

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

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

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Frederick, MD 21703

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REV. NO.	DATE	REMARKS

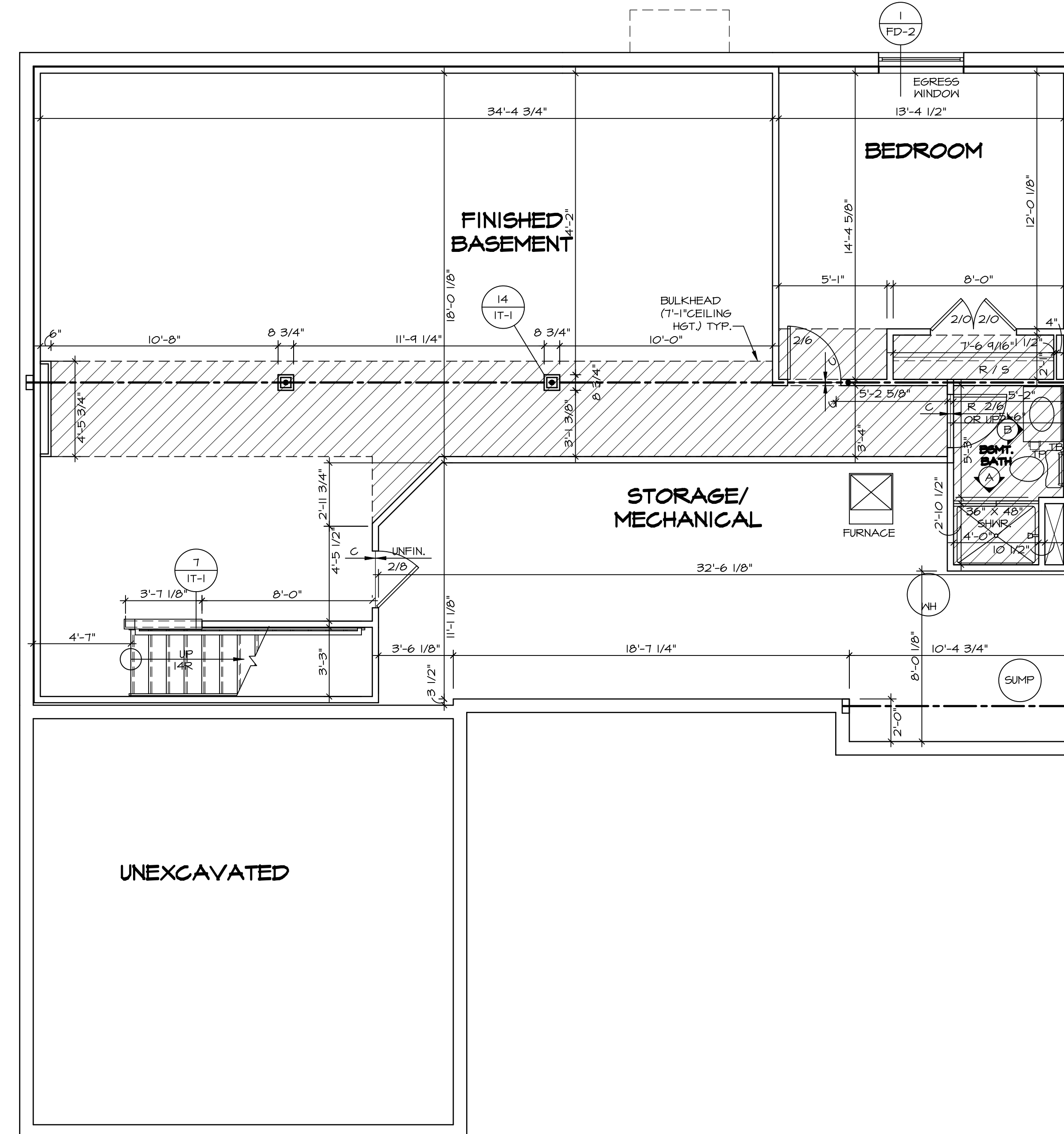
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
SEE FC DETAILS FOR FRAMING CONNECTORS	

FLOOR PLAN NOTES

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.

GYPSON NOTES

- AT GARAGE:**
GYPSON 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" GYPSON BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

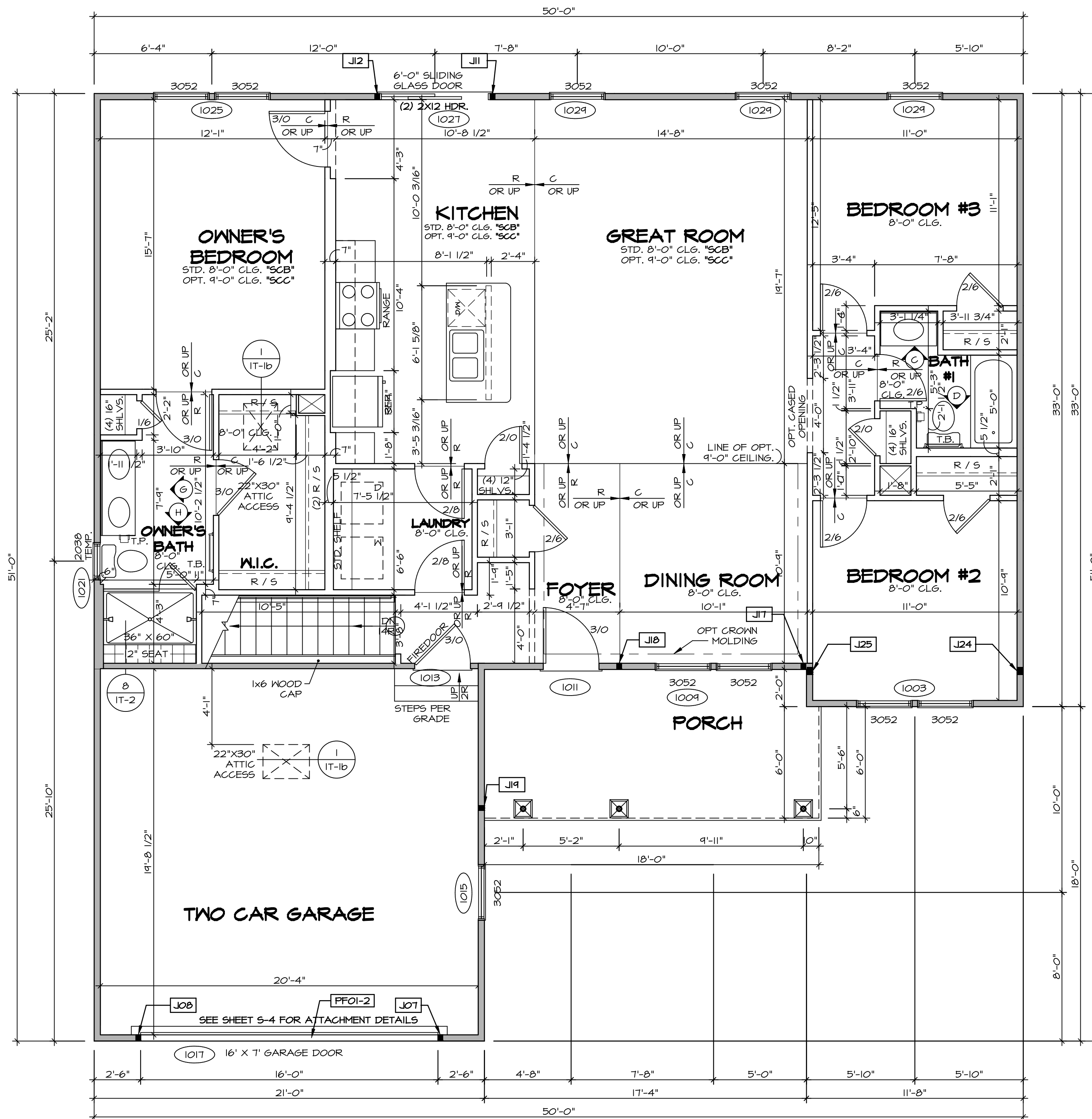


BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO.	MODEL	DRAWING TITLE	OPTION DESCRIPTION	SET NO.	DATE	REV. NO.	DATE	REMARKS
				A-6	9/1/15	1		
A-6	AVIANO	BASEMENT FLOOR PLAN		01	9/1/15			
29				01	9/1/15			

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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
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	
J17	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J18	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J19	JACK - (2) 2X4 SFF STUD GRADE	ELC	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

REMARKS

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

MODEL: AVIANO
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION

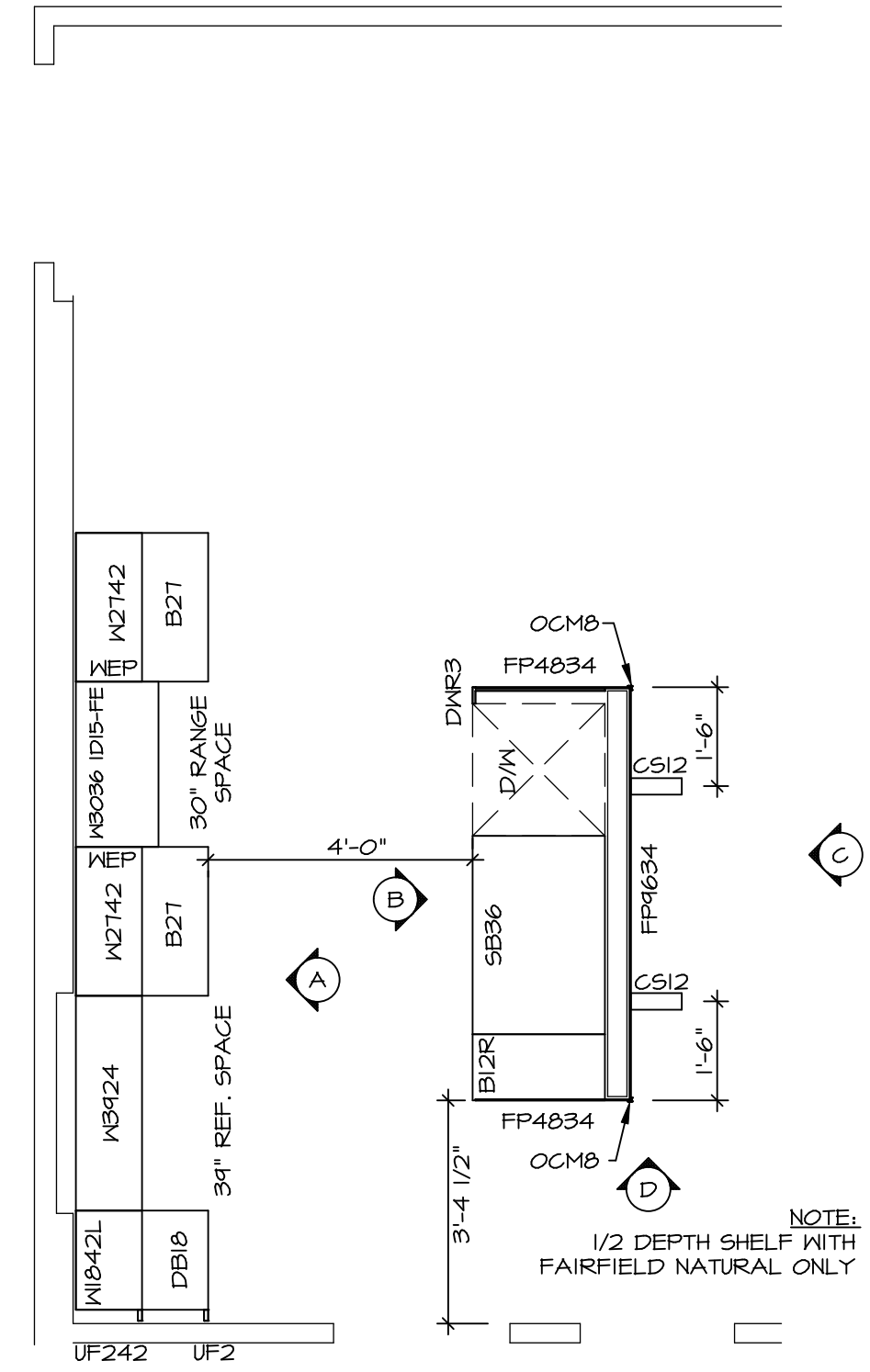
SHEET NO. A-7

31

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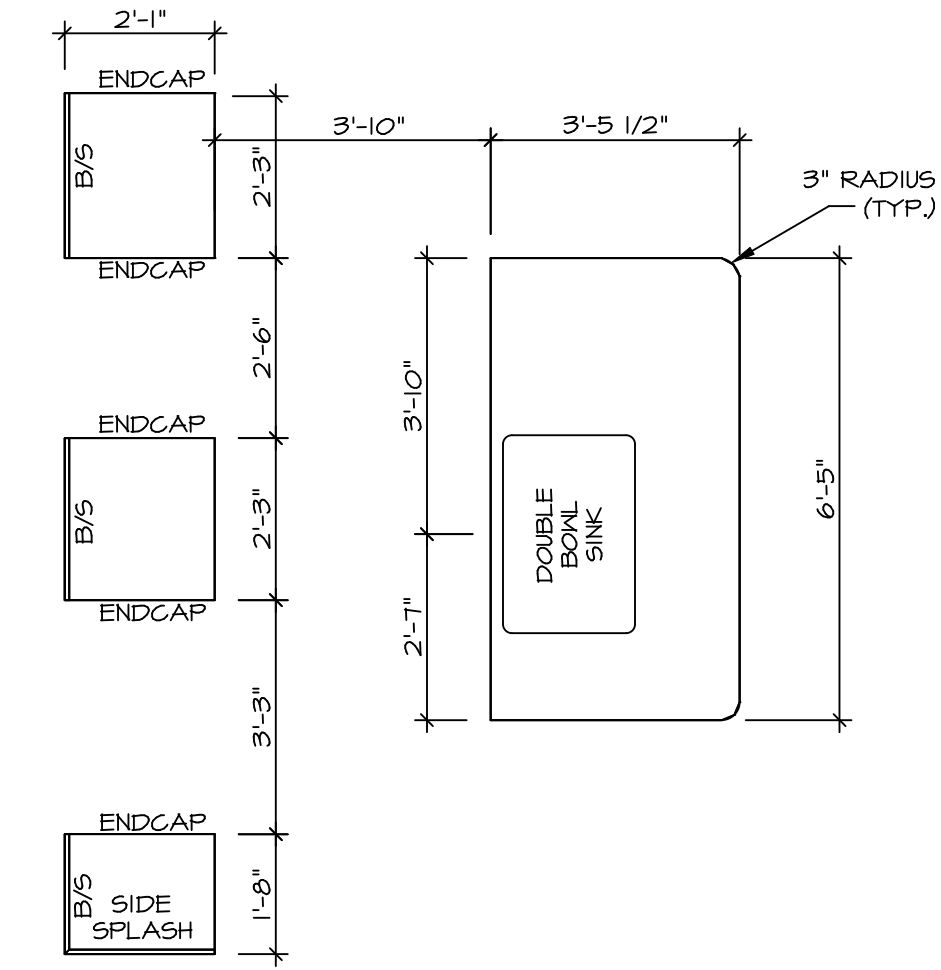
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**KITCHEN CABINET
PLAN / KC-343I**

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

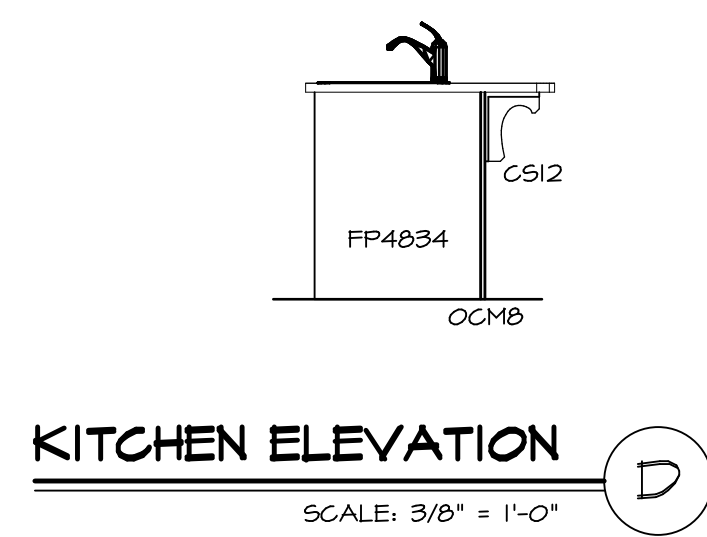
1
A-II



**KITCHEN COUNTERTOP
PLAN / KC-343I**

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

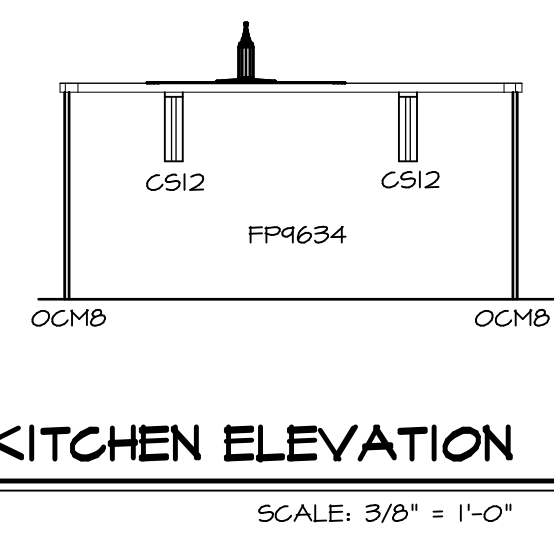
2
A-II



KITCHEN ELEVATION D

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

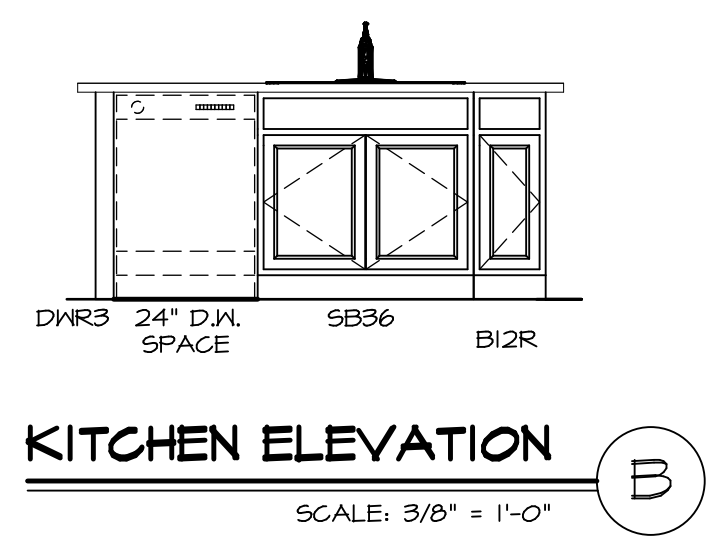
D



KITCHEN ELEVATION C

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

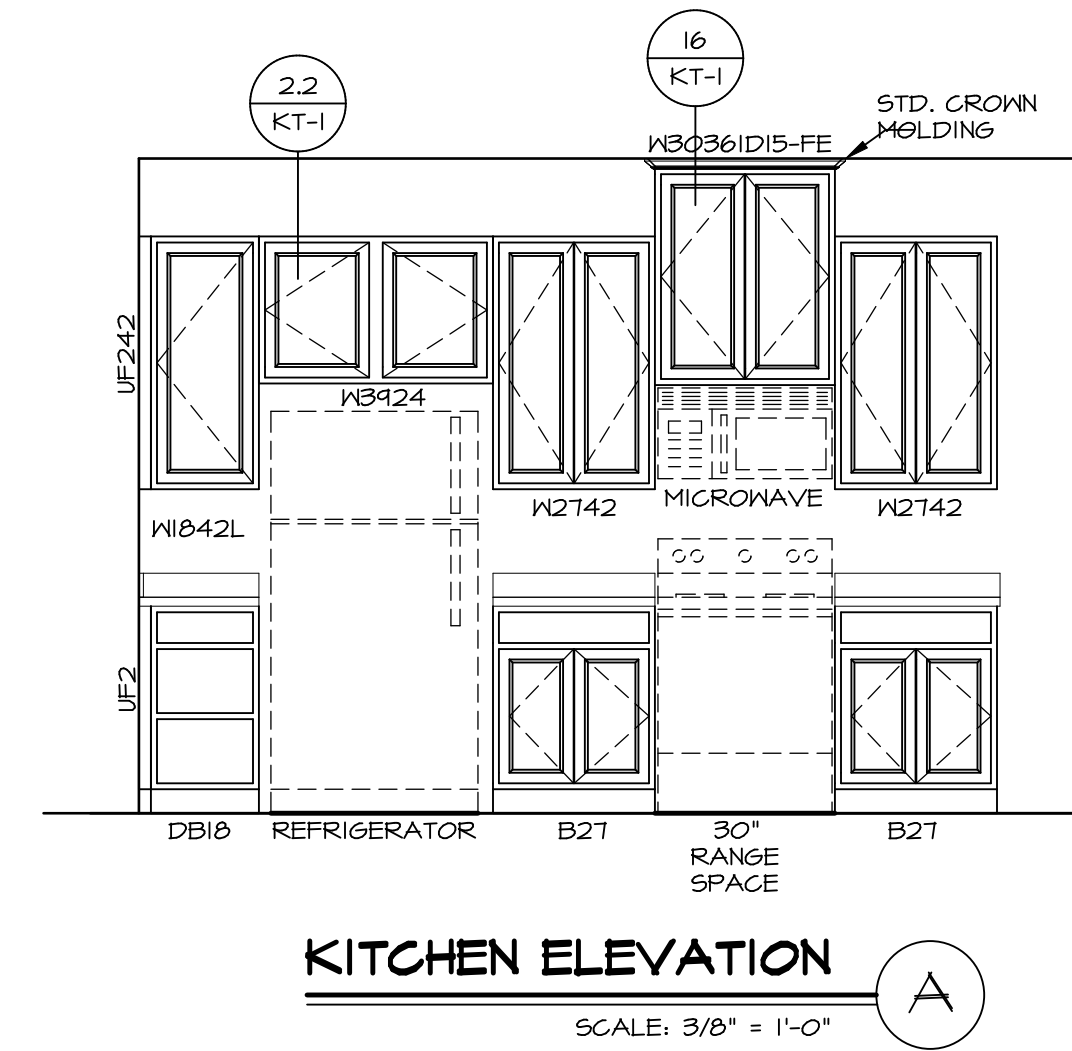
C



KITCHEN ELEVATION B

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

B



KITCHEN ELEVATION A

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

A

**3
A-II KITCHEN ELEVATIONS**

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

SHEET NO.	A-II	38
MODEL	AVIANO	
DRAWING TITLE	KITCHEN LAYOUT	
OPTION DESCRIPTION		
SET NO. A/A00	VERSION 01	
DRAWN BY	RJC	
DATE:	4/11/15	
OPTION		

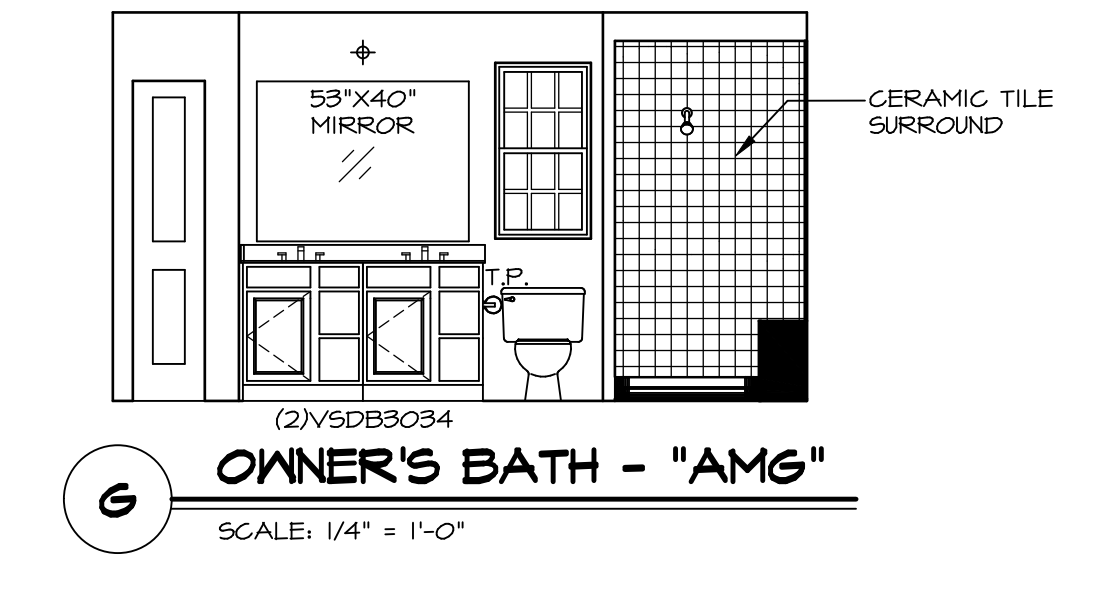
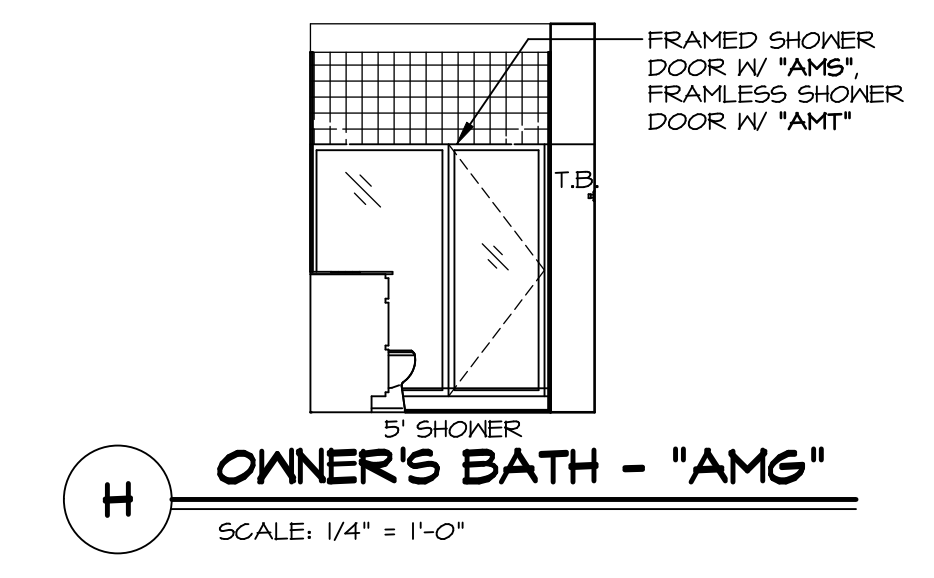
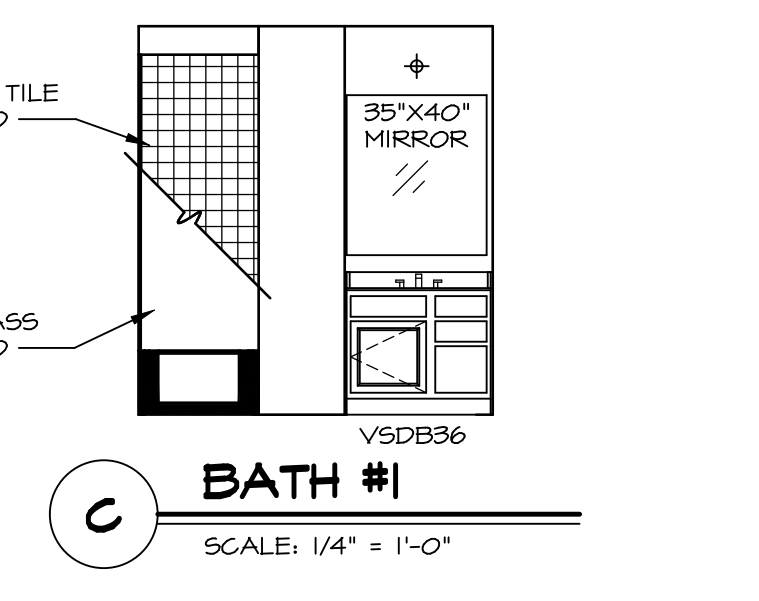
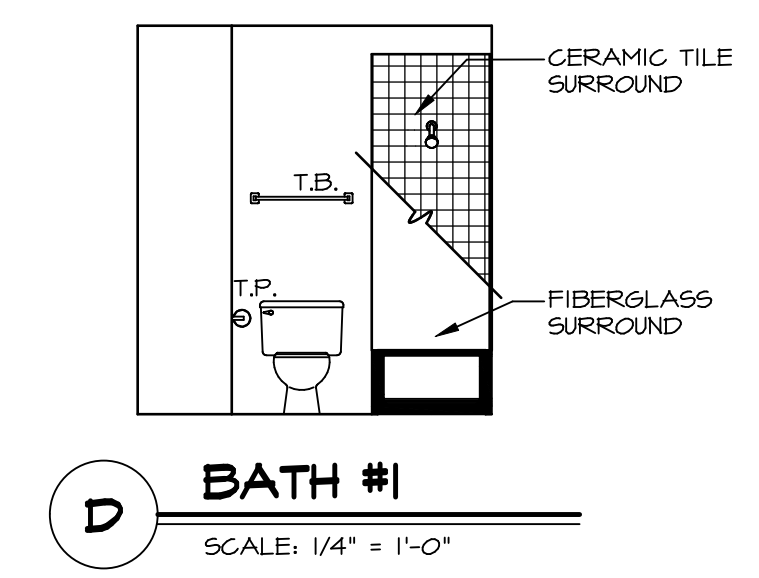
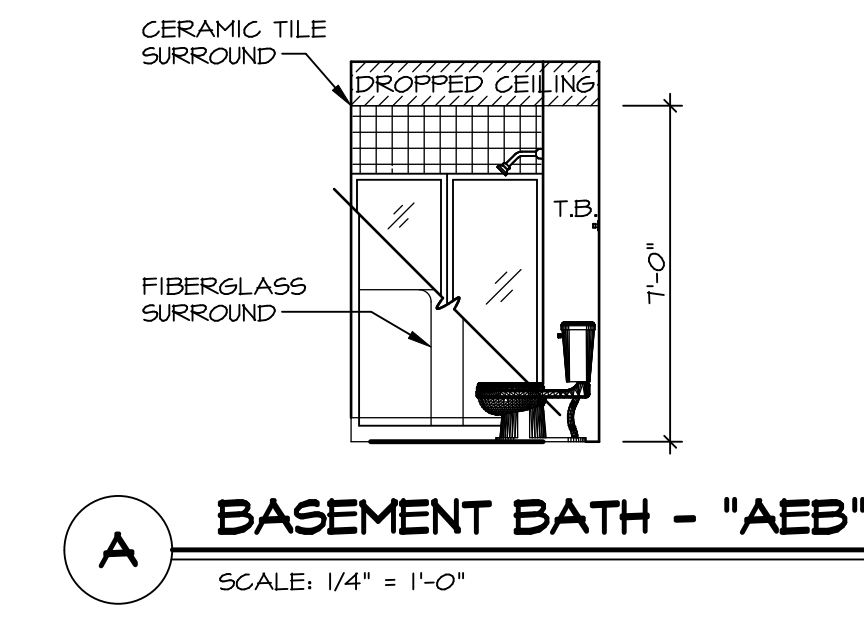
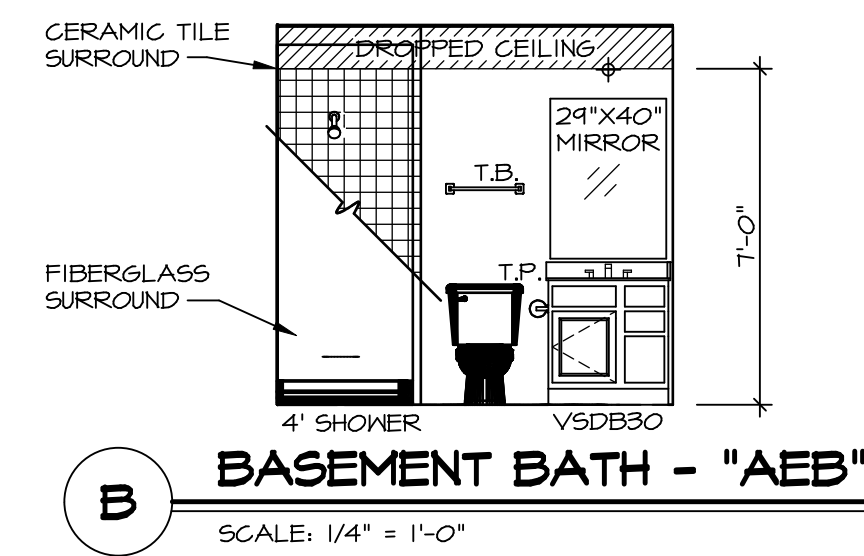
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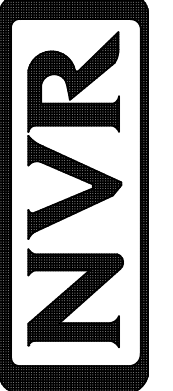
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REV. NO.	DATE	REMARKS

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.



SHEET NO. A-12	MODEL AVIANO	DRAWING TITLE BATH ELEVATIONS	OPTION DESCRIPTION	SET NO. A1A00	VERSION 01	DATE: 4/11/15	OPTION
				DRAWN BY SGA			
42							
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				REV. NO.	DATE	REMARKS	

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