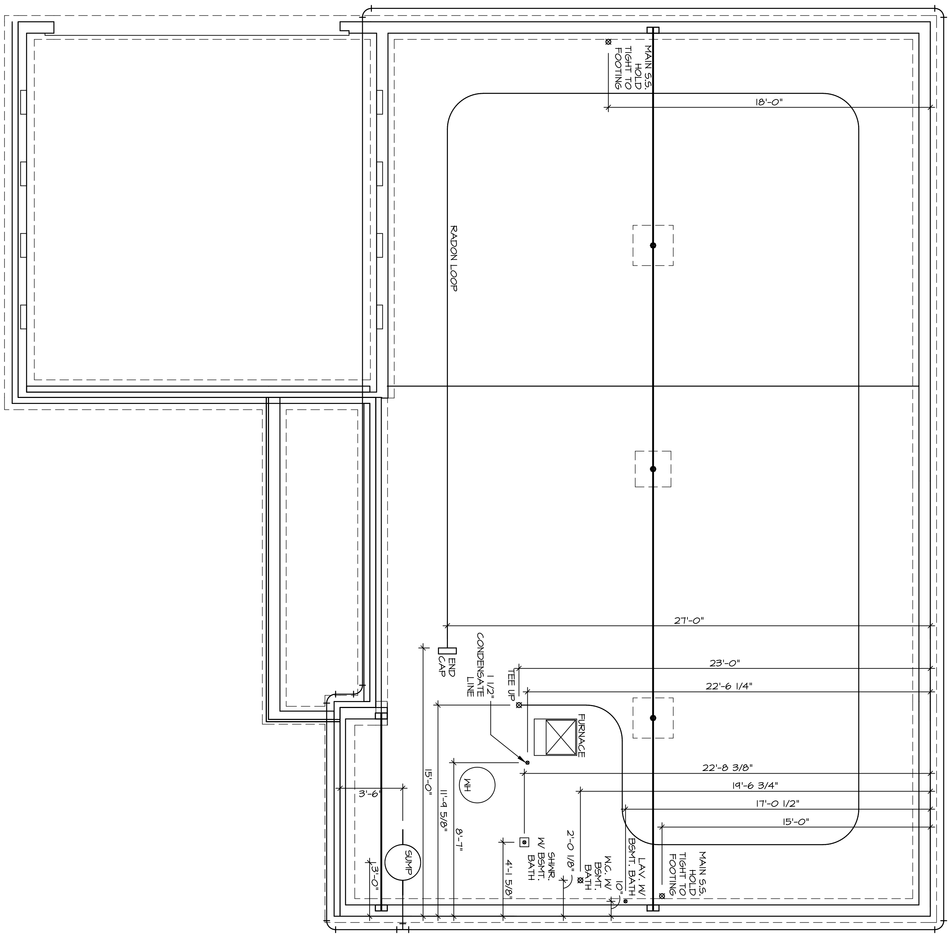

PLUMBING PLAN

A-5 1

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

SHEET NO.	MODEL	SET NO. AIA00
A-5	AVIANO	VERSION 01
	DRAWING TITLE: PLUMBING PLAN	DRAWN BY
		DATE:
26	OPTION DESCRIPTION	OPTION

NVR

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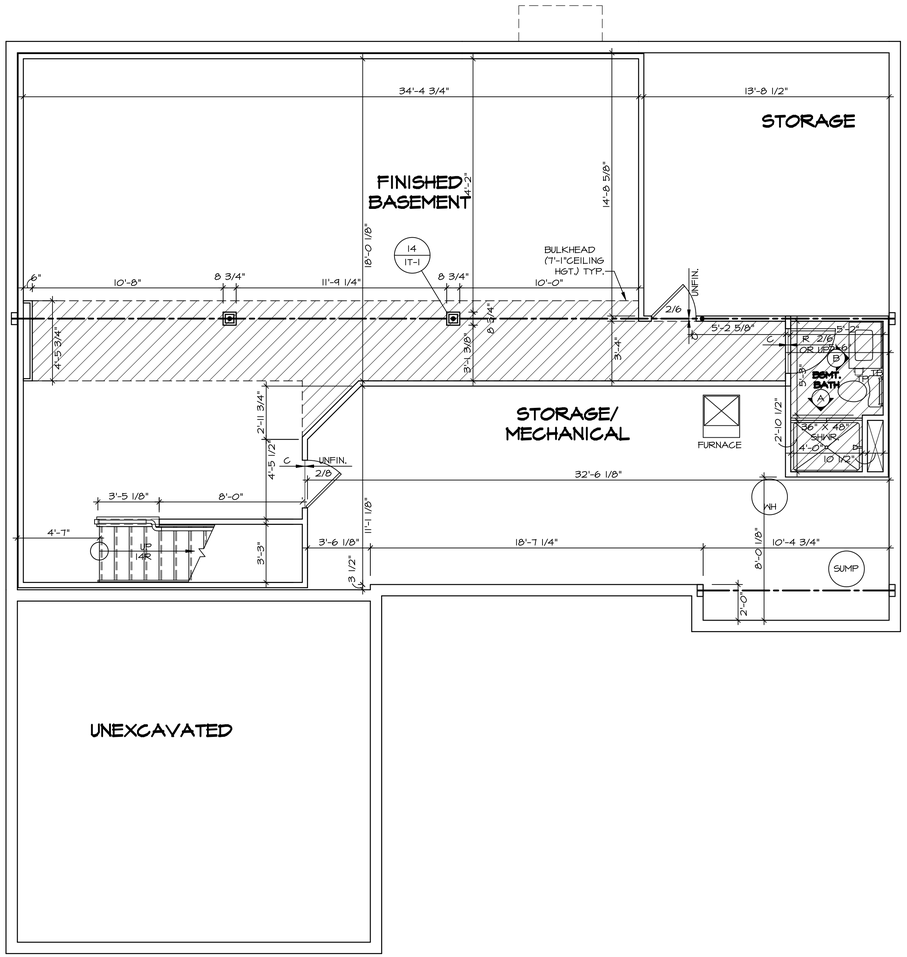
REV. NO.	DATE	REMARKS

C:\NVR\Solves\AVIANO_AIA00_01\DCY-TE-0049\1354526\Sheets\Lot Specific\26 A-5 PLMG_LS.dwg 08/21/19 - 3:03 pm



1 A-9

1 A-8

1 A-6 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

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

REV. NO.	DATE	REMARKS

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

SHEET NO. A-6

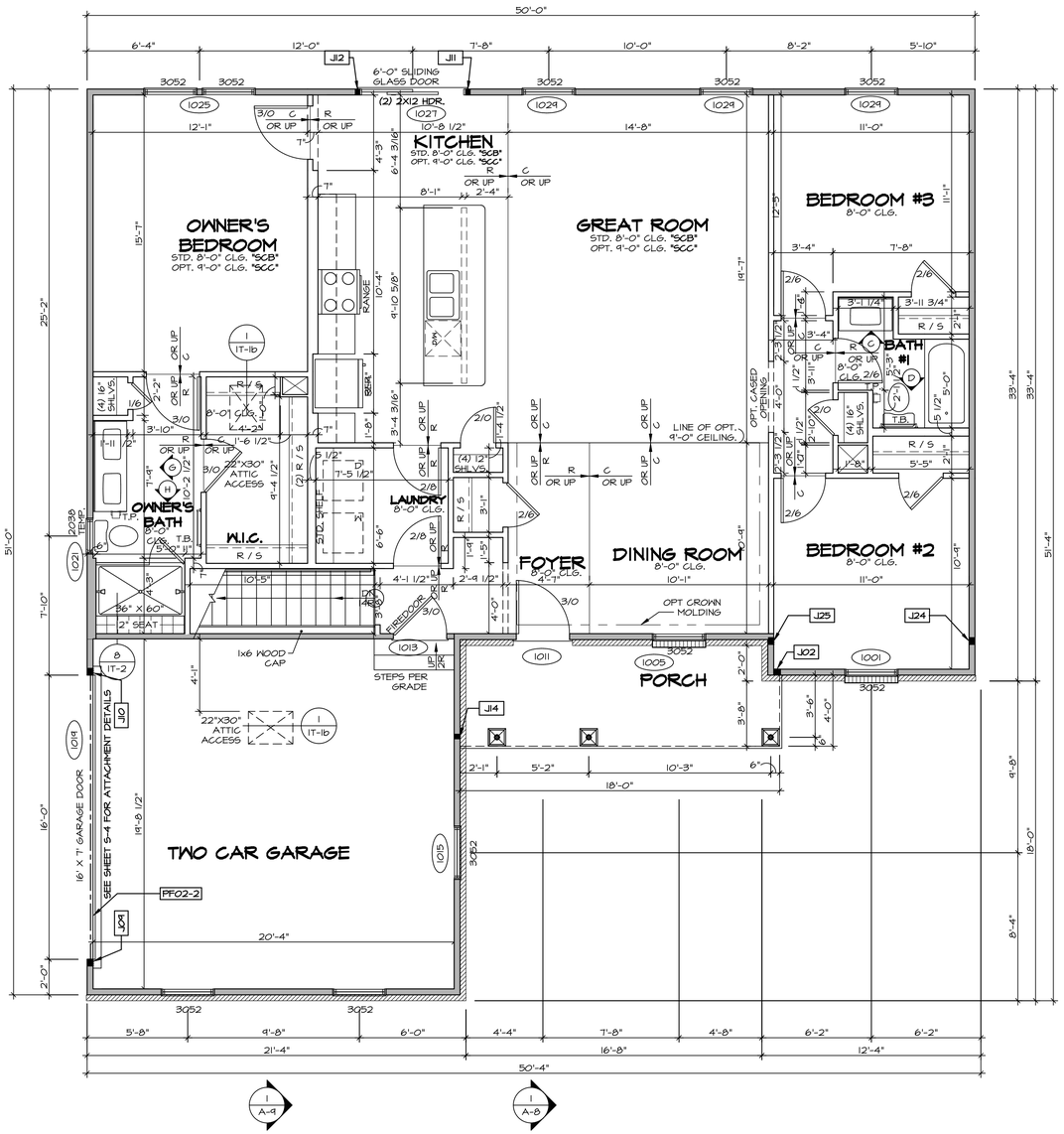
MODEL AVIANO

DRAWING TITLE BASEMENT FLOOR PLAN

OPTION DESCRIPTION

29

C:\NVR Solves\AVIANO_A1A00_01\DCT_TE-00491\1354526\Sheets\Lot Specific\29 A-6 BSMT_LS.dwg 08/21/19 - 3:03 pm



1 A-7 **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

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.

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

LVL PLY TO PLY FASTENING SCHEDULE:

1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C.
2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE): FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C.
3.A - (2) PLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C.
4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE): FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
6.A - (3) PLY 20" TALL AND OVER: FASTEN PLIES 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
PF02-2	LVL - 14	16'-4"	GCC	1019	2.A

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J02	JACK - (3) 2X4 SPF STUD GRADE	ELA, EPA		
J09	JACK - (3) 2X4 SPF STUD GRADE	GCC	1019	
J10	JACK - (3) 2X4 SPF STUD GRADE	GCC	1019	
J11	JACK - (2) 2X4 SPF STUD GRADE		1027	
J12	JACK - (2) 2X4 SPF STUD GRADE		1027	
J14	JACK - (2) 2X4 SPF STUD GRADE	ELA, EPA, EVM	1033	
J24	JACK - (3) 2X4 SPF STUD GRADE		1036	
J25	JACK - (3) 2X4 SPF STUD GRADE		1036	

REV. NO.	DATE	REMARKS
1	7/18/17	DRH - T-PLY CONVERSION

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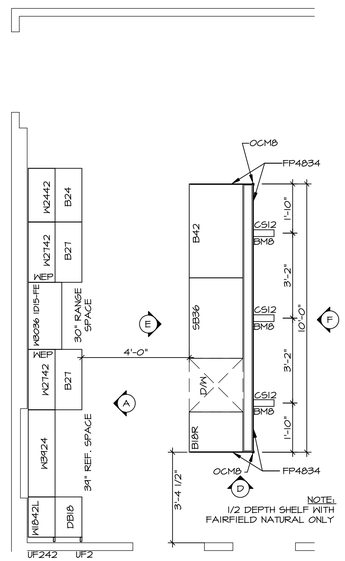
SET NO. A1A00
VERSION 01
DRAWN BY SGA
DATE: 4/9/15
OPTION

MODEL
AVIANO
DRAWING TITLE
FIRST FLOOR PLAN

OPTION DESCRIPTION

SHEET NO.
A-7

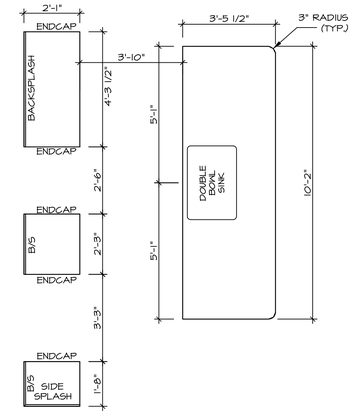
31



KITCHEN CABINET PLAN / KC-3432

1 / A-11

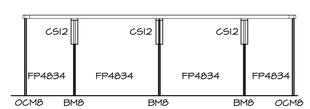
SCALE: 3/8" = 1'-0"



KITCHEN COUNTERTOP PLAN / KC-3432

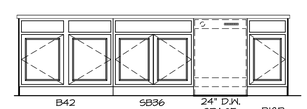
2 / A-11

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



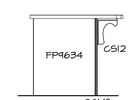
KITCHEN ELEVATION F

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



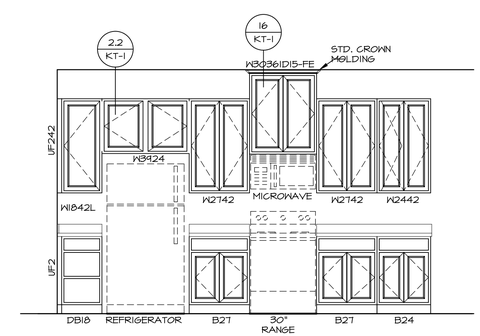
KITCHEN ELEVATION E

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



KITCHEN ELEVATION D

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



KITCHEN ELEVATION A

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

3 / A-11

KITCHEN ELEVATIONS

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

REV. NO.	DATE	REMARKS

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SET NO. AIA00
VERSION 01
DRAWN BY RJC
DATE: 9/11/15
OPTION

MODEL: AVIANO
DRAWING TITLE: KITCHEN LAYOUT
OPTION DESCRIPTION

SHEET NO. A-11

38

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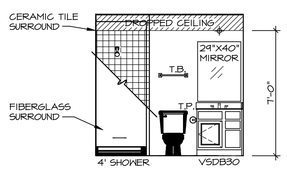
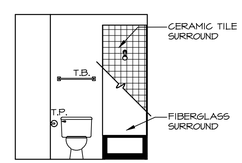
NOTES:

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 VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



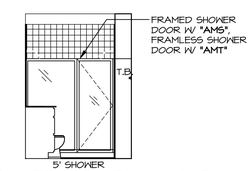
B BASEMENT BATH - "AEB"

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



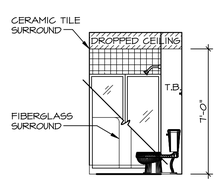
D BATH #1

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



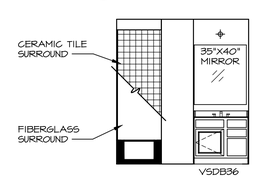
H OWNER'S BATH - "AMG"

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



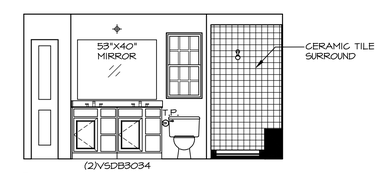
A BASEMENT BATH - "AEB"

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



C BATH #1

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



G OWNER'S BATH - "AMG"

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

REV. NO.	DATE	REMARKS

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SET NO. A1A00
VERSION 01
DRAWN BY SGA
DATE: 9/11/15
OPTION

MODEL AVIANO
DRAWING TITLE BATH ELEVATIONS

SHEET NO. A-12

OPTION DESCRIPTION

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