

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

SHEET NO. A-4	MODEL BATEMAN	SET NO. BAT00	REVISIONS
DRAWING TITLE PLUMBING PLAN	VERSION O2	DRAWN BY JEG	DATE 05/13
OPTION DESCRIPTION FULL BASEMENT	DATE 05/13	OPTION FBA	DATE 03/17/16
23			

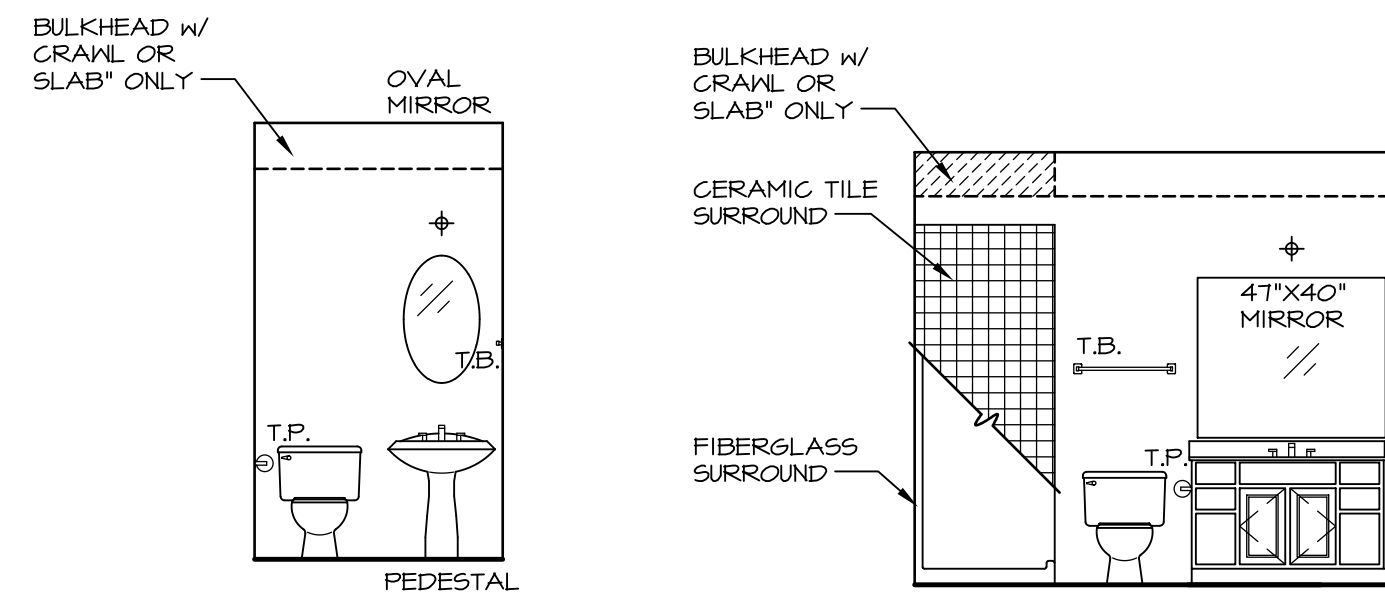
REVISIONS

REV. NO.	DATE	REMARKS
1	4/29/14	DSK - MET BAR PROJECT
2	5/2/14	EBP - PRAXIS TUB CONVERSION
3	7/30/14	ALJ - CREATED VERSION O2
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)

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced, or transmitted in any form or by any means, nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.

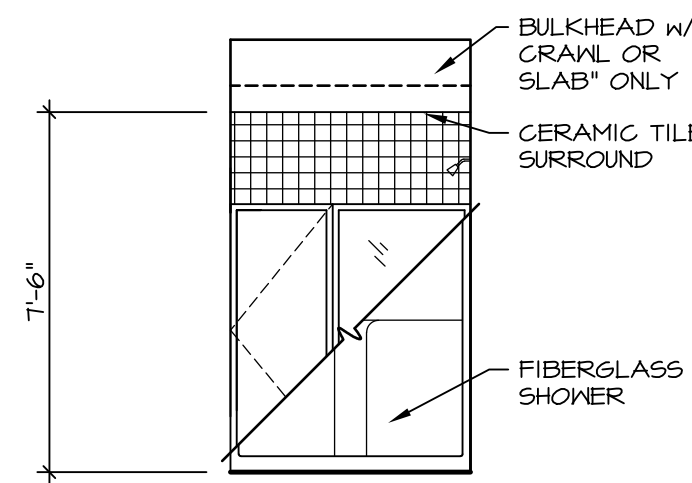
NVR
NVR, Inc. Services
Architects
21 Bye Court, Suite A
Frederick, MD 21702

J:\A\dwg\A\DETACHED\BATEMAN_BAT00_O2\PLMB.dwg 03/17/16 - 3:25 pm



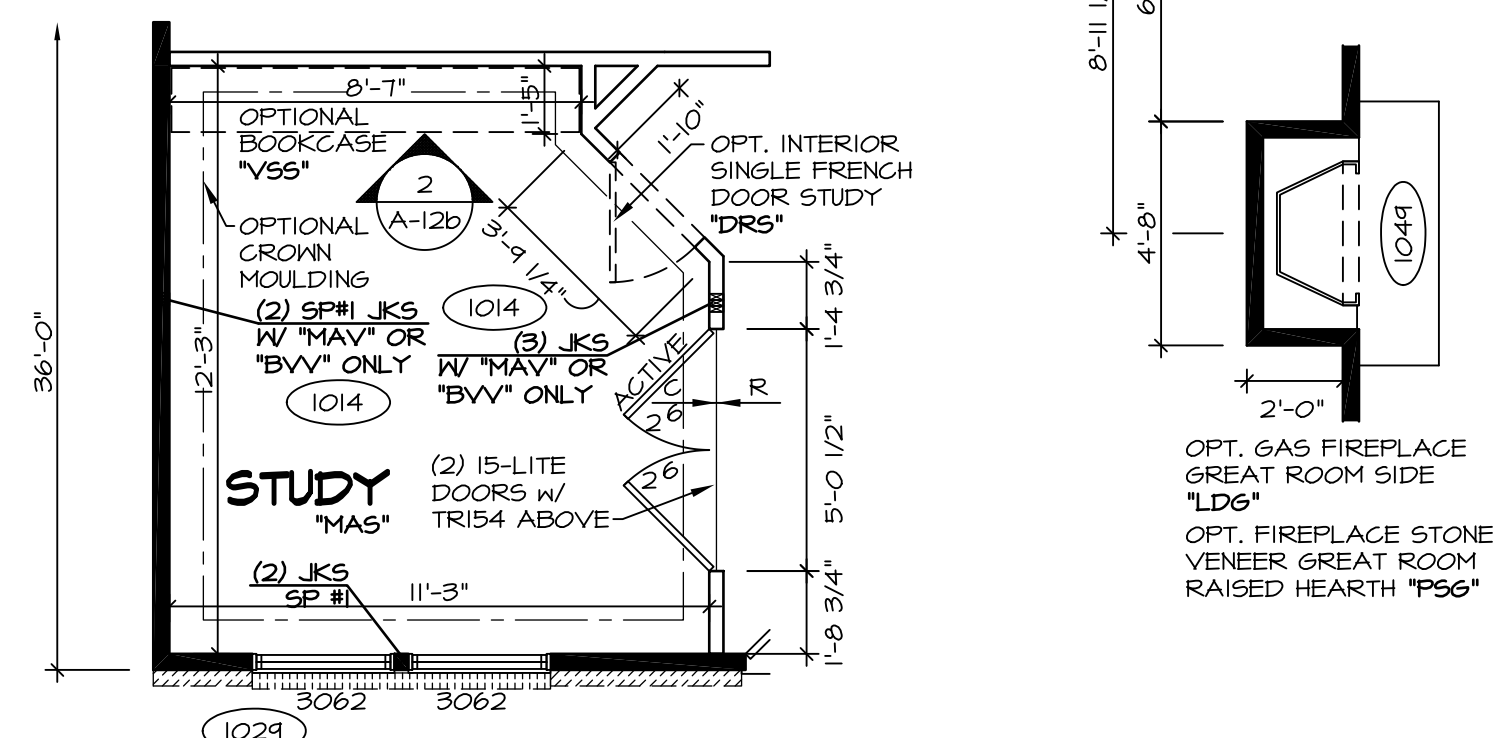
A POWDER ROOM
SCALE: 1/4" = 1'-0"

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

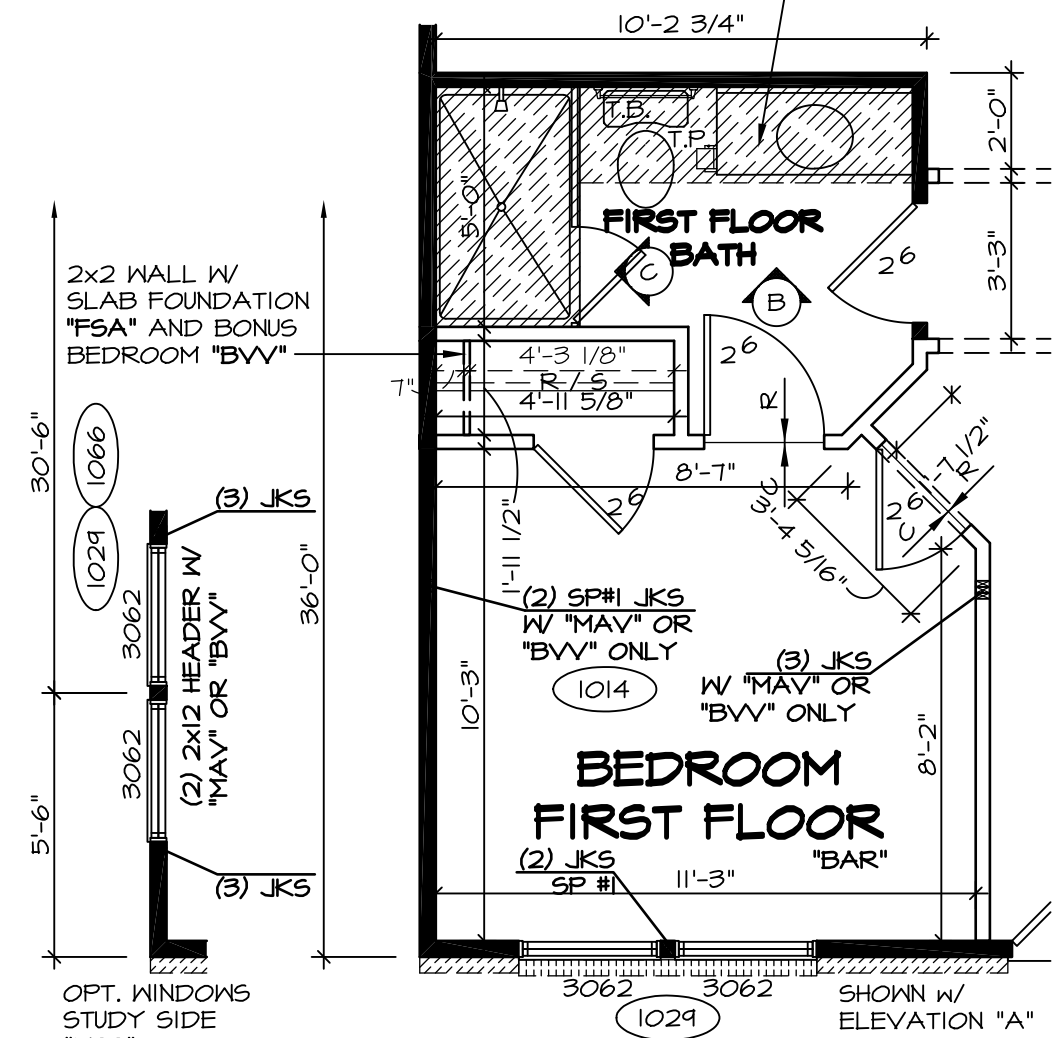


C FIRST FLOOR BATH
SCALE: 1/4" = 1'-0"

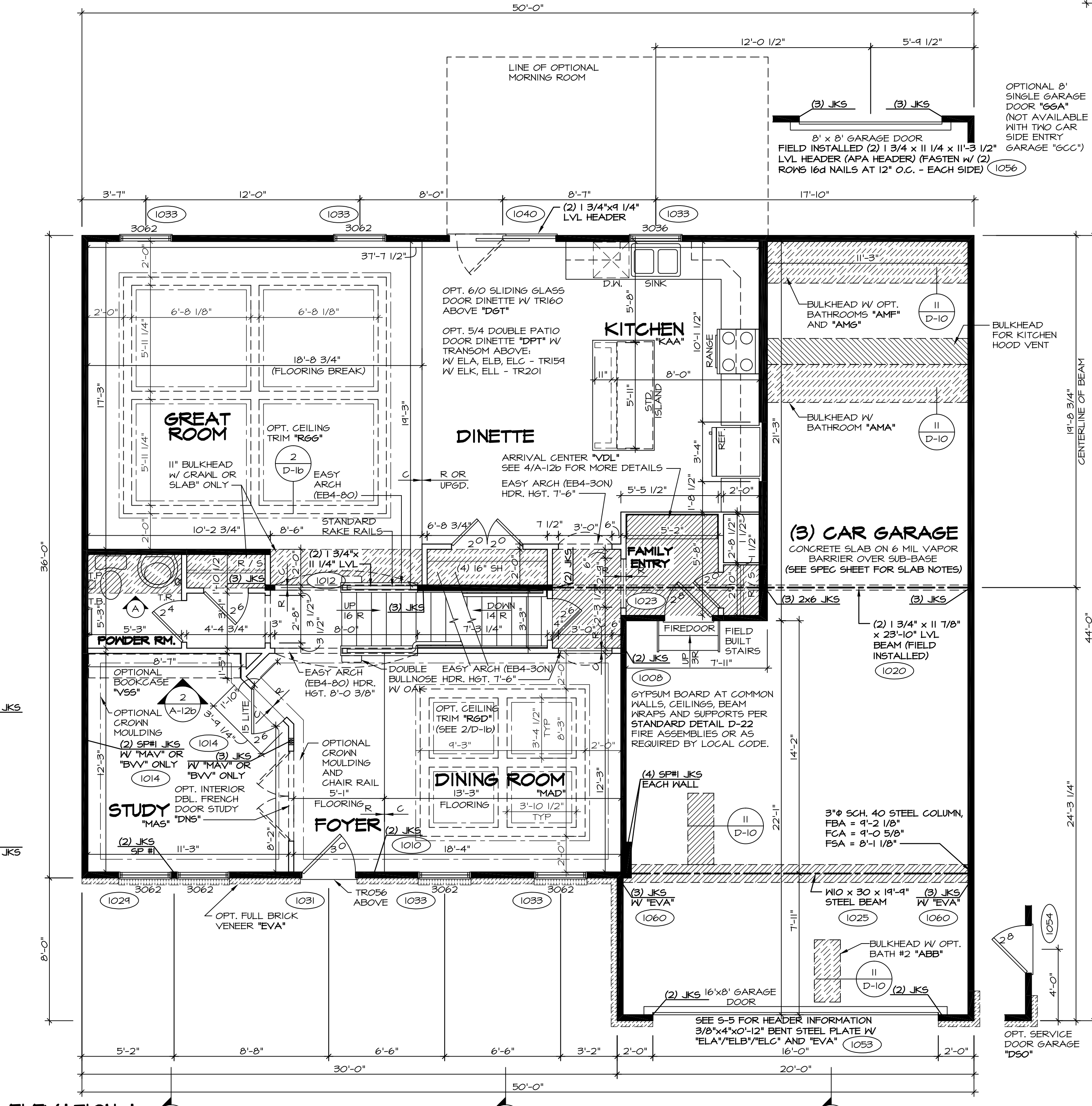
NOTES:
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-10 FOR TUB AND SHOWER DETAILS.



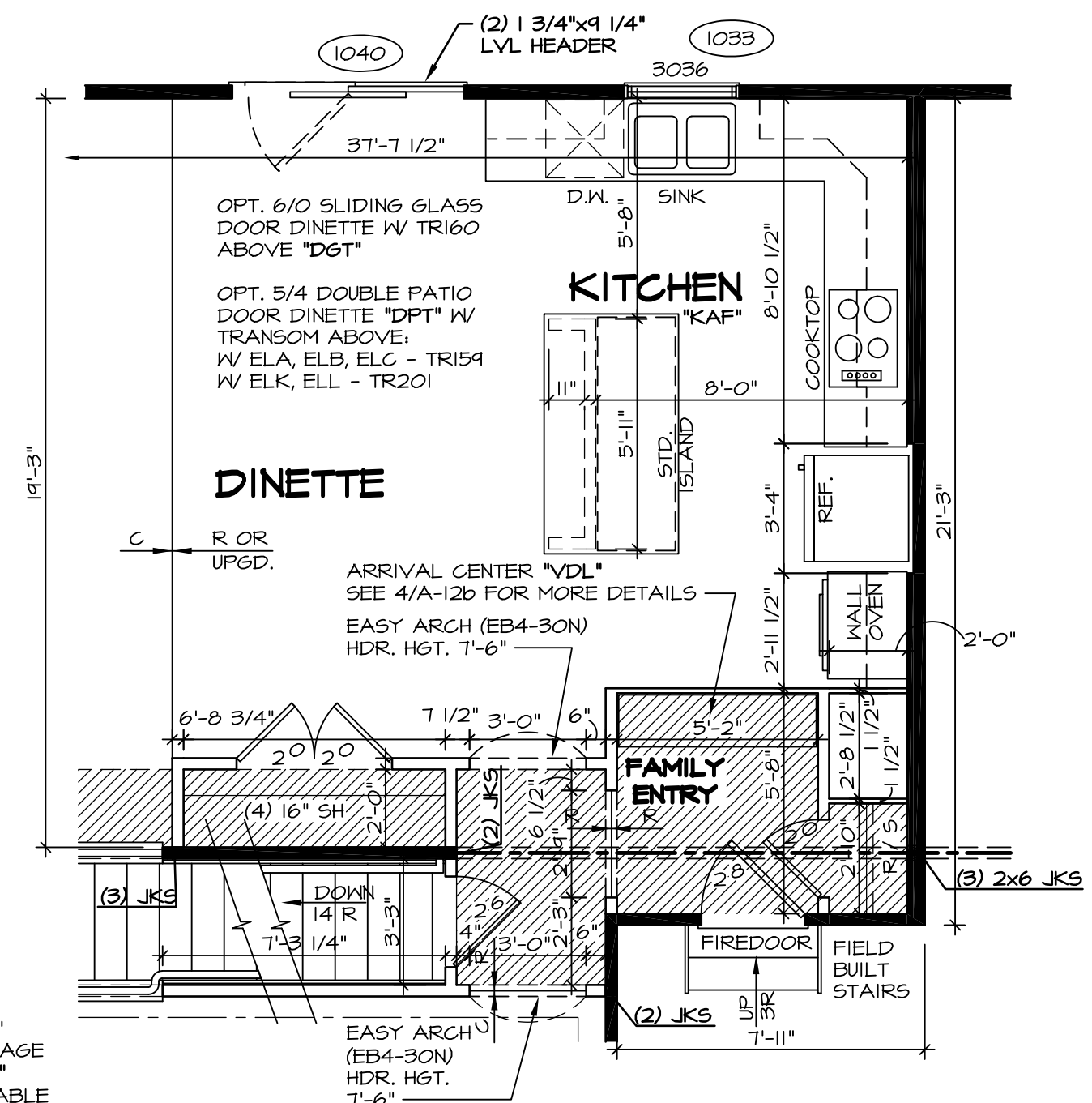
6 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" INT. DBL. FRENCH DOOR STUDY "DNS"



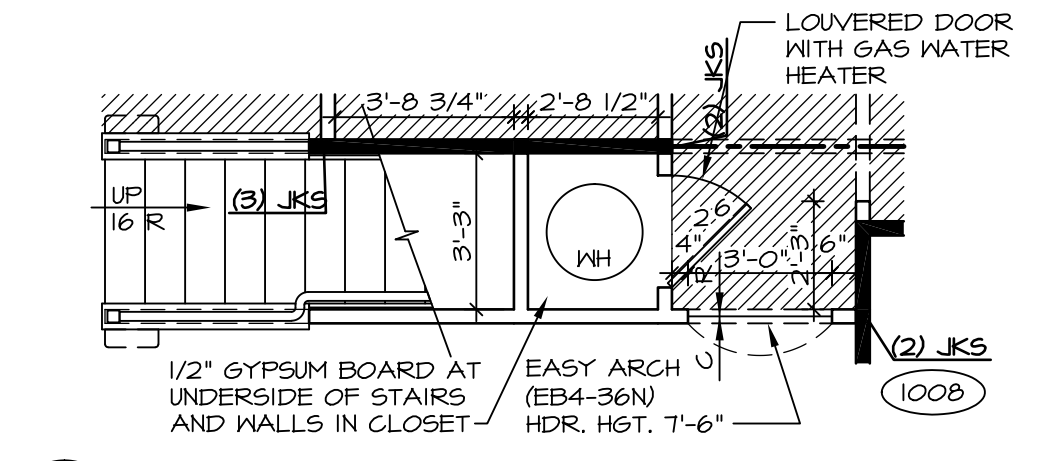
2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" BEDROOM FIRST FLOOR "BAR"



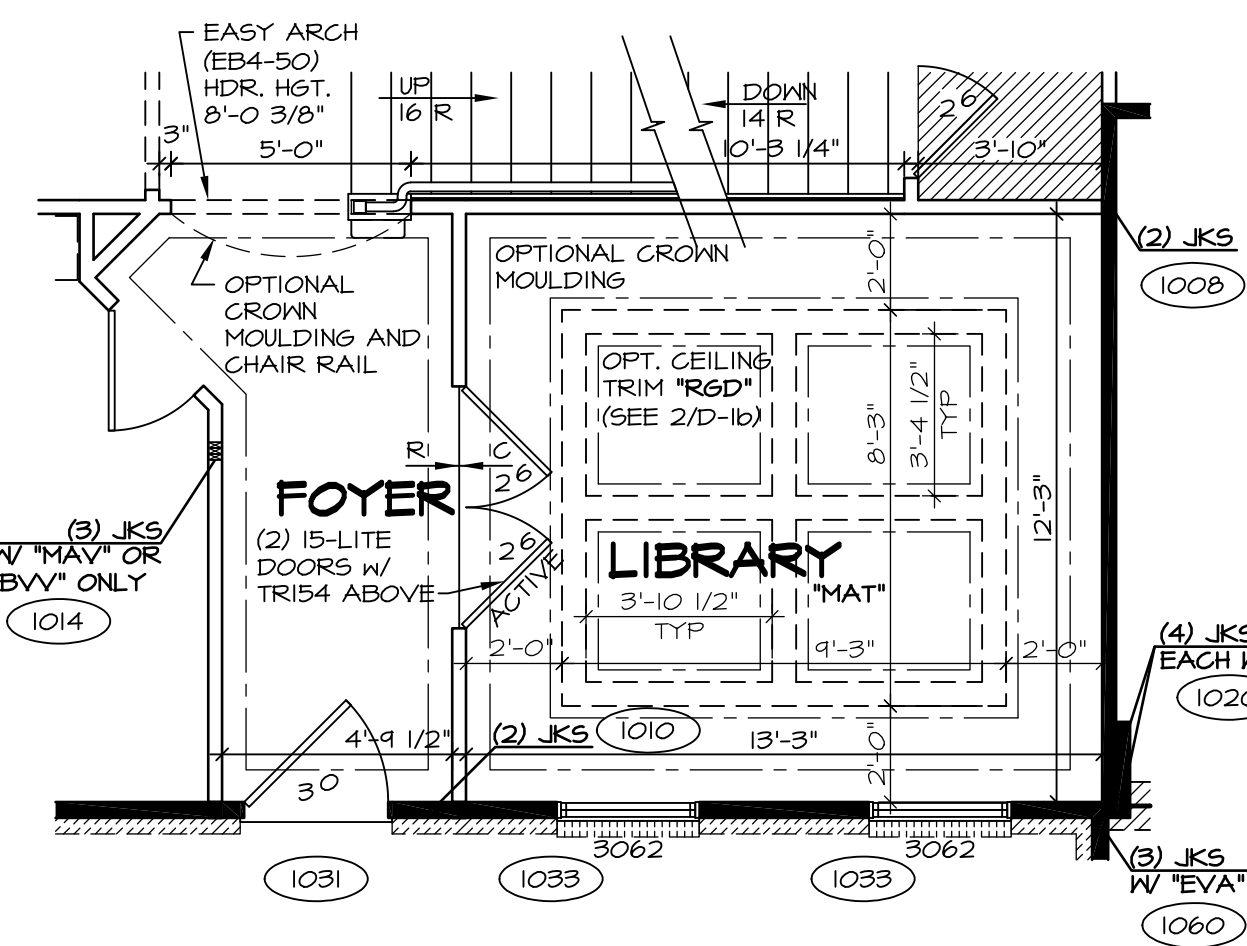
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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"

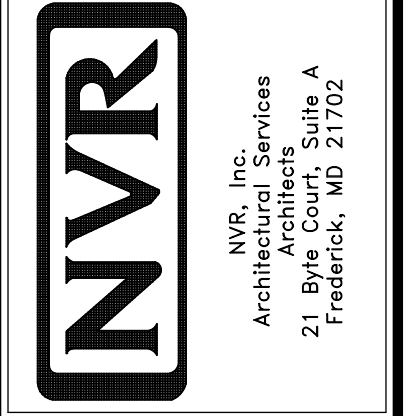


3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" LIBRARY "MAT"

NOTES:
 ■ 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
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 30482)
16	10/16/16	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

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without first obtaining the expressed written consent of NVR, Inc.



MODEL	BATEMAN
DRAWING TITLE	FIRST FLOOR PLAN
DRAWN BY	JEA
DATE	7/9/15
OPTION	OPTION
SHEET NO.	A-6
DESCRIPTION	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:

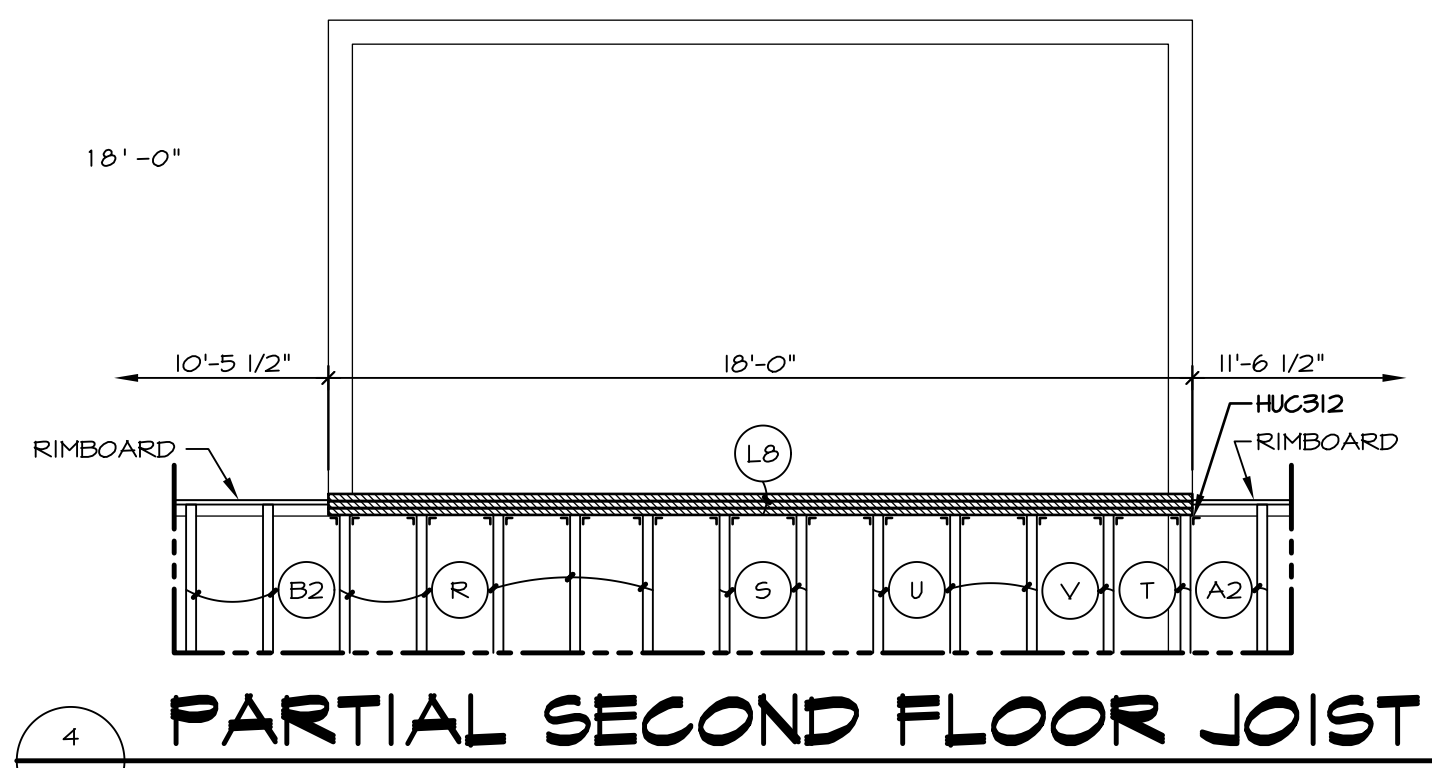
NOTES:

- (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)

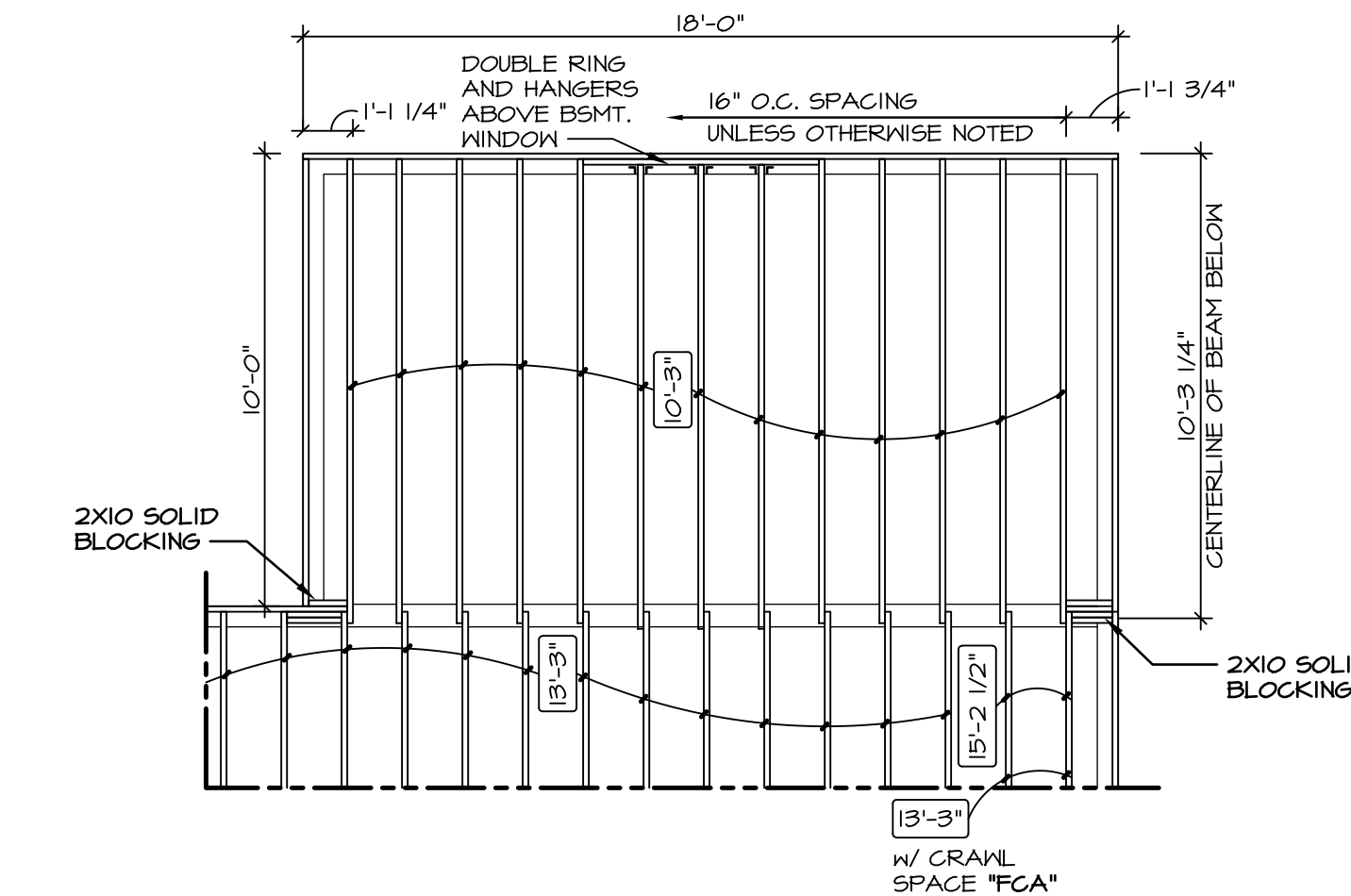
FIRST FLOOR FRAMING:

NOTES:

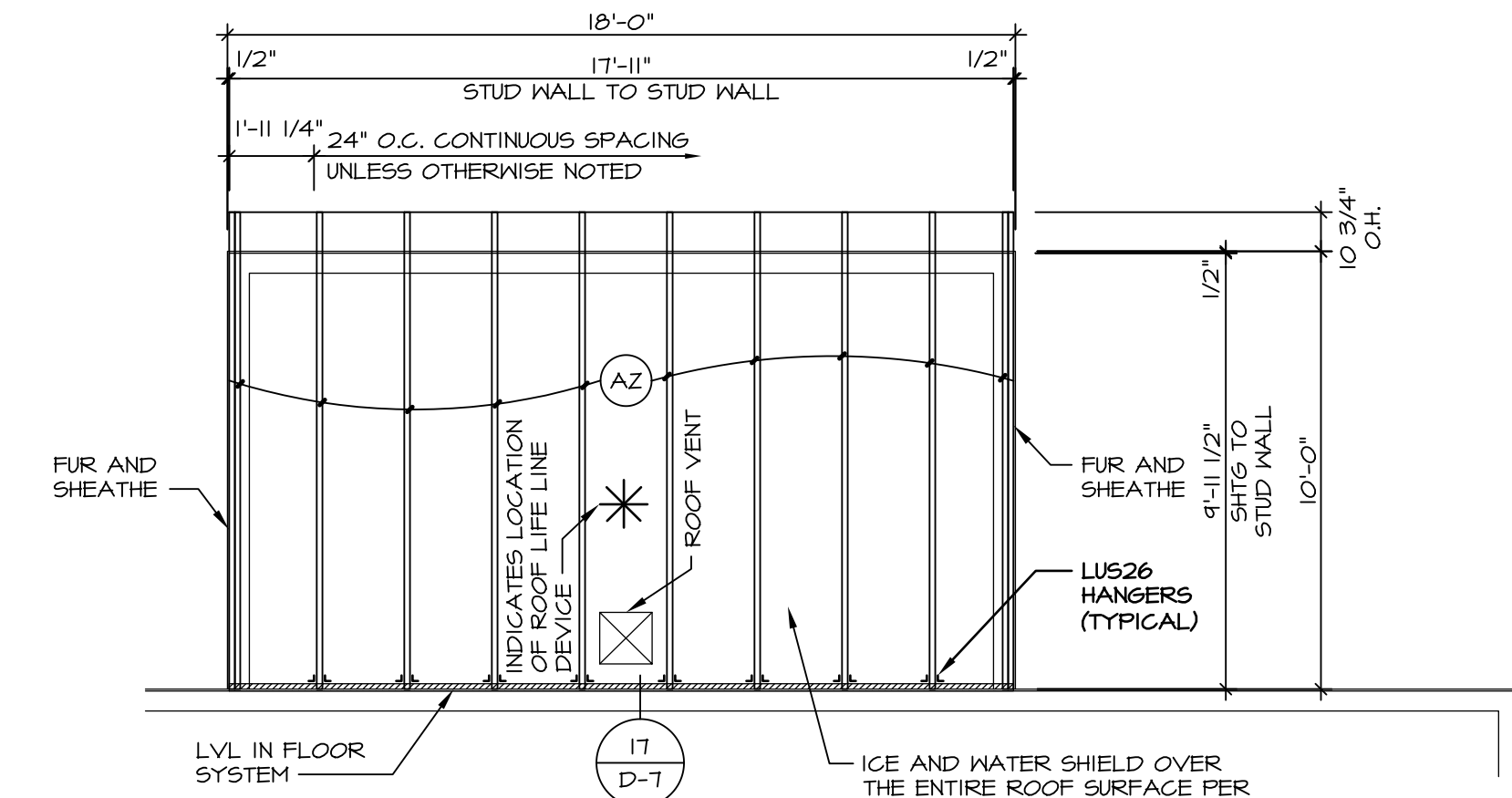
- (X) ENGINEERING PAGE NUMBER
- 1. ALL JOISTS AND RINGS ARE 2X10 SP #1 OR 2X10 SP #2 OR 2X10 SPF #2
- 2. ALL RING MATL 14'-0" UNLESS OTHERWISE NOTED.
- 3. ALL SHORT JOIST ARE CUT FROM 14'-0" UNLESS OTHERWISE NOTED.
- 4. PROVIDE SOLID BULKS BELOW ALL JKS AS REQ'D.
- 5. 4" MAX. OVERHANG OF FLOOR JOIST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



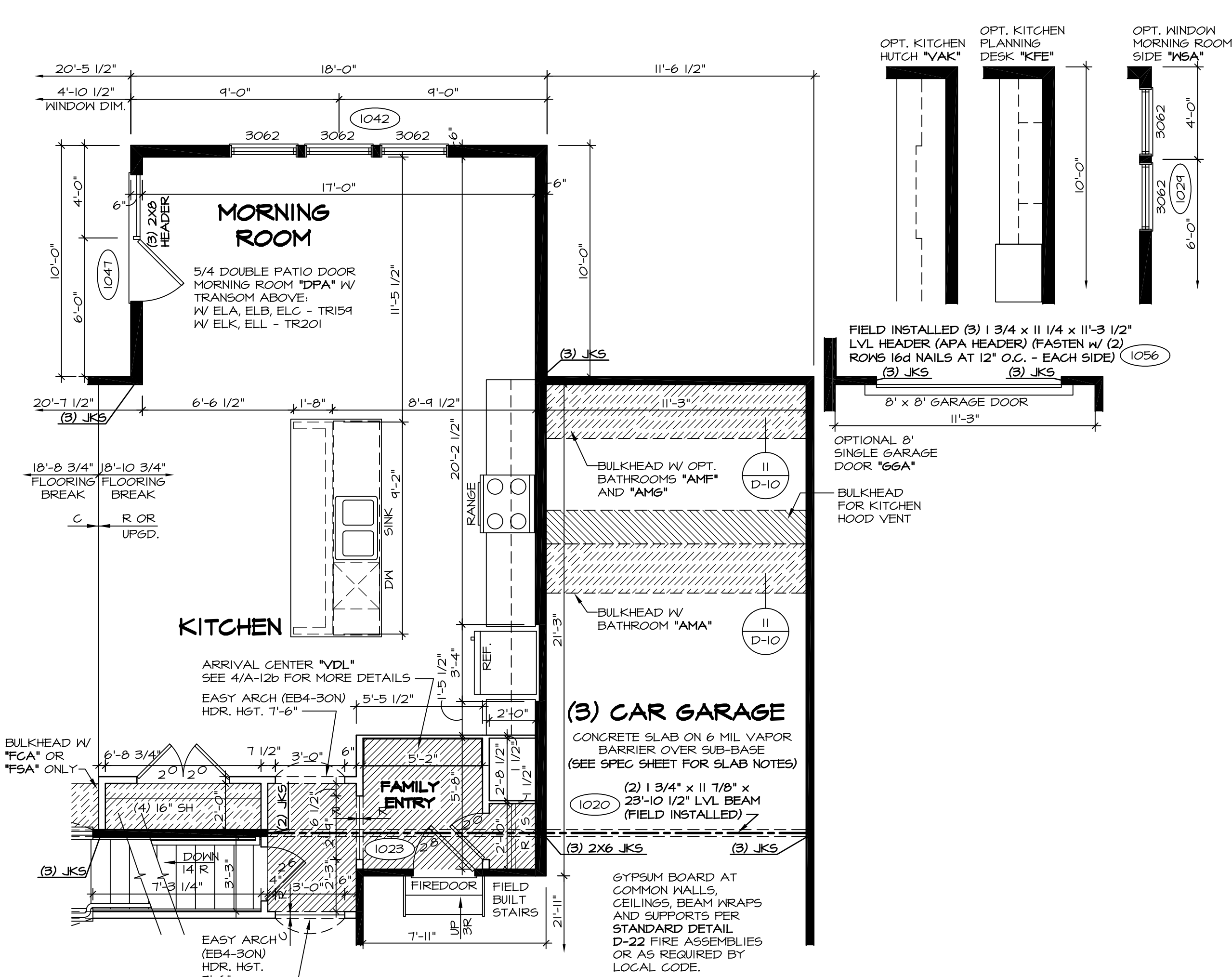
5 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

TRUSS SCHEDULE

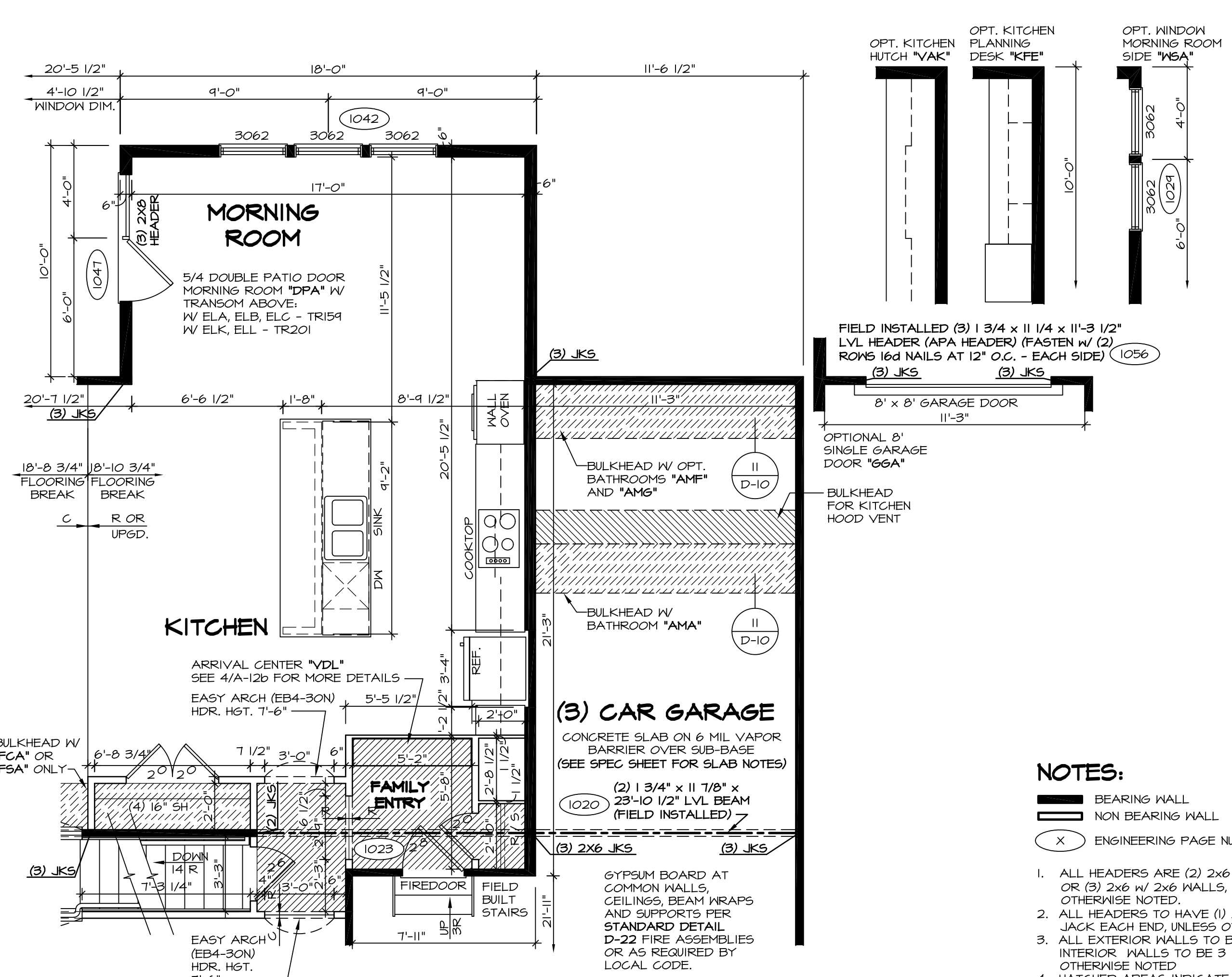
(A2)	EA	NE	SE	11788	9'-11 1/2"	3/12	MONO
------	----	----	----	-------	------------	------	------

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"



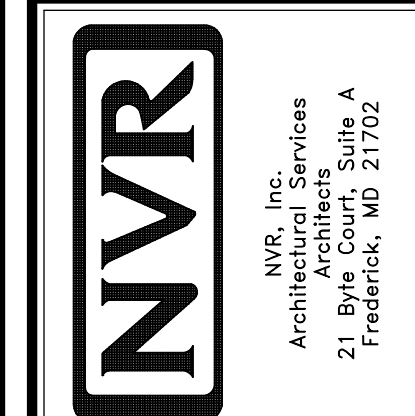
2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" UPGRADE KITCHEN "KAF"

NOTES:

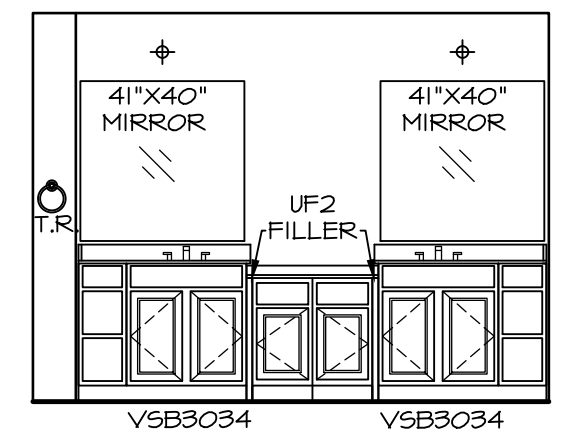
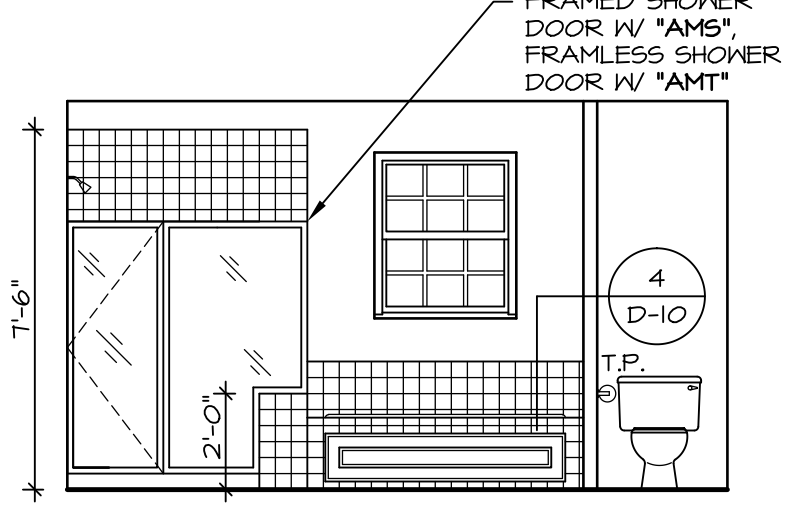
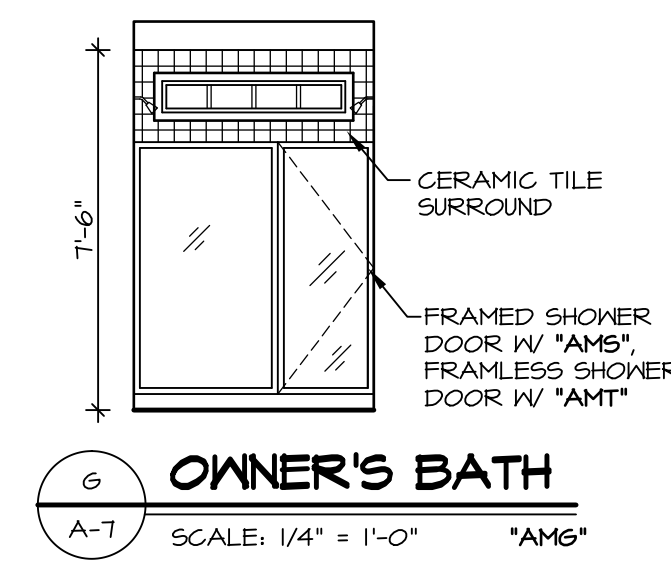
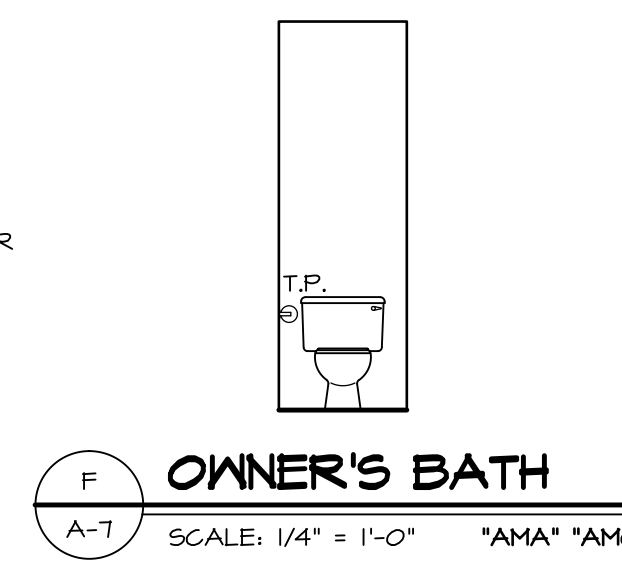
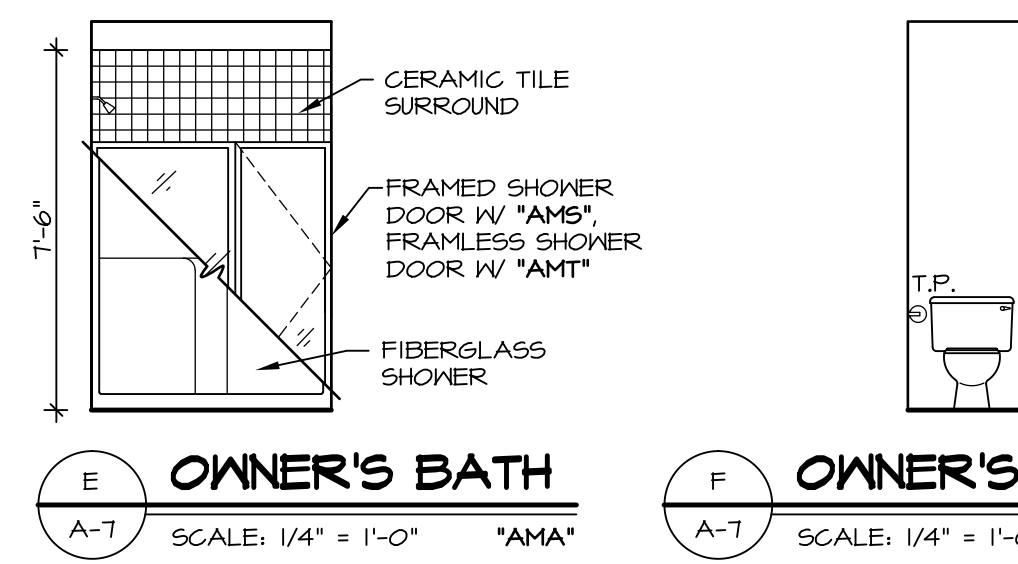
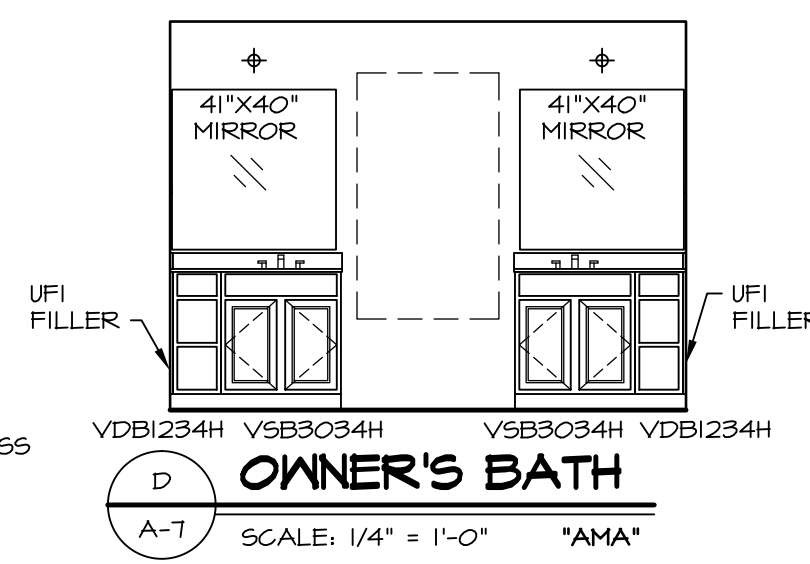
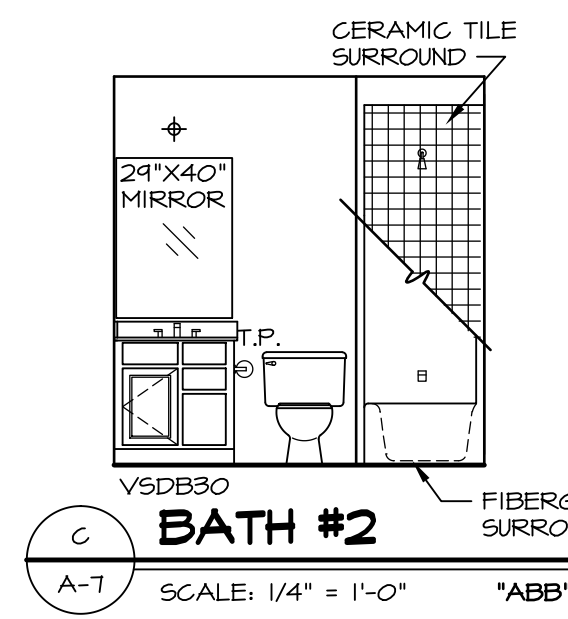
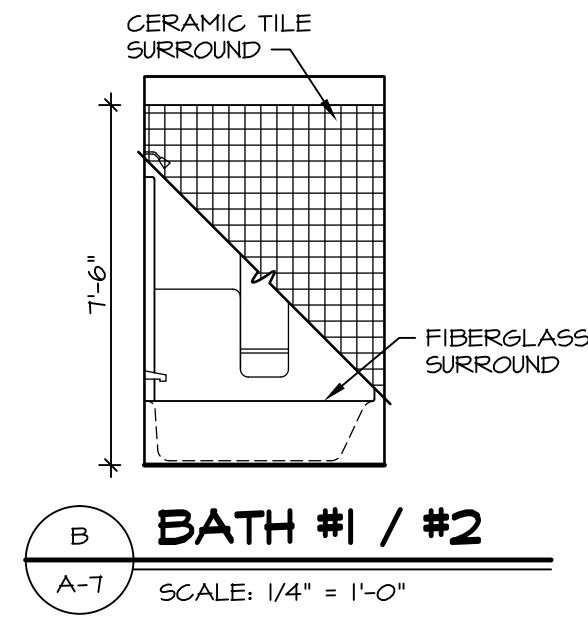
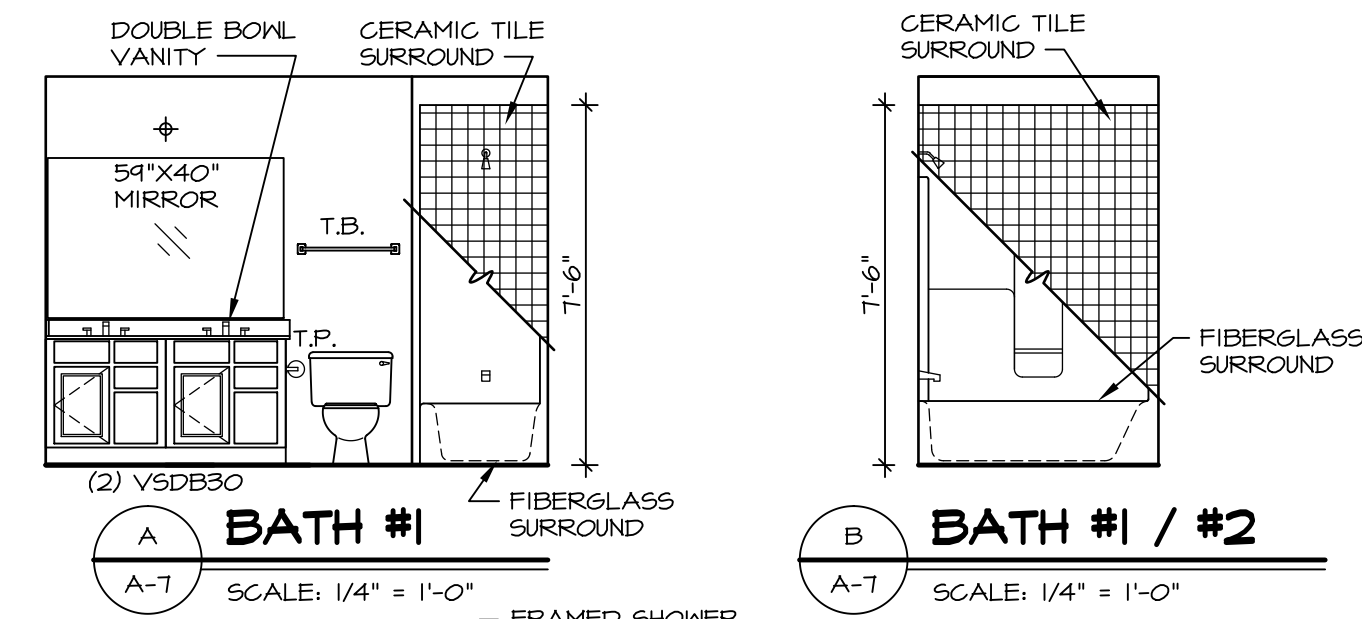
- 1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END UNLESS OTHERWISE NOTED.
- 3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- 4. HATCHED AREAS INDICATE DROPPED CEILING.
- 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.

REV.	NO.	DATE	REMARKS
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 #31323)
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 40346)
16	4/26/17		JLR - ADDED ROOF JACK TO MORNING ROOM (PAR #49311)
17	6/16/17		BEB - ADDED FIELD BUILT STAIRS AT GARAGE.
18	11/4/15		CLS - REVISED DOOR NOTATION ON DTL 1A1 FAMILY ENTRY TO 210 (PAR ID 39485)

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without first obtaining the expressed written consent of NVR, Inc.



SHEET NO.	MODEL	BATEMAN
A-6c	DRAWING TITLE	PARTIAL FIRST FLOOR PLAN
311	OPTION	MORNING ROOM
	SET NO.	BAT00
	VERSION	02
	DRAWN BY	JEA
	DATE	7/9/13
	OPTION	MAA

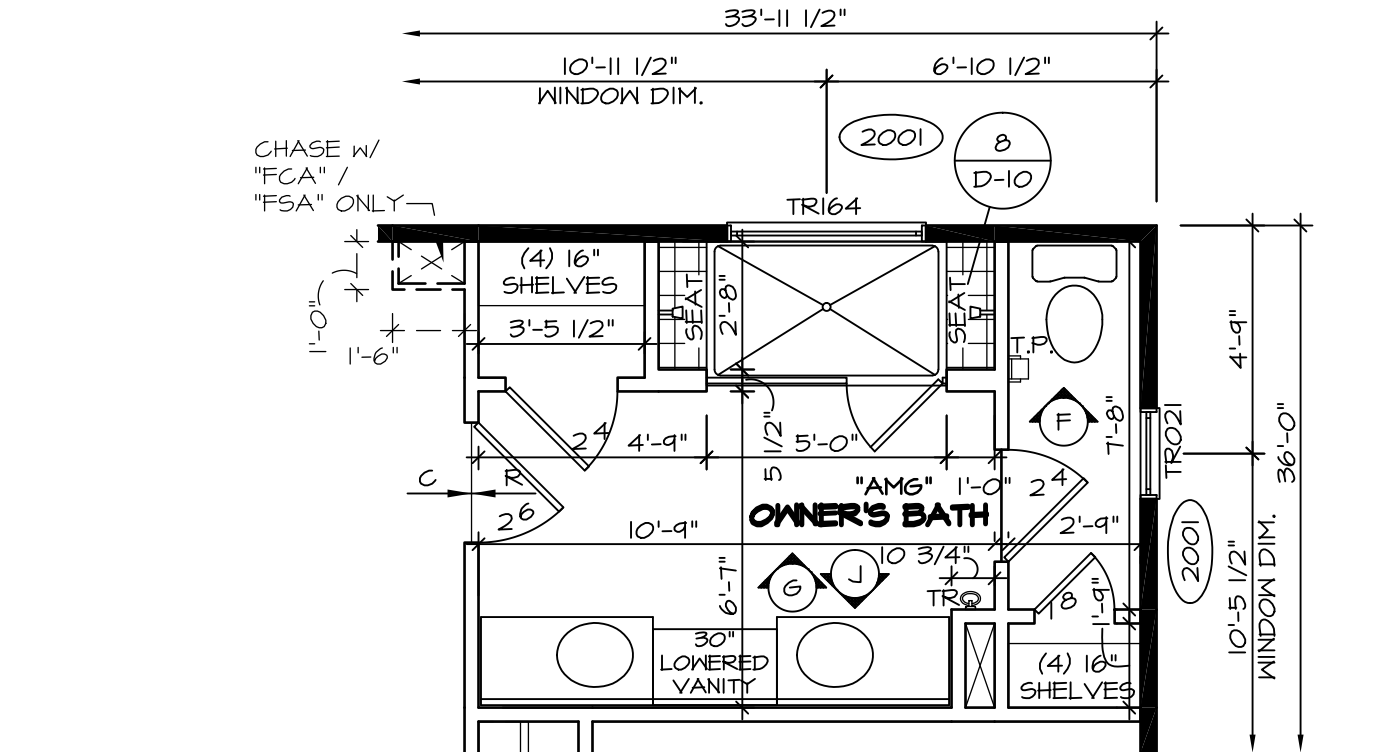
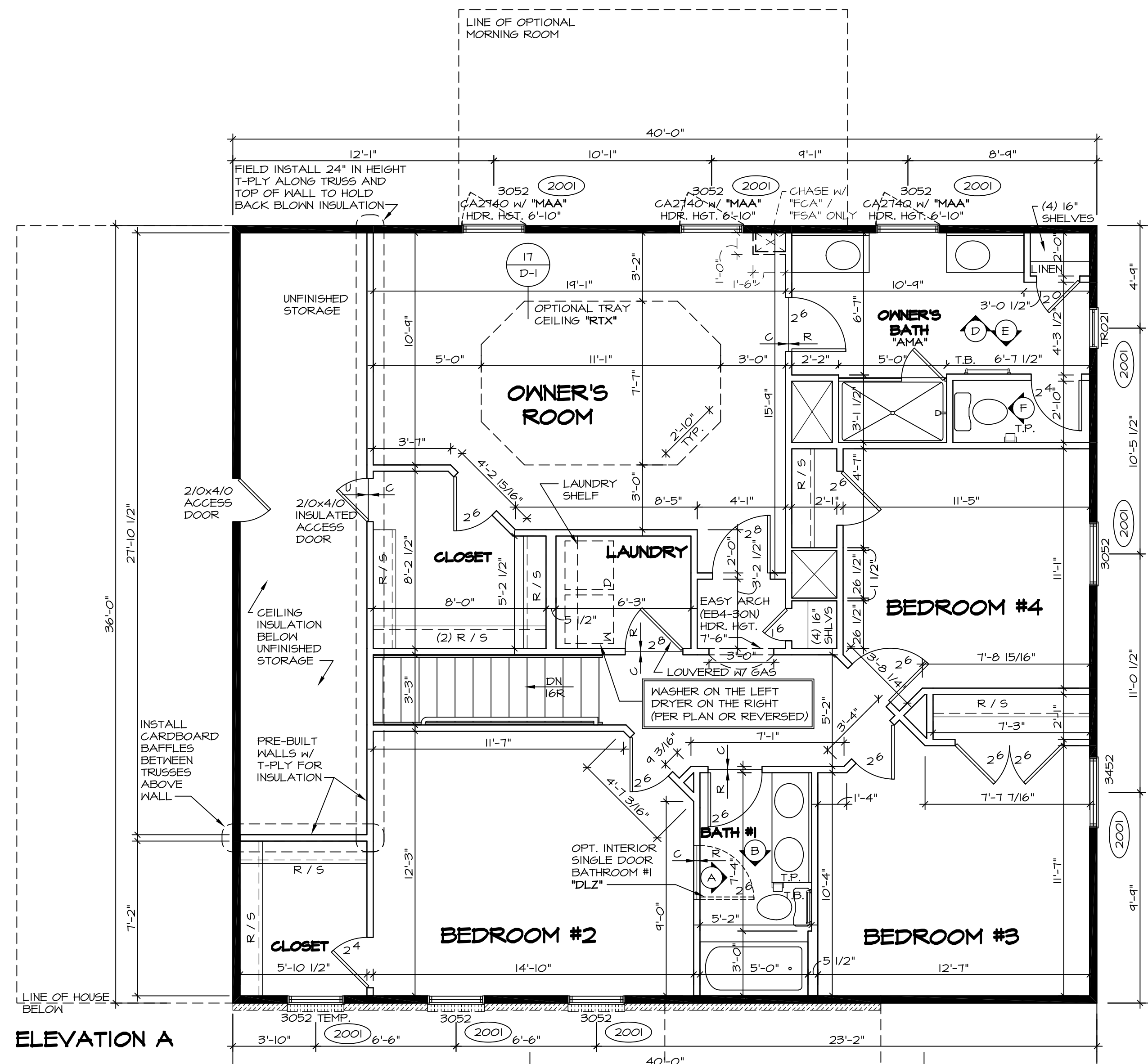
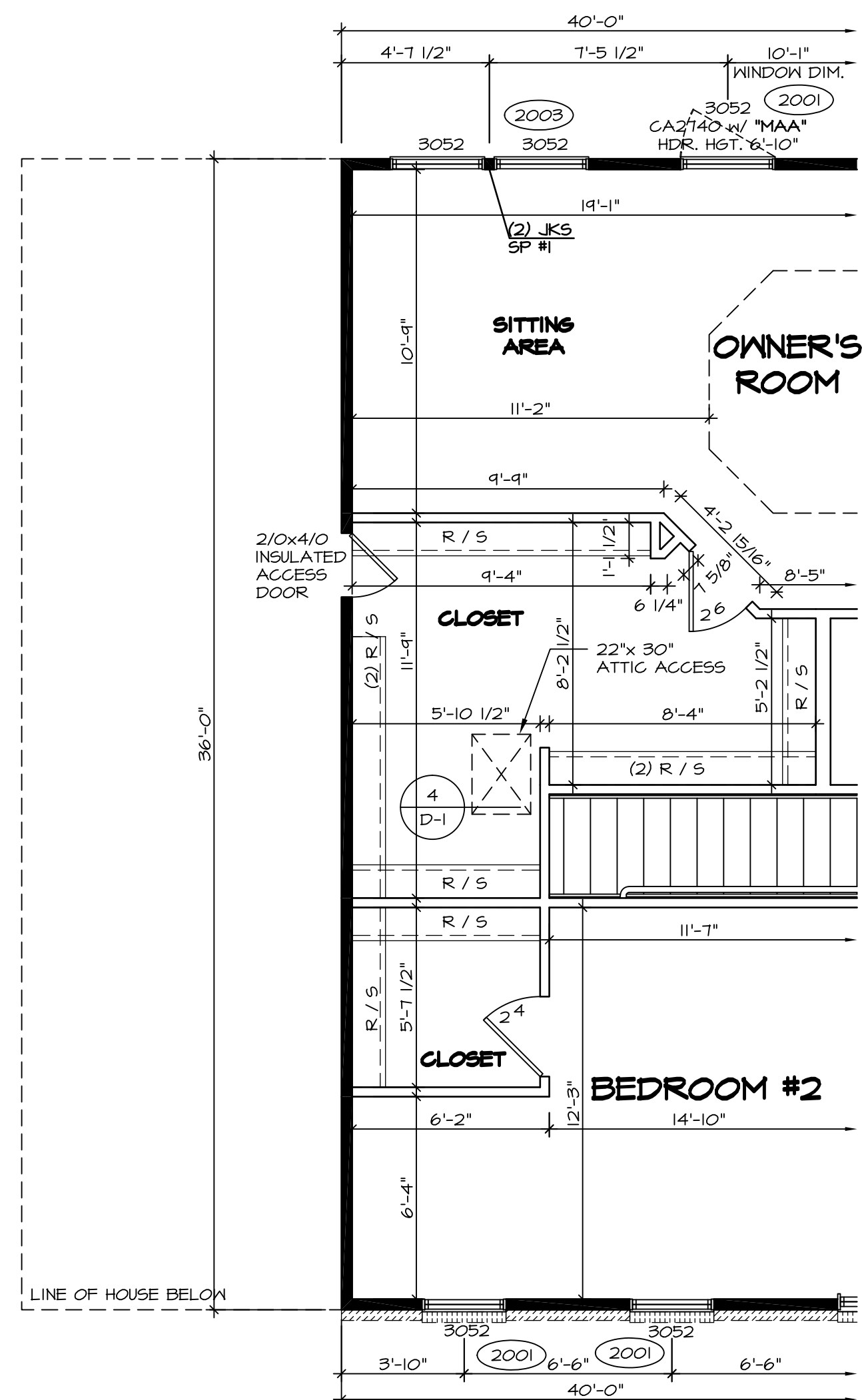


NOTES:

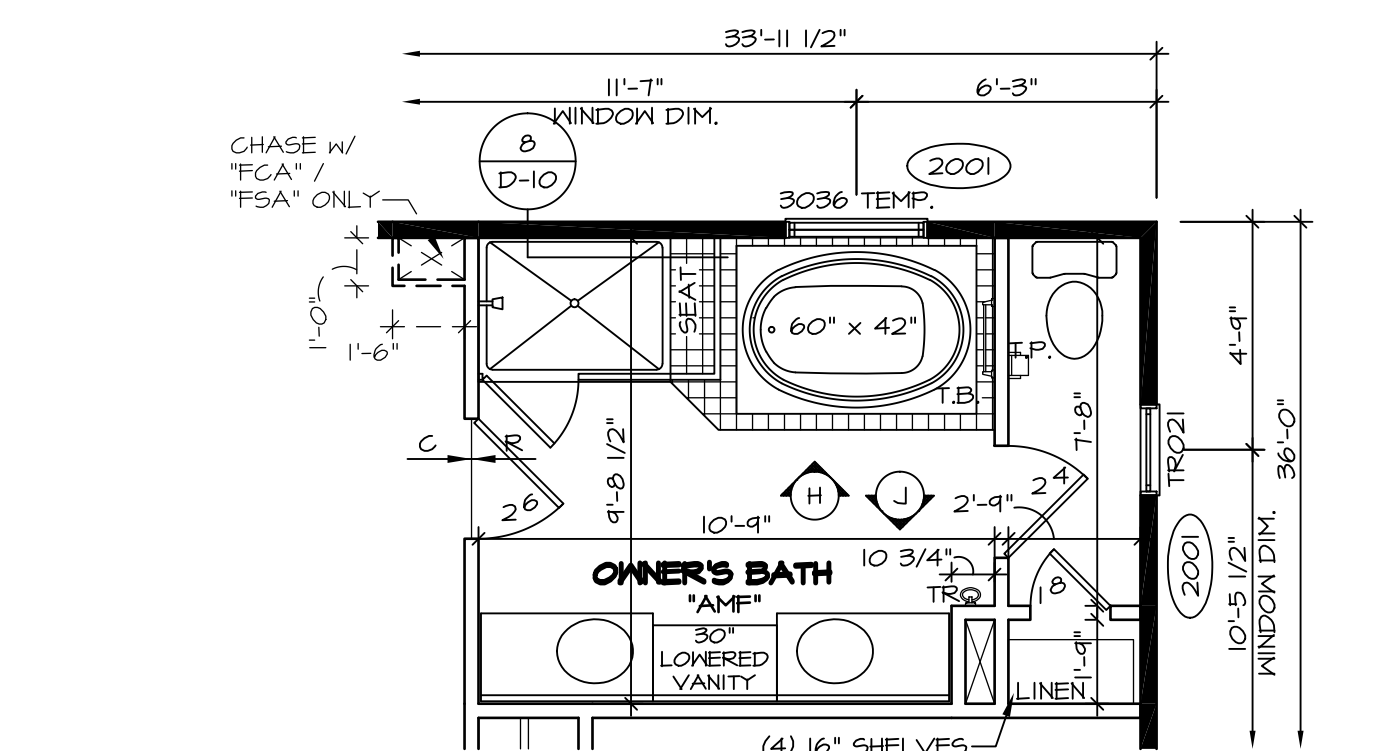
- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
- REFER TO SHEET D-10 FOR TUB AND SHOWER DETAILS.
- ALL VSD24-42 DRAWERS TO BE SET ON RIGHT HAND.
- OWNER'S BATH ALL VANITY DRAWERS TO BE SET AS SHOWN.

OWNER'S BATH
SCALE: 1/4" = 1'-0"

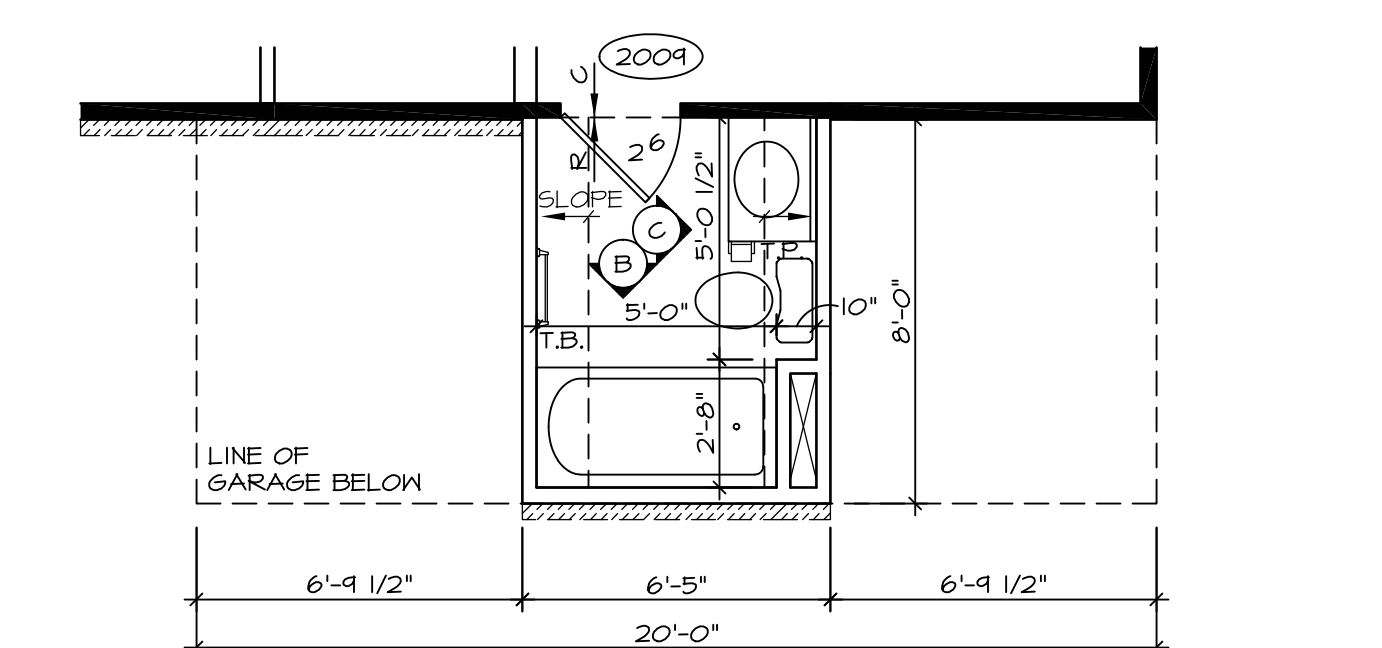
OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



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

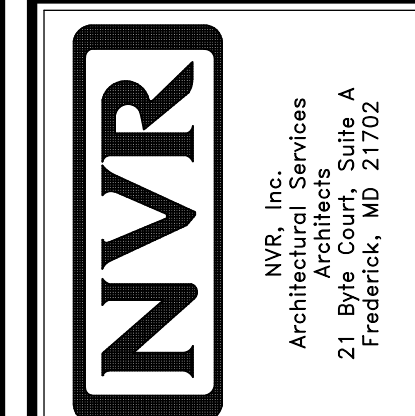


PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

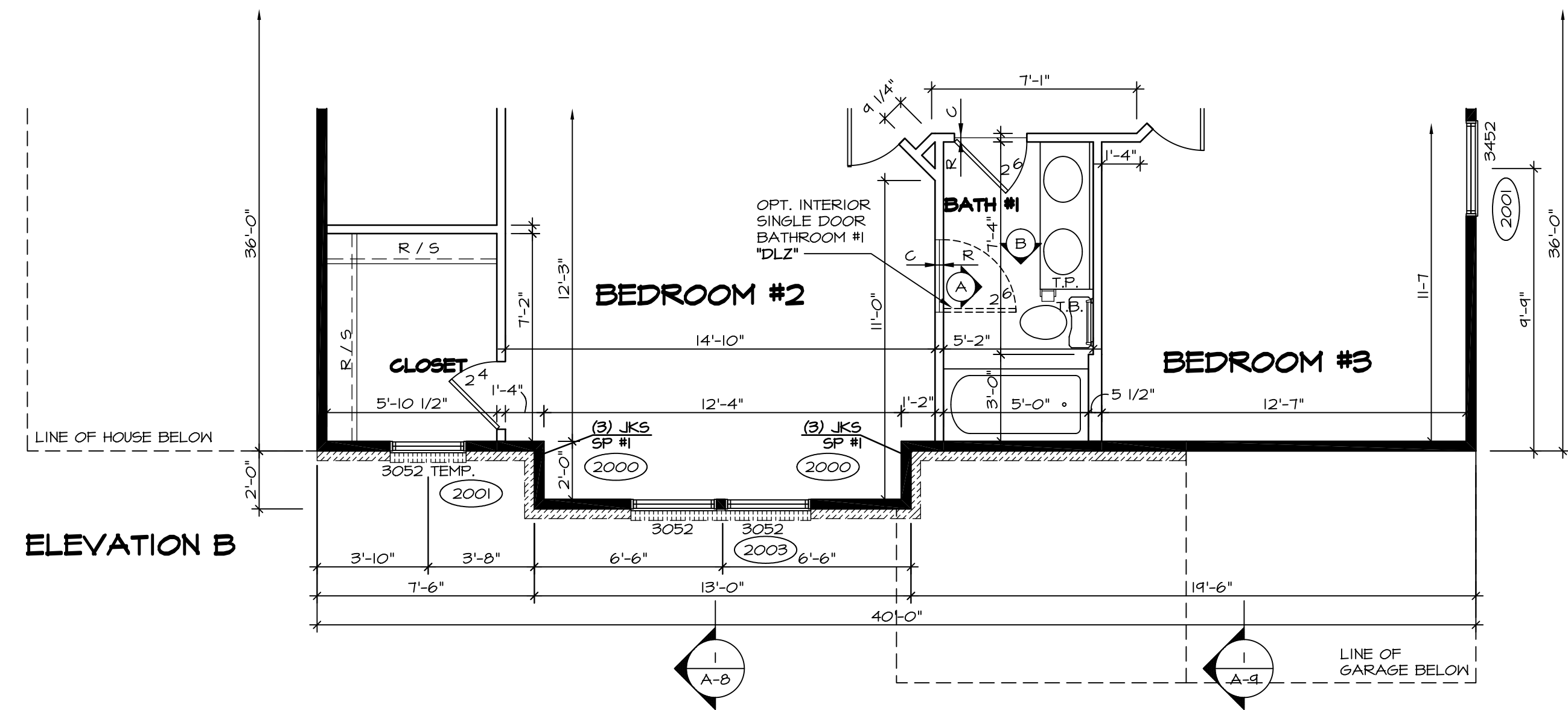
NOTES:

- 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.

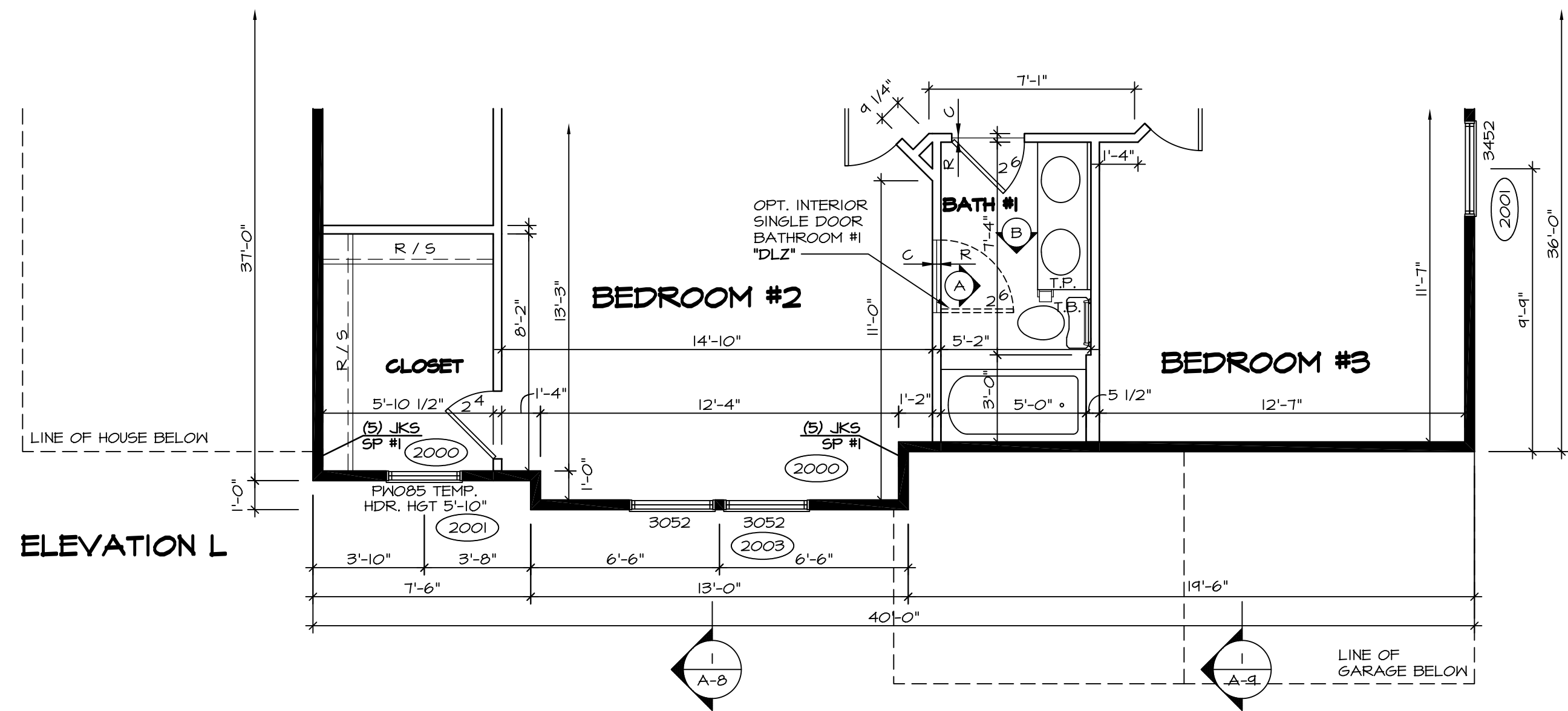
REV. NO.	DATE	REMARKS
1	11/11/16	SKB - ADDED CENTER VANITY, "AMF"/"AMG", (D)HRR (B)CO
2	12/15/16	CL5 - REVISED THE SWING OF 2/0 X 4/0 ACCESS OVER GREAT ROOM (PAR 4306)
3	10/11/15	JLR - REV. OWNER'S BATH VANITY TO 34H FLIPPED BATH #2 VANITY (PAR #95276)
4	10/29/15	SB5 - PAR #95045 - ADDED "INSULATED" TO STORAGE ACCESS DOOR.
5	11/20/15	MBT - ADDED NOTES ON HOW TO HOLD BACK INSULATION AT FINISHED STORAGE.
6	2/16/16	SB5 - PAR #97026 - CENTERED DOOR TO OWNER'S BATH VANITIES. AMF, AMG (PAR 30501)
7	3/11/16	CL5 - ADDED JFI FILLERS TO OWNER'S BATH VANITIES. AMF, AMG (PAR 30501)
8	4/21/16	DLB - MOVED 2 1/8 DOOR 1 1/2" RIGHT W/ OPT. BATH #2 "ABB" (PAR 30501)
9	4/28/16	CL5B - PAR # 30204 MOVED THE 6" LAUNDRY HALL, 4" TOWARD THE CLOSET.



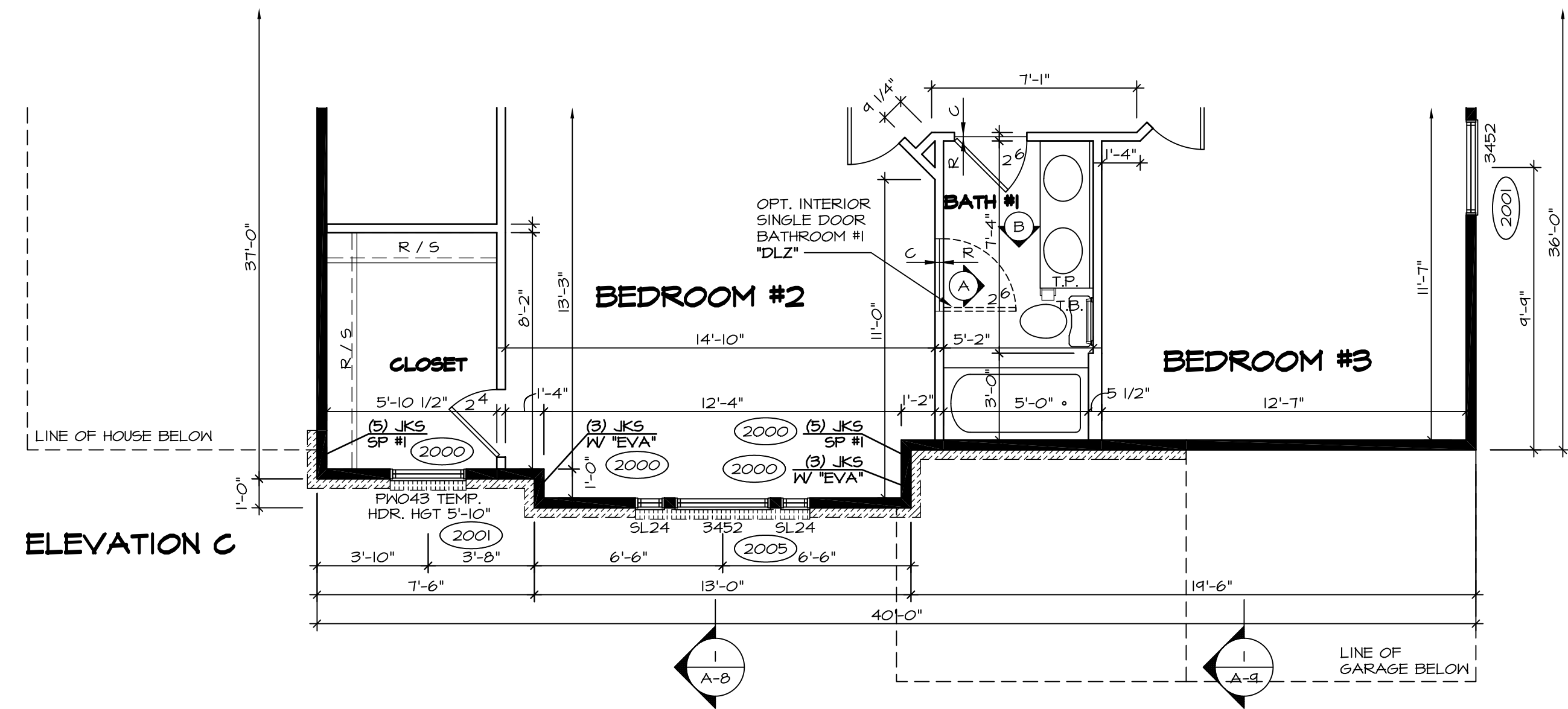
MODEL	DESCRIPTION
BATEMAN	OPTIONAL UPGRADE OWNER'S BATH "AMF"
BATEMAN	OPTIONAL BATH #2 "ABB"



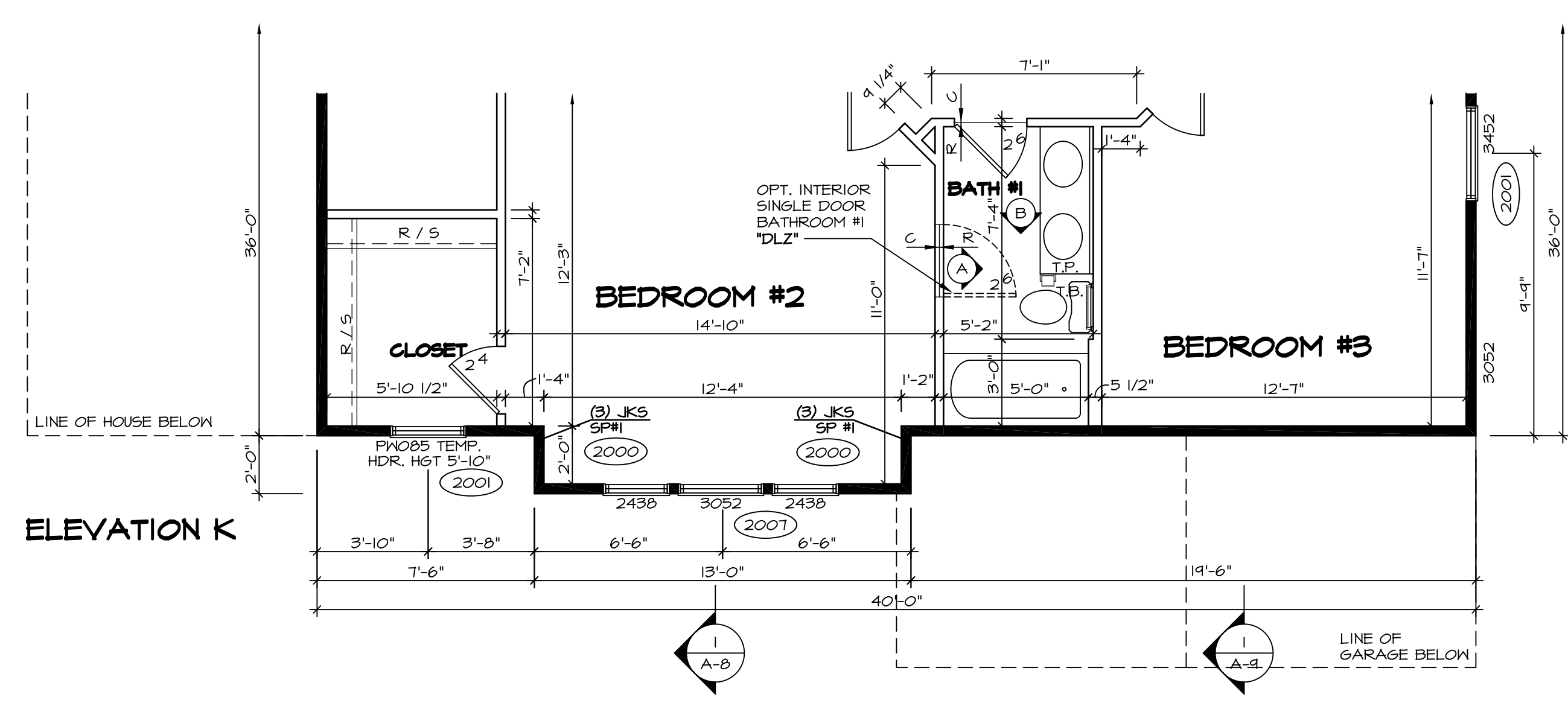
1 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "B" "ELB"



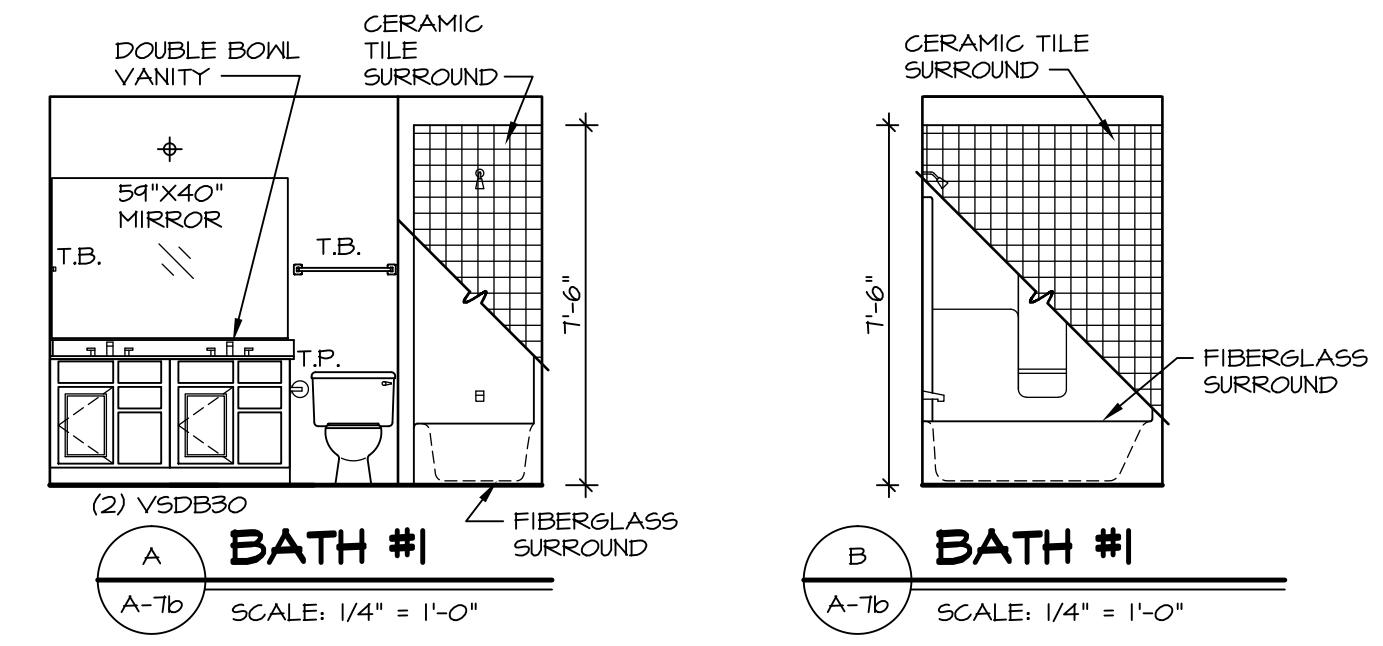
4 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "L" "ELL"



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



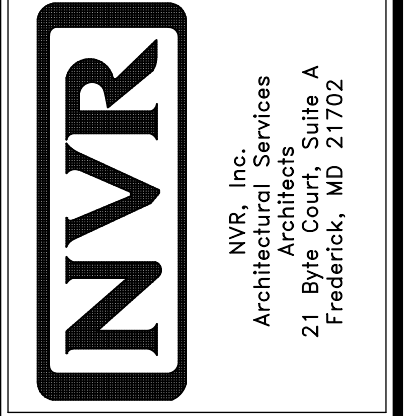
3 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "K" "ELK"

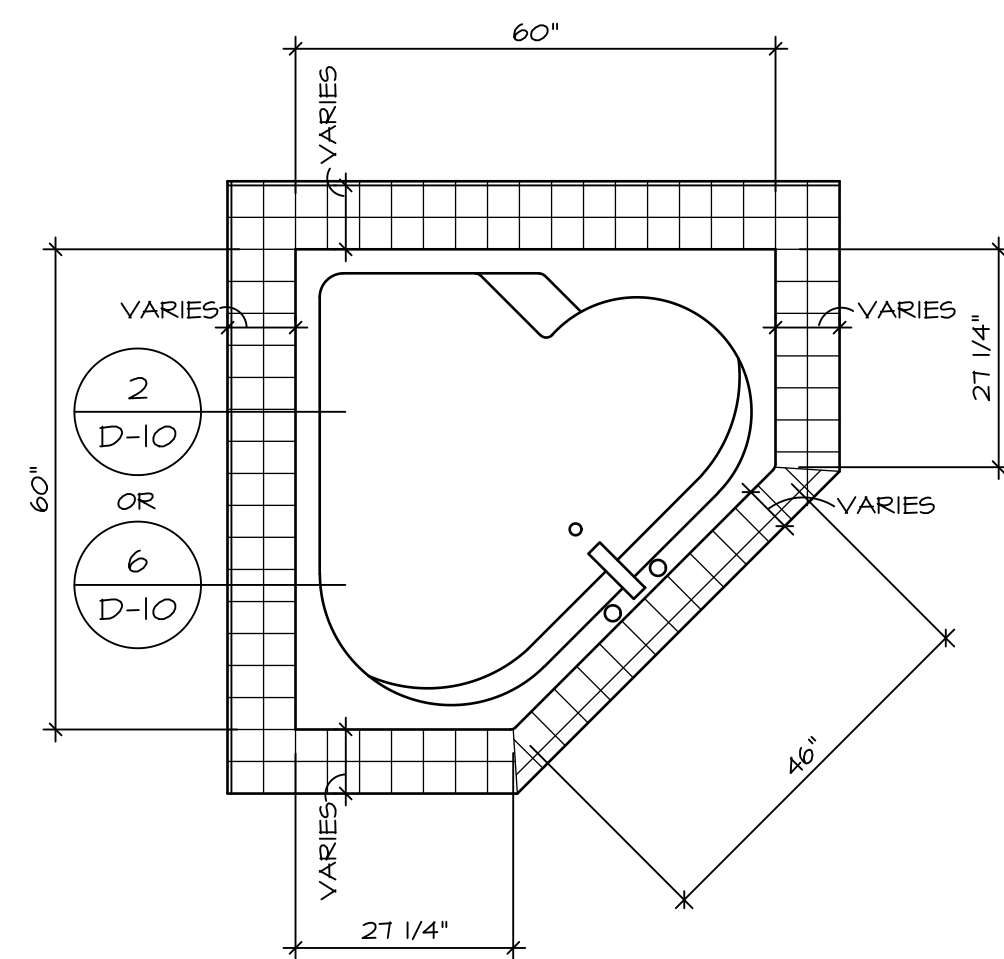


- NOTES:**
- BEARING WALL
 - - - NON BEARING WALL
 - (X) ENGINEERING PAGE NUMBER
 - ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
 3. ALL 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.

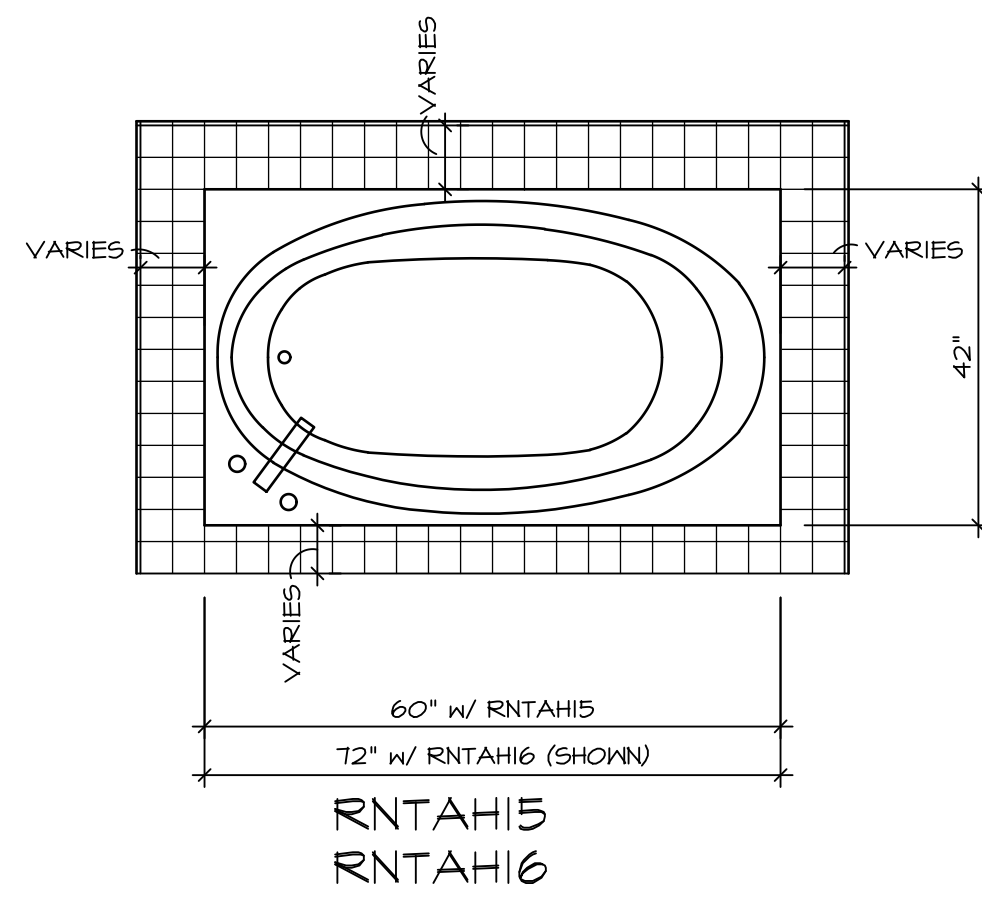
SHEET NO. A-7b	MODEL BATEMAN	SET NO. BAT00	DATE 7/19/13	REVISIONS
	DRAWING TITLE PARTIAL SECOND FLOOR PLAN	VERSION O2	DRAWN BY JEA	1 4/21/14 2 7/30/14 3 2/17/15
	OPTION DESCRIPTION ELEVATION "B", ELEVATION "C", ELEVATION "K", ELEVATION "L"	OPTION ELB, ELC, ELK, ELL	DATE 7/19/13	REVISIONS
33				

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be copied, reproduced, or otherwise used in any way without the written consent of NVR, Inc.

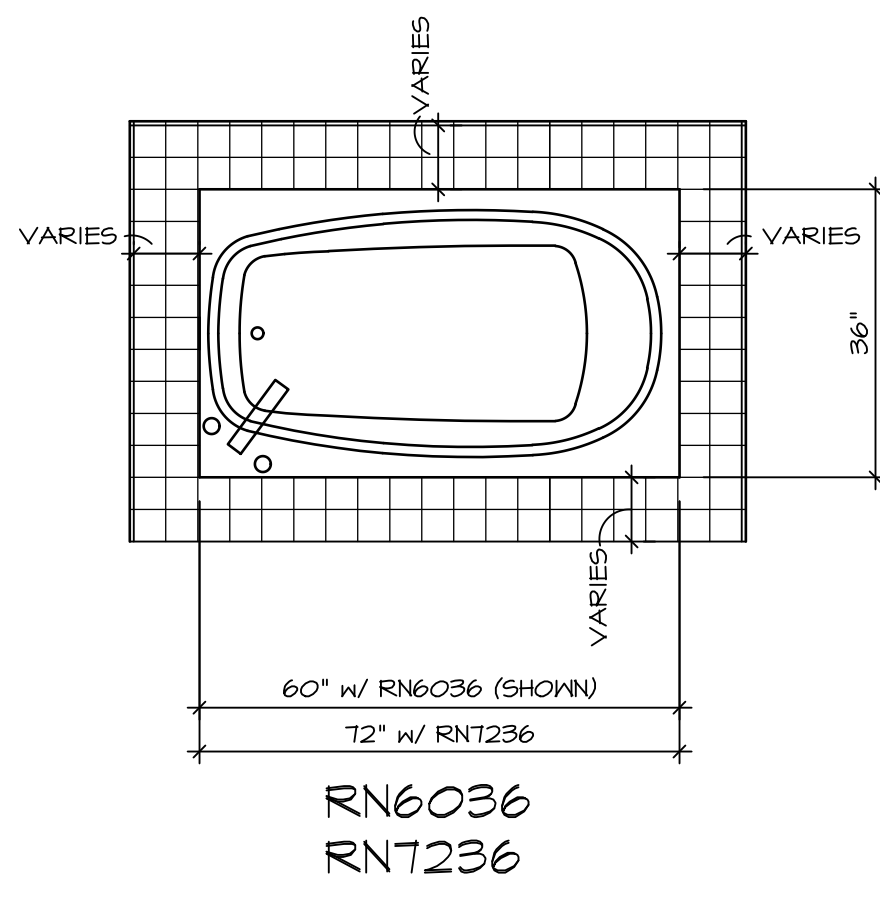




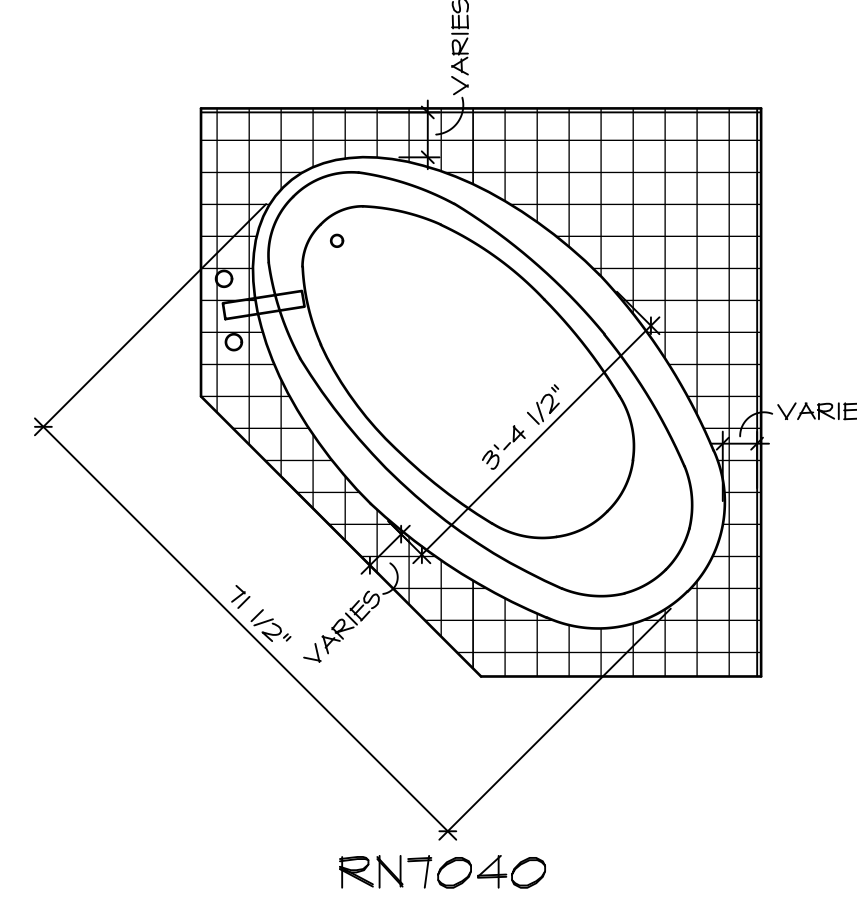
RN6060



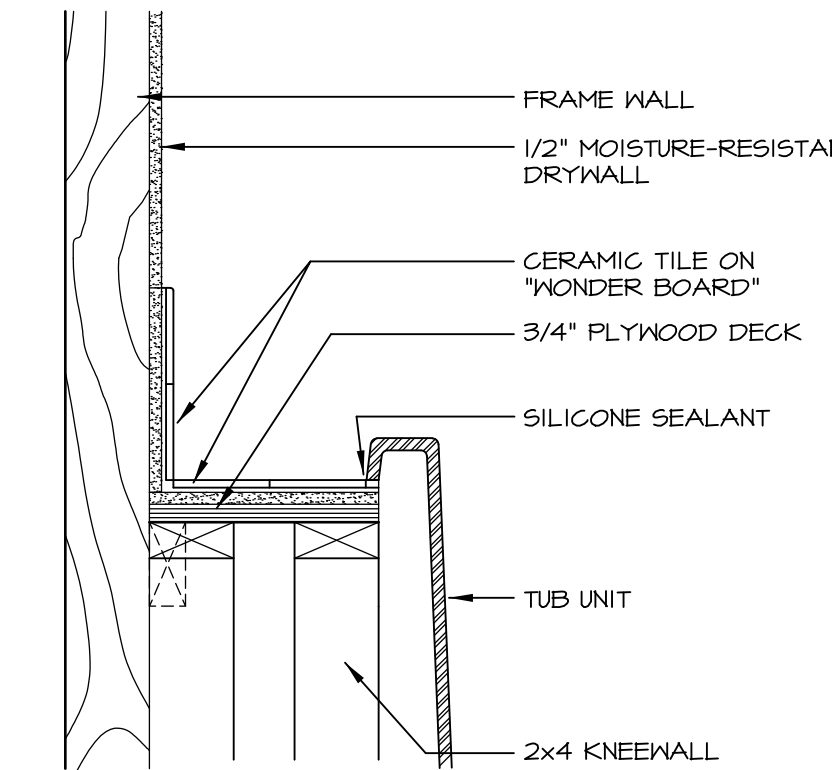
RNTAH15
RNTAH16



RN6036
RN1236

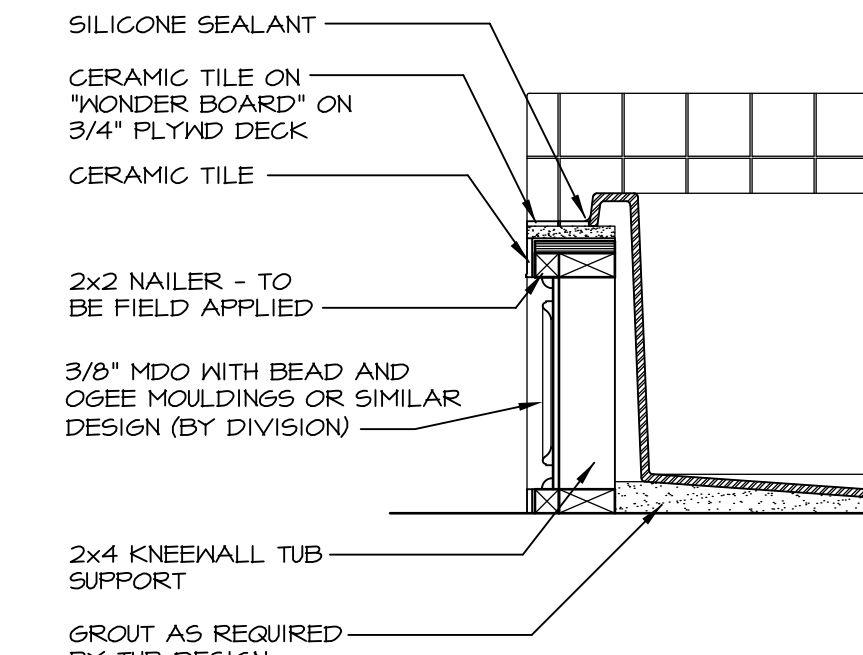


RNT040



SECTION OF TUB ON PLATFORM CONDITION

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



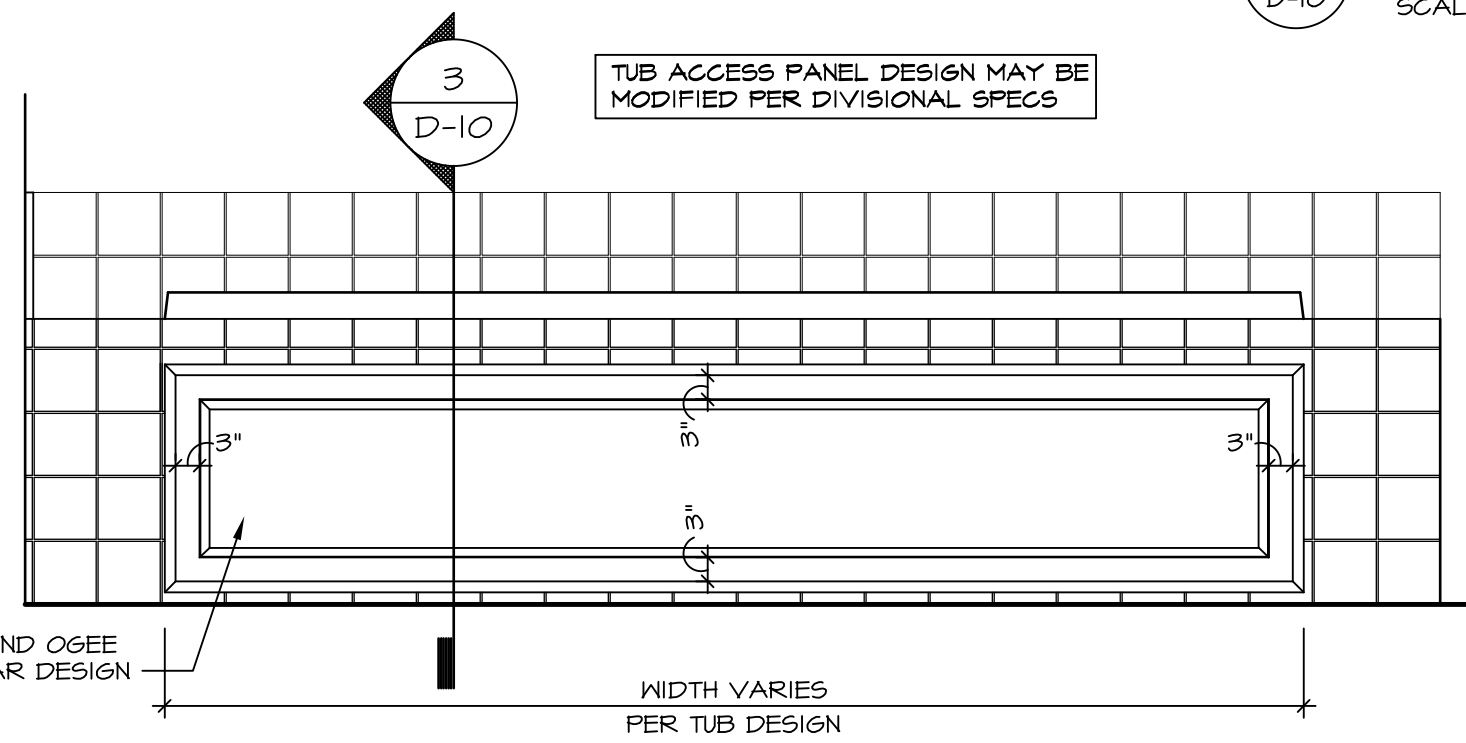
SECTION

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

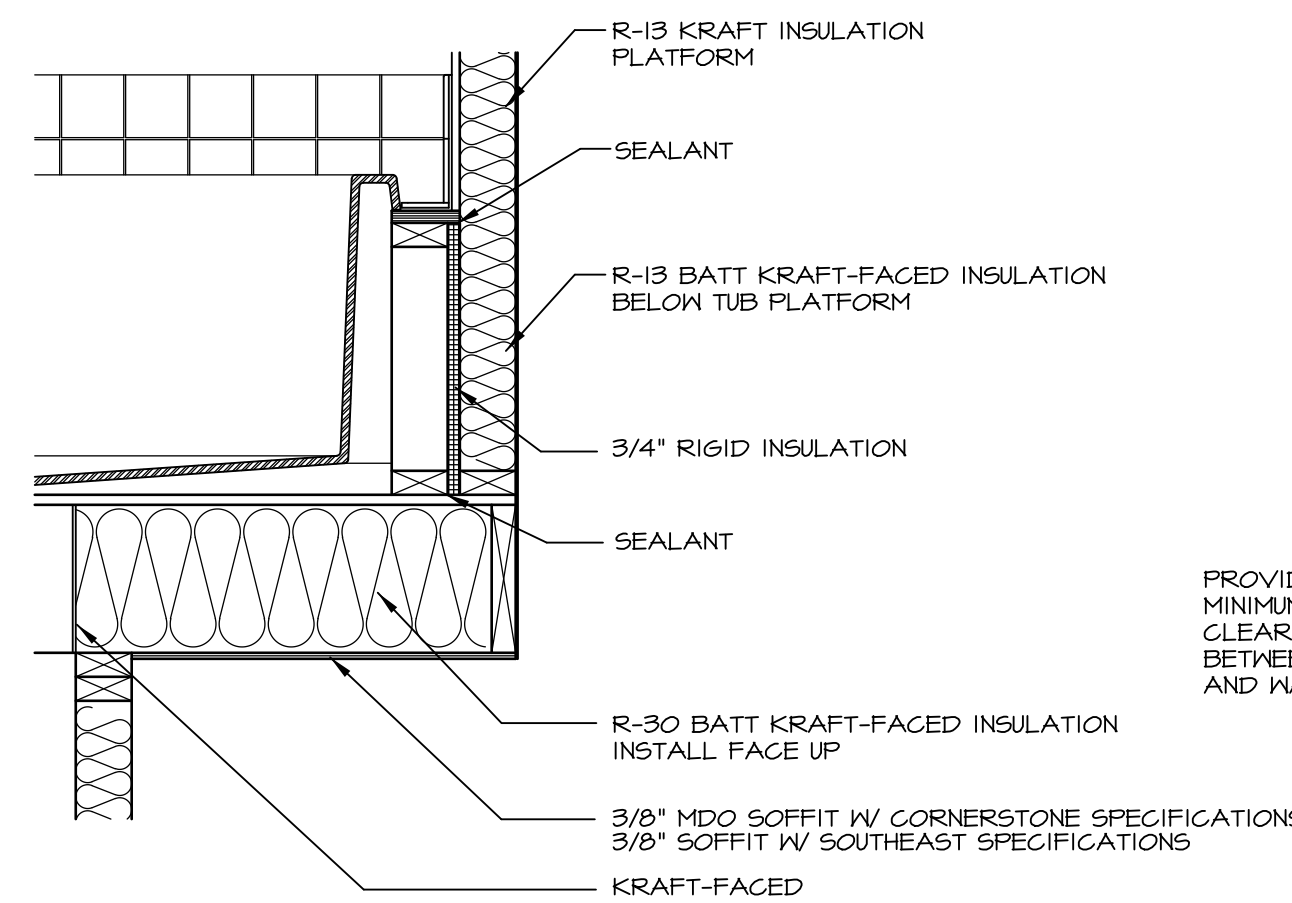
TUB NAME	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
RN6036	AMERICAN WHIRLPOOL	20"	36"	60"	16 3/4"
RN6060	AMERICAN WHIRLPOOL	20 3/4"	60"	60"	17 1/4"
RNT040	AMERICAN WHIRLPOOL	20 1/2"	40 1/2"	71 1/2"	17"
RNT236	AMERICAN WHIRLPOOL	20 1/2"	36"	72"	17 1/4"
RNTAH15	AMERICAN WHIRLPOOL	18 1/4"	42"	60"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

1 PLATFORM PLANS

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

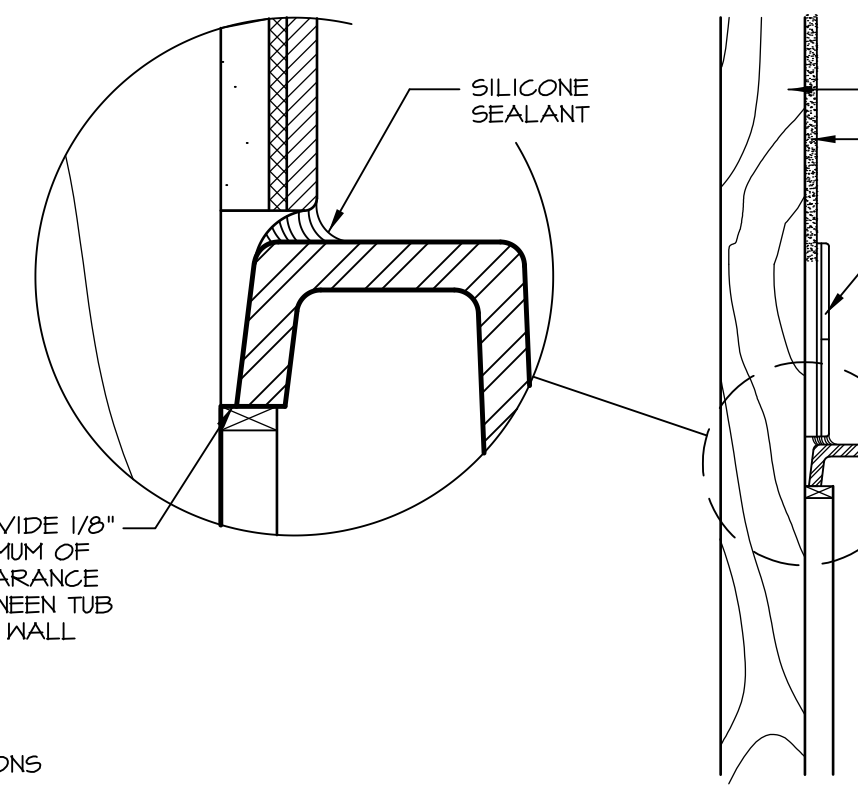


3
D-10 SCALE: 1" = 1'-0"



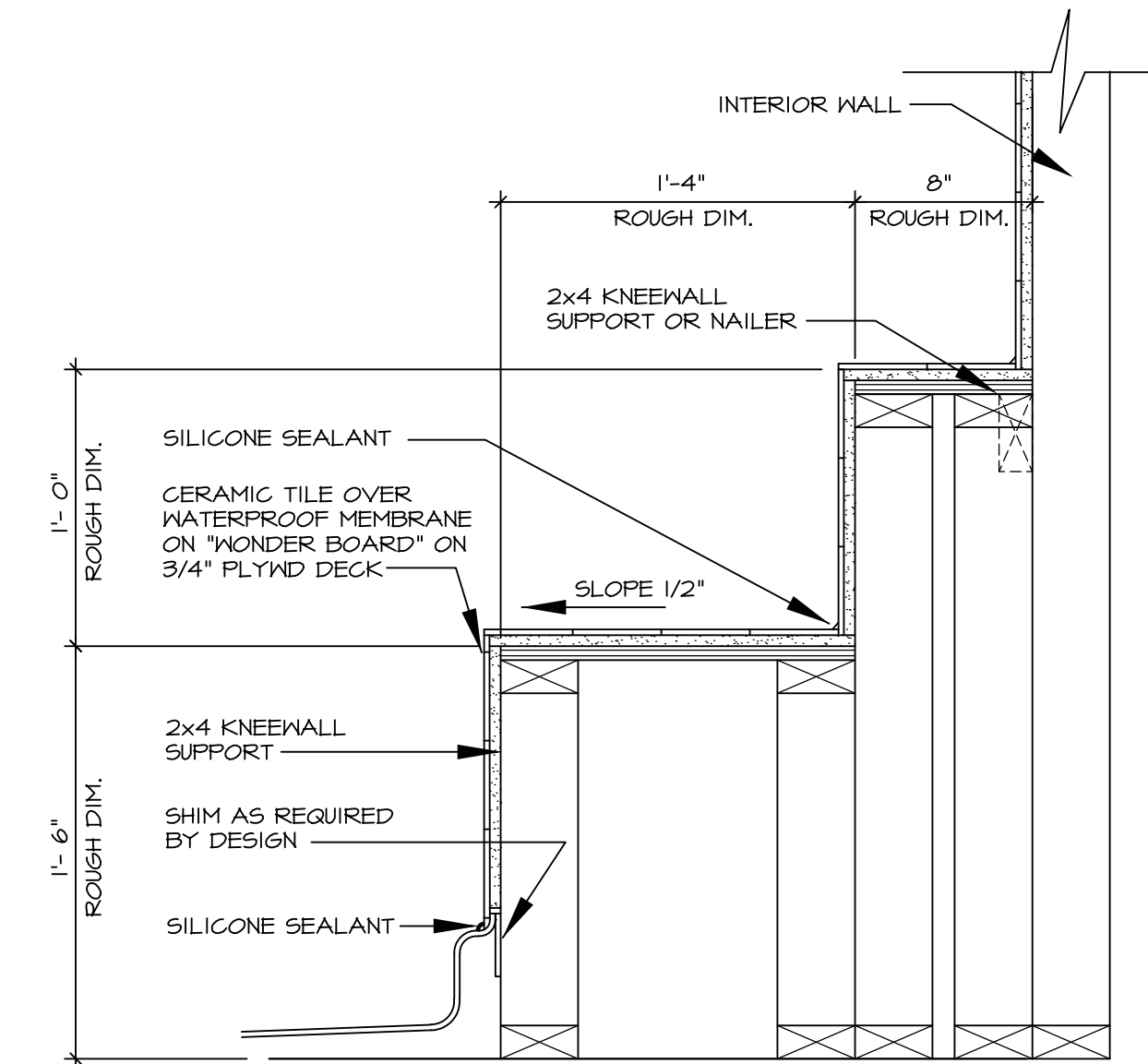
5 INSULATION DETAIL

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



SECTION OF TUB TO WALL CONDITION

6
D-10 SCALE: 1 1/2" = 1'-0"



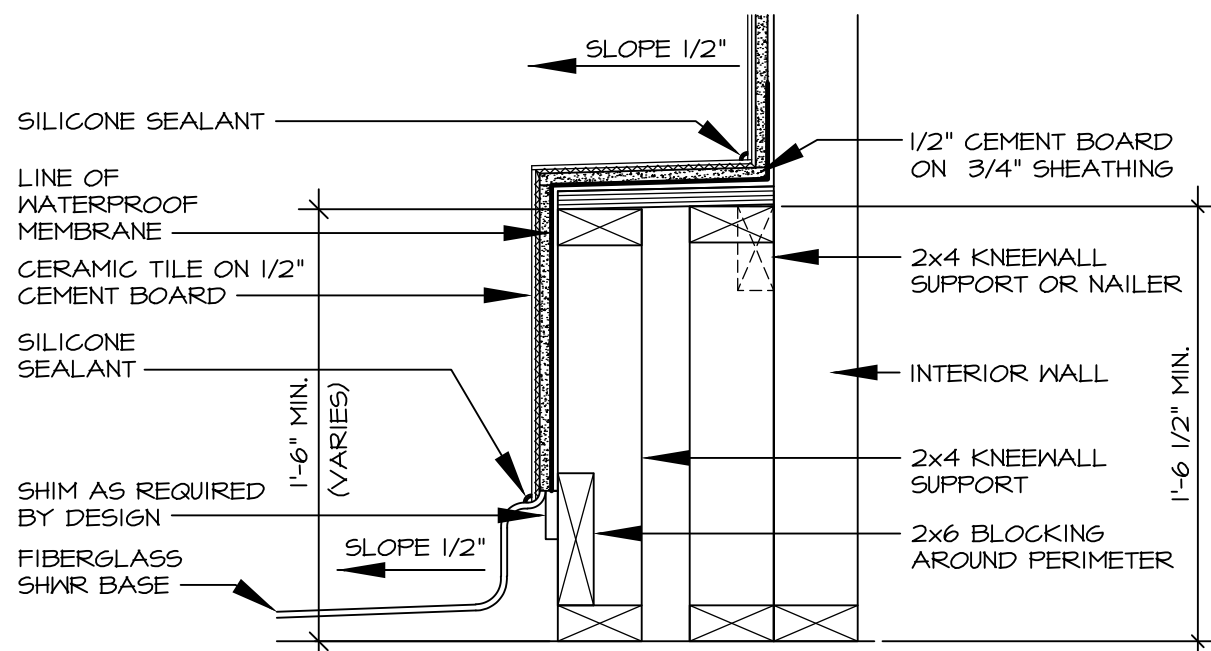
SECTION OF SHOWER SEAT AND SHELF

7
D-10 SCALE: 1 1/2" = 1'-0"

3/8" MDO WITH BED AND OGEE MOLDINGS OR SIMILAR DESIGN (BY DIVISION)

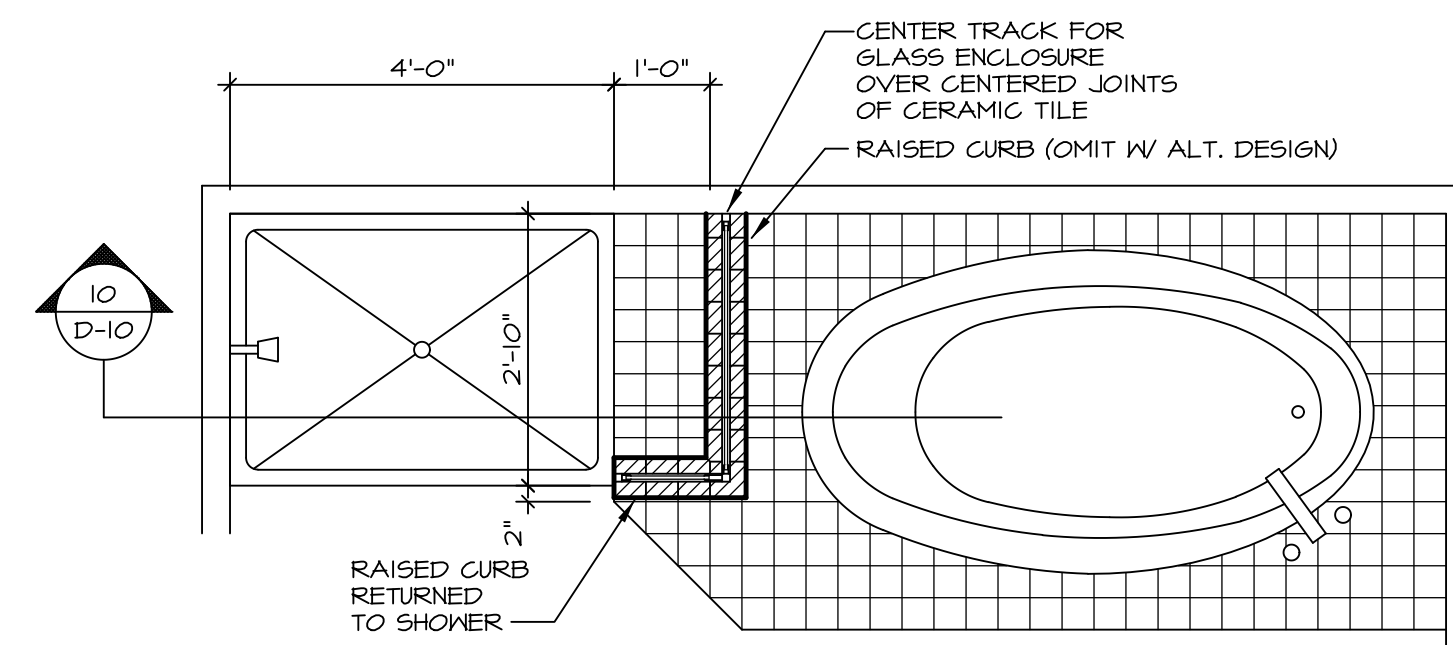
4 ELEVATION

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



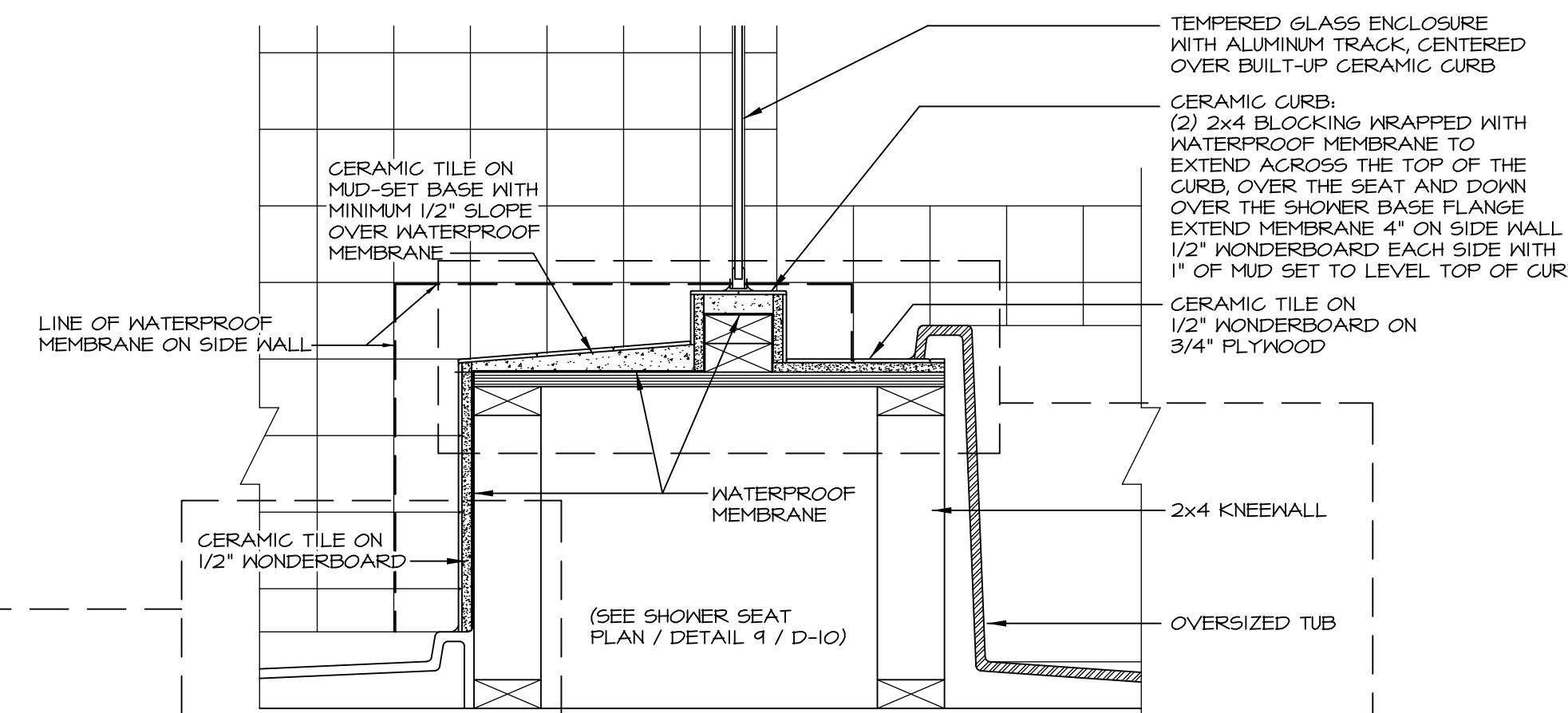
8 SECTION OF SHOWER SEAT

D-10 SCALE: 1 1/2" = 1'-0" FIBERGLASS SHOWER BASE



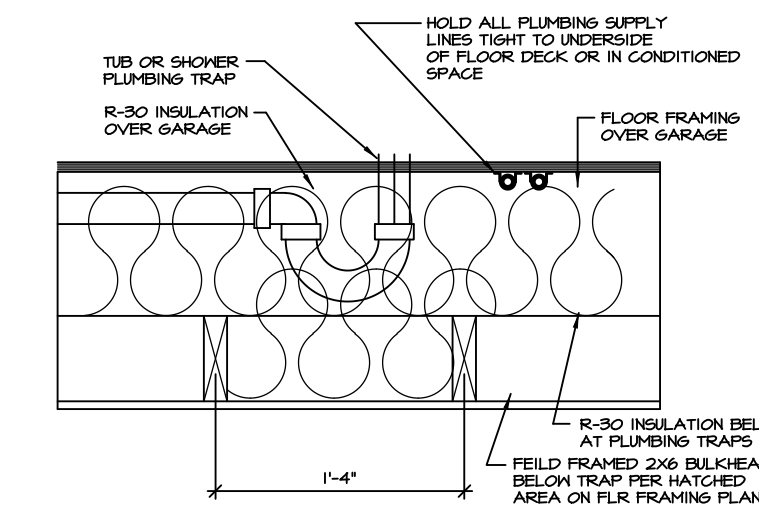
9 SHOWER SEAT PLAN / DETAIL

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



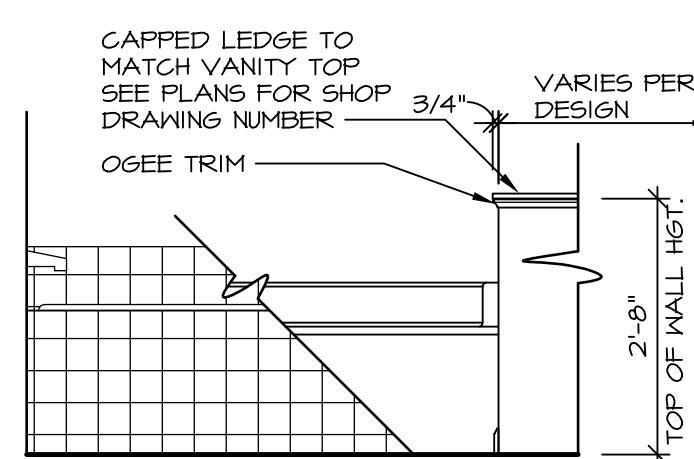
10 SHOWER SEAT SECTION

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



11 PLUMBING TRAP INSULATION

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

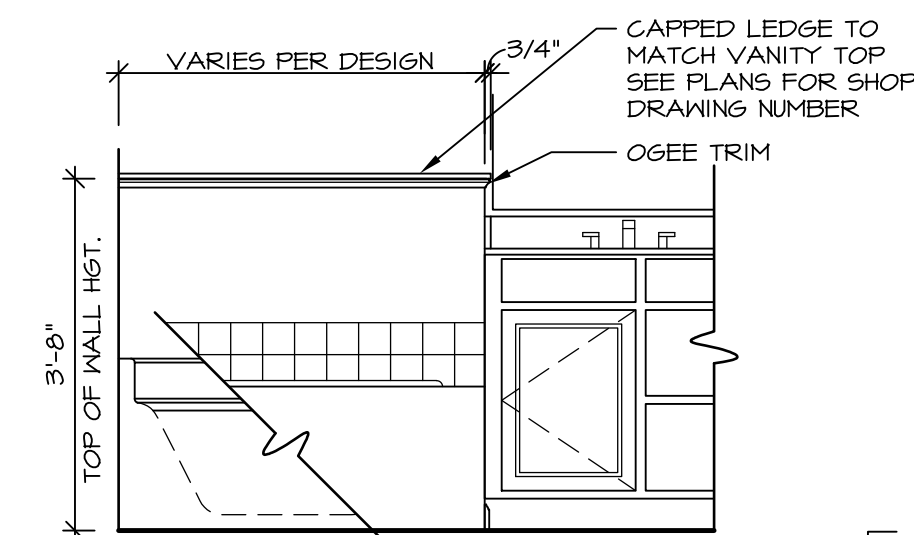


12 BATHROOM LEDGE DETAIL

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

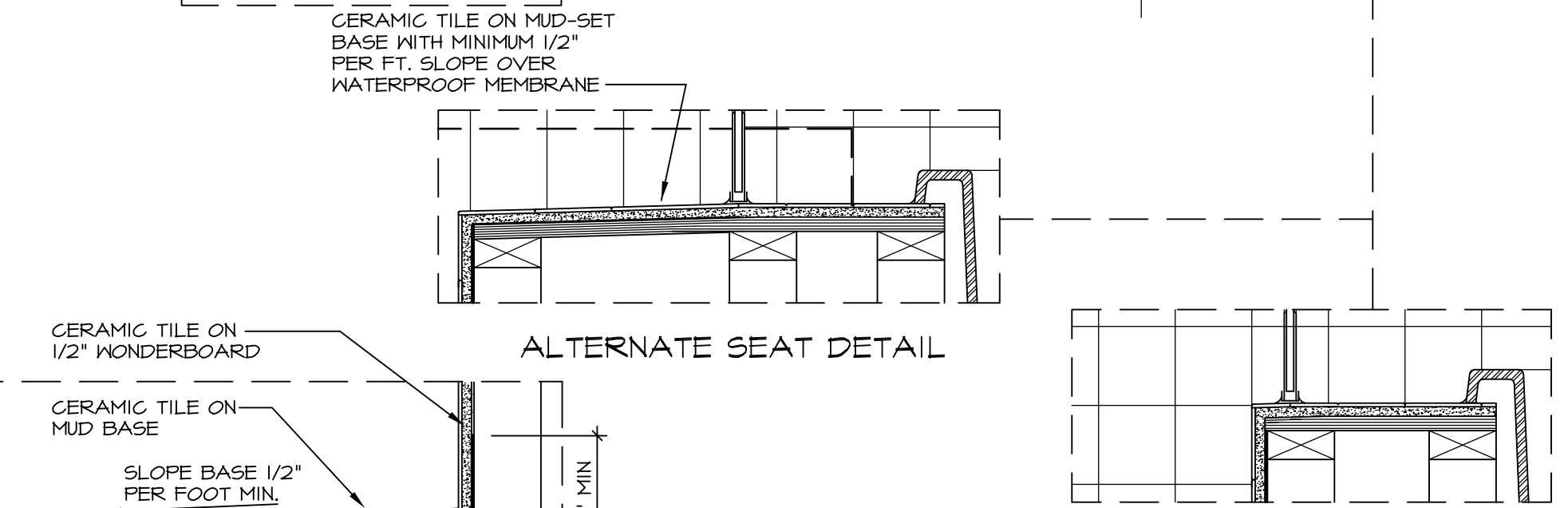
LEDGE DETAIL WITH JUST TUB ONLY

LEDGE DETAIL WITH VANITY AND TUB

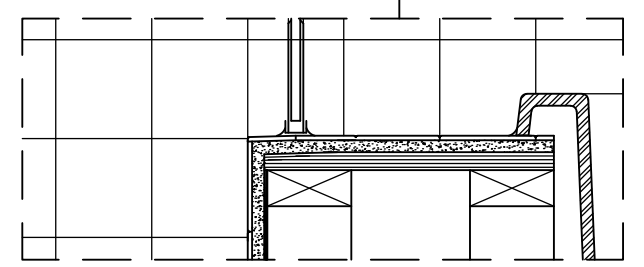


ALTERNATE SHOWER PAN DETAIL

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



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 #3104)
3	5/1/17	EBP - REVISED DETAIL 1, 9, AND 12 TO REMOVE TUB ACCESS REF. (CBS # 3, 4)

REMARKS

NVR, Inc., owner, expressly reserves its common law copyright and other property rights in these plans. These plans are not to be altered, copied, or otherwise used in any way without the written consent of NVR, Inc. nor are they to be assigned to any third party, without first obtaining the expressed written consent of NVR, Inc.

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

STANDARD DETAILS
DRAWING TITLE
POTOMAC SHORES
UPGRADE TUB DETAILS
OPTION DESCRIPTION

SHEET NO. D-10

MODEL

RYAN Homes
NVR, Inc.
Architectural Services
210 North Street
Thurmont, MD 21788

C:\Users\epetarsa\AppData\Local\Temp\Kspublish_9956\010_TUBS.dwg 05/11/17 - 8:05 am