

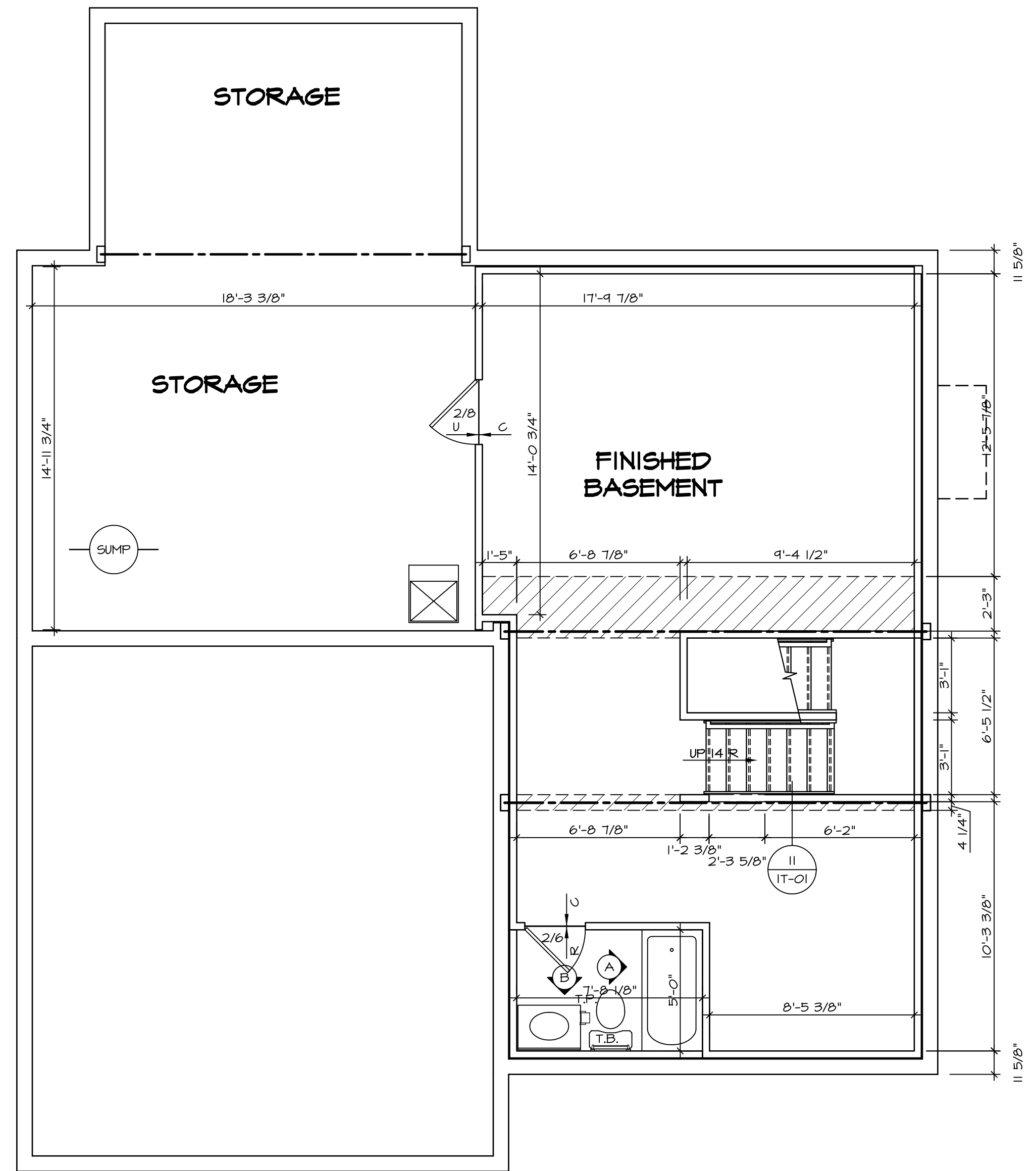
1  
A-5  
**PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-5</b>	MODEL <b>VENICE</b>	SET NO. VNC00 VERSION 06 DRAWN BY DATE: 3/18/2015 OPTION	DRAWING TITLE <b>PLUMBING PLAN</b>	REV. NO.   DATE	REMARKS
	OPTION DESCRIPTION <b>36</b>				

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Architectural Services  
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Frederick, MD 21702

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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

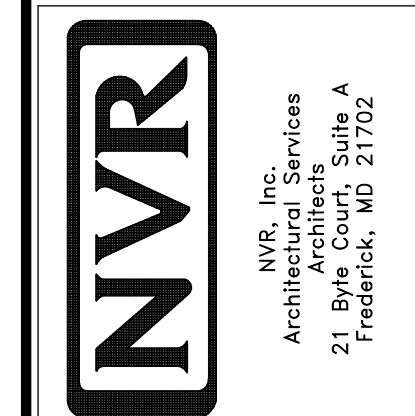
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 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 1'-0" 1/2" HEADER HEIGHT 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

REV. NO.	DATE	REMARKS
1	08/05/16	TH - DRAWING ALIGNMENT
2	01/24/17	TH - STANDARD DETAILS 3.0

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MODEL	VENICE
DRAWING TITLE	BASEMENT FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-6
SET NO.	VNCOO
VERSION	06
DRAWN BY	
DATE	3/18/2015
OPTION	

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

**LVL PLY TO PLY FASTENING SCHEDULE:** (WHERE APPLICABLE BASED ON LVL USAGE)

- 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 INCLUDING 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 INCLUDING 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
- 7A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

**FIRST FLOOR BEAM/HEADER SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
BO1	BEAM STEEL - W12X30	20'-2"	ELB, ELC, ELK, GCB, SRI, SXS, ZCN, ZCC	110	
BO3-2	LVL - 04-04	11'-6 1/2"		106 / 114	1A, FIELD INSTALLED
BO8-2	LVL - 18	15'-7"	MAA	123, 115	2A, FIELD INSTALLED
FFO1-2	LVL - 11-04	19'-8"	GCB, ZCN	102	1A, FIELD INSTALLED

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
JO1	JACK - (2) 2X4 SPF STUD GRADE			
JO2	JACK - (2) 2X4 SPF STUD GRADE			
JO3	JACK - (2) 2X4 SPF STUD GRADE		114	
JO4	JACK - (2) 2X4 SPF STUD GRADE		114	
JO5	JACK - 2X4 SPF STUD GRADE	KAA		
JO6	JACK - 2X4 SPF STUD GRADE	KAA		
J22	JACK - (2) 2X4 SPF STUD GRADE	GCB, ZCN	102	
J50	JACK - (5) 2X4 SPF#1	MAA	123, 115	YES
J51	JACK - (5) 2X4 SPF#1	MAA	123, 115	YES
J52	JACK - (3) 2X4 SPF STUD GRADE	MAA, SRN, SQK	111	
J66	JACK - (6) 2X4 SPF#1	ELB, ELC, ELK, GCB, SRI, SXS, ZCN, ZCC	110	

**STEEL COLUMN SCHEDULE**

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
CO6	STANCHION - 3 IN SCHED 40	4'-0" 5/16"	ELB, ELC, ELK, FBA, GCB, SRI, SXS, ZCN, ZCC	110	

**GYPSUM NOTES**

RYAN

**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

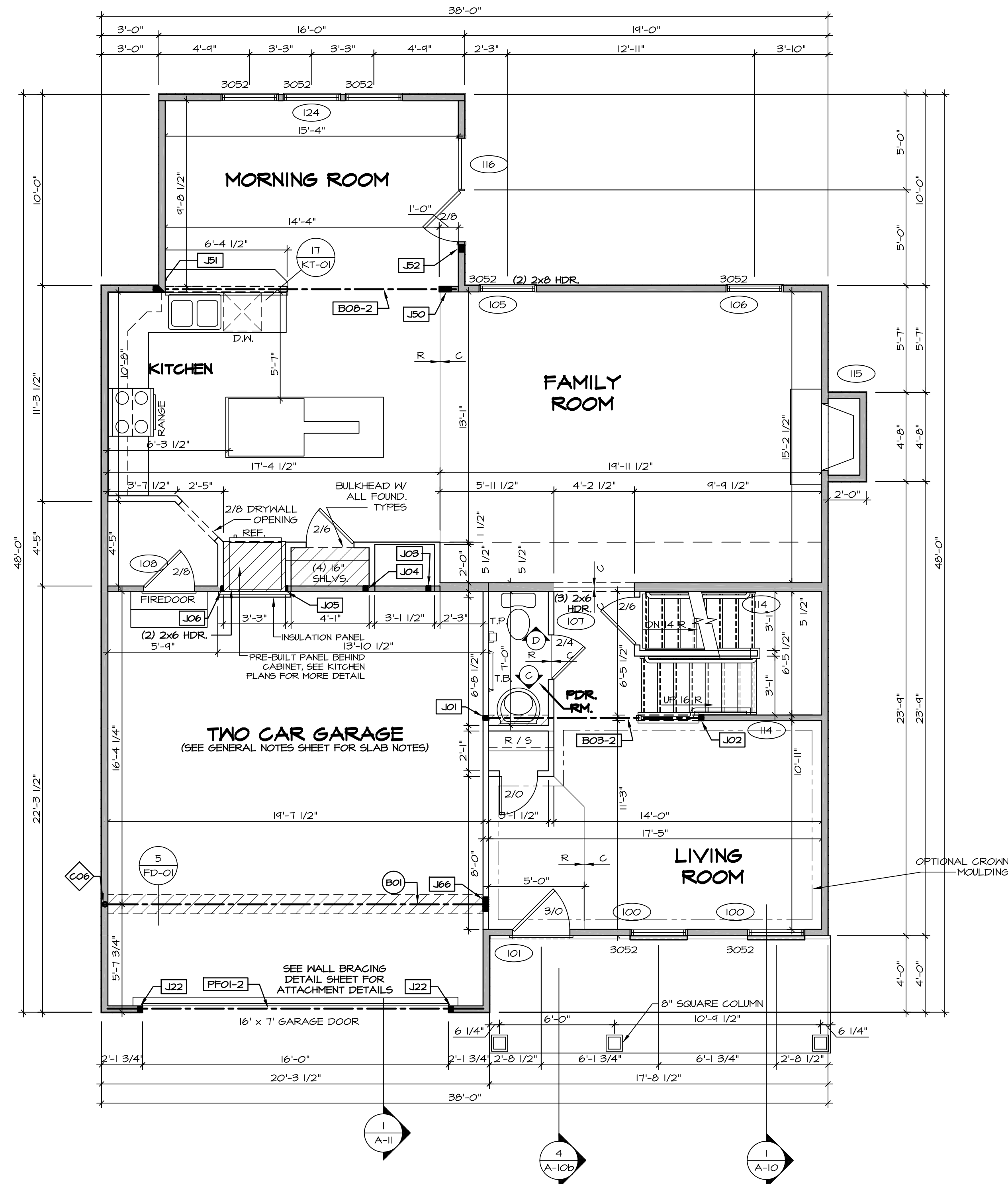
**FLOOR PLAN NOTES**

RYAN

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.

**LEGEND**

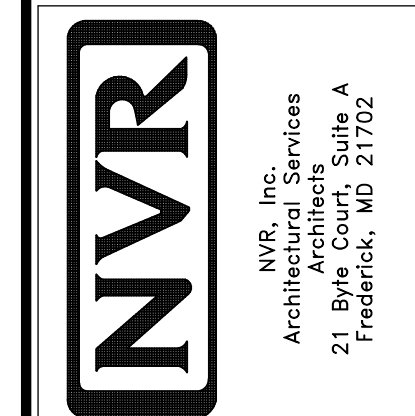
- BEARING WALL
  - NON BEARING WALL
  - INDICATES BEARING FROM POINT-LOAD ABOVE
  - JACKS
  - BEAM/HEADER
  - PAD FOOTING
  - STEEL COLUMN
  - PORTAL FRAME
  - JOIST/TRUSS
  - LVL
  - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS



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

REV. NO.	DATE	REMARKS
1	08/05/16	TH - DRAWING ALIGNMENT
2	01/24/17	TH - STANDARD DETAILS 3.0
3	6/28/17	SD - REMOVED GARAGE SERVICE DOOR
4	07/12/17	SLS - T-PLY CONVERSION PROJECT

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SET NO. VNC00	VERSION 06
DRAWN BY	DATE: 3/18/2015
OPTION	

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

SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS

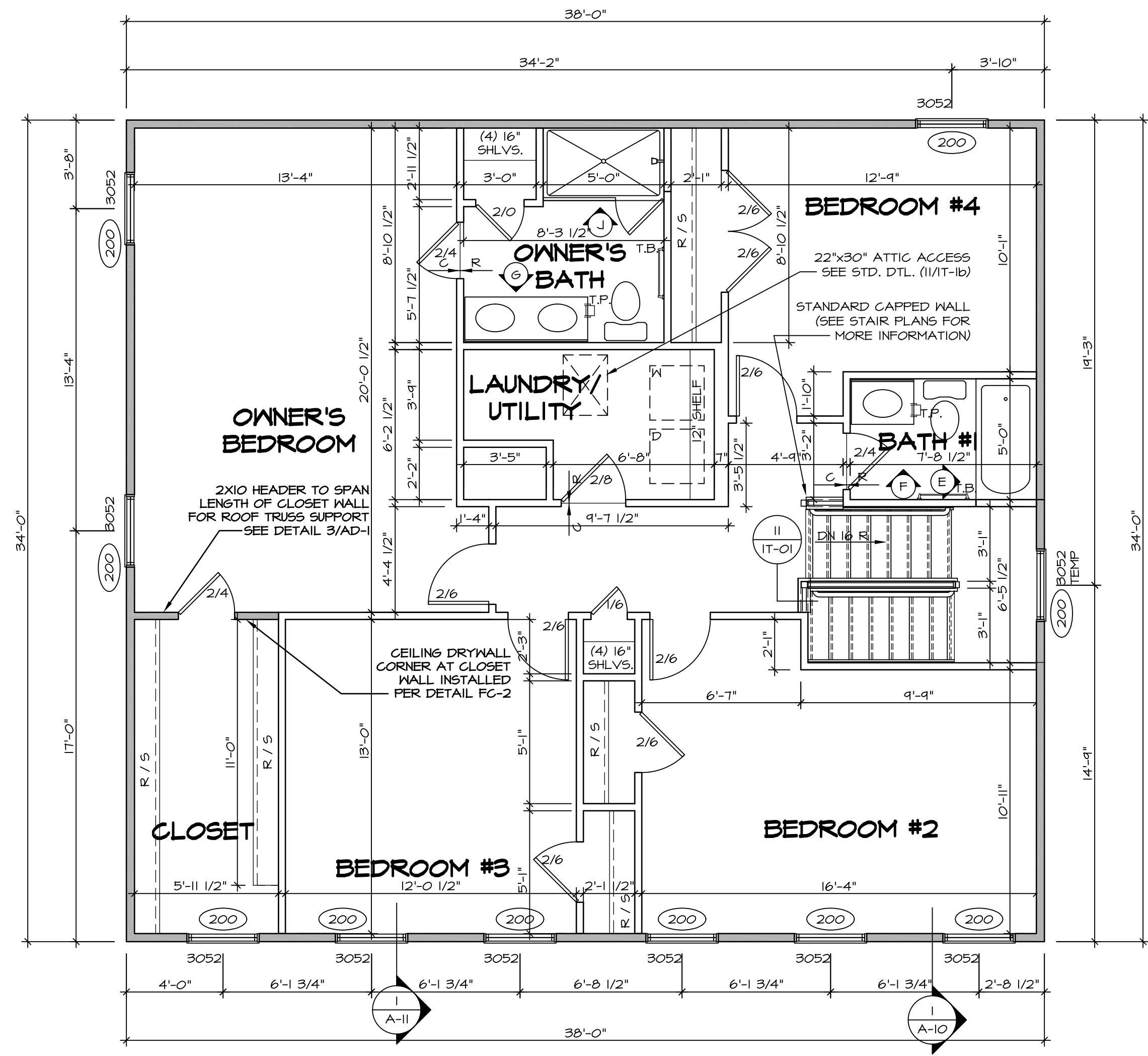
**FLOOR PLAN NOTES** RYAN

- 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 T-O 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.

**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

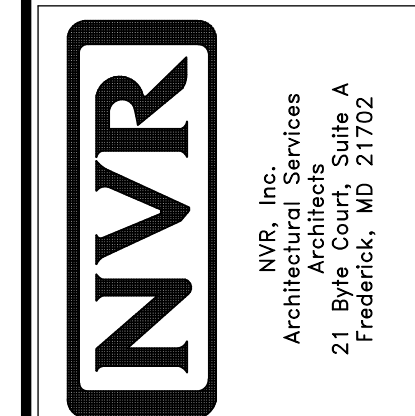
SEE FC DETAILS FOR FRAMING CONNECTORS



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

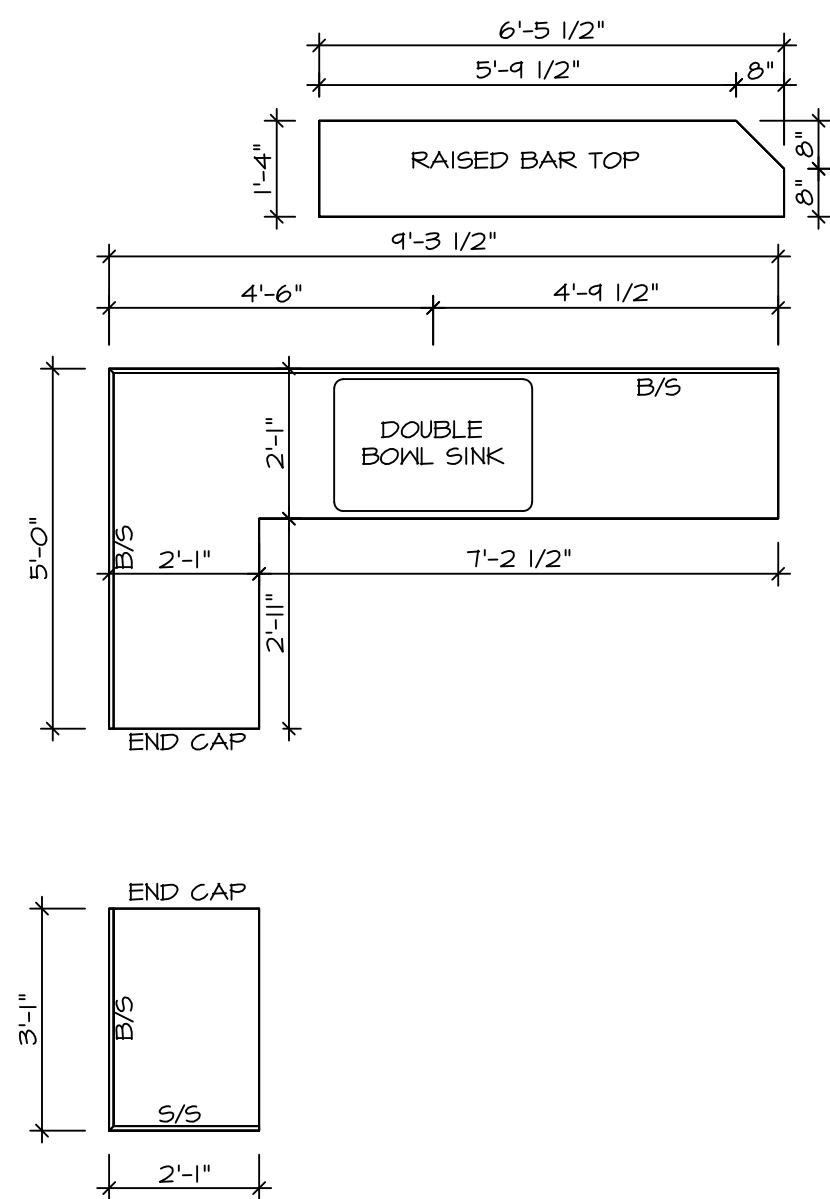
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1	08/05/16	TM - DRAWING ALIGNMENT
2	01/24/17	TM - STANDARD DETAILS 3.0
3	07/12/17	SLS - T-PLY CONVERSION PROJECT

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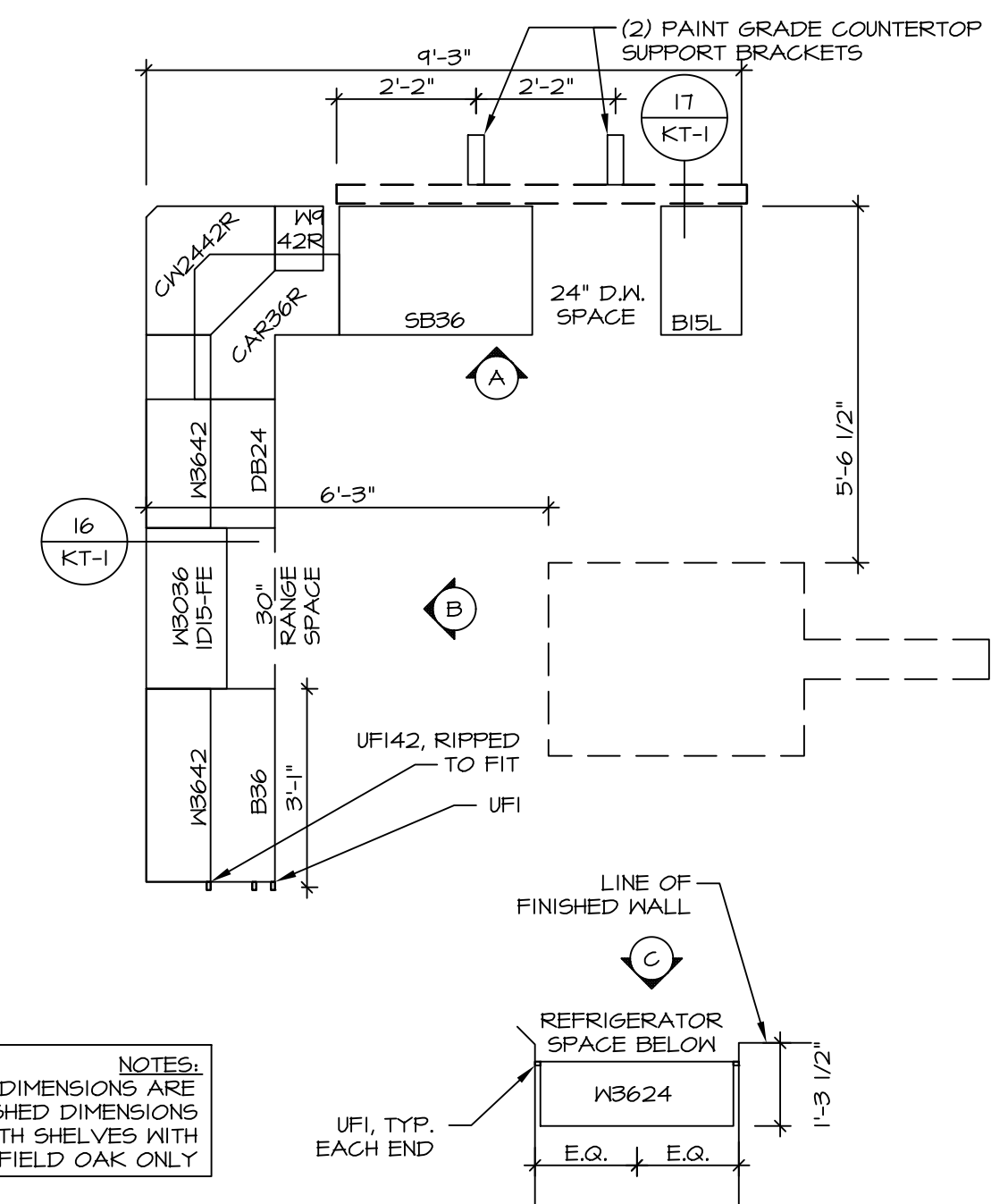


SET NO. VNC00	VERSION 06
DRAWN BY	DATE: 3/18/2015
OPTION	

SHEET NO. <b>A-8</b>	MODEL <b>VENICE</b>	DRAWING TITLE <b>SECOND FLOOR PLAN</b>
44	OPTION DESCRIPTION	

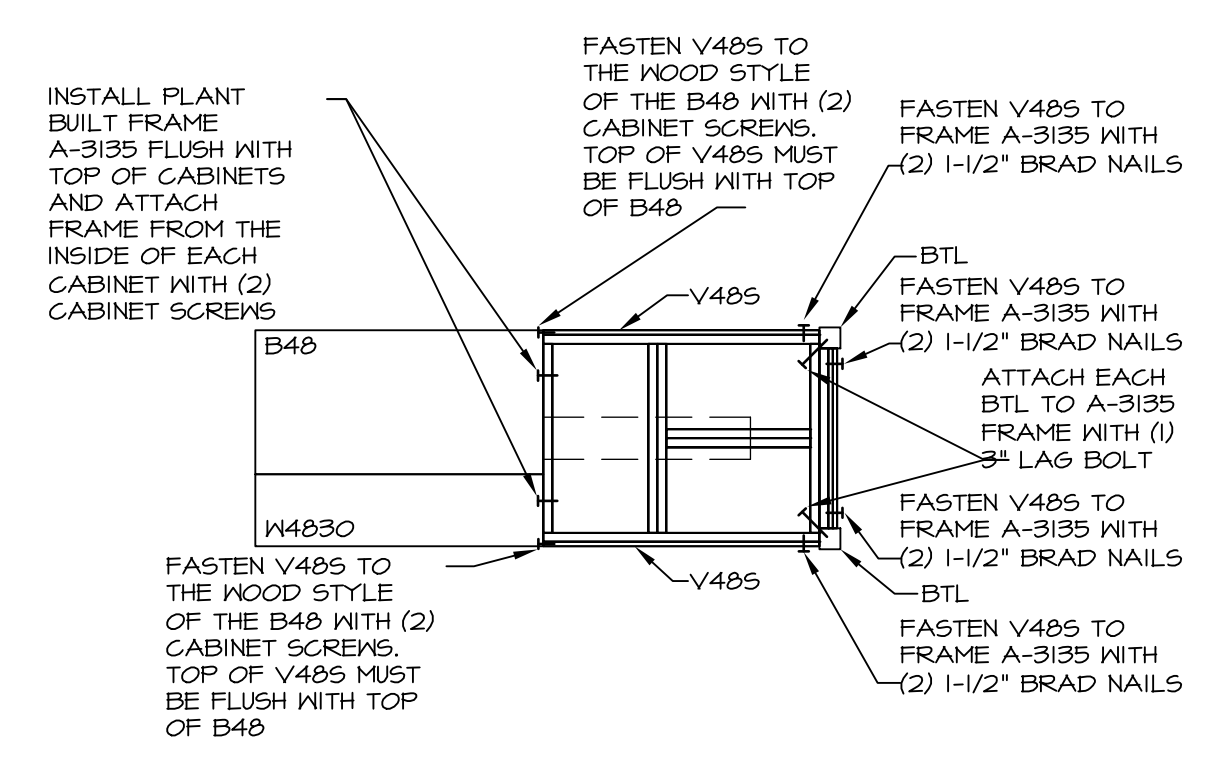


**COUNTERTOP PLAN - (KT-2920)**  
 STANDARD KITCHEN w/  
 42" WALL CABINETS  
 SCALE: 3/8" = 1'-0"  
 4  
 A-13

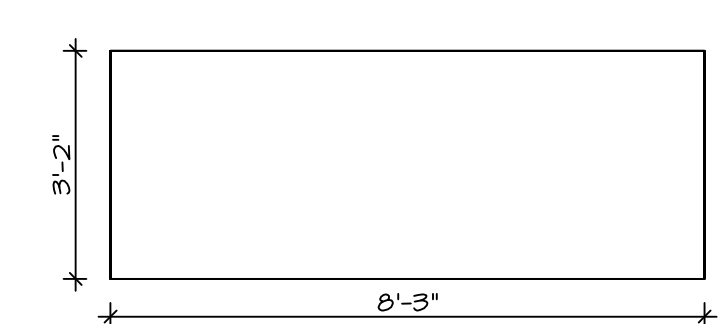


NOTES:  
 • ALL DIMENSIONS ARE FINISHED DIMENSIONS  
 • HALF DEPTH SHELVES WITH FAIRFIELD OAK ONLY

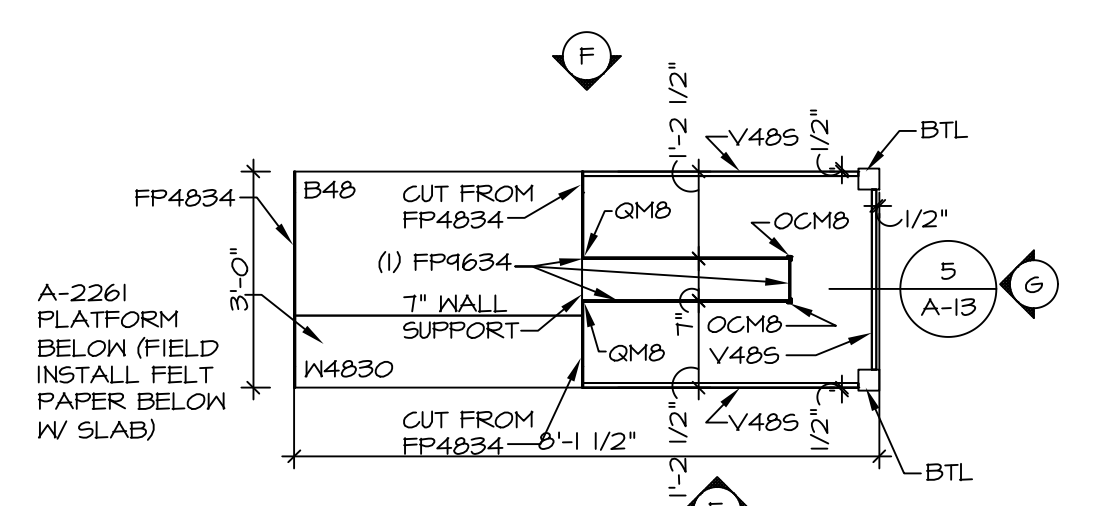
**CABINET PLAN - (KC-2920)**  
 STANDARD KITCHEN w/  
 42" WALL CABINETS  
 SCALE: 3/8" = 1'-0"  
 1  
 A-13



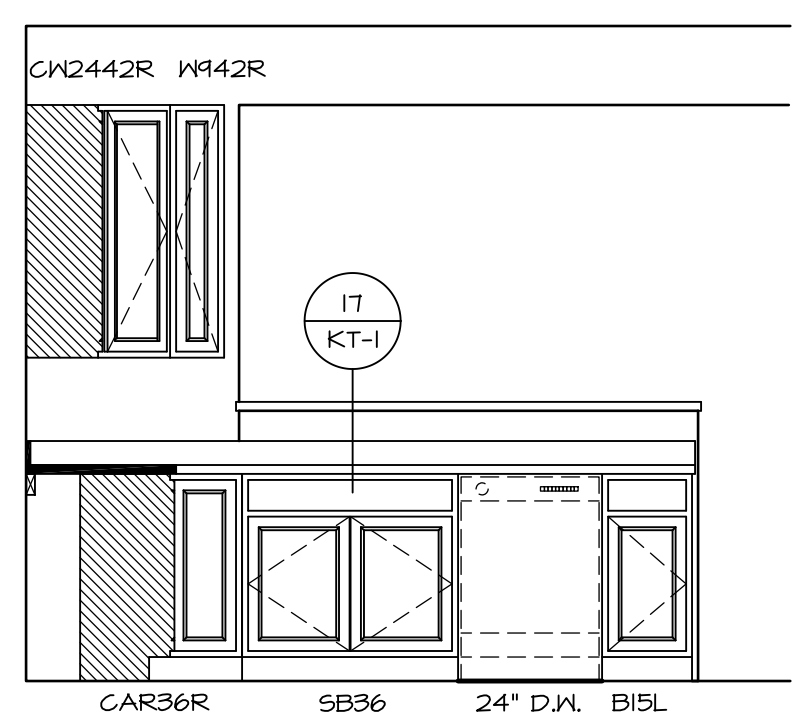
**COUNTERTOP SUPPORT FRAME**  
 SCALE: 3/8" = 1'-0"  
 5  
 A-13



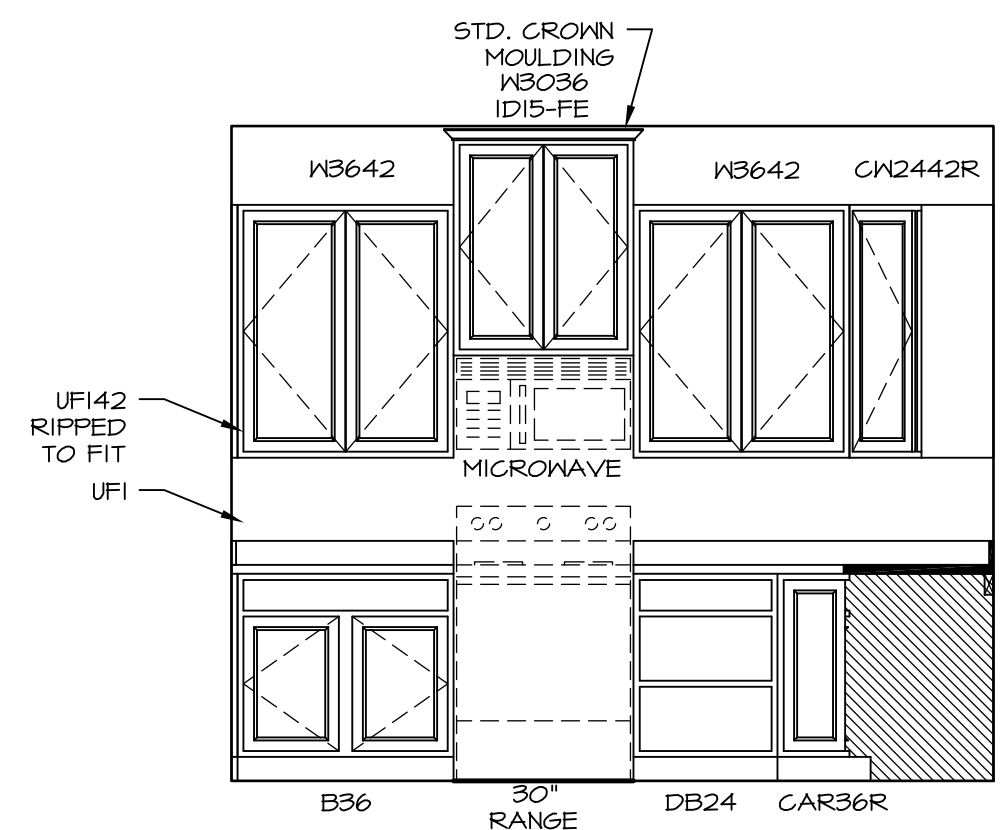
**COUNTERTOP PLAN - KT-3215**  
 GOURMET KITCHEN ISLAND \*KFF\*  
 SCALE: 3/8" = 1'-0"  
 6  
 A-13



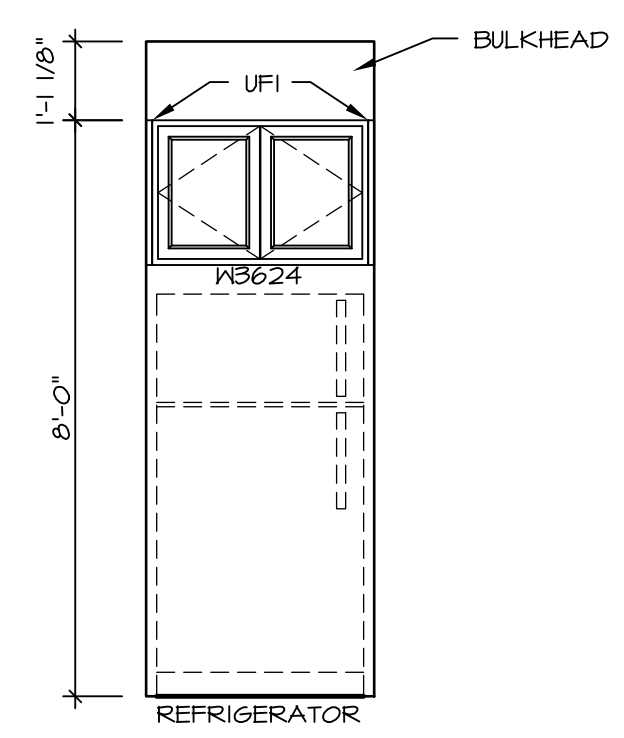
**KITCHEN CABINET PLAN - KC-3215**  
 GOURMET KITCHEN ISLAND \*KFF\*  
 SCALE: 3/8" = 1'-0"  
 3  
 A-13



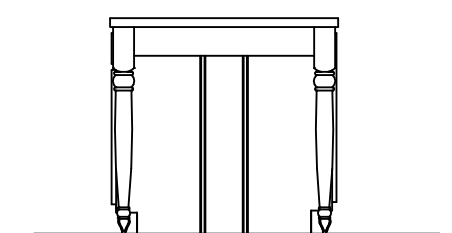
**KITCHEN ELEVATION A**  
 SCALE: 3/8" = 1'-0"



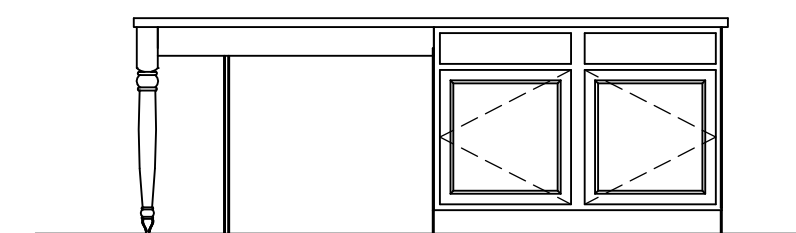
**KITCHEN ELEVATION B**  
 SCALE: 3/8" = 1'-0"



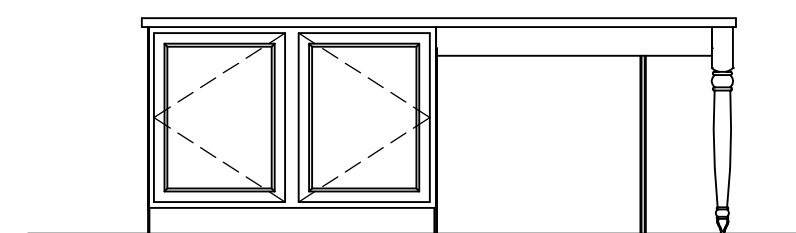
**KITCHEN ELEVATION C**  
 SCALE: 3/8" = 1'-0"



**KITCHEN ELEVATION G**  
 SCALE: 3/8" = 1'-0"



**KITCHEN ELEVATION F**  
 SCALE: 3/8" = 1'-0"



**KITCHEN ELEVATION E**  
 SCALE: 3/8" = 1'-0"

REV. NO.	DATE	REMARKS
1	01/24/17	STANDARD DETAILS 3.0

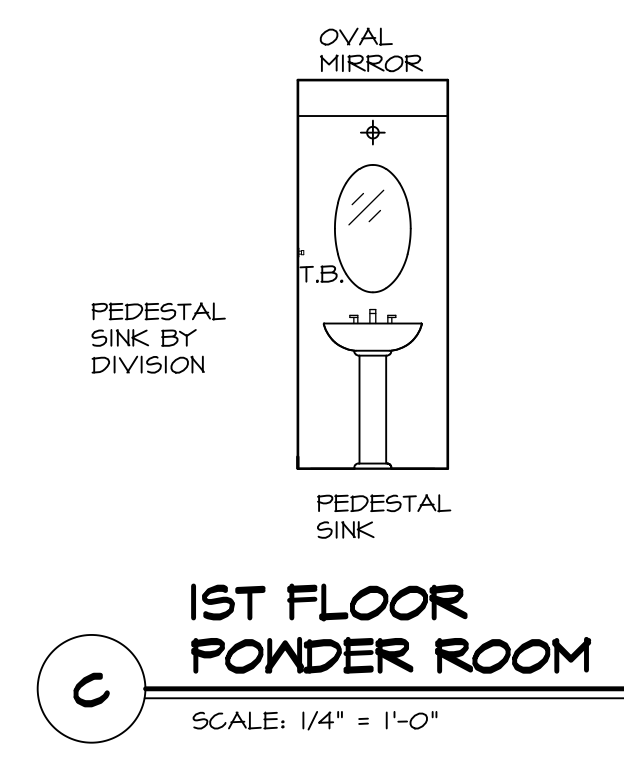
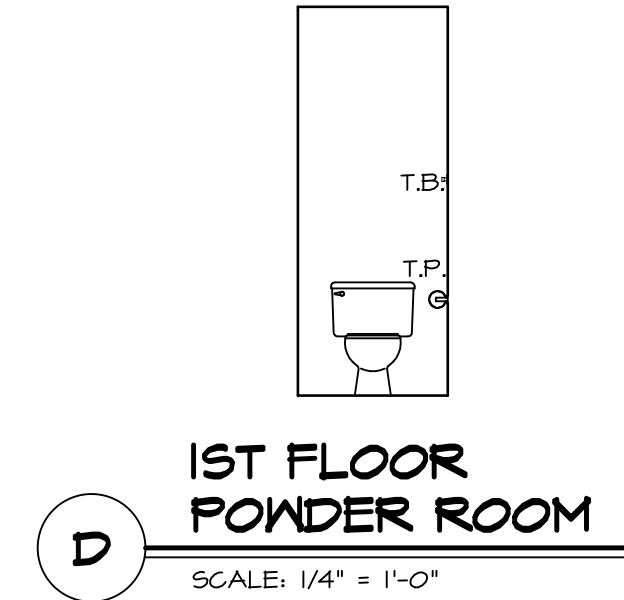
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 Architects  
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 Frederick, MD 21702

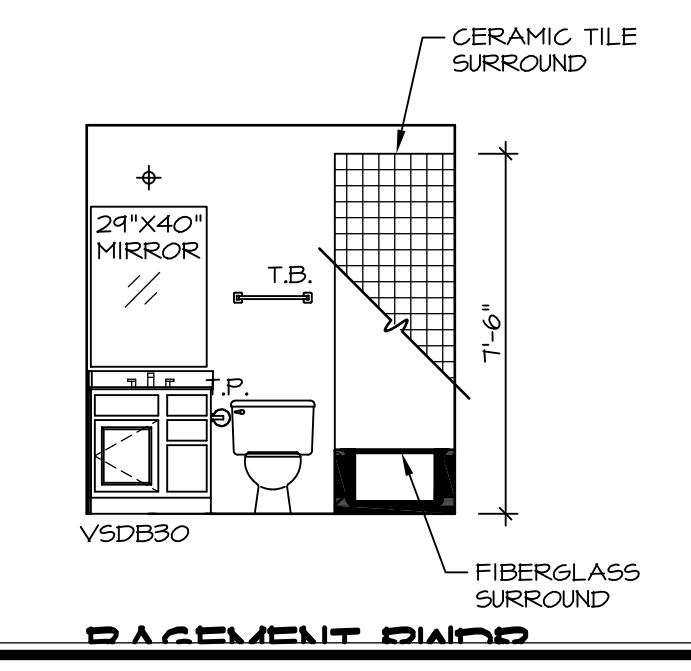
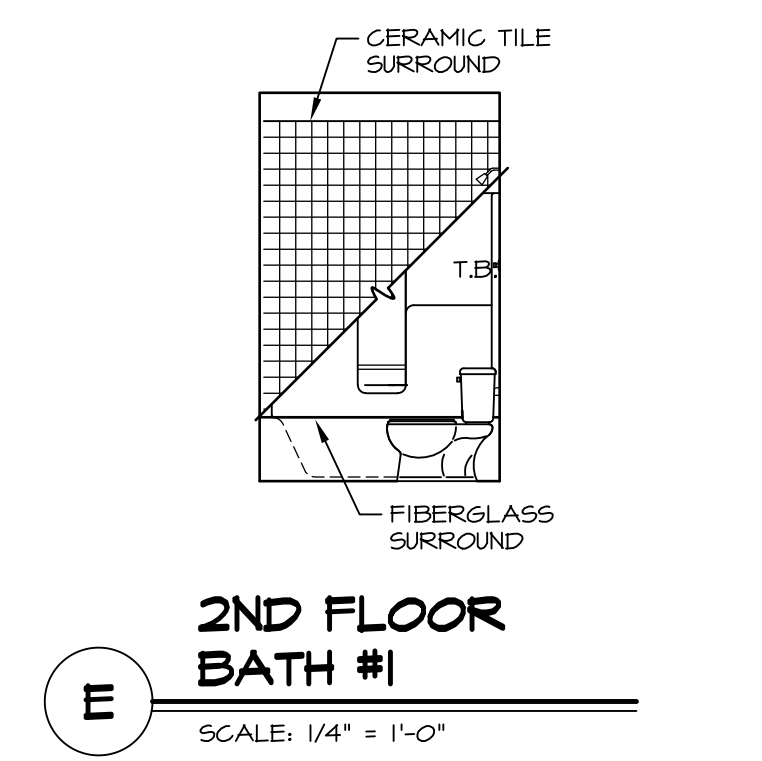
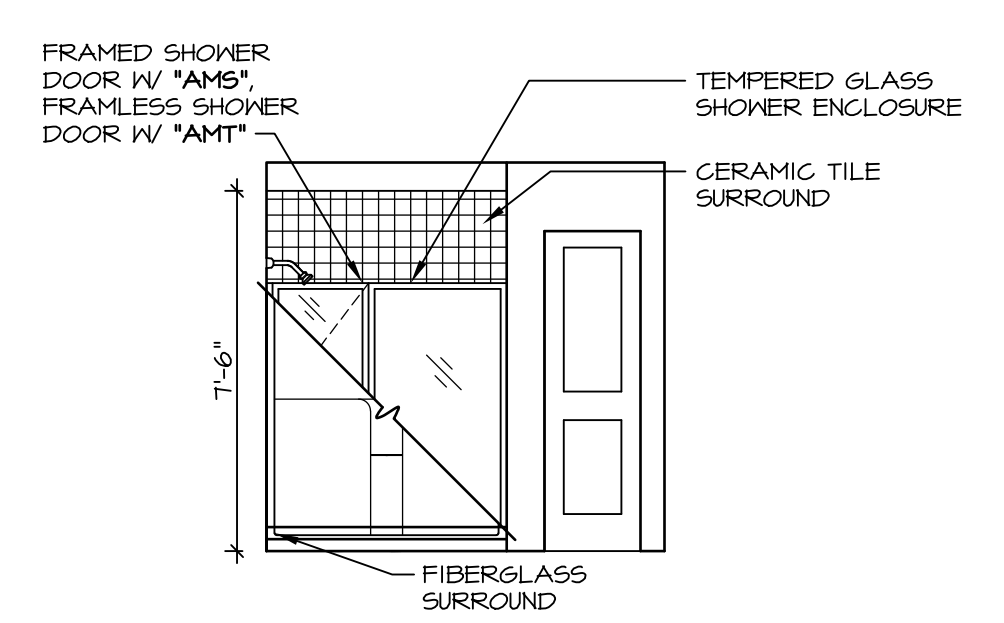
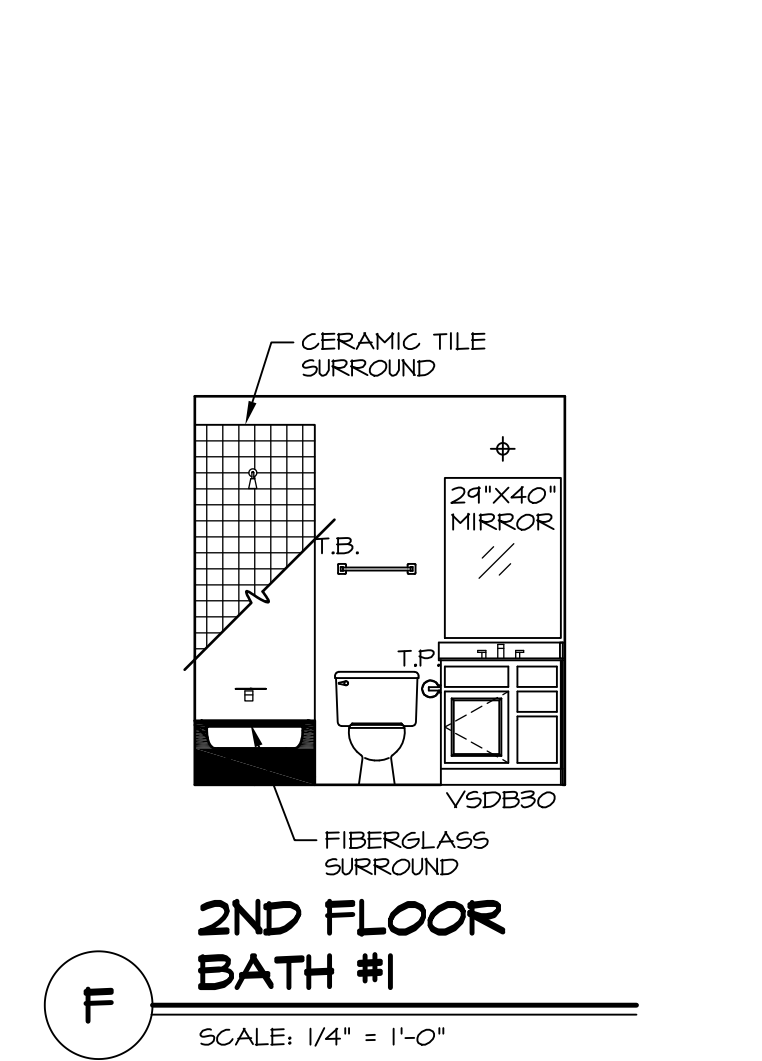
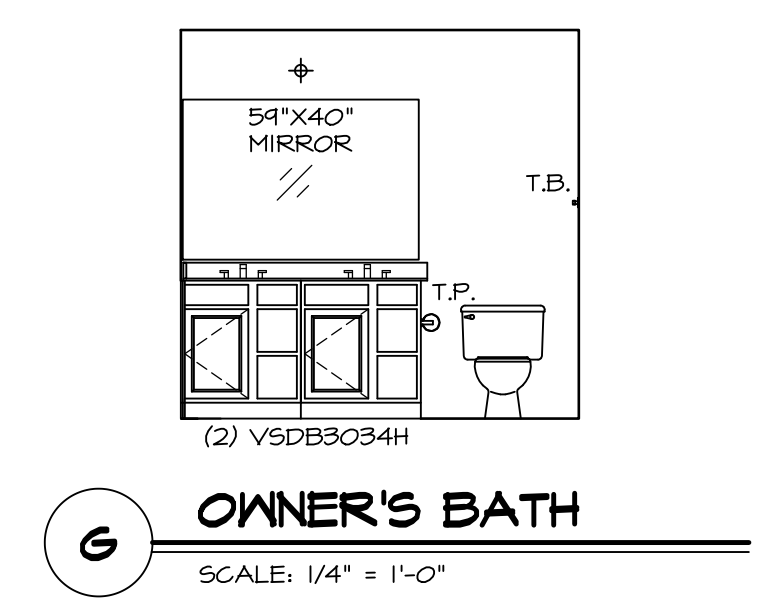
MODEL	VENICE
DRAWING TITLE	KITCHENS
OPTION DESCRIPTION	
SHEET NO.	A-13
SET NO.	VNCOO_06
VERSION	06
DRAWN BY	
DATE	3/18/2015
OPTION	

**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-02 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

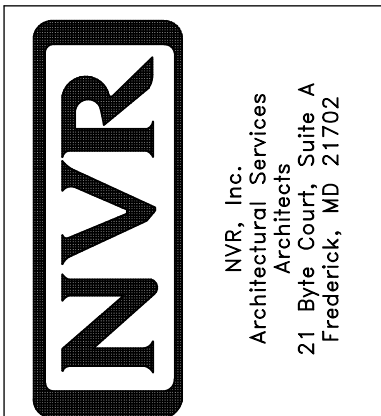


NOTE:  
BATH ELEVATIONS  
ARE SHOWN PER PLAN.



REV. NO.	DATE	REMARKS
1	08/05/16	TM - DRAWING ALIGNMENT
2	01/24/17	TRV - STANDARD DETAILS 5.0

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SET NO. VNC00	VERSION 06
DRAWN BY	DATE: 3/18/2015
OPTION	OPTION

MODEL VENICE	DRAWING TITLE BATH ELEVATIONS
SHEET NO. A-14	OPTION DESCRIPTION
	62