

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

SHEET NO. A-5	MODEL AVIANO	SET NO. A/A00 VERSION 01
OPTION DESCRIPTION 26	DRAWING TITLE PLUMBING PLAN	DRAWN BY
	DATE:	OPTION

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5285 Westwood, Frederick, MD 21703

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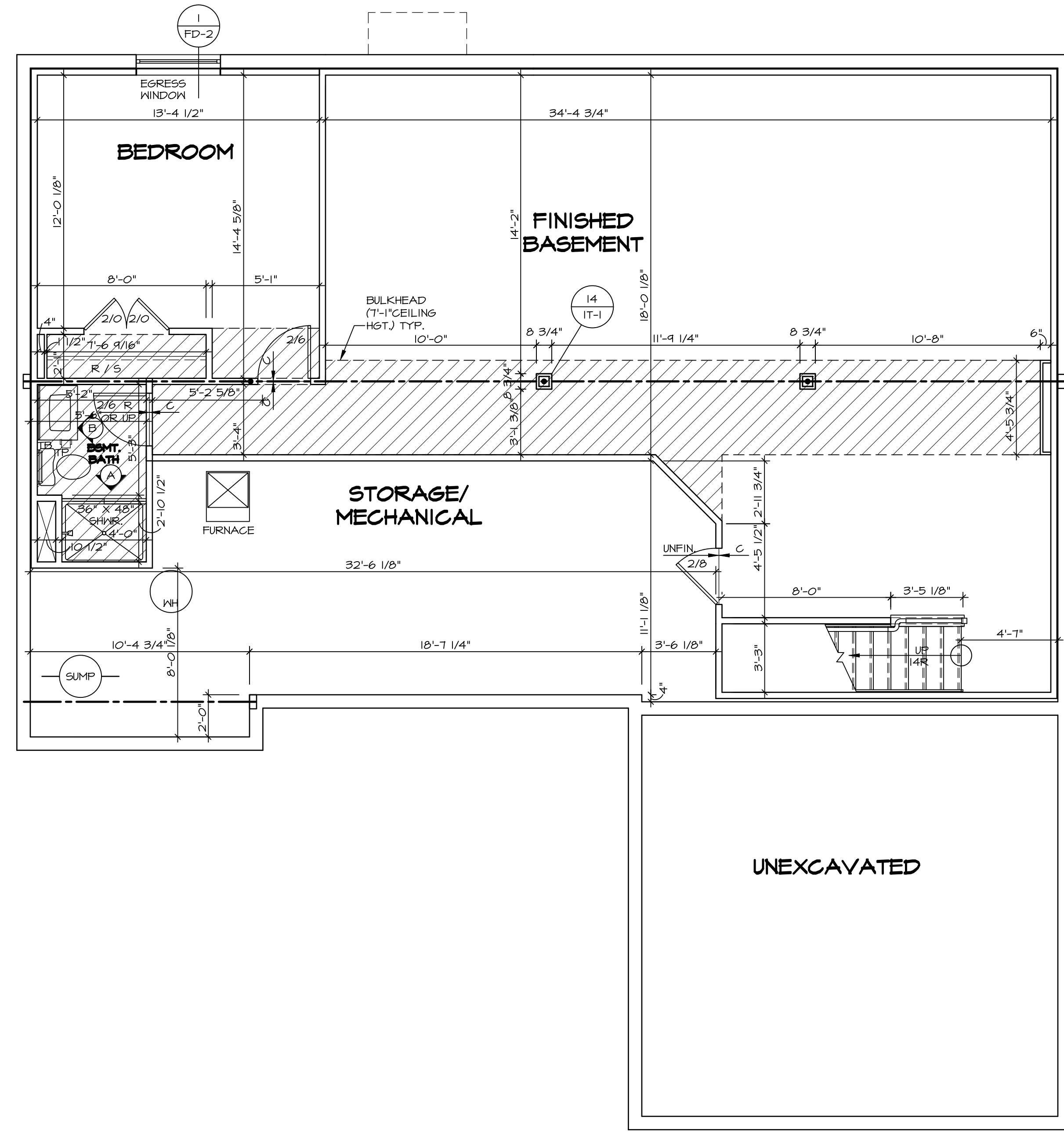
DIV-COMM-LOT-UNIT DCY-WI-0248	
COMM-LOT	MILSON FARMS - 0248
STREET ADDRESS	9361
CITY	FRANKLIN
STATE	-----
ZIP	-----

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.

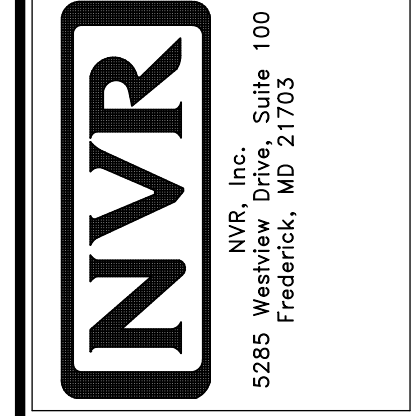
- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

DIV-COMM-LOT-UNIT
DCY-WI-0248
COM-Lot
MILSON FARMS - 0248
STREET ADDRESS
9361
CITY STATE ZIP
FRANKLIN

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SET NO. A1/A00
VERSION 01
DRAWN BY SGA
DATE: 9/9/15
OPTION

SHEET NO. **A-6**
MODEL: **AVIANO**
DRAWING TITLE: **BASEMENT FLOOR PLAN**
OPTION DESCRIPTION

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.

GYPSON 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:

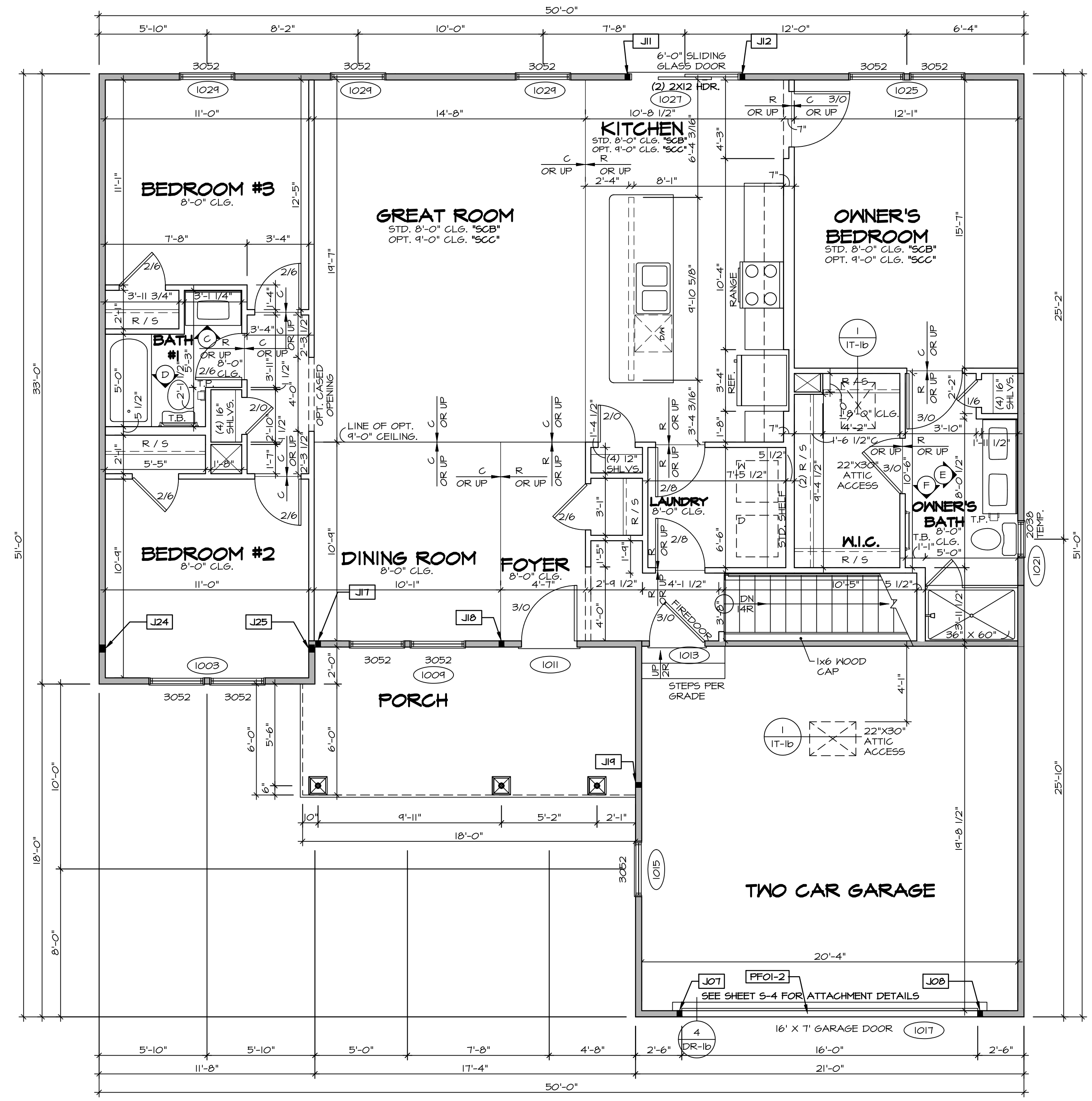
- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
- 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
- 4A - (3) PLY UP TO AND INCLUDING 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'-8"	GCB	101T	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SFF STUD GRADE	GCB	101T	
J02	JACK - (2) 2X4 SFF STUD GRADE	GCB	101T	
J03	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J04	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J05	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J06	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J07	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J08	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J09	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J10	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J11	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J12	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J13	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J14	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J15	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J16	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
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	
J20	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J21	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J22	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J23	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J24	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	
J25	JACK - (2) 2X4 SFF STUD GRADE	ELC	1033	



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

DIV-COMM-LOT-UNIT
DCY-WI-0248
COM-LOT
MILSON FARMS - 0248
STREET ADDRESS
9361
CITY STATE ZIP
FRANKLIN

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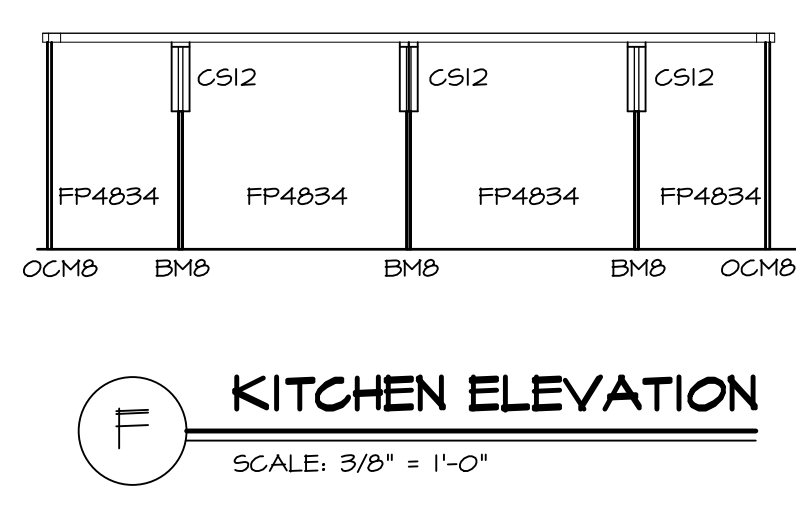
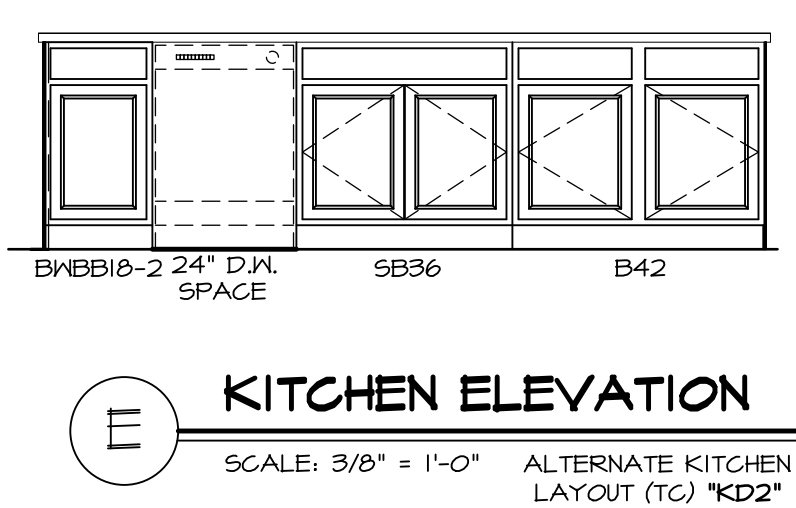
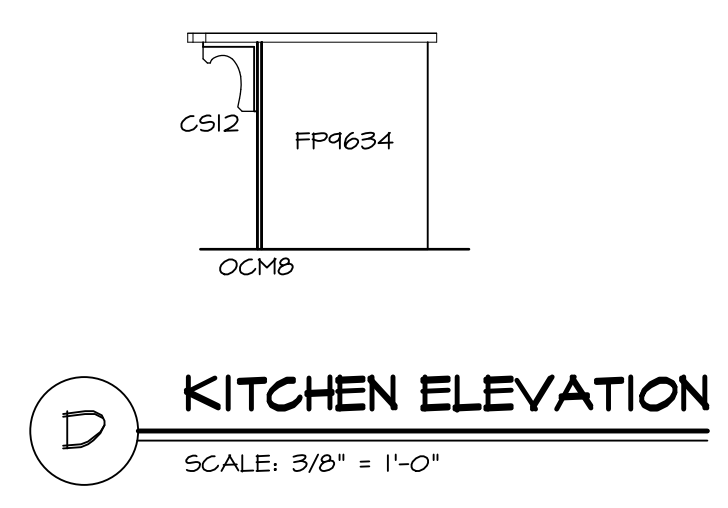
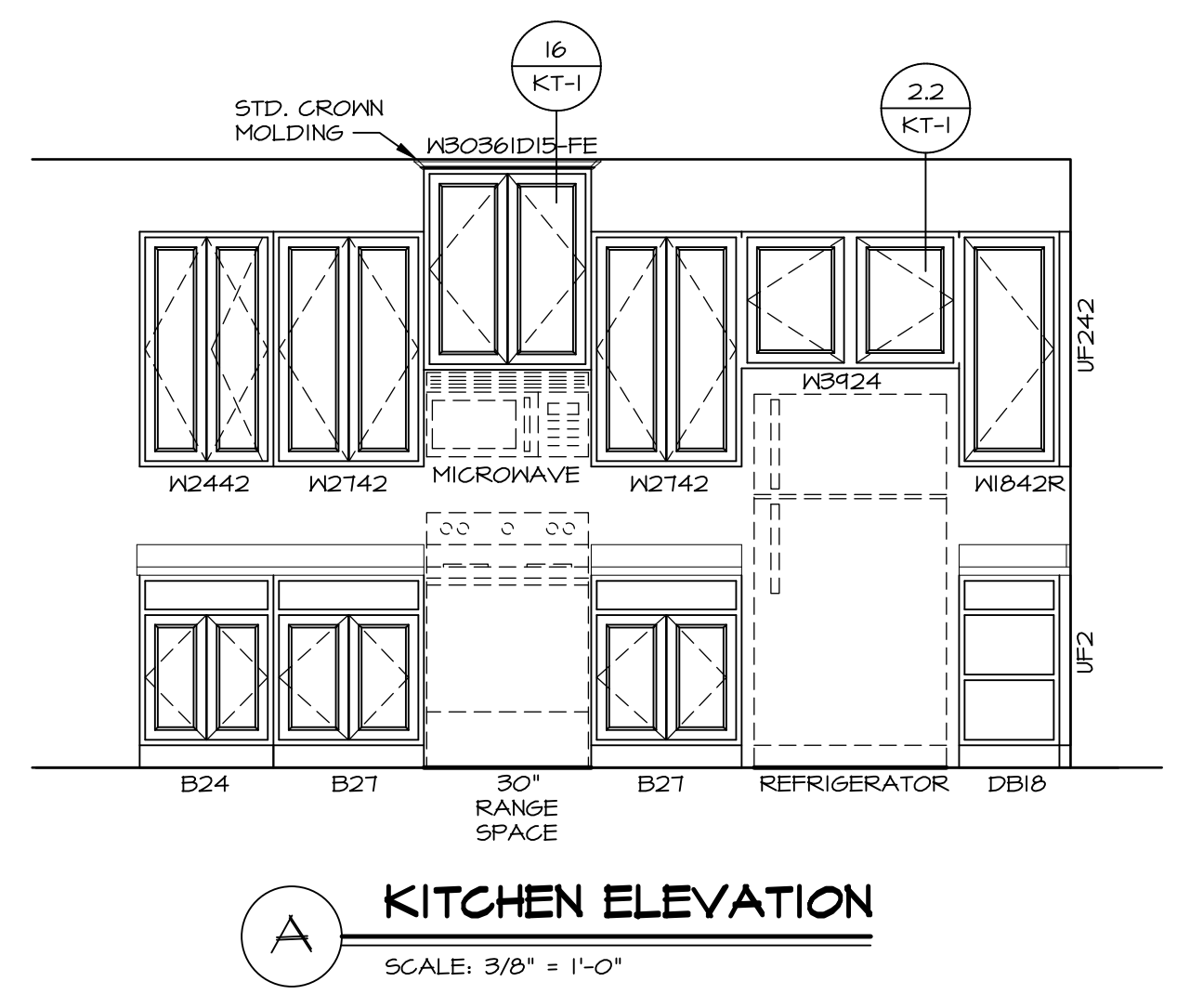
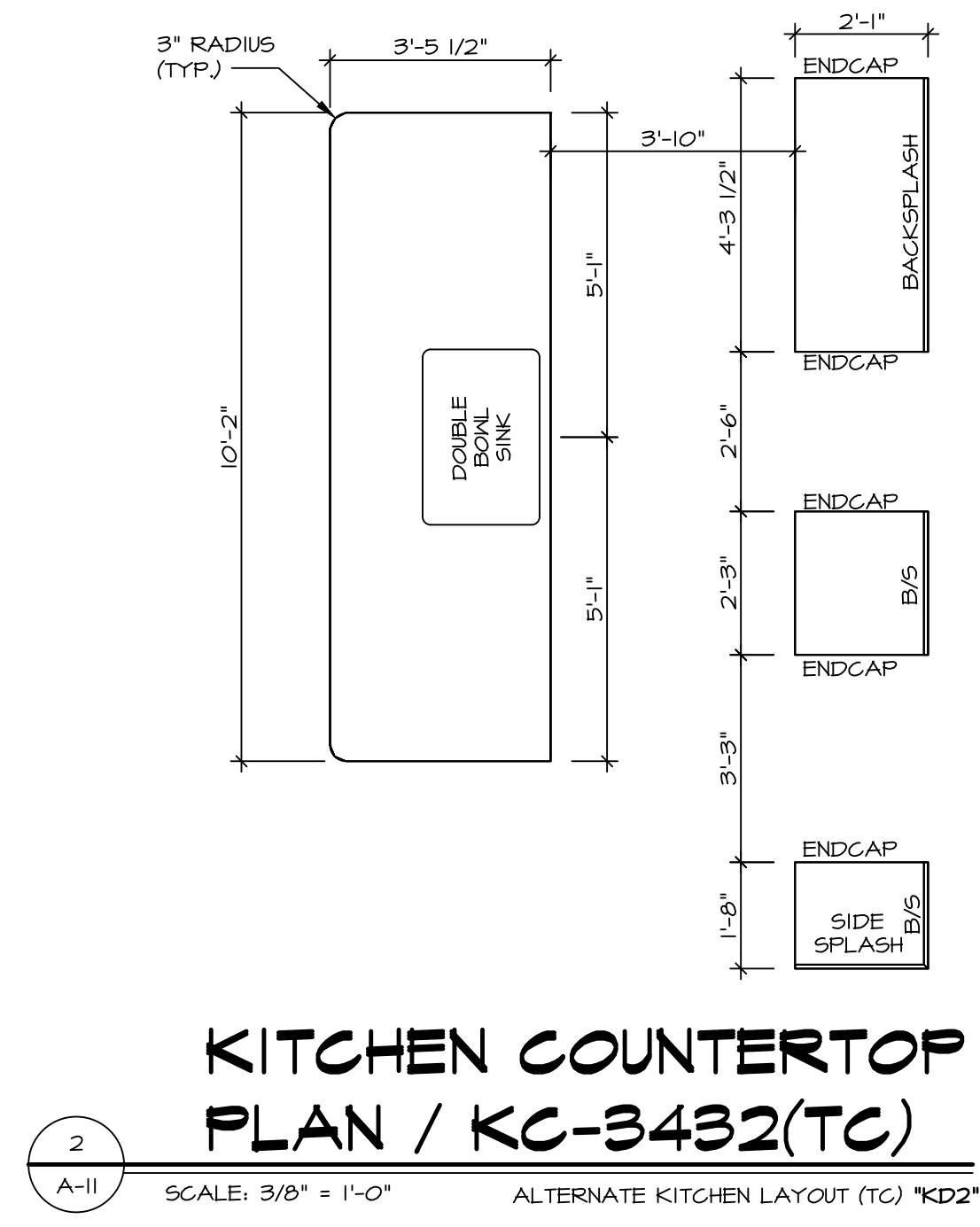
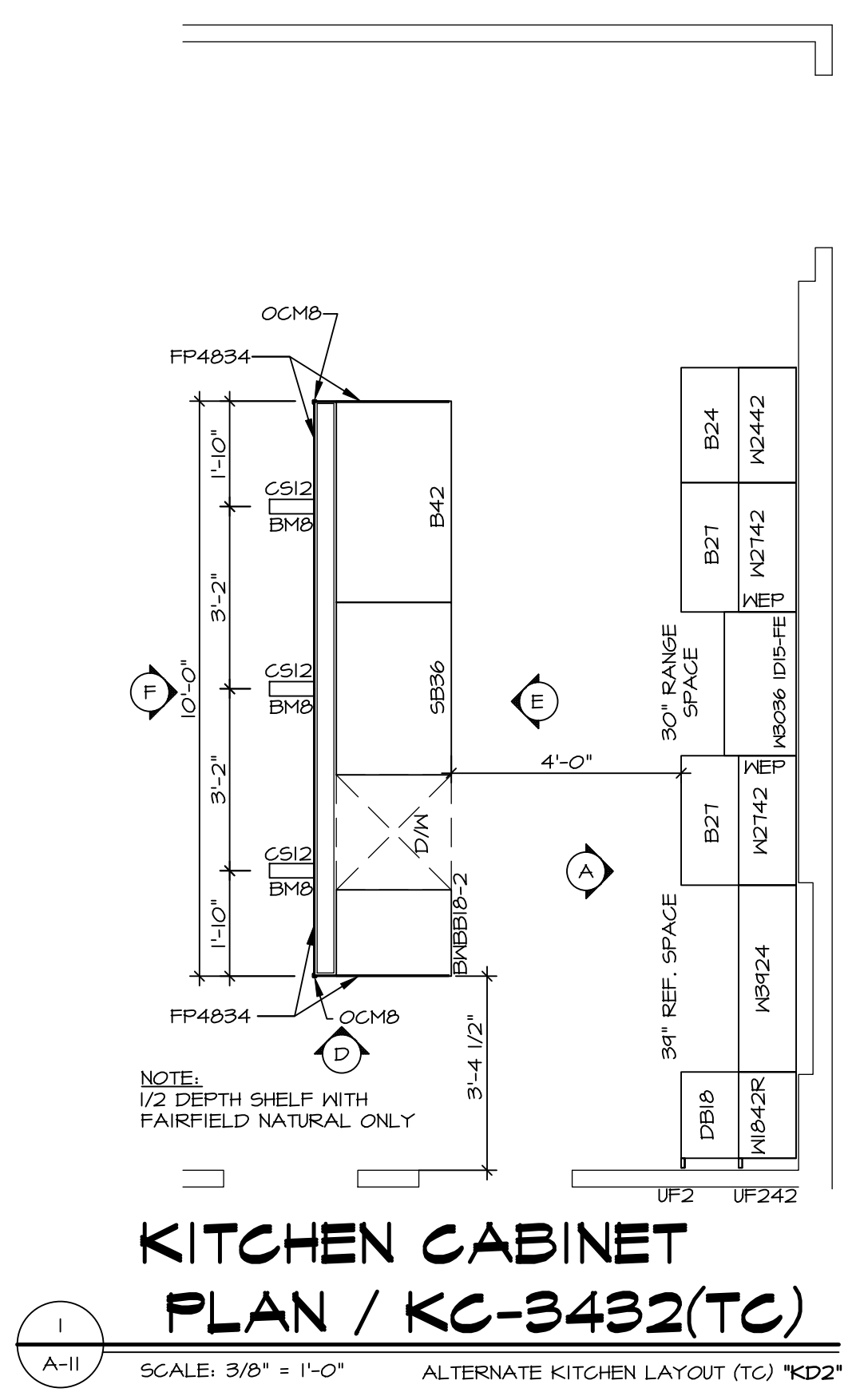
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5285 Westwick, Frederick, MD 21703

SET NO. A/A00
VERSION 01
DRAWN BY SGA
DATE: 9/15/15
OPTION

MODEL: AVIANO
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-7 31

- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN FLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UP) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
 - SET PRE-FINISHED SCRIBE-MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE CABINETS MEET DRYWALL) PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET CROWN MOLDING.
 - HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (I) KNOB/FULL. NO HARDWARE ON FALSE DRAWER FRONTS.



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SET NO. A1A00
 VERSION 01
 DRAWN BY RJC
 DATE: 9/11/15
 OPTION

AVIANO
 DRAWING TITLE
 KITCHEN LAYOUT

A-11
 SHEET NO.

38

DIV-COMM-LOT-UNIT
DCY-WI-0248

COM-LOT
 MILLSON FARMS - 0248

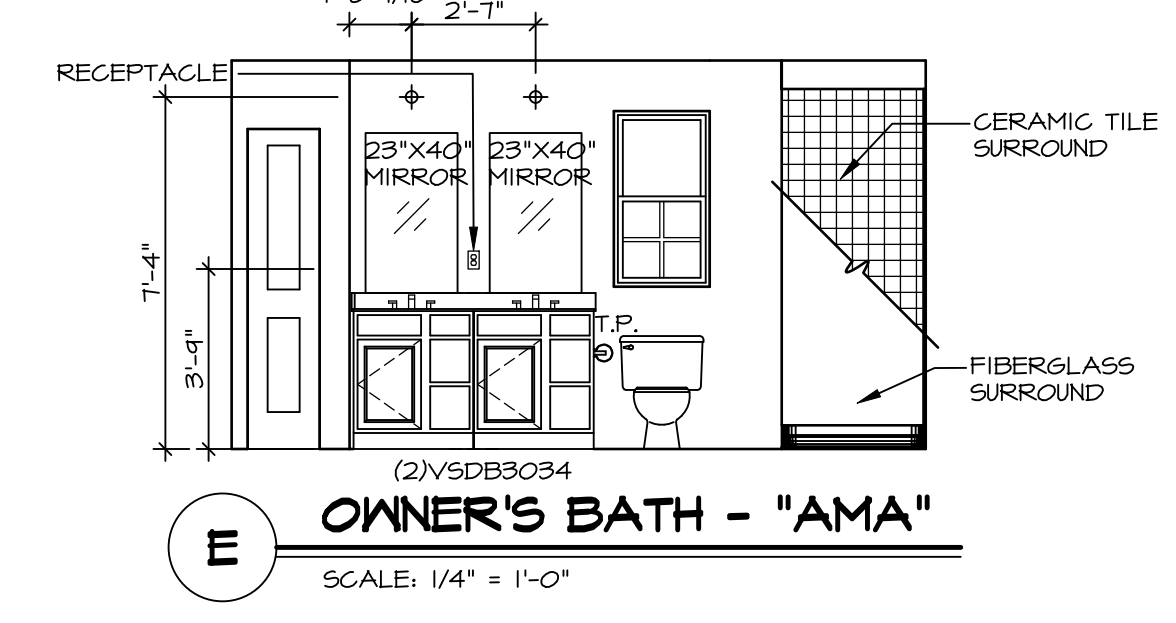
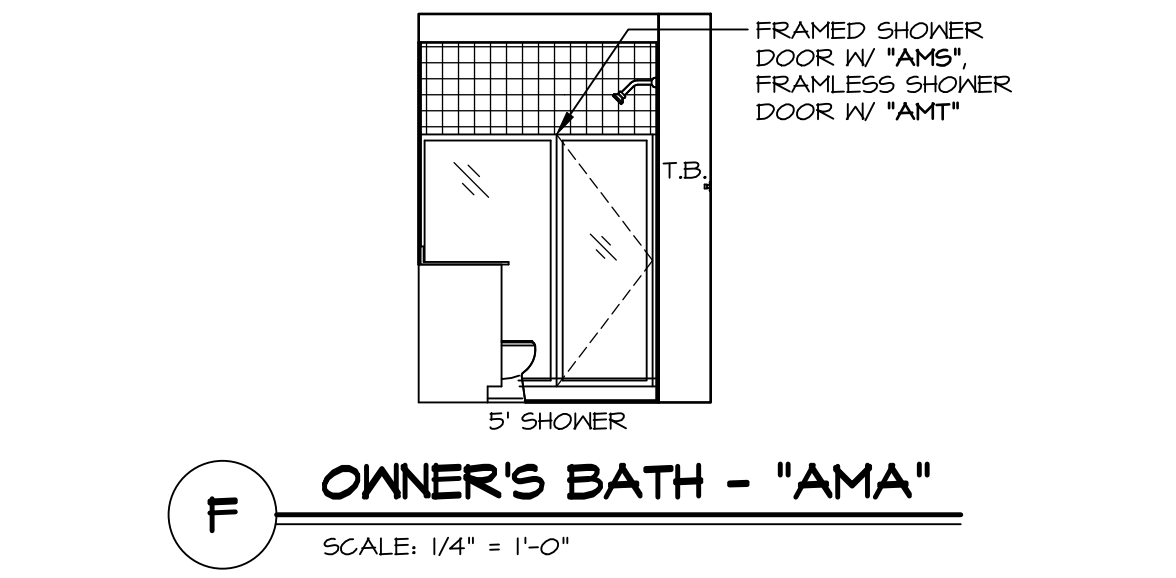
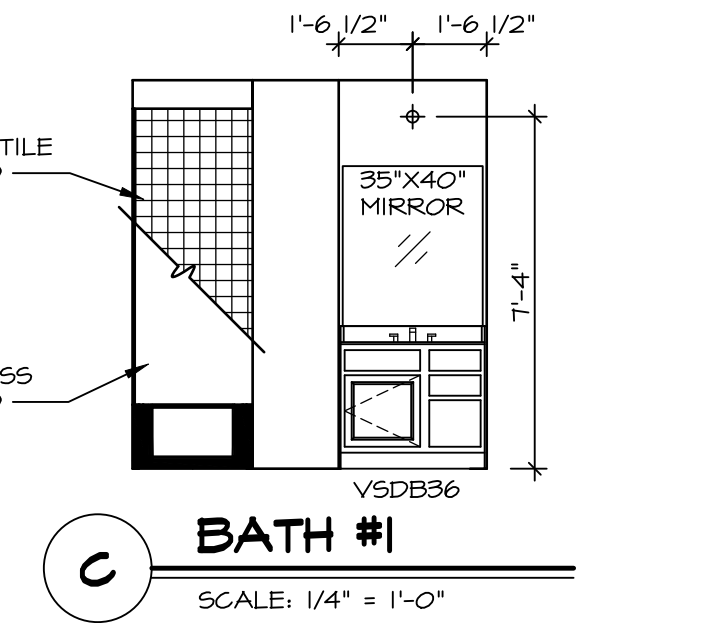
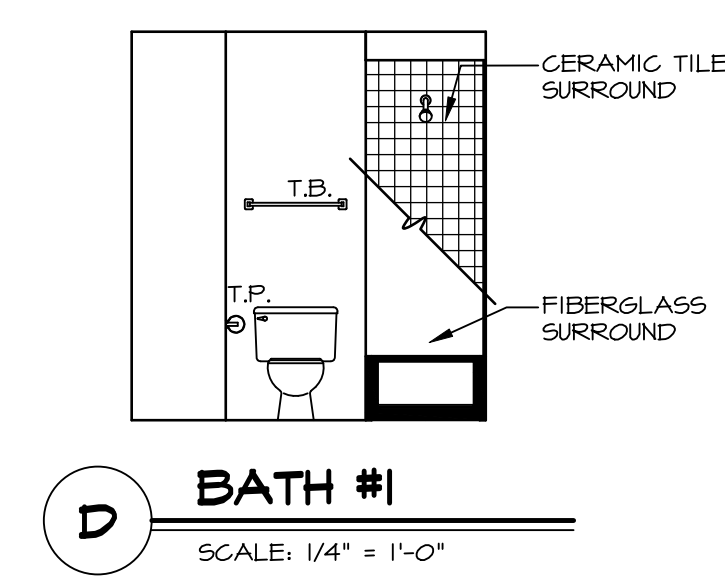
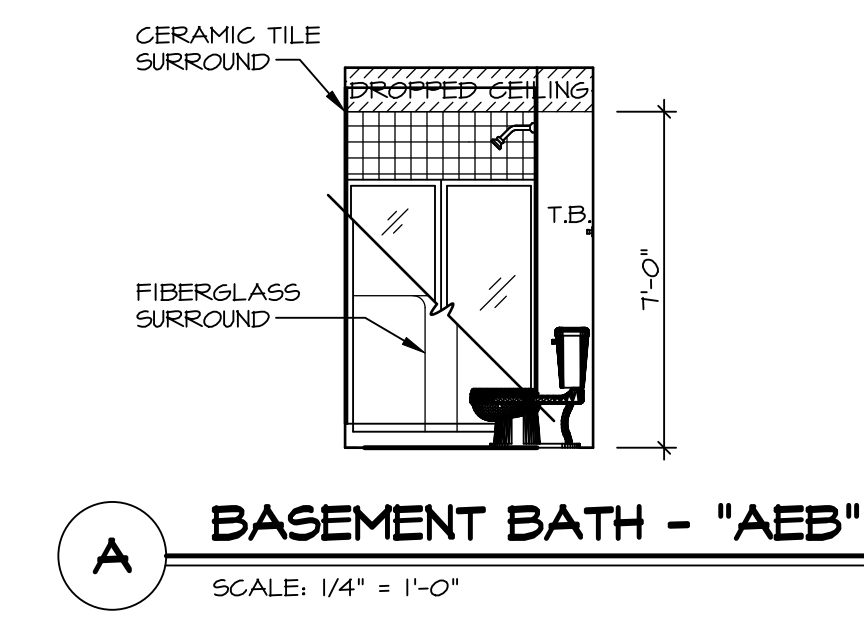
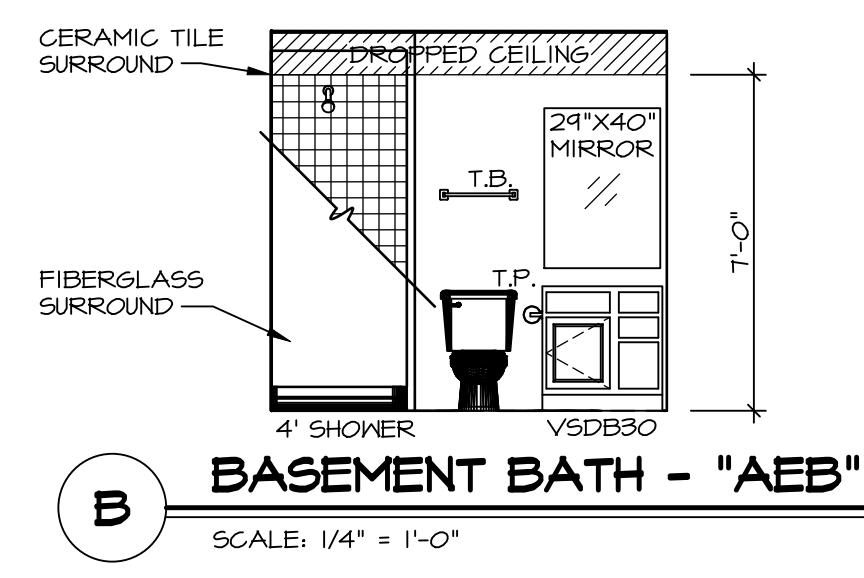
STREET ADDRESS
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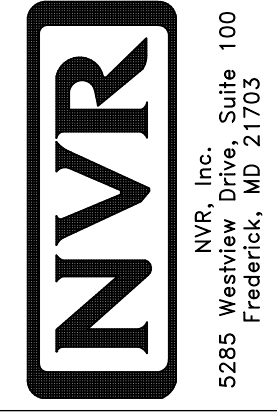
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NOTES:

1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING 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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SET NO. A1A00
VERSION 01
DRAWN BY SGA
DATE: 9/11/15
OPTION

MODEL: AVIANO
DRAWING TITLE: BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-12
42

DIV-COMM-LOT-UNIT
DCY-WI-0248
COM-LOT
MILSON FARMS - 0248
STREET ADDRESS
9361
CITY STATE ZIP
FRANKLIN