

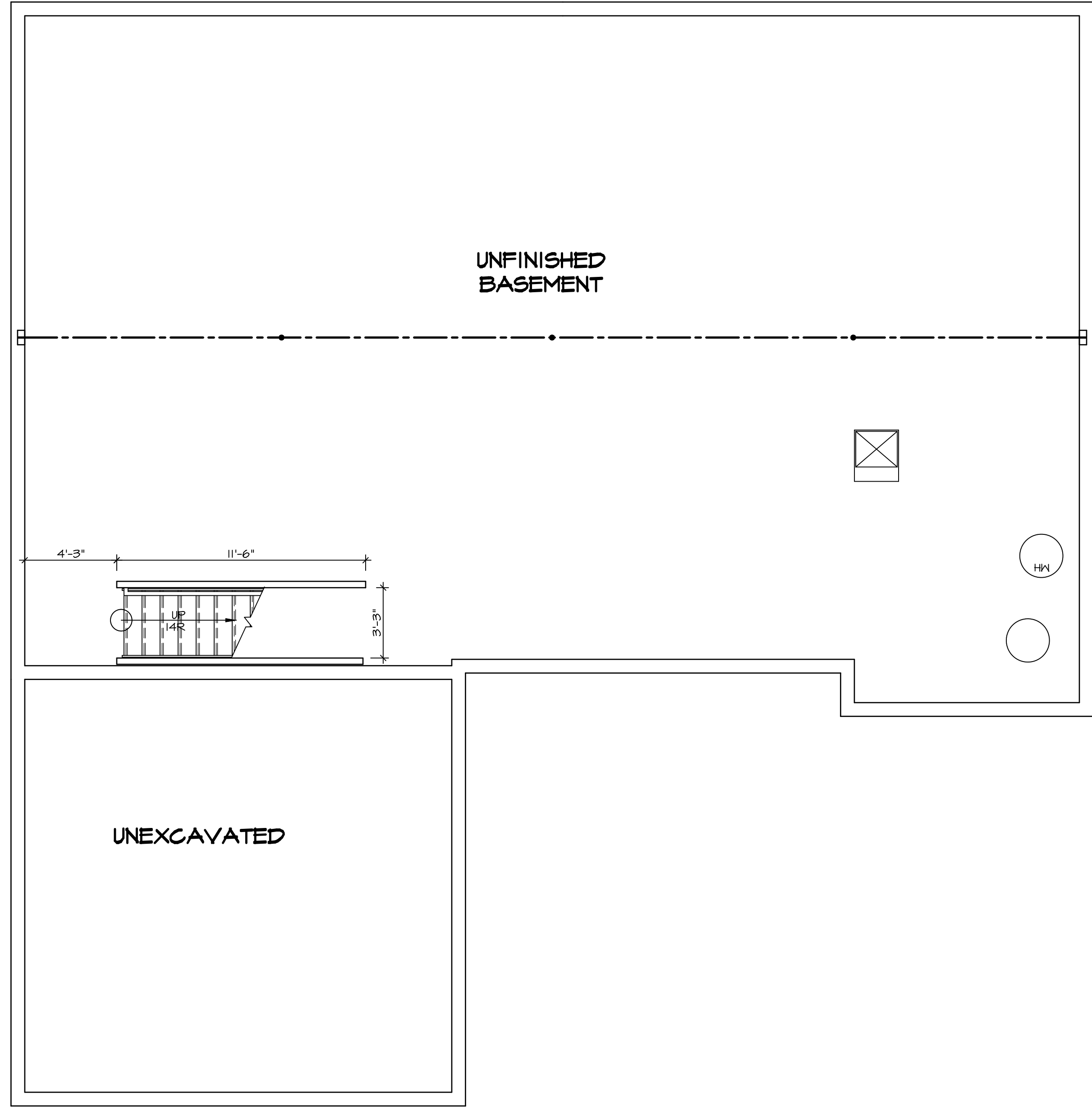
1
A-5 **PLUMBING PLAN**
SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL AVIANO	SET NO. A/AC0	VERSION 01
	DRAWING TITLE PLUMBING PLAN	DRAWN BY	
	OPTION DESCRIPTION	DATE:	OPTION
26			

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 NVR, Inc.
 Architectural Services
 Architects
 Suite 100
 5285 Westpark Drive
 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

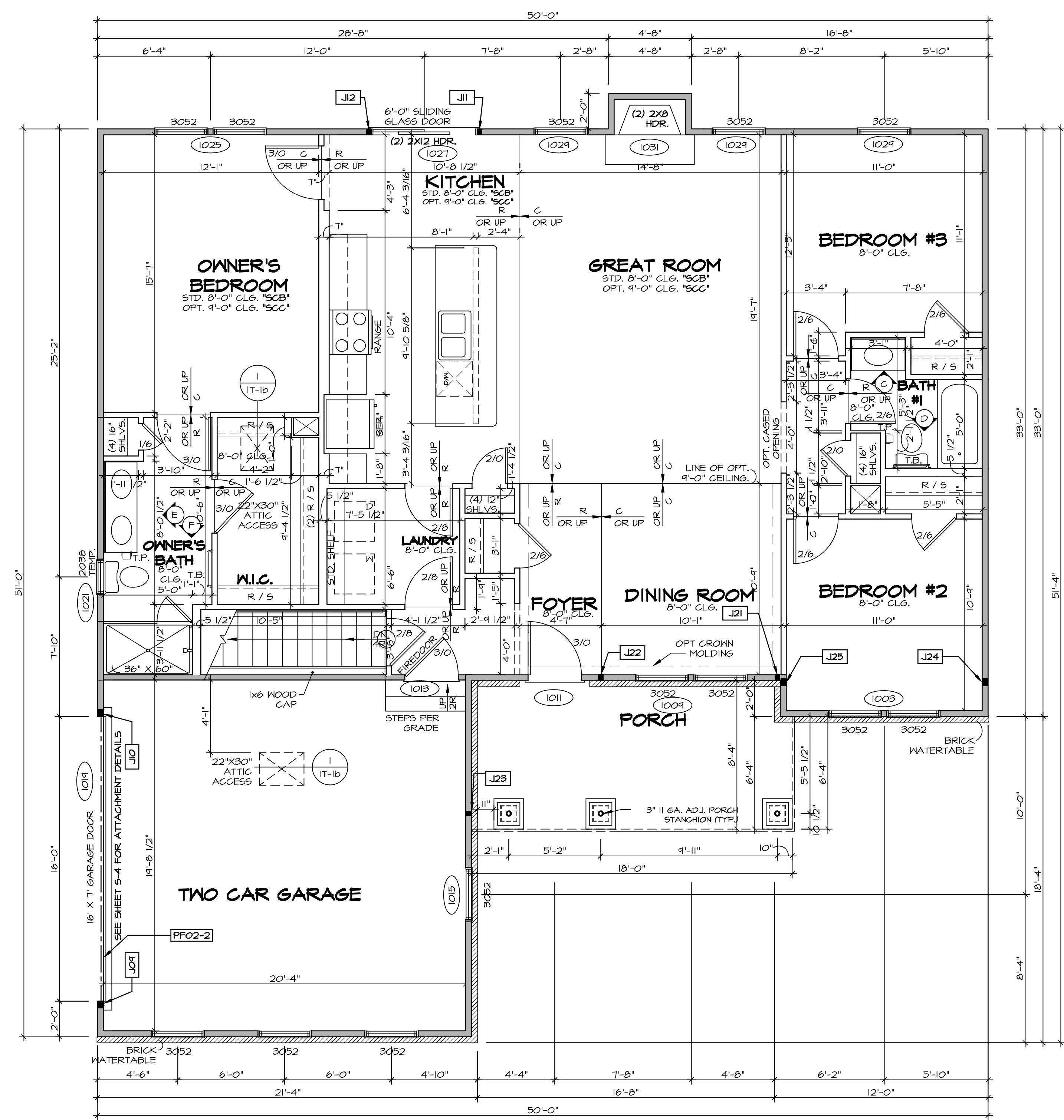
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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, 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	SET NO. A/A00	VERSION 01	DATE: 9/1/15	OPTION
		DRAWING TITLE BASEMENT FLOOR PLAN	DRAWN BY: SGA		
OPTION DESCRIPTION					
29					
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<p>REMARKS</p>					
<p>REV. NO. DATE</p>					

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



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**
- 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	1014	
J10	JACK - (3) 2X4 SFF STUD GRADE	GCC	1014	
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	

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	7/18/11	DRH - T-PLY CONVERSION

MARKS

REMARKS

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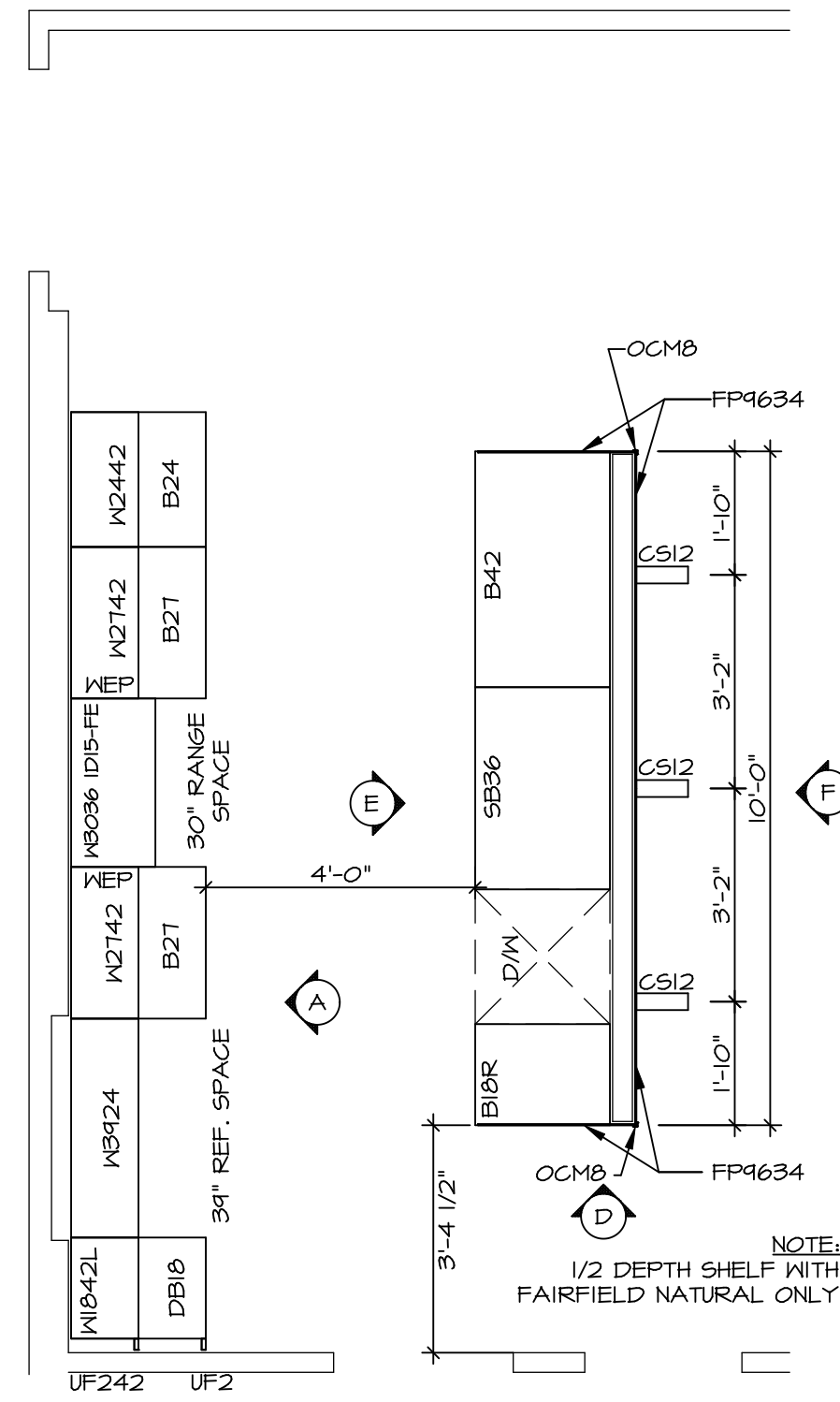
NVR
Architectural Services
5285 Washington Blvd
Frederick, MD 21703

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

AVIANO
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. **A-7**
31

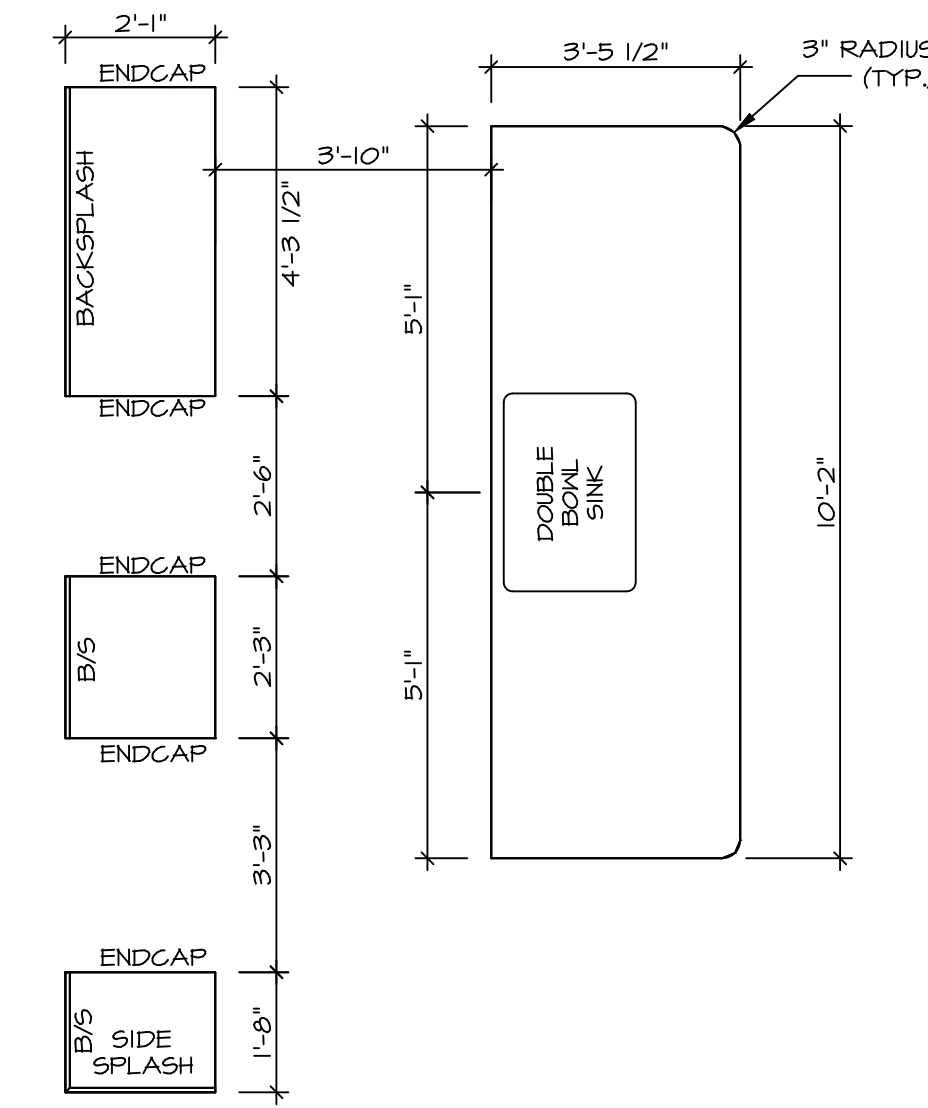
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**KITCHEN CABINET
PLAN / KC-3432**

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

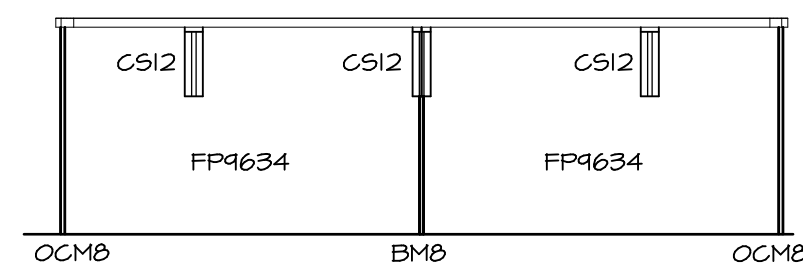
1
A-II



**KITCHEN COUNTERTOP
PLAN / KC-3432**

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

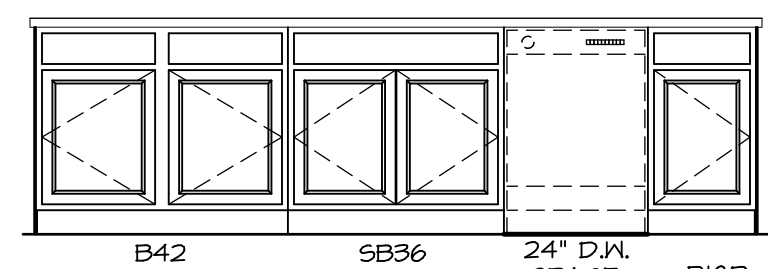
2
A-II



KITCHEN ELEVATION

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

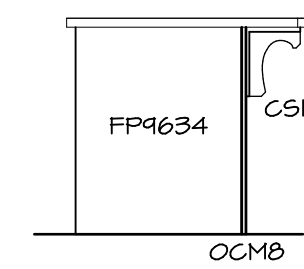
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KITCHEN ELEVATION

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

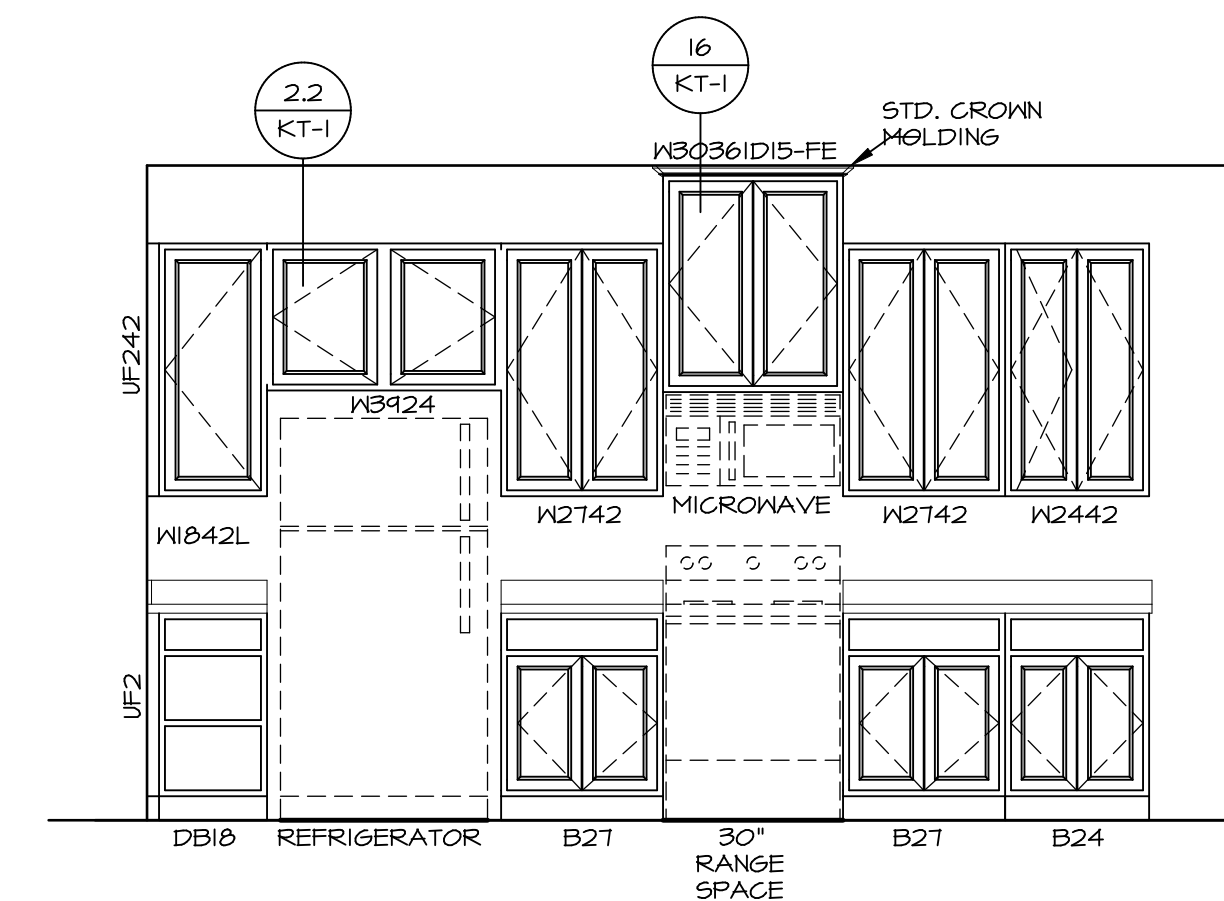
E



KITCHEN ELEVATION

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

D



KITCHEN ELEVATION

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

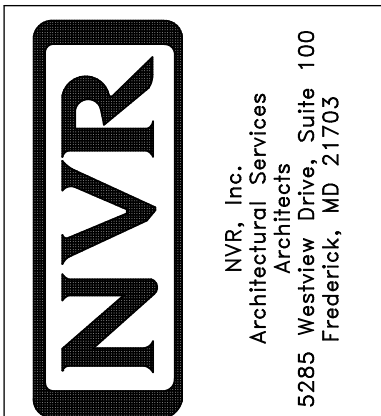
A

3
A-II

KITCHEN ELEVATIONS

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

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SHEET NO.	MODEL	SET NO.	VERSION	DATE	OPTION
A-11	AVIANO DRAWING TITLE KITCHEN LAYOUT	01	RJC	4/11/15	
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 VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO.	MODEL	SET NO.	REV. NO.	DATE	REMARKS
A-12	AVIANO DRAWING TITLE BATH ELEVATIONS	01			
42	OPTION DESCRIPTION	01			

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