

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
- L LVL
- X ENGINEERING PAGE NUMBER

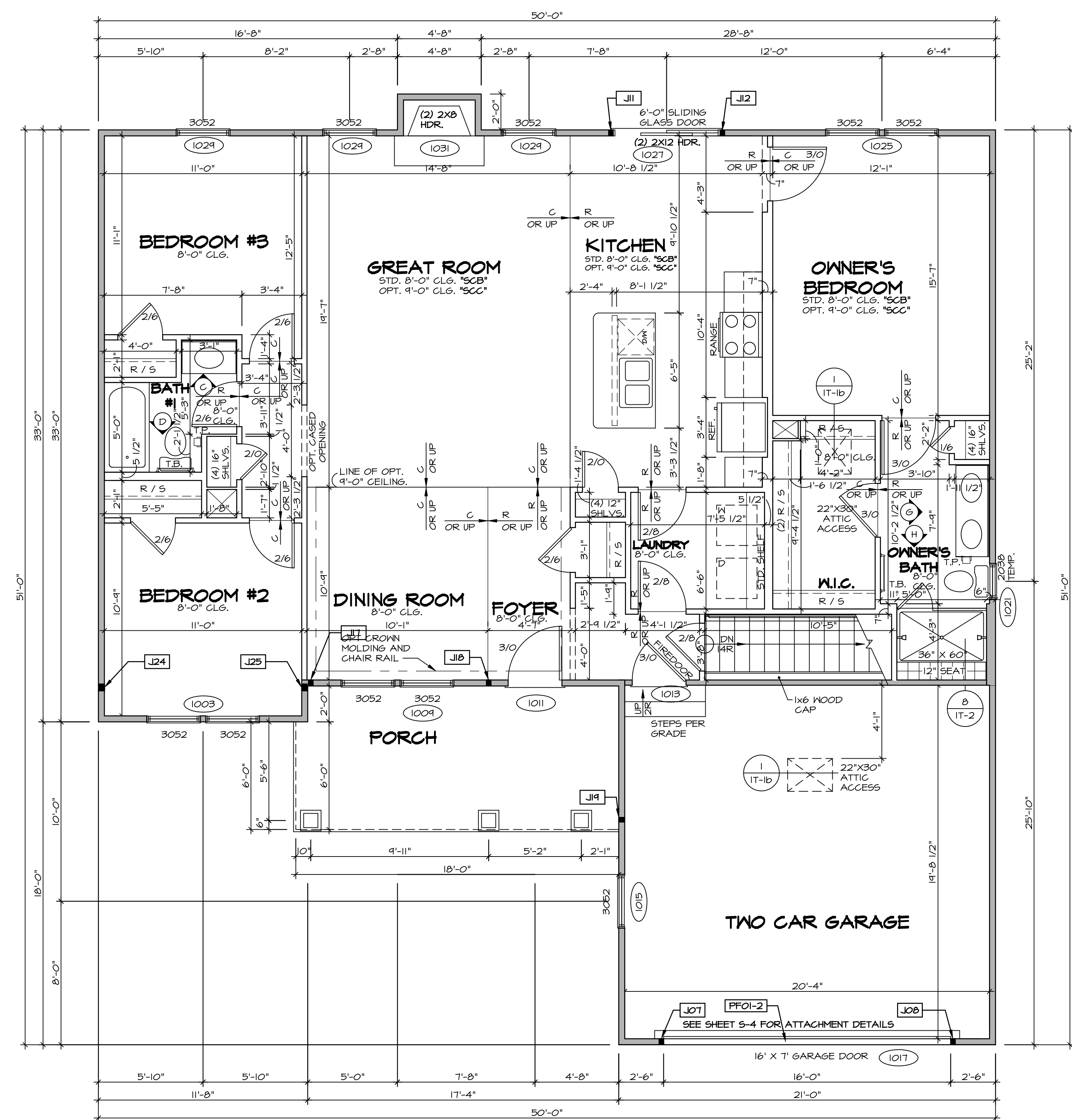
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 EACH END, UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR WALLS TO BE 4" AND 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.

- 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

REMARKS									
REV. NO.	DATE								
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<p style="font-size: x-small;">NVR, Inc. Architectural Services Architects 5285 Westover Drive Frederick, MD 21703</p>									
MODEL	SET NO.	A/IACO	VERSION	01	DRAWN BY	SGA	DATE	9/1/15	
DRAWING TITLE	BASEMENT FLOOR PLAN							OPTION	OPTION
SHEET NO.	A-6							OPTION DESCRIPTION	29

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



LEGEND

- BEARING WALL
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SEE FC 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 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.

- 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

LVL PLY TO PLY FASTENING SCHEDULE:

- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D NAILS AT 12" O.C.
- 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D NAILS AT 12" O.C.
- 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS w/ (4) ROWS 16D NAILS AT 12" O.C.
- 4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6.A - (3) PLY 20" TALL AND OVER; FASTEN PLYS w/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
PF01-2	EXT HEADER - 2X12 - 2 PLY	20'-4"	GCB	1017	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J02	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J11	JACK - (2) 2X4 SFF STUD GRADE		1021	
J12	JACK - (2) 2X4 SFF STUD GRADE		1021	
J17	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J18	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J19	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J24	JACK - (3) 2X4 SFF STUD GRADE		1036	
J25	JACK - (3) 2X4 SFF STUD GRADE		1036	

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

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	7/8/17	DRH - T-PLY CONVERSION

REVISIONS

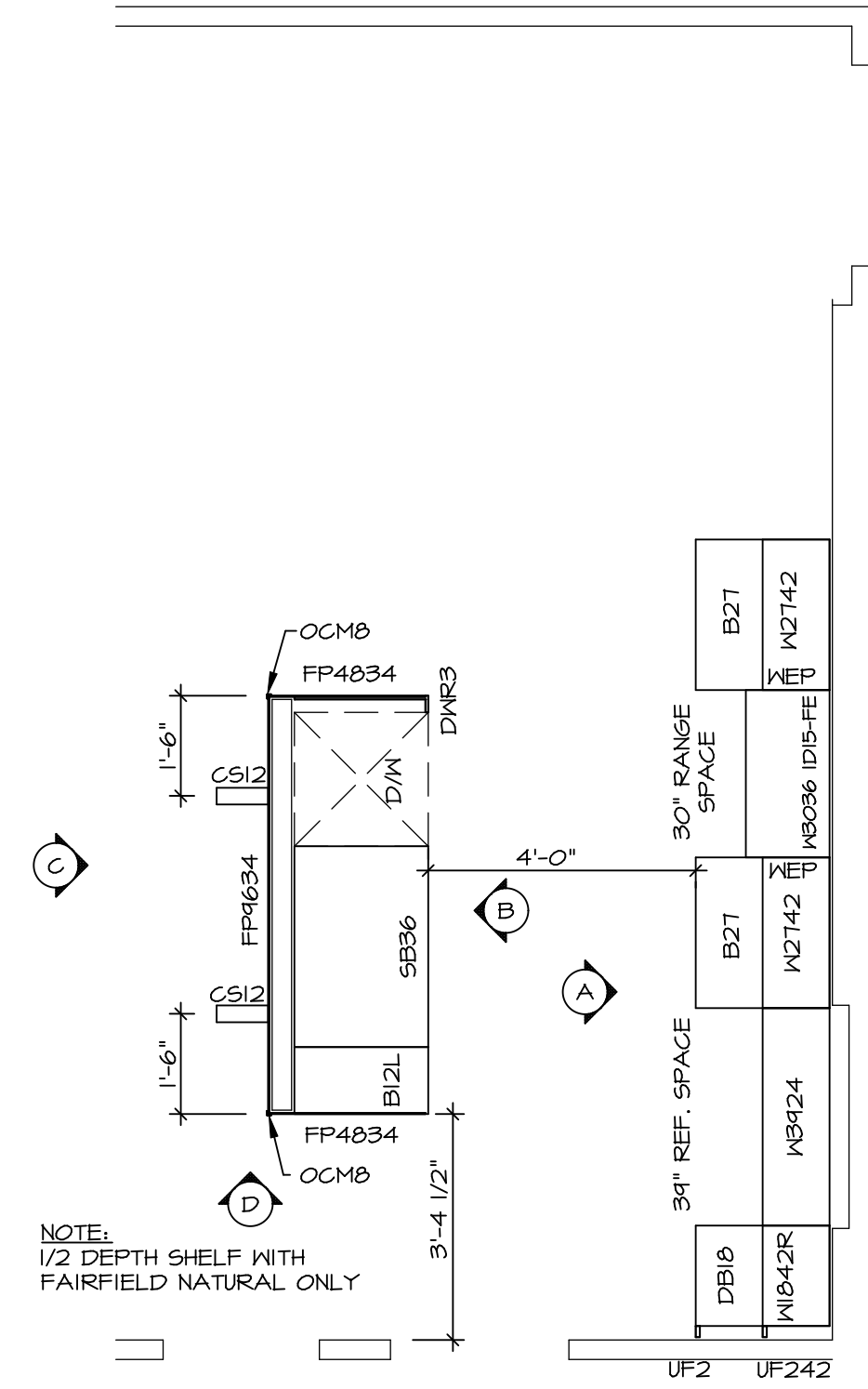
SET NO. A1A00
VERSION 01
DRAWN BY SGA
DATE: 9/17/15
OPTION

AVIANO
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

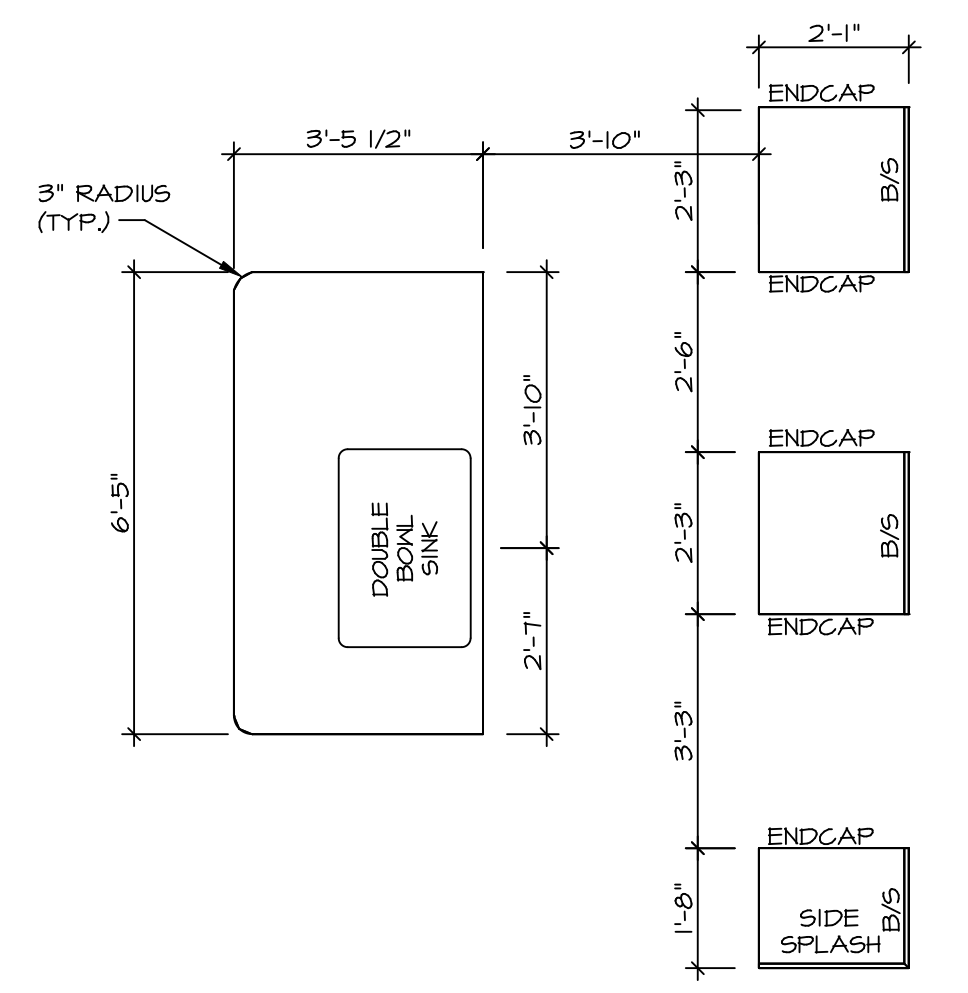
NVR
NVR, Inc.
Architectural Services
5285 West
Frederick, MD 21703

SHEET NO. A-7
31

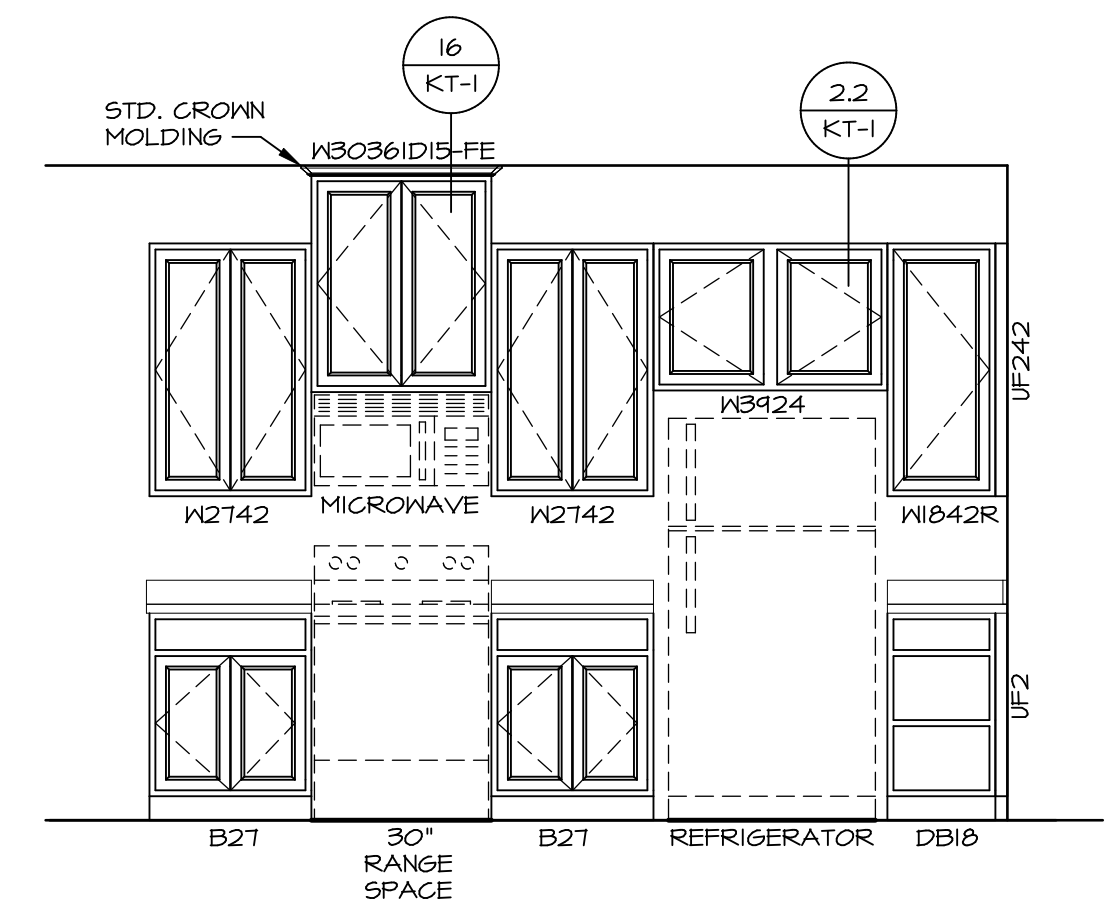
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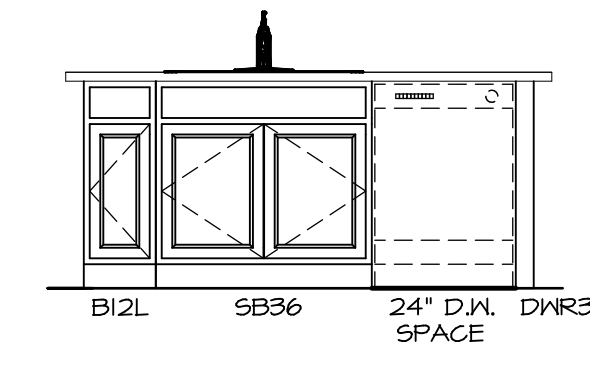
1
A-II
KITCHEN CABINET PLAN / KC-3431
SCALE: 3/8" = 1'-0"



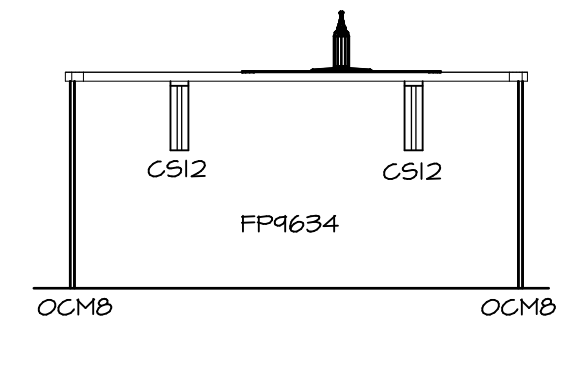
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A-II
KITCHEN COUNTERTOP PLAN / KC-3431
SCALE: 3/8" = 1'-0"



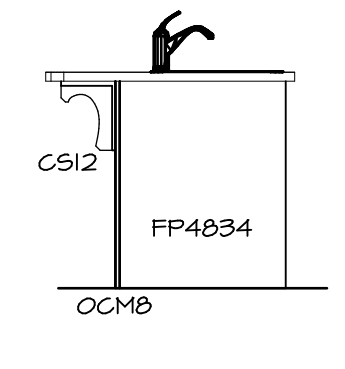
A
KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



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



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

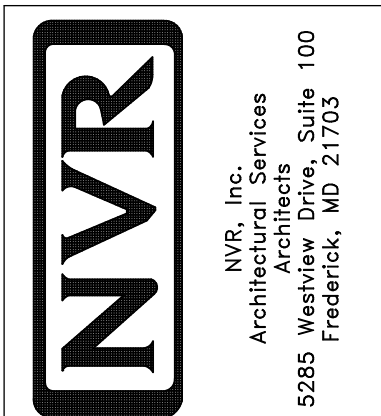


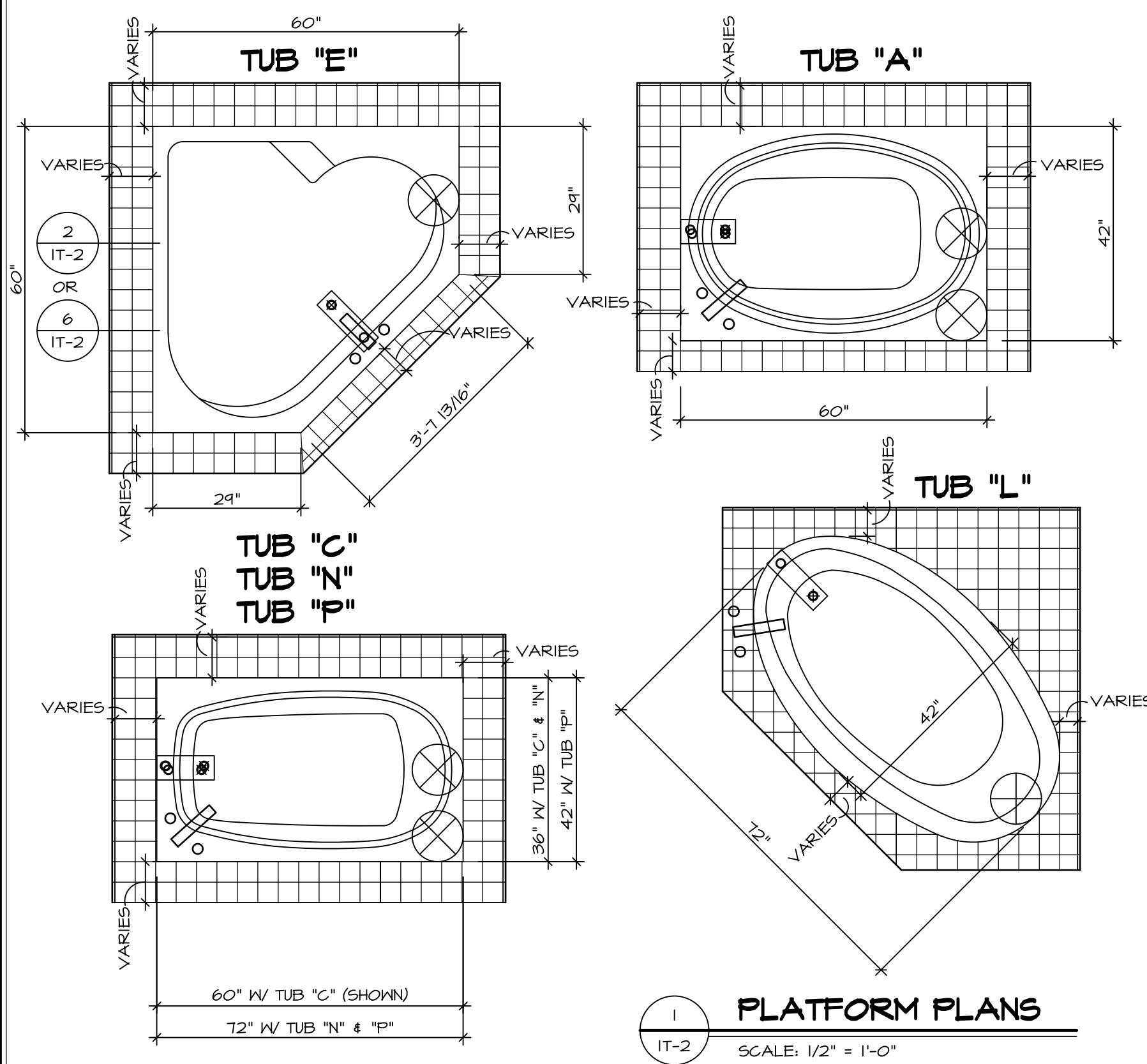
D
KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"

3
A-II
KITCHEN ELEVATIONS
SCALE: 1/4" = 1'-0"

SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION	REMARKS
A-II	AVIANO KITCHEN LAYOUT	A1A00	01	RJC	4/11/15		
38							

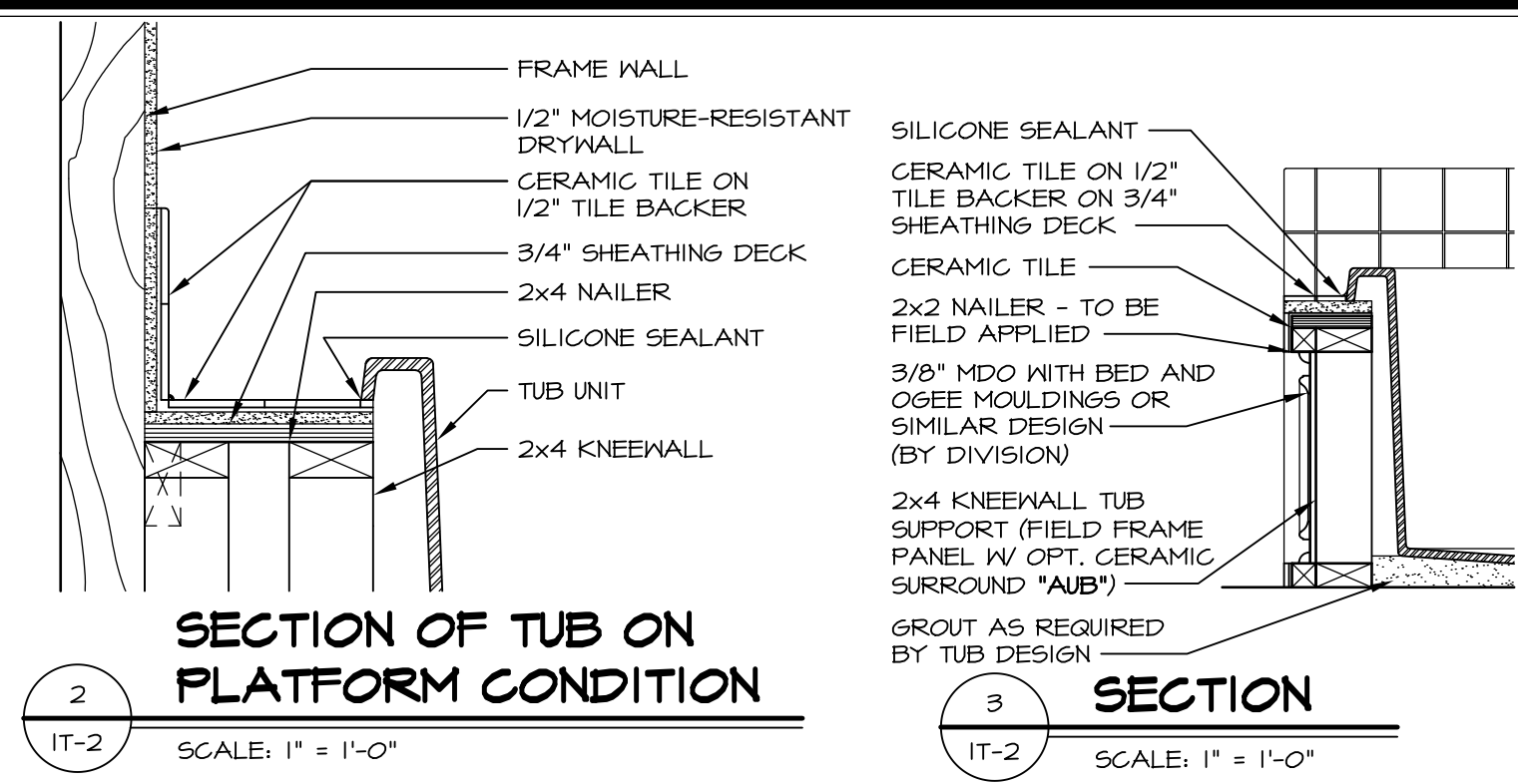
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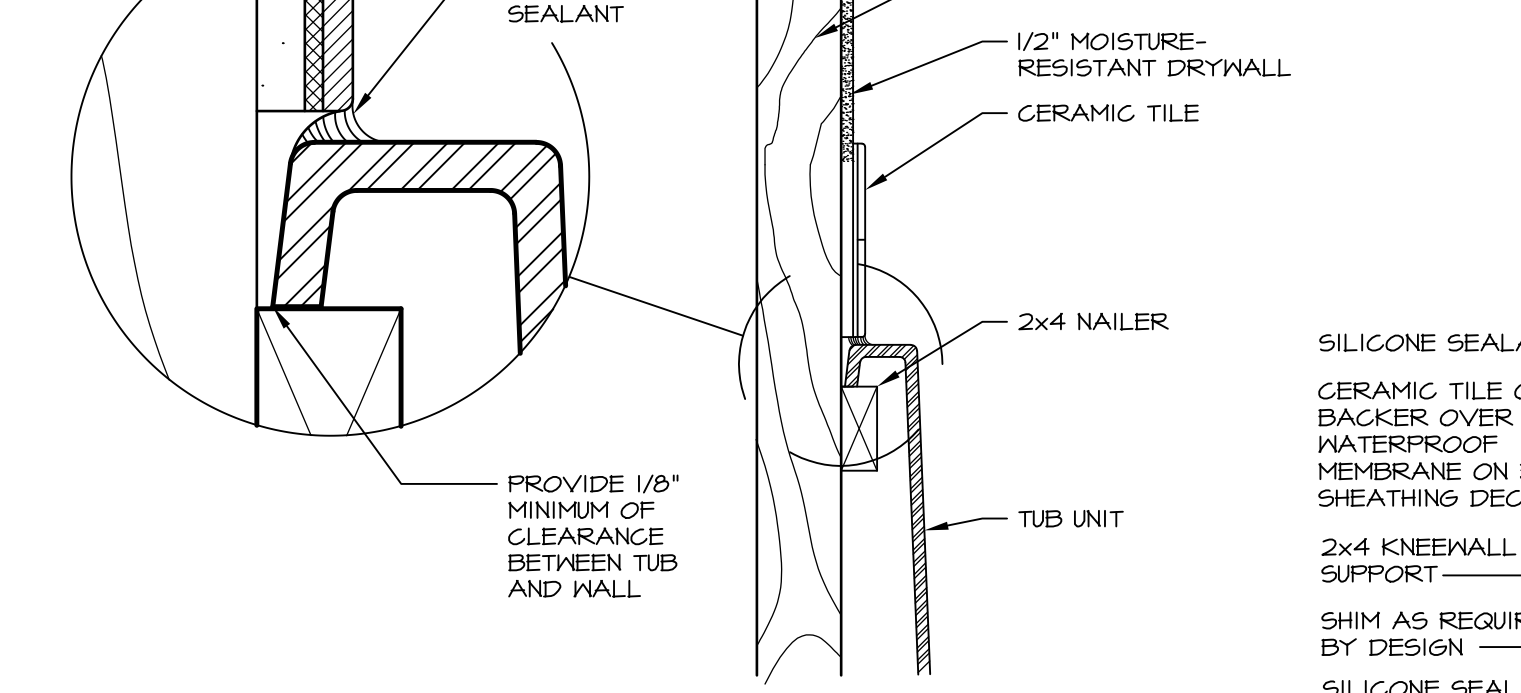


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

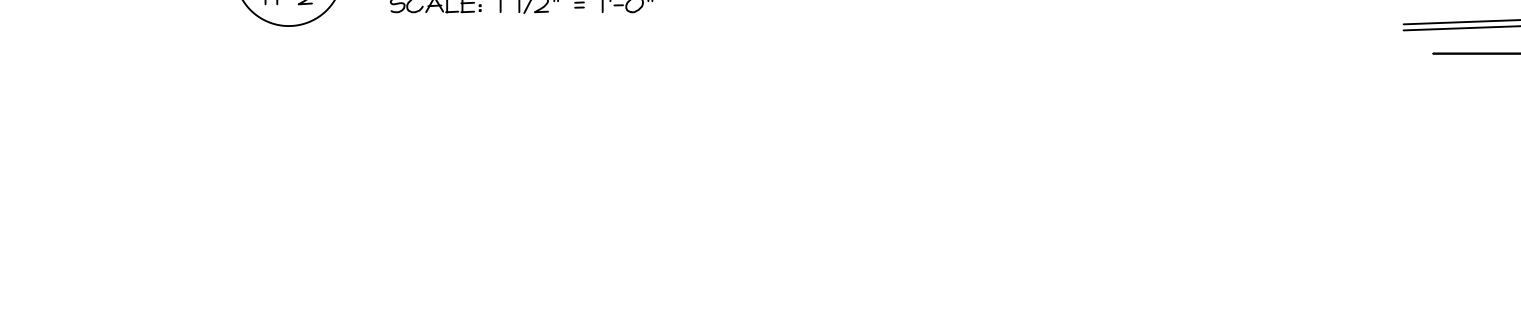
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/ STERLING	18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



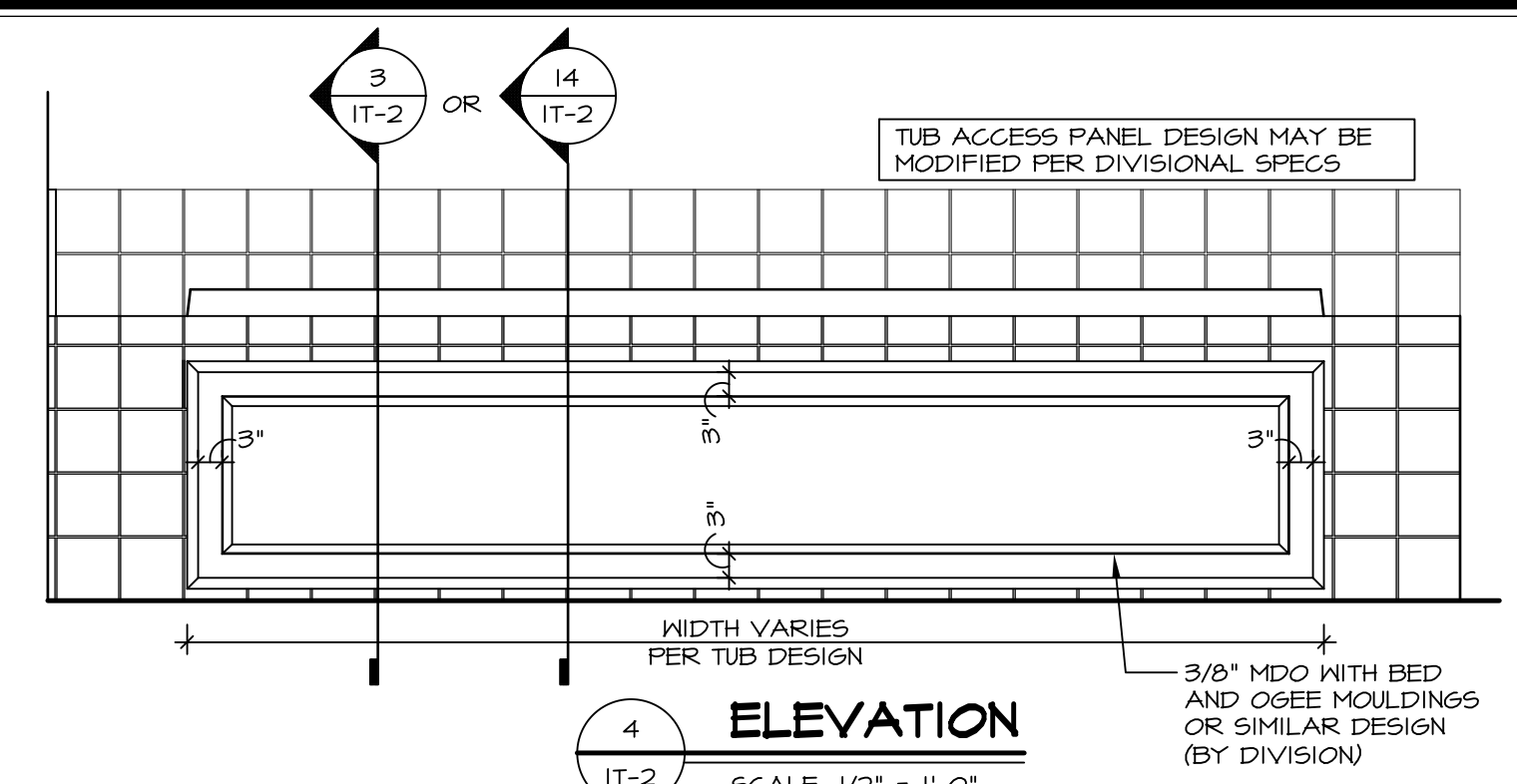
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



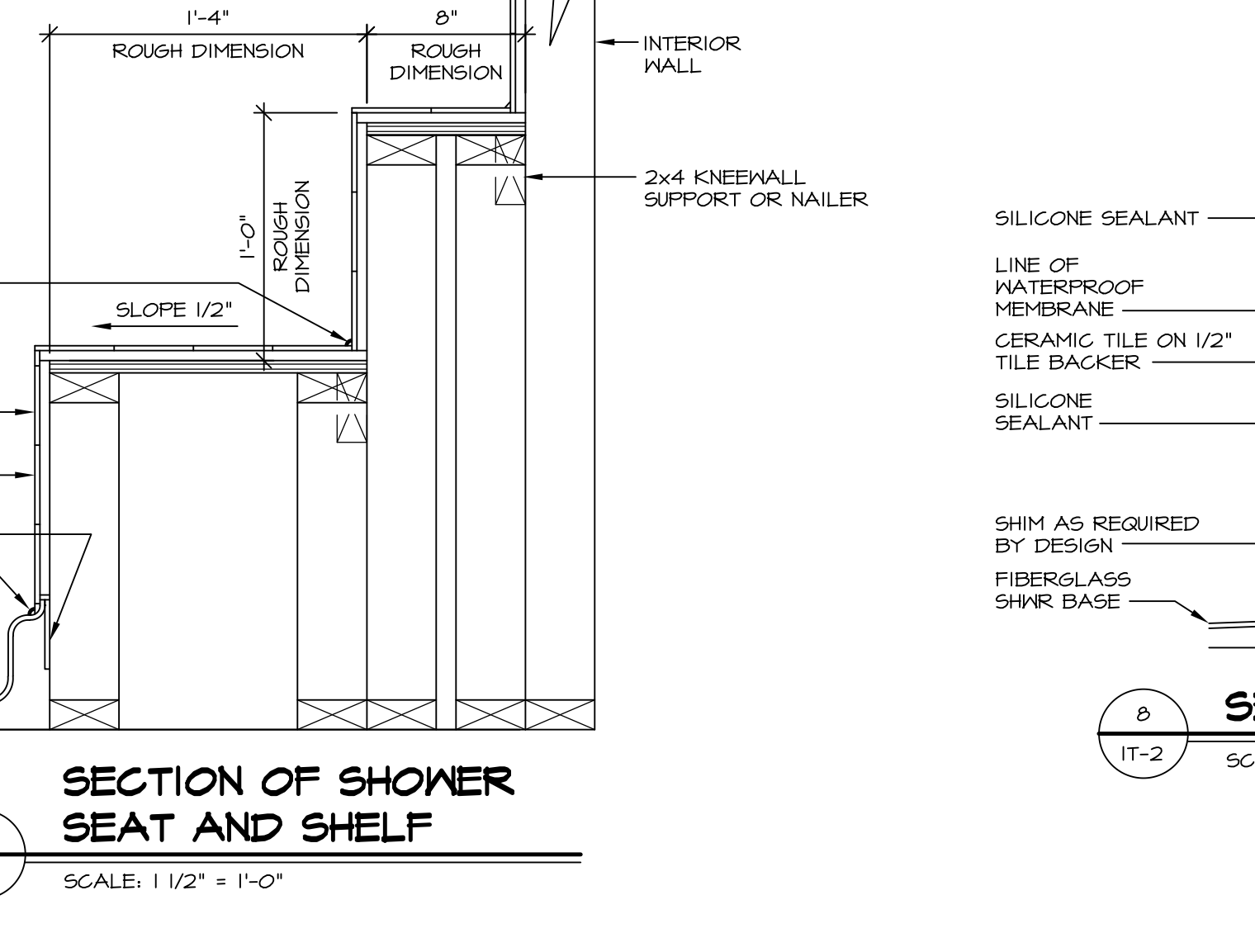
3 SECTION
SCALE: 1" = 1'-0"



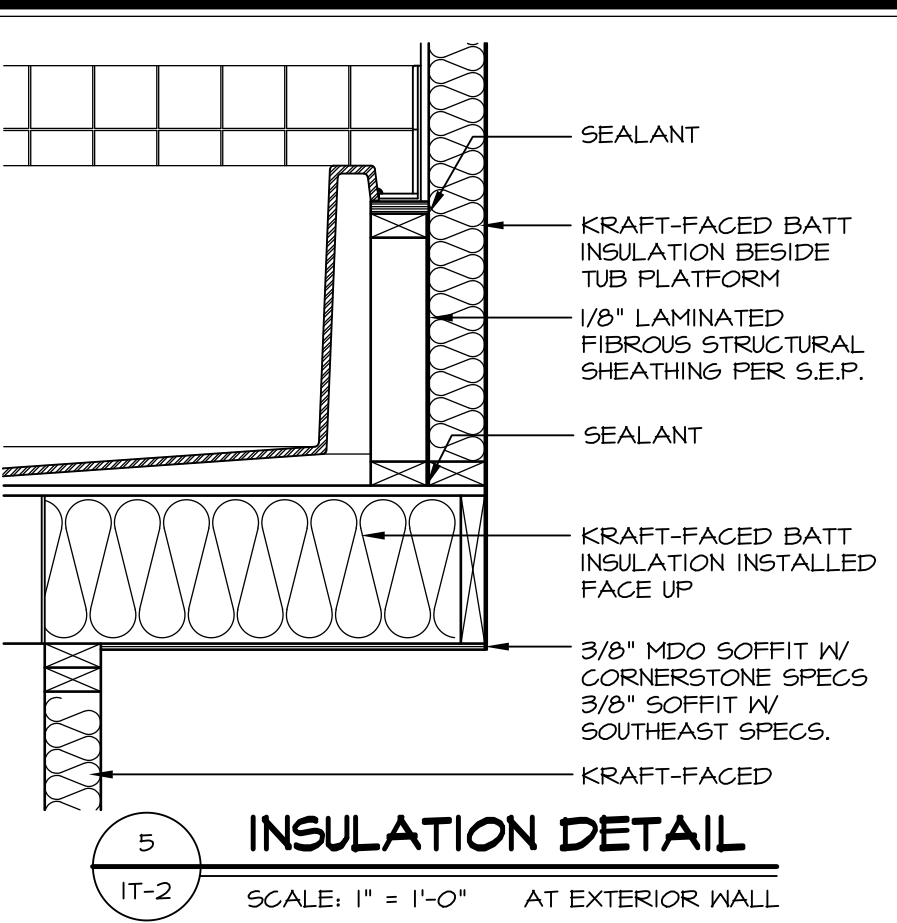
6 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



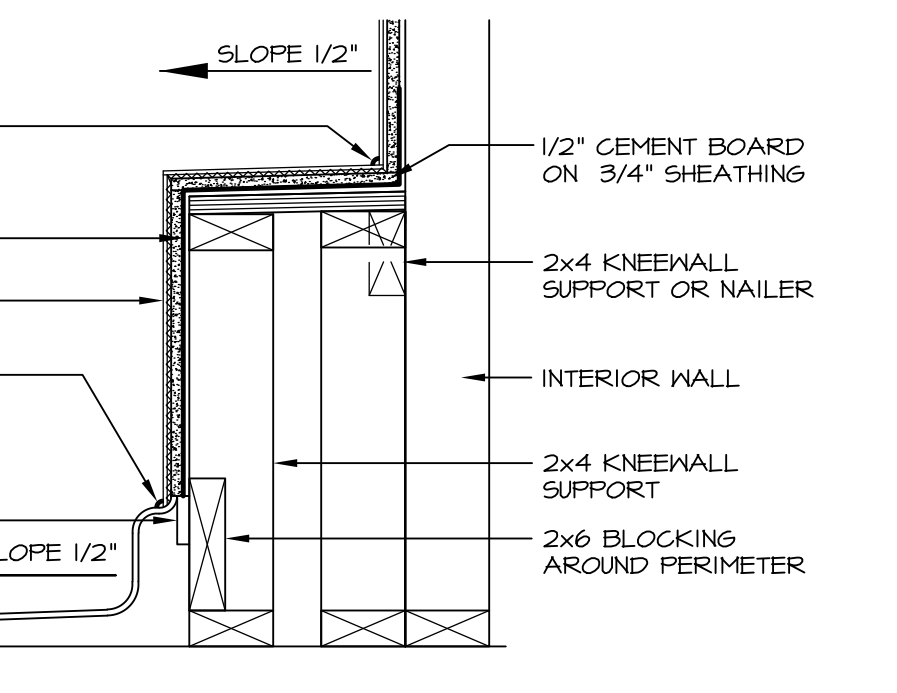
4 ELEVATION
SCALE: 1/2" = 1'-0"



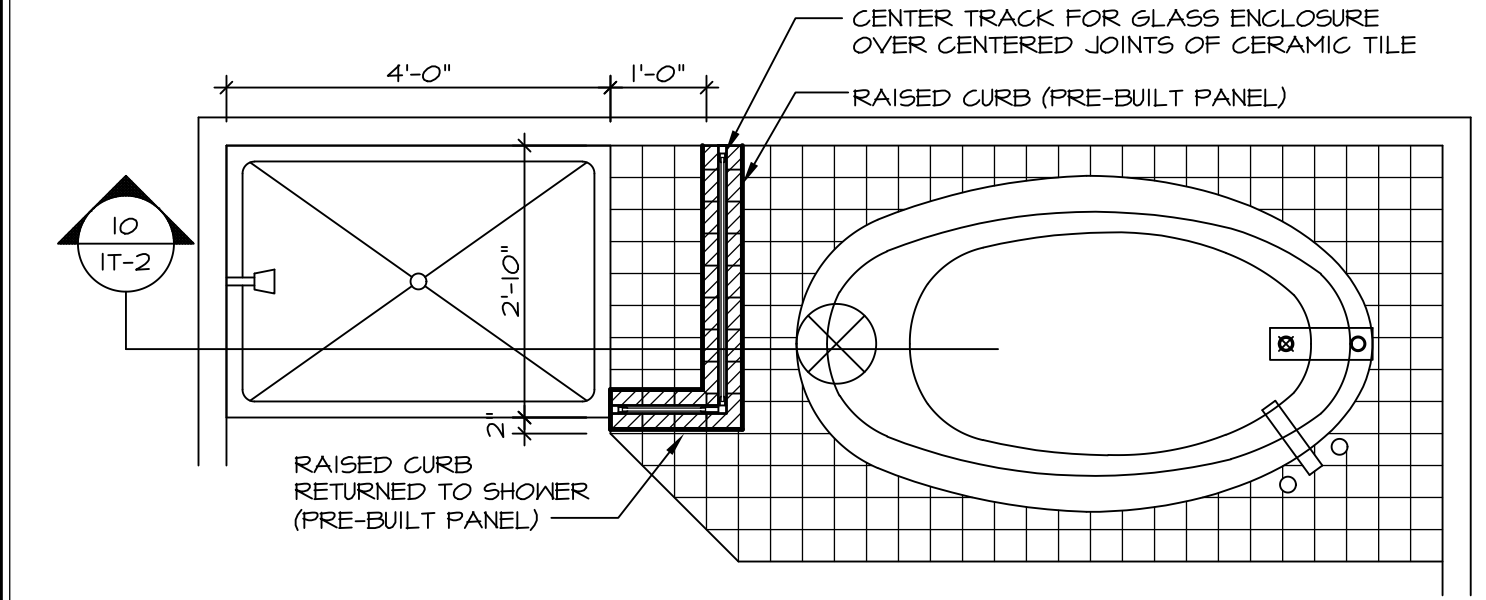
7 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



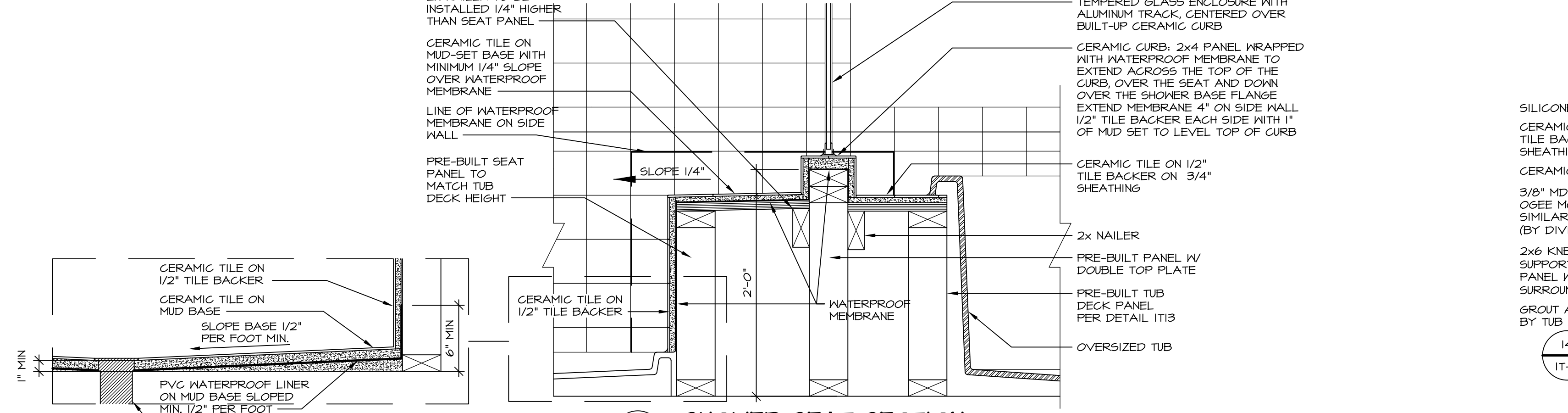
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



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



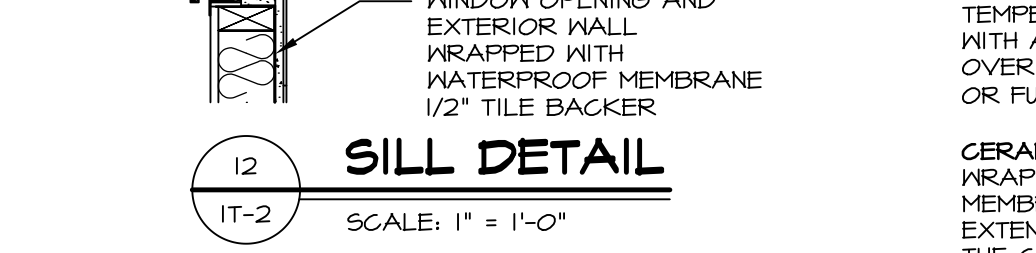
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



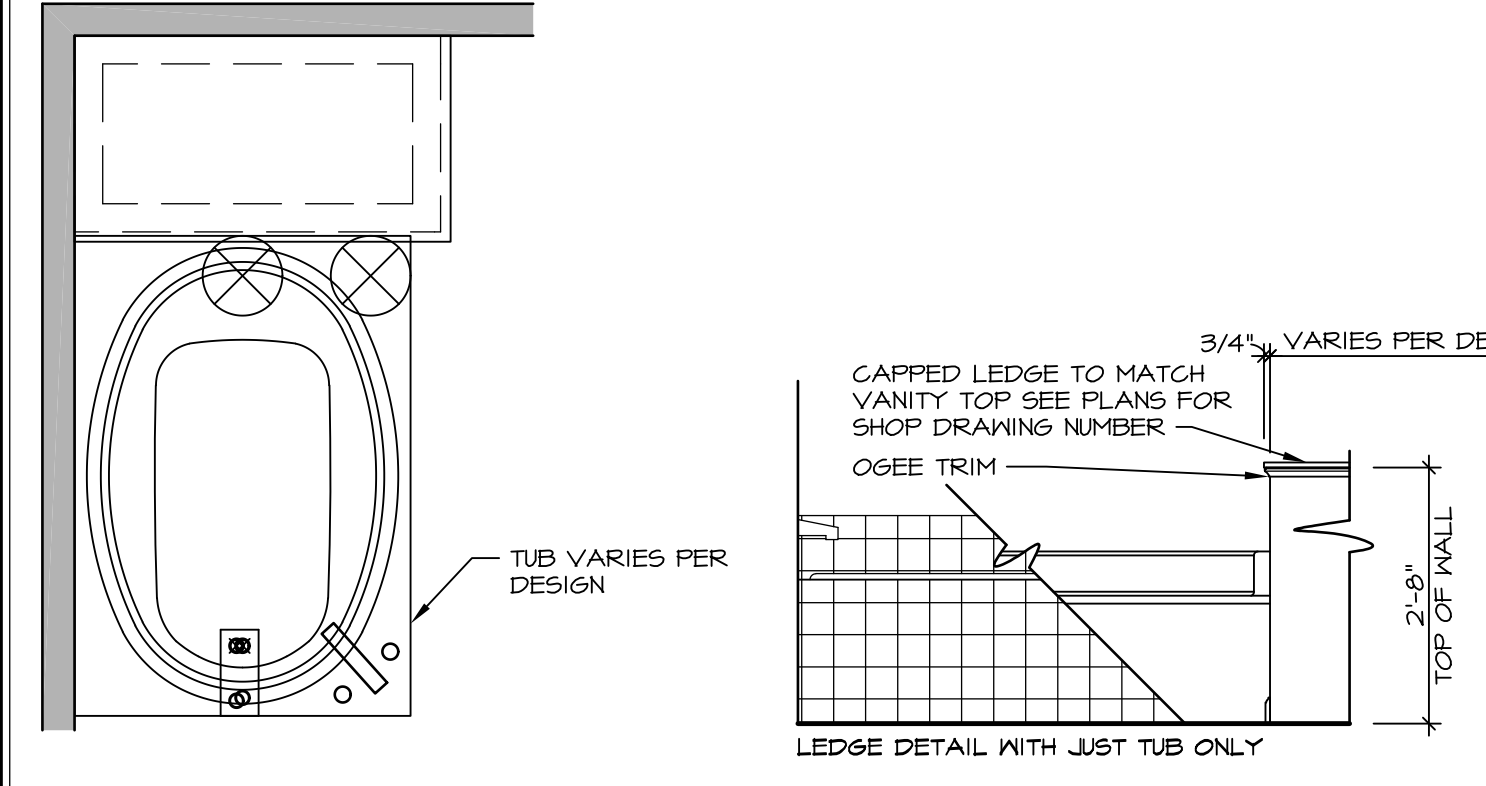
10 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



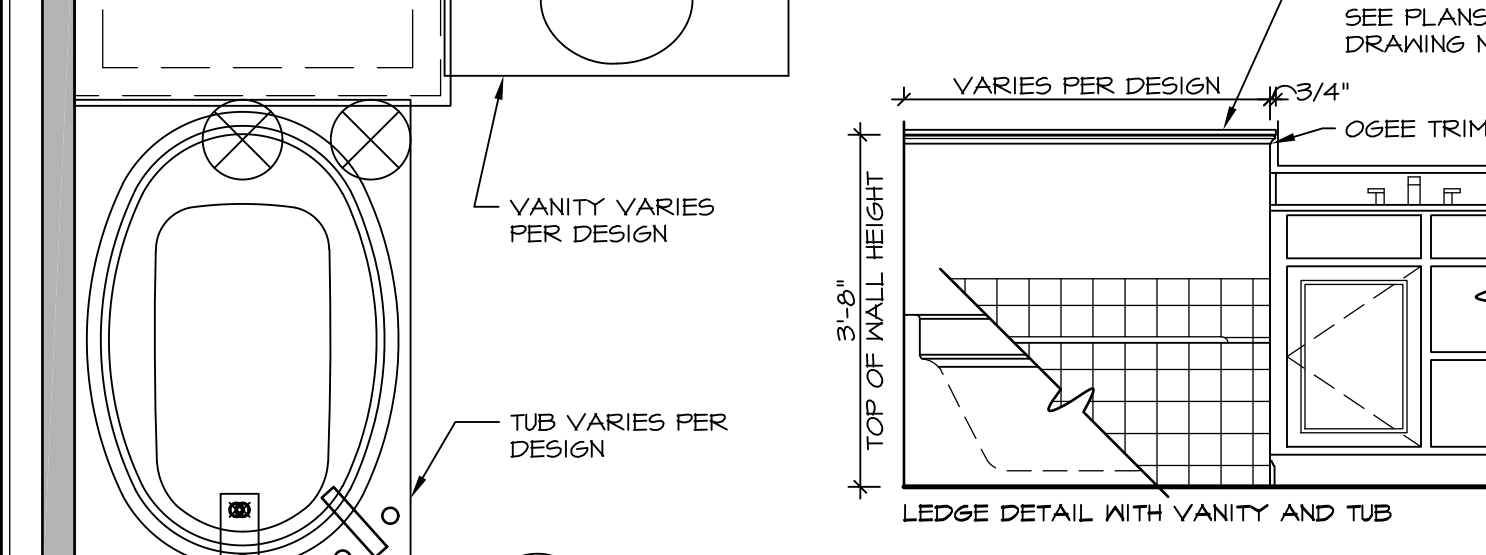
11 ALTERNATE SHOWER PAN DETAIL



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



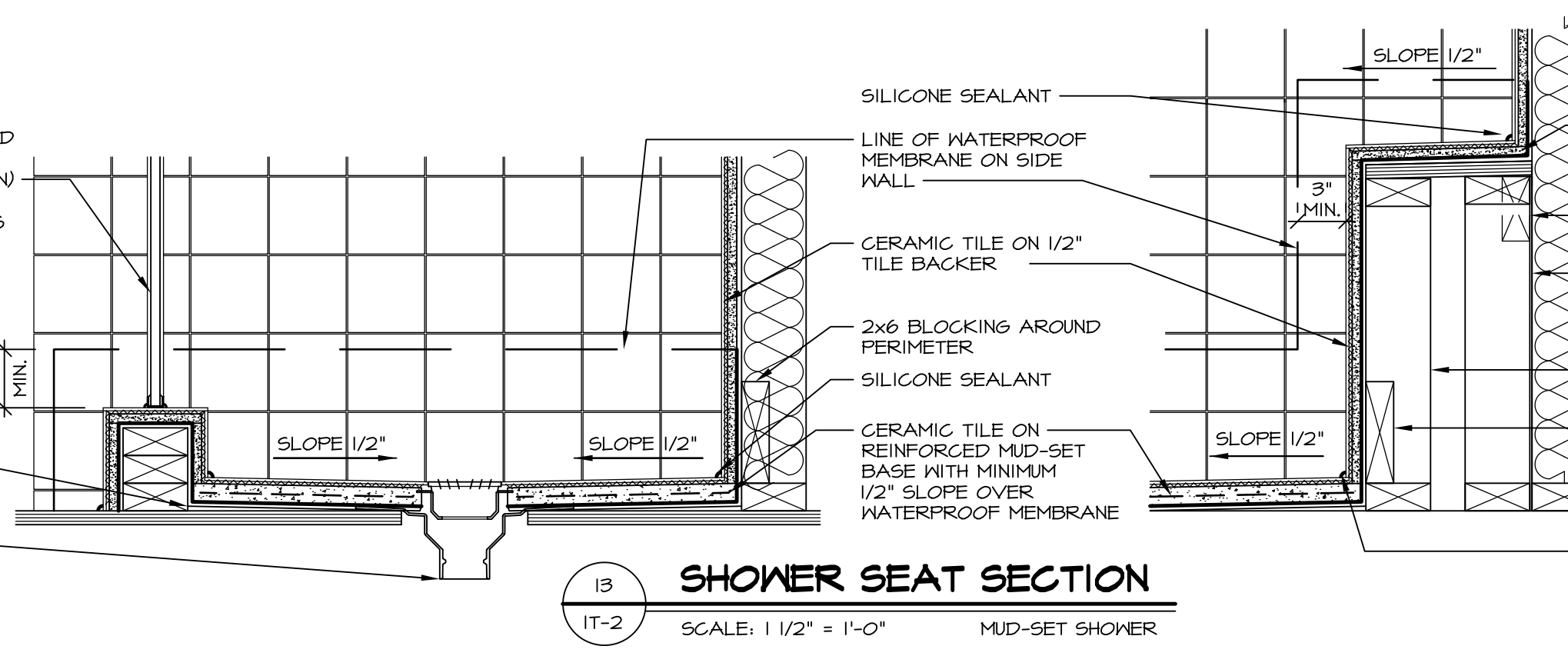
10 LEDGE DETAIL WITH JUST TUB ONLY



11 LEDGE DETAIL WITH VANITY AND TUB

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

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

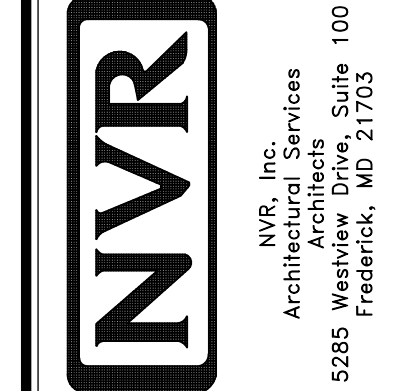


13 SHOWER SEAT SECTION
SCALE: 1 1/2" = 1'-0" MUD-SET SHOWER

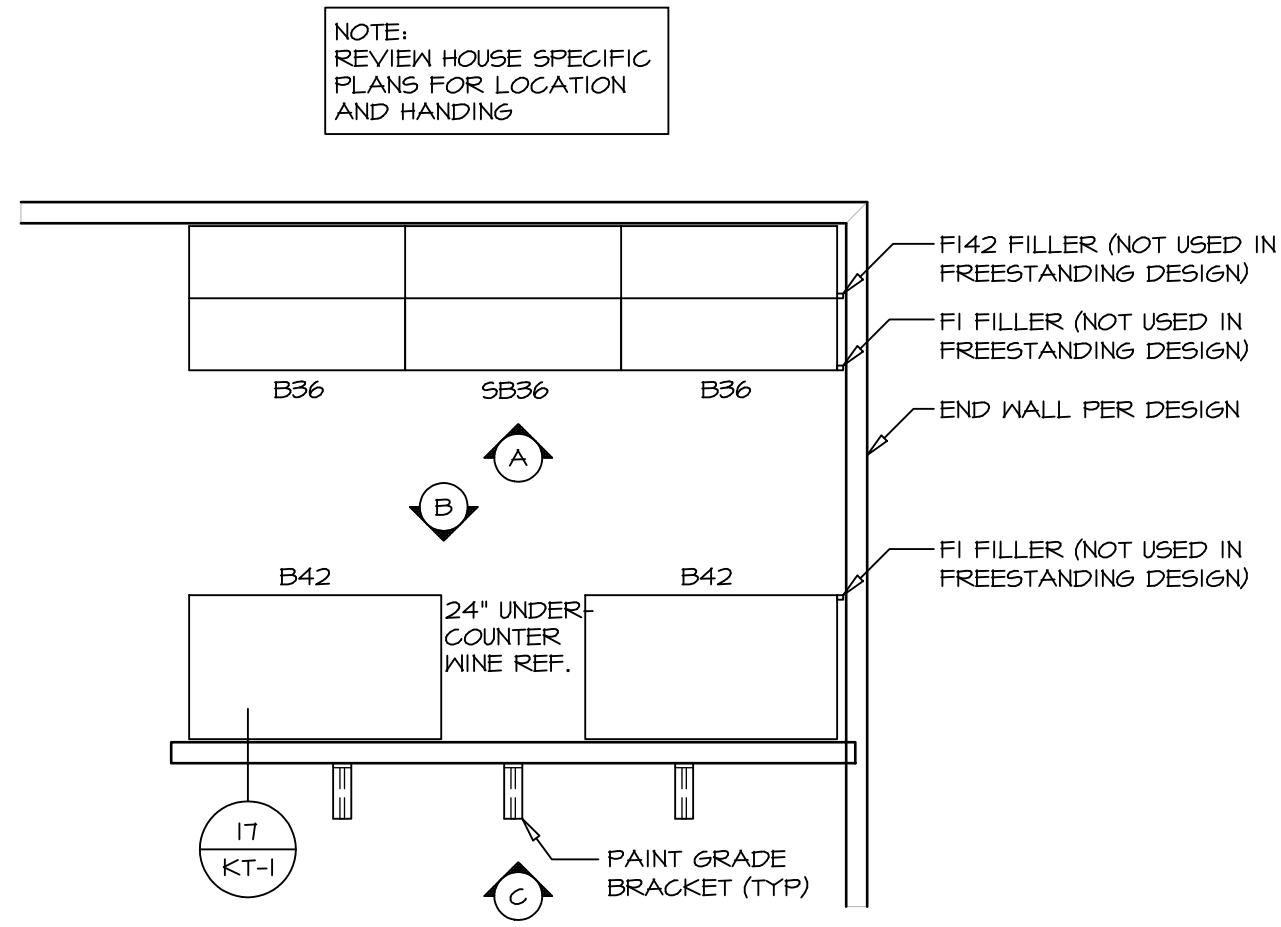
REVISIONS

REV. NO.	DATE	DESCRIPTION
1	5/1/17	EBP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (DSS #15 5414)
2	9/2/17	EBP - REVISED T-FLY NOTE TO CALL OUT LFS
3	9/2/17	EBP - REVISED NOTE ON DETAIL #1 - REVISED ORDER OF MATERIAL PARA#4934

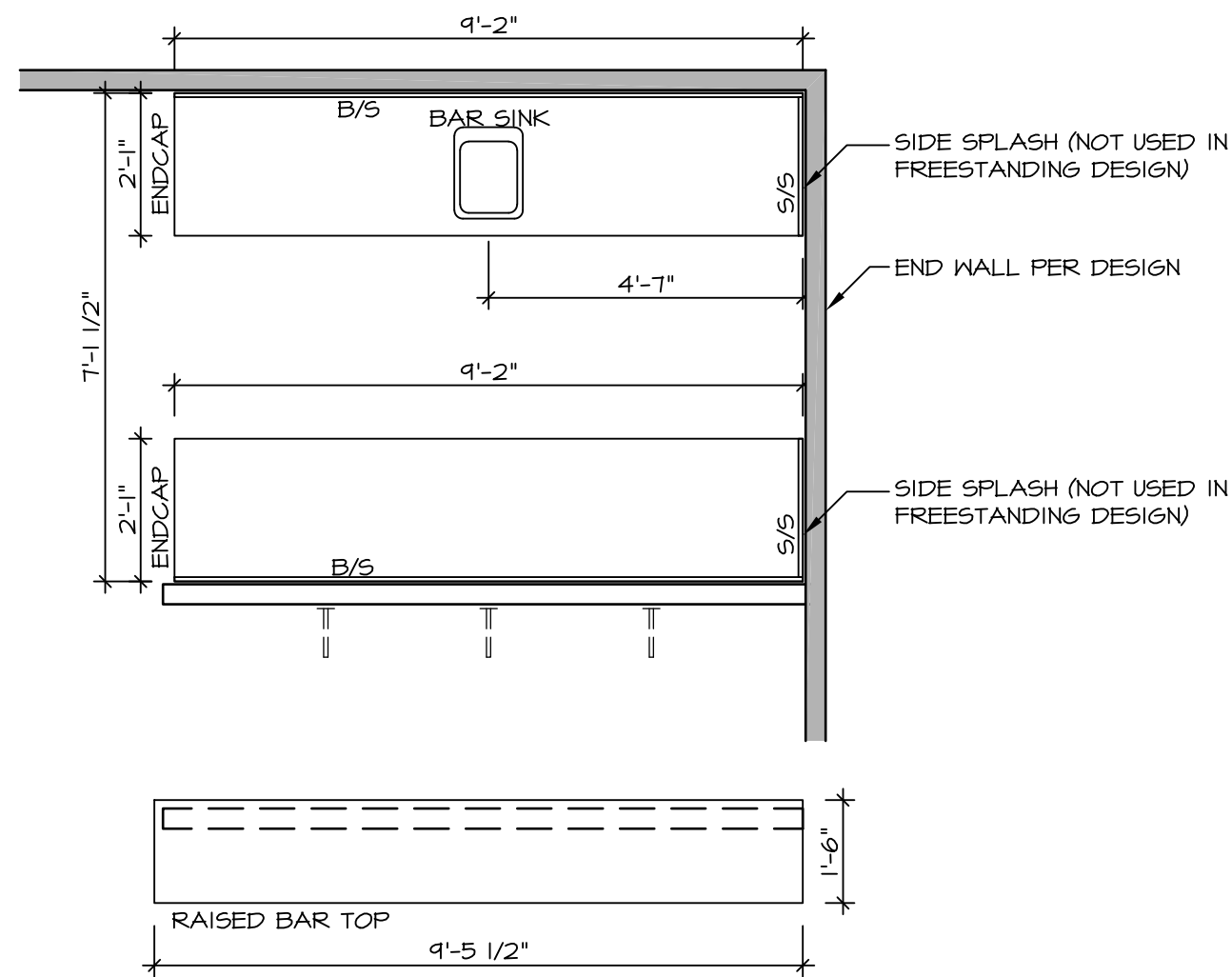
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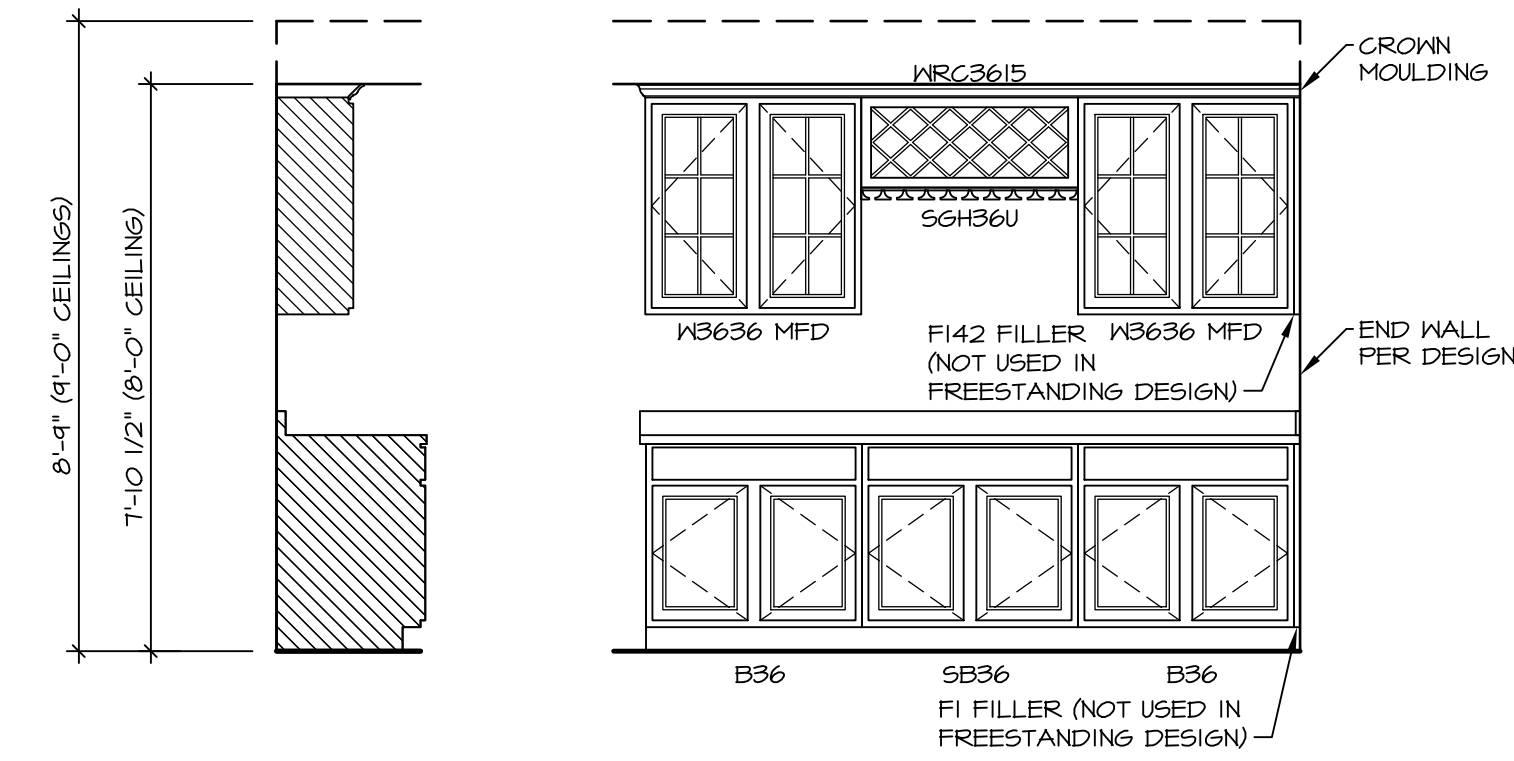
SET NO. NVR	OPTION
VERSION	DATE:
DRAWN BY	OPTION
DATE:	
OPTION	
MODEL	STANDARD DETAILS
DRAWING TITLE	INTERIOR TRIM DETAILS
BATH DETAILS	BATH DETAILS
OPTION DESCRIPTION	
SHEET NO.	IT-2



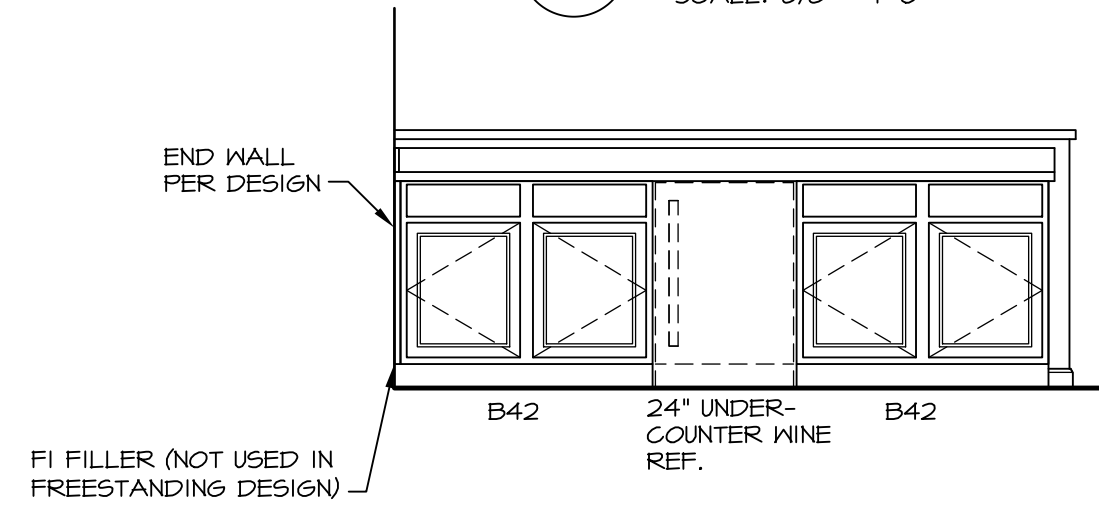
2
KITCHEN CABINET
PLAN KC - 1901
SCALE: 3/8" = 1'-0"



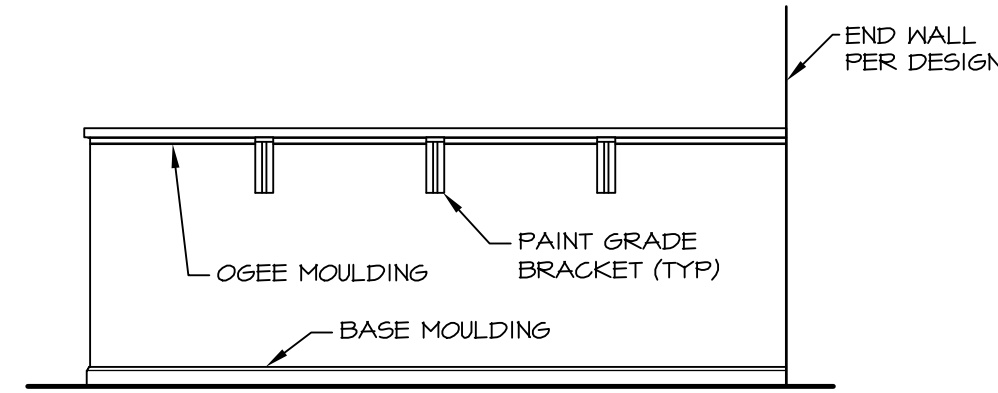
8
KITCHEN COUNTERTOP
PLAN KT - 1901
SCALE: 3/8" = 1'-0"



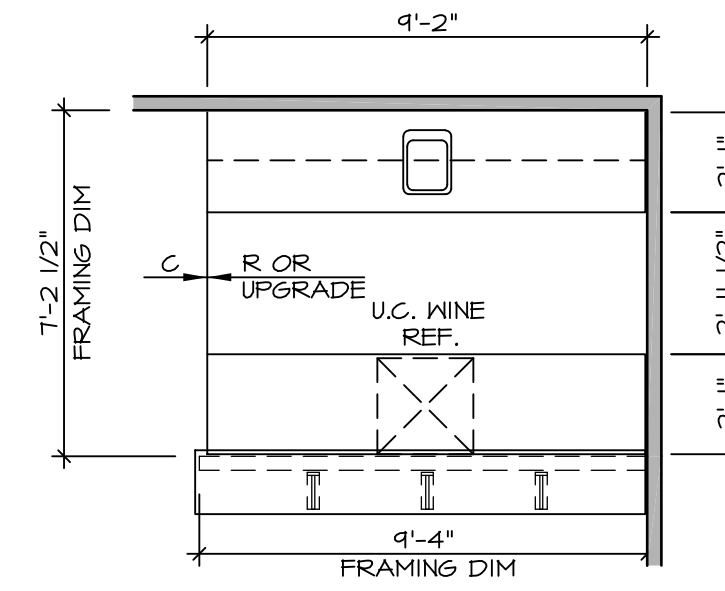
3
ELEVATION "A"
SCALE: 3/8" = 1'-0"



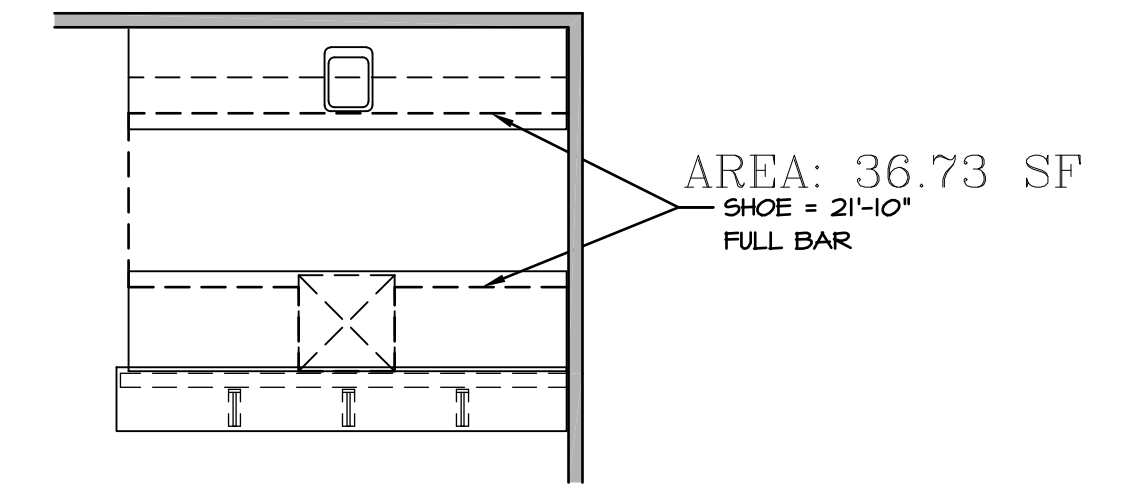
4
ELEVATION "B"
SCALE: 3/8" = 1'-0"



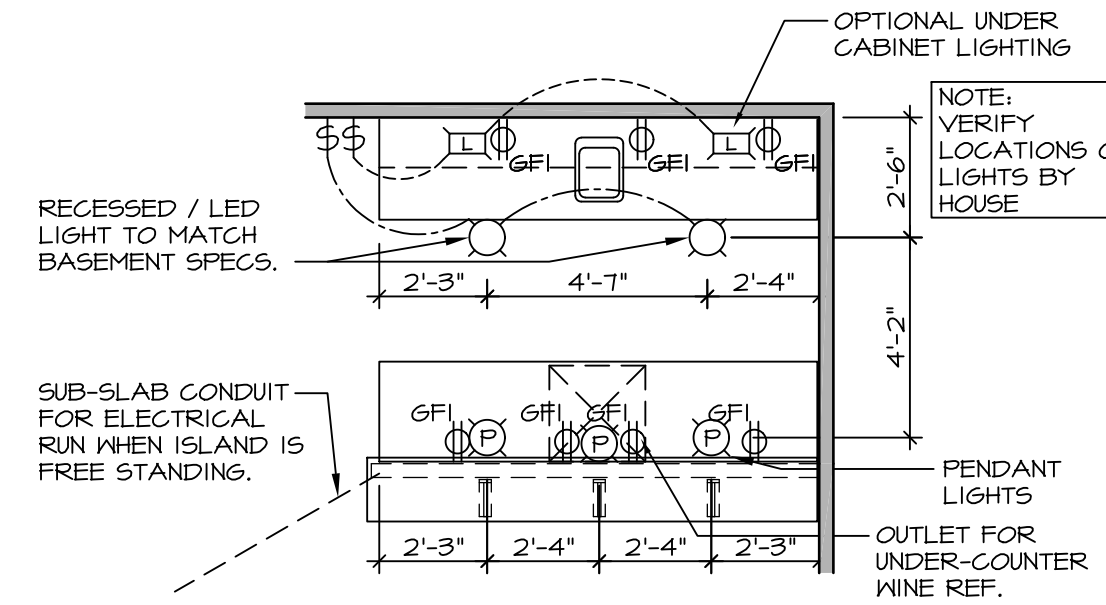
5
ELEVATION "C"
SCALE: 3/8" = 1'-0"



6
FLOOR PLAN
SCALE: 1/4" = 1'-0"



7
FLOORING PLAN
SCALE: 1/4" = 1'-0"

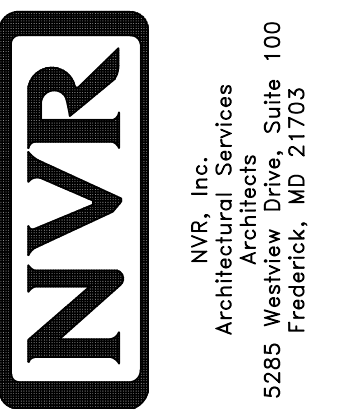


9
FLOOR PLAN ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

1
WET BAR DETAILS
SCALE: VARIES

REV. NO.	DATE	REMARKS
1	5/17/17	56A - REVISED FLOOR PLAN DIMENSIONS TO MATCH COUNTERTOP DIMENSIONS
2	5/23/17	56A - FIXED OVERLAPPING TEXT ON 3/17-3
3	6/5/17	56A - REMOVED U.C. REF. AND TURNED OFF FLOORING SPACES
4	9/14/17	EBP - ADDED NOTE TO RECESSED LIGHT / LED LIGHT IN NET BAR
5	9/28/17	EBP - ADDED FRAMING DIMENSIONS FOR THE NET BAR WALL

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SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE:	OPTION
IT-3	STANDARD DETAILS INTERIOR TRIM DETAILS WET BAR DETAILS - FULL BAR (RYAN ONLY)	1	1			