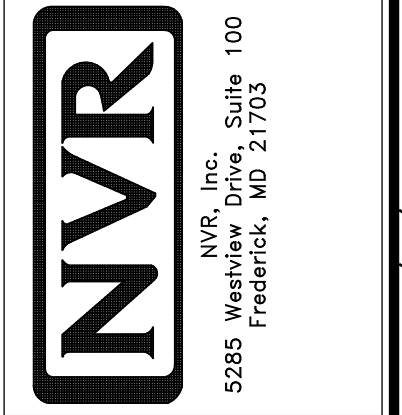


1
A-5 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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



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DIV-COMM-LOT-UNIT DCY-TE-0099	
COMM-LOT TARA ESTATES - 0099	APT. NO.
STREET ADDRESS 1860 TIMBER WOLF DRIVE	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

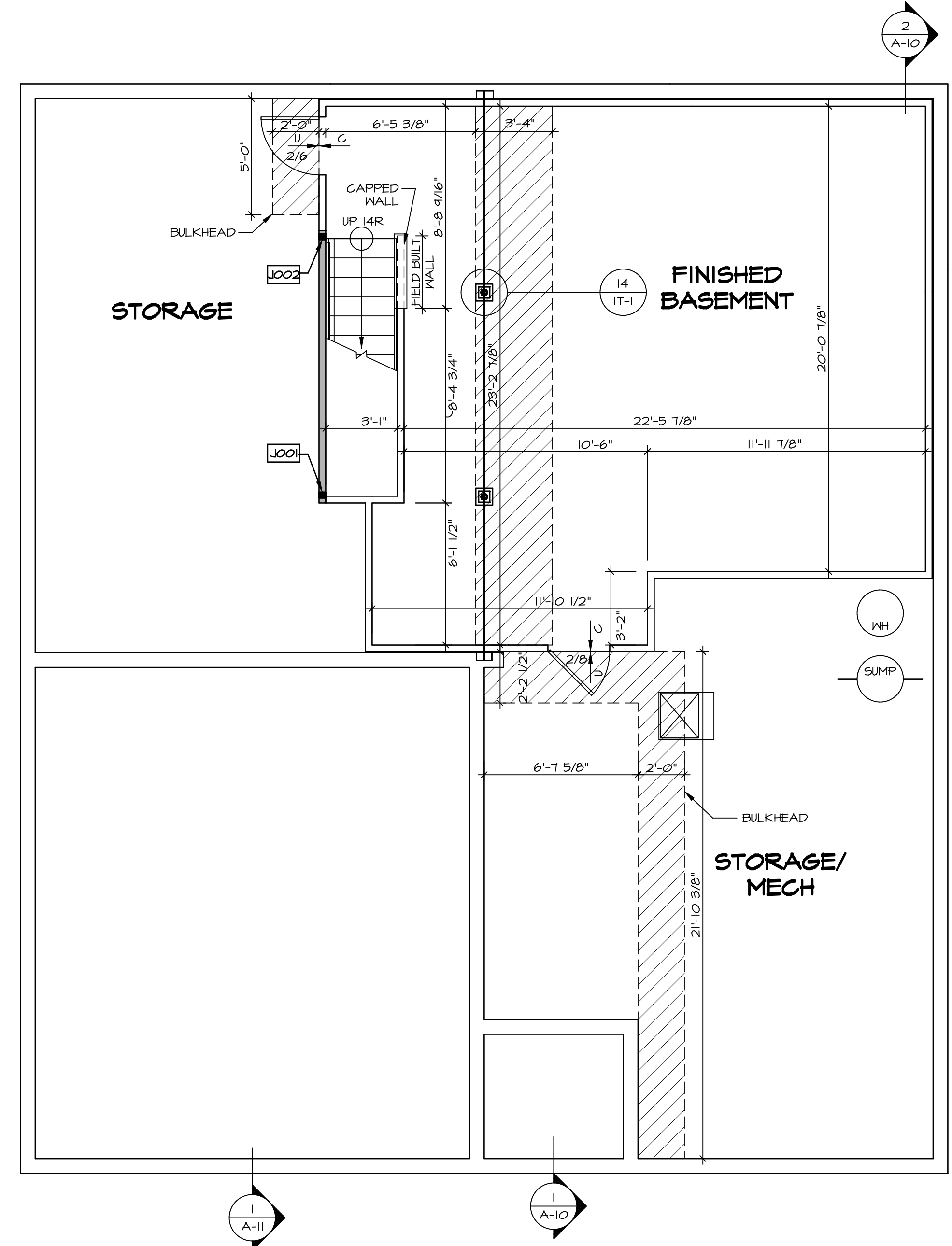
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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** / 18
 MODEL **PISA TORRE**
 DRAWING TITLE **BASEMENT FLOOR PLAN**
 SET NO. **PS100**
 VERSION **03**
 DRAWN BY
 DATE:
 OPTION

DIV-COMM-LOT-UNIT **DCY-TE-0099**
 COMM-LOT **TARA ESTATES - 0099**
 STREET ADDRESS **1860 TIMBER WOLF DRIVE**
 CITY **FRANKLIN** STATE **OH** ZIP **45005**

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C:\NVR\Solves\PISA_TORRE_PS100_03\DCY-TE-0099\2189499\Sheet\Lot_Specific\18_A-6_BSM1_LS.dwg 01/07/21 - 3:18 am

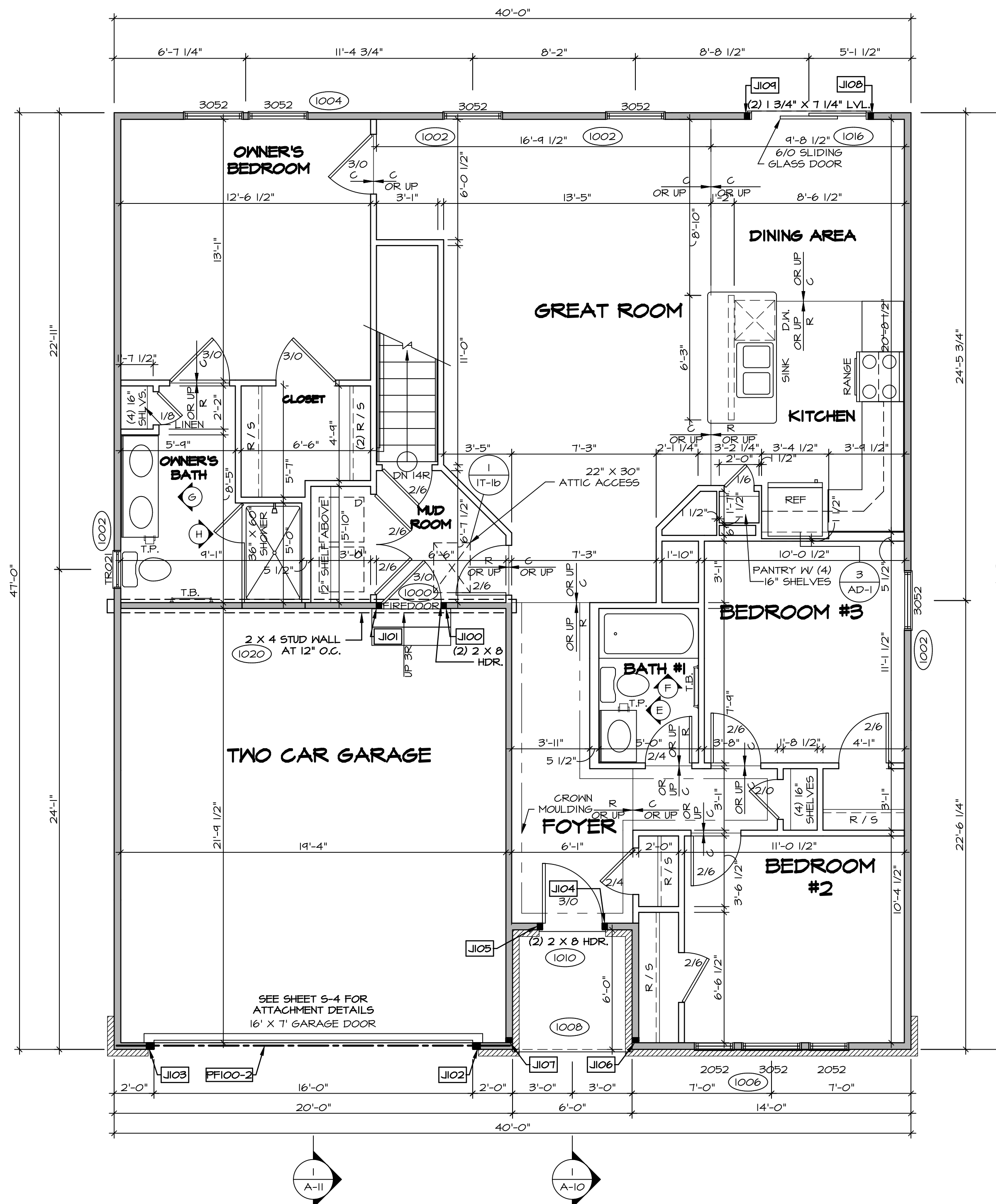
FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J100	JACK - (2) 2X4 SPF STUD GRADE	SXC	1000	
J101	JACK - (2) 2X4 SPF STUD GRADE	SXC	1000	
J102	JACK - (3) 2X4 SPF STUD GRADE	SXC	1012	
J103	JACK - (3) 2X4 SPF STUD GRADE	SXC	1012	
J104	JACK - (2) 2X4 SPF STUD GRADE	SXC	1010	
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 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
- 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



LEGEND	
	BEARING WALL
	NON BEARING WALL
	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

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

SET NO. P5100
 VERSION 03
 DRAWN BY
 DATE:
 OPTION

PISA TORRE
DRAWING TITLE
FIRST FLOOR PLAN

OPTION DESCRIPTION
20

MODEL
 PISA TORRE
 DRAWING TITLE
 FIRST FLOOR PLAN
 OPTION DESCRIPTION
20

SHEET NO.
A-7

DCY-TE-0099

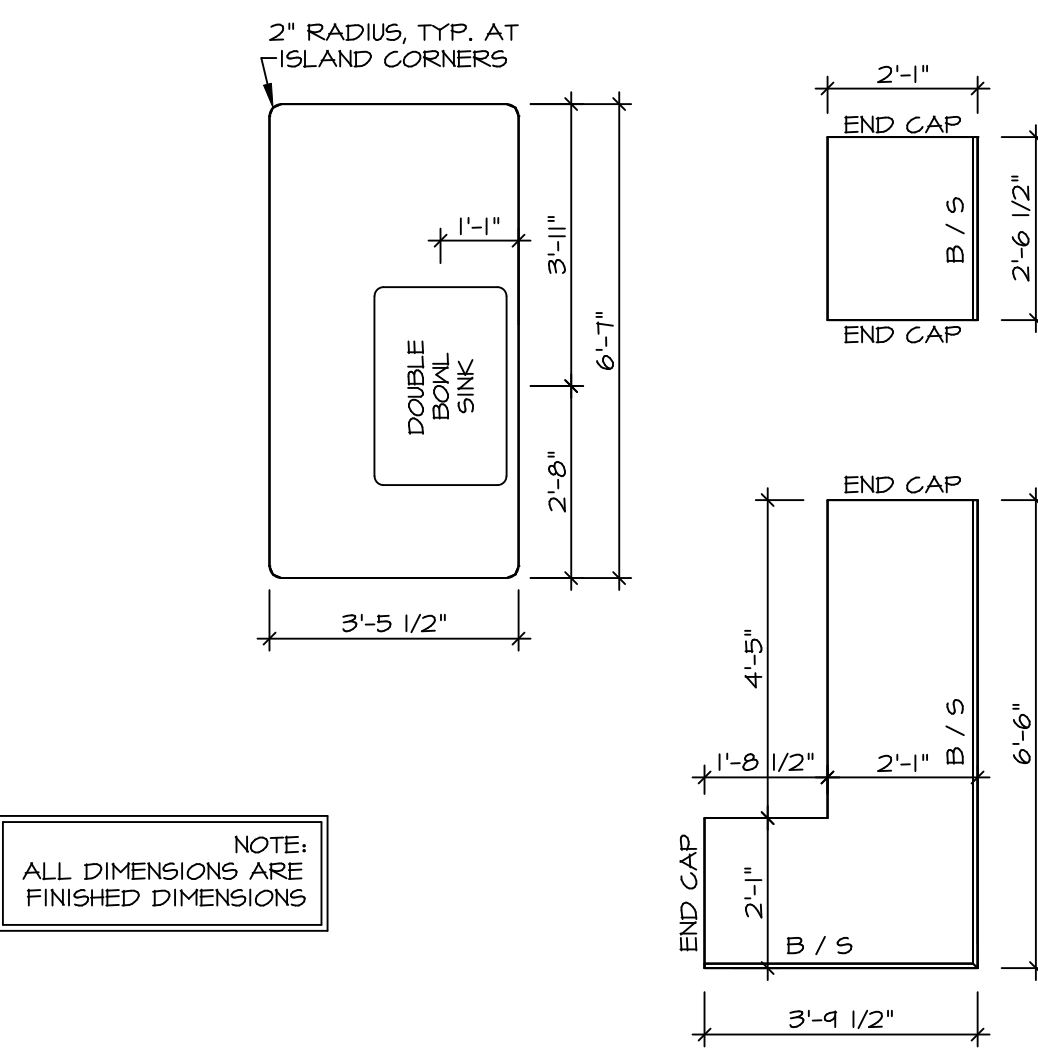
COMM-LOT
 TARA ESTATES - 0099
 STREET ADDRESS
 1880 TIMBER WOLF DRIVE
 CITY
 FRANKLIN
 STATE
 OH
 ZIP
 45005

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 5285 Washington Blvd.
 Frederick, MD 21703

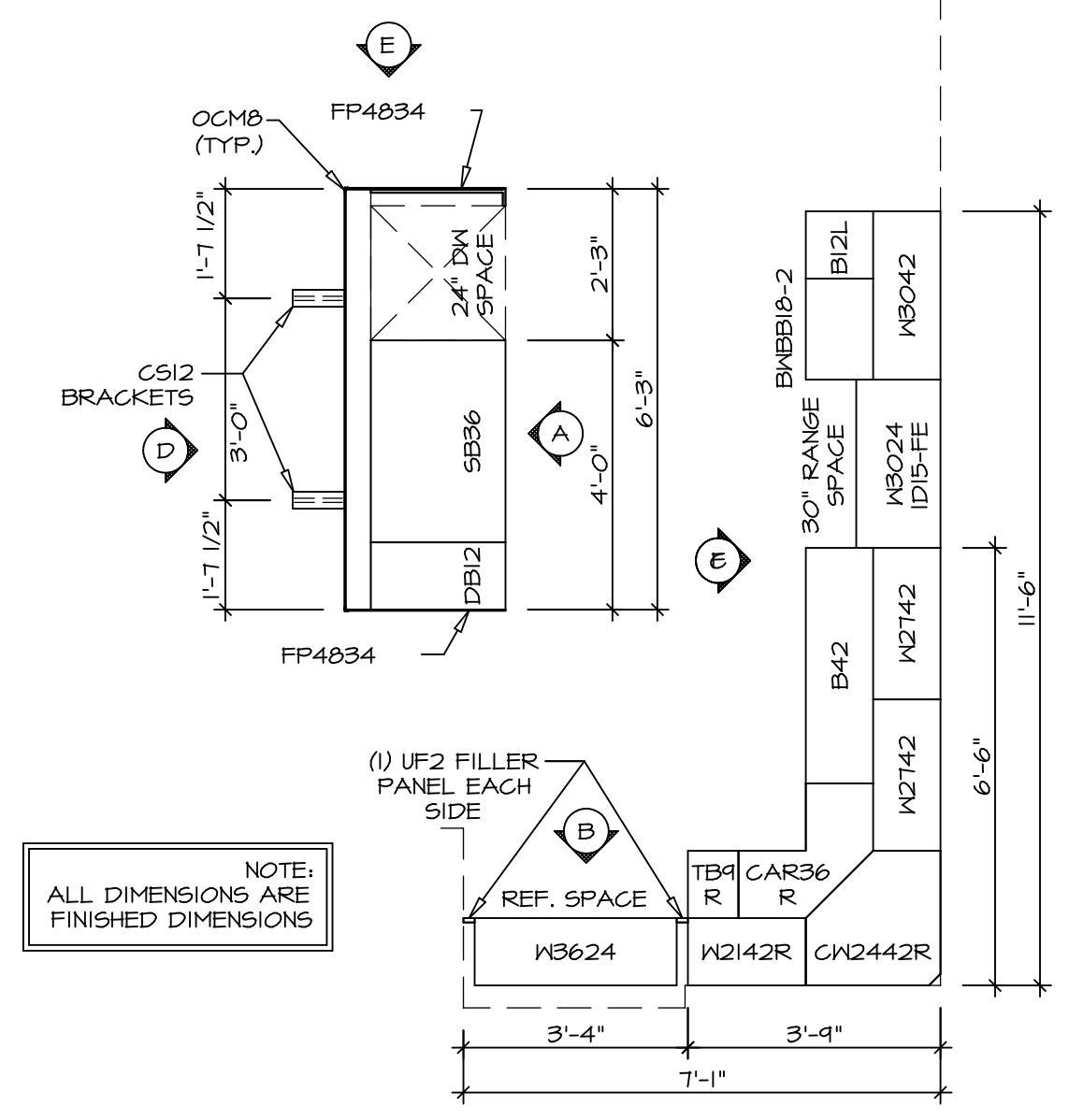
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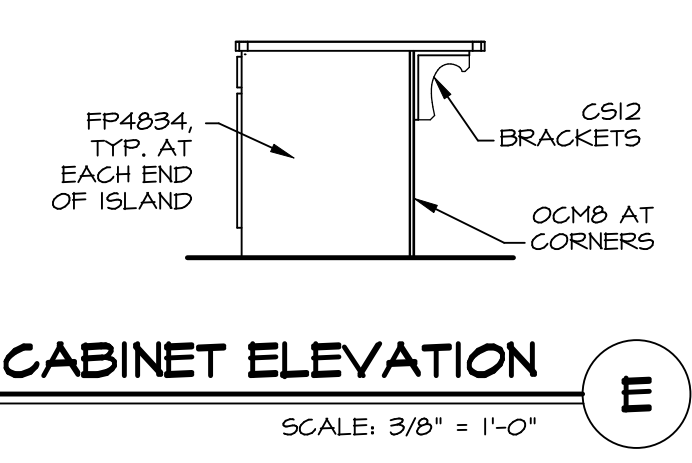
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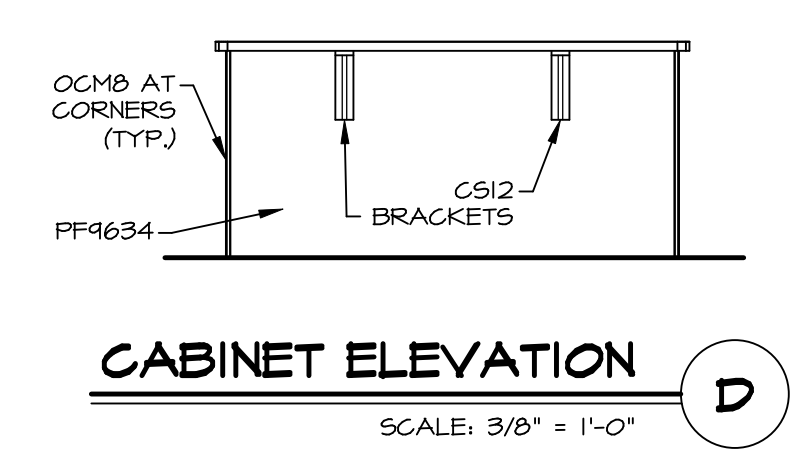
(KT-3359TC)
COUNTERTOP LAYOUT
 KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) "KA1"
 SCALE: 3/8" = 1'-0" 2 A-12



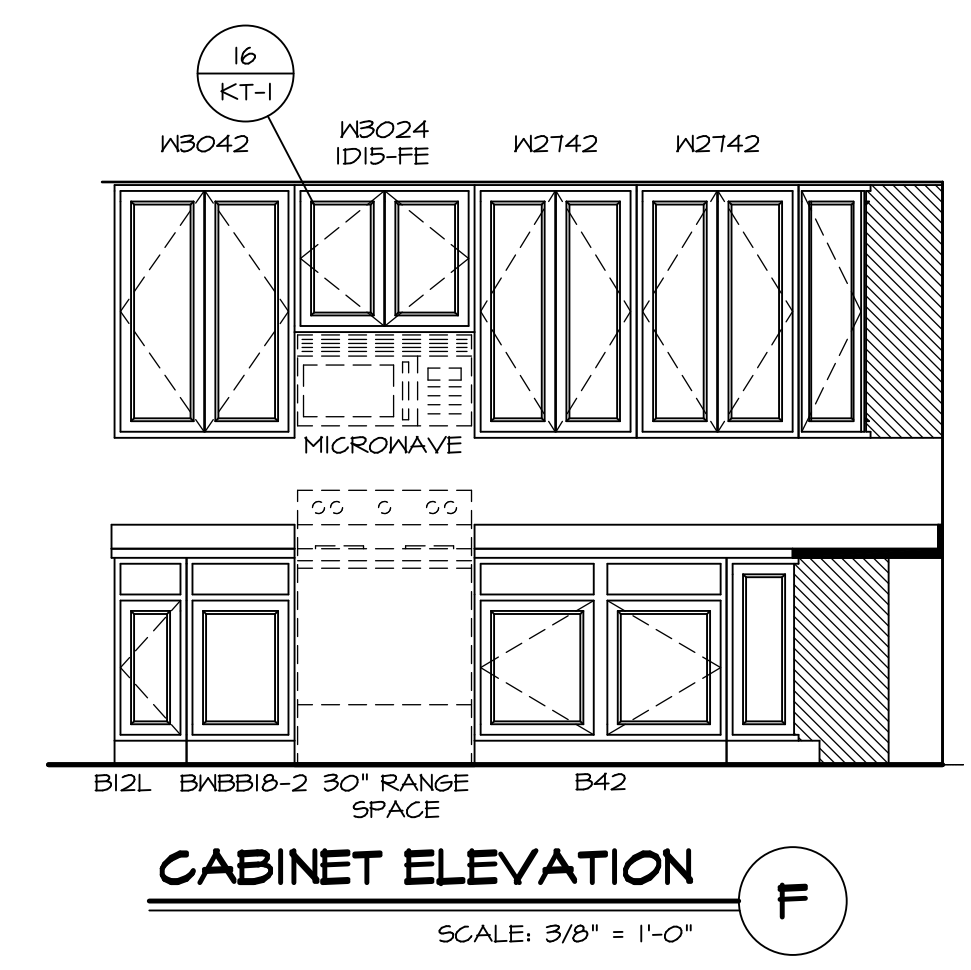
(KC-3359TC)
CABINET LAYOUT
 KITCHEN APPLIANCE LAYOUT W/ RANGE (TC) "KA1"
 SCALE: 3/8" = 1'-0" 1 A-12



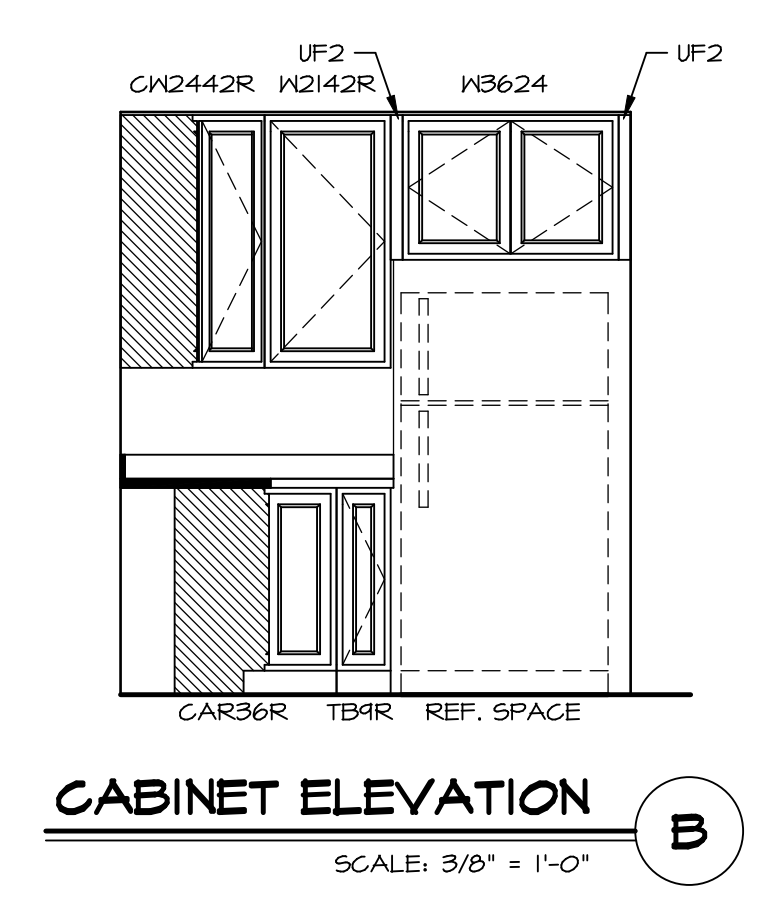
CABINET ELEVATION E
 SCALE: 3/8" = 1'-0"



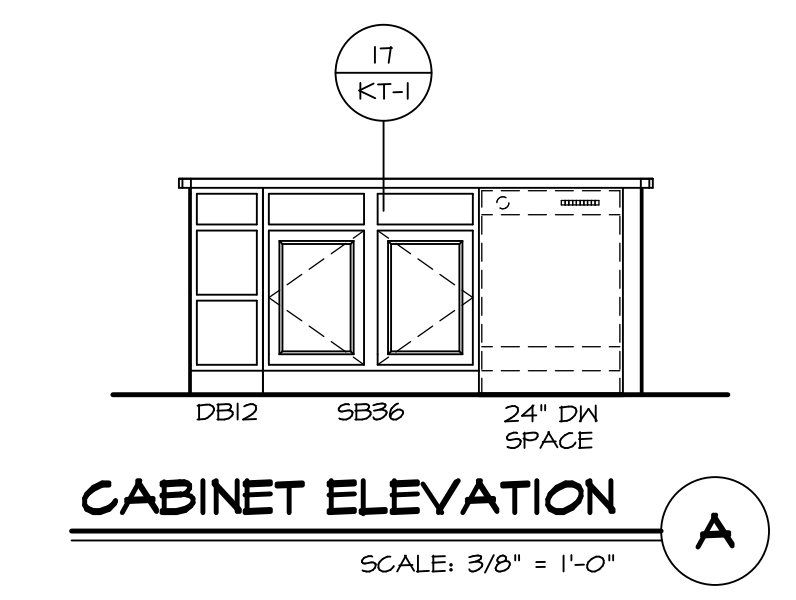
CABINET ELEVATION D
 SCALE: 3/8" = 1'-0"



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



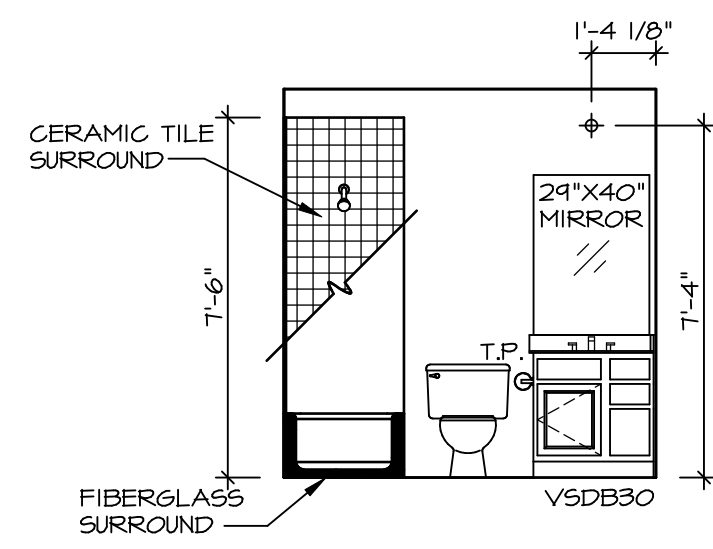
CABINET ELEVATION B
 SCALE: 3/8" = 1'-0"



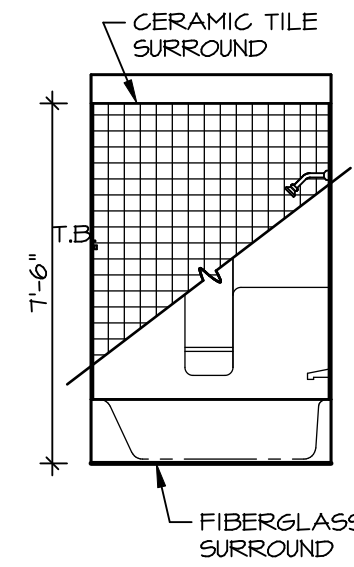
CABINET ELEVATION A
 SCALE: 3/8" = 1'-0"

- 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.

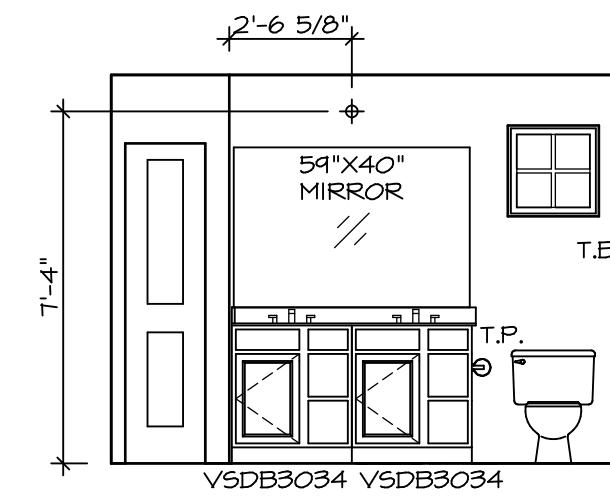
SHEET NO. A-13	MODEL PISA TORRE DRAWING TITLE KITCHENS	SET NO. P5TC0 VERSION 03 DRAWN BY DATE: OPTION	DIV-COMM-LOT-UNIT DCY-TE-0099 COMM-LOT TARA ESTATES - 0099 STREET ADDRESS 1860 TIMBER WOLF DRIVE CITY STATE OH ZIP FRANKLIN OH 45005
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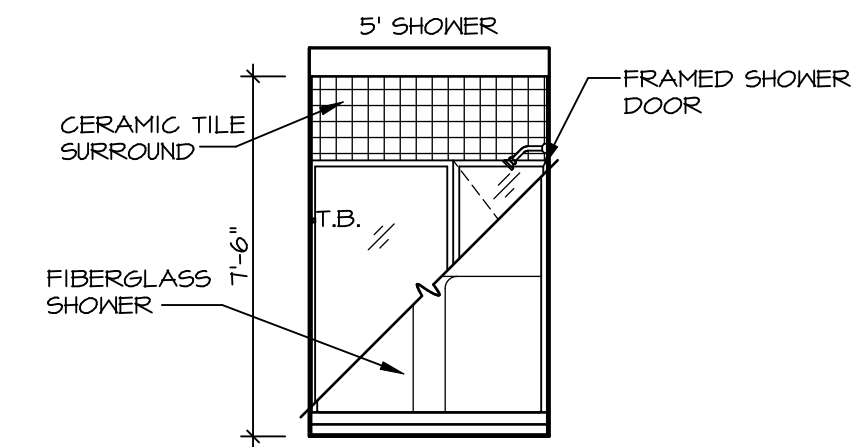
E BATH #1
SCALE: 1/4" = 1'-0"



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



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

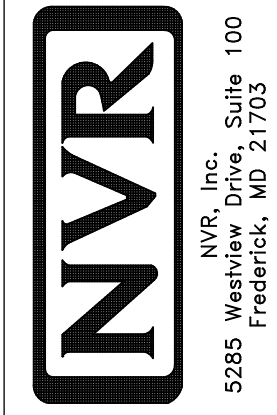


H OWNER'S BATH
SCALE: 1/4" = 1'-0"

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.

SHEET NO.	A-14
MODEL	PISA TORRE
SET NO.	PS100
VERSION	03
DRAWN BY	
DATE:	
OPTION	



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DIV-COMM-LOT-UNIT	
DCY-TE-0099	
COMM-LOT	TARA ESTATES - 0099
STREET ADDRESS	1860 TIMBER WOLF DRIVE
CITY	FRANKLIN
STATE	OH
ZIP	45005