

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

SHEET NO.
A-5

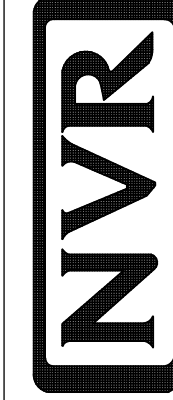
MODEL
VENICE
DRAWING TITLE
PLUMBING PLAN

OPTION DESCRIPTION

36

SET NO. VNC00
VERSION 06
DRAWN BY

DATE: 3/18/2015
OPTION

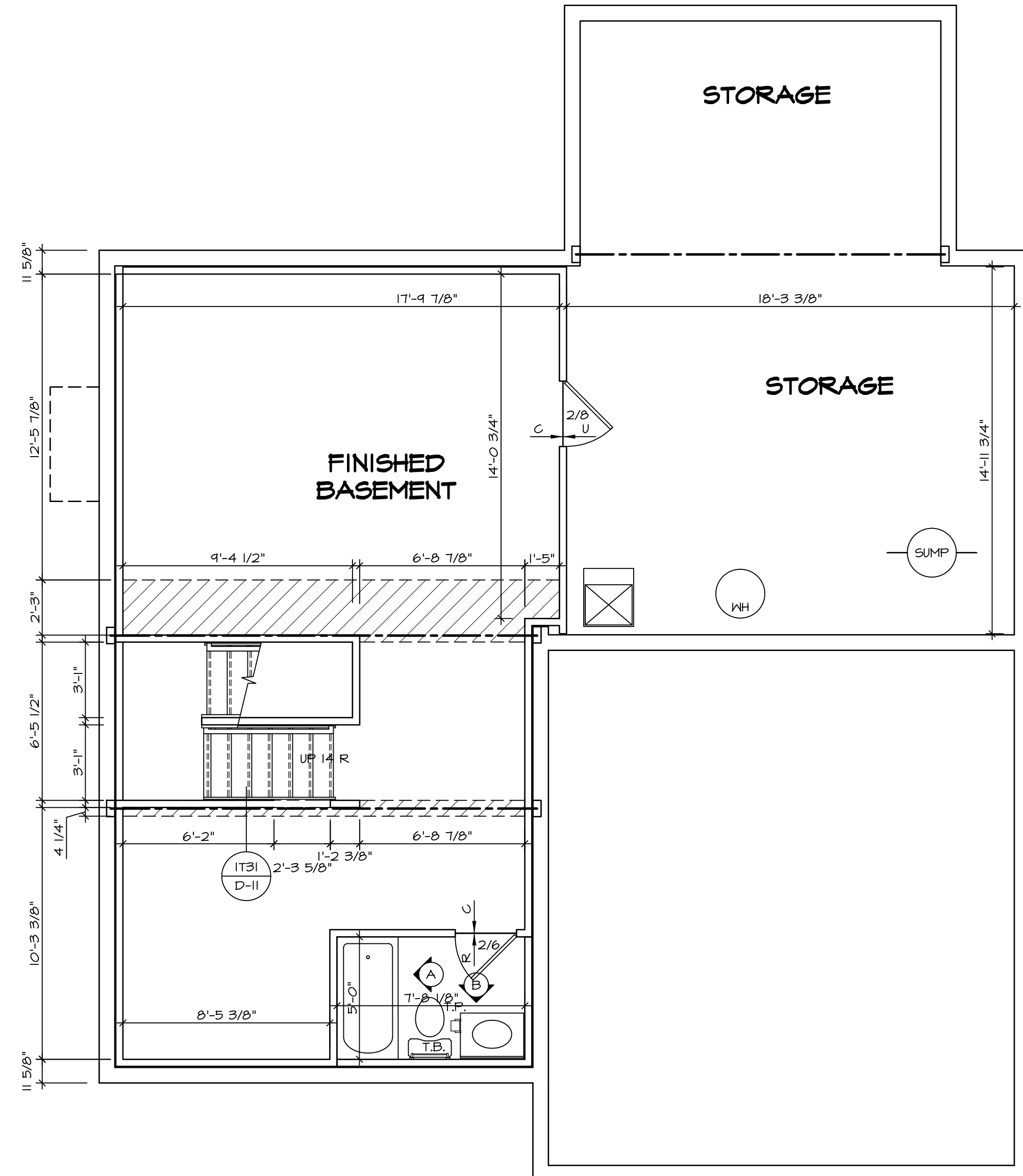


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Frederick, MD 21702

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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**
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. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 5. SEE STANDARD DETAIL SHEET D-II FOR TRIM OPTIONS (ITB / D-II) AND DETAILS.
 6. ALL WINDOWS HAVE 1'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

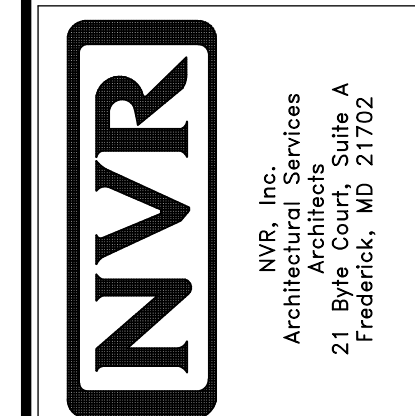
GYPSUM NOTES

AT GARAGE:
 GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL D-5 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

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

MODEL VENICE	DRAWING TITLE BASEMENT FLOOR PLAN
SHEET NO. A-6	OPTION DESCRIPTION
	37

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

FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
B03-2	LVL - 04-04	11'-6 1/2"		106 / 114	1A, FIELD INSTALLED
B04	BEAM STEEL - W12X14	20'-2"	ELE, EVM, GCF, ZCN	125, 126, 143	
B06	BEAM STEEL - W12X14	20'-2"	ELE, GCF, ZCN, ZCC	143	
B07	BEAM STEEL - W12X35	20'-2"	ELE, GCF, ZCN, ZCC	110	
B08-2	LVL - 18	15'-7"	MAA	123, 115	2A, FIELD INSTALLED
PF01-2	LVL - 11-04	19'-8"	GCF	102	1A, FIELD INSTALLED
PF01-2	LVL - 11-04	19'-8"	GCF, ZCN	102	1A, FIELD INSTALLED
PF03-2	EXT HEADER - 2X12 - 2 PLY	11'-4"	GCF	167	FIELD INSTALLED

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J01	JACK - (2) 2X4 SPF STUD GRADE			
J02	JACK - (2) 2X4 SPF STUD GRADE			
J03	JACK - (2) 2X4 SPF STUD GRADE		114	
J04	JACK - (2) 2X4 SPF STUD GRADE		114	
J05	JACK - 2X4 SPF STUD GRADE	KAA		
J06	JACK - 2X4 SPF STUD GRADE	KAA		
J17	JACK - (3) 2X4 SPF STUD GRADE	ELE, EVM, GCF, ZCN	125, 126	
J18	JACK - (3) 2X4 SPF STUD GRADE	ELE, EVM, GCF, ZCN	125, 126	
J22	JACK - (2) 2X4 SPF STUD GRADE	GCF, ZCN	102	
J25	JACK - (3) 2X4 SPF STUD GRADE	GCF		
J26	JACK - (2) 2X4 SPF STUD GRADE	GCF	167	
J27	JACK - (2) 2X4 SPF STUD GRADE	GCF	167	
J50	JACK - (5) 2X4 SP#1	MAA	123, 115	YES
J51	JACK - (5) 2X4 SP#1	MAA	123, 115	YES
J52	JACK - (3) 2X4 SPF STUD GRADE	MAA, SRN, SQK	117	
J54	JACK - (3) 2X4 SPF STUD GRADE	MAA, SRN, SQK, WSA	117	
J56	JACK - (3) 2X4 SPF STUD GRADE	GCF	108	
J64	JACK - (6) 2X4 SP#1	ELE, GCF, ZCN, ZCC		
J70	JACK - (3) 2X4 SPF STUD GRADE	ELE, GCF, ZCN, ZCC	143	
J81	JACK - (3) 2X4 SP#1	ELE, GCF, ZCN, ZCC	202	
J82	JACK - (3) 2X4 SP#1	ELE, GCF, ZCN, ZCC	202	

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENG. NUM.	REMARKS
C01	STANCHION - 3 IN DIA 11GA ADJ	9'-6 11/16"	ELE, FBA, GCF, ZCN, ZCC	143	
C02	STANCHION - 3 IN SCHED 40	9'-1 5/8"	ELE, FBA, GCF, ZCN, ZCC	110	

FLOOR PLAN NOTES

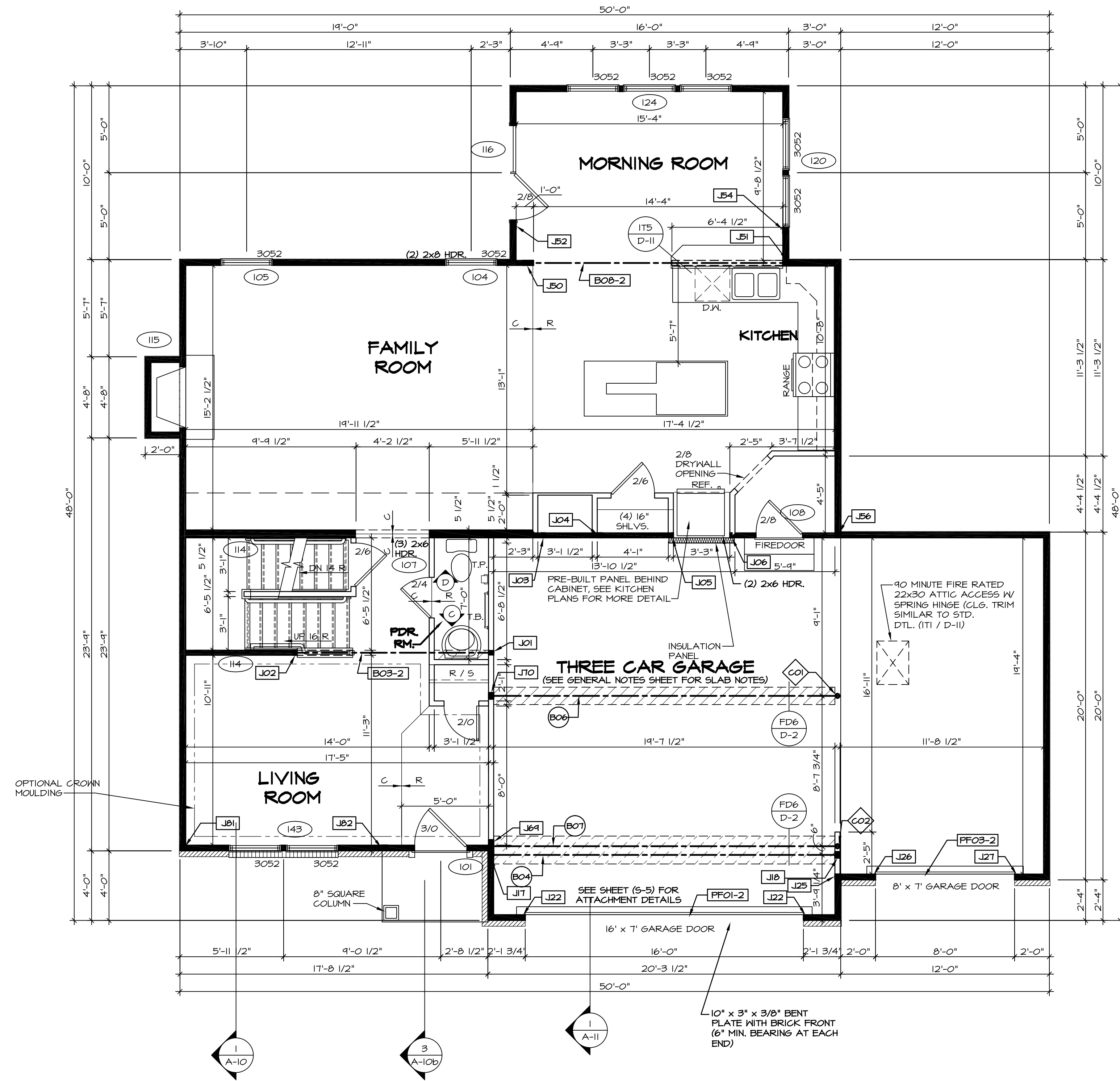
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- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
- SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- SEE STANDARD DETAIL SHEET D-II FOR TRIM OPTIONS (116 / D-II) AND DETAILS.
- ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

GYPHUM NOTES

- AT GARAGE:**
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL D-5 FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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



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

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	08/05/16	TH - DRAWING ALIGNMENT

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

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21 Belsize Lane, Suite A
Frederick, MD 21702

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

38

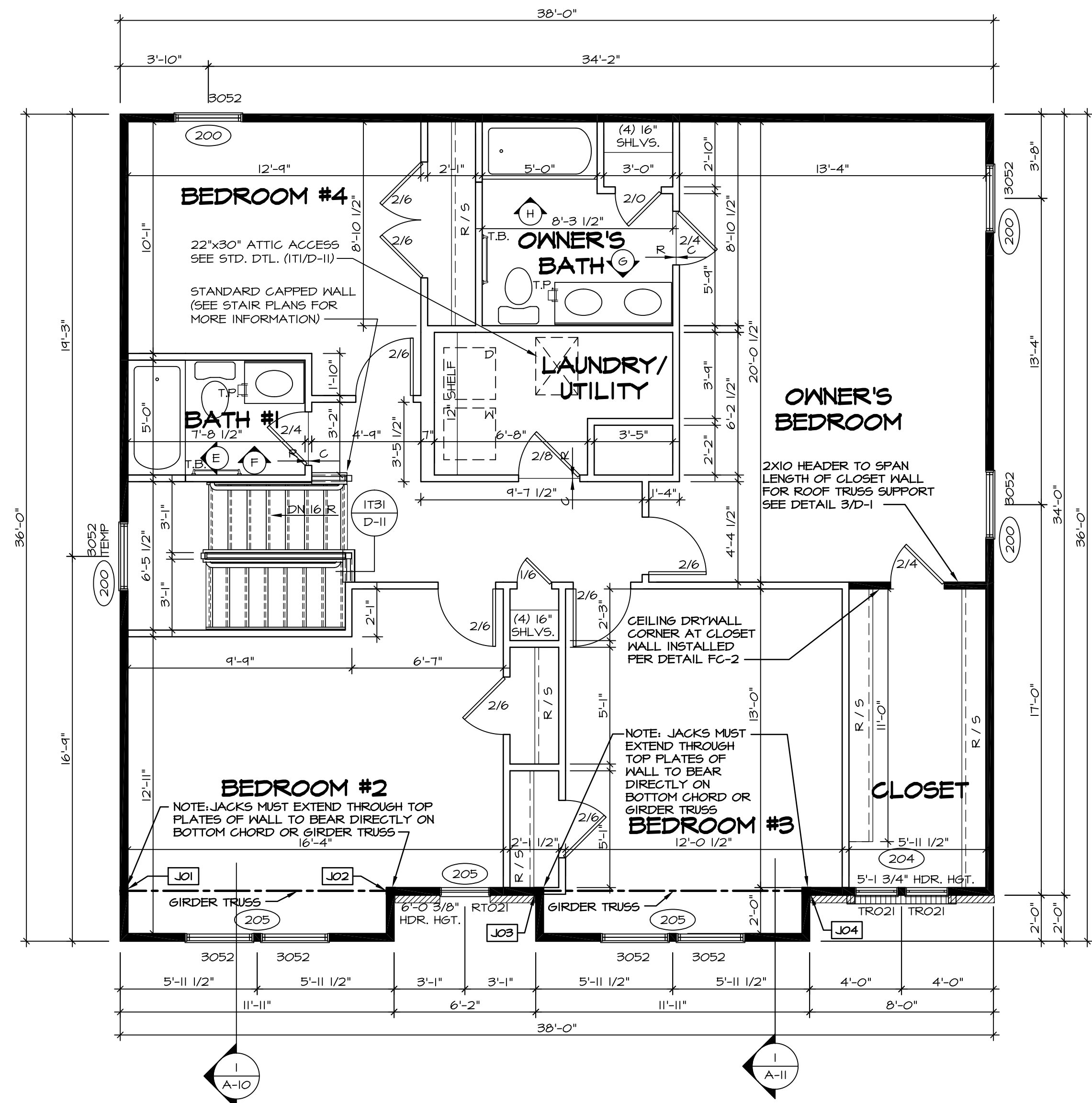
SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
JO1	JACK - (3) 2X4 SP#1		202	
JO2	JACK - (3) 2X4 SP#1		202	
JO3	JACK - (3) 2X4 SP#1		202, 206	
JO4	JACK - (3) 2X4 SP#1		202, 206	

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 SHEET D-II FOR TRIM OPTIONS (IT6 / D-II) AND DETAILS.
- ALL WINDOWS HAVE 7'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

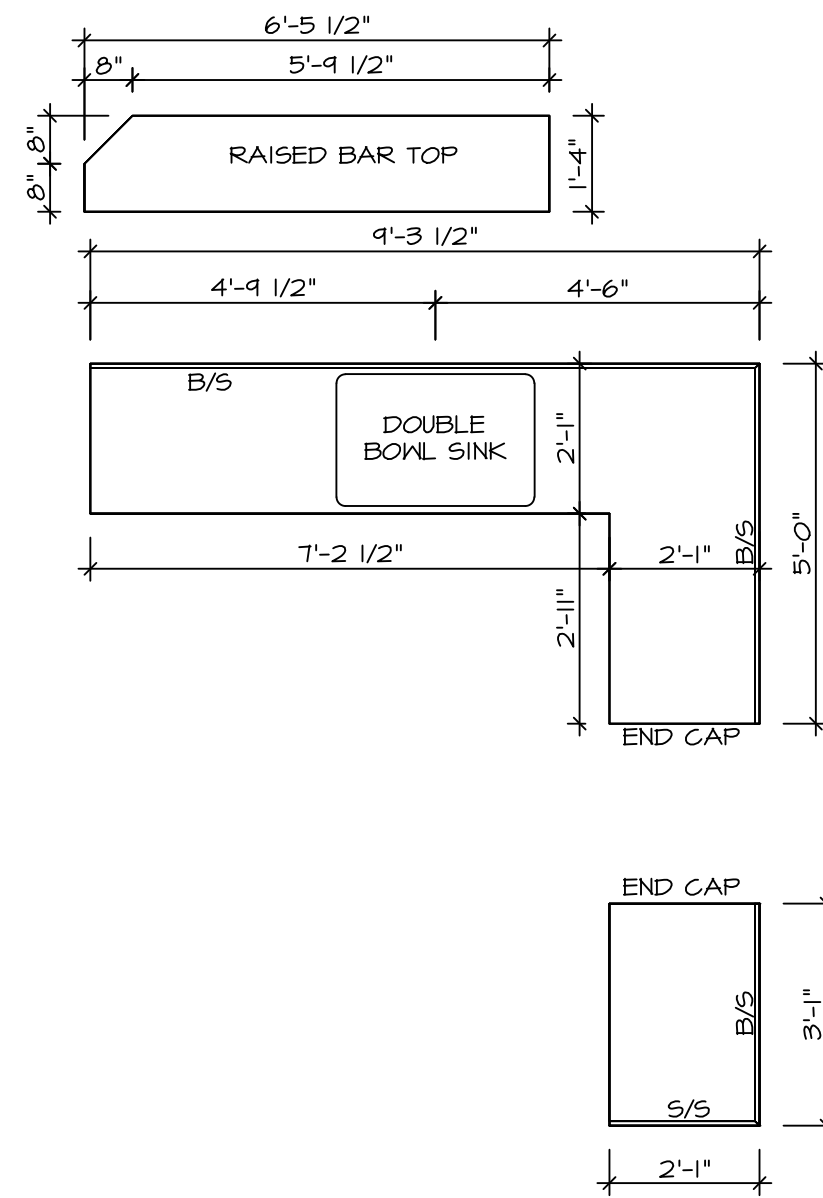
LEGEND

- 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

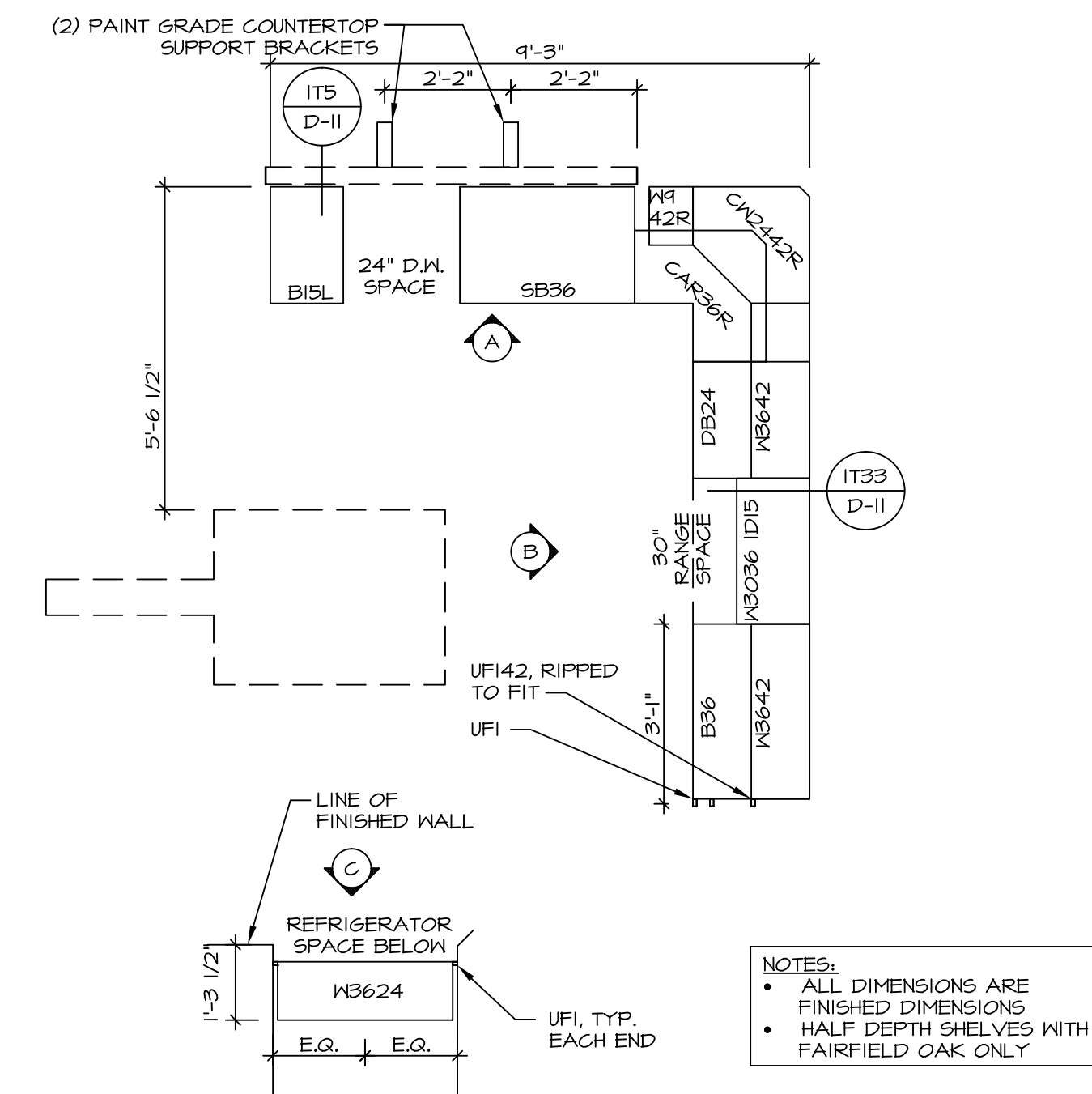


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

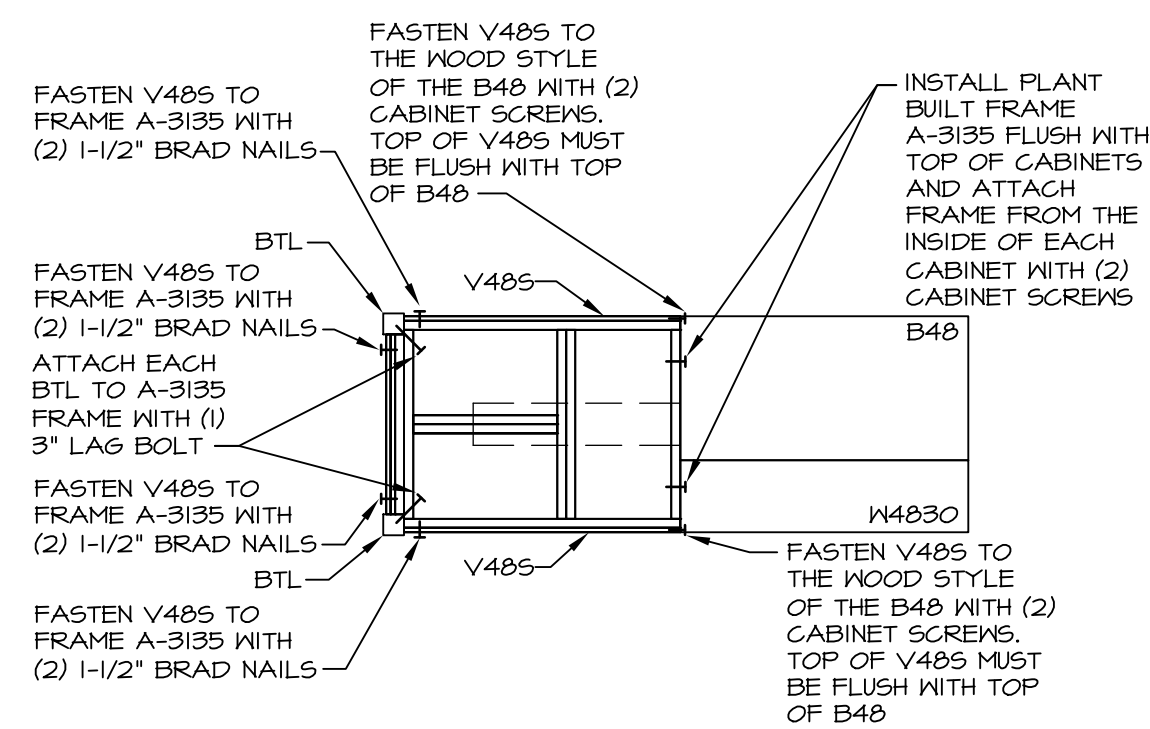
<p>SHEET NO. A-8</p>	<p>MODEL VENICE</p>	<p>SET NO. VNCOO</p>	<p>VERSION 06</p>	<p>DATE: 3/18/2015</p>	<p>OPTION</p>						
<p>DRAWING TITLE SECOND FLOOR PLAN</p>	<p>OPTION DESCRIPTION</p>	<p>Architectural Services 21 Park Plaza, Suite A Frederick, MD 21702</p>									
<p>44</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08/05/16</td> <td>TM - DRAWING ALIGNMENT</td> </tr> </tbody> </table>					REV. NO.	DATE	DESCRIPTION	1	08/05/16	TM - DRAWING ALIGNMENT
REV. NO.	DATE	DESCRIPTION									
1	08/05/16	TM - DRAWING ALIGNMENT									
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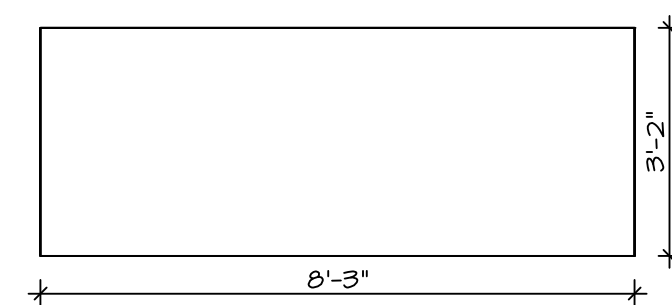
4 COUNTERTOP PLAN - (KT-2920)
 SCALE: 3/8" = 1'-0" STANDARD KITCHEN w/
 42" WALL CABINETS



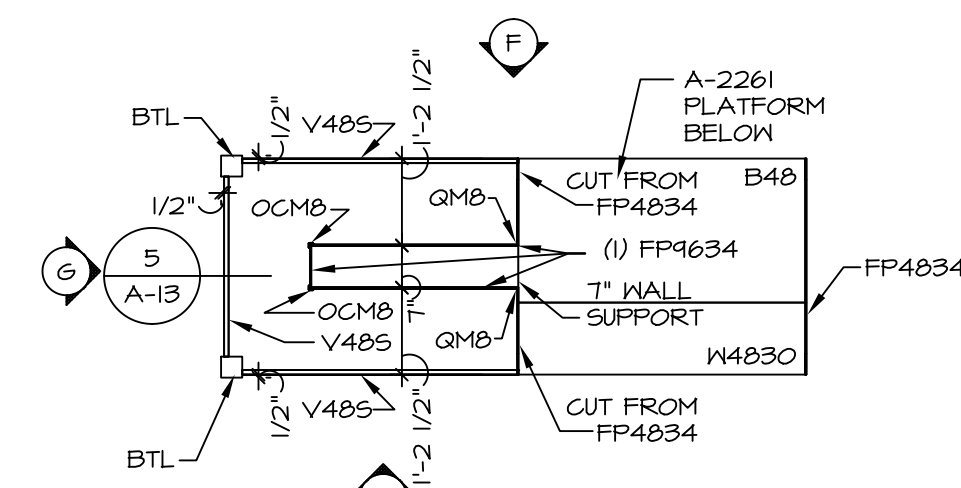
1 CABINET PLAN - (KC-2920)
 SCALE: 3/8" = 1'-0" STANDARD KITCHEN w/
 42" WALL CABINETS



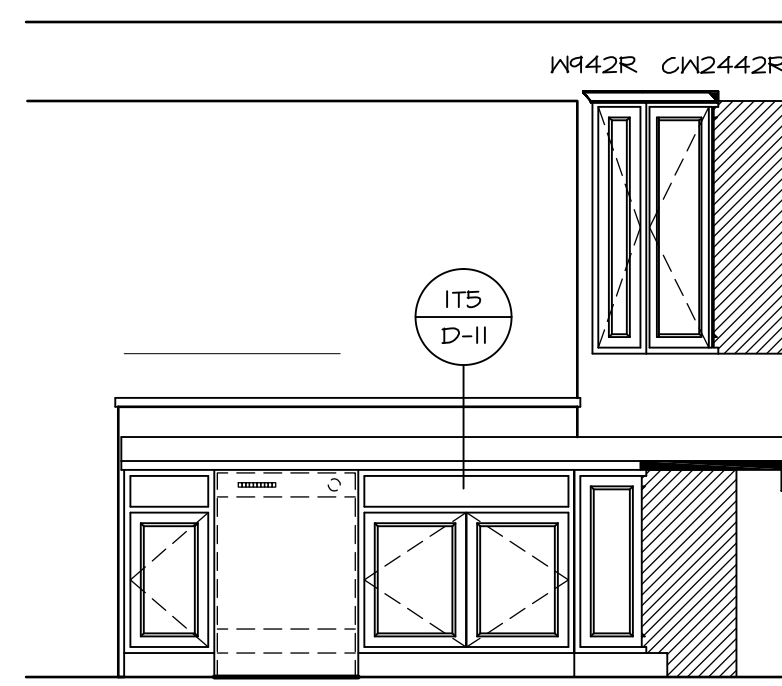
5 COUNTERTOP SUPPORT FRAME
 SCALE: 3/8" = 1'-0"



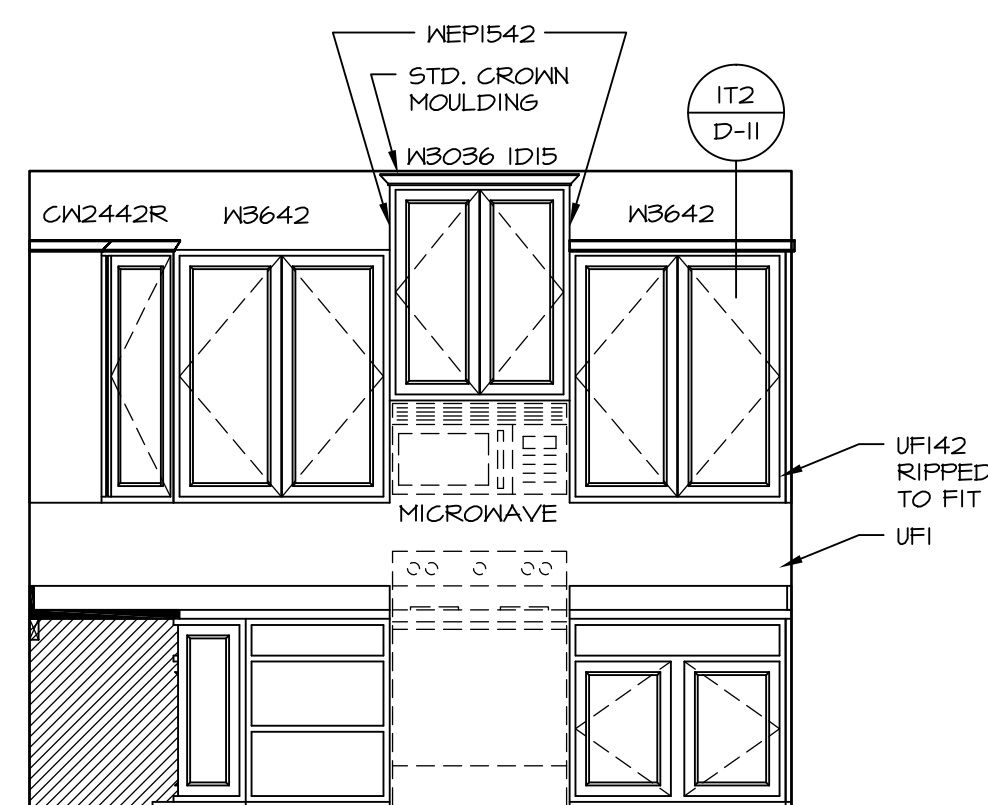
6 COUNTERTOP PLAN - KT-3215
 SCALE: 3/8" = 1'-0" GOURMET KITCHEN ISLAND "KFF"



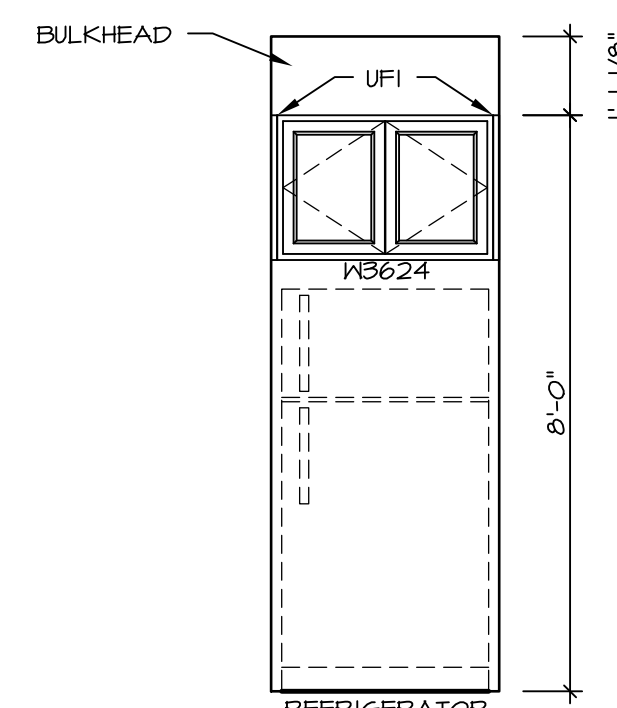
3 KITCHEN CABINET PLAN - KC-3215
 SCALE: 3/8" = 1'-0" GOURMET KITCHEN ISLAND "KFF"



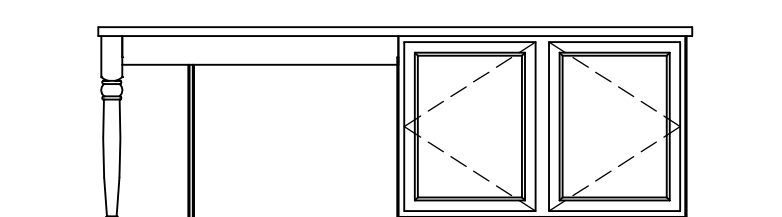
A KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



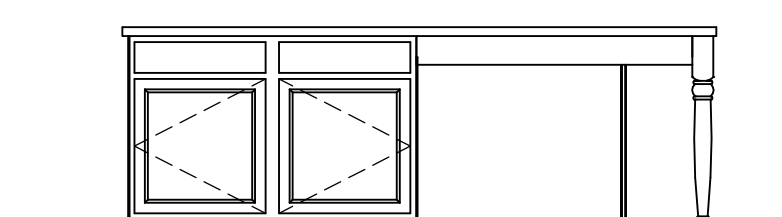
B KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



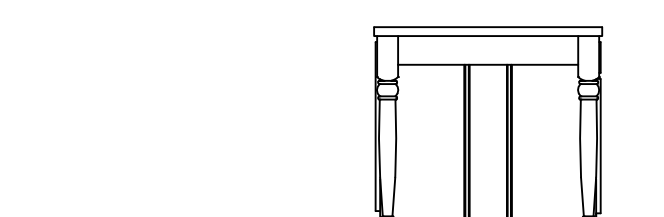
C KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



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



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



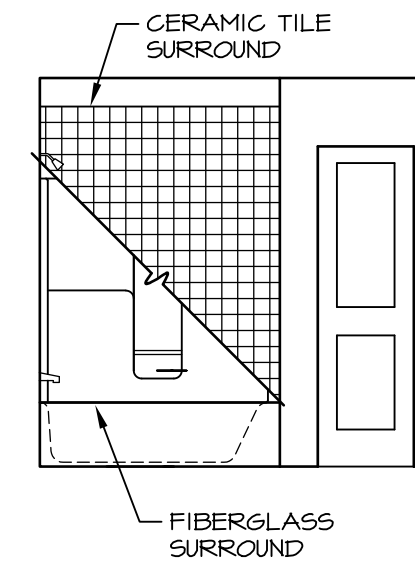
G KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"

REV. NO.	DATE	REMARKS

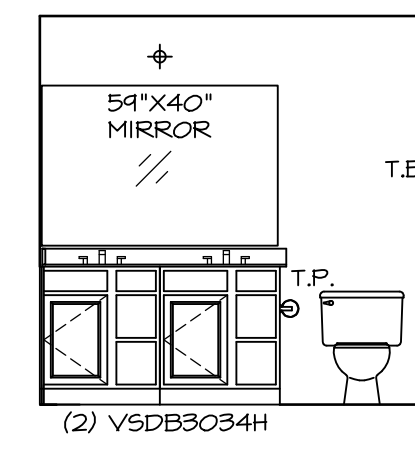
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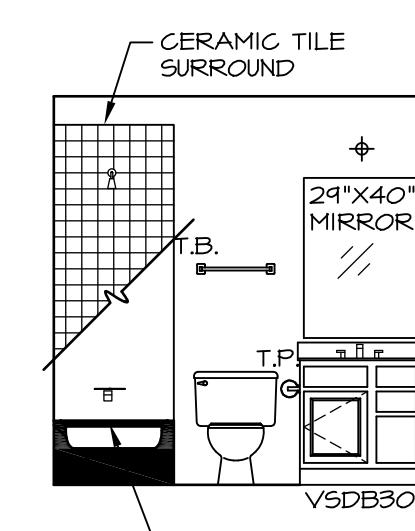
MODEL	VENICE
DRAWING TITLE	KITCHENS
OPTION DESCRIPTION	
SHEET NO.	A-13
SET NO.	VNCOO_06
VERSION	06
DRAWN BY	
DATE	3/18/2015
OPTION	
SHEET NO.	58



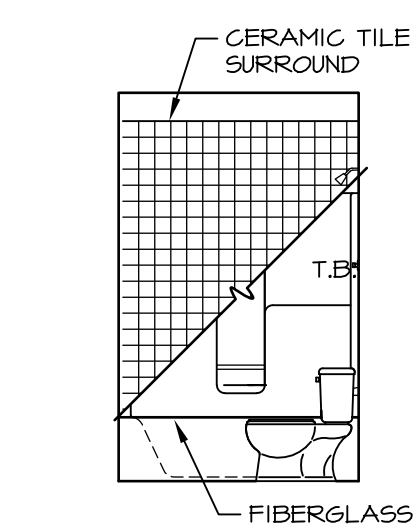
H OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATH
TYPE B W/ STANDARD
TUB *AMB*



G OWNER'S BATH
SCALE: 1/4" = 1'-0" (2) VSDB3034H

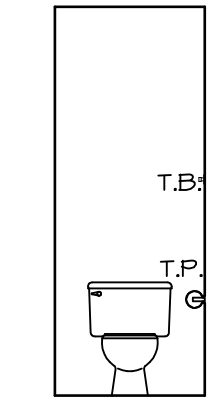


F 2ND FLOOR BATH #1
SCALE: 1/4" = 1'-0"

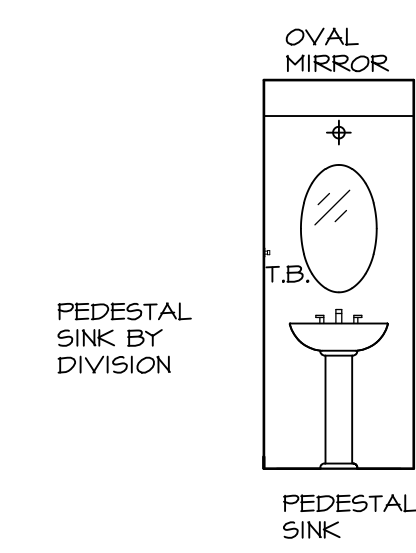


E 2ND FLOOR BATH #1
SCALE: 1/4" = 1'-0"

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

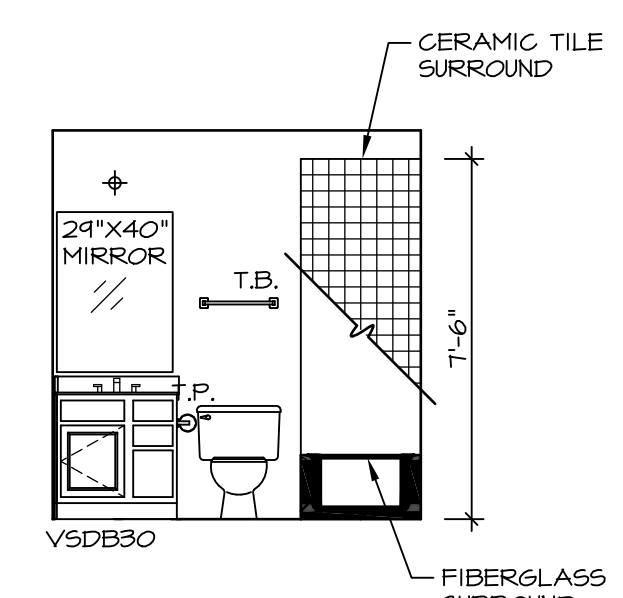


D 1ST FLOOR POWDER ROOM
SCALE: 1/4" = 1'-0"

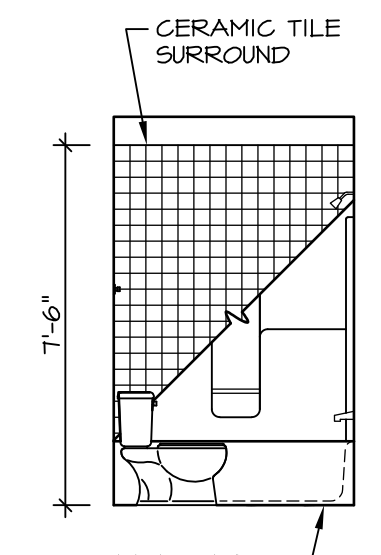


C 1ST FLOOR POWDER ROOM
SCALE: 1/4" = 1'-0"

NOTE: BATH ELEVATIONS ARE SHOWN PER PLAN.



B BASEMENT POWDR. ROOM. W/ TUB
SCALE: 1/4" = 1'-0"



A BASEMENT POWDR. ROOM. W/ TUB
SCALE: 1/4" = 1'-0"

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SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION
A-14	VENICE BATH ELEVATIONS	VNCOO_06	06		3/18/2015	OPTION
62						