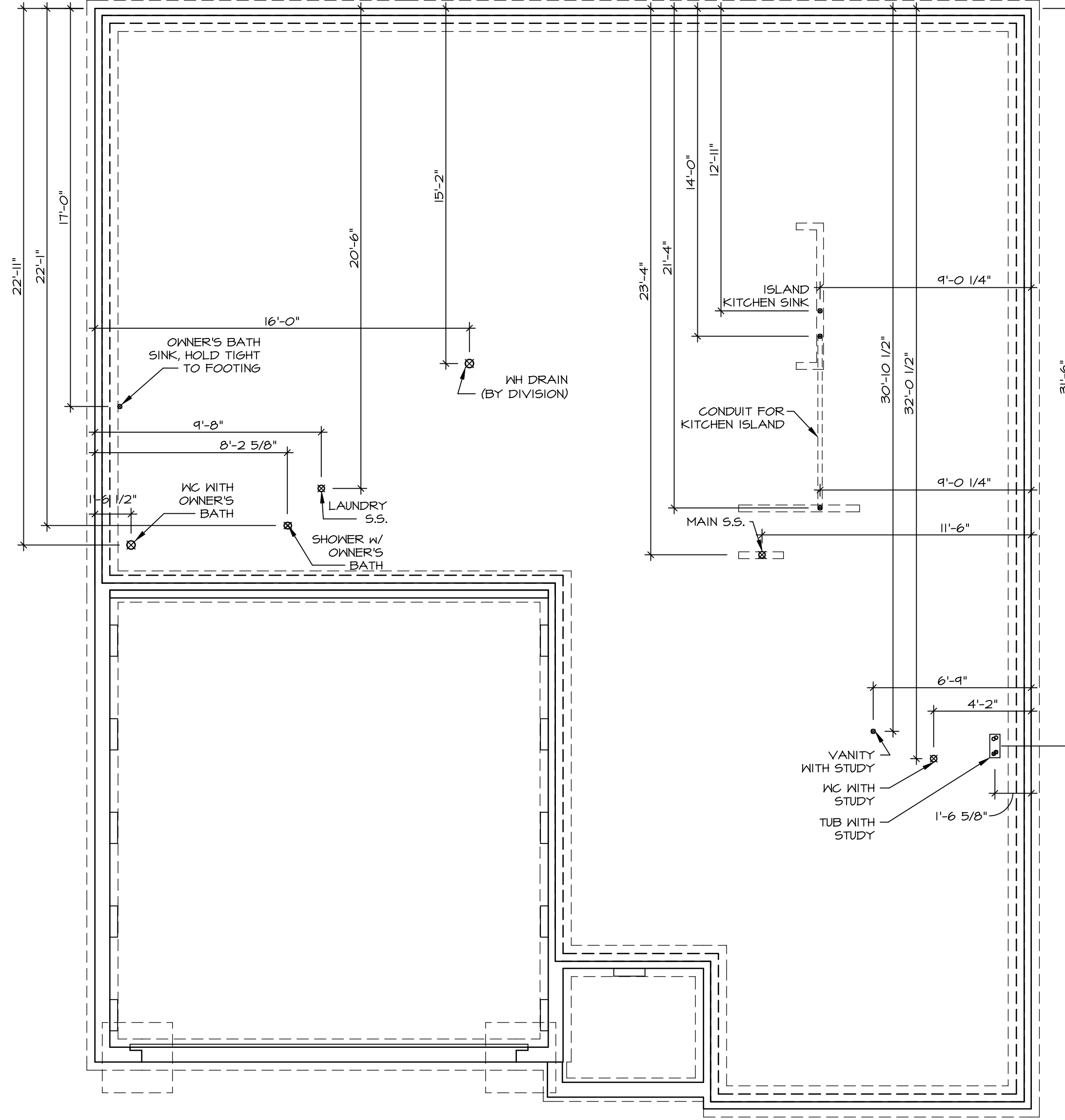


1 PLUMBING PLAN
 A-5 SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL PISA TORRE	SET NO. PST00	REMARKS
	DRAWING TITLE PLUMBING PLAN	VERSION 02	
31	OPTION DESCRIPTION	DATE:	REV. NO. DATE
		OPTION	
PROJECT: RYAN HOMES PISA TORRE PST00_02 Sheets 1 of 31 PROJECT: RYAN HOMES PISA TORRE PST00_02 Sheets 1 of 31		NVR, Inc., owner, expressly reserves its common law copyright in these plans. These plans are not to be reproduced, changed or copied in any way without the written consent of NVR, Inc.	
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1
A-5 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
31		DATE:
		OPTION

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REV. NO.	DATE	REMARKS

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 SPH	SXC	1051	STEEL PLATE
J04	JACK - (5) 2X4 SPH	SXC	1051	STEEL PLATE
J07	JACK - (3) 2X4 SPF STUD GRADE	BTU / SXC	1004	
J08	JACK - (3) 2X4 SPF STUD GRADE	BTU / SXC	1004	
J17	JACK - (3) 2X4 SPF STUD GRADE	DGT / BTU / SXC	1031	
J18	JACK - (3) 2X4 SPF STUD GRADE	DGT / BTU / SXC	1031	
J31	JACK - (2) 2X4 SPF STUD GRADE	ZUD / BTU / SXC	1035	
J32	JACK - (2) 2X4 SPF STUD GRADE	ZUD / BTU / SXC	1035	
J34	JACK - (3) 2X4 SPF STUD GRADE	ZUD / BTU / SXC	1024 / 1050	
J45	JACK - (3) 2X4 SPF STUD GRADE	ZFC / ZMR / SXC / BTU	1025	
J62	JACK - (3) 2X4 SPF STUD GRADE	BTU	1050	
J64	JACK - (4) 2X6 SPF STUD GRADE	GCB / BTU / SXC	1008	
J70	JACK - (2) 2X6 SPF STUD GRADE	GCB / BTU / SXC	1050	
J71	JACK - (2) 2X6 SPF STUD GRADE	GCB / BTU / SXC	1050	
J72	JACK - (4) 2X6 SPF STUD GRADE	GCB / BTU / SXC	1008	

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:

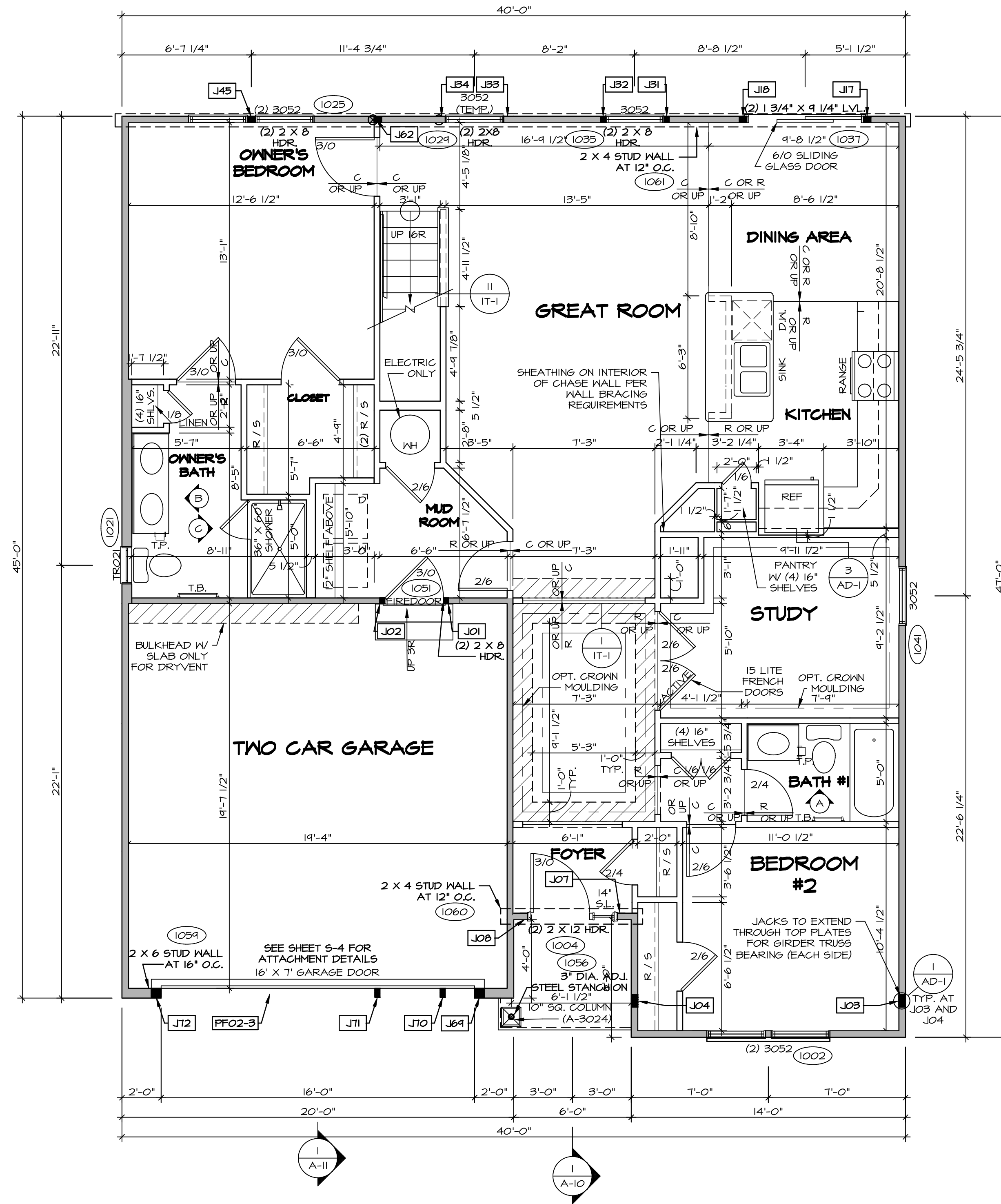
1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
 4.A - (3) PLY UP TO AND INCLUDING 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
PF02-3	LVL - 1B	19'-4"	GCB / BTU / SXC	1008	3 PLY, 5A

- 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 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"

REMARKS

REV. NO. DATE

08/07/16 TH - DRAWING ALIGNMENT

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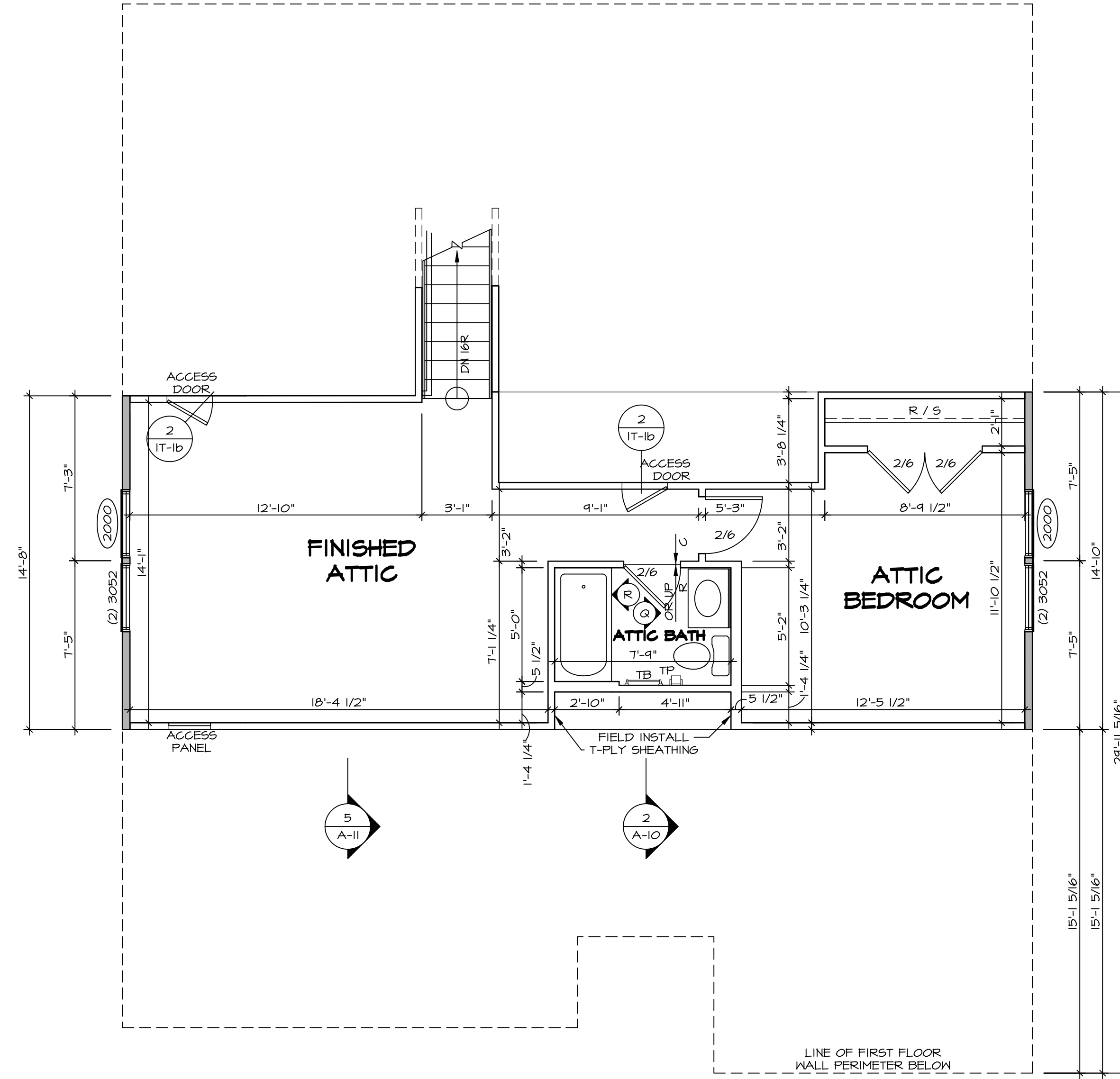
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SET NO. P5700
 VERSION 02
 DRAWN BY
 DATE:
 OPTION

MODEL
PISA TORRE
 DRAWING TITLE
FIRST FLOOR PLAN
 OPTION DESCRIPTION
CORNERSTONE SPECIFICATIONS

SHEET NO.
A-7
36

C:\NVR\Solves\PISA_TORRE_P5700_02_V01-AK-008A\11970103_Sheets\Lot_Specific\36_A-7_PLN1_SXC_LS.dwg 04/18/19 - 8:00 am



1
A-9 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

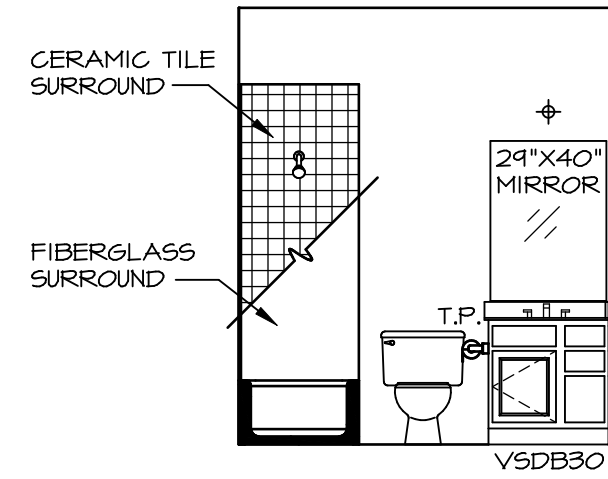
- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE 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.

SHEET NO. A-9	MODEL PISA TORRE	SET NO. PS100	REV. NO. 1	DATE 08/07/16	REMARKS
	DRAWING TITLE SECOND FLOOR PLAN	VERSION 02	DATE	DATE	DATE
OPTION DESCRIPTION 4-4	OPTION	OPTION	OPTION	OPTION	OPTION

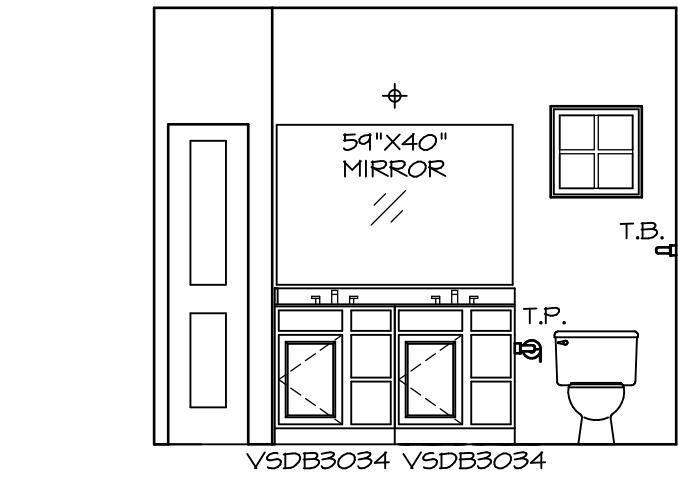
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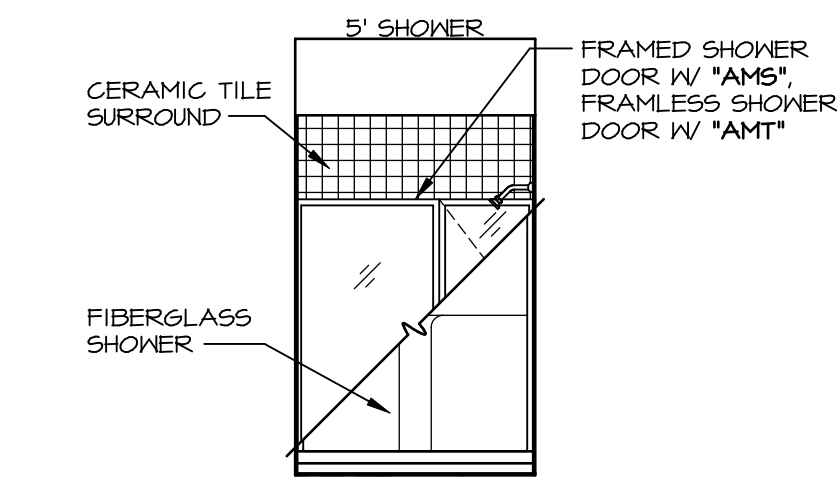
C:\NVR\Solves\PISA_TORRE_PS100_02_DCT-AK-008A\119701A\SheetA Lot_Specific\4-4_A-9_PLN2_LS.dwg 04/19/19 - 8:00 am



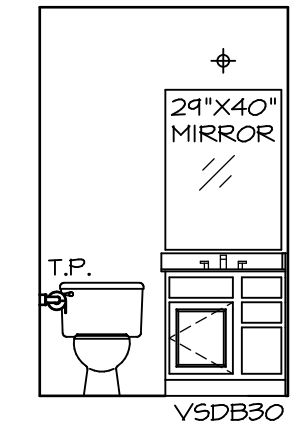
A BATH #1
SCALE: 1/4" = 1'-0"



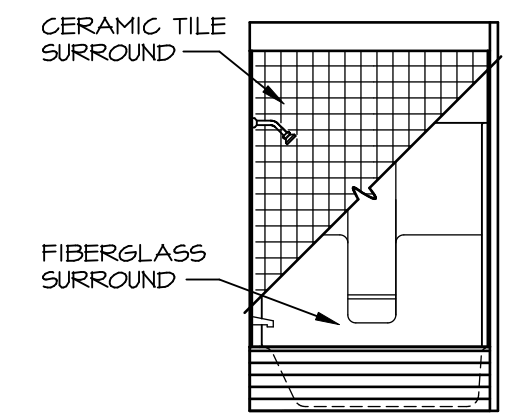
B OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



Q ATTIC BATH
SCALE: 1/4" = 1'-0"



R ATTIC 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.

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

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SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE:	OPTION
A-14	PISA TORRE BATH ELEVATIONS	PS100	02			
53						