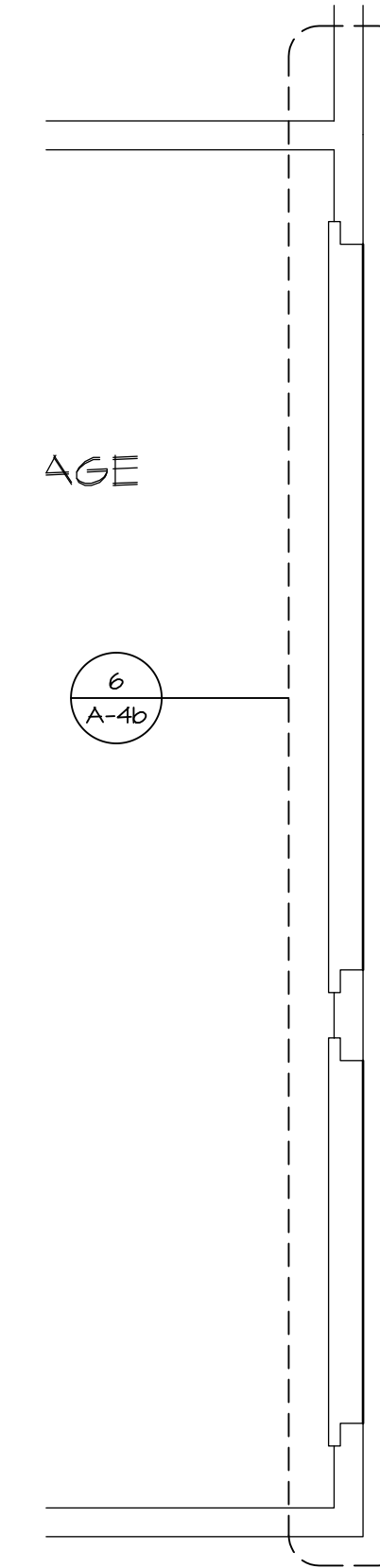
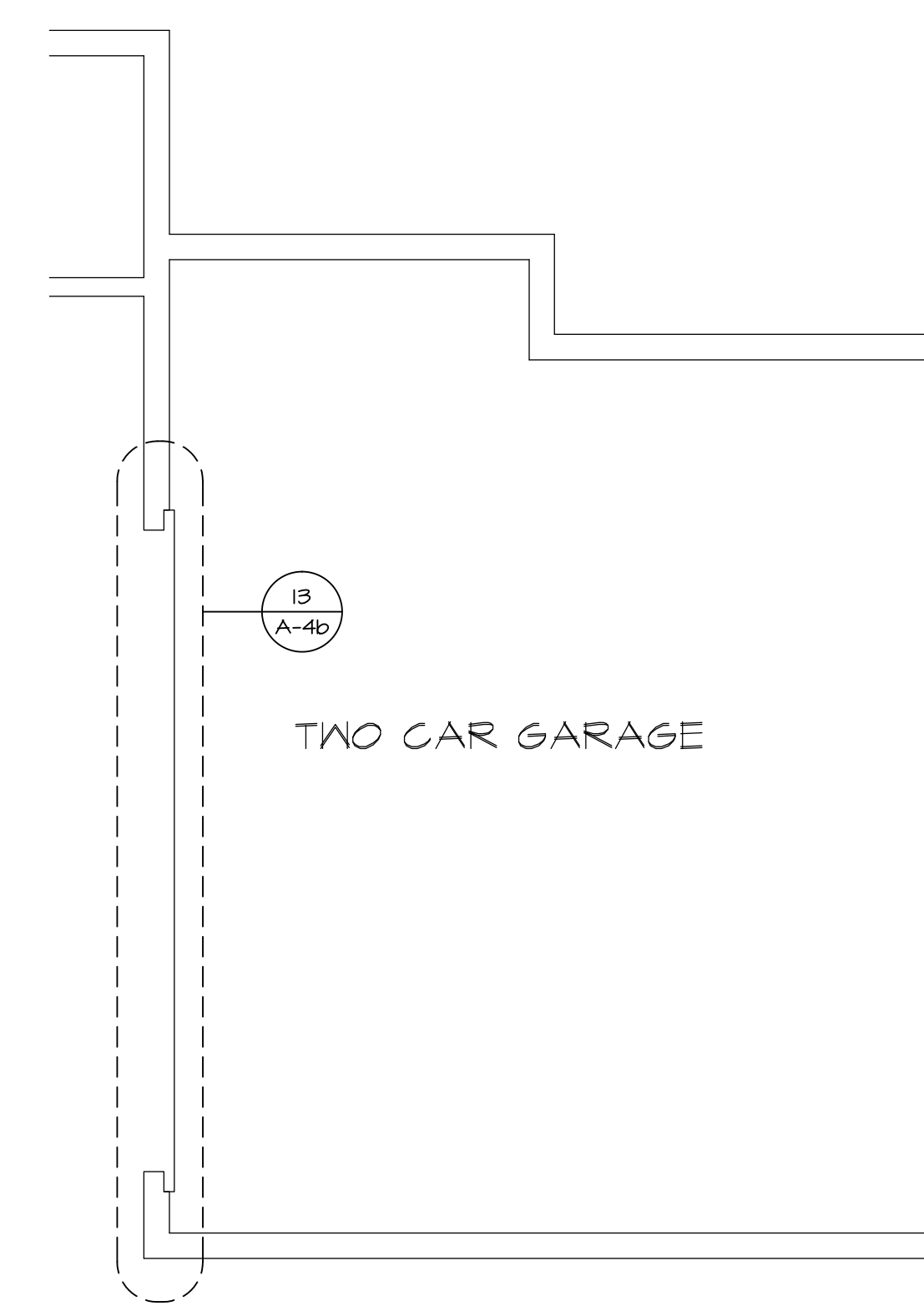


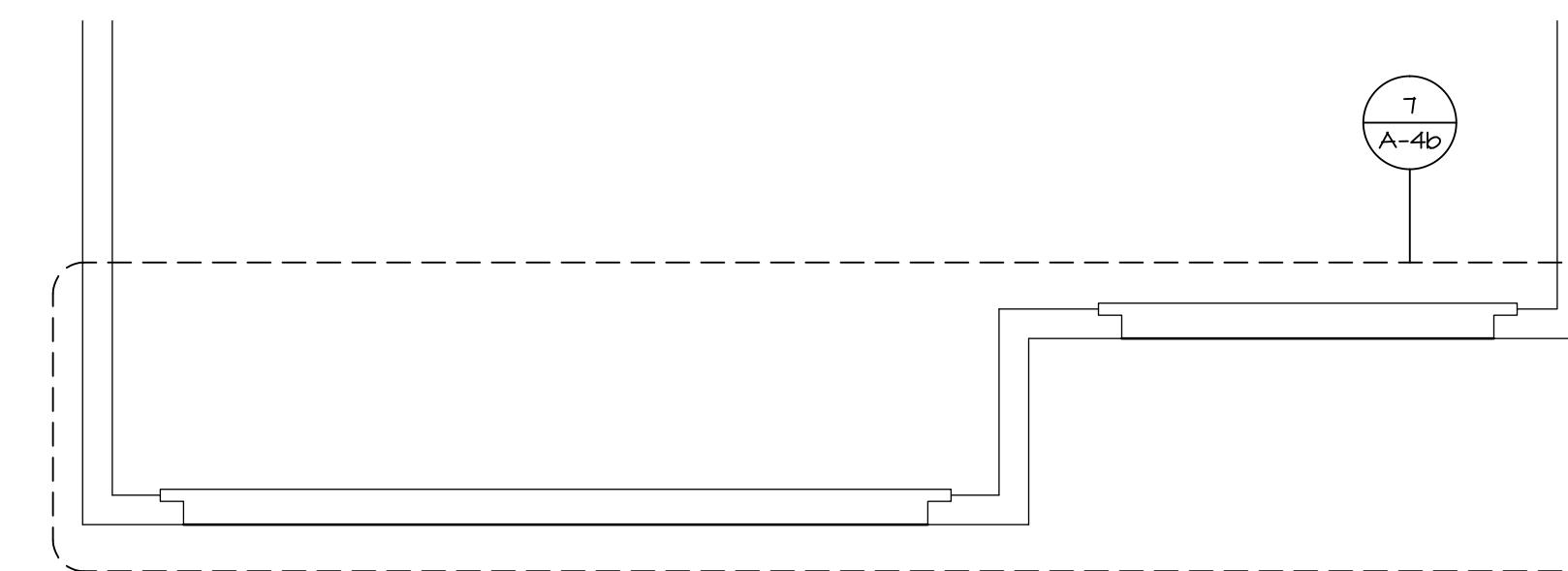
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A-4
FOUNDATION HOLD DOWN PLAN
SCALE: 1/4" = 1'-0"
SHOWN WITH TWO CAR FRONT ENTRY GARAGE "GCB"



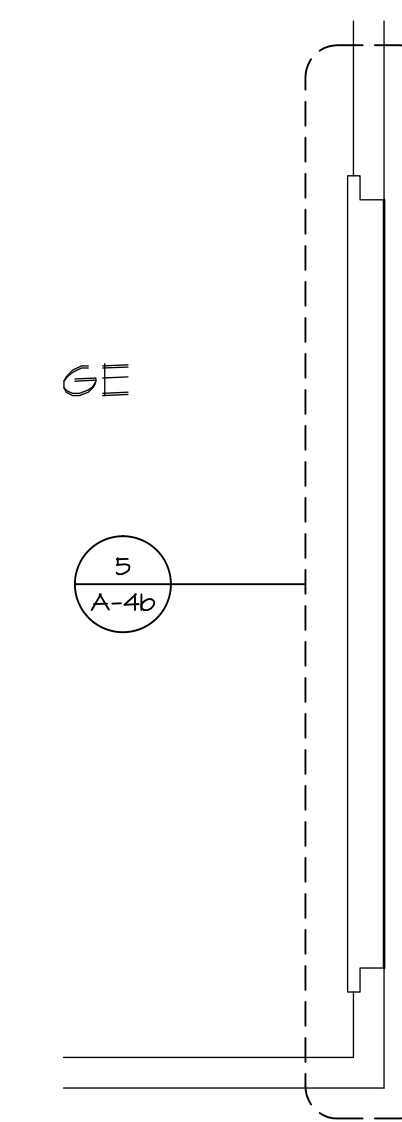
3
A-4
FDN HOLD DOWN PLAN
SCALE: 1/4" = 1'-0"
THREE CAR SIDE ENTRY GARAGE "GCE"



6
A-4
FDN HOLD DOWN PLAN
SCALE: 1/4" = 1'-0"
TWO CAR COURTYARD SIDE ENTRY GARAGE "GCE"



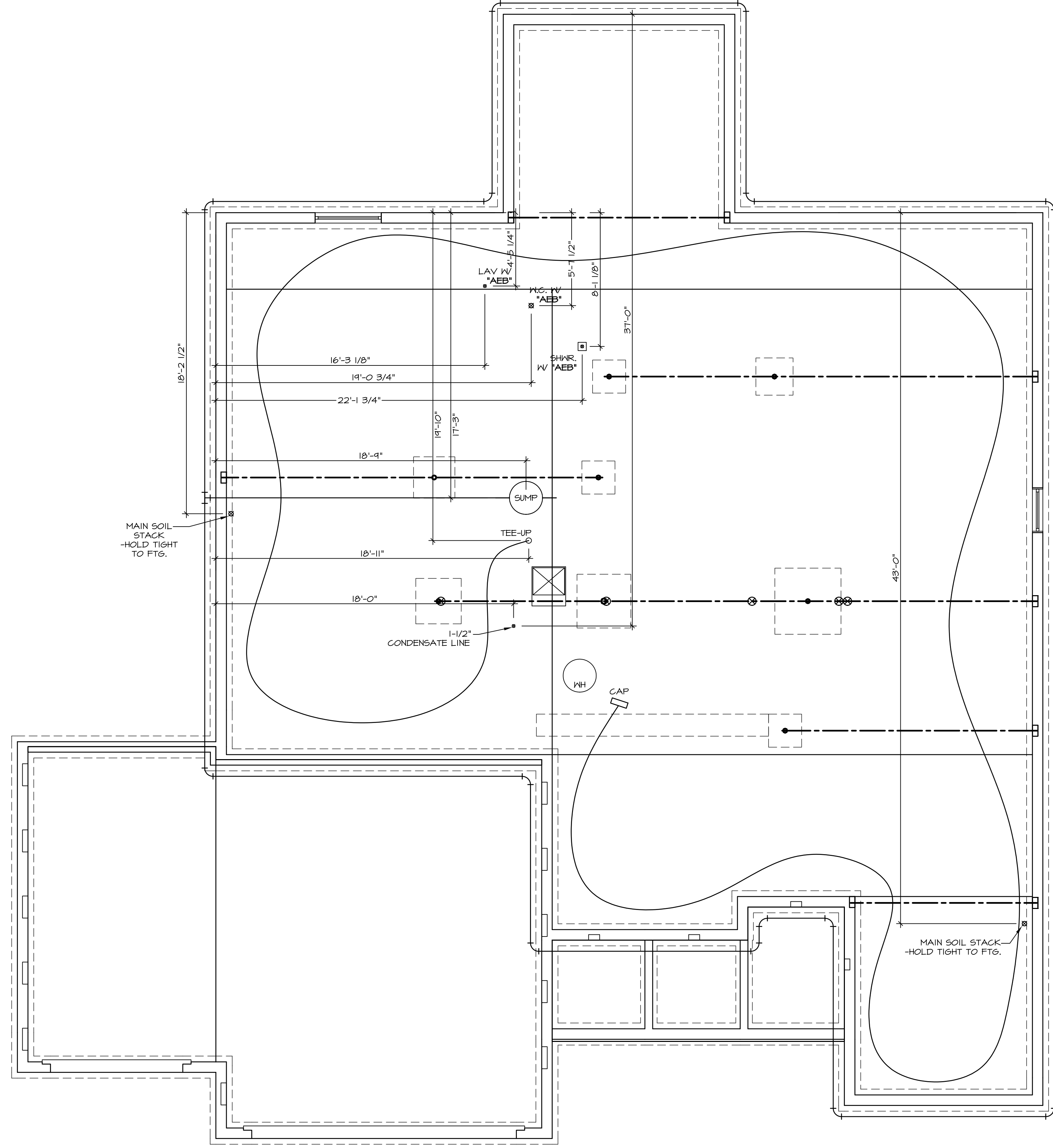
4
A-4
FOUNDATION HOLD DOWN PLAN
SCALE: 1/4" = 1'-0"
THREE CAR FRONT ENTRY GARAGE "GCF"



2
A-4
FDN HOLD DOWN PLAN
SCALE: 1/4" = 1'-0"
TWO CAR SIDE ENTRY GARAGE "GCC"

HOLD DOWN NOTES	
REFER TO DETAIL (FD-33) FOR HOLD DOWN OFFSET DIMENSIONS. REFER TO DETAIL (FD-45) FOR HOLD DOWNS ON CMU BLOCK.	
STRAP [Symbol]	1. STRAP: a. ON FOUNDATION USE (STD14) b. ON FLOOR SYSTEM USE (STD14R,J) 2. ALL OTHER HOLD DOWN SEE DETAIL (WB-1, 2) FOR MORE INFORMATION. 3. STRAP LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF STUDS
OR	
BOLT [Symbol]	1. 5/8"Ø THREADED ROD 2. ALL OTHER HOLD DOWN SEE DETAIL (WB-1, 2) FOR MORE INFORMATION. 3. BOLT LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF BOLT

MODEL SPRINGMANOR SHEET NO. A-4	DRAWING TITLE FOUNDATION HOLD DOWN DETAILS OPTION BASEMENT AND CRAWL FOUNDATION WIND LOAD 90 MPH WIND LOAD 100 MPH	SET NO. SPM00 VERSION 01 DRAWN BY BIM DATE: 10/28/2015 OPTION FBA, FCA SRK SOK	REVISIONS <table border="1"> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>08/24/16</td> <td>PTG - DRAWING ALIGNMENT</td> </tr> <tr> <td>2</td> <td>10/11/16</td> <td>CEL - ADDED TWO CAR COURTYARD SIDE ENTRY GARAGE</td> </tr> </table>	REV. NO.	DATE	DESCRIPTION	1	08/24/16	PTG - DRAWING ALIGNMENT	2	10/11/16	CEL - ADDED TWO CAR COURTYARD SIDE ENTRY GARAGE
		REV. NO.	DATE	DESCRIPTION								
1	08/24/16	PTG - DRAWING ALIGNMENT										
2	10/11/16	CEL - ADDED TWO CAR COURTYARD SIDE ENTRY GARAGE										
FOUNDATION HOLD DOWN DETAILS 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.		REVISIONS <table border="1"> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>08/24/16</td> <td>PTG - DRAWING ALIGNMENT</td> </tr> <tr> <td>2</td> <td>10/11/16</td> <td>CEL - ADDED TWO CAR COURTYARD SIDE ENTRY GARAGE</td> </tr> </table>	REV. NO.	DATE	DESCRIPTION	1	08/24/16	PTG - DRAWING ALIGNMENT	2	10/11/16	CEL - ADDED TWO CAR COURTYARD SIDE ENTRY GARAGE	ARCHITECT NVR, Inc. Architectural Services Architects Suite 100 5285 West Frederick, MD 21703
REV. NO.	DATE	DESCRIPTION										
1	08/24/16	PTG - DRAWING ALIGNMENT										
2	10/11/16	CEL - ADDED TWO CAR COURTYARD SIDE ENTRY GARAGE										



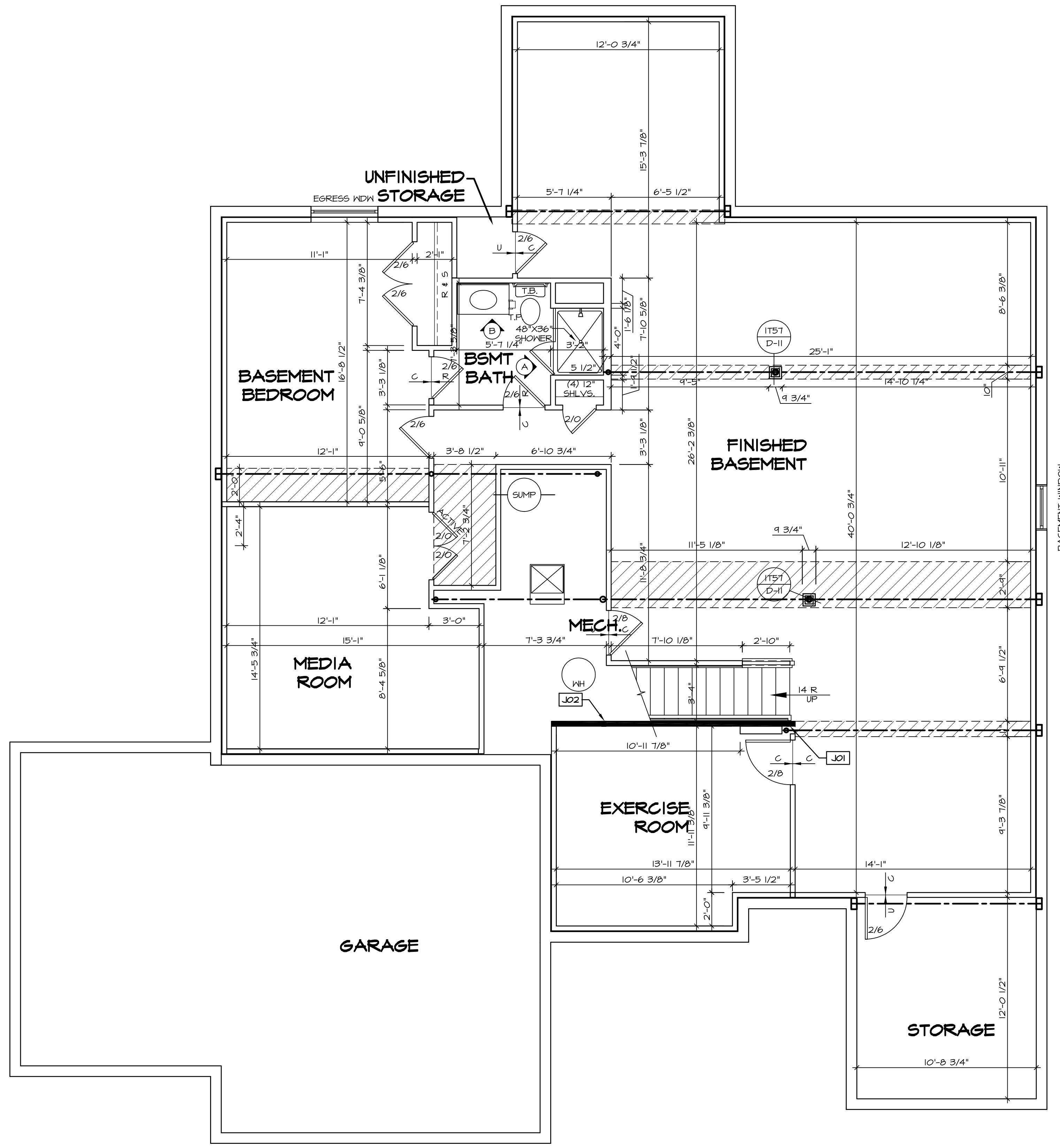
1
A-5 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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

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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
- ◇ STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- L LVL
- ⊙ 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 SHEET D-II FOR TRIM OPTIONS (T6 / D-II) AND DETAILS.
 7. 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 D-5 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

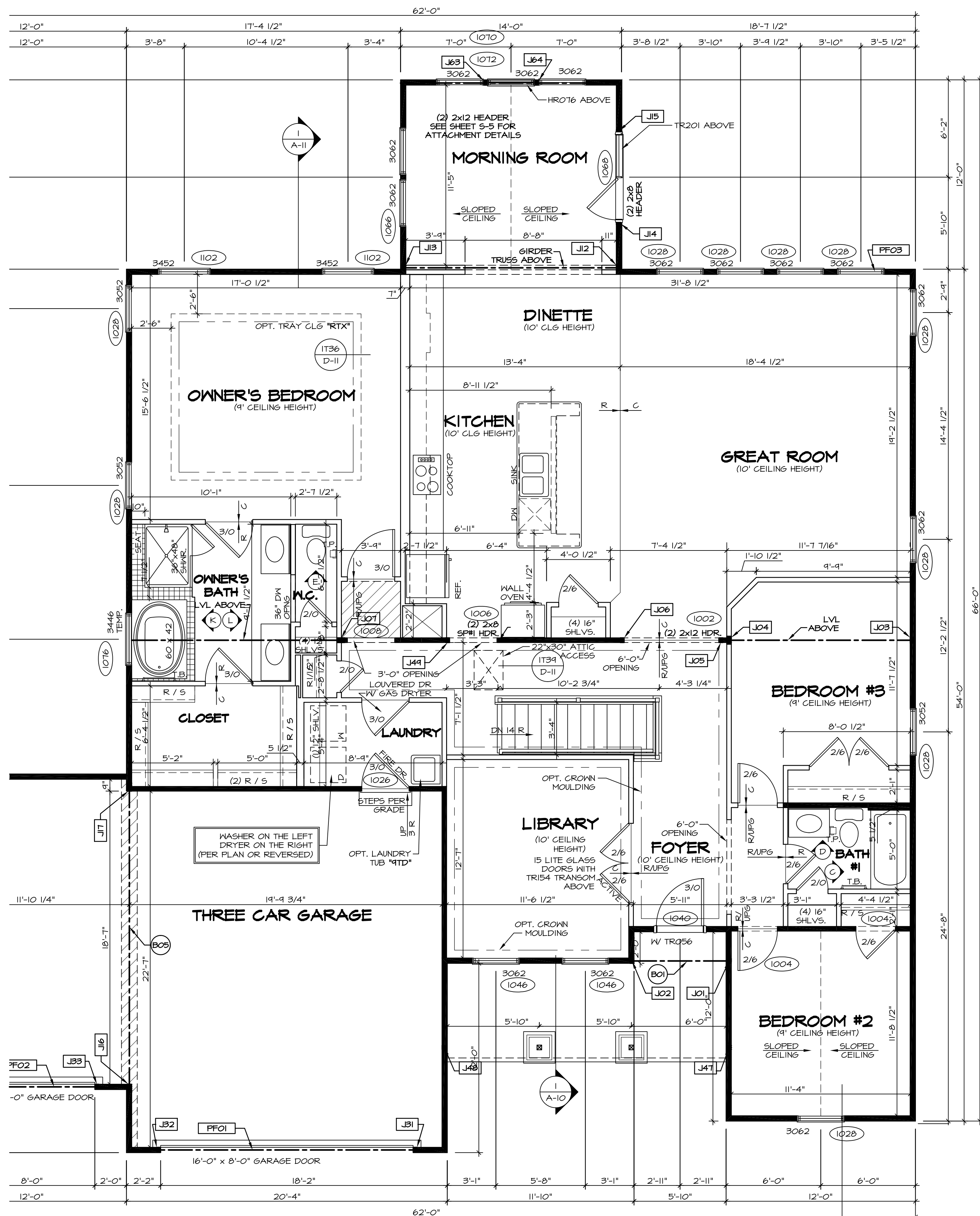
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO1	JACK - (2) 2X4 SPF STUD GRADE		BO014	
JO2	JACK - (2) 2X4 SPF STUD GRADE		BO014	

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

SHEET NO. A-6	MODEL SPRINGMANOR DRAWING TITLE BASEMENT FLOOR PLAN OPTION DESCRIPTION	SET NO. SPM00 VERSION 01 DRAWN BY DATE: 08/12/2015 OPTION	NVR, Inc. Architectural Services 5285 West Annapolis Frederick, MD 21703 100
SHEET NO. 35			REMARKS

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C:\NVR\Solves\SPRINGMANOR_SPM00_01\DCY-YG-K990\357647\Sheets\01_Specific\35 A-6 BSMT L.S.dwg 01/27/17 - 7:17 PM



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 SHEET D-II FOR TRIM OPTIONS (T6 / D-II) AND DETAILS.
- 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 D-5 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
J01	JACK - (2) 2X4 SFF STUD GRADE	ELA, ELC, ELM	1042	
J02	JACK - (2) 2X4 SFF STUD GRADE	ELA, ELC, ELM	1042	
J03	JACK - (3) 2X4 SFF	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	
J16	JACK - (4) 2X4 SFF	GCF	1080	
J17	JACK - (4) 2X4 SFF	GCF	1080	
J31	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1052	
J32	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1052	
J33	JACK - (2) 2X4 SFF STUD GRADE	GCF	1056	
J34	JACK - (2) 2X4 SFF STUD GRADE	GCF	1056	
J47	JACK - (2) 2X4 SFF STUD GRADE	ELA / EPB, ELC, ELM	1032	
J48	JACK - (2) 2X4 SFF STUD GRADE	ELA / EPB, ELC, ELM	1032	
J49	JACK - (2) 2X4 SFF STUD GRADE	ZIA	1006	
J63	JACK - (2) 2X4 SFF STUD GRADE	MAA	1070	
J64	JACK - (2) 2X4 SFF STUD GRADE	MAA	1070	

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
B01	EXT HEADER - 2X6 - 2 PLY	6'-4"	ELM	1042	FIELD INSTALLED
B05	BEAM STEEL - #12X16	19'-7"	GCF	1080	FIELD INSTALLED
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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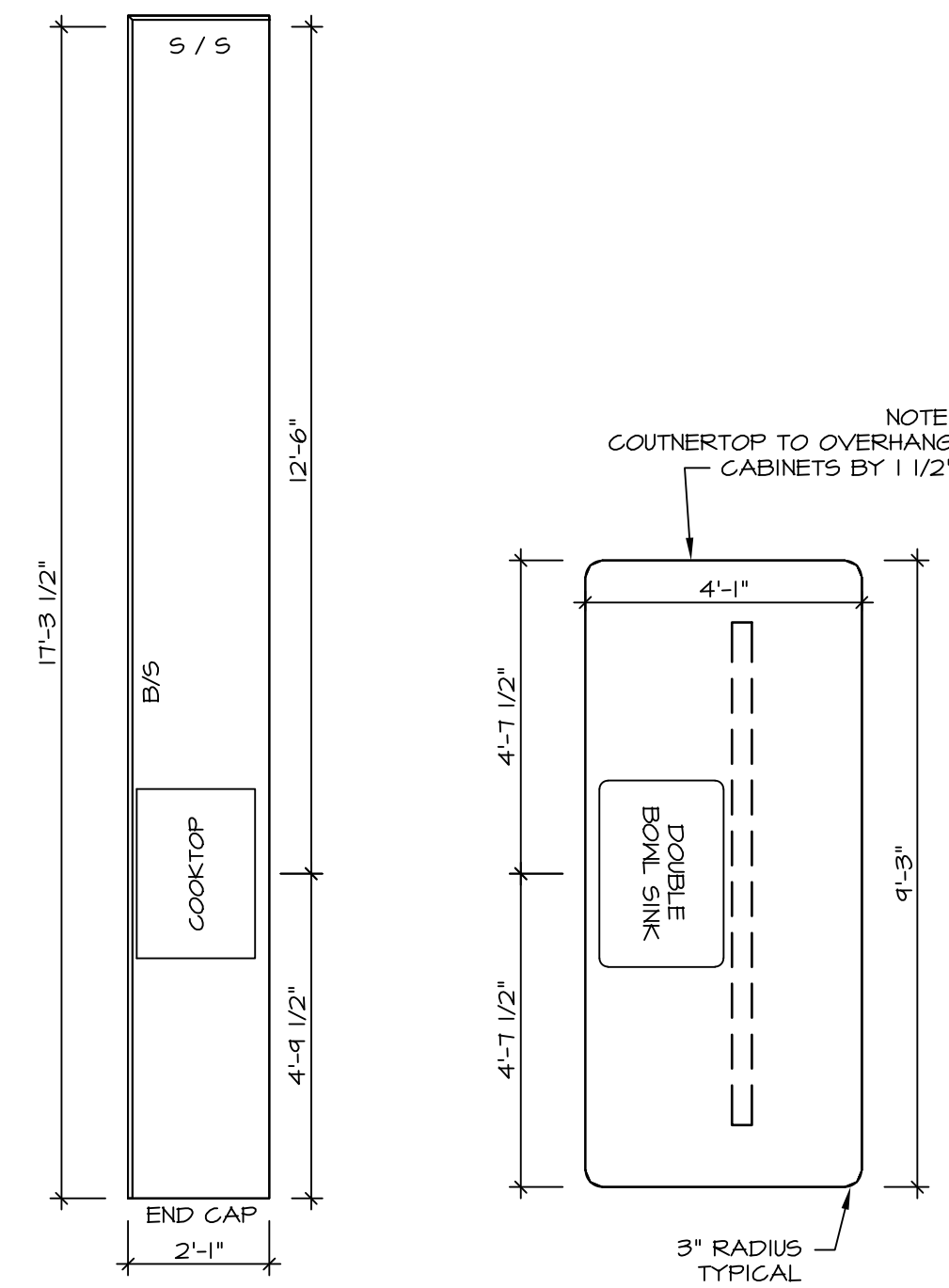
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

REVISIONS
 REV. NO. DATE

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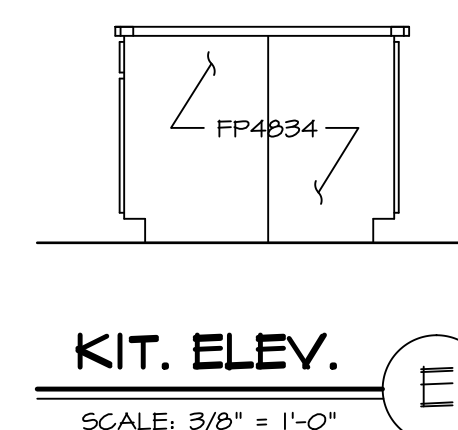
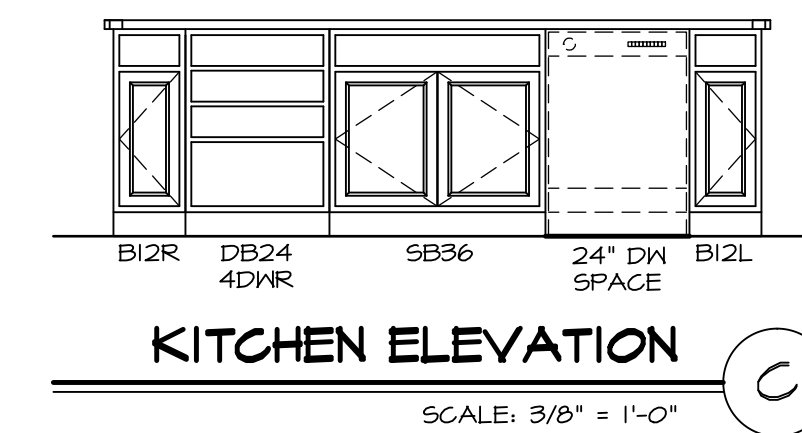
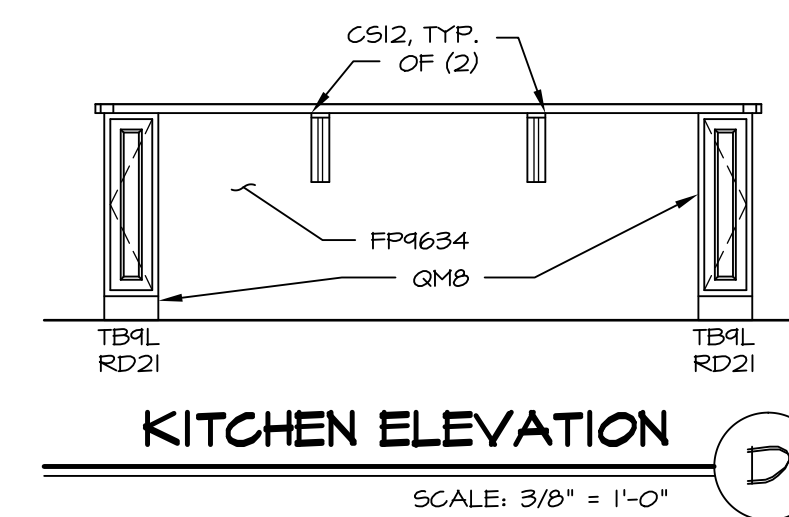
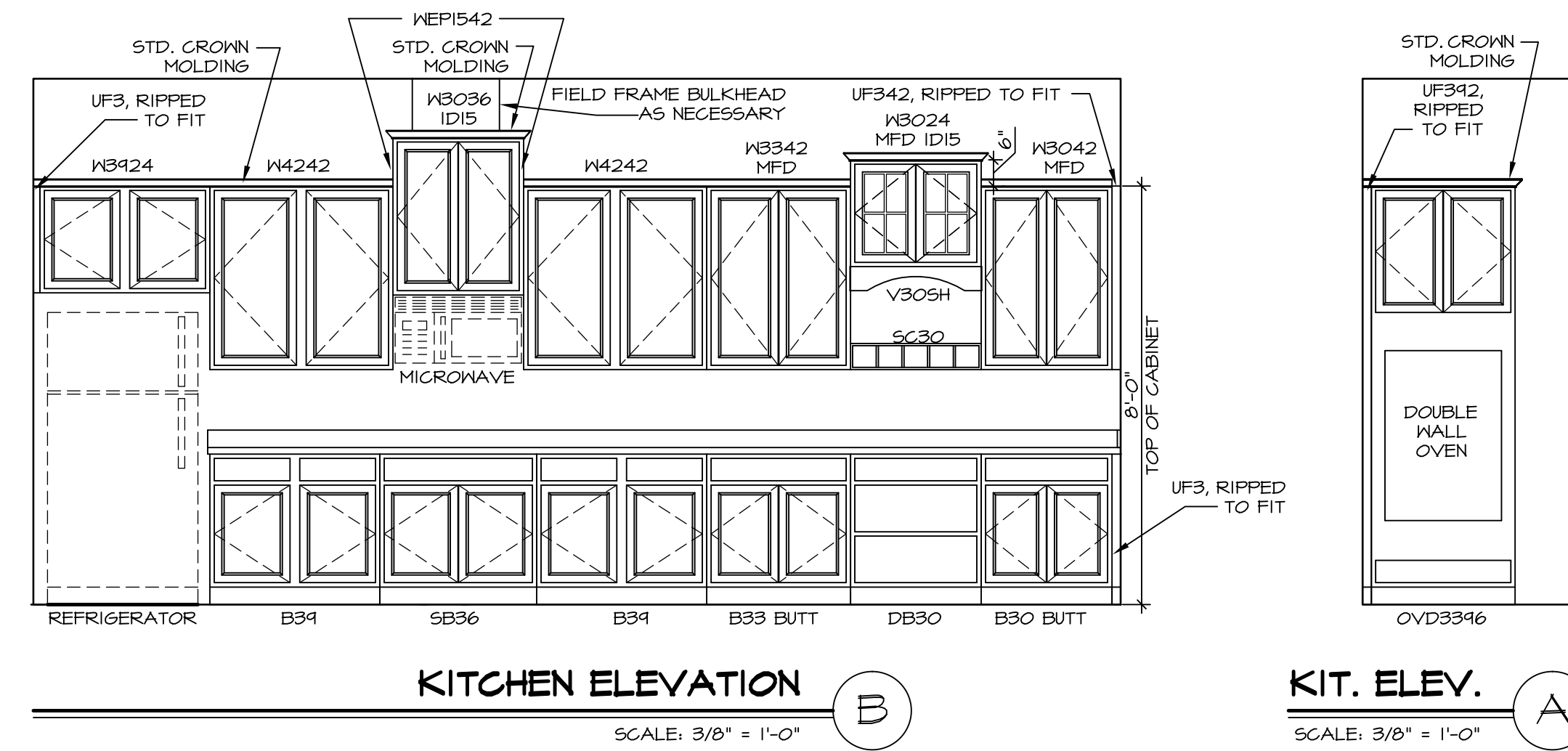
MODEL: SPRINGMANOR
 VERSION: 01
 DRAWN BY:
 DATE: 06/12/2015
 OPTION:
 SHEET NO. **A-7**
 DRAWING TITLE: **FIRST FLOOR PLAN**
 OPTION DESCRIPTION:
 37



KITCHEN COUNTERTOP PLAN - (KT-3340)

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

2



SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE:	OPTION
A-13	SPRINGMANOR	01	01	08/12/2015		
53	DRAWING TITLE	KITCHEN PLANS & ELEVATIONS				
	OPTION DESCRIPTION					

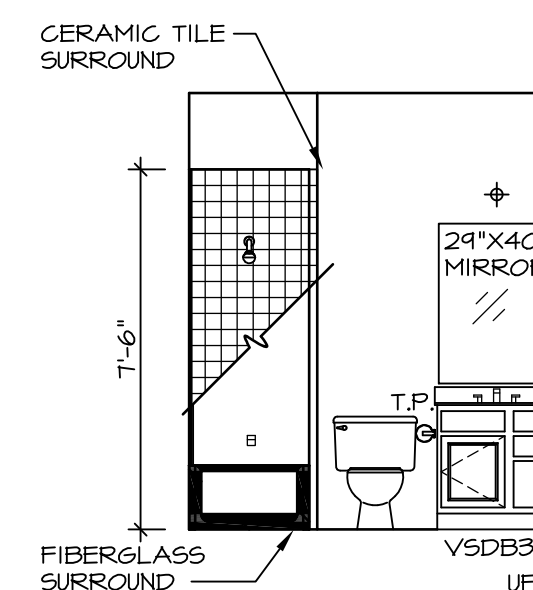
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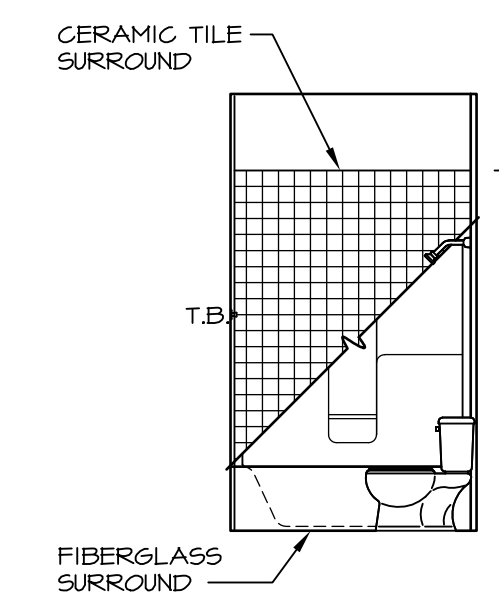
REV. NO.	DATE	REMARKS

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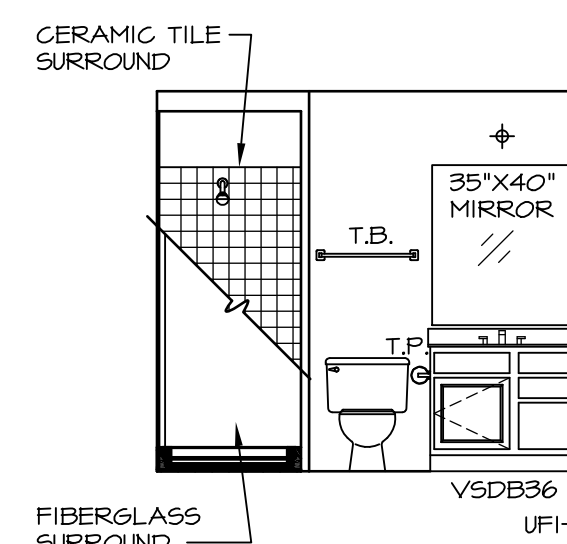
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-XX FOR TUB AND SHOWER DETAILS.
4. ALL VSDS24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



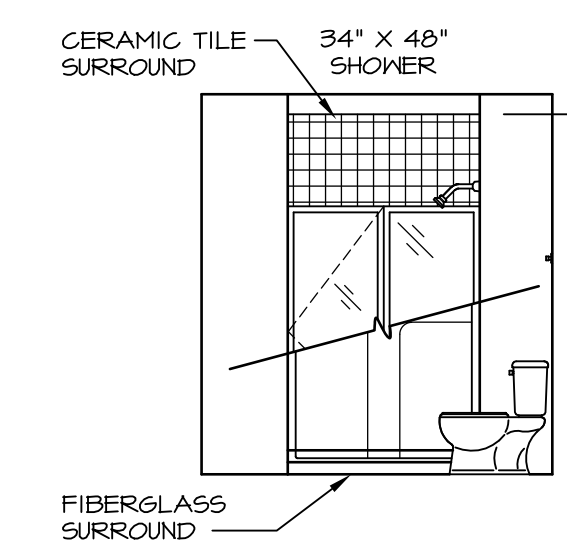
D BATH #1
SCALE: 1/4" = 1'-0"



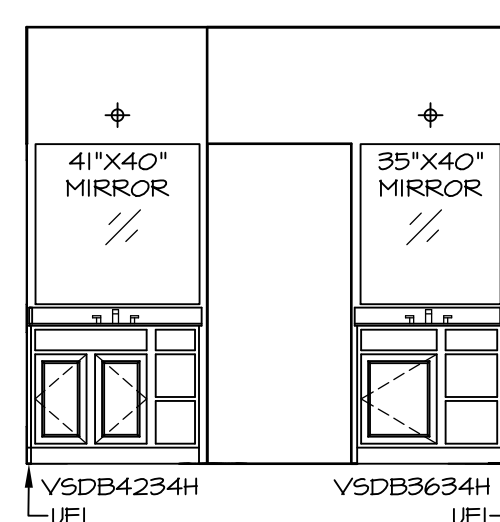
C BATH #1
SCALE: 1/4" = 1'-0"



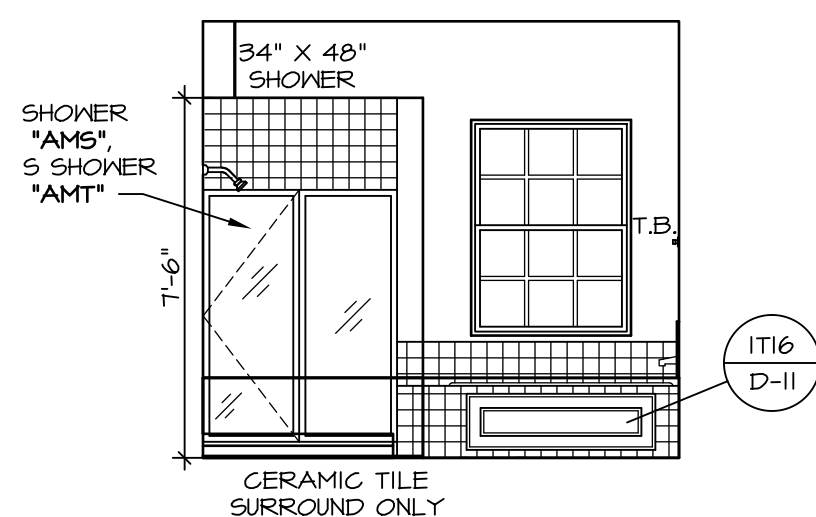
B BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" *AEB* OR *BAC*



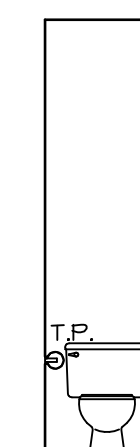
A BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" *AEB* OR *BAC*



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



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



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

SHEET NO. A-14	MODEL SPRINGMANOR	DRAWING TITLE BATH ELEVATIONS	OPTION DESCRIPTION	SET NO. SPM00	VERSION 01	DRAWN BY	DATE: 08/12/2015	OPTION
				55				
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REV. NO. DATE				<p>C:\NVR\Solves\SPRINGMANOR_SPM00_01\DCY-YG-K990\337647\Sheets\A-14_BATH_LS.dwg 01/27/17 - 7:17 pm</p>				