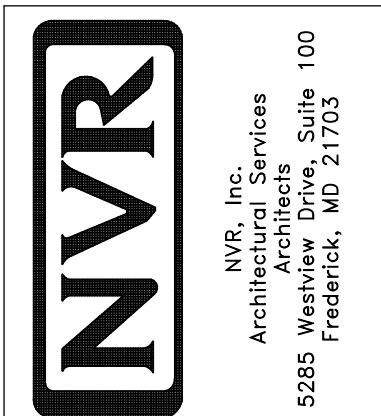


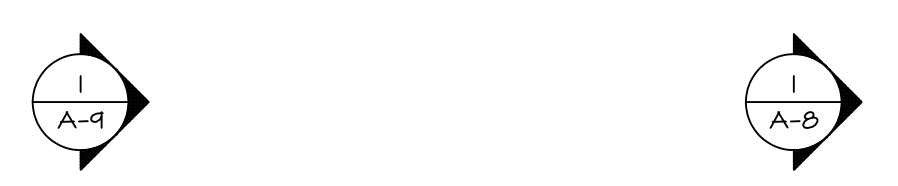
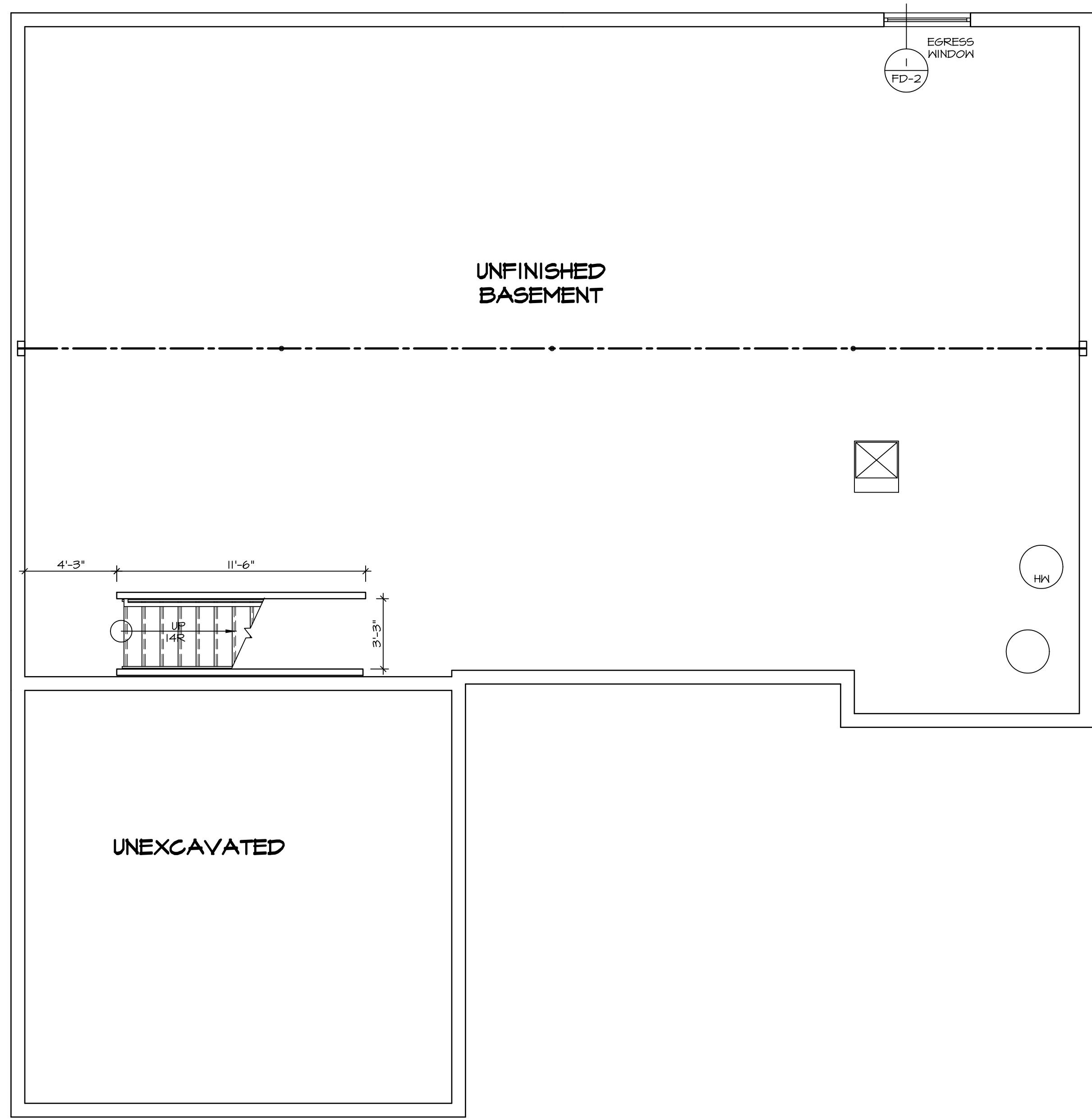
PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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



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REV. NO.	DATE	REMARKS



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

LEGEND

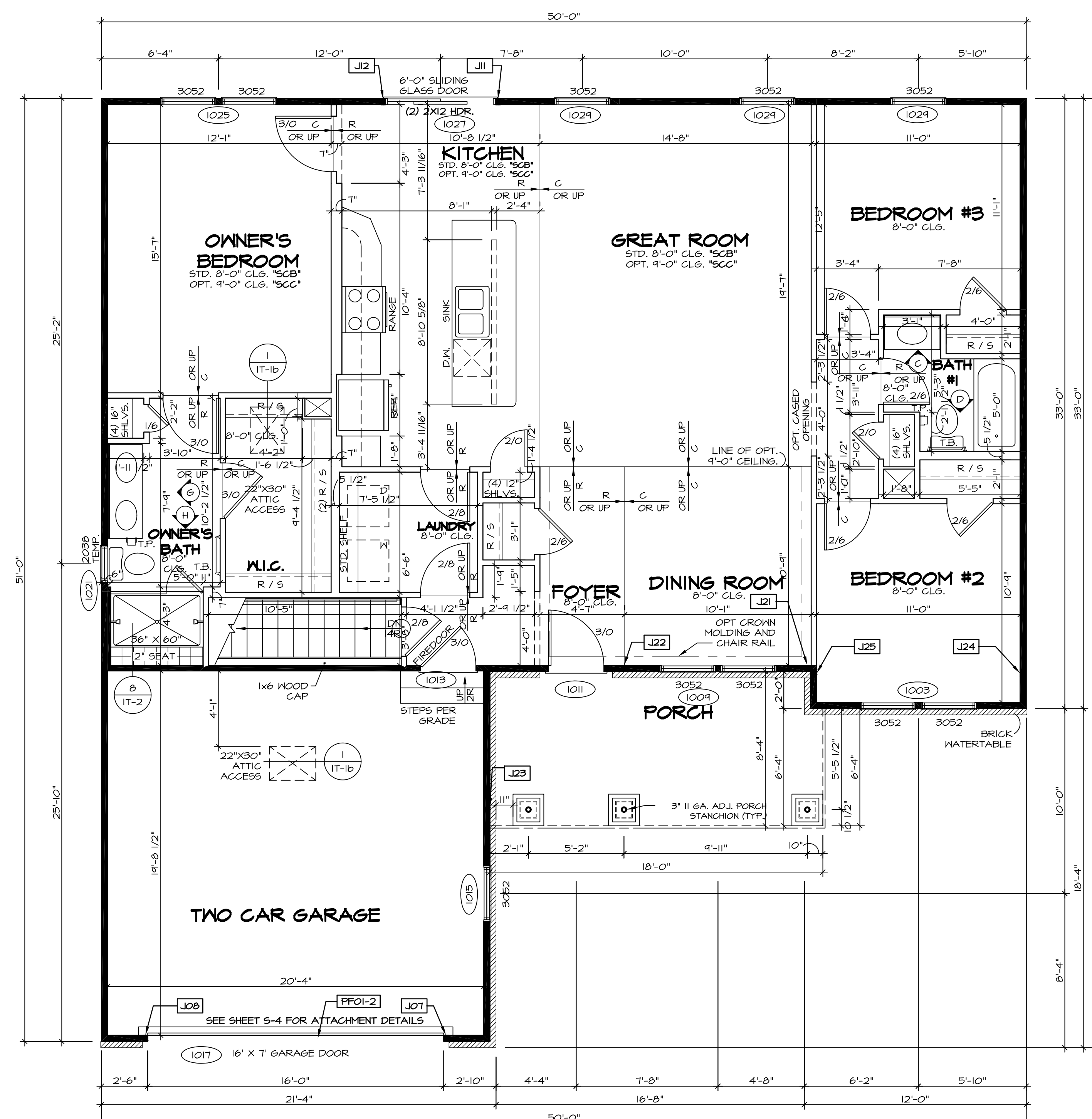
- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
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

SHEET NO. A-6	MODEL AVIANO	DRAWING TITLE BASEMENT FLOOR PLAN	OPTION DESCRIPTION	SET NO. A/A00 VERSION 01 DRAWN BY SGA DATE: 9/9/15 OPTION	<small>NVR, Inc. Architectural Services 5285 Westover Hills Frederick, MD 21703</small>	<small>NVR, Inc., owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, adapted, or otherwise used in any way without the written consent of NVR, Inc.</small>	REV. NO. DATE	REMARKS
29								



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

LEGEND

- BEARING WALL
- - - NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- ◇ STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- LVL 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 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.

- 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:

- 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
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 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	

REMARKS

REV. NO.	DATE	DESCRIPTION

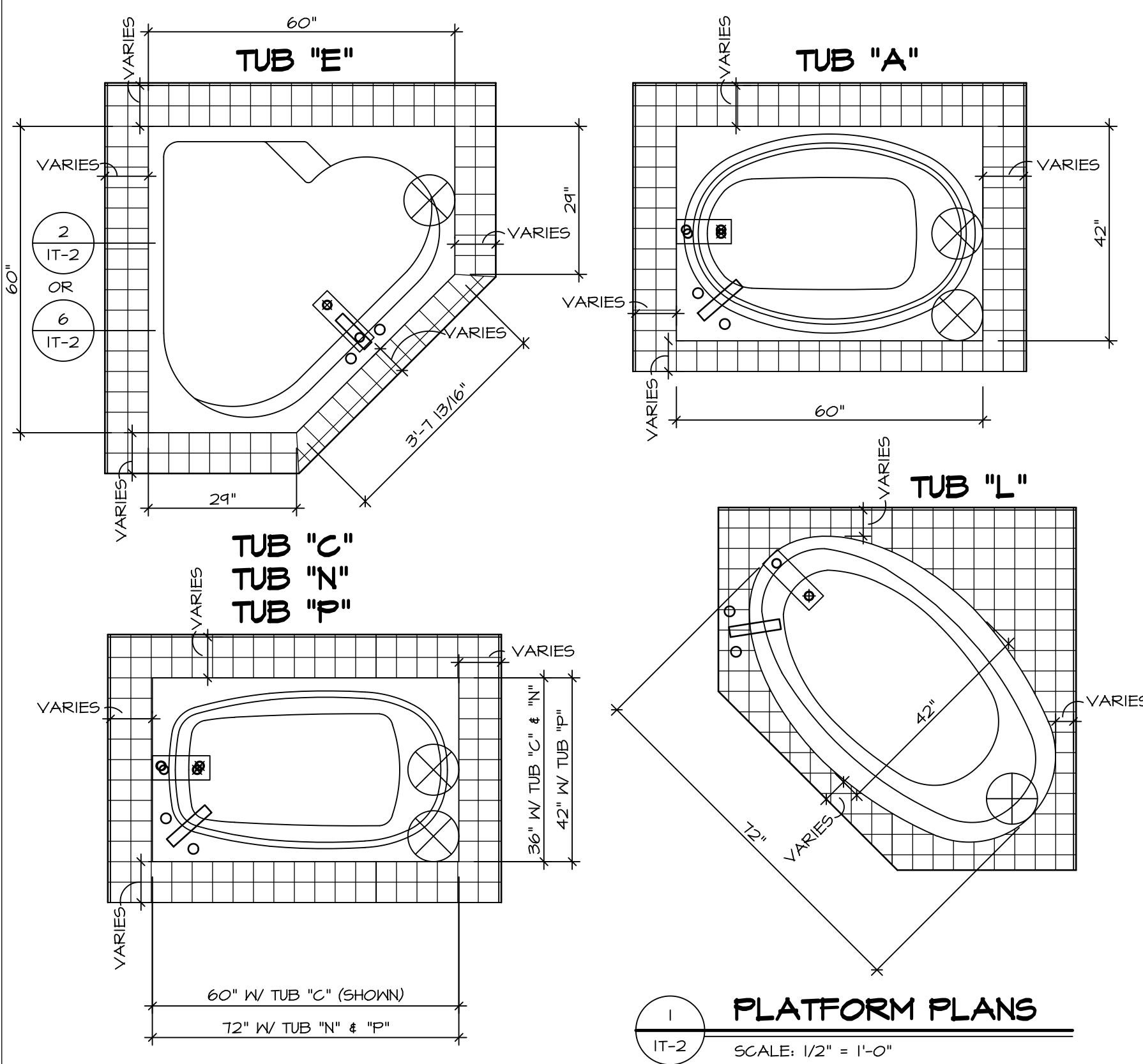
SET NO. A/ACO
VERSION 01
DRAWN BY SGA
DATE: 9/9/15
OPTION

AVIANO
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

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Architectural Services
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5285 West
Frederick, MD 21703

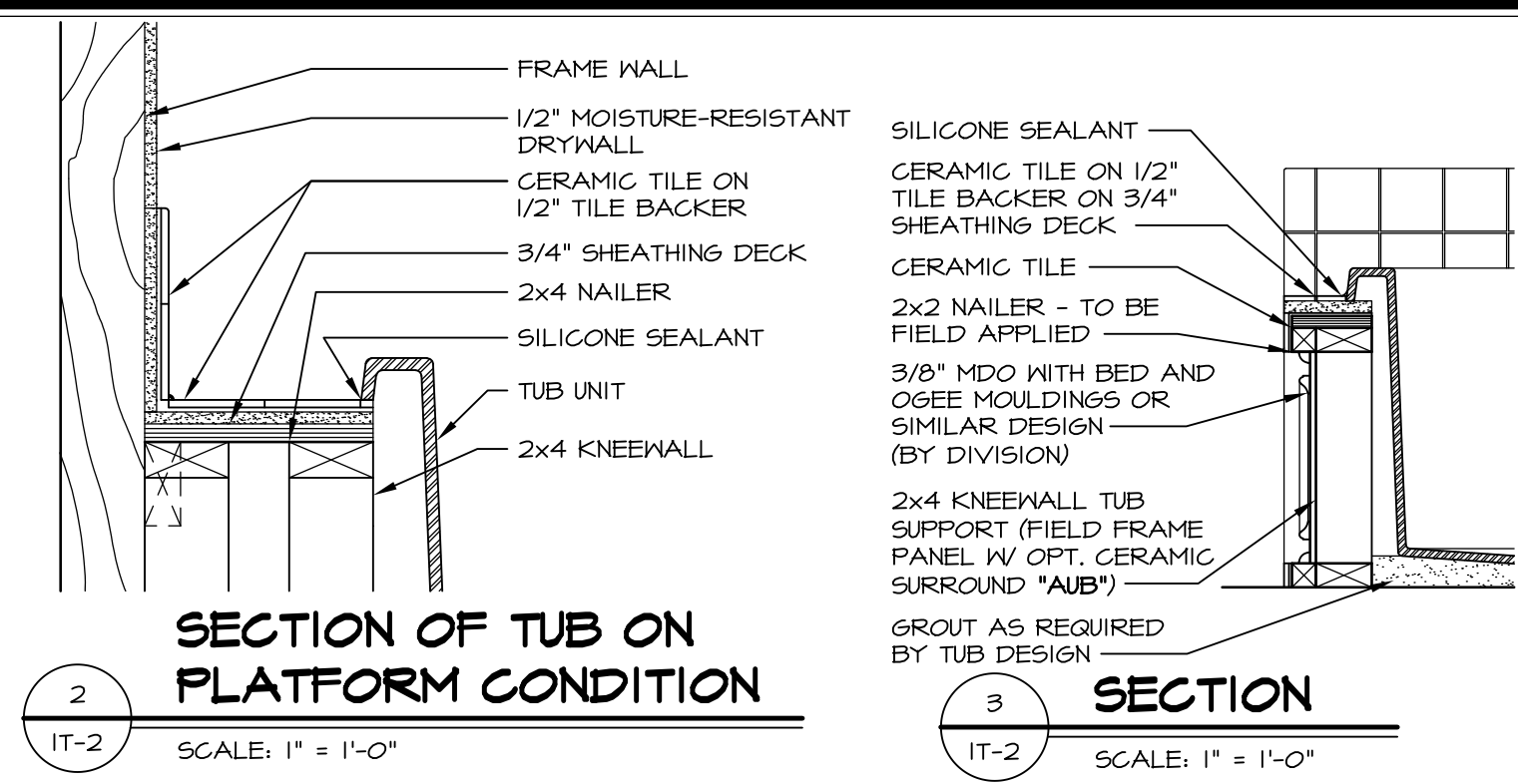
SHEET NO. A-7
31

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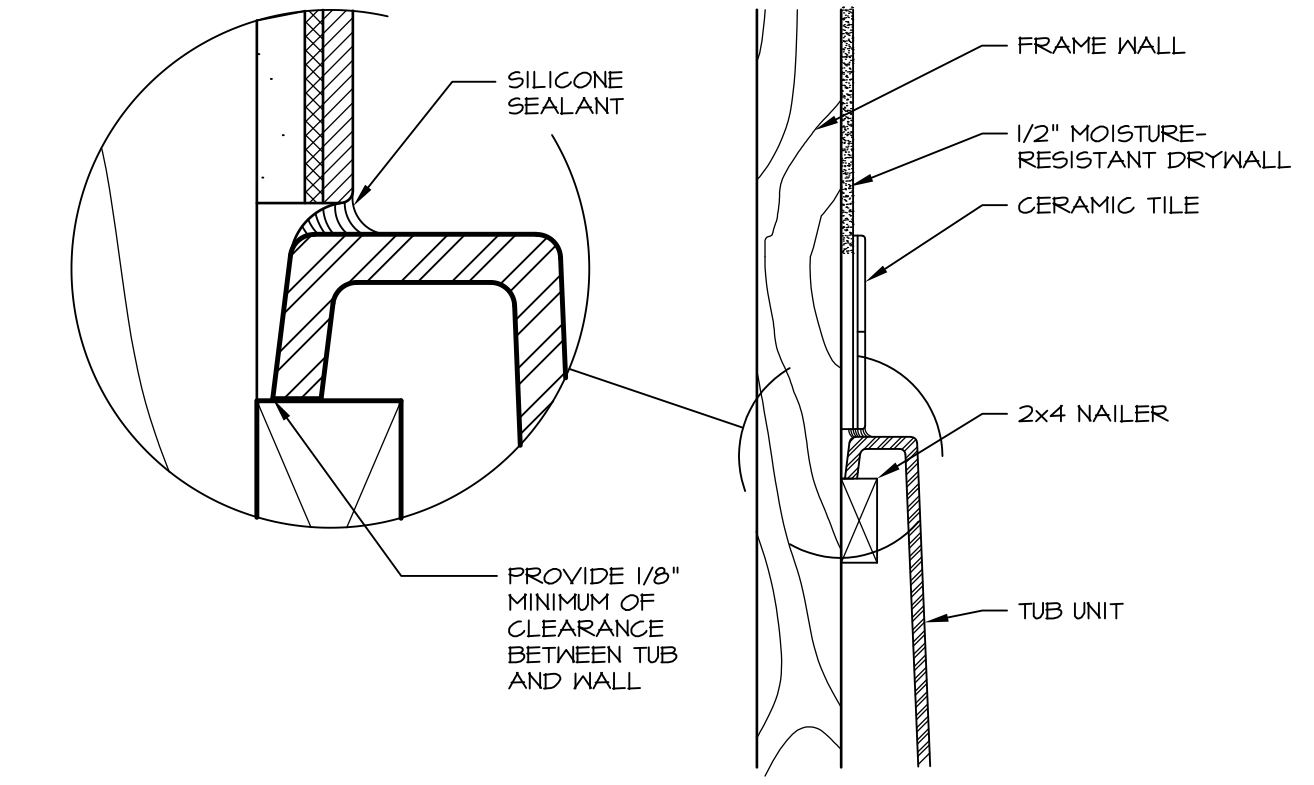


1 PLATFORM PLANS
SCALE: 1/2" = 1'-0"

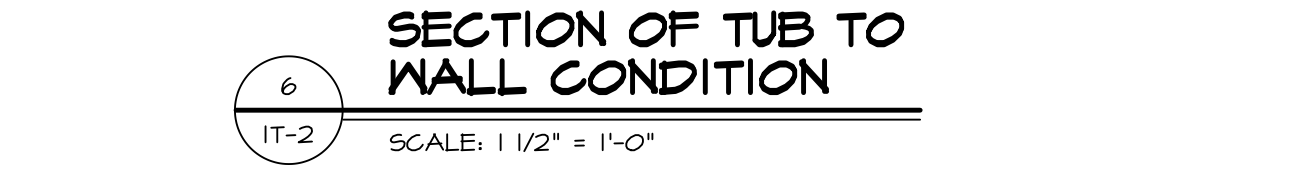
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/STERLING	18 3/4"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



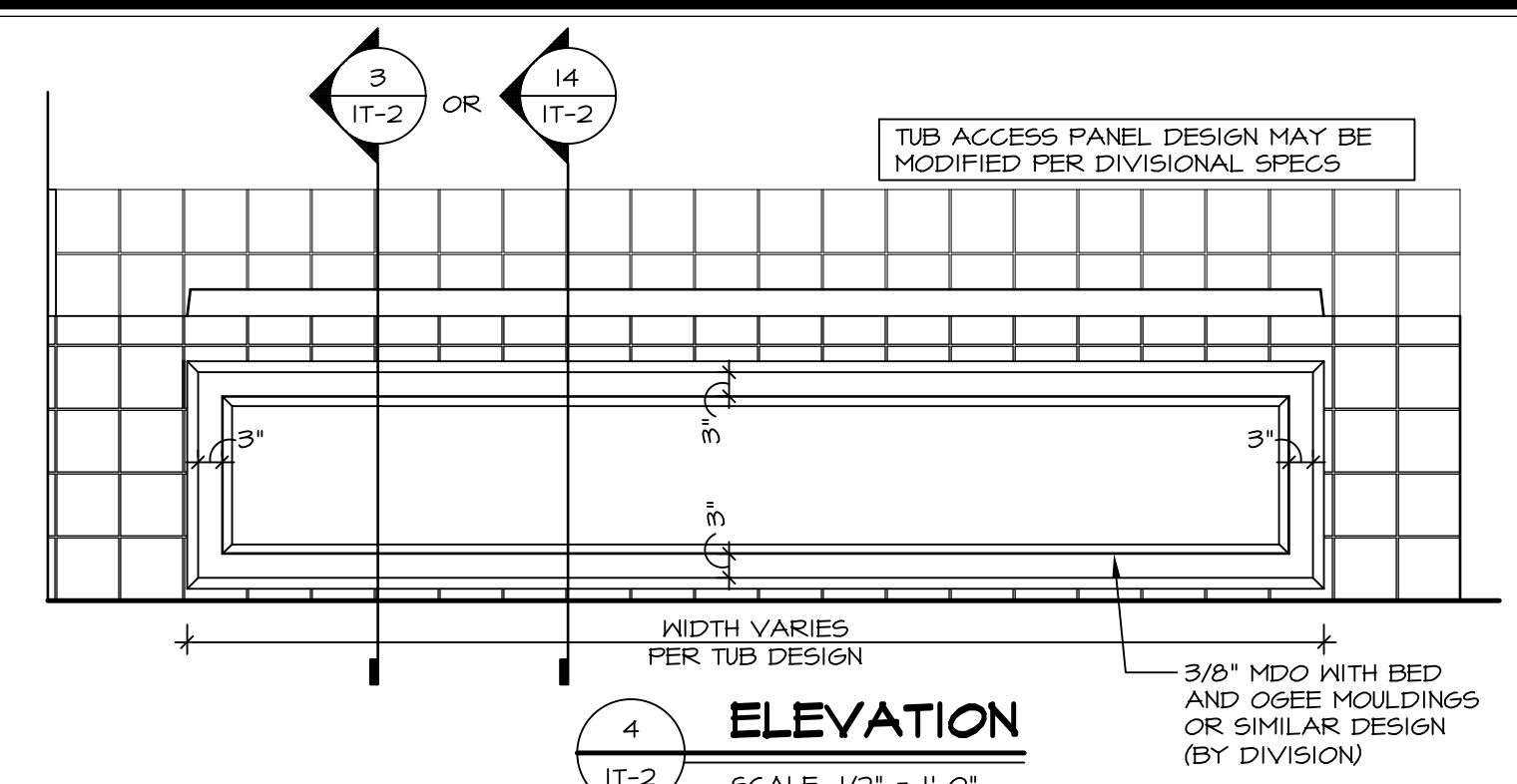
2 SECTION OF TUB ON PLATFORM CONDITION
SCALE: 1" = 1'-0"



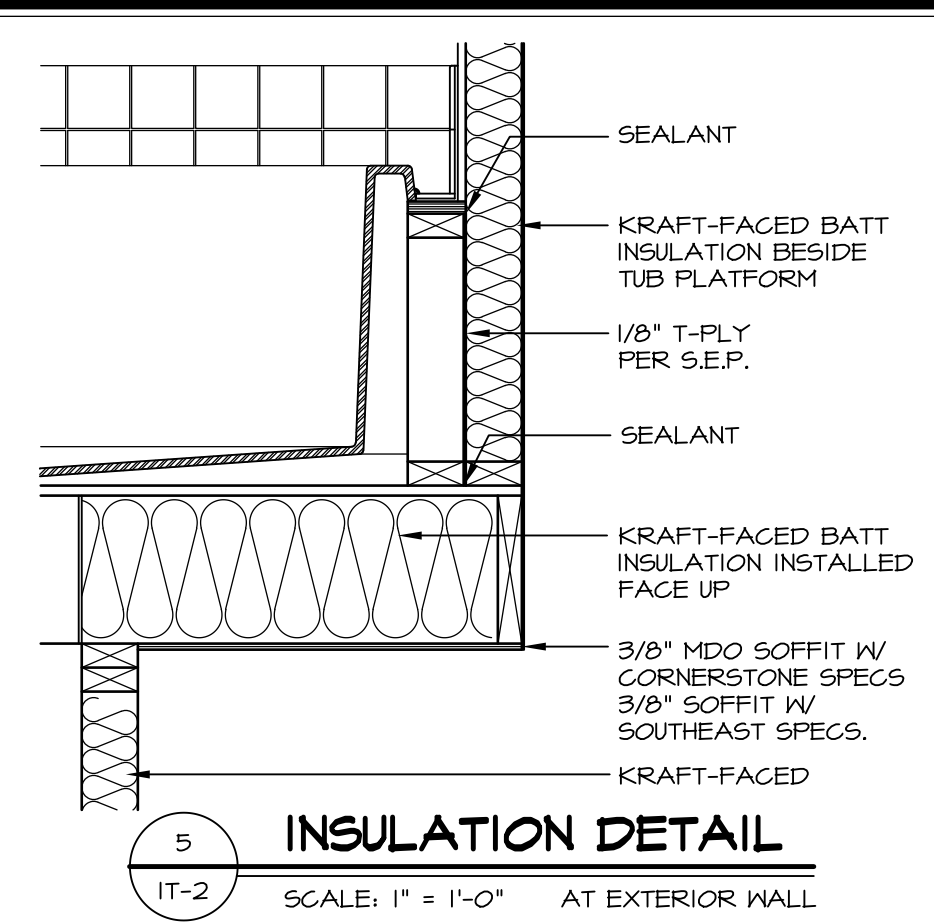
3 SECTION
SCALE: 1" = 1'-0"



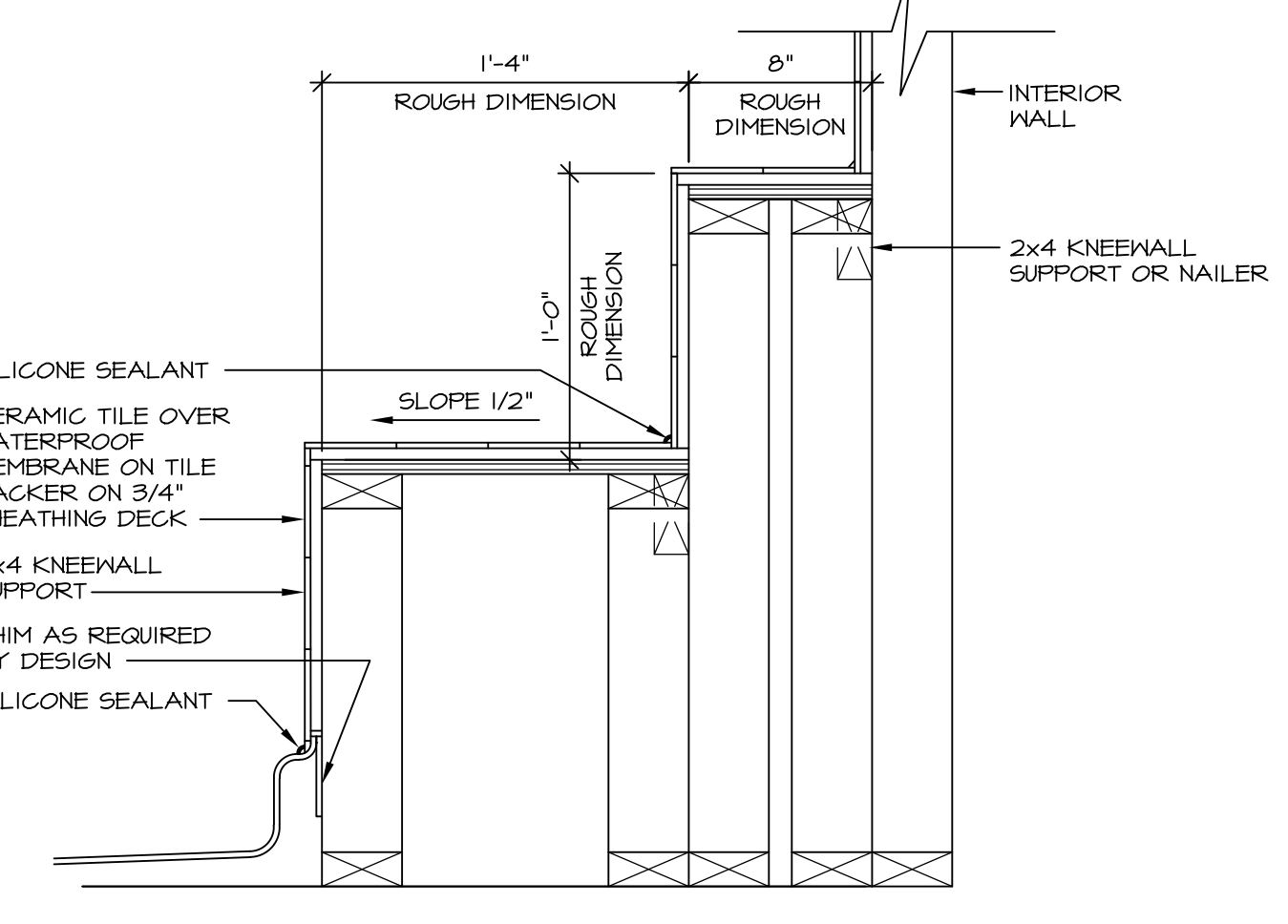
6 SECTION OF TUB TO WALL CONDITION
SCALE: 1 1/2" = 1'-0"



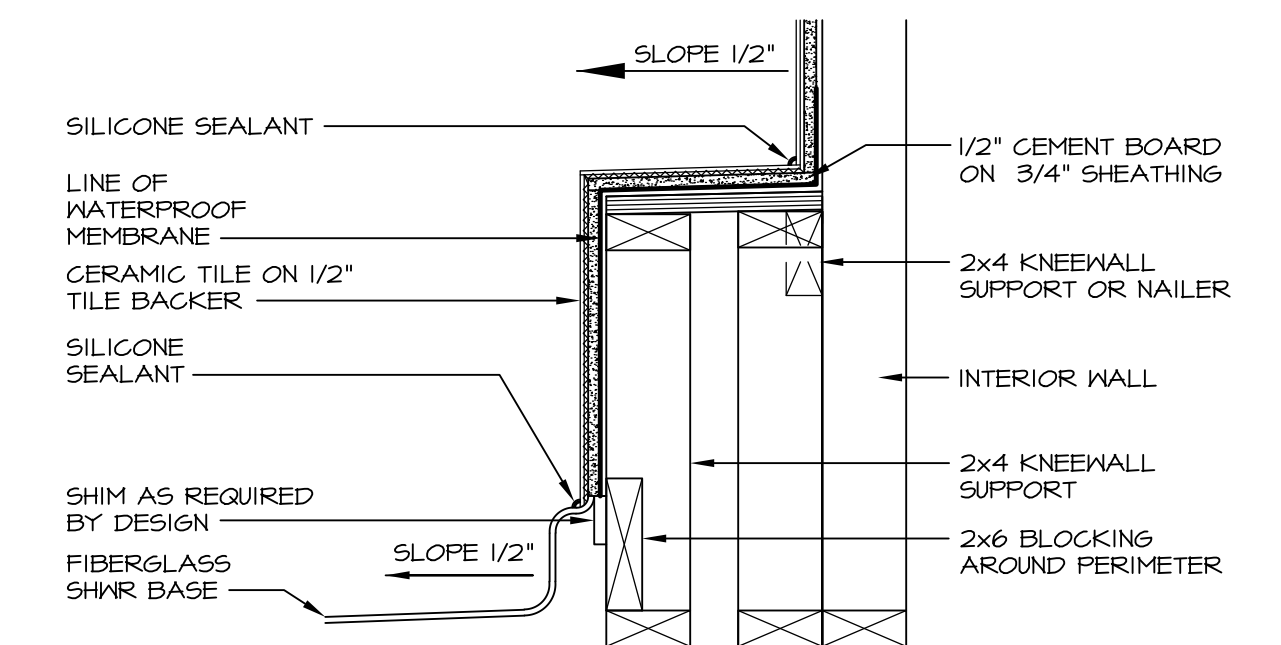
4 ELEVATION
SCALE: 1/2" = 1'-0"



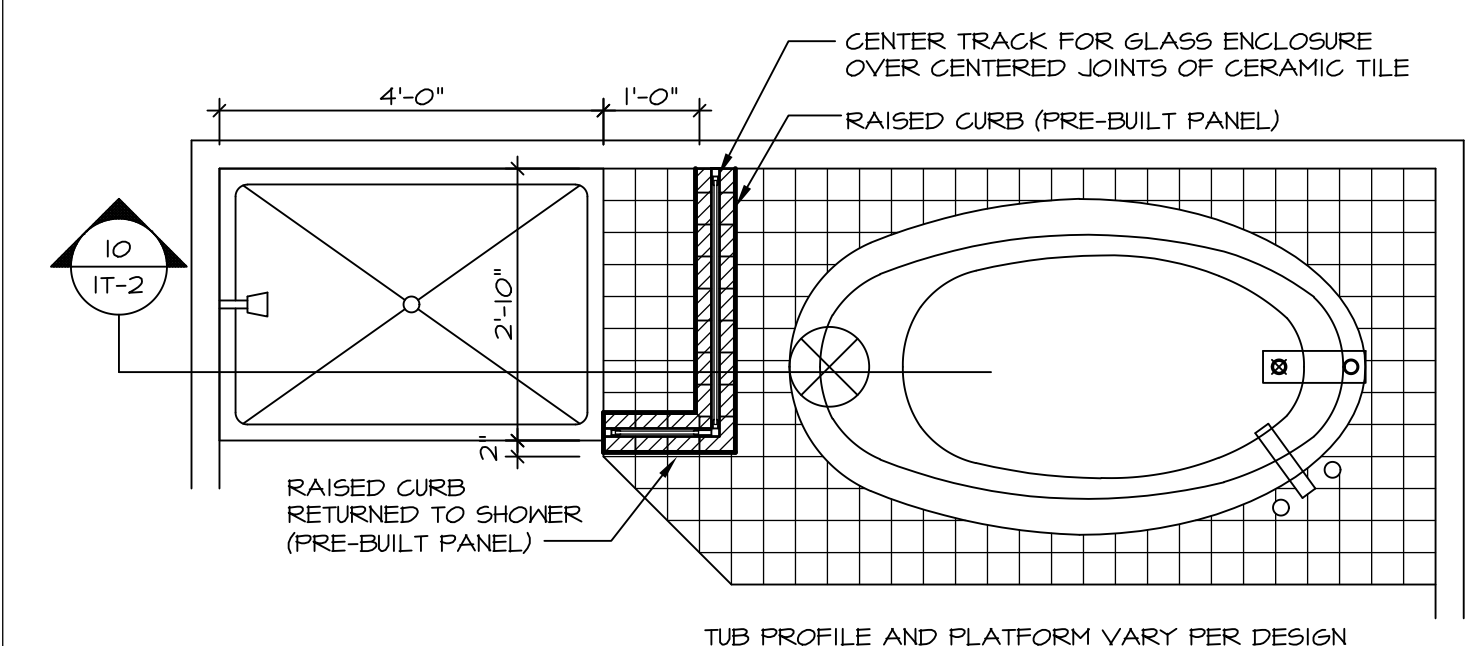
5 INSULATION DETAIL
SCALE: 1" = 1'-0" AT EXTERIOR WALL



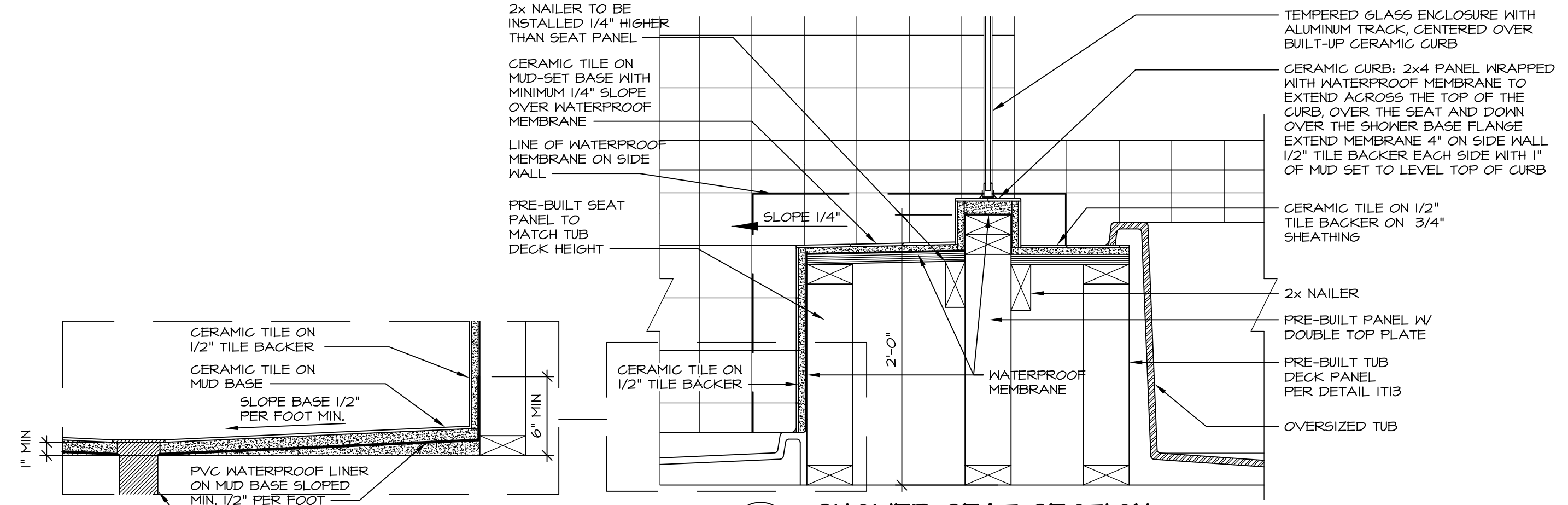
7 SECTION OF SHOWER SEAT AND SHELF
SCALE: 1 1/2" = 1'-0"



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



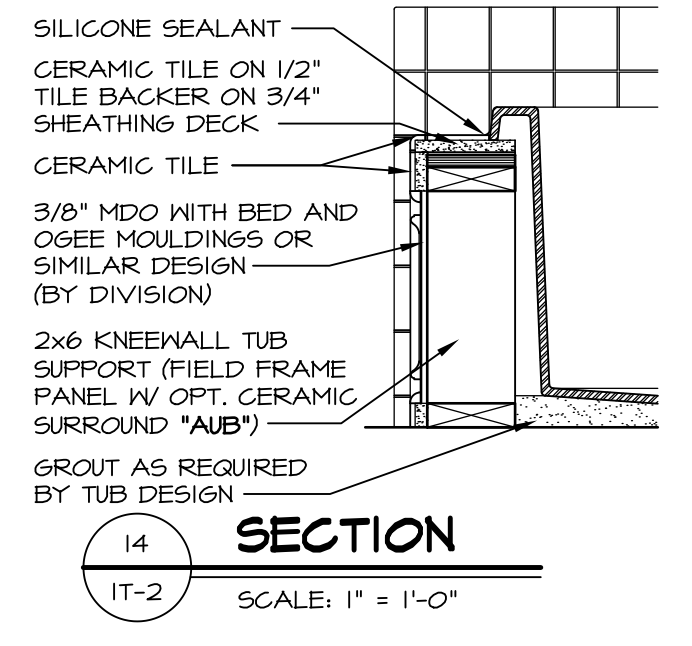
9 SHOWER SEAT PLAN / DETAIL
SCALE: 1/2" = 1'-0"



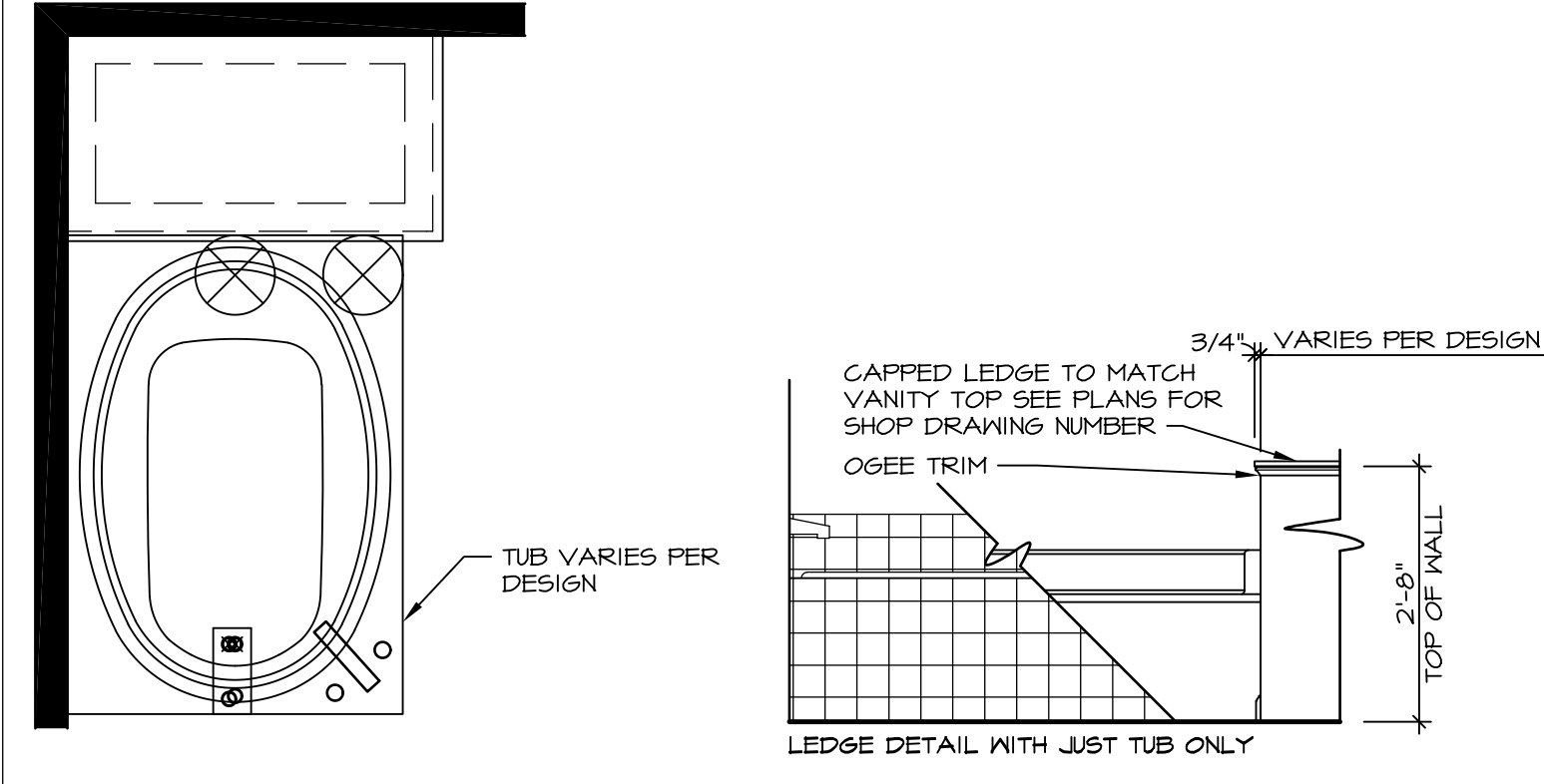
10 SHOWER SEAT SECTION
SCALE: 1-1/2" = 1'-0"



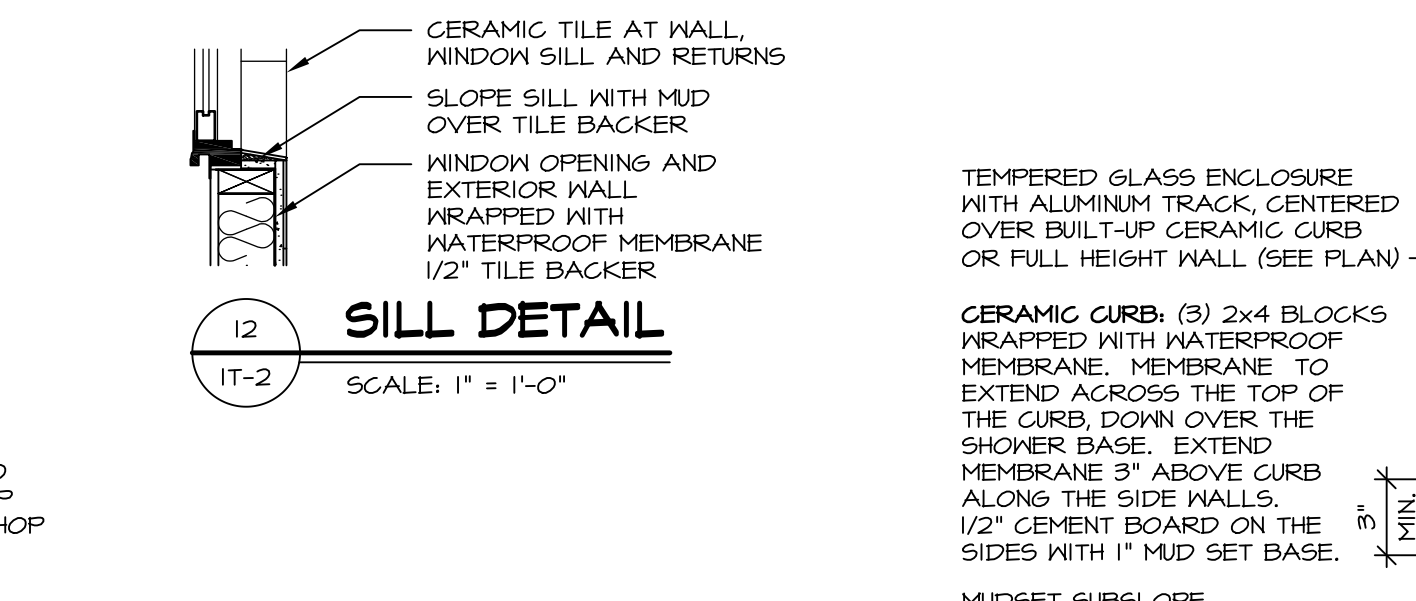
11 ALTERNATE SHOWER PAN DETAIL



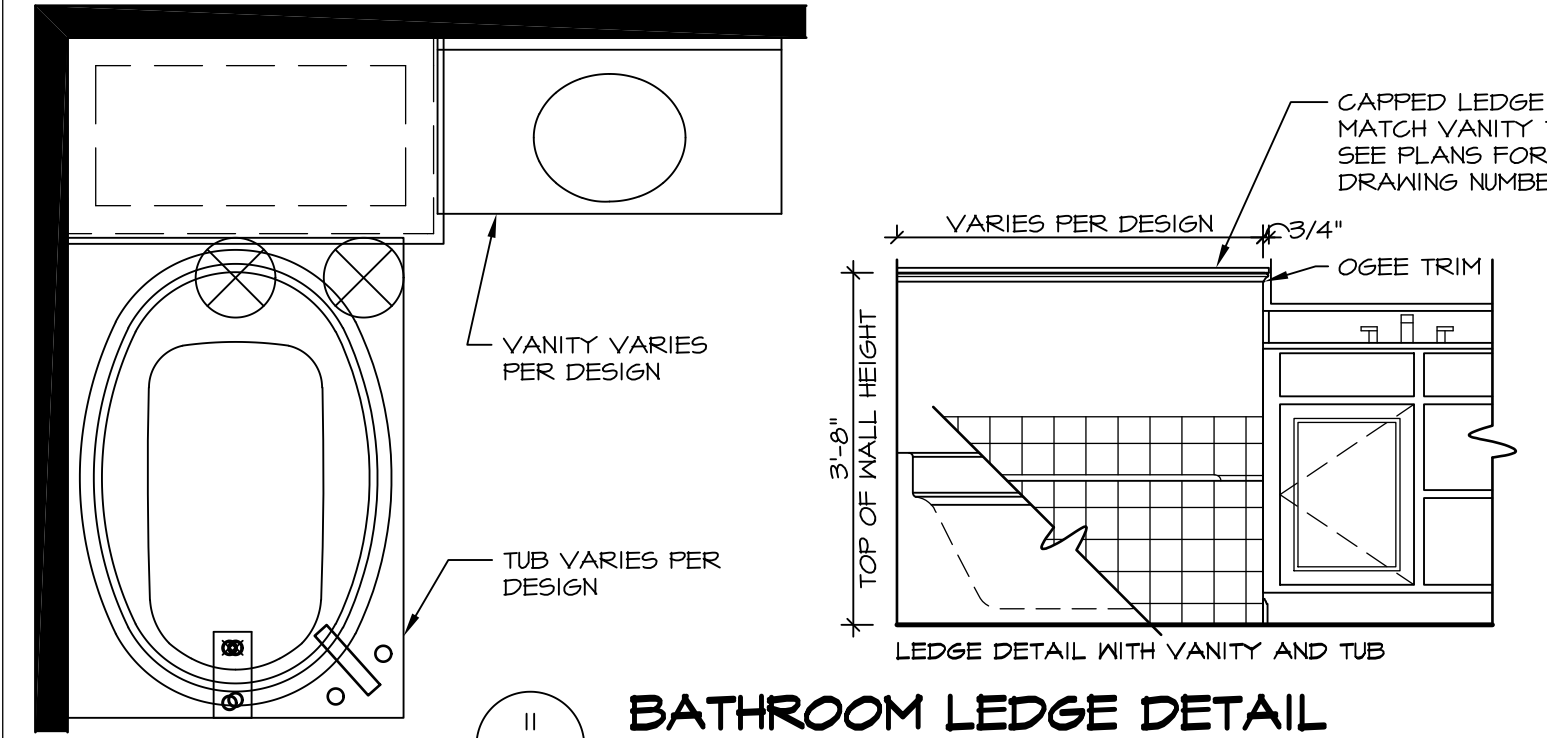
14 SECTION
SCALE: 1" = 1'-0"



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



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



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

REVISIONS

REV. NO.	DATE	DESCRIPTION
5/11/17	5/11/17	REVISOR: REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (CBS #15 8414)

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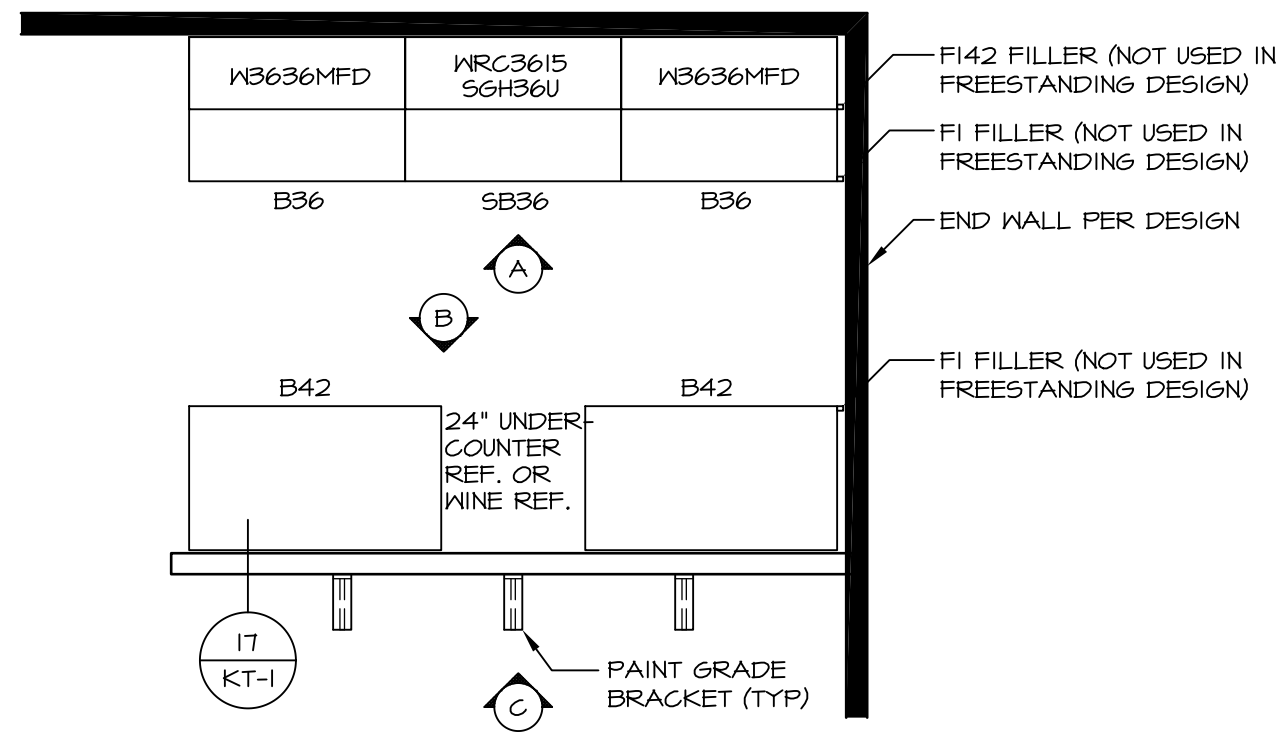
NVR
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Architectural Services
5285 Westpark Drive, Suite 100
Frederick, MD 21703

SET NO. NVR
VERSION
DRAWN BY
DATE
OPTION

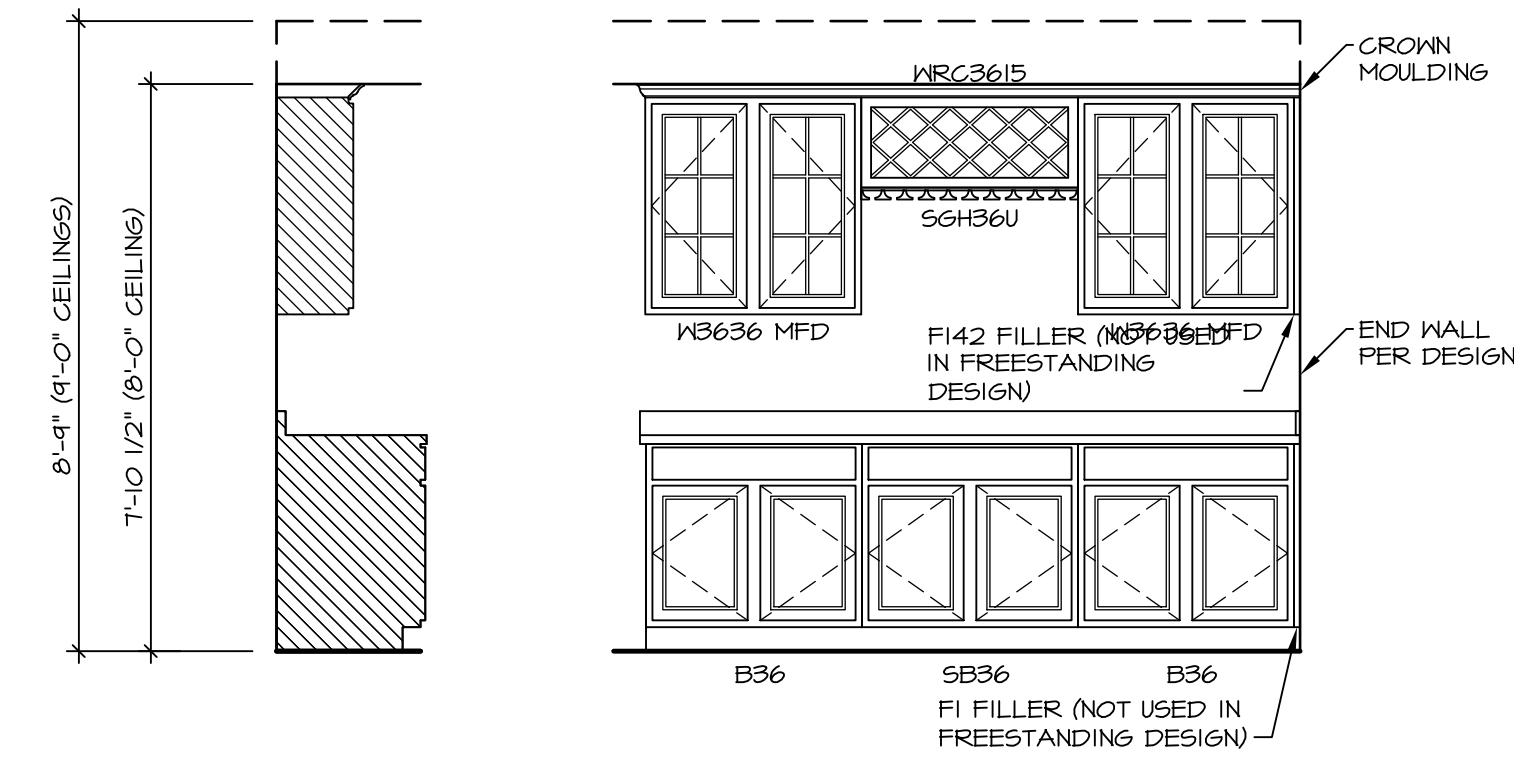
STANDARD DETAILS
DRAWING TITLE
INTERIOR TRIM DETAILS
BATH DETAILS
OPTION DESCRIPTION

SHEET NO. **IT-2**

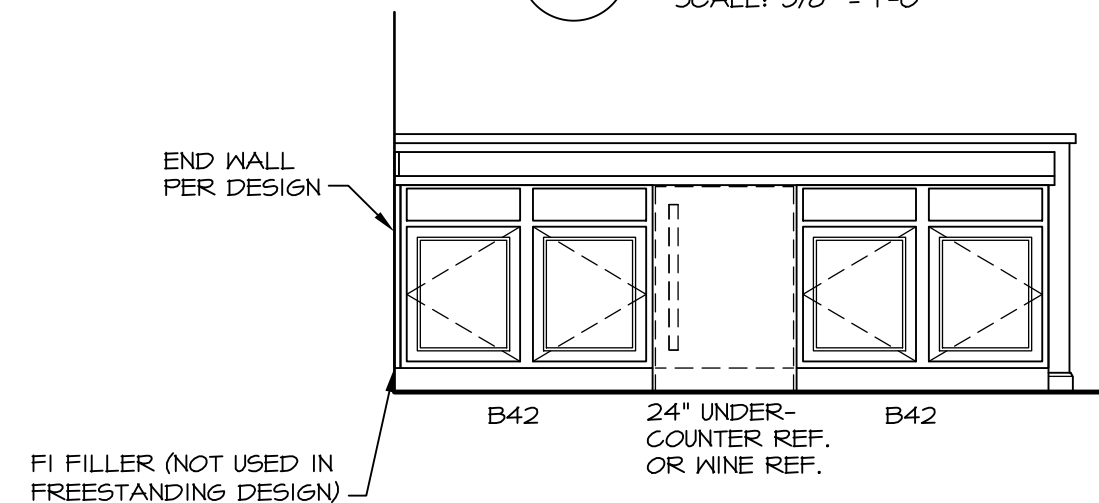
NOTE:
REVIEW HOUSE SPECIFIC
PLANS FOR LOCATION
AND HANDING



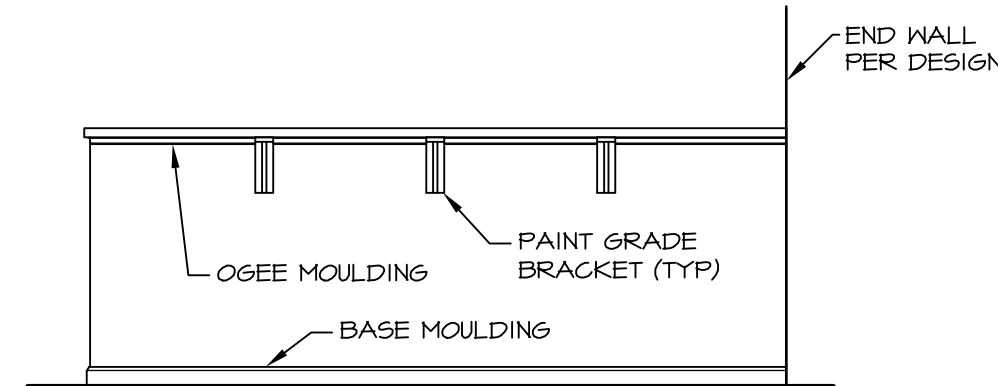
**2 KITCHEN CABINET
PLAN KC - 1901**
SCALE: 3/8" = 1'-0"



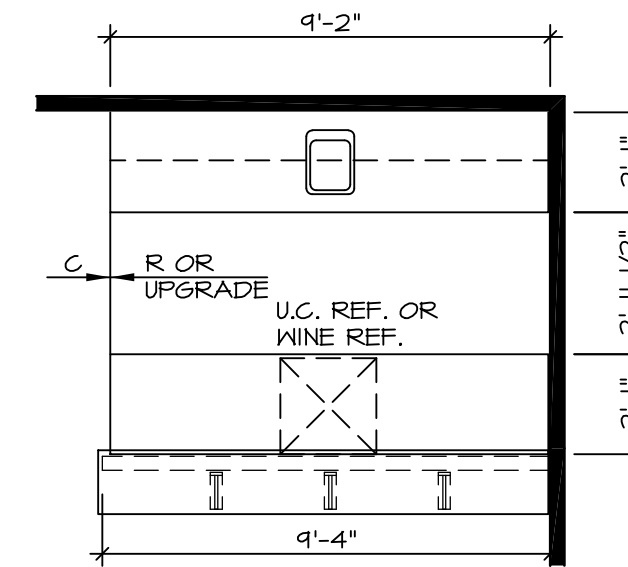
3 ELEVATION "A"
SCALE: 3/8" = 1'-0"



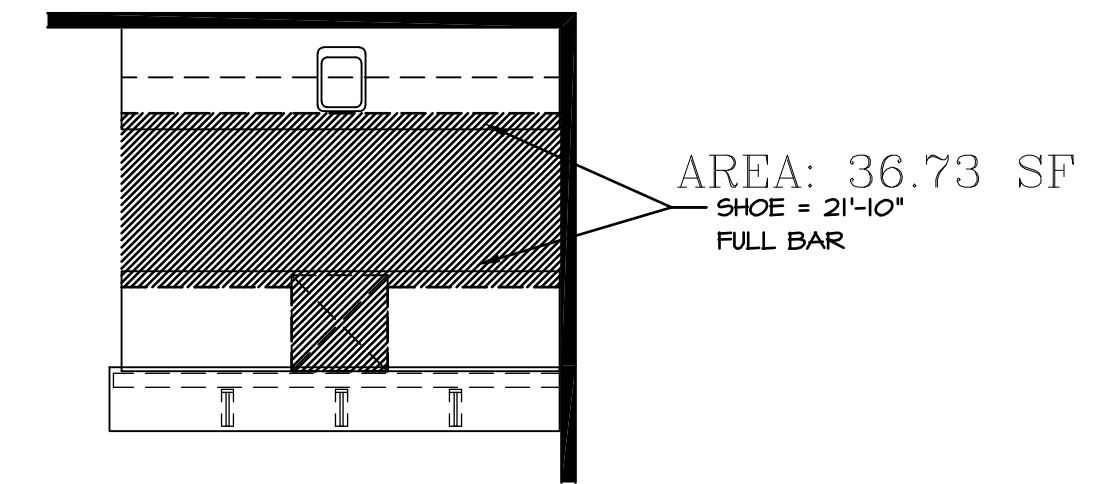
4 ELEVATION "B"
SCALE: 3/8" = 1'-0"



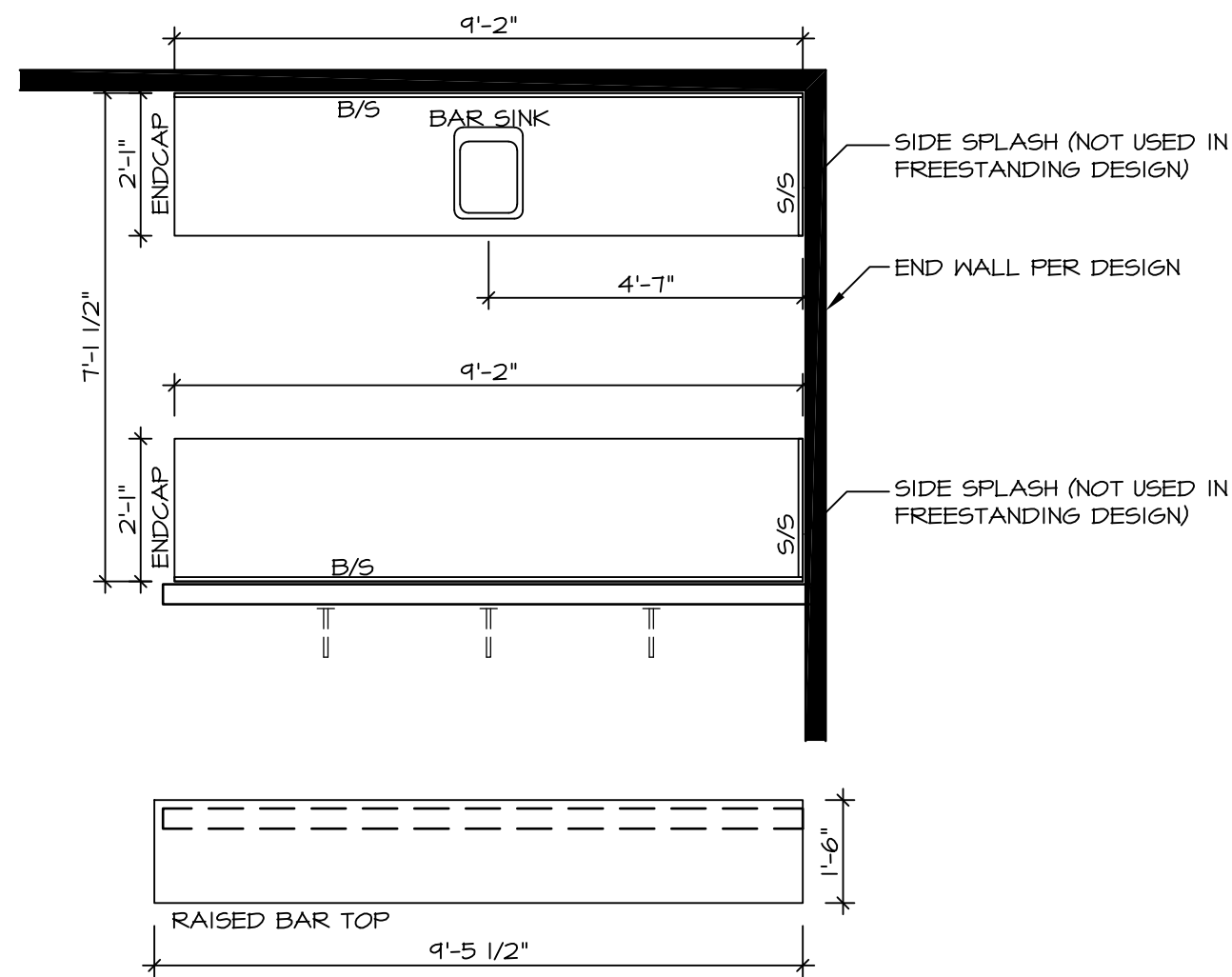
5 ELEVATION "C"
SCALE: 3/8" = 1'-0"



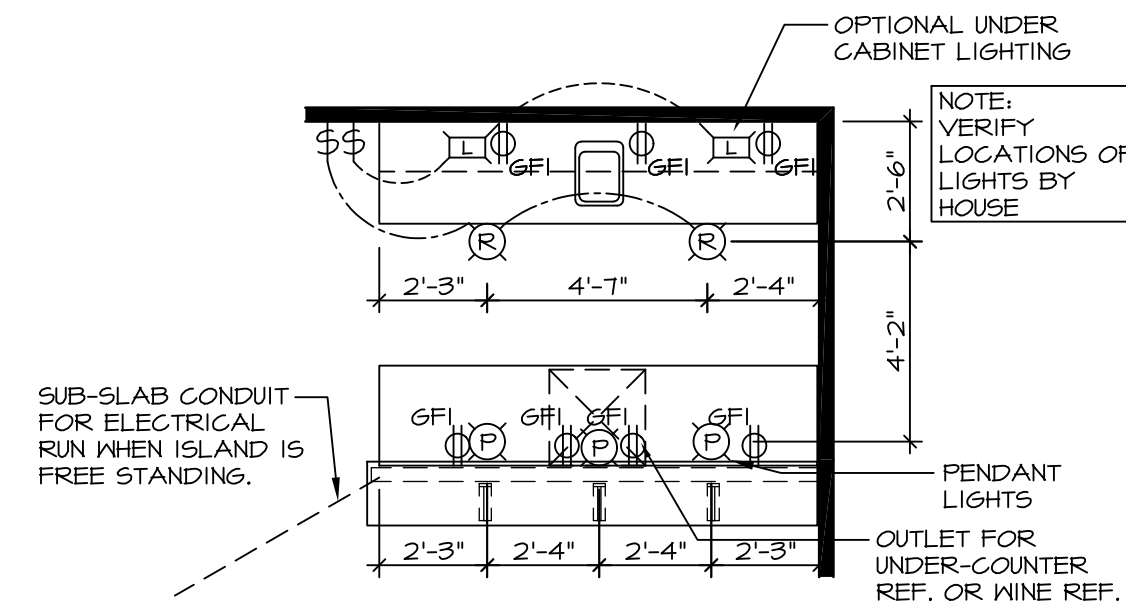
6 FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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

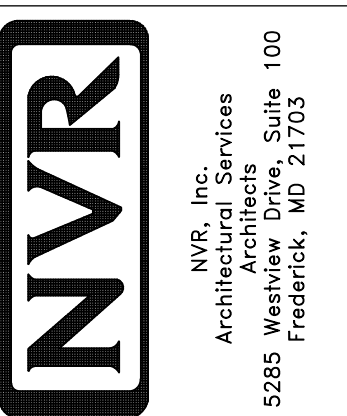


9 FLOOR PLAN ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"

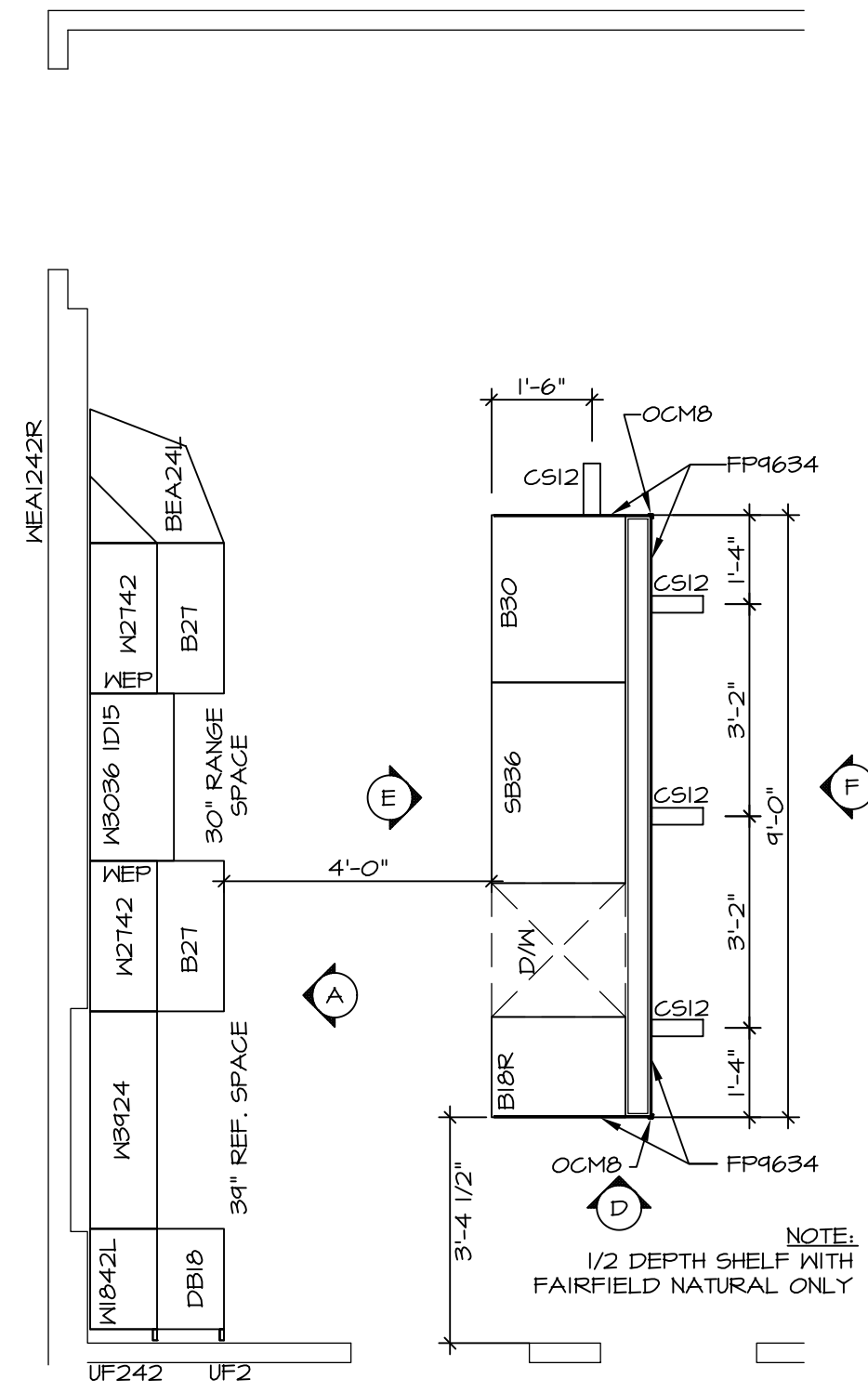
1 WET BAR DETAILS
SCALE: VARIES

REV. NO.	DATE	REMARKS
1	5/17/17	56A - REVISED FLOOR PLAN DIMENSIONS TO MATCH COUNTERTOP DIMENSIONS

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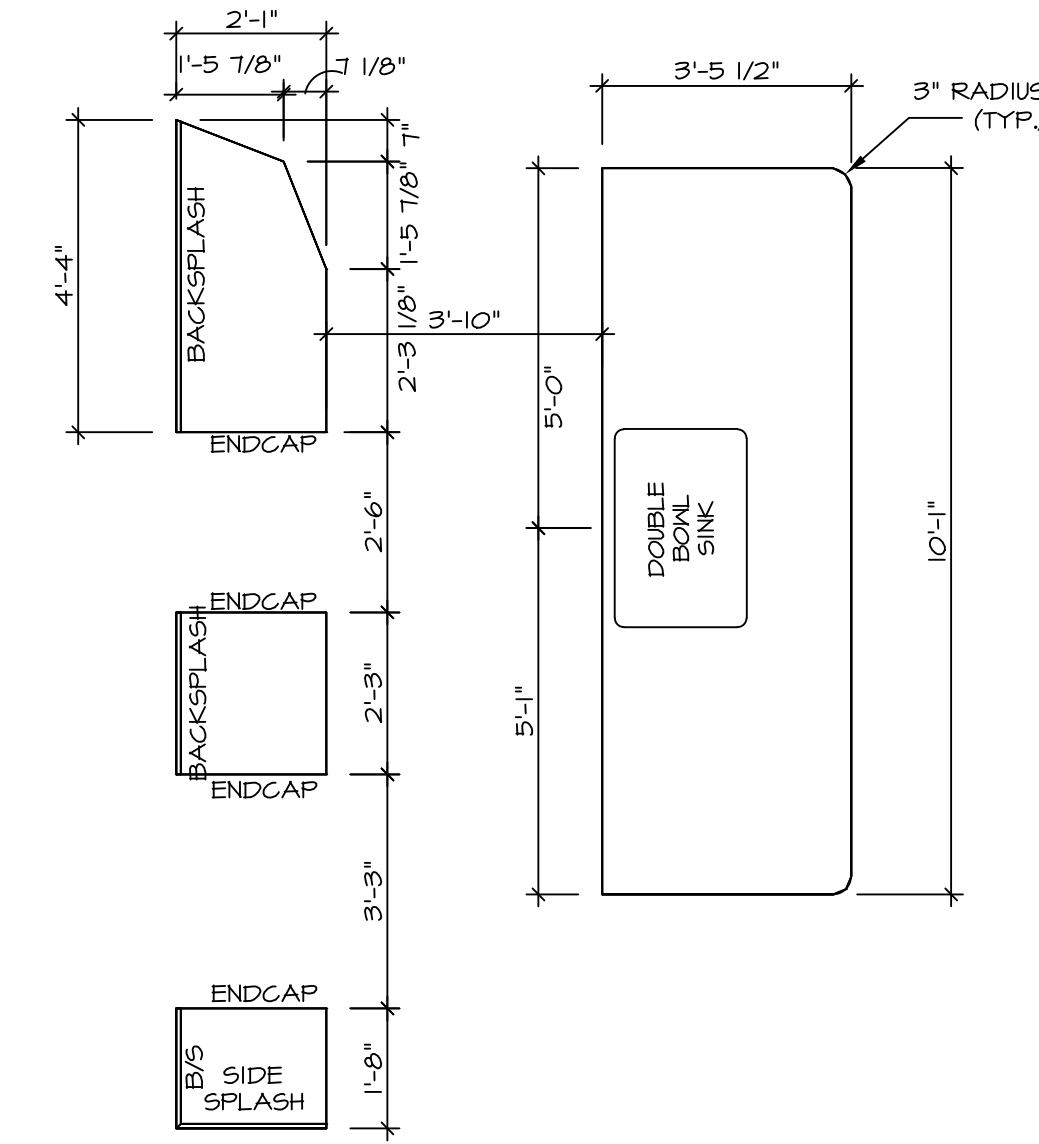
SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE:	OPTION
1T-3	STANDARD DETAILS INTERIOR TRIM DETAILS WET BAR DETAILS - FULL BAR (RYAN ONLY)	1	1			



**KITCHEN CABINET
PLAN / KC-3302**

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

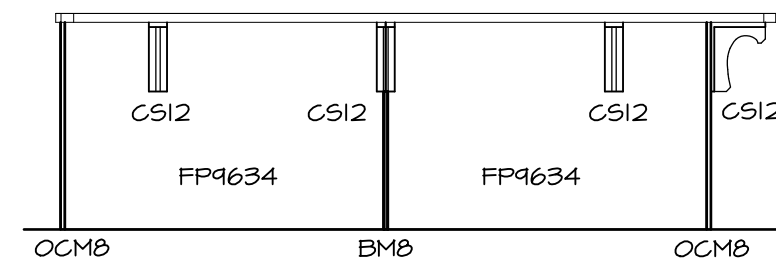
1
A-II



**KITCHEN COUNTERTOP
PLAN / KC-3302**

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

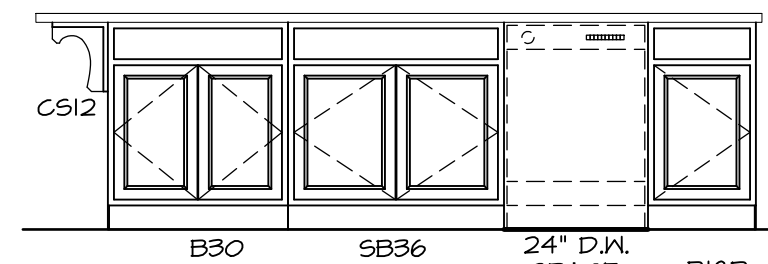
2
A-II



KITCHEN ELEVATION

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

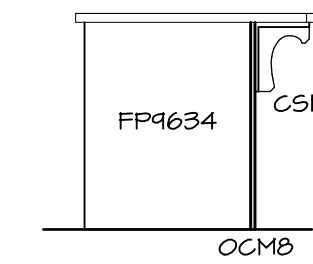
F



KITCHEN ELEVATION

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

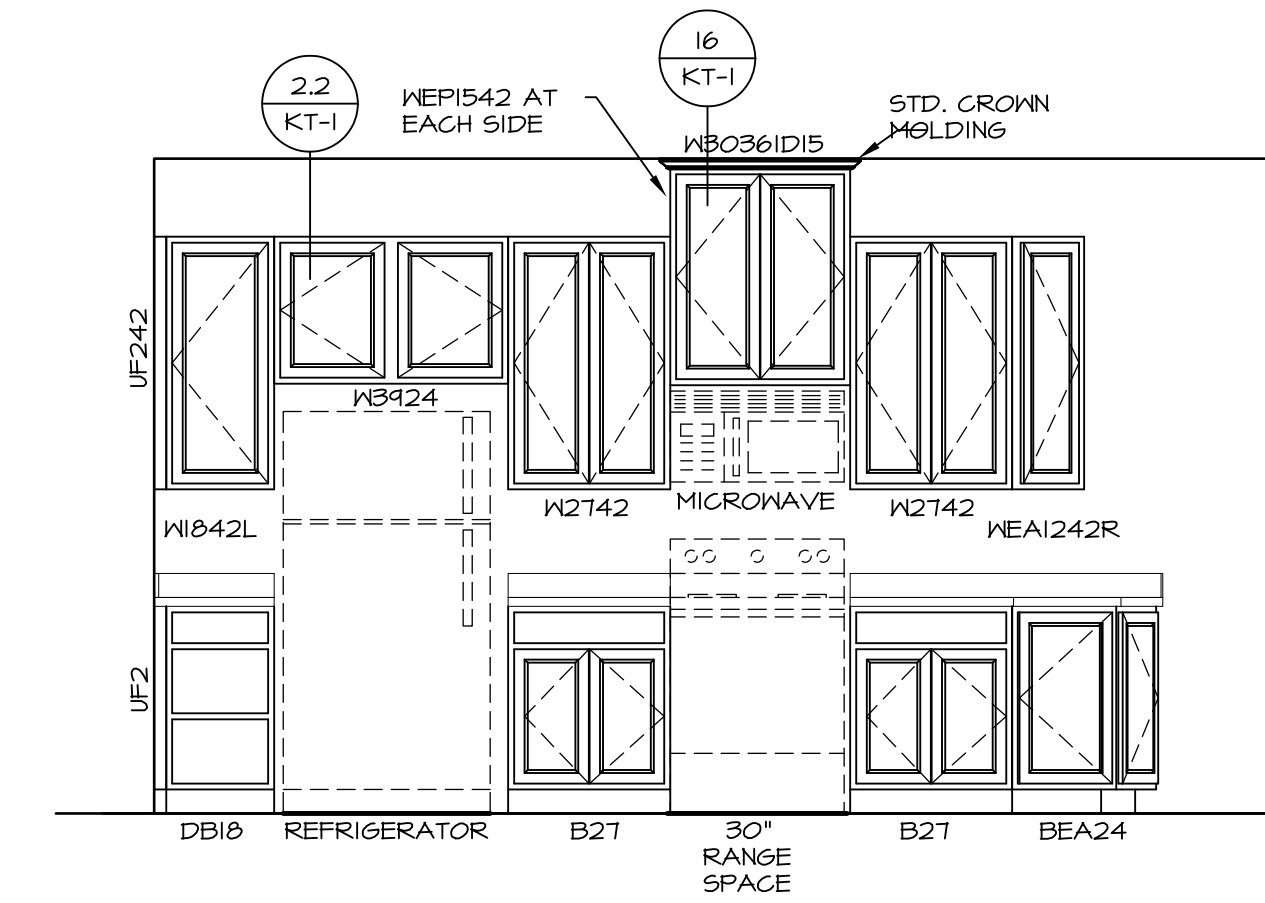
E



KITCHEN ELEVATION

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

D



KITCHEN ELEVATION

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

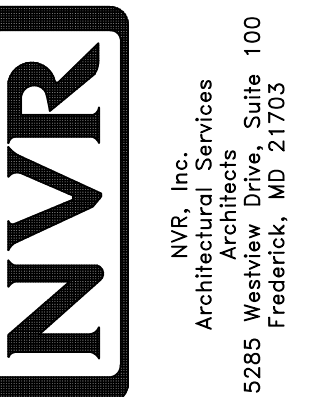
A

3
A-II

KITCHEN ELEVATIONS

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

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SET NO. A/A00	VERSION 01
DRAWN BY RJC	DATE: 4/11/15
OPTION	

SHEET NO. A-II
MODEL AVIANO
DRAWING TITLE KITCHEN LAYOUT
OPTION DESCRIPTION

38

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.

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SHEET NO. A-12	MODEL AVIANO	SET NO. A/A00 VERSION 01
	DRAWING TITLE BATH ELEVATIONS	DRAWN BY SGA
	OPTION DESCRIPTION	DATE: 9/11/15 OPTION
42		

REV. NO. DATE

REMARKS

