

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

SHEET NO.	MODEL	SET NO.
A-5	AVIANO	A1A00
	DRAWING TITLE	VERSION
	PLUMBING PLAN	O1
	OPTION DESCRIPTION	DRAWN BY
		DATE:
		OPTION

**NVR**  
NVR, Inc., Suite 100  
5285 Westview  
Frederick, MD 21703

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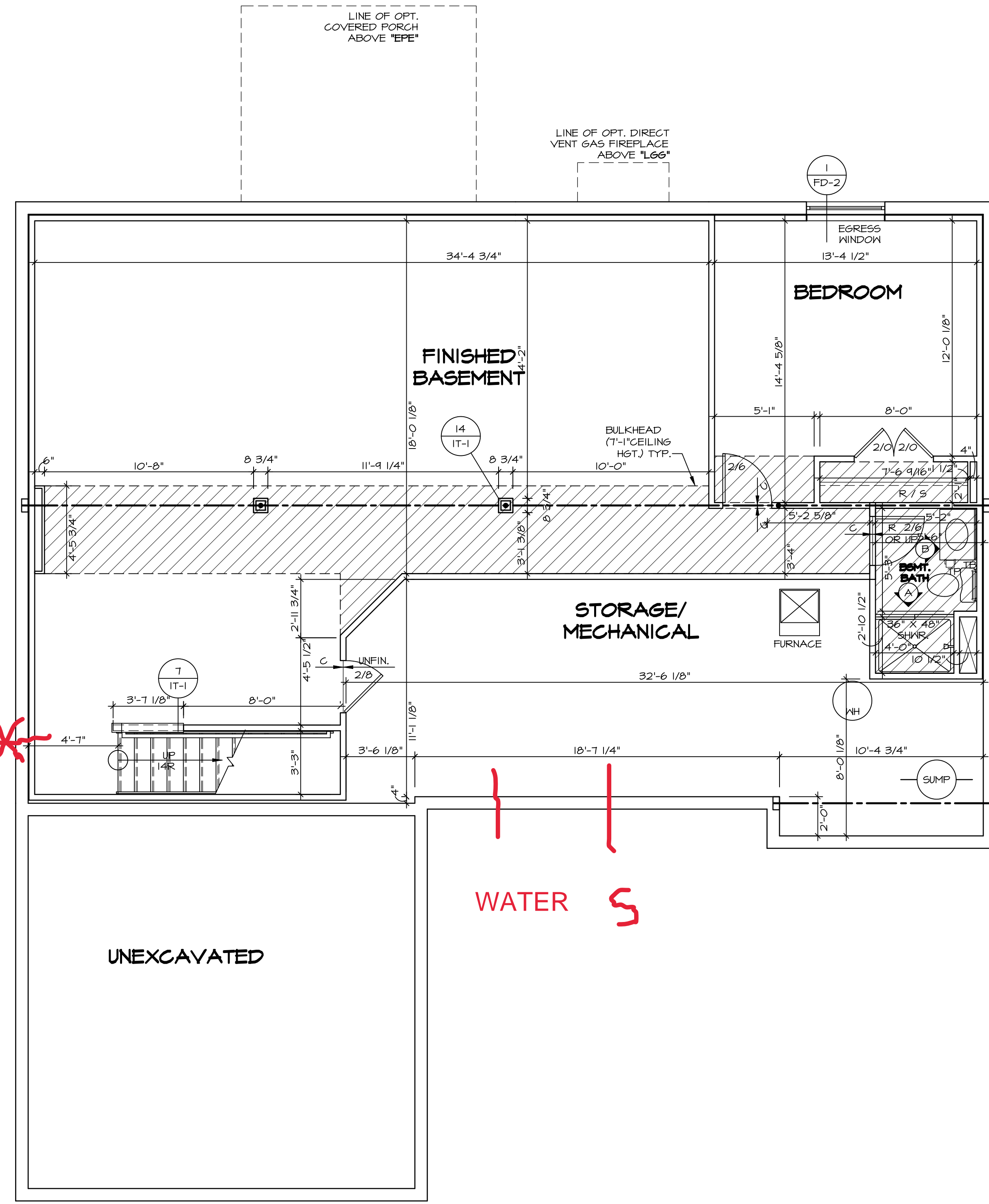
DIV-COMM-LOT-UNIT	
DCY-RG-1444	
COM-LOT	RESERVE AT WASHINGTON - 1444
STREET ADDRESS	2019 WESTMINSTER PLACE
CITY	TROY
STATE	OH
ZIP	45313

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

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

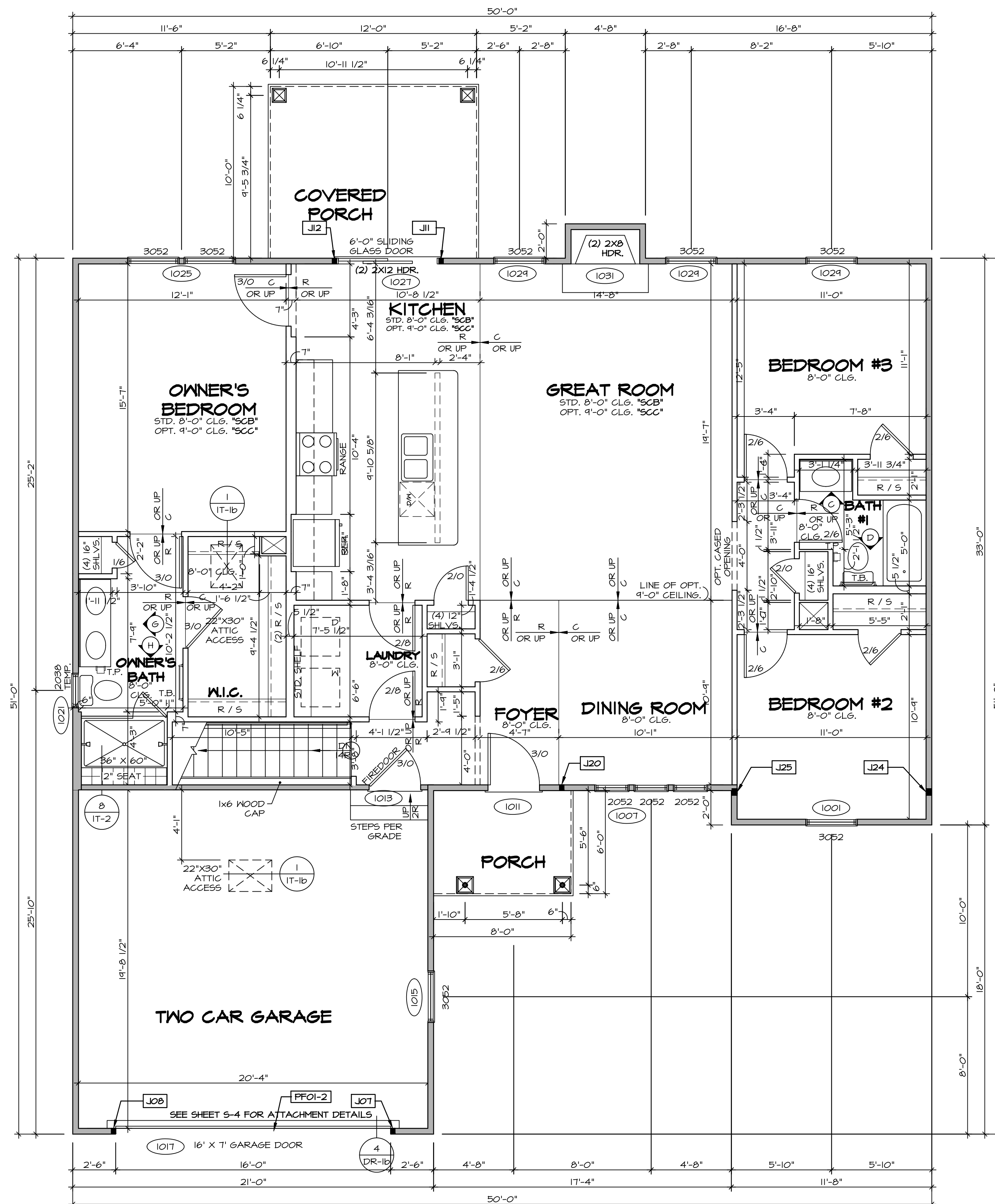
DIV-COMM-LOT-UNIT	DCY-RG-1444
COM-LOT	RESERVE AT WASHINGTON - 1444
STREET ADDRESS	2019 WESTMINSTER PLACE
CITY	TROY
STATE	OH
ZIP	45313

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SET NO. A/A00	VERSION 01
DRAWN BY SGA	DATE: 9/1/15
OPTION	

SHEET NO.	MODEL	AVIANO
A-6	DRAWING TITLE	BASEMENT FLOOR PLAN
29	OPTION DESCRIPTION	



**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 1" 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.

- GYPSON NOTES**
- AT GARAGE:  
GYPSON 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" GYPSON 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 INCLUDING 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 INCLUDING 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
PFOI-2	EXT HEADER - 2X12 - 2 PLY	20'-8"	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	
J20	JACK - (2) 2X4 SFF STUD GRADE	ELK	1033	
J24	JACK - (2) 2X4 SFF STUD GRADE		1036	
J25	JACK - (2) 2X4 SFF STUD GRADE		1036	

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

DIV-COMM-LOT-UNIT  
**DCY-RG-1444**  
 COM-LOT  
 RESERVE AT WASHINGTON - 1444  
 STREET ADDRESS  
 2019 WESTMINSTER PLACE  
 CITY TROY STATE OH ZIP 45373

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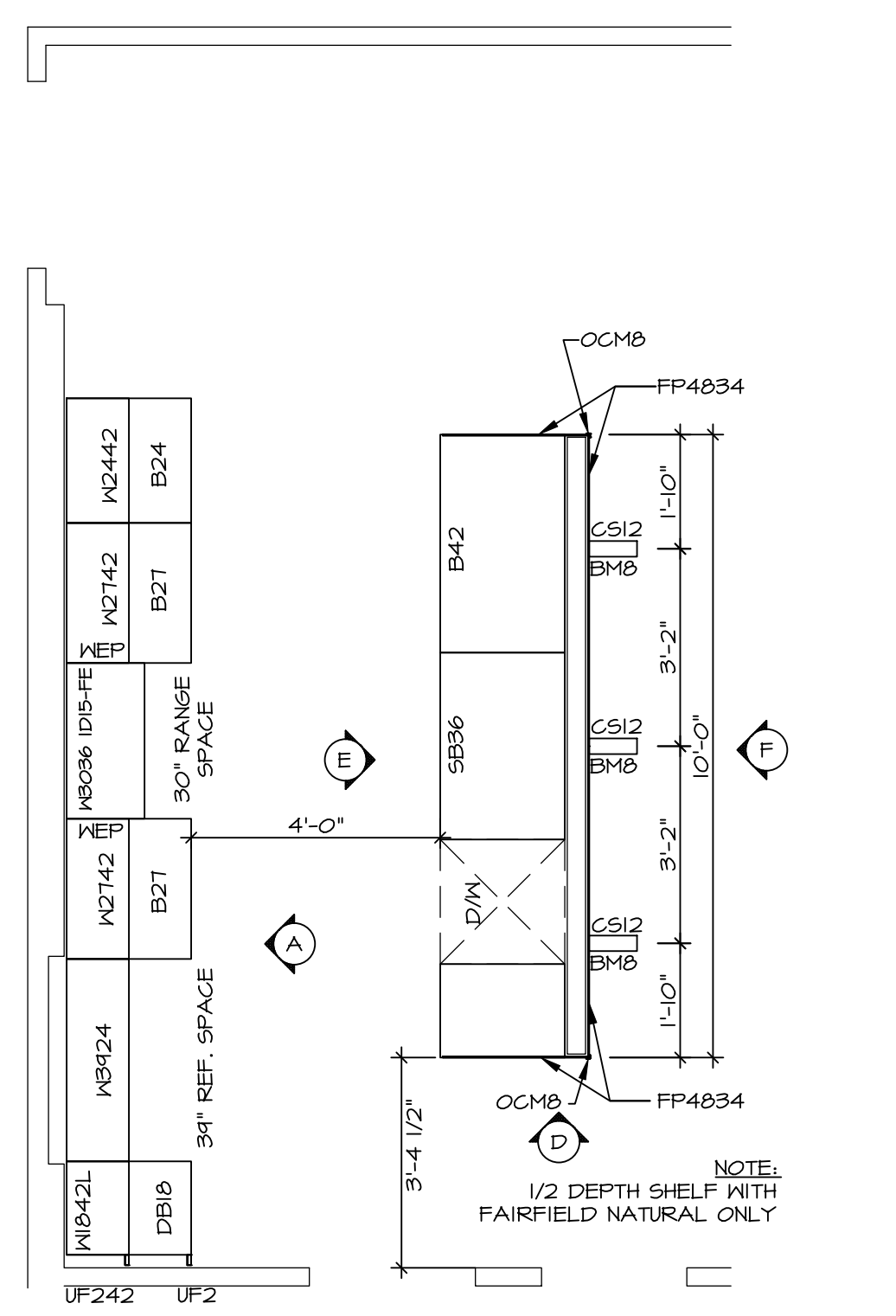
**NVR**  
 NVR, Inc., Suite 100  
 5285 Westwick, Frederick, MD 21703

MODEL: AVIANO  
 DRAWING TITLE: FIRST FLOOR PLAN  
 DRAWN BY: SGA  
 DATE: 9/1/15  
 OPTION: OPTION  
 SHEET NO.: A-7  
 OF: 31

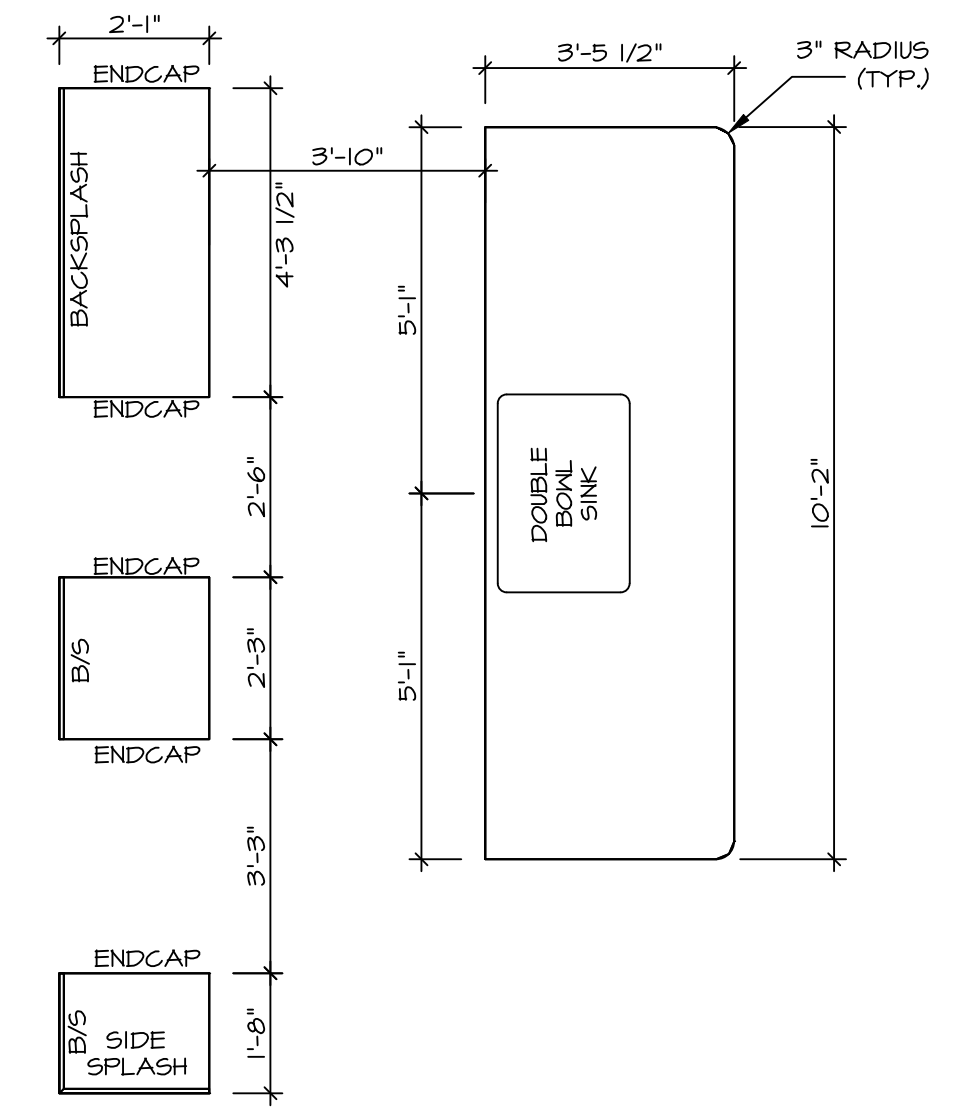
SET NO. A1A00  
 VERSION 01  
 DRAWN BY SGA  
 DATE: 9/1/15  
 OPTION

C:\NVR\Software\AVIANO\_A1A00\_01\DCY-RG-1444\267268\Sheet\Lot\_Specific\31\_A-7\_Plan\_LS.dwg 10/12/22 - 2:24 pm

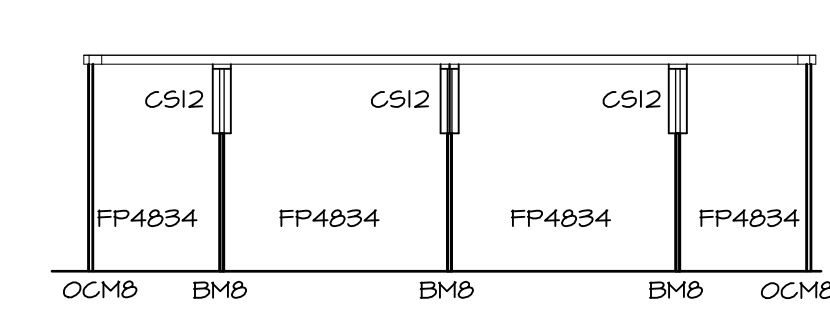
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
  - IF KITCHEN FLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
  - ALL (UP) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  - CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
  - SET PRE-FINISHED SCRIBE-MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE CABINETS MEET DRYWALL.) PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET CROWN MOLDING.
  - HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (I) KNOB/FULL. NO HARDWARE ON FALSE DRAWER FRONTS.



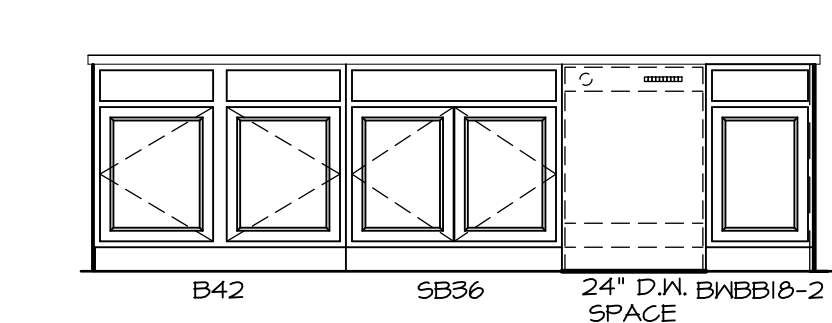
**KITCHEN CABINET PLAN / KC-3432(TC)**  
 ALTERNATE KITCHEN LAYOUT (TC) "KD2" SCALE: 3/8" = 1'-0" A-II



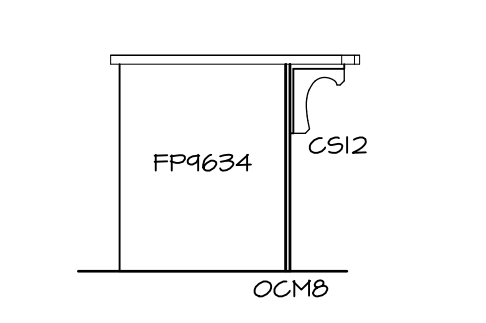
**KITCHEN COUNTERTOP PLAN / KC-3432(TC)**  
 ALTERNATE KITCHEN LAYOUT (TC) "KD2" SCALE: 3/8" = 1'-0" A-II



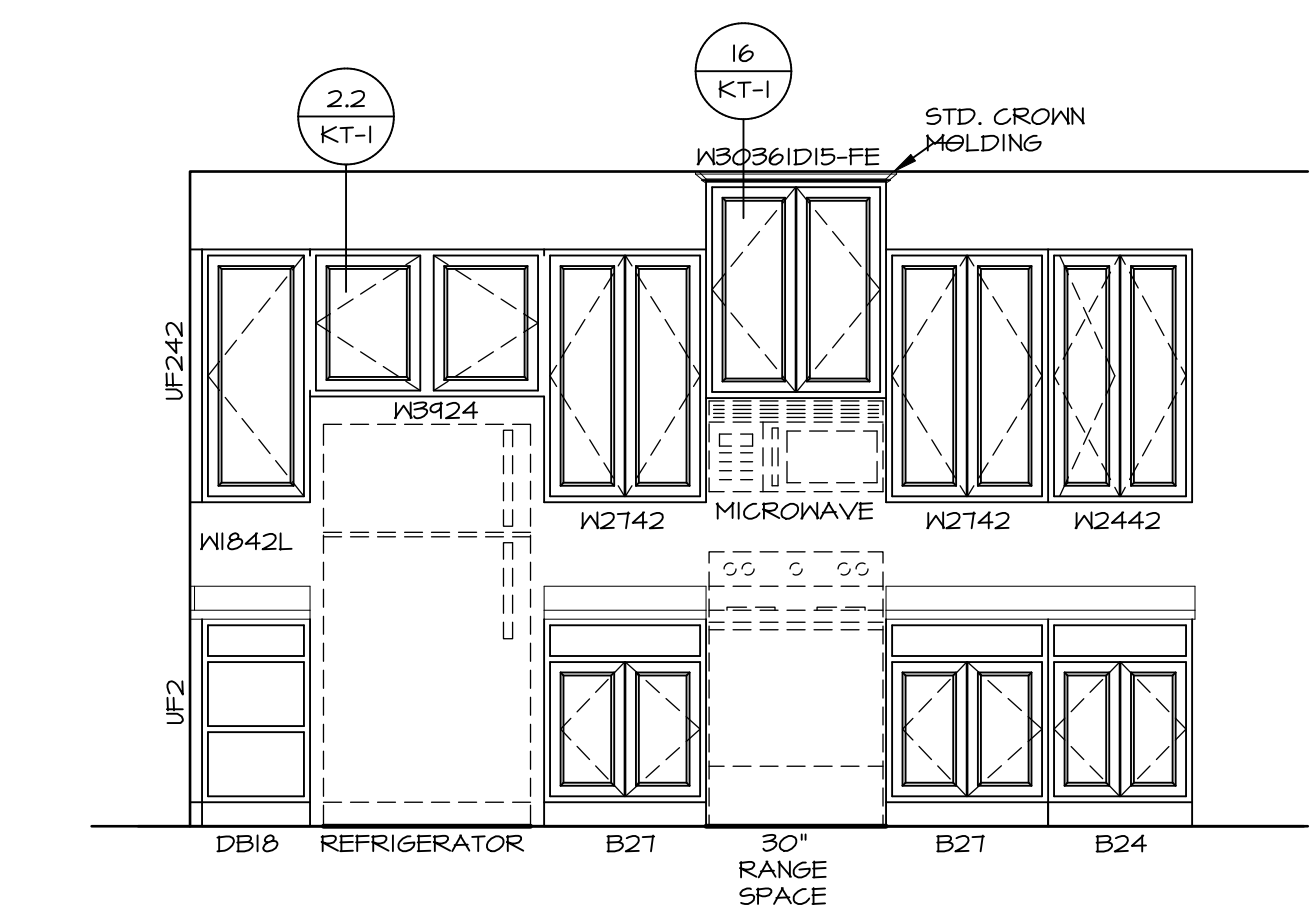
**KITCHEN ELEVATION F**  
 SCALE: 3/8" = 1'-0"



**KITCHEN ELEVATION E**  
 ALTERNATE KITCHEN LAYOUT (TC) "KD2" SCALE: 3/8" = 1'-0"



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



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

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

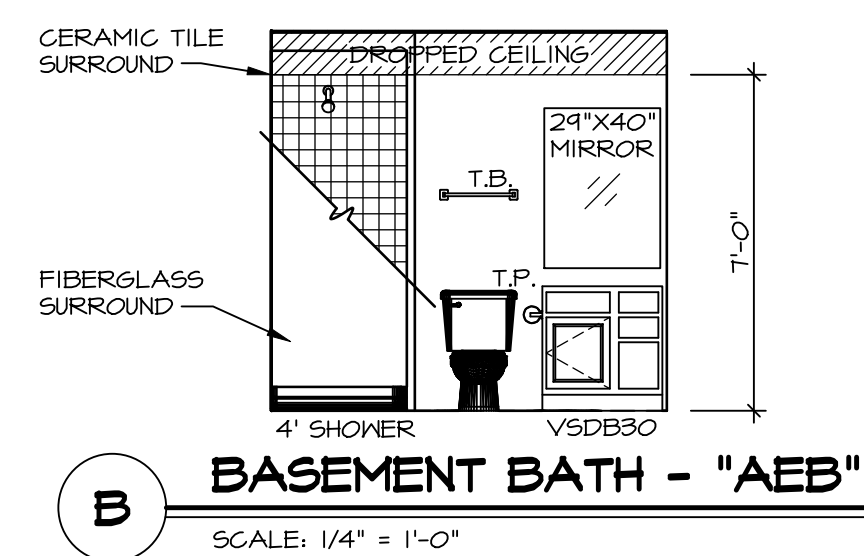
SHEET NO. <b>A-II</b>	MODEL <b>AVIANO</b>	SET NO. A/A00	DIV-COMM-LOT-UNIT <b>DCY-RG-1444</b>
	DRAWING TITLE <b>KITCHEN LAYOUT</b>	VERSION 01	
38	OPTION DESCRIPTION	DATE: 9/11/15	RESERVE AT WASHINGTON - 1444
		OPTION	STREET ADDRESS <b>2019 WESTMINSTER PLACE</b>
			CITY <b>TROY</b>
			STATE <b>OH</b>
			ZIP <b>45113</b>

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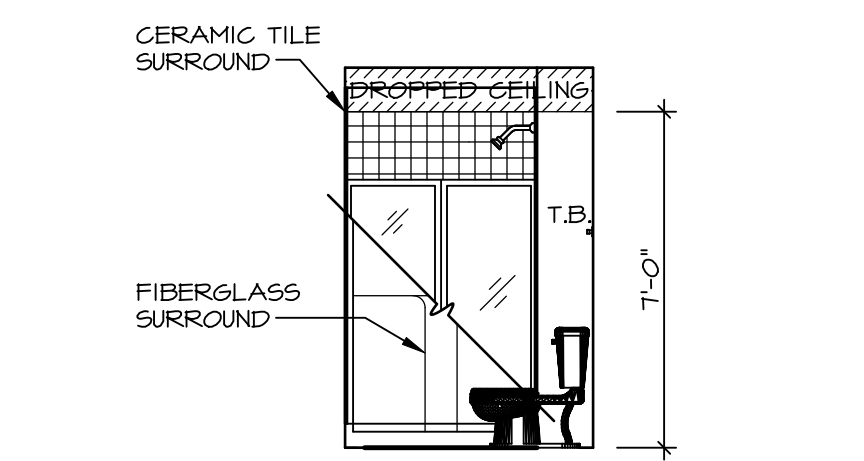
**NVR** Inc., Suite 100  
5285 Westrick, MD 21703  
10/12/22 - 2/24 20m

**NOTES:**

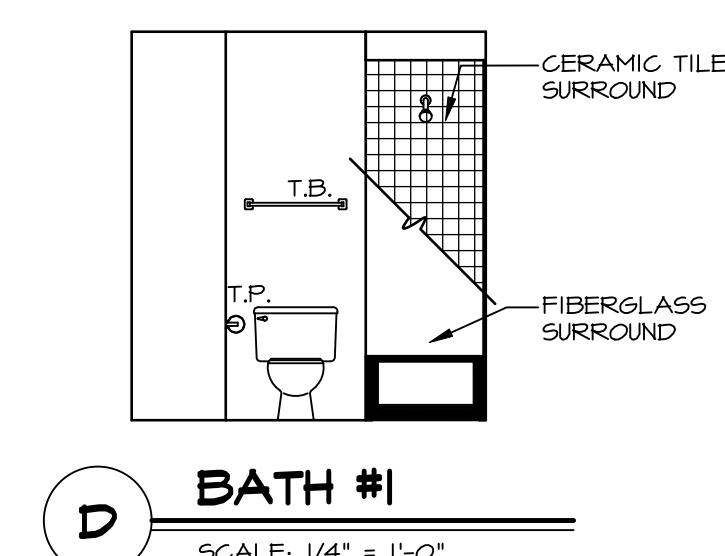
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



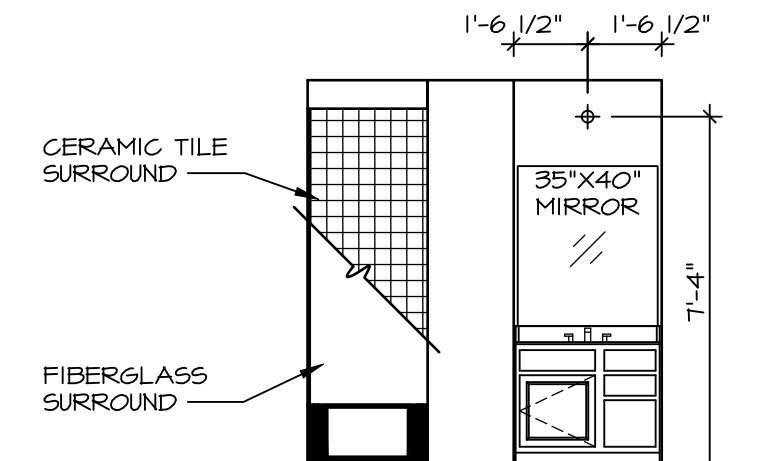
**B** BASEMENT BATH - "AEB"  
SCALE: 1/4" = 1'-0"



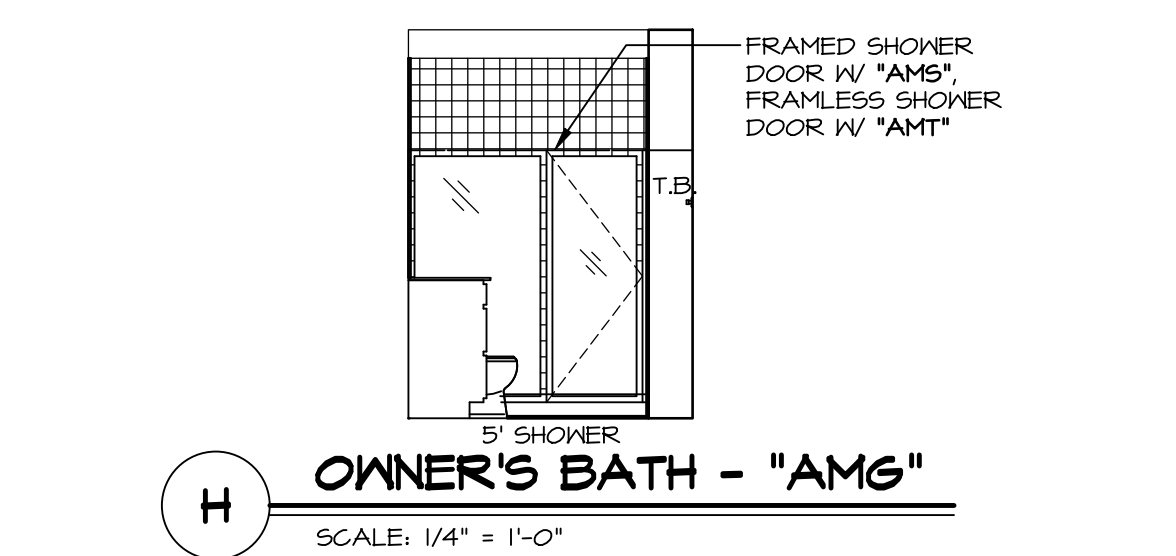
**A** BASEMENT BATH - "AEB"  
SCALE: 1/4" = 1'-0"



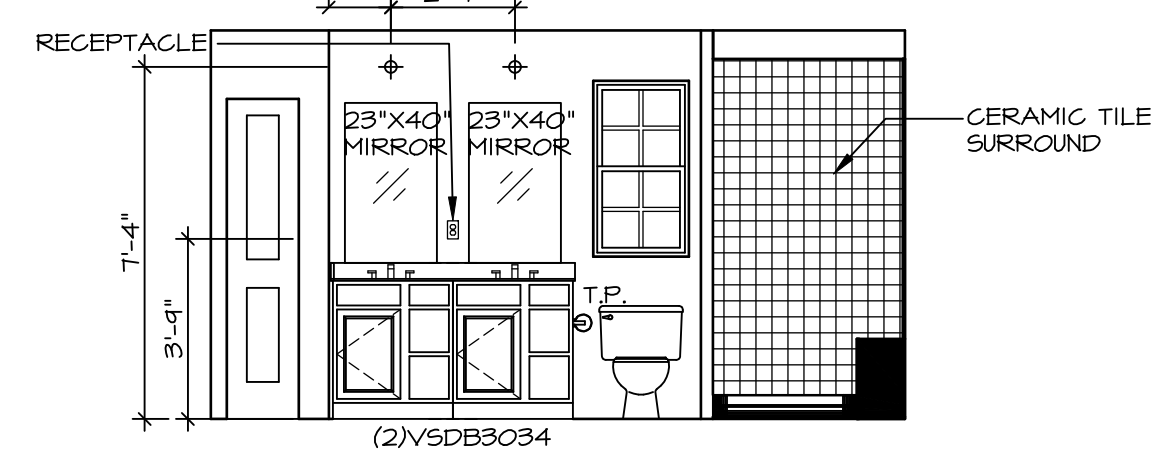
**D** BATH #1  
SCALE: 1/4" = 1'-0"



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

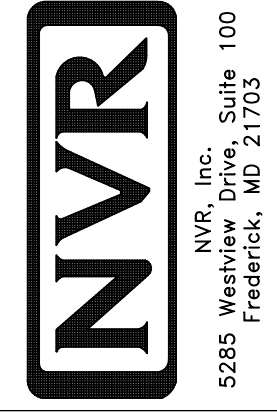


**H** OWNER'S BATH - "AMG"  
SCALE: 1/4" = 1'-0"



**G** OWNER'S BATH - "AMG"  
SCALE: 1/4" = 1'-0"

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SET NO. A/A00  
VERSION 01  
DRAWN BY SGA  
DATE: 9/11/15  
OPTION

MODEL: AVIANO  
DRAWING TITLE: BATH ELEVATIONS  
OPTION DESCRIPTION

SHEET NO. A-12  
42

DIV-COMM-LOT-UNIT: DCY-RG-1444  
COMM-LOT: RESERVE AT WASHINGTON - 1444  
STREET ADDRESS: 2019 WESTMINSTER PLACE  
CITY: TROY STATE: OH ZIP: 45319