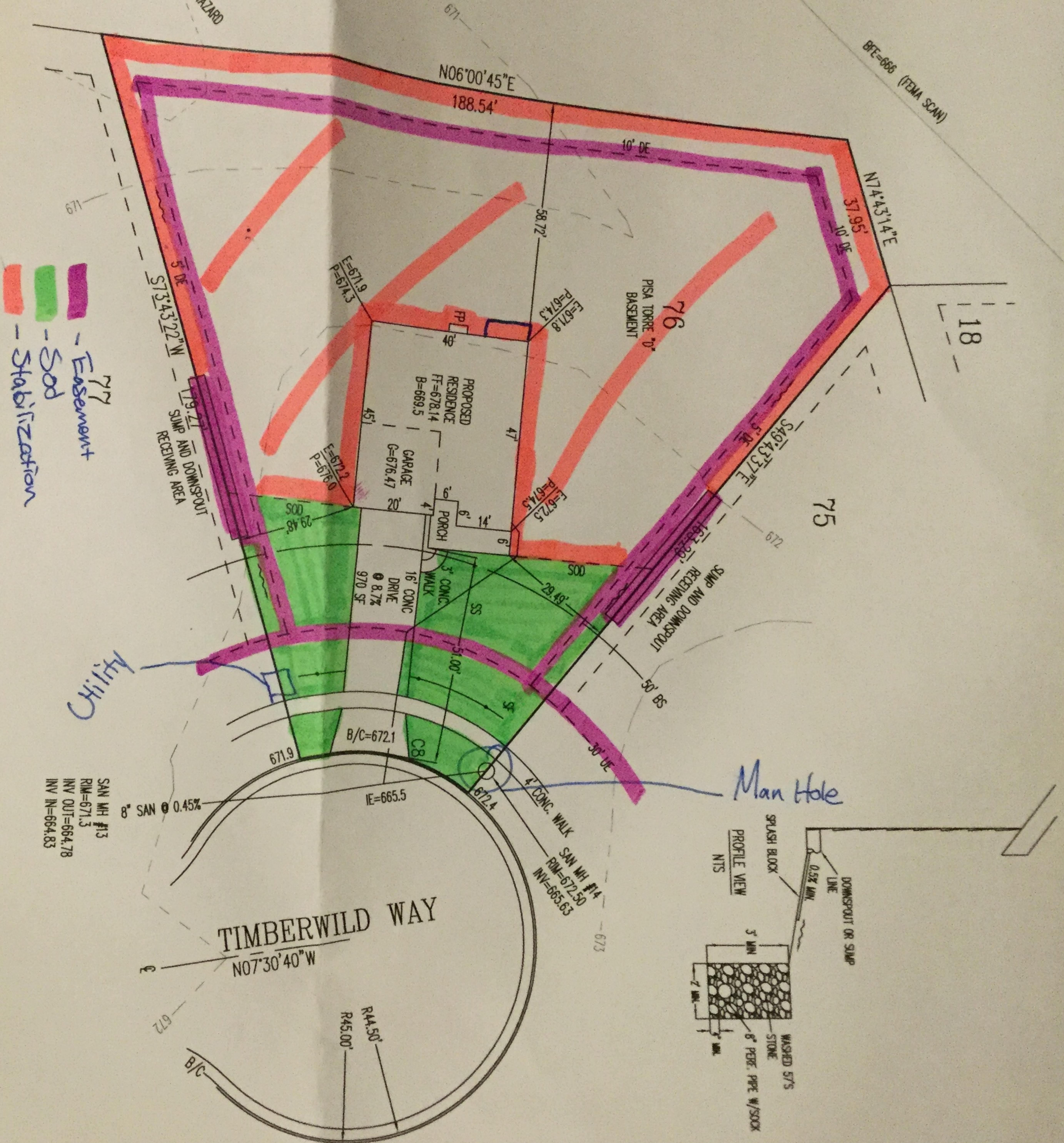
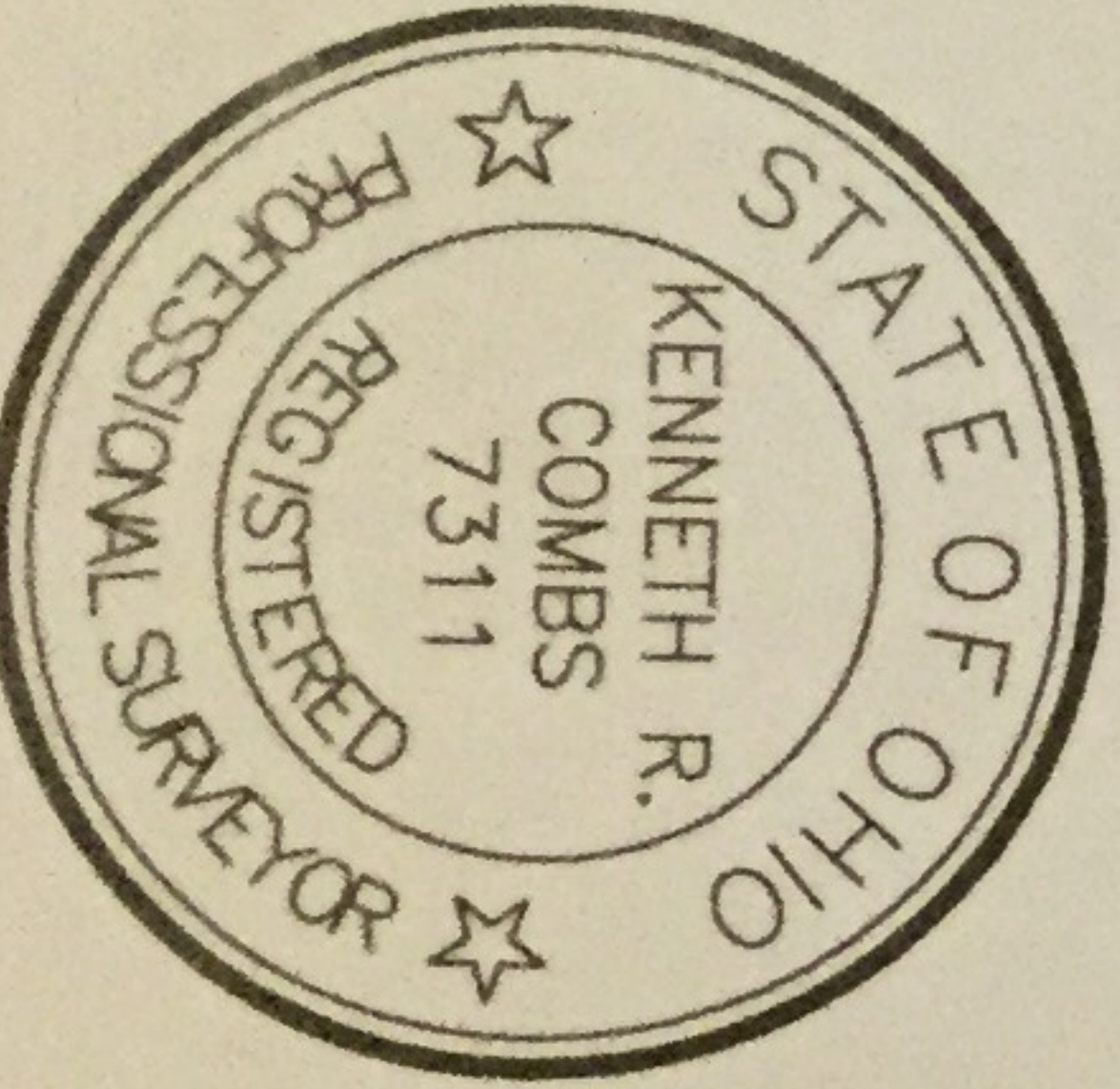


SECTION 5, TOWN 1, RANGE 3
 FRANKLIN TOWNSHIP, WARREN COUNTY, OHIO
 FOR: RYAN HOMES



- Easement
- Sod
- Stabilization

INFORMATION FROM CONSTRUCTION DRAWINGS.
 CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND UTILITY SERVICES BEFORE CONSTRUCTION.
 ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.
 STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR GRADE IS CONTRACTOR'S RESPONSIBILITY.
 TO CONSTRUCTION, A GEOTECHNICAL REPORT SHALL BE OBTAINED BY THE BUILDER. APEX HAS NO RESPONSIBILITY FOR SOIL CONDITIONS.
 CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM HOUSES.
 ENGINEERING & SURVEYING INC.
 AGAINST HOLDING THE MINIMUM REQUIRED DISTANCE ON ANY AND ALL SETBACKS, REAR AND SIDES. THE BUILDER ASSUMES ALL RESPONSIBILITIES FOR ANY BUILDING ELEMENTS THAT MAY OCCUR.



SETBACKS
 FRONT=50'
 REAR=35'
 SIDE=5' MIN/20' TOTAL

TABLE:

Driveway	707	sq. ft.
Apron	263	sq. ft.
Sidewalk-Private	23	sq. ft.
Sidewalk-Public	163	sq. ft.
Sod	3,233	sq. ft.
Stabilization	15,462	sq. ft.

TOP OF WINDOW WELLS OR BOTTOM OF BASEMENT WINDOWS TO BE AT OR ABOVE THE M.O.E.

M.O.E.=671.5 (PER RECORD PLAT-MAR. 2005)
 M.O.E.=673.0 (PER CONST. PLANS-JUNE 2000)

ACCEPTED BY: *[Signature]* DATE: 1/16/19

ACCEPTED BY: *[Signature]* DATE: 1/16/19

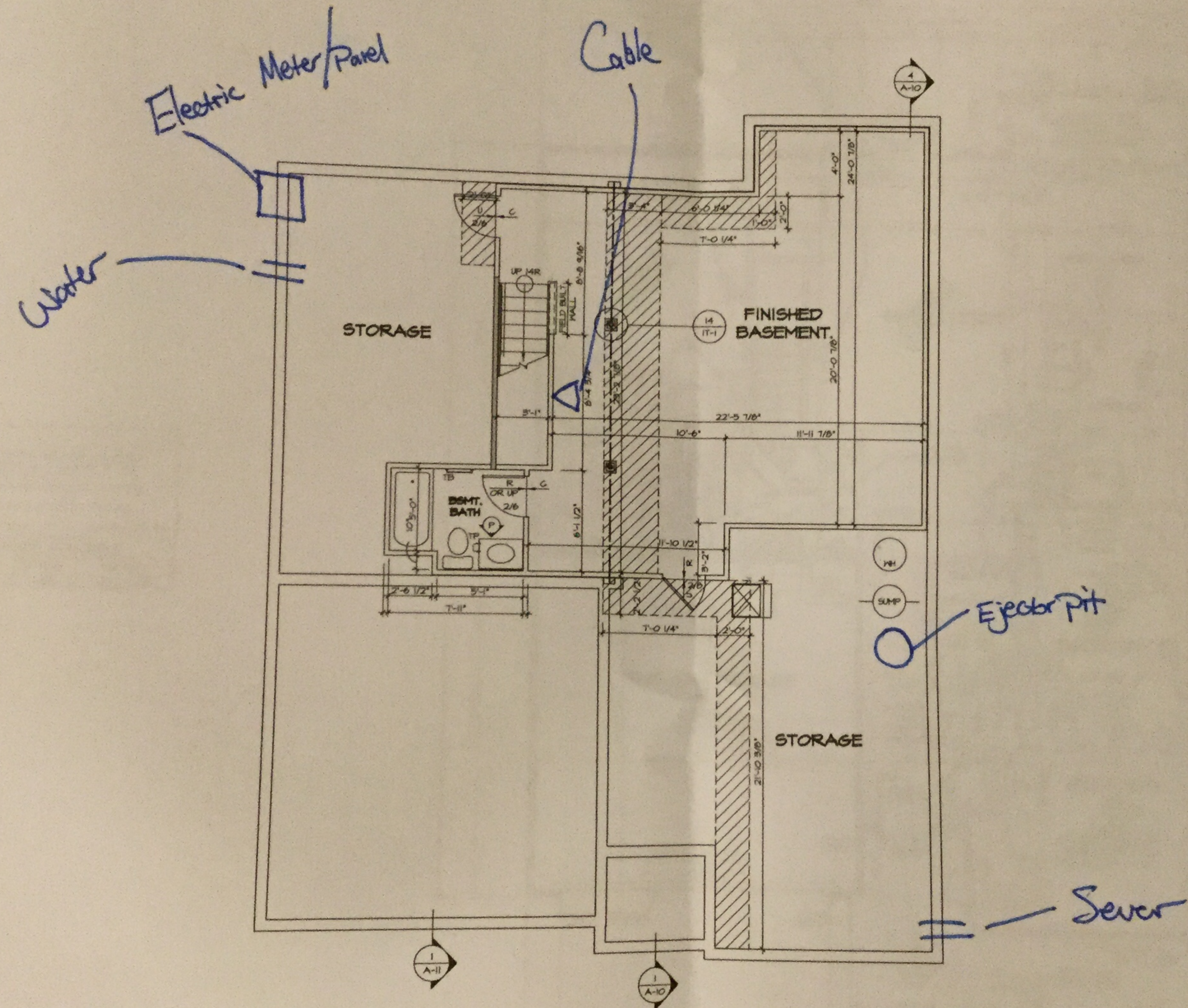
ANY AREA 30' BEHIND HOUSE NOT TO BE CONSIDERED.

LEGEND	
	BEARING WALL
	NON-BEARING WALL
	INDICATES BEAMS FROM POINT-LOAD ABOVE
	JACKS
	BEAMHEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

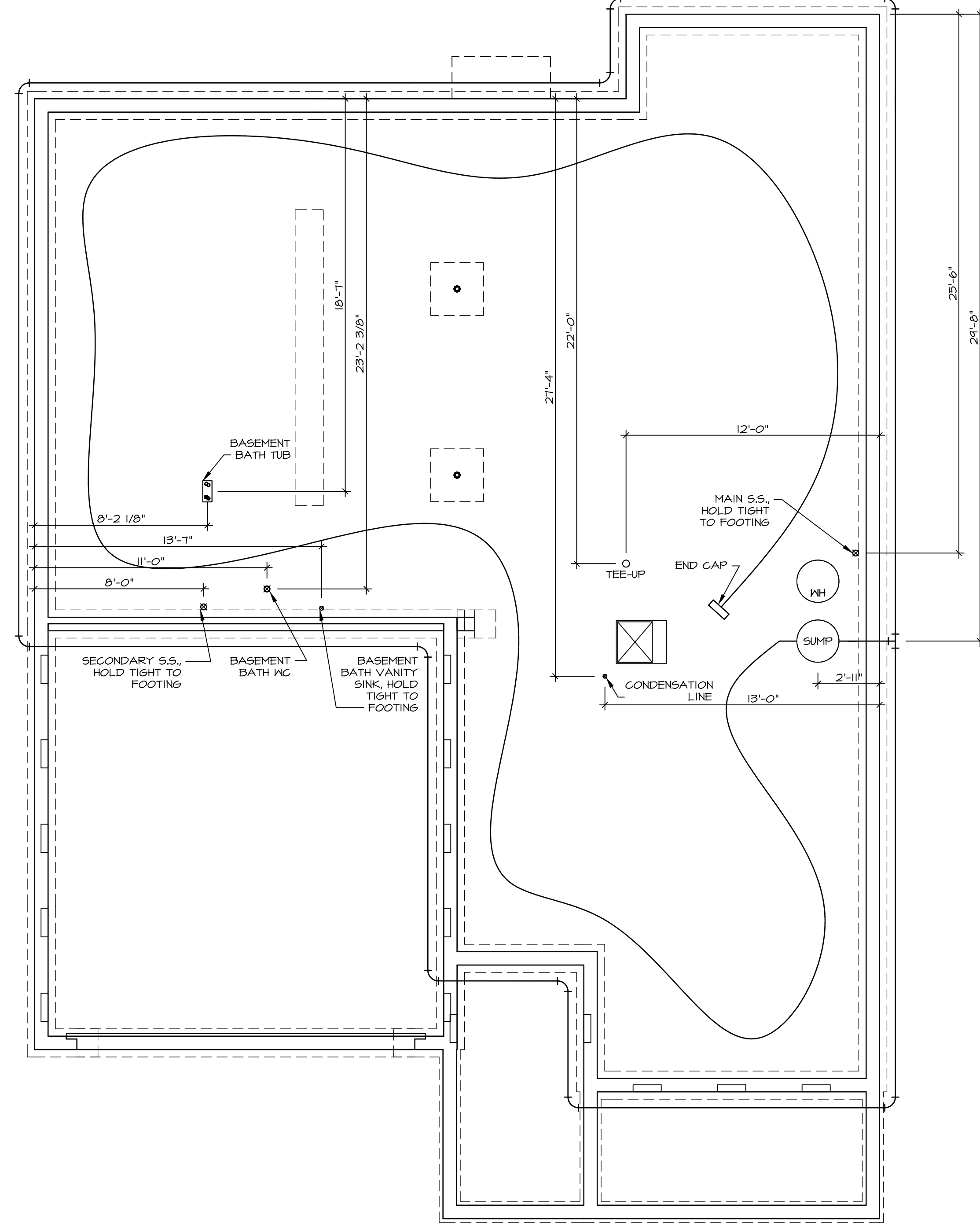
- FLOOR PLAN NOTES**
1. ALL HEADERS ARE (A) 2x6 w/ 2x4 WALLS OR (B) 2x6 w/ 2x6 WALLS UNLESS OTHERWISE NOTED.
 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2" UNLESS OTHERWISE NOTED.
 4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
 5. SEE "SPACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
 6. SEE STANDARD DETAIL CATEGORY "11" SHEETS FOR INTERIOR TRIM DETAILS.
 7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 8. ALL WINDOWS HAVE 1-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON HALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL PA-180 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 "SCI" - 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" x 8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
 - PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.



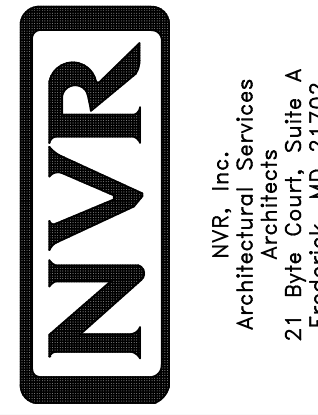
1
A-6 **BASEMENT FLOOR PLAN**
SCALE: 1/4" = 1'-0"

Handwritten signature or initials



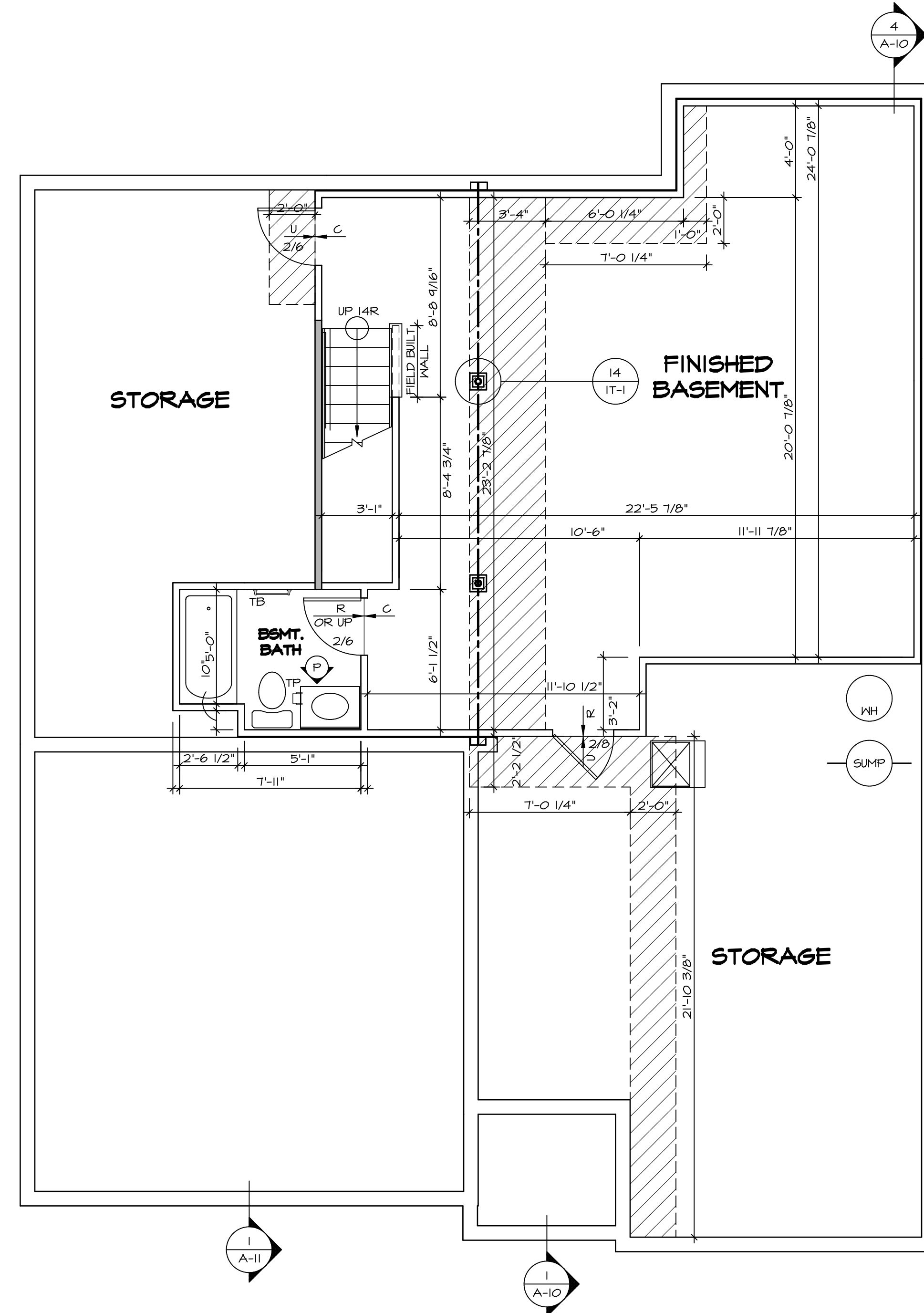
PLUMBING PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL PISA TORRE	SET NO. PSTCO
	DRAWING TITLE PLUMBING PLAN	VERSION 02
	OPTION DESCRIPTION	DRAWN BY
		DATE:
		OPTION



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REV. NO.	DATE	REMARKS



1
A-6
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 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 7'-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
- BASEMENT WITH I-JOIST FLOOR SYSTEM ABOVE:
WITH OPTION "SC1" - 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.

SHEET NO. A-6	MODEL PISA TORRE	SET NO. P5TCO	REVISIONS	REMARKS
		VERSION 02	08/07/16 TH - DRAWING ALIGNMENT	
OPTION DESCRIPTION 34	DRAWING TITLE BASEMENT FLOOR PLAN	DRAWN BY	DATE	OPTION

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Frederick, MD 21702

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FIRST FLOOR JACK SCHEDULE					
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS	
J01	JACK - (2) 2X4 SPF STUD GRADE		1051 / 1050		
J02	JACK - (2) 2X4 SPF STUD GRADE		1051 / 1050		
J03	JACK - (5) 2X4 SP#1	SXC	1051	STEEL PLATE	
J04	JACK - (5) 2X4 SP#1	SXC	1051	STEEL PLATE	
J05	JACK - (2) 2X4 SPF STUD GRADE	ZCC / SXC	1062		
J06	JACK - (2) 2X4 SPF STUD GRADE	ZCC / SXC	1062		
J13	JACK - (2) 2X4 SPF STUD GRADE	ELD	1053 / 1056		
J46	JACK - (5) 2X4 SP#1	EDI / SXC	1051	STEEL PLATE	
J47	JACK - (5) 2X4 SP#1	EDI / SXC	1051	STEEL PLATE	
J67	JACK - (3) 2X4 SPF STUD GRADE	GCB / ZCC	1006		
J68	JACK - (3) 2X4 SPF STUD GRADE	GCB / ZCC	1006		

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

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
PFO1-2	LVL - 14	14'-4"	GCB / ZCC	1006	2 PLY, 2A

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 T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

GYPSUM NOTES

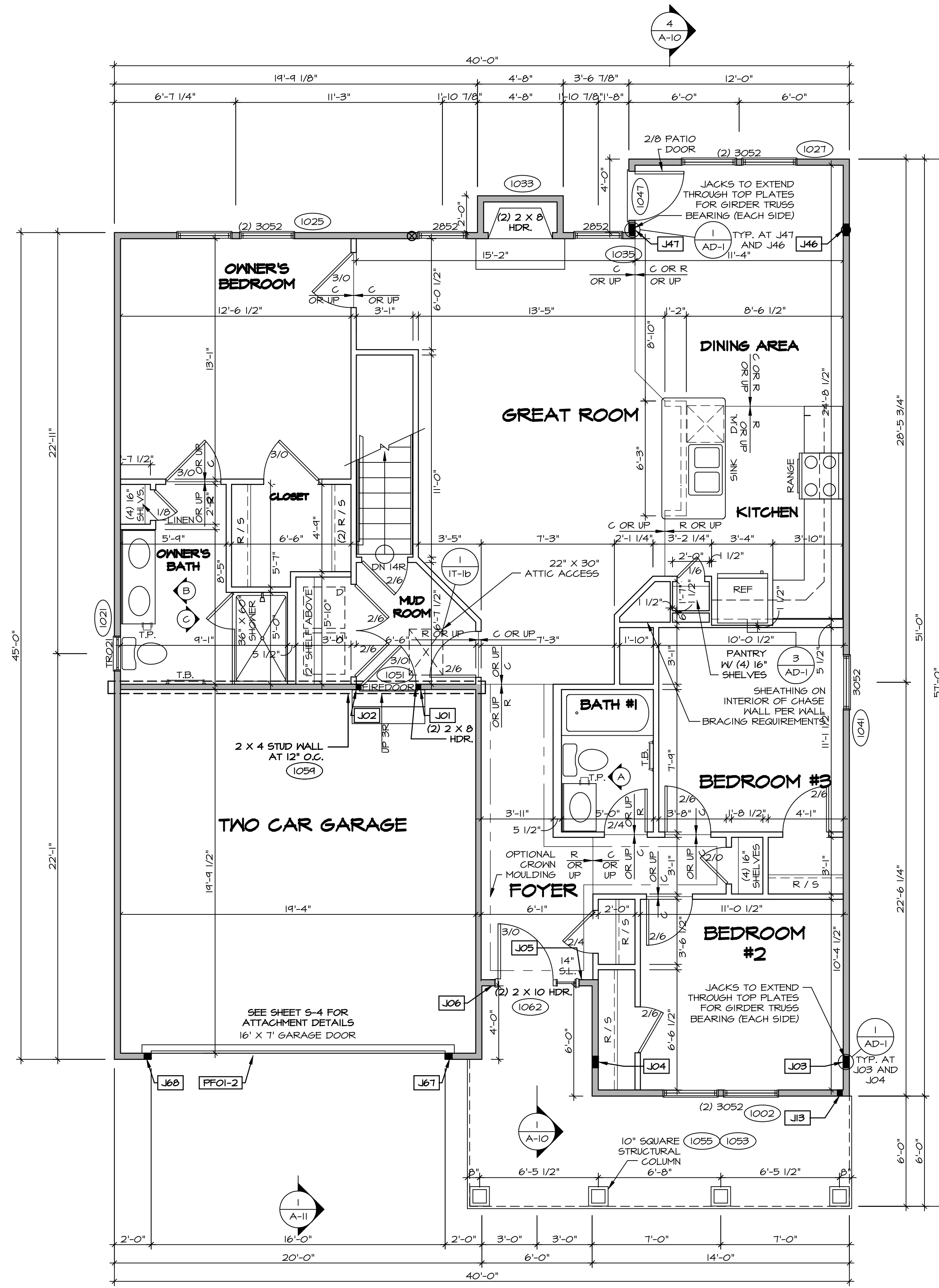
AT GARAGE:
 GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-10(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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.



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

REV. NO.	DATE	DESCRIPTION	REMARKS
1	08/07/16	TH - DRAWING ALIGNMENT	

SET NO. P5700
 VERSION 02
 DRAWN BY
 DATE:
 OPTION

PISA TORRE
 DRAWING TITLE
 FIRST FLOOR PLAN

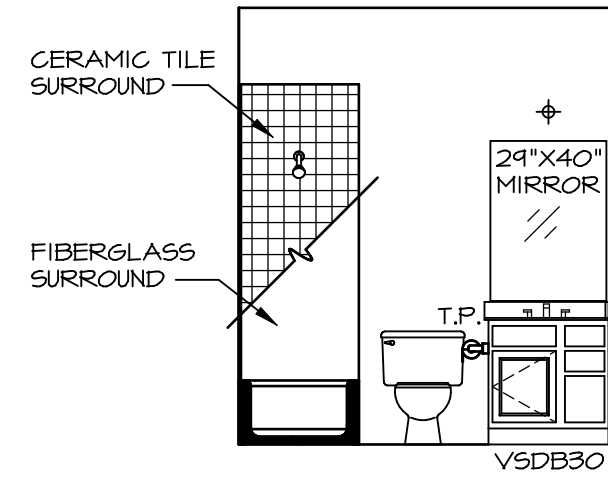
OPTION DESCRIPTION
 CORNERSTONE SPECIFICATIONS

SHEET NO. **A-7**

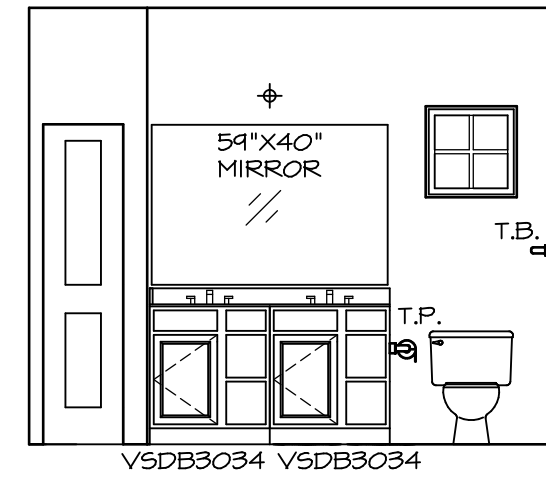
36

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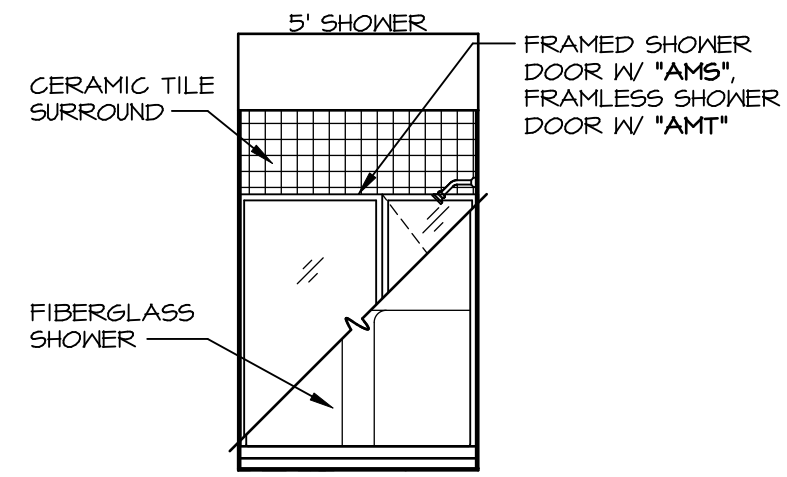
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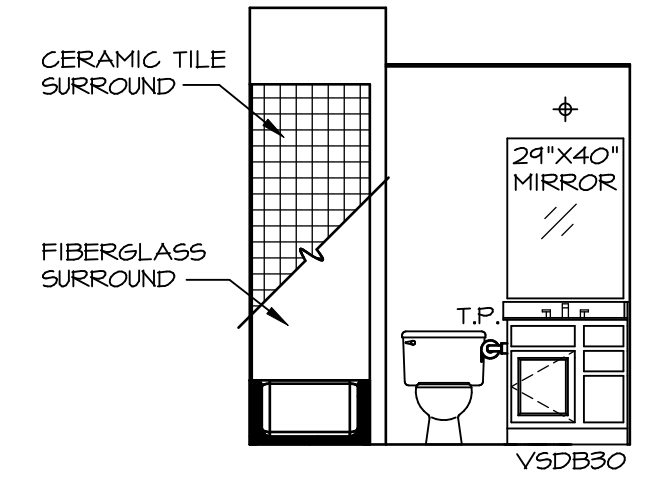
A BATH #1
SCALE: 1/4" = 1'-0"



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



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



P BASEMENT 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 V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

NOTES
• WINDOWS VARY PER OPTION.

SHEET NO. A-14	MODEL PISA TORRE	SET NO. PSTCO
	DRAWING TITLE BATH ELEVATIONS	VERSION 02
	OPTION DESCRIPTION	DRAWN BY
		DATE:
		OPTION

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Frederick, MD 21702

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REV. NO.	DATE	REMARKS
1	08/07/16	TM - DRAINING ALIGNMENT

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