

**STRUCTURAL LEGEND**

- (X) ENGINEERING PAGE NUMBER
- 2x10 BLOCKING
- 2x4 BLOCKING (2x4 TYP.)
- LAMINATED WOOD COLUMN
- INDICATES BEARINGS FROM POINT-LOAD ABOVE
- \* REINFORCEMENT ADDED AT POINT-LOADS FROM ABOVE OR PER ENGINEERING. QUANTITY/SIZING VARIES PER DESIGN.

**DIAGONALS**

SIDING	BRICK FRONT
A/D 61'-7 3/8"	A/D 61'-9 5/8"
B/D 48'-4"	B/D 48'-9 1/4"
C/E 66'-7 1/4"	C/E 67'-0 7/8"
A/F 59'-11 1/2"	A/F 60'-2 5/8"
C/G 61'-6 5/8"	C/G 62'-0"

**REMARKS**

CHB - REVISED REAR GARAGE SUPPORT WALL FROM 10" TO 8" (PAR 30054)  
 DAG - CREATED VERSION 02  
 CHS - REMOVED "EV" OPTION  
 SILK - REVISED STANCHION POSTS PER UPDATED ENGINEERING (PAR. 24115)  
 4/16/15 CEL - REVISED GARAGE SLAB HEIGHTS AND NOTES  
 4/22/15 CEL - REVISED SUMP FURNACE LOCATION PAR # 38471  
 7/10/15 RJK - REVISED DIMENSION FOR MORNING ROOM PAR # 34520  
 8/19/15 RJK - REVISED DIMENSION FOR MORNING ROOM PAR # 34520  
 1/2/16 BEB - MODIFIED BRICK NOTES W/ ELEVATION "K" & "L" (PAR. 31323)

**REV. NO.** 10  
**DATE** 4/13/16  
 3 7/20/14  
 2 10/20/14  
 1 11/19/14  
 5 4/16/15  
 4 4/22/15  
 6 7/10/15  
 8 8/19/15  
 9 1/2/16

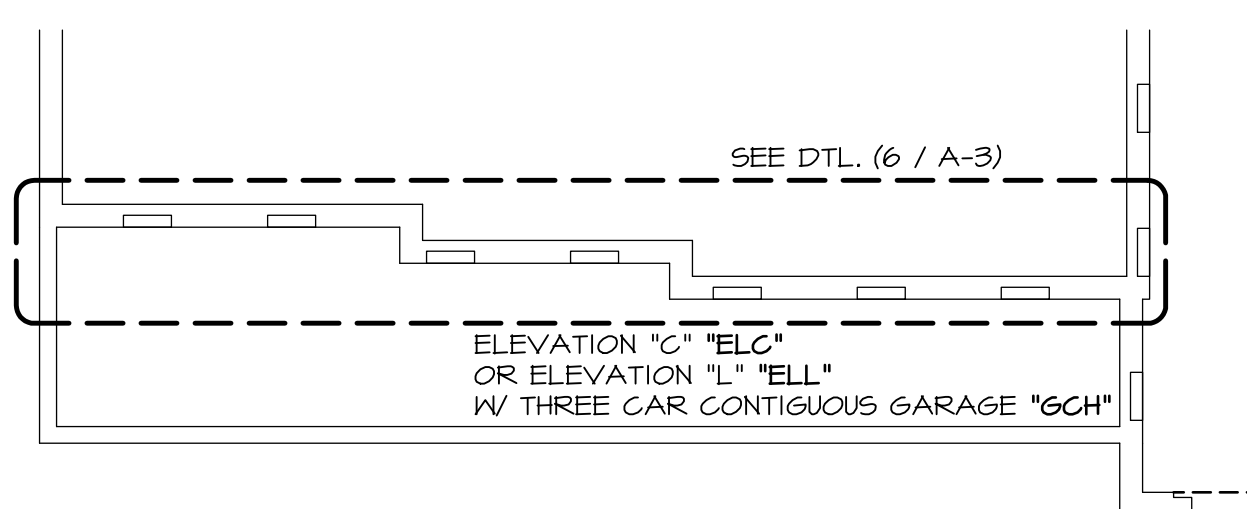
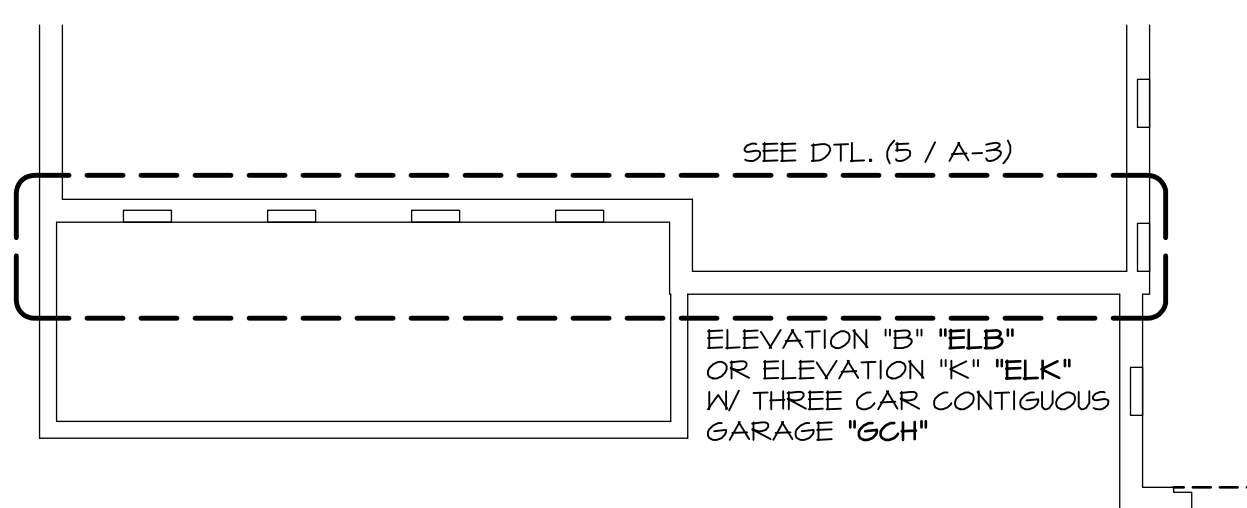
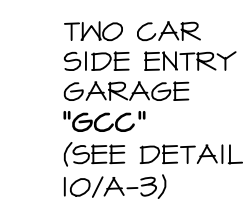
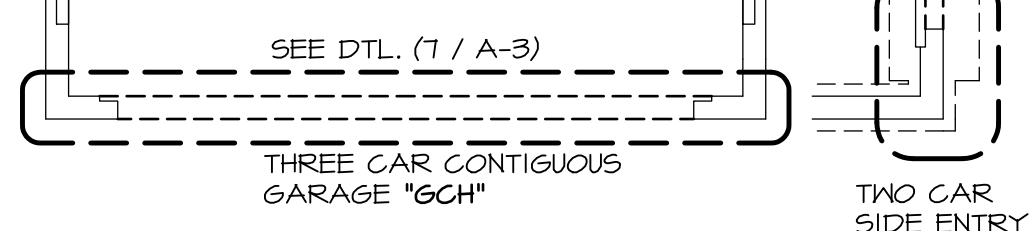
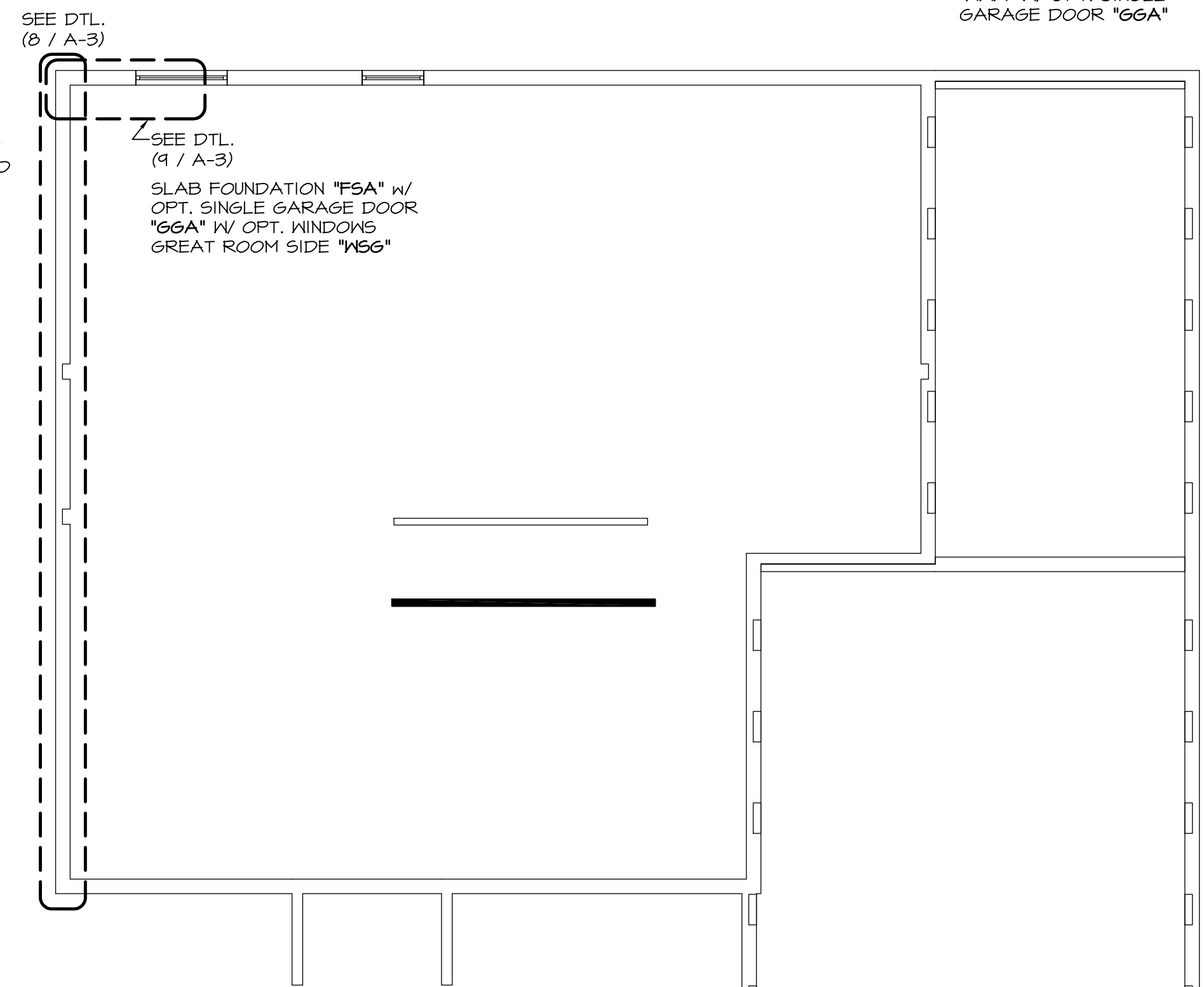
**MODEL** BATEMAN  
**DRAWING TITLE** FOUNDATION PLAN  
**FOUNDATION PLAN**  
**OPTION** FULL BASEMENT FOUNDATION  
**SHEET NO.** A-2  
**16**

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 21 Bye Court, Suite A  
 Frederick, MD 21702

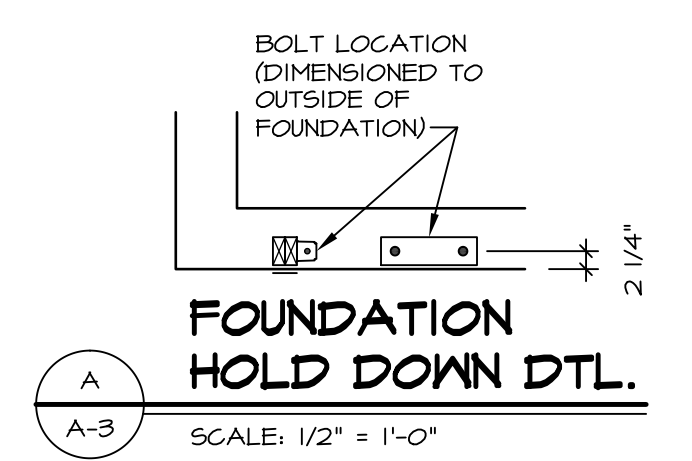
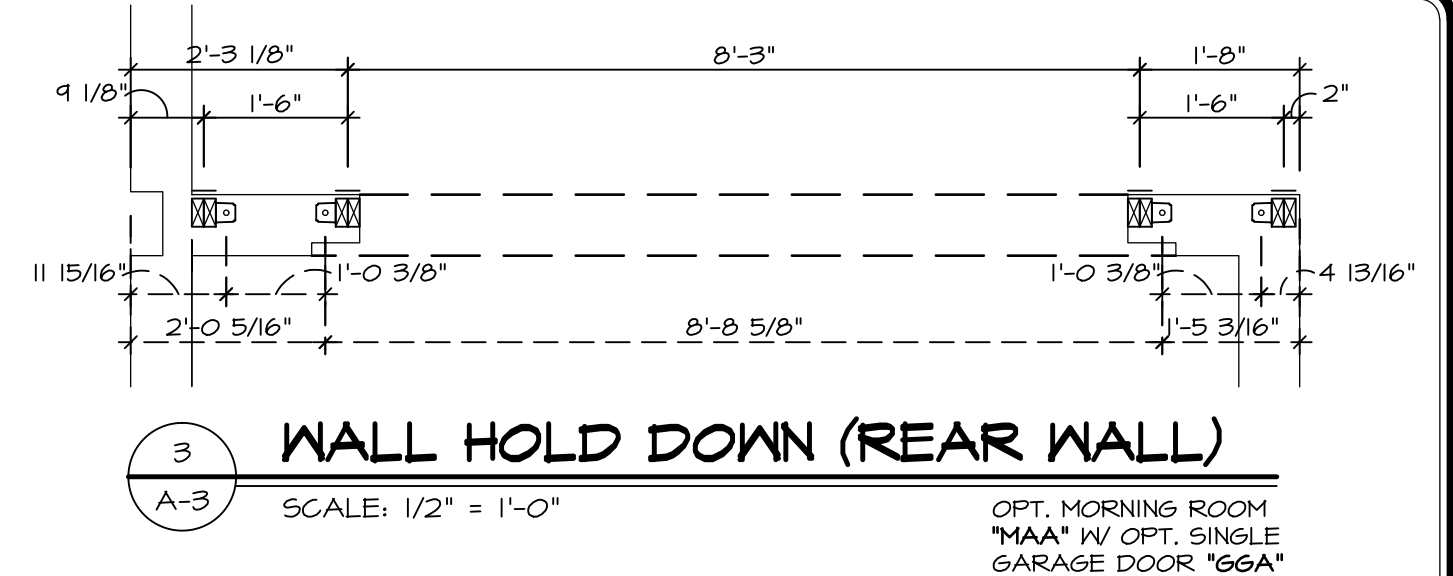
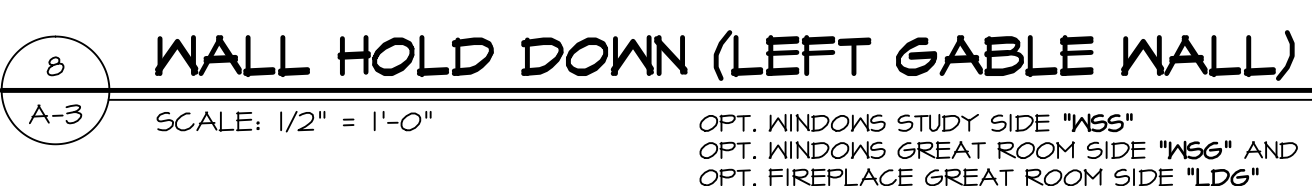
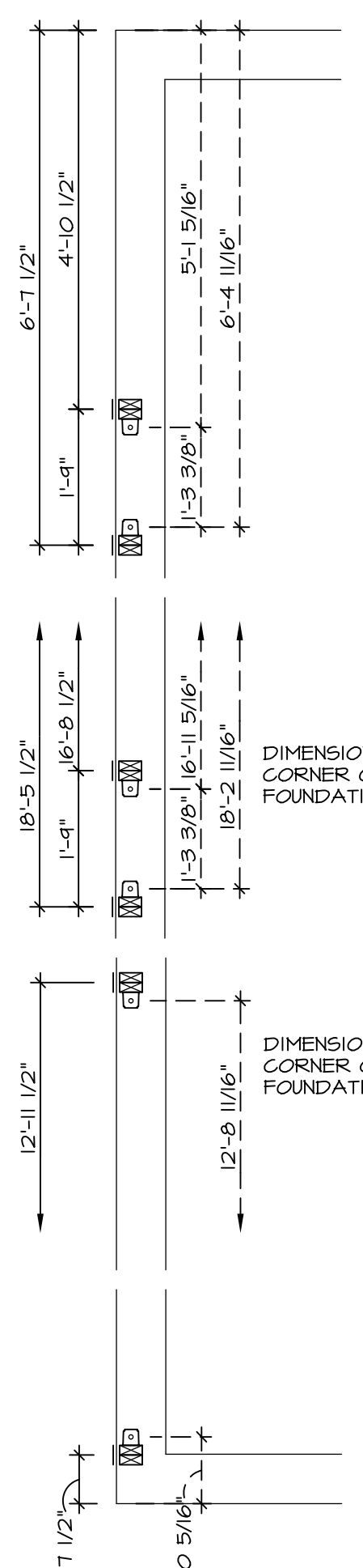
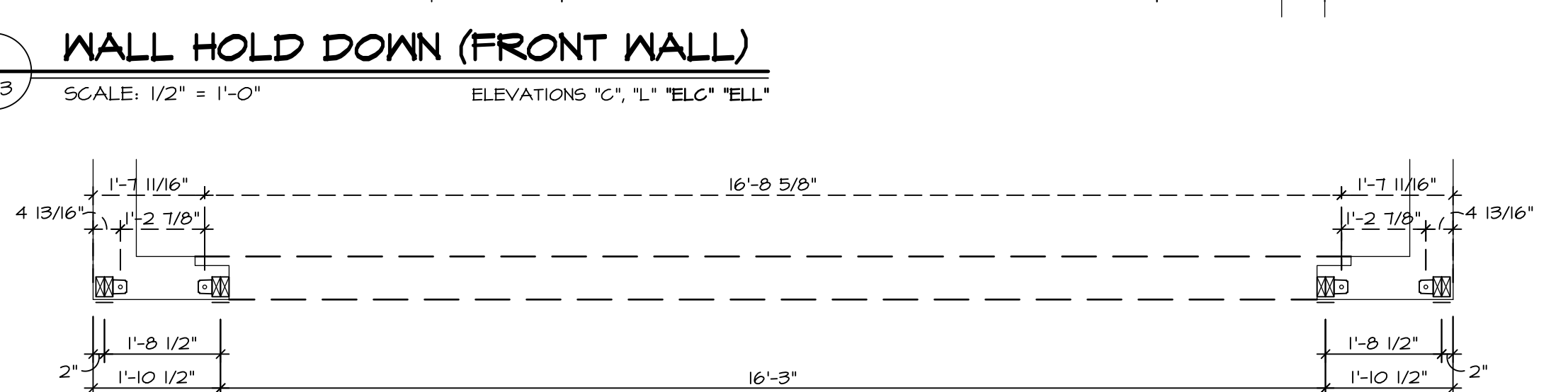
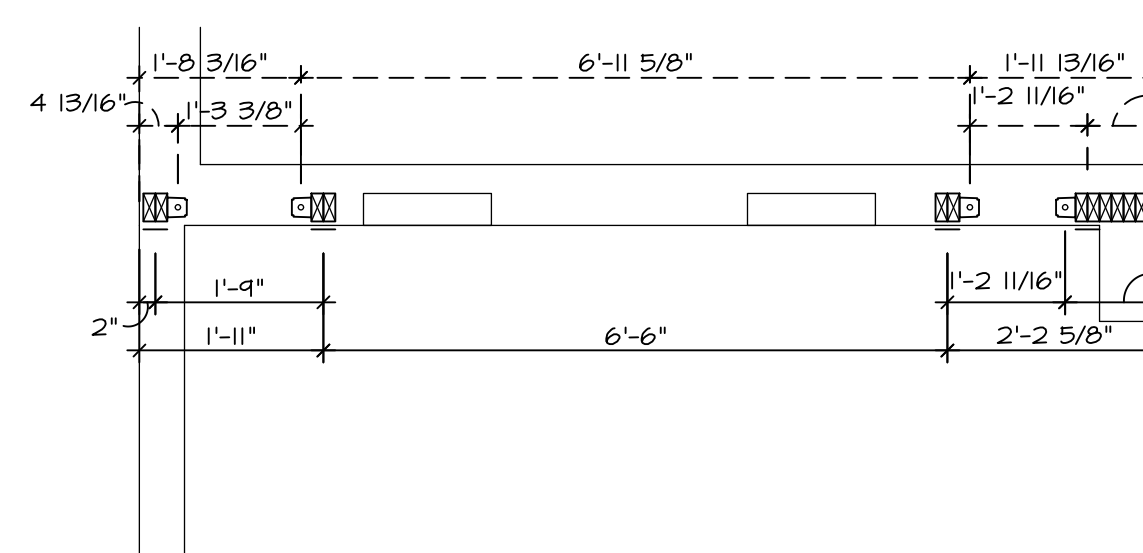
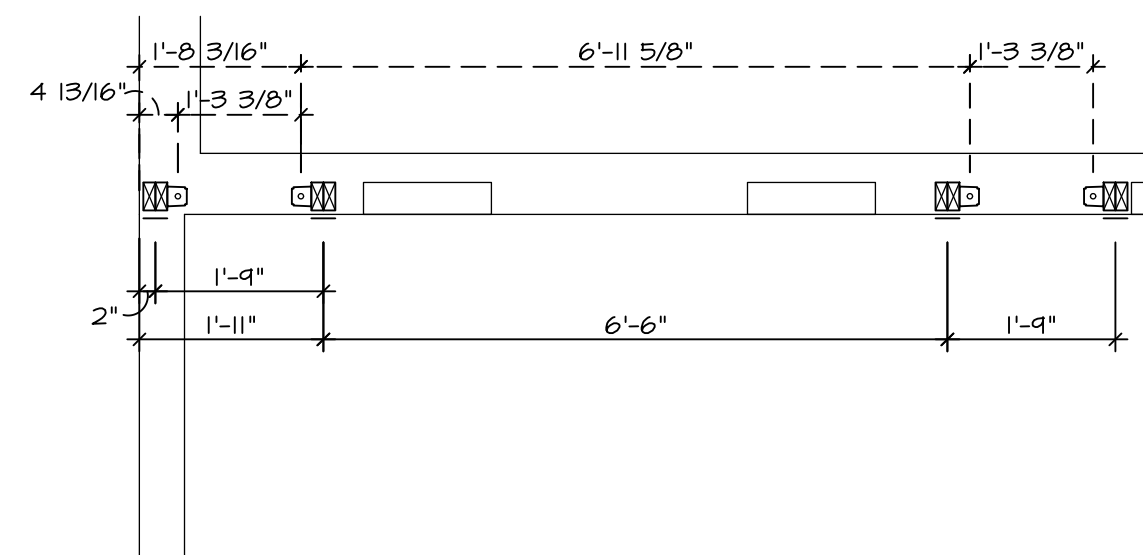
**SET NO. BATA00**  
**VERSION 02**  
**DRAWN BY** JES  
**DATE:** 7/19/13  
**OPTION** FBA

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

OPT. WINDOWS STUDY SIDE "W55"  
OPT. WINDOWS GREAT ROOM SIDE "W56" AND OPT. FIREPLACE GREAT ROOM SIDE "LD6"



**1 FOUNDATION HOLD DOWN PLAN**  
SCALE: 3/16" = 1'-0"  
SHOWN WITH OPTIONAL FULL BASEMENT FOUNDATION, HOLD DOWN LOCATIONS REMAIN THE SAME WITH ALL CRAWL SPACE #SLAB FOUNDATION PLANS.

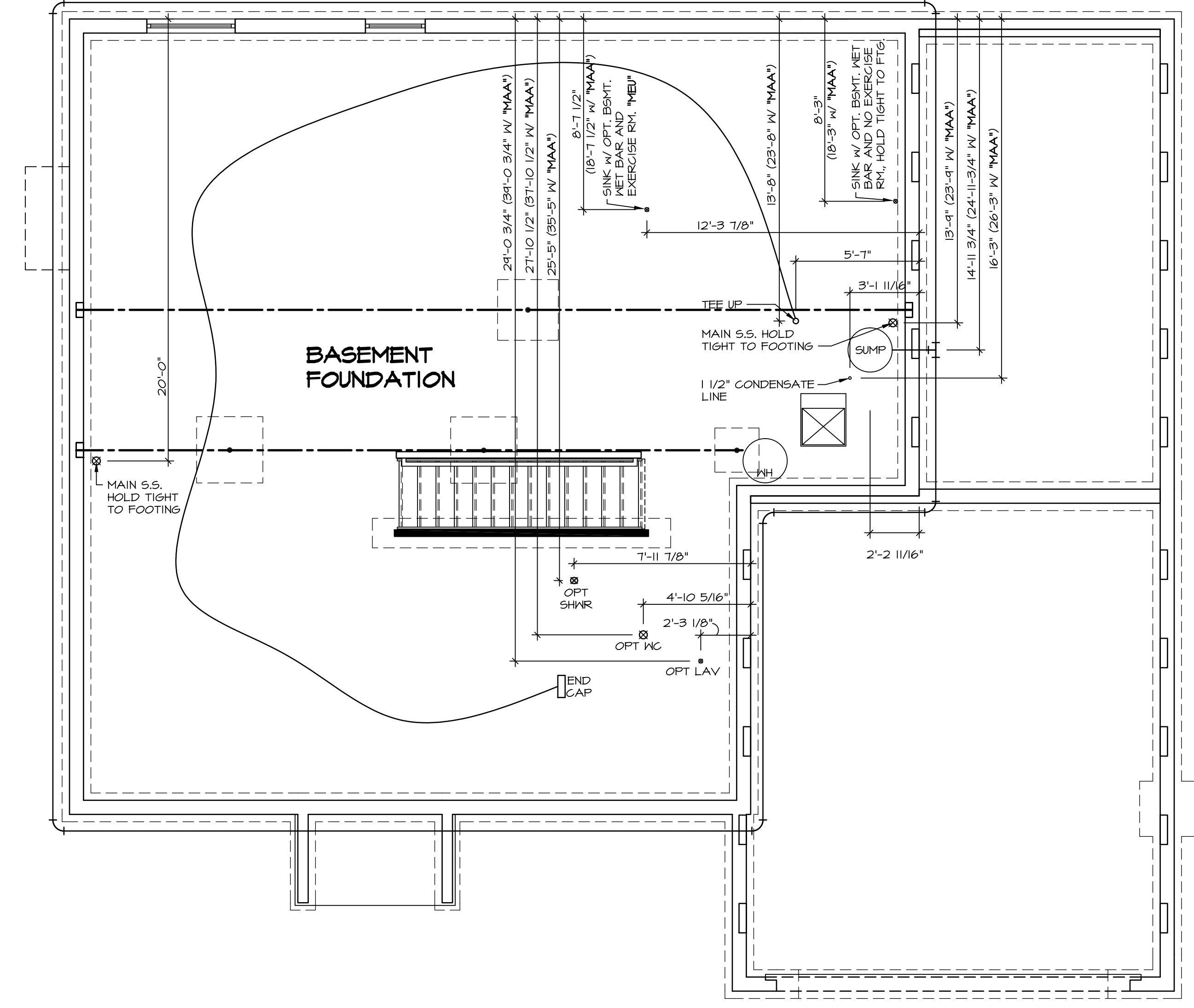
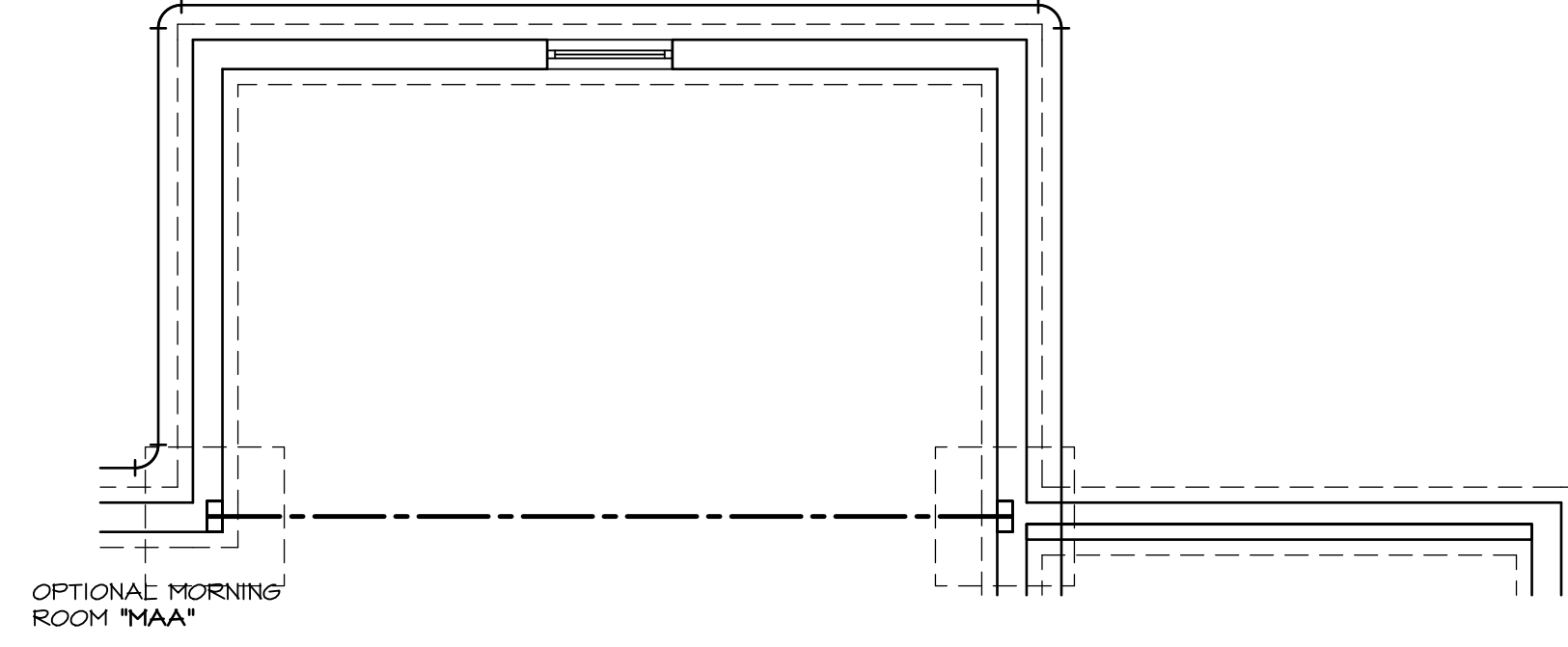
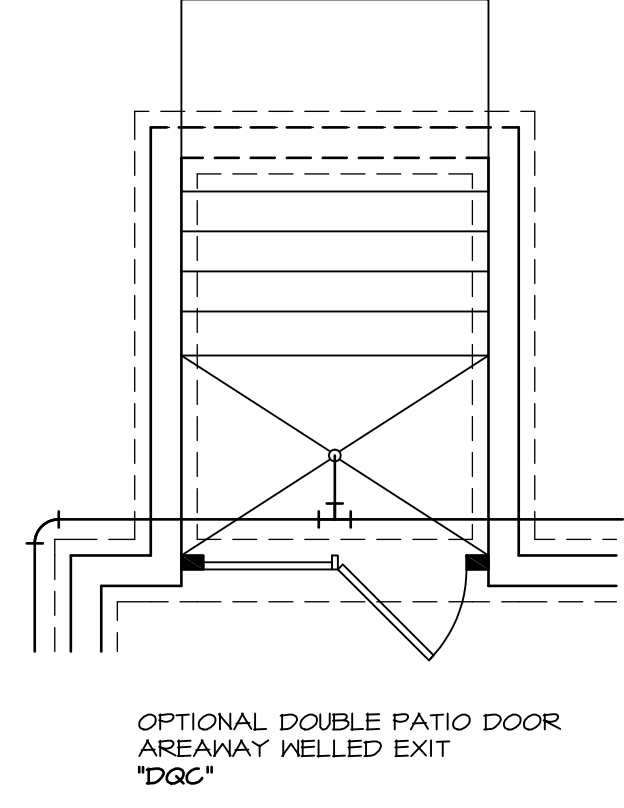
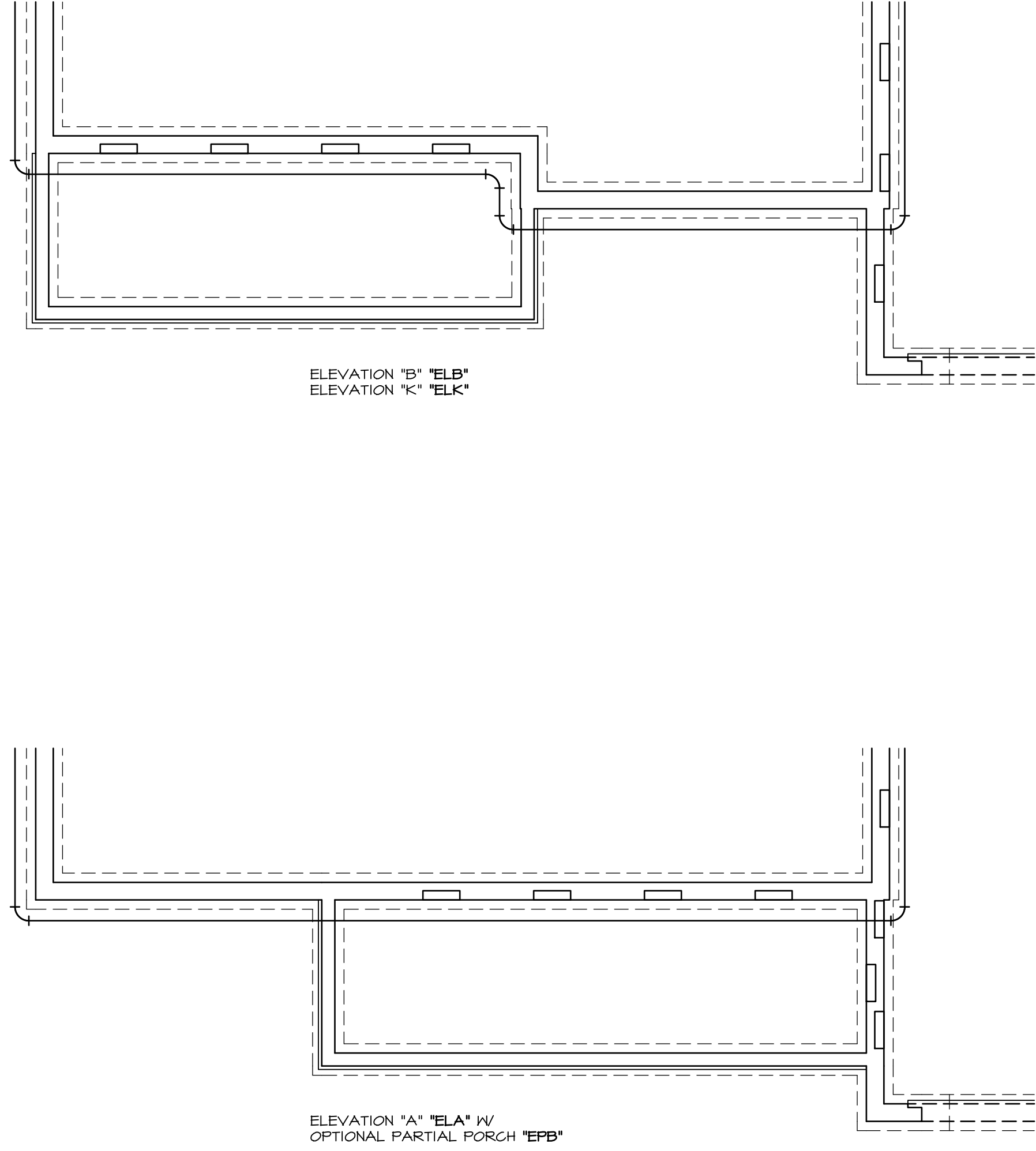


HOLD DOWN NOTES	
STRAP	1. STRAP, a. ON FOUNDATION USE (5THD14) b. ON FLOOR SYSTEM USE (5THD4R-U) 2. ALL OTHER HOLD DOWN SEE DETAIL (D-33a) FOR MORE INFORMATION. 3. STRAP LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF STUDS
BOLT	1. 5/8"Ø THREADED ROD 2. ALL OTHER HOLD DOWN SEE DETAIL (D-33a) FOR MORE INFORMATION. 3. BOLT LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF BOLT
	OR
	4. ALL HARDY PANELS USE (7/8" DIAMETER THREADED ROD) 5. SEE DETAIL (D-37) FOR MORE HARDY PANEL INFORMATION. 6. HARDY PANEL LOCATION ON PLANS SHOWN BY DIMENSIONS TO CENTER OF HARDY PANEL TEMPLATE.

MODEL	BATEMAN						
SHEET NO.	A-3						
DRAWING TITLE	FOUNDATION HOLD DOWN						
OPTION DESCRIPTION	WIND LOAD 40 MPH						
DATE	05/07/15						
SCALE	21						
REVISIONS	<table border="1"> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>7/30/14</td> <td>DIAG - CREATED VERSION 02</td> </tr> </table>	REV. NO.	DATE	DESCRIPTION	1	7/30/14	DIAG - CREATED VERSION 02
REV. NO.	DATE	DESCRIPTION					
1	7/30/14	DIAG - CREATED VERSION 02					
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Frederick, MD 21702

SET NO. BATO0  
VERSION 02  
DRAWN BY: JEA  
DATE: 01/14/15  
OPTION: SRV

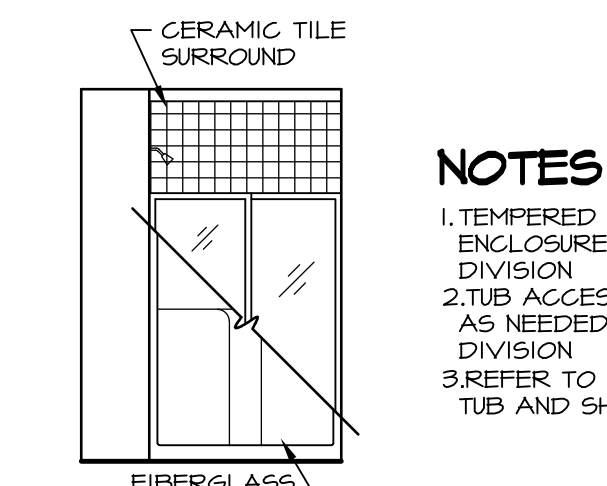
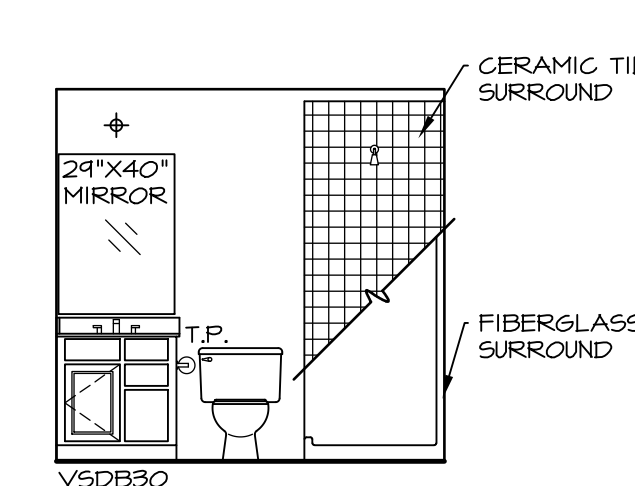
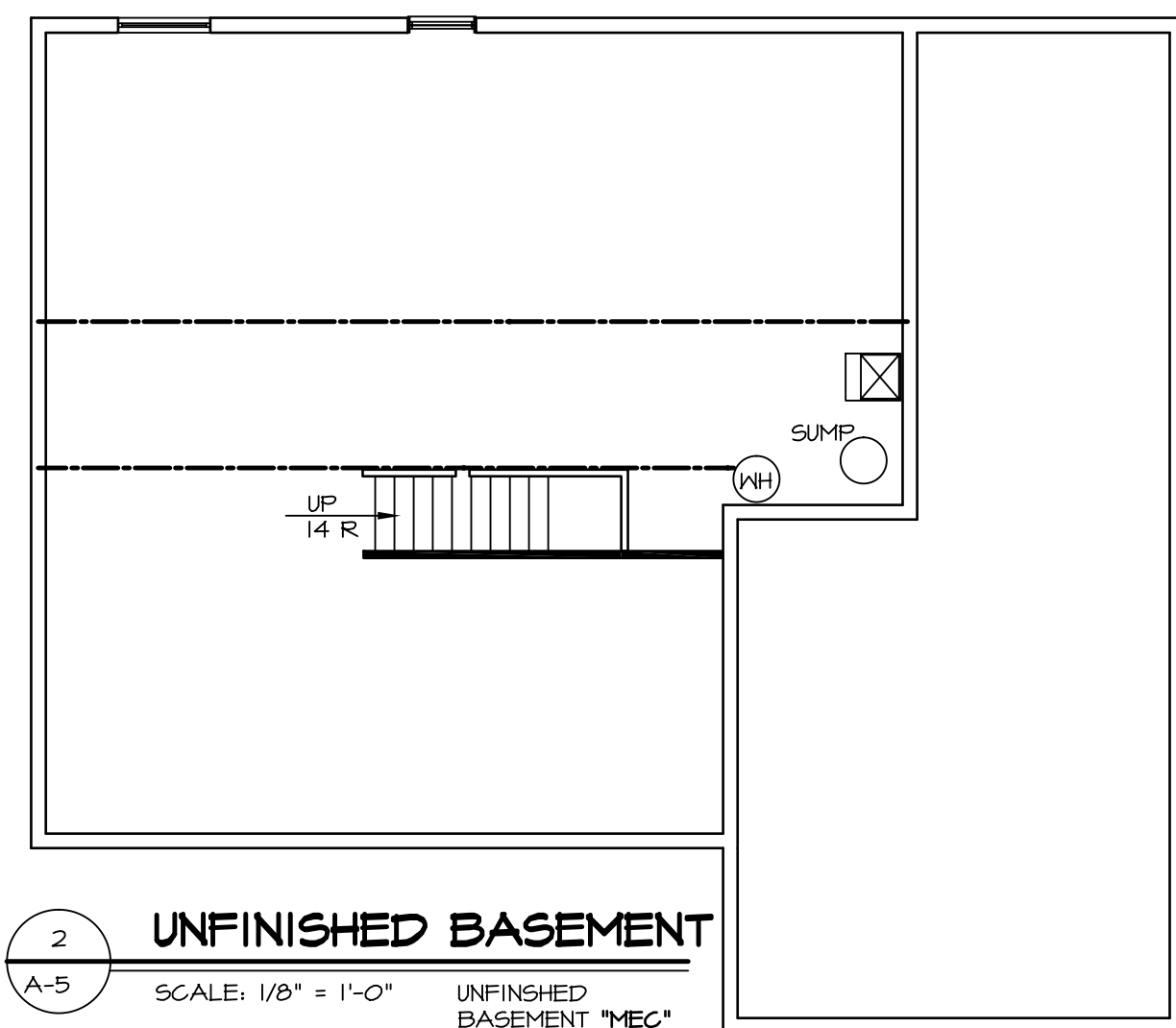
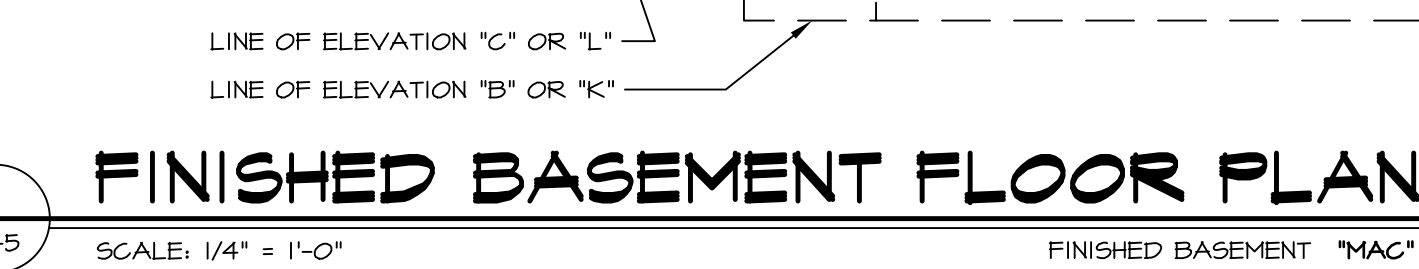
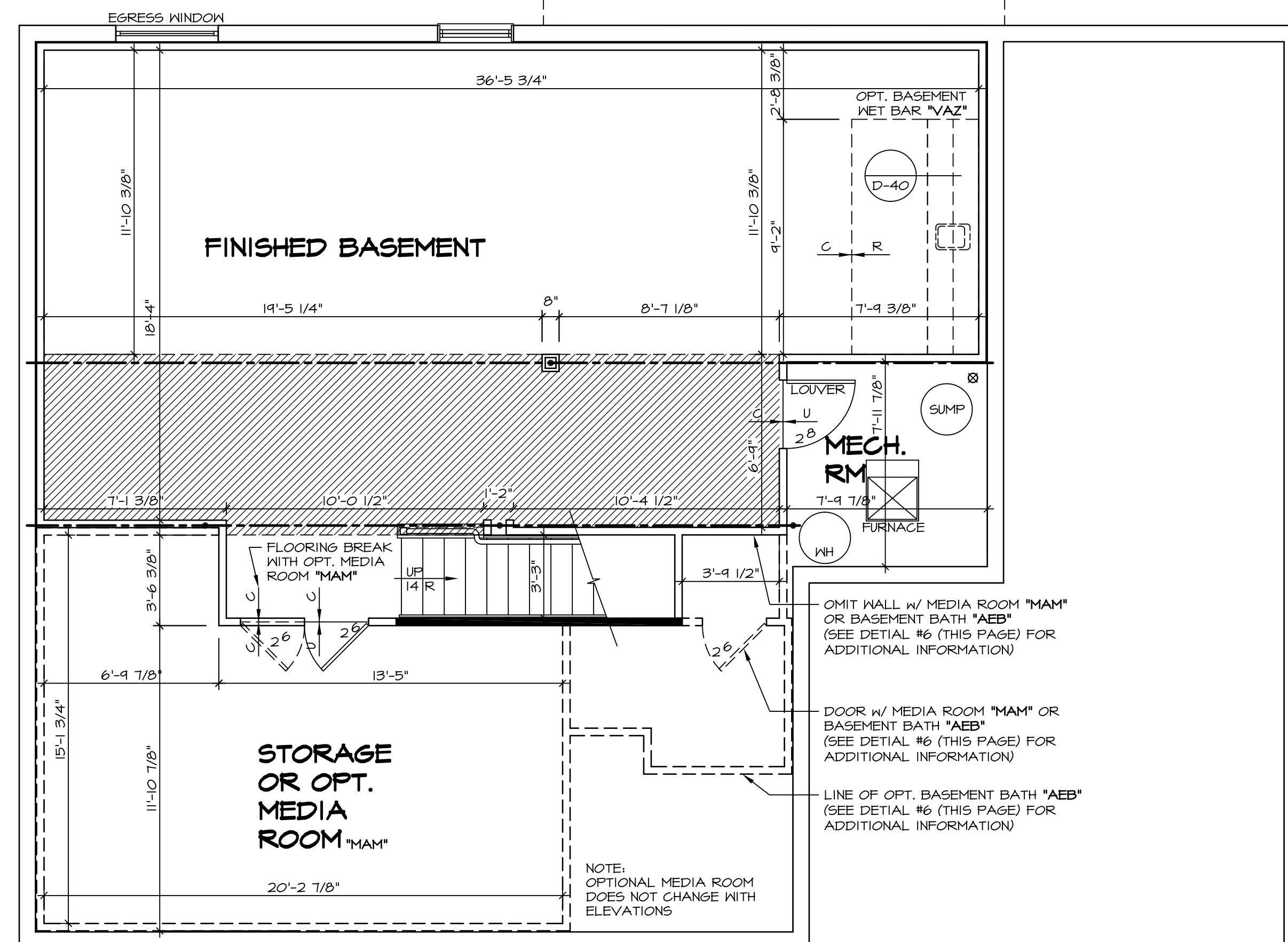
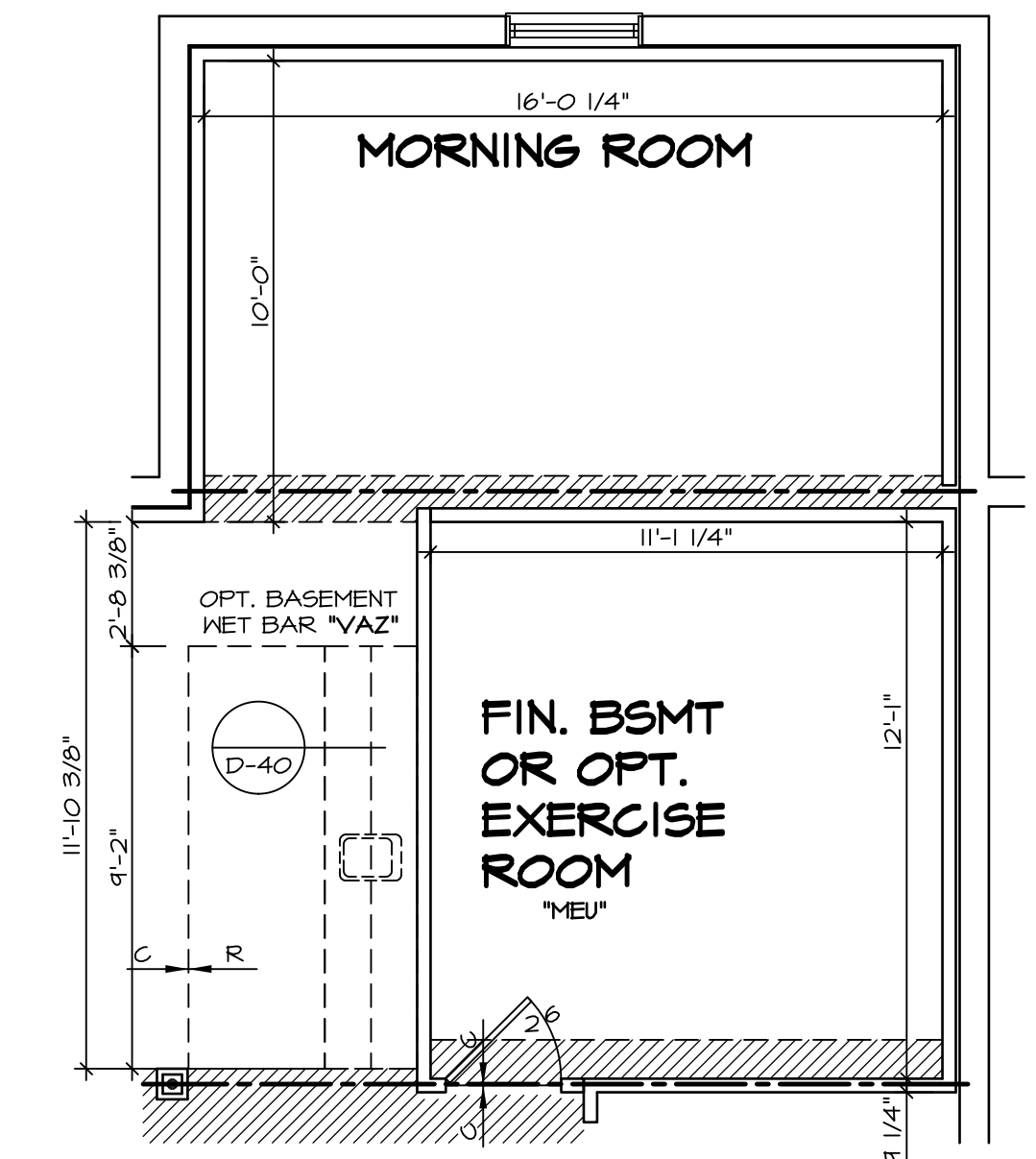
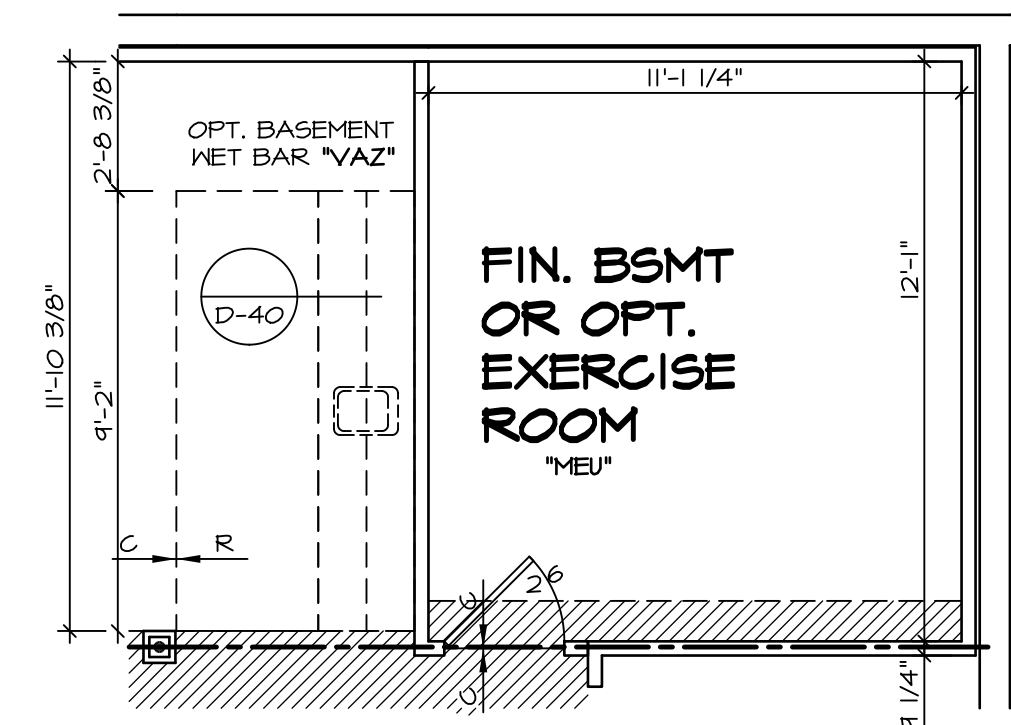
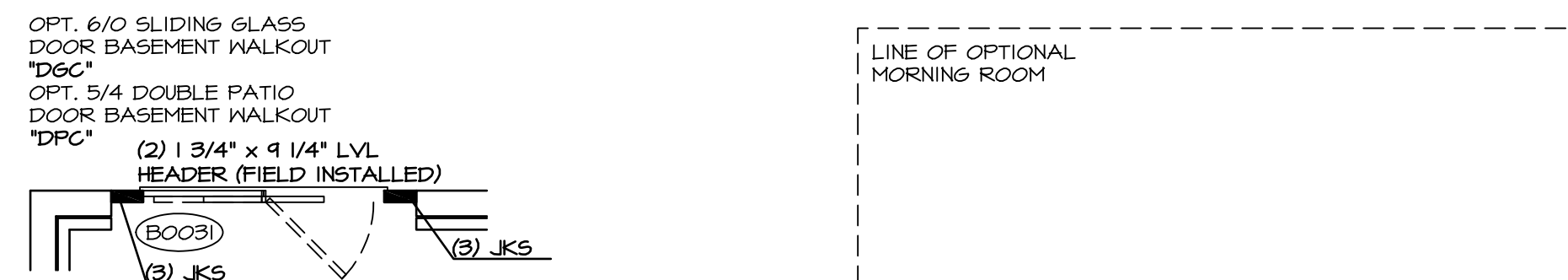
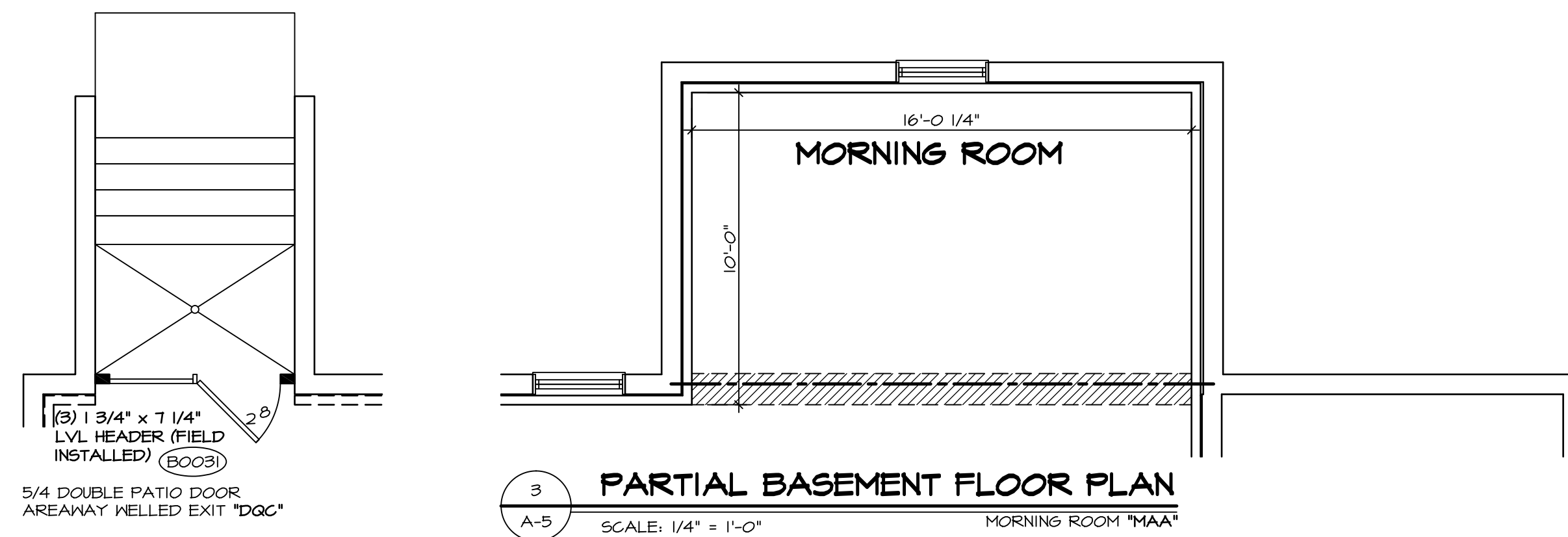


**PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

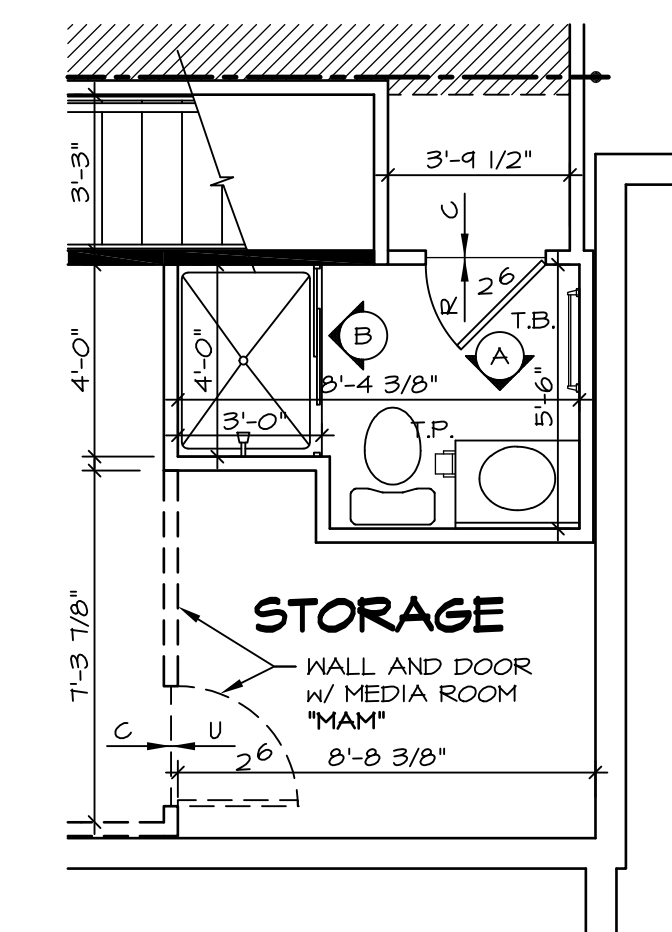
SHEET NO. <b>A-4</b>	MODEL <b>BATEMAN</b>	SET NO. <b>BAT00</b>	REVISIONS
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION <b>O2</b>	1 4/24/14 DSK - MET BAR PROJECT
	OPTION DESCRIPTION <b>FULL BASEMENT</b>	DRAWN BY <b>JEG</b>	2 5/2/14 EBP - PRAXIS TUB CONVERSION
		DATE: <b>0/5/13</b>	3 7/30/14 ALJ - CREATED VERSION O2
		OPTION <b>FBA</b>	4 7/10/15 RLK - REV/USE SUMP, PLUMBING STACK AND FURNACE LOCATION PAK # 33077
			5 9/17/16 GLS - SHIFTED THE LOCATION OF MET BAR TO AVOID BULKHEAD (PAR ID 30486)



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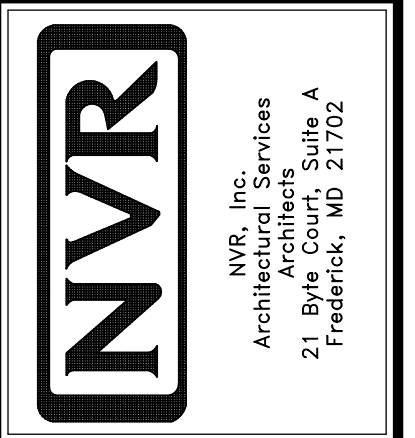


**NOTES:**  
1. TEMPERED GLASS SHOWER ENCLOSURE SLIDING DOOR BY DIVISION  
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION  
3. REFER TO SHEET D-10 (24x36) FOR TUB AND SHOWER DETAILS.



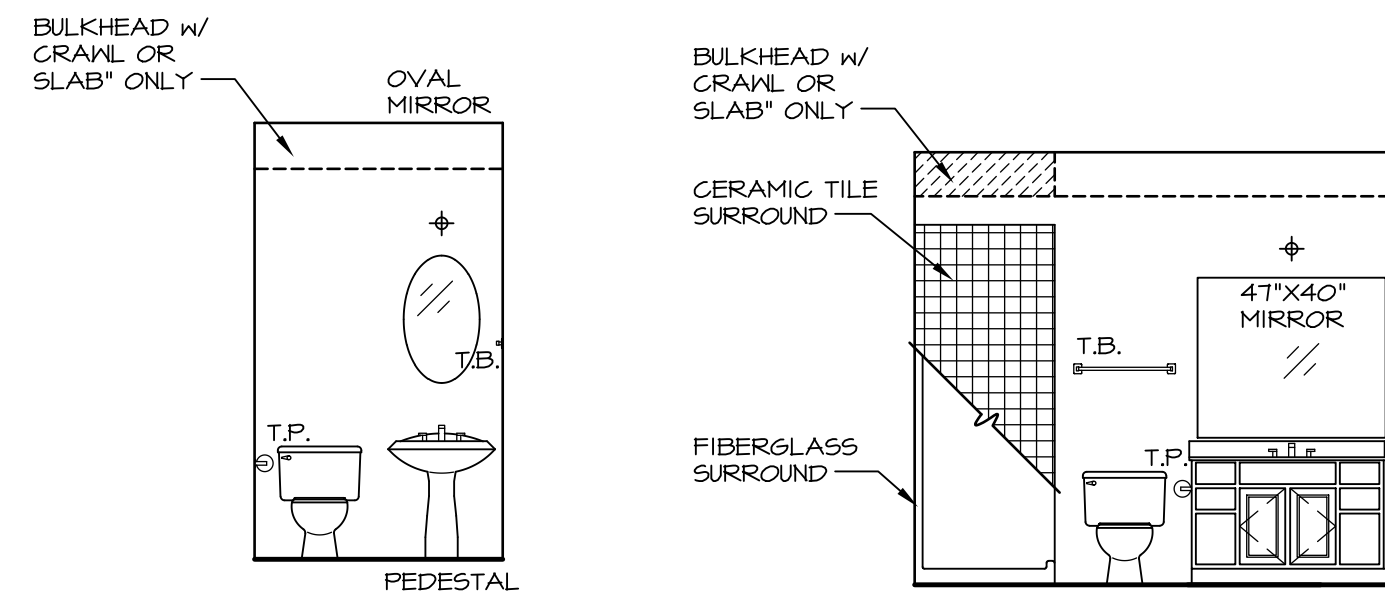
**NOTES:**  
 ■ BEARING WALL  
 ▨ NON BEARING WALL  
 (X) ENGINEERING PAGE NUMBER  
 1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.  
 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.  
 3. ALL EXTERIOR WALLS TO BE 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.  
 4. HATCHED AREAS INDICATE DROPPED CEILINGS.  
 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.  
 6. SEE STANDARD DETAIL SHEET D-1 FOR TRIM OPTIONS (27 / D-1) AND DETAILS.

REV. NO.	DATE	REMARKS
1	3/21/14	CLS - ADDED NOTES TO CLARIFY PONDER ROOM W/ MEDIA ROOM (PAR ID 22547)
2	4/21/14	DAG - TUB CONVERSION
3	4/29/14	DSK - MET BAR PROJECT
4	7/30/14	DAG - MET BAR PROJECT
5	2/19/15	RLK - ADPT REVISIONS
6	7/16/15	RLK - SHOWER DOOR PROJECT #112
7	10/01/15	RLK - REVISED SUMP AND BURNAGE LOCATION PAR # 33877
8	3/17/16	CLS - SHIFTED THE LOCATION OF MET BAR TO AVOID BULKHEAD (PAR ID 30486)



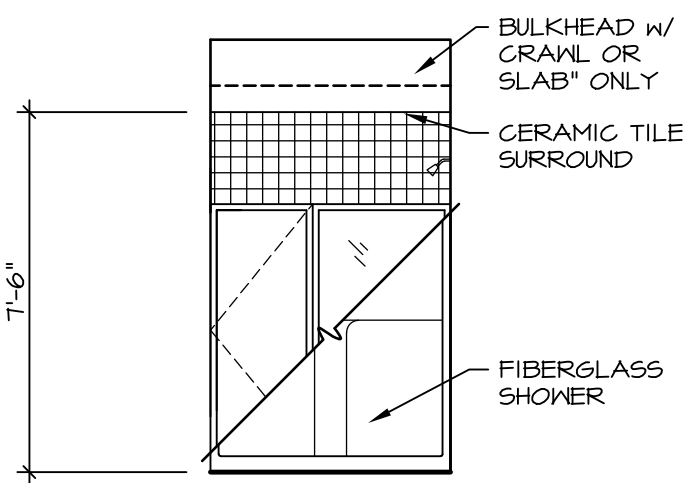
MODEL	BATEMAN
DRAWING TITLE	BASEMENT FLOOR PLAN
OPTION	FULL BASEMENT
SHEET NO.	A-5
SET NO.	BAT00
VERSION	02
DRAWN BY	JES
DATE	8/13/13
OPTION	FBA
SHEET NO.	27





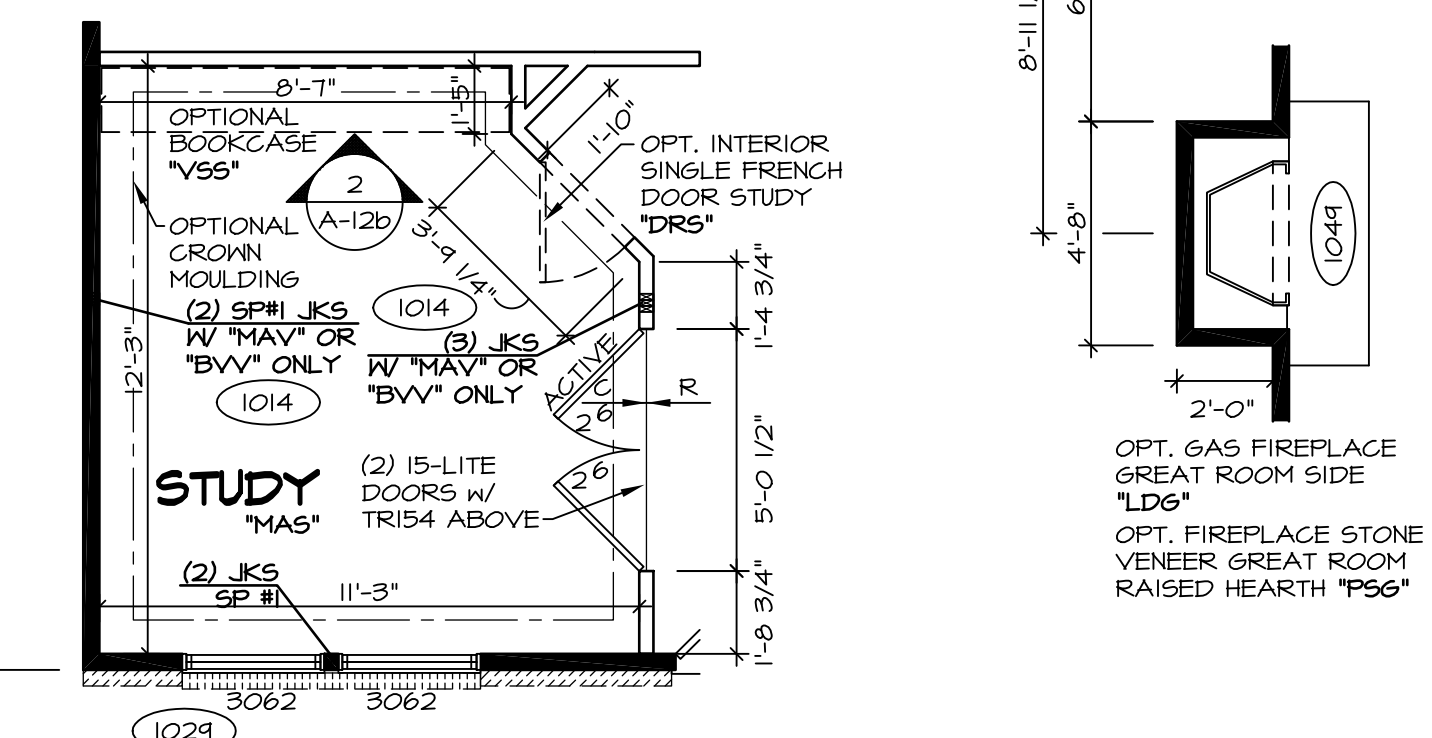
**POWDER ROOM**  
SCALE: 1/4" = 1'-0"

**FIRST FLOOR BATH**  
SCALE: 1/4" = 1'-0"

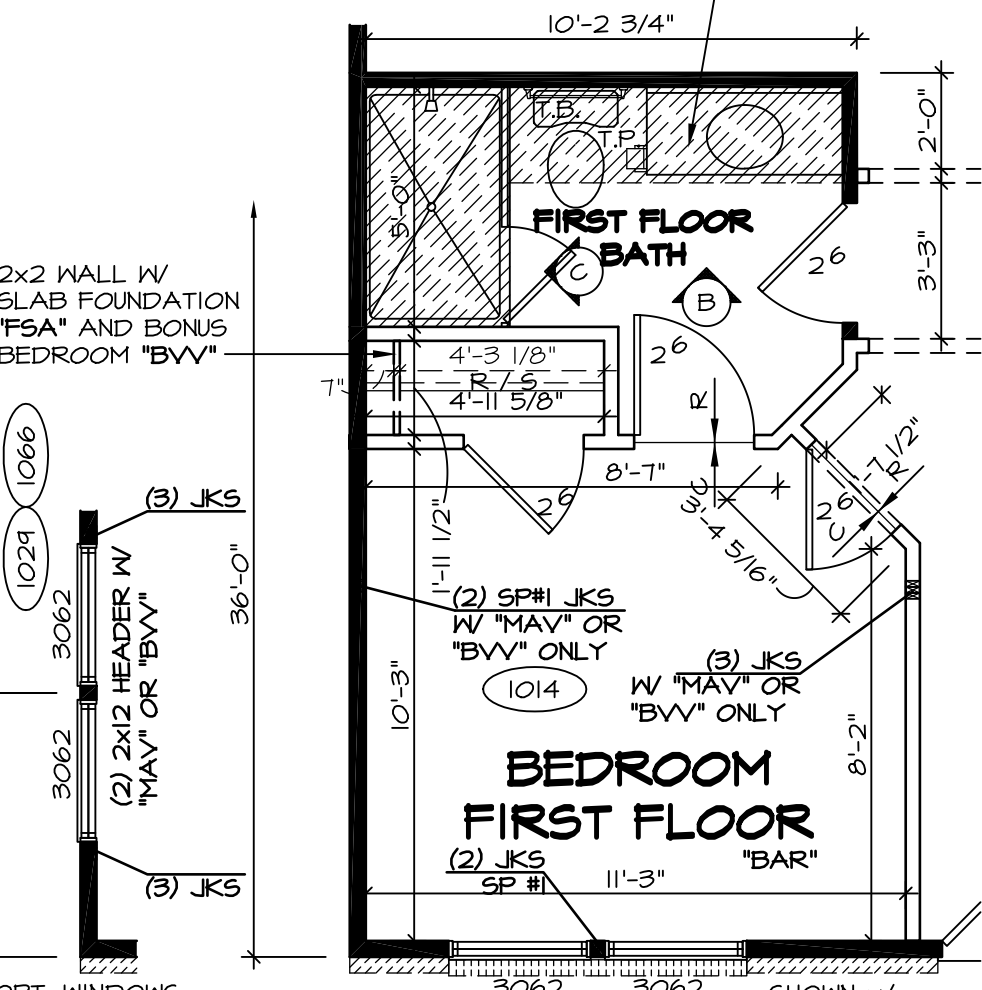


**NOTES:**  
 1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR  
 2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION  
 3. REFER TO SHEET D-10 FOR TUB AND SHOWER DETAILS.

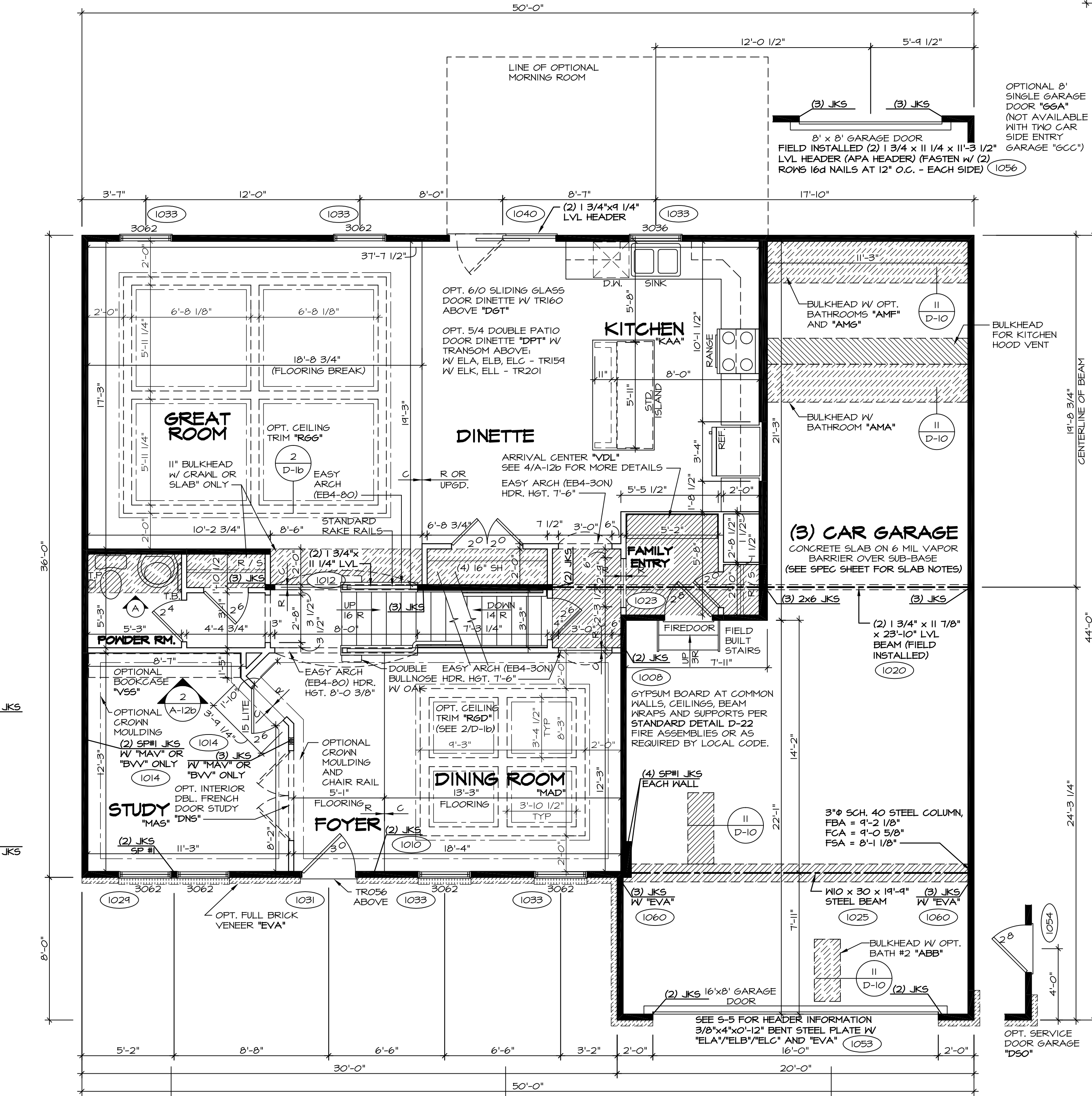
**FIRST FLOOR BATH**  
SCALE: 1/4" = 1'-0"



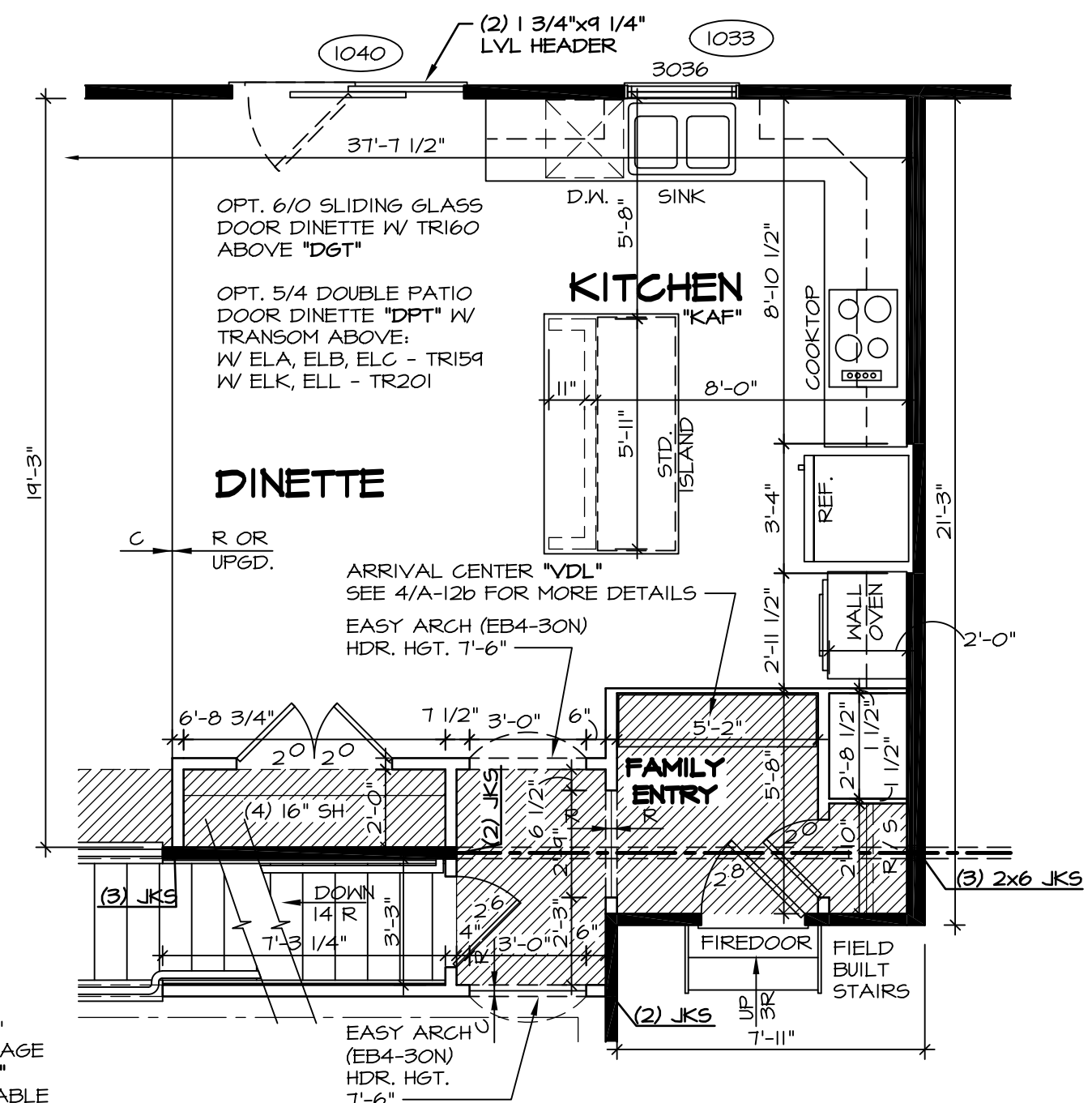
**PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



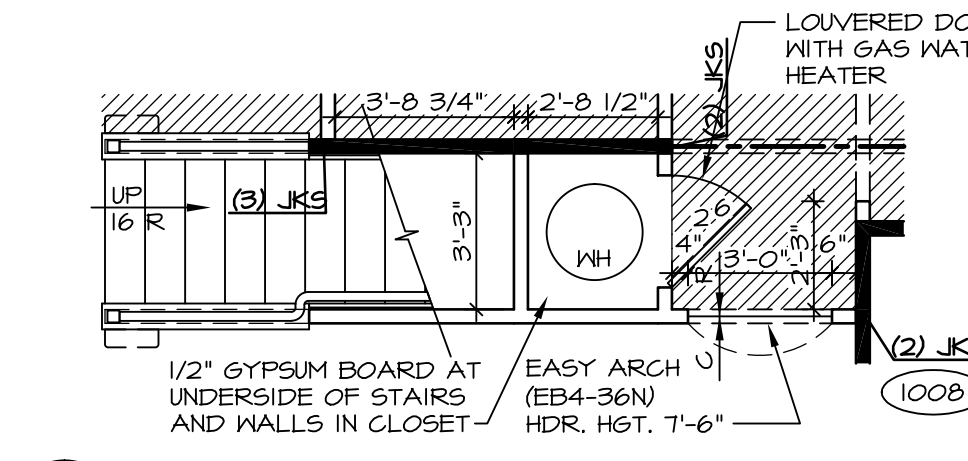
**PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



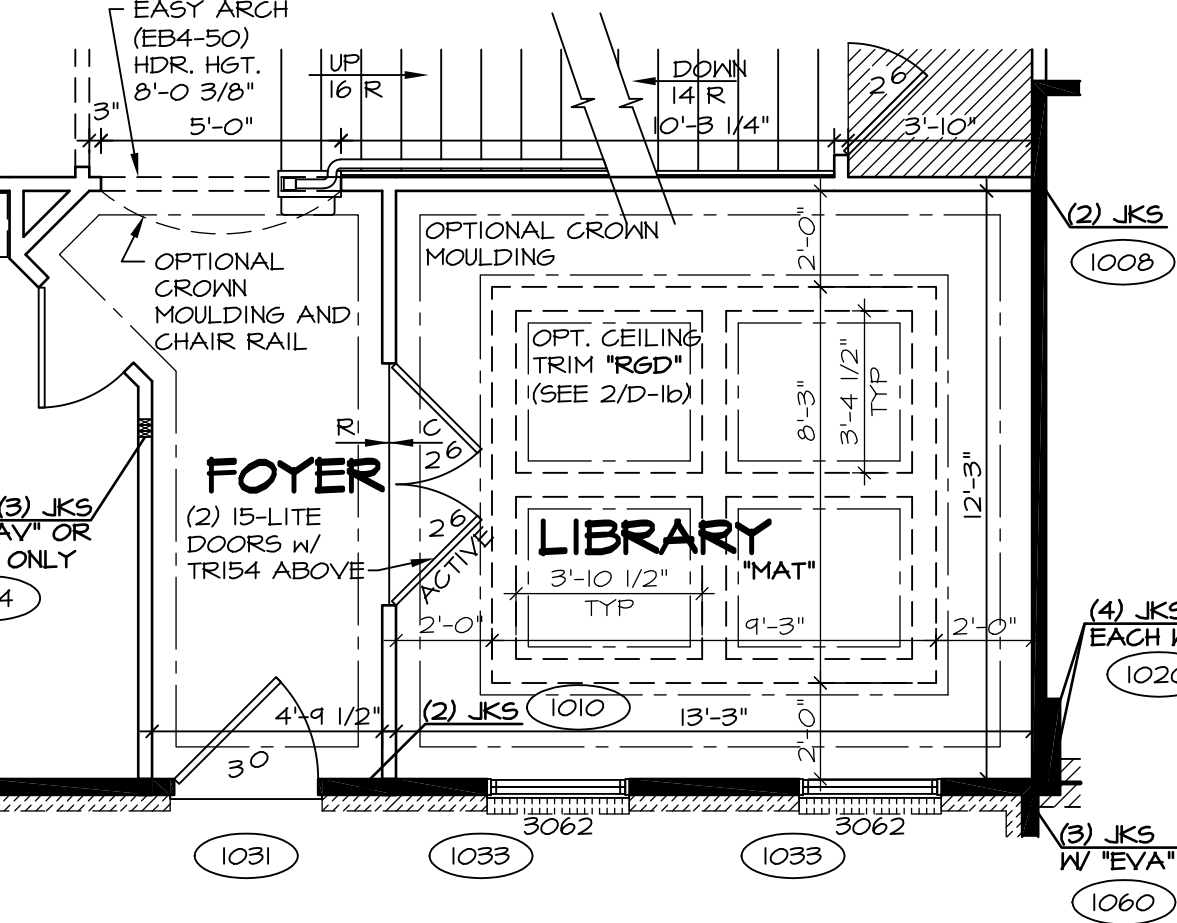
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

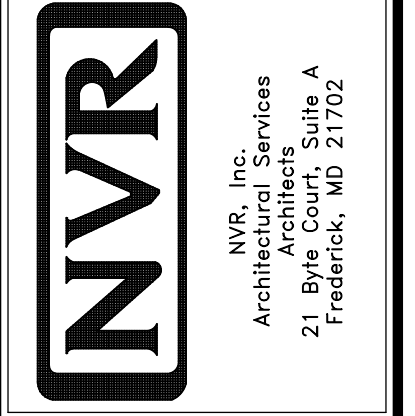
**NOTES:**

- BEARING WALL
- NON BEARING WALL
- ENGINEERING PAGE NUMBER
- INDICATES BEARING FROM POINT-LOAD ABOVE

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING.
- SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL SHEET D-1 FOR TRIM OPTIONS (21 / D-1) AND DETAILS.

REV. NO.	DATE	REMARKS
10	1/21/15	JLR - DECREASED FAMILY ENTRY CLOSET DOOR FROM 2'4" TO 2'0" (PAR #34008)
11	9/8/15	BEB - ADDED FIELD BUILT STAIRS AT GARAGE
12	10/6/15	CLS - REVISED T.S. TO T.B. IN FIRST FLOOR BATH AND RELOCATED (PAR ID 35314)
13	1/22/16	BEB - ADDED BULKHEAD NOTE FOR KITCHEN HOOD VENT (PAR 31323)
14	2/10/16	BEB - PAR #37398 - REVISED HALL TO POWDER ROOM
15	3/10/16	CLS - REVISED LENGTH OF ISLAND PANELS (PAR ID 30485)
16	11/10/16	SKB - ADDED DOUBLE FRENCH DOOR STUDY (DNR# 1560)
17	2/10/15	BEB - HVAC MODIFICATIONS - PHASE 1
18	7/18/15	CLS - SHOWER DOOR PROJECT #112

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MODEL	BATEMAN
SHEET NO.	A-6
VERSION 02	FIRST FLOOR PLAN
DRAWN BY	JEA
DATE	7/9/13
OPTION	OPTION
SHEET NO.	28

**11 7/8" PRL 60 JOIST SCHEDULE**

(A2)	35'-4 3/4"	(S)	22'-4 3/4"	(102T)	(L8)	3	1 3/4" x 18"	18'-0"
(B2)	14'-8 1/4"	(T)	35'-7 1/8"					
(R)	14'-5 5/8"	(U)	14'-6 3/4"					
		(V)	14'-7 1/4"					

**LVL SCHEDULE**

**SECOND FLOOR FRAMING:**

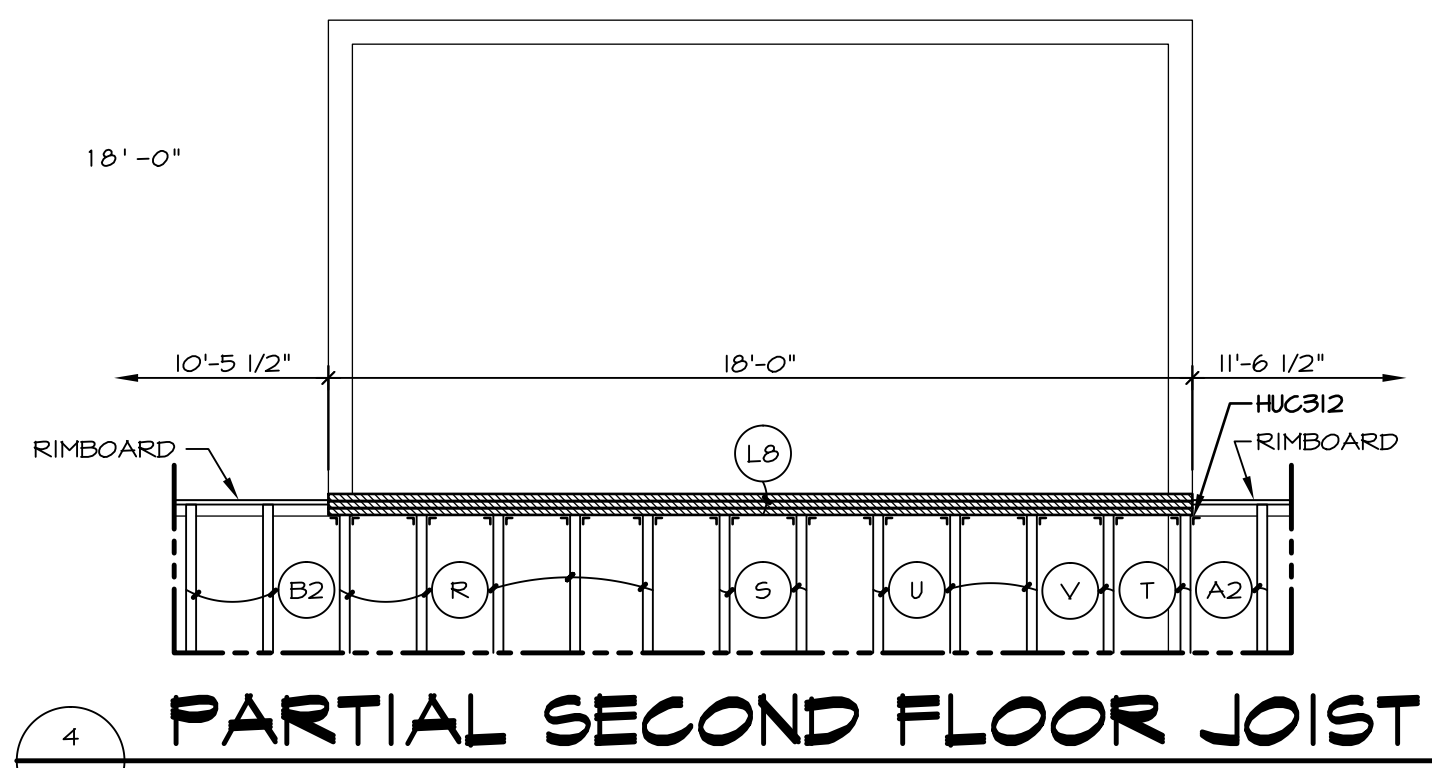
**NOTES:**

- (X) ENGINEERING PAGE NUMBER
- 1. JOIST LENGTHS SHIPPED IS THE NEXT HIGHEST LENGTH TO CUT FROM.
- 2. REFER TO STANDARD DETAIL SHEET NO. D-12, DETAIL "6" FOR HOLE CUTTING GUIDELINES.
- 3. PROVIDE RIMBOARD SOLID BLOCKING AT EXTERIOR WALLS AND BELOW ALL JACKS AS REQUIRED.
- 4. REFER TO DETAIL 7/D-12 FOR HANGER DETAIL.
- 5. ALL JOIST TO BE PRL60 - 11 7/8"
- 6. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
- 7. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (D-16d) FOR TYPICAL HANGERS.
- 8. WITH VENTED CRAWL SPACE ADD HANGERS AND DOUBLE RIMBOARD ABOVE FOUNDATION VENTS AND ACCESS PANEL(S)

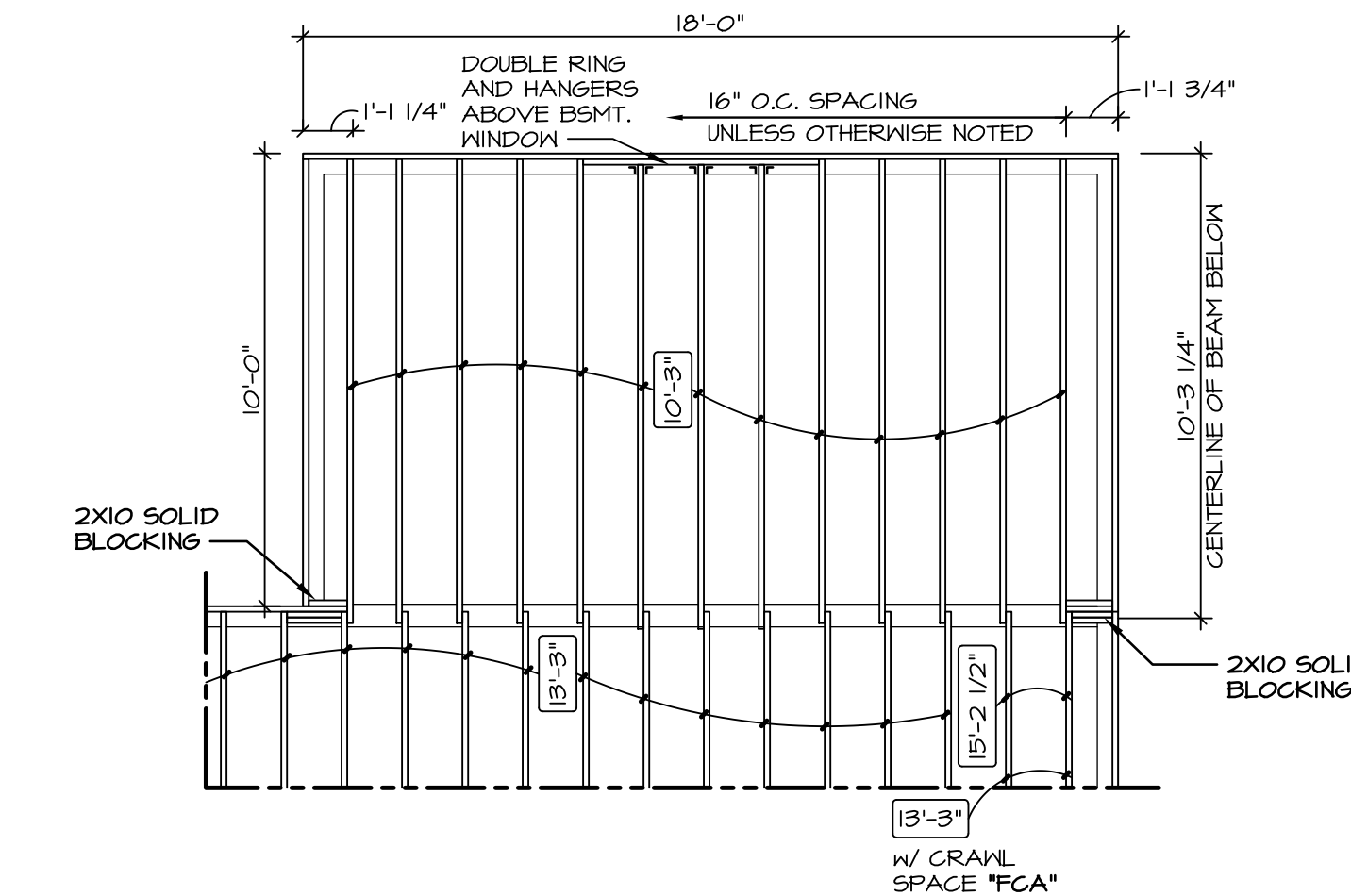
**FIRST FLOOR FRAMING:**

**NOTES:**

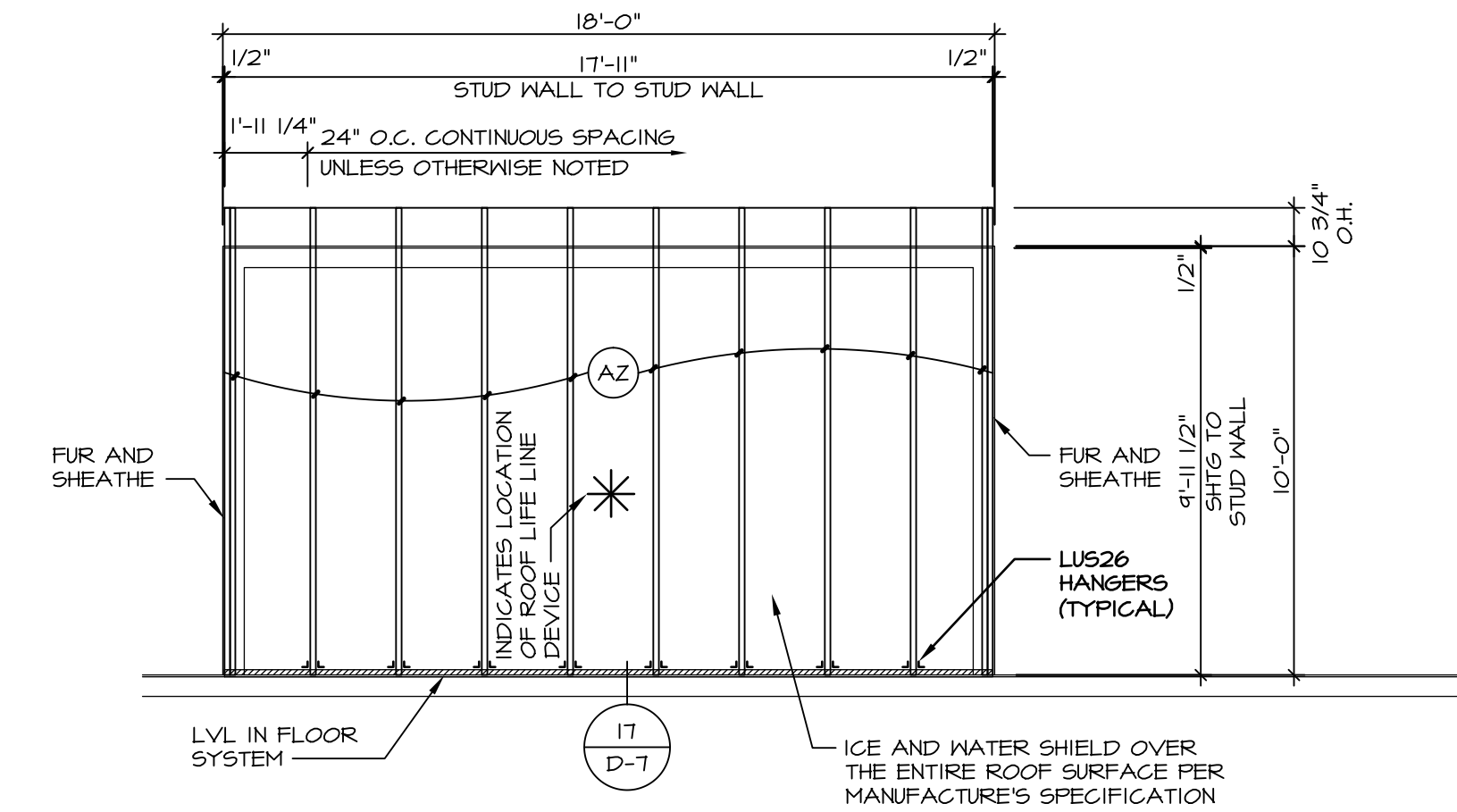
- (X) ENGINEERING PAGE NUMBER
- 1. ALL JOISTS AND RINGS ARE 2X10 SP #1 OR 2X10 SP #2 OR 2X10 SPF #2
- 2. ALL RING MATL 14'-0" UNLESS OTHERWISE NOTED.
- 3. ALL SHORT JOIST ARE CUT FROM 14'-0" UNLESS OTHERWISE NOTED.
- 4. PROVIDE SOLID BULKS BELOW ALL JKS AS REQ'D.
- 5. 4" MAX. OVERHANG OF FLOOR JOIST ON STEEL BEAM AND BEARING WALLS.
- 6. OPTIONAL CROSS BRIDGING AS REQ'D.
- 7. ALL JOIST LENGTHS IN BOX ARE TO BE CUT FROM 2'-0" NOMINAL SIZE JOISTS.
- 8. SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
- 9. SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (D-16d) FOR TYPICAL HANGERS.
- 10. REFER TO STANDARD DETAIL (22 / D-6) FOR JOIST / HOLE / NOTCH CUTTING GUIDELINES.



**4 PARTIAL SECOND FLOOR JOIST**  
SCALE: 1/4" = 1'-0"



**3 PARTIAL FIRST FLOOR JOIST**  
SCALE: 1/4" = 1'-0"



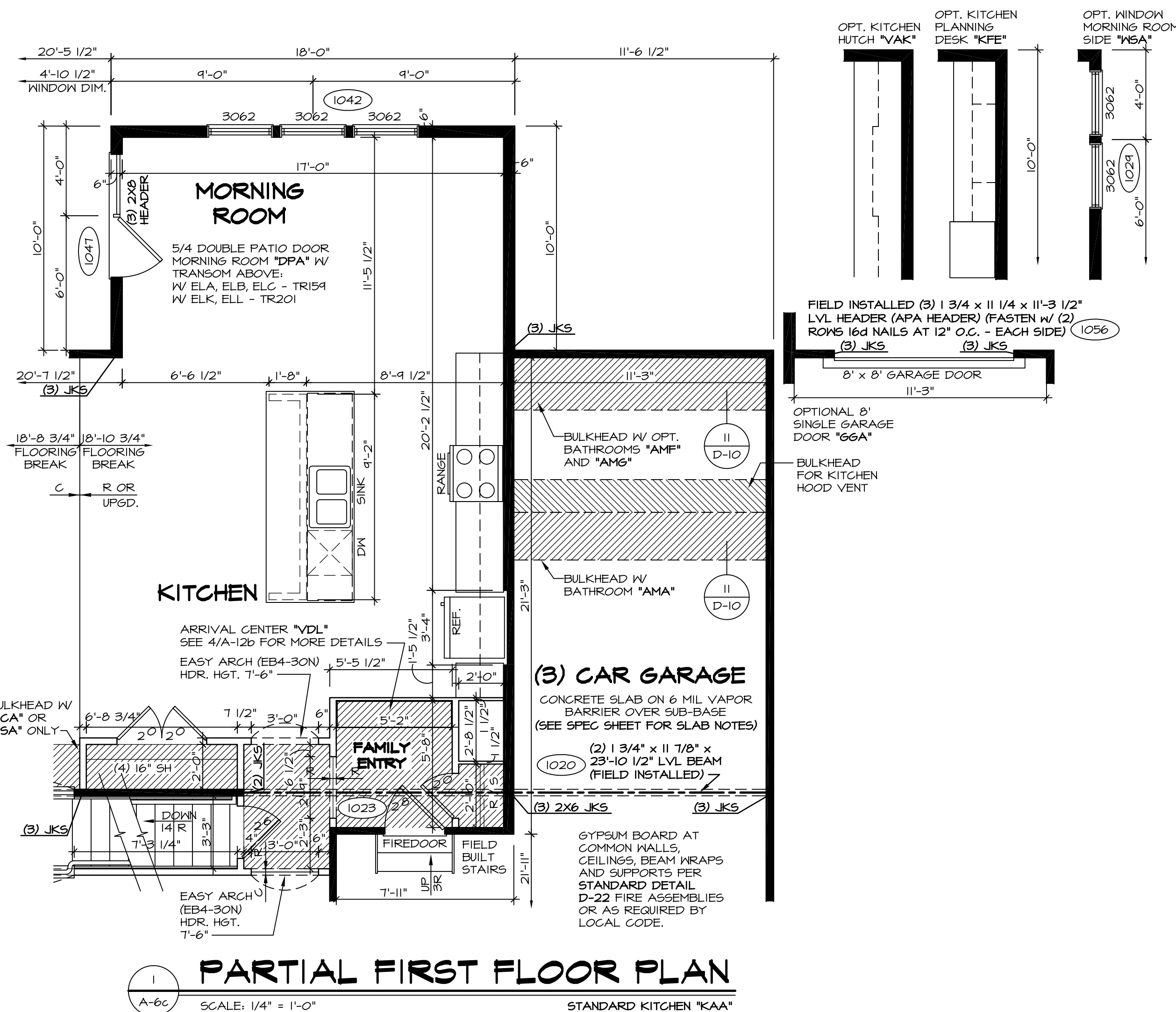
**5 PARTIAL ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

**TRUSS SCHEDULE**

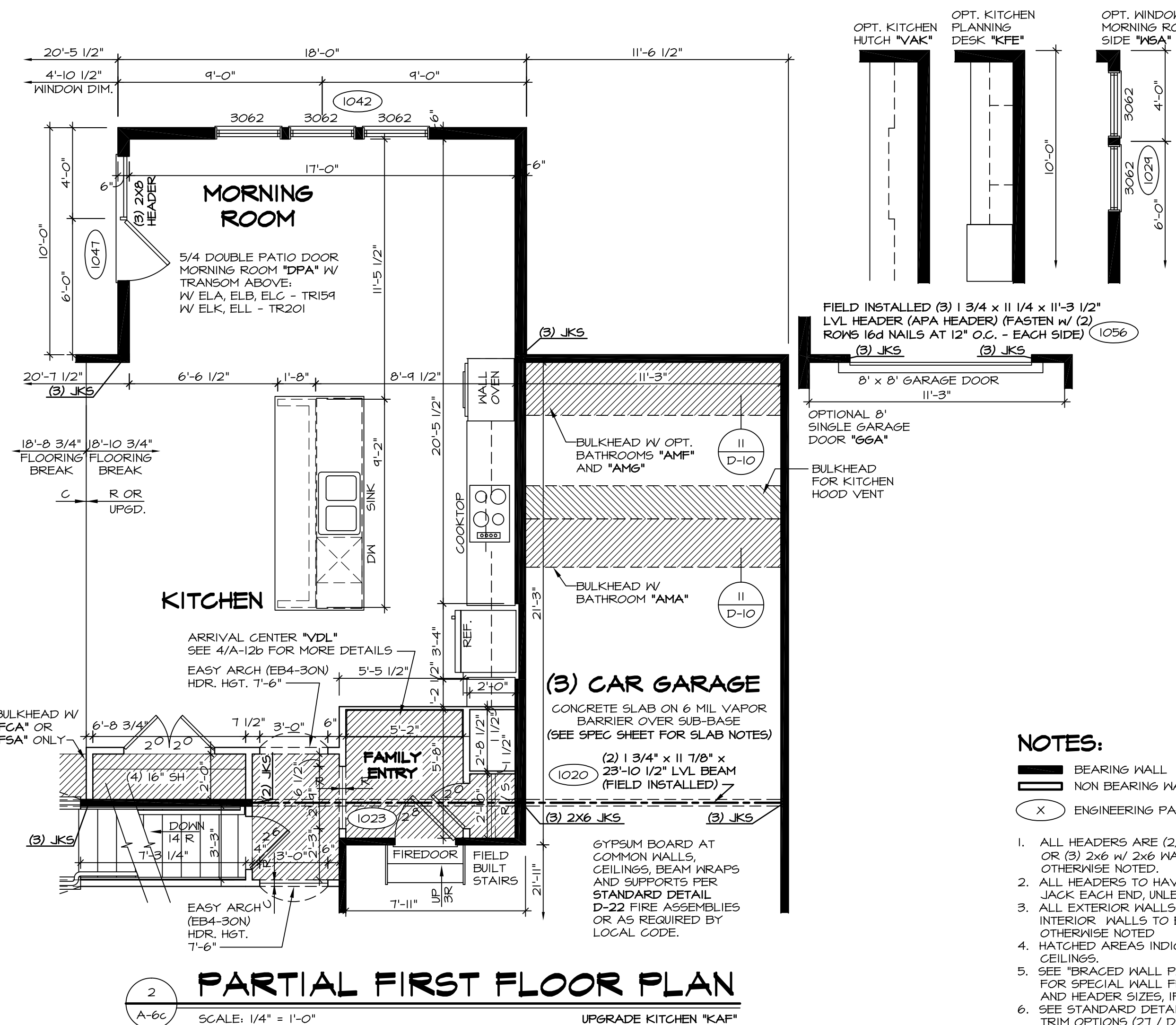
(A2)	EA	NE	SE	11788	9'-11 1/2"	3/12	MONO
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**NOTES:**

- 1. FOR TIE DOWN SCHEDULE SEE:  
12 / D-16 W/ CORNERSTONE SPECS (5X6)  
8 / D-16s W/ SOUTHEAST SPECS (5X5)



**1 PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0" STANDARD KITCHEN "KAA"



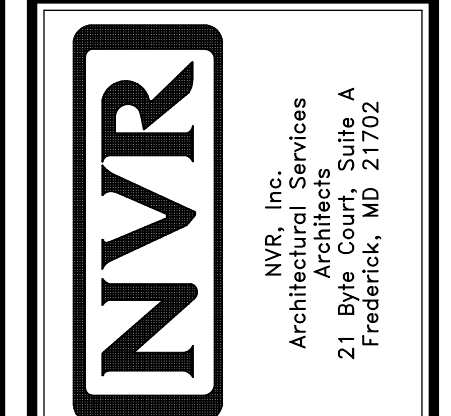
**2 PARTIAL FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0" UPGRADE KITCHEN "KAF"

**NOTES:**

- BEARING WALL
- NON BEARING WALL
- (X) ENGINEERING PAGE NUMBER
- 1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END UNLESS OTHERWISE NOTED.
- 3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- 4. HATCHED AREAS INDICATE DROPPED CEILINGS.
- 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- 6. SEE STANDARD DETAIL SHEET D-1 FOR TRIM OPTIONS (21 / D-1) AND DETAILS.
- 7. ALL WINDOW HEADER HEIGHTS TO BE 8'-0 1/2" UNLESS OTHERWISE NOTED.

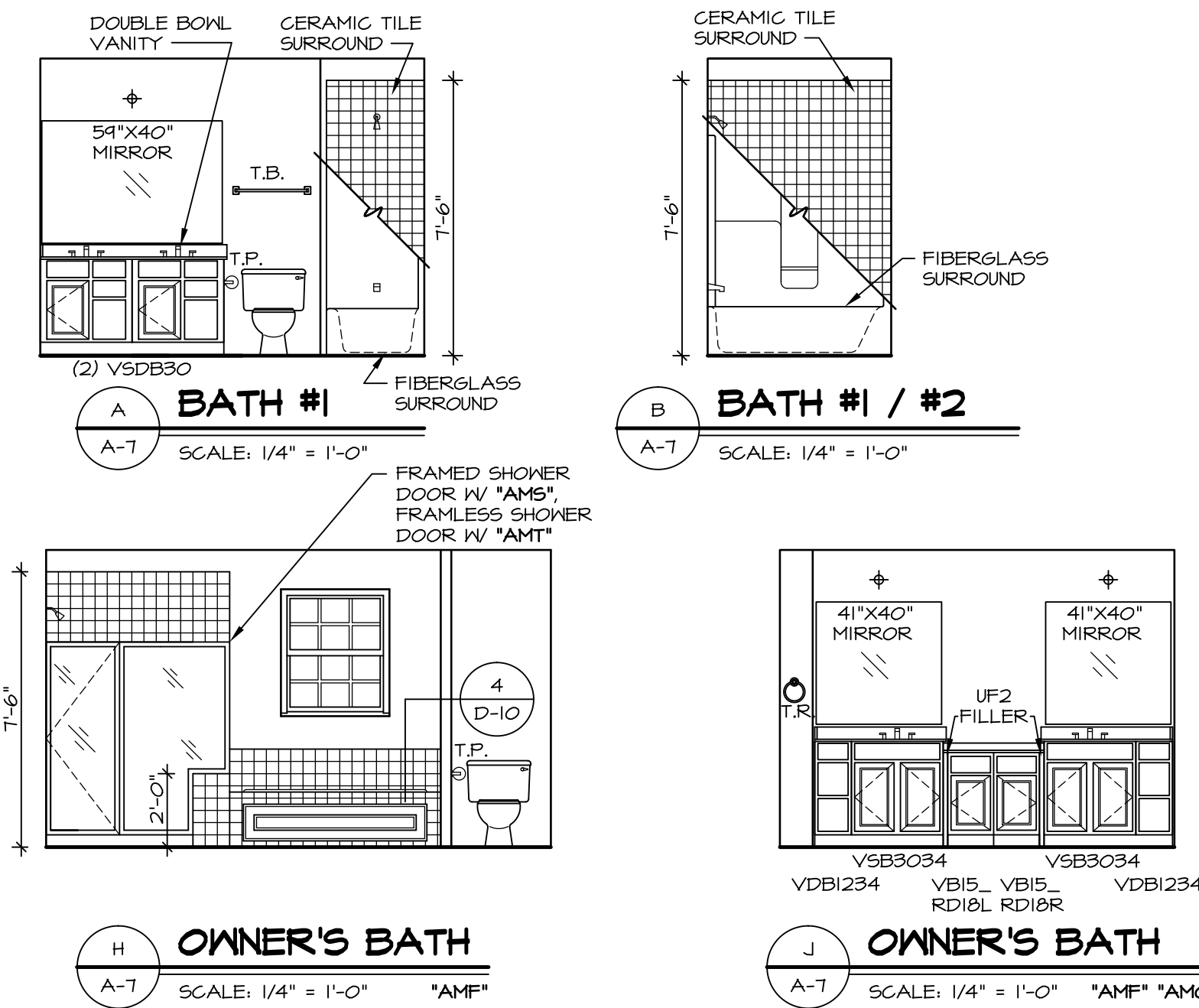
REMARKS

REV.	NO.	DATE	DESCRIPTION
10	12/14/15		J65 - REVISED HEADER AT MORNING ROOM DOOR (PAR #36668)
11	1/22/16		BEB - ADDED BULKHEAD NOTE FOR KITCHEN HOOD VENT (PAR #37323)
12	3/16/16		CLS - REVISED LENGTHS OF ISL AND PANELS (PAR ID 39485)
13	4/29/16		CVB - PAR # 39112 REMOVED THE OPT. FROM THE DOOR NOTE.
14	6/23/16		C9B - ADDED HANGERS TO ROOF FRAMING.
15	6/30/16		DLR - ADDED HUG312 HANGER TO PARTIAL PLAN 4/A-6c (PAR 40946)
16	8/14/15		SKM - ADDED NOTE FOR 3/12 ROOF PITCH PER GUIDELINES PAR 94311
17	9/10/15		BEB - ADDED FIELD BUILT STAIRS AT GARAGE.
18	11/4/15		CLS - REVISED DOOR NOTATION ON DTL 1 AT FAMILY ENTRY TO 21/0 (PAR ID 39485)



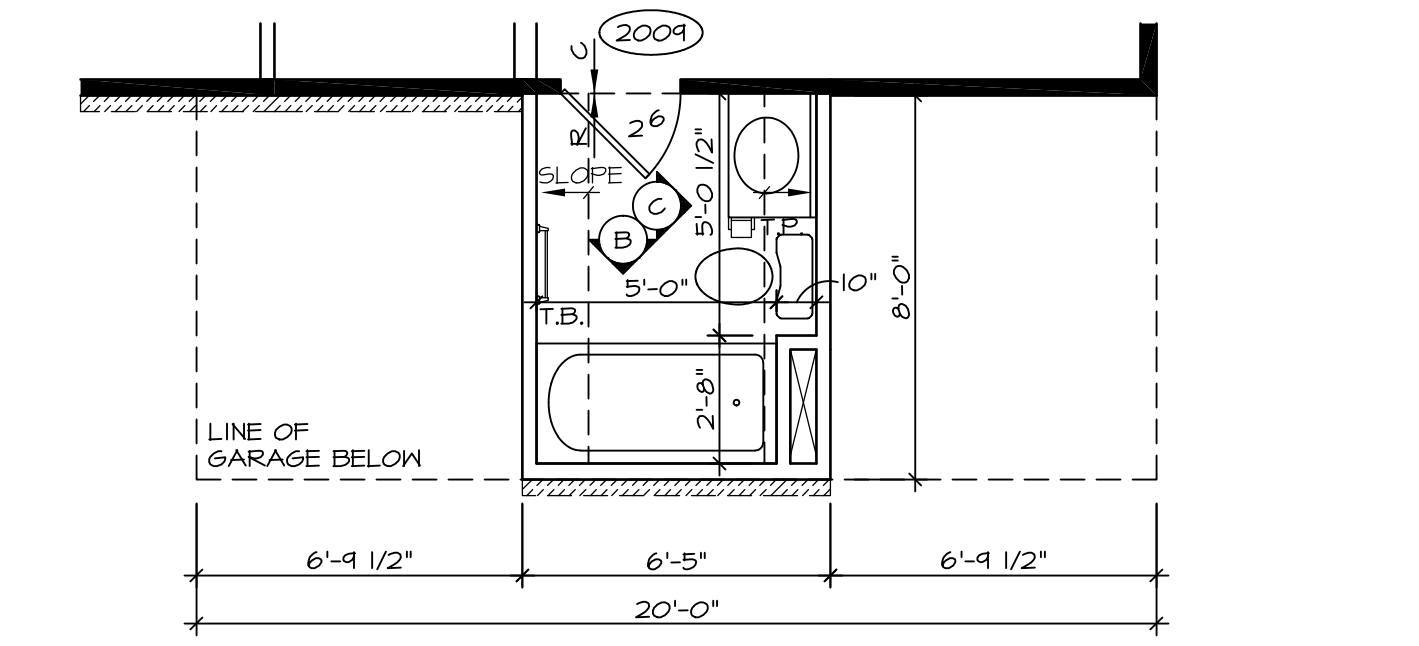
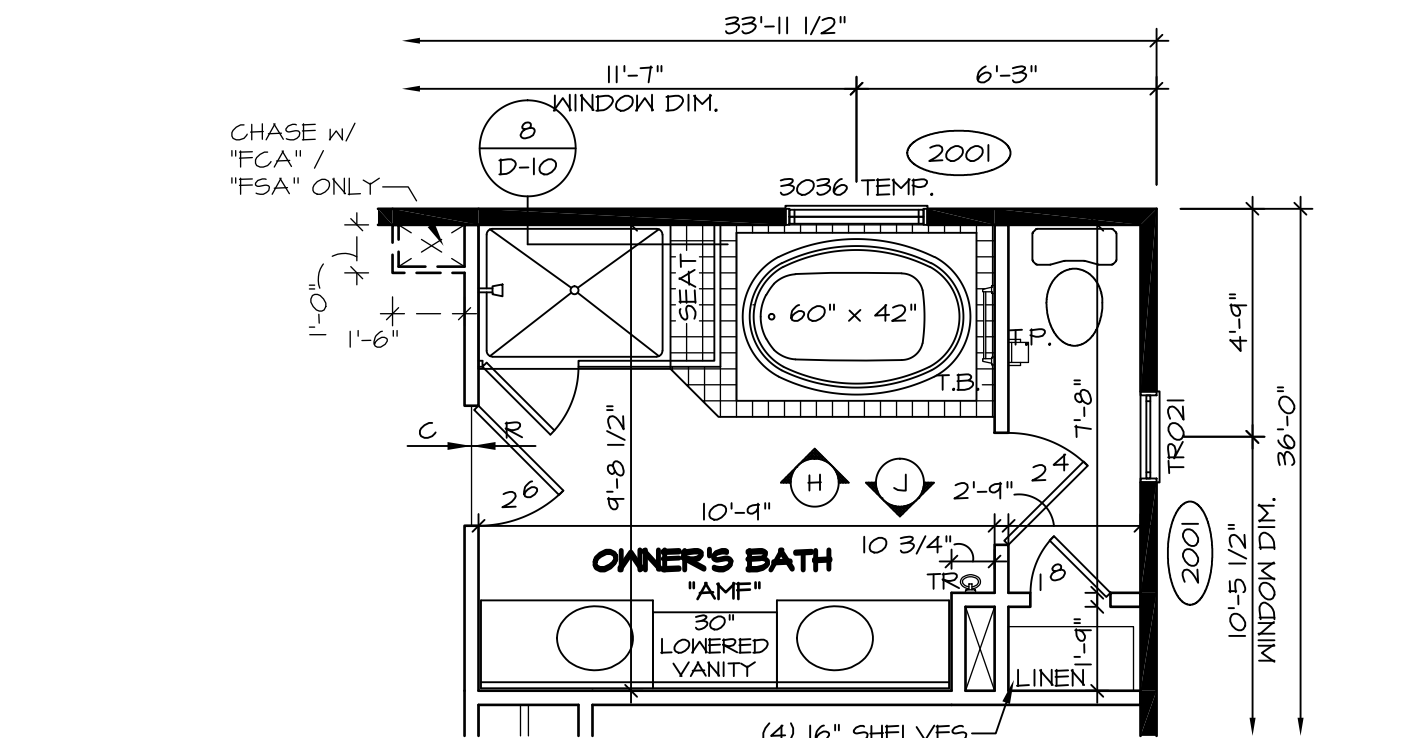
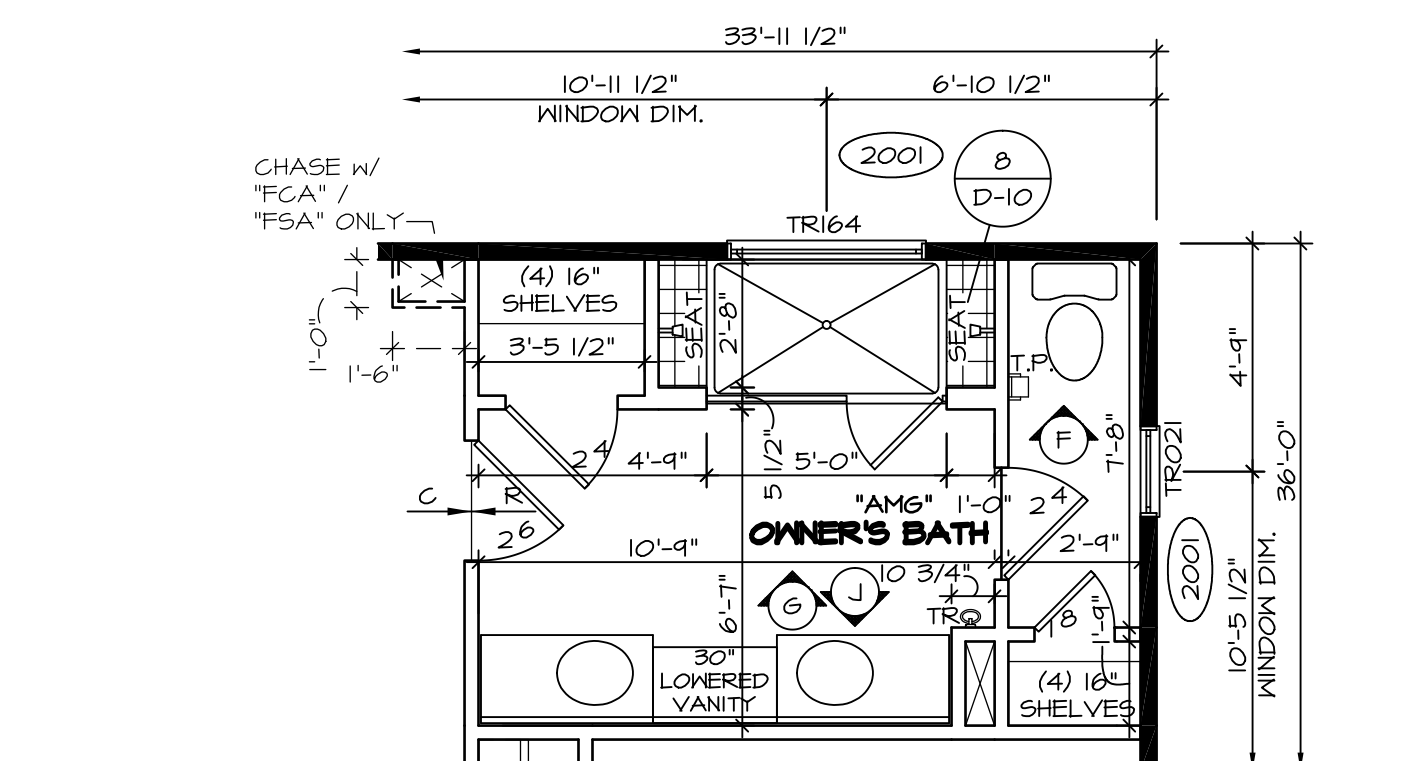
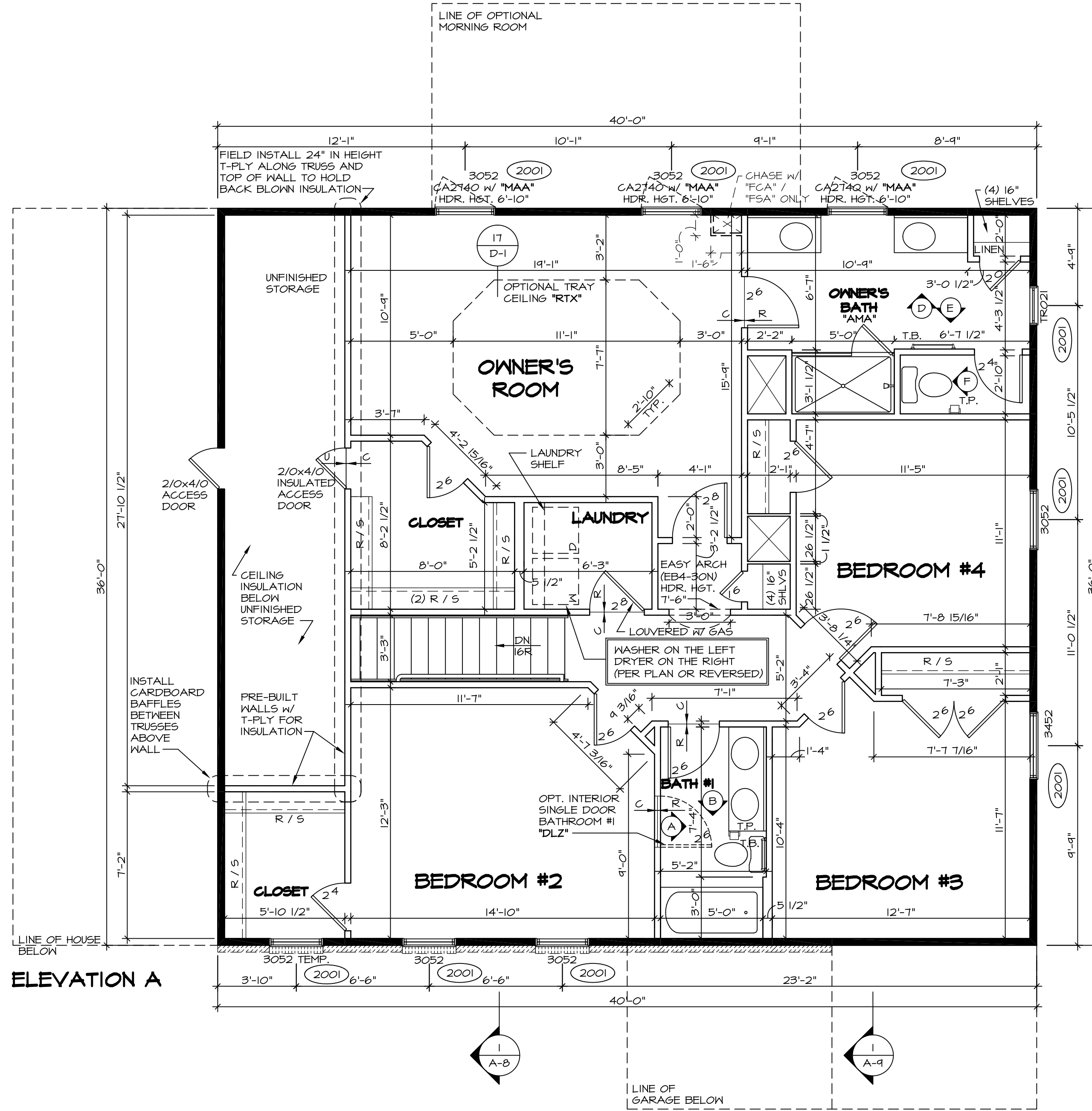
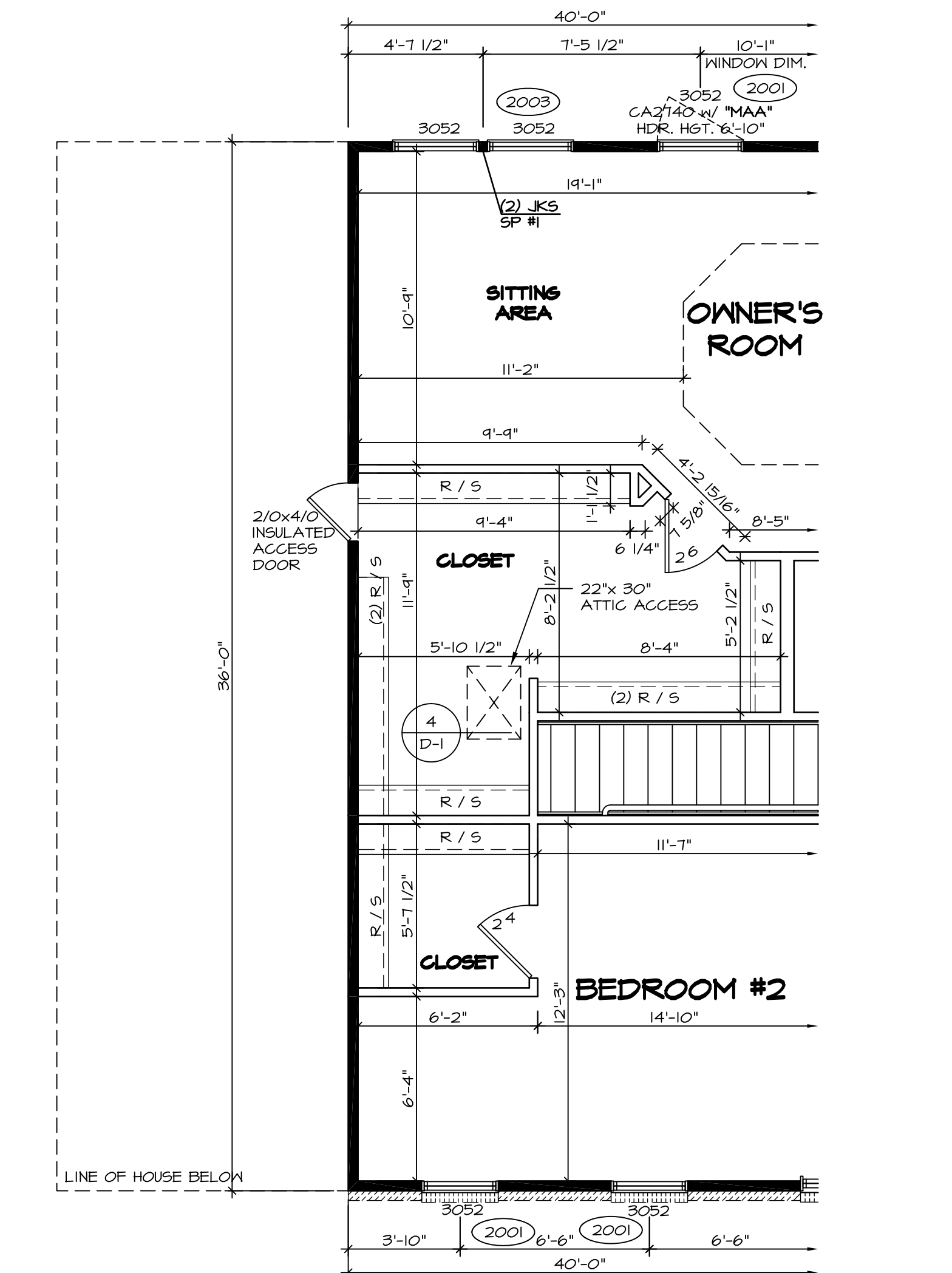
SHEET NO.	MODEL	SET NO.	DATE:	OPTION
A-6c	BATEMAN	BAT00	7/19/15	MAA
DRAWING TITLE	DRAWN BY	VERSION	DATE:	OPTION
PARTIAL FIRST FLOOR PLAN	JEA	02	7/19/15	MAA
DESCRIPTION	DATE:	OPTION	DATE:	OPTION
MORNING ROOM	7/19/15	MAA	7/19/15	MAA
11				





**NOTES:**

- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
- REFER TO SHEET D-10 FOR TUB AND SHOWER DETAILS.
- ALL VSD24-42 DRAWERS TO BE SET ON RIGHT HAND.
- OWNER'S BATH ALL VANITY DRAWERS TO BE SET AS SHOWN.

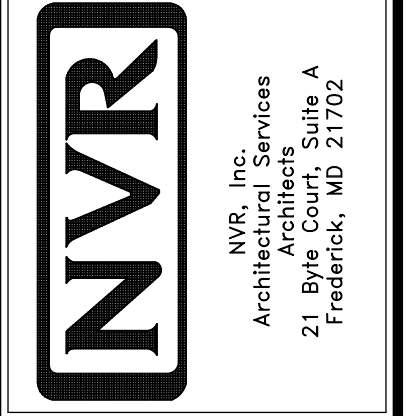


**NOTES:**

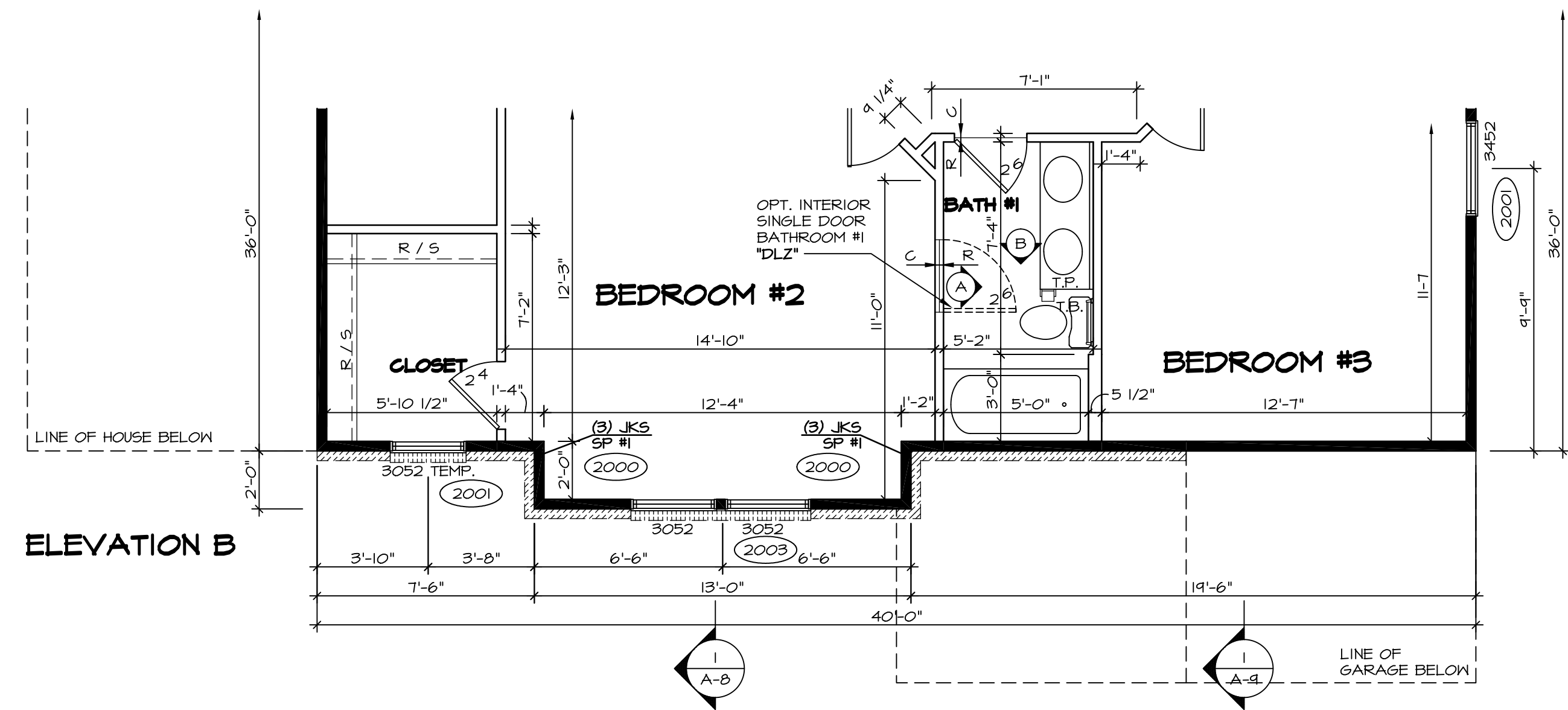
- ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING.
- SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL SHEET D-1 FOR TRIM OPTIONS (27 / D-1) AND DETAILS.

BEARING WALL  
NON BEARING WALL  
ENGINEERING PAGE NUMBER

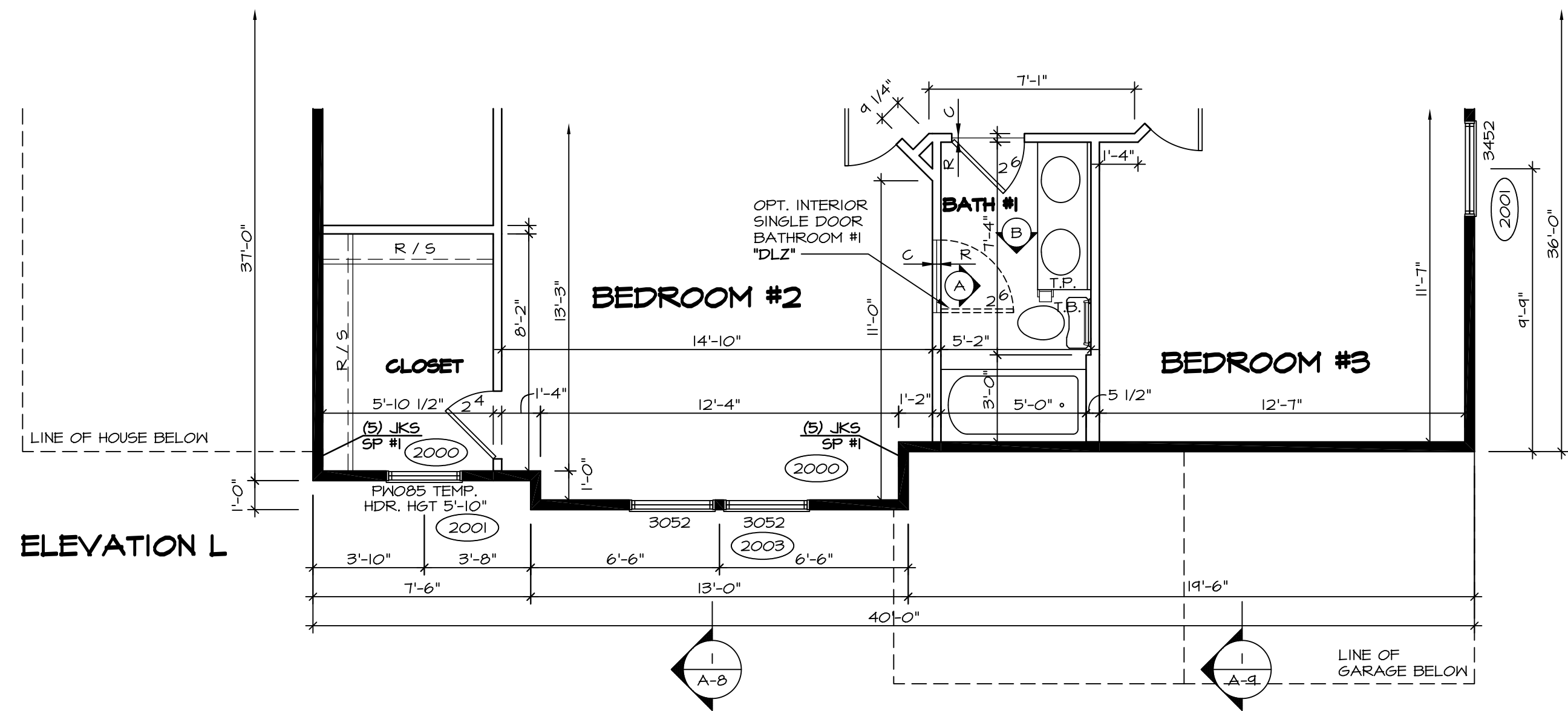
REV. NO.	DATE	REMARKS
1	11/11/16	SKB - ADDED CENTER VANITY *AM7/AM6* (FORM 1560)
2	9/23/15	CLS - ADDED NOTE FOR CEILING INSUL IN UNFINISHED STORAGE (PAR ID 3953)
3	10/1/15	JLR - REV. OWNER'S BATH VANITY TO 34H FLIPPED BATH #2 VANITY (PAR #952716)
4	10/29/15	SB5 - PAR #95945 - ADDED "INSULATED" TO STORAGE ACCESS DOOR.
5	11/20/15	MBT - ADDED NOTES ON HOW TO HOLD BACK INSULATION AT UNFINISHED STORAGE
6	3/11/16	SB5 - PAR #97926 - CENTERED DOOR TO BEDROOM #2 FOR IPG TRIM
7	3/11/16	CLS - ADDED JFI FILLERS TO OWNER'S BATH VANITIES AMA, AM6, AM5 (PAR 39501)
8	4/21/16	DLB - MOVED 2 1/8 DOOR 1 1/2" RIGHT W/ OPT. BATH #2 *ABB* (PAR 39994)
9	4/28/16	CLB - PAR # 39204 MOVED THE 6" LAUNDRY HALL 4" TOWARD THE CLOSET



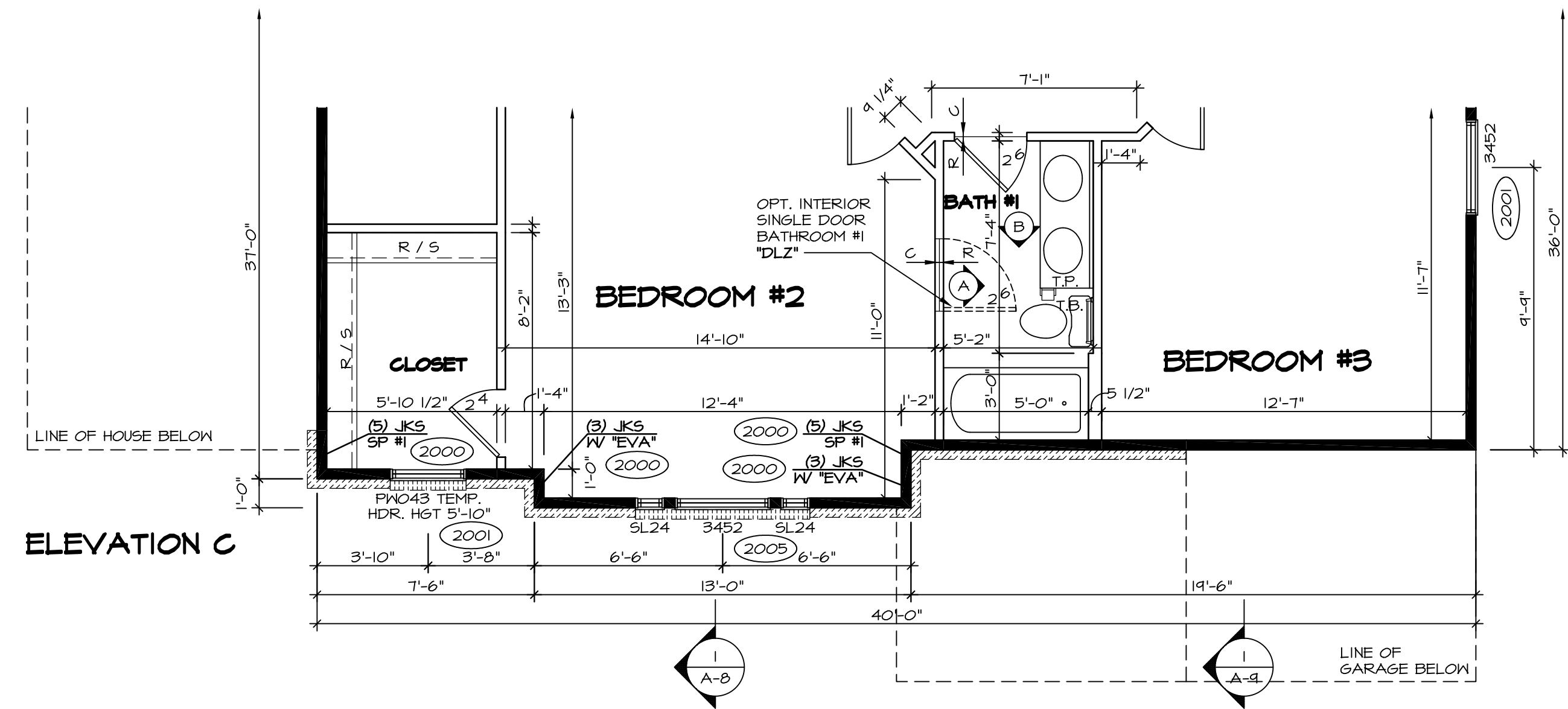
MODEL	BATEMAN
SET NO.	BAT00
VERSION	O2
DRAWN BY	JEA
DATE	7/9/15
OPTION	
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-7
	32



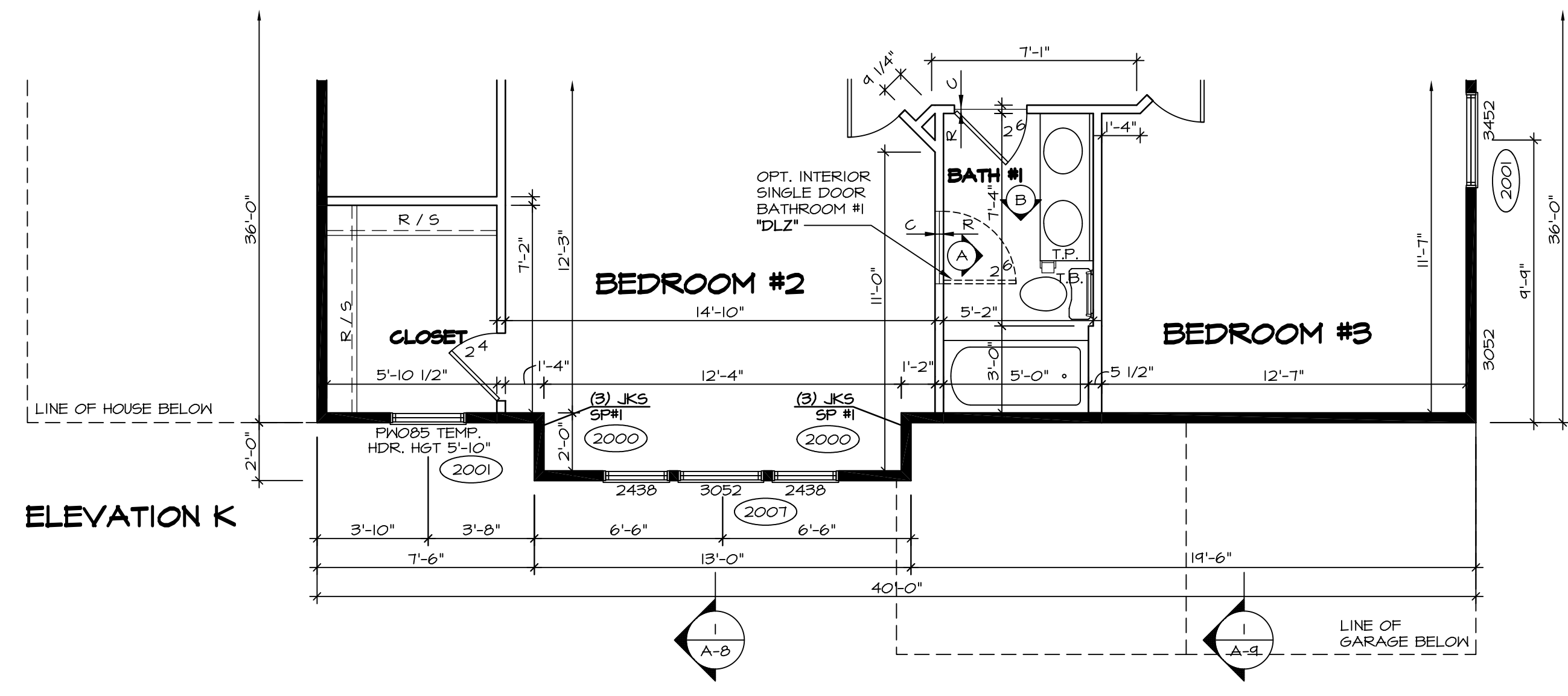
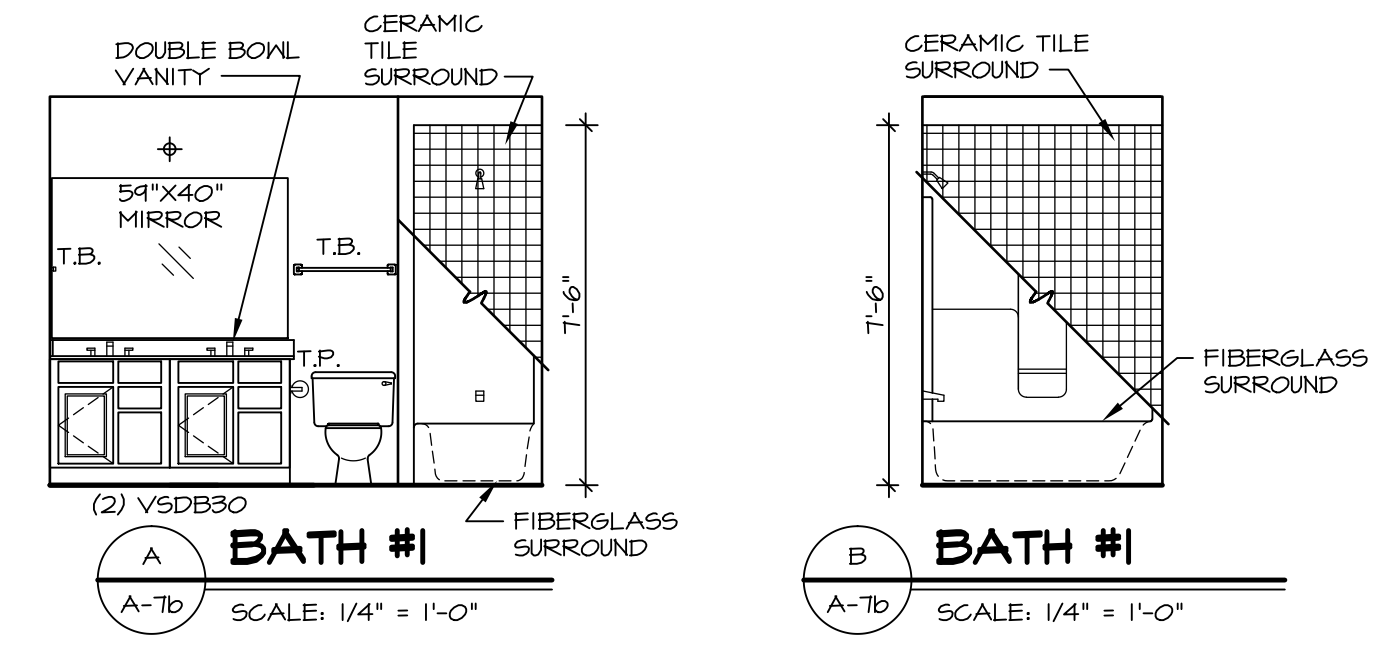
**1 PARTIAL SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 ELEVATION "B" "ELB"



**4 PARTIAL SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 ELEVATION "L" "ELL"



**2 PARTIAL SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 ELEVATION "C" "ELC"

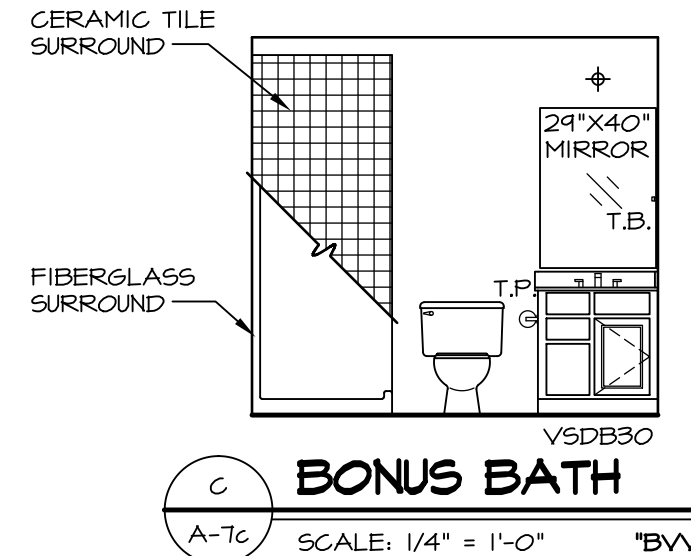
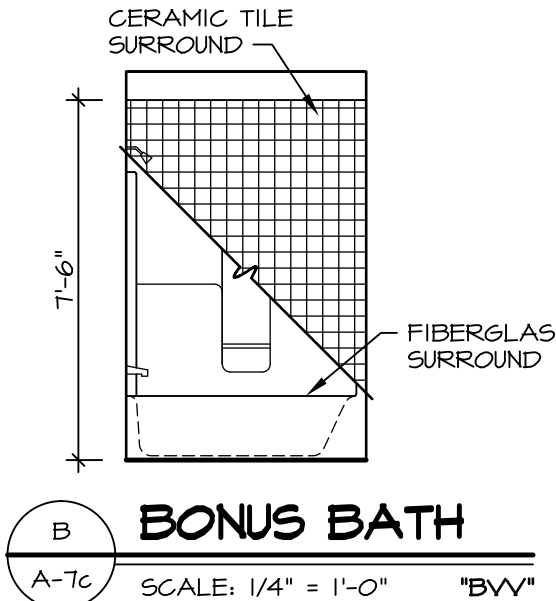


**3 PARTIAL SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 ELEVATION "K" "ELK"

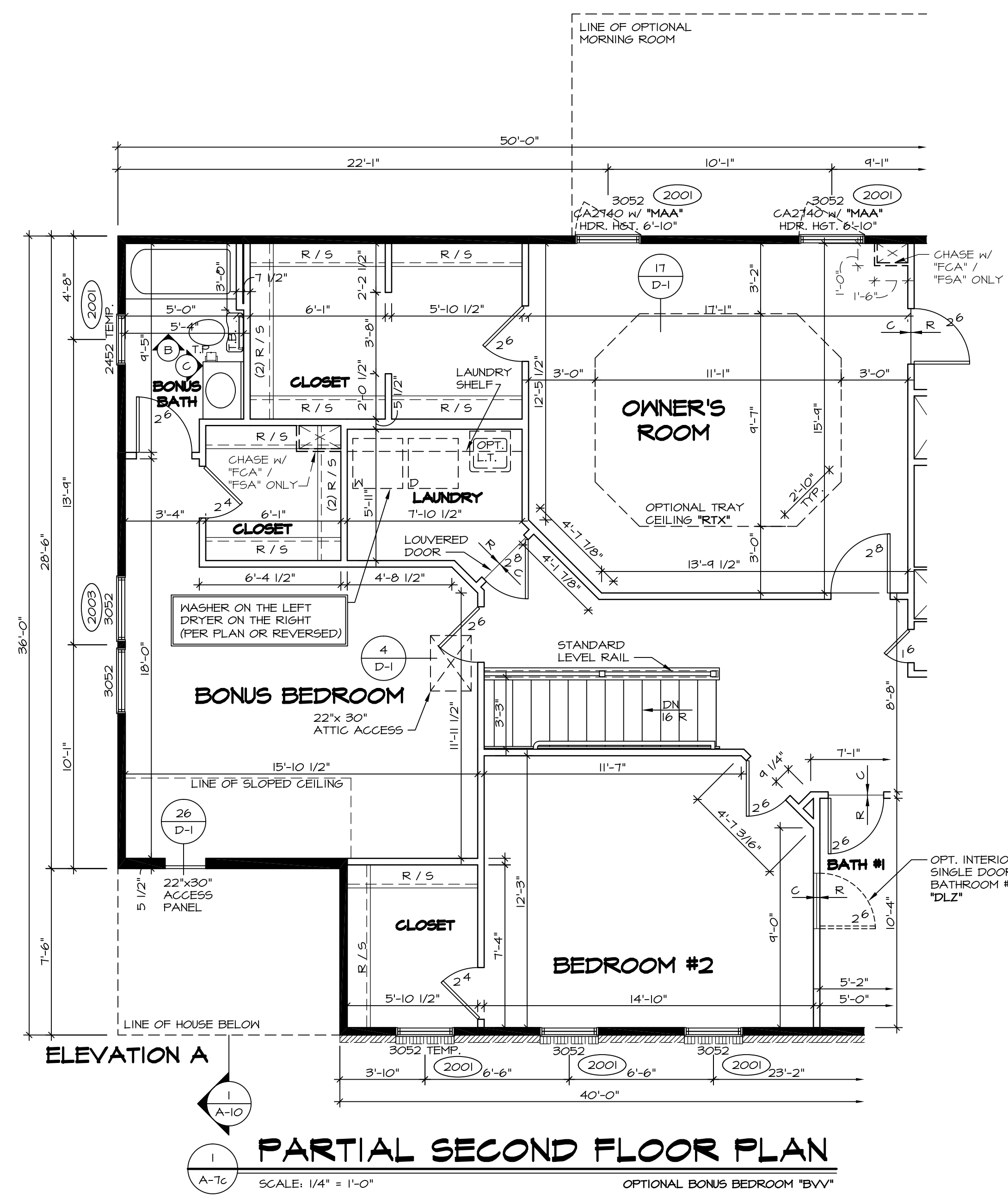
- NOTES:**
- ▬ BEARING WALL
  - ▬ NON BEARING WALL
  - (X) ENGINEERING PAGE NUMBER
  - ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
  3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
  4. HATCHED AREAS INDICATE DROPPED CEILING.
  5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
  6. SEE STANDARD DETAIL SHEET D-1 FOR TRIM OPTIONS (21 / D-1) AND DETAILS.

SHEET NO. <b>A-7b</b>	MODEL <b>BATEMAN</b>	SET NO. BAT00	DATE 7/19/13	REVISIONS
	DRAWING TITLE PARTIAL SECOND FLOOR PLAN	VERSION O2	DRAWN BY JEA	1 4/21/14 2 7/30/14 3 2/17/15
	OPTION DESCRIPTION ELEVATION "B", ELEVATION "C", ELEVATION "K", ELEVATION "L"	OPTION ELB, ELC, ELK, ELL		REMARKS
33				

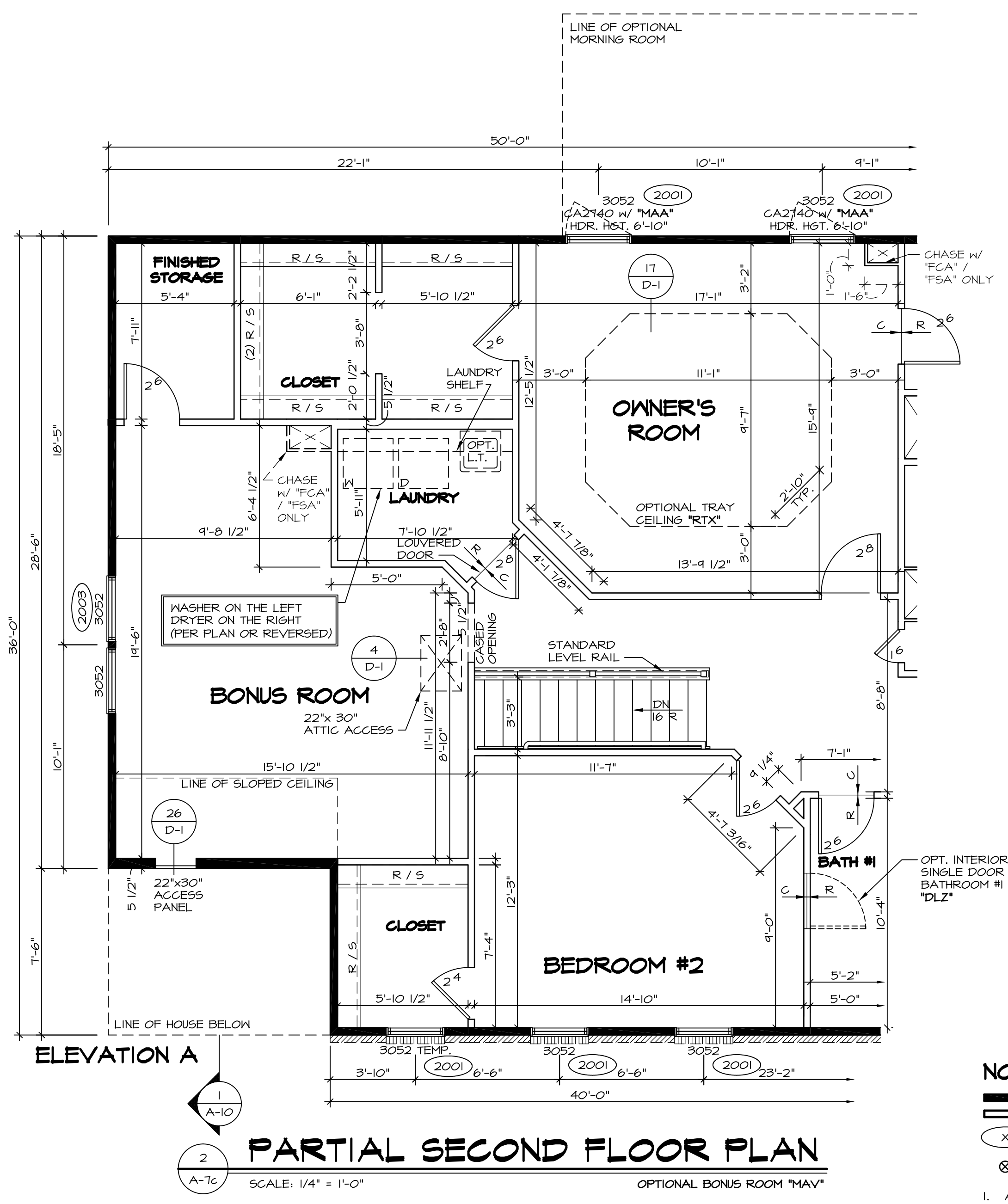




**NOTES:**  
 1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION  
 2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION  
 3. REFER TO SHEET D-10 FOR TUB AND SHOWER DETAILS.



**PARTIAL SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 OPTIONAL BONUS BEDROOM "BVV"

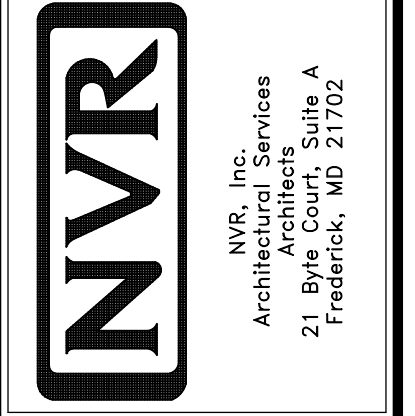


**PARTIAL SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 OPTIONAL BONUS ROOM "MAV"

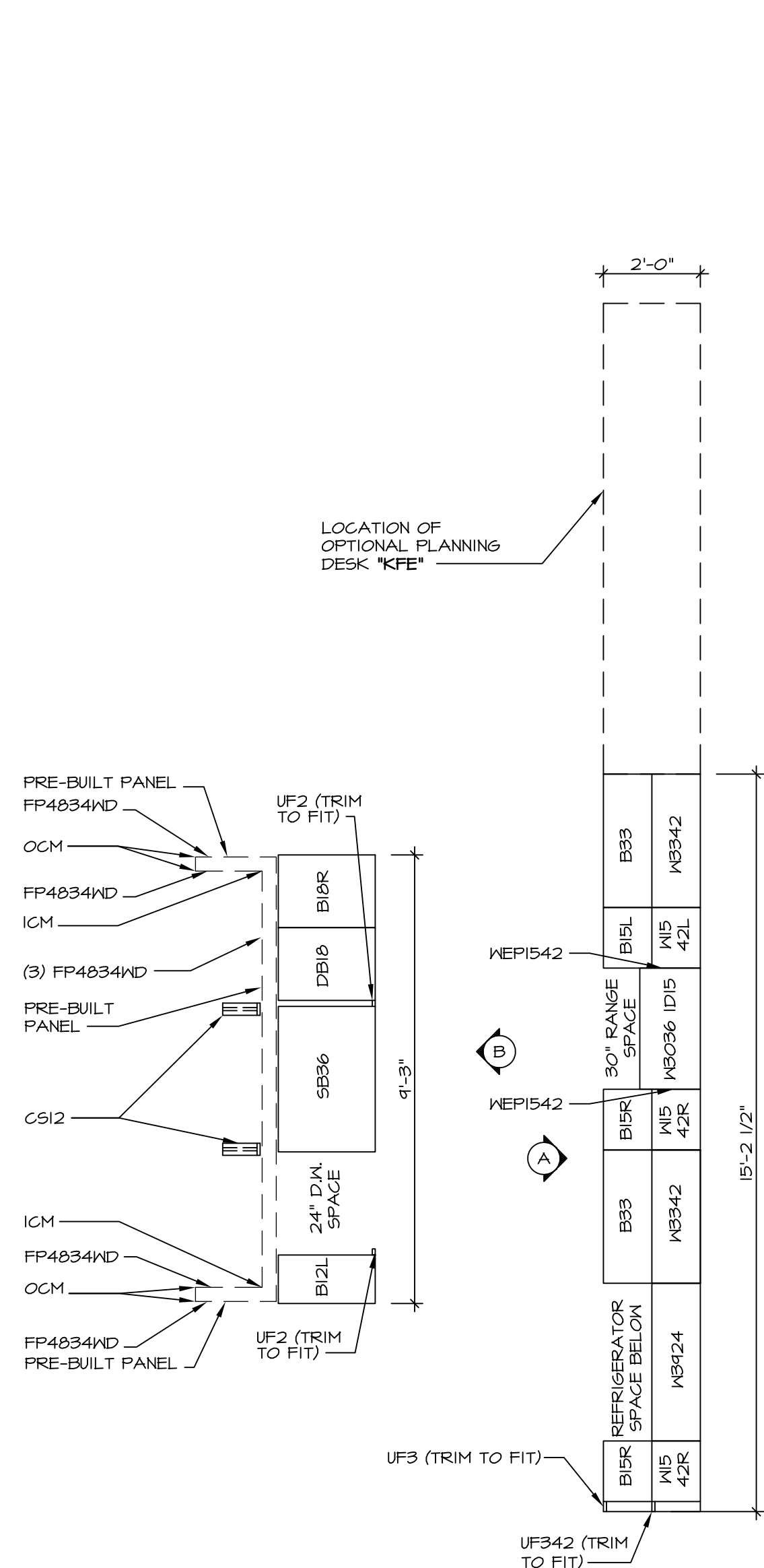
**NOTES:**  
 ■ BEARING WALL  
 □ NON BEARING WALL  
 (X) ENGINEERING PAGE NUMBER  
 ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE  
 1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.  
 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.  
 3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.  
 4. HATCHED AREAS INDICATE DROPPED CEILING.  
 5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.  
 6. SEE STANDARD DETAIL SHEET D-1 FOR TRIM OPTIONS (21 / D-1) AND DETAILS.

REV. NO.	DATE	REMARKS
1	4/15/14	BDH - TRIM ADPT
2	4/22/14	DAG - TUB CONVERSION
3	7/30/14	ALJ - CREATED VERSION 02
4	12/1/14	BRJ - ADDED ACCESS PANEL IN BONUS BEDROOM WALL (PAR 24464)
5	2/10/15	BEB - HVAC MODIFICATIONS - PHASE 1
6	6/18/15	CLS - ADDED OPT. LAUNDRY TUB BACK INTO THE LAUNDRY ROOM (PAR ID 39525)
7	1/27/15	JLR - DECREASED CLOSET DR. AT TOP OF STAIRS FROM 1/8 TO 1/6 (PAR #34088)
8	7/27/16	RVS - ENLARGED AND DIMENSIONED CASED OPENING AT BONUS ROOM (BR161)

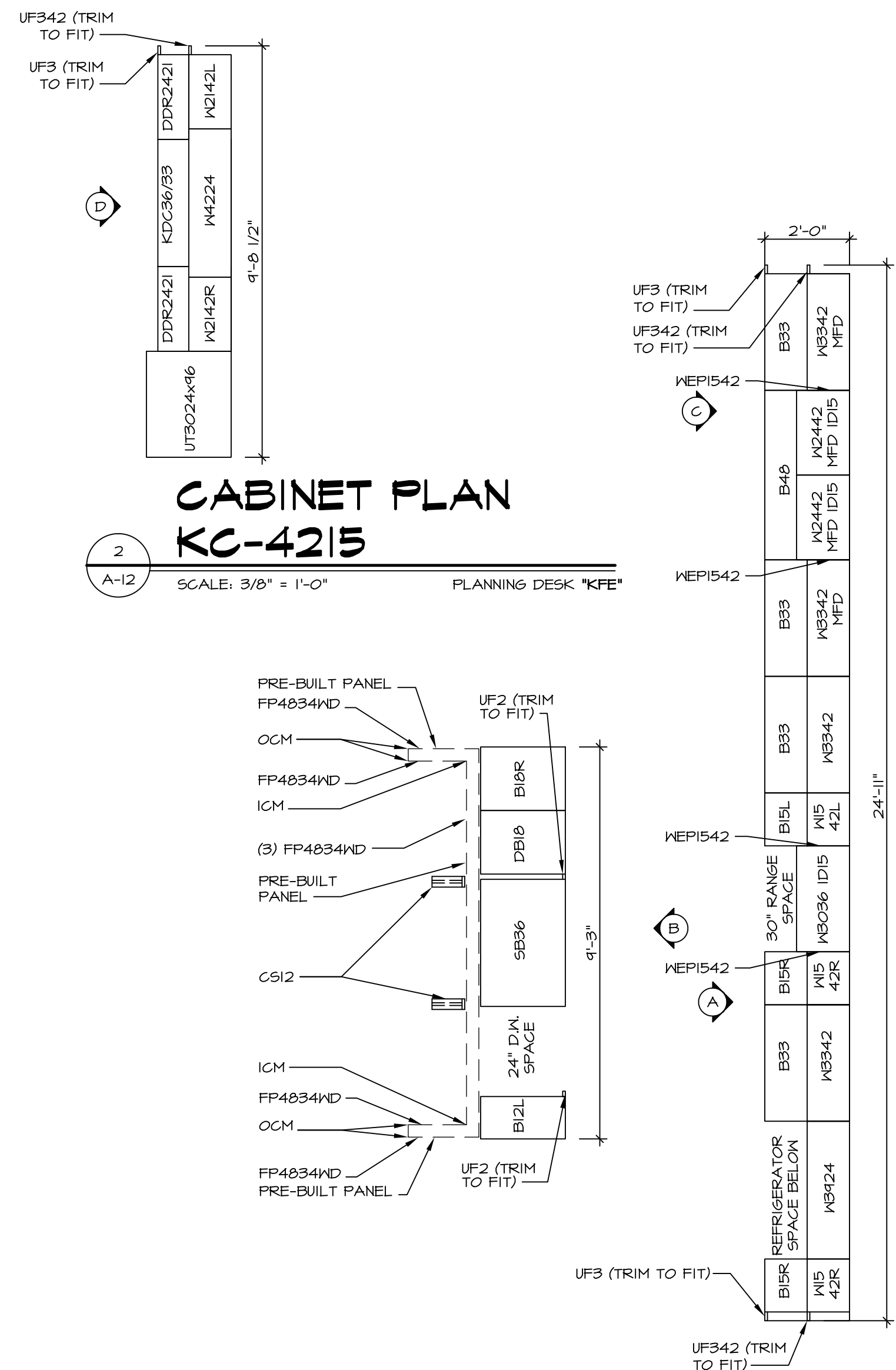
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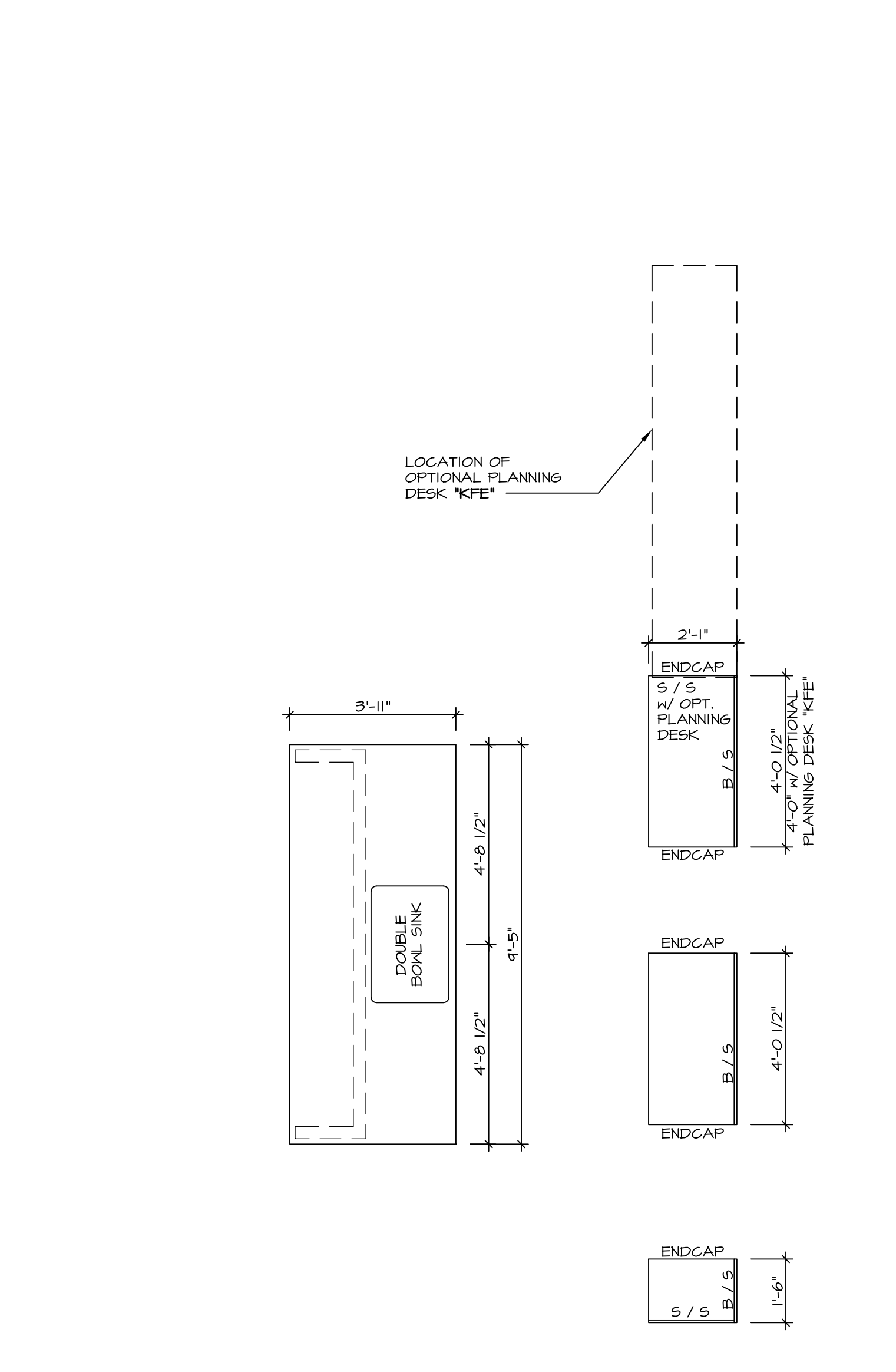
MODEL	BATEMAN
DRAWING TITLE	PARTIAL SECOND FLOOR PLAN
OPTION DESCRIPTION	BONUS BEDROOM BONUS ROOM
SHEET NO.	A-7C
DRAWN BY	JEA
DATE	7/19/13
OPTION	BVV MAV
SHEET NO.	34



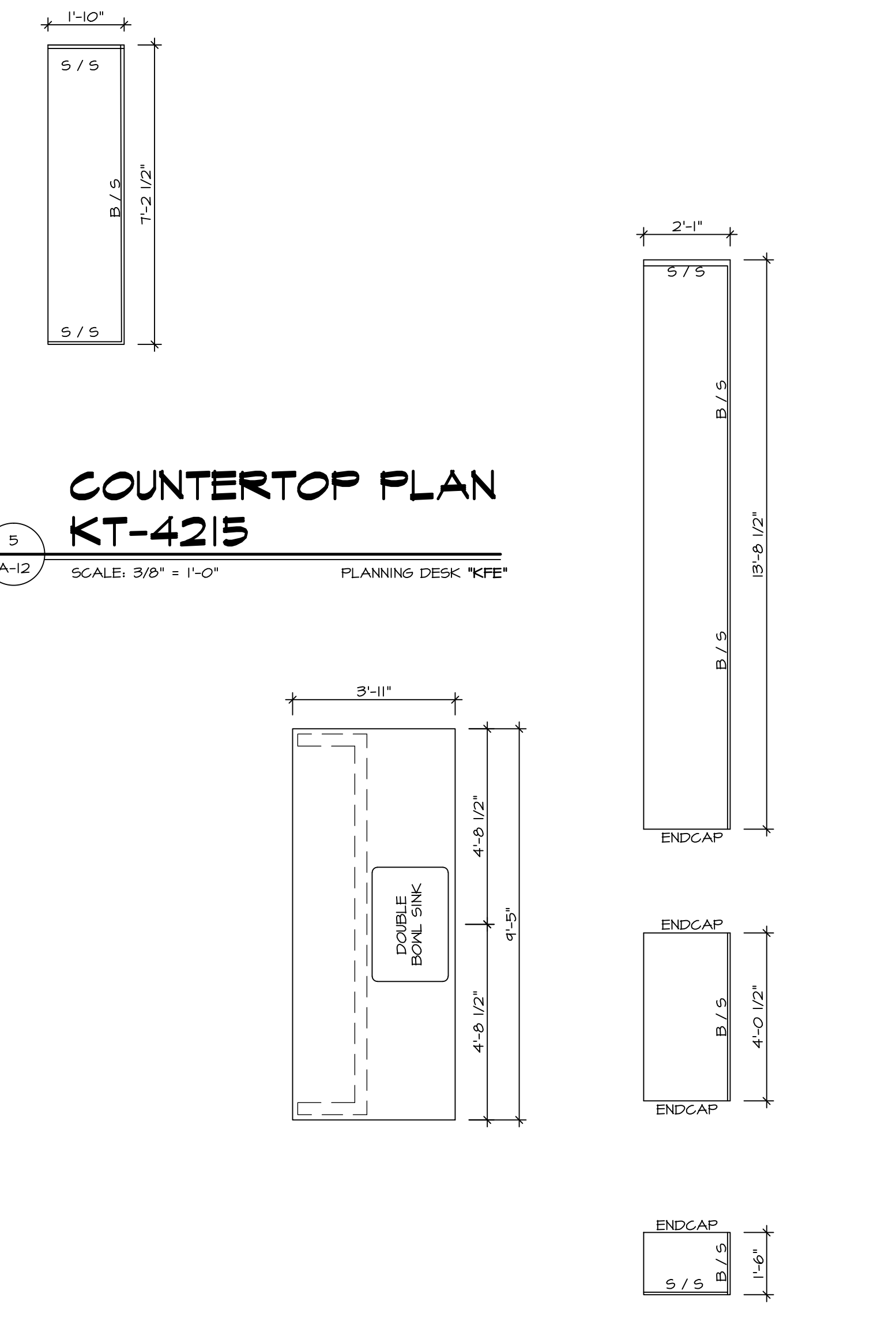
**1** **CABINET PLAN KC-3146**  
SCALE: 3/8" = 1'-0"



**2** **CABINET PLAN KC-4215**  
SCALE: 3/8" = 1'-0" PLANNING DESK \*KFE\*

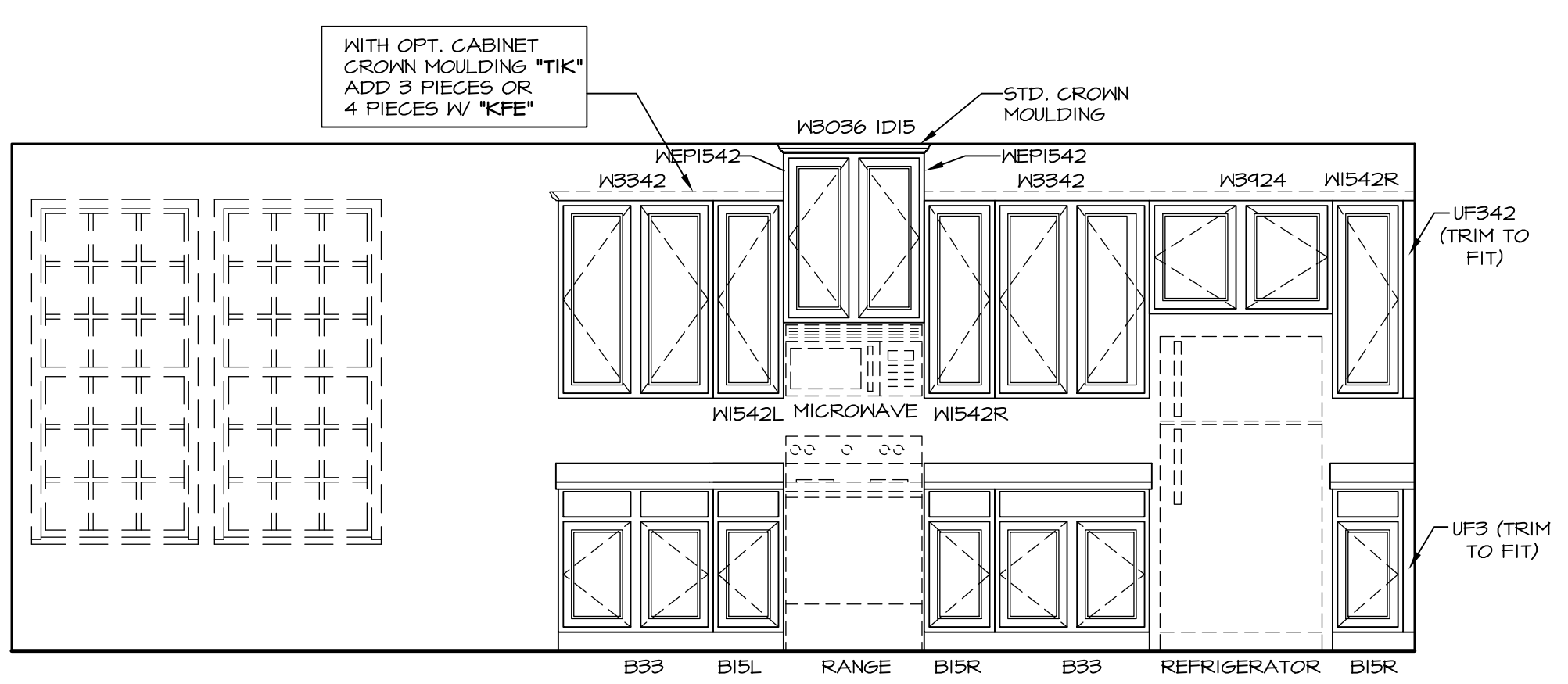


**3** **CABINET PLAN KC-3147**  
SCALE: 3/8" = 1'-0"

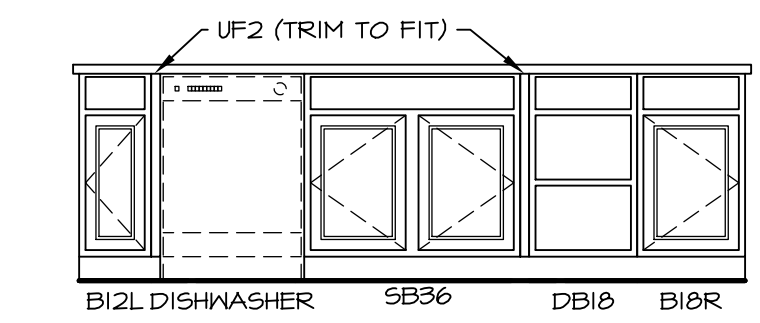


**4** **COUNTERTOP PLAN KT-3146**  
SCALE: 3/8" = 1'-0"

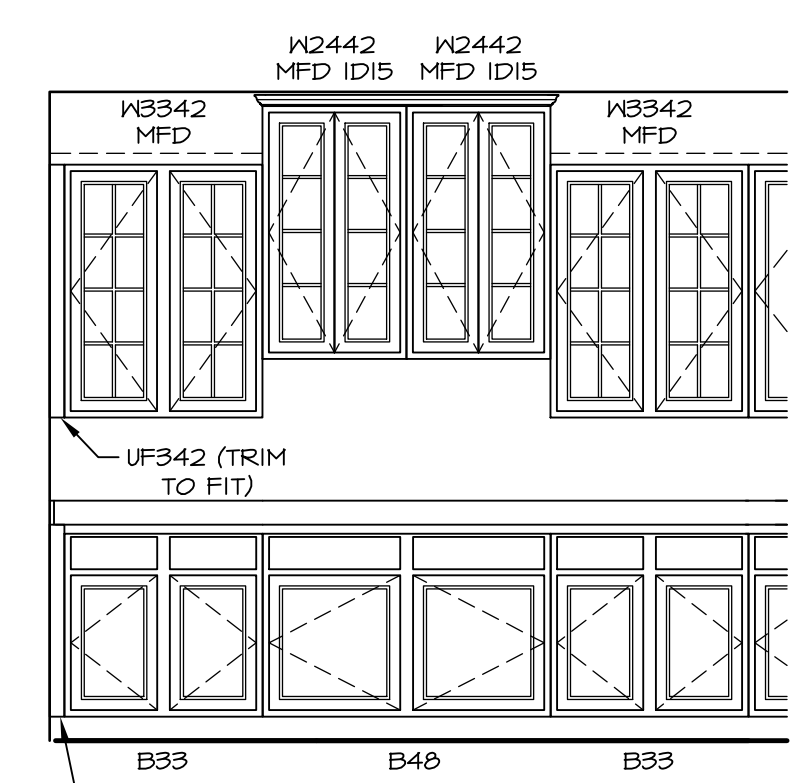
**5** **COUNTERTOP PLAN KT-4215**  
SCALE: 3/8" = 1'-0" PLANNING DESK \*KFE\*



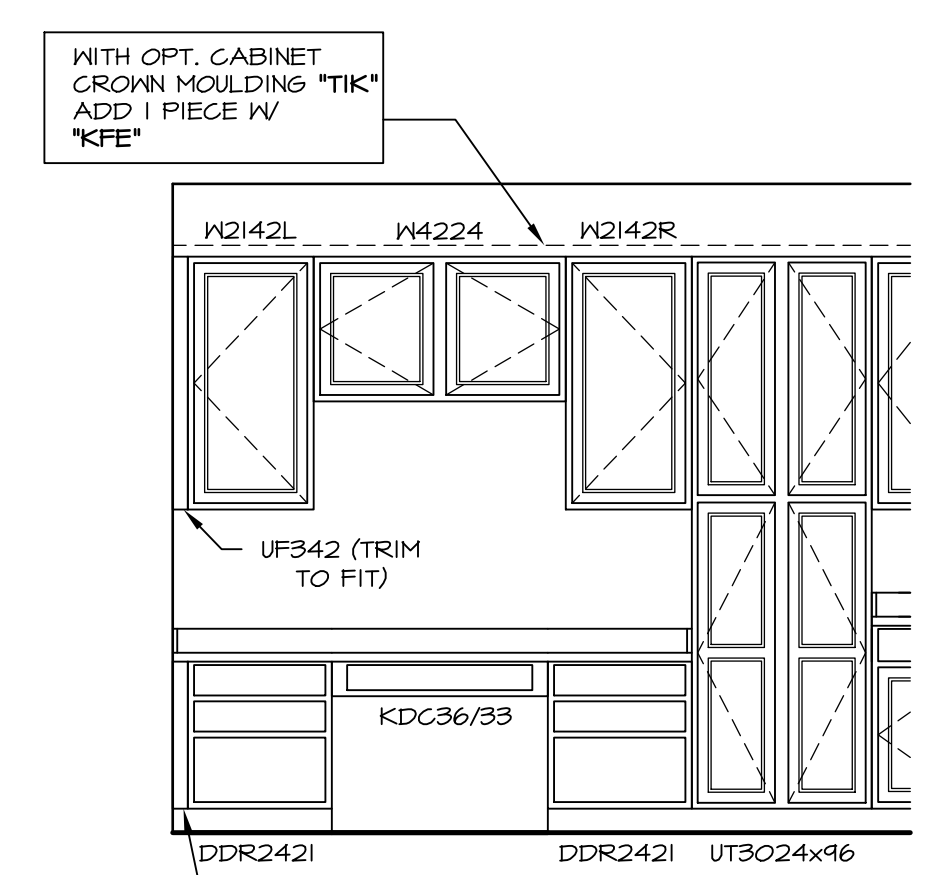
**A** **ELEVATION "A"**  
SCALE: 3/8" = 1'-0"



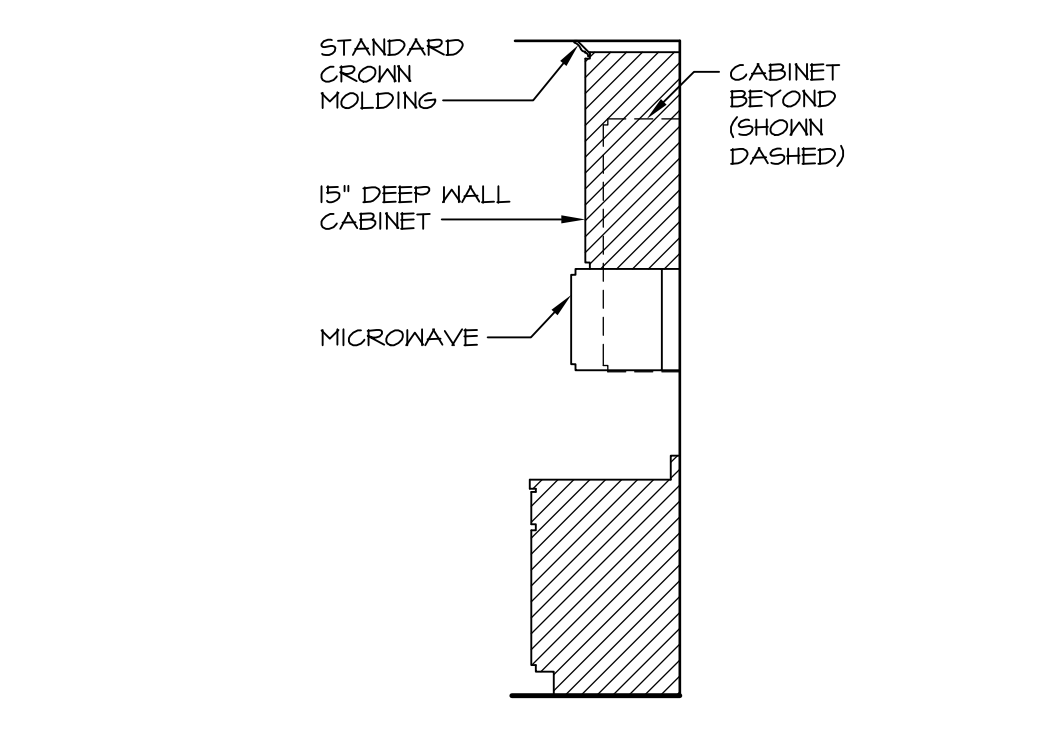
**B** **ELEVATION "B"**  
SCALE: 3/8" = 1'-0"



**C** **ELEVATION "C"**  
SCALE: 3/8" = 1'-0" OPTIONAL KITCHEN HUTCH \*VAK\*

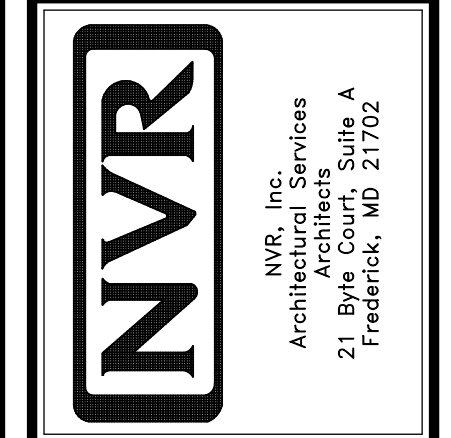


**D** **ELEVATION "D"**  
SCALE: 3/8" = 1'-0" OPTIONAL PLANNING DESK \*KFE\*

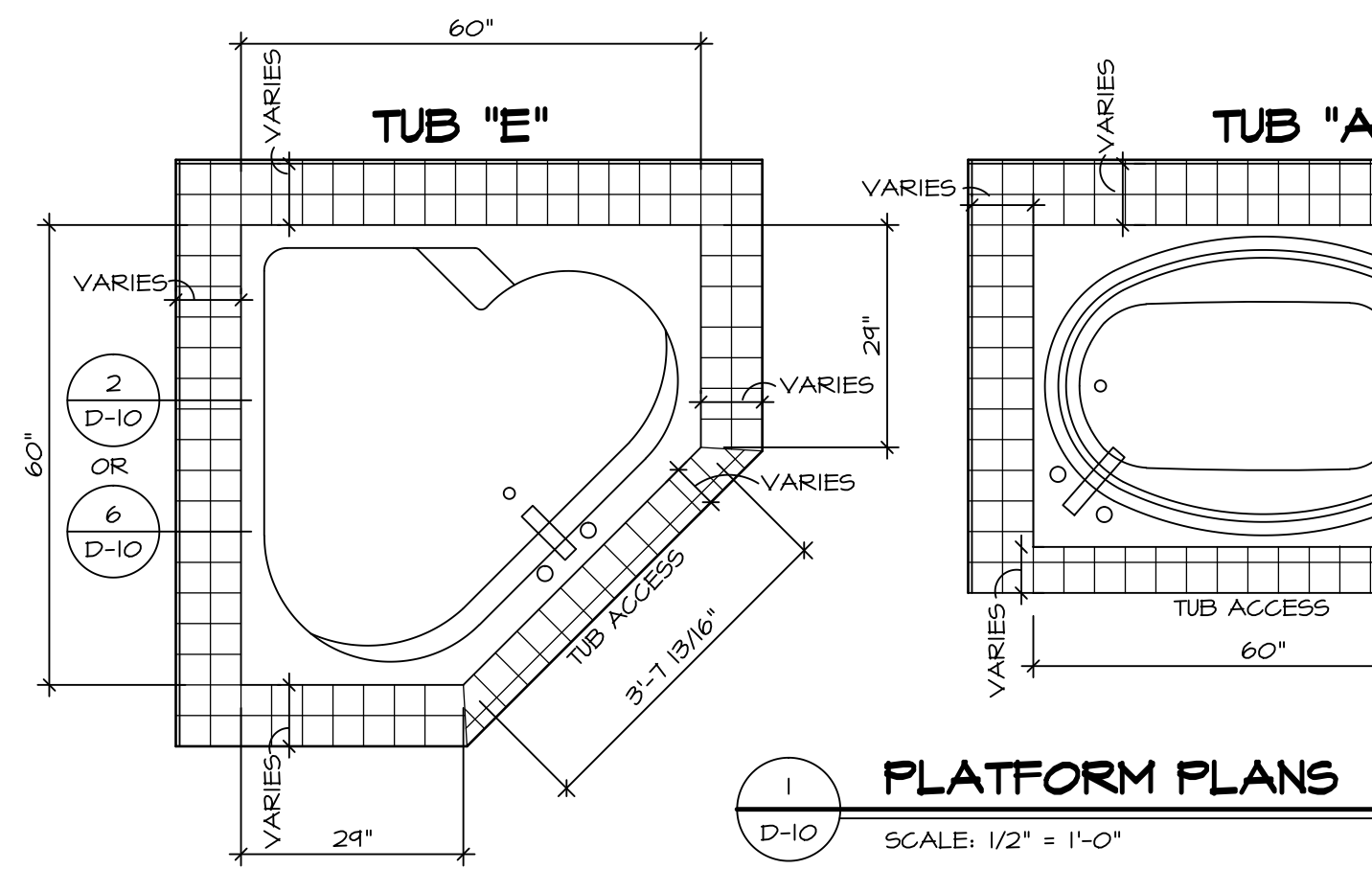


**7** **CABINET TRIM DETAIL**  
SCALE: 3/8" = 1'-0"

REV. NO.	DATE	REMARKS
1	7/30/14	DWG - CREATED VERSION 02
2	9/26/14	CHS - DNR TP18 - REVISED CABINET SECTION DETAIL
3	10/7/14	CLS - REMOVED 3" RADIUS FROM ISLAND COUNTERTOP (PAR ID 27917)
4	11/20/14	BRJ - MADE REF. ALGOVE 2" LARGER (PAR 2919)
5	11/11/15	BEB - MODIFIED FILLERS TO MATCH TIMBERLAKE DRAWING
6	3/18/16	CLS - REVISED LENGTHS OF ISLAND PANELS (PAR ID 30485)

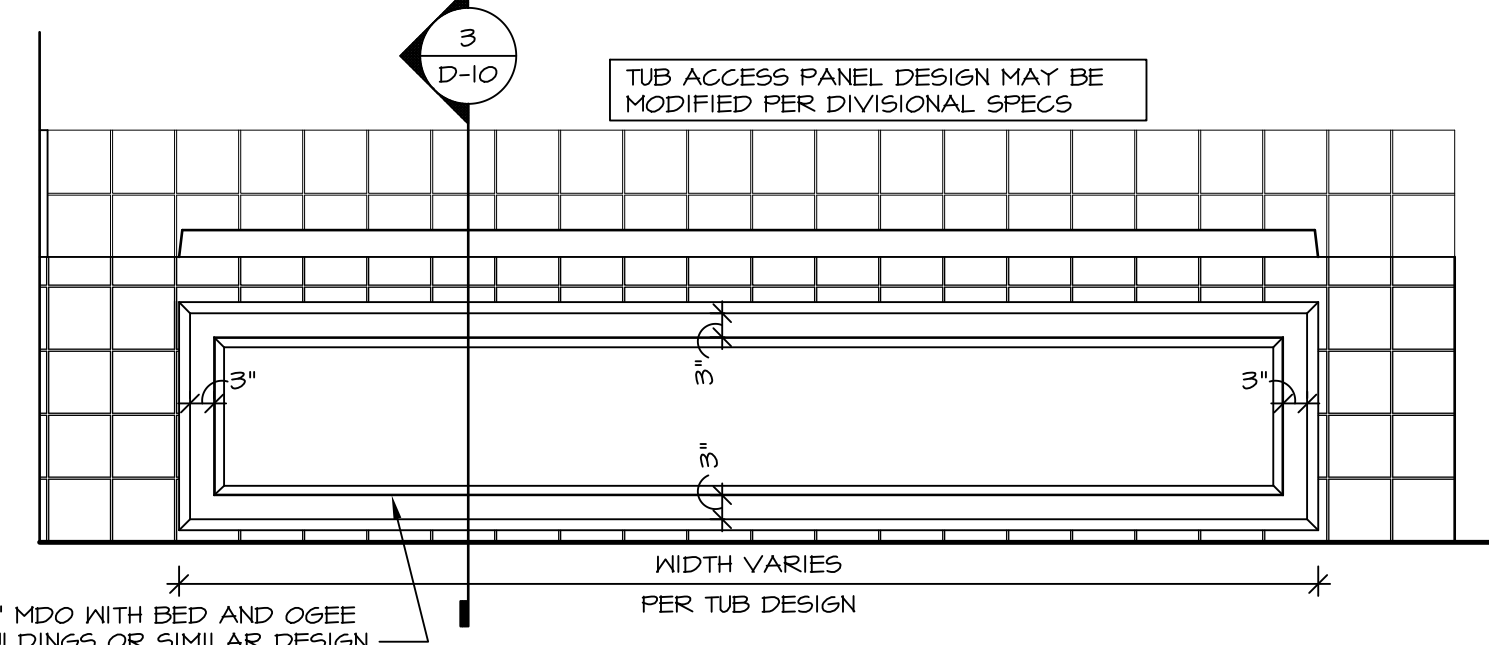


MODEL	BATEMAN
SHEET NO.	A-12
VERSION	02
DRAWN BY	JES
DATE	8/15/15
OPTION	KAA
DESCRIPTION	STANDARD MORNING ROOM
DATE	03/18/16
SCALE	9:00 am
FILE	J:\DWG\DETACHED\BATEMAN_BAT00_02A_KIT_MR.dwg

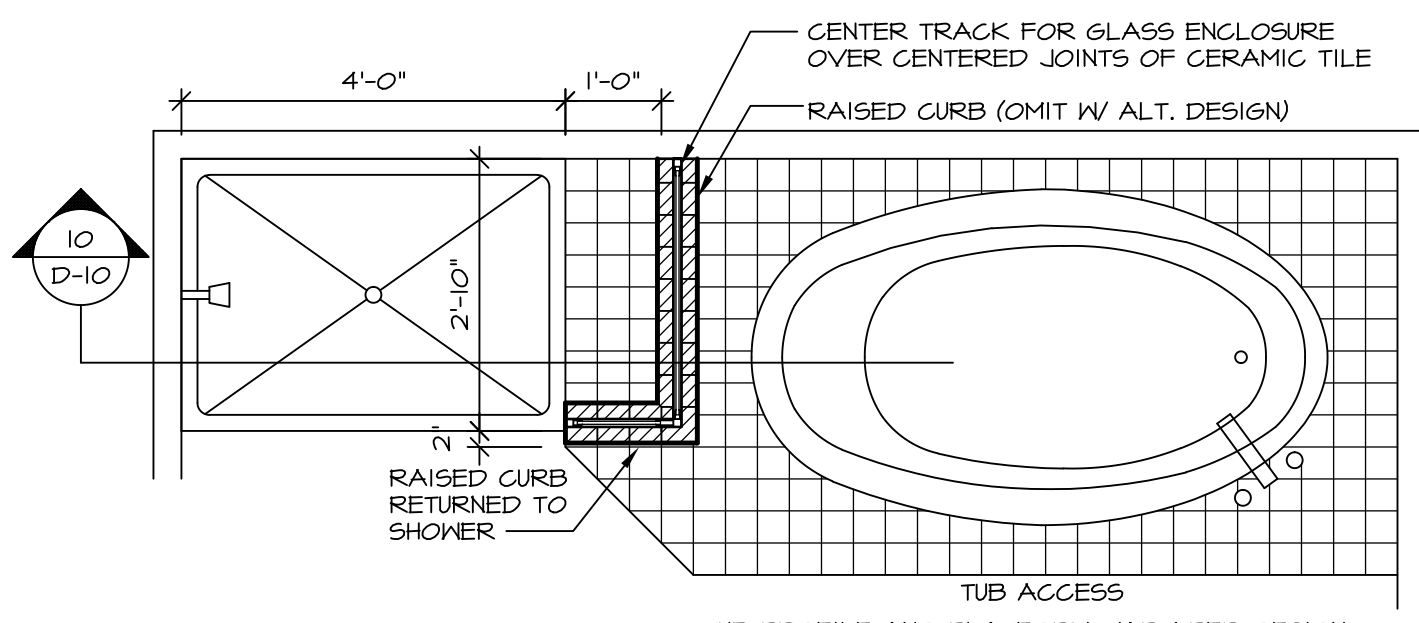


**1 PLATFORM PLANS**  
D-10 SCALE: 1/2" = 1'-0"

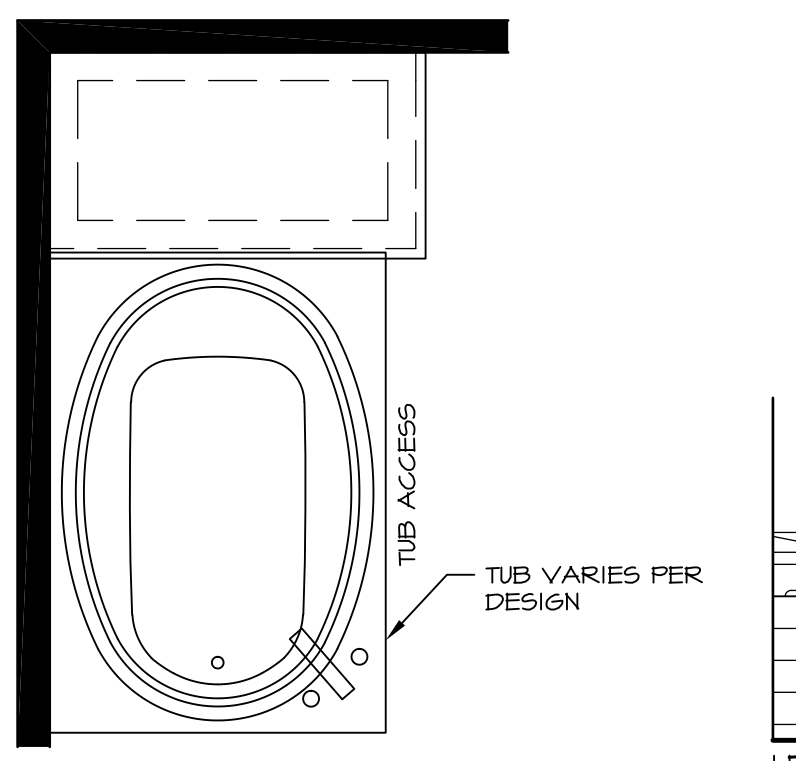
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"



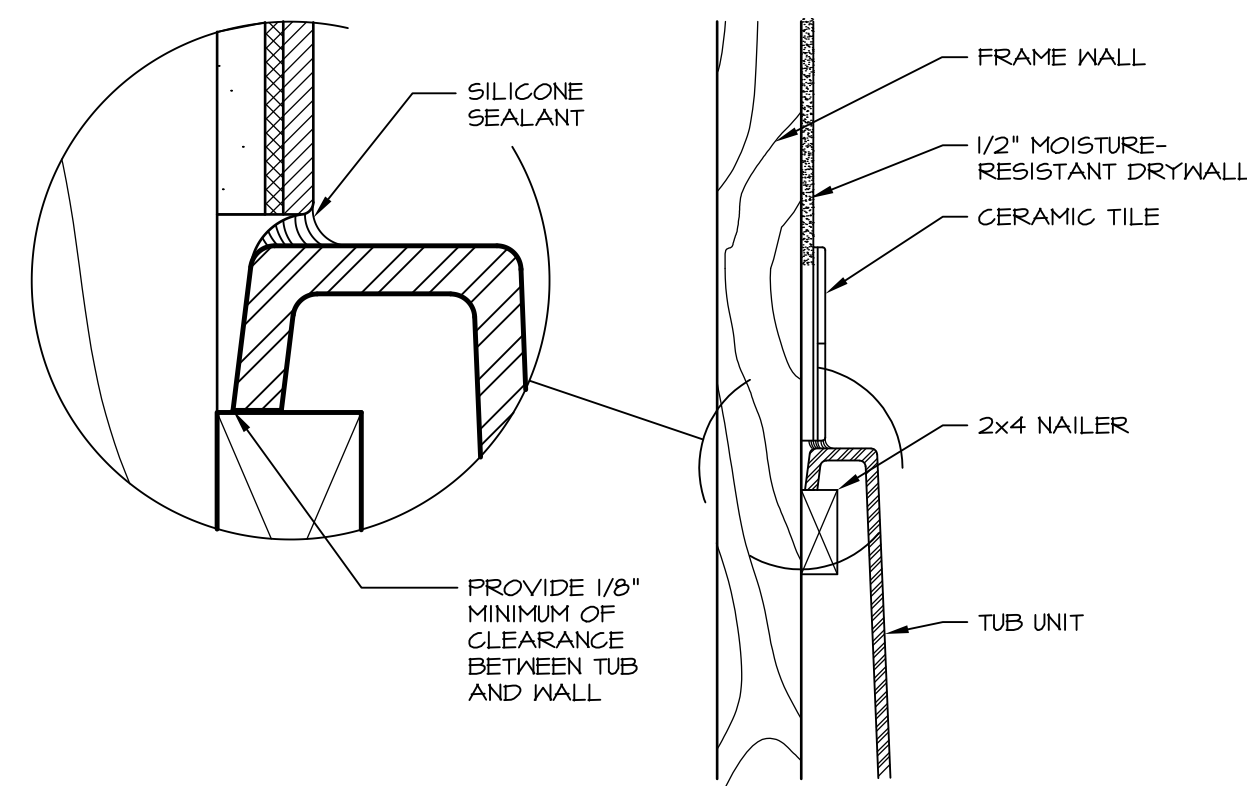
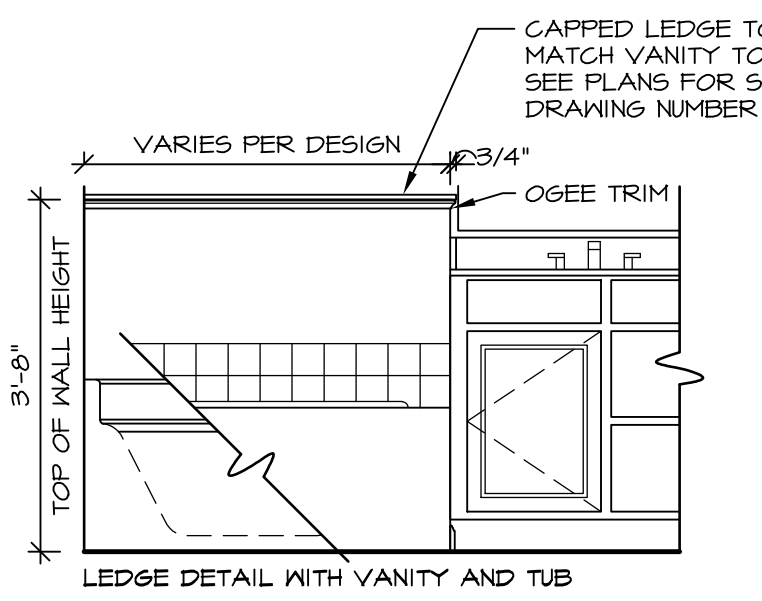
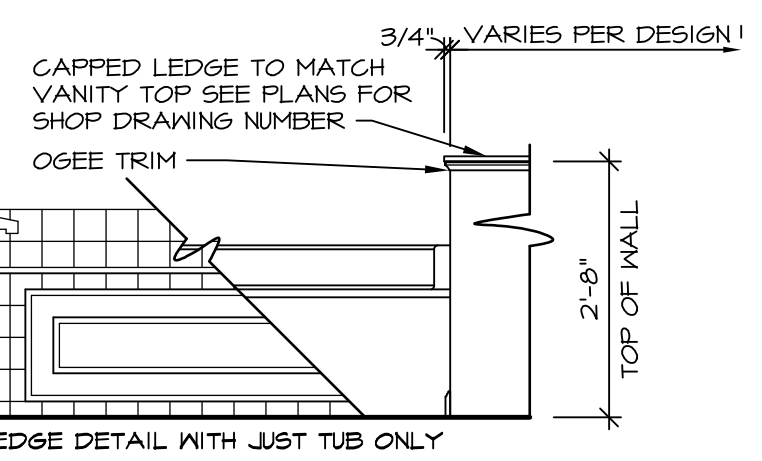
**4 ELEVATION**  
D-10 SCALE: 1/2" = 1'-0"



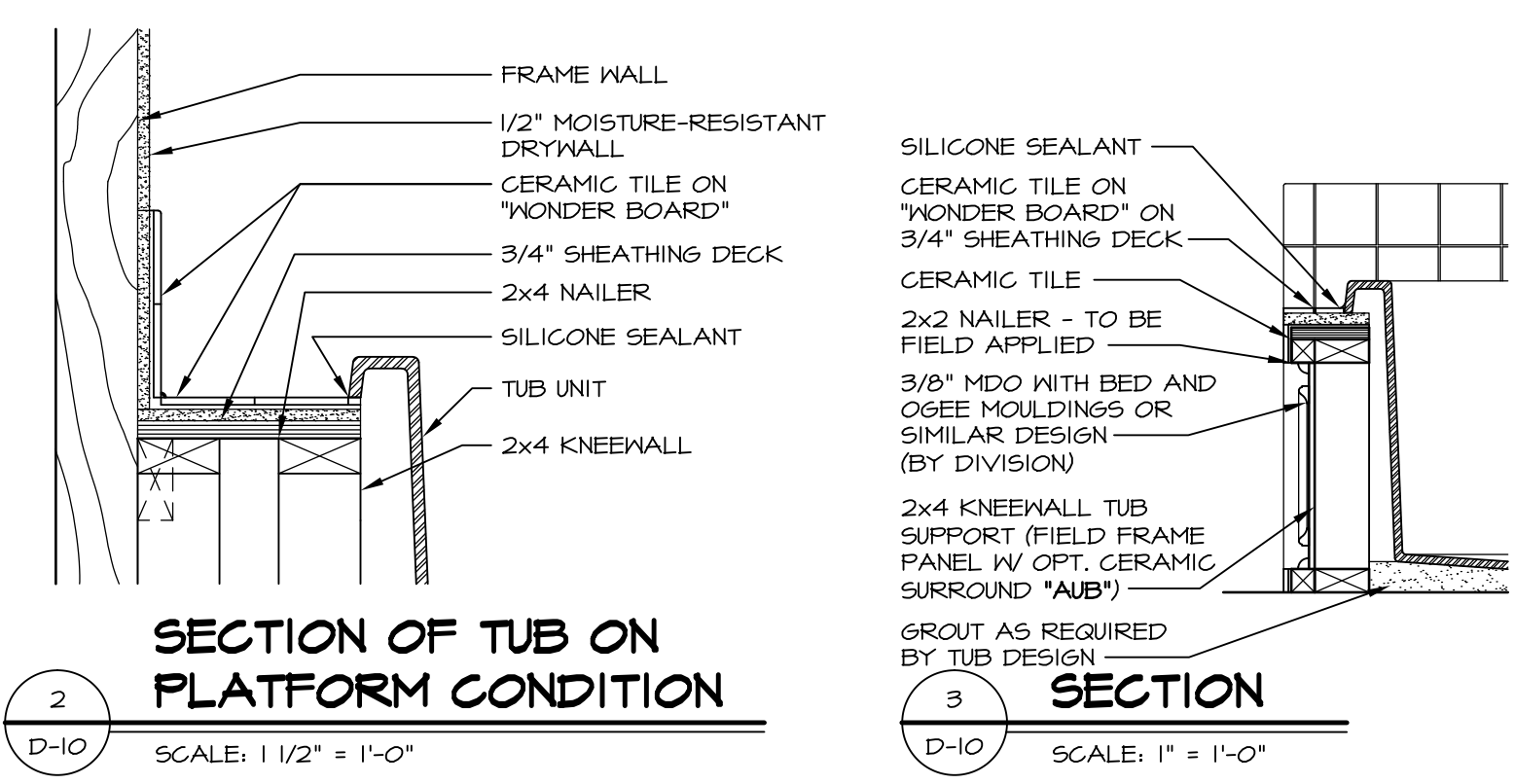
**9 SHOWER SEAT PLAN / DETAIL**  
D-10 SCALE: 1/2" = 1'-0"



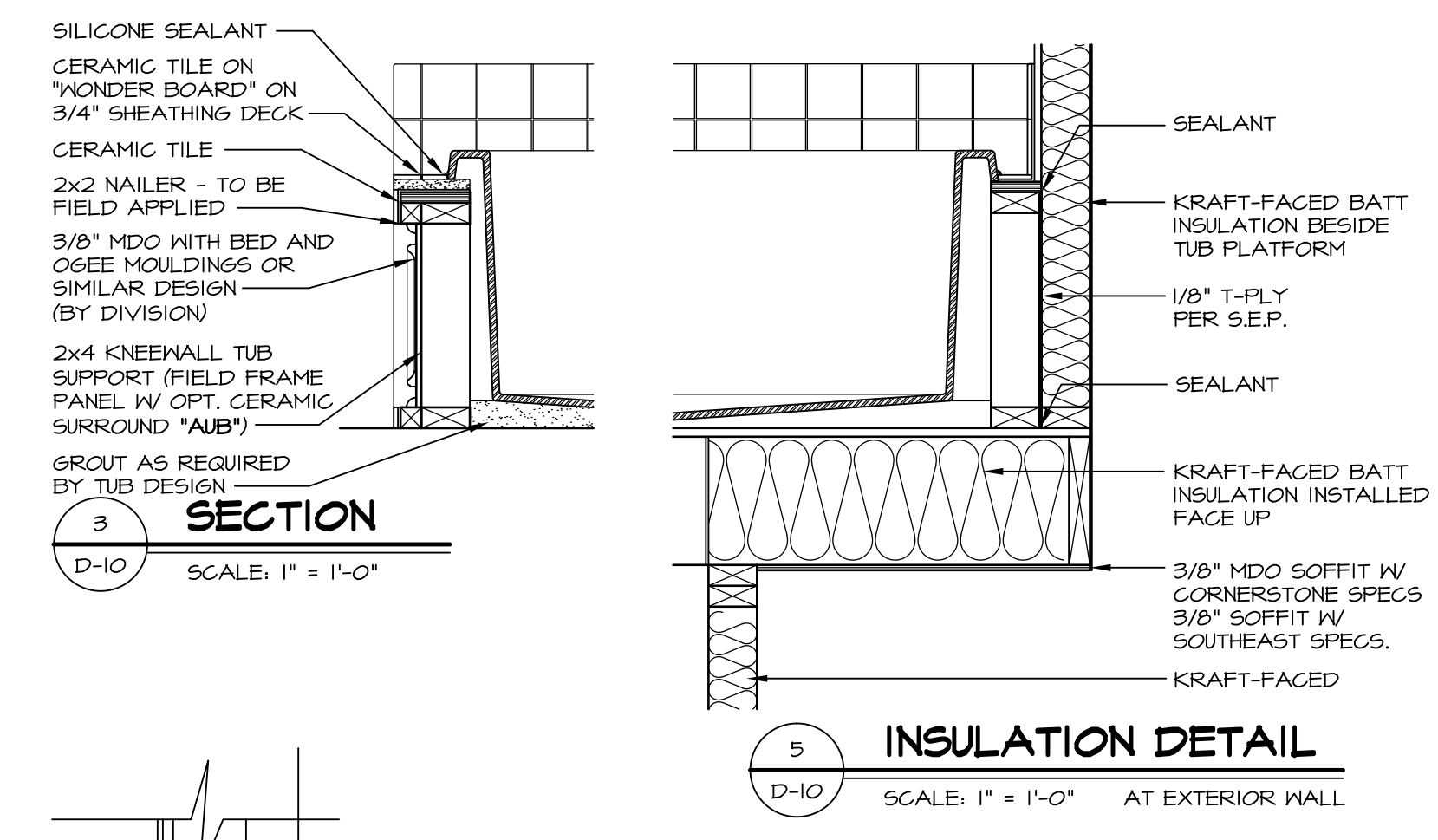
**12 BATHROOM LEDGE DETAIL**  
D-10 SCALE: 1/2" = 1'-0"



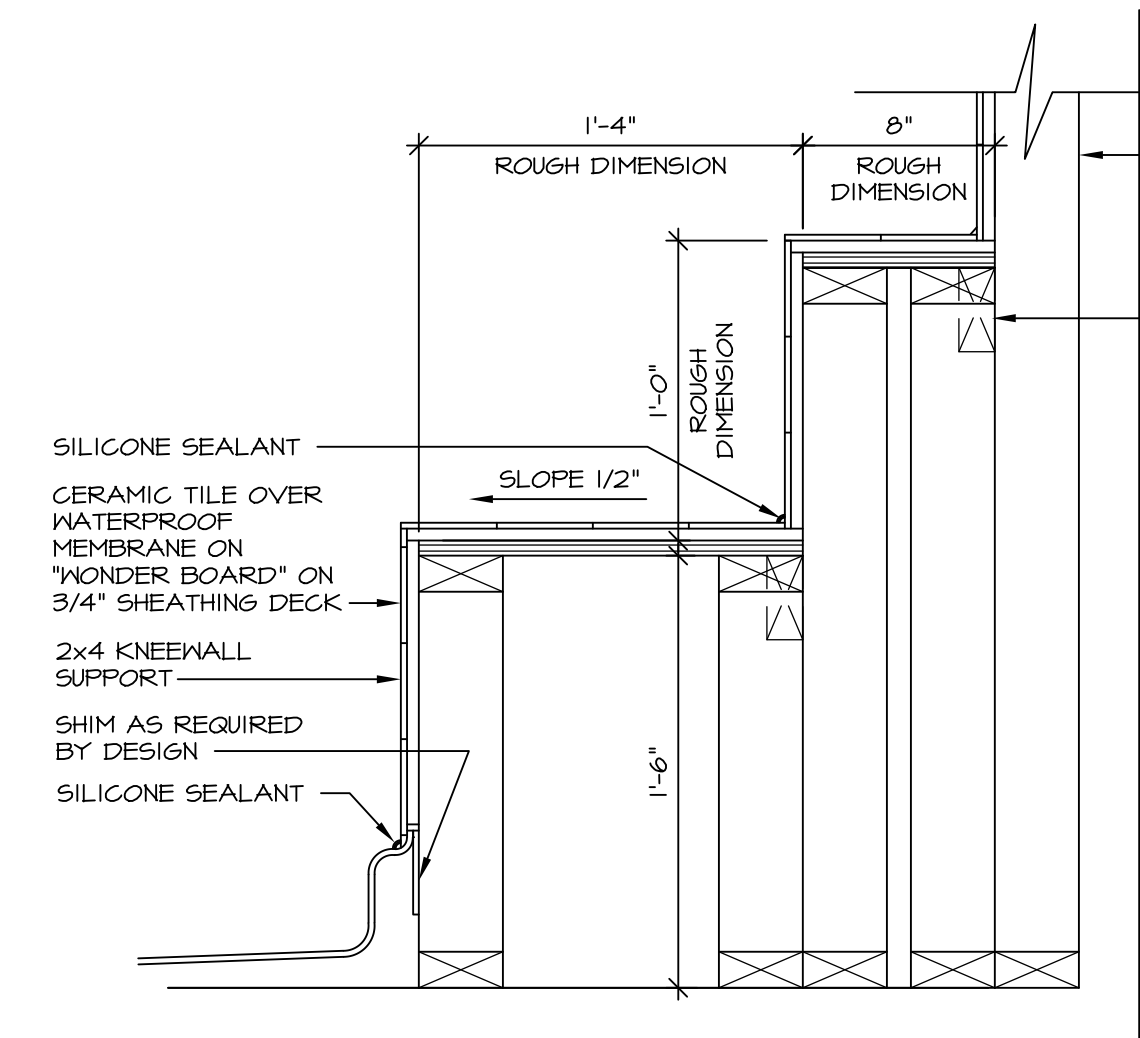
**6 SECTION OF TUB TO WALL CONDITION**  
D-10 SCALE: 1/2" = 1'-0"



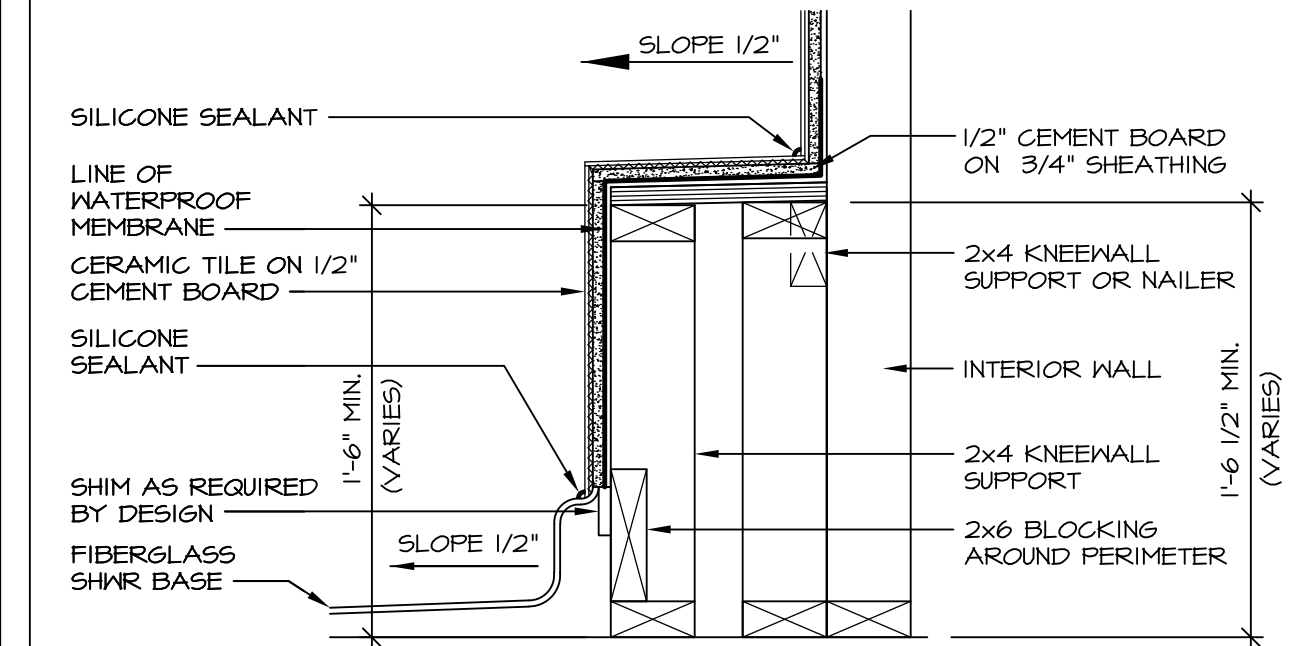
**2 SECTION OF TUB ON PLATFORM CONDITION**  
D-10 SCALE: 1/2" = 1'-0"



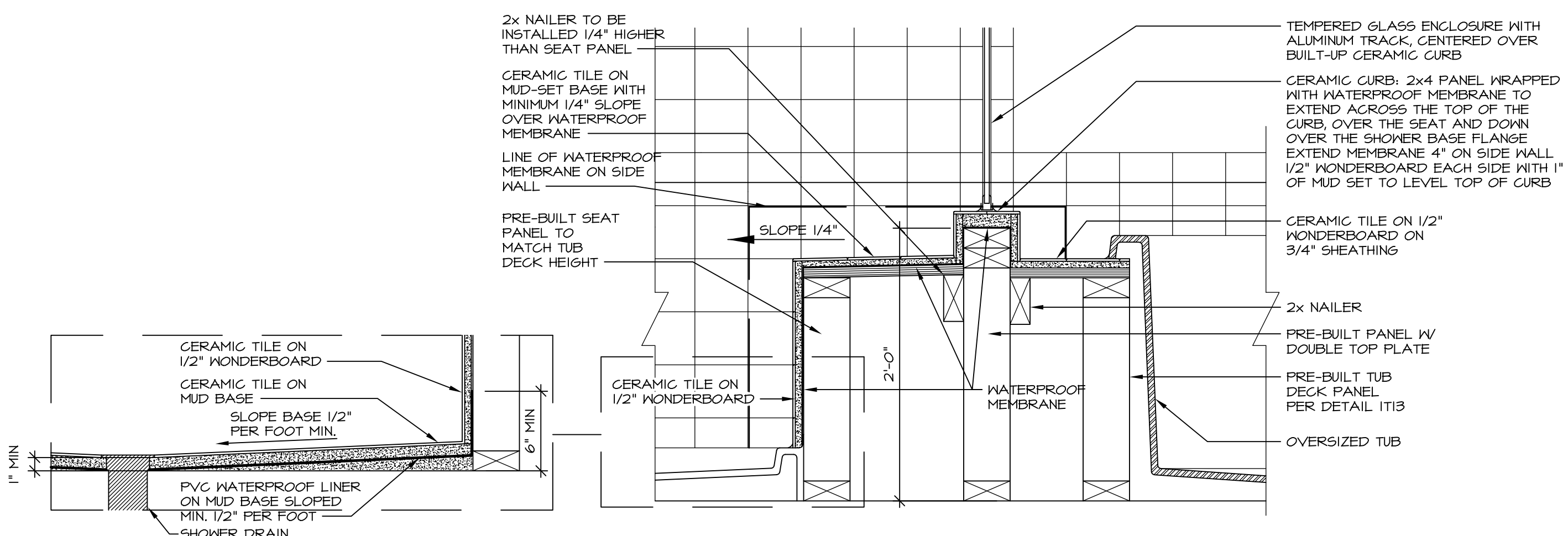
**5 INSULATION DETAIL**  
D-10 SCALE: 1" = 1'-0" AT EXTERIOR WALL



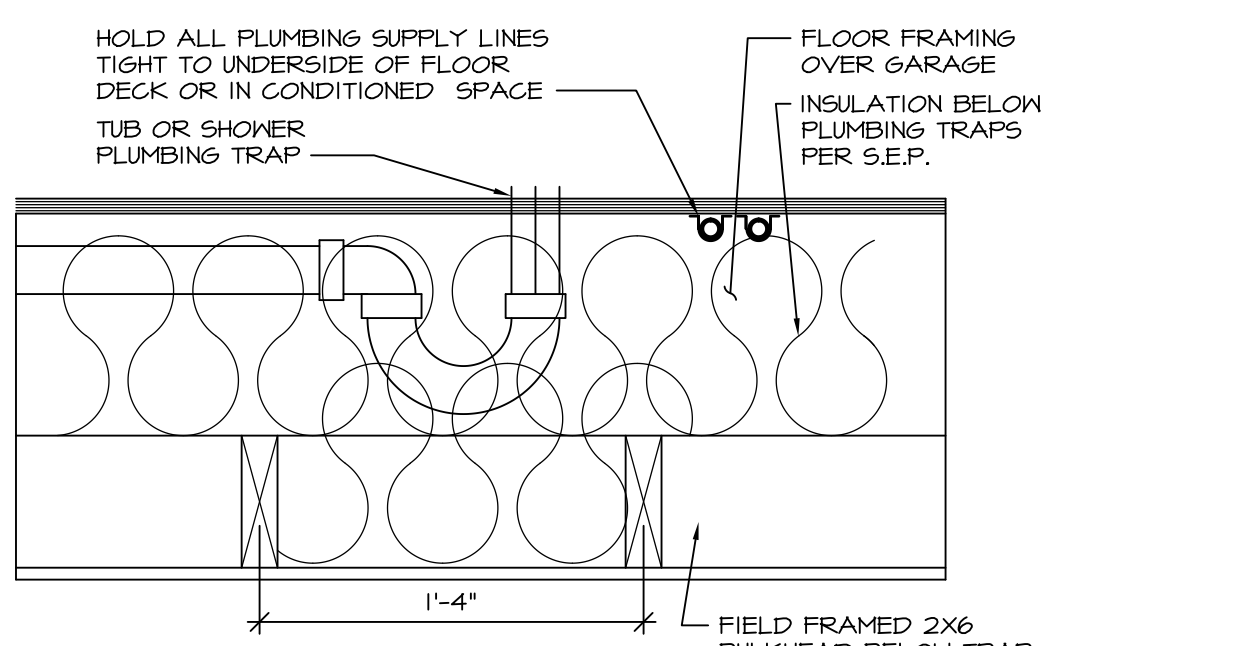
**7 SECTION OF SHOWER SEAT AND SHELF**  
D-10 SCALE: 1/2" = 1'-0"



**8 SECTION OF SHOWER SEAT**  
D-10 SCALE: 1/2" = 1'-0" FIBERGLASS SHOWER BASE

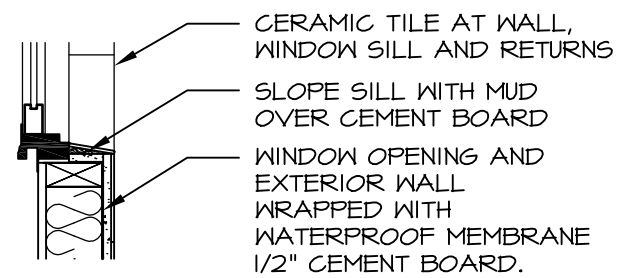


**10 SHOWER SEAT SECTION**  
D-10 SCALE: 1/2" = 1'-0"

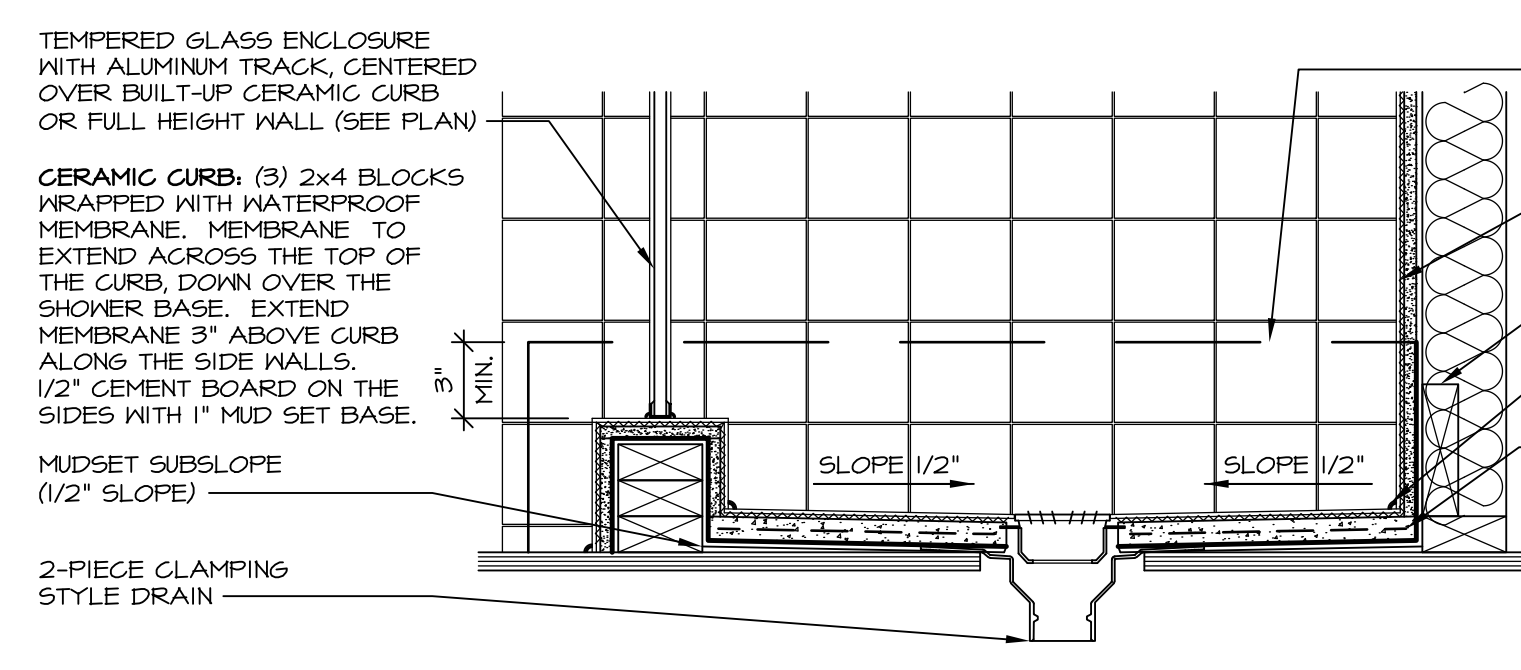


**11 PLUMBING TRAP INSULATION**  
D-10 SCALE: 1/2" = 1'-0"

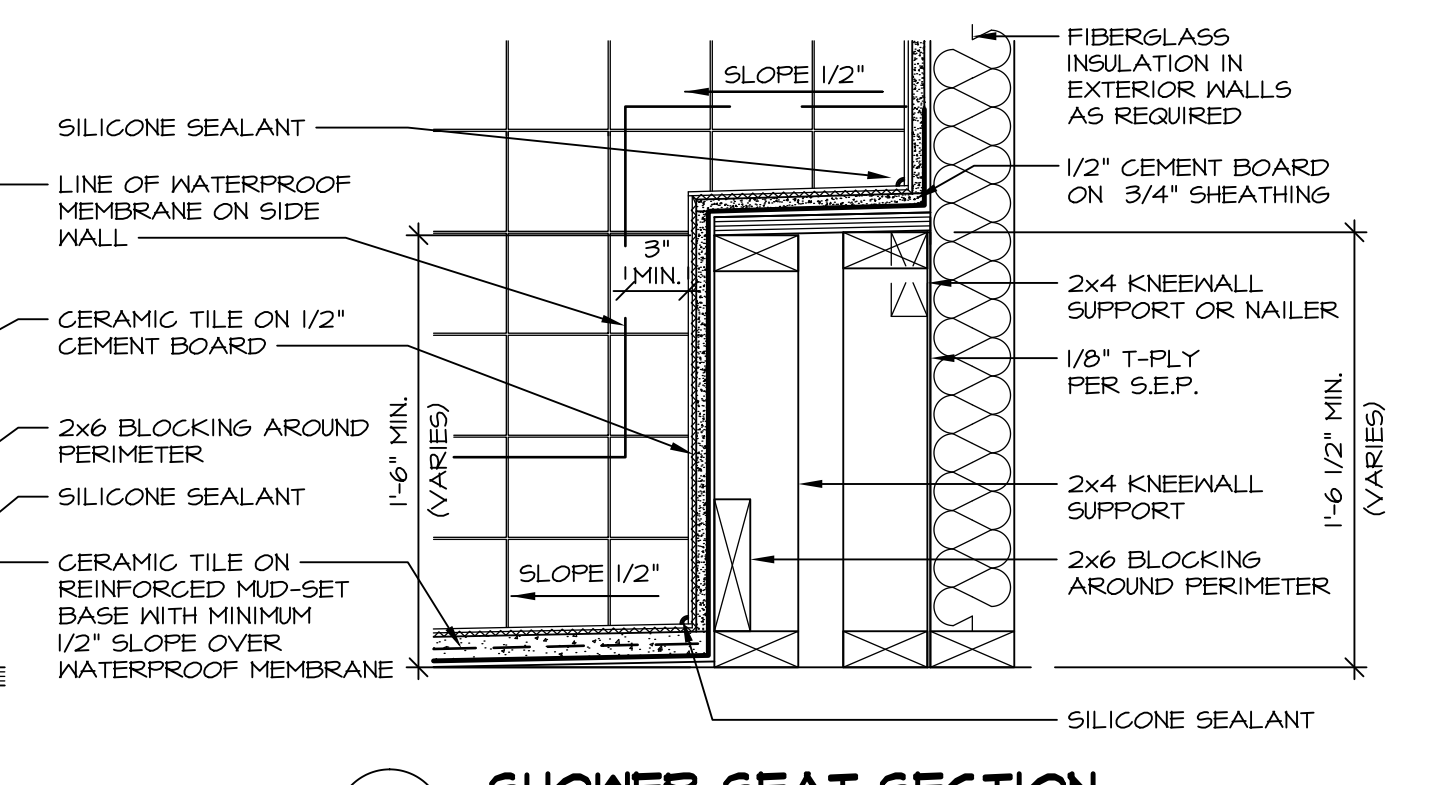
**NOTES:**  
1. CONCRETE WONDERBOARD TO BE APPLIED HORIZONTALLY W/ FACTORY EDGE HELD 1/4" ABOVE SHEATHING DECK.  
2. ALL OPENINGS CUT IN DRYWALL AND ALL CUT JOINTS SHALL BE SEALED W/ ADHESIVE OR MATERIAL RECEIVED BY MANUF.  
3. ALL JOINTS TO RECEIVE A TAPE AND BLOCK COAT; NAIL HEADS TO RECEIVE ONE COAT ONLY.



**13 SILL DETAIL**  
D-10 SCALE: 1" = 1'-0"



**14 SHOWER SECTION**  
D-10 SCALE: 1/2" = 1'-0"



**15 SHOWER SEAT SECTION**  
D-10 SCALE: 1/2" = 1'-0" MUD-SET SHOWER

REV. NO.	DATE	REMARKS
30	7/16/13	CAB - REVISED DTLS 14 AND 15 FROM D-6 TO D-10
31	7/24/13	BK1 - REVISED PLYWOOD NOTE TO "SHEATHING"
32	3/25/14	CL5 - REVISED TUB BLOCKS AND PANEL HEIGHTS FOR PLATFORMS
33	5/27/14	CALB - REVISED SHOWER SEAT DETAILS
34	2/23/15	JLR - ADDED FAUCETS AND TUB ACCESS TO PLATFORM PLANS (PAR B1001)
35	1/2/15	GMF - REV. DETAIL IT22 TO SHOW PANEL UNDER SHOWER ENCLOSURE (LO BUILT GIBER)
36	1/16/15	SMK - ADDED NOTE TO FIELD FRAME PANEL W/ CERAMIC SURROUND (PAR B3948)
37	4/21/15	CEL - VERIFIED CURRENT CODE COMPLIANT
38	6/11/15	CAB - REVISED LAYOUT / ADDED DETAILS 14 AND 15

**Ryan Homes**  
Architectural Services  
210 N. Main Street  
Thurmont, MD 21788

MODEL	SET NO.	DATE	OPTION
D-10 <td>CORNERSTONE</td> <td>08/31/14</td> <td>OPTION</td>	CORNERSTONE	08/31/14	OPTION

**STANDARD DETAILS**  
DRAWING TITLE: UPGRADE TUB DETAILS