

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 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.

GYPSON 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 | |

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

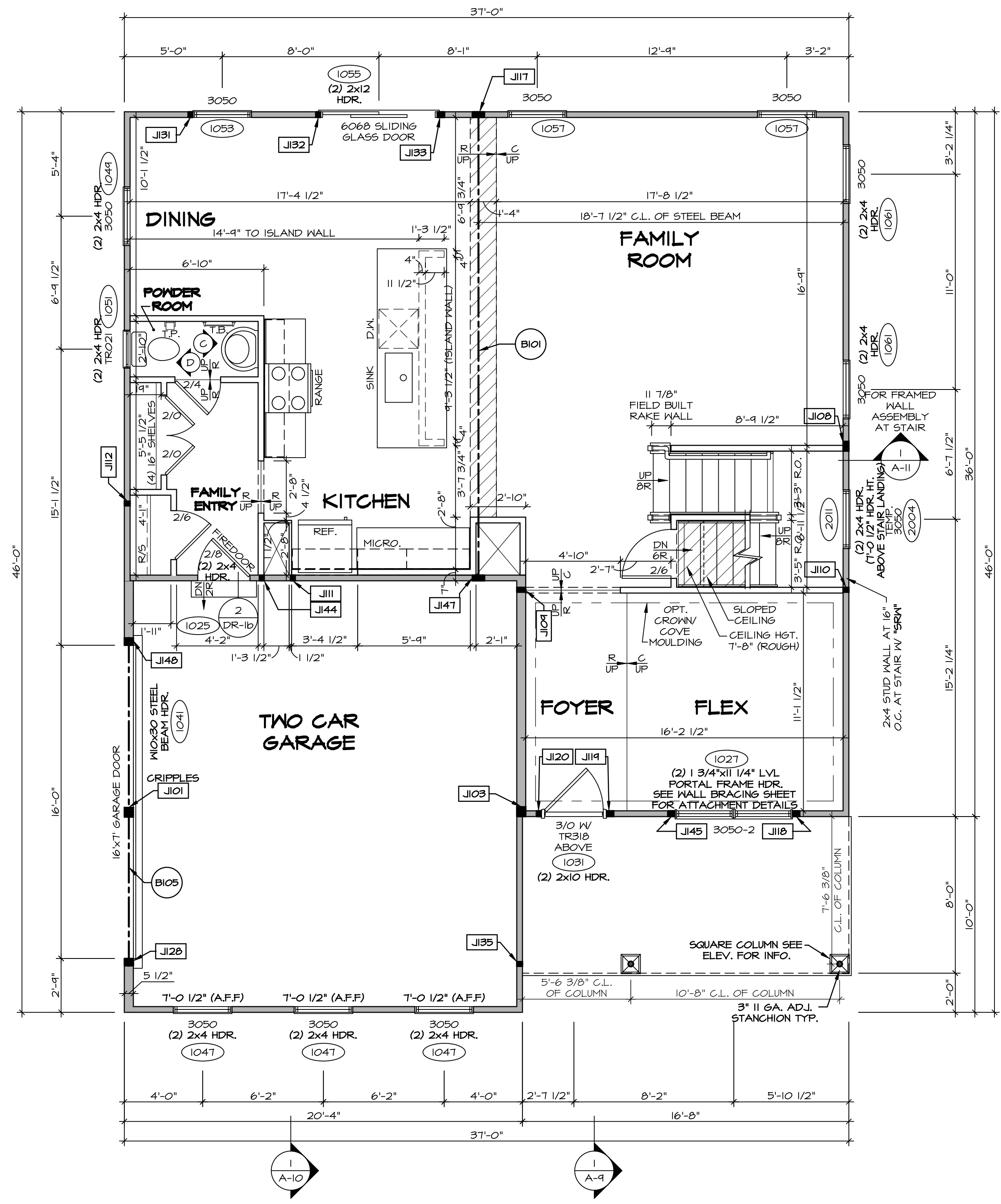
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REMARKS

REV. NO. DATE

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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 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

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" | GCC, EVF, ELA/ELB, ELK/ ELL | 1023 | |
| B105 | BEAM STEEL - W10X30 | 16'-4" | GCC, EVF, ELA/ELB, ELK/ ELL | 1034, 1041 | |

STEEL COLUMN SCHEDULE

| IDENTIFIER | STYLE | HEIGHT | OPTIONS | ENG. NUM. | REMARKS |
|------------|-------|--------|---------|-----------|---------|
| | | | | | |

FIRST FLOOR JACK SCHEDULE

| IDENTIFIER | DESCRIPTION | OPTIONS | ENG. NUM. | REMARKS |
|------------|-------------------------------|------------------------------|-----------|----------|
| J101 | JACK - (4) 2x6 SPF STUD GRADE | GCC, ELA/ ELB/ ELK/ ELL | 1006 | CRIPPLES |
| J103 | JACK - (4) 2x6 SPF STUD GRADE | 5XC, ELA/ ELK | 1006 | |
| J108 | JACK - (4) 2x4 SPF STUD GRADE | | 1014 | |
| J104 | JACK - (2) 2x6 SPF STUD GRADE | | 1016 | |
| J110 | JACK - (2) 2x4 SPF STUD GRADE | | 1018 | |
| J111 | JACK - (2) 2x4 SPF STUD GRADE | | 1018 | |
| J112 | JACK - (2) 2x4 SPF STUD GRADE | | 1020 | |
| J117 | JACK - (5) 2x4 SP#1 | | 1023 | |
| J118 | JACK - (3) 2x4 SPF STUD GRADE | | 1027 | |
| J114 | JACK - (3) 2x4 SPF STUD GRADE | ELA/ ELG/ ELK | 1031 | |
| J120 | JACK - (2) 2x4 SPF STUD GRADE | ELA/ ELG/ ELK | 1031 | |
| J128 | JACK - (3) 2x6 SPF STUD GRADE | GCC, EVF, ELA/ ELB, ELK/ ELL | 1041 | |
| J131 | JACK - (2) 2x4 SPF STUD GRADE | | 1053 | |
| J132 | JACK - (2) 2x4 SPF STUD GRADE | | 1055 | |
| J133 | JACK - (3) 2x4 SPF STUD GRADE | | 1055 | |
| J135 | JACK - (2) 2x4 SPF STUD GRADE | | 1063 | |
| J144 | JACK - (2) 2x4 SPF STUD GRADE | | 1018 | |
| J145 | JACK - (3) 2x4 SPF STUD GRADE | | 1027 | |
| J147 | JACK - (5) 2x4 SP#1 | | 1023 | |
| J148 | JACK - (3) 2x6 SPF STUD GRADE | GCC, EVF, ELA/ ELB, ELK/ ELL | 1041 | |

REMARKS

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

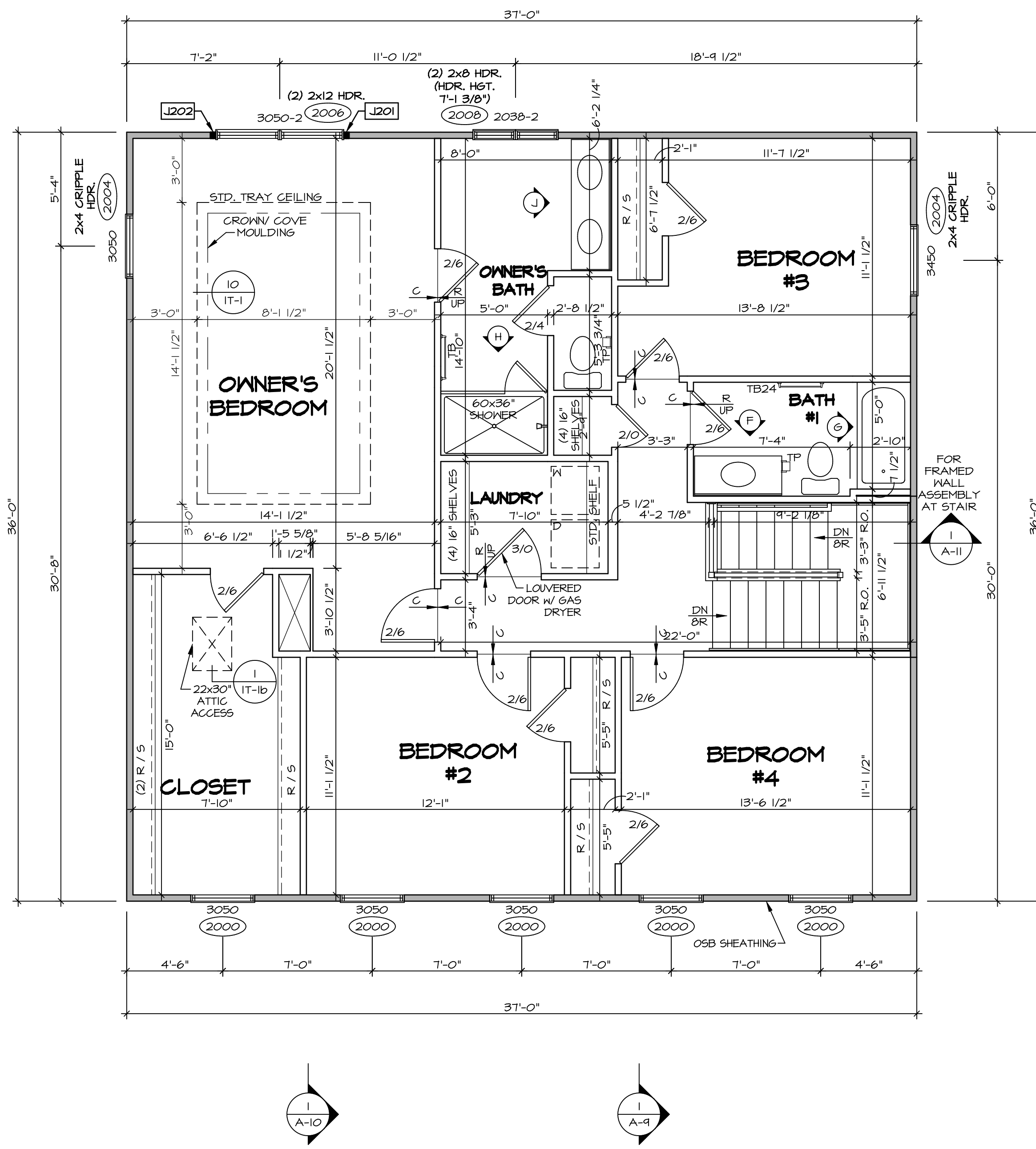
SET NO. CLM00
VERSION 01
DRAWN BY: ARM
DATE:
OPTION:

MODEL: COLUMBIA
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION:

SHEET NO. A-7
27

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100
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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**
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.
 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 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 10. 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 ASSEMBLY OR AS REQUIRED BY LOCAL CODE.

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

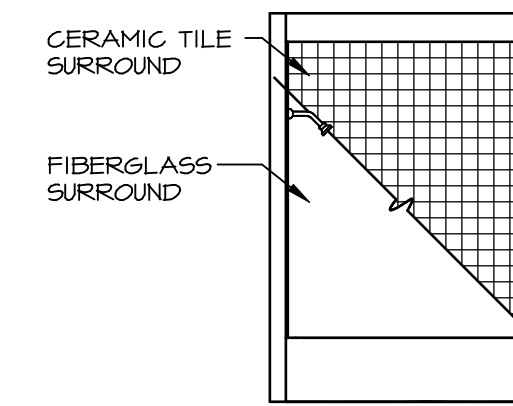
SECOND FLOOR JACK SCHEDULE

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

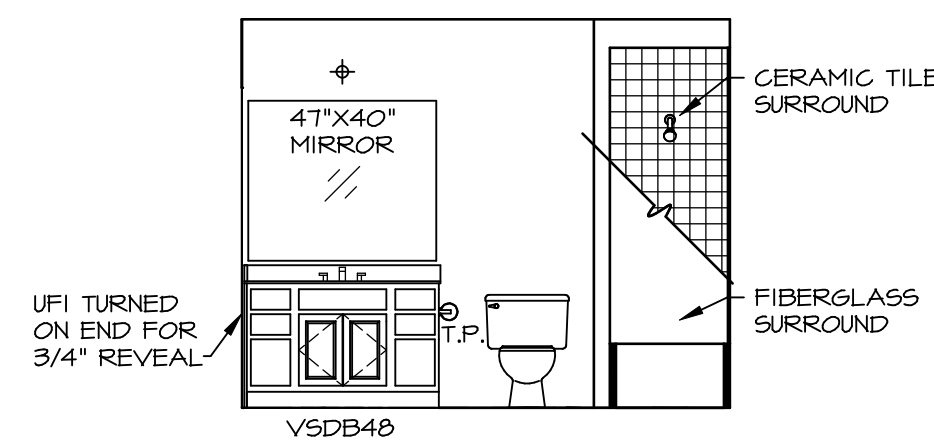
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|-------------------------|--------------------------|--|---|---------------------------------|--|---------------------------|--|---|--|
| SHEET NO. A-8 | MODEL COLUMBIA | SET NO. CLM00 VERSION 01 DRAWN BY ARM DATE: OPTION | DRAWING TITLE SECOND FLOOR PLAN | OPTION DESCRIPTION 31 | REMARKS DRA - ADDED GENERAL NOTE FOR EXTERIOR WALLS | REV. NO. DATE 1 1/4/19 | NVR, Inc. owner, expressly reserves its copyright in these architectural 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 West Frederick, MD 21703 | C:\NVR\Solves\COLUMBIA_CLM00_01\DCY-106-1489-1122395\Sheets\Lot_Specific\31_A-8_FLN2_LS.dwg 02/20/19 - 4:09 am |
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NOTES:

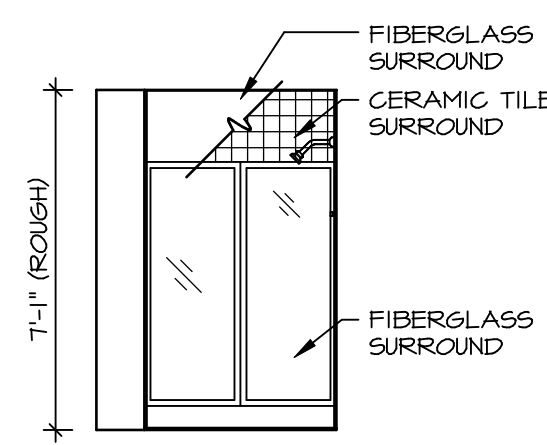
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-XX FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



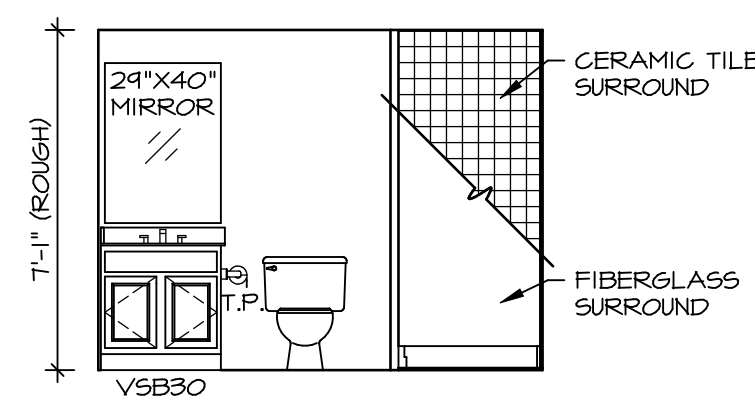
G BATH #1
SCALE: 1/4" = 1'-0"



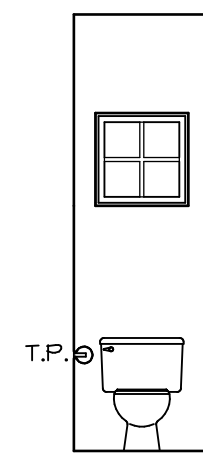
F BATH #1
SCALE: 1/4" = 1'-0"
SINGLE BOWL VANITY "VVC"



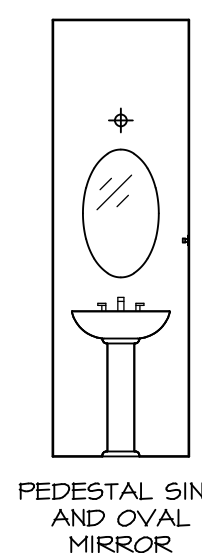
B BASEMENT BATH
SCALE: 1/4" = 1'-0" BASEMENT BATH "AEB"



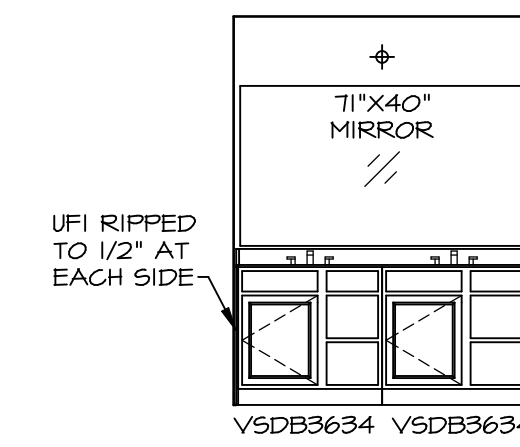
A BASEMENT BATH
SCALE: 1/4" = 1'-0" BASEMENT BATH "AEB"



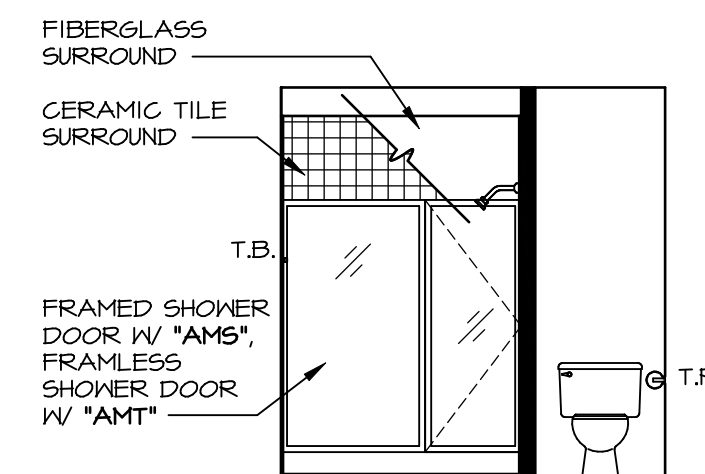
D POWDER ROOM
SCALE: 1/4" = 1'-0"



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



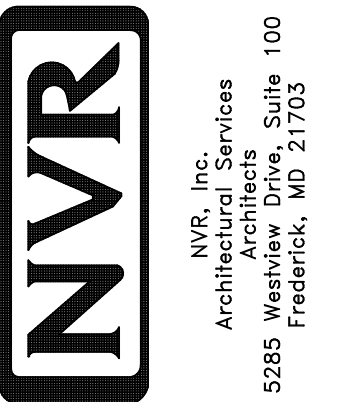
J OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SHOWER "AMA"



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

REV. NO. DATE

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

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