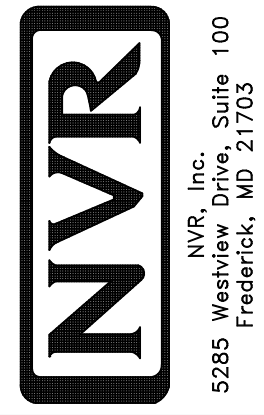


PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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



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Frederick, MD 21703

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DIV-COMM-LOT-UNIT DCY-TE-0081	
COMM-LOT TARA ESTATES - 0081	APT. NO. ----
STREET ADDRESS 1884 TIMBERVIEW COURT	STATE OH
CITY FRANKLIN	ZIP 45005

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

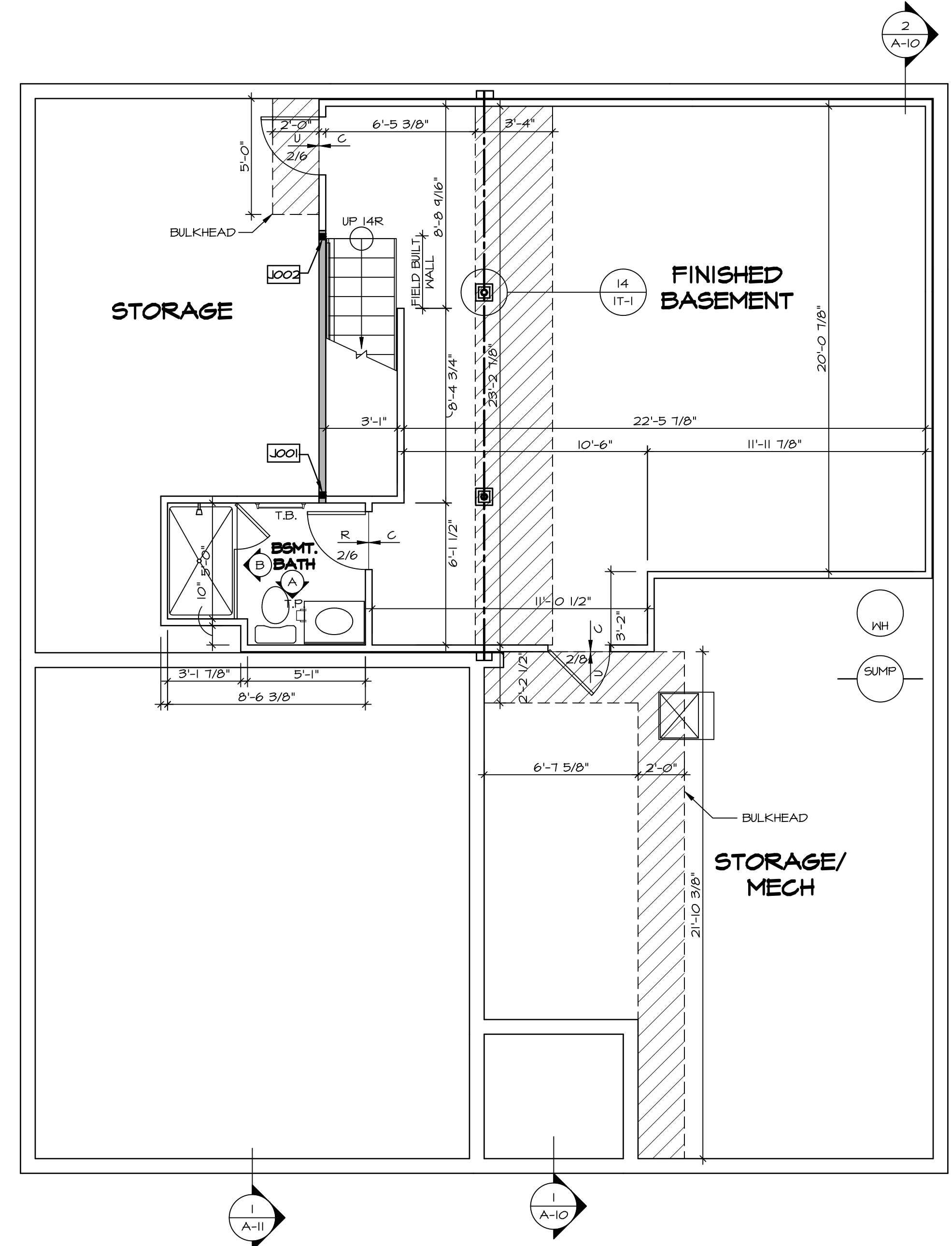
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 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 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		B0001	
J002	JACK - (2) 2X4 SFF STUD GRADE		B0001	



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

SHEET NO. A-6	MODEL PISA TORRE	SET NO. PS100	DRAWING TITLE BASEMENT FLOOR PLAN	OPTION DESCRIPTION	DATE: OPTION
		VERSION 03			
18	A-6	DIV-COMM-LOT-UNIT DCY-TE-0081		STREET ADDRESS TARA ESTATES - 0081	
		COMM-LOT	TARA ESTATES - 0081	APT. NO.	STATE
5285 Washburn, Suite 100 Frederick, MD 21703		CITY FRANKLIN		ZIP 45005	

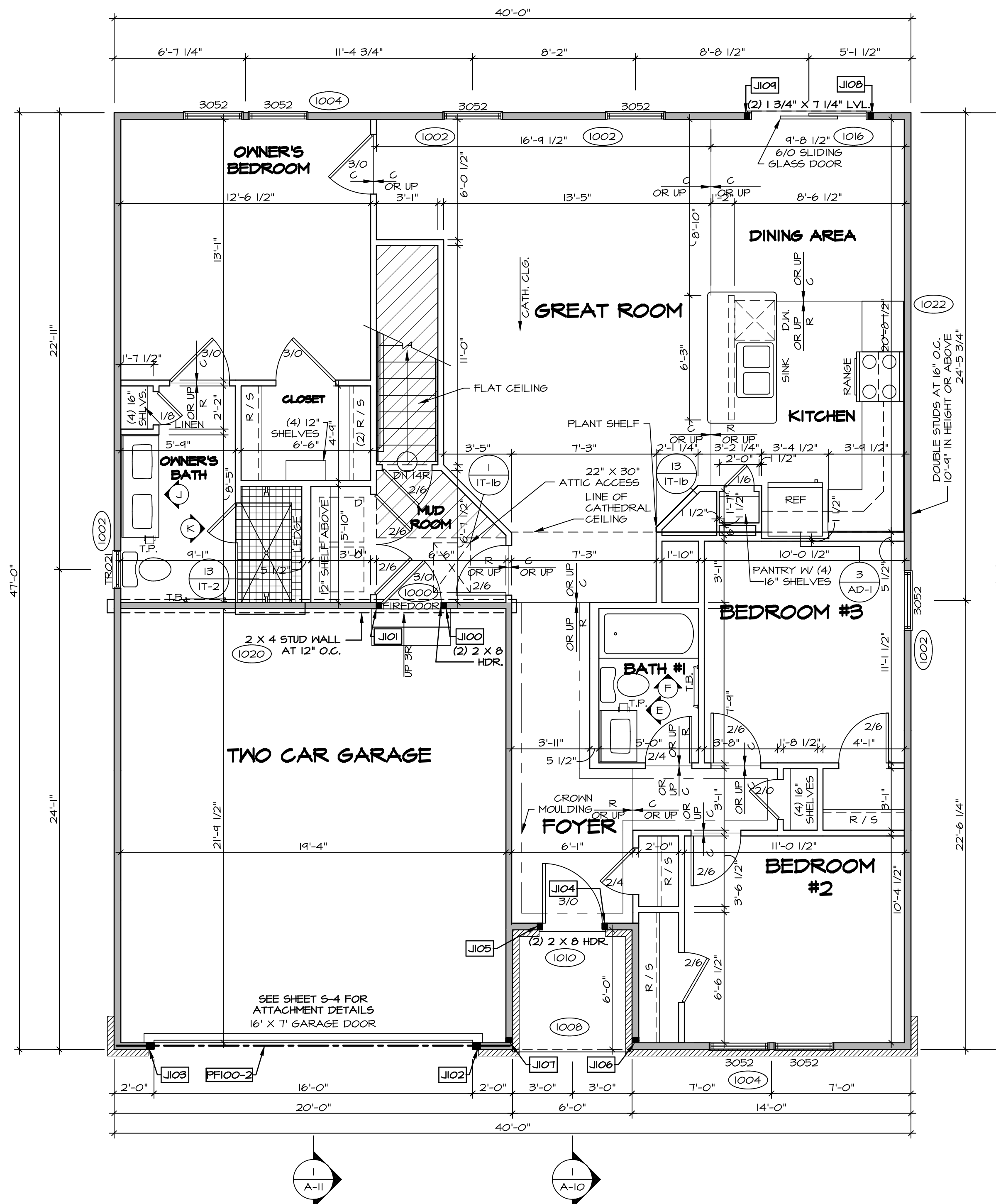
C:\NVR\Solves\PISA_TORRE_PS100_03\DCY-TE-0081\215267A\SheetA Lot_Specific\18_A-6_BSMT_LS.dwg 10/15/20 - 9:28 am

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

SET NO. P5100
 VERSION 03
 DRAWN BY
 DATE:
 OPTION

PISA TORRE

DRAWING TITLE

FIRST FLOOR PLAN

OPTION DESCRIPTION

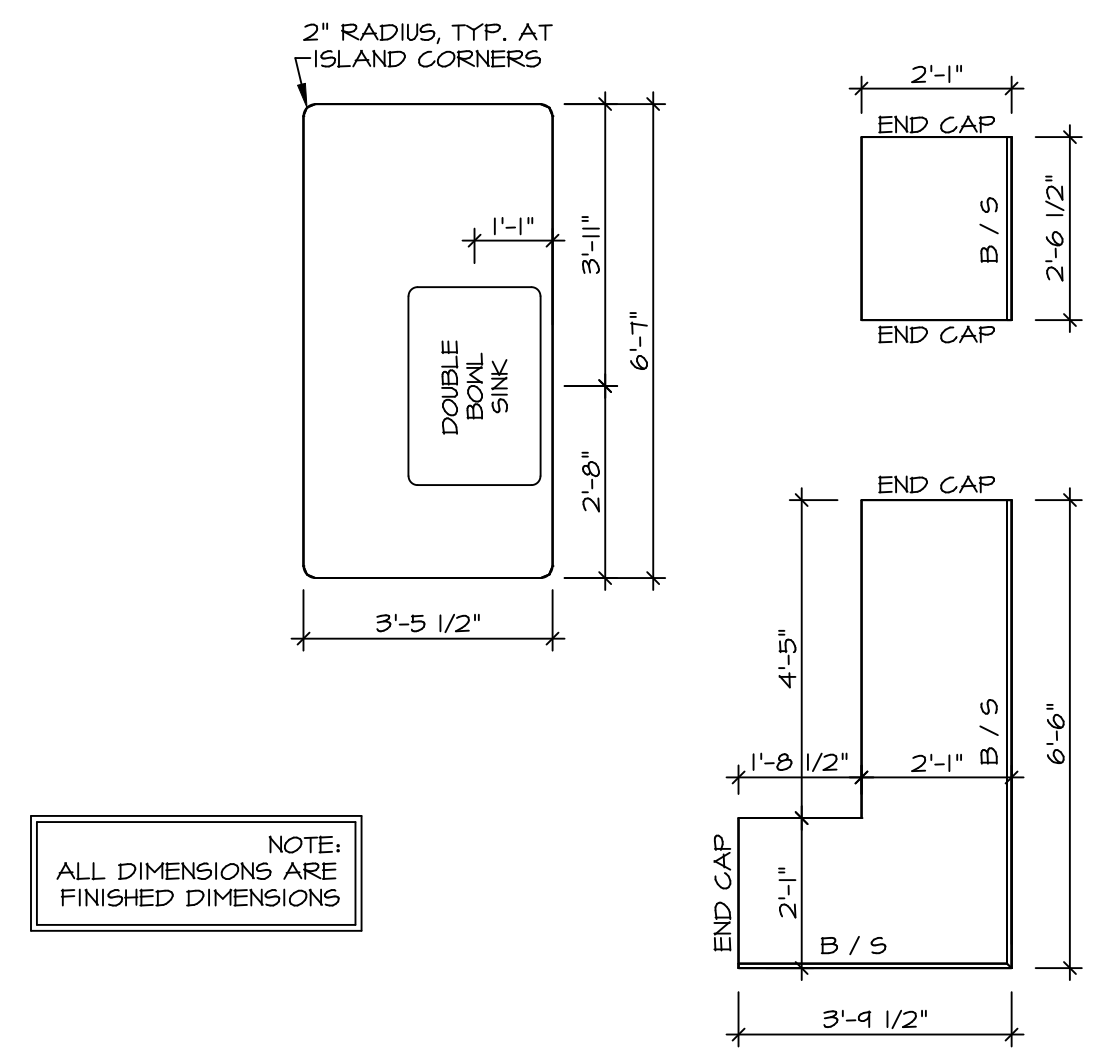
SHEET NO.
A-7
 20

MODEL
 PISA TORRE
 DRAWING TITLE
 FIRST FLOOR PLAN
 OPTION DESCRIPTION

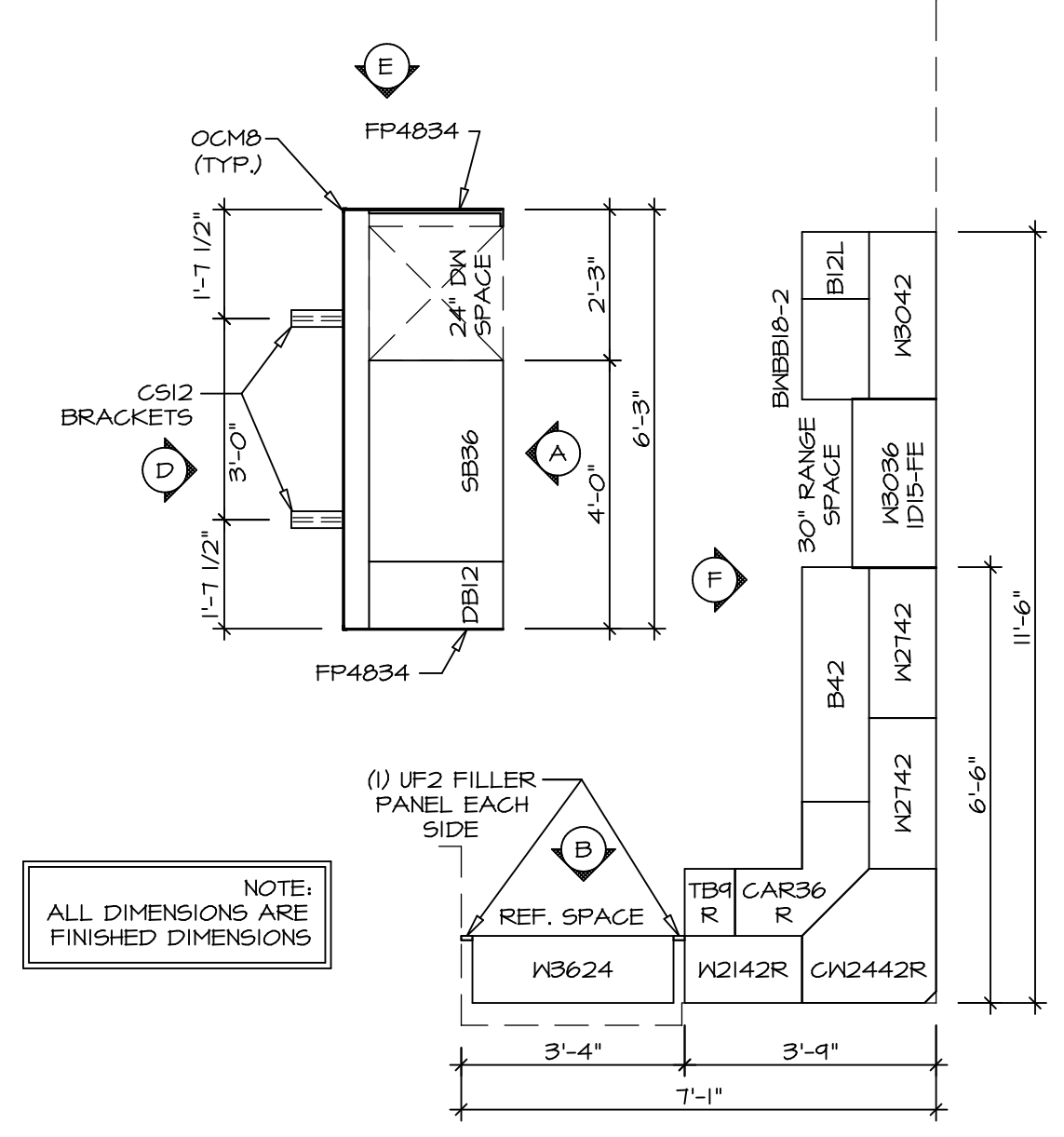
DCY-TE-0081
 COMM-LOT
 TARA ESTATES - 0081
 STREET ADDRESS
 1884 TIMBERVIEW COURT
 CITY
 FRANKLIN
 STATE
 OH
 ZIP
 45005

DIV-COMM-LOT-UNIT
 DCY-TE-0081

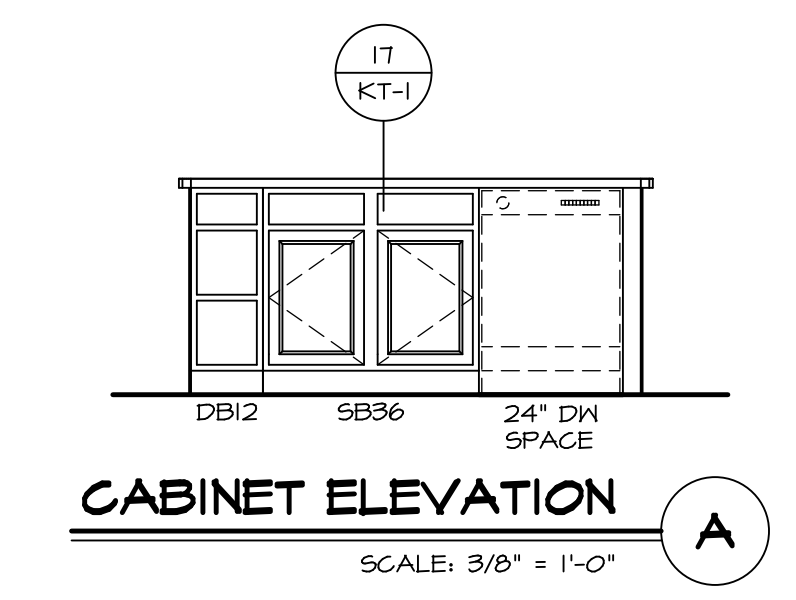
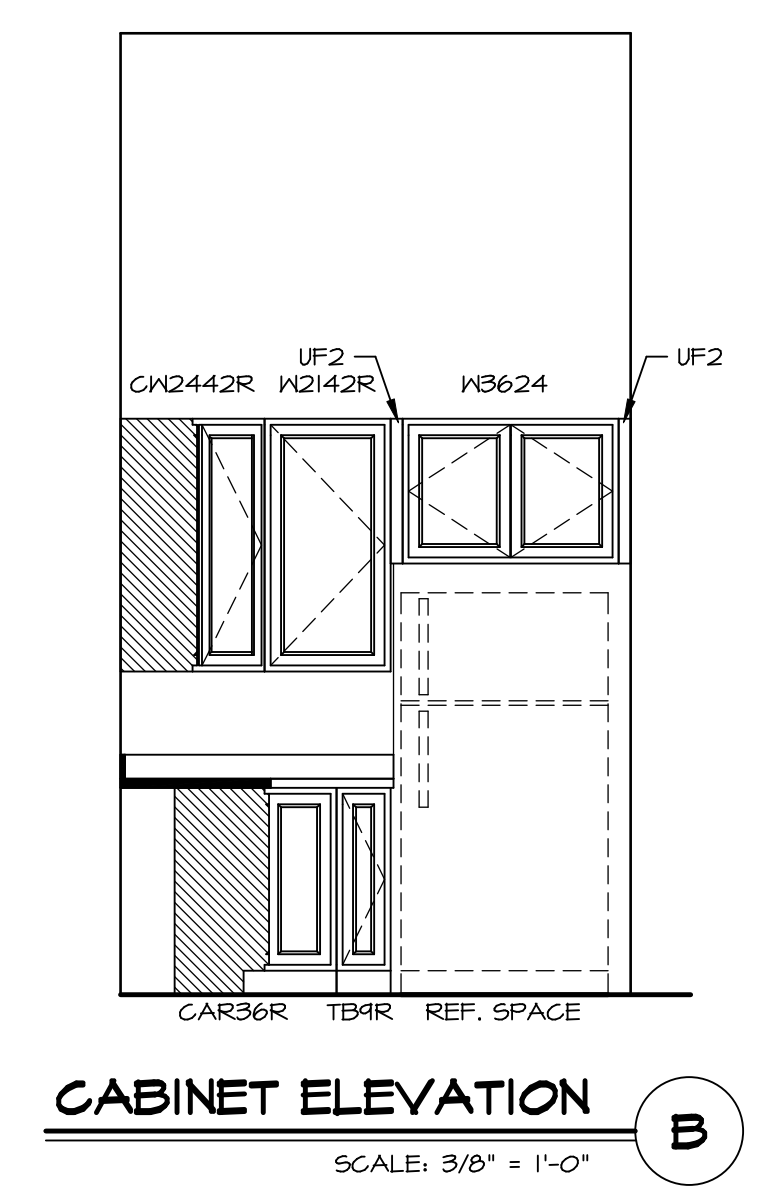
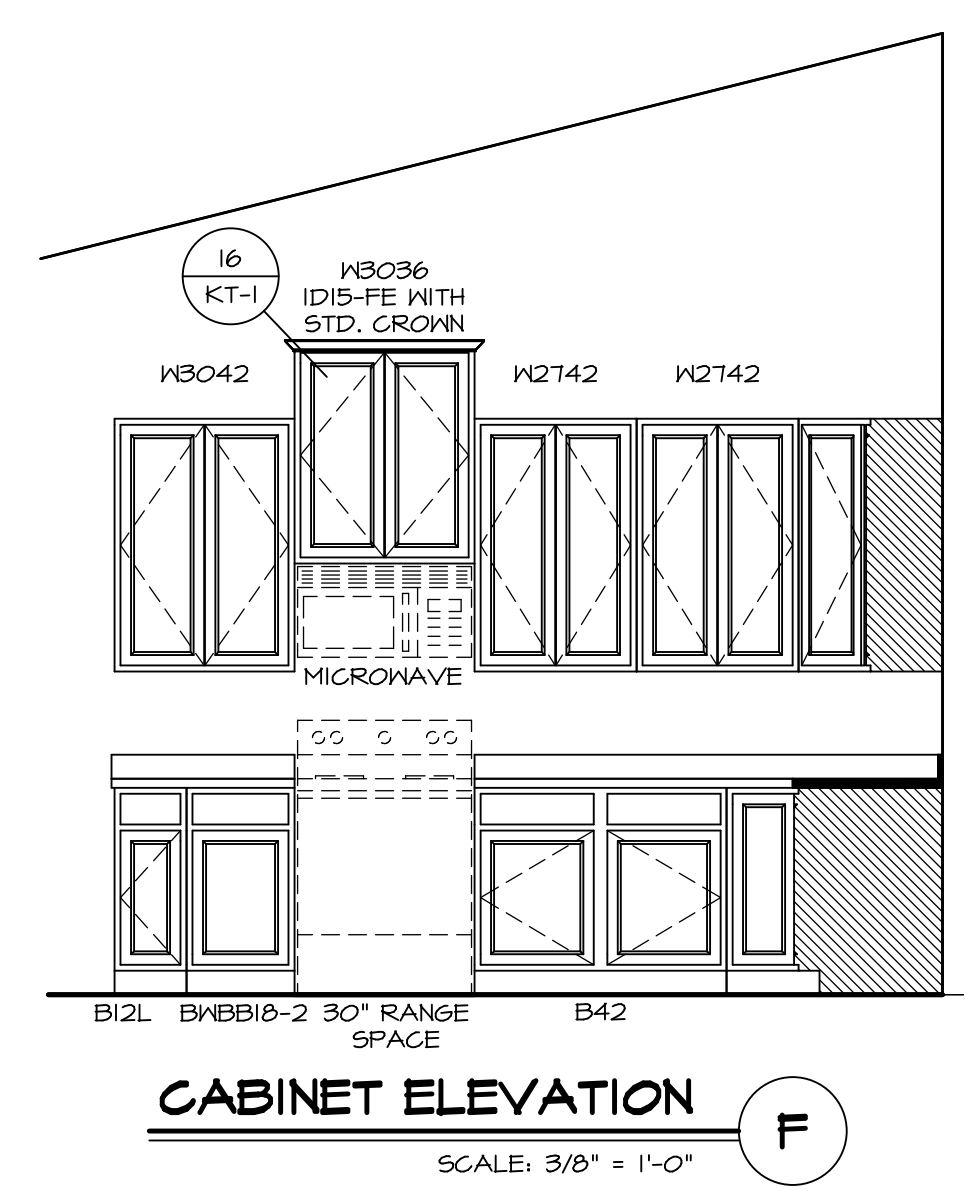
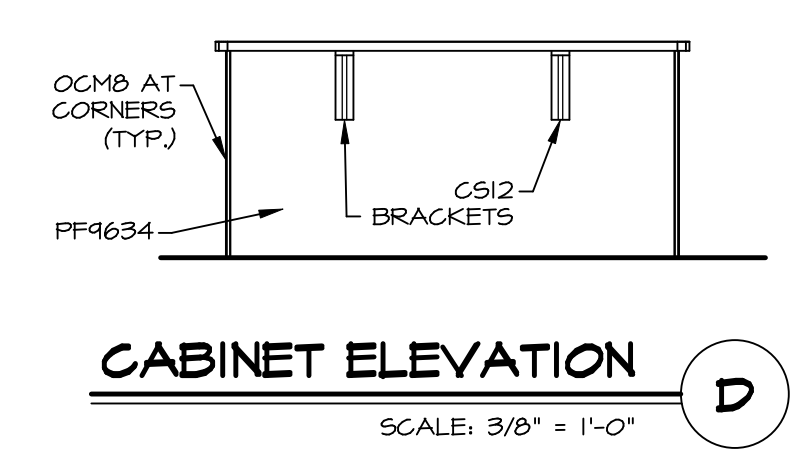
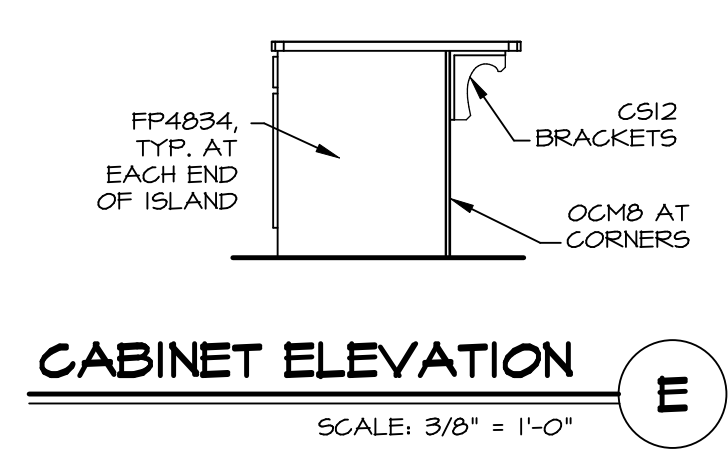
NVR, Inc.
 5285 Washington Blvd.
 Frederick, MD 21703



(KT-3360TC)
COUNTERTOP LAYOUT 2
 KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) "KA1" SCALE: 3/8" = 1'-0" A-12

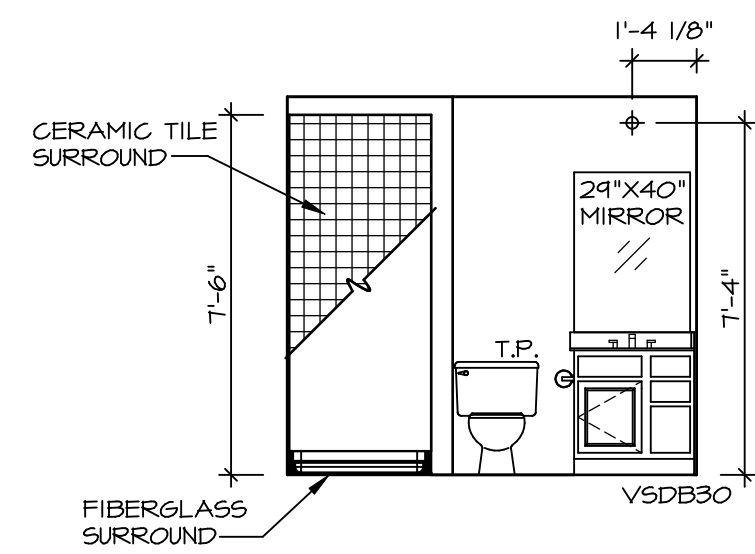


(KC-3360TC)
CABINET LAYOUT 1
 KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) "KA1" SCALE: 3/8" = 1'-0" A-12

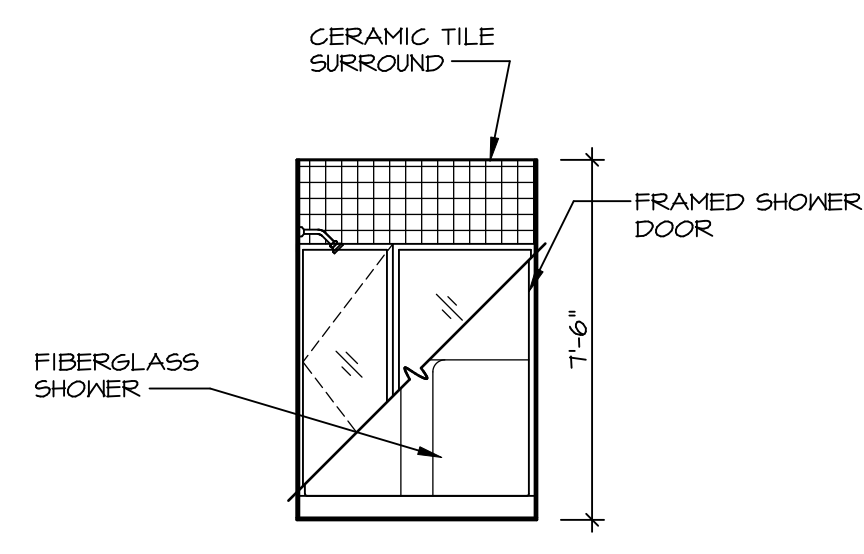


- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (11/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, SHIMMED, LEVELED AND FLUMB W/ ADJOINING BASE CABINETS.
 - SET PRE-FINISHED SCRIBE MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE CABINETS MEET DRYWALL.) PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET CROWN MOLDING.
 - HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS.

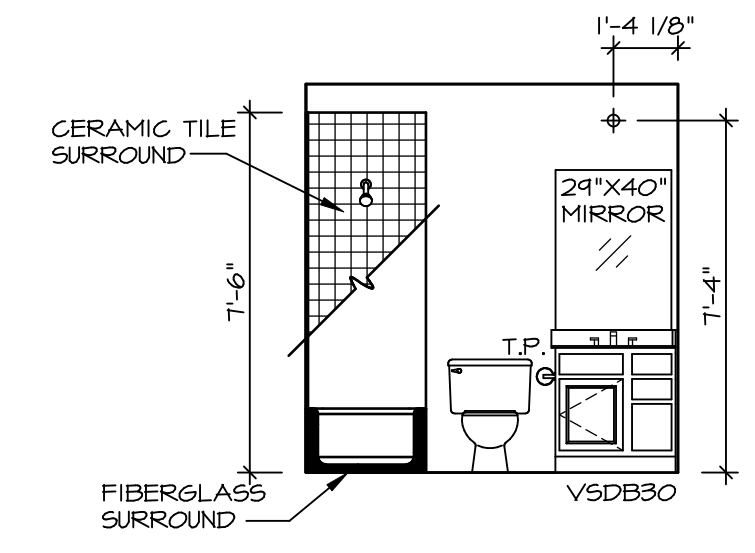
SHEET NO. A-13	MODEL PISA TORRE DRAWING TITLE KITCHENS	SET NO. P5TCO VERSION 03 DRAWN BY DATE: OPTION	DIV-COMM-LOT-UNIT DCY-TE-0081 COMM-LOT TARA ESTATES - 0081 STREET ADDRESS 1884 TIMBERVIEW COURT CITY STATE OH ZIP FRANKLIN OH 45005
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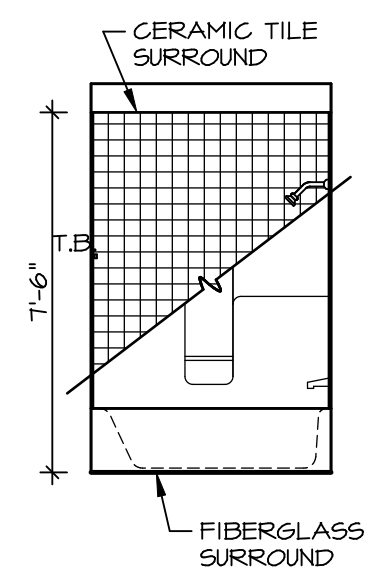
A **BASEMENT BATH**
SCALE: 1/4" = 1'-0" *AEB*



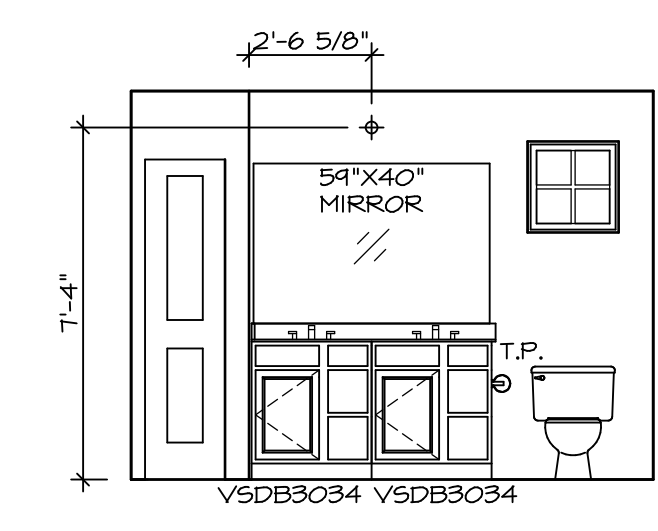
B **BASEMENT BATH**
SCALE: 1/4" = 1'-0" *AEB*



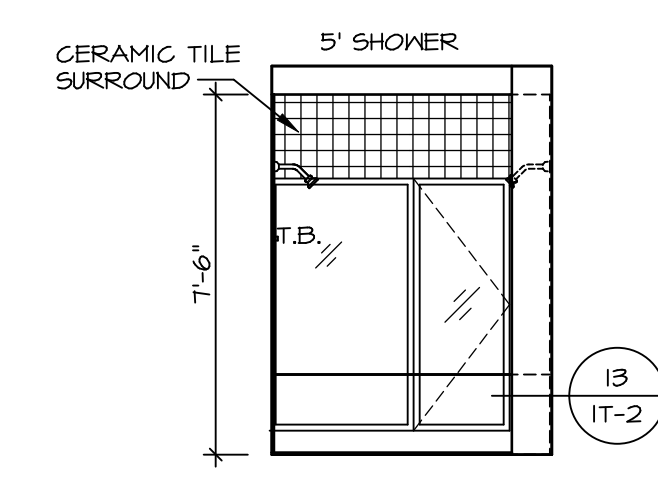
E **BATH #1**
SCALE: 1/4" = 1'-0"



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



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



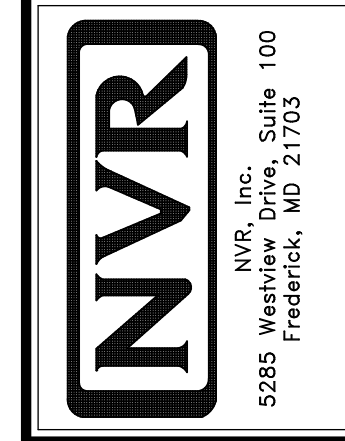
K **OWNER'S BATH**
SCALE: 1/4" = 1'-0"

NOTES:

- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
- REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
- ALL VSDB34-42 DRAWERS TO BE SET ON RIGHT HAND.
- BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO. A-14	MODEL PISA TORRE	SET NO. PS100	VERSION 03
		DRAWN BY	DATE:
DRAWING TITLE BATH ELEVATIONS	OPTION DESCRIPTION	OPTION	
		OPTION	
29	PISA TORRE	DIV-COMM-LOT-UNIT DCY-TE-0081	
		COMM-LOT TARA ESTATES - 0081	
A-14	PISA TORRE	STREET ADDRESS 1884 TIMBERVIEW COURT	
		CITY FRANKLIN	STATE OH
A-14	PISA TORRE	APT. NO. -----	
		ZIP 45005	

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10/15/20 - 9:28 am
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