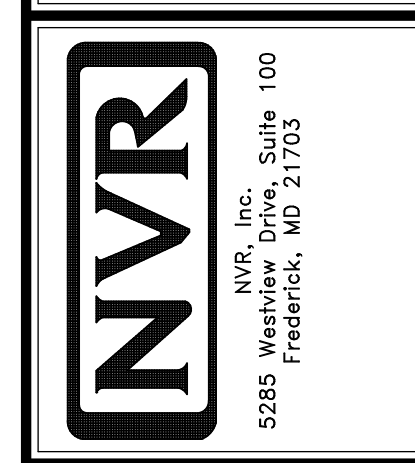


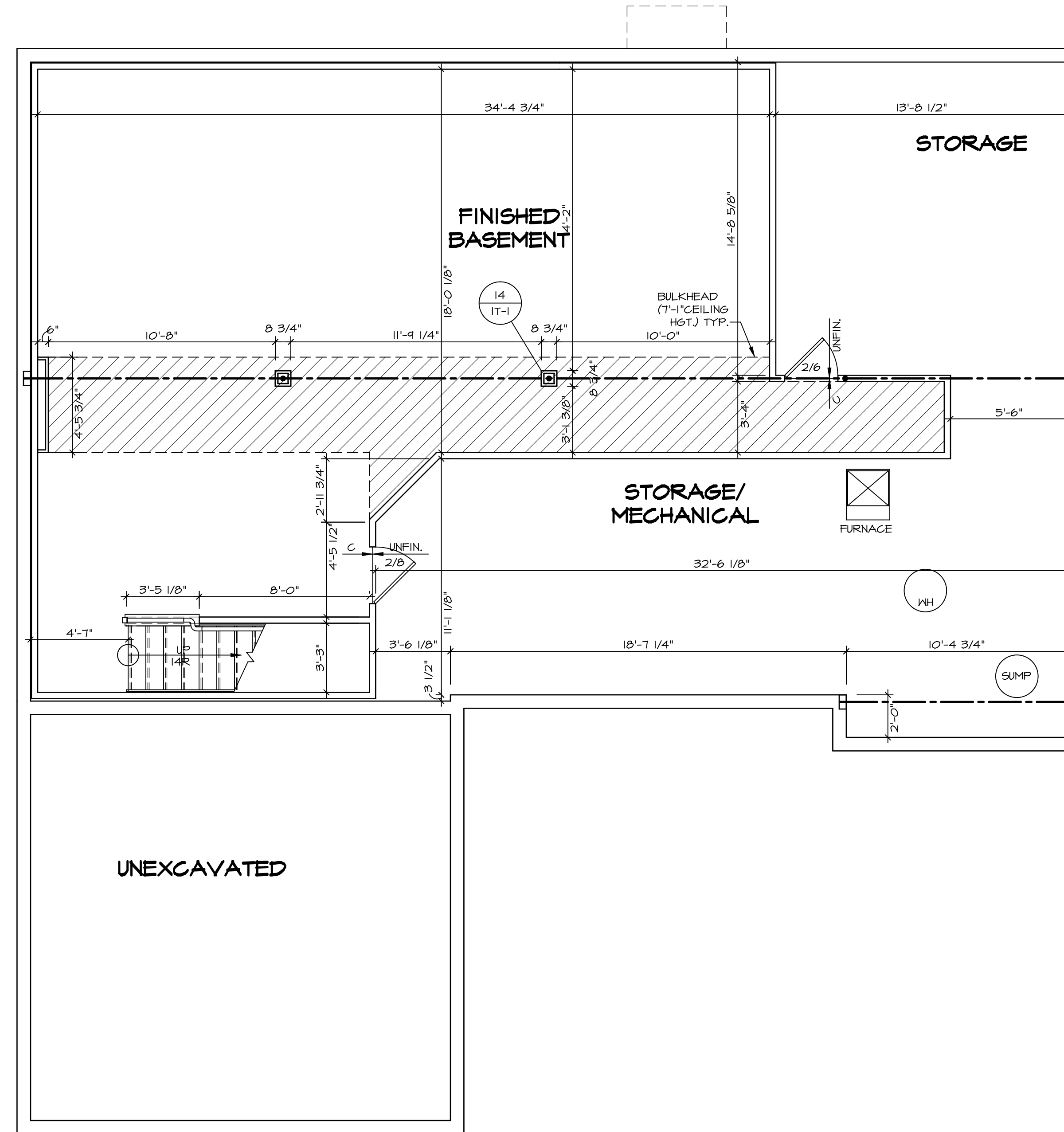
PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

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



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REV. NO.	DATE	REMARKS



BASEMENT 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

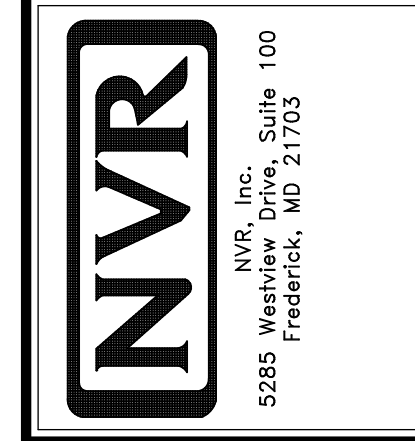
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 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

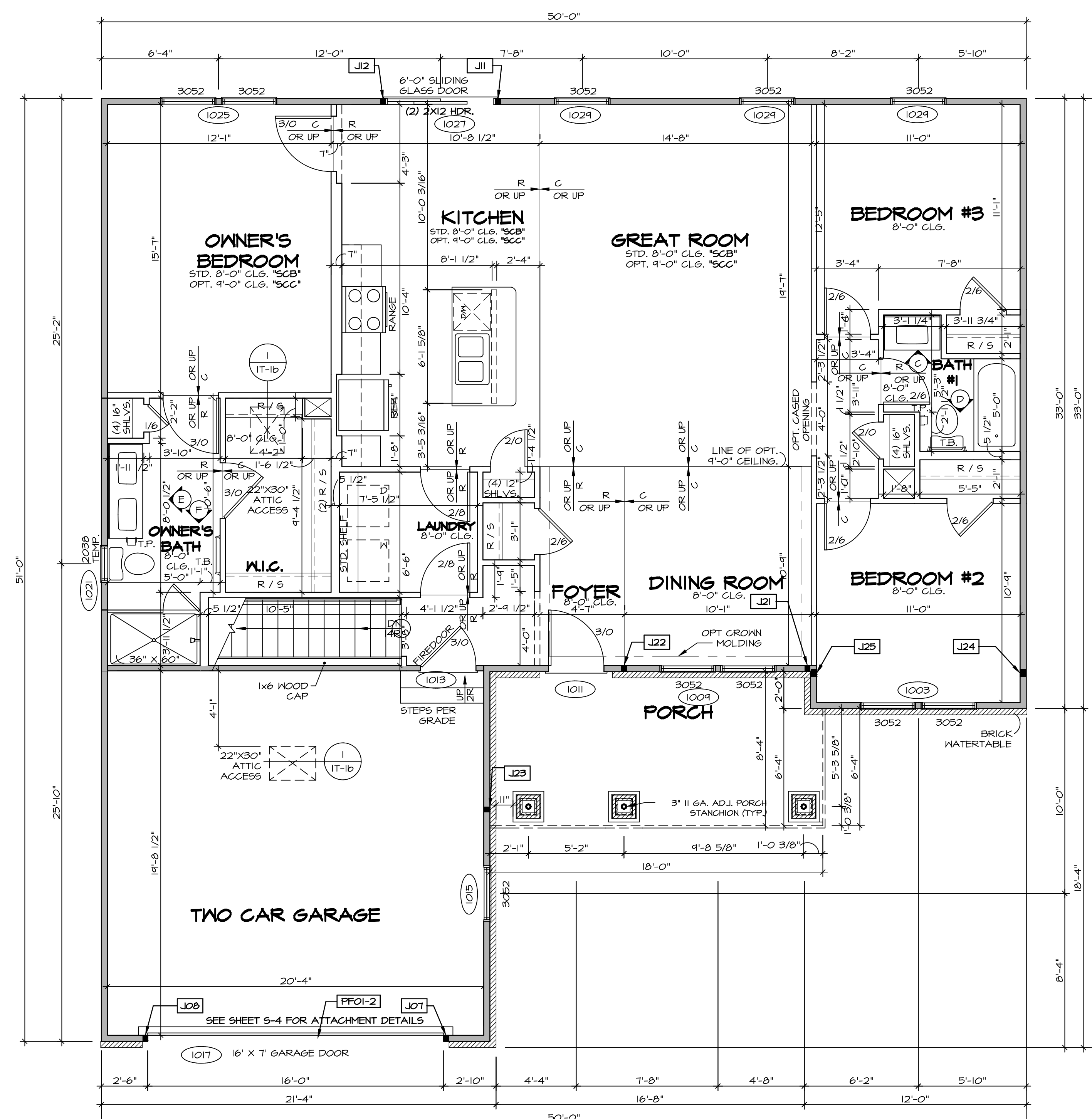
SHEET NO.	MODEL	SET NO.	VERSION	DATE	OPTION	DESCRIPTION	REMARKS
A-6	AVIANO	01	01	4/1/15	66A	BASEMENT FLOOR PLAN	
29							

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5285 Walkersville Rd, Suite 100
 Frederick, MD 21703

SET NO. A1A00
 VERSION 01
 DRAWN BY SGA
 DATE: 4/1/15
 OPTION



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**
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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 3. 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.
 4. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING 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.
 9. 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:

- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D NAILS AT 12" O.C.
- 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D NAILS AT 12" O.C.
- 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS w/ (4) ROWS 16D NAILS AT 12" O.C.
- 4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6.A - (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	1017	

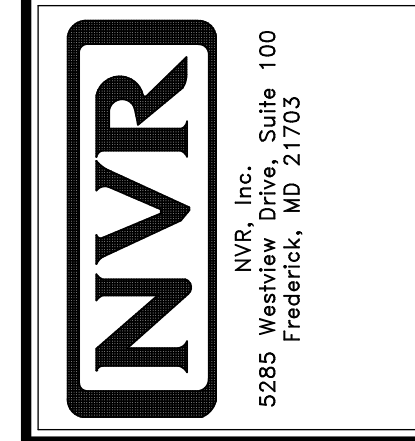
FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SFF STUD GRADE	6CB	1017	
J08	JACK - (2) 2X4 SFF STUD GRADE	6CB	1017	
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	

REMARKS

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

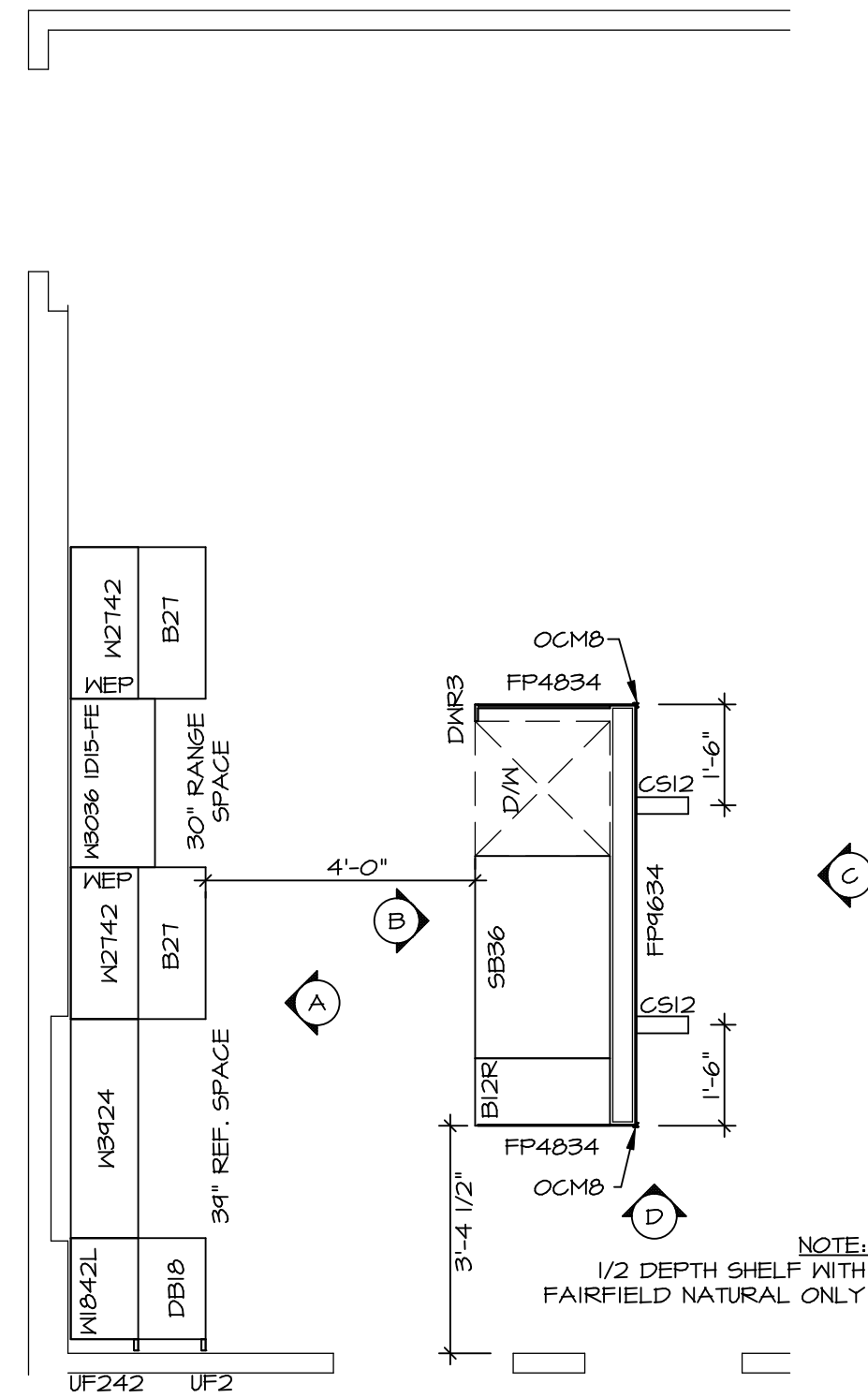
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MODEL: AVIANO
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION: A-7

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

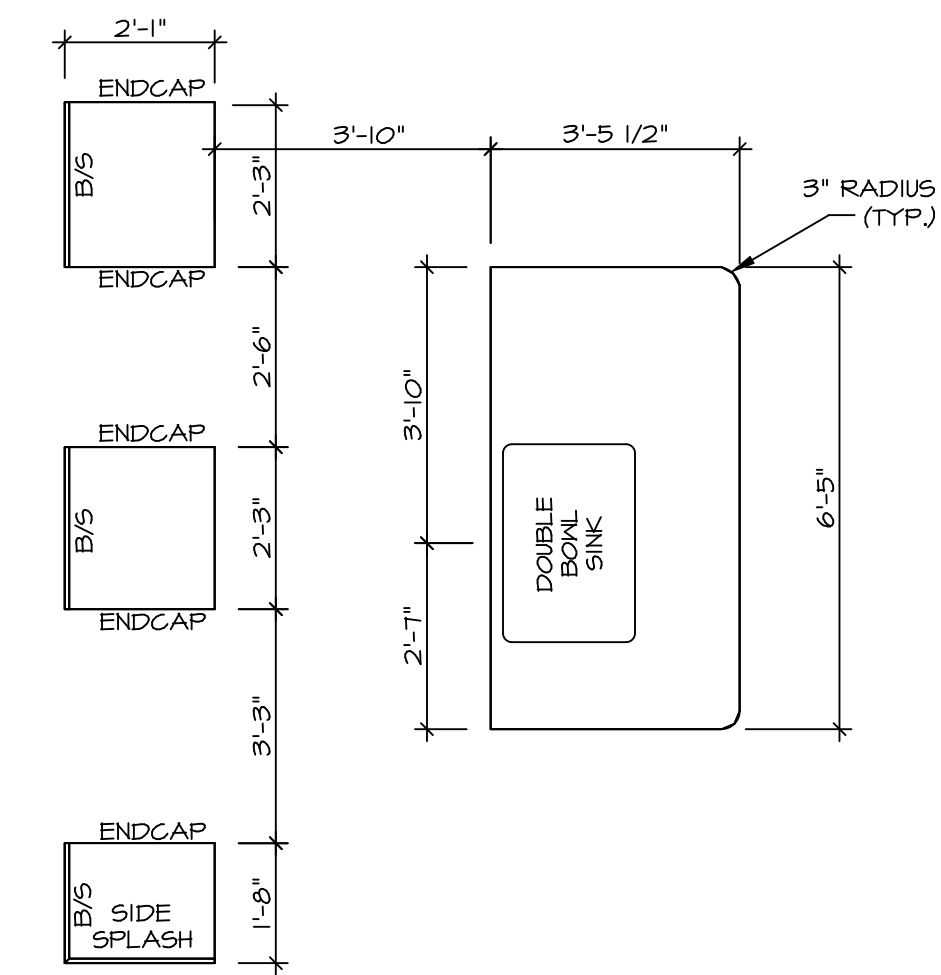
SHEET NO. A-7
31



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

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

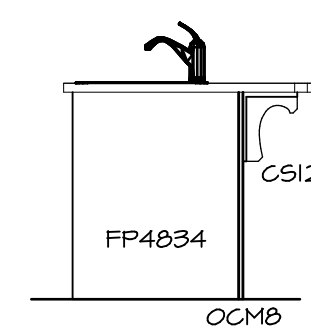
1
A-II



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

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

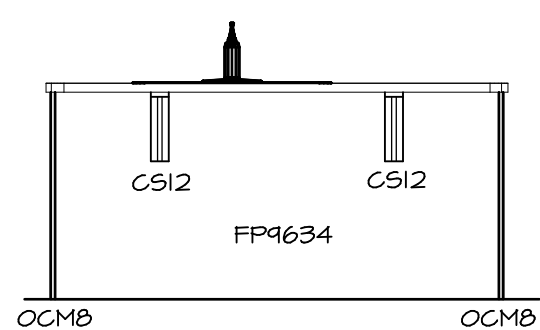
2
A-II



KITCHEN ELEVATION

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

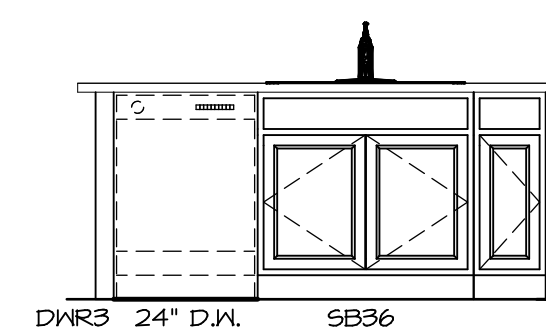
D



KITCHEN ELEVATION

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

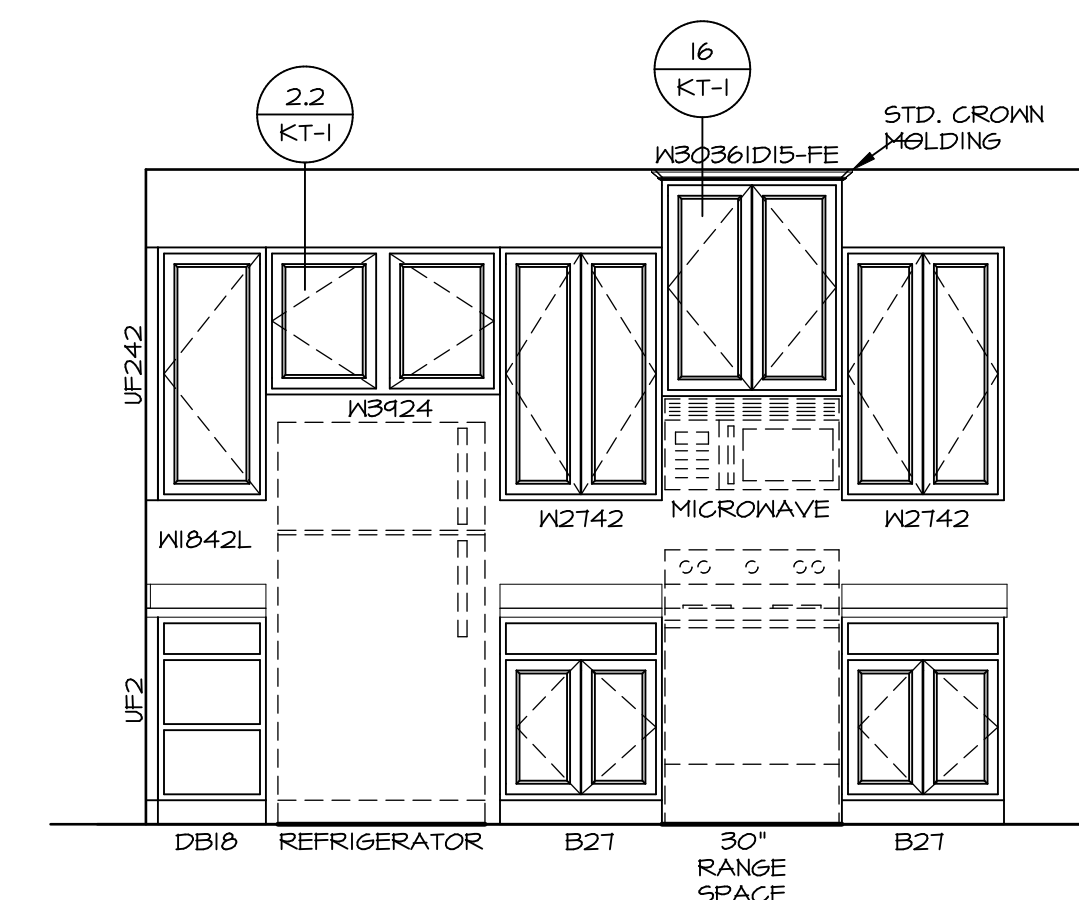
C



KITCHEN ELEVATION

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

B



KITCHEN ELEVATION

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

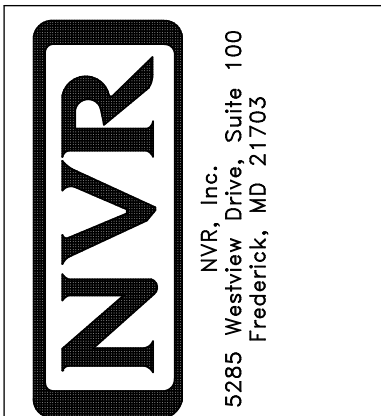
A

**3
A-II KITCHEN ELEVATIONS**

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

SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION	REMARKS
A-II	AVIANO KITCHEN LAYOUT	A1A00	01	RJC	4/11/15		
38							

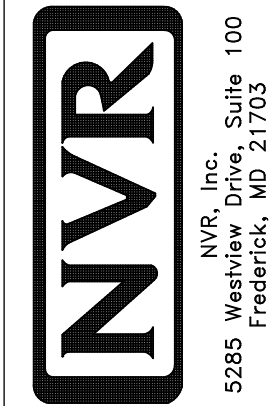
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NOTES:

- 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.

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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

REV. NO. DATE

REMARKS

