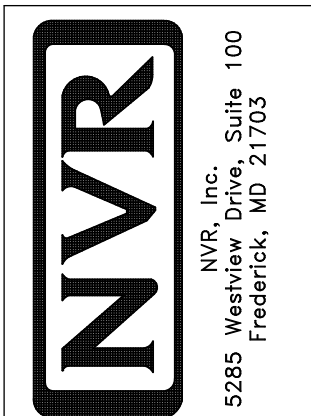


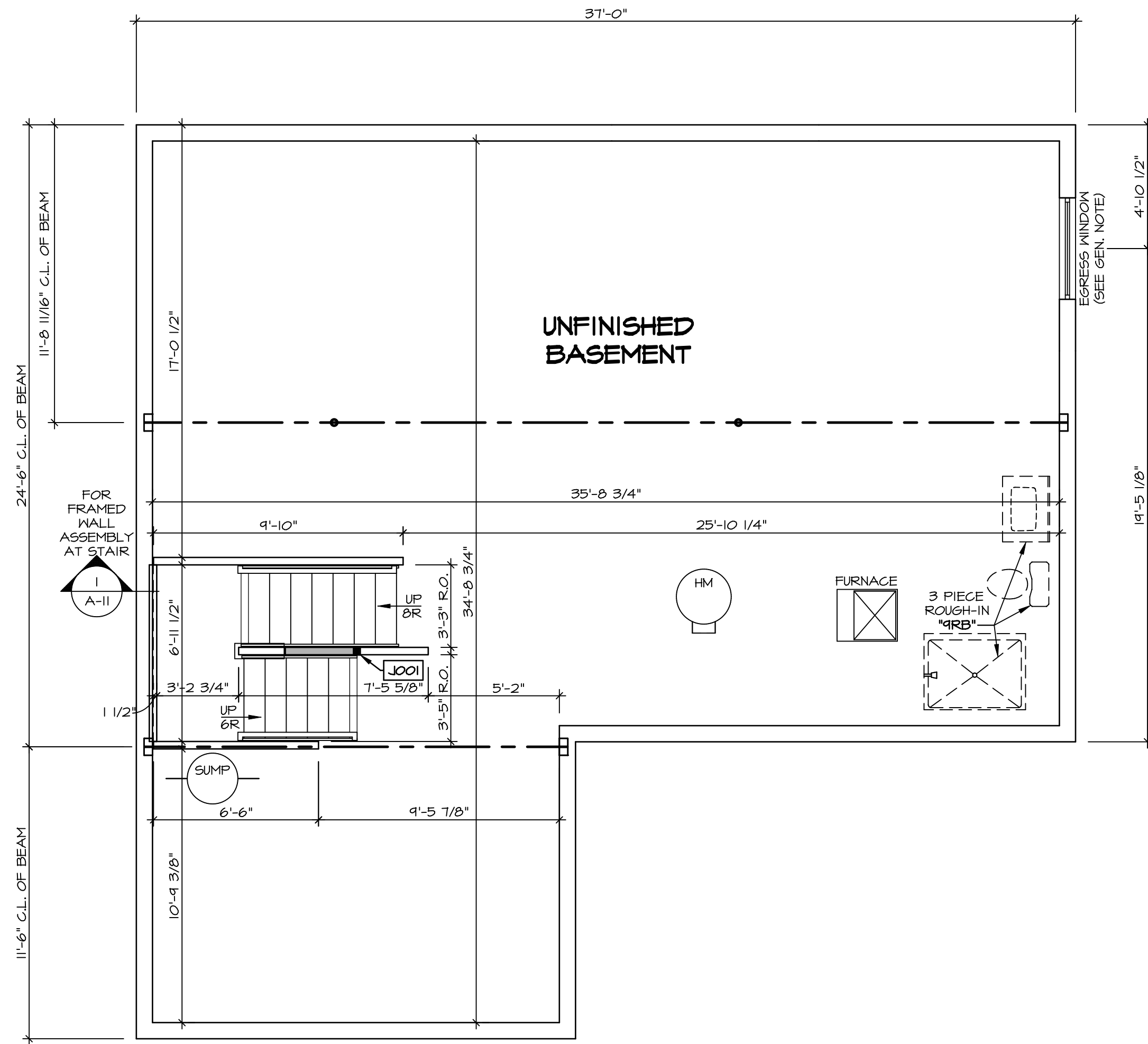
**NOTE**  
 RADON REMEDIATION  
 RADON LOOP:  
 - (4") PERFORATED HDPE "LOOP"  
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE  
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS  
 - TO BE CORRUGATED HDPE PIPE  
 - SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK  
**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

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

SHEET NO. <b>A-5</b>	MODEL <b>COLUMBIA</b>	SET NO. CLMOO	REV. NO. DATE	REMARKS
		VERSION 01		
	DRAWING TITLE <b>PLUMBING PLAN</b>	DRAWN BY <b>JAB</b>		
	GROUNDWORKS	DATE:		
	OPTION DESCRIPTION	OPTION		
		OPTION <b>100</b>		
		OPTION <b>23</b>		



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

**LEGEND**

(Thick solid line)	BEARING WALL
(Thin solid line)	NON BEARING WALL
(Circle with dot)	INDICATES BEARING FROM POINT-LOAD ABOVE
(Square with 'J')	JACKS
(Circle with 'B')	BEAM/HEADER
(Square with 'F')	PAD FOOTING
(Diamond with 'C')	STEEL COLUMN
(Square with 'X')	PORTAL FRAME
(Square with 'X')	JOIST/TRUSS
(Line with 'L')	LVL
(Circle with 'X')	ENGINEERING PAGE NUMBER

SEE FG DETAILS FOR FRAMING CONNECTORS

- 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 CEILINGS. ALL DROPPED CEILINGS 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.

- 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**

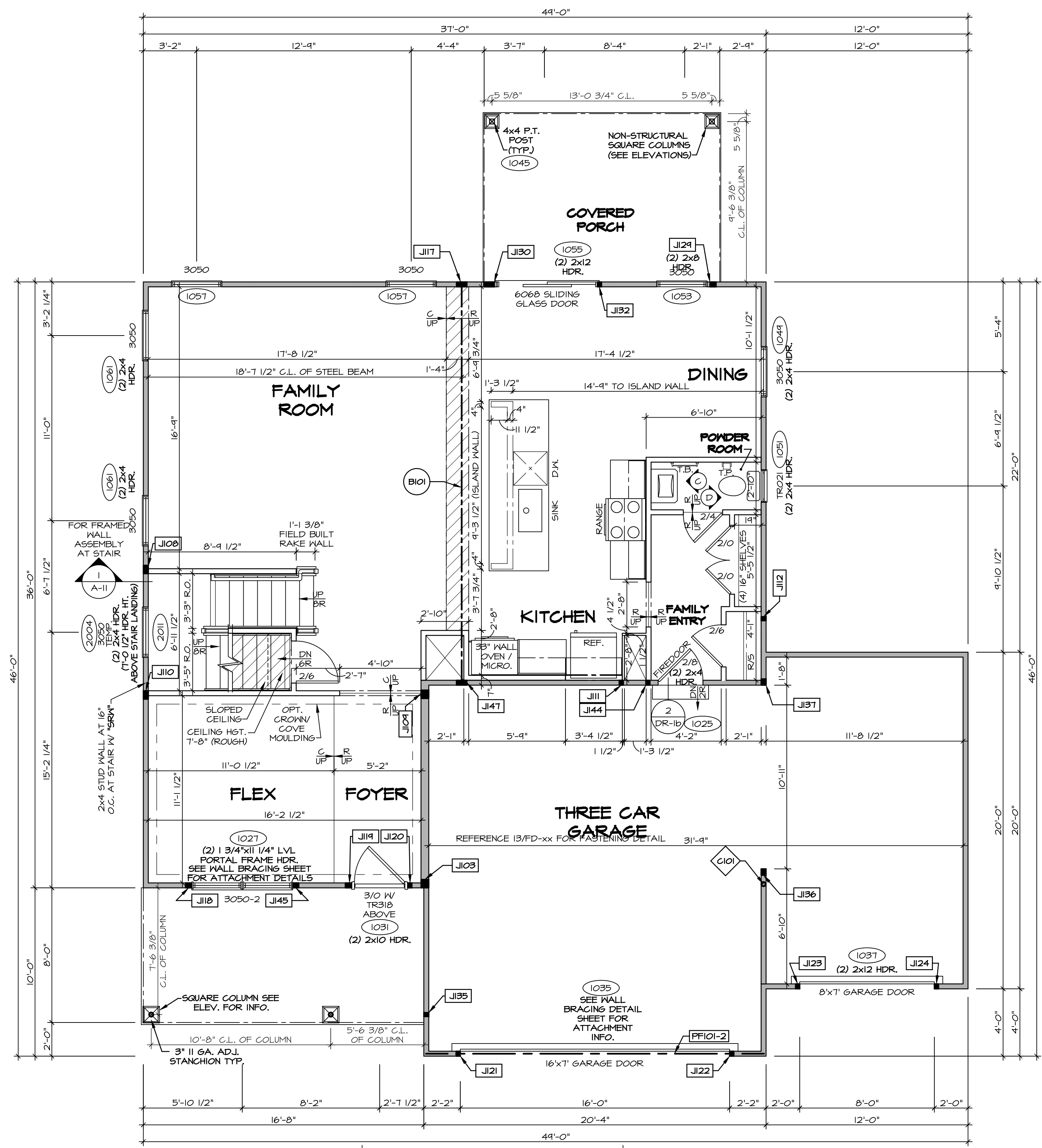
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 SFF STUD GRADE	FBA	BOO31	

<p><b>MODEL</b> COLUMBIA</p> <p><b>DRAWING TITLE</b> BASEMENT FLOOR PLAN</p> <p><b>OPTION DESCRIPTION</b> BASEMENT FOUNDATION</p>	<p>SET NO. CLM00</p> <p>VERSION 01</p> <p>DRAWN BY CVB</p> <p>DATE:</p> <p>OPTION FEA</p>	<p><b>SHEET NO.</b> A-6</p>	<p><b>26</b></p>	<p><b>REMARKS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV. NO.</th> <th>DATE</th> <th>REMARKS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV. NO.	DATE	REMARKS			
REV. NO.	DATE	REMARKS								

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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-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

**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 - (4) 2x6 SPF STUD GRADE		1016	
J110	JACK - (4) 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, 1053	
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

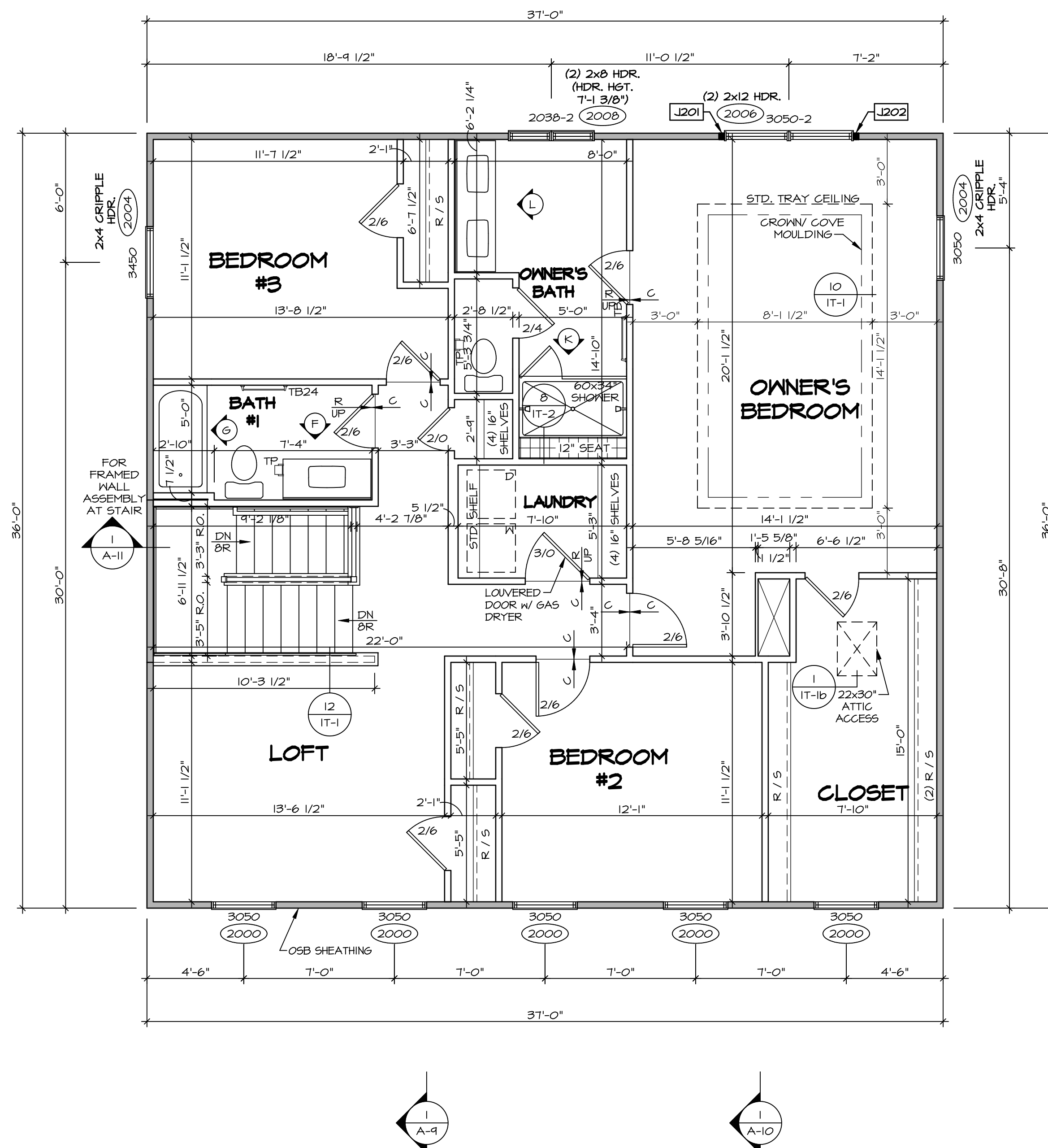
SHEET NO. A-7

10/08/19 - 8:20 am

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Frederick, MD 21703

27



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
- BEAM/HEADER
- F PAD FOOTING
- STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- LVL 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. 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.

**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

**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 | DRA - ADDED GENERAL NOTE FOR EXTERIOR WALLS

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

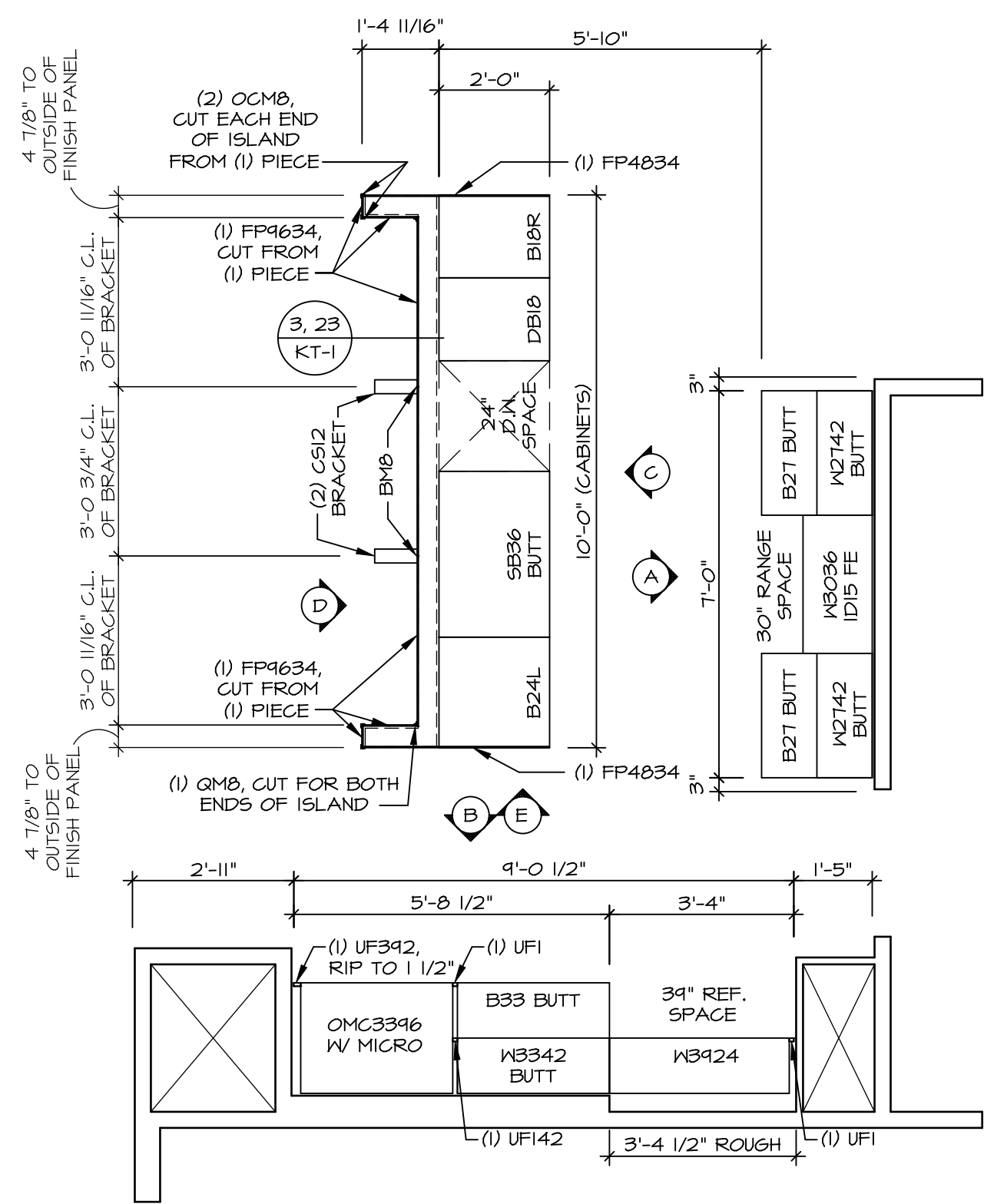
MODEL: COLUMBIA  
DRAWING TITLE: SECOND FLOOR PLAN  
OPTION DESCRIPTION

SHEET NO. A-8  
31

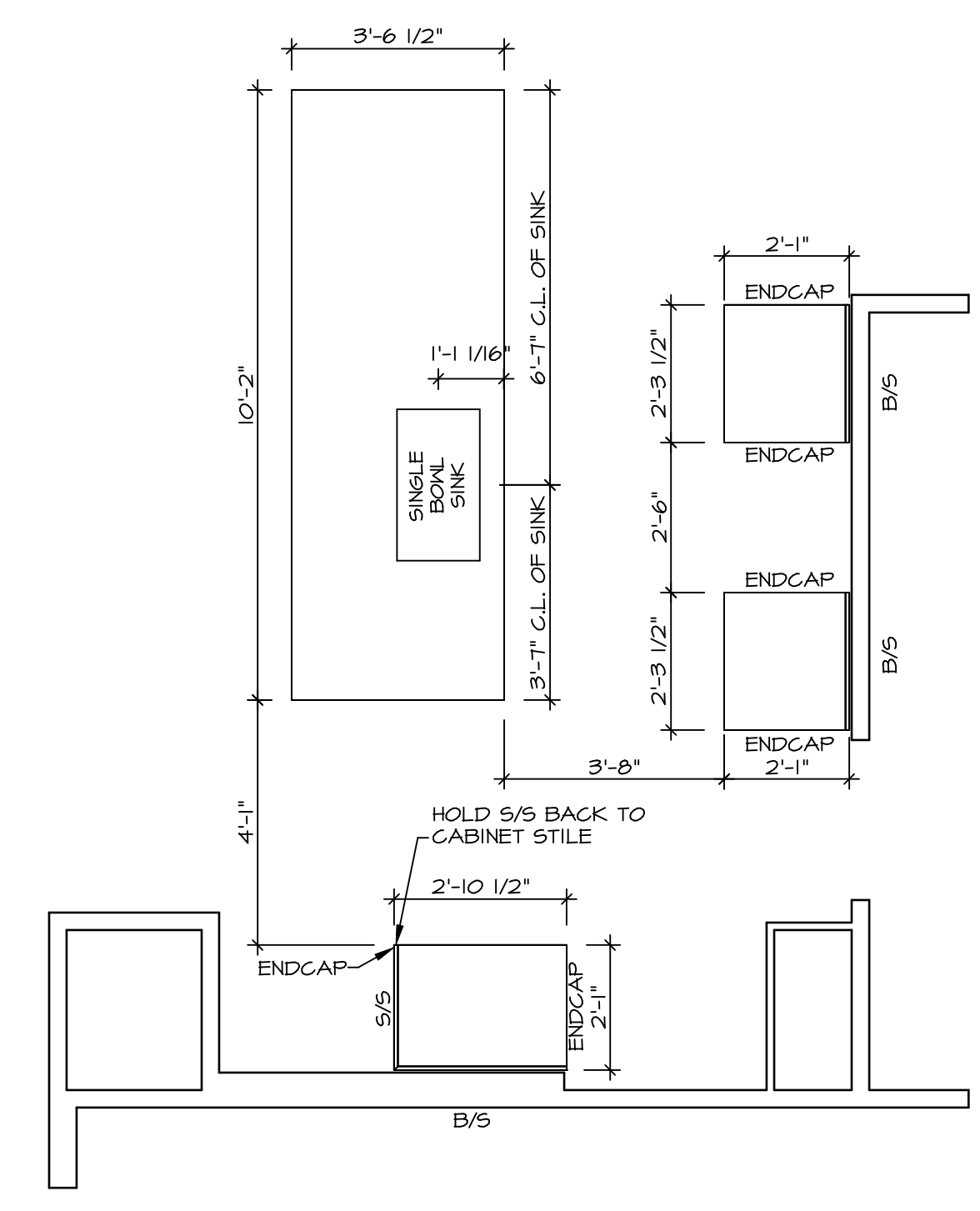
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NOTE:  
CABINET LAYOUT(S) ARE  
BASED ON FINISHED  
DIMENSION TO DRYWALL.

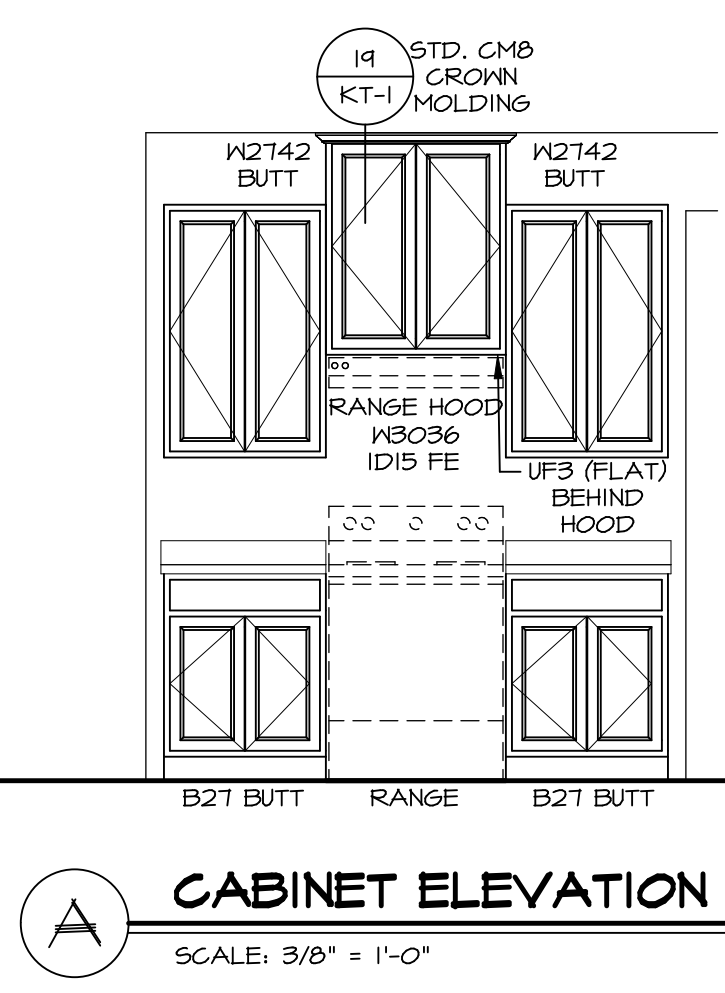
NOTE:  
KITCHEN ELEVATIONS/PLANS CALL  
OUT STANDARD MOLDINGS. REFER TO  
DETAIL: 11/CT-1 FOR REPLACEMENT  
BASED ON CABINET STYLE.



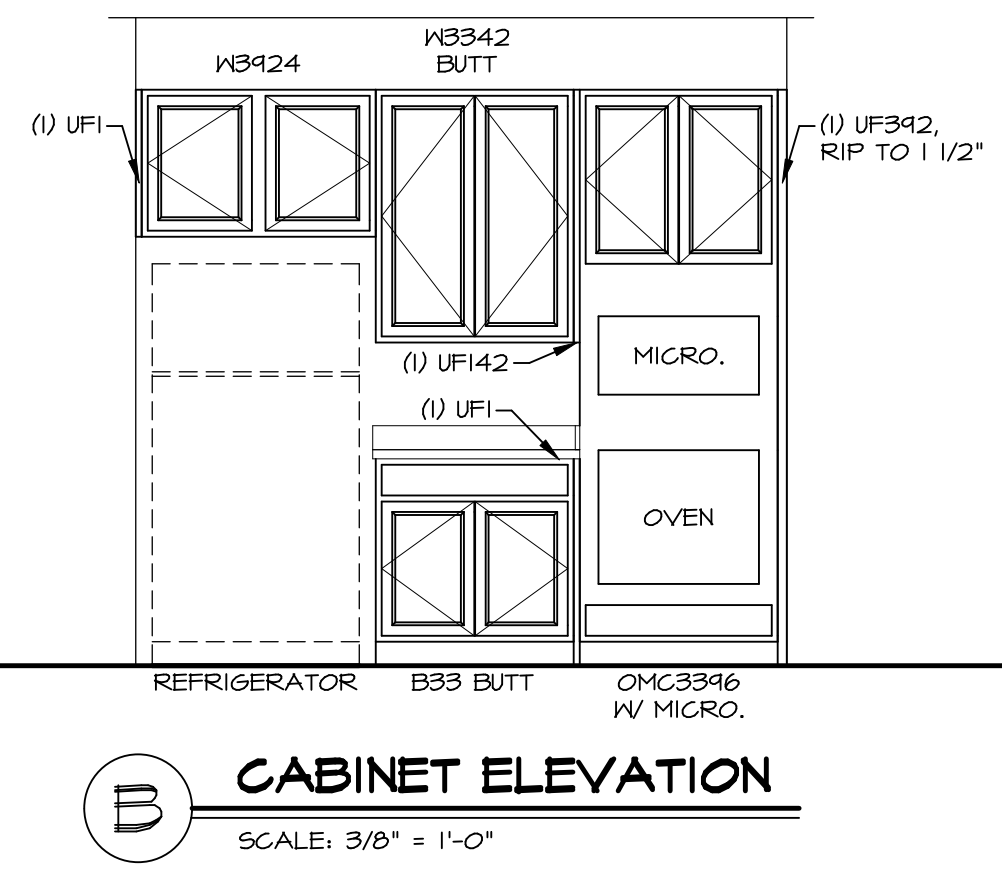
3 **KITCHEN CABINET LAYOUT KC-3522**  
SCALE: 3/8" = 1'-0" APPLIANCE LAYOUT W/ RANGE AND WALL OVEN 'KAG'



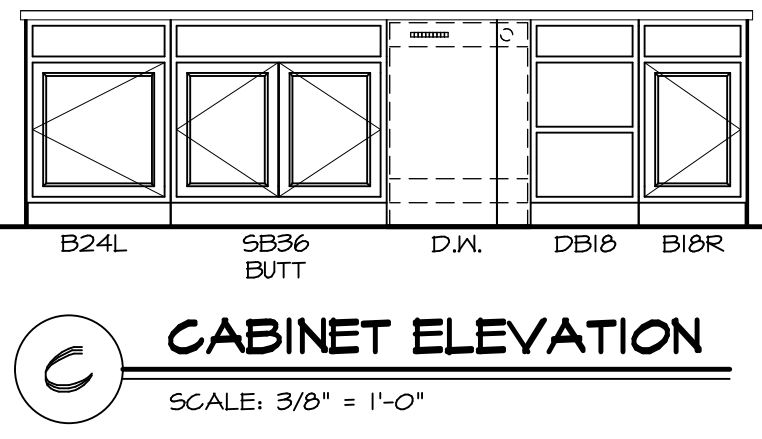
4 **KITCHEN COUNTERTOP LAYOUT KC-3522**  
SCALE: 3/8" = 1'-0" APPLIANCE LAYOUT W/ RANGE AND WALL OVEN 'KAG'



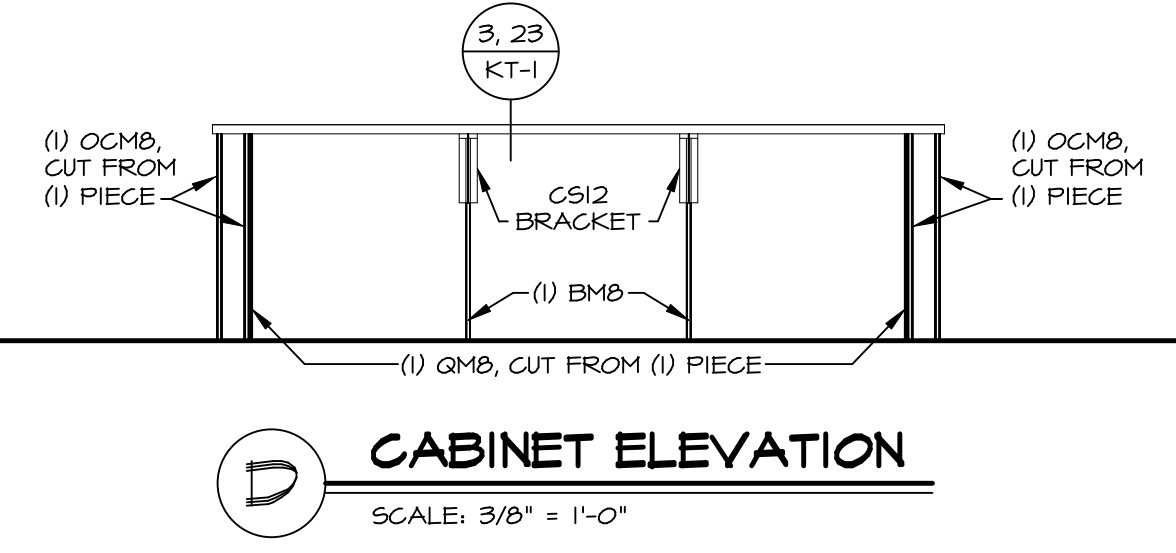
A **CABINET ELEVATION**  
SCALE: 3/8" = 1'-0"



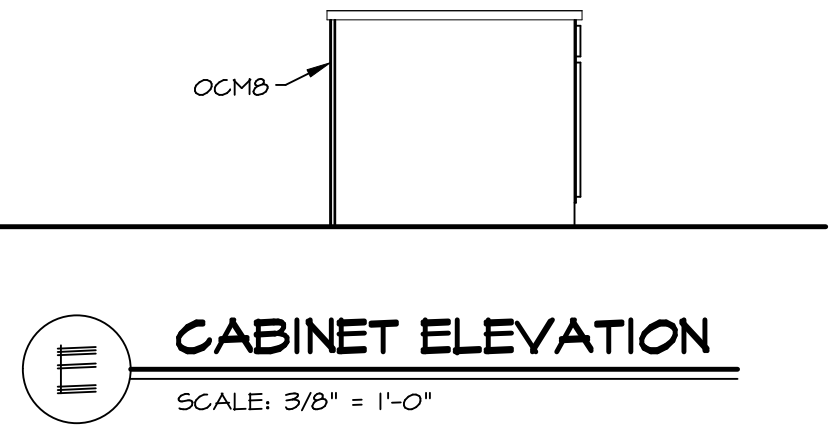
B **CABINET ELEVATION**  
SCALE: 3/8" = 1'-0"



C **CABINET ELEVATION**  
SCALE: 3/8" = 1'-0"



D **CABINET ELEVATION**  
SCALE: 3/8" = 1'-0"

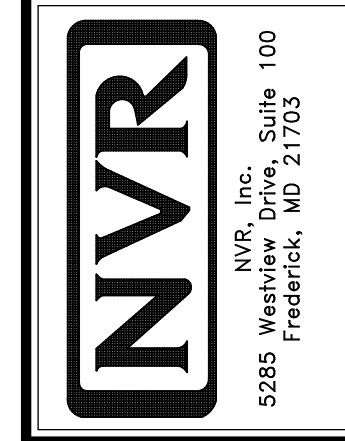


E **CABINET ELEVATION**  
SCALE: 3/8" = 1'-0"

REMARKS

REV. NO. DATE

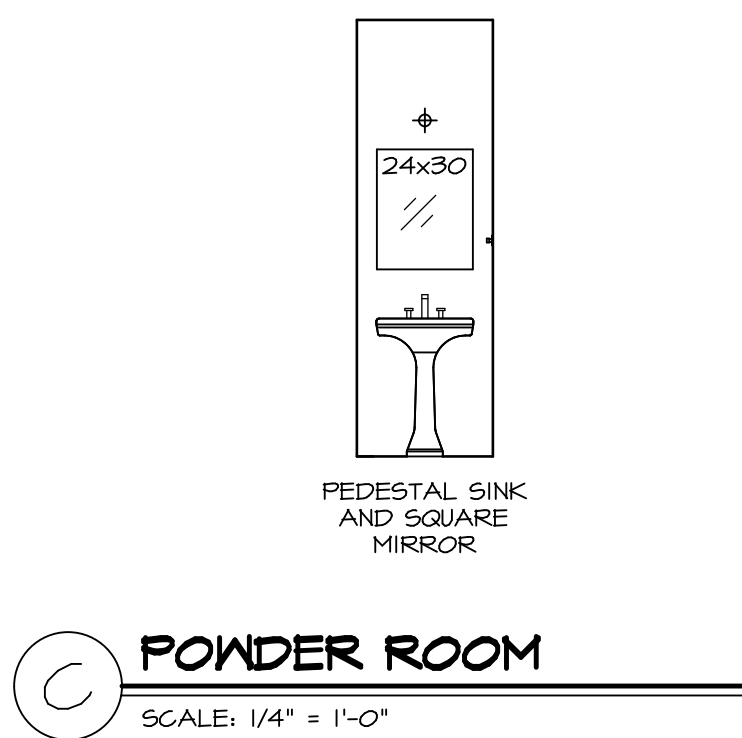
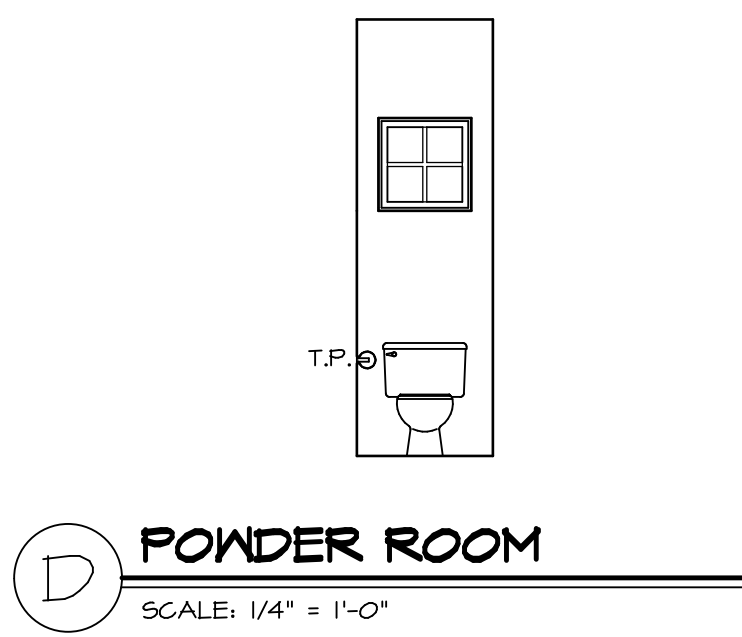
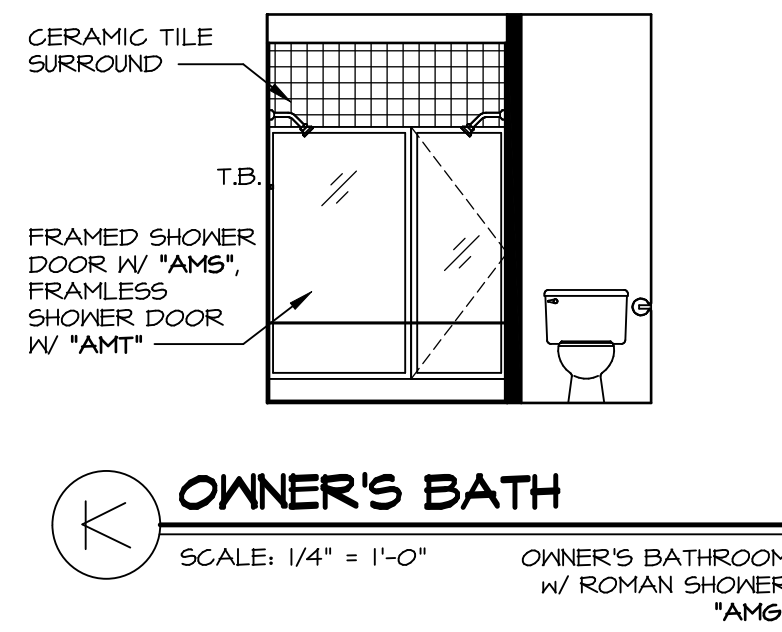
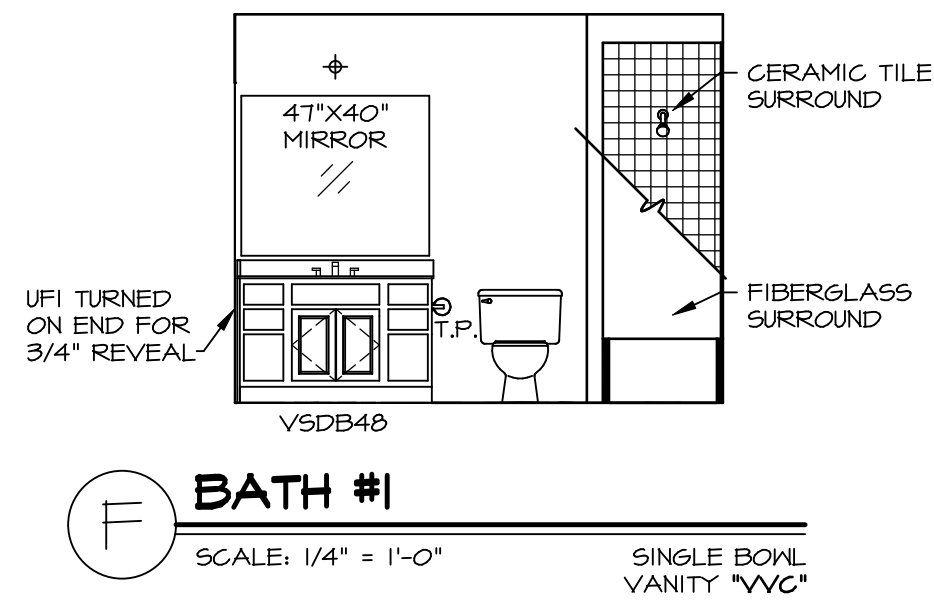
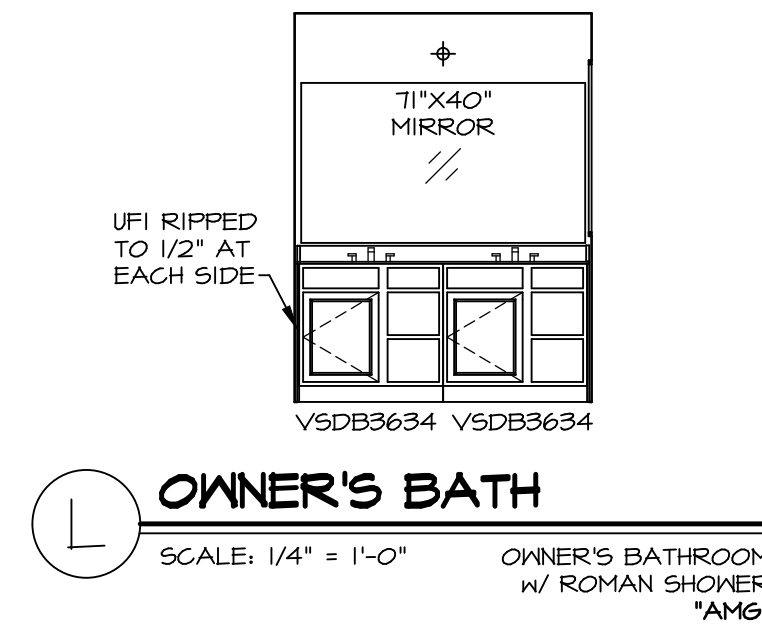
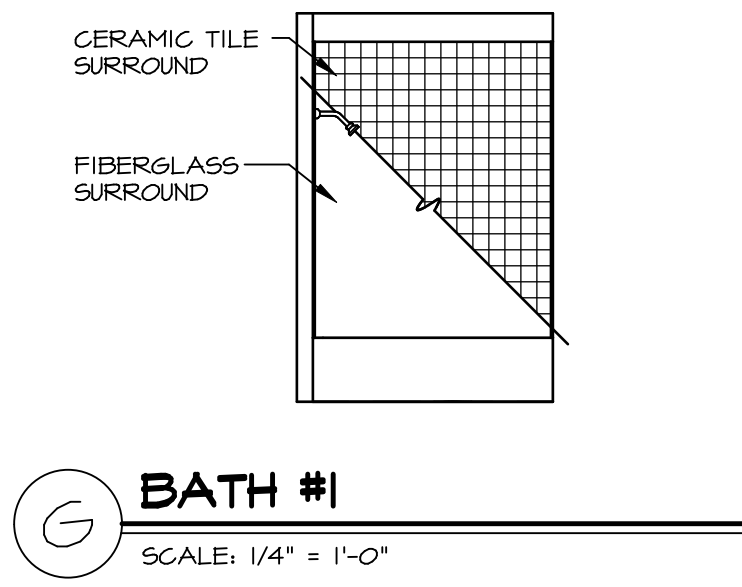
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MODEL	COLUMBIA	SET NO.	CLM00
DRAWING TITLE	KITCHEN PLAN AND ELEVATION	VERSION	01
OPTION DESCRIPTION		DRAWN BY	ARM
SHEET NO.	A-12	DATE:	
	44	OPTION	

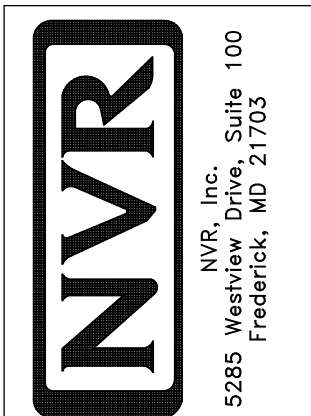
**NOTES:**

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.



SHEET NO.	MODEL	SET NO.	CLMOO	VERSION	DATE	OPTION	REVISIONS	DATE	REMARKS
A-13	COLUMBIA DRAWING TITLE BATH ELEVATIONS	01	01	01	01	01			
46									

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