

LEGEND

- BEARING WALL
- - - NON BEARING WALL
- ⊙ INDICATES BEARINGS FROM POINT-LOAD ABOVE
- ⊥ JACKS
- ⊖ BEAM-HEADER
- ⊞ PAD FOOTING
- ⊕ STEEL COLUMN
- ⊞ PORTAL FRAME
- ⊞ JOIST/TRUSS
- ⊞ LVL

- 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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" w/ GSS OR 3 1/2" w/ T-FLY, 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.
 - ALL WINDOWS HAVE 1'-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.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS 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	ENS. N.M.	REMARKS
J001	BSMT - solved FOR JACK - (2) 2X4 SFF STUD GRADE	FBA	BO031	

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

REMARKS

REV. NO. DATE

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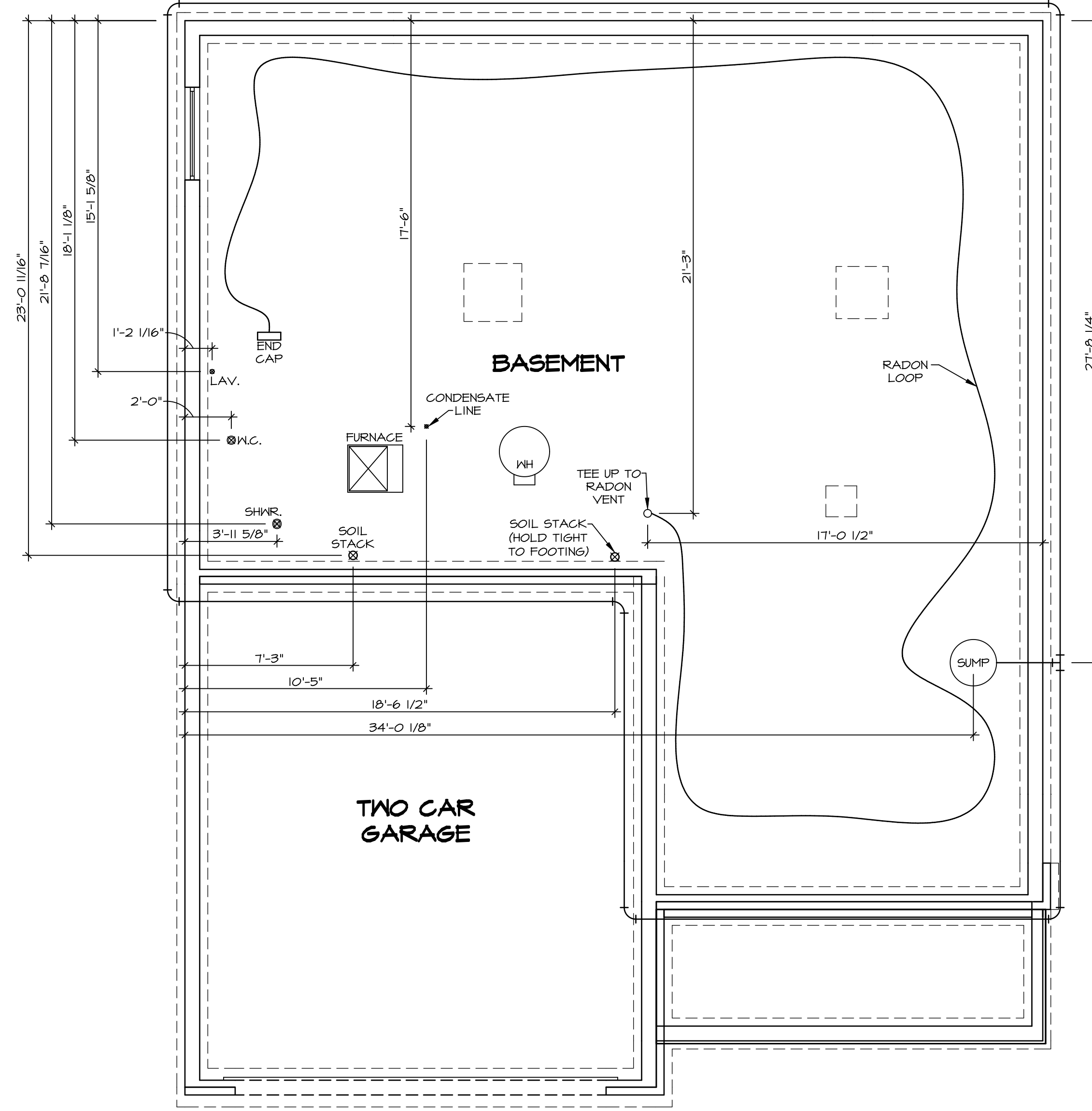
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Architectural Services
5285 Westview Drive, Suite 100
Frederick, MD 21703

SET NO. CLMCO
VERSION: 01
DRAWN BY: CVB
DATE:
OPTION: FBA

DRAWING TITLE: BASEMENT FLOOR PLAN
OPTION DESCRIPTION: BASEMENT FOUNDATION

SHEET NO. **A-6**
26

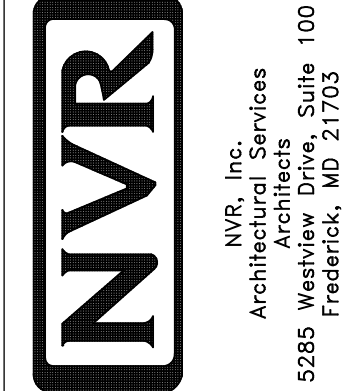
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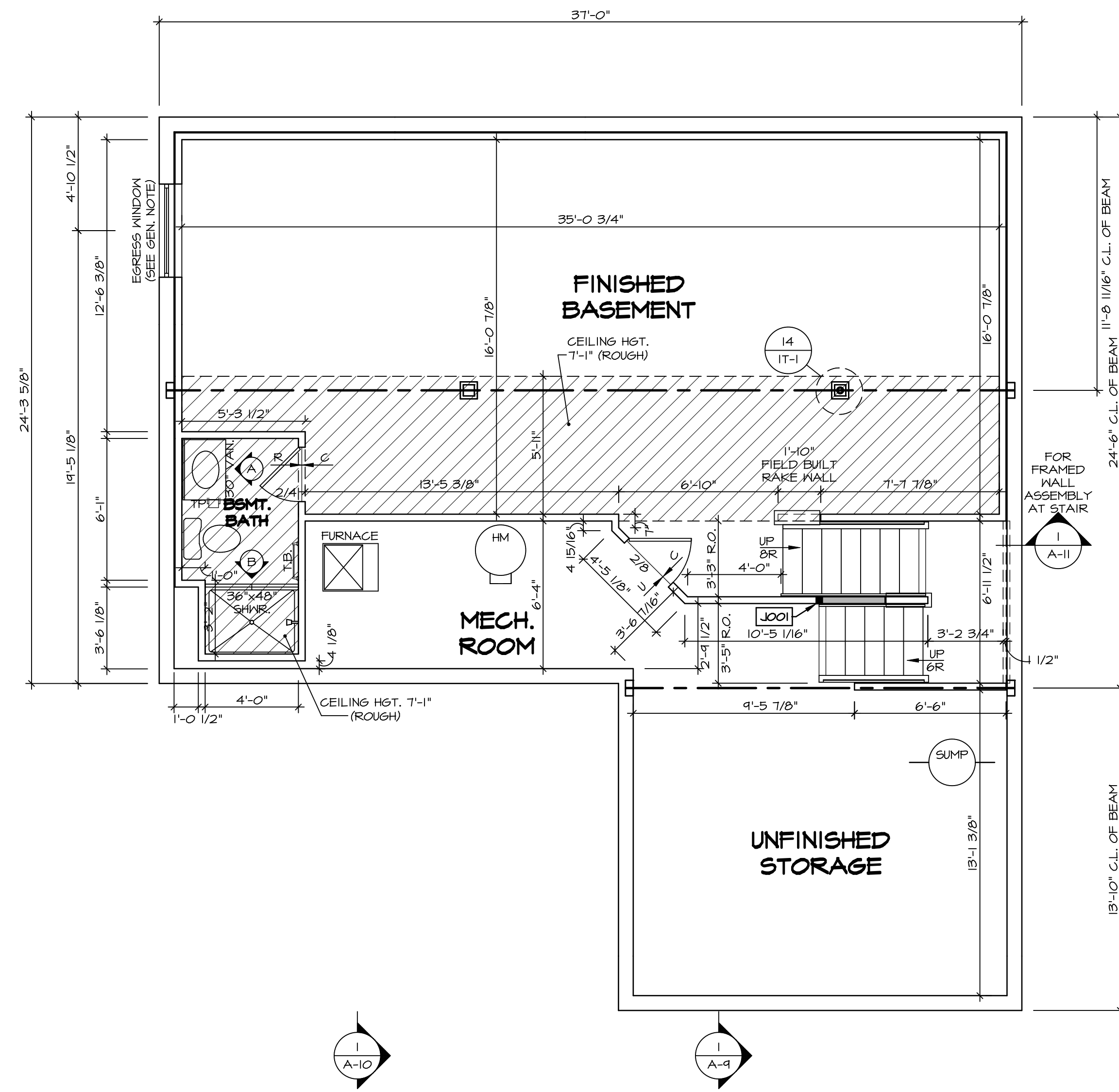
PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

NOTE
 RADON REMEDIATION
RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
STACK REQUIREMENTS:
 - 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT)
 - NO PART OF STACK IS TO BE HORIZONTAL
 - PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
 - ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
 - SCREEN INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION

SHEET NO. A-5	MODEL COLUMBIA	SET NO. CLM00	REV. NO.	DATE	REMARKS
		VERSION 01			
DRAWING TITLE PLUMBING PLAN GROUNDWORKS	DRAWN BY JAB	DATE:			
		OPTION:			
OPTION DESCRIPTION					
23					



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

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.
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 - 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 "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.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

GYPHUM 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
J001	JACK - (2) 2X4 SFF STUD GRADE	FBA	BO031	

MODEL
COLUMBIA

DRAWING TITLE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION
BASEMENT FOUNDATION

SHEET NO.
A-6

26

SET NO. CLM00
VERSION 01
DRAWN BY CVB
DATE:
OPTION FEA

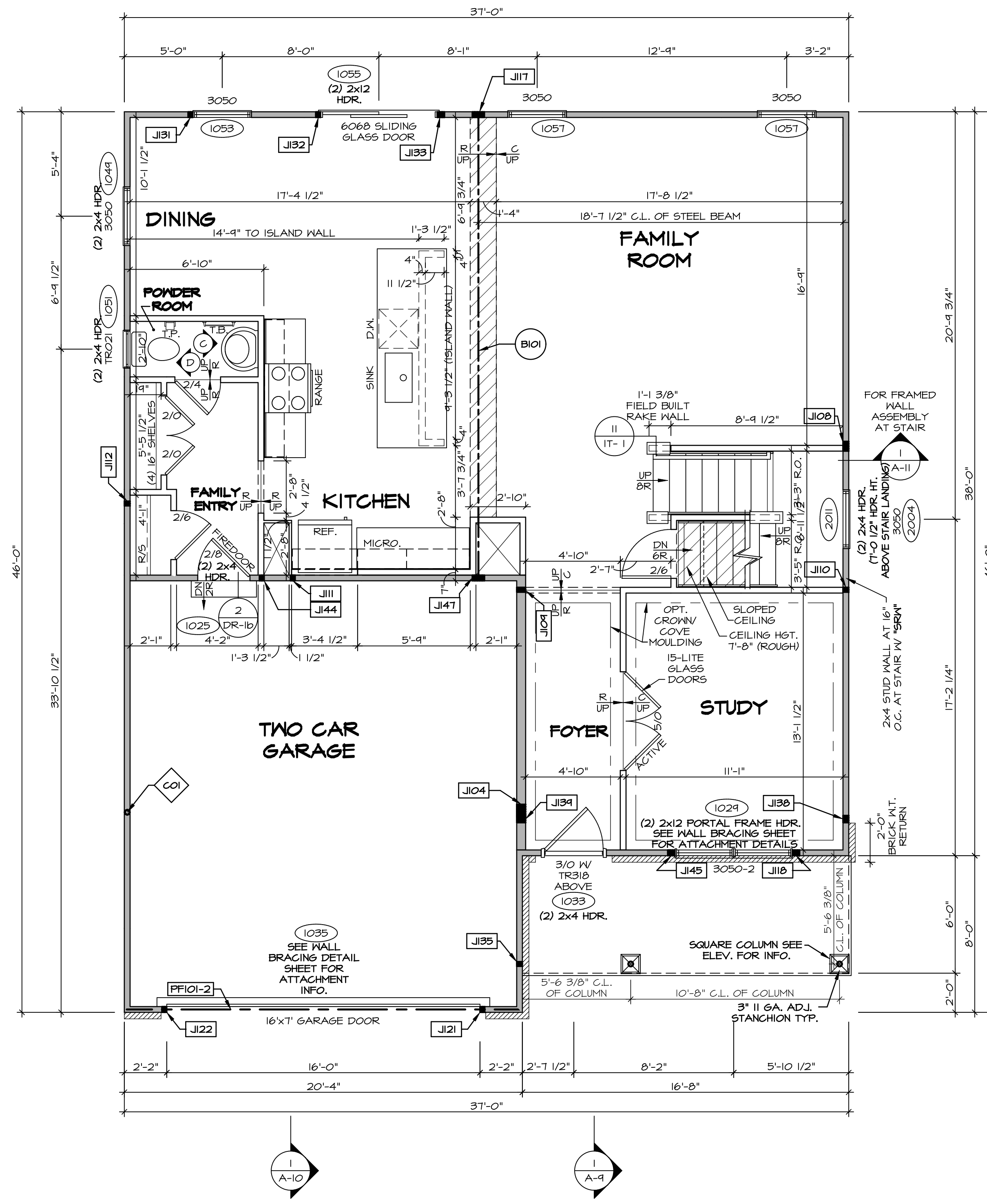
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NVR, Inc.
Architectural Services
Suite 100
5285 West
Frederick, MD 21703

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

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

NOTE:
EXTERIOR WALLS DRAIN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

- 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 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 "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.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO GRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
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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

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. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D 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 OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D 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 OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (4) PLY (ALL SIZES); FASTEN PLYS 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	ENS. NUM.	REMARKS
B101	BEAM STEEL - W12X30	23'-10 3/4"		1023	
PF101-2	LVL 1.75 - 11-04	20'-1"	GCB/ GCF	1035	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENS. NUM.	REMARKS
C01	STANCHION - 3 IN SCHED 40	9'-6"	GCB/ GCF, ELA/ ELB/ ELK/ ELL, SXC, FBA/ FCA	1006	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENS. NUM.	REMARKS
J104	JACK - (5) 2x6 SPF STUD GRADE	SXC, ELB/ ELL	1006	
J108	JACK - (4) 2x4 SPF STUD GRADE		1014	
J109	JACK - (2) 2x6 SPF STUD GRADE		1016	
J110	JACK - (2) 2x4 SPF STUD GRADE		1016	
J111	JACK - (2) 2x4 SPF STUD GRADE		1018	
J112	JACK - (2) 2x4 SPF STUD GRADE		1020	
J117	JACK - (5) 2x4 SPF#1		1023	
J118	JACK - (3) 2x4 SPF STUD GRADE		1021	
J121	JACK - (2) 2x4 SPF STUD GRADE	GCB/ GCF	1035	
J122	JACK - (2) 2x4 SPF STUD GRADE	GCB/ GCF	1035	
J131	JACK - (2) 2x4 SPF STUD GRADE		1053	
J132	JACK - (2) 2x4 SPF STUD GRADE		1053	
J133	JACK - (3) 2x4 SPF STUD GRADE		1055	
J135	JACK - (2) 2x4 SPF STUD GRADE		1063	
J138	JACK - (3) 2x4 SPF#1	ELB/ ELL	2010	
J139	JACK - (3) 2x6 SPF STUD GRADE	ELB/ ELL	2010	
J144	JACK - (2) 2x4 SPF STUD GRADE		1018	
J145	JACK - (3) 2x4 SPF STUD GRADE		1021	
J147	JACK - (5) 2x4 SPF#1		1023	

REMARKS

REV. NO.	DATE	DESCRIPTION
1	1/4/19	DRA - ADDED GENERAL NOTE FOR EXTERIOR WALLS
2	05/20/19	5/15 - PAR #51650

SET NO. CLM00
VERSION 01
DRAWN BY: ARY
DATE:
OPTION

COLUMBIA
DRAWING TITLE
FIRST FLOOR PLAN

A-7

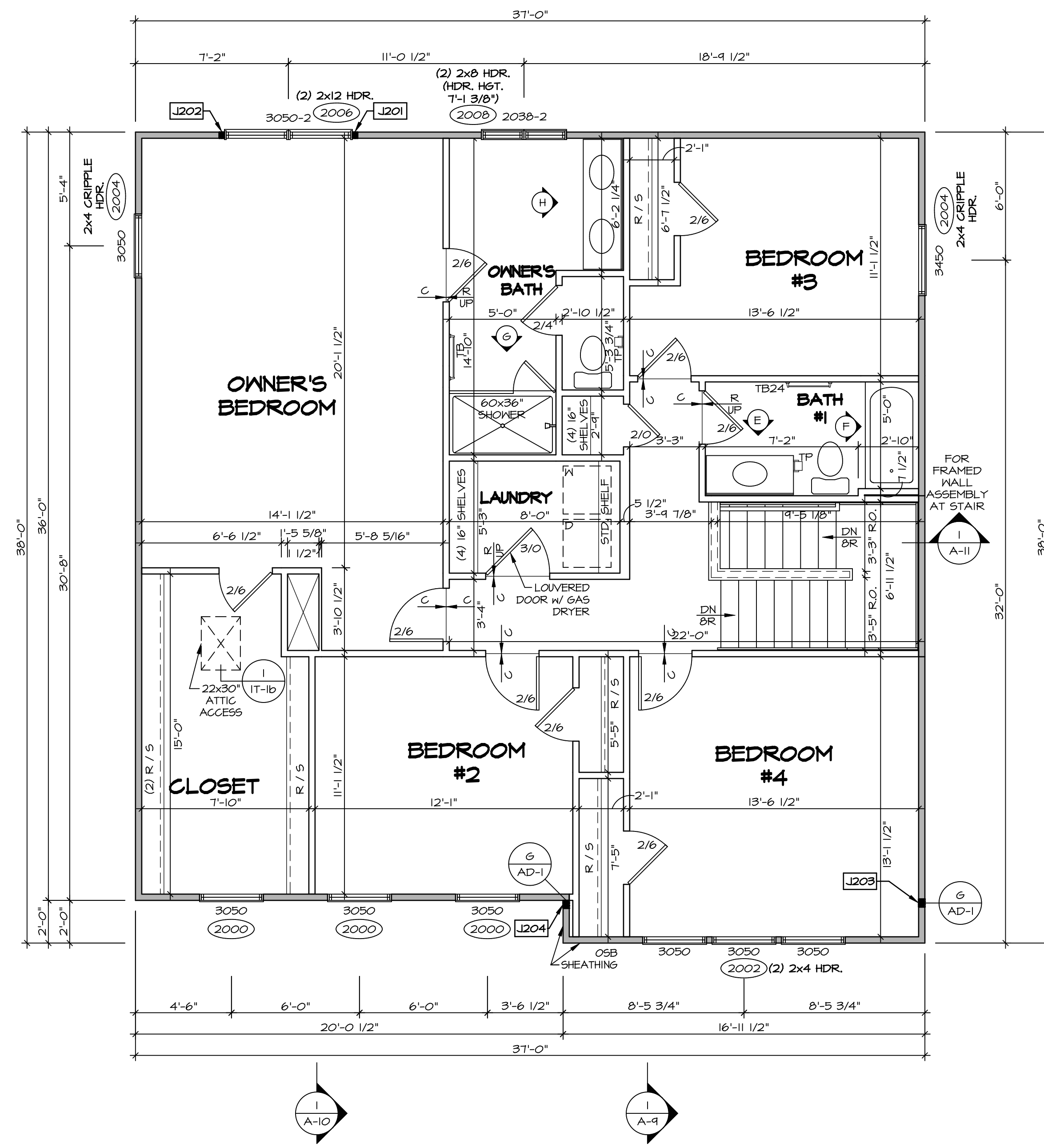
OPTION DESCRIPTION

27

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Suite 100
5285 Westpark Drive
Frederick, MD 21703

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

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

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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 - 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.
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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.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
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GYPHUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLY 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
J201	JACK - (2) 2x4 SP# STUD GRADE		2006	
J202	JACK - (2) 2x4 SP# STUD GRADE		2006	
J203	JACK - (3) 2x4 SP#1	ELB/ ELL	2010	1/8"x3 1/2"x4 1/2" STEEL BEARING PLATE, EXTEND THRU TOP PLATE
J204	JACK - (3) 2x4 SP#1	ELB/ ELL	2010	1/8"x3 1/2"x4 1/2" STEEL BEARING PLATE, EXTEND THRU TOP PLATE

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	1/4/18	DRAWING - ADDED GENERAL NOTE FOR EXTERIOR WALLS

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COLUMBIA
DRAWING TITLE
SECOND FLOOR PLAN

A-8

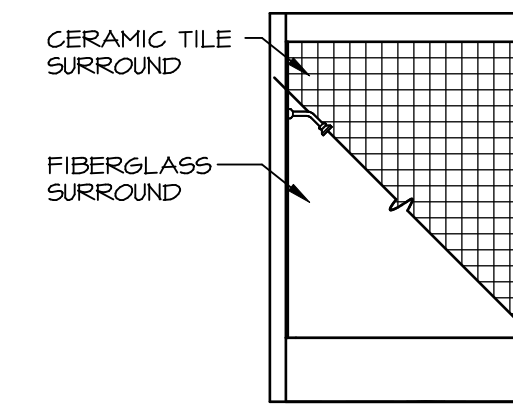
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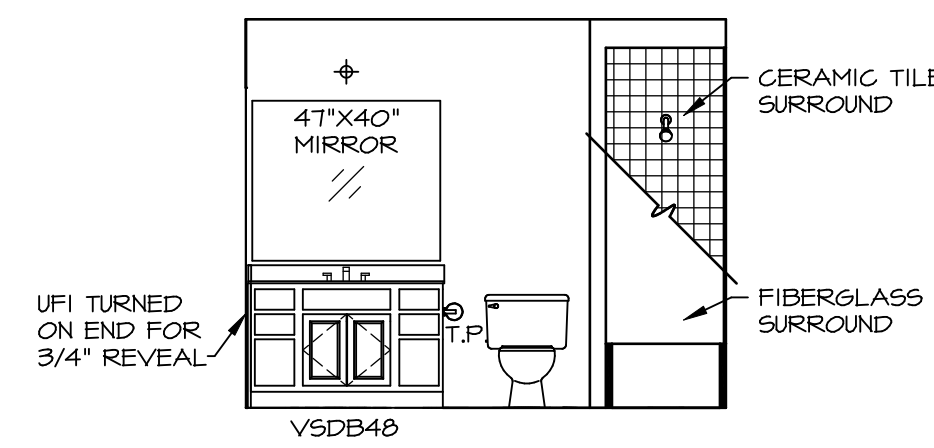
C:\NVR\Solves\COLUMBIA_CLM00_01\DCY-CH-MZ2A-979138\SheetA Lot Specific\31 - A-8 - PLN2 - LS.dwg 10/19/18 - 9:09 am

NOTES:

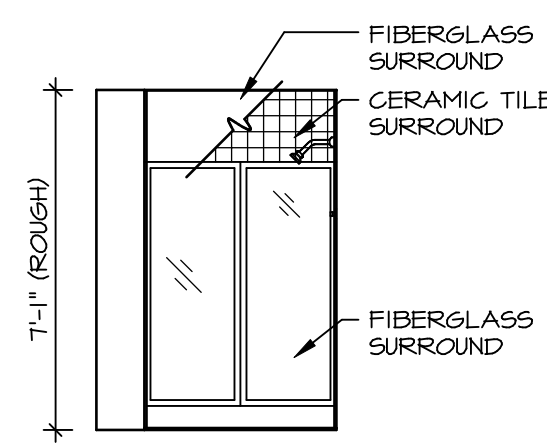
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-XX FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



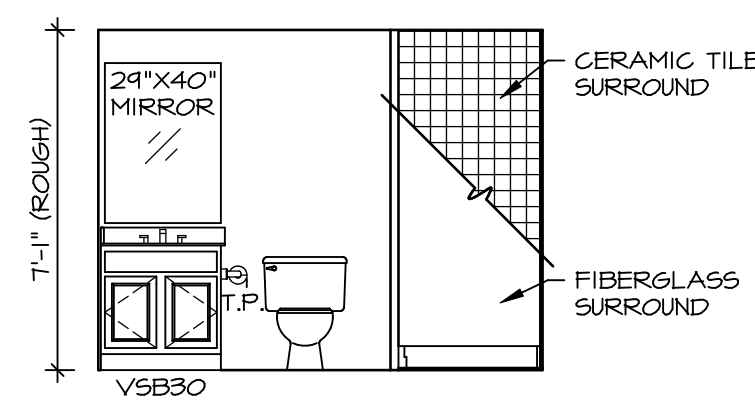
F BATH #1
SCALE: 1/4" = 1'-0"



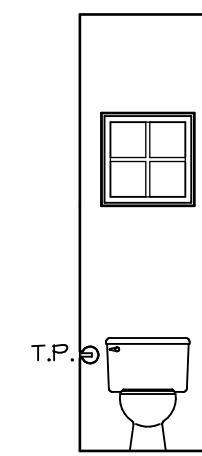
E BATH #1
SCALE: 1/4" = 1'-0"



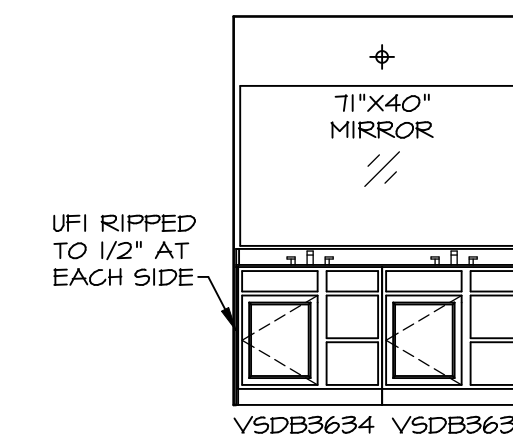
B BASEMENT BATH
SCALE: 1/4" = 1'-0" BASEMENT BATH "AEB"



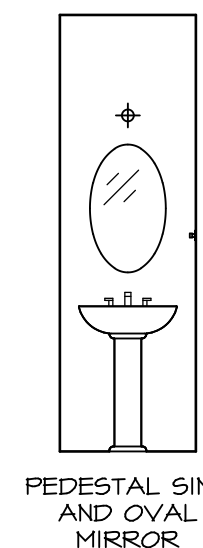
A BASEMENT BATH
SCALE: 1/4" = 1'-0" BASEMENT BATH "AEB"



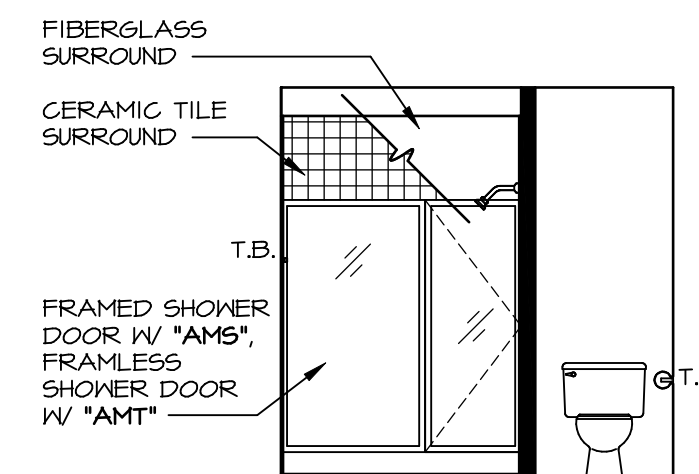
D POWDER ROOM
SCALE: 1/4" = 1'-0"



H OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SHOWER "AMA"



C POWDER ROOM
SCALE: 1/4" = 1'-0"

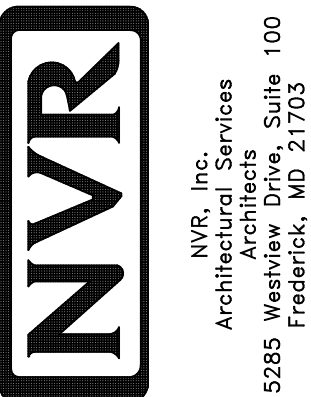


G OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SHOWER "AMA"

REMARKS

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MODEL COLUMBIA
DRAWING TITLE BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-13
46