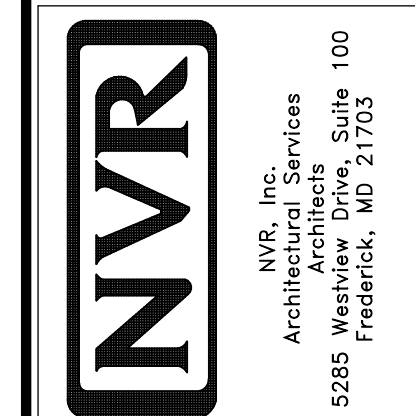


**1**  
A-5 **PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO. **A-5**  
23

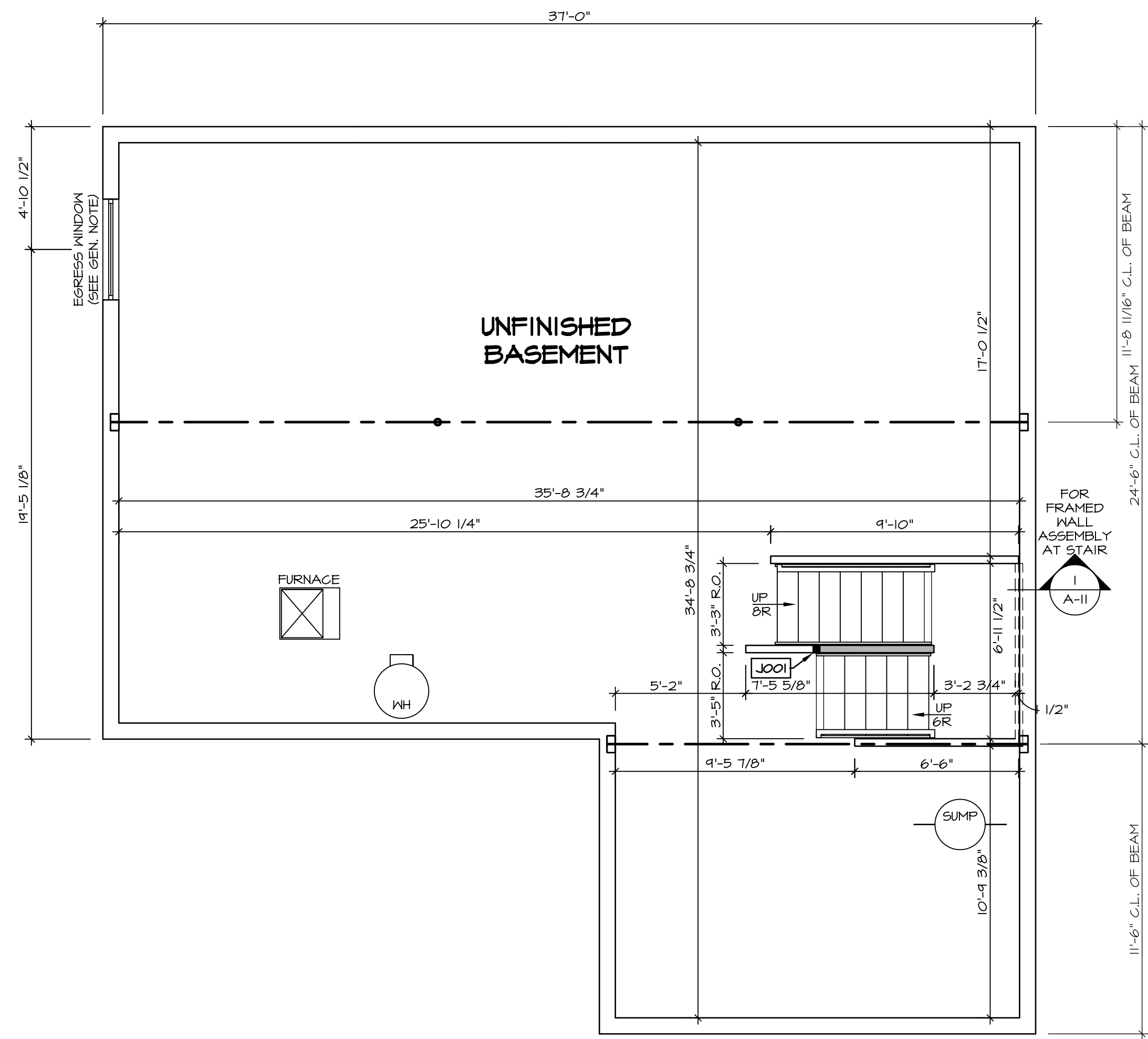
MODEL: **VENICE II**  
DRAWING TITLE: **PLUMBING PLAN**  
GROUNDWORKS  
OPTION DESCRIPTION

SET NO. **VNC02**  
VERSION **00**  
DRAWN BY **JAB**  
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 FG 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 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.
  - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
  - TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

- 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 JACK SCHEDULE**

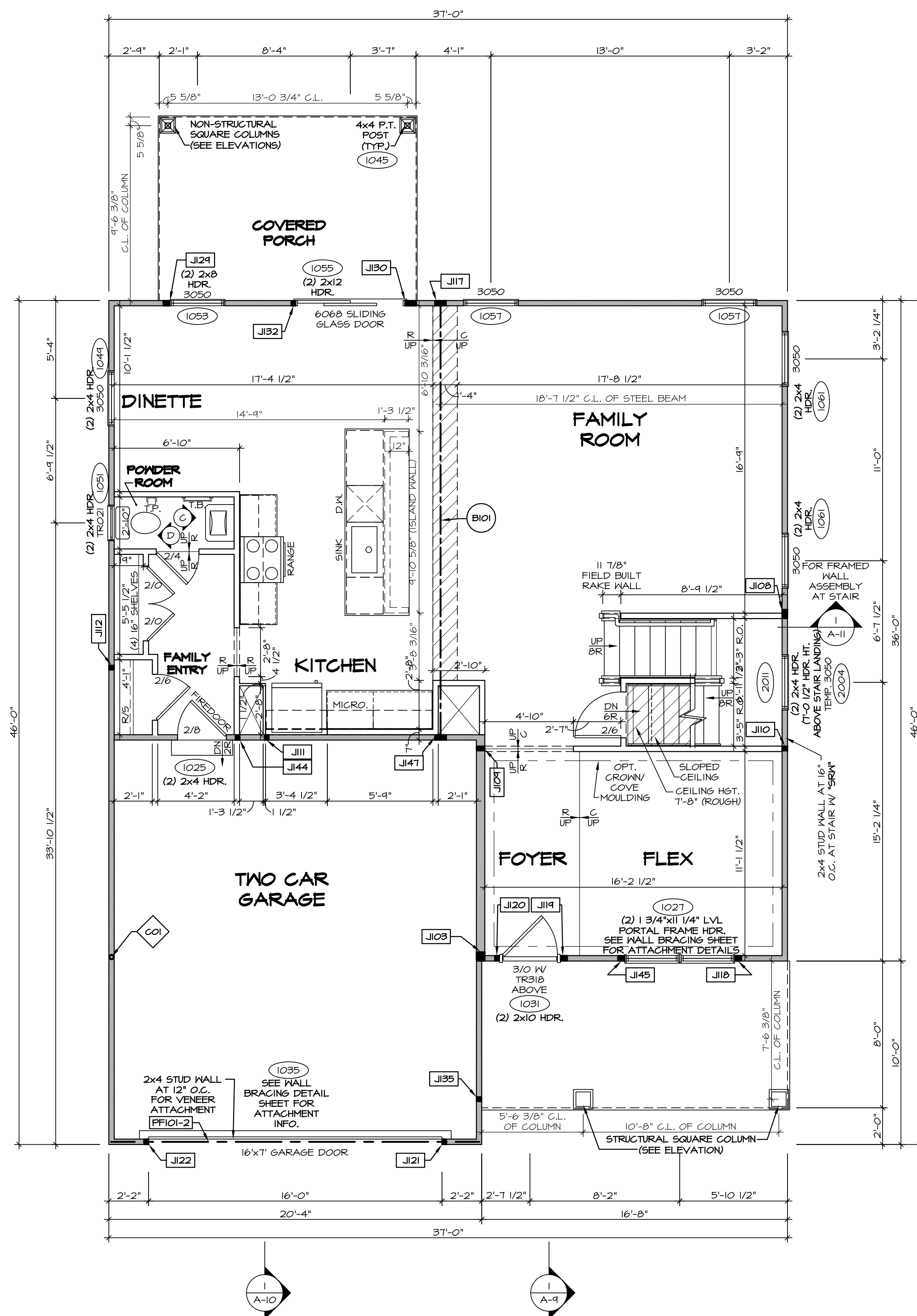
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 SPF STUD GRADE	FBA	00031	

SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION	REMARKS
A-6	VENICE II BASEMENT FLOOR PLAN	VNC02	00	CVB		FBA	
26	BASEMENT FOUNDATION						

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Frederick, MD 21703

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**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 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 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.
  - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

**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

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

- (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (3) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (4) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (5) ROWS 12D NAILS AT 12" O.C.
- (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN FLIES W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (4) PLY (ALL SIZES); FASTEN FLIES W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

**FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENS. NUM.	REMARKS
B101	BEAM STEEL - W12X30	23'-10 3/4"		1023	
PF101-2	LVL 1.75 - 11-04	20'-1"	6CB/ 6CF	1035	

**STEEL COLUMN SCHEDULE**

IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENS. NUM.	REMARKS
C01	STANCHION - 3 IN SCHED 40	9'-6"	6CB/ 6CF, ELA/ ELB/ ELK/ ELL, SXG, FBA/ FCA	1006	

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENS. NUM.	REMARKS
J103	JACK - (4) 2x6 SPF STUD GRADE	SXC, ELA/ ELK	1006	
J108	JACK - (4) 2x4 SPF STUD GRADE		1014	
J109	JACK - (2) 2x6 SPF STUD GRADE		1016	
J110	JACK - (2) 2x4 SPF STUD GRADE		1016	
J111	JACK - (2) 2x4 SPF STUD GRADE		1018	
J112	JACK - (2) 2x4 SPF STUD GRADE		1020	
J117	JACK - (5) 2x4 SPF#1		1023	
J118	JACK - (3) 2x4 SPF STUD GRADE		1021	
J119	JACK - (3) 2x4 SPF STUD GRADE	ELA/ ELC/ ELK	1031	
J120	JACK - (2) 2x4 SPF STUD GRADE	ELA/ ELC/ ELK	1031	
J121	JACK - (2) 2x4 SPF STUD GRADE	6CB/ 6CF	1035	
J122	JACK - (2) 2x4 SPF STUD GRADE	6CB/ 6CF	1035	
J124	JACK - (3) 2x4 SPF STUD GRADE	EPE	1045, 1053	
J130	JACK - (5) 2x4 SPF STUD GRADE	EPE	1045, 1055	
J132	JACK - (2) 2x4 SPF STUD GRADE		1055	
J135	JACK - (2) 2x4 SPF STUD GRADE		1063	
J144	JACK - (2) 2x4 SPF STUD GRADE		1018	
J145	JACK - (3) 2x4 SPF STUD GRADE		1021	
J147	JACK - (5) 2x4 SPF#1		1023	

REMARKS

REV. NO. DATE

SET NO. VNC02  
VERSION 00  
DRAWN BY ARY  
DATE:  
OPTION

**VENICE II**  
DRAWING TITLE  
FIRST FLOOR PLAN

**A-7**

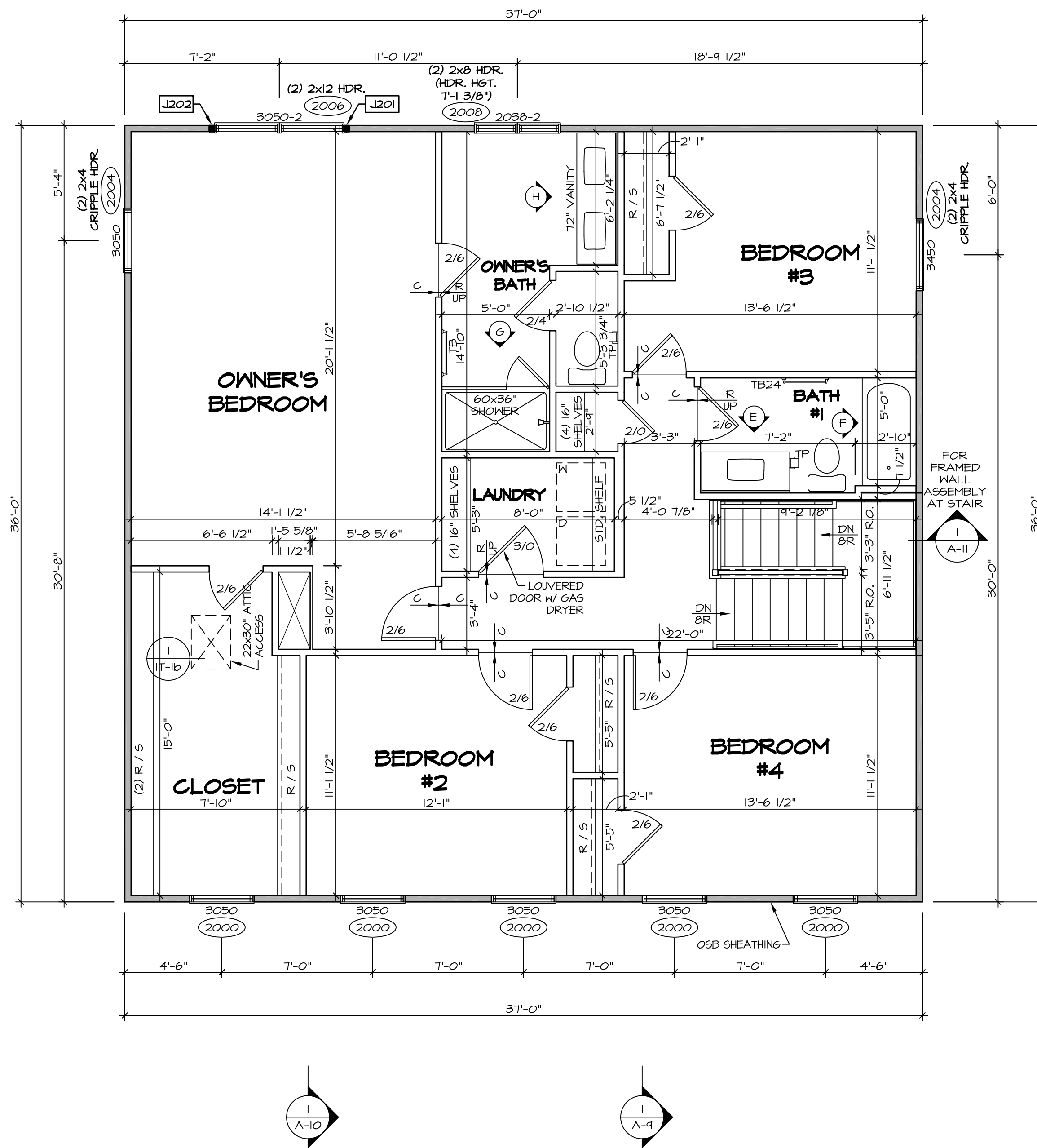
OPTION DESCRIPTION

27

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Frederick, MD 21703

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**SECOND 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.
  10. TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

**GYPSUM NOTES**

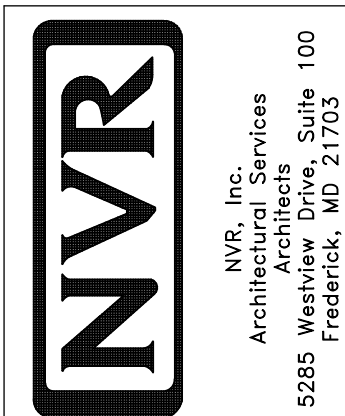
AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLY OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

**SECOND FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J201	JACK - (2) 2X4 SPF STUD GRADE		2006	
J202	JACK - (2) 2X4 SPF STUD GRADE		2006	

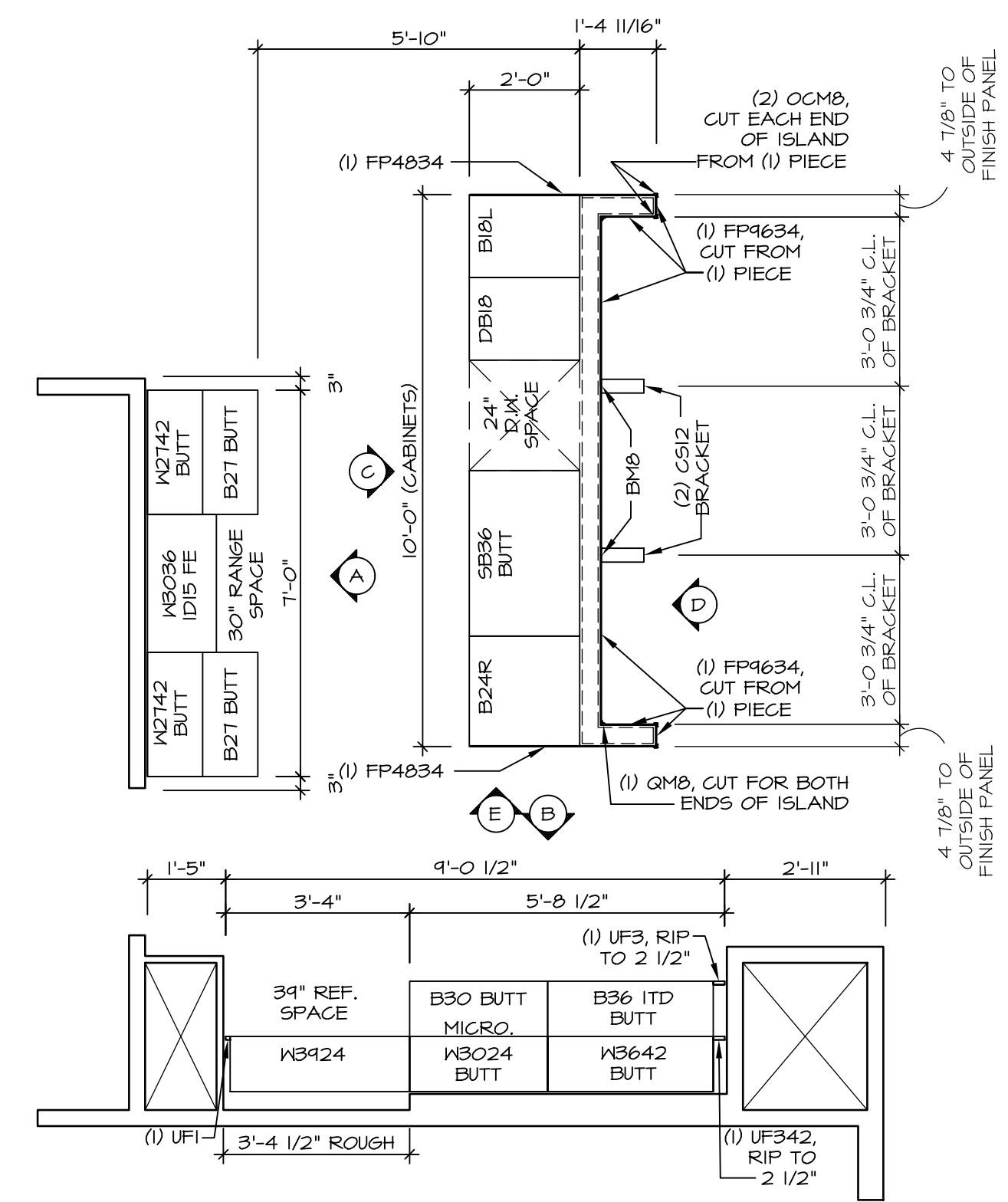
<p>SHEET NO. <b>A-8</b></p> <p>MODEL <b>VENICE II</b></p> <p>DRAWING TITLE <b>SECOND FLOOR PLAN</b></p> <p>OPTION DESCRIPTION</p>	<p>SET NO. <b>VNC02</b></p> <p>VERSION <b>00</b></p> <p>DRAWN BY <b>ARM</b></p> <p>DATE:</p> <p>OPTION</p>	<p>REV. NO. DATE</p>	<p>REMARKS</p>
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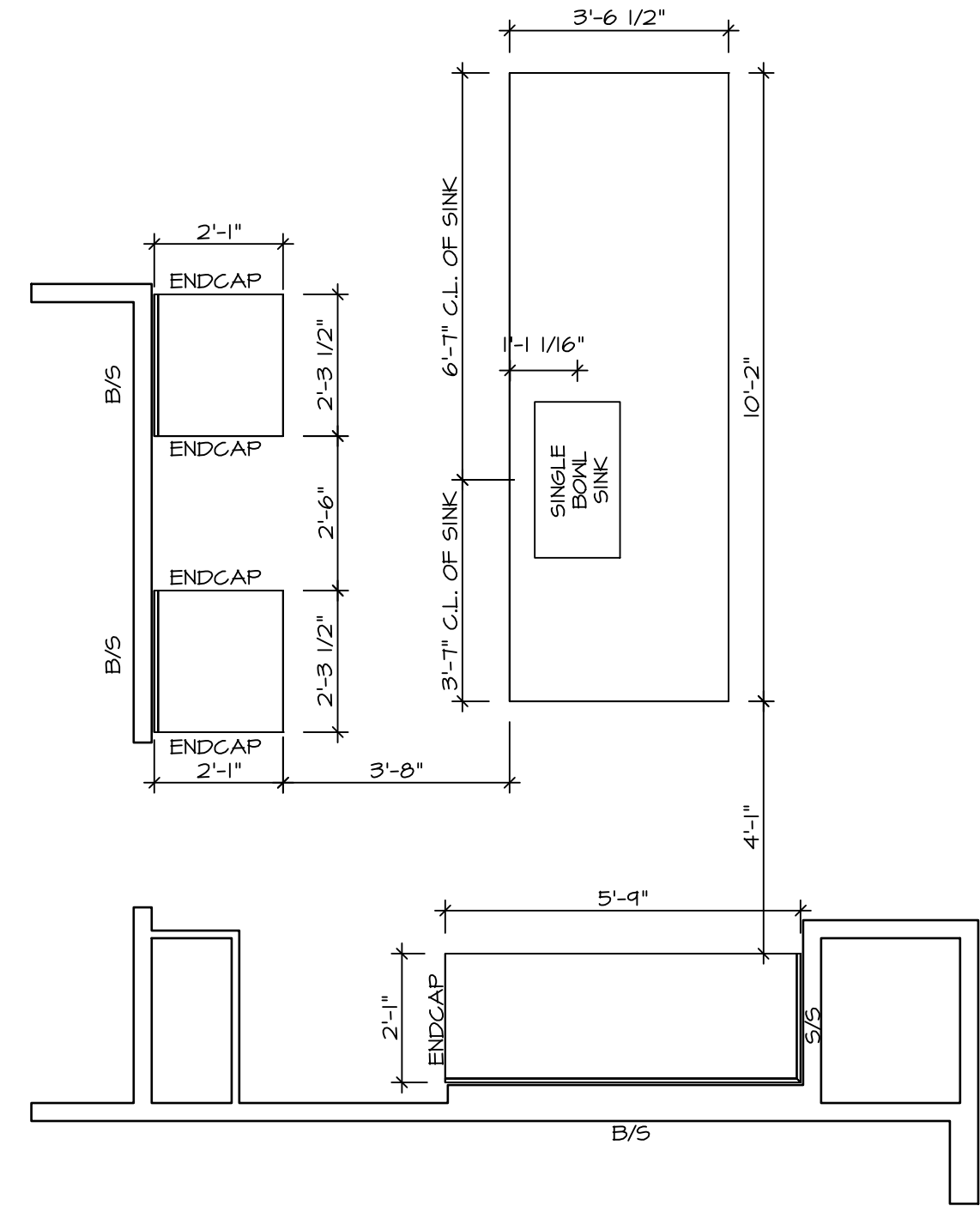
NOTE:  
CABINET LAYOUT(S) ARE  
BASED ON FINISHED  
DIMENSION TO DRYWALL.

NOTE:  
KITCHEN ELEVATIONS/PLANS CALL  
OUT STANDARD MOLDINGS. REFER TO  
DETAIL II, I/KT-I FOR REPLACEMENT  
BASED ON CABINET STYLE.



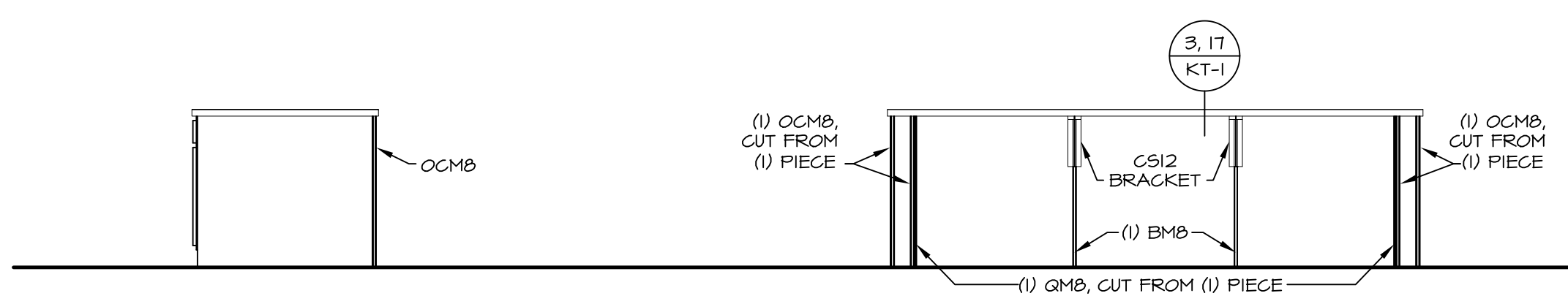
**KITCHEN CABINET LAYOUT KC-3486**

APPLIANCE LAYOUT W RANGE "KAA" SCALE: 3/8" = 1'-0" A-12



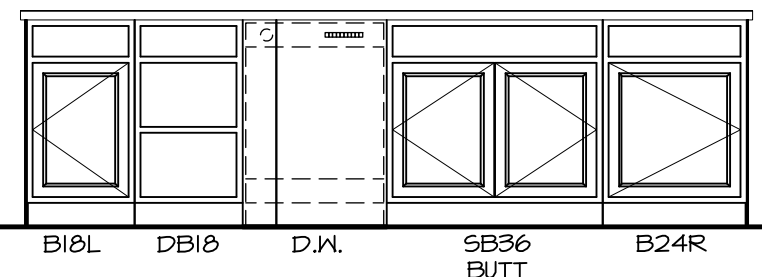
**KITCHEN COUNTERTOP LAYOUT KC-3486**

APPLIANCE LAYOUT W RANGE "KAA" SCALE: 3/8" = 1'-0" A-12



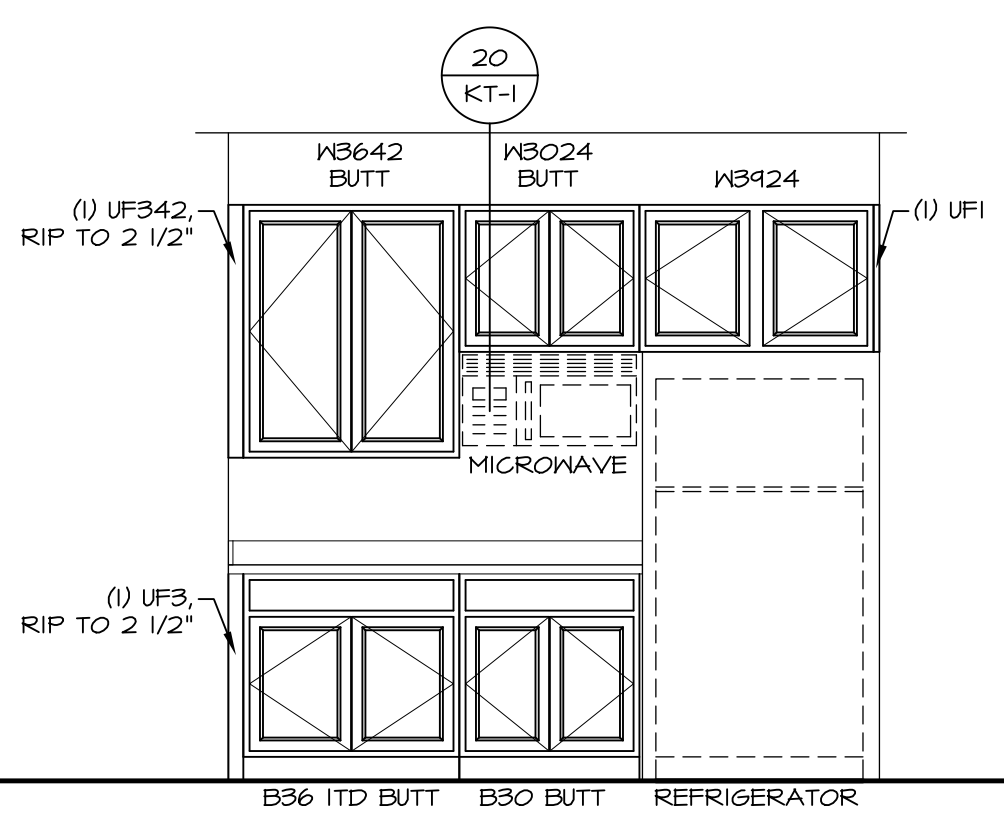
**CABINET ELEVATION E**

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



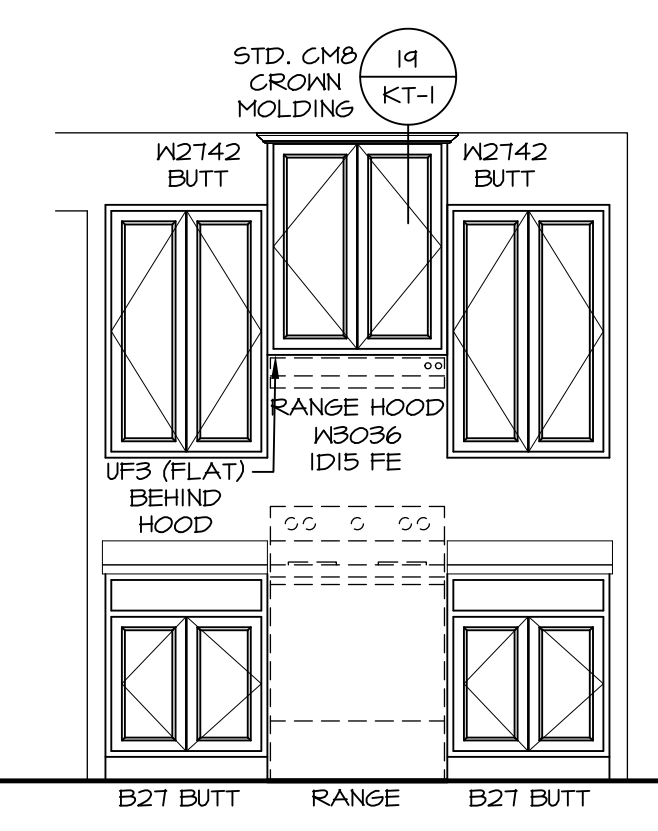
**CABINET ELEVATION C**

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



**CABINET ELEVATION B**

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

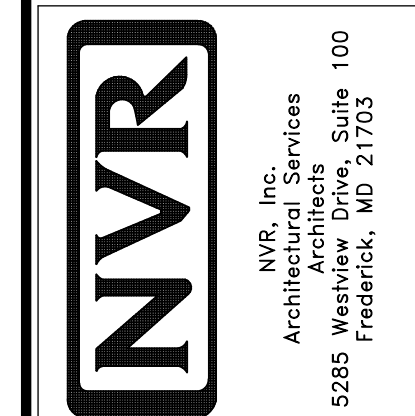


**CABINET ELEVATION A**

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

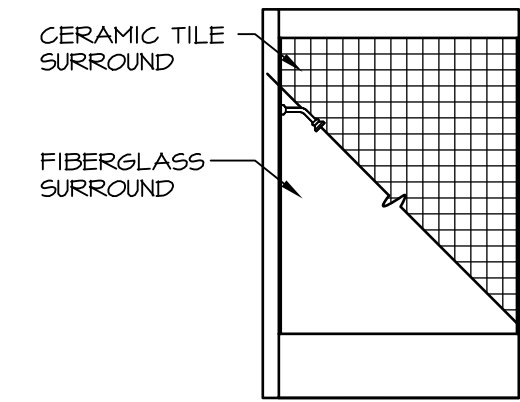
SHEET NO.	MODEL	VENICE II	DRAWING TITLE	KITCHEN PLAN AND ELEVATION	OPTION DESCRIPTION	DATE:	OPTION	REV. NO.	DATE	REMARKS
A-12	VENICE II	VENICE II	KITCHEN PLAN AND ELEVATION							
44										

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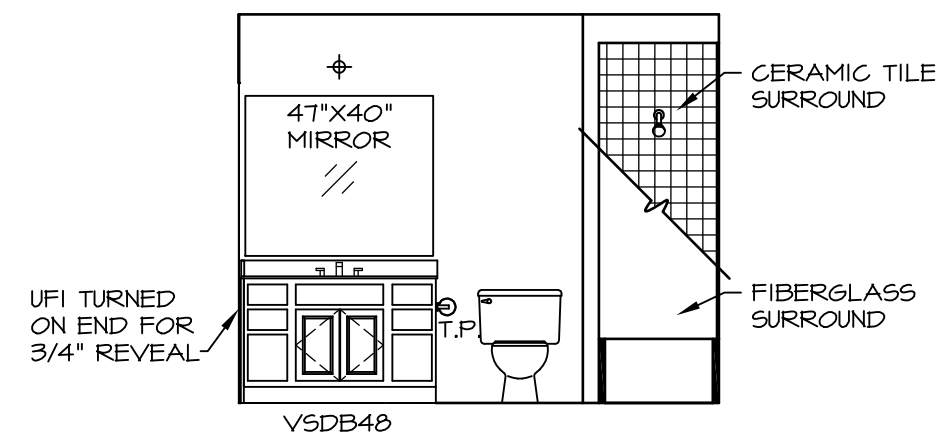


**NOTES:**

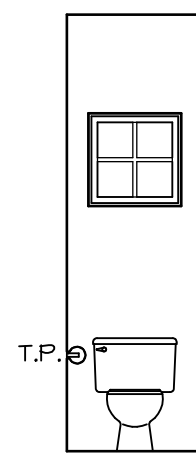
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET D-XX FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



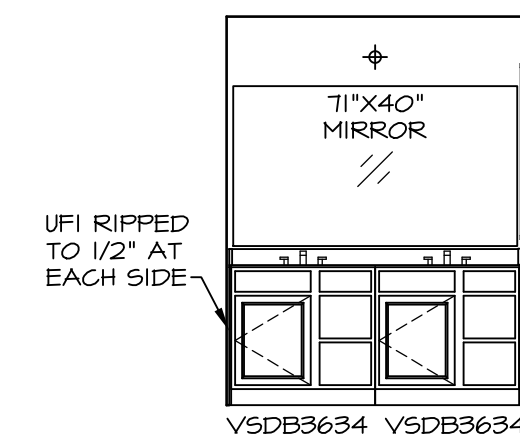
**F BATH #1**  
SCALE: 1/4" = 1'-0"



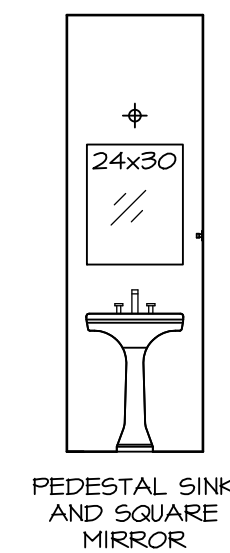
**E BATH #1**  
SCALE: 1/4" = 1'-0"



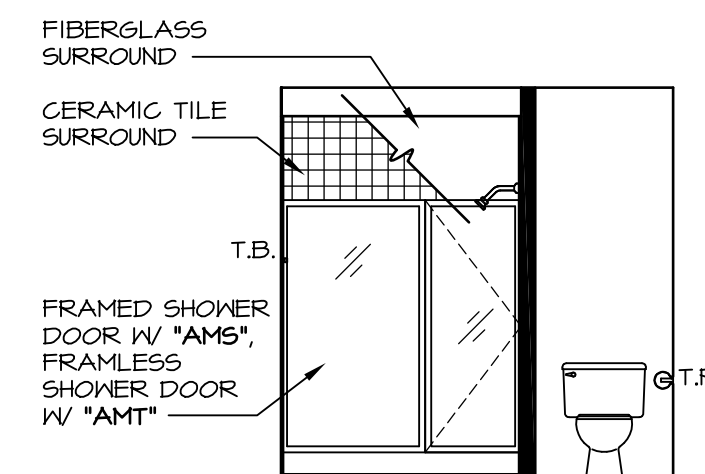
**D POWDER ROOM**  
SCALE: 1/4" = 1'-0"



**H OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SHOWER "AMA"



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

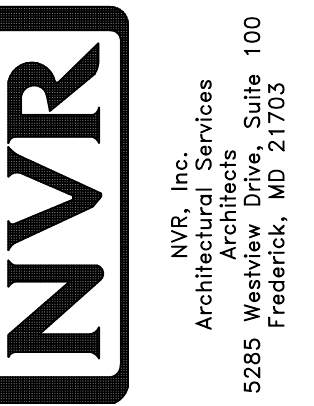


**G OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SHOWER "AMA"

REMARKS

REV. NO. DATE

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SET NO. VNC02  
VERSION 00  
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DATE:  
OPTION

MODEL VENICE II  
DRAWING TITLE BATH ELEVATIONS  
OPTION DESCRIPTION

SHEET NO. A-13  
46