

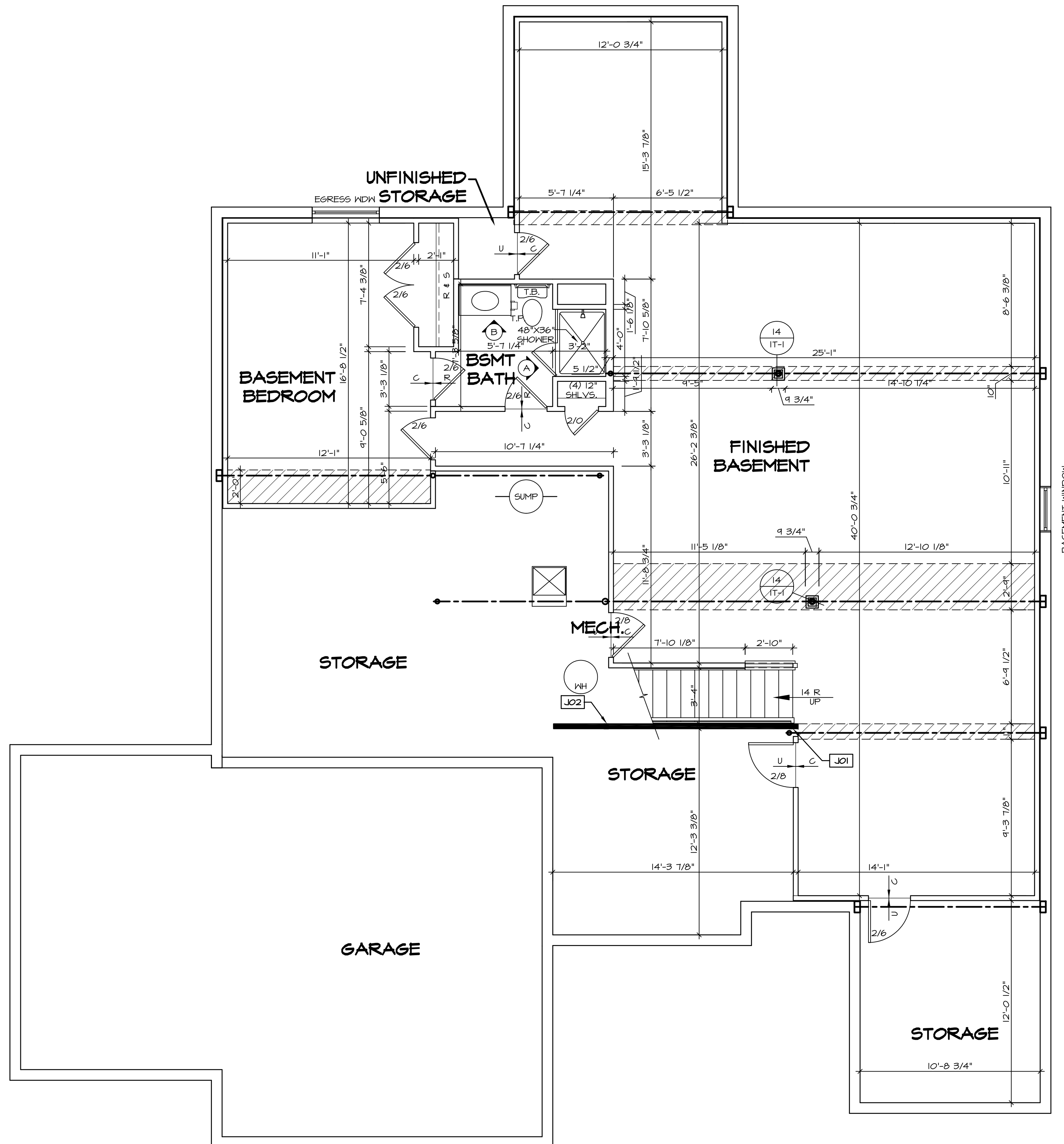
1
A-5 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE:	OPTION
A-5	SPRINGMANOR	SPM00_01	01		08/12/2015	
	DRAWING TITLE					
	PLUMBING PLAN					
	OPTION DESCRIPTION					

NVR
 NVR, Inc.
 Architects
 5285 Washington Blvd, 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
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- C STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- L LVL
- X ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

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

- GYPSUM NOTES**
- AT GARAGE:
GYPSUM 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" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

BASEMENT JACK SCHEDULE

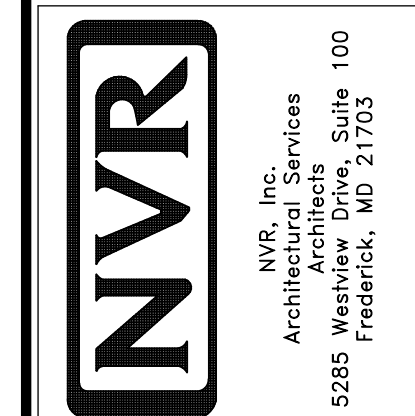
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO1	JACK - (2) 2X4 SPF STUD GRADE		BO014	
JO2	JACK - (2) 2X4 SPF STUD GRADE		BO014	

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

REMARKS

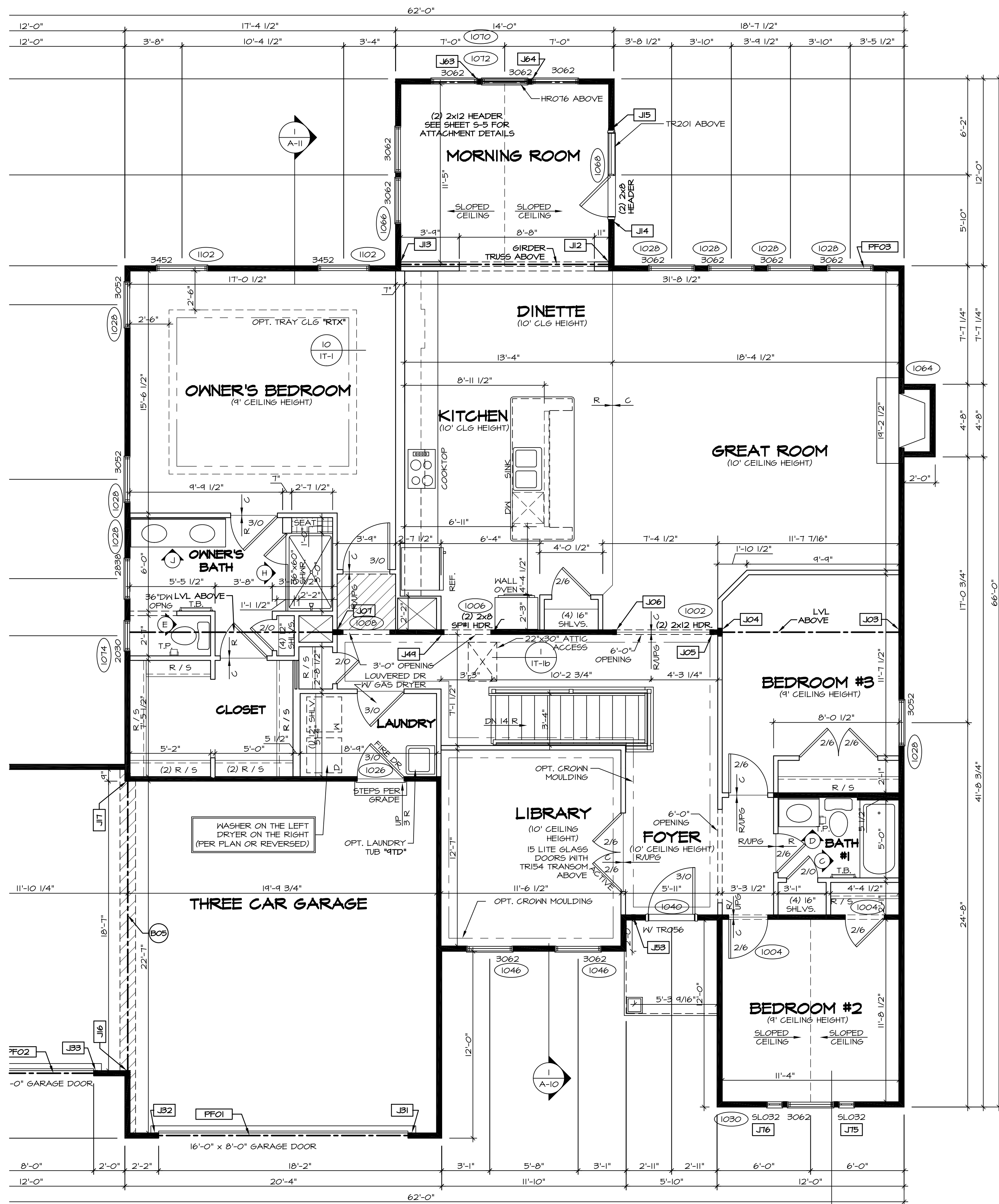
REV. NO.	DATE

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

MODEL	SPRINGMANOR
DRAWING TITLE	BASEMENT FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-6
	35



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 7'-0" HEADER HEIGHT UNLESS OTHERWISE NOTED.

GYPSUM NOTES

AT GARAGE:
 GYPSUM 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" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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

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	MAA	1002	
J06	JACK - (2) 2X4 SFF STUD GRADE	MAA	1012	
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	
J16	JACK - (4) 2X4 SFF#1	GCF	1080	
J17	JACK - (4) 2X4 SFF#1	GCF	1080	
JB1	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1052	
JB2	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1052	
JB3	JACK - (2) 2X4 SFF STUD GRADE	GCF	1056	
JB4	JACK - (2) 2X4 SFF STUD GRADE	GCF	1056	
J44	JACK - (2) 2X4 SFF STUD GRADE	ZIA	1006	
J53	JACK - (2) 2X4 SFF STUD GRADE	ELB, ELK	1034	
J63	JACK - (2) 2X4 SFF STUD GRADE	MAA	1070	
J64	JACK - (2) 2X4 SFF STUD GRADE	MAA	1070	
J75	JACK - (2) 2X4 SFF STUD GRADE	ELK	1030	
J76	JACK - (2) 2X4 SFF STUD GRADE	ELK	1030	

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

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

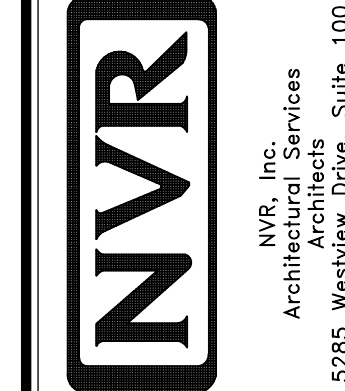
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
BC05	BEAM STEEL - W12X16	18'-7"	GCF	1000	
PF01	EXT HEADER - 2X12 - 2 PLY	20'-0"	GCB	1052	FIELD INSTALLED
PF02	EXT HEADER - 2X12 - 2 PLY	11'-4"	GCF	1056	FIELD INSTALLED
PF03	EXT HEADER - 2X12 - 2 PLY	18'-4"	MAA	1048	FIELD INSTALLED
PF08	BEAM BUILT 2X12 - 2 PLY	14'-0"	MAA	1070	PORTAL FRAME

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
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REV. NO. DATE

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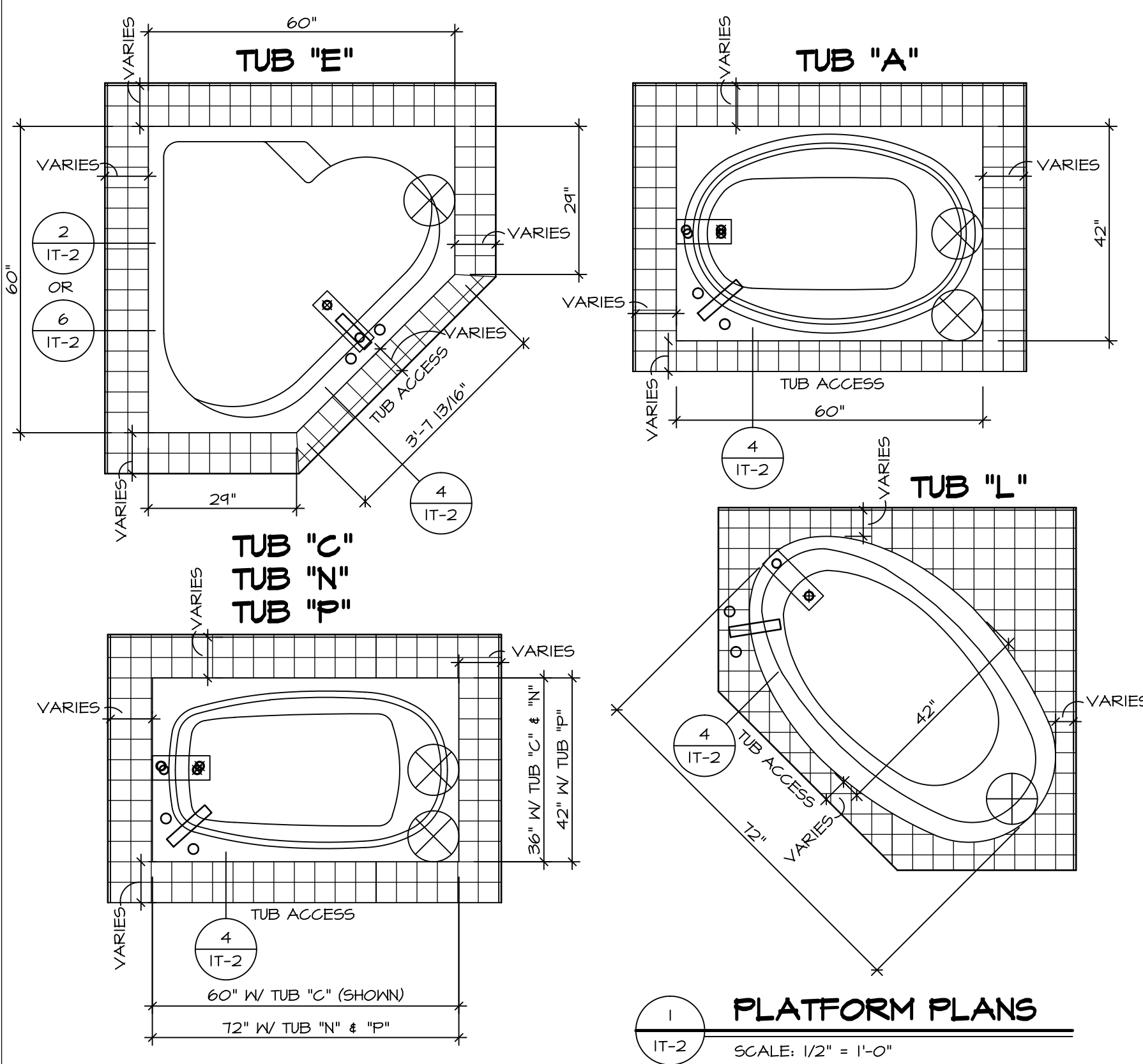


SET NO. SPM00
 VERSION 01
 DRAWN BY
 DATE: 08/12/2015
 OPTION

MODEL: SPRINGMANOR
 DRAWING TITLE: FIRST FLOOR PLAN
 OPTION DESCRIPTION

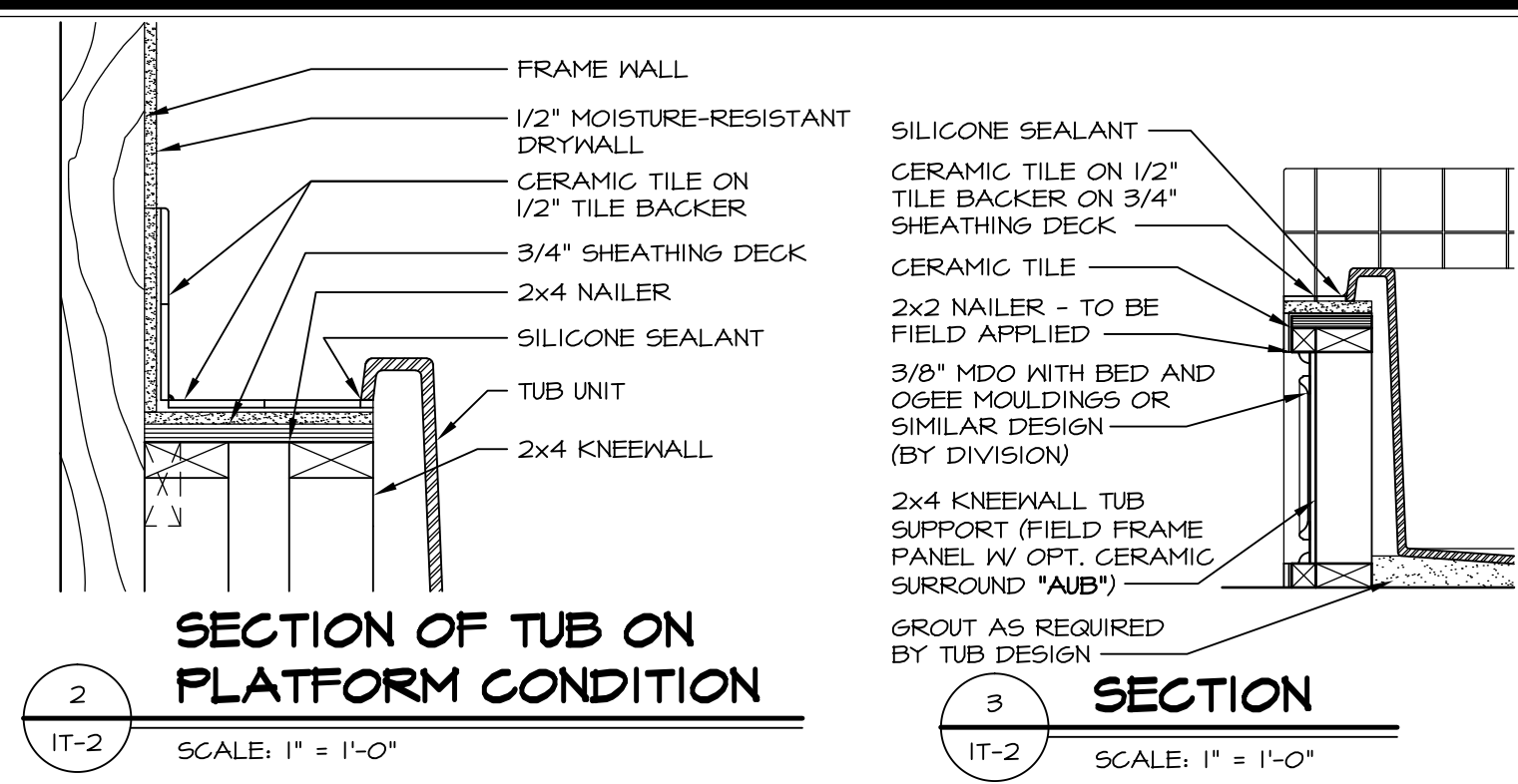
SHEET NO. A-7
 37

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

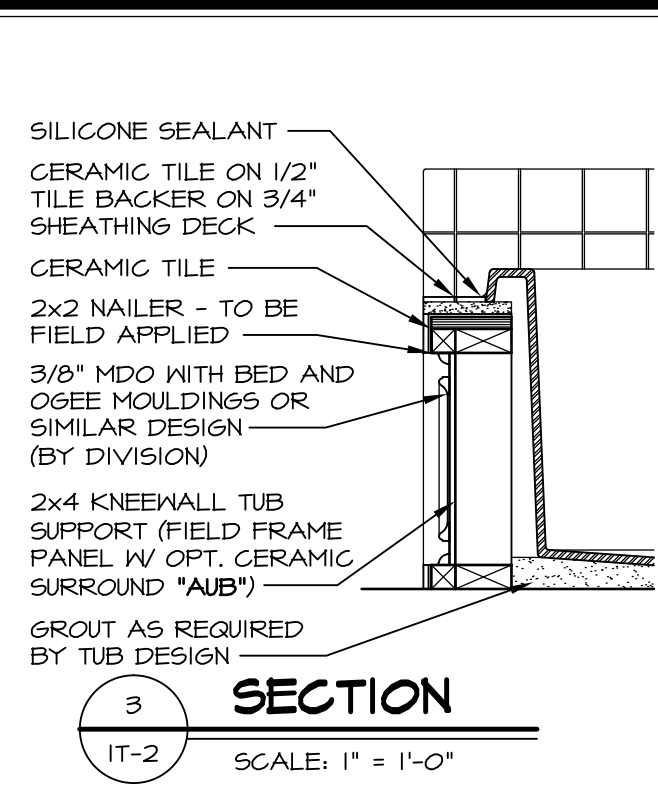


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

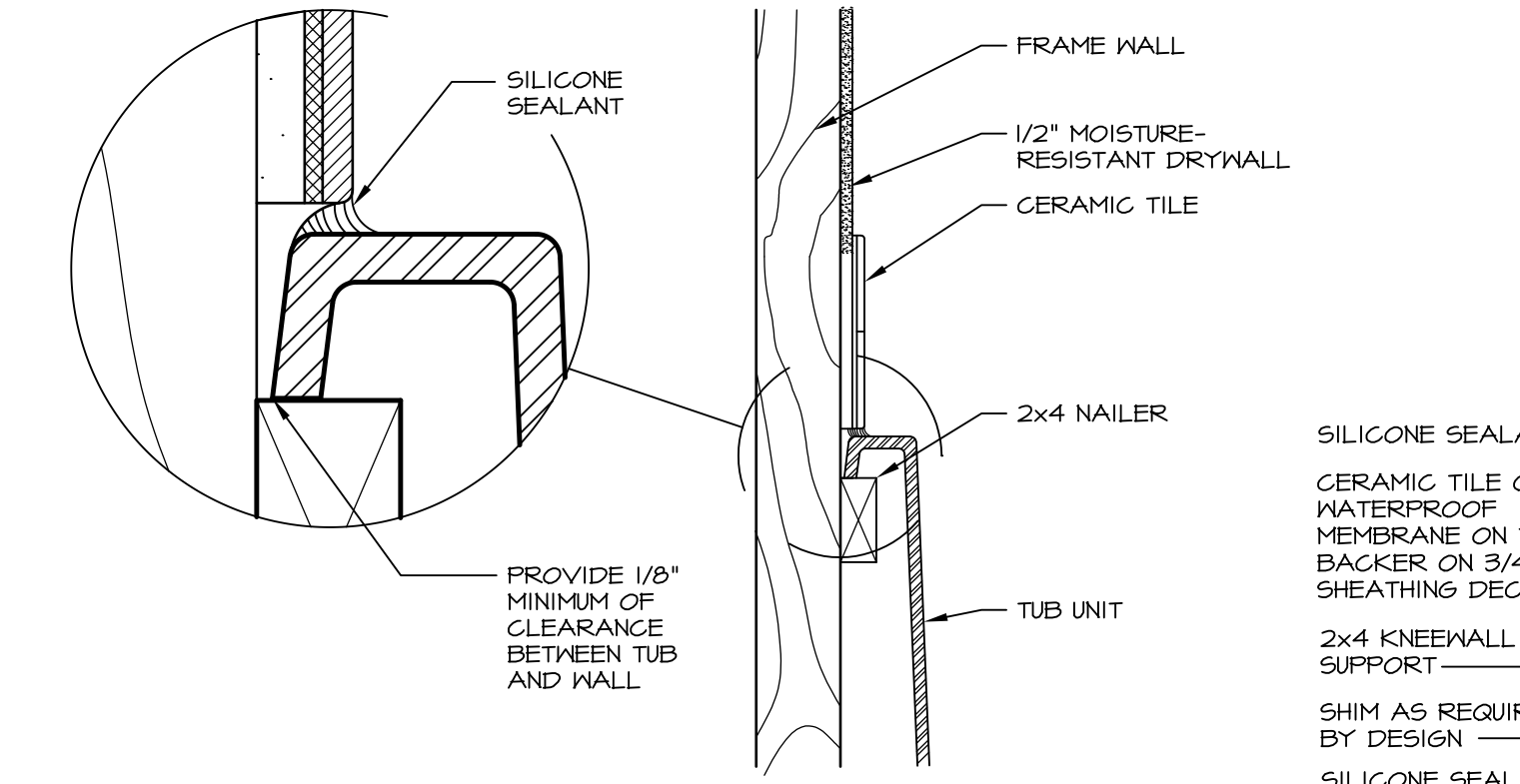
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/STERLING	18 3/4"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



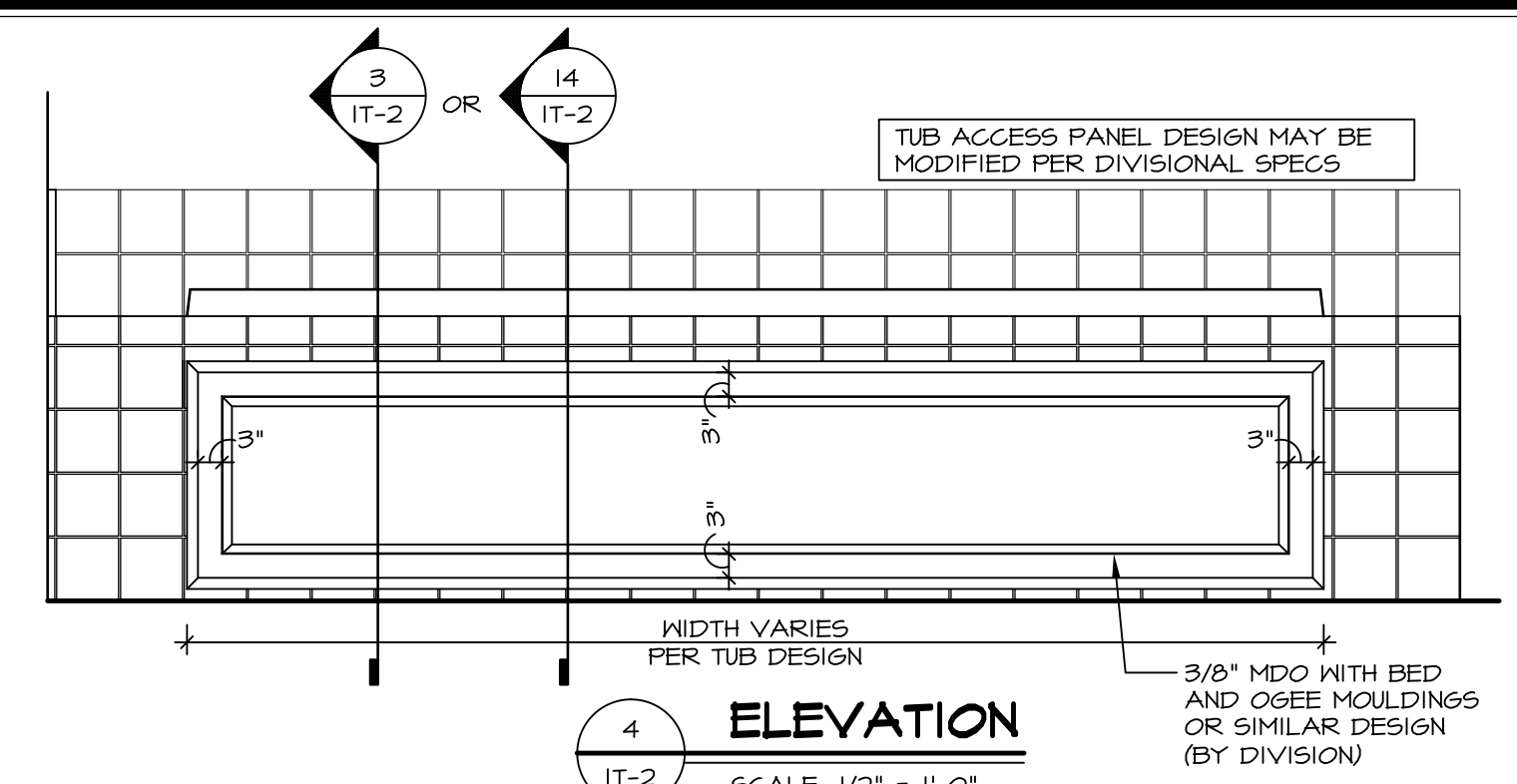
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



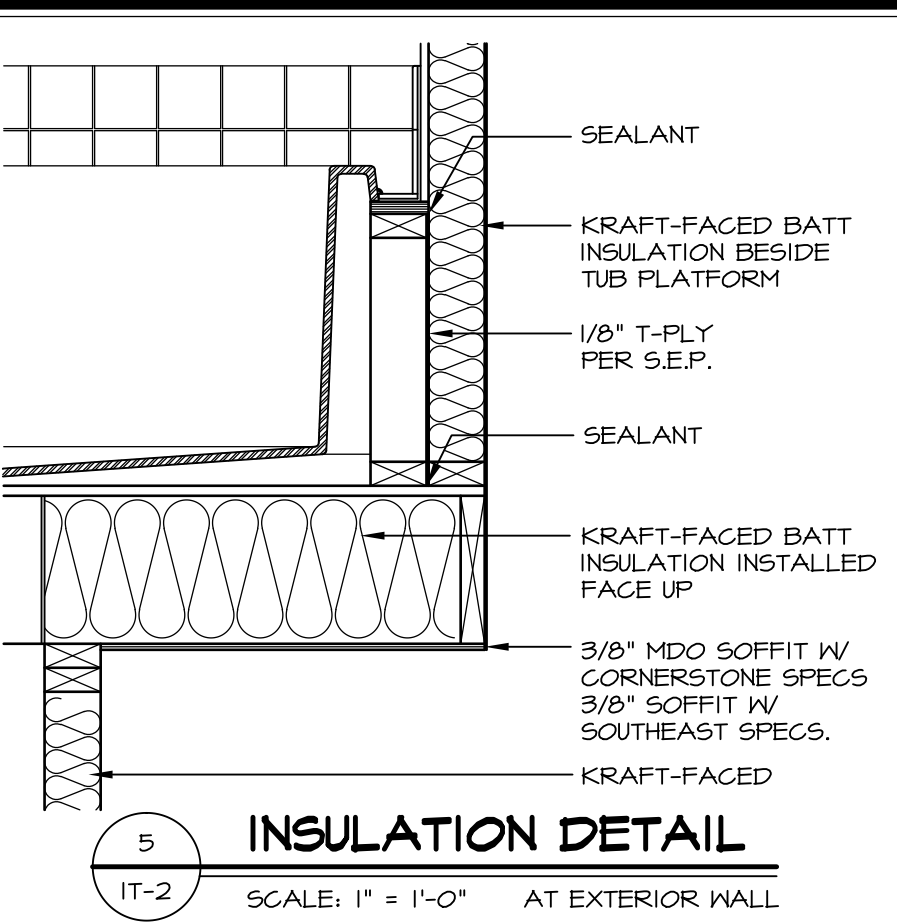
3 SECTION
SCALE: 1" = 1'-0"



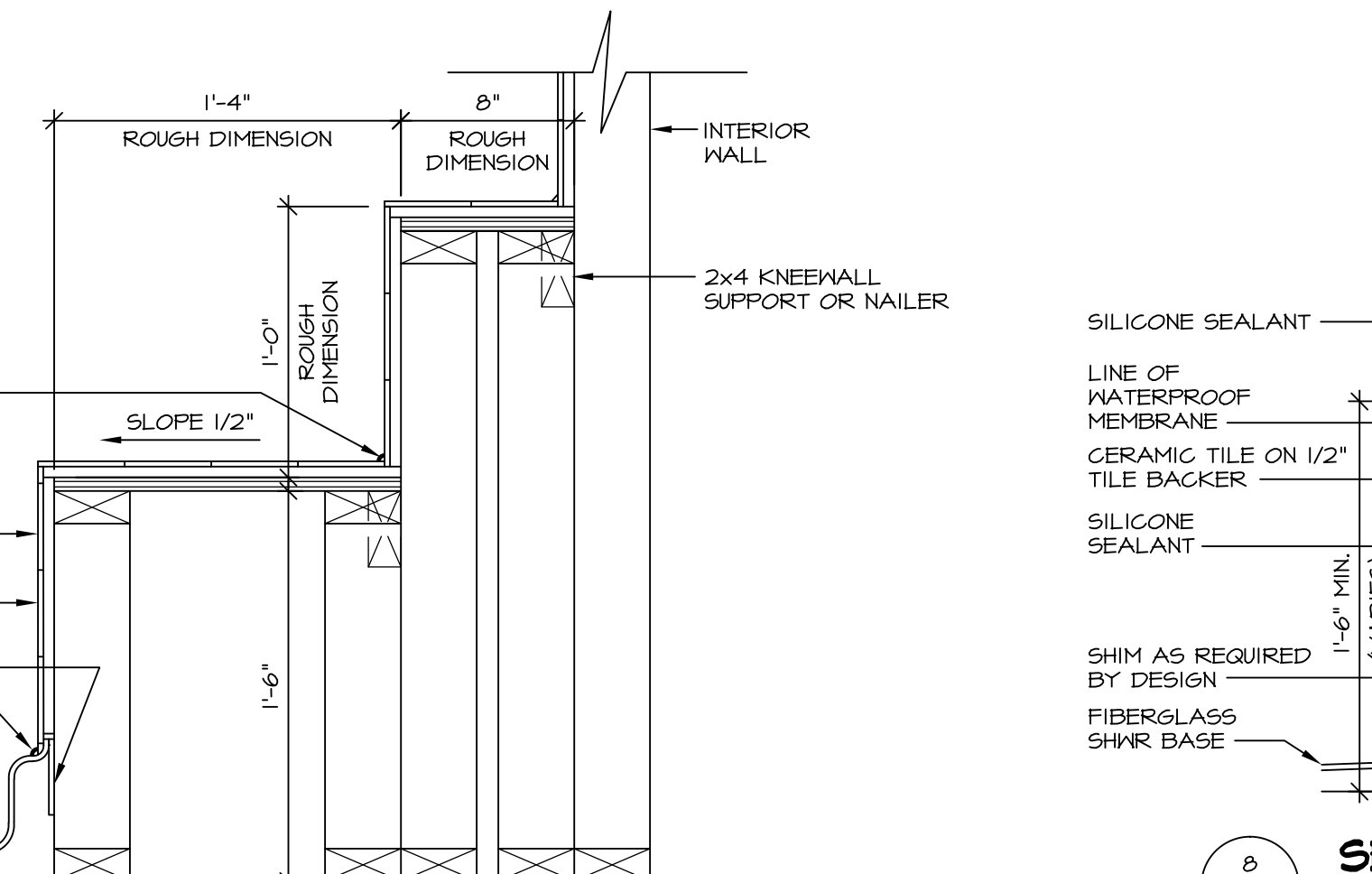
6 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



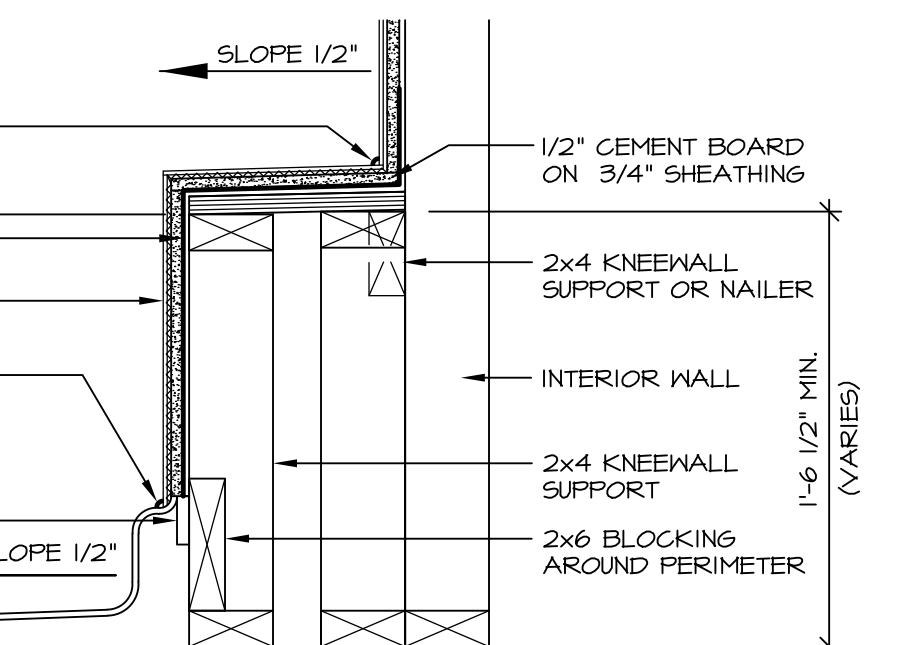
4 ELEVATION
SCALE: 1/2" = 1'-0"



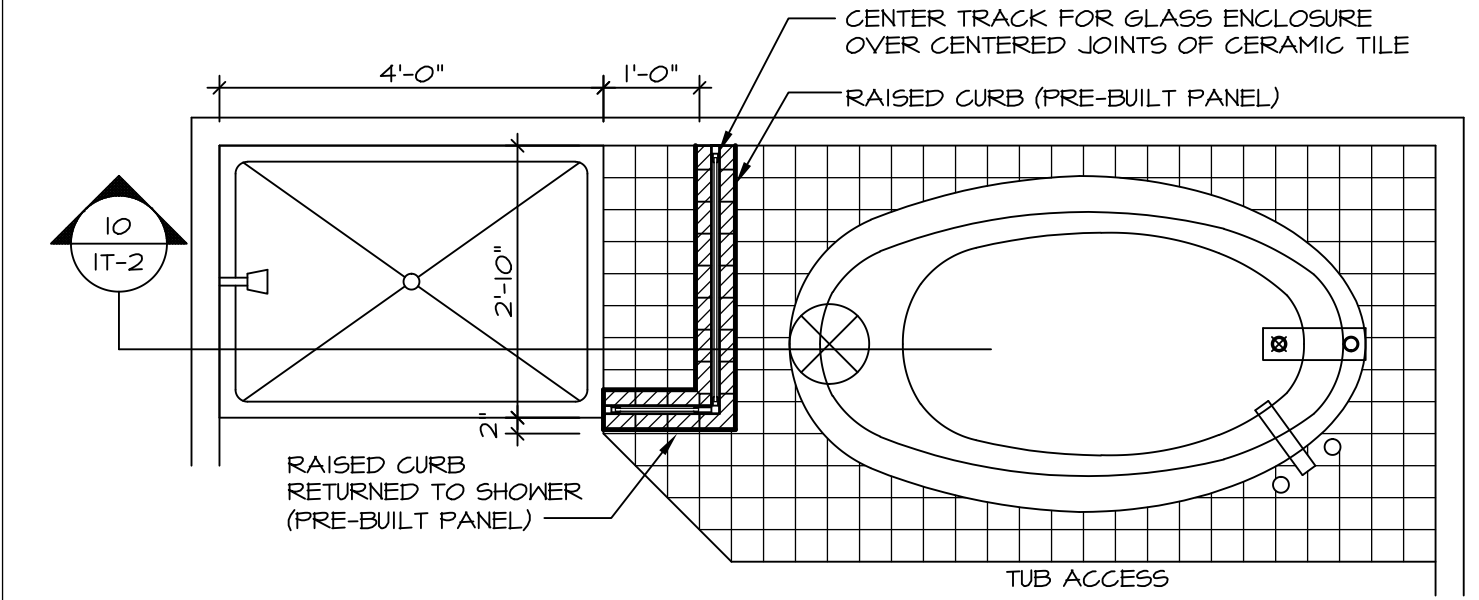
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



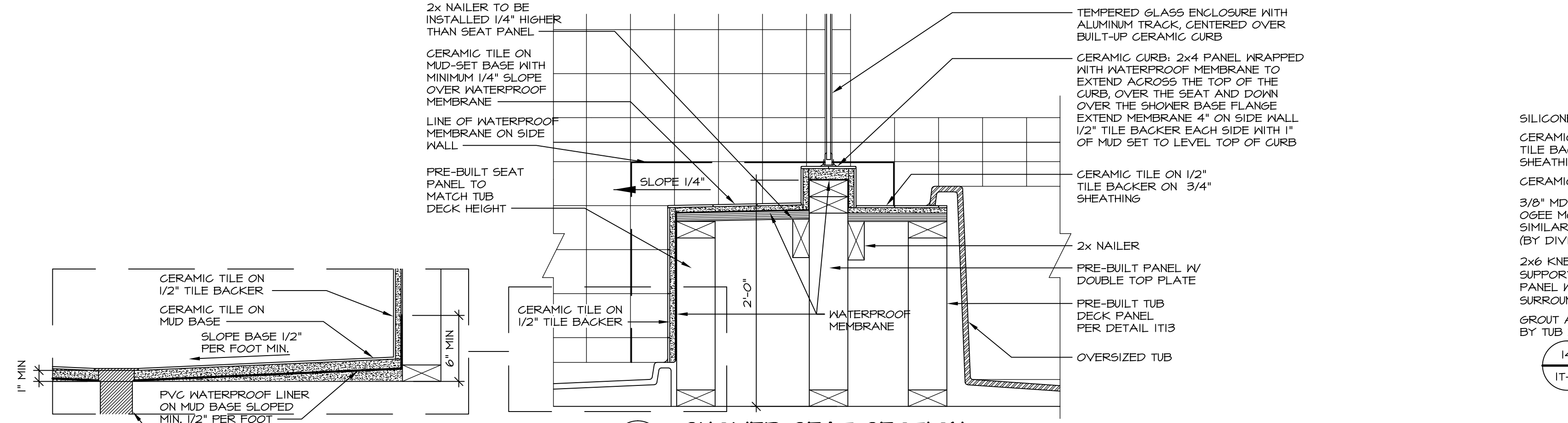
7 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



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



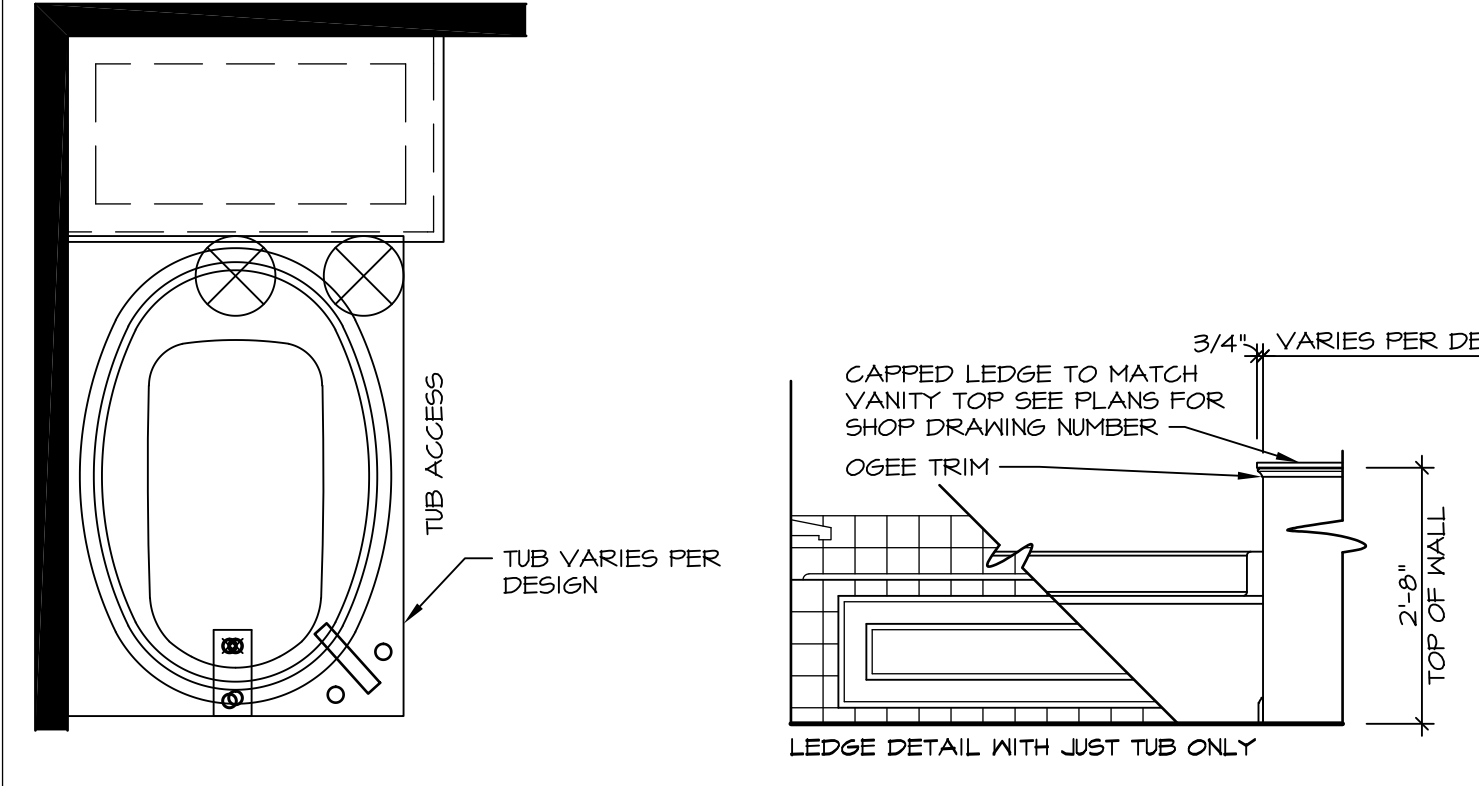
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



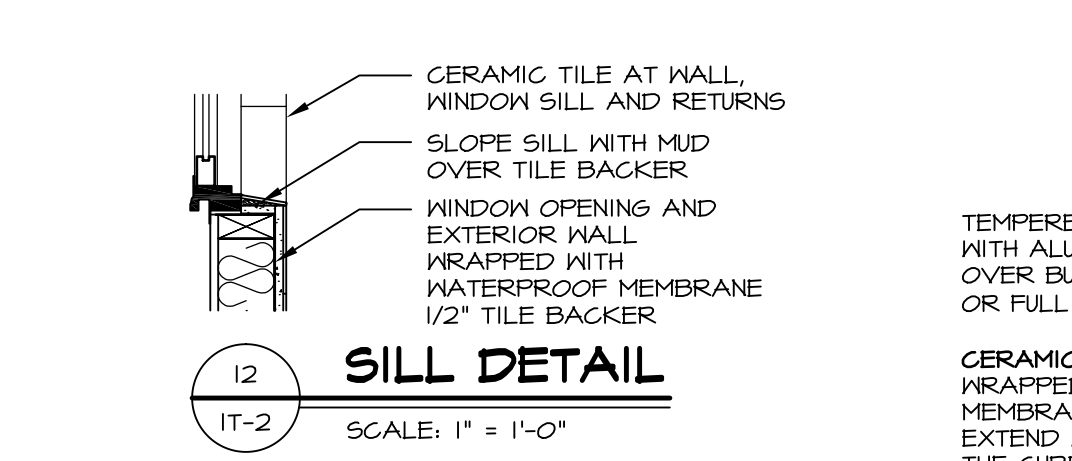
10 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



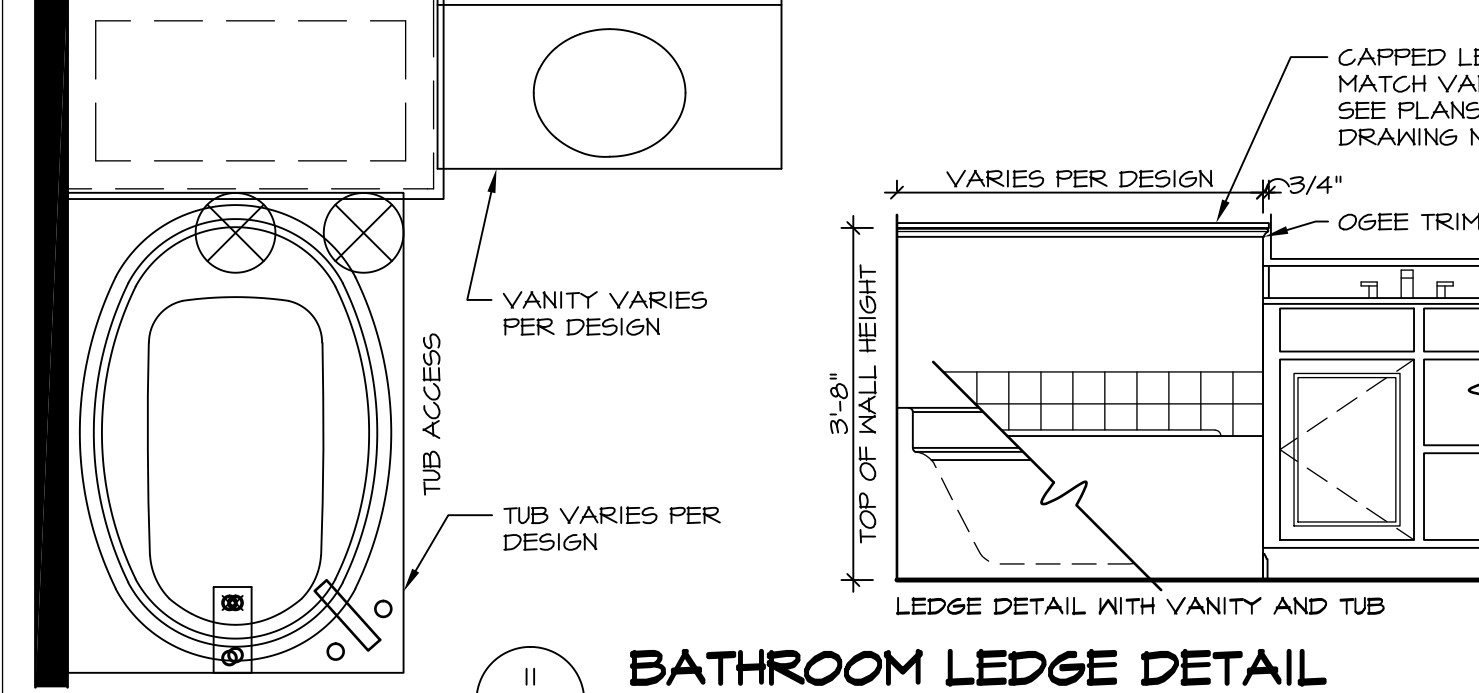
11 ALTERNATE SHOWER PAN DETAIL



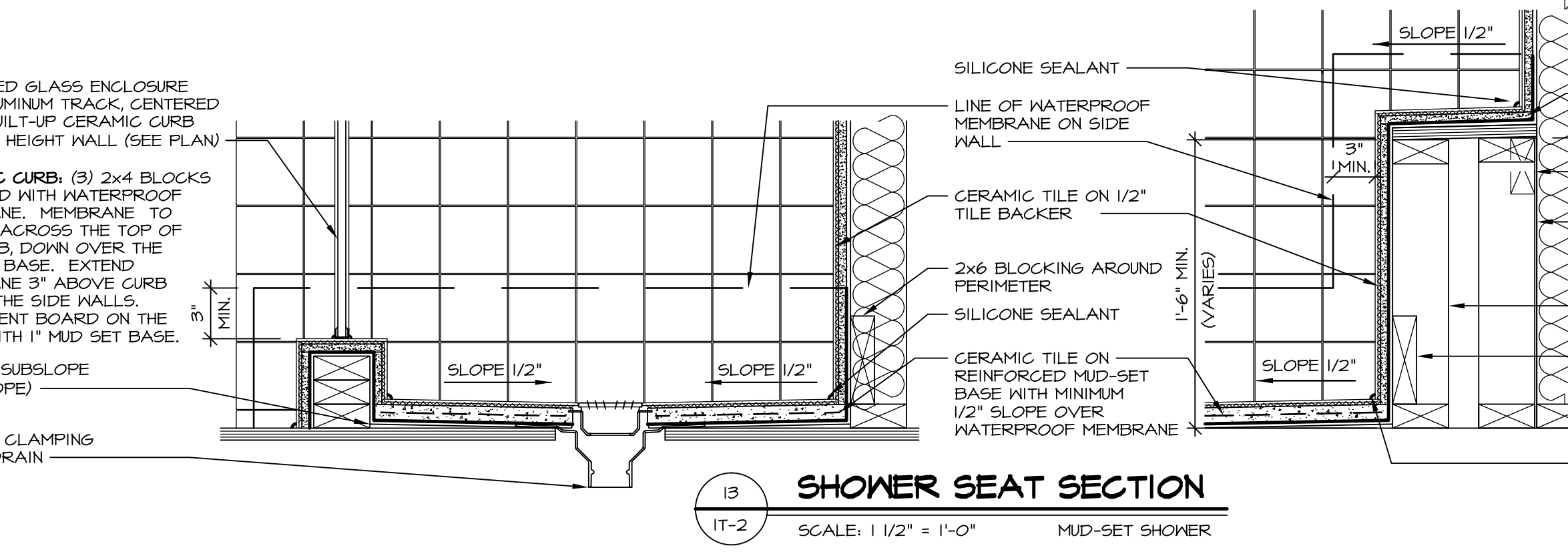
12 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



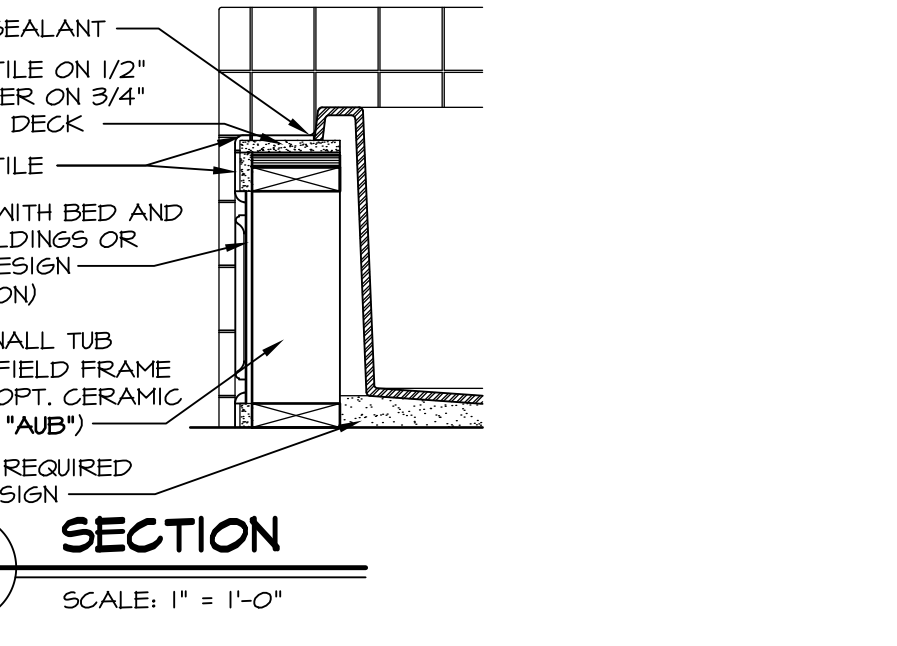
13 SILL DETAIL
SCALE: 1" = 1'-0"



11 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



13 SHOWER SEAT SECTION
SCALE: 1 1/2" = 1'-0" MUD-SET SHOWER



14 SECTION
SCALE: 1" = 1'-0"

REMARKS

REV. NO. DATE

SET NO. NVR

VERSION

DRAWN BY

DATE:

OPTION

MODEL

STANDARD DETAILS

DRAWING TITLE

INTERIOR TRIM DETAILS

BATH DETAILS

OPTION DESCRIPTION

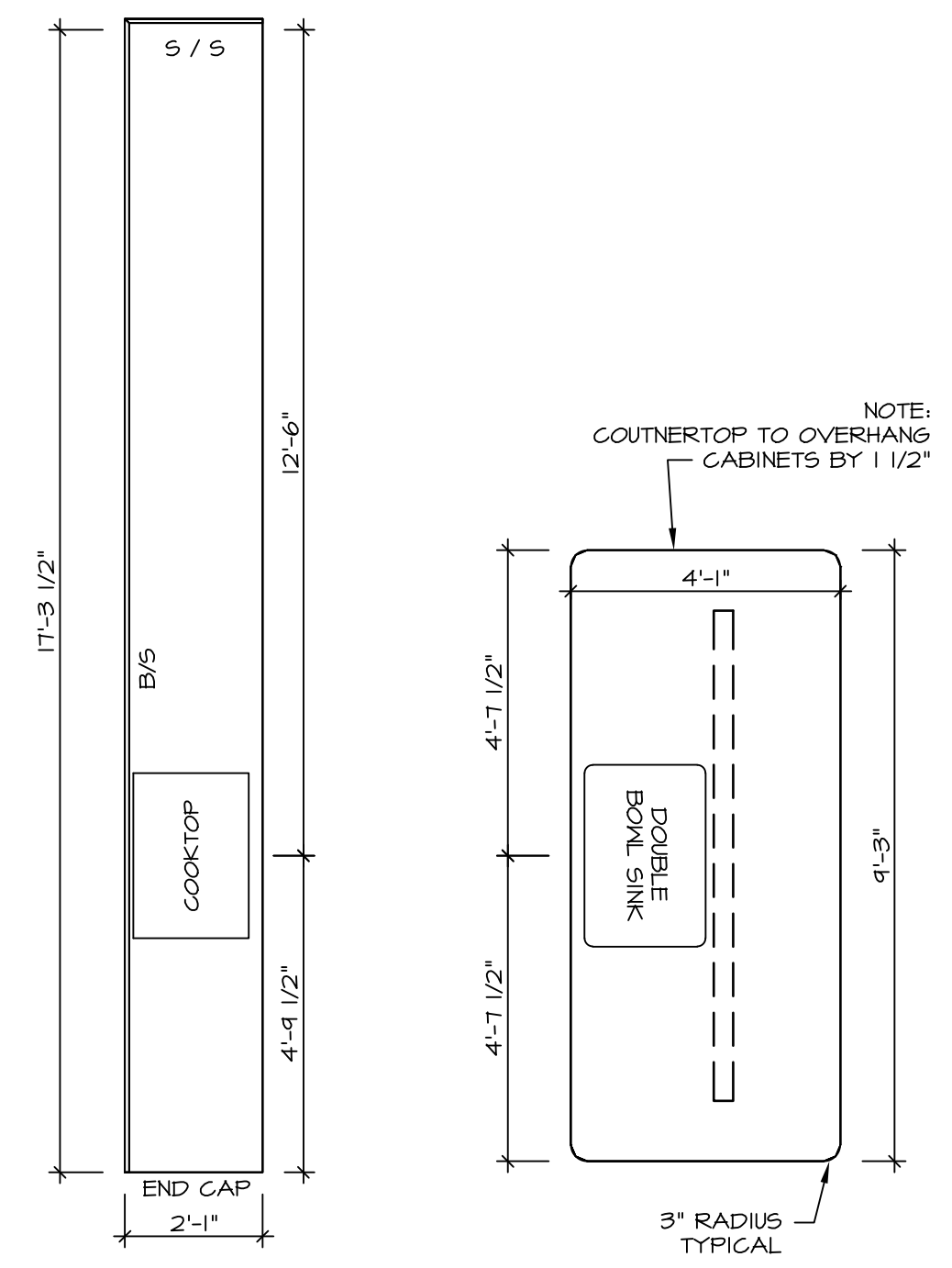
IT-2

J:\Dwg\NVR\Interior Trim\IT2.dwg 11/07/16 - 10:52 am

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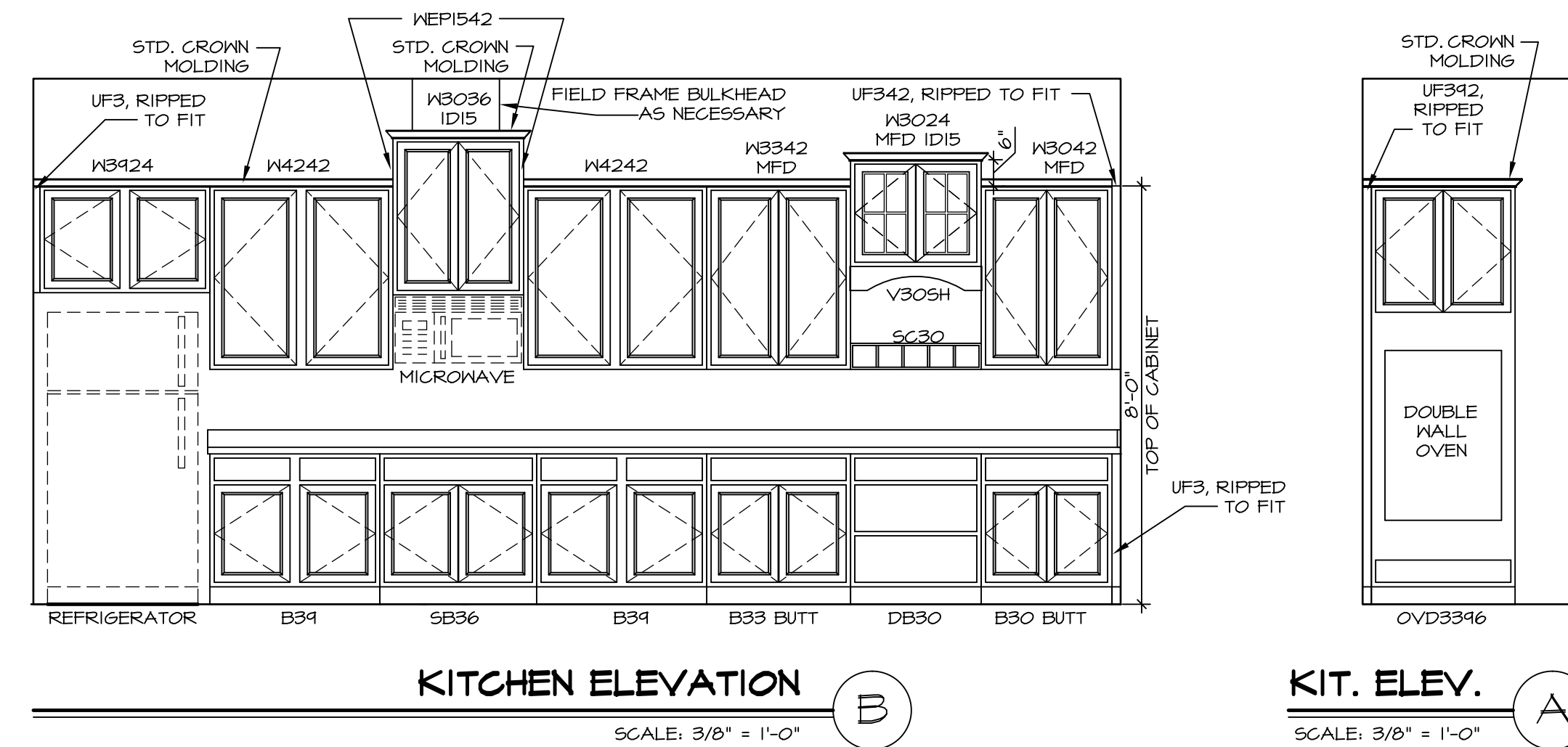
NVR

NVR, Inc.
Architectural Services
21 Bay View
Frederick, MD 21702



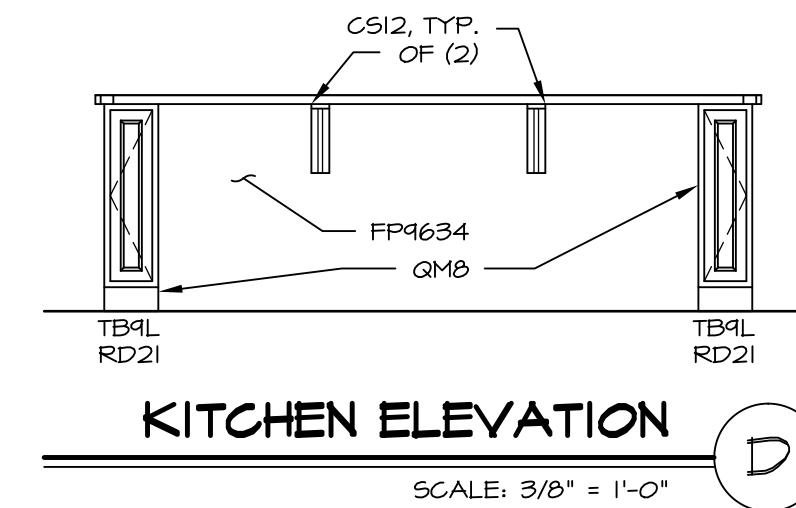
KITCHEN COUNTERTOP PLAN - (KT-3340)

SCALE: 3/8" = 1'-0" A-13

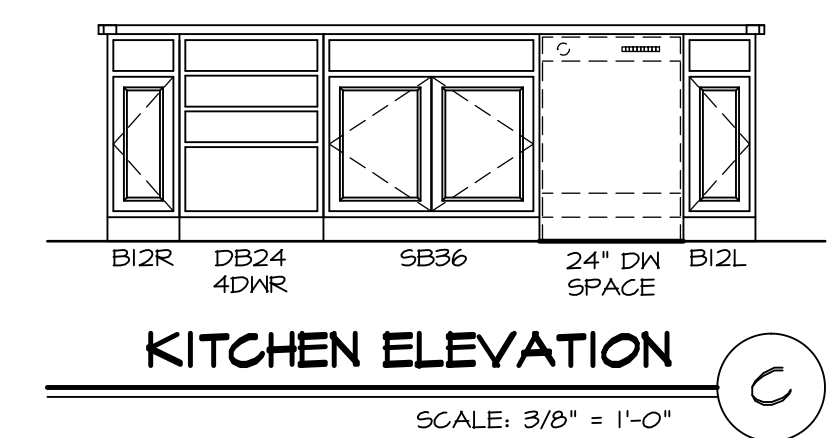


KITCHEN ELEVATION B
SCALE: 3/8" = 1'-0"

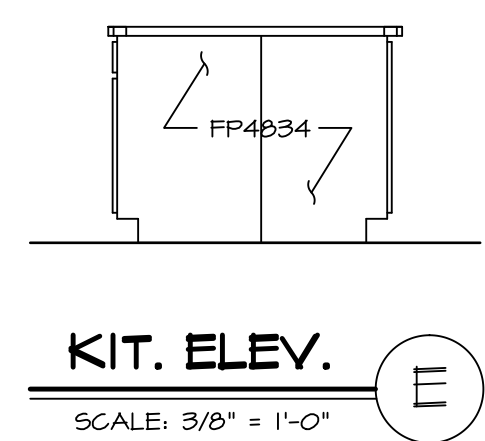
KIT. ELEV. A
SCALE: 3/8" = 1'-0"



KITCHEN ELEVATION D
SCALE: 3/8" = 1'-0"



KITCHEN ELEVATION C
SCALE: 3/8" = 1'-0"

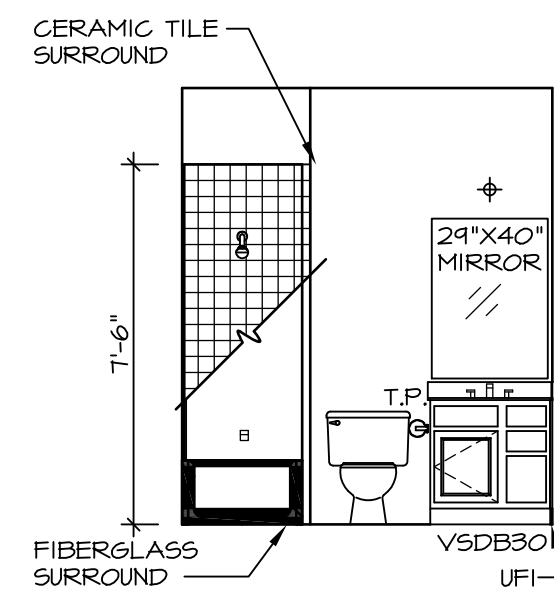


KIT. ELEV. E
SCALE: 3/8" = 1'-0"

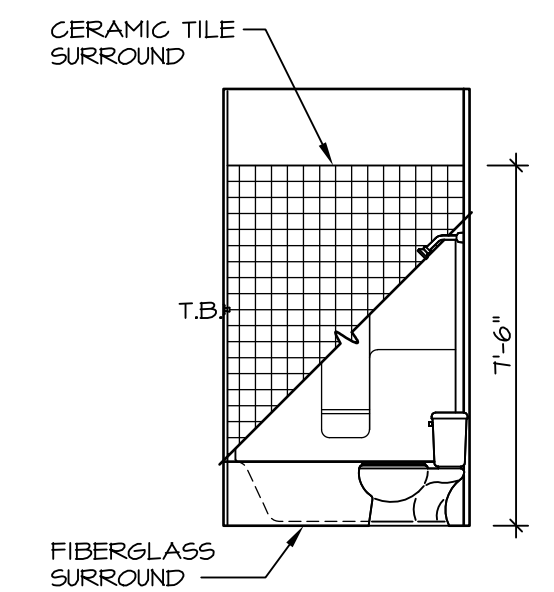
SHEET NO. A-13 MODEL SPRINGMANOR DRAWING TITLE KITCHEN PLANS & ELEVATIONS OPTION DESCRIPTION 53	SET NO. SPM00 VERSION 01 DRAWN BY DATE: 08/12/2015 OPTION	<p>NVR, Inc. Architectural Services 5285 Westpark Drive, Suite 100 Frederick, MD 21703</p>	NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied in any way, or otherwise used without the written consent of NVR, Inc.	REV. NO. DATE 	REMARKS
	C:\NVR\Solves\SPRINGMANOR_SPM00_01\DC7-EW-070\550470\Sheets\A-13_KIT_L5.dwg 02/21/17 - 1:58 pm				

NOTES:

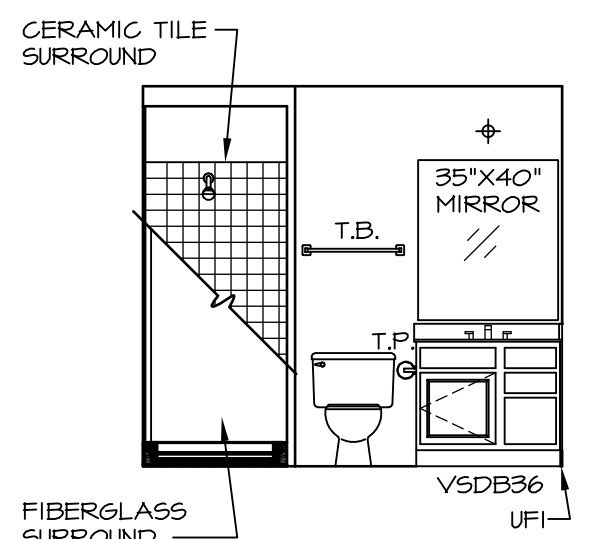
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



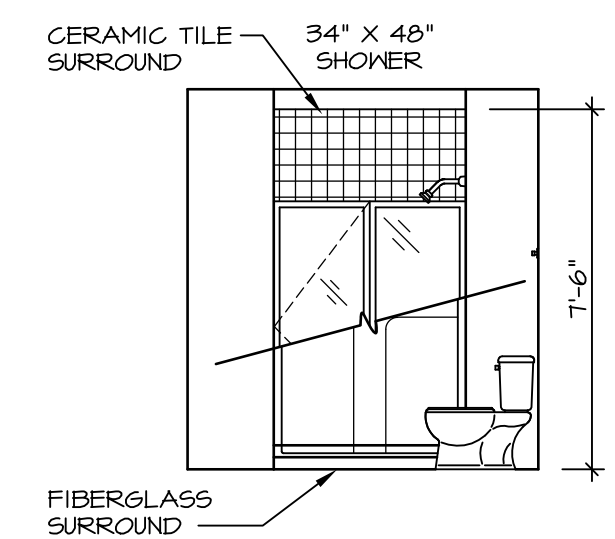
D BATH #1
SCALE: 1/4" = 1'-0"



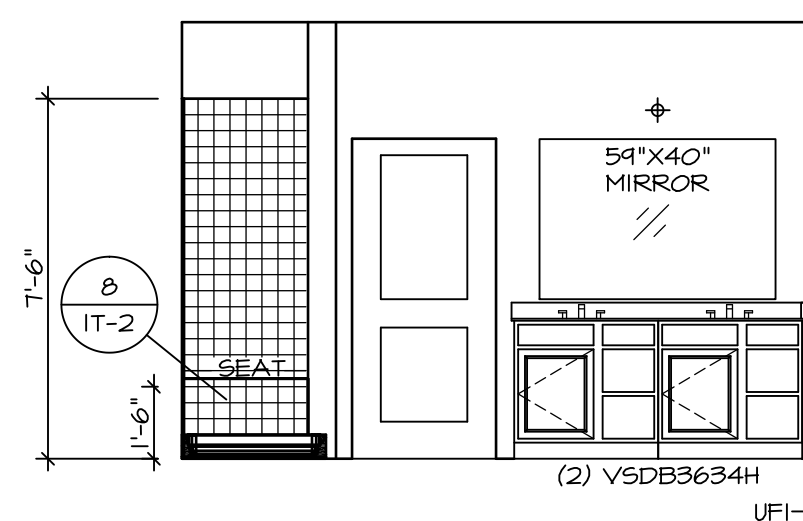
C BATH #1
SCALE: 1/4" = 1'-0"



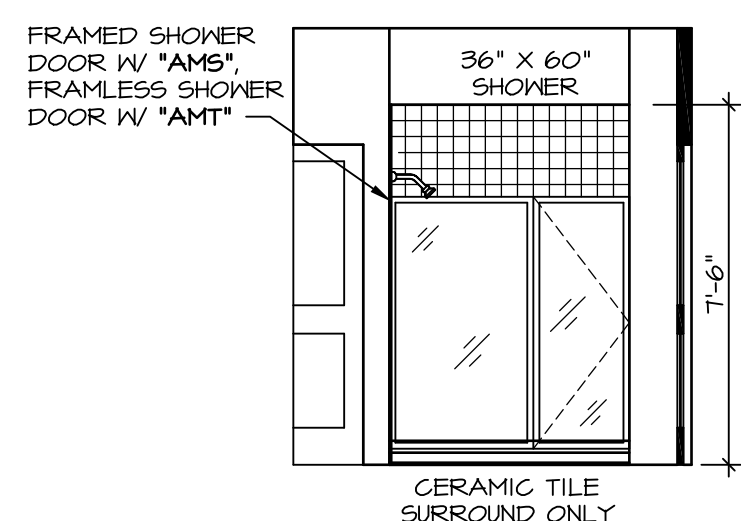
B BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" *AEB* OR *BAC*



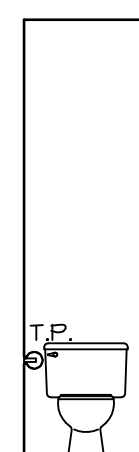
A BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" *AEB* OR *BAC*



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



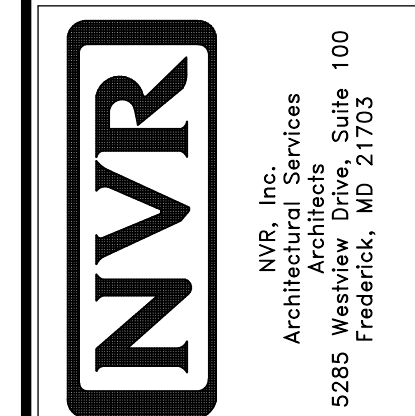
H OWNER'S BATH
SCALE: 1/4" = 1'-0" *AMJ*



E OWNER'S BATH
SCALE: 1/4" = 1'-0" *AMA* OR *AMJ* OR *AMF*

SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION	REMARKS
A-14	SPRINGMANOR	01	01		08/12/2015		
55							

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C:\NVR\Solves\SPRINGMANOR_SP100_01\DC1-EW-1070\550470\Sheets\101-Specific\55 A-14 BATH_LS.dwg 02/21/17 - 1:58 pm