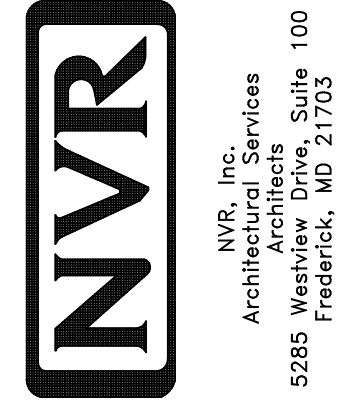


1
A-5 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

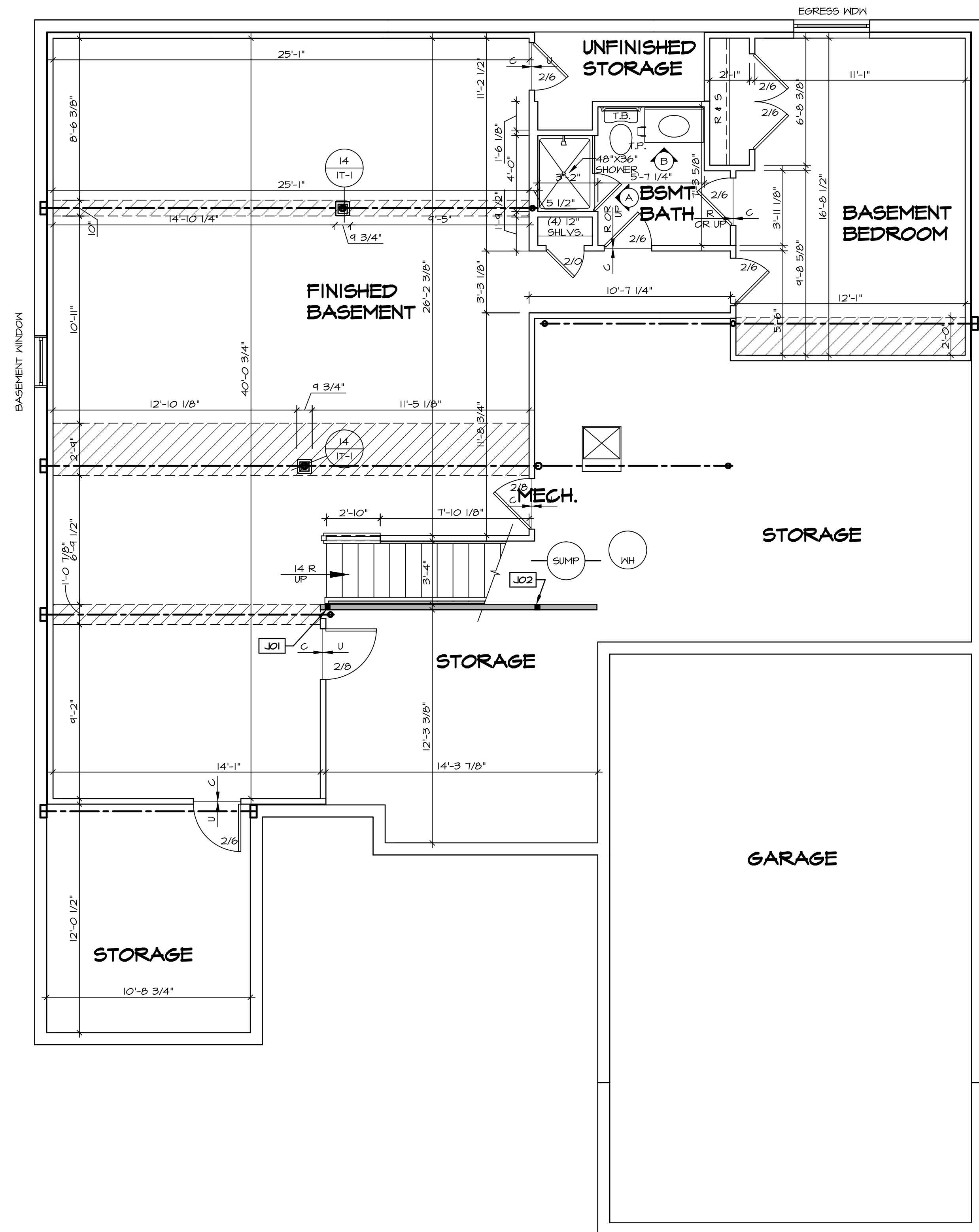
SHEET NO. A-5	MODEL SPRINGMANOR	SET NO. SPM00
	DRAWING TITLE PLUMBING PLAN	VERSION 01
	OPTION DESCRIPTION	DRAWN BY
		DATE: 08/12/2015
		OPTION



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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
- 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.

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

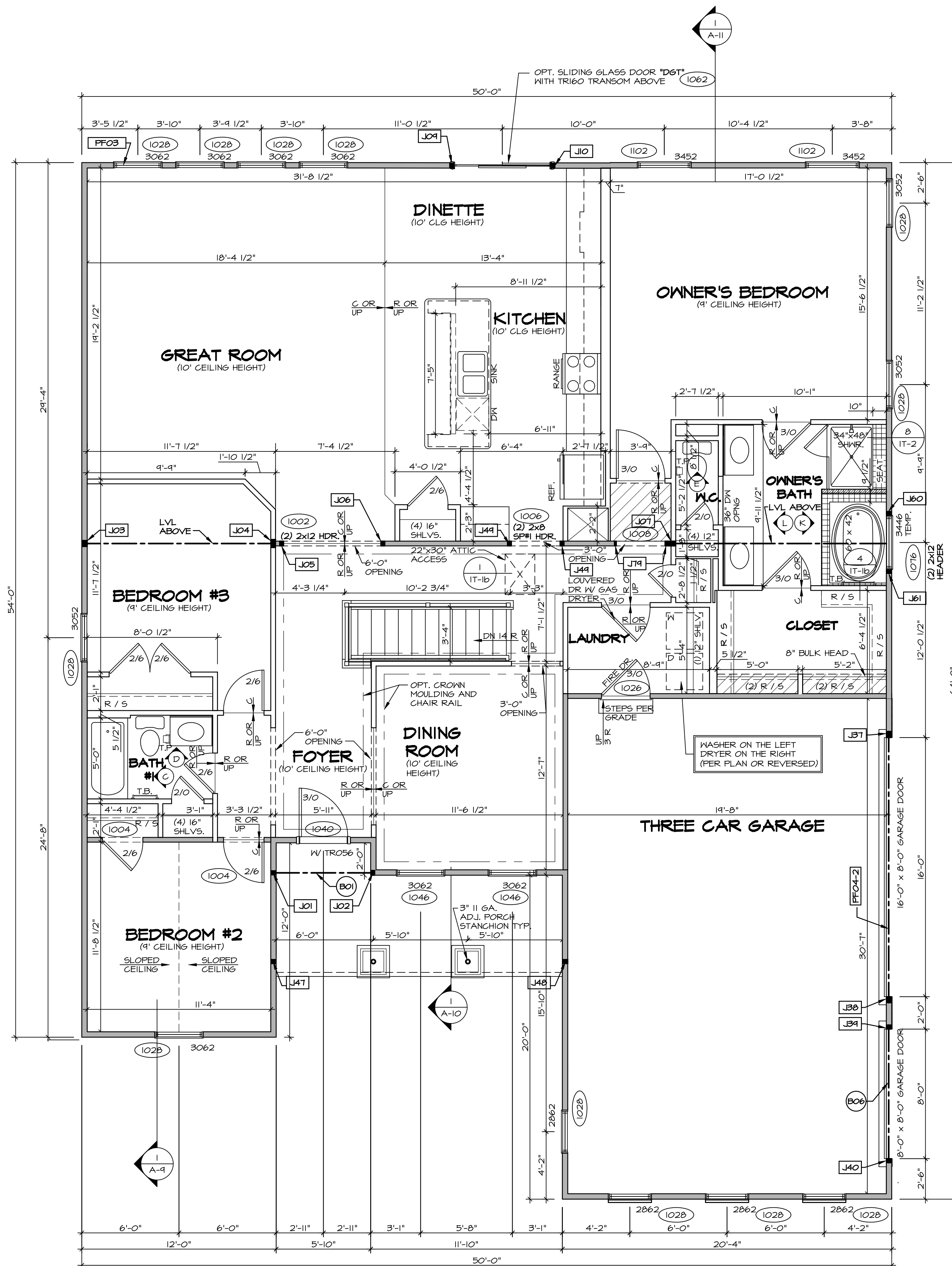
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO1	JACK - (2) 2X4 SPF STUD GRADE		BO014	
JO2	JACK - (2) 2X4 SPF STUD GRADE		BO014	

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

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	REV. NO. DATE 	REMARKS
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NVR Inc.
 Architectural Services
 5285 West... Suite 100
 Frederick, MD 21703

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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 "IT" 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.

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
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 STUD GRADE	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	
J08	JACK - (2) 2X4 SFF STUD GRADE	D6T	1062	
J10	JACK - (2) 2X4 SFF STUD GRADE	D6T	1062	
J31	JACK - (3) 2X4 SFF STUD GRADE	GCE	1054	
J38	JACK - (3) 2X4 SFF STUD GRADE	GCE	1054	
J39	JACK - (2) 2X4 SFF STUD GRADE	GCE	1058	
J40	JACK - (2) 2X4 SFF STUD GRADE	GCE	1058	
J41	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	
J60	JACK - (2) 2X4 SFF STUD GRADE	AMF, ZIA	1076	
J61	JACK - (2) 2X4 SFF STUD GRADE	AMF, ZIA	1076	
J79	JACK - 2X4 SFF STUD GRADE	ZIA	1008	

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.

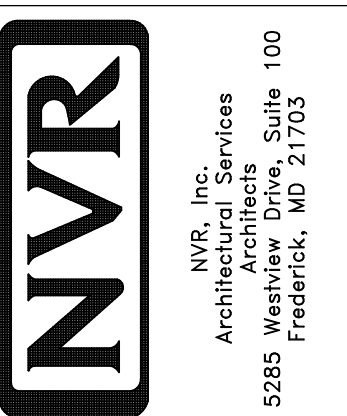
FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B01	EXT HEADER - 2X6 - 2 PLY	6'-4"	ELM	1042	FIELD INSTALLED
B06	EXT HEADER - 2X12 - 2 PLY	8'-6"	GCE	1058	FIELD INSTALLED
PF03	EXT HEADER - 2X12 - 2 PLY	18'-4"		1028	FIELD INSTALLED
PF04-2	LVL - 14	19'-9 1/2"	GCE	1054	2A, PORTAL FRAME

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
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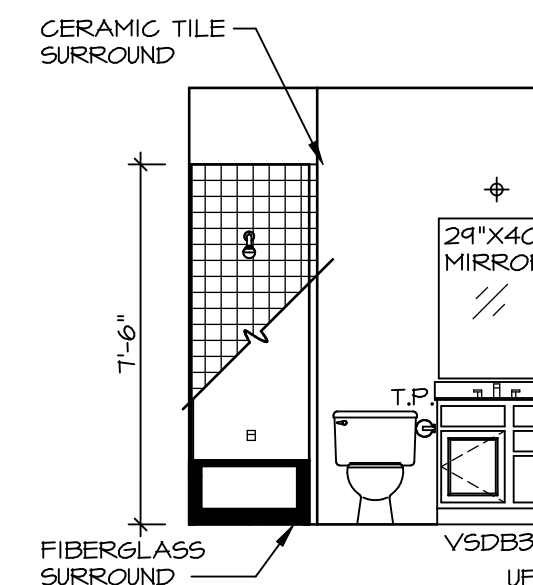
SET NO. SPM00
VERSION 01
DRAWN BY
DATE: 08/12/2015
OPTION

MODEL: SPRINGMANOR
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION

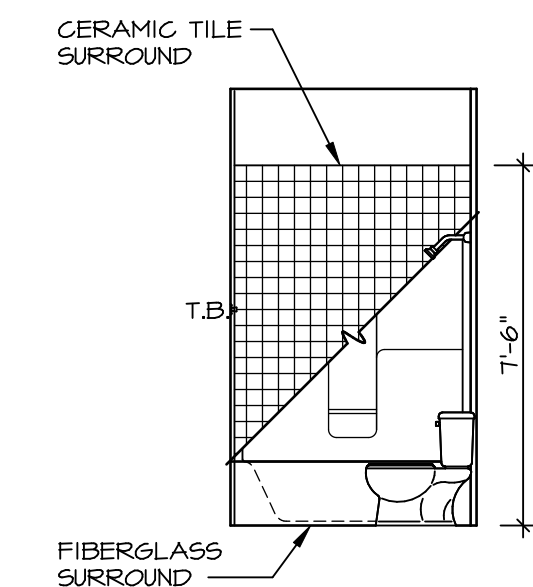
SHEET NO. A-7 37

NOTES:

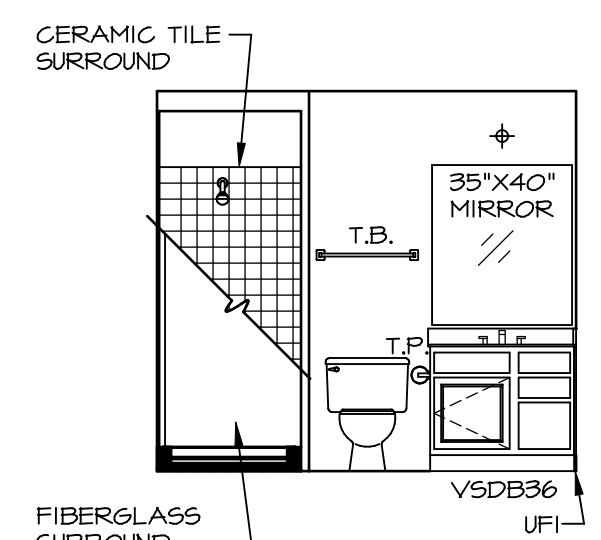
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



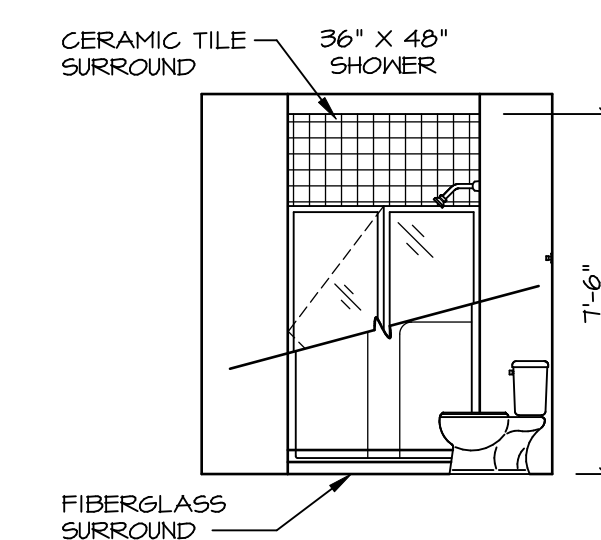
D BATH #1
SCALE: 1/4" = 1'-0"



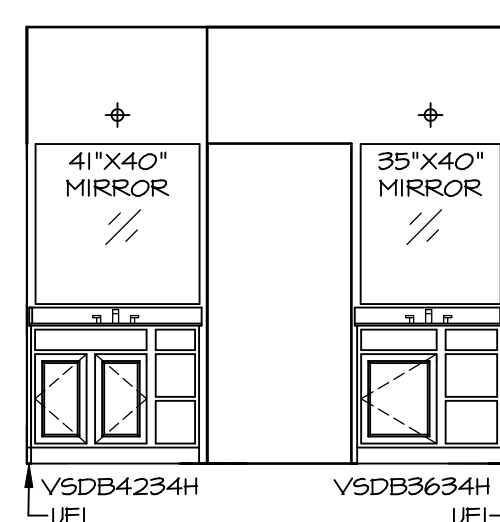
C BATH #1
SCALE: 1/4" = 1'-0"



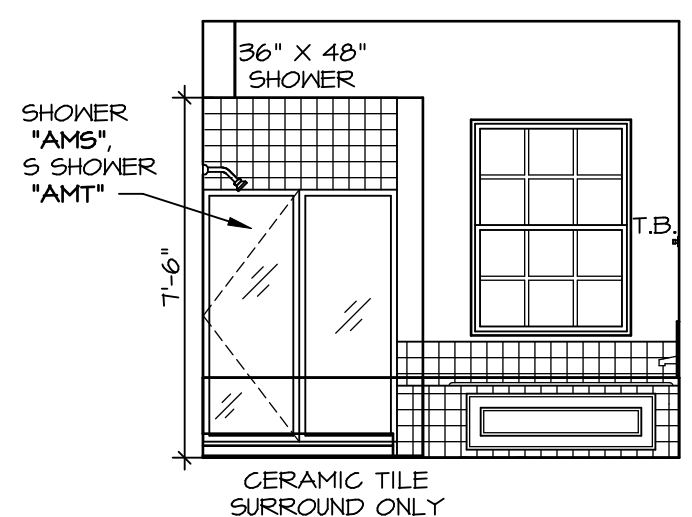
B BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" *AEB* OR *BAC*



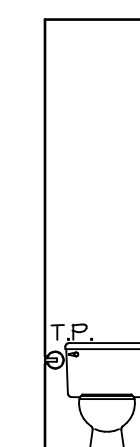
A BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" *AEB* OR *BAC*



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



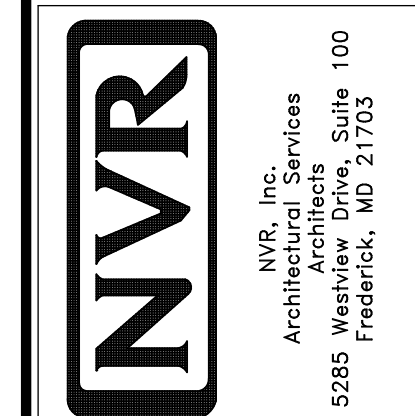
K OWNER'S BATH
SCALE: 1/4" = 1'-0" *AMP*



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

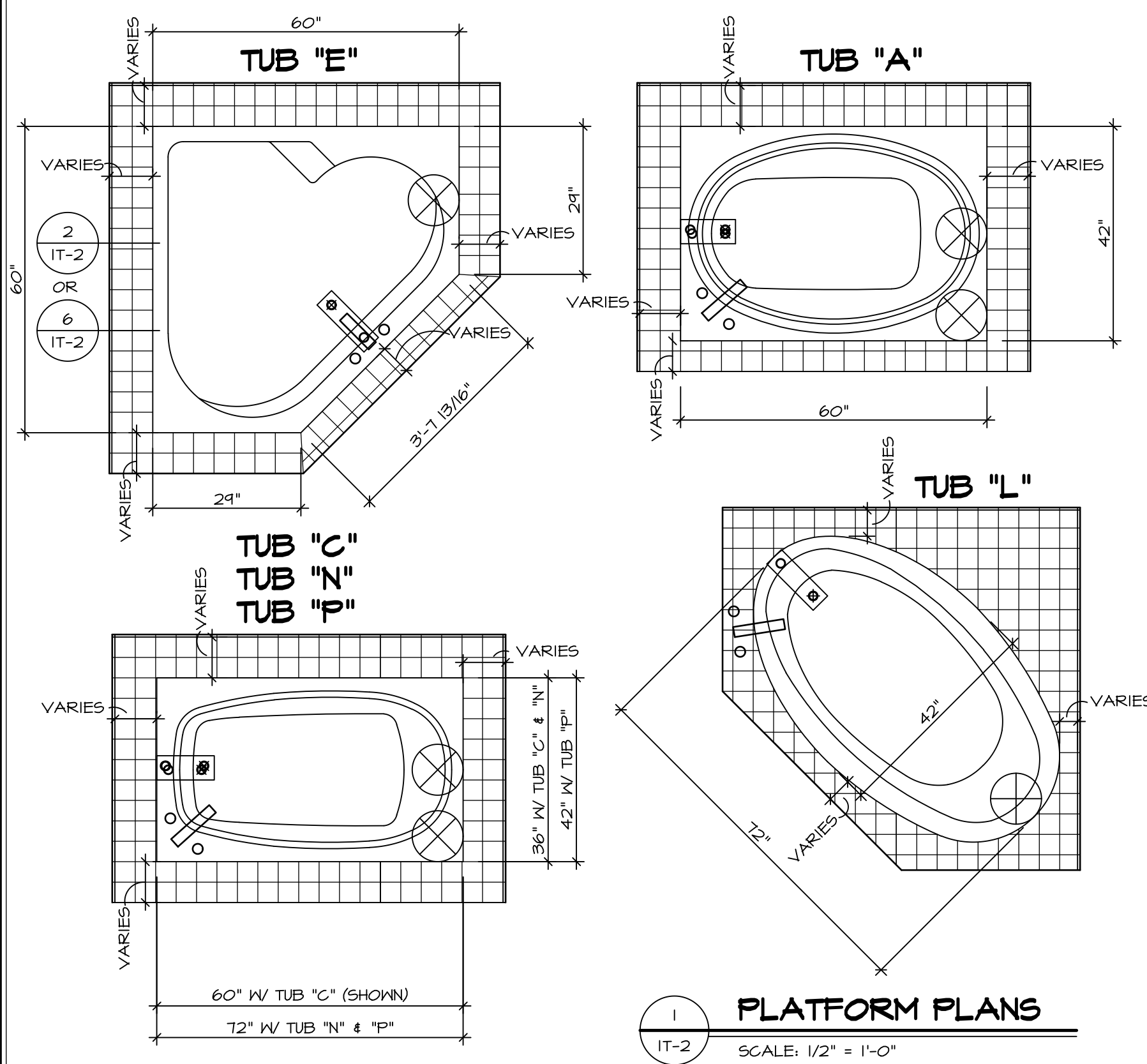
SHEET NO. A-14	MODEL SPRINGMANOR	DRAWING TITLE BATH ELEVATIONS	OPTION DESCRIPTION	REV. NO.	DATE	REMARKS
55						

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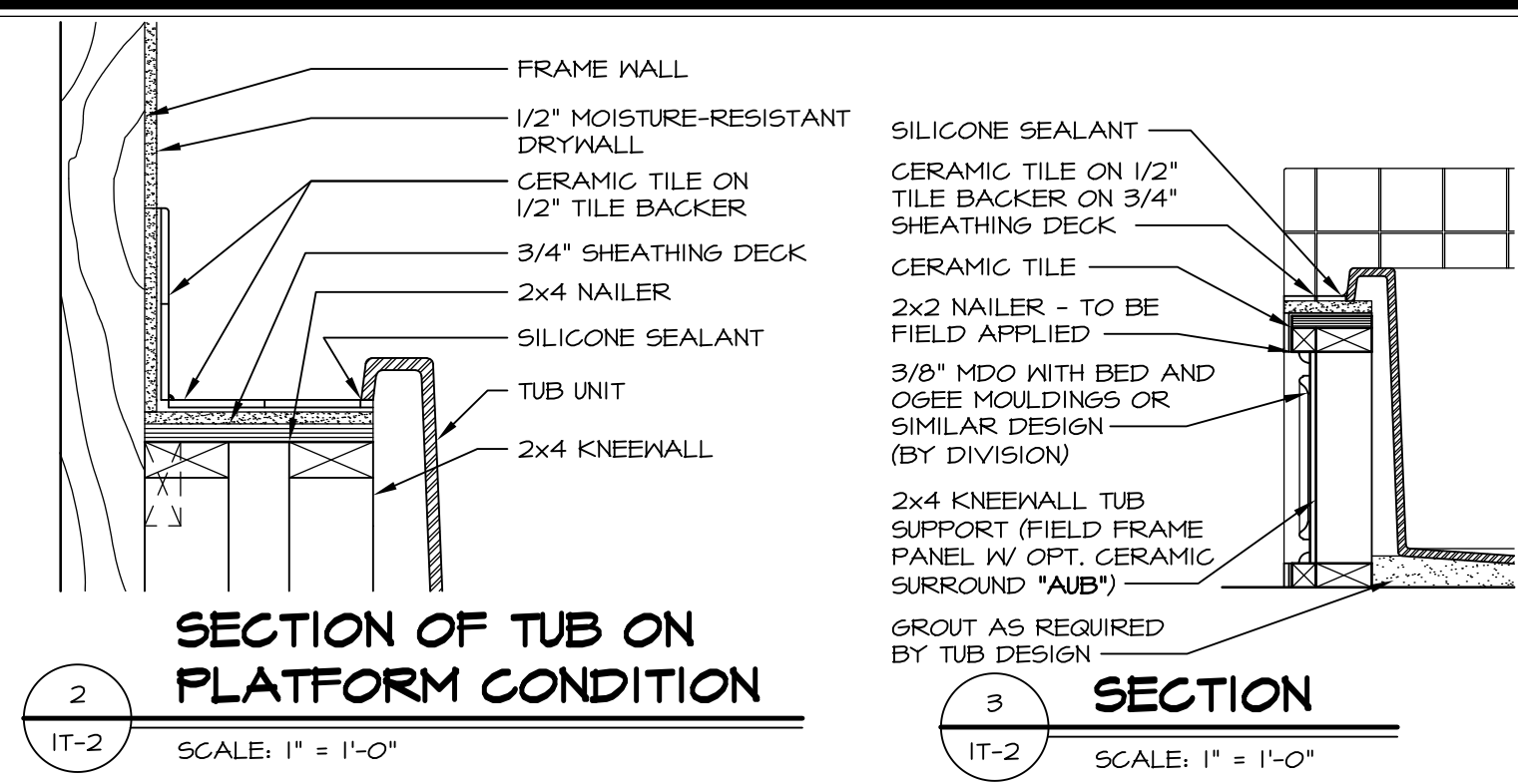
SET NO. SPM00
VERSION 01
DRAWN BY
DATE: 08/12/2015
OPTION

C:\NVR\Solves\SPRINGMANOR_SPM00_01\DCY-YG-K45\903266\Sheets\01_Specific\55 A-14_BATH_LS.dwg 08/15/18 - 7:19 am

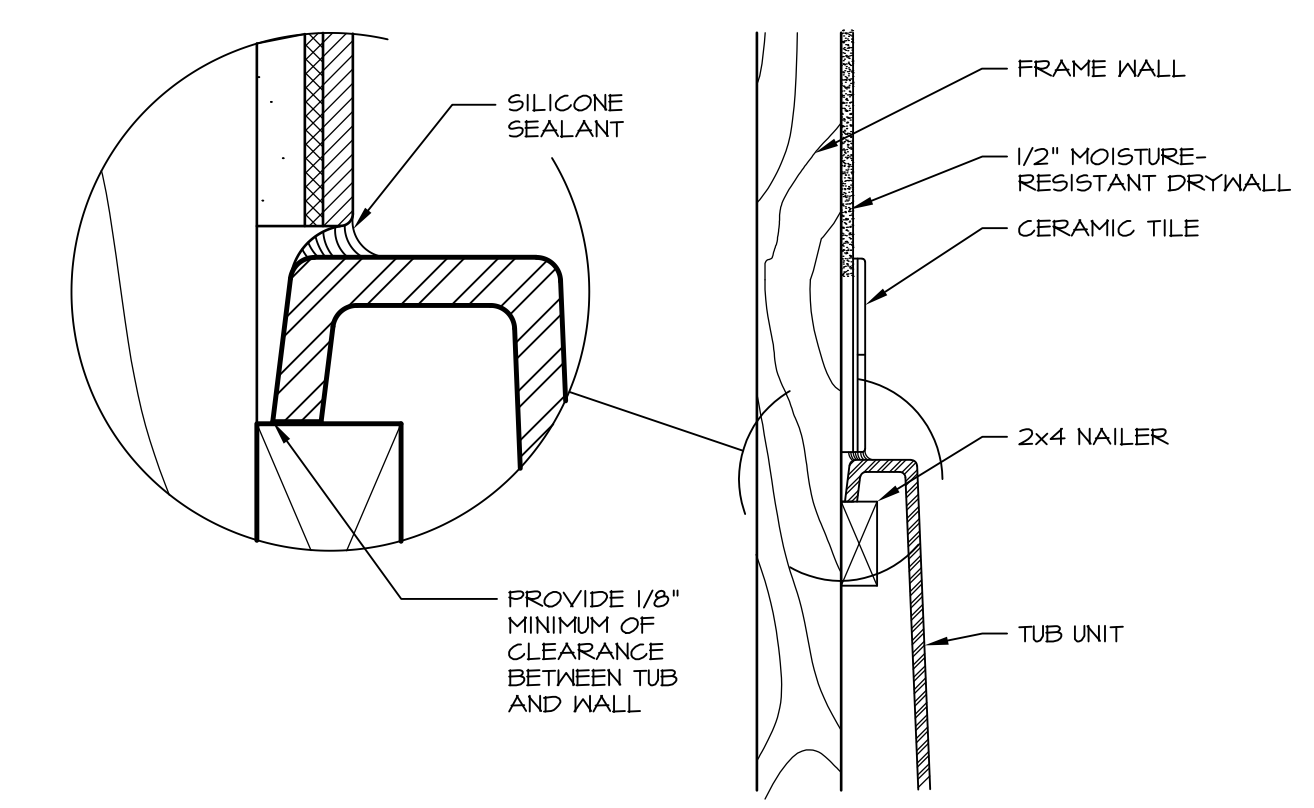


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

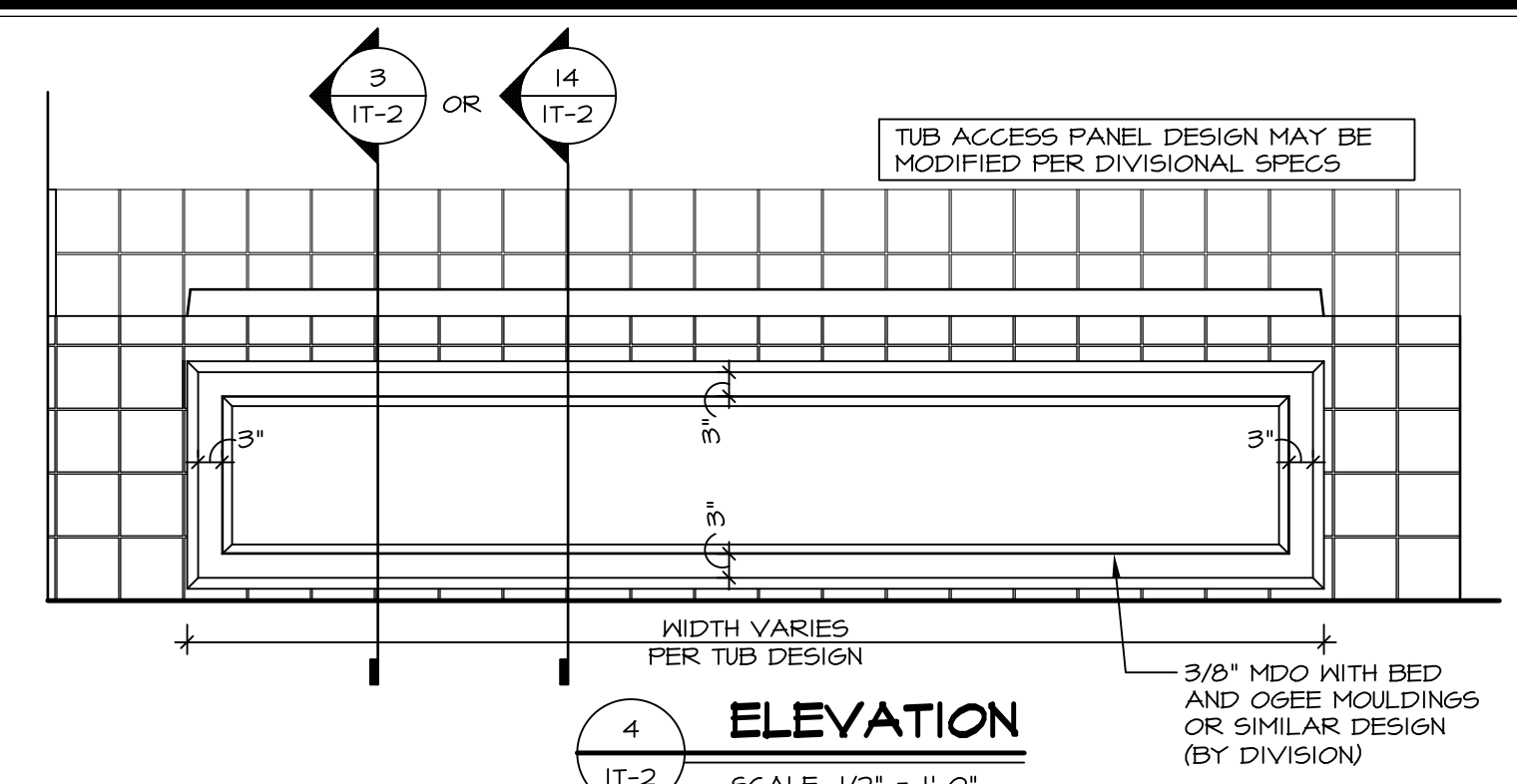
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/STERLING	18 3/4"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



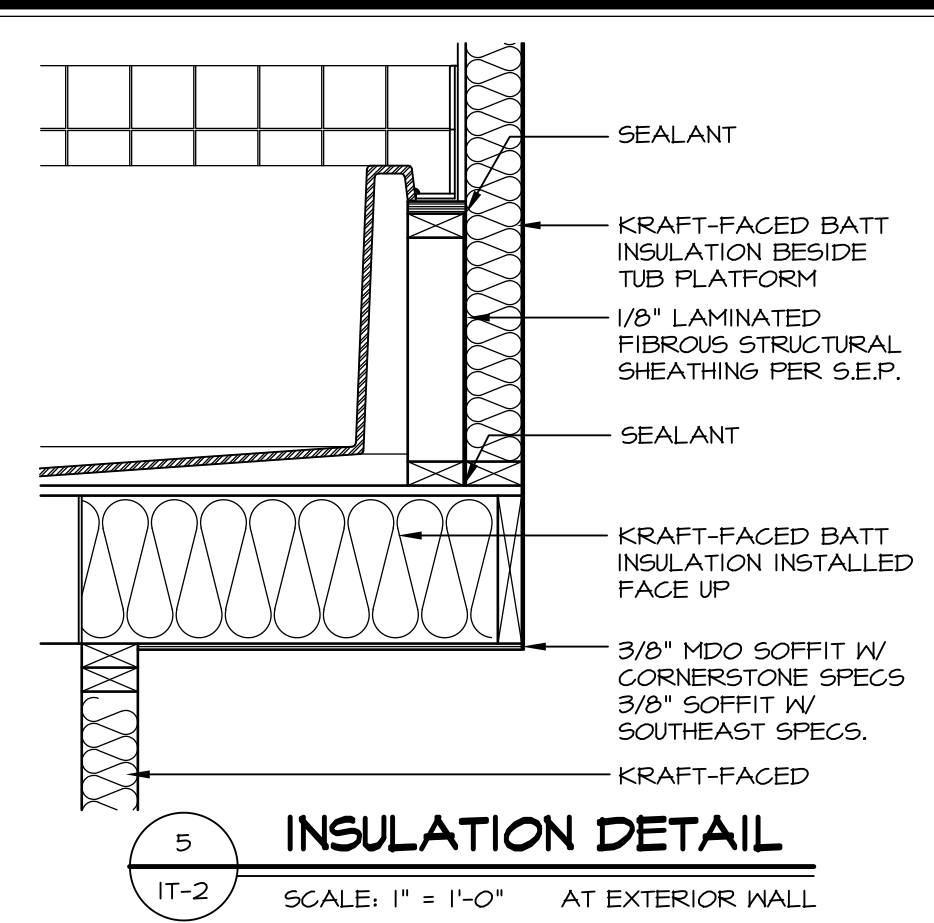
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



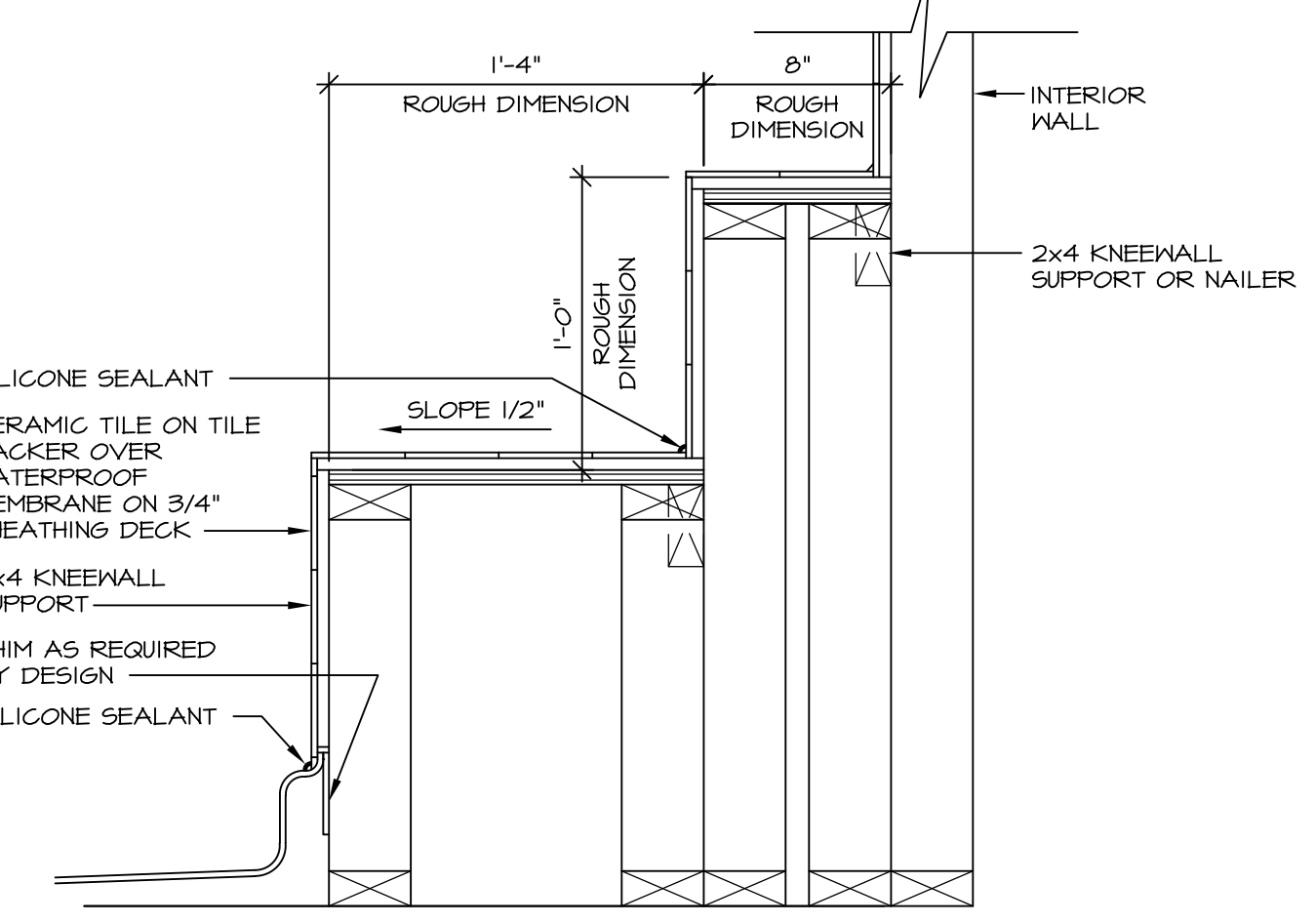
3 SECTION OF TUB TO WALL CONDITION
SCALE: 1" = 1'-0"



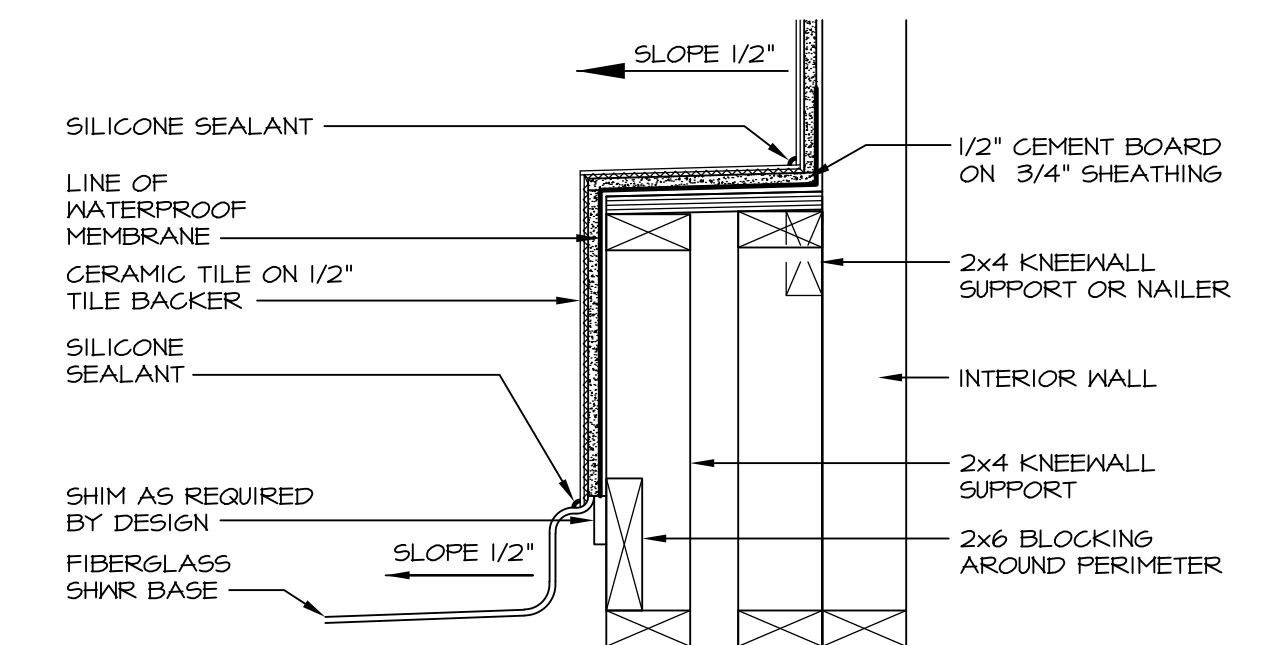
4 ELEVATION
SCALE: 1/2" = 1'-0"



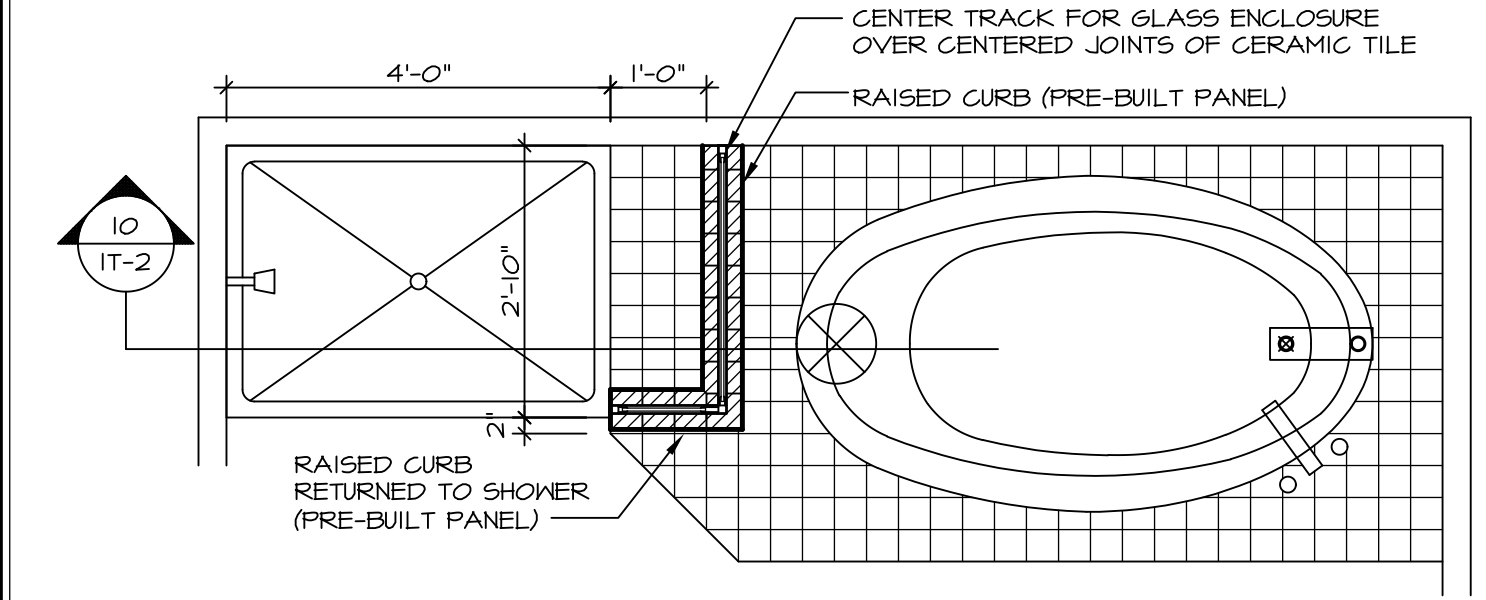
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



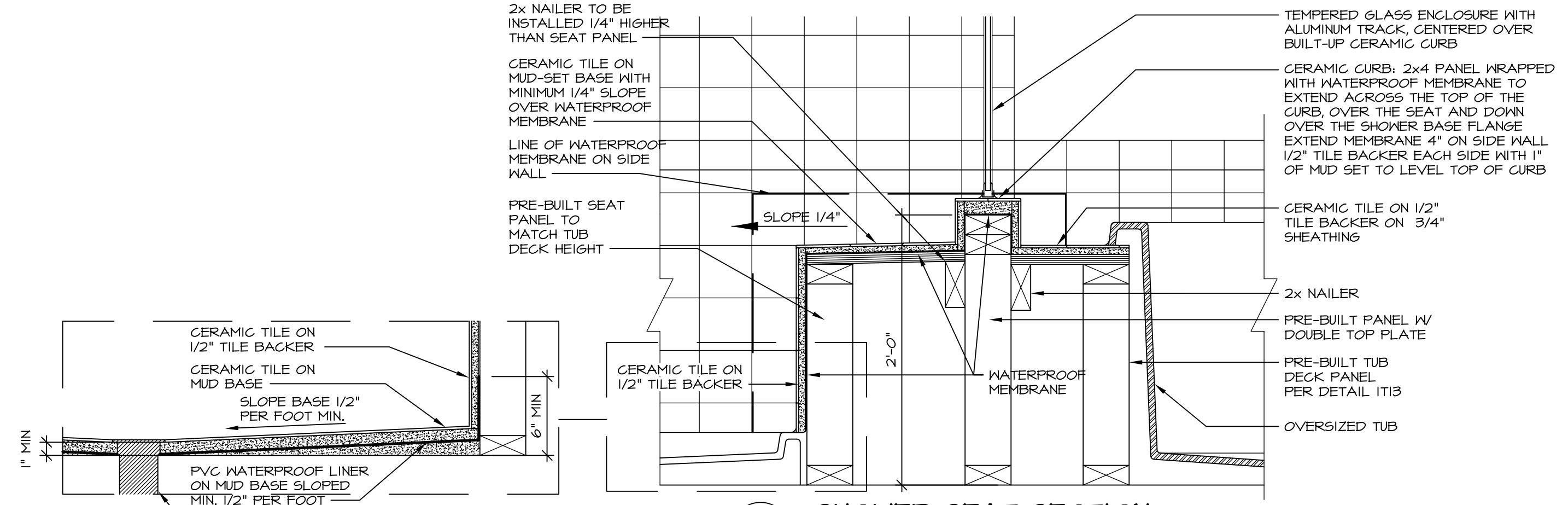
6 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1/2" = 1'-0"



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



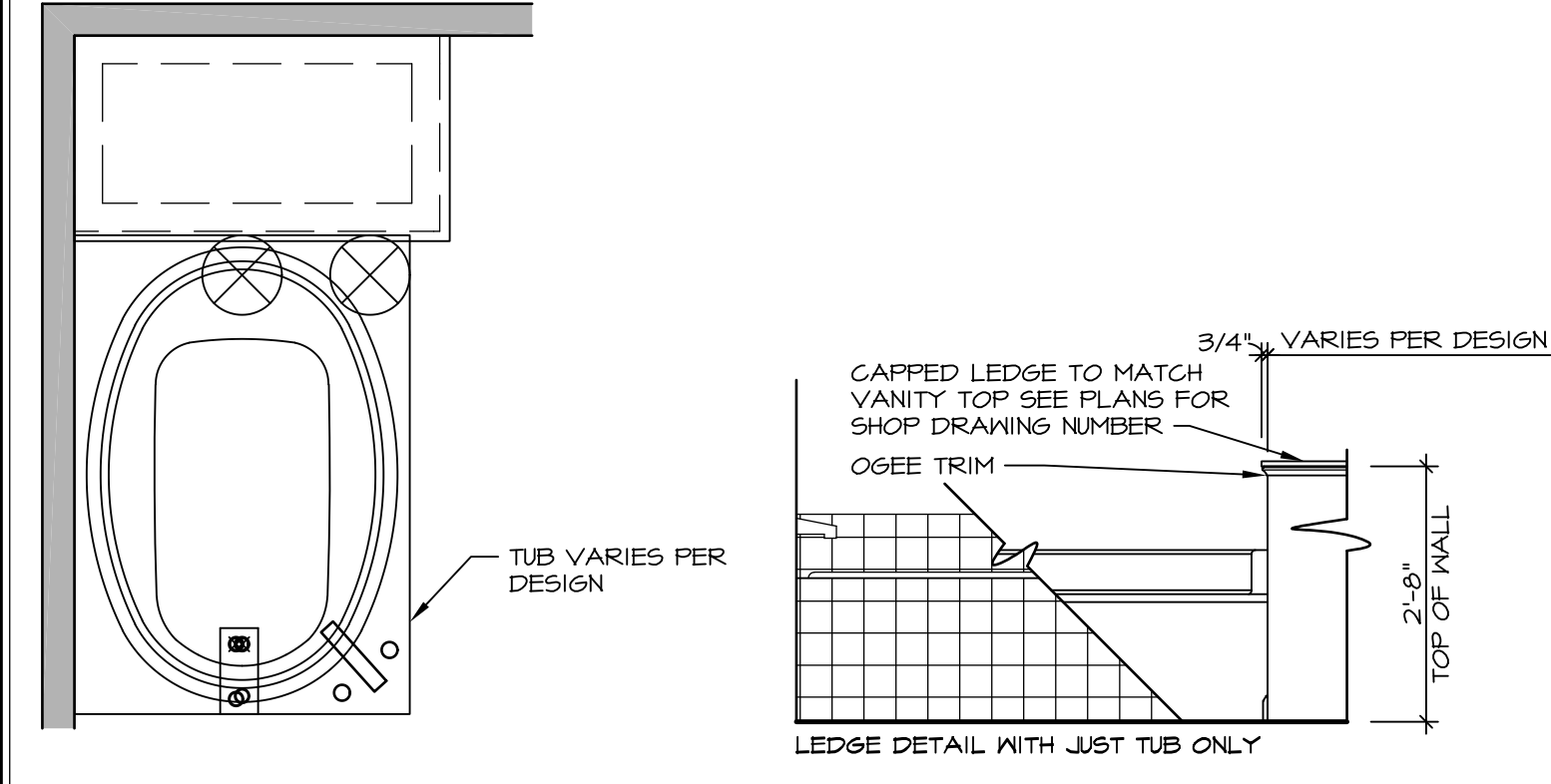
8 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



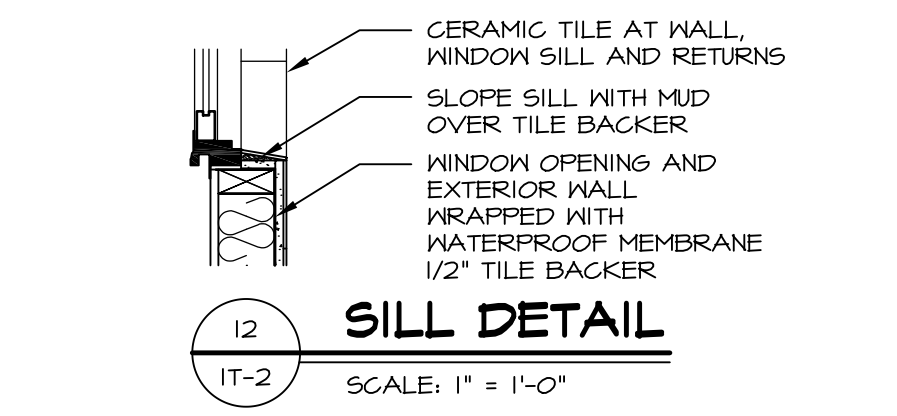
9 SHOWER SEAT SECTION
SCALE: 1/2" = 1'-0"



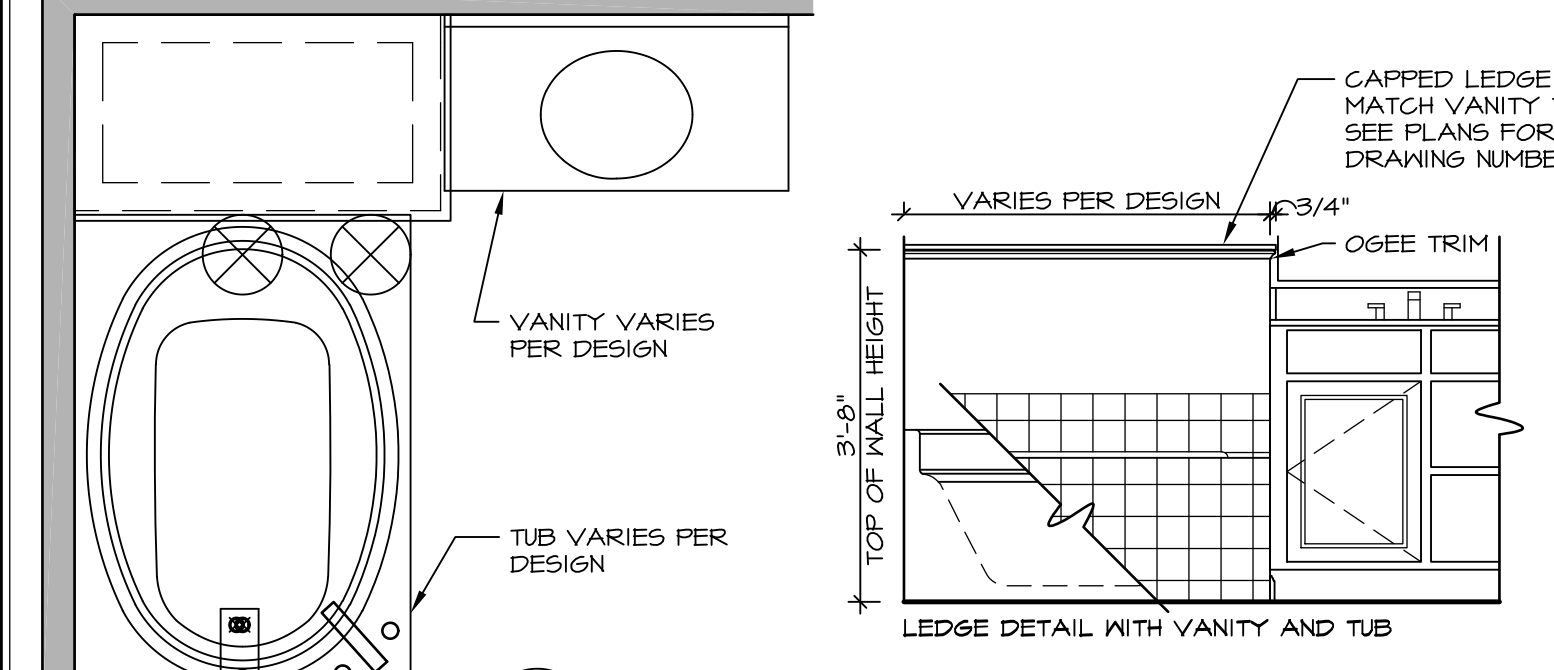
10 ALTERNATE SHOWER PAN DETAIL
SCALE: 1/2" = 1'-0"



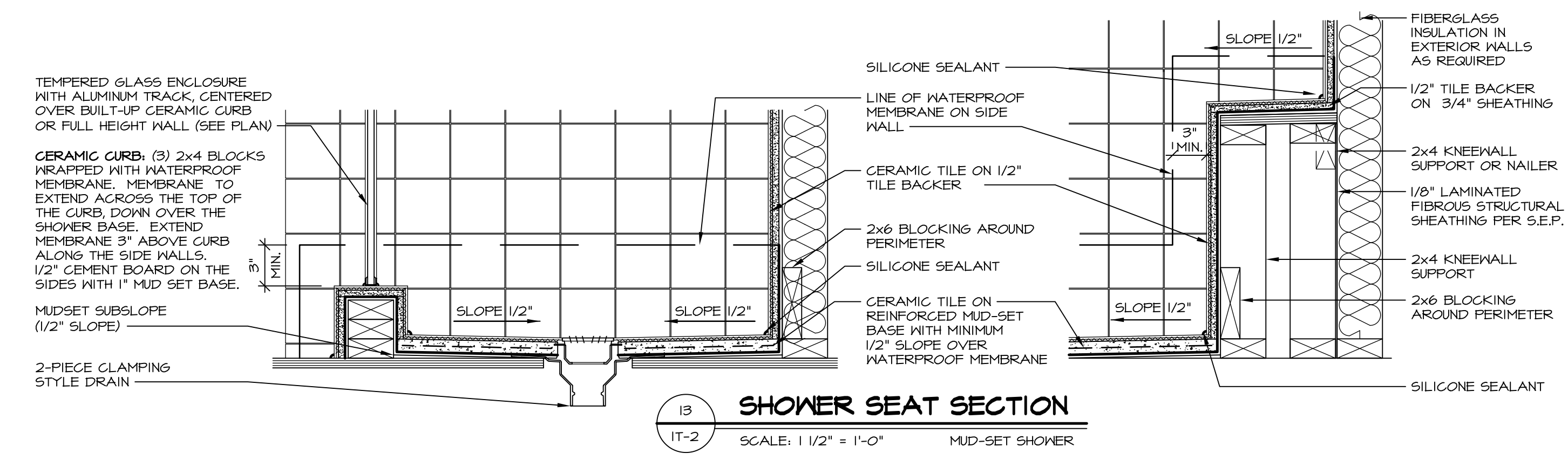
11 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



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



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

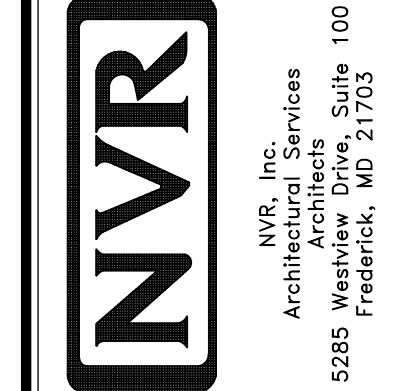


14 SHOWER SEAT SECTION
SCALE: 1/2" = 1'-0" MUD-SET SHOWER

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	5/1/17	EBP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (095 #15 541/4)
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#693/4

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SET NO. NVR

VERSION

DRAWN BY

DATE:

OPTION

MODEL STANDARD DETAILS

DRAWING TITLE INTERIOR TRIM DETAILS

BATH DETAILS

OPTION DESCRIPTION

SHEET NO. IT-2

J:\Dwg\NVR\Interior Trim\IT2.dwg 09/27/17 - 9:20 am