

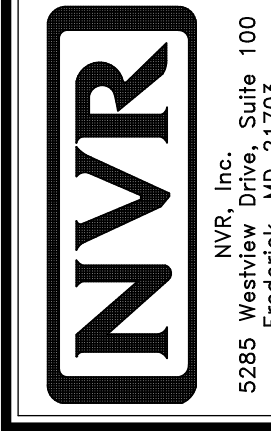
**PLUMBING PLAN**

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

1  
A-5

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

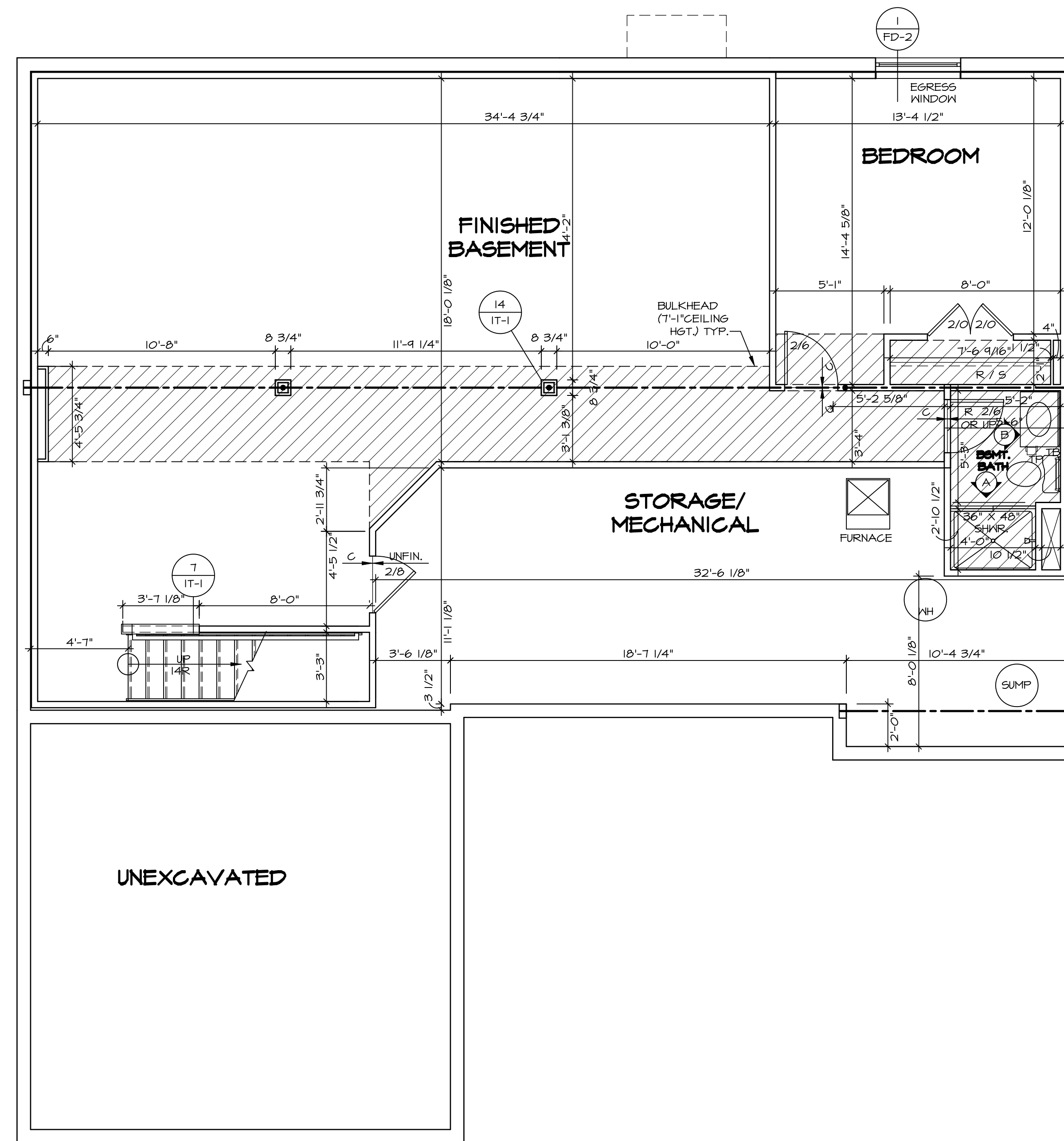
26



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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

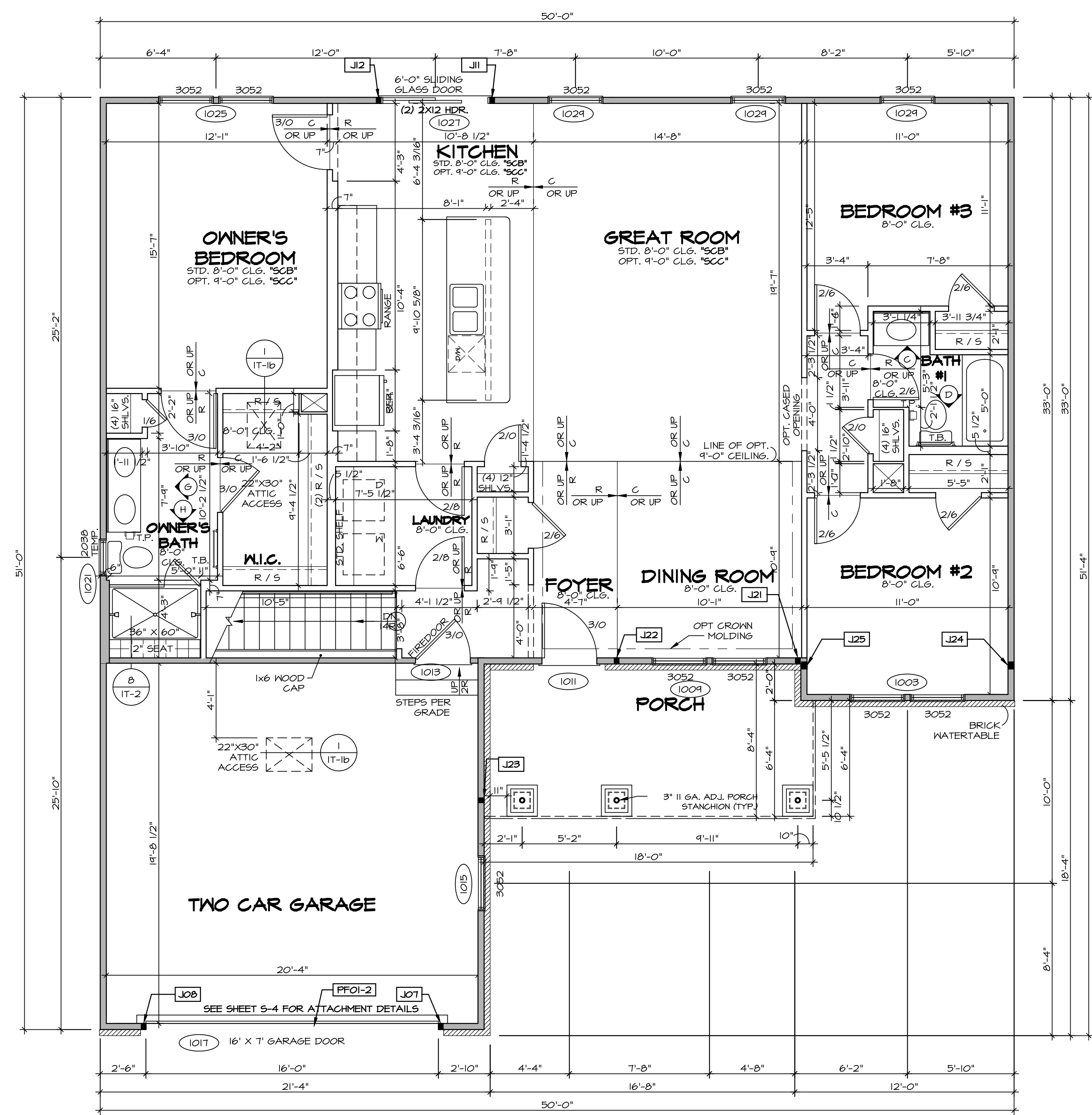
REV. NO.	DATE	REMARKS

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 Frederick, MD 21703

MODEL	AVIANO
DRAWING TITLE	BASEMENT FLOOR PLAN
OPTION DESCRIPTION	
SET NO. A/A00	VERSION 01
DRAWN BY SGA	DATE: 4/1/15
OPTION	
SHEET NO. A-6	29

**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
PFOI-2	EXT HEADER - 2X12 - 2 PLY	20'-4"	6CB	101T	

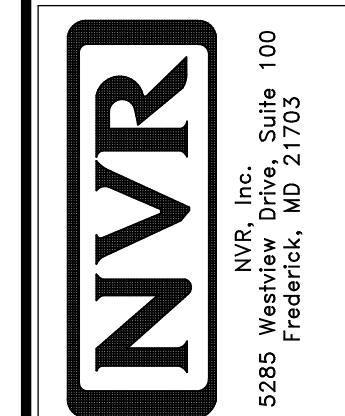
**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SFF STUD GRADE	6CB	101T	
J08	JACK - (2) 2X4 SFF STUD GRADE	6CB	101T	
J11	JACK - (2) 2X4 SFF STUD GRADE		102T	
J12	JACK - (2) 2X4 SFF STUD GRADE		102T	
J21	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	
J22	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	
J23	JACK - (2) 2X4 SFF STUD GRADE	ELL	103B	
J24	JACK - (3) 2X4 SFF STUD GRADE		103B	
J25	JACK - (3) 2X4 SFF STUD GRADE		103B	

REMARKS

REV. NO.	DATE	DESCRIPTION

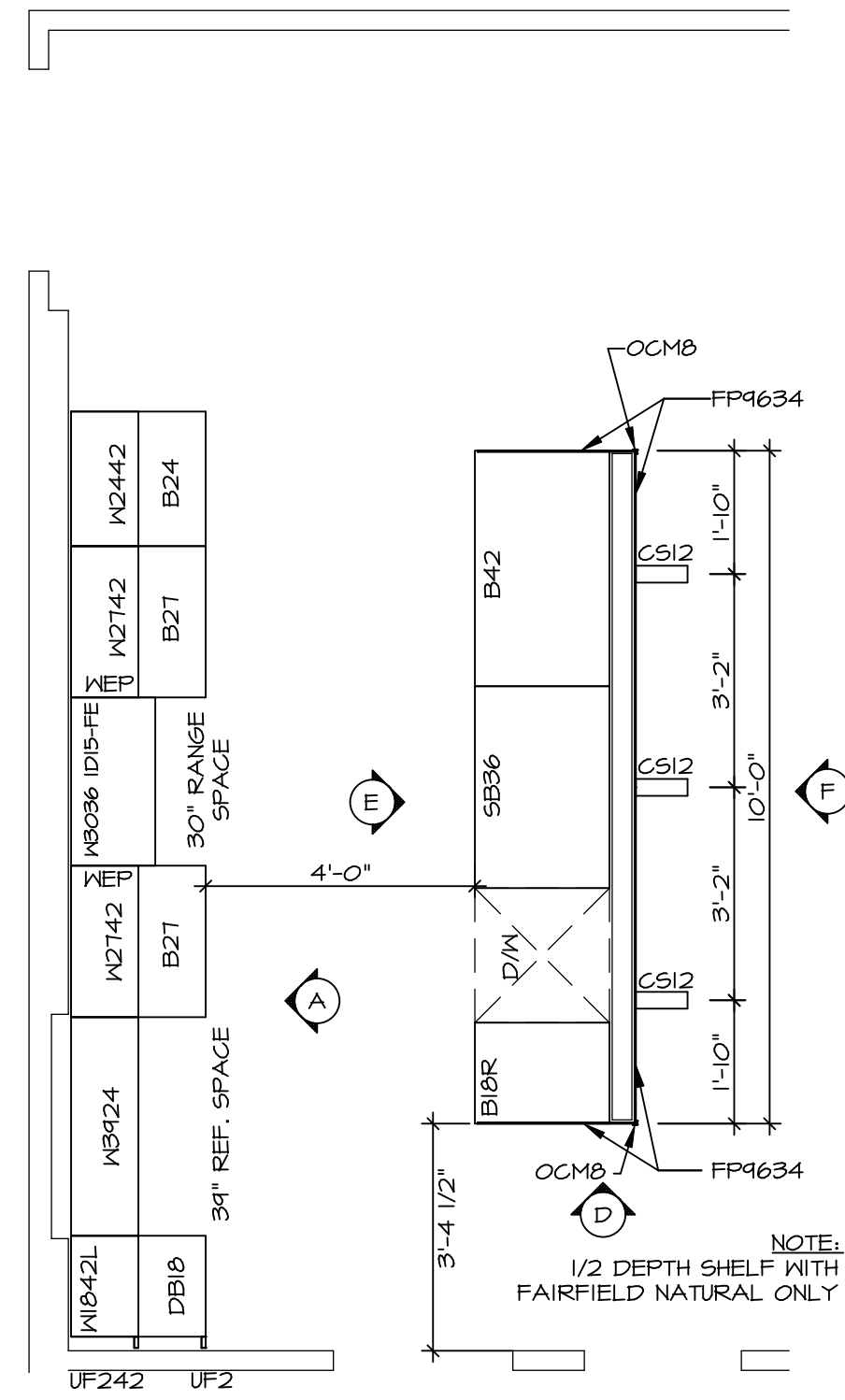
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SET NO. A1A00  
VERSION 01  
DRAWN BY SGA  
DATE: 9/17/15  
OPTION

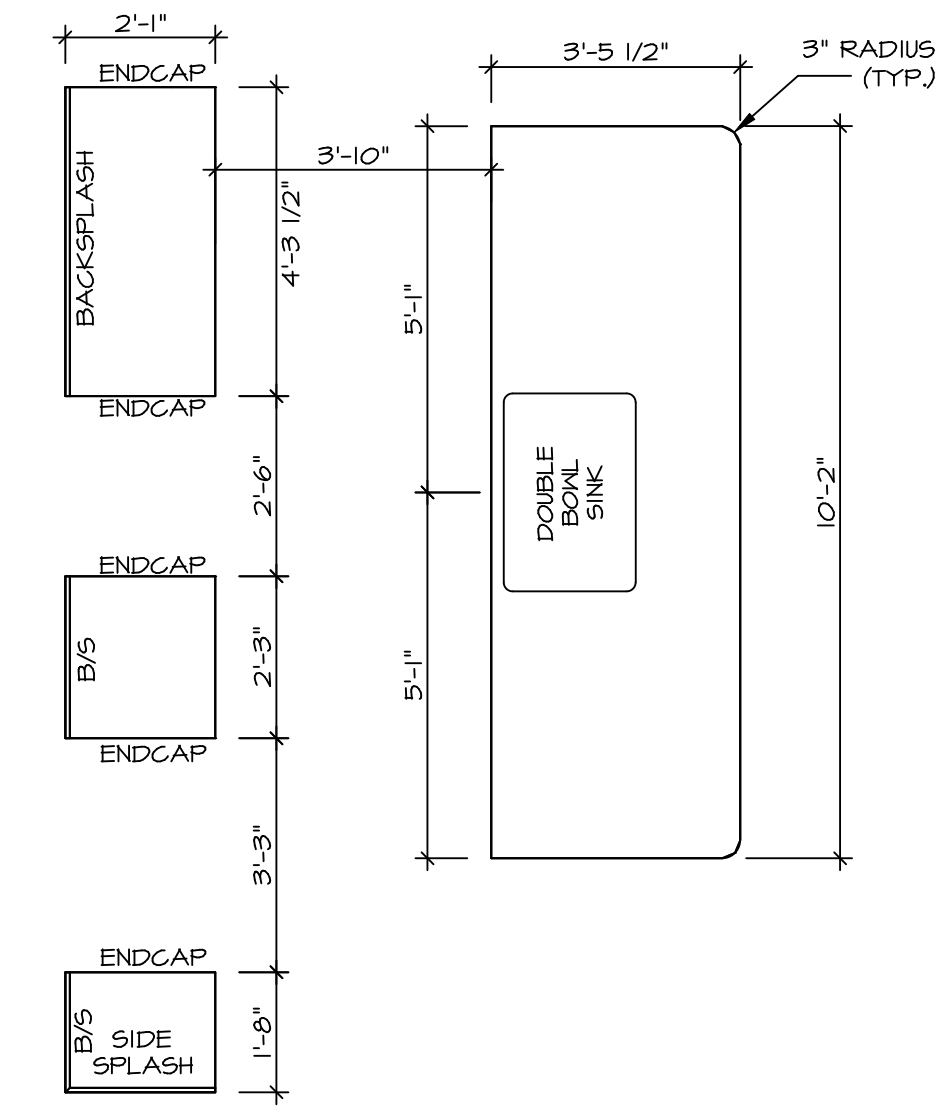
SHEET NO. A-7  
DRAWING TITLE FIRST FLOOR PLAN  
OPTION DESCRIPTION



**KITCHEN CABINET  
PLAN / KC-3432**

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

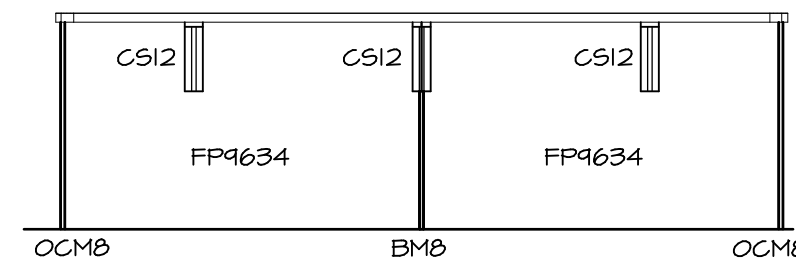
1  
A-11



**KITCHEN COUNTERTOP  
PLAN / KC-3432**

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

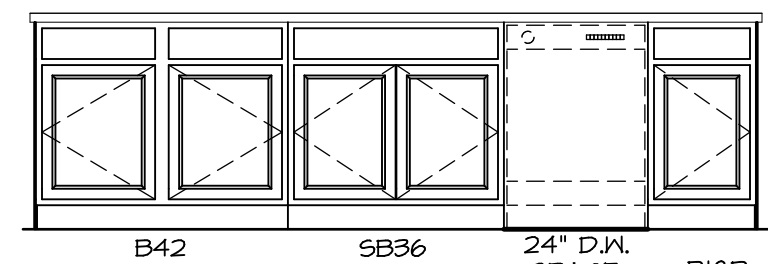
2  
A-11



**KITCHEN ELEVATION**

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

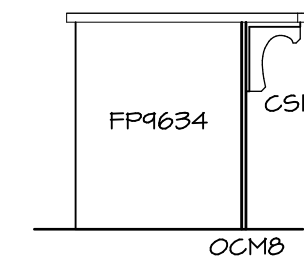
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**KITCHEN ELEVATION**

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

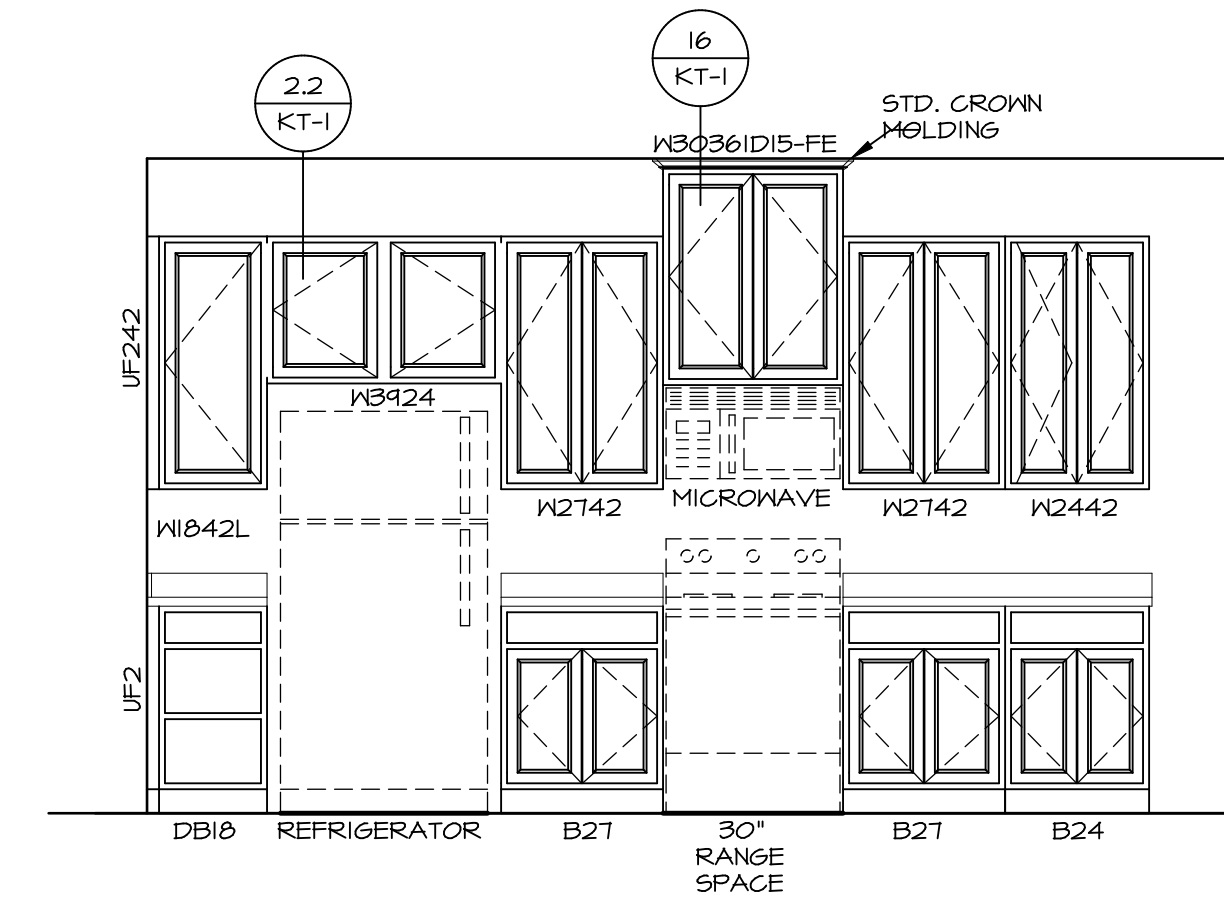
E



**KITCHEN ELEVATION**

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

D



**KITCHEN ELEVATION**

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

A

3  
A-11

**KITCHEN ELEVATIONS**

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

SHEET NO.  
A-11

MODEL  
AVIANO

VERSION  
01

DRAWING TITLE  
KITCHEN LAYOUT

OPTION DESCRIPTION

OPTION

SET NO. A/A00

VERSION 01

DRAWN BY RJC

DATE: 4/11/15

OPTION

SET NO. A/A00

VERSION 01

DRAWING TITLE  
KITCHEN LAYOUT

OPTION DESCRIPTION

OPTION

SET NO. A/A00

VERSION 01

DRAWING TITLE  
KITCHEN LAYOUT

OPTION DESCRIPTION

OPTION

SET NO. A/A00

VERSION 01

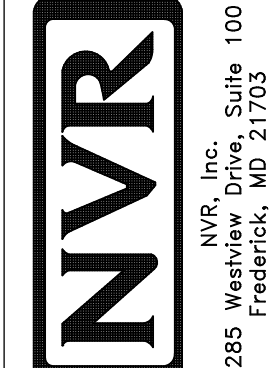
DRAWING TITLE  
KITCHEN LAYOUT

OPTION DESCRIPTION

OPTION

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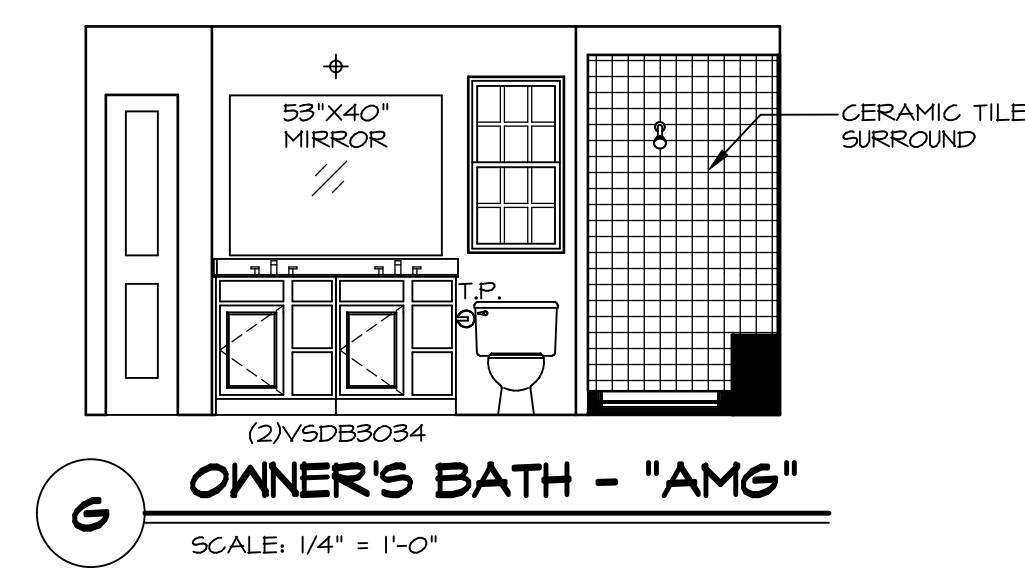
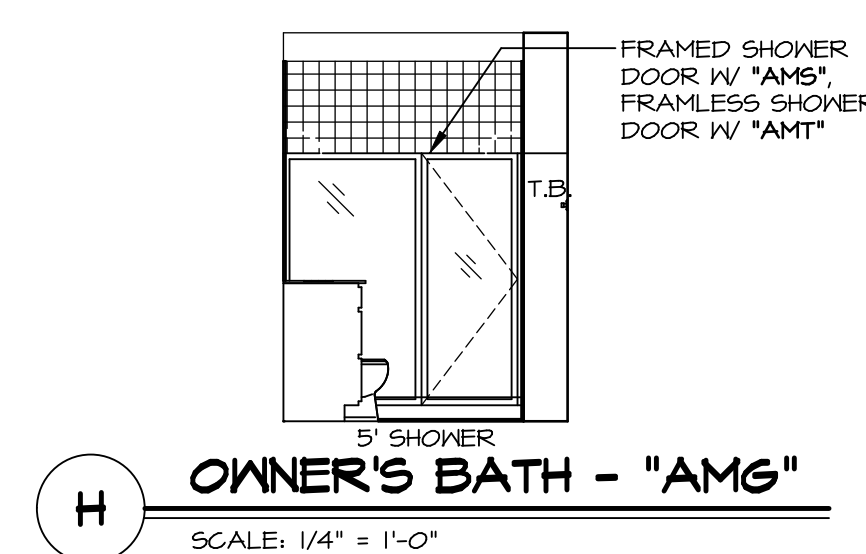
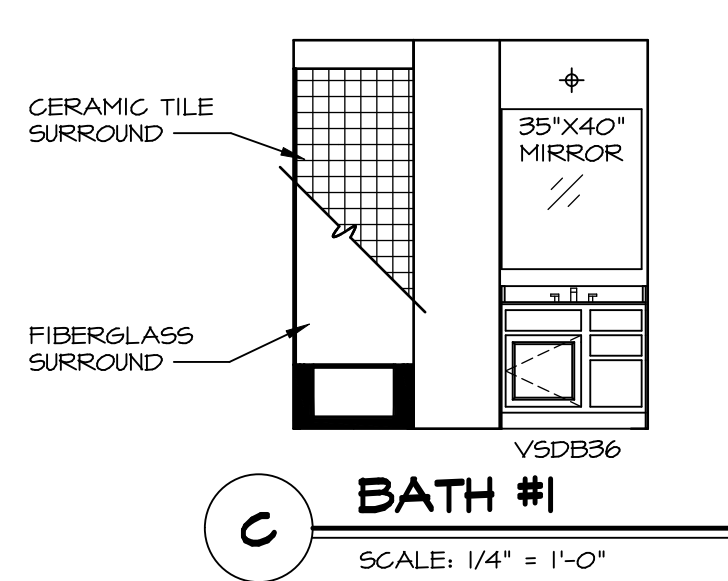
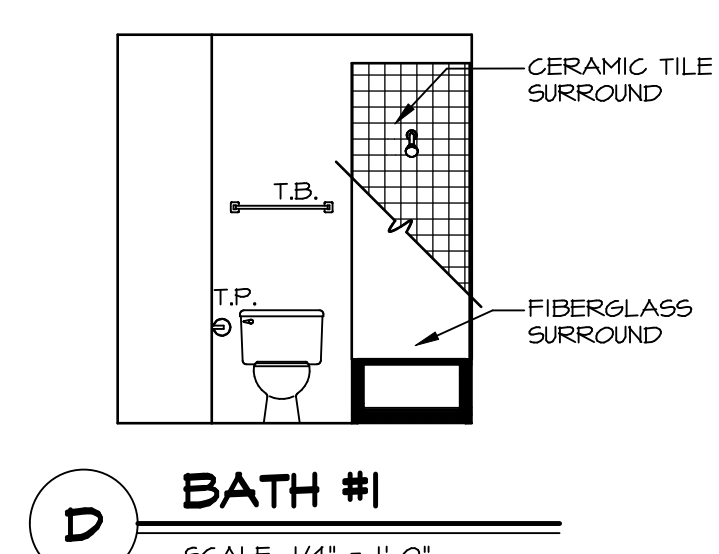
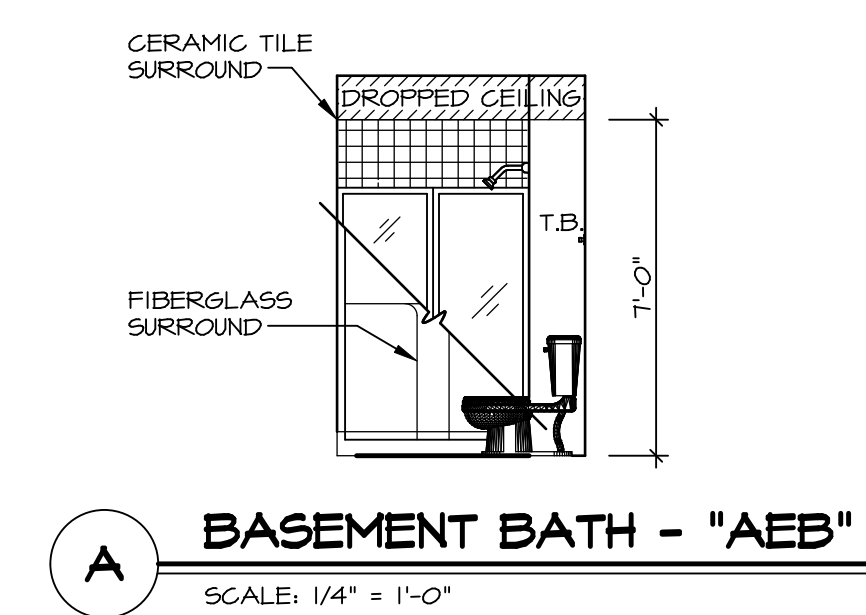
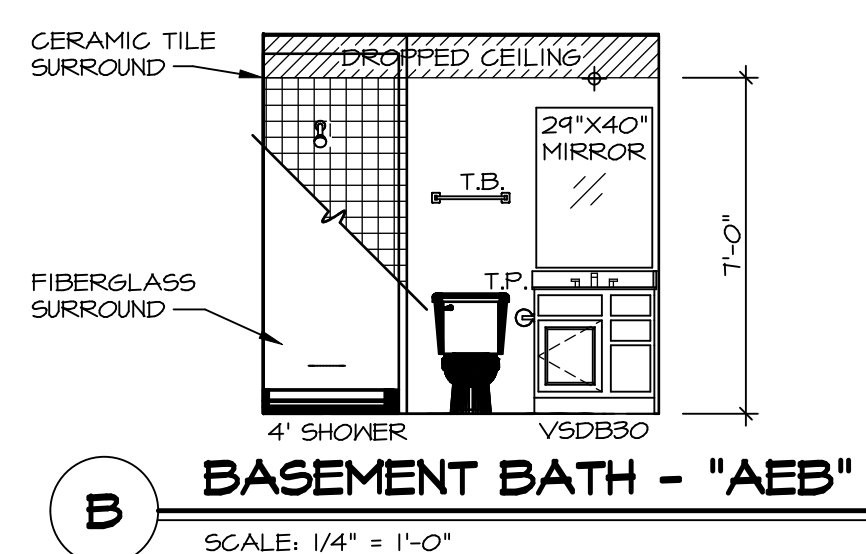
SET NO. A/A00  
VERSION 01  
DRAWN BY RJC  
DATE: 4/11/15  
OPTION

MODEL  
AVIANO  
DRAWING TITLE  
KITCHEN LAYOUT  
OPTION DESCRIPTION  
OPTION

SHEET NO.  
A-11  
38

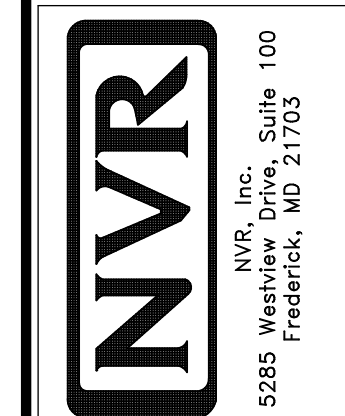
**NOTES:**

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.



REV. NO. DATE

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