



## 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 PRESRIPTIVE 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 balusters 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:
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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:
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8" CMU	4'-0"
12" CMU (hollow)	5'-0"
12" CMU (solid)	6'-0"
8" Foamed Concrete	5'-0"
10" Foamed Concrete (as per local code)	7'-0"

\* Presumptive Load-Bearing Values of Foundation Materials shall not be less than 1500 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 CMU, foundation walls shall be filled solid, including the courses under any steel beam or corbelled CMU, 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 AISI (American Institute of Steel Construction) Specification for Structural Steel Buildings - Allowable Stress Design and Plastic Design and AISI 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 PRESRIPTIVE 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 cl (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 buried in Attic Insulation:  
R-8 + R-13 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<sup>2</sup>, or per local code.

\* Window sill height shall be a minimum 24" above finished floor at all sills greater than 12" 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 9FF #2 stud grade unless otherwise noted. Interior non-load bearing partitions may be 2x4 studs, 9FF #2, at 24" o.c. (Fo=6T5, Fv=135, Fc=125, 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 103.3.1 ALLOWABLE SPANS FOR LITELS SUPPORTING MASONRY VENEER a,b,c,d

SIZE OF STEEL ANGLE (Inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1/2" (OR EQUIVALENT) REINF. BARS
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 S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm

- Long leg of the angle shall be placed in the vertical position.
- 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.
- Steel members indicated are adequate typical examples: Other steel members meeting structural design requirements may be used.
- Either steel angle or re-inforced lintel shall span opening.

# 2021 IRC - 2021 IECC MD

## 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 M501.3. 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.



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RYAN DEVELOPMENT GROUP  
PLAN C - 2850

date	revision	by	content
			IRC GENERAL NOTES

SHEET #  
2.0

Professional Certification  
I hereby certify that these documents were prepared or approved by me, and I am a duly Licensed Professional Engineer under the laws of the State of Maryland.  
license number 5921  
expiration date 04-03-2026

**2021 IECC CODE COMPLIANCE**  
**MARYLAND PRESCRIPTIVE R-VALUE ALTERNATIVE**

<p>R301.1 Climate Zone <b>4A</b></p> <p>R401.2 Compliance Method: Sections R401 through R404 Mandatory and Prescriptive Provisions</p> <p>R401.3 Certificate A permanent Energy Certificate shall be completed by the builder or registered design professional and posted at an approved location.</p> <p>R402.1.1 Vapor Retarder: Wall assemblies in the building thermal envelope shall comply with vapor retarder requirements of Section R702.7 of the International Residential Code, 2021 Edition.</p> <p>R402.1.3 Attic Insulation: Raised Heel Trusses R-49 R-38 (where allowed by local jurisdiction)</p> <p>R402.1.3 Wood Frame Wall: R-20 or R13 + R5 continuous insulation.</p> <p>R402.1.3 Basement Wall Insulation: R-13 cavity insulation / R-11 Foil Faced continuous uninterrupted blanket insulation, full height.</p> <p>R402.1.3 Crawl Space Wall Insulation: R-10 Foil Faced continuous rigid insulation (or R-11 blanket) , full height.</p> <p>R402.1.3 Floor Insulation over Unconditioned Space: R-19 batt insulation.</p> <p>R402.1.3 Window U-Value/SHGC .30 (U-Value) .40 (SHGC)</p> <p>R402.2.10 Slab on Grade Floors Less Than 12" Below Grade: R-10 Rigid Foam Board Slab Edge Insulation at depth of 4'-0"</p> <p>R402.2.4 Attic Access: Attic access scuttle will be weather-stripped and insulated R-49 or equivalent to the insulation on the surrounding surfaces. Vertical Doors that access unconditioned attic space shall have .30 U-Value</p>	<p>R402.4 Air Leakage: Sections R402.4.1 through R402.4.4 Exterior walls and penetrations will be sealed per these sections of the 2021 IECC with caulk, gaskets, weatherstripping or an air barrier of suitable material. Sealing methods between dissimilar materials shall allow sealing for differential expansion and contraction.</p> <p>R402.4.1.2 Building Thermal Envelope Tightness Test: Building envelope shall be tested and verified as having an air leakage rate not exceeding 3 air changes per hour. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380, ASTM E 779 or ASTM E 1827 with (blower door) at a pressure of 0.2 inches w.g. (50 pascals). Testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building inspector.</p> <p>R402.4.2 Fireplaces: New wood-burning fireplaces shall have tight-fitting flue dampers or doors, and outdoor combustion air. Fireplace doors shall be listed and labeled in accordance with UL 127 (factory built fireplace) .</p> <p>R402.4.4 Rooms containing fuel burning appliances: Where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air shall be located outside the building thermal envelope or enclosed in a room isolated from inside the thermal envelope. Exceptions: 1. Direct Vent appliances with both intake and exhaust pipes installed continuous to the outside. 2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the IRC.</p> <p>R402.4.5 Recessed Lighting Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage.</p> <p>R403.1 Controls Not less than one Thermostat shall be provided for each separate heating and cooling system.</p> <p>R403.1.1 Programmable Thermostat The Thermostat controlling the primary heating and cooling system shall be capable of controlling the system on a programmable schedule.</p> <p>R403.1.2 Heat pumps Where a heat pump system having supplementary electric-resistance heat is used, the thermostat shall prevent the supplementary heat from coming on when heat pump can meet the heating load.</p> <p>R403.3 Ducts Ducts and air handlers shall be installed in accordance with Sections R403.3.1 through R403.3.7</p>	<p>R403.3.1 Mechanical Duct Insulation Supply and Return Ducts located outside conditioned space: 3" or larger in diameter - insulated with not less than R-8 less than 3" in diameter - insulated with not less than R-6</p> <p>R403.3.2 Ducts located in conditioned space For ductwork to be considered inside of a conditioned space, it shall comply with ALL requirements of this section.</p> <p>R403.3.3 Supply and Return Ducts buried within ceiling insulation shall be insulated with not less than R-8. At all points along the ducts, the sum of the ceiling insulation R-values against and above &amp; against and below shall be not less than R-19, excluding the R-value of the duct insulation.</p> <p>R403.3.4 Duct Sealing All ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with section M1601.4.1 of the IRC.</p> <p>R403.3.5 Duct Testing Ducts shall be pressure tested in accordance with ANSI / RESNET / ICC 380 or ASTM E1554 to determine air leakage.</p> <p>R403.6 Mechanical Ventilation The building shall be provided with ventilation that meets the requirements of the International Residential Code or International Mechanical Code, as applicable. Outdoor (make-up and exhausts) air ducts to be provided with automatic or gravity dampers that close when the ventilation system is not operating.</p> <p>R403.6.2 Whole house mechanical ventilation system fan efficiency to comply with Table R403.6.2</p> <p>R403.7 Equipment Sizing shall comply with R403.7.</p> <p>R404.1 Lighting Equipment All permanently installed lighting fixtures, excluding kitchen appliance lighting fixtures, shall contain only high efficiency lighting sources.</p> <p>R404.2 Interior Lighting Controls All permanently installed lighting fixtures, shall be controlled with either a dimmer or occupant sensor, or another control that is installed or built into the fixture. (not required for Bathrooms, Hallways, Exterior light fixtures or Security Lighting.)</p> <p>Water Heater: Minimum efficiency established by NAECA</p> <p>Mechanical Testing: All mechanical testing to be performed by a certified Mechanical Contractor.</p> <p>This contractor also responsible for generating Certificate of Compliance and affixing to electrical panel or within 6' of the electrical panel and be readily visible.</p>
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**NOTE:**  
The specific values shown above refer to 2021 IECC Table R402.1.3.1 MD Prescriptive R-Values Alternative and Fenestration Requirements by Component, which shall include a min. of 6% Additional Energy Feature(s).

**REFER TO:**  
Each Local MARYLAND Jurisdiction for additional information.

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



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IECC COMPLIANCE NOTES  
scale: 1"=1'-0" (9/2/22) file: 11/27/19  
U.N.O. 1"=8' (7/2/17) 2.1  
drawn: SP  
date: 11/27/19  
RYAN DEVELOPMENT GROUP  
PLAN C - 2850  
title

date	revision	by

SHEET #  
**2.1**

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 5921  
expiration date 04-03-2026

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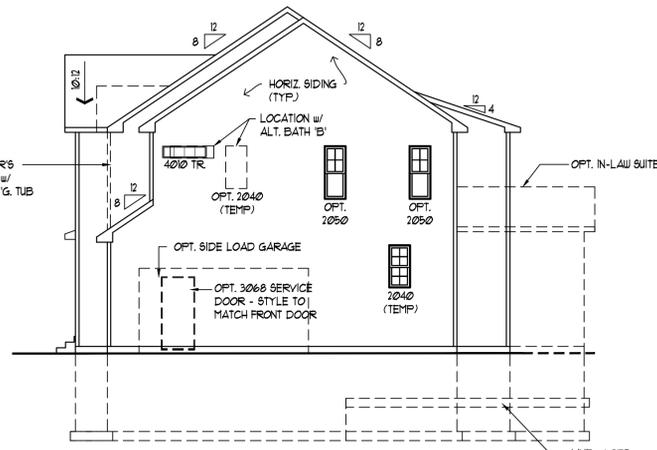
TRADITIONAL ELEVATION  
 date: 11/27/19  
 U.N.O. 1"=8' (17x11) 3/16"  
 U.N.O. 1"=8' (36x24) 1/4"  
 RYAN DEVELOPMENT GROUP  
 PLAN C - 2850  
 title

date	revision	by

SHEET #  
**3.1**

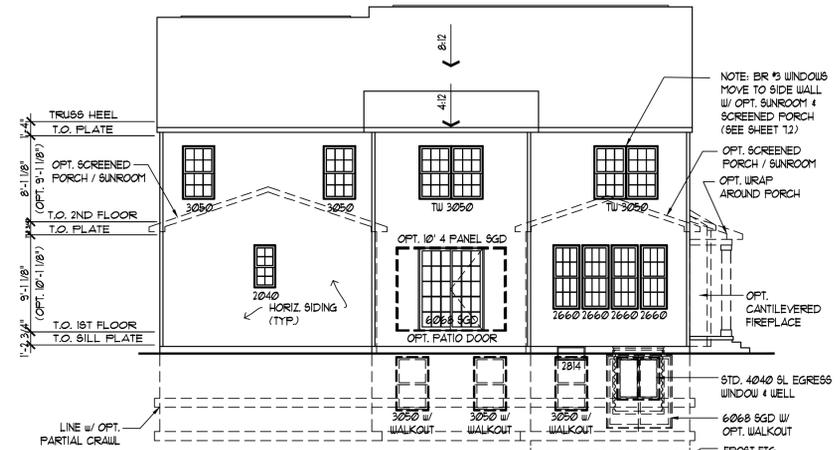
Professional Certification  
 I hereby certify that these documents were prepared or approved by me, and I am a duly Licensed Professional Architect under the laws of the State of Maryland.  
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 expiration date 04-03-2026

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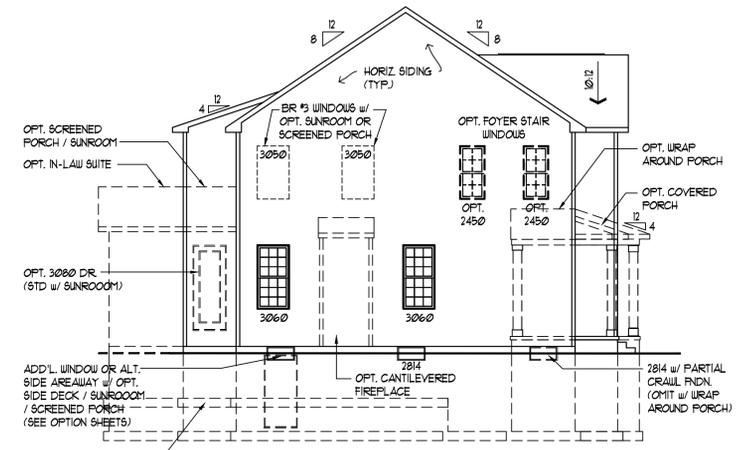
**RIGHT SIDE ELEVATION**

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"



**PARTIAL STONE TRADITIONAL ELEVATION**

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



**PARTIAL BRICK TRADITIONAL ELEVATION**

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



**TRADITIONAL FRONT ELEVATION**

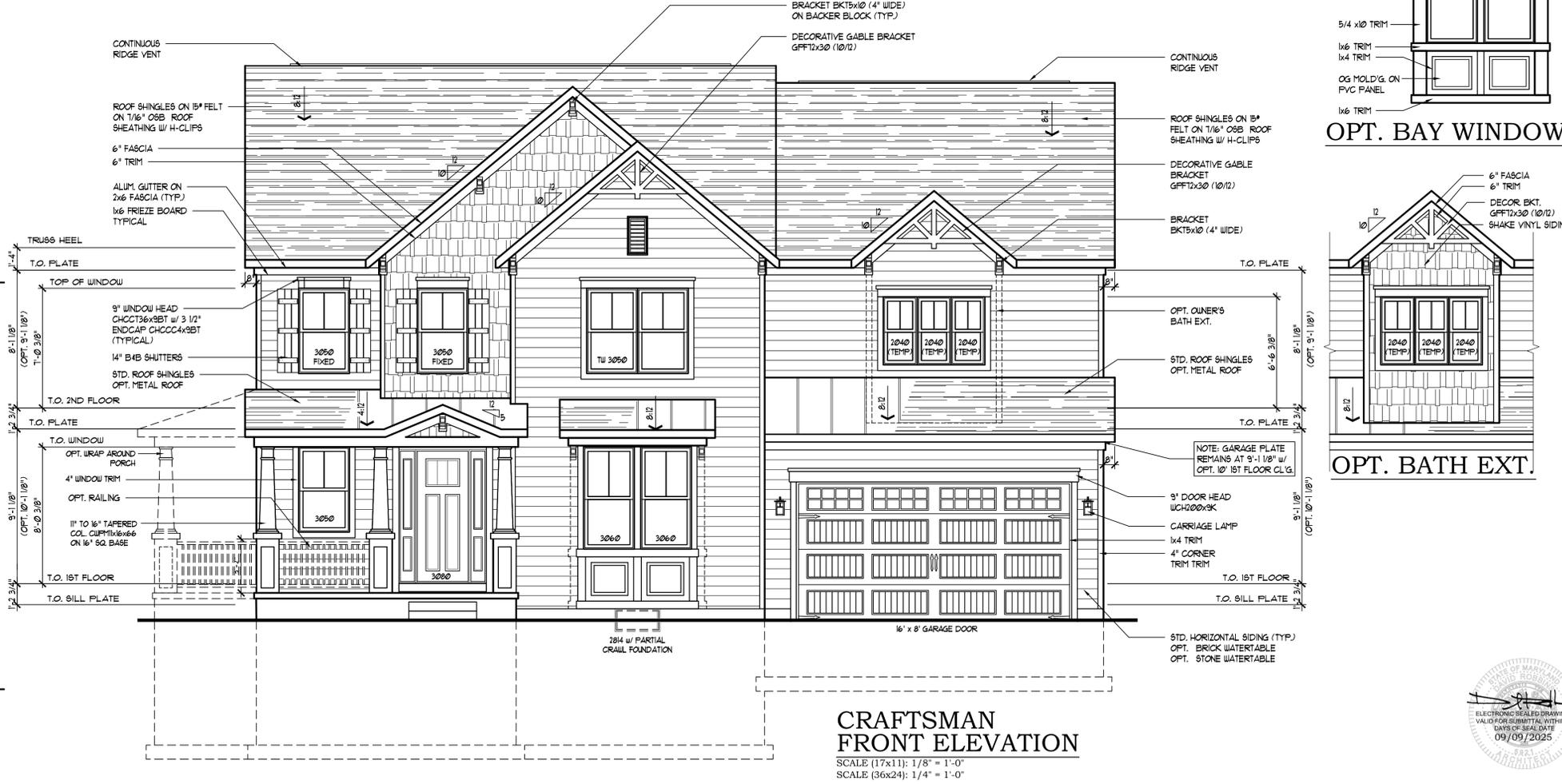
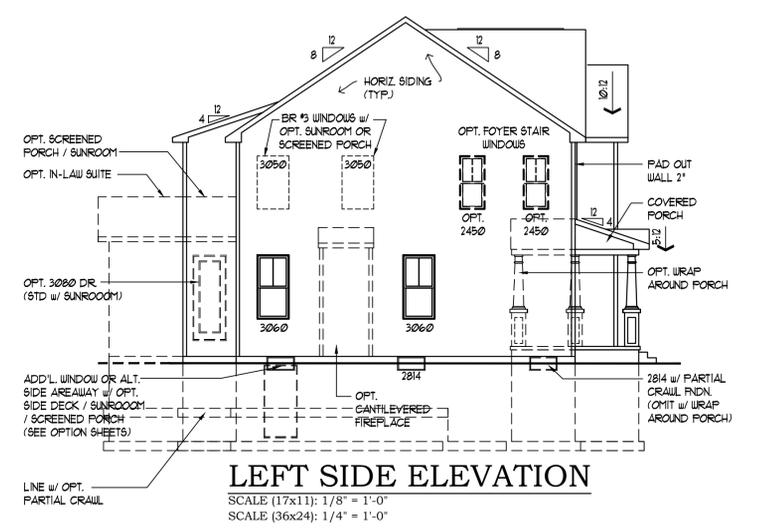
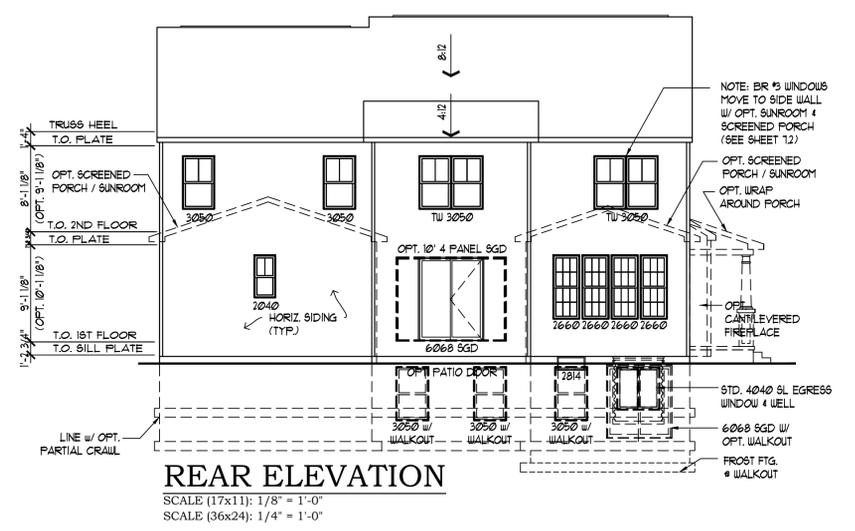
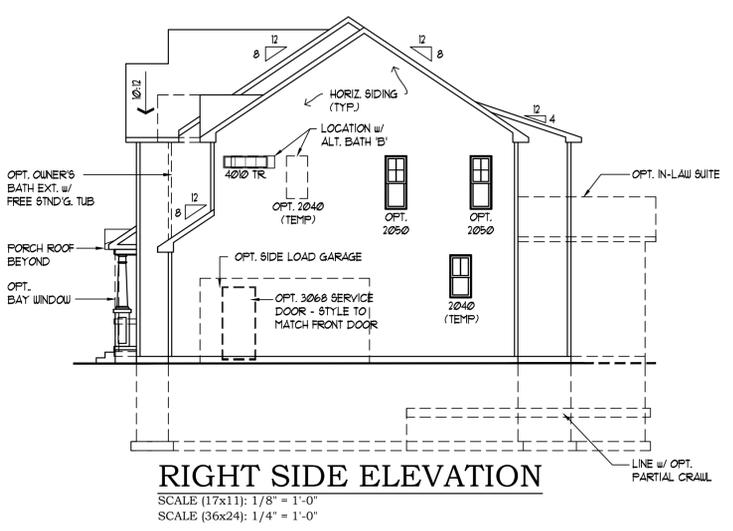
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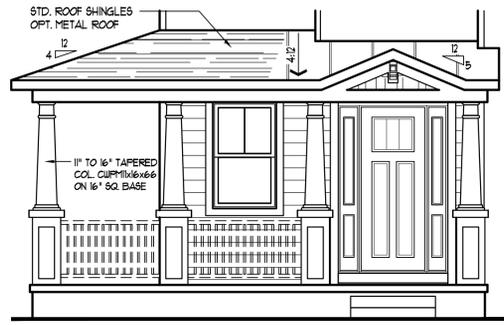


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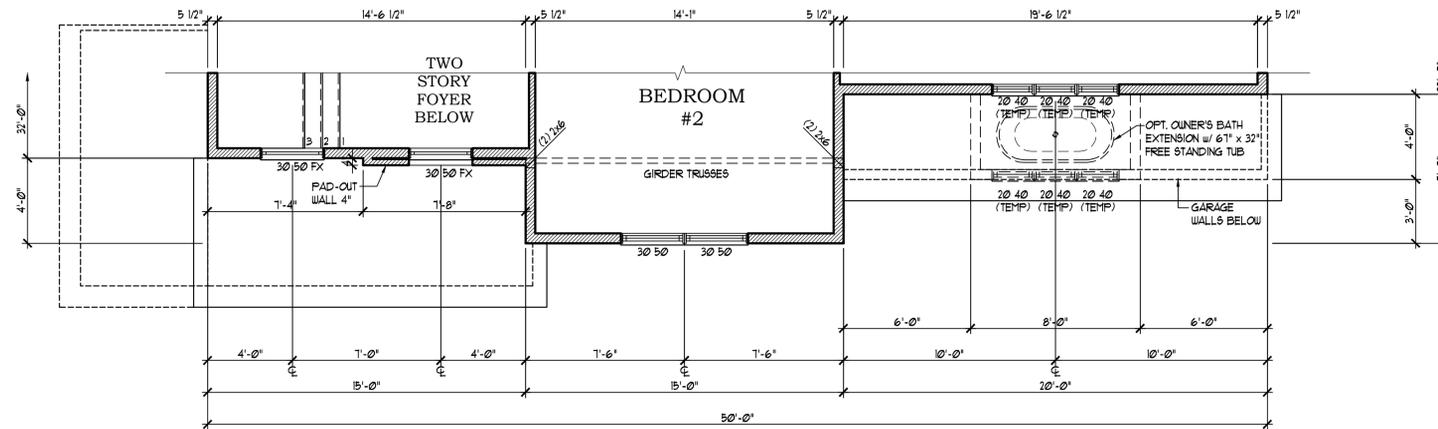
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 expiration date 04-03-2026



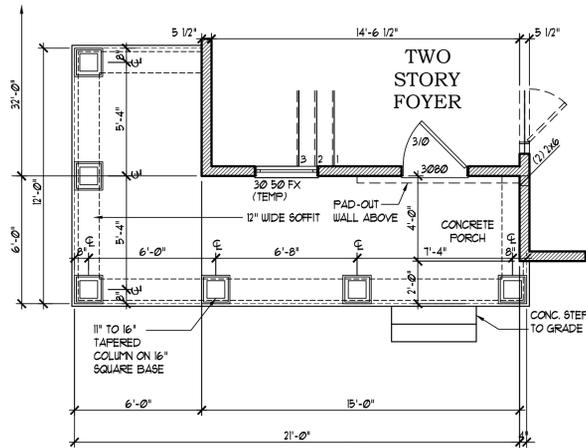


OPT. WRAP AROUND PORCH



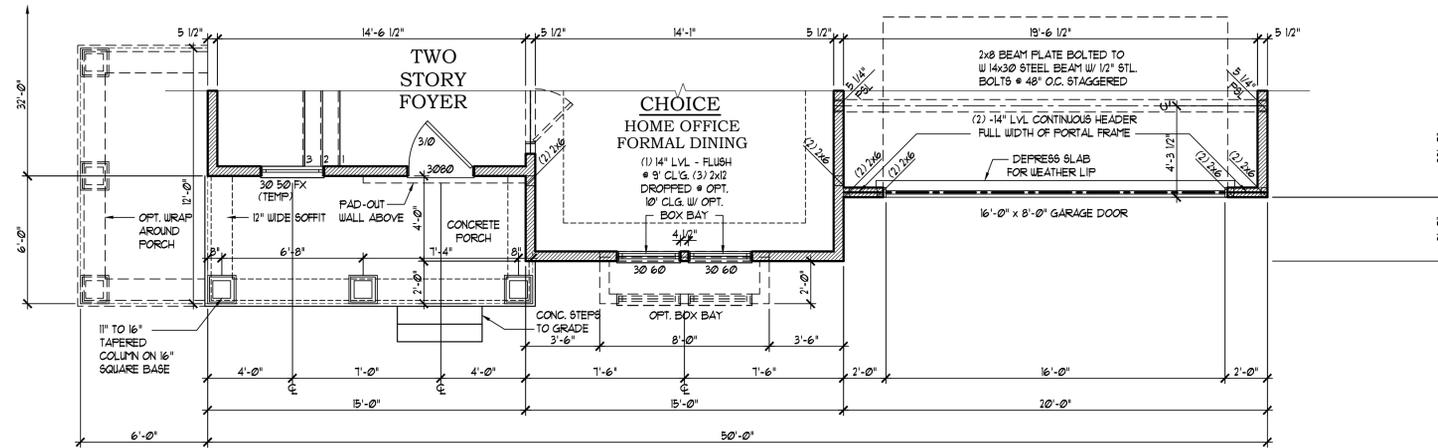
CRAFTSMAN SECOND FLOOR PLAN

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



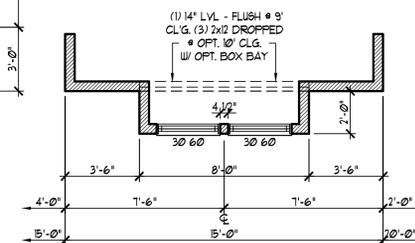
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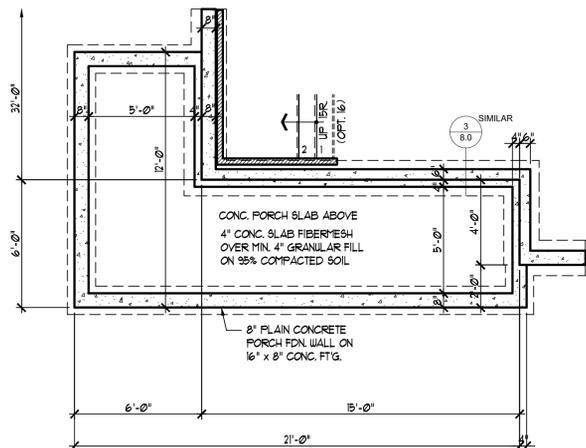
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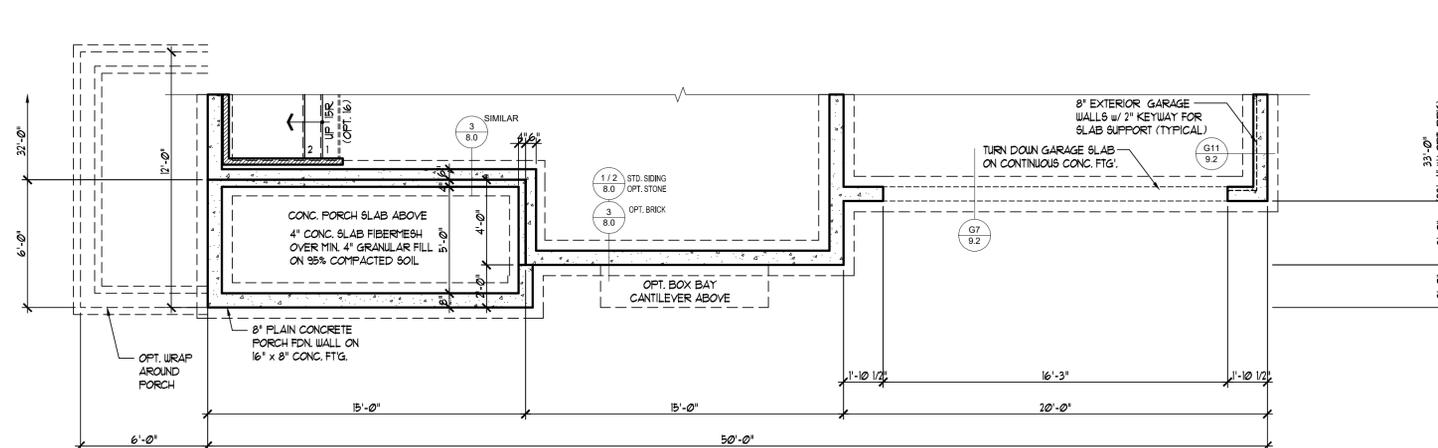
PARTIAL PLAN w/OPT. BOX PLAN

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



PARTIAL PLAN w/OPT. WRAP AROUND PORCH

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



CRAFTSMAN FOUNDATION PLAN

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



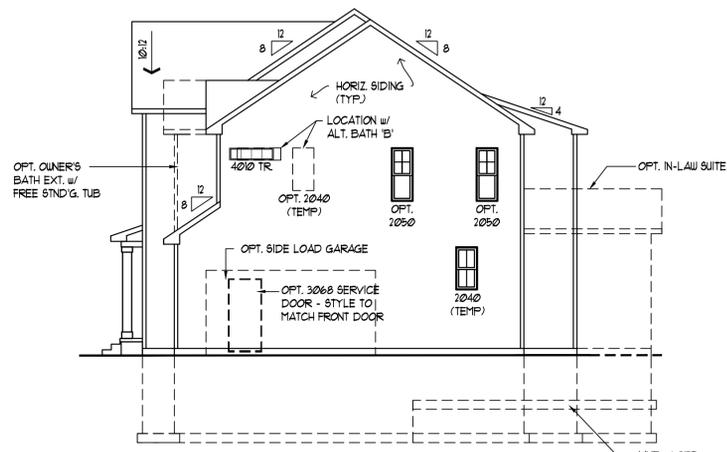
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content	PARTIAL PLANS - CRAFTSMAN ELEV.	date:	11/27/19
scale:	1" = 8' (36x24)	fig.:	3.2A
U.N.O.:	1" = 8' (17x11)	drawn:	SF
		title	RYAN DEVELOPMENT GROUP PLAN C - 2850

date	revision	by

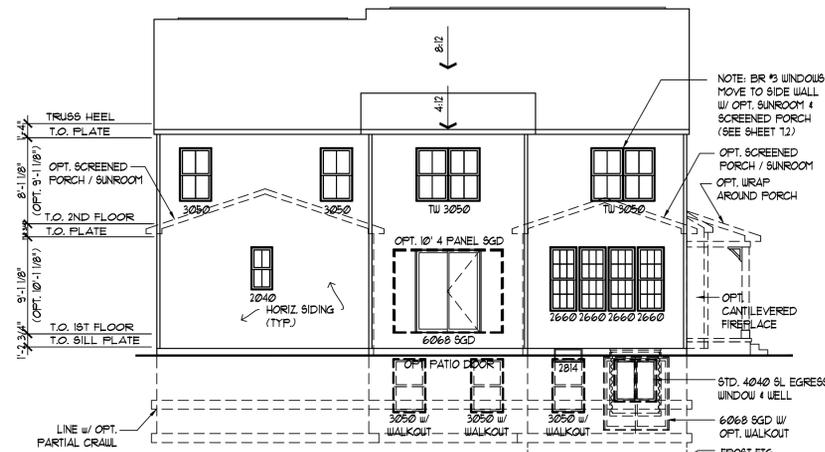
SHEET #  
**3.2A**

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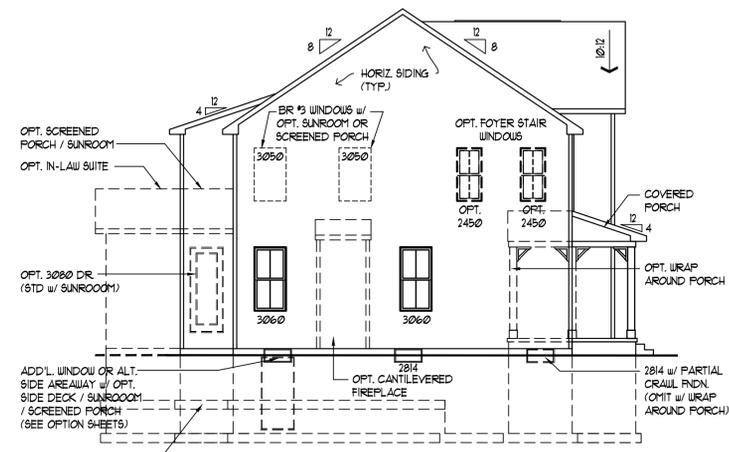
**RIGHT SIDE ELEVATION**

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"



**PARTIAL STONE FARMHOUSE ELEVATION**

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



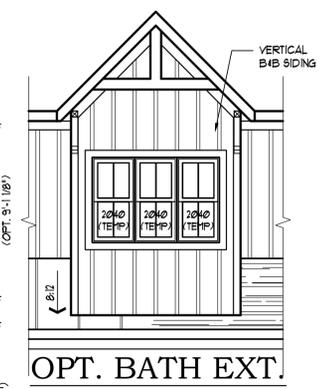
**PARTIAL BRICK FARMHOUSE ELEVATION**

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



**FARMHOUSE FRONT ELEVATION**

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



**OPT. BATH EXT.**

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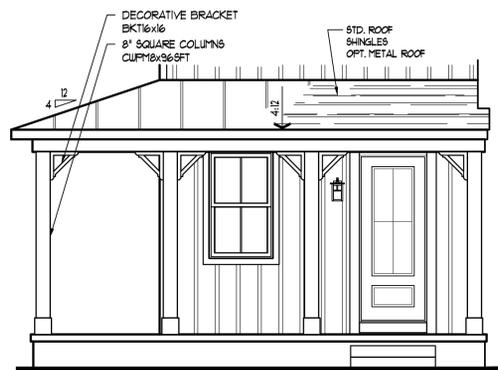
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content: FARMHOUSE ELEVATION  
date: 11/27/19  
drawn: SF  
checked: JG  
U.N.O. 1" = 8" (17x11) 3/8"  
RYAN DEVELOPMENT GROUP  
PLAN C - 2850

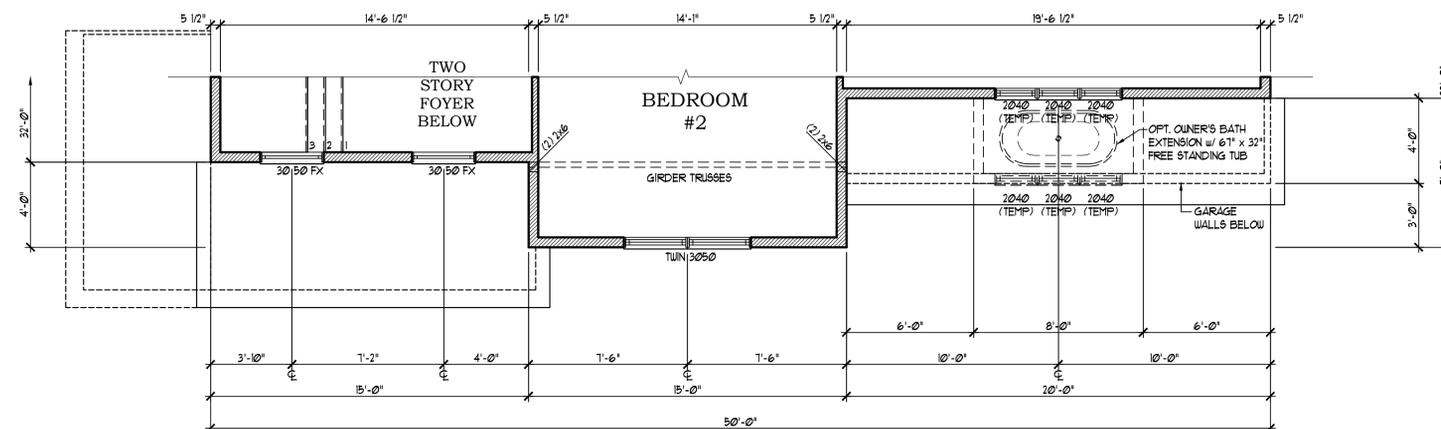
date	revision	by

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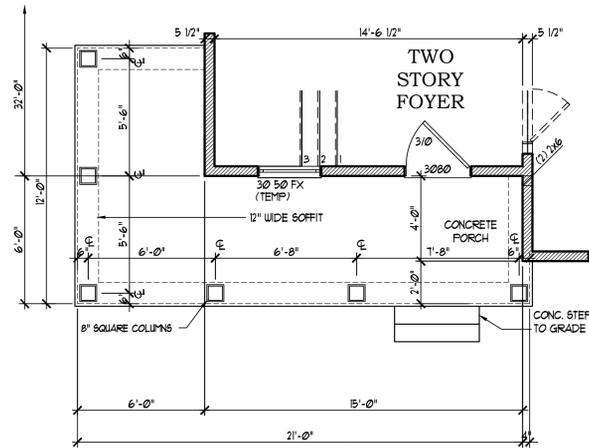


OPT. WRAP AROUND PORCH



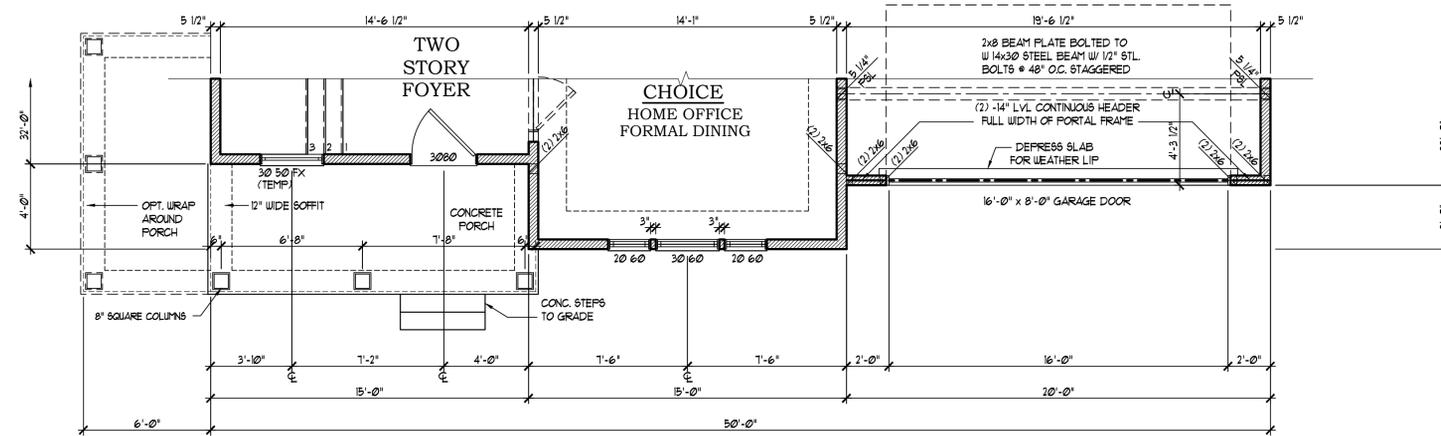
FARMHOUSE SECOND FLOOR PLAN

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



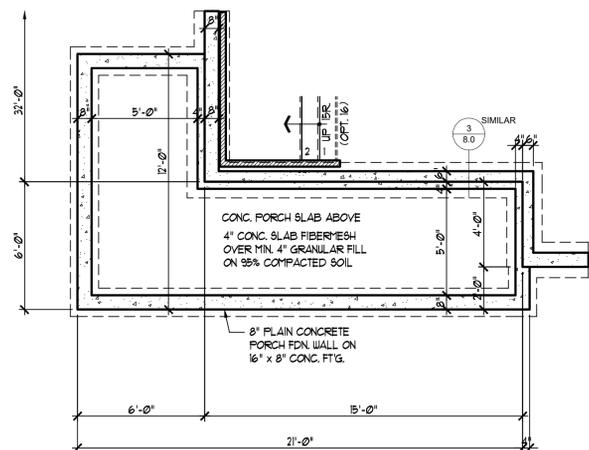
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SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"



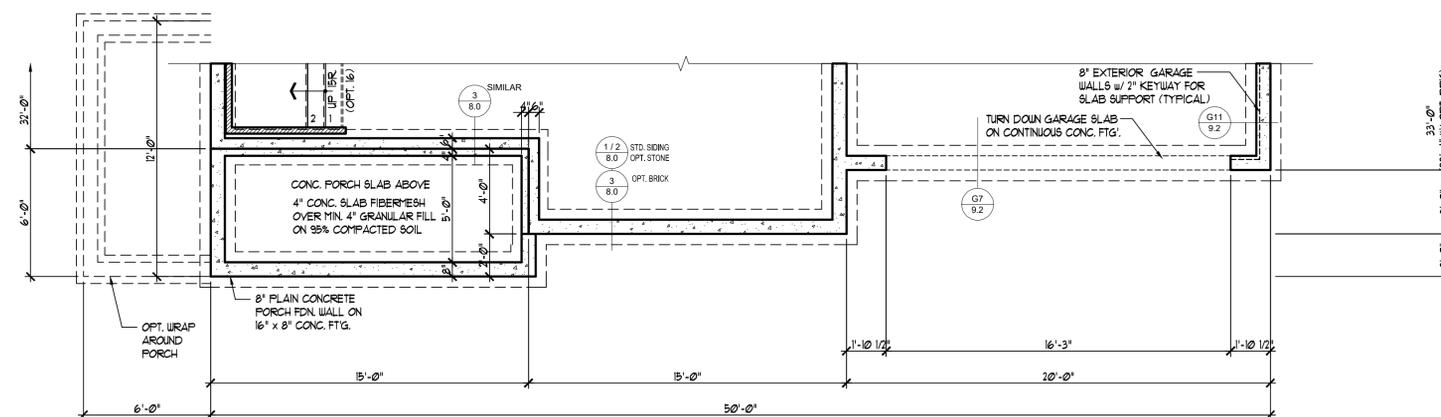
FARMHOUSE FIRST FLOOR PLAN

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



PARTIAL PLAN w/OPT. WRAP AROUND PORCH

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



FARMHOUSE FOUNDATION PLAN

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

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content: PARTIAL PLANS - FARMHOUSE ELEV.  
scale: 1" = 1' (17x11), 1/4" = 1' (36x24)  
date: 11/27/19  
drawn: SF  
fig.: 3.3A  
title: RYAN DEVELOPMENT GROUP  
PLAN C - 2850

date	revision	by

SHEET #  
**3.3A**

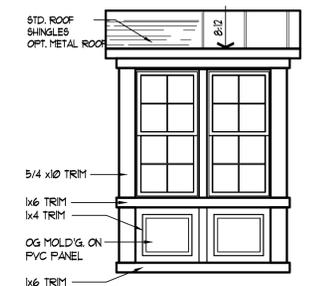
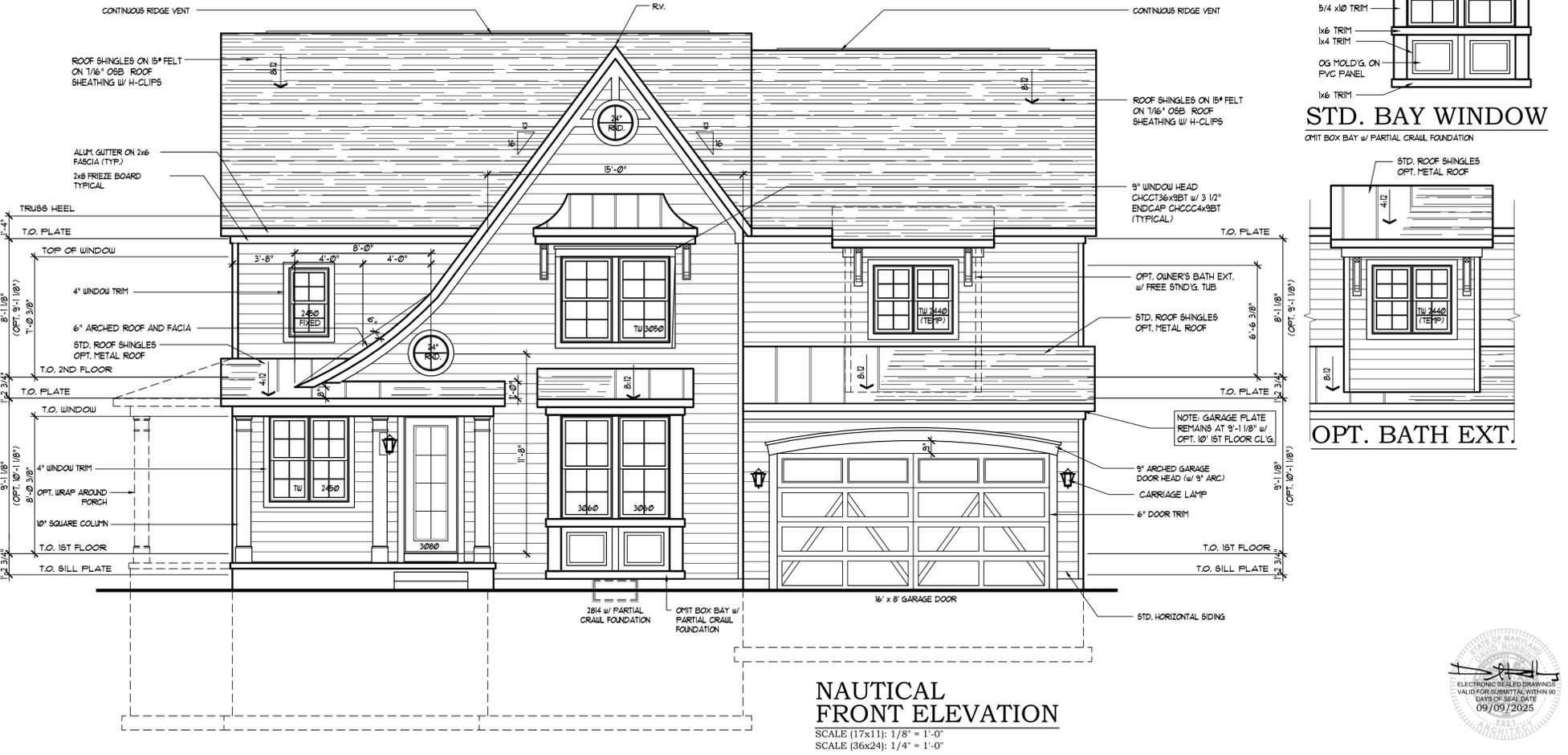
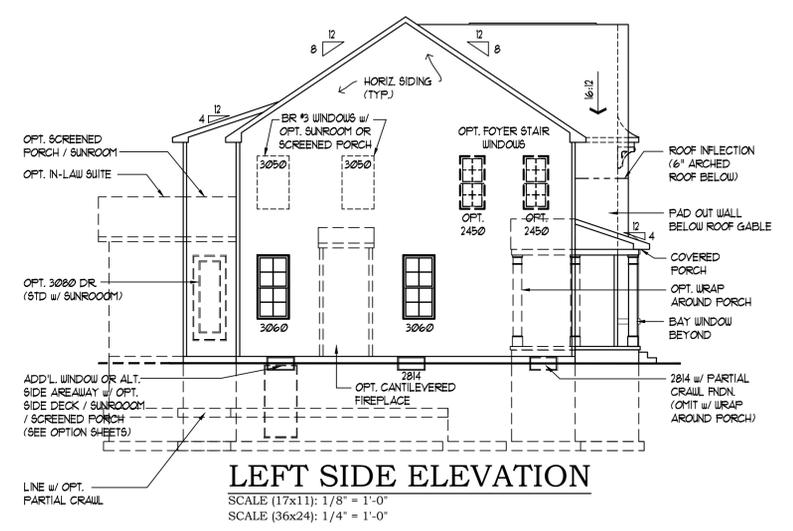
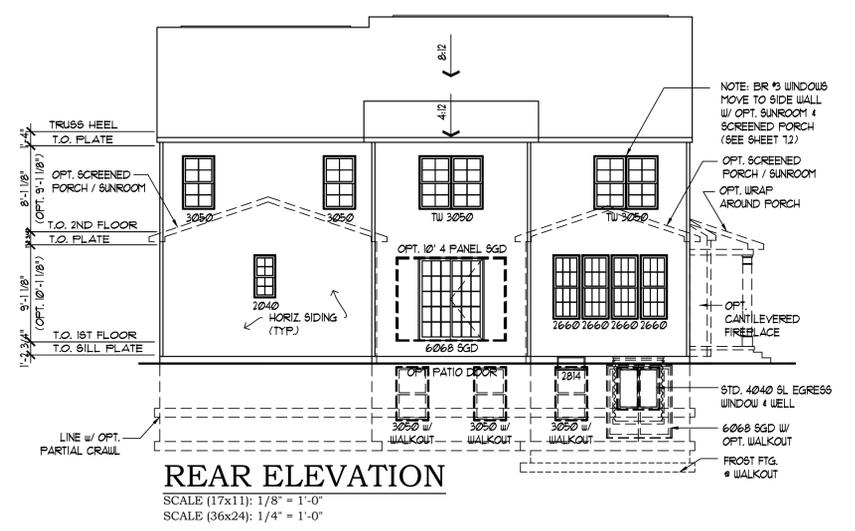
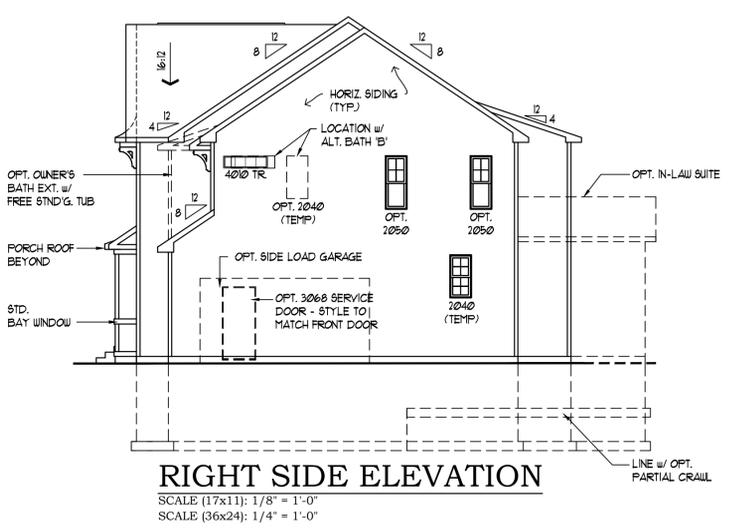
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expiration date: 04-05-2026

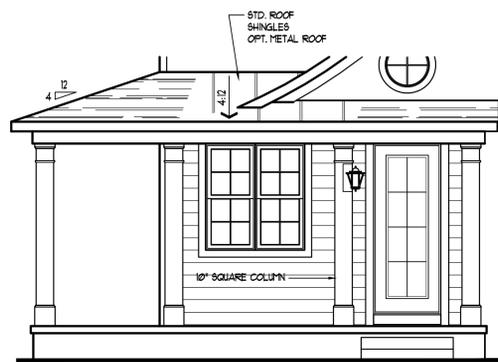


date	revision	by

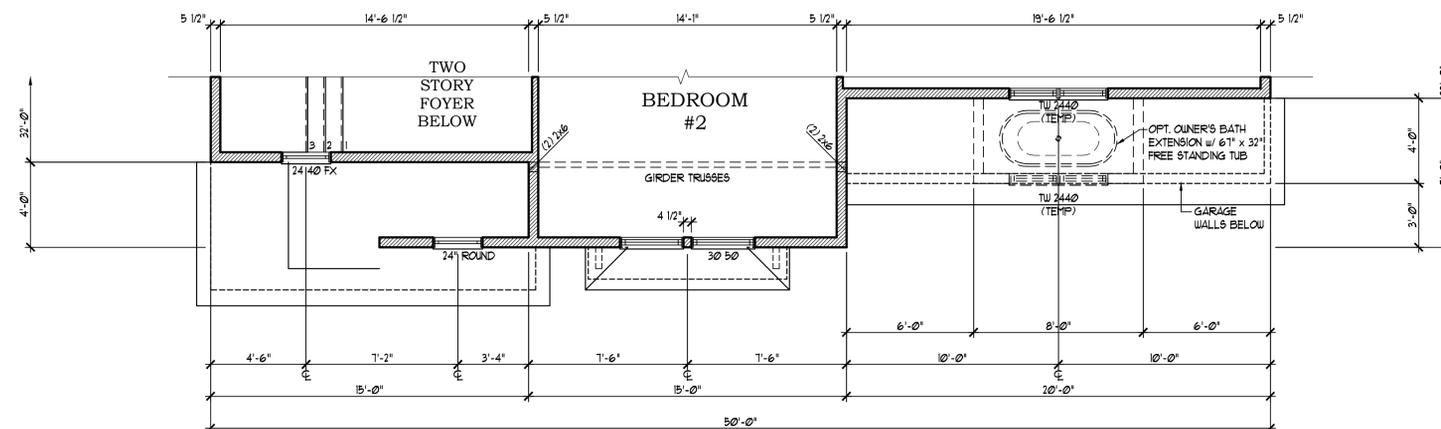
date	revision	by

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 expiration date 04-03-2026



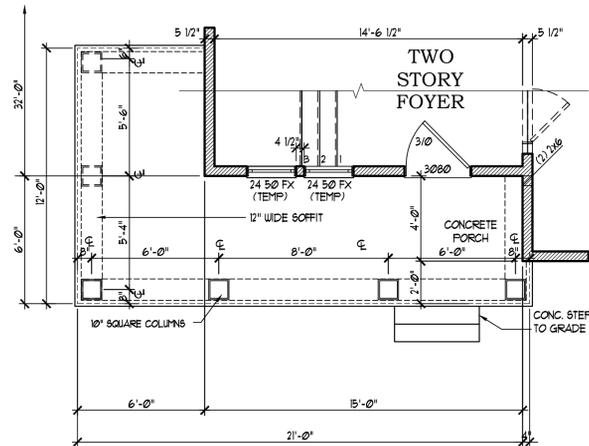


OPT. WRAP AROUND PORCH



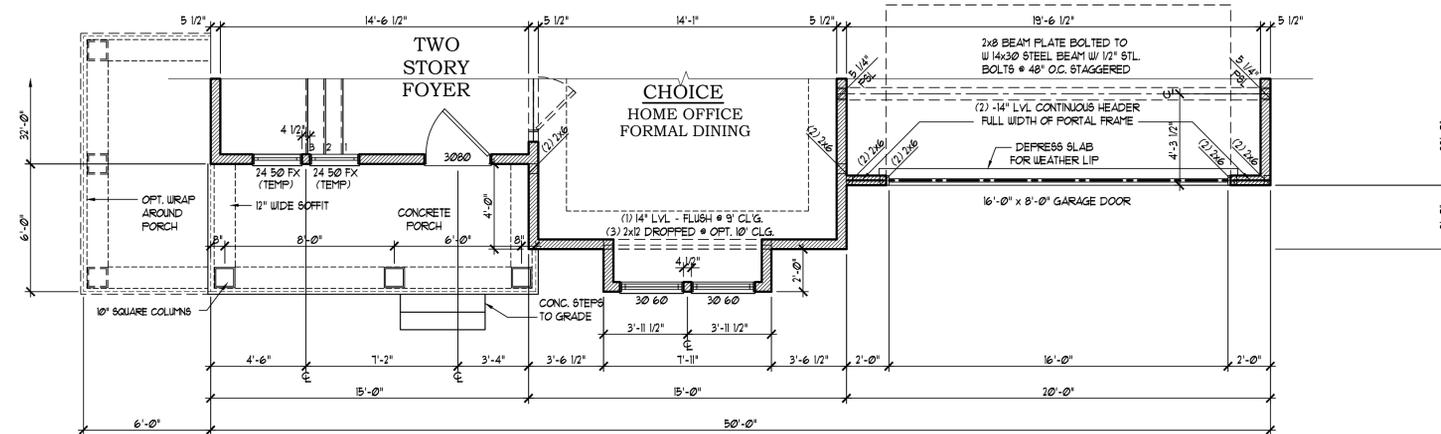
NAUTICAL SECOND FLOOR PLAN

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



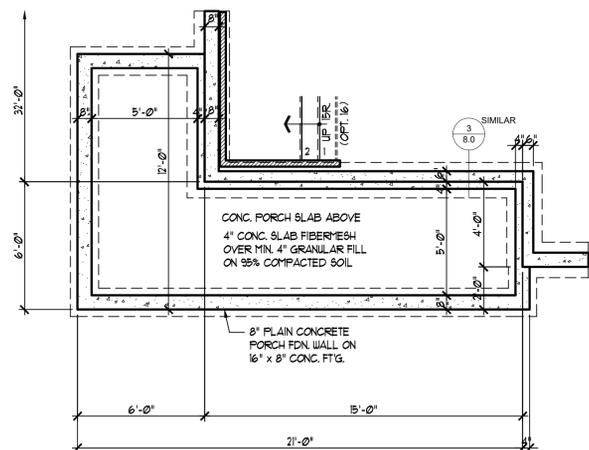
PARTIAL PLAN w/OPT. WRAP AROUND PORCH

SCALE (17x11): 1/8" = 1'-0"  
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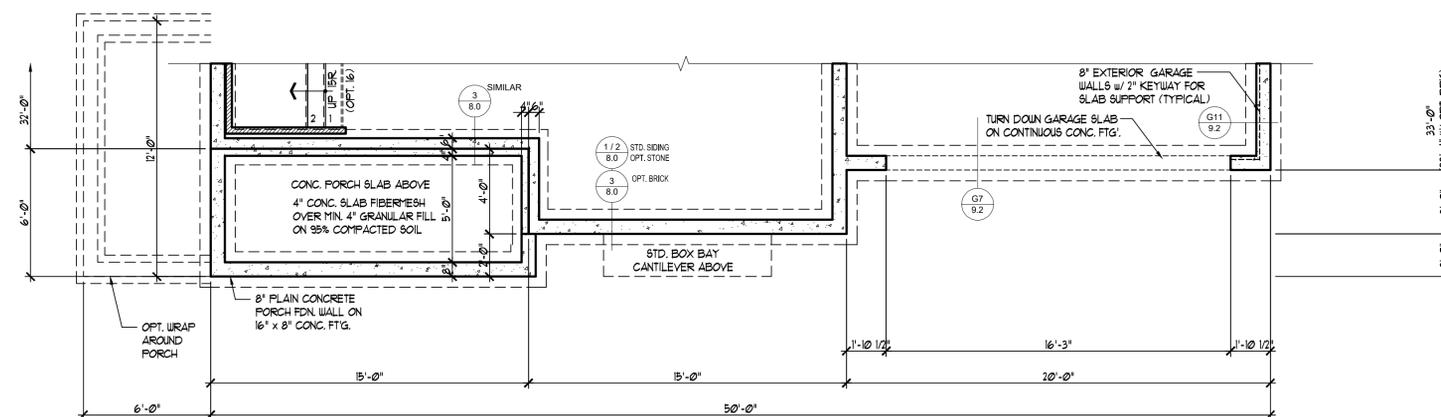
NAUTICAL FIRST FLOOR PLAN

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



PARTIAL PLAN w/OPT. WRAP AROUND PORCH

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



NAUTICAL FOUNDATION PLAN

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

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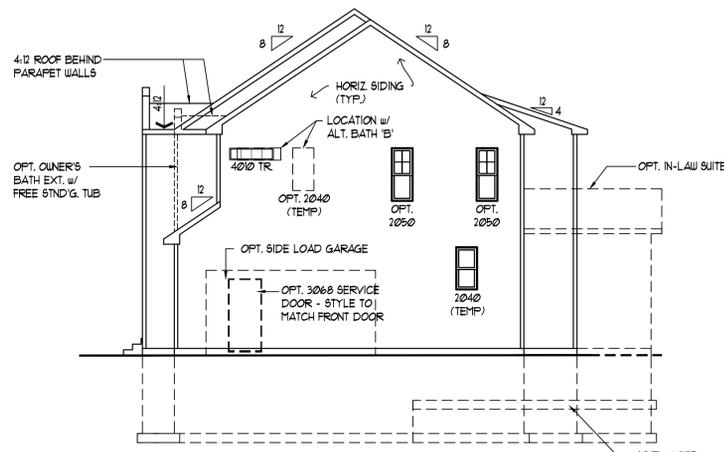
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drawn: SF  
title: RYAN DEVELOPMENT GROUP  
PLAN C - 2850

date	revision	by

SHEET #  
3.4A

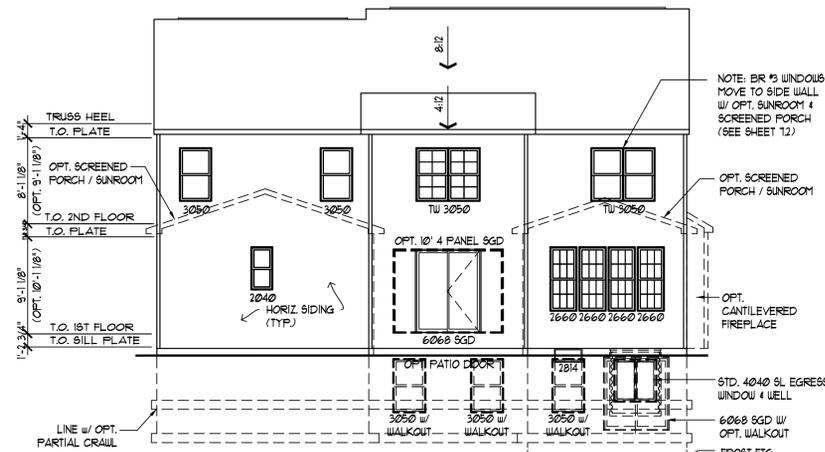


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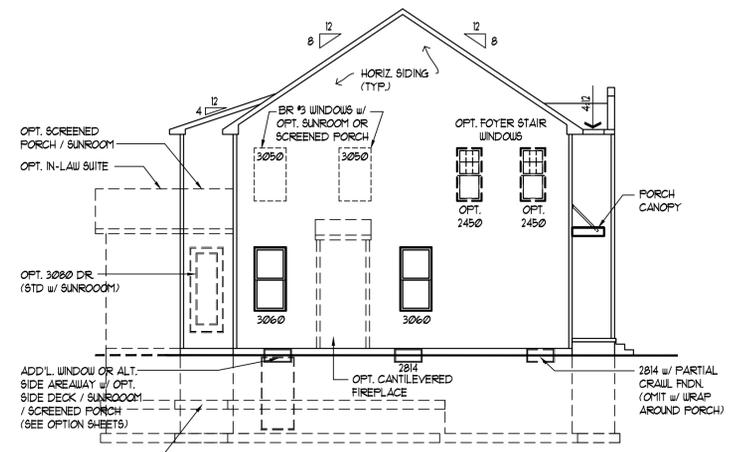
**RIGHT SIDE ELEVATION**

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"



**PARTIAL STONE MODERN ELEVATION**

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



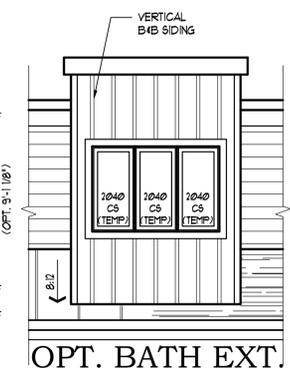
**PARTIAL BRICK MODERN ELEVATION**

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



**MODERN FRONT ELEVATION**

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**OPT. BATH EXT.**

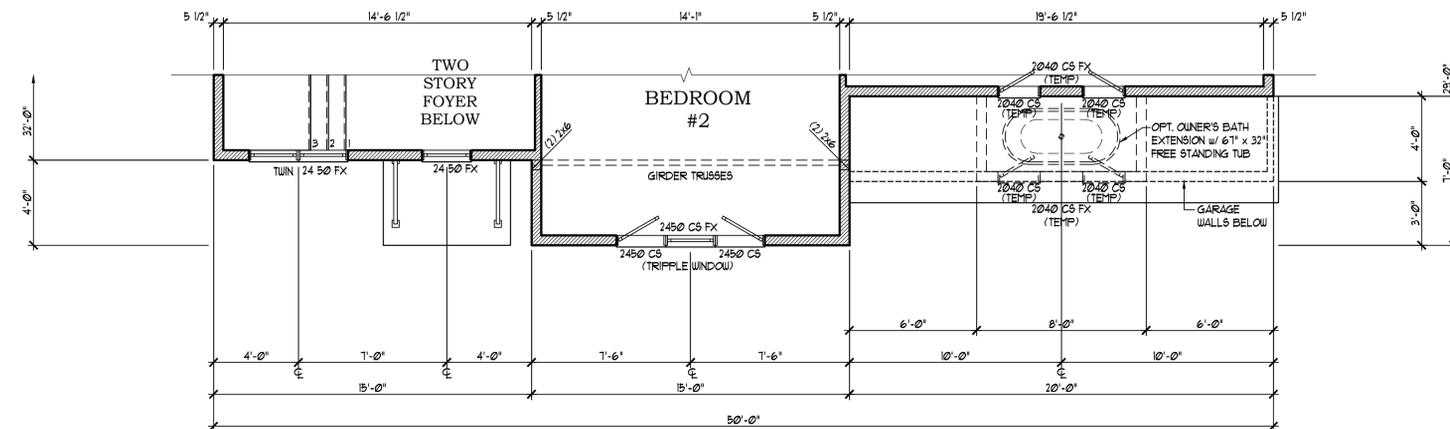


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content: MODERN ELEVATION  
date: 11/27/19  
drawn: SF  
file: 9/22/22  
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RYAN DEVELOPMENT GROUP  
PLAN C - 2850  
title

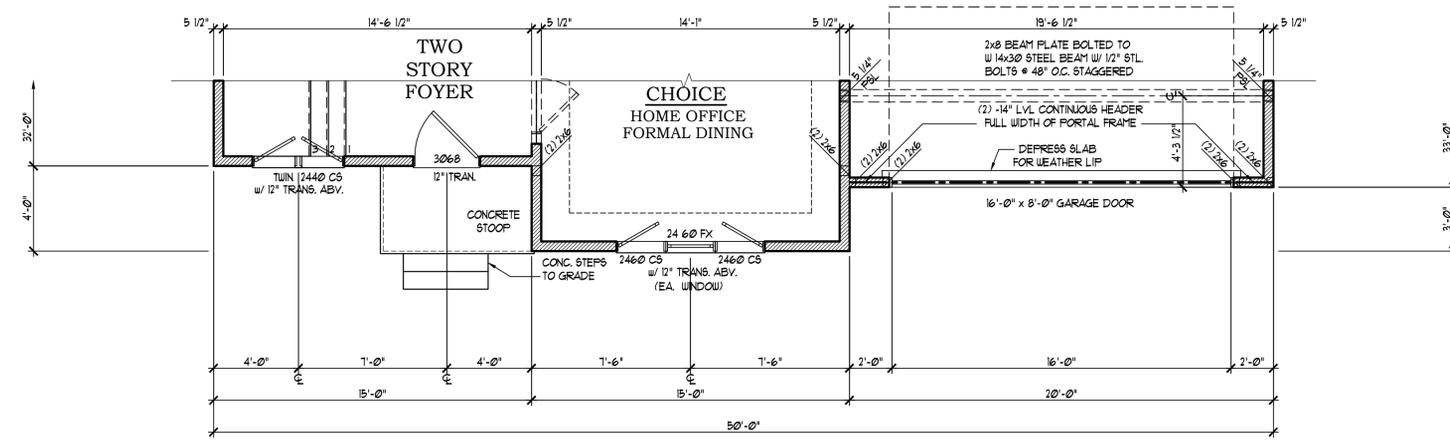
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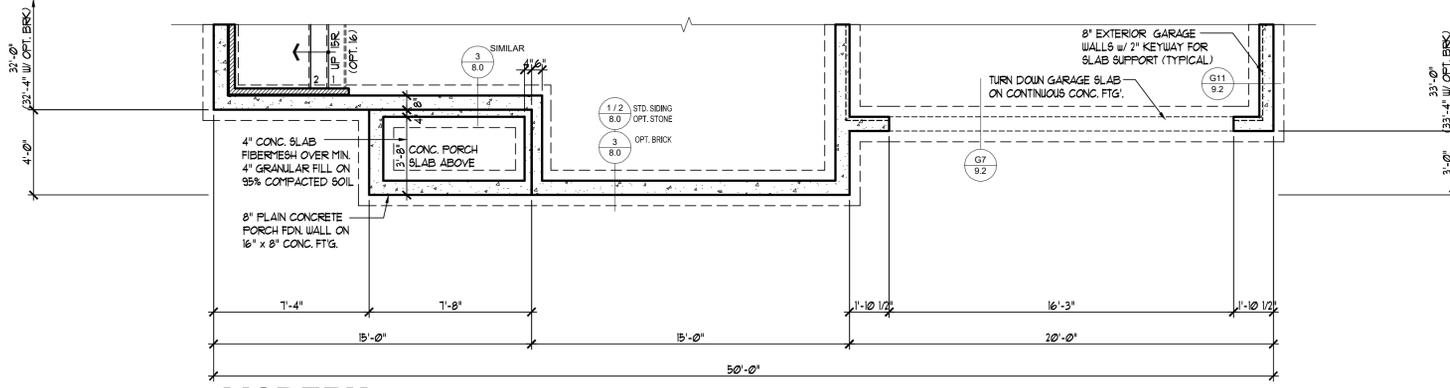
**MODERN  
SECOND FLOOR PLAN**

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



**MODERN  
FIRST FLOOR PLAN**

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



**MODERN  
FOUNDATION PLAN**

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



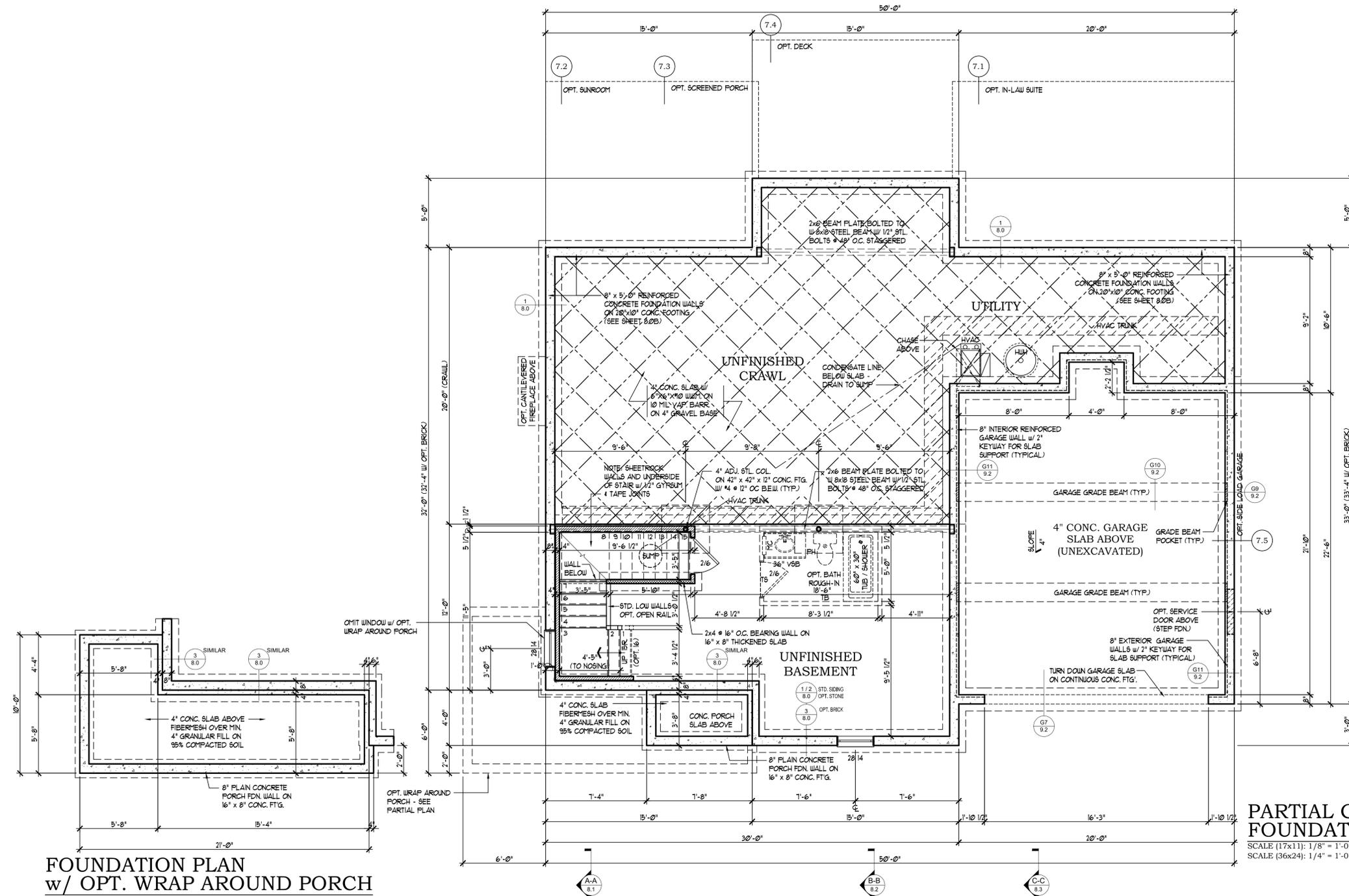
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content	PARTIAL PLANS - MODERN ELEV.
scale:	1" = 8' (17x11) 1/8" = 1'-0"
U.N.O.:	1" = 8' (17x11) 3/8" = 1'-0"
date:	11/27/19
drawn:	SF
fig:	3.5A
title	RYAN DEVELOPMENT GROUP PLAN C - 2850

date	revision	by

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- ### ELECTRICAL SYMBOLS
- DUPLEX OUTLET 18" AFF.
  - DUPLEX OUTLET 42" AFF.
  - DUPLEX OUTLET 18" AFF. HALF SWITCHED
  - 220 VOLT DUPLEX OUTLET
  - ELECTRIC VEHICLE CHARGING STATION
  - 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
  - FANLIGHT COMBO
  - LIGHT FIXTURE FLUSH MOUNTED (LED)
  - 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

### FOUNDATION NOTES

BUILDING FOUNDATIONS HAVE BEEN DESIGNED BASED ON ASSUMED 15K SOIL BEARING CAPACITY OF 500 PSF

**SECTION R-206**  
FOOTINGS AND SLABS ON GRADE SHALL BEAR ON UNDISTURBED VIRGIN SOIL OR 95% COMPACTED FILL.

**SECTION R-312**  
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)

### 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.

## PARTIAL CRAWL FOUNDATION PLAN

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

## FOUNDATION PLAN w/ OPT. WRAP AROUND PORCH

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

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FOUNDATION PLAN W PARTIAL CRAWL  
date: 11/27/19  
drawn: SF  
file: 4.1A  
Ryan Development Group  
PLAN C - 2850

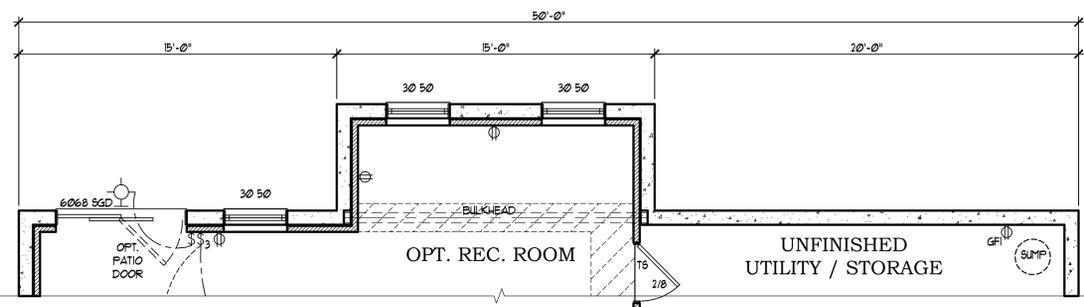
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SHEET #  
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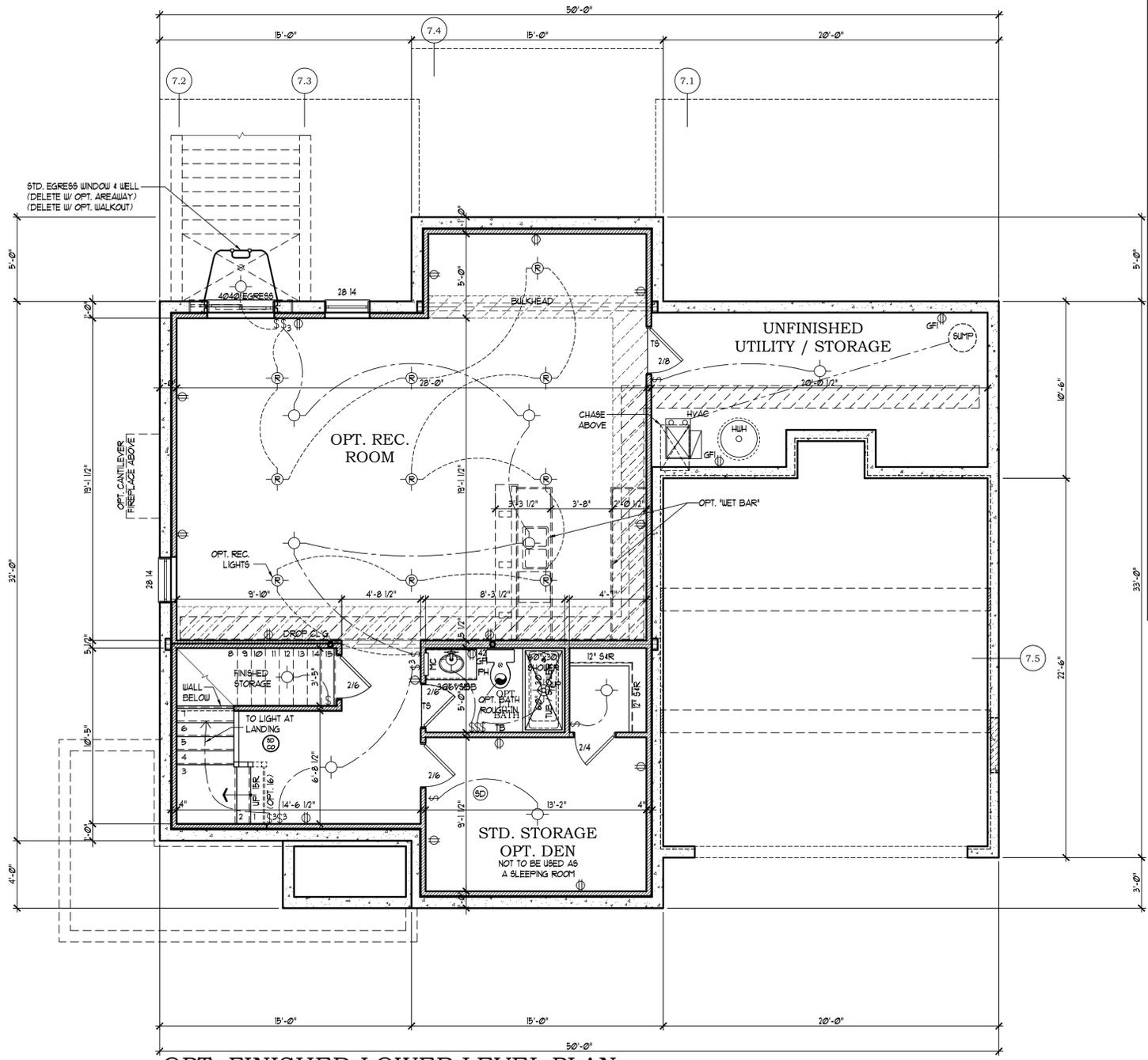
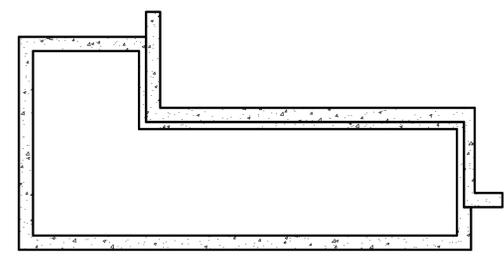
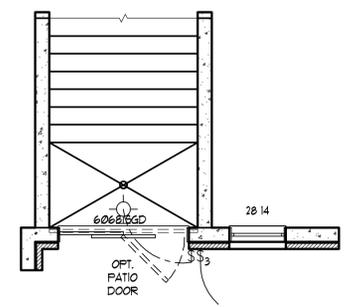
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OPT. WALKOUT



OPT. 6068 AREAWAY



OPT. FINISHED LOWER LEVEL PLAN

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

- 442 42" AFF. DUPLEX OUTLET 18" AFF. HALF SWITCHED 220 VOLT
- 220 DUPLEX OUTLET
- EV ELECTRIC VEHICLE CHARGING STATION
- WATERPROOF RECEPTACLE
- GF1 GROUND FAULT INTERRUPTER
- 42 GF1 GROUND FAULT INTERRUPTER 42" AFF. WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- DIMMER WALL SWITCH
- EXHAUST FAN
- FAN/LIGHT COMBO
- LED LIGHT FIXTURE FLUSH MOUNTED (LED)
- LED LIGHT FIXTURE CEILING MOUNTED
- LED LIGHT FIXTURE RECESSED LIGHT
- PC FIXTURE FULL CHAIN FLUORESCENT LIGHT FIXTURE FLOOD LIGHTS
- WALL MOUNTED LIGHT FIXTURE
- THERMOSTAT
- JUNCTION BOX
- DOOR CHIME
- TELEPHONE JACK
- TELEVISION JACK
- GARBAGE DISPOSAL
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- COMBINATION SMOKE-CARBON DETECTOR
- EP ELECTRIC PANEL
- EM ELECTRIC METER

**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-302.3**  
FLOOR ASSEMBLIES LOCATED DIRECTLY OVER A SPACE THAT IS NOT PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE:  
(A) CONSTRUCTED OF NOMINAL 2"x10" OR GREATER DIMENSIONAL LUMBER  
-OR-  
(B) PROVIDED WITH 1/2" GYPSUM WALLBOARD MEMBRANE OR AN APPROVED FIRE-PROTECTIVE COVERING (AS PER CODE)

**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.

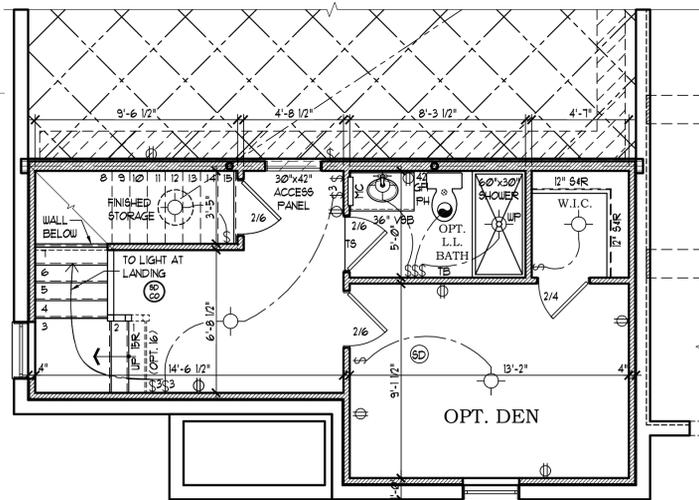


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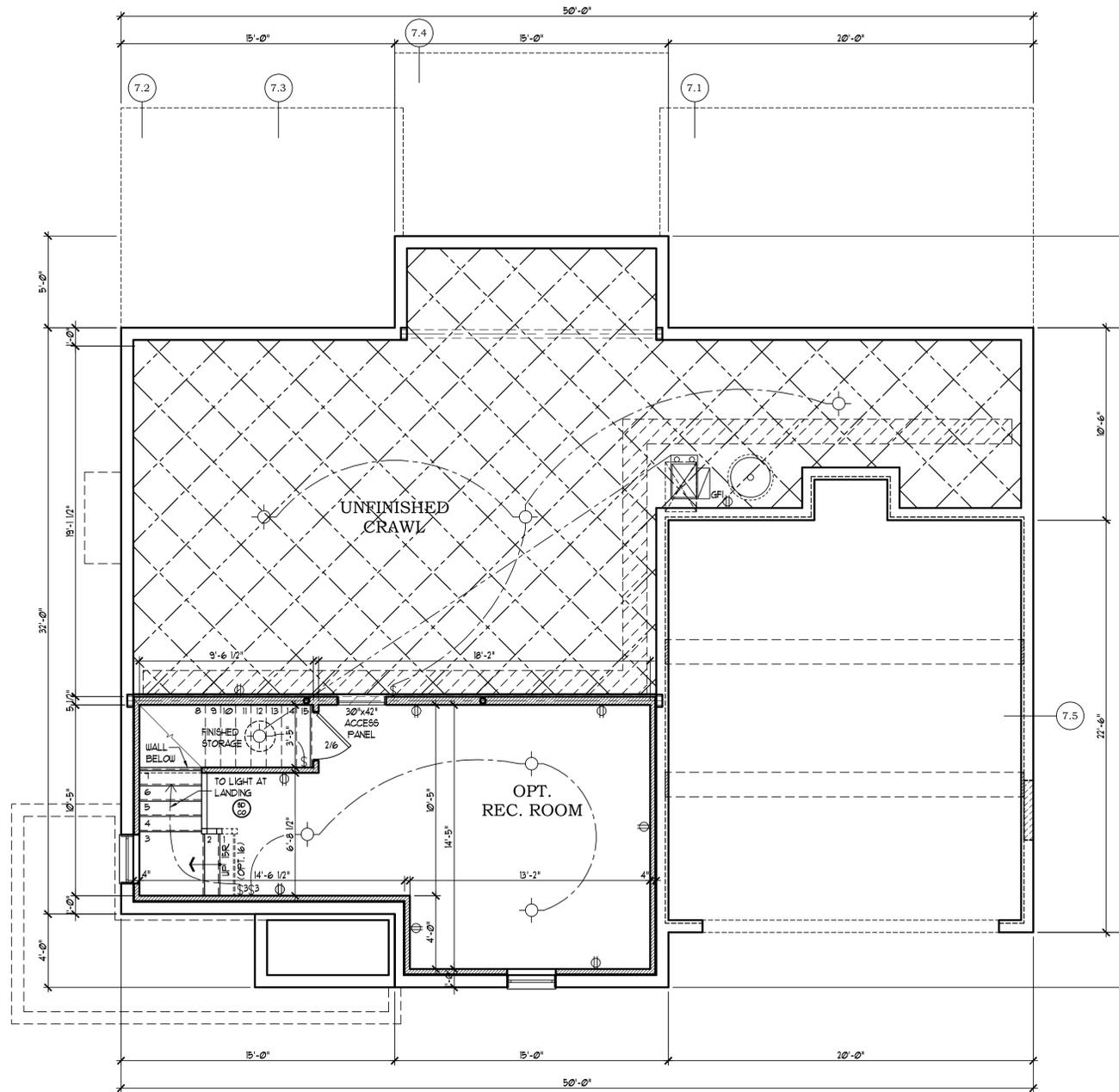
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license number 5921  
expiration date 04-05-2026



**OPT. FINISHED LOWER LEVEL PLAN  
w/ PARTIAL CRAWL & OPT. DEN**

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



**OPT. FINISHED LOWER LEVEL PLAN  
w/ PARTIAL CRAWL**

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

**ELECTRICAL SYMBOLS**

- ⊕ DUPLEX OUTLET 18" AFF.
- ⊕42 DUPLEX OUTLET 42" AFF.
- ⊕220 DUPLEX OUTLET 220 VOLT
- EV ELECTRIC VEHICLE CHARGING STATION
- WF WATERPROOF RECEPTACLE
- GFI GROUND FAULT INTERRUPTER
- GFI42 GROUND FAULT INTERRUPTER 42" AFF.
- SW WALL SWITCH
- 3SW 3-WAY WALL SWITCH
- 4SW 4-WAY WALL SWITCH
- DS DIMMER WALL SWITCH
- EF EXHAUST FAN
- FL FAN/LIGHT COMBO
- FLUSH LIGHT FIXTURE FLUSH MOUNTED (LED)
- CEILING LIGHT FIXTURE CEILING MOUNTED
- RECESSED LIGHT FIXTURE RECESSED LIGHT
- PC FIXTURE PULL CHAIN
- FLUORESCENT LIGHT FIXTURE
- FLOOD LIGHTS
- WALL MOUNTED LIGHT FIXTURE
- THERMOSTAT
- JUNCTION BOX
- CHIME DOOR CHIME
- TELEPHONE JACK
- TELEVISION JACK
- GARBAGE DISPOSAL
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- COMBINATION SMOKE - CARBON DETECTOR
- EP ELECTRIC PANEL
- EM ELECTRIC METER

**FOUNDATION NOTES**

BUILDING FOUNDATIONS HAVE BEEN DESIGNED BASED ON ASSUMED 15% SOIL BEARING CAPACITY OF 5000 PSF

**SECTION R-3026**  
FOOTINGS AND SLABS ON GRADE SHALL BEAR ON UNDISTURBED VIRGIN SOIL OR 85% COMPACTED FILL.

**SECTION R-3102**  
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-3022.13**  
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)

**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.
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- \* 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.

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content: FINISHED LOWER LEVEL W PARTIAL CRAWL  
date: 11/27/19  
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drawn: SF  
checked: JF  
title: RYAN DEVELOPMENT GROUP  
PLAN C - 2850

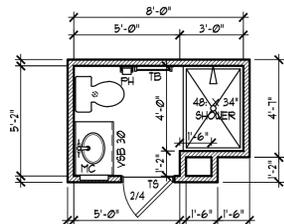
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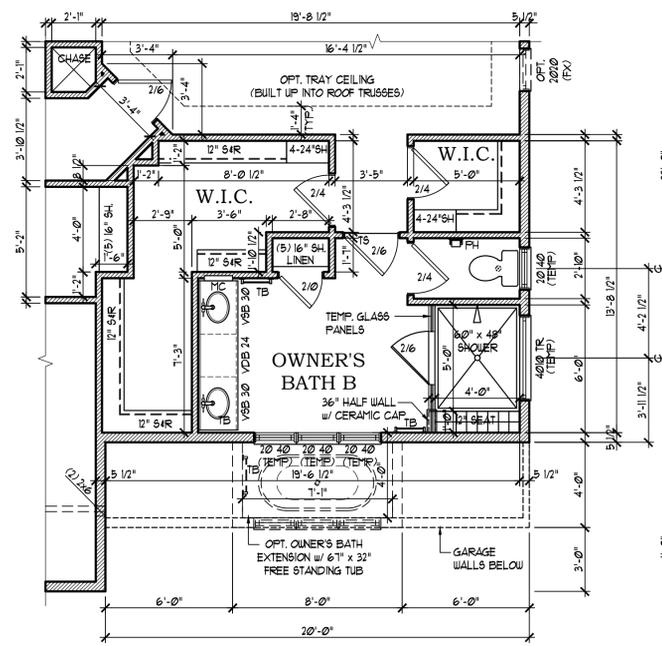
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expiration date: 04-03-2026



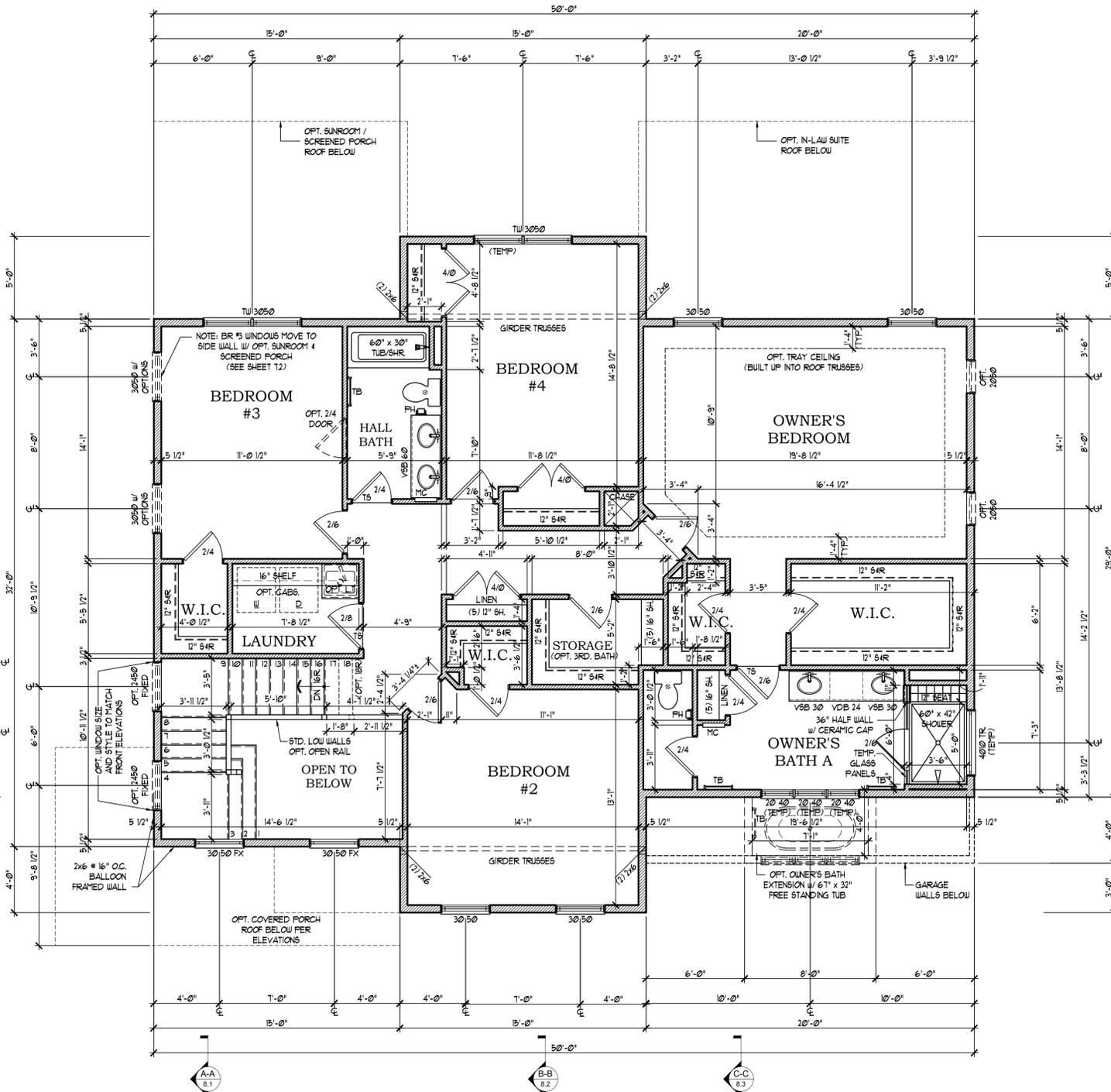




**OPT. 3RD BATH**  
IN LIEU OF STORAGE CLOSET



**OPT. BATH 'B'**  
SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"



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

- FRAMING NOTES:**
- ALL EXTERIOR WALLS ARE TO BE 2X6 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
  - ALL INTERIOR WALLS ARE TO BE 2X4 STUDS FRAMED @ 16" O.C., UNLESS NOTED OTHERWISE.
  - 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.
  - (2) 2 X 10 HEADERS (TYP.) @ OPENINGS LESS THAN 12" UNLESS NOTED OTHERWISE.
  - 3 1/2" X 9 1/4" LVL HEADERS @ OPENINGS 12" OR GREATER, UNLESS NOTED OTHERWISE.
  - FLOOR JOISTS SHOWN IS ONLY FOR GUIDANCE. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW.
  - SUB-FLOOR SHALL BE 3/4" THICK (MIN) TONGUE & GROOVE TO MEET APA STANDARD.

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SECOND FLOOR PLAN  
content  
SCALE: 1" = 8' (36x24) FILE: 11/27/19  
U.N.O. 1" = 8' (17x11) 6.1  
drawn: SF  
date: 11/27/19  
**RYAN DEVELOPMENT GROUP**  
PLAN C - 2850  
title

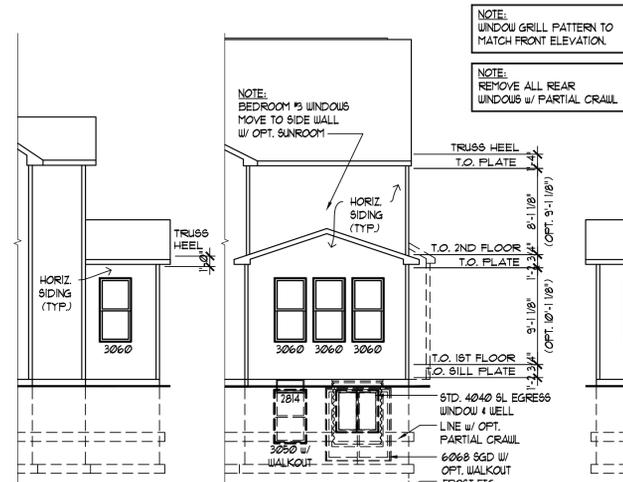
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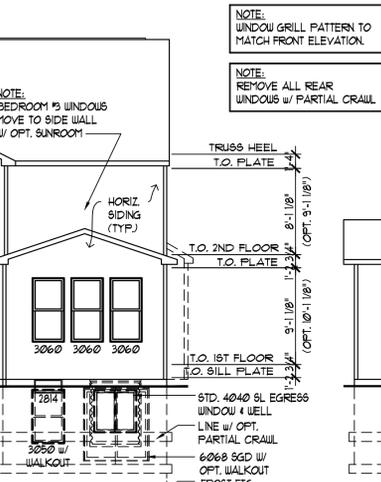
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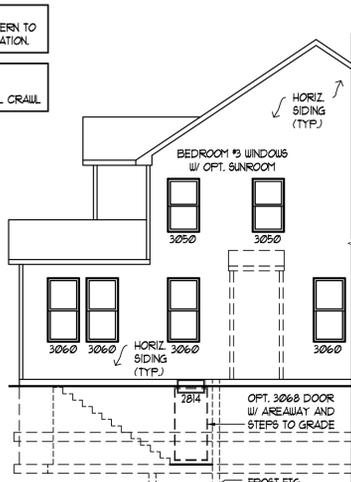




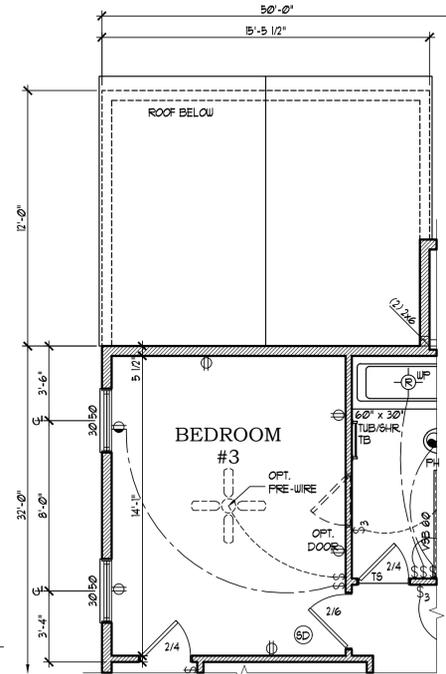
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SCALE (36x24): 1/4" = 1'-0"



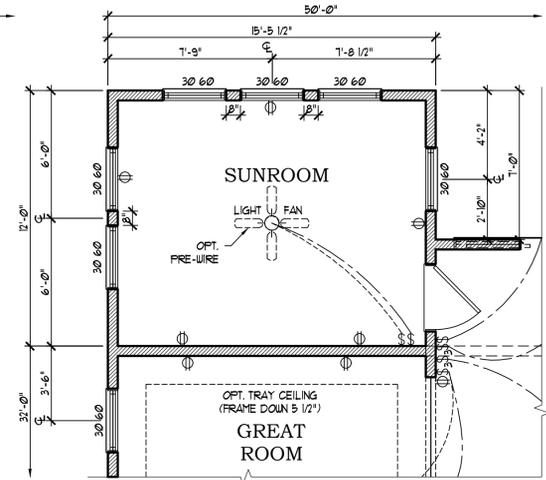
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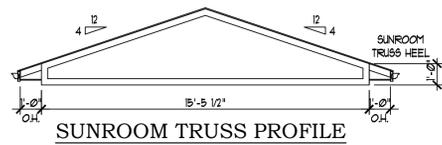
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SCALE (36x24): 1/4" = 1'-0"



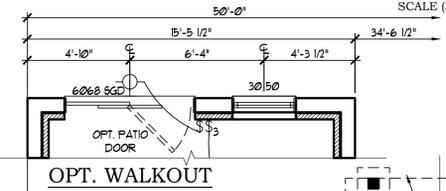
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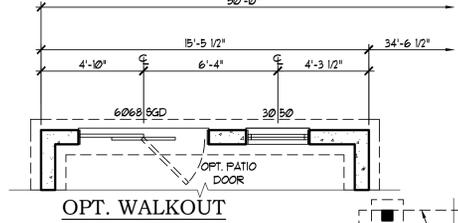
**FIRST FLOOR PLAN**  
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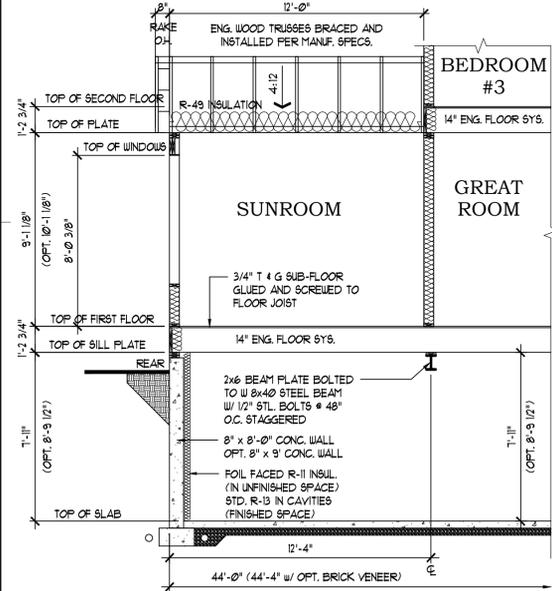
**SUNROOM TRUSS PROFILE**



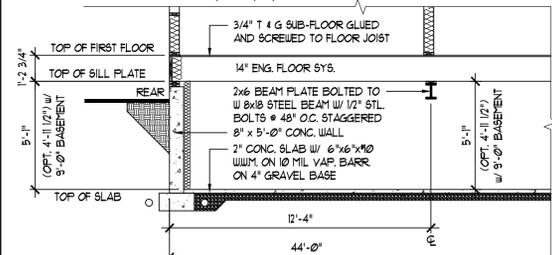
**OPT. WALKOUT**



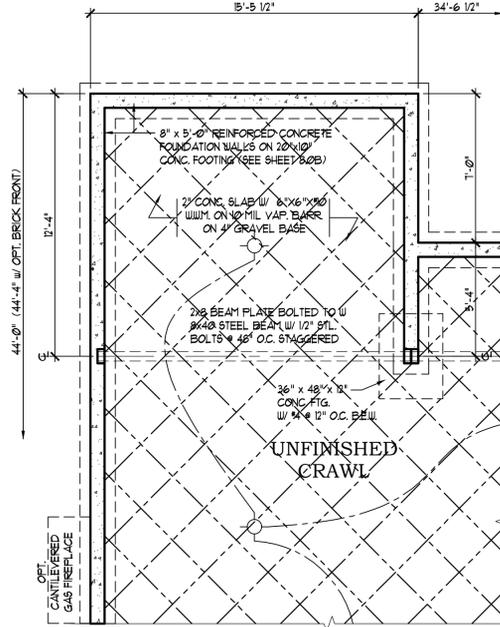
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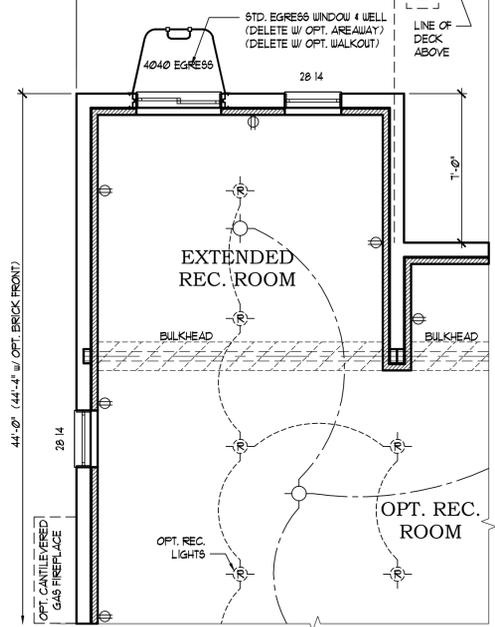
**OPT. SUNROOM BUILDING SECTION 'A-A'**  
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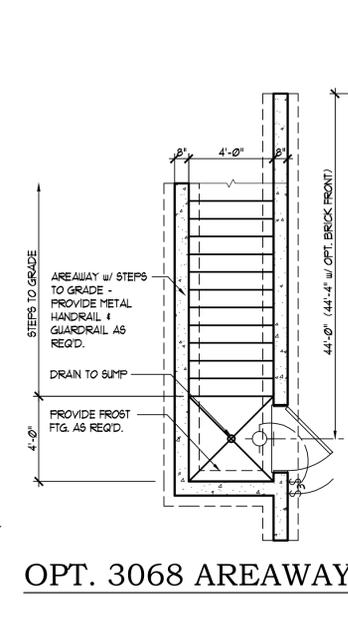
**OPT. SUNROOM w/ PARTIAL CRAWL BUILDING SECTION 'A-A'**  
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SCALE (34x22): 1/4" = 1'-0"



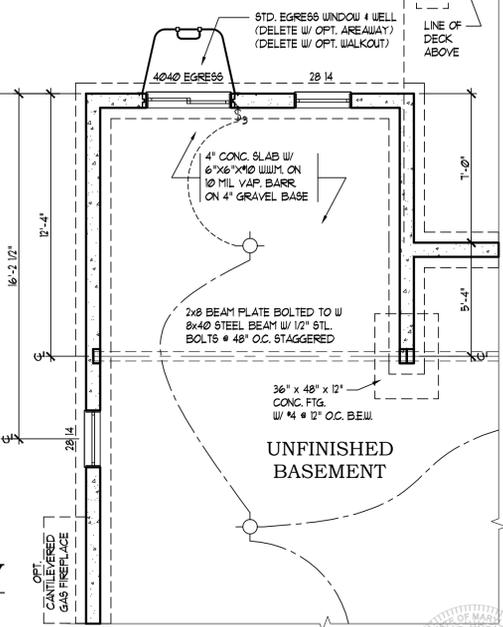
**FOUNDATION PLAN w/ PARTIAL CRAWL**  
SCALE (17x11): 1/8" = 1'-0"  
SCALE (34x22): 1/4" = 1'-0"



**OPT. FINISHED BASEMENT**  
SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"



**OPT. 3068 AREAWAY**



**FOUNDATION PLAN OPT. SUNROOM DETAILS**  
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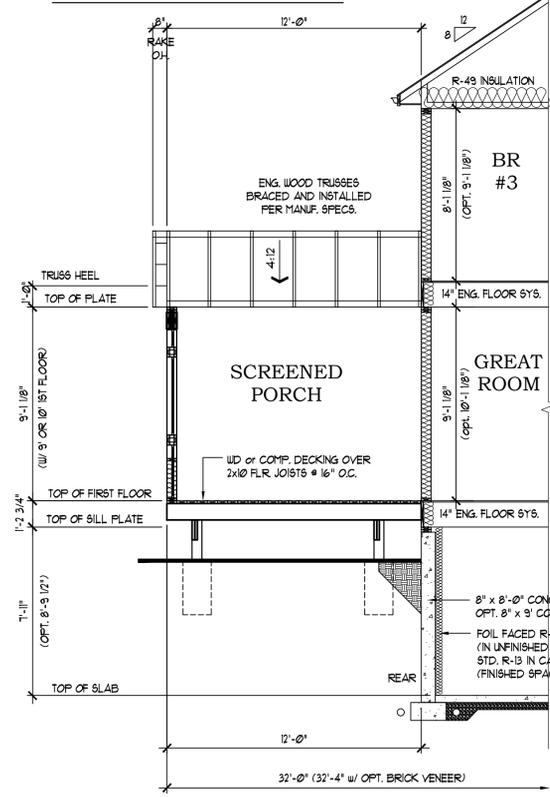
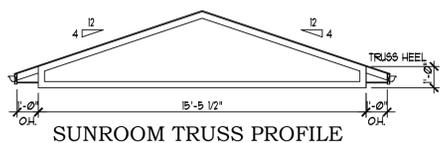
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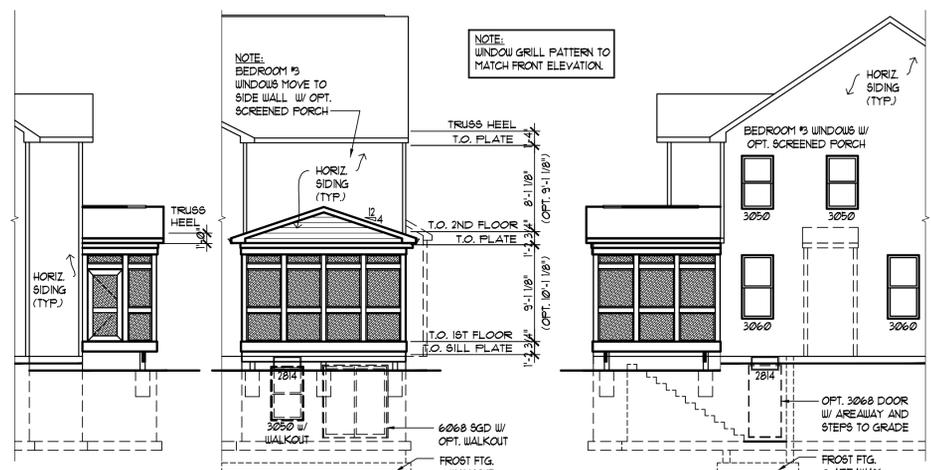
RYAN DEVELOPMENT GROUP  
PLAN C - 2850  
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date: 11/27/19  
drawn: SF  
fig: (34x22) 7.2  
U.N.O. 1" = 8' (17x11) 1/2"

date	revision	by

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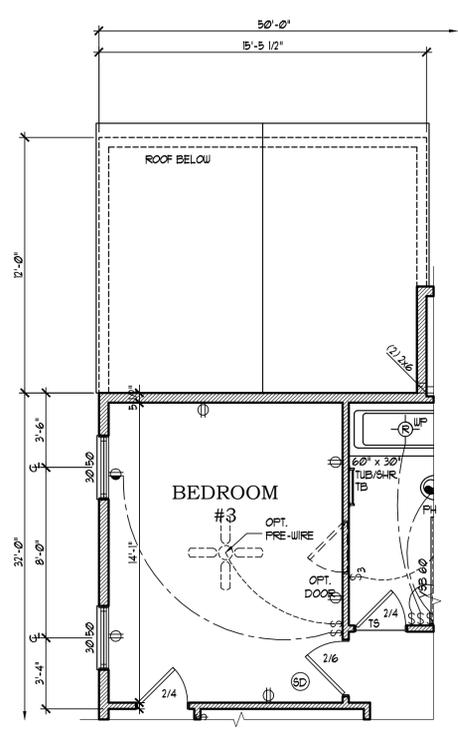
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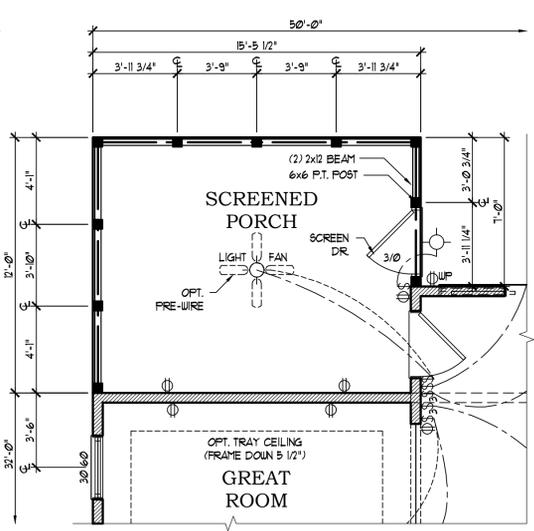
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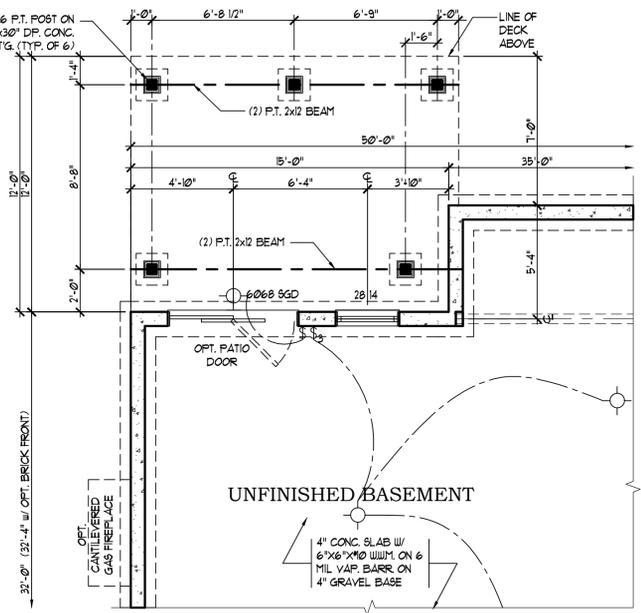
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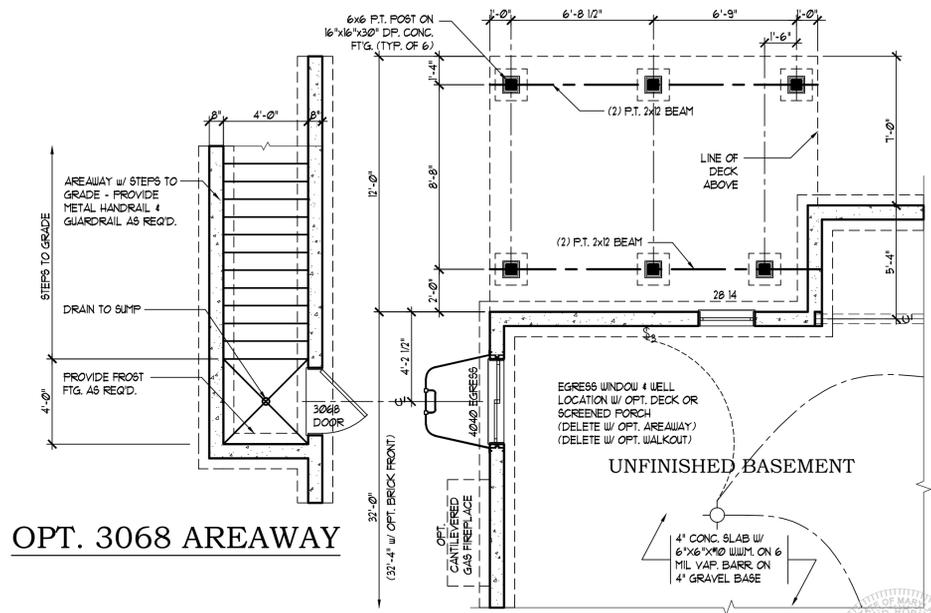
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**FIRST FLOOR PLAN**  
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**FOUNDATION PLAN**  
 SCALE (17x11): 1/8" = 1'-0"  
 SCALE (36x24): 1/4" = 1'-0"



**OPT. 3068 AREAWAY**

**FOUNDATION PLAN**  
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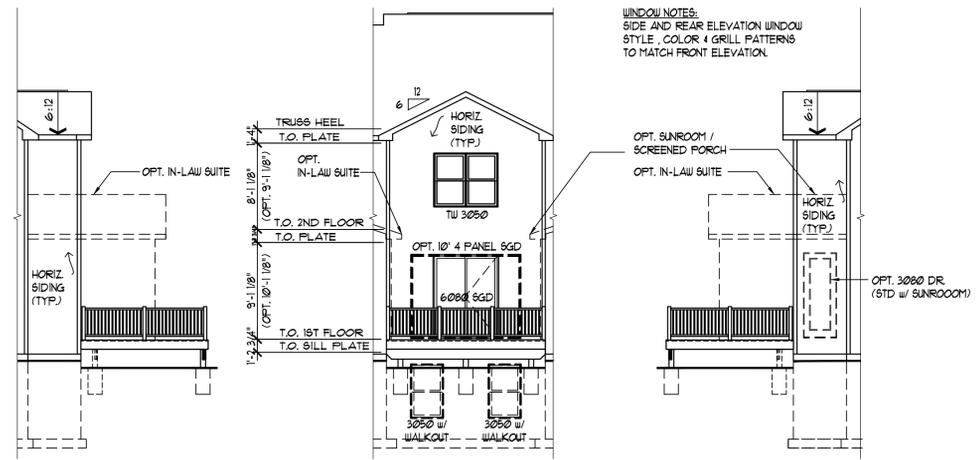
**OPT. SCREENED PORCH**  
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content: OPT. SCREENED PORCH  
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 U.N.O. 1" = 8'  
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**RYAN DEVELOPMENT GROUP**  
 PLAN C - 2850  
 title

date	revision	by

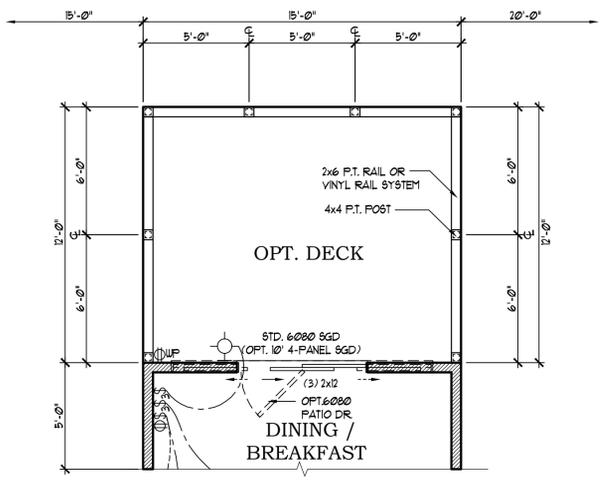
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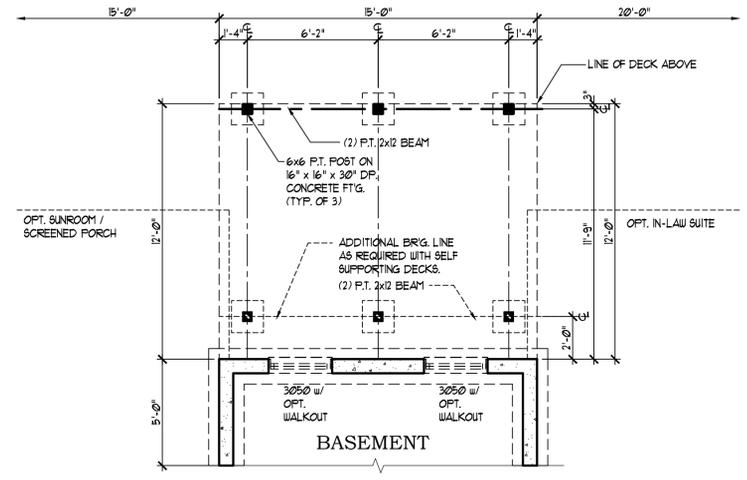
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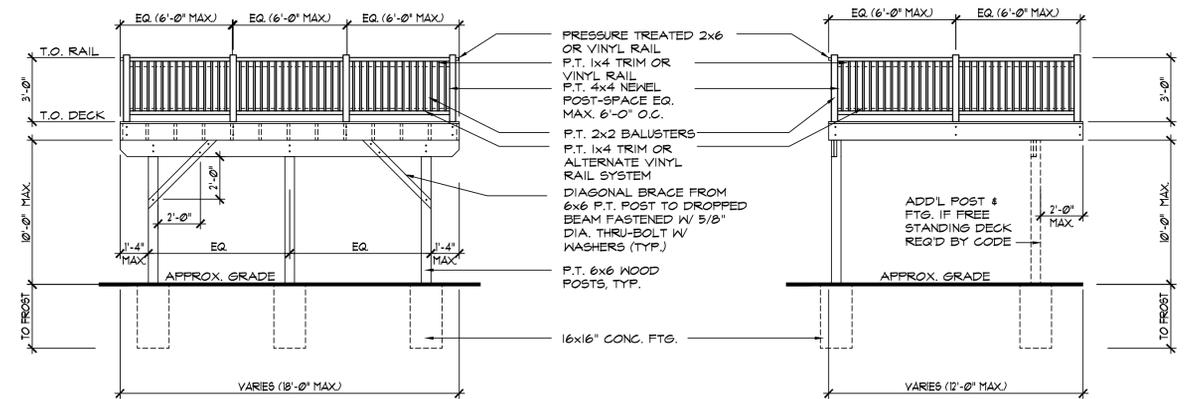
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SCALE (36x24): 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
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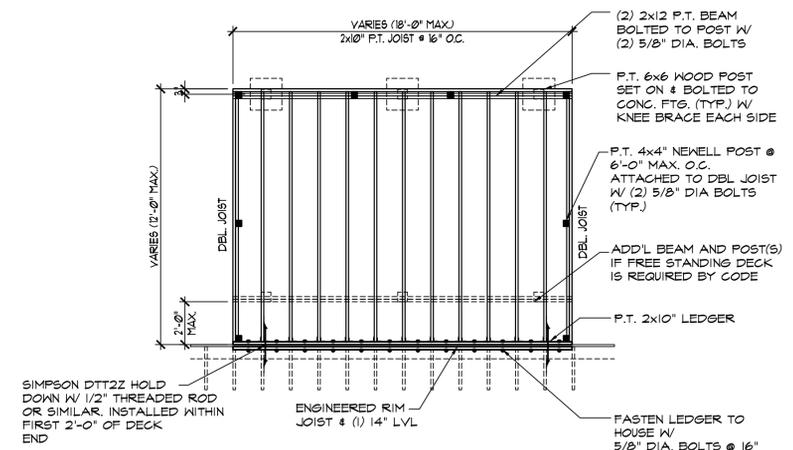


**FOUNDATION PLAN**  
SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"



**TYPICAL FRONT ELEVATION**  
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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**  
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**OPT. DECK PLAN**  
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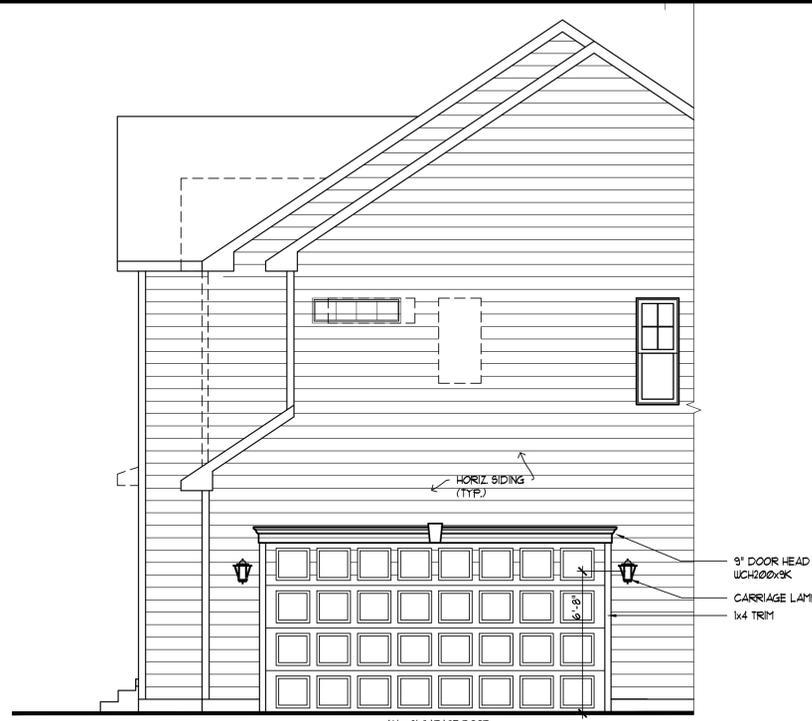
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content: OPT. DECK  
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RYAN DEVELOPMENT GROUP  
PLAN C - 2850  
title

date	revision	by

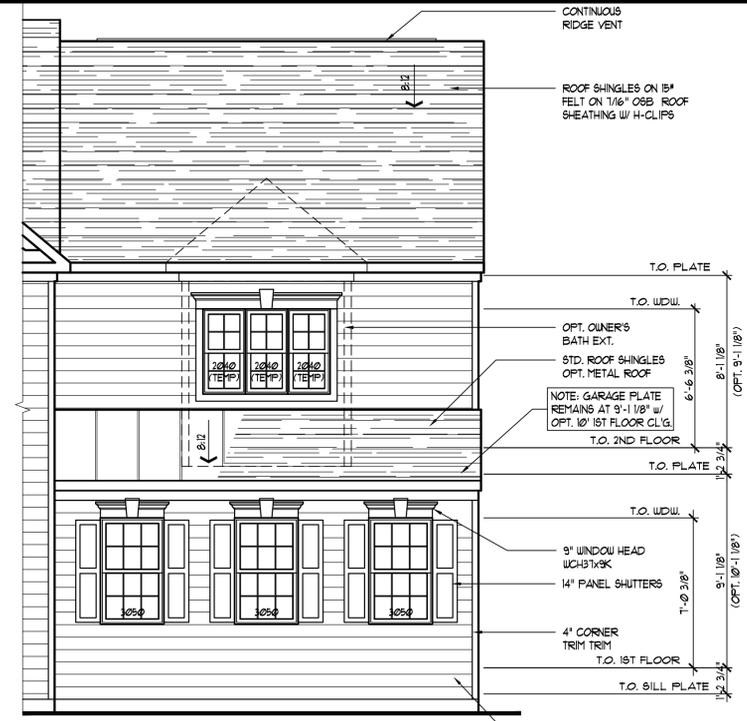
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license number: 99109  
expiration date: 09-09-2025



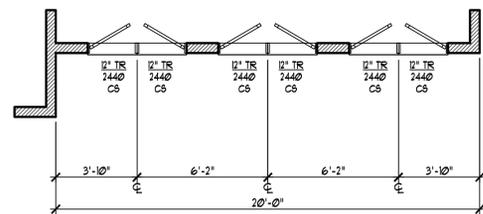
**TRADITIONAL RIGHT SIDE ELEVATION**

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



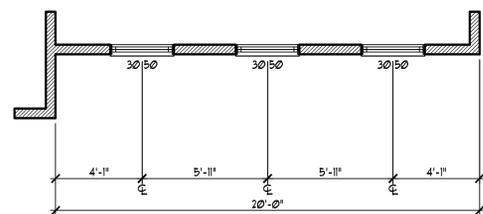
**TRADITIONAL FRONT ELEVATION**

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



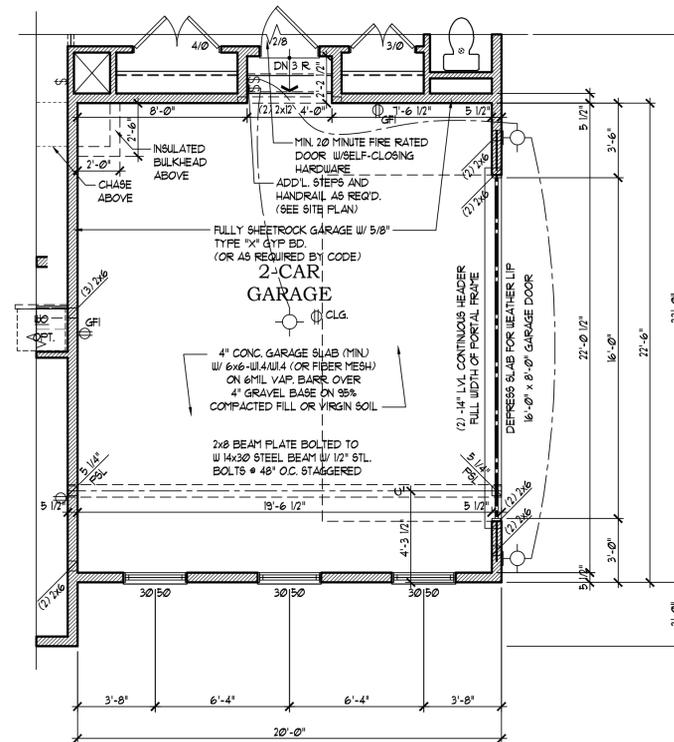
**FIRST FLOOR PLAN w/ MODERN ELEVATION**

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



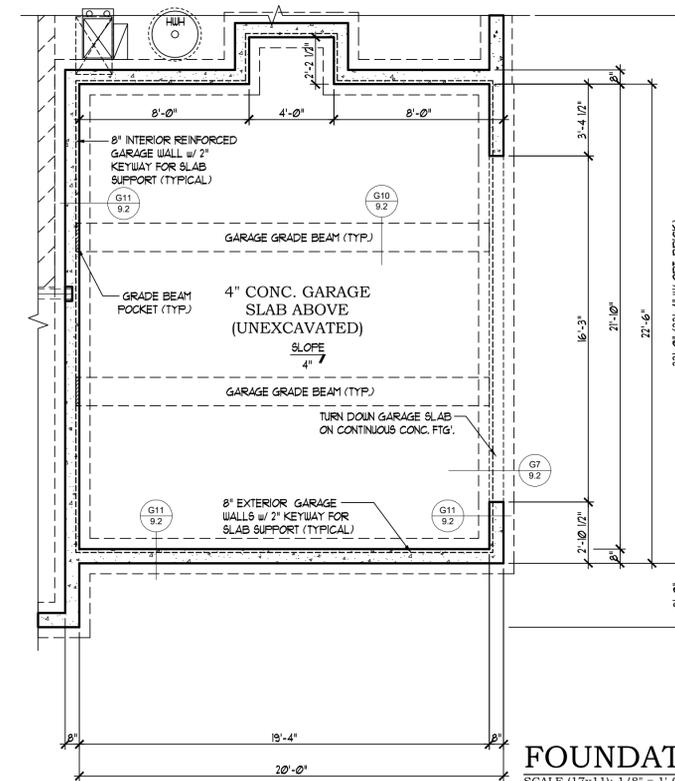
**FIRST FLOOR PLAN w/ CRAFTSMAN, FARMHOUSE w/ & NAUTICAL ELEVATIONS**

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



**FIRST FLOOR PLAN w/ TRADITIONAL ELEVATION**

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"

**OPT. SIDE LOAD GARAGE DETAILS**

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

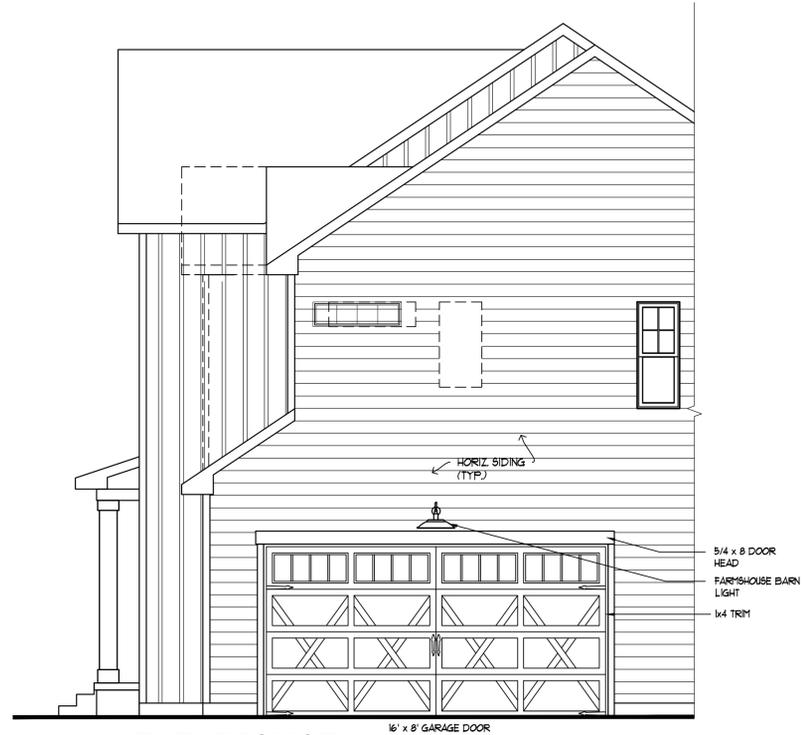
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content: OPT. SIDE LOAD GARAGE DETAILS  
date: 11/27/19  
drawn: SF  
checked: JFS  
title: RYAN DEVELOPMENT GROUP  
PLAN C - 2850

date	revision	by

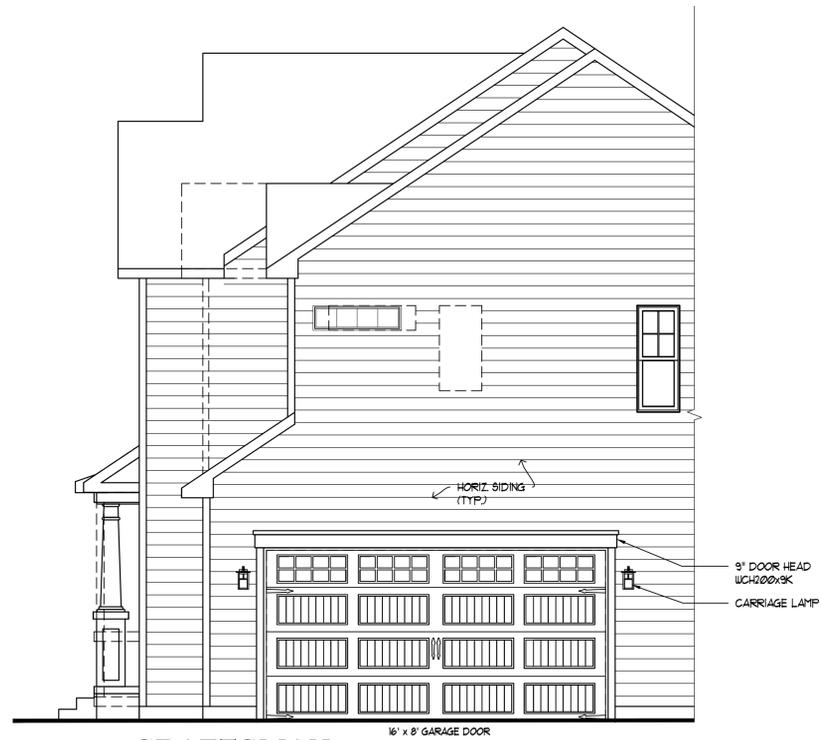
SHEET # 7.5

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license number: 5921  
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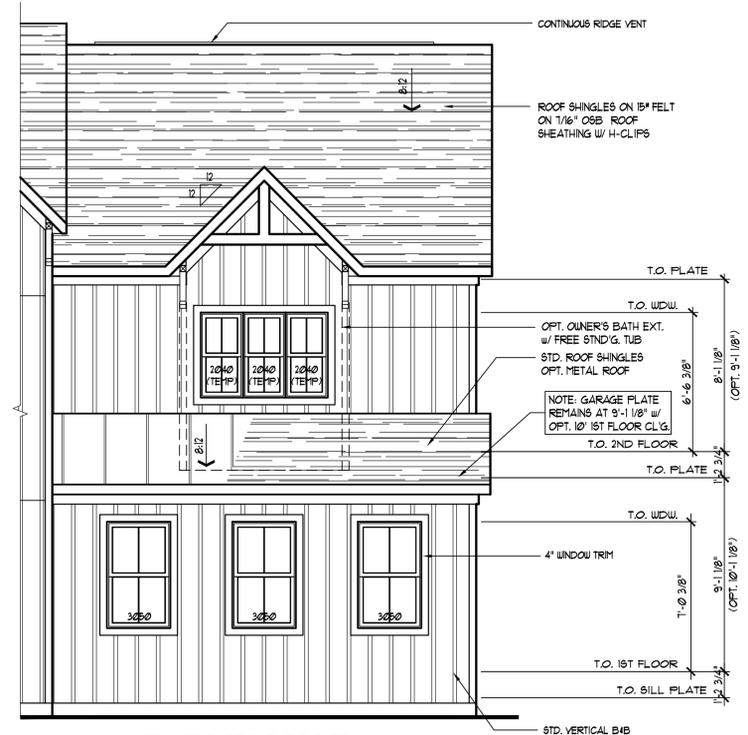
**FARMHOUSE  
RIGHT SIDE ELEVATION**

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



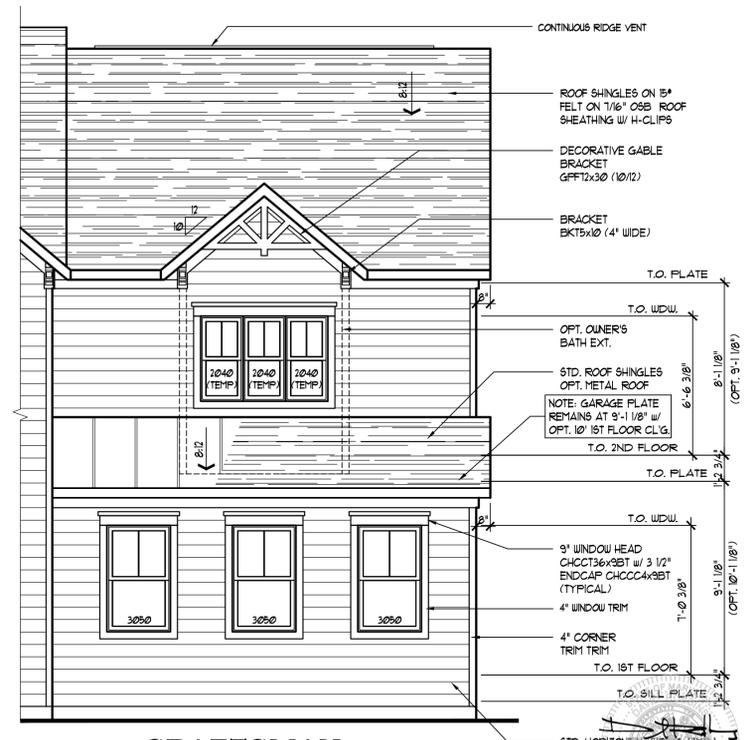
**CRAFTSMAN  
RIGHT SIDE ELEVATION**

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"



**CRAFTSMAN  
FRONT ELEVATION**

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

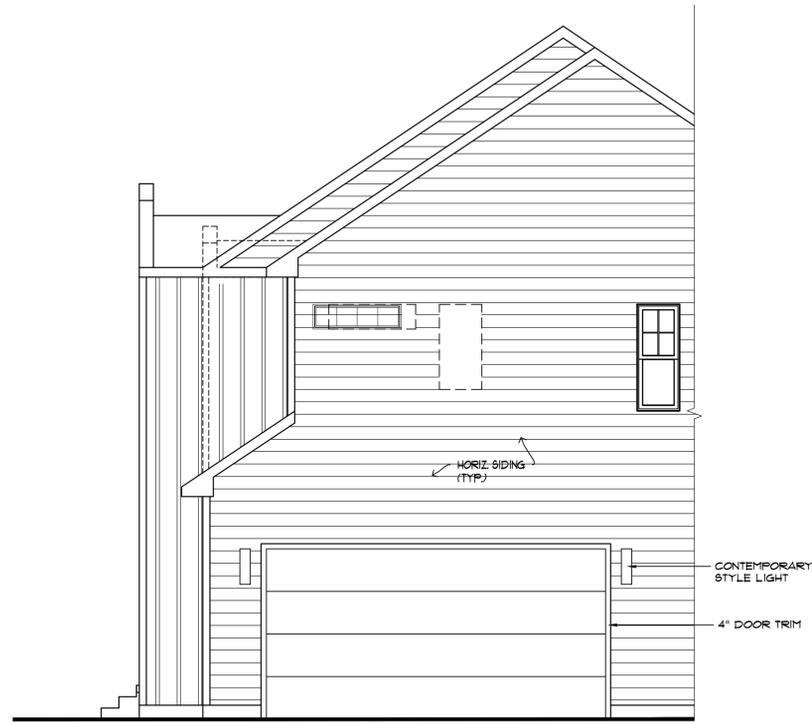
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Tel: (410) 465-7500 Fax: (410) 465-0903

OPT. SIDE LOAD GARAGE DETAILS  
date: 11/27/19  
drawn: SF  
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U.N.O. 1" = 8'  
title: RYAN DEVELOPMENT GROUP  
PLAN C - 2850

date	revision	by

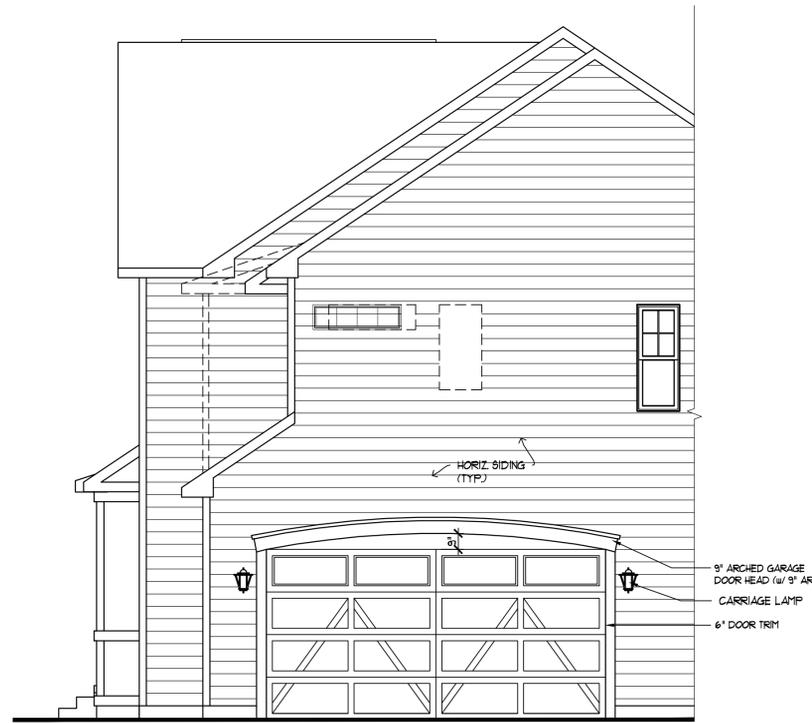
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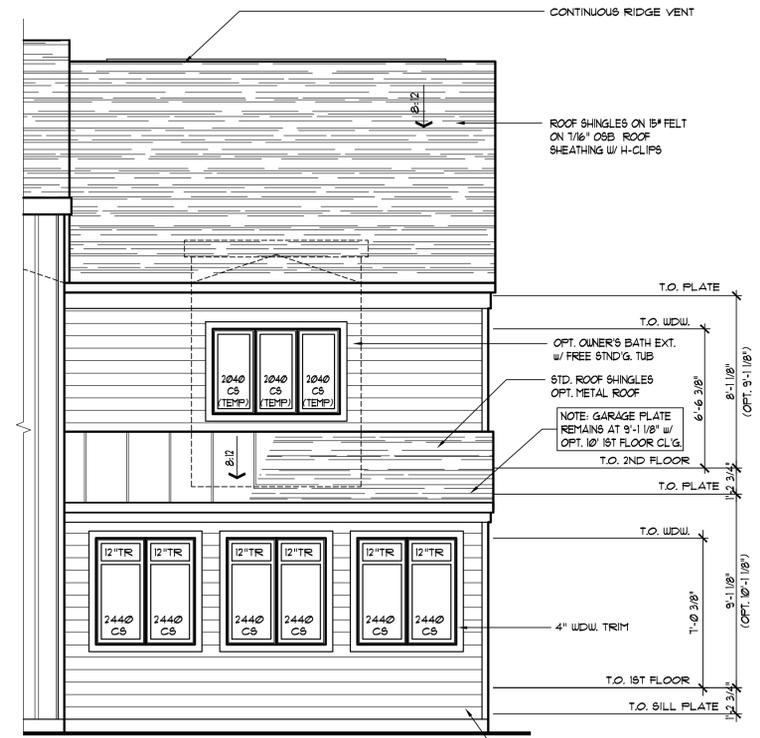
**MODERN  
RIGHT SIDE ELEVATION**

SCALE (17x11): 1/8" = 1'-0"  
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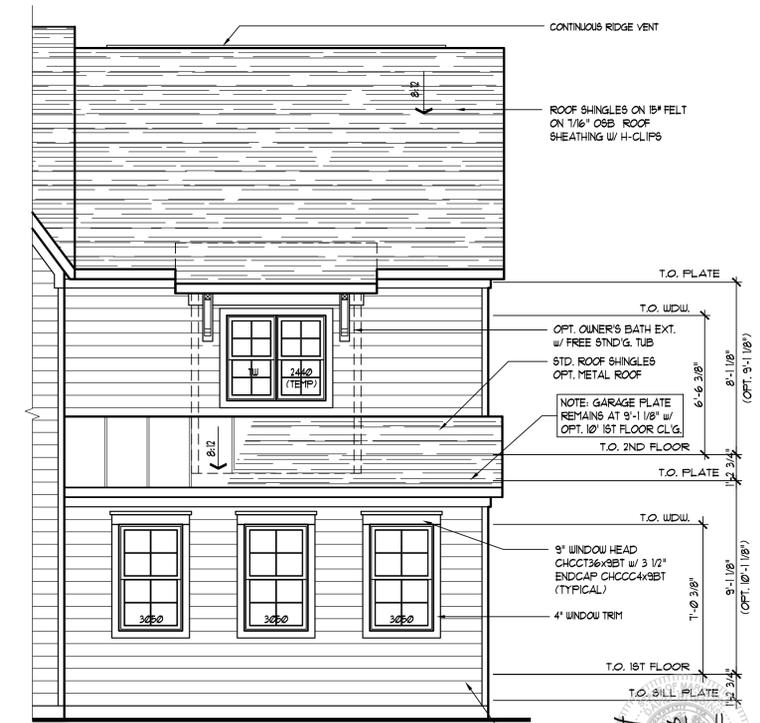
**NAUTICAL  
RIGHT SIDE ELEVATION**

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



**MODERN  
FRONT ELEVATION**

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



**NAUTICAL  
FRONT ELEVATION**

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

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content: OPT. SIDE LOAD GARAGE DETAILS  
scale: 1" = 8' (8/22/23) files: 11/27/19  
UNO. 1" = 8' (7/27/17) 7.5B  
drawn: SF  
date: 11/27/19  
**RYAN DEVELOPMENT GROUP**  
PLAN C - 2850  
title

date	revision	by

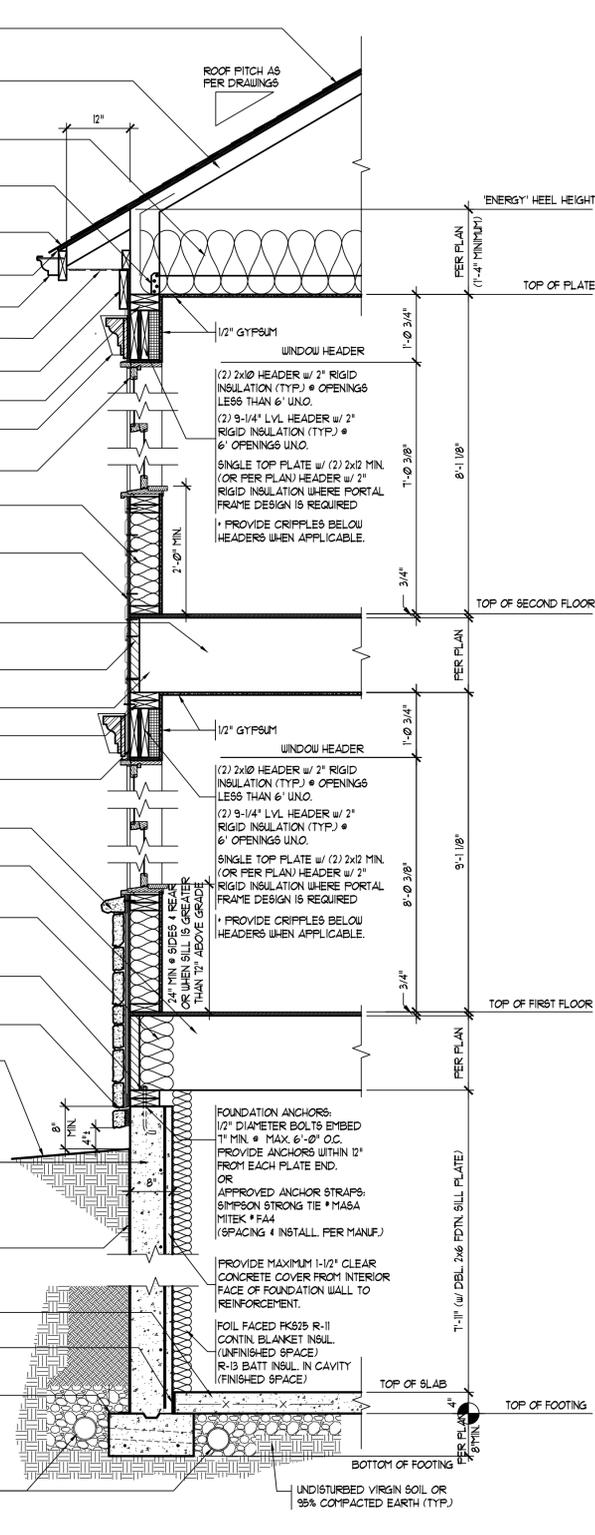
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expiration date: 04-03-2028

ROOF SHINGLES ON 5/8" ROOF FELT ON 1/16" OSB ROOF SHEATHING w/ H-CLIPS  
T.P.I. APPROVED WOOD ROOF TRUSSES @ 24" O.C. BRACED AND INSTALLED ACCORDING TO MANUF. SPECIFICATIONS.  
R-38 BLOWN OR BATT INSULATION w/ BAFFLE EXTEND OVER DOUBLE TOP PLATE TO OUTSIDE EDGE OF WALL  
HURRICANE CLIPS EACH END OF TRUSS OR PER LOCAL CODE  
ICE BARRIER UNDERLAYMENT FROM EAVE EDGE TO 24" BACK FROM INSIDE FACE OF EXTERIOR WALL  
MIN. 2-1/4" METAL DRIP EDGE  
ALUM. GUTTER ON 2x6 FASCIA BOARD WRAPPED IN ALUM.  
VINYL VENTED SOFFIT  
FRIEZE BOARD PER PLAN  
(2) 2x6 TOP PLATE  
WINDOW CROSSHEAD OR TRIM  
WINDOW INSTALL PER MANF. SPEC.  
R-21 FIBERGLASS WALL INSULATION w/ WALL INSULATION PER RES-CHECK w/ VAPOR BARRIER  
HOUSEWRAP OVER 1/16" OSB WOOD SHEATHING OVER 2x6 FRAMING @ 16" O.C. (OR PER PLAN)

3/4" T & G FLOOR SHEATHING GLUED & NAILED ON FLOOR JOIST- INSTALL PER MANF. SPEC. (OR PER PLAN)  
RIMBOARD - INSTALL PER MANF. SPEC. (OR PER PLAN)  
R-21 INSULATION (PER RES-CHECK) w/ VAPOR BARRIER AT BAND BOARD  
(2) 2x6 TOP PLATE  
PROVIDE FLASHING AROUND WINDOWS AND DOORS  
WATERTABLE / STONE SILL  
3/4" T & G FLOOR SHEATHING GLUED & NAILED ON FLOOR JOIST- INSTALL PER MANF. SPEC. (OR PER PLAN)  
R-21 INSULATION (PER RES-CHECK) w/ VAPOR BARRIER AT BAND BOARD  
(2) 2x6 PRESSURE TREATED SILL PLATES w/ STD. 8' CEILING (1) 2x6 PRESSURE TREATED PLATE w/ OPT. 9' CEILING w/ SEAL AND ANCHORS AS PER CODE.  
PROVIDE WEEP SCREED / FLASHING WHERE REQUIRED  
PROVIDE CODE APPROVED BACKFILL MATERIALS AND SLOPE GRADE AWAY FROM BUILDING MIN. 6" IN 10'-0" (ALL SIDES)

IN LIEU OF GEOTECH REPT. ASSUME 60' PCF WALL DESIGN PER TABLE R404.12(8) FOR VERTICAL REINF. 8" x 8'-0" CONC. WALL w/ MAX. 7' BACKFILL @ 43° O.C. OR 44° O.C. 8" x 9'-0" CONC. WALL w/ MAX. 8' BACKFILL @ 43° O.C. OR 44° O.C. HORIZ. REINF. (1) #4 BAR WITHIN 12" FROM TOP OF WALL & (1) #4 BAR NEAR THIRD POINTS IN WALL.  
BITUMINOUS WATERPROOFING FROM TOP OF FOOTING TO GRADE  
4" CONCRETE SLAB ON 10 MIL VAPOR BARRIER ON 4" FIBER EXPANSION JOINT  
CONTINUOUS CONCRETE WALL FOOTINGS PER FOUNDATION PLAN w/ (2) #4 BARS. PROVIDE FROST FIG. & WALK-OUT AS REQUIRED.  
4" PERFORATED EXTERIOR DRAIN TILE w/ FILTER PAPER OVER IN GRAVEL w/ BLEEDERS THRU FOOTING. (SIZE & SPACING AS REQD. BY CODE) TO INTERIOR DRAIN TILE. TO SEALED SUMP.



**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

ROOF SHINGLES ON 5/8" ROOF FELT ON 1/16" OSB ROOF SHEATHING w/ H-CLIPS  
T.P.I. APPROVED WOOD ROOF TRUSSES @ 24" O.C. BRACED AND INSTALLED ACCORDING TO MANUF. SPECIFICATIONS.  
R-38 BLOWN OR BATT INSULATION w/ BAFFLE EXTEND OVER DOUBLE TOP PLATE TO OUTSIDE EDGE OF WALL  
HURRICANE CLIPS EACH END OF TRUSS OR PER LOCAL CODE  
ICE BARRIER UNDERLAYMENT FROM EAVE EDGE TO 24" BACK FROM INSIDE FACE OF EXTERIOR WALL  
MIN. 2-1/4" METAL DRIP EDGE  
ALUM. GUTTER ON 2x6 FASCIA BOARD WRAPPED IN ALUM.  
VINYL VENTED SOFFIT  
FRIEZE BOARD PER PLAN  
OVER 2x BLOCKING  
(2) 2x6 TOP PLATE  
MANUFACTURED STONE WINDOW CROSSHEAD  
WINDOW, INSTALL PER MANF. SPEC.  
R-21 FIBERGLASS WALL INSULATION w/ WALL INSULATION PER RES-CHECK w/ VAPOR BARRIER  
HOUSEWRAP OVER 1/16" OSB WOOD SHEATHING OVER 2x6 FRAMING @ 16" O.C. (OR PER PLAN)

3/4" T & G FLOOR SHEATHING GLUED & NAILED ON FLOOR JOIST- INSTALL PER MANF. SPEC. (OR PER PLAN)  
RIMBOARD - INSTALL PER MANF. SPEC. (OR PER PLAN)  
R-21 INSULATION (PER RES-CHECK) w/ VAPOR BARRIER AT BAND BOARD  
(2) 2x6 TOP PLATE  
PROVIDE FLASHING AROUND WINDOWS AND DOORS  
WATERTABLE / STONE SILL  
3/4" T & G FLOOR SHEATHING GLUED & NAILED ON FLOOR JOIST- INSTALL PER MANF. SPEC. (OR PER PLAN)  
R-21 INSULATION (PER RES-CHECK) w/ VAPOR BARRIER AT BAND BOARD  
(2) 2x6 PRESSURE TREATED SILL PLATES w/ STD. 8' CEILING (1) 2x6 PRESSURE TREATED PLATE w/ OPT. 9' CEILING w/ SEAL AND ANCHORS AS PER CODE.  
PROVIDE WEEP SCREED / FLASHING WHERE REQUIRED  
PROVIDE CODE APPROVED BACKFILL MATERIALS AND SLOPE GRADE AWAY FROM BUILDING MIN. 6" IN 10'-0" (ALL SIDES)

IN LIEU OF GEOTECH REPT. ASSUME 60' PCF WALL DESIGN PER TABLE R404.12(8) FOR VERTICAL REINF. 8" x 8'-0" CONC. WALL w/ MAX. 7' BACKFILL @ 43° O.C. OR 44° O.C. 8" x 9'-0" CONC. WALL w/ MAX. 8' BACKFILL @ 43° O.C. OR 44° O.C. HORIZ. REINF. (1) #4 BAR WITHIN 12" FROM TOP OF WALL & (1) #4 BAR NEAR THIRD POINTS IN WALL.  
BITUMINOUS WATERPROOFING FROM TOP OF FOOTING TO GRADE  
4" CONCRETE SLAB ON 10 MIL VAPOR BARRIER ON 4" FIBER EXPANSION JOINT  
CONTINUOUS CONCRETE WALL FOOTINGS PER FOUNDATION PLAN w/ (2) #4 BARS. PROVIDE FROST FIG. & WALK-OUT AS REQUIRED.  
4" PERFORATED EXTERIOR DRAIN TILE w/ FILTER PAPER OVER IN GRAVEL w/ BLEEDERS THRU FOOTING. (SIZE & SPACING AS REQD. BY CODE) TO INTERIOR DRAIN TILE. TO SEALED SUMP.

**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

ROOF SHINGLES ON 5/8" ROOF FELT ON 1/16" OSB ROOF SHEATHING w/ H-CLIPS  
T.P.I. APPROVED WOOD ROOF TRUSSES @ 24" O.C. BRACED AND INSTALLED ACCORDING TO MANUF. SPECIFICATIONS.  
R-38 BLOWN OR BATT INSULATION w/ BAFFLE EXTEND OVER DOUBLE TOP PLATE TO OUTSIDE EDGE OF WALL  
HURRICANE CLIPS EACH END OF TRUSS OR PER LOCAL CODE  
ICE BARRIER UNDERLAYMENT FROM EAVE EDGE TO 24" BACK FROM INSIDE FACE OF EXTERIOR WALL  
MIN. 2-1/4" METAL DRIP EDGE  
ALUM. GUTTER ON 2x6 FASCIA BOARD WRAPPED IN ALUM.  
VINYL VENTED SOFFIT  
FRIEZE BOARD PER PLAN  
(2) 2x6 TOP PLATE  
WINDOW CROSSHEAD OR TRIM  
WINDOW INSTALL PER MANF. SPEC.  
R-21 FIBERGLASS WALL INSULATION w/ WALL INSULATION PER RES-CHECK w/ VAPOR BARRIER  
HOUSEWRAP OVER 1/16" OSB WOOD SHEATHING OVER 2x6 FRAMING @ 16" O.C. (OR PER PLAN)

3/4" T & G FLOOR SHEATHING GLUED & NAILED ON FLOOR JOIST- INSTALL PER MANF. SPEC. (OR PER PLAN)  
RIMBOARD - INSTALL PER MANF. SPEC. (OR PER PLAN)  
R-21 INSULATION (PER RES-CHECK) w/ VAPOR BARRIER AT BAND BOARD  
(2) 2x6 TOP PLATE  
PROVIDE FLASHING AROUND WINDOWS AND DOORS  
HORIZONTAL SIDING  
3/4" T & G FLOOR SHEATHING GLUED & NAILED ON FLOOR JOIST- INSTALL PER MANF. SPEC. (OR PER PLAN)  
R-21 INSULATION (PER RES-CHECK) w/ VAPOR BARRIER AT BAND BOARD  
(2) 2x6 PRESSURE TREATED SILL PLATES w/ STD. 8' CEILING (1) 2x6 PRESSURE TREATED PLATE w/ OPT. 9' CEILING w/ SEAL AND ANCHORS AS PER CODE.  
METAL FLASHING  
PROVIDE CODE APPROVED BACKFILL MATERIALS AND SLOPE GRADE AWAY FROM BUILDING MIN. 6" IN 10'-0" (ALL SIDES)

IN LIEU OF GEOTECH REPT. ASSUME 60' PCF WALL DESIGN PER TABLE R404.12(8) FOR VERTICAL REINF. 8" x 8'-0" CONC. WALL w/ MAX. 7' BACKFILL @ 43° O.C. OR 44° O.C. 8" x 9'-0" CONC. WALL w/ MAX. 8' BACKFILL @ 43° O.C. OR 44° O.C. HORIZ. REINF. (1) #4 BAR WITHIN 12" FROM TOP OF WALL & (1) #4 BAR NEAR THIRD POINTS IN WALL.  
BITUMINOUS WATERPROOFING FROM TOP OF FOOTING TO GRADE  
4" CONCRETE SLAB ON 10 MIL VAPOR BARRIER ON 4" FIBER EXPANSION JOINT  
CONTINUOUS CONCRETE WALL FOOTINGS PER FOUNDATION PLAN w/ (2) #4 BARS. PROVIDE FROST FIG. & WALK-OUT AS REQUIRED.  
4" PERFORATED EXTERIOR DRAIN TILE w/ FILTER PAPER OVER IN GRAVEL w/ BLEEDERS THRU FOOTING. (SIZE & SPACING AS REQD. BY CODE) TO INTERIOR DRAIN TILE. TO SEALED SUMP.

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

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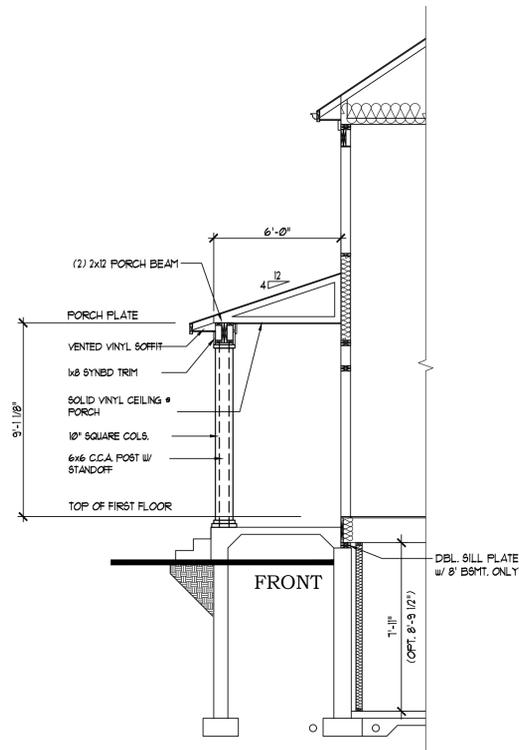
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RYAN DEVELOPMENT GROUP  
PLAN C - 2850  
title

revision	date	by

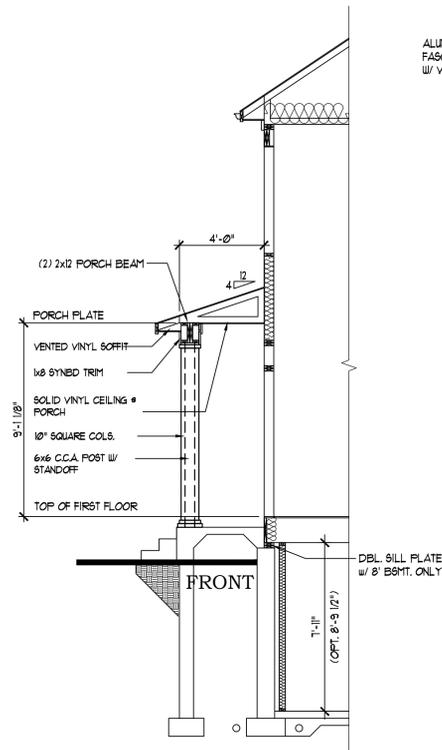
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license number 5921  
expiration date 04-03-2026



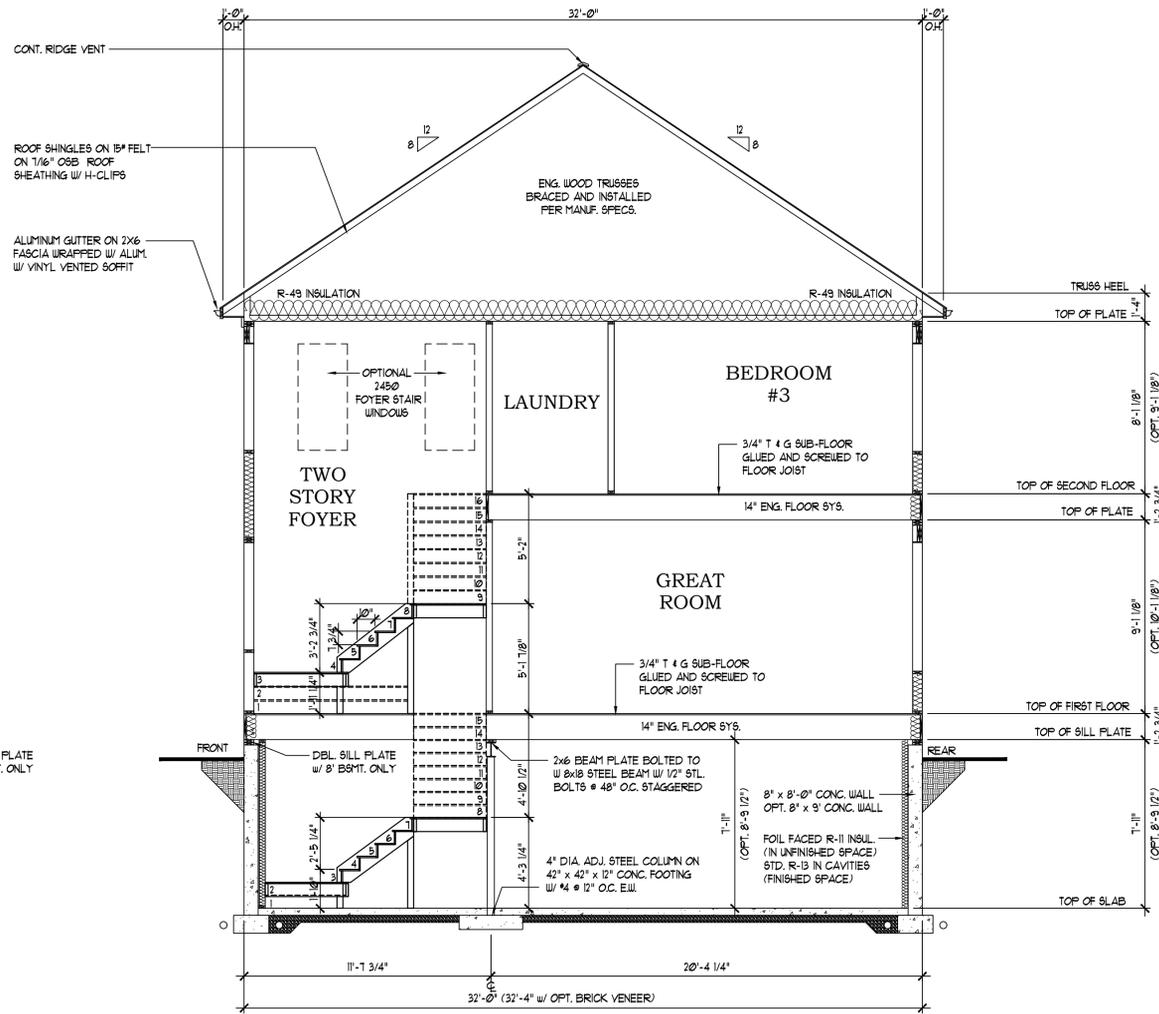




**STD. 6' PORCH**  
CRAFTSMAN,  
FARMOUSE,  
& NAUTICAL ELVs.

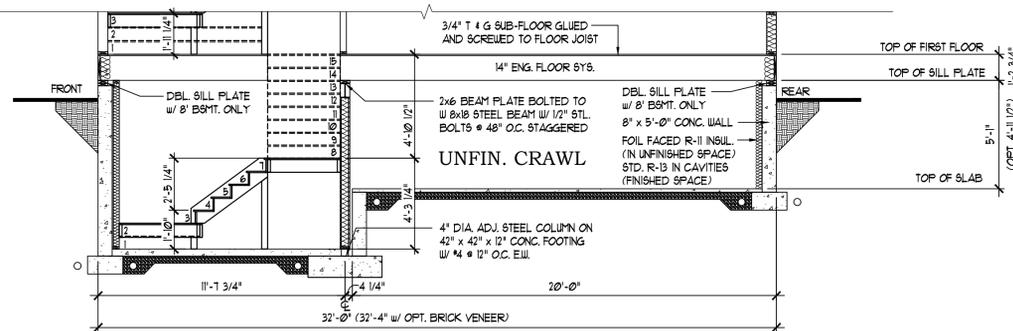


**OPT. 4' PORCH**  
TRADITIONAL ELEV.



**BUILDING SECTION 'A-A'**

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



**BUILDING SECTION 'A-A'**  
w/ PARTIAL CRAWL

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

**STAIRS NOTES:**  
9' FIRST FLOOR  
14" FLOOR SYSTEM  
OVERALL HT.: 10' 3-1/8"  
RISERS: 13/14"  
TREAD: 10" w/ 1" N5/G.  
1/2 EQUAL RISERS

**STAIRS NOTES:**  
8' BASEMENT  
14" FLOOR SYSTEM  
OVERALL HT.: 9' 1-3/4"  
RISERS: 13/14"  
TREAD: 10" w/ 1" N5/G.  
1/2 EQUAL RISERS  
(DOUBLE SILL PLATE)

**STAIRS NOTES:**  
10' FIRST FLOOR  
14" FLOOR SYSTEM  
OVERALL HT.: 11' 3-1/8"  
RISERS: 13/14"  
TREAD: 10" w/ 1" N5/G.  
1/2 EQUAL RISERS

**STAIRS NOTES:**  
9' BASEMENT  
14" FLOOR SYSTEM  
OVERALL HT.: 9' 0-1/4"  
RISERS: 13/14"  
TREAD: 10" w/ 1" N5/G.  
1/2 EQUAL RISERS  
(SINGLE SILL PLATE)

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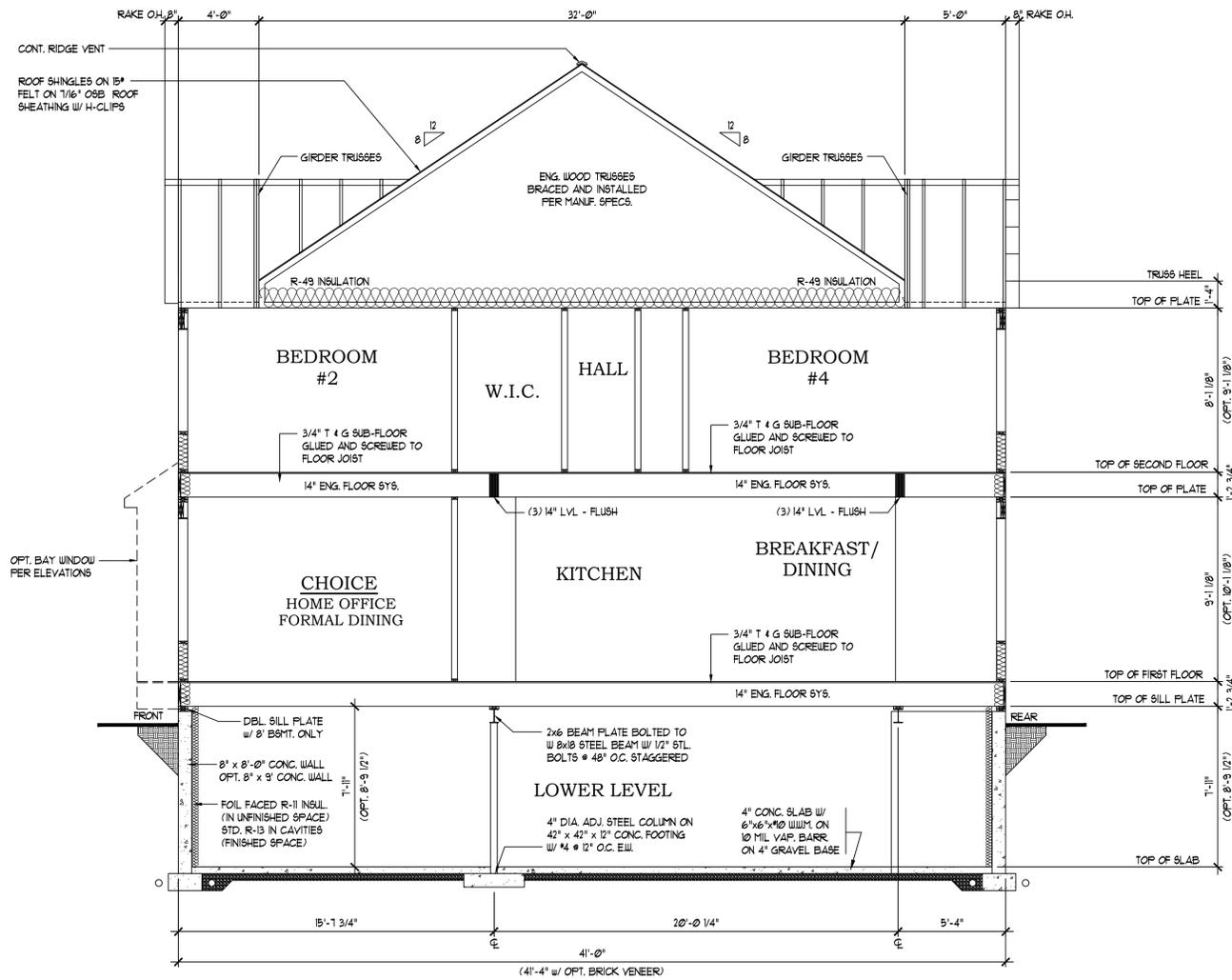
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PLAN C - 2850

date	revision	by

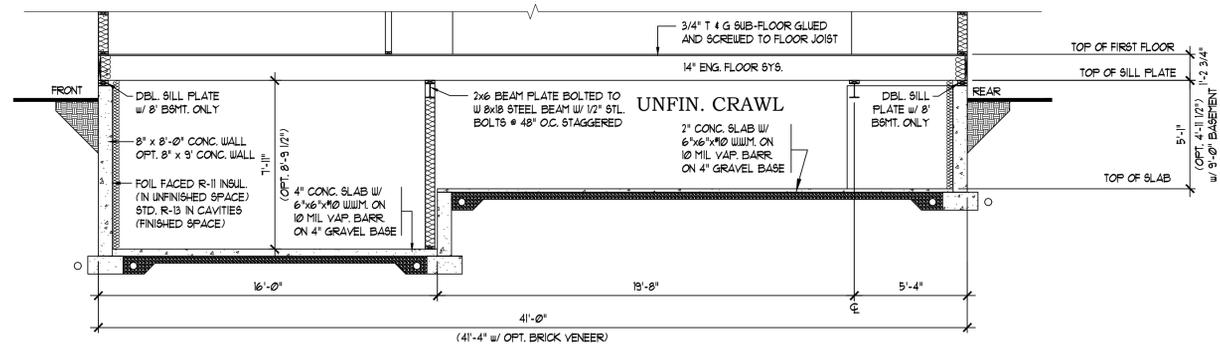
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expiration date: 04-05-2026





**BUILDING SECTION 'B-B'**

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



**BUILDING SECTION 'B-B'**  
**w/ PARTIAL CRAWL**

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

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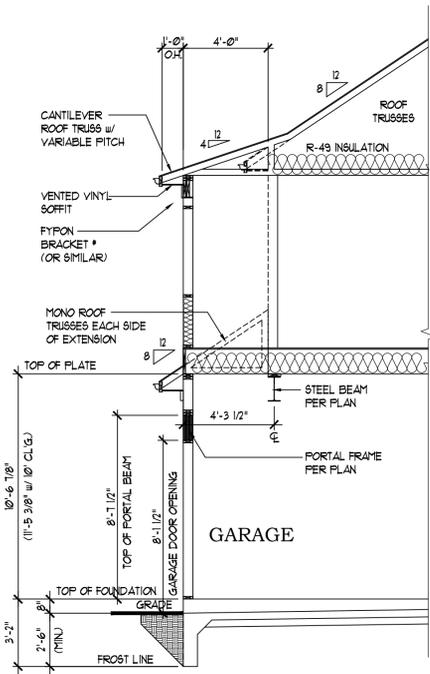
**RYAN DEVELOPMENT GROUP**  
PLAN C - 2850

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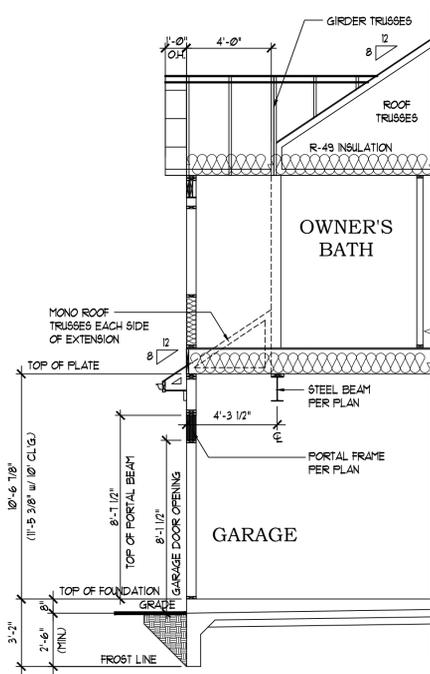
date	revision	by

SHEET #  
**8.2**

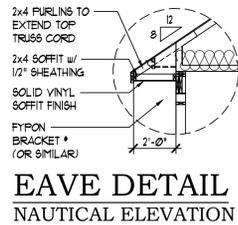
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license number 5921  
expiration date 04-03-2026



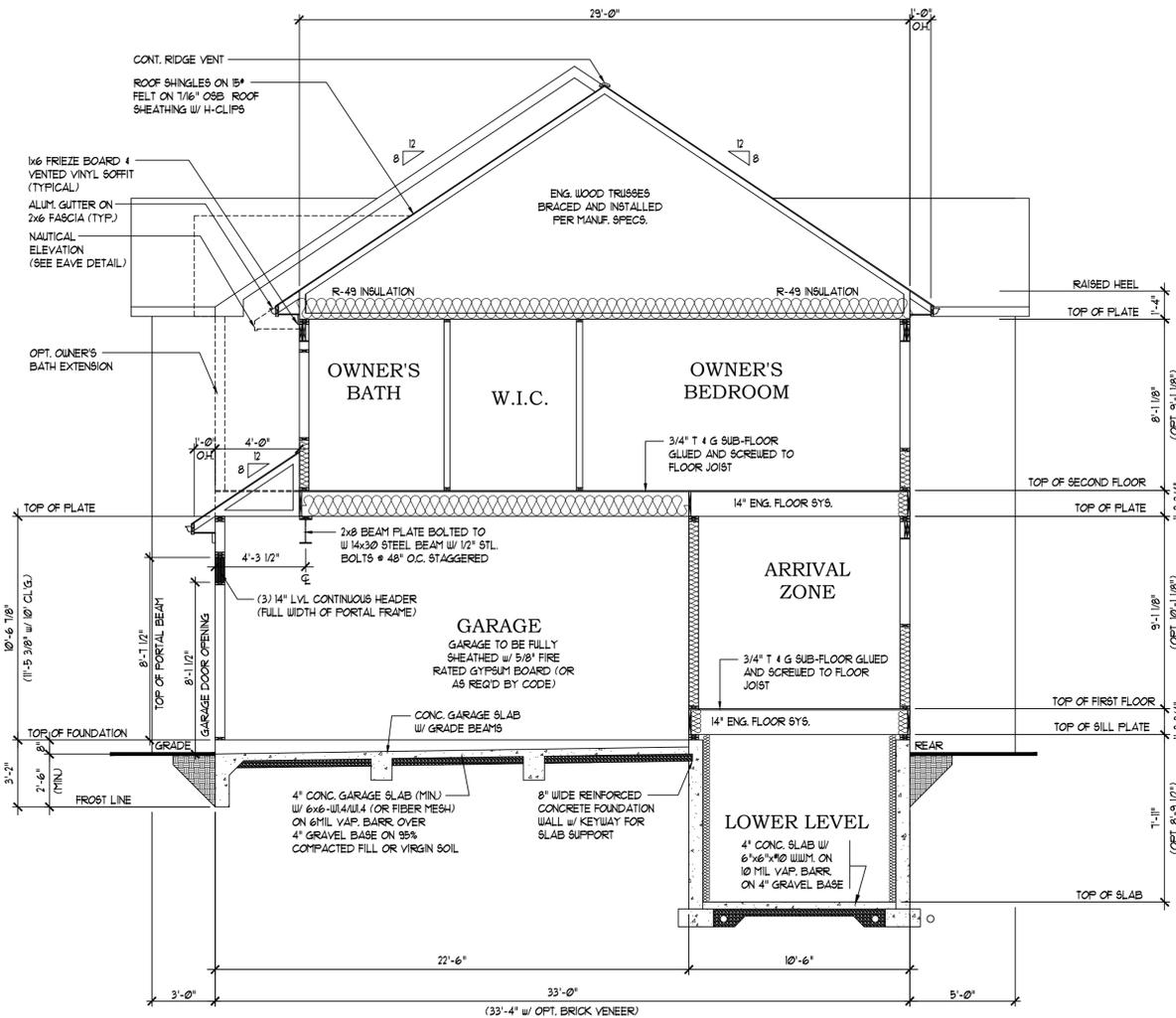
OPT. 4' OWNER'S BATH EXT.  
NAUTICAL ELEVATION



OPT. 4' OWNER'S BATH EXT.  
TRADITIONAL, CRAFTSMAN & FARMHOUSE ELEVATIONS

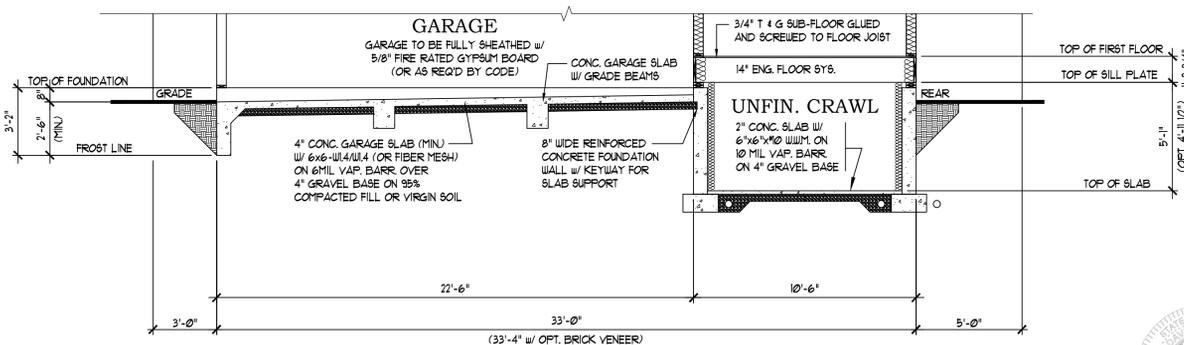


EAVE DETAIL  
NAUTICAL ELEVATION



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"

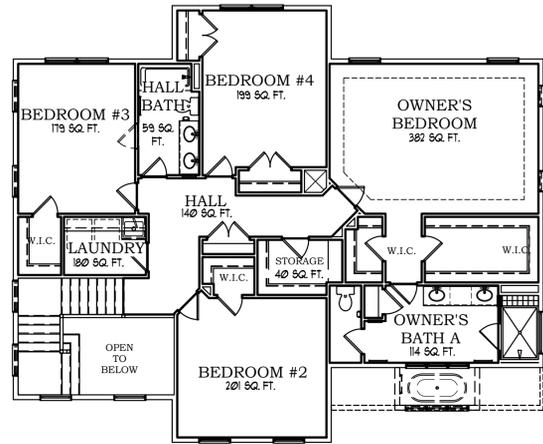
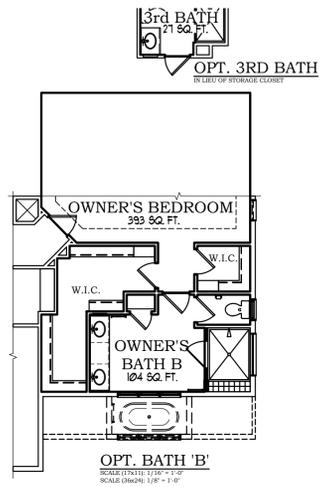


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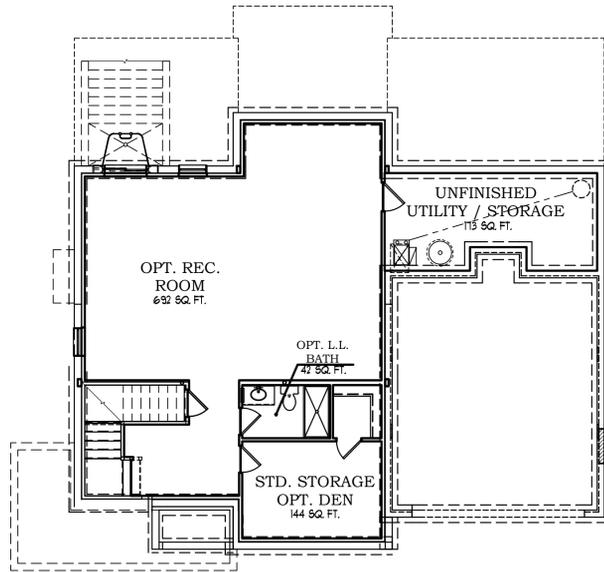
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RYAN DEVELOPMENT GROUP  
PLAN C - 2850

date	revision	by

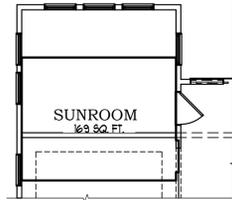
SHEET #  
8.3



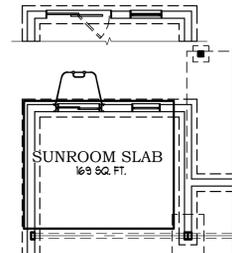
SECOND FLOOR - FLOOR AREA PLAN  
SCALE: 1/8" = 1'-0"  
SCALE DRAWN: 1/8" = 1'-0"



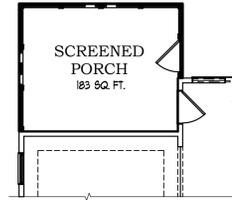
LOWER LEVEL - FLOOR AREA PLAN  
SCALE: 1/8" = 1'-0"  
SCALE DRAWN: 1/8" = 1'-0"



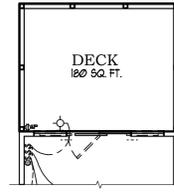
OPT. SUNROOM  
SCALE: 1/8" = 1'-0"  
SCALE DRAWN: 1/8" = 1'-0"



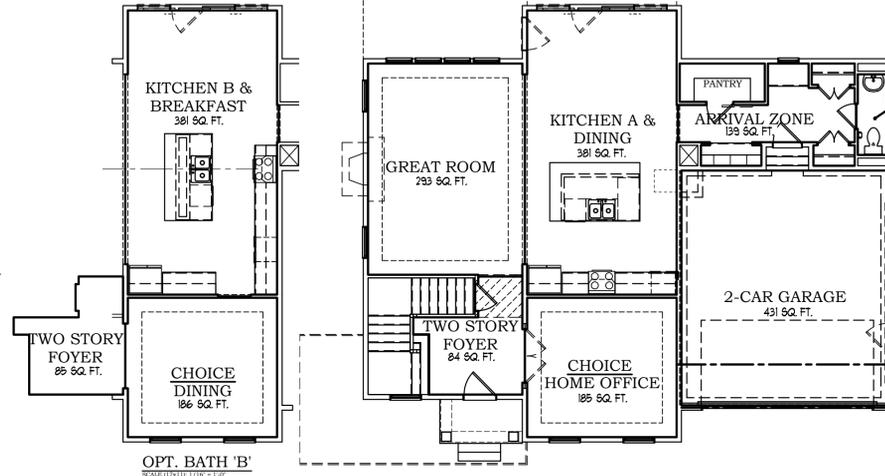
OPT. SUNROOM  
SCALE: 1/8" = 1'-0"  
SCALE DRAWN: 1/8" = 1'-0"



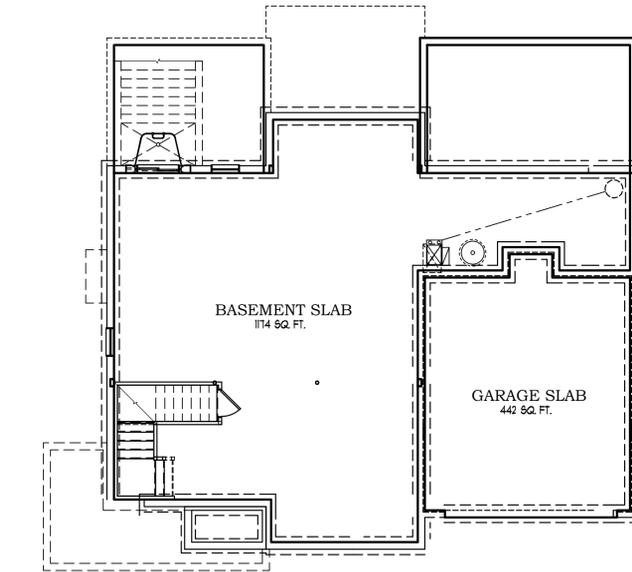
OPT. SCREENED PORCH  
SCALE: 1/8" = 1'-0"  
SCALE DRAWN: 1/8" = 1'-0"



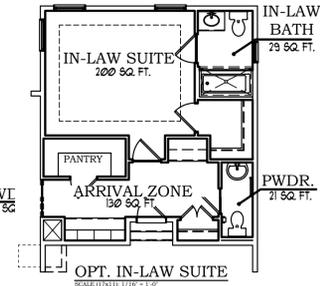
OPT. DECK  
SCALE: 1/8" = 1'-0"  
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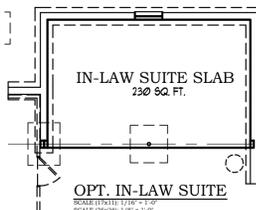
FIRST FLOOR - FLOOR AREA PLAN  
SCALE: 1/8" = 1'-0"  
SCALE DRAWN: 1/8" = 1'-0"



UNFINISHED LOWER LEVEL - FLOOR AREA PLAN  
SCALE: 1/8" = 1'-0"  
SCALE DRAWN: 1/8" = 1'-0"



OPT. IN-LAW SUITE  
SCALE: 1/8" = 1'-0"  
SCALE DRAWN: 1/8" = 1'-0"



OPT. IN-LAW SUITE  
SCALE: 1/8" = 1'-0"  
SCALE DRAWN: 1/8" = 1'-0"



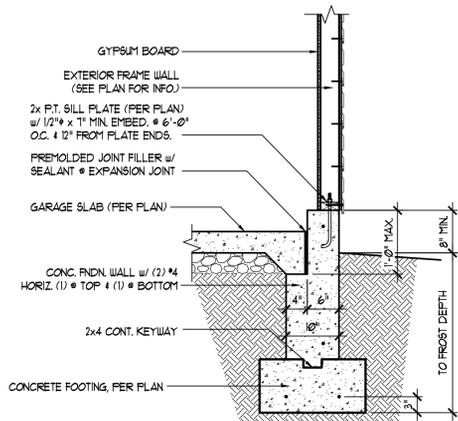
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content	FLOOR AREA PLANS
scale:	1" = 1' (9x22) 9.0_AREAS
U.N.O. 1" = 8'	(12x17) 9.0_AREAS
date:	11/27/19
drawn:	SF
title	RYAN DEVELOPMENT GROUP PLAN C - 2850

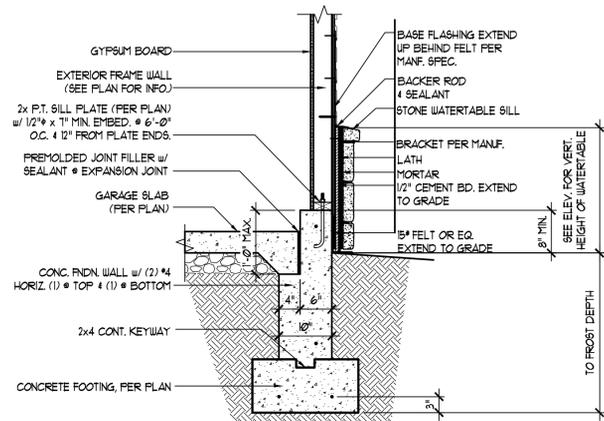
date	revision	by

SHEET #	9.0
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license number	5921
expiration date	04-05-2026

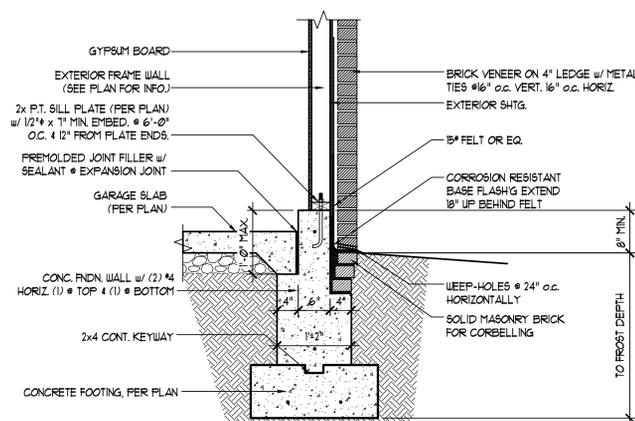




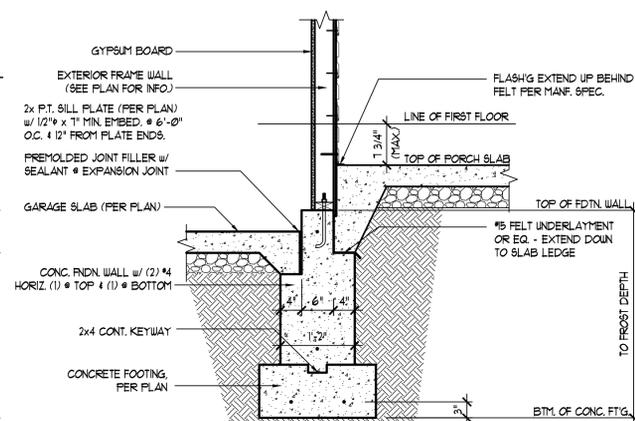
**G1 DETAIL @ GARAGE EXTERIOR FOUNDATION WALL**  
 SCALE (17x11): 3/8" = 1'-0"  
 SCALE (36x24): 3/4" = 1'-0"



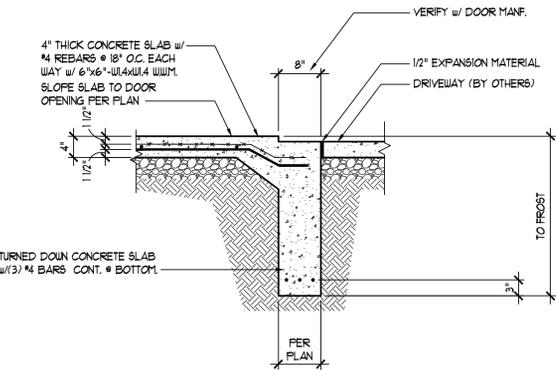
**G2 DETAIL @ GARAGE EXTERIOR FOUNDATION WALL w/ STONE WATERTABLE**  
 SCALE (17x11): 3/8" = 1'-0"  
 SCALE (36x24): 3/4" = 1'-0"



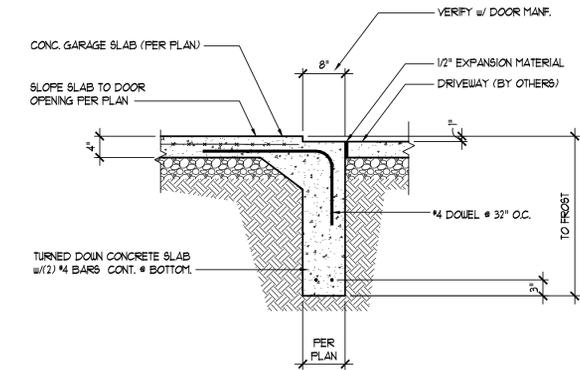
**G3 DETAIL @ GARAGE EXTERIOR FOUNDATION WALL w/ BRICK WATERTABLE**  
 SCALE (17x11): 3/8" = 1'-0"  
 SCALE (36x24): 3/4" = 1'-0"



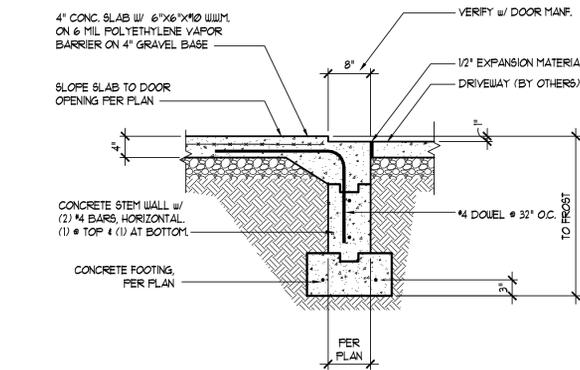
**G4 DETAIL @ GARAGE FOUNDATION WALL @ PORCH SLAB**  
 SCALE (17x11): 3/8" = 1'-0"  
 SCALE (36x24): 3/4" = 1'-0"



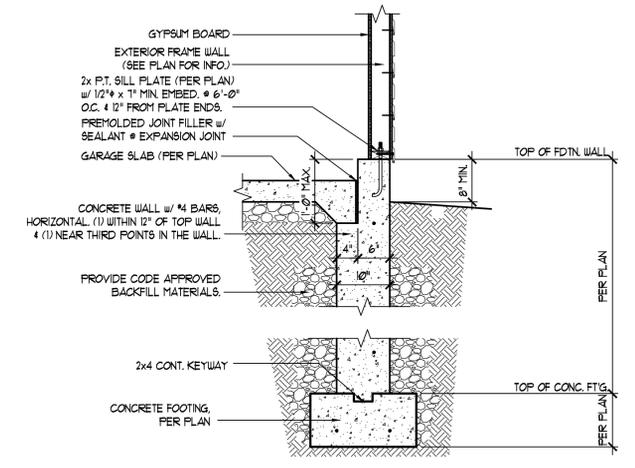
**G5 DETAIL @ GARAGE TURNED DOWN SLAB**  
 SCALE (17x11): 3/8" = 1'-0"  
 SCALE (36x24): 3/4" = 1'-0"



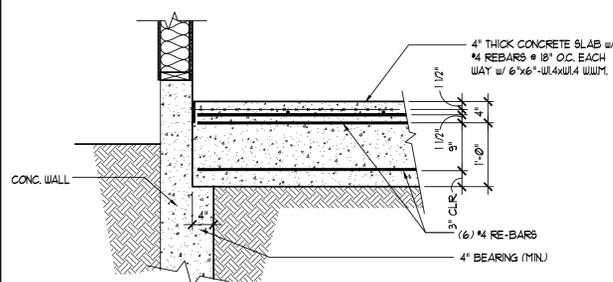
**G6 DETAIL @ GARAGE TURNED DOWN SLAB**  
 SCALE (17x11): 3/8" = 1'-0"  
 SCALE (36x24): 3/4" = 1'-0"



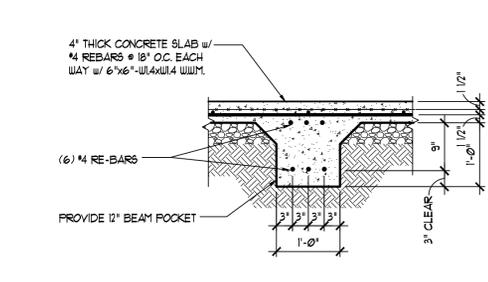
**G7 DETAIL @ GARAGE DOOR**  
 SCALE (17x11): 3/8" = 1'-0"  
 SCALE (36x24): 3/4" = 1'-0"



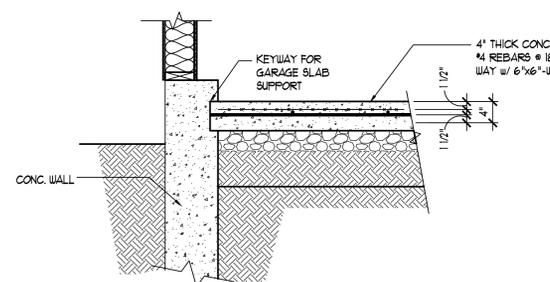
**G8 DETAIL @ FULL HEIGHT GARAGE EXTERIOR FOUNDATION WALL**  
 SCALE (17x11): 3/8" = 1'-0"  
 SCALE (36x24): 3/4" = 1'-0"



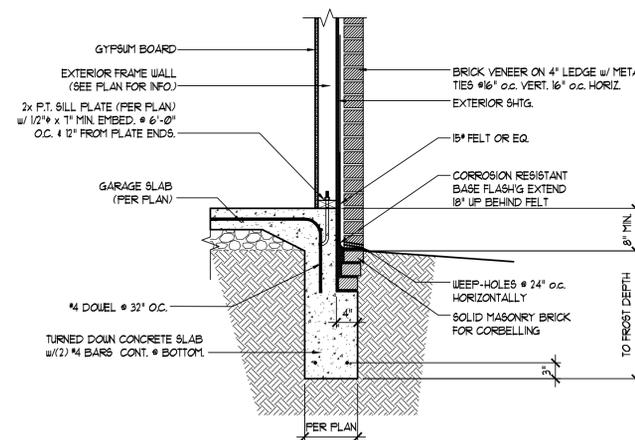
**G9 DETAIL @ GARAGE GRADE BEAM POCKET**  
 SCALE (17x11): 3/8" = 1'-0"  
 SCALE (36x24): 3/4" = 1'-0"



**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"

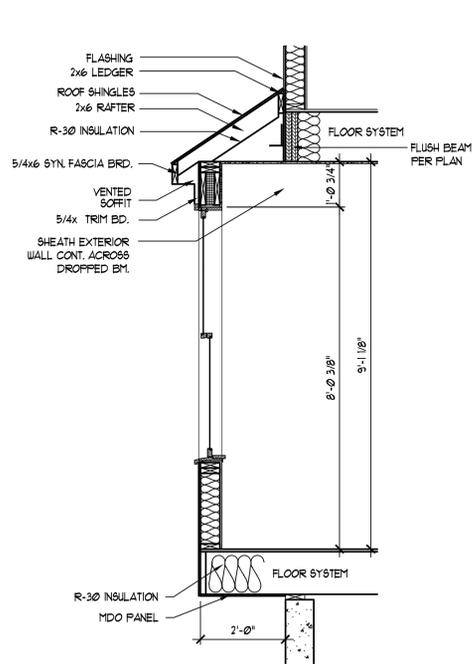
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RYAN DEVELOPMENT GROUP  
 PLAN C - 2850

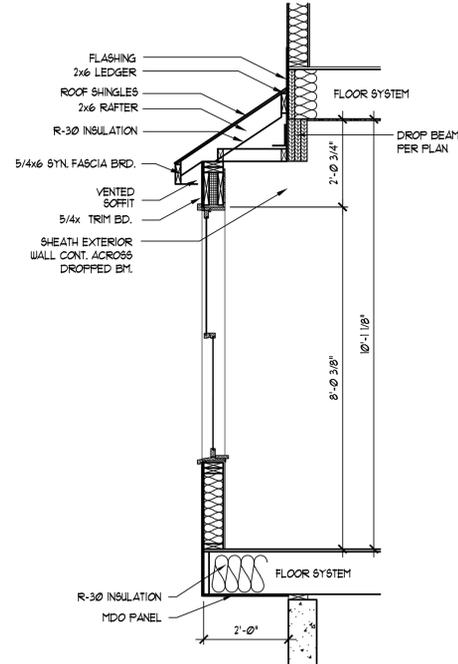
revision	date	by

SHEET # 9.2

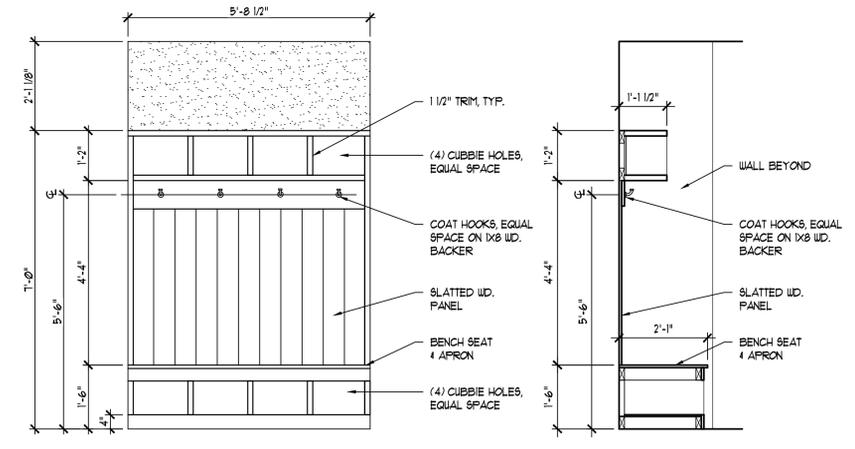
Professional Certification  
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 license number 5921  
 expiration date 04-05-2022



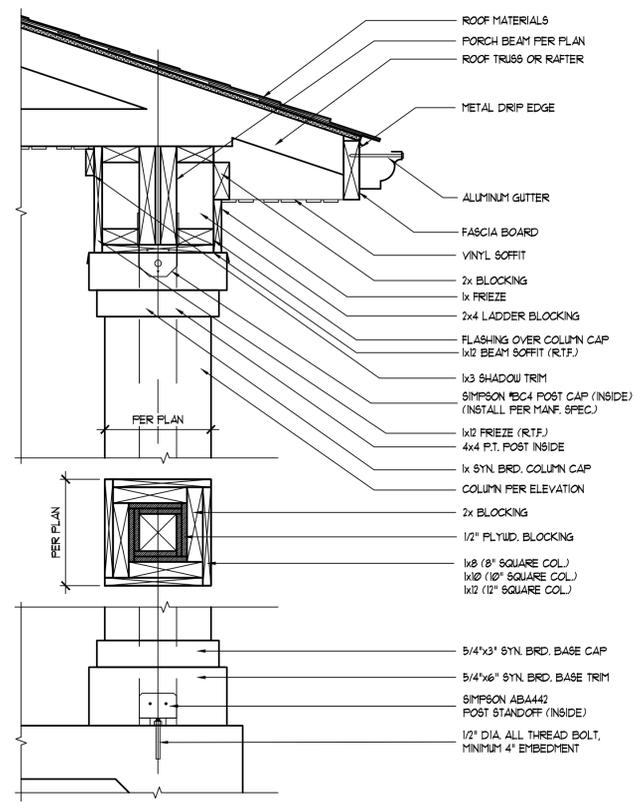
**B1** SECTION @ BAY WINDOW  
w/STD. 9' FIRST FLOOR CEILING  
SCALE (17x11): 1/4" = 1'-0"  
SCALE (36x24): 1/2" = 1'-0"



**B2** SECTION @ BAY WINDOW  
w/OPT. 10' FIRST FLOOR CEILING  
SCALE (17x11): 1/4" = 1'-0"  
SCALE (36x24): 1/2" = 1'-0"



**A1** ELEVATION & SECTION @ CUBBIES  
SCALE (17x11): 1/4" = 1'-0"  
SCALE (36x24): 1/2" = 1'-0"



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

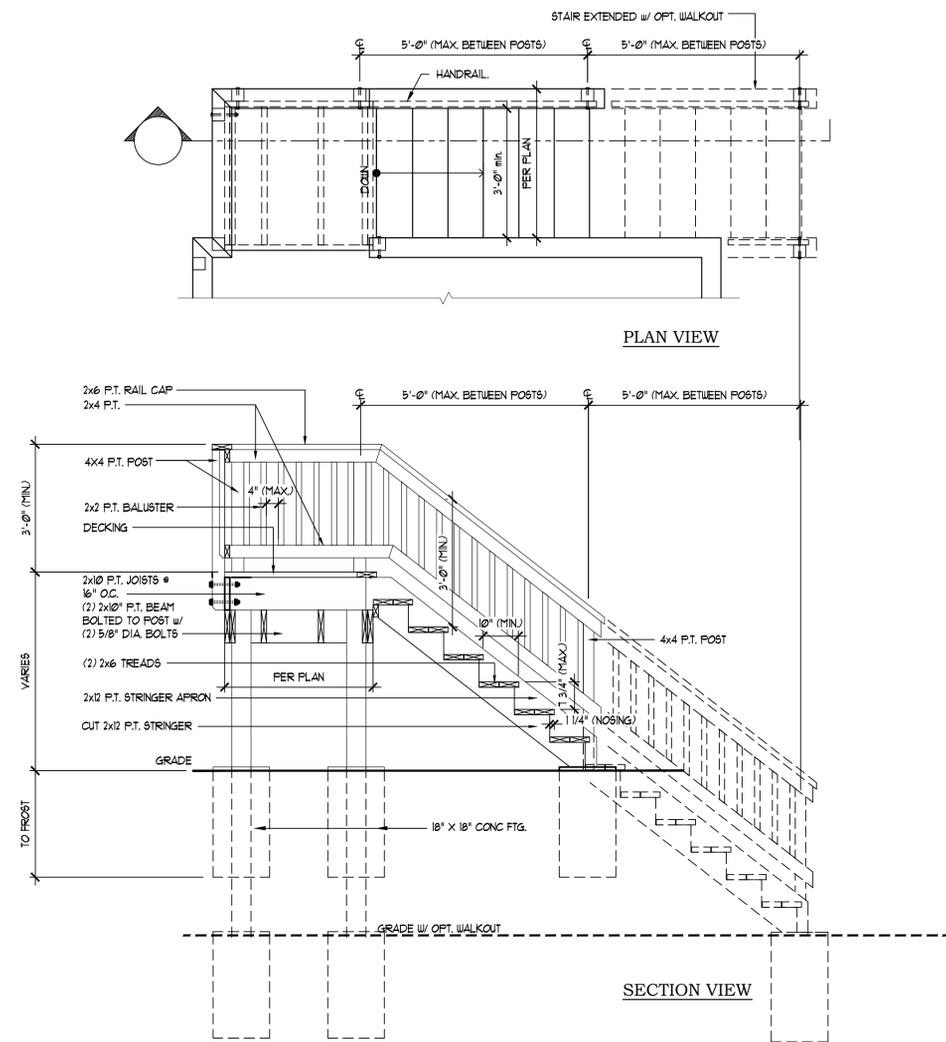
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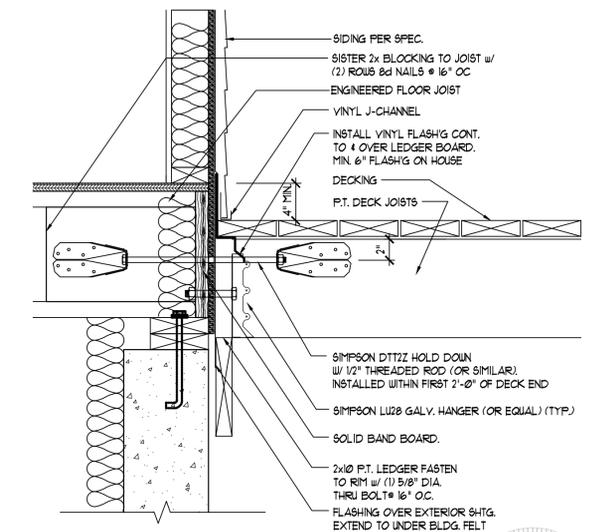
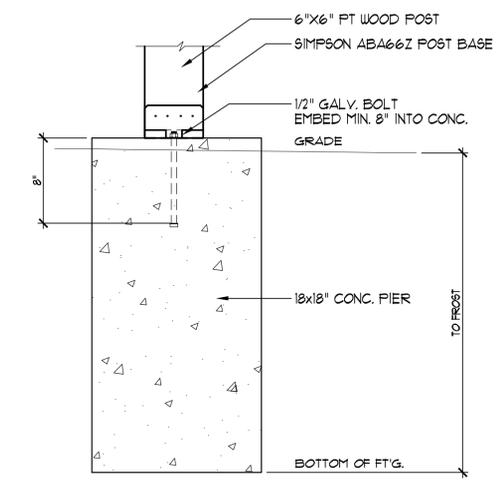
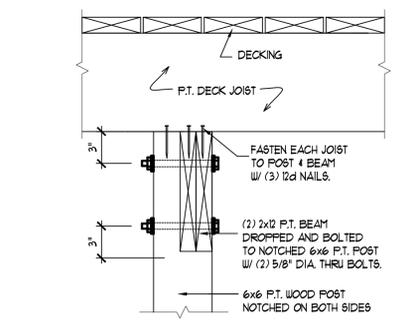
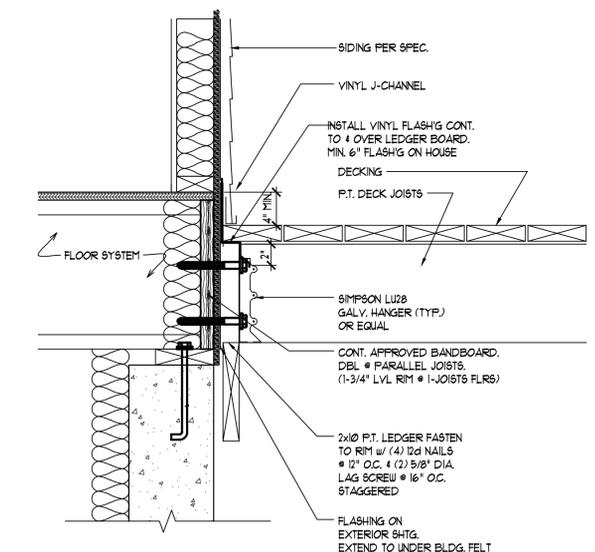
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RYAN DEVELOPMENT GROUP	
PLAN C - 2850	
content	title

date	revision	by

Professional Certification	SHEET #
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license number 5921	
expiration date 04-03-2022	



**DECK STAIR DETAIL**  
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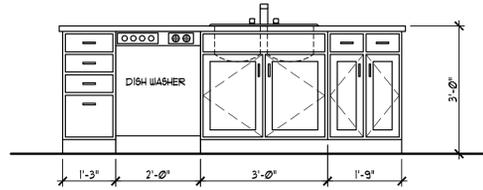


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 RYAN DEVELOPMENT GROUP  
 PLAN C - 2850  
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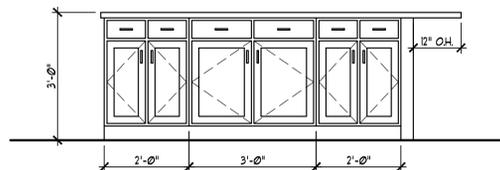
date	revision	by

SHEET #  
**9.4**  
 Professional Certification  
 I hereby certify that these documents were prepared or approved by me, and I am a duly Licensed Professional Architect under the laws of the State of Maryland.  
 license number: 5921  
 expiration date: 04-03-2026



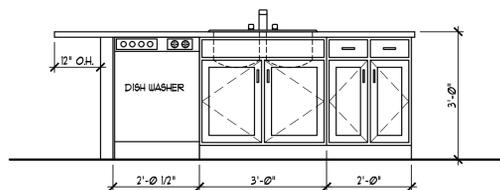
**ALT. KITCHEN "B"  
ISLAND ELEVATION**

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



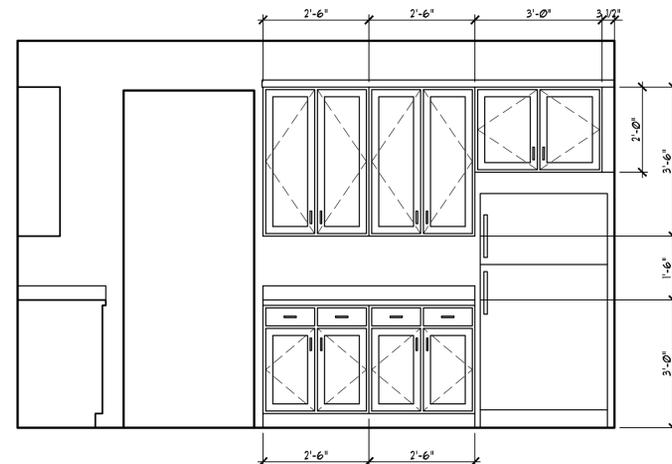
**KITCHEN "A"  
ISLAND ELEVATION**

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



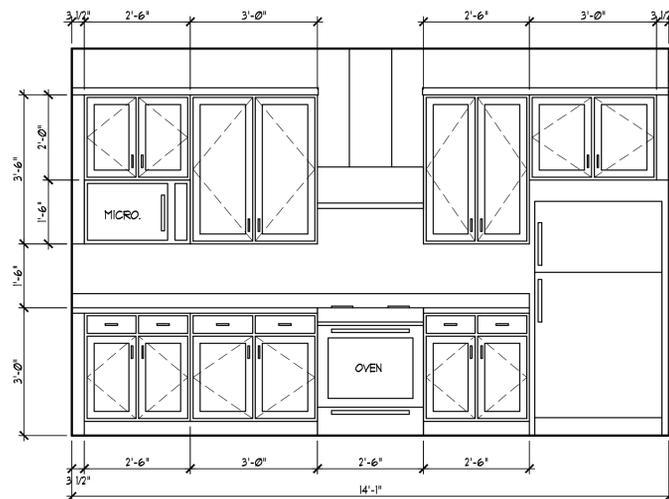
**KITCHEN "A"  
ISLAND ELEVATION**

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



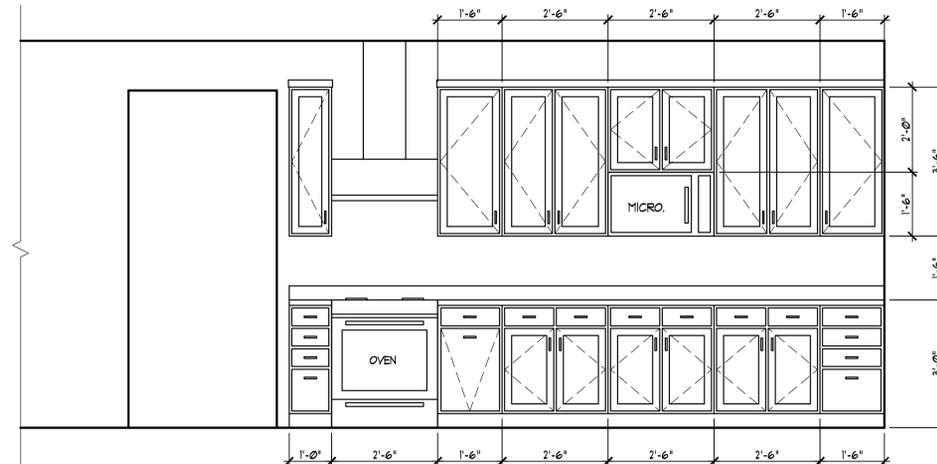
**ALT. KITCHEN "B" ELEVATION**

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



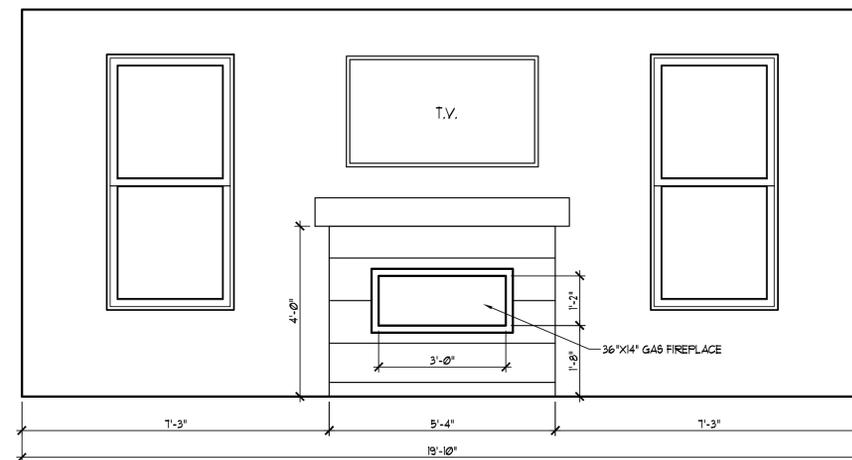
**KITCHEN "A" ELEVATION**

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



**ALT. KITCHEN "B" ELEVATION**

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



**GREAT ROOM  
F.P. WALL ELEVATION**

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

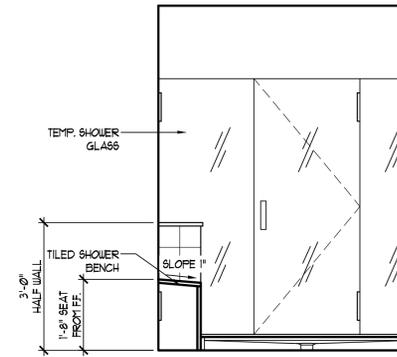
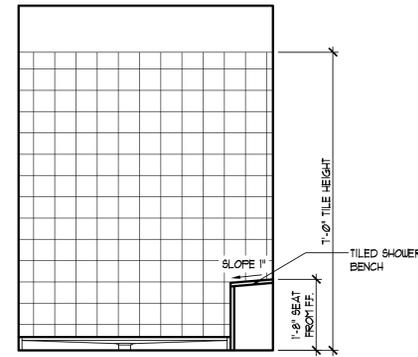
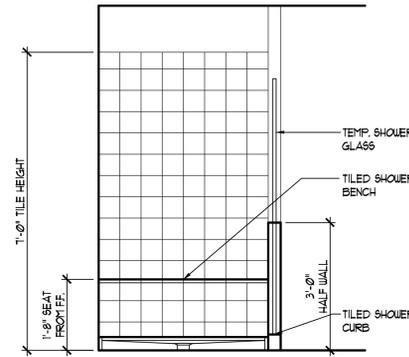
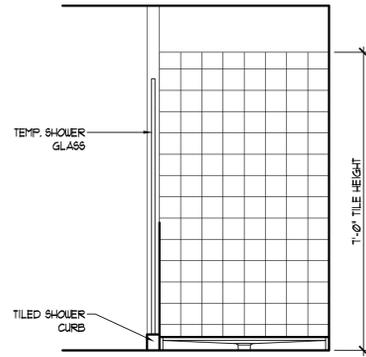


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content	INTERIOR ELEVATIONS
date	11/27/19
drawn	SF
checked	(12/22)
U.N.O.	(12/17) 9.8
title	RYAN DEVELOPMENT GROUP PLAN C - 2850

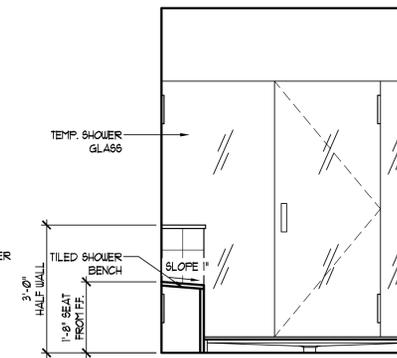
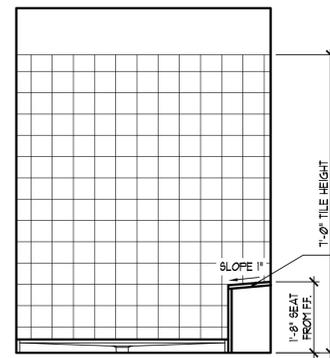
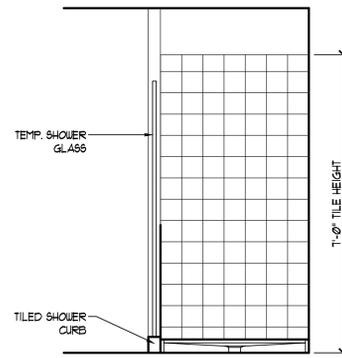
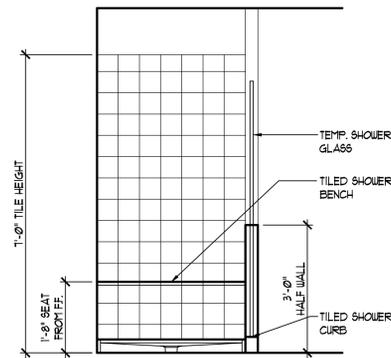
date	revision	by

SHEET #	9.8
Professional Certification	I hereby certify that these documents were prepared or approved by me, and I am a duly Licensed Professional Architect under the laws of the State of Maryland. license number 5921 expiration date 04-05-2028



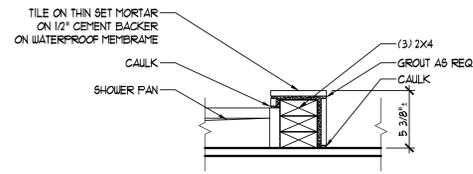
**OPT. OWNER'S BATH "B"  
INTERIOR ELEVATIONS**

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



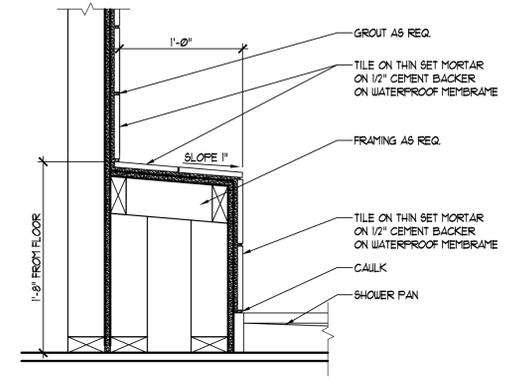
**OWNER'S BATH "A"  
INTERIOR ELEVATIONS**

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



**SHOWER CURB DETAIL**

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



**SHOWER BENCH DETAIL**

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

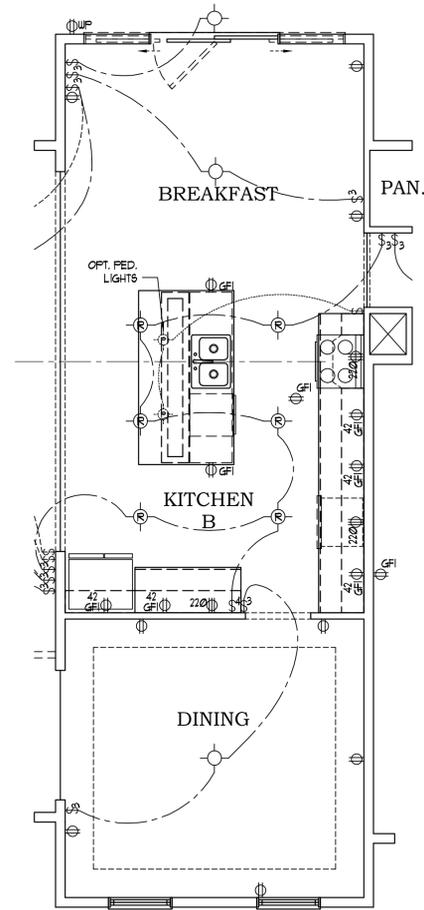


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content	INTERIOR ELEVATIONS
scale:	1" = 4' (9x22)
U.N.O.	1" = 8' (17x17)
date:	11/27/19
drawn:	SF
fig:	9.9
title	RYAN DEVELOPMENT GROUP PLAN C - 2850

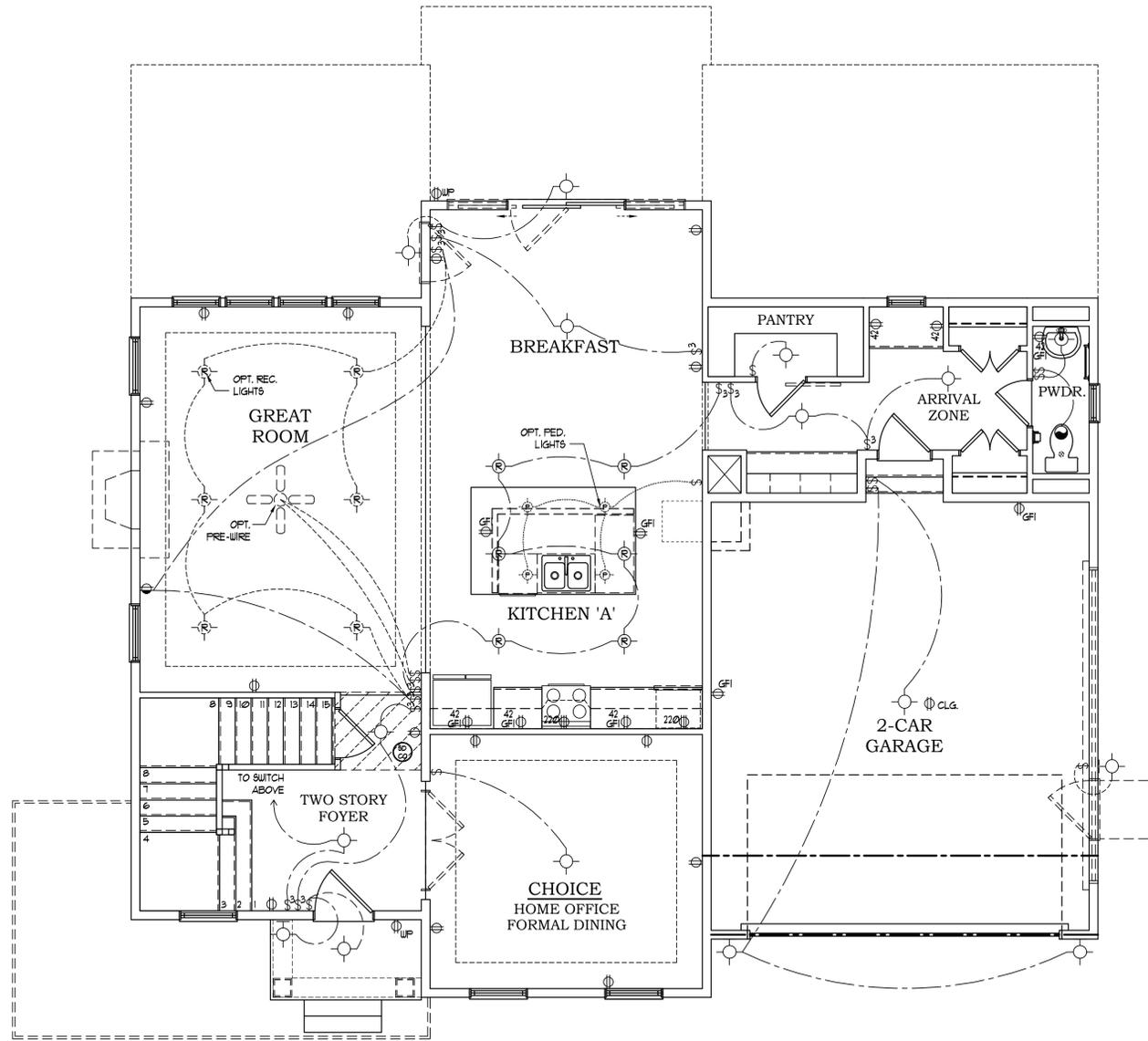
date	revision	by

Professional Certification	SHEET #
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license number 5921	
expiration date 04-03-2026	



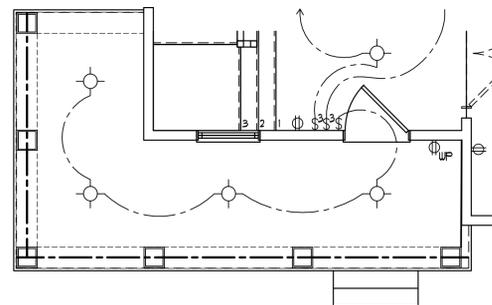
**ALT. KITCHEN 'B'  
FIRST FLOOR PLAN**

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



**ELECTRICAL  
FIRST FLOOR PLAN**

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



**PARTIAL PLAN w/OPT.  
WRAP AROUND PORCH**

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.
- ⊕18" DUPLEX OUTLET 18" AFF. HALF SWITCHED
- ⊕220 220 VOLT DUPLEX OUTLET
- ⊕WP WATERPROOF RECEPTACLE
- ⊕GF GROUND FAULT INTERRUPTER
- ⊕42" GROUND FAULT INTERRUPTER 42" AFF.
- ⊕S WALL SWITCH
- ⊕3-WAY 3-WAY WALL SWITCH
- ⊕4-WAY 4-WAY WALL SWITCH
- ⊕D DIMMER WALL SWITCH
- ⊕FAN EXHAUST FAN
- ⊕FL FAN/LIGHT COMBO
- ⊕L LIGHT FIXTURE CEILING MOUNTED
- ⊕R LIGHT FIXTURE RECESSED LIGHT
- ⊕PC FIXTURE PULL CHAIN
- ⊕FLUO FLUORESCENT LIGHT FIXTURE
- ⊕FLOOD FLOOD LIGHTS
- ⊕LW LIGHT FIXTURE WALL MOUNTED
- ⊕T THERMOSTAT
- ⊕JB JUNCTION BOX
- ⊕CHIM CHIM
- ⊕TV TELEVISION JACK
- ⊕GARB GARBAGE DISPOSAL
- ⊕SD SMOKE DETECTOR
- ⊕CMO CARBON MONOXIDE DETECTOR
- ⊕COMB COMBINATION SMOKE - CARBON DETECTOR
- ⊕EP ELECTRIC PANEL
- ⊕EM ELECTRIC METER
- ⊕I INTERCOM
- ⊕IC INTERCOM CONSOLE



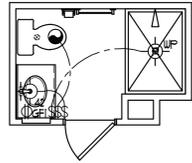
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Tel: (410) 465-7500 Fax: (410) 465-0903

content: ELECTRICAL PLAN - FIRST FLOOR  
date: 11/27/19  
scale: 1" = 8' (36x24) file: 11/27/19  
U.N.O. 1" = 8' (17x11) B1.1  
drawn: SF  
title: RYAN DEVELOPMENT GROUP  
PLAN C - 2850

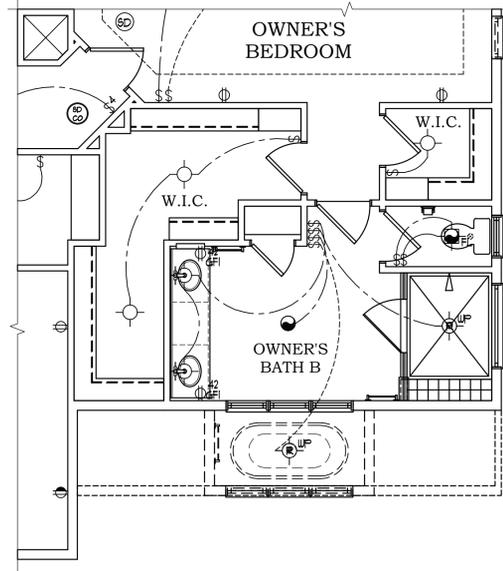
date	revision	by

SHEET #  
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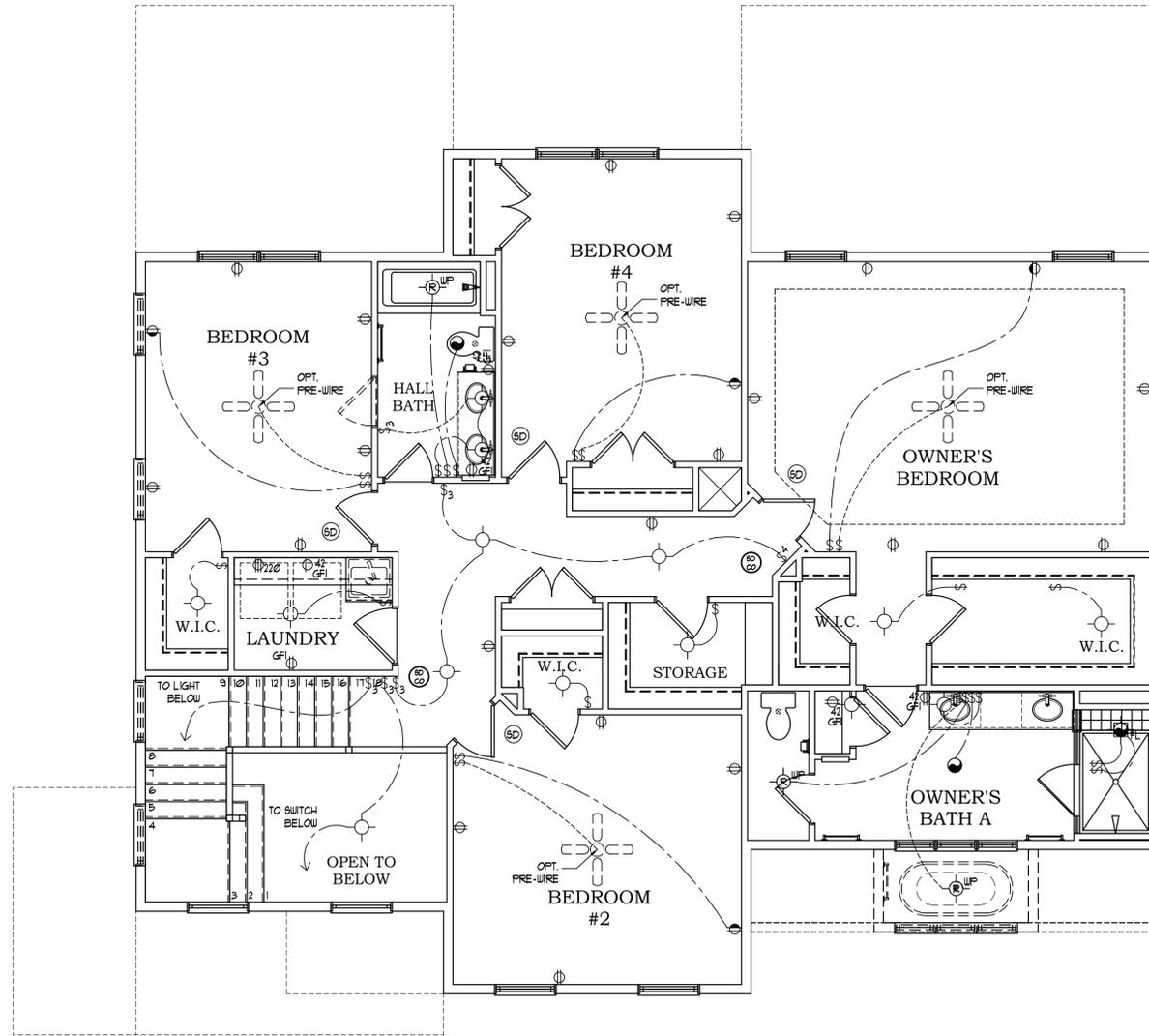
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license number 5921  
expiration date 04-03-2026



**OPT. 3RD BATH**  
IN LIEU OF STORAGE CLOSET



**OPT. BATH 'B'**  
SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"



**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).
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- PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACES.
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- 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**

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- ⊕18 DUPLEX OUTLET 18" AFF. HALF SWITCHED
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- ⊕IP WATERPROOF RECEPTACLE
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- ⊕3 3-WAY WALL SWITCH
- ⊕4 4-WAY WALL SWITCH
- ⊕D DIMMER WALL SWITCH
- ⊕F EXHAUST FAN
- ⊕FL FAN/LIGHT COMBO
- ⊕L LIGHT FIXTURE CEILING MOUNTED
- ⊕R LIGHT FIXTURE RECESSED LIGHT
- ⊕PC FIXTURE PULL CHAIN
- ⊕FLUO FLUORESCENT LIGHT FIXTURE
- ⊕FLOOD FLOOD LIGHTS
- ⊕LW LIGHT FIXTURE WALL MOUNTED
- ⊕T THERMOSTAT
- ⊕JB JUNCTION BOX
- ⊕DC DOOR CHIME
- ⊕TJ TELEPHONE JACK
- ⊕TVJ TELEVISION JACK
- ⊕GD GARBAGE DISPOSAL
- ⊕SD SMOKE DETECTOR
- ⊕COD CARBON MONOXIDE DETECTOR
- ⊕SC COMBINATION SMOKE -CARBON DETECTOR
- ⊕EP ELECTRIC PANEL
- ⊕EM ELECTRIC METER
- ⊕I INTERCOM
- ⊕IC INTERCOM CONSOLE



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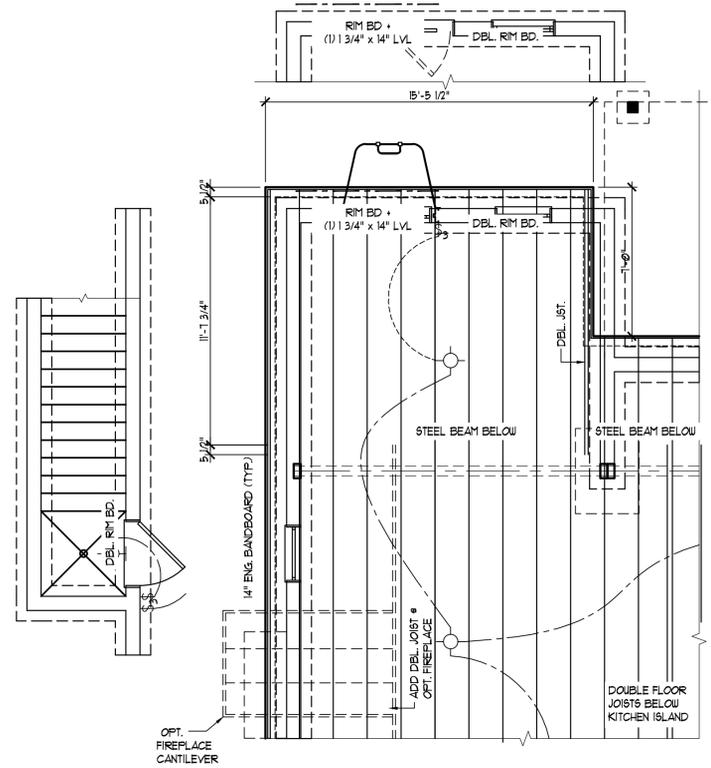
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date: 11/27/19  
drawn: SF  
files: 11/27/19  
U.N.O. 1"=8" (17x11) 1/2:1  
title: RYAN DEVELOPMENT GROUP  
PLAN C - 2850

date	revision	by

SHEET #  
**E2.1**

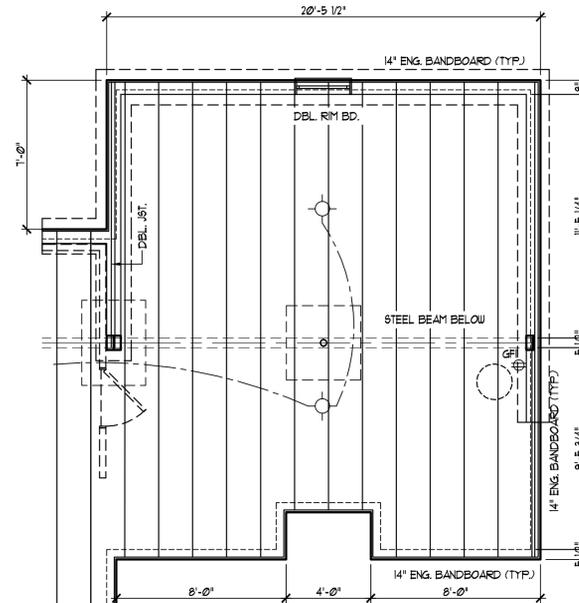
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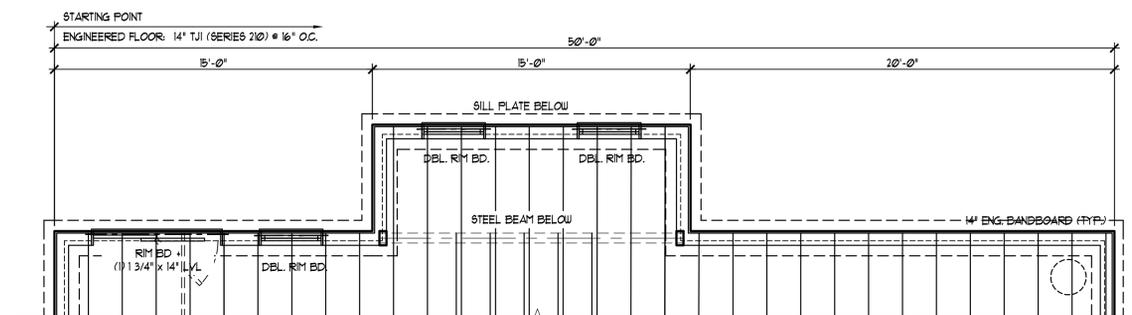
**OPT. SUNROOM  
FIRST FLOOR FRAMING PLAN**

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



**OPT. IN-LAW SUITE  
FIRST FLOOR FRAMING PLAN**

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



**OPT. WALKOUT  
FIRST FLOOR FRAMING PLAN**

- 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 12" UNLESS NOTED OTHERWISE.
  5. 3 1/2" x 9 1/4" LVL HEADERS at OPENINGS 12" 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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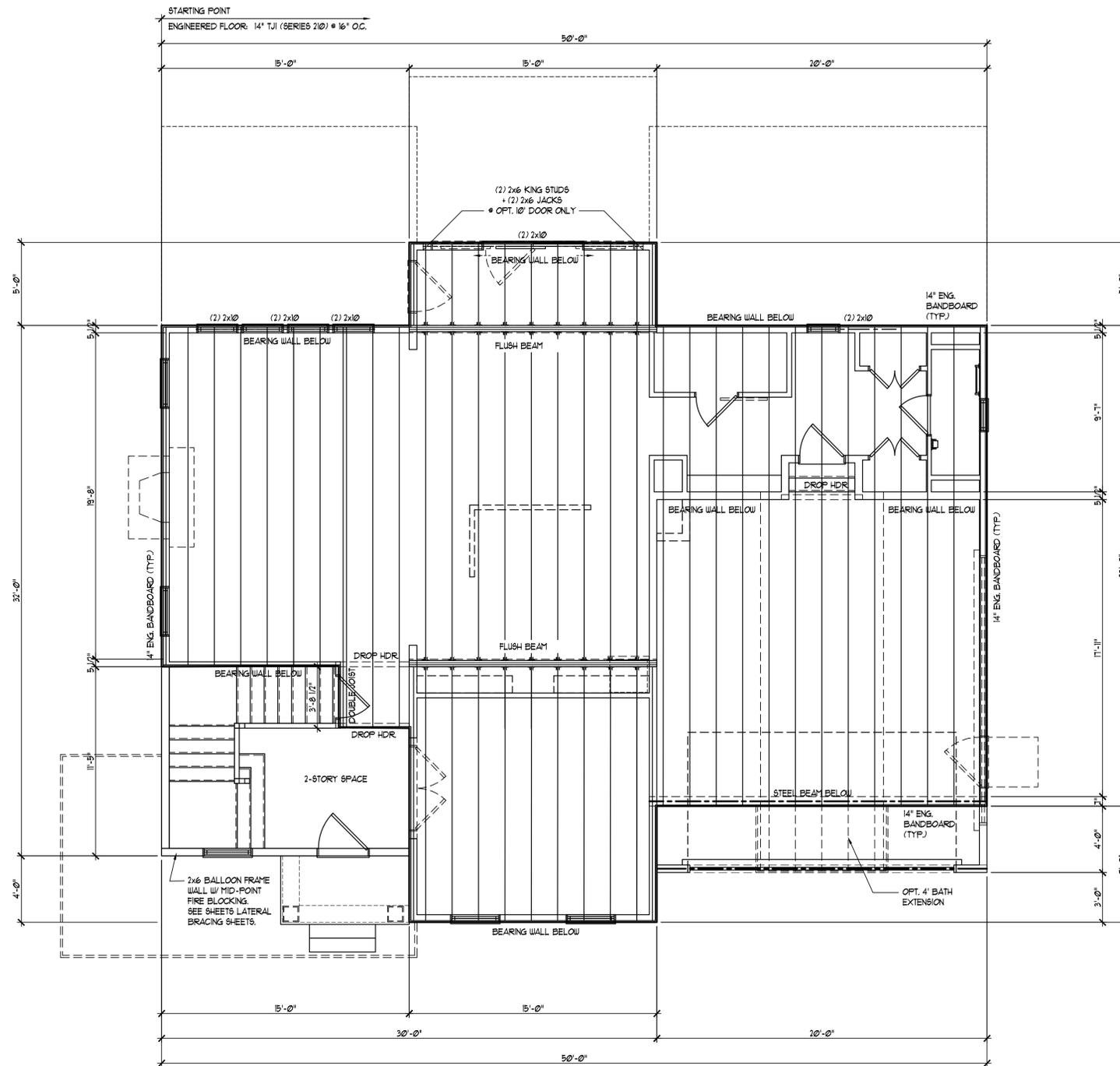
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U.N.O. 1" = 8" (17x11) ST.2  
drawn: SF  
date: 11/27/19  
RYAN DEVELOPMENT GROUP  
PLAN C - 2850  
title

date	revision	by

SHEET #  
**S1.2**

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expiration date: 04-03-2026





- FRAMING NOTES:**
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  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 12" UNLESS NOTED OTHERWISE.
  5. 3 1/2" x 9 1/4" LVL HEADERS AT OPENINGS 12" 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.

**SECOND FLOOR FRAMING PLAN**  
SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"



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content: FRAMING PLANS - SECOND FLOOR  
scale: 1" = 8' (36x24) file: 11/27/19  
U.N.O. 1" = 8' (17x11) S2.1  
drawn: SF  
date: 11/27/19  
RYAN DEVELOPMENT GROUP  
PLAN C - 2850  
title

date	revision	by

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**S2.1**

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M&K project number:  
093-22025

project mgr: JTR  
drawn by: KL  
issue date: 09-09-22

REVISIONS:  
date: initial:

RYAN DEVELOPMENT  
ARCHITECTURE  
COLLABORATIVE, INC.

LATERAL BRACING DETAILS  
2895 PLAN C  
ANNAPOLIS, ANNE ARUNDEL CO., MD

sheet:  
**LB-1**

**LATERAL/WALL BRACING & WALL SHEATHING SPECIFICATIONS**

THIS MODEL HAS BEEN DESIGNED TO RESIST LATERAL FORCES RESULTING FROM:  
**115 MPH WIND IN 2021 IRC MAP**  
(115 MPH WIND SPEED IN ASCE 7-16 WIND MAP, PER IRC R301.2.1.1)  
EXP. B, RISK CAT. 2 & SEISMIC CAT. A/B.

THE DESIGN WAS COMPLETED PER 2021 IBC (SECTION 1609) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2021 IRC, OR THE SIMPLIFIED PRESCRIPTIVE PROCEDURE IN ACCORDANCE WITH THE 2021 IRC IF THE PARAMETERS OF SECTION R602.12 COMPLY. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES.

**EXT. WALL SHEATHING SPECIFICATION**

- 7/16" OSB OR 15/32" PLYWOOD:  
FASTEN SHEATHING w/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT EDGES & @ 12" O.C. IN PANEL FIELD. (TYP, U.N.O.)
- HORIZONTAL BLOCKING OF EXT. WALL/SHEAR WALL PANEL EDGES IS NOT REQUIRED BY THIS DESIGN EXCEPT FOR THOSE AREAS SPECIFICALLY NOTED.
- ALL EXT. WALLS SHALL BE CONTINUOUSLY SHEATHED AND ARE CONSIDERED SHEAR WALLS.
- ALT. STAPLE CONNECTION SPEC: 1 3/4" 16 GA STAPLES (1/4" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD.

**BLOCKED PANEL EDGES**

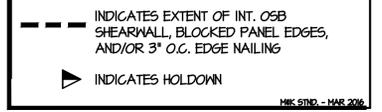
- AT DESIGNATED AREAS - FASTEN SHEATHING w/ 2 3/8" x 0.113" NAILS @ 6" O.C. AT ALL PANEL EDGES AND 12" O.C. IN THE PANEL FIELD OR 1 3/4" 16 GA STAPLES (1/4" CROWN) @ 3" O.C. AT EDGES & @ 6" O.C. IN FIELD. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUDS) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT ALL UNSUPPORTED PANEL EDGES & EDGE FASTENING.

**3" O.C. EDGE NAILING**

- AT DESIGNATED AREAS - FASTEN PANEL EDGES OF WOOD STRUCTURAL WALL SHEATHING TO FRAMING w/ 2 3/8" x 0.113" NAILS @ 3" O.C. AND 12" O.C. IN THE PANEL FIELD. NO STAPLE ALTERNATIVE AVAILABLE AT THIS SPEC. ALL SHEATHING PANELS SHALL BE ORIENTED VERTICALLY (LONG DIRECTION PARALLEL TO STUD) AND INSTALLED FULL HEIGHT OF SHEAR WALL - OR - 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT UNSUPPORTED PANEL EDGES AND 3" O.C. EDGE FASTENING.

**NOTES**

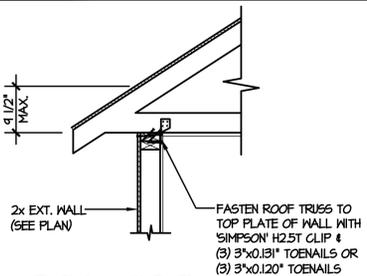
- SEE CONNECTION SPECIFICATIONS CHART FOR STANDARD SHEAR TRANSFER DETAILING. IF ADDITIONAL CAPACITY IS REQUIRED BY DESIGN, IT WILL BE SPECIFICALLY NOTED ON PLAN.
- DESIGN ASSUMES 16" O.C. MAX. STUD SPACING, U.N.O.
- ALL STRUCTURAL PANELS ARE TO BE DIRECTLY APPLIED TO STUD FRAMING.
- PRE-MANUFACTURED PANELIZED WALLS: FASTEN TOGETHER END STUDS OF WALL PANELS SHEATHED w/ OSB OR PLYWOOD w/ 3" x 0.120" NAILS @ 4" O.C. (THRU ONE SIDE ONLY)



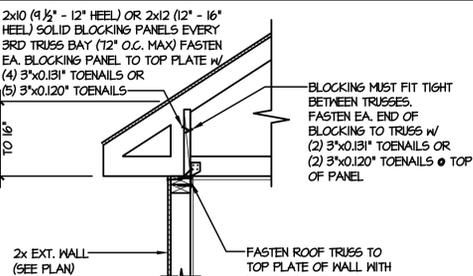
**HOLD-DOWN SCHEDULE**

SYMBOL	SPECIFICATION
▶ HD-1	SIMPSON SHD14RJ HOLD-DOWN
▶ HD-2	SIMPSON HTT4 HOLD-DOWN *
▶ HD-2	SIMPSON HDU5-SD52.5 HOLD-DOWN *

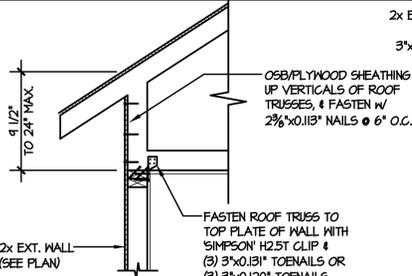
ALTERNATIVE TO 56TB24 ANCHOR BOLT SPECIFICATION:  
• UTILIZE SIMPSON "SET" EPOXY SYSTEM TO FASTEN 3/8" DIA. THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 12" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.



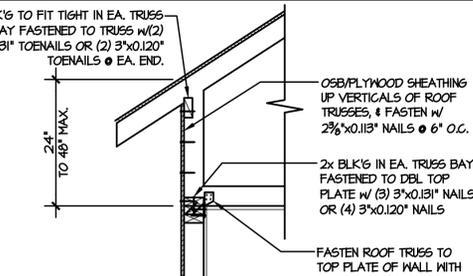
**(A1) TYPICAL SHEAR TRANSFER DETAIL @ ROOF**  
SCALE: 3/4"=1'-0"  
HEEL HEIGHT LESS THAN 4 1/2"  
NO BLOCKING REQ'D



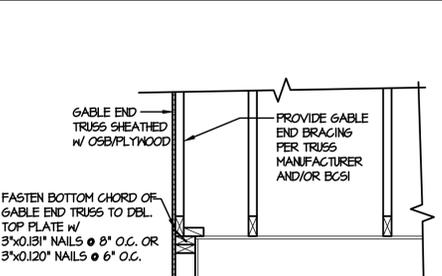
**(A2) TYPICAL SHEAR TRANSFER DETAIL @ ROOF**  
SCALE: 3/4"=1'-0"  
HEEL HEIGHT BETWEEN 4 1/2" - 16"  
BLOCKING REQ'D



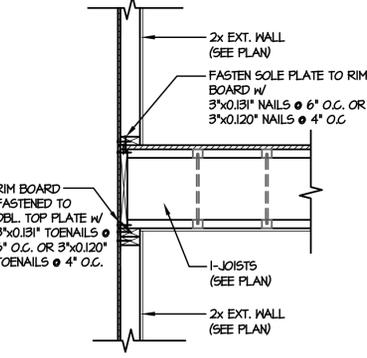
**(A3) TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS**  
SCALE: 3/4"=1'-0"  
HEEL HEIGHT UP TO 24" MAX.



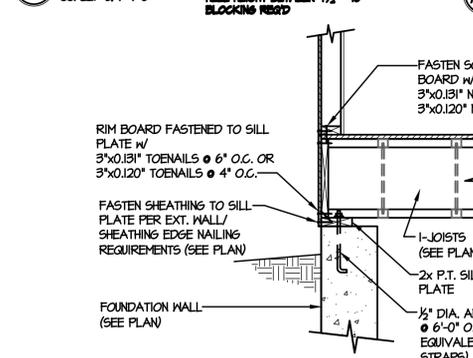
**(A4) TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS**  
SCALE: 3/4"=1'-0"  
HEEL HEIGHT UP TO 48" MAX.



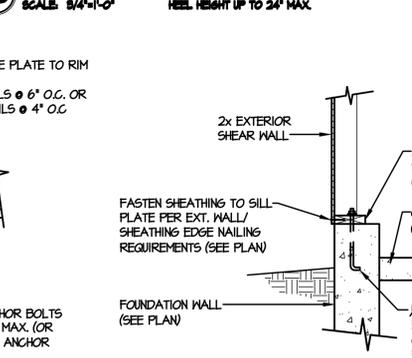
**(B1) TYPICAL GABLE END DETAIL**  
SCALE: 3/4"=1'-0"



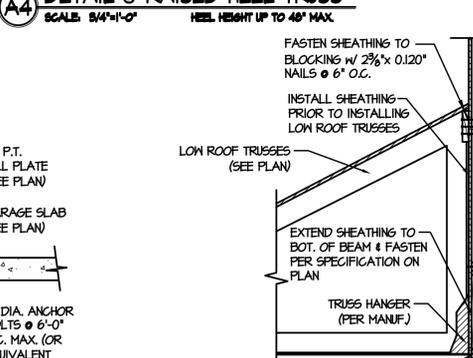
**(C1) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL**  
SCALE: 3/4"=1'-0"



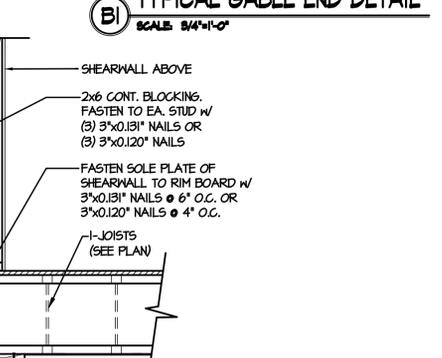
**(D1) TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR BASEMENT WALL**  
SCALE: 3/4"=1'-0"



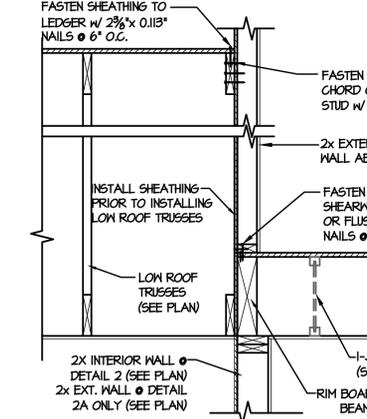
**(D2) TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR GARAGE WALL**  
SCALE: 3/4"=1'-0"



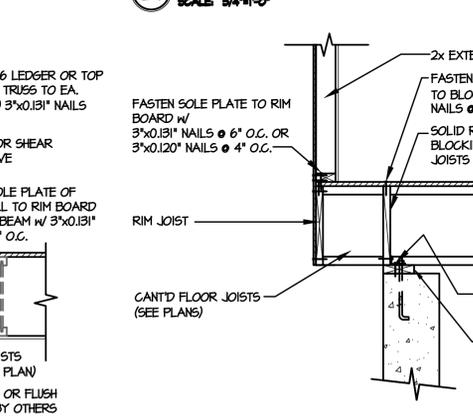
**(1) SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE**  
SCALE: 3/4"=1'-0"



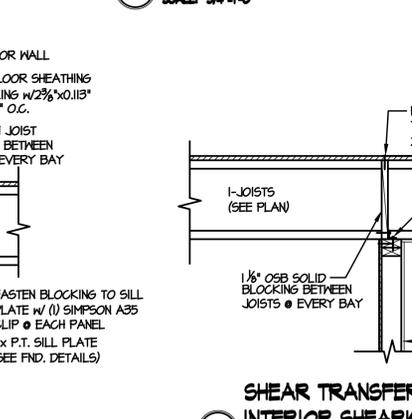
**(4) SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW**  
SCALE: 3/4"=1'-0"  
PERPENDICULAR FRAMING



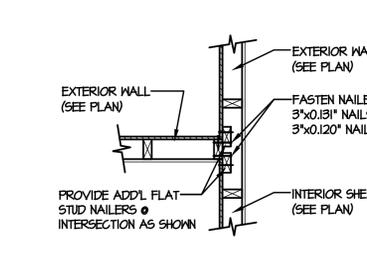
**(2A) TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL**  
SCALE: 3/4"=1'-0"



**(3) SHEAR TRANSFER DETAIL @ CANT'D EXTERIOR WALL**  
SCALE: 3/4"=1'-0"



**(5) SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW**  
SCALE: 3/4"=1'-0"  
PARALLEL TO FRAMING



**(6) SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL**  
SCALE: 3/4"=1'-0"  
SHTS. ON SAME PAGE

**PROFESSIONAL CERTIFICATE**  
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. 59902      EXPIRATION DATE: 9/11/26

**CONNECTION SPECIFICATIONS (TYP. U.N.O.)**

DESCRIPTION OF BLDG. ELEMENT	3"x0.131" NAILS	3"x0.120" NAILS
JOIST TO SOLE PLATE	(3) TOENAILS	(3) TOENAILS*
SOLE PLATE TO JOIST/BLK'G.	(3) NAILS @ 4" o.c.	(3) NAILS @ 4" o.c.
STUD TO SOLE PLATE	(2) TOENAILS	(3) TOENAILS*
TOP OR SOLE PLATE TO STUD	(2) NAILS	(3) NAILS
RIM TO TOP PLATE	TOENAILS @ 8" o.c.	TOENAILS @ 6" o.c.*
BLK'G. BTWN. JOISTS TO TOP PL.	(3) TOENAILS	(3) TOENAILS*
DOUBLE STUD	NAILS @ 24" o.c.	NAILS @ 16" o.c.
DOUBLE TOP PLATE	NAILS @ 24" o.c.	NAILS @ 16" o.c.
DOUBLE TOP PLATE LAP SPLICE	(4) NAILS IN LAPPED AREA	(1) NAILS IN LAPPED AREA
TOP PLATE LAP @ CORNERS & INTERSECTING WALLS	(2) NAILS	(2) NAILS

\* 2 3/8" x 0.113 IS AN ACCEPTABLE ALTERNATIVE TO A 3"x0.120", SAME SPACING OR NUMBER OF NAILS. (ONLY ACCEPTABLE WHERE \* ARE SHOWN)

LETTERED DETAILS ARE TYPICAL FOR THIS HOME & SHALL BE IMPLEMENTED IN ALL APPLICABLE AREAS. THESE DETAILS ARE NOT "CUT" ON THE PLANS.

NUMBERED DETAILS ARE PLAN SPECIFIC AND ARE ONLY REQUIRED WHERE SPECIFICALLY INDICATED ("CUT") ON THE PLANS.



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LICENSE NO. 59902      EXPIRATION DATE: 9/11/26

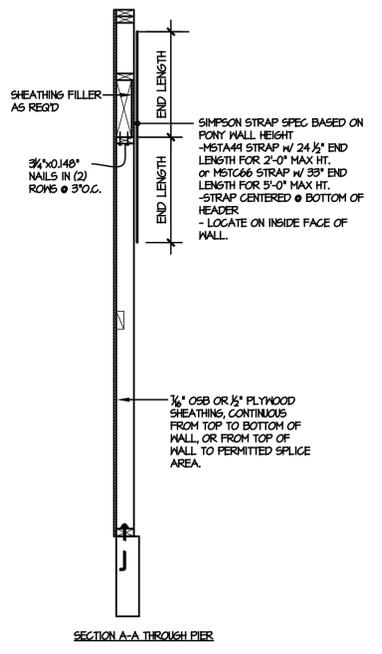
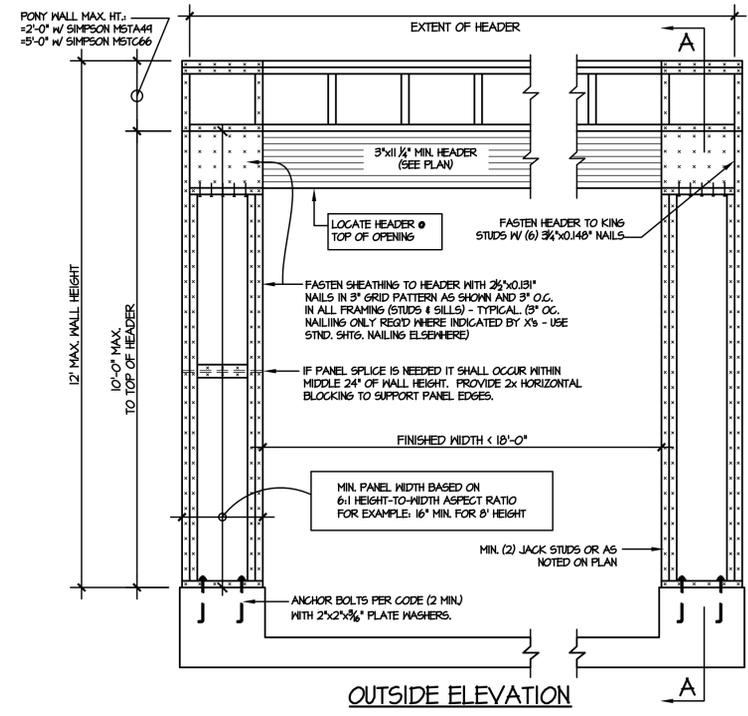
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project mgr: JTR  
drawn by: KL  
issue date: 09-09-22  
REVISIONS:  
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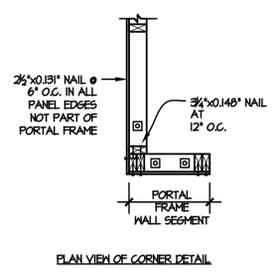
LATERAL BRACING DETAILS  
2895 PLAN C  
ANNAPOLIS, ANNE ARUNDEL CO., MD

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**LB-2**

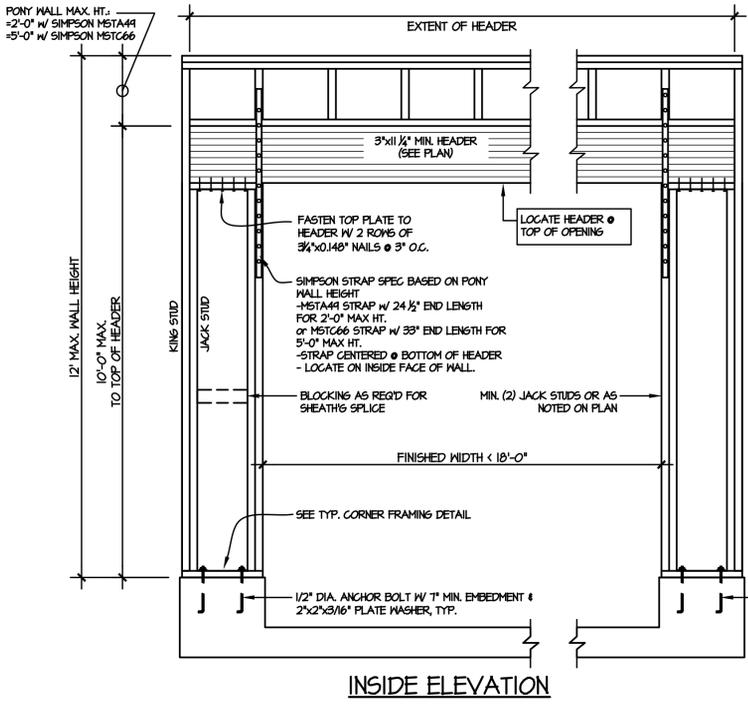


NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR 3/8" OSB

WALL FRAMING SPECIFICATION:  
@2x4 WALL: USE #2 GRADE STUDS (OR BETTER)  
@2x6 WALL: USE SPF #1 STUD GRADE STUDS (OR BETTER)



ALTERNATIVES TO 1/2" DIA. ANCHOR BOLT:  
1) 1/2" DIA. x 6" LONG SIMPSON TITEN HD  
2) 1/2" DIA. THREADED ROD EPOXY SET W/ 1/4" O.C. EMBED. (MIN UTILIZING HILTI HY200 EPOXY ANCHORING SYSTEM (OR EQUAL))



**2 GARAGE PORTAL FRAME BRACING ELEVATION**  
SCALE: N.T.S.      BOTH SIDES OF GARAGE DOOR



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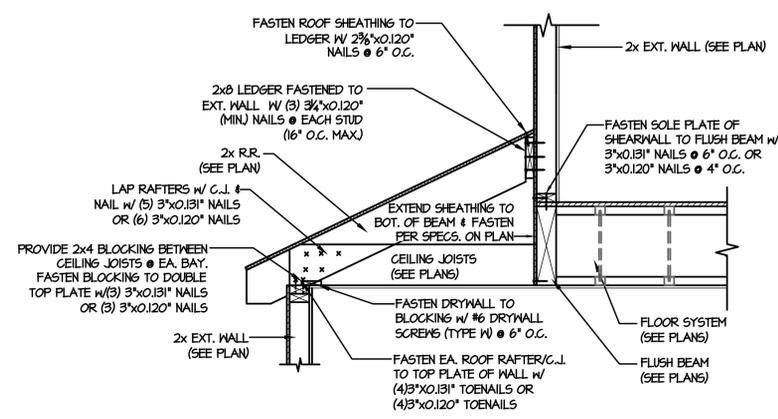
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 project mgr: JTR  
 drawn by: KL  
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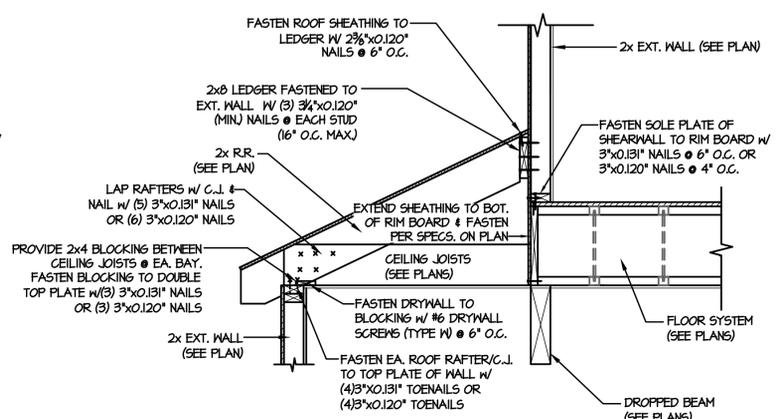
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LATERAL BRACING DETAILS  
 2895 PLAN C  
 ANNAPOLIS, ANNE ARUNDEL CO., MD

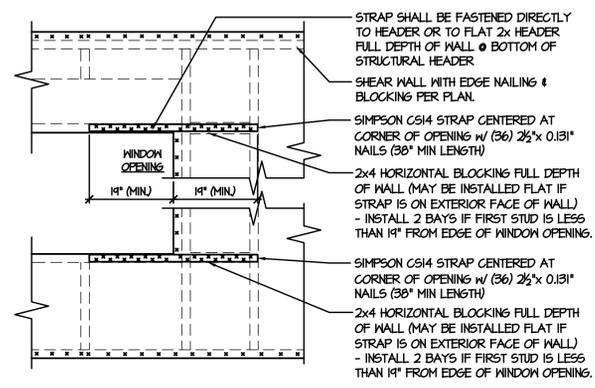
sheet:  
**LB-3**



**1A** TYPICAL SHEAR TRANSFER DETAIL  
 BETWEEN FLOORS @ BAY ROOF  
 SCALE: 3/4"=1'-0"



**1B** TYPICAL SHEAR TRANSFER DETAIL  
 BETWEEN FLOORS @ BAY ROOF  
 SCALE: 3/4"=1'-0"

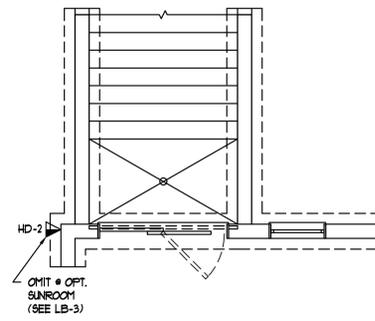


- STRAPS MAY BE INSTALLED ON EXTERIOR OR INTERIOR FACE OF WALL
- WHEN INSTALLED ON THE EXTERIOR FACE OF THE WALL, STRAPS TO BE INSTALLED ON EXTERIOR FACE OF SHTG. & MAY BE MOVED 1/2" FROM EDGE TO ALLOW FOR WINDOW NAILING
- REQUIRED ONLY @ OPENINGS WHERE SPECIFIED ON PLAN

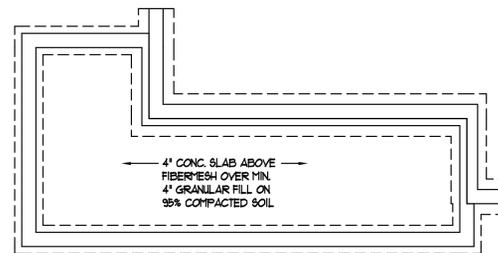
**2** TYPICAL EXT. WALL & INT. SHEARWALL OPENING ELEVATION  
 SCALE: NTS

**OPT. WALKOUT FOUNDATION PLAN**

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

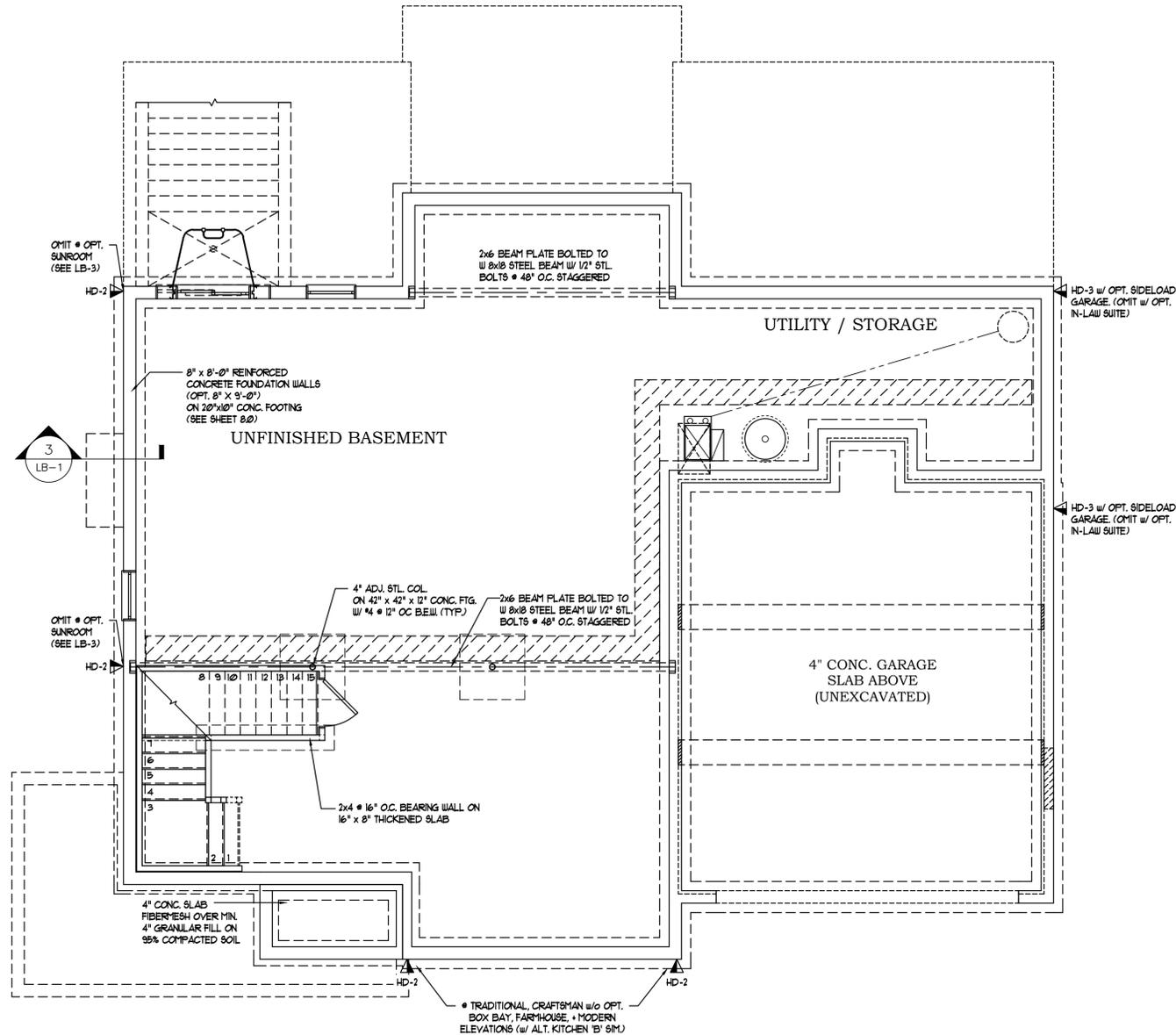
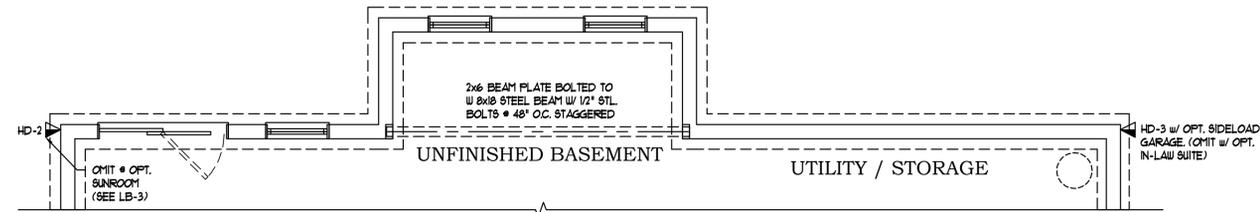


**OPT. 6068 AREAWAY**



**FOUNDATION PLAN w/ OPT. WRAP AROUND PORCH**

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



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SEE LB-1 FOR LATERAL BRACING NOTES

**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-30213**  
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)

**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.

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content: LATERAL BRACING PLAN - FOUNDATION  
date: 11/27/19  
drawn: SF  
checked: JF  
title: RYAN DEVELOPMENT GROUP  
PLAN C - 2850

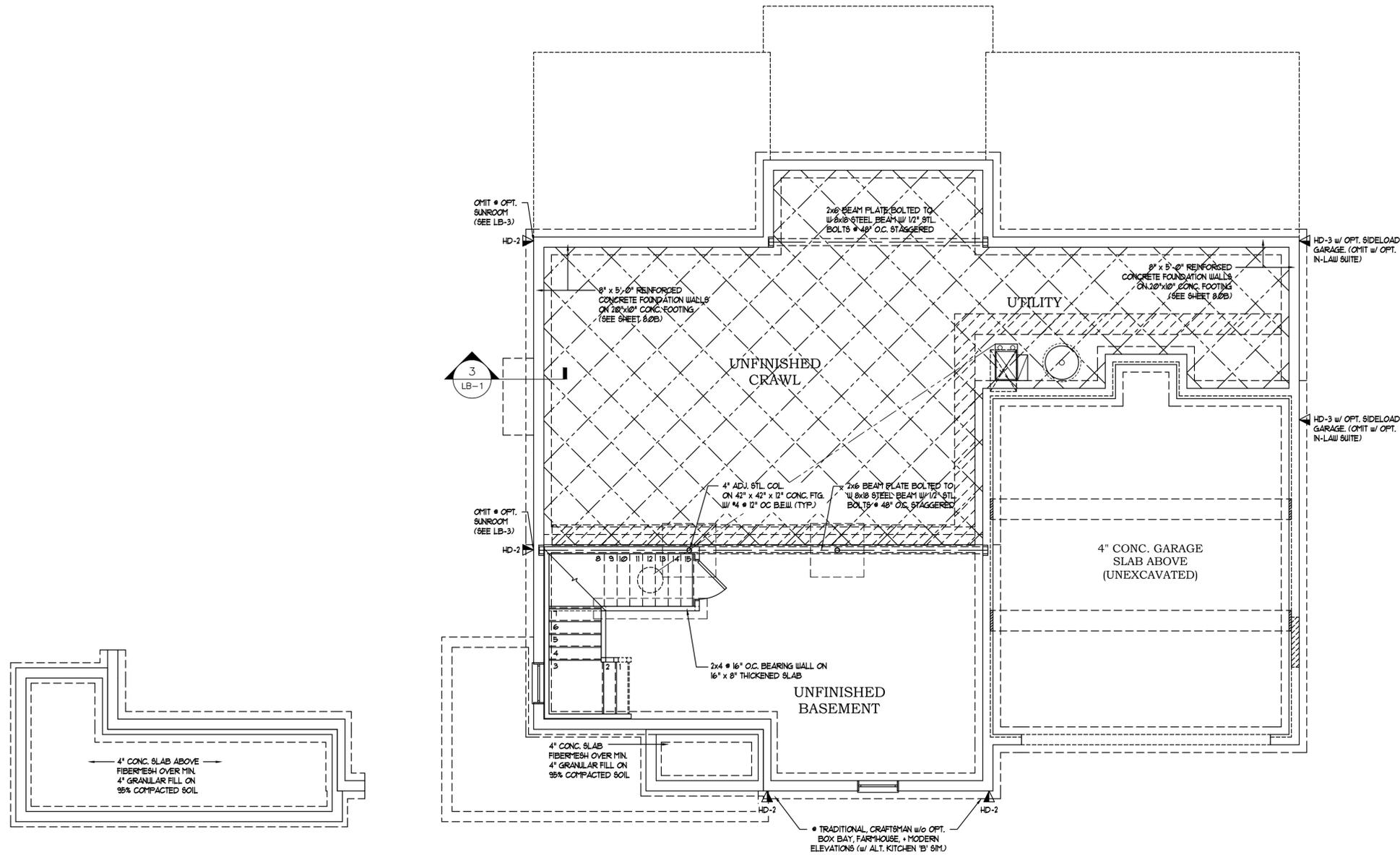
date	revision	by

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expiration date: 04-03-2026



**FOUNDATION PLAN**

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



**FOUNDATION NOTES**

BUILDING FOUNDATIONS HAVE BEEN DESIGNED BASED ON ASSUMED 15% SOIL BEARING CAPACITY OF 500 PSF

**SECTION R-3026**  
FOOTINGS AND SLABS ON GRADE SHALL BEAR ON UNDISTURBED VIRGIN SOIL OR 95% COMPACTED FILL

**SECTION R-3102**  
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-30213**  
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)

**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.
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- 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.

**CRAWL FOUNDATION PLAN**

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

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content: LATRAN BRACING PLAN - CRAWL FOUNDATION  
date: 11/27/19  
drawn: SF  
files: LB-4A  
U.N.O. 1" = 8" (7/2/17)  
**RYAN DEVELOPMENT GROUP**  
PLAN C - 2850  
title

date	revision	by

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SEE LB-1 FOR LATERAL BRACING NOTES

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content: LATERAL BRACING PLAN - FIRST FLOOR  
 scale: 1" = 1' (36x24) file: 11/27/19  
 U.N.O. 1" = 8' (17x17) LB-5 drawn: SF  
 RYAN DEVELOPMENT GROUP  
 PLAN C - 2850  
 title

date	revision	by

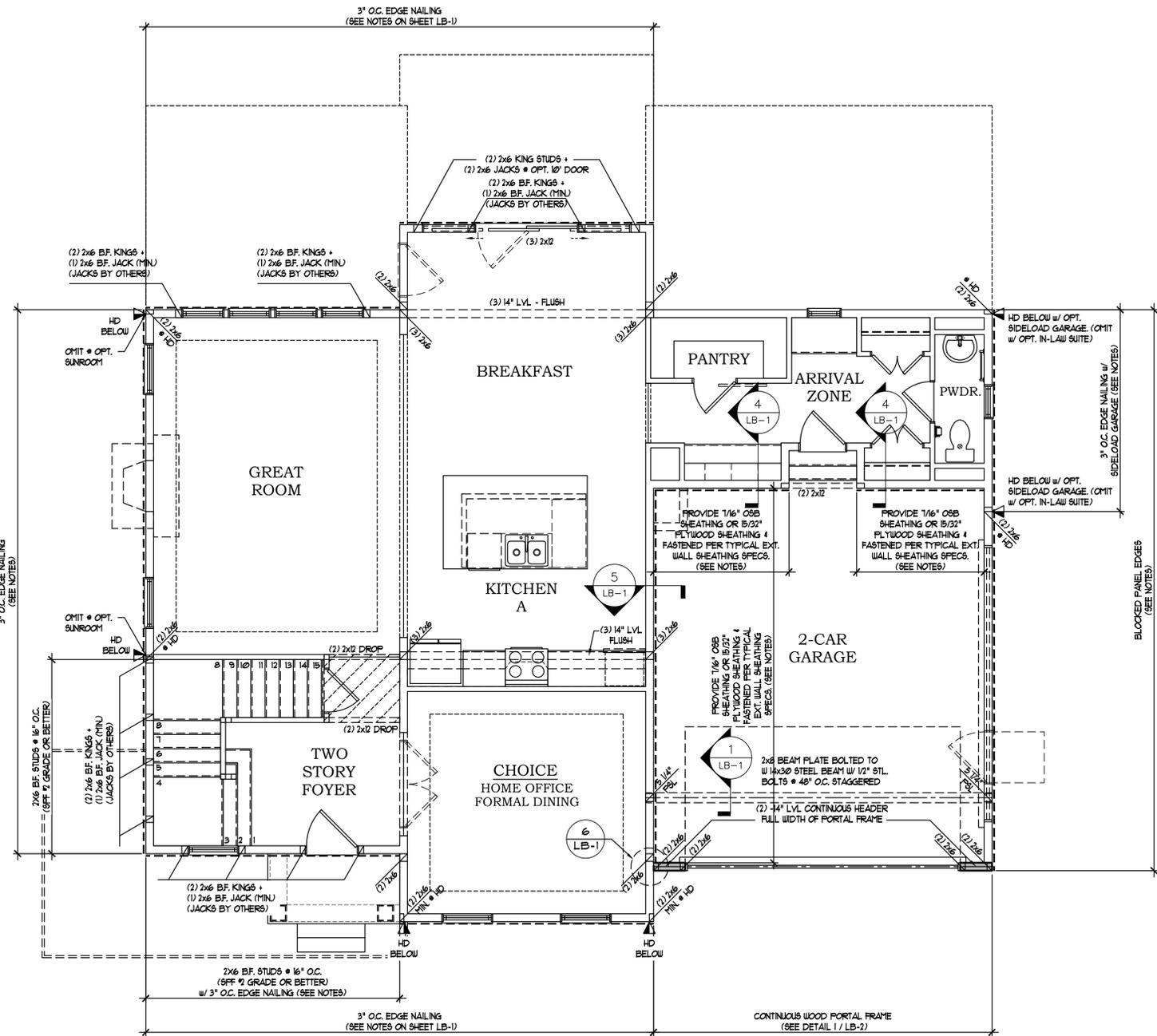
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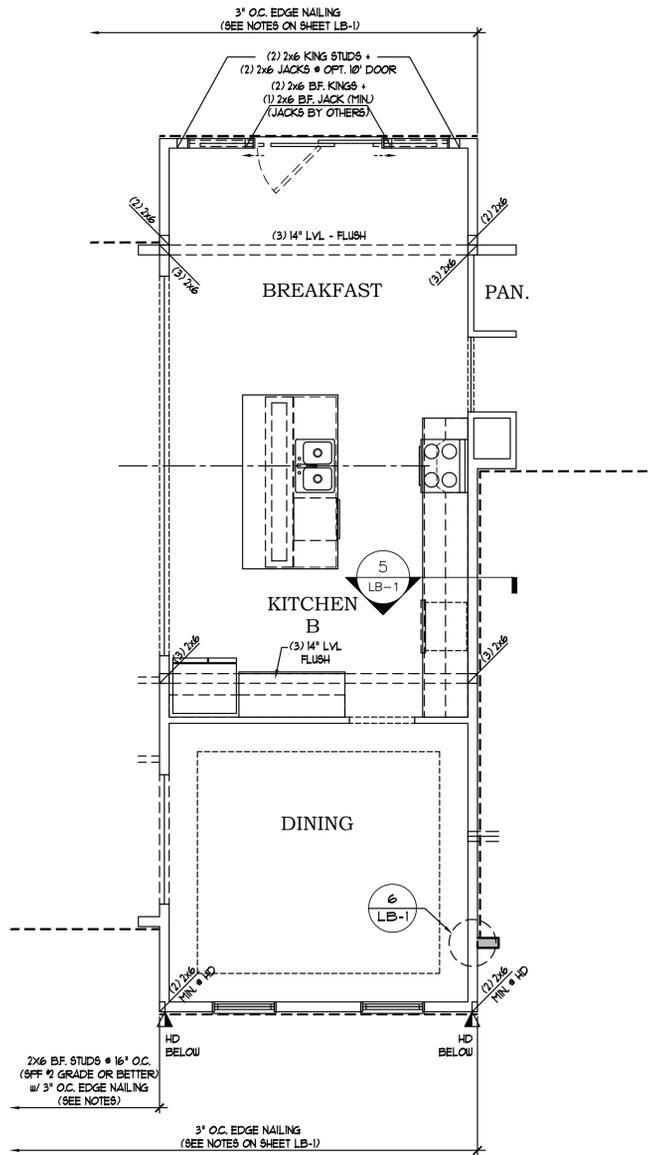
### LATERAL BRACING FIRST FLOOR PLAN

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



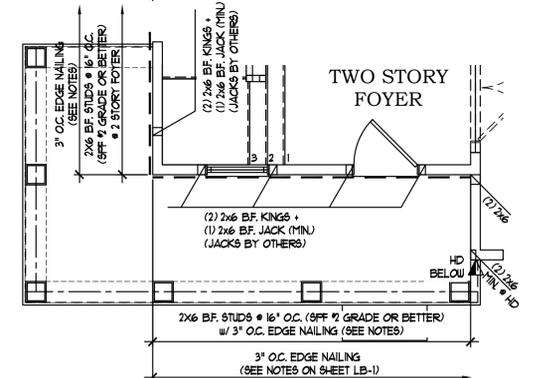
### ALT. KITCHEN 'B' FIRST FLOOR PLAN

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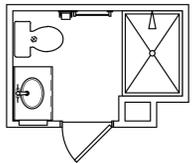


### PARTIAL PLAN w/OPT. WRAP AROUND PORCH

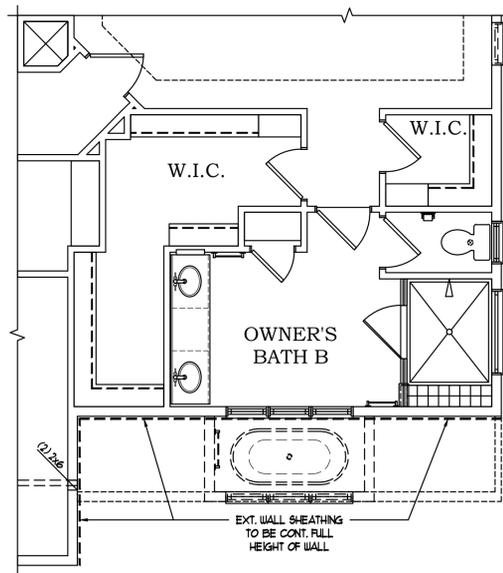
SCALE (17x11): 1/8" = 1'-0"  
 SCALE (36x24): 1/4" = 1'-0"



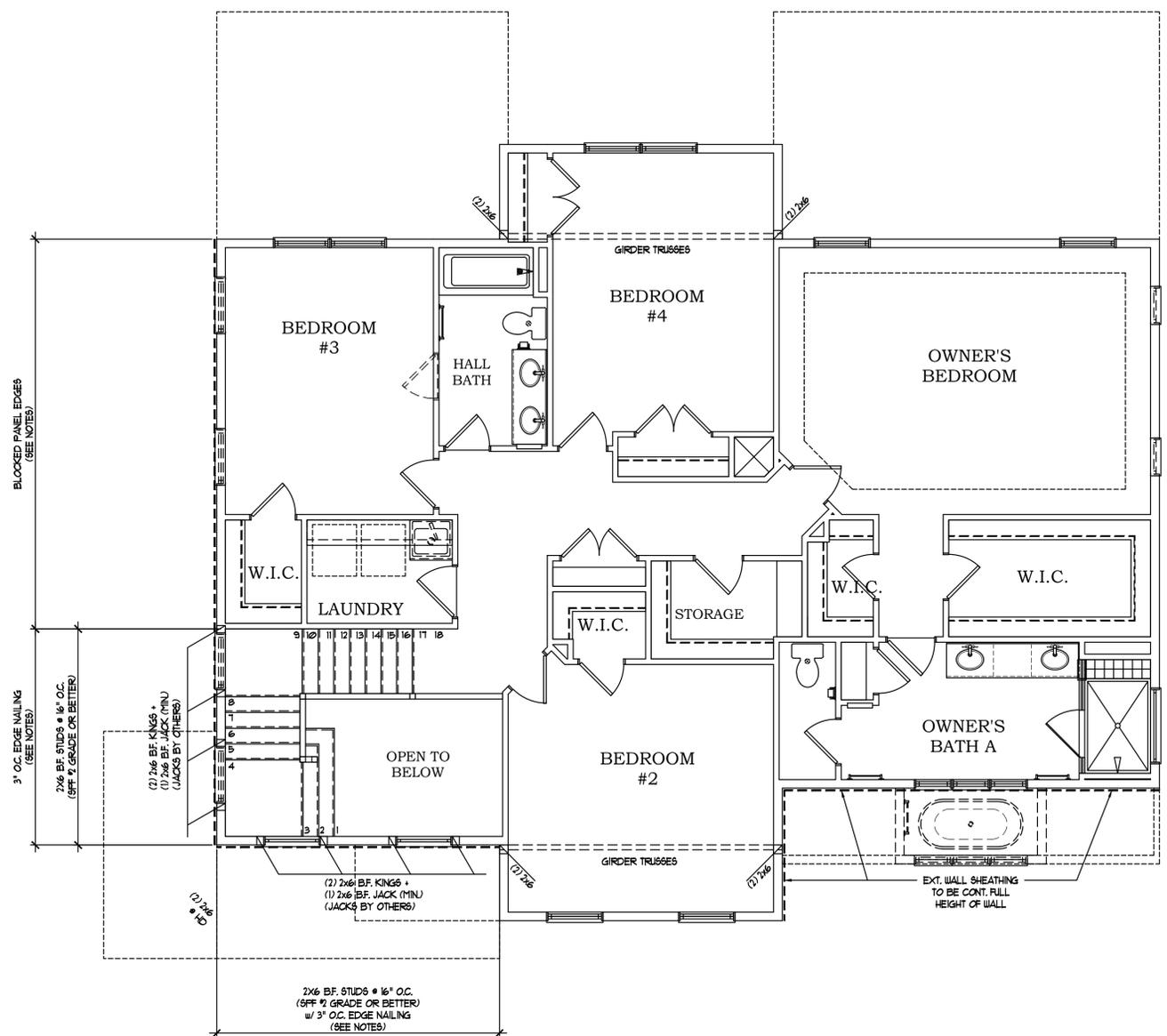
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**OPT. 3RD BATH**  
 IN LIEU OF STORAGE CLOSET



**OPT. BATH 'B'**  
 SCALE (17x11): 1/8" = 1'-0"  
 SCALE (36x24): 1/4" = 1'-0"



**LATERAL BRACING SECOND FLOOR PLAN**  
 SCALE (17x11): 1/8" = 1'-0"  
 SCALE (36x24): 1/4" = 1'-0"



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content: LATERAL BRACING PLAN - SECOND FLOOR  
 scale: 1"=8' (36x24) file: 11/27/19  
 U.N.O. 1"=8' (17x11) LB-6 drawn: SF date:  
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 PLAN C - 2850  
 title

date	revision	by

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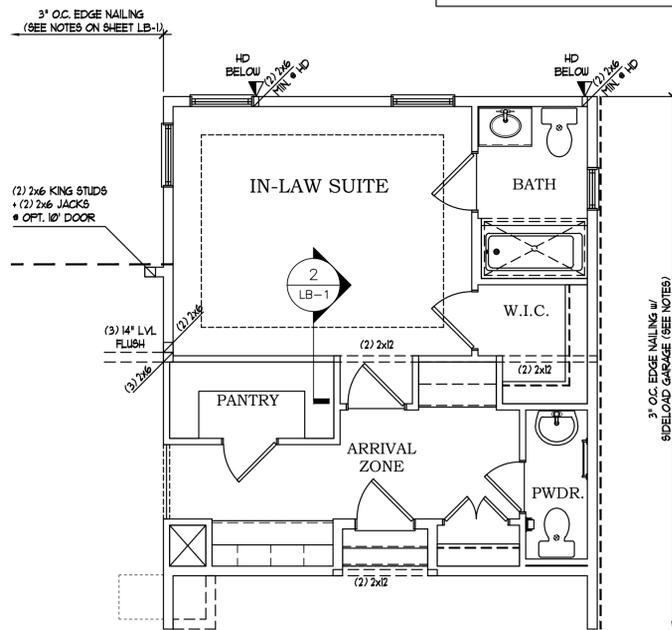






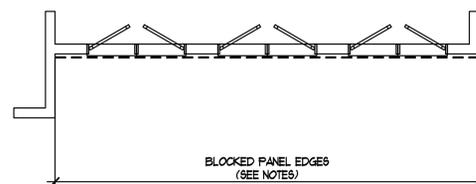


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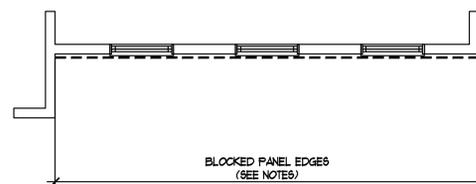
**FIRST FLOOR PLAN  
OPT. IN-LAW SUITE**

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



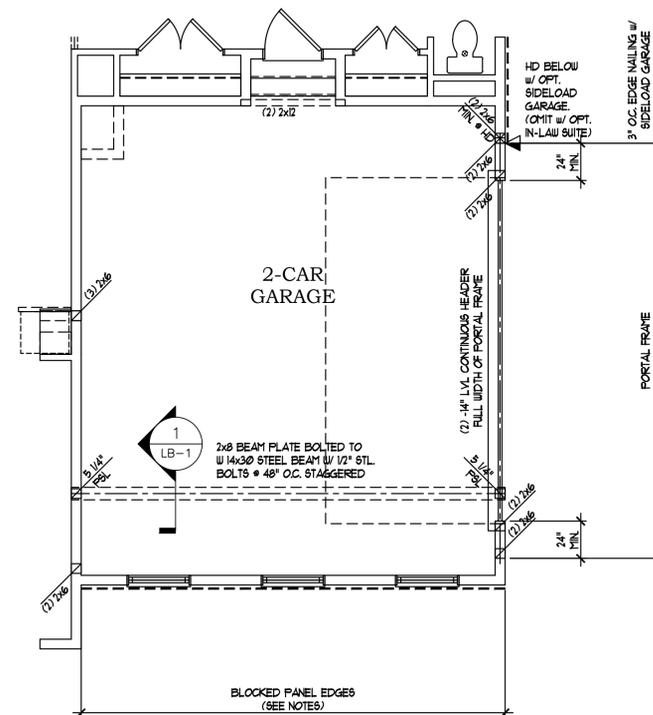
**FIRST FLOOR PLAN  
w/ MODERN ELEVATION**

SCALE (17x11): 1/8" = 1'-0"  
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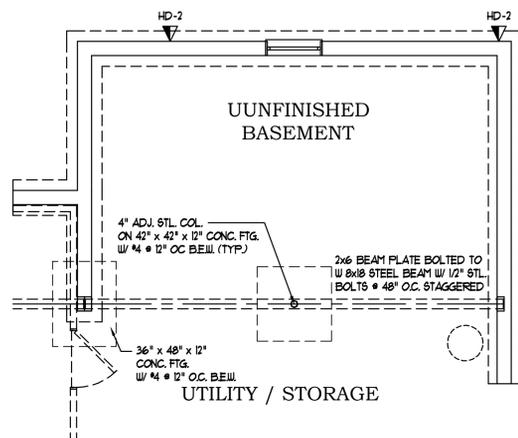
**FIRST FLOOR PLAN  
w/ CRAFTSMAN, FARMHOUSE  
w/ & NAUTICAL ELEVATIONS**

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



**FIRST FLOOR PLAN  
w/ TRADITIONAL ELEVATION**

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

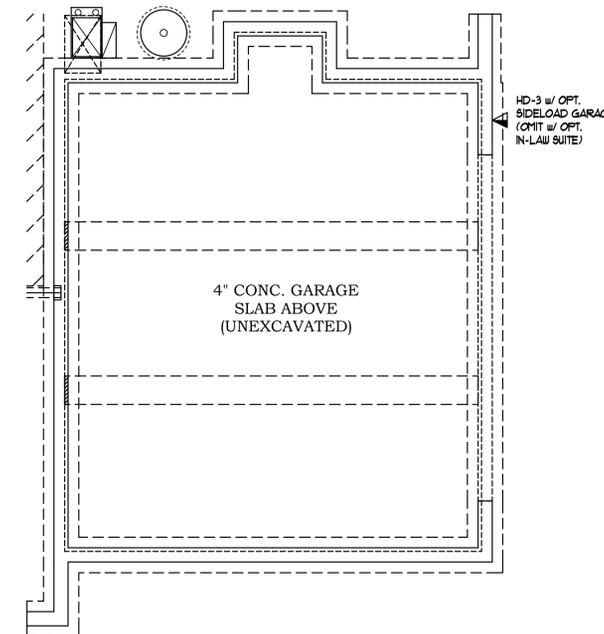


**FOUNDATION PLAN  
OPT. IN-LAW SUITE**

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

**OPT. IN-LAW SUITE**

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



**FOUNDATION PLAN  
OPT. SIDE LOAD GARAGE**

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

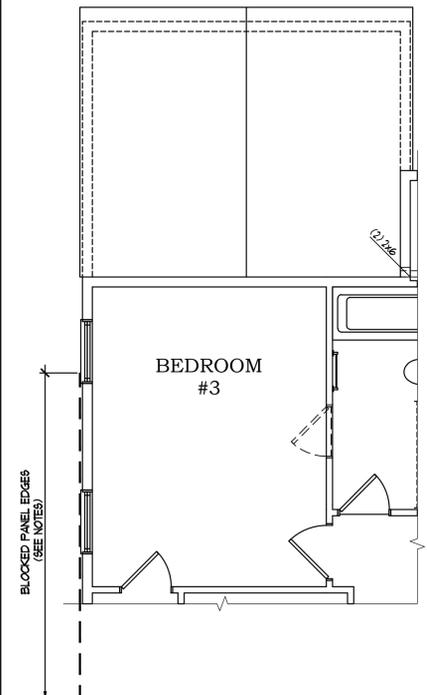


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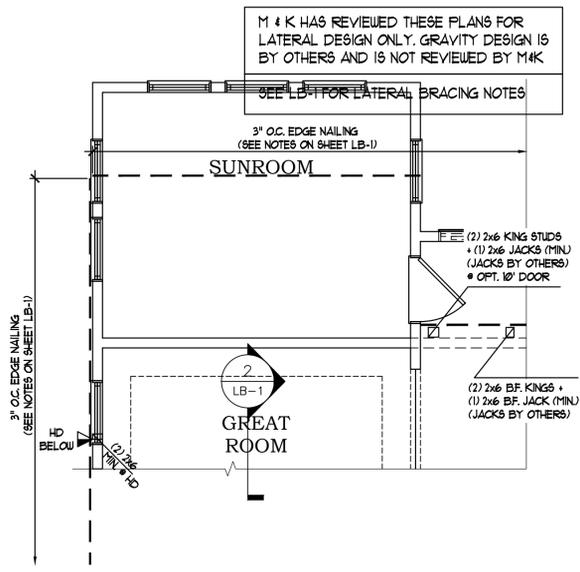
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U.N.O.	1" = 8' (17x11) LB-12	file:	LB-12
		title	RYAN DEVELOPMENT GROUP PLAN C - 2850

date	revision	by

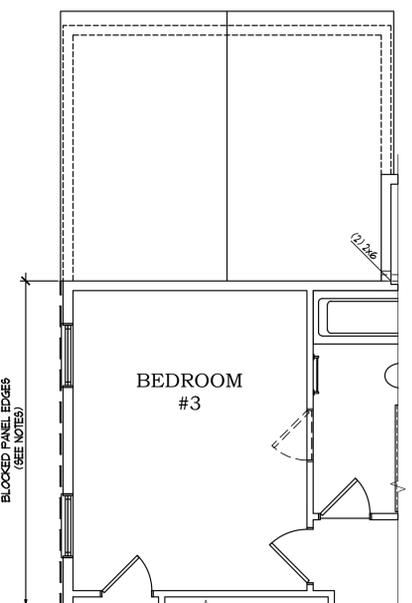
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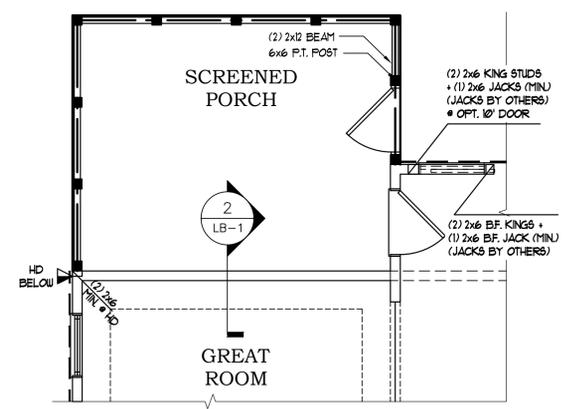
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SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"



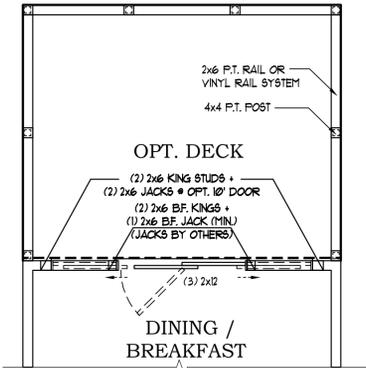
**FIRST FLOOR PLAN**  
SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"



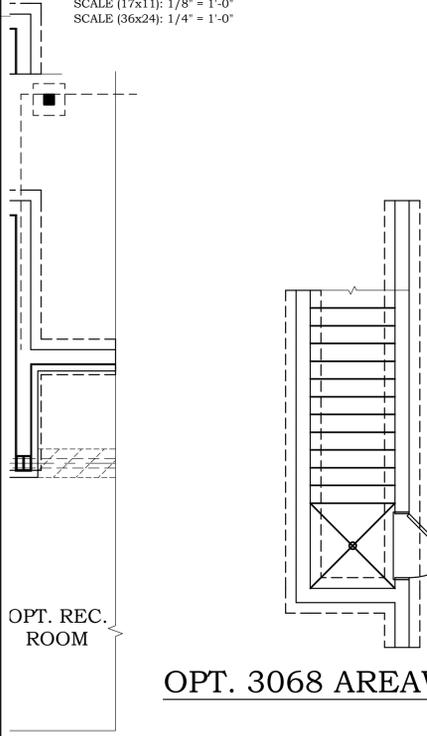
**SECOND FLOOR PLAN**  
SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"



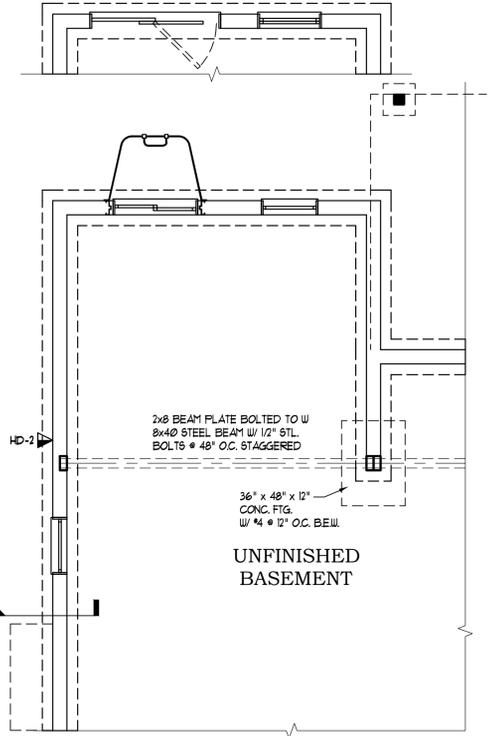
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SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"



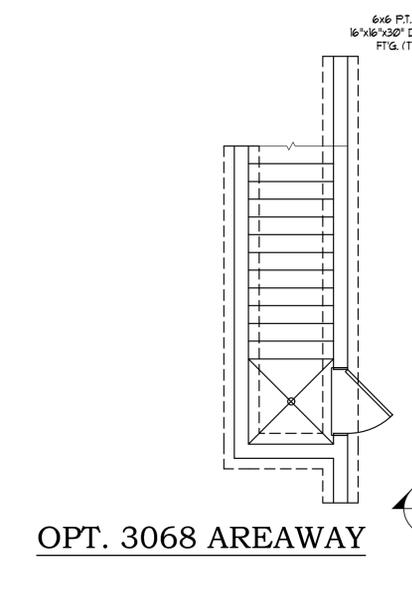
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SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"



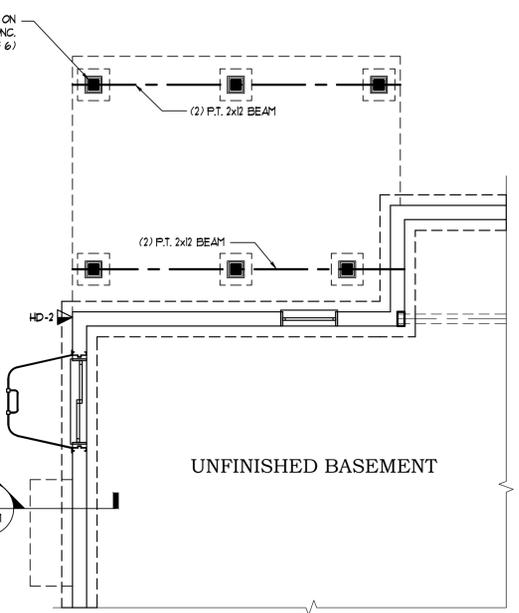
**OPT. 3068 AREAWAY**



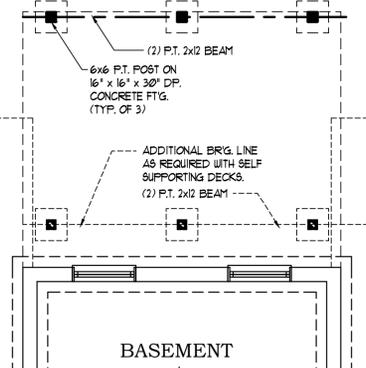
**FOUNDATION PLAN**  
SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"



**OPT. 3068 AREAWAY**



**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"

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

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

**OPT. SCREENED PORCH**  
SCALE (17x11): 1/8" = 1'-0"  
SCALE (36x24): 1/4" = 1'-0"



M & K HAS REVIEWED THESE PLANS FOR LATERAL DESIGN ONLY. GRAVITY DESIGN IS BY OTHERS AND IS NOT REVIEWED BY M&K  
SEE LB-1 FOR LATERAL BRACING NOTES  
3" O.C. EDGE NAILING (SEE NOTES ON SHEET LB-1)  
(2) 2x6 KING STUDS + (1) 2x6 JACKS (MIN) (JACKS BY OTHERS) • OPT. 10' DOOR  
(2) 2x6 BF. KING6 + (1) 2x6 BF. JACK (MIN) (JACKS BY OTHERS)  
3" O.C. EDGE NAILING (SEE NOTES ON SHEET LB-1)  
HD BELOW  
(2) 2x6 KING STUDS + (1) 2x6 JACKS (MIN) (JACKS BY OTHERS) • OPT. 10' DOOR  
(2) 2x6 BF. KING6 + (1) 2x6 BF. JACK (MIN) (JACKS BY OTHERS)  
2x6 PT. RAIL OR VINYL RAIL SYSTEM  
4x4 F.T. POST  
OPT. DECK  
(2) 2x6 KING STUDS + (2) 2x6 JACKS • OPT. 10' DOOR  
(2) 2x6 BF. KING6 + (1) 2x6 BF. JACK (MIN) (JACKS BY OTHERS)  
DINING / BREAKFAST  
2x6 PT. RAIL OR VINYL RAIL SYSTEM  
4x4 F.T. POST  
OPT. DECK  
(2) 2x6 KING STUDS + (2) 2x6 JACKS • OPT. 10' DOOR  
(2) 2x6 BF. KING6 + (1) 2x6 BF. JACK (MIN) (JACKS BY OTHERS)  
DINING / BREAKFAST  
6x6 F.T. POST ON 16" x 16" x 30" DP. CONCRETE FTG. (TYP. OF 3)  
ADDITIONAL BRG. LINE AS REQUIRED WITH SELF SUPPORTING DECK.  
(2) F.T. 2x2 BEAM  
6x6 F.T. POST ON 16" x 16" x 30" DP. CONCRETE FTG. (TYP. OF 6)  
(2) F.T. 2x2 BEAM  
2x8 BEAM PLATE BOLTED TO W/ 8x40 STEEL BEAM W/ 1/2" STL. BOLTS • 48" O.C. STAGGERED  
36" x 48" x 12" CONCRETE FTG. W/ 4" • 12" O.C. BEAM  
36" x 48" x 12" CONCRETE FTG. (TYP. OF 6)  
(2) F.T. 2x2 BEAM  
6x6 F.T. POST ON 16" x 16" x 30" DP. CONCRETE FTG. (TYP. OF 6)  
(2) F.T. 2x2 BEAM

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content: LATERAL BRACING PLAN - OPTIONS  
date: 11/27/19  
drawn: SF  
file: LB-13  
scale: 1" = 8' (36x24)  
U.N.O. 1" = 8' (17x11)

RYAN DEVELOPMENT GROUP  
PLAN C - 2850

date	revision	by

SHEET #  
**LB-12**

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