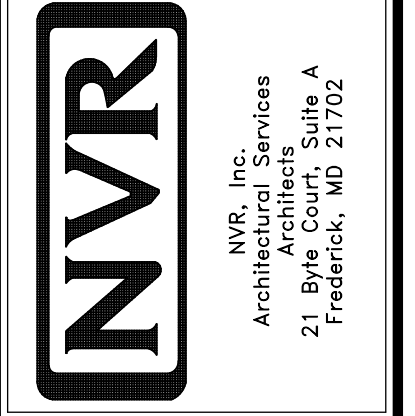
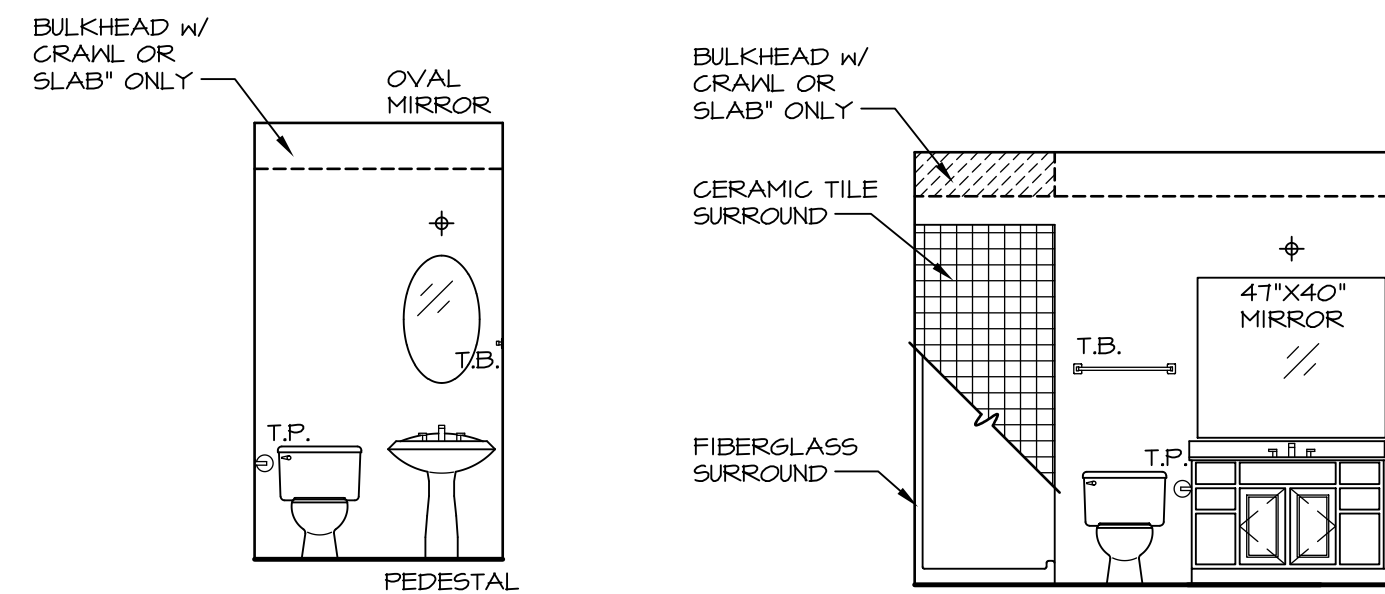


PLUMBING PLAN
SCALE: 1/4" = 1'-0"

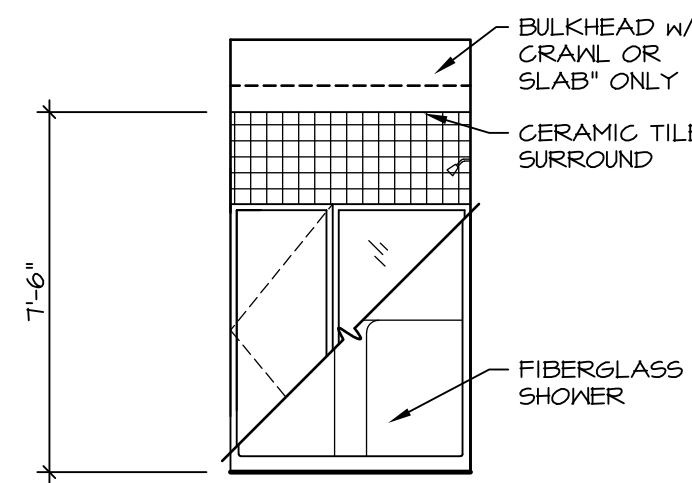
MODEL	BATEMAN	SET NO.	BAT00	REV. NO.	DATE	REMARKS
DRAWING TITLE	PLUMBING PLAN	VERSION	02	1	4/26/14	DSK - MET BAR PROJECT
OPTION DESCRIPTION	FULL BASEMENT	DRAWN BY	JEG	2	5/2/14	EBP - PRAXIS TUB CONVERSION
		DATE:	8/5/13	3	7/30/14	ALJ - CREATED VERSION 02
		OPTION	FBA	4	7/10/15	RLK - REV/USE SUMP, PLUMBING STACK AND FURNACE LOCATION PAK # 33917
				5	9/17/16	GLS - SHIFTED THE LOCATION OF MET BAR TO AVOID BULKHEAD (PAR ID 39486)





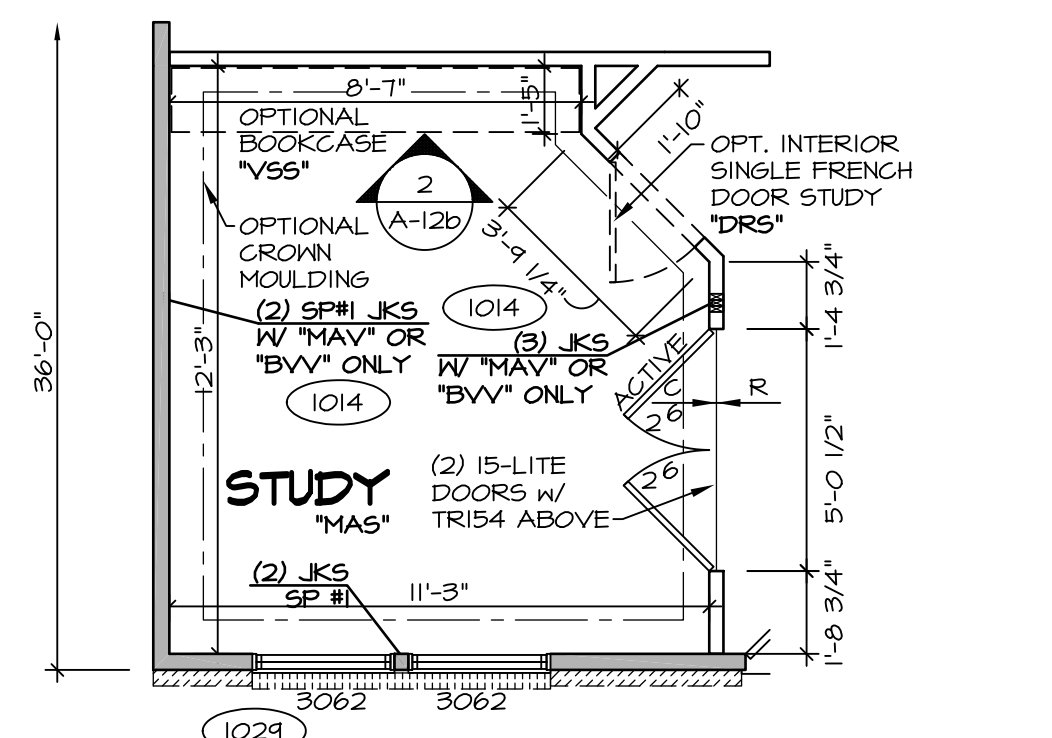
A POWDER ROOM
SCALE: 1/4" = 1'-0"

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

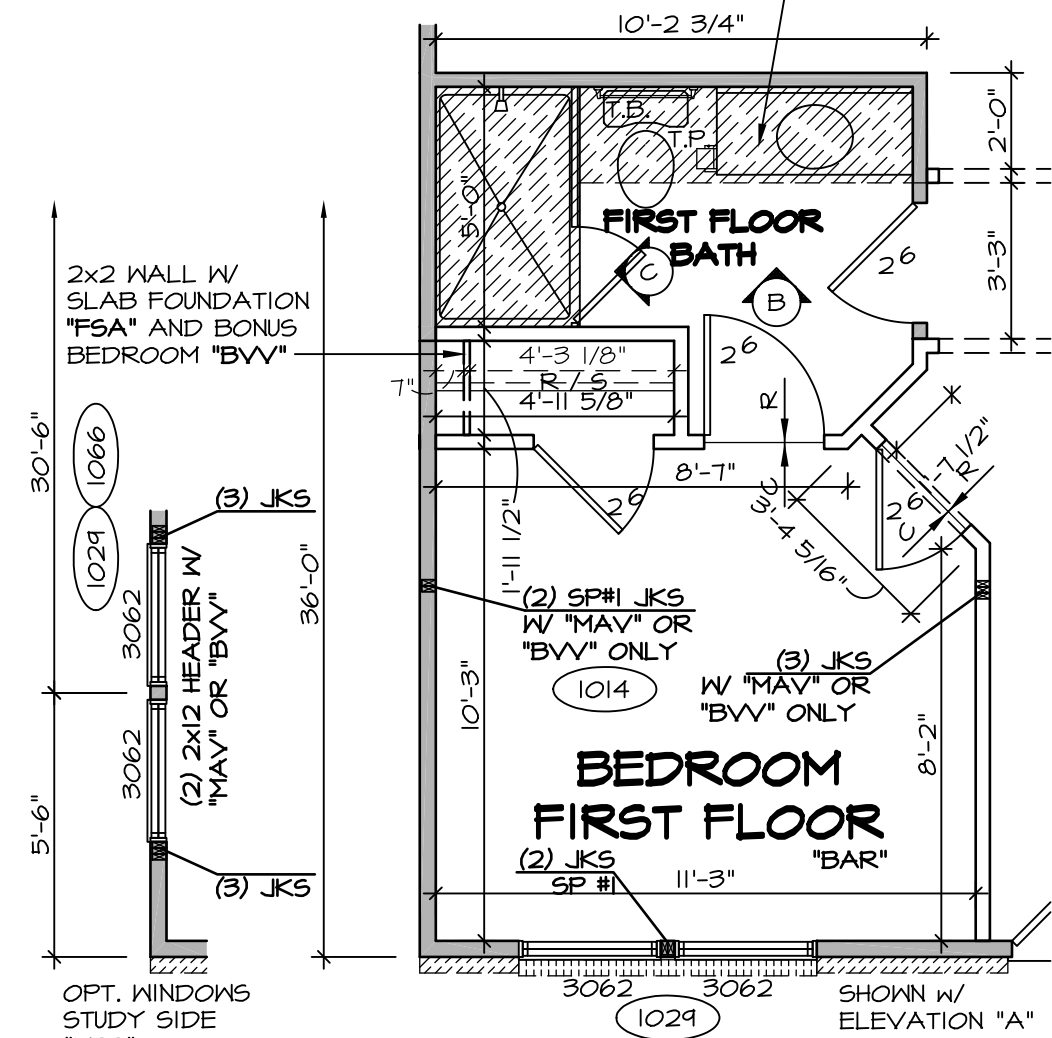


C FIRST FLOOR BATH
SCALE: 1/4" = 1'-0"

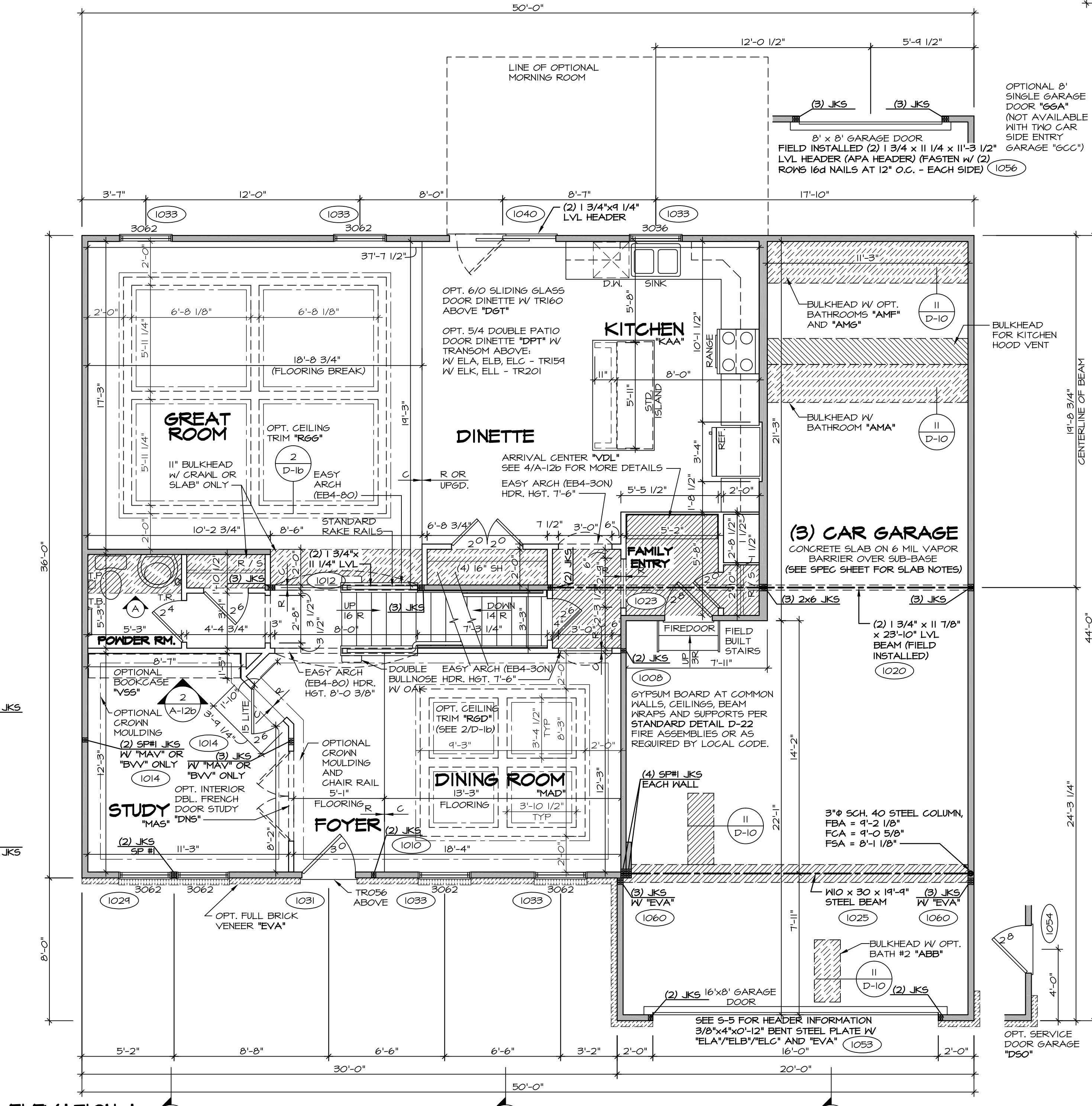
NOTES:
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-10 FOR TUB AND SHOWER DETAILS.



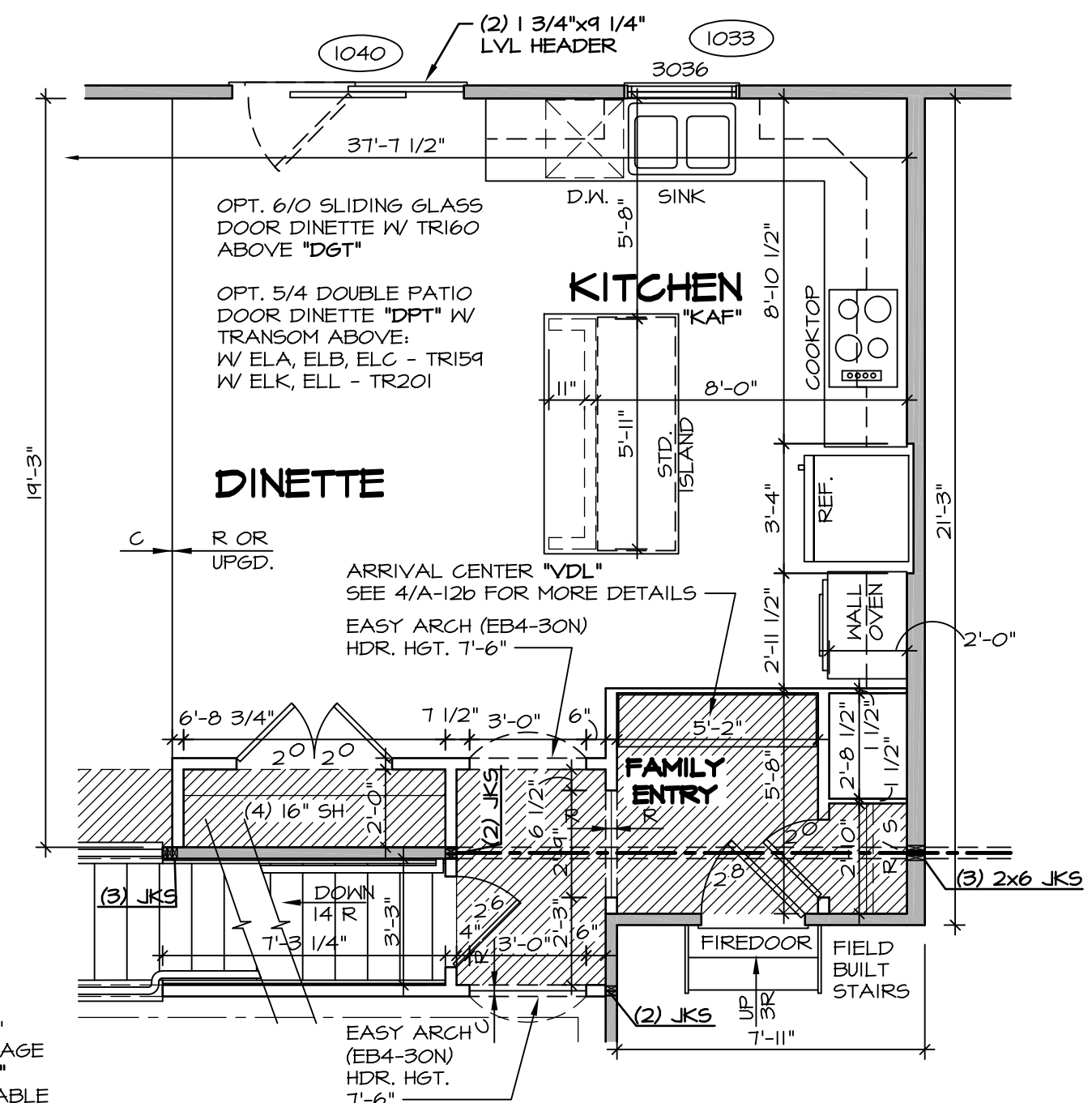
6 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
STUDY "MAS"
INT. DEL. FRENCH DOOR STUDY "DNS"



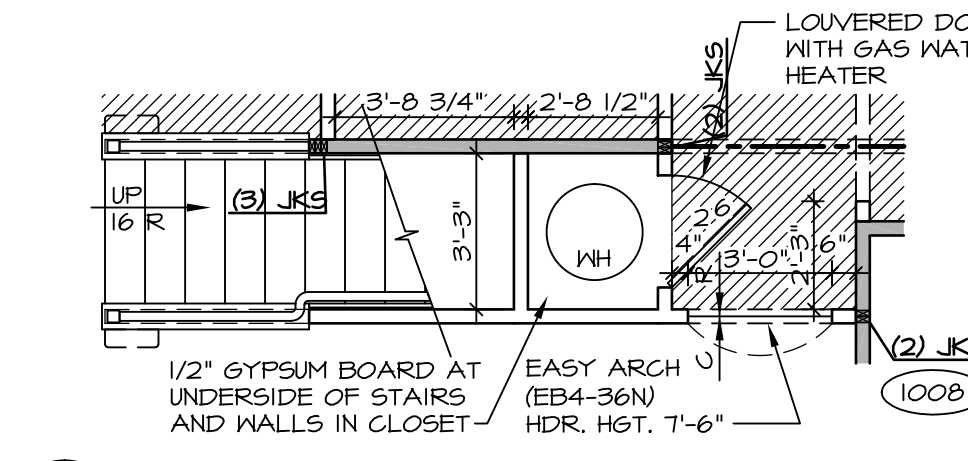
2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
BEDROOM FIRST FLOOR "BAR"



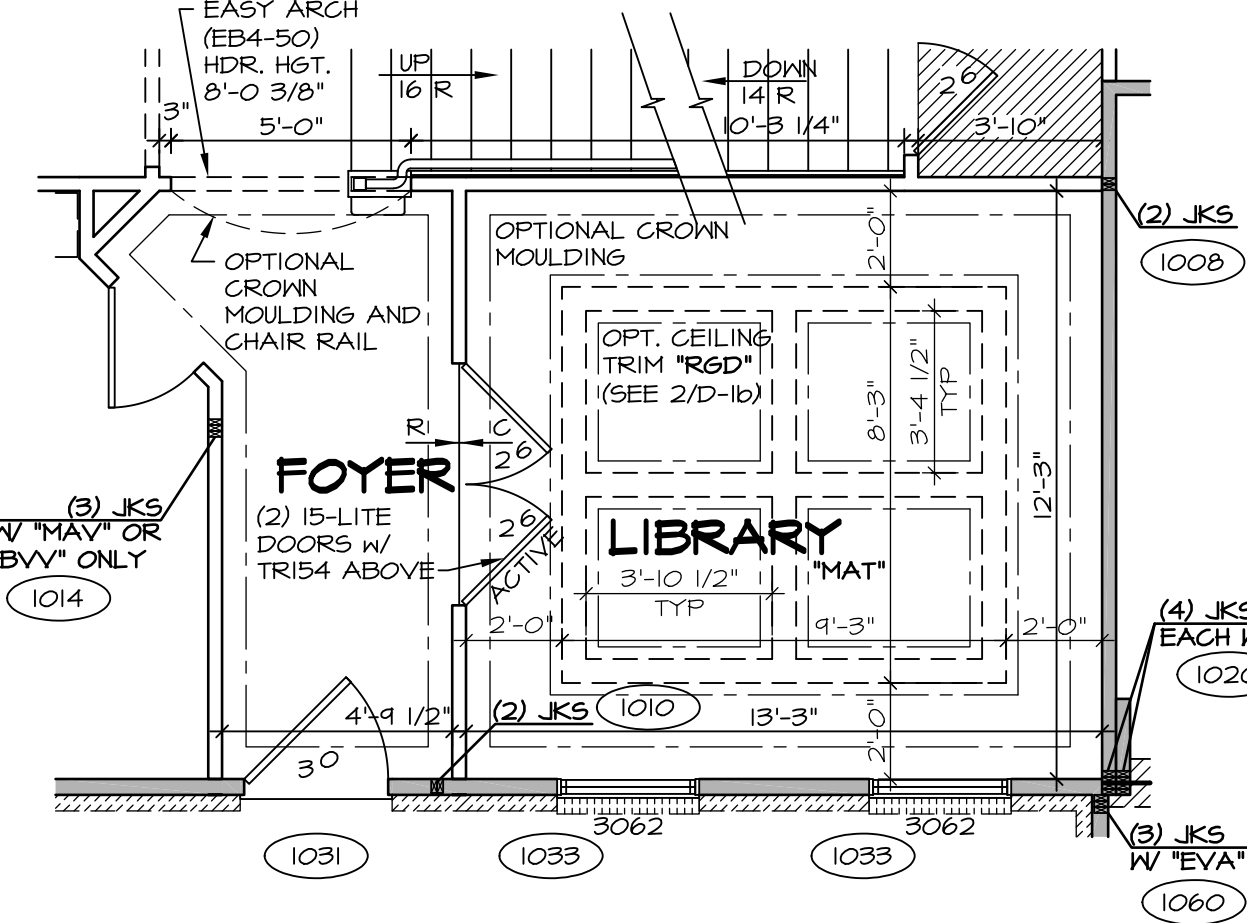
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



4 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
CRAWL FOUNDATION "FCA"
SLAB FOUNDATION "FSA"

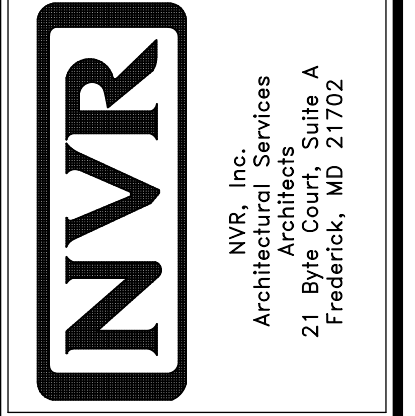


3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
LIBRARY "MAT"

NOTES:
 [Symbol] BEARING WALL
 [Symbol] NON BEARING WALL
 [Symbol] ENGINEERING PAGE NUMBER
 [Symbol] 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
10	1/21/15	JLR - DECREASED FAMILY ENTRY CLOSET DOOR FROM 2'4" TO 2'0" (PAR #34009)
11	9/8/15	BEB - ADDED FIELD BUILT STAIRS AT GARAGE
12	10/26/15	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 30482)
16	1/10/16	SKB - ADDED DOUBLE FRENCH DOOR STUDY (DNR# 1560)
17	1/26/17	CHB - RELOCATED T.B. AND ADDED T.R. IN POWDER ROOM (PAR #48657)
18	1/18/15	CLS - SHOWER DOOR PROJECT #112

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MODEL	BATEMAN
SHEET NO.	A-6
SET NO.	BAT00
VERSION	02
DRAWN BY	JEA
DATE	7/9/13
OPTION	OPTION
DRAWING TITLE	FIRST FLOOR PLAN
DESCRIPTION	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:

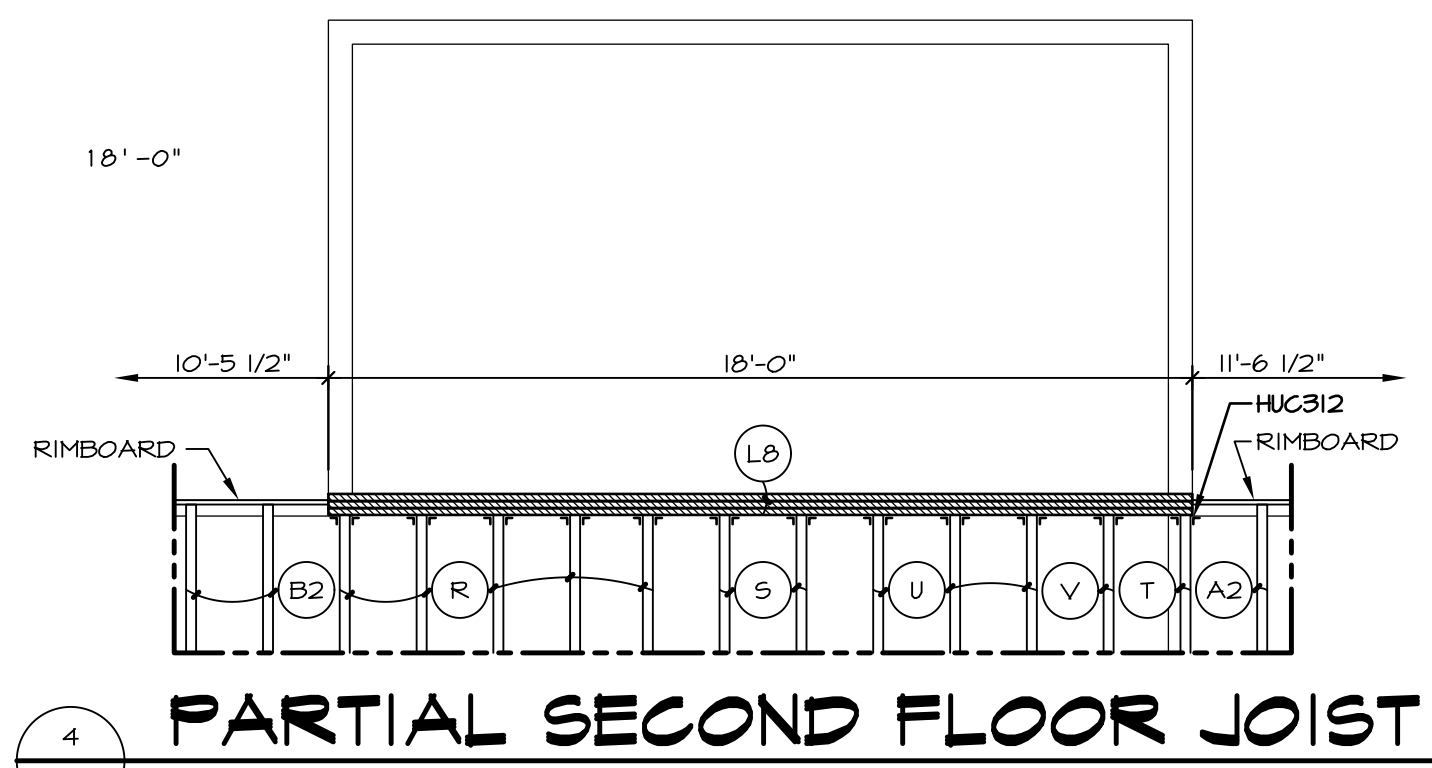
NOTES:

- (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)

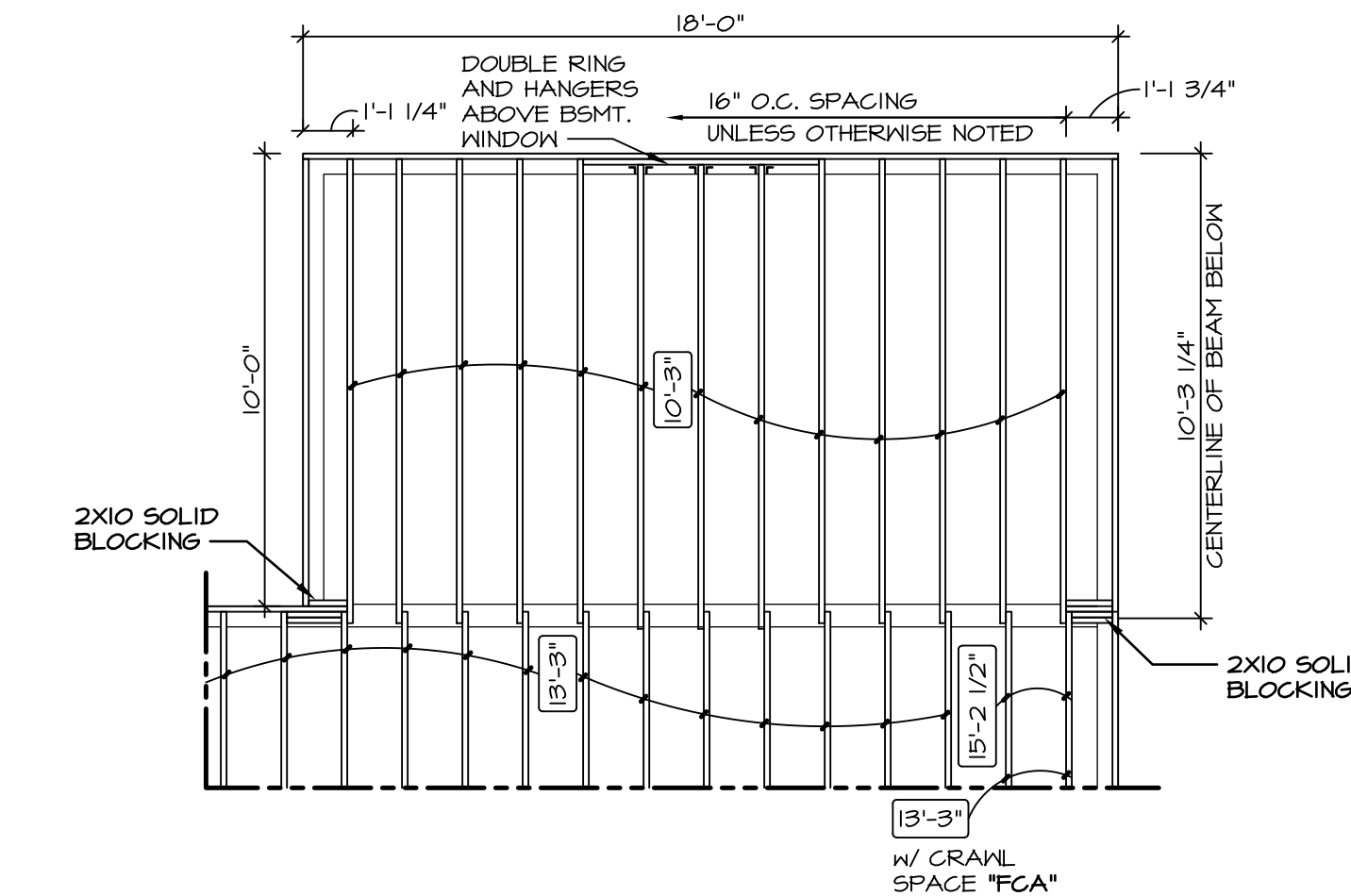
FIRST FLOOR FRAMING:

NOTES:

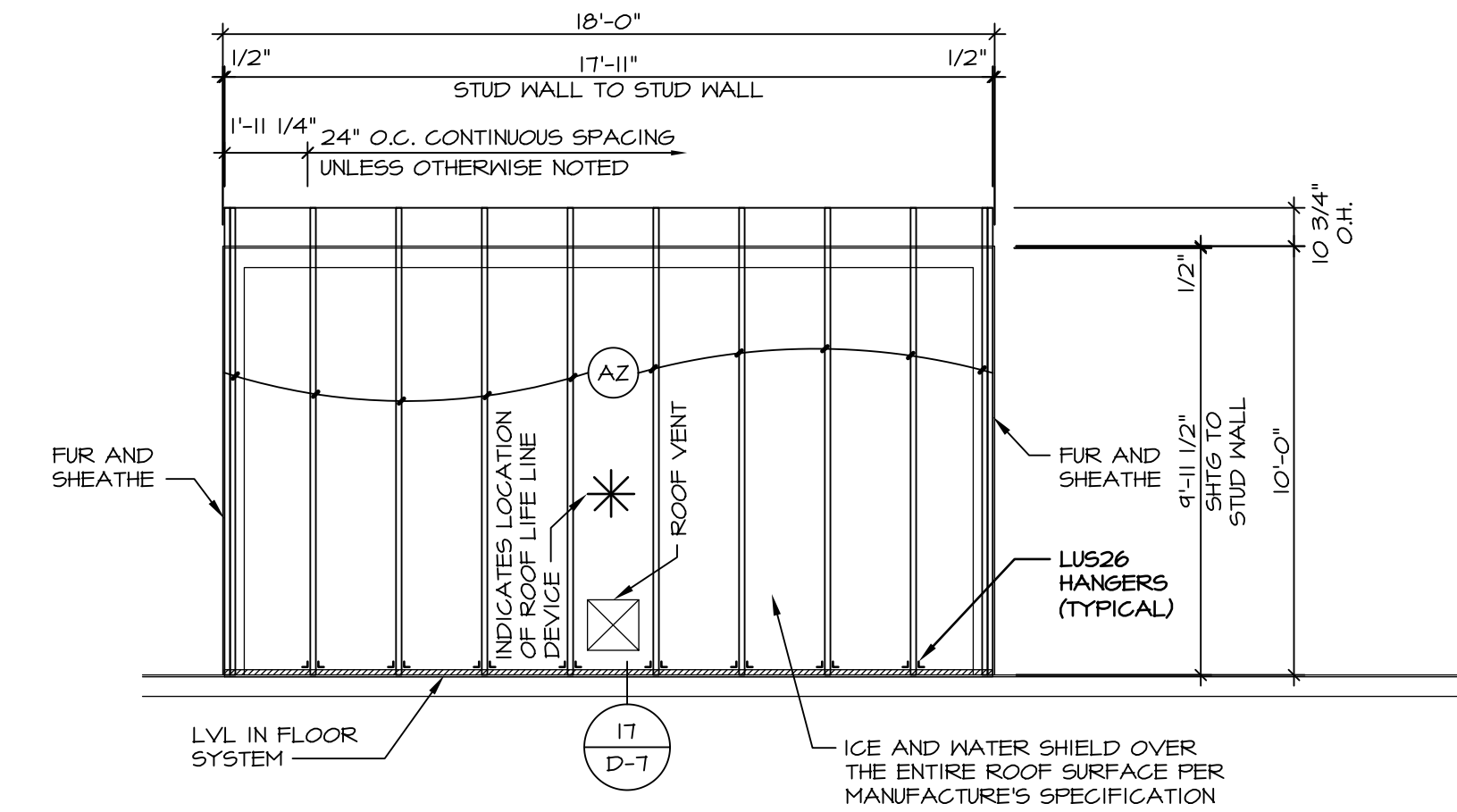
- (X) ENGINEERING PAGE NUMBER
- 1. ALL JOISTS AND RINGS ARE 2X10 SP #1 OR 2X10 SP #2 OR 2X10 SPF #2
- 2. ALL RING MATL 14'-0" UNLESS OTHERWISE NOTED.
- 3. ALL SHORT JOIST ARE CUT FROM 14'-0" UNLESS OTHERWISE NOTED.
- 4. PROVIDE SOLID BULKS BELOW ALL JKS AS REQ'D.
- 5. 4" MAX. OVERHANG OF FLOOR JOIST 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"



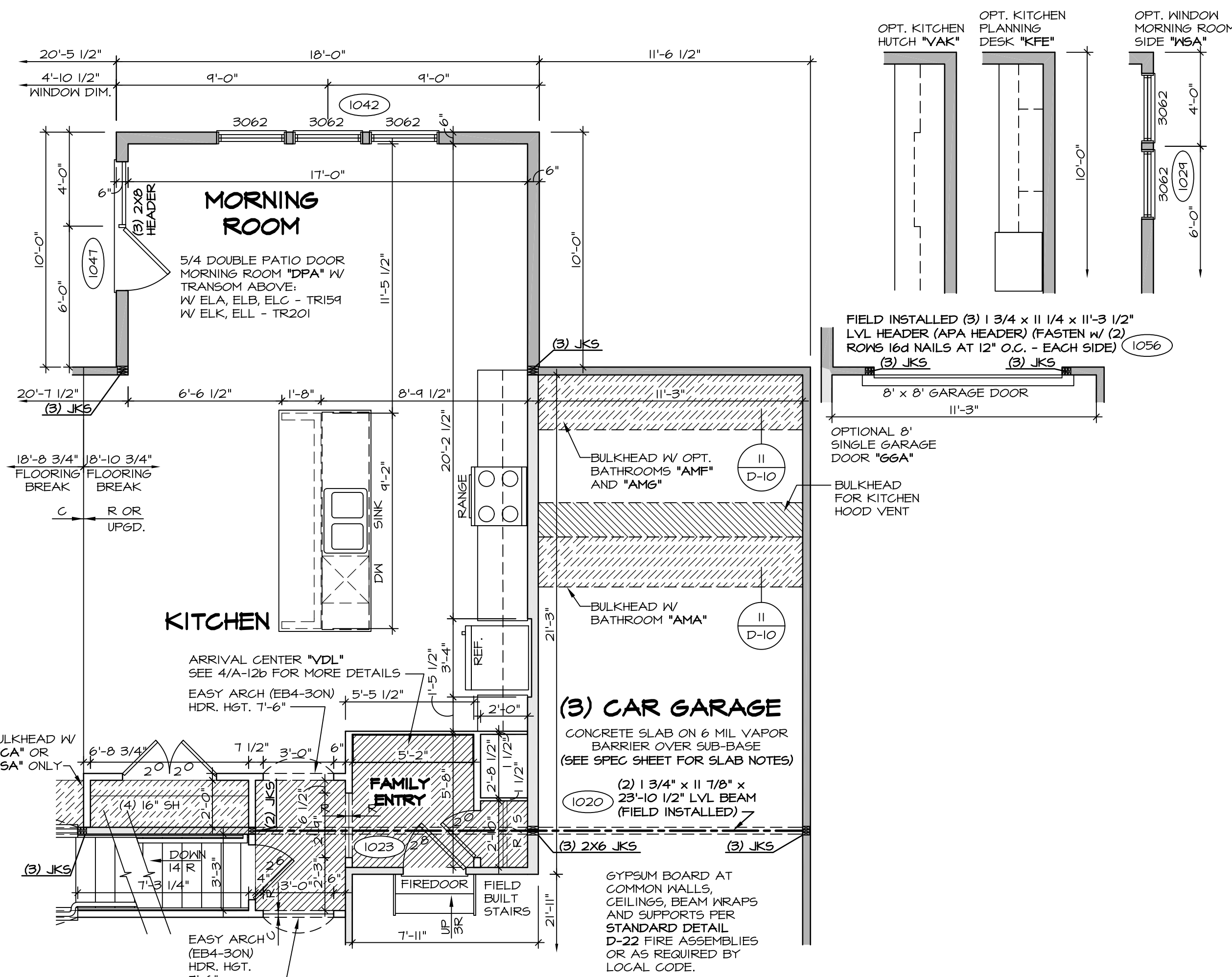
5 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

TRUSS SCHEDULE

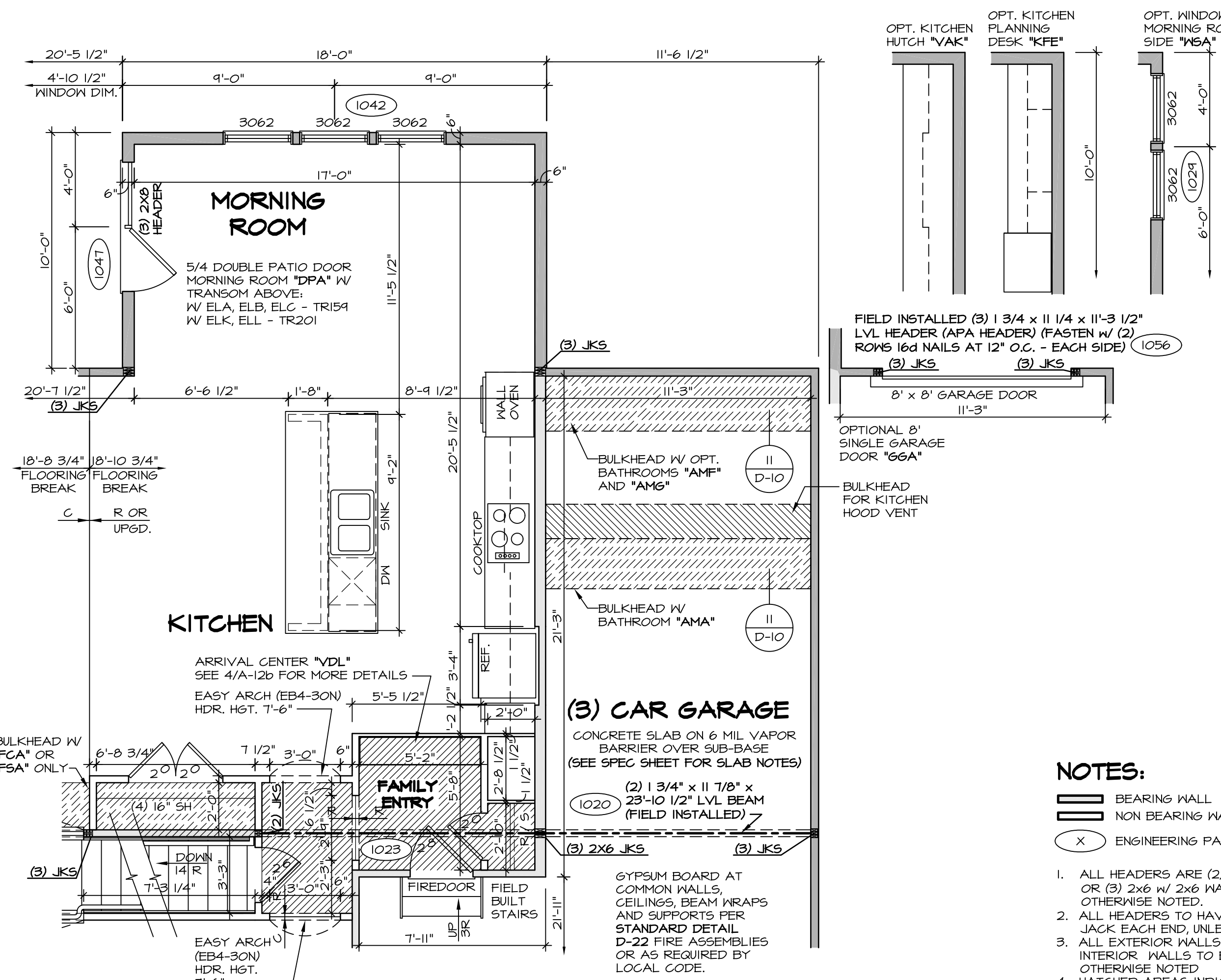
(A2)	EA	NE	SE	11788	9'-11 1/2"	3/12	MONO
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NOTES:

- 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 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.
- 7. ALL WINDOW HEADER HEIGHTS TO BE 8'-0 1/2" UNLESS OTHERWISE NOTED.

REMARKS

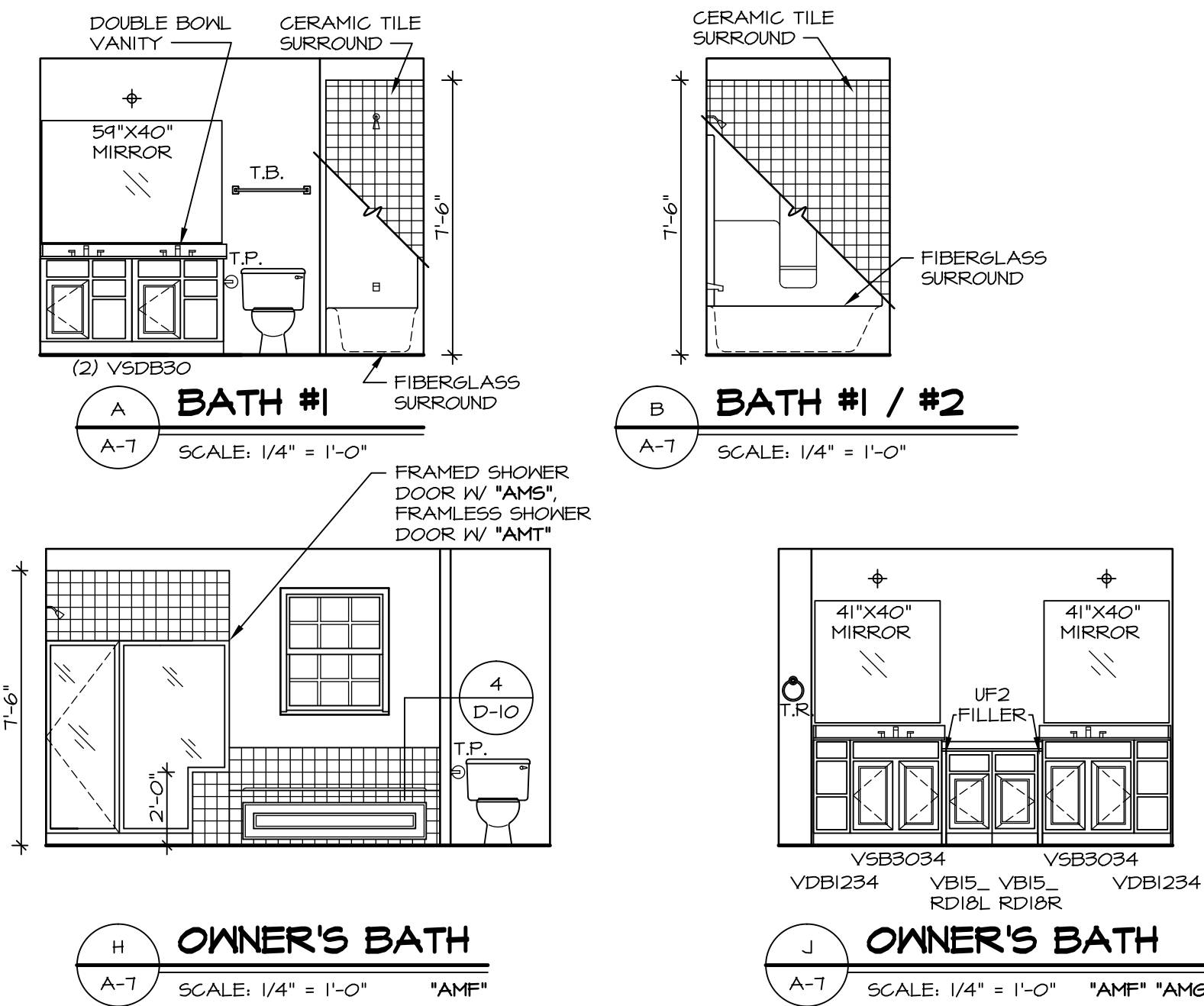
- J65 - REVISED HEADER AT MORNING ROOM DOOR (PAR #36668)
- BEB - ADDED BULKHEAD NOTE FOR KITCHEN HOOD VENT (PAR #31323)
- CL5 - REVISED LENGTHS OF ISL AND PANELS (PAR ID 39485)
- CVB - PAR # 39112 REMOVED THE OPT. FROM THE DOOR NOTE.
- 6/29/16 C9B - ADDED HANGERS TO ROOF FRAMING.
- 6/30/16 DLR - ADDED HANGER TO PARTIAL PLAN 4/A-6c (PAR 40946)
- 4/26/17 JLR - ADDED ROOF JACK TO MORNING ROOM (PAR #49311)
- 6/10/15 BEB - ADDED FIELD BUILT STAIRS AT GARAGE.
- 11/4/15 CL5 - REVISED DOOR NOTATION ON DTL 1 AT FAMILY ENTRY TO 2/0 (PAR ID 39485)

REV. NO.	DATE	DESCRIPTION
10	12/14/15	
11	1/22/16	
12	3/16/16	
13	4/26/16	
14	6/29/16	
15	6/30/16	
16	4/26/17	
17	6/10/15	
18	11/4/15	

MODEL BATEMAN
DRAWING TITLE PARTIAL FIRST FLOOR PLAN
SHEET NO. A-6c
OPTION MORNING ROOM
DATE: 7/9/13
DRAWN BY: JEA
OPTION MAA

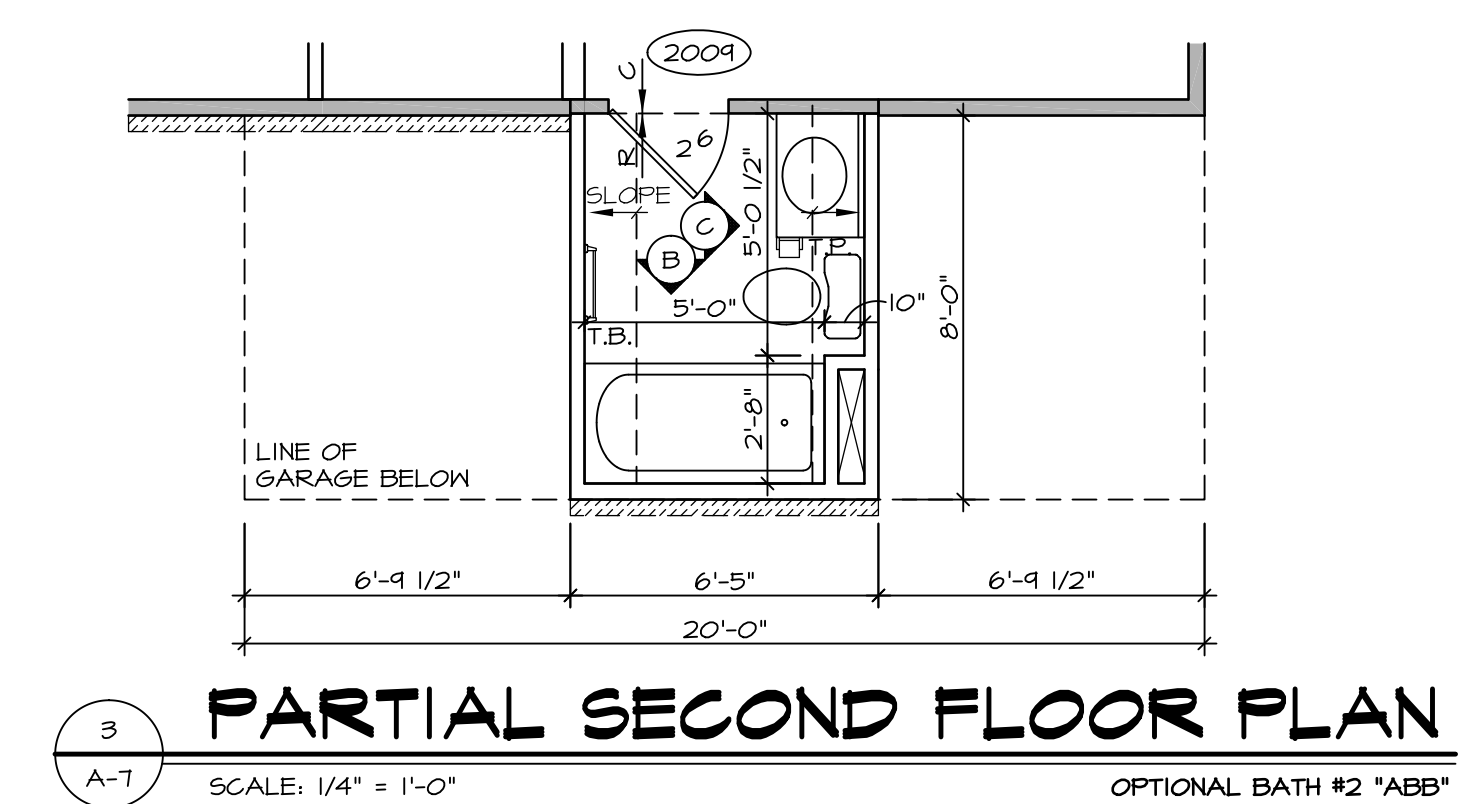
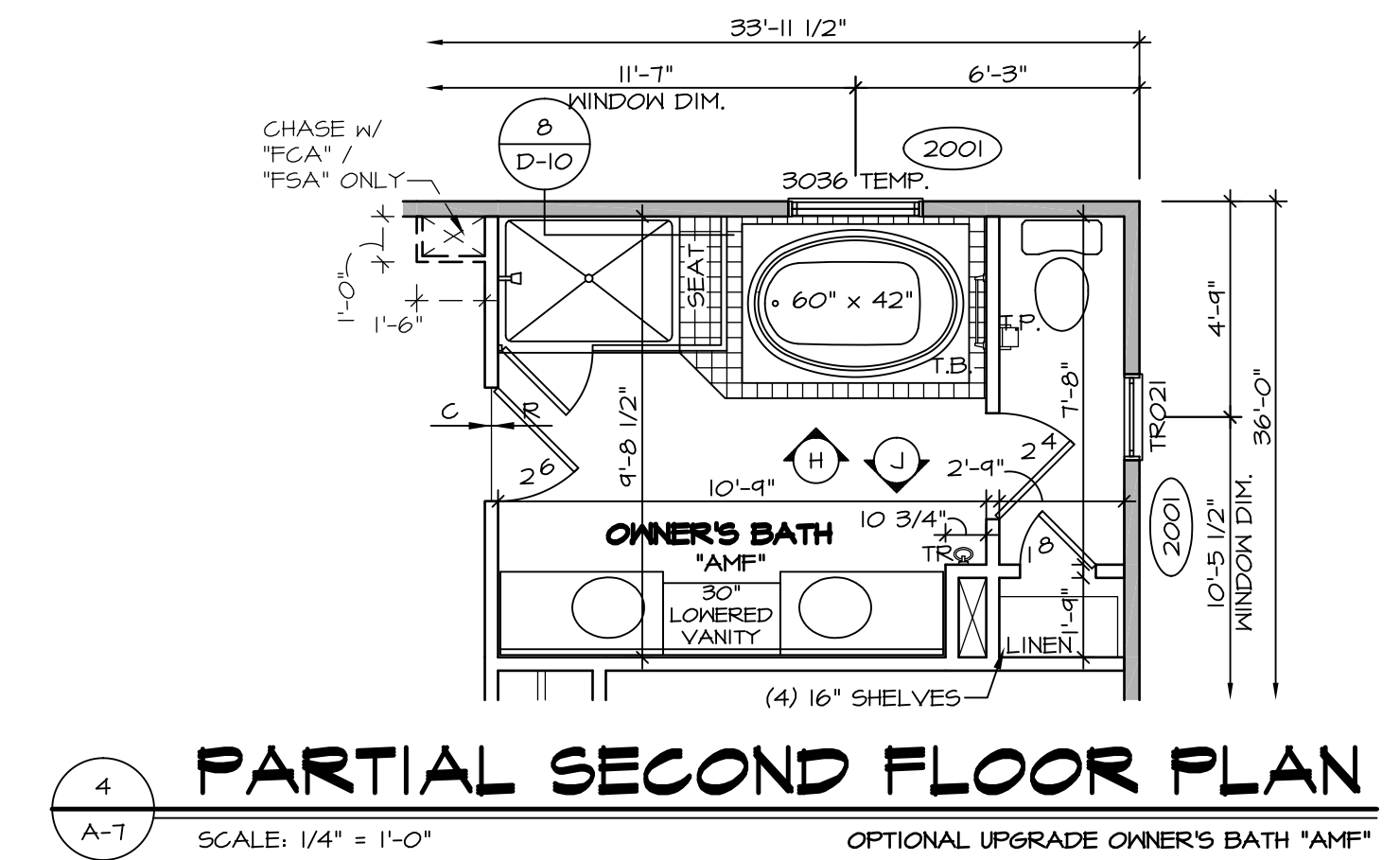
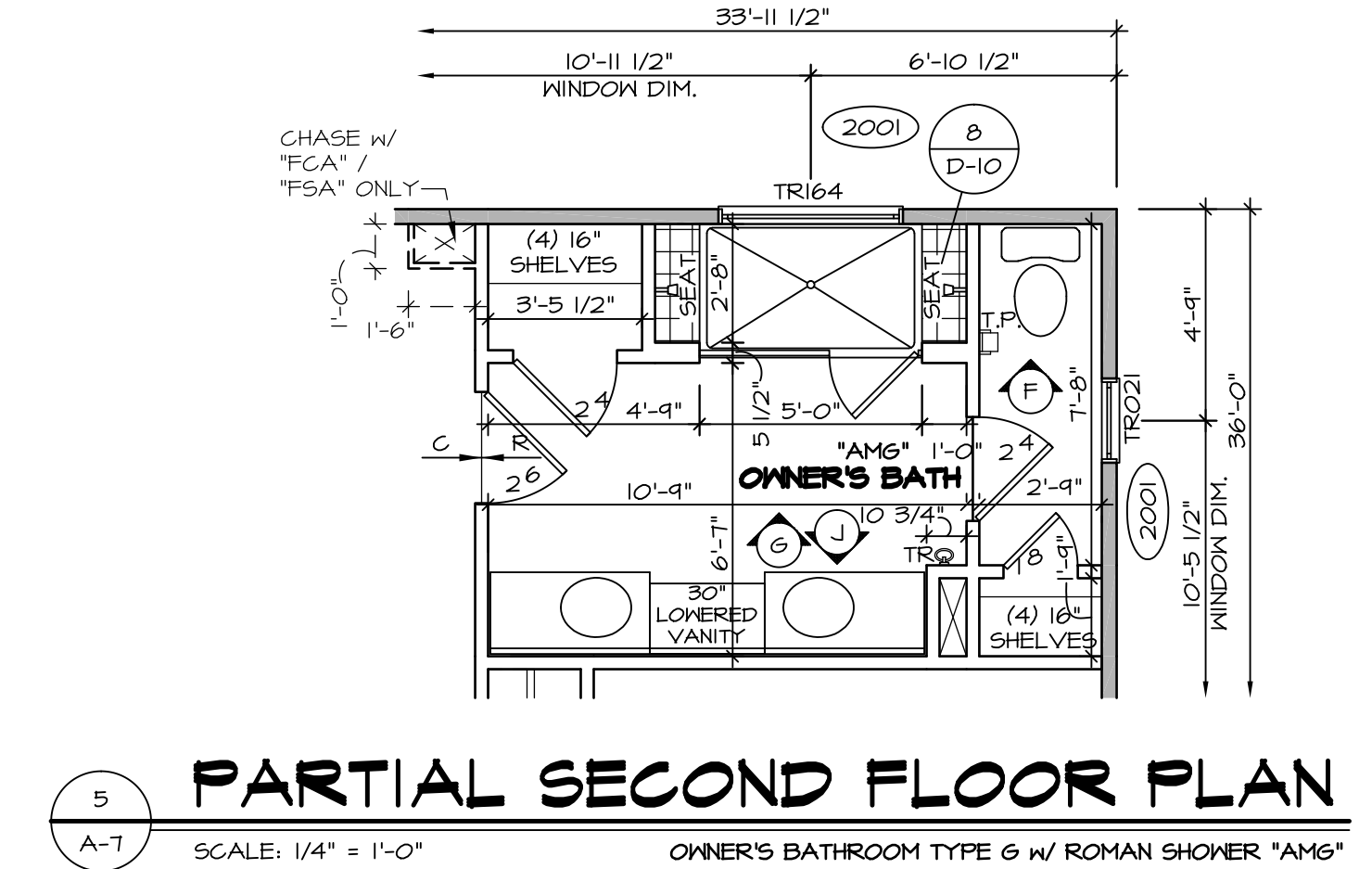
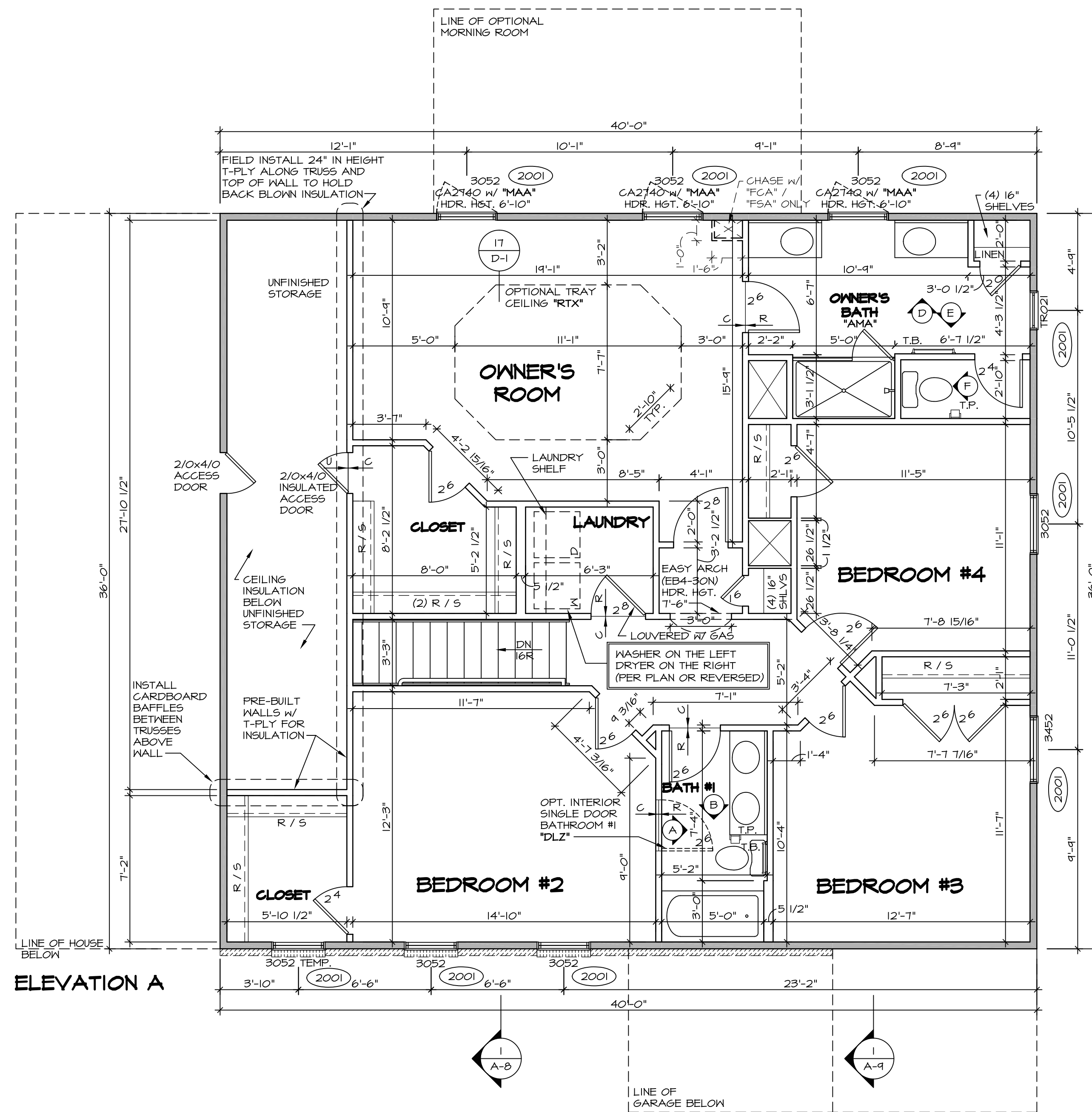
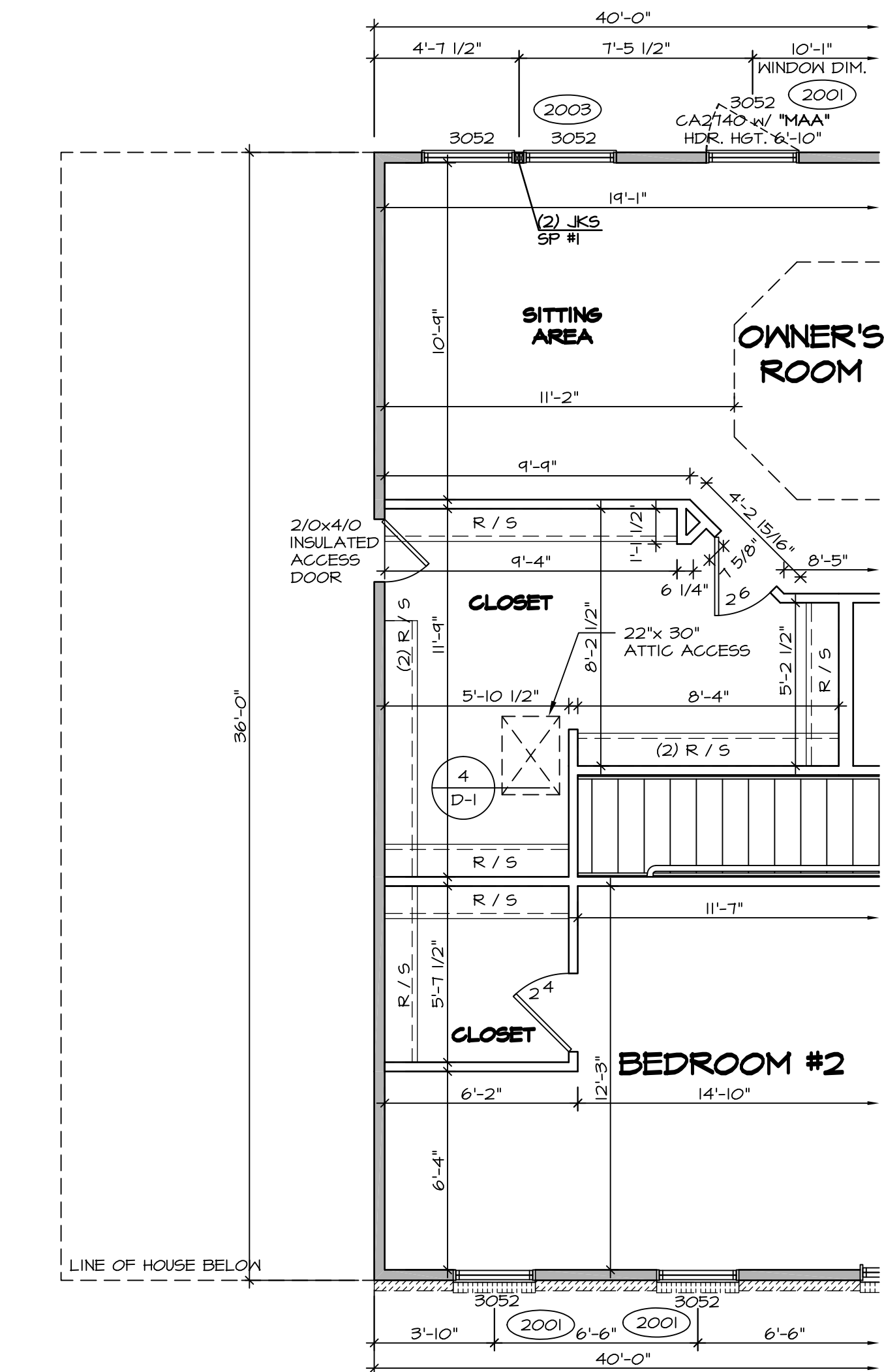
NVR
NVR, Inc. Services
Architects
21 Bye Court, Suite A
Frederick, MD 21702

J:\3.Dwg\04 DETACHED\BATEMAN_BAT00_02A.PLNT_MRF.dwg 04/26/17 - 9:37 am



NOTES:

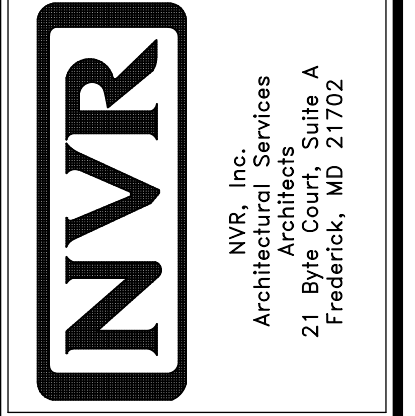
- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
- REFER TO SHEET D-10 FOR TUB AND SHOWER DETAILS.
- ALL VSD24-42 DRAWERS TO BE SET ON RIGHT HAND.
- OWNER'S BATH ALL VANITY DRAWERS TO BE SET AS SHOWN.



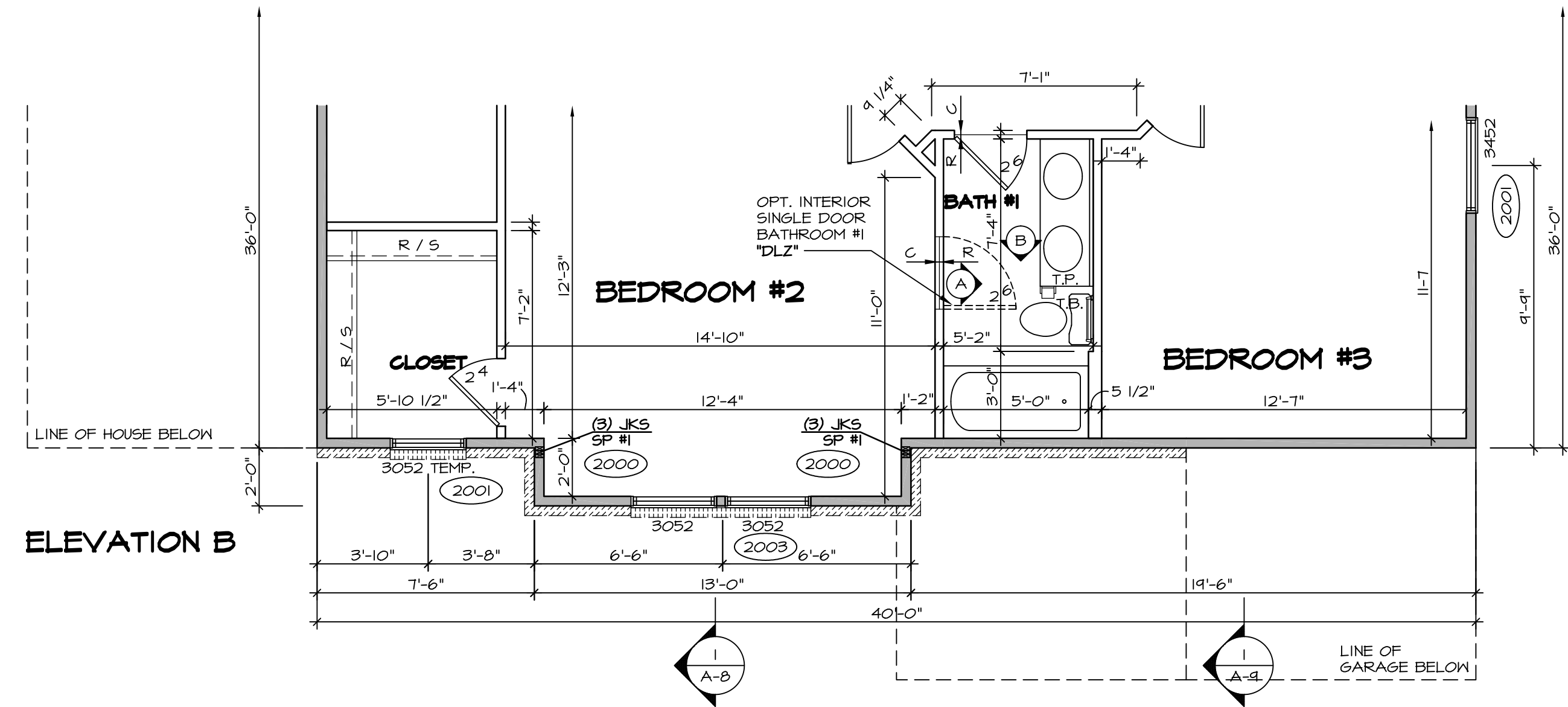
NOTES:

- 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.

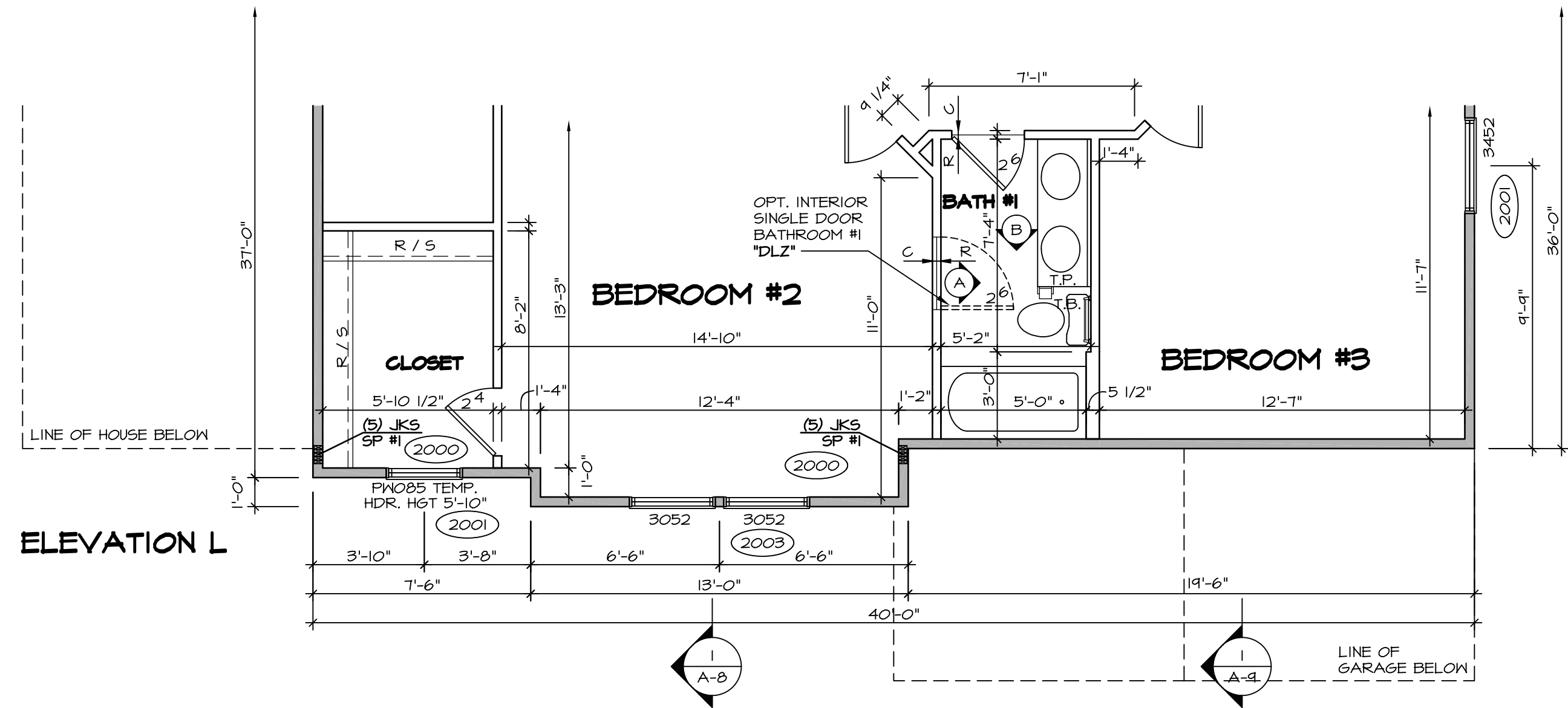
REV. NO.	DATE	REMARKS
1	11/11/16	SKB - ADDED CENTER VANITY *AMF/AM6* (FORMER 15K0)
2	12/15/16	CL5 - REVISED THE SWING OF 2/0 X 4/0 ACCESS OVER GREAT ROOM (PAR 43061)
3	10/11/15	JLR - REV. OWNER'S BATH VANITY TO 34H FLIPPED BATH #2 VANITY (PAR #95276)
4	10/29/15	SB5 - PAR #95095 - ADDED "INSULATED" TO STORAGE ACCESS DOOR.
5	2/16/16	MBT - ADDED NOTES ON HOW TO HOLD BACK INSULATION AT FINISHED STORAGE
6	3/11/16	SB5 - PAR #97526 - CENTERED DOOR TO OWNER'S BATH VANITIES AMA, AMF, AM6 (PAR 30501)
7	4/21/16	DLB - MOVED 2 1/8 DOOR 1 1/2" RIGHT W/ OPT. BATH #2 *ABB* (PAR 30994)
8	4/28/16	CL5B - PAR # 96204 MOVED THE 6" LAUNDRY HALL 4" TOWARD THE CLOSET



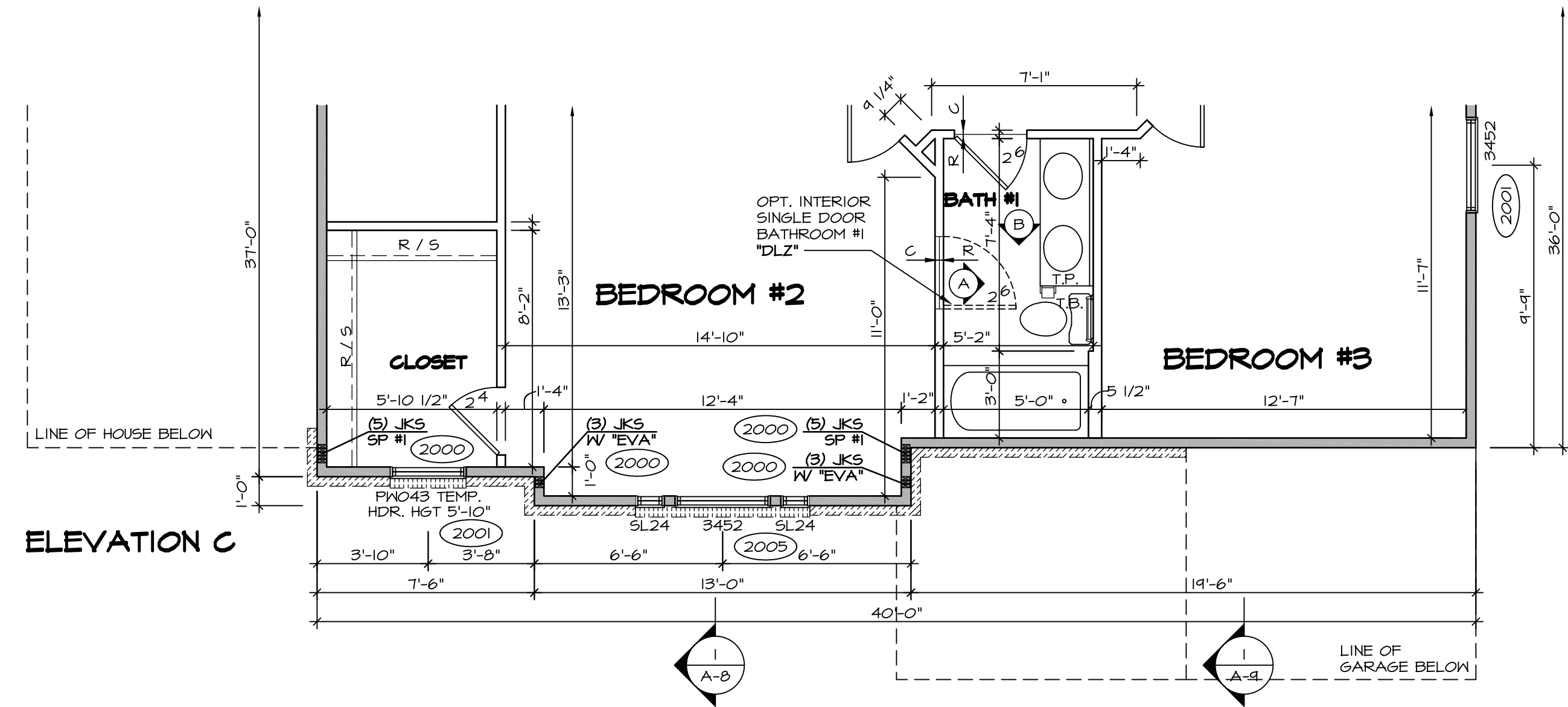
MODEL	BATEMAN
SET NO.	BAT00
VERSION	O2
DRAWN BY	JEA
DATE	7/19/15
OPTION	
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-7
	32



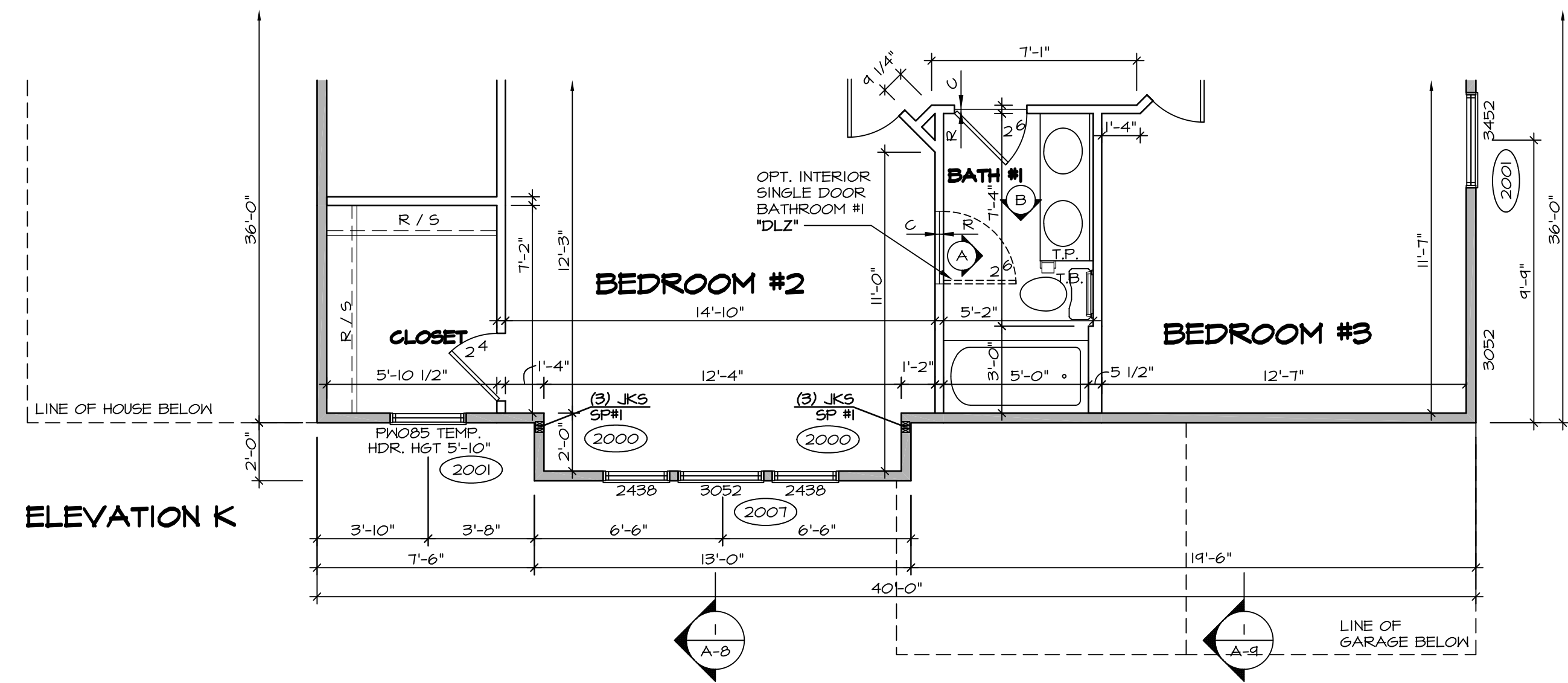
1 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "B" "ELB"



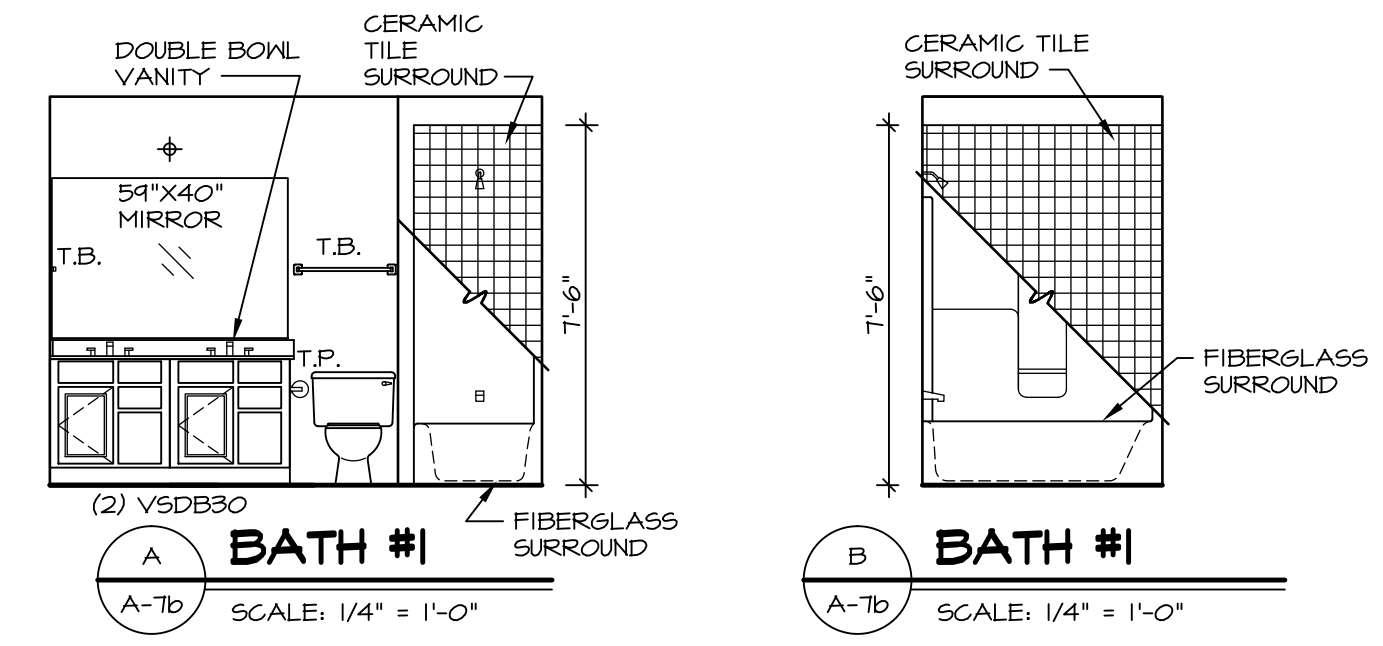
4 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "L" "ELL"



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



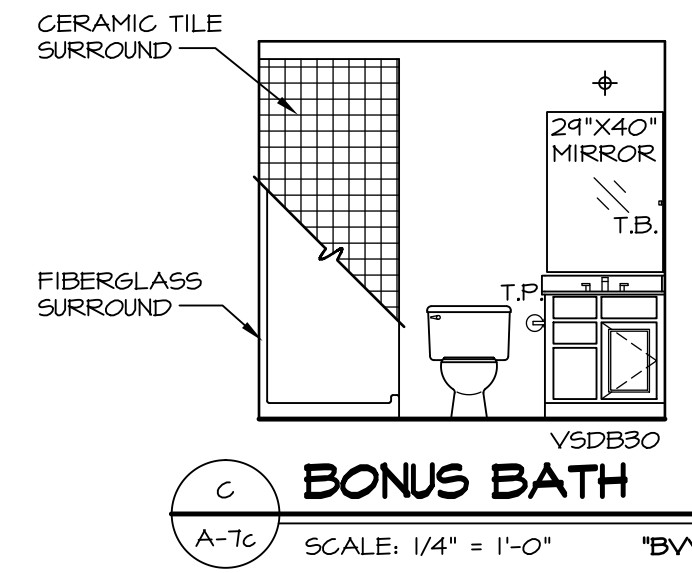
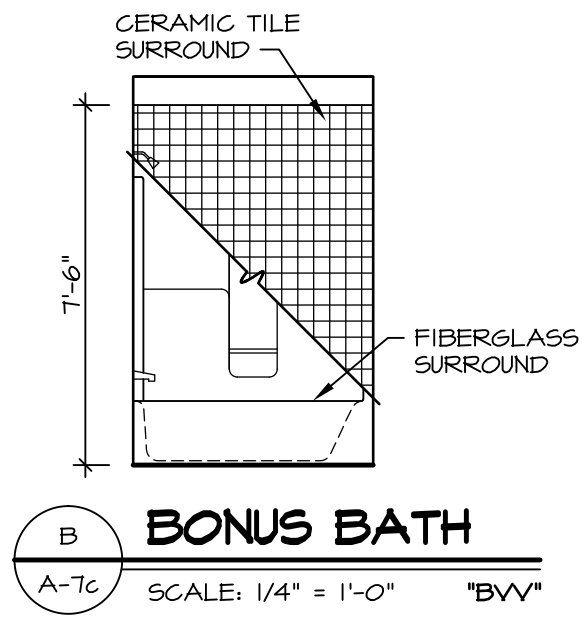
3 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "K" "ELK"



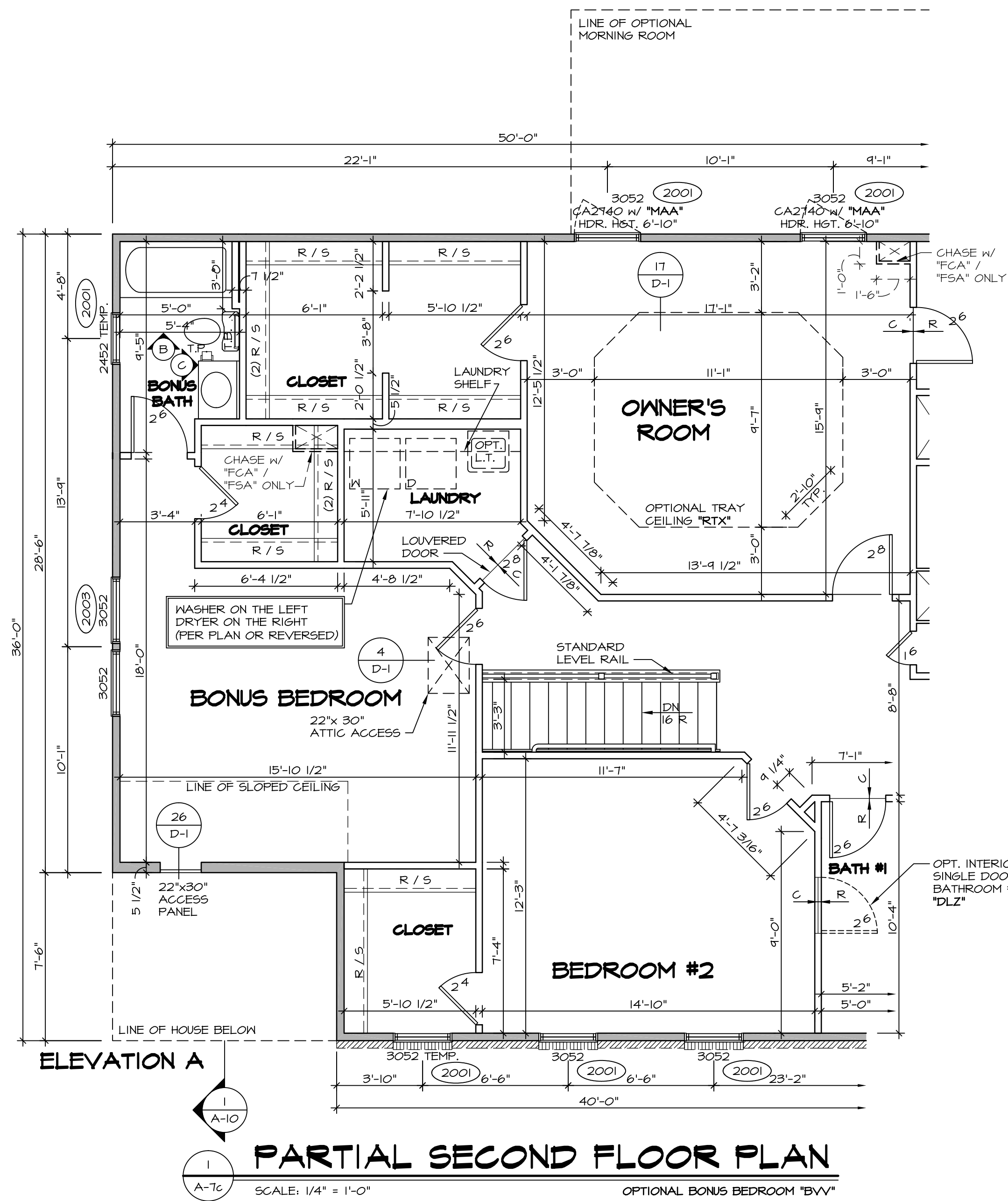
NOTES:

- ▬ 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.

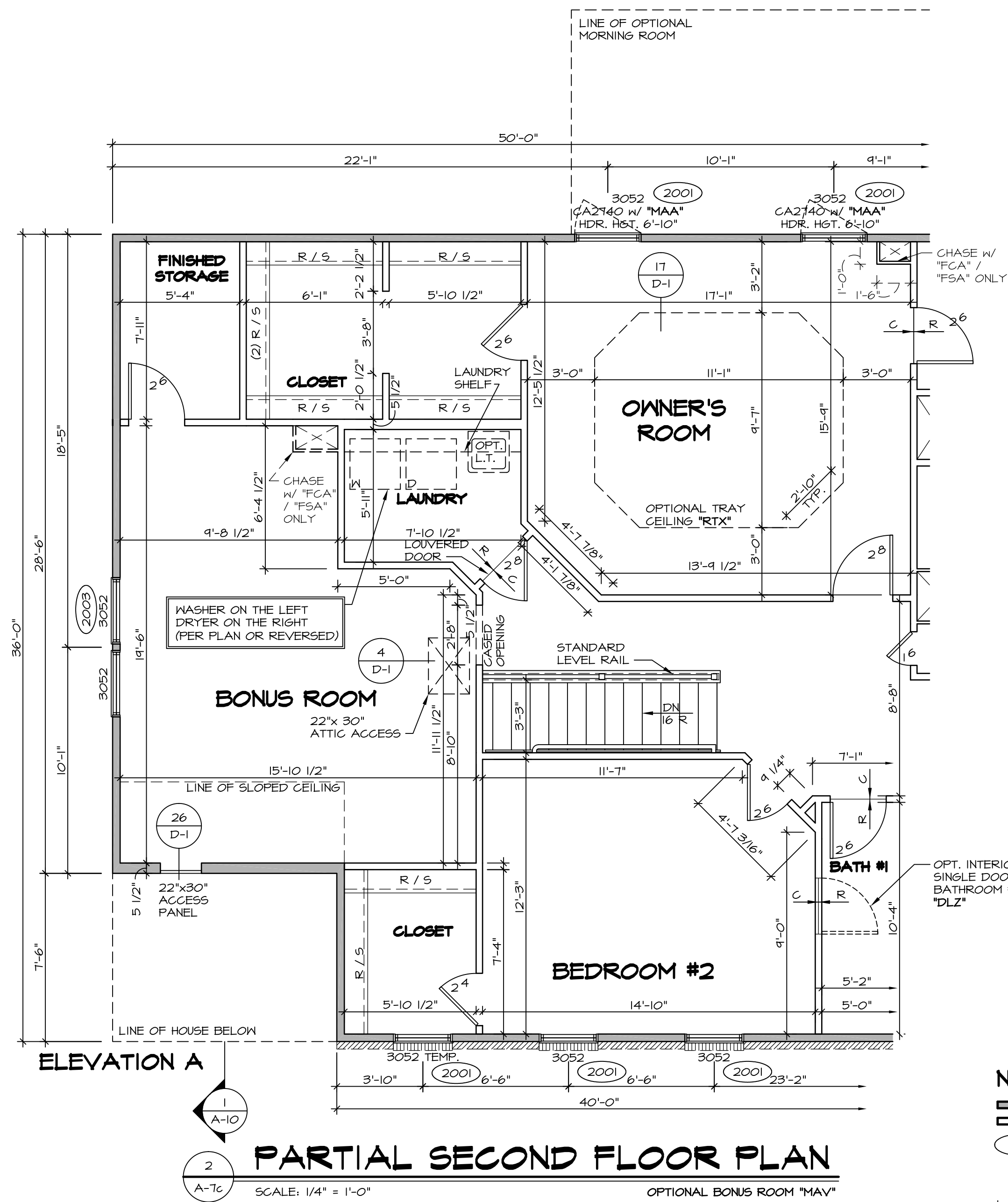
SHEET NO. A-7b	MODEL BATEMAN	SET NO. BAT00	REV. NO. 1	DATE 4/21/14	REMARKS
		VERSION 02	REV. NO. 2	DATE 7/30/14	
DRAWING TITLE PARTIAL SECOND FLOOR PLAN	DRAWN BY JEA	DATE: 7/19/13	REV. NO. 3	DATE 2/17/15	DAG - TIB CONVERSION ALH - CREATED VERSION 02 DDB - AUDIT REVISIONS
			OPTION ELB, ELC, ELK, ELL		
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.



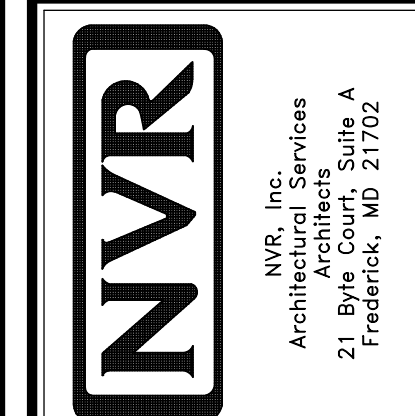
PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0" **BVV**



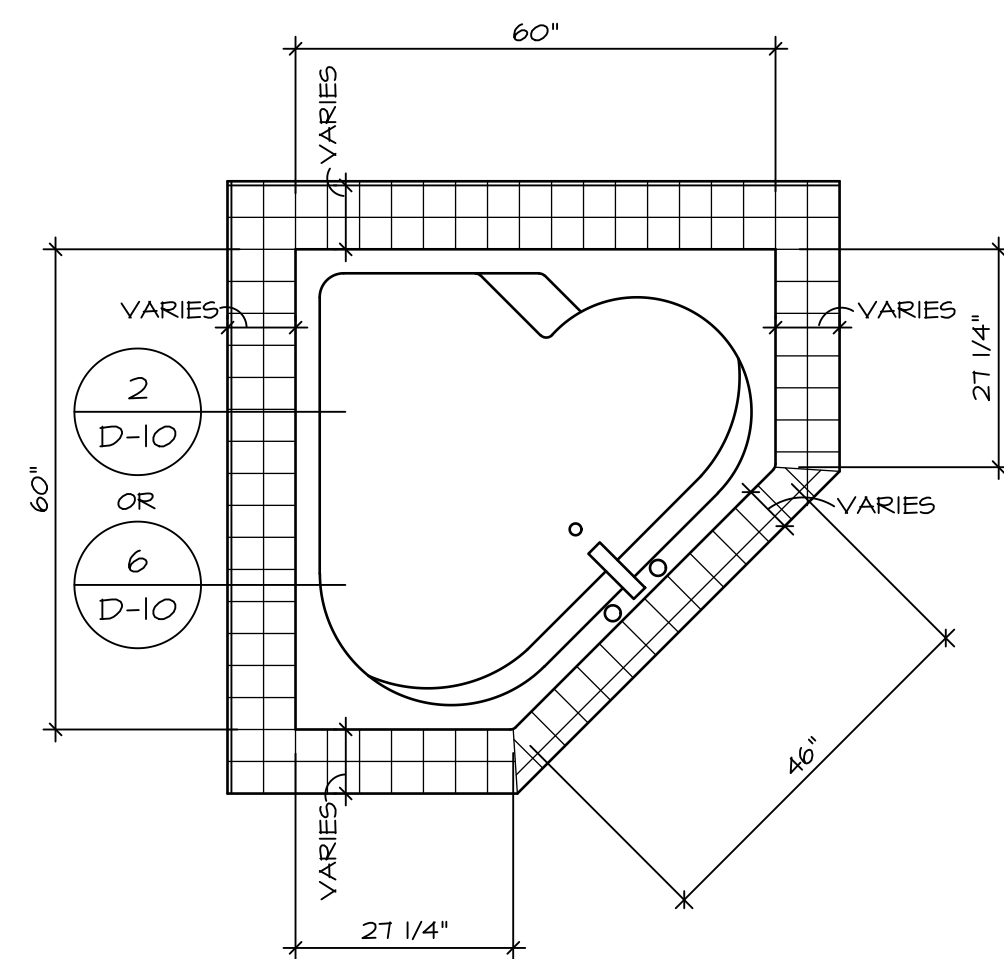
PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0" **MAV**

NOTES:
 [Symbol] BEARING WALL
 [Symbol] NON BEARING WALL
 [Symbol] ENGINEERING PAGE NUMBER
 [Symbol] 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.

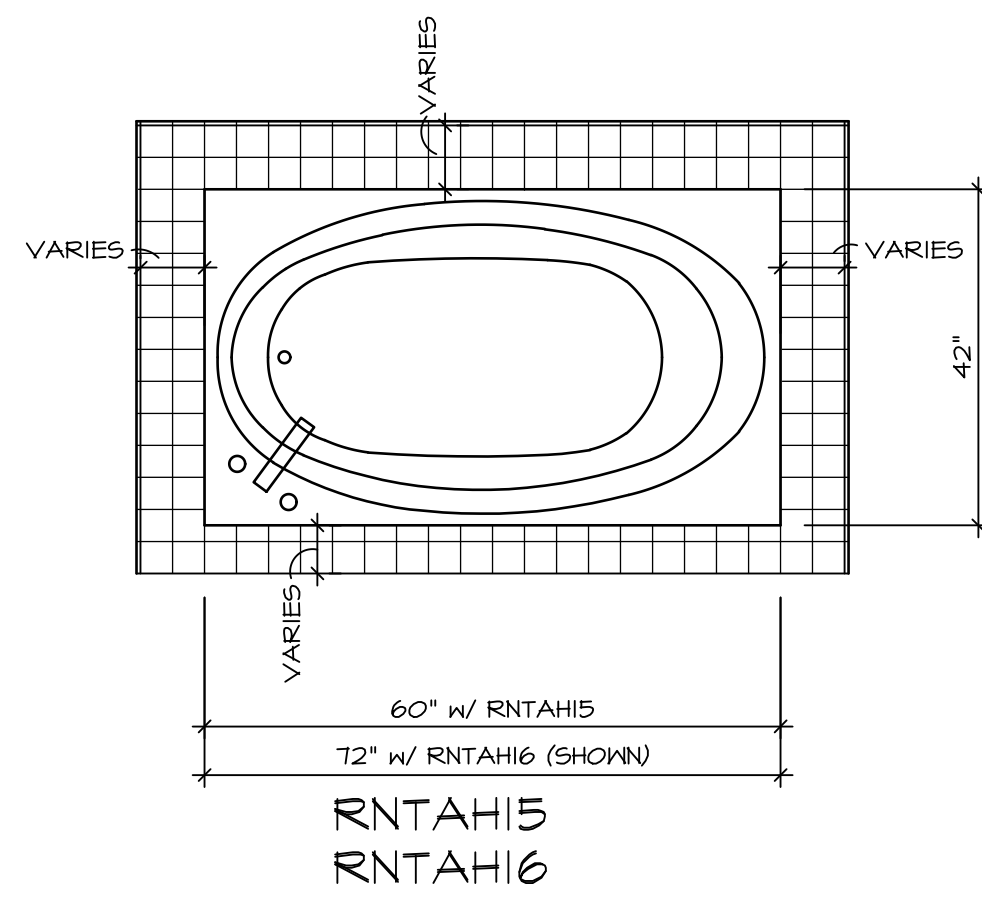
REV. NO.	DATE	REMARKS
1	4/15/14	BDH - TRIM ADPT
2	4/22/14	DAG - TUB CONVERSION
3	7/30/14	ALH - CREATED VERSION 02
4	12/1/14	BRJ - ADDED ACCESS PANEL IN BONUS BEDROOM WALL (PAR 24464)
5	2/10/15	BEB - HVAC MODIFICATIONS - PHASE 1
6	6/18/15	CLS - ADDED OPT. LAUNDRY TUB BACK INTO THE LAUNDRY ROOM (PAR ID 39525)
7	1/27/15	JLR - DECREASED CLOSET DR. AT TOP OF STAIRS FROM 10.8 TO 11.6 (PAR #34088)
8	7/27/16	RVS - ENLARGED AND DIMENSIONED CASED OPENING AT BONUS ROOM (PAR 24464)



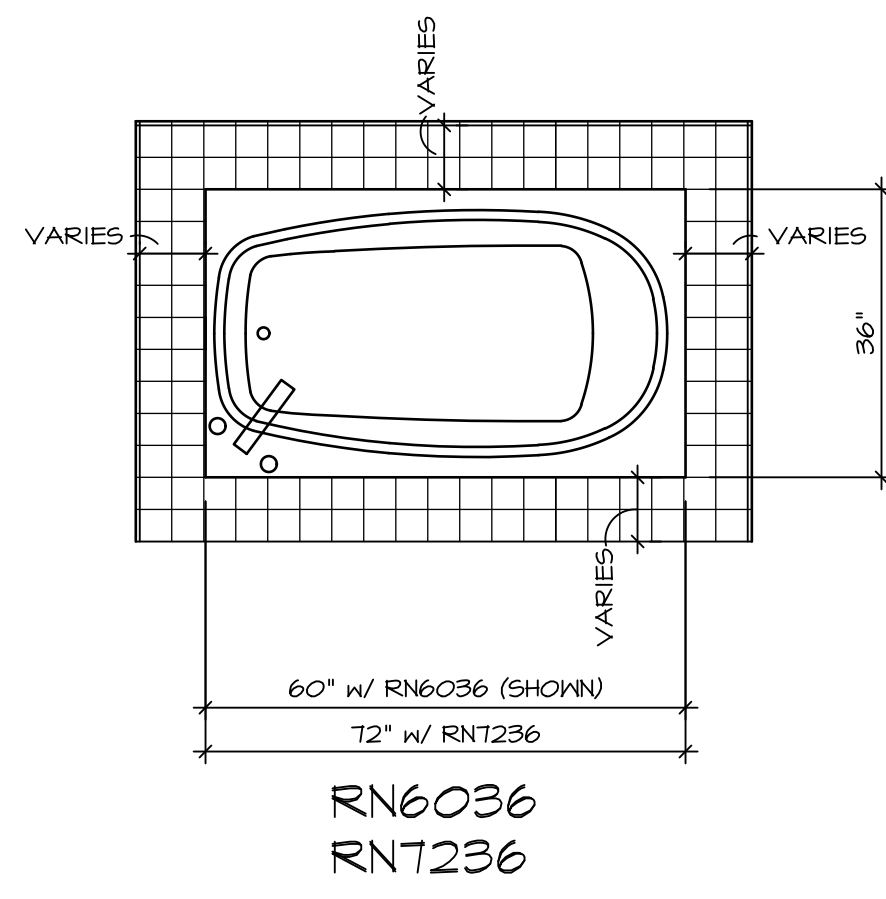
MODEL	BATEMAN
DRAWING TITLE	PARTIAL SECOND FLOOR PLAN
OPTION DESCRIPTION	BONUS BEDROOM BONUS ROOM
SHEET NO.	A-7C
DATE	7/19/13
DRAWN BY	JEA
VERSION	02
SET NO.	BAT00
DATE	7/19/13
DRAWN BY	JEA
OPTION	BVV MAV
SHEET NO.	34



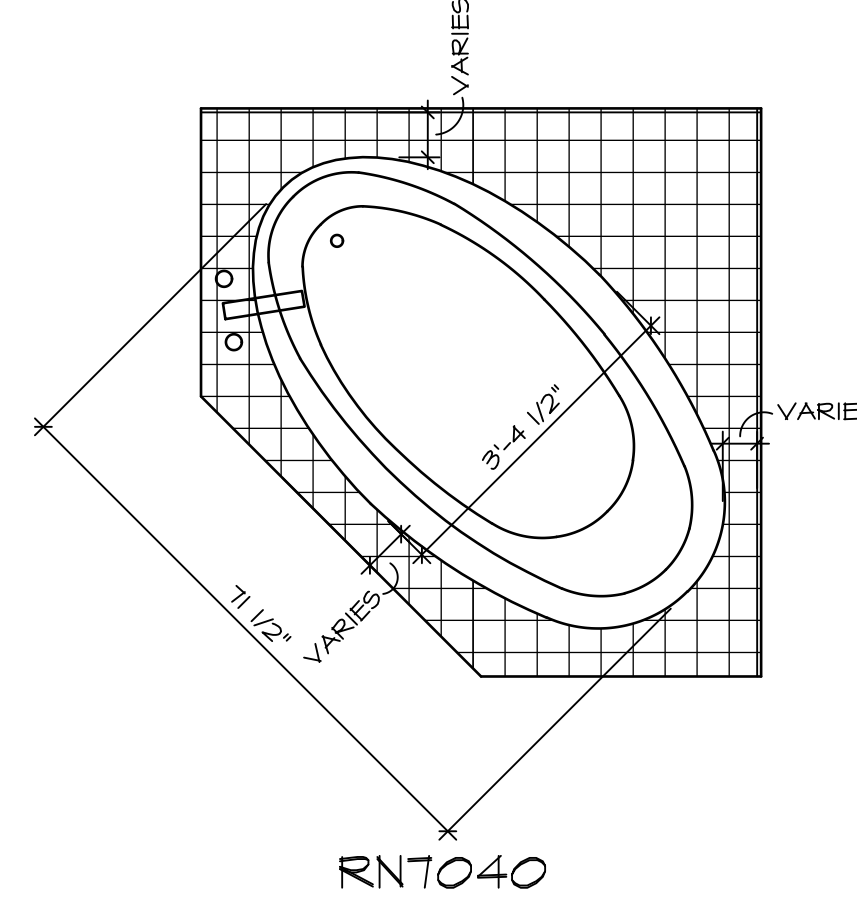
RN6060



RNTAH15
RNTAH16



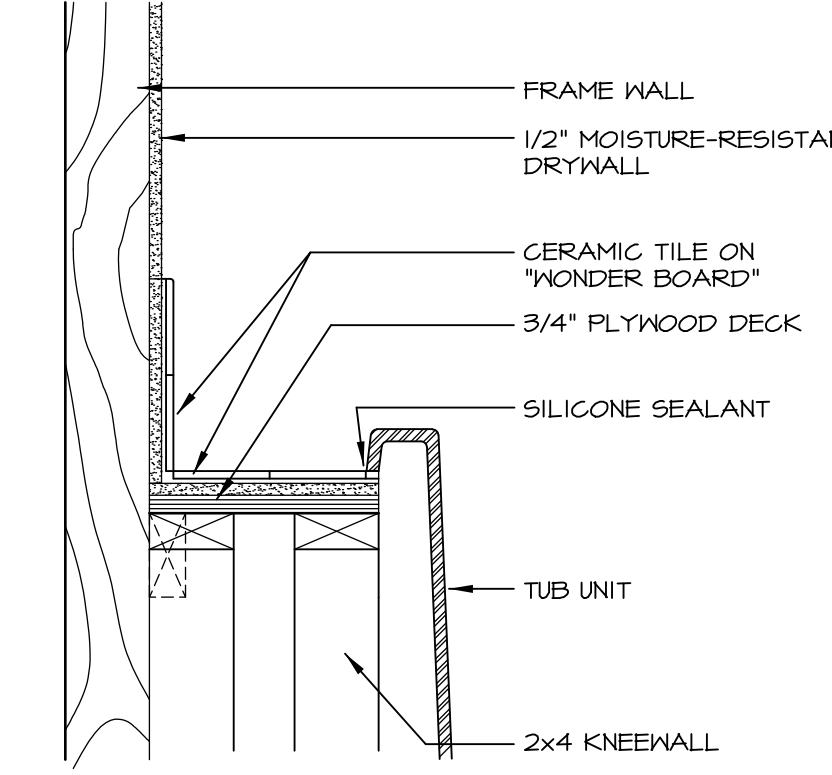
RN6036
RNT236



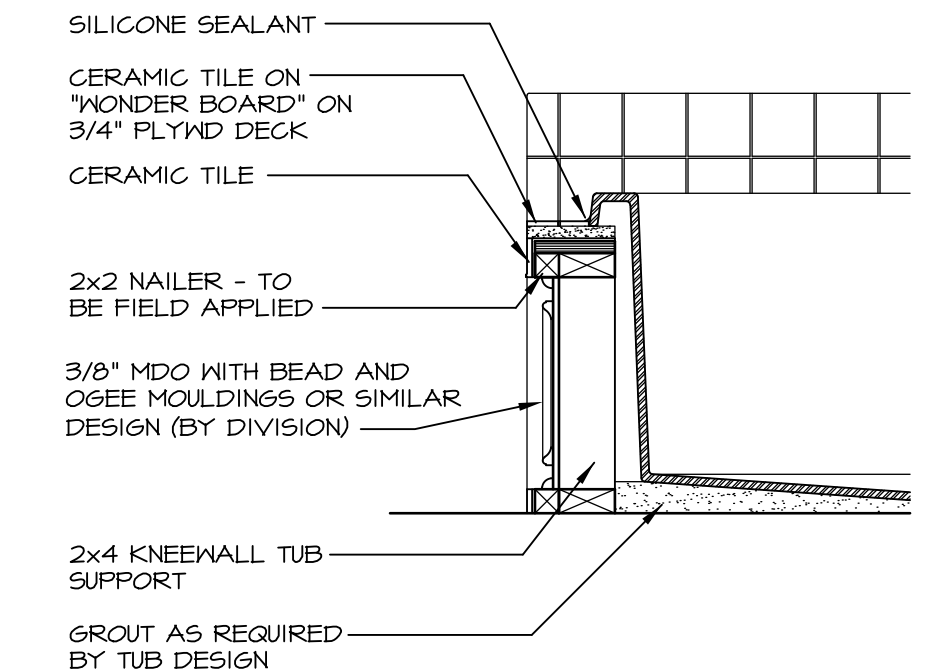
RNT040

TUB NAME	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
RN6036	AMERICAN WHIRLPOOL	20"	36"	60"	16 3/4"
RN6060	AMERICAN WHIRLPOOL	20 3/4"	60"	60"	17 1/4"
RNT040	AMERICAN WHIRLPOOL	20 1/2"	40 1/2"	71 1/2"	17"
RNT236	AMERICAN WHIRLPOOL	20 1/2"	36"	72"	17 1/4"
RNTAH15	AMERICAN WHIRLPOOL	18 1/4"	42"	60"	15"
RNTAH16	AMERICAN WHIRLPOOL	20 1/4"	42"	72"	17"

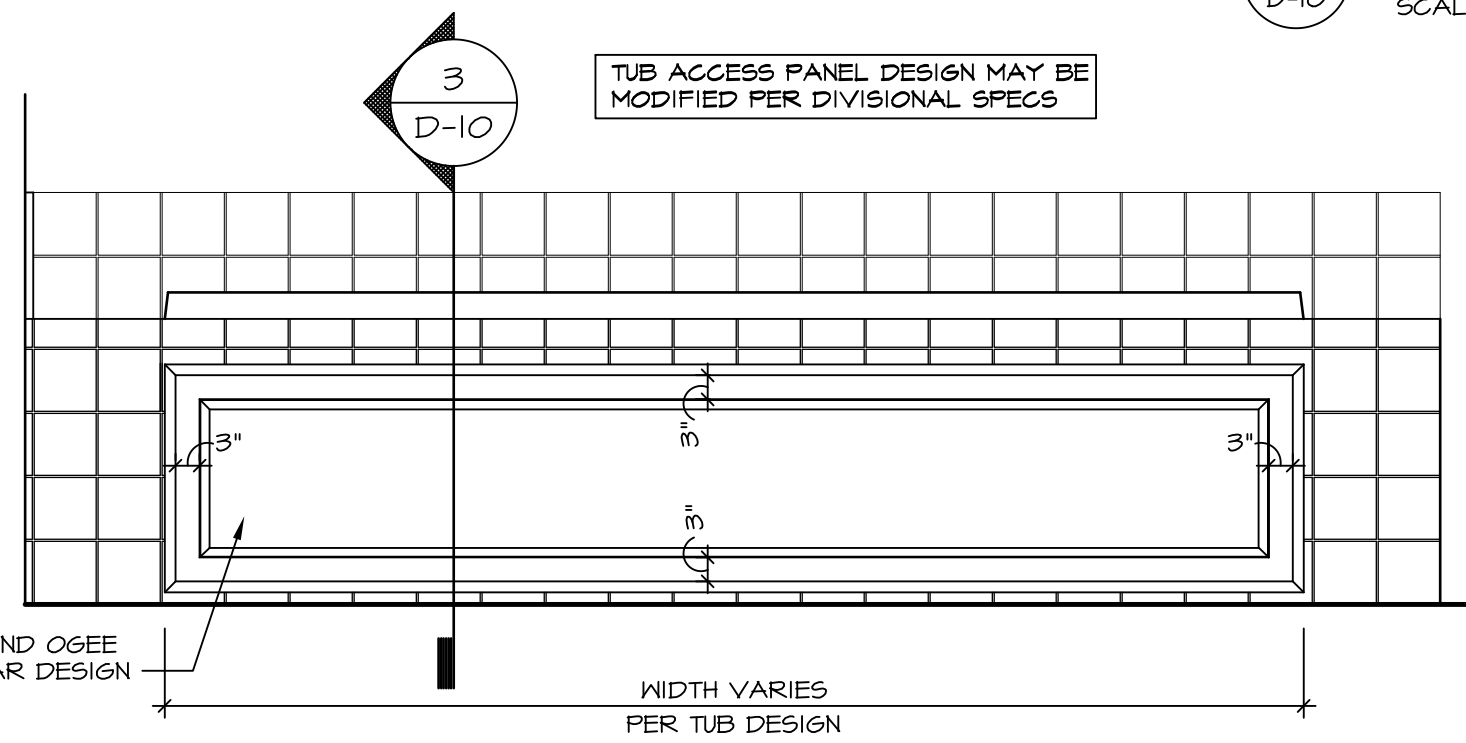
1 PLATFORM PLANS
D-10 SCALE: 1/2" = 1'-0"



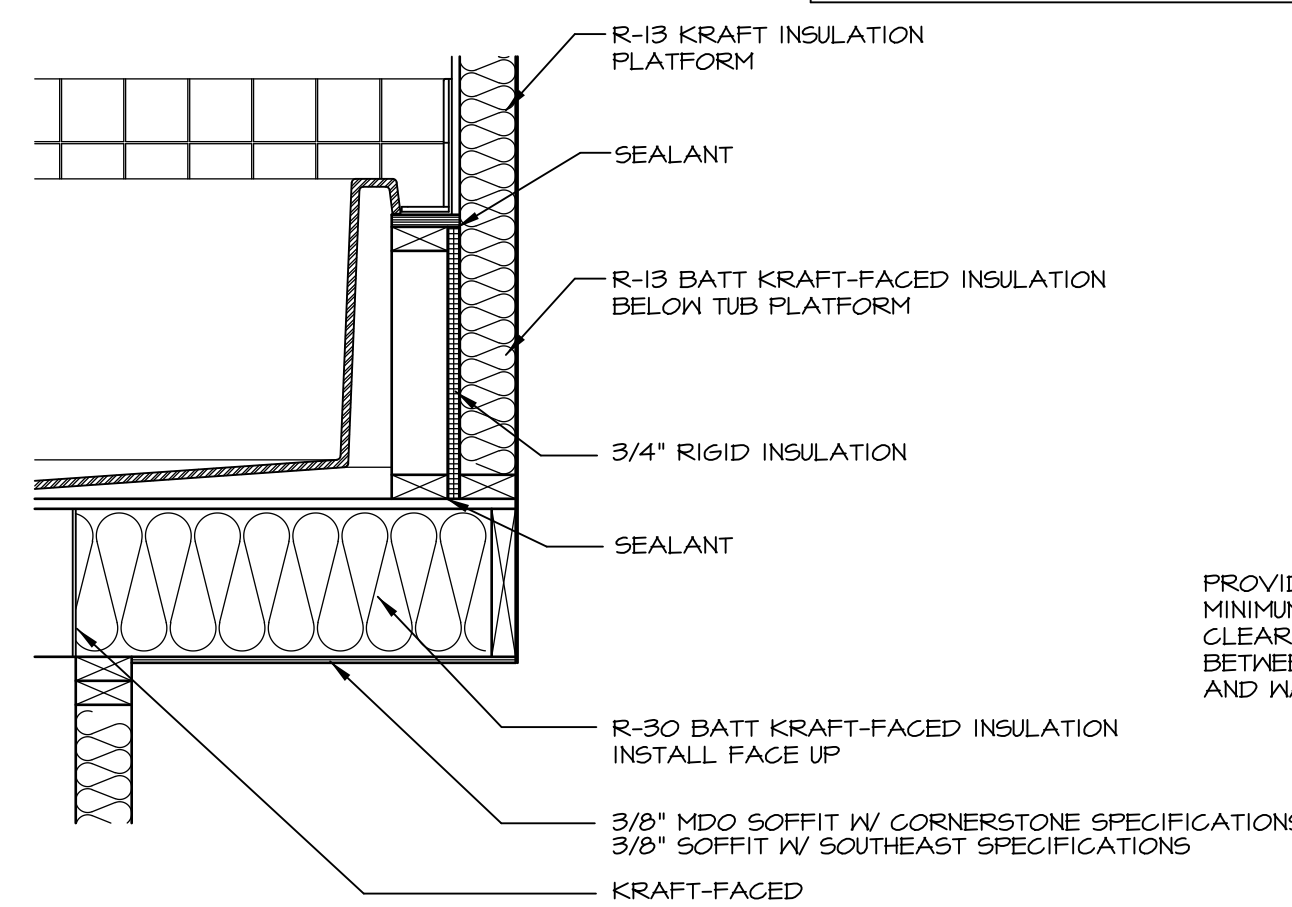
2 SECTION OF TUB ON PLATFORM CONDITION
D-10 SCALE: 1 1/2" = 1'-0"



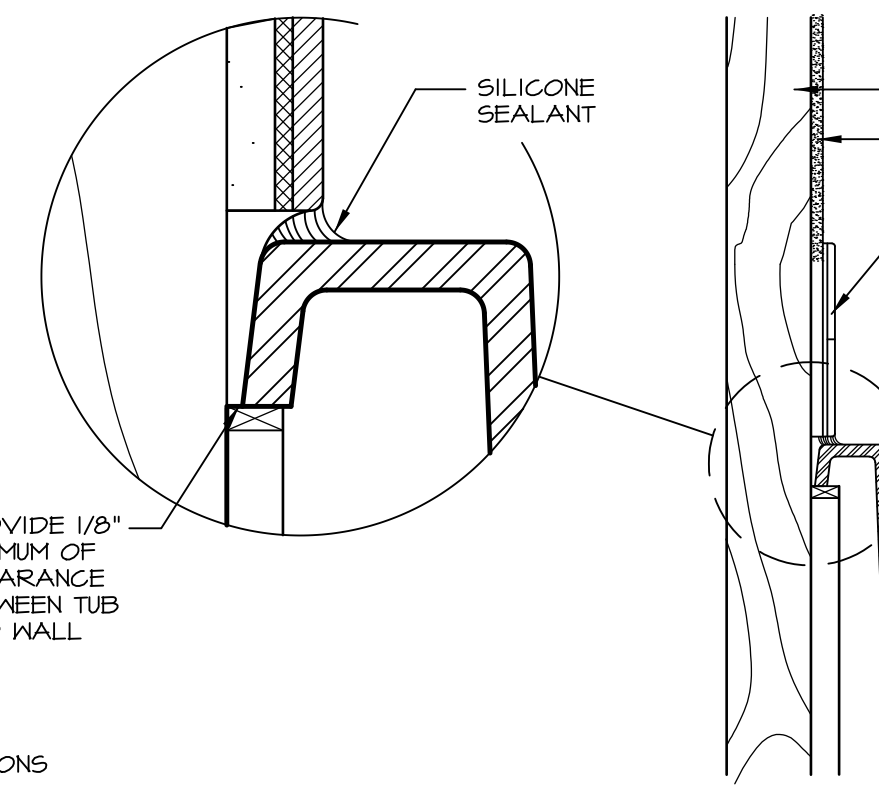
3 SECTION
D-10 SCALE: 1" = 1'-0"



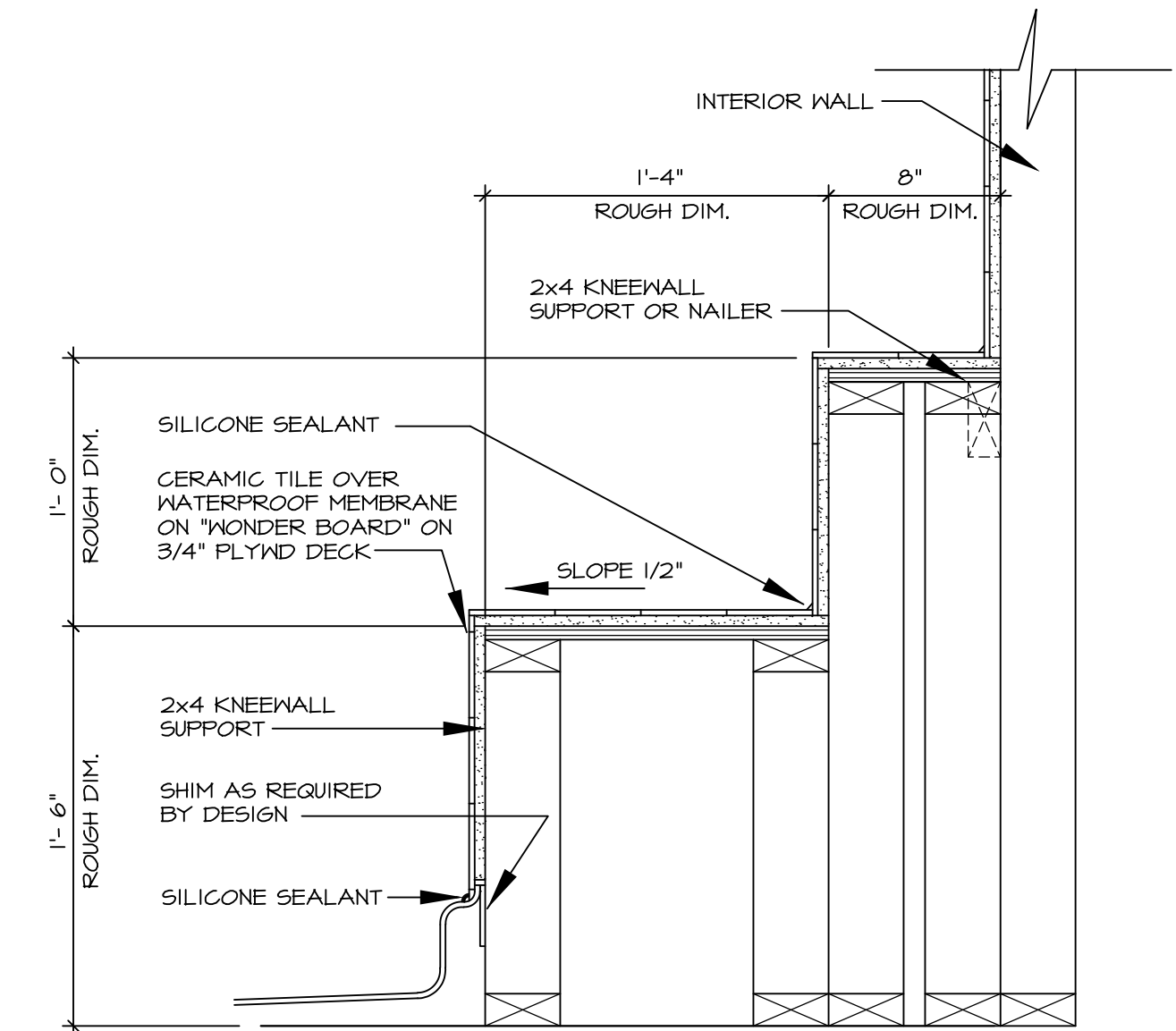
4 ELEVATION
D-10 SCALE: 1" = 1'-0"



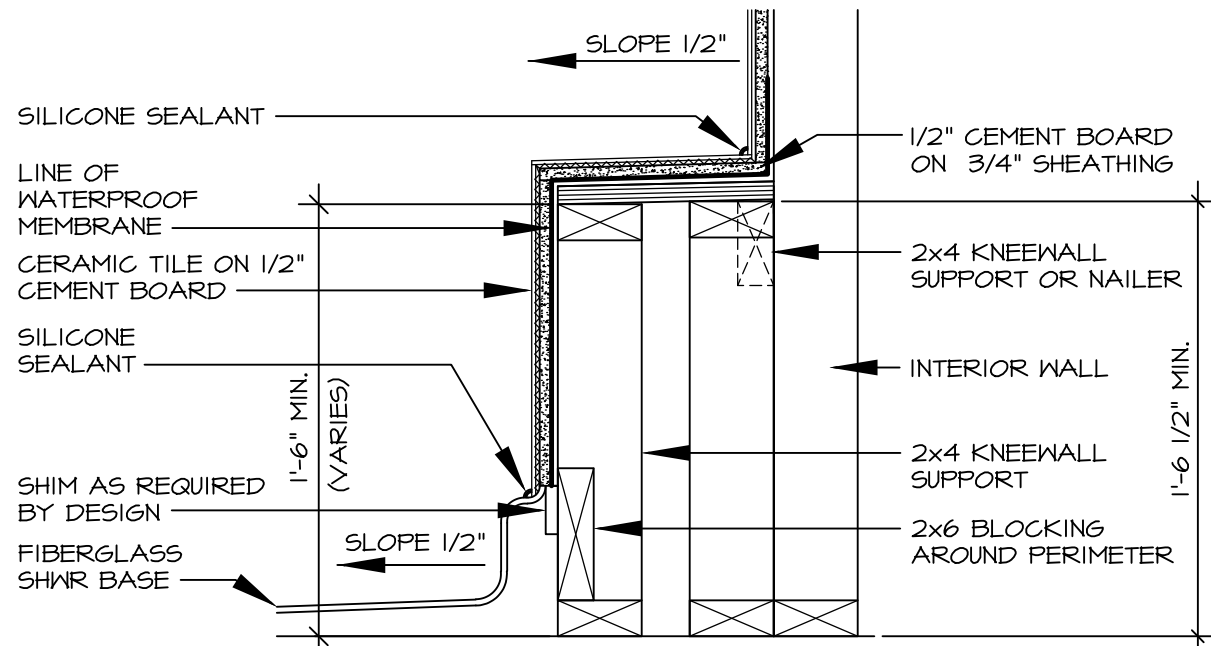
5 INSULATION DETAIL
D-10 SCALE: 1" = 1'-0" AT EXTERIOR WALL



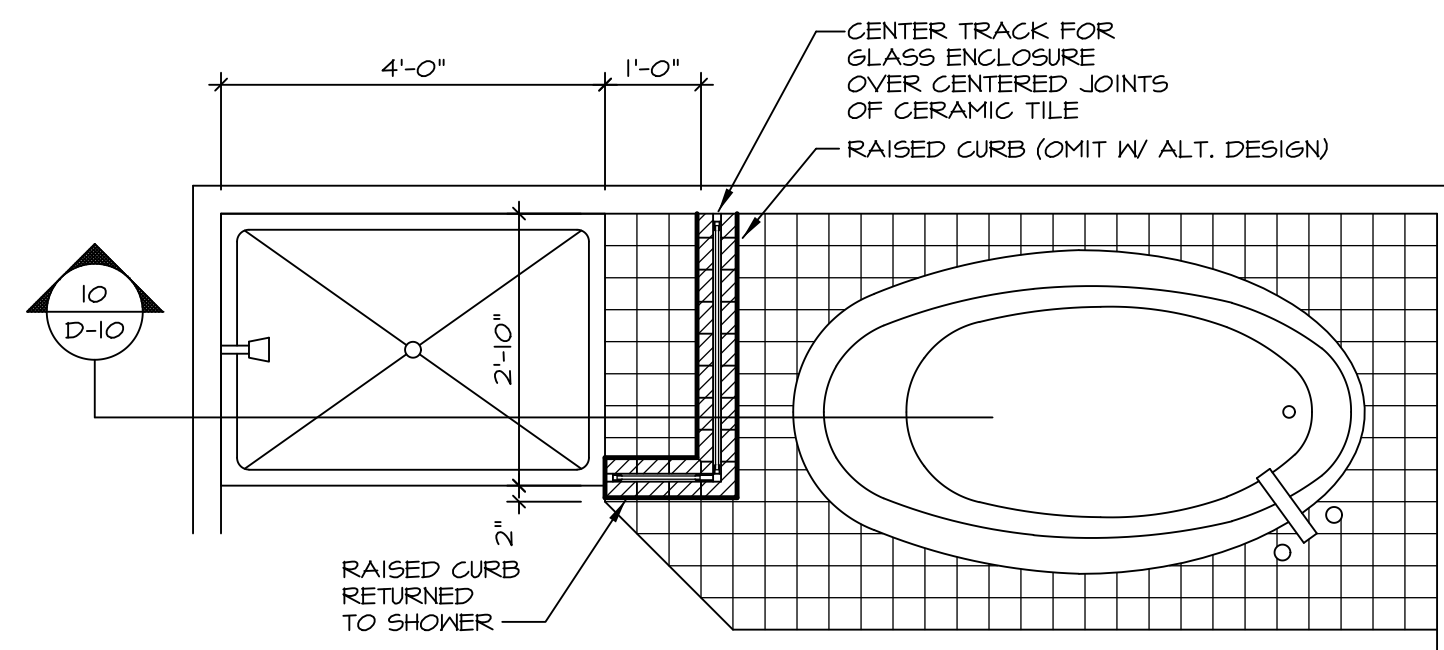
6 SECTION OF TUB TO WALL CONDITION
D-10 SCALE: 1 1/2" = 1'-0"



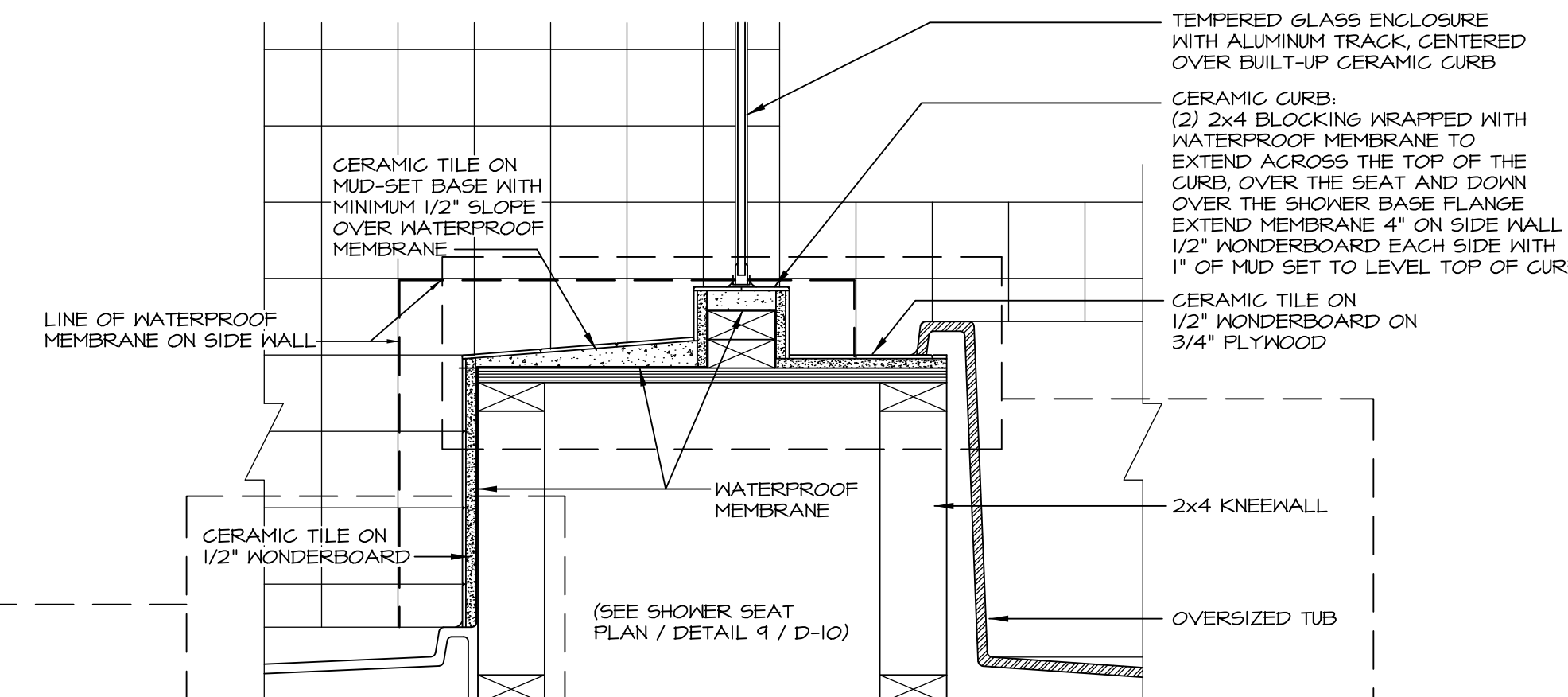
7 SECTION OF SHOWER SEAT AND SHELF
D-10 SCALE: 1 1/2" = 1'-0"



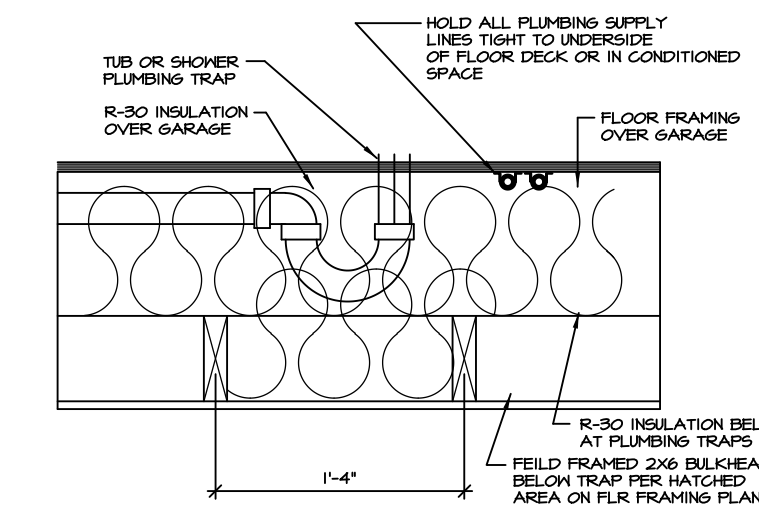
8 SECTION OF SHOWER SEAT
D-10 SCALE: 1 1/2" = 1'-0" FIBERGLASS SHOWER BASE



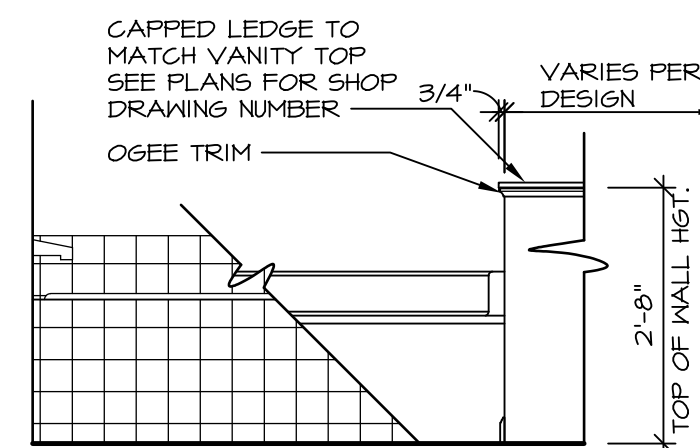
9 SHOWER SEAT PLAN / DETAIL
D-10 SCALE: 1" = 1'-0"



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

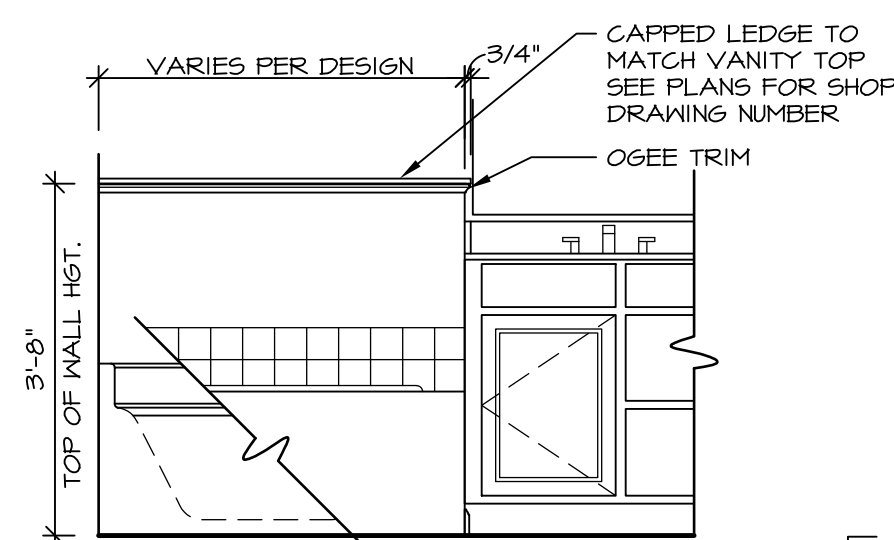


11 PLUMBING TRAP INSULATION
D-10 SCALE: 1 1/2" = 1'-0"

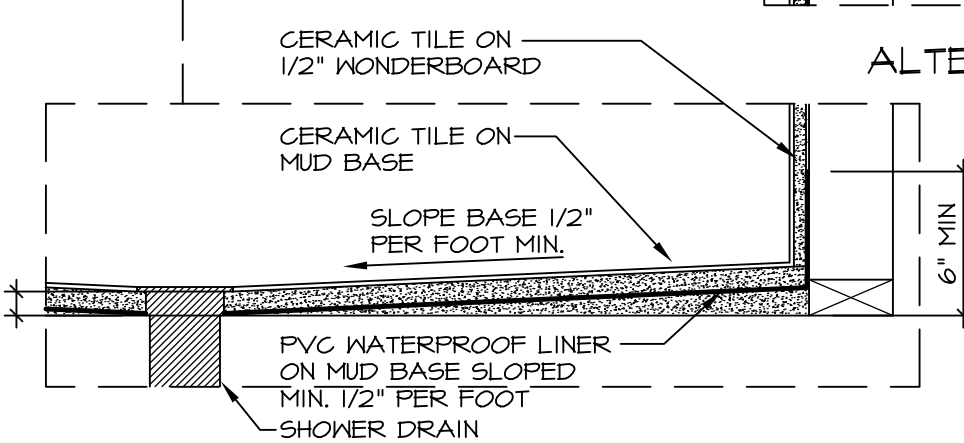


LEDGE DETAIL WITH JUST TUB ONLY

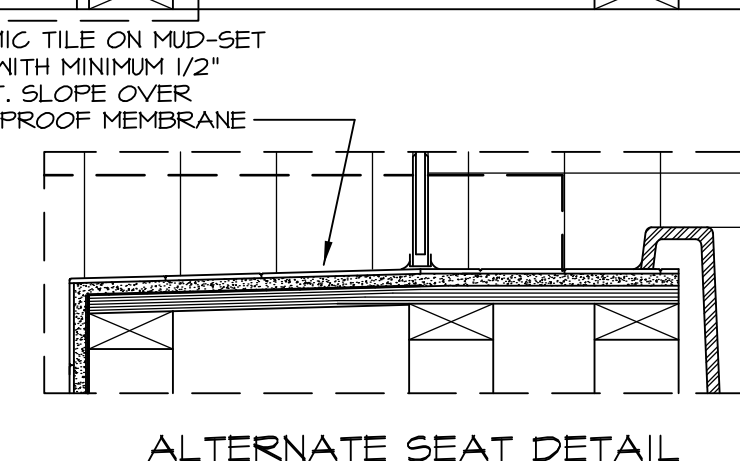
12 BATHROOM LEDGE DETAIL
D-10 SCALE: 1 1/2" = 1'-0"



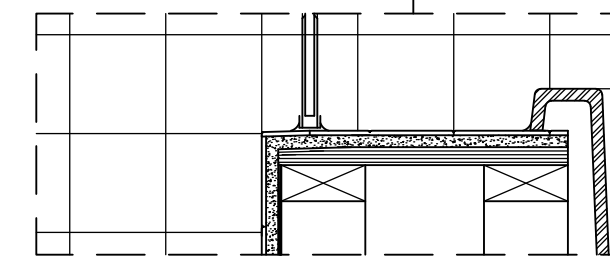
LEDGE DETAIL WITH VANITY AND TUB



ALTERNATE SHOWER PAN DETAIL



ALTERNATE SEAT DETAIL



ALTERNATE TUB DECK

NOTES:

1. CONCRETE WONDERBOARD TO BE APPLIED HORIZONTALLY W/ FACTORY EDGE HELD 1/4" ABOVE PLYWOOD 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.

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	5/27/14	CALL - REVISED SHOWER SEAT DETAILS
2	2/23/15	J.R. - ADDED FACETS AND TUB ACCESS TO PLATFORM PLANS (PAR #301)
3	5/1/17	EBP - REVISED DETAIL 1, 9, AND 12 TO REMOVE TUB ACCESS REF. (CBS # 3, 4)

STANDARD DETAILS

MODEL: POTOMAC SHORES UPGRADE TUB DETAILS

SHEET NO. D-10

DATE: 4/25/14

OPTION DESCRIPTION

Ryan Homes
Architectural Services
210 North Street
Thurmont, MD 21788

SET NO. CORNERSTONE
VERSION BY RJC
DRAWN BY RJC
DATE: 4/25/14
OPTION

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