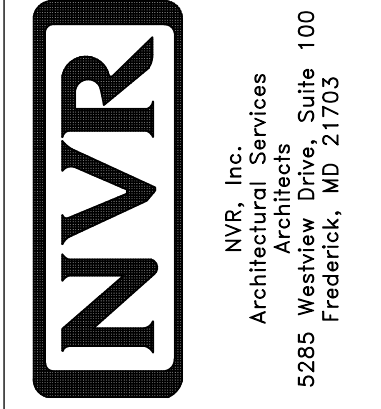


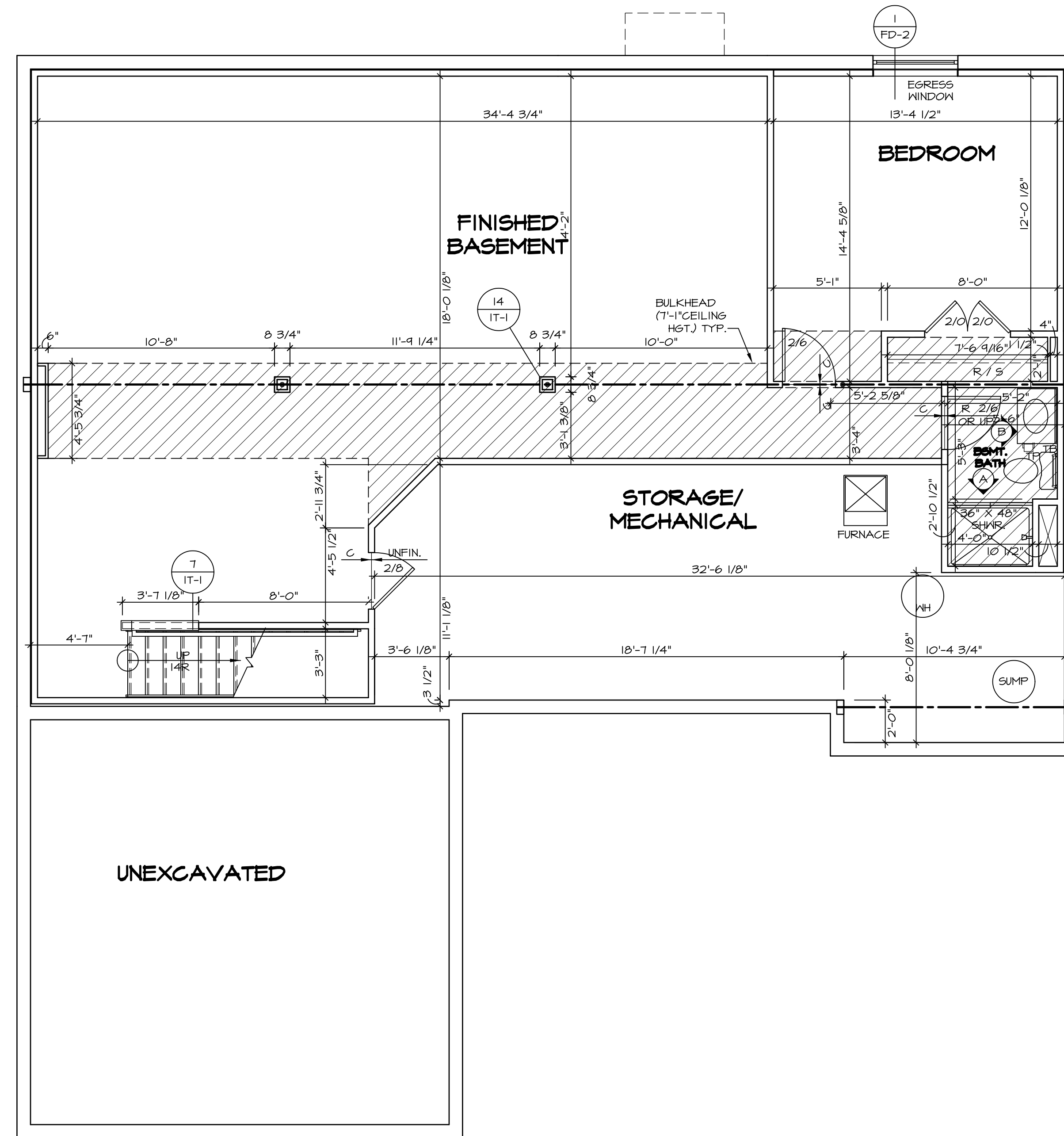
PLUMBING PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL AVIANO	SET NO. A/A00	VERSION 01
	DRAWING TITLE PLUMBING PLAN	DRAWN BY	
	OPTION DESCRIPTION	DATE:	OPTION
26			



NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied, or otherwise used without the prior written consent of NVR, Inc.

REV. NO.	DATE	REMARKS



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

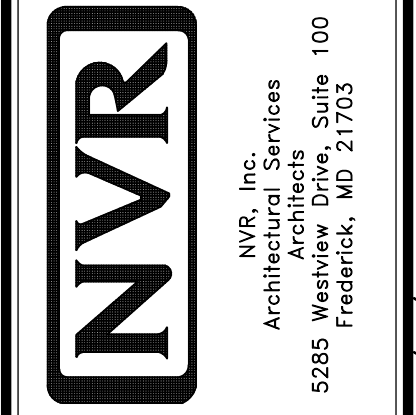
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 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.

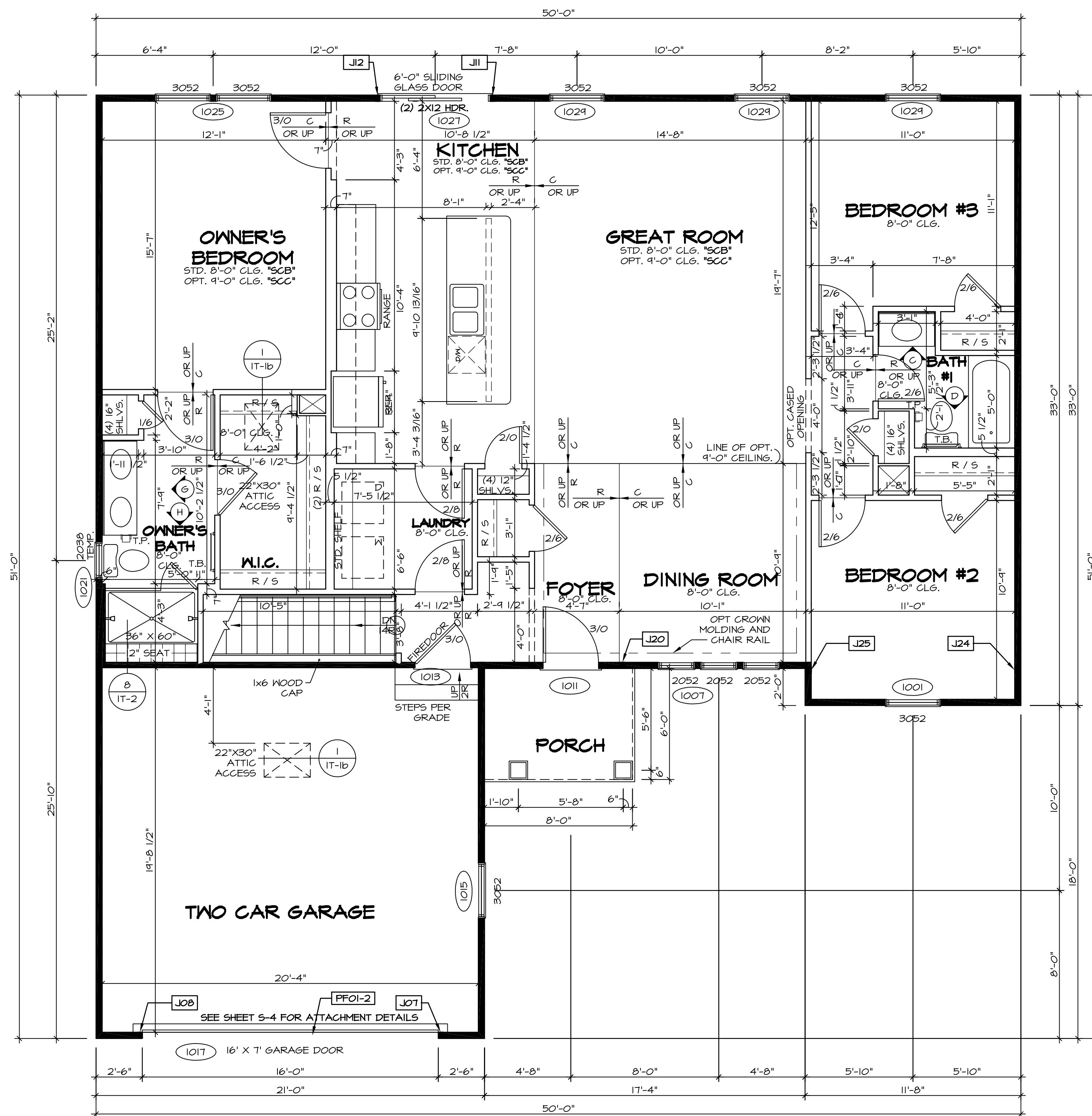
- GYPSUM NOTES**
- AT GARAGE:**
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

REV. NO.	DATE	REMARKS

NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied in any way, or otherwise used without the written consent of NVR, Inc.



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



LEGEND	
[Solid Line]	BEARING WALL
[Dashed Line]	NON BEARING WALL
[Circle with X]	INDICATES BEARING FROM POINT-LOAD ABOVE
[L]	JACKS
[B]	BEAM/HEADER
[F]	PAD FOOTING
[Diamond]	STEEL COLUMN
[X]	PORTAL FRAME
[X]	JOIST/TRUSS
[---]	LVL
[X]	ENGINEERING PAGE NUMBER

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 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.

GYPHUM 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
PFOI-2	EXT HEADER - 2X12 - 2 PLY	20'-4"	GCB	1017	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SPF STUD GRADE	GCB	1017	
J08	JACK - (2) 2X4 SPF STUD GRADE	GCB	1017	
J11	JACK - (2) 2X4 SPF STUD GRADE		1021	
J12	JACK - (2) 2X4 SPF STUD GRADE		1021	
J20	JACK - (2) 2X4 SPF STUD GRADE	ELK	1033	
J24	JACK - (3) 2X4 SPF STUD GRADE		1036	
J25	JACK - (3) 2X4 SPF STUD GRADE		1036	

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

REVISIONS

REV. NO.	DATE	REMARKS

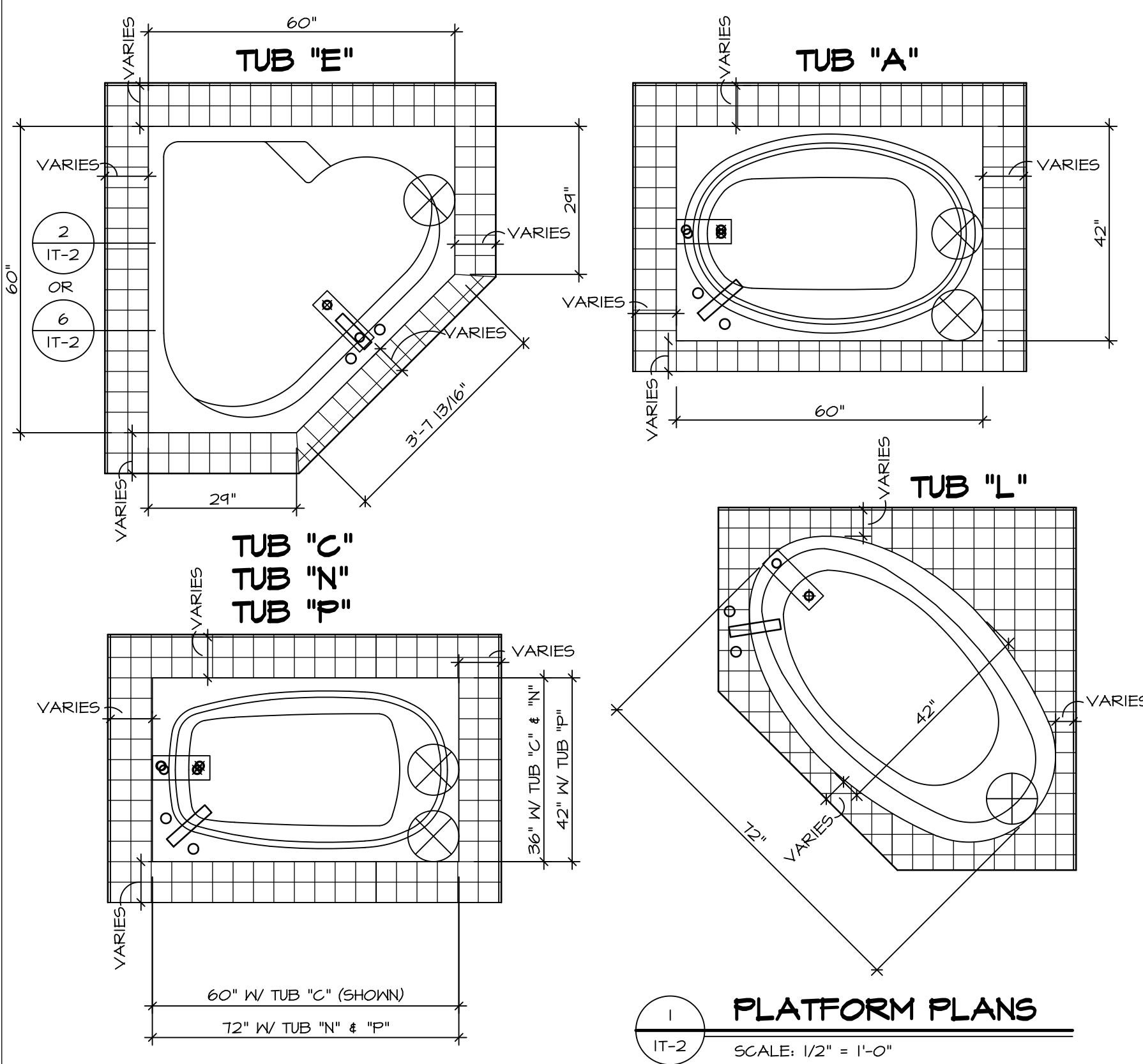
SET NO. A/A00
VERSION 01
DRAWN BY SGA
DATE: 9/17/15
OPTION

AVIANO
DRAWING TITLE
FIRST FLOOR PLAN

A-7
OPTION DESCRIPTION

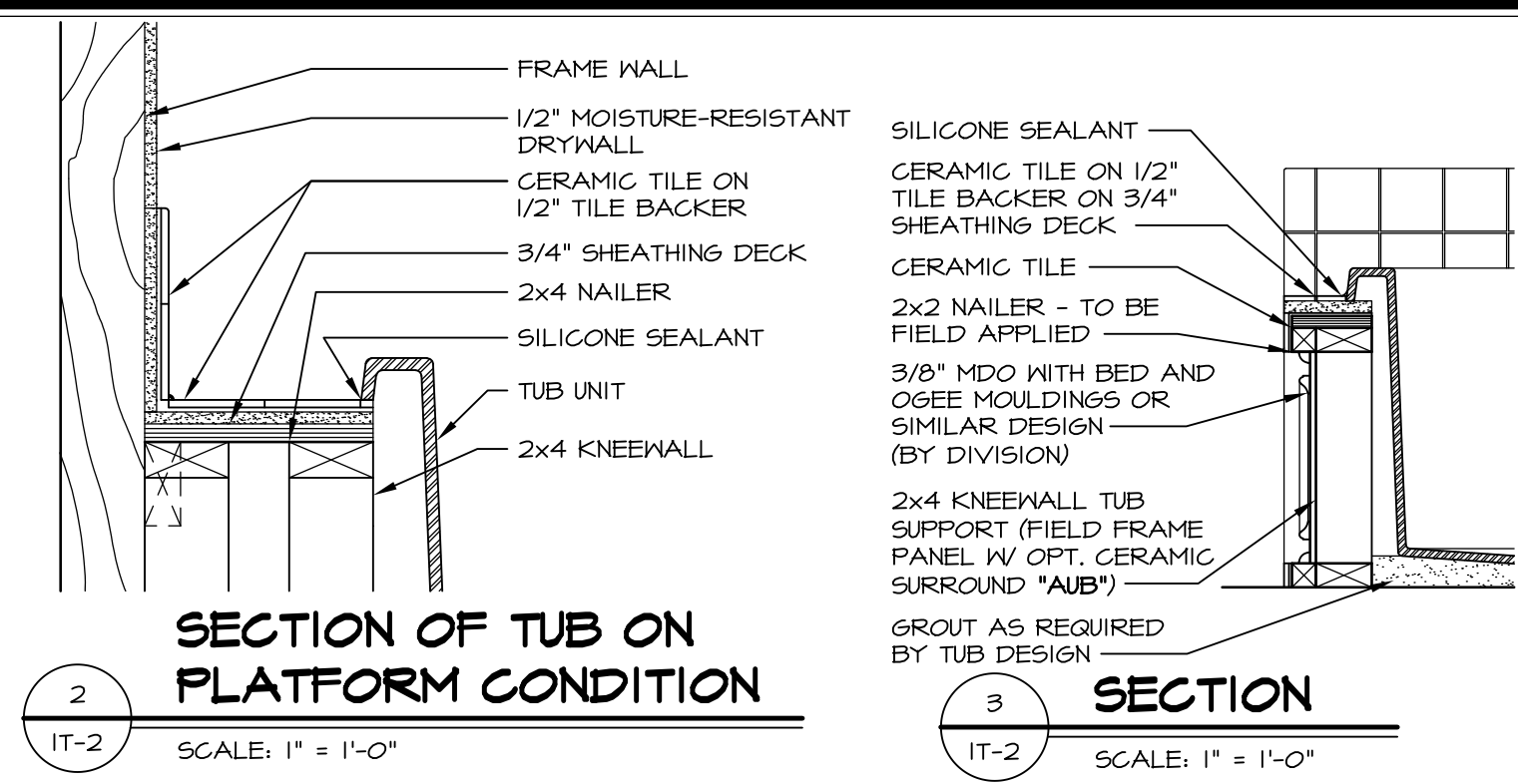
NVR
Architectural Services
5285 West Lake Drive
Frederick, MD 21703

07/05/17 - 400.gm

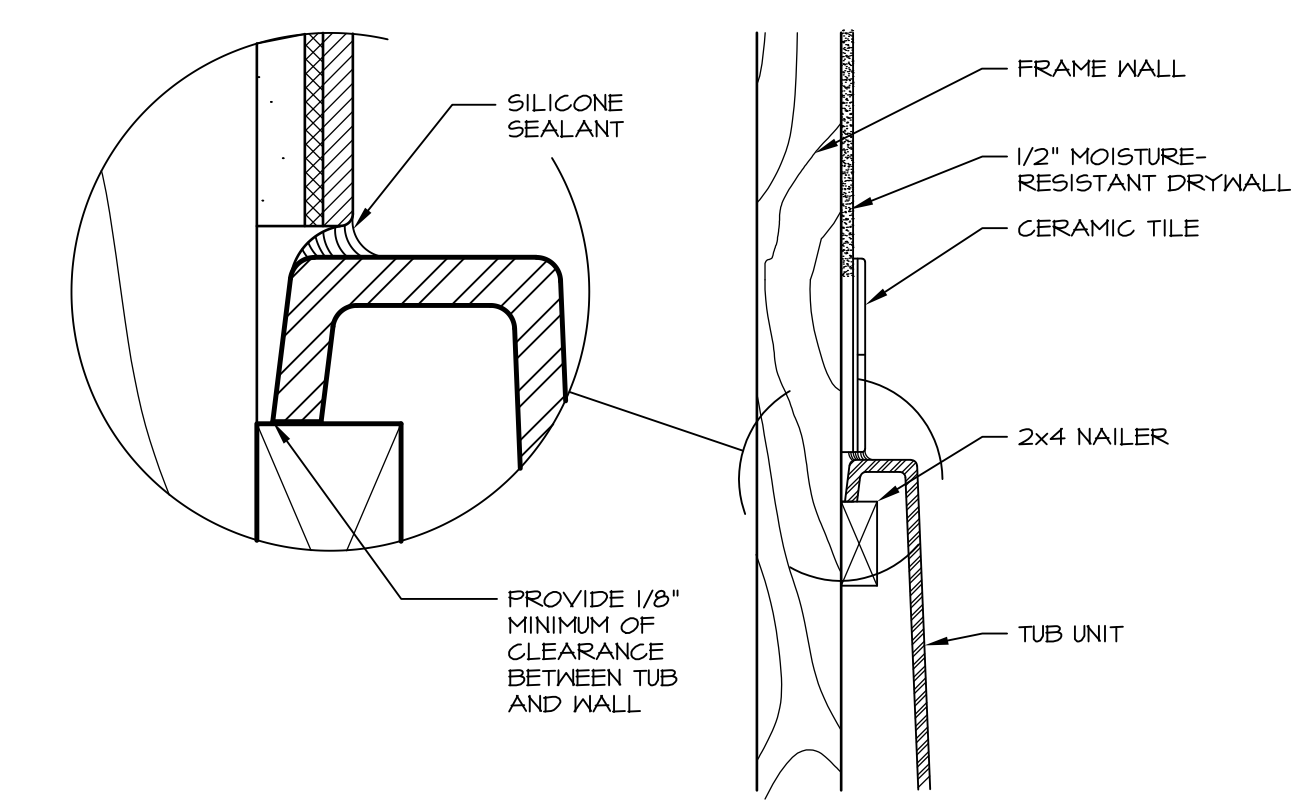


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

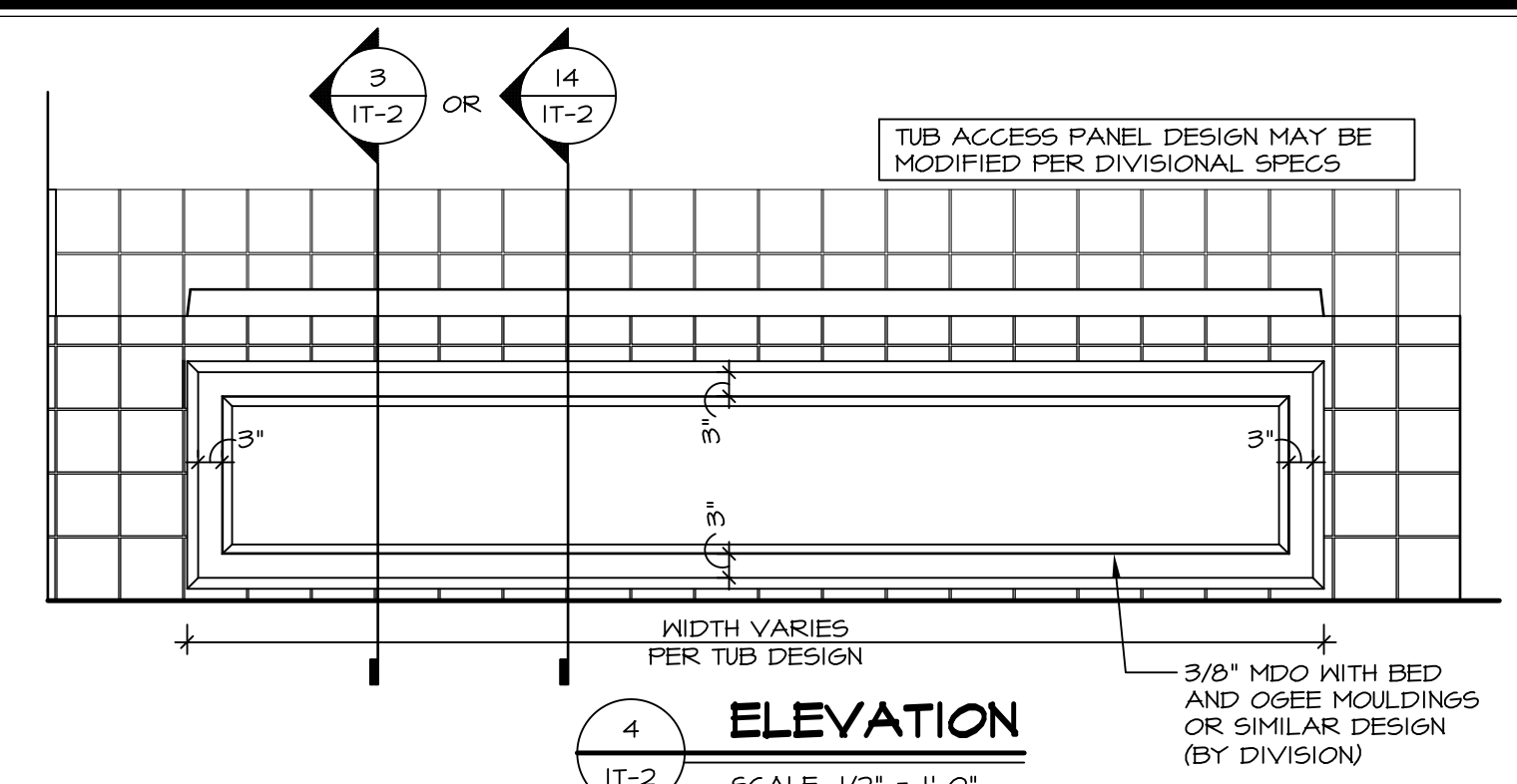
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/STERLING	18 3/4"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



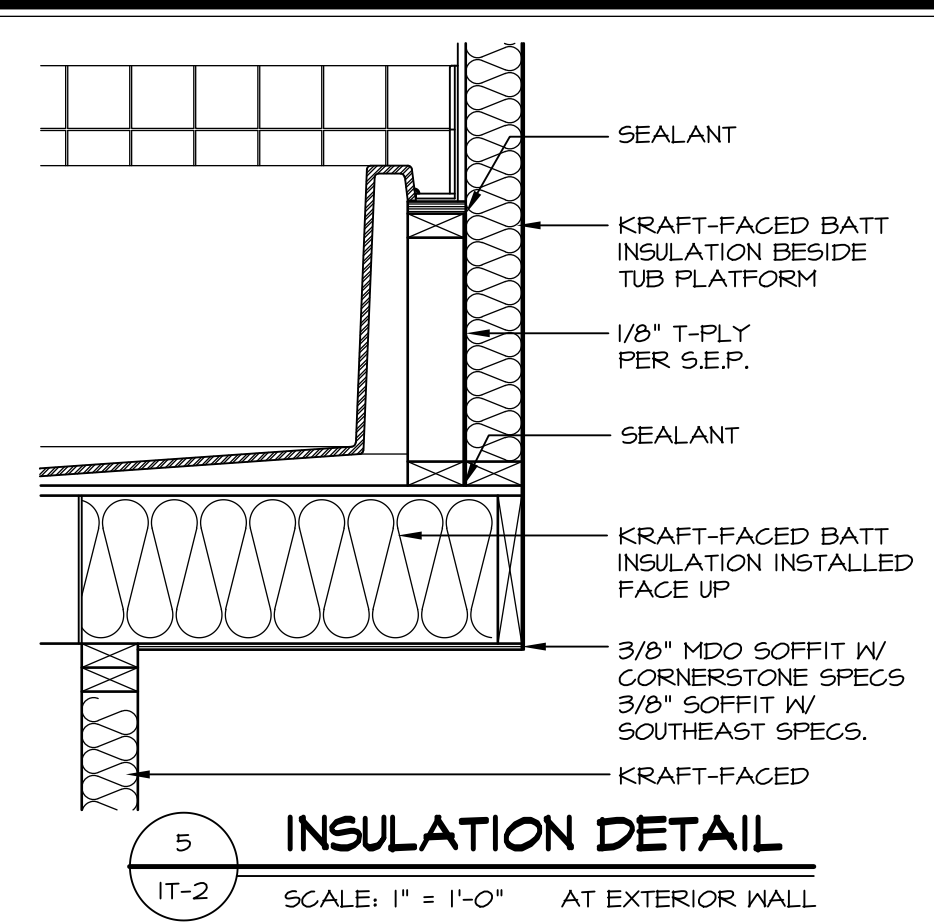
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



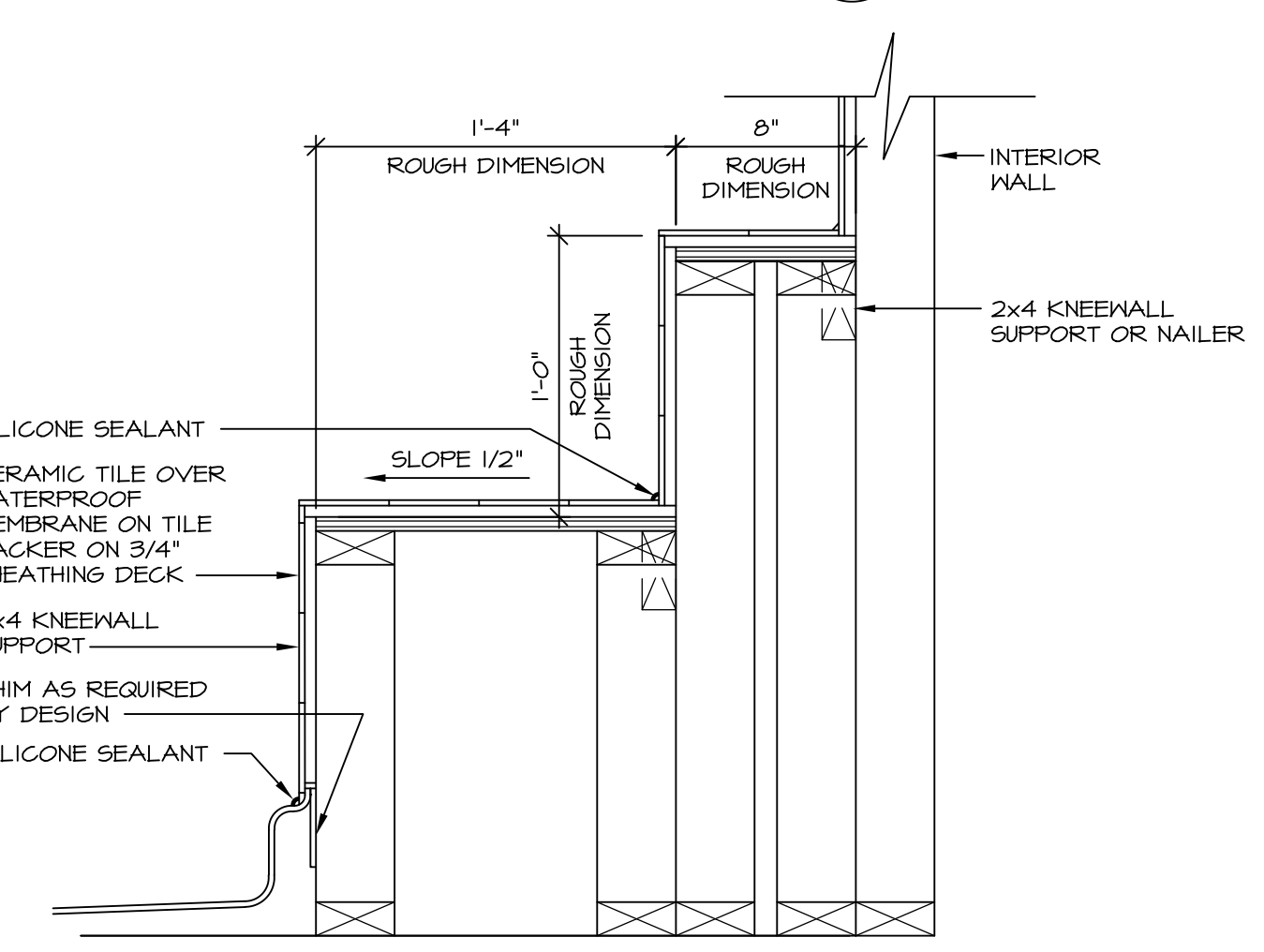
3 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



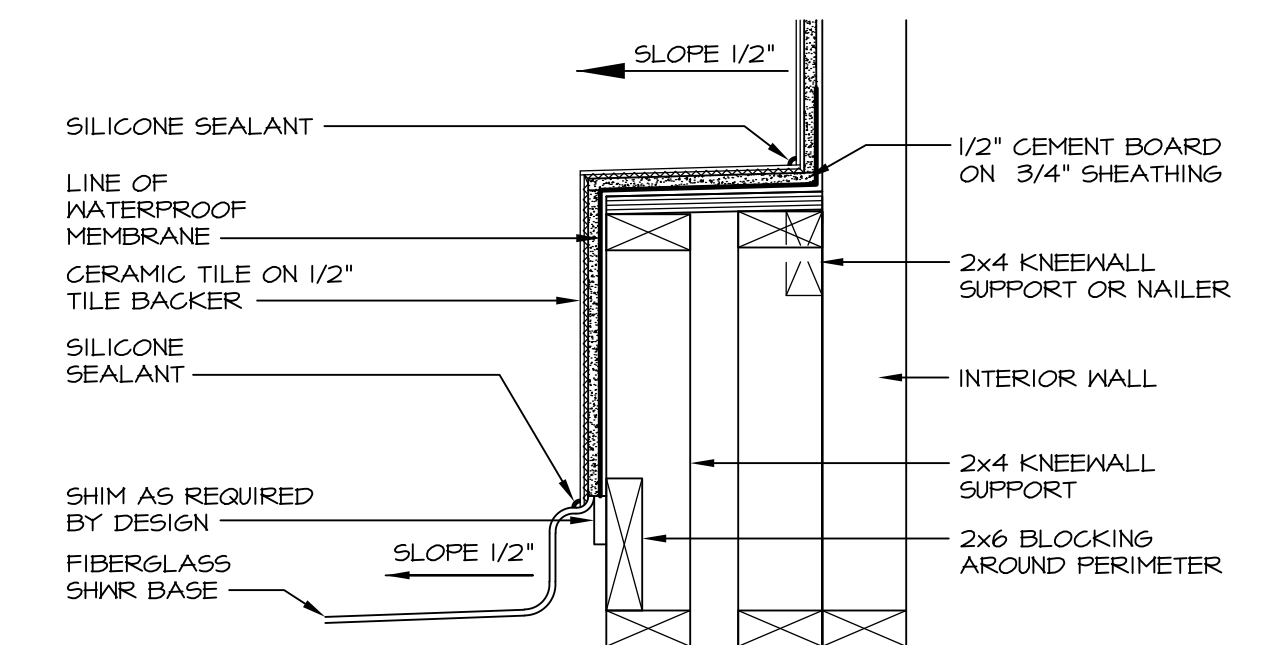
4 ELEVATION
SCALE: 1/2" = 1'-0"



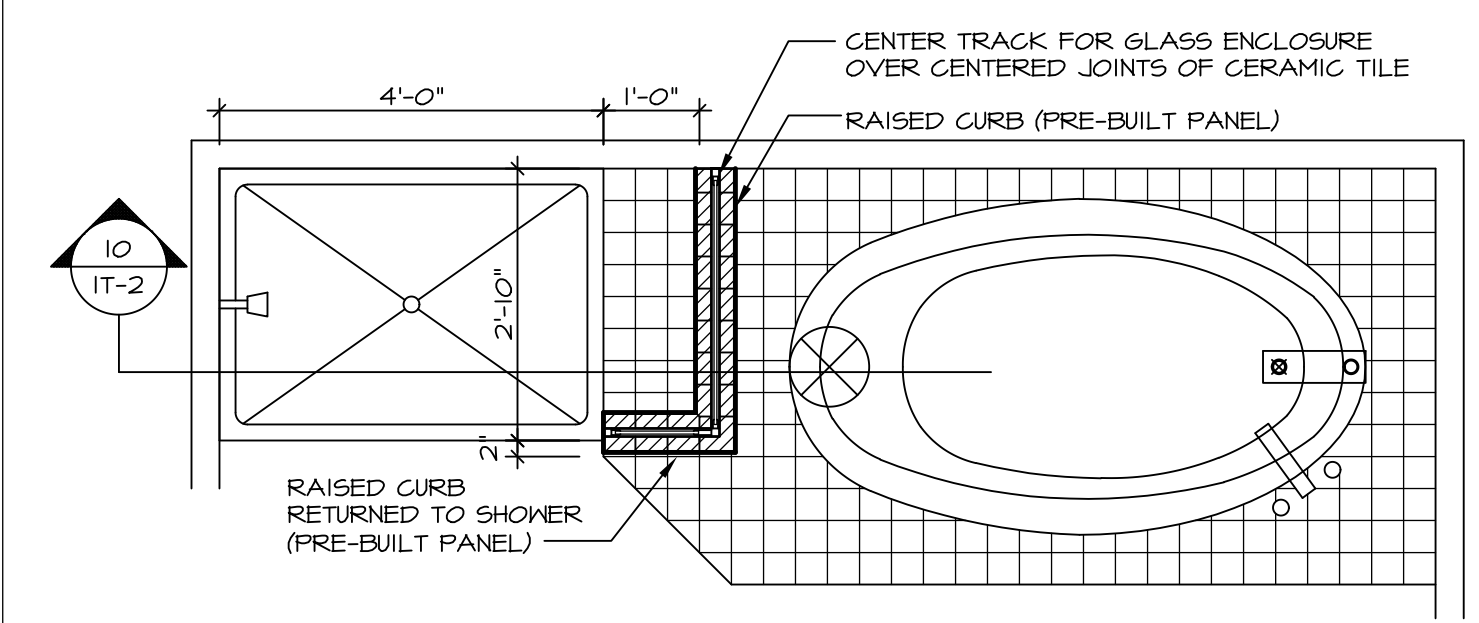
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



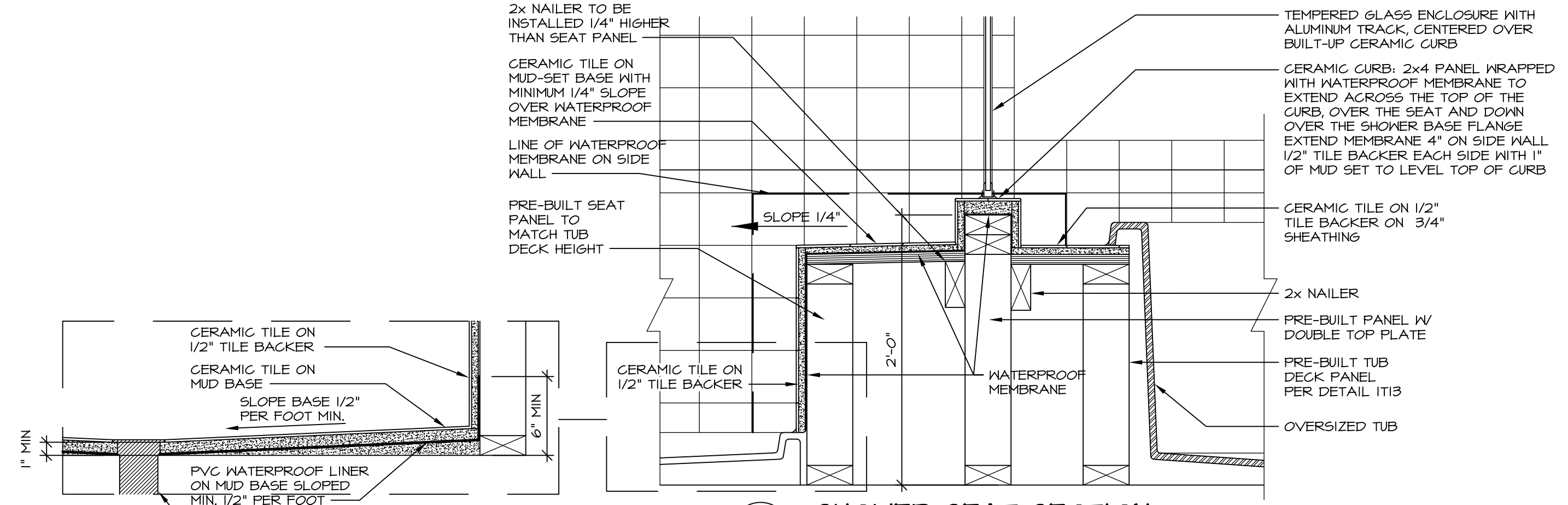
6 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



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



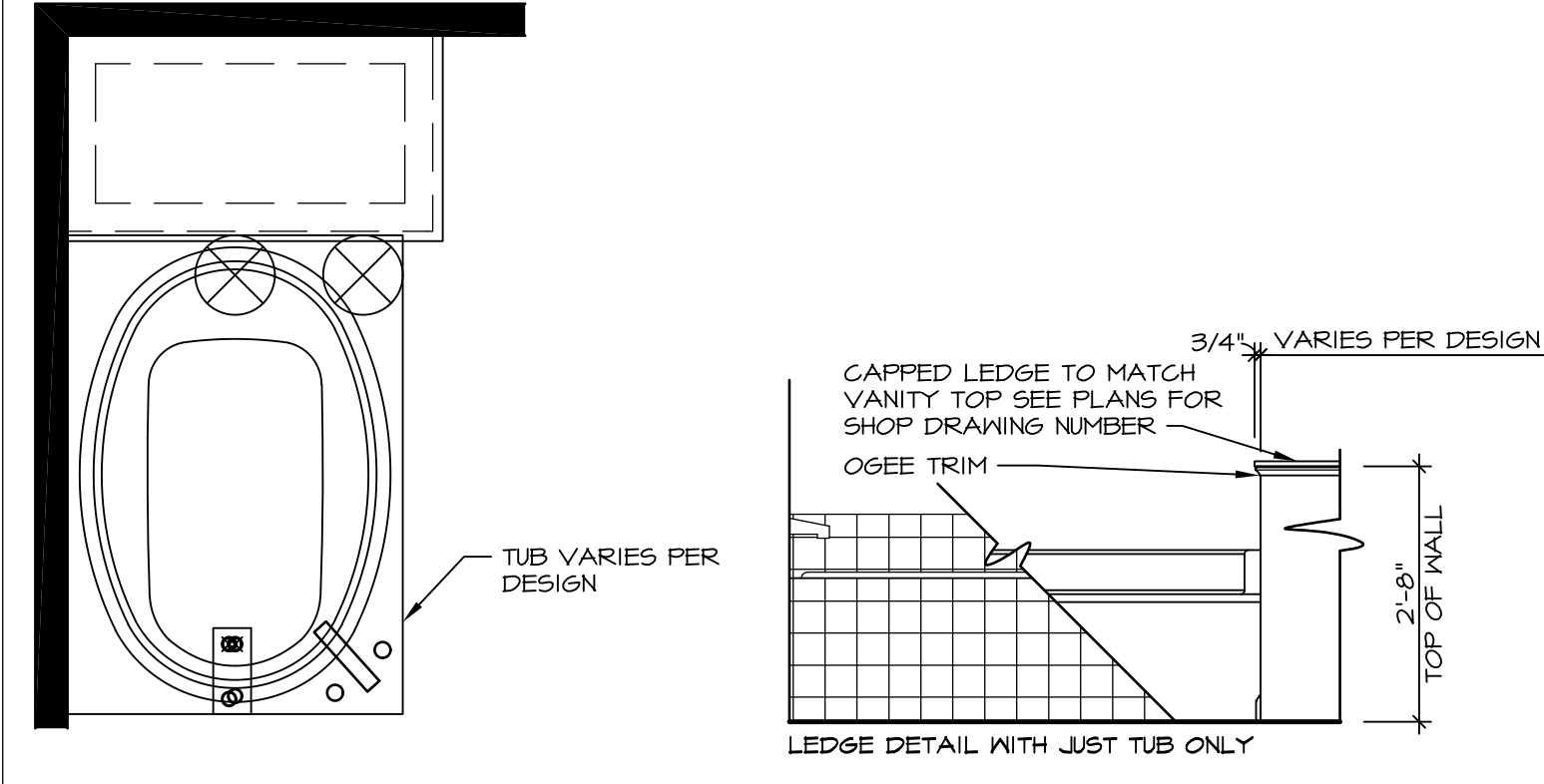
8 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



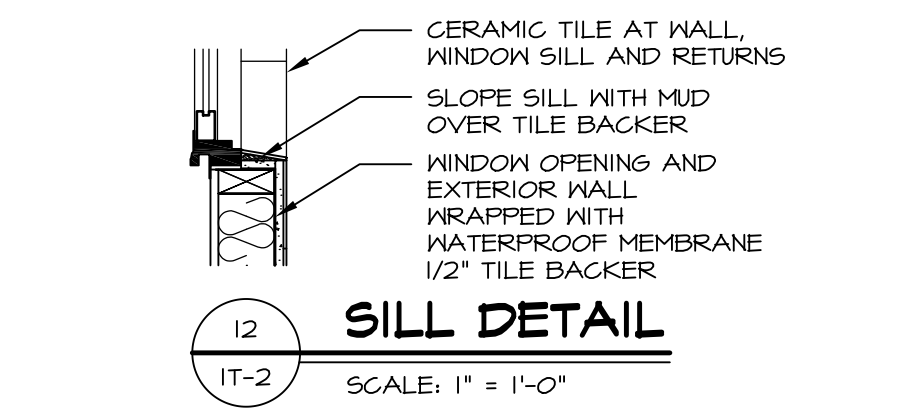
9 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



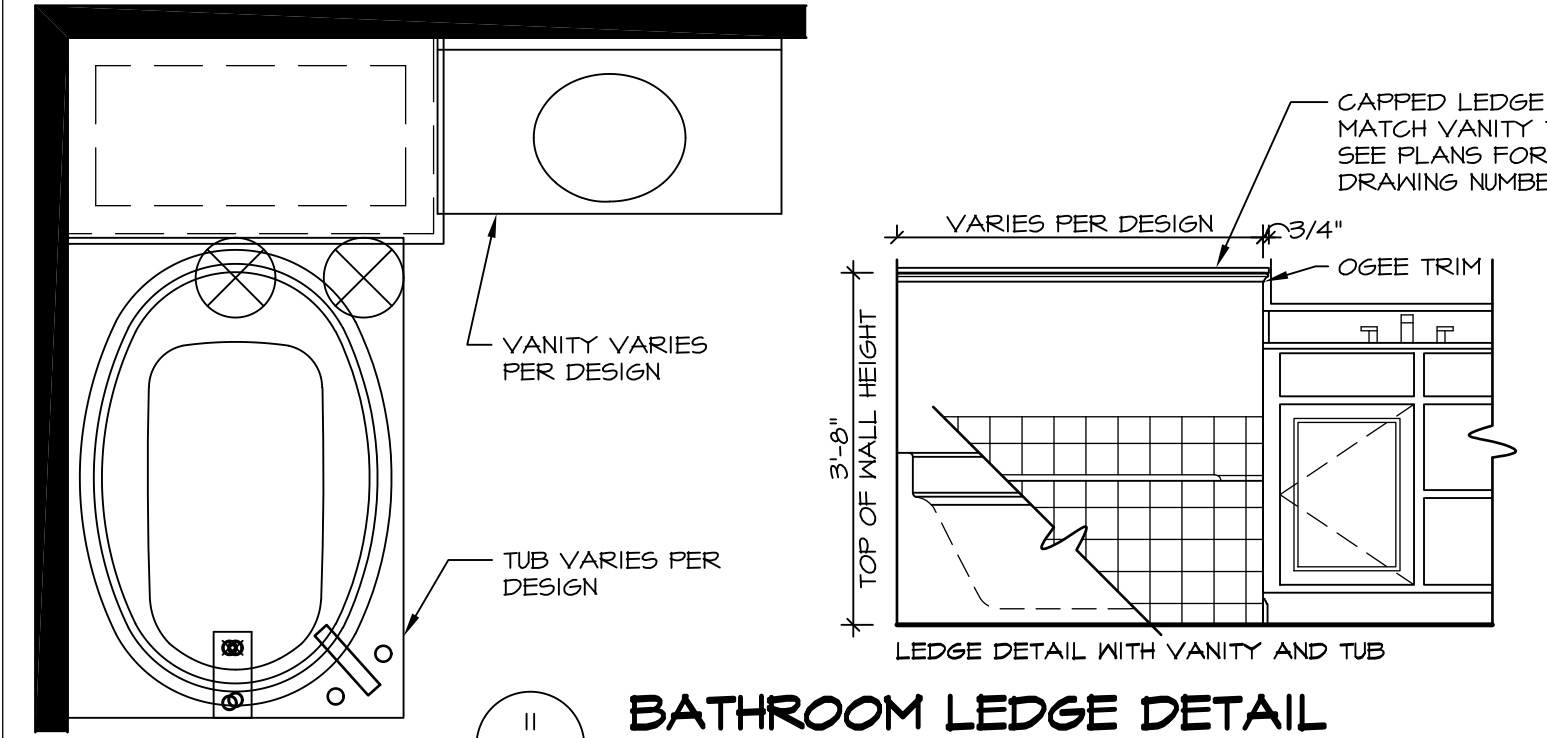
10 ALTERNATE SHOWER PAN DETAIL



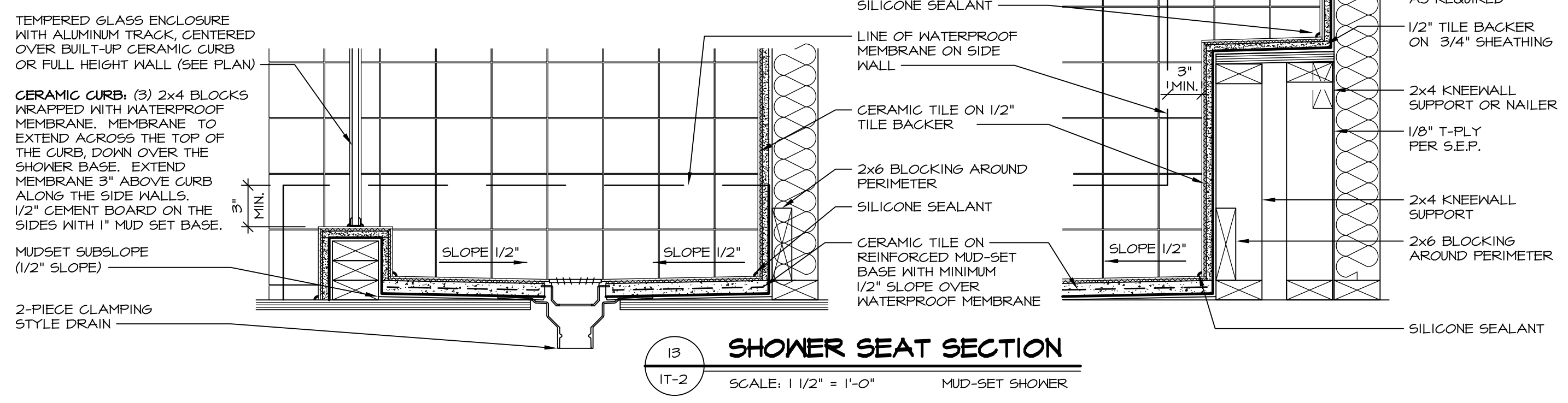
11 BATHROOM LEDGE DETAIL
SCALE: 1/2" = 1'-0"



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



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



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

REV. NO. DATE
5/11/17
5/11/17

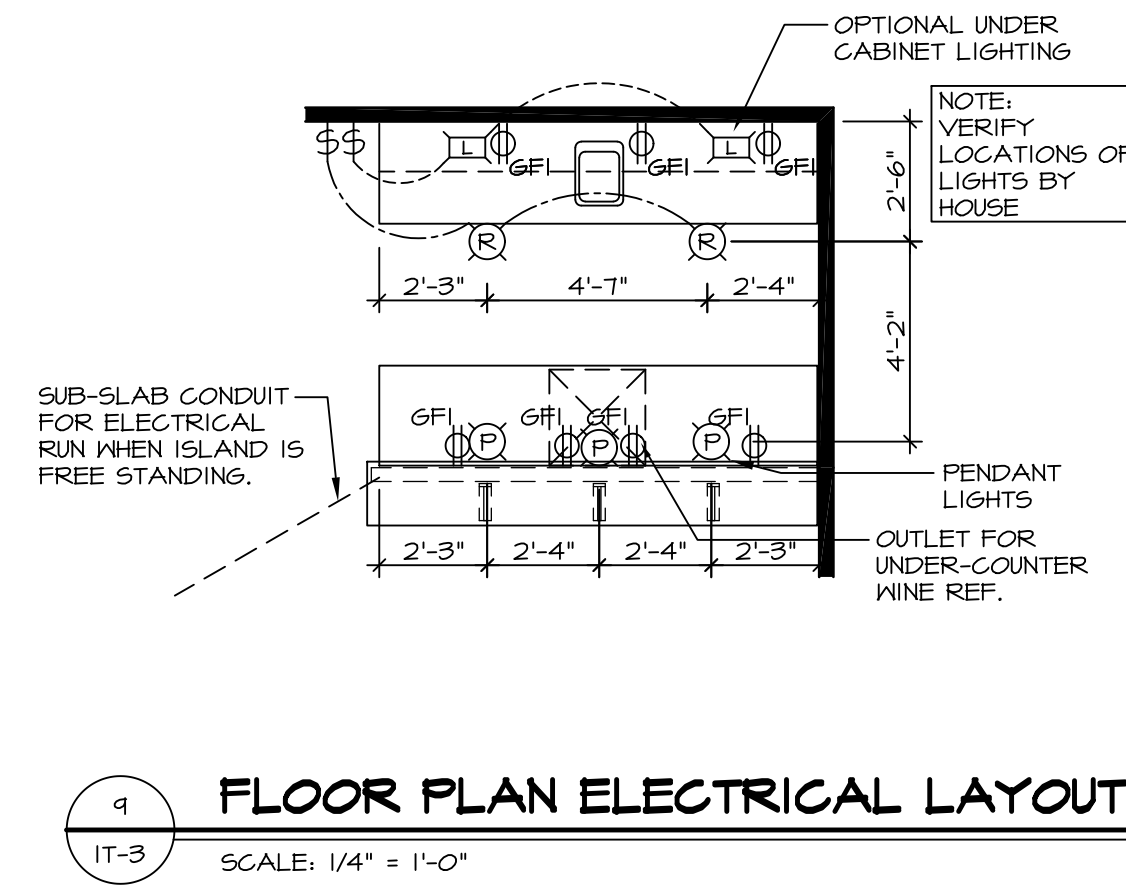
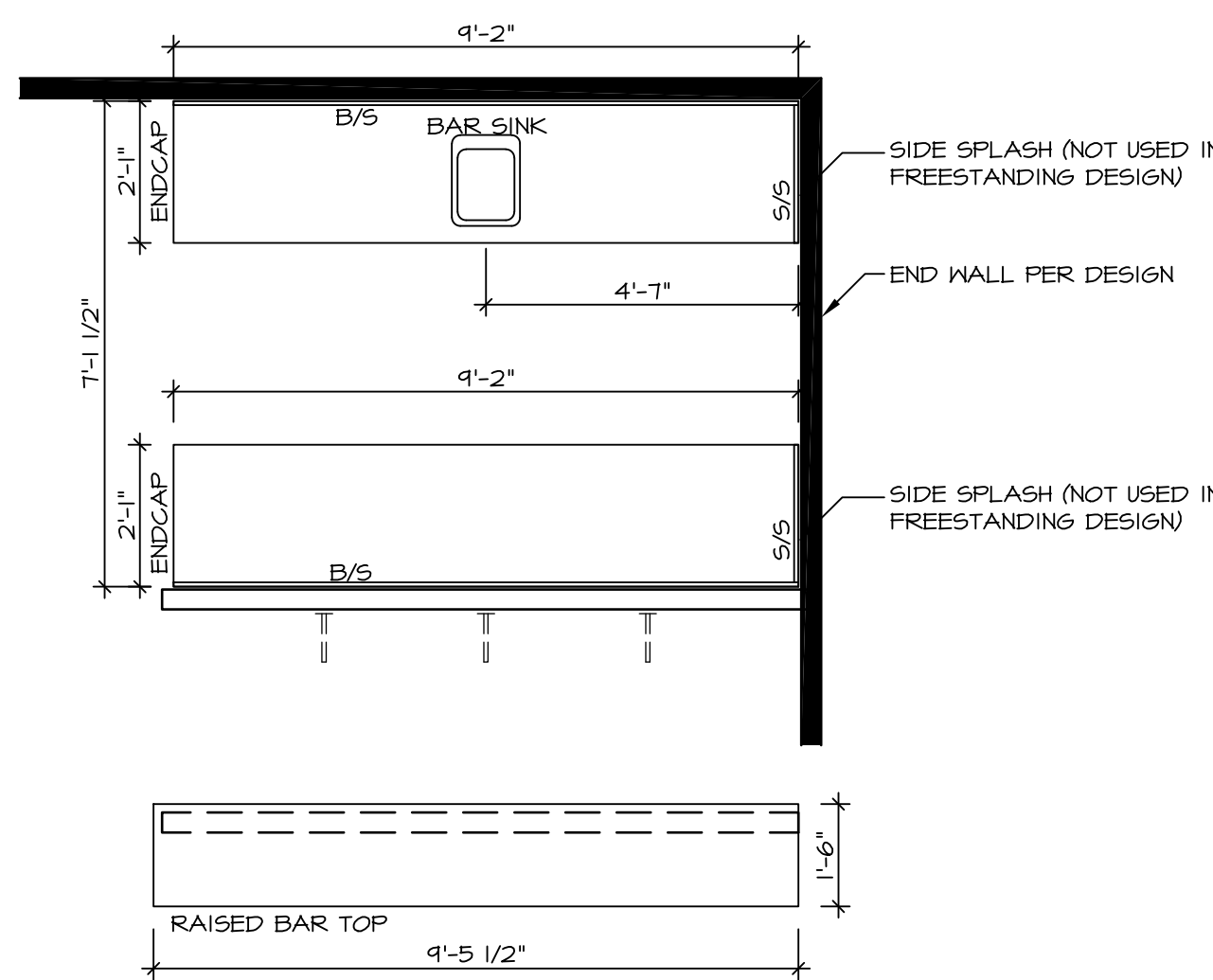
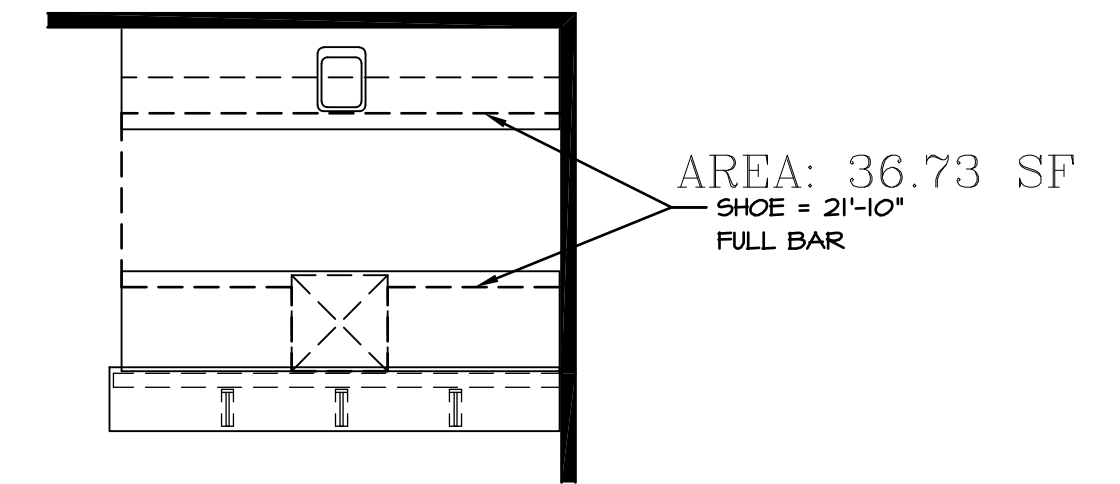
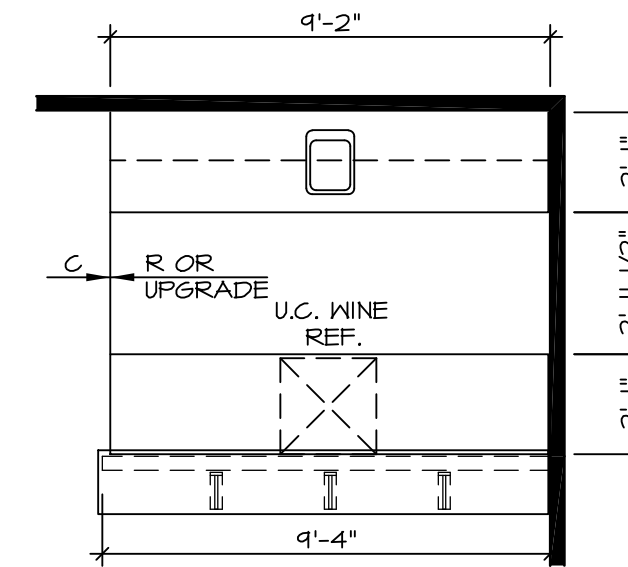
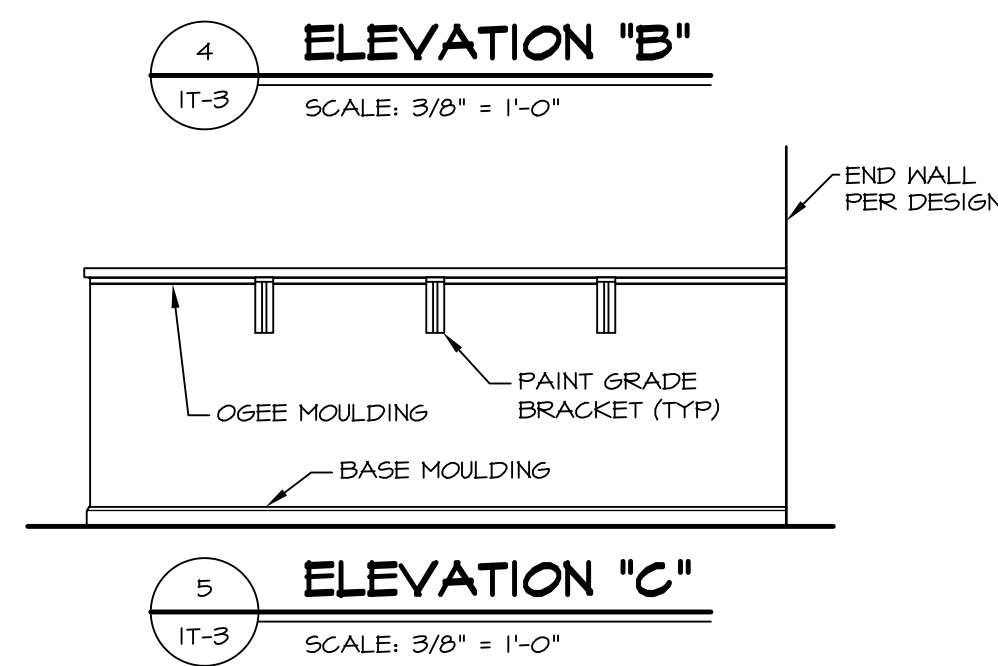
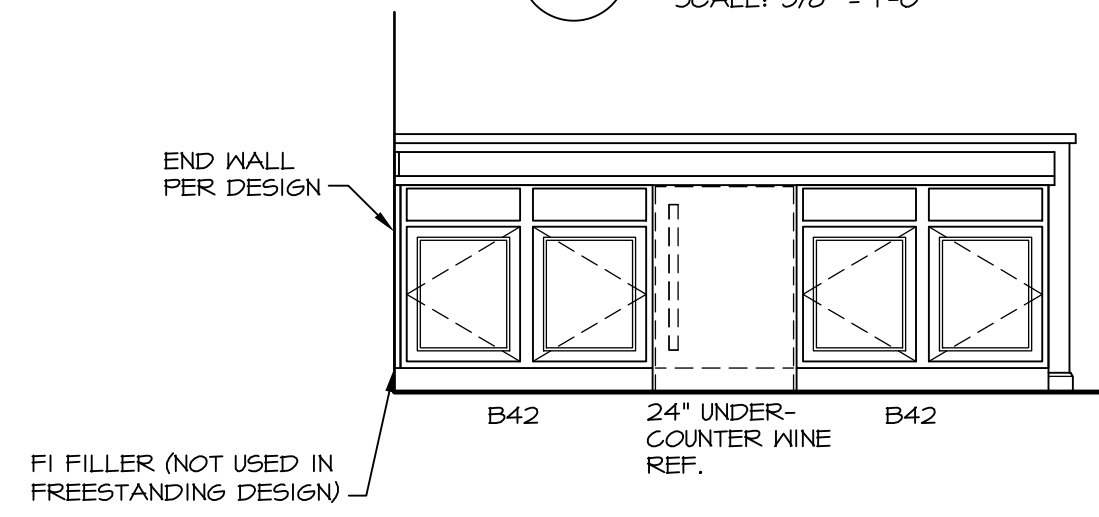
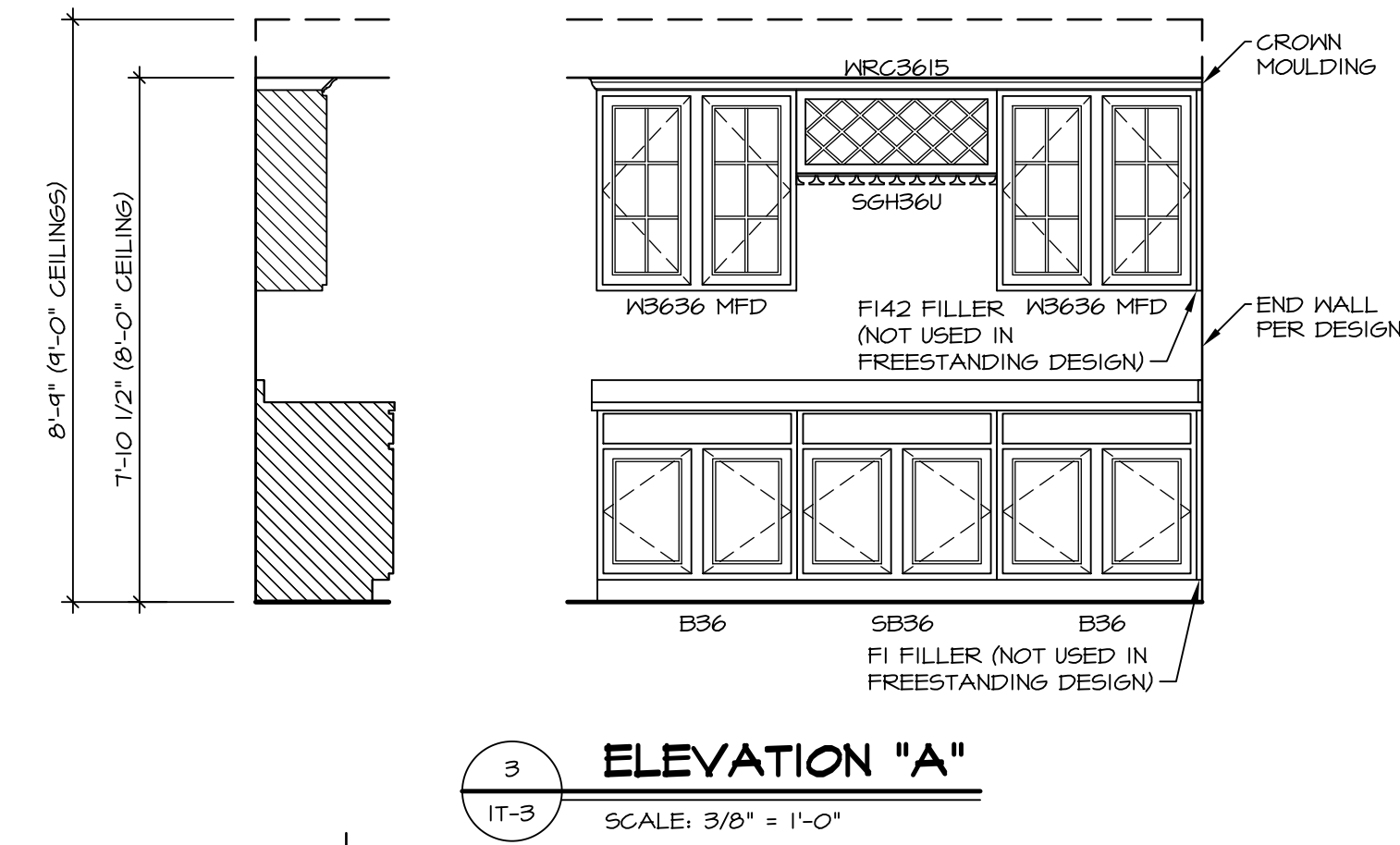
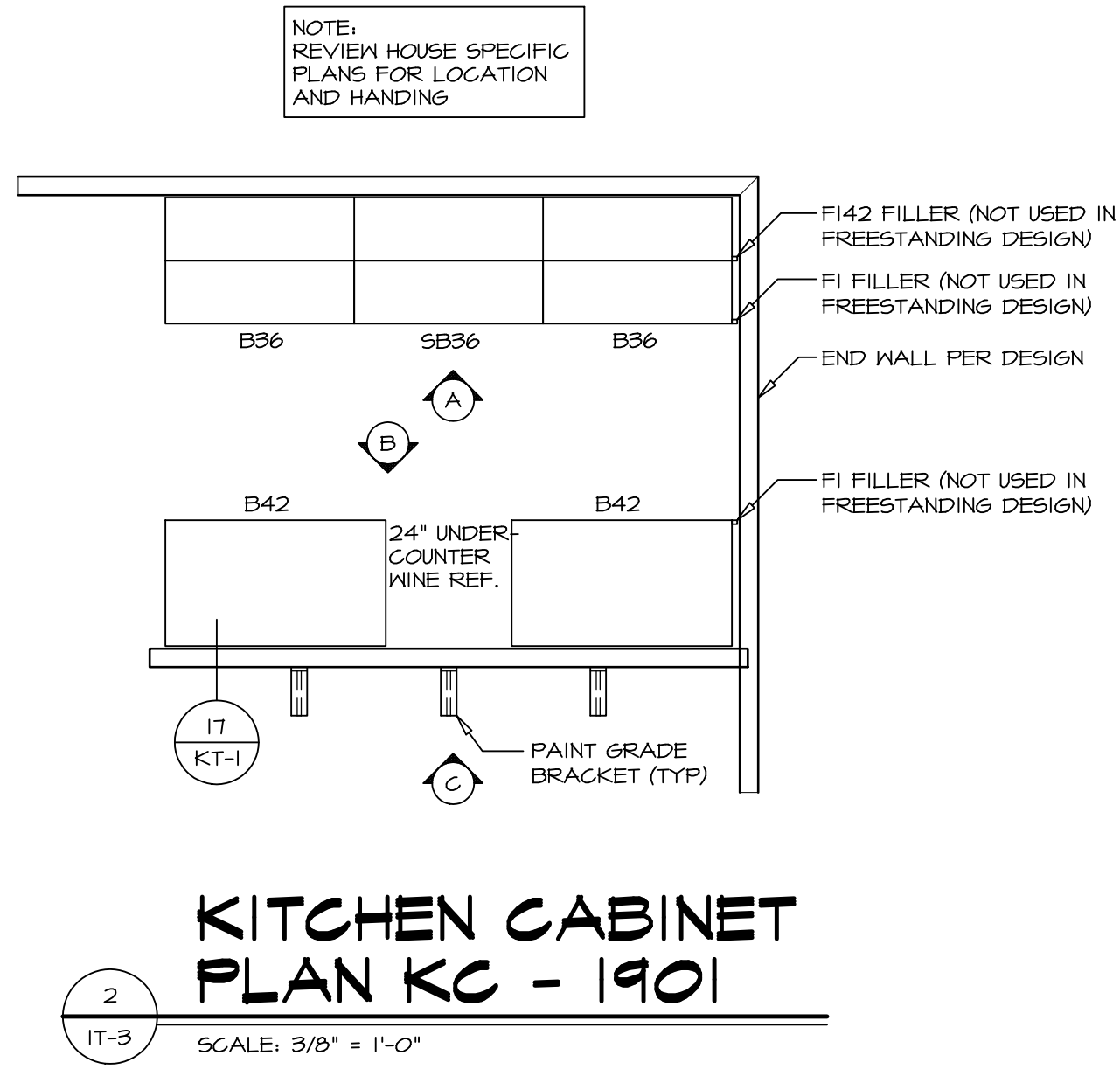
REMARKS
EPP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (095 #15 5414)

NVR
NVR, Inc.
Architectural Services
5285 West... Suite 100
Frederick, MD 21703

SET NO. NVR
VERSION
DRAWN BY
DATE:
OPTION

MODEL
STANDARD DETAILS
DRAWING TITLE
INTERIOR TRIM DETAILS
BATH DETAILS
OPTION DESCRIPTION

SHEET NO.
IT-2



1
IT-3
SCALE: VARIES
WET BAR DETAILS

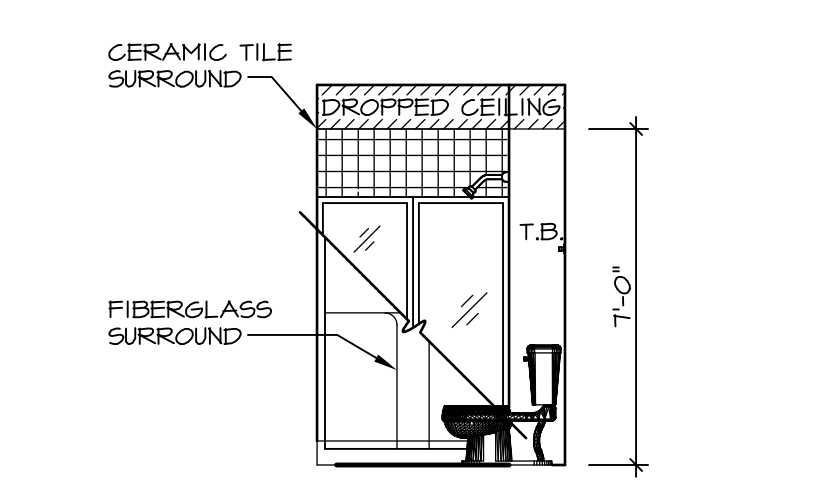
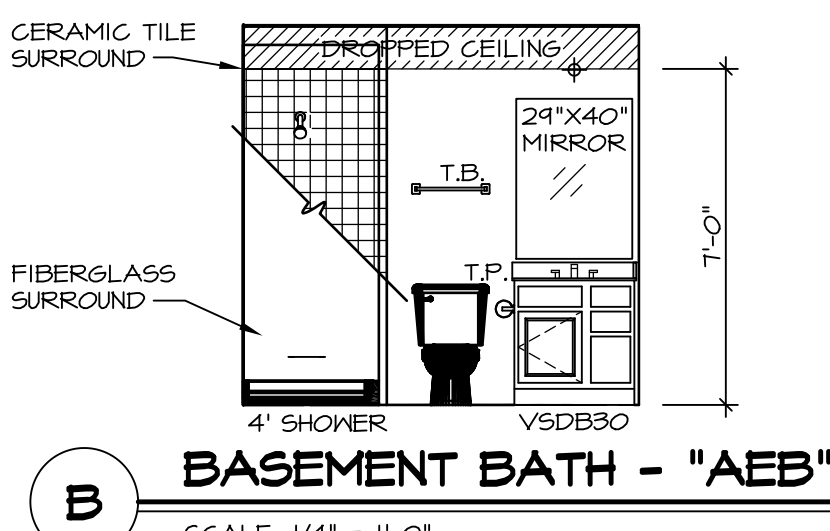
SHEET NO. IT-3	MODEL STANDARD DETAILS	SET NO. NVR	REVISIONS	DATE	OPTION
	DRAWING TITLE INTERIOR TRIM DETAILS	DRAWN BY			
	DRAWING TITLE WET BAR DETAILS - FULL BAR (RYAN ONLY)	DRAWN BY			
	OPTION DESCRIPTION				

REMARKS
1 5/17/17 56A - REVISED FLOOR PLAN DIMENSIONS TO MATCH COUNTERTOP DIMENSIONS
2 5/23/17 56A - FIXED OVERLAPPING TEXT ON 3/IT-3
3 6/5/17 56A - REMOVED U.C. REF. AND TURNED OFF FLOORING SPACES

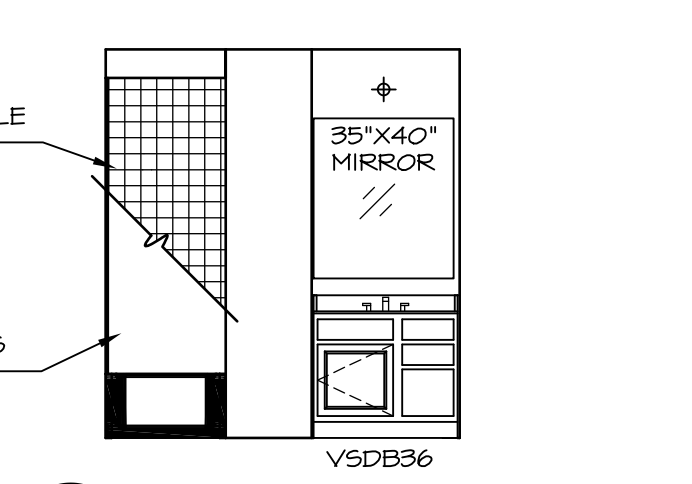
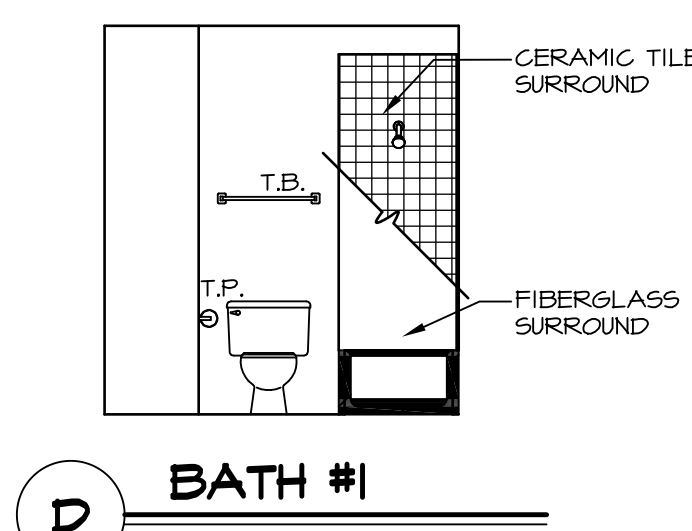
NVR
NVR, Inc.
Architectural Services
5285 West... Suite 100
Frederick, MD 21703

NOTES:

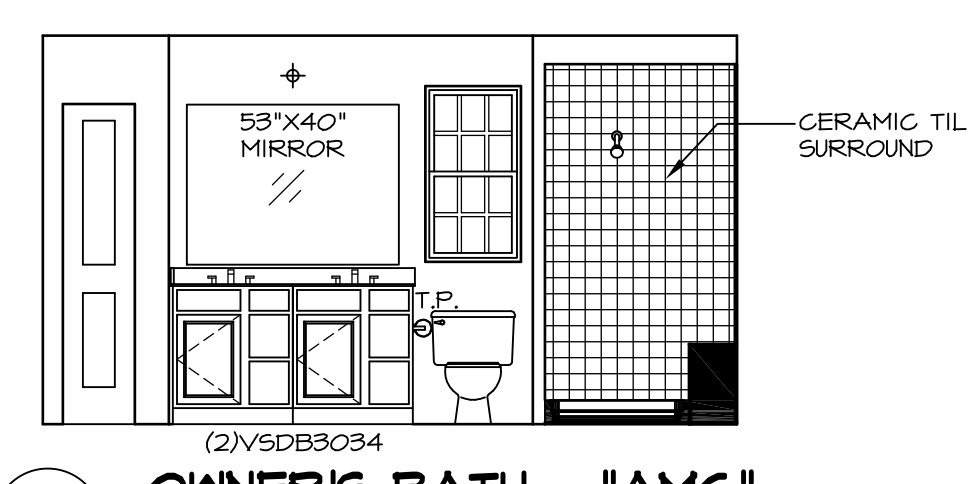
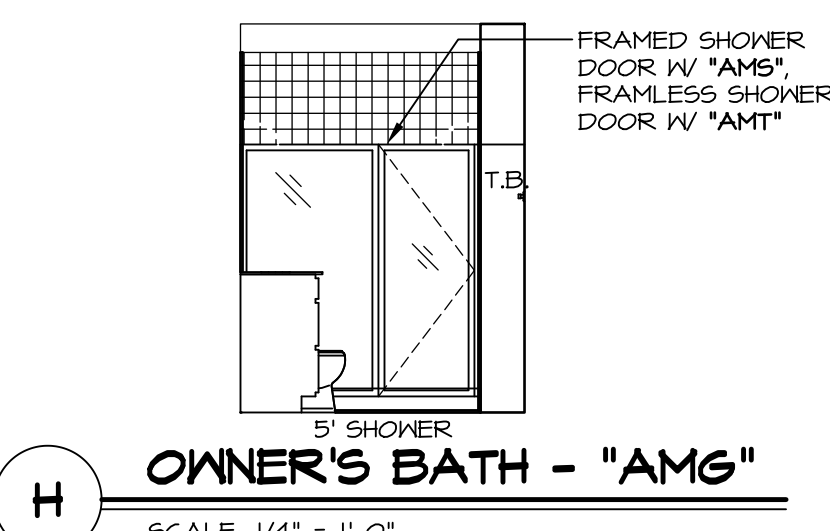
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



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

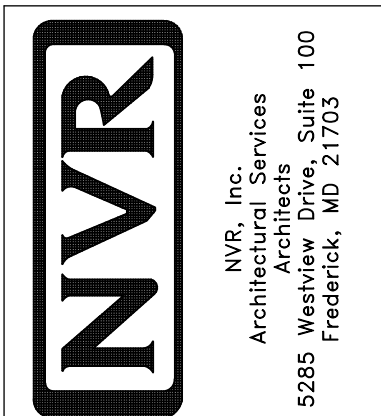


C BATH #1
SCALE: 1/4" = 1'-0"



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

SHEET NO. A-12	MODEL AVIANO	SET NO. A/A00 VERSION 01 DRAWN BY SGA DATE: 4/11/15 OPTION
42	DRAWING TITLE BATH ELEVATIONS	OPTION DESCRIPTION



NVR, Inc., owner, expressly reserves its common law copyright in these architectural drawings. These plans are not to be reproduced, changed, adapted, or used for any other project without the prior written consent of NVR, Inc.

REV. NO.	DATE	REMARKS