

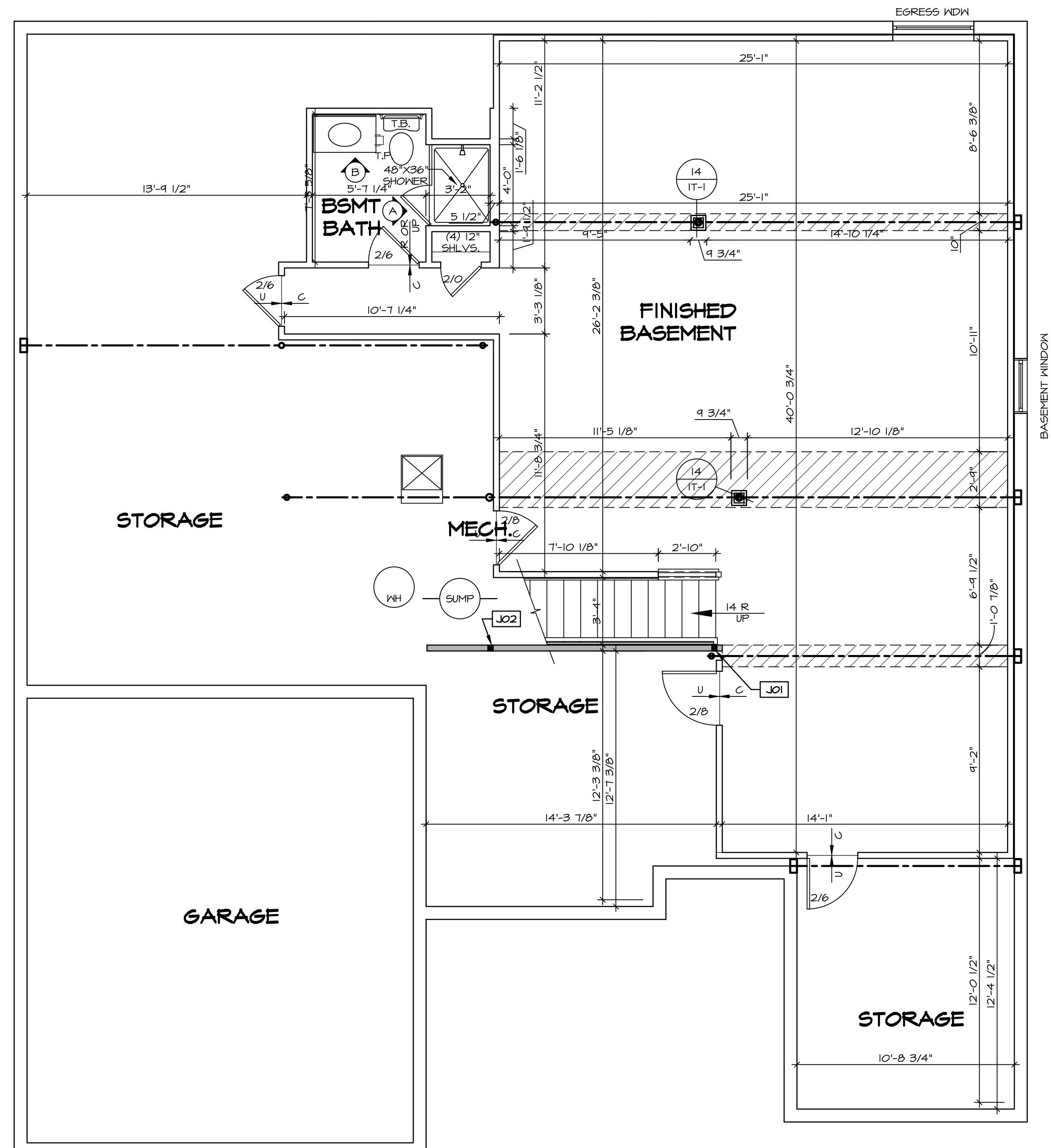
PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO.	A-5
MODEL	SPRINGMANOR
DRAWING TITLE	PLUMBING PLAN
OPTION DESCRIPTION	

NVR Inc.
 Architects
 5285 Westpark Drive, Suite 100
 Frederick, MD 21703

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

REV. NO.	DATE	REMARKS



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

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**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x4 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-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

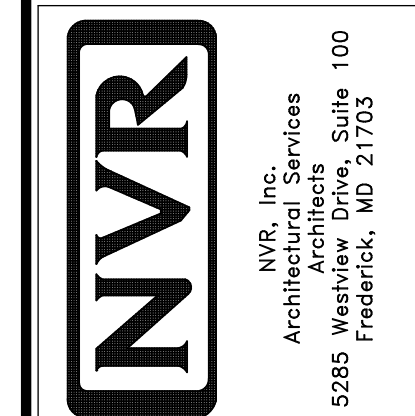
BASEMENT JACK SCHEDULE

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

REMARKS

REV. NO.	DATE	

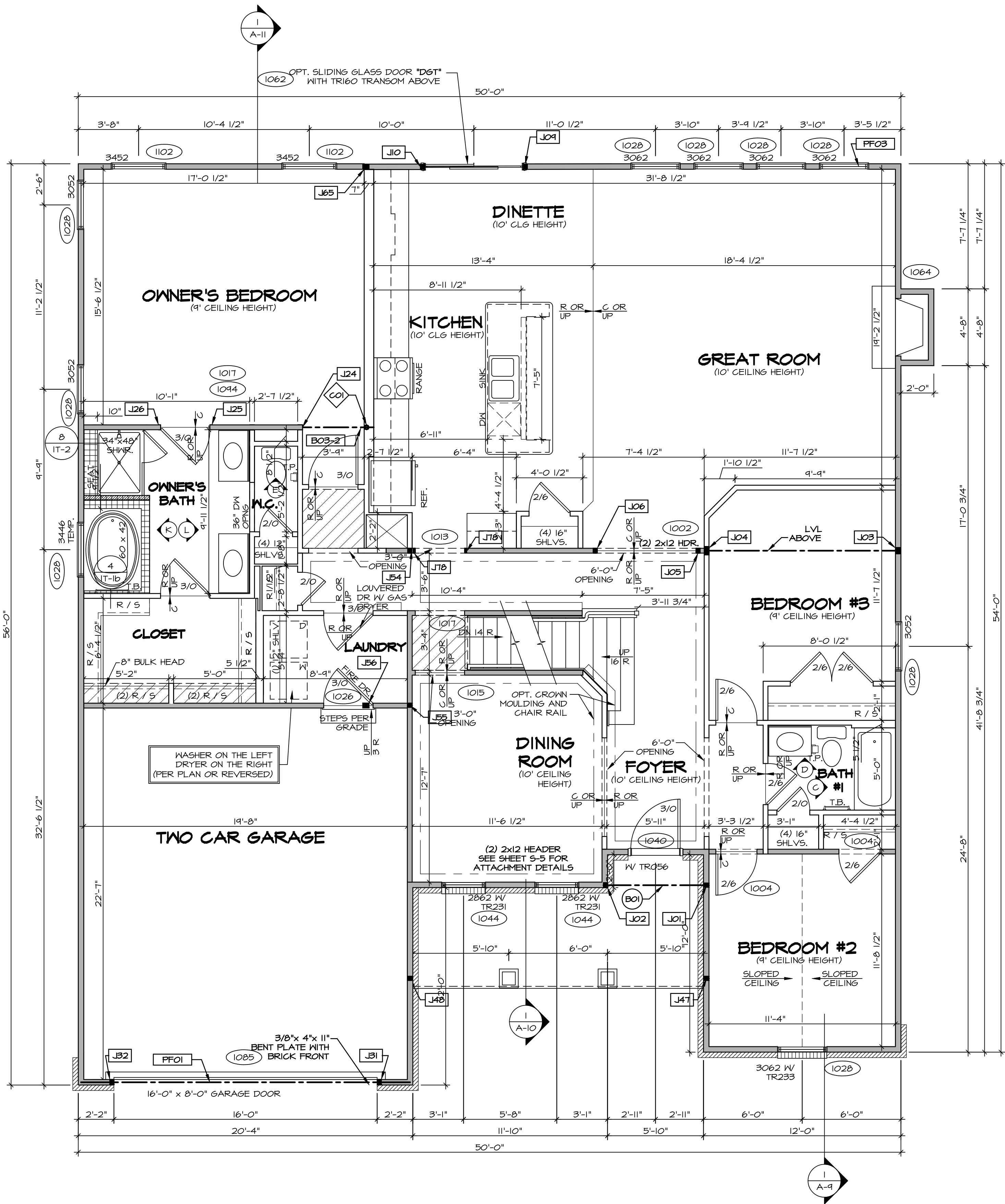
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SET NO. SPM00
VERSION 01
DRAWN BY
DATE: 08/12/2015
OPTION

MODEL: SPRINGMANOR
DRAWING TITLE: BASEMENT FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. **A-6**
35



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 CEILING. ALL DROPPED CEILING 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
 - JOISTS
 - 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 STUD GRADE	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 - (2) 2X4 SFF STUD GRADE	D&T	1062	
JO8	JACK - (2) 2X4 SFF STUD GRADE	D&T	1062	
JO9	JACK - (2) 2X4 SFF STUD GRADE	EFC	1046	
JO10	JACK - 2X4 SFF STUD GRADE	EFC	1011, 1134	
JO11	JACK - 2X4 SFF STUD GRADE	EFC	1011, 1134	
JO12	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1052	
JO13	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1052	
JO14	JACK - (2) 2X4 SFF STUD GRADE	ELA / EPB, ELC, ELM	1032	
JO15	JACK - (2) 2X4 SFF STUD GRADE	ELA / EPB, ELC, ELM	1032	
JO16	JACK - (2) 2X4 SFF STUD GRADE	EFC	1021, 1110	
JO17	JACK - (2) 2X4 SFF STUD GRADE	EFC	1021	
JO18	JACK - (3) 2X4 SFF STUD GRADE	EFC	1040	
JO19	JACK - (3) 2X4 SFF STUD GRADE	EFC	1040	
JO20	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 INCLUDING 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 INCLUDING 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
BO1	EXT HEADER - 2X6 - 2 PLY	6'-4"	ELA	1042	FIELD INSTALLED
BO2-2	LVL - 04-04	4'-1"	EFC	1046	FIELD INSTALLED
PF01	EXT HEADER - 2X12 - 2 PLY	20'-0"	GCB	1052	FIELD INSTALLED
PF03	EXT HEADER - 2X12 - 2 PLY	18'-4"		1020	FIELD INSTALLED

STEEL COLUMN SCHEDULE

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

REV. NO.	DATE	REMARKS

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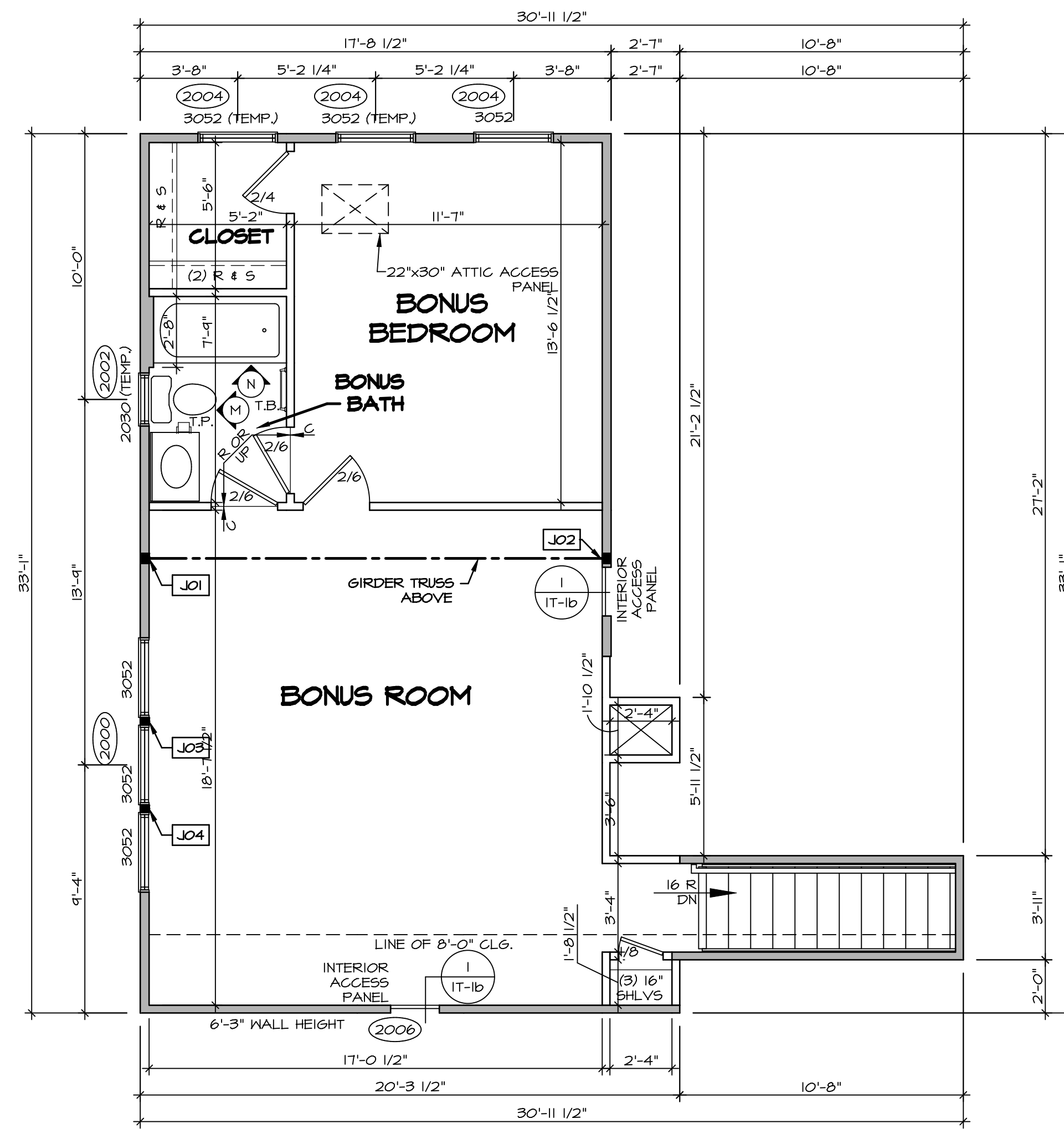
SET NO. SPM00
VERSION 01
DRAWN BY
DATE: 08/12/2015
OPTION

SPRINGMANOR
DRAWING TITLE
FIRST FLOOR PLAN

OPTION DESCRIPTION

SHEET NO. **A-7**

37



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

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
- (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.
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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 7'-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	

REMARKS

REV. NO.	DATE	REMARKS

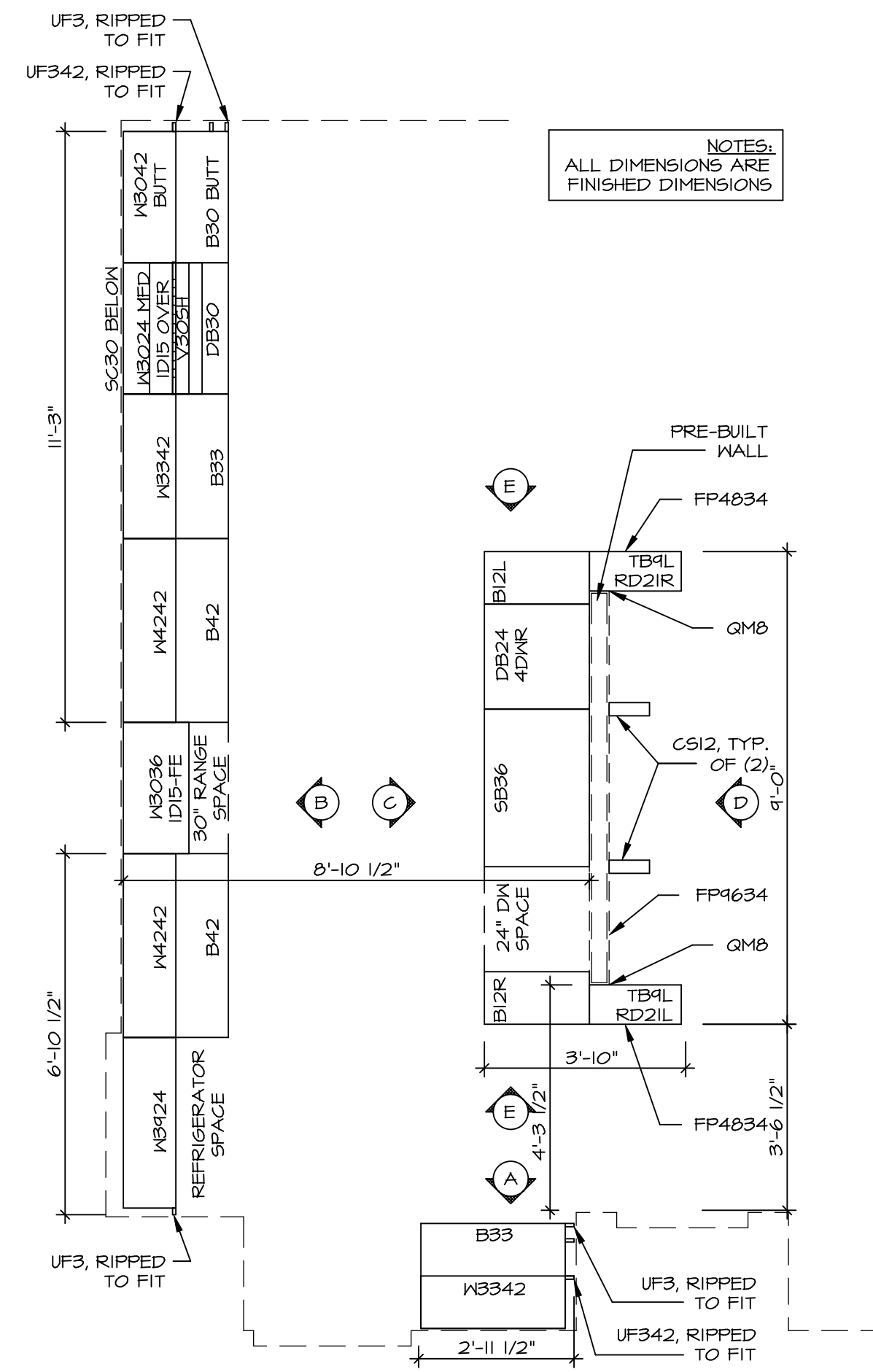
SET NO. SPM00
VERSION 01
DRAWN BY
DATE: 08/12/2015
OPTION

MODEL
SPRINGMANOR
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-8
42

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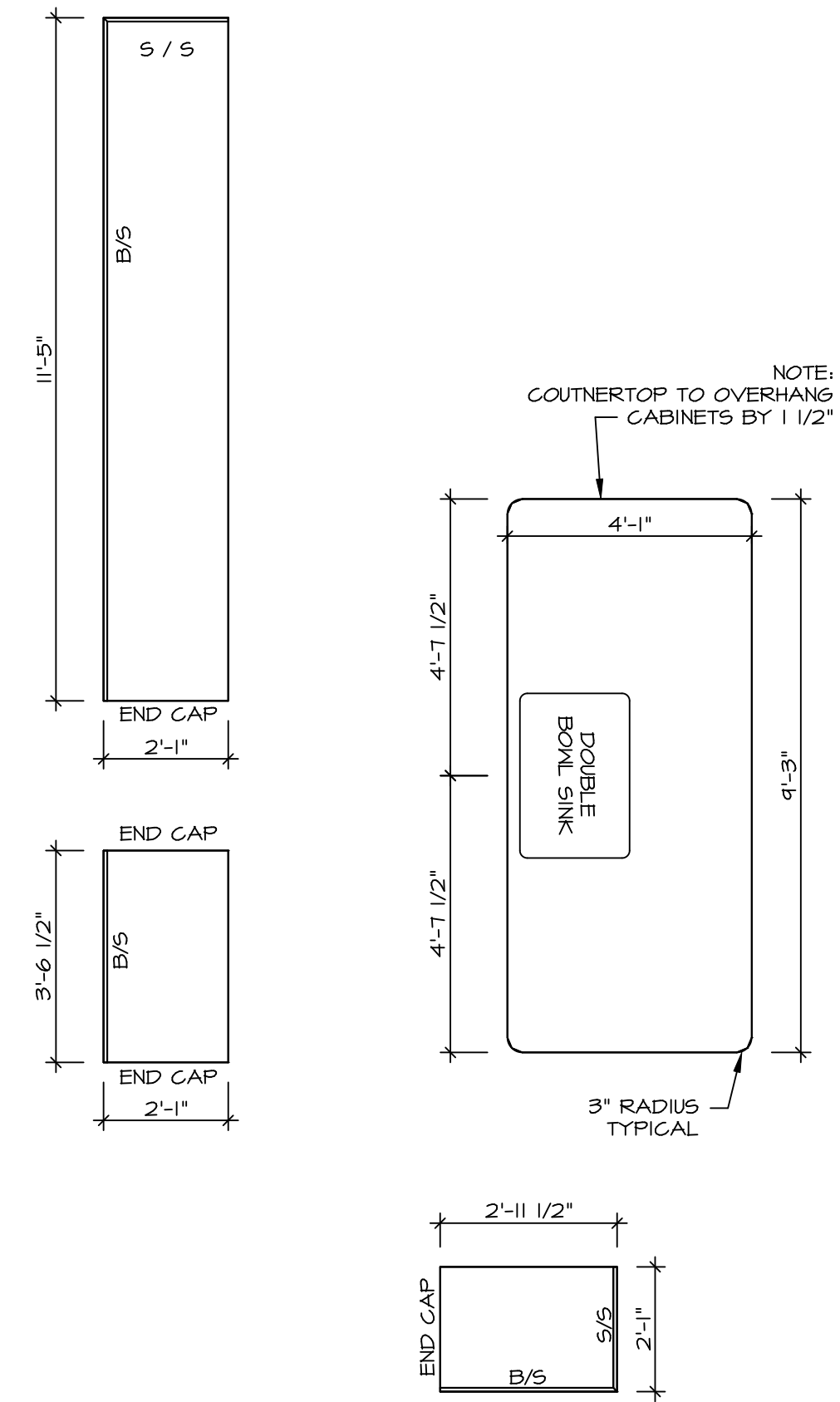
C:\NVR\Solves\SPRINGMANOR_SPM00_01\DCY-YG-748\111257\Sheets\Lot_Specific\42_A-8_PLV2_LS.dwg 07/11/19 9:59 am



KITCHEN CABINET PLAN - (KC-3339)

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

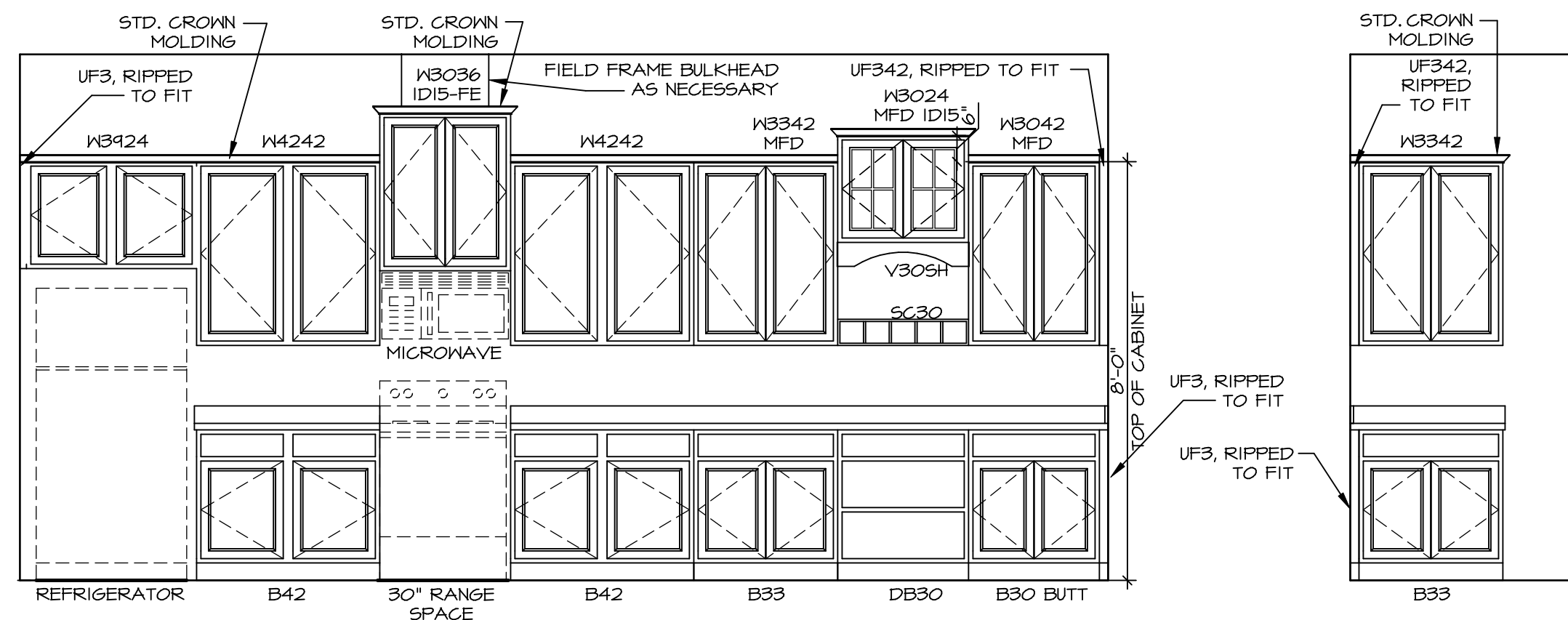
NOTES:
ALL DIMENSIONS ARE FINISHED DIMENSIONS



KITCHEN COUNTERTOP PLAN - (KT-3339)

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

NOTE:
COUNTERTOP TO OVERHANG CABINETS BY 1/2"

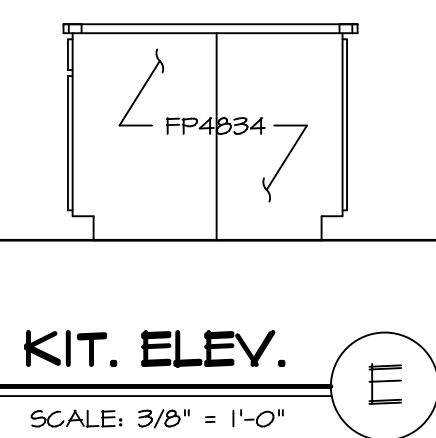


KITCHEN ELEVATION

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

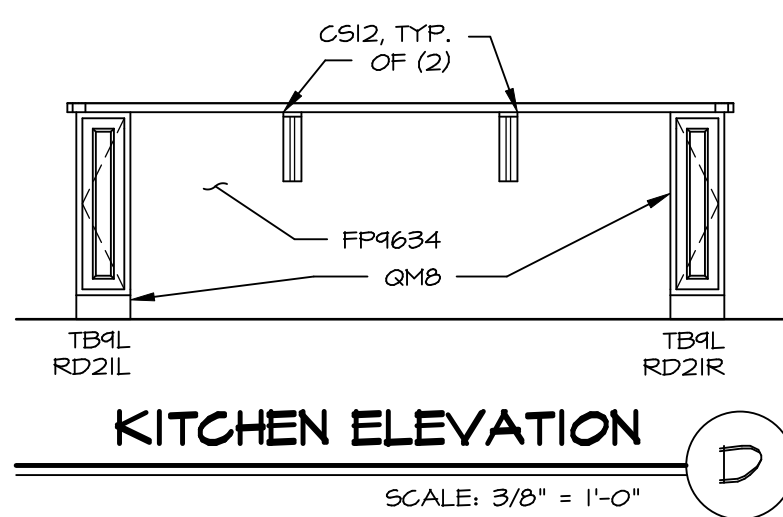
KIT. ELEV. A

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



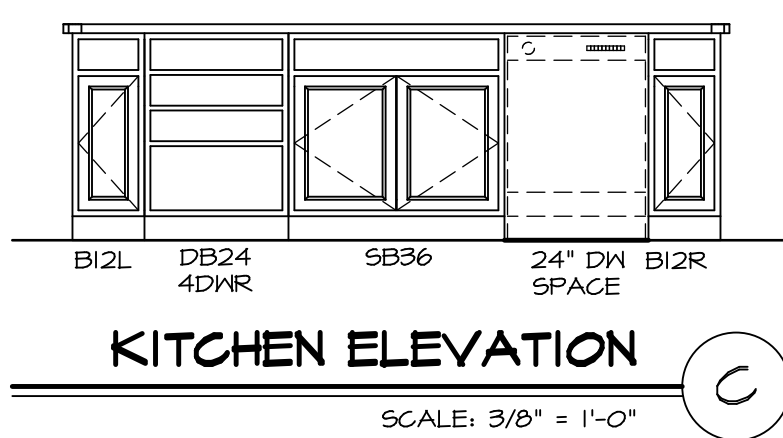
KIT. ELEV. E

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



KITCHEN ELEVATION D

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



KITCHEN ELEVATION C

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

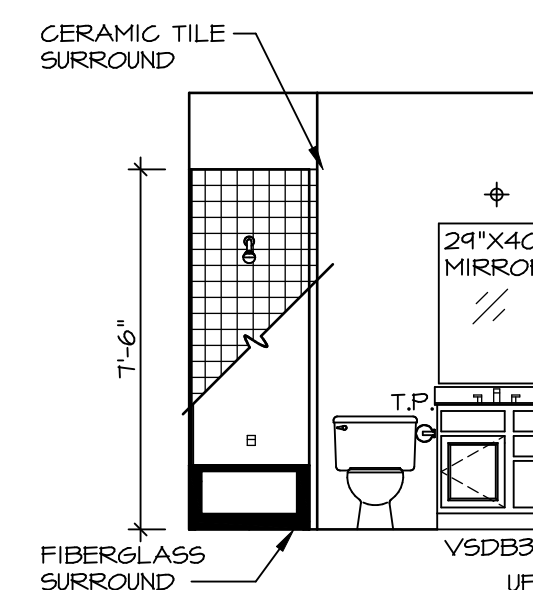
SHEET NO. A-13	MODEL SPRINGMANOR	SET NO. SPMOO VERSION 01 DRAWN BY DATE: 08/12/2015 OPTION	DRAWING TITLE KITCHEN PLANS & ELEVATIONS OPTION DESCRIPTION	REMARKS
53				

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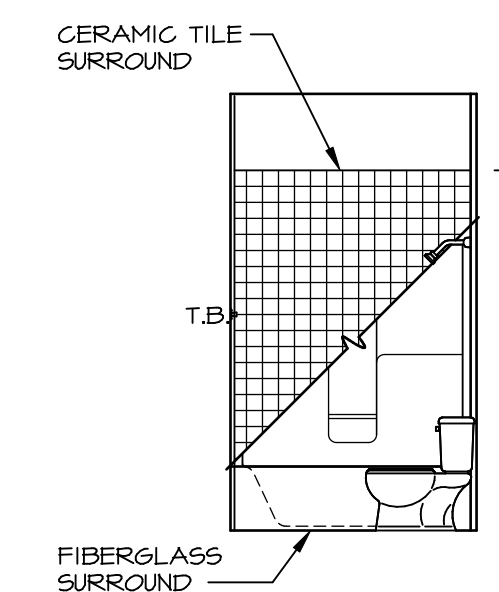
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NOTES:

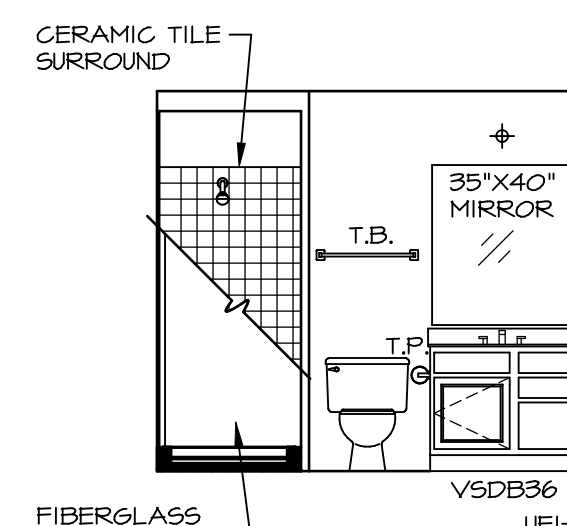
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



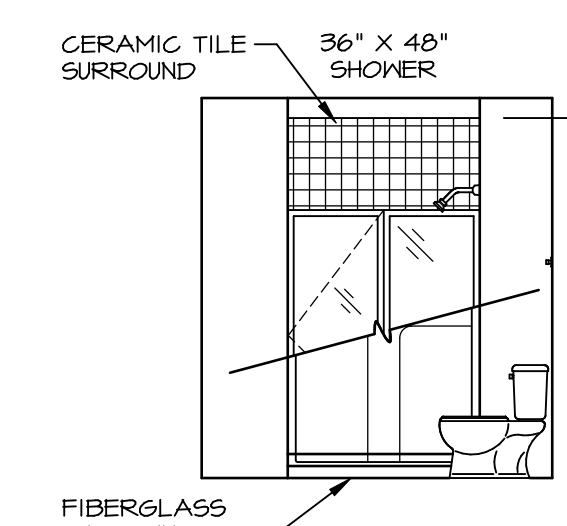
D BATH #1
SCALE: 1/4" = 1'-0"



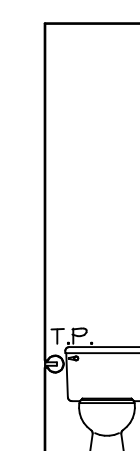
C BATH #1
SCALE: 1/4" = 1'-0"



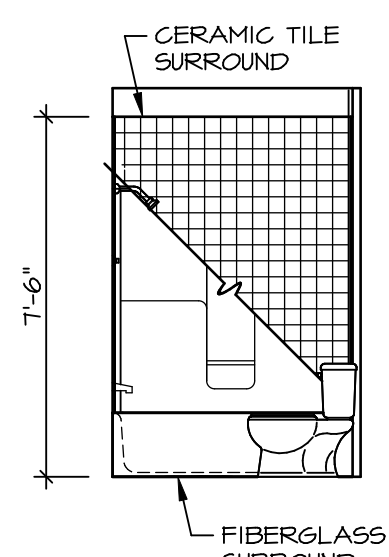
B BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" *AEB* OR *BAC*



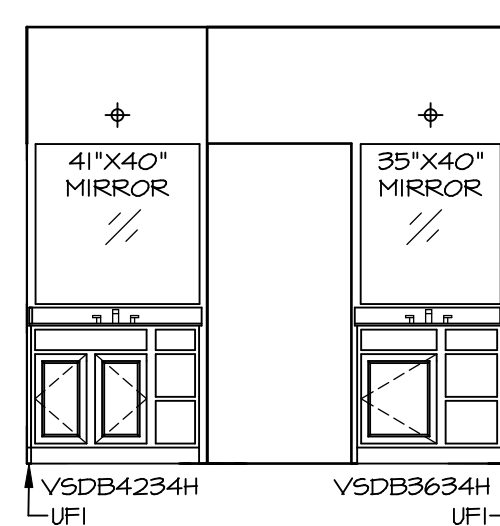
A BASEMENT BATH ROOM W/ SHOWER
SCALE: 1/4" = 1'-0" *AEB* OR *BAC*



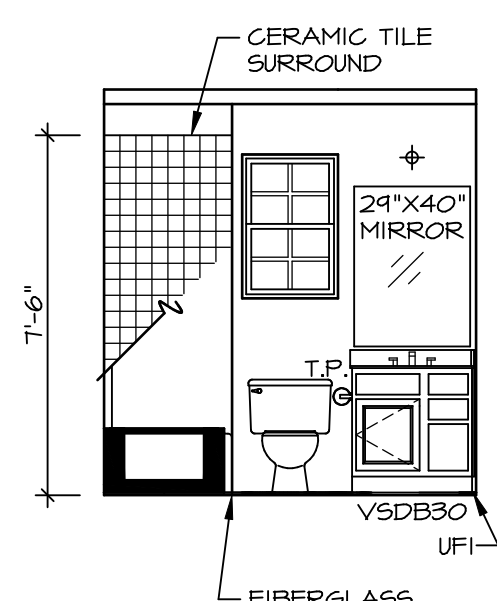
E OWNER'S BATH
SCALE: 1/4" = 1'-0" *AMA* OR *AMI* OR *AMF*



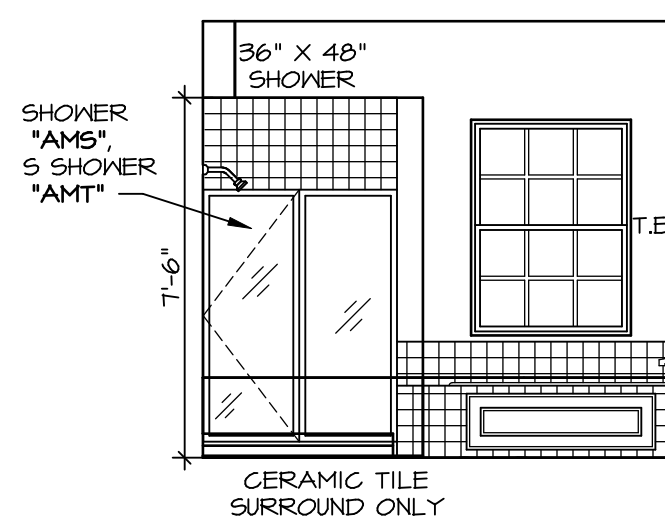
N BONUS BATH
SCALE: 1/4" = 1'-0" *EFC*



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

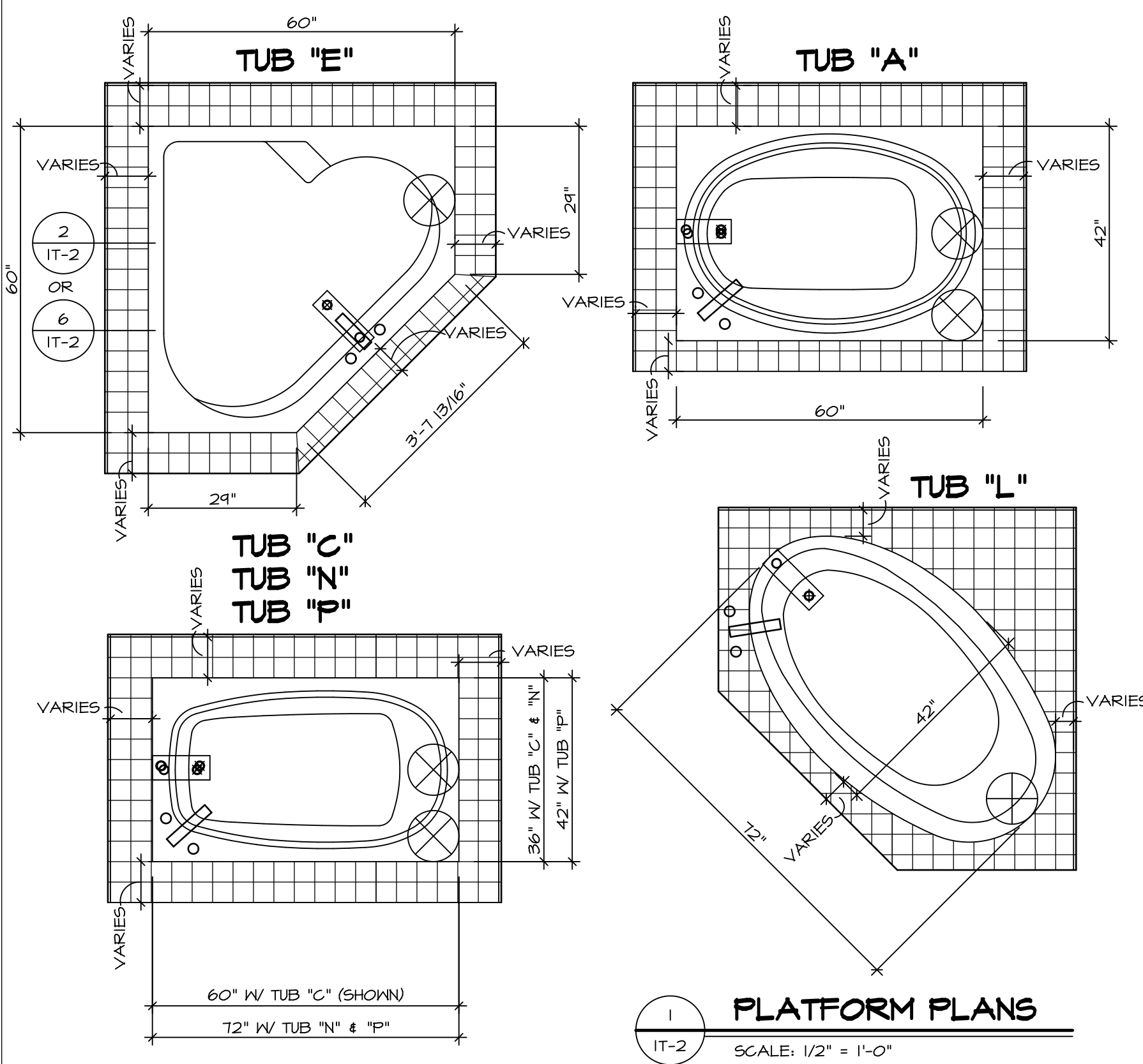


M BONUS BATH
SCALE: 1/4" = 1'-0" *EFC*



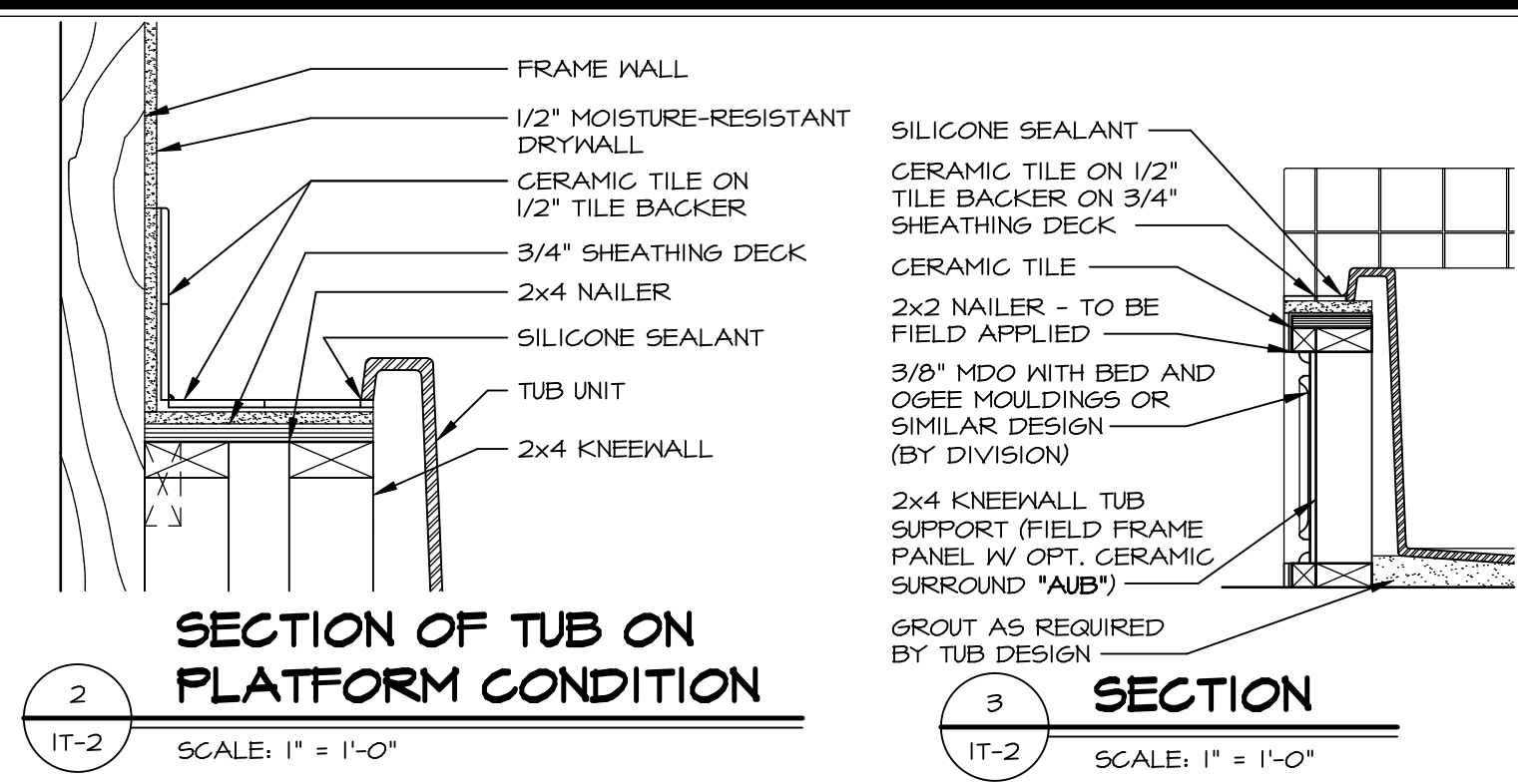
K OWNER'S BATH
SCALE: 1/4" = 1'-0" *AMF*

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-448\111257\Sheet\Lot_Specific\55_A-14_BATH_LS.dwg 02/17/19 - 9:55 am</p>				

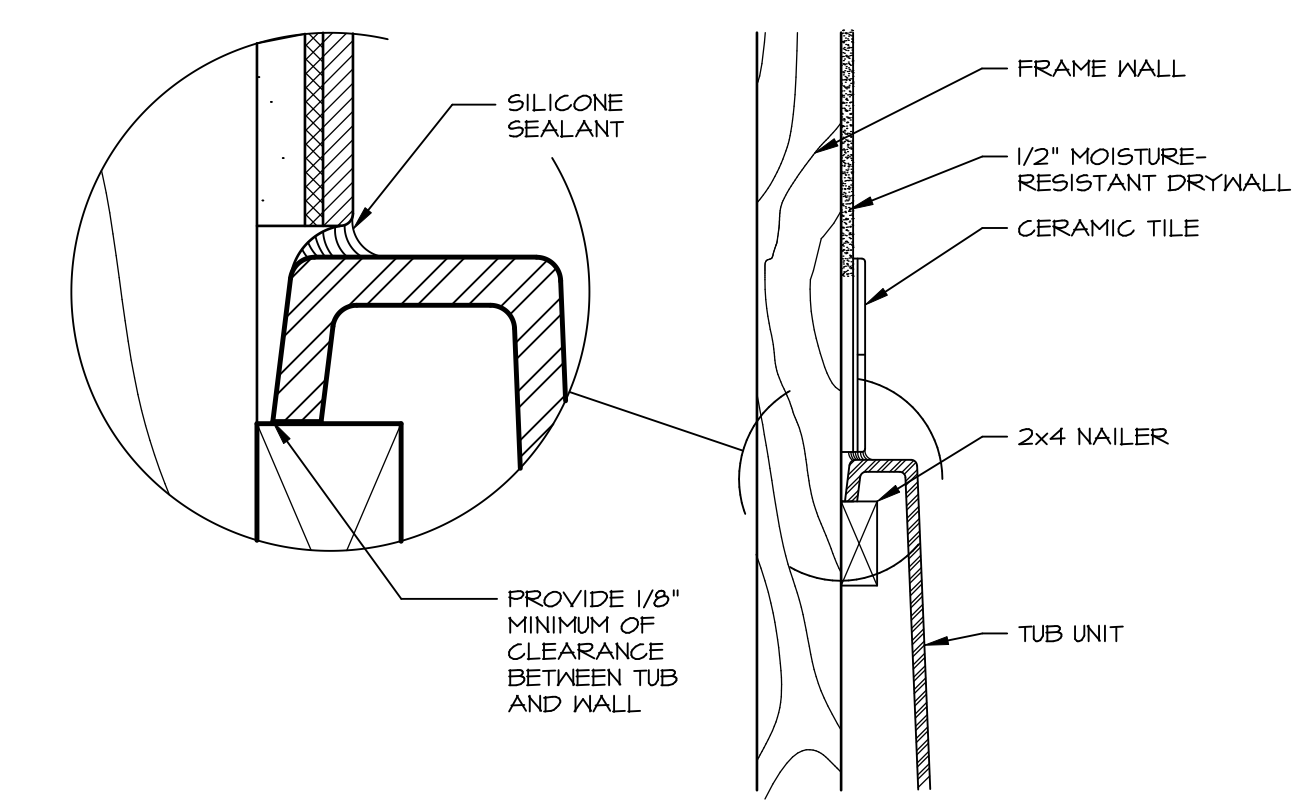


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

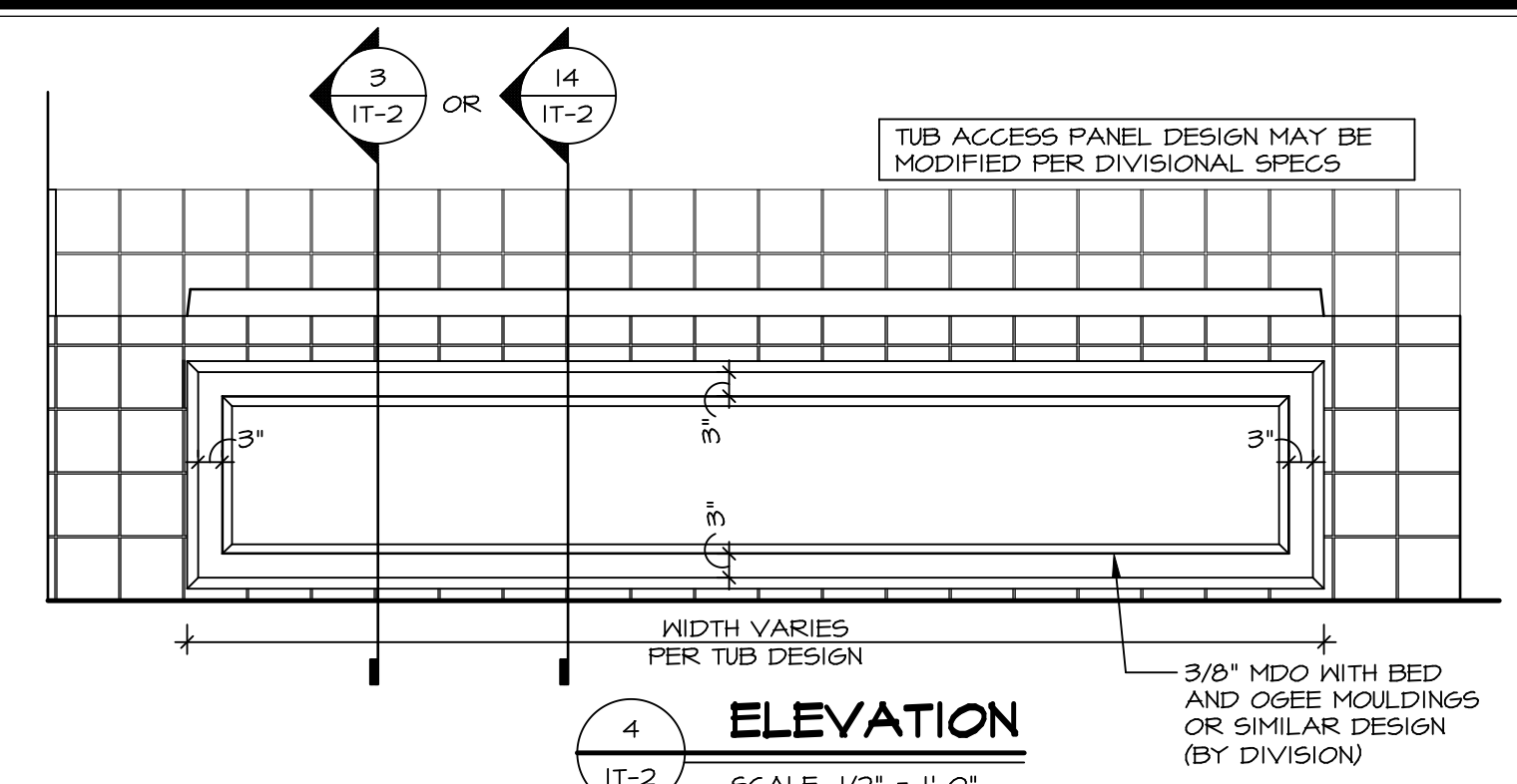
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/STERLING	18 3/4"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



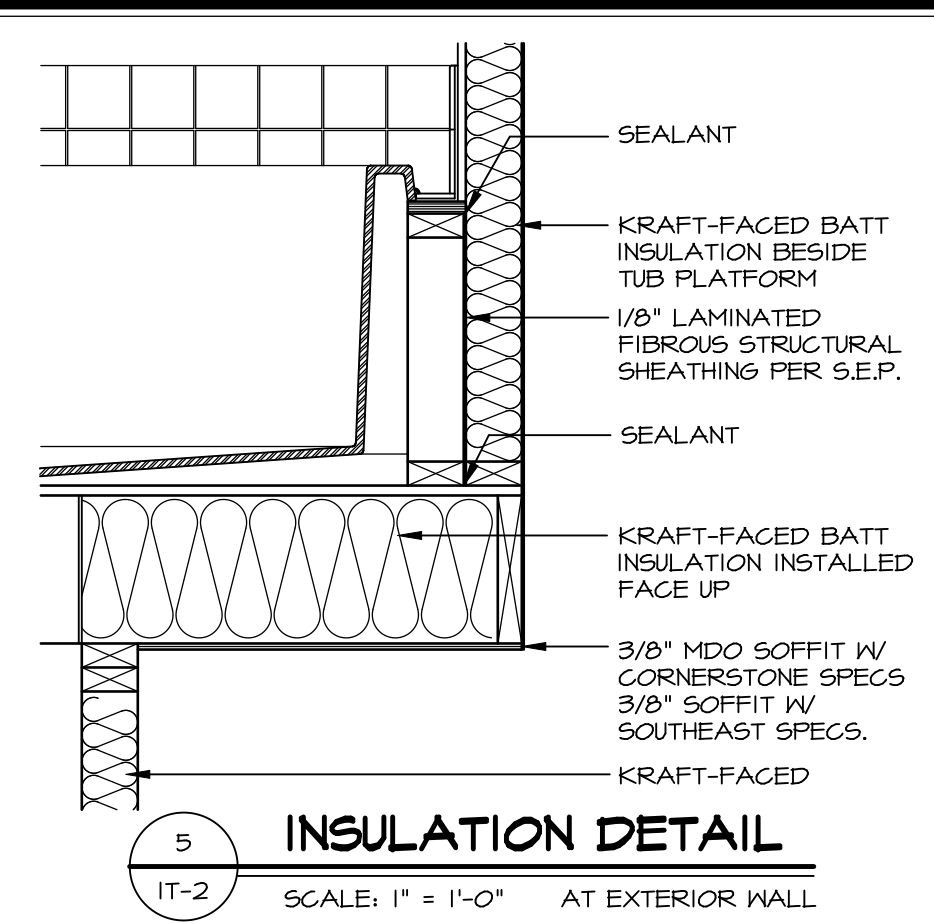
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



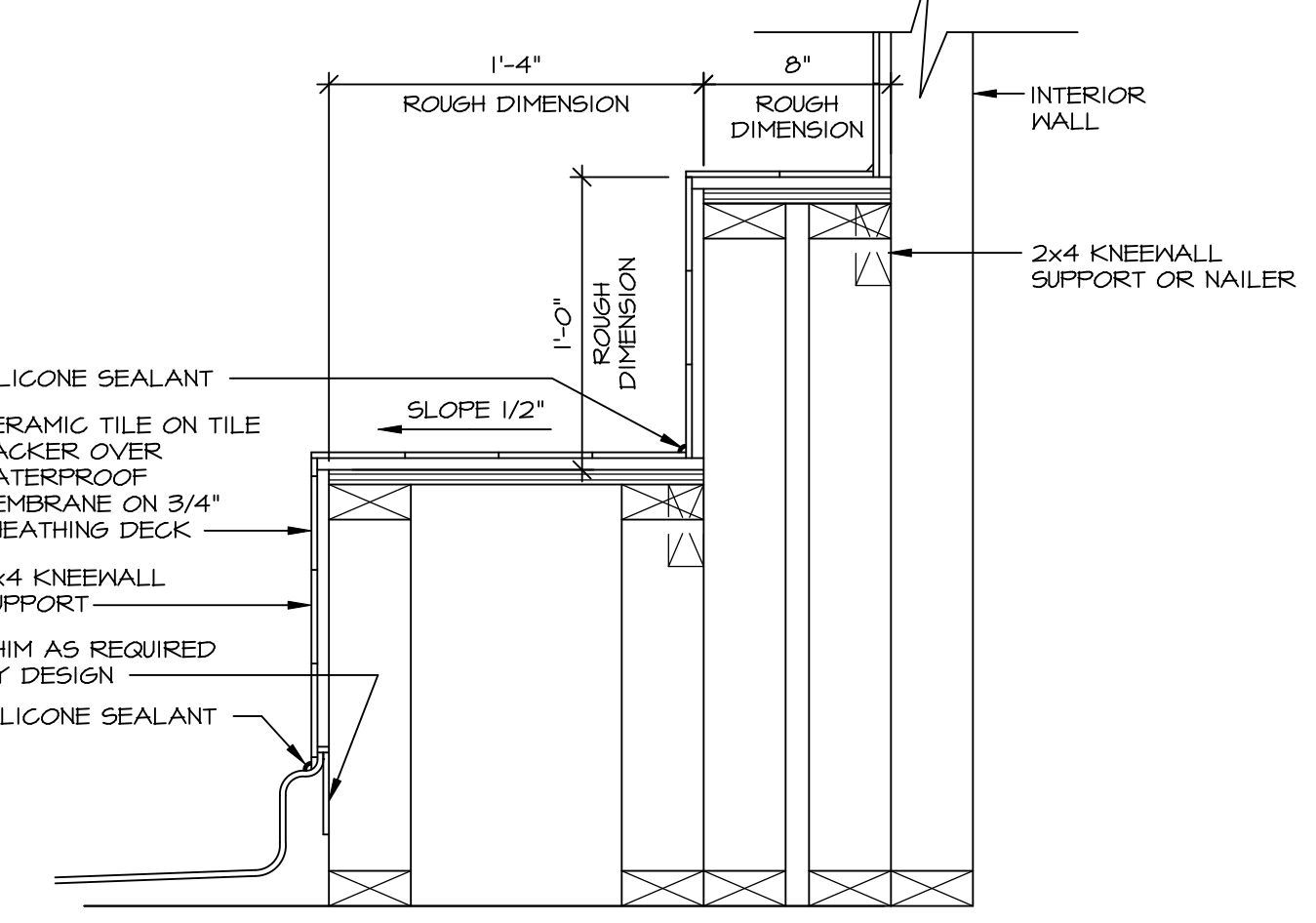
3 SECTION OF TUB TO WALL CONDITION
SCALE: 1" = 1'-0"



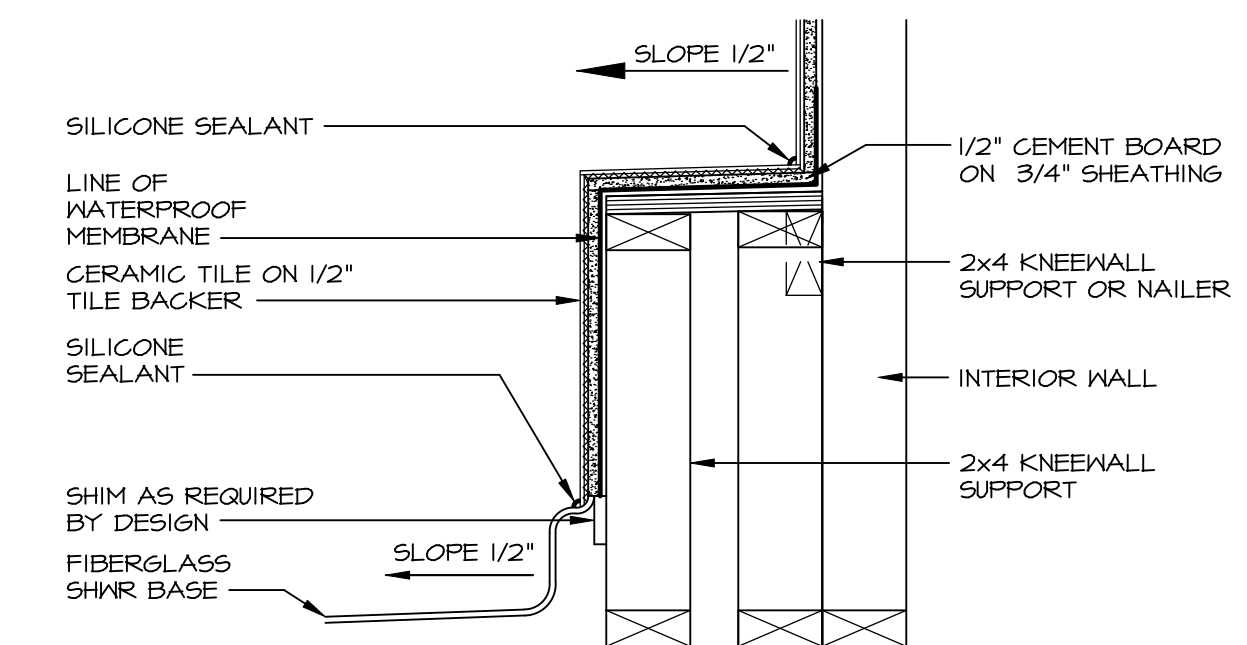
4 ELEVATION
SCALE: 1/2" = 1'-0"



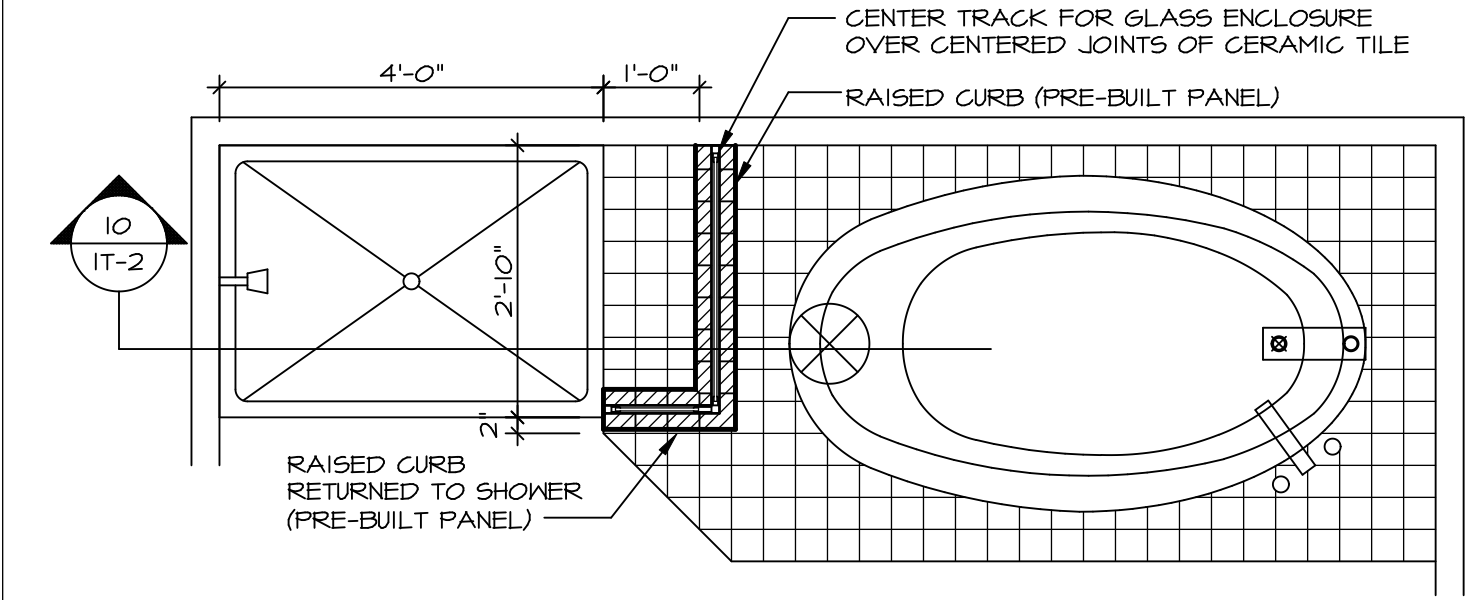
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



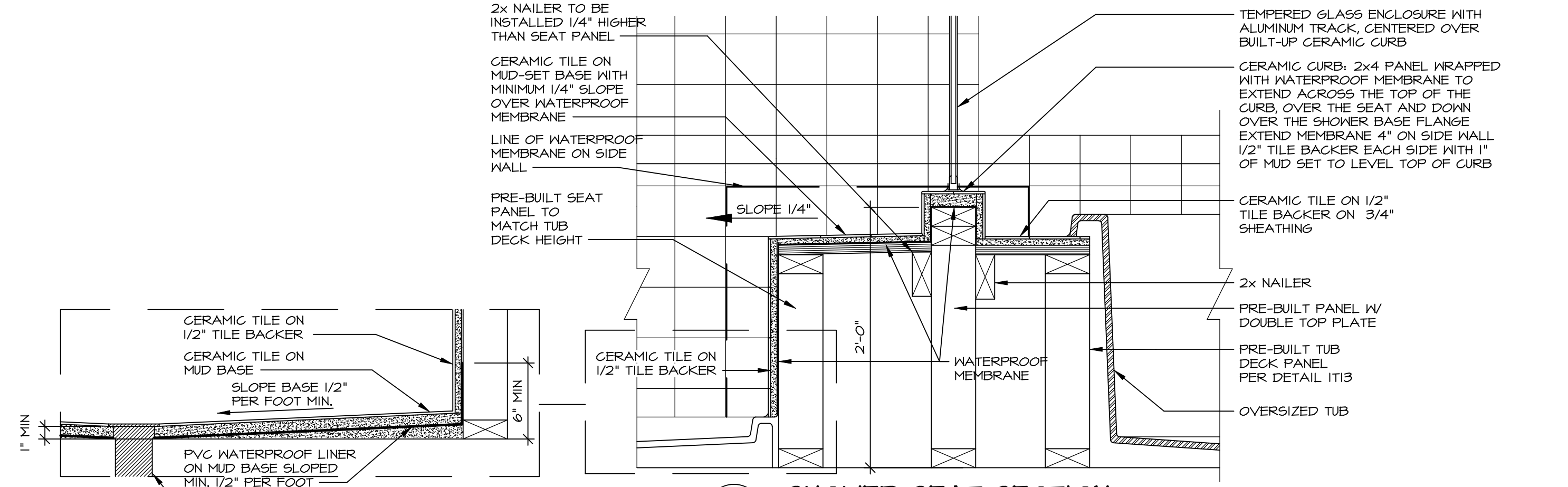
7 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



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



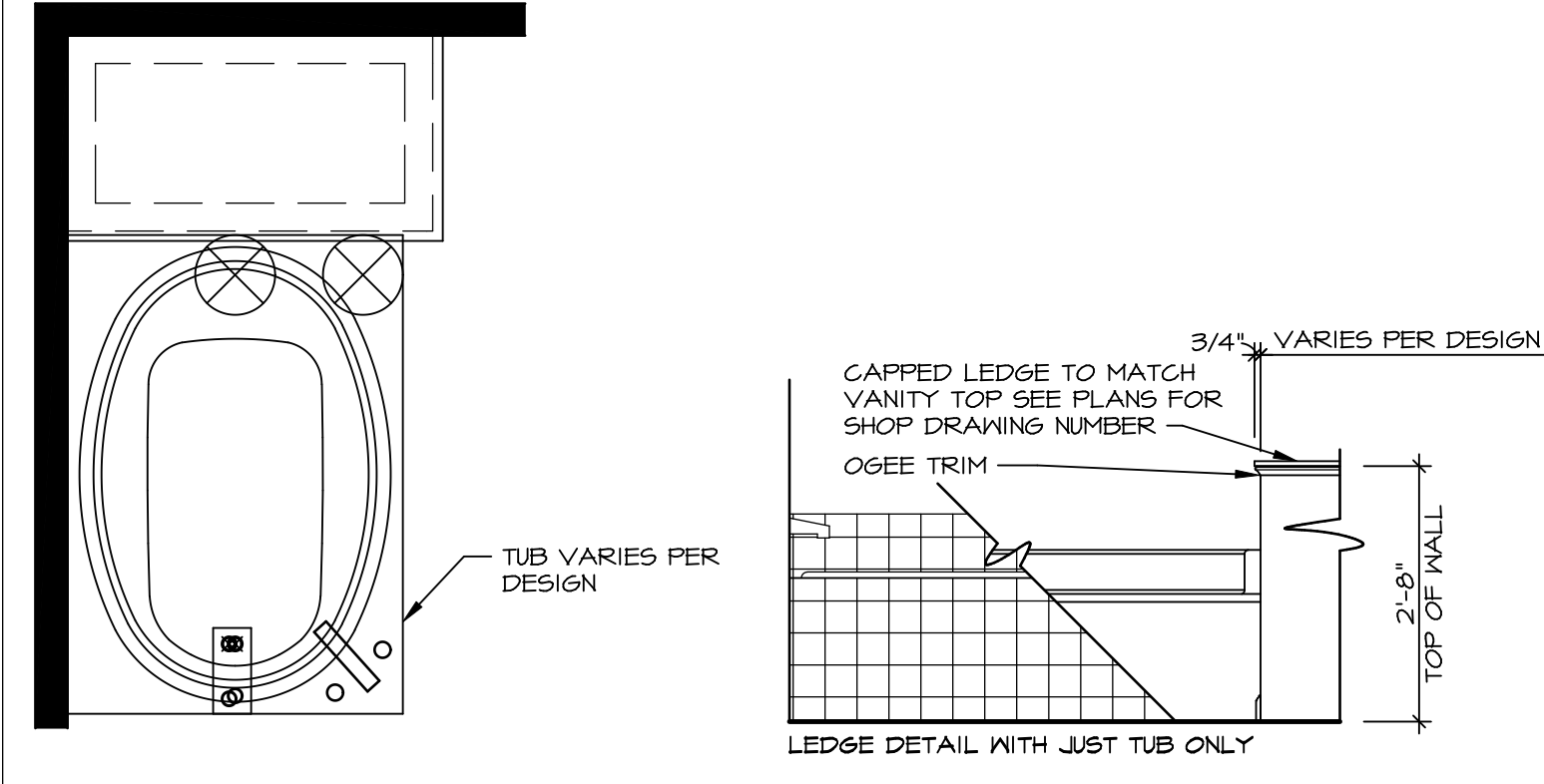
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



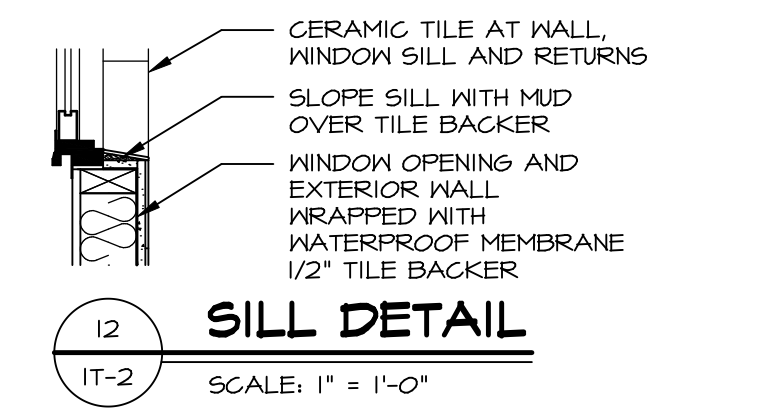
10 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



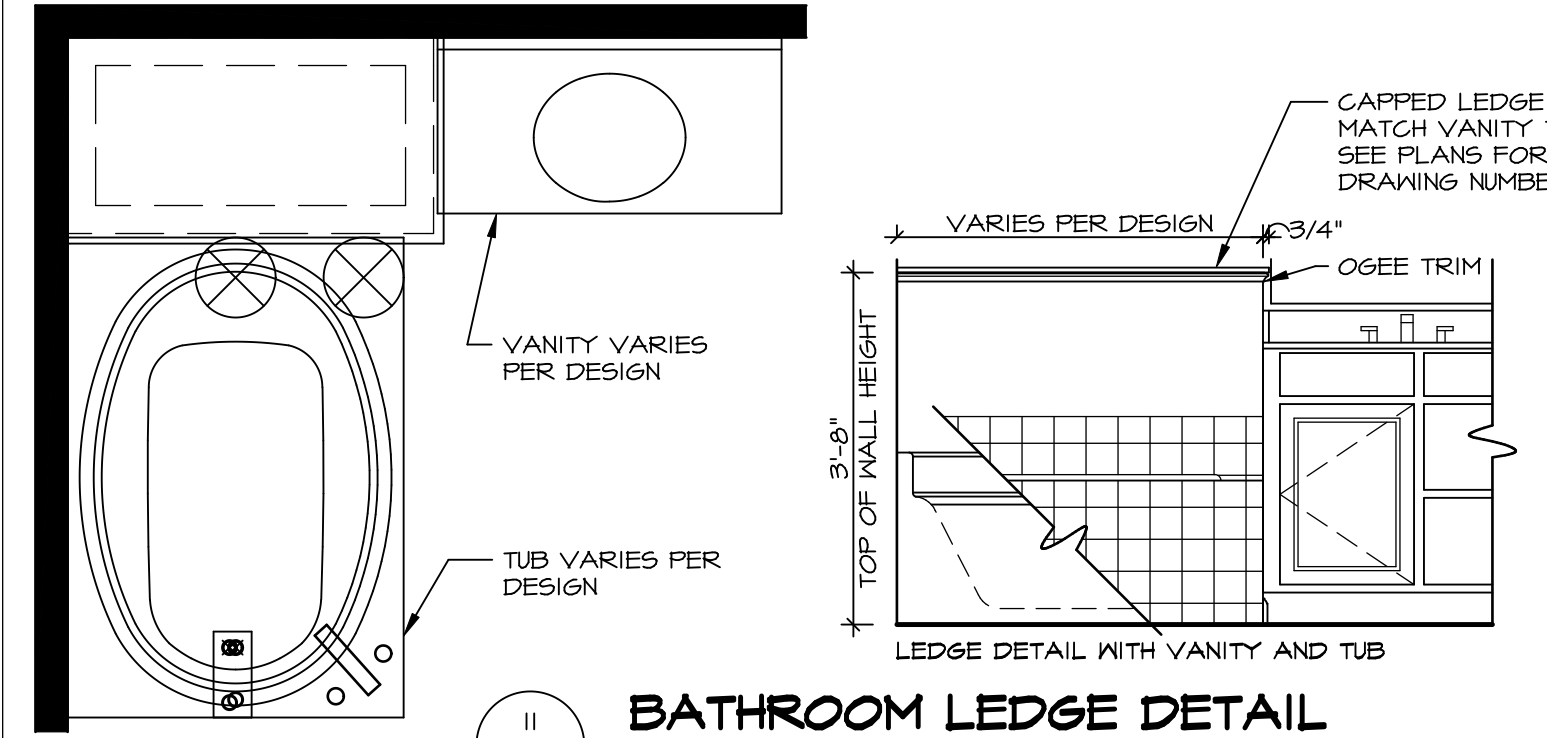
11 ALTERNATE SHOWER PAN DETAIL



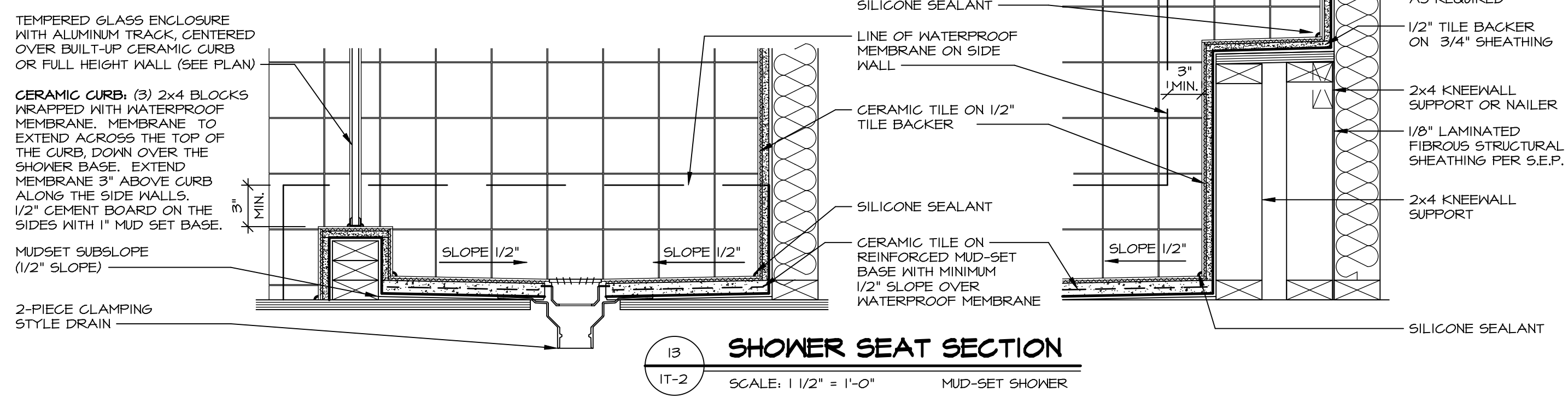
12 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



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



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



15 SHOWER SEAT SECTION
SCALE: 1 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. (099 #15 3414)
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
4	8/28/18	EBP - DTL 8 / 19 ME REMOVED THE 2x6 BULKING AT BASE OF SHWR REQUEST #4663

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SET NO. NVR

MODEL	DRAWING TITLE	OPTION
IT-2	STANDARD DETAILS INTERIOR TRIM DETAILS BATH DETAILS	

DATE: _____ OPTION: _____