

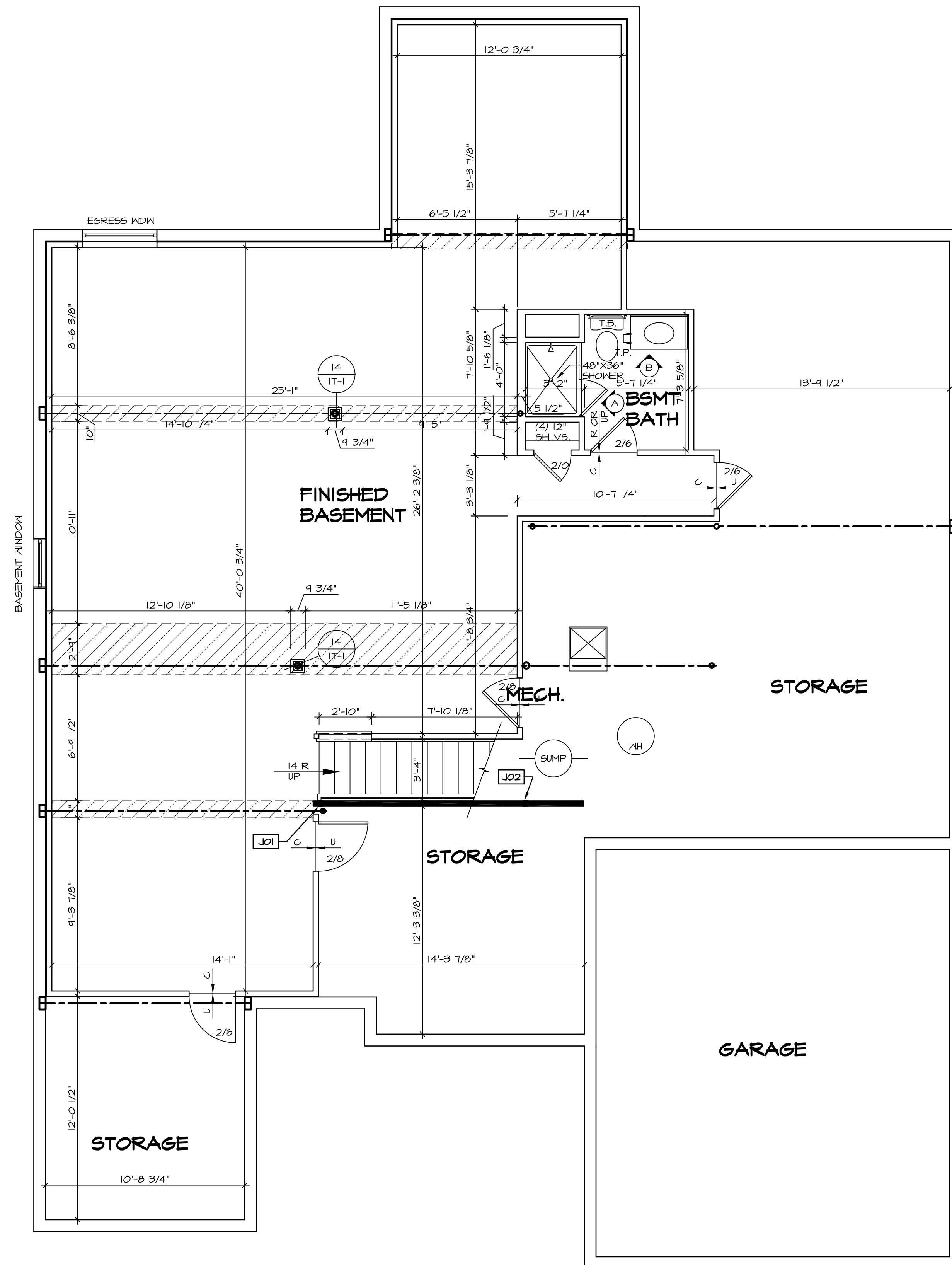
PLUMBING PLAN
SCALE: 1/4" = 1'-0"

SHEET NO.	A-5
MODEL	SPRINGMANOR
DRAWING TITLE	PLUMBING PLAN
OPTION DESCRIPTION	
OPTION	33
SET NO.	SPM00
VERSION	01
DRAWN BY	
DATE	08/12/2015
OPTION	

NVR
Architectural Services
5285 Westchase Lane, Suite 100
Frederick, MD 21703

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REV. NO.	DATE	REMARKS



LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN 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 CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
 - SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 - SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

- GYPSON NOTES**
- AT GARAGE:
GYPSON BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSON BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

BASEMENT JACK SCHEDULE

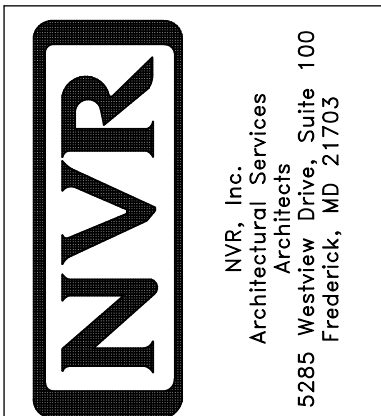
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO1	JACK - (2) 2X4 SPF STUD GRADE		BO014	
JO2	JACK - (2) 2X4 SPF STUD GRADE		BO014	

1
A-6 **BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"

REMARKS

REV. NO. DATE

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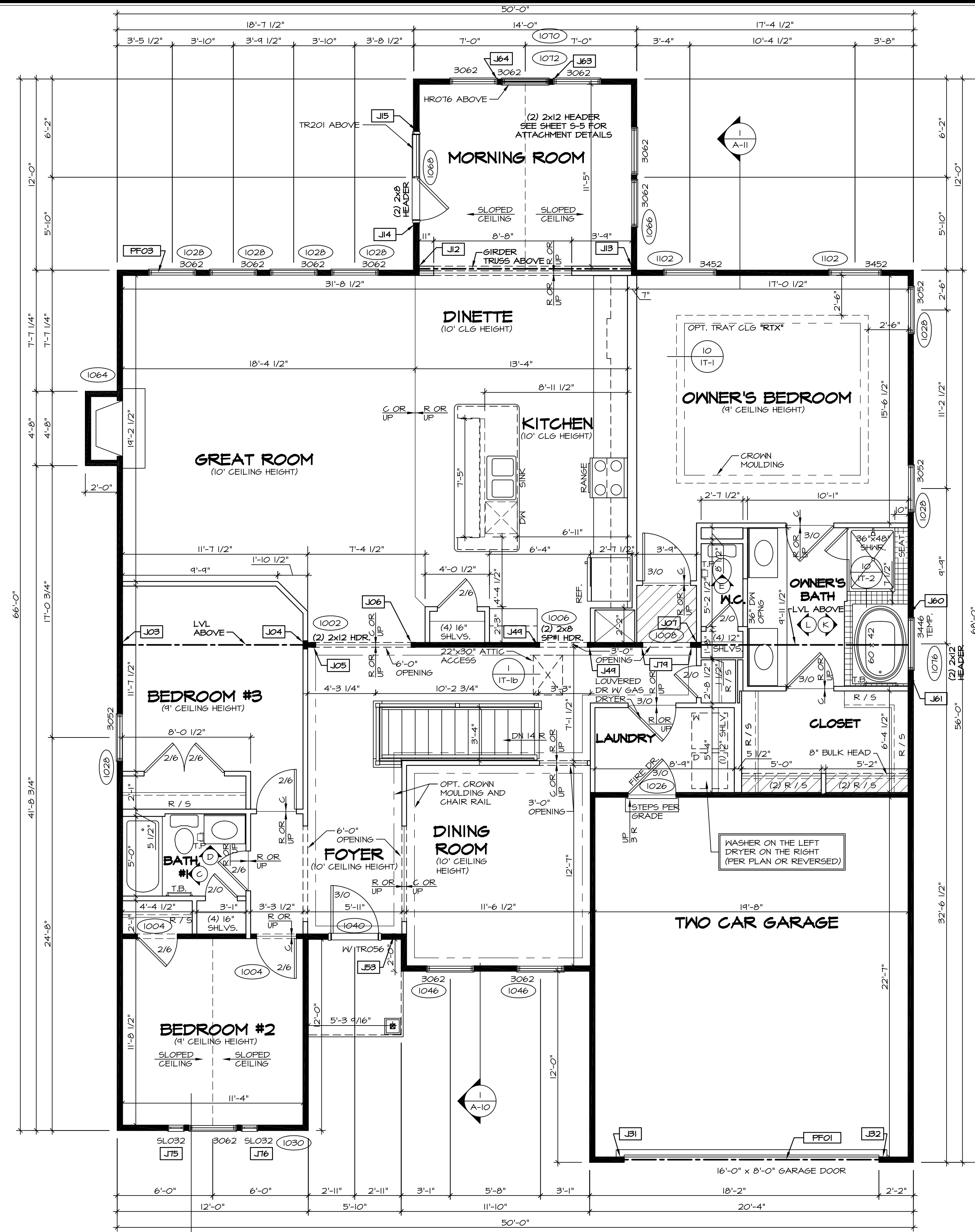


SET NO. SPM00
VERSION 01
DRAWN BY
DATE: 08/12/2015
OPTION

MODEL
SPRINGMANOR
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-6

35



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

FLOOR PLAN NOTES

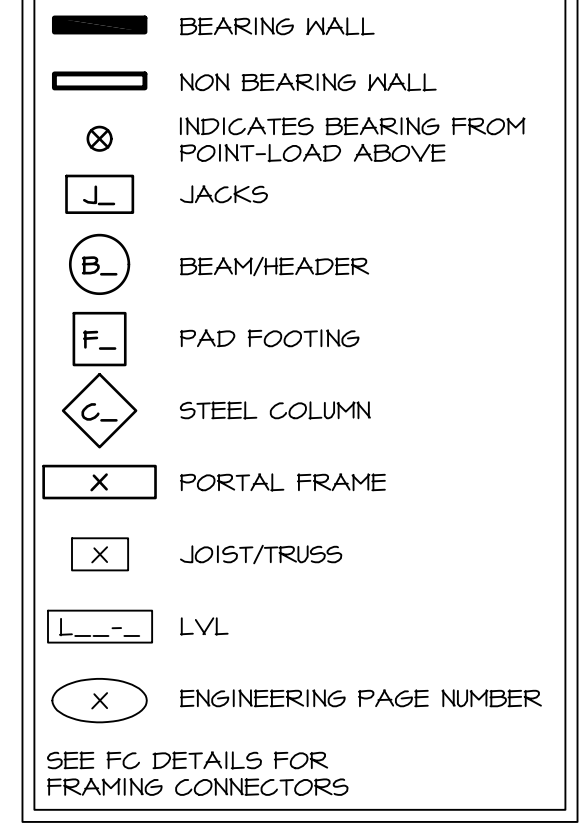
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
- SEE BRACED WALL PANEL DETAIL SHEET FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE 7'-0" HEADER HEIGHT UNLESS OTHERWISE NOTED.

GYPSTUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

LEGEND



FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J03	JACK - (3) 2x4 SFF#1	BCB	1000	
J04	JACK - (4) 2x4 SFF STUD GRADE	BCB	1000	
J05	JACK - (2) 2x4 SFF STUD GRADE		1002	
J06	JACK - (2) 2x4 SFF STUD GRADE		1002	
J07	JACK - (4) 2x4 SFF STUD GRADE	ZIA	1010	
J12	JACK - (3) 2x4 SFF STUD GRADE	MAA	1012	
J13	JACK - (3) 2x4 SFF STUD GRADE	MAA	1012	
J14	JACK - 2x4 SFF STUD GRADE	MAA	1068	
J15	JACK - 2x4 SFF STUD GRADE	MAA	1068	
J19	JACK - (2) 2x4 SFF STUD GRADE	GCB, GCF	1052	
J22	JACK - (2) 2x4 SFF STUD GRADE	GCB, GCF	1052	
J44	JACK - (2) 2x4 SFF STUD GRADE	ZIA	1006	
J53	JACK - (2) 2x4 SFF STUD GRADE	ELB, ELK	1034	
J60	JACK - (2) 2x4 SFF STUD GRADE	AMF, ZIA	1016	
J61	JACK - (2) 2x4 SFF STUD GRADE	AMF, ZIA	1016	
J63	JACK - (2) 2x4 SFF STUD GRADE	MAA	1010	
J64	JACK - (2) 2x4 SFF STUD GRADE	MAA	1010	
J75	JACK - (2) 2x4 SFF STUD GRADE	ELK	1030	
J76	JACK - (2) 2x4 SFF STUD GRADE	ELK	1030	
J79	JACK - 2x4 SFF STUD GRADE	ZIA	1008	

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
- 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
- 4A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE

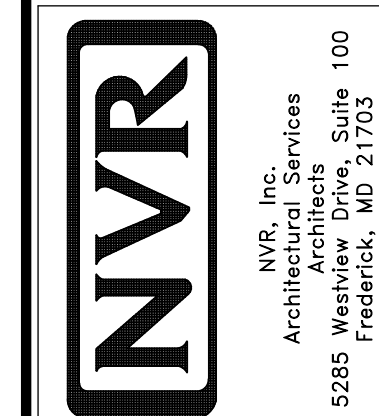
FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
PF01	EXT HEADER - 2X12 - 2 PLY	20'-0"	GCB	1052	FIELD INSTALLED
PF03	EXT HEADER - 2X12 - 2 PLY	18'-4"		1028	FIELD INSTALLED

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
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MODEL: SPRINGMANOR
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION:

SET NO. SPM00
VERSION: 01
DRAWN BY: [Blank]
DATE: 06/12/2015
OPTION: [Blank]

SHEET NO. A-7
37