RYAN DEVELOPMENT GROUP

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ⓒ 2025
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"PLAN B - 2550"

SINGLE FAMILY HOME

ELEVATIONS - Square Footage				
Area	**Traditional**	**Craftsman**	**Farmhouse**	**Nautical**
First Floor	1169 SF	1219 SF	1183 SF	1195 SF
Second Floor	1384 SF	1442 SF	1420 SF	1528 SF
Total Base House	2553 SF	2661 SF	2603 SF	2723 SF
Garage	411 SF	411 SF	411 SF	411 SF
Front Porch	62 SF	38 SF	114 SF	108 SF
2nd Floor Front Porch	NA	NA	NA	108 SF
Basement	1071 SF	1112 SF	1092 SF	1099 SF
Finished Basement w/ Partial Crawl	514 SF	554 SF	528 SF	541 SF
Total w/ Base House & Crawl	3067 SF	3215 SF	3131 SF	3264 SF

OPTIONS - Square Footage	
Area	**Square Footage**
Opt. Sunroom or Screened Porch	216 SF
Opt. Deck	240 SF
Opt. Fireplace	10 SF
Finished Bsmt. - Square Footage	
Opt. Finished Basement Rec & Bath	592 SF
Opt. Finished Den & Closet	210 SF
Total Finished Basement	802 SF
Unfinished Storage w/ Finished Bsmt.	199 SF

BUILDING CODE COMPLIANCE: 2021 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
ENERGY CODE COMPLIANCE: 2021 IECC PRESCRIPTIVE & MANDATORY REQUIREMENTS

WALL BRACING SHALL BE IN ACCORDANCE WITH ENGINEERED DESIGN & CONTINUOUSLY SHEATHED W/ 7/16" WOOD SHEATHING

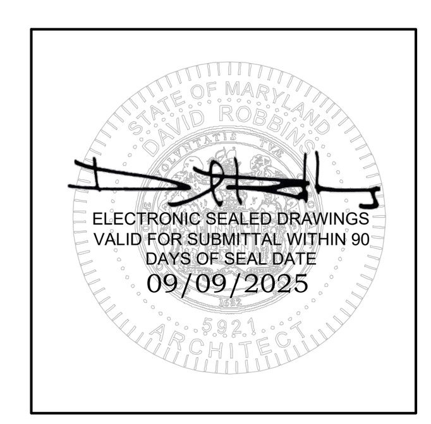
FLOOR FRAMING TO BE 14" ENGINEERED I-JOIST:
(SPACING PER MANUFACTURER SHEATHED w/ 3/4" SUBFLOOR

** THE LOCAL JURISDICTION SHALL FILL IN THIS TABLE WITH LOCAL CLIMATIC AND GEOGRAPHIC CRITERIA **

2021 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA: MARYLAND													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite					
30 PSF	115	B			A/B	SEVERE	30"	MODERATE TO HEAVY					

REVISIONS		
DATE	COMMENTS	BY
12-27-2019	PRELIMINARY PLANS	SF
03-15-2021	PROGRESS SET	SJS
03-18-2021	DETAIL SHEETS	SJS
04-19-2021	STRUCTURAL DETAILS	SJS
07-26-2022	PERMIT SET	SJS
08-02-2023	RE-SEALED SET	SJS
08-01-2025	PARTIAL CRAWL FOUNDATION	SJS
09-10-2025	LATERAL BRACING CODE UPDATE	SJS

INDEX



Professional Certification

I hereby 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 5921
expiration date 04-03-2026

STRUCT. REVIEW	
PROJECT REVIEW	08-01-25

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PLAN B - 2550

RD012638

GENERAL NOTES

- ALL WORK SHALL COMPLY TO ALL APPLICABLE LOCAL CODES.
- All construction shall be classified as One- and Two-Family Dwellings and comply to the 2021 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS.
- All construction shall comply to the 2021 INTERNATIONAL ENERGY CONSERVATION CODE w/ MARYLAND PRESCRIPTIVE ALTERNATIVE R-VALUES.
- These plans and notes are the property of Architecture Collaborative, Inc. Use of these plans without the written consent of Architecture Collaborative, Inc. is prohibited.
- These are conceptual plans and schematic in nature. Their purpose is to develop a proto-type house.
- These plans are subject to modification as necessary to meet code requirements or to facilitate mechanical/plumbing installations or to incorporate design improvements. The Architect reserves the right to make any changes, for any reason, at any time.
- The Owner shall defend, indemnify and save harmless the Architect and Architecture Collaborative, Inc. from and against all suits, actions, claims, liabilities, losses and/or expenses, including attorney's fees, arising out of or resulting from the performance of any work by the Owner or its employees, subcontractors, agents or representatives, caused in whole or in part by any act or omission, whether negligent or otherwise, on the part of the Owner or its employees, subcontractors, agents or representatives.
- The Contractor shall compare and coordinate all drawings. When a discrepancy or an error/omission exists, he shall comply with the code and contact the Architect and Owner in writing for proper adjustment.
- These plans are NOT to be scaled for Construction purposes. Written dimensions and notes supercede all scale references. Contact the Architect and Owner prior to work when any discrepancy arises.
- In the event certain features of construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
- Habitable space, hallways, and portions of basements containing these spaces shall have a ceiling height of not less than 7'-0", except as required by code.
- Beams, girders, ducts or other obstructions in basements containing habitable space shall be permitted to project to within 6'-4" of the finish floor.
- Integral garages in dwelling units shall be separated from all adjacent living space w/ fire separation as required by local code.
- These drawings do not include structural details.

DESIGN LIVE LOADS

- RECOMMENDED MINIMUMS:

Roof	30 PSF	No Reduction,
	(40 PSF	No reduction per Jurisdiction)
Sleeping Floors	30 PSF	
Living Floors	40 PSF	
Attic Floors	30 PSF	
Exterior Decks	40 PSF	
Garage Slabs	50 PSF	
Exterior Balcony's	60 PSF	
Stairs	40 PSF	

Individual treads designed for uniformly distributed live load or 300-pound concentrated load over a 4 square inch area, whichever produces greatest stress.

Guard Rails 200 LB
A single concentrated load applied in any direction at any point along the top.

SITE

- GENERAL: These drawings do NOT cover sitework, grading, landscaping or zoning.
- WORST CASE SOIL, CLASS OF 1500 PSF SOIL BEARING TO BE USED, OR PROVIDE A SEALED GEOTECHNICAL REPORT.
- Building foundations have been designed based on an assumed minimum soil bearing capacity of 1500 PSF. Additional engineering is required if soil bearing capacity is less than 1500 PSF, or if there is no Geotechnical report available, or if building on fill conditions.
- In lieu of a complete geotechnical evaluation, load-bearing values per Table R401.4.1 shall be assumed
- Provide continuous perimeter foundation drainage in accordance with local code requirements. Where both interior and exterior drains are required, provide minimum 1-1/2" dia. bleeder pipes through mid-line of footing at 8' o.c. (max.). Typically, drains shall be lead to sump pits or to positive daylight discharge points.
- Slope all stoops, porches, walks and garage slabs away from building 1/8" minimum per foot.
- All work shall comply with local codes.

STAIR NOTES

- INTERIOR and EXTERIOR STAIRS:
- All stairs shall comply with the code and all local amendments.
  - = Minimum finish width: 36"
  - = Minimum finished headroom height: 6'-8"
  - = Maximum riser height to be 7 3/4" or per local code.
  - = Minimum tread depth to be 10" or per local code.
  - = Maximum space between ballisters to be 4" or per local code.
  - = Handrail height shall NOT be less than 34" or greater than 38" and may not project more than 3 1/2" into stair width.
- Stair winders shall have a minimum inside width of 6" and a minimum tread (10") or as per code, when measured 12" from the inside corner.
- Stair landings shall be a minimum of 36" x 36" finished.
- Stairways with (3) or more risers are required to have a handrail.
- Guard rails:
  Porches, balcony's or raised floor surfaces located more than 30" above the floor or grade below shall have guard rails not less than 36" in height. Guard rail spacing shall be designed not to allow passage of an object of 4" or more in diameter.
- The stair manufacturer is responsible for the design and construction of the stair. All work shall comply with local code.

CONCRETE

- Footings and Slabs On Grade shall bear on undisturbed virgin soil or 95% compacted fill.
- Bottom of footings shall be located at minimum frost line below finished grade, as per local code. Steps or depth of footing/ foundation may vary according to local site or frost conditions.
- All interior concrete slabs shall have control joints located @ 10' o.c. (15' o.c. max) and 6"x6"x10 welded wire mesh.
- Concrete used in exposed areas implicit to freezing and thawing (both during construction and service life) shall be air-entrained in accordance with local code. Exterior flat-work shall be coated with an approved curing compound.
- Foundation walls of habitable space located below grade shall be water-proofed or damp-proofed using materials and methods approved by the local building jurisdiction.
- Garage / Exterior slabs shall be 5% to 7% air entrained concrete.

Type of Concrete Construction:	Minimum Specified Compressive Strength:
Footings	3,000 PSI
Foundation Walls	3,000 PSI
Interior Concrete Slabs	3,000 PSI
Garage Slabs	3,500 PSI
Exterior Concrete Slabs (as per local code)	3,500 PSI

- The concrete contractor is responsible for the design and construction of all concrete work. All work shall comply with code.

MASONRY

- The maximum vertical distance of unbalanced fill, measured from the top of the lower level floor slab to outside finished grade, shall not exceed the following and shall be re-inforced with #5 bars @ 16" o.c.

Type of Wall:	Height of Fill:
8" C.M.U.	4'-0"
12" C.M.U. (hollow)	5'-0"
12" C.M.U. (solid)	6'-0"
8" Poured Concrete	5'-0"
10" Poured Concrete (as per local code)	7'-0"

- Presumptive Load-Bearing Values of Foundation Materials shall not be less than 1,500 PSF or greater than 60 PCF lateral pressure. Additional engineering may be required if lateral pressure or load-bearing values are not within the above values.
- All backfill shall consist of sand and/or gravel.
- Top courses of C.M.U. foundation walls shall be filled solid, including the courses under any steel beam or corbelled C.M.U. as per local code.
- Stone and Masonry veneer shall be attached and anchored in accordance with Section 703 (with Amendments).
- The masonry contractor is responsible for the design and Construction of all masonry work. All work shall comply with local codes.

METAL

- Straps/bolts shall be per code and building inspector approved:

  Min. (2) straps/bolts per section of plating 12" max. from each end with intermediate straps/bolts at:
  - 1/2" bolts spaced per code.
  - Straps spaced per code or per manuf.'s spec.'s
- Galvanized metal brick ties shall be installed as per local codes.
- Gutters, downspouts, and bleeders shall be installed by the contractor as required by local codes.
- All structural steel shall be detailed, fabricated and erected in accordance with the latest edition of AISC (American Institute of Steel Construction) "Specification for Structural Steel Buildings - Allowable Stress Design and Plastic Design" and AISC code of standard practice, shall be of domestic origin and conform to:
  - Wideflange = ASTM A992, Fy = 50 ksi
  - Plates and Angles = ASTM A36
  - HSS Round ASTM A53, Grade B Fy = 35 ksi

SPECIALTIES

- Pre-Built fireplace units shall be UL approved and installed according to code and manufacturers specifications and recommendations.
- Wood burning fireplaces shall have tight-fitting flue dampers and outdoor combustion air.
- Chimneys shall extend a minimum of 2'-0" above any roof structure within 10'-0".
- Provide overflow pans and drains for wet appliances when located above a finished space.
- Provide a 22"x30" (Min.) attic access with switched light or 22"x48" pull down stair. Seal and insulate as per local code.
- Kitchen and Bath plans are approximate. See manufacturers plans for exact layout and dimensions.
- The drywall contractor is responsible for the design and construction of the party walls, fire walls and fire separation assemblies. All work shall comply with local codes.
- The fire suppression contractor is responsible for the design and construction of the suppression systems. All work shall comply with local codes.

THERM. PROTECTION

- MARYLAND PRESCRIPTIVE R-VALUE ALTERNATIVE METHOD per R402.1.3.1

R-Value:		Thickness:	Location:
R-10		2"	Slab on Grade Perimeter Insulation 4' horiz. under slab (or comb. vert + horiz.)
R-11 ci	(blanket)		Basement Walls - Unfinished
R-13		3.5"	Basement Walls - 2x4 Finished
R-20 or R13 + R5ci	(MD)	--	Wood Framed Walls - Exterior
R-19		6.5"	Floors (exposed)
R-49	(MD)	--	Ceiling w/ Attic
R-38	(MD)	--	Ceiling w/ Attic & energy heel
R-30	(MD)	--	Ceilings without Attic
U-factor	(MD)	.30	WINDOWS & DOORS
SHGC		.40	WINDOWS & DOORS

Supply and Return Duct Insulation in Unconditioned Space:

R-8	3" Diameter or greater
R-6	Less than 3" Diameter

Supply and Return Duct Insulation burried in Attic Insulation:
R-8 + R-19 min. at all points around and along ducts.

R-6 Duct Insul. below conc. slab.

- Slab on Grade Insulation: Insulate the slab edge between the foundation wall and the vertical edge of the slab, chamfer the top of the insulation if necessary, and extend the insulation for a minimum distance of 48" horizontally under the slab.
- Provide continuous soffit vents and ridge vents as shown on drawings and as per code. Install insulation baffles in accordance with local code, in each truss/rafter bay to maintain free air flow.
- Flashing shall be of pre-finished aluminum (or equal), installed at all roof offsets, chimneys, roof openings, hips, valleys, ridges, dormers and where roof intersects wall (as per local code).
- Contractor shall maintain, in all instances, proper fire, sound and insul. ratings when penetrating through walls, floors, ceilings and roofs.

WINDOWS and DOORS

- Provide safety glazing as required by local code.
- All doors and windows shall be sealed and flashed on all sides and installed in accordance with manufacturers specifications and per local code.
- Garage door into dwelling shall have a minimum fire rating of 20 minutes (or per local code). The threshold of the door opening between the garage and adjacent interior space shall not be less than 4" above the garage floor (or per local code).
- Every sleeping room shall have at least one operable window or exterior door approved for emergency egress or rescue. The sill height shall not be more than 44" above the floor. Egress windows must have a minimum net clear opening of 5.7 ft^2, or per local code.
- Window sill height shall be a minimum 24" above finished floor at all sills greater than 72" above finished grade, or per local code.

WOOD

- Wall bracing shall be installed as per local code.
- All roof trusses and floor systems shall be engineered by others.
- All roof trusses and floor systems shall be braced and installed per manufacturers specifications and per local code. See manufacturers plans for exact layout and construction.
- Fire-stopping shall be provided to cut off concealed draft openings and to form an effective fire barrier between stories, as per local code:
  - At the intersection of Kitchen bulkhead and wall.
  - At the top of all heat chases.
  - At bathtub trap openings.
  - 2x fire-stopping / blocking at every floor or 8'-0" o.c. vert.
- LVL Beams: 1-3/4" wide - 2.0E Microlam LVL
- LSL Beams: 3-1/2" wide - 1.55E Timberstrand LSL
- PSL Beams: 3-1/2" wide - 2.0E Parallam PSL
- PSL Columns: (as noted) - 1.8E Parallam PSL Columns
- All load bearing walls to be 16" o.c. (stud thickness per plan), minimum SPF #2 stud grade unless otherwise noted. Interior non-load bearing partitions may be 2x4 studs, SPF #2, at 24" o.c. (Fb=675, Fv=135, Fc=725, E=1,400,000)
- Exterior walls may be 2x6 @ 24" o.c. with Engineered Drawings.
- All interior and exterior load bearing walls shall have lapping top plates where walls intersect.
- All wood less than 8" from grade shall be treated lumber. All sole plates on slabs and foundations shall be treated lumber.
- Provide bearing at all structural members as required by code.
- Provide floor and wall blocking as shown on framing plans as required by local codes.
- See drawings for type of floor construction.
  - Tongue and groove floor decking, glued and fastened on floor joists shall meet the American Plywood Assoc. Sturd-I Floor System.
- All materials shall be installed per manufacturers specifications and per applicable local codes.

TABLE 703.8.3.1 ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER a,b,c,d

SIZE OF STEEL ANGLE (Inches) a,c,d	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1/2" (OR EQUIVALENT) REINF. BARS c
3 X 3 X 1/4	6'-0"	4'-6"	3'-0"	1
4 X 3 X 1/4	8'-0"	6'-0"	4'-6"	1
5 X 3 1/2 X 5/16	10'-0"	8'-0"	6'-0"	2
6 X 3 1/2 X 5/16	14'-0"	9'-6"	7'-0"	2
2-6 X 3 1/2 X 5/16	20'-0"	12'-0"	9'-6"	4

For SI: 1 inch = 25.4 mm , 1 foot = 304.8 mm

a. Long leg of the angle shall be placed in the vertical position.
b. Depth of the re-inforced lintels shall not be less than 8" and all cells of hollow masonry lintels shall be grouted solid. Re-inforcing bars shall extend not less than 8" into the support.
c. Steel members indicated are adequate typical examples: Other steel members meeting structural design requirements may be used.
d. Either steel angle or re-inforced lintel shall span opening.

MECH. PLUMB. ELEC.

- Mechanical contractor is responsible for the design and installation of the mechanical systems including duct sizes, trunk and register sizes for air conditioning, heating and ventilation. Systems shall be installed per manufacturers specifications and recommendations and per all applicable codes.
- Mechanical systems shall provide a minimum of (3) air exchanges per hour (or per local code). The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable.
- Per IRC R303.4, when the air infiltration rate of a dwelling unit is 5 air changes per hour or less, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with IRC section M1307.3. Outdoor air intakes or exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
- Mechanical systems in unconditioned space shall have a manufacturer's designation for an air leakage of no more than 2% of the design air flow rate when tested in accordance w/ ASHRAE 193.
- Plumbing contractor is responsible for the design and installation of plumbing and piping. All plumbing, piping and fixtures shall be installed per manufacturers specifications and recommendations and per all applicable codes.
- Each Sump shall be sealed and vented as per code, vented through roof with 3" Diameter vent.
- Electrical contractor is responsible for the design and installation of all electrical systems. All electrical work shall meet the requirements of the National Electric Code, the local power company and all applicable codes. Fixtures and apparatus are selected by the builder and shall be UL approved.
- Install programmable thermostats.
- Smoke detectors and Carbon Monoxide detectors:
  - Provide a minimum of (1) ceiling mounted fixture per floor, hard wired to a nearby circuit and interconnected for simultaneous activation with battery backup.
  - Provide Smoke detectors at each sleeping room.
- 100% of the lamps in permanently installed lighting fixtures shall be high efficiency lamps.
- Sprinkler system (when required) shall be NFPA-13D for one & two family house, installed per manufacturers specifications and recommendations and per all applicable local codes.
- Floor assemblies such as manufactured I-Joist or open web joists, other than minimum 2x10 dimensional lumber or structural composite lumber, located directly over a space that is not protected by an automatic sprinkler system shall be protected by 1/2" gypsum board to the underside of the TJI floor framing members, or other code approved method.

2021 IRC - 2021 IECC MD

CODE CYCLE: 2021 IRC

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content: IRC GENERAL NOTES
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O.
drawn: SP
date: 12/27/19
file:
RYAN DEVELOPMENT GROUP
PLAN B - 2550
title

by	date	revision

SHEET # 2.0

Professional Certification
I hereby 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 5821
expiration date 04-09-2026

ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF SEAL DATE
09/09/2025

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CODE CYCLE: 2021 IRC Architecture Collaborative, Inc. 9/11/2025 2:03 PM

"N1102.1.3.1 MARYLAND ALTERNATIVE R-VALUE. ASSEMBLIES WITH R-VALUE OF INSULATION MATERIALS EQUAL TO OR GREATER THAN THAT SPECIFIED IN TABLE N1102.1.3.1 SHALL BE AN ALTERNATIVE TO THE U-FACTOR IN TABLE N1102.1.2 WHEN COMBINED WITH SECTION N1108.3. THE PROVISIONS OF SECTION N1108.2.1 SHALL BE APPLIED TO THE BASE MODEL HOUSE TO ESTABLISH THE REFERENCE BASE DESIGN ESTABLISHING ENERGY EFFICIENCY.

TABLE N1102.1.3.1

MD ALTERNATIVE INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIREMENTS BY COMPONENT [A]

CLIMATE ZONE	FENESTRATION U-FACTOR [B, I]	SKYLIGHT [B] U-FACTOR	GLAZED FENESTRATION SHGC [B, E]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE [G]	MASS WALL R-VALUE [H]	FLOOR R-VALUE	BASEMENT [C, G] WALL R-VALUE	SLAB [D] R-VALUE & DEPTH	CRAWL SPACE [C, G] WALL R-VALUE
4 EXCEPT MARINE	0.30	0.55	0.40	49	20 OR 13+5 [H]	8/13	19	10CI OR 13	10CI, 4FT	10CI OR 13

FOR SI: 1 FOOT = 304.8 MM.
CI = CONTINUOUS INSULATION.
[A.] R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE NOT LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
[B.] THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATIONS. EXCEPTION: IN CLIMATE ZONES 0 THROUGH 3, SKYLIGHTS SHALL BE PERMITTED TO BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS PROVIDED THAT THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.
[C.] "10CI OR 13" MEANS R-10 CONTINUOUS INSULATION (CI) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL OR R-13 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL. "15CI OR 19 OR 13 & 5CI" MEANS R-15 CONTINUOUS INSULATION (CI) ON THE

INTERIOR OR EXTERIOR SURFACE OF THE WALL; OR R-19 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL; OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE WALL IN ADDITION TO R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL.
[D.] R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS. AS INDICATED IN THE TABLE. THE SLAB-EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
[E.] THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.
[F.] BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM HUMID LOCATIONS AS DEFINED BY FIGURE R301.1 AND TABLE R301.1.
[G.] THE FIRST VALUE IS CAVITY INSULATION; THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13 & 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
[H.] MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
[I.] A MAXIMUM U-FACTOR OF 0.32 SHALL APPLY IN CLIMATE ZONES 3 THROUGH 8 TO VERTICAL FENESTRATION PRODUCTS INSTALLED IN BUILDINGS LOCATED EITHER:
[1.] ABOVE 4,000 FEET IN ELEVATION, OR
[2.] IN WINDBORNE DEBRIS REGIONS WHERE PROTECTION OF OPENINGS IS REQUIRED BY SECTION R301.2.1.2 OF THE INTERNATIONAL RESIDENTIAL CODE."

"N1108.3 MARYLAND ALTERNATIVE ADDITIONAL ENERGY EFFICIENCY PACKAGE OPTIONS. THE PROVISIONS OF THIS SECTION SHALL BE APPLIED AS PART OF THE PRESCRIPTIVE COMPLIANCE PATH OF SECTION N1102.1.3.1. ADDITIONAL ENERGY EFFICIENCIES FROM TABLE N1108.3 MUST BE SELECTED TO MEET OR EXCEED A MINIMUM PERCENTAGE INCREASE OF 6%.

TABLE N1108.3 ADDITIONAL ENERGY FEATURES [1]

	ENERGY FEATURE	PERCENTAGE INCREASE FOR CLIMATE ZONE 4
1	≥ 2.5% REDUCTION IN TOTAL UA [5]	1%
2	≥ 5% REDUCTION IN TOTAL UA [5]	2%
3	> 7.5% REDUCTION IN TOTAL UA [5]	2%
4	0.22 U-FACTOR WINDOWS [5]	3%
5	HIGH PERFORMANCE COOLING SYSTEM (GREATER THAN OR EQUAL TO 18 SEER AND 14 EER AIR CONDITIONER) [2]	3%
6	HIGH PERFORMANCE COOLING SYSTEM (GREATER THAN OR EQUAL TO 16 SEER AND 12 EER AIR CONDITIONER) [2]	3%
7	HIGH PERFORMANCE GAS FURNACE (GREATER THAN OR EQUAL TO 96 AFUE NATURAL GAS FURNACE) [2]	5%
8	HIGH PERFORMANCE GAS FURNACE (GREATER THAN OR EQUAL TO 92 AFUE NATURAL GAS FURNACE) [2]	4%
9	HIGH PERFORMANCE HEAT PUMP SYSTEM (GREATER THAN OR EQUAL TO 10 HSPF/18 SEER AIR SOURCE HEAT PUMP.) [2]	6%

10	HIGH PERFORMANCE HEAT PUMP SYSTEM (GREATER THAN OR EQUAL TO 9 HSPF/16 SEER AIR SOURCE HEAT PUMP.) [2]	5%
11	GROUND SOURCE HEAT PUMP (GREATER THAN OR EQUAL TO 3.5 COP GROUND SOURCE HEAT PUMP.) [2]	6%
12	FOSSIL FUEL SERVICE WATER HEATING SYSTEM (GREATER THAN OR EQUAL TO 82 EF FOSSIL FUEL SERVICE WATER-HEATING SYSTEM.)	3%
13	HIGH PERFORMANCE HEAT PUMP WATER HEATING SYSTEM OPTION (GREATER THAN OR EQUAL TO 2.9 UEF ELECTRIC SERVICE WATER-HEATING SYSTEM.)	8%
14	HIGH PERFORMANCE HEAT PUMP WATER HEATING SYSTEM. (GREATER THAN OR EQUAL TO 3.2 UEF ELECTRIC SERVICE WATER-HEATING SYSTEM.)	8%
15	SOLAR HOT WATER HEATING SYSTEM (GREATER THAN OR EQUAL TO 0.4 SOLAR FRACTION SOLAR WATER-HEATING SYSTEM.)	6%
16	MORE EFFICIENT HVAC DISTRIBUTION SYSTEM. (100 PERCENT OF DUCTLESS THERMAL DISTRIBUTION SYSTEM OR HYDRONIC THERMAL DISTRIBUTION SYSTEM LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE.)	10%
17	100% OF DUCTS IN CONDITIONED SPACE. (100 PERCENT OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE AS DEFINED BY SECTION R403.3.2.)	12%
18	REDUCED TOTAL DUCT LEAKAGE. (WHEN DUCTS ARE LOCATED OUTSIDE CONDITIONED SPACE, THE TOTAL LEAKAGE OF THE DUCTS, MEASURED IN ACCORDANCE WITH R403.3.5, SHALL BE IN ACCORDANCE WITH ONE OF THE FOLLOWING: A. WHERE AIR HANDLER IS INSTALLED AT THE TIME OF TESTING, 2.0 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA. B. WHERE AIR HANDLER IS NOT INSTALLED AT THE TIME OF TESTING, 1.75 CUBIC FEET PER MINUTE PER 100 SQUARE FEET OF CONDITIONED FLOOR AREA.)	1%

19	2 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN OR EQUAL TO 2.0 ACH50, WITH EITHER AN ENERGY RECOVERY VENTILATOR (ERV) OR HEAT RECOVERY VENTILATOR (HRV) INSTALLED.) [3]	10%
20	2 ACH50 AIR LEAKAGE RATE WITH BALANCED VENTILATION. (LESS THAN OR EQUAL TO 2.0 ACH50, WITH BALANCED VENTILATION AS DEFINED IN SECTION 202 OF THE 2021 INTERNATIONAL MECHANICAL CODE.) [4]	4%
21	1.5 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN OR EQUAL TO 1.5 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.) [4]	12%
22	1 ACH50 AIR LEAKAGE RATE WITH ERV OR HRV INSTALLED. (LESS THAN EQUAL TO 1.0 ACH50, WITH EITHER AN ERV OR HRV INSTALLED.)4	14%
23	ENERGY EFFICIENT APPLIANCES (MINIMUM 3 APPLIANCES NOT TO EXCEED 1 FORM EACH TYPE WITH FOLLOW EFFICIENCIES. REFRIGERATOR - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CONSUMER REFRIGERATION PRODUCTS, VERSION 5.1 (08/05/2021), DISHWASHER - ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL DISHWASHERS, VERSION 6.0 (01/29/2016), CLOTHES DRYER - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CLOTHES DRYERS, VERSION 1.1 (05/05/2017) AND CLOTHES WASHER - ENERGY STAR PROGRAM REQUIREMENTS, PRODUCT SPECIFICATION FOR CLOTHES WASHERS, VERSION 8.1 (02/05/2018)	7%
24	RENEWABLE ENERGY MEASURE. [4]	11%

[1.] ENERGY EFFICIENCY PERCENTAGE INCREASES AS ESTABLISHED BY PNNL.
[2.] FOR MULTIPLE COOLING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE COOLING DESIGN LOAD. FOR MULTIPLE HEATING SYSTEMS, ALL SYSTEMS SHALL MEET OR EXCEED THE MINIMUM EFFICIENCY REQUIREMENTS IN THIS SECTION AND SHALL BE SIZED TO SERVE 100 PERCENT OF THE HEATING DESIGN LOAD. INCREASES TO MINIMUM EFFICIENCY REQUIREMENTS ARE LIMITED TO ONE SELECTION.
[3.] MINIMUM HRV AND ERV REQUIREMENTS, MEASURED AT THE LOWEST TESTED NET SUPPLY AIRFLOW, SHALL BE GREATER THAN OR EQUAL TO 75 PERCENT SENSIBLE RECOVERY EFFICIENCY (SRE), LESS THAN OR EQUAL TO 1.1 CUBIC FEET PER MINUTE PER WATT (0.03 M3/MIN/WATT) AND SHALL NOT USE RECIRCULATION AS A DEFROST STRATEGY. IN ADDITION, THE ERV SHALL BE GREATER THAN OR EQUAL TO 50 PERCENT LATENT RECOVERY/ MOISTURE TRANSFER (LRMT).
[4.] RENEWABLE ENERGY RESOURCES SHALL BE PERMANENTLY INSTALLED THAT HAVE THE CAPACITY TO PRODUCE A MINIMUM OF 1.0 WATT OF ON-SITE RENEWABLE ENERGY PER SQUARE FOOT OF CONDITIONED FLOOR AREA. THE INSTALLED CAPACITY SHALL BE IN ADDITION TO ANY ONSITE RENEWABLE ENERGY REQUIRED BY SECTION R404.4. TO QUALIFY FOR THIS OPTION, ONE OF THE FOLLOWING FORMS OF DOCUMENTATION SHALL BE PROVIDED TO THE CODE OFFICIAL:
[A.] SUBSTANTIATION THAT THE RECS ASSOCIATED WITH THE ON-SITE RENEWABLE ENERGY ARE OWNED BY, OR RETIRED ON BEHALF OF, THE HOMEOWNER.
[B.] A CONTRACT THAT CONVEYS TO THE HOMEOWNER THE RECS ASSOCIATED WITH THE ON-SITE RENEWABLE ENERGY OR CONVEYS TO THE HOMEOWNER AN EQUIVALENT QUANTITY OF RECS ASSOCIATED WITH OTHER RENEWABLE ENERGY.
[C.] REDUCTION IN TOTAL UA FROM LINES 1, 2 OR 3 AND HIGHER PERFORMANCE WINDOWS FROM LINE 4 ARE LIMITED TO A SINGLE SELECTION."

2021 IECC - ZONE 4A - MARYLAND ALTERNATIVE R-VALUE

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IECC COMPLIANCE NOTES
drawn: SP date: 12/27/19
scale: 1"=4' (34x22) 1"=8' (17x11) file: 2.1
U.N.O.

RYAN DEVELOPMENT GROUP
PLAN B - 2550

content

title

date	revision	by

SHEET # 2.1

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ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF SEAL DATE
09/09/2025

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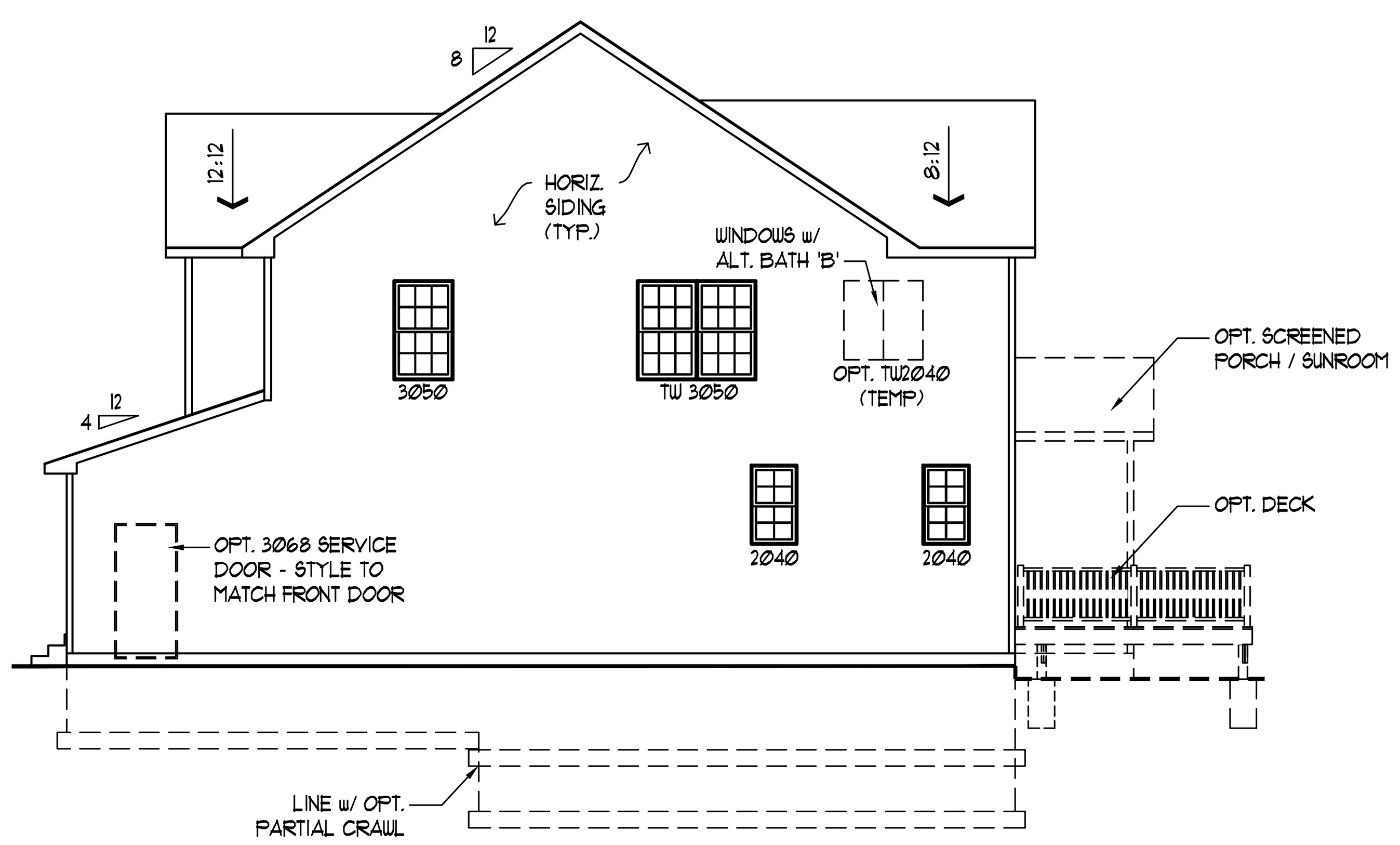
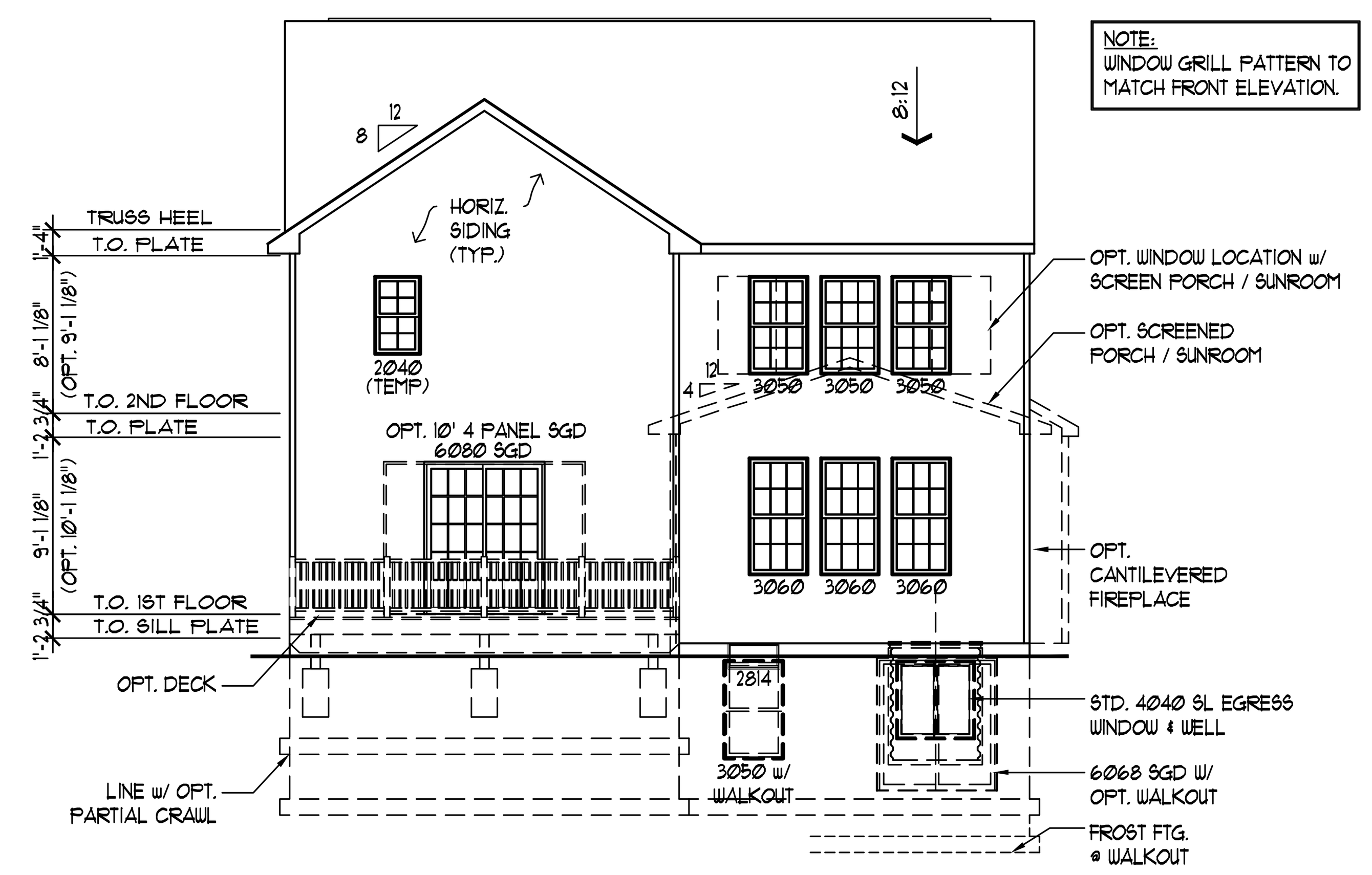
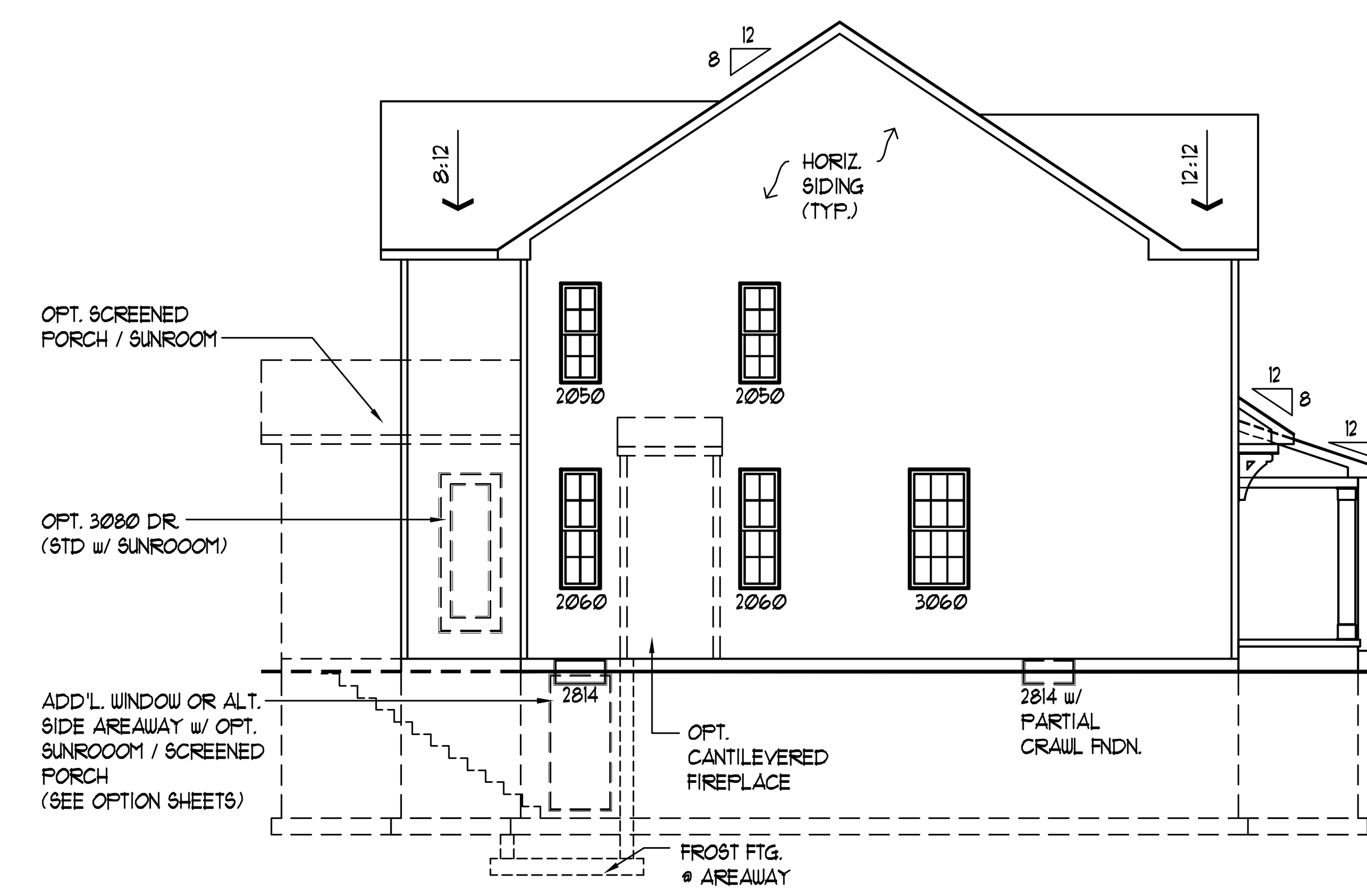


RIGHT SIDE ELEVATION
SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



REAR ELEVATION
SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



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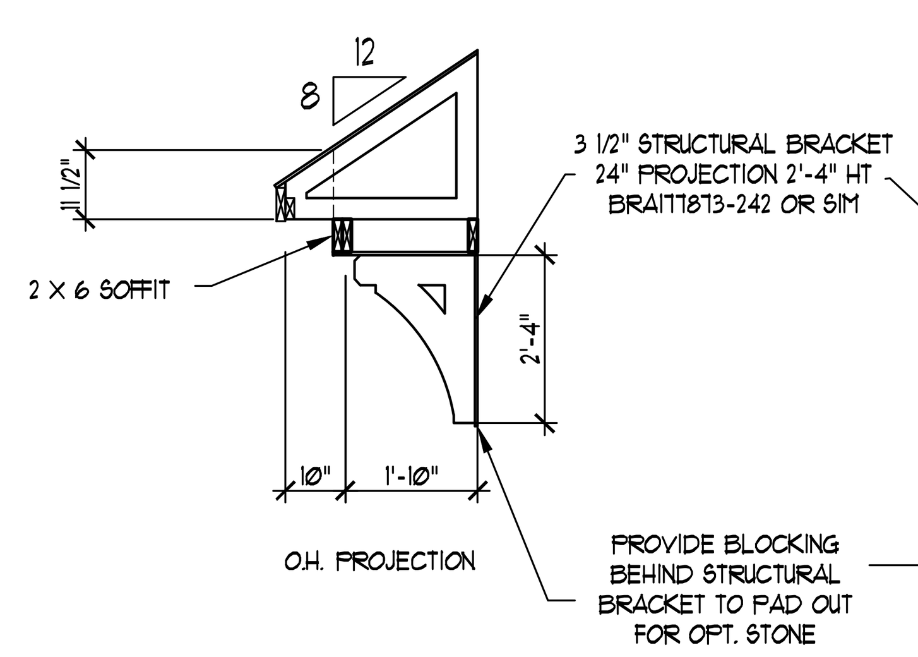
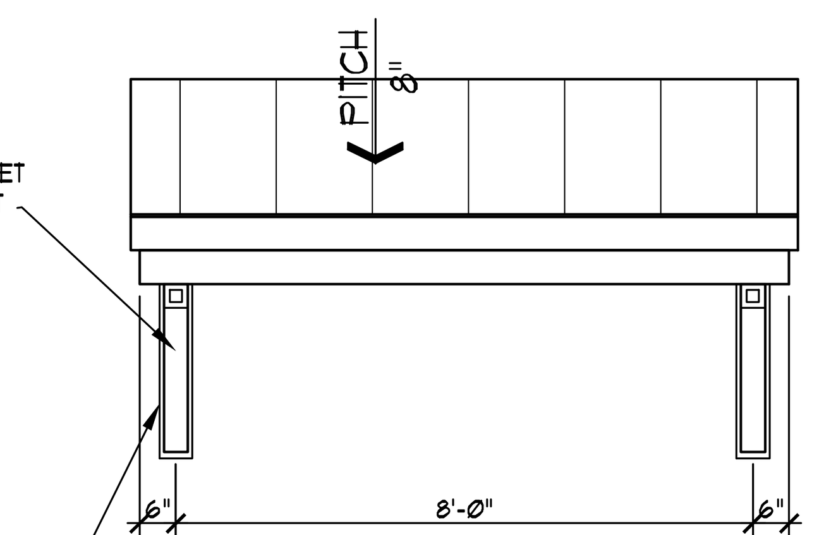
SCALE (36x24): 1/4" = 1'-0"



1 ROOF CANOPY DETAIL
SCALE 3/8" = 1'-0"



2 ROOF CANOPY - ELEVATION
SCALE 3/8" = 1'-0"

TRADITIONAL FRONT ELEVATION
SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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content: TRADITIONAL ELEVATION
scale: 1"=4' (34x22) 1"=8' (17x11) U.N.O.
file: 3.1
drawn: SF
date: 12/27/19

title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

date	revision	by

SHEET #
3.1

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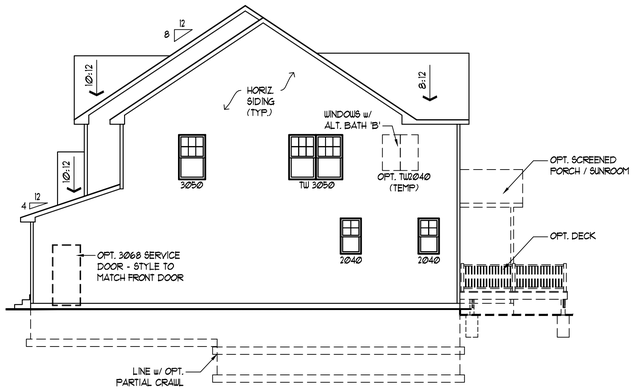
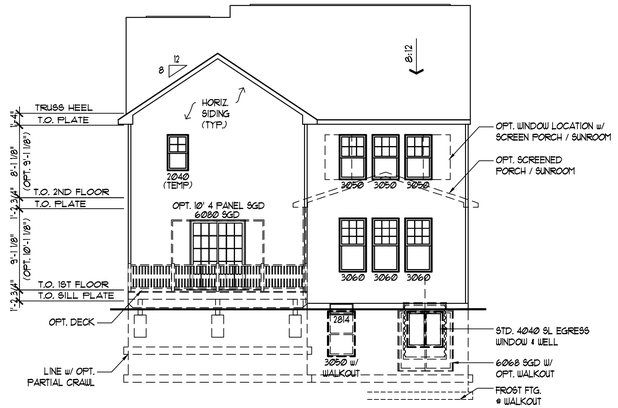
CODE CYCLE: 2021 IRC Architecture Collaborative, Inc. 9/11/2025 2:03 PM



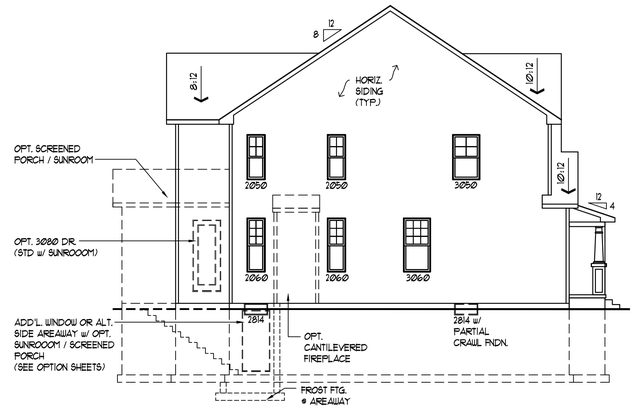
RIGHT SIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



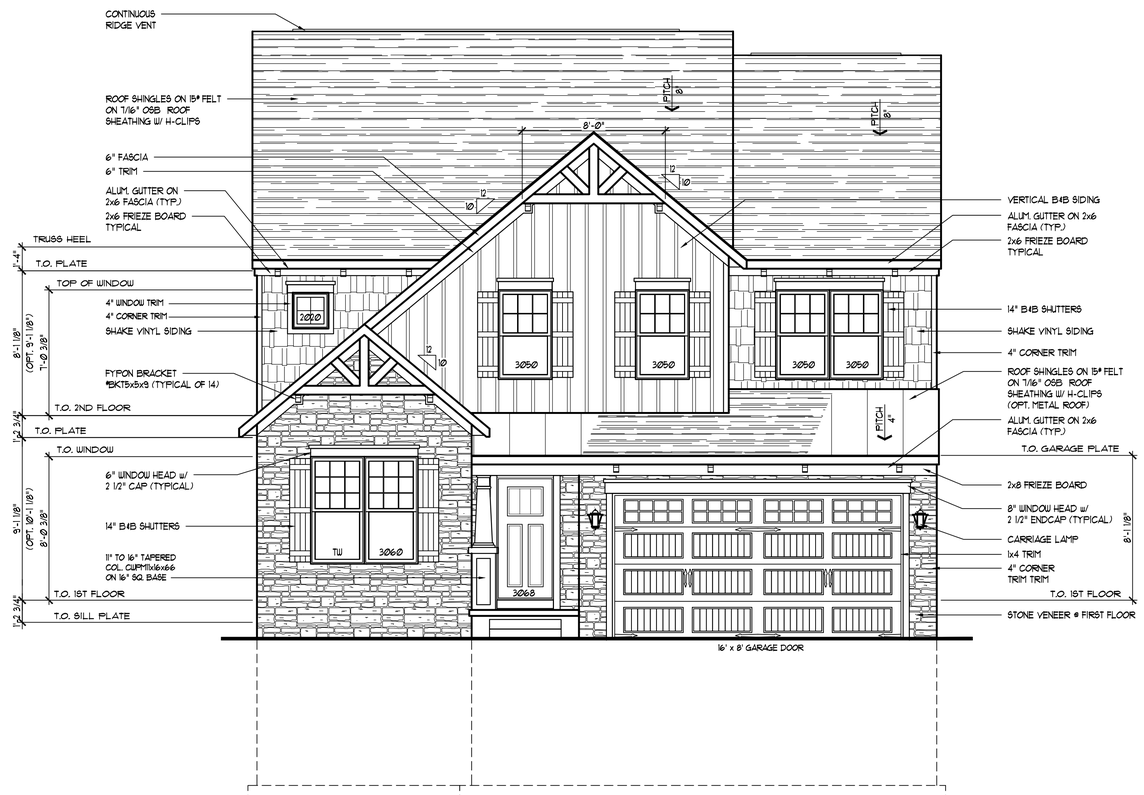
REAR ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



CRAFTSMAN FRONT ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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content: CRAFTSMAN ELEVATION
scale: 1"=4' (34x22); 1"=8' (17x11) U.N.O. drawn: SP file: 3.2 date: 12/27/19
title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

date	revision	by

SHEET # 3.2

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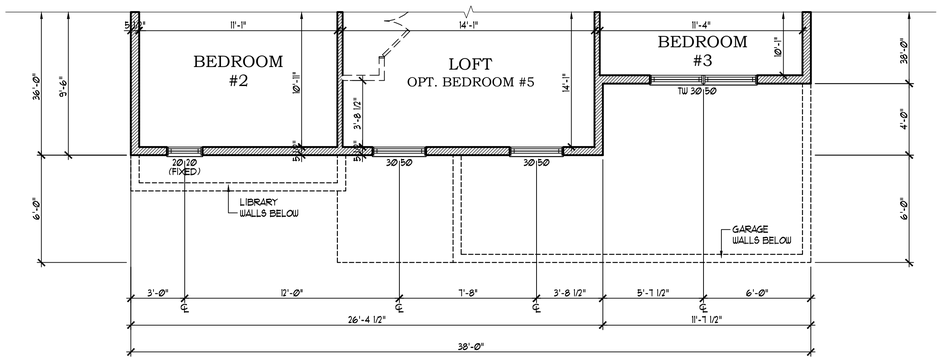
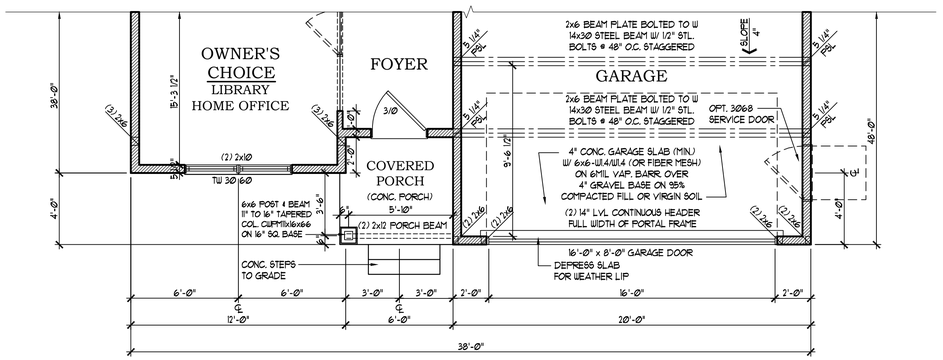


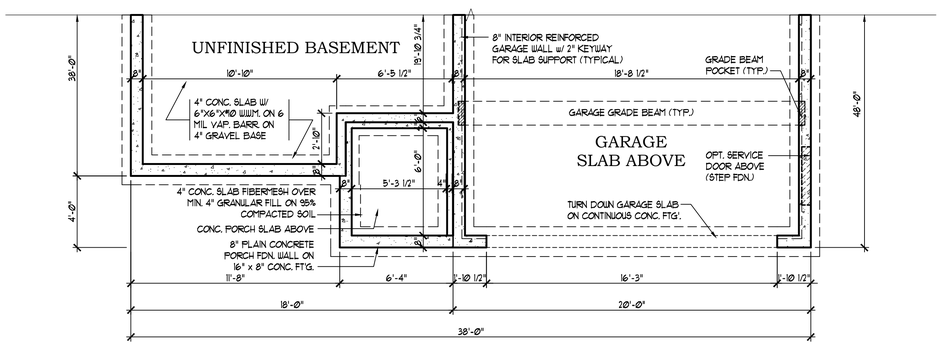
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FOUNDATION PLAN - CRAFTSMAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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CRAFTSMAN - PARTIAL PLANS

RYAN DEVELOPMENT GROUP

PLAN B - 2550

content

scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O.
file: 3.2A
drawn: SP
date: 12/27/19

title

date	revision	by

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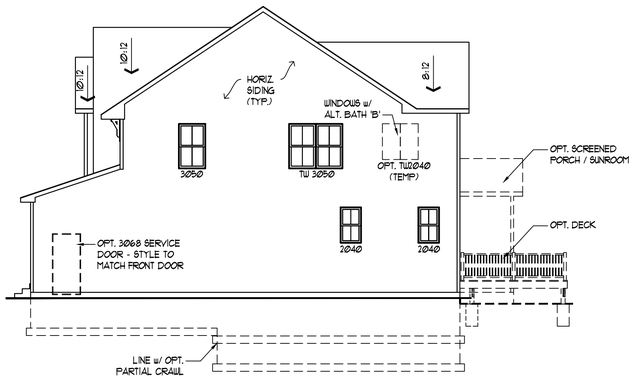
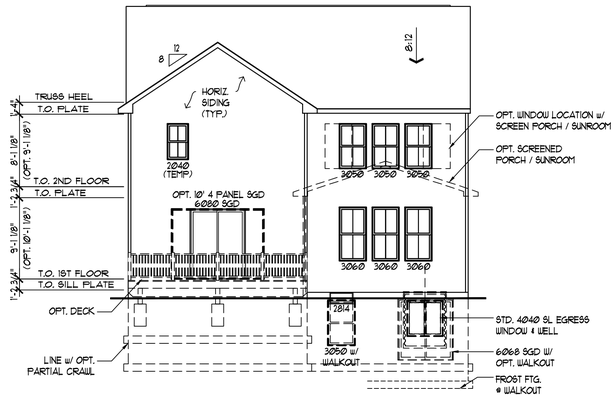


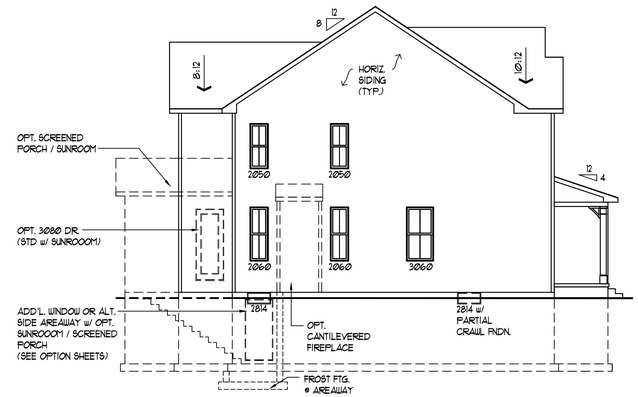
RIGHT SIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



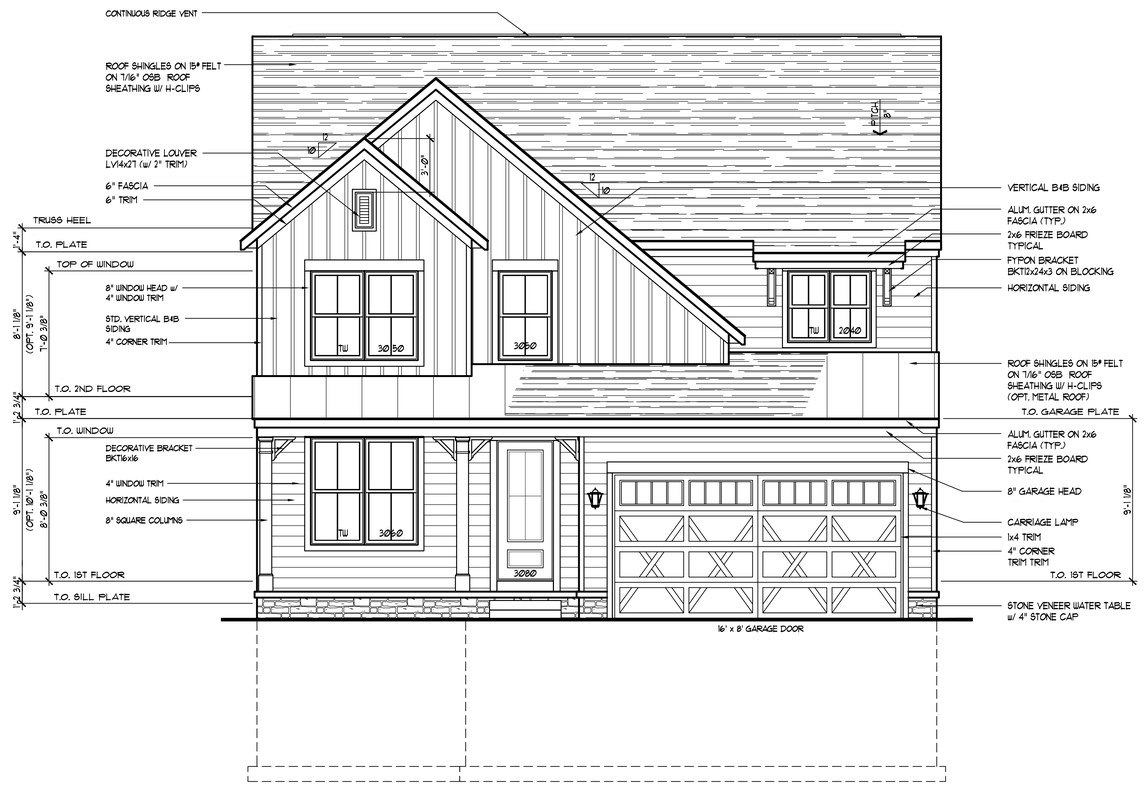
REAR ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FARMHOUSE FRONT ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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content: FARMHOUSE ELEVATION
scale: 1"=4' (34x22) 1"=8' (17x11) U.N.O. | drawn: SP | file: 3.3 | date: 12/27/19
title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

date	revision	by

SHEET # 3.3

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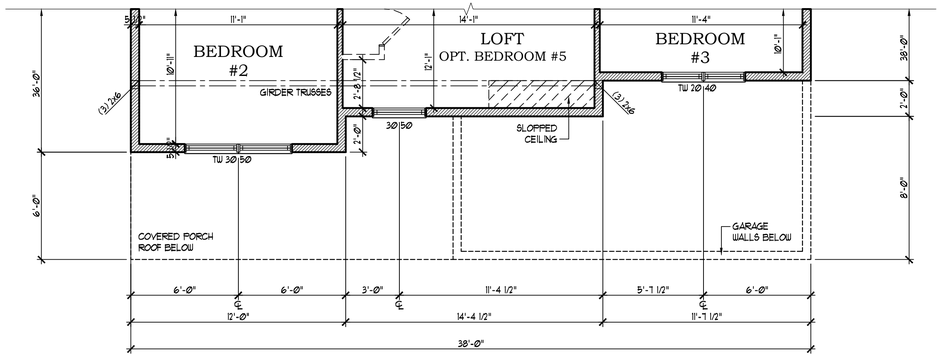
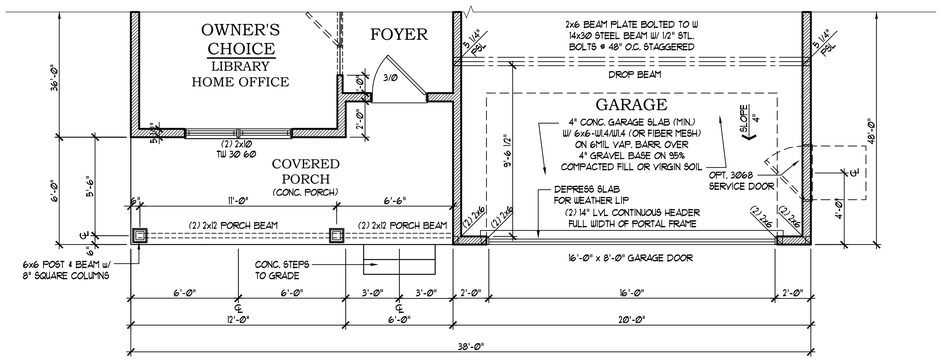
09/09/2025

CODE CYCLE: 2021 IRC



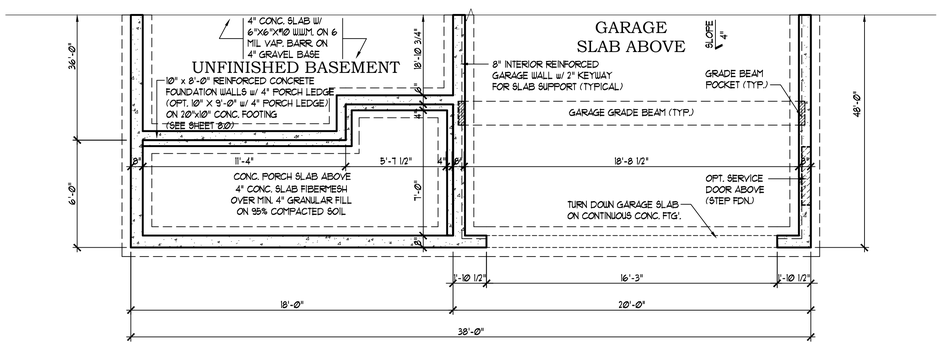
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FOUNDATION PLAN - FARMHOUSE

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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FARMHOUSE - PARTIAL PLANS

RYAN DEVELOPMENT GROUP

PLAN B - 2550

content

scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O.

drawn: SP

date: 12/27/19

file: 3.3A

title

by	date	revision

SHEET # 3.3A

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CODE CYCLE: 2021 IRC

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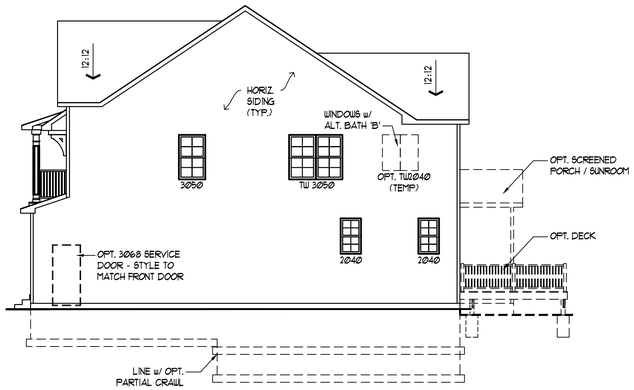

RIGHT SIDE ELEVATION

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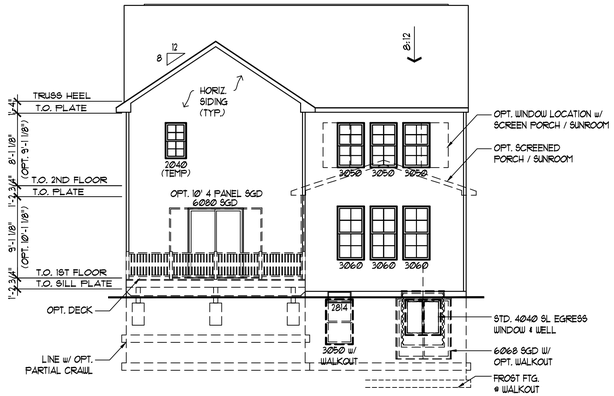
SCALE (36x24): 1/4" = 1'-0"



REAR ELEVATION

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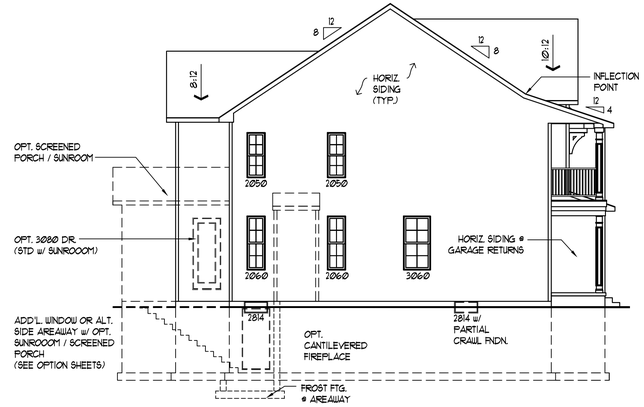
SCALE (36x24): 1/4" = 1'-0"



LEFT SIDE ELEVATION

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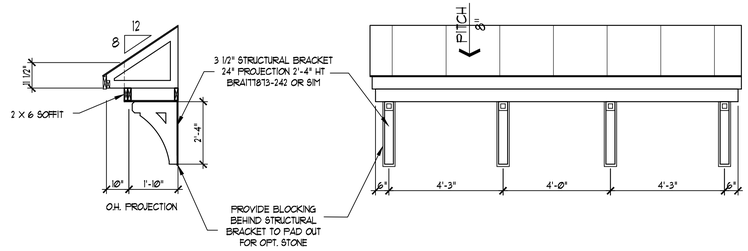
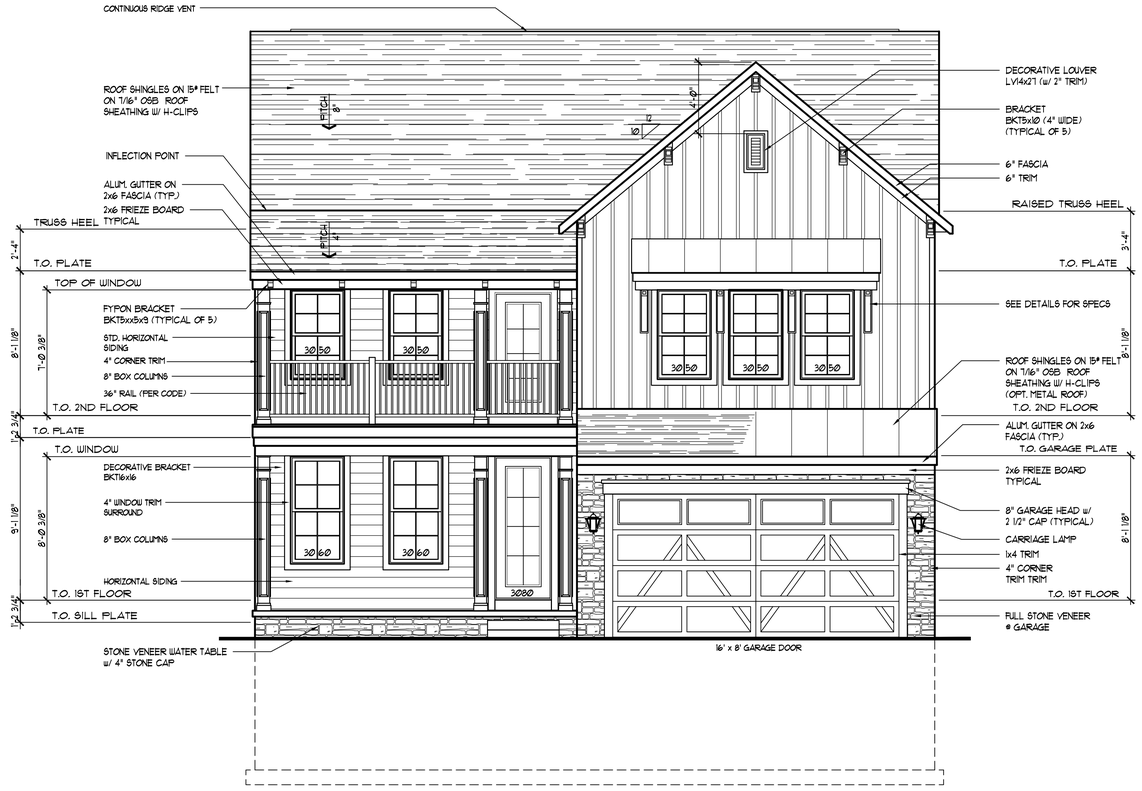


1 ROOF CANOPY DETAIL
SCALE 3/8" = 1'-0"

2 ROOF CANOPY - ELEVATION
SCALE 3/8" = 1'-0"



NAUTICAL FRONT ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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content: NAUTICAL ELEVATION
scale: 1"=4' (34x22) 1"=8' (17x11) U.N.O. | drawn: SP | file: 3.4 | date: 12/27/19

title: RYAN

PLAN B - 2550

DEVELOPMENT GROUP

date	revision	by

SHEET # 3.4

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09/09/2025

CODE CYCLE: 2021 IRC

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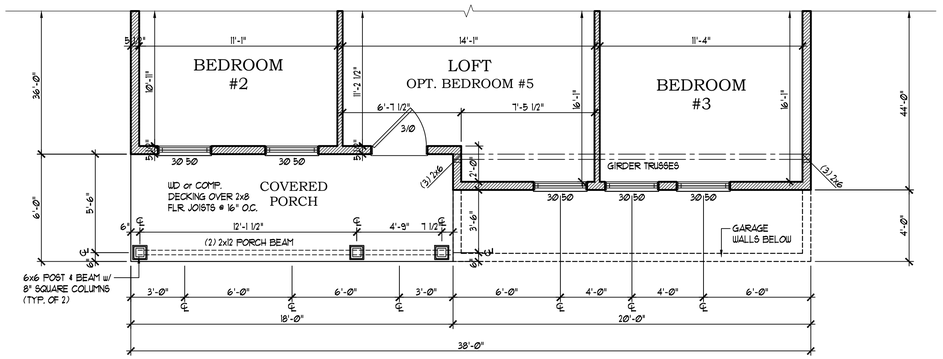
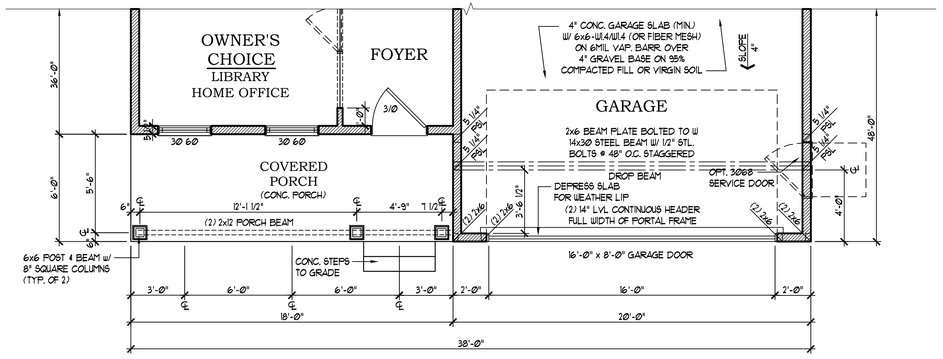


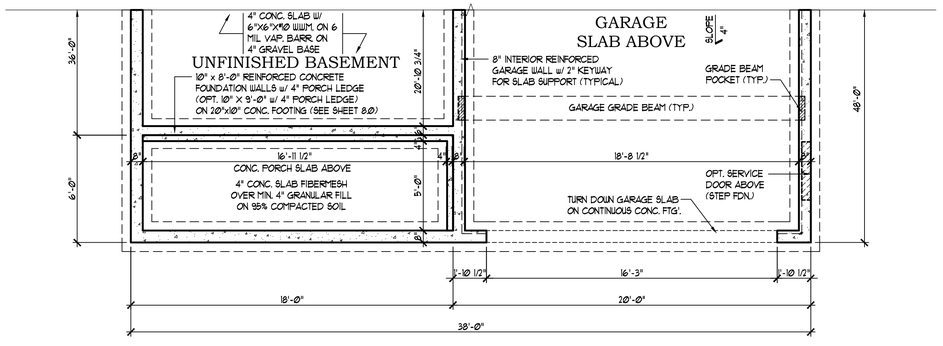
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FOUNDATION PLAN - NAUTICAL

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF SEAL DATE
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content: NAUTICAL - PARTIAL PLANS
scale: U.N.O. 1"=4" (34x22) 1"=8" (17x11) | file: 3.4A | drawn: SP | date: 12/27/19

RYAN DEVELOPMENT GROUP
PLAN B - 2550

title

date	revision	by

SHEET # 3.4A

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CODE CYCLE: 2021 IRC

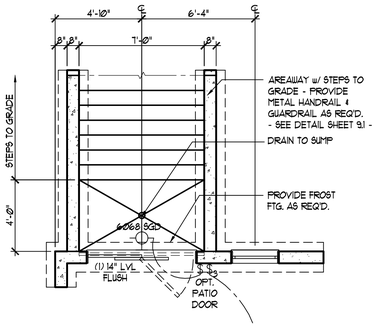
File Name: Z:\CLIENT\RYAN DEVELOPMENT\RD012638\SHEETS\3.4A.DWG

ELECTRICAL SYMBOLS

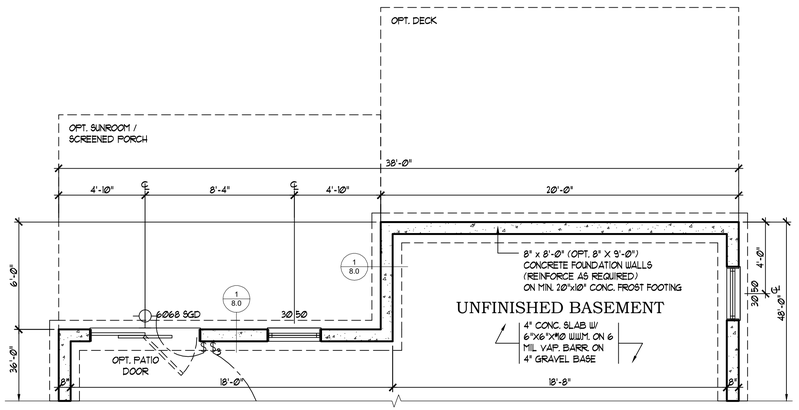
- DUPLEX OUTLET 18" AFF.
- 42 DUPLEX OUTLET 42" AFF.
- DUPLEX OUTLET 18" AFF. HALF SWITCHED
- 220 220 VOLT DUPLEX OUTLET
- OPT. EV ELECTRIC VEHICLE CHARGING STATION
- WP WATERPROOF RECEPTACLE
- GFI GROUND FAULT INTERRUPTER
- 42 GFI GROUND FAULT INTERRUPTER 42" AFF.
- $ WALL SWITCH
- $3 3-WAY WALL SWITCH
- $4 4-WAY WALL SWITCH
- $D DIMMER WALL SWITCH
- EXHAUST FAN
- FL FAN/LIGHT COMBO
- LIGHT FIXTURE FLUSH MOUNTED (LED)
- LIGHT FIXTURE CEILING MOUNTED
- R LIGHT FIXTURE RECESSED LIGHT
- PC FIXTURE PULL CHAIN
- FLUORESCENT LIGHT FIXTURE
- FLOOD LIGHTS
- LIGHT FIXTURE WALL MOUNTED
- T THERMOSTAT
- JB JUNCTION BOX
- CHIME DOOR CHIME
- TELEPHONE JACK
- TELEVISION JACK
- GD GARBAGE DISPOSAL
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- SD CO COMBINATION SMOKE -CARBON DETECTOR
- EP ELECTRIC PANEL
- EM ELECTRIC METER

ELECTRICAL NOTES:
CHAPTER 34

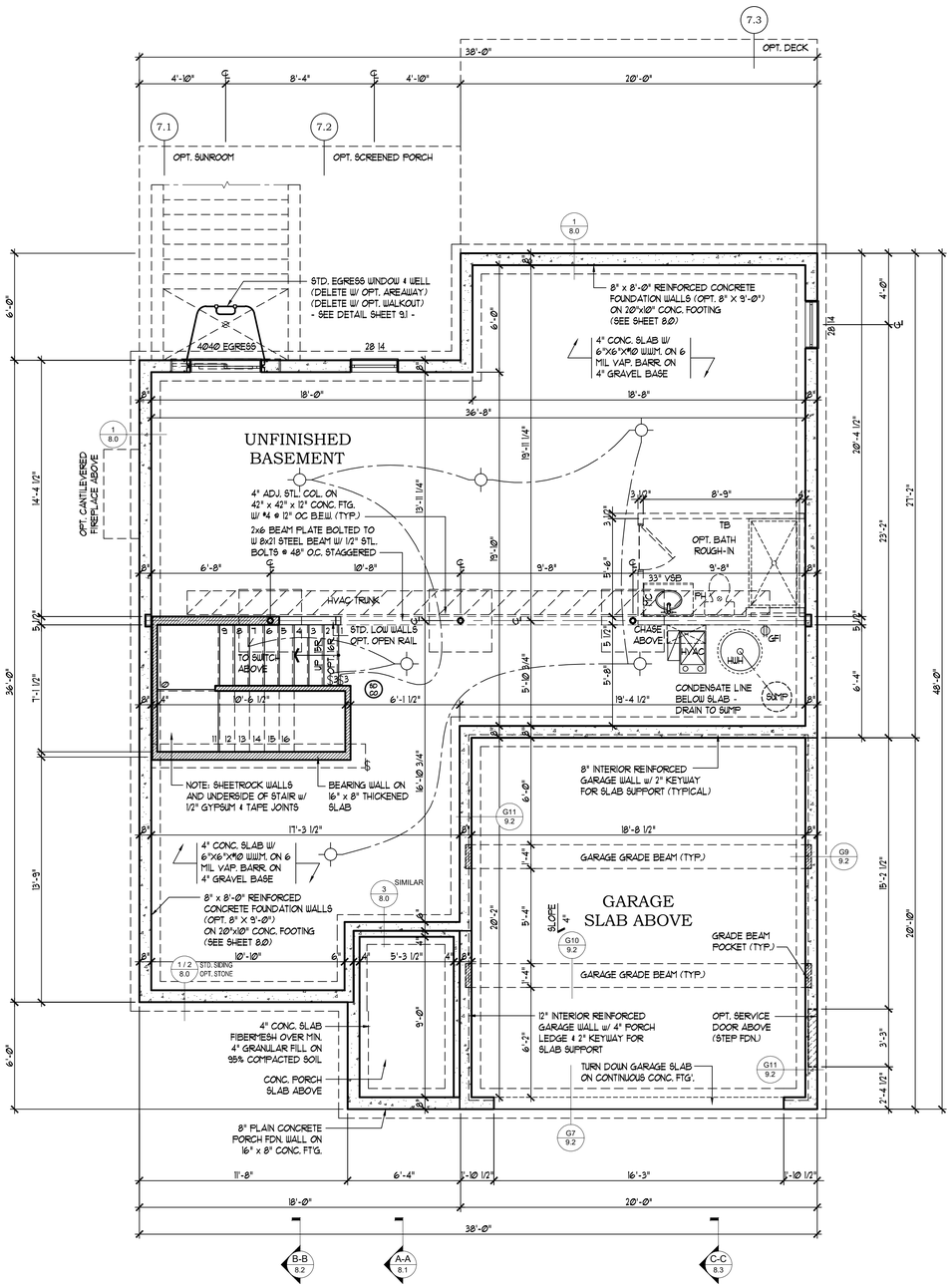
- PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION (AS REQUIRED BY CODE).
- ELECTRICAL OUTLETS LOCATED IN GARAGES, KITCHEN, POWDER ROOM, BATH ROOMS, LAUNDRY AREA, CRAWL SPACES AND THE EXTERIOR ARE TO BE GFCI PROTECTED AS REQUIRED BY CODE.
- PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACES.
- THESE DRAWINGS ARE SCHEMATIC ONLY.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS.
- ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES.
- FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.



OPT. 6068 AREAWAY



OPT. WALKOUT FOUNDATION PLAN
SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



FOUNDATION PLAN
SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

FOUNDATION NOTES

BUILDING FOUNDATIONS HAVE BEEN DESIGNED BASED ON ASSUMED MIN. SOIL BEARING CAPACITY OF 1500 PSF

SECTION R-506
FOOTINGS AND SLABS ON GRADE SHALL BEAR ON UNDISTURBED VIRGIN SOIL OR 95% COMPACTED FILL.

SECTION R-310
1. BASEMENTS SHALL HAVE A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY.
2. SLEEPING ROOMS IN BASEMENTS THAT ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (AS PER CODE.)

SECTION R-307.13
FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:
(A.) CONSTRUCTED OF NOMINAL 2"x 10" OR GREATER DIMENSIONAL LUMBER
-OR-
(B.) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE OR AN APPROVED FIRE-PROTECTIVE COVERING (AS PER CODE)

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content: FOUNDATION PLAN
scale: 1"=4' (34x22) 1"=8' (17x11) file: 4.1
drawn: SP date: 12/27/19

RYAN DEVELOPMENT GROUP
PLAN B - 2550

by | date | revision

SHEET # 4.1

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CODE CYCLE: 2021 IRC Architecture Collaborative, Inc. 9/11/2025 2:05 PM

File Name: Z:\CLIENT\RYAN DEVELOPMENT\RDG12638\SHEETS\4.1.DWG

ELECTRICAL SYMBOLS

	DUPLEX OUTLET 18" AFF.
42	DUPLEX OUTLET 42" AFF.
220	DUPLEX OUTLET 18" AFF. HALF SWITCHED 220 VOLT DUPLEX OUTLET
OPT. EV	ELECTRIC VEHICLE CHARGING STATION
WP	WATERPROOF RECEPTACLE
GFI	GROUND FAULT INTERRUPTER
42 GFI	GROUND FAULT INTERRUPTER 42" AFF.
$	WALL SWITCH
$3	3-WAY WALL SWITCH
$4	4-WAY WALL SWITCH
$D	DIMMER WALL SWITCH
	EXHAUST FAN
FL	FAN/LIGHT COMBO
	LIGHT FIXTURE FLUSH MOUNTED (LED)
	LIGHT FIXTURE CEILING MOUNTED
R	LIGHT FIXTURE RECESSED LIGHT
PC	FIXTURE PULL CHAIN
	FLUORESCENT LIGHT FIXTURE
	FLOOD LIGHTS
	LIGHT FIXTURE WALL MOUNTED
T	THERMOSTAT
JB	JUNCTION BOX
CHIME	DOOR CHIME
	TELEPHONE JACK
	TELEVISION JACK
GD	GARBAGE DISPOSAL
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
SD CO	COMBINATION SMOKE -CARBON DETECTOR
EP	ELECTRIC PANEL
EM	ELECTRIC METER

ELECTRICAL NOTES:
CHAPTER 34

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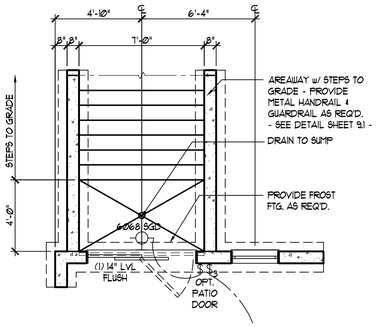
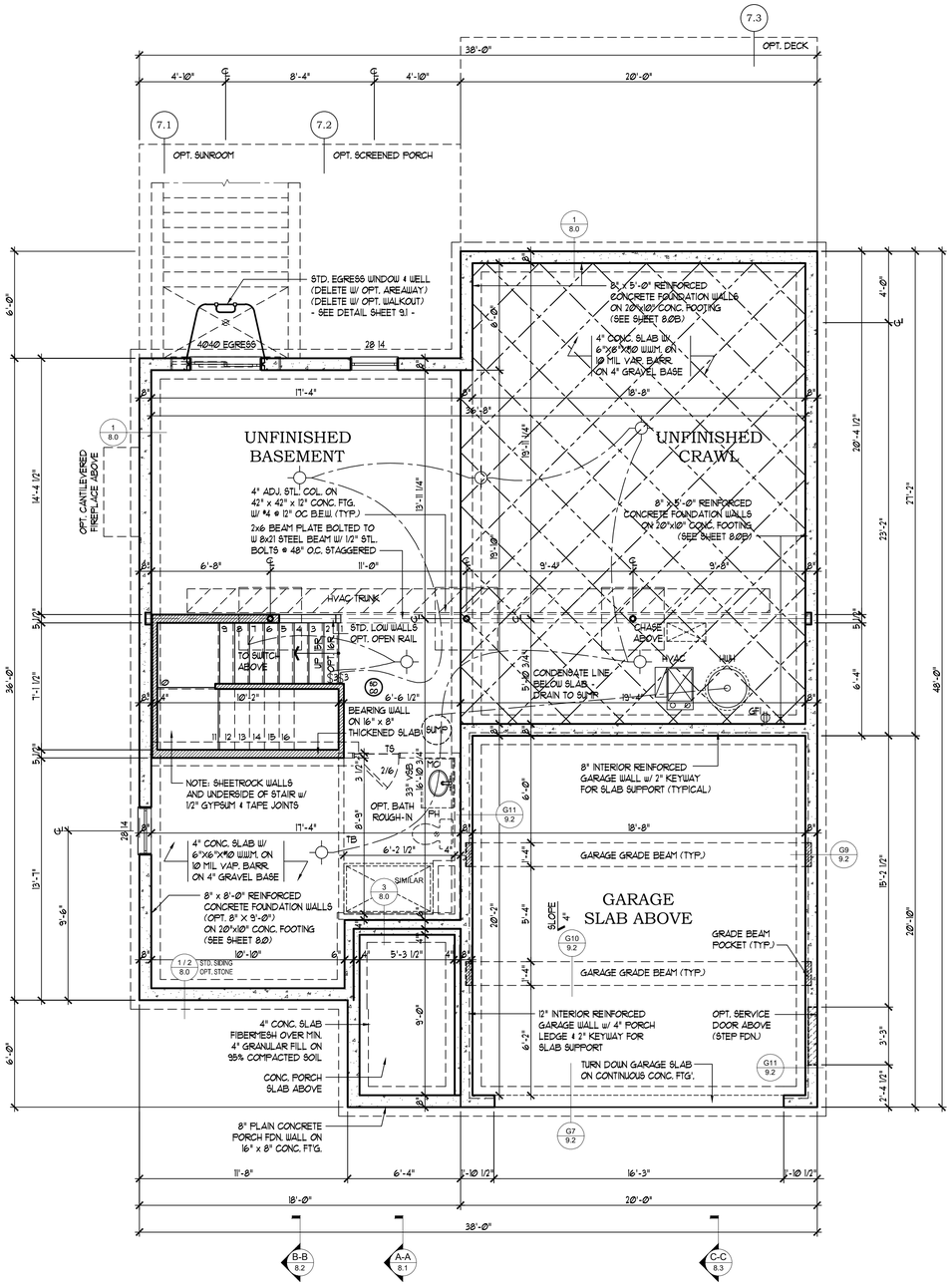


OPT. 6068 AREAWAY



FOUNDATION PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

FOUNDATION NOTES

BUILDING FOUNDATIONS HAVE BEEN DESIGNED BASED ON ASSUMED MIN. SOIL BEARING CAPACITY OF 1500 PSF

SECTION R-506
FOOTINGS AND SLABS ON GRADE SHALL BEAR ON UNDISTURBED VIRGIN SOIL OR 95% COMPACTED FILL.

SECTION R-310
1. BASEMENTS SHALL HAVE A MINIMUM OF ONE EMERGENCY ESCAPE AND RESCUE OPENING THAT SHALL OPEN DIRECTLY INTO A PUBLIC WAY.
2. SLEEPING ROOMS IN BASEMENTS THAT ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM ARE NOT REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE OPENING (AS PER CODE.)

SECTION R-302.13
FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:
(A.) CONSTRUCTED OF NOMINAL 2"x 10" OR GREATER DIMENSIONAL LUMBER
-OR-
(B.) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE OR AN APPROVED FIRE-PROTECTIVE COVERING (AS PER CODE)

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content: FOUNDATION PLAN W PARTIAL CRAWL
scale: 1"=4' (34x22) 1"=8' (17x11) U.N.O.
drawn: SP
date: 12/22/19
file: 4.1A
title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

date	revision	by

SHEET # 4.1A

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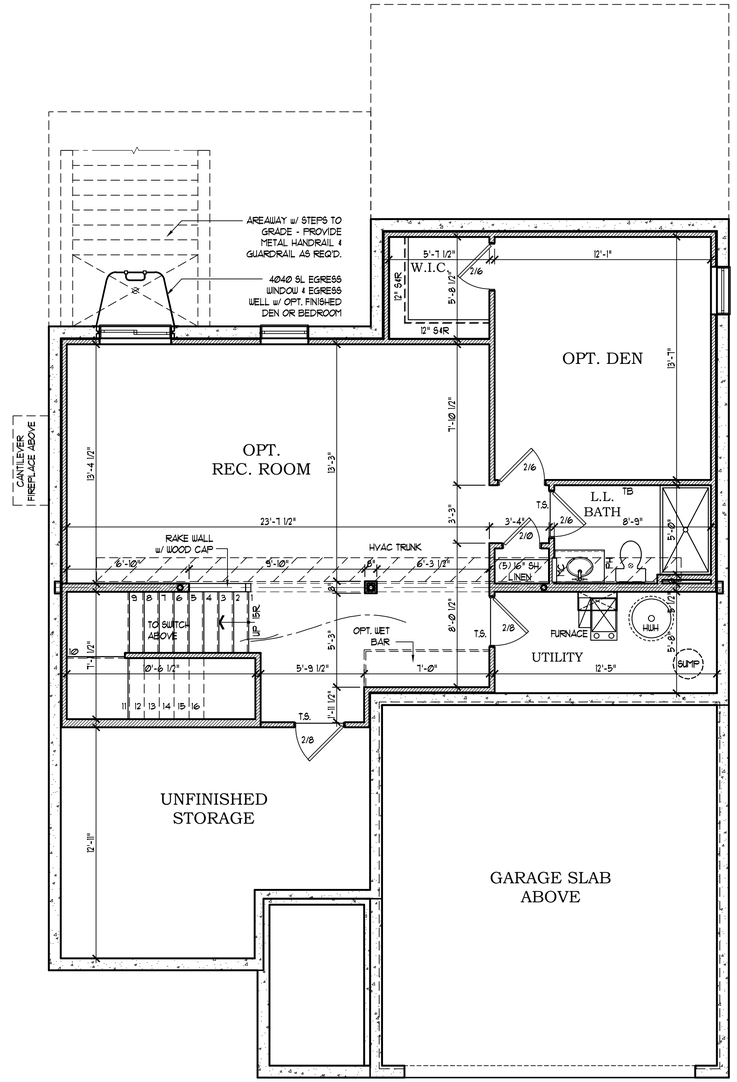
CODE CYCLE: 2021 IRC Architecture Collaborative, Inc. 9/11/2025 2:05 PM

File Name: Z:\CLIENT\RYAN DEVELOPMENT\RD012638\SHEETS\4.1A.DWG



OPT. FINISHED BASEMENT PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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content: OPT. FINISHED LOWER LEVEL PLAN
scale: 1"=4' (34x22) 1"=8' (17x11) U.N.O.
file: 4.2
drawn: SP
date: 12/27/19

title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

by	date	revision

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CODE CYCLE: 2021 IRC

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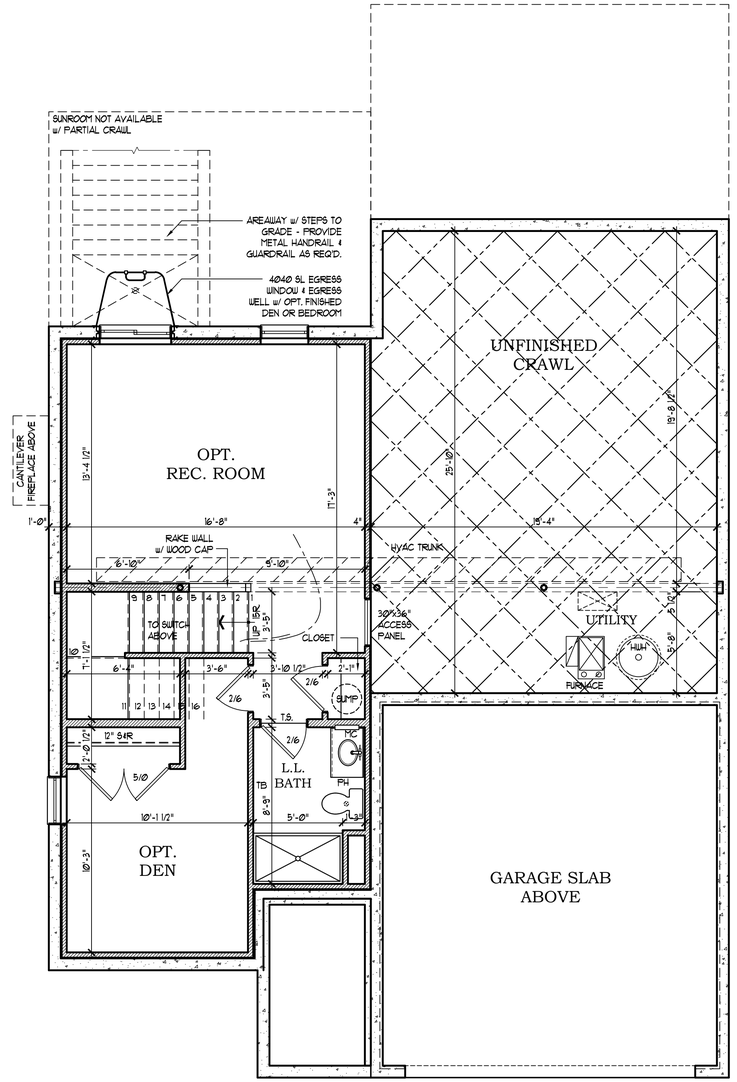

OPT. FINISHED BASEMENT PLAN
w/ PARTIAL CRAWL

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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content: FINISHED LOWER LEVEL W PARTIAL CRAWL
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O. | drawn: SP | date: 12/27/19 | file: 4.2A

title: RYAN DEVELOPMENT GROUP
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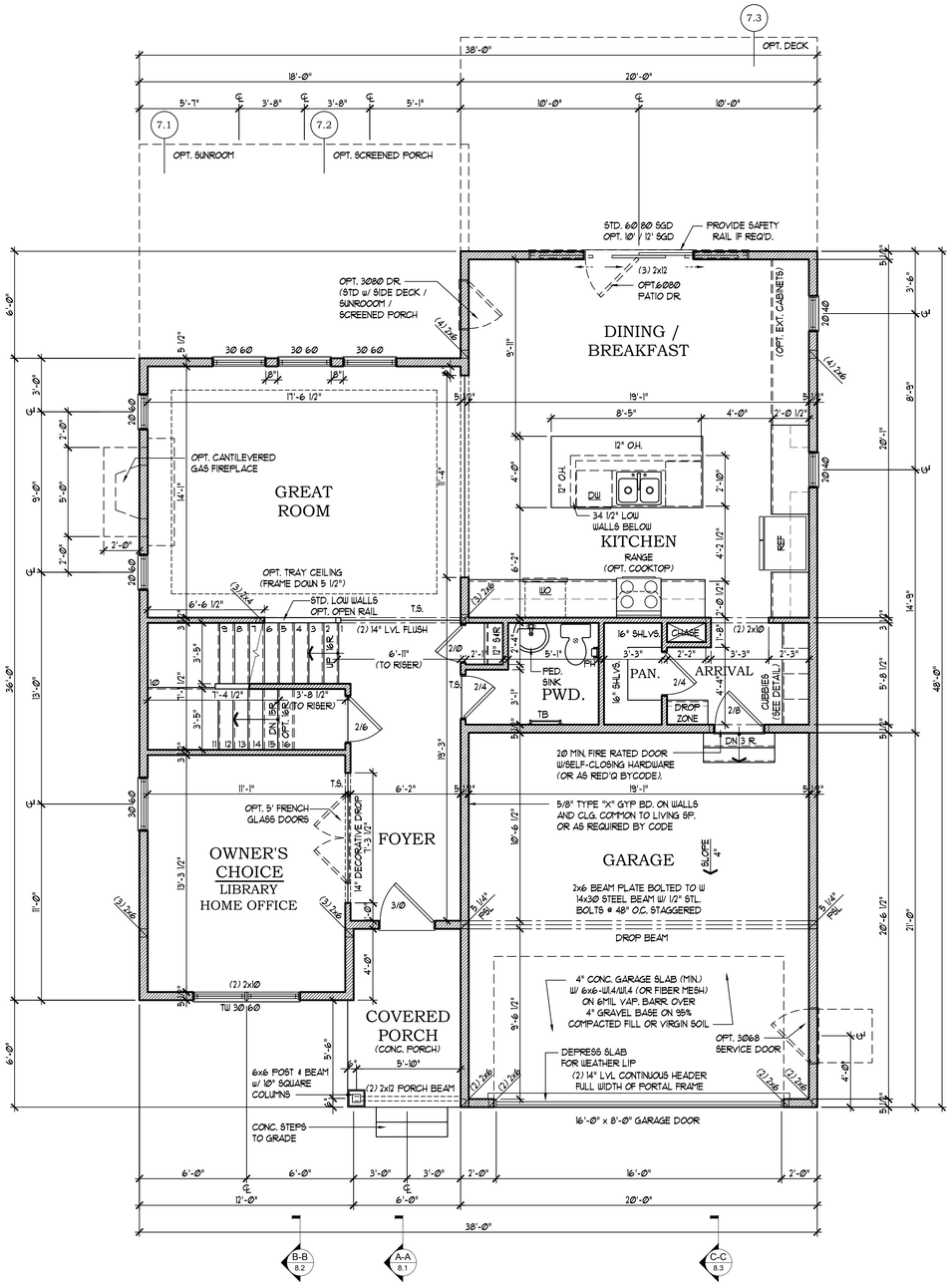
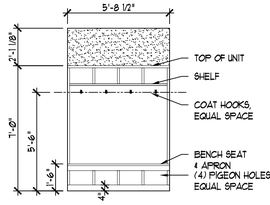


FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

1169 S.F.



ELEVATION DETAIL
@ ARRIVAL CENTER
SCALE (17x11): 1/4" = 1'-0"
SCALE (36x24): 1/2" = 1'-0"

FRAMING NOTES:

1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.

2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C. , UNLESS NOTED OTHERWISE.

3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4') w/ (1) 2x JACK STUD & (1) 2x KING STUD. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED (TYP.) UNLESS NOTED OTHERWISE.

4. (2) 2 x 10 HEADERS (TYP.) at OPENINGS LESS THAN 72" UNLESS NOTED OTHERWISE

5. 3 1/2" x 9 1/4" LVL HEADERS at OPENINGS 72" or GREATER, UNLESS NOTED OTHERWISE.

6. FLOOR JOISTS SHOWN IS ONLY FOR GUIDANCE. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW.

7. SUB-FLOOR SHALL BE 3/4" THICK (MIN.) TONGUE & GROOVE TO MEET APA STANDARD.

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content: FIRST FLOOR PLAN
scale: 1/4"=1' (36x24) file:
U.N.O. 1/8"=1' (17x11) 5.1
drawn: SP date: 12/27/19

title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

date	revision	by

SHEET # 5.1

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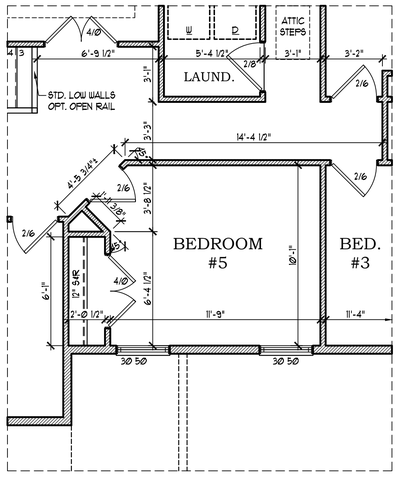
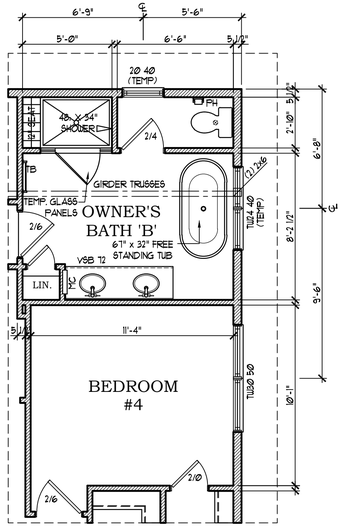
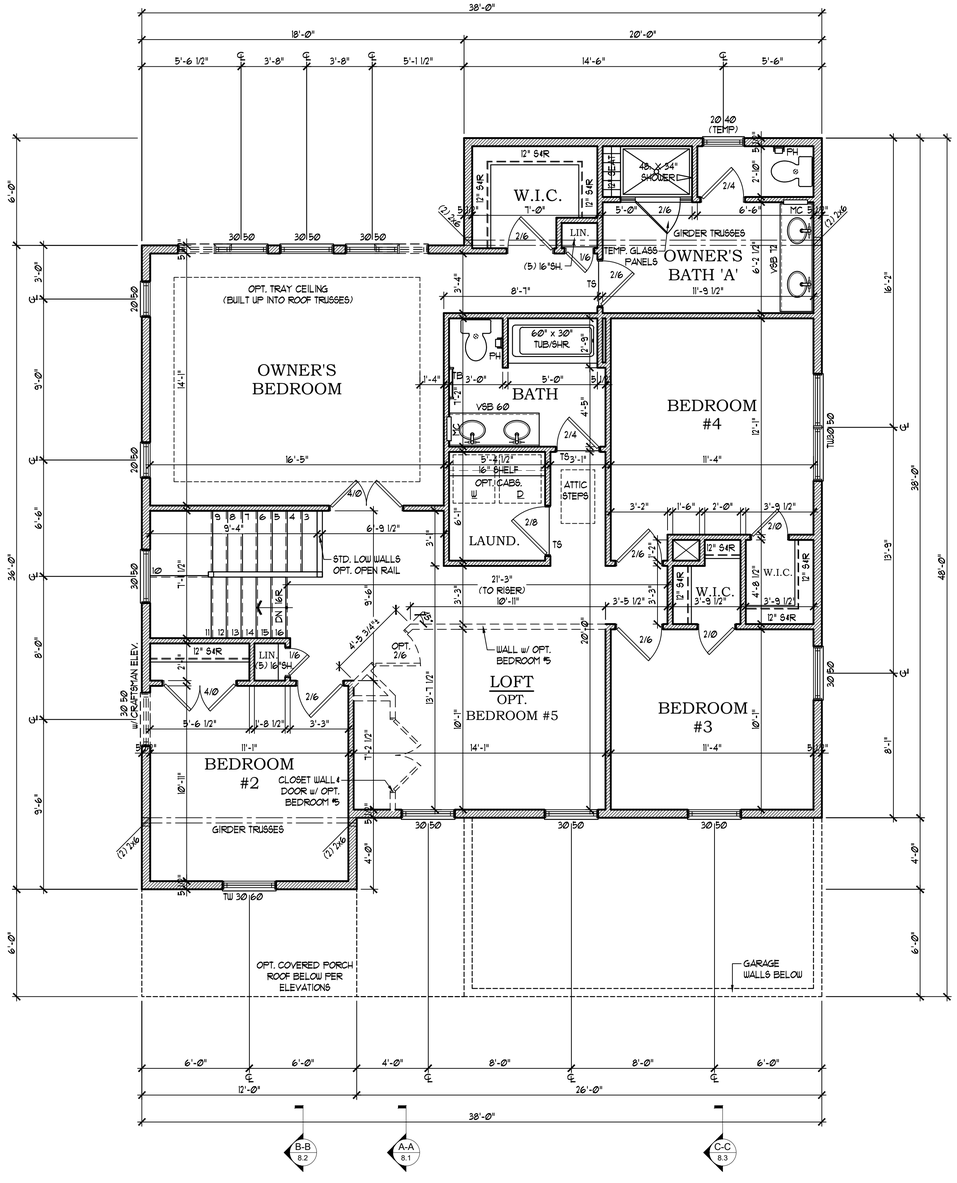


OPT. BEDROOM #5



OPT.
OWNER'S BATH 'B'



SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

1384 S.F.

FRAMING NOTES:

1. ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.

2. ALL INTERIOR WALLS ARE TO BE 2x4 STUDS FRAMED @ 16" O.C. , UNLESS NOTED OTHERWISE.

3. SOLID BLOCK ALL BEAMS & HEADERS (GREATER THAN 4') w/ (1) 2x JACK STUD & (1) 2x KING STUD. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED (TYP.) UNLESS NOTED OTHERWISE.

4. (2) 2 x 10 HEADERS (TYP.) at OPENINGS LESS THAN 72" UNLESS NOTED OTHERWISE

5. 3 1/2" x 9 1/4" LVL HEADERS at OPENINGS 72" or GREATER, UNLESS NOTED OTHERWISE.

6. FLOOR JOISTS SHOWN IS ONLY FOR GUIDANCE. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW.

7. SUB-FLOOR SHALL BE 3/4" THICK (MIN.) TONGUE & GROOVE TO MEET APA STANDARD.

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content: SECOND FLOOR PLAN
scale: 1"=4' (34x22) file:
U.N.O. 1"=8' (17x11) 6.1
drawn: SP date: 12/27/19

title: DEVELOPMENT GROUP
RYAN
PLAN B - 2550

date	revision	by

SHEET # 6.1

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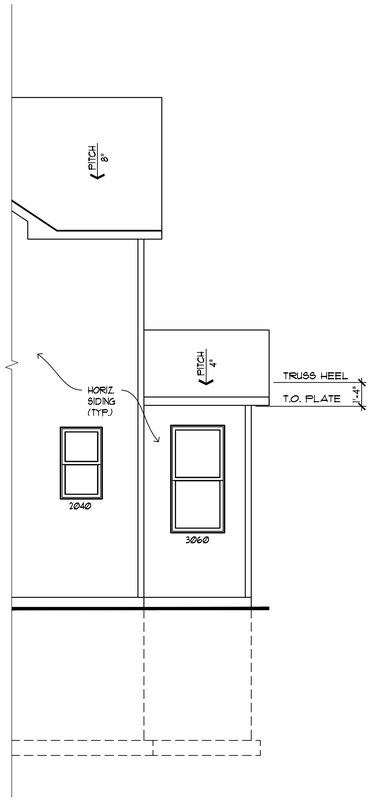
09/09/2025

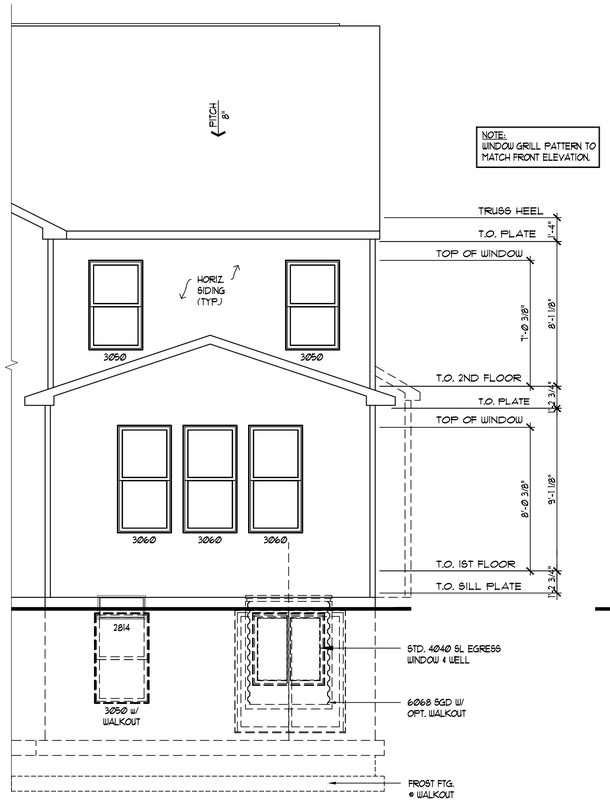
CODE CYCLE: 2021 IRC

File Name: Z:\CLIENT\RYAN DEVELOPMENT\RD012638\SHEETS\6.1.DWG



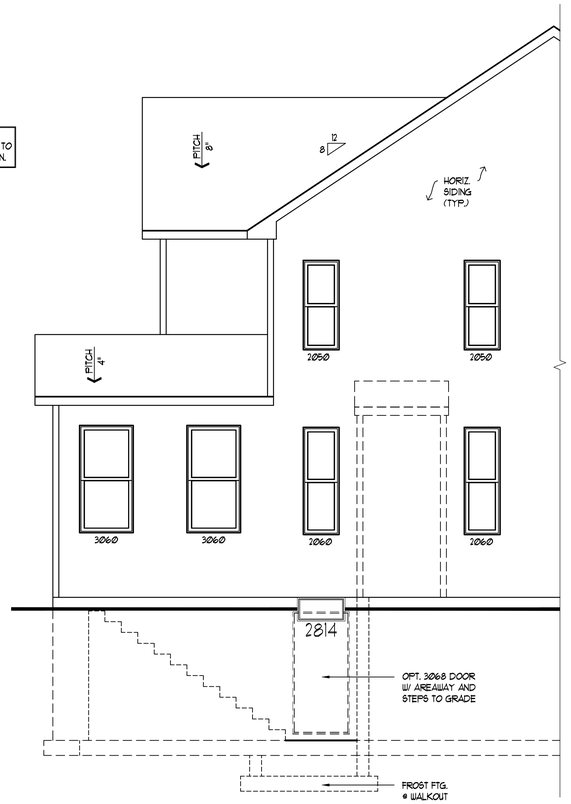
RIGHTSIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



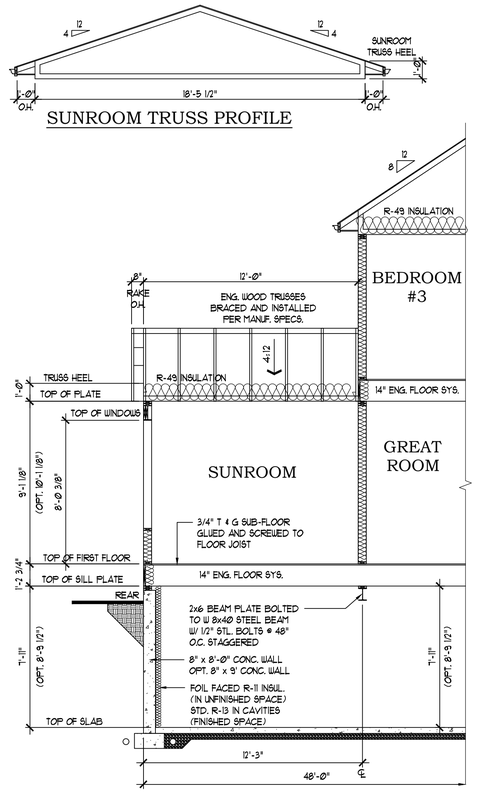
REAR ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



LEFT SIDE ELEVATION

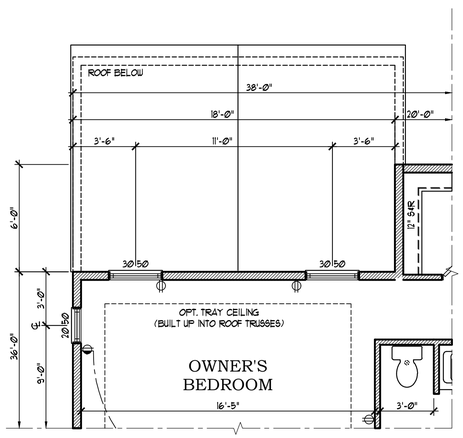
SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



SUNROOM TRUSS PROFILE

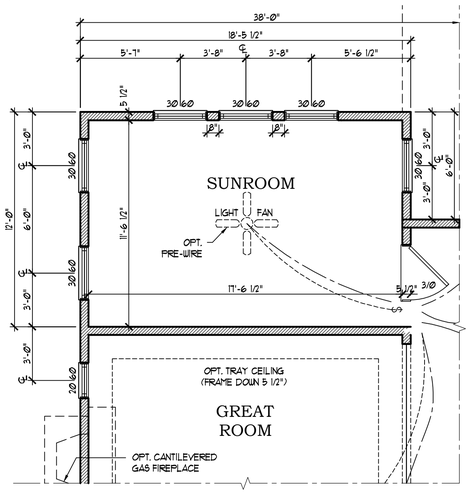
BUILDING SECTION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



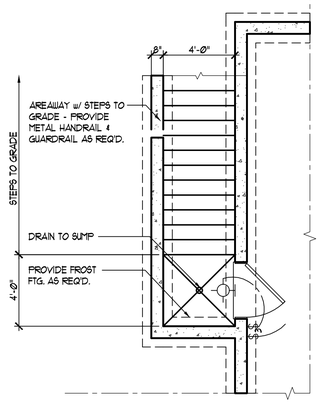
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

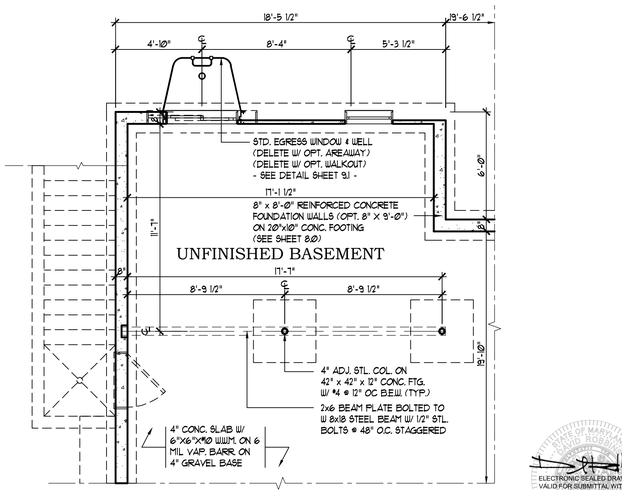


FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



OPT. 3068 AREAWAY



FOUNDATION PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF SEAL DATE
09/09/2025

CODE CYCLE: 2021 IRC

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content: OPT. SUNROOM
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O.
file: 7.1
drawn: SP
date: 12/27/19

title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

by | date | revision

SHEET # 7.1

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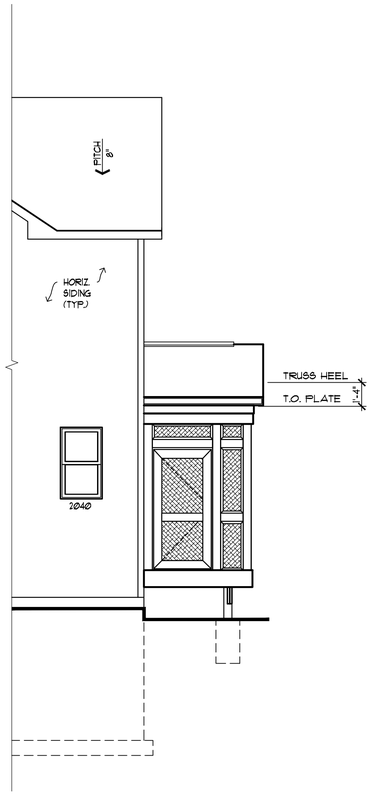
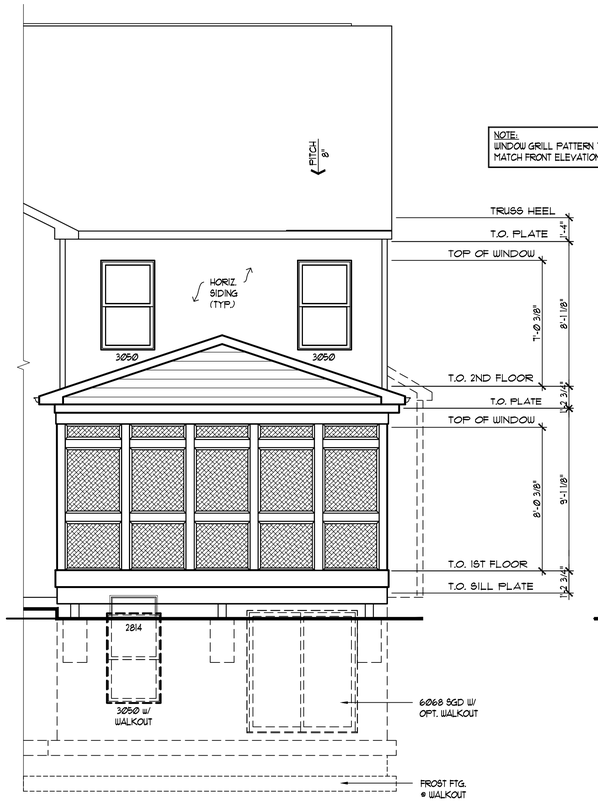


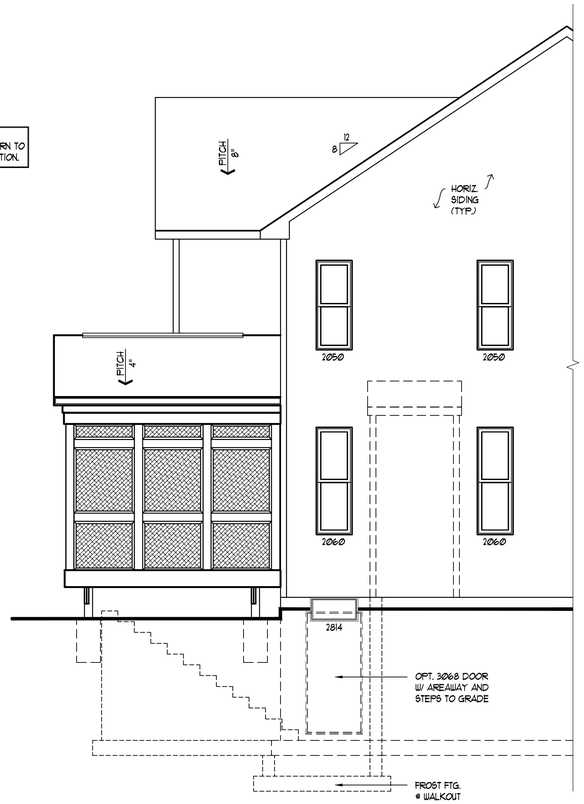
RIGHTSIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



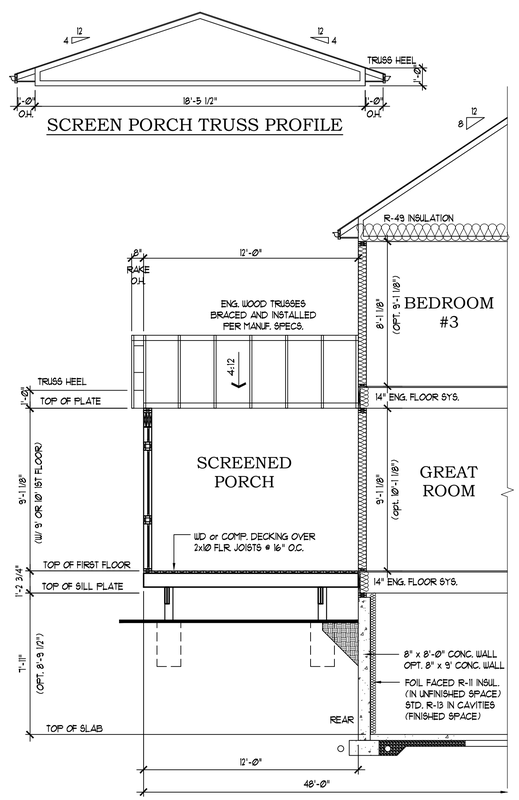
REAR ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



LEFT SIDE ELEVATION

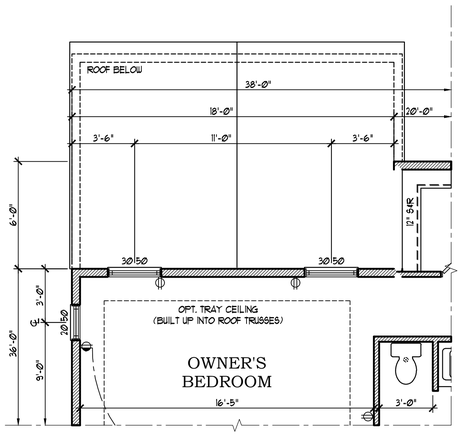
SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



SCREEN PORCH TRUSS PROFILE

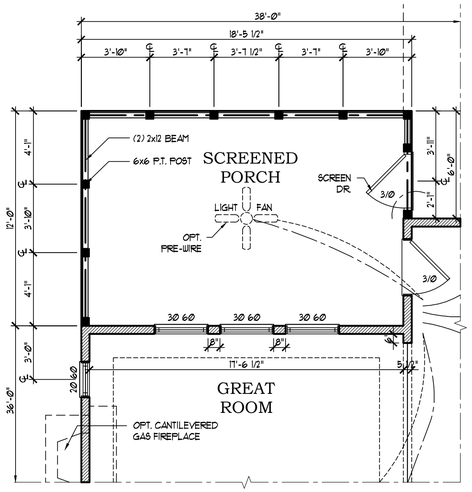
BUILDING SECTION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



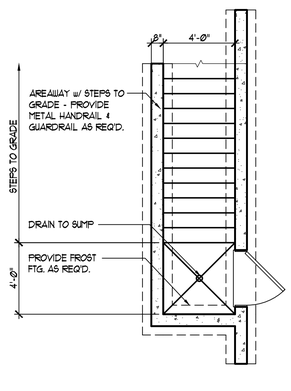
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

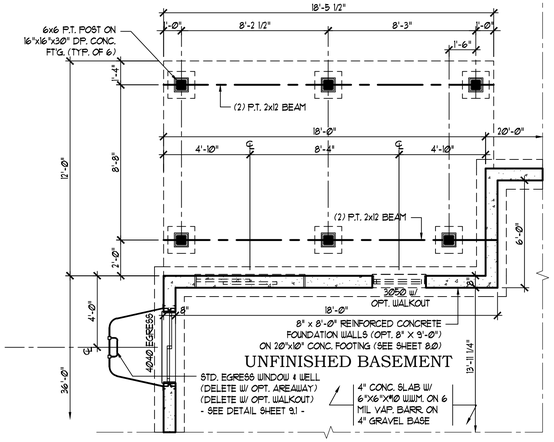


FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



OPT. 3068 AREAWAY



FOUNDATION PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

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content: OPT. SCREENED PORCH
scale: 1"=4" (34x22) 1"=8" (17x11) file: 7.2
drawn: SP date: 12/27/19
RYAN
title

date	revision	by

SHEET # 7.2

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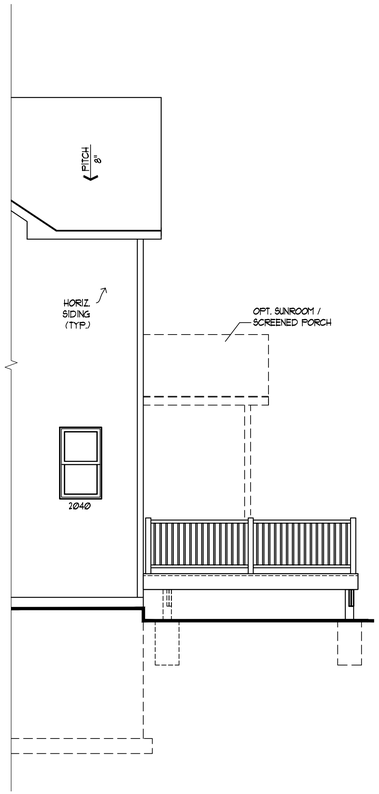
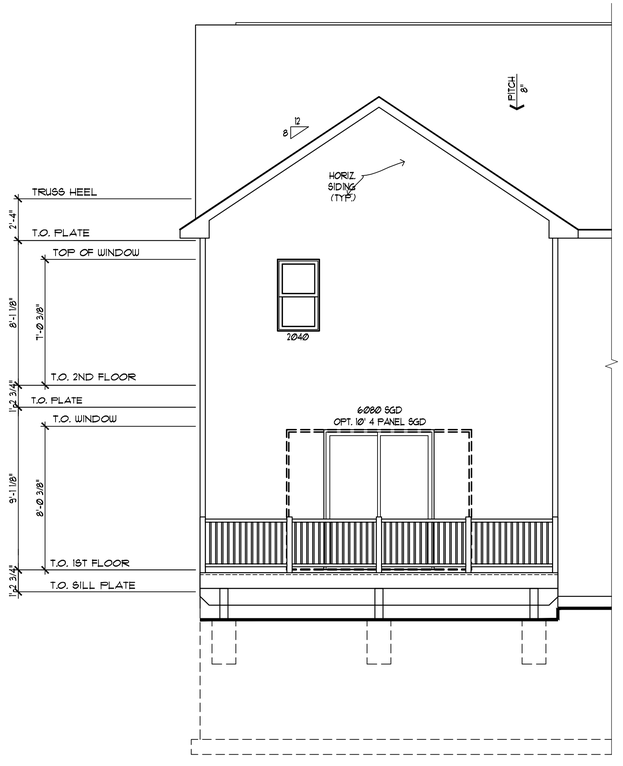


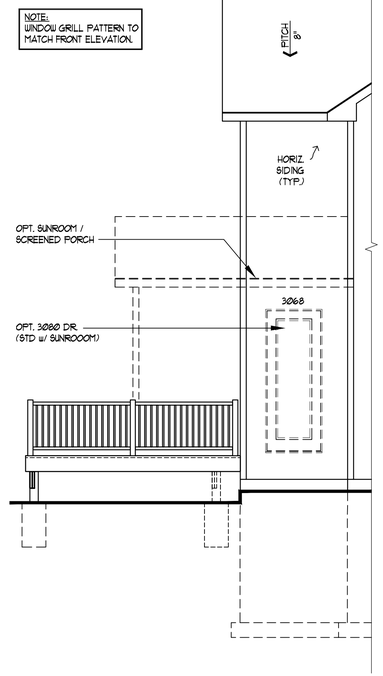
RIGHTSIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



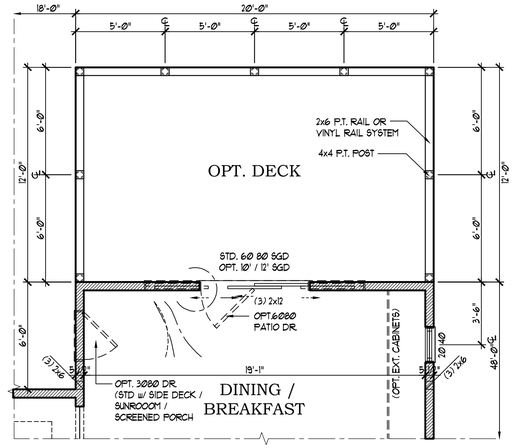
REAR ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



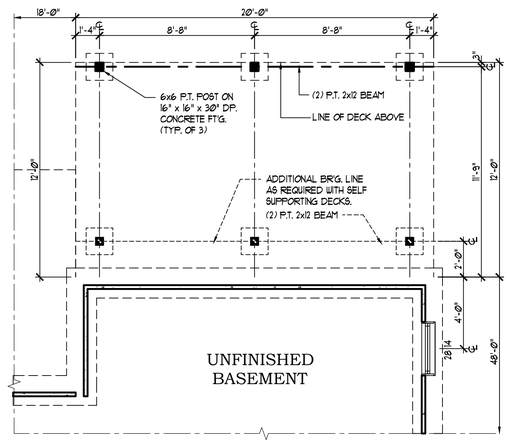
LEFT SIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



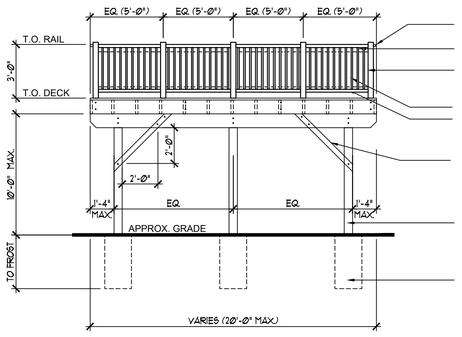
FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



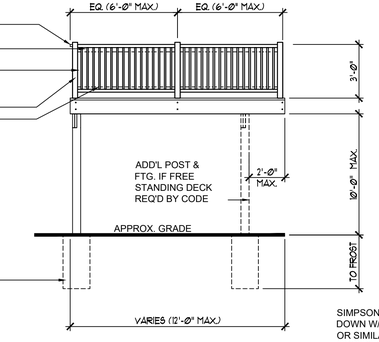
FOUNDATION PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"



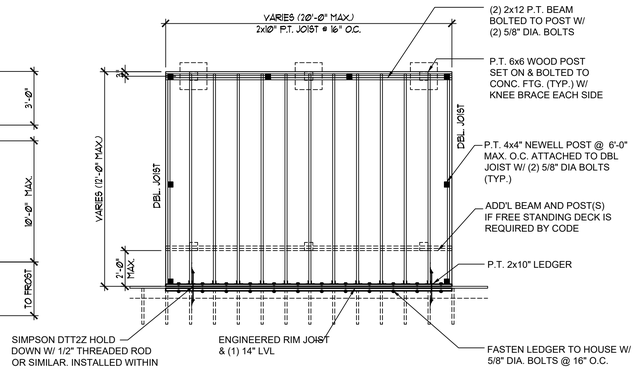
TYPICAL FRONT ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



TYPICAL SIDE ELEVATION

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



TYPICAL DECK FRAMING PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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content: OPT. DECK
scale: 1"=4' (34x22) 1"=8' (17x11) | file: 7.3 | drawn: SP | date: 12/27/19
title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

by	date	revision

SHEET # 7.3

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09/09/2025

CODE CYCLE: 2021 IRC

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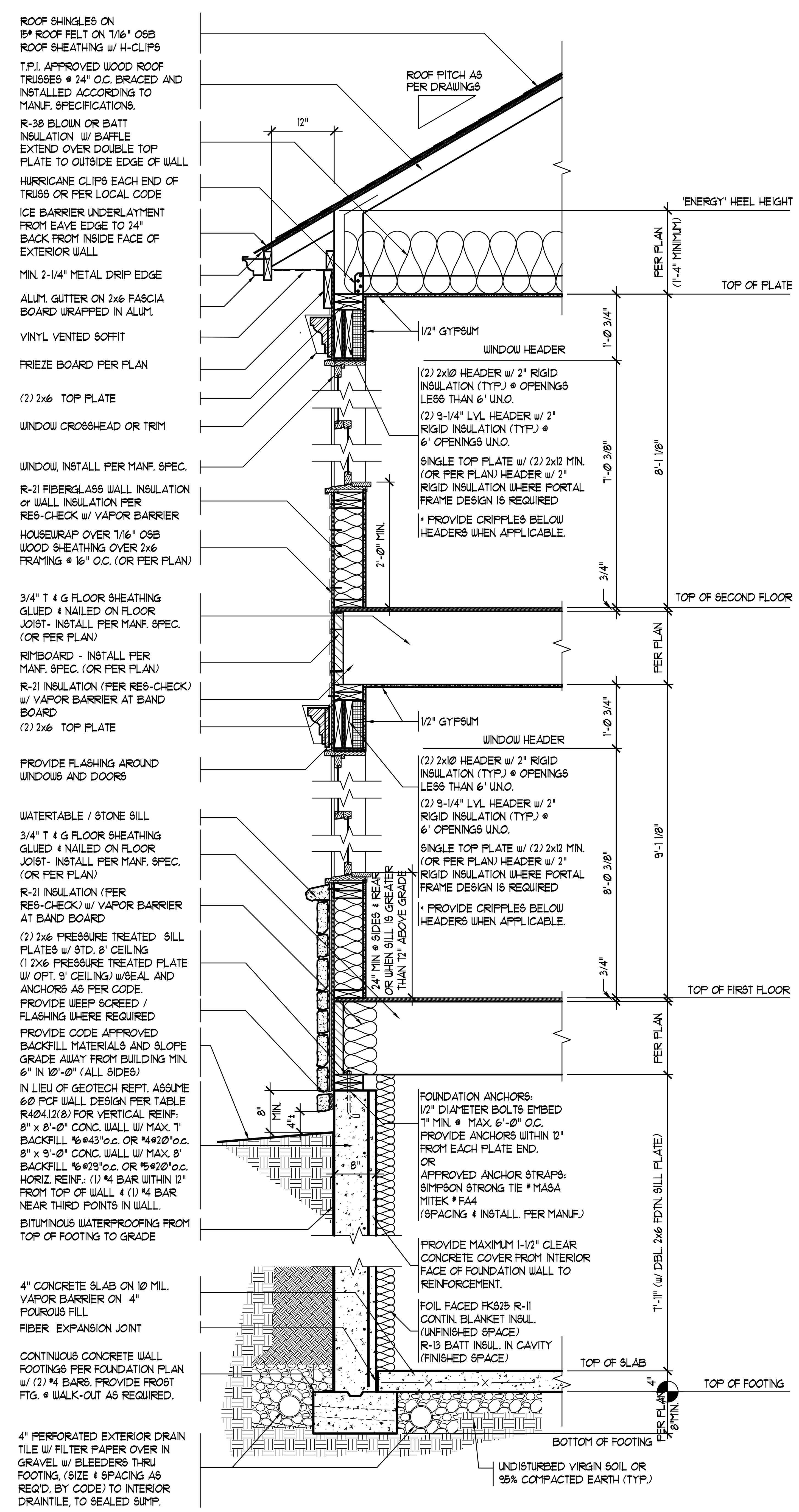
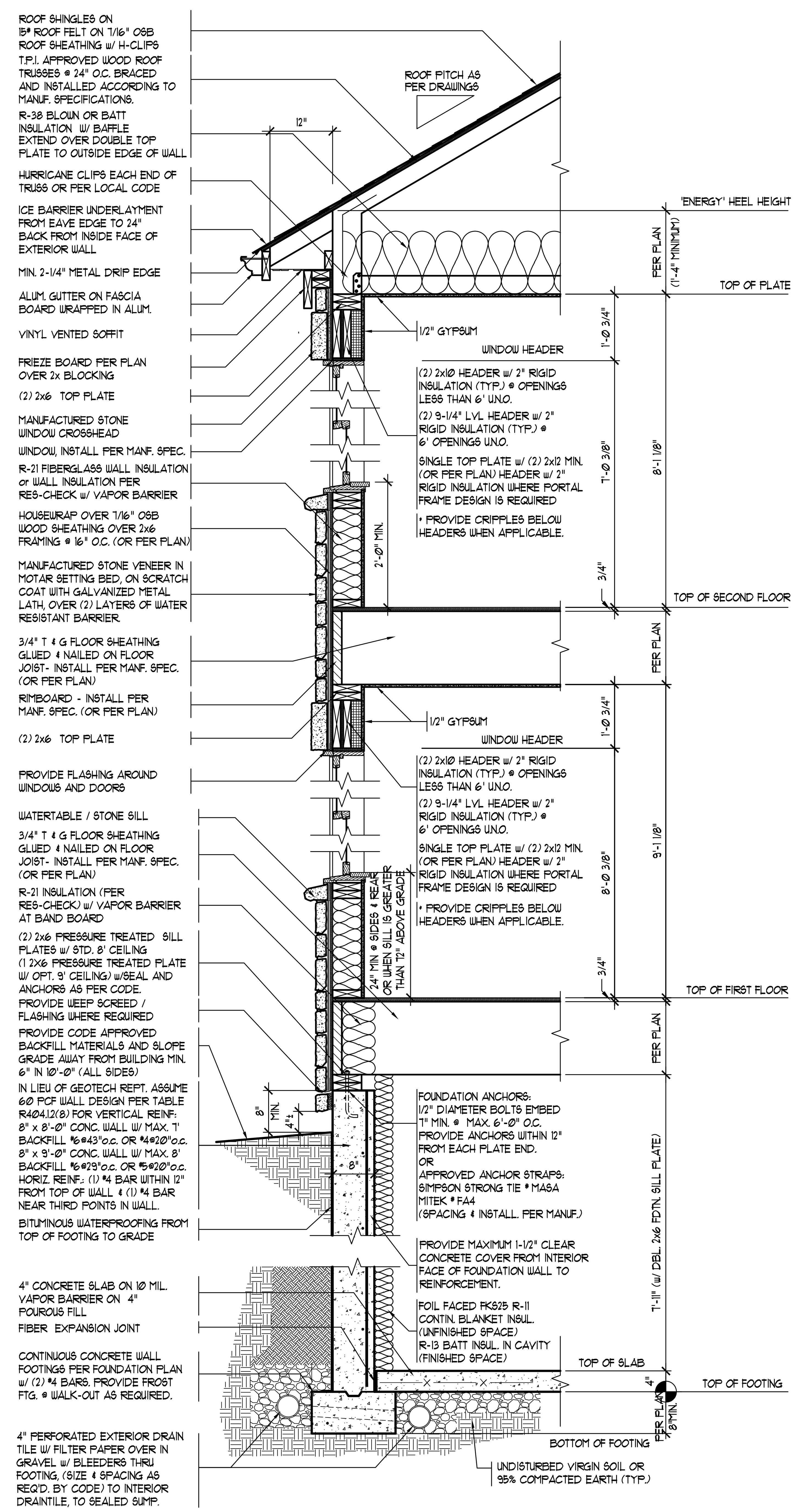
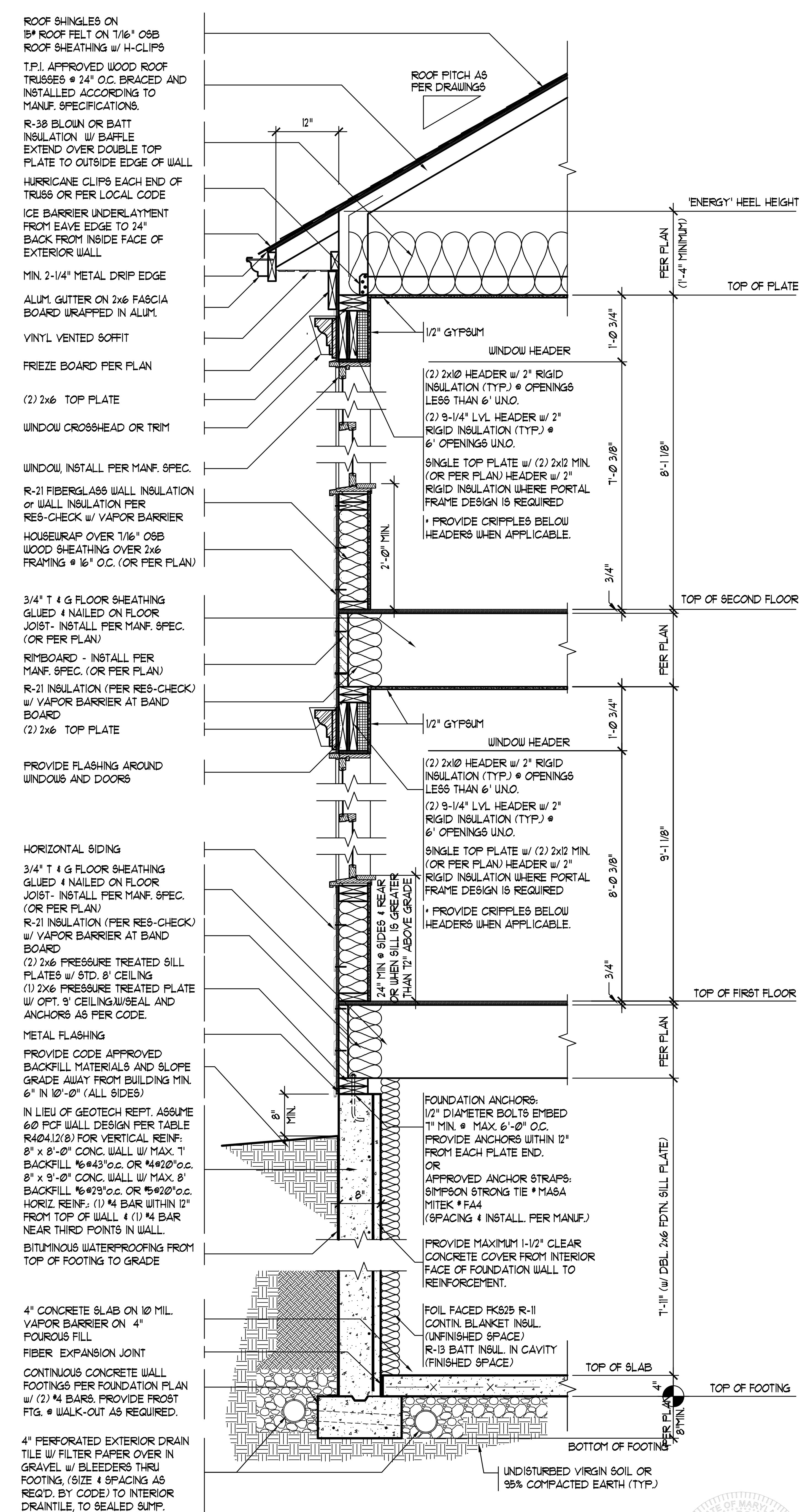


4 **WALL SECTION - BASEMENT**
SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0"
(SYNTHETIC STONE VENEER BASE w/ SIDING ABOVE) - (2) STORY
2021 IRC / 2021 IECC



2 **WALL SECTION - BASEMENT**
SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0"
(FULL SYNTHETIC STONE VENEER) - (2) STORY
2021 IRC / 2021 IECC



1 **WALL SECTION - BASEMENT**
SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0"
(FULL SIDING) - (2) STORY
2021 IRC / 2021 IECC

ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF SEAL DATE
09/09/2025

CODE CYCLE: 2021 IRC Architecture Collaborative, Inc. 9/11/2025 2:06 PM

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content: TYPICAL WALL SECTIONS
scale: 1"=4' (34x22) 1"=8' (17x11) U.N.O.
file: 8.0
drawn: SF
date: 12/27/19

RYAN DEVELOPMENT GROUP
PLAN B - 2550
title

date	revision	by

SHEET #
8.0

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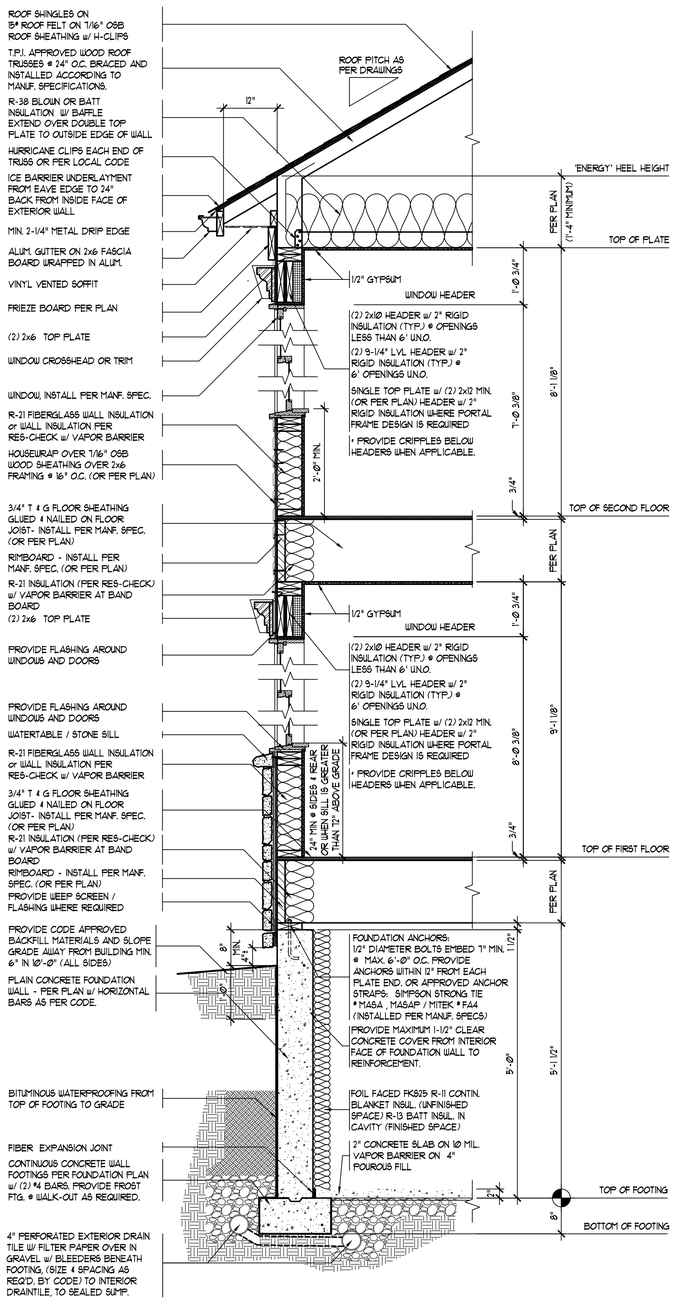
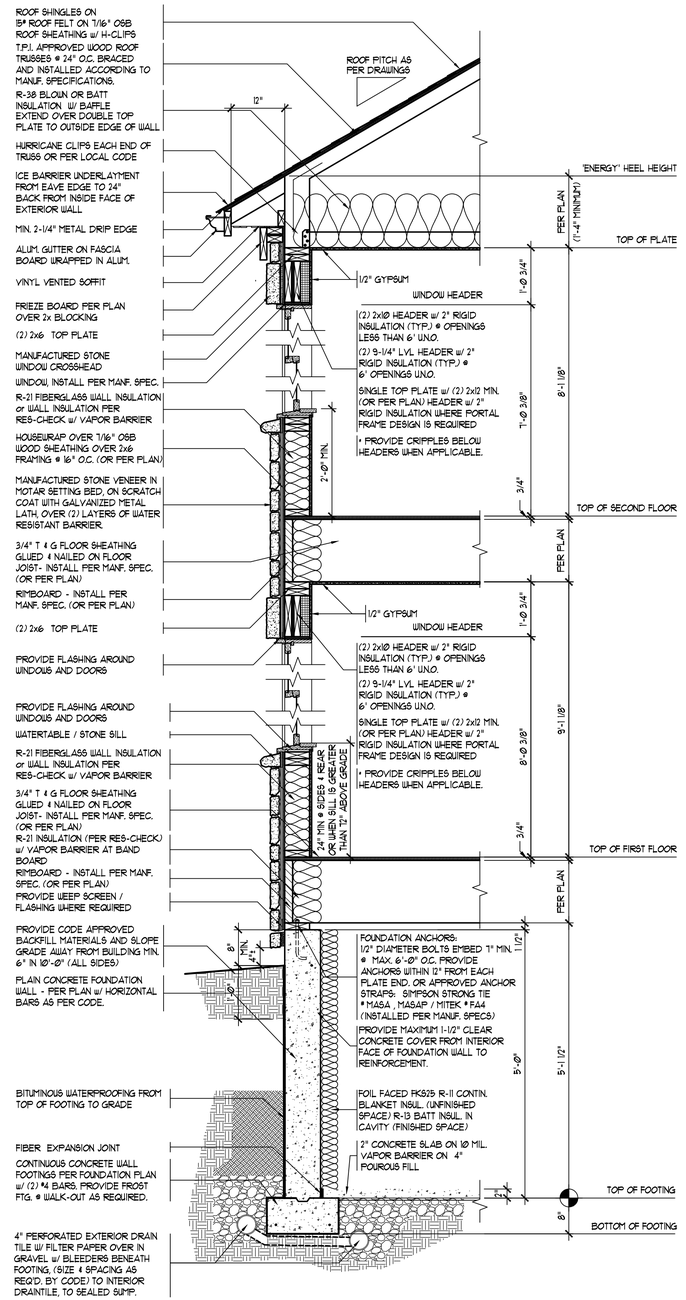
File Name: Z:\CLIENT\RYAN DEVELOPMENT\RD012638\SHEETS\8.0.DWG



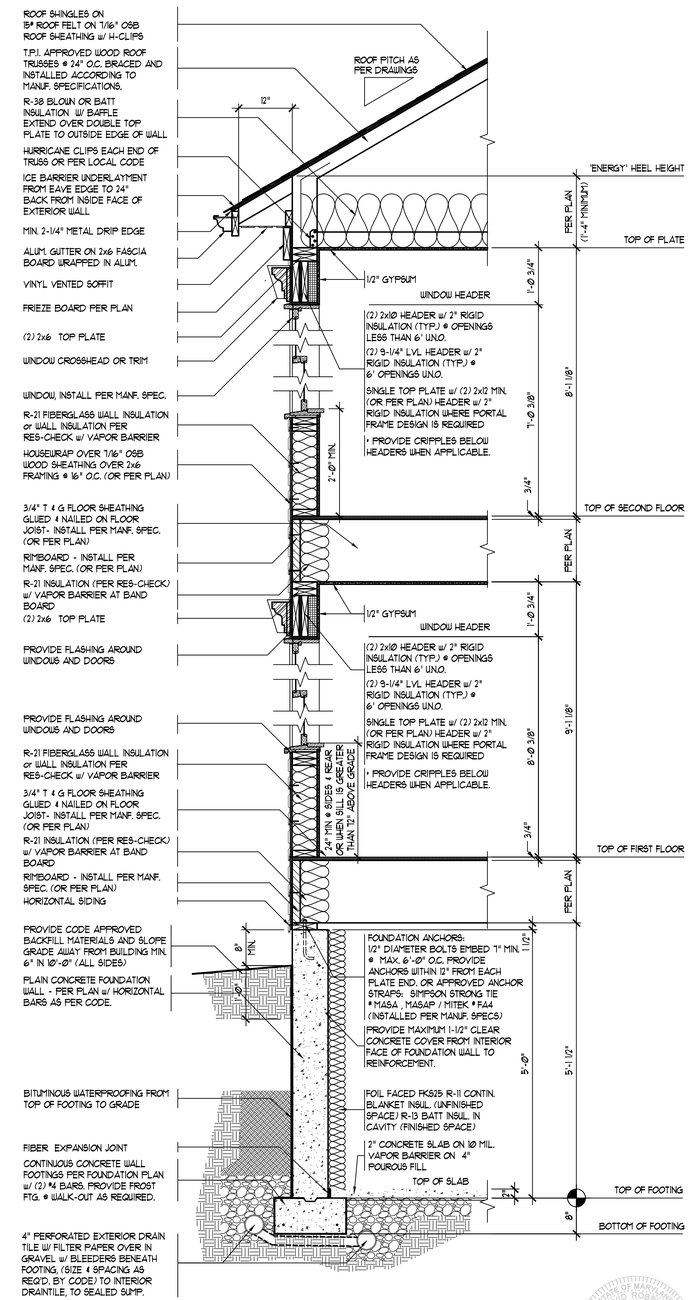
4 WALL SECTION - CRAWL SPACE

SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0"
(SYNTHETIC STONE VENEER BASE w/ SIDING ABOVE) - (2) STORY
2021 IRC / 2021 IECC



2 WALL SECTION - CRAWL SPACE

SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0"
(FULL SYNTHETIC STONE VENEER) - (2) STORY
2021 IRC / 2021 IECC



1 WALL SECTION - CRAWL SPACE

SCALE (17x11): 3/8" = 1'-0" SCALE (36x24): 3/4" = 1'-0"
(FULL SIDING) - (2) STORY
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content: TYPICAL WALL SECTIONS
scale: 1"=4' (34x22) 1"=8' (17x11) file: 8.0B
drawn: SP date: 12/27/19
title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

by	date	revision

SHEET # 8.0B

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VALID FOR SUBMITTAL WITHIN 90
DAYS OF SEAL DATE
09/09/2025

CODE CYCLE: 2021 IRC Architecture Collaborative, Inc. 9/11/2025 2:07 PM

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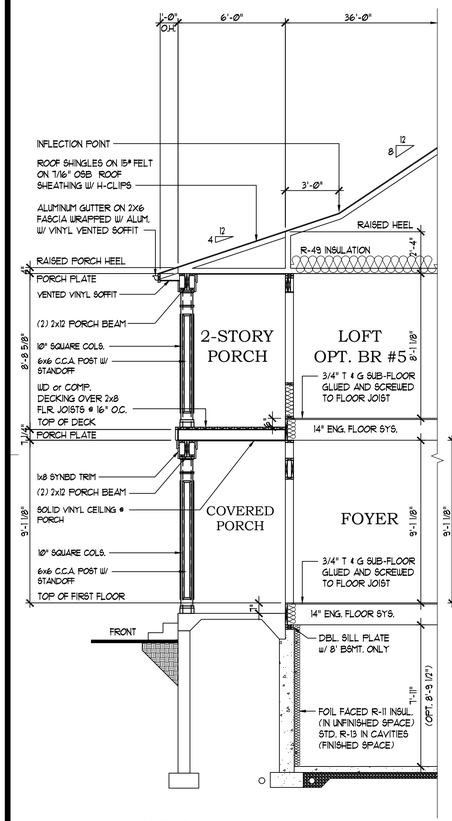
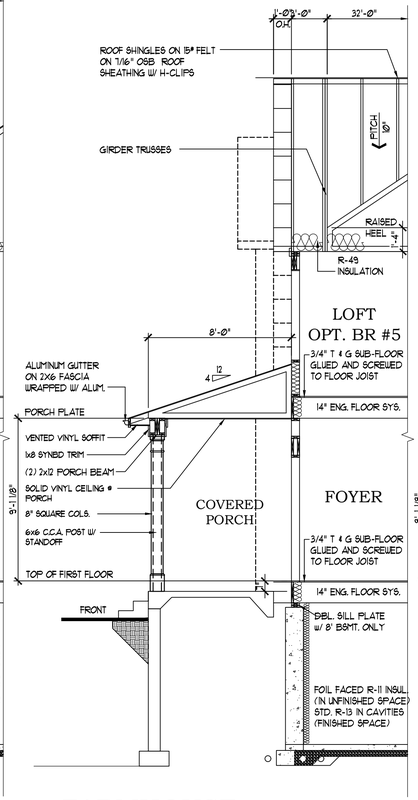


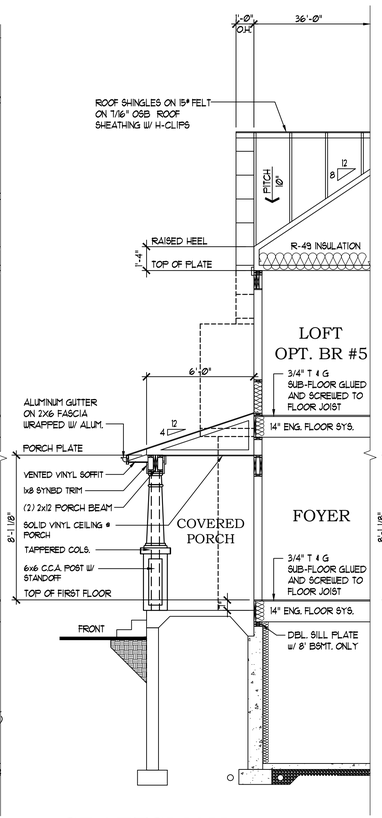
NAUTICAL BUILDING SECTION 'A-A'

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



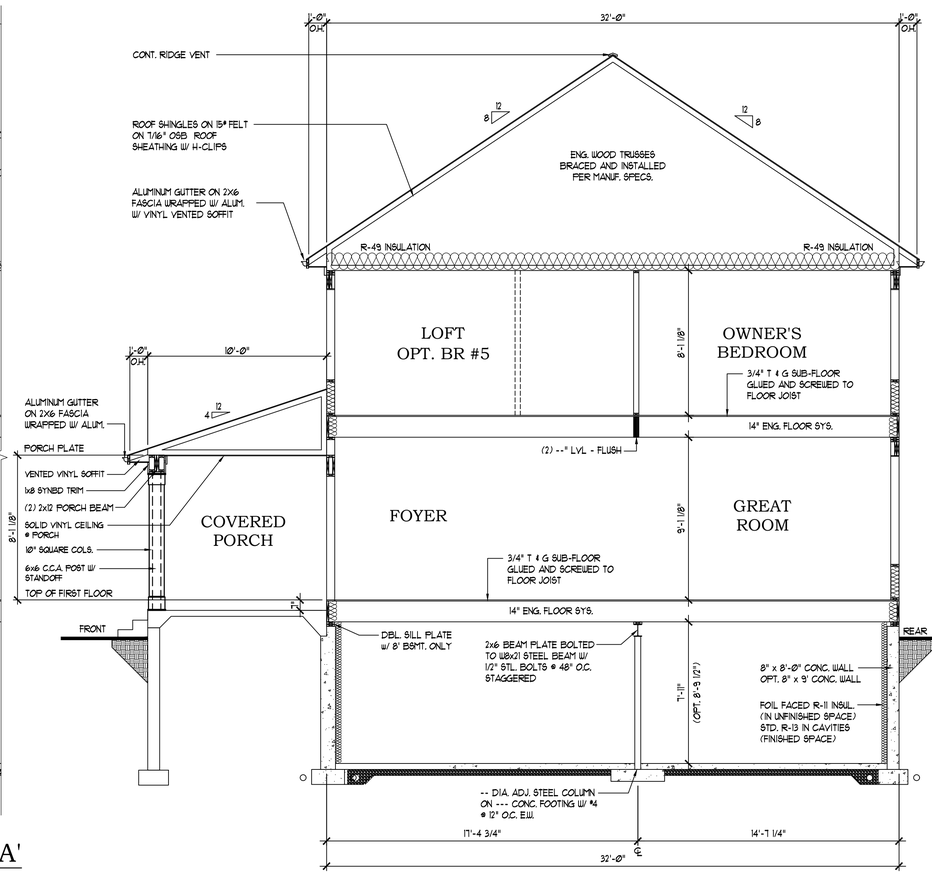
FARMHOUSE BUILDING SECTION 'A-A'

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



CRAFTSMAN BUILDING SECTION 'A-A'

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



BUILDING SECTION 'A-A'

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

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content: BUILDING SECTION A-A
scale: 1"=4' (34x22) 1"=8' (17x11) | drawn: SP | file: 8.1 | date: 12/27/19

title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

date	revision	by

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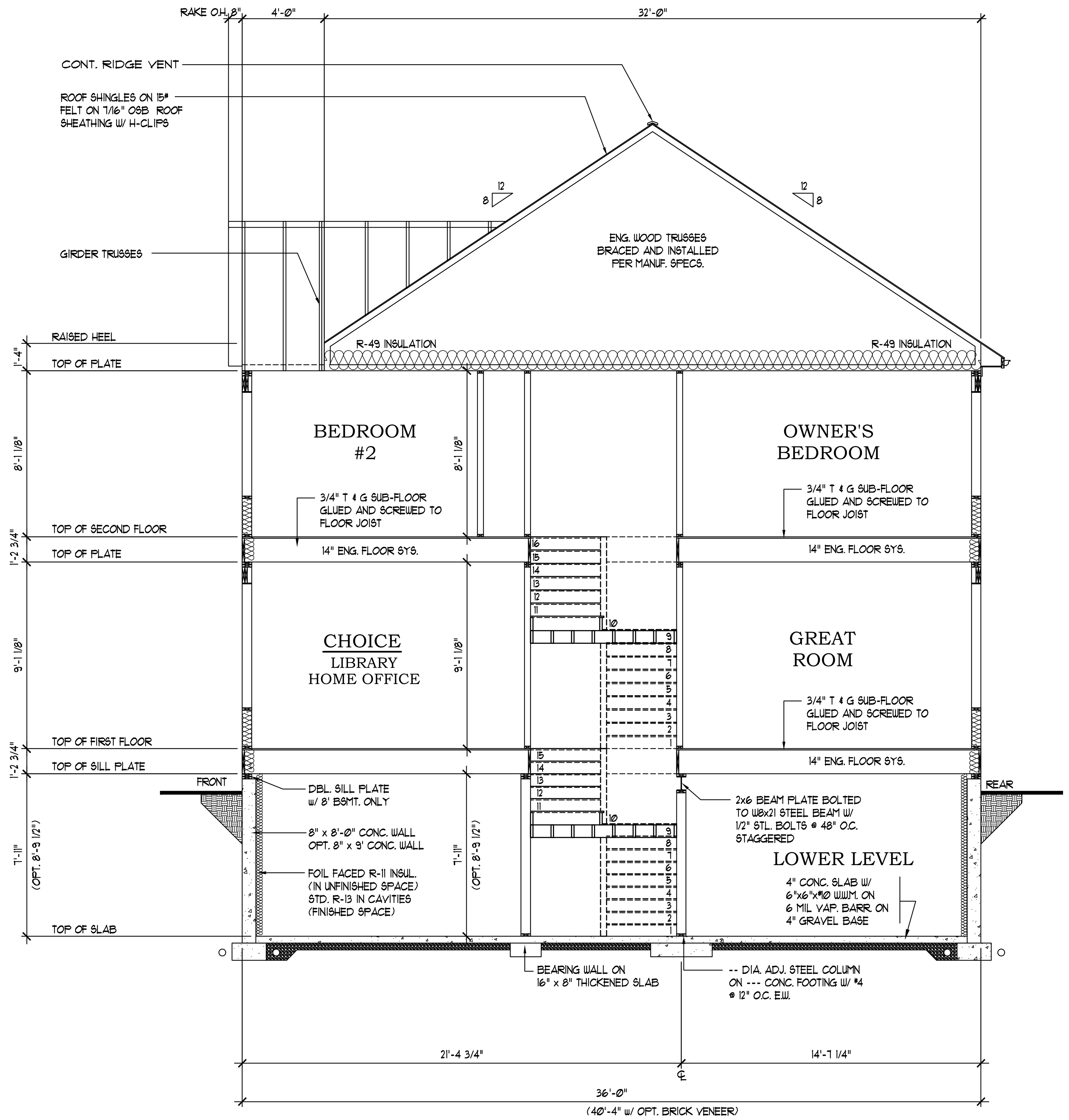
09/09/2025

CODE CYCLE: 2021 IRC

File Name: Z:\CLIENT\RYAN DEVELOPMENT\R0012638\SHEETS\8.1.DWG



BUILDING SECTION 'B-B'

SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

STAIRS NOTES:
9' FIRST FLOOR 14" FLOOR SYSTEM OVERALL HT.: 10' 3-7/8" RISER: 7.74" TREAD: 10" w/ 1" NS'G. 16 EQUAL RISERS

STAIRS NOTES:
8' BASEMENT 14" FLOOR SYSTEM OVERALL HT.: 9' 1-3/4" RISER: 7.32" TREAD: 10" w/ 1" NS'G. 15 EQUAL RISERS
(DOUBLE SILL PLATE)

STAIRS NOTES:
9' BASEMENT 14" FLOOR SYSTEM OVERALL HT.: 10' 0-1/4" RISER: 7.52" TREAD: 10" w/ 1" NS'G. 16 EQUAL RISERS
(SINGLE SILL PLATE)

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content: BUILDING SECTION B-B
scale: 1"=4' (34x22) U.N.O. 1"=8' (17x11)
file: 8.2
drawn: SF
date: 12/27/19

title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

date	revision	by

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license number 5921
expiration date 04-03-2026

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09/09/2025

CODE CYCLE: 2021 IRC Architecture Collaborative, Inc. 9/11/2025 2:07 PM

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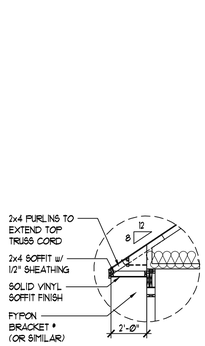
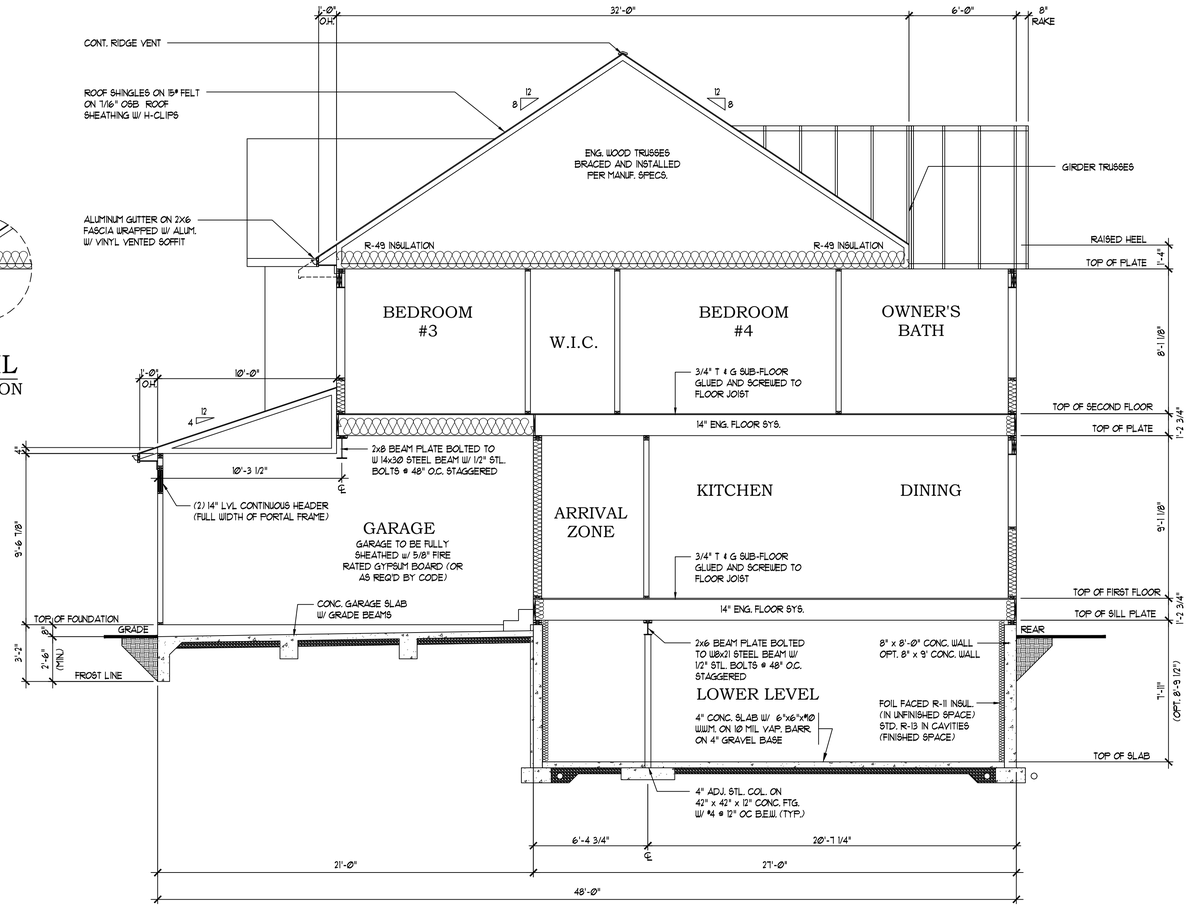
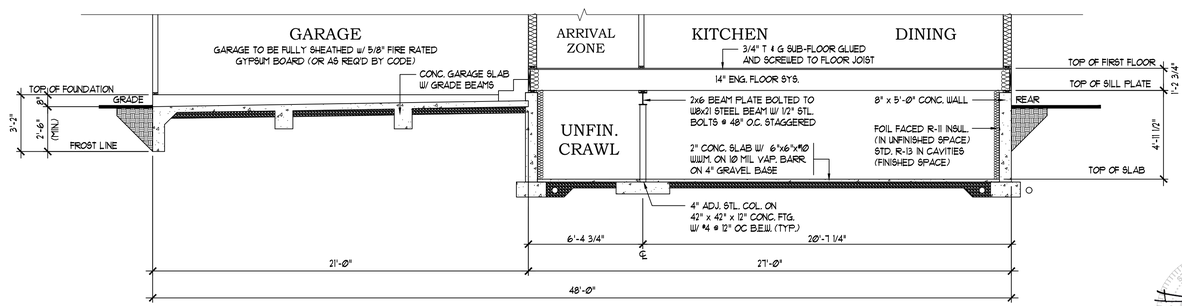


EAVE DETAIL
NAUTICAL ELEVATION



BUILDING SECTION 'C-C'
SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"



BUILDING SECTION 'C-C' w/ PARTIAL CRAWL
SCALE (17x11): 1/8" = 1'-0"
SCALE (34x22): 1/4" = 1'-0"

STATE OF MARYLAND
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ARCHITECT
5921
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content: BUILDING SECTION C-C
scale: 1"=4" (34x22) file: 8.3
U.N.O. 1"=8" (17x11) drawn: SP date: 12/27/19

title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

by	revision	date

SHEET # 8.3

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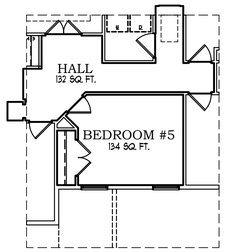
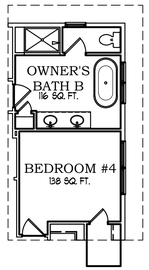


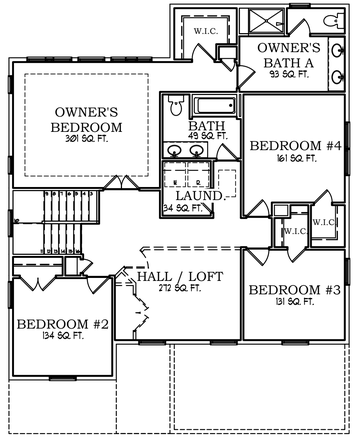
OPT. BEDROOM #5

SCALE (17x11): 1/16" = 1'-0"
SCALE (36x24): 1/8" = 1'-0"



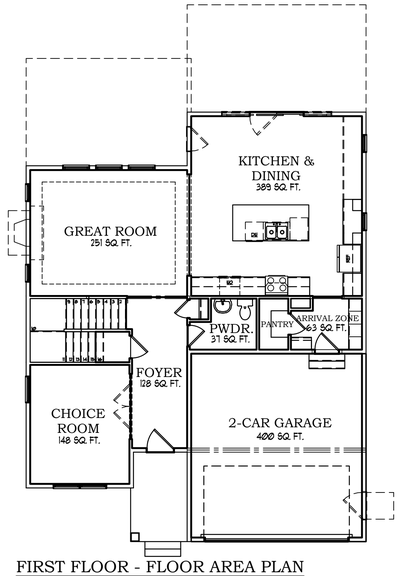
OPT. BATH 'B'

SCALE (17x11): 1/16" = 1'-0"
SCALE (36x24): 1/8" = 1'-0"



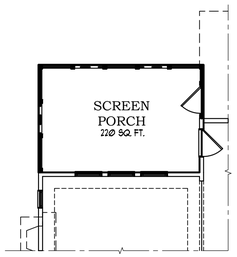
SECOND FLOOR - FLOOR AREA PLAN

SCALE (17x11): 1/16" = 1'-0"
SCALE (36x24): 1/8" = 1'-0"



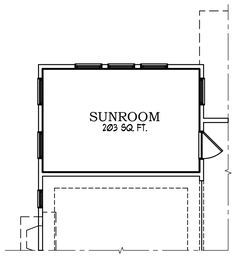
FIRST FLOOR - FLOOR AREA PLAN

SCALE (17x11): 1/16" = 1'-0"
SCALE (36x24): 1/8" = 1'-0"



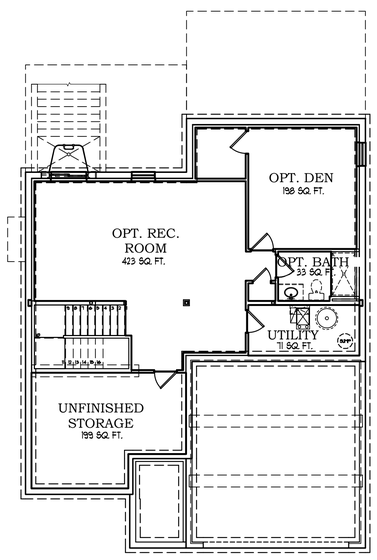
OPT. SCREEN PORCH

SCALE (17x11): 1/16" = 1'-0"
SCALE (36x24): 1/8" = 1'-0"



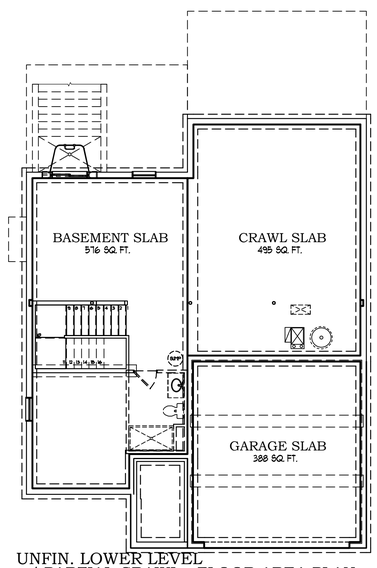
OPT. SUNROOM

SCALE (17x11): 1/16" = 1'-0"
SCALE (36x24): 1/8" = 1'-0"



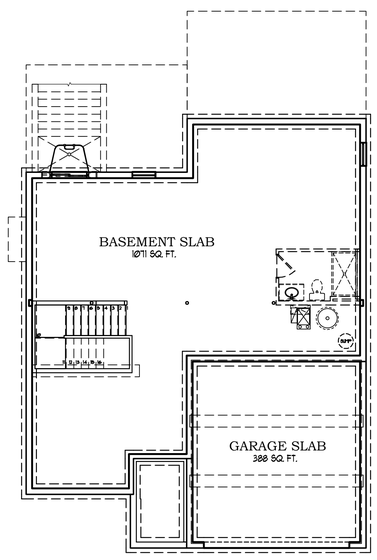
LOWER LEVEL - FLOOR AREA PLAN

SCALE (17x11): 1/16" = 1'-0"
SCALE (36x24): 1/8" = 1'-0"



UNFIN. LOWER LEVEL
w/ PARTIAL CRAWL - FLOOR AREA PLAN

SCALE (17x11): 1/16" = 1'-0"
SCALE (36x24): 1/8" = 1'-0"



UNFIN. LOWER LEVEL - FLOOR AREA PLAN

SCALE (17x11): 1/16" = 1'-0"
SCALE (36x24): 1/8" = 1'-0"

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content: FLOOR AREA PLAN
scale: 1"=4' (34x22) 1"=8' (17x11) file: 9.0
U.N.O. drawn: SP date: 12/27/19

title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

date	revision	by

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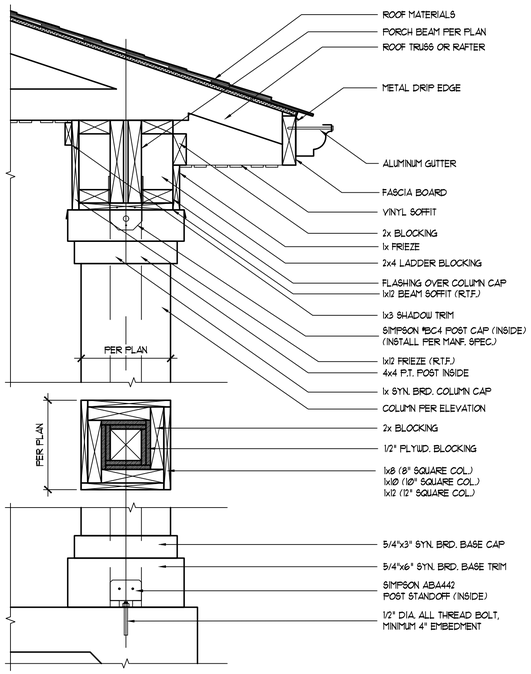
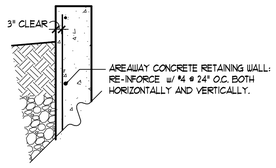
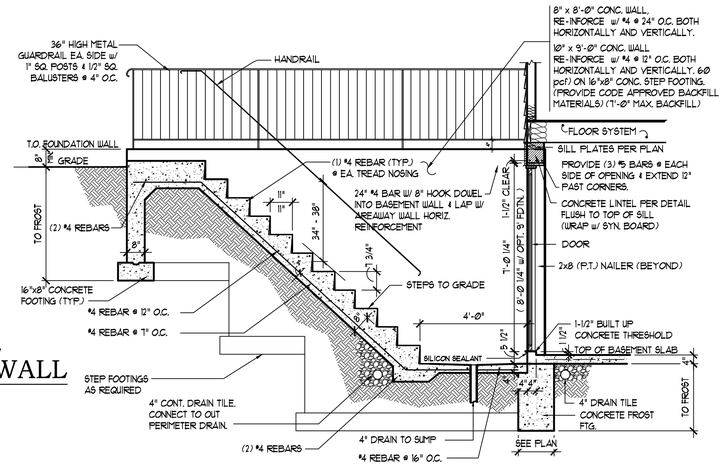


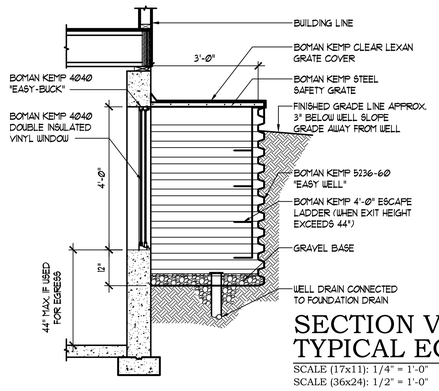
C1 DETAIL @ SQUARE PORCH COLUMN 'A'
SCALE (17x11): 3/4" = 1'-0"
SCALE (36x24): 1-1/2" = 1'-0"



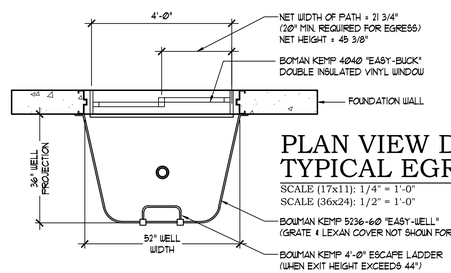
SECTION VIEW DETAIL
AREAWAY RETAINING WALL
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"



SECTION VIEW DETAIL
TYPICAL CONCRETE AREAWAY
SCALE (17x11): 3/16" = 1'-0"
SCALE (36x24): 3/8" = 1'-0"
MINIMUM STAIR TREAD SURFACE TO BE 11"



SECTION VIEW DETAIL
TYPICAL EGRESS WELL
SCALE (17x11): 1/4" = 1'-0"
SCALE (36x24): 1/2" = 1'-0"



PLAN VIEW DETAIL
TYPICAL EGRESS WELL
SCALE (17x11): 1/4" = 1'-0"
SCALE (36x24): 1/2" = 1'-0"

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drawn: SF
file: 2) file: 9.0 TYPICAL
date: 12/27/19

RYAN DEVELOPMENT GROUP
PLAN B - 2550
title

date	revision	by

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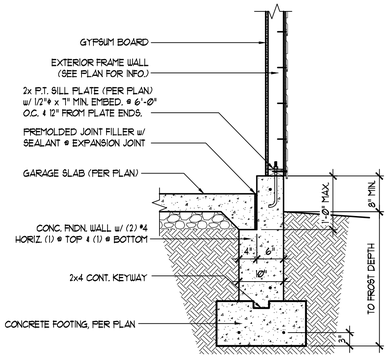
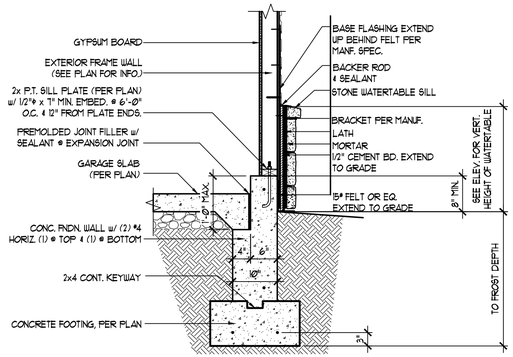
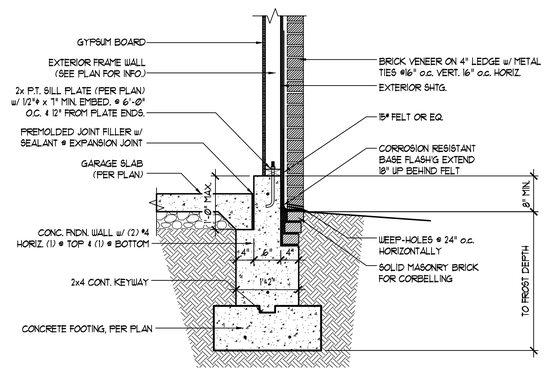


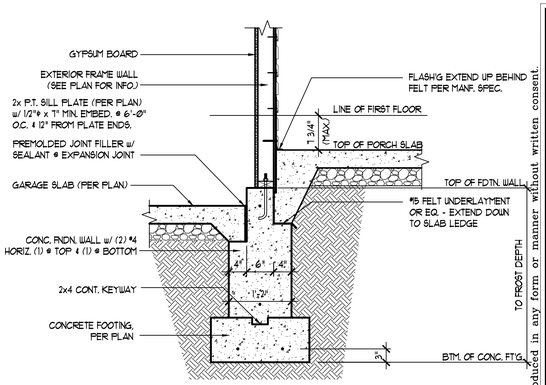
G1 DETAIL @ GARAGE EXTERIOR FOUNDATION WALL
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"



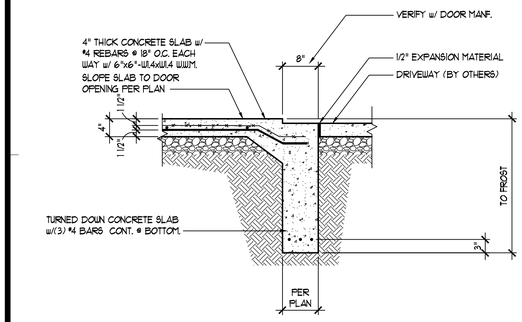
G2 DETAIL @ GARAGE EXTERIOR FOUNDATION WALL w/ STONE WATERTABLE
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"



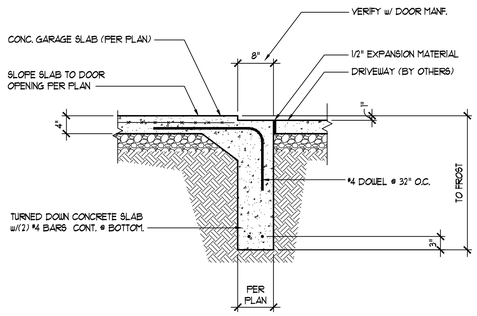
G3 DETAIL @ GARAGE EXTERIOR FOUNDATION WALL w/ BRICK WATERTABLE
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"



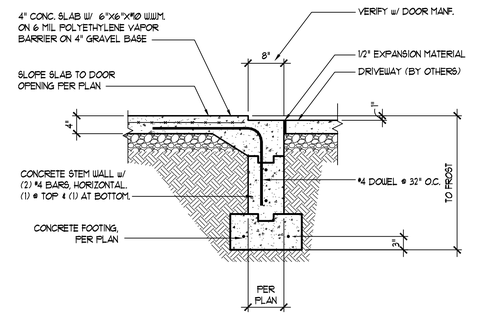
G4 DETAIL @ GARAGE FOUNDATION WALL @ PORCH SLAB
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"



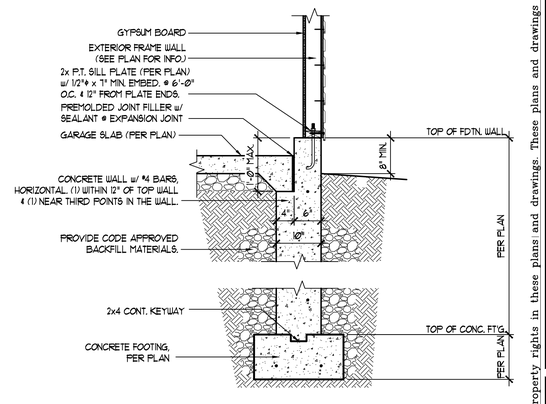
G5 DETAIL @ GARAGE TURNED DOWN SLAB
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"



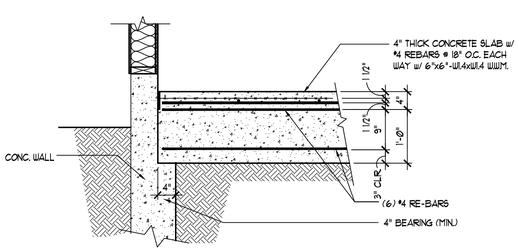
G6 DETAIL @ GARAGE TURNED DOWN SLAB
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"



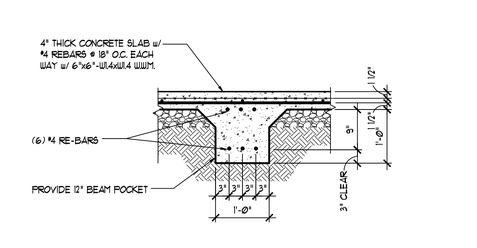
G7 DETAIL @ GARAGE DOOR
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"



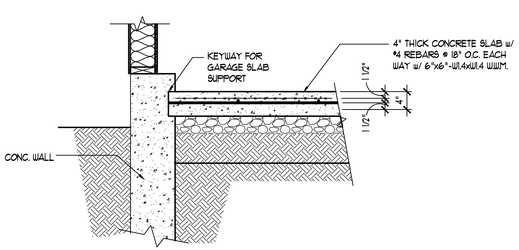
G8 DETAIL @ FULL HEIGHT GARAGE EXTERIOR FOUNDATION WALL
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"



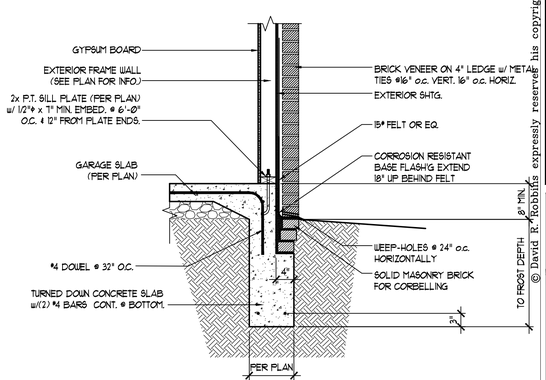
G9 DETAIL @ GARAGE GRADE BEAM POCKET
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"



G10 DETAIL @ GARAGE GRADE BEAM
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"



G11 DETAIL @ GARAGE GRADE BEAM POCKET
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"



G12 DETAIL @ GARAGE EXTERIOR FOUNDATION WALL w/ BRICK WATERTABLE
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"

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drawn: SF date: 12/27/19

RYAN DEVELOPMENT GROUP
PLAN B – 2550

by	date	revision

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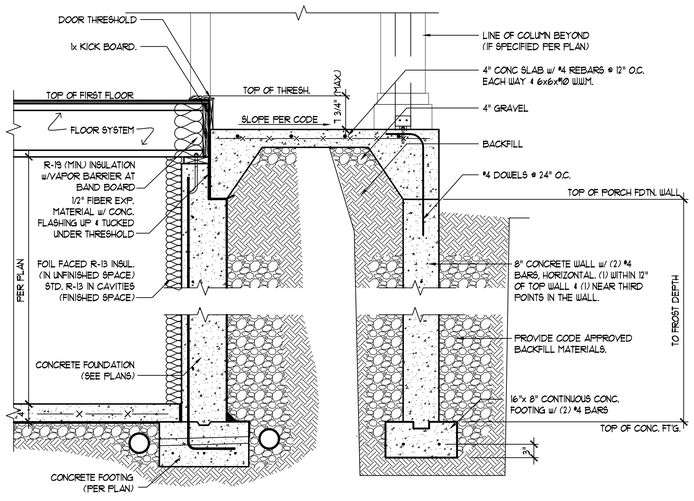
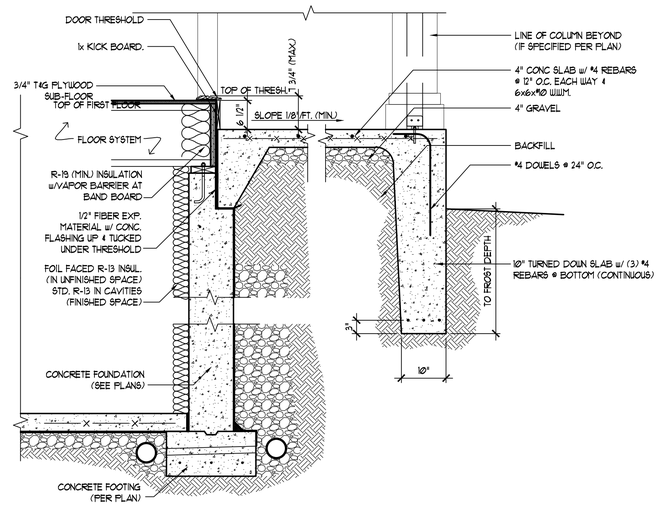
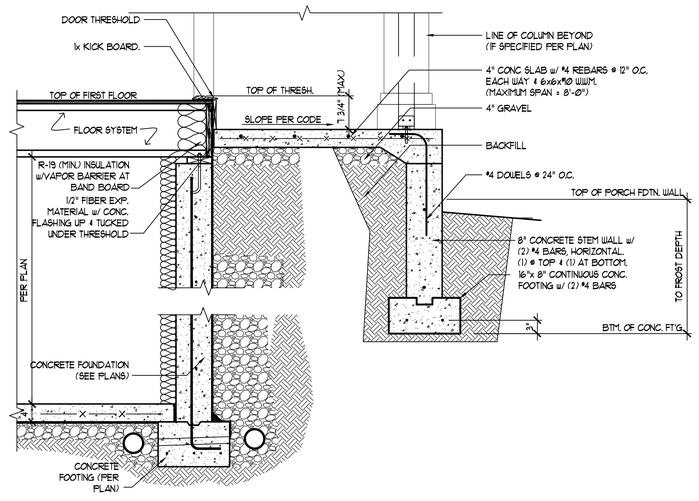


F4 DETAIL @ STOOP / PORCH & FOUNDATION WALLS
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"



F6 DETAIL @ STOOP / PORCH & FOUNDATION WALLS
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"



F8 DETAIL @ STOOP / PORCH & FOUNDATION WALLS
SCALE (17x11): 3/8" = 1'-0"
SCALE (36x24): 3/4" = 1'-0"

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PLAN B - 2550

title

date	revision	by

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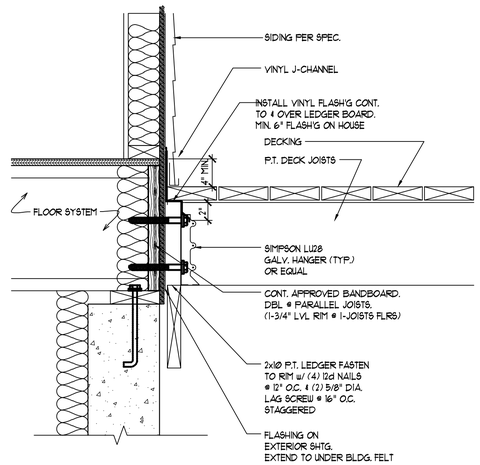
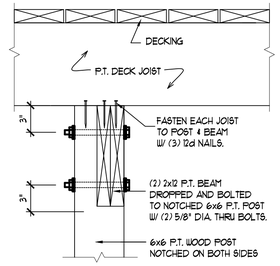


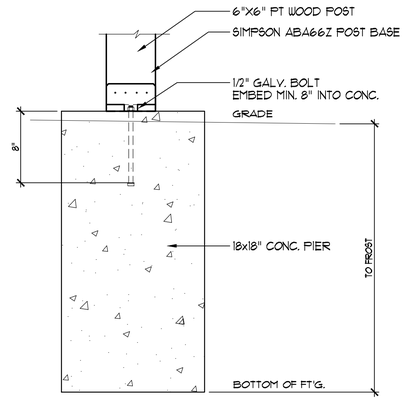
2 DECK / HOUSE CONNECTION DETAIL

SCALE (11X17): 3/4" = 1'-0"
SCALE (24X36): 1-1/2" = 1'-0"



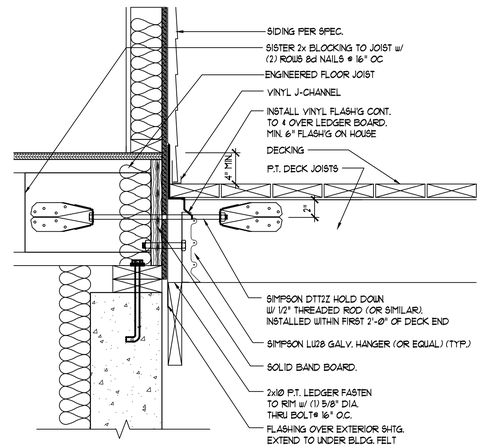
1 DETAIL @ DECK BEAM

SCALE (11X17): 3/4" = 1'-0"
SCALE (24X36): 1-1/2" = 1'-0"



6 DECK POST CONNECTION DETAIL

SCALE (11X17): 3/4" = 1'-0"
SCALE (24X36): 1-1/2" = 1'-0"



3 DECK LATERAL CONNECTION DETAIL

SCALE (11X17): 3/4" = 1'-0"
SCALE (24X36): 1-1/2" = 1'-0"

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scale: 1"=4' (34x22) 1"=8' (17x11)
drawn: SP
file: 9.1 DECK
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title: RYAN DEVELOPMENT GROUP
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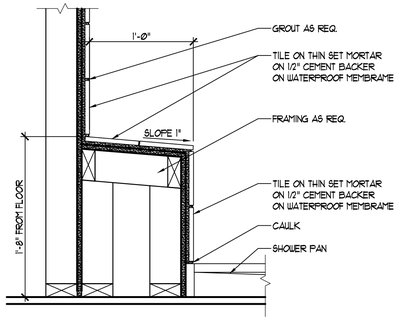
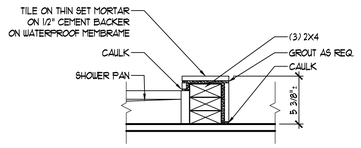
CODE CYCLE: 2021 IRC

File Name: Z:\CLIENT\RYAN DEVELOPMENT\RD012638\SHEETS\9.1 DECK.DWG



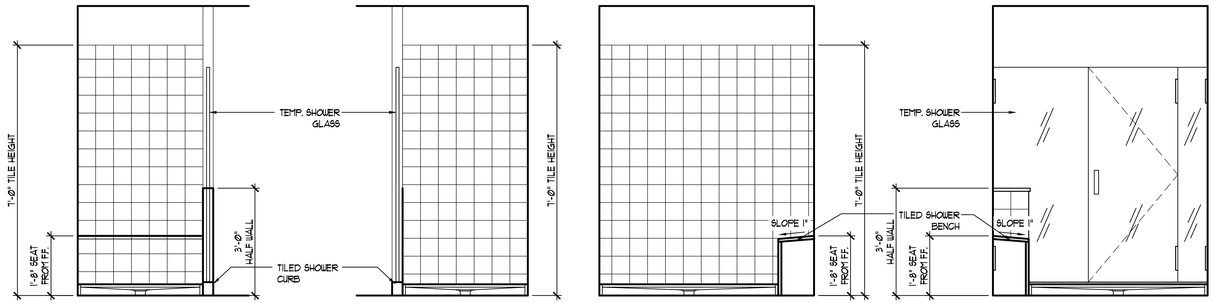
SHOWER BENCH DETAIL

SCALE (17x11): 3/4" = 1'-0"
SCALE (36x24): 1 1/2" = 1'-0"



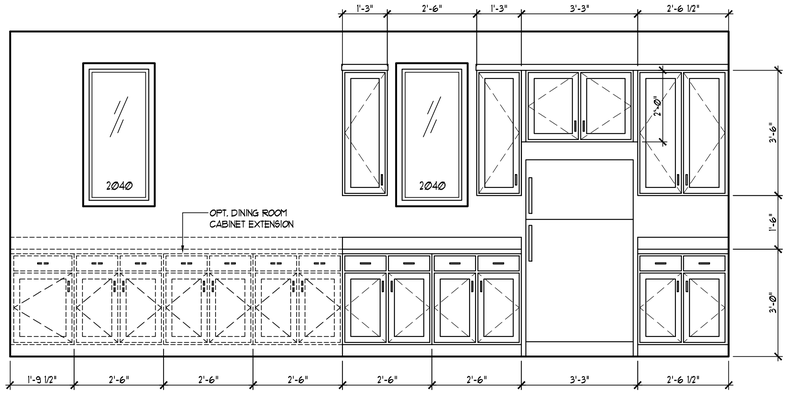
SHOWER CURB DETAIL

SCALE (17x11): 3/4" = 1'-0"
SCALE (36x24): 1 1/2" = 1'-0"



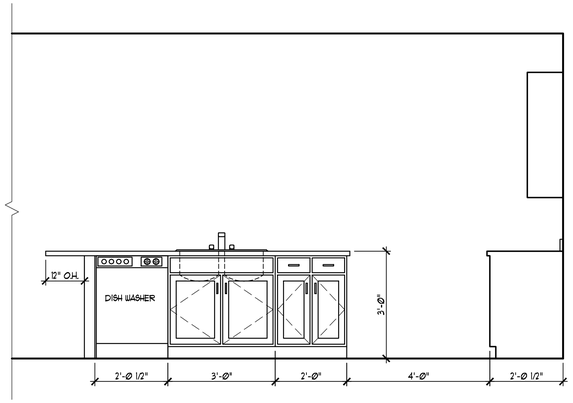
OWNER'S BATH "A & OPT. B" INTERIOR ELEVATIONS

SCALE (17x11): 1/4" = 1'-0"
SCALE (36x24): 1/2" = 1'-0"



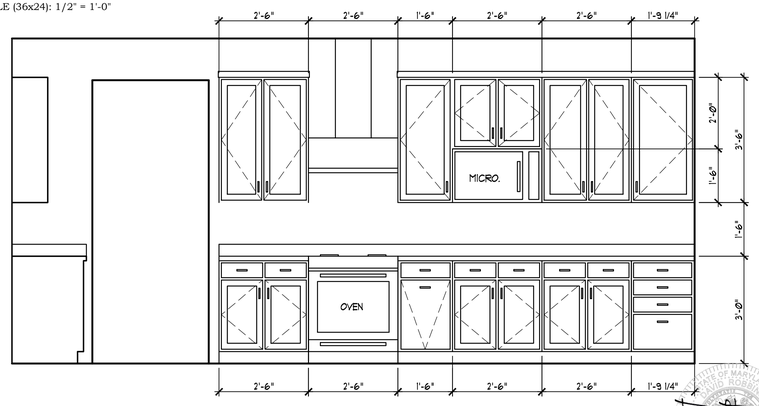
KITCHEN INTERIOR ELEVATION

SCALE (17x11): 1/4" = 1'-0"
SCALE (36x24): 1/2" = 1'-0"



KITCHEN ISLAND ELEVATION

SCALE (17x11): 1/4" = 1'-0"
SCALE (36x24): 1/2" = 1'-0"



KITCHEN INTERIOR ELEVATION

SCALE (17x11): 1/4" = 1'-0"
SCALE (36x24): 1/2" = 1'-0"

ELECTRONIC SEALED DRAWINGS
VALID FOR SUBMITTAL WITHIN 90
DAYS OF SEAL DATE
09/09/2025

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Tel.: (410) 465-7500 Fax: (410) 465-0903

content: INTERIOR ELEVATIONS
scale: 1"=4' (34x22) 1"=8' (17x11) file: 9.5
U.N.O. drawn: SP date: 12/27/19

title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

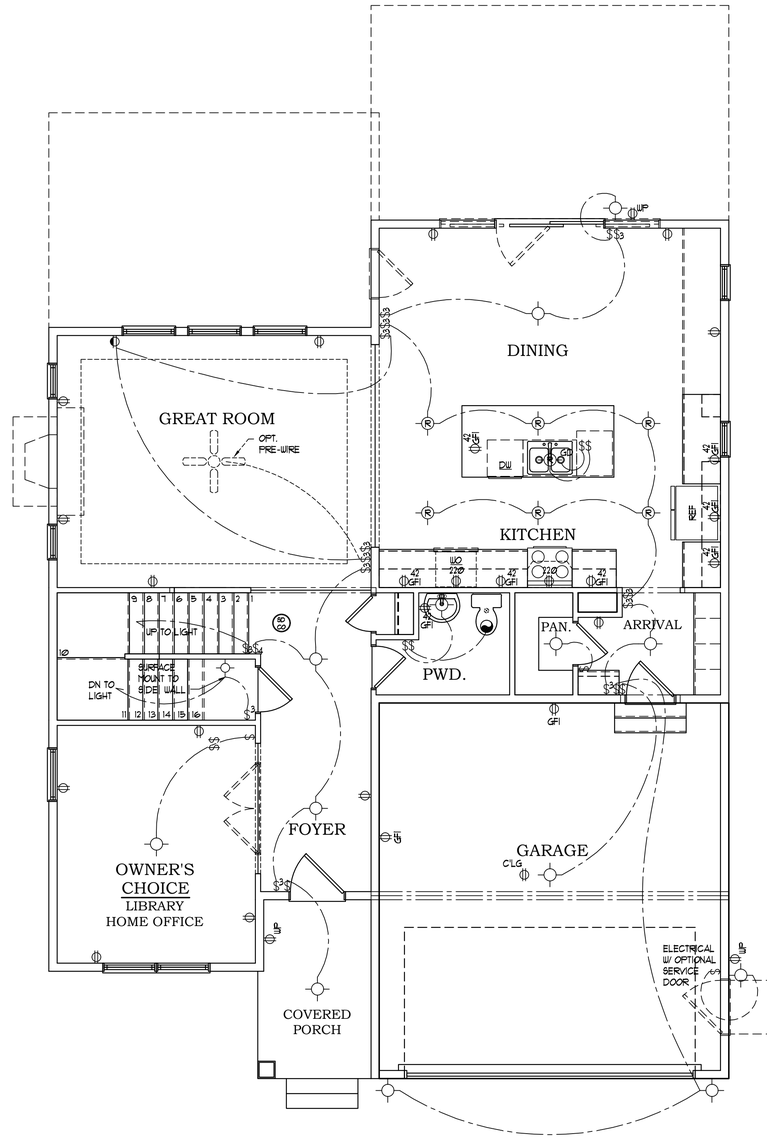
by	date	revision

SHEET # 9.5

Professional Certification
I hereby certify that these documents were prepared by me, and that I am a duly licensed professional Architect under the laws of the State of Maryland.
license number 5921
expiration date 04-09-2026

CODE CYCLE: 2021 IRC Architecture Collaborative, Inc. 9/11/2025 2:08 PM

File Name: Z:\CLIENT\RYAN DEVELOPMENT\RD012638\SHEETS\9.5.DWG



ELECTRICAL FIRST FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

2018 IRC ELECTRICAL NOTES: CHAPTER 34

- PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION (AS REQUIRED BY CODE).
- ELECTRICAL OUTLETS LOCATED IN GARAGES, KITCHEN, POUDER ROOM, BATH ROOMS, LAUNDRY AREA, CRAWL SPACES AND THE EXTERIOR ARE TO BE GFCI PROTECTED AS REQUIRED BY CODE.
- PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACES.
- THESE DRAWINGS ARE SCHEMATIC ONLY.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS.
- ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES.
- FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.

ELECTRICAL SYMBOLS

- DUPLEX OUTLET 18" AFF.
- DUPLEX OUTLET 42" AFF.
- DUPLEX OUTLET 18" AFF. HALF SWITCHED
- 220 VOLT DUPLEX OUTLET
- WATERPROOF RECEPTACLE
- GROUND FAULT INTERRUPTER
- GROUND FAULT INTERRUPTER 42" AFF.
- WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- DIMMER WALL SWITCH
- EXHAUST FAN
- FAN/LIGHT COMBO
- LIGHT FIXTURE CEILING MOUNTED
- LIGHT FIXTURE RECESSED LIGHT
- FIXTURE PULL CHAIN
- FLUORESCENT LIGHT FIXTURE
- FLOOD LIGHTS
- LIGHT FIXTURE WALL MOUNTED
- THERMOSTAT
- JUNCTION BOX
- DOOR CHIME
- TELEPHONE JACK
- TELEVISION JACK
- GARBAGE DISPOSAL
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- COMBINATION SMOKE -CARBON DETECTOR
- ELECTRIC PANEL
- ELECTRIC METER
- INTERCOM
- INTERCOM CONSOLE

ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF SEAL DATE
09/09/2025

CODE CYCLE: 2021 IRC Architecture Collaborative, Inc. 9/11/2025 2:08 PM

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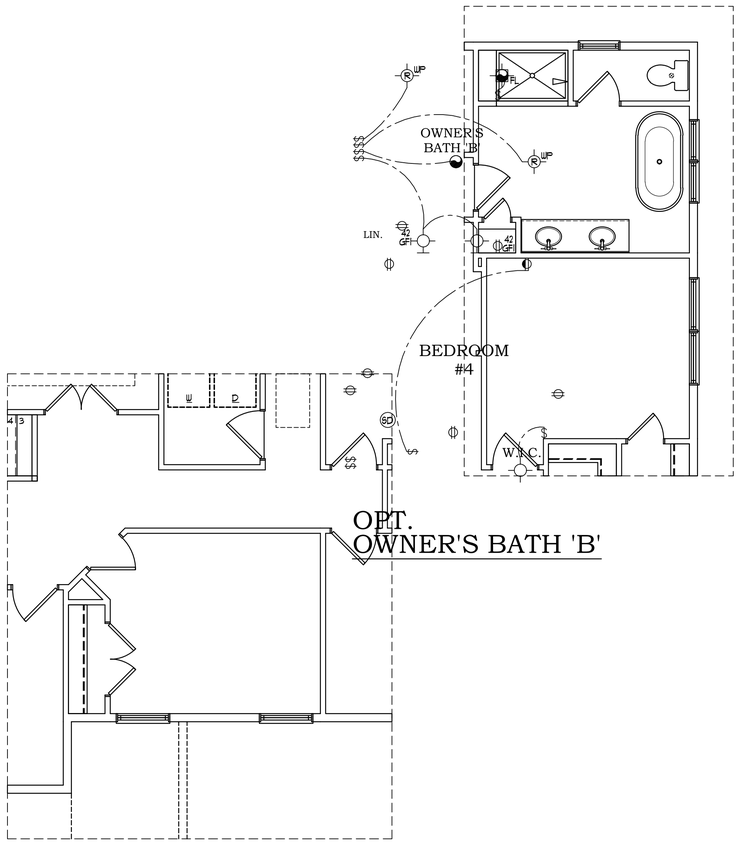
content: ELECTRICAL PLAN – FIRST FLOOR
scale: 1"=4" (34x22) 1"=8" (17x11) U.N.O. drawn: SP date: 12/27/19 file: E1.1
title: RYAN DEVELOPMENT GROUP
PLAN B – 2550

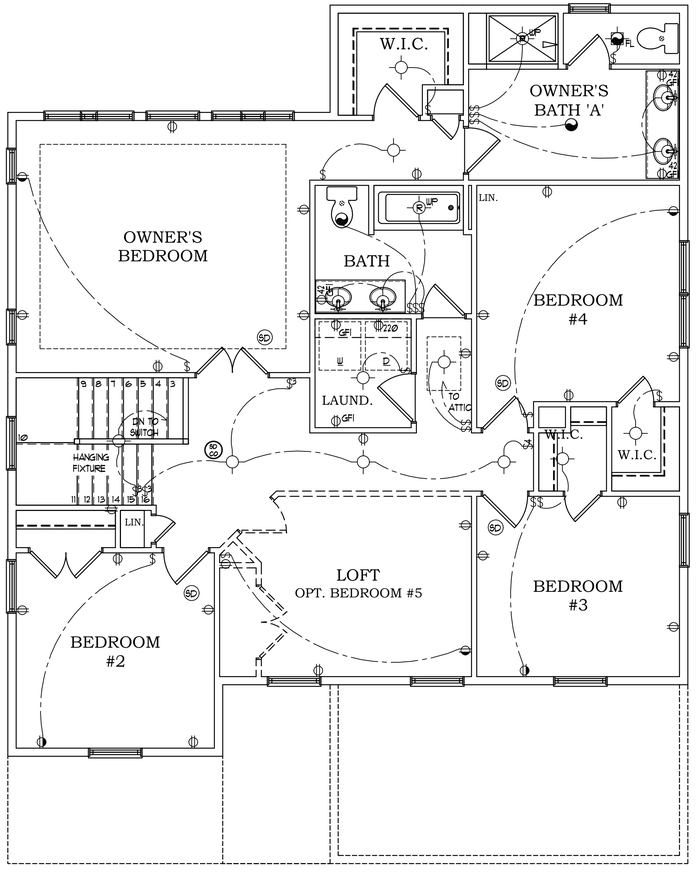
by	revision	date

SHEET # E1.1

Professional Certification
I hereby 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 5821
expiration date 04-03-2026

File Name: Z:\CLIENT\RYAN DEVELOPMENT\RD012838\SHEETS\E1.1.DWG





ELECTRICAL
SECOND FLOOR PLAN

SCALE (17x11): 1/8" = 1'-0"
SCALE (36x24): 1/4" = 1'-0"

2018 IRC ELECTRICAL NOTES: CHAPTER 34

- PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS WIRED TO A NEARBY CIRCUIT (WITH BATTERY BACKUP) AND INTER-CONNECTED FOR SIMULTANEOUS ACTIVATION (AS REQUIRED BY CODE).
- ELECTRICAL OUTLETS LOCATED IN GARAGES, KITCHEN, POWDER ROOM, BATH ROOMS, LAUNDRY AREA, CRAWL SPACES AND THE EXTERIOR ARE TO BE GFCI PROTECTED AS REQUIRED BY CODE.
- PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACES.
- THESE DRAWINGS ARE SCHEMATIC ONLY.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL ELECTRICAL SYSTEMS.
- ALL ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, THE LOCAL POWER COMPANY AND ALL APPLICABLE CODES.
- FIXTURES AND APPARATUS ARE SELECTED BY THE BUILDER AND SHALL BE UL APPROVED.

ELECTRICAL SYMBOLS

	DUPLEX OUTLET 18" AFF.
42	DUPLEX OUTLET 42" AFF.
	DUPLEX OUTLET 18" AFF. HALF SWITCHED
220	220 VOLT DUPLEX OUTLET
WP	WATERPROOF RECEPTACLE
GFI	GROUND FAULT INTERRUPTER
42 GFI	GROUND FAULT INTERRUPTER 42" AFF.
$	WALL SWITCH
$3	3-WAY WALL SWITCH
$4	4-WAY WALL SWITCH
$D	DIMMER WALL SWITCH
	EXHAUST FAN
FL	FAN/LIGHT COMBO
	LIGHT FIXTURE CEILING MOUNTED
R	LIGHT FIXTURE RECESSED LIGHT
PC	FIXTURE PULL CHAIN
	FLUORESCENT LIGHT FIXTURE
	FLOOD LIGHTS
	LIGHT FIXTURE WALL MOUNTED
T	THERMOSTAT
JB	JUNCTION BOX
CHIME	DOOR CHIME
	TELEPHONE JACK
	TELEVISION JACK
	GARBAGE DISPOSAL
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
SD CO	COMBINATION SMOKE -CARBON DETECTOR
EP	ELECTRIC PANEL
EM	ELECTRIC METER
I	INTERCOM
Ic	INTERCOM CONSOLE

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Tel.: (410) 465-7500 Fax: (410) 465-0903

content: ELECTRICAL PLAN - SECOND FLOOR
scale: 1"=4' (34x22) 1"=8' (17x11) | drawn: SP | date: 12/27/19 | file: E2.1
title: RYAN DEVELOPMENT GROUP
PLAN B - 2550

date	revision	by

SHEET # E2.1

Professional Certification
I hereby certify that these documents were prepared by me, and that I am a duly licensed professional Architect under the laws of the State of Maryland.
license number 5921
expiration date 04-05-2026

STATE OF MARYLAND DAVID ROBBINS 5921 REGISTERED ARCHITECT
ELECTRONIC SEALED DRAWINGS VALID FOR SUBMITTAL WITHIN 90 DAYS OF SEAL DATE
09/09/2025

CODE CYCLE: 2021 IRC Architecture Collaborative, Inc. 9/11/2025 2:08 PM

File Name: Z:\CLIENT\RYAN DEVELOPMENT\RD012638\SHEETS\E2.1.DWG

KSE ENGINEERING
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
www.kse-eng.com (215) 804-4449

2550 MODEL

ANNE ARUNDEL COUNTY, MARYLAND

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH AND COORDINATED WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. THIS COORDINATION IS NOT THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD (SER). SHOULD ANY DISCREPANCIES BECOME APPARENT, THE CONTRACTOR SHALL NOTIFY KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS. IT IS THE INTENT OF THE ENGINEER LISTED ON THESE DOCUMENTS THAT THESE DOCUMENTS BE ACCURATE, PROVIDING LICENSED PROFESSIONALS CLEAR INFORMATION. EVERY ATTEMPT HAS BEEN MADE TO PREVENT ERROR. THE BUILDER AND ALL SUBCONTRACTORS ARE REQUIRED TO REVIEW ALL OF THE INFORMATION CONTAINED IN THESE DOCUMENTS PRIOR TO THE COMMENCEMENT OF ANY WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ANY PLAN ERRORS, OMISSIONS, OR MISINTERPRETATIONS UNDETECTED AND NOT REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION. ALL CONSTRUCTION MUST BE IN ACCORDANCE TO THE INFORMATION FOUND IN THESE DOCUMENTS.

DESIGN SPECIFICATIONS:

DESIGN BUILDING CODE (REFERRED TO HEREIN AS 'THE BUILDING CODE'):
- INTERNATIONAL RESIDENTIAL CODE 2021 EDITION.

DESIGN LIVE LOADS:
- ROOF = 20 PSF
- SNOW LOAD = 30 PSF SNOW LOAD (LOAD DURATION FACTOR=1.15)
- UNINHABITABLE ATTICS WITH LIMITED STORAGE = 20 PSF (WHERE SPECIFIED ON PLANS)
- HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS = 30 PSF
- FLOOR = 40 PSF
- FLOOR (SLEEPING AREAS) = 30 PSF
- DECK/BALCONY = 40 PSF
- STAIRS = 40 PSF

DESIGN DEAD LOADS:
- ROOF TRUSS = 17 PSF (TC=7, BC=10)
- FLOOR TRUSS = 15 PSF (TC=10, BC=5)
- FLOOR JOIST = 10 PSF
- STANDARD BRICK = 40 PSF
- QUEEN ANNE BRICK = 25 PSF

NOTE: STRUCTURAL FRAMING HAS NOT BEEN DESIGNED FOR TILE, GRANITE, MARBLE OR OTHER MATERIALS HEAVIER THAN THE ABOVE LOADING UNLESS SPECIFICALLY NOTED ON PLANS..

DESIGN WIND LOADS:
- ULTIMATE WIND SPEED = 115 MPH
- EXPOSURE CATEGORY = B

ASSUMED SOIL BEARING CAPACITY = 2000 PSF

ASSUMED LATERAL SOIL PRESSURE = 45 PCF

FROST DEPTH = 30" MINIMUM

SEISMIC DESIGN CATEGORY = B

ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
- TJI 210 SERIES (SERIES AND SPACING PER PLANS)
- LSL: E=1,550,000 PSI, F_B=2,325 PSI, F_V=310 PSI, F_C=900 PSI
- LVL: E=2,000,000 PSI, F_B=2,600 PSI, F_V=285 PSI, F_C=750 PSI
- PSL: E=2,100,000 PSI, F_B=2,900 PSI, F_V=290 PSI, F_C=625 PSI

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 54136, Expiration Date: 03/27/2027.

STATE OF MARYLAND PROFESSIONAL ENGINEER 54136
9/3/25

KSE ENGINEERING
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
(215) 804-4449
www.kse-eng.com

RYAN DEVELOPMENT GROUP

Cover Sheet
2550 Model
Anne Arundel County, Maryland

Project #: 196-21001
Designed By: CFE
Checked By: JRK
Issue Date: 9/3/25
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

S-0

GENERAL STRUCTURAL NOTES:

1. THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD (SER) FOR THIS PROJECT. THE SER BEARS THE RESPONSIBILITY OF THE PRIMARY STRUCTURAL ELEMENTS AND THE PERFORMANCE OF THIS STRUCTURE. NO OTHER PARTY MAY REVISE, ALTER, OR DELETE ANY STRUCTURAL ASPECTS OF THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN CONSENT OF KSE ENGINEERING, P.C. OR THE SER. FOR THE PURPOSES OF THESE CONSTRUCTION DOCUMENTS, THE SER AND KSE ENGINEERING SHALL BE CONSIDERED THE SAME ENTITY.
2. THE STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO STABILIZE THE STRUCTURE.
3. THE SER IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES, METHODS, OR TECHNIQUES IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. THE SER WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CONFORM TO THE CONTRACT DOCUMENTS, SHOULD ANY NON-CONFORMITIES OCCUR.
4. THE SER DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF GEOMETRY. THE SER ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. THE SER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
5. ANY STRUCTURAL ELEMENTS OR DETAILS NOT FULLY DEVELOPED ON THE CONSTRUCTION DRAWINGS SHALL BE COMPLETED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER. THESE SHOP DRAWINGS SHALL BE SUBMITTED TO KSE ENGINEERING FOR REVIEW BEFORE ANY CONSTRUCTION BEGINS. THE SHOP DRAWINGS WILL BE REVIEWED FOR OVERALL COMPLIANCE AS IT RELATES TO THE STRUCTURAL DESIGN OF THIS PROJECT. VERIFICATION OF THE SHOP DRAWINGS FOR DIMENSIONS, OR FOR ACTUAL FIELD CONDITIONS, IS NOT THE RESPONSIBILITY OF THE SER OR KSE ENGINEERING, P.C.
6. VERIFICATION OF ASSUMED FIELD CONDITIONS IS NOT THE RESPONSIBILITY OF THE SER. THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS FOR ACCURACY AND REPORT ANY DISCREPANCIES TO KSE ENGINEERING, P.C. BEFORE CONSTRUCTION BEGINS.
7. THE SER IS NOT RESPONSIBLE FOR ANY SECONDARY STRUCTURAL ELEMENTS OR NON-STRUCTURAL ELEMENTS, EXCEPT FOR THE ELEMENTS SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS.
8. THIS STRUCTURE AND ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE SECTIONS OF THE BUILDING CODE AND ANY LOCAL CODES OR RESTRICTIONS.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
10. PROVIDE MOISTURE PROTECTION AND FLASHING PER ARCHITECTURAL DETAILS.

FOUNDATIONS:

1. FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE BUILDING CODE.
2. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION. THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER ON THE STUDY OF THE PROPOSED SITE TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR.
3. MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN THE BUILDING CODE.
4. THE SER HAS NOT PERFORMED A SUBSURFACE INVESTIGATION. VERIFICATION OF THE ASSUMED VALUE IS THE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR. SHOULD ANY ADVERSE SOIL CONDITION BE ENCOUNTERED, THE SER MUST BE CONTACTED BEFORE PROCEEDING.
5. THE BOTTOM OF ALL FOOTINGS SHALL EXTEND BELOW THE FROST LINE FOR THE REGION IN WHICH THE STRUCTURE IS TO BE CONSTRUCTED, BUT NOT LESS THAN A MINIMUM OF 12" BELOW GRADE. ALL FOOTINGS TO HAVE A MINIMUM PROJECTION OF 2" ON EACH SIDE OF FOUNDATION WALLS. MAXIMUM FOOTING PROJECTION SHALL NOT EXCEED THE THICKNESS OF THE FOOTING.
6. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH ½" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" O.C. INSTALL MINIMUM 2 ANCHOR BOLTS PER SECTION, 12" MAXIMUM FROM END. ½" DIAMETER x 8" LONG SIMPSON TITEN HD OR USP SCREW-BOLT+ SCREWS MAY BE SUBSTITUTED ON A 1 FOR 1 BASIS.
7. ANY FILL SHALL BE PLACED UNDER THE DIRECTION OR RECOMMENDATION OF A LICENSED PROFESSIONAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DRY DENSITY.
8. EXCAVATIONS OF FOOTINGS SHALL BE LINED TEMPORARILY WITH A 10 MIL POLYETHYLENE MEMBRANE IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 24 HOURS OF EXCAVATION.
9. NO CONCRETE SHALL BE PLACED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.
10. PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS (SEE ARCHITECTURAL PLANS AND DETAILS).
11. NONE OF THE FOUNDATION DESIGNS IN THESE DOCUMENTS ARE SUITABLE FOR INSTALLATION IN SHRINK/SWELL CONDITIONS. REFER TO GEOTECHNICAL ENGINEER FOR APPROPRIATE DESIGN.
12. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET.
13. CRAWL SPACE TO BE GRADED LEVEL AND CLEAR OF ALL DEBRIS.
14. PROVIDE MINIMUM 10 MIL APPROVED VAPOR BARRIER. ALL JOINTS TO BE LAPPED MINIMUM 12" AND SEALED.

CONCRETE & REINFORCING

1. CONCRETE DESIGN BASED ON ACI 318 AND ACI 318.1 OR ACI 332. CONCRETE SHALL HAVE A NORMAL WEIGHT AGGREGATE AND A MINIMUM COMPRESSIVE STRENGTH (f'c) = 3,000 PSI MINIMUM AT 28 DAYS PER CODE (VARIES W/ WEATHER), UNLESS OTHERWISE NOTED ON THE PLAN.
2. CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318: "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301: "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
3. AIR ENTRAINED CONCRETE MUST BE USED FOR ALL STRUCTURAL ELEMENTS EXPOSED TO FREEZE/THAW CYCLES AND DEICING CHEMICALS. AIR ENTRAINMENT AMOUNTS (IN PERCENT) SHALL BE WITHIN -1% TO +2% OF 5% FOR FOOTINGS AND EXTERIOR SLABS.
4. NO ADMIXTURES SHALL BE ADDED TO ANY STRUCTURAL CONCRETE WITHOUT WRITTEN PERMISSION OF THE SER. WATER ADDED TO CONCRETE ON SITE SHALL NOT EXCEED THAT ALLOWED BY THE MIX DESIGN.
5. CONCRETE SLABS-ON-GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 302.1R: "GUIDE FOR CONCRETE SLAB AND SLAB CONSTRUCTION".
6. CONTROL OR SAW CUT JOINTS (CUT OR TOOLED) SHALL BE SPACED IN INTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 15'-0" O.C. AND IN EXTERIOR SLABS-ON-GRADE AT A MAXIMUM OF 10'-0" UNLESS OTHERWISE NOTED. CARE SHALL BE TAKEN TO AVOID RE-ENTRANT CORNERS.
7. CONTROL OR SAW CUT JOINTS SHALL BE PRODUCED USING CONVENTIONAL CUT OR TOOLED PROCESSES WITHIN 4 TO 12 HOURS AFTER THE SLAB HAS BEEN FINISHED.
8. ALL WELDED WIRE FABRIC (W.W.F.) FOR CONCRETE SLABS-ON-GRADE SHALL BE PLACED AT MID-DEPTH OF SLAB. THE W.W.F. SHALL BE SECURELY SUPPORTED DURING THE CONCRETE POUR. FIBROUS CONCRETE REINFORCEMENT, OR POLYPROPYLENE FIBERS MAY BE USED IN LIEU OF W.W.F. APPLICATION OF POLYPROPYLENE FIBERS PER CUBIC YARD OF CONCRETE SHALL BE PER MANUFACTURER AND COMPLY WITH ASTM C1116, ANY LOCAL BUILDING CODE REQUIREMENTS AND SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARD.
9. POLYPROPYLENE REINFORCING TO BE 100% VIRGIN, CONTAINING NO REPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR USE AS CONCRETE SECONDARY REINFORCEMENT.
10. STEEL REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
11. DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315: "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES".
12. HORIZONTAL FOOTING AND WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90° BENDS, OR CORNER BARS WITH THE SAME SIZE/SPACING AS THE HORIZONTAL REINFORCEMENT.
13. PROVIDE REINFORCEMENT LAP AS NOTED BELOW, UNLESS NOTED OTHERWISE:
    #4 BARS - 30" LENGTH
    #5 BARS - 38" LENGTH
    #6 BARS - 45" LENGTH
14. WHERE REINFORCING DOWELS ARE REQUIRED, THEY SHALL BE EQUIVALENT IN SIZE AND SPACING TO THE VERTICAL REINFORCEMENT. THE DOWEL SHALL EXTEND 48 BAR DIAMETERS VERTICALLY AND 20 BAR DIAMETERS INTO THE FOOTING. SEE KSE FOUNDATION DETAILS.
15. WHERE FOOTING BOTTOMS ARE TO BE STEPPED AT SLOPING GRADE CONDITIONS, PROVIDE CONTINUOUS REINFORCING WITH Z BARS (TO MATCH FOOTING REINFORCING) AS REQUIRED.
16. BAR SUPPORT ACCESSORIES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, EXCEPT THAT REINFORCING SHALL BE CHAIRED ON THE BOTTOM AND/OR THE SIDES ON BOLSTERS SPACED NOT MORE THAN 4 FEET ON CENTER. NO ROCKS, CMU, CLAY TILE, OR BRICK SHALL BE USED TO SUPPORT REINFORCING.
17. FOR GRADE SUPPORTED SLABS, SLAB REINFORCING SHALL BE HELD IN PLACE BY BAR SUPPORTS AND ACCESSORIES AS DESCRIBED IN THE CRSI MANUAL OF STANDARD PRACTICE. BAR SUPPORTS SHALL BE SPACED A MAXIMUM OF 4'-0" O.C. BOTH WAYS IN STRAIGHT LINES ON THE MESH GRID.

MASONRY

1. ALL MASONRY SHALL CONFORM TO ASTM C-90, F'_m=1500 PSI. ALL BRICK SHALL CONFORM TO ASTM C-216, F'_m=1500 PSI. ALL MORTAR SHALL BE TYPE 'S' (TYPE 'M' BELOW GRADE) AND CONFORM TO ASTM C-270. COARSE GROUT SHALL CONFORM TO ASTM C-476 WITH A MAXIMUM AGGREGATE SIZE OF ⅜" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI.
2. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" ACI 530/ASCE 5/TMS 402 AND "SPECIFICATIONS FOR MASONRY STRUCTURES" ACI 530.1/ ASCE 6/TMS 602.
3. THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
4. EACH CRAWL SPACE PIER SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING AND EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS. PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
5. TOP COURSE OF MASONRY SHALL BE GROUTED SOLID.
6. HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GAGE GALVANIZED LADDER OR TRUSS TYPE SPACED AT 16" O.C., UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
7. SPLICED WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6". LAP WITH STANDARD 'T' AND 'L' SHAPED PIECES AT INTERSECTIONS AND CORNERS.

WOOD FRAMING:

1. SOLID SAWN WOOD FRAMING MEMBERS SHALL CONFORM TO THE SPECIFICATIONS LISTED IN THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION": (NDS). UNLESS OTHERWISE NOTED, ALL WOOD FRAMING MEMBERS ARE DESIGNED TO BE:
   SPRUCE-PINE-FIR (SPF) WITH THE FOLLOWING MINIMUM DESIGN VALUES:
   E=1,400,000 PSI, F_b=875 PSI, F_v=135 PSI
   1.1. FRAMING: SPF #2.
   1.2. PLATES: SPF #2.
   1.3. STUDS: SPF STUD GRADE.
2. WALL STUD SPACING, (MAXIMUM 10' NOMINAL PLATE HEIGHT):
   1 & 2 STORY EXTERIOR AND INTERIOR BEARING:
   2x4 @ 16" O.C. OR 2x6 @ 24" O.C., U.N.O.
   BOTTOM OF 3 STORIES EXTERIOR AND INTERIOR BEARING:
   2x6 @ 16" O.C., U.N.O.
   INTERIOR NON-BEARING:
   2x @ 24" O.C., U.N.O.
3. ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE TREATED SOUTHERN YELLOW PINE #2 OR BETTER.
4. ANCHOR SILL PLATES IN ACCORDANCE W/ GENERAL STRUCTURAL NOTES.
5. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
6. NAILS SHALL BE COMMON WIRE NAILS UNLESS OTHERWISE NOTED.
7. BOLT HOLES AND LEAD HOLES FOR LAG SCREWS SHALL BE IN ACCORDANCE WITH NDS SPECIFICATIONS.
8. INDIVIDUAL STUDS FORMING A COLUMN SHALL BE ATTACHED WITH (2) ROWS 10d NAILS @ 6" O.C. STAGGERED. THE STUD COLUMN SHALL BE FULLY BLOCKED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER. WALL SHEATHING SHALL BE NAILED TO EDGE OF EACH STUD.
9. FACE NAIL ALL MULTI-PLY BEAMS AND HEADERS WITH (2) ROWS 16d COMMON NAILS @ 16" O.C., STAGGERED, OR PER MANUFACTURER'S SPECIFICATIONS FOR ENGINEERED LUMBER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLIES.
10. FASTEN 4-PLY BEAMS WITH (1) ½" DIAMETER THROUGH BOLT W/ NUTS AND WASHERS AT 12" O.C. STAGGERED TOP AND BOTTOM, 1½" MINIMUM EDGE DISTANCE. (UNLESS OTHERWISE NOTED)
11. ALL BEAMS AND HEADERS SHALL HAVE (1)2x JACK STUD & (1)2x KING STUD UNLESS OTHERWISE NOTED. THE NUMBER OF STUDS INDICATED ON PLANS ARE THE TOTAL NUMBER OF JACK STUDS REQUIRED, UNLESS OTHERWISE NOTED.
12. PROVIDE KING STUDS AT EACH END OF HEADERS AS NOTED BELOW.
    (1) STUD UP TO 6' OPENING
    (2) STUDS UP TO 8' OPENING
    (3) STUDS UP TO 9' OPENING
13. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF TWO STUDS, UNLESS OTHERWISE NOTED. ALL BEAM SPLICES SHALL OCCUR OVER SUPPORTS.
14. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
15. ALL LUMBER SPECIFIED ON DRAWINGS IS INTENDED FOR DRY USE ONLY (MOISTURE CONTENT <19%) UNLESS OTHERWISE NOTED.
16. ALL WATERPROOFING AND FIRE SAFETY SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE DESIGNED AND DETAILED BY OTHERS.
17. ANY WOOD FRAME INTERIOR BEARING WALL STUDS THAT HAVE HOLES IN THE CENTER OF THE STUD UP TO 1" DIAMETER SHALL HAVE STUD PROTECTION SHIELDS. ALL HOLES OVER 1" IN DIAMETER FOR PLUMBING LINES, ETC. SHALL BE REPAIRED WITH SIMPSON HSS2 OR USP STS1 STUD SHOES, TYPICAL, UNLESS OTHERWISE NOTED.
18. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE WITH OSB OR GYPSUM BOARD. BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD IN LIEU OF SHEATHING.
19. DIAGONAL BRACING SHALL BE INSTALLED AT EACH END OF BASEMENT BEARING WALLS AND NOT MORE THAN 20' ON CENTER.

EXTERIOR WOOD FRAMED DECKS:

1. DECKS ARE TO BE FRAMED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND AS REFERENCED ON THE STRUCTURAL PLANS, EITHER THROUGH CODE REFERENCES OR CONSTRUCTION DETAILS.
2. PRESERVATIVE TREATED WOOD FRAMING TO BE SOUTHERN YELLOW PINE #2 OR BETTER.
3. GUARD RAILS REQUIRED AT DECKS. DESIGN BY OTHERS TO MEET MINIMUM CODE REQUIREMENTS.
4. PROVIDE DECK LATERAL LOAD AND BRACING CONNECTIONS PER BUILDING CODE.

RAFTER FRAMED ROOF CONSTRUCTION:

1. PROVIDE 2x4x4'-0" RAFTER TIES AT 48" O.C.
2. RAFTERS SHALL BE SUPPORTED BY PURLINS AND PURLIN BRACES AS SHOWN ON THE PLAN. PURLIN BRACES SHALL NOT BEAR ON ANY CEILING JOIST, STRONGBACK OR HEADER UNLESS SPECIFICALLY SHOWN ON PLAN. RAFTERS MAY BE SPLICED AT PURLIN LOCATIONS.
3. CEILING JOISTS SHALL HAVE LATERAL SUPPORT W/ 1x4 FLAT BRACING ON TOP EDGE OF JOIST AT LOOSE JOIST ENDS (WHERE JOISTS NOT FASTENED TO RAFTERS) OR FULL DEPTH BLOCKING. FASTEN END OF BRACING TO RAFTER OR GABLE END FRAMING.
4. FASTEN RAFTER AND CEILING JOIST WITH (6) 12d NAILS UNLESS OTHERWISE NOTED.
5. PROVIDE VERTICAL 2x6 STRONGBACKS AT CEILING JOISTS @ 8'-0" O.C. TIE STRONGBACK ENDS TO GABLE STUDS OR RAFTERS WHERE POSSIBLE. PROVIDE BLOCKING BETWEEN TOP PLATES AND STRONGBACKS. PROVIDE 2x4 FLAT FASTENED TO EACH JOIST WITH (2) 12d NAILS. FASTEN STRONGBACK TO 2x4 FLAT WITH 12d NAILS @ 12" O.C. AND FASTENED TO EACH JOIST WITH (1) 12d TOENAIL.

WOOD TRUSSES (FLOOR & ROOF):

1. THE WOOD TRUSS MANUFACTURER/FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. SUBMIT SEALED SHOP DRAWINGS AND SUPPORTING CALCULATIONS TO THE SER FOR REVIEW PRIOR TO FABRICATION. THE SER SHALL HAVE A MINIMUM OF (5) DAYS FOR REVIEW. THE REVIEW BY THE SER SHALL BE FOR OVERALL COMPLIANCE OF THE DESIGN DOCUMENTS. THE SER SHALL ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS OF THE STRUCTURAL DESIGN FOR THE WOOD TRUSSES.
2. THE WOOD TRUSSES SHALL BE DESIGNED FOR ALL REQUIRED LOADINGS AS SPECIFIED IN THE LOCAL BUILDING CODE, THE ASCE STANDARD "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES." (ASCE 7), AND THE LOADING REQUIREMENTS SHOWN ON THESE SPECIFICATIONS. THE TRUSS DRAWINGS SHALL BE COORDINATED WITH ALL OTHER CONSTRUCTION DOCUMENTS AND PROVISIONS PROVIDED FOR LOADS SHOWN ON THESE DRAWINGS INCLUDING BUT NOT LIMITED TO HVAC EQUIPMENT, PIPING, AND ARCHITECTURAL FIXTURES ATTACHED TO THE TRUSSES.
3. THE TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI/TPI 1: "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION".
4. THE TRUSS MANUFACTURER SHALL PROVIDE ADEQUATE BRACING INFORMATION IN ACCORDANCE WITH "BUILDING COMPONENT SAFETY INFORMATION GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" (BCSI). THIS BRACING, BOTH TEMPORARY AND PERMANENT, SHALL BE SHOWN ON THE SHOP DRAWINGS. ALSO, THE SHOP DRAWINGS SHALL SHOW THE REQUIRED ATTACHMENTS FOR THE TRUSSES.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING TEMPORARY BRACING AND SHORING FOR THE FLOOR AND ROOF TRUSSES AS REQUIRED DURING CONSTRUCTION. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE REQUIREMENTS OF THE LATEST BCSI. THE CONTRACTOR SHALL KEEP A COPY OF THE BCSI SUMMARY SHEETS ON SITE.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PERMANENT TRUSS BRACING SHOWN IN THE STRUCTURAL DRAWINGS AND IN THE TRUSS DESIGNS. ALL CONTINUOUS LATERAL BRACING OF WEBS REQUIRES BRACES. REFER TO BCSI SUMMARY SHEET B3 FOR TYPES OF DIAGONAL BRACES TO PROVIDE AT EACH CONTINUOUS LATERAL BRACE LINE. SUCH DIAGONAL BRACES SHALL NOT BE SPACED MORE THAN 20 FEET O.C. DIAGONAL BRACES SHALL BE FASTENED TO EACH TRUSS WEB WITH A MINIMUM OF TWO 10d FACE NAILS. WHERE CONTINUOUS LATERAL BRACING CANNOT BE INSTALLED, DUE TO A MINIMUM OF THREE ADJACENT TRUSSES NOT BEING IDENTICAL, THE CONTRACTOR SHALL COORDINATE WITH THE TRUSS SPECIALTY ENGINEER/MANUFACTURER TO DETERMINE WHAT TYPE OF ALTERNATE BRACE (I.E., T OR L BRACE, ETC.) IS REQUIRED.
7. ANY CHORDS OR TRUSS WEBS SHOWN ON THESE DRAWINGS HAVE BEEN SHOWN AS A REFERENCE ONLY. THE FINAL DESIGN OF THE TRUSSES SHALL BE PER THE MANUFACTURER.
8. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN ON THE SEALED STRUCTURAL DRAWINGS. TRUSS PROFILES TO BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS.
9. TRUSS MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTORS FOR ALL TRUSSES.
10. PROVIDE SIMPSON H2.5A, USP RT7 OR EQUIVALENT AT EACH TRUSS TO TOP PLATE CONNECTION, UNLESS OTHERWISE NOTED.

WOOD STRUCTURAL PANELS:

1. FABRICATION AND PLACEMENT OF STRUCTURAL WOOD SHEATHING SHALL BE IN ACCORDANCE WITH THE APA DESIGN/CONSTRUCTION GUIDE "RESIDENTIAL AND COMMERCIAL," AND ALL OTHER APPLICABLE APA STANDARDS.
2. ALL REQUIRED WOOD SHEATHING SHALL BEAR THE MARK OF THE APA.
3. WOOD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION. EXTERIOR WALLS TO BE FULLY SHEATHED USING 7⁄16" OSB OR PLYWOOD MINIMUM. AT BRACED WALL PANELS, PROVIDE BLOCKING AT ALL SHEET EDGES NOT FALLING ON STUDS OR PLATES.
4. ROOF SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ROOF SHEATHING SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM AND ATTACHED TO ITS SUPPORTING ROOF FRAMING WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND AT 6" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED WITH THE LONG DIRECTION PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF PLYWOOD CLIPS OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING. ROOF SHEATHING TO BE 7⁄16" OSB MINIMUM.
5. WOOD FLOOR SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1 OR 2. ATTACH SHEATHING TO ITS SUPPORTING FRAMING WITH (1) 10d NAIL AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN PANEL FIELD UNLESS OTHERWISE NOTED ON THE PLANS. SHEATHING SHALL BE APPLIED PERPENDICULAR TO FRAMING. SHEATHING SHALL HAVE A SPAN RATING CONSISTENT WITH THE FRAMING SPACING. PROVIDE SUITABLE EDGE SUPPORT BY USE OF T&G PLYWOOD OR LUMBER BLOCKING UNLESS OTHERWISE NOTED. PANEL END JOINTS SHALL OCCUR OVER FRAMING.
6. SHEATHING SHALL HAVE A ⅛" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE APA.

STRUCTURAL FIBERBOARD PANELS:

1. STRUCTURAL FIBERBOARD SHEATHING SHALL ONLY BE USED WHERE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS.
2. FABRICATION AND PLACEMENT OF STRUCTURAL FIBERBOARD SHEATHING SHALL BE IN ACCORDANCE WITH THE APPLICABLE AFA STANDARDS.
3. FIBERBOARD WALL SHEATHING SHALL COMPLY WITH THE REQUIREMENTS OF LOCAL BUILDING CODES FOR THE APPROPRIATE STATE AS INDICATED ON THESE DRAWINGS. REFER TO WALL BRACING NOTES IN PLAN SET FOR MORE INFORMATION.
4. SHEATHING SHALL HAVE A ⅛" GAP AT PANEL ENDS AND EDGES AS RECOMMENDED IN ACCORDANCE WITH THE AFA.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND OF THE MANUAL OF STEEL CONSTRUCTION "LOAD RESISTANCE FACTOR DESIGN" LATEST EDITIONS.
2. ALL STEEL SHALL HAVE A MINIMUM YIELD STRESS (F_y) OF 50 KSI UNLESS OTHERWISE NOTED.
3. WELDING SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE AWA D1.1. ELECTRODES FOR SHOP AND FIELDING WELDING SHALL BE CLASS E70XX. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER PER THE ABOVE STANDARDS.
4. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3½" AND FULL FLANGE WIDTH UNLESS OTHERWISE NOTED. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR (2) ½" x 4" LAG SCREWS UNLESS OTHERWISE NOTED.
5. INSTALL 2x WOOD PLATE ON TOP OF STEEL BEAMS, RIPPED TO MATCH BEAM WIDTH. FASTEN PLATE TO BEAM W/ HILTI X-DNI 52 P8 PINS AT 12" O.C. STAGGERED OR ½" DIAMETER BOLTS AT 24" O.C.

MECHANICAL FASTENERS:

1. ALL METAL HARDWARE AND FASTENERS TO BE SIMPSON STRONG-TIE OR APPROVED EQUIVALENT.
2. ALL HARDWARE AND FASTENERS IN CONTACT WITH PRESERVATIVE PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A 153, G-185.
3. MANY OF THE NEW PRESSURE TREATED WOODS USE CHEMICALS THAT ARE CORROSIVE TO STEEL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE TYPE OF WOOD TREATMENT AND SELECT APPROPRIATE CONNECTORS THAT WILL RESIST THE APPLICABLE CORROSIVE CHEMICALS.

LEGEND:

- ⟹ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⟹ INTERIOR BEARING WALL ABOVE
- ⟹ INTERIOR BEARING WALL
- ⟹ WALL BRACING/SHEAR WALL
- LTT20B, HTT4, HTT5 ⟹ SEE HOLD DOWN SCHEDULE AND DETAILS FOR TYPICAL INSTALLATION
- ⟹ AREA OF OVERFRAMING

BRICK VENEER LINTEL SCHEDULE

SPAN	LINTEL SIZE	END BEARING
UP TO 3'-0"	3½"x3½"x¼"	4"
UP TO 6'-3"	5"x3½"x5⁄16" L.L.V.	8"
UP TO 9'-6"	6"x3½"x5⁄16" L.L.V.	12"

LINTELS ARE NOT DESIGNED TO BE BOLTED TO HEADERS UNLESS SPECIFIED ON UNIT PLANS.
SPANS OVER 4'-0" SHALL BE SHORED UP UNTIL CURED.

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 54136, Expiration Date: 03/27/2027.

STATE OF MARYLAND — 54136 — PROFESSIONAL ENGINEER
9/3/25

KSE ENGINEERING
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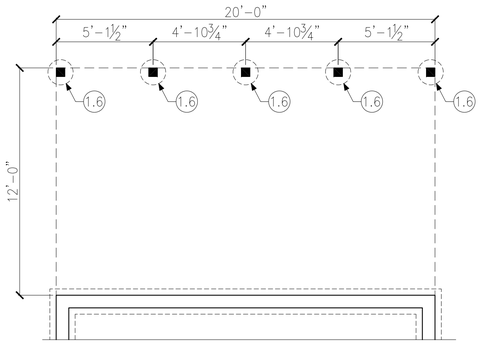
RYAN DEVELOPMENT GROUP

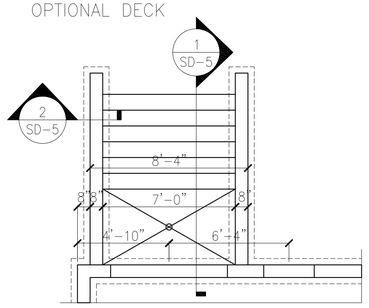
General Structural Notes
2550 Model
Anne Arundel County, Maryland

Project #: 196-21001
Designed By: CFE
Checked By: JRK
Issue Date: 9/3/25
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

S-0



BSMT. FOUNDATION PLAN
OPTIONAL DECK



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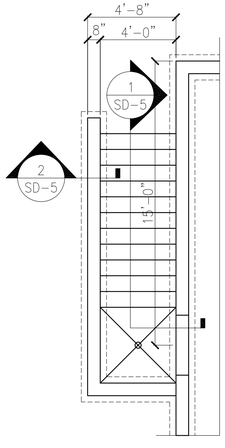
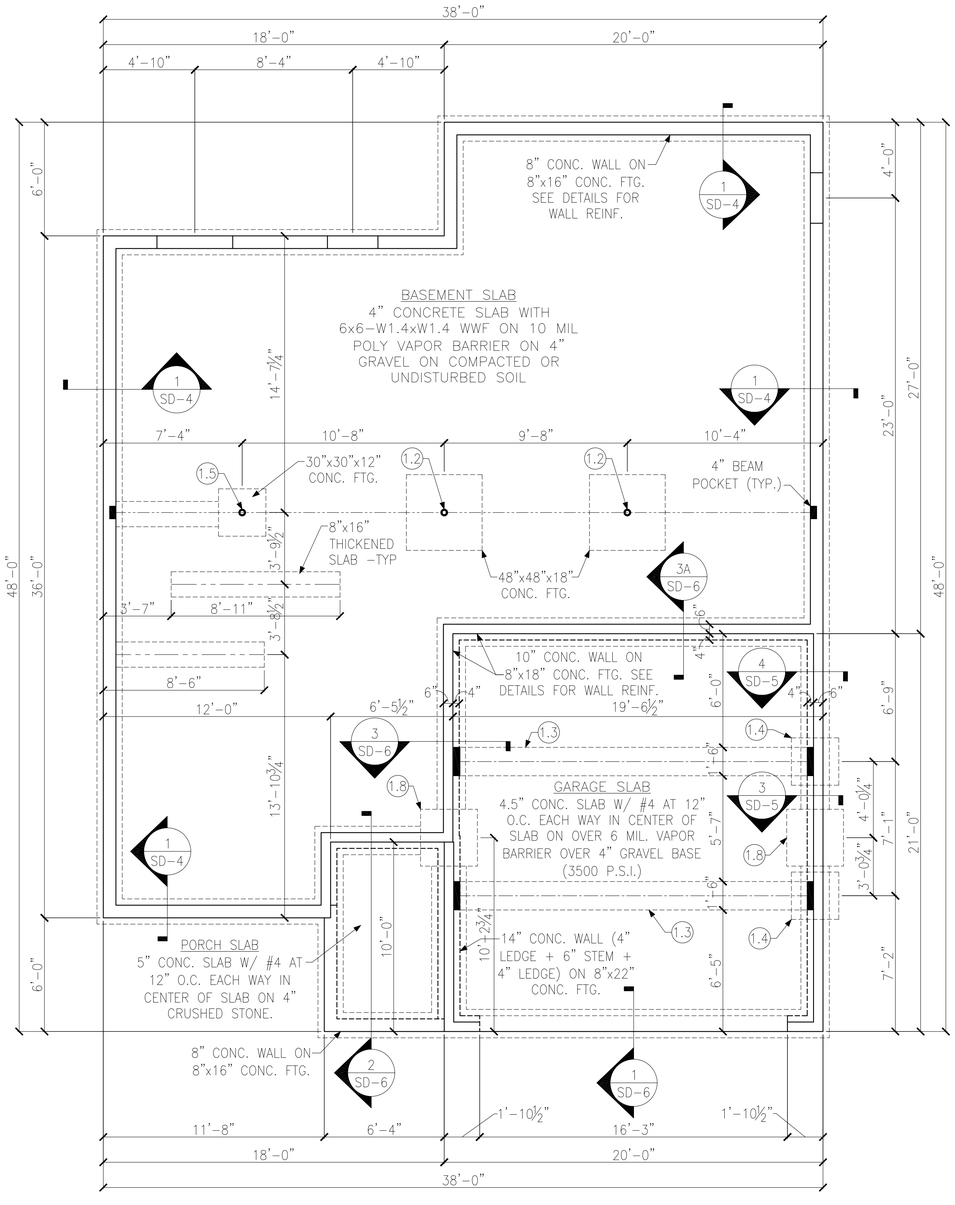
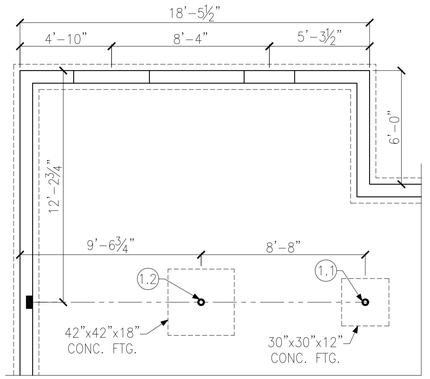
OPT. REAR AREAWAY



BSMT. FOUNDATION PLAN
OPT. SIDE AREAWAY



BSMT. FOUNDATION PLAN
TRADITIONAL



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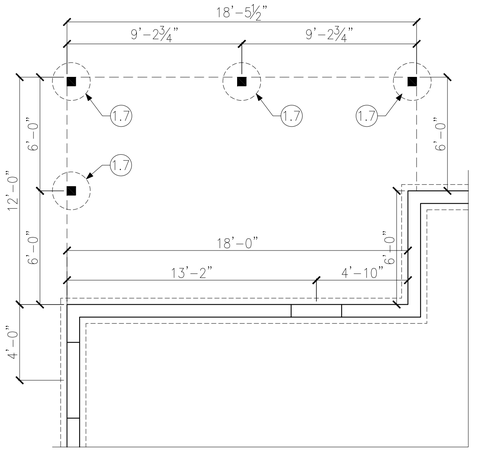
OPTIONAL SUNROOM



BSMT. FOUNDATION PLAN
OPTIONAL SCREENED PORCH

KEY NOTES:

1.1 3" DIA. X 11 ga. AFCO ADJUSTABLE STEEL COLUMN

1.2 3½" DIA. MODEL 34 (0.216 WALL THICKNESS) AFCO ADJUSTABLE STEEL COLUMN

1.3 18" WIDE x 24" DEEP CONC. GRADE BEAM WITH (4) #5 CONT. BOTTOM. POCKET BEAM MIN. 4" INTO WALL EACH END.

1.4 30"x30"x12" CONC. FTG. FOOTING MAY BE OMITTED WHEN FOUNDATION WALL IS OVER 4 FT. TALL.

1.5 3½" DIA. X 11 ga. AFCO ADJUSTABLE STEEL COLUMN

1.6 16" DIA. SONO-TUBE FTG. TO FROST

1.7 24" DIA. SONO-TUBE FTG. TO FROST

1.8 36"x36"x16" CONC. FTG.

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RYAN DEVELOPMENT GROUP

Foundation Plan
Traditional Elevation & Options
2550 Model
Anne Arundel County, Maryland

Project #:	196-21001
Designed By:	CFE
Checked By:	JRK
Issue Date:	9/3/25
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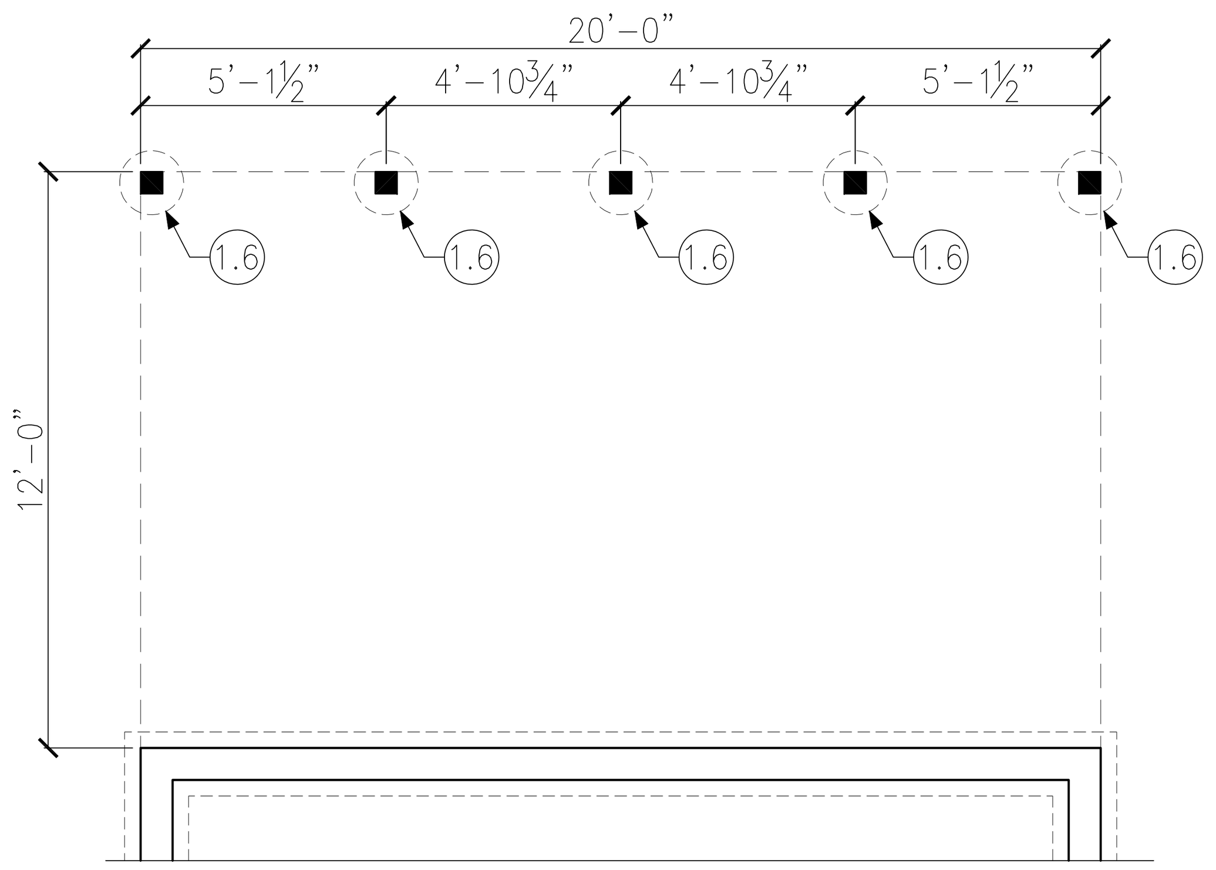
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

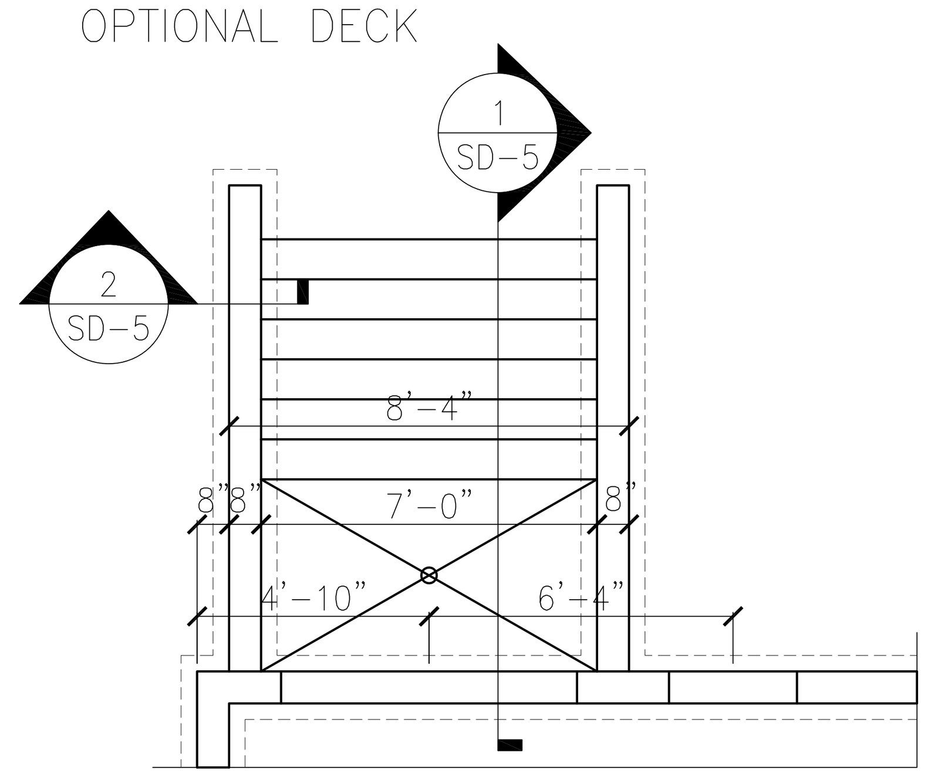
S-1

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 54136, Expiration Date: 03/27/2027.

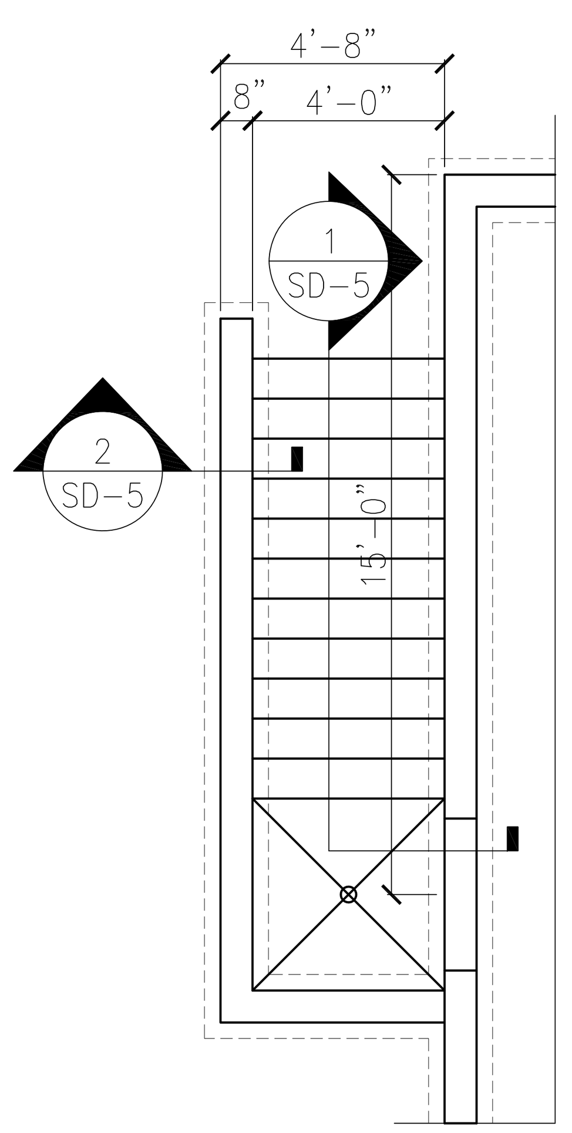
STATE OF MARYLAND
JOHN R. KENNEDY
54136
PROFESSIONAL ENGINEER
9/3/25



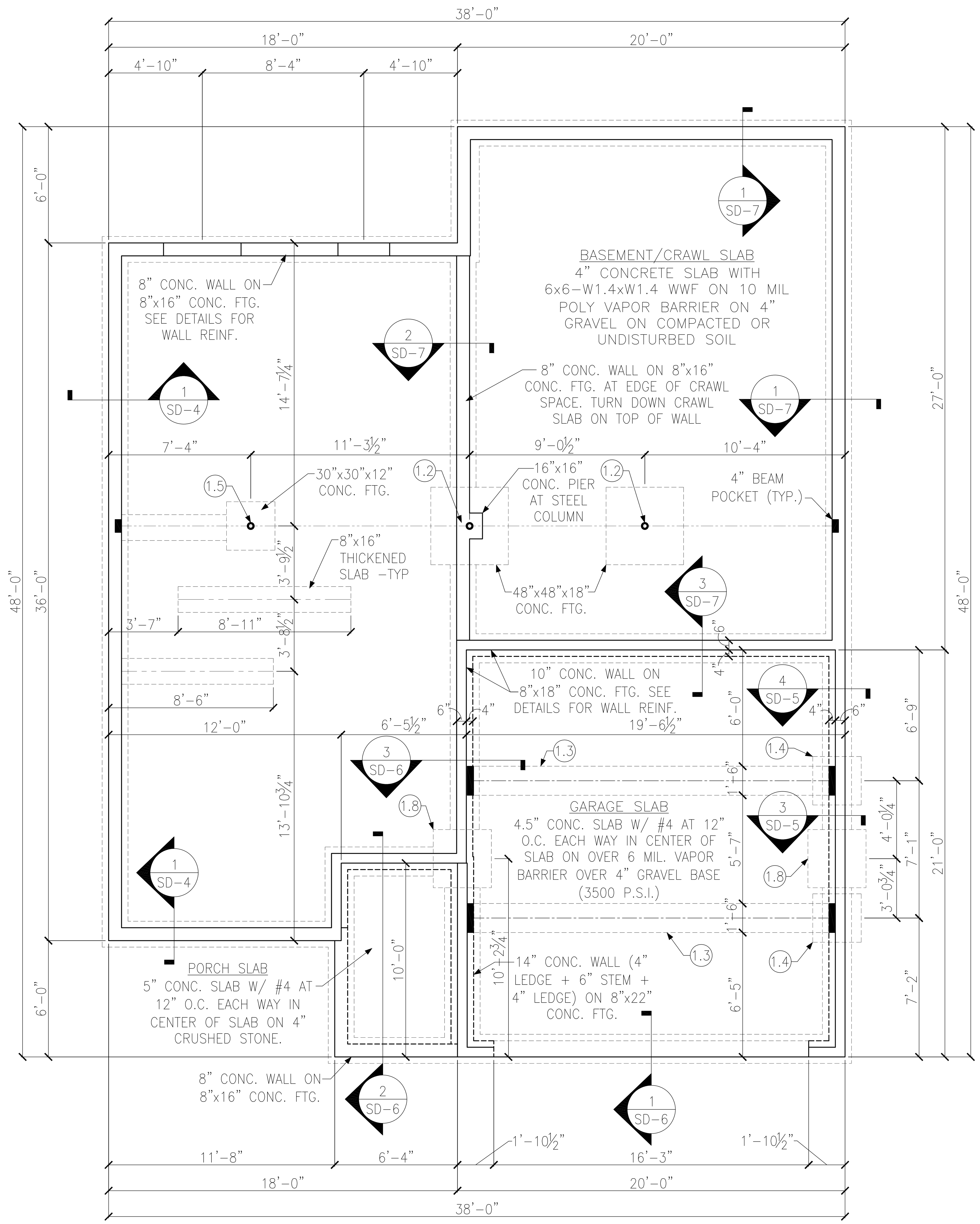
BSMT. FOUNDATION PLAN
OPTIONAL DECK



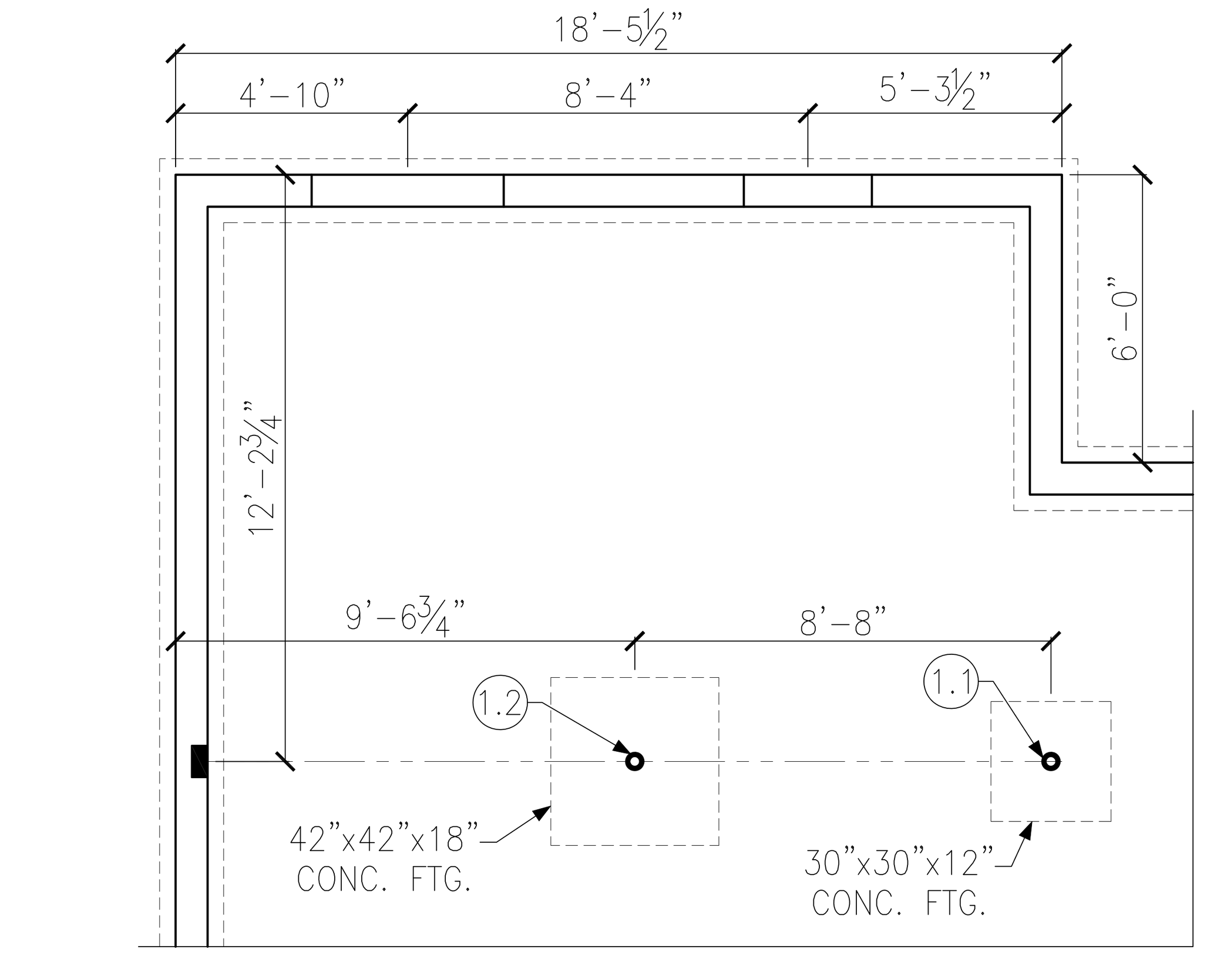
BSMT. FOUNDATION PLAN
OPT. REAR AREAWAY



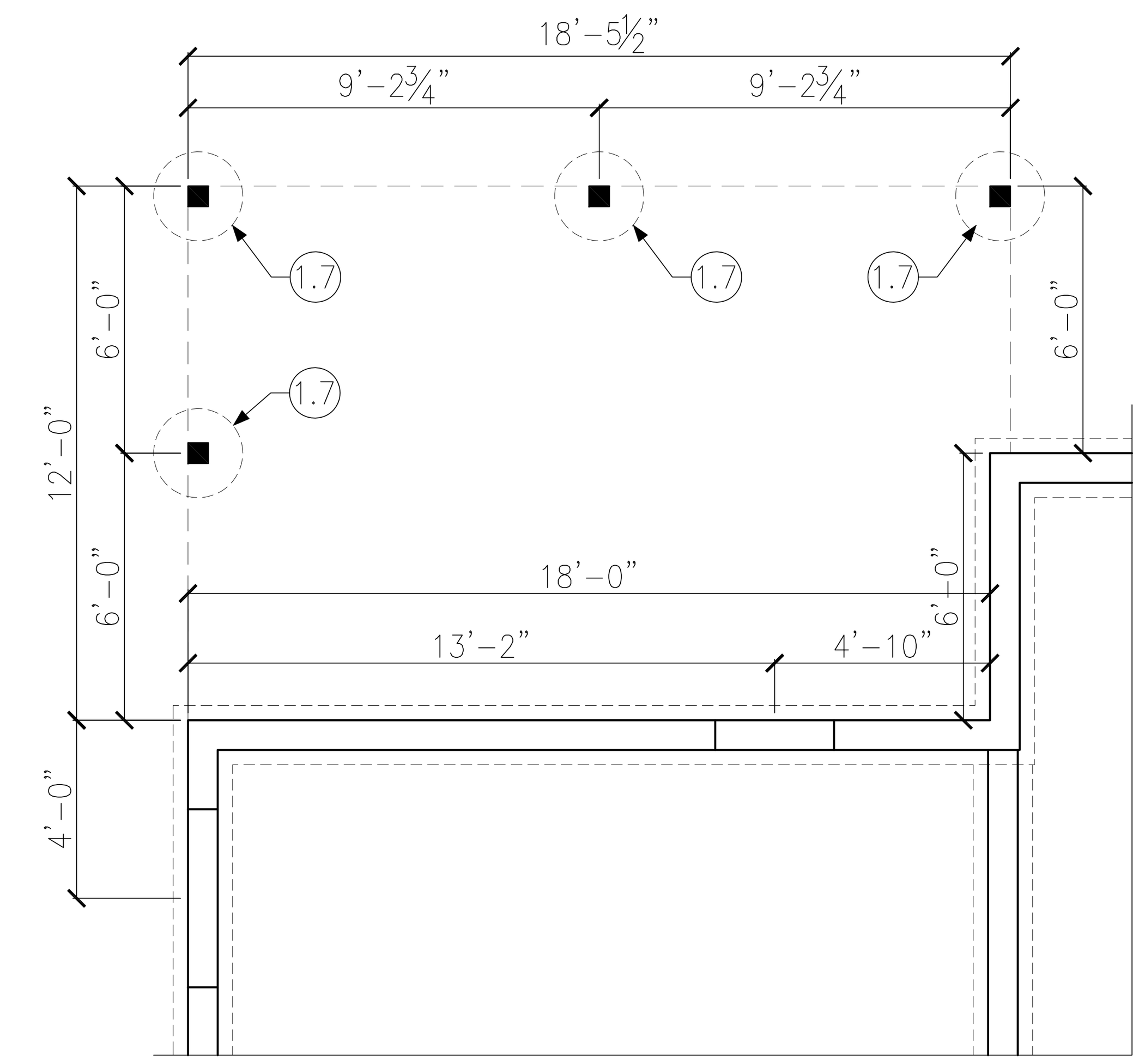
BSMT. FOUNDATION PLAN
OPT. SIDE AREAWAY



BSMT. FOUNDATION PLAN W/ PARTIAL CRAWL SPACE
TRADITIONAL



BSMT. FOUNDATION PLAN
OPTIONAL SUNROOM



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- 1.6 16" DIA. SONO-TUBE FTG. TO FROST
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2550 Model
Anne Arundel County, Maryland

Project #:	196-21001
Designed By:	CFE
Checked By:	JRK
Issue Date:	9/3/25
Re-Issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

S-1.1

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9/3/25

KEY NOTES:

1.1 3" DIA. X 11 ga. AFCO ADJUSTABLE STEEL COLUMN

1.2 3½" DIA. MODEL 34 (0.216 WALL THICKNESS) AFCO ADJUSTABLE STEEL COLUMN

1.3 18" WIDE x 24" DEEP CONC. GRADE BEAM WITH (4) #5 CONT. BOTTOM. POCKET BEAM MIN. 4" INTO WALL EACH END.

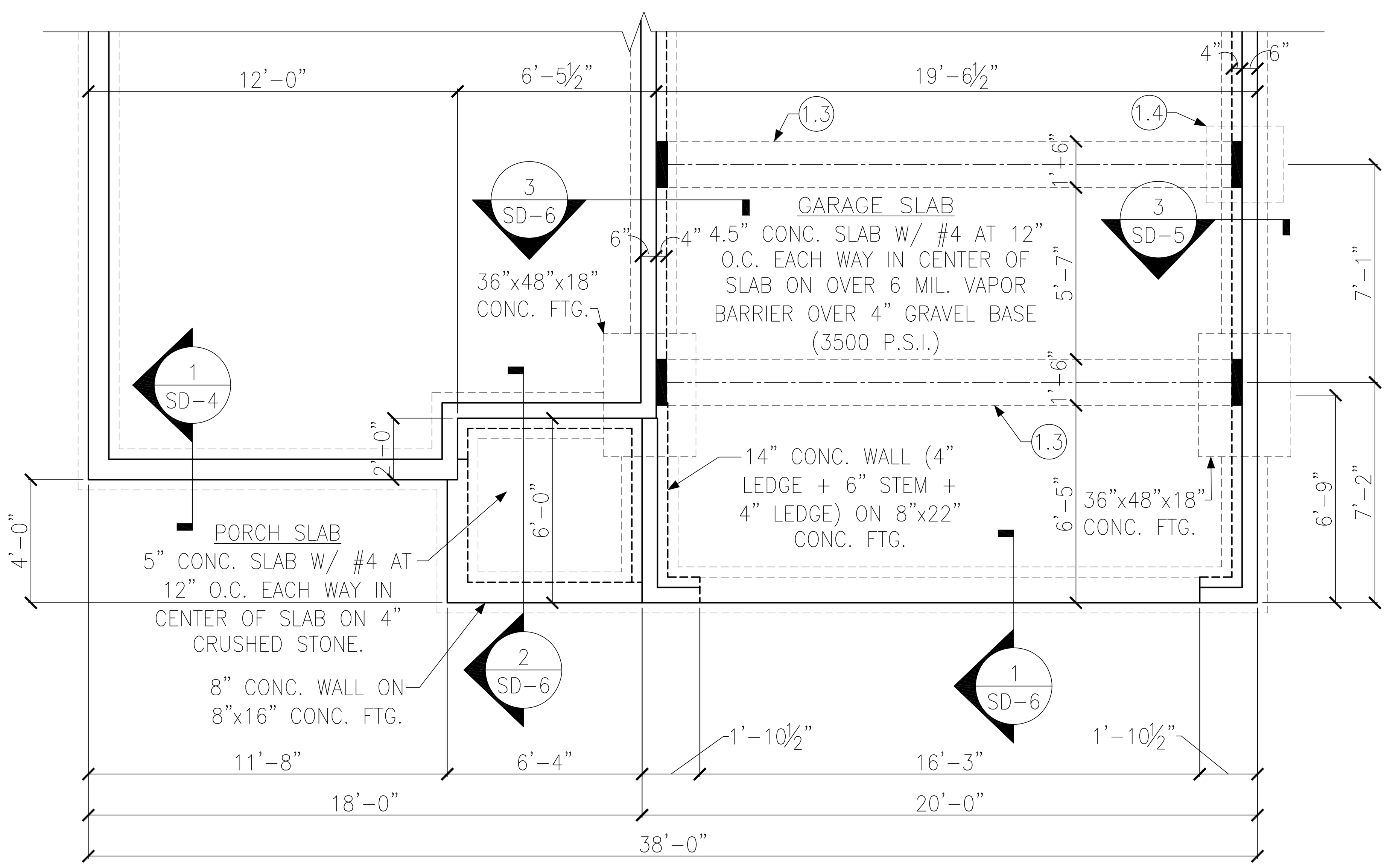
1.4 30"x30"x12" CONC. FTG. FOOTING MAY BE OMITTED WHEN FOUNDATION WALL IS OVER 4 FT. TALL.

1.5 3½" DIA. X 11 ga. AFCO ADJUSTABLE STEEL COLUMN

1.6 16" DIA. SONO-TUBE FTG. TO FROST

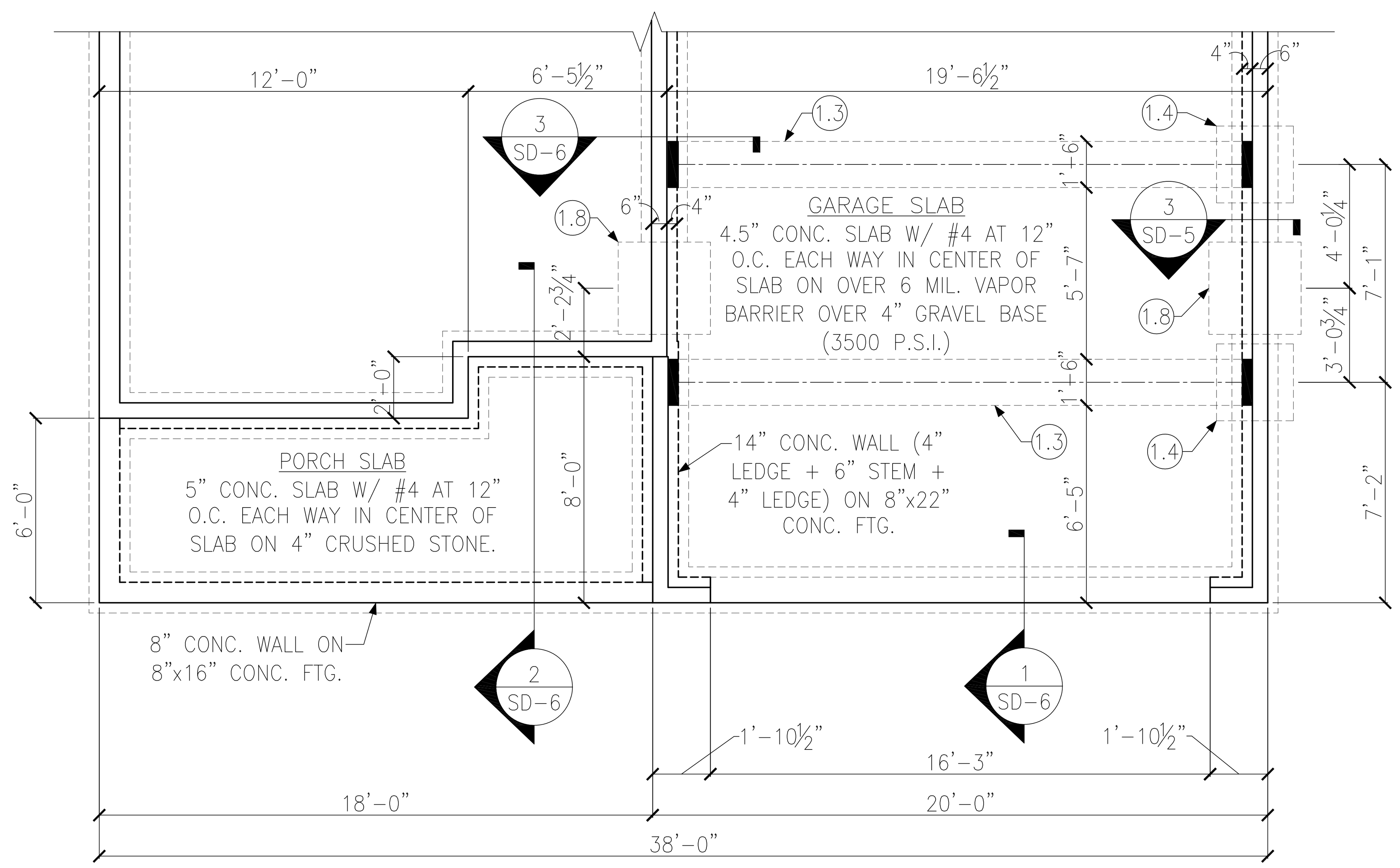
1.7 24" DIA. SONO-TUBE FTG. TO FROST

1.8 36"x36"x16" CONC. FTG.



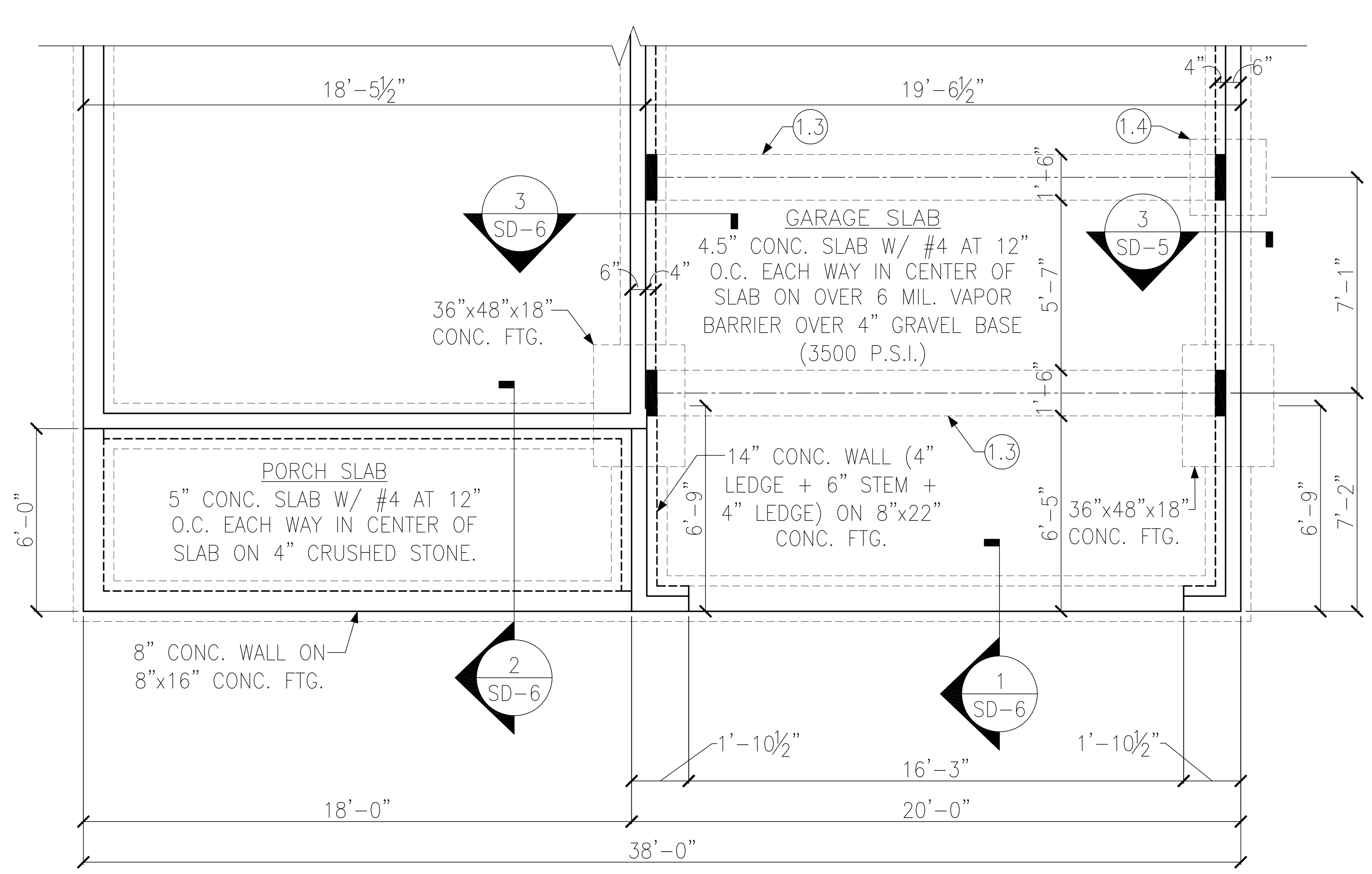
FOUNDATION PLAN

CRAFTSMAN



FOUNDATION PLAN

FARAMHOUSE



FOUNDATION PLAN

NAUTICAL

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9/3/25

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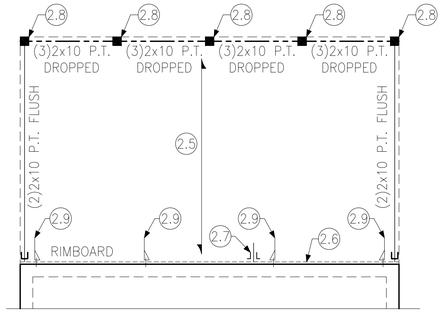
RYAN DEVELOPMENT GROUP

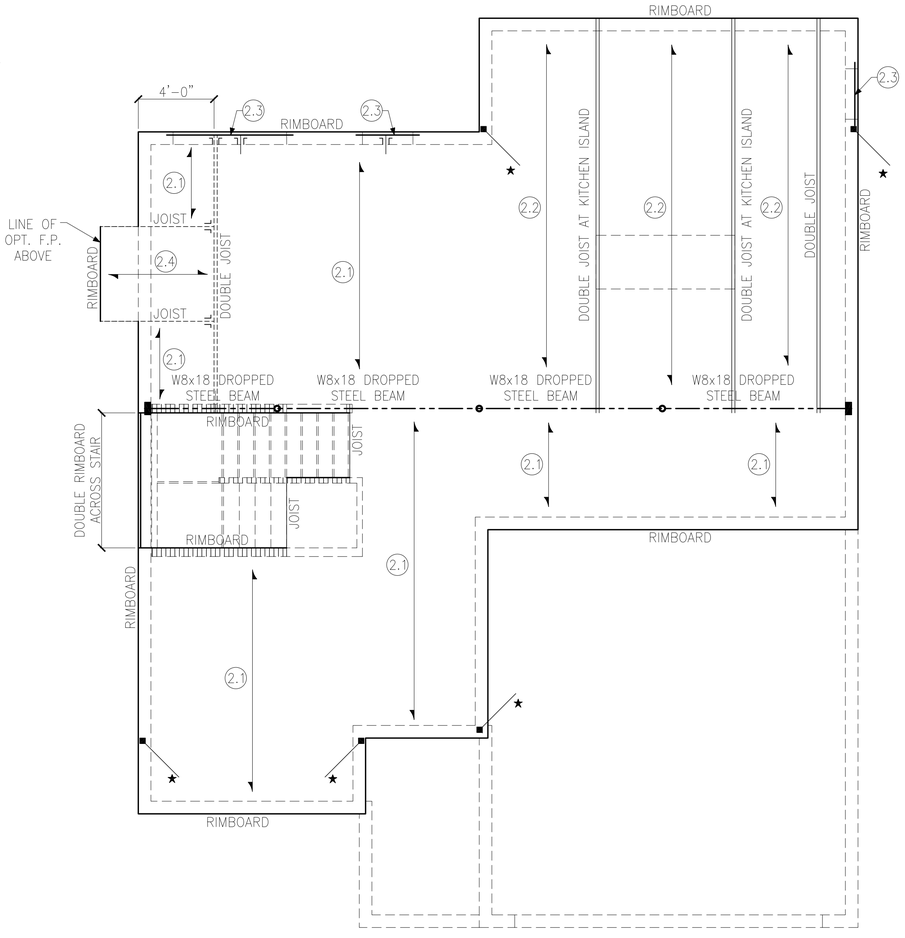
Foundation Plan
Craftsman, Farmhouse, & Nautical Elevations
2550 Model
Anne Arundel County, Maryland

Project #: 196-21001
Designed By: CFE
Checked By: JRK
Issue Date: 9/3/25
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

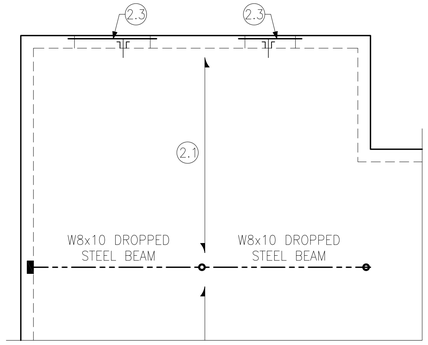
S-1.2



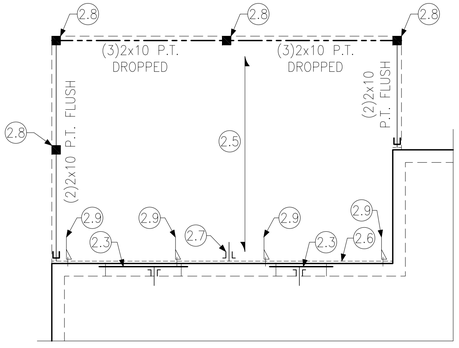
1ST FLOOR FRAMING PLAN
OPTIONAL DECK



1ST FLOOR FRAMING PLAN
TRADITIONAL



1ST FLOOR FRAMING PLAN
OPTIONAL SUNROOM



1ST FLOOR FRAMING PLAN
OPTIONAL SCREENED PORCH

KEY NOTES:

(2.1) 14" TJI 230 I-JOISTS @ 19.2" O.C.

(2.2) 14" TJI 230 I-JOISTS @ 16" O.C.

(2.3) RIMBOARD + (1)1¾"x14" LVL FLUSH

(2.4) 14" TJI 230 I-JOISTS @ 19.2" O.C. CANTILEVERED

(2.5) 2x10 P.T. JOISTS @ 16" O.C.

(2.6) 2x10 P.T. LEDGER WITH ½" THRU BOLTS, STAGGERED AT 16" O.C.

(2.7) SIMPSON LUS210Z AT EACH JOIST AND HUC210-2Z AT DOUBLE JOISTS

(2.8) 6x6 P.T. POST WITH SIMPSON (2) LPC6Z POST CAP AND ABW66Z POST BASE

(2.9) PROVIDE FOUR SIMPSON DTT1Z DECK TIES AS SHOWN

LEGEND

- ★ ⟹ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⟹ BEARING WALL ABOVE
- ⟹ INTERIOR BEARING WALL
- 48" WSP ⟹ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 9' WALL PLATES

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STATE OF MARYLAND · JOHN R. KENNEDY · 54136 · PROFESSIONAL ENGINEER
9/3/25

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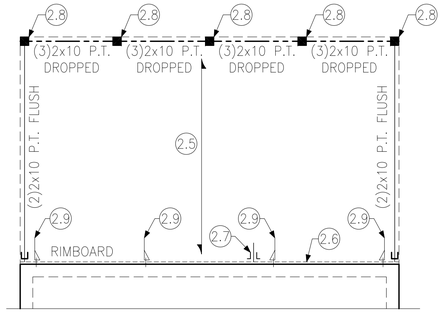
RYAN DEVELOPMENT GROUP

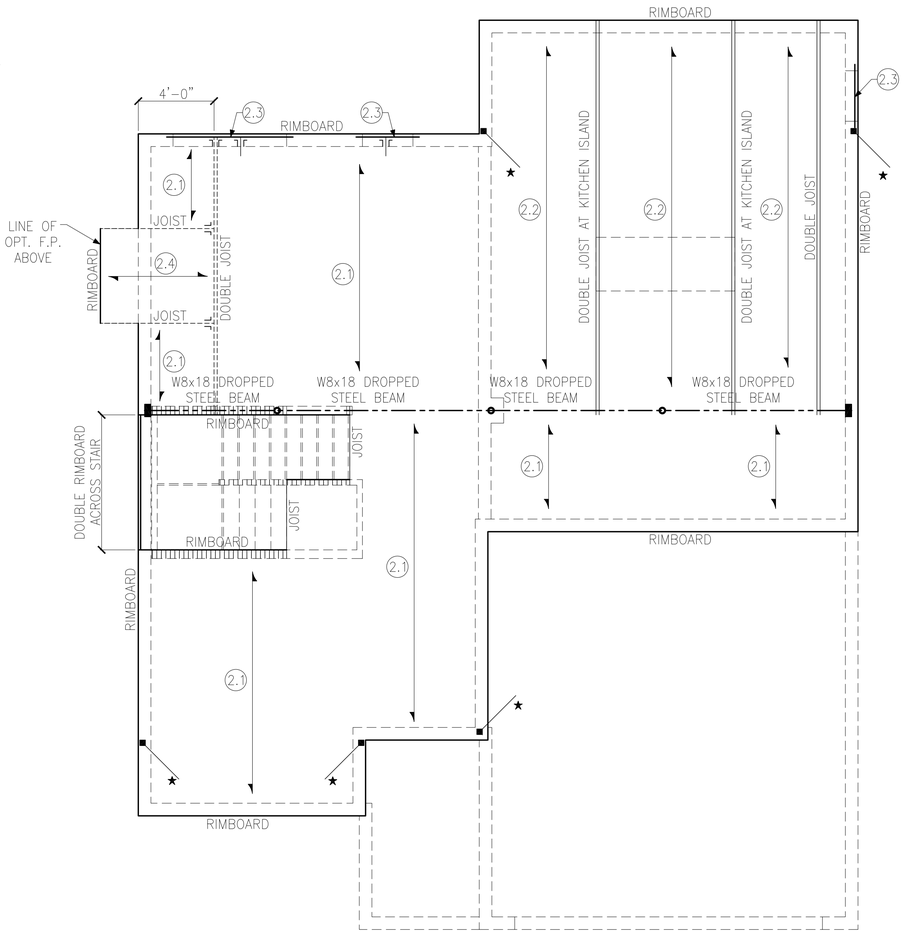
First Floor Framing Plan
All Elevation & Options
2550 Model
Anne Arundel County, Maryland

Project #: 196-21001
Designed By: CFE
Checked By: JRK
Issue Date: 9/3/25
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

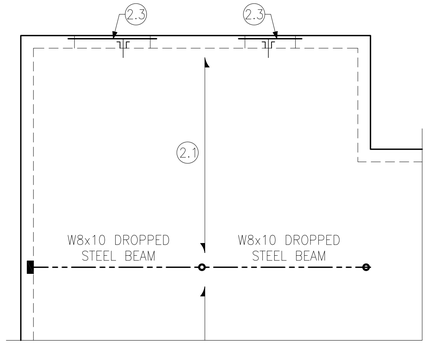
S-2



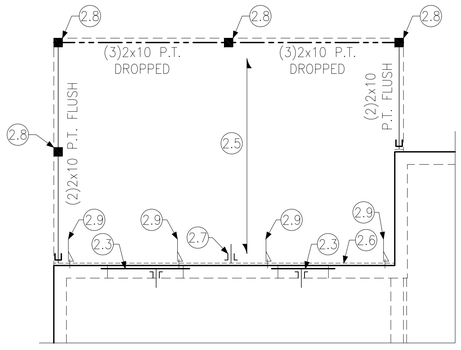
1ST FLOOR FRAMING PLAN
OPTIONAL DECK



1ST FLOOR FRAMING PLAN W/ PARTIAL CRAWL
TRADITIONAL



1ST FLOOR FRAMING PLAN
OPTIONAL SUNROOM



1ST FLOOR FRAMING PLAN
OPTIONAL SCREENED PORCH

KEY NOTES:

2.1 14" TJI 230 I-JOISTS @ 19.2" O.C.

2.2 14" TJI 230 I-JOISTS @ 16" O.C.

2.3 RIMBOARD + (1)1¾"x14" LVL FLUSH

2.4 14" TJI 230 I-JOISTS @ 19.2" O.C. CANTILEVERED

2.5 2x10 P.T. JOISTS @ 16" O.C.

2.6 2x10 P.T. LEDGER WITH ½" THRU BOLTS, STAGGERED AT 16" O.C.

2.7 SIMPSON LUS210Z AT EACH JOIST AND HUC210-2Z AT DOUBLE JOISTS

2.8 6x6 P.T. POST WITH SIMPSON (2) LPC6Z POST CAP AND ABW66Z POST BASE

2.9 PROVIDE FOUR SIMPSON DTT1Z DECK TIES AS SHOWN

LEGEND

★ ⟹ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.

⟹ BEARING WALL ABOVE

⟹ INTERIOR BEARING WALL

48" WSP ⟹ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

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9/3/25

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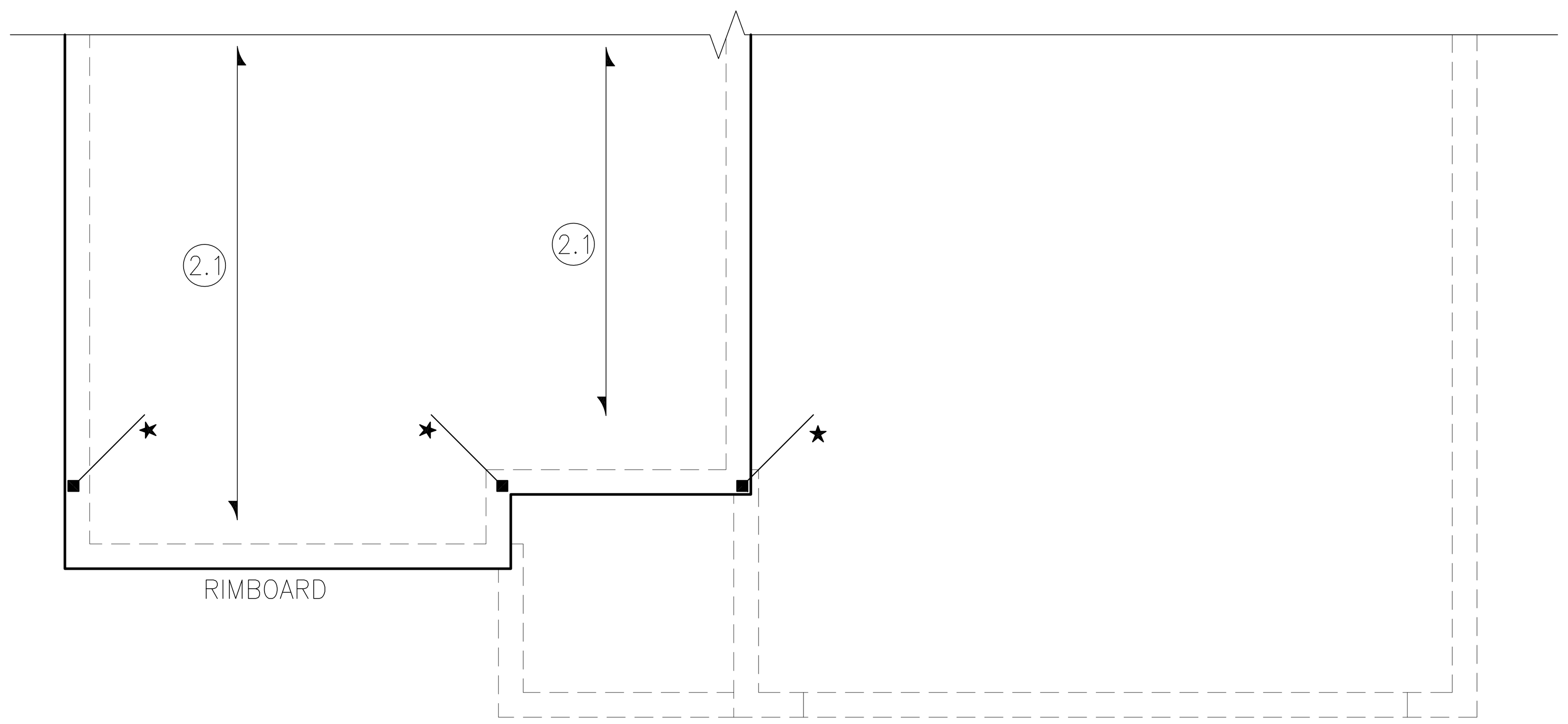
RYAN DEVELOPMENT GROUP

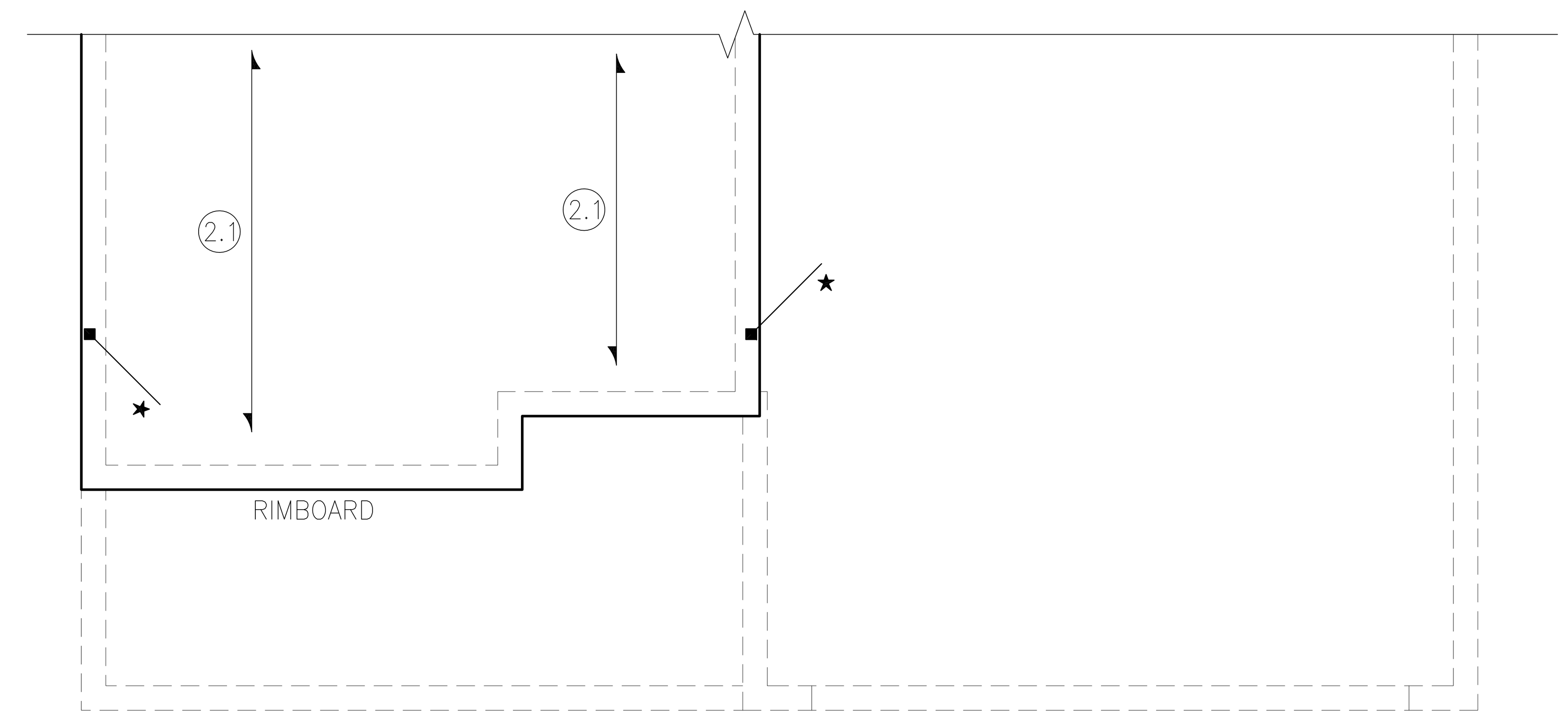
First Floor Framing Plan w/ Partial Crawl
All Elevation & Options
2550 Model
Anne Arundel County, Maryland

Project #: 196-21001
Designed By: CFE
Checked By: JRK
Issue Date: 9/3/25
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

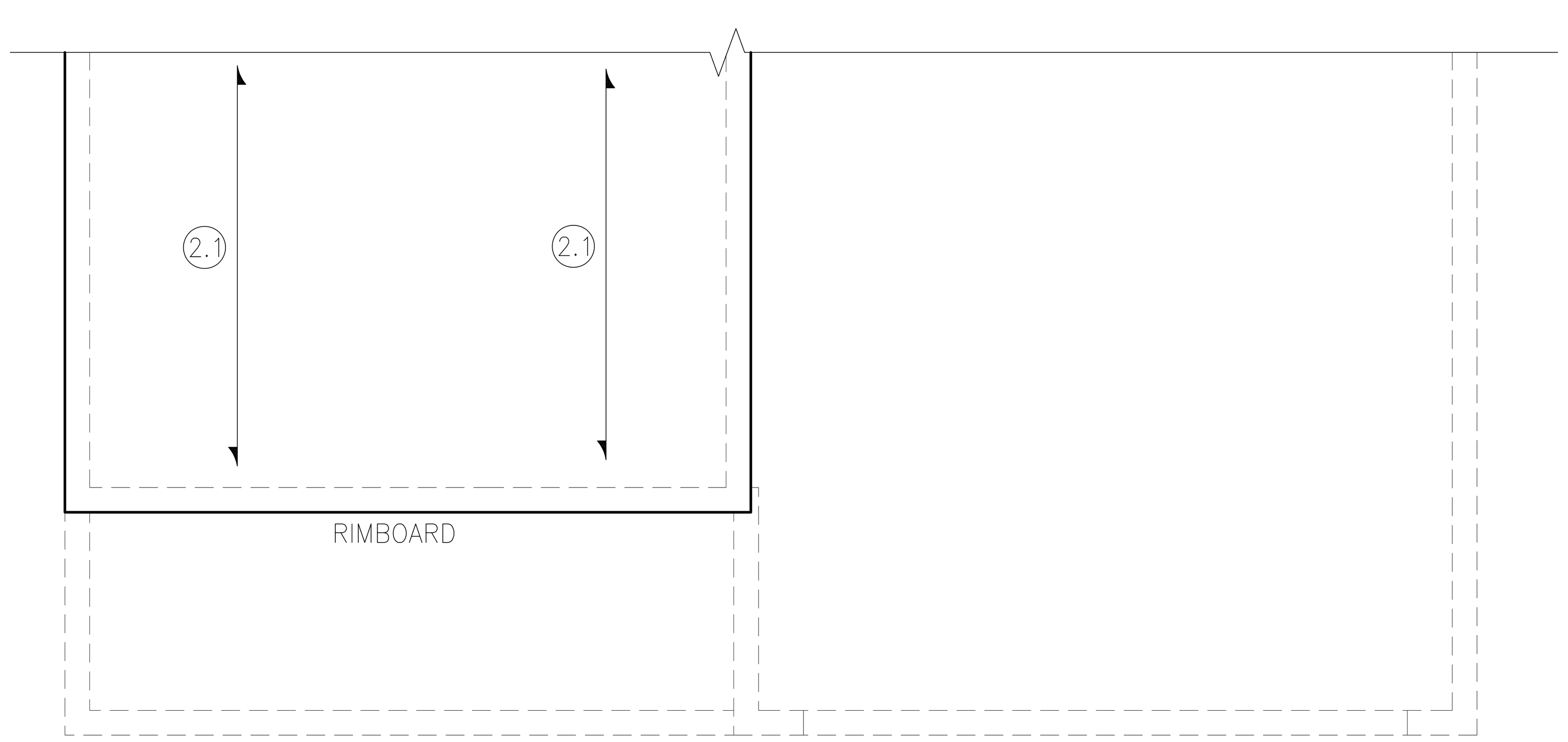
S-2.1



1ST FLOOR FRAMING PLAN
CRAFTSMAN



1ST FLOOR FRAMING PLAN
FARAMHOUSE



1ST FLOOR FRAMING PLAN
NAUTICAL

KEY NOTES:

- (2.1) 14" TJI 230 I-JOISTS @ 19.2" O.C.
- (2.2) 14" TJI 230 I-JOISTS @ 16" O.C.
- (2.3) RIMBOARD + (1)1¾"x14" LVL FLUSH
- (2.4) 14" TJI 230 I-JOISTS @ 19.2" O.C. CANTILEVERED
- (2.5) 2x10 P.T. JOISTS @ 16" O.C.
- (2.6) 2x10 P.T. LEDGER WITH ½" THRU BOLTS, STAGGERED AT 16" O.C.
- (2.7) SIMPSON LUS210Z AT EACH JOIST AND HUC210-2Z AT DOUBLE JOISTS
- (2.8) 6x6 P.T. POST WITH SIMPSON (2) LPC6Z POST CAP AND ABW66Z POST BASE
- (2.9) PROVIDE FOUR SIMPSON DTT1Z DECK TIES AS SHOWN

LEGEND

- ⟹ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⟹ BEARING WALL ABOVE
- ⟹ INTERIOR BEARING WALL
- 48" WSP ⟹ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 9' WALL PLATES

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STATE OF MARYLAND PROFESSIONAL ENGINEER 54136
9/3/25

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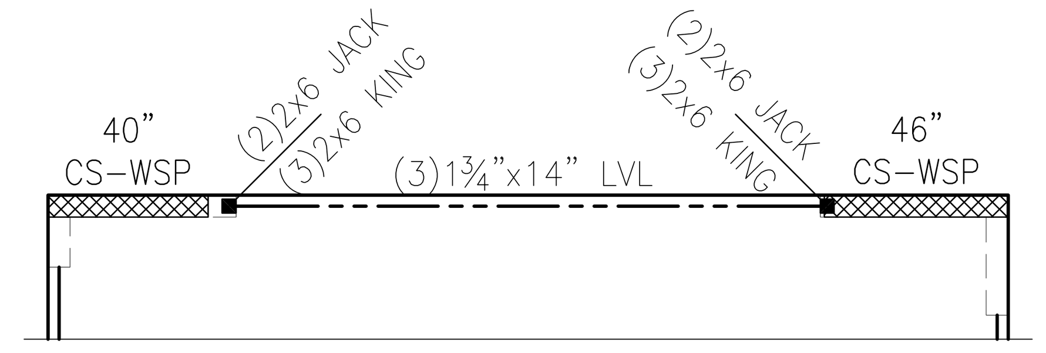
RYAN DEVELOPMENT GROUP

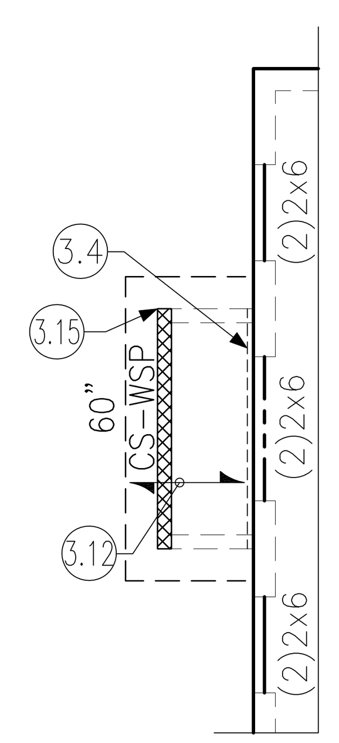
First Floor Framing Plan
Craftsman, Farmhouse, & Nautical Elevations
2550 Model
Anne Arundel County, Maryland

Project #:	196-21001
Designed By:	CFE
Checked By:	JRK
Issue Date:	9/3/25
Re-Issue:	
Scale:	1/8"=1'-0" @ 11x17 1/4"=1'-0" @ 22x34

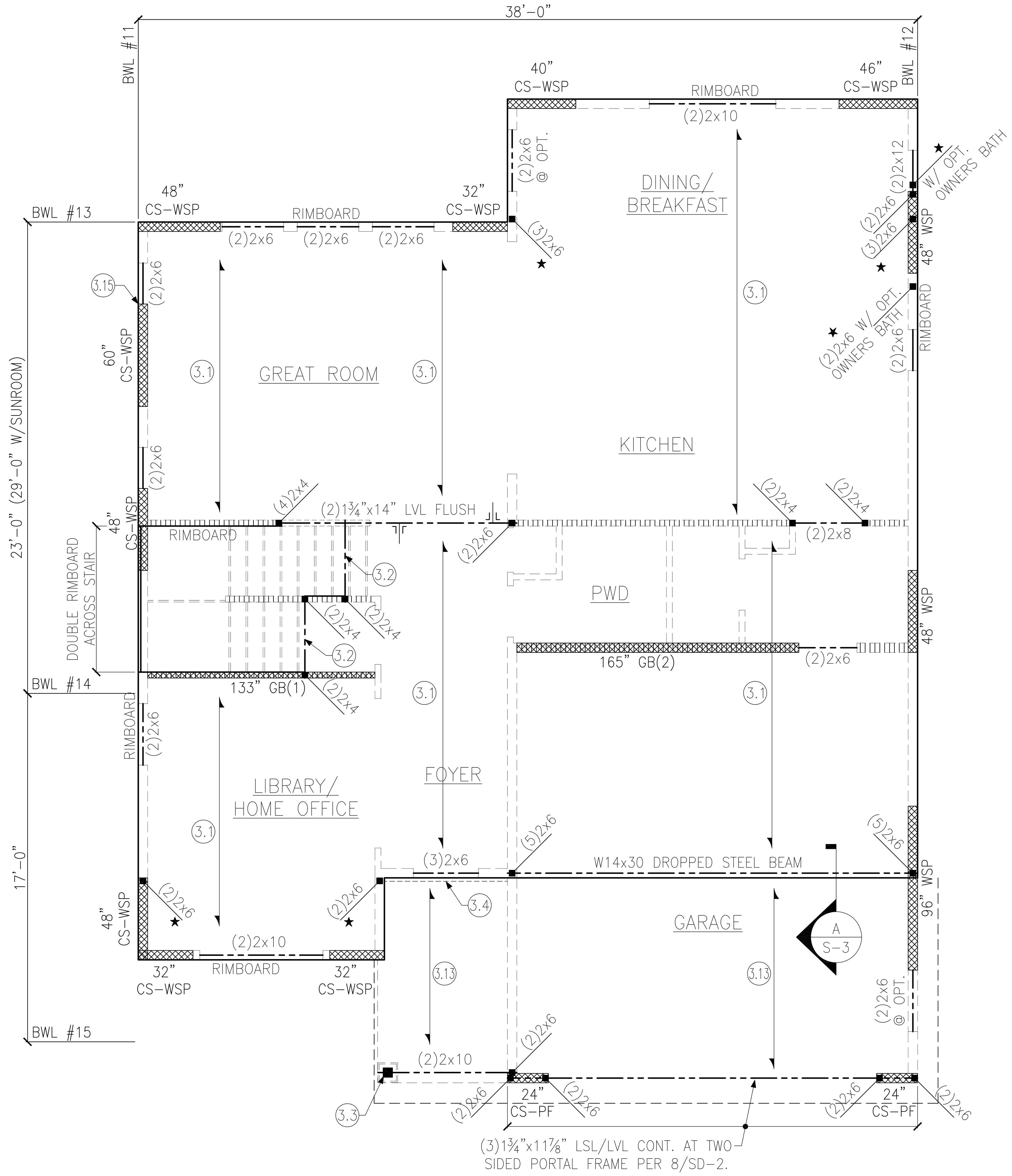
S-2.2



OPT. SLIDER

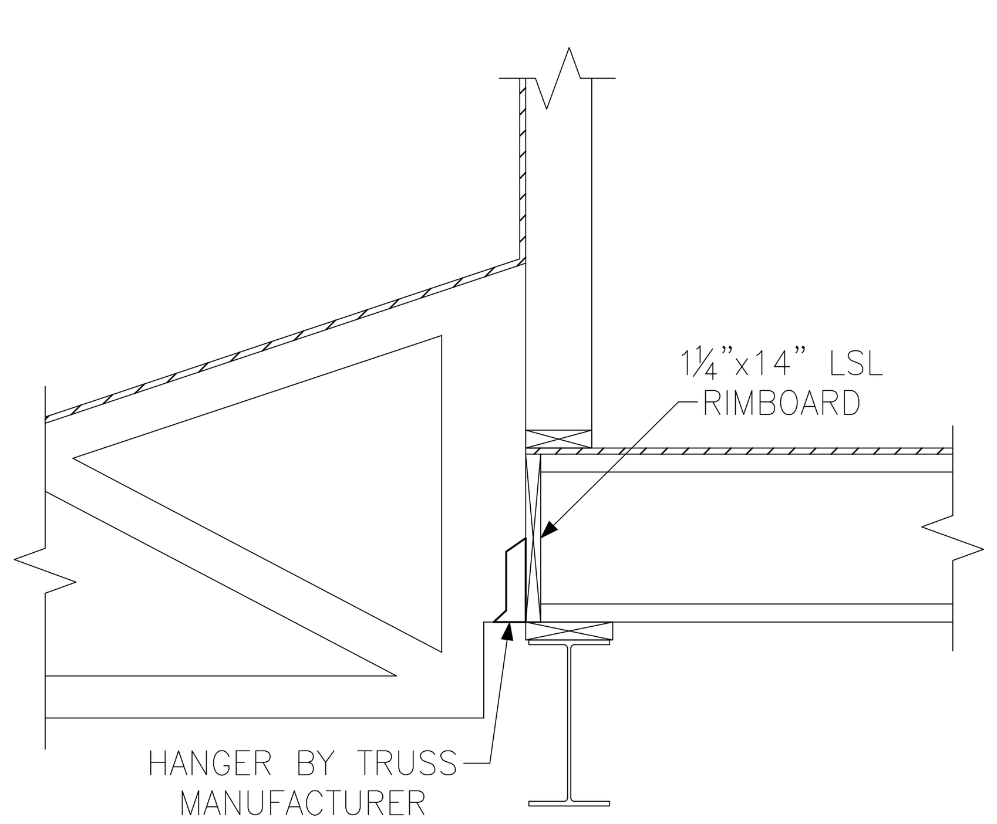


OPT. FIREPLACE

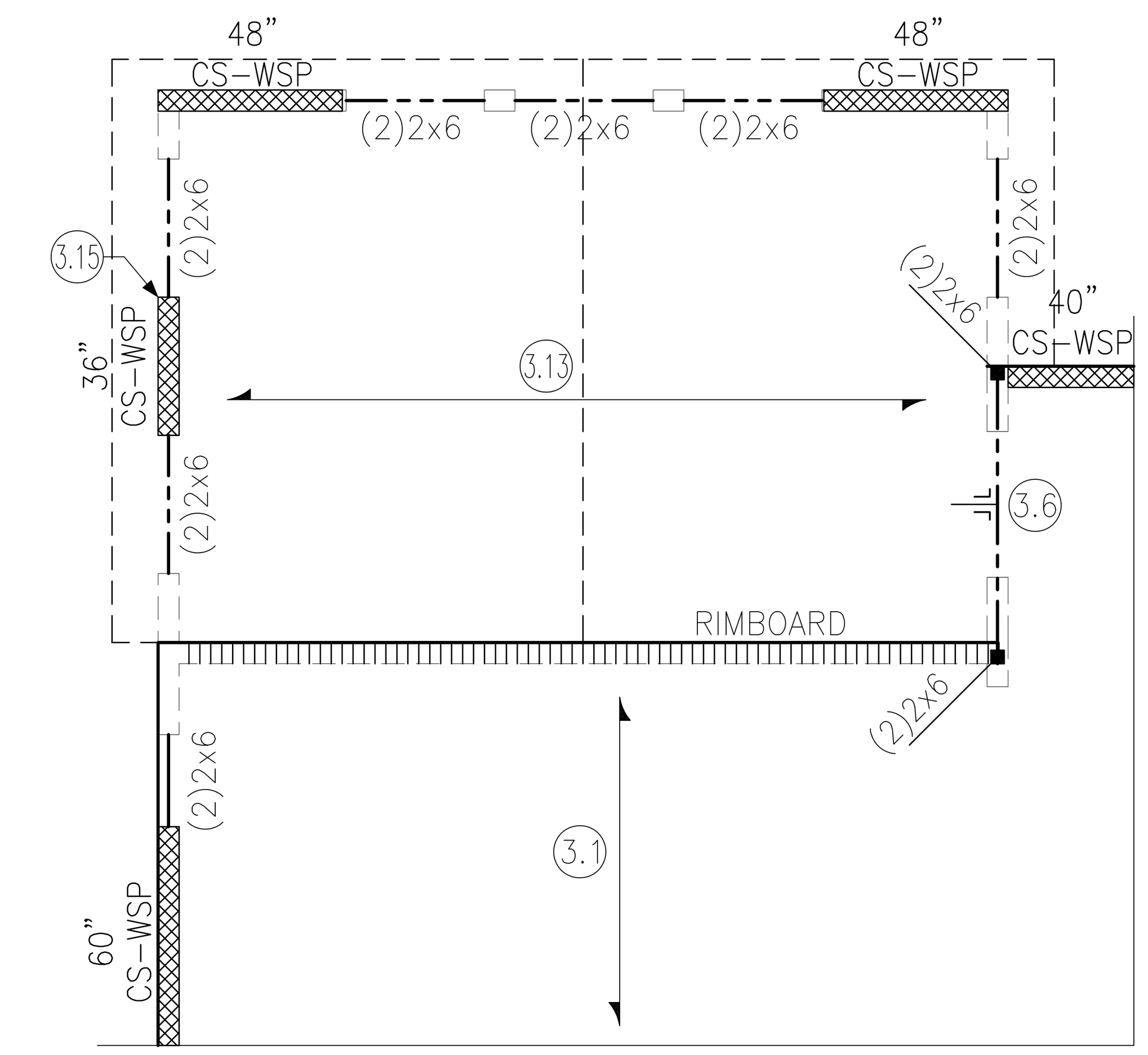


2ND FLOOR FRAMING PLAN

TRADITIONAL

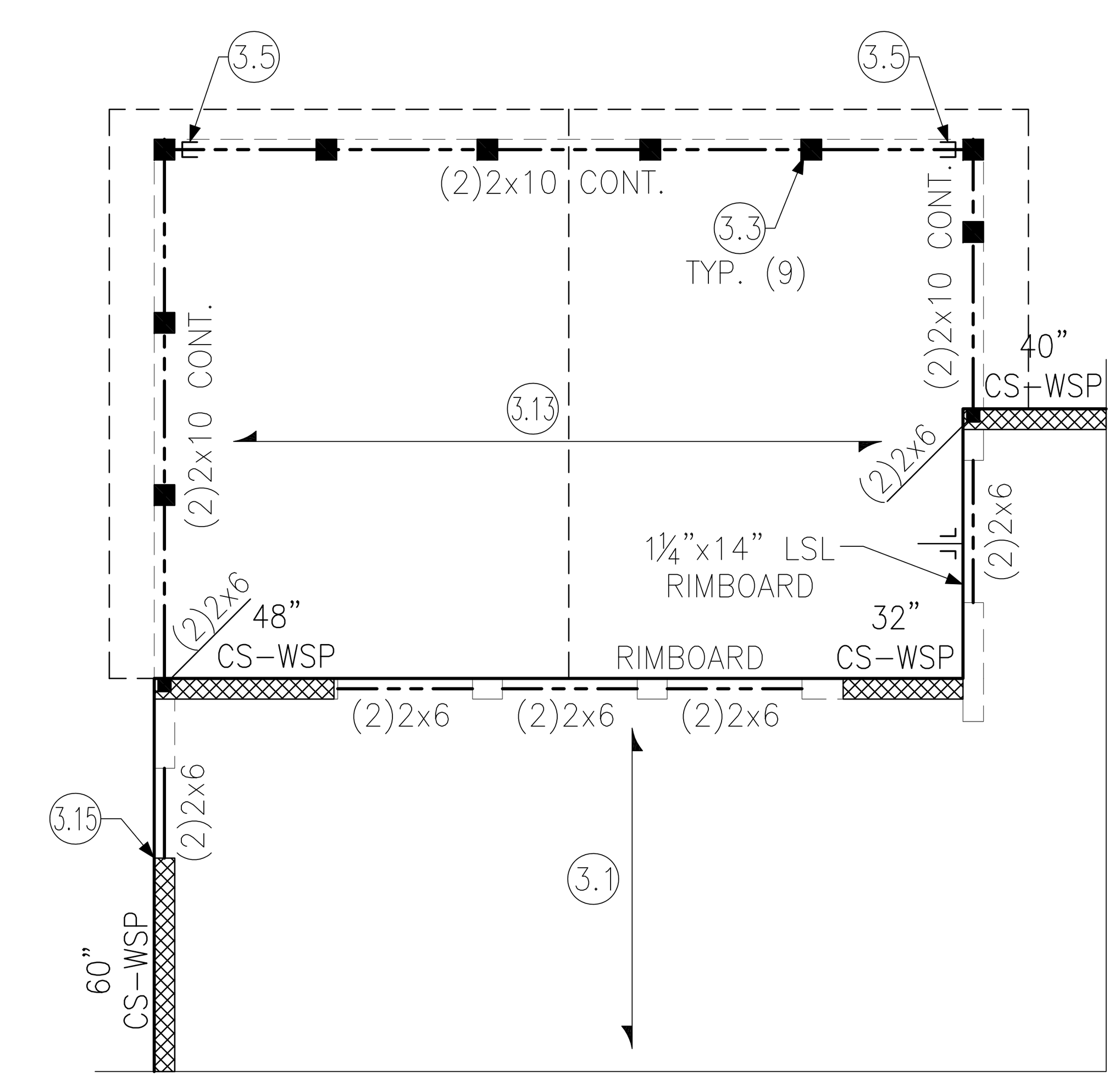


(A) GARAGE ROOF DETAIL



2ND FLOOR FRAMING PLAN

OPTIONAL SUNROOM



2ND FLOOR FRAMING PLAN

OPTIONAL SCREENED PORCH

KEY NOTES:

- 3.1 14" TJI 230 I-JOISTS @ 19.2" O.C.
- 3.2 (1)1¾"x14" LVL FLUSH
- 3.3 6x6 P.T. POST W/ (2) SIMPSON LPC6Z POST CAP AND ABW66Z POST BASE
- 3.4 2x6 LEDGER W/ (3) 16d NAILS AT 16" O.C.
- 3.5 SIMPSON HUC210-2Z
- 3.6 (2)1¾"x14" LVL FLUSH
- 3.7 SIMPSON HGUS414
- 3.8 (2)1¾"x14" LVL FLUSH, CANTILEVERED
- 3.9 2x8 P.T. LEDGER W/ ½" THRU BOLTS @ 16" O.C.
- 3.10 SIMPSON LUS28Z EACH JOIST
- 3.11 2x8 P.T. JOISTS @ 16" O.C.
- 3.12 2x6 RAFTERS @ 24" O.C.
- 3.13 ROOF TRUSSES @ 24" O.C.
- 3.14 PROVIDE INVERTED JOIST HANGERS AT CANTILEVERED JOISTS -TYP.
- 3.15 CONNECT STUD AT END OF BRACED WALL PANEL TO STUD/BEAM BELOW WITH A SIMPSON CS20 COIL STRAP WITH (8) 10d NAILS EACH END
- 3.16 (3)1¾"x14" LVL FLUSH

LEGEND

- ★ ⟹ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- ⟹ BEARING WALL ABOVE
- ⟹ INTERIOR BEARING WALL
- 48" WSP ⟹ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

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PLAN DESIGNED WITH 9' WALL PLATES

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STATE OF MARYLAND PROFESSIONAL ENGINEER 54136 9/3/25

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RYAN DEVELOPMENT GROUP

Second Flor Framing Plan
Traditional Elevation & Options
2550 Model
Anne Arundel County, Maryland

Project #:	196-21001
Designed By:	CFE
Checked By:	JRK
Issue Date:	9/3/25
Re-Issue:	
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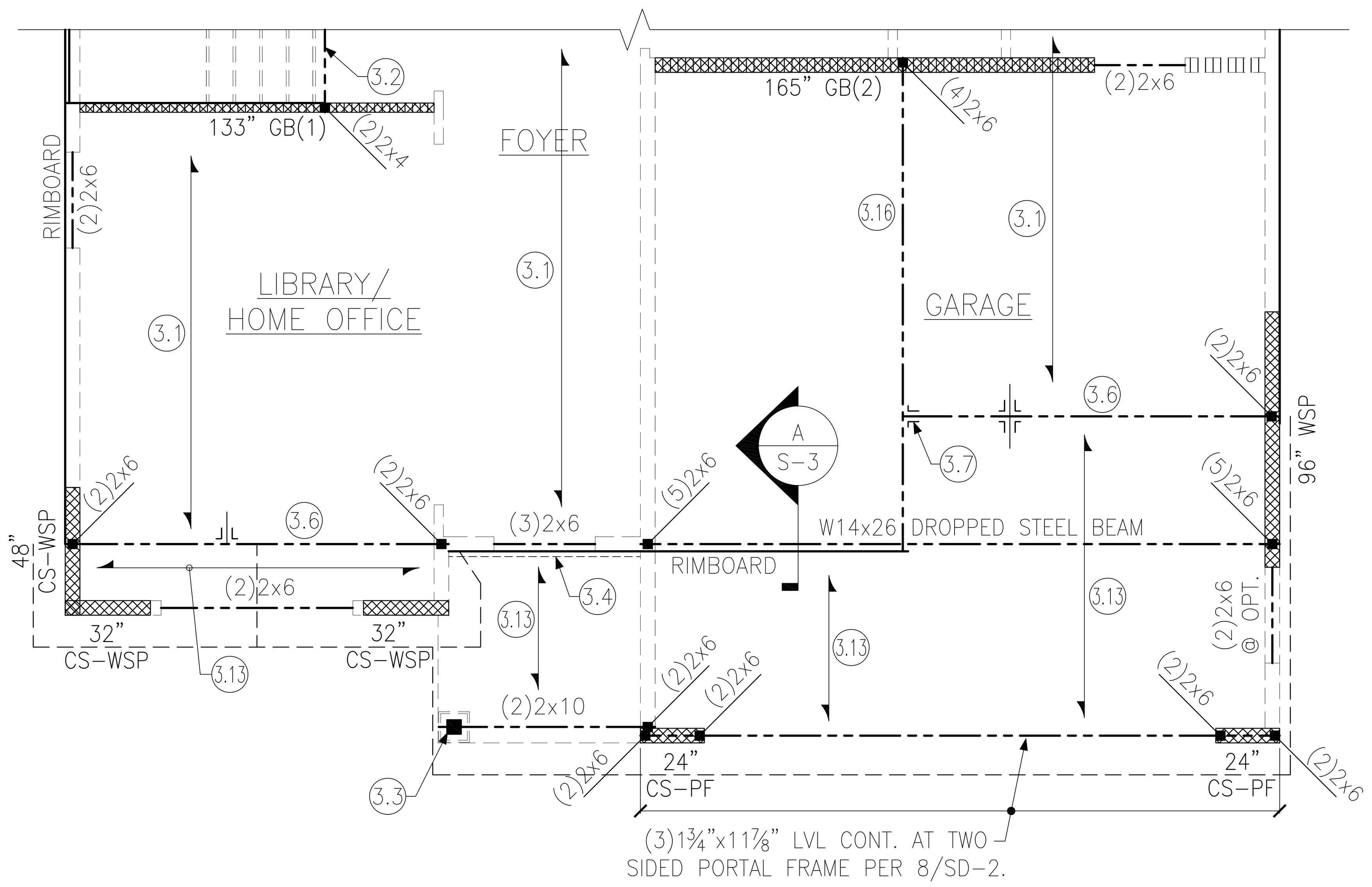
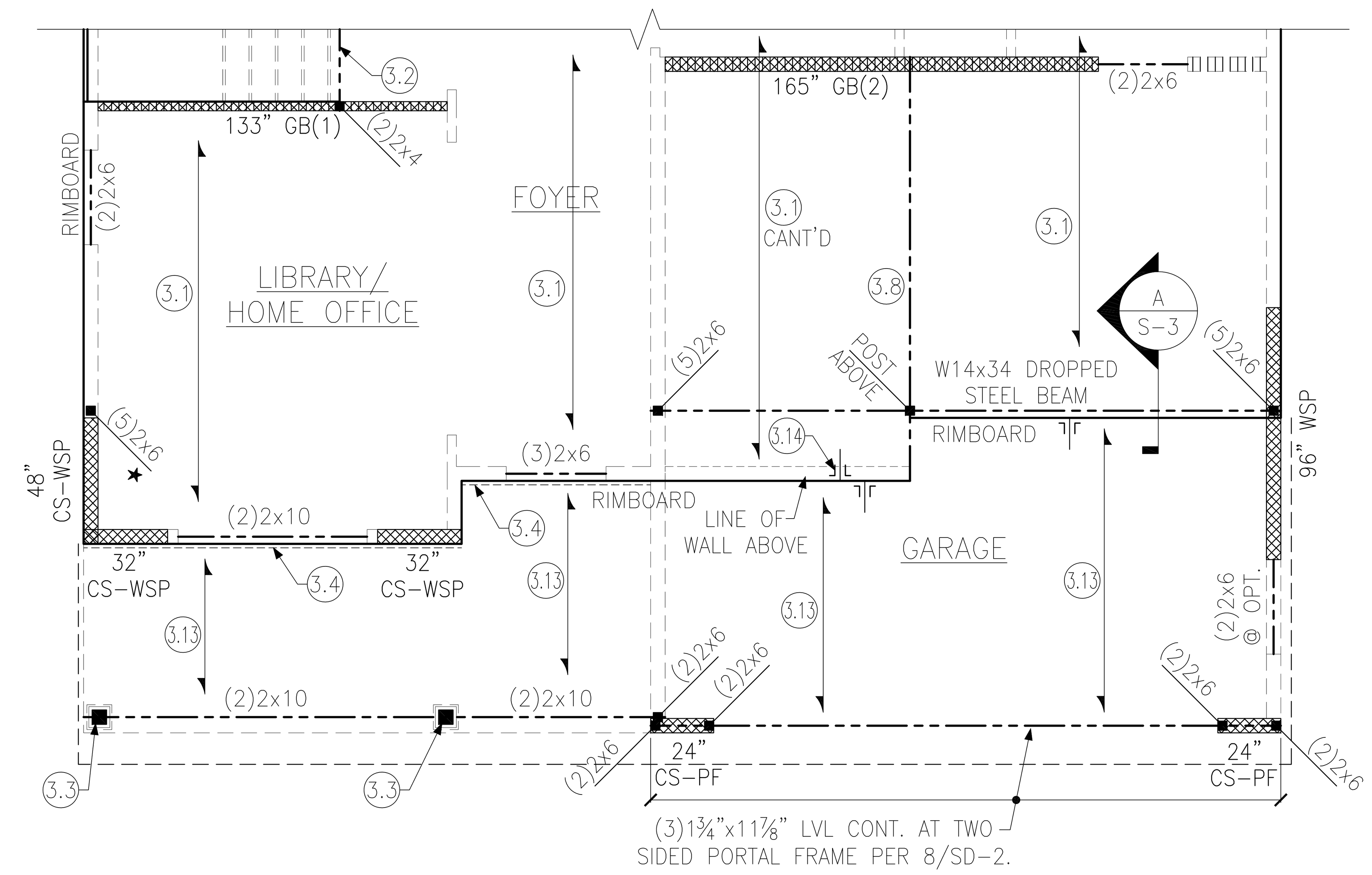
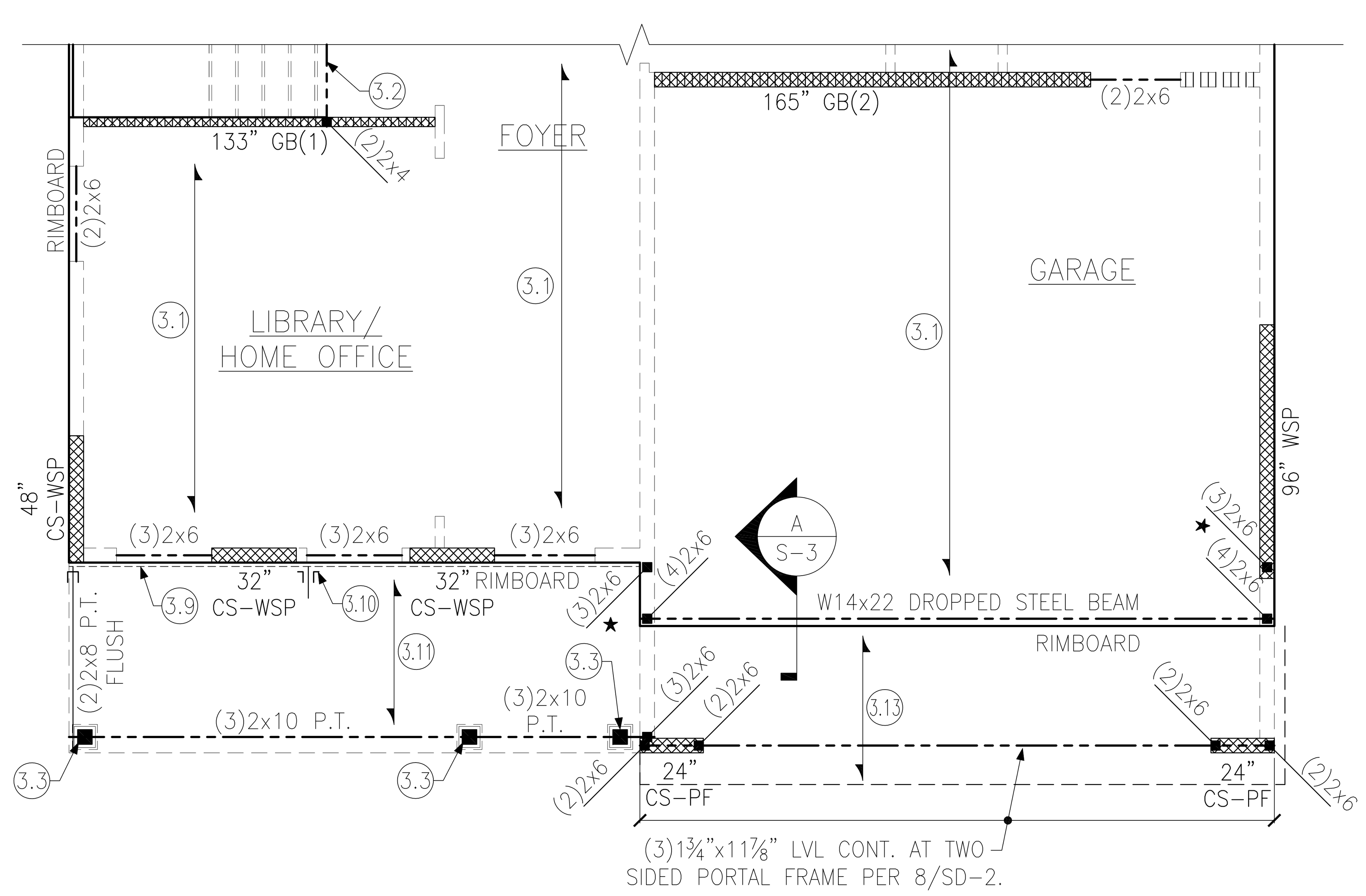
S-3



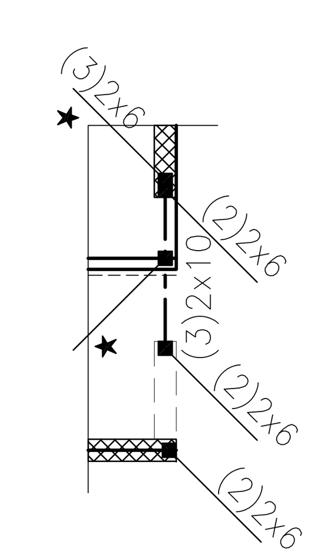
2ND FLOOR FRAMING PLAN
CRAFTSMAN



2ND FLOOR FRAMING PLAN
FARMHOUSE



2ND FLOOR FRAMING PLAN
NAUTICAL



OPT. DOOR

KEY NOTES:

(3.1) 14" TJI 230 I-JOISTS @ 19.2" O.C.

(3.2) (1)1¾"x14" LVL FLUSH

(3.3) 6x6 P.T. POST W/ (2) SIMPSON LPC6Z POST CAP AND ABW66Z POST BASE

(3.4) 2x6 LEDGER W/ (3) 16d NAILS AT 16" O.C.

(3.5) SIMPSON HUC210-2Z

(3.6) (2)1¾"x14" LVL FLUSH

(3.7) SIMPSON HGUS414

(3.8) (2)1¾"x14" LVL FLUSH, CANTILEVERED

(3.9) 2x8 P.T. LEDGER W/ ½" THRU BOLTS @ 16" O.C.

(3.10) SIMPSON LUS28Z EACH JOIST

(3.11) 2x8 P.T. JOISTS @ 16" O.C.

(3.12) 2x6 RAFTERS @ 24" O.C.

(3.13) ROOF TRUSSES @ 24" O.C.

(3.14) PROVIDE INVERTED JOIST HANGERS AT CANTILEVERED JOISTS –TYP.

(3.15) CONNECT STUD AT END OF BRACED WALL PANEL TO STUD/BEAM BELOW WITH A SIMPSON CS20 COIL STRAP WITH (8) 10d NAILS EACH END

(3.16) (3)1¾"x14" LVL FLUSH

LEGEND

⟹ PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
⟹ BEARING WALL ABOVE
⟹ INTERIOR BEARING WALL
48" WSP ⟹ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

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RYAN DEVELOPMENT GROUP

Second Flor Framing Plan
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2550 Model
Anne Arundel County, Maryland

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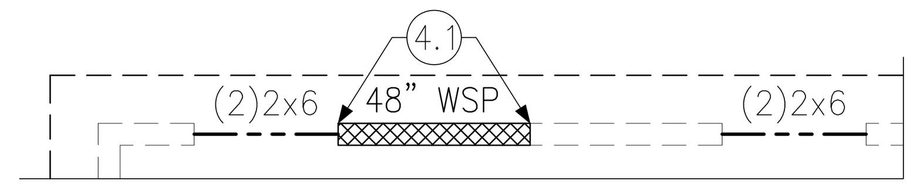
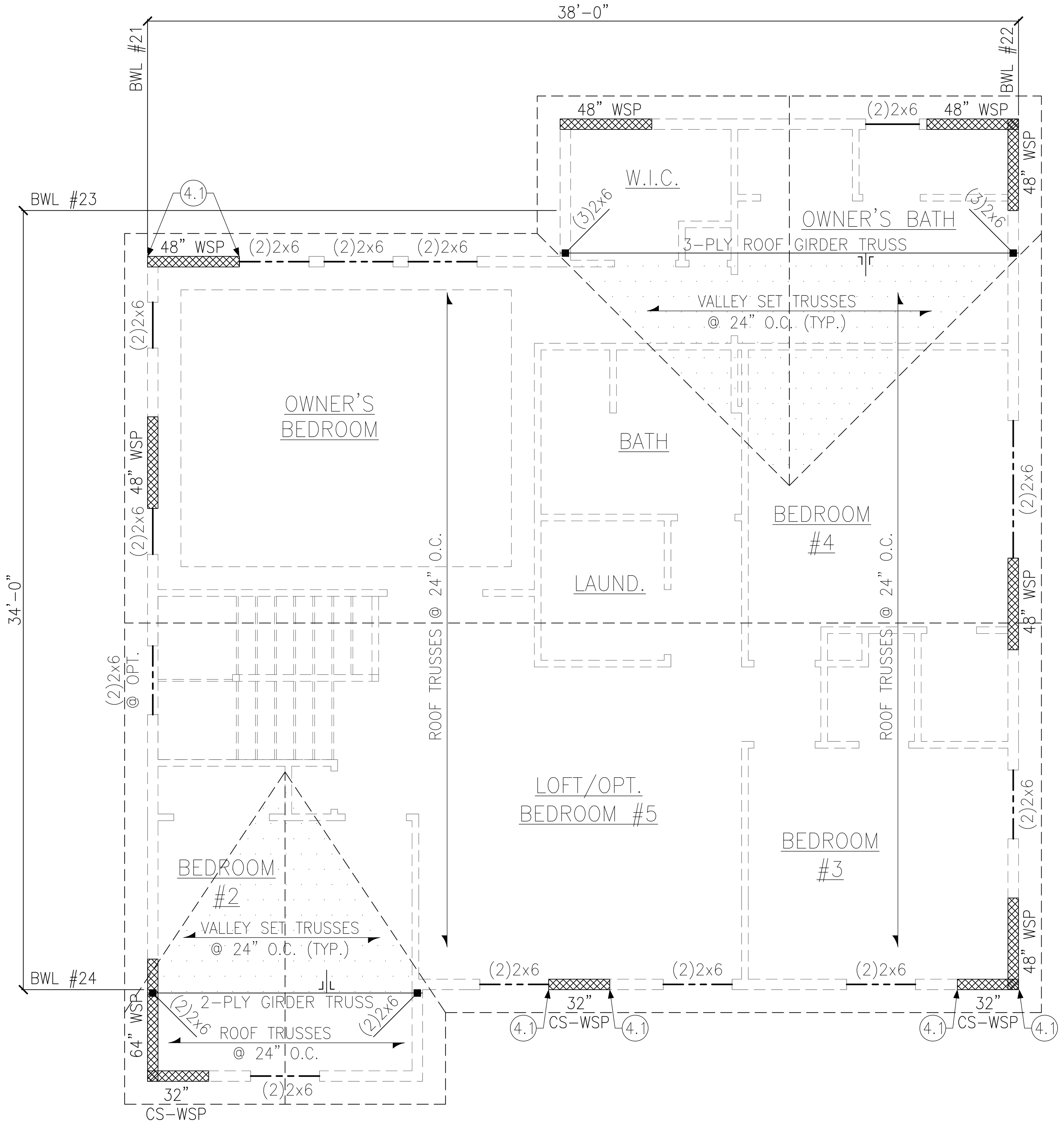
S-3.1

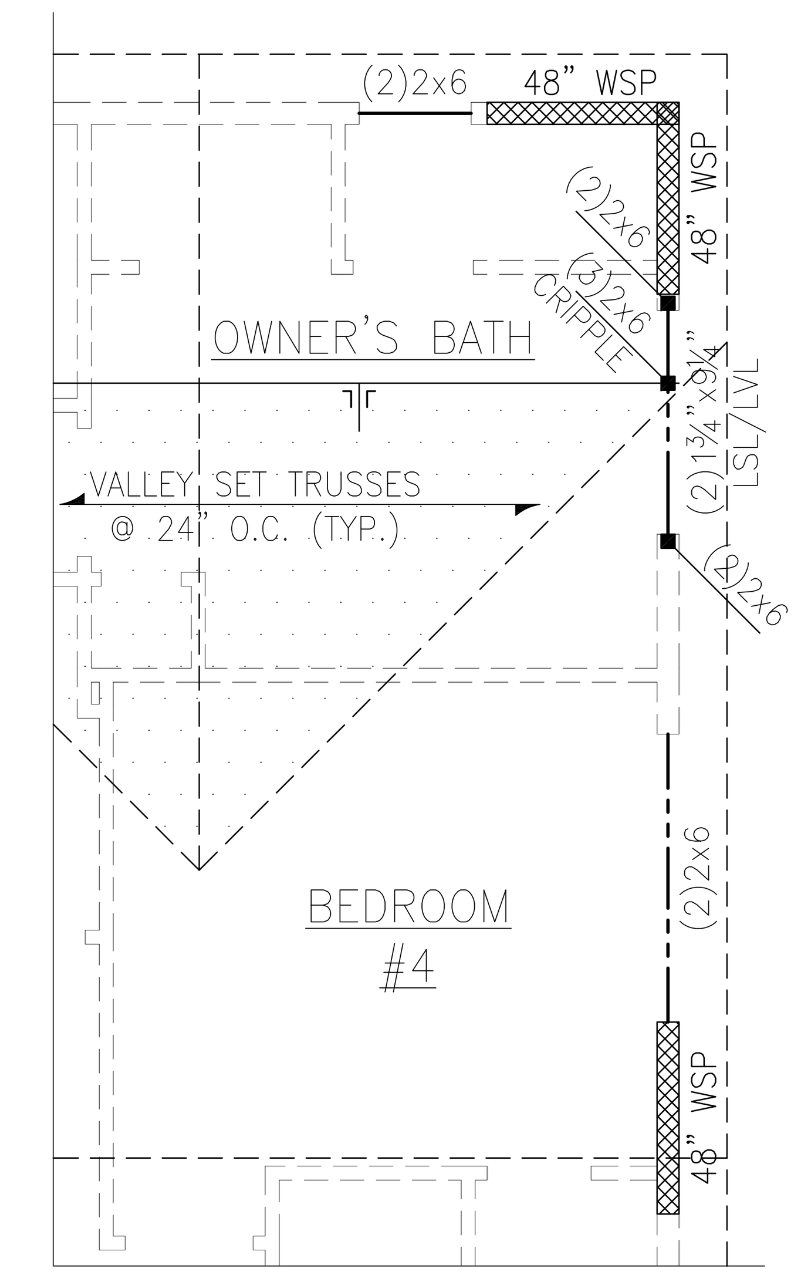


OPT. WINDOWS WITH SUNROOM BELOW



ROOF FRAMING PLAN
TRADITIONAL

NOTE: NO CHANGE TO STRUCTURE WITH OPTIONAL BEDROOM #5



ROOF FRAMING PLAN
OPT. OWNERS BATH 'B'

KEY NOTES:

(4.1) CONNECT STUD AT END OF BRACED WALL PANEL TO STUD/BEAM BELOW WITH A SIMPSON CS20 COIL STRAP WITH (8) 10d NAILS EACH END

LEGEND

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- 48" WSP — BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

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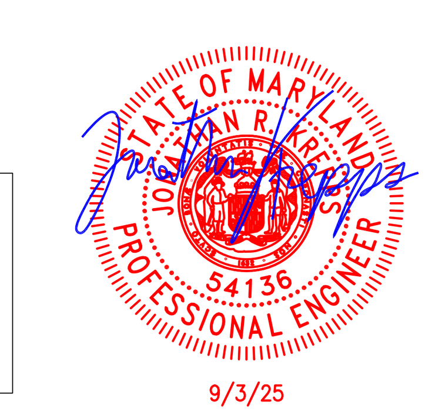

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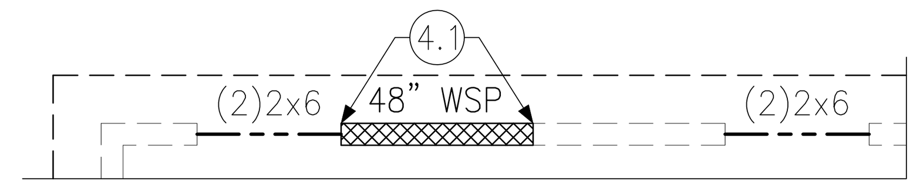
RYAN DEVELOPMENT GROUP

Roof Framing Plan
Traditional Elevation
2550 Model
Anne Arundel County, Maryland

Project #: 196-21001
Designed By: CFE
Checked By: JRK
Issue Date: 9/3/25
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

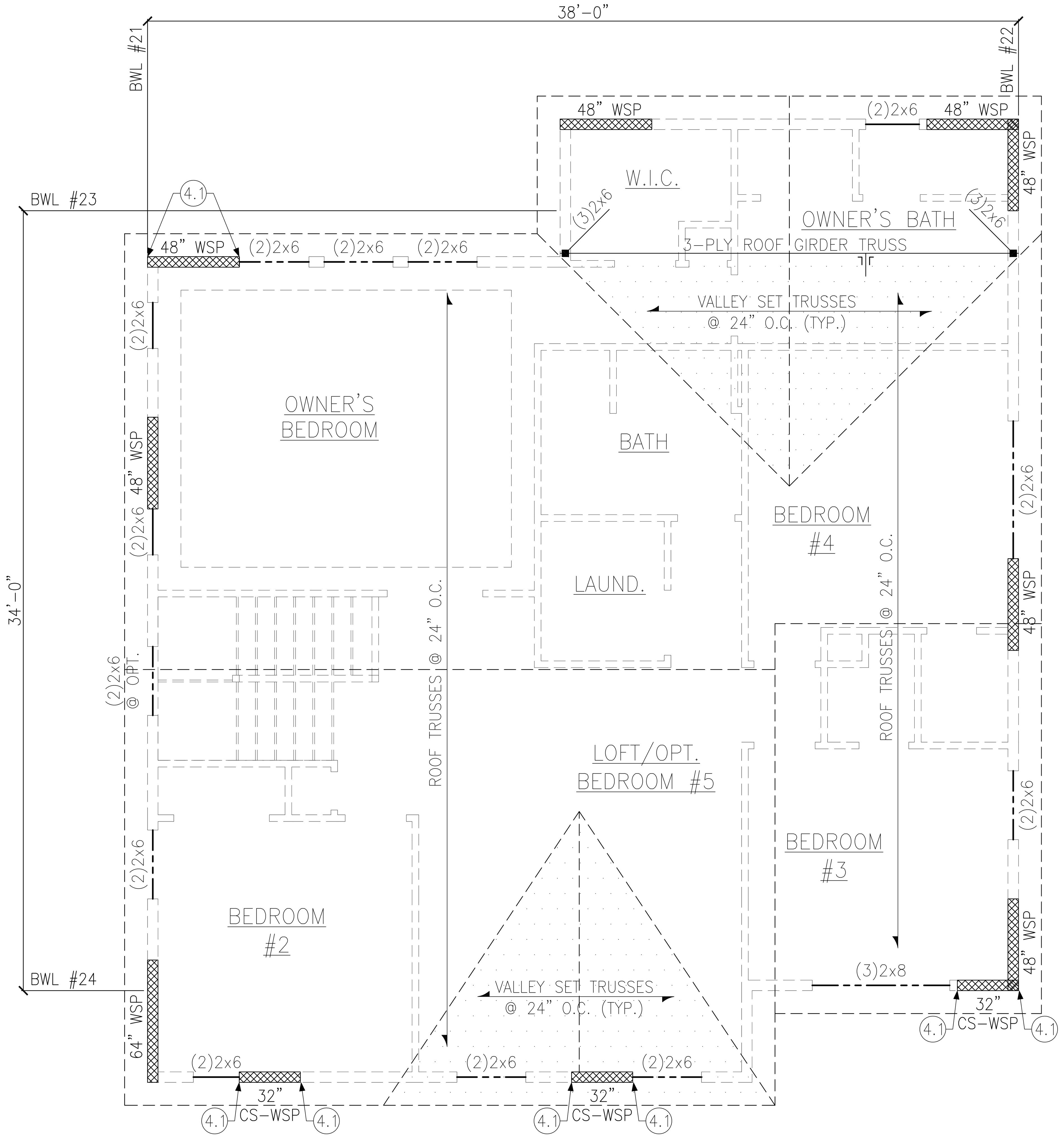
S-4



OPT. WINDOWS WITH SUNROOM BELOW

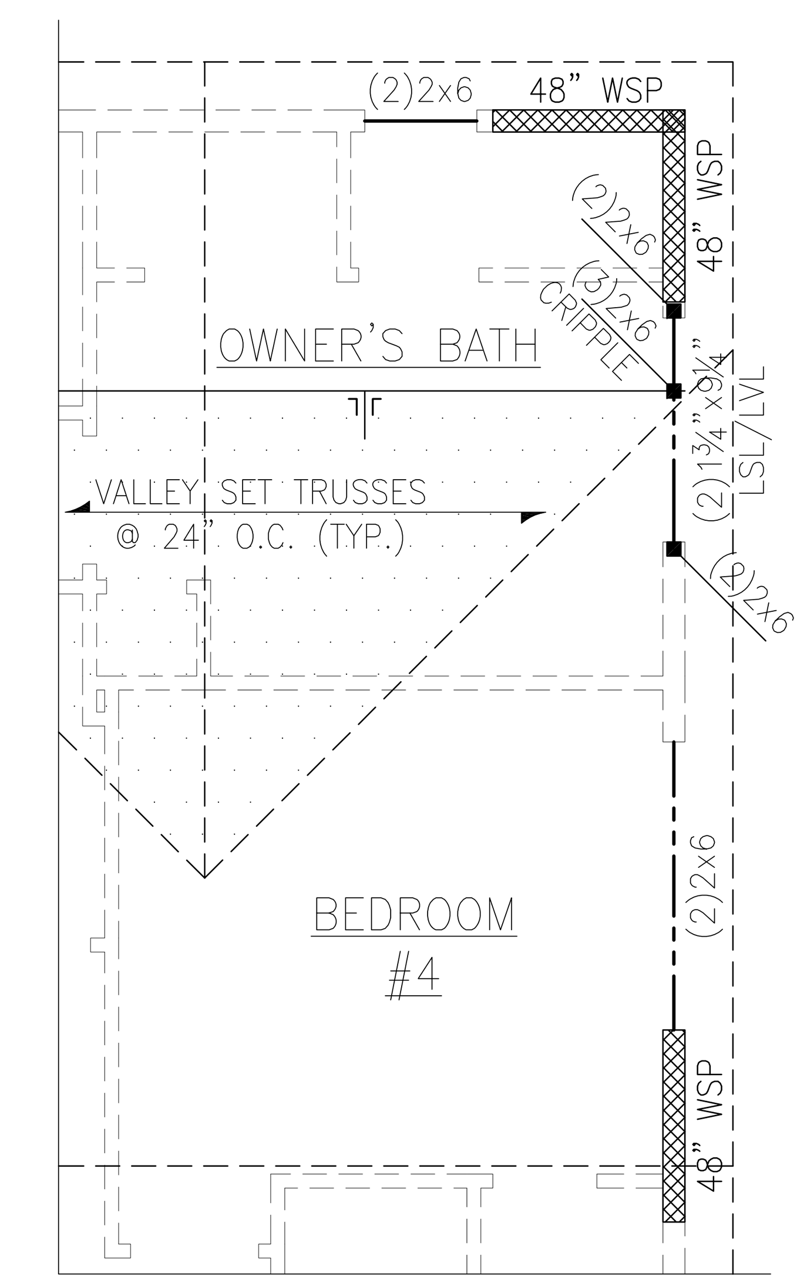
KEY NOTES:

(4.1) CONNECT STUD AT END OF BRACED WALL PANEL TO STUD/BEAM BELOW WITH A SIMPSON CS20 COIL STRAP WITH (8) 10d NAILS EACH END



ROOF FRAMING PLAN
CRAFTSMAN

NOTE: NO CHANGE TO STRUCTURE WITH OPTIONAL BEDROOM #5



ROOF FRAMING PLAN
OPT. OWNERS BATH 'B'

LEGEND

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- 48" WSP — BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 9' WALL PLATES

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RYAN DEVELOPMENT GROUP

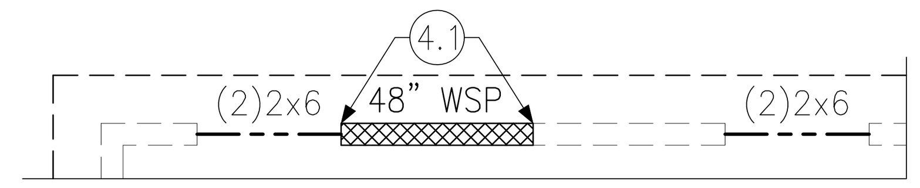
Roof Framing Plan
Craftsman Elevation
2550 Model
Anne Arundel County, Maryland

Project #: 196-21001
Designed By: CFE
Checked By: JRK
Issue Date: 9/3/25
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

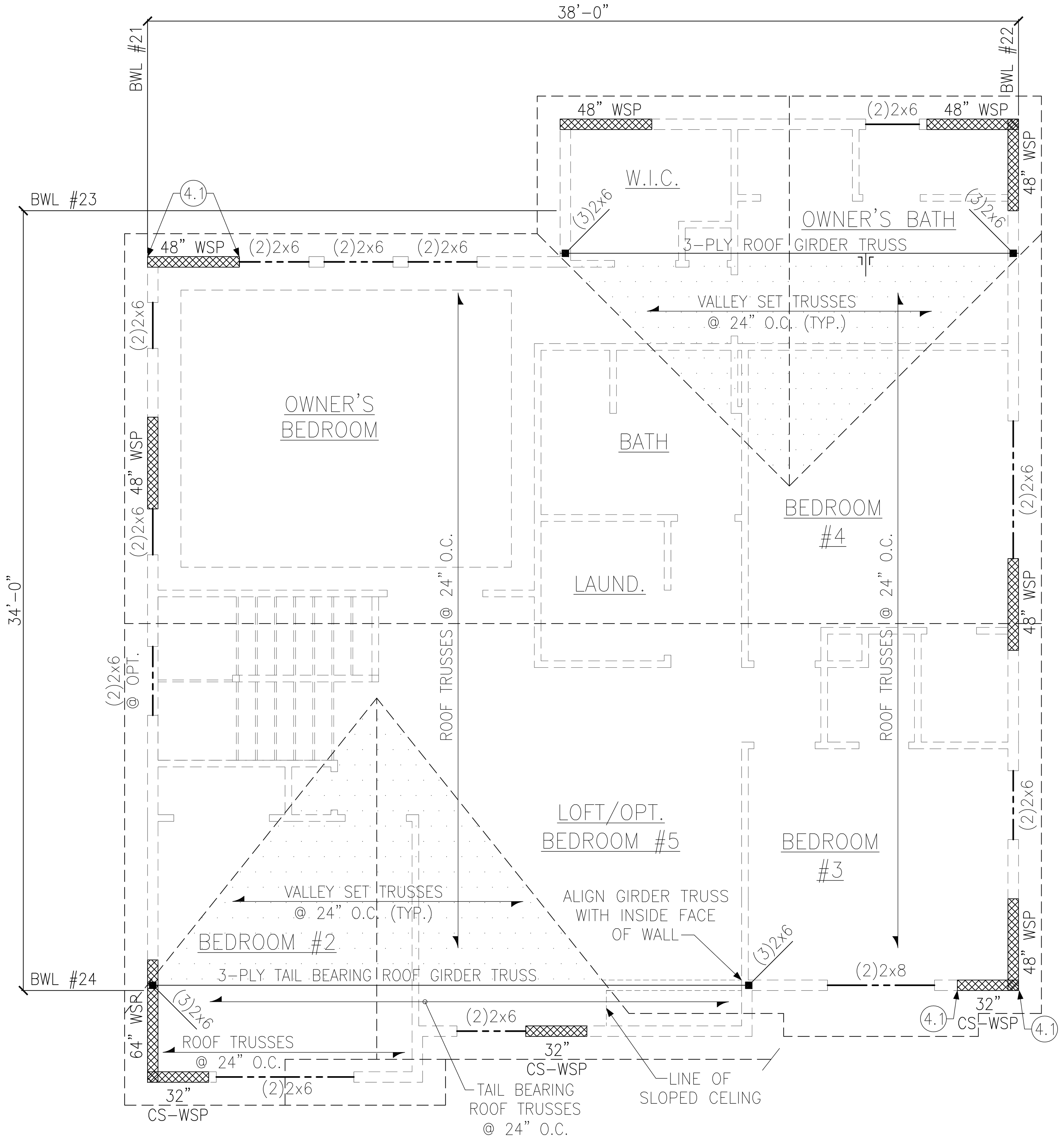
S-4.1

KEY NOTES:

(4.1) CONNECT STUD AT END OF BRACED WALL PANEL TO STUD/BEAM BELOW WITH A SIMPSON CS20 COIL STRAP WITH (8) 10d NAILS EACH END

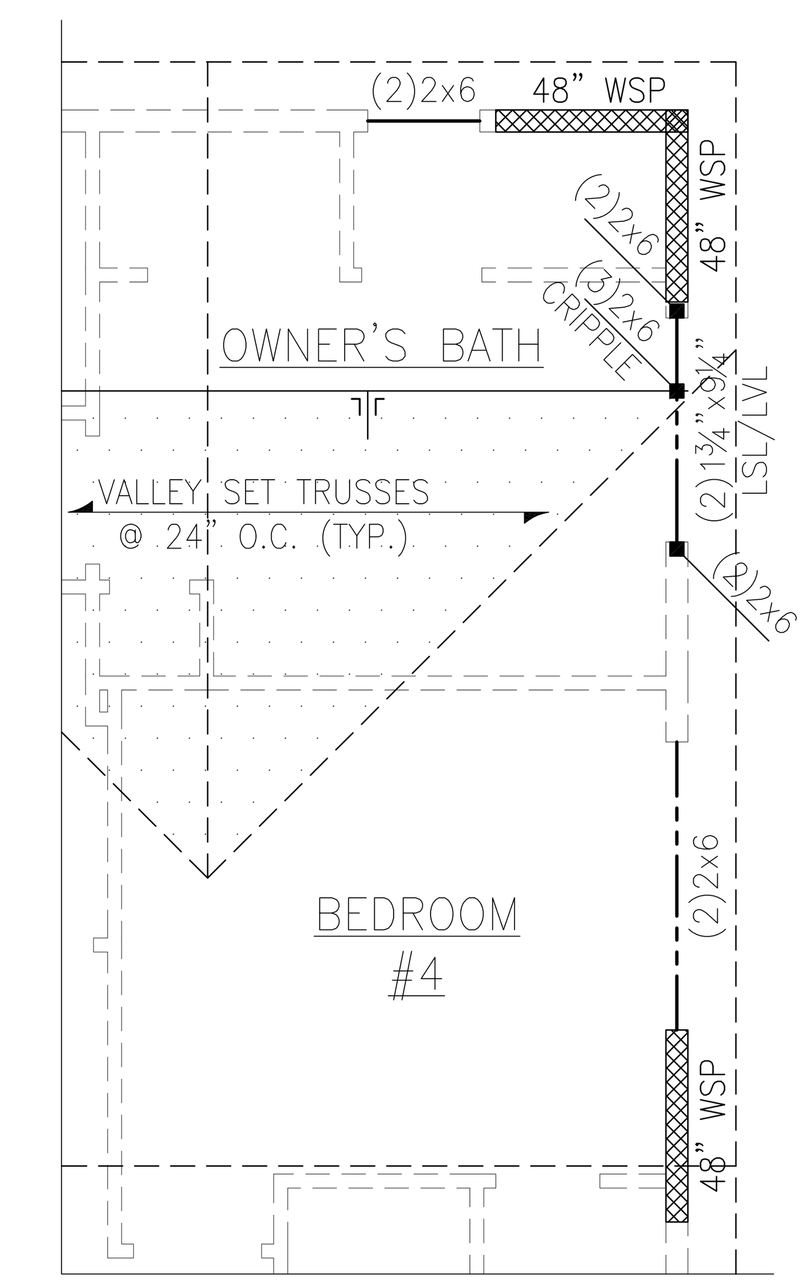


OPT. WINDOWS WITH SUNROOM BELOW



ROOF FRAMING PLAN
FARMHOUSE

NOTE: NO CHANGE TO STRUCTURE WITH OPTIONAL BEDROOM #5



ROOF FRAMING PLAN
OPT. OWNERS BATH 'B'

LEGEND

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- 48" WSP ⟹ BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

REFER TO KSE STRUCTURAL DETAILS SHEETS FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS

PLAN DESIGNED WITH 9' WALL PLATES

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RYAN DEVELOPMENT GROUP

Roof Framing Plan
Farmhouse Elevation
2550 Model
Anne Arundel County, Maryland

Project #: 196-21001
Designed By: CFE
Checked By: JRK
Issue Date: 9/3/25
Re-Issue:
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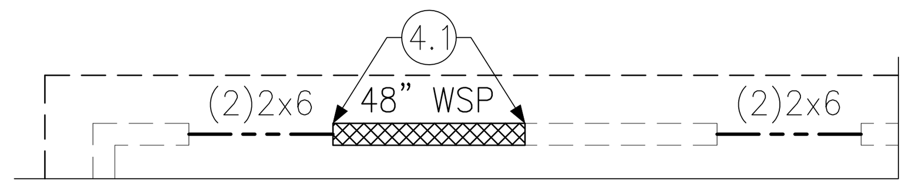
1/4"=1'-0" @ 22x34

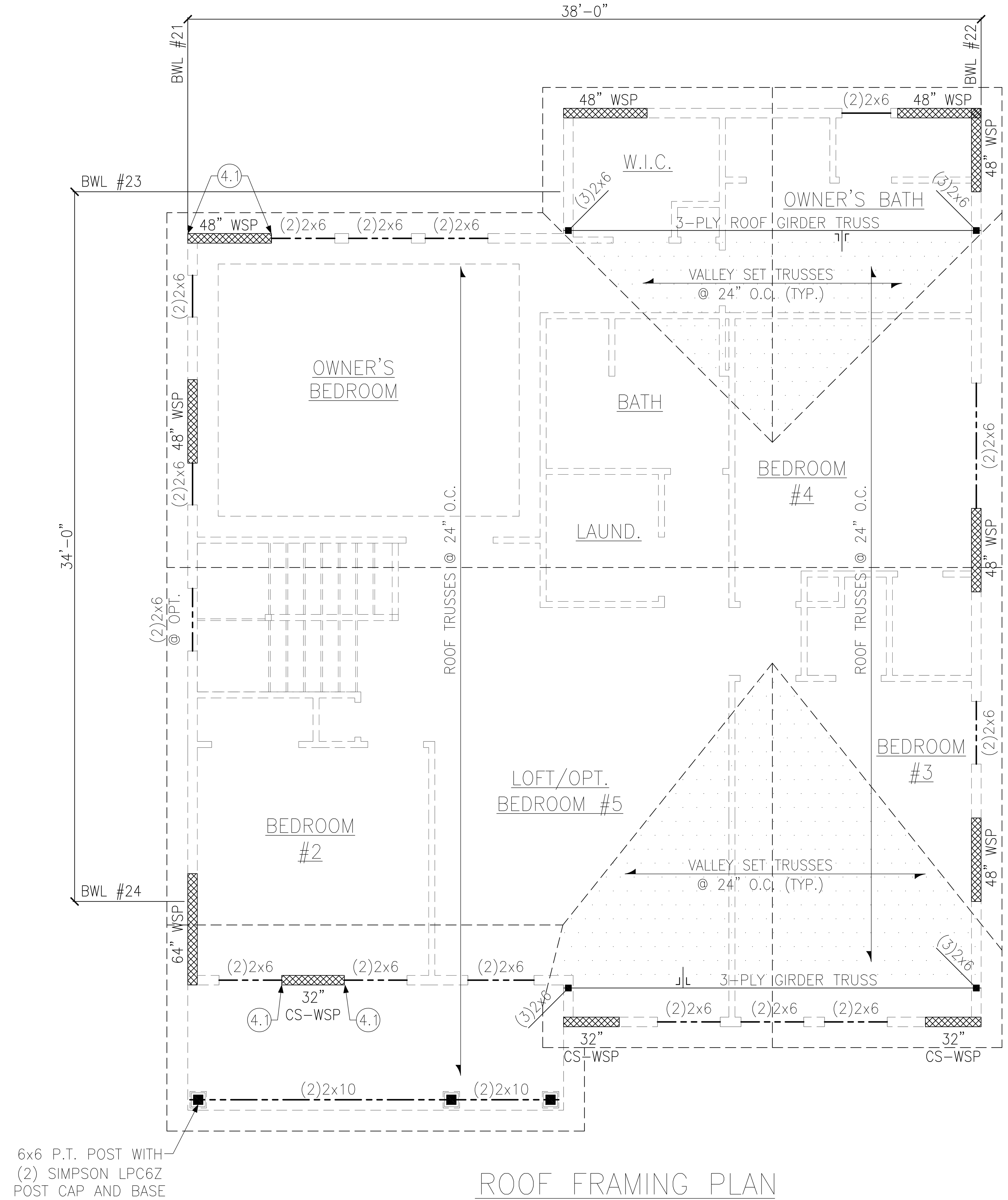
S-4.2

KEY NOTES:

(4.1) CONNECT STUD AT END OF BRACED WALL PANEL TO STUD/BEAM BELOW WITH A SIMPSON CS20 COIL STRAP WITH (8) 10d NAILS EACH END



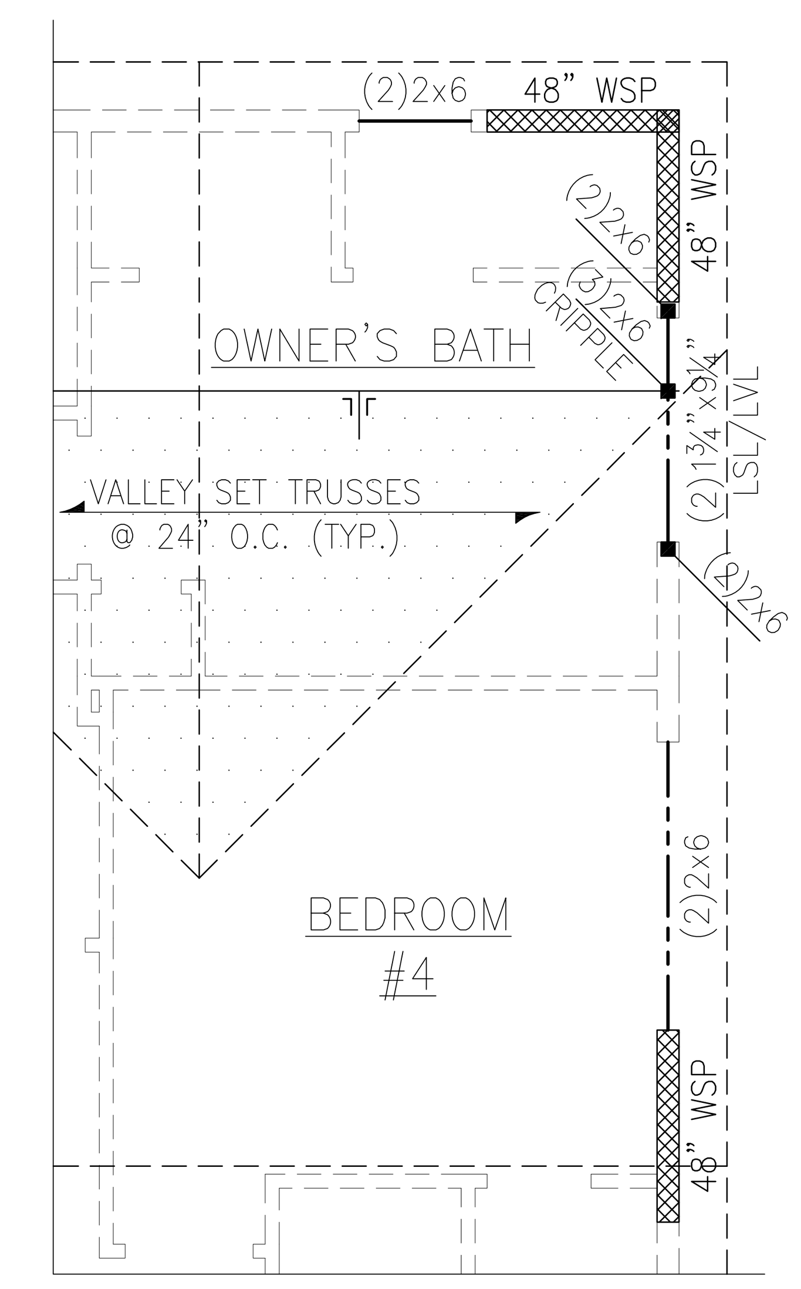
OPT. WINDOWS WITH SUNROOM BELOW



ROOF FRAMING PLAN

NAUTICAL

NOTE: NO CHANGE TO STRUCTURE WITH OPTIONAL BEDROOM #5



ROOF FRAMING PLAN

OPT. OWNERS BATH 'B'

LEGEND

- PROVIDE SOLID BLOCKING WITHIN FLOOR SYSTEM TO MATCH POST SIZE ABOVE.
- BEARING WALL ABOVE
- INTERIOR BEARING WALL
- 48" WSP — BRACED WALL PANEL (SEE KSE STRUCTURAL DETAIL SHEETS FOR BRACED WALL PANEL SHEATHING FASTENING & BLOCKING DETAILS)

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PLAN DESIGNED WITH 9' WALL PLATES

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RYAN DEVELOPMENT GROUP

Roof Framing Plan
Nautical Elevation
2550 Model
Anne Arundel County, Maryland

Project #: 196-21001
Designed By: CFE
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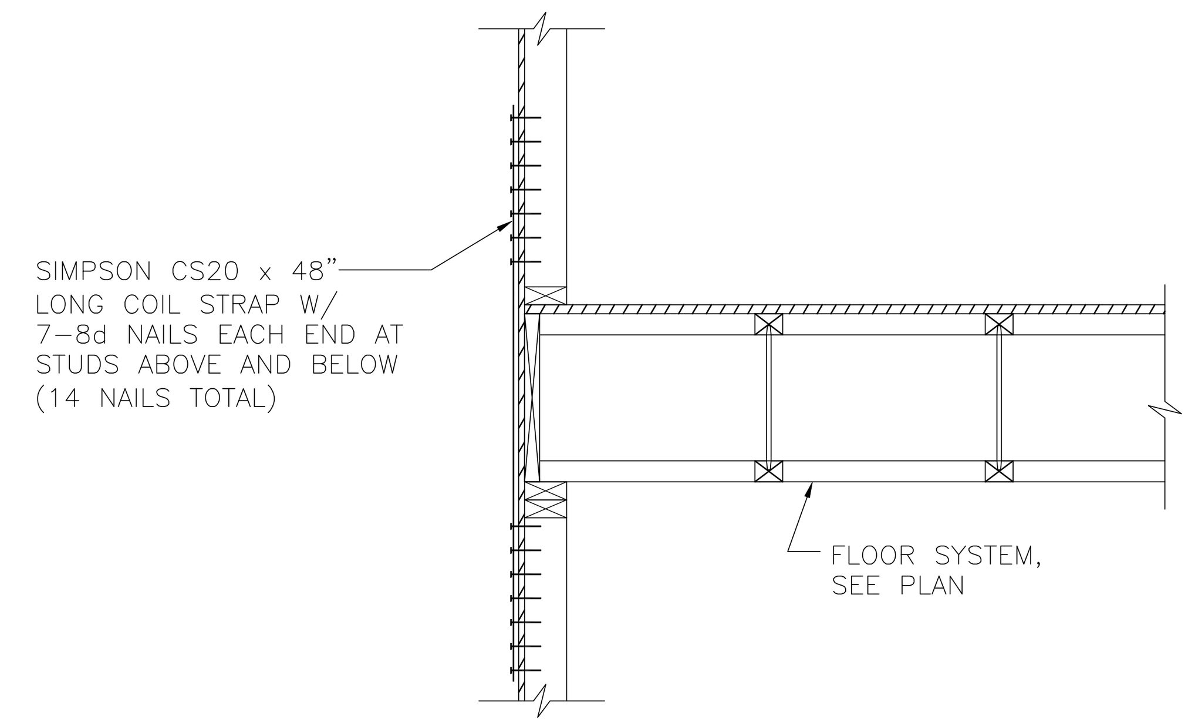
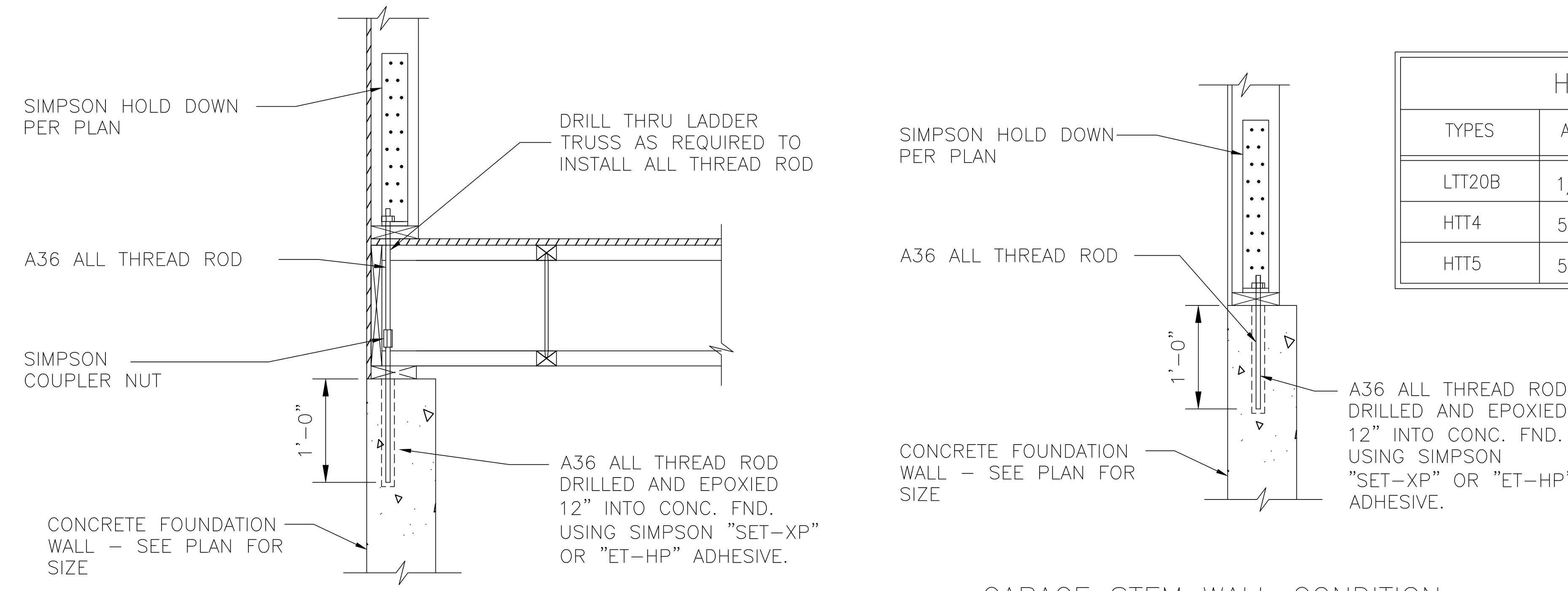
S-4.3



FLOOR TO FLOOR HOLD DOWN CONNECTION DETAIL

1



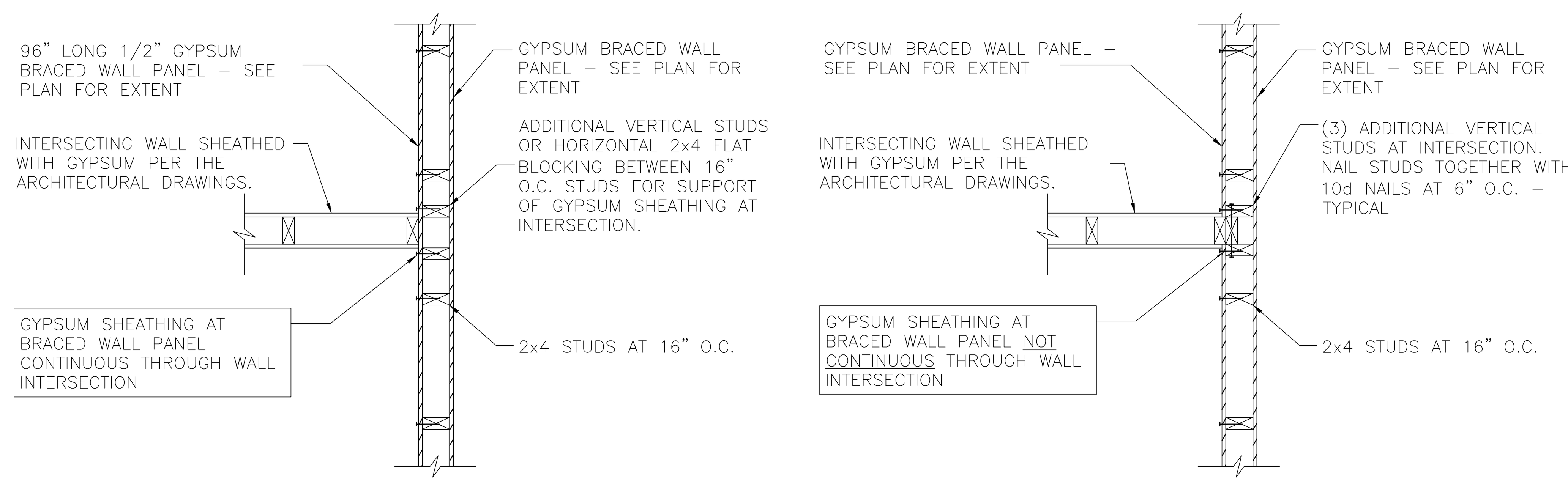
2 FOUNDATION HOLD DOWN CONNECTION DETAIL

HOLD DOWN SCHEDULE		
TYPES	A36 ALL TREAD ROD	FASTENERS AT STUDS
LTT20B	1/2" OR 5/8" DIA.	(10)10d NAILS
HTT4	5/8" DIA.	(18)16dx2.5" LONG NAILS
HTT5	5/8" DIA.	(26)16dx2.5" LONG NAILS

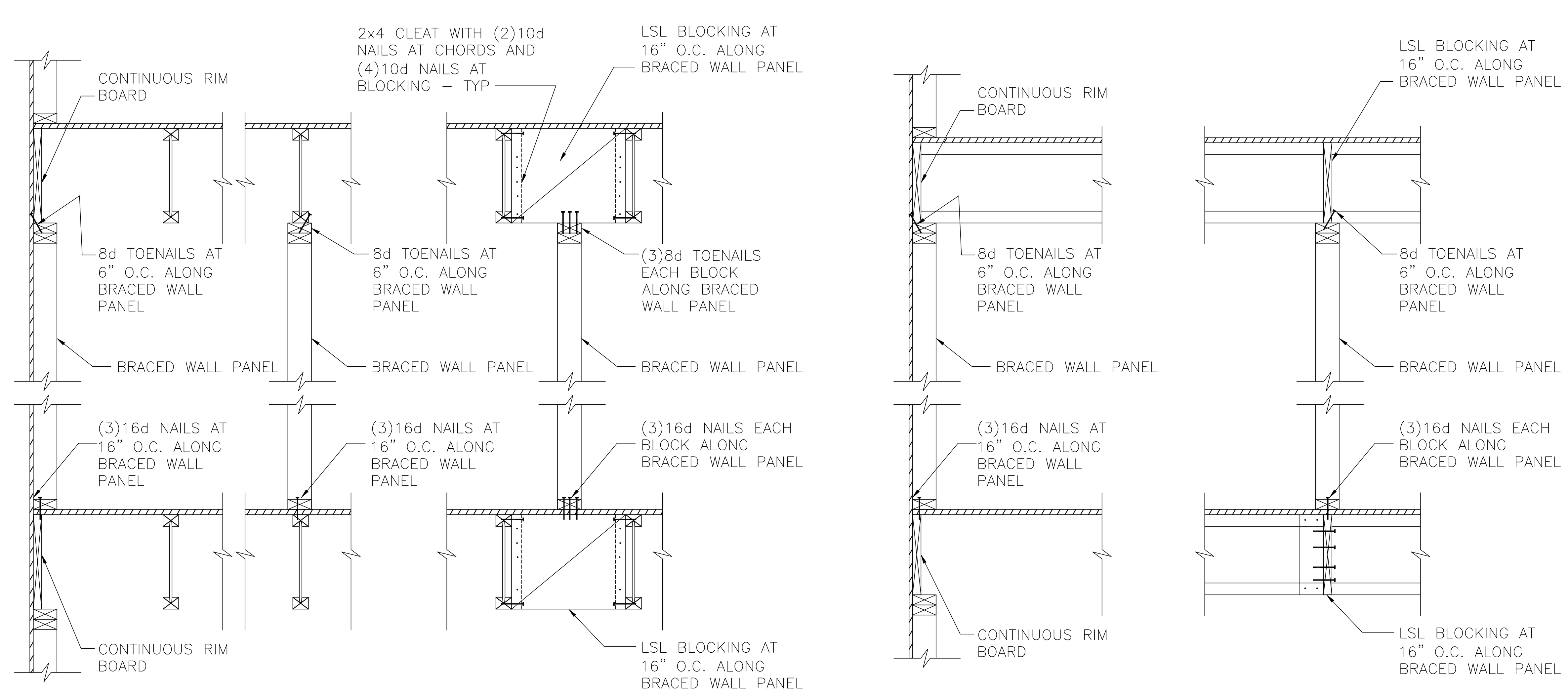
BRACED WALL PANEL SCHEDULE			
PANEL TYPES	PANEL TYPE	MATERIAL	FASTENERS
WSP	INTERMITTENT WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GAGE BY 1.75" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
GB(1)	INTERMITTENT GYPSUM BOARD (SHEATHING ONE FACE OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(2)	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 7" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
GB(2)-4	INTERMITTENT GYPSUM BOARD (SHEATHING BOTH FACES OF WALL)	1/2" GYPSUM	1.5" LONG GALV. ROOFING NAILS, 6d COMMON NAILS, OR 1.25" LONG TYPE W DRYWALL SCREWS AT 4" O.C. AT SHEET EDGES AND INTERMEDIATE SUPPORTS.
CS-WSP	CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL	7/16" OSB	6D OR 8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GAGE BY 375" LONG STAPLES AT 3" O.C. AT SHEET EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
CS-PF	CONTINUOUS PORTAL FRAME	7/16" OSB	NAILING PER DETAIL
PFH	PORTAL FRAME HOLD DOWN	7/16" OSB	NAILING PER DETAIL
CS-ESW(1)	ENGINEERED SHEAR WALL, TYPE 1	7/16" OSB	8D COMMON NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUE OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(2)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8D COMMON NAILS AT 4" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUE OSB AROUND DOOR/WINDOW OPENINGS
CS-ESW(3)	ENGINEERED SHEAR WALL, TYPE 2	7/16" OSB	8D COMMON NAILS AT 3" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONTINUE OSB AROUND DOOR/WINDOW OPENINGS

NOTES:

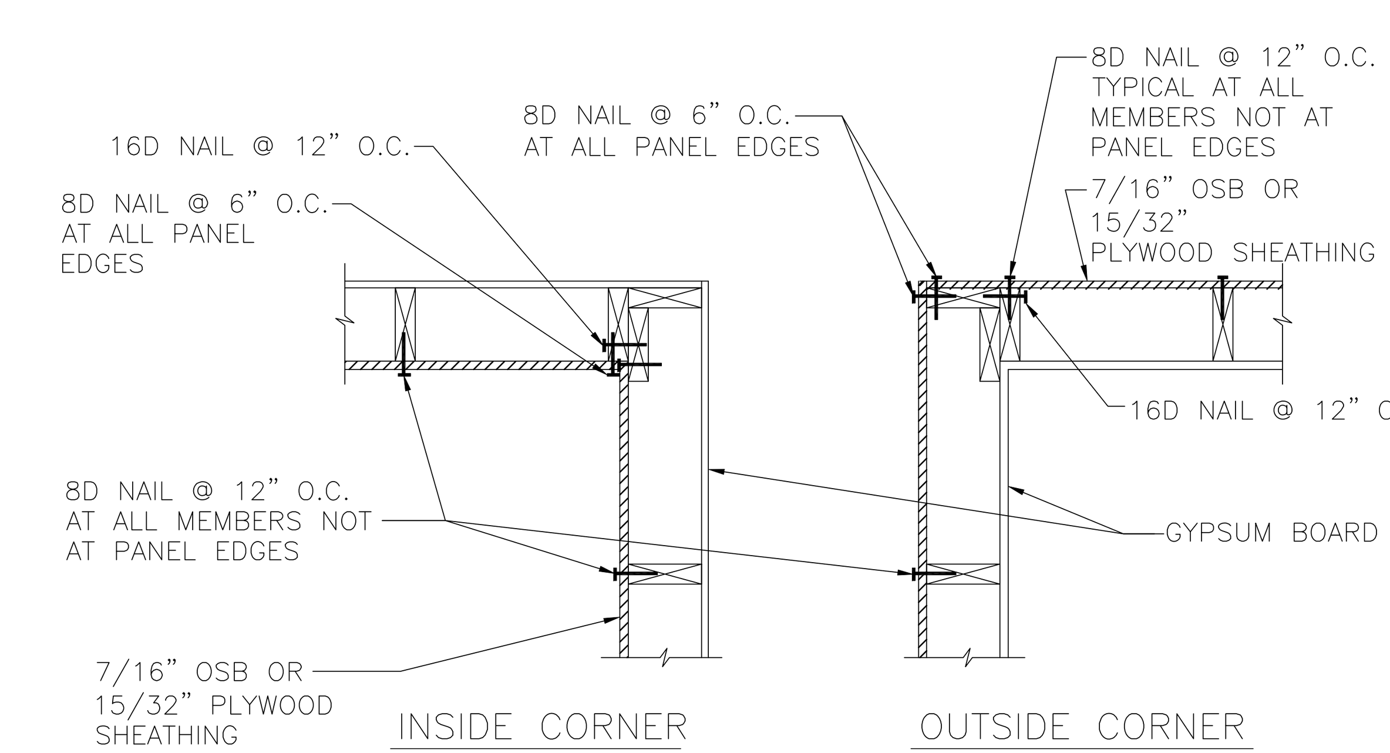
1. ALL BRACED WALL PANEL TYPES (AND ENGINEERED SHEAR WALLS), EXCEPT GB(1) AND GB(2) WITH SHEATHING INSTALLED HORIZONTALLY, SHALL HAVE 2x BLOCKING BETWEEN WALL STUDS AT ALL HORIZONTAL SHEET EDGES.
2. PROVIDE NAILING/BLOCKING ABOVE AND BELOW ALL BRACED WALL PANELS PER DETAIL 4/SD-1
3. ALL EXTERIOR WALLS ARE SHEATHED WITH 7/16" O.S.B., OR 15/32" PLYWOOD, FASTEN WITH 8d NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. AT EXTERIOR CORNERS SHEATHING SHALL BE FASTENED AS SHOWN IN DETAIL 5/SD-1
4. BRACED WALL PANELS ARE PROVIDED PER SECTIONS R602.10. PANEL LENGTHS SHOWN ON PLANS ARE THE MINIMUM LENGTH REQUIRED.
5. WHERE ENGINEERED SHEAR WALLS (I.E., TYPES CS-ESW(1), OR CS-ESW(2)) THE SHEAR WALLS HAVE BEEN DESIGNED TO RESIST THE CODE REQUIRED WIND LOAD.
6. AT WALLS WITH CONTINUOUS SHEATHED BRACED WALL PANELS (TYPES CS-WSP, CS-PF, AND AT ENGINEERED SHEAR WALL TYPES CS-ESW(1) AND CS-ESW(2)) THE ENTIRE LENGTH OF WALL, INCLUDING ABOVE AND BELOW OPENINGS, SHALL BE SHEATHED AND FASTENED TO SUPPORTING STUDS, PLATES, ETC., WITH THE OSB SHEATHING AND NAILING NOTED IN THE TABLE ABOVE FOR THAT PANEL TYPE.



3 TYP. TWO SIDED GYPSUM BRACED WALL PANEL DETAIL AT WALL INTERSECTIONS

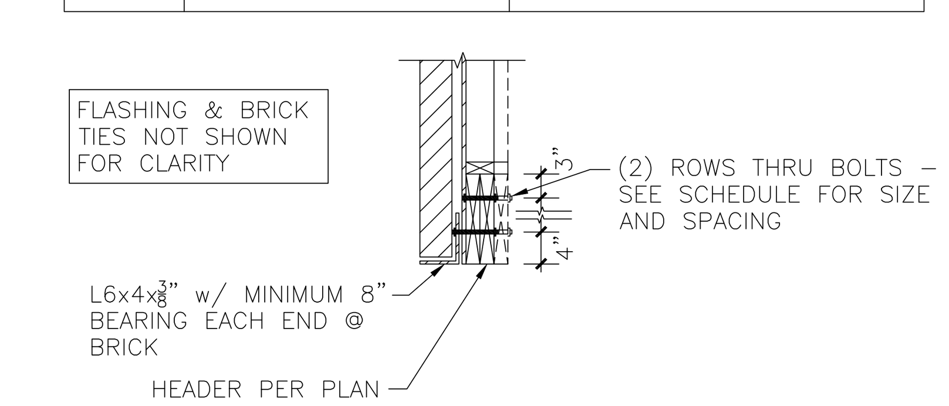


4 TYPICAL BRACED WALL PANEL TO FLOOR/CEILING CONNECTION



5 TYP. EXTERIOR CORNER WALL FRAMING

BRICK LINTEL BOLTING		
MARK	BOLT SIZE & SPACING	REMARKS
TYPE A	½" DIA. THRU BOLTS @ 24" O.C.	MAX. 4' BRICK
TYPE B	½" DIA. THRU BOLTS @ 16" O.C.	MAX. 4' BRICK & BRICK COVERED TURNED GABLE
TYPE C	⅝" DIA. THRU BOLTS @ 12" O.C.	FULL FLOOR ABOVE & TURNED GABLE



6 TYP. BRICK SUPPORT AT GARAGE DOOR

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9/3/25

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RYAN DEVELOPMENT GROUP

Typical Wall Bracing Details & General Structural Notes
2550 Model
Anne Arundel County, Maryland

Project #: 196-21001
Designed By: CFE
Checked By: JRK
Issue Date: 9/3/25
Re-Issue:
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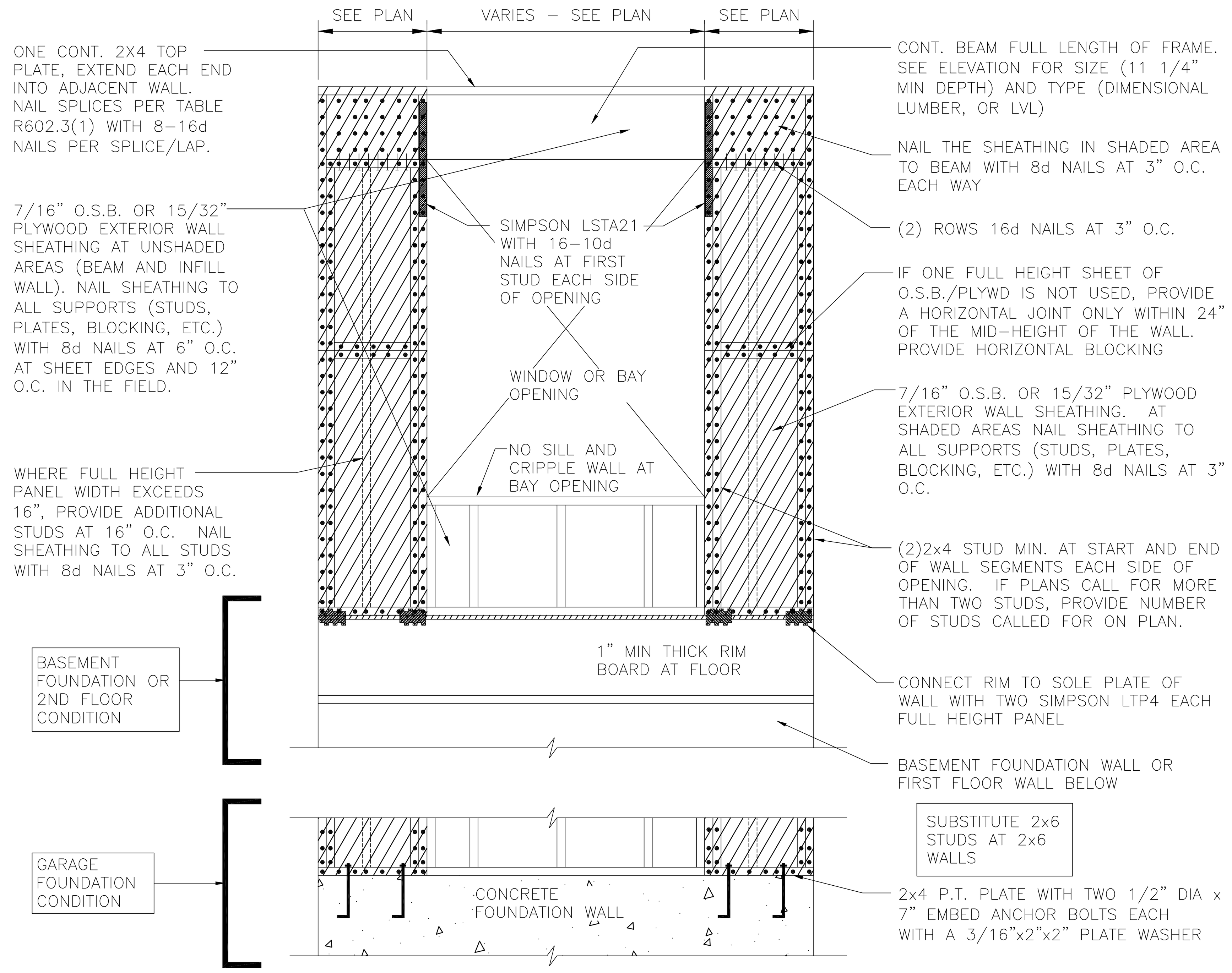
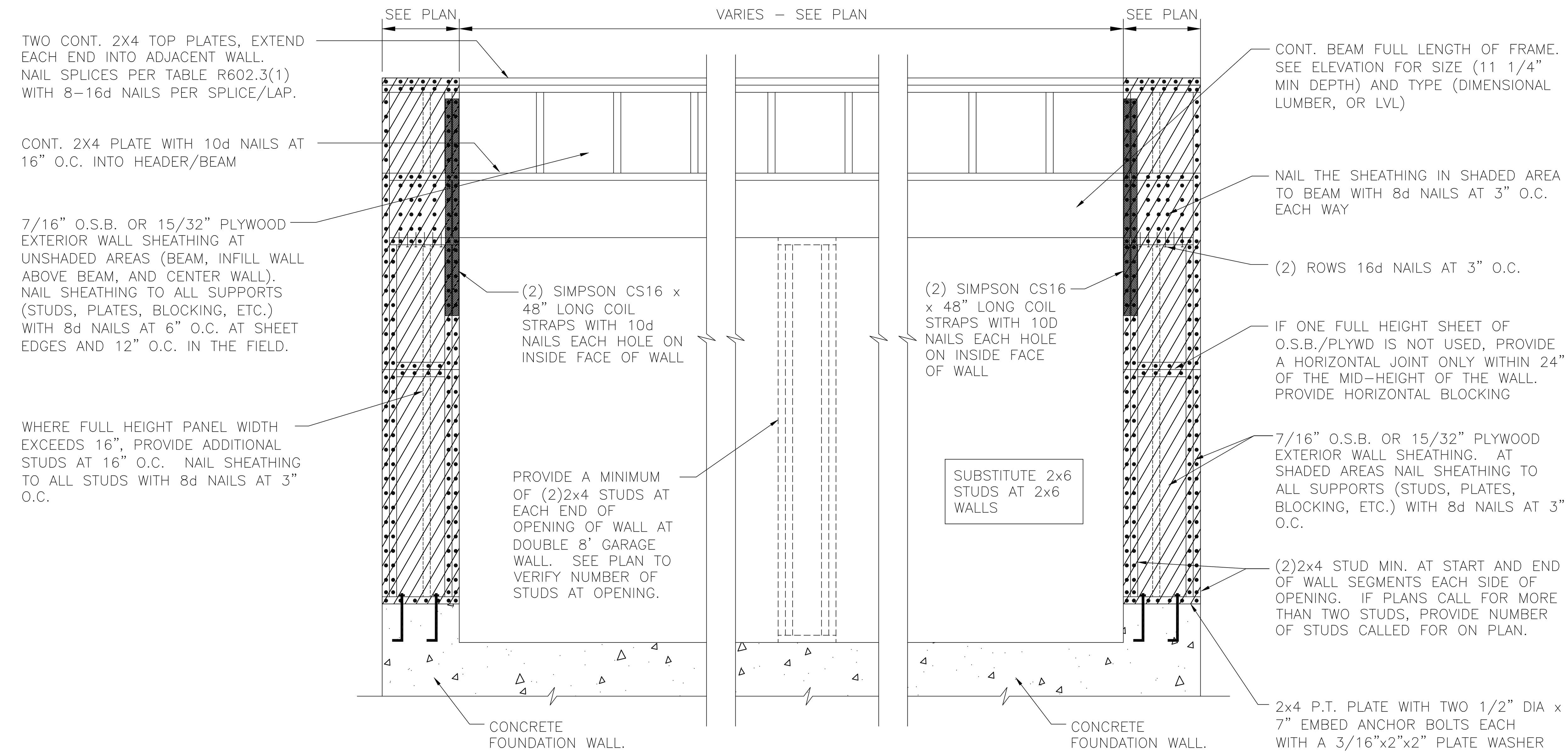
1/4"=1'-0" @ 22x34

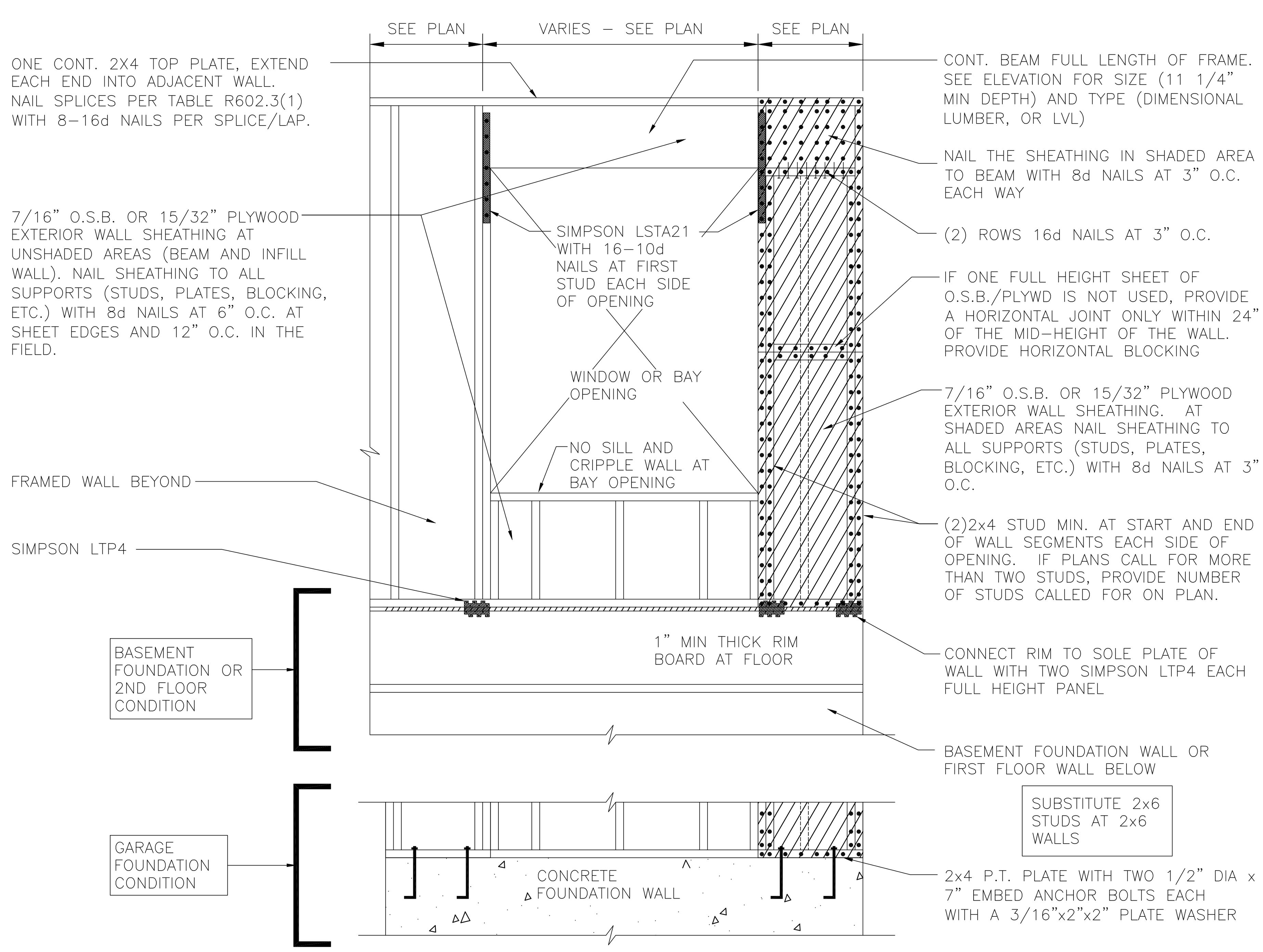
SD-1



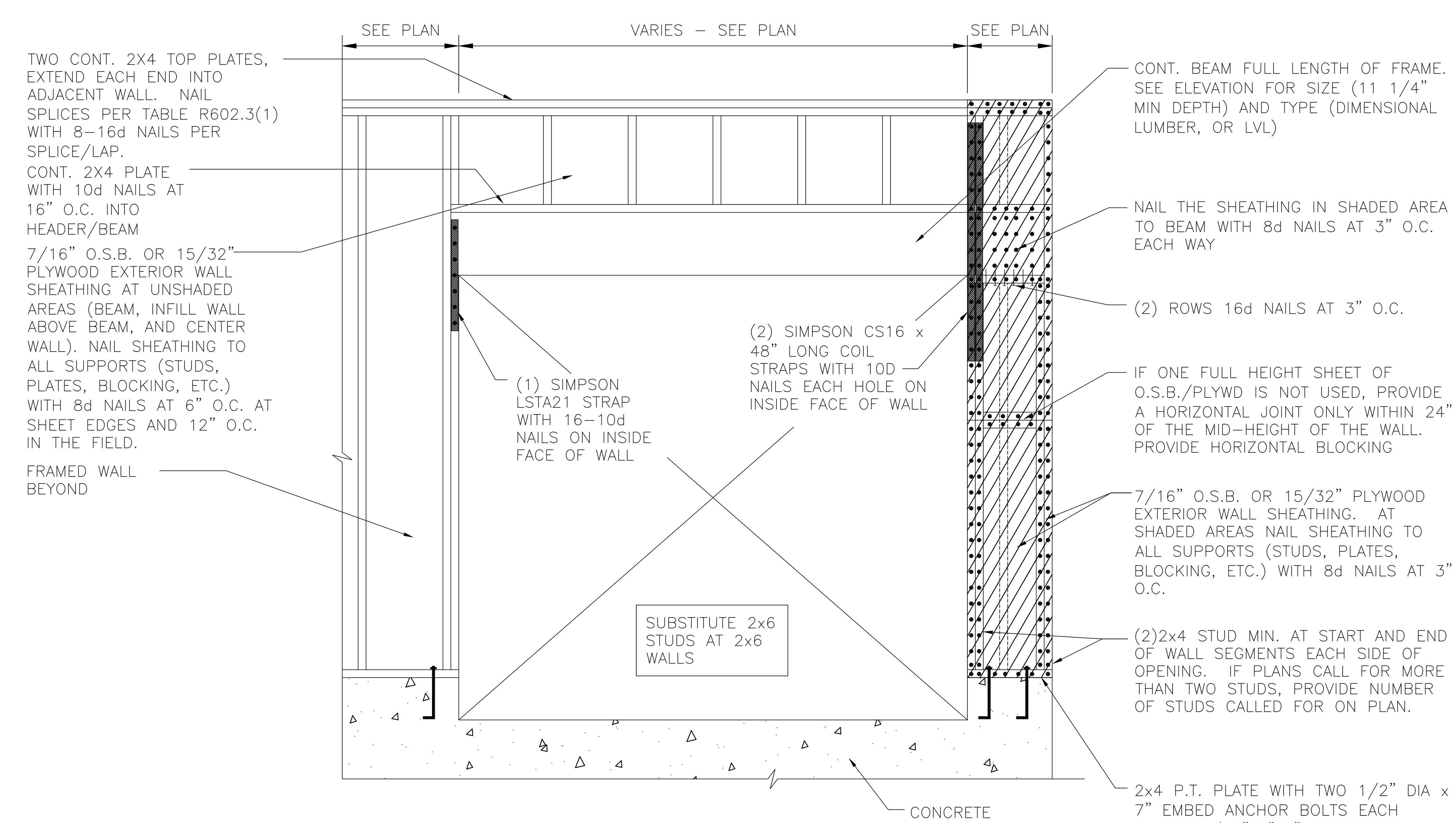
7 TWO–SIDED PORTAL FRAME DETAIL AT WINDOW OR BAY OPENINGS



8 TWO–SIDED LOW HEADER PORTAL FRAME DETAIL AT GARAGE DOORS



9 ONE–SIDED PORTAL FRAME DETAIL AT WINDOW OR BAY OPENINGS



10 ONE–SIDED LOW HEADER PORTAL FRAME DETAIL AT GARAGE DOORS

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9/3/25

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Anne Arundel County, Maryland

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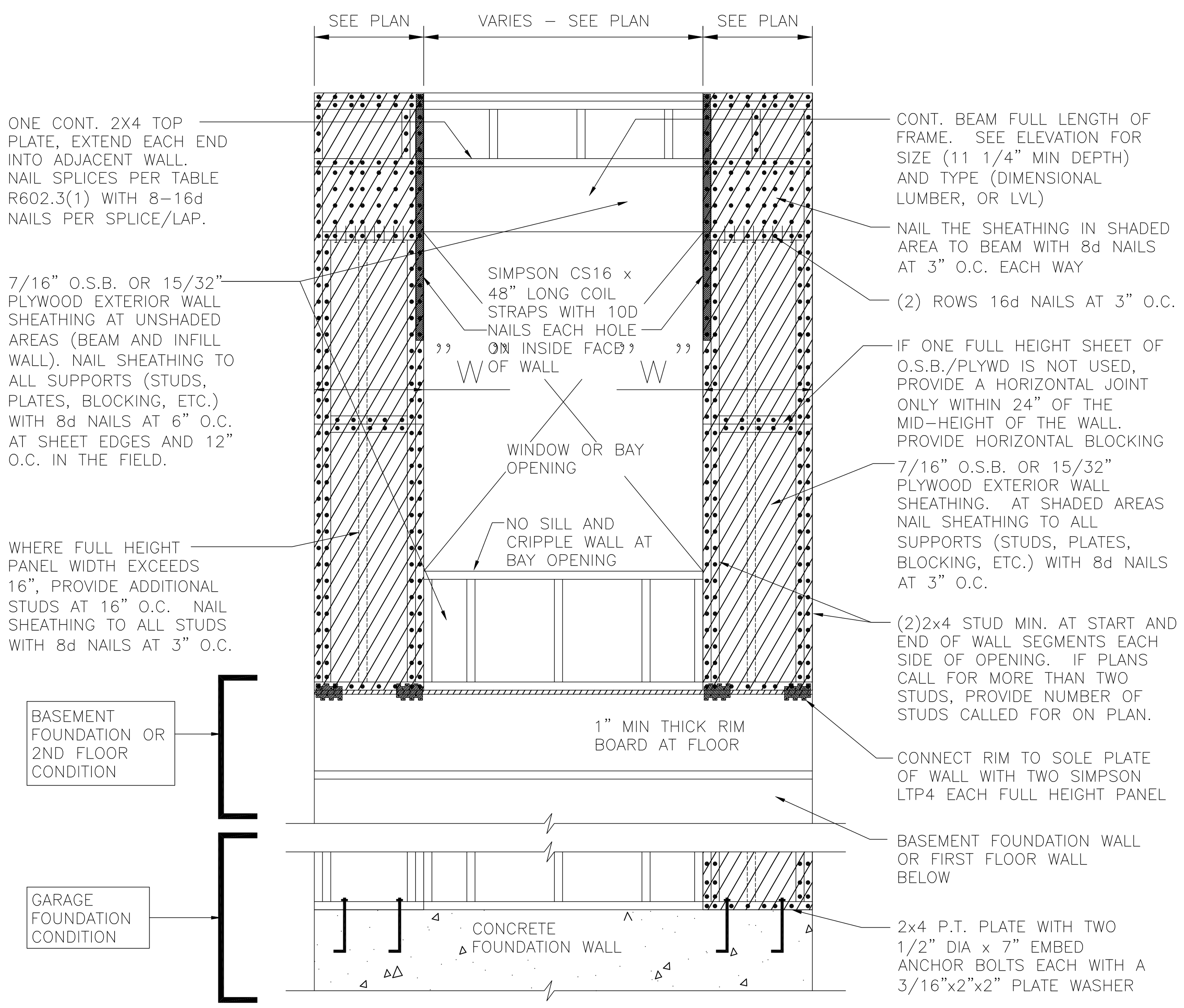
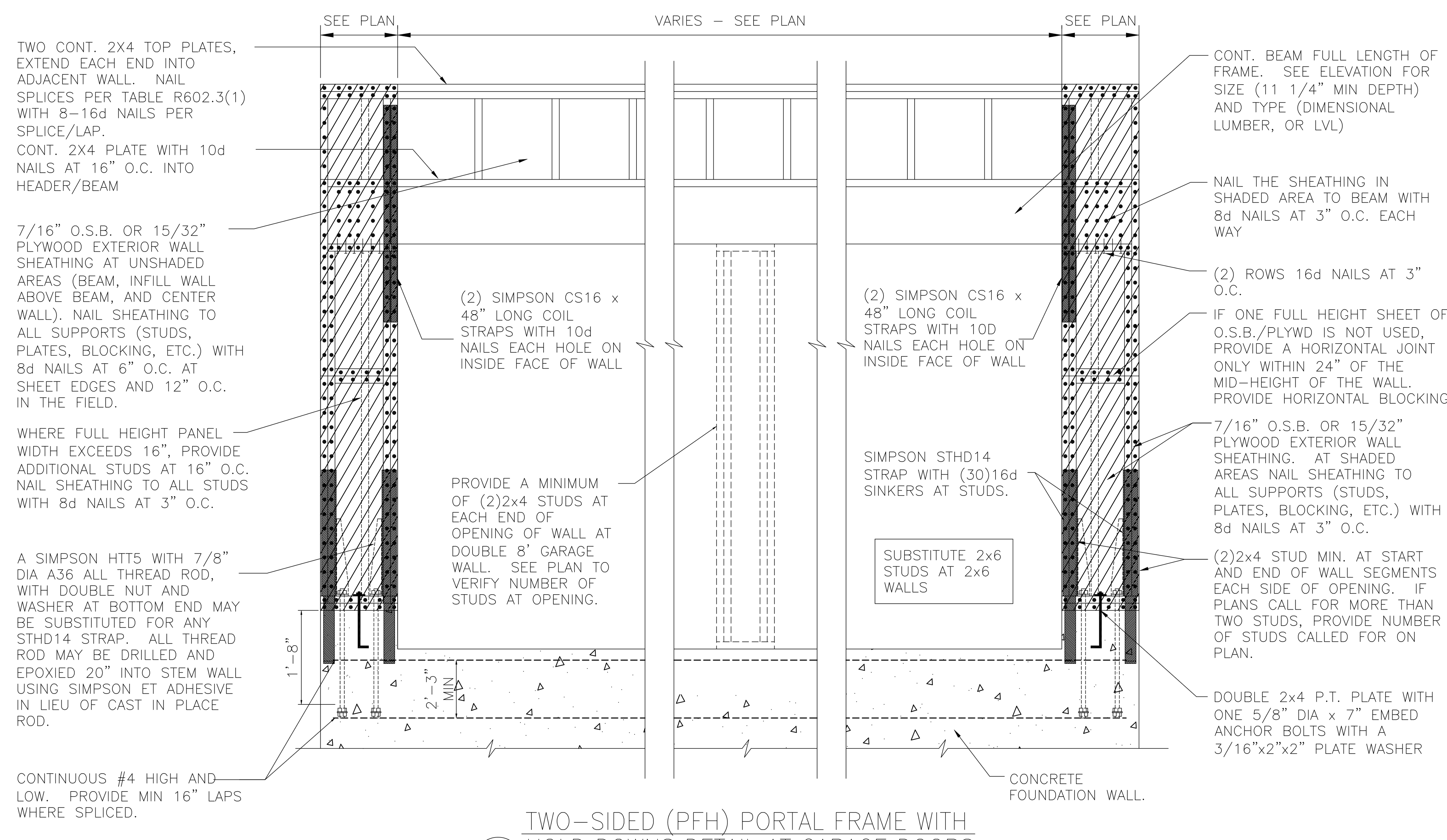
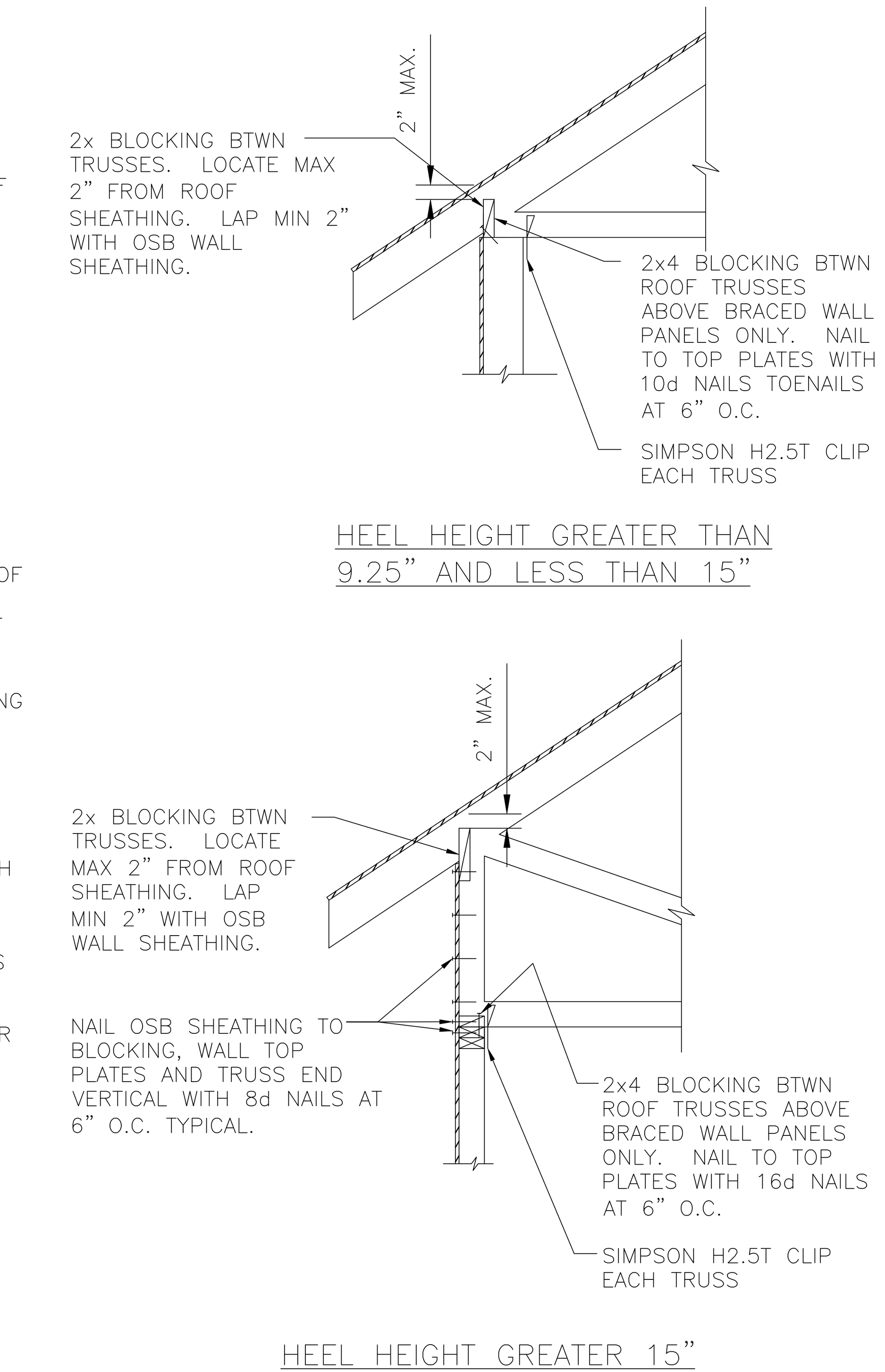
SD–2



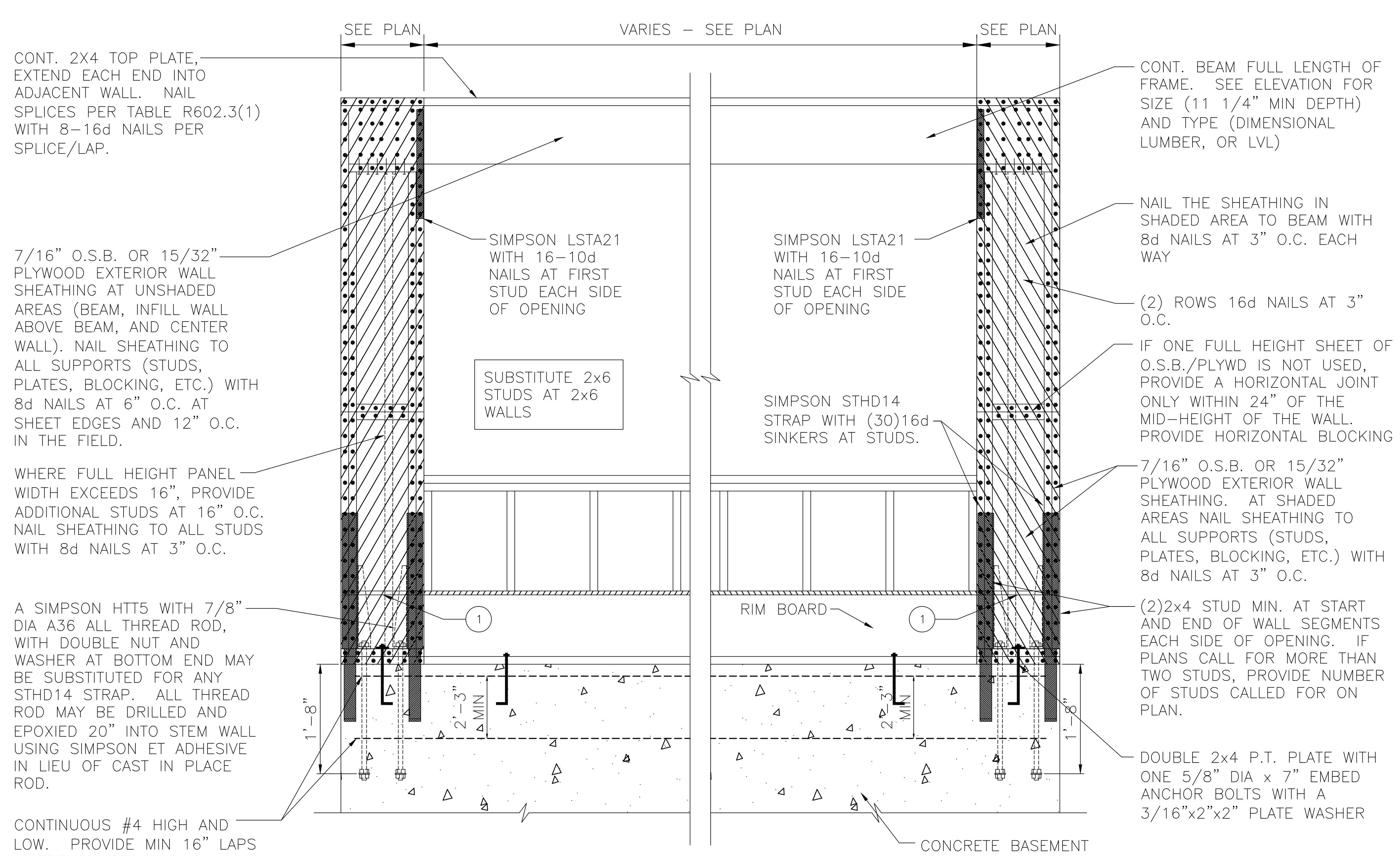
11 TWO-SIDED PORTAL FRAME DETAIL AT WINDOW OR BAY OPENINGS



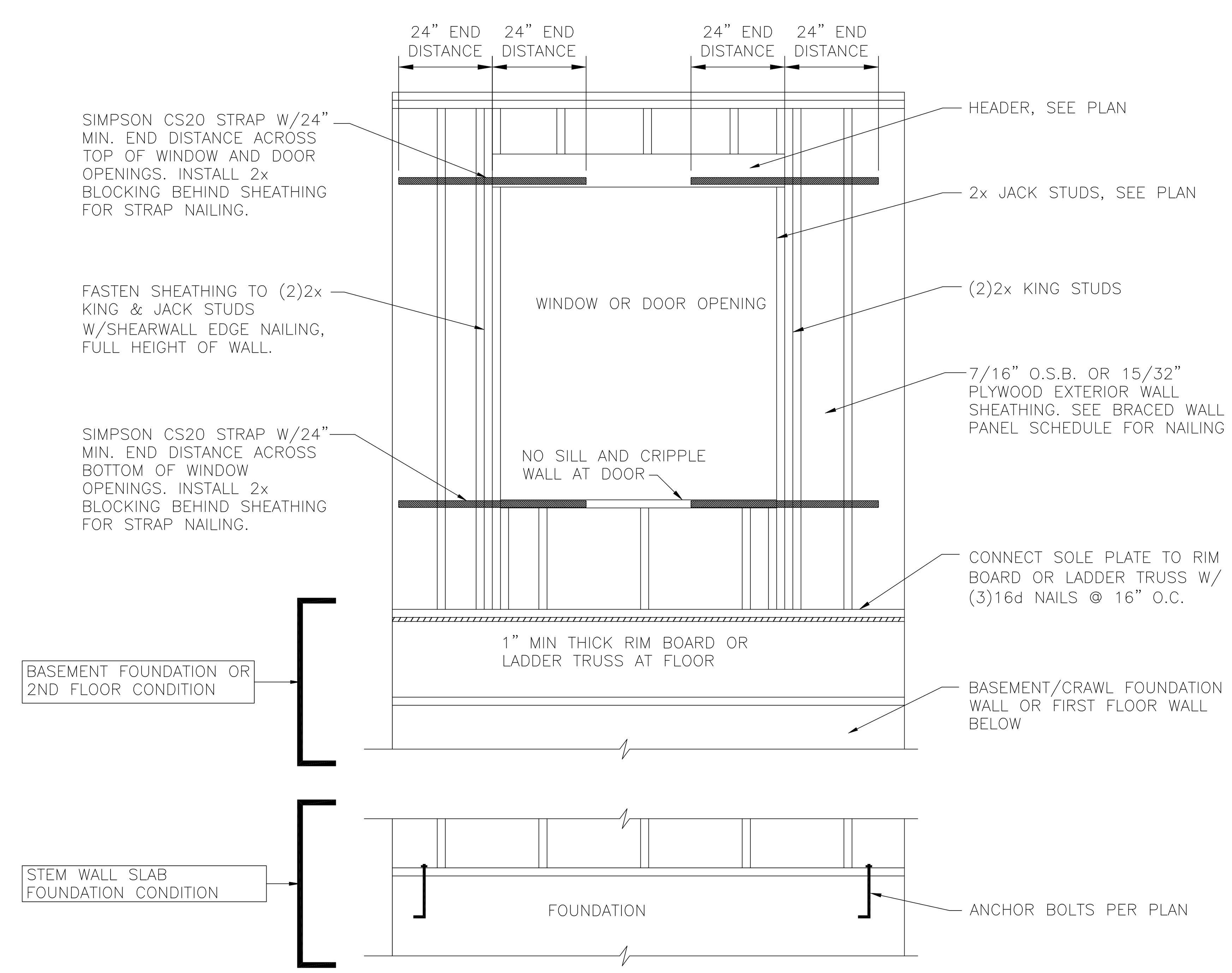
12 TWO-SIDED (PFH) PORTAL FRAME WITH HOLD DOWNS DETAIL AT GARAGE DOORS



14 TYP. TRUSS BEARING/BLOCKING AT BRACED WALL PANELS



13 TWO-SIDED (PFH) PORTAL FRAME WITH HOLD DOWNS DETAIL AT BASEMENT



16 WINDOW OR DOOR REINFORCEMENT IN ENGINEERED SHEAR WALL
ONLY REQUIRED WHERE SPECIFED ON PLANS

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Anne Arundel County, Maryland

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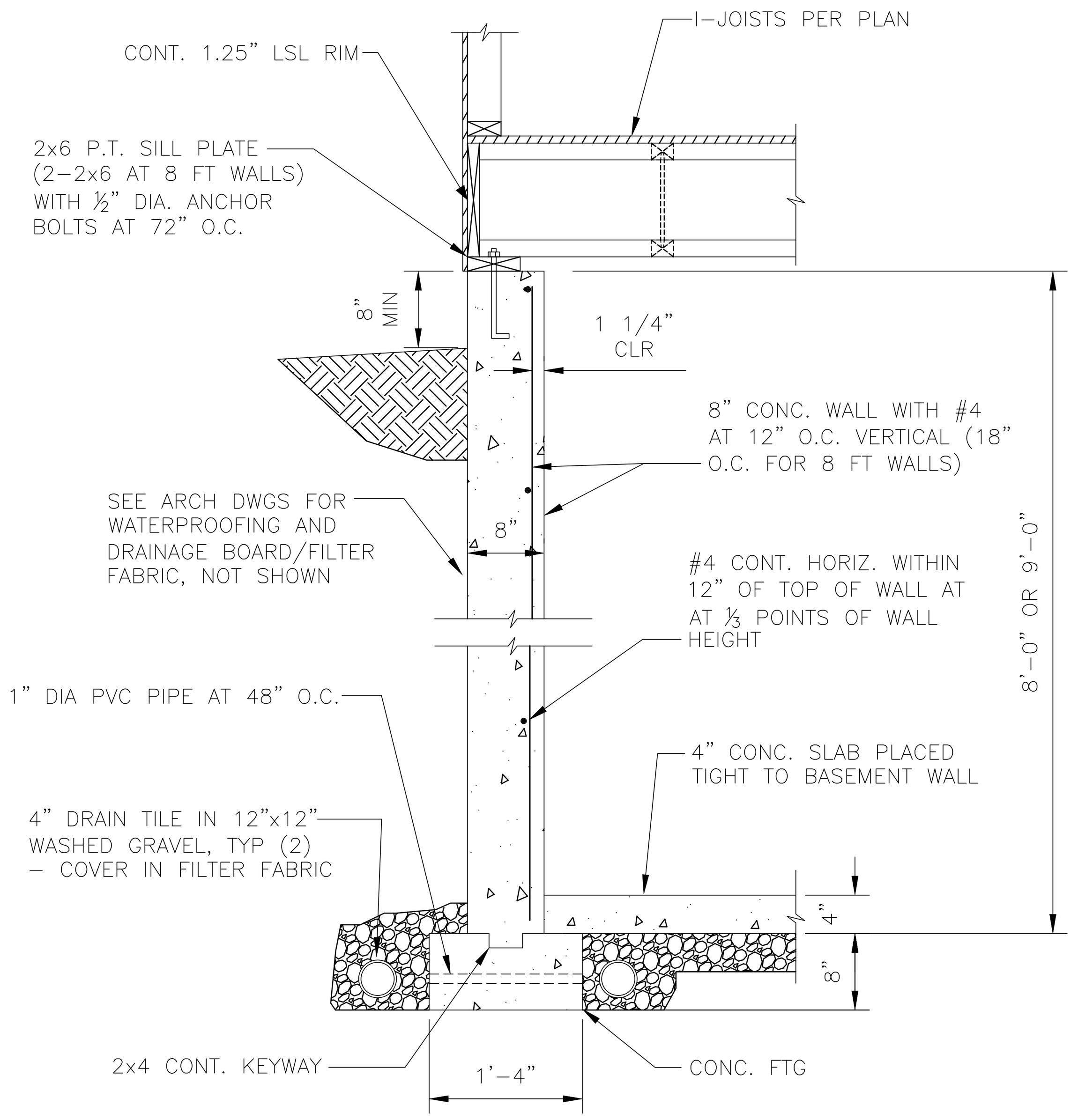
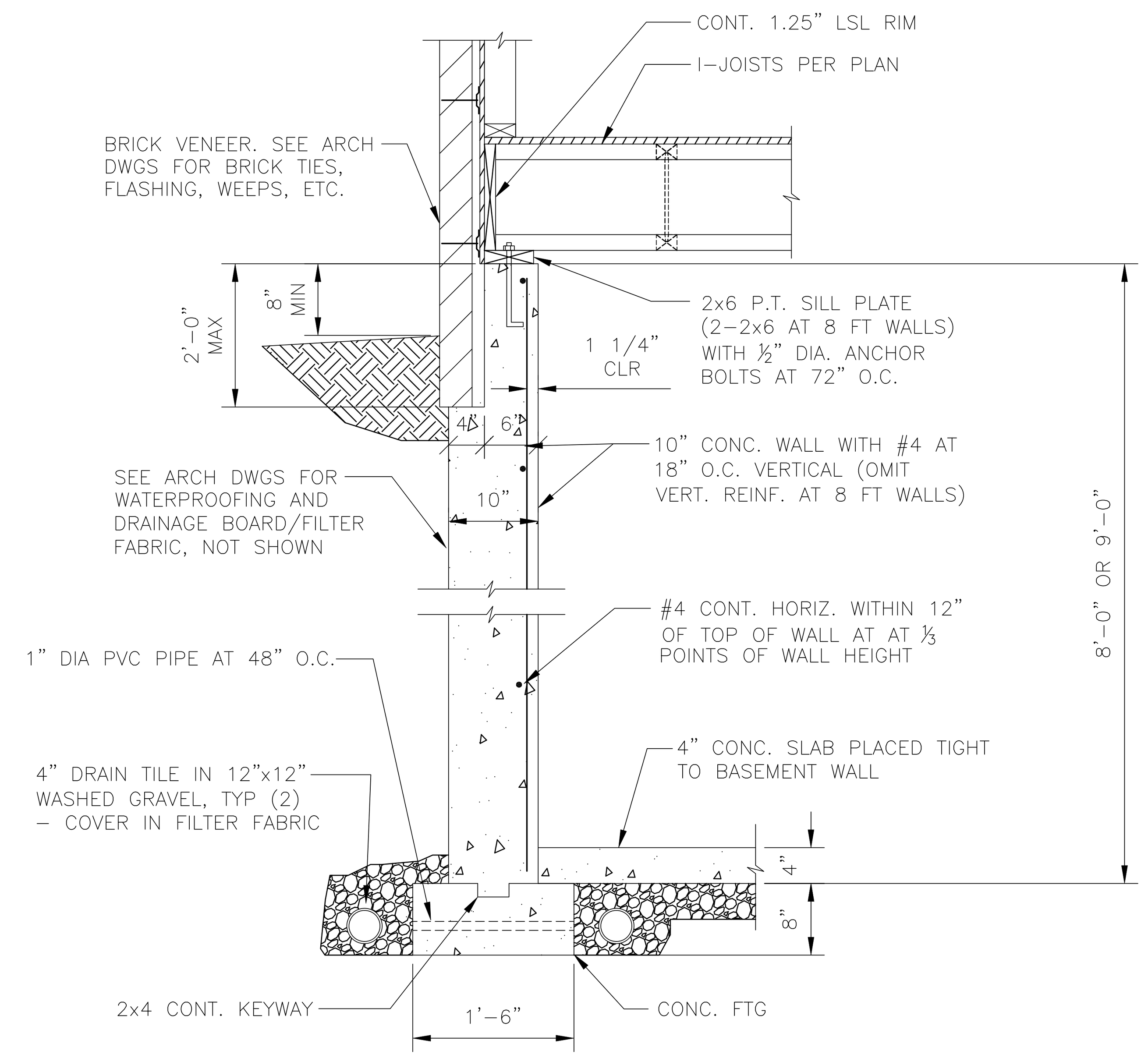
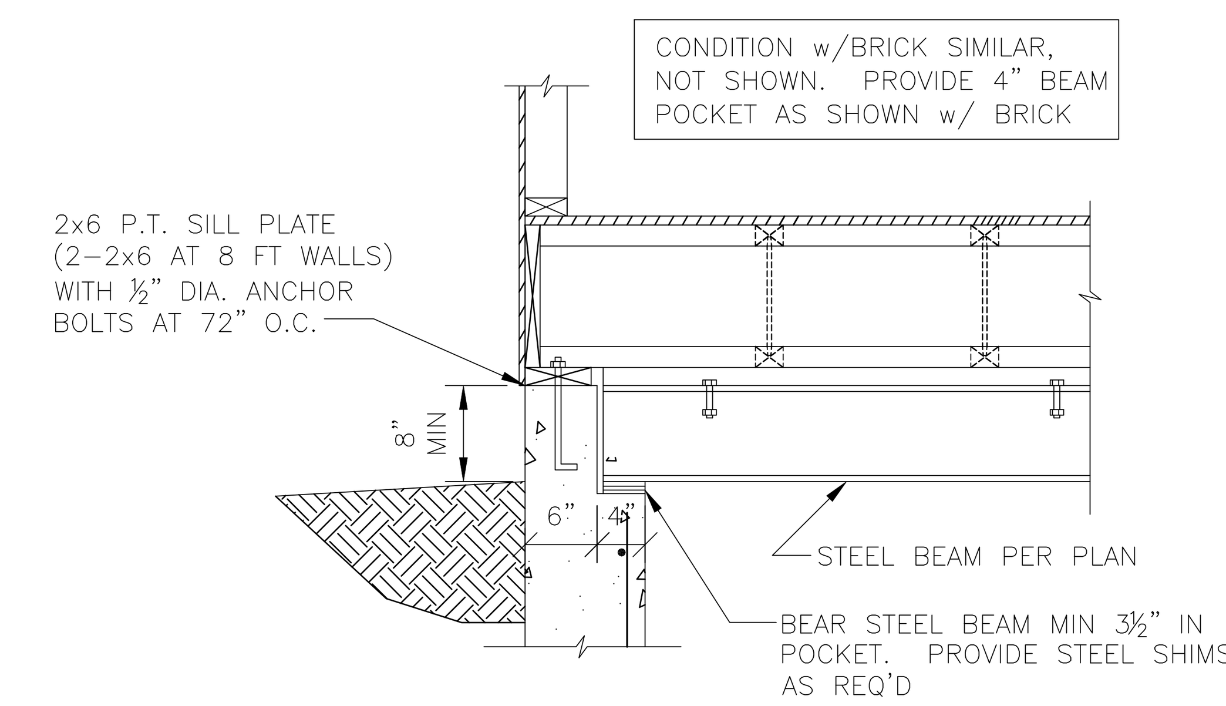
SD-3



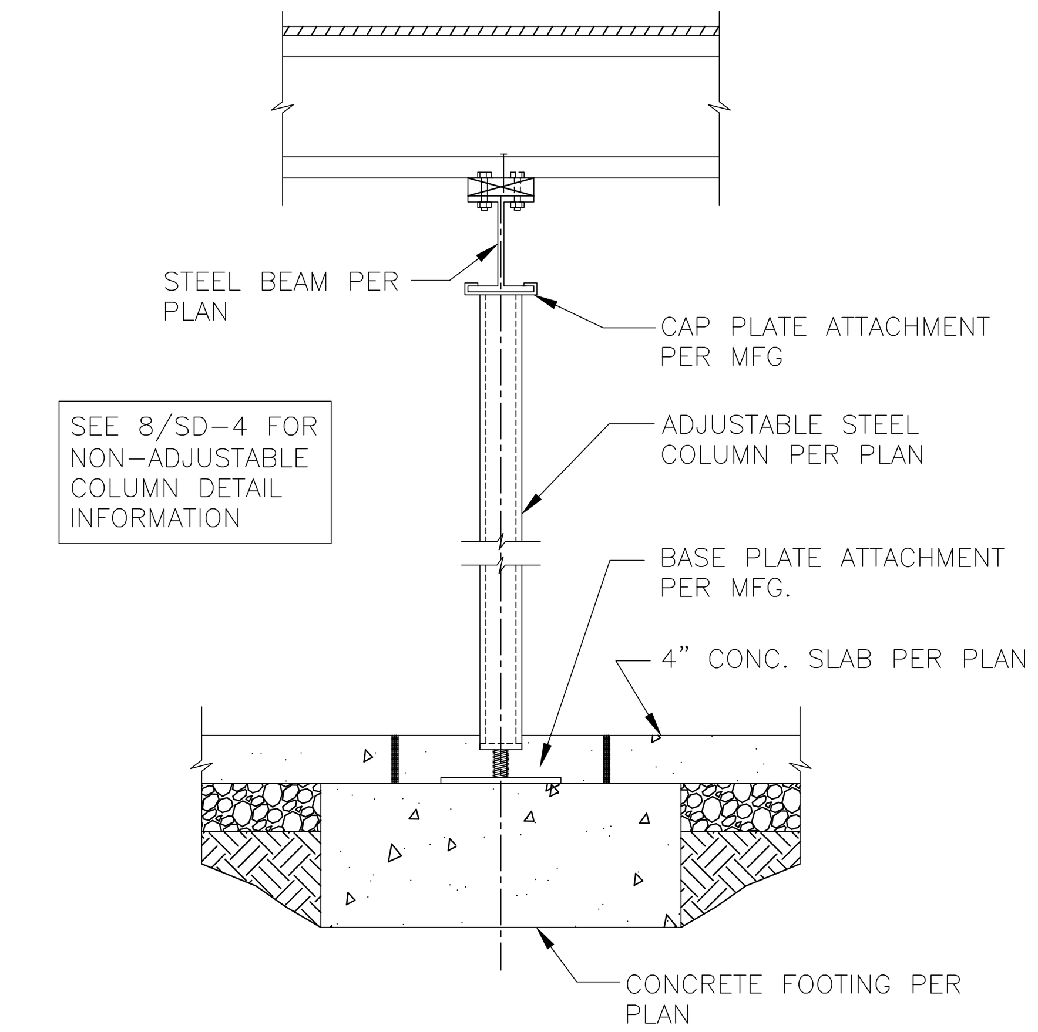
1 TYP BSMNT WALL DETAIL



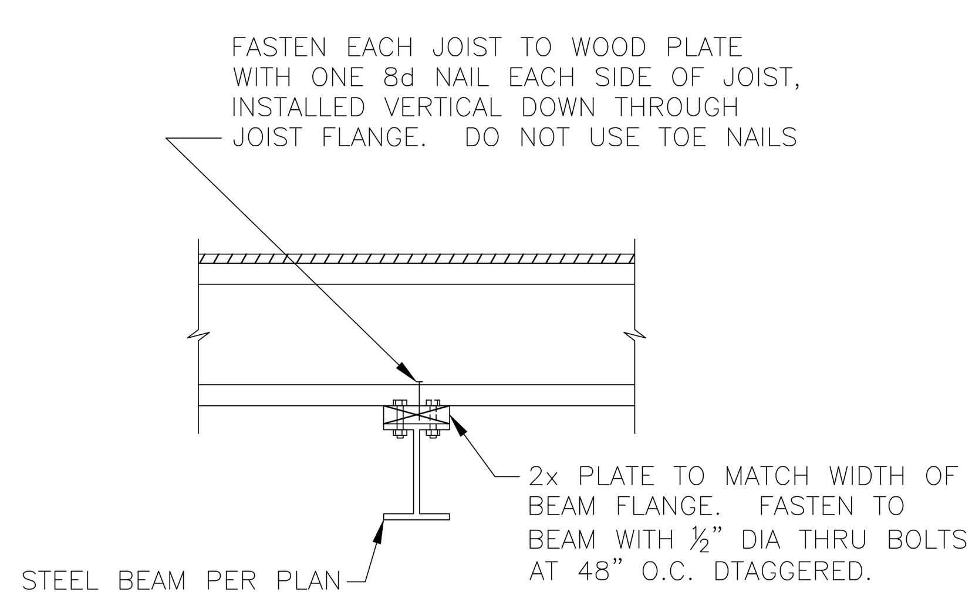
2 TYP BSMNT WALL DETAIL w/ BRICK



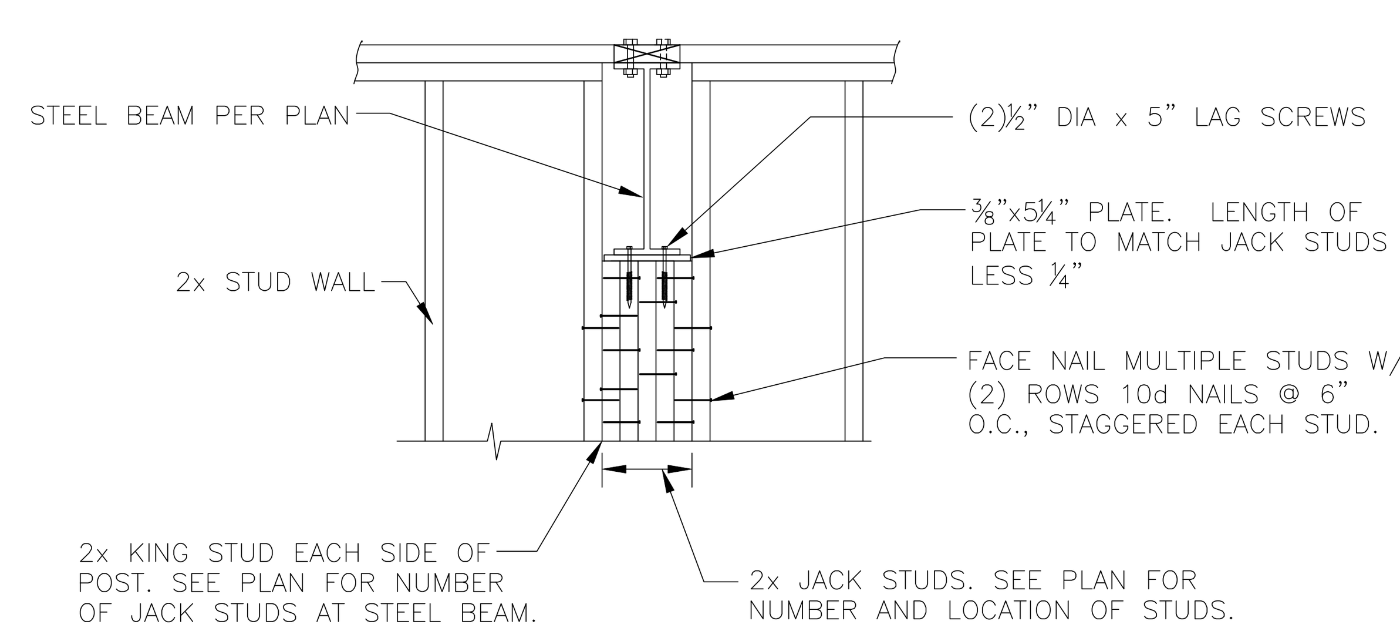
3 TYP BEAM POCKET DETAIL



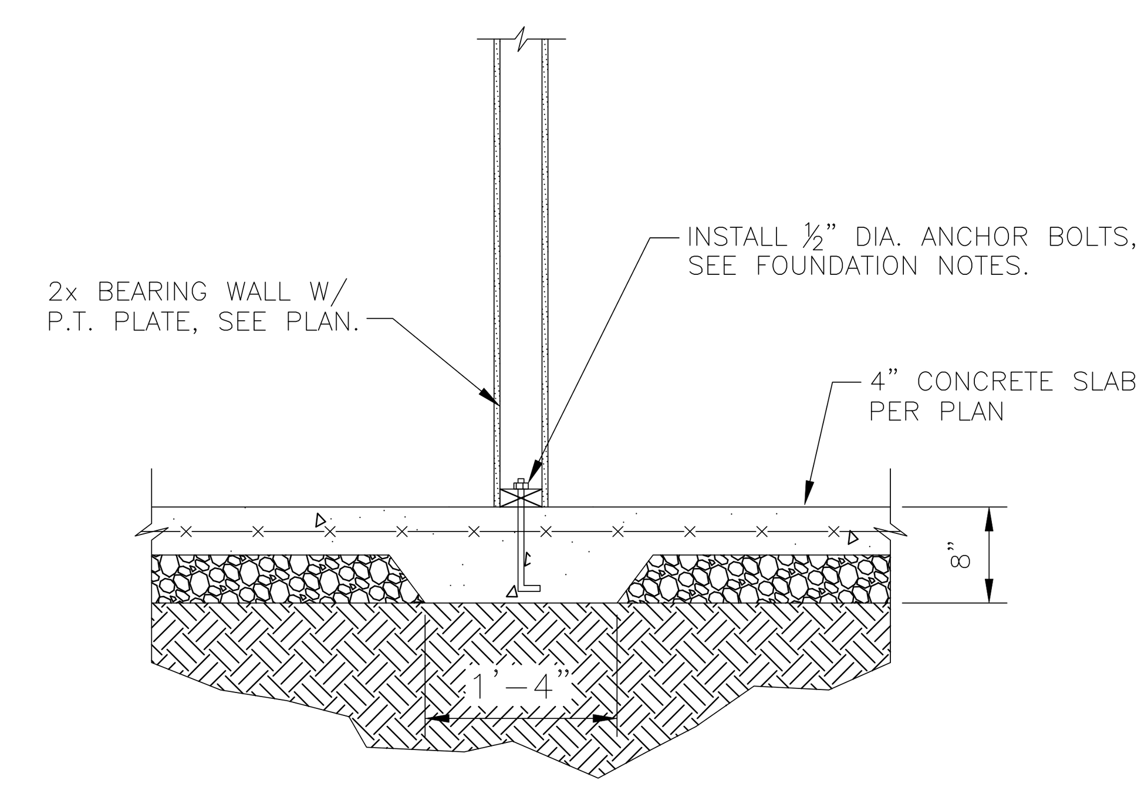
4 TYP STEEL COLUMN DETAIL



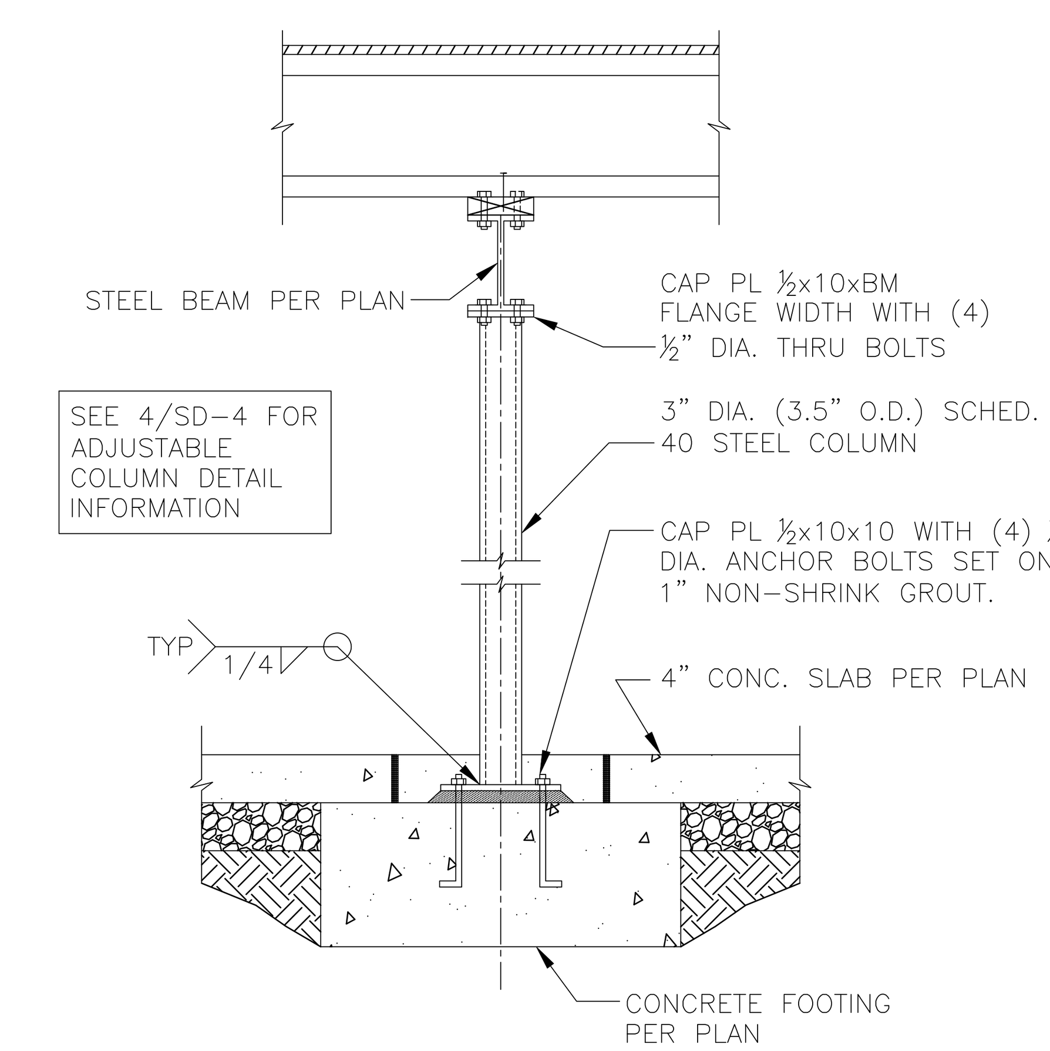
5 TYP JOIST TO BEAM CONNECTION



6 TYP BEAM POCKET AT WOOD WALL



7 TYP THICKENED SLAB DETAIL



8 TYP STEEL COLUMN DETAIL

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Anne Arundel County, Maryland

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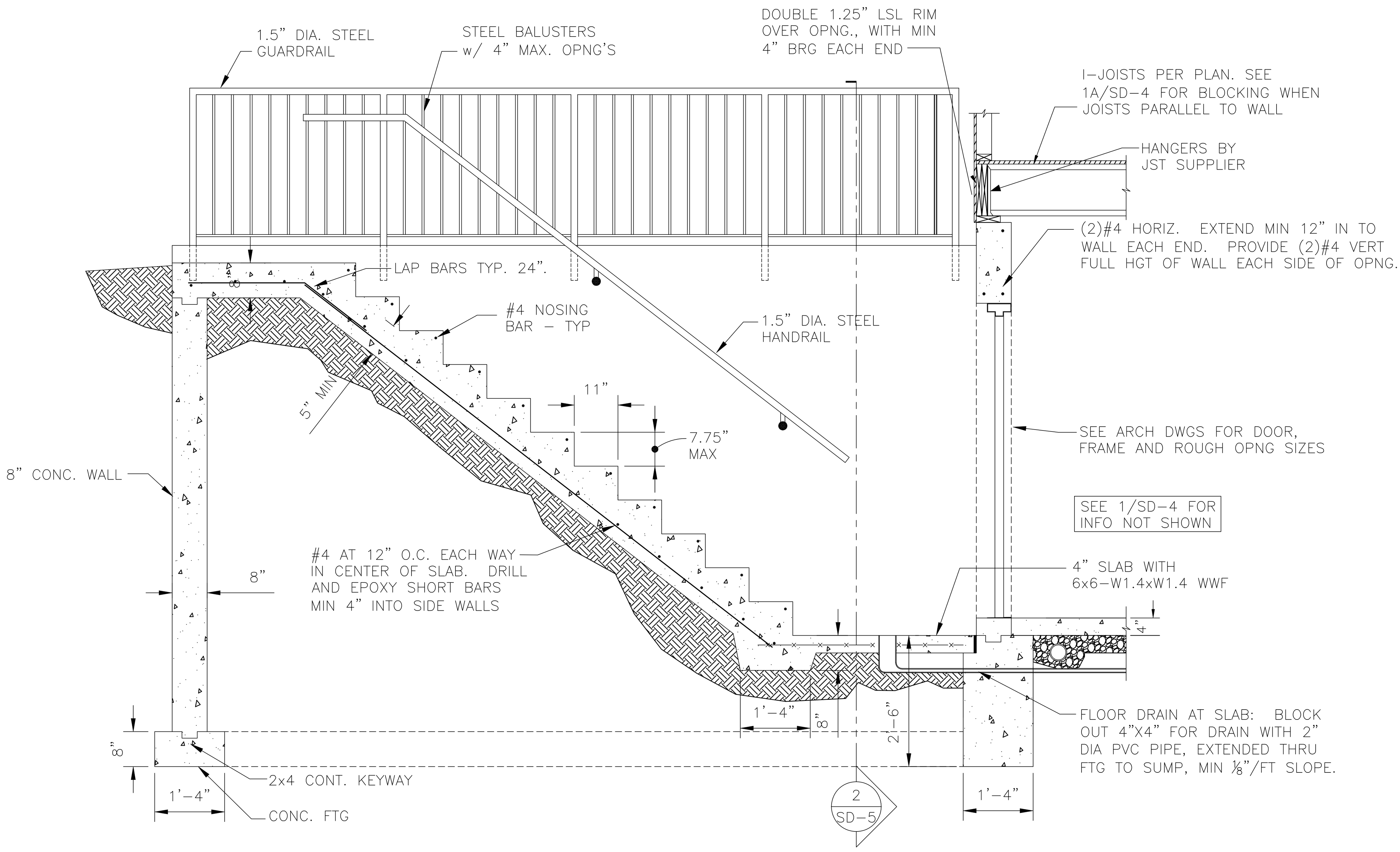
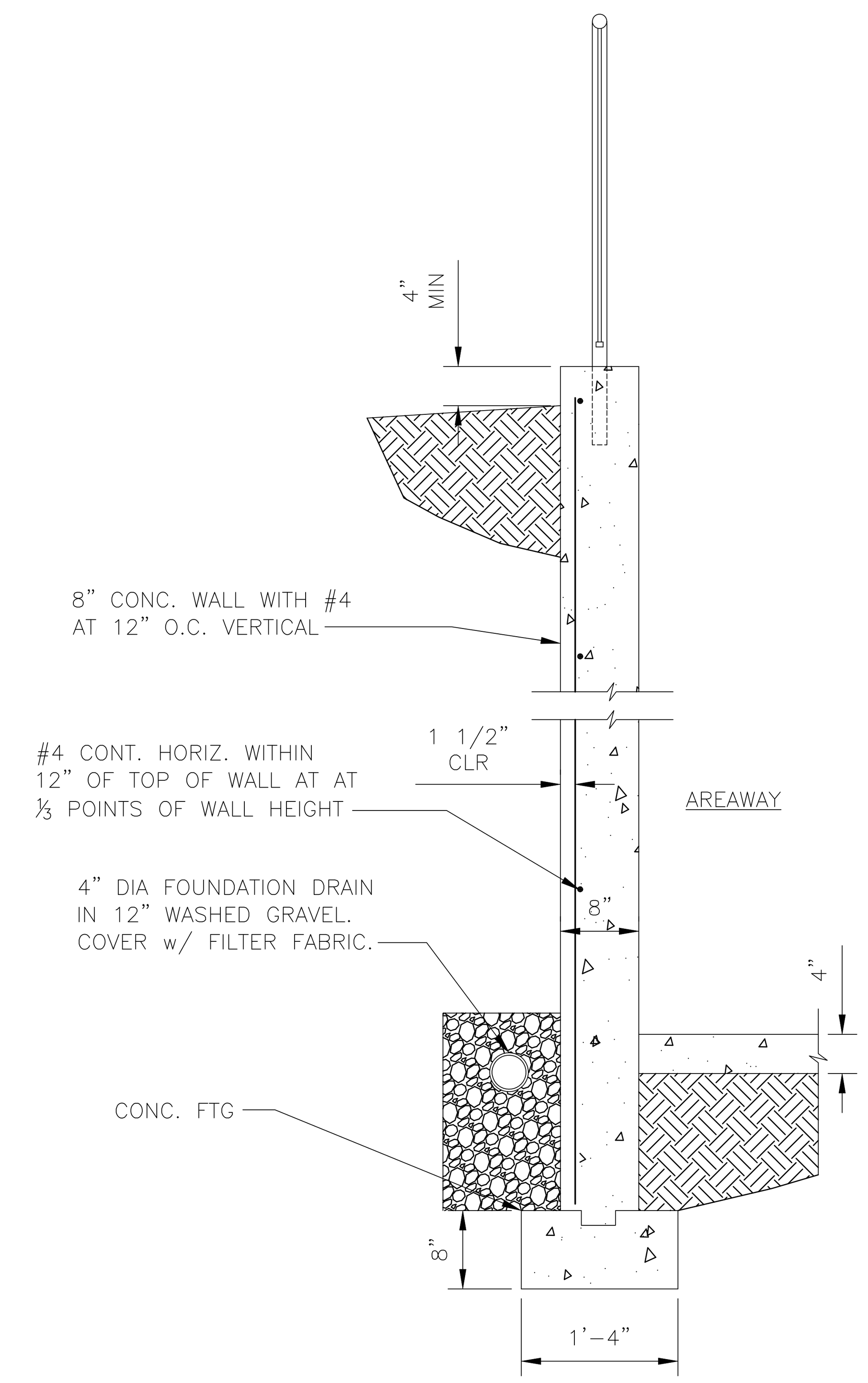
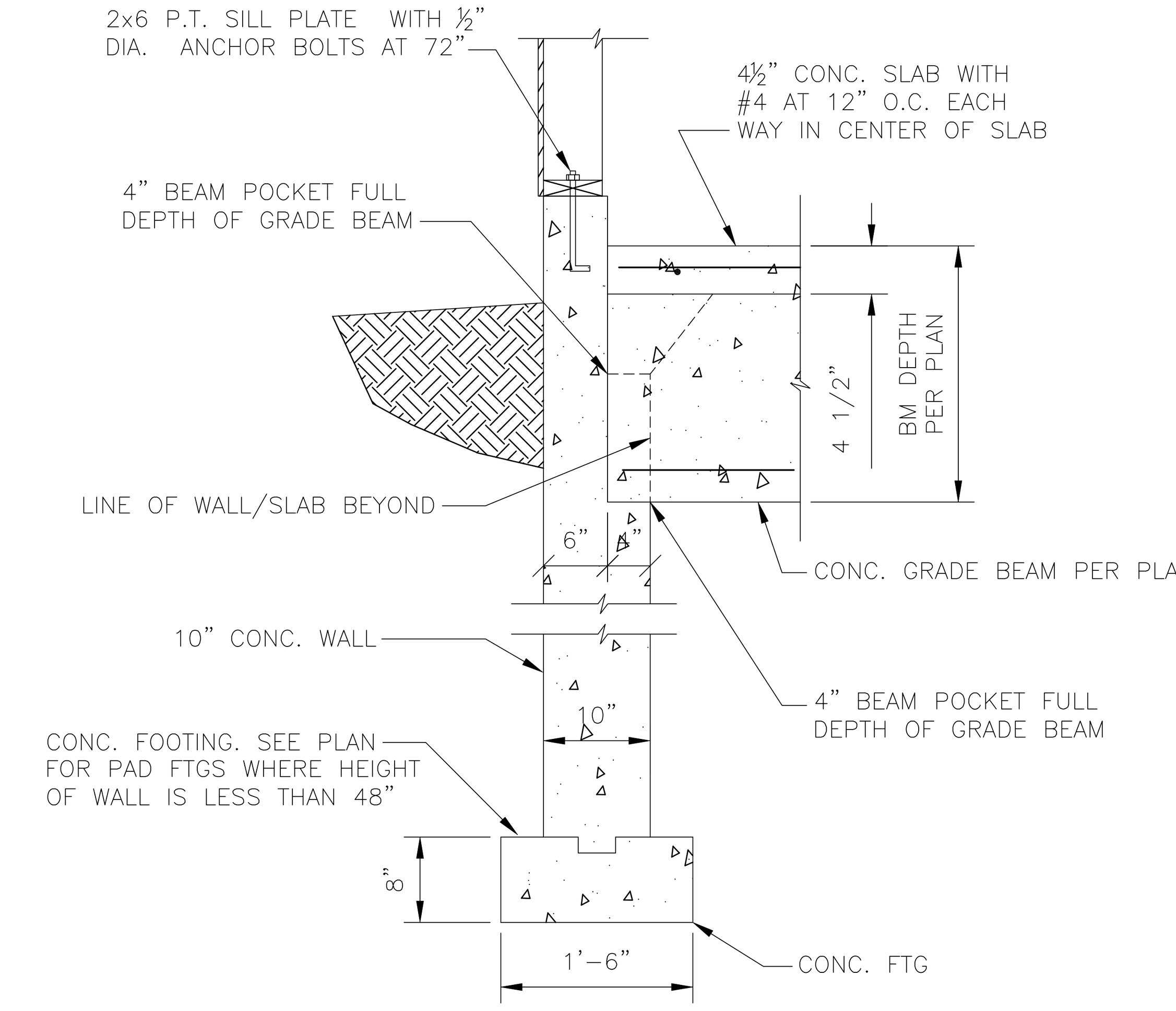
SD-4



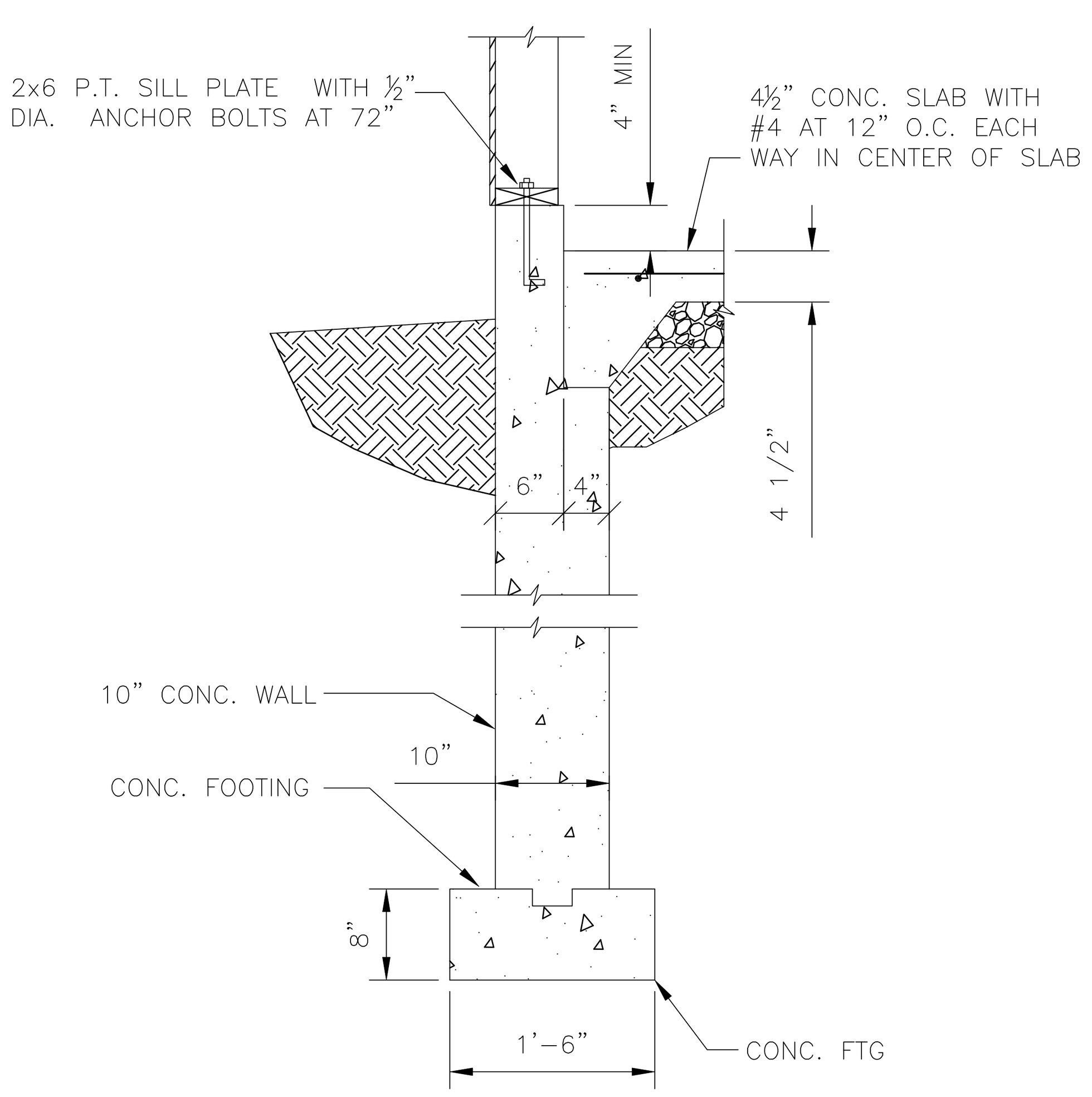
1 TYP. AREAWAY DETAIL



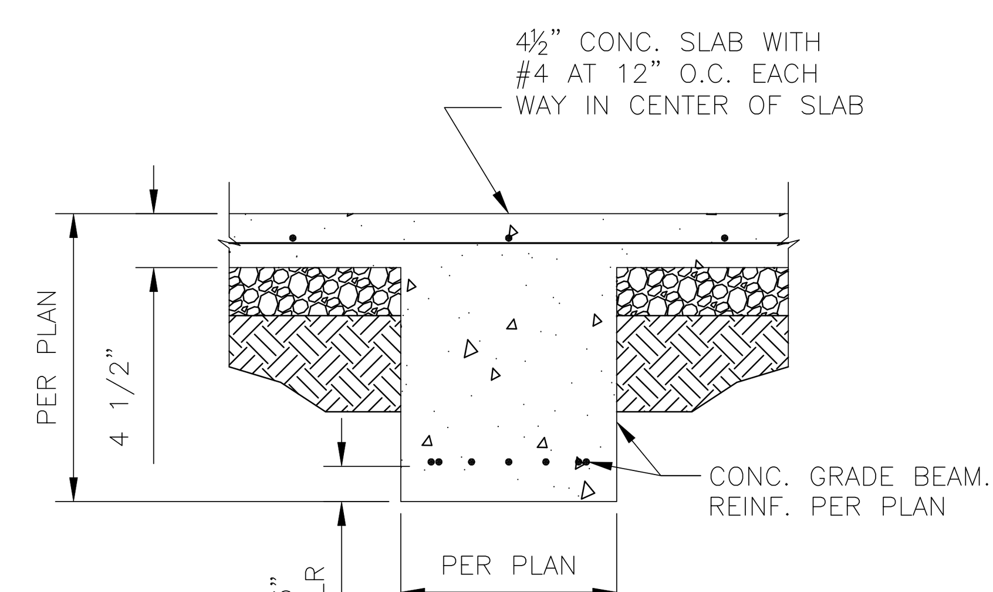
2 TYP. AREAWAY SIDE WALL DETAIL



3 TYP. GRADE BEAM POCKET DETAIL



4 TYP. GARAGE SLAB TO WALL DETAIL



5 TYP. GRADE BEAM DETAIL

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STATE OF MARYLAND PROFESSIONAL ENGINEER 54136
9/3/25

KSE ENGINEERING
1900 AM DRIVE, SUITE 201, QUAKERTOWN, PA 18951
(215) 804-4449
www.kse-eng.com

RYAN DEVELOPMENT GROUP

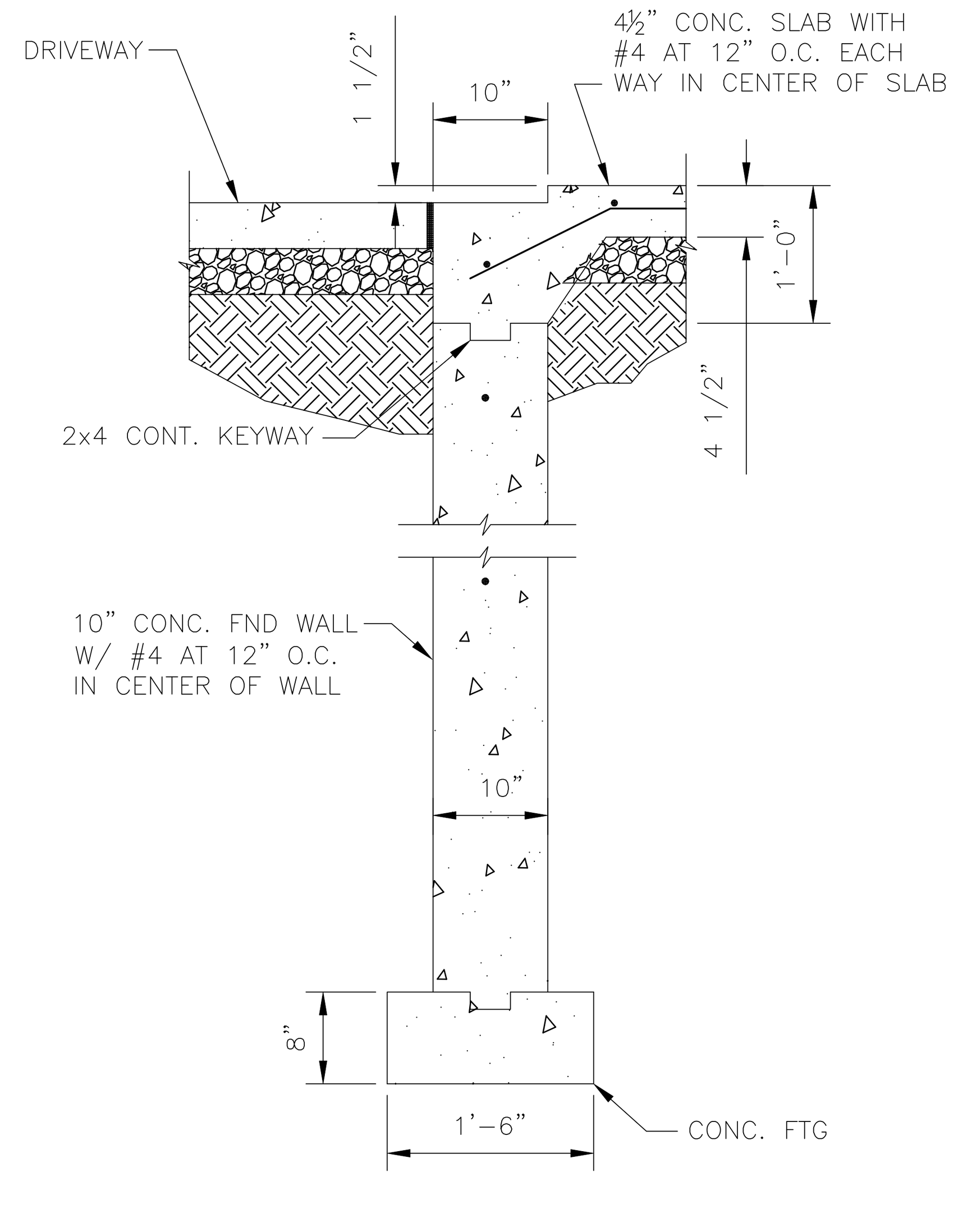
Typical Foundation Details

2550 Model

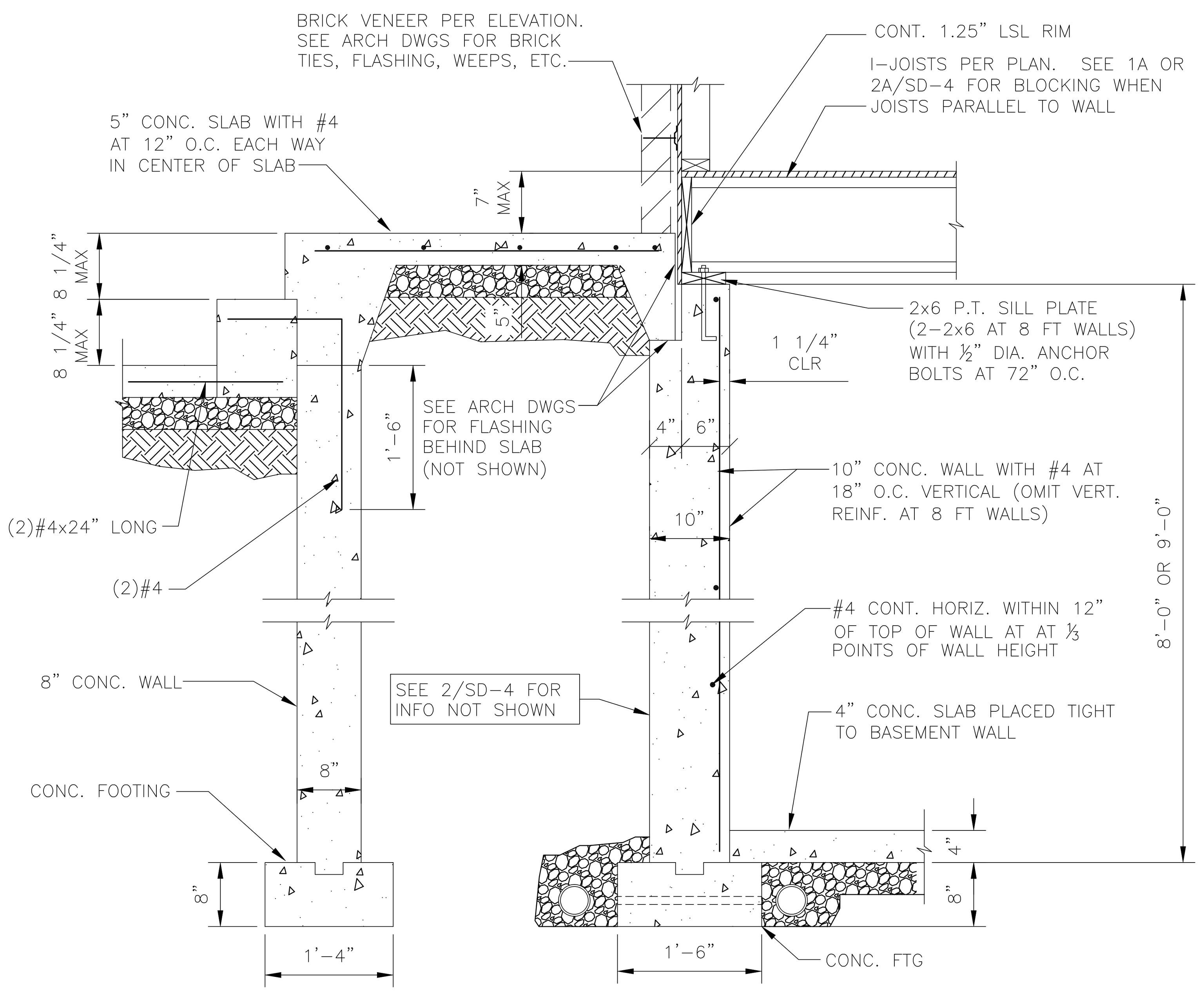
Anne Arundel County, Maryland

Project #: 196-21001
Designed By: CFE
Checked By: JRK
Issue Date: 9/3/25
Re-Issue:
Scale: 1/8"=1'-0" @ 11x17
1/4"=1'-0" @ 22x34

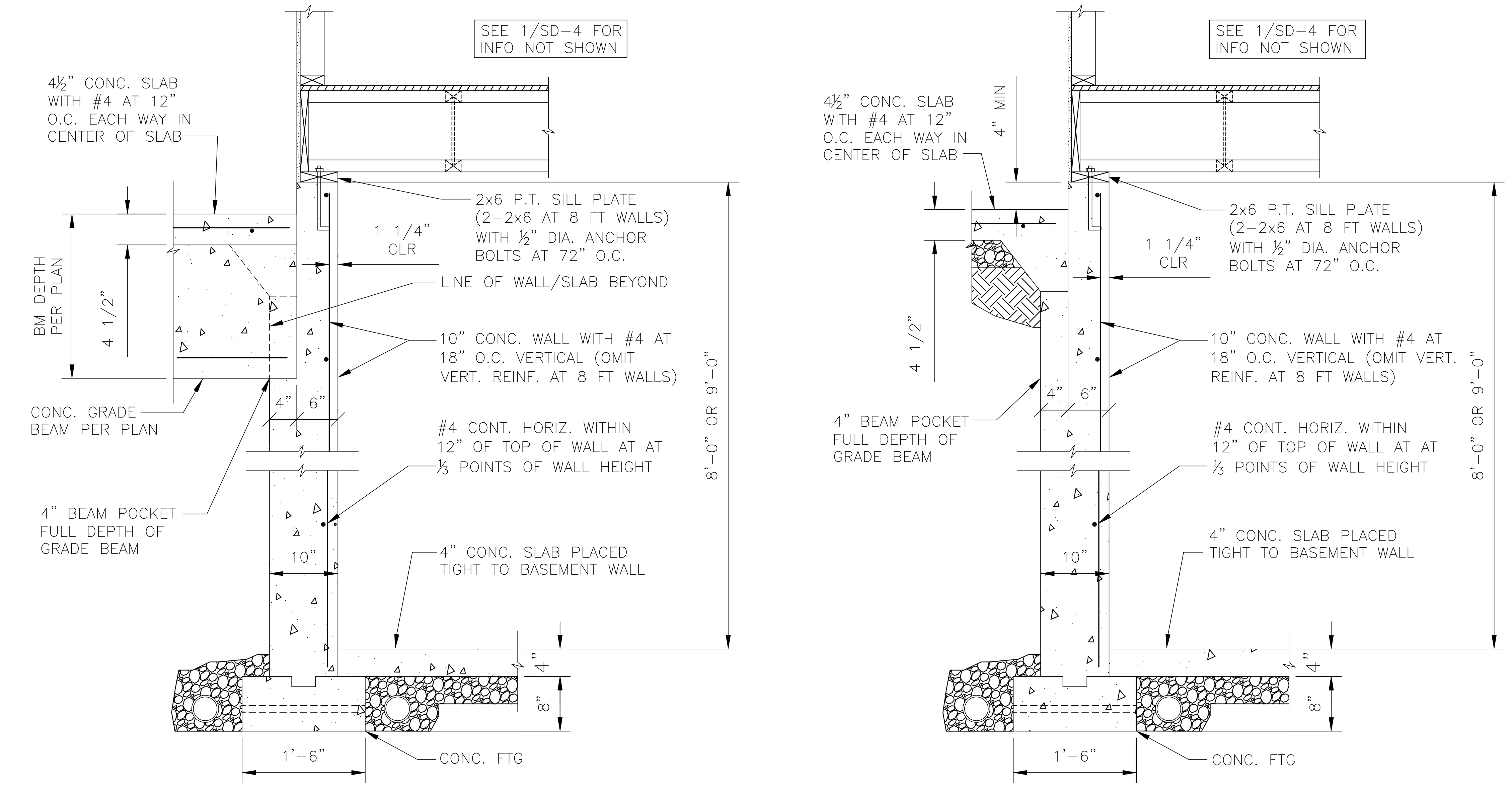
SD-5



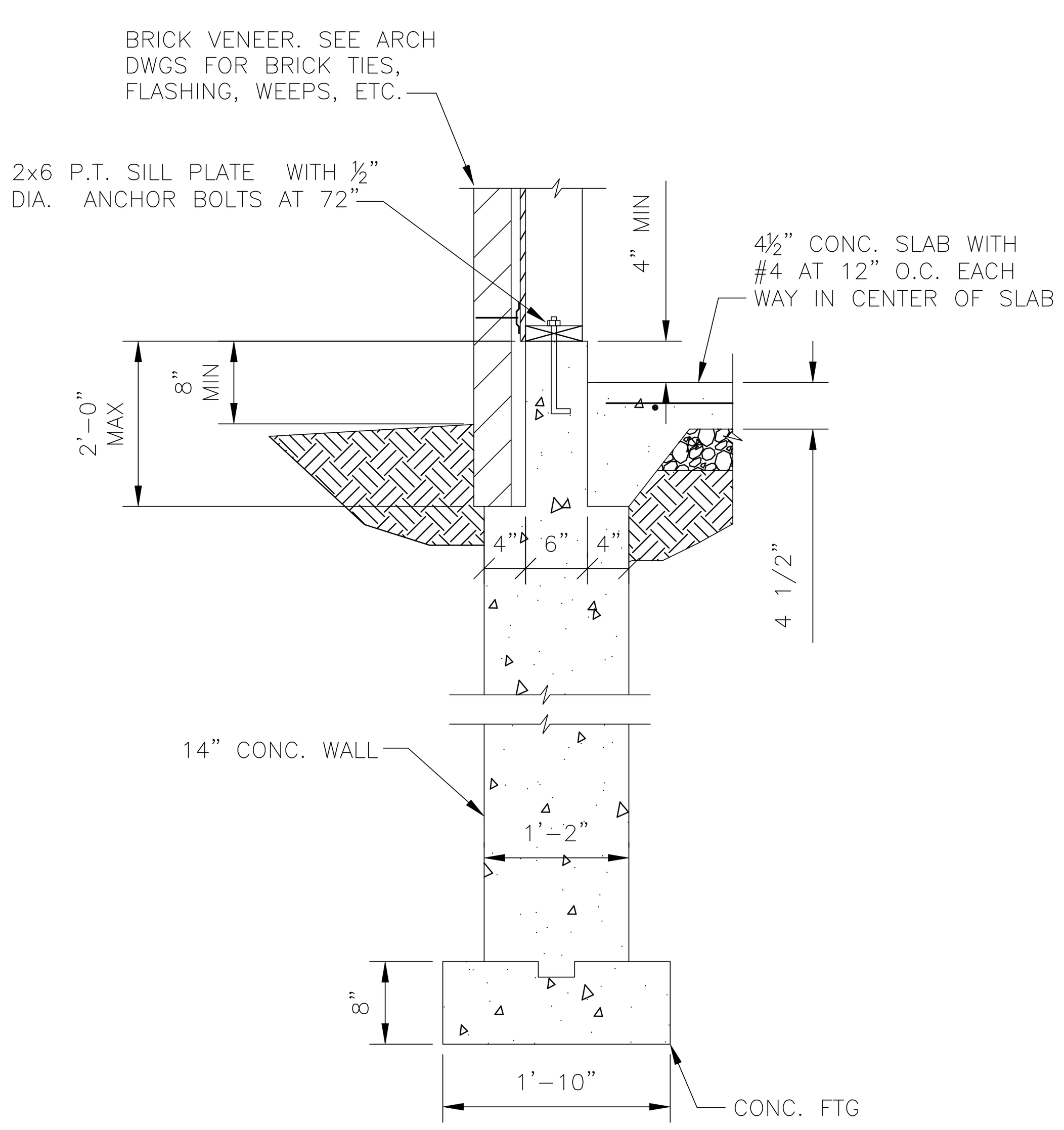
1 TYP. GARAGE DOOR SLAB/WALL DETAIL



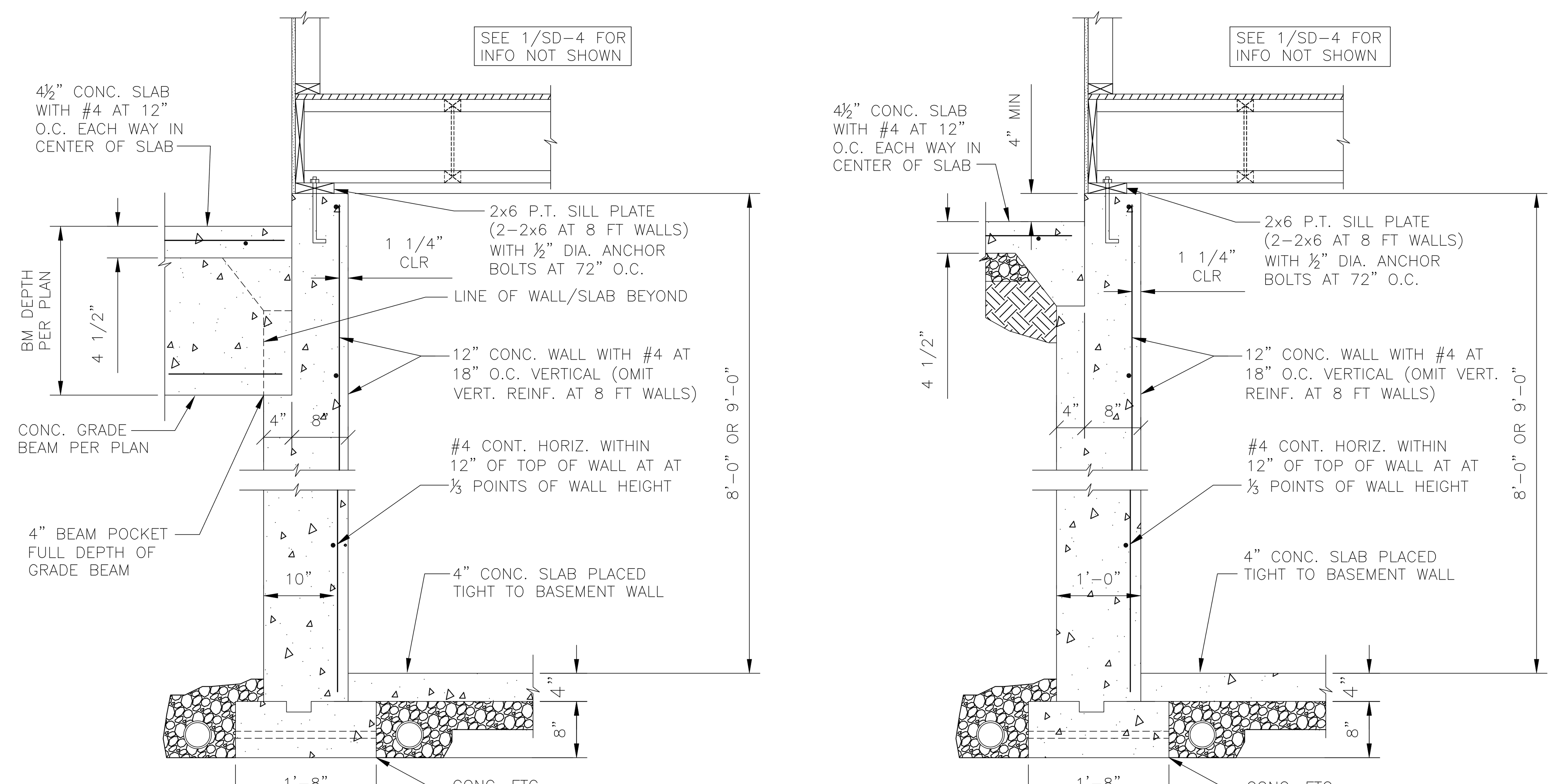
2 TYP PORCH/BSMNT WALL DETAIL



3 TYP. GRADE BEAM POCKET DETAIL AT BSMNT WALL



4 TYP. GARAGE SLAB TO WALL DETAIL



5 TYP. GRADE BEAM POCKET DETAIL AT BSMNT WALL

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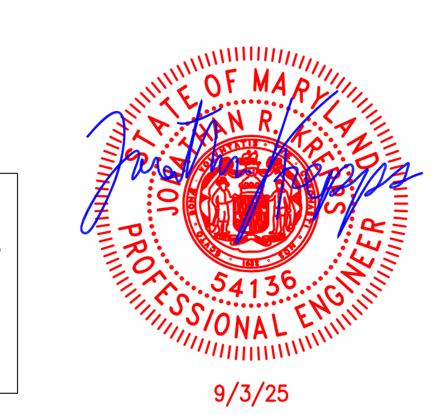

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Anne Arundel County, Maryland

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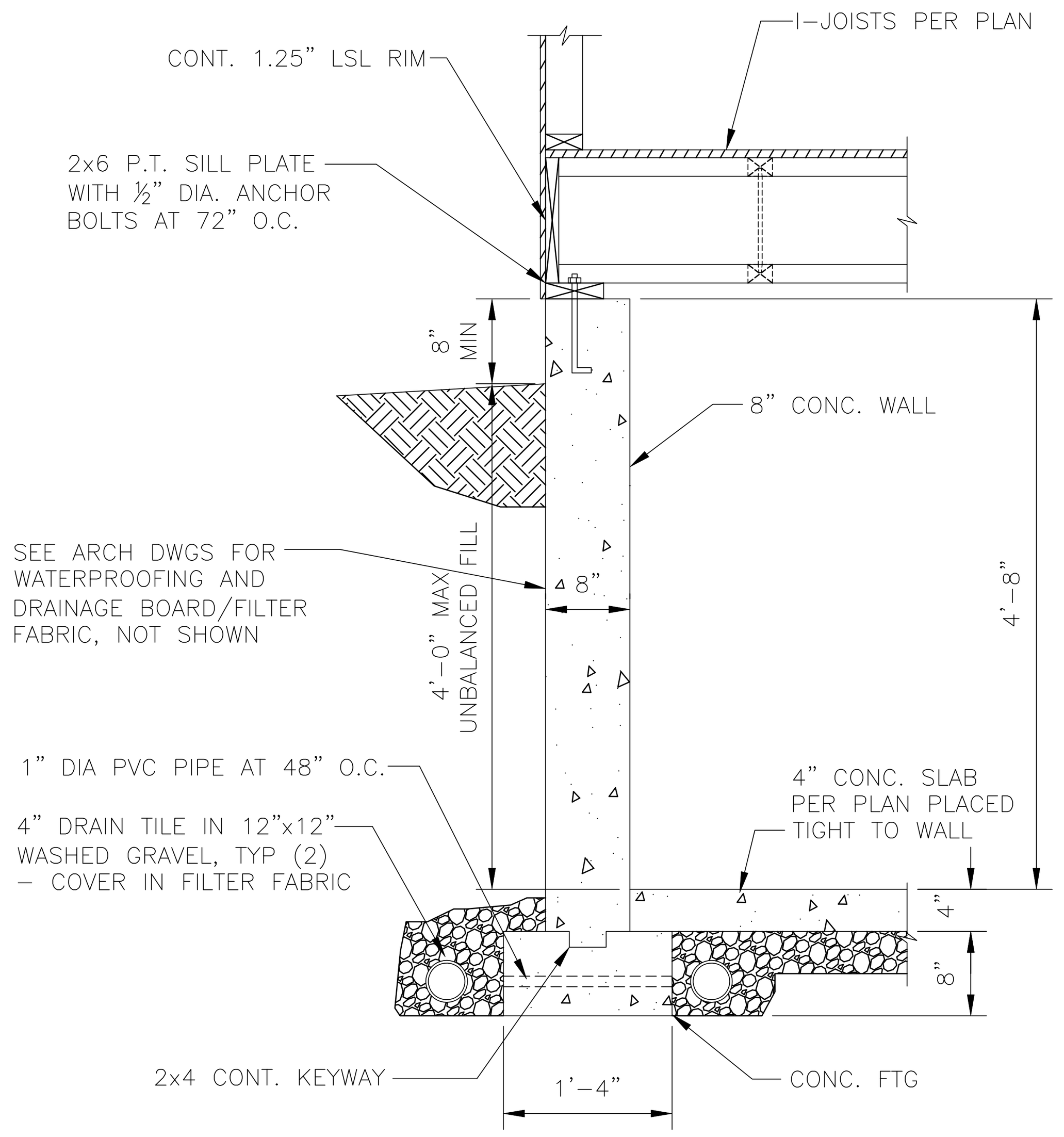
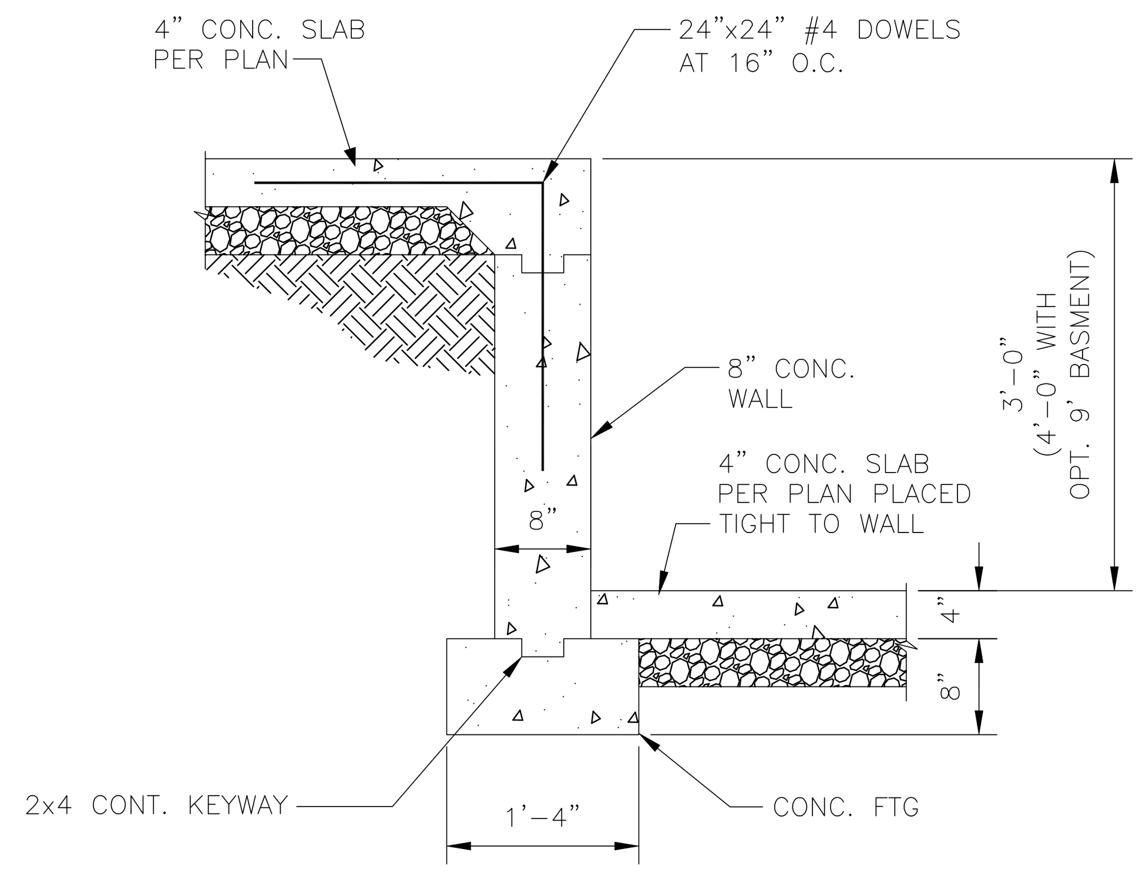
1/4"=1'-0" @ 22x34

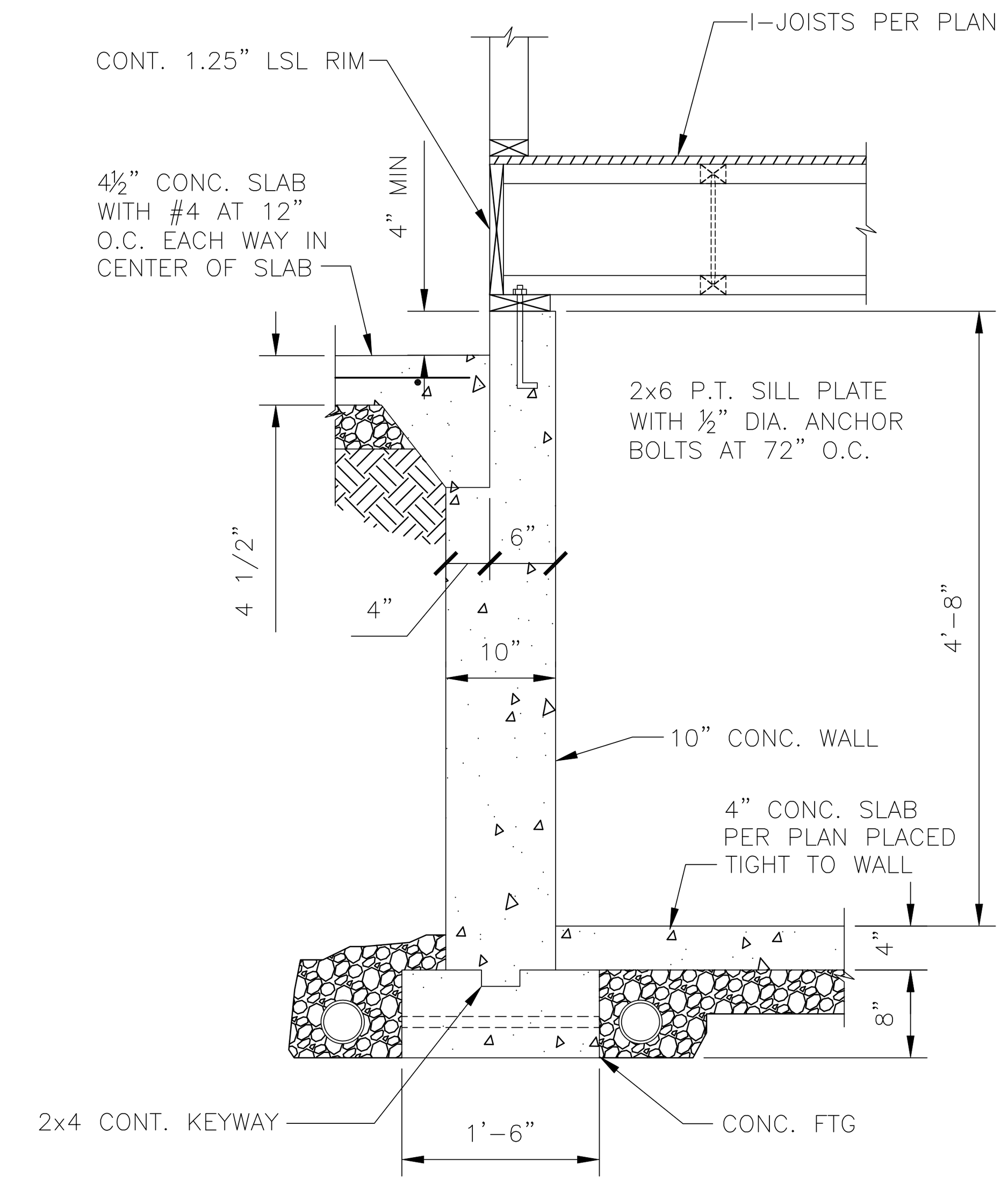
SD-6



1 TYP. EXT. CRAWL WALL DETAIL



2 TYP. INT. CRAWL WALL DETAIL



3 GARAGE/CRAWL WALL DETAIL

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1/4"=1'-0" @ 22x34

SD-7