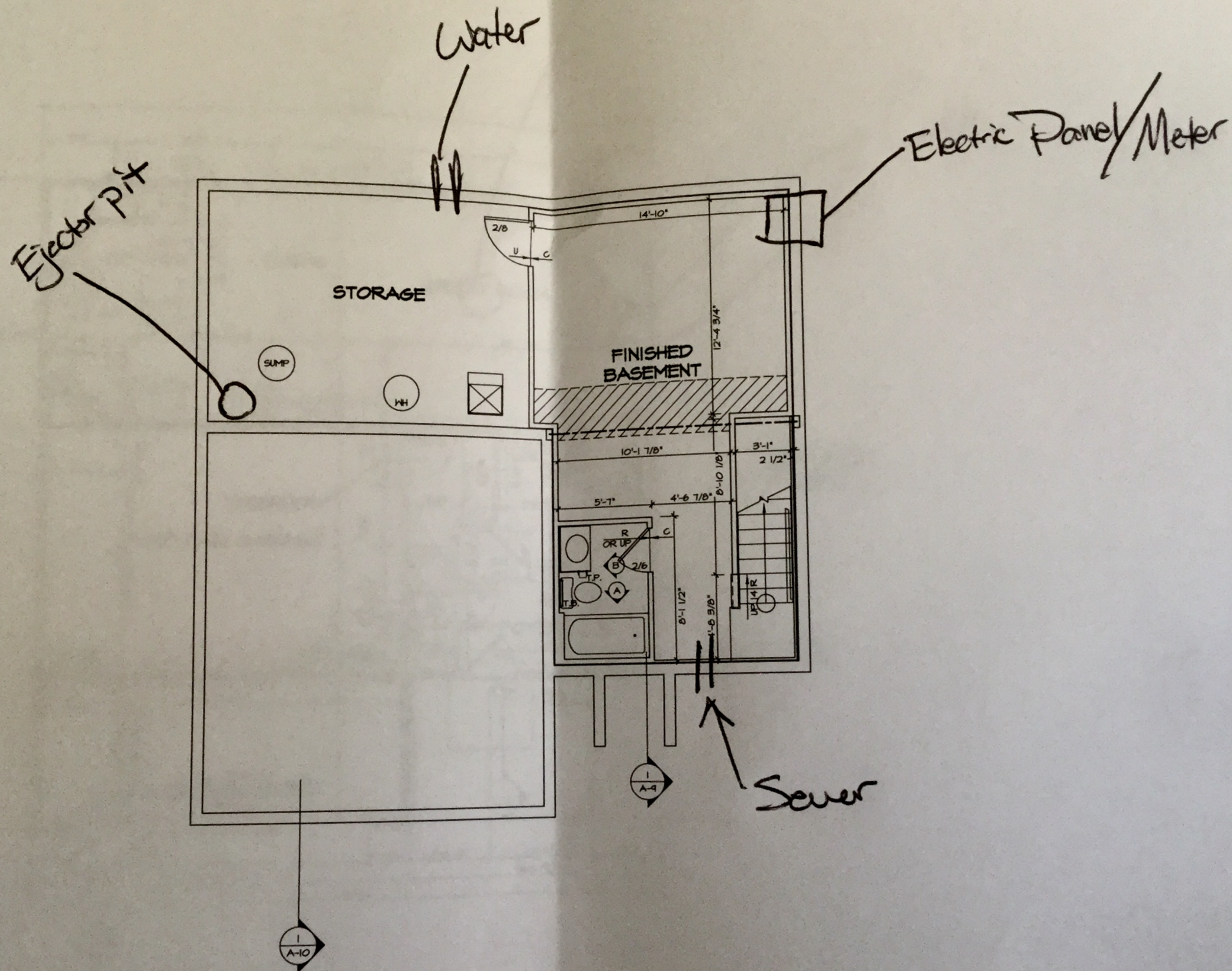


F	PAD FOOT
C	STEEL CO
X	PORTAL
X	JOIST/TR
L	LVL
X	ENGINE
SEE FC DETAILS FRAMING CONNE	

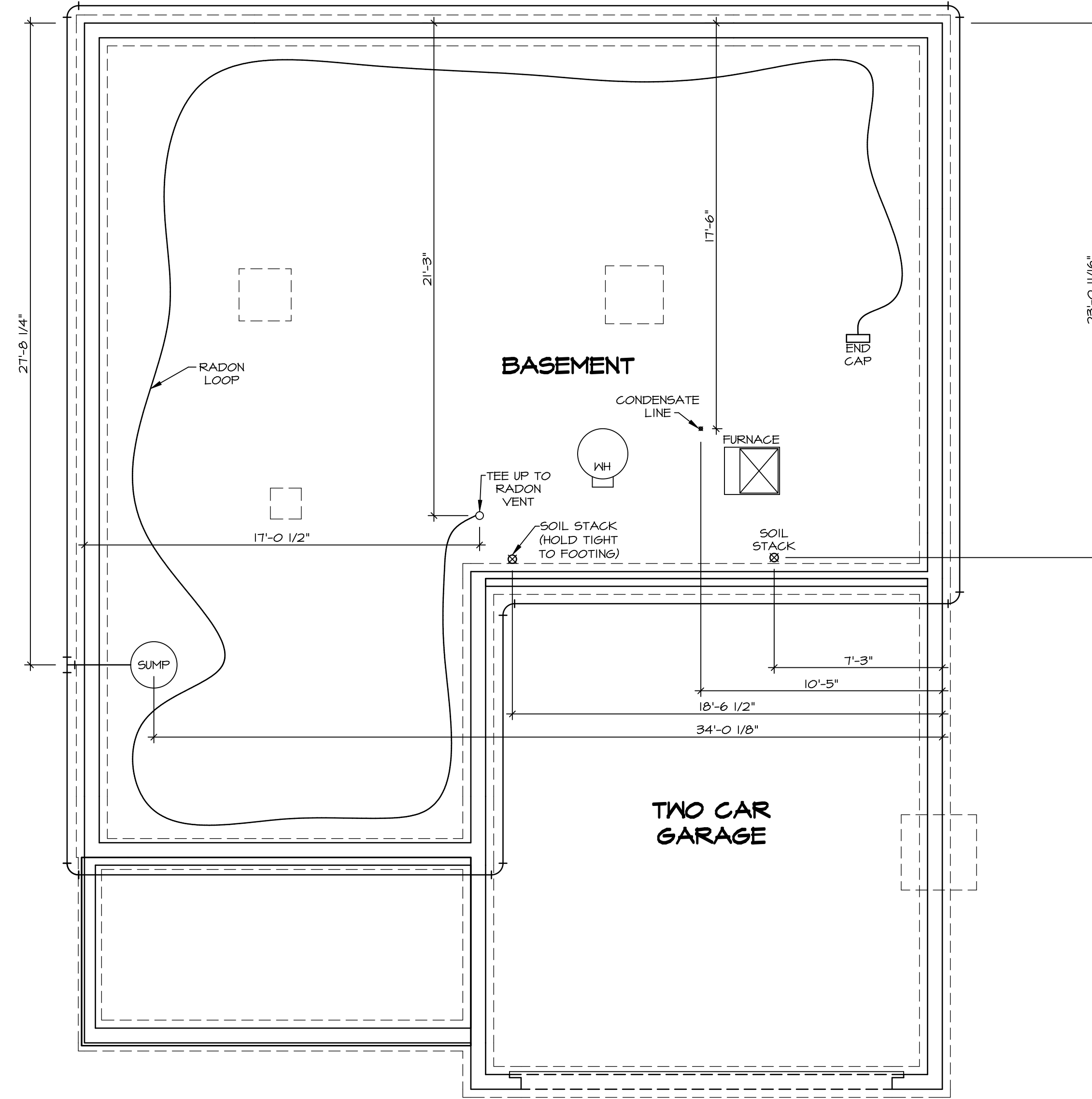


- FLOOR PLAN NOTES**
1. ALL HEADERS ARE (2) 2x6 w/ 2x2x6 WALLS, UNLESS OTHERWISE NOTED.
 2. ALL HEADERS TO HAVE (1) 2x4 UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR WALLS TO BE 4" WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 4. HATCHED AREAS INDICATE DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
 5. SEE BRACED WALL PANEL DETAIL FOR WALL FRAMING LOCATIONS AND APPLICABLE.
 6. SEE STANDARD DETAIL GATES FOR INTERIOR TRIM DETAILS.
 7. SEE ARCHITECTURAL DETAIL 51 FOR SPECIFIC INTERIOR TRIM OPTIONS.
 8. ALL WINDOWS HAVE 7'-0 1/2" H UNLESS OTHERWISE NOTED.
- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALL WRAPS AND SUPPORTS PER STANDARD FIRE ASSEMBLIES OR AS REQUIRED.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDES IN CLOSET

BASEMENT FLOOR 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



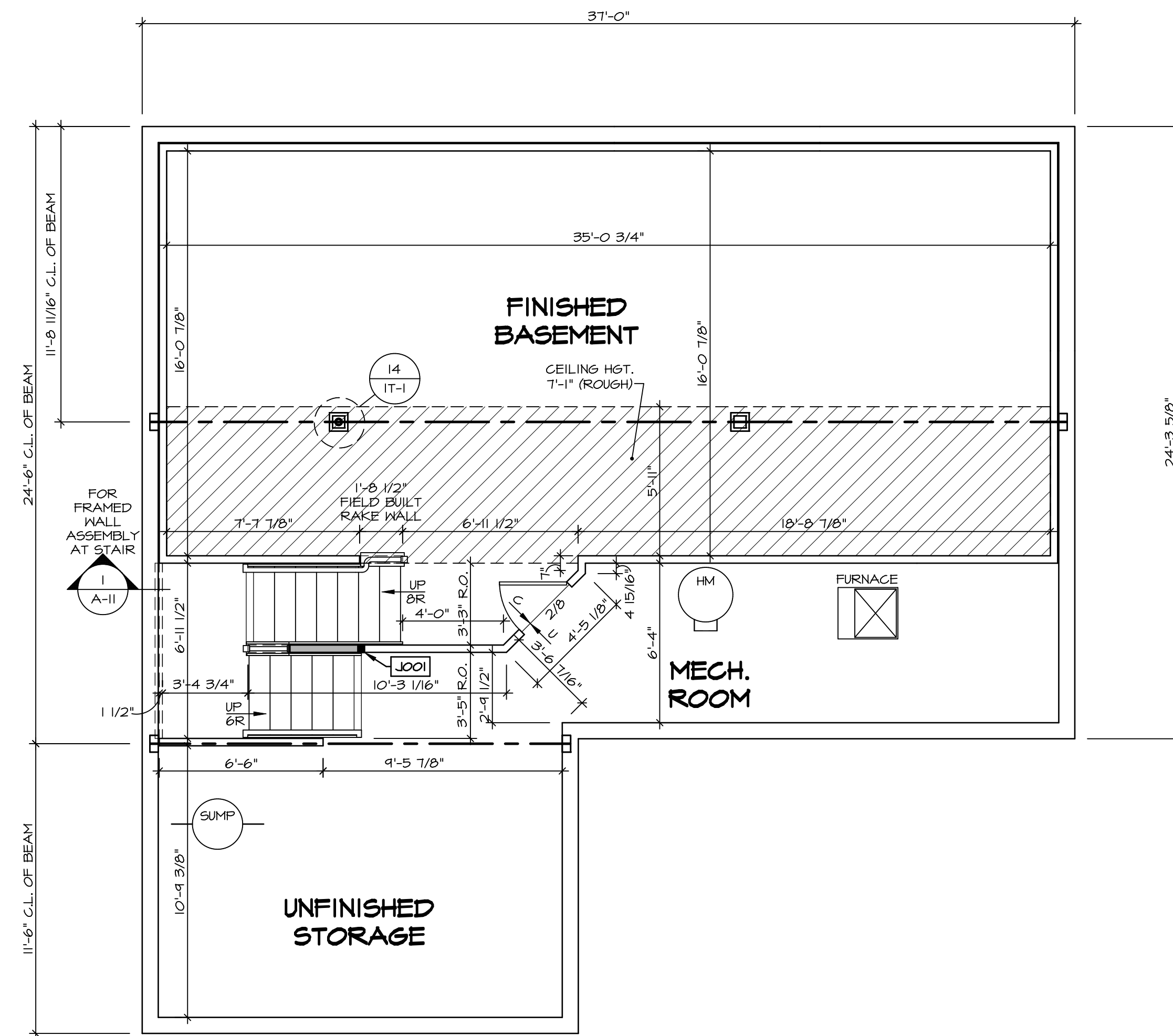
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A-5 **PLUMBING PLAN**
SCALE: 1/4" = 1'-0"

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

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REV. NO.	DATE	REMARKS



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 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.
 - 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 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	

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

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

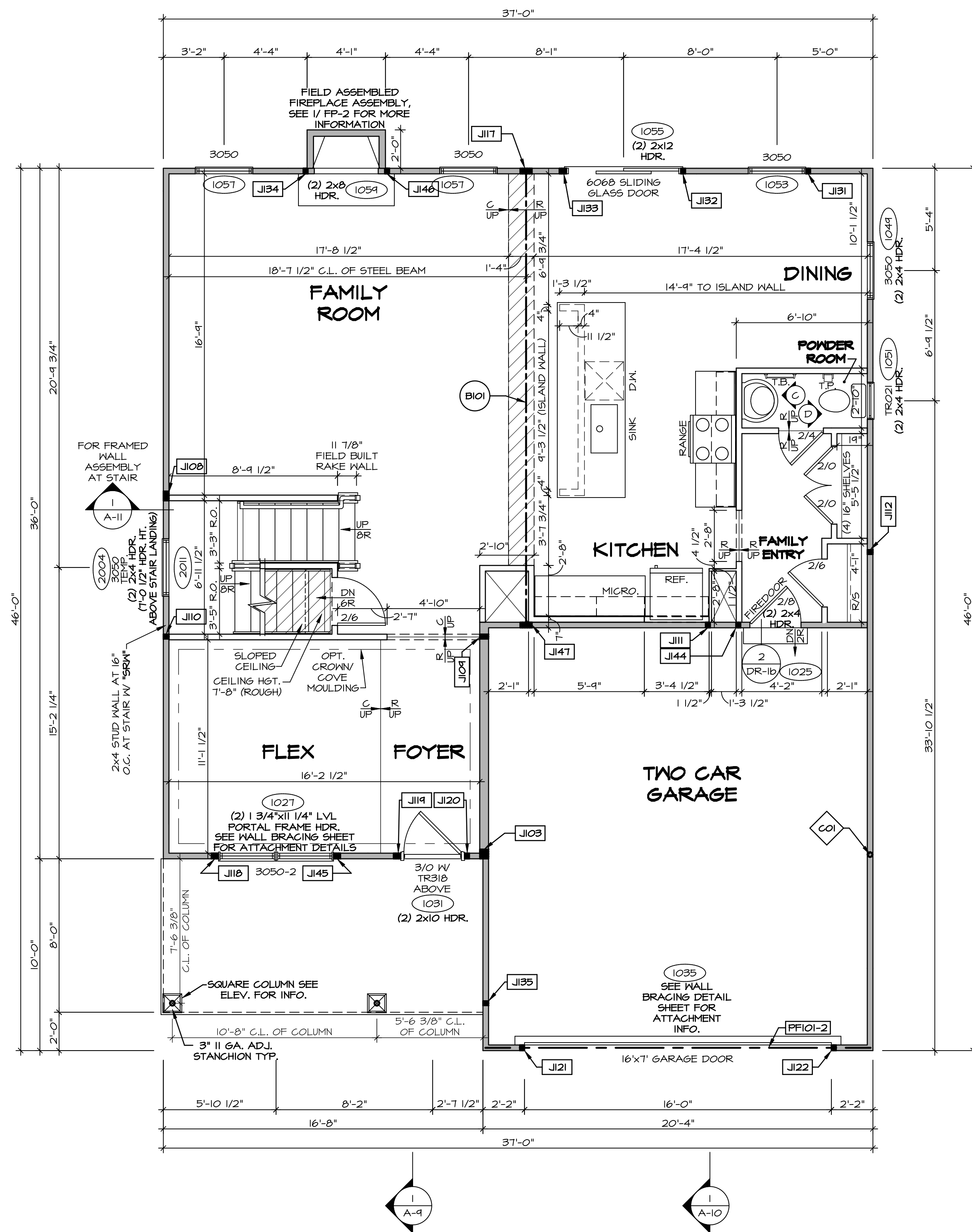
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Architectural Services
100
5285 West
Frederick, MD 21703

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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

- 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 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, 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

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

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	ENG. 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	ENG. NUM.	REMARKS
C01	STANCHION - 3 IN SCHED 40	9'-6"	GCB/ GCF, ELA/ ELB/ ELK/ ELL, SXG, FBA/ FCA	1006	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J103	JACK - (4) 2x6 SPF STUD GRADE	SXC, ELA/ ELK	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	
J119	JACK - (3) 2x4 SPF STUD GRADE	ELA/ ELG/ ELK	1031	
J120	JACK - (2) 2x4 SPF STUD GRADE	ELA/ ELG/ ELK	1031	
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		1055	
J133	JACK - (3) 2x4 SPF STUD GRADE		1055	
J134	JACK - (2) 2x4 SPF STUD GRADE	LGF	1054	
J135	JACK - (2) 2x4 SPF STUD GRADE		1053	
J144	JACK - (2) 2x4 SPF STUD GRADE		1018	
J145	JACK - (3) 2x4 SPF STUD GRADE		1021	
J146	JACK - (2) 2x4 SPF STUD GRADE	LGF	1054	
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 SLS - PAR #51650

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

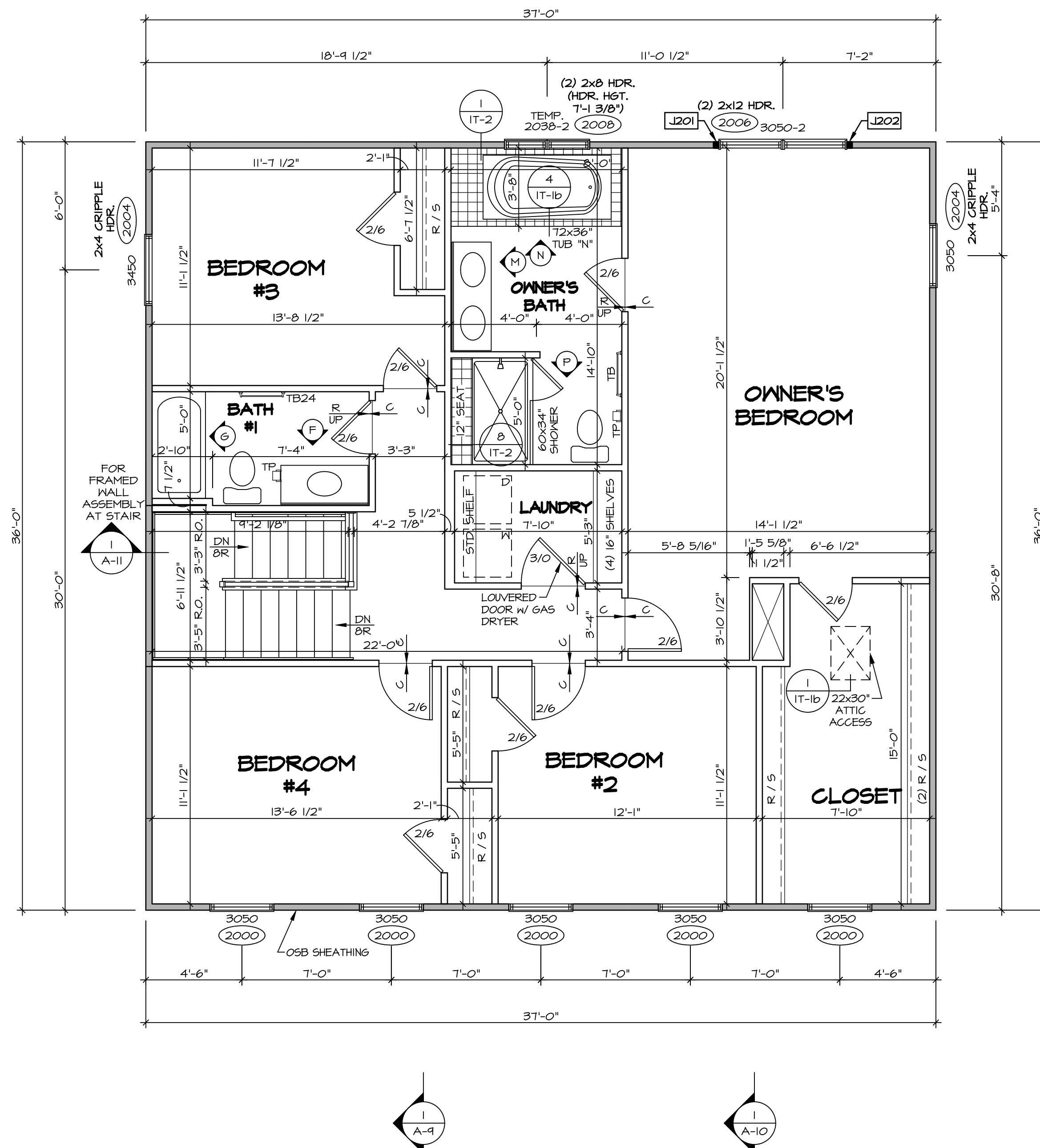
MODEL: COLUMBIA
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-7

27

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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
 - 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

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

- 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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 3. 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.
 4. 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.
 5. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 6. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 7. ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 9. TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

GYPSON 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

SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (2) 2X4 SPF STUD GRADE		2006	
J202	JACK - (2) 2X4 SPF STUD GRADE		2006	

REV. NO. DATE DESCRIPTION

1 1/4/18 DRA - ADDED GENERAL NOTE FOR EXTERIOR WALLS

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

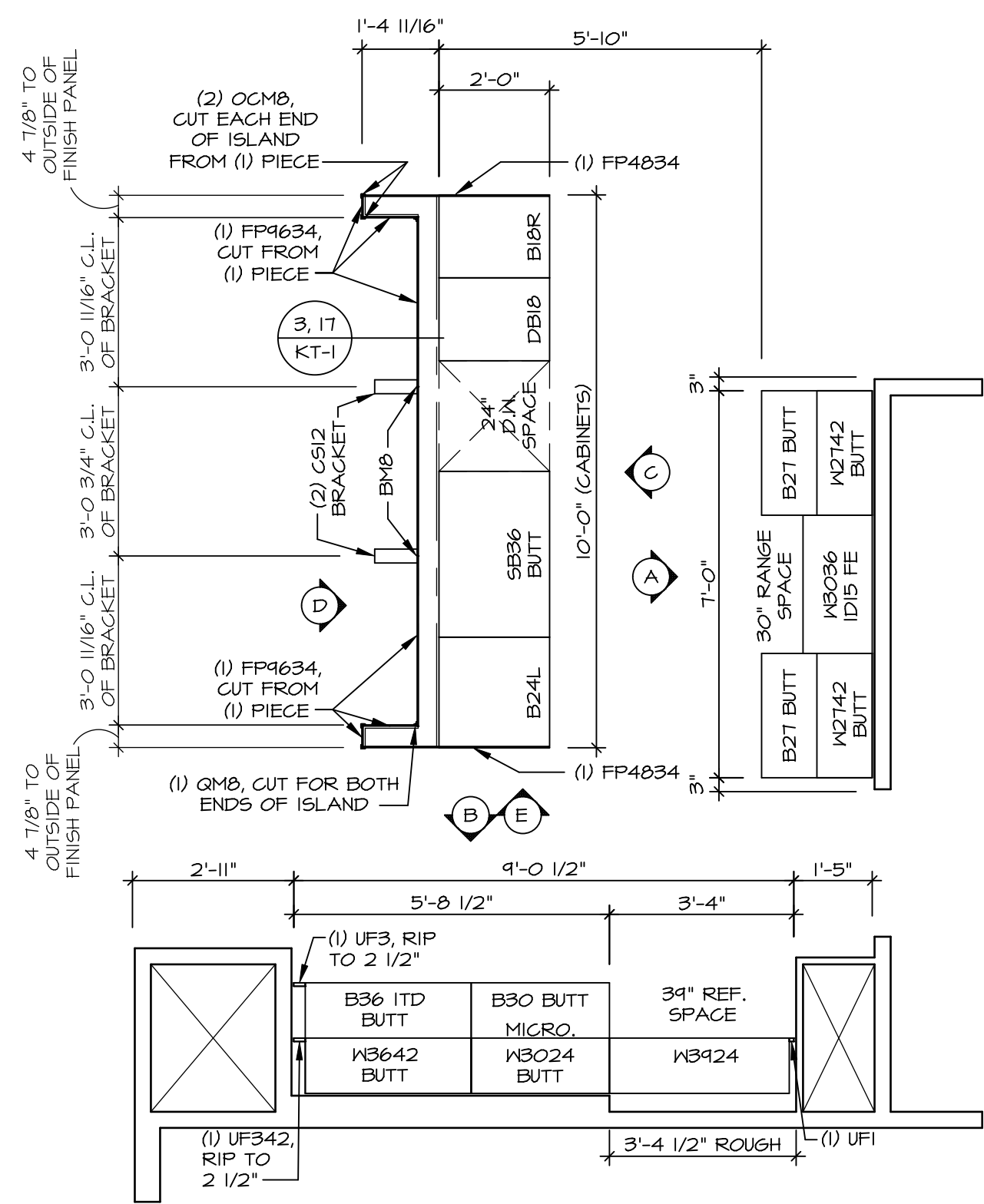
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DRAWING TITLE: SECOND FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-8
31

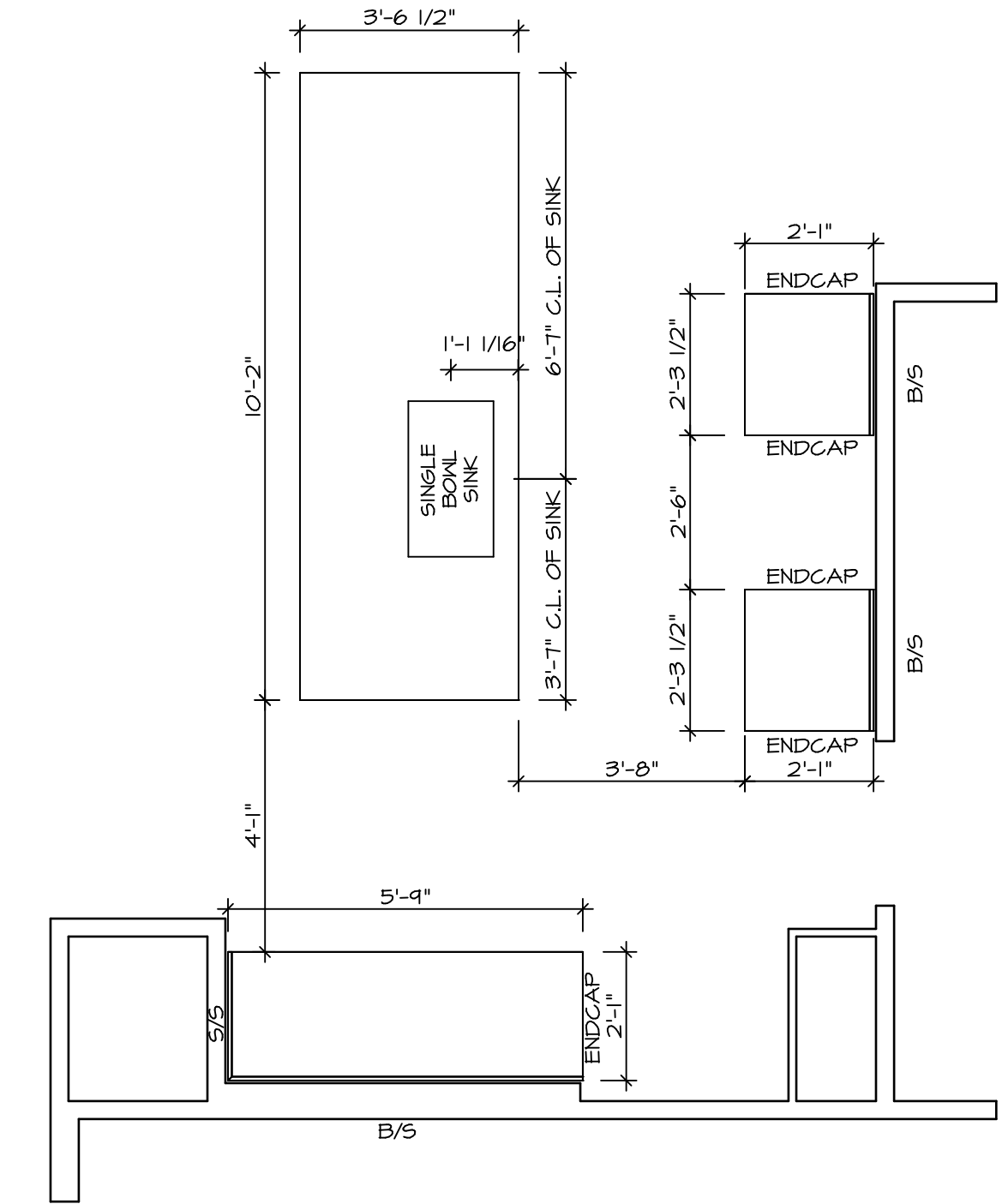
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NOTE:
CABINET LAYOUT(S) ARE
BASED ON FINISHED
DIMENSION TO DRYWALL.

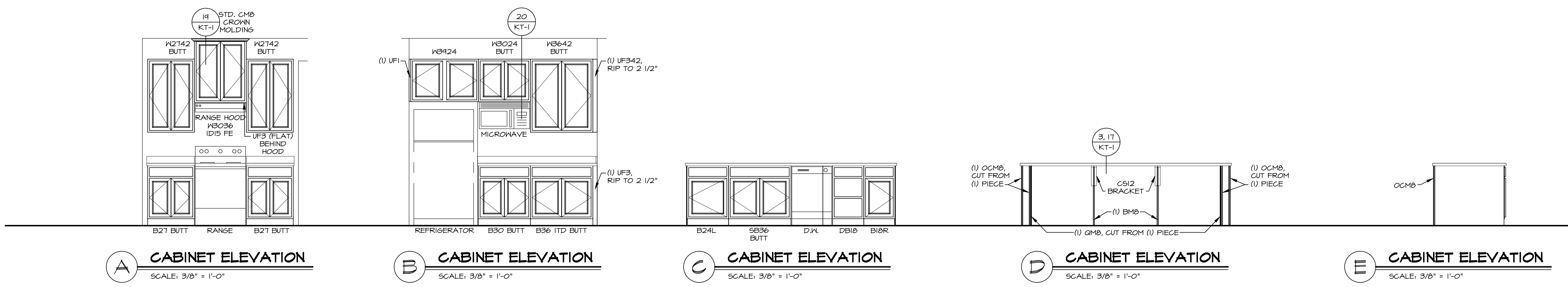
NOTE:
KITCHEN ELEVATIONS/PLANS CALL
OUT STANDARD HOLDINGS. REFER TO
DETAIL 11/CT-1 FOR REPLACEMENT
BASED ON CABINET STYLE.



1 **KITCHEN CABINET LAYOUT KC-3521**
A-12 SCALE: 3/8" = 1'-0" APPLIANCE LAYOUT W/ RANGE "KAA"



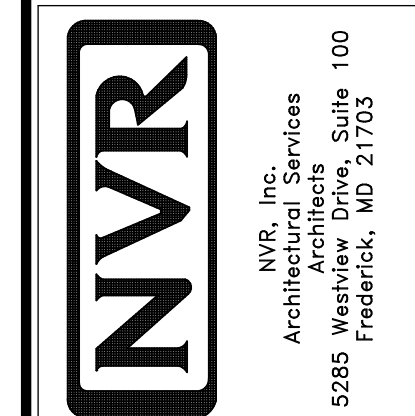
2 **KITCHEN COUNTERTOP LAYOUT KC-3521**
A-12 SCALE: 3/8" = 1'-0" APPLIANCE LAYOUT W/ RANGE "KAA"



A **CABINET ELEVATION** SCALE: 3/8" = 1'-0"
B **CABINET ELEVATION** SCALE: 3/8" = 1'-0"
C **CABINET ELEVATION** SCALE: 3/8" = 1'-0"
D **CABINET ELEVATION** SCALE: 3/8" = 1'-0"
E **CABINET ELEVATION** SCALE: 3/8" = 1'-0"

REV. NO.	DATE	REMARKS

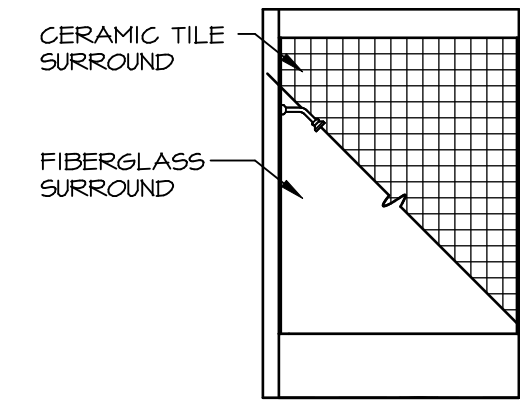
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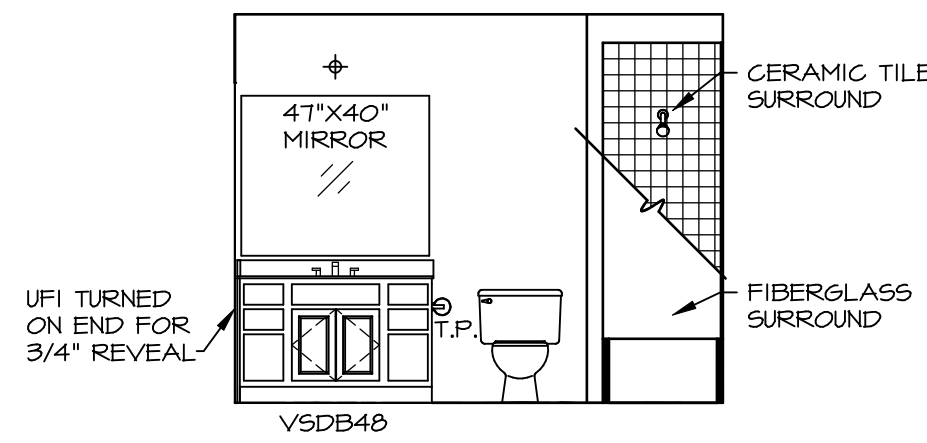
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SHEET NO.	A-12
OPTION	44
SET NO.	CLM00
VERSION	01
DRAWN BY	ARM
DATE	
OPTION	
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DESCRIPTION	

NOTES:

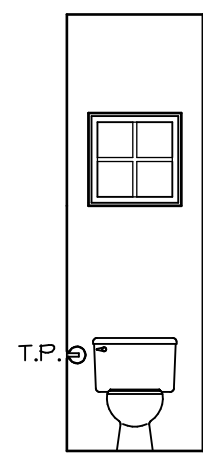
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-XX FOR TUB AND SHOWER DETAILS.
4. ALL VSD24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



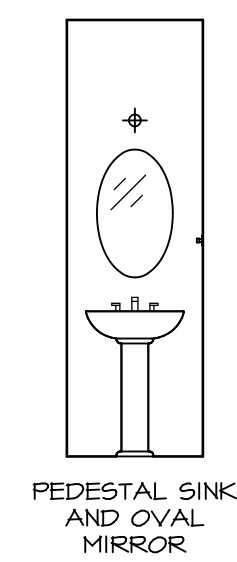
G BATH #1
SCALE: 1/4" = 1'-0"



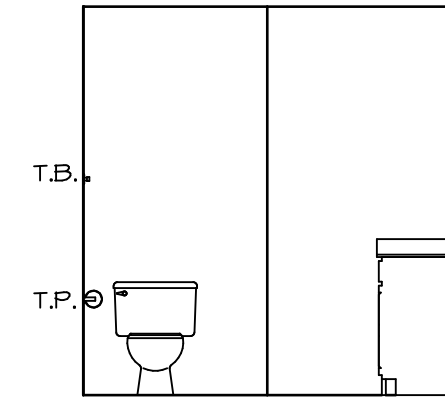
F BATH #1
SCALE: 1/4" = 1'-0"
SINGLE BOWL VANITY "VVC"



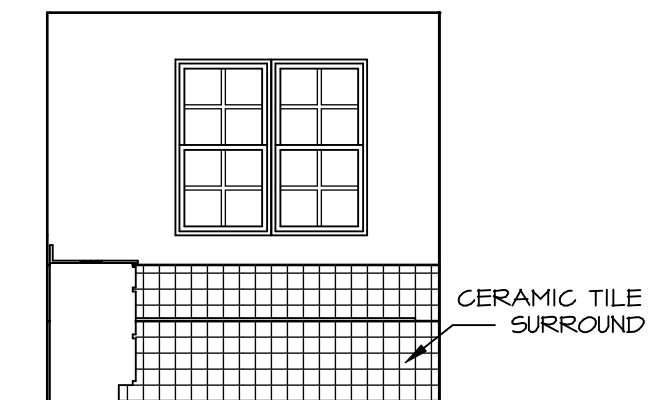
D POWDER ROOM
SCALE: 1/4" = 1'-0"



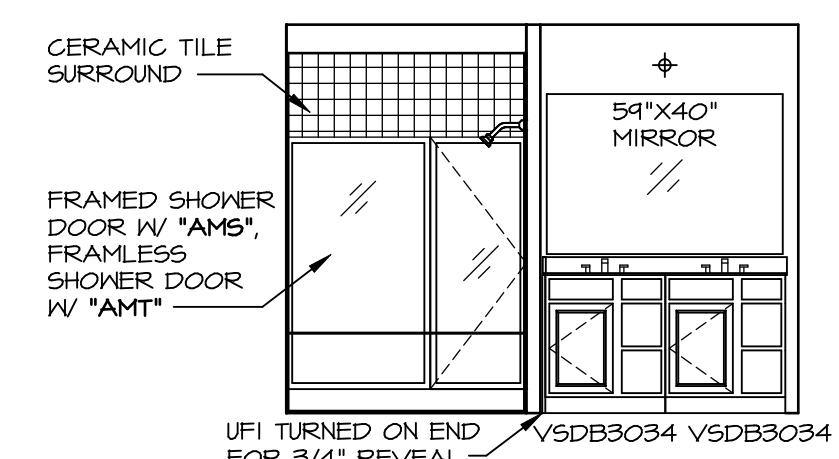
C POWDER ROOM
SCALE: 1/4" = 1'-0"



P OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMF"



N OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMF"

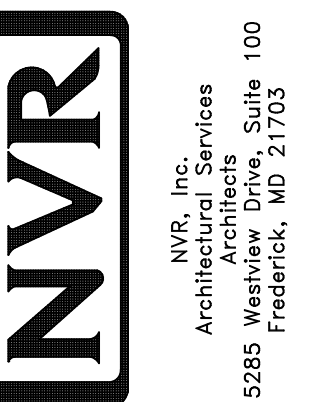


M OWNER'S BATH
SCALE: 1/4" = 1'-0"
OWNER'S BATHROOM W/ SOAKING TUB AND SHOWER GLASS SURROUND "AMF"

REMARKS

REV. NO. DATE

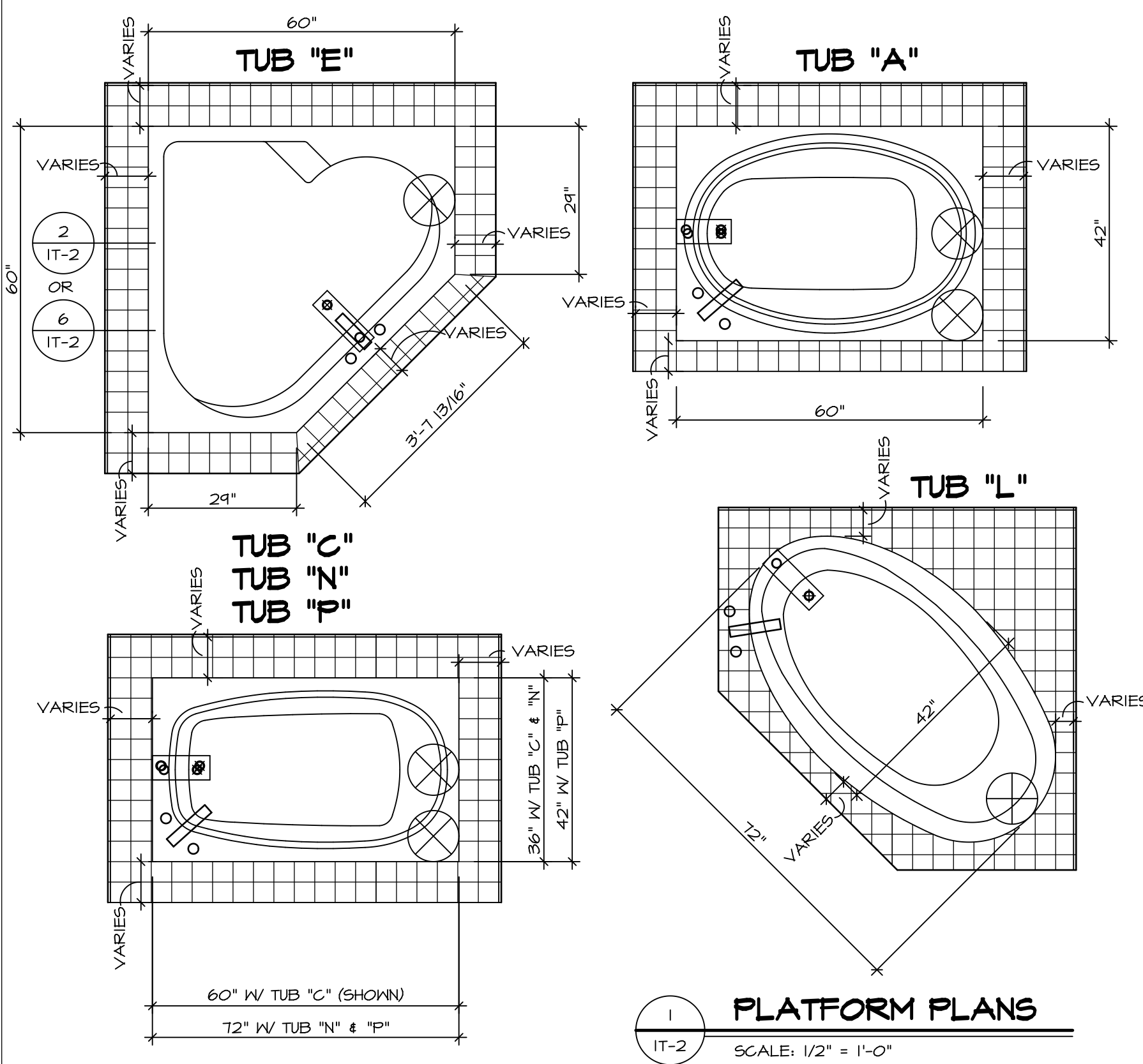
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SET NO.	CLMOO	VERSION	OPTION
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OPTION DESCRIPTION			

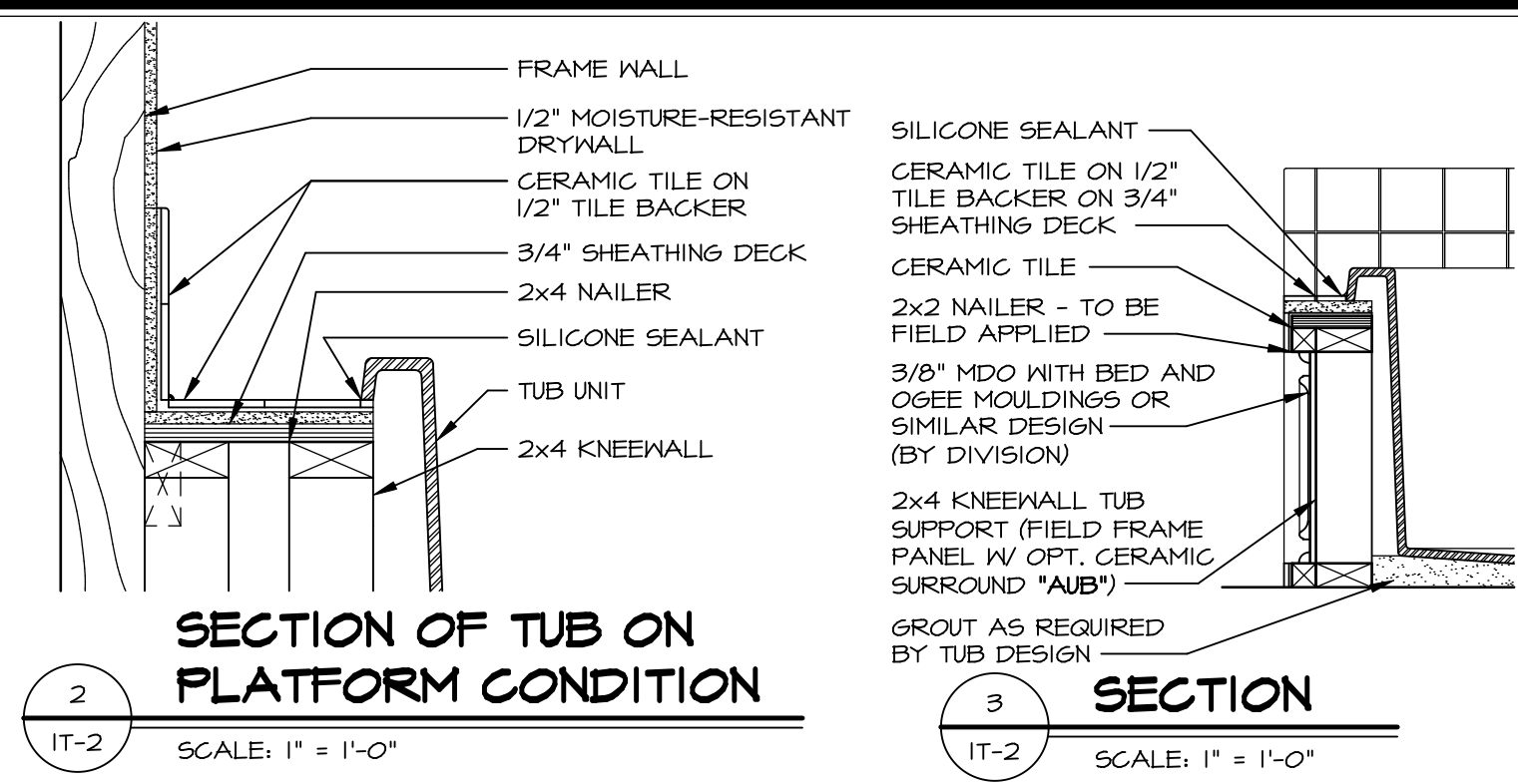
SHEET NO. **A-13**
MODEL **COLUMBIA**
DRAWING TITLE **BATH ELEVATIONS**
OPTION DESCRIPTION

46

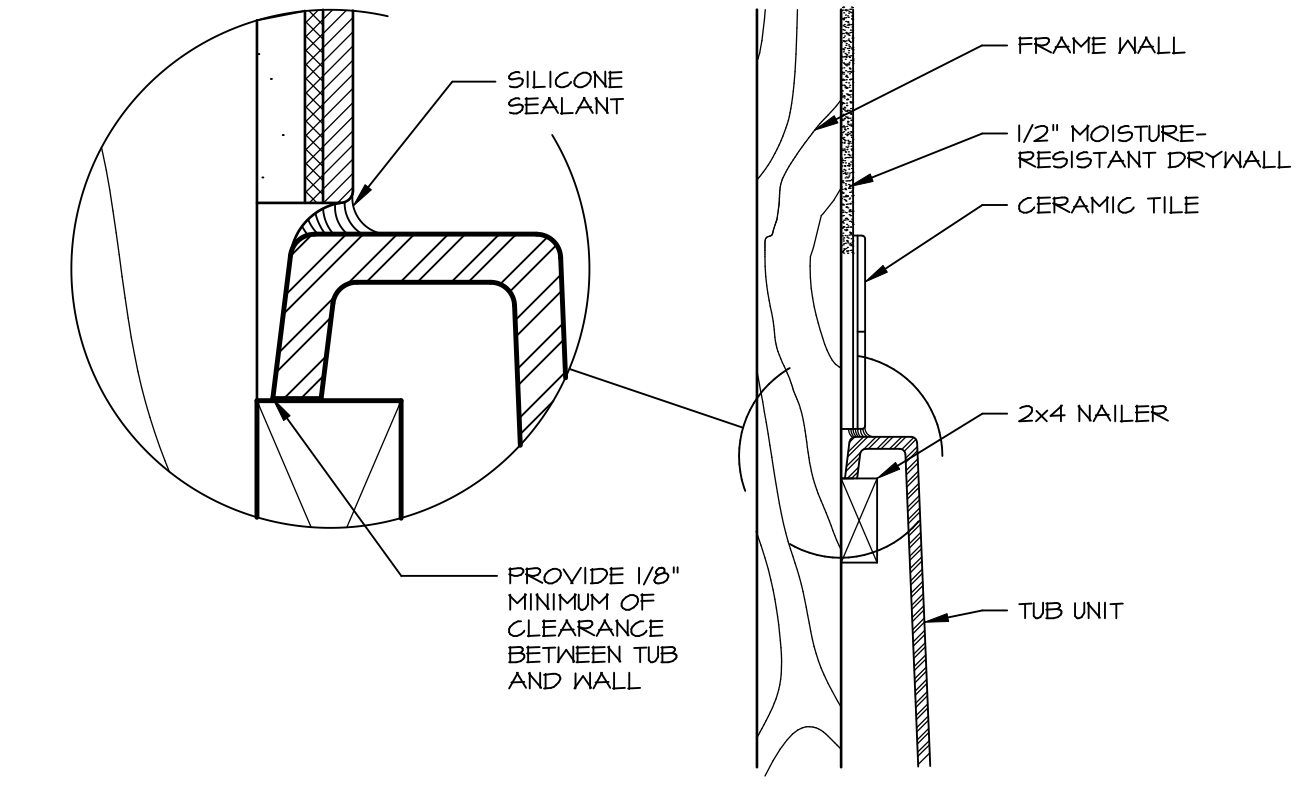


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

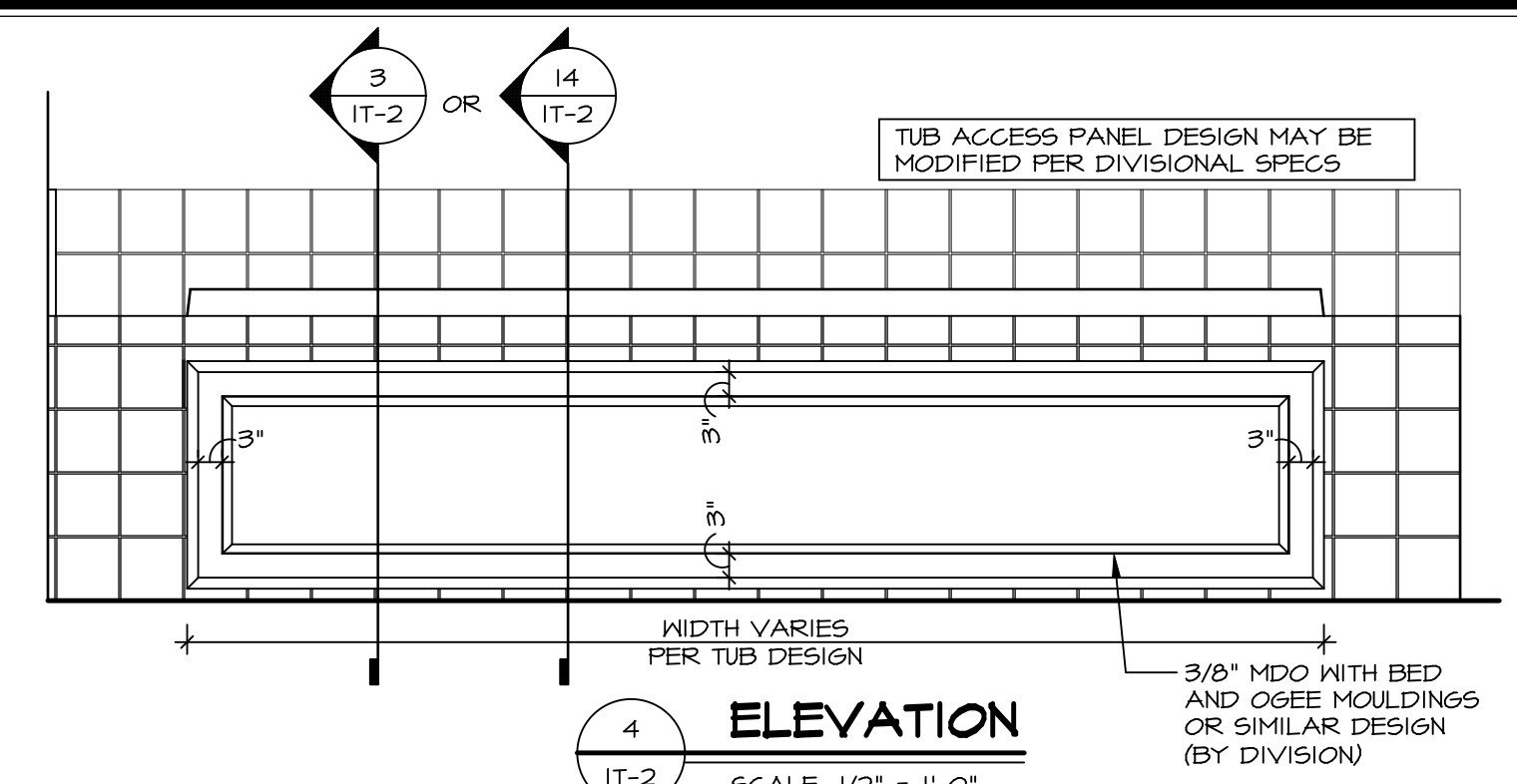
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/STERLING	18 3/4"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



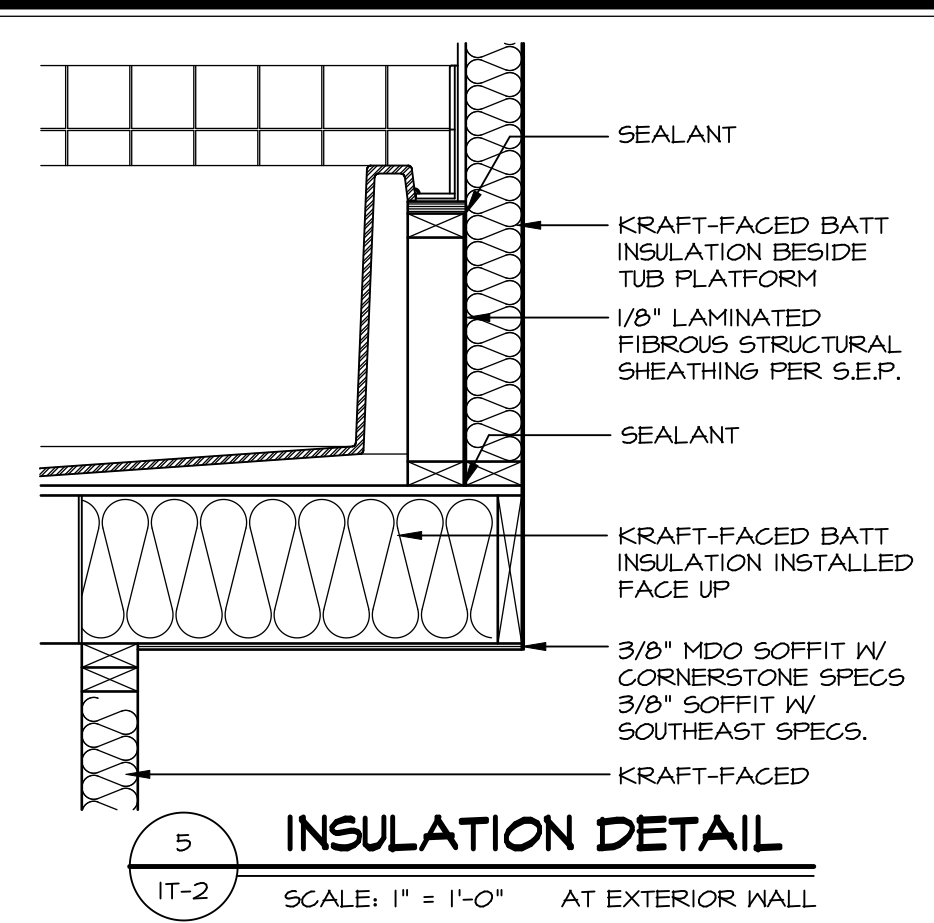
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



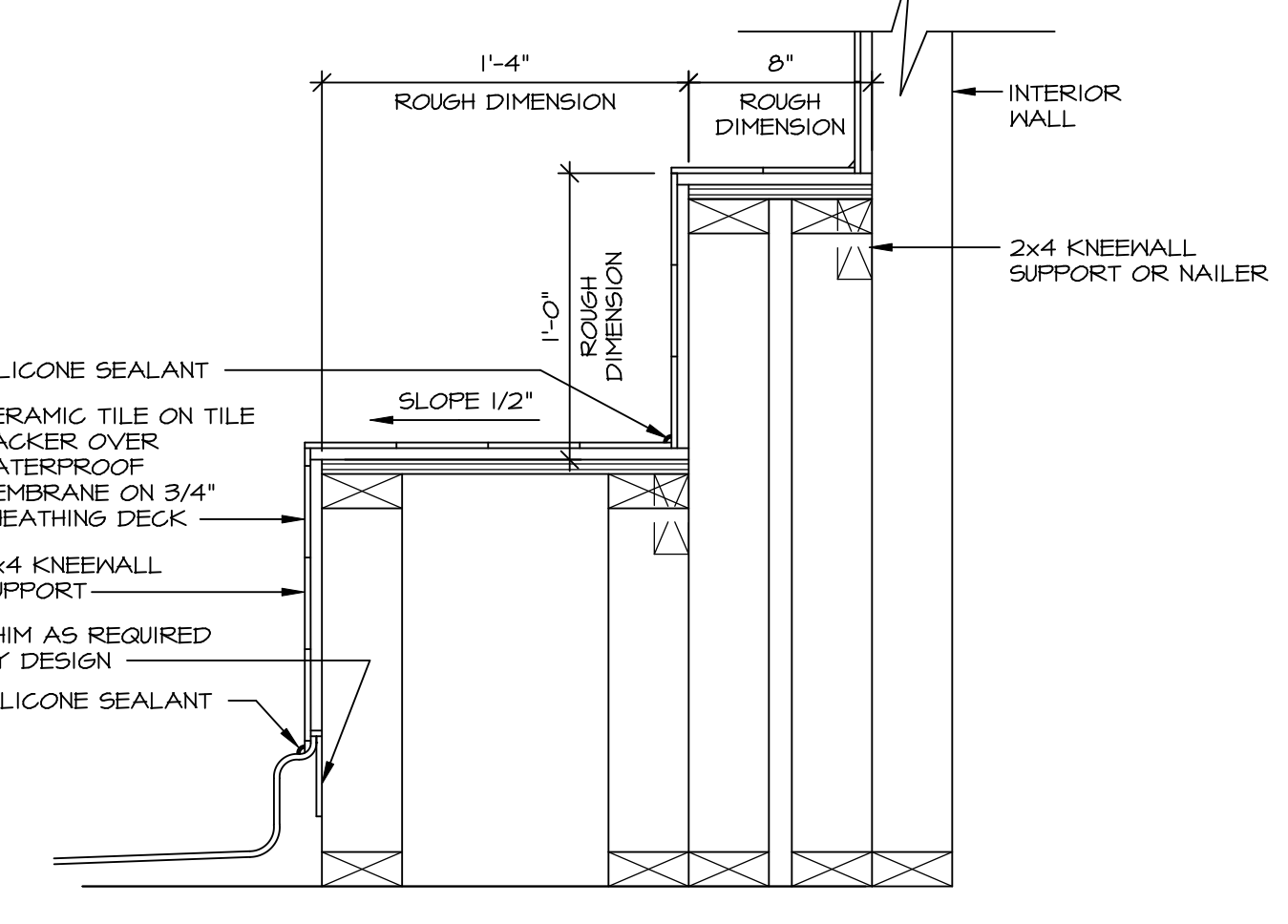
3 SECTION OF TUB TO WALL CONDITION
SCALE: 1" = 1'-0"



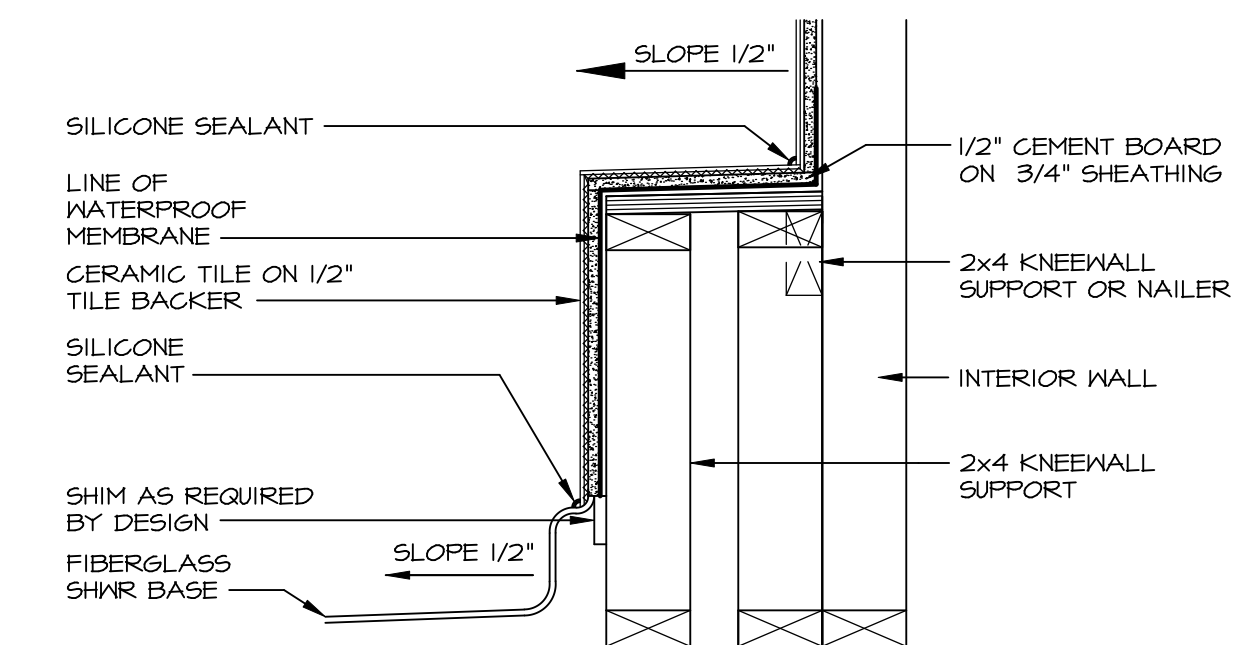
4 ELEVATION
SCALE: 1/2" = 1'-0"



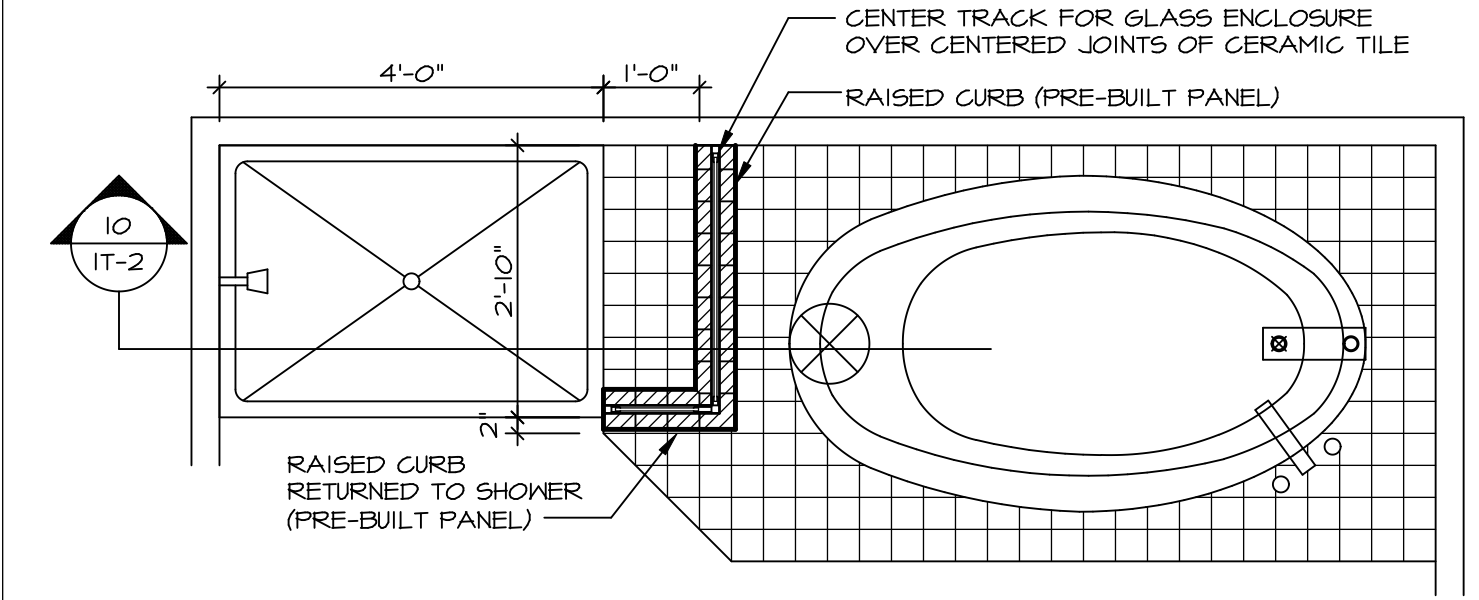
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



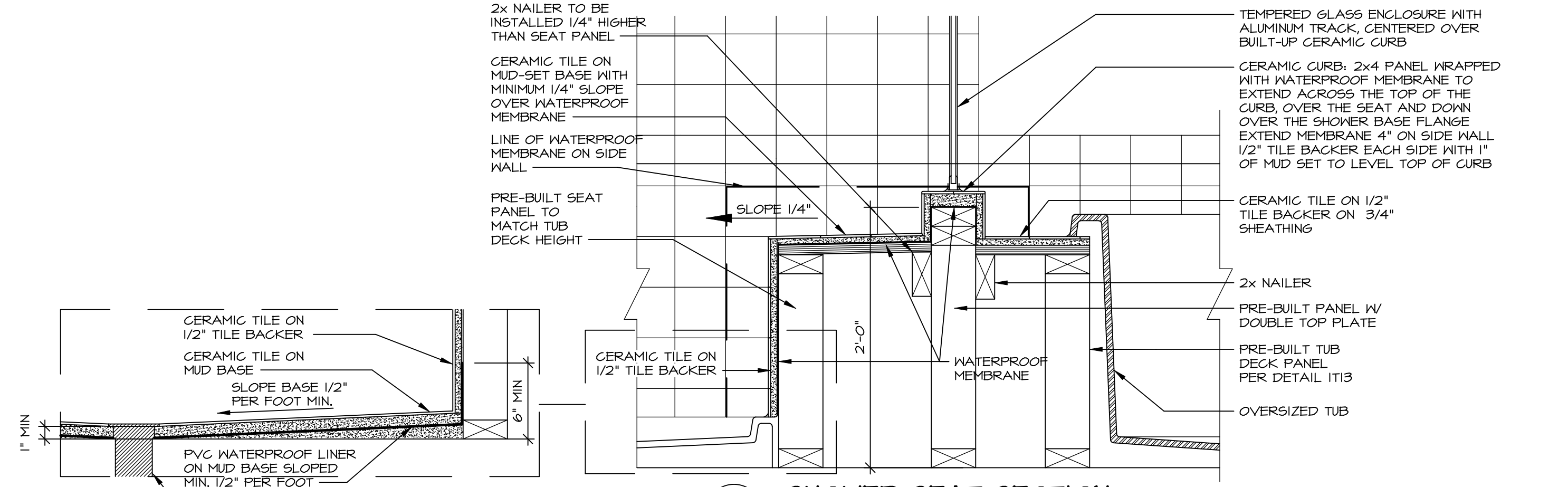
7 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1/2" = 1'-0"



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

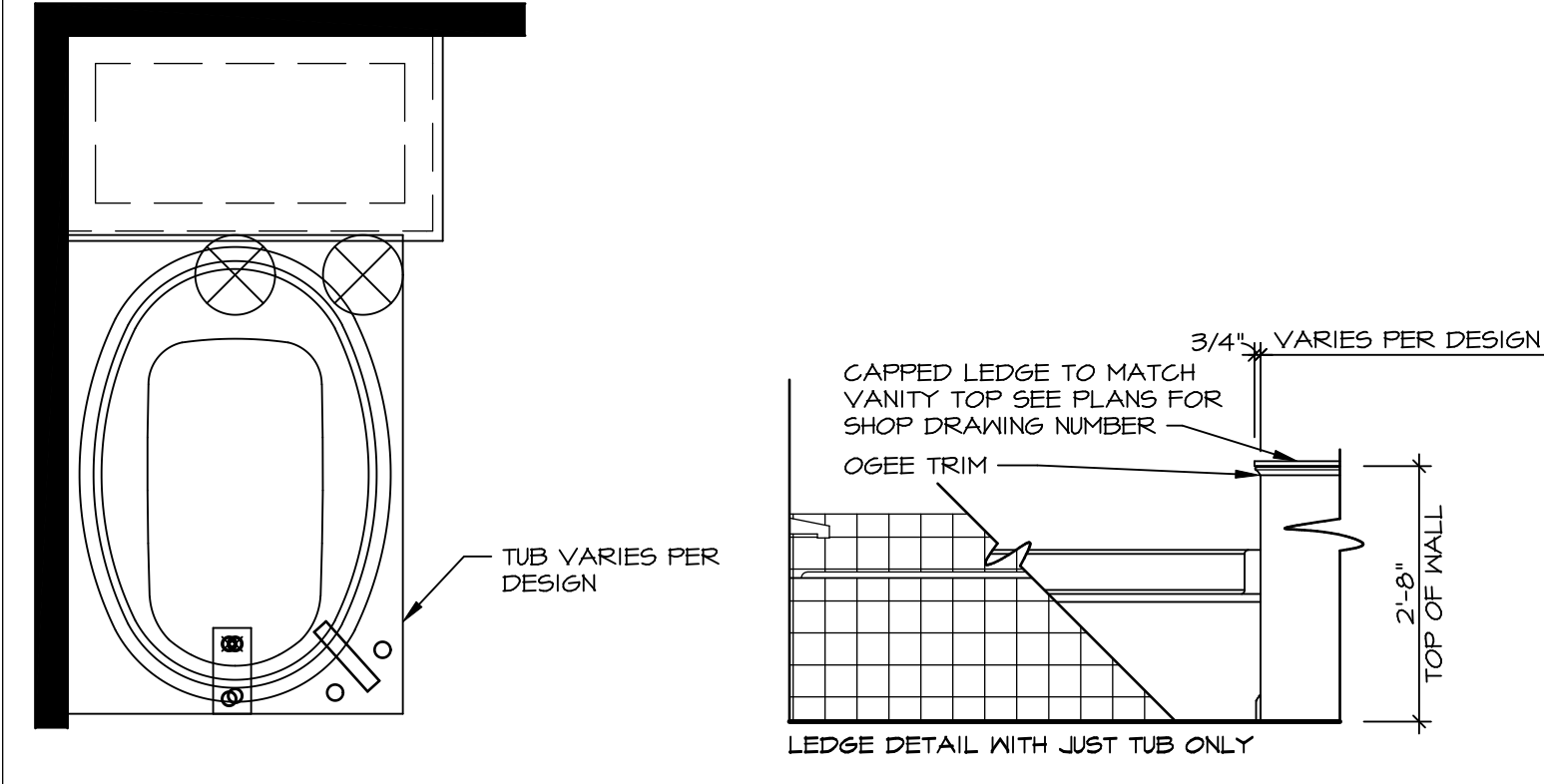


9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"

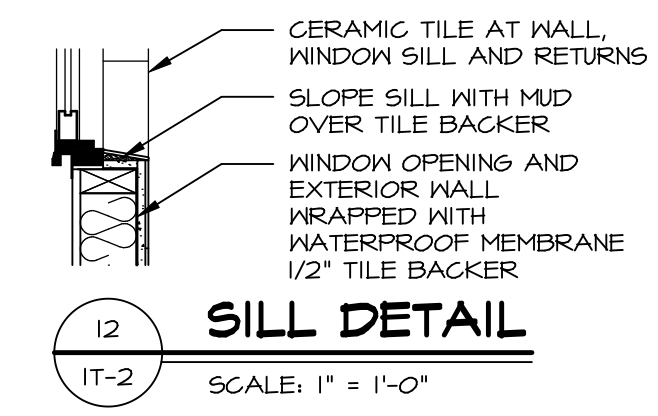


10 SHOWER SEAT SECTION
SCALE: 1/2" = 1'-0"

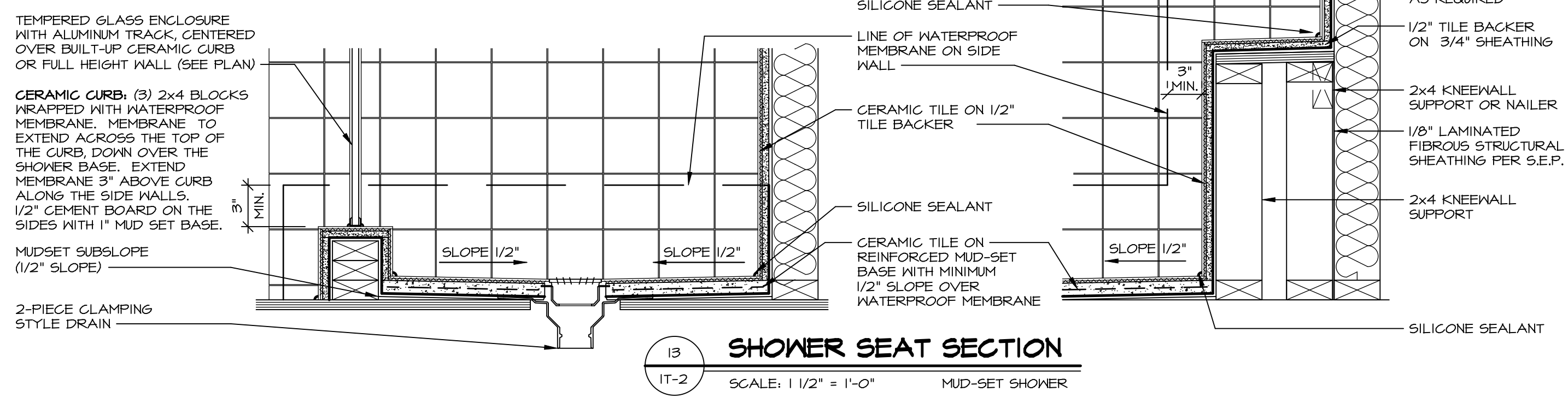
ALTERNATE SHOWER PAN DETAIL



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



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

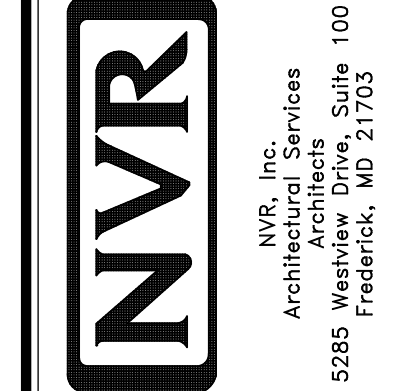


13 SHOWER SEAT SECTION
SCALE: 1/2" = 1'-0" MUD-SET SHOWER

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	5/1/17	EBP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (099 #15 341/4)
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#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: _____

SHEET NO. **IT-2**