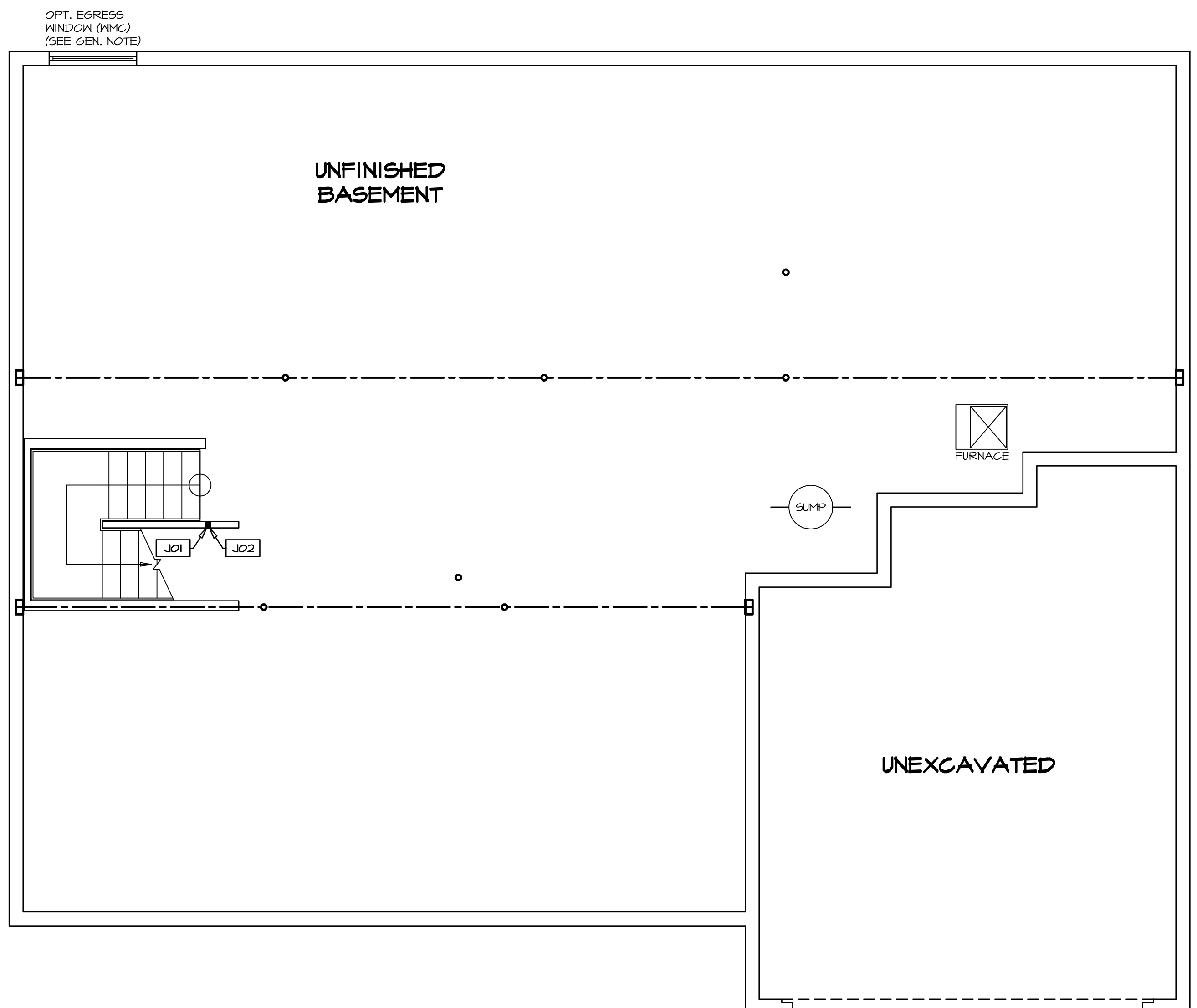


1
A-5 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL NORMANDY	SET NO. NRMOO	VERSION 01	DRAWN BY RJC	DATE 5/14/15	OPTION OPTION
	DRAWING TITLE PLUMBING PLAN	<p>NVR, Inc. Architectural Services 21 Bay Street, Suite A Frederick, MD 21702</p>				
	OPTION DESCRIPTION 31	<p>NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, adapted, or otherwise used in any way without the written consent of NVR, Inc.</p>				
		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
- LVL 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.
 - 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, 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
J01	JACK - 2x4 SFF STUD GRADE		B10	
J02	JACK - 2x4 SFF STUD GRADE		B22	

REV. NO.	DATE	REMARKS
1	08/07/16	NL - DRAWING ALIGNMENT
2	11/05/16	TH - STANDARD DETAILS 3.0
3	4/20/17	SFK - ADDED BASEMENT FLOOR PLAN JACK SCHEDULE

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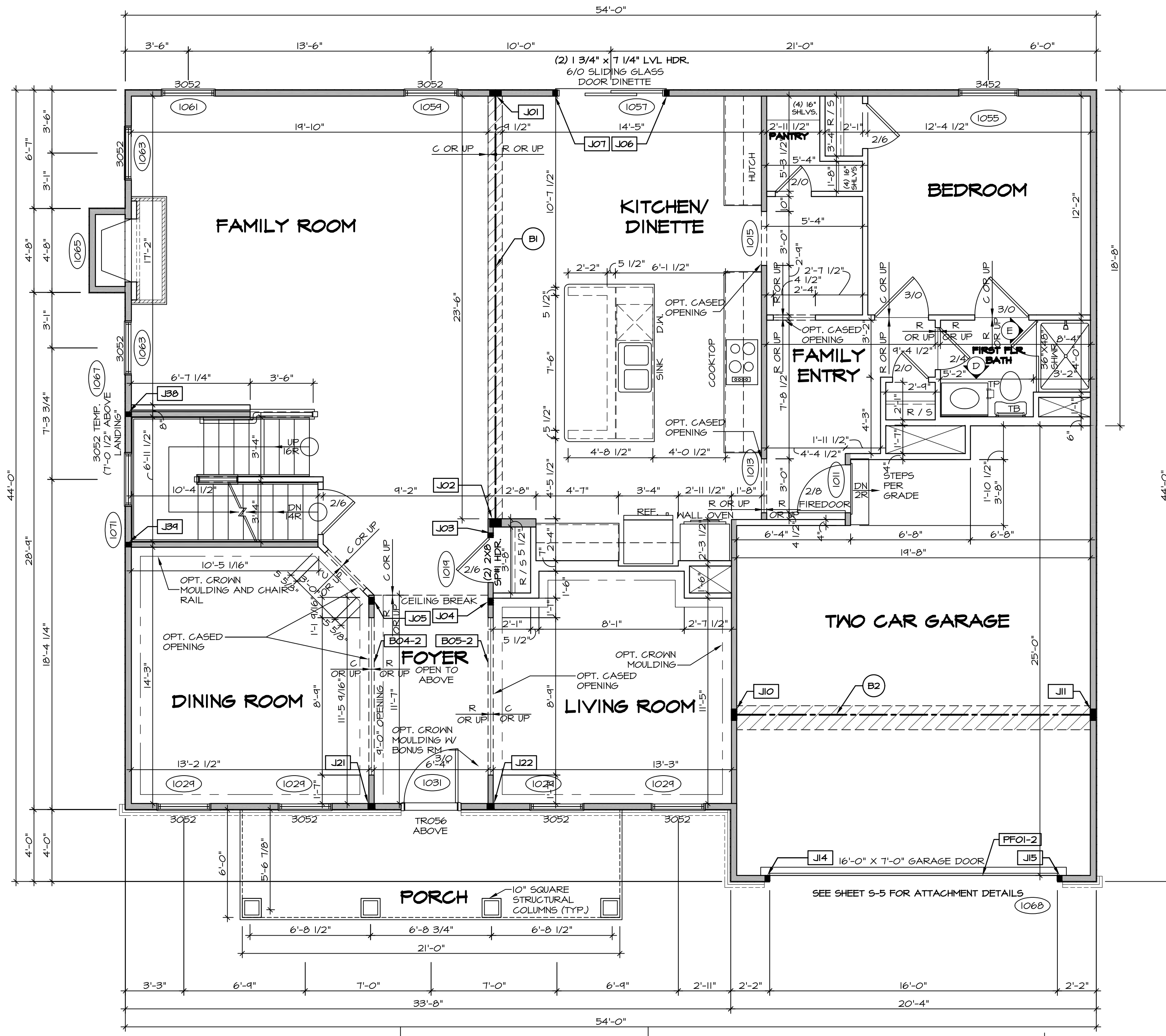
SET NO. NRM00
VERSION 01
DRAWN BY SGA
DATE: 6/29/15
OPTION

MODEL: **NORMANDY**
DRAWING TITLE: **BASEMENT FLOOR PLAN**
OPTION DESCRIPTION

SHEET NO. **A-6**
34



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



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

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C.
- 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C.
- 4A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6A - (3) PLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 7A - (4) PLY (ALL SIZES); FASTEN FLIES W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B04-2	LVL - 11-14	11'-1 1/16"	SRM, SGK, SGL, ELA, ELK	1017	1A
B05-2	LVL - 11-14	11'-8 1/2"	SRM, SGK, SGL, ELA, ELK	1017	1A
B1	BEAM STEEL - W12X35	24'-2"		1021	
B2	BEAM STEEL - W12X26	20'-2 1/2"		1023	
PFOI-2	LVL - 11-04	20'-0"	GCB	1043	PORTAL FRAME, 1A

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (5) 2X4 SPF#1		1021	
J02	JACK - (5) 2X6 SPF#1		1021	
J03	JACK - (2) 2X4 SPF STUD GRADE		1019	
J04	JACK - (3) 2X4 SPF STUD GRADE		1017	
J05	JACK - (3) 2X4 SPF STUD GRADE		1017	
J06	JACK - (2) 2X4 SPF STUD GRADE		1057	
J07	JACK - (2) 2X4 SPF STUD GRADE		1057	
J10	JACK - (5) 2X4 SPF#1		1023	
J11	JACK - (3) 2X4 SPF#1		1023	
J14	JACK - (2) 2X4 SPF STUD GRADE	GCB, GCF	1043	
J15	JACK - (2) 2X4 SPF STUD GRADE	GCB, GCF	1043	
J19	JACK - (2) 2X4 SPF STUD GRADE		1043	
J21	JACK - (3) 2X4 SPF STUD GRADE	SRM, SGK, SGL, ELA, ELB, ELK	1017	
J22	JACK - (3) 2X4 SPF STUD GRADE	SRM, SGK, SGL, ELA, ELB, ELK	1017	
J23	JACK - (2) 2X4 SPF STUD GRADE		1007	
J34	JACK - (2) 2X4 SPF STUD GRADE		1007	

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** RYAN
- 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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" W/ OSB OR 3 1/2" W/ T-PLY. 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.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.

- GYPSUM NOTES** RYAN
- AT GARAGE:**
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-10b FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	08/01/16	N.E. - DRAWING ALIGNMENT
2	10/05/16	TH - STANDARD DETAILS 3.0
3	07/17/17	SL5 - T-PLY CONVERSION PROJECT

MODEL
NORMANDY

DRAWING TITLE
FIRST FLOOR PLAN

OPTION DESCRIPTION

SET NO. NRM00
VERSION 01
DRAWN BY SGA
DATE: 6/29/15
OPTION

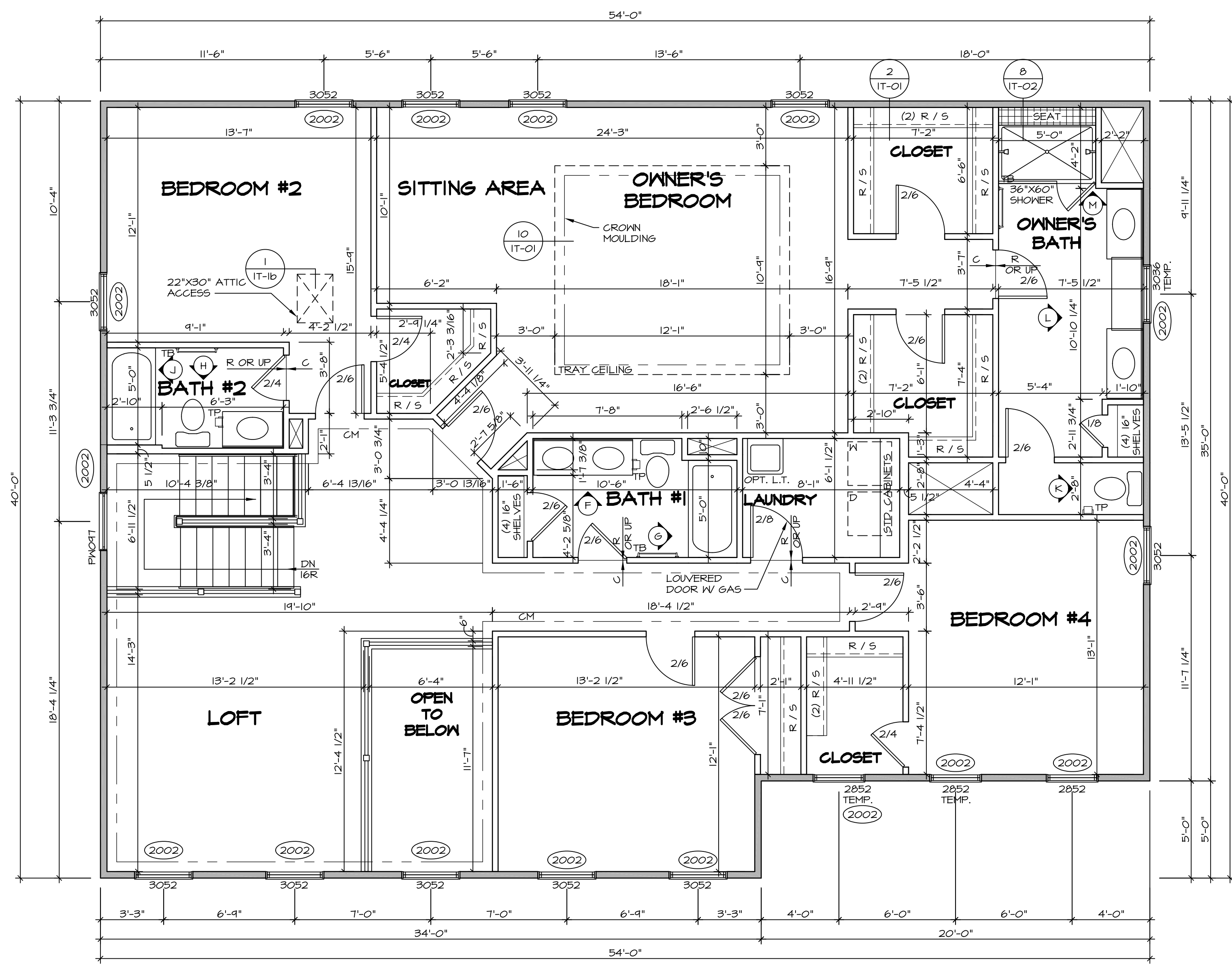
SHEET NO. A-7

35

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LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES** RYAN
- 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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ T-PLY, 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" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS

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

REMARKS

REV. NO.	DATE	DESCRIPTION
1	08/07/16	N - DRAWING ALIGNMENT
2	10/05/16	TH - STANDARD DETAILS 3.0
3	07/17/17	SLS - T-PLY CONVERSION PROJECT

SET NO. NRM00
VERSION 01
DRAWN BY SGA
DATE: 6/29/15
OPTION

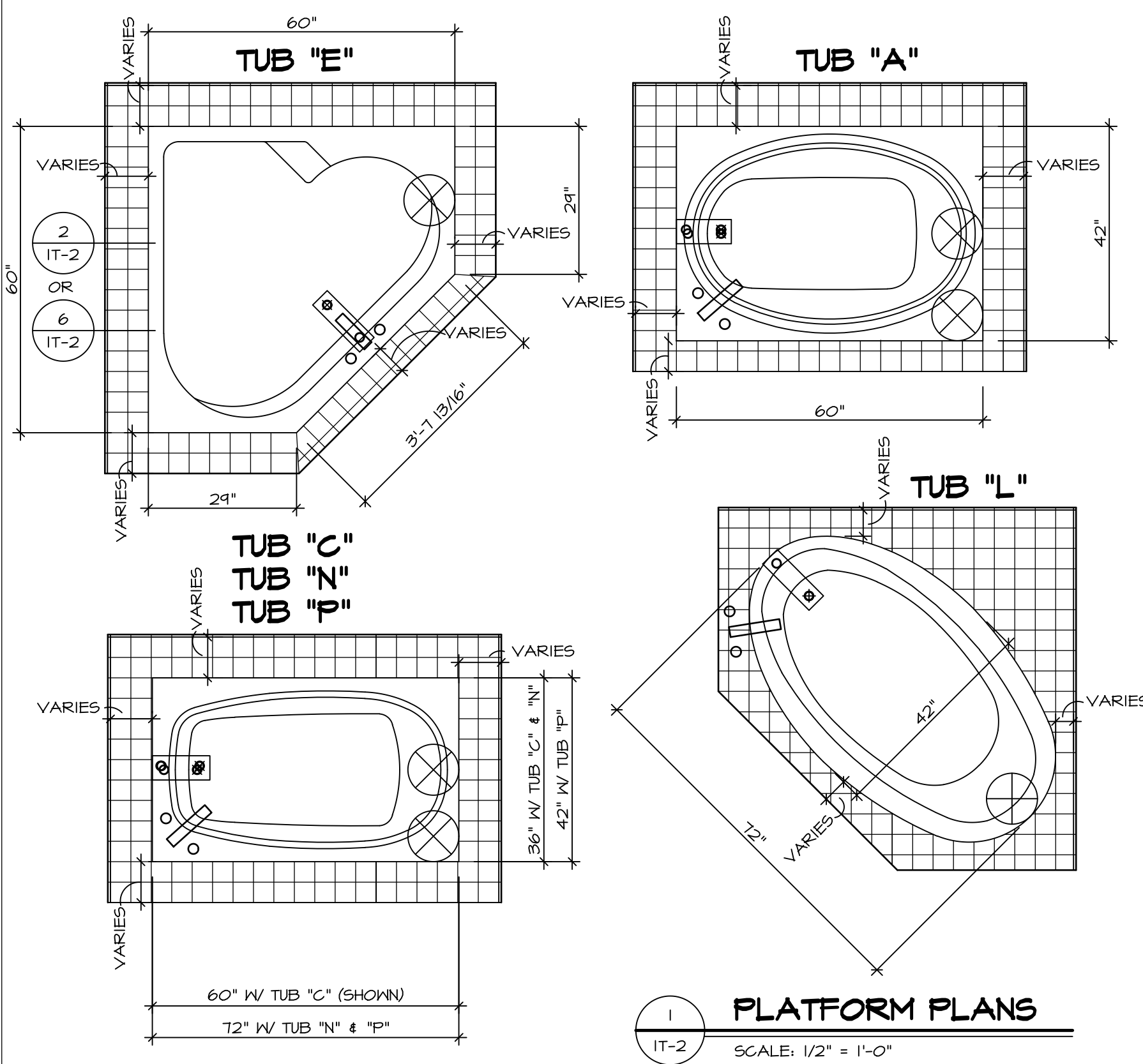
NORMANDY
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

A-8

38

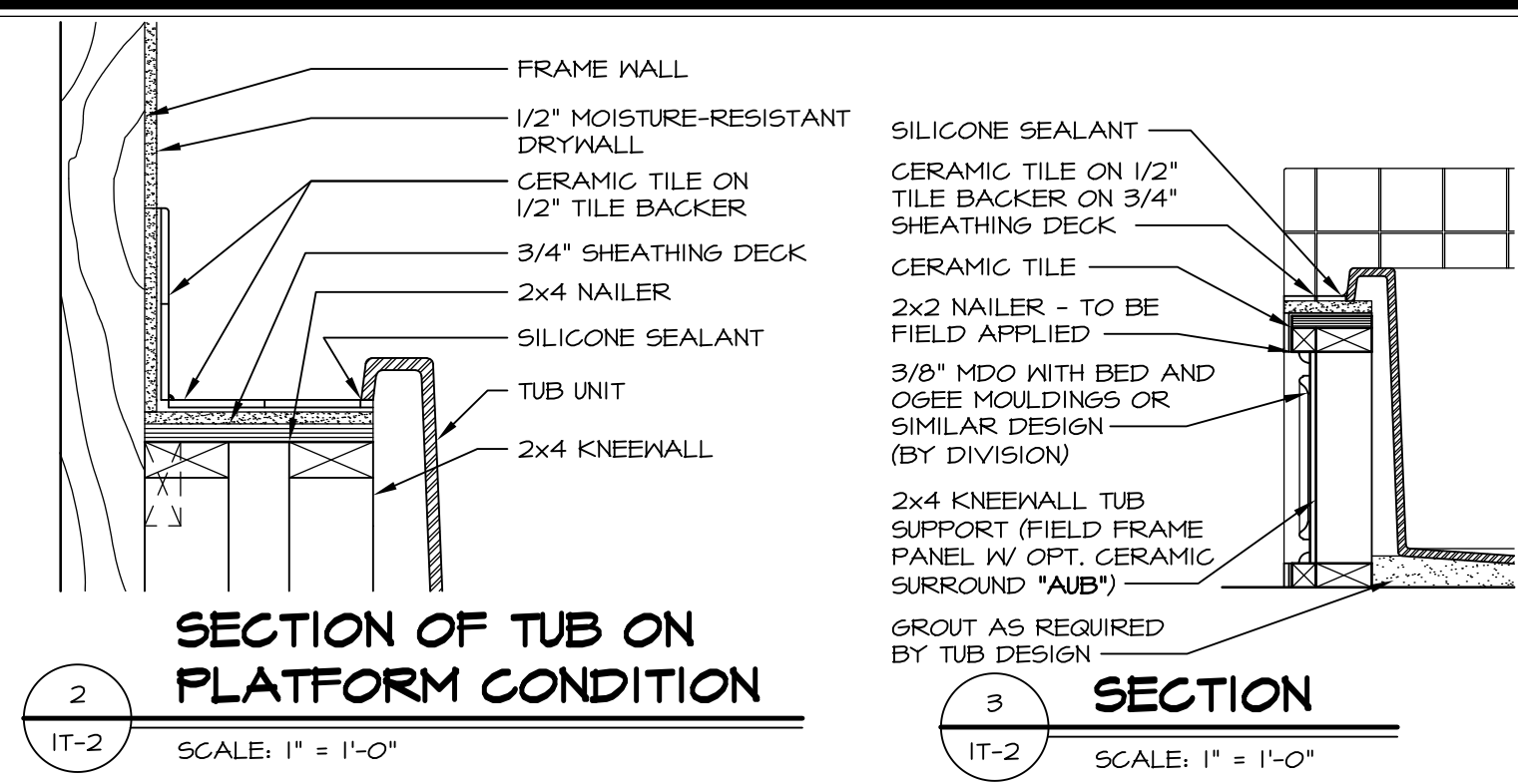
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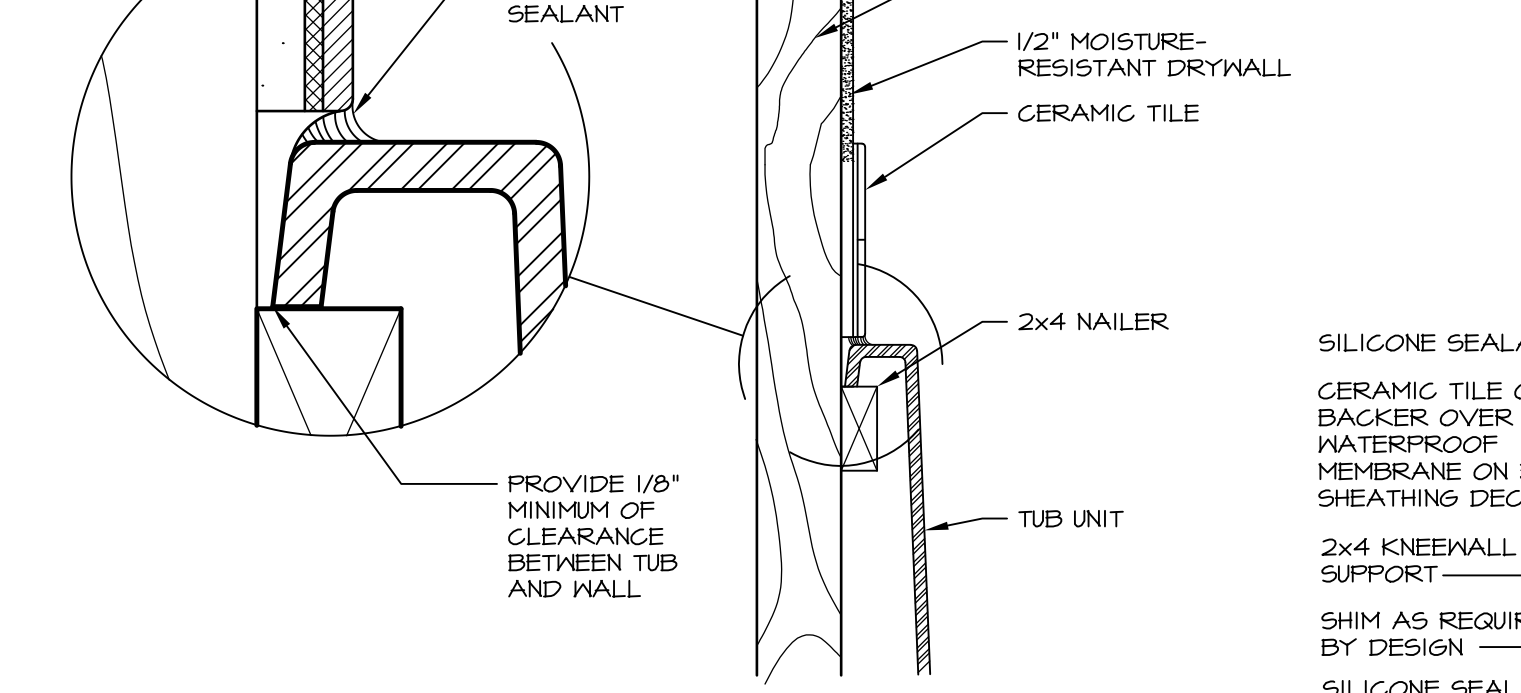


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

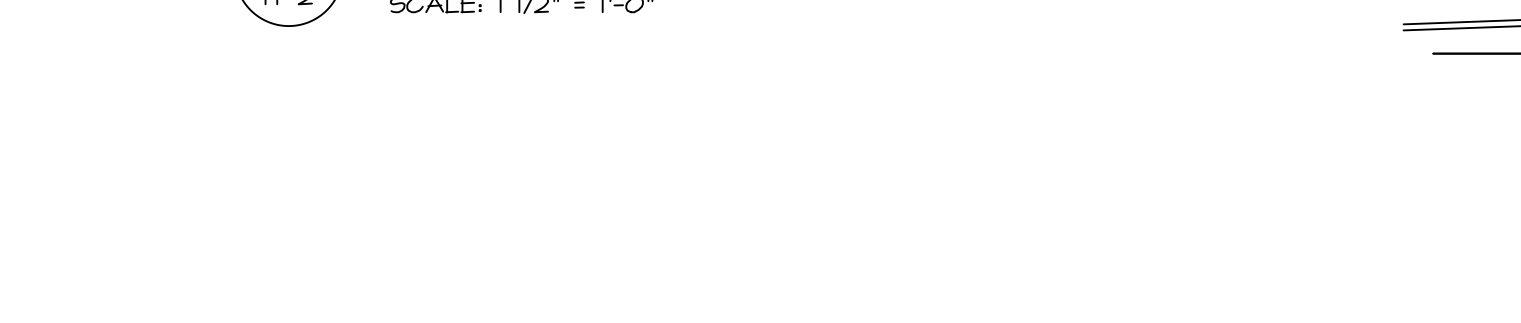
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/ STERLING	18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



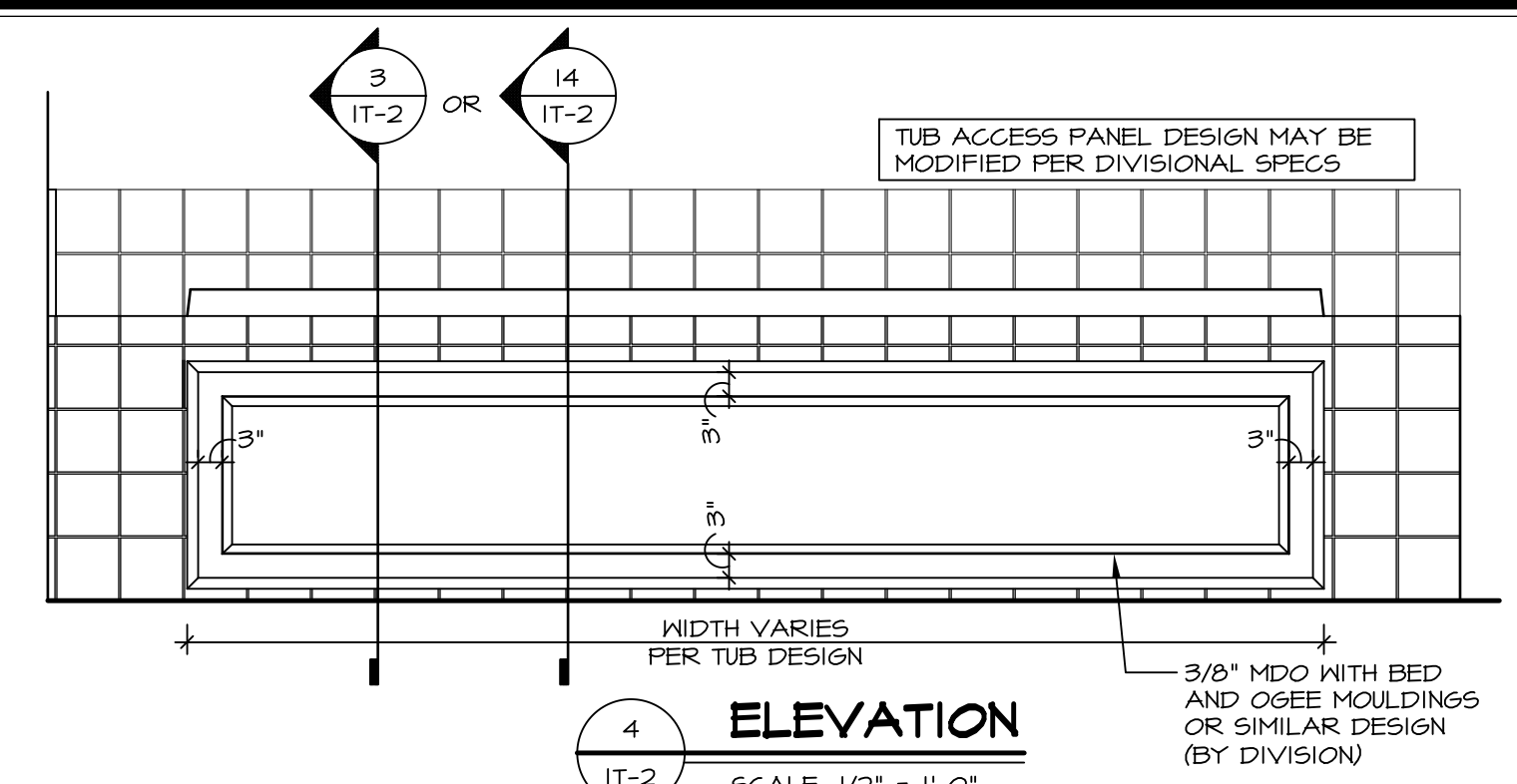
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



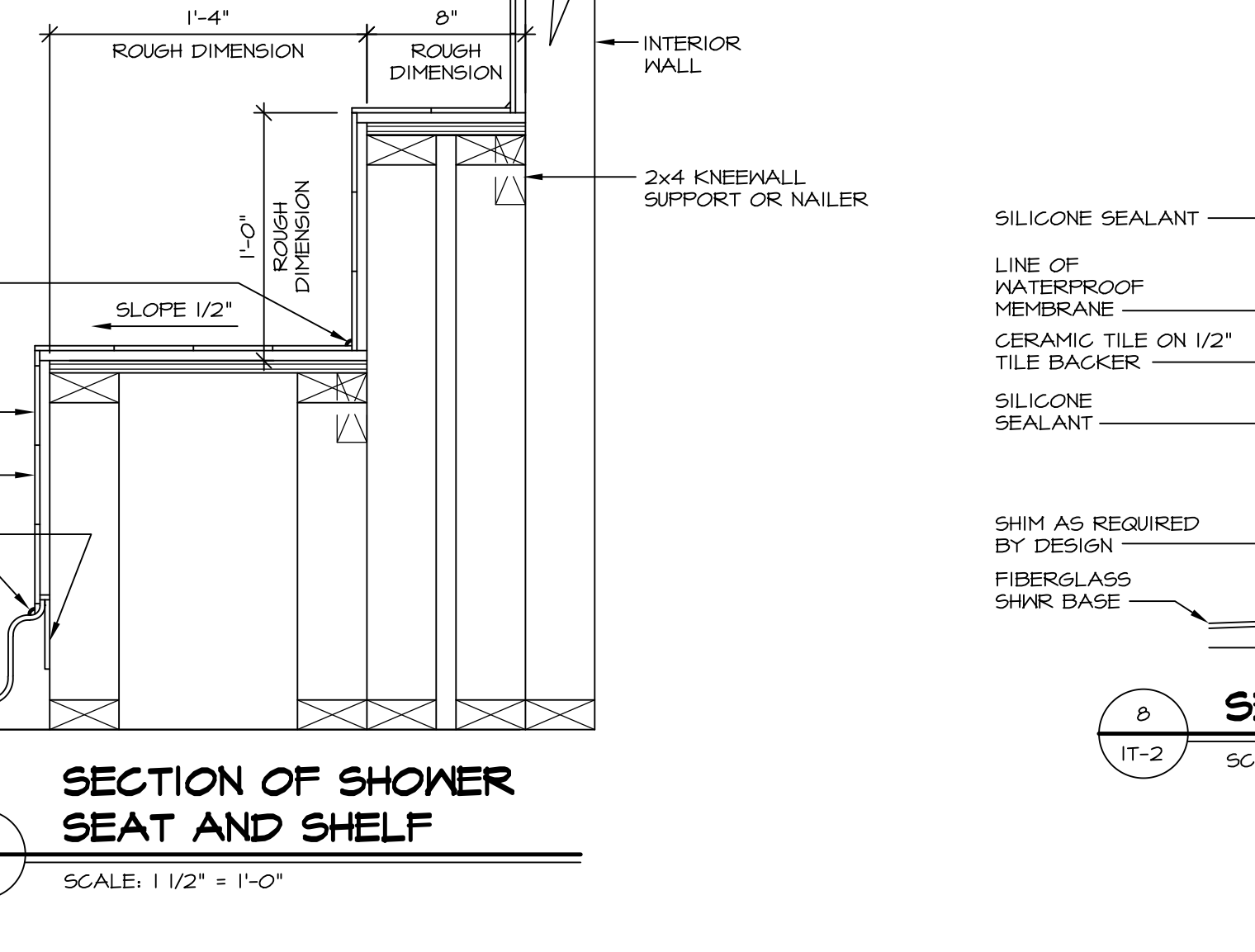
3 SECTION
SCALE: 1" = 1'-0"



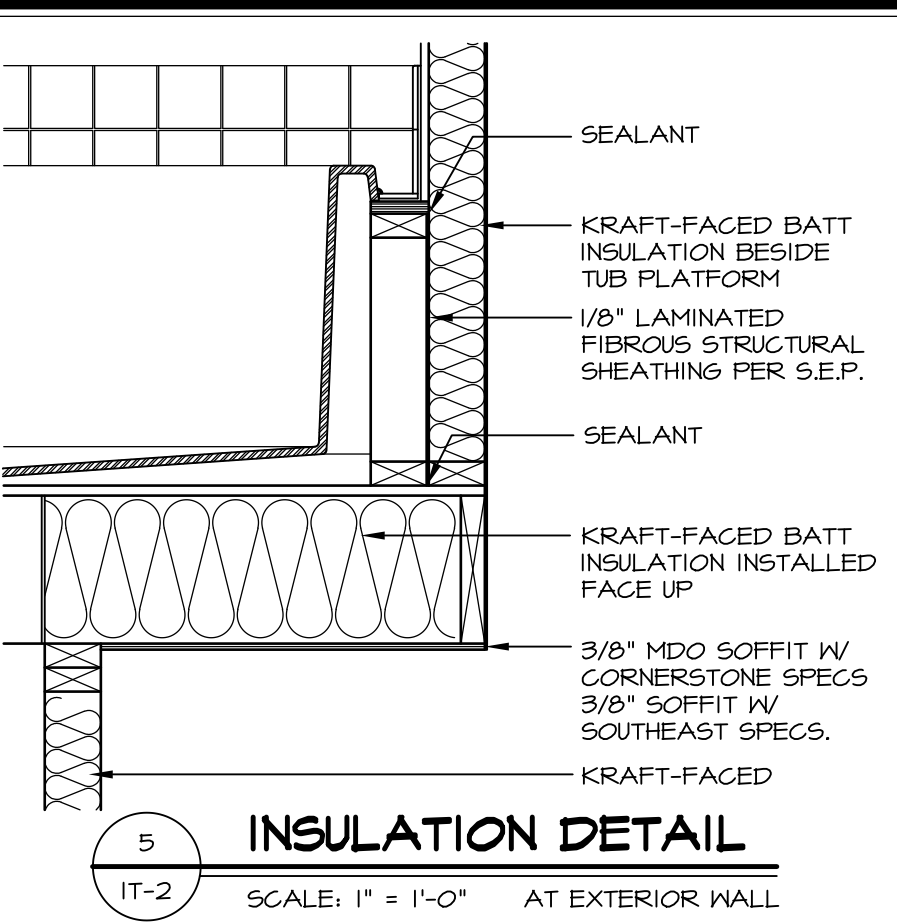
6 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



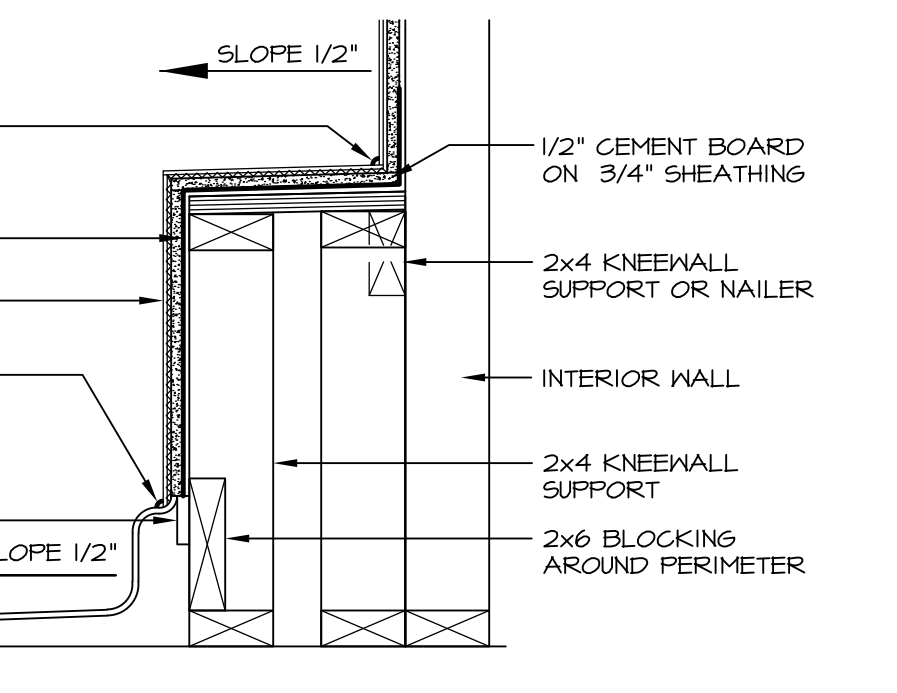
4 ELEVATION
SCALE: 1/2" = 1'-0"



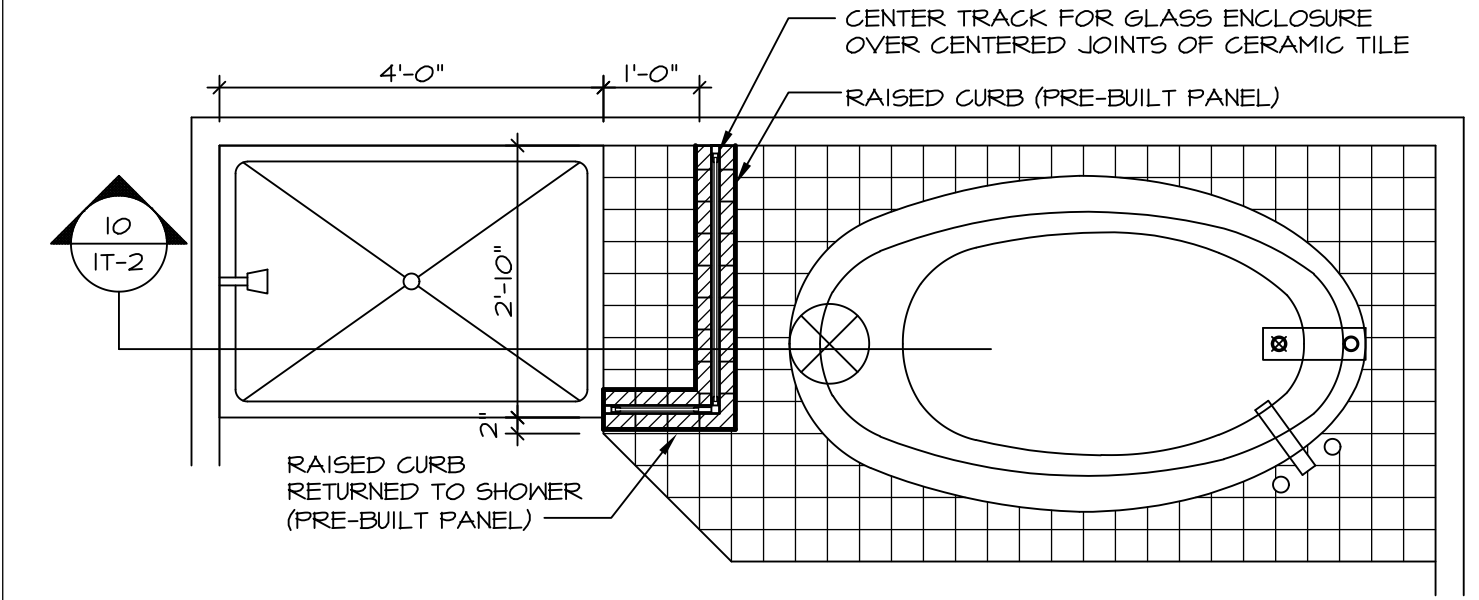
7 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



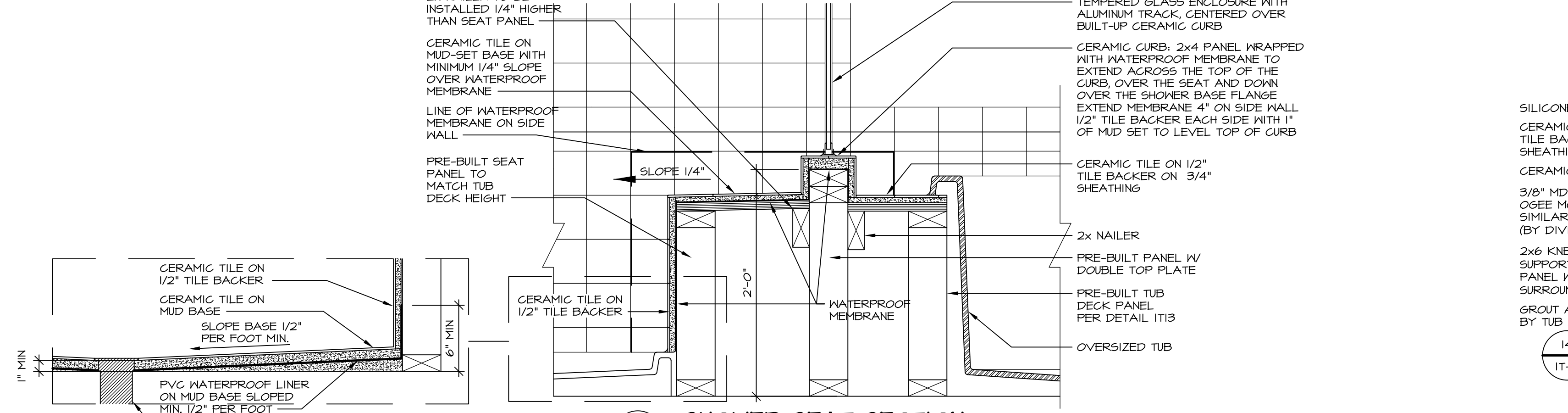
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



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



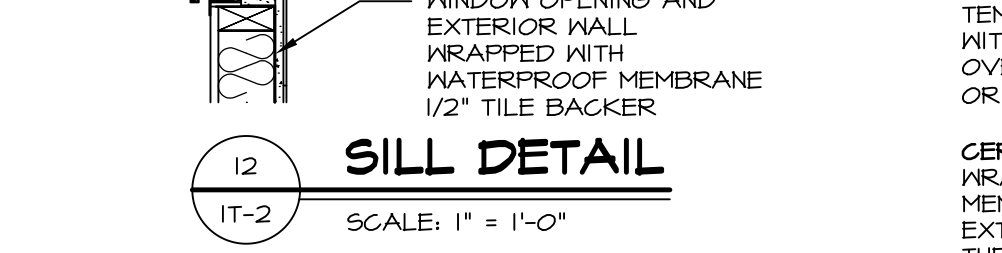
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



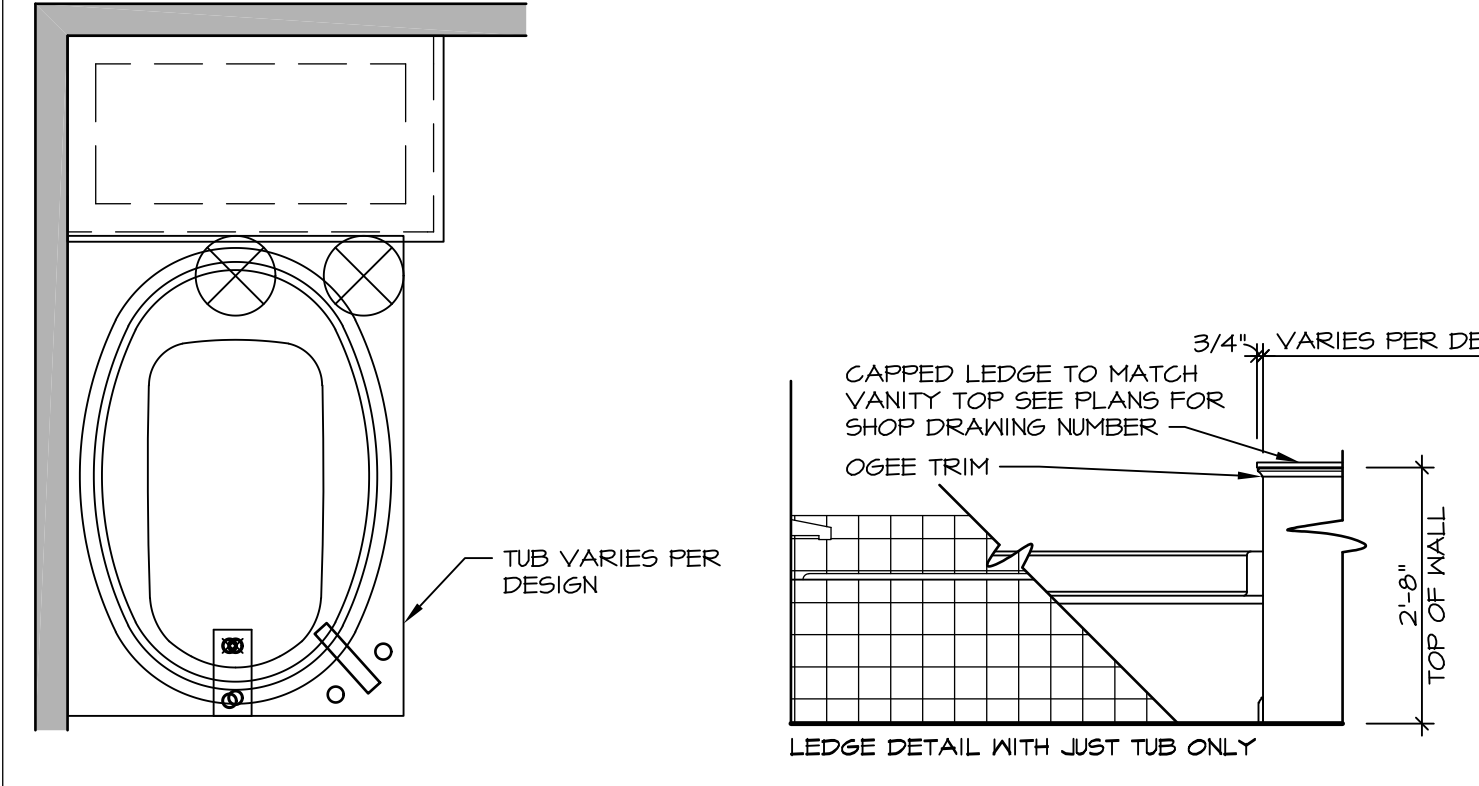
10 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



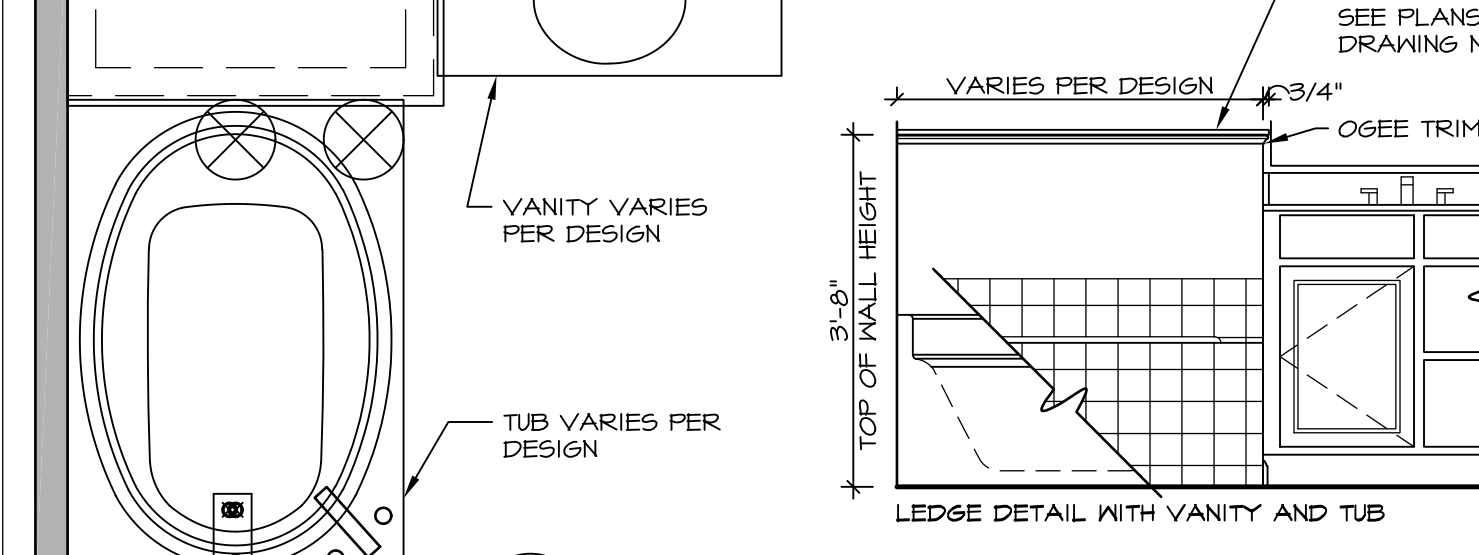
11 ALTERNATE SHOWER PAN DETAIL



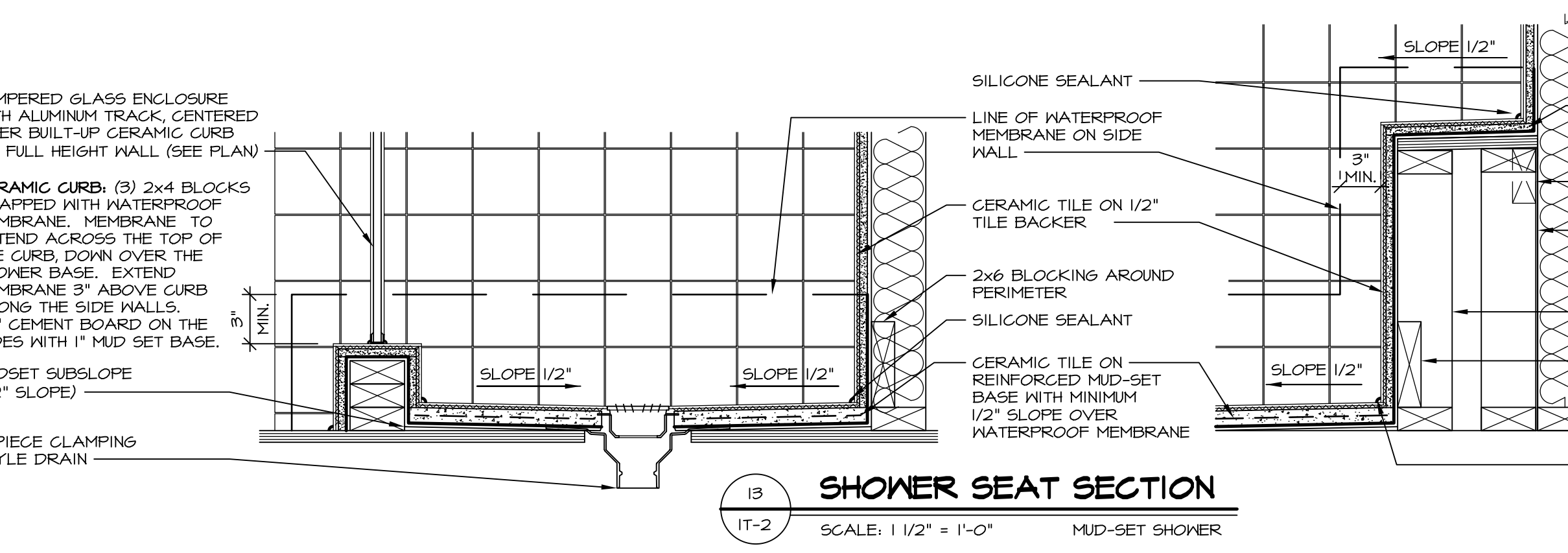
12 SILL DETAIL
SCALE: 1" = 1'-0"



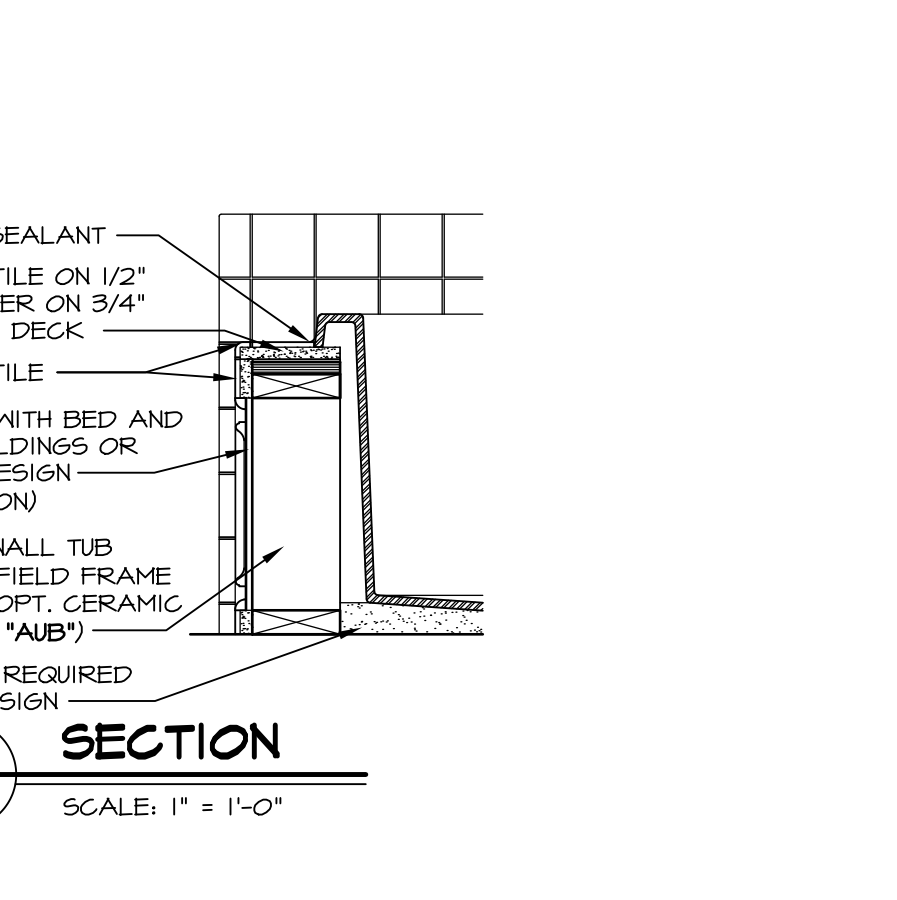
10 BATHROOM LEDGE DETAIL



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



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



14 SECTION
SCALE: 1" = 1'-0"

REVISIONS

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

SET NO. NVR
VERSION
DRAWN BY
DATE:
OPTION

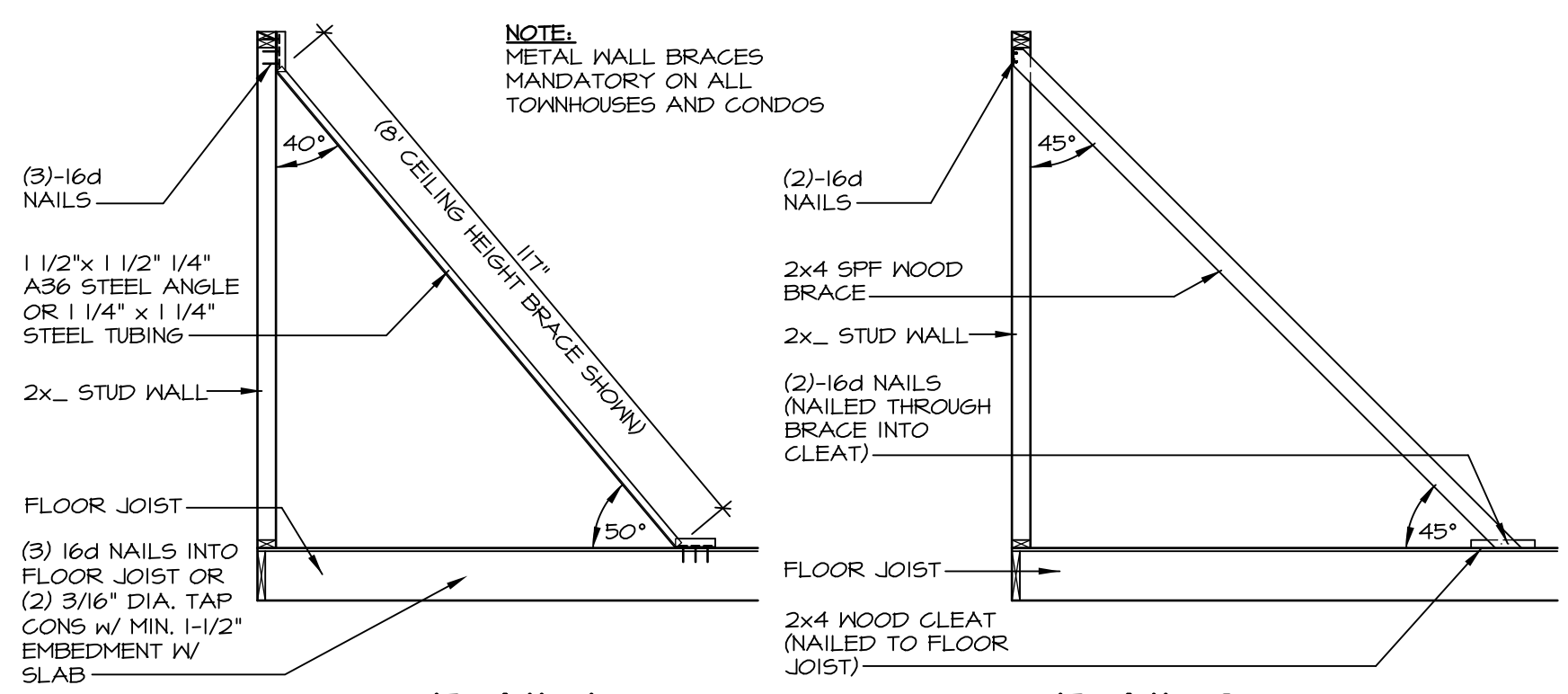
MODEL
STANDARD DETAILS
DRAWING TITLE
INTERIOR TRIM DETAILS
BATH DETAILS
OPTION DESCRIPTION

SHEET NO.
IT-2

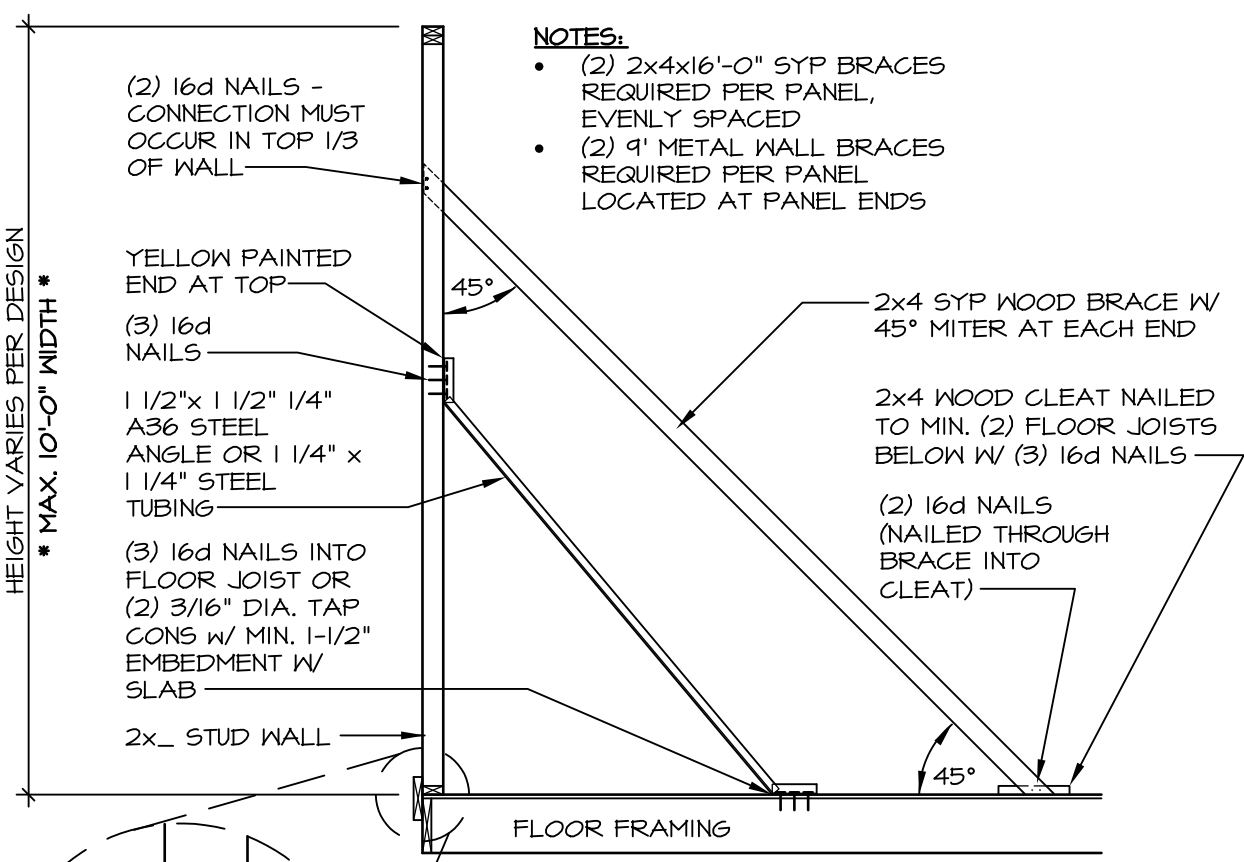
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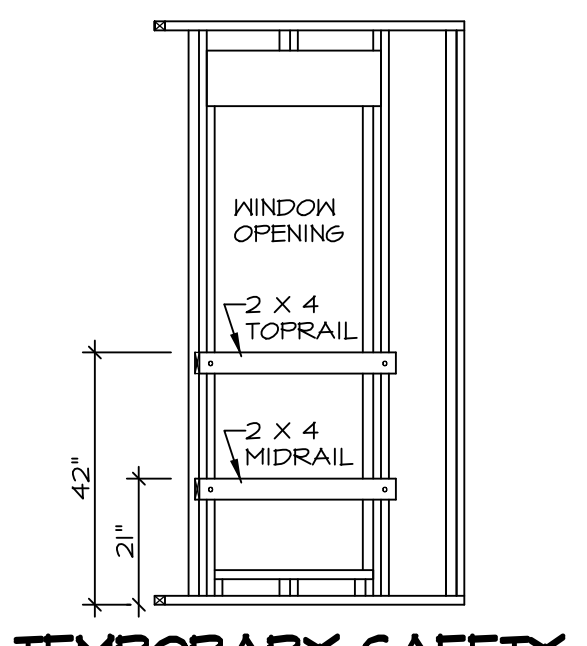


NOTE:
METAL WALL BRACES MANDATORY ON ALL TOWNHOUSES AND CONDOS

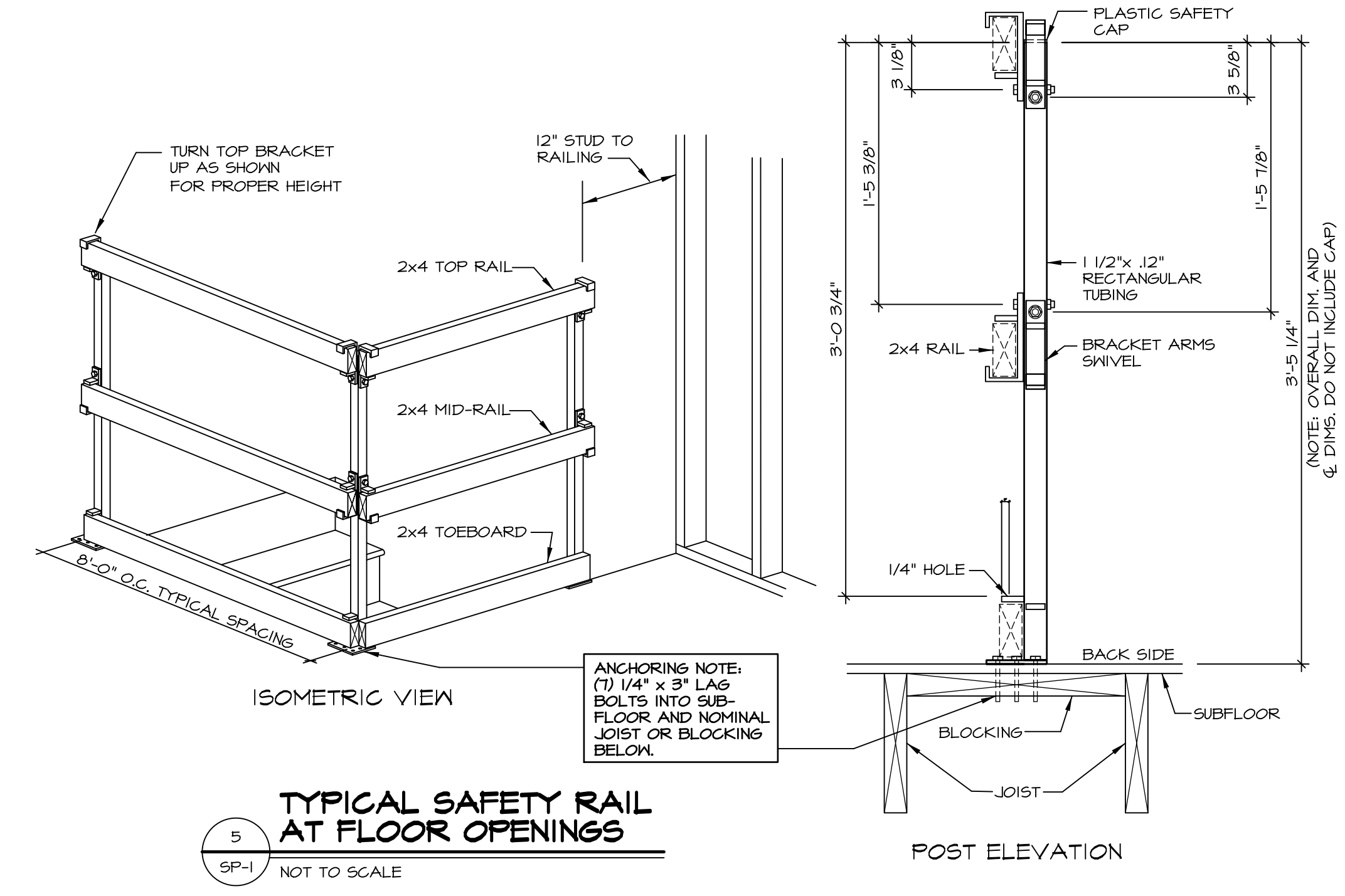


NOTES:
(2) 2x4x16'-0" SYP BRACES REQUIRED PER PANEL, EVENLY SPACED
(2) 1" METAL WALL BRACES REQUIRED PER PANEL LOCATED AT PANEL ENDS

NOTE:
SAFETY RAILS ARE REQUIRED TO BE INSTALLED AS SHOWN WHEN PLANT APPLIED RAILS ARE REMOVED AND WINDOW OR DOOR HAS NOT BEEN INSTALLED.



TEMPORARY SAFETY RAIL AT WINDOW / DOOR OPENINGS
NOT TO SCALE



TYPICAL SAFETY RAIL AT FLOOR OPENINGS
NOT TO SCALE

STEEL WALL BRACE SPACING CHART

WALL HEIGHT	BASIC WIND SPEED		DETAIL #1
	UP TO 40 MPH	UP TO 110 MPH	
8 FT	10'-0" O.C.	7'-0" O.C.	DETAIL #1
9 FT	9'-0" O.C.	6'-0" O.C.	DETAIL #1
OVER 9FT	10'-0" O.C.	6'-4" O.C.	DETAIL #3

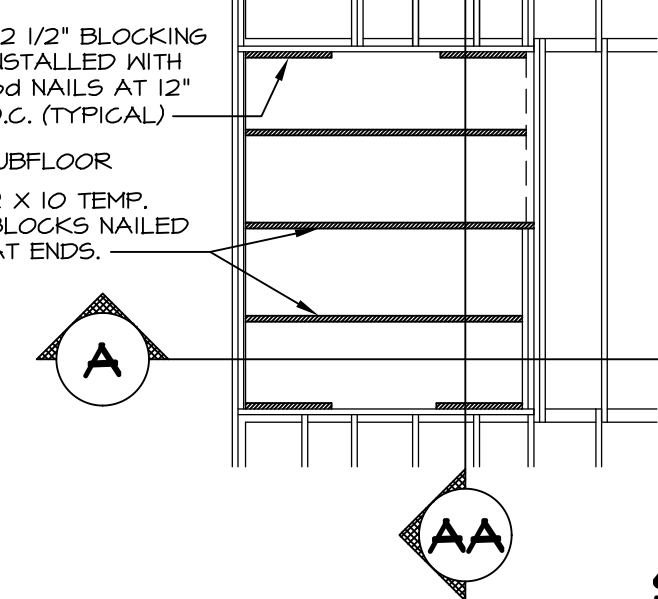
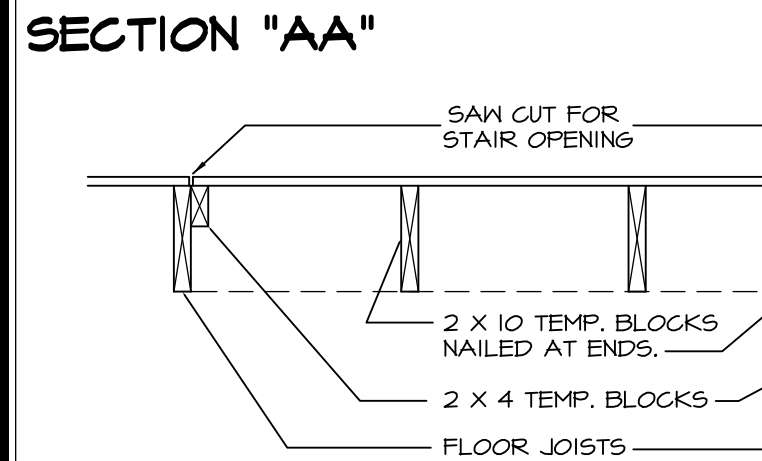
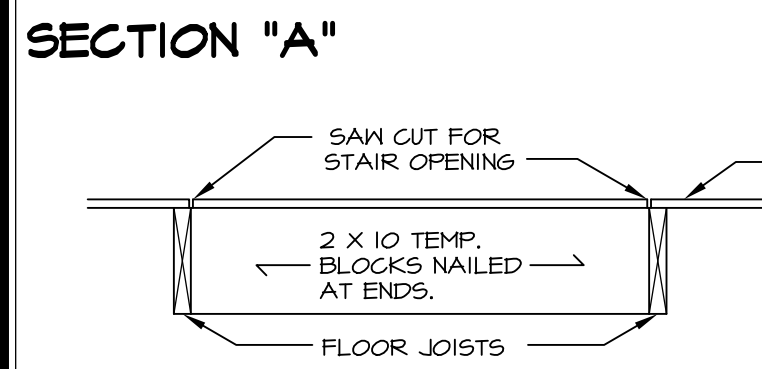
(PER ENGINEERED DESIGN)

NOTE: USE PROPER BRACE FOR CEILING HEIGHT CONDITION:
0' - BRACE - USE BLUE END UP
1' - BRACE - USE YELLOW END UP
10' - BRACE - USE RED END UP

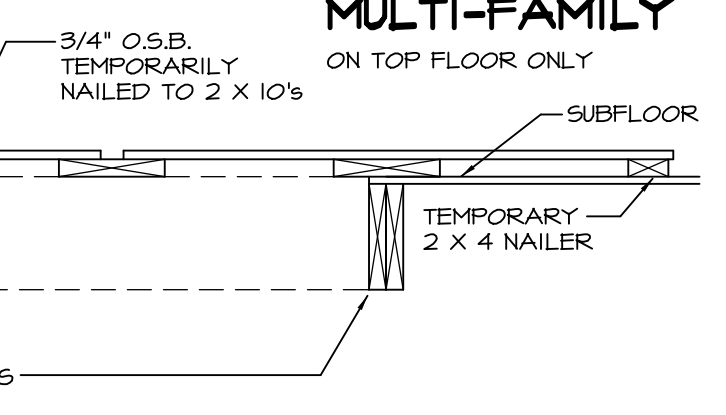
WALL BRACE DETAILS
SCALE: 1-1/2" = 1'-0"

DETAIL 3 OVERHEIGHT WALLS

NOTE: ONLY FRAMERS AND PROJECT MANAGERS TO REMOVE BRACING

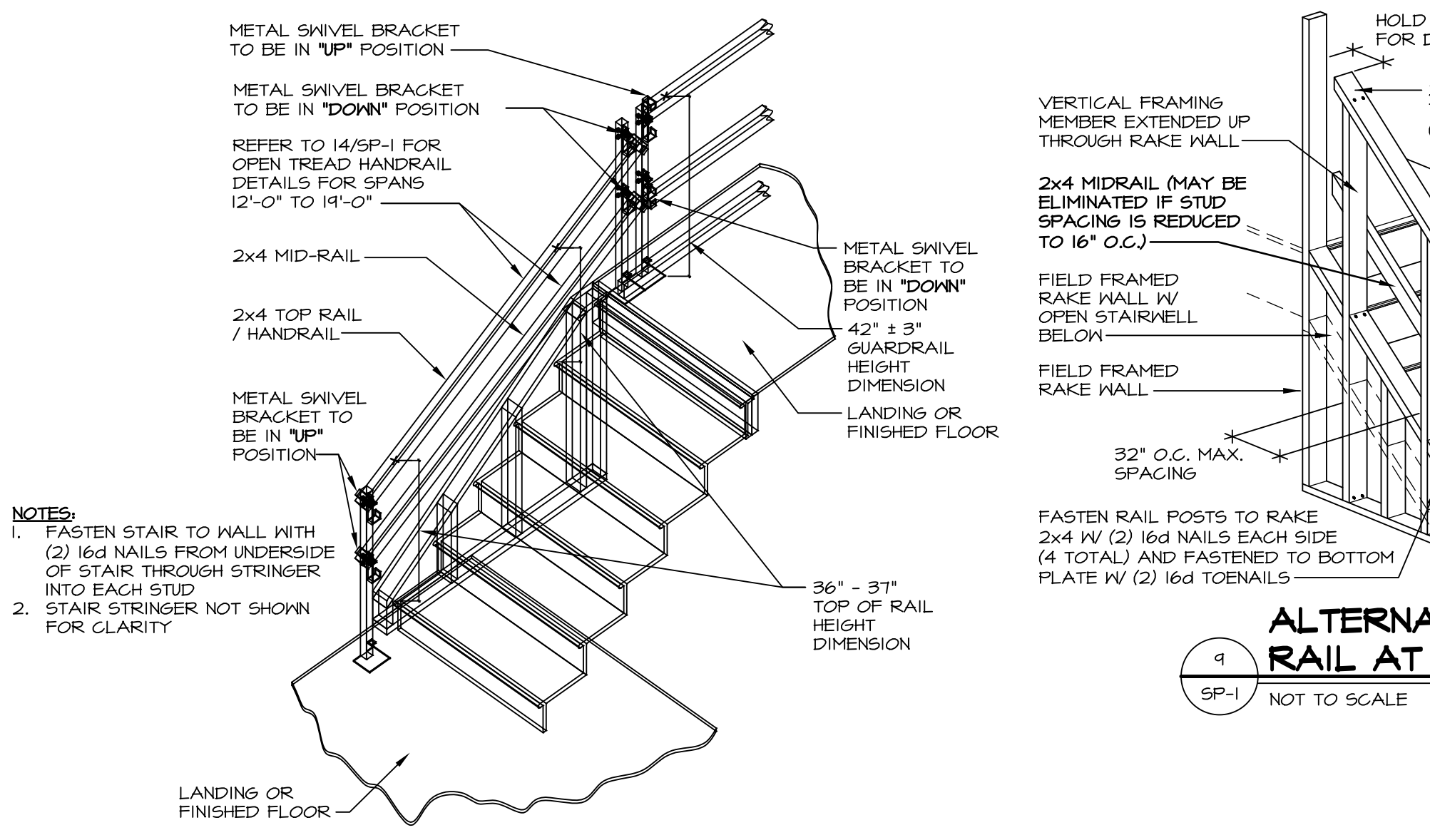


SECTION 'B' NO CRANE



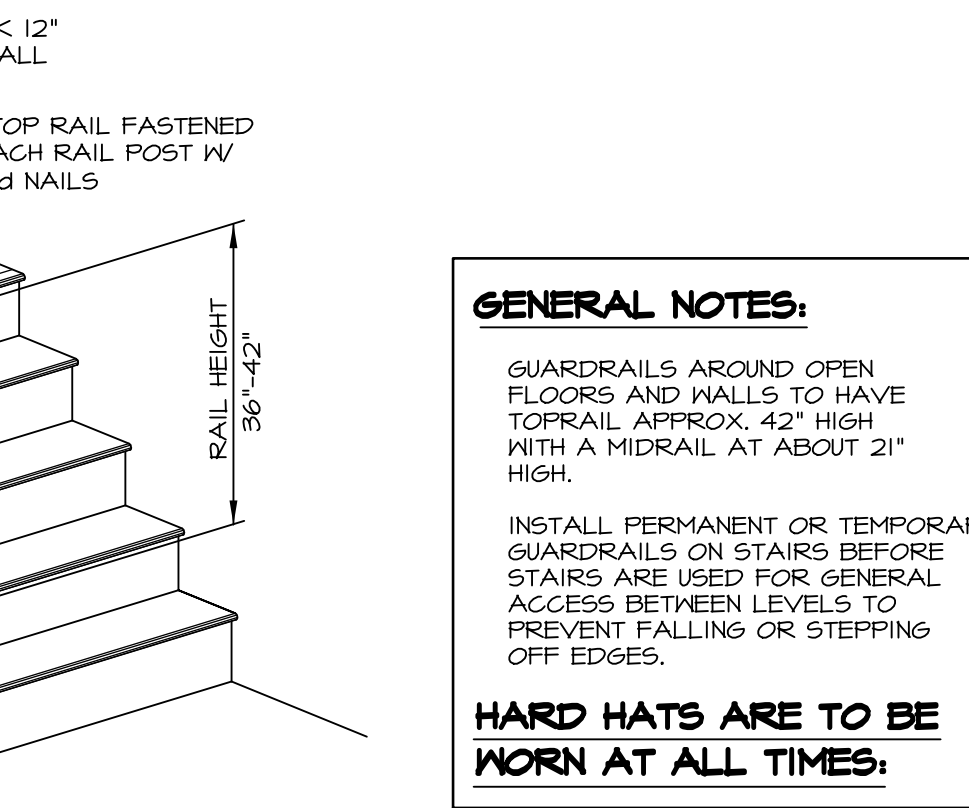
TYPICAL BLOCKING LOCATIONS FOR FLOOR OPENINGS
NOT TO SCALE

- SAM CUT SUBFLOOR IN STAIRWELL OPENING.
- REMOVE SUBFLOOR FROM STAIRWELL OPENING ONLY WHEN STAIRS ARE BEING INSTALLED OR PROTECTION IS PROVIDED BY RAILS OR WALLS AROUND.
- COVER FLOOR OPENINGS LARGER THAN 2' x 2' WITH MATERIAL TO SAFELY SUPPORT THE WORKING LOAD.



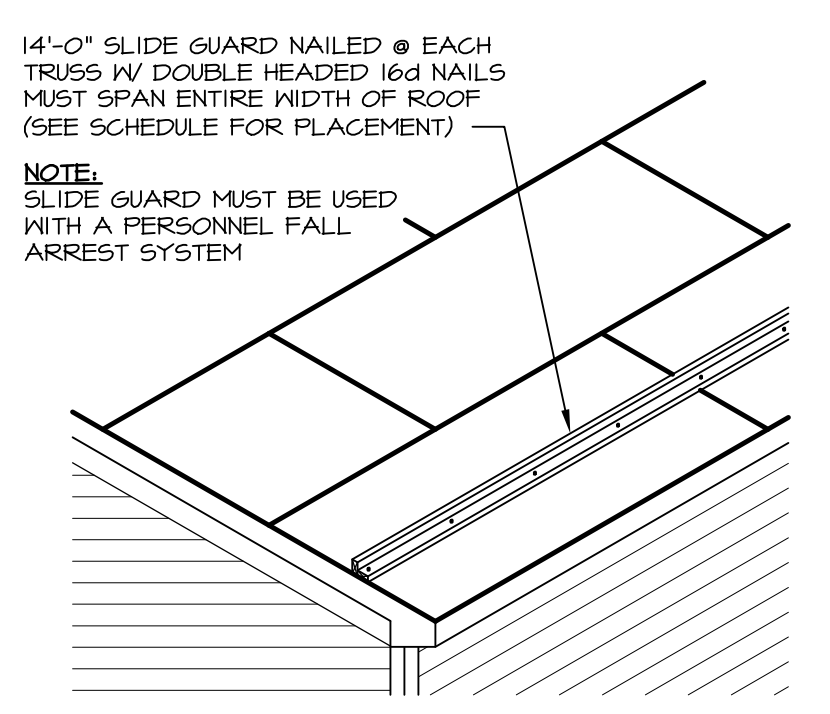
NOTES:
1. FASTEN STAIR TO WALL WITH (2) 16d NAILS FROM UNDERSIDE OF STAIR THROUGH STRINGER INTO EACH STUD
2. STAIR STRINGER NOT SHOWN FOR CLARITY

TYPICAL METAL SAFETY RAIL AT STAIRS
3/4" = 1'-0"



ALTERNATE SAFETY RAIL AT STAIRS
NOT TO SCALE

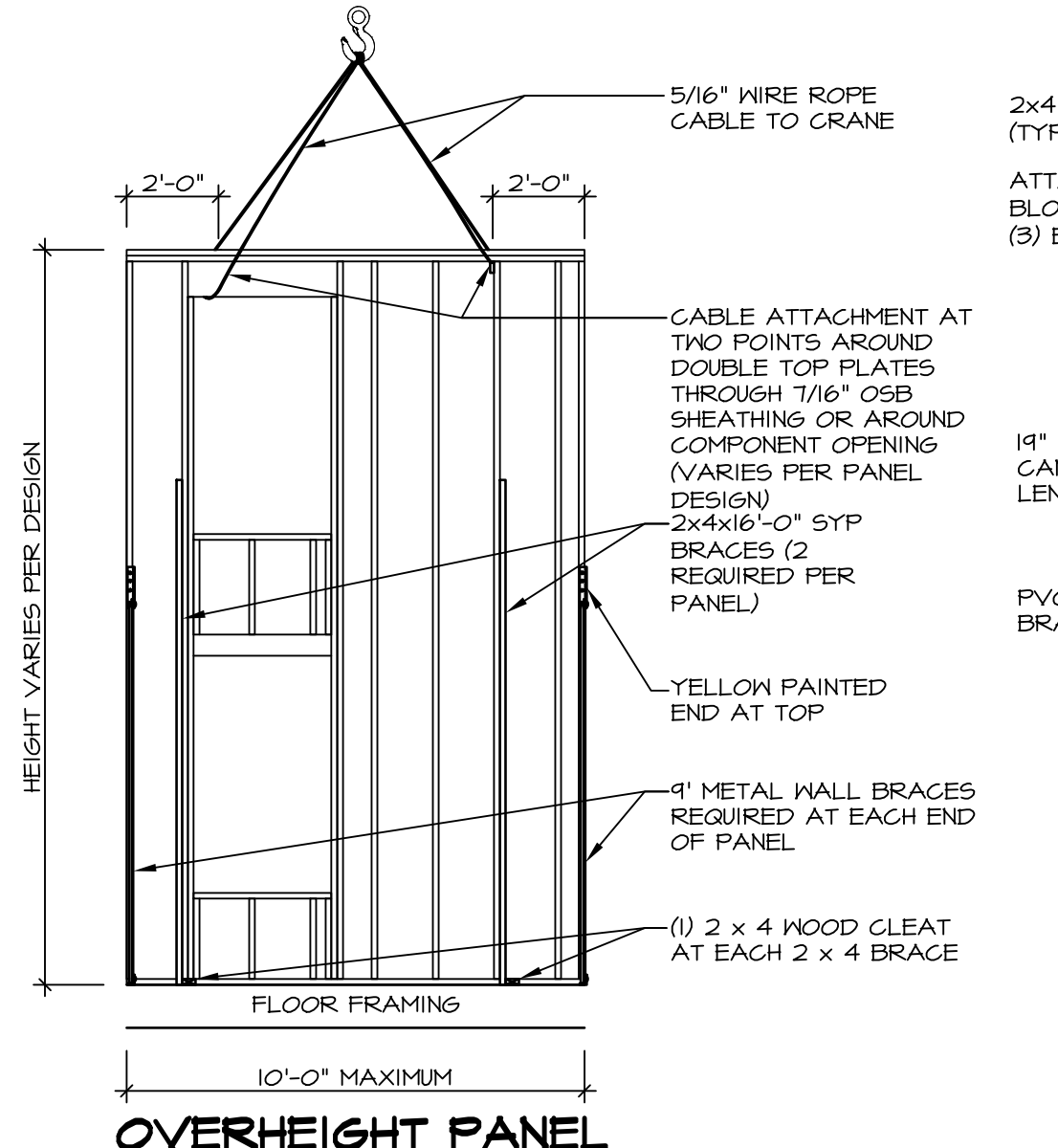
GENERAL NOTES:
GUARDRAILS AROUND OPEN FLOORS AND WALLS TO HAVE TOPRAIL APPROX. 42" HIGH WITH A MIDRAIL AT ABOUT 21" HIGH.
INSTALL PERMANENT OR TEMPORARY GUARDRAILS ON STAIRS BEFORE STAIRS ARE USED FOR GENERAL ACCESS BETWEEN LEVELS TO PREVENT FALLING OR STEPPING OFF EDGES.
HARD HATS ARE TO BE WORN AT ALL TIMES.



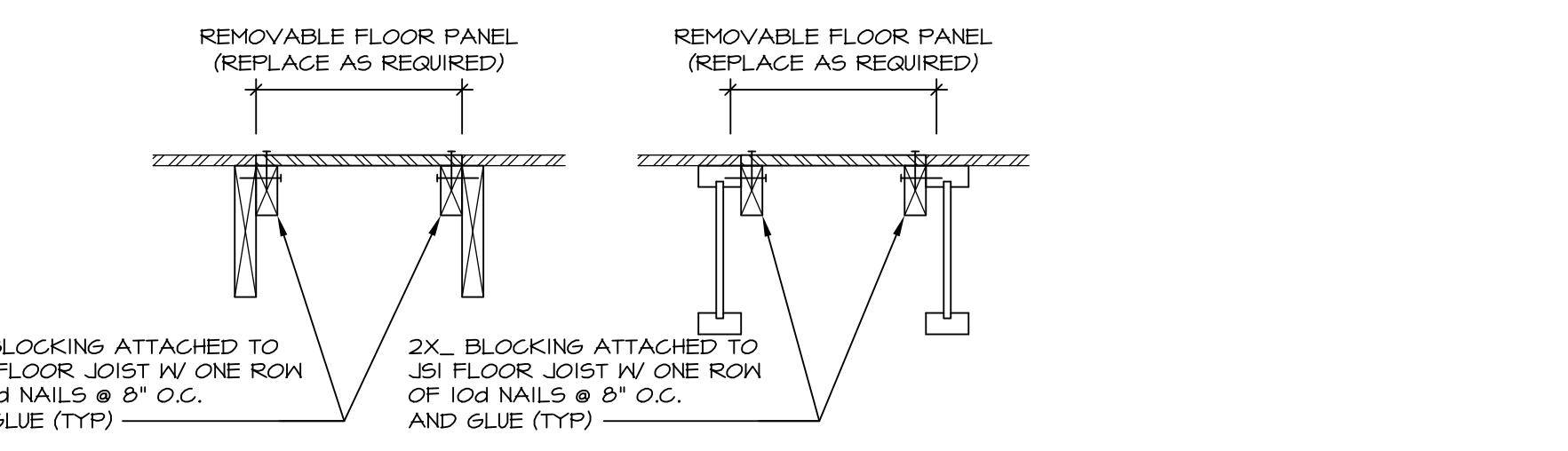
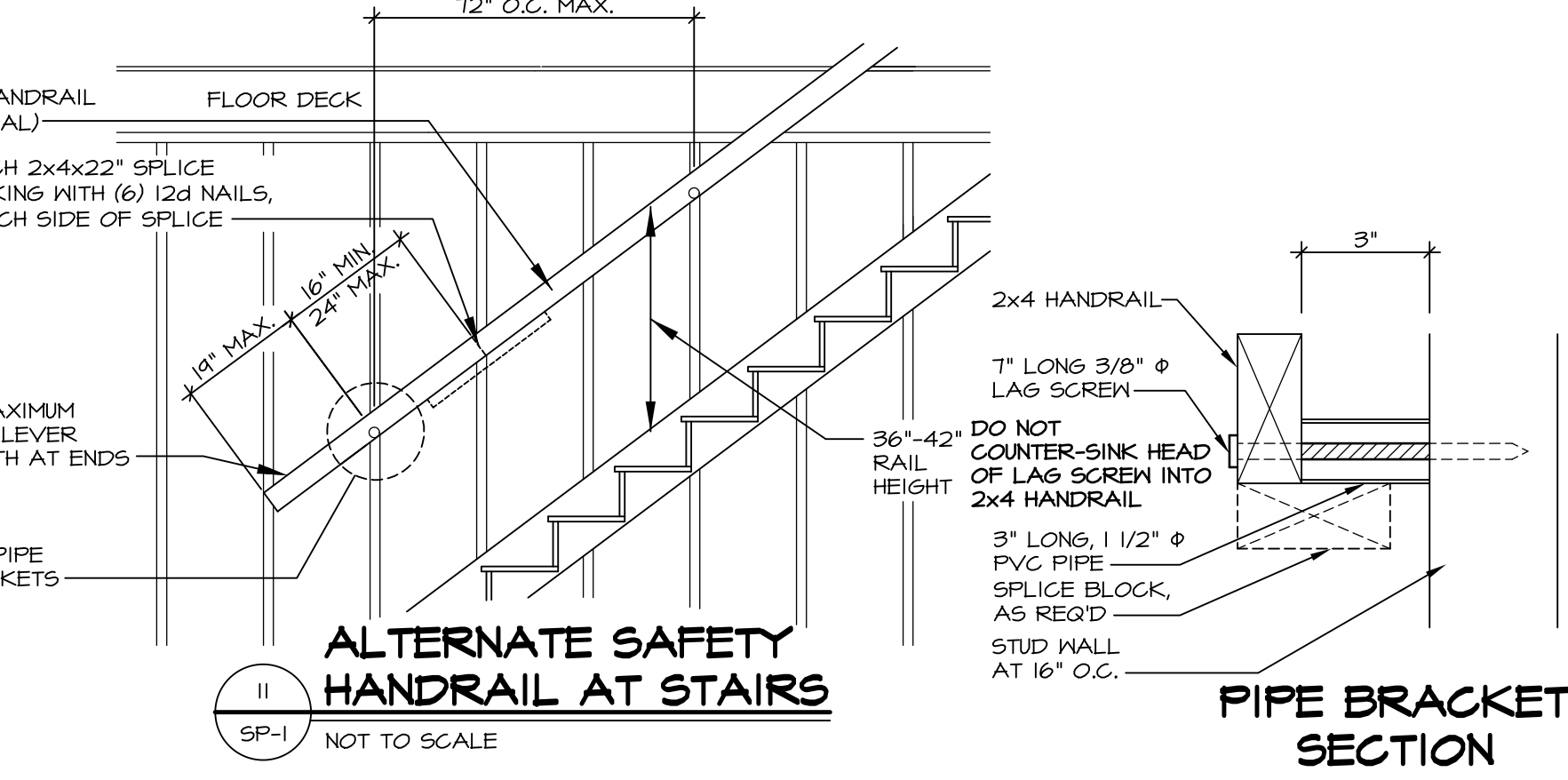
SLIDE GUARD SPACING CHART

ROOF PITCH	VERTICAL SPACING
<= 9/12	13'-0" O.C.
> 9/12	4'-0" O.C.

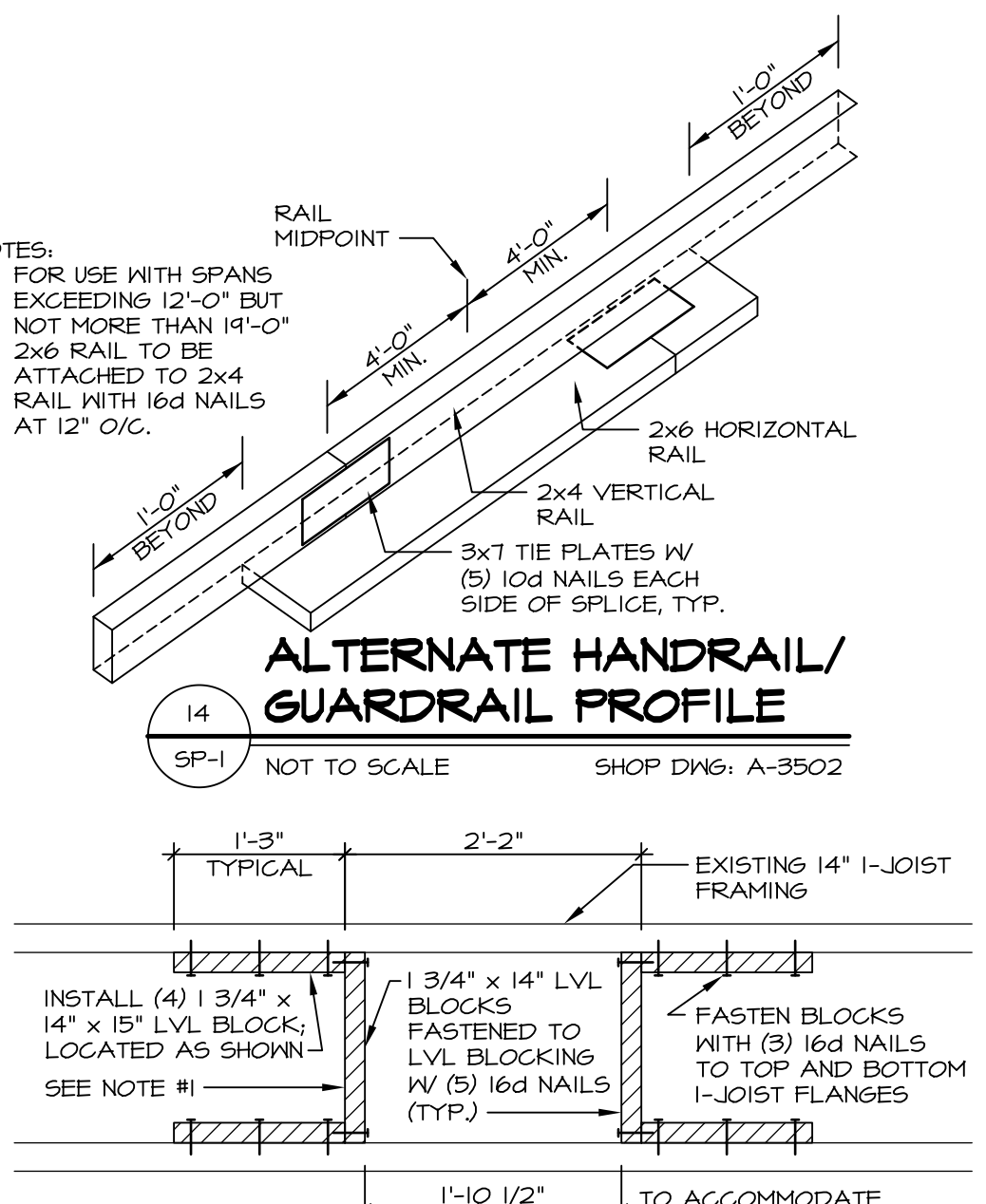
SLIDE GUARD ATTACHMENT
NOT TO SCALE



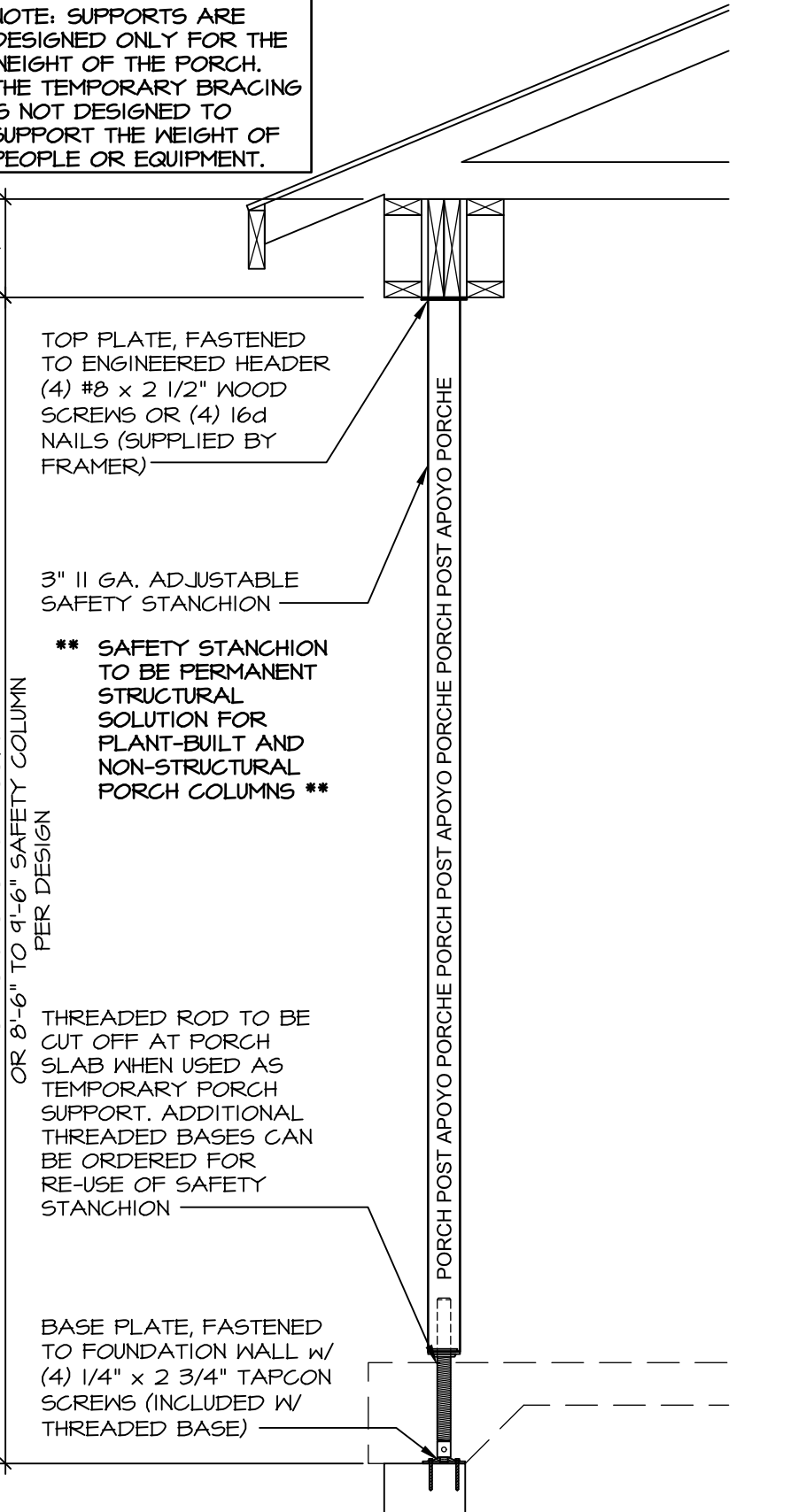
OVERHEIGHT PANEL INSTALLATION
SCALE: 1-1/2" = 1'-0"



FLOOR REPAIR FOR DRYWALL STOCK
NOT TO SCALE



FLOOR LIFE LINE ATTACHMENT
SCALE: 3/4" = 1'-0"



PORCH SECTION
SCALE: 3/4" = 1'-0"

REMARKS

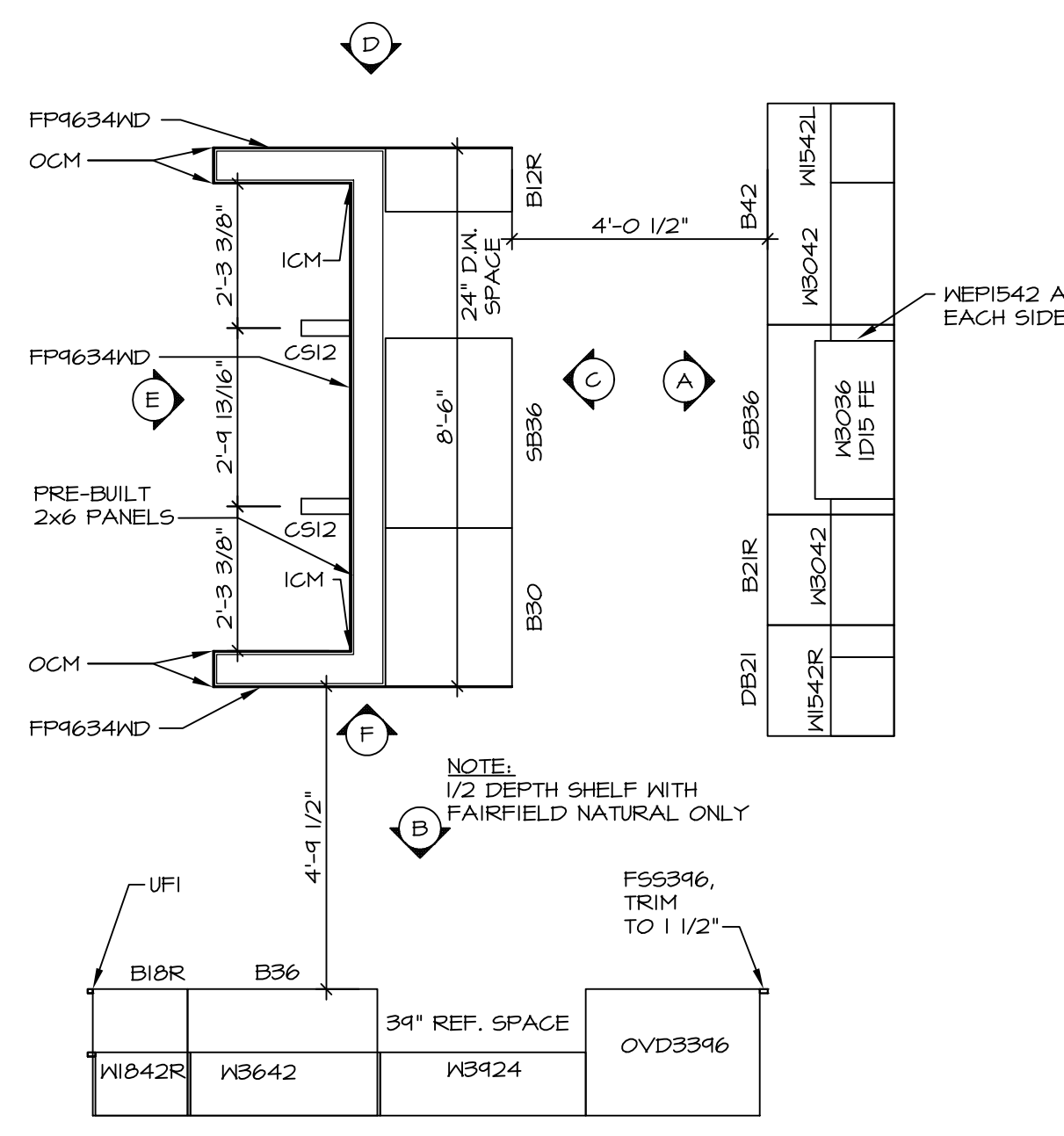
REV. NO.	DATE	DESCRIPTION
1	5/1/17	G/E - ADDED TRUSS HOIST STRAP DETAIL #1
2	5/3/17	J/D - REVISED NOTES
3	6/5/17	J/E - ADDED SPLICE INFORMATION TO DETAIL #1
4	6/15/17	G/E - ADDED FLOOR LINE ATTACHMENT DETAIL #16

MODEL SAFETY PROCEDURES
DRAWING TITLE: WALL BRACES, ROOF SAFETY, AND SAFETY RAILS
OPTION DESCRIPTION

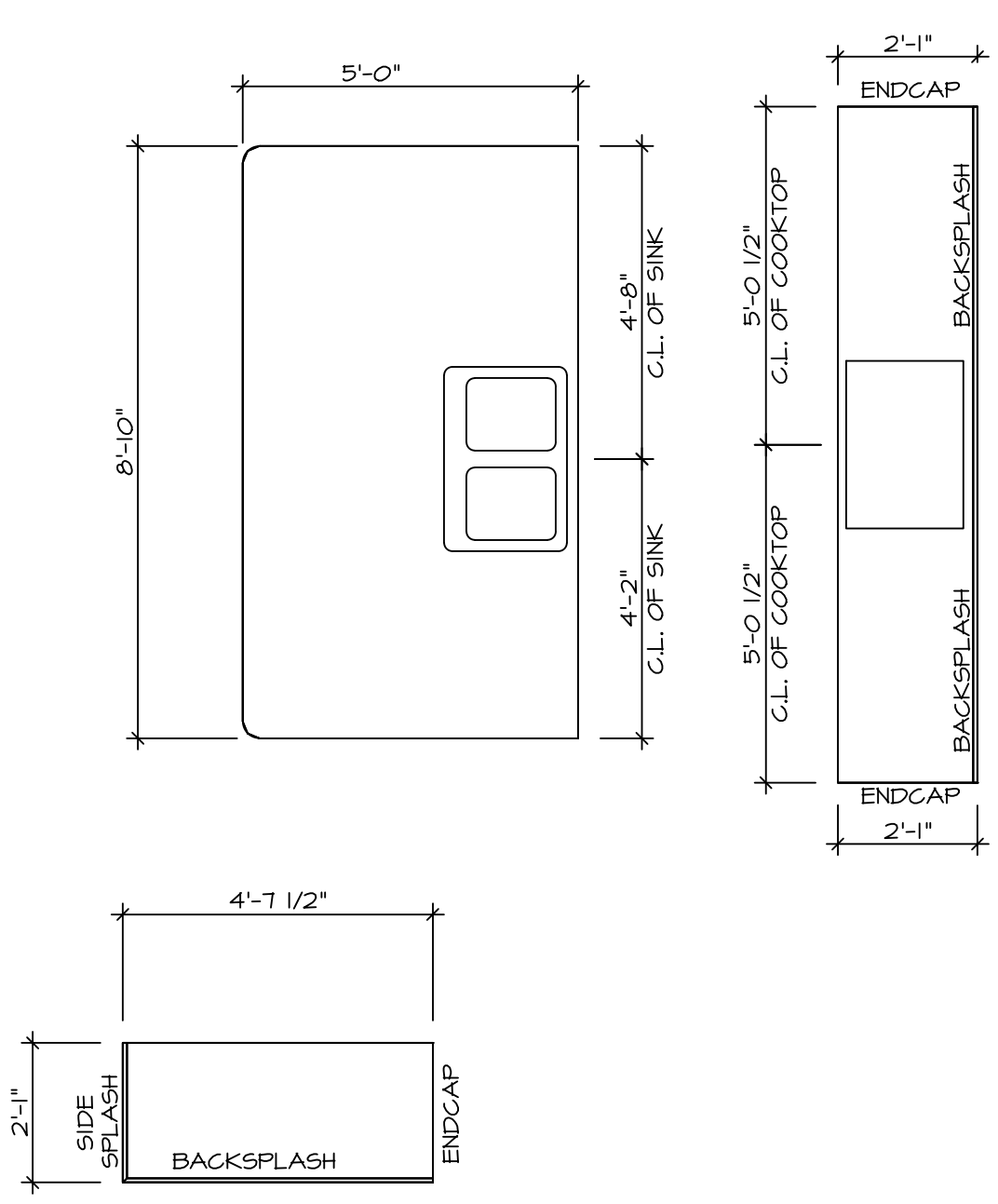
NVR
NVR, Inc. Services
Architects
5285 Westview Drive, Suite 100
Frederick, MD 21703

MODEL SAFETY PROCEDURES
DRAWING TITLE: WALL BRACES, ROOF SAFETY, AND SAFETY RAILS
OPTION DESCRIPTION

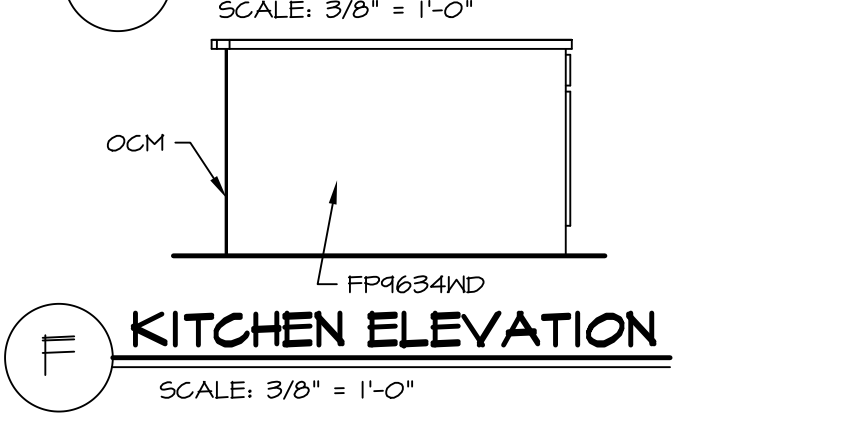
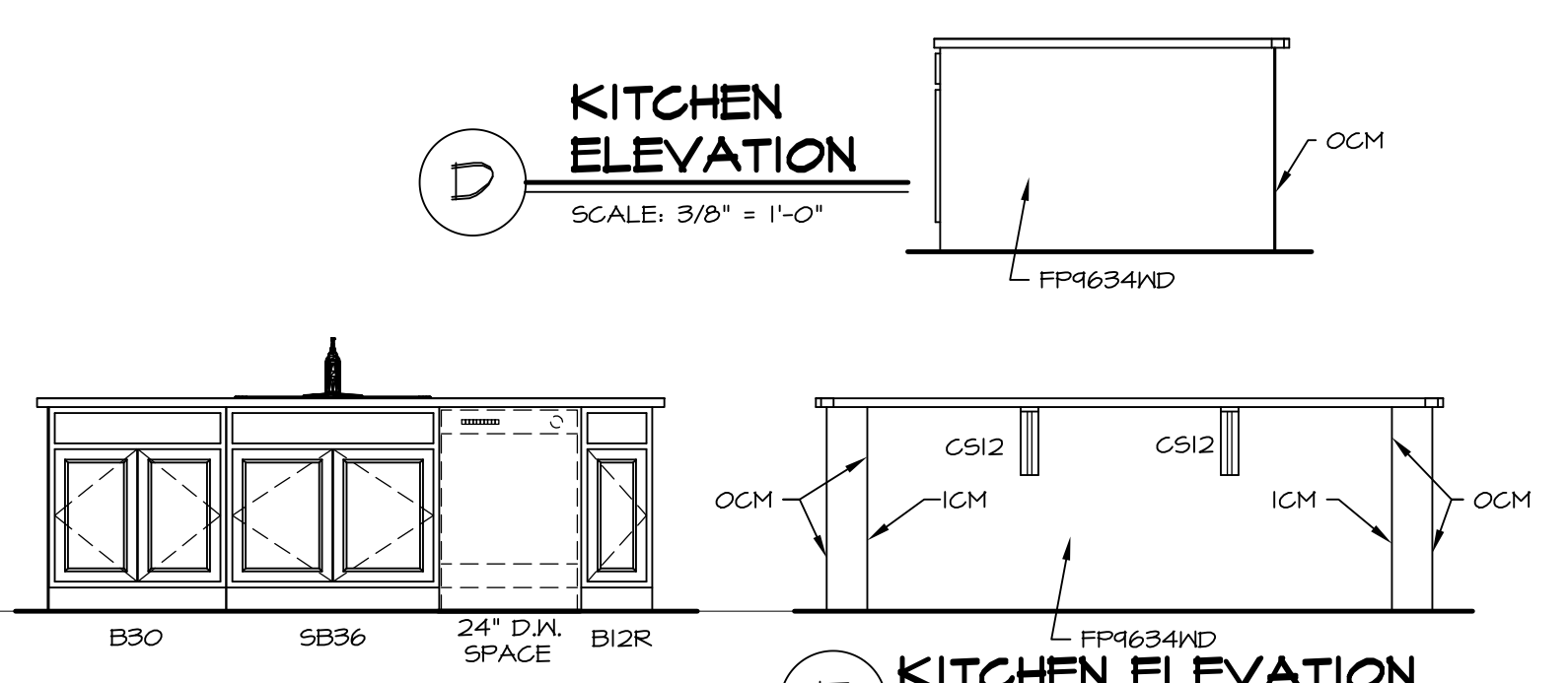
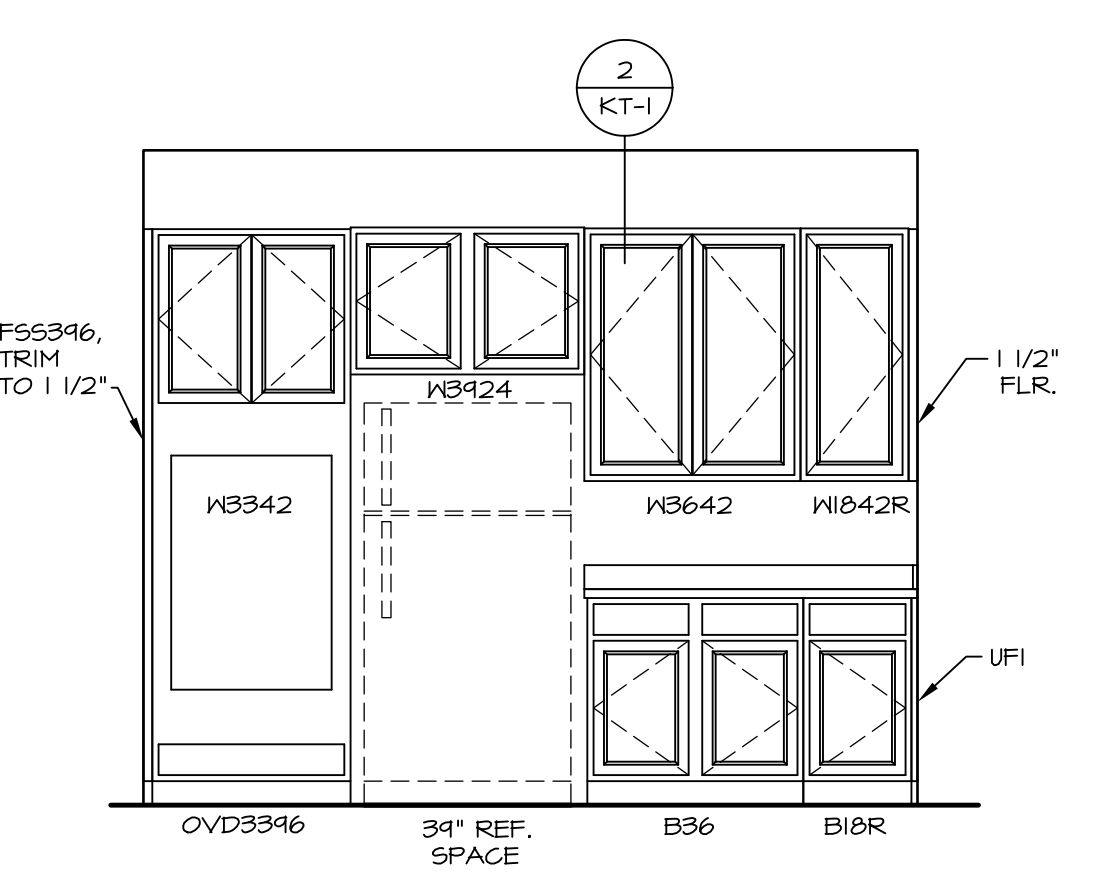
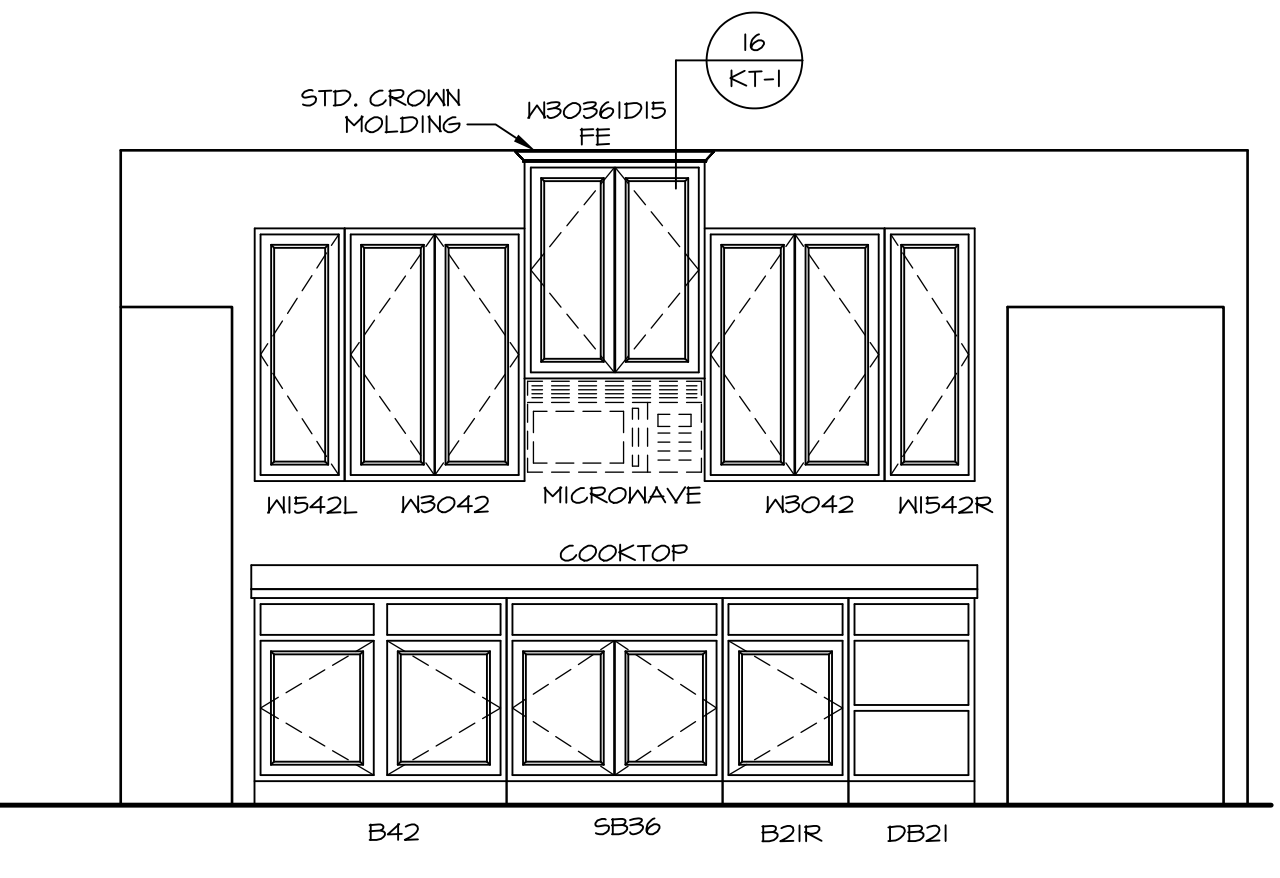
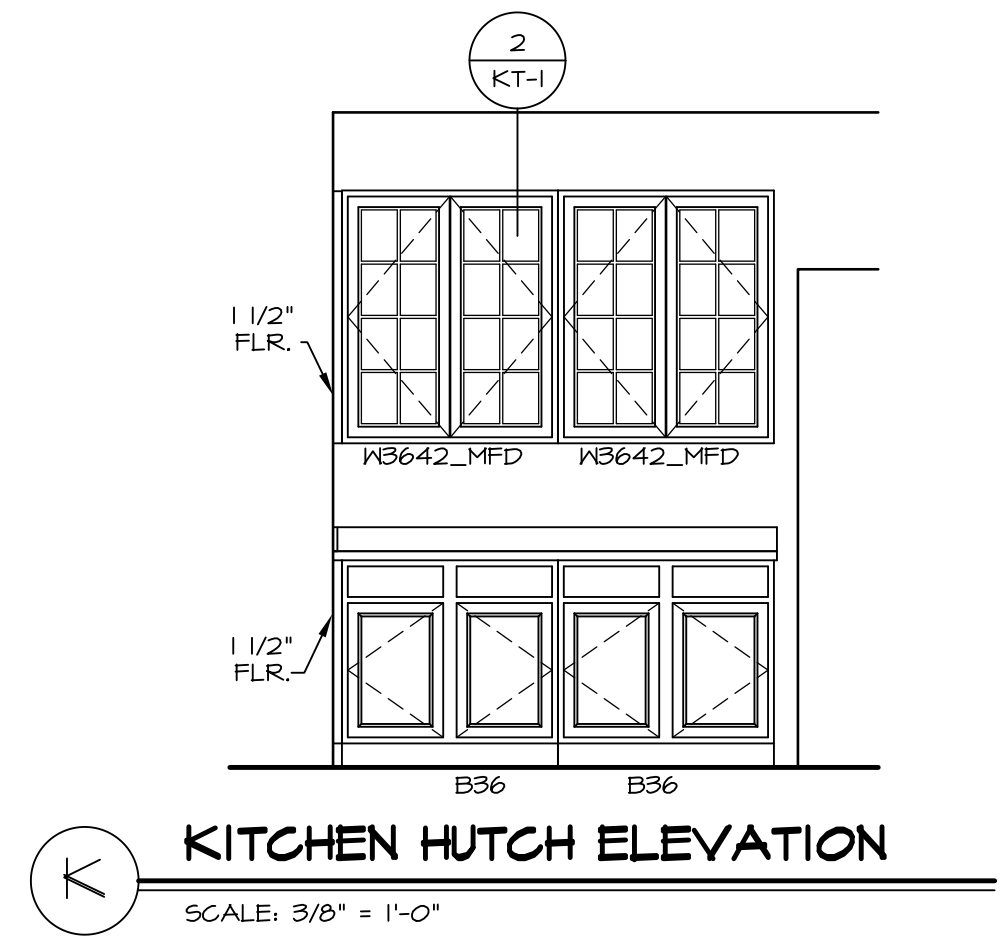
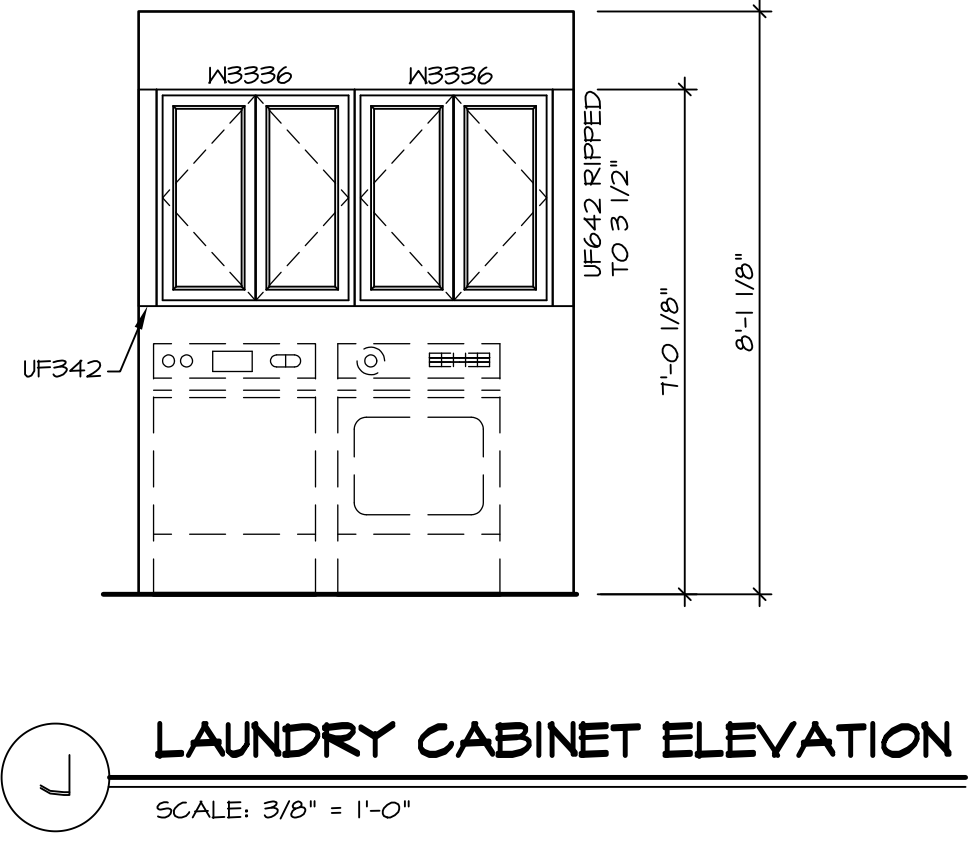
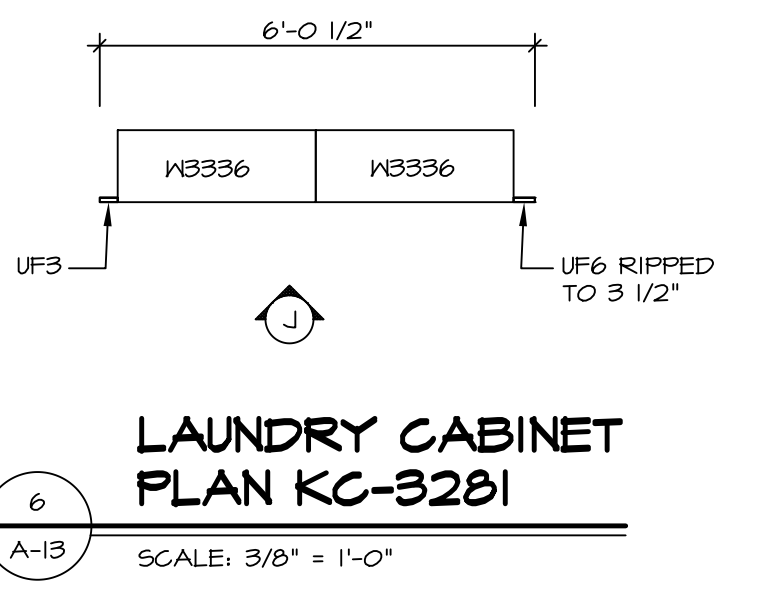
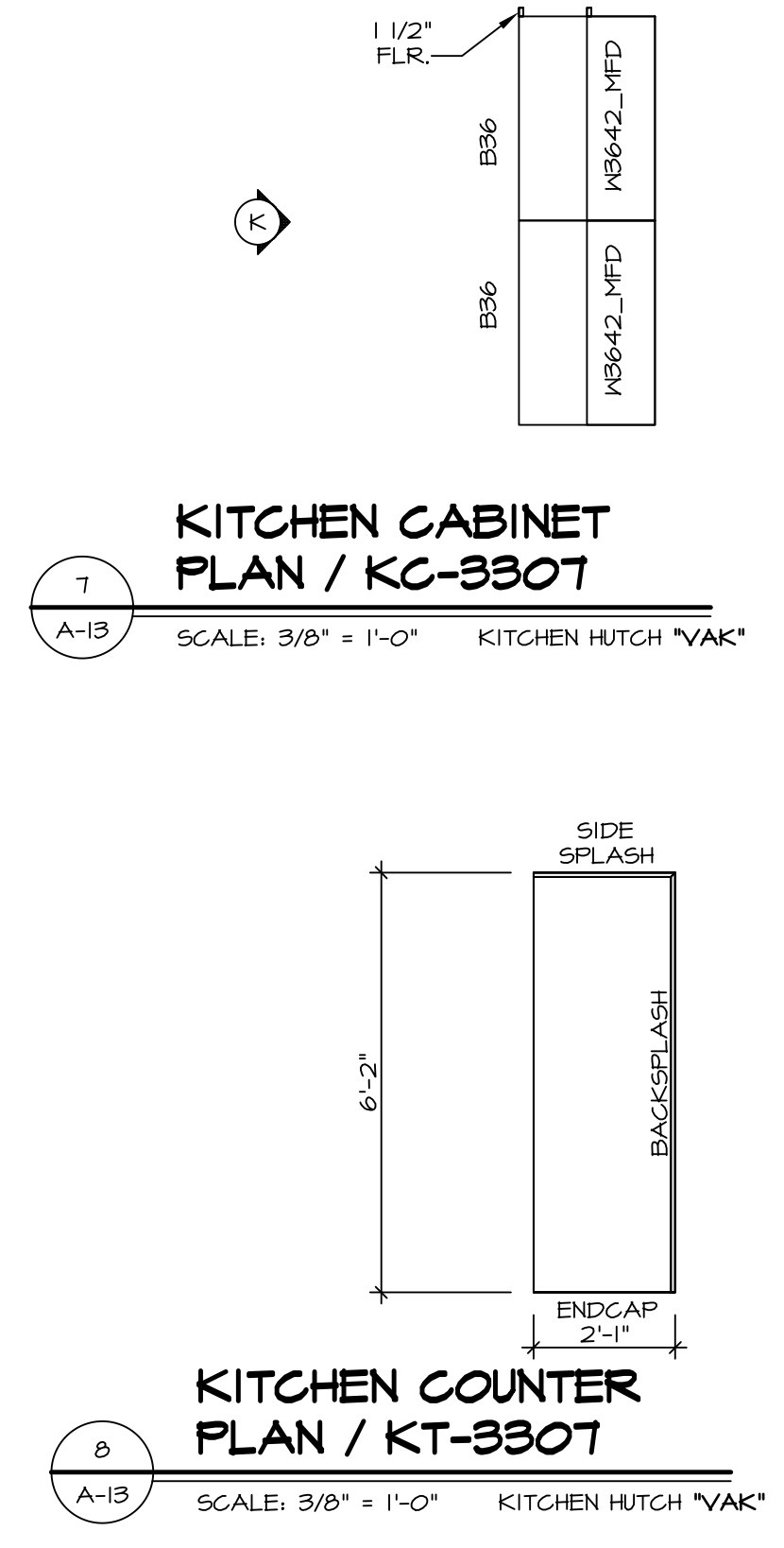
SHEET NO.	SET NO.	VERSION	DRAWN BY	DATE:	OPTION
SP-1	NVR				



1
A-13
KITCHEN CABINET PLAN / KC-3231
SCALE: 3/8" = 1'-0"

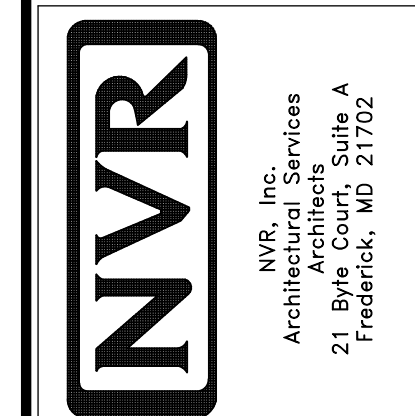


2
A-13
KITCHEN COUNTERTOP PLAN / KT-3231
SCALE: 3/8" = 1'-0"

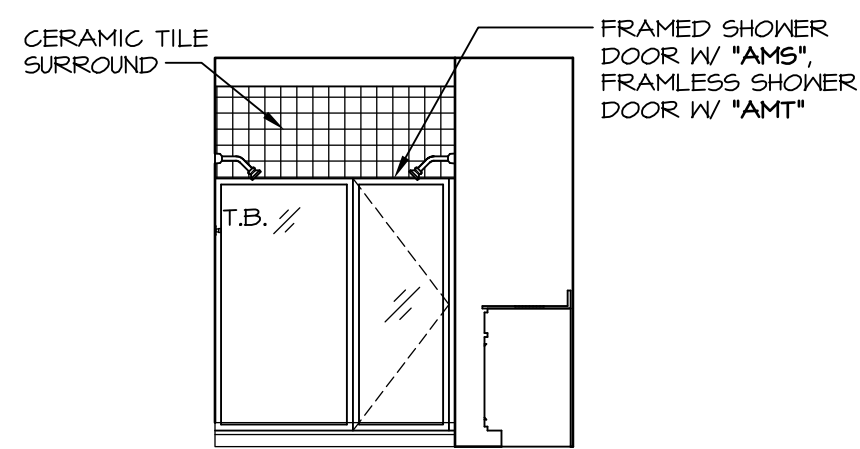


REV. NO.	DATE	DESCRIPTION	REMARKS
1	11/05/16	REV. - STANDARD DETAILS 5.0	

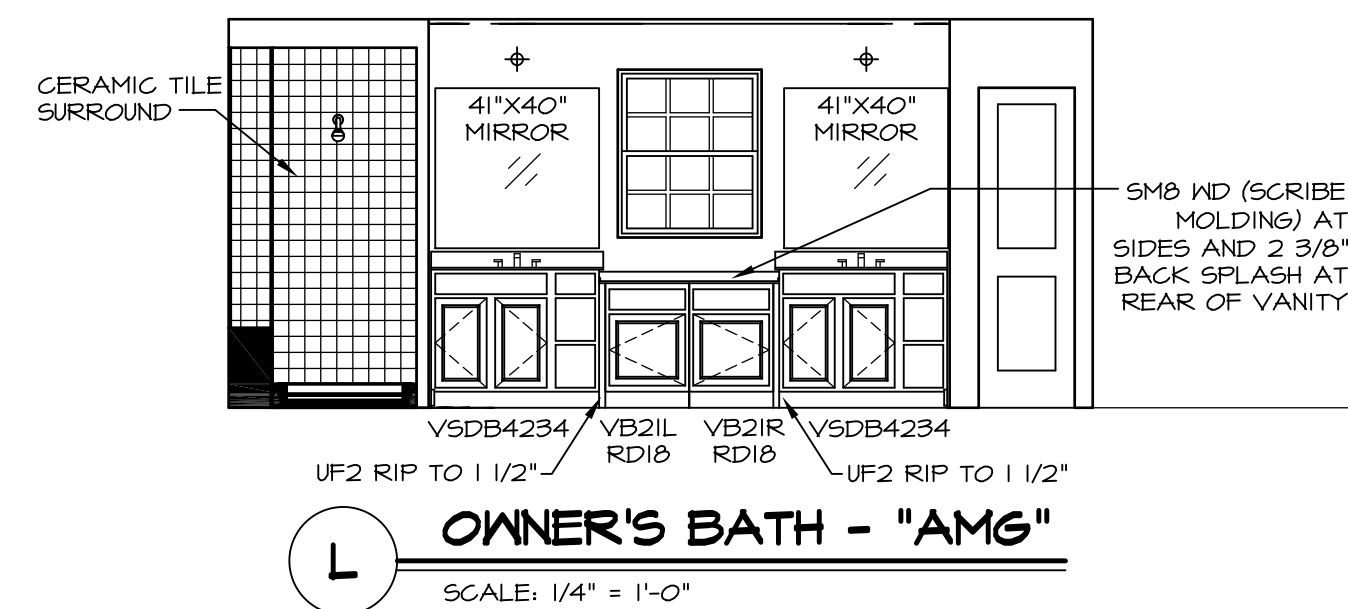
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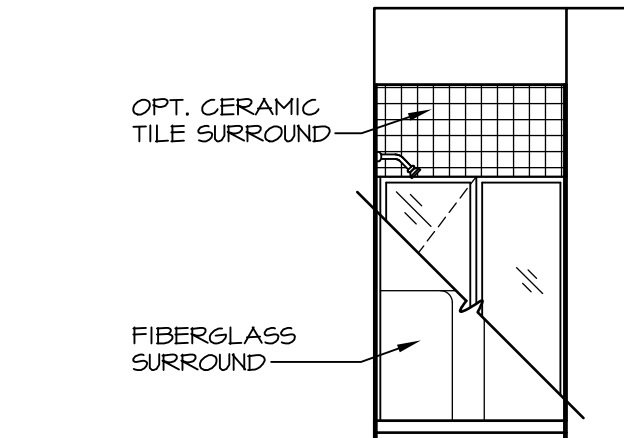
MODEL	NORMANDY
DRAWING TITLE	KITCHEN LAYOUT
OPTION DESCRIPTION	
SHEET NO.	A-13
46	



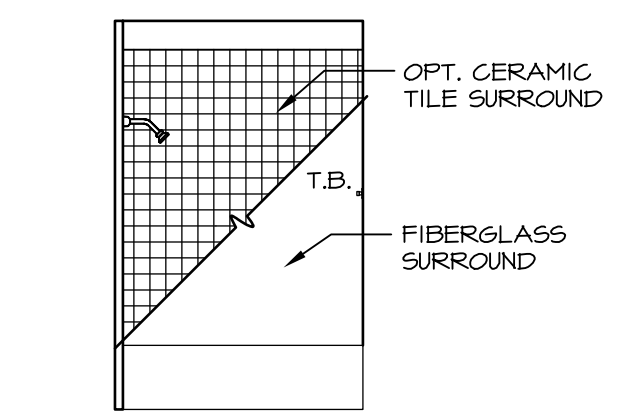
M OWNER'S BATH - "AMG"
SCALE: 1/4" = 1'-0"



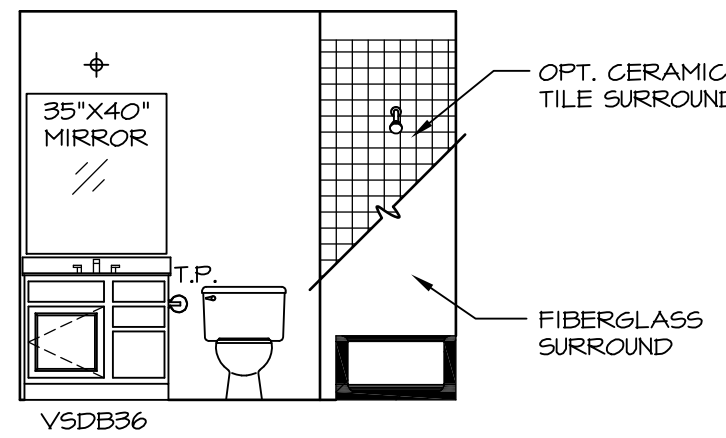
L OWNER'S BATH - "AMG"
SCALE: 1/4" = 1'-0"



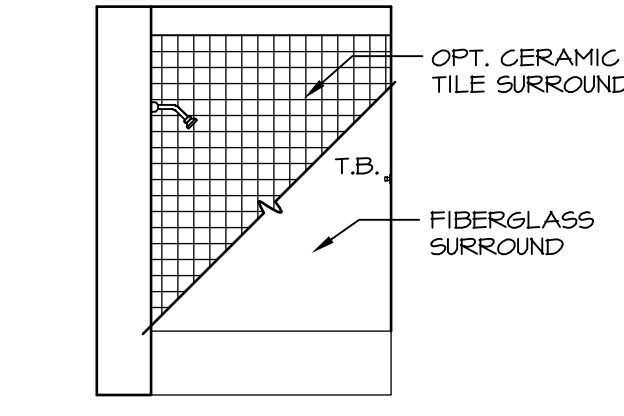
E FIRST FLOOR BATH - "BAR"
SCALE: 1/4" = 1'-0"



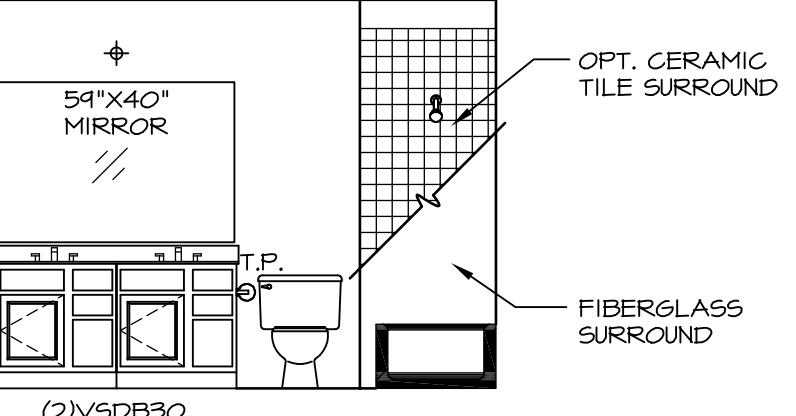
J BATH #2
SCALE: 1/4" = 1'-0"



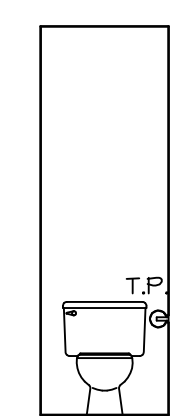
H BATH #2
SCALE: 1/4" = 1'-0"



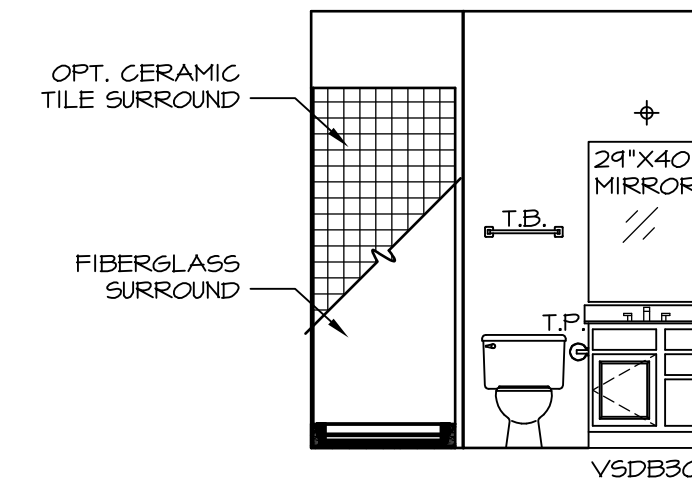
G BATH #1
SCALE: 1/4" = 1'-0"



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



K OWNER'S BATH - "AMA" OR "AMG"
SCALE: 1/4" = 1'-0"



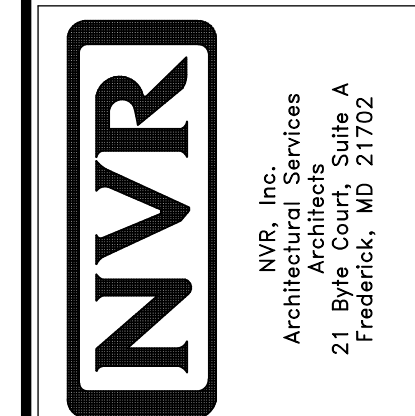
D FIRST FLOOR BATH - "BAR"
SCALE: 1/4" = 1'-0"

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 V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

REV. NO.	DATE	REMARKS
1	08/07/16	N. - DRAWING ALIGNMENT
2	11/15/16	TRV. - STANDARD DETAILS 5.0

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MODEL	NORMANDY
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	
SHEET NO.	A-14
48	