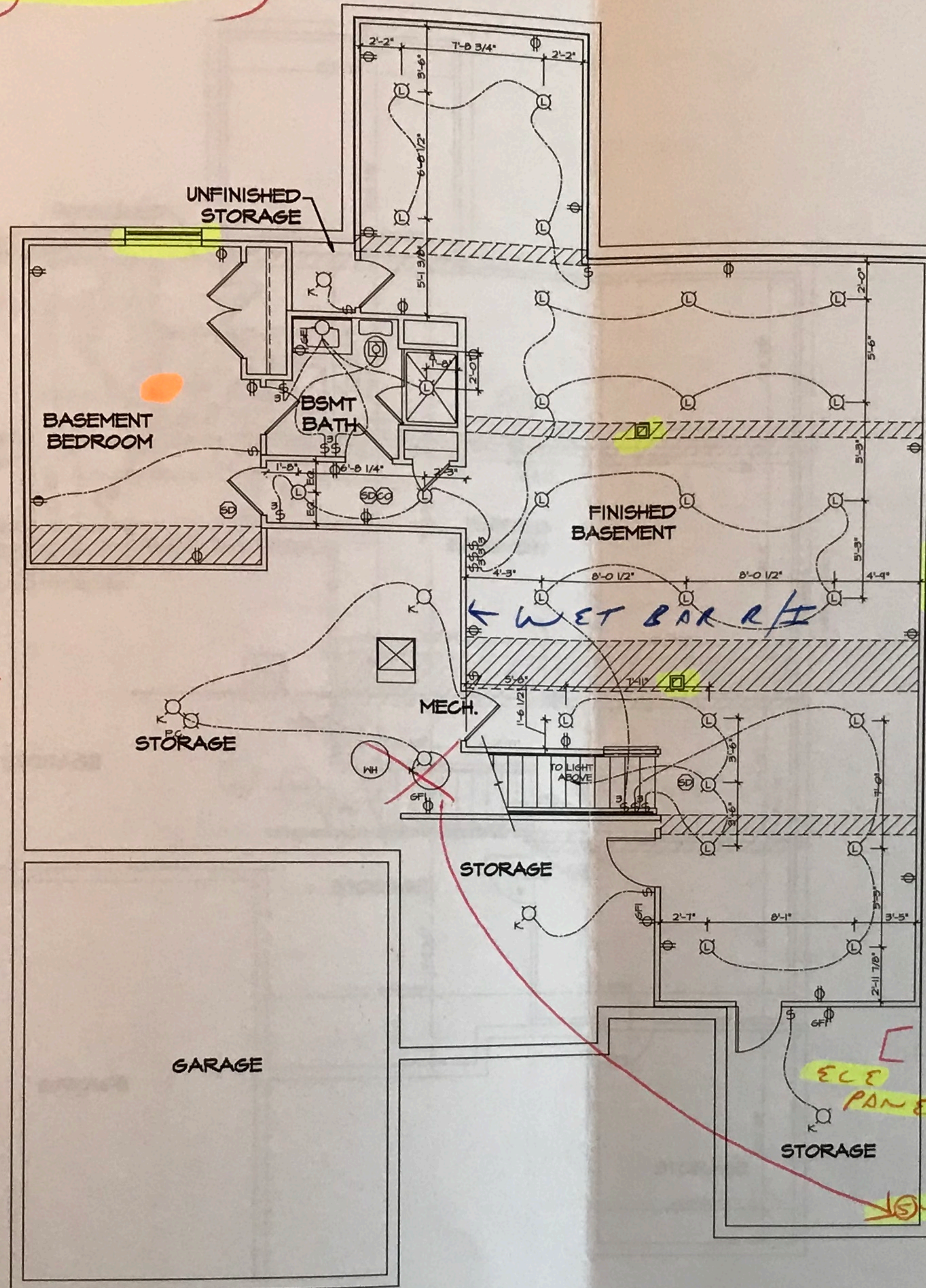


* Utility locations can change depending on site conditions.

CF/RI



A/C [

GAS METER

ELECTRIC METER

ELECTRIC PANEL

ump to move to front corner of storage room

- NOTES:
1. ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.
 2. ALL KITCHEN BATHS, GARAGES, LAUNDRY ROOM, UNFINISHED BASEMENT, NETBARS AND ALL OUTDOOR RECEPTACLES ARE TO BE GFI PROTECTED.
 3. PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACE.
 4. PROVIDE SWITCH W/ KEYLESS LIGHT AND GFI RECEPTACLE WHEN HVAC EQUIPMENT IS IN ATTIC SPACE.
 5. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL BEDROOM RECEPTACLES.
 6. WASHER ON LEFT, DRYER ON RIGHT (PER PLAN OR REVERSED).
 7. DRYER RECEPTACLE 110 V/ 50S OR 220 V/ ELECTRIC.

ELECTRICAL LEGEND

⊕	SINGLE POLE SWITCH
⊕	THREE WAY SWITCH
⊕	FOUR WAY SWITCH
⊕	DUPLEX RECEPTACLE
⊕	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
⊕	DUPLEX RECEPTACLE - FLOOR MOUNTED
⊕	RECEPTACLE - 220V
⊕	DUPLEX RECEPTACLE - USB
⊕	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
⊕	DUPLEX RECEPTACLE - HEATHER PROOF AND GROUND FAULT INTERRUPT
⊕	SMOKE DETECTOR - WIRE IN SERIES
⊕	CARBON MONOXIDE DETECTOR
⊕	EXHAUST FAN MOTOR
⊕	EXHAUST FAN MOTOR WITH LIGHT
⊕	TELEVISION RECEPTACLE
⊕	TELEPHONE RECEPTACLE
⊕	DOOR CHIME
⊕	LIGHT FIXTURE - HALL MOUNTED
⊕	LIGHT FIXTURE - CEILING MOUNTED
⊕	LIGHT FIXTURE - RECESSED
⊕	LIGHT FIXTURE - RECESSED HEATHER PROOF
⊕	LIGHT FIXTURE - CEILING MOUNTED LED
⊕	LIGHT FIXTURE - HANGING
⊕	LIGHT FIXTURE - PENDANT
⊕	LIGHT FIXTURE - FLUORESCENT
⊕	LIGHT FIXTURE - UNDER CABINET LIGHT
⊕	FULL CHAIN LAMPHOLDER
⊕	KEYLESS LAMPHOLDER

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SET NO. 09P00
VERSION 01
DRAWN BY
DATE: 06/12/2015
OPTION

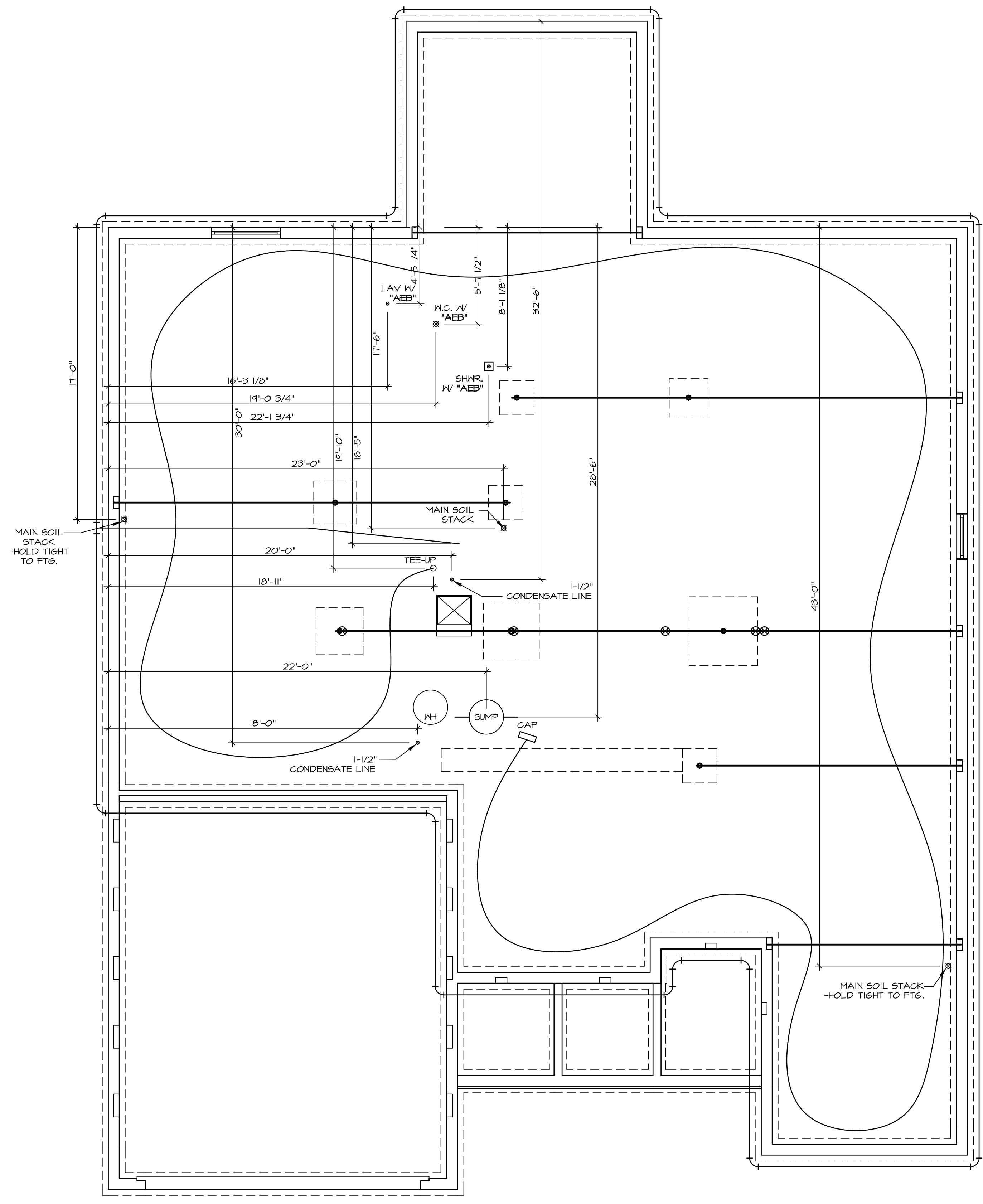
MODEL SPRINGMANOR
DRAWING TITLE BASEMENT ELECTRICAL PLAN
OPTION DESCRIPTION

SHEET NO. E-1 56

John
SW

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

CA:\NVR\Source\SPRINGMANOR\09_P000_01A\09_02\03_14\01_11\24\10\Sheet\NVR_SpringManor_E-1_BSMTELEC.dwg 07/21/15 10:58 am



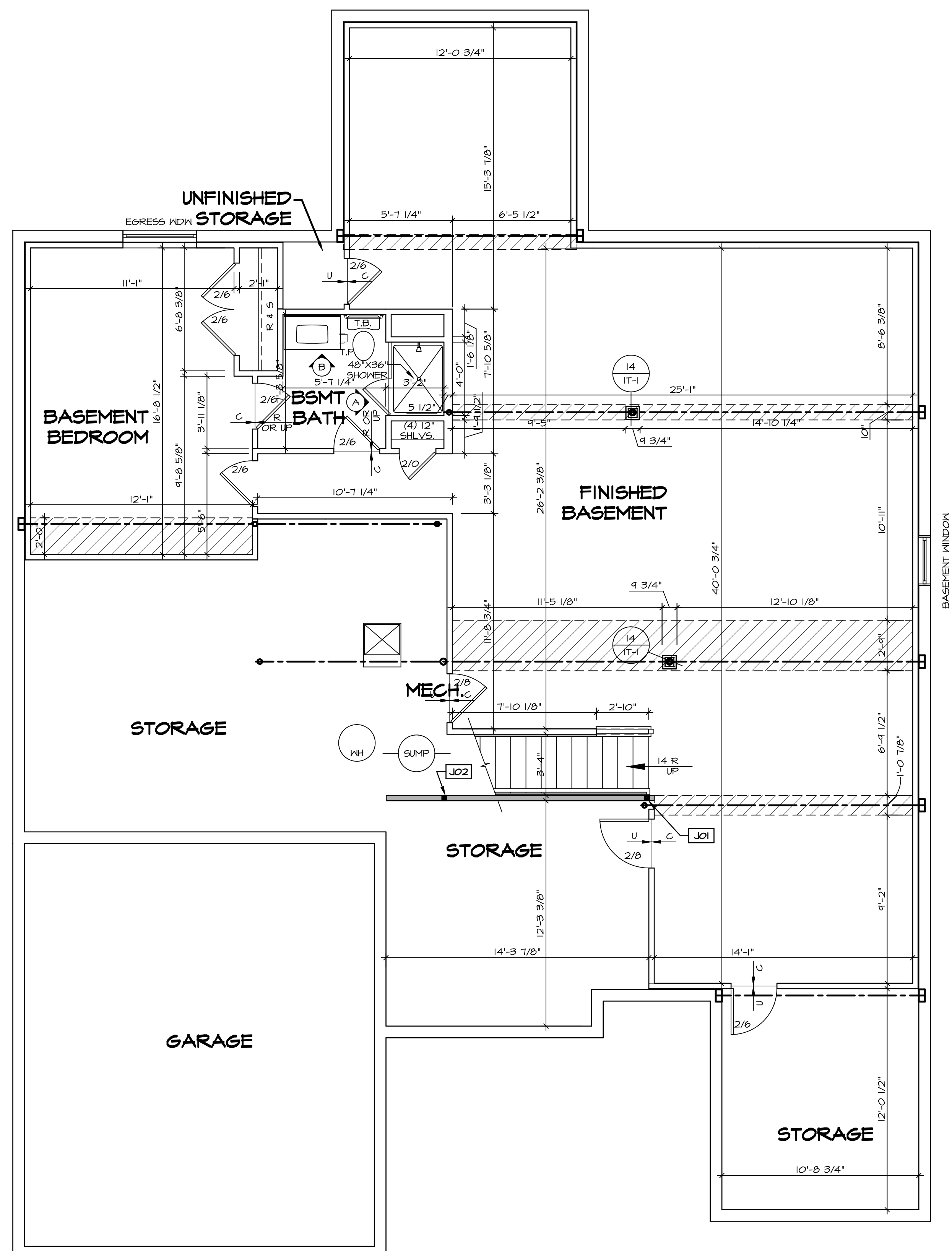
1
A-5 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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

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REV. NO.	DATE	REMARKS



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

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	

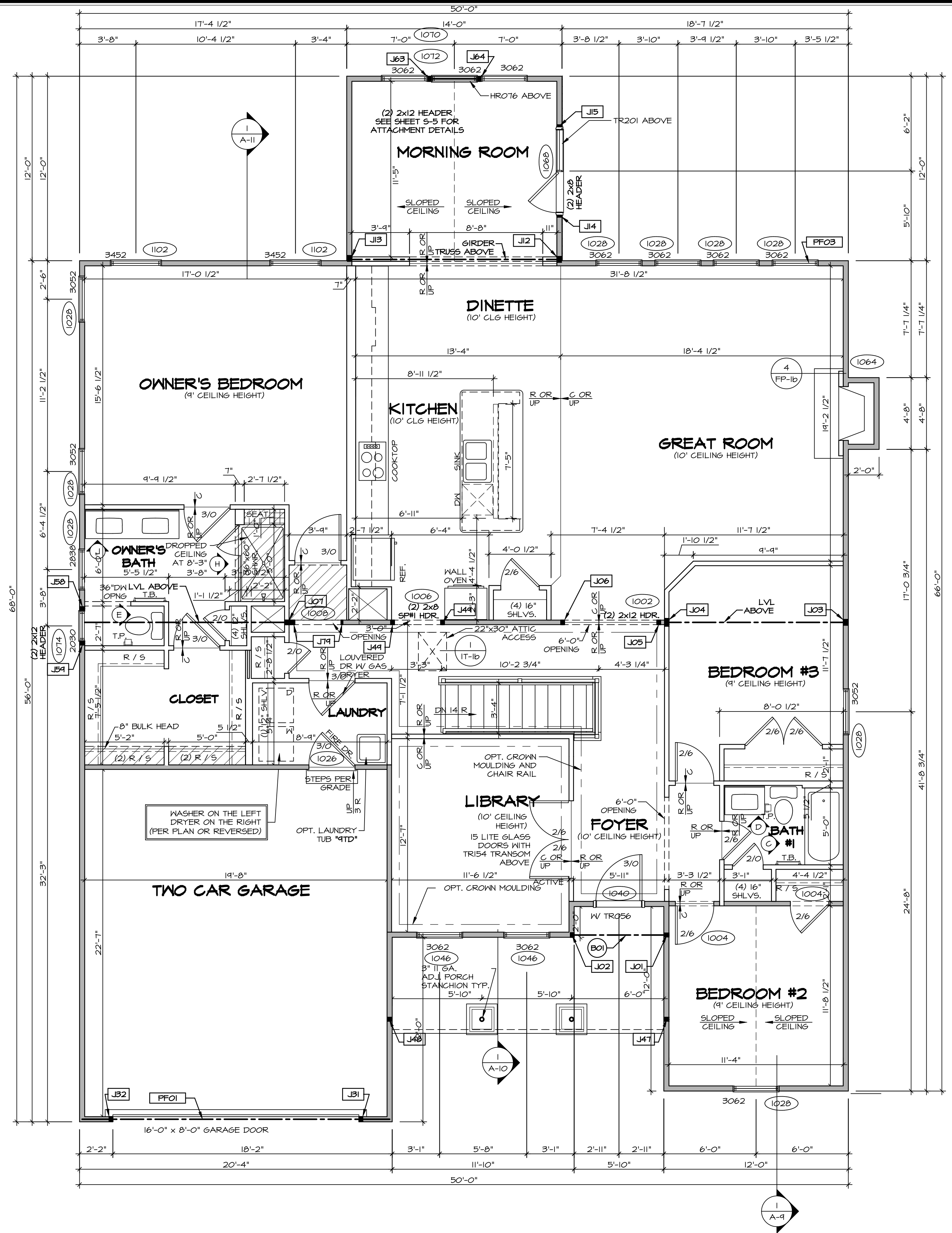
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION	REMARKS
A-6	SPRINGMANOR	SPM00	01		08/12/2015		
	DRAWING TITLE						
	BASMENT FLOOR PLAN						
	OPTION DESCRIPTION						

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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 '11' 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
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	
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 - (2) 2X4 SFF STUD GRADE	GCB, GCF	1052	
J17	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1052	
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	
J50	JACK - (2) 2X4 SFF STUD GRADE	AMA, AMJ, ZIA	1014	
J51	JACK - (2) 2X4 SFF STUD GRADE	AMA, AMJ, ZIA	1014	
J63	JACK - (2) 2X4 SFF STUD GRADE	MAA	1010	
J64	JACK - (2) 2X4 SFF STUD GRADE	MAA	1010	
J74	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	8'-4"	ELM	1042	FIELD INSTALLED
PF01	EXT HEADER - 2X12 - 2 PLY	20'-0"	GCB	1052	FIELD INSTALLED
PF03	EXT HEADER - 2X12 - 2 PLY	18'-4"	GCB	1028	FIELD INSTALLED

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
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REVISIONS

REV. NO.	DATE	REMARKS

REV. NO. DATE

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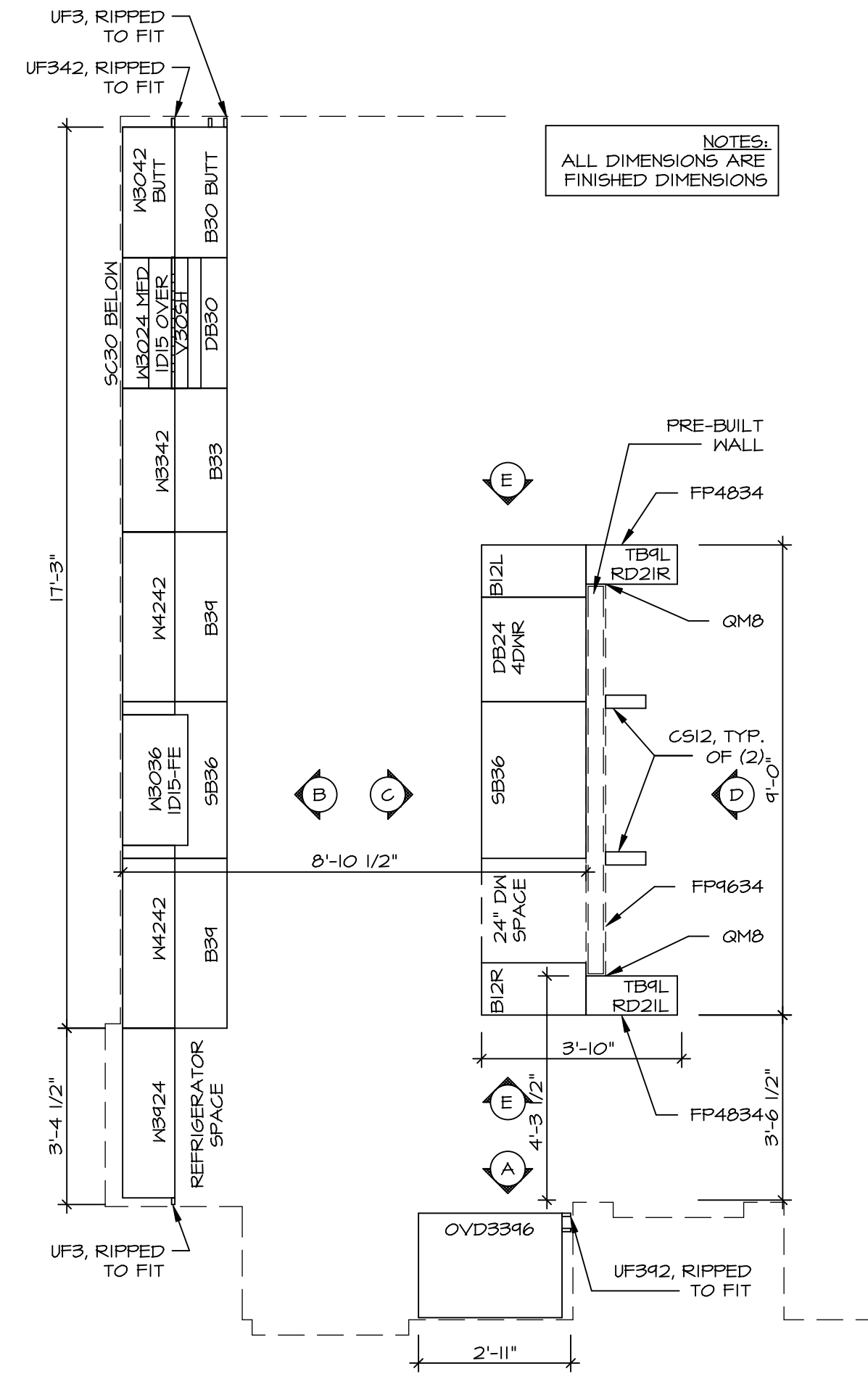
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Frederick, MD 21703

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

MODEL: SPRINGMANOR
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION

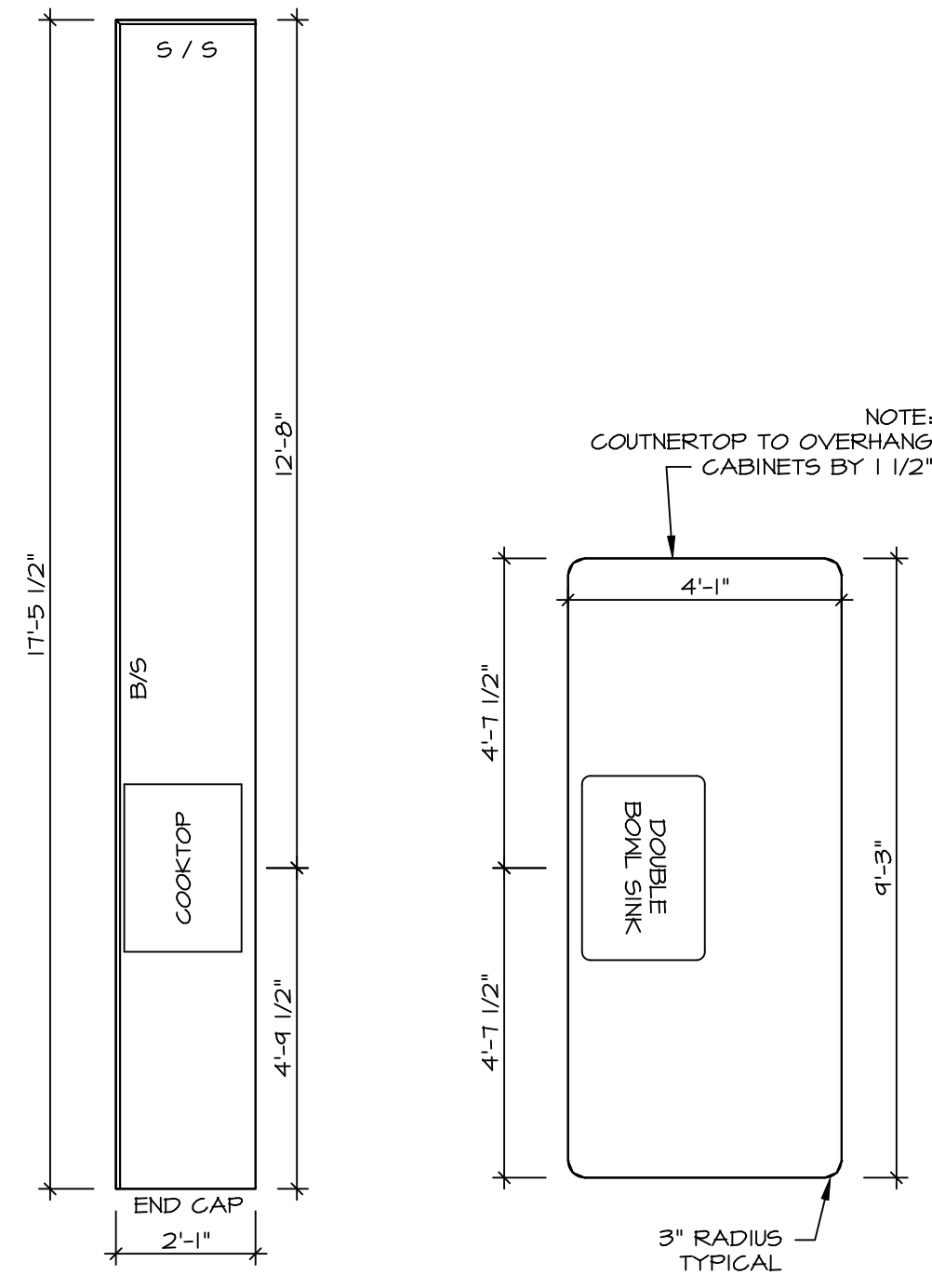
SHEET NO. A-7
37

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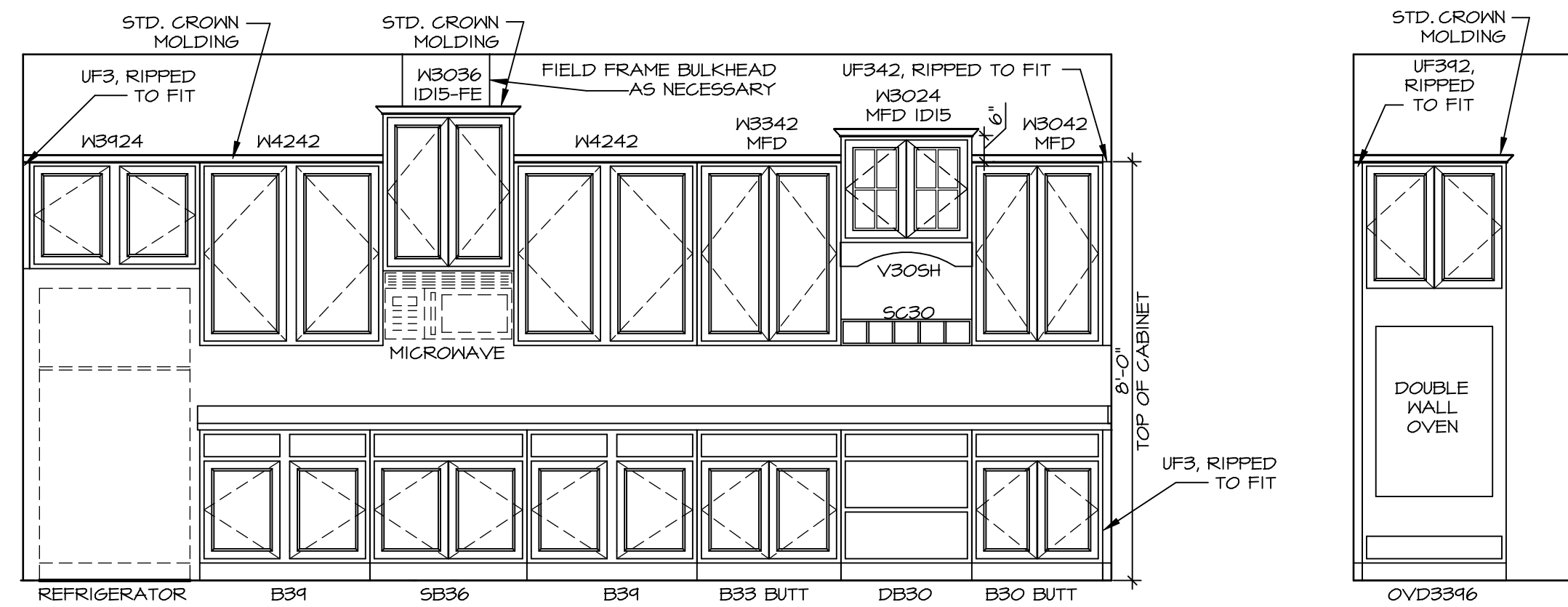
KITCHEN CABINET PLAN - (KC-3340)

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



KITCHEN COUNTERTOP PLAN - (KT-3340)

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

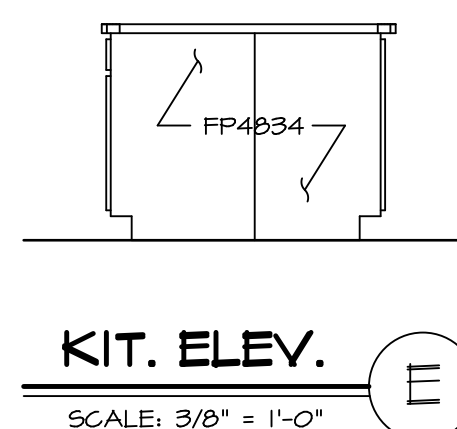


KITCHEN ELEVATION B

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

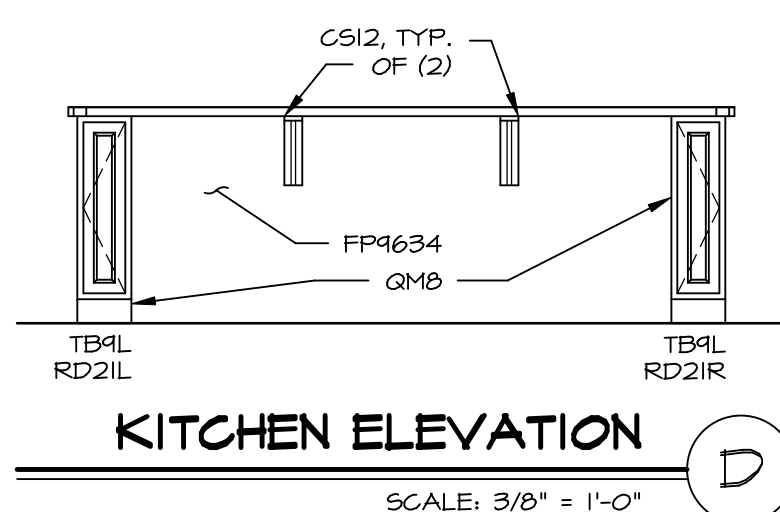
KIT. ELEV. A

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



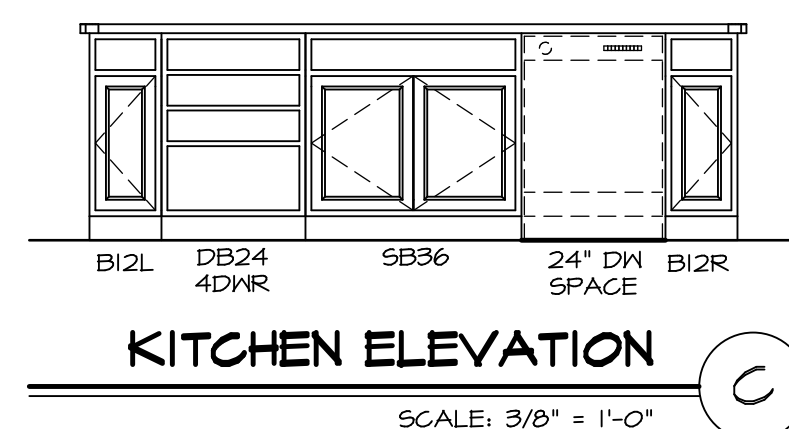
KIT. ELEV. E

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



KITCHEN ELEVATION D

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

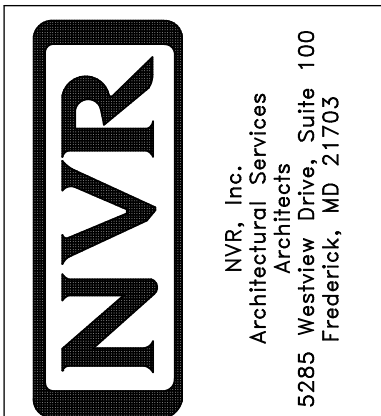


KITCHEN ELEVATION C

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

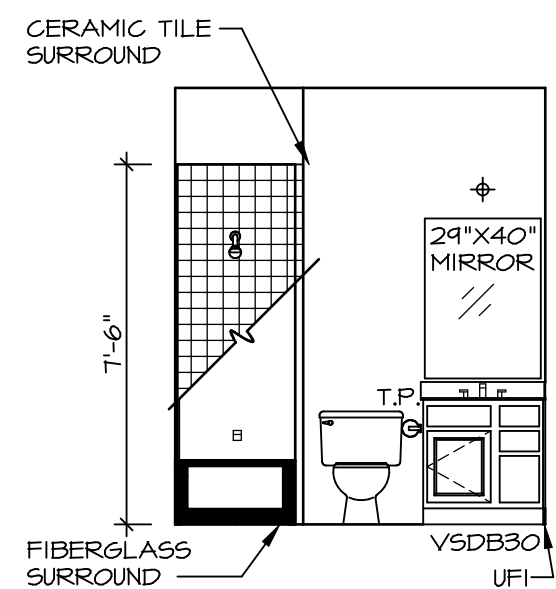
SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION	REMARKS
A-13	SPRINGMANOR DRAWING TITLE KITCHEN PLANS & ELEVATIONS	01	01		08/12/2015		
53							

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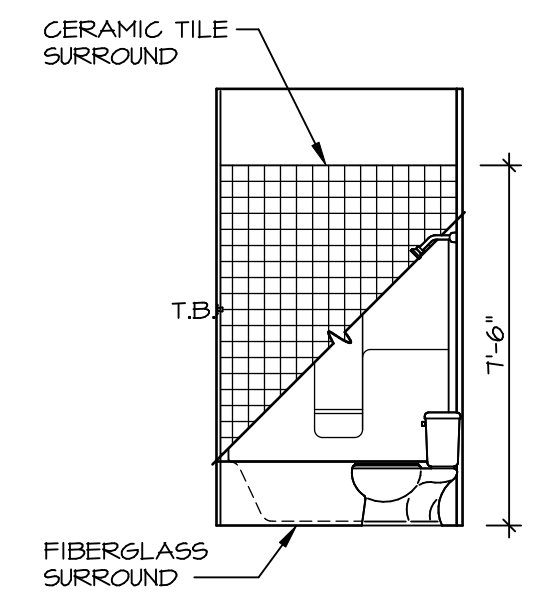


NOTES:

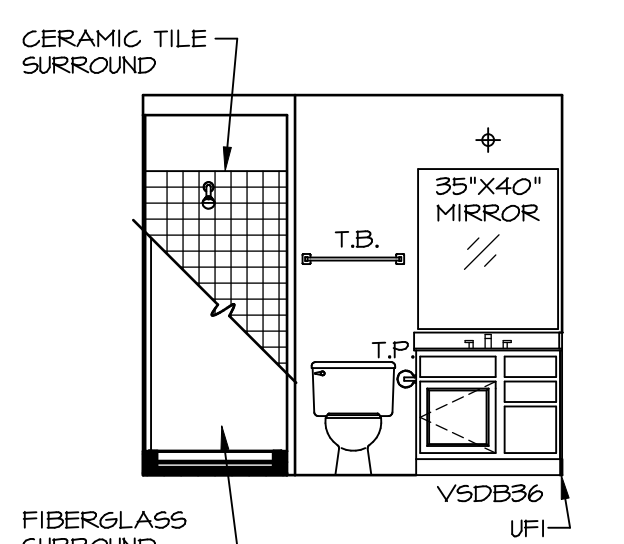
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



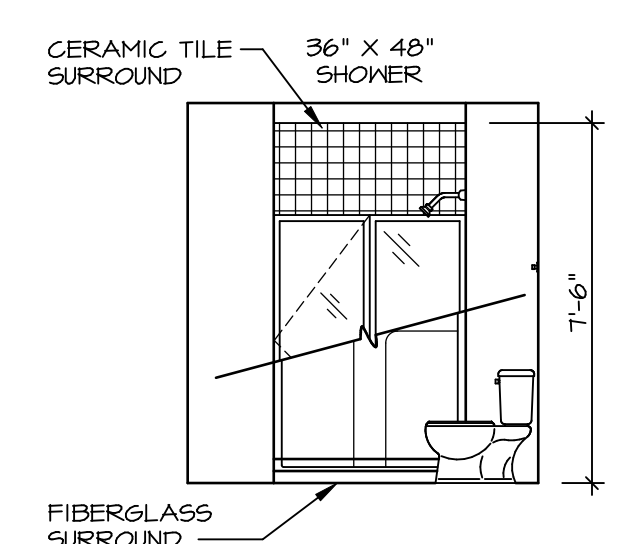
D BATH #1
SCALE: 1/4" = 1'-0"



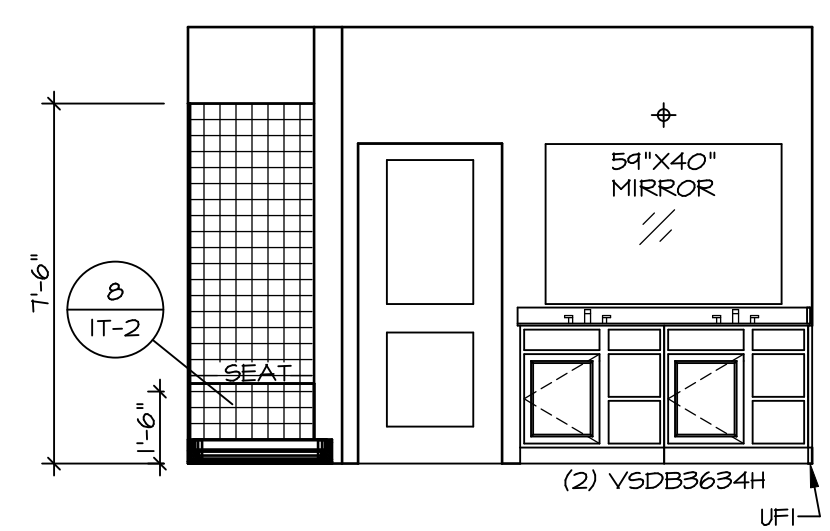
C BATH #1
SCALE: 1/4" = 1'-0"



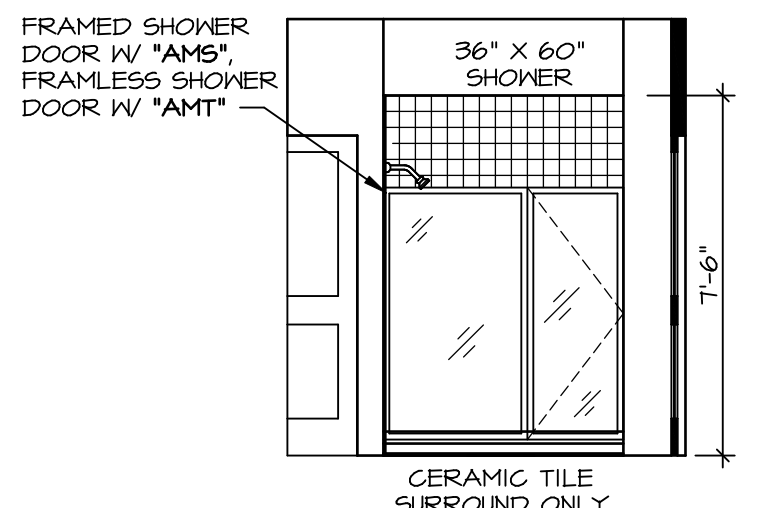
B BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" *AEB* OR *BAC*



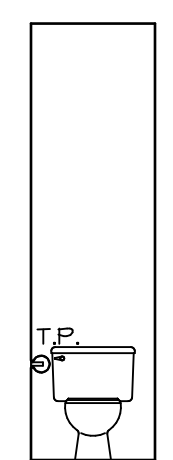
A BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" *AEB* OR *BAC*



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

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