

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

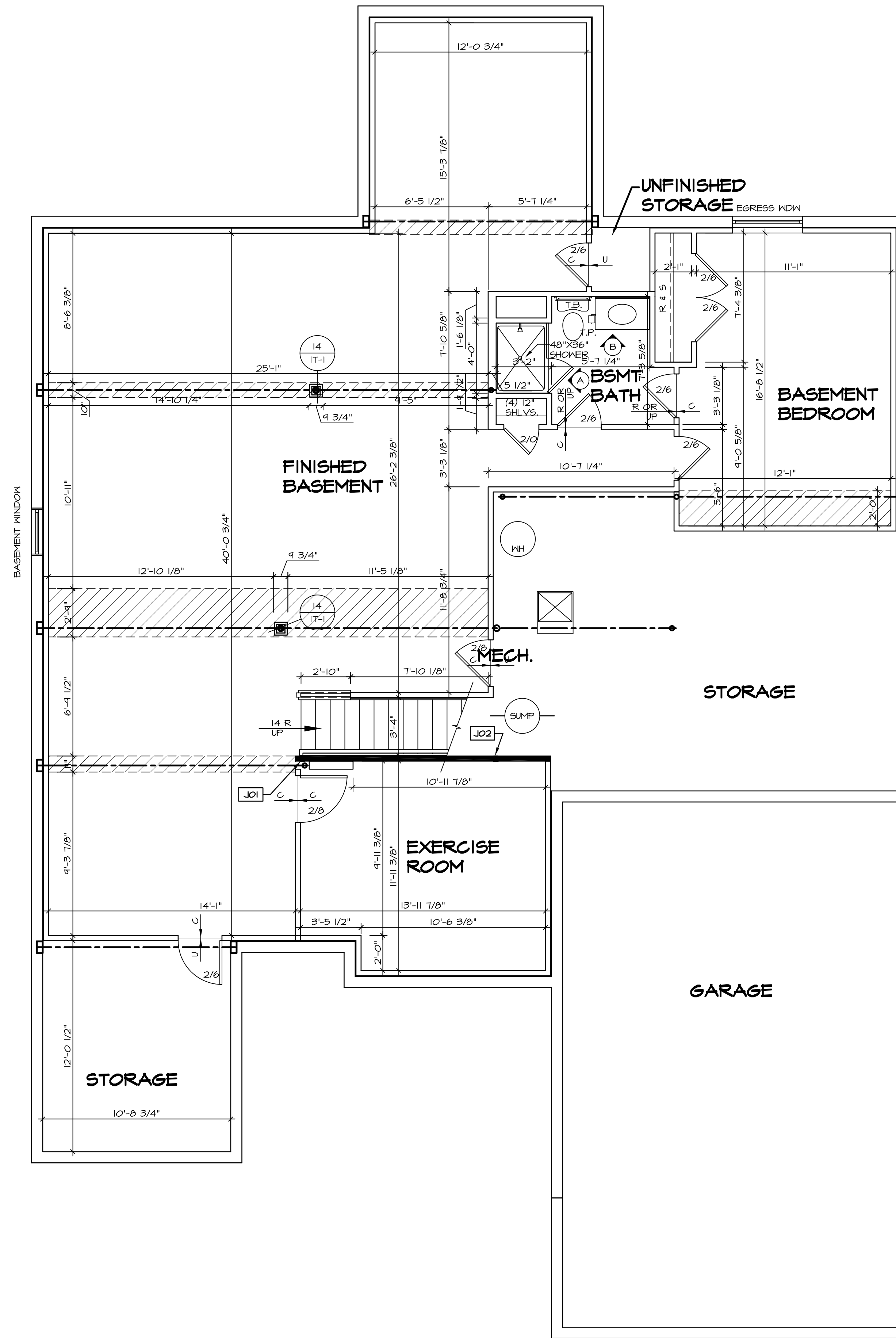
A-5

SHEET NO. A-5	MODEL SPRINGMANOR	SET NO. SPFM00	VERSION 01
DRAWING TITLE PLUMBING PLAN	DRAWN BY	DATE 08/12/2015	OPTION
OPTION DESCRIPTION			

NVR
Architectural Services
5285 Westpark Drive, Suite 100
Frederick, MD 21703

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REV. NO.	DATE	REMARKS



LEGEND

[Solid Line]	BEARING WALL
[Dashed Line]	NON BEARING WALL
[Symbol with X]	INDICATES BEARING FROM POINT-LOAD ABOVE
[Symbol with J]	JACKS
[Symbol with B]	BEAM/HEADER
[Symbol with F]	PAD FOOTING
[Symbol with C]	STEEL COLUMN
[Symbol with X]	PORTAL FRAME
[Symbol with X]	JOIST/TRUSS
[Symbol with L]	LVL
[Symbol with X]	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

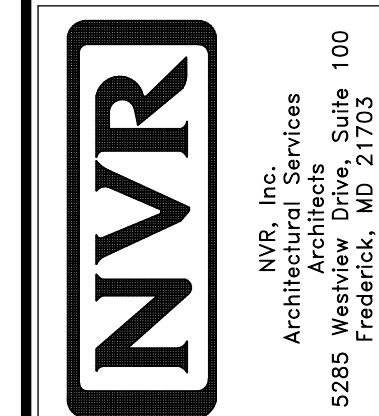
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO1	JACK - (2) 2X4 SPF STUD GRADE		BO014	
JO2	JACK - (2) 2X4 SPF STUD GRADE		BO014	

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

REMARKS

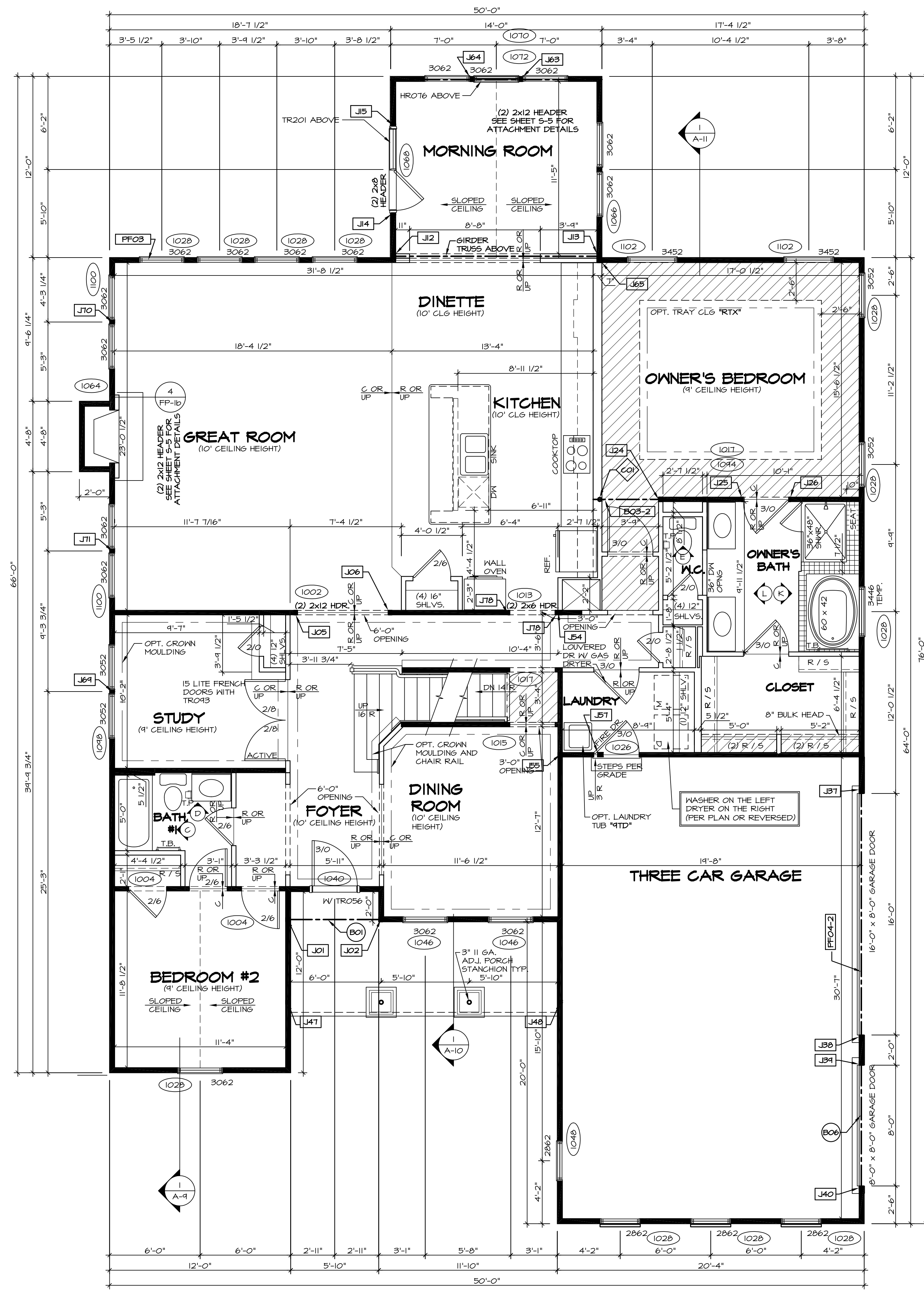
REV. NO.	DATE	REMARKS

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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



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 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 "11" SHEET(S) FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
- ALL WINDOWS HAVE 7'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

GYPNUM 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
J01	JACK - (2) 2x4 SFF STUD GRADE	ELA, ELC, ELM	1042	
J02	JACK - (2) 2x4 SFF STUD GRADE	ELA, ELC, ELM	1042	
J05	JACK - (2) 2x4 SFF STUD GRADE		1002	
J06	JACK - (2) 2x4 SFF STUD GRADE		1002	
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	1066	
J15	JACK - 2x4 SFF STUD GRADE	MAA	1066	
J24	JACK - (2) 2x4 SFF STUD GRADE	EFC	1046	
J25	JACK - 2x4 SFF STUD GRADE	EFC	1011, 1134	
J26	JACK - 2x4 SFF STUD GRADE	EFC	1011, 1134	
J27	JACK - (3) 2x4 SFF STUD GRADE	GCE	1054	
J28	JACK - (3) 2x4 SFF STUD GRADE	GCE	1054	
J29	JACK - (2) 2x4 SFF STUD GRADE	GCE	1056	
J40	JACK - (2) 2x4 SFF STUD GRADE	GCE	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	
J54	JACK - (2) 2x4 SFF STUD GRADE	EFC	1021, 1110	
J55	JACK - (2) 2x4 SFF STUD GRADE	EFC	1021	
J57	JACK - (3) 2x4 SFF STUD GRADE	EFC	1040	
J63	JACK - (2) 2x4 SFF STUD GRADE	MAA	1070	
J64	JACK - (2) 2x4 SFF STUD GRADE	MAA	1070	
J65	JACK - (3) 2x4 SFF STUD GRADE	EFC	1040	
J69	JACK - (2) 2x4 SFF STUD GRADE	BBS	1046	
J70	JACK - (2) 2x4 SFF STUD GRADE	BBS	1100	
J71	JACK - (2) 2x4 SFF STUD GRADE	BBS	1100	
J76	JACK - 2x4 SFF STUD GRADE	EFC	1013	

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
B01	EXT HEADER - 2X6 - 2 PLY	6'-4"	ELM	1042	FIELD INSTALLED
B02-2	LVL - 04-04	4'-7"	EFC	1046	FIELD INSTALLED
B06	EXT HEADER - 2X12 - 2 PLY	8'-6"	GCE	1056	FIELD INSTALLED
PFO3	EXT HEADER - 2X12 - 2 PLY	18'-4"		1046	FIELD INSTALLED
PFO4-2	LVL - 14	19'-1 1/2"	GCE	1054	2.A. PORTAL FRAME
PFO6	BEAM BUILT 2X12 - 2 PLY	14'-0"	MAA	1070	PORTAL FRAME

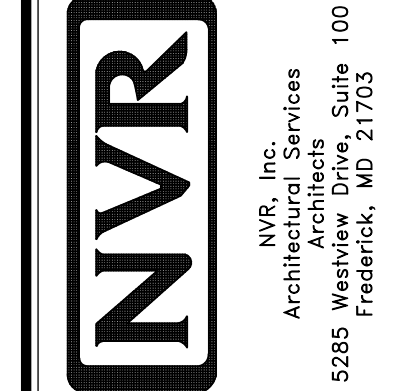
STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
CO1	STANCHION - 3 IN SCHED 40	8'-3 7/8"	EFC	1046	

REVISIONS

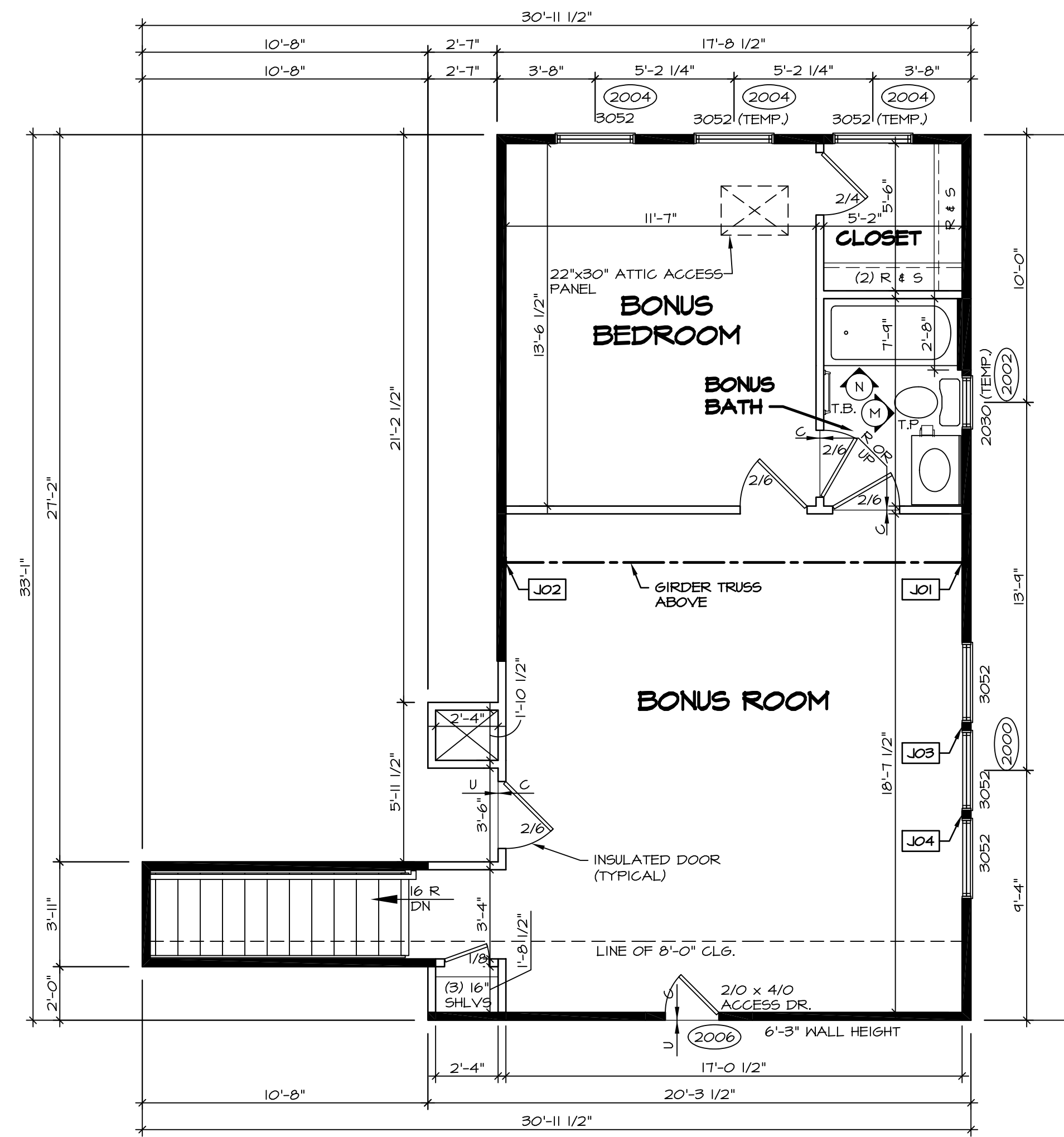
REV. NO.	DATE	DESCRIPTION

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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



LEGEND

- BEARING WALL
- - - NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- ⊖ BEAM/HEADER
- F PAD FOOTING
- ⊕ STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- LVL LVL
- (X) 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.
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 - 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 1'-0 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

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO1	JACK - (3) 2X4 SFF STUD GRADE		2010	
JO2	JACK - (3) 2X4 SFF STUD GRADE		2010	
JO3	JACK - (2) 2X4 SFF STUD GRADE		2000	
JO4	JACK - (2) 2X4 SFF STUD GRADE		2000	

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

MODEL
 SPRINGMANOR

DRAWING TITLE
 SECOND FLOOR PLAN

OPTION DESCRIPTION

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

SHEET NO. A-8
4-2

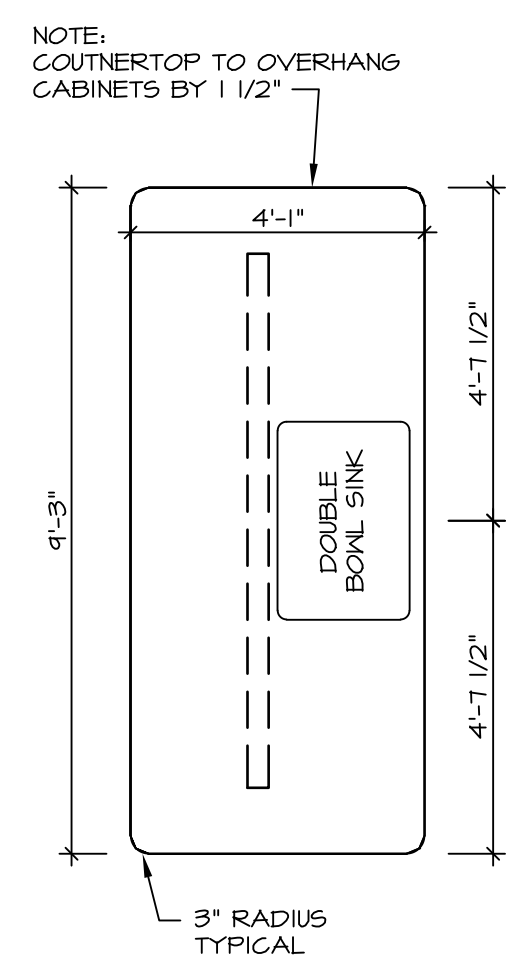
REMARKS

REV. NO. **DATE**

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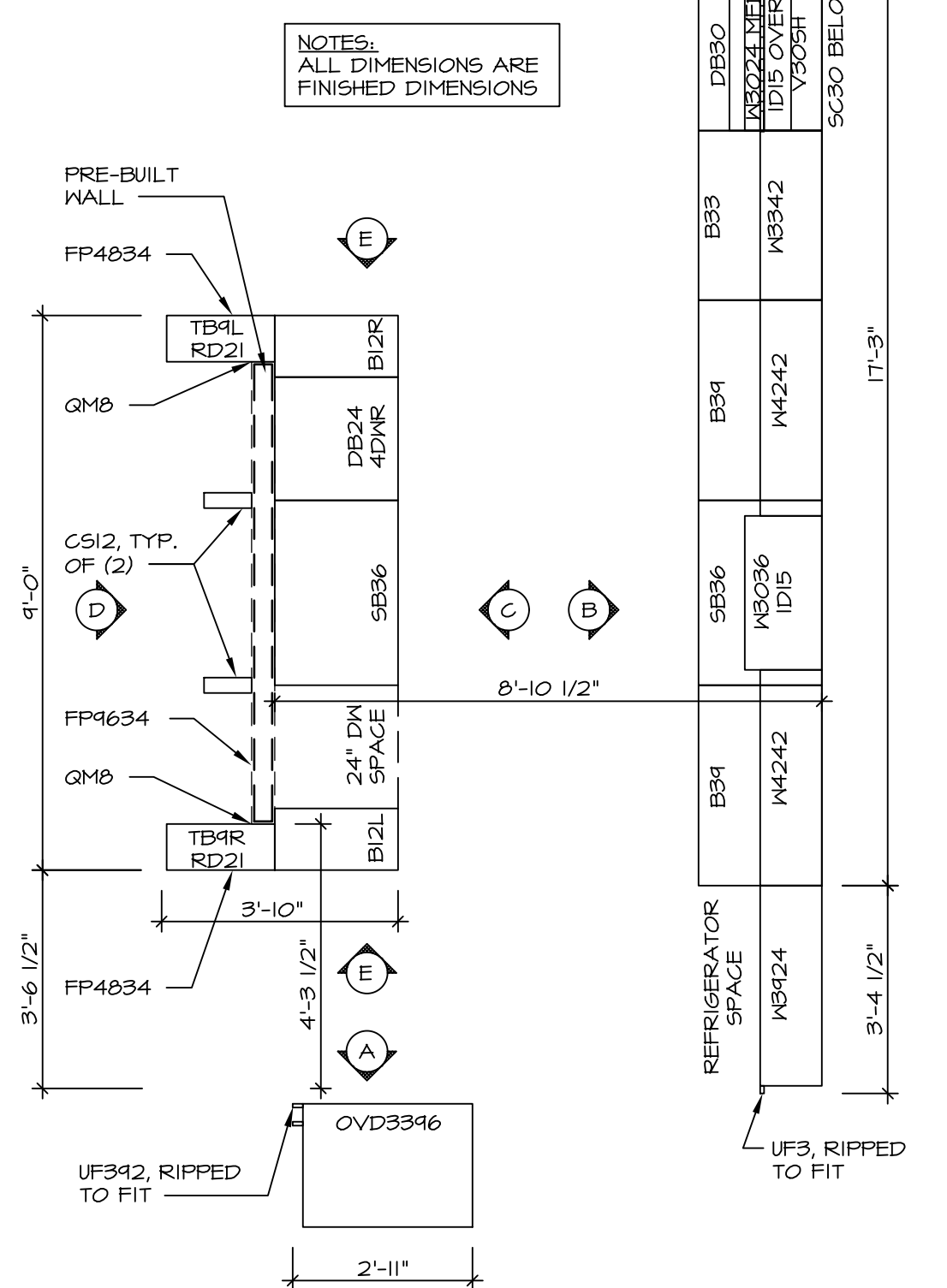
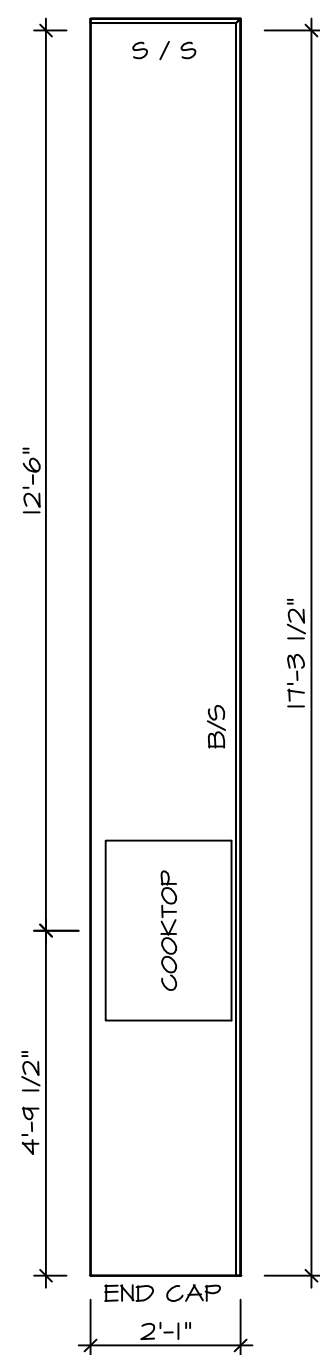
NVR
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 5285 Westheimer Road, Suite 100
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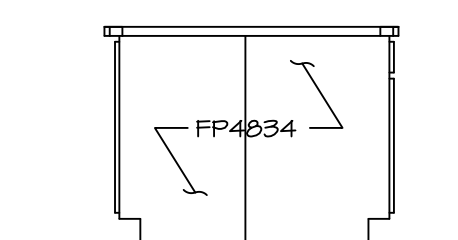
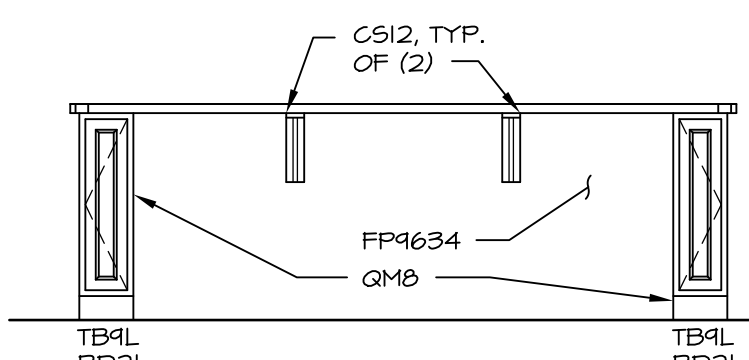
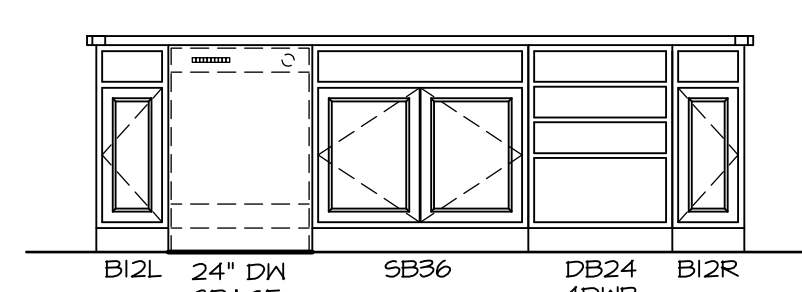
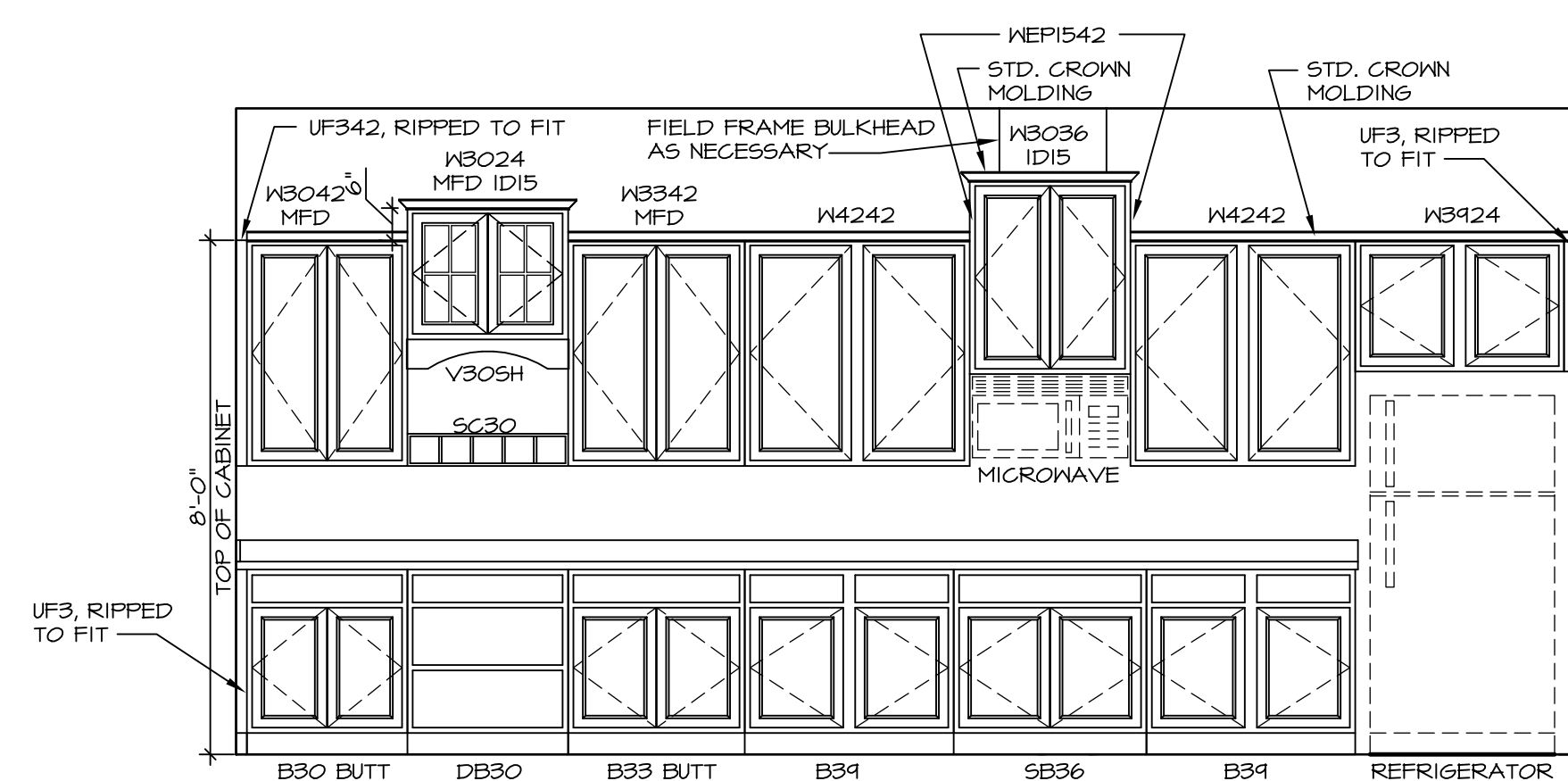
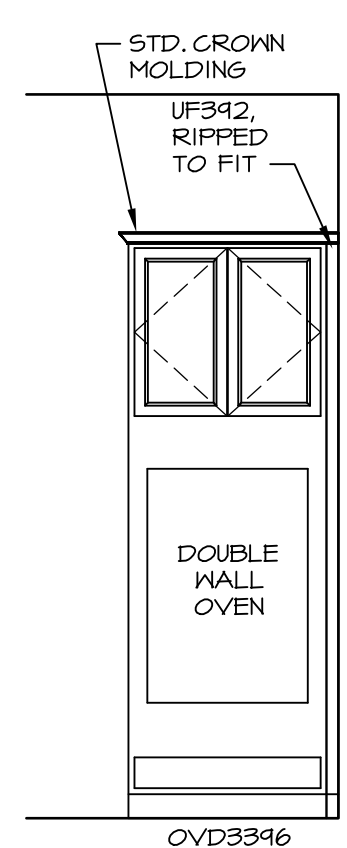
KITCHEN COUNTERTOP PLAN - (KT-3340)

2
A-B
SCALE: 3/8" = 1'-0"



KITCHEN CABINET PLAN - (KC-3340)

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



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Frederick, MD 21703

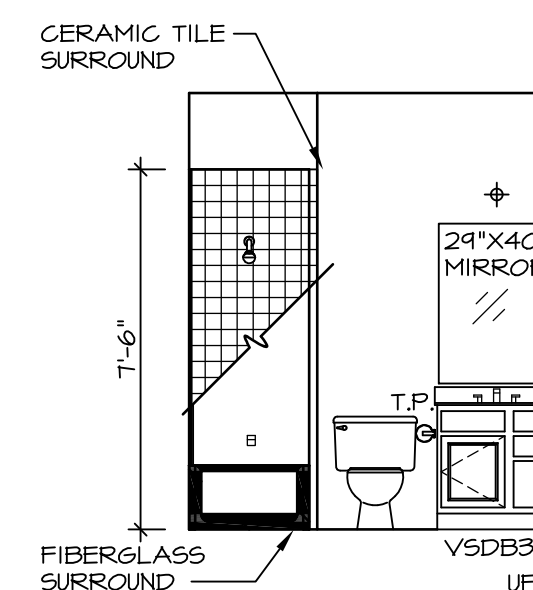
SET NO. SPM00
VERSION 01
DRAWN BY
DATE: 06/12/2015
OPTION

MODEL
SPRINGMANOR
DRAWING TITLE
KITCHEN PLANS & ELEVATIONS

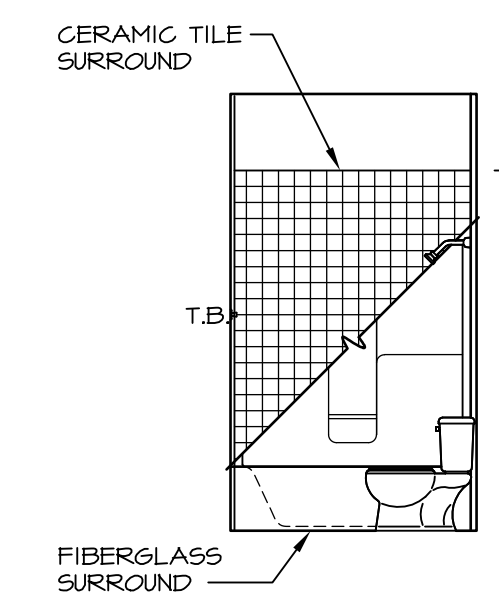
SHEET NO. A-13
OPTION DESCRIPTION

NOTES:

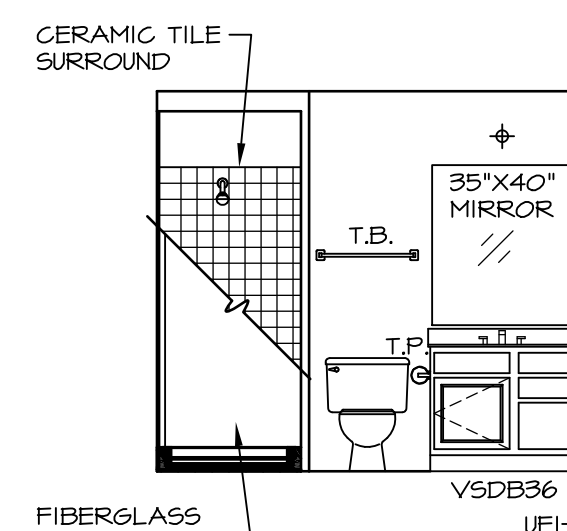
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



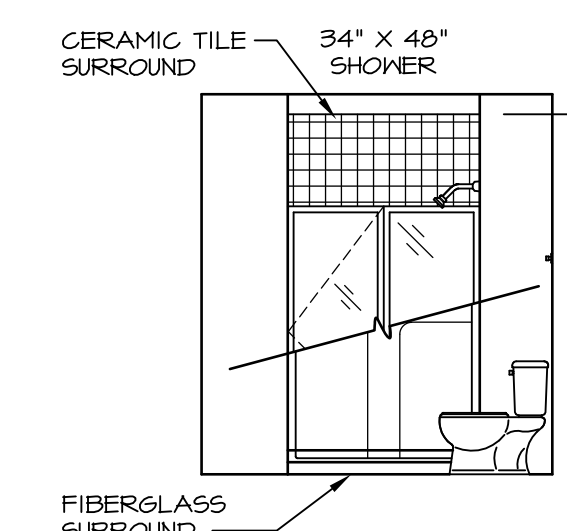
D BATH #1
SCALE: 1/4" = 1'-0"



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



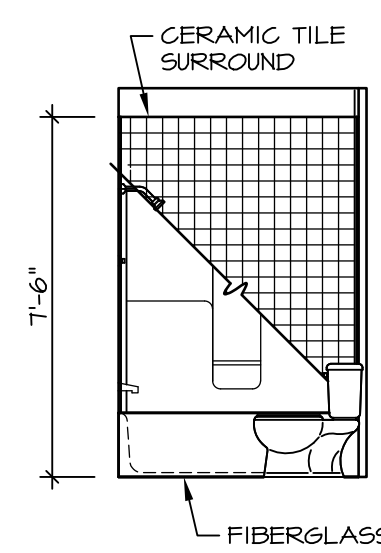
B BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" *AEB* OR *BAC*



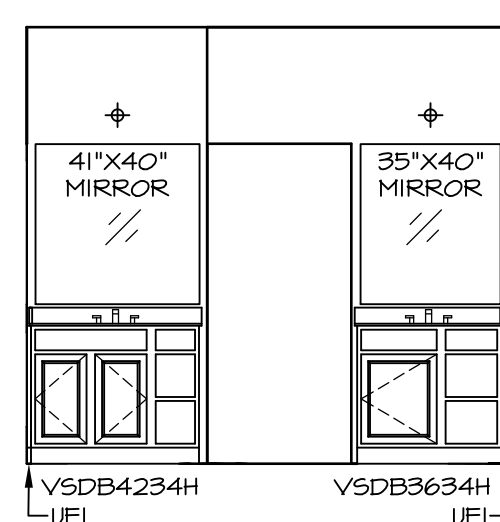
A BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" *AEB* OR *BAC*



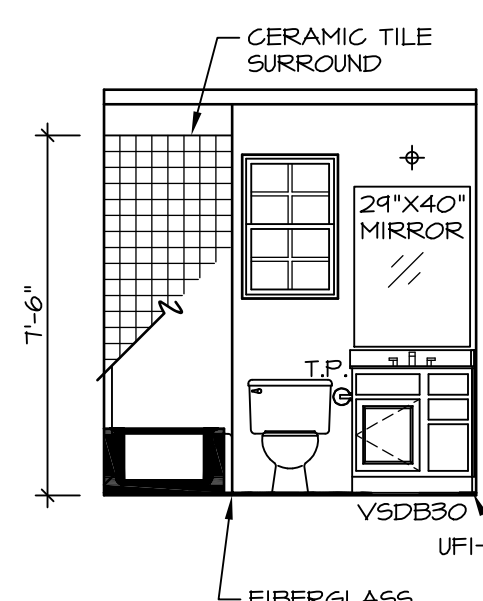
E OWNER'S BATH
SCALE: 1/4" = 1'-0" *AMA* OR *AMJ* OR *AMF*



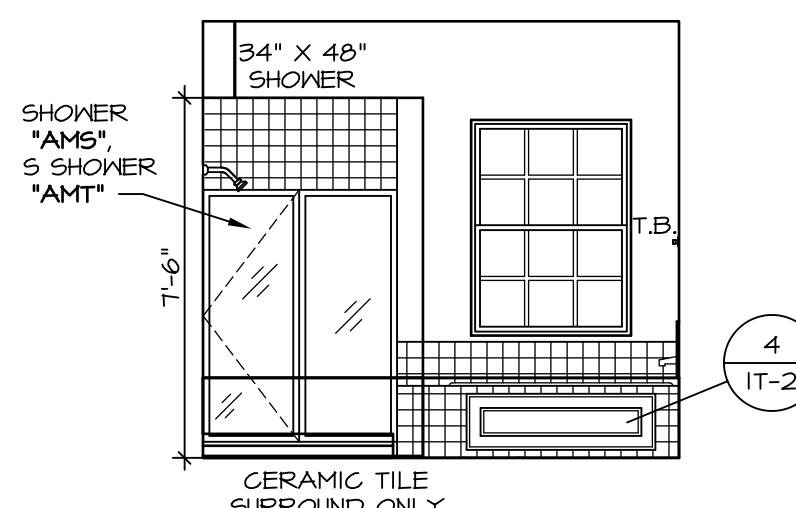
N BONUS BATH
SCALE: 1/4" = 1'-0" *EFC*



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



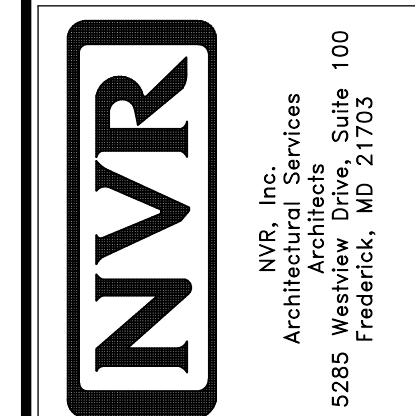
M BONUS BATH
SCALE: 1/4" = 1'-0" *EFC*



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

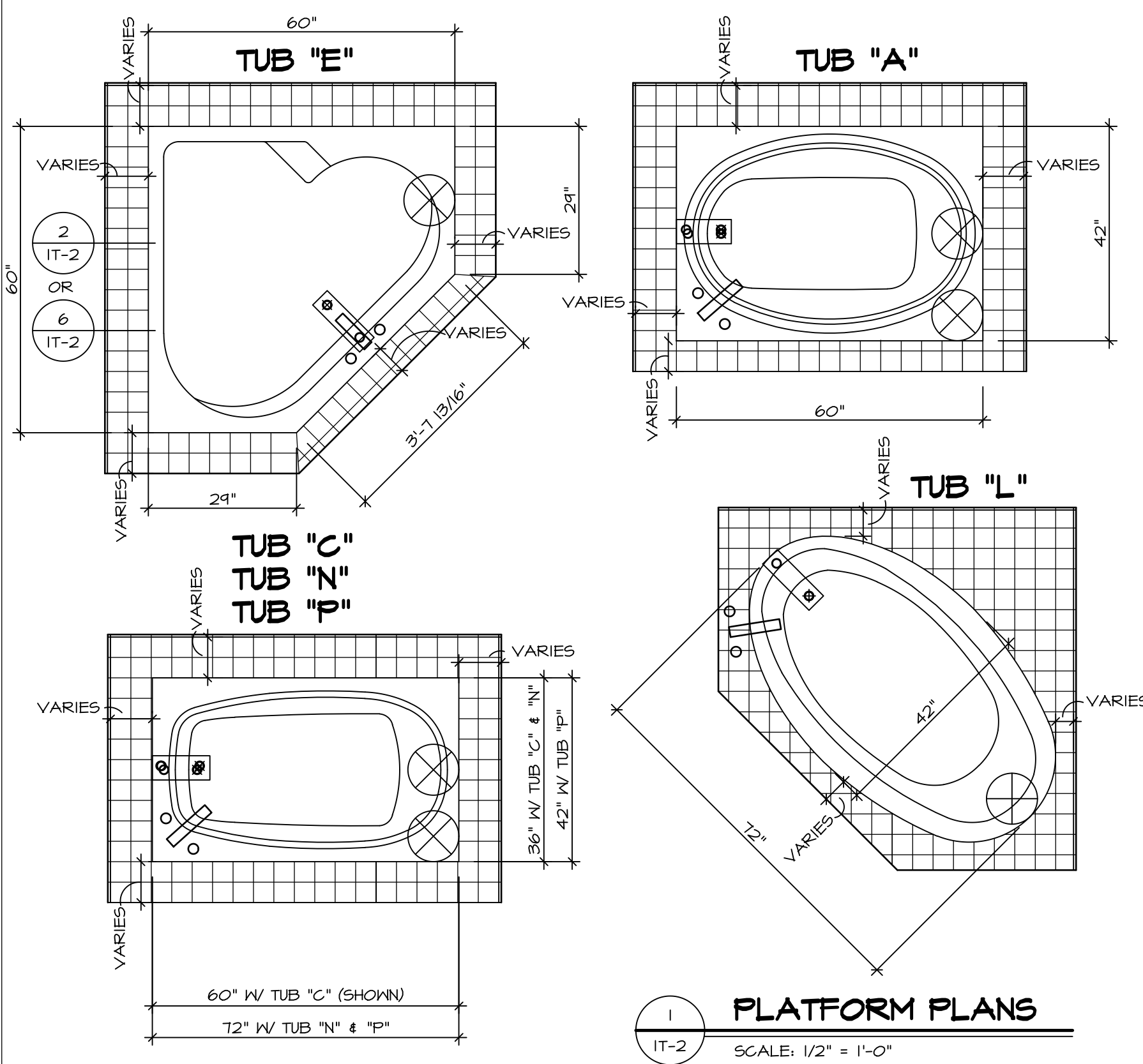
SHEET NO. A-14	MODEL SPRINGMANOR	DRAWING TITLE BATH ELEVATIONS	OPTION DESCRIPTION	REV. NO.	DATE	REMARKS
55						

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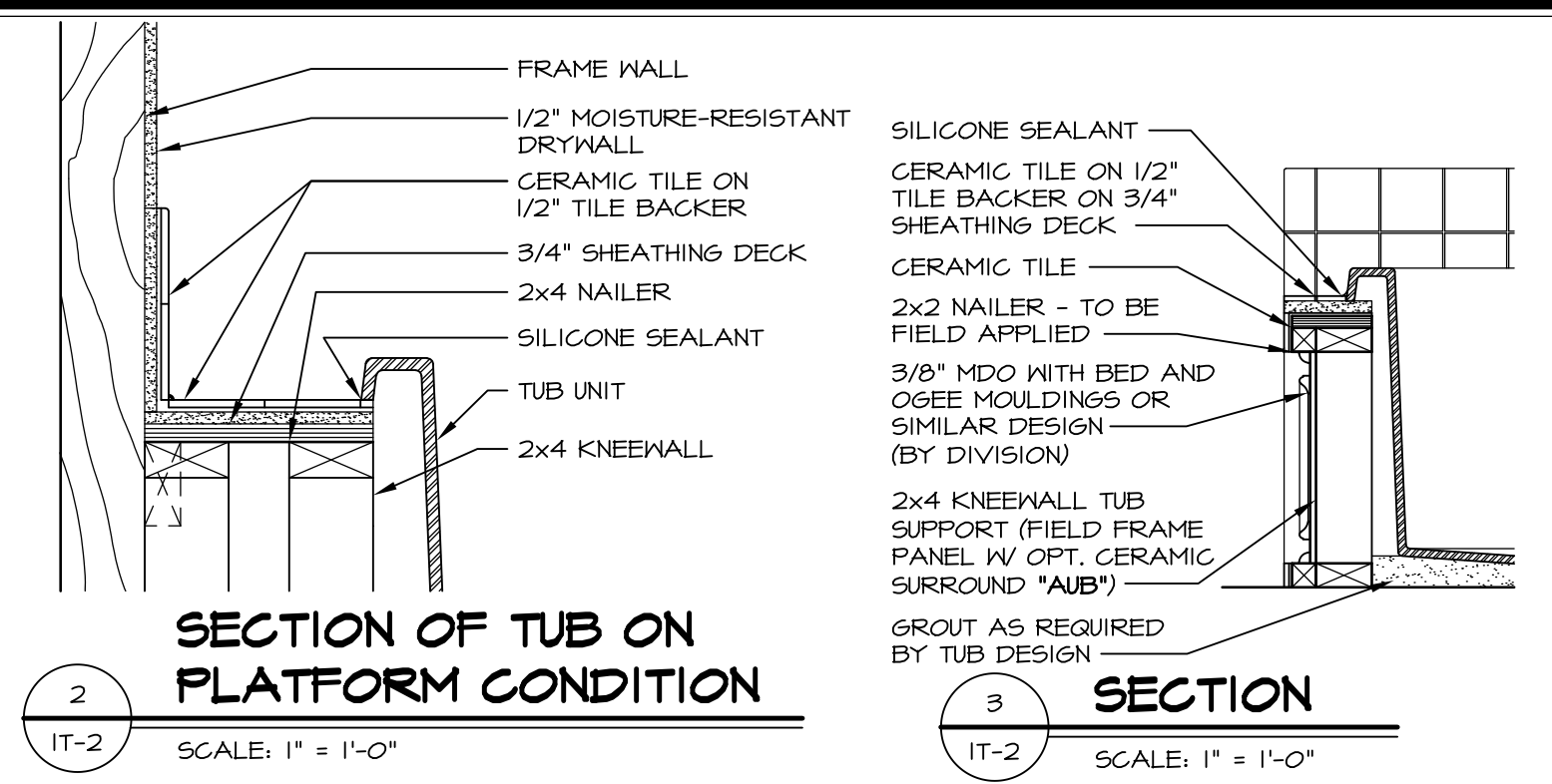
SET NO. SPM00
VERSION 01
DRAWN BY
DATE: 08/12/2015
OPTION

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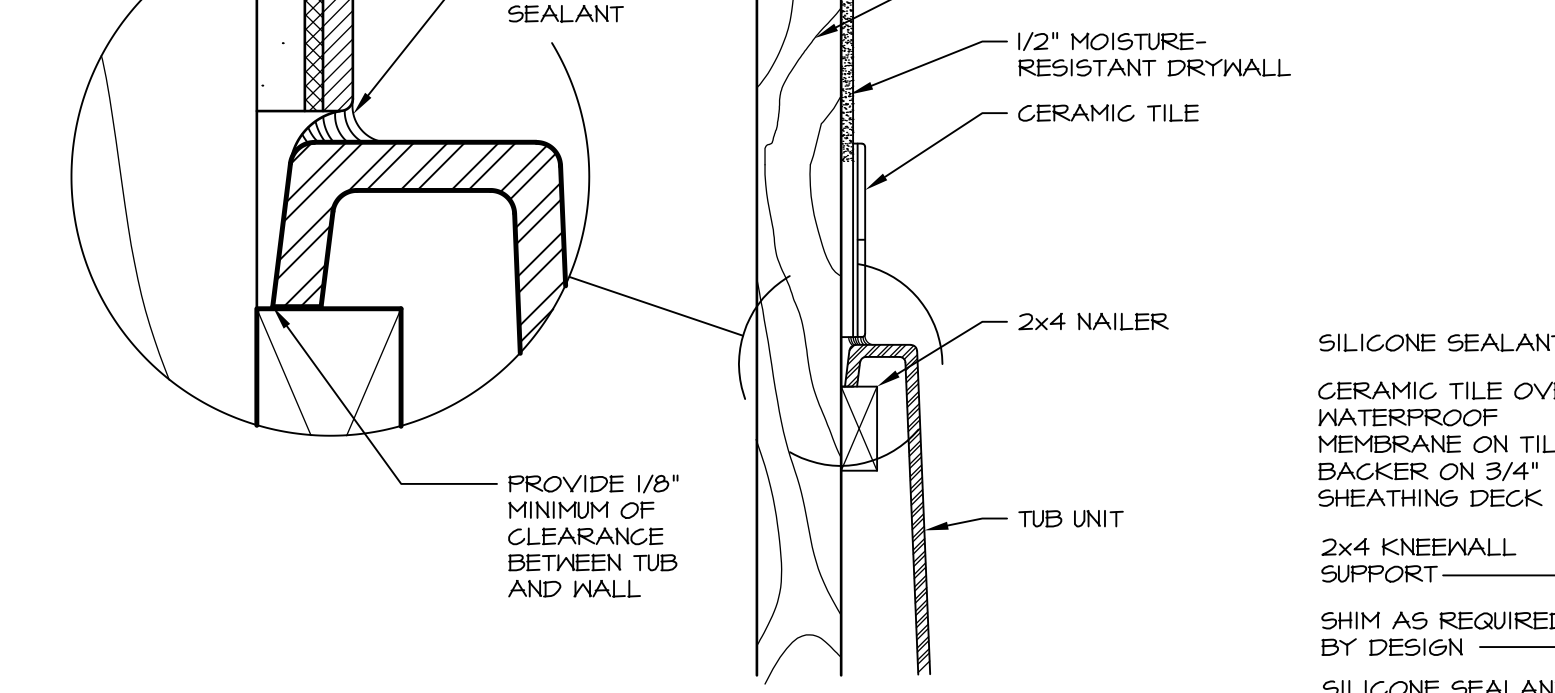


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

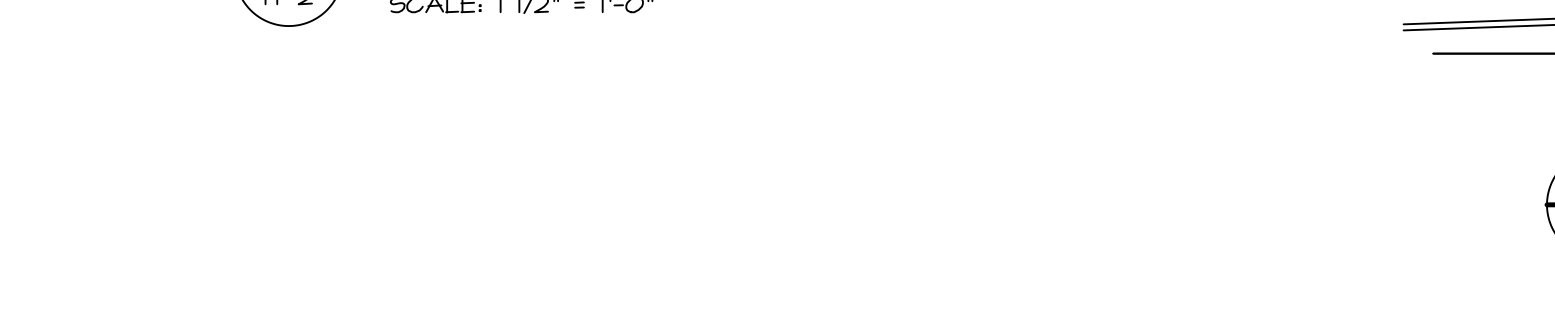
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/STERLING	18 3/4"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



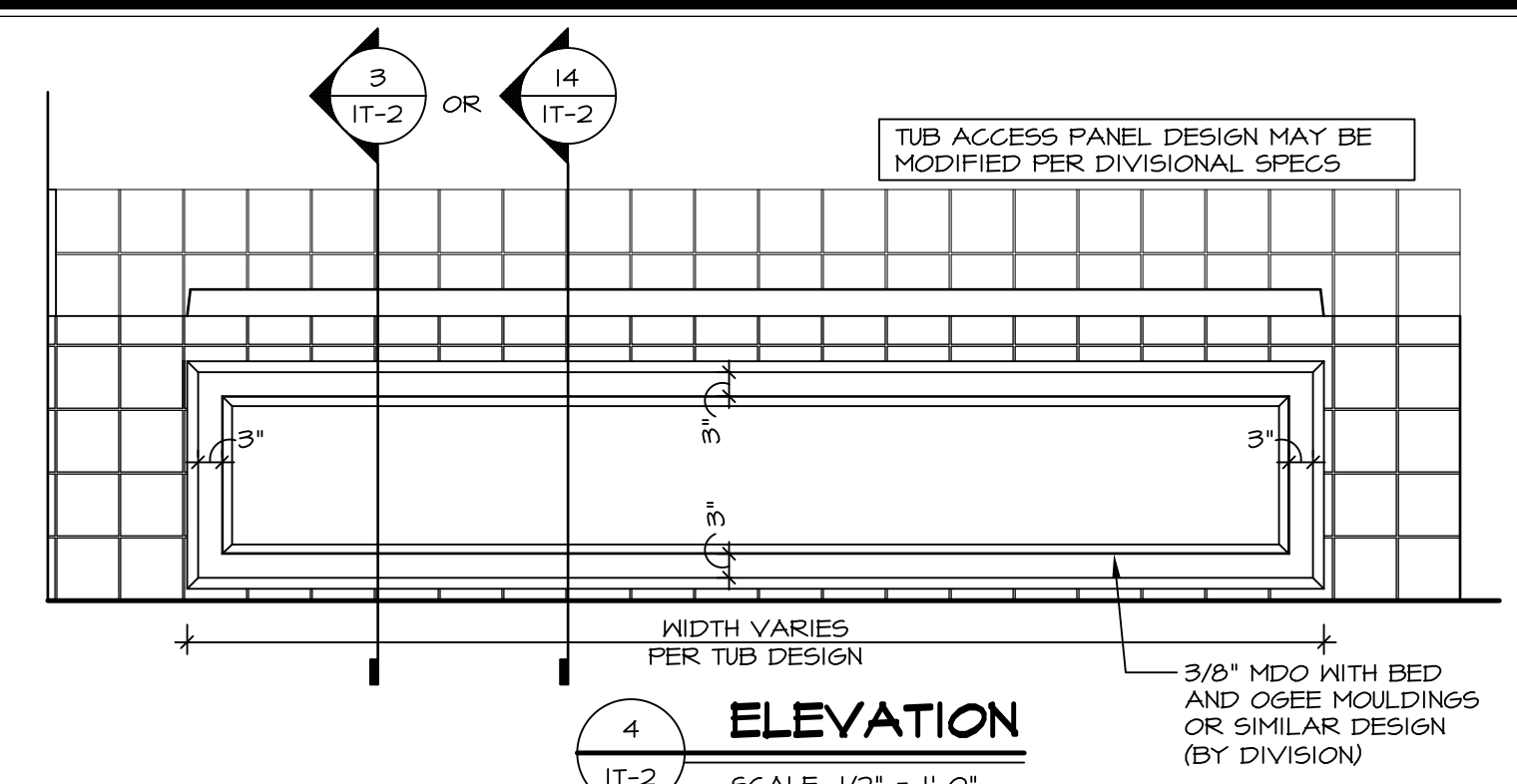
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



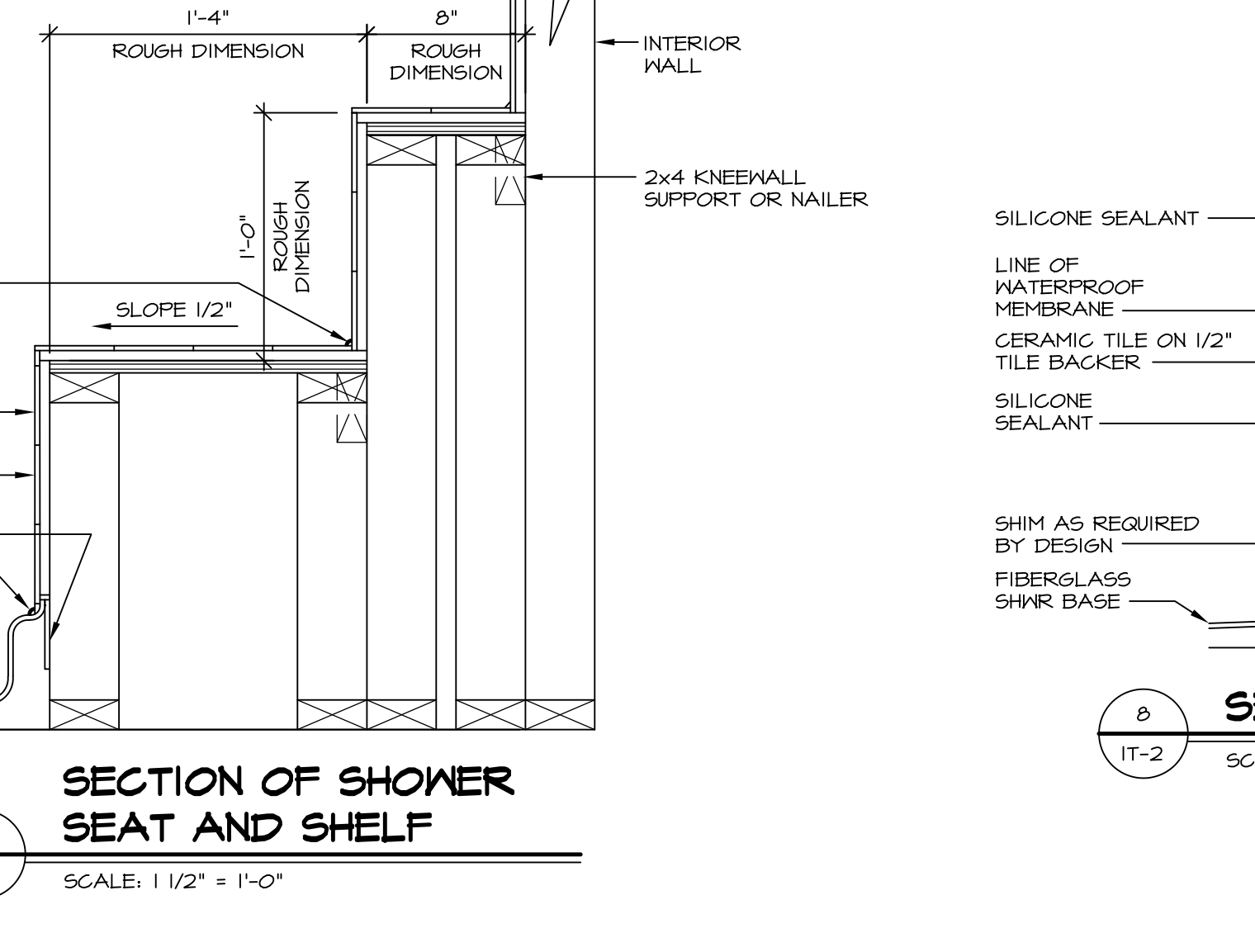
3 SECTION
SCALE: 1" = 1'-0"



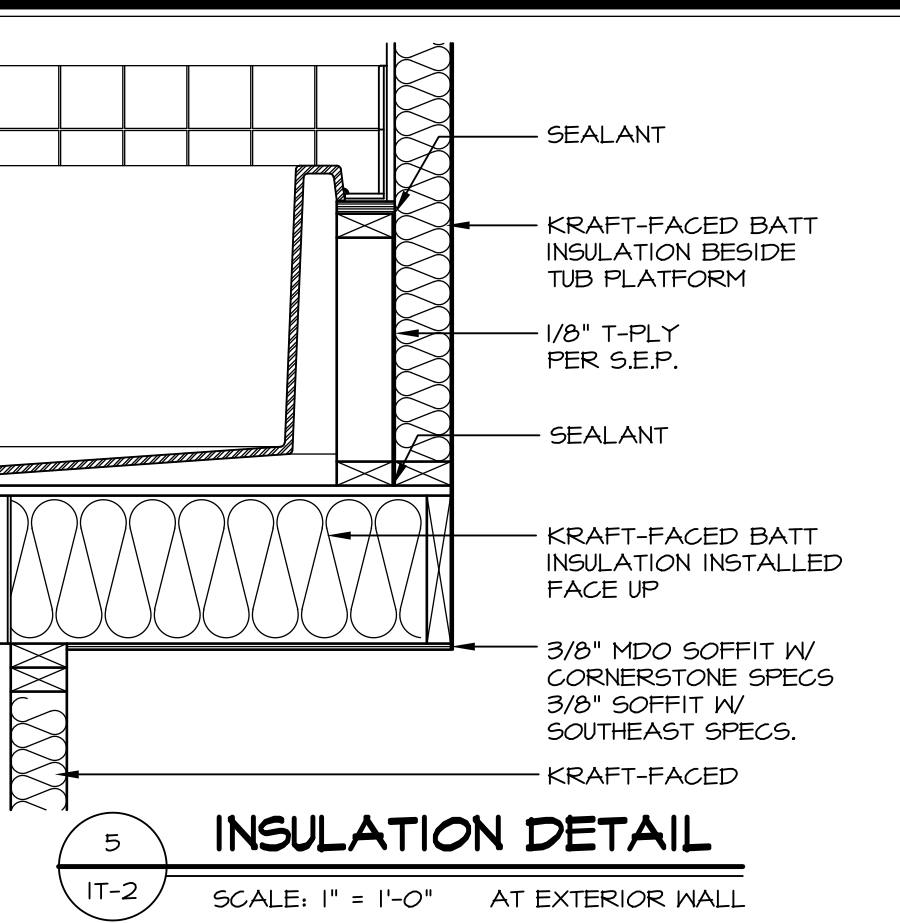
6 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



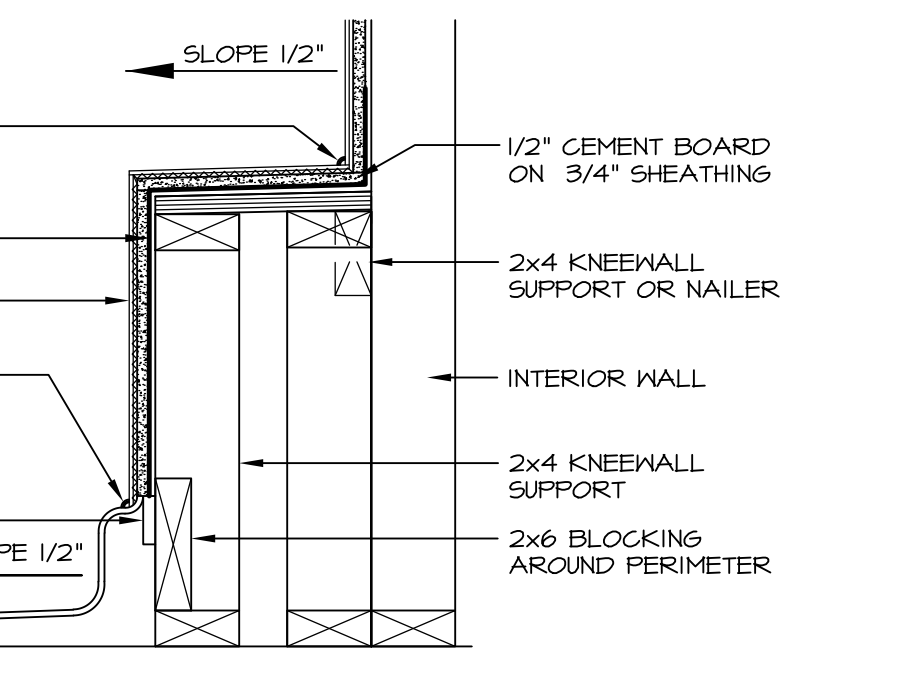
4 ELEVATION
SCALE: 1/2" = 1'-0"



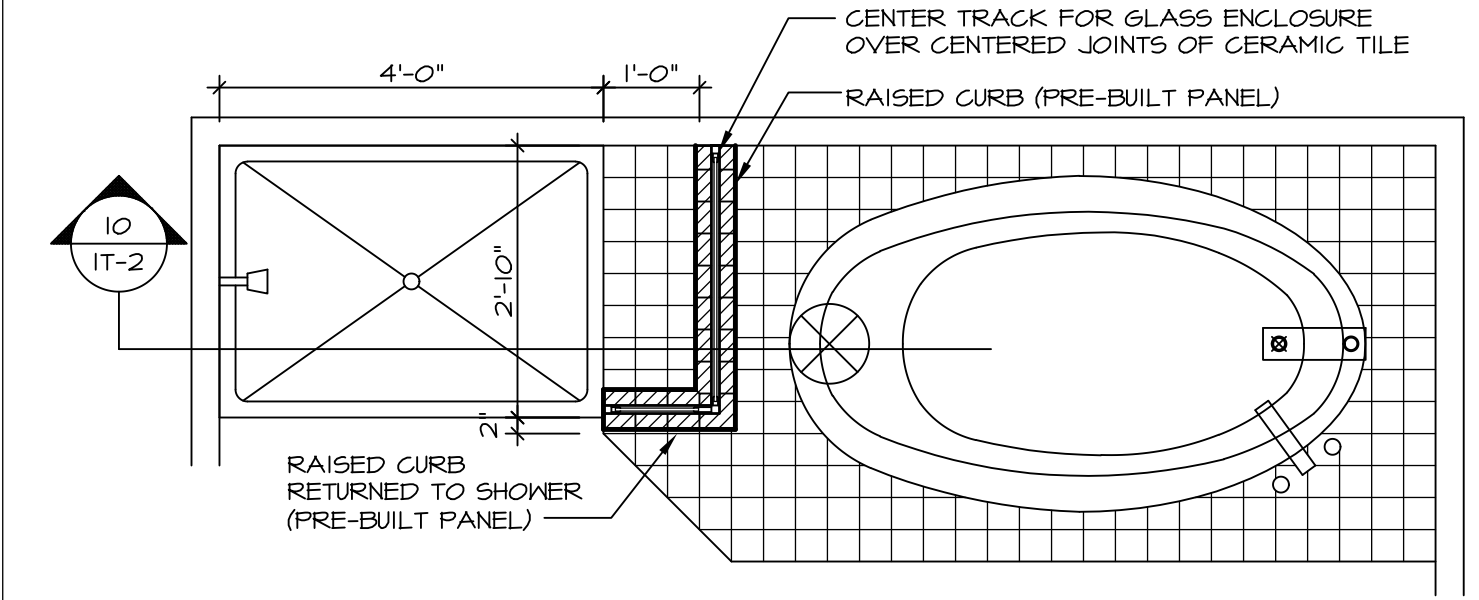
7 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



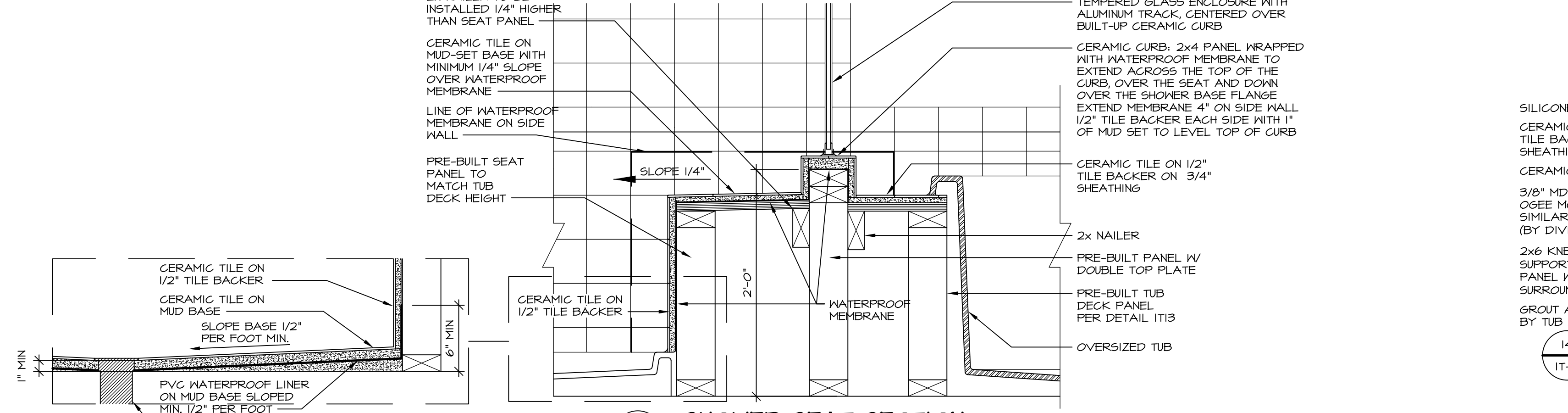
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



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



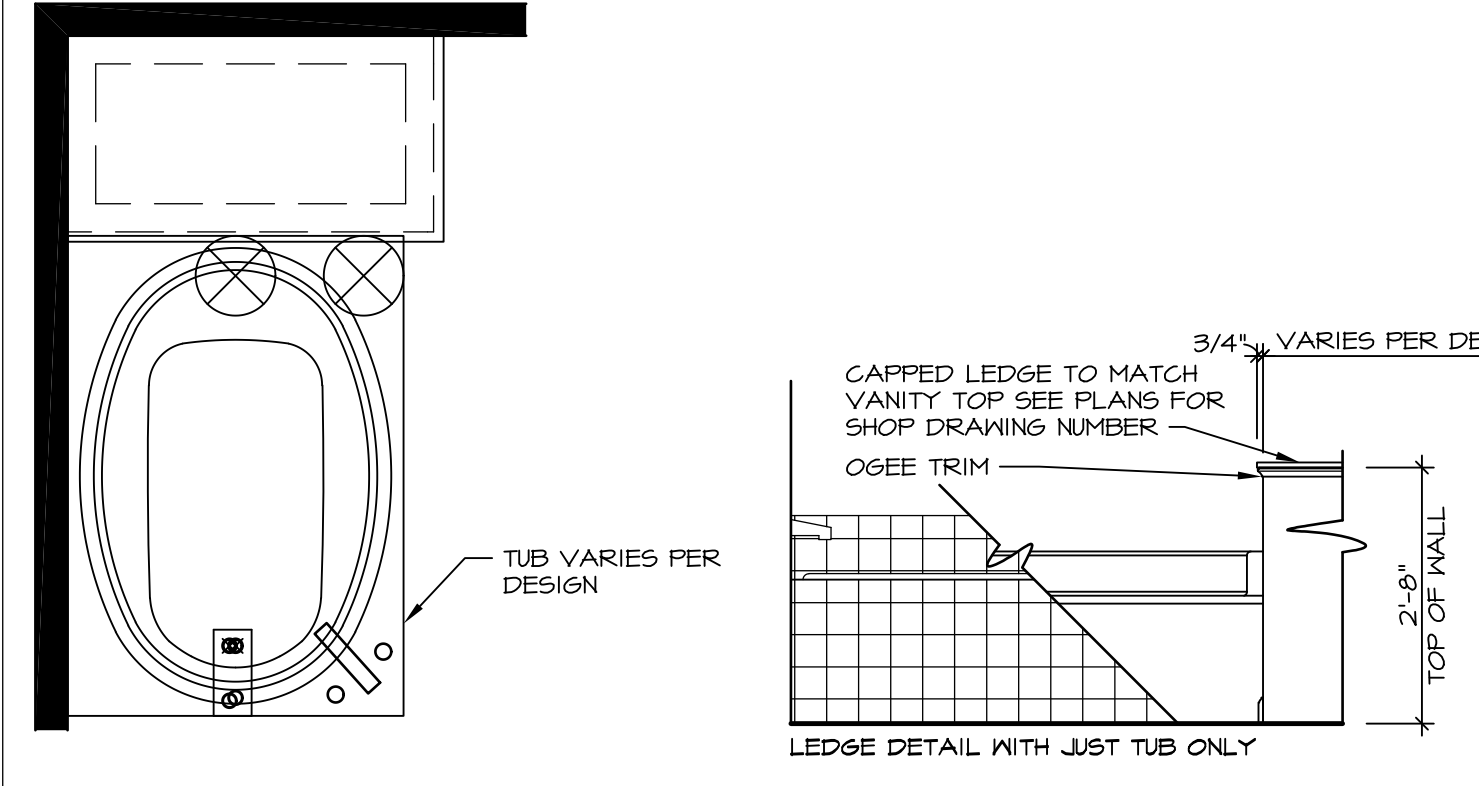
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



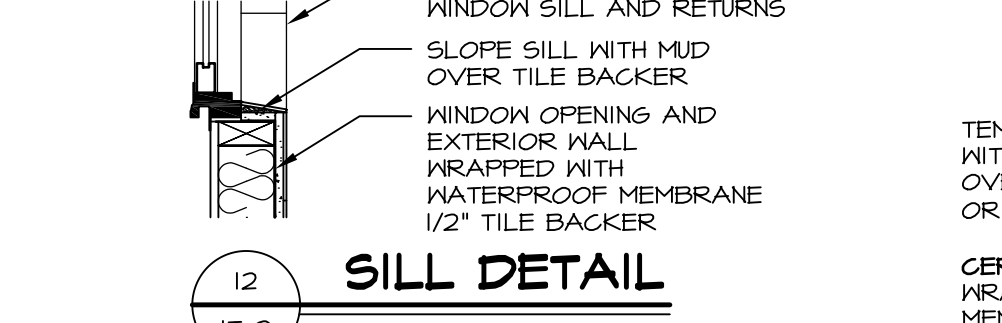
10 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



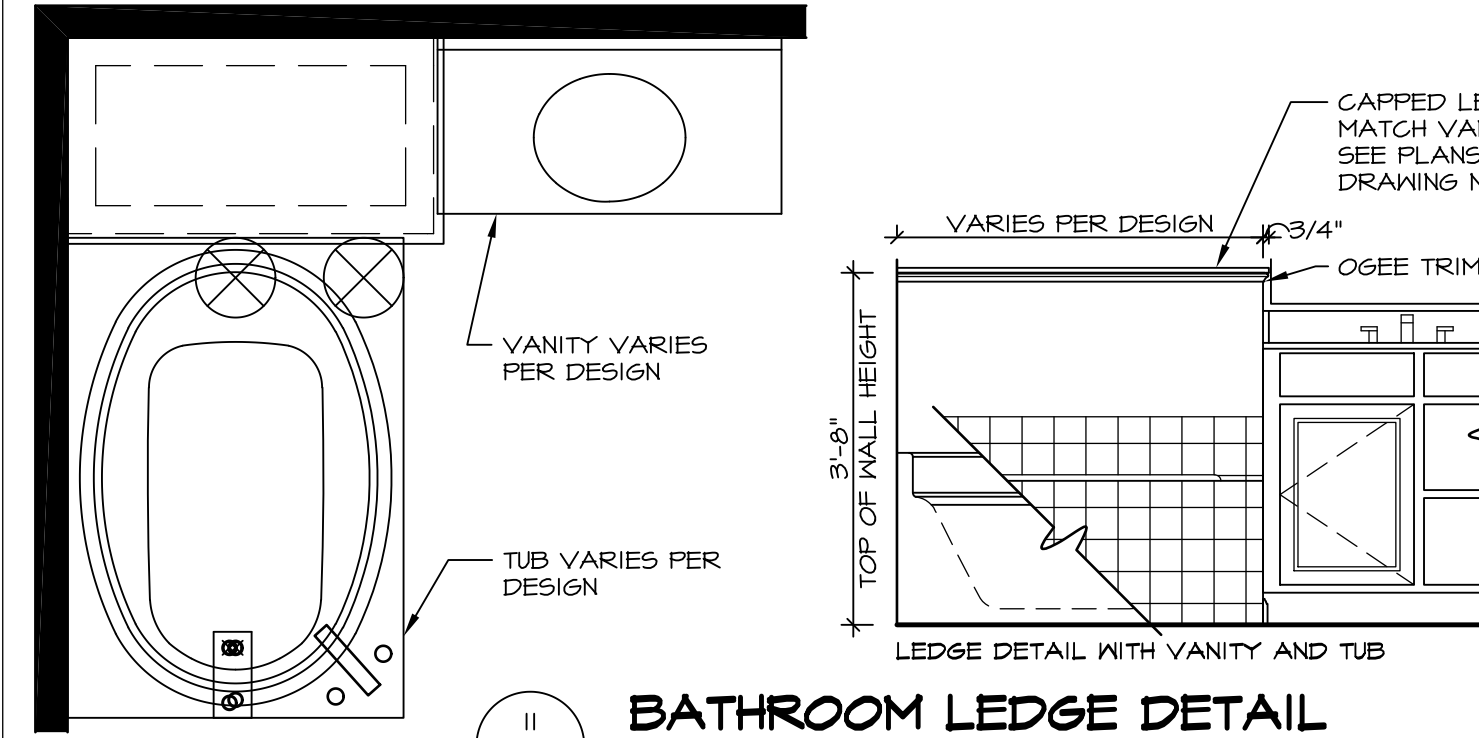
11 ALTERNATE SHOWER PAN DETAIL



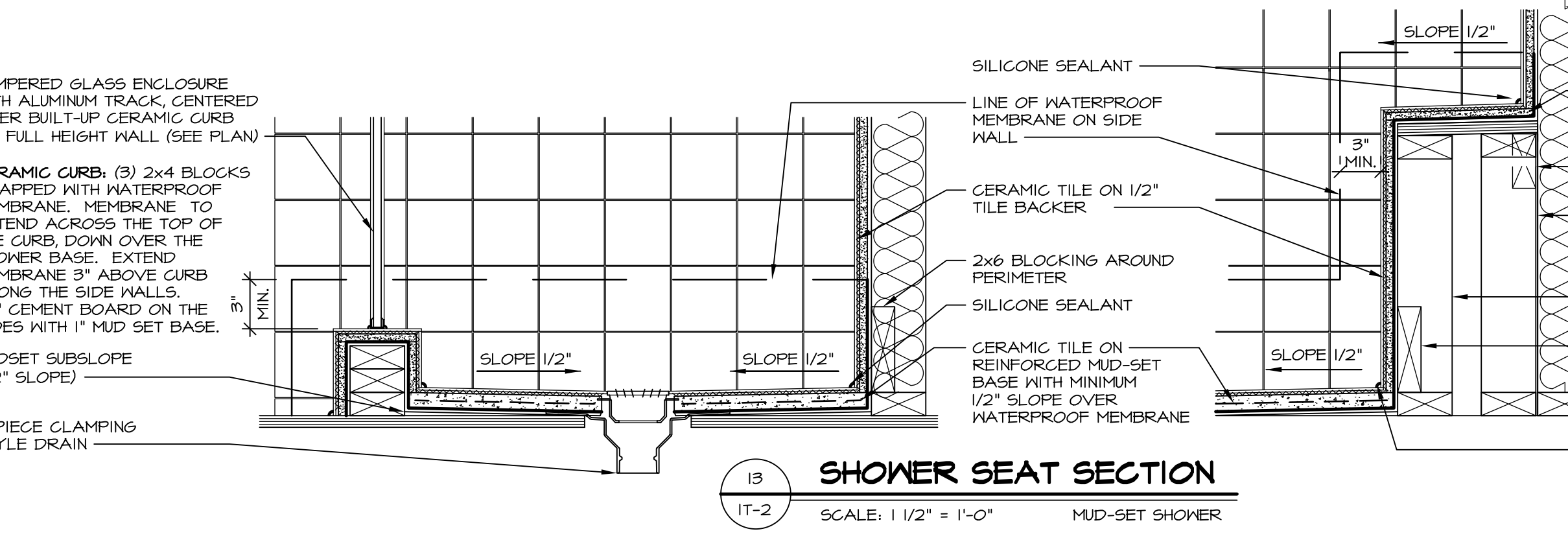
12 BATHROOM LEDGE DETAIL
SCALE: 1" = 1'-0"



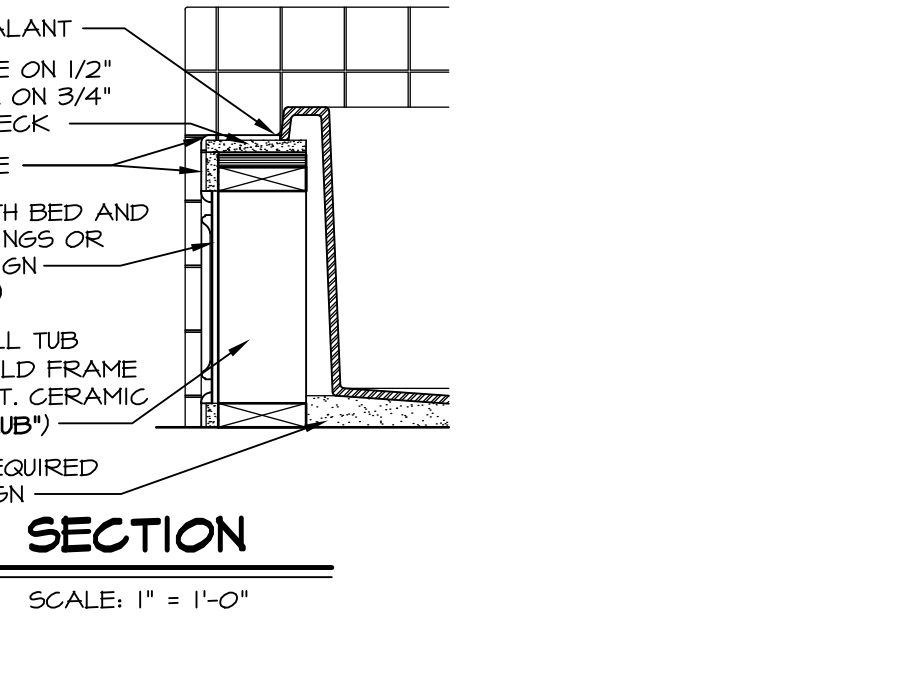
12 SILL DETAIL
SCALE: 1" = 1'-0"



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"

REVISIONS

REV. NO.	DATE	DESCRIPTION
5/11/17	5/11/17	EEP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (CBS #5 5414)

REMARKS

SET NO. NVR
VERSION
DRAWN BY
DATE
OPTION

STANDARD DETAILS
DRAWING TITLE
INTERIOR TRIM DETAILS
BATH DETAILS
OPTION DESCRIPTION

IT-2

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