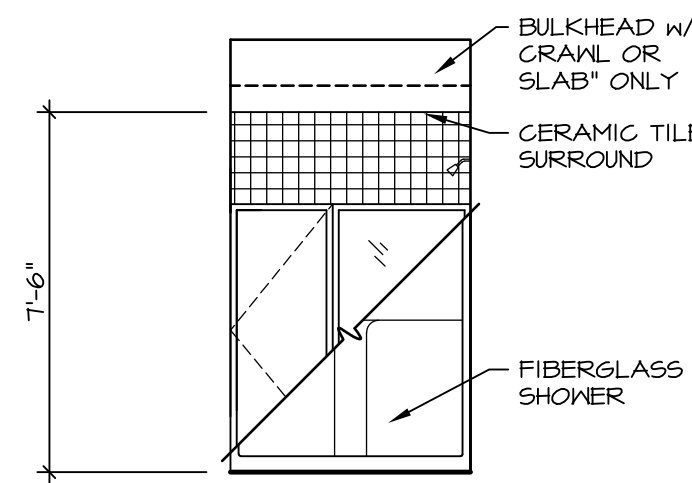


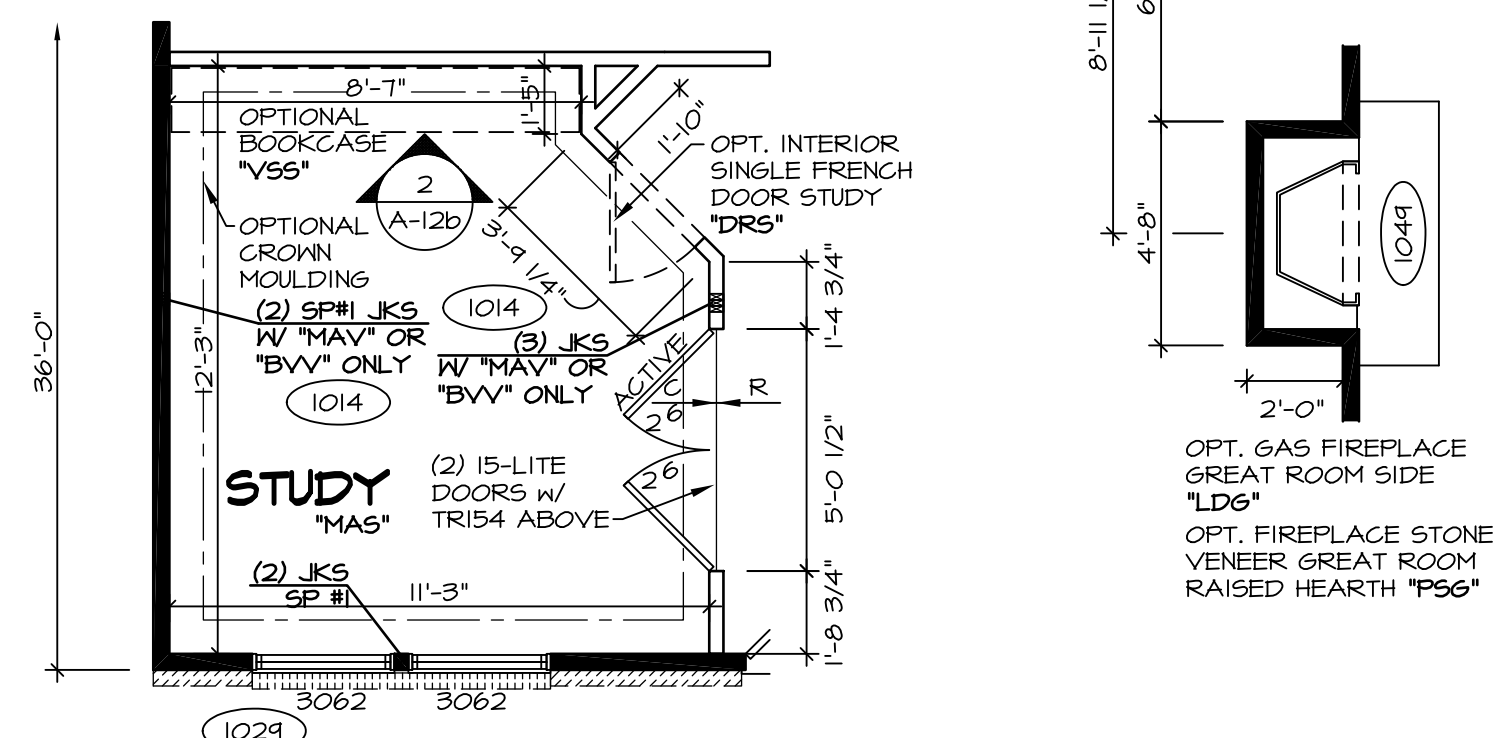
A POWDER ROOM
SCALE: 1/4" = 1'-0"

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

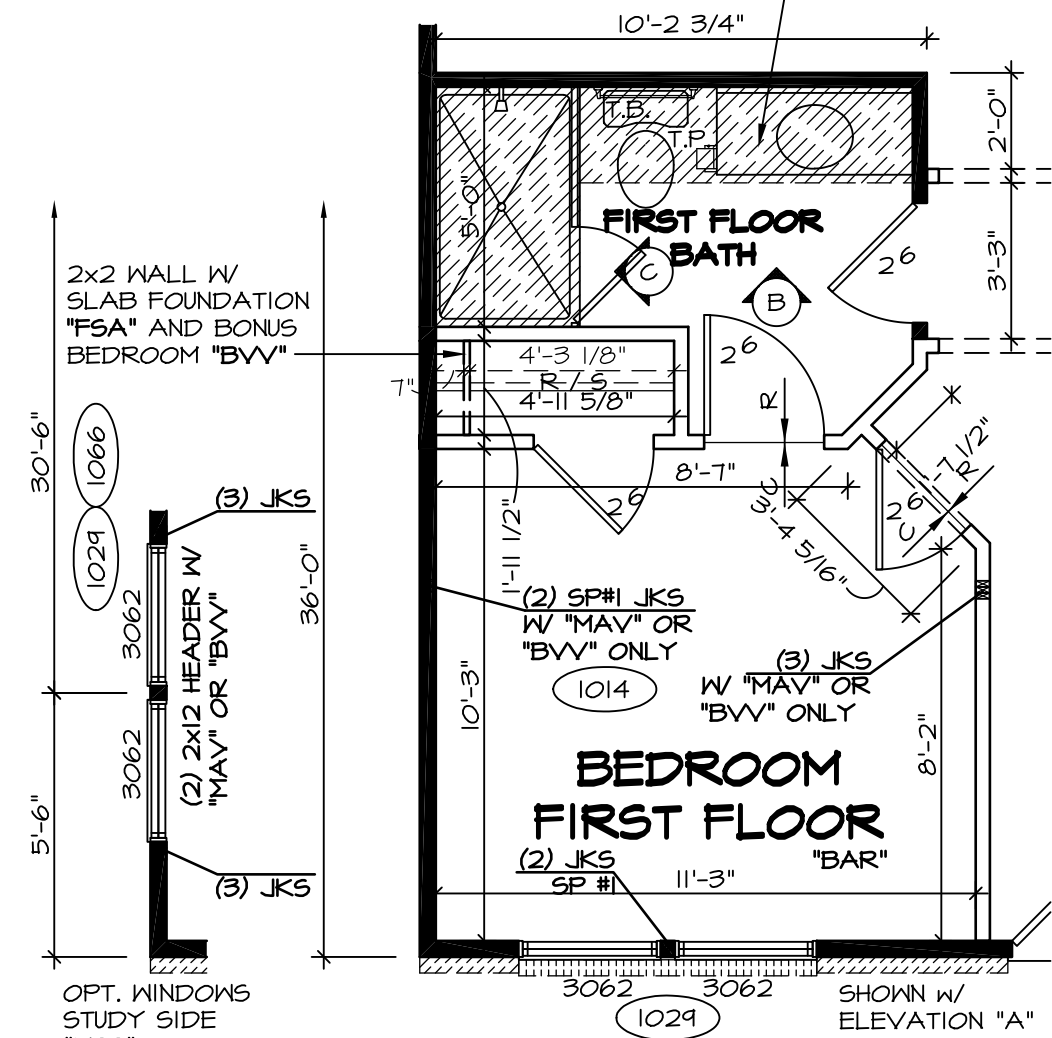


C FIRST FLOOR BATH
SCALE: 1/4" = 1'-0"

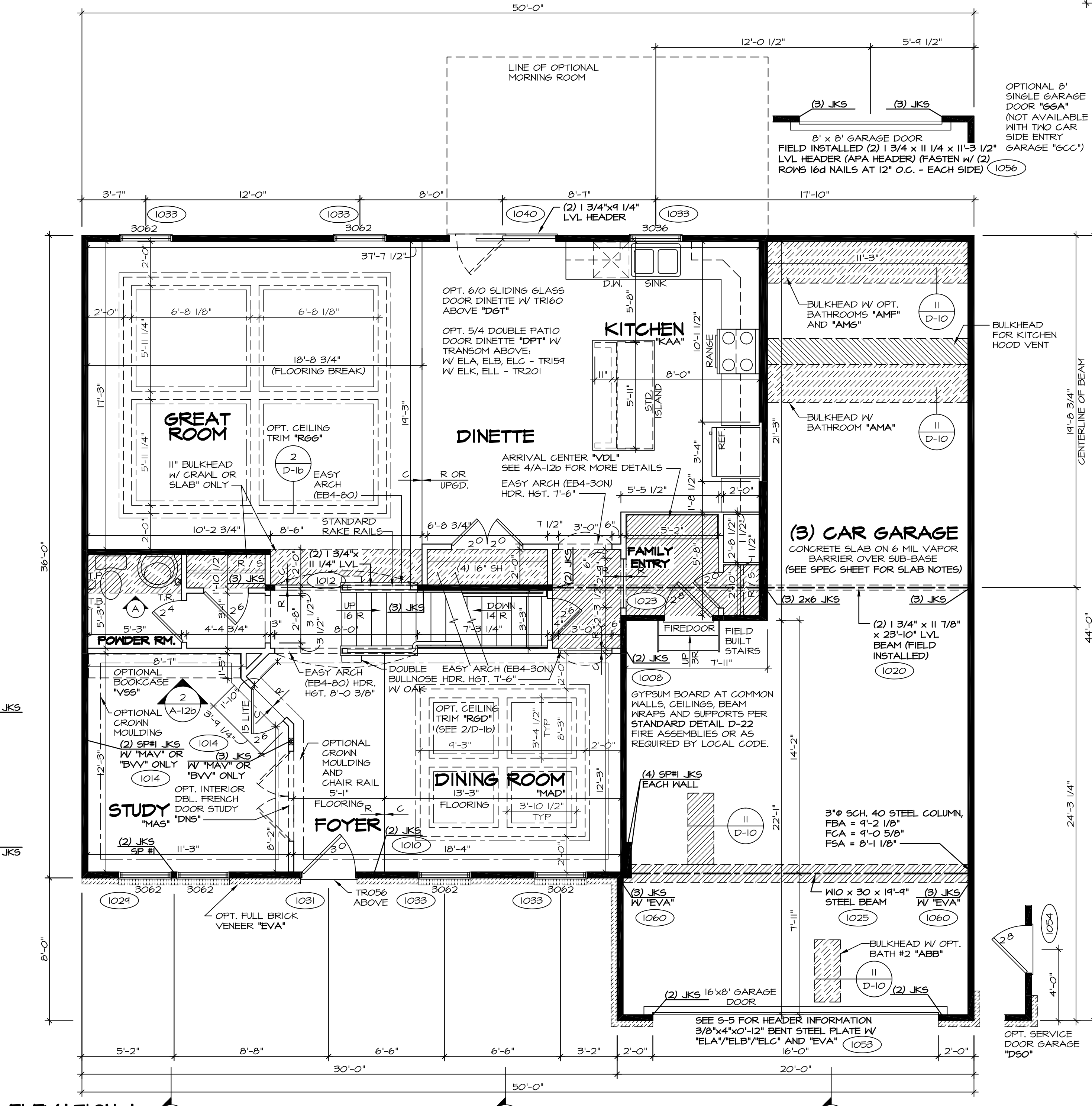
NOTES:
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-10 FOR TUB AND SHOWER DETAILS.



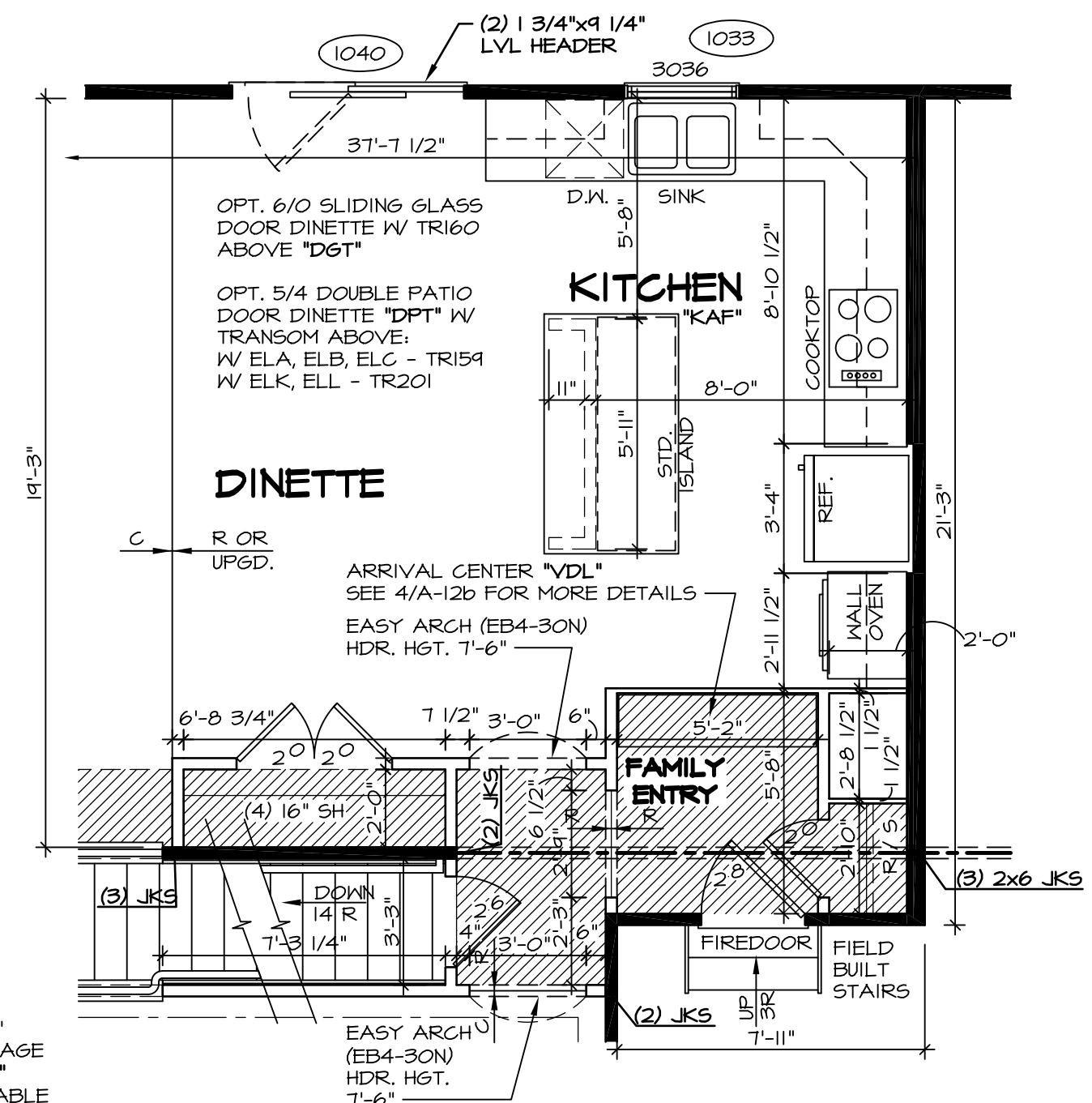
6 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



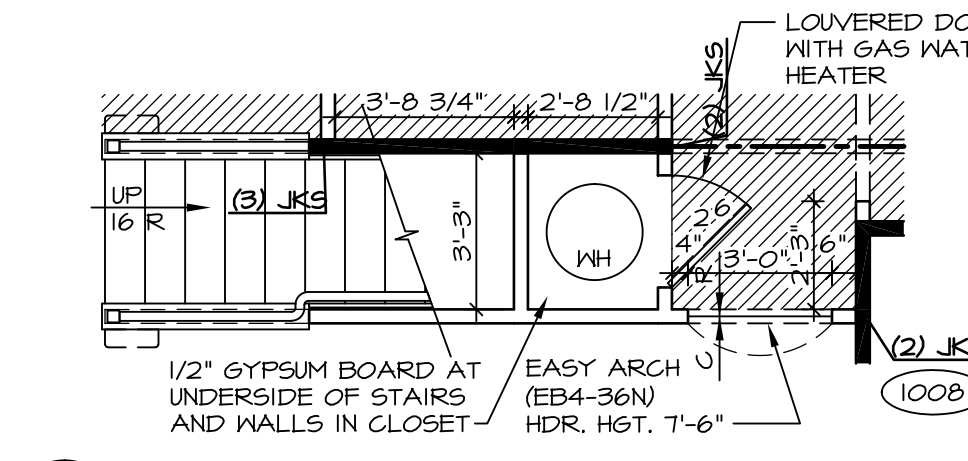
2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



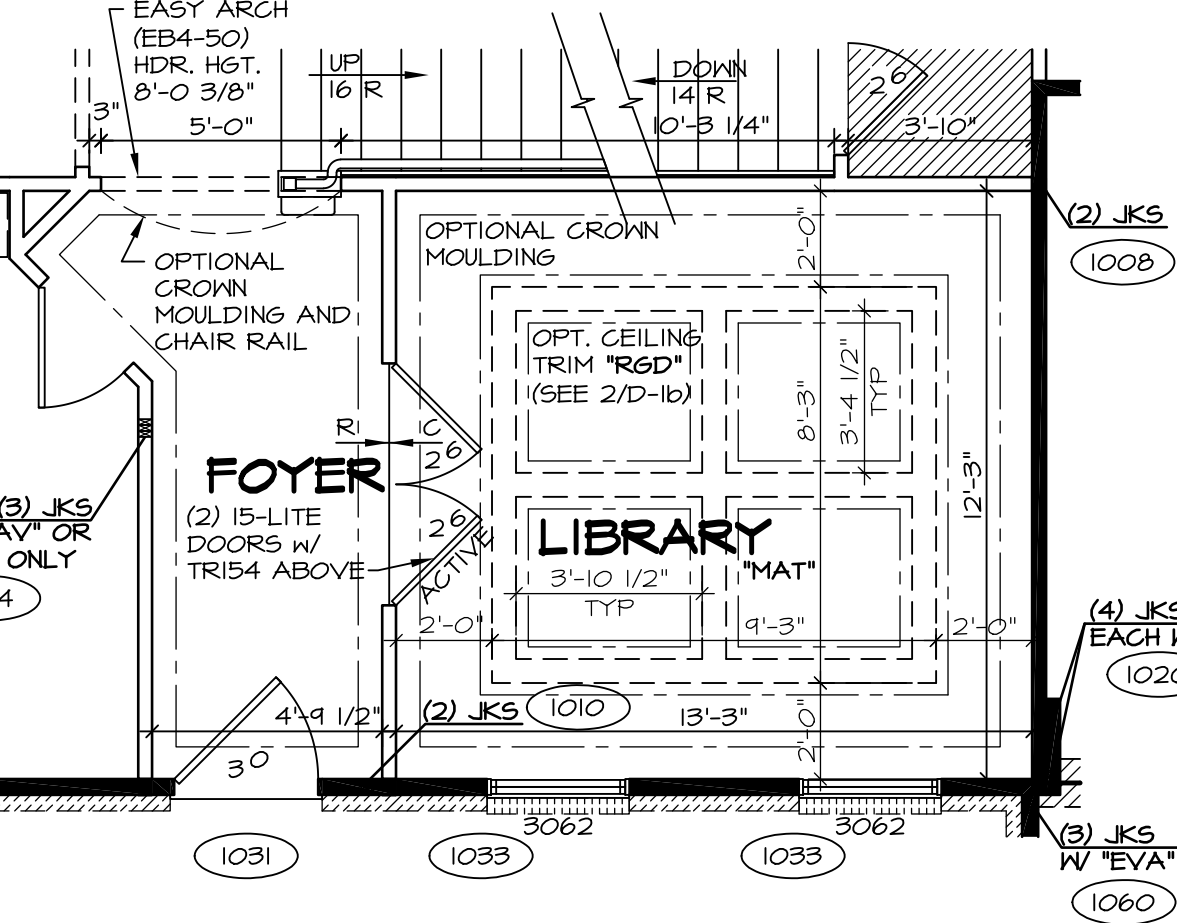
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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

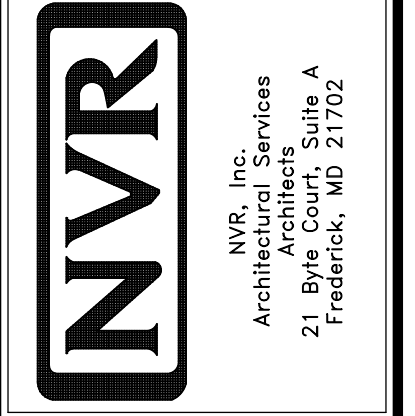


3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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	DESCRIPTION
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	10/26/16	BEB - ADDED BULKHEAD NOTE FOR KITCHEN HOOD VENT (PAR #31323)
14	2/10/16	BEB - PAR #37398 - REVISED HALL TO POWDER ROOM
15	9/10/16	CLS - REVISED LENGTH OF ISLAND PANELS (PAR ID 30482)
16	10/10/16	SKB - ADDED DOUBLE FRENCH DOOR STUDY (DMS) (PAR #360)
17	1/26/17	CHB - RELOCATED T.B. AND ADDED T.R. IN POWDER ROOM (PAR #48657)
18	7/18/15	CLS - SHOWER DOOR PROJECT #112

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MODEL	BATEMAN
DRAWING TITLE	FIRST FLOOR PLAN
DRAWN BY	JEA
DATE	7/19/15
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:

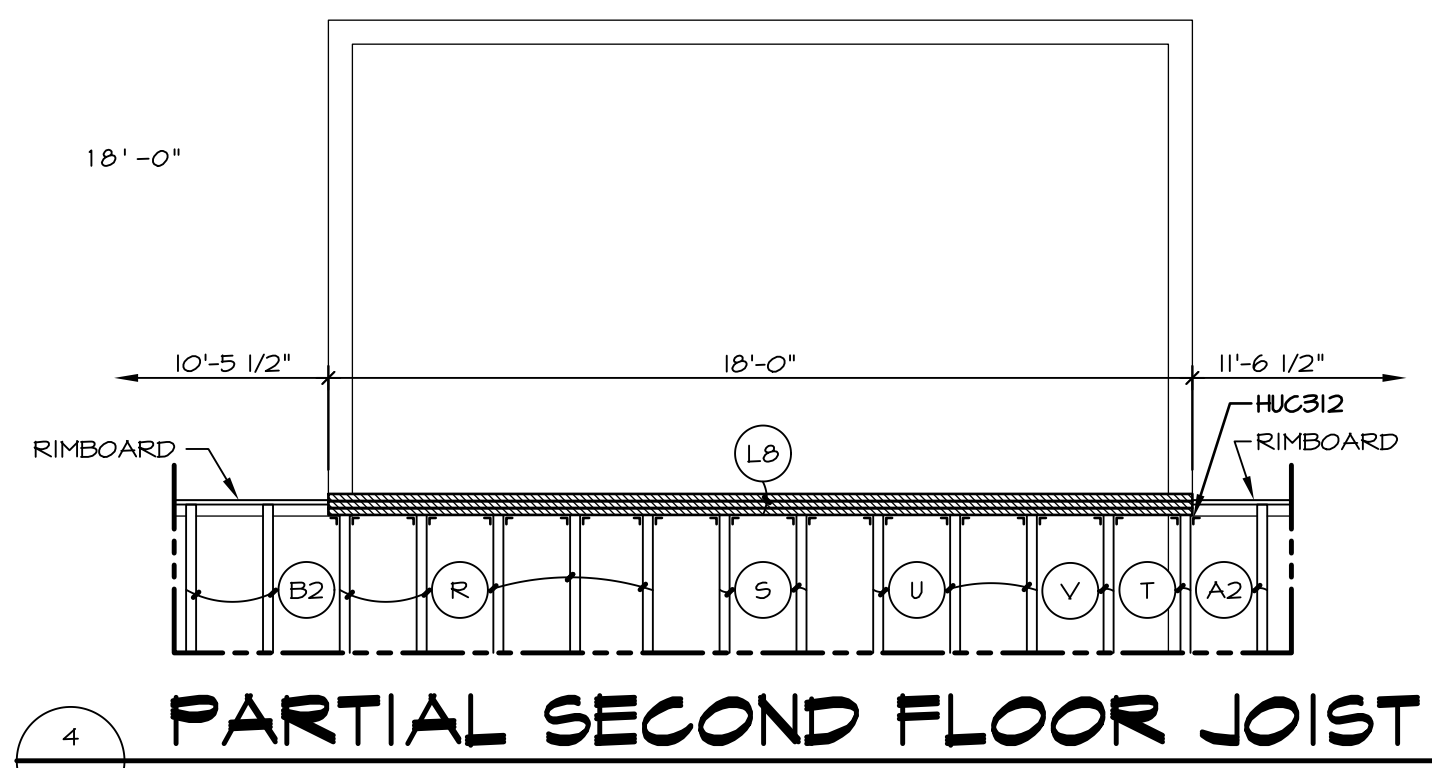
NOTES:

- (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:

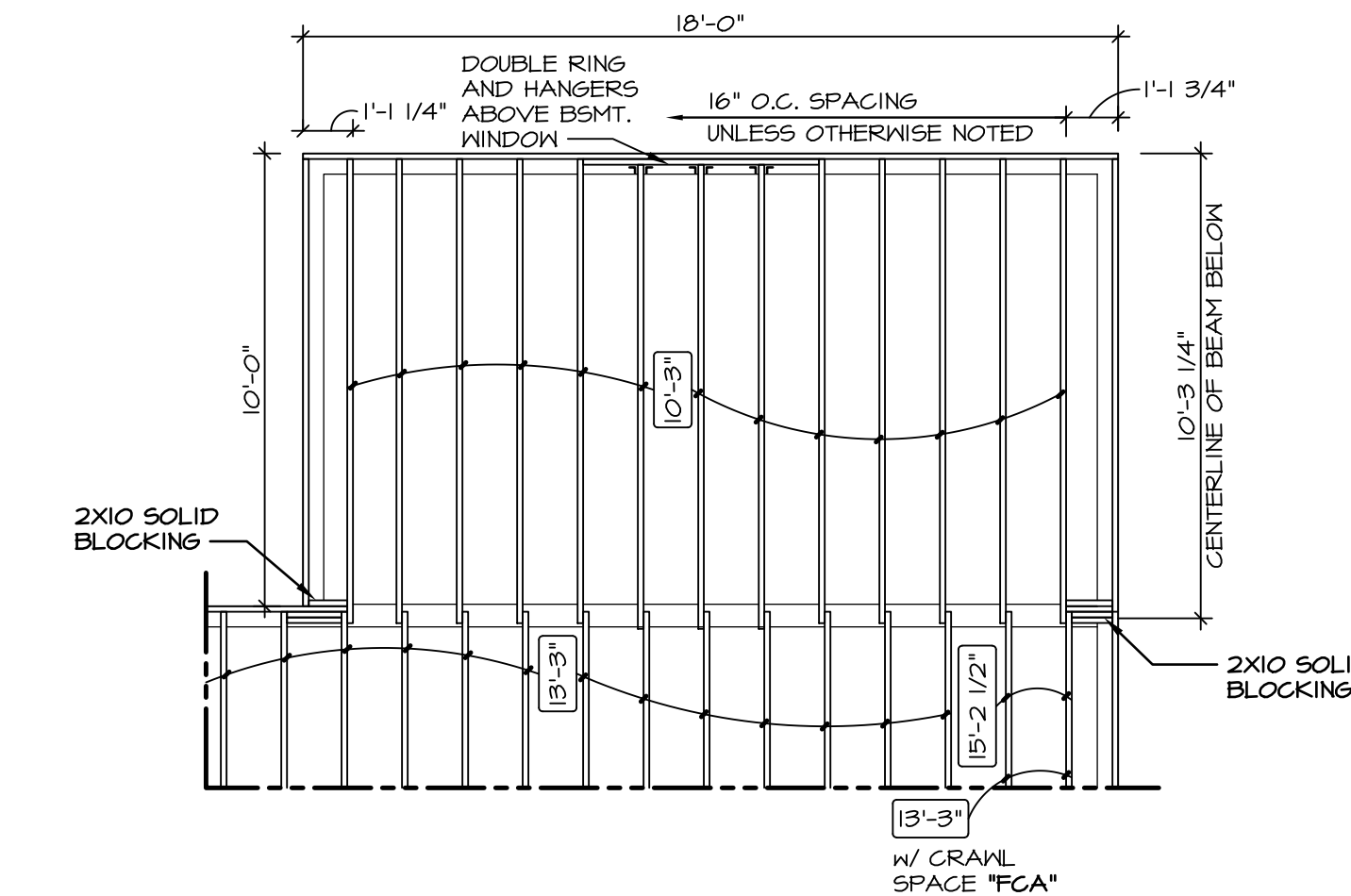
NOTES:

- (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.



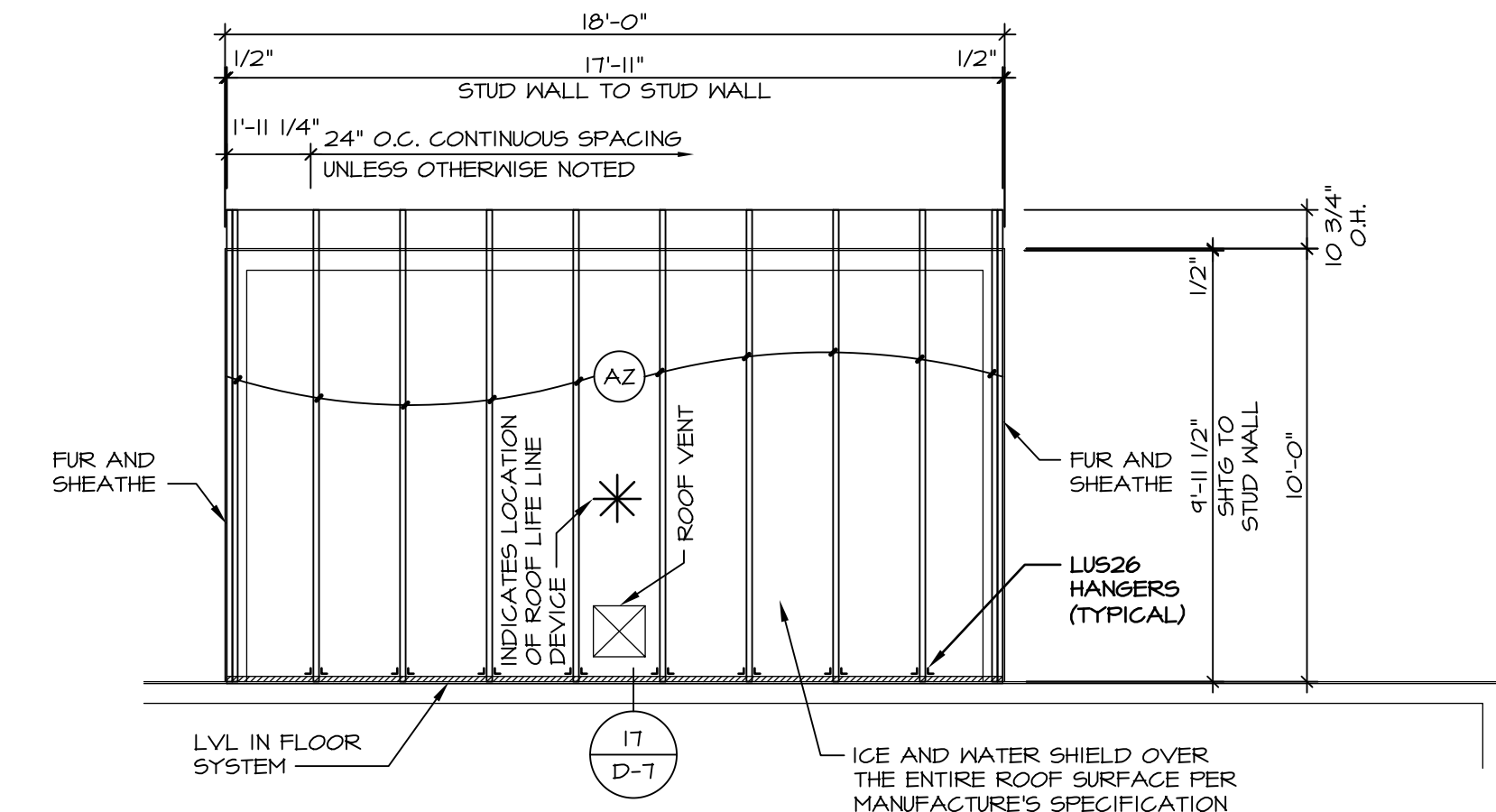
PARTIAL SECOND FLOOR JOIST

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



PARTIAL FIRST FLOOR JOIST

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



PARTIAL ROOF FRAMING PLAN

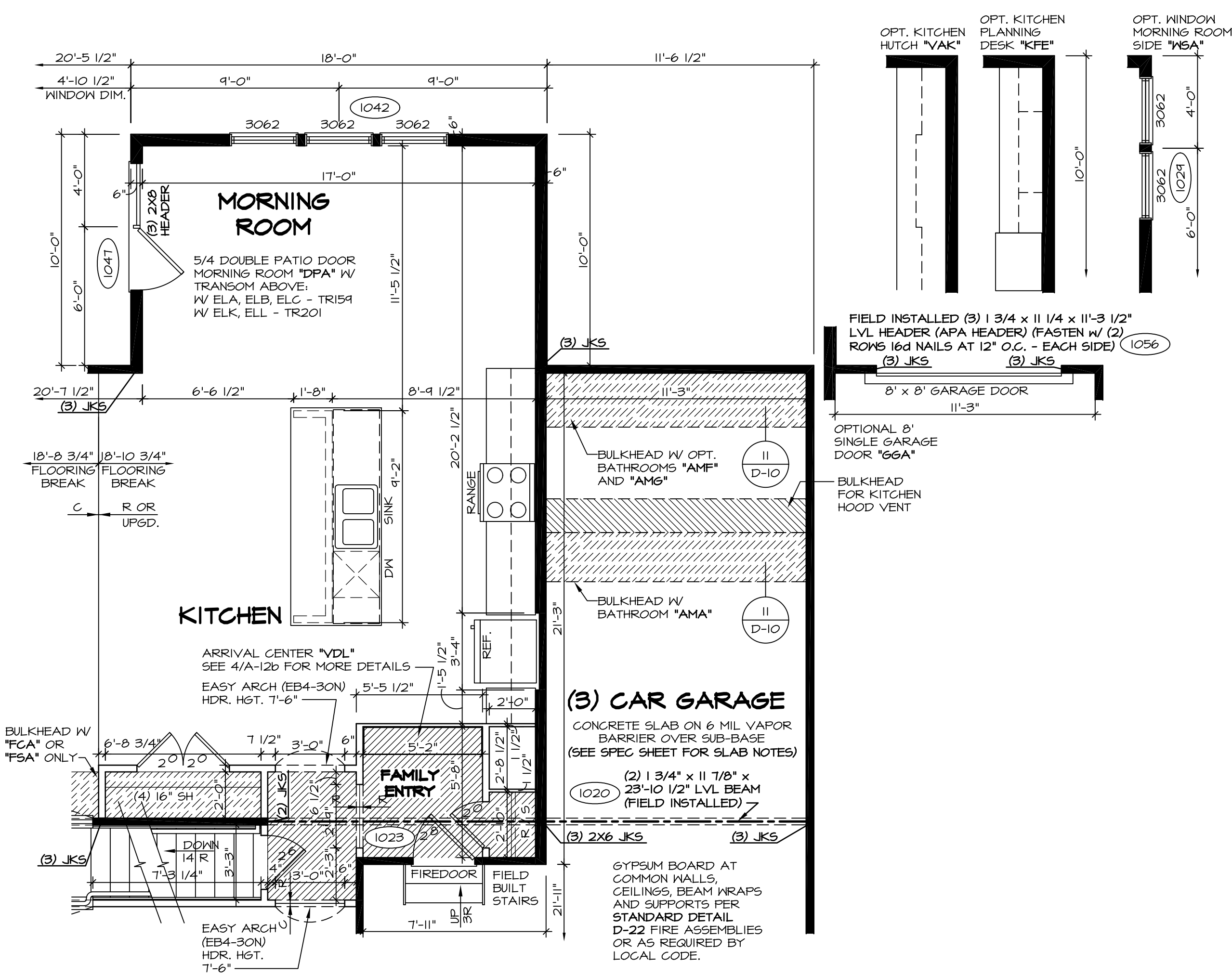
SCALE: 1/4" = 1'-0"

TRUSS SCHEDULE

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

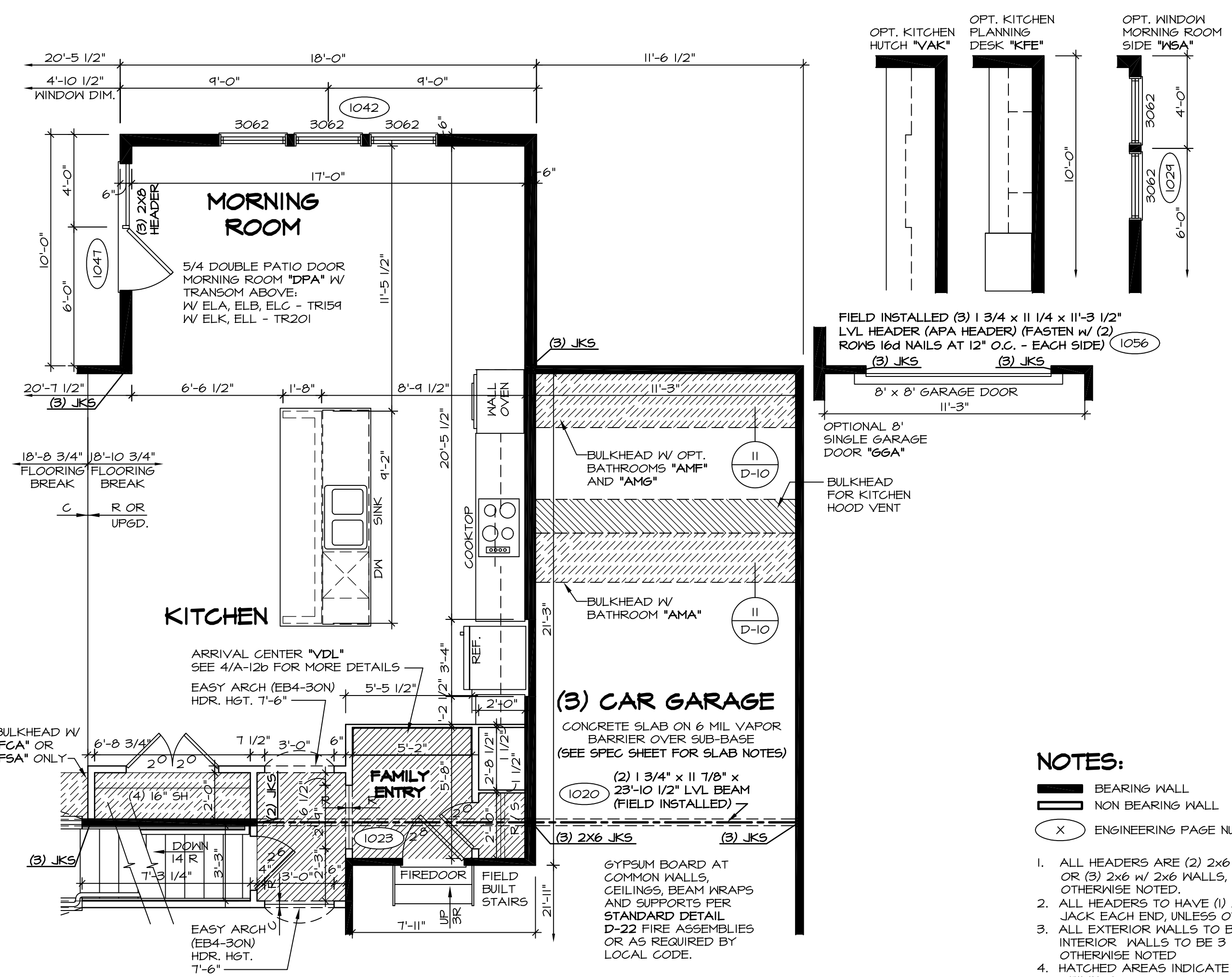
- 1. FOR TIE DOWN SCHEDULE SEE: 12 / D-16 W/ CORNERSTONE SPECS (5X6) 8 / D-16s W/ SOUTHEAST SPECS (5X5)



PARTIAL FIRST FLOOR PLAN

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

STANDARD KITCHEN "KAA"



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.

MODEL BATEMAN
DRAWING TITLE PARTIAL FIRST FLOOR PLAN
SHEET NO. A-6c
DATE: 7/19/13
OPTION MORNING ROOM
SCALE: 1/4" = 1'-0"

REVISIONS:

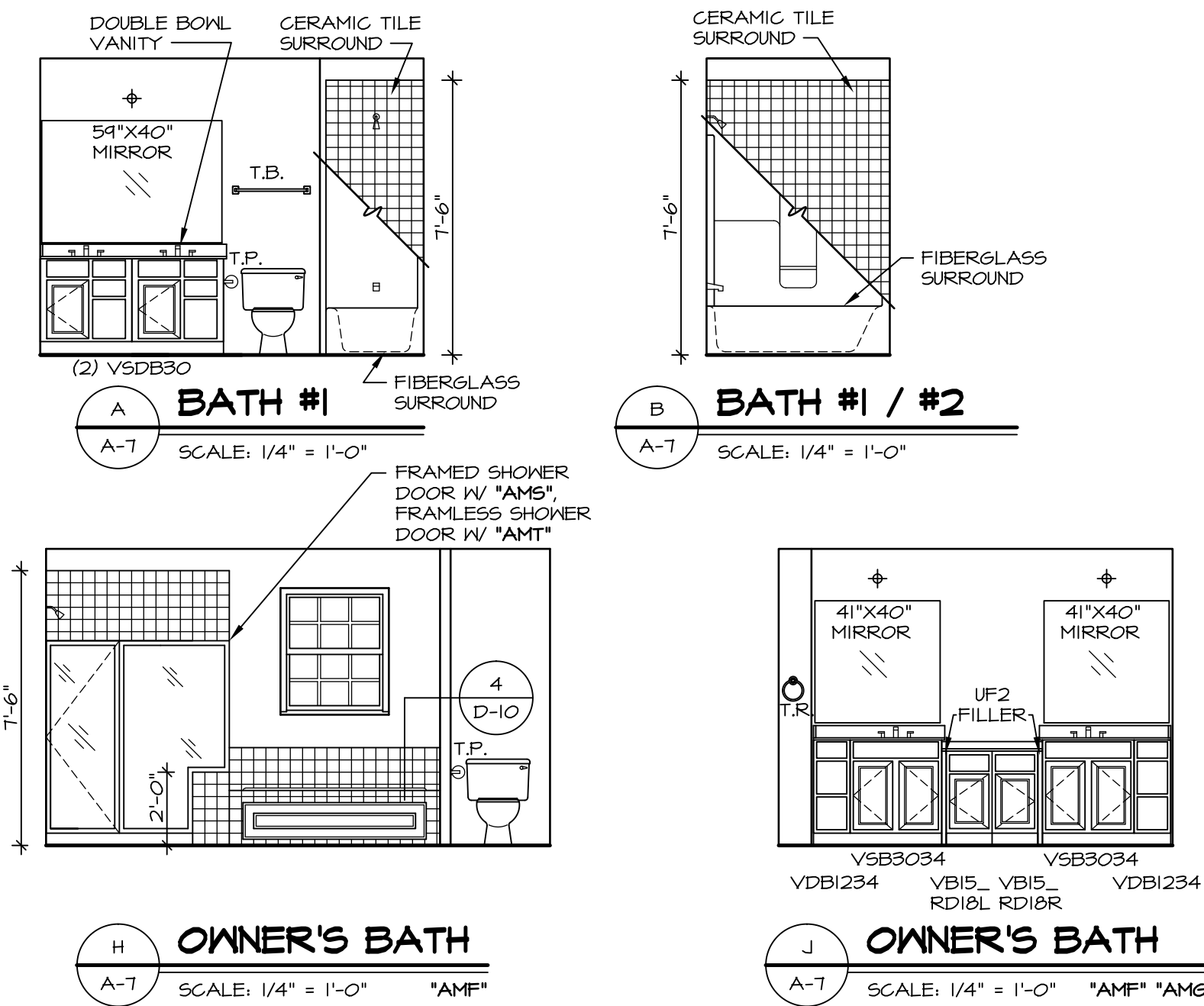
REV.	NO.	DATE	DESCRIPTION
10	12/14/15		J65 - REVISED HEADER AT MORNING ROOM DOOR (PAR #36668)
11	1/22/16		BEB - ADDED BULKHEAD NOTE FOR KITCHEN HOOD VENT (PAR #37323)
12	3/16/16		CLS - REVISED LENGTHS OF ISL AND PANELS (PAR ID 39485)
13	4/29/16		CVB - PAR # 39112 REMOVED THE OPT. FROM THE DOOR NOTE.
14	6/23/16		C9B - ADDED HANGERS TO ROOF FRAMING.
15	6/30/16		DLR - ADDED HANGER TO PARTIAL PLAN 4/A-6c (PAR 40346)
16	4/26/17		JLR - ADDED ROOF JACK TO MORNING ROOM (PAR #49311)
17	8/10/17		BEB - ADDED FIELD BUILT STAIRS AT GARAGE.
18	11/4/15		CLS - REVISED DOOR NOTATION ON DTL 1 AT FAMILY ENTRY TO 2'-0" (PAR ID 39485)

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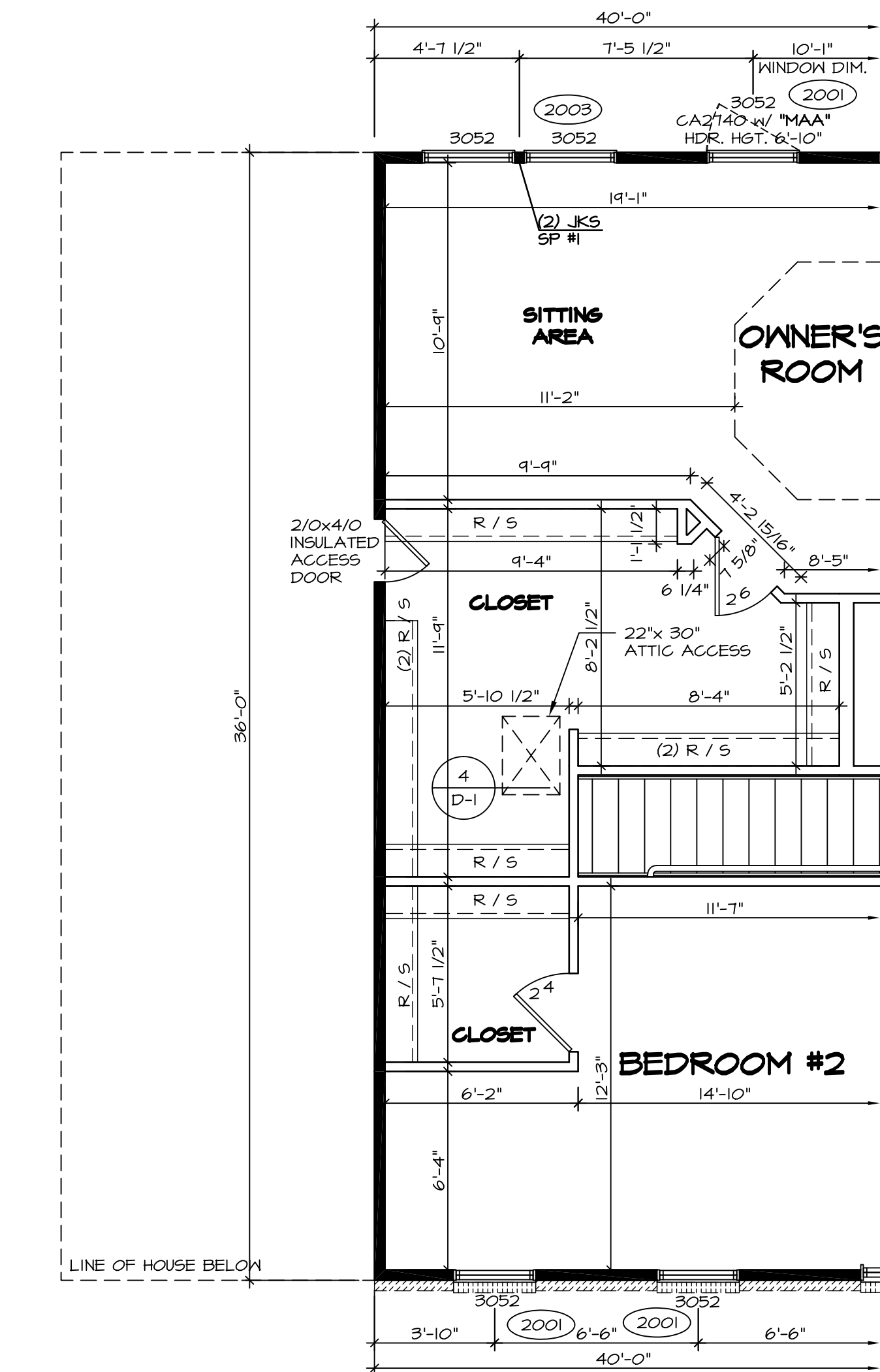
NVR
 Inc. Services
 Architects
 21 Bye Court, Suite A
 Frederick, MD 21702

DATE: 04/26/17
SCALE: 1/4" = 1'-0"



NOTES:

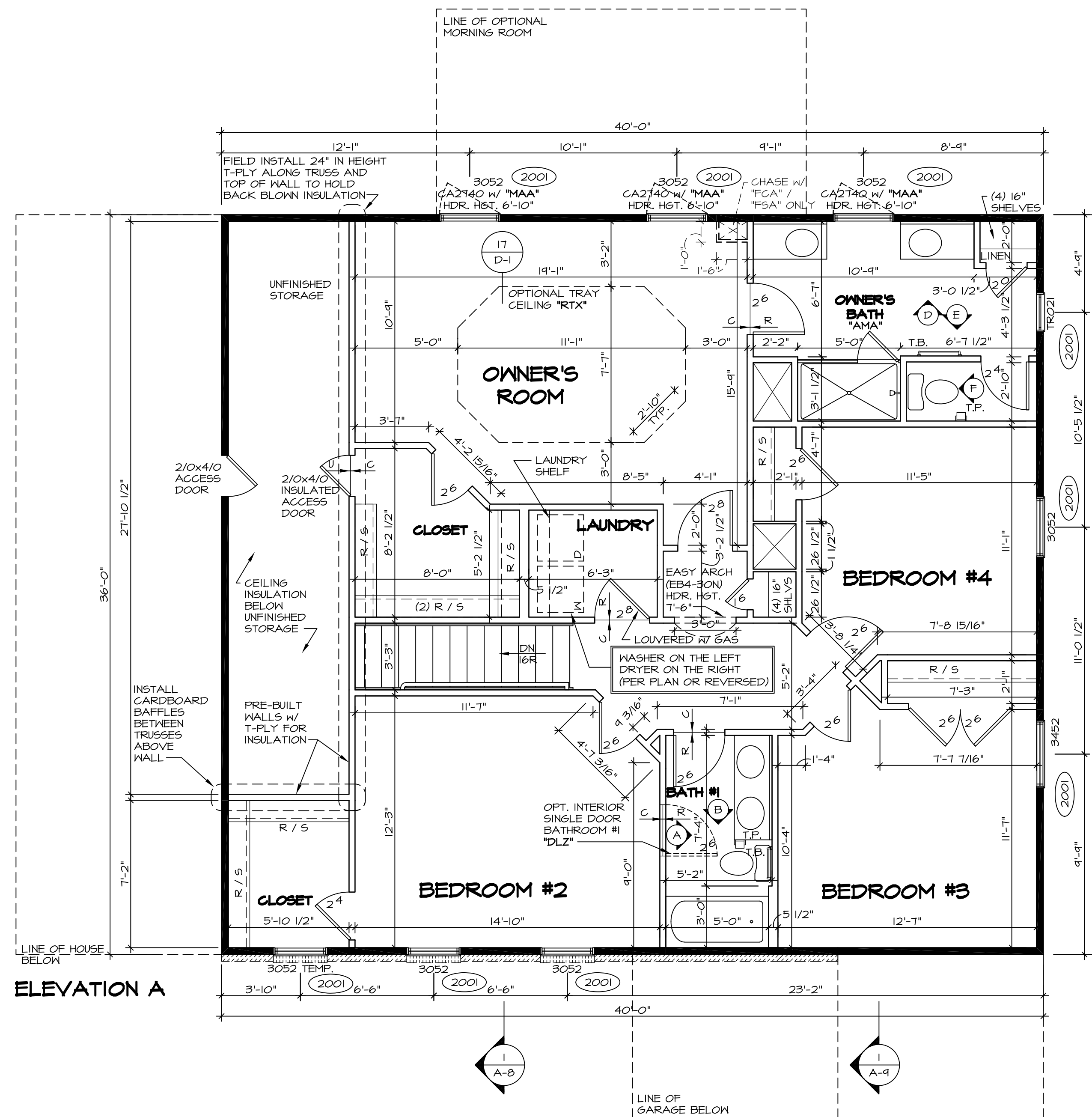
- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
- REFER TO SHEET D-10 FOR TUB AND SHOWER DETAILS.
- ALL VSD24-42 DRAWERS TO BE SET ON RIGHT HAND.
- OWNER'S BATH ALL VANITY DRAWERS TO BE SET AS SHOWN.



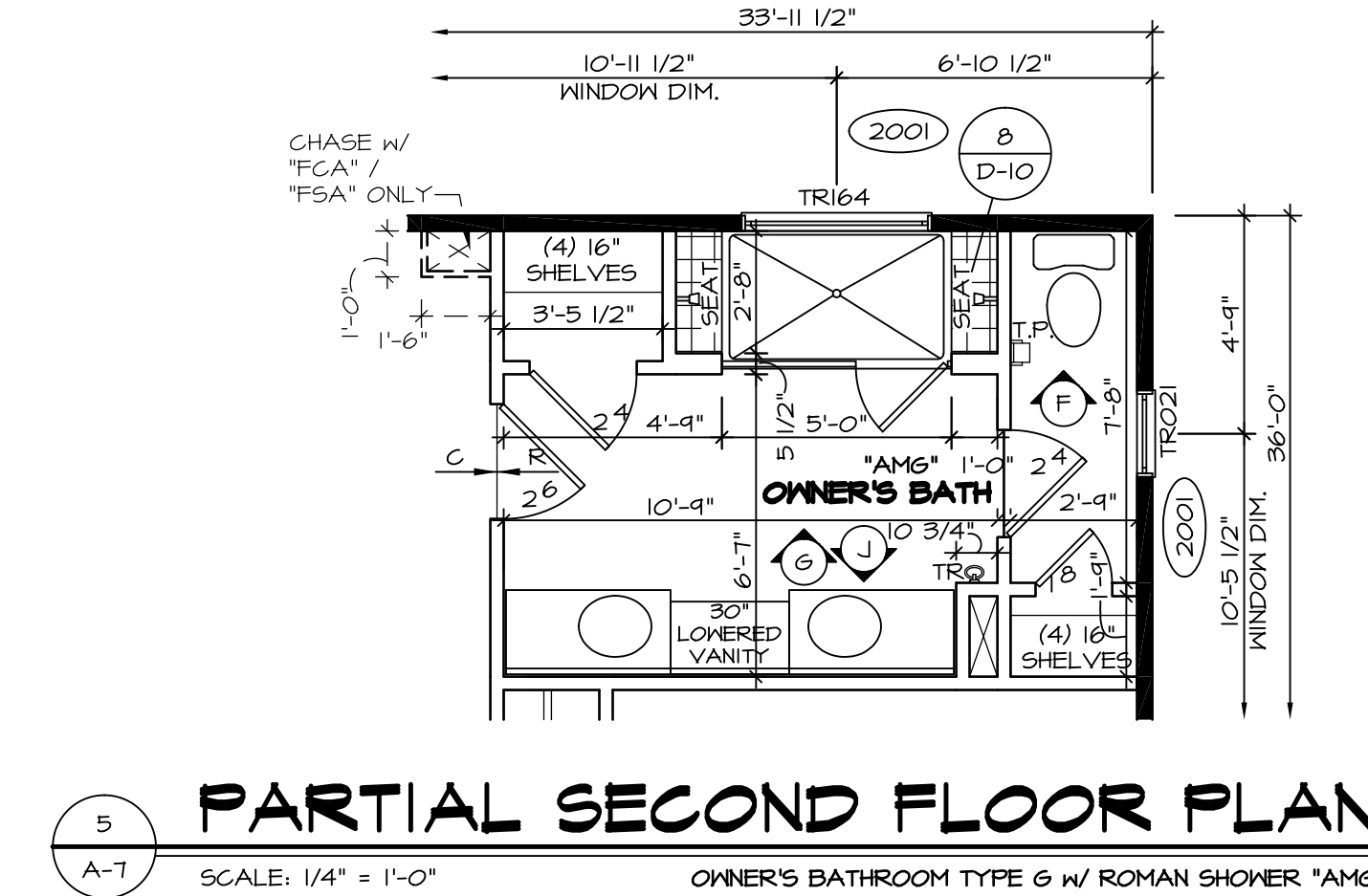
2 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" OPTIONAL SITTING AREA "MAR"

NOTES:

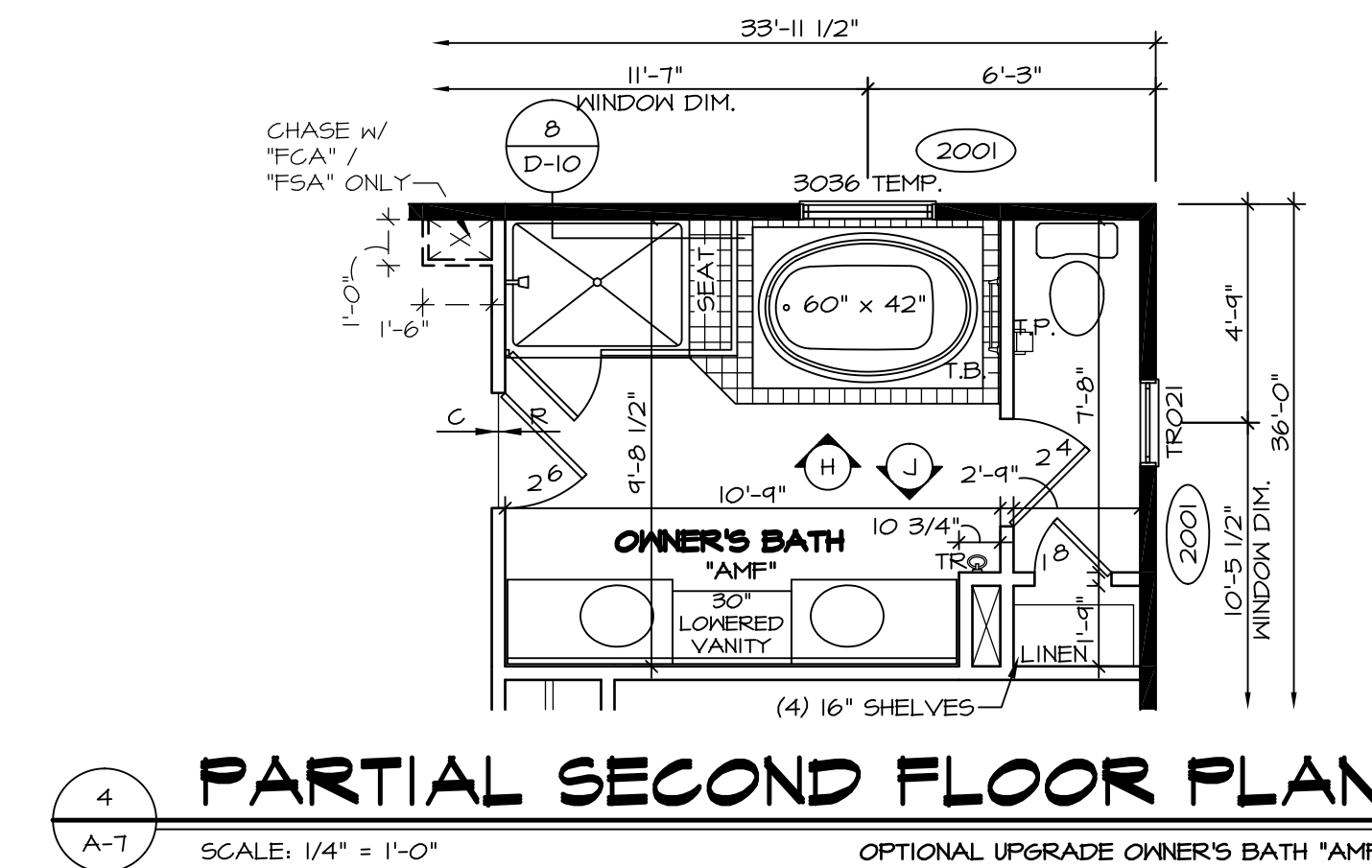
- ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING.
- SEE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



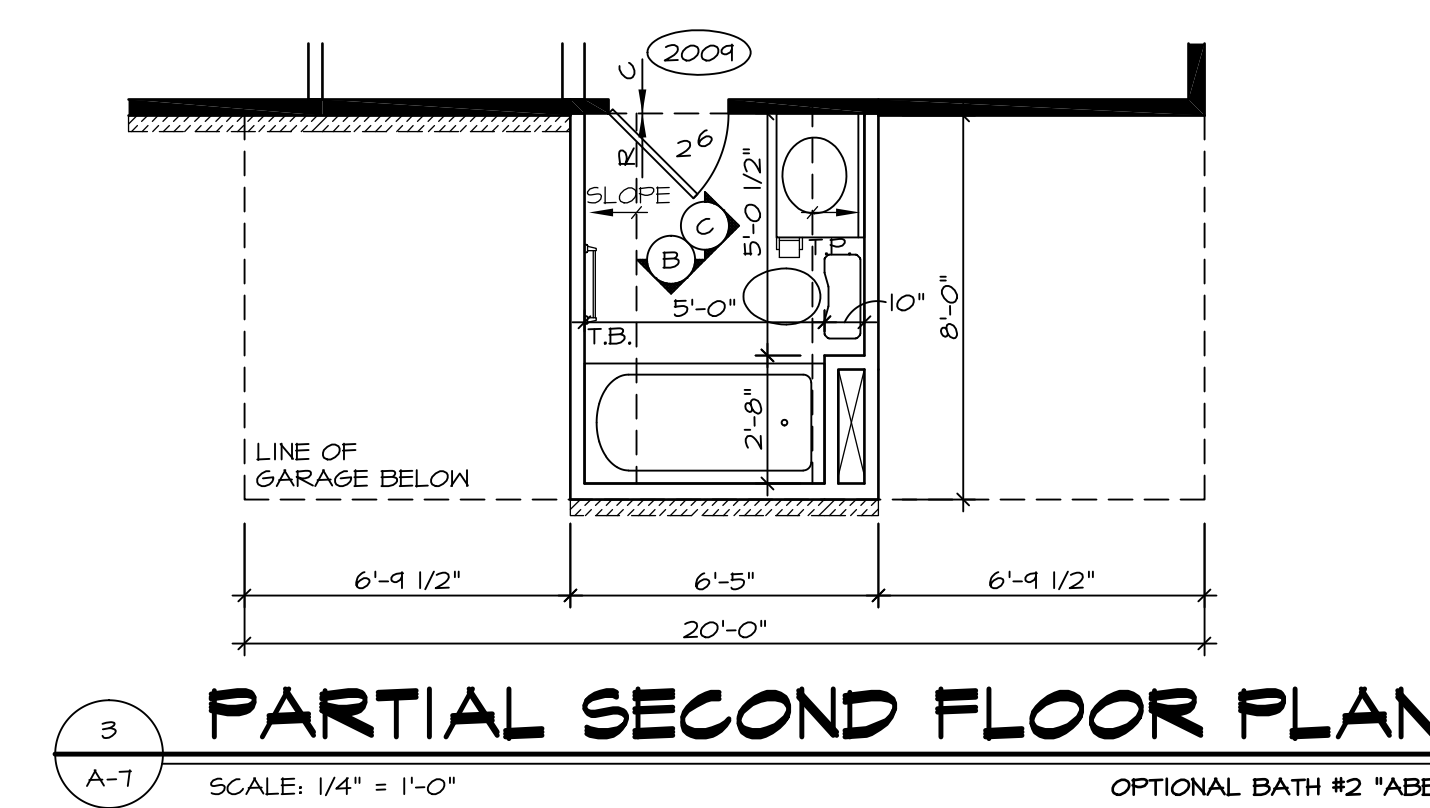
1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



5 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM TYPE 6 W/ ROMAN SHOWER "AM6"

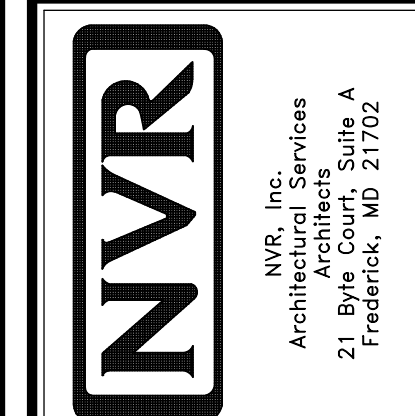


4 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" OPTIONAL UPGRADE OWNER'S BATH "AMF"

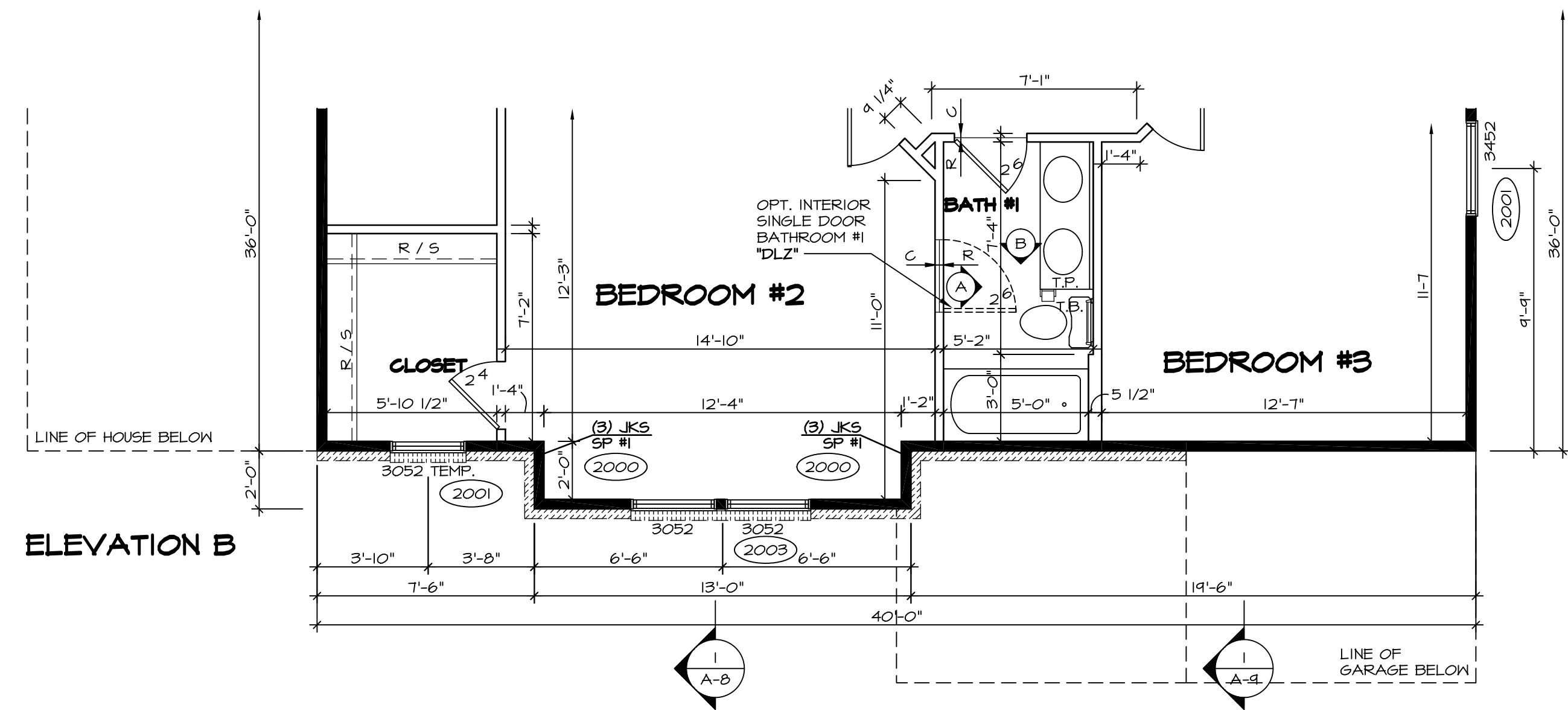


3 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" OPTIONAL BATH #2 "ABB"

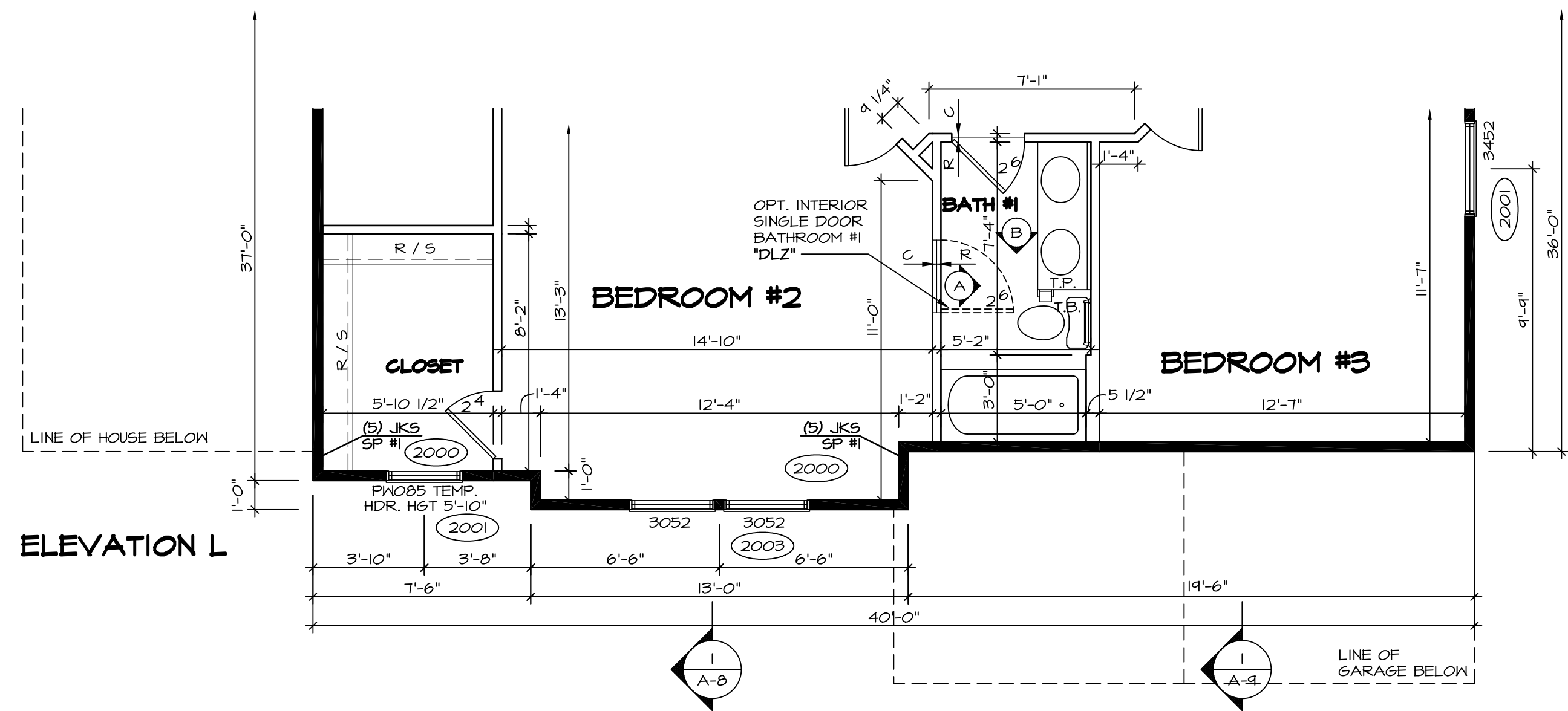
REV. NO.	DATE	REMARKS
1	11/11/16	SKB - ADDED CENTER VANITY "AMF/AM6" (FORMER 15K0)
2	12/15/16	CLS - REVISED THE SWING OF 2/0 X 4/0 ACCESS OVER GREAT ROOM (PAR 43061)
10	10/15/15	JLR - REV. OWNER'S BATH VANITY TO 34H FLIPPED BATH #2 VANITY (PAR #95276)
13	10/29/15	SB5 - PAR #95945 - ADDED "INSULATED" TO STORAGE ACCESS DOOR.
14	11/20/15	MBT - ADDED NOTES ON HOW TO HOLD BACK INSULATION AT FINISHED STORAGE.
15	2/16/16	SB5 - PAR #97926 - CENTERED DOOR TO OWNER'S BATH VANITIES AM6, AMF (PAR 39501)
16	3/11/16	CLS - ADDED JFI FILLERS TO OWNER'S BATH VANITIES AM6, AMF (PAR 39501)
17	4/21/16	DLB - MOVED 2 1/6 DOOR 1 1/2" RIGHT W/ OPT. BATH #2 "ABB" (PAR 39501)
18	4/28/16	CLB - PAR # 39204 MOVED THE 6" LAUNDRY HALL 4" TOWARD THE CLOSET.



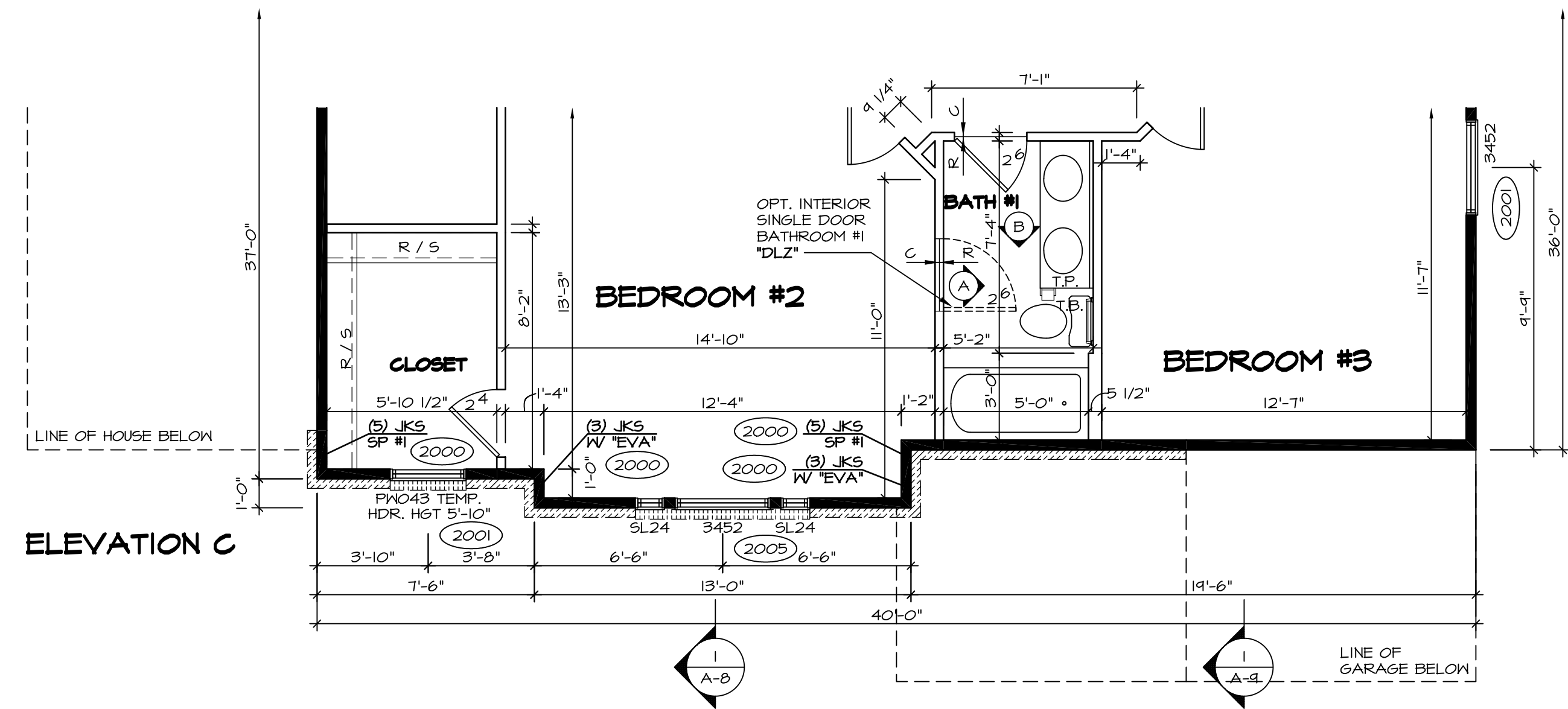
MODEL	BATEMAN
SET NO.	BAT00
VERSION	O2
DRAWN BY	JEA
DATE	7/19/15
OPTION	
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-7
	32



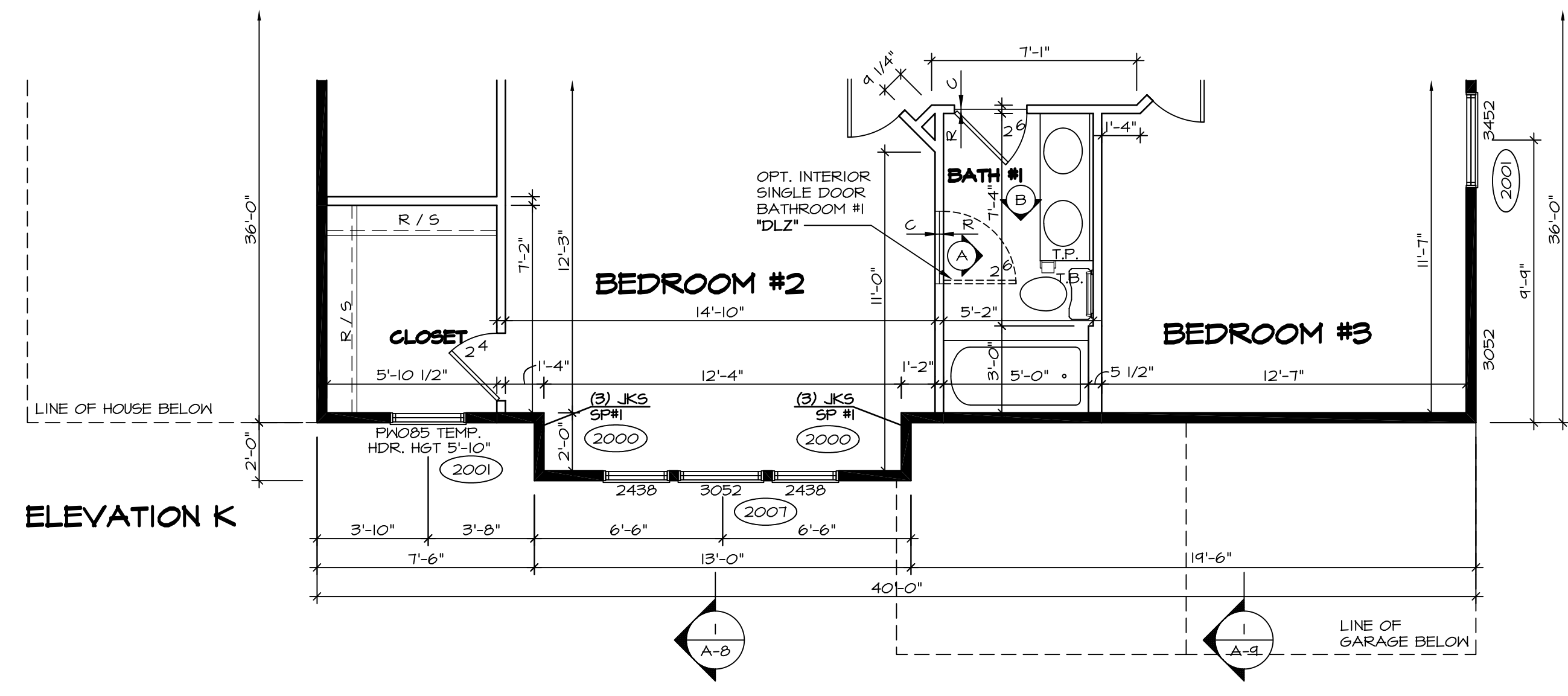
1 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "B" "ELB"



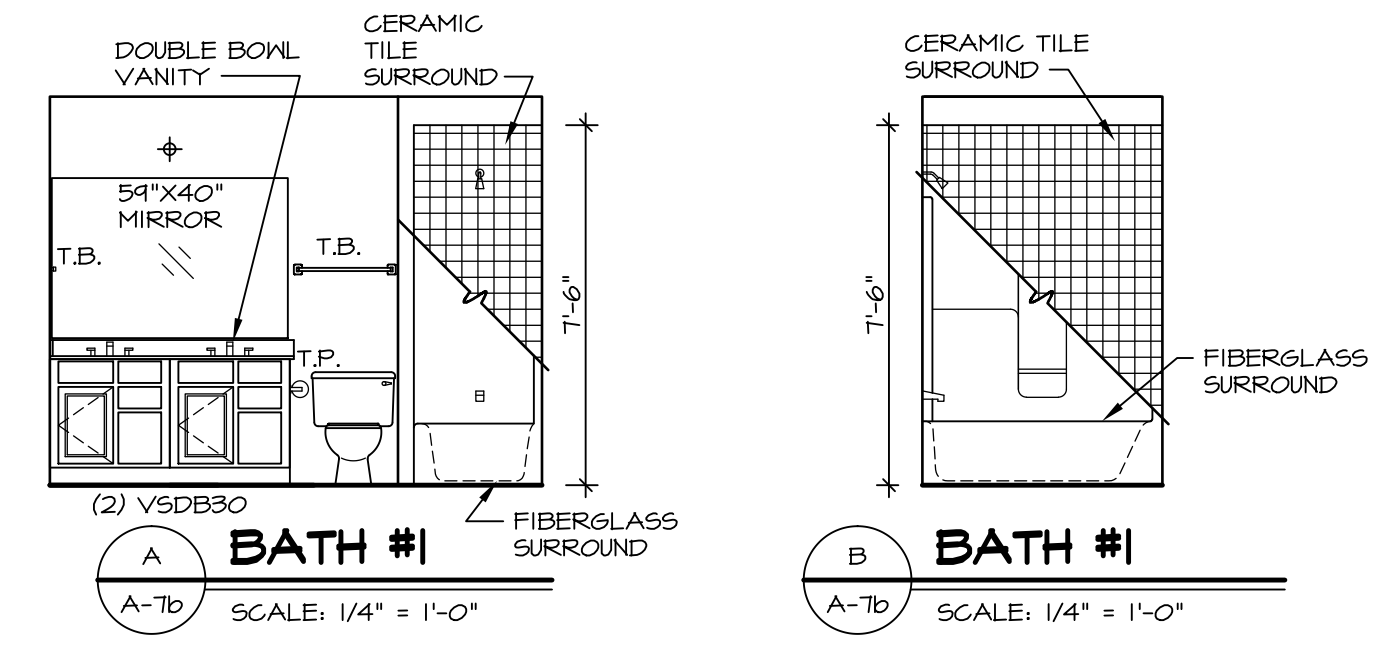
4 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "L" "ELL"



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



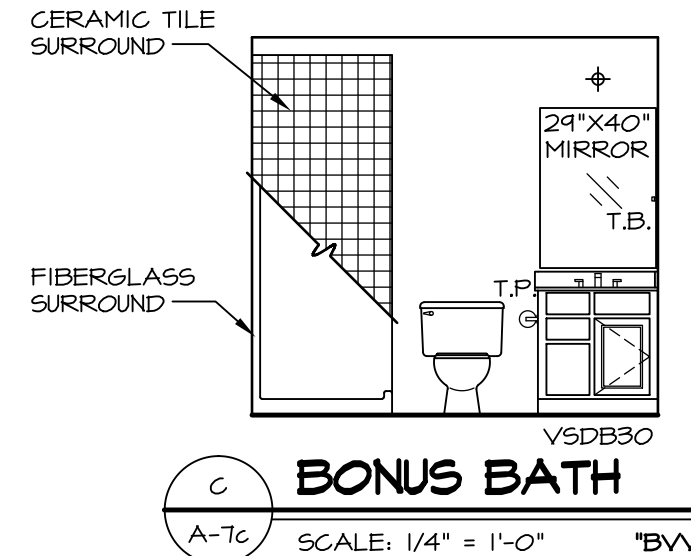
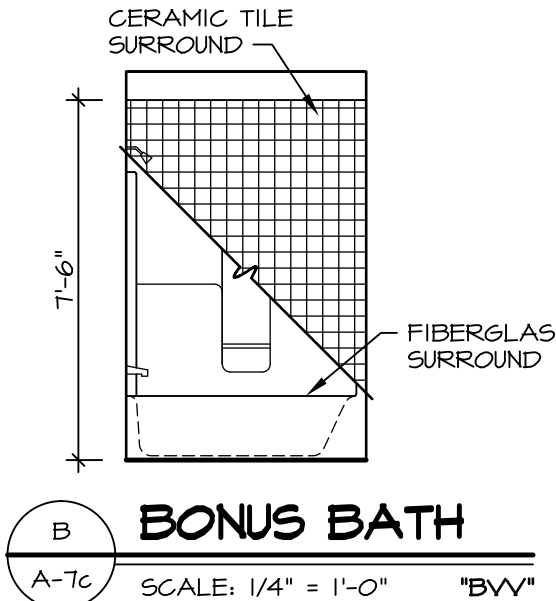
3 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "K" "ELK"



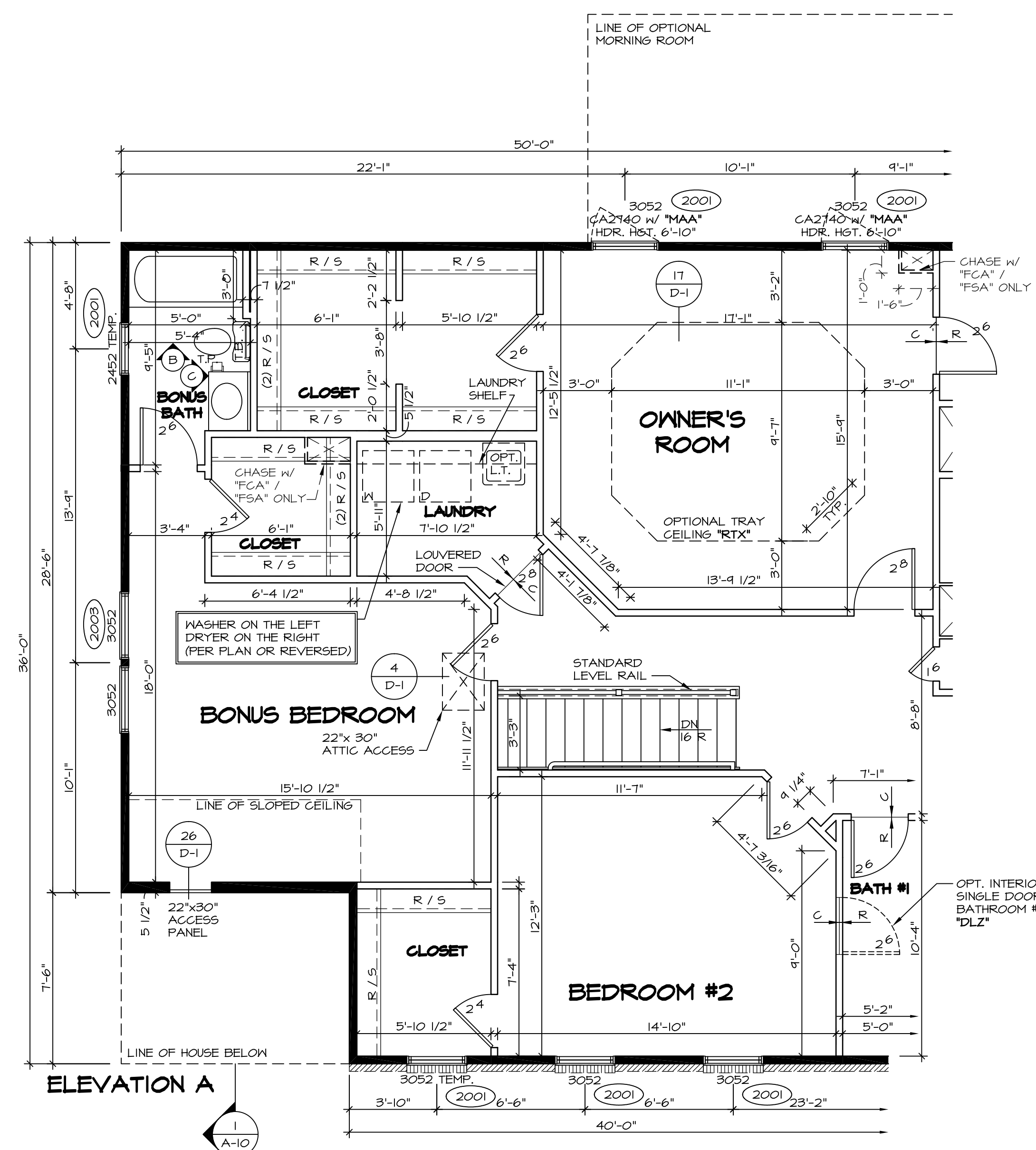
NOTES:

- 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.

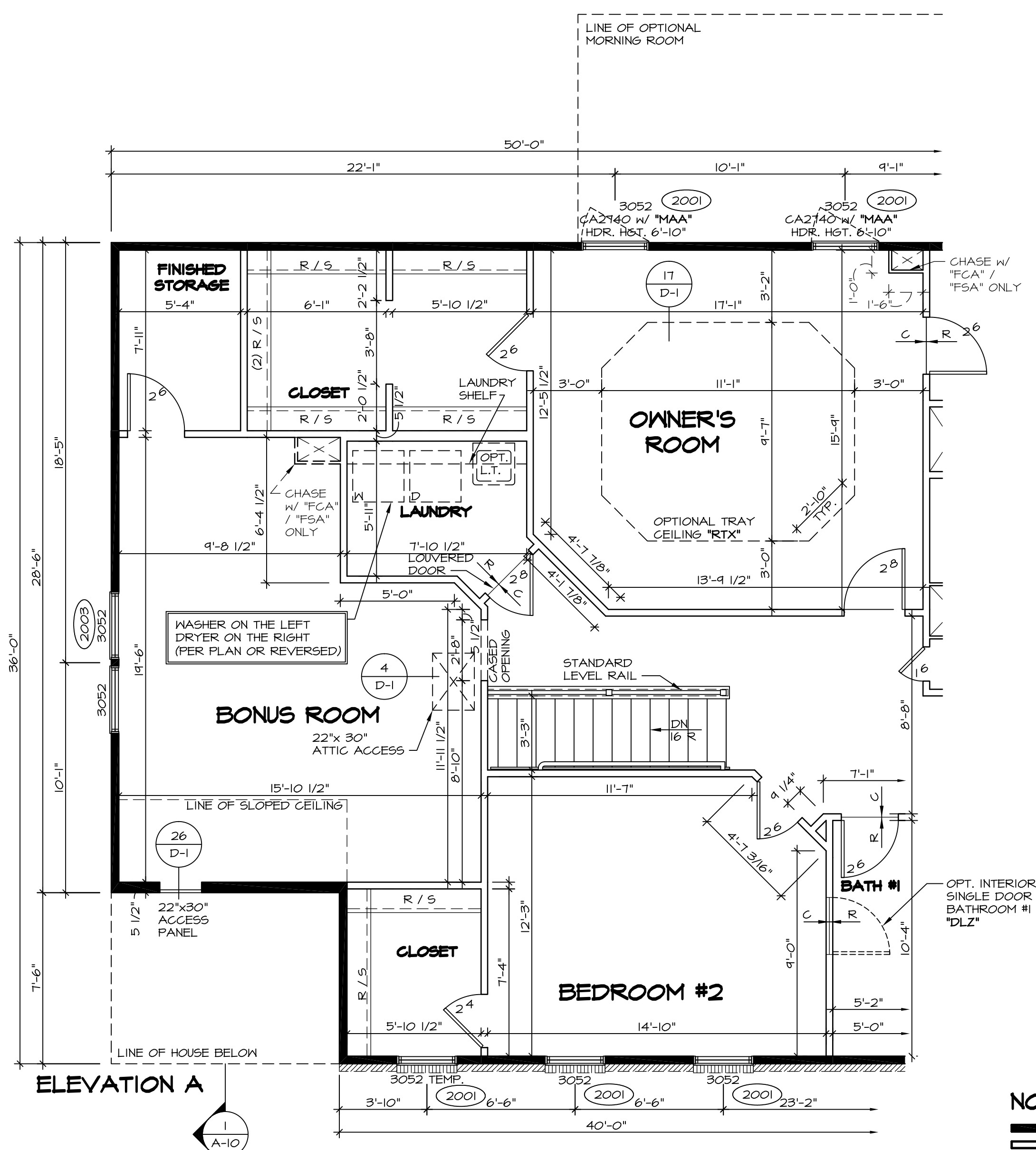
SHEET NO. A-7b	MODEL BATEMAN	SET NO. BAT00	DATE 7/19/13	REMARKS
	DRAWING TITLE PARTIAL SECOND FLOOR PLAN	VERSION O2	DRAWN BY JEA	
33	OPTION DESCRIPTION ELEVATION "B", ELEVATION "C", ELEVATION "K", ELEVATION "L"	OPTION ELB, ELC, ELK, ELL	DATE 7/19/13	REV. NO. 1 DATE 4/21/14 DESCRIPTION DAG - TIB CONVERSION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



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" **BV**

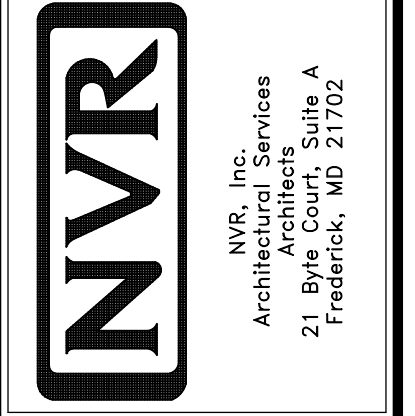


PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0" **MAV**

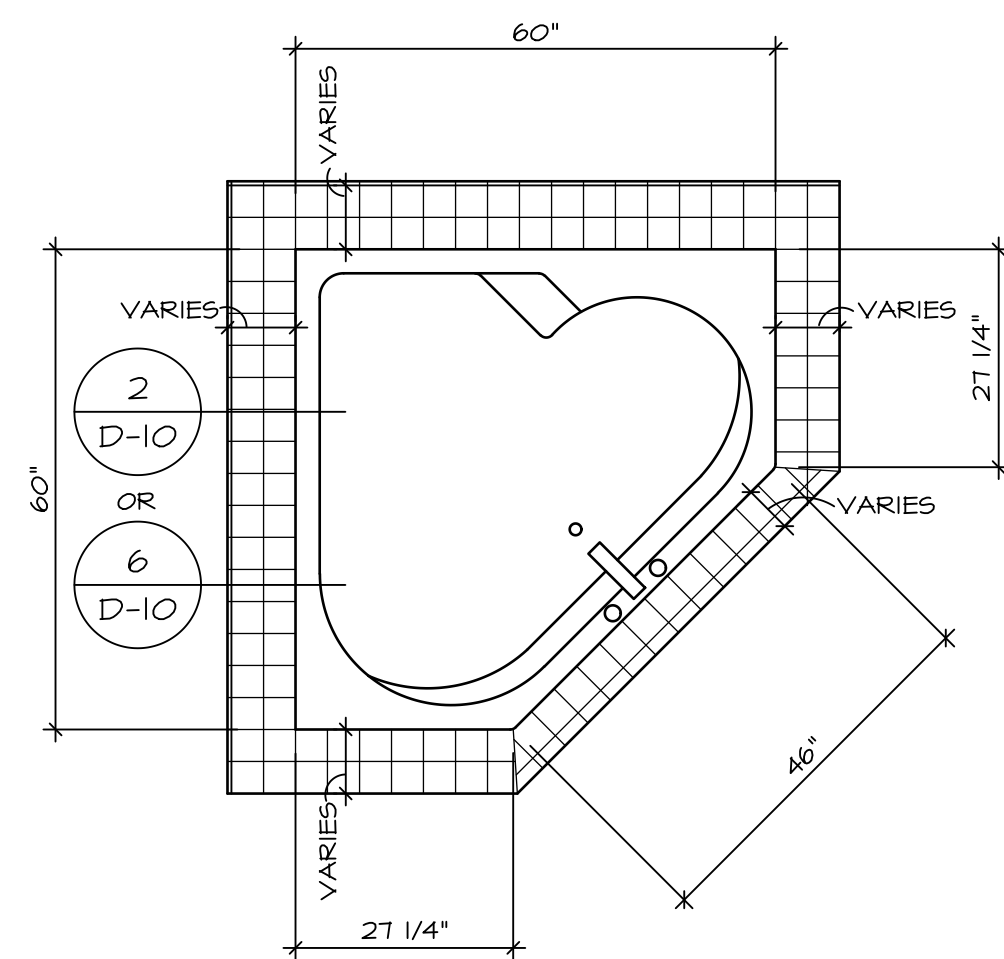
NOTES:
 ■ BEARING WALL
 □ NON BEARING WALL
 (X) ENGINEERING PAGE NUMBER
 ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
 1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR WALLS 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 (PAR 24464)

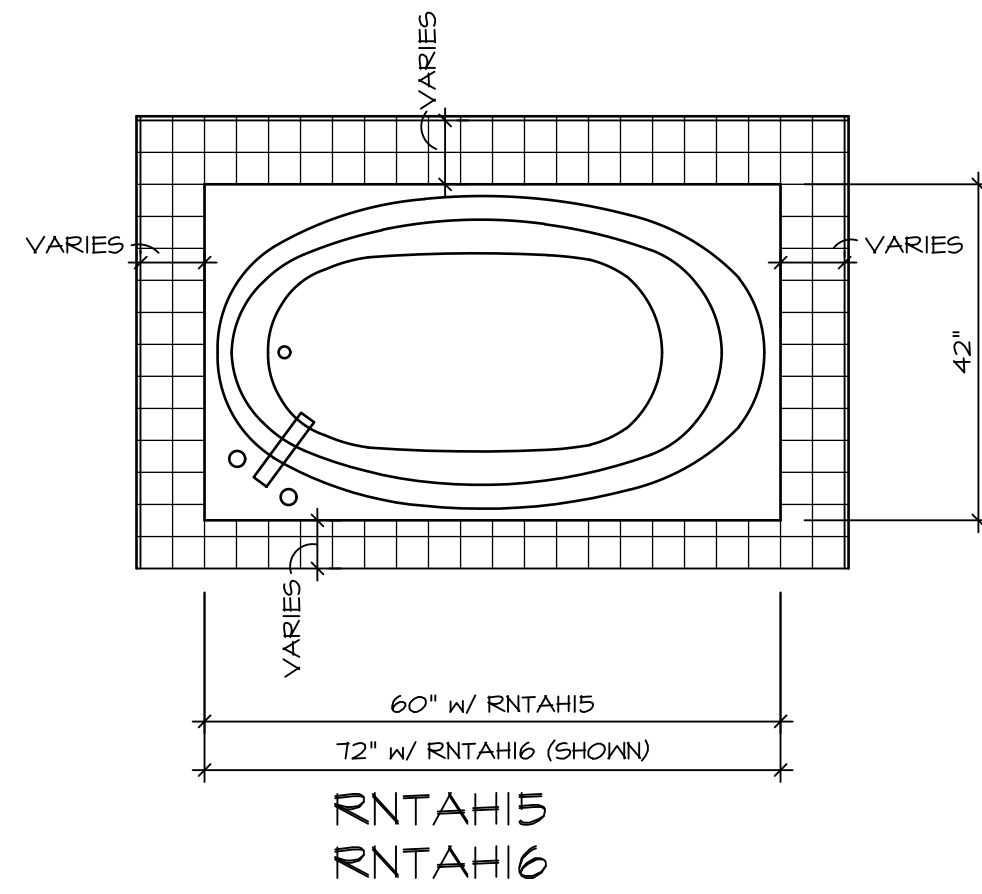
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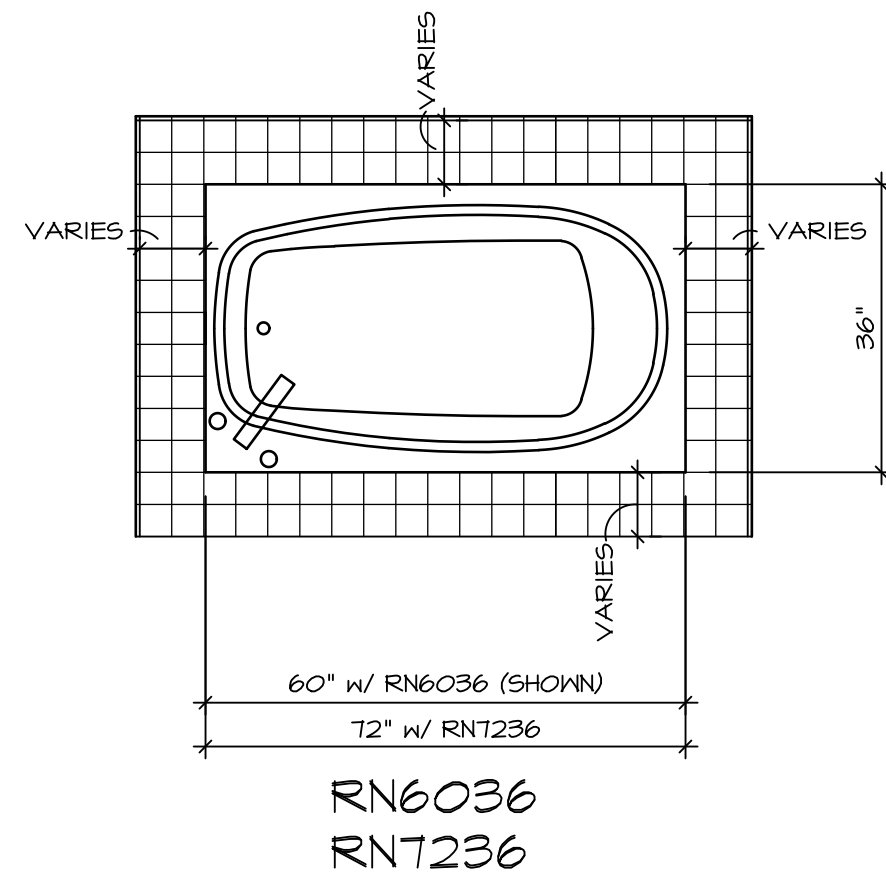
MODEL	BATEMAN
DRAWING TITLE	PARTIAL SECOND FLOOR PLAN
OPTION DESCRIPTION	BONUS BEDROOM BONUS ROOM
SHEET NO.	A-7C
DATE	7/19/13
DRAWN BY	JEA
VERSION	02
SET NO.	BAT00
DATE	7/19/13
DRAWN BY	JEA
OPTION	BV
DATE	MAY
DATE	MAY



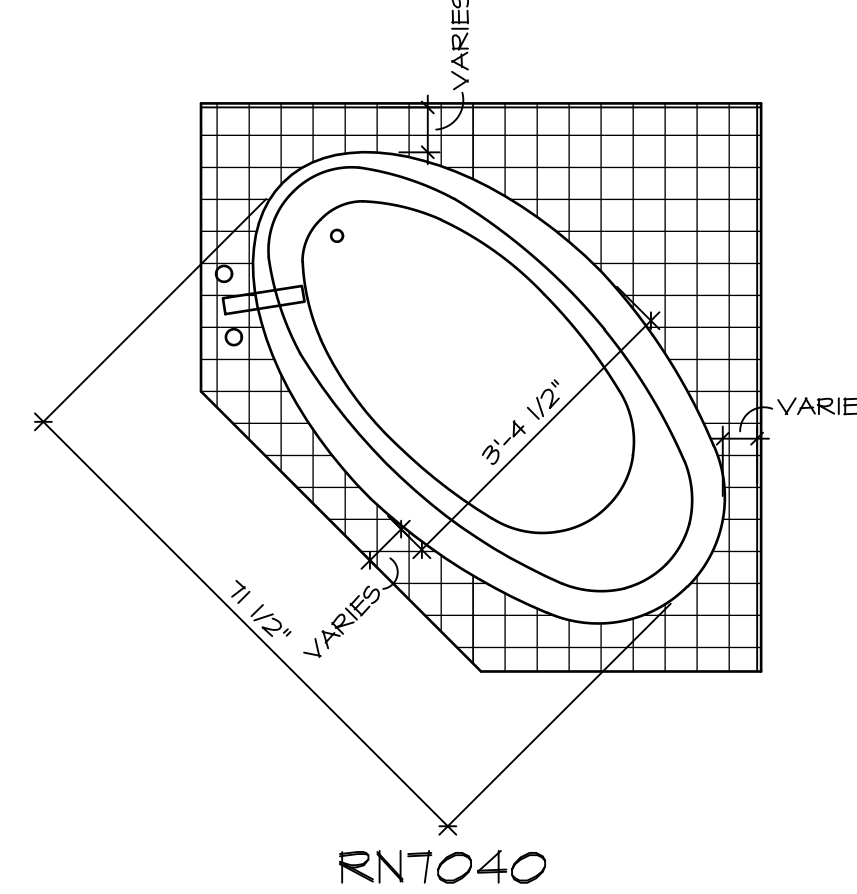
RN6060



RNTAH15
RNTAH16



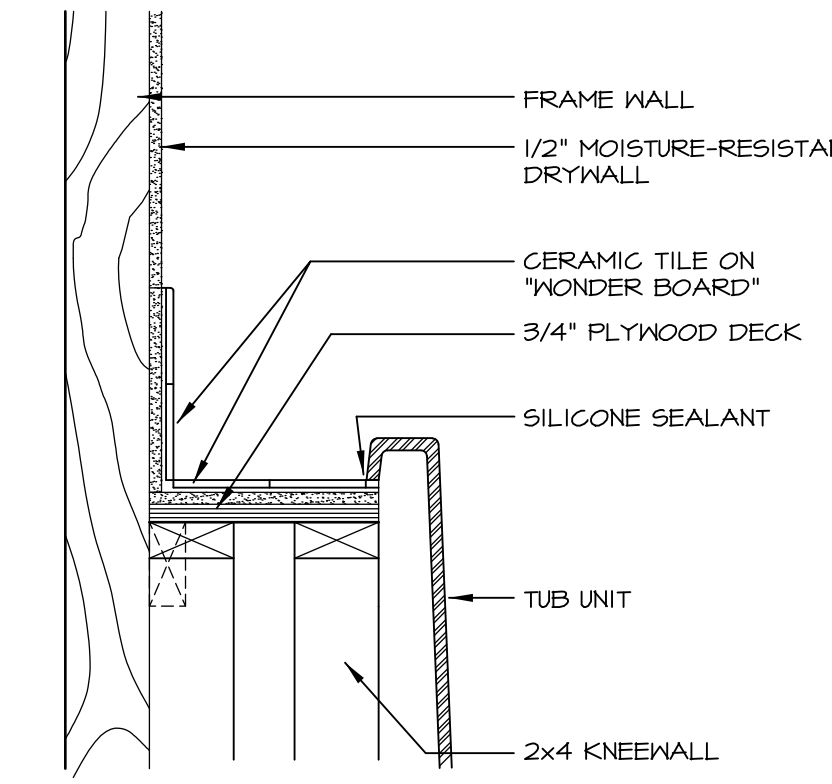
RN6036
RNT236



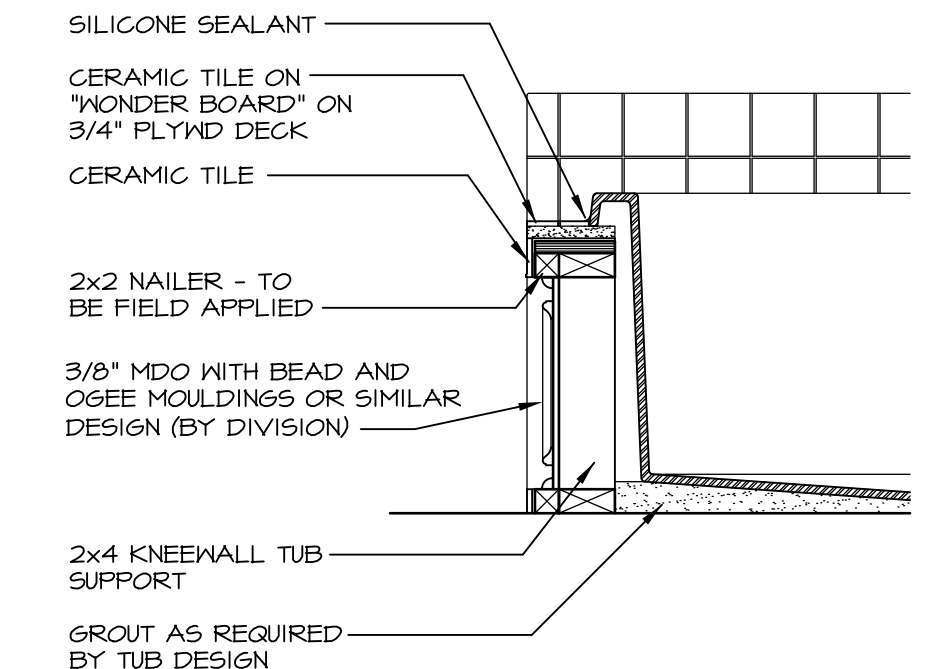
RNT040

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"

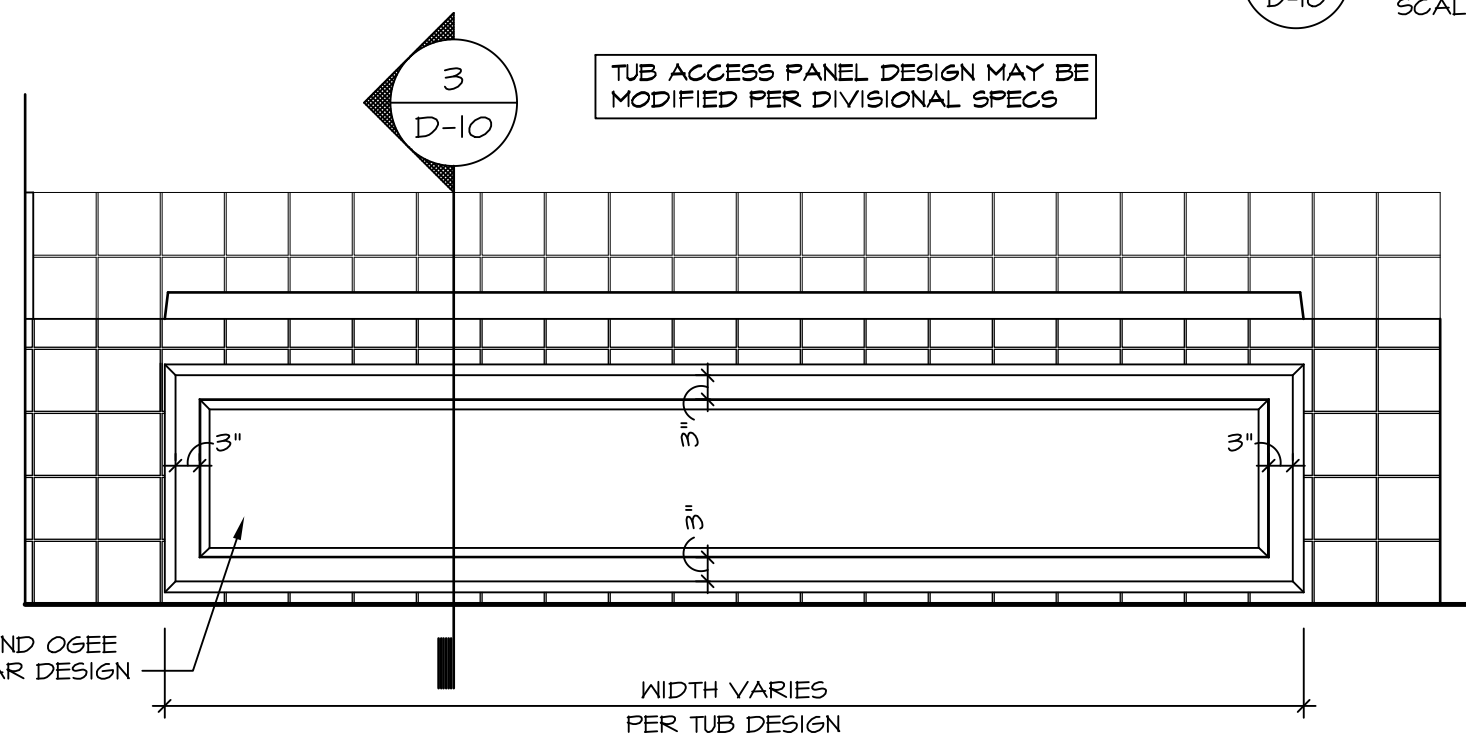
1 PLATFORM PLANS
D-10 SCALE: 1/2" = 1'-0"



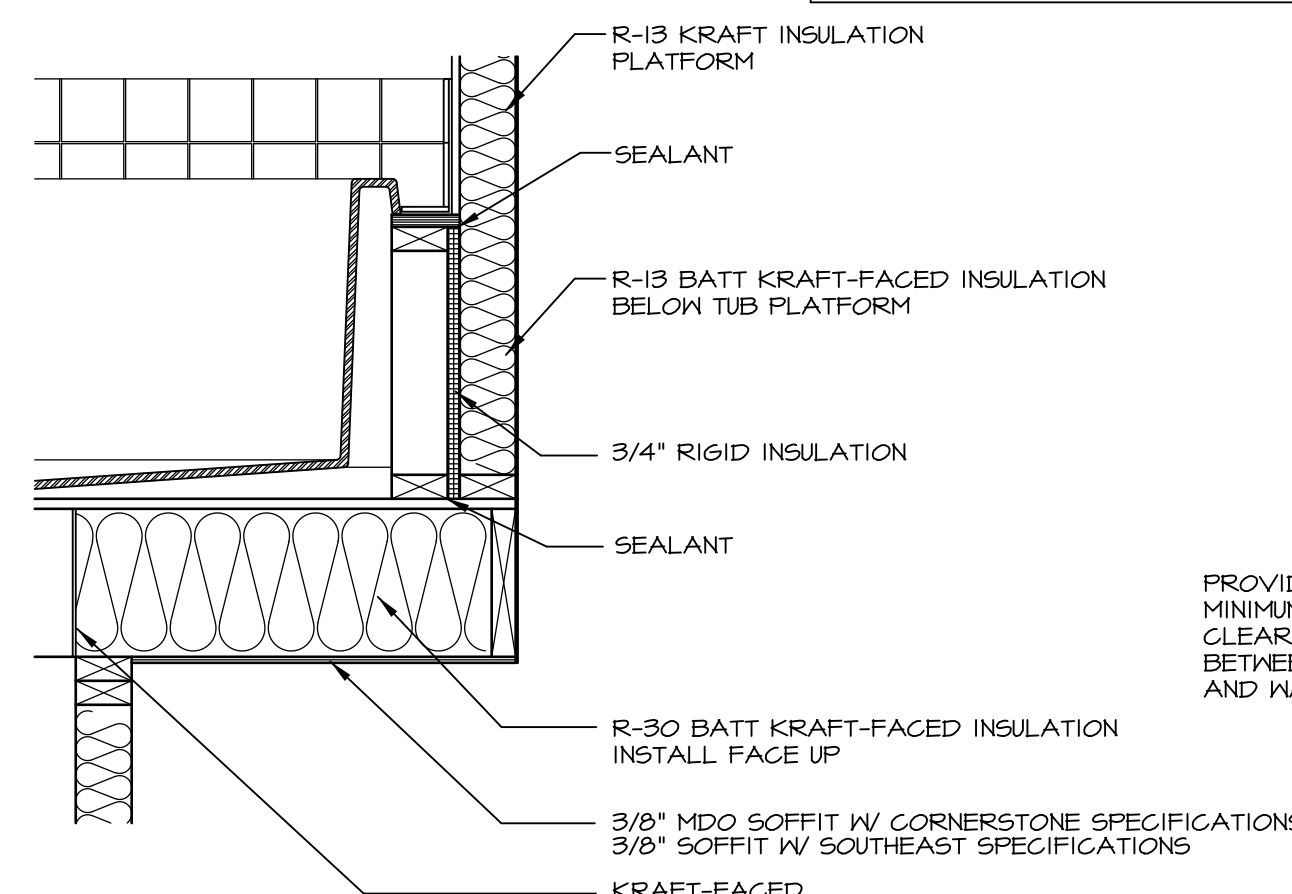
2 SECTION OF TUB ON PLATFORM CONDITION
D-10 SCALE: 1 1/2" = 1'-0"



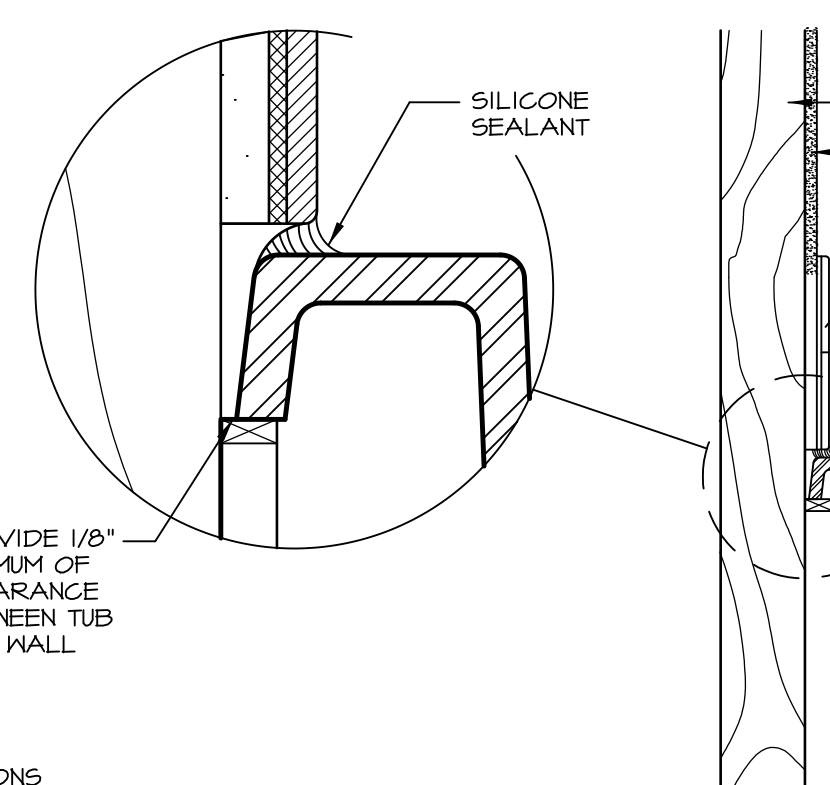
3 SECTION
D-10 SCALE: 1" = 1'-0"



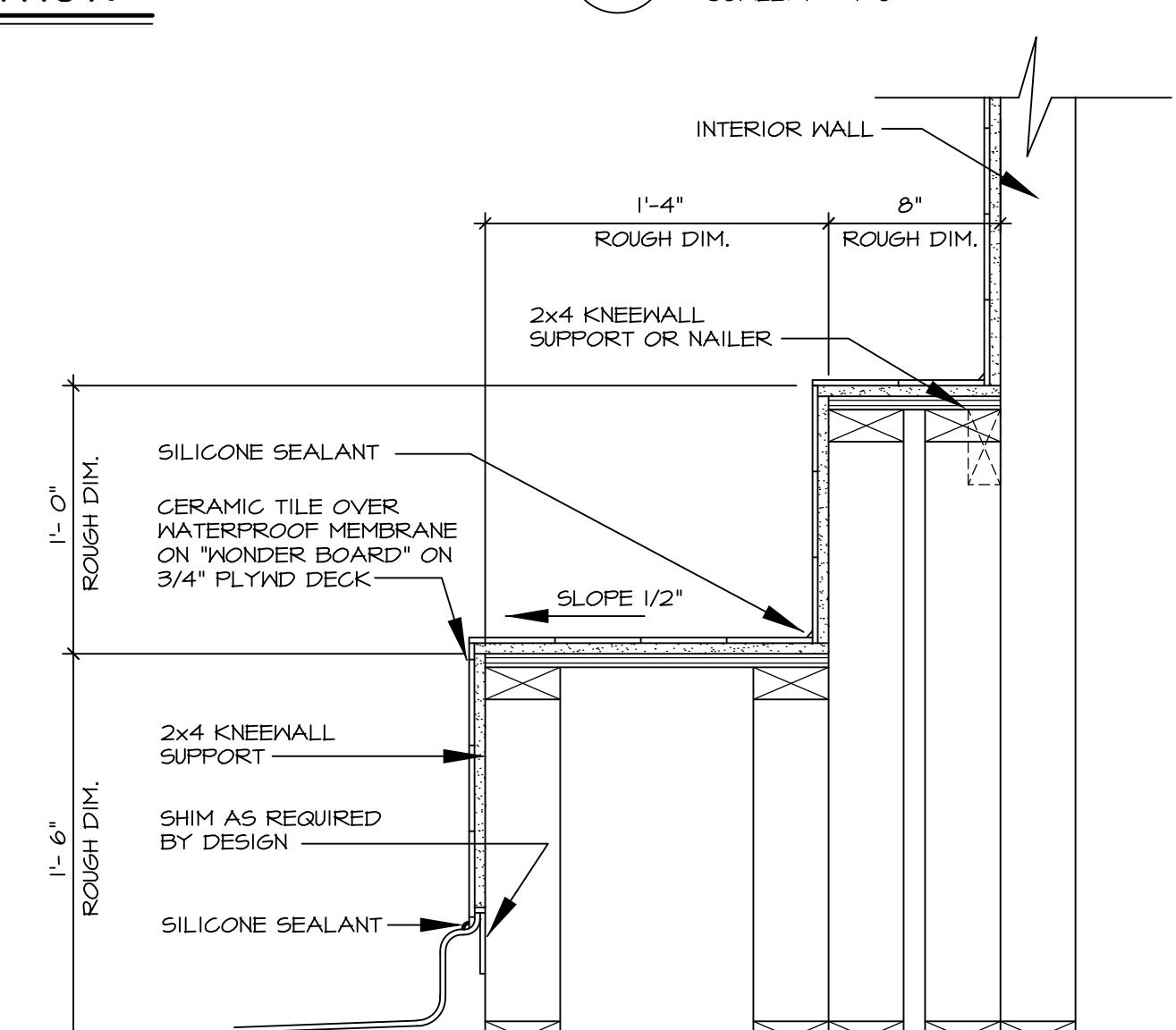
4 ELEVATION
D-10 SCALE: 1" = 1'-0"



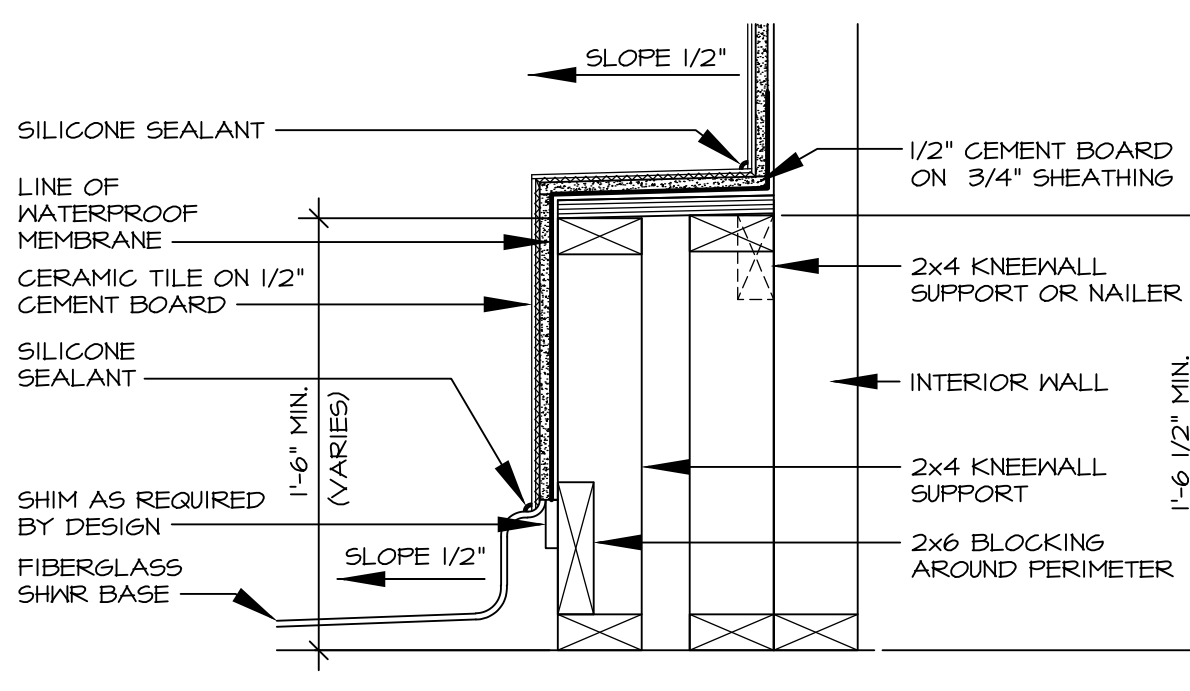
5 INSULATION DETAIL
D-10 SCALE: 1" = 1'-0" AT EXTERIOR WALL



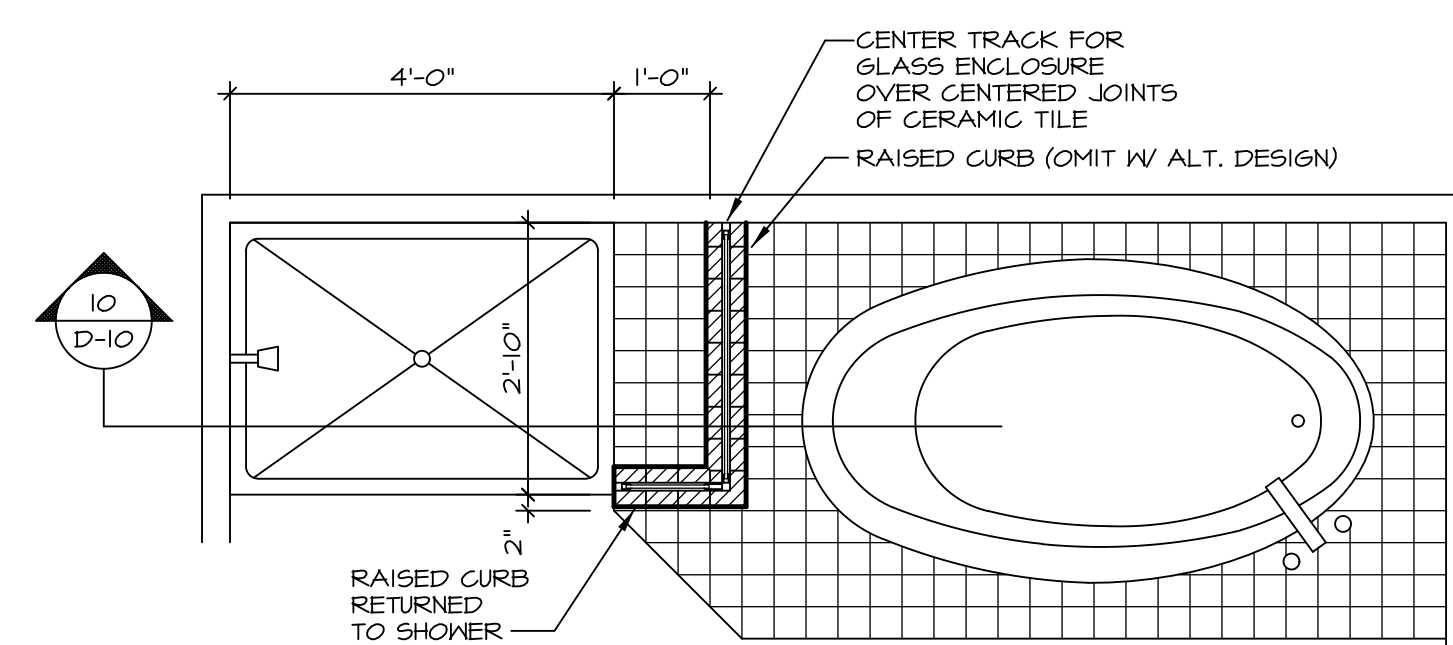
6 SECTION OF TUB TO WALL CONDITION
D-10 SCALE: 1 1/2" = 1'-0"



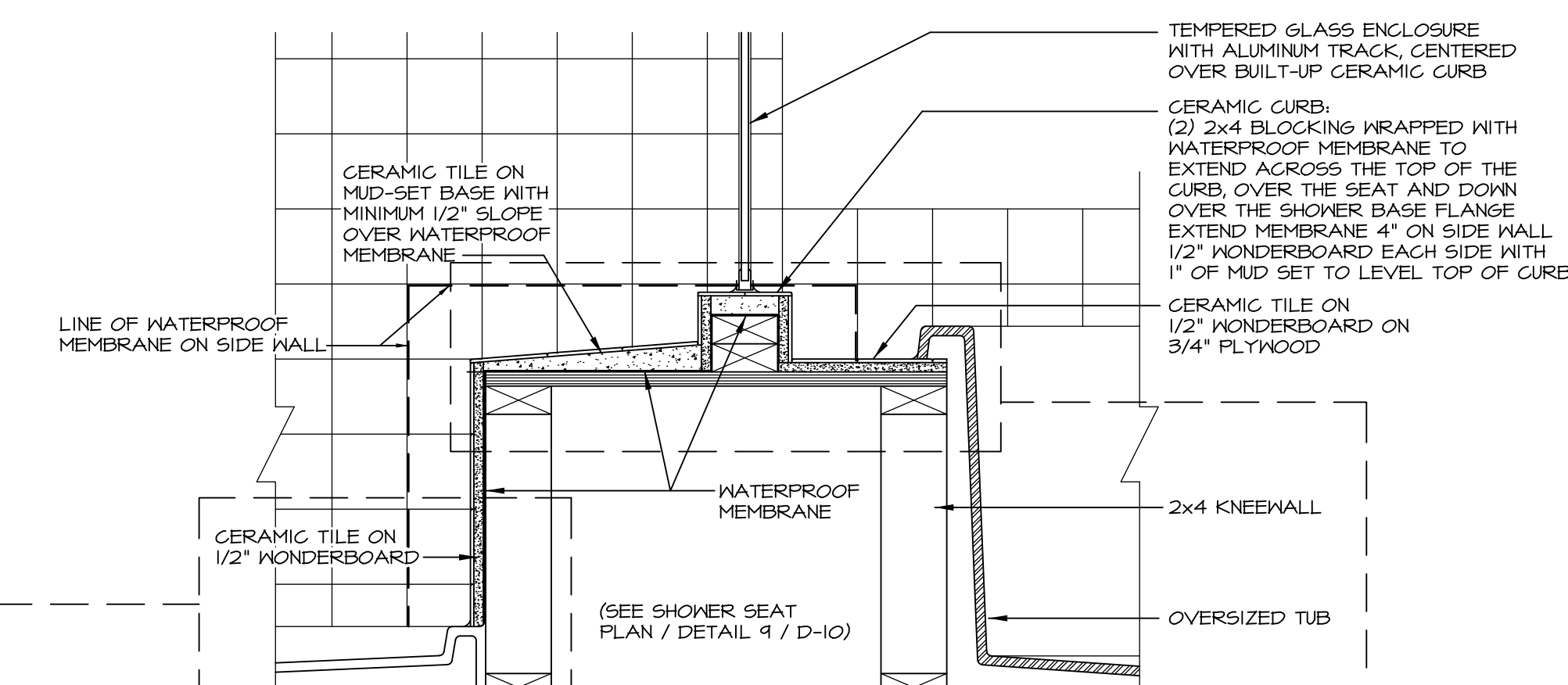
7 SECTION OF SHOWER SEAT AND SHELF
D-10 SCALE: 1 1/2" = 1'-0"



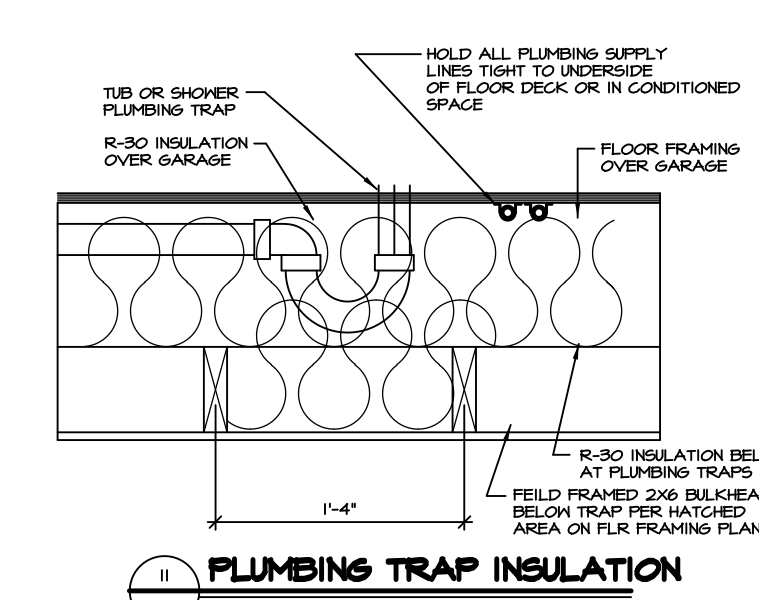
8 SECTION OF SHOWER SEAT
D-10 SCALE: 1 1/2" = 1'-0" FIBERGLASS SHOWER BASE



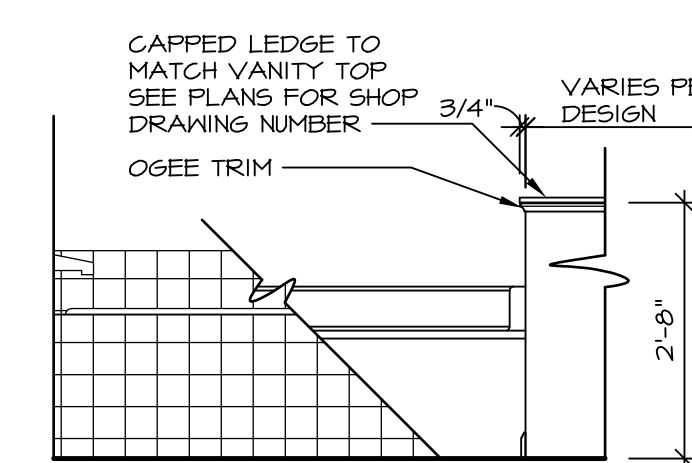
9 SHOWER SEAT PLAN / DETAIL
D-10 SCALE: 1" = 1'-0"



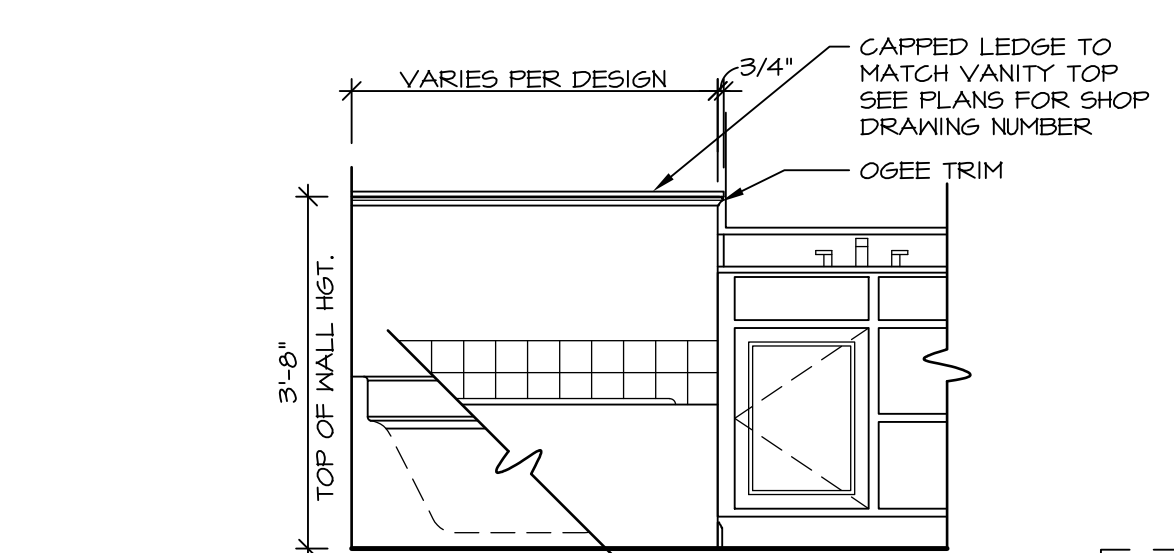
10 SHOWER SEAT SECTION
D-10 SCALE: 1 1/2" = 1'-0"



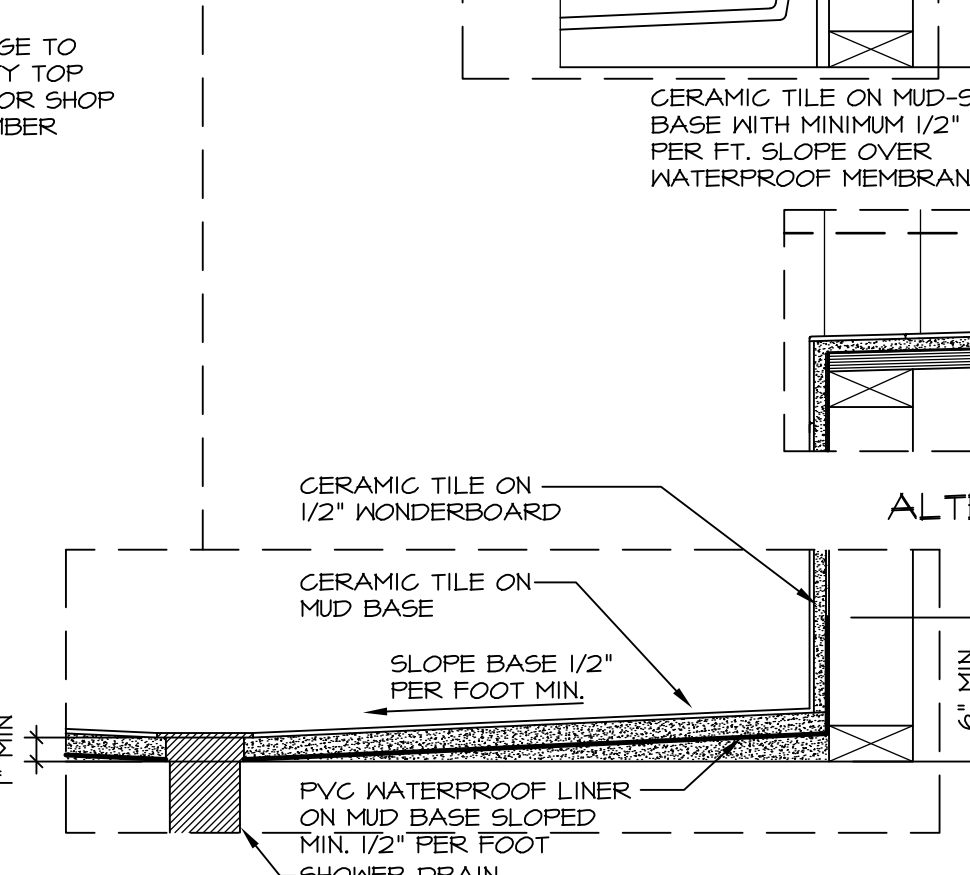
11 PLUMBING TRAP INSULATION
D-10 SCALE: 1 1/2" = 1'-0"



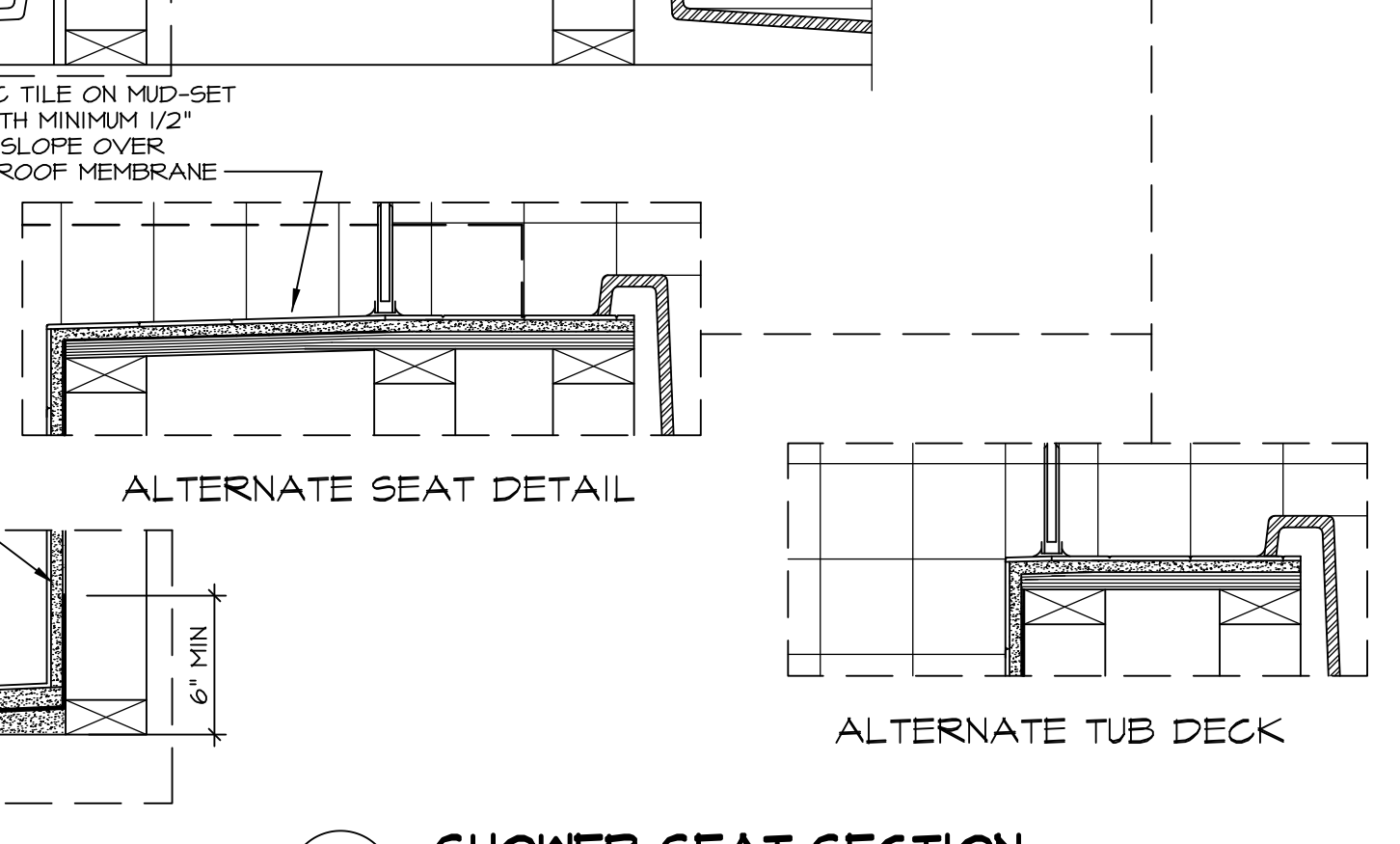
12 BATHROOM LEDGE DETAIL
D-10 SCALE: 1 1/2" = 1'-0"



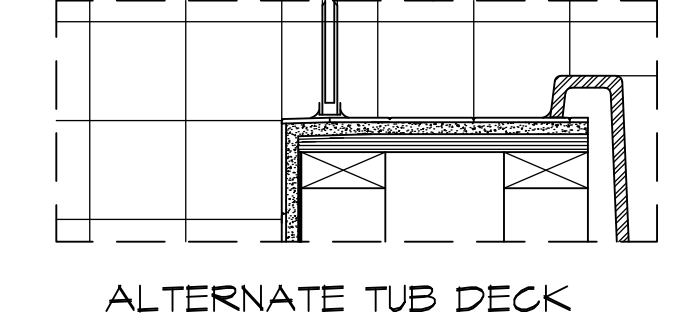
LEDGE DETAIL WITH VANITY AND TUB



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

REMARKS

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)

STANDARD DETAILS

MODEL DRAWING TITLE POTOMAC SHORES UPGRADE TUB DETAILS

SHEET NO. D-10

OPTION DESCRIPTION

DATE: 4/25/14

OPTION

RYAN Homes

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

SET NO. CORNERSTONE

VERSION BY RJC

DATE: 4/25/14

OPTION

05/17/17 - 8:05 am