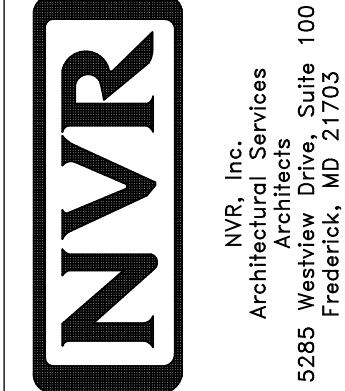


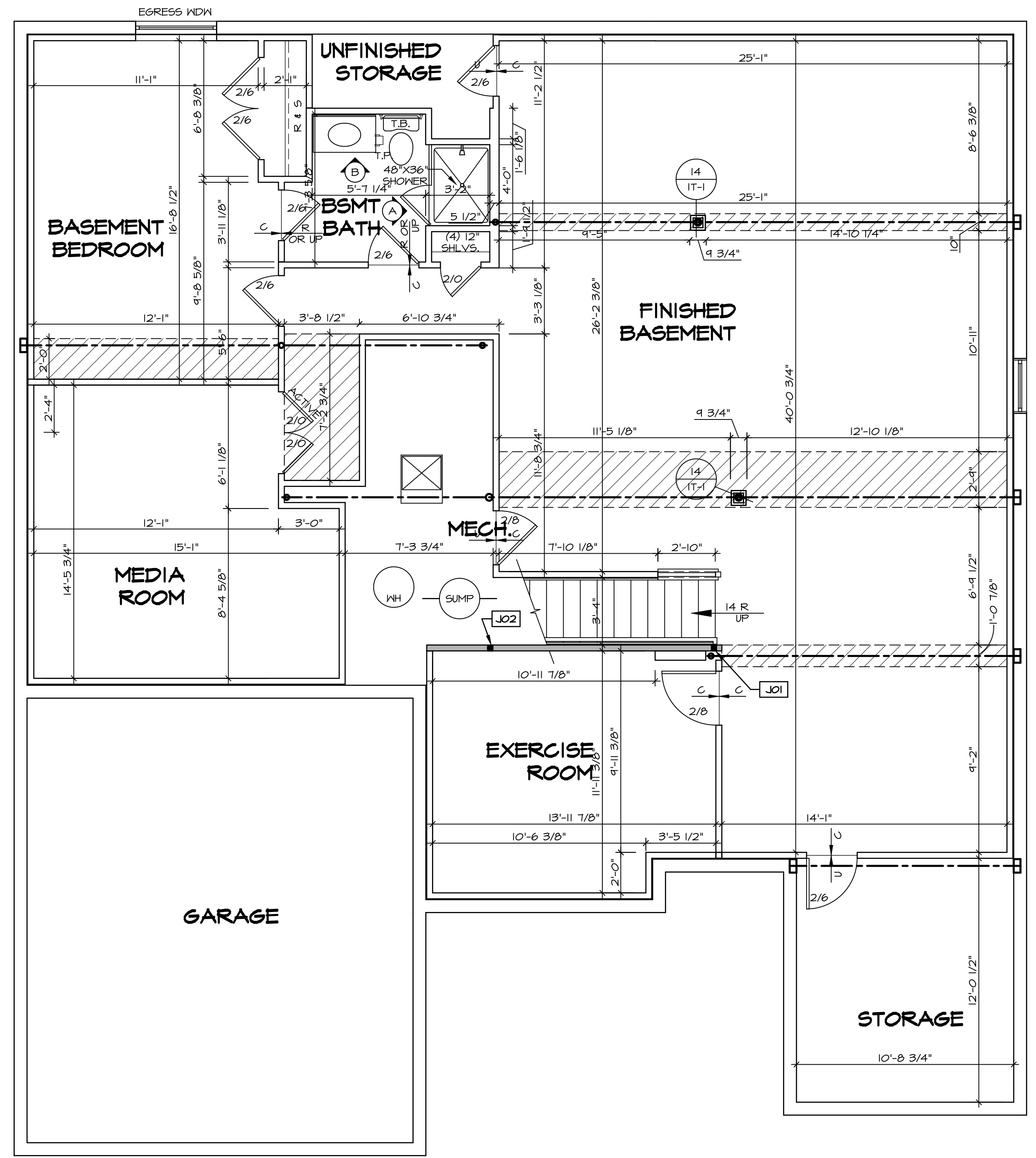
**PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"

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



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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/ 2x4 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		BOO14	
JO2	JACK - (2) 2X4 SPF STUD GRADE		BOO14	

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

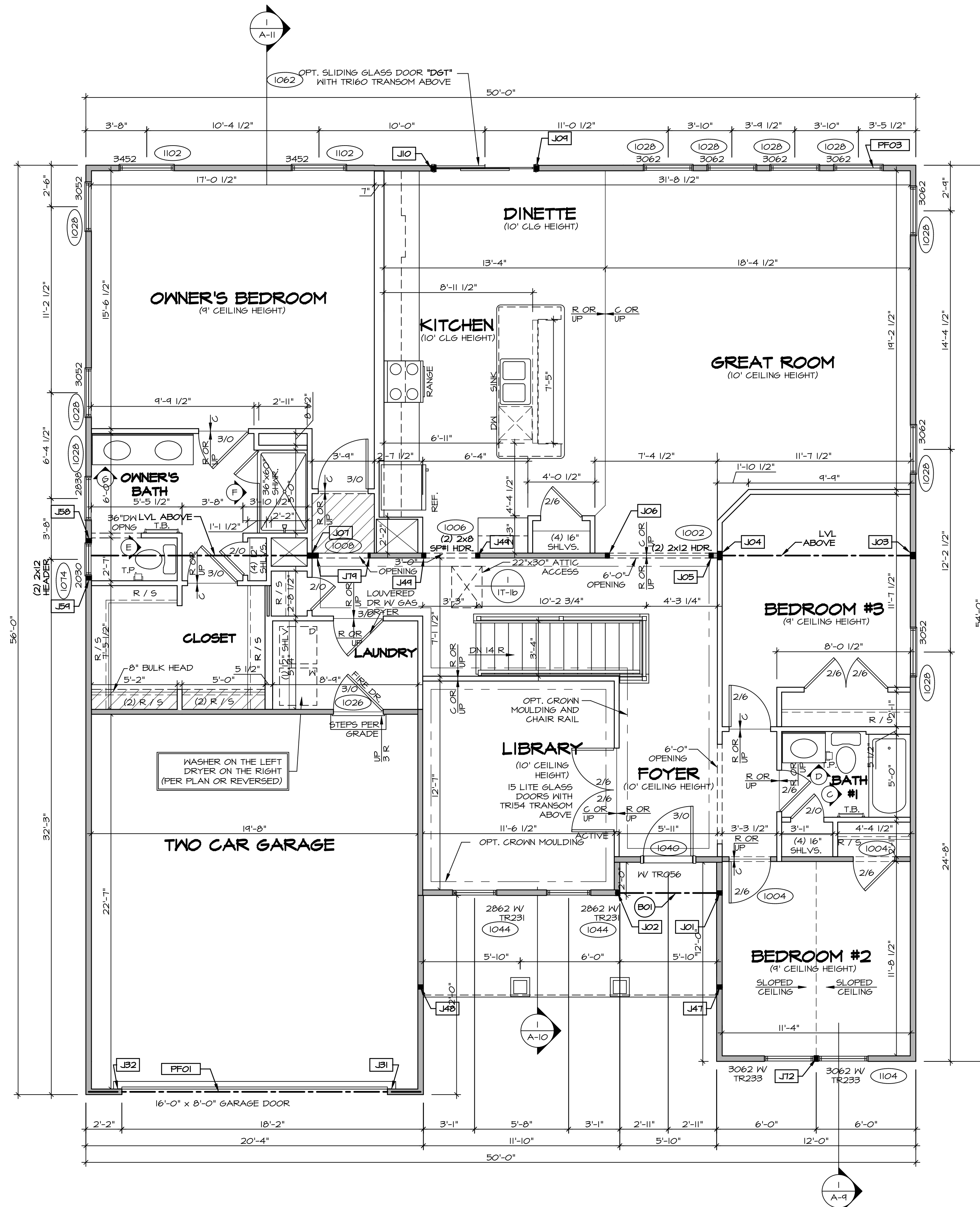
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 Architectural Services  
 5285 Westpark Drive  
 Frederick, MD 21703

MODEL	DRAWING TITLE	DATE:	OPTION	REMARKS
SPRINGMANOR	BASEMENT FLOOR PLAN	08/12/2015		
SHEET NO.	OPTION DESCRIPTION	SET NO.	VERSION	DATE
A-6		SPM00	01	08/12/2015
35		SPM00_01		

C:\NVR\Solves\SPRINGMANOR\_SPM00\_01\DCY-YR-0888\0888\Sheet\A-6 BSMT LS.dwg 01/29/19 - 4:31 am



**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-(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
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 - (4) 2X4 SFF STUD GRADE	ZIA	1010	
JO8	JACK - (2) 2X4 SFF STUD GRADE	D6T	1062	
JO9	JACK - (2) 2X4 SFF STUD GRADE	D6T	1062	
JO10	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1052	
JO11	JACK - (2) 2X4 SFF STUD GRADE	GCB, GCF	1052	
JO12	JACK - (2) 2X4 SFF STUD GRADE	ELA / EPB, ELC, ELM	1032	
JO13	JACK - (2) 2X4 SFF STUD GRADE	ELA / EPB, ELC, ELM	1032	
JO14	JACK - (2) 2X4 SFF STUD GRADE	ZIA	1006	
JO15	JACK - (2) 2X4 SFF STUD GRADE	AMA, AMJ, ZIA	1014	
JO16	JACK - (2) 2X4 SFF STUD GRADE	AMA, AMJ, ZIA	1014	
JO17	JACK - (2) 2X4 SFF STUD GRADE	ELC	1104	
JO18	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"	ELC	1042	FIELD INSTALLED
H01	EXT HEADER - 2X12 - 2 PLY	20'-0"	GCB	1052	FIELD INSTALLED
H02	EXT HEADER - 2X12 - 2 PLY	18'-4"		1028	FIELD INSTALLED

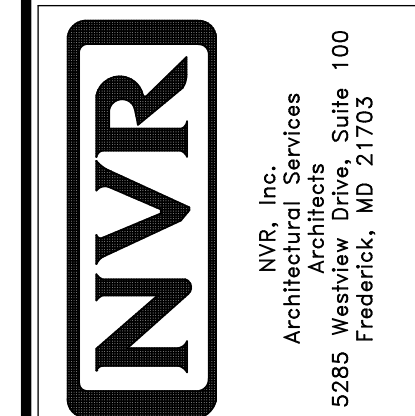
**STEEL COLUMN SCHEDULE**

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
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REMARKS

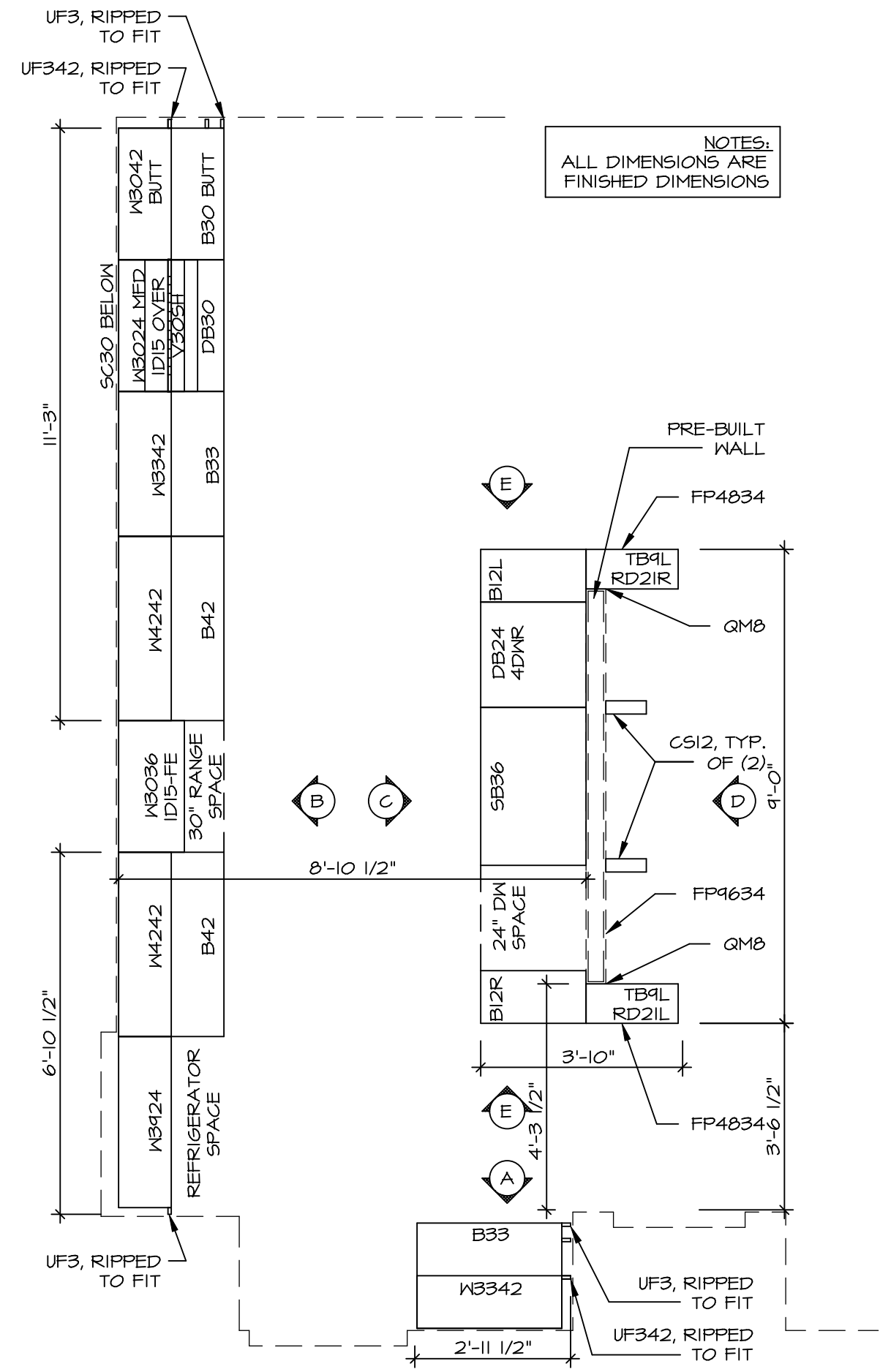
REV. NO.	DATE
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SET NO. SPM00	VERSION 01
DRAWN BY	DATE: 08/12/2015
OPTION	OPTION

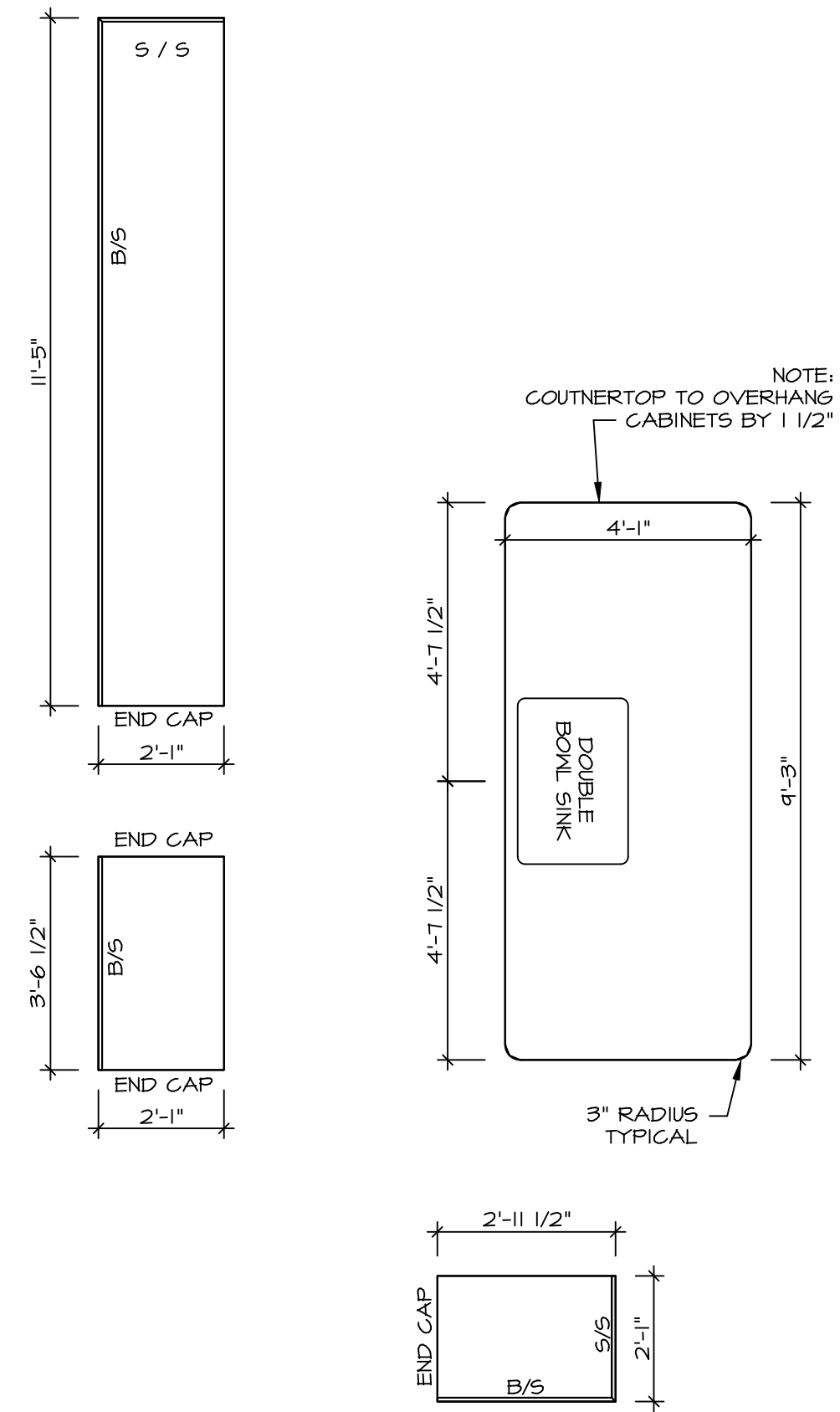
37



**KITCHEN CABINET PLAN - (KC-3339)**

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

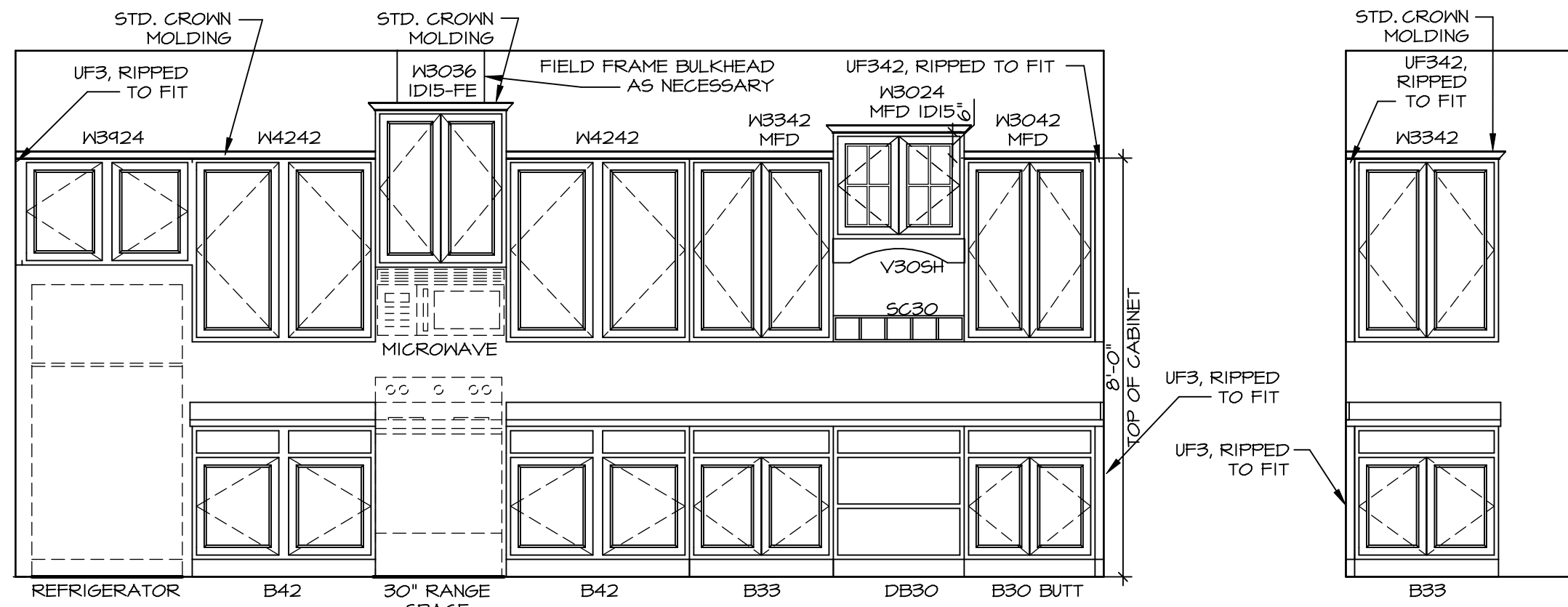
1  
A-B



**KITCHEN COUNTERTOP PLAN - (KT-3339)**

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

2  
A-B



**KITCHEN ELEVATION**

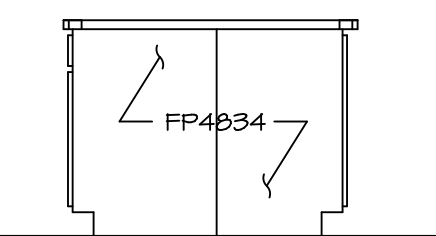
SCALE: 3/8" = 1'-0"

B  
A-B

**KIT. ELEV. A**

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

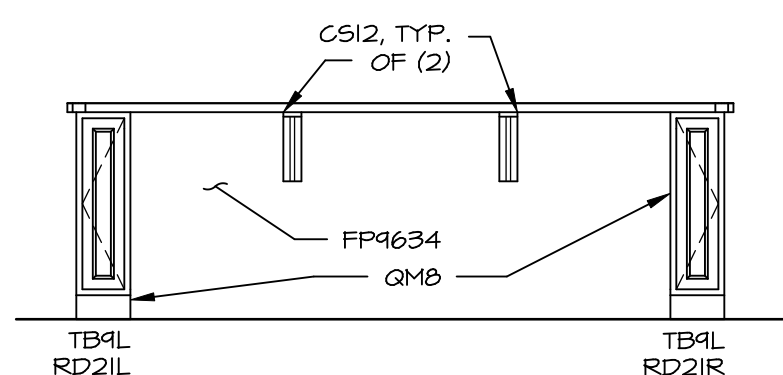
A



**KIT. ELEV. E**

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

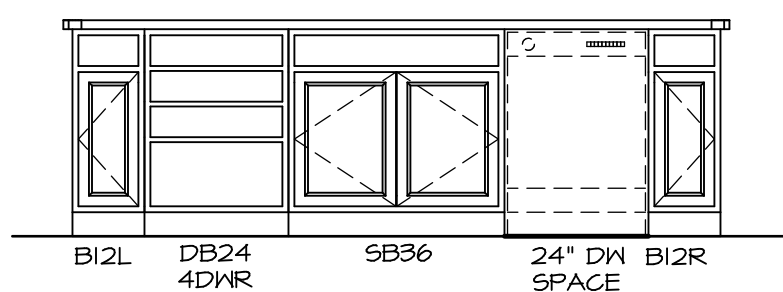
E



**KITCHEN ELEVATION D**

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

D



**KITCHEN ELEVATION C**

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

C

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

MODEL  
**SPRINGMANOR**  
DRAWING TITLE  
KITCHEN PLANS & ELEVATIONS  
OPTION DESCRIPTION

SHEET NO.  
**A-13**

53

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Frederick, MD 21703

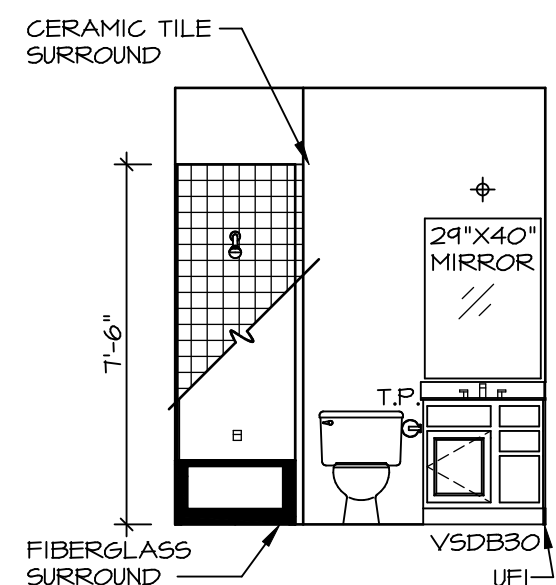
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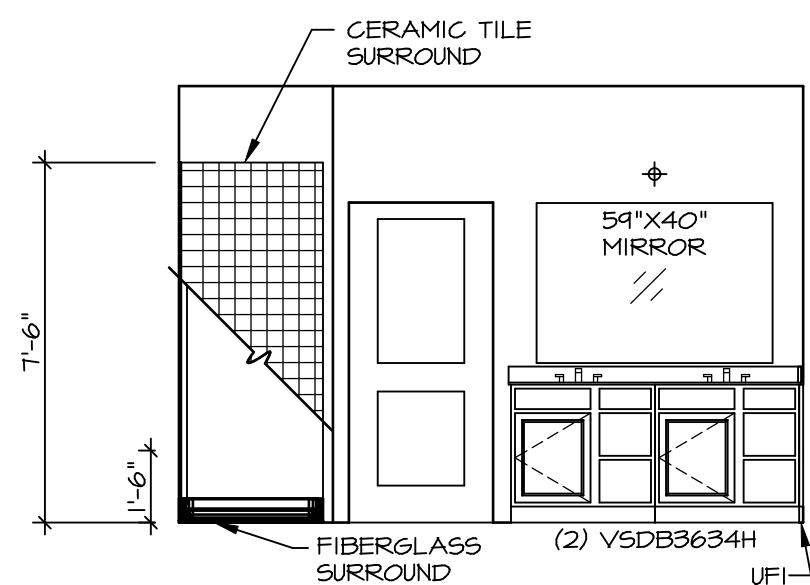
REMARKS

**NOTES:**

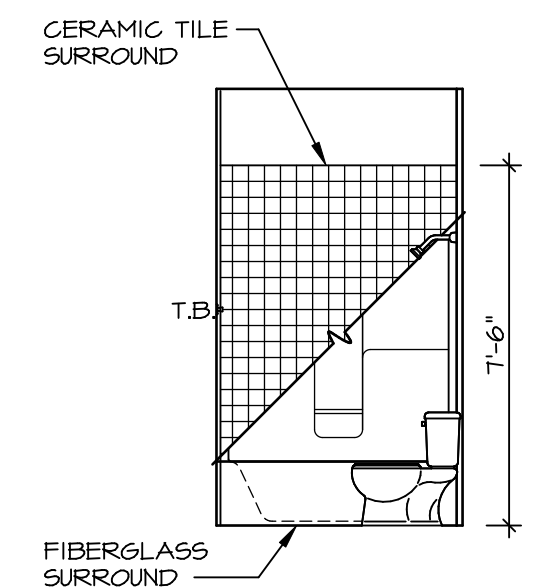
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSD324-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



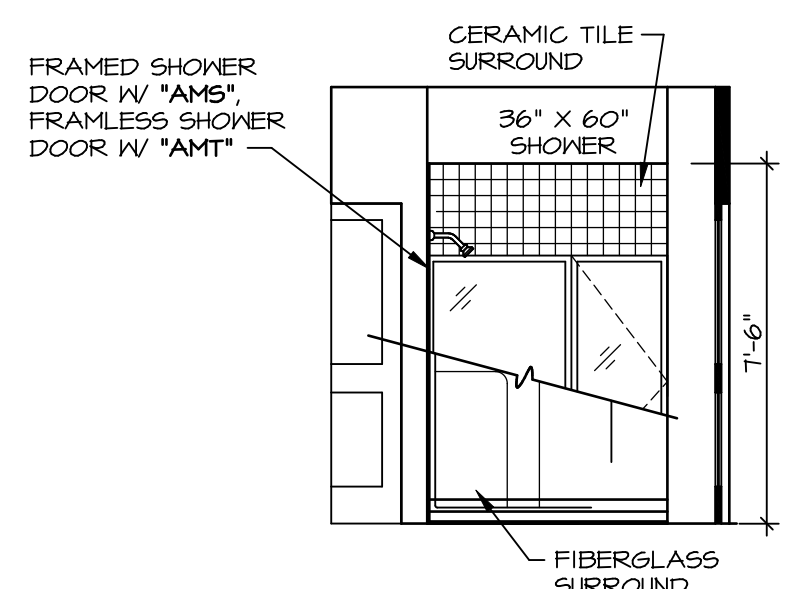
**D BATH #1**  
SCALE: 1/4" = 1'-0"



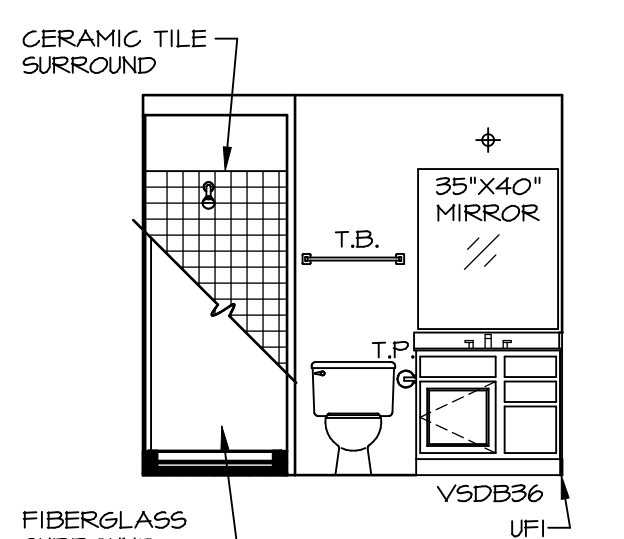
**G OWNER'S BATH**  
SCALE: 1/4" = 1'-0" \*AMA\*



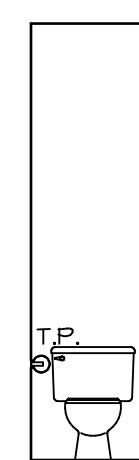
**C BATH #1**  
SCALE: 1/4" = 1'-0"



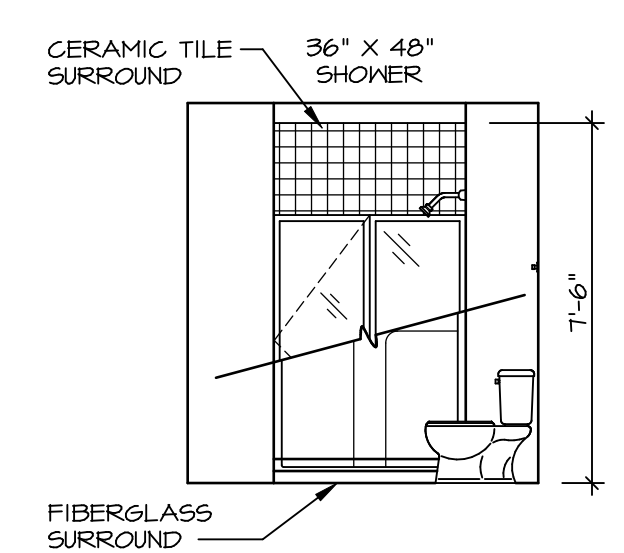
**F OWNER'S BATH**  
SCALE: 1/4" = 1'-0" \*AMA\*



**B 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\*



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

SHEET NO. <b>A-14</b>	MODEL <b>SPRINGMANOR</b>	DRAWING TITLE <b>BATH ELEVATIONS</b>	SET NO. <b>SPM00</b>	VERSION <b>01</b>	DATE: <b>08/12/2015</b>	OPTION
			DRAWN BY	DATE: <b>08/12/2015</b>	OPTION	
55	NVR, Inc. Architectural Services 5285 West... Suite 100 Frederick, MD 21703	NVR, Inc., owner, expressly reserves the copyright in these plans. These plans are not to be reproduced, changed, copied, or otherwise used without the written consent of NVR, Inc.	REMARKS			
			REV. NO. DATE			