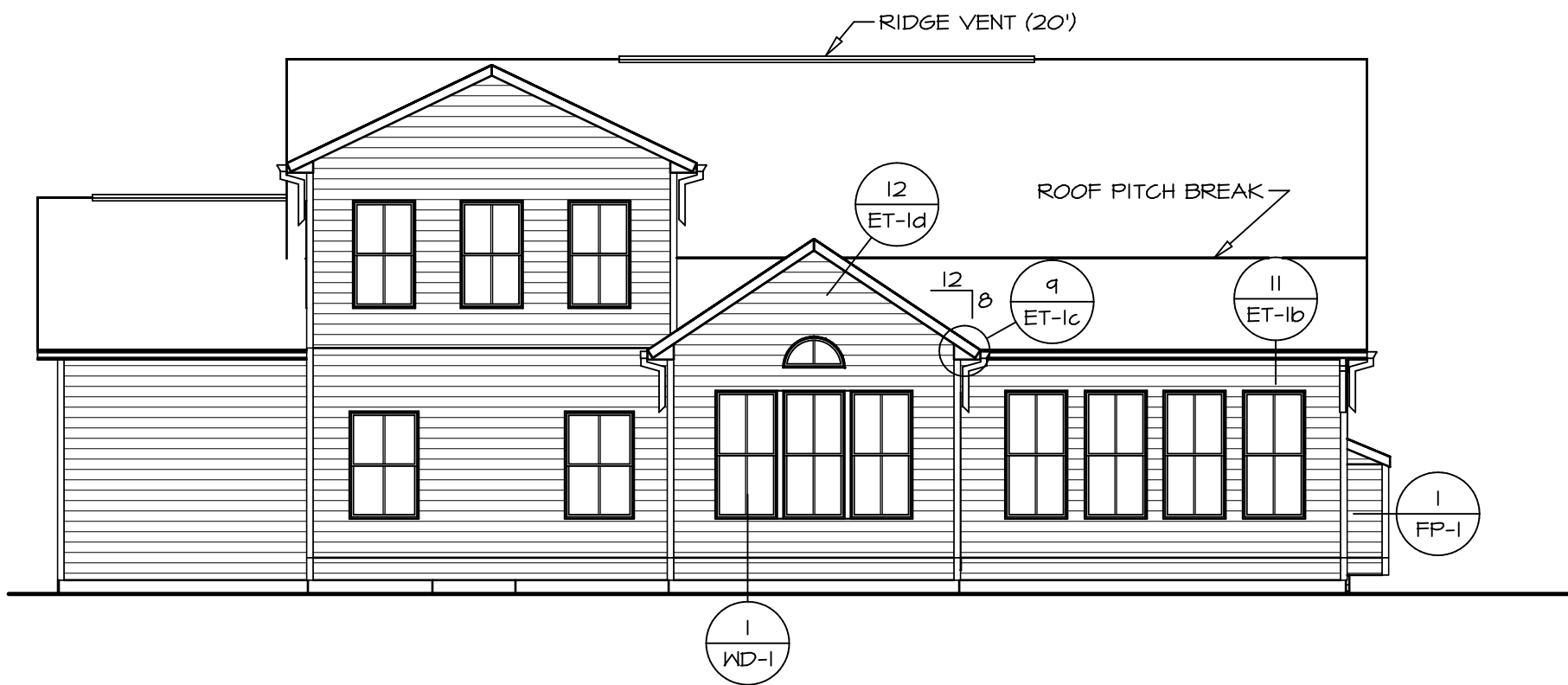


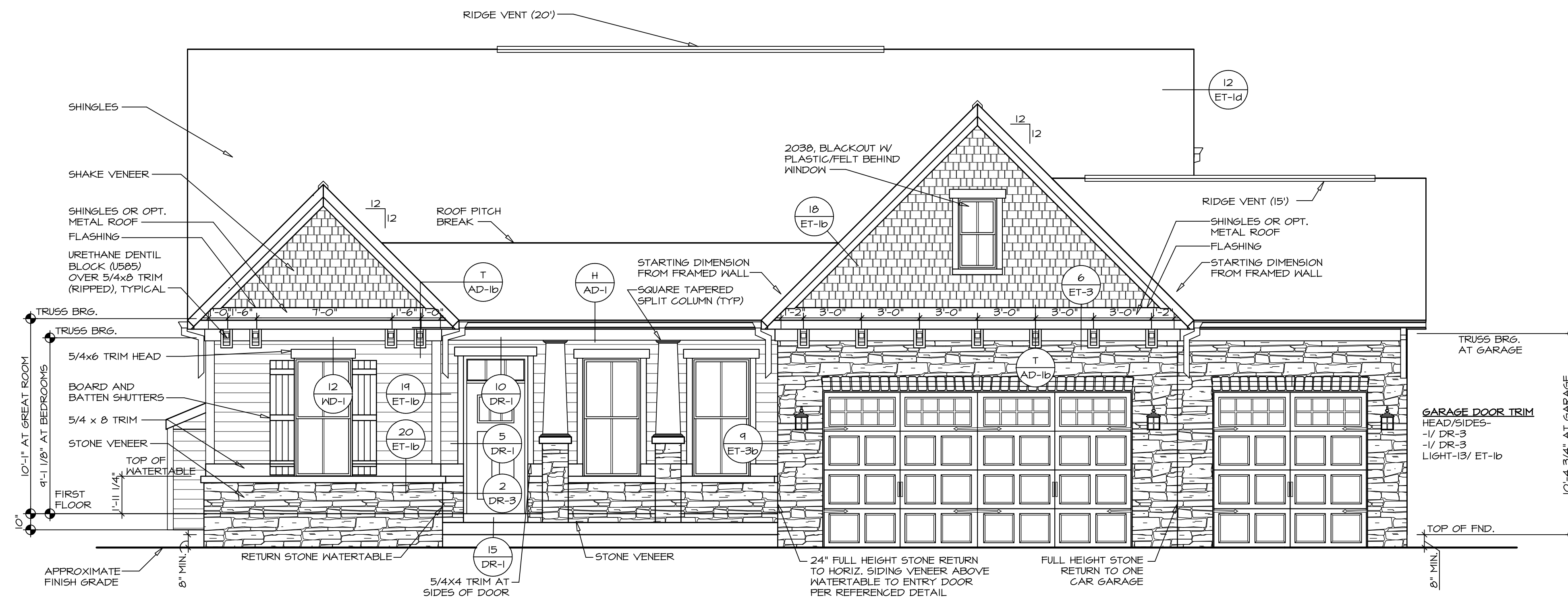
4 **LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



3 **REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



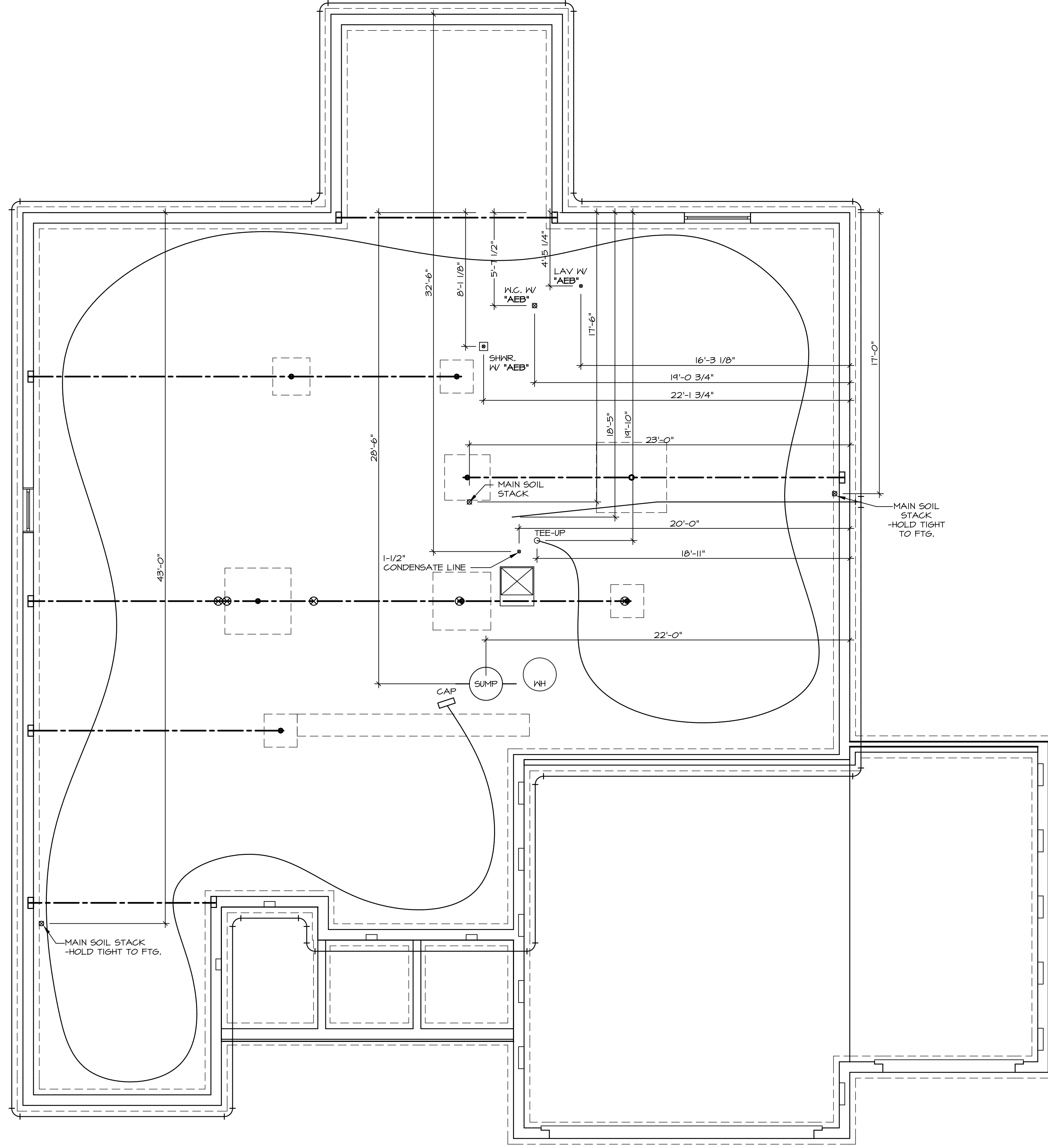
2 **RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



1 **FRONT ELEVATION "M"**  
SCALE: 1/4" = 1'-0"

22 DR-1  
21 DR-1  
6 DR-1

SHEET NO. <b>A-1</b>	MODEL <b>SPRINGMANOR</b>	SET NO. <b>SPM00</b>	VERSION <b>01</b>
		DRAWN BY	DATE: <b>08/12/2015</b>
5	OPTION DESCRIPTION <b>FULL BASEMENT FOUNDATION</b>	OPTION <b>FBA</b>	DATE: <b>08/12/2015</b>
		OPTION <b>FBA</b>	DATE: <b>08/12/2015</b>
<p>REMARKS</p>			
<p>REV. NO. DATE</p>			
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<p><b>NVR</b> NVR, Inc. Architectural Services 5285 Westpark Drive, Suite 100 Frederick, MD 21703</p>			
<p>C:\NVR\Solves\SPRINGMANOR_SPM00_01\DC1-YG-F498\783014\Sheets\01_Specifics_A-1_ELV_L3 (FBA).dwg 05/06/18 - 5:00 pm</p>			



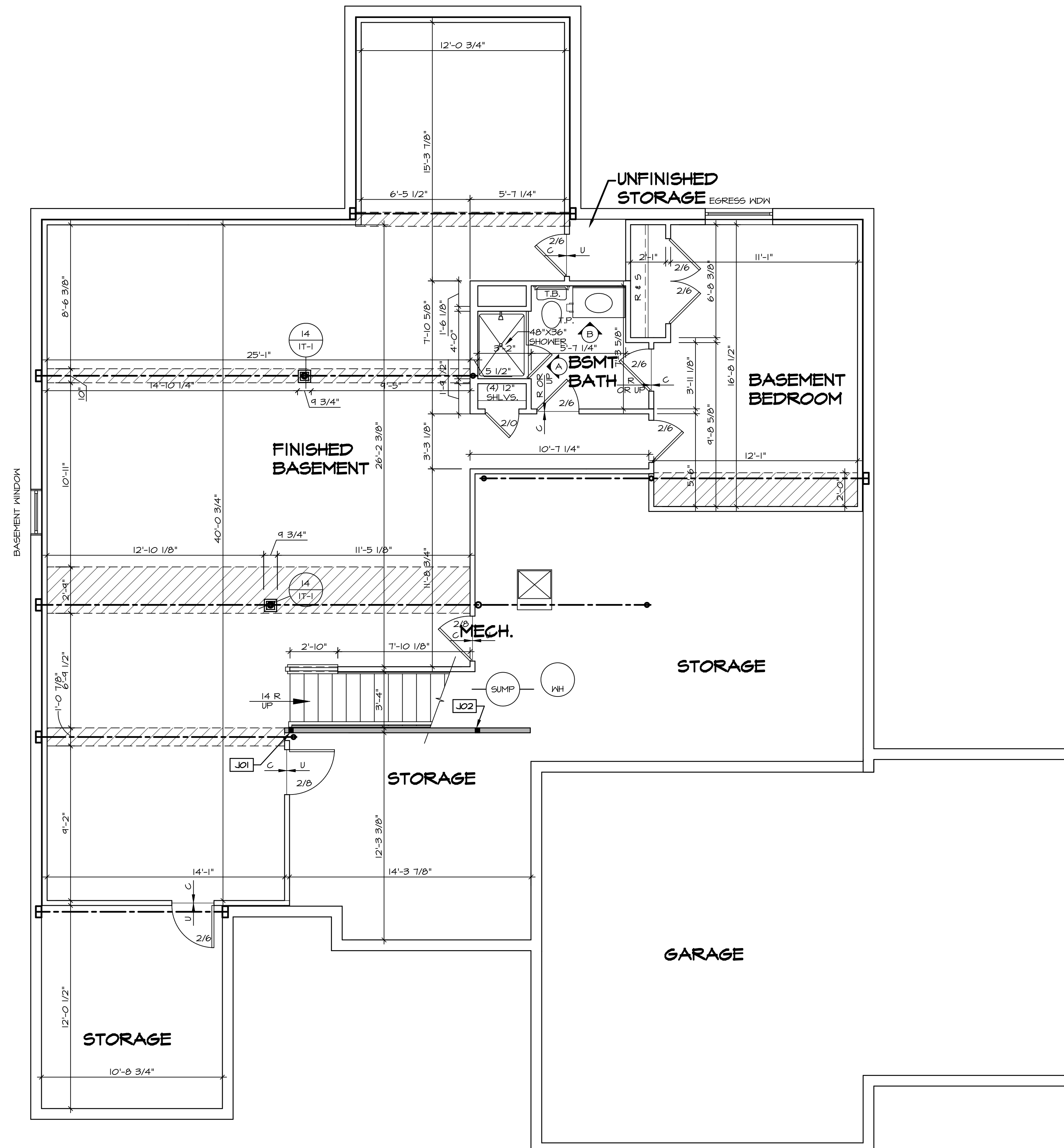
1  
A-5 **PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO.	<b>A-5</b>
MODEL	<b>SPRINGMANOR</b>
DRAWING TITLE	<b>PLUMBING PLAN</b>
OPTION DESCRIPTION	
SET NO.	SPM00
VERSION	01
DRAWN BY	
DATE	08/12/2015
OPTION	
SHEET NO.	33

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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.

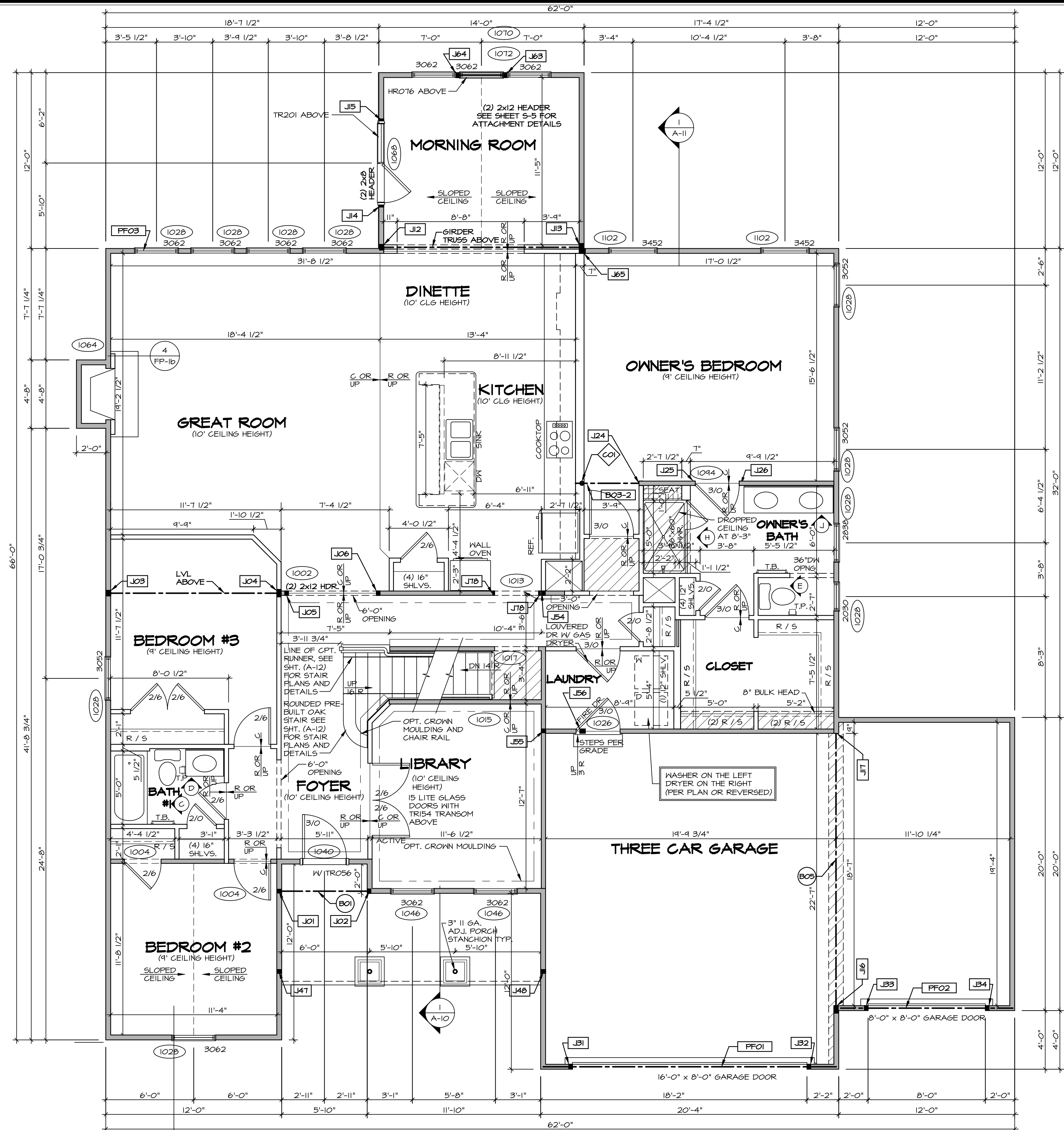
AT STAIRS:  
 1/2" GYPSON BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

**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	

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

SHEET NO. <b>A-6</b>	MODEL <b>SPRINGMANOR</b> DRAWING TITLE <b>BASEMENT FLOOR PLAN</b> OPTION DESCRIPTION	SET NO. SPM00 VERSION 01 DRAWN BY DATE: 08/12/2015 OPTION	NVR, Inc. owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied, or otherwise used in any way without the written consent of NVR, Inc.
	NVR, Inc. Architectural Services Architects 5285 Westbourne Square Frederick, MD 21703	REV. NO. DATE REMARKS	C:\NVR\Solves\SPRINGMANOR_SPM00_01\DCY-YG-F498\783014\Sheets\01_Specific\35_A-6_BSMT_LS.dwg 05/06/18 - 5:01 PM



**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" 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	BCB	1002	
J06	JACK - (2) 2x4 SFF STUD GRADE	BCB	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	1068	
J15	JACK - 2x4 SFF STUD GRADE	MAA	1068	
J16	JACK - (4) 2x4 SFF STUD GRADE	GCF	1080	
J17	JACK - (4) 2x4 SFF STUD GRADE	GCF	1080	
J24	JACK - (2) 2x4 SFF STUD GRADE	EFC	1046	
J25	JACK - 2x4 SFF STUD GRADE	EFC	1044	
J26	JACK - 2x4 SFF STUD GRADE	EFC	1044	
J31	JACK - (2) 2x4 SFF STUD GRADE	GCB, GCF	1052	
J32	JACK - (2) 2x4 SFF STUD GRADE	GCB, GCF	1052	
J33	JACK - (2) 2x4 SFF STUD GRADE	GCF	1056	
J34	JACK - (2) 2x4 SFF STUD GRADE	GCF	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	
J56	JACK - (3) 2x4 SFF STUD GRADE	EFC	1090	
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	1090	
J78	JACK - 2x4 SFF STUD GRADE	EFC	1013	

**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
B03-2	LVL - 04-04	4'-1"	EFC	1046	FIELD INSTALLED
B05	BEAM STEEL - W12X16	19'-1"	GCF	1080	
PFO1	EXT HEADER - 2X12 - 2 PLY	20'-0"	GCB	1052	FIELD INSTALLED
PFO2	EXT HEADER - 2X12 - 2 PLY	11'-4"	GCF	1056	FIELD INSTALLED
PFO3	EXT HEADER - 2X12 - 2 PLY	18'-4"	GCB	1028	FIELD INSTALLED

**STEEL COLUMN SCHEDULE**

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C01	STANCHION - 3 IN SCHED 40	8'-3 7/8"	EFC	1046	

REVISIONS	REV. NO.	DATE	REMARKS

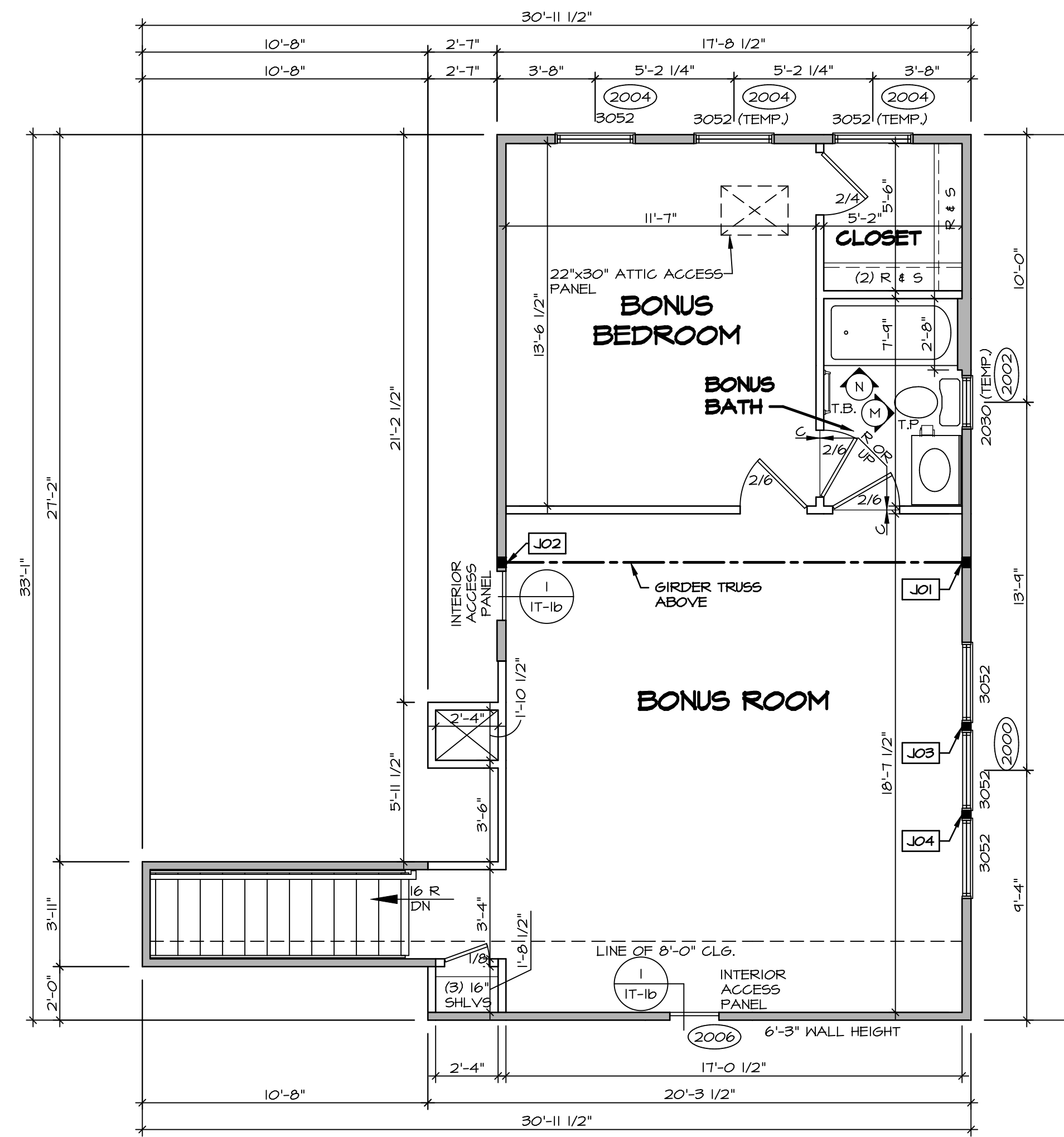
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Frederick, MD 21703

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

MODEL: SPRINGMANOR  
 DRAWING TITLE: FIRST FLOOR PLAN  
 SHEET NO. A-7  
 OPTION DESCRIPTION

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**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

- 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 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"

**REVISIONS**

REV. NO.	DATE	REMARKS

**MODEL**  
**SPRINGMANOR**  
 DRAWING TITLE  
 SECOND FLOOR PLAN

**SHEET NO.**  
**A-8**

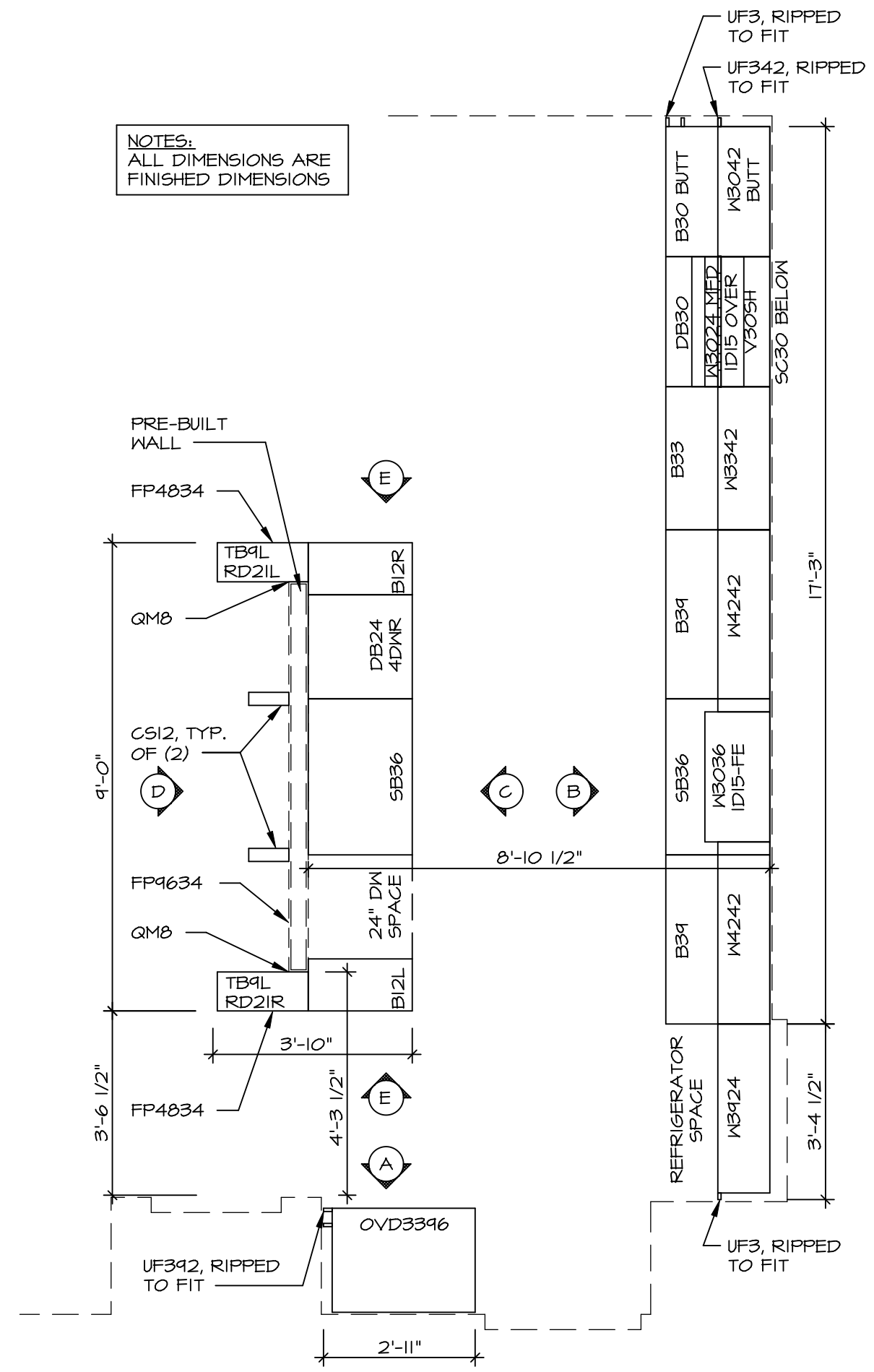
**OPTION DESCRIPTION**  
 4-2

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

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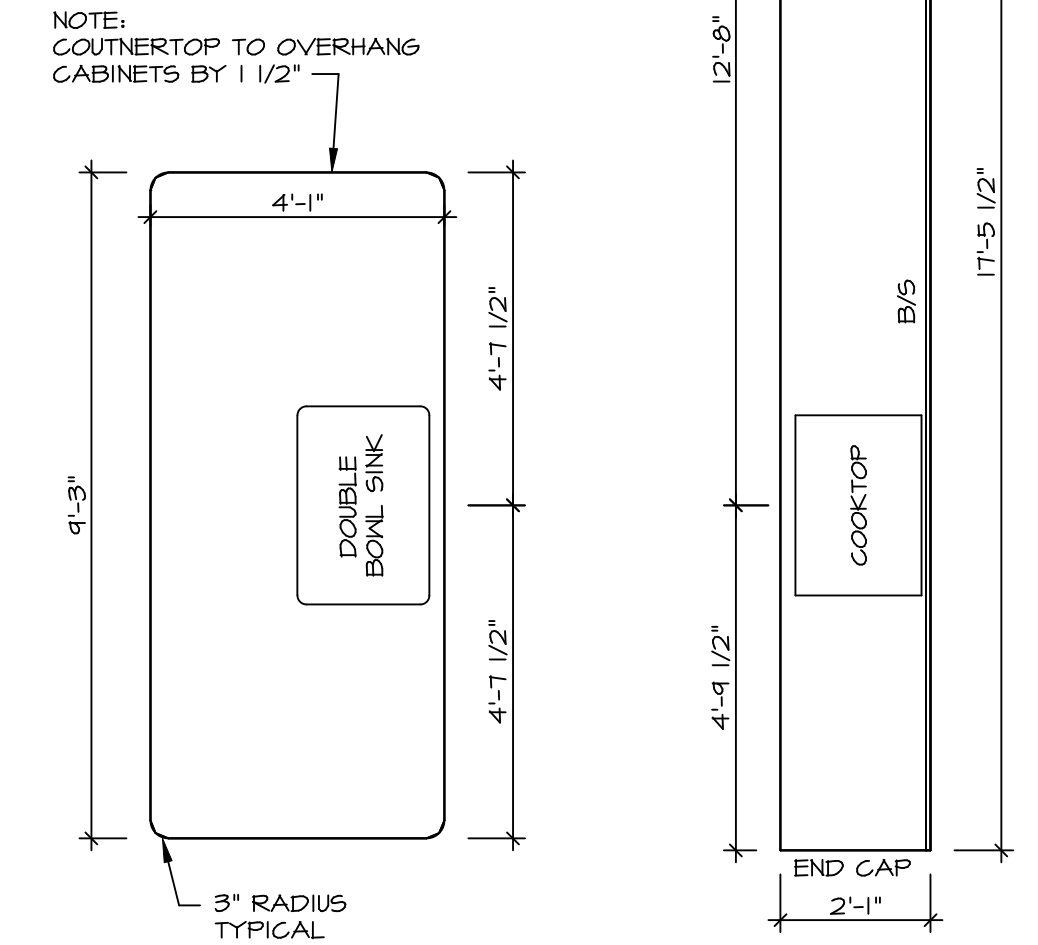
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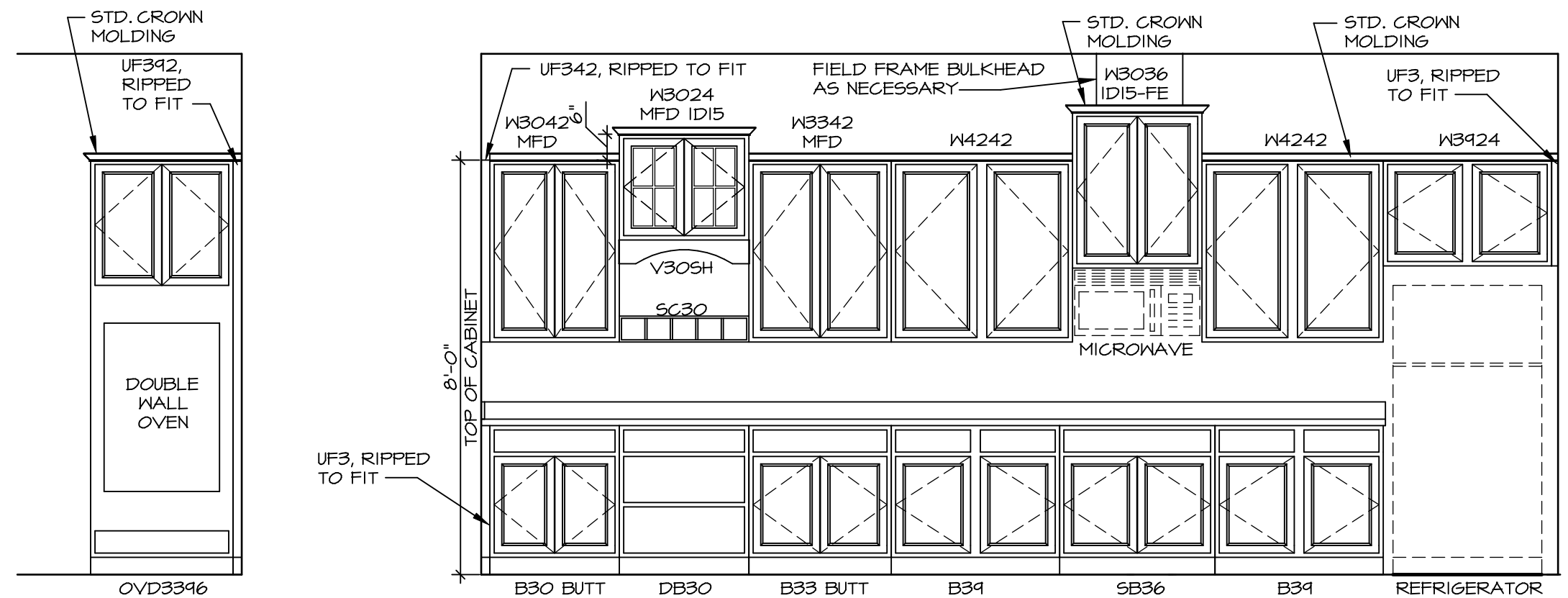
**KITCHEN CABINET PLAN - (KC-3340)**

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



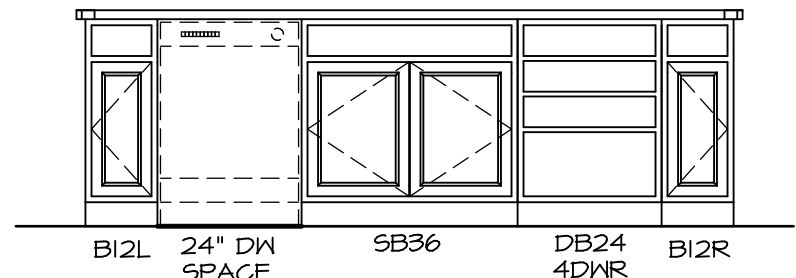
**KITCHEN COUNTERTOP PLAN - (KT-3340)**

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

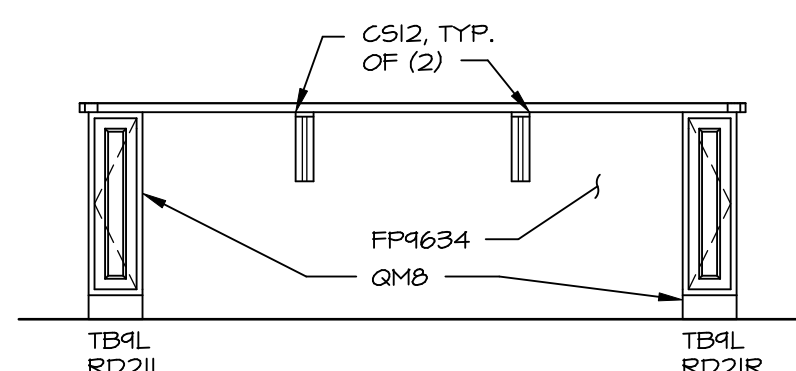


**A KIT. ELEV.**  
SCALE: 3/8" = 1'-0"

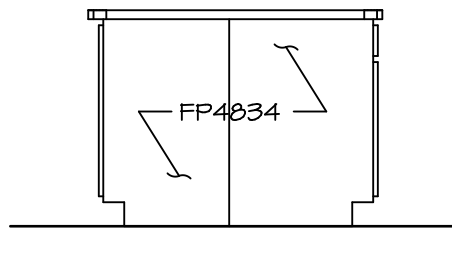
**B KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"



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



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



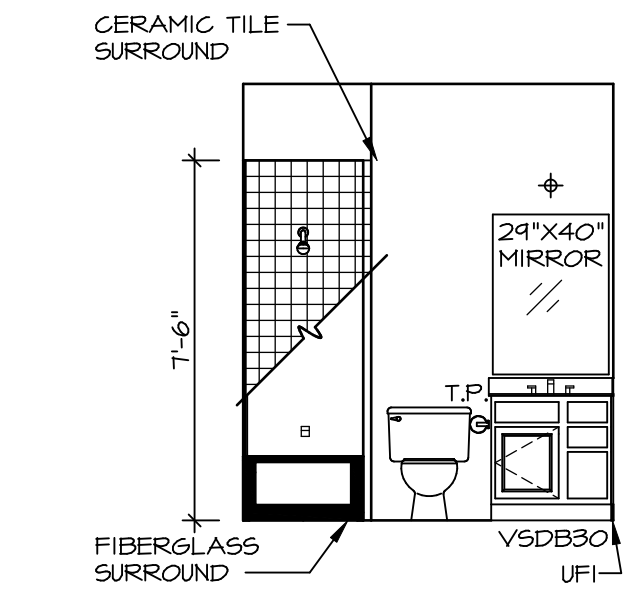
**E KIT. ELEV.**  
SCALE: 3/8" = 1'-0"

SHEET NO. <b>A-13</b>	MODEL <b>SPRINGMANOR</b>	DRAWING TITLE <b>KITCHEN PLANS &amp; ELEVATIONS</b>	OPTION DESCRIPTION	REV. NO.	DATE	REMARKS
SET NO. SPM00 VERSION 01 DRAWN BY DATE: 08/12/2015 OPTION				NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied, or otherwise used in any way without the written consent of NVR, Inc.		
NVR, Inc. Architectural Services Architects Suite 100 5285 Westover Hills Frederick, MD 21703				C:\NVR\Solves\SPRINGMANOR_SPM00_01\DCY-YG-F498\783014\Sheets\01-Specific\53 A-13 KIT LS.dwg 05/05/18 - 5:01 pm		

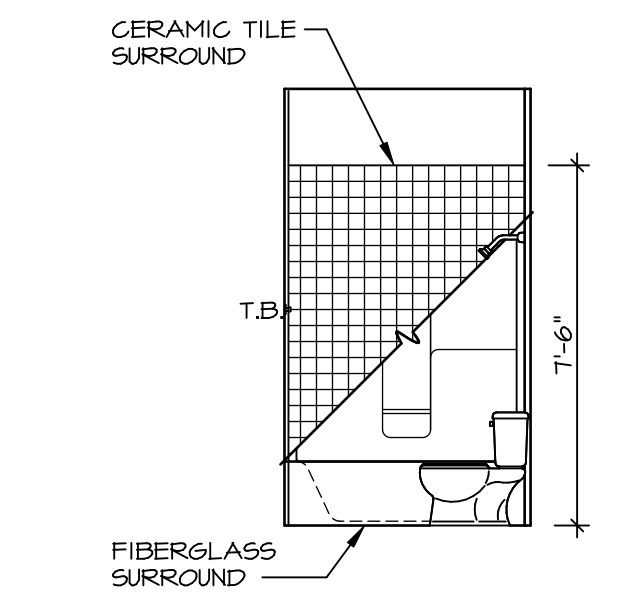


**NOTES:**

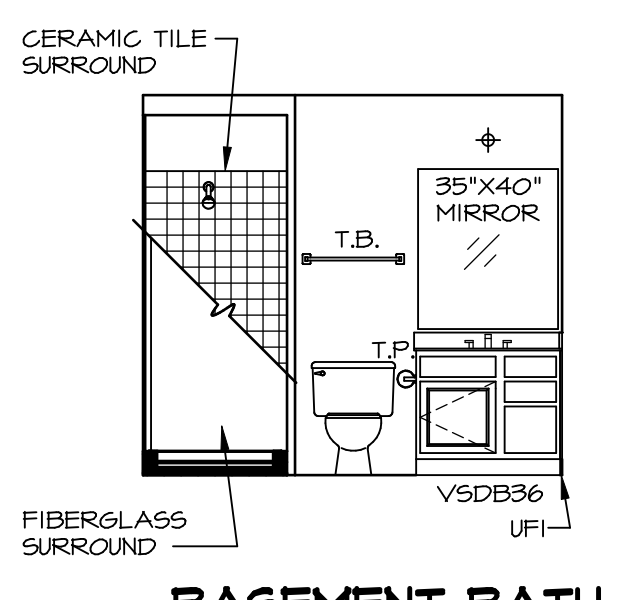
- 1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING PANEL PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
- 2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
- 3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
- 4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
-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



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



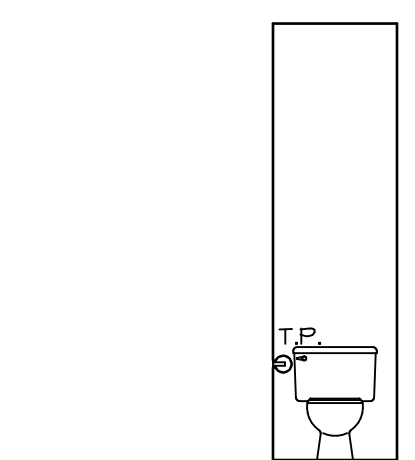
**C BATH #1**  
SCALE: 1/4" = 1'-0"



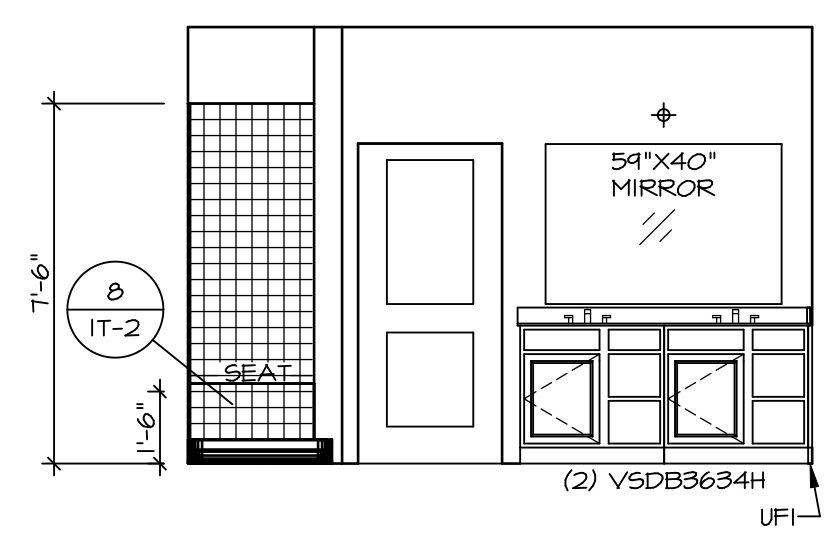
**B BASEMENT BATH ROOM W/ SHOWER**  
SCALE: 1/4" = 1'-0" OR "AEB" OR "BAC"



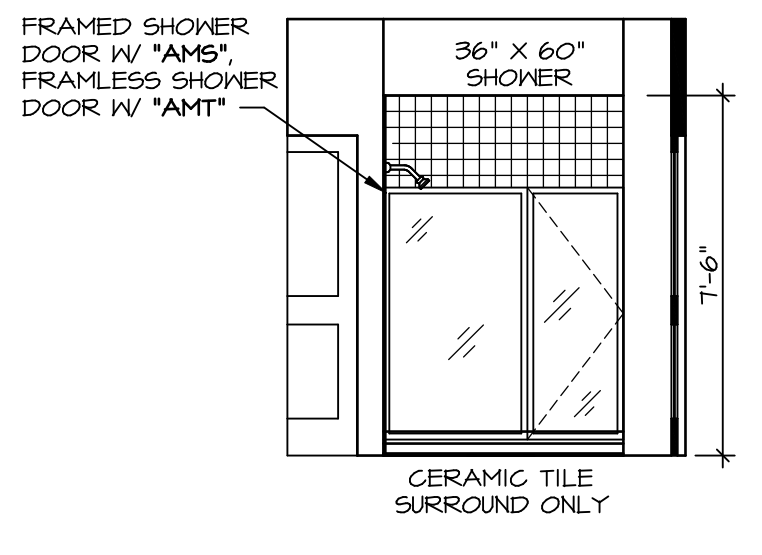
**A BASEMENT BATH ROOM W/ SHOWER**  
SCALE: 1/4" = 1'-0" OR "AEB" OR "BAC"



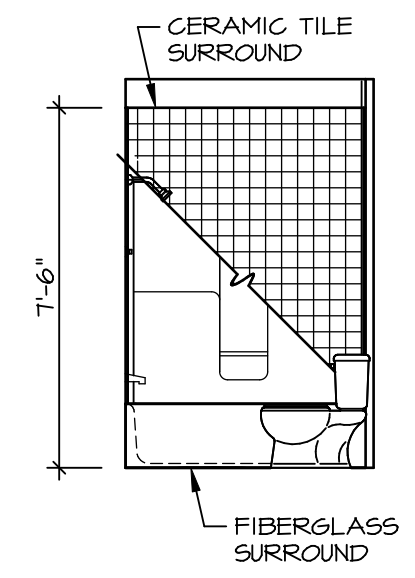
**E OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OR "AMA" OR "AMJ" OR "AMF"



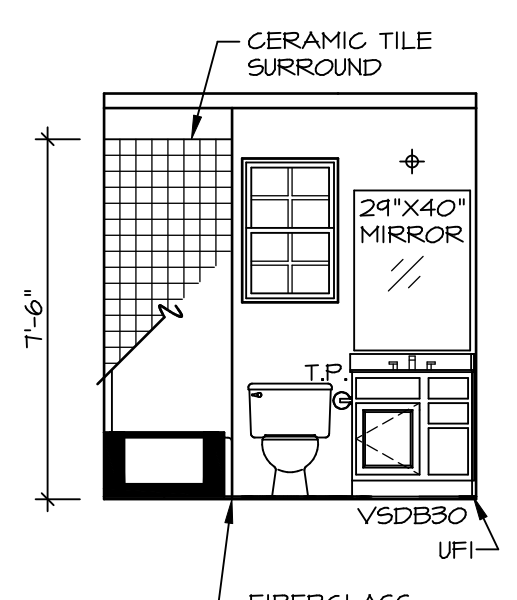
**J OWNER'S BATH**  
SCALE: 1/4" = 1'-0" \*AMJ\*



**H OWNER'S BATH**  
SCALE: 1/4" = 1'-0" \*AMJ\*



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

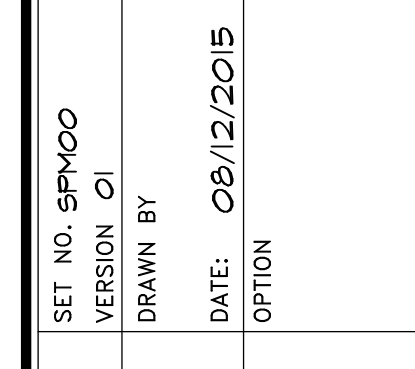


**M BONUS BATH**  
SCALE: 1/4" = 1'-0" \*EFC\*

REV. NO.	DATE	REMARKS

REV. NO.	DATE	REMARKS

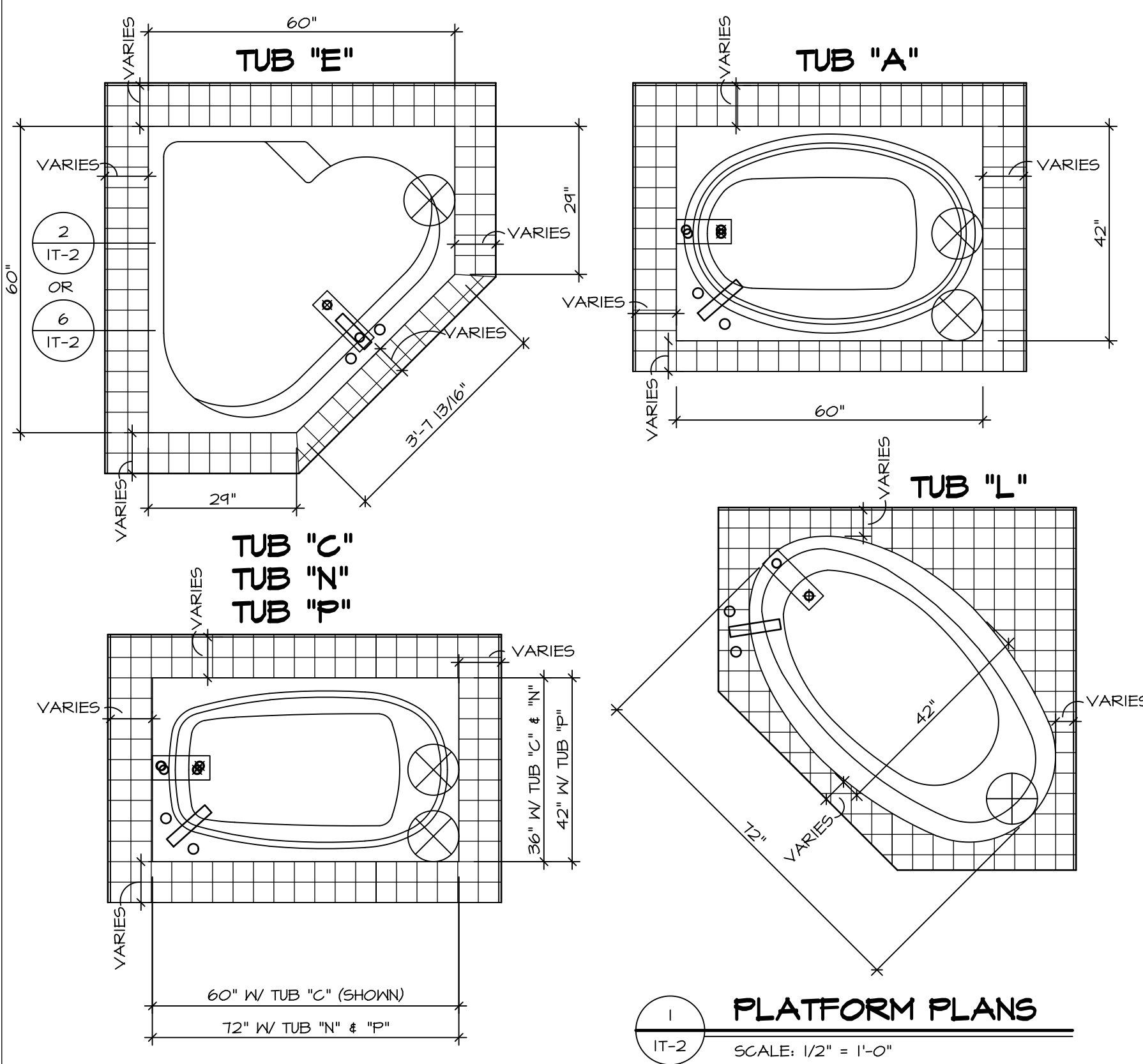
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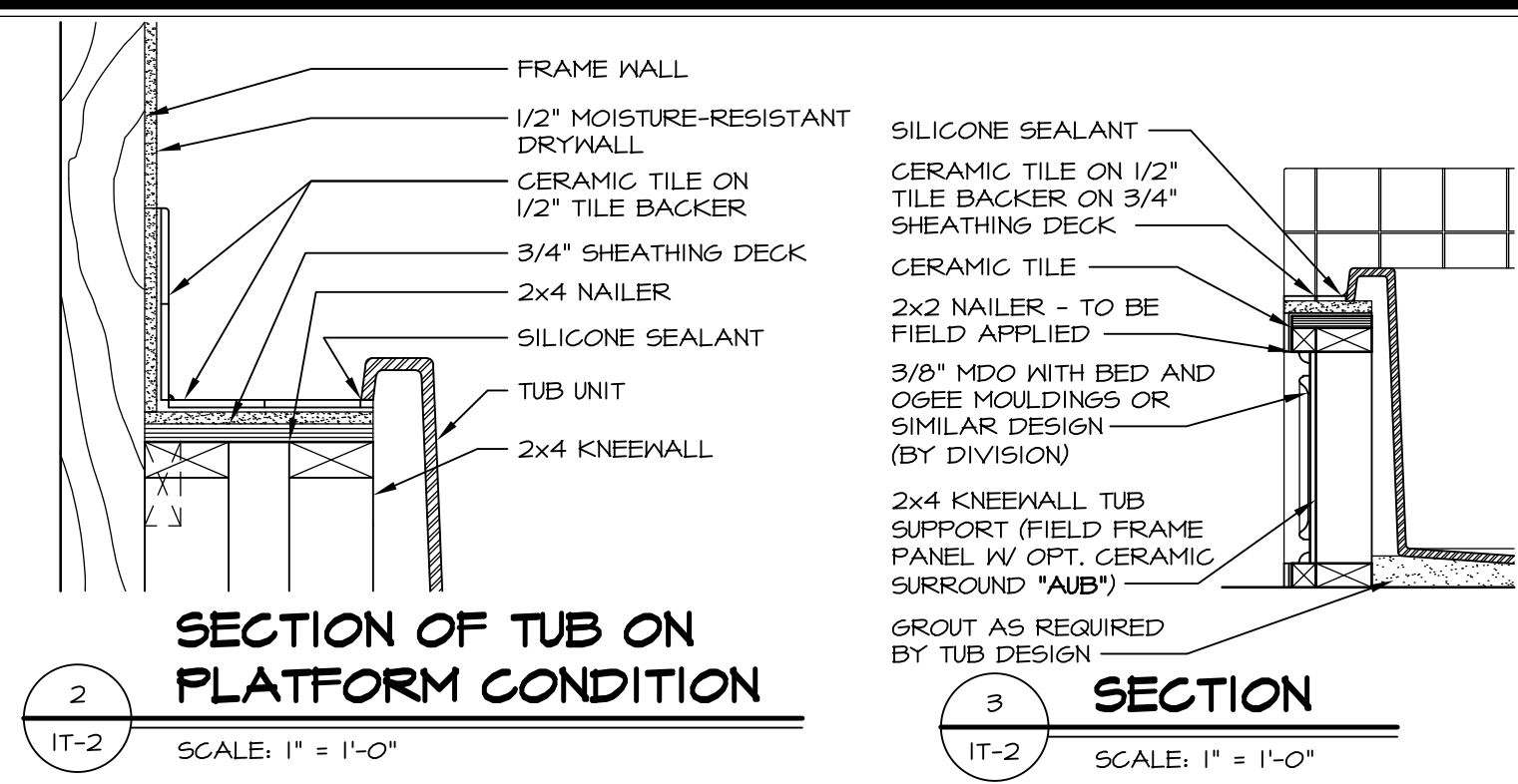
SET NO. SPM00  
VERSION 01  
DRAWN BY  
DATE: 08/12/2015  
OPTION

SHEET NO. 55  
MODEL: SPRINGMANOR  
DRAWING TITLE: BATH ELEVATIONS  
OPTION DESCRIPTION

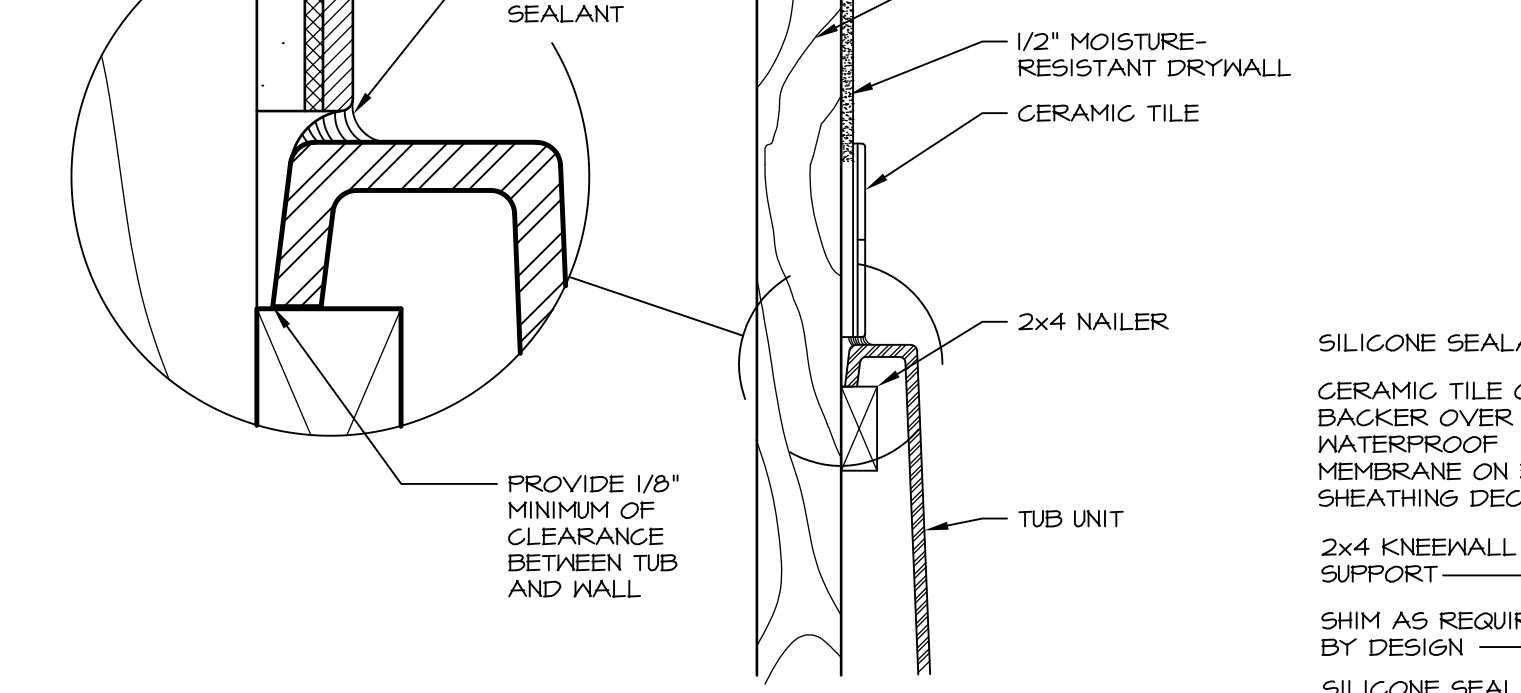


**1 PLATFORM PLANS**  
SCALE: 1/2" = 1'-0"

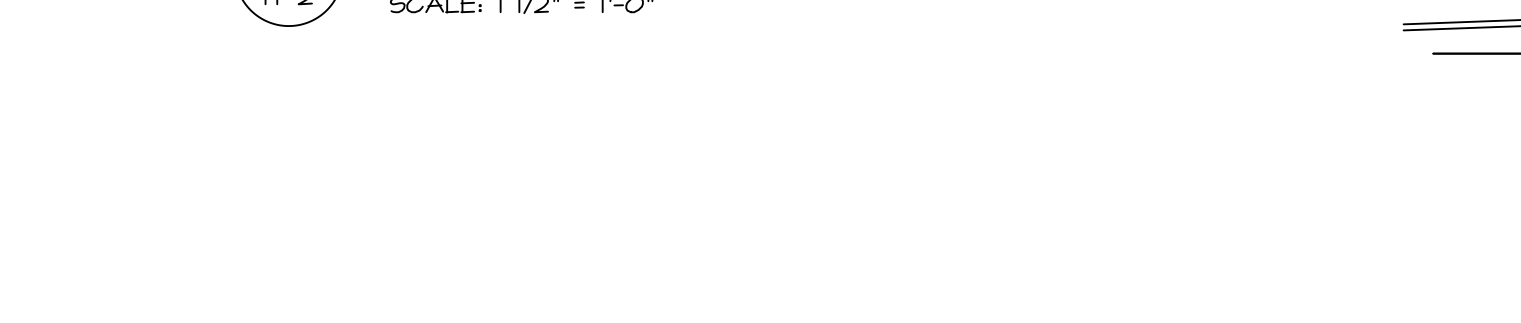
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/STERLING	18 3/4"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



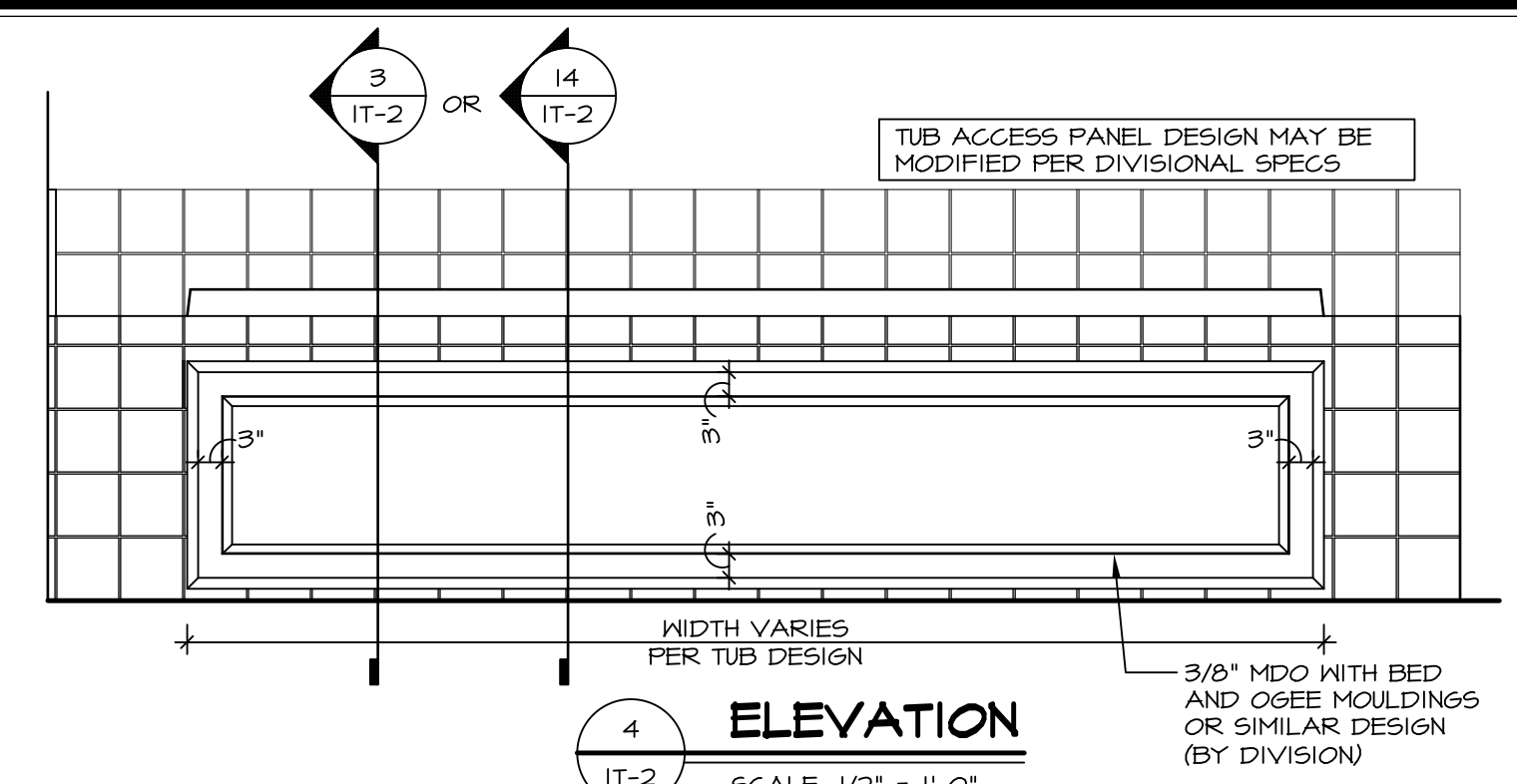
**2 SECTION OF TUB ON PLATFORM CONDITION**  
SCALE: 1" = 1'-0"



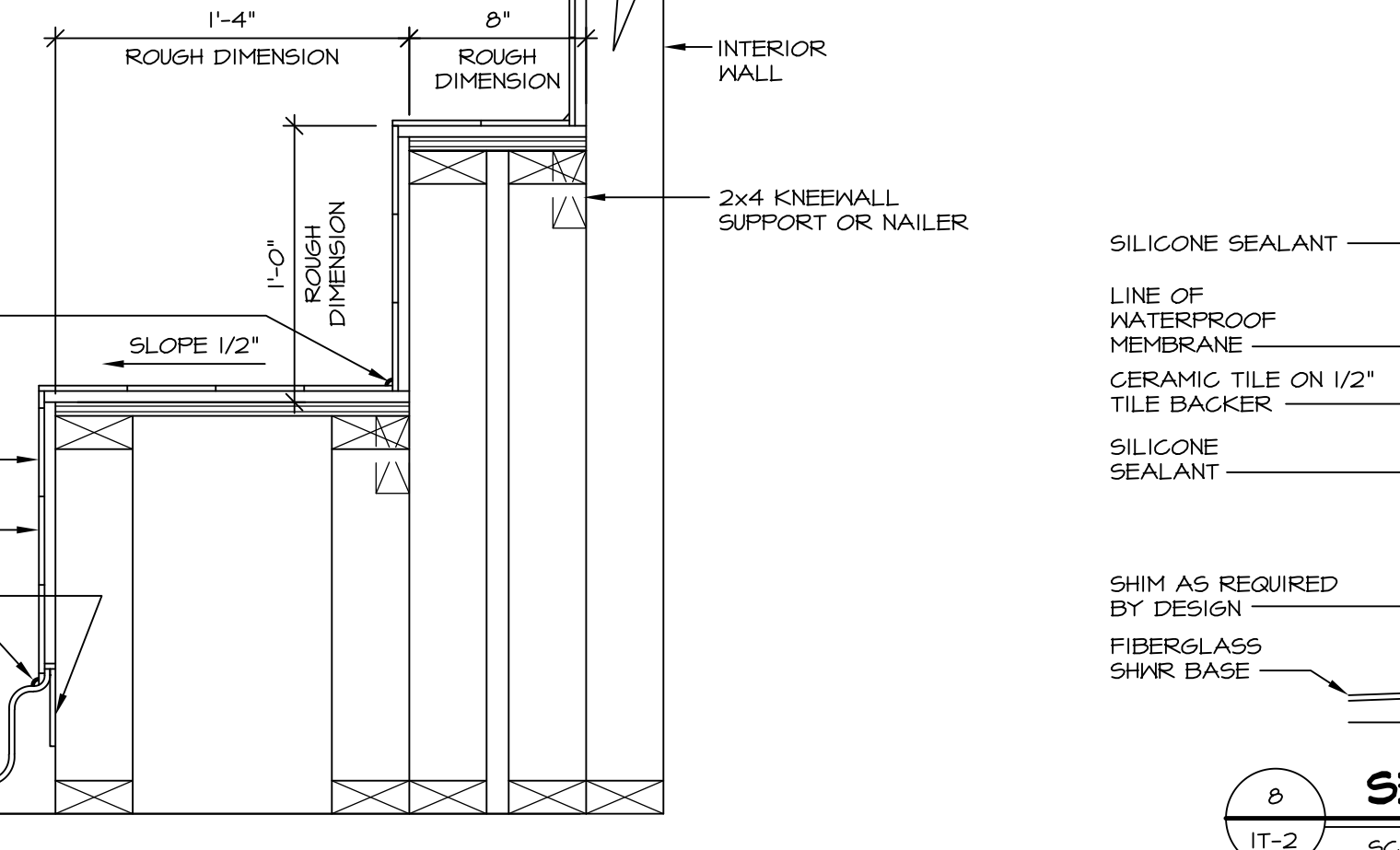
**3 SECTION**  
SCALE: 1" = 1'-0"



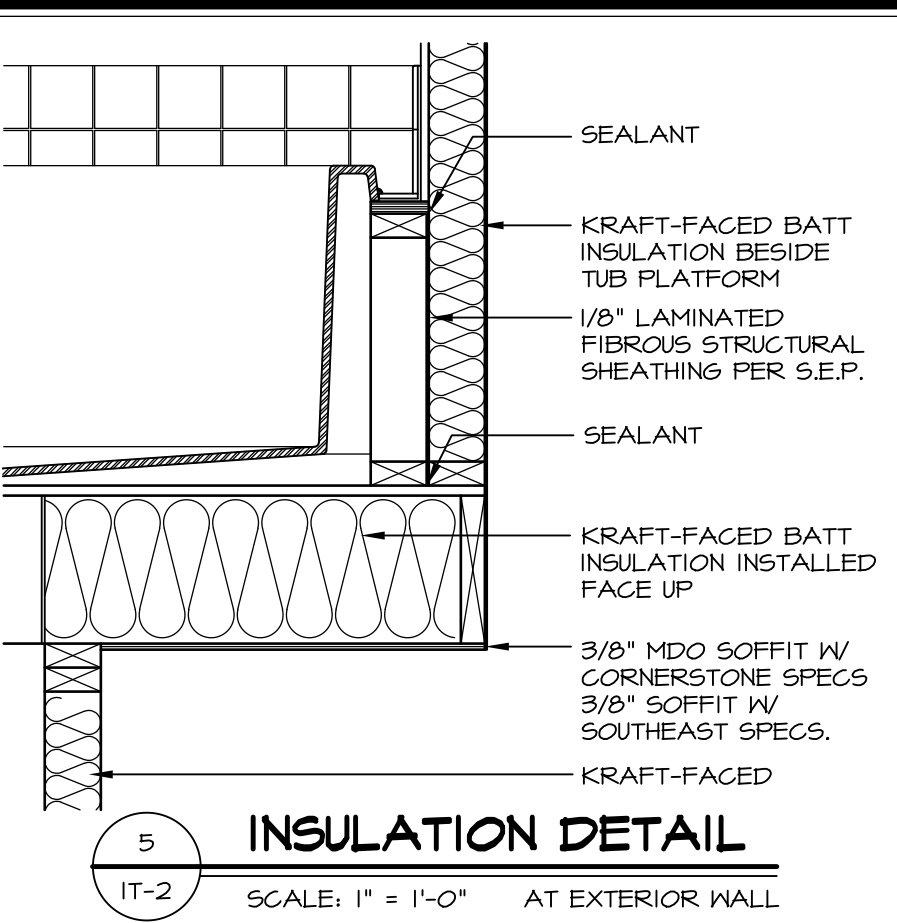
**6 SECTION OF TUB TO WALL CONDITION**  
SCALE: 1 1/2" = 1'-0"



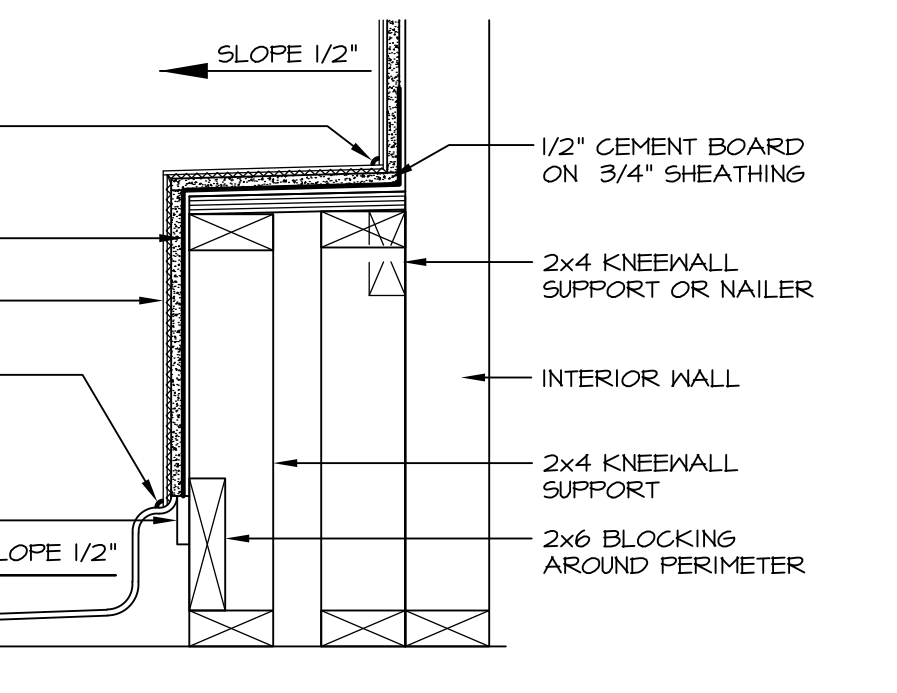
**4 ELEVATION**  
SCALE: 1/2" = 1'-0"



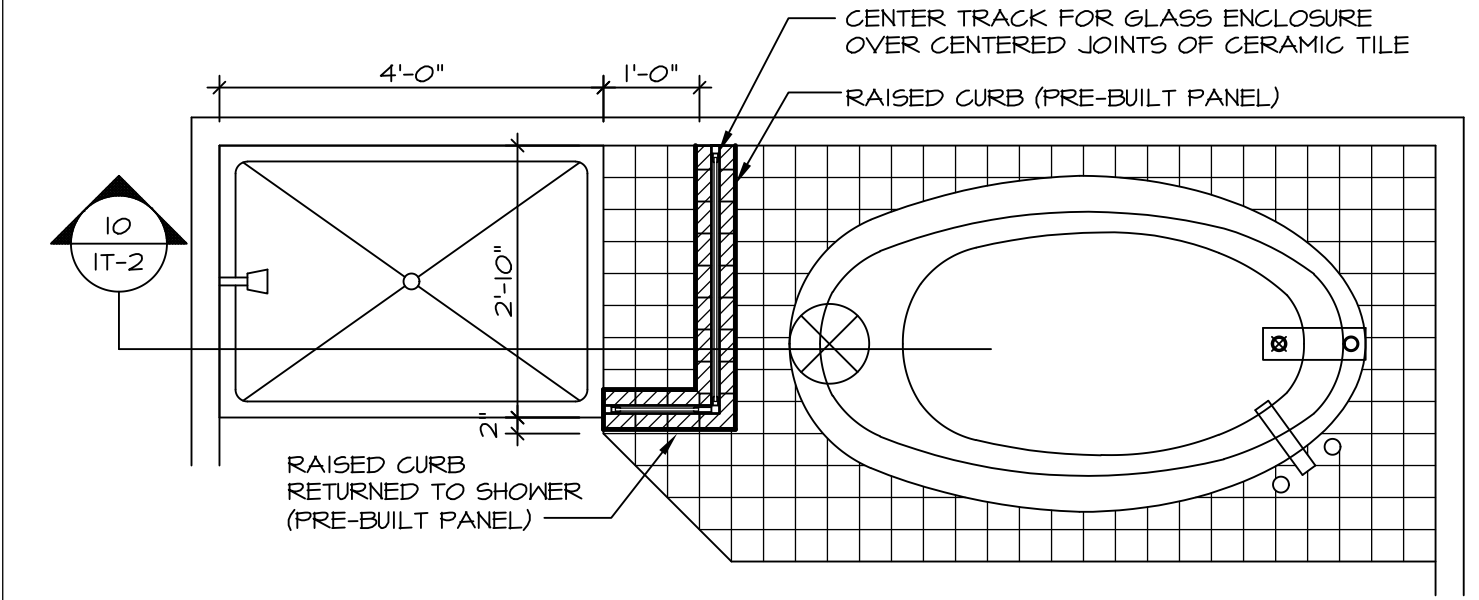
**7 SECTION OF SHOWER SEAT AND SHELF**  
SCALE: 1 1/2" = 1'-0"



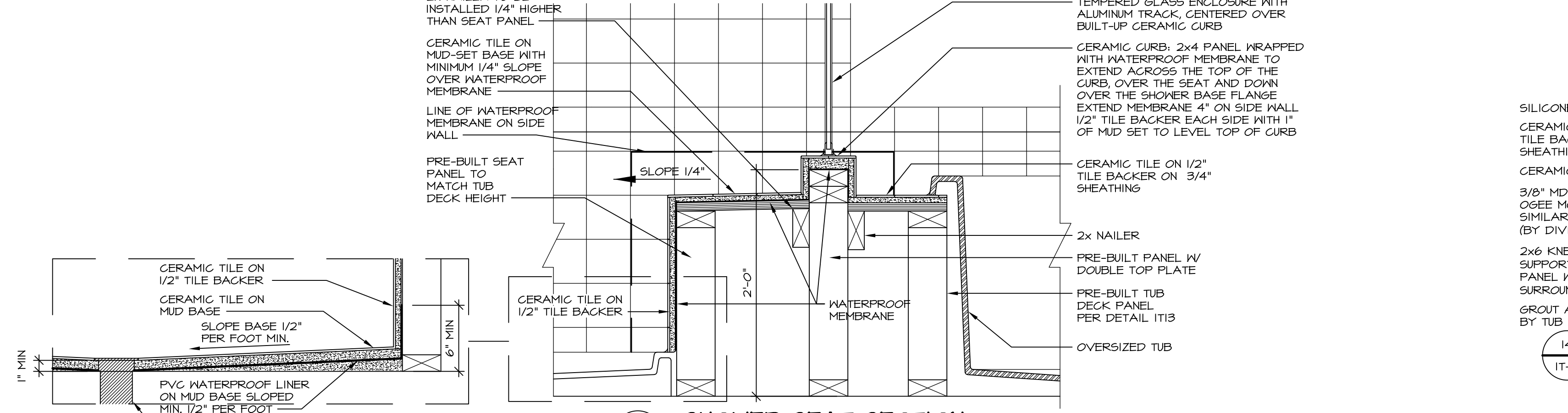
**5 INSULATION DETAIL**  
SCALE: 1" = 1'-0" AT EXTERIOR WALL



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



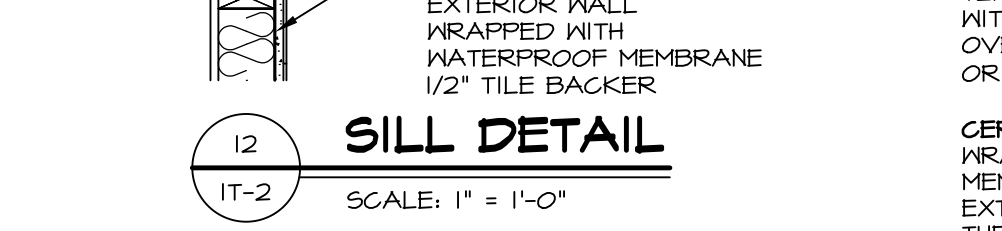
**9 SHOWER SEAT PLAN / DETAIL**  
SCALE: 1/2" = 1'-0"



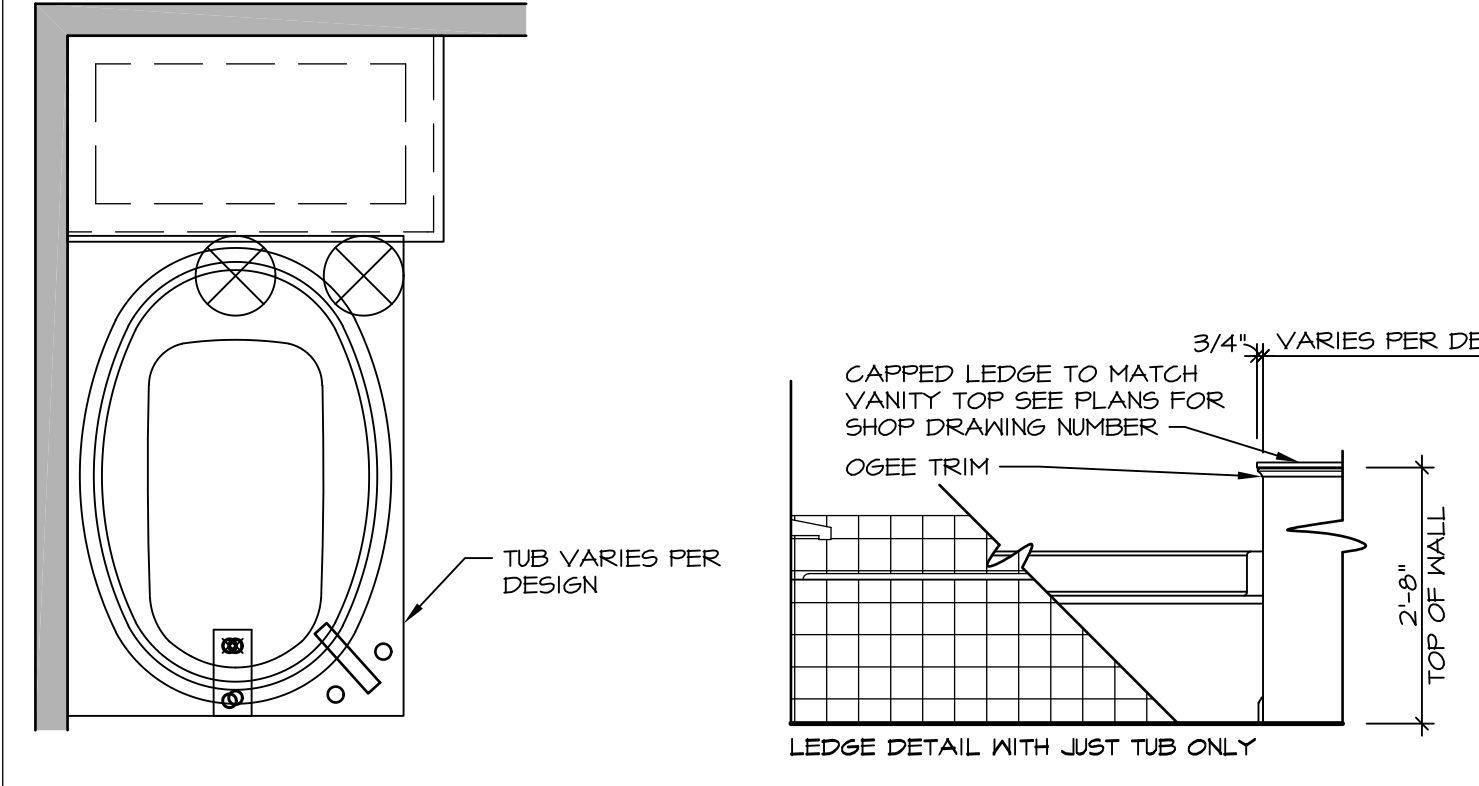
**10 SHOWER SEAT SECTION**  
SCALE: 1-1/2" = 1'-0"



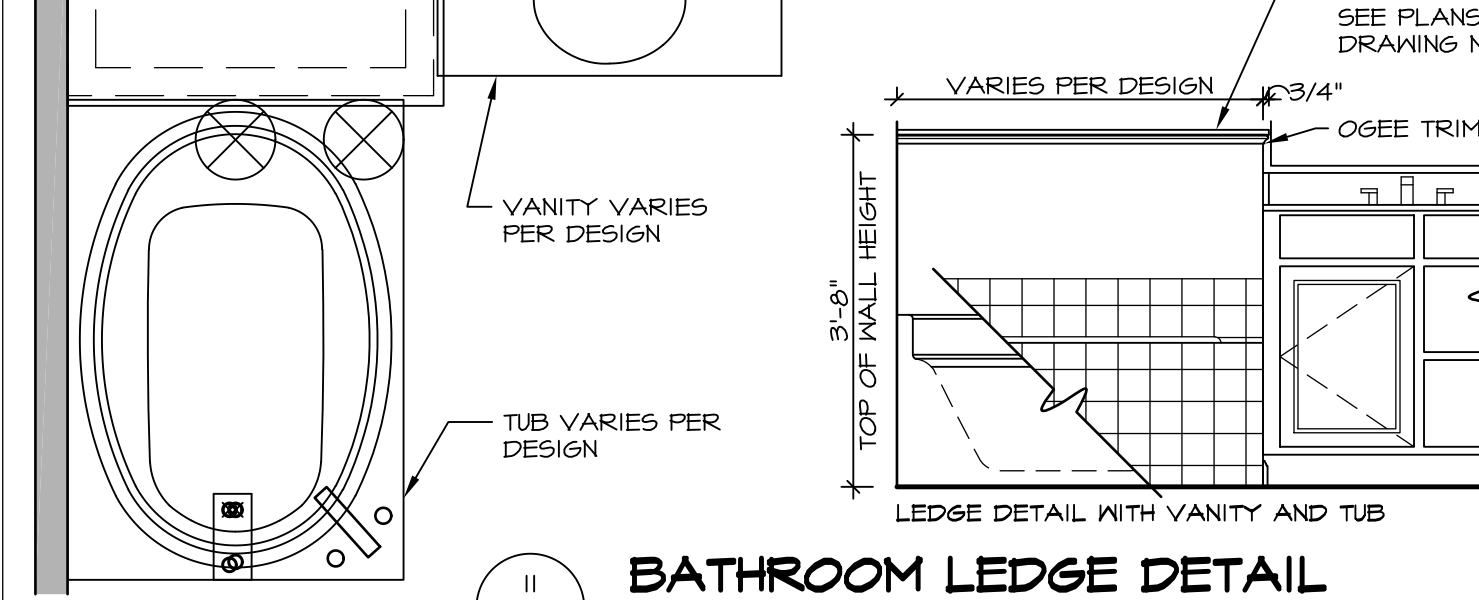
**11 ALTERNATE SHOWER PAN DETAIL**



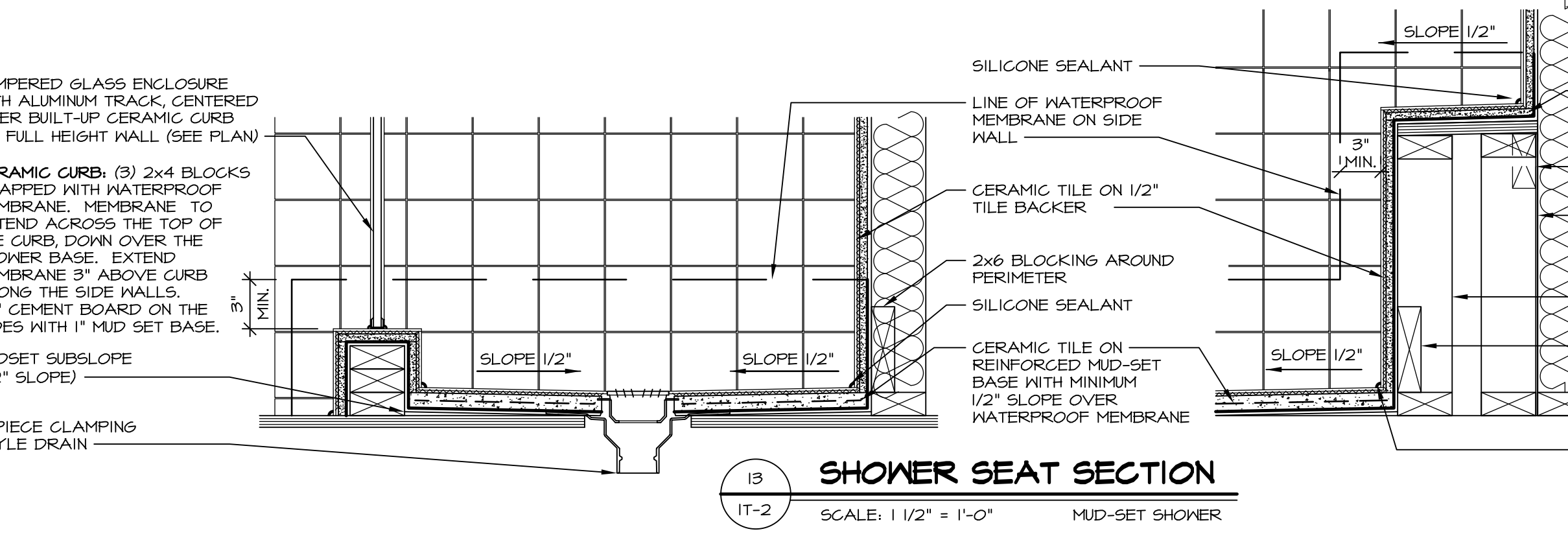
**12 SILL DETAIL**  
SCALE: 1" = 1'-0"



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



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

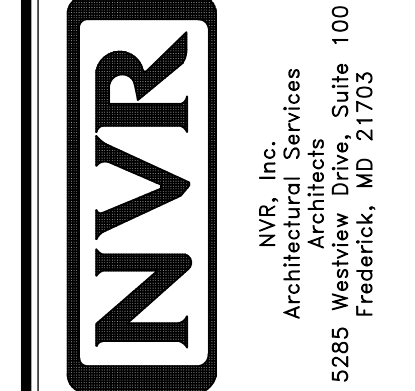


**13 SHOWER SEAT SECTION**  
SCALE: 1 1/2" = 1'-0" MUD-SET SHOWER

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	5/11/17	EBP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (DSS #15 5414)
2	9/21/17	EBP - REVISED T-FLY NOTE TO CALL OUT LFS
3	9/21/17	EBP - REVISED NOTE ON DETAIL #1 - REVISED ORDER OF MATERIAL PARA#4934

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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