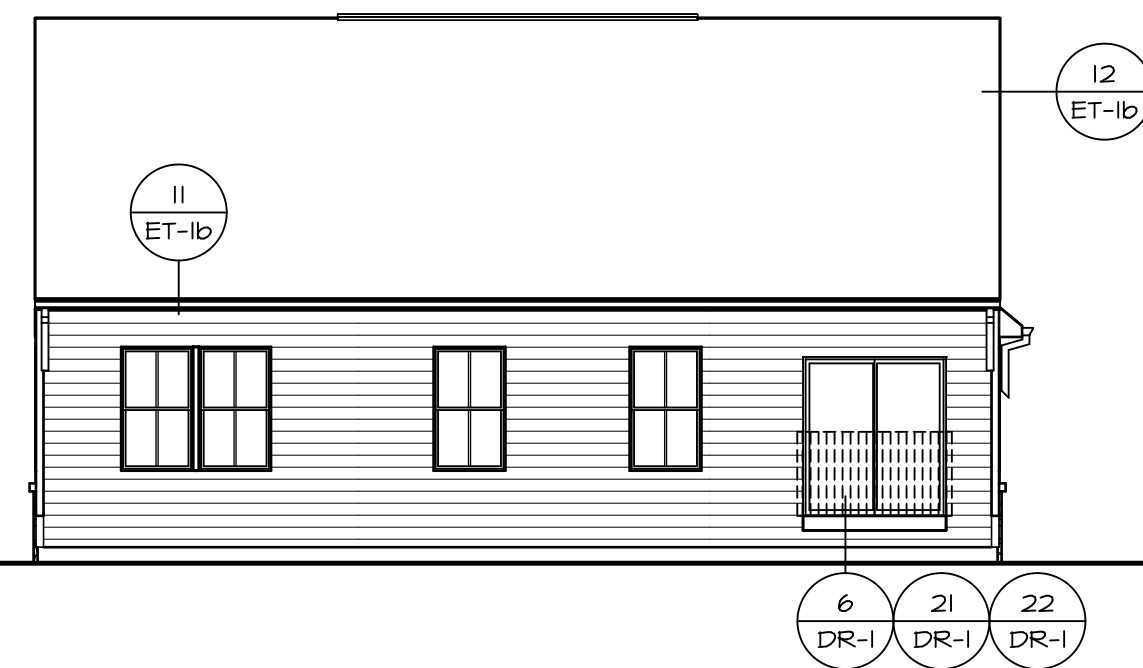
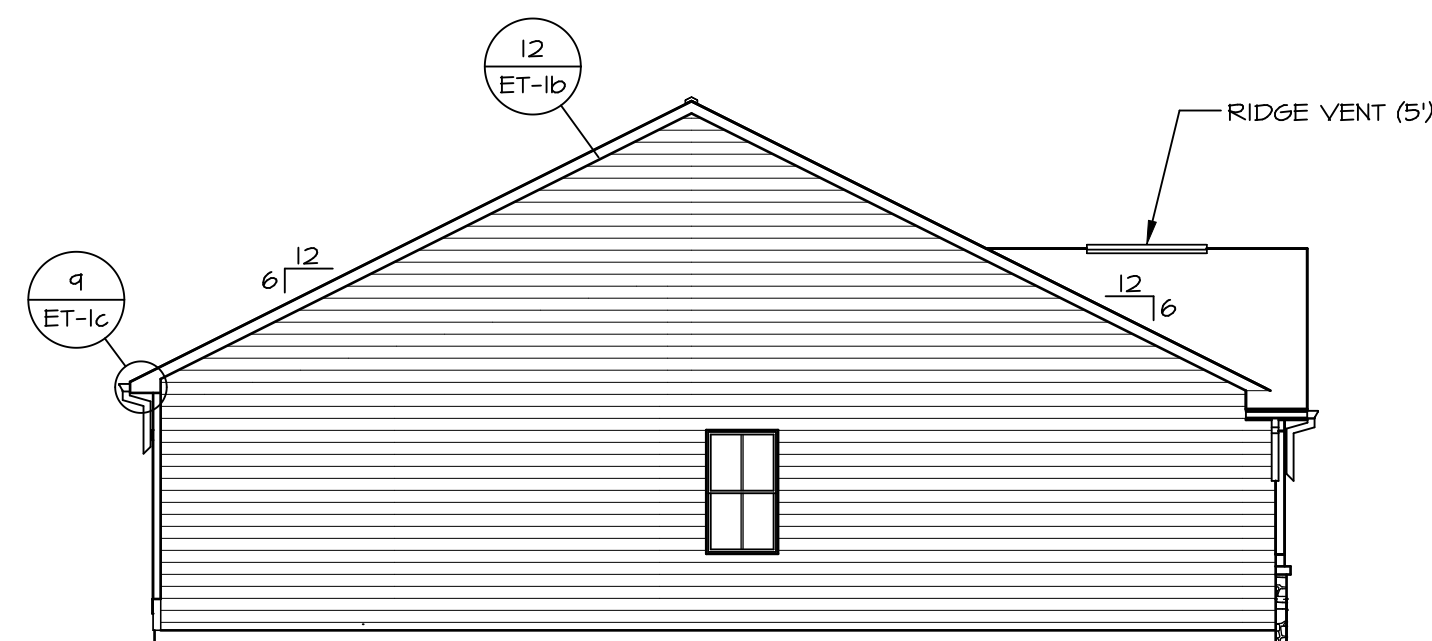


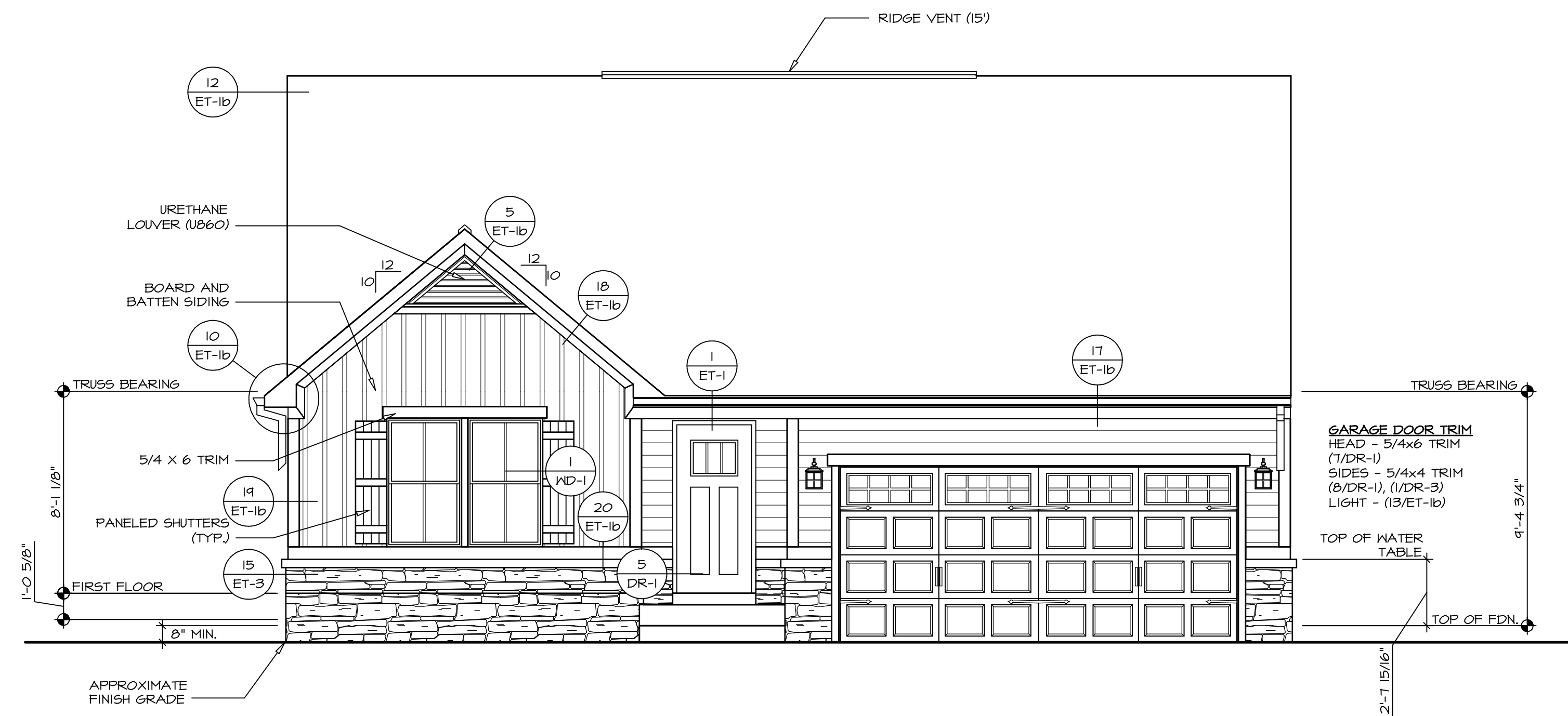
2 RIGHT ELEVATION
A-1 SCALE: 1/8" = 1'-0"



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



4 LEFT ELEVATION
A-1 SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION "K"
A-1 SCALE: 1/4" = 1'-0"

REV. NO. DATE

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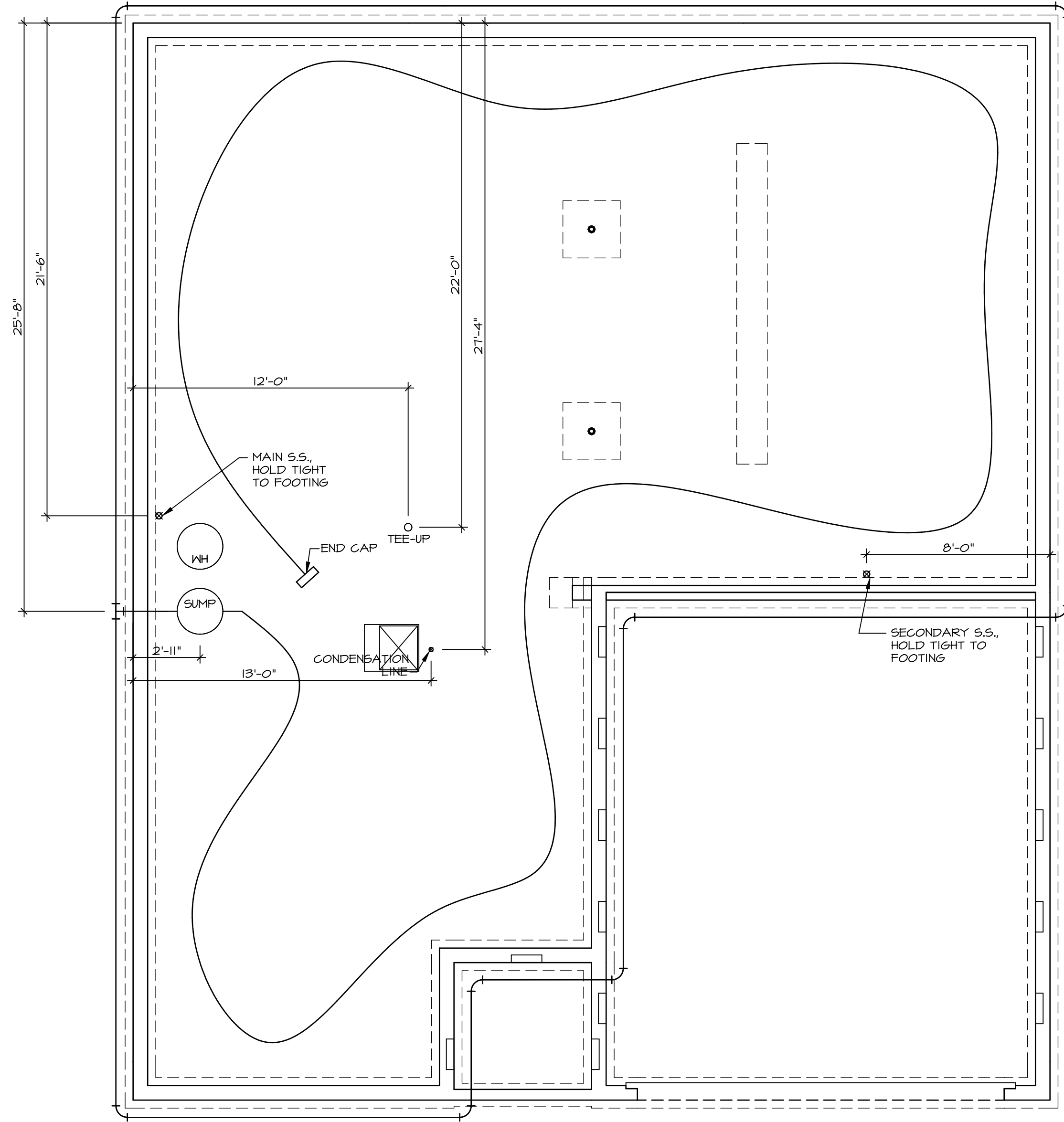


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Architectural Services
21 Park Plaza, Suite A
Frederick, MD 21702

SET NO. P5TCO
VERSION 03
DRAWING TITLE
ELEVATIONS
OPTION DESCRIPTION
FULL BASEMENT FOUNDATION

SHEET NO.
A-1

4



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

SHEET NO. A-5	MODEL PISA TORRE	SET NO. PST00	VERSION 03
	DRAWING TITLE PLUMBING PLAN	DRAWN BY	DATE:
	OPTION DESCRIPTION	OPTION	
15			



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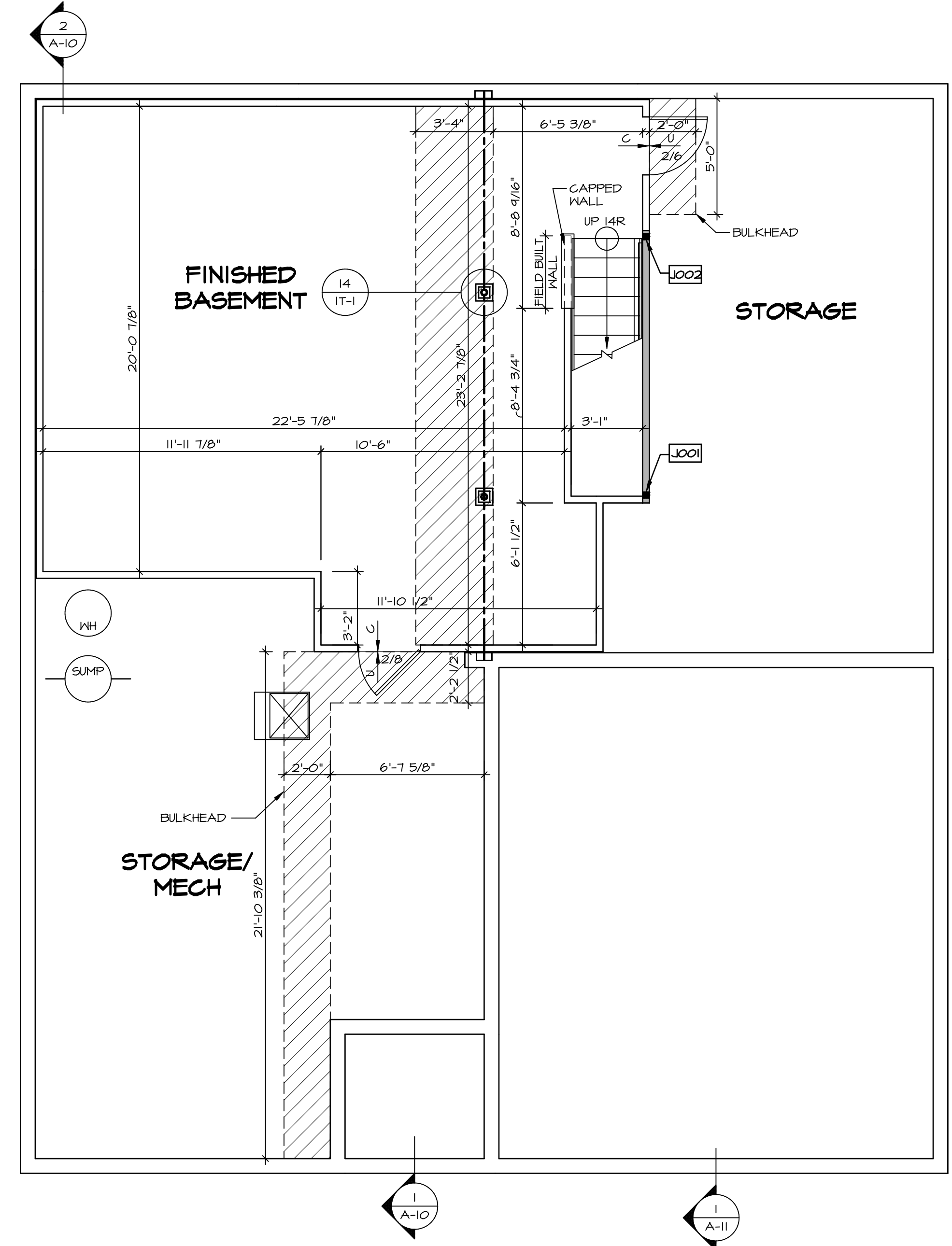
REV. NO.	DATE	REMARKS

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

- 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 TABLE.
 - ALL WINDOWS HAVE 7'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - ALL CASED OPENINGS AT 7'-11", 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 WITH I-JOIST FLOOR SYSTEM ABOVE:
WITH OPTION "SG1" - DRYWALL UNFINISHED BASEMENT CEILING AREA
- NOTES:**
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
 - A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
 - PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

BASEMENT JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J001	JACK - (2) 2X4 SFF STUD GRADE		B0004	
J002	JACK - (2) 2X4 SFF STUD GRADE		B0004	



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

SHEET NO. A-6	MODEL PISA TORRE	DRAWING TITLE BASEMENT FLOOR PLAN	SET NO. PS100	VERSION 03	DRAWN BY	DATE:	OPTION
			OPTION DESCRIPTION				
18							

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21 Parkside Dr. A
Frederick, MD 21702

REMARKS

REV. NO. DATE

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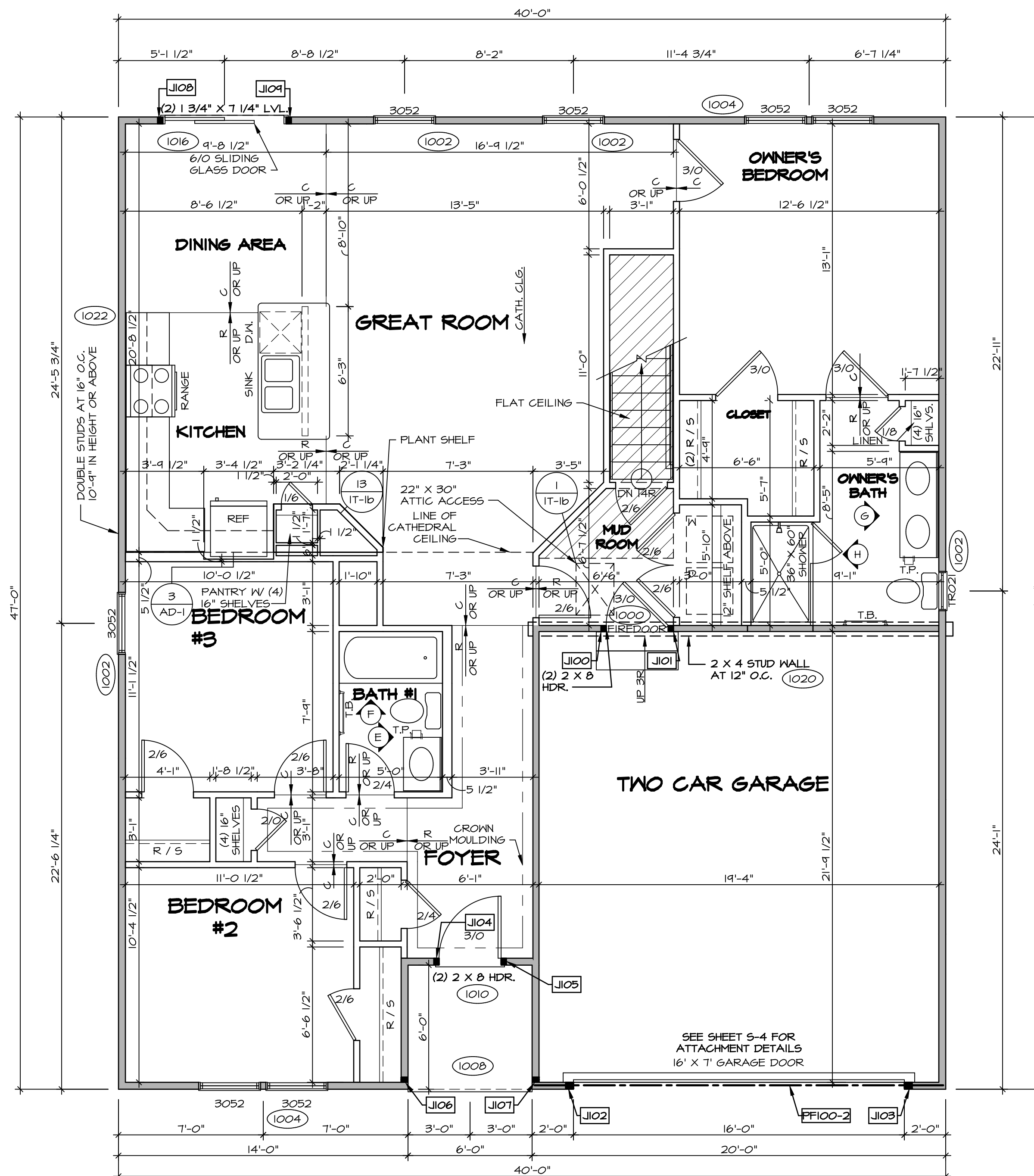
C:\NVR\Solves\PISA_TORRE_PS100_03\DCY-CH-X195\922103\Sheets\01_Specific\18_A-6_BSMT_LS.dwg 08/29/18 - 2:20 am

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J100	JACK - (2) 2X4 SFF STUD GRADE	SXC	1000	
J101	JACK - (2) 2X4 SFF STUD GRADE	SXC	1000	
J102	JACK - (3) 2X4 SFF STUD GRADE	SXC	1012	
J103	JACK - (3) 2X4 SFF STUD GRADE	SXC	1012	
J104	JACK - (2) 2X4 SFF STUD GRADE	SXC	1010	
J105	JACK - (2) 2X4 SFF STUD GRADE	SXC	1010	
J106	JACK - (2) 2X4 SFF STUD GRADE	SXC	1008	
J107	JACK - (2) 2X4 SFF STUD GRADE	SXC	1008	
J108	JACK - (2) 2X4 SFF STUD GRADE	ZLC	1016	
J109	JACK - (2) 2X4 SFF STUD GRADE	ZLC	1016	

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 DRAWINGS FOR ADDITIONAL INFORMATION.

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
PF100-2	LVL - 14	19'-4"		1012	2A



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" 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 T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - ALL CASED OPENINGS AT 7'-11", UNLESS OTHERWISE NOTED.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.

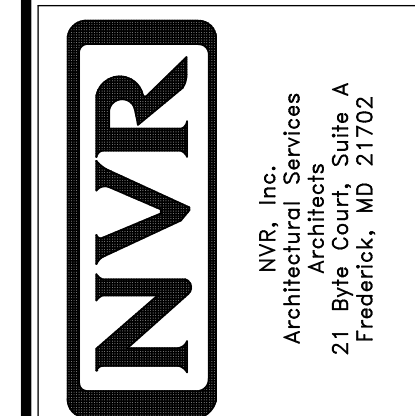
GYPSUM NOTES

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

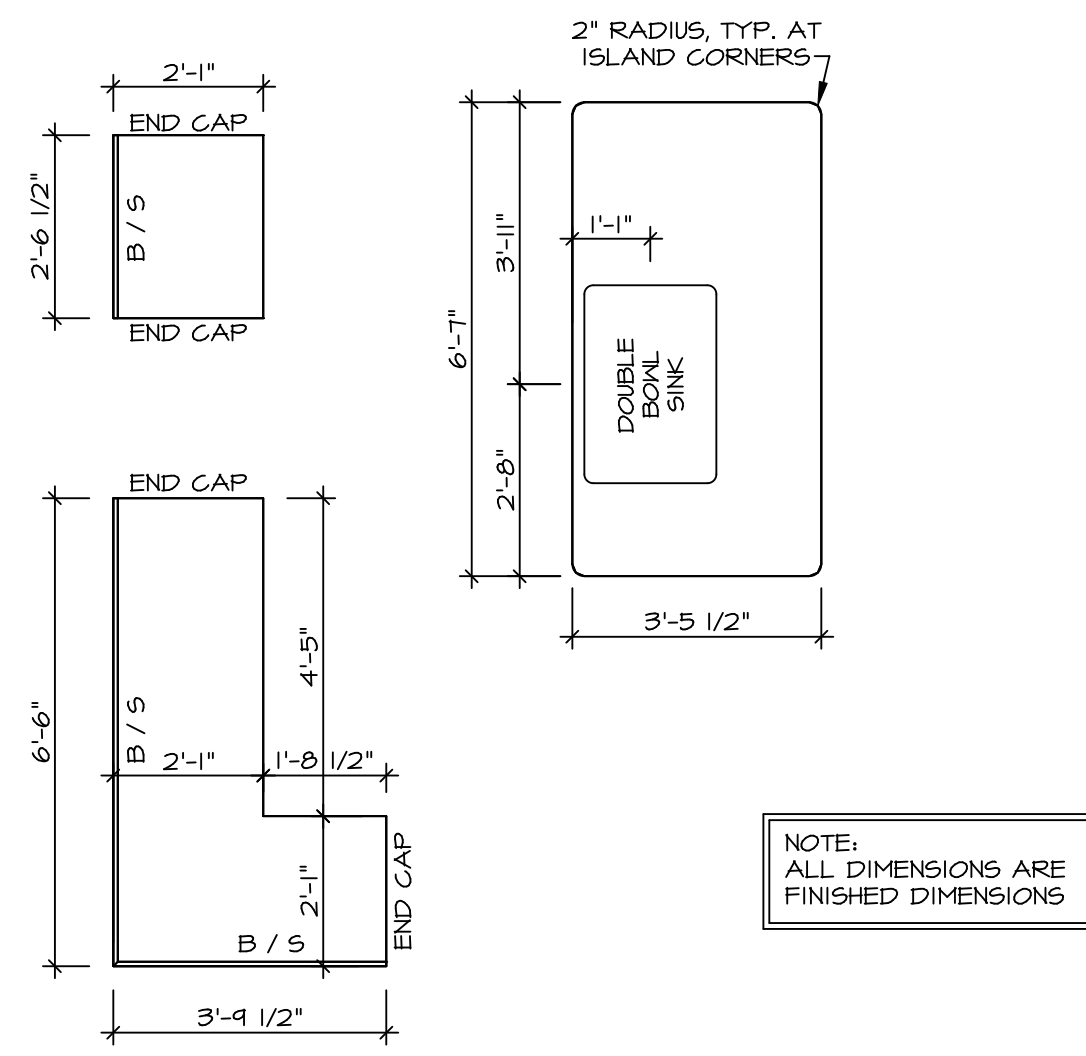
AT STAIRS:
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

REV. NO.	DATE	DESCRIPTION
1		TOTAL SLS - T-PLY CONVERSION REVISIONS

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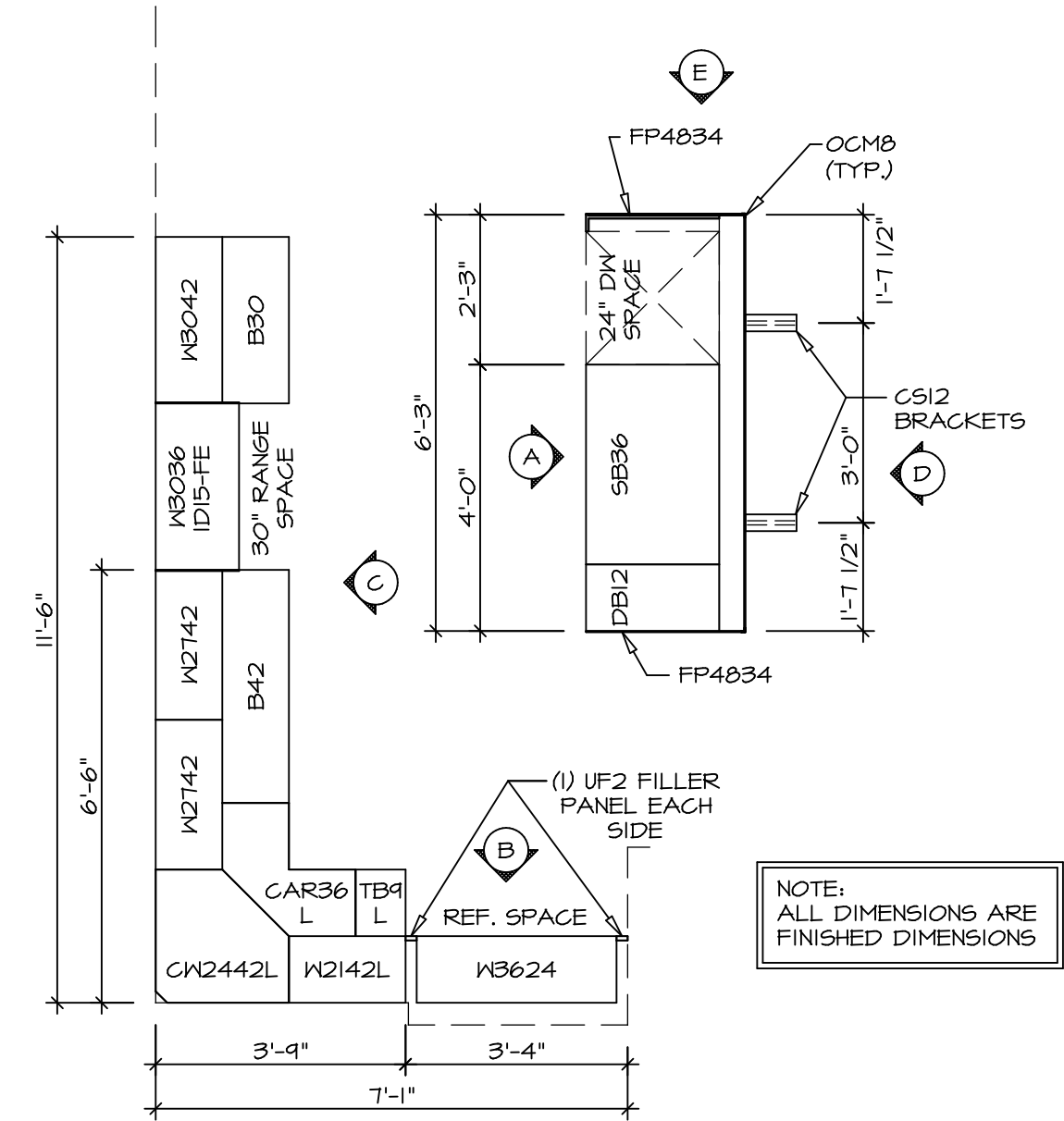


MODEL	PISA TORRE
DRAWING TITLE	FIRST FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-7
20	



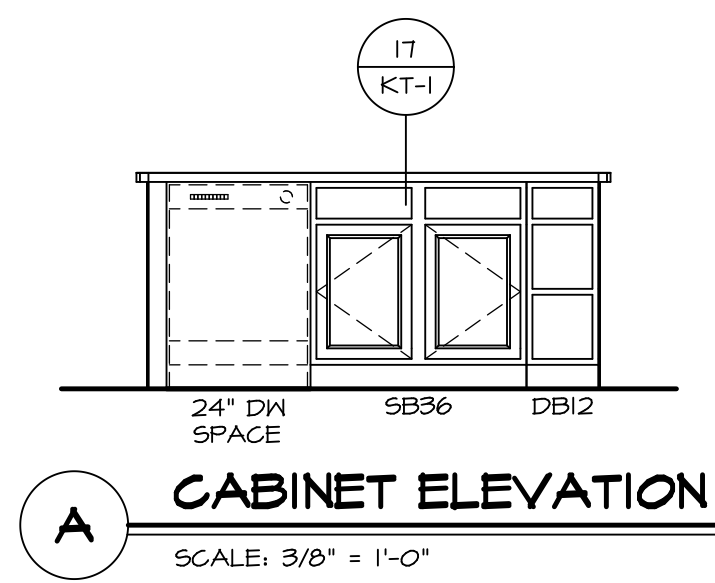
(KT-3360)
COUNTERTOP LAYOUT

2
A-12 SCALE: 3/8" = 1'-0"

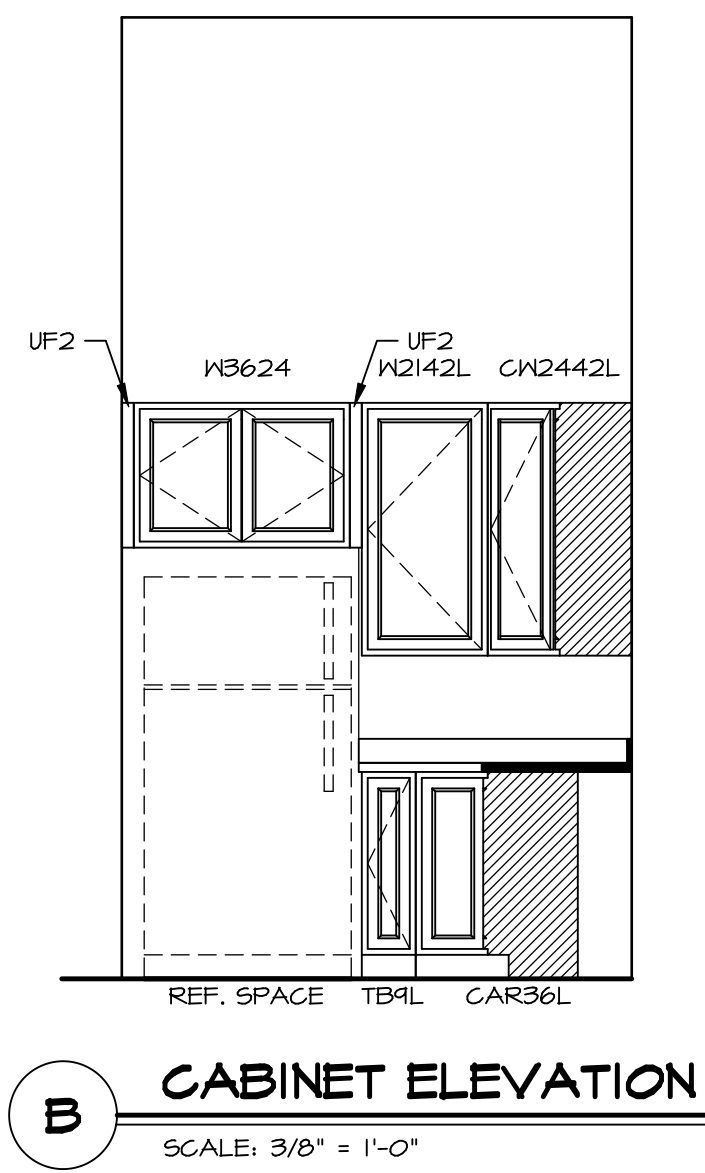


(KC-3360)
CABINET LAYOUT

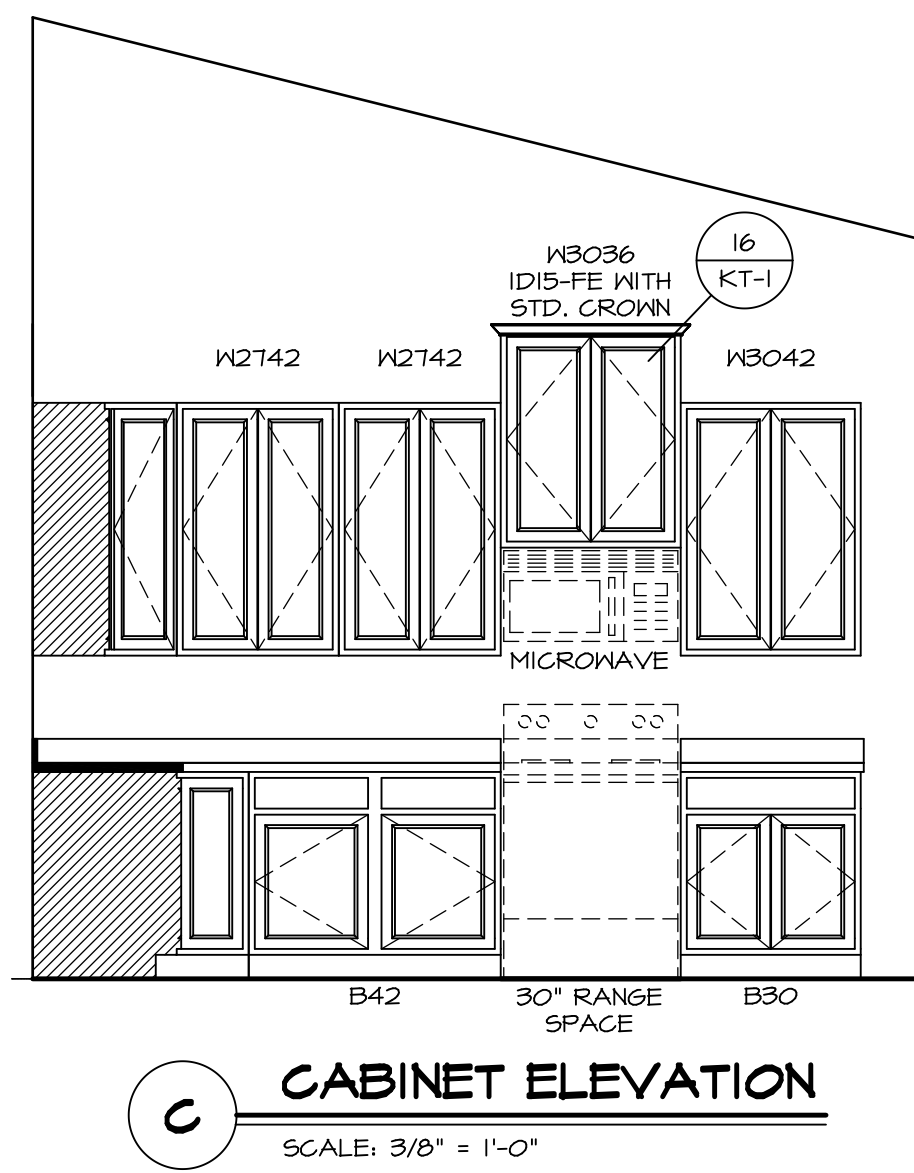
1
A-12 SCALE: 3/8" = 1'-0"



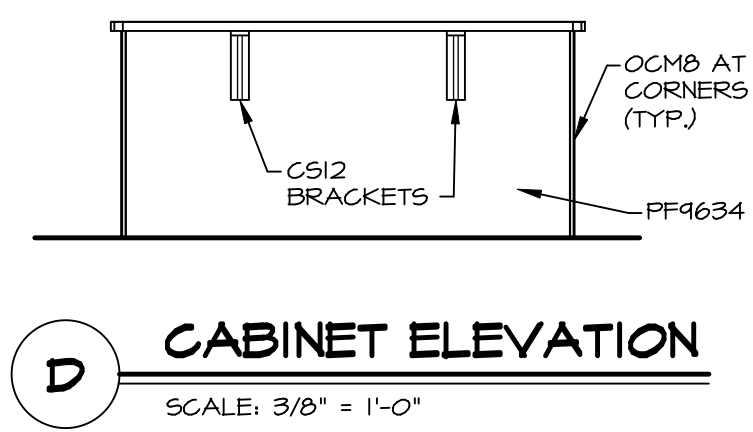
A CABINET ELEVATION
SCALE: 3/8" = 1'-0"



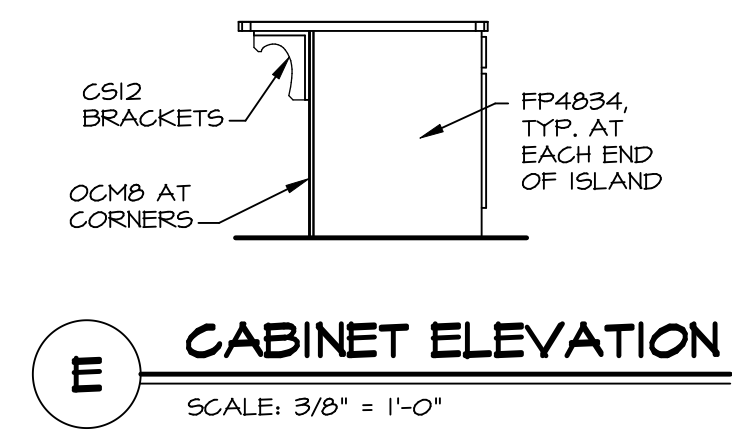
B CABINET ELEVATION
SCALE: 3/8" = 1'-0"



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

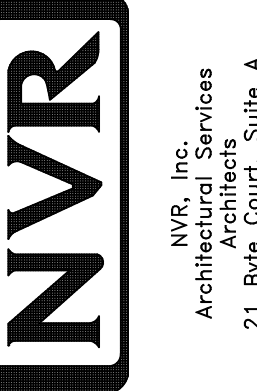


D CABINET ELEVATION
SCALE: 3/8" = 1'-0"



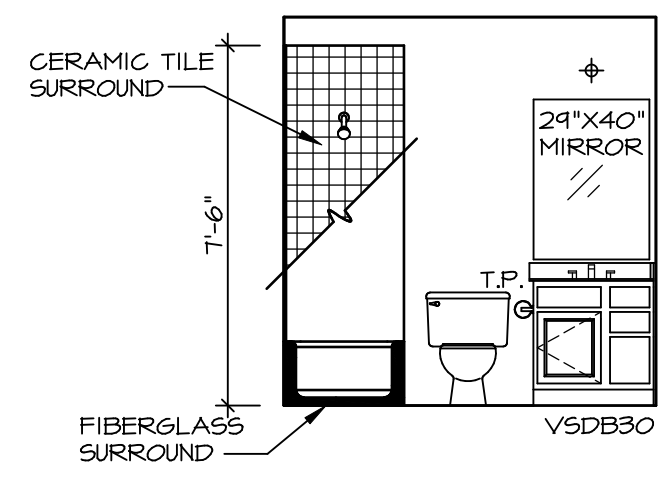
E CABINET ELEVATION
SCALE: 3/8" = 1'-0"

SHEET NO.	A-13
MODEL	PISA TORRE
DRAWING TITLE	KITCHENS
OPTION DESCRIPTION	
SET NO.	PSTCO
VERSION	03
DRAWN BY	
DATE:	
OPTION	

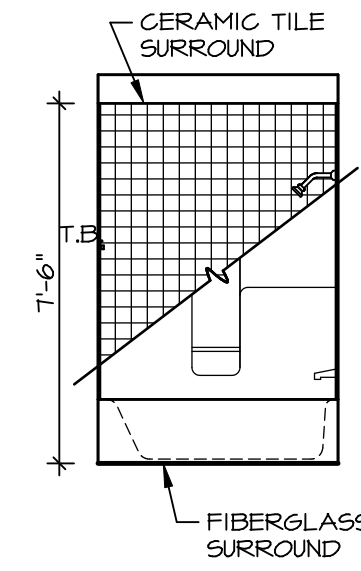


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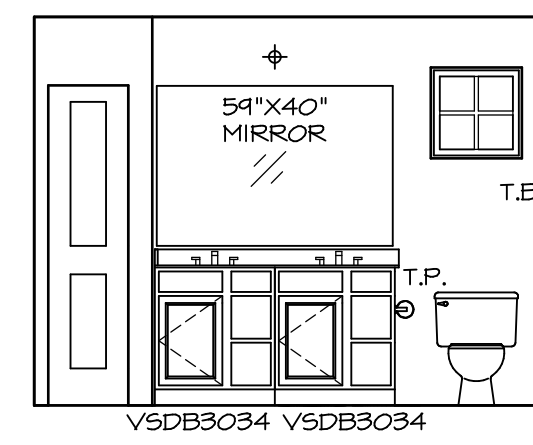
REV. NO.	DATE	REMARKS



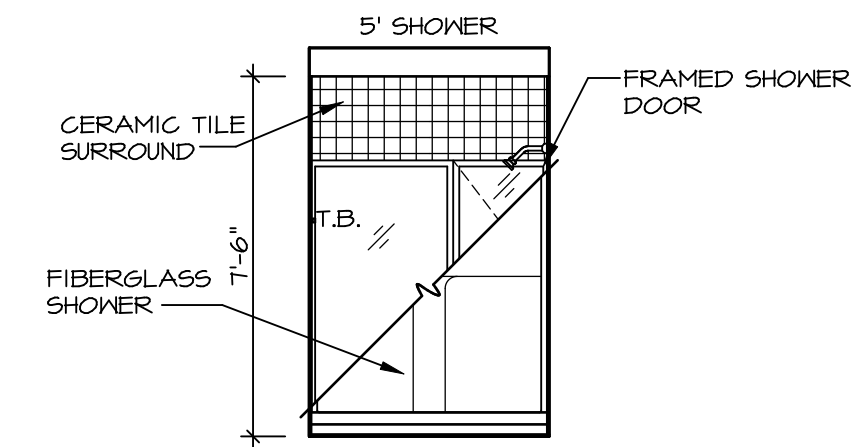
E BATH #1
SCALE: 1/4" = 1'-0"



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



G OWNER'S BATH
SCALE: 1/4" = 1'-0"



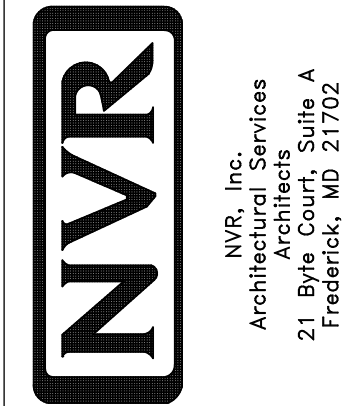
H OWNER'S BATH
SCALE: 1/4" = 1'-0"

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 IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL V5DB34-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

SET NO. P5TCO
VERSION 03
DRAWN BY
DATE:
OPTION

SHEET NO. **A-14**
MODEL **PISA TORRE**
DRAWING TITLE **BATH ELEVATIONS**
OPTION DESCRIPTION



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