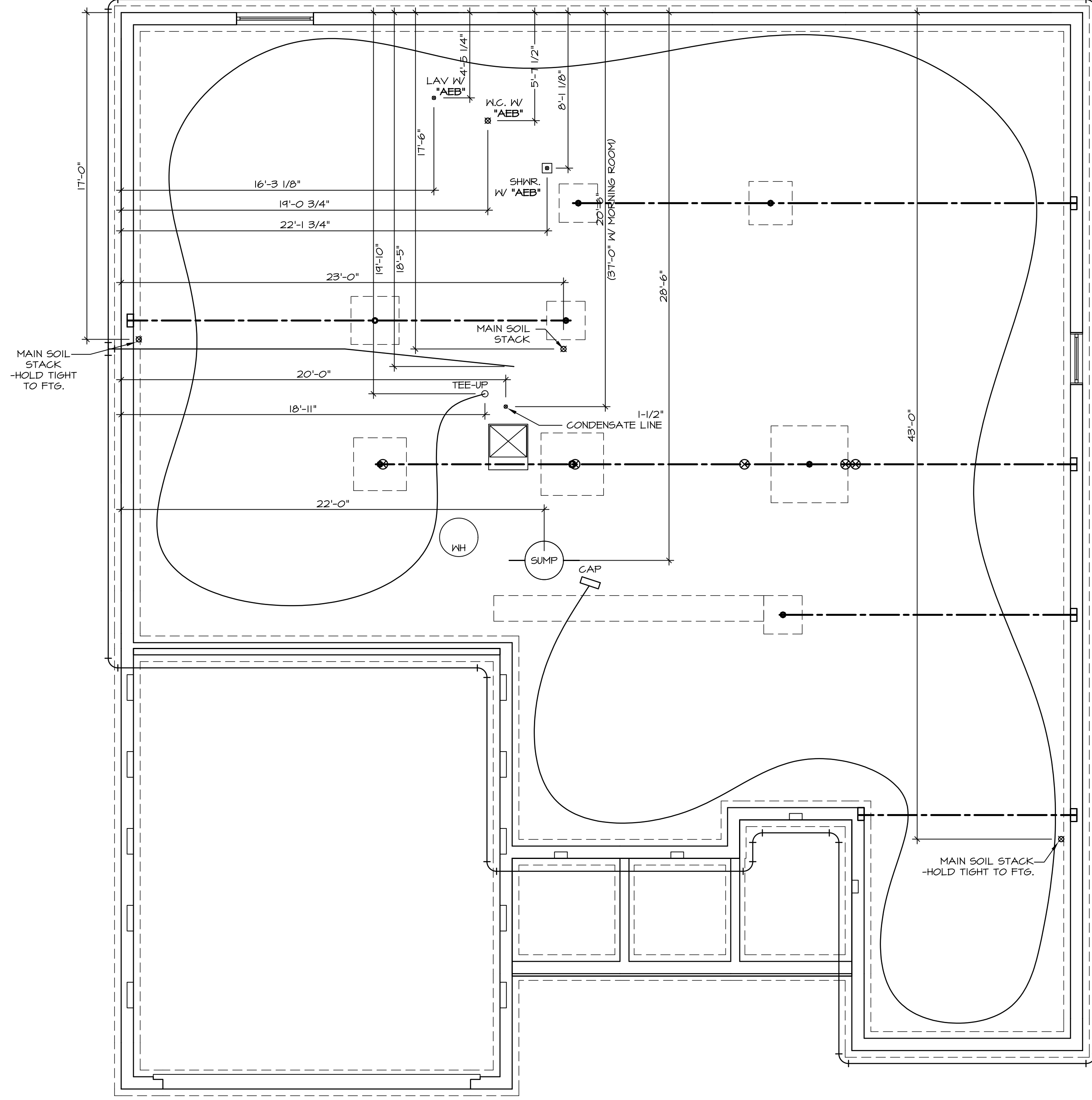


WET BAR IN BASEMENT



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

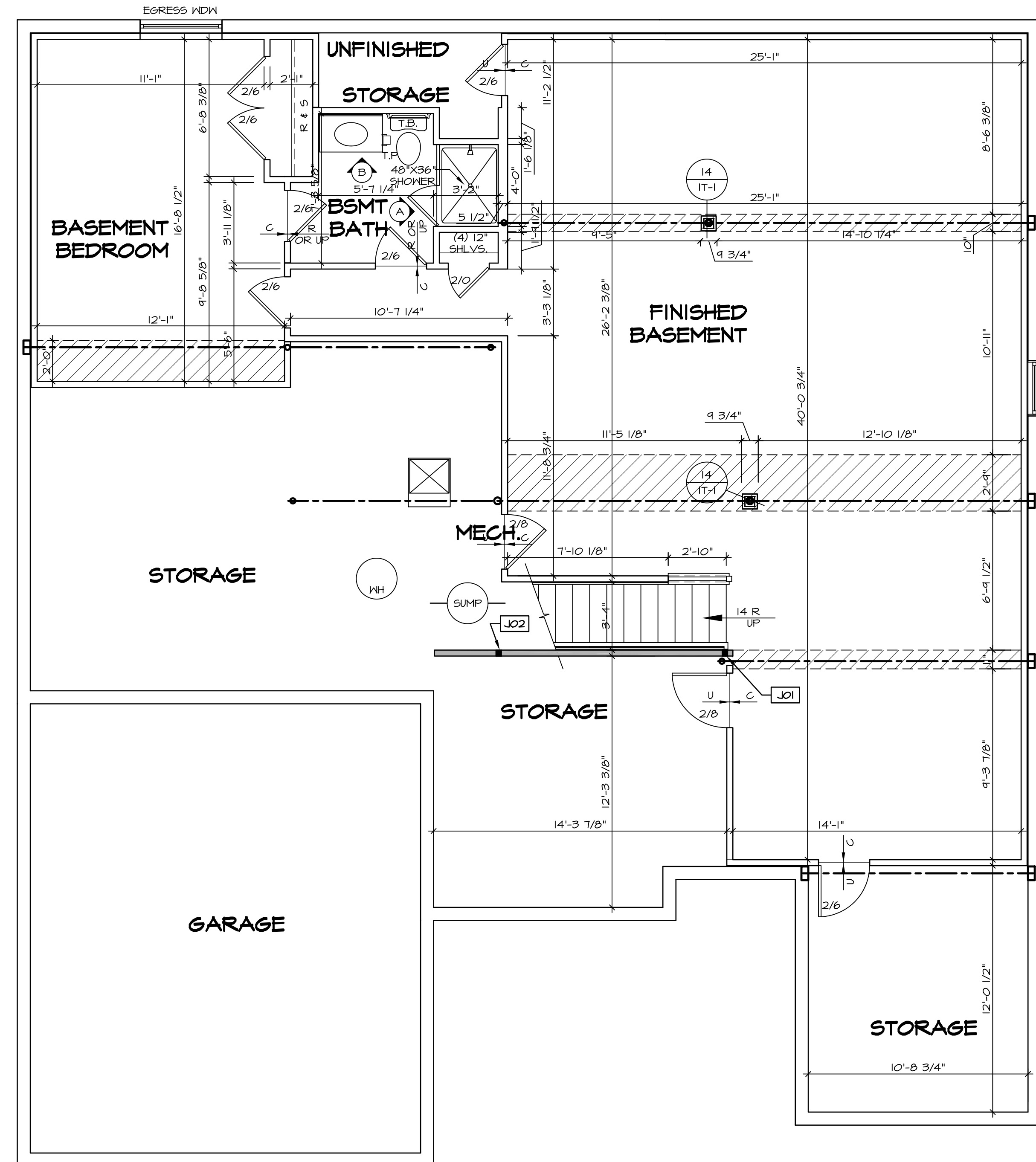
SHEET NO.	A-5	MODEL	SPRINGMANOR	SET NO.	SPM00
DRAWING TITLE	PLUMBING PLAN	VERSION	01	DATE	08/12/2015
OPTION DESCRIPTION		DRAWN BY		OPTION	

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REV. NO.	DATE	REMARKS

WET BAR IN BASEMENT



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

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
	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:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-(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	

Wet bar dumps in 3" stack here
put 4' from right foundation wall
must revert the bar drain line !!

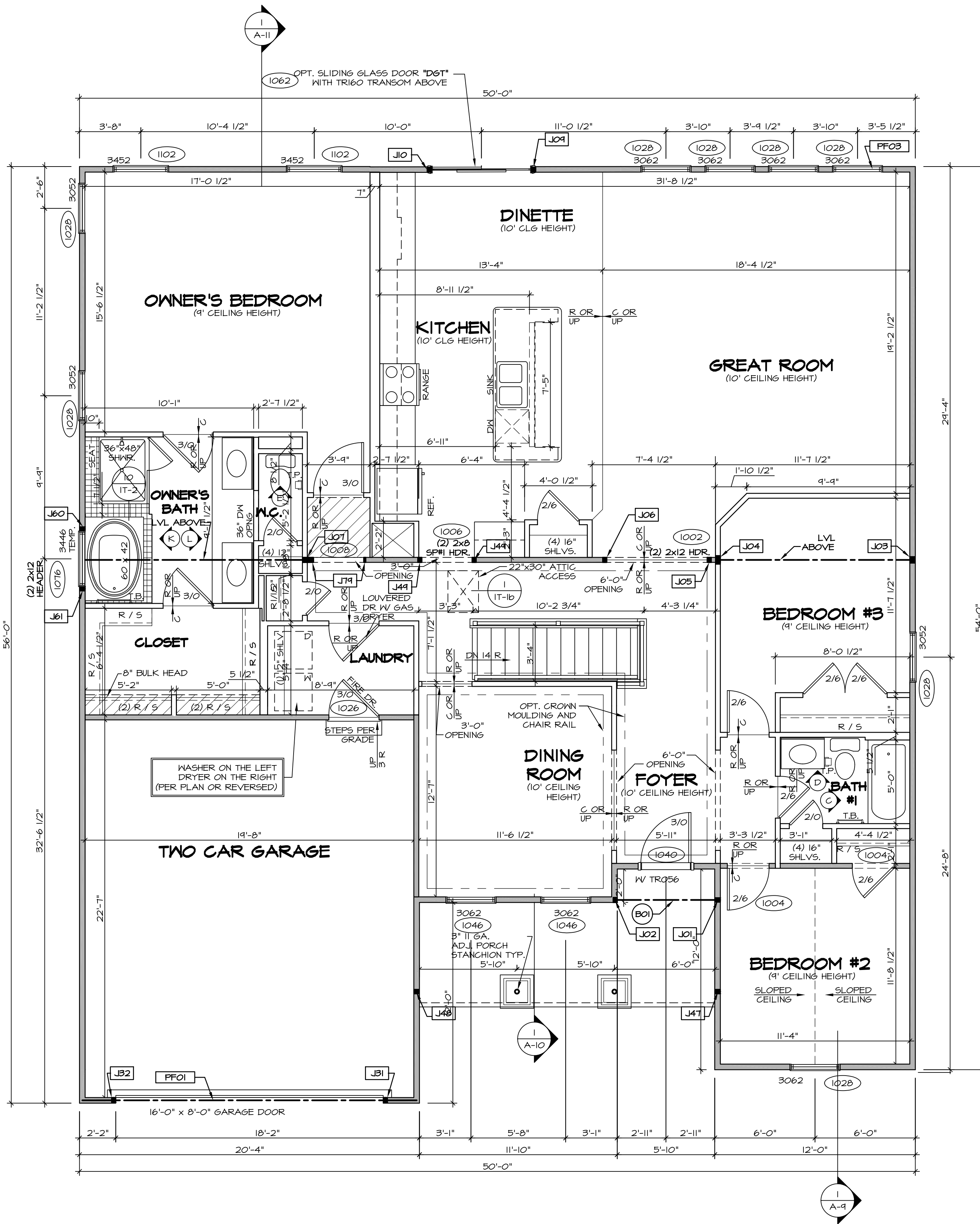
SHEET NO. A-6	MODEL SPRINGMANOR	DRAWING TITLE BASEMENT FLOOR PLAN	DATE: 08/12/2015	OPTION
			VERSION: 01	
35	OPTION DESCRIPTION	 NVR, Inc. Architectural Services 5285 West Ashburn Avenue, Suite 100 Frederick, MD 21703		
		SET NO. SPM00	VERSION 01	DRAWN BY

REMARKS

REV. NO. DATE

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C:\NVR\Solves\SPRINGMANOR_SPM00_01\DCY-YG-K437\585081\Sheets\01_Specific\35 A-6 BSMT_L3.dwg 11/07/17 - 3:23 am



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

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 CEILING. ALL DROPPED CEILING 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 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

GYPSUM 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

- 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
JO1	JACK - (2) 2X4 SFF STUD GRADE	ELA, ELC, ELM	1042	
JO2	JACK - (2) 2X4 SFF STUD GRADE	ELA, ELC, ELM	1042	
JO3	JACK - (3) 2X4 SFF	BCB	1000	
JO4	JACK - (4) 2X4 SFF STUD GRADE	BCB	1000	
JO5	JACK - (2) 2X4 SFF STUD GRADE		1002	
JO6	JACK - (2) 2X4 SFF STUD GRADE		1002	
JO7	JACK - (4) 2X4 SFF STUD GRADE	ZIA	1010	
JO9	JACK - (2) 2X4 SFF STUD GRADE	D6T	1062	
J10	JACK - (2) 2X4 SFF STUD GRADE	D6T	1062	
J11	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1052	
J12	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1052	
J17	JACK - (2) 2X4 SFF STUD GRADE	ELA / EPB, ELC, ELM	1032	
J18	JACK - (2) 2X4 SFF STUD GRADE	ELA / EPB, ELC, ELM	1032	
J19	JACK - (2) 2X4 SFF STUD GRADE	ZIA	1006	
J60	JACK - (2) 2X4 SFF STUD GRADE	AMF, ZIA	1076	
J61	JACK - (2) 2X4 SFF STUD GRADE	AMF, ZIA	1076	
J19	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 INCLUDING 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 INCLUDING 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
FF01	EXT HEADER - 2X12 - 2 PLY	20'-0"	GCB	1052	FIELD INSTALLED
FF03	EXT HEADER - 2X12 - 2 PLY	18'-4"		1028	FIELD INSTALLED

STEEL COLUMN SCHEDULE

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

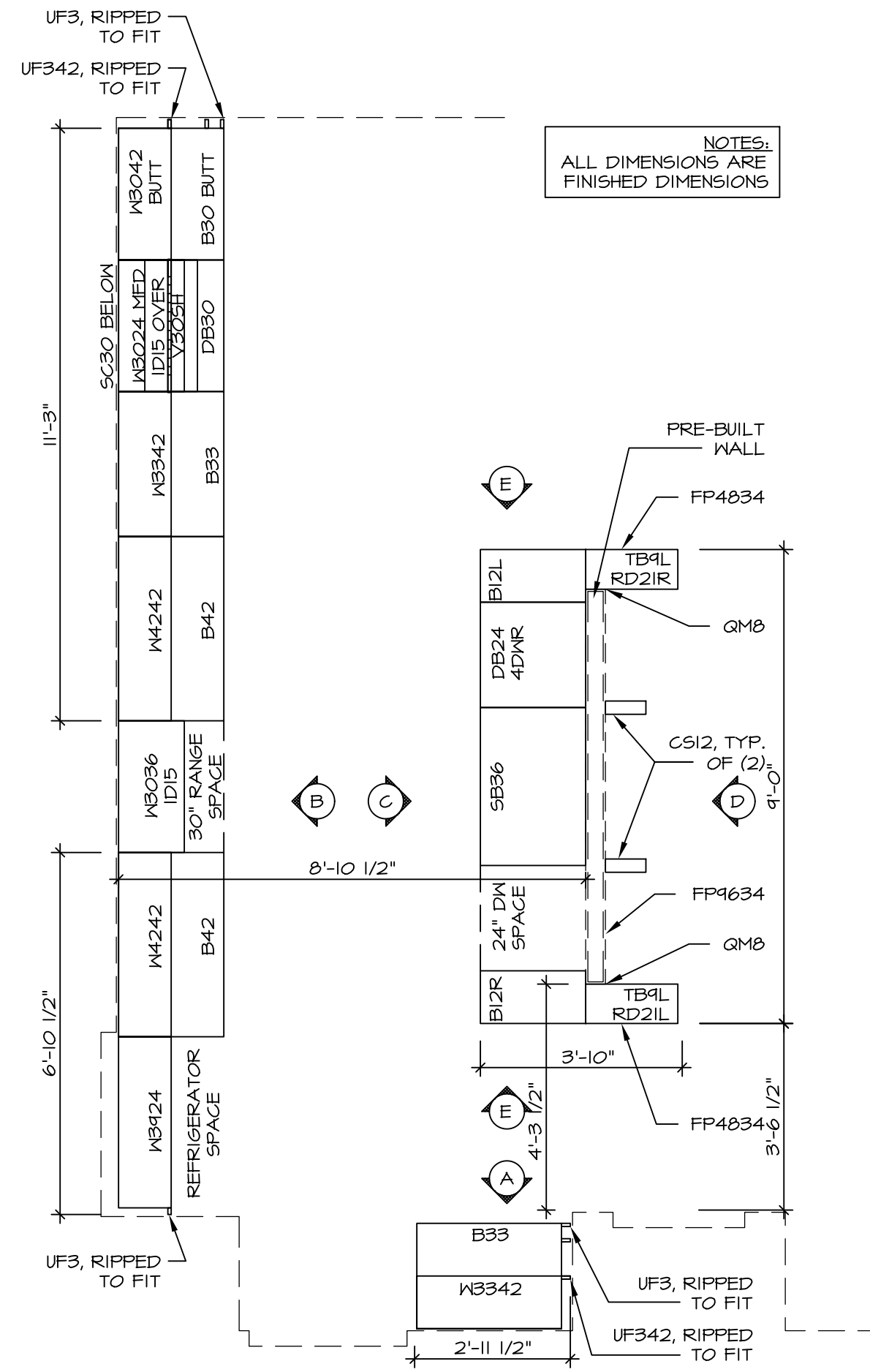
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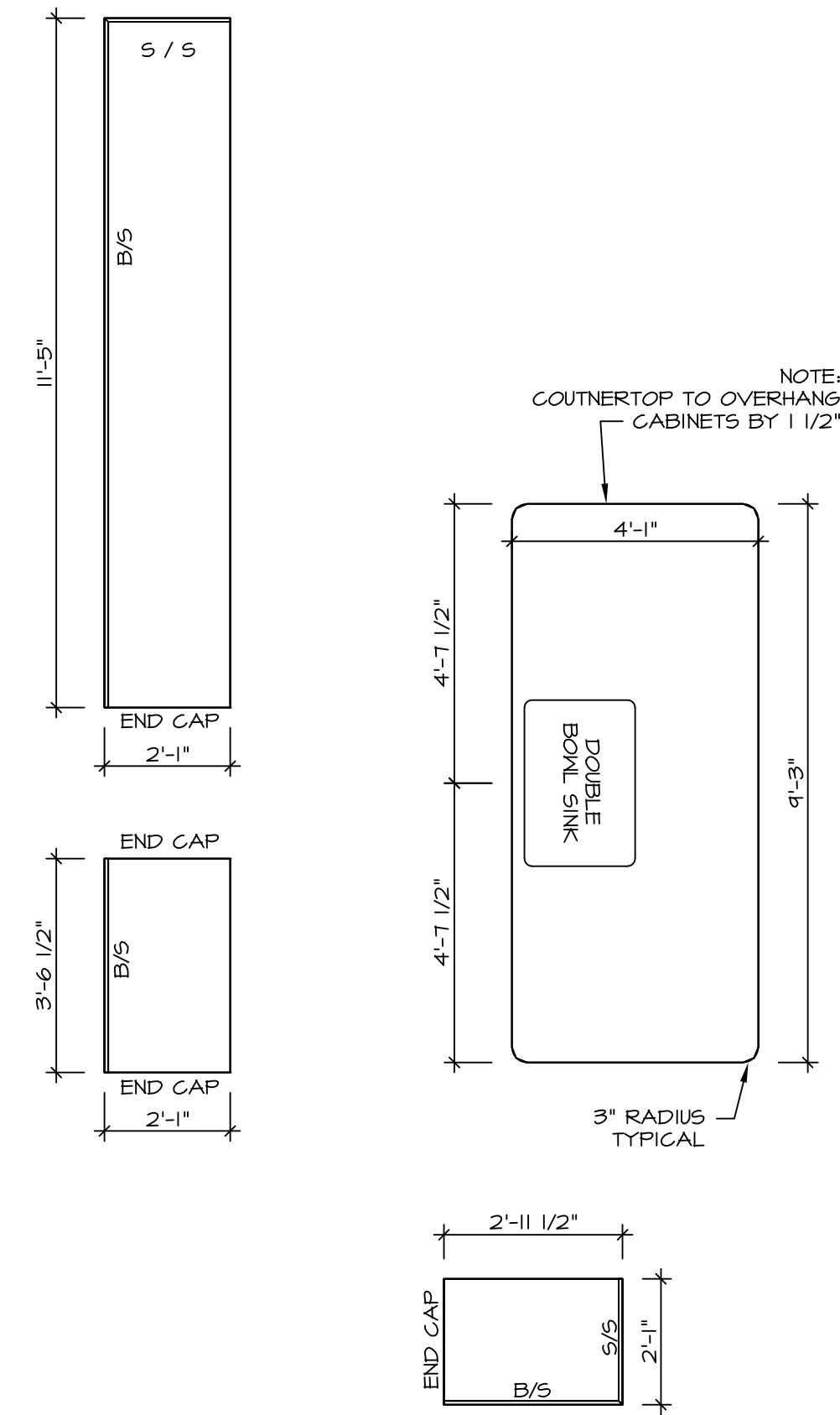
MODEL: SPRINGMANOR
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-7 37



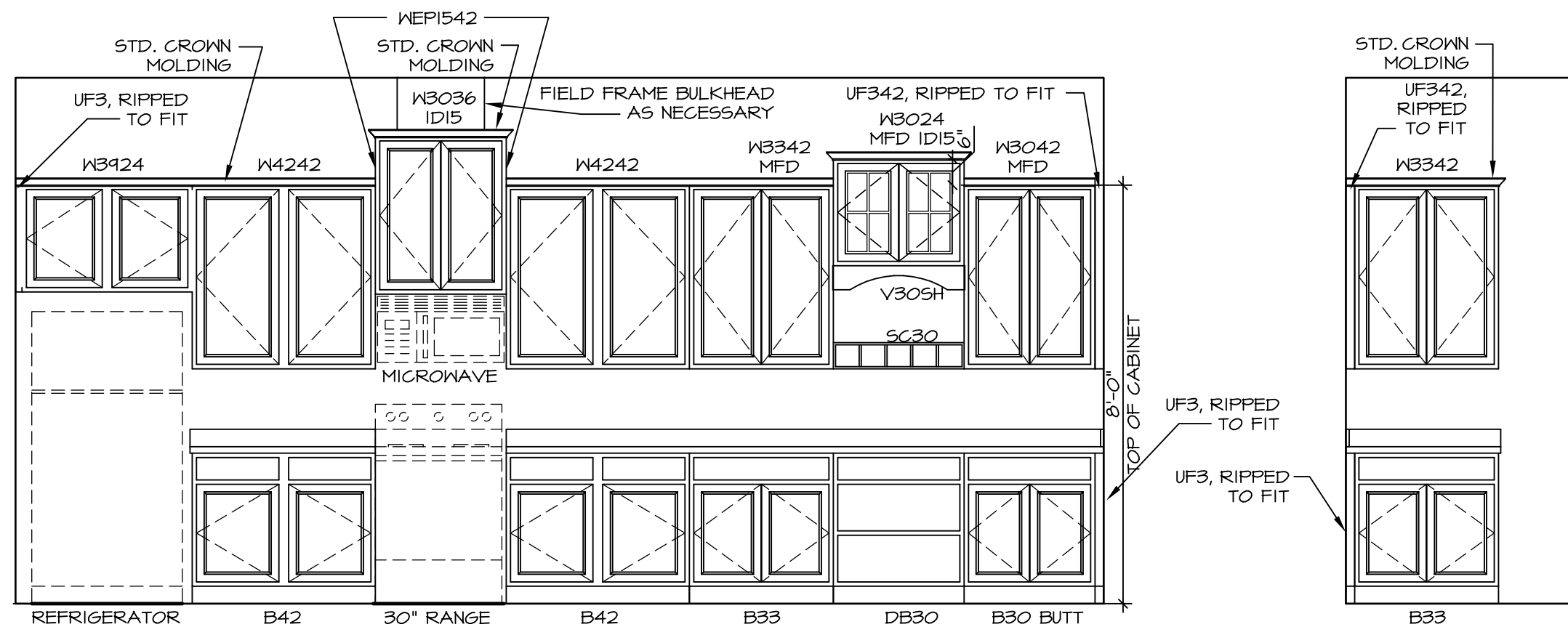
KITCHEN CABINET PLAN - (KC-3339)

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



KITCHEN COUNTERTOP PLAN - (KT-3339)

SCALE: 3/8" = 1'-0" (2) A-13

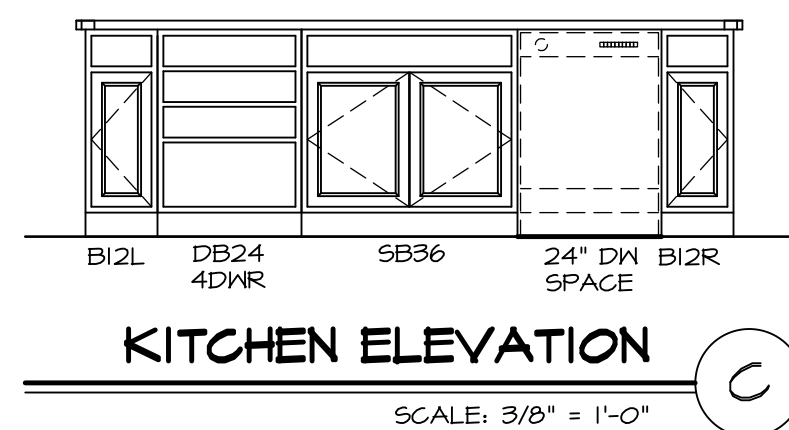
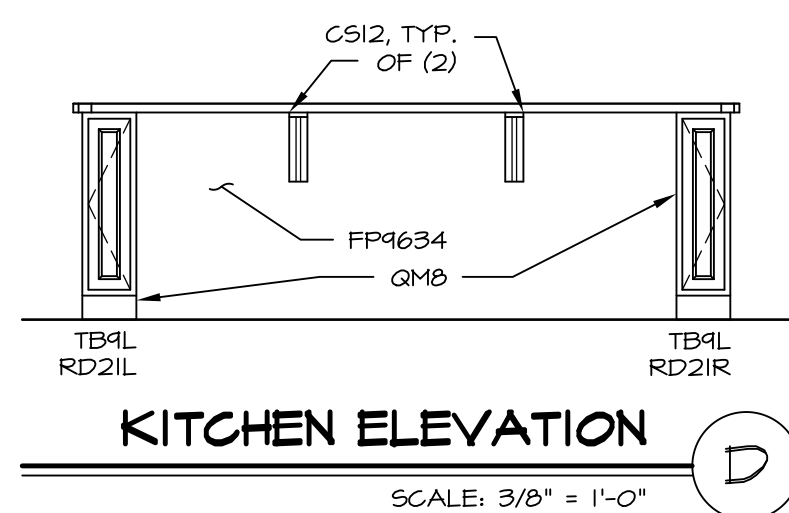
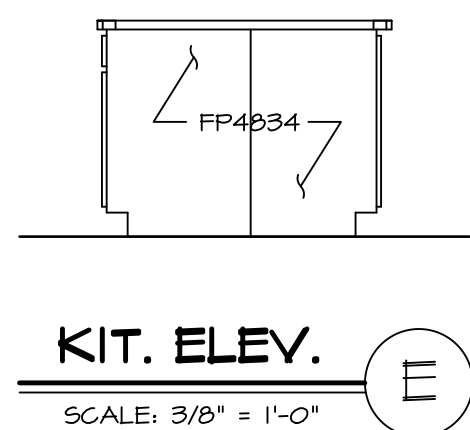


KITCHEN ELEVATION (B)

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

KIT. ELEV. (A)

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



<p>REMARKS</p>	
<p>REV. NO.</p>	<p>DATE</p>
<p>1</p>	<p></p>
<p>2</p>	<p></p>
<p>3</p>	<p></p>
<p>4</p>	<p></p>
<p>5</p>	<p></p>
<p>6</p>	<p></p>
<p>7</p>	<p></p>
<p>8</p>	<p></p>
<p>9</p>	<p></p>
<p>10</p>	<p></p>

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DATE: 08/12/2015
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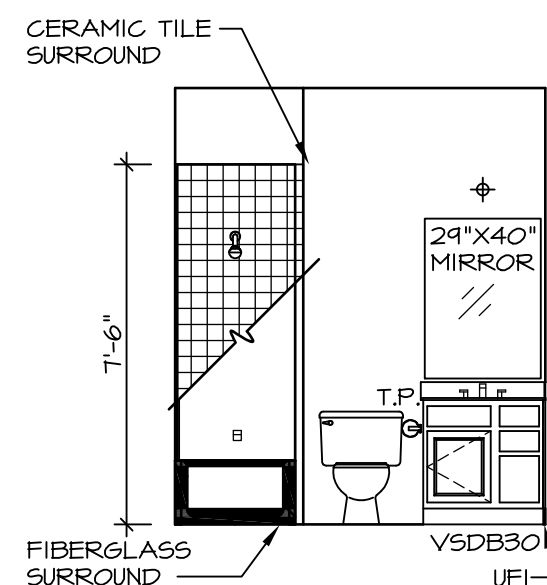
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DRAWING TITLE: KITCHEN PLANS & ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-13

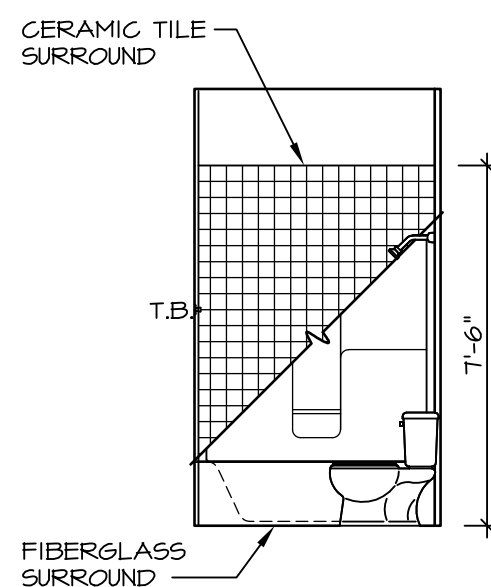
53

NOTES:

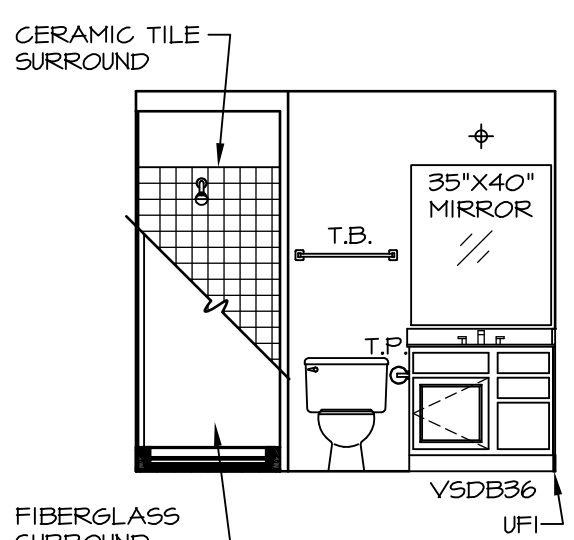
- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
- REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
- ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
- BATH ELEVATIONS ARE SHOWN PER PLAN.



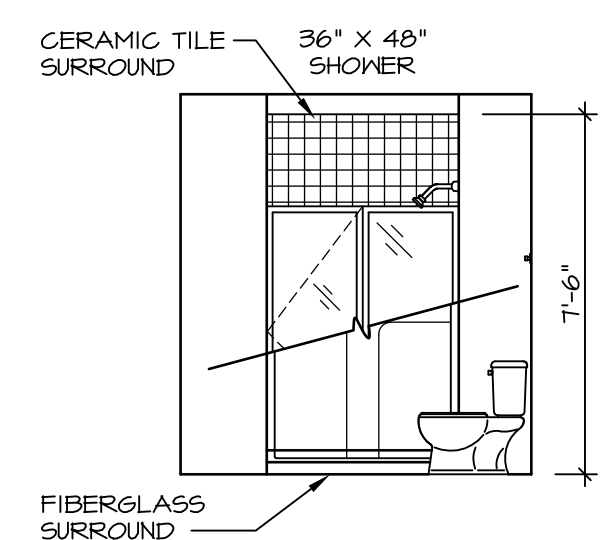
D BATH #1
SCALE: 1/4" = 1'-0"



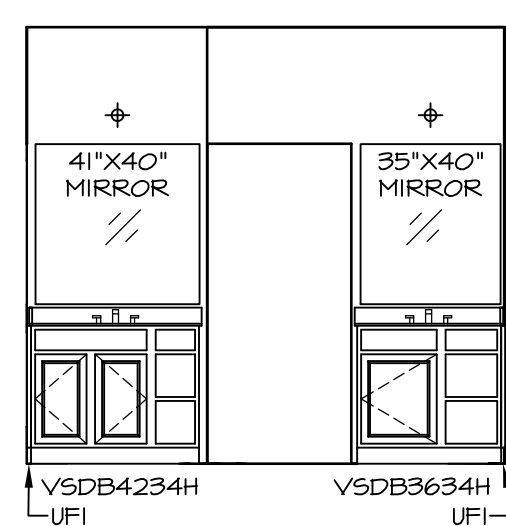
C BATH #1
SCALE: 1/4" = 1'-0"



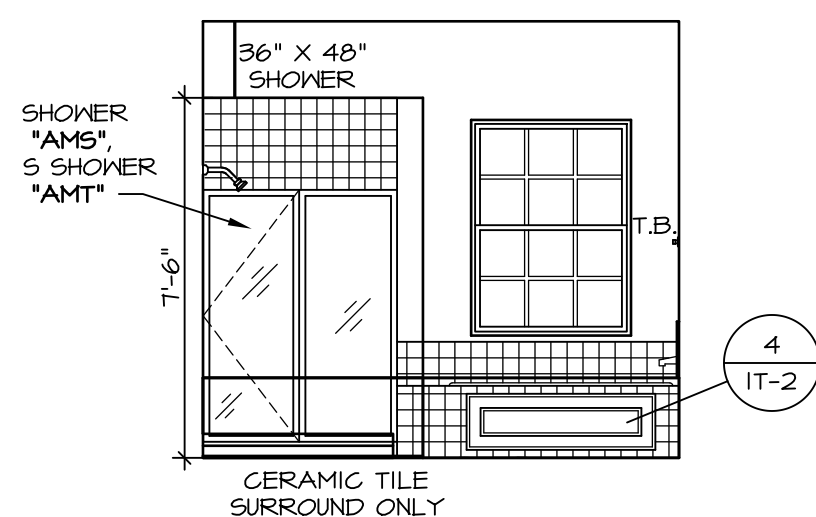
B BASEMENT BATH ROOM W SHOWER
SCALE: 1/4" = 1'-0" OR "AEB" OR "BAC"



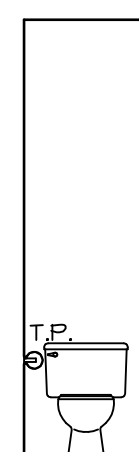
A BASEMENT BATH ROOM W SHOWER
SCALE: 1/4" = 1'-0" OR "AEB" OR "BAC"



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



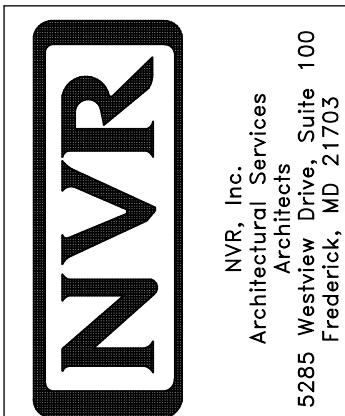
K OWNER'S BATH
SCALE: 1/4" = 1'-0" *AMP*



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

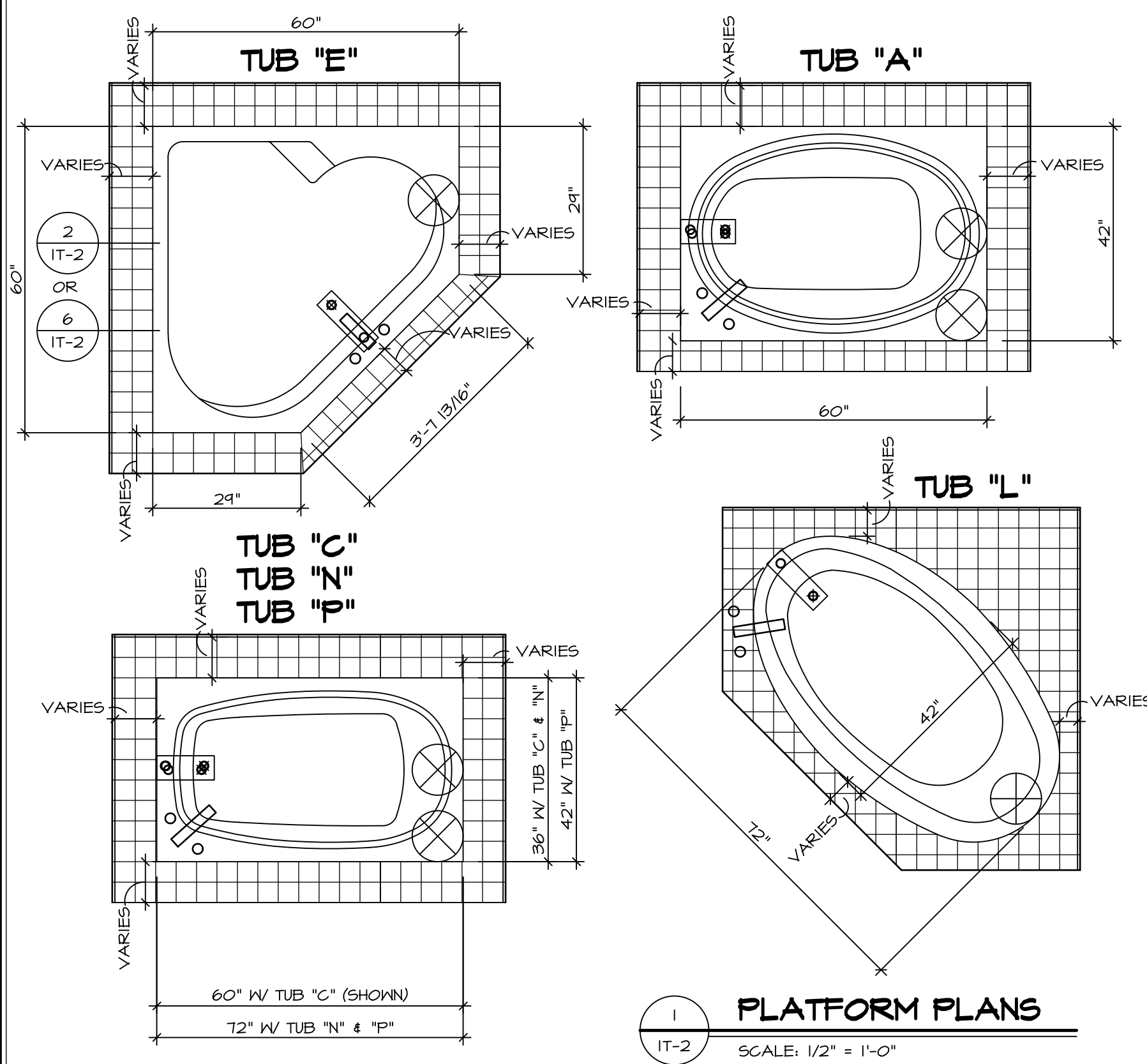
SHEET NO. A-14	MODEL SPRINGMANOR	SET NO. SPM00	REVISIONS	REV. NO.	DATE	REMARKS
		VERSION 01	DRAWN BY			
DRAWING TITLE BATH ELEVATIONS	OPTION DESCRIPTION	DATE: 08/12/2015				
		OPTION				
55						

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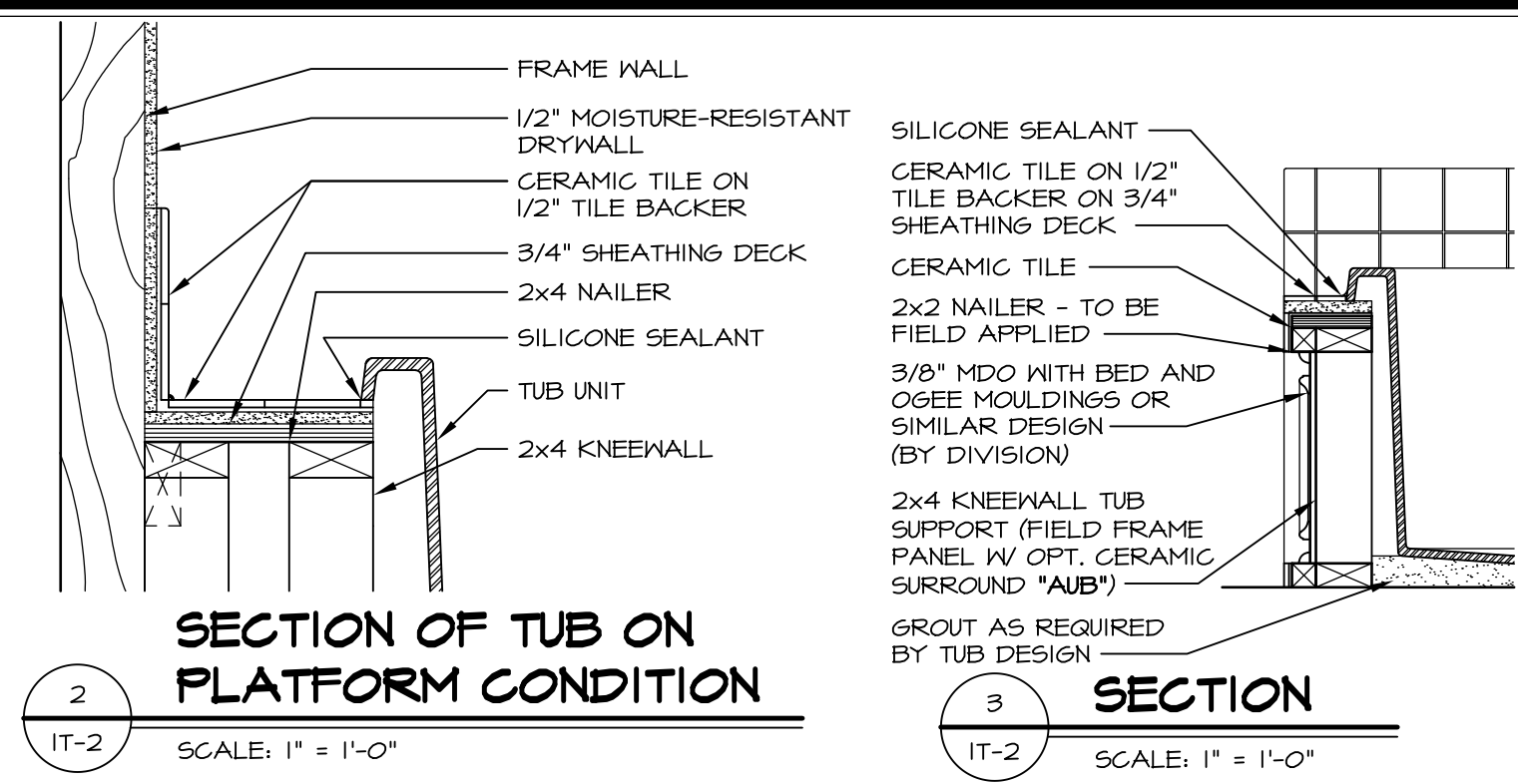
SET NO. **SPM00**
VERSION **01**
DRAWN BY
DATE: **08/12/2015**
OPTION

MODEL
SPRINGMANOR
DRAWING TITLE
BATH ELEVATIONS
OPTION DESCRIPTION

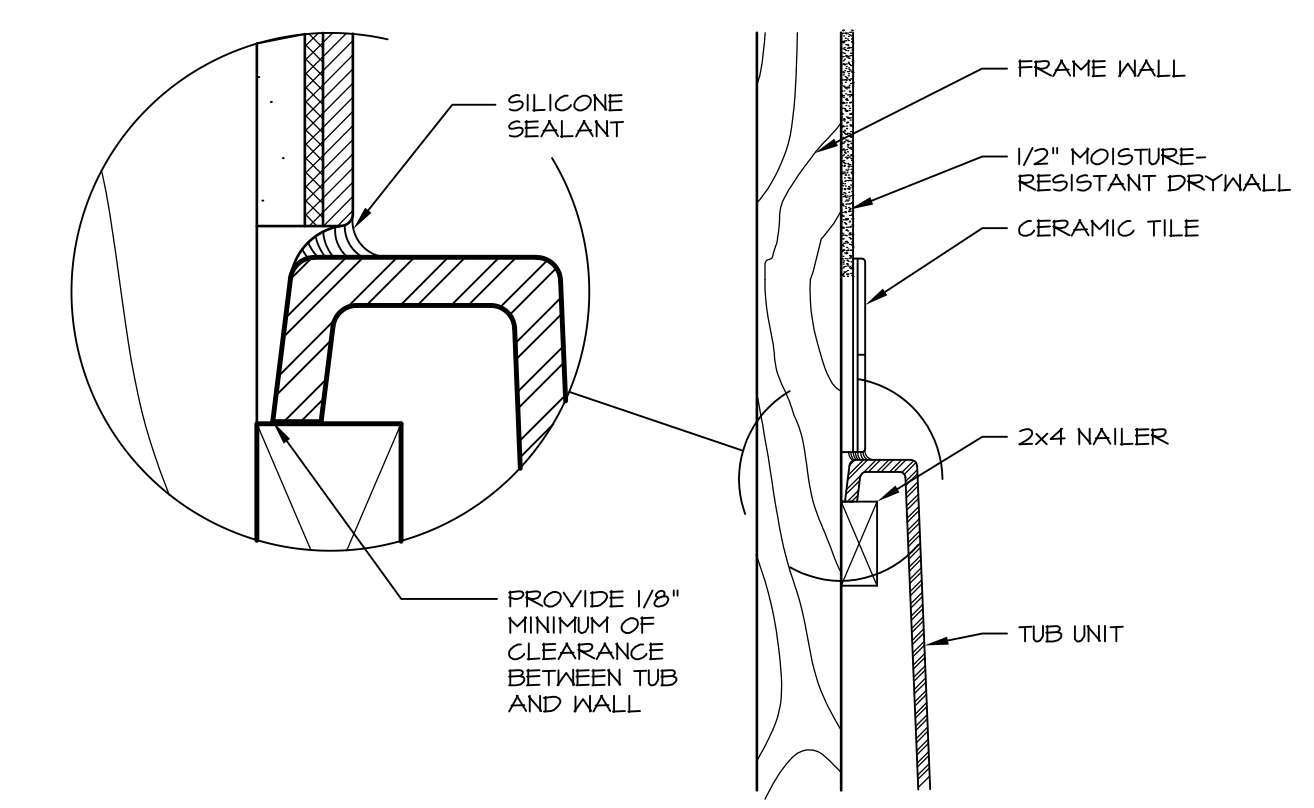


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

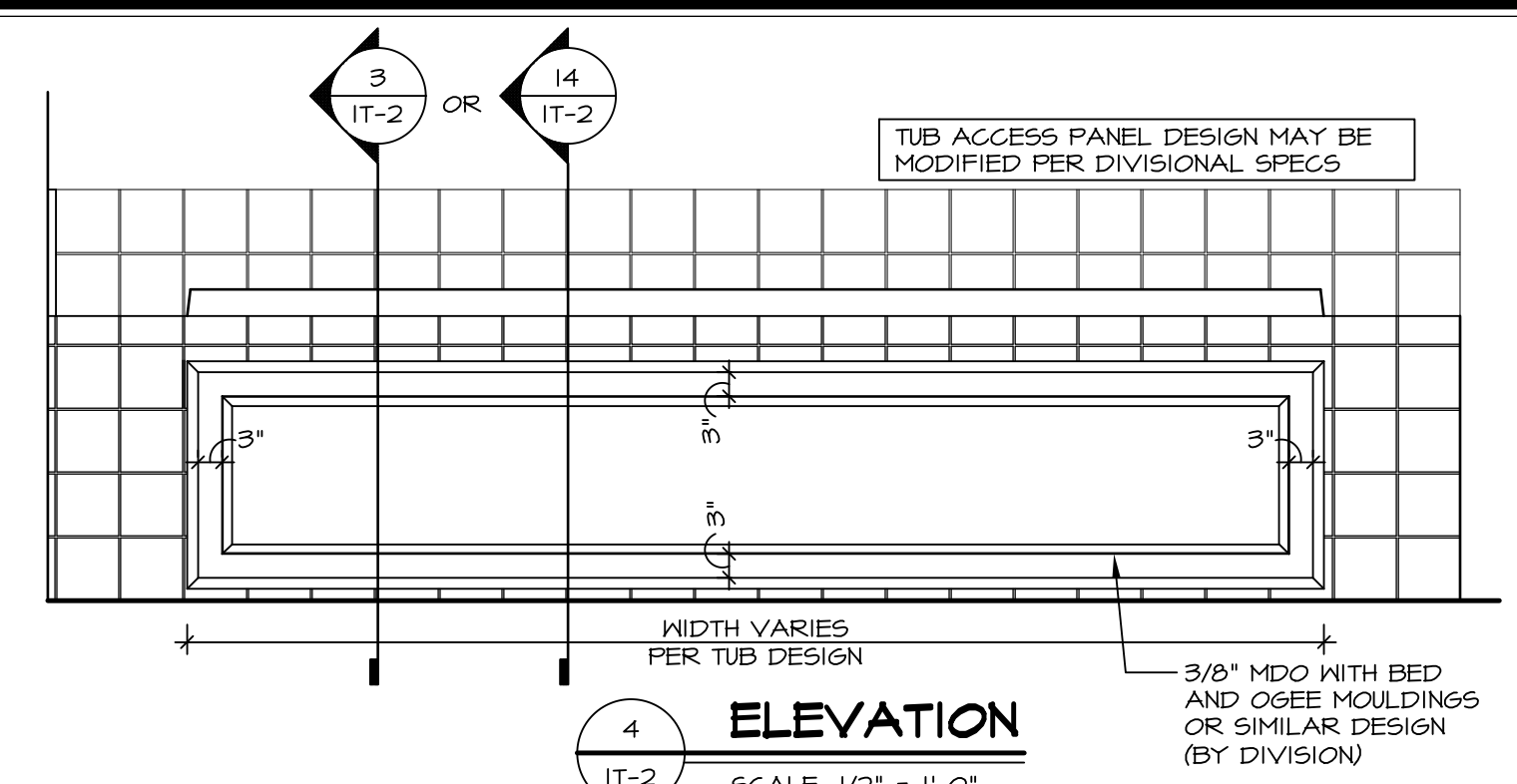
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/STERLING	18 3/4"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



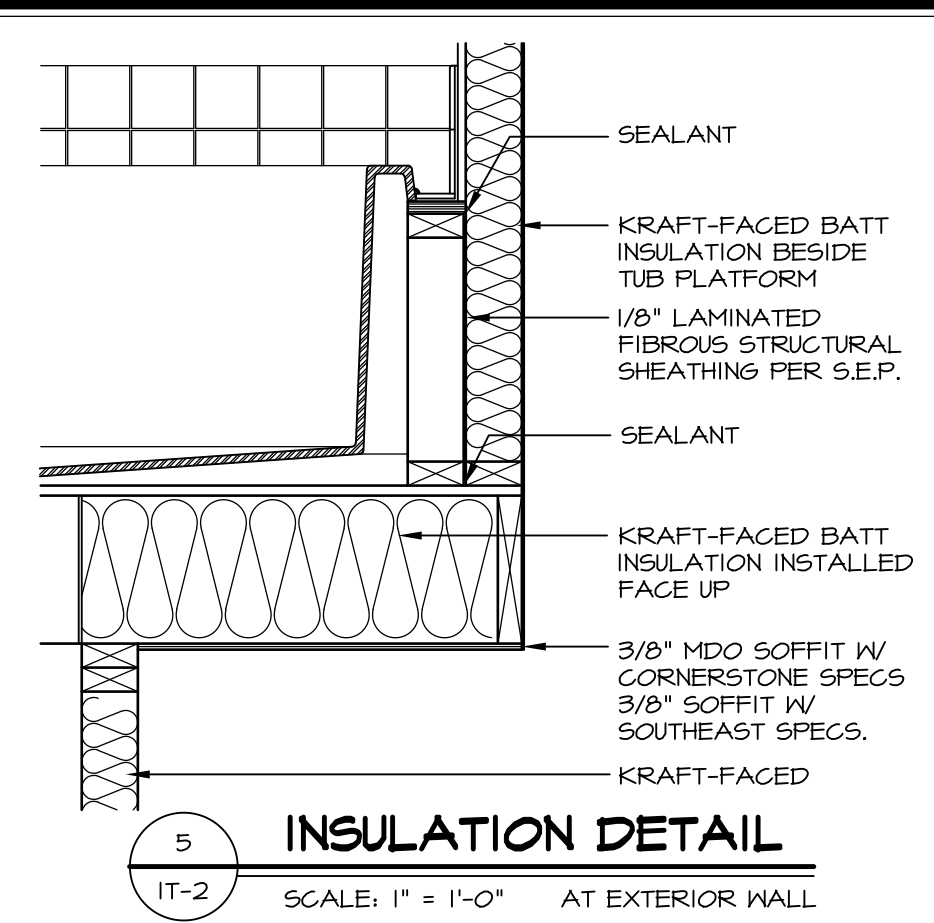
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



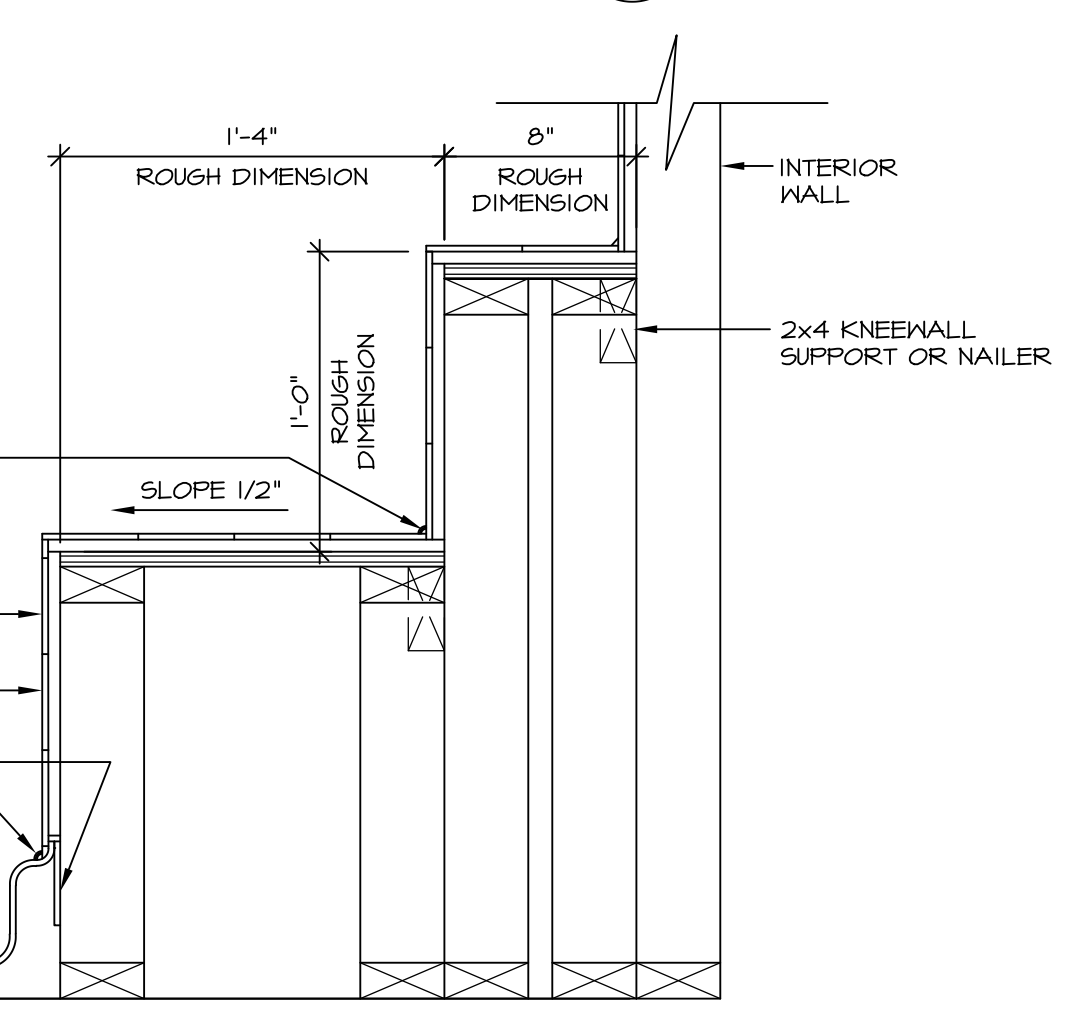
3 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



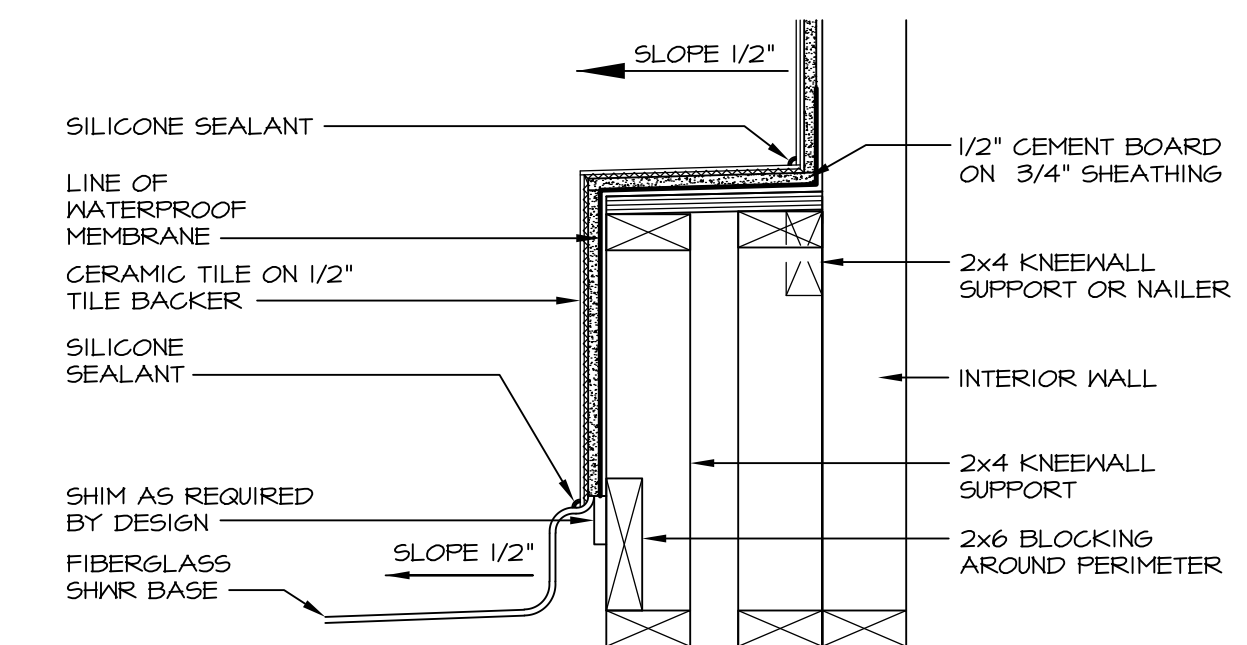
4 ELEVATION
SCALE: 1/2" = 1'-0"



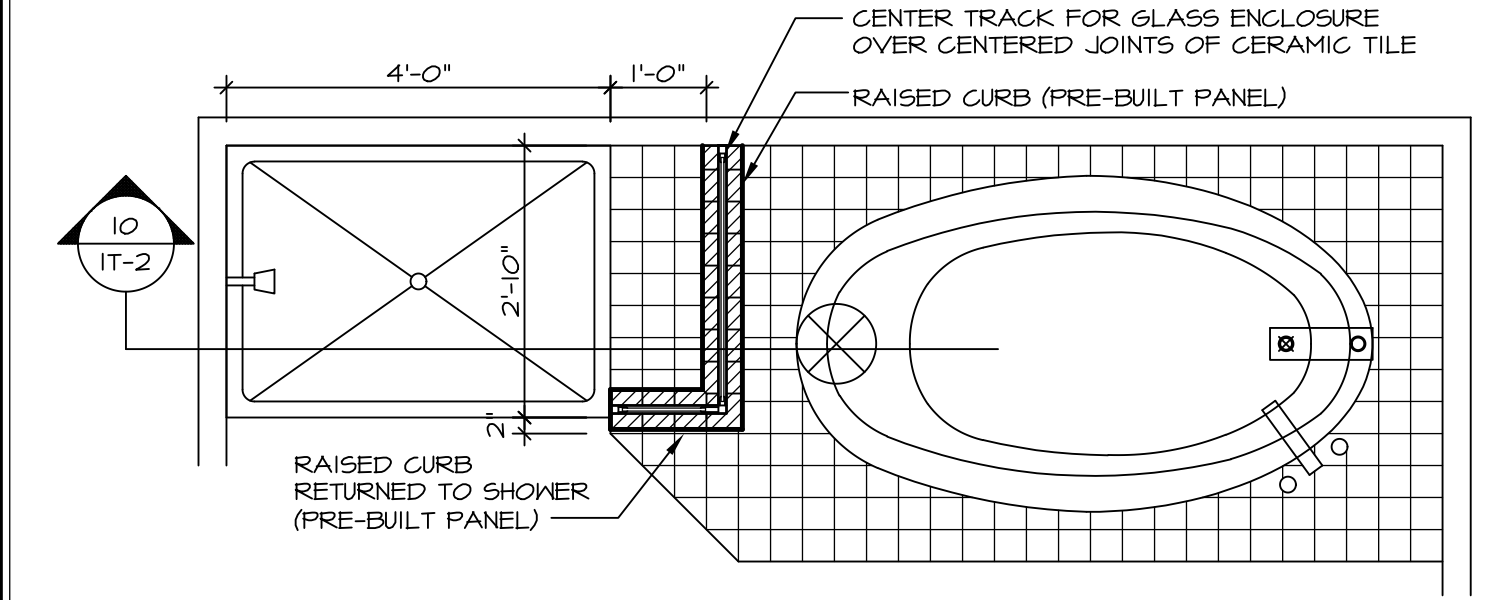
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



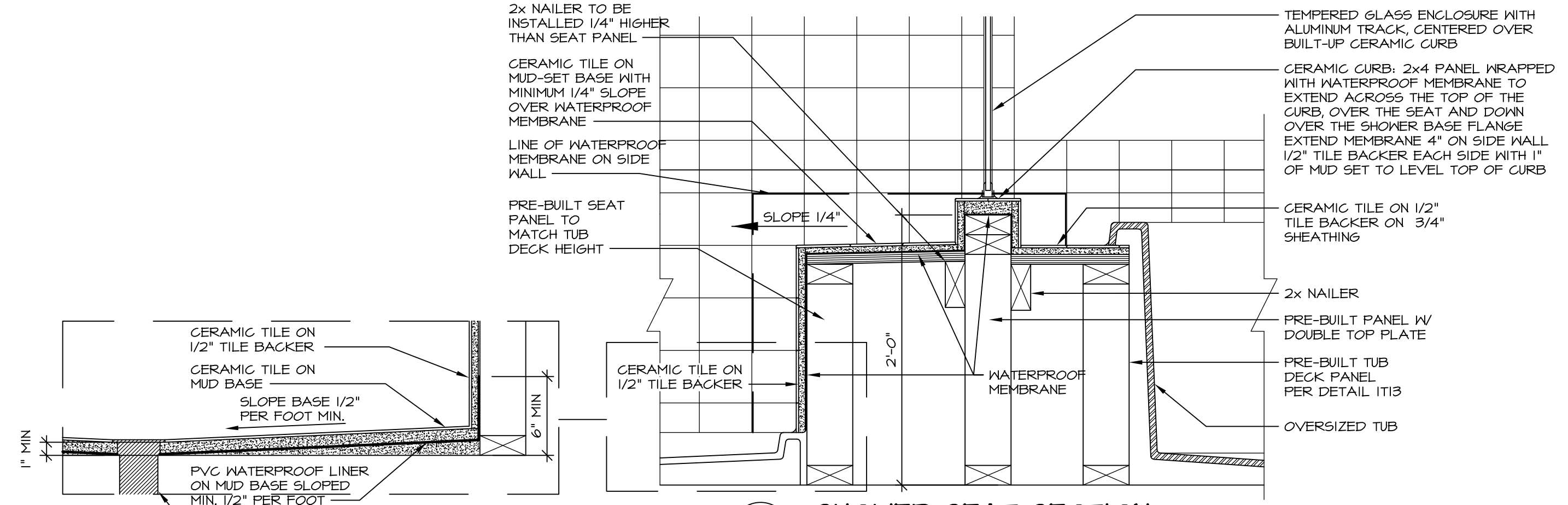
7 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



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



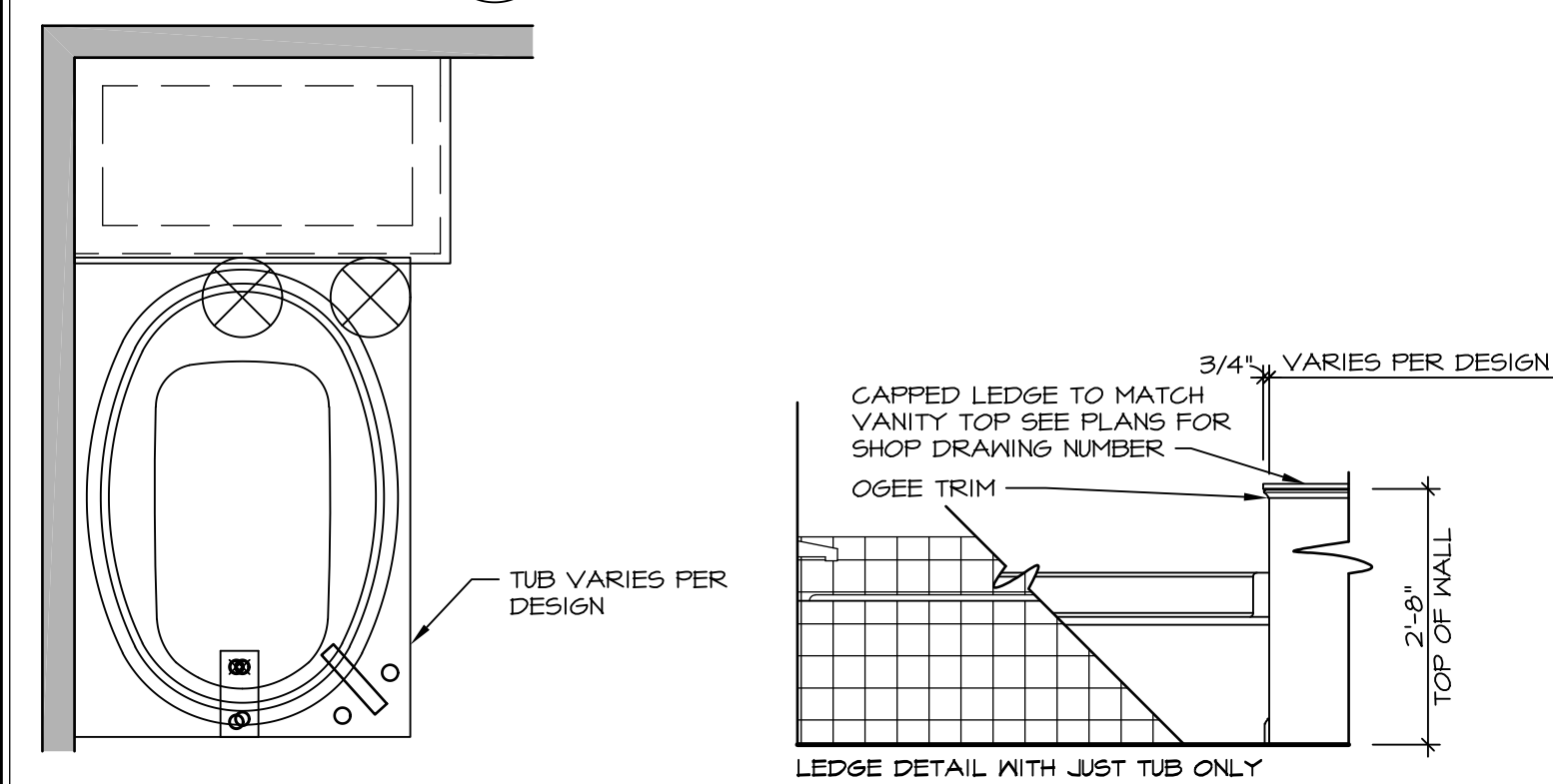
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



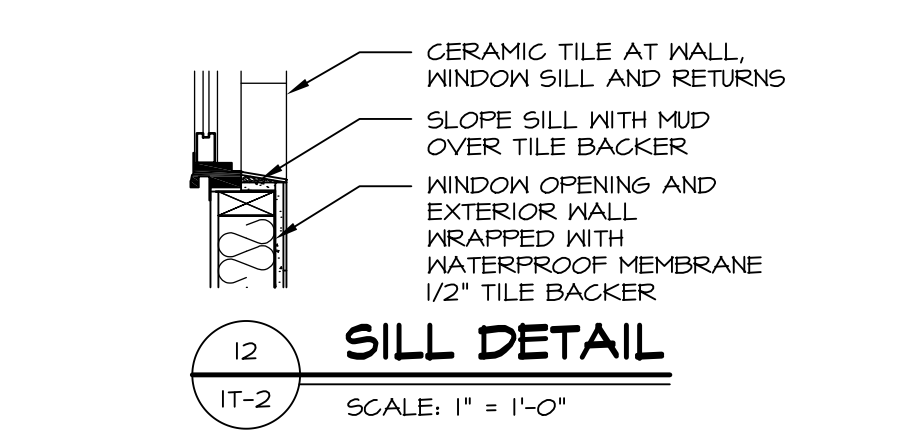
10 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



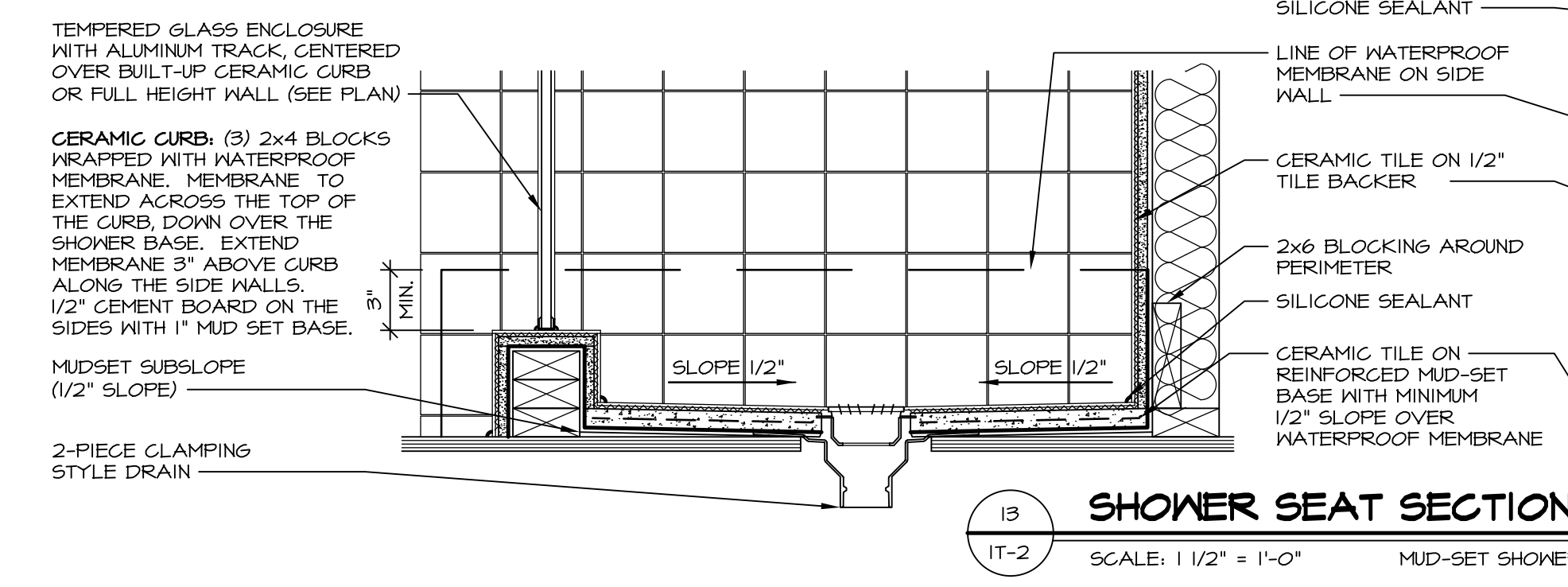
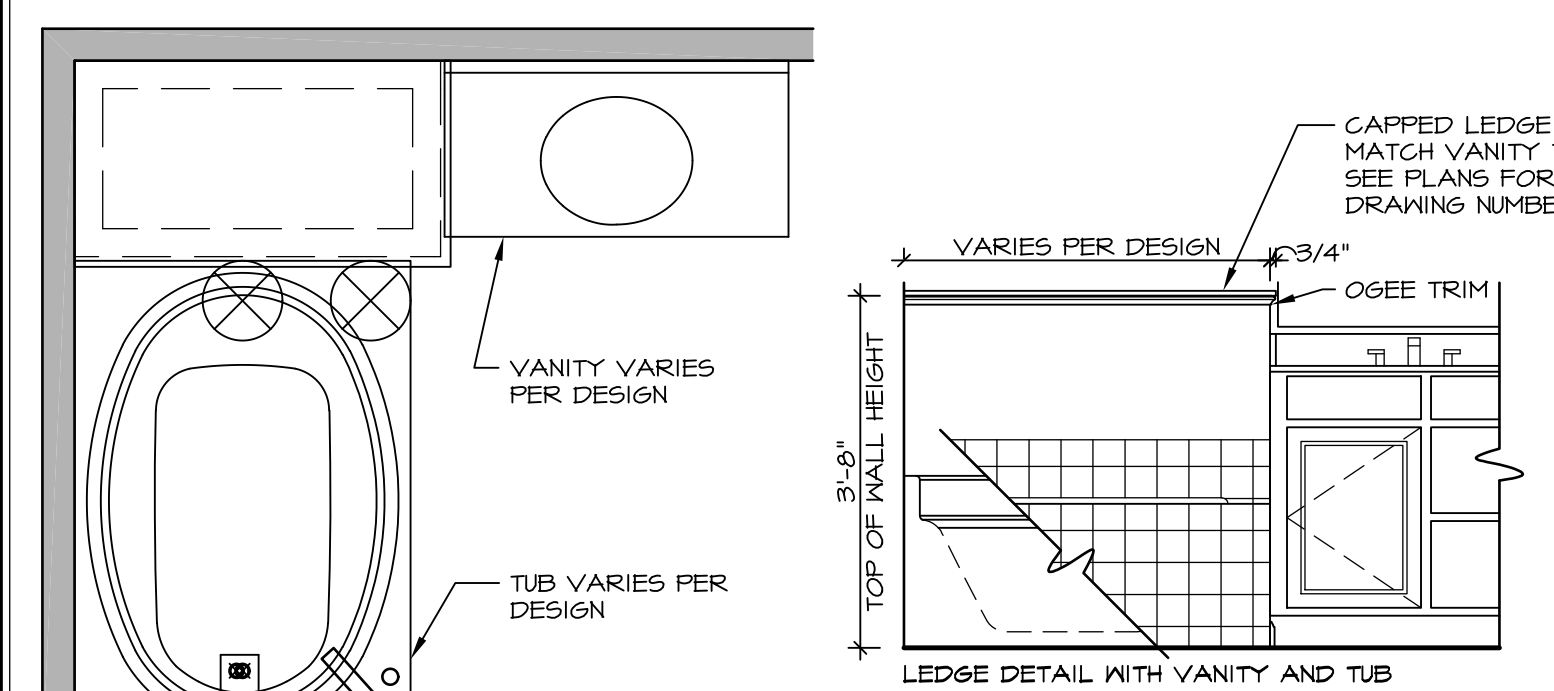
ALTERNATE SHOWER PAN DETAIL



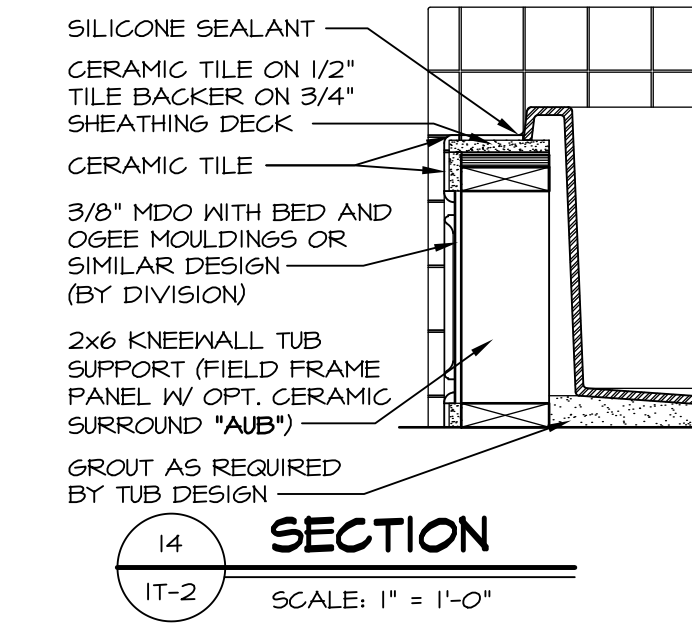
11 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



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



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



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

REV. NO.	DATE	DESCRIPTION
1	5/1/17	EBP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (DSS #15 5414)
2	9/2/17	EBP - REVISED T-FLY NOTE TO CALL OUT LFS
3	9/2/17	EBP - REVISED NOTE ON DETAIL #1 - REVISED ORDER OF MATERIAL PARA#4934

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SET NO.	VERSION	DATE	OPTION
1	1		

STANDARD DETAILS
DRAWING TITLE
INTERIOR TRIM DETAILS
BATH DETAILS
OPTION DESCRIPTION

SHEET NO. IT-2