

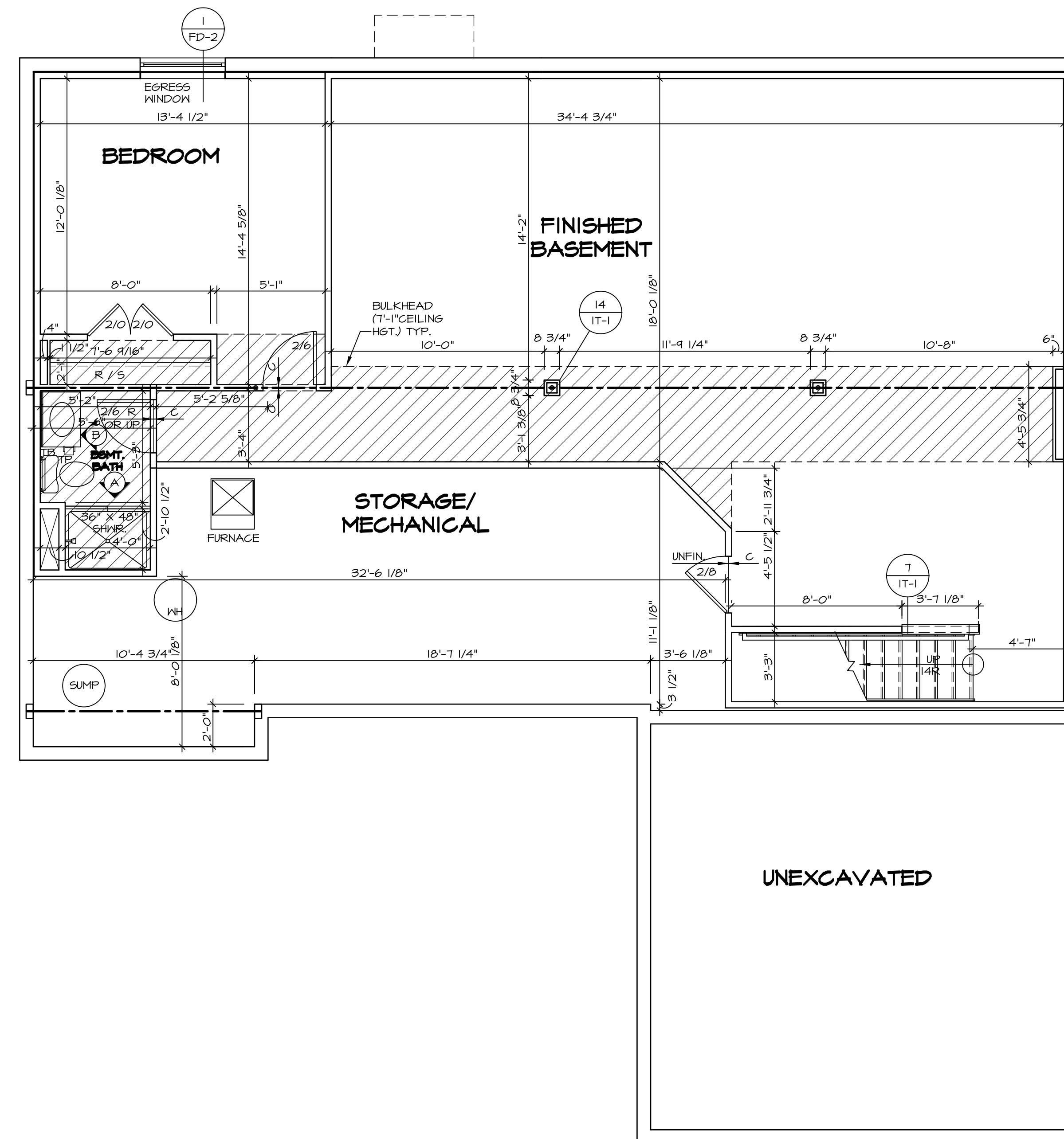
**PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"

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

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 Architects  
 5285 Westwood Drive, Suite 100  
 Frederick, MD 21703

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REV. NO.	DATE	REMARKS



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, 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

REV. NO.	DATE	REMARKS

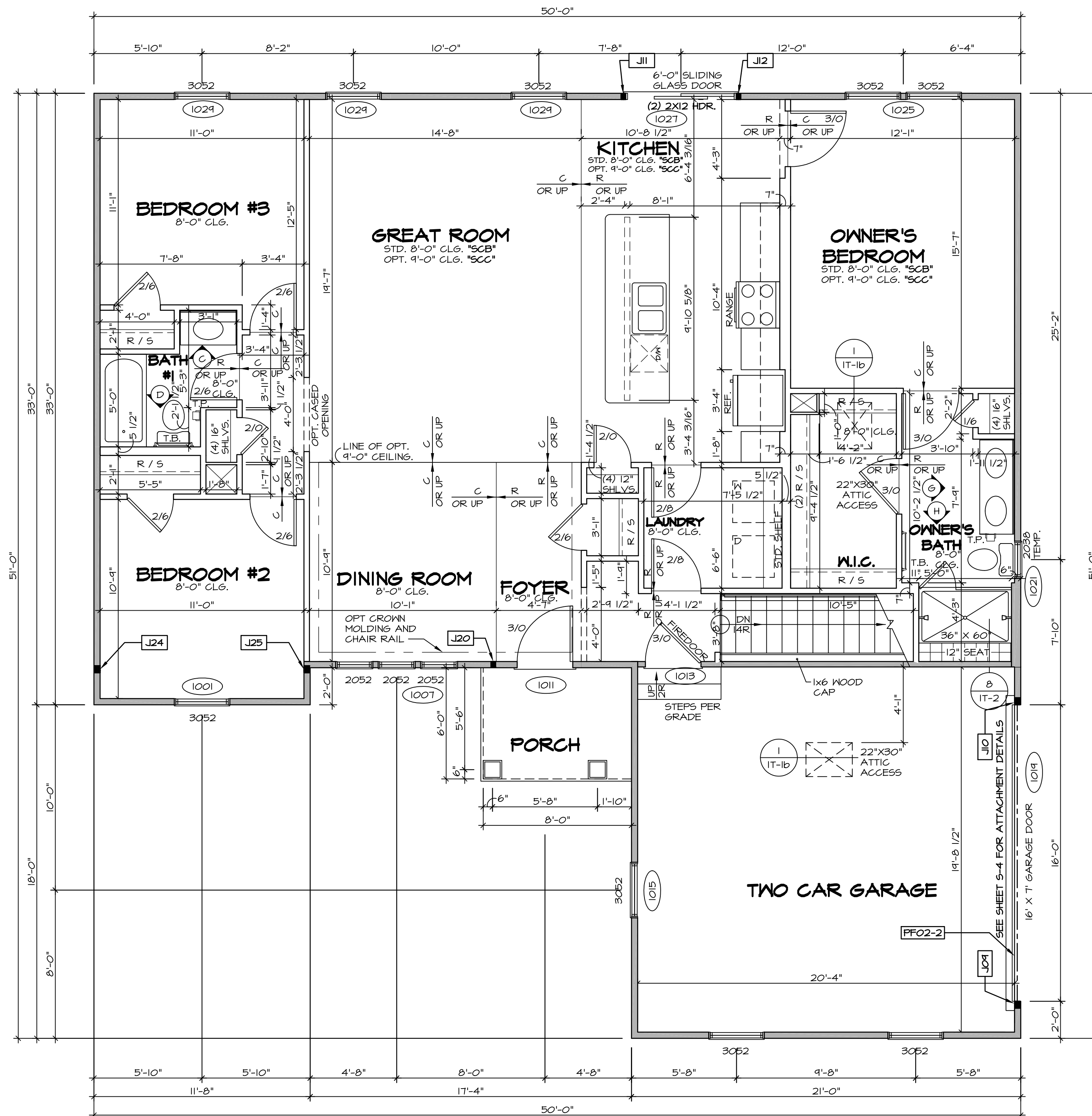
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SET NO. A/A00	VERSION 01
DRAWN BY SGA	DATE: 4/1/15
OPTION	

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

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



**FIRST FLOOR PLAN**

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

**LEGEND**

	BEARING WALL
	NON BEARING WALL
	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
PFO2-2	LVL - 14	16'-4"	GCC	1019	2A

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J04	JACK - (3) 2X4 SFF STUD GRADE	GCC	1019	
J10	JACK - (3) 2X4 SFF STUD GRADE	GCC	1019	
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 - (3) 2X4 SFF STUD GRADE		1036	
J25	JACK - (3) 2X4 SFF STUD GRADE		1036	

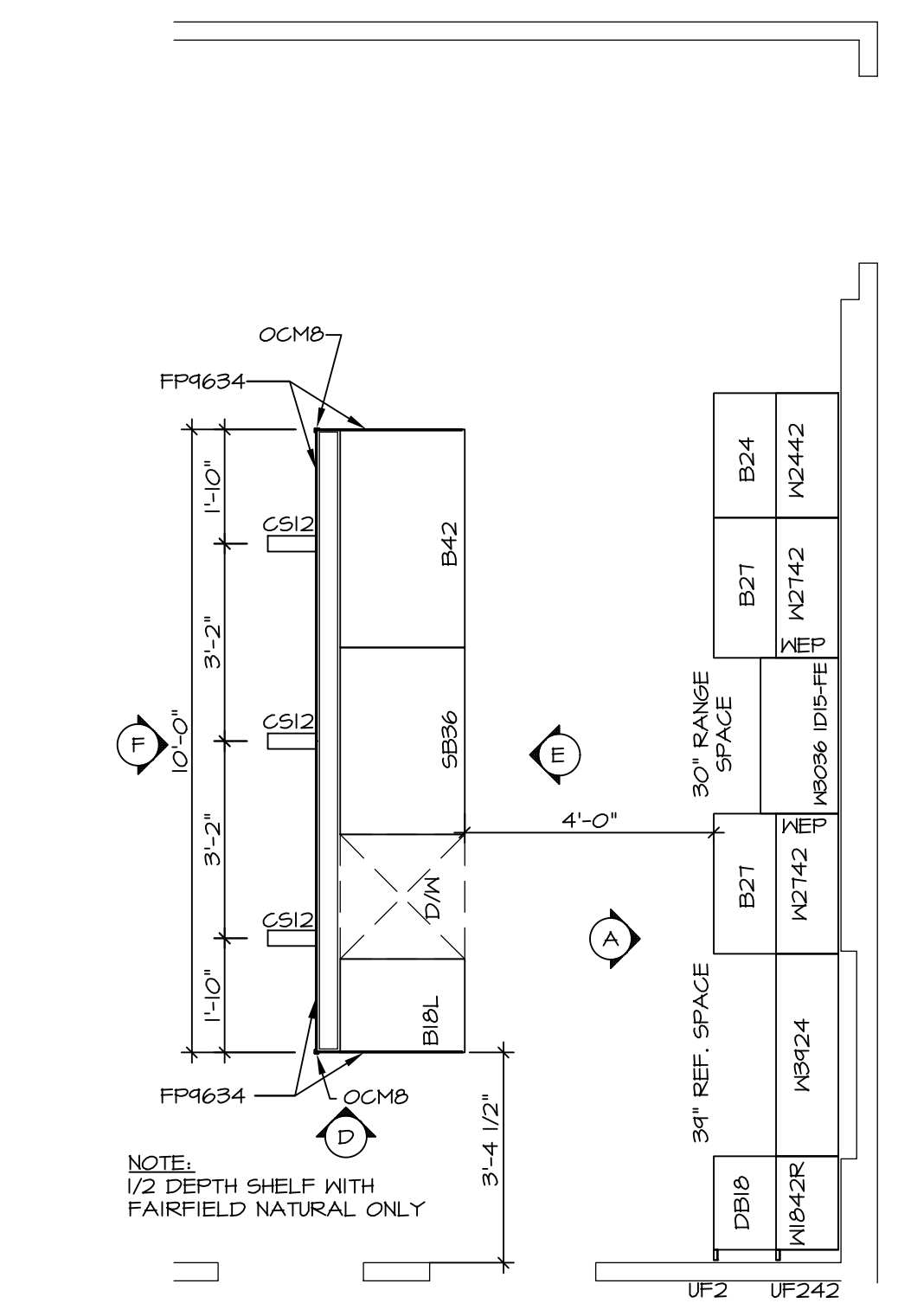
REVISIONS

REV. NO.	DATE	DESCRIPTION
1	7/8/17	DRH - T-PLY CONVERSION

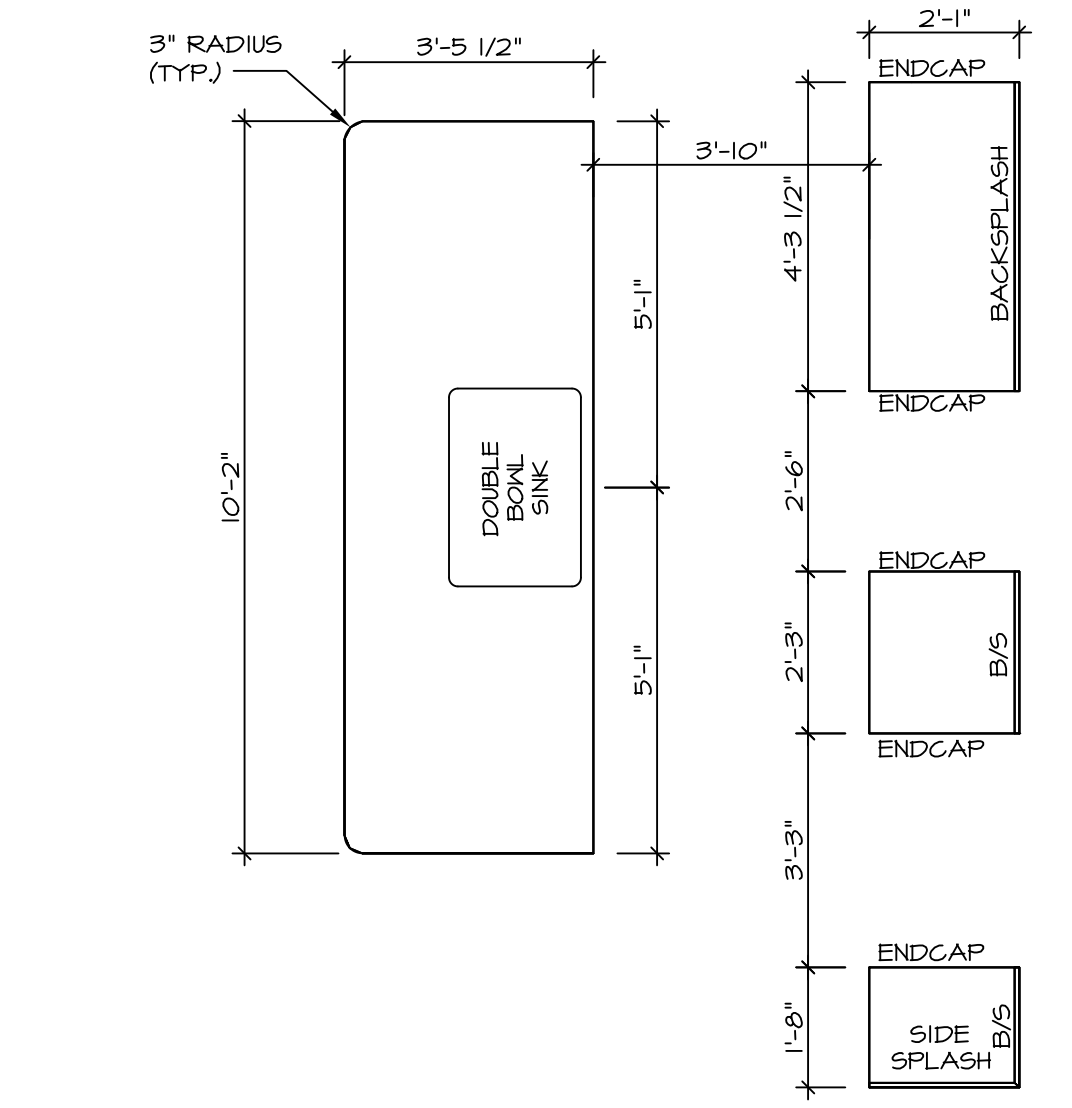
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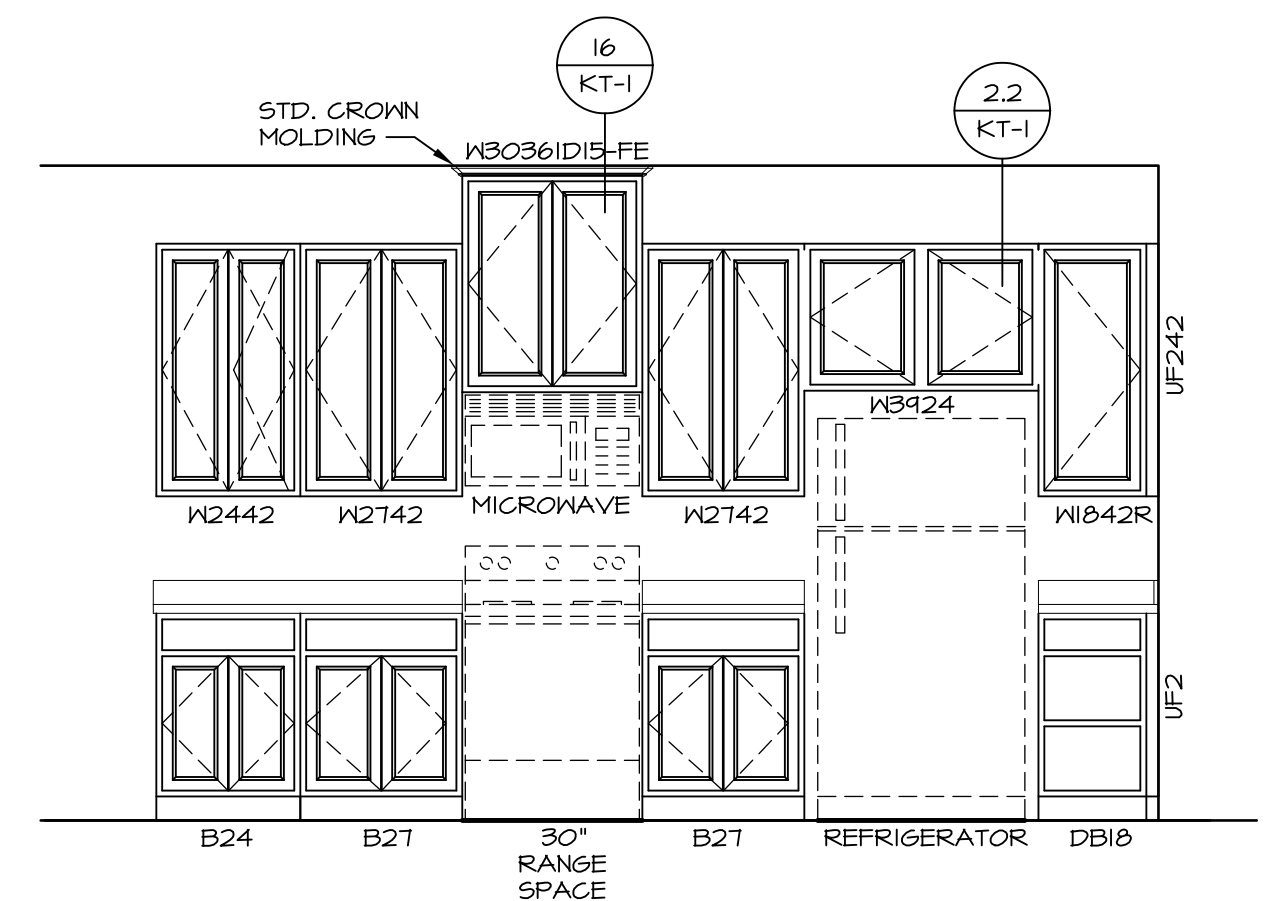
MODEL	AVIANO	SET NO. A1A00	VERSION 01
DRAWING TITLE	FIRST FLOOR PLAN	DRAWN BY	SGA
OPTION DESCRIPTION		DATE:	9/17/15
		OPTION	
SHEET NO.	A-7		
			31



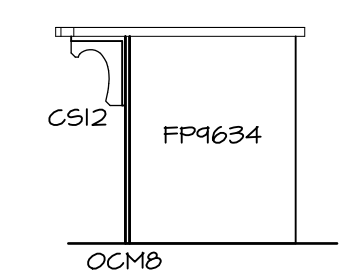
**KITCHEN CABINET PLAN / KC-3432**  
 SCALE: 3/8" = 1'-0"



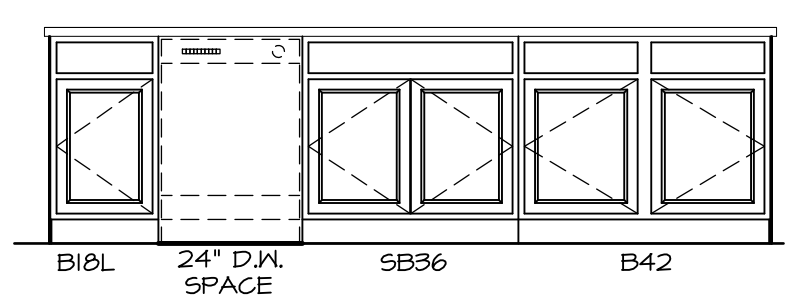
**KITCHEN COUNTERTOP PLAN / KC-3432**  
 SCALE: 3/8" = 1'-0"



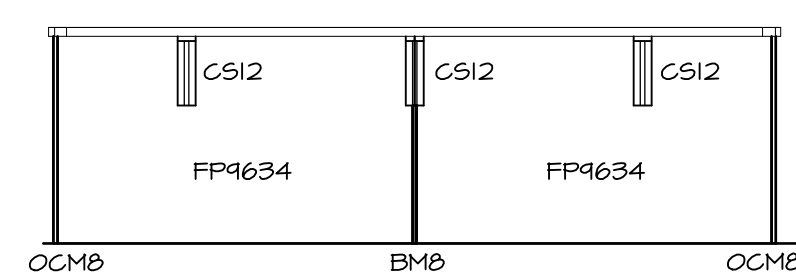
**KITCHEN ELEVATION A**  
 SCALE: 3/8" = 1'-0"



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



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



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

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

SHEET NO.	MODEL	SET NO.	VERSION	DATE	OPTION	REVISIONS	REMARKS
A-11	AVIANO DRAWING TITLE KITCHEN LAYOUT	A1A00	01	4/11/15	RJC		
38							

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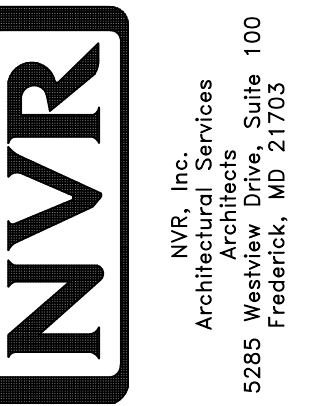
**NOTES:**

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 V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

REMARKS

REV. NO. DATE

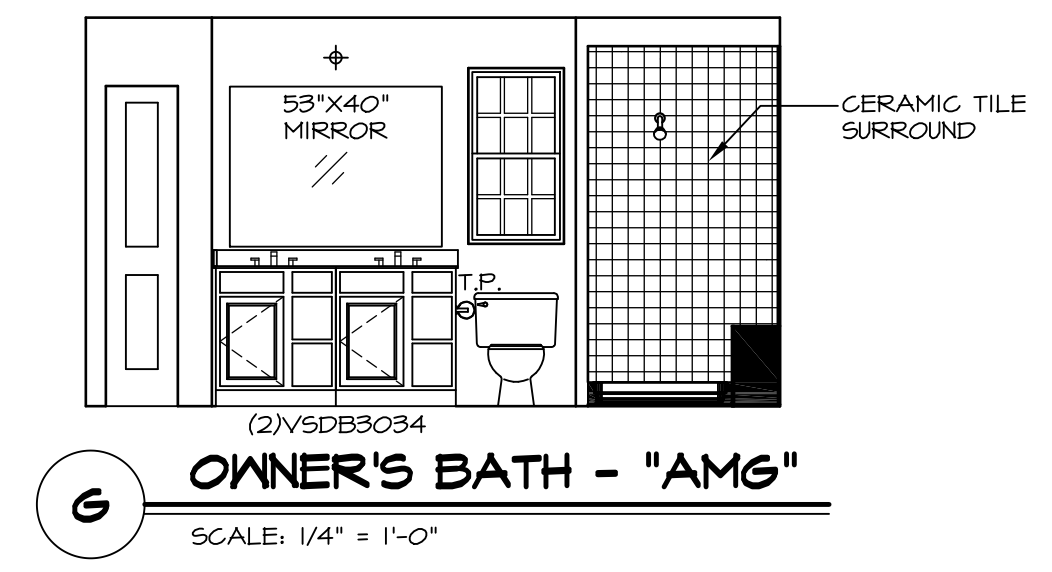
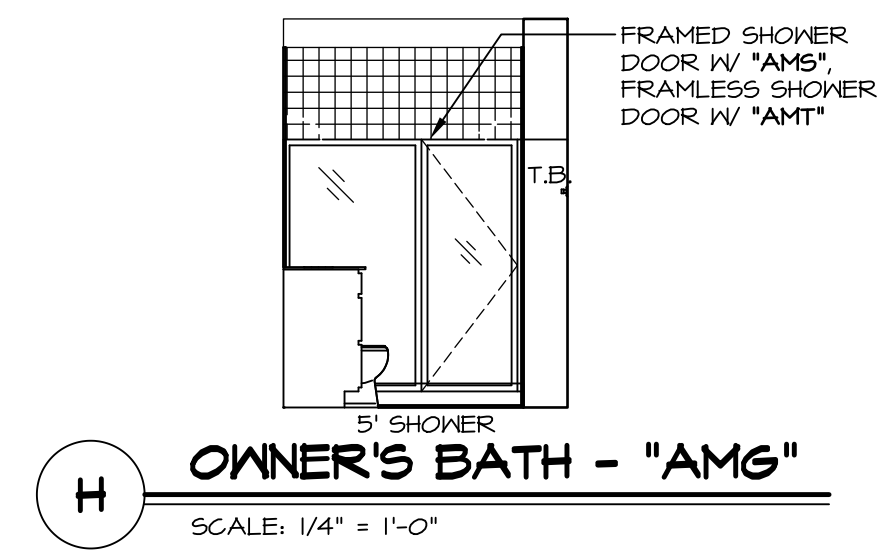
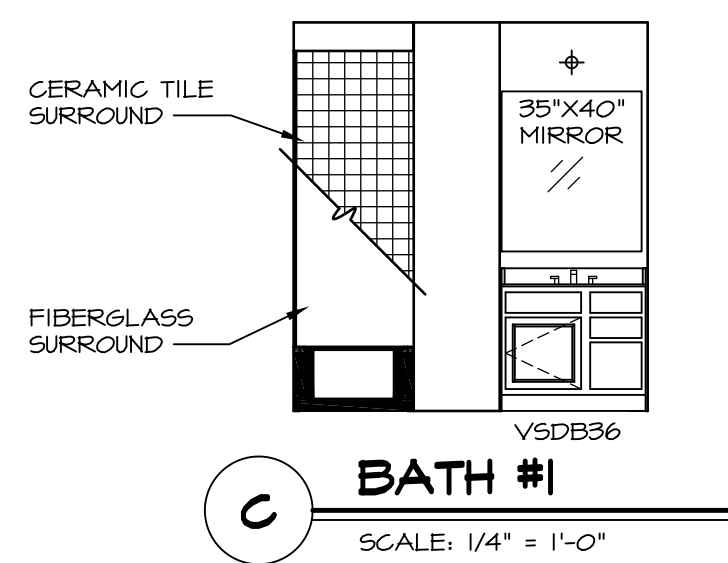
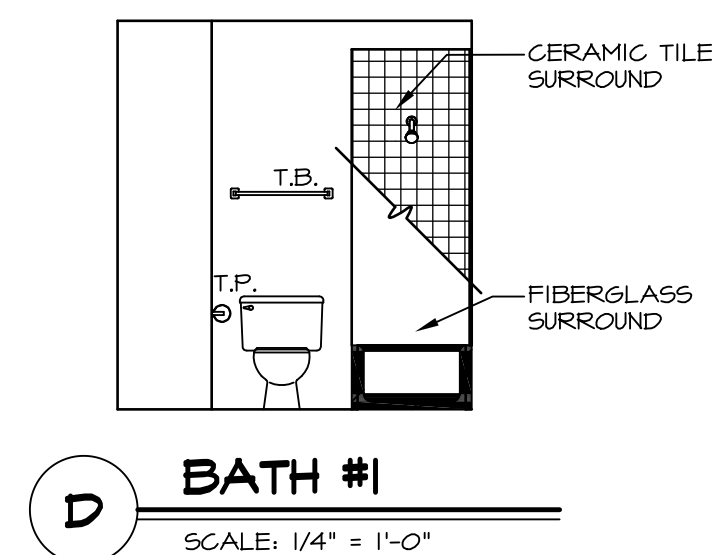
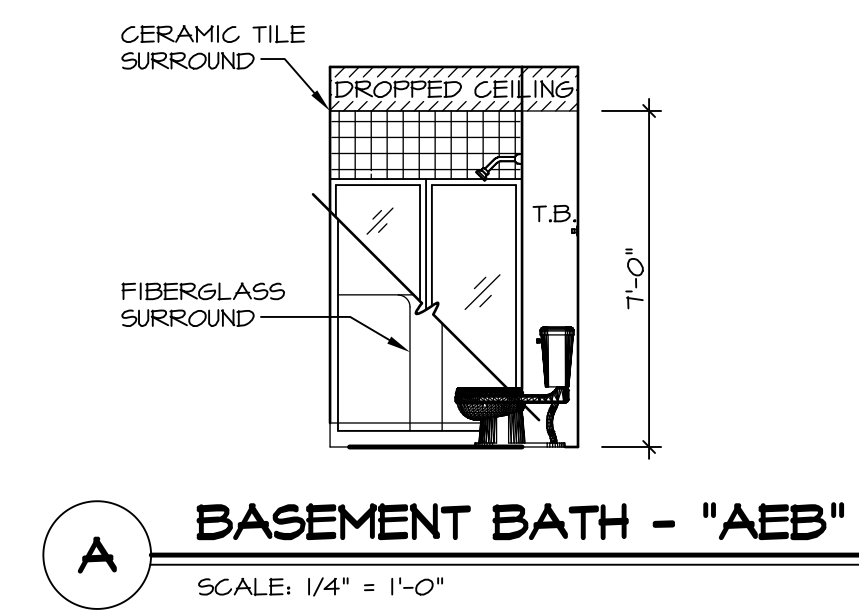
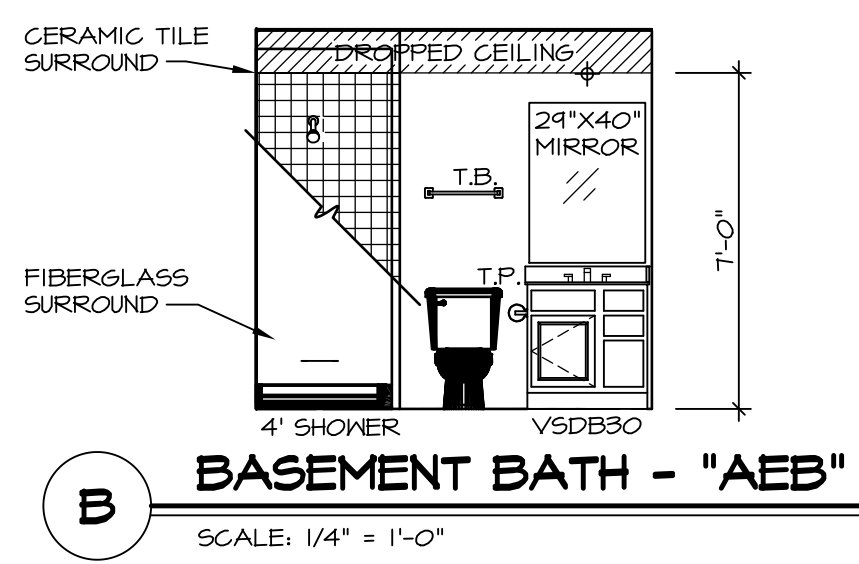
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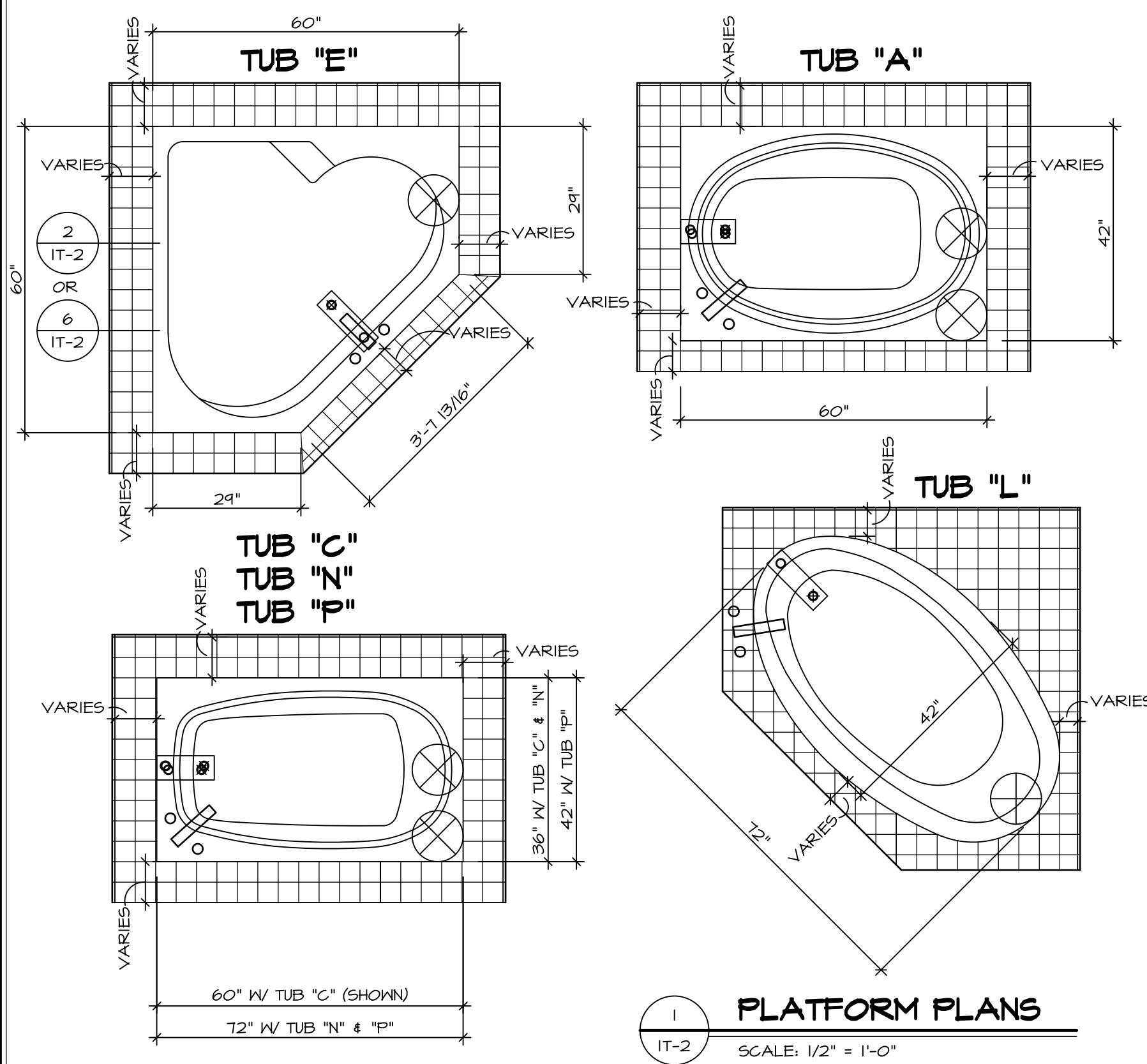


SET NO. A/A00  
VERSION 01  
DRAWN BY SGA  
DATE: 4/11/15  
OPTION

MODEL AVIANO  
DRAWING TITLE BATH ELEVATIONS  
OPTION DESCRIPTION

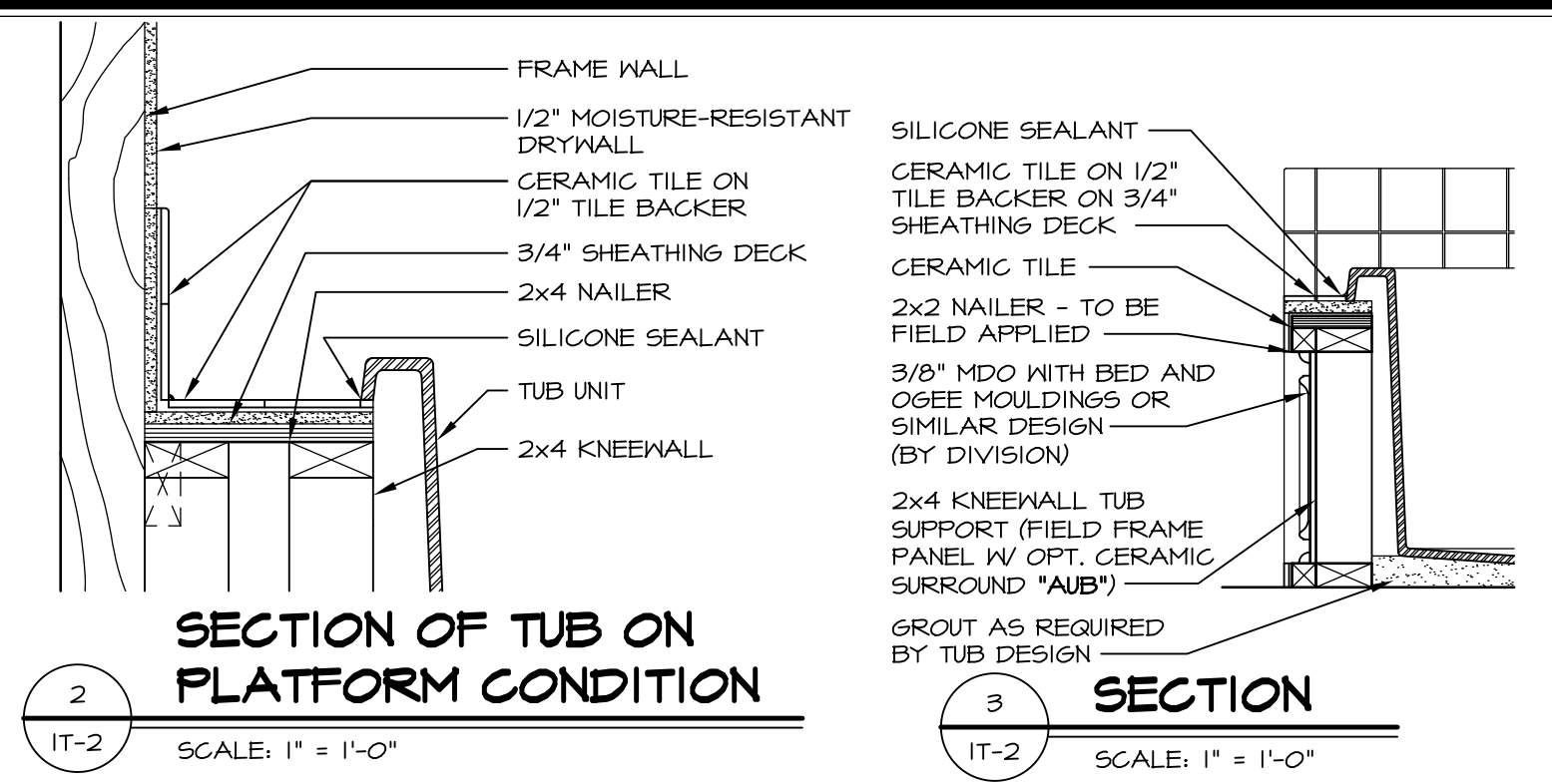
SHEET NO. A-12  
42



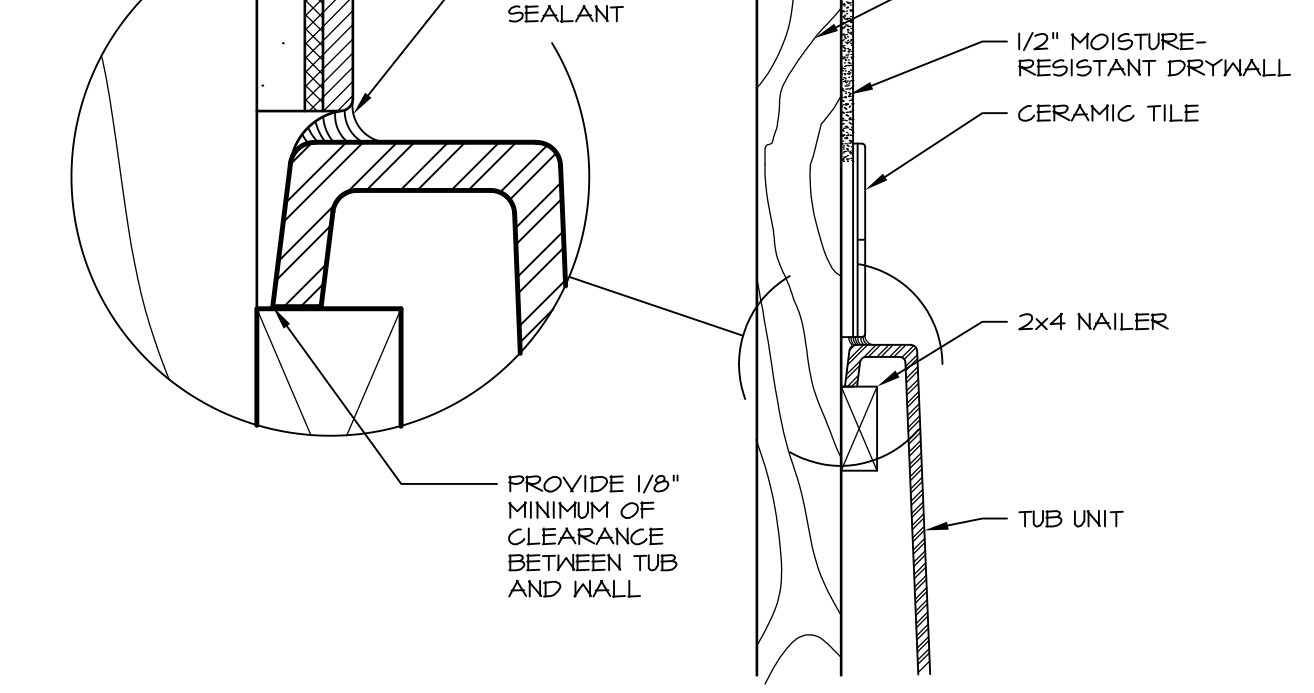


**1 PLATFORM PLANS**  
SCALE: 1/2" = 1'-0"

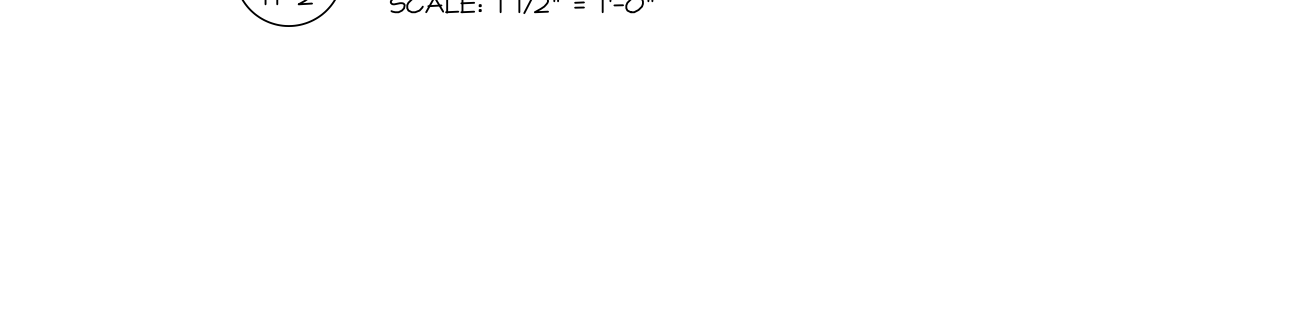
TUB	MANUF.	HEIGHT	WIDTH	LENGTH	TUB DECK PANEL HEIGHT
"A"	KOHLER/ STERLING	18 3/4"	42"	60"	17 1/8"
"C"	KOHLER/ STERLING	18 3/4"	36"	60"	17 1/8"
"E"	KOHLER/ STERLING	19 1/2"	60"	60"	17 7/8"
"L"	KOHLER/ STERLING	18 1/2"	42"	72"	16 7/8"
"N"	KOHLER/ STERLING	18 3/4"	36"	72"	17 1/8"
"P"	KOHLER/ STERLING	18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



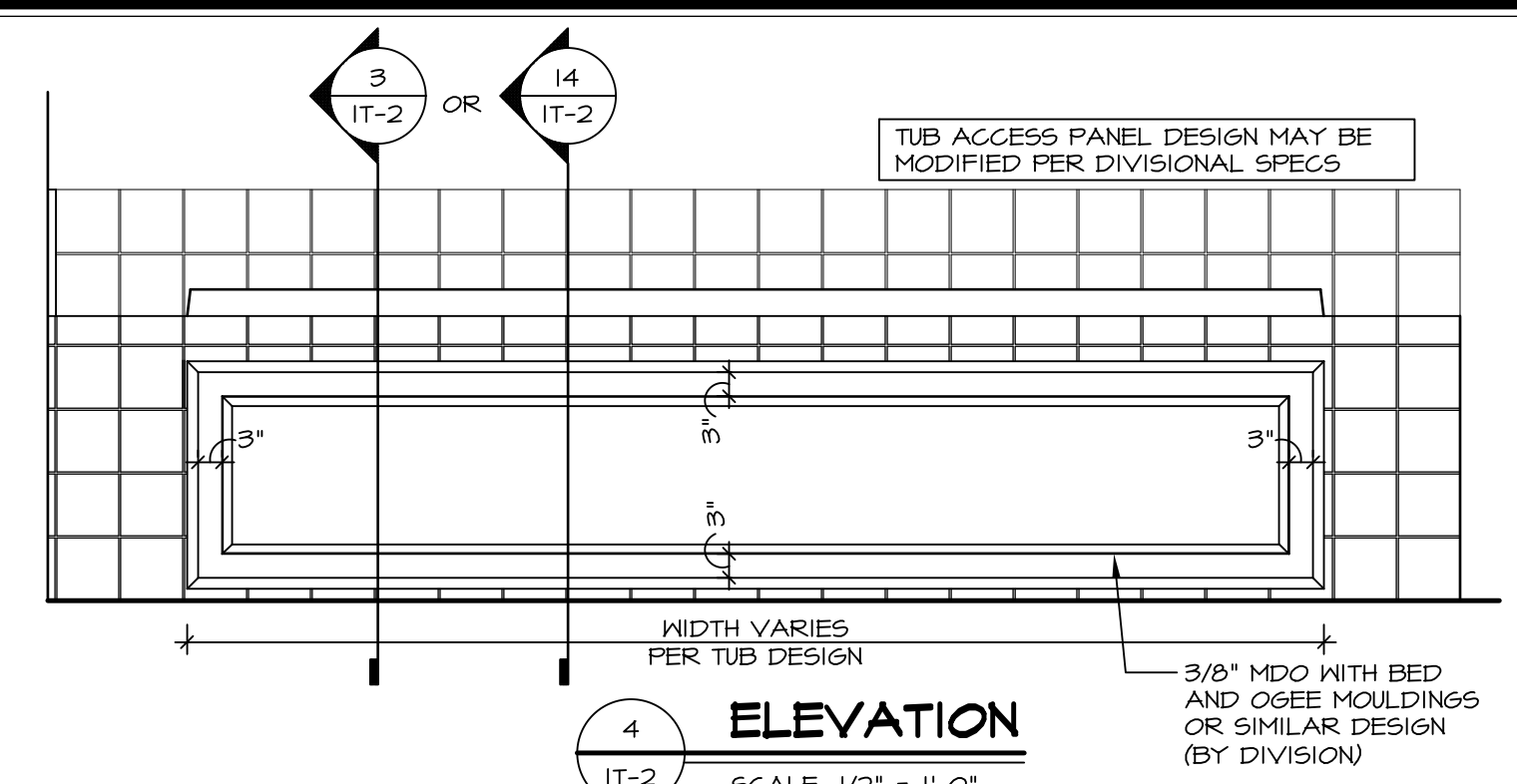
**2 SECTION OF TUB ON PLATFORM CONDITION**  
SCALE: 1" = 1'-0"



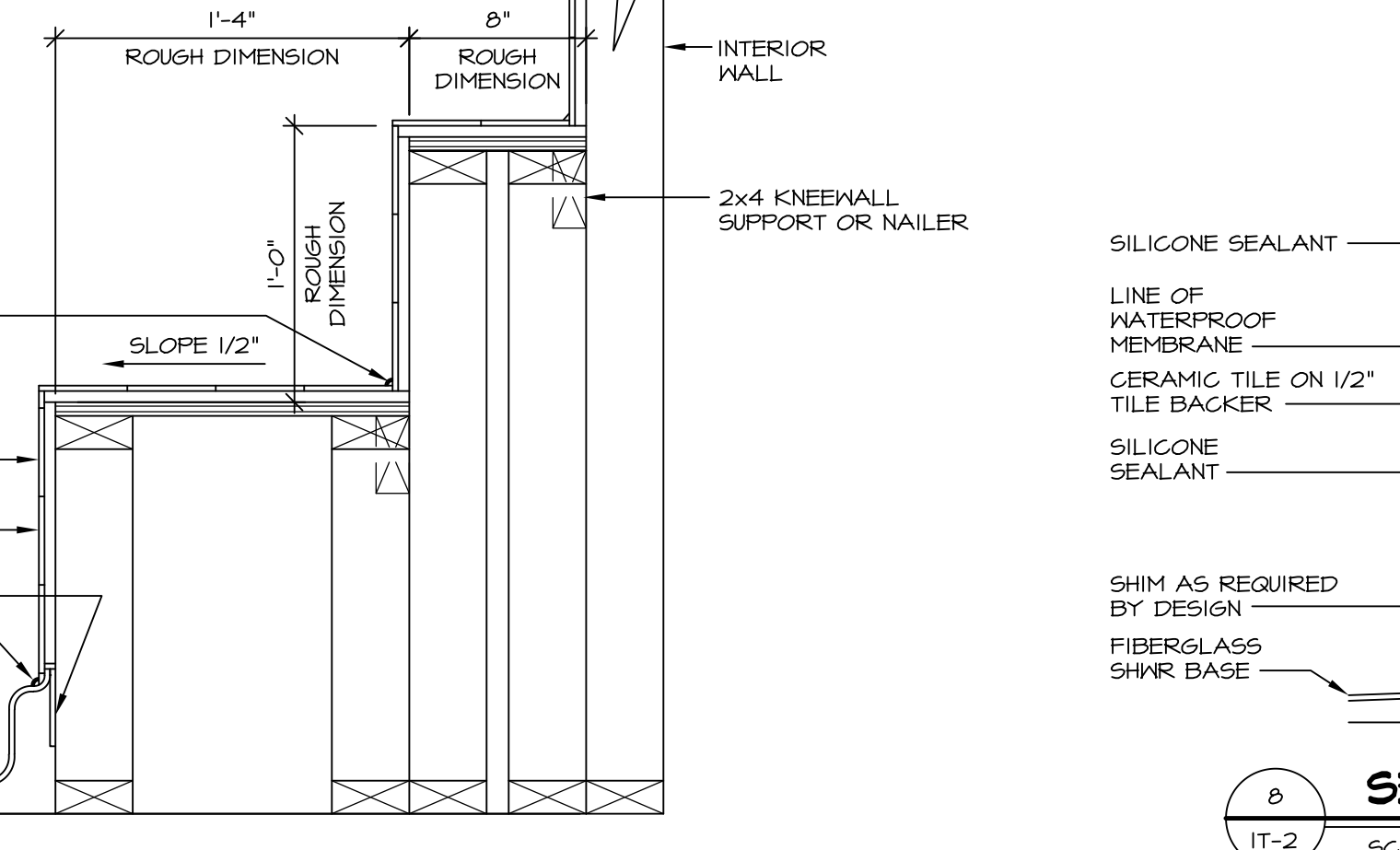
**3 SECTION**  
SCALE: 1" = 1'-0"



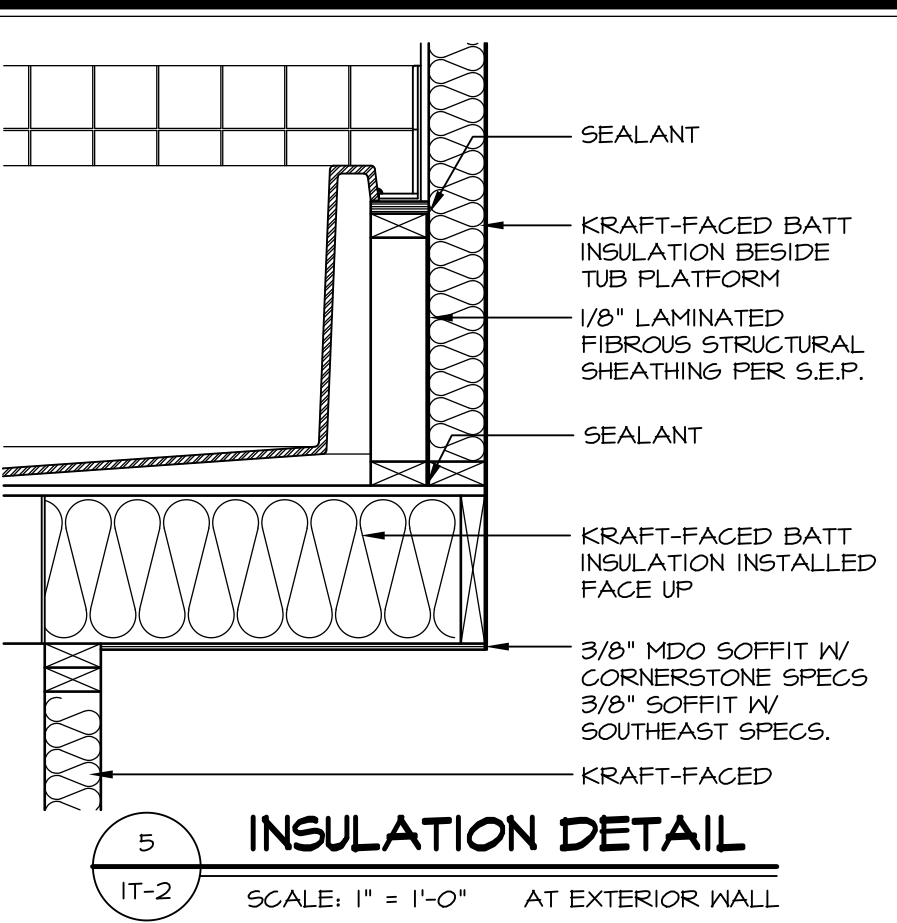
**6 SECTION OF TUB TO WALL CONDITION**  
SCALE: 1" = 1'-0"



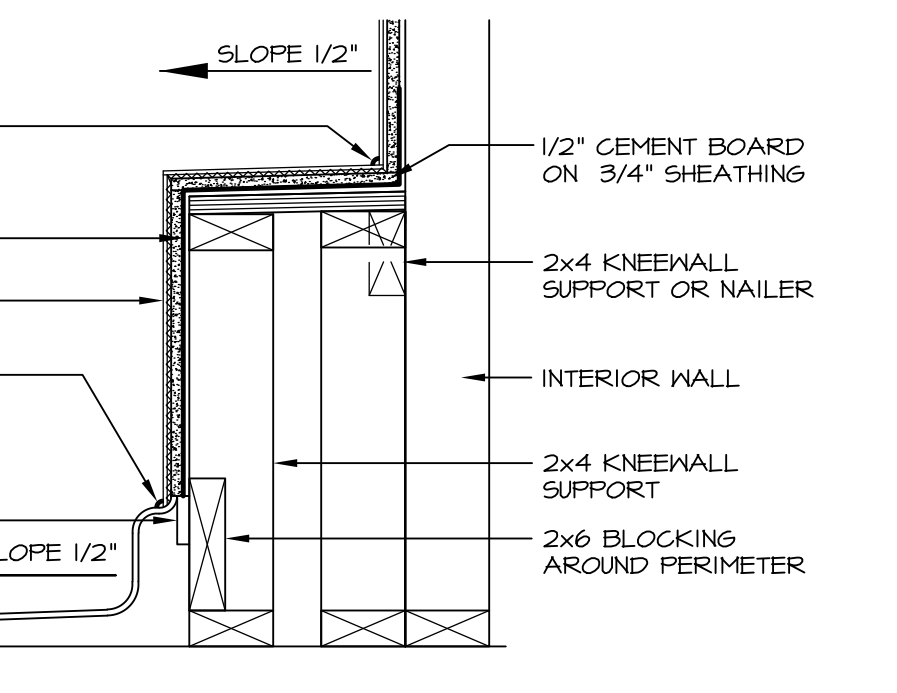
**4 ELEVATION**  
SCALE: 1/2" = 1'-0"



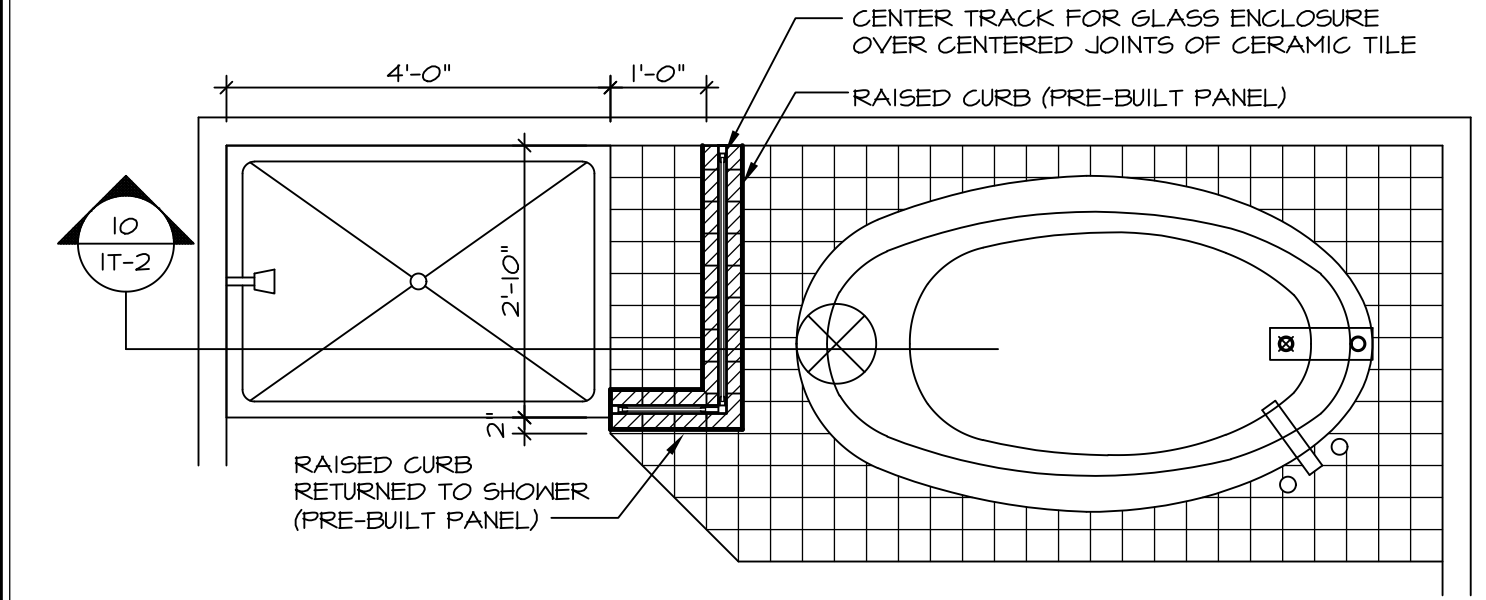
**7 SECTION OF SHOWER SEAT AND SHELF**  
SCALE: 1" = 1'-0"



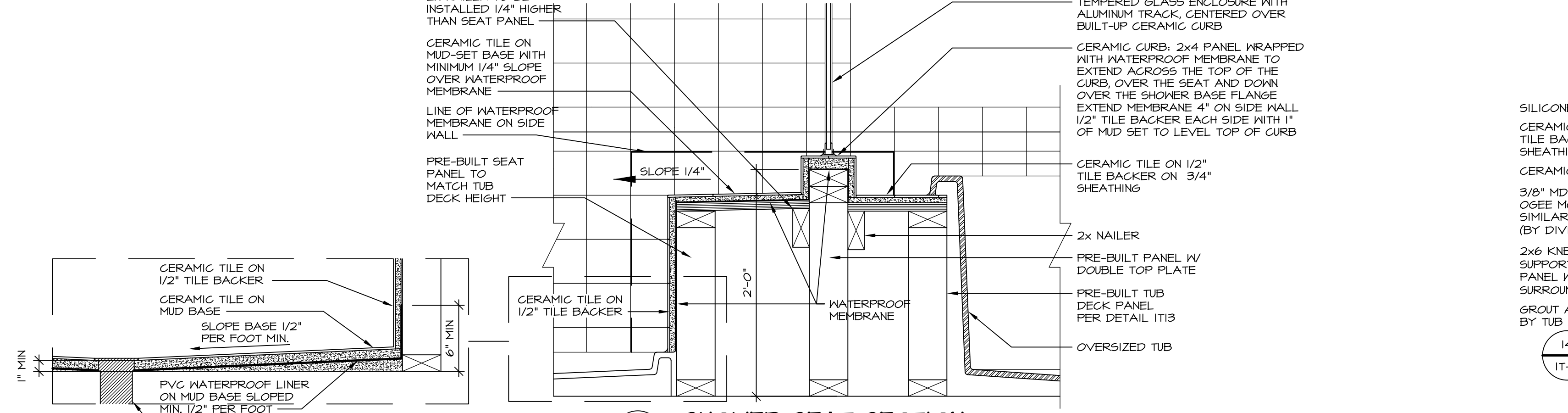
**5 INSULATION DETAIL**  
SCALE: 1" = 1'-0" AT EXTERIOR WALL



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



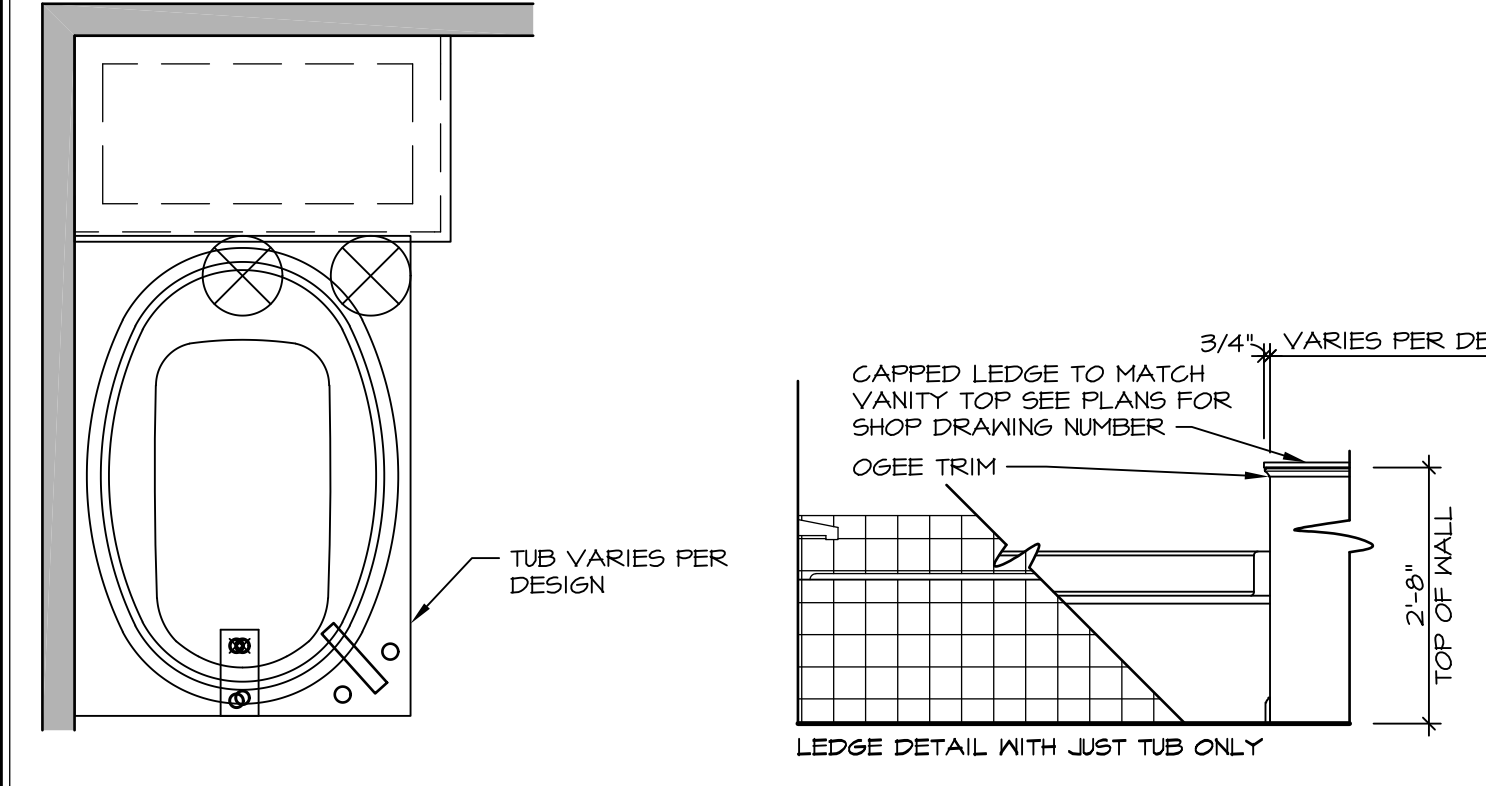
**9 SHOWER SEAT PLAN / DETAIL**  
SCALE: 1/2" = 1'-0"



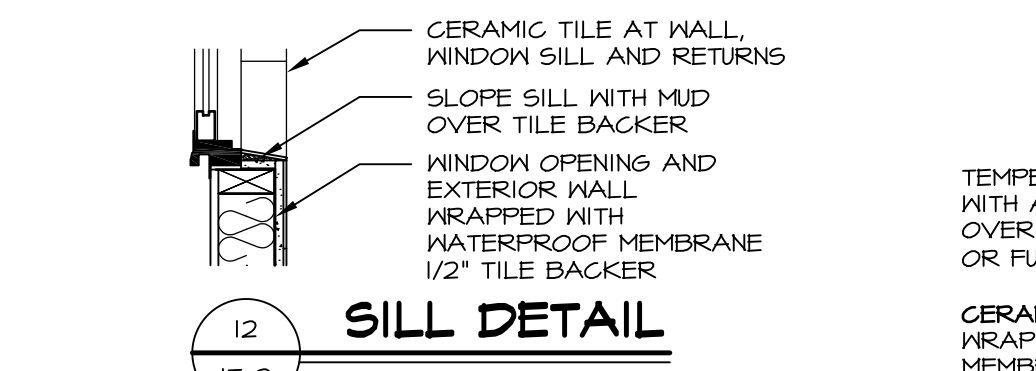
**10 SHOWER SEAT SECTION**  
SCALE: 1-1/2" = 1'-0"



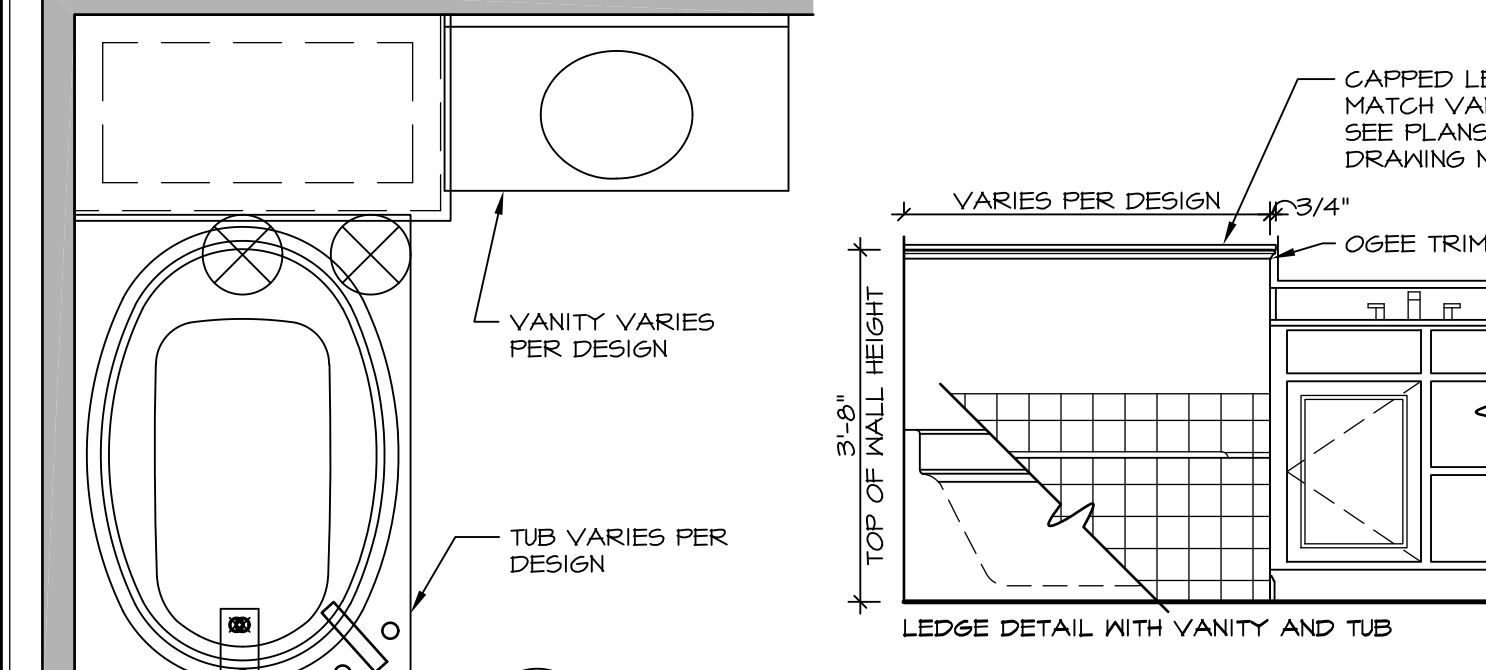
**11 ALTERNATE SHOWER PAN DETAIL**



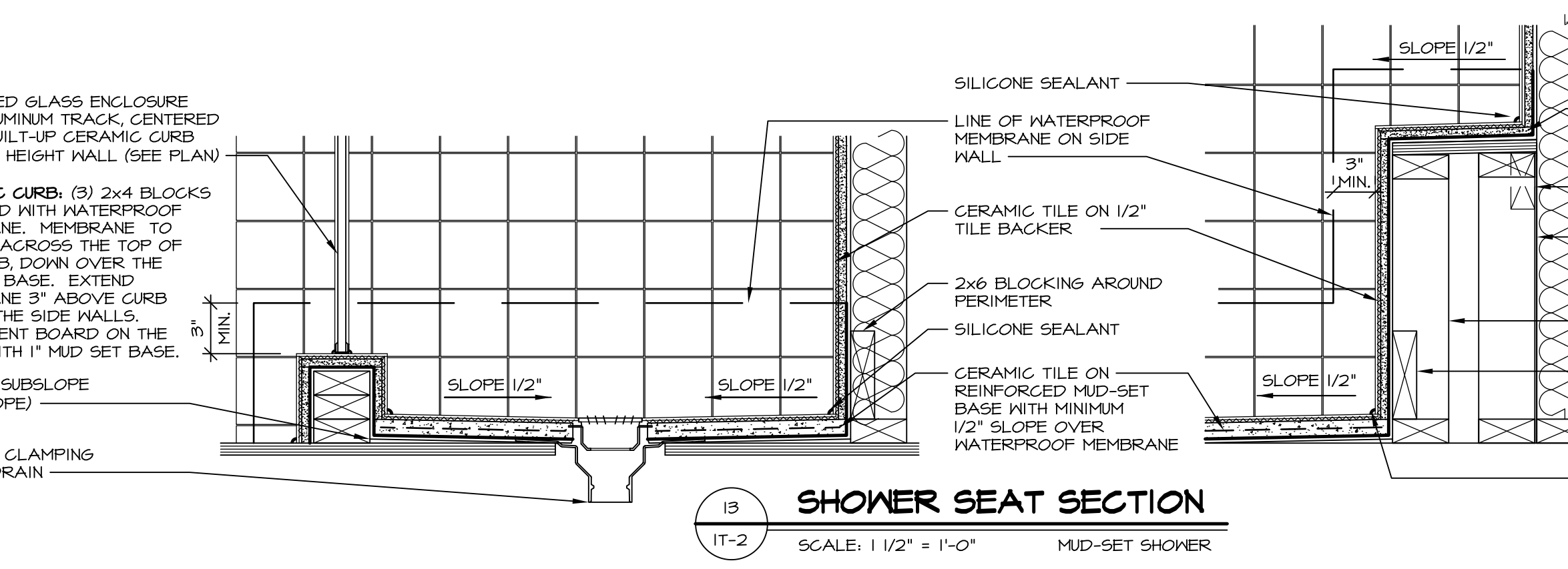
**12 BATHROOM LEDGE DETAIL**  
SCALE: 1/2" = 1'-0"



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



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



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

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	5/1/17	EBP - REVISED DETAIL 1 AND 11 TO REMOVE TUB ACCESS PANEL REF. (DSS #15 5414)
2	9/2/17	EBP - REVISED T-FLY NOTE TO CALL OUT LFS
3	9/2/17	EBP - REVISED NOTE ON DETAIL #1 - REVISED ORDER OF MATERIAL PARA#6934

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SET NO. NVR  
VERSION  
DRAWN BY  
DATE:  
OPTION

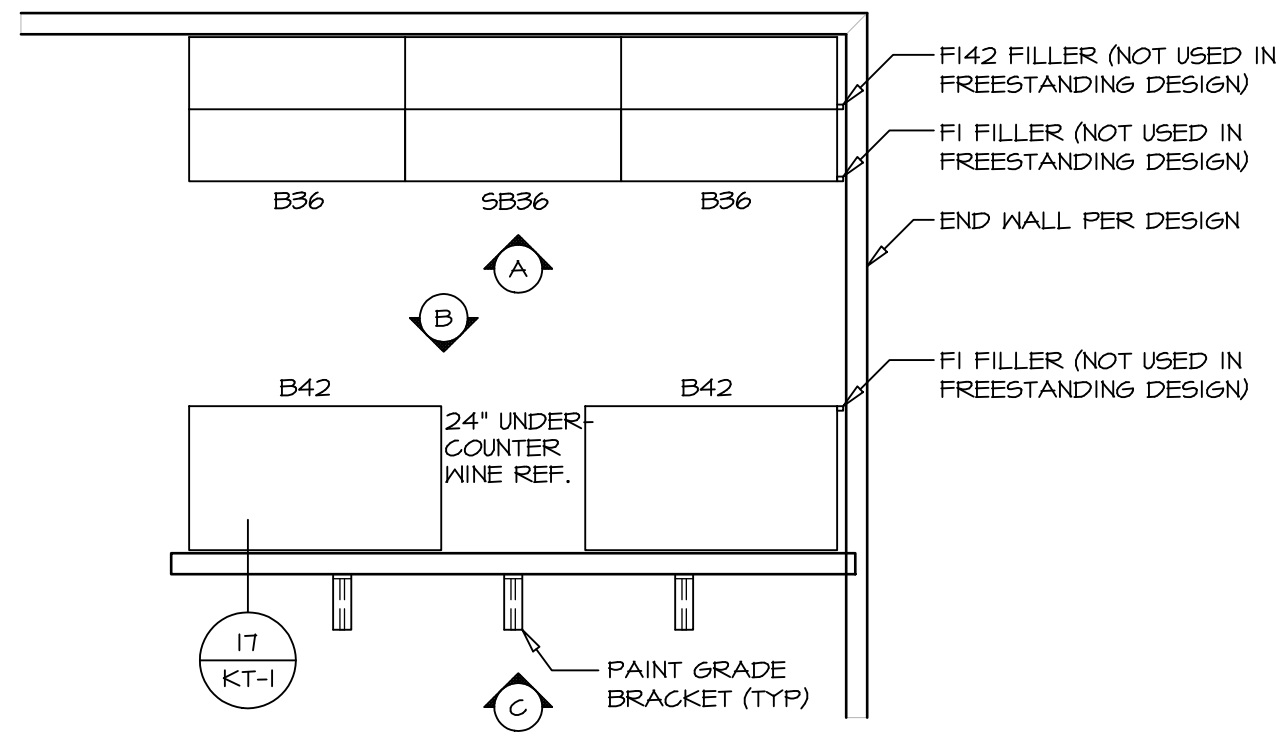
MODEL  
**STANDARD DETAILS**  
DRAWING TITLE  
INTERIOR TRIM DETAILS  
BATH DETAILS  
OPTION DESCRIPTION

SHEET NO.  
**IT-2**

J:\Dwg\NVR\Interior Trim\IT2.dwg 09/27/17 - 9:20 am

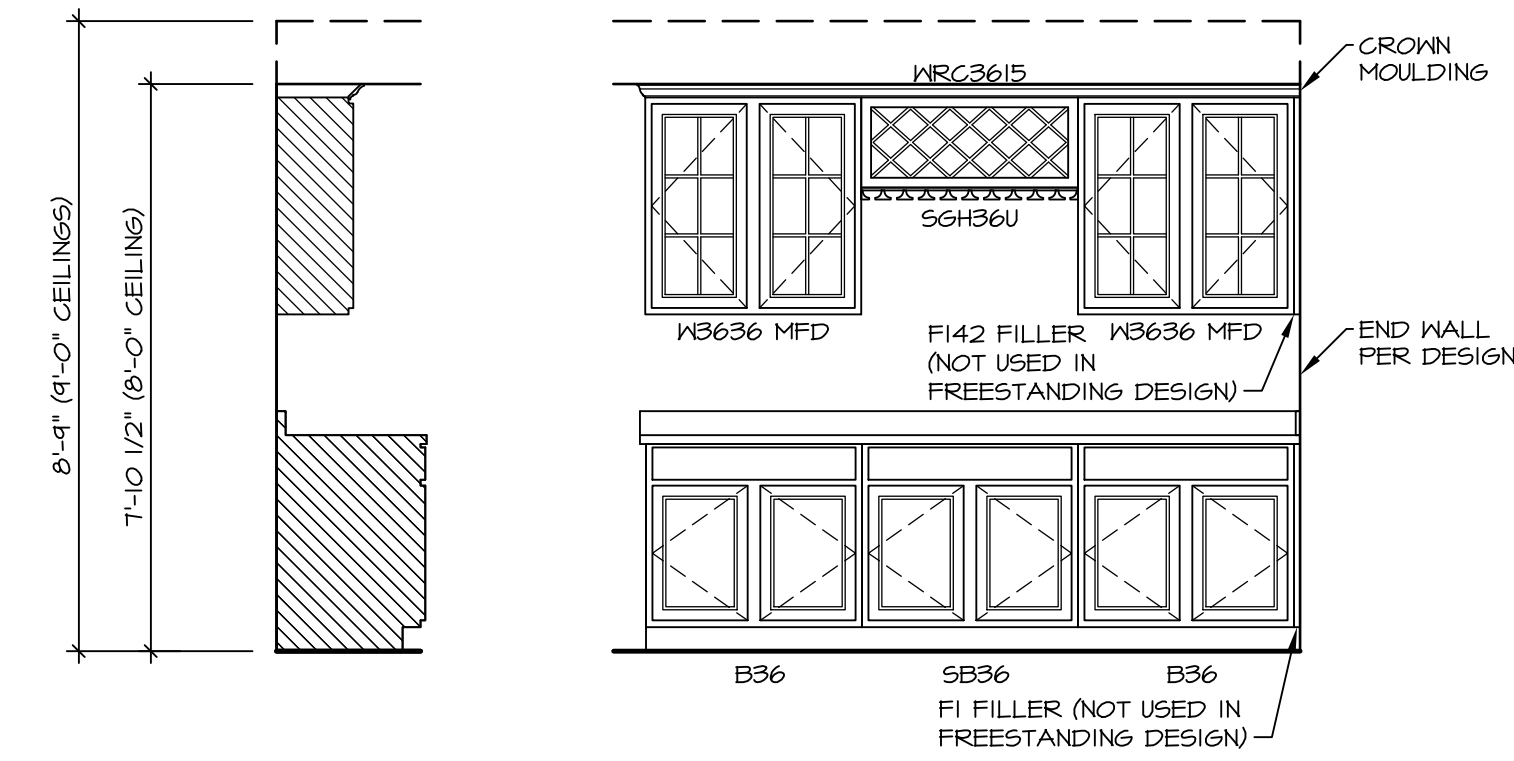


NOTE:  
REVIEW HOUSE SPECIFIC  
PLANS FOR LOCATION  
AND HANDING

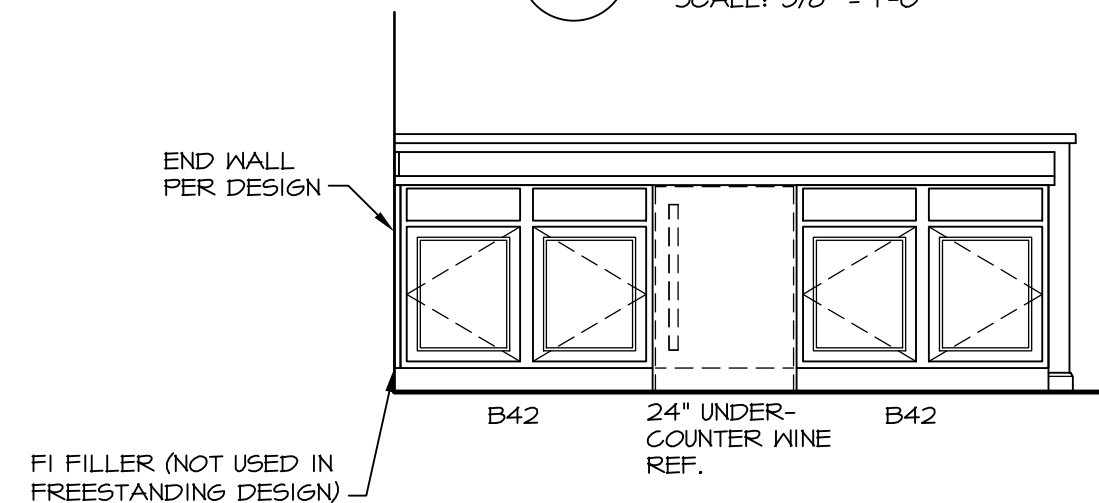


**KITCHEN CABINET  
PLAN KC - 1901**

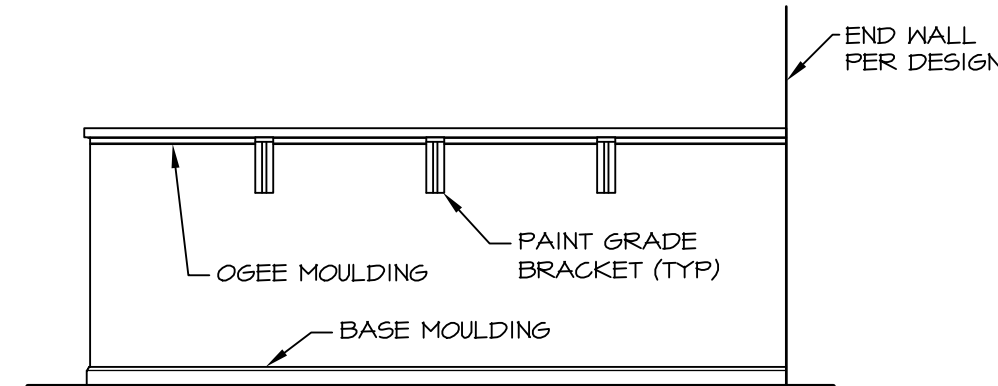
2  
IT-3 SCALE: 3/8" = 1'-0"



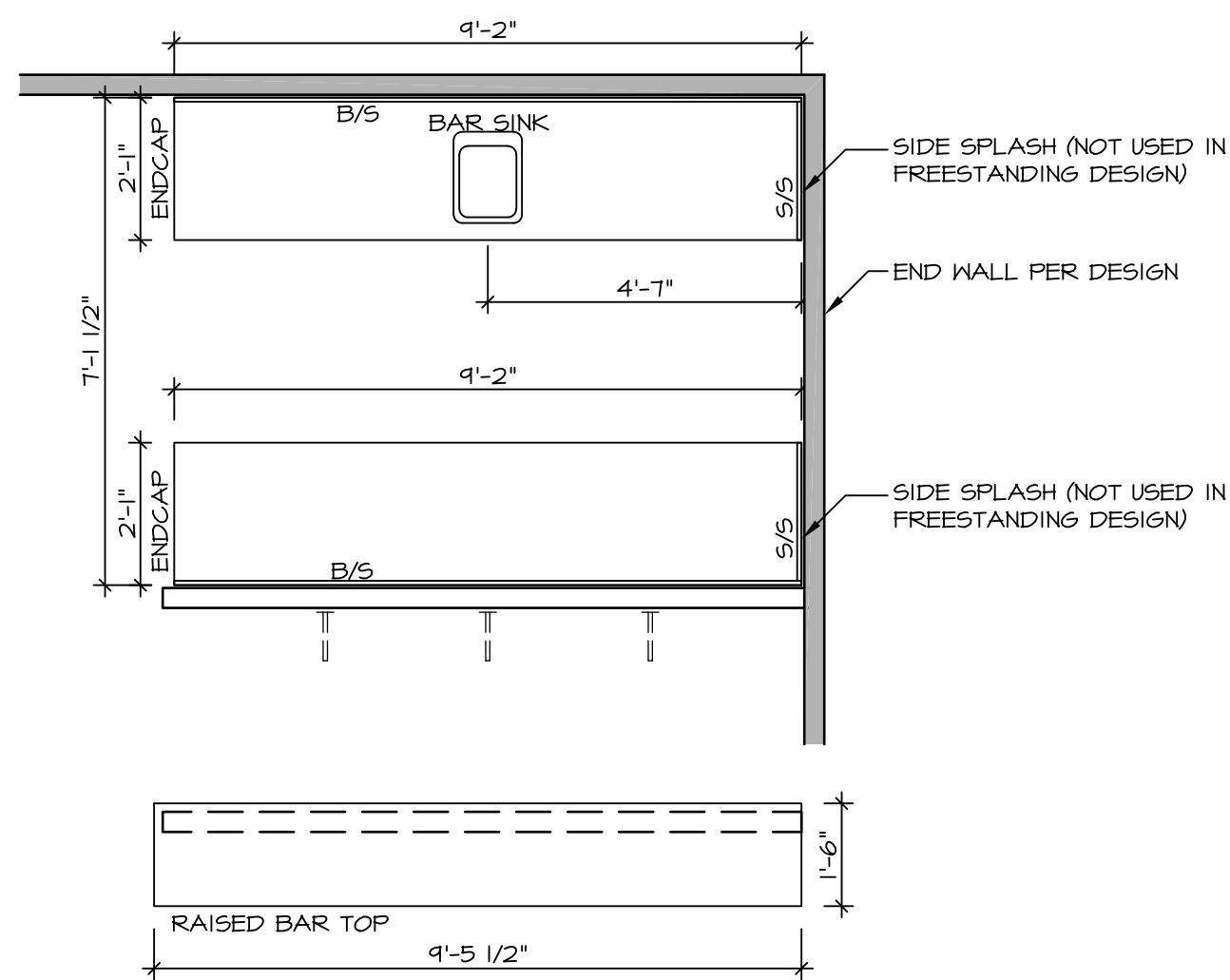
3  
IT-3 **ELEVATION "A"**  
SCALE: 3/8" = 1'-0"



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

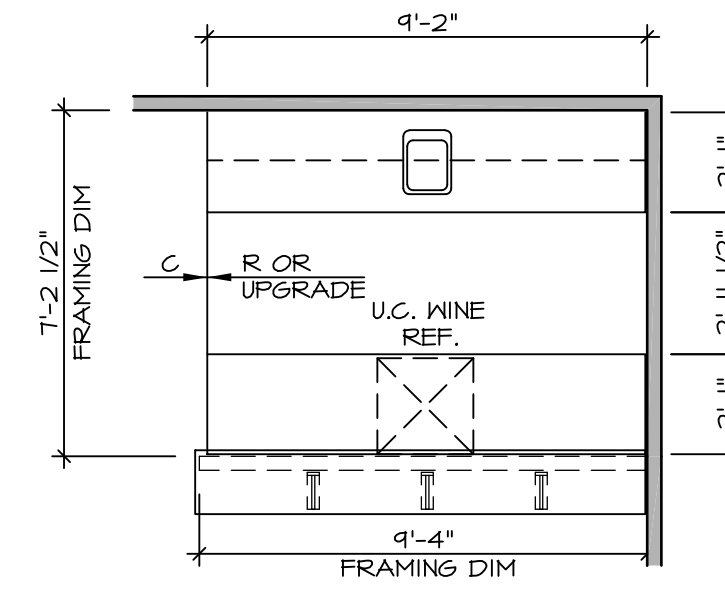


5  
IT-3 **ELEVATION "C"**  
SCALE: 3/8" = 1'-0"



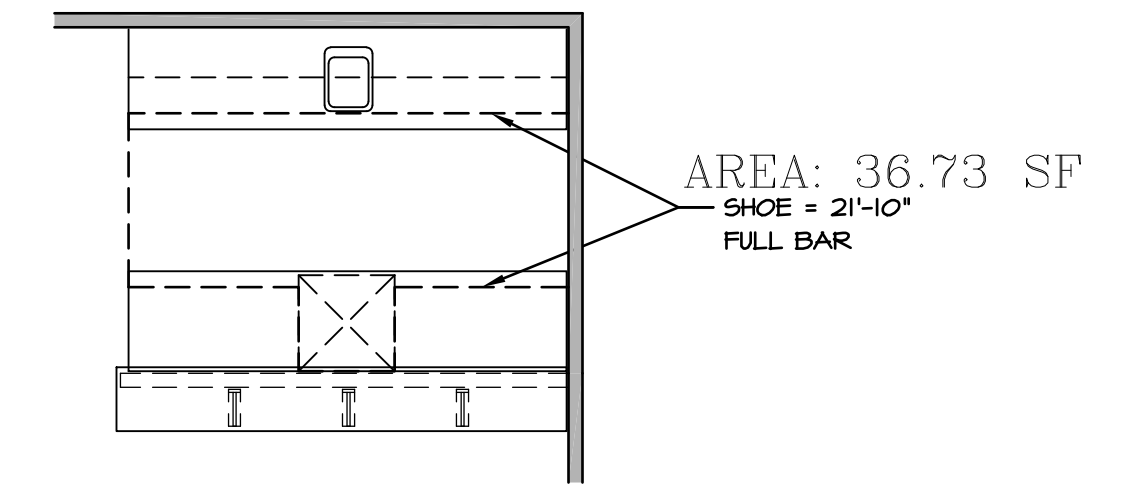
**KITCHEN COUNTERTOP  
PLAN KT - 1901**

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

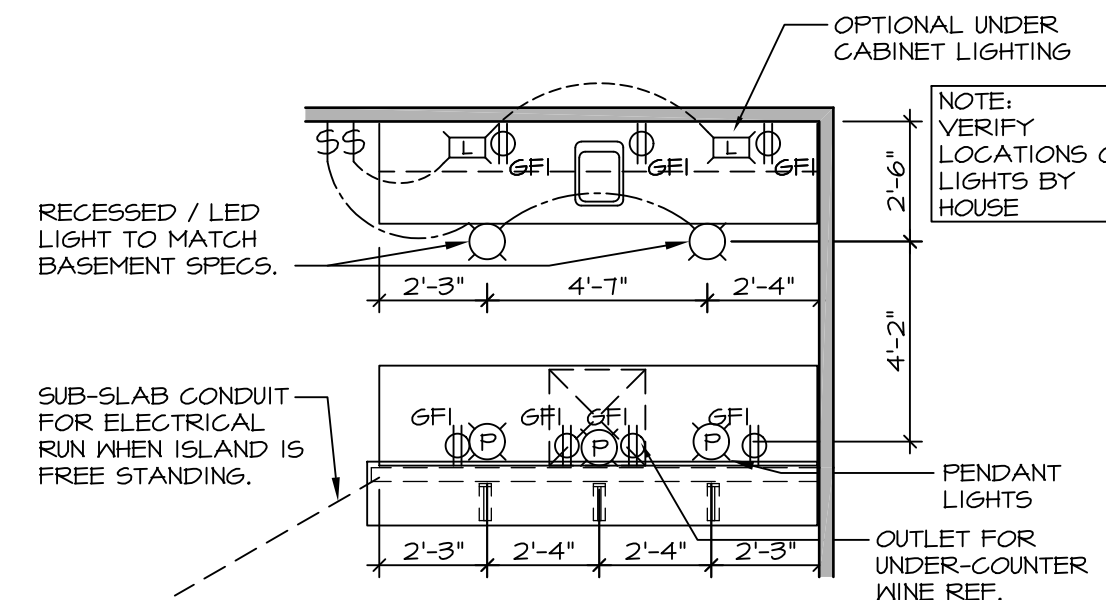


FULL BAR  
\* SHOWN AS END WALL DESIGN

6  
IT-3 **FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



7  
IT-3 **FLOORING PLAN**  
SCALE: 1/4" = 1'-0"

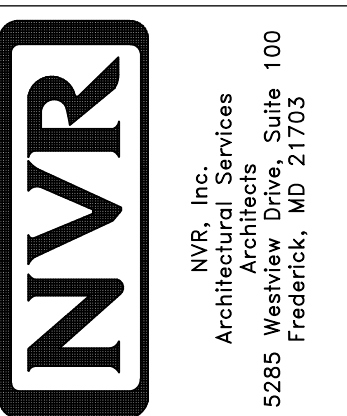


9  
IT-3 **FLOOR PLAN ELECTRICAL LAYOUT**  
SCALE: 1/4" = 1'-0"

1  
IT-3 **WET BAR DETAILS**  
SCALE: VARIES

REV. NO.	DATE	REMARKS
1	5/17/17	56A - REVISED FLOOR PLAN DIMENSIONS TO MATCH COUNTERTOP DIMENSIONS
2	5/23/17	56A - FIXED OVERLAPPING TEXT ON 3/17-13
3	6/5/17	56A - REMOVED U.C. REF. AND TURNED OFF FLOORING SPACES
4	9/14/17	EBP - ADDED NOTE TO RECESSED LIGHT / LED LIGHT IN NET BAR
5	9/28/17	EBP - ADDED FRAMING DIMENSIONS FOR THE NET BAR WALL

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