

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

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

NVR
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Architectural Services
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Frederick, MD 21703

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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 SPF	SXC	1051	STEEL PLATE
J04	JACK - (5) 2X4 SPF	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
PFO2-3	LVL - 1B	19'-4"	GCB / BTU / SXC	1008	3 PLY, 5A

FLOOR PLAN NOTES

1. ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 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 CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

GYPSON NOTES

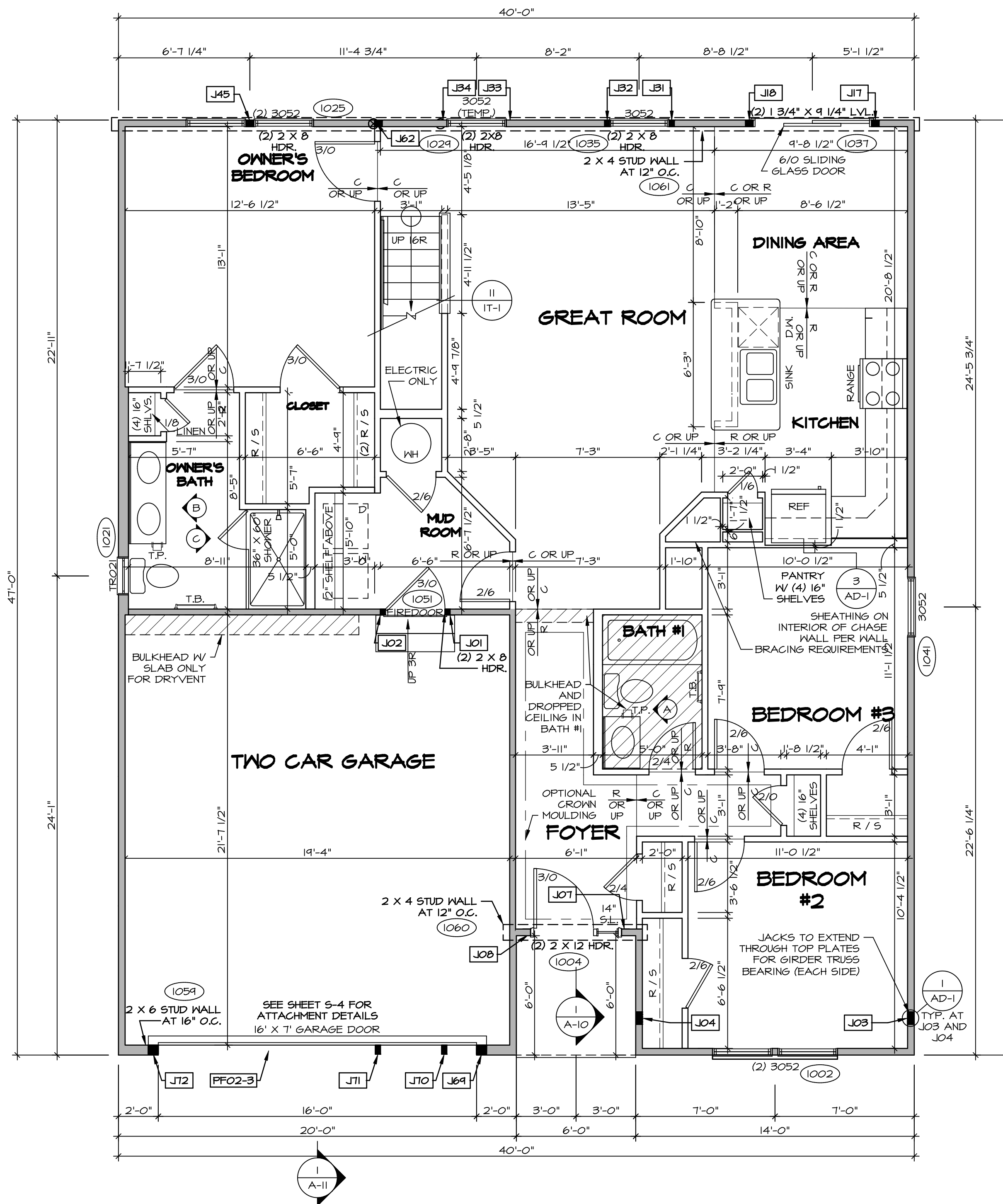
AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

BASEMENT WITH I-JOIST FLOOR SYSTEM ABOVE:

WITH OPTION "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"

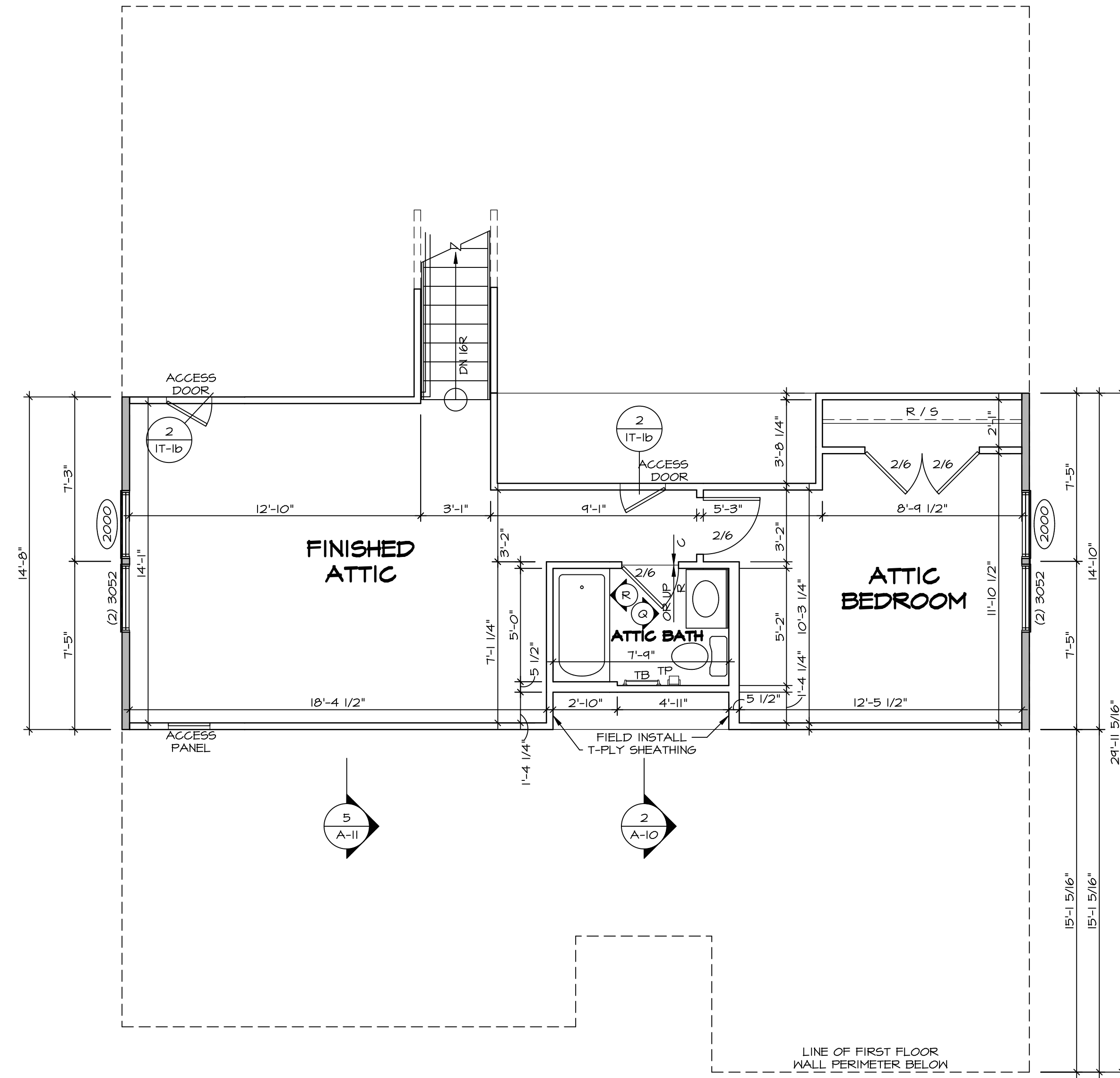
REV. NO.	DATE	DESCRIPTION	REMARKS
1	08/07/16	TH - DRAWING ALIGNMENT	

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SET NO. P5TCO	VERSION 02
DRAWN BY	
DATE:	OPTION

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



1
A-9
SECOND 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

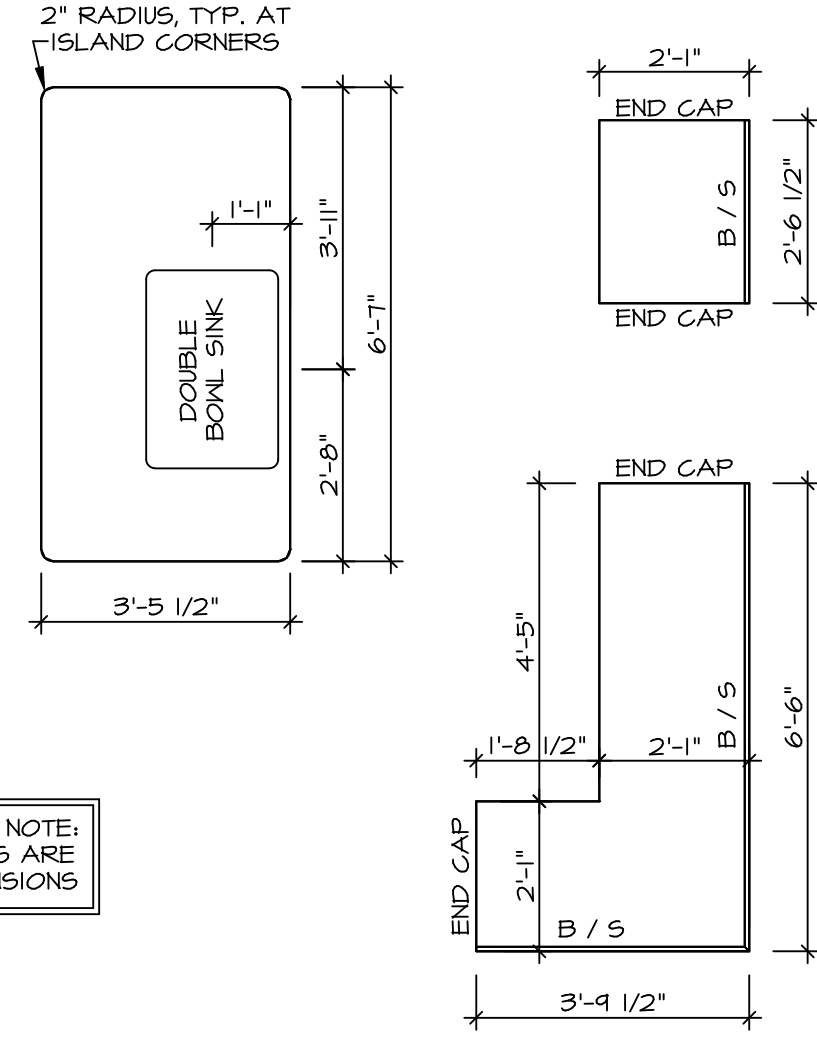
- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE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

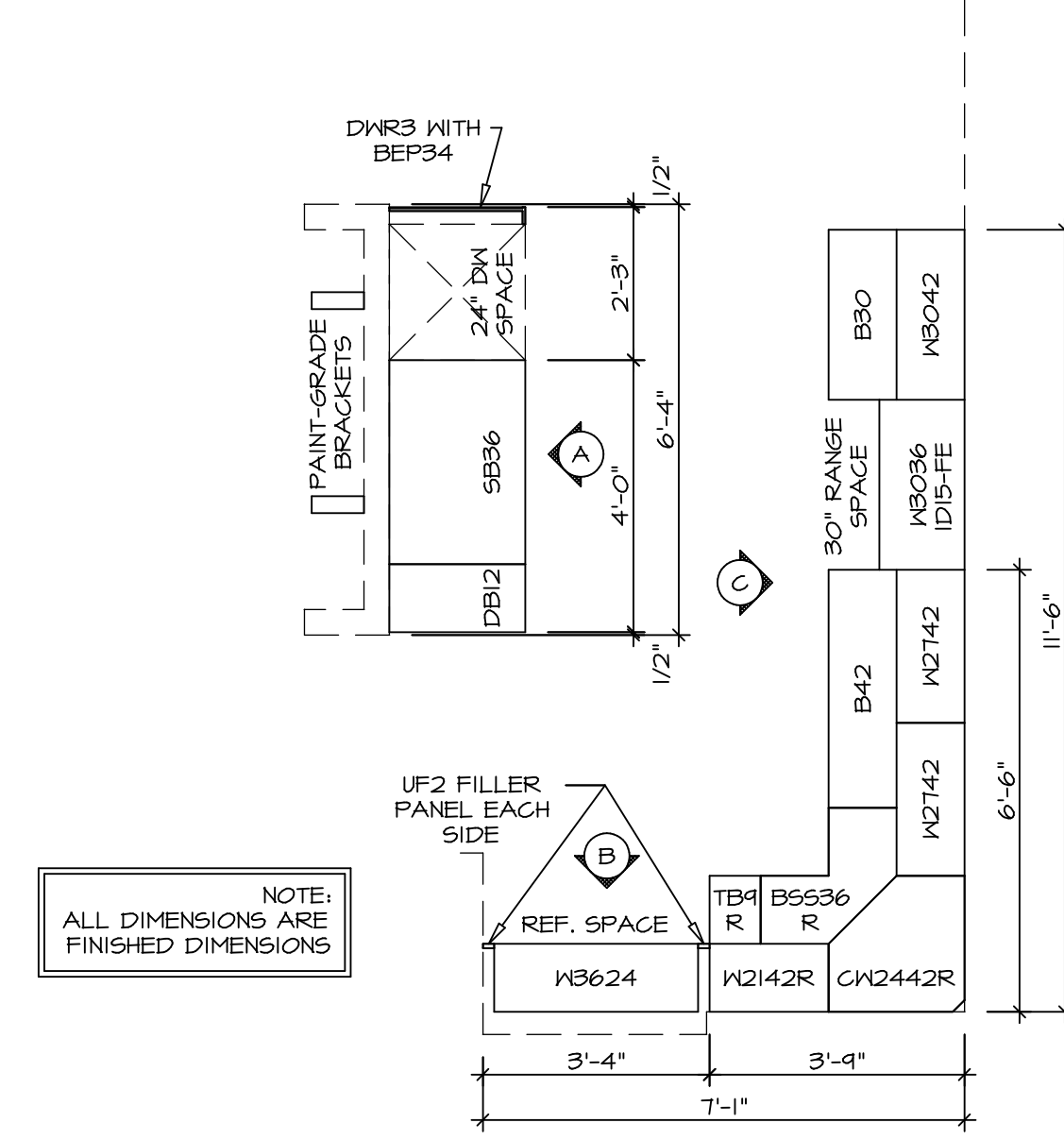
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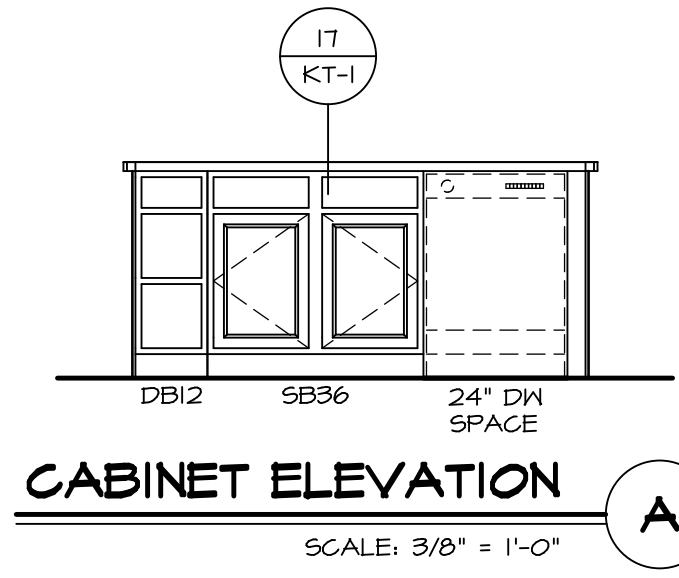
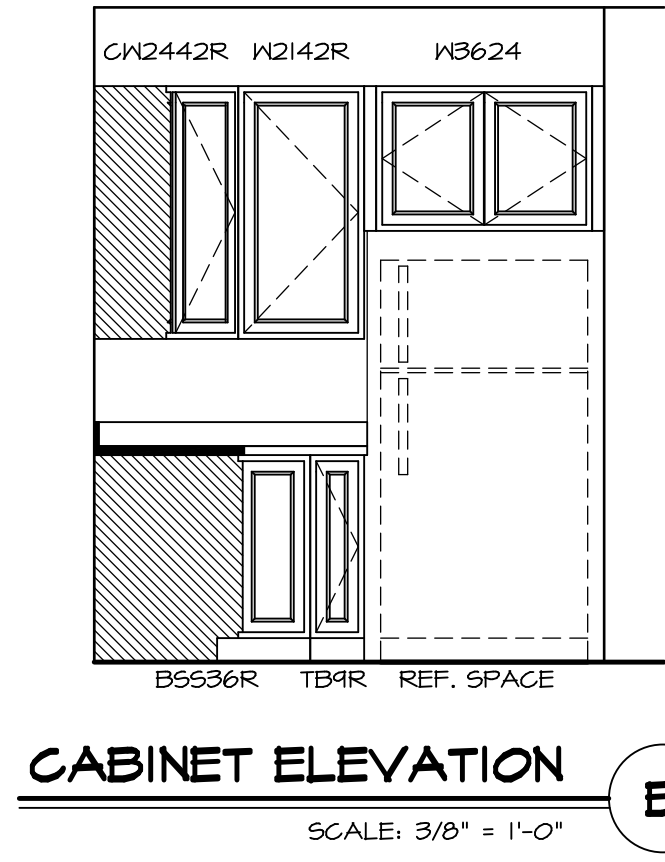
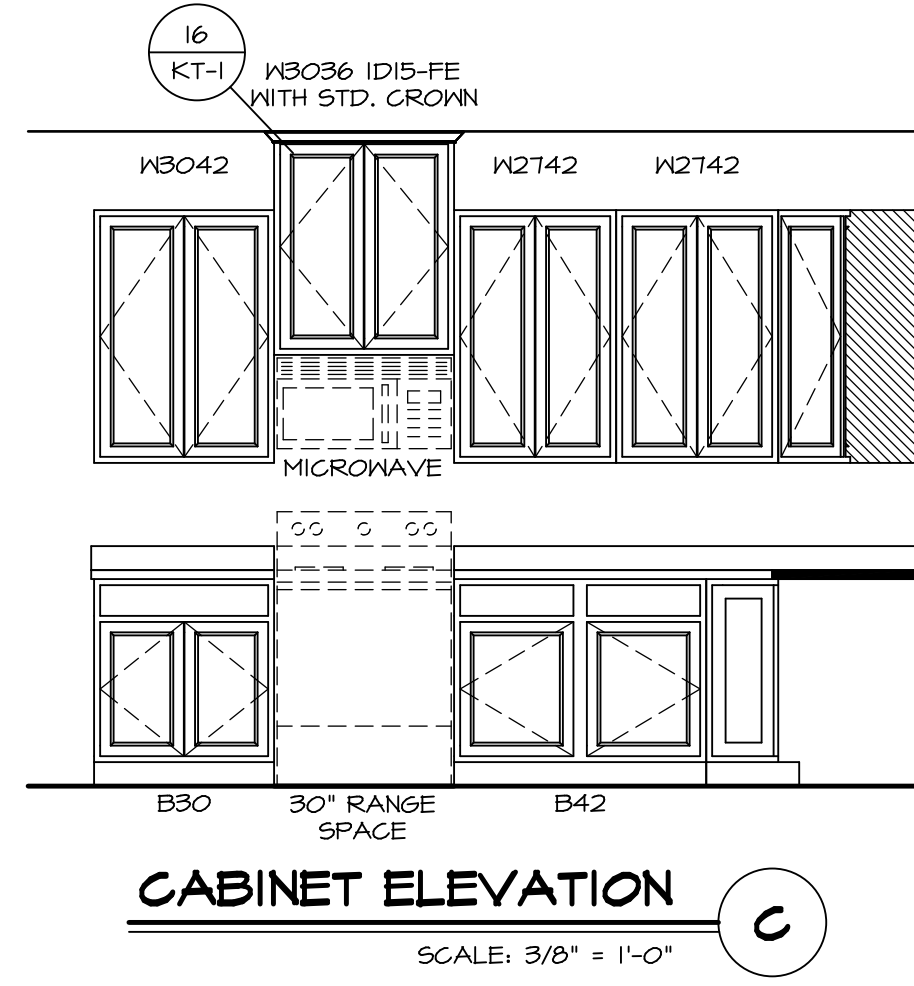
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(KT-3209)
COUNTERTOP LAYOUT 2
SCALE: 3/8" = 1'-0" A-13



(KC-3209)
CABINET LAYOUT 1
SCALE: 3/8" = 1'-0" A-13

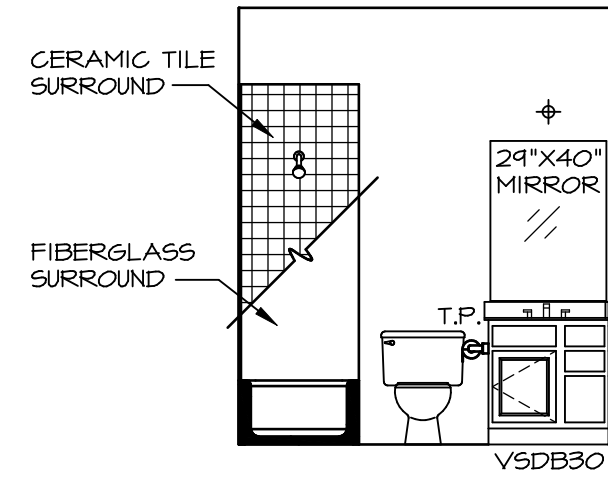


SHEET NO. A-13	MODEL PISA TORRE	SET NO. PSTCO	VERSION O2	DRAWN BY BDH	DATE 3/24/15	OPTION	REMARKS
DRAWING TITLE KITCHENS							
OPTION DESCRIPTION							
48							
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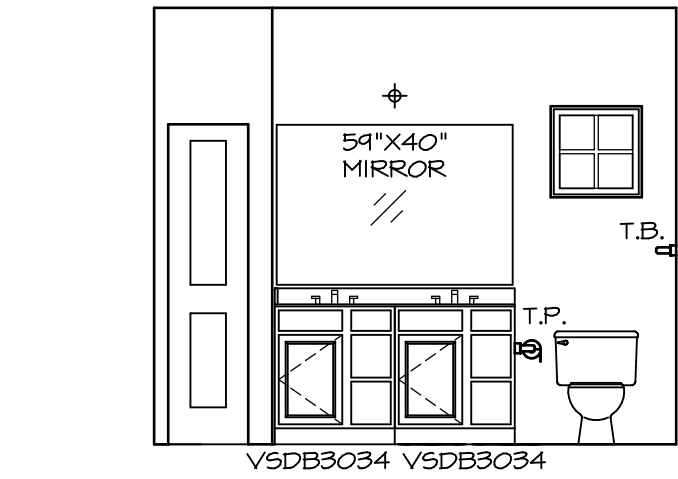
REV. NO.	DATE	REMARKS

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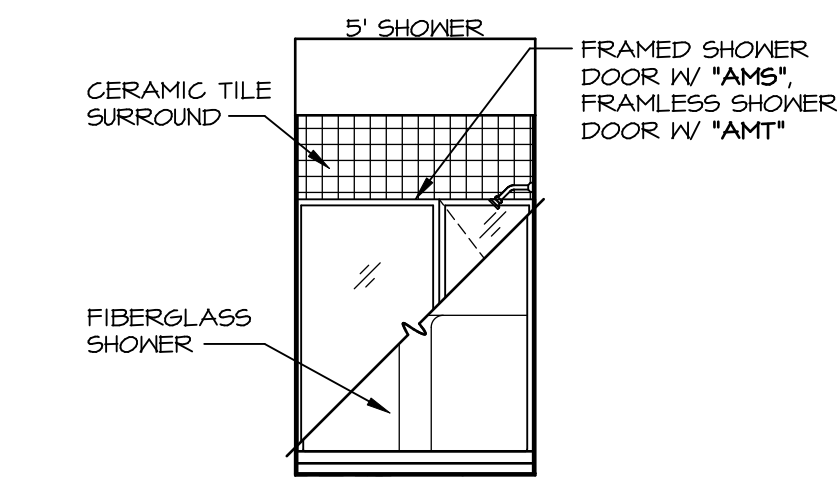
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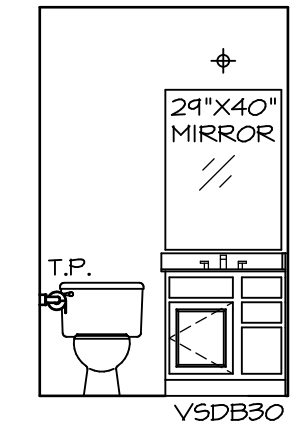
A BATH #1
SCALE: 1/4" = 1'-0"



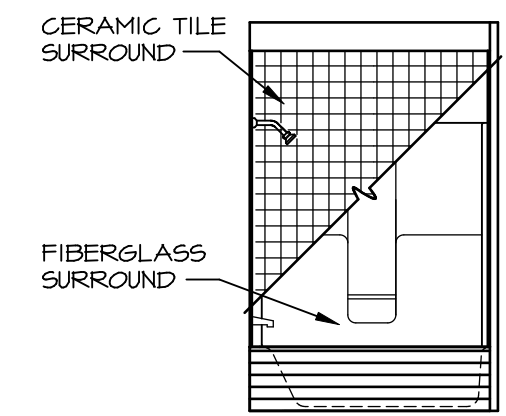
B OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



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. A-14	MODEL PISA TORRE	SET NO. PSTCO	VERSION 02
	DRAWING TITLE BATH ELEVATIONS	DRAWN BY	DATE:
	OPTION DESCRIPTION	OPTION	
53			