

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

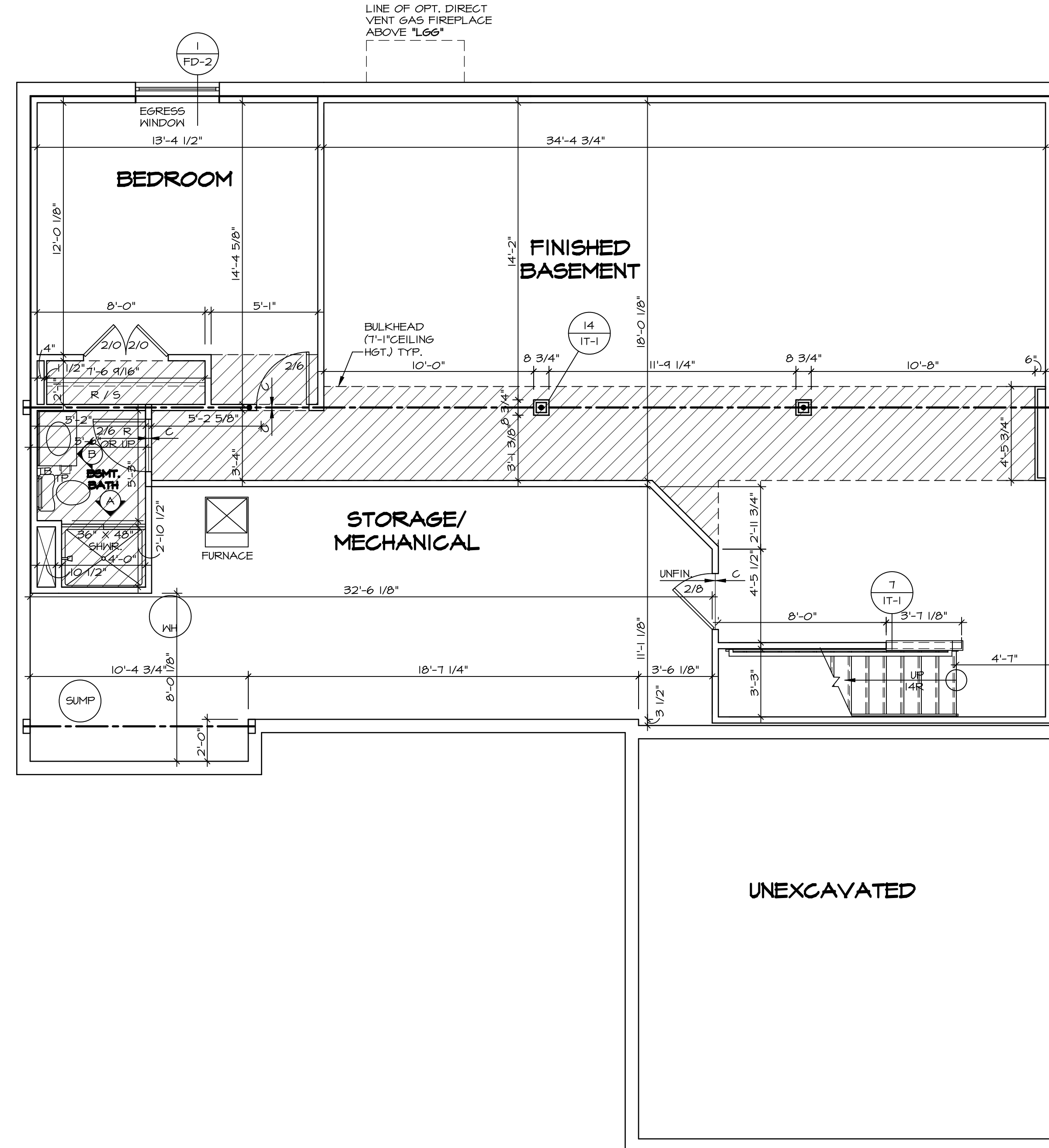
SHEET NO. <b>A-5</b>	MODEL <b>AVIANO</b>	SET NO. A/A00 VERSION 01
	DRAWING TITLE <b>PLUMBING PLAN</b>	DRAWN BY
	OPTION DESCRIPTION	DATE:
		OPTION

**NVR**  
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Frederick, MD 21703

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REV. NO.	DATE	REMARKS

26



**LEGEND**

[Solid Line]	BEARING WALL
[Dashed Line]	NON BEARING WALL
⊗	INDICATES BEARING FROM POINT-LOAD ABOVE
[L]	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

- 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, 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

SHEET NO.	DRAWING TITLE	DATE	REV. NO.	DATE	REMARKS
A-6	BASEMENT FLOOR PLAN	4/1/15	1		
			2		
			3		
			4		
			5		
			6		
			7		
			8		
			9		
			10		

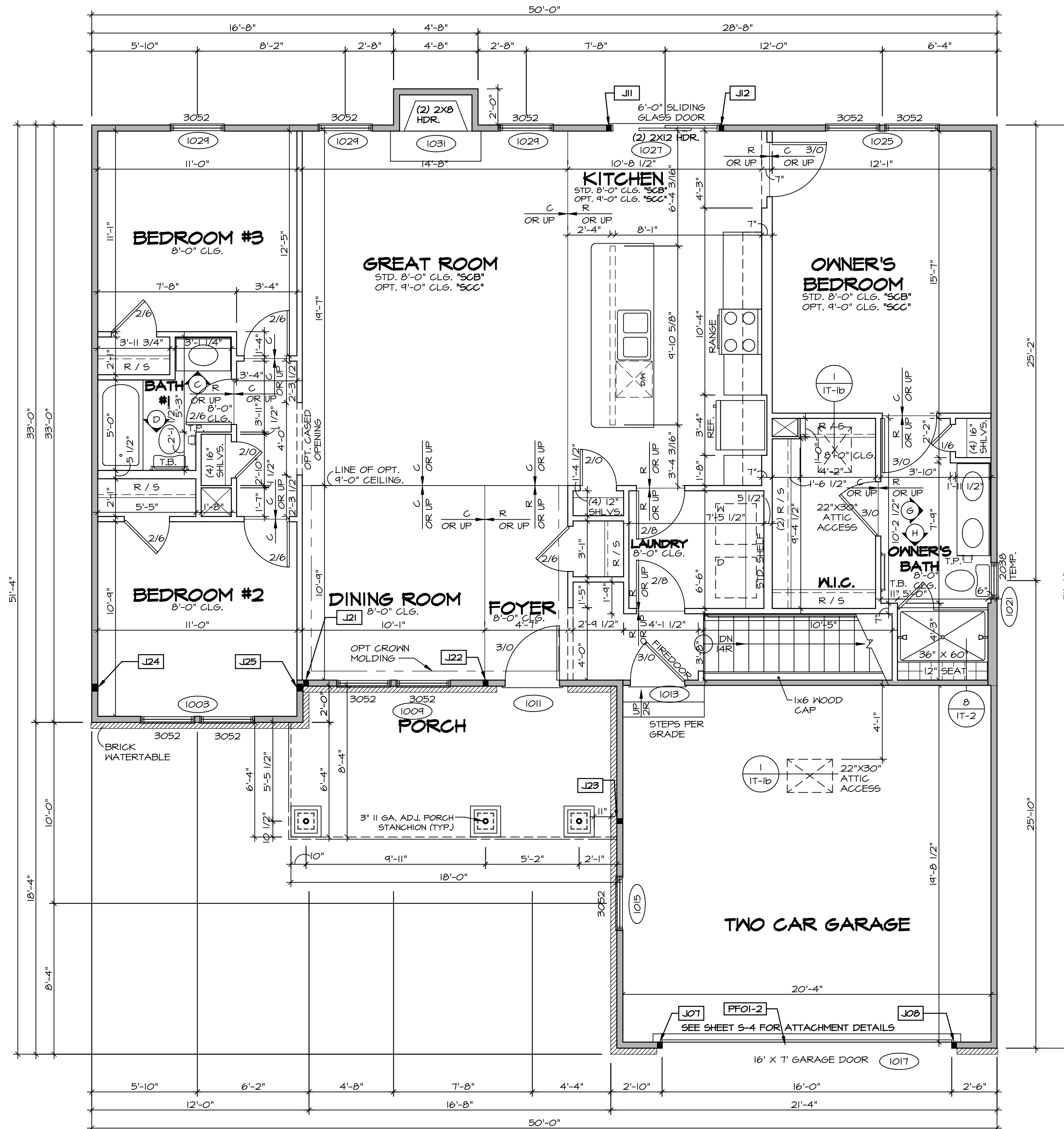
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MODEL: AVIANO  
 AVIANO  
 DRAWING TITLE: BASEMENT FLOOR PLAN  
 SET NO. A-IACO  
 VERSION 01  
 DRAWN BY: SGA  
 DATE: 4/1/15  
 OPTION

SET NO. A-IACO  
 VERSION 01  
 DRAWN BY: SGA  
 DATE: 4/1/15  
 OPTION

**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 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.

- 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:**

- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D NAILS AT 12" O.C.
- 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D NAILS AT 12" O.C.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS w/ (4) ROWS 16D NAILS AT 12" O.C.
- 4A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6A - (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
PFO1-2	EXT HEADER - 2X12 - 2 PLY	20'-4"	GCB	1017	

**FIRST FLOOR JACK SCHEDULE**

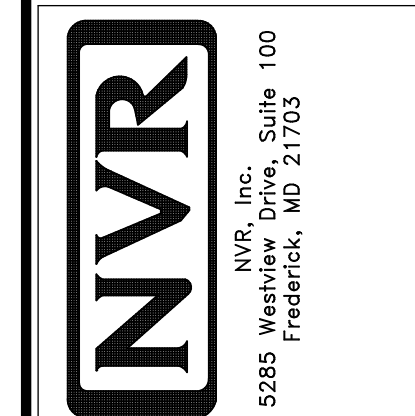
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J08	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J11	JACK - (2) 2X4 SFF STUD GRADE		1021	
J12	JACK - (2) 2X4 SFF STUD GRADE		1021	
J21	JACK - (2) 2X4 SFF STUD GRADE	ELL	1033	
J22	JACK - (2) 2X4 SFF STUD GRADE	ELL	1033	
J23	JACK - (2) 2X4 SFF STUD GRADE	ELL	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"

REMARKS

REV. NO.	DATE	DESCRIPTION
1	7/10/17	DRH - T-PLY CONVERSION

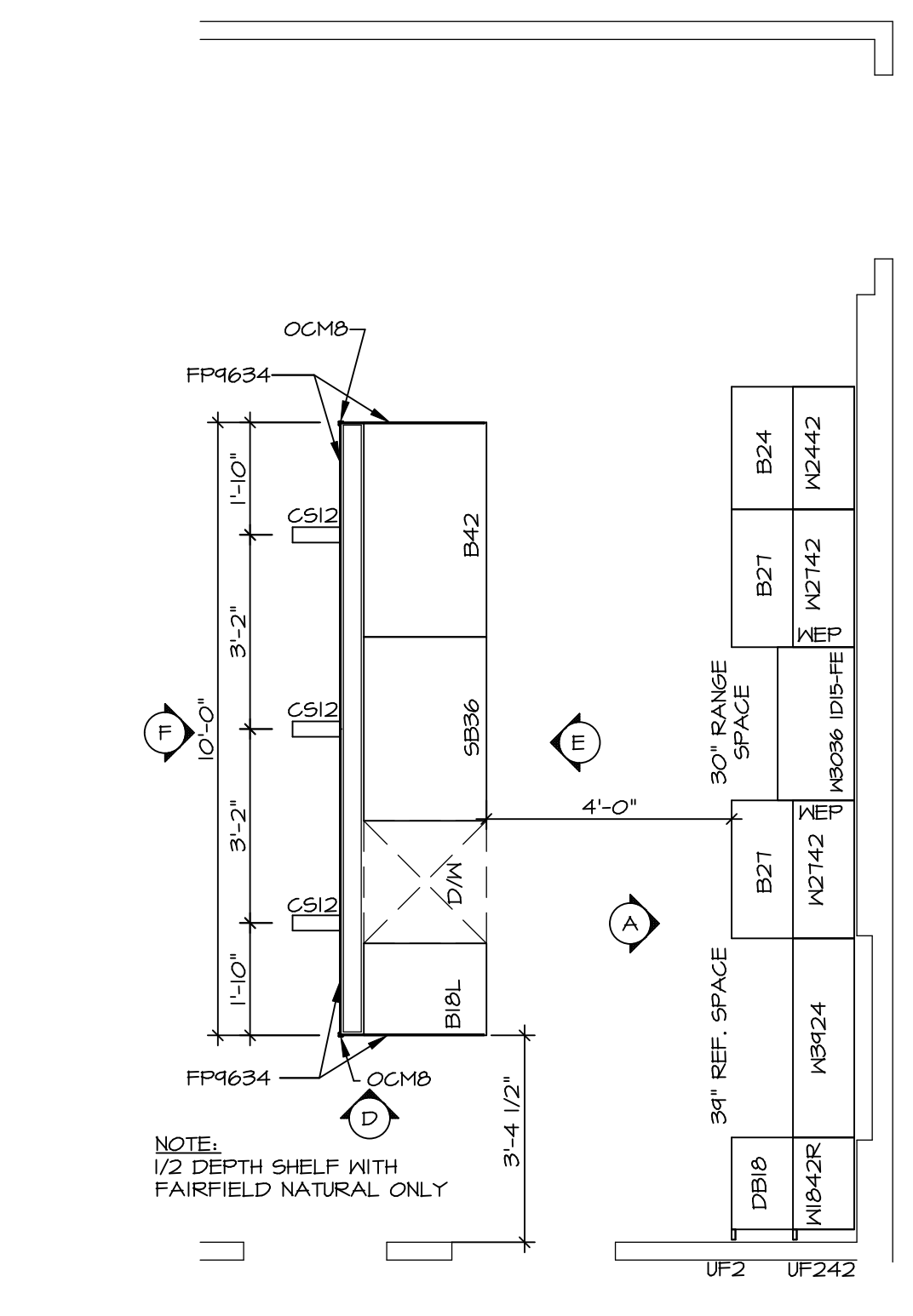
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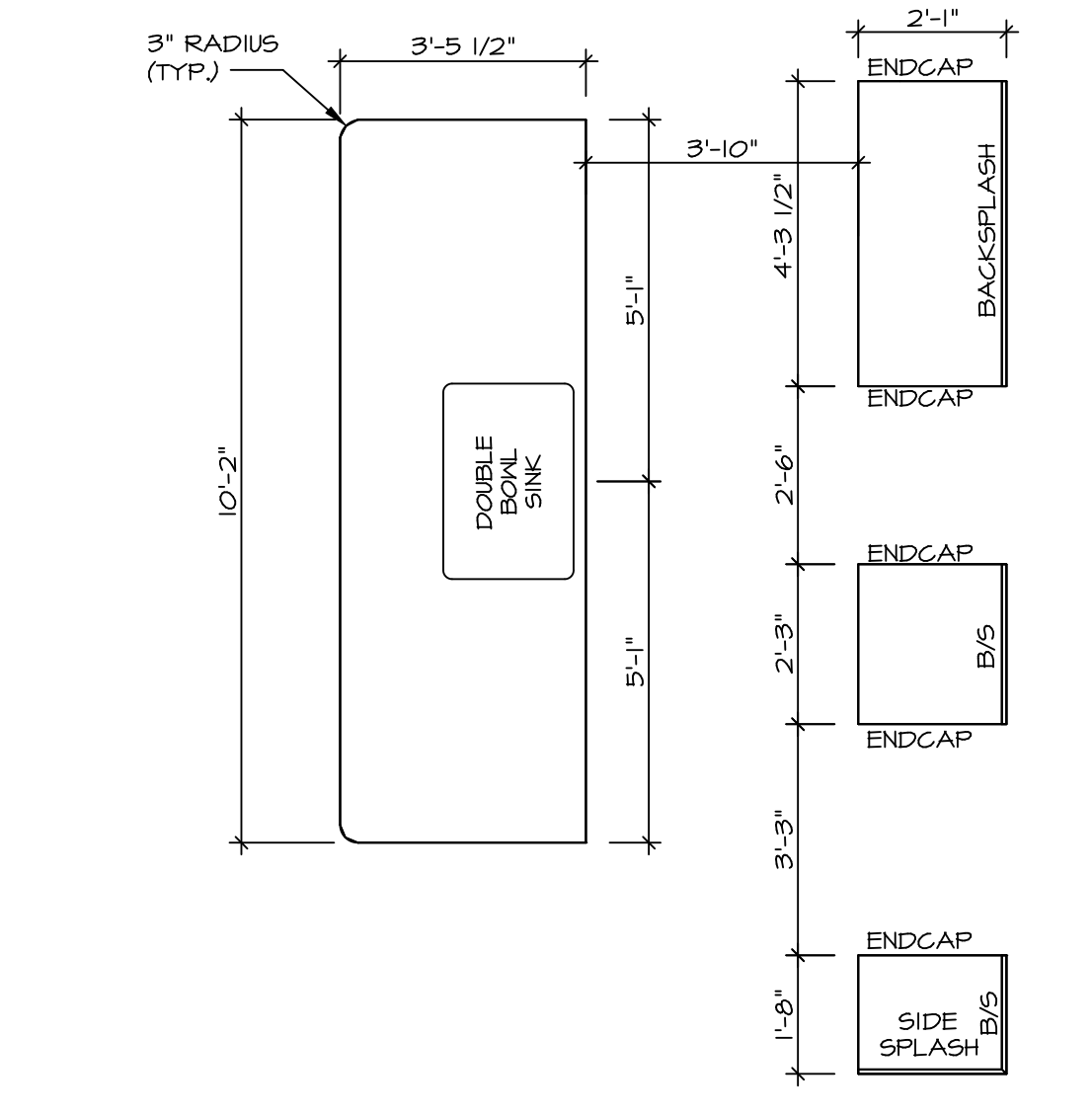
MODEL: AVIANO  
DRAWING TITLE: FIRST FLOOR PLAN  
OPTION DESCRIPTION

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

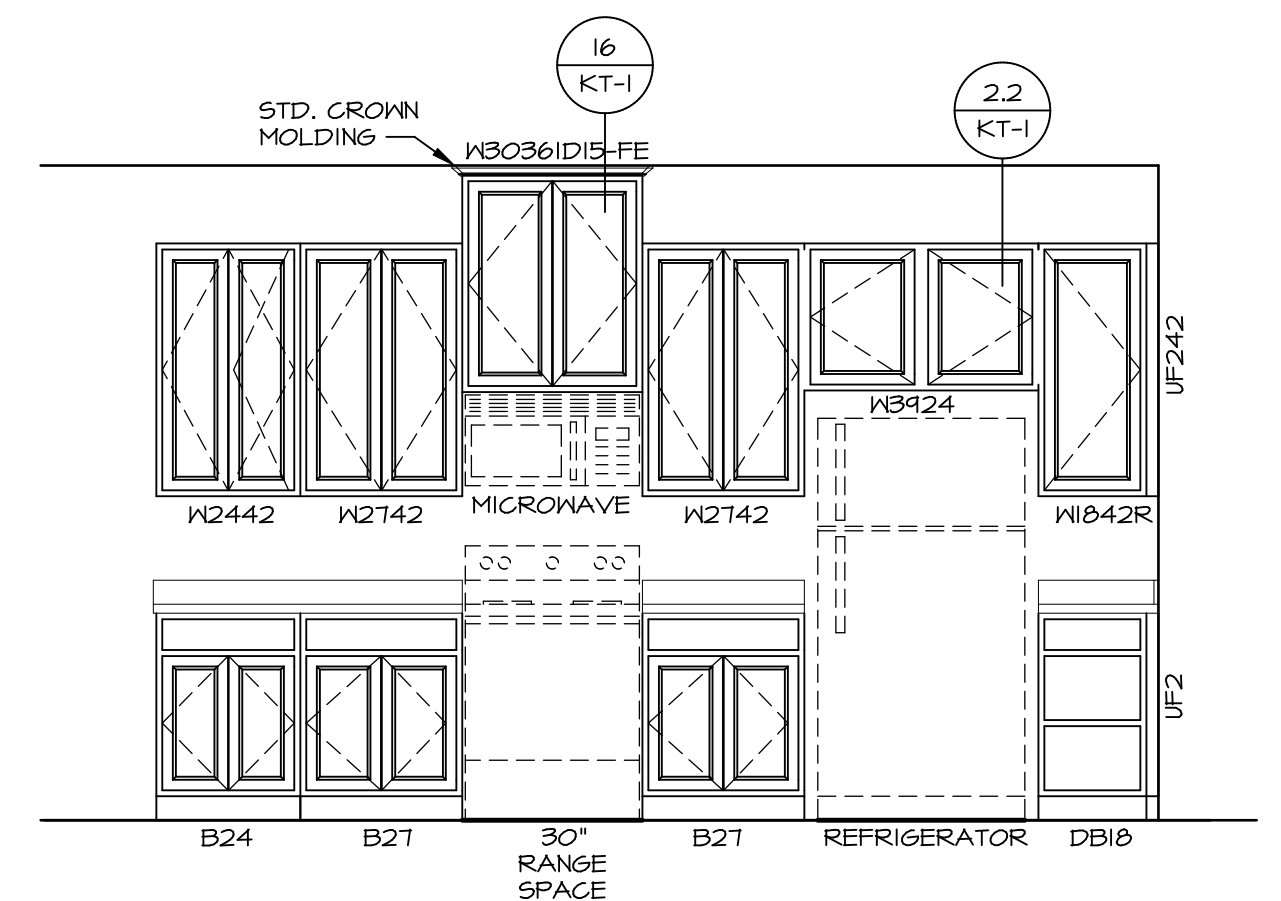
SHEET NO. A-7  
31



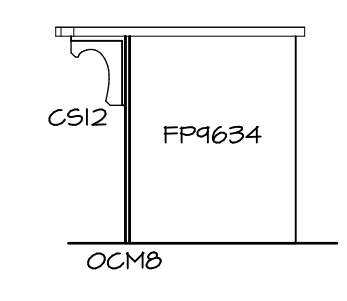
**KITCHEN CABINET  
PLAN / KC-3432**



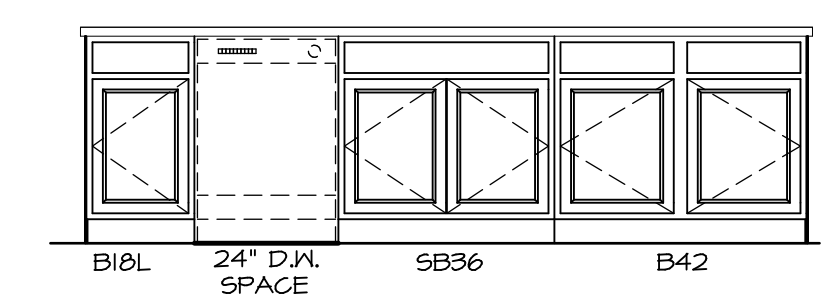
**KITCHEN COUNTERTOP  
PLAN / KC-3432**



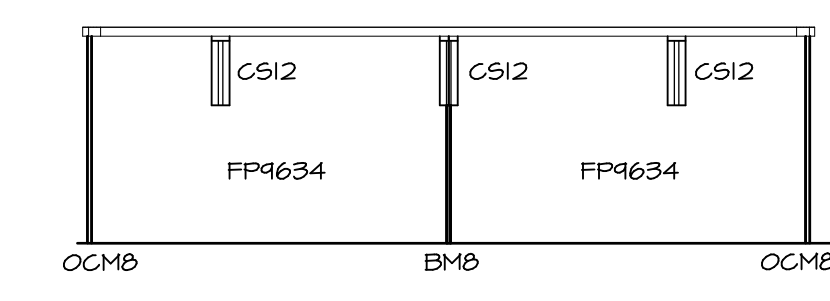
**KITCHEN ELEVATION**



**KITCHEN ELEVATION**



**KITCHEN ELEVATION**



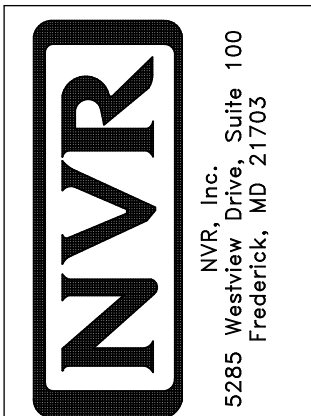
**KITCHEN ELEVATION**

**3**  
A-II

**KITCHEN ELEVATIONS**

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

SHEET NO.	A-11	
MODEL	AVIANO	
DRAWING TITLE	KITCHEN LAYOUT	
OPTION DESCRIPTION		
SET NO.	A1A00	
VERSION	01	
DRAWN BY	RLC	
DATE	4/11/15	
OPTION		



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REV. NO.	DATE	REMARKS

**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 IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

REMARKS

REV. NO. DATE

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SET NO. A1A00  
VERSION 01  
DRAWN BY SGA  
DATE: 4/11/15  
OPTION

MODEL:  
**AVIANO**  
DRAWING TITLE:  
**BATH ELEVATIONS**  
OPTION DESCRIPTION

SHEET NO.  
**A-12**  
42

