

**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.
  - 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.

**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 |
|------------|-------------------------------|---------|-----------|---------|
| 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 FBA

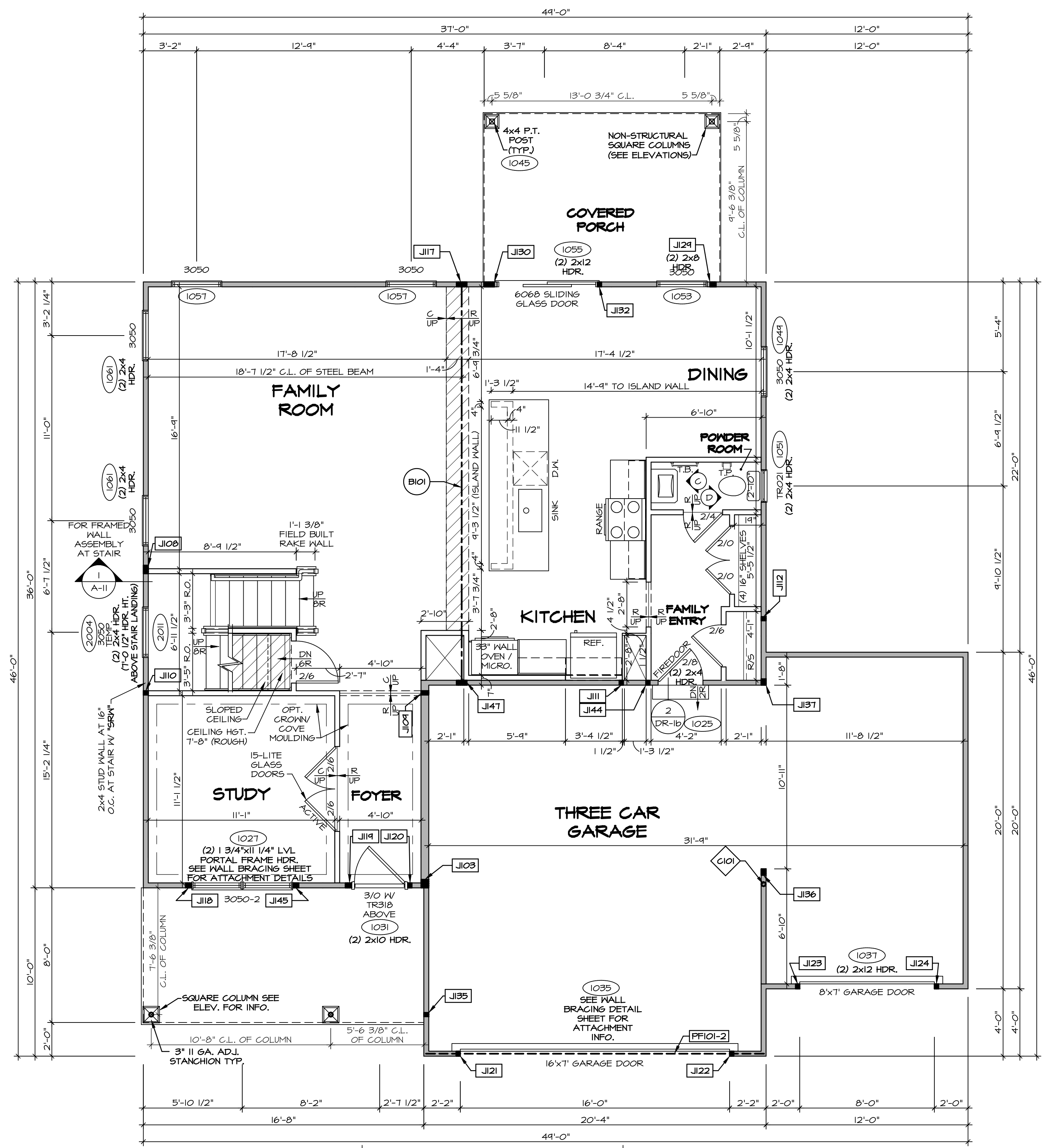
**NVR**  
NVR, Inc. Suite 100  
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REV. NO. DATE

REMARKS

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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-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO GRIPPLIES 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 |
|------------|---------------------------|--------|---|-----------|---------|
| C101       | 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       |         |
| J123       | JACK - (2) 2x4 SPF STUD GRADE | GCF                     | 1031       |         |
| J124       | JACK - (2) 2x4 SPF STUD GRADE | GCF                     | 1031       |         |
| J124       | JACK - (3) 2x4 SPF STUD GRADE | EPE                     | 1045, 1053 |         |
| J130       | JACK - (3) 2x4 SPF STUD GRADE | EPE                     | 1045, 1055 |         |
| J132       | JACK - (2) 2x4 SPF STUD GRADE |                         | 1035       |         |
| J135       | JACK - (2) 2x4 SPF STUD GRADE |                         | 1063       |         |
| J136       | JACK - (3) 2x4 SPF STUD GRADE | GCF, ELA/ ELB/ ELK/ ELL | 1065       |         |
| J137       | JACK - (3) 2x4 SPF#1          | GCF, ELC                | 1065       |         |
| J144       | JACK - (2) 2x4 SPF STUD GRADE |                         | 1018       |         |
| J145       | JACK - (3) 2x4 SPF STUD GRADE |                         | 1021       |         |
| J147       | JACK - (3) 2x4 SPF#1          |                         | 1023       |         |

REMARKS

REV. NO. DATE

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

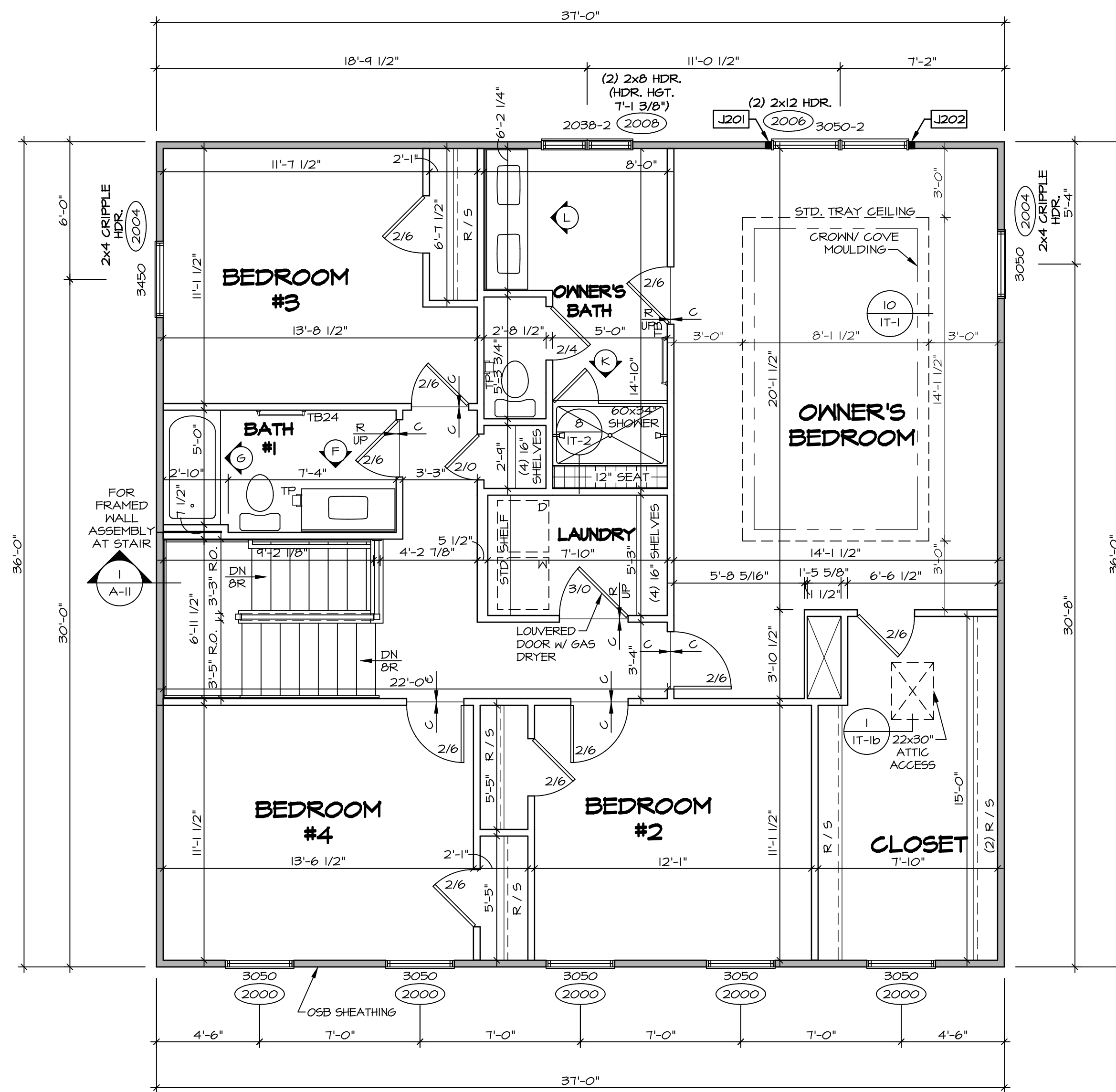
SHEET NO. A-7

27

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1  
A-B  
**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
- 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.
  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.

**GYPHUM 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

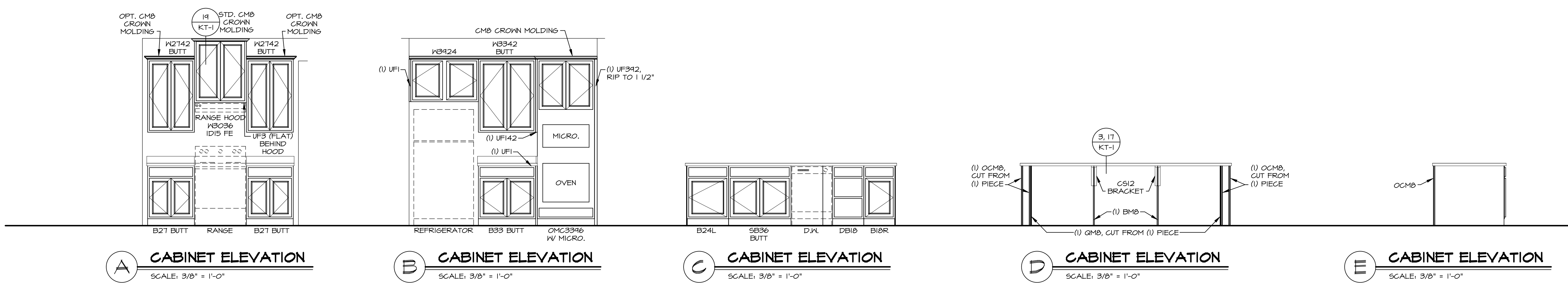
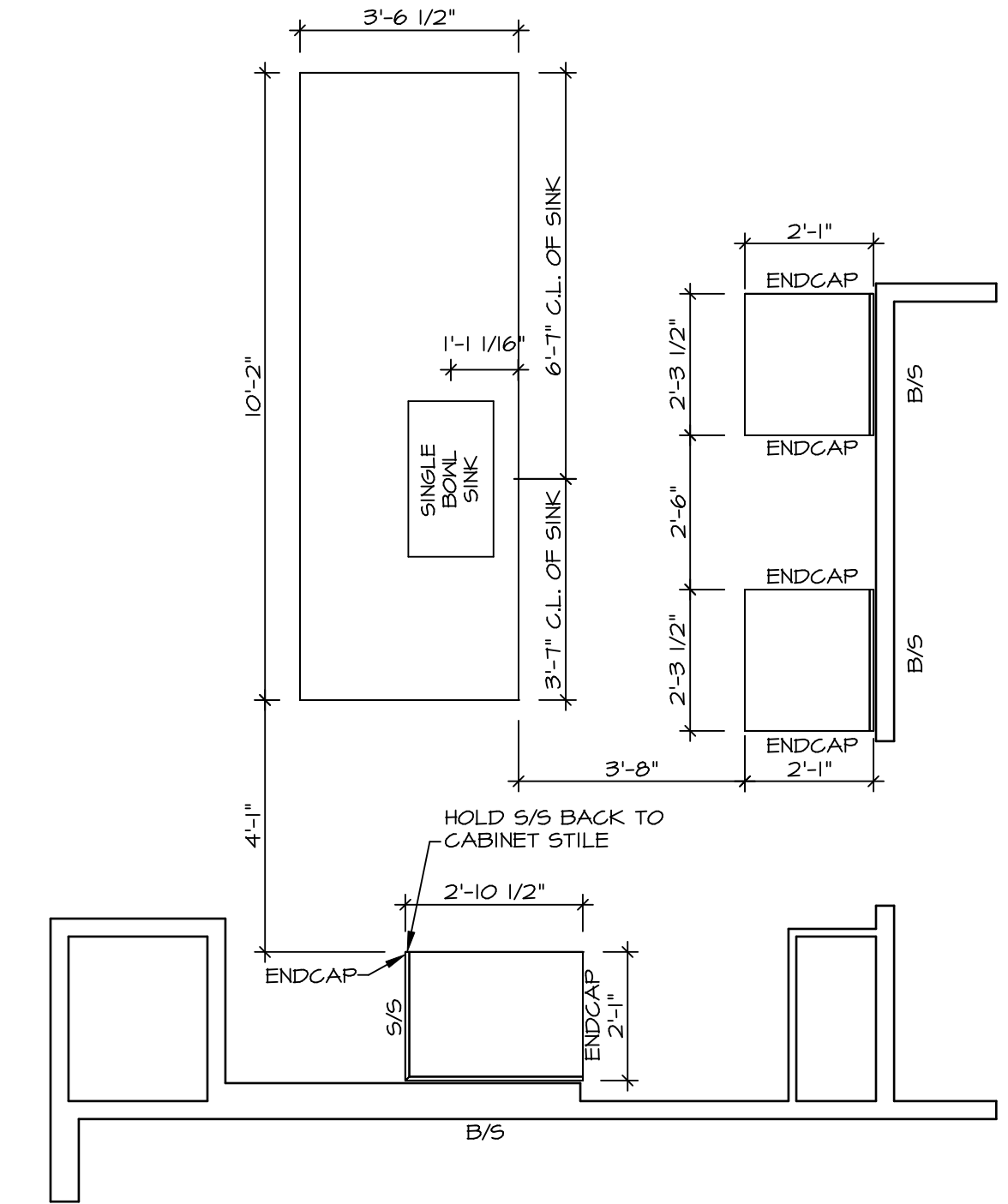
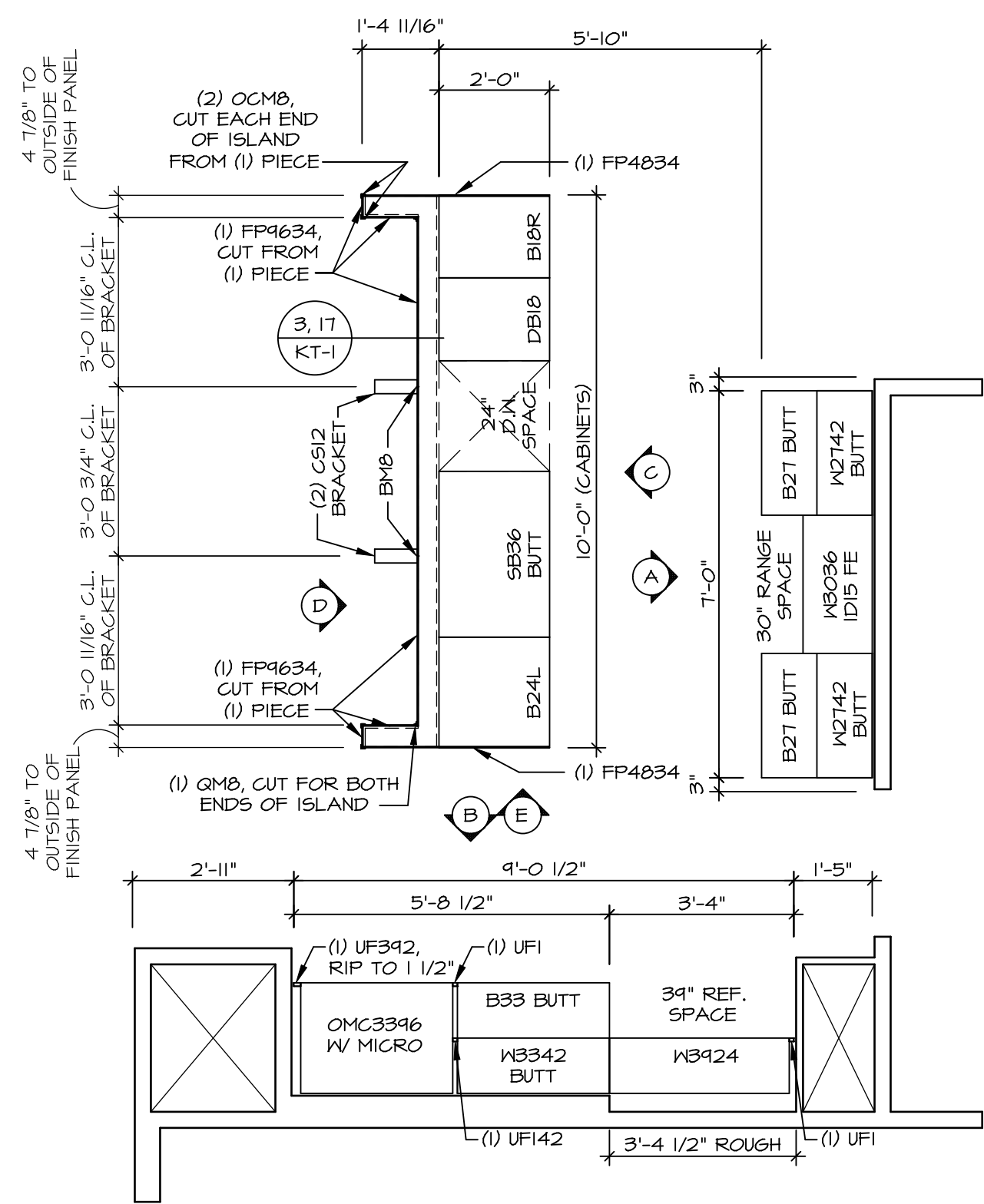
**SECOND FLOOR JACK SCHEDULE**

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

|   |   |  |  |
|---|---|--|--|
| SHEET NO.<br><b>A-8</b>                                   | MODEL<br><b>COLUMBIA</b><br>DRAWING TITLE<br><b>SECOND FLOOR PLAN</b><br>OPTION DESCRIPTION | SET NO. CLM00<br>VERSION 01<br>DRAWN BY ARY<br>DATE:<br>OPTION | REV. NO.   DATE   DESCRIPTION<br>1   1/4/19   DRA - ADDED GENERAL NOTE FOR EXTERIOR WALLS<br>REMARKS   |
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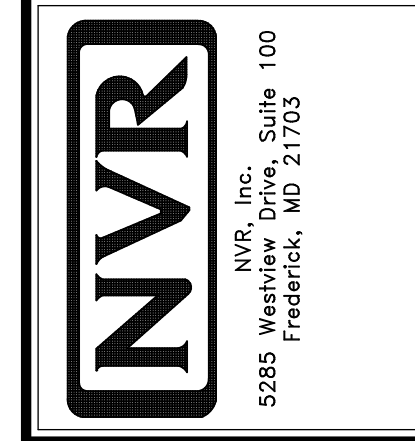
NOTE:  
CABINET LAYOUT(S) ARE  
BASED ON FINISHED  
DIMENSION TO DRYWALL.

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



| REV. NO. | DATE | REMARKS |
|----------|------|---------|
|          |      |         |
|          |      |         |
|          |      |         |

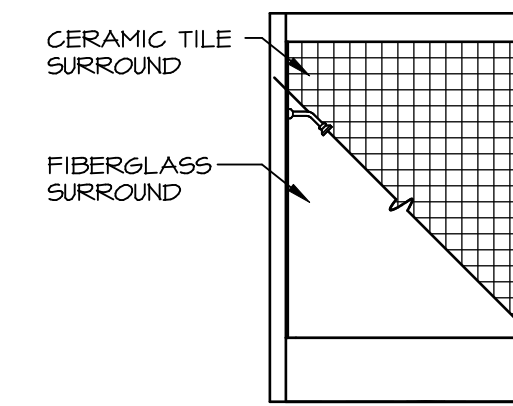
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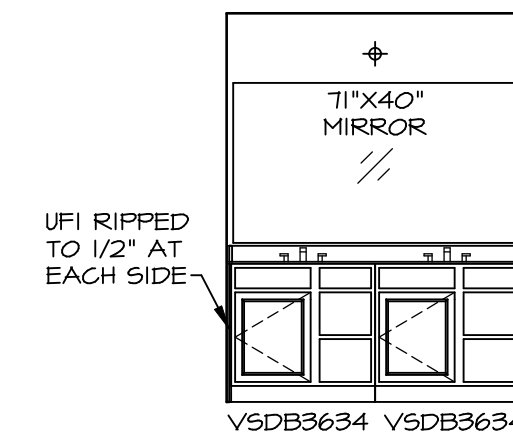
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|--|--|------------------|-----------------|
| SHEET NO.<br><b>A-12</b>   | MODEL<br><b>COLUMBIA</b>                           | SET NO.<br>CLM00 | VERSION<br>01   |
| OPTION DESCRIPTION<br><b>44</b>  | DRAWING TITLE<br><b>KITCHEN PLAN AND ELEVATION</b> | DRAWN BY<br>ARM  | DATE:<br>OPTION |
| C:\NVR\Solves\COLUMBIA_CLM00_01\007-105-1608\1219480\Sheets\Lot_Specific\44_A-12_KIT_LS.dwg 05/08/19 - 8:56 am |  |                  |                 |

**NOTES:**

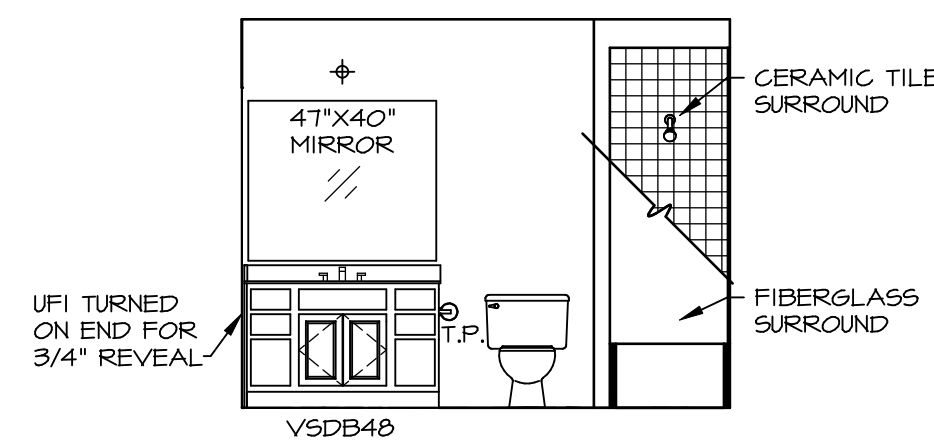
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-XX FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



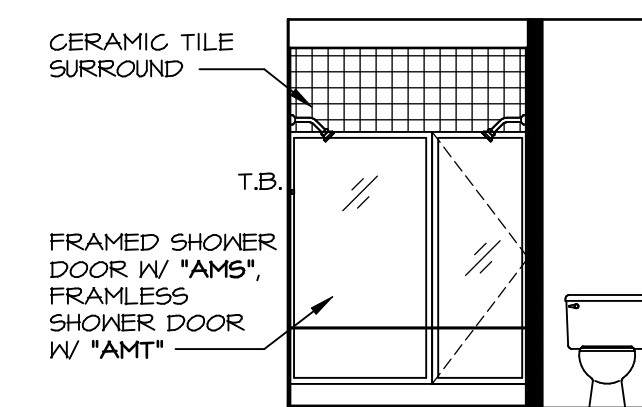
**G BATH #1**  
SCALE: 1/4" = 1'-0"



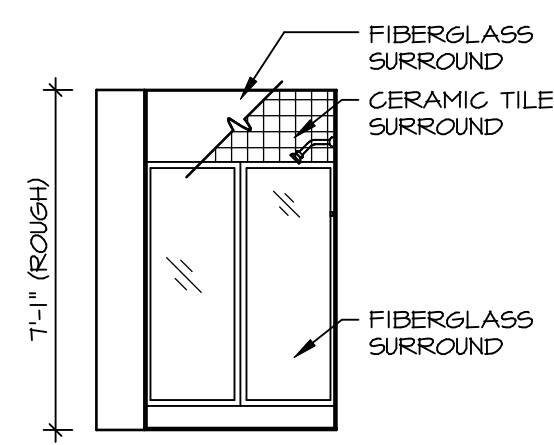
**L OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM W/ ROMAN SHOWER \*AM6\*



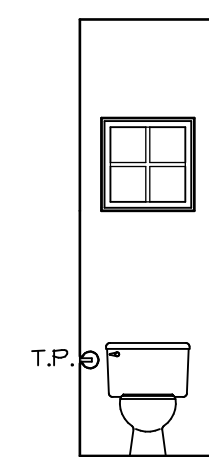
**F BATH #1**  
SCALE: 1/4" = 1'-0" SINGLE BOWL VANITY \*VC\*



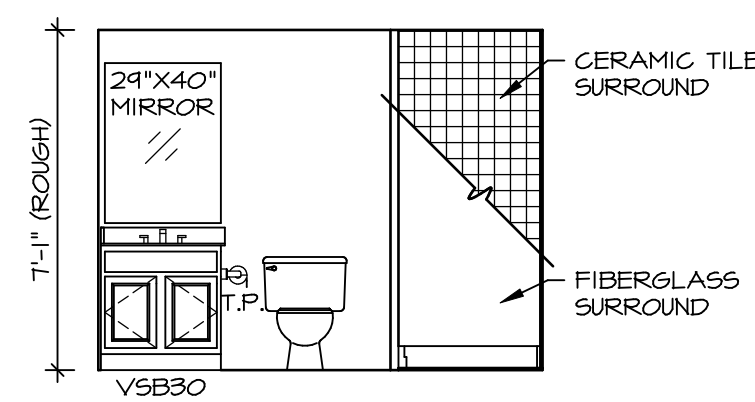
**K OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM W/ ROMAN SHOWER \*AM6\*



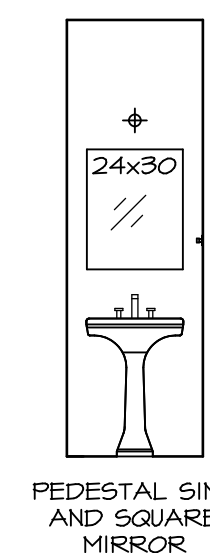
**B BASEMENT BATH**  
SCALE: 1/4" = 1'-0" BASEMENT BATH \*AEB\*



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



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

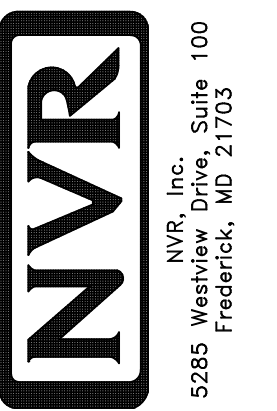


**C POWDER ROOM**  
SCALE: 1/4" = 1'-0"

REMARKS

REV. NO. DATE

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

MODEL COLUMBIA  
DRAWING TITLE BATH ELEVATIONS  
OPTION DESCRIPTION

SHEET NO. A-13  
46