

AK 0088  
7227 BOSTELMAN

DAVE HUSS  
RYAN HOMES  
513-464-1149

FOOTING: 12.00 YDS  
WALLS: 17.00 YDS

4 STRAPS ON GARAGE

1 Pump

SEWER Breakout

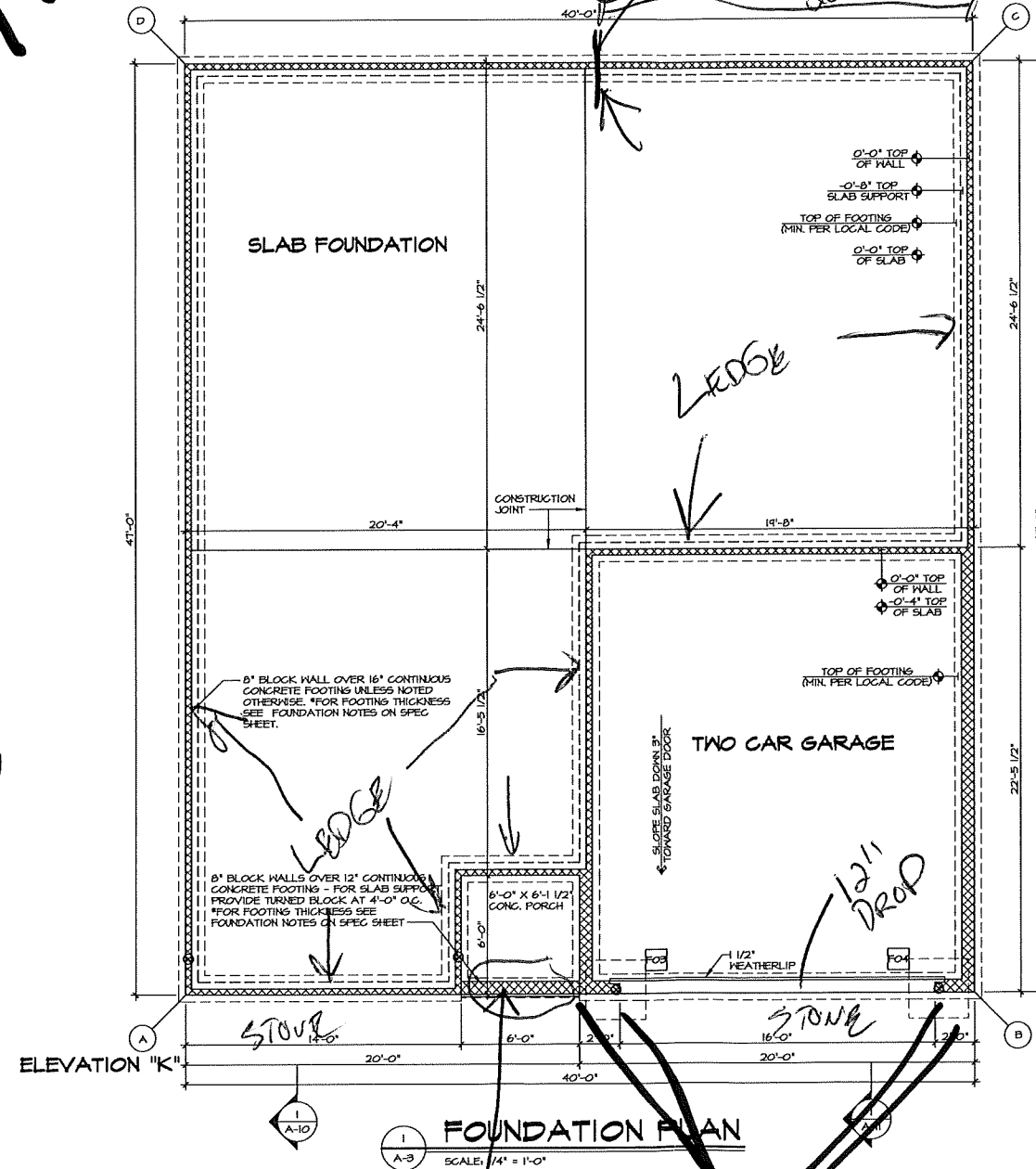
PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	OPTIONS	ENCL. N.M.
FO3	3'-0"	3'-0"	1'-3"	6CB / BTU / 5XC	1010a/b
FO4	3'-0"	3'-0"	1'-3"	6CB / BTU / 5XC	1010a/b

FOUNDATION DIAGONALS			
A		B	
A	0"	A	40'-0"
B	40'-0"	B	0"
C	61'-8 19/32"	C	47'-0"
D	47'-0"	D	61'-8 19/32"

- FOUNDATION NOTES - SLAB**
- FOUNDATION UNDER HABITABLE SPACE:
    - CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
  - FOUNDATION UNDER GARAGE:
    - UNGRAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
  - SEE SHEET (A-4) FOR FOUNDATION CONNECTION INFORMATION
  - SLAB LEDGE LOCATIONS VARY W/ GRADE BEAM(S) ORIENTATION

**LEGEND**

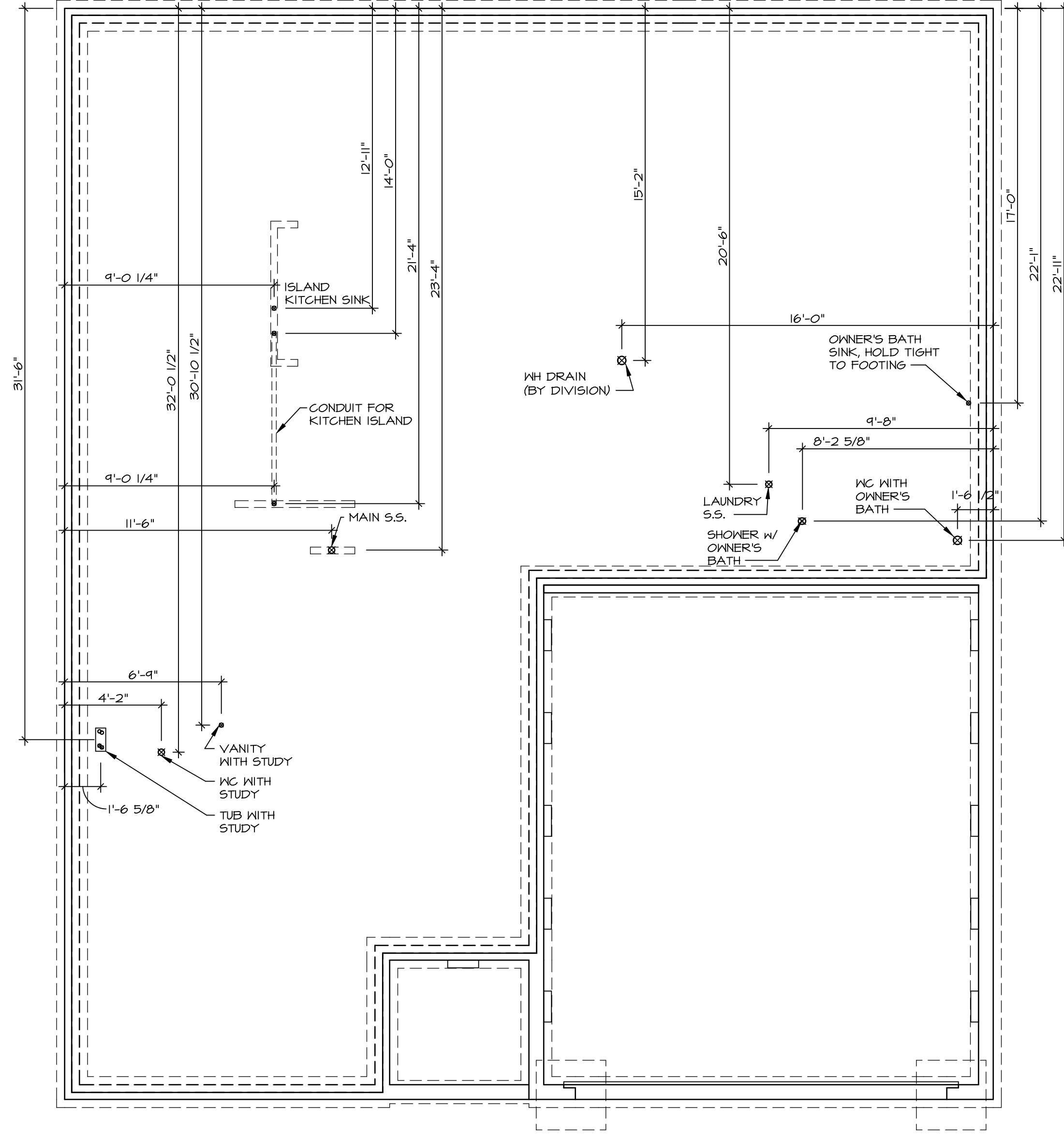
- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL



BOLTS FOR SINGLE PLATE

DROP 12"

REMARKS	
REV. NO.	DATE
1	03/27/19
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MODEL	SET NO. PROTOO
PISA TORRE	VERSION 02
DRAWING TITLE	DRAWN BY
FOUNDATION PLAN	DATE:
OPTION DESCRIPTION	OPTION
A-3	17



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

SHEET NO. <b>A-5</b>	MODEL <b>PISA TORRE</b>	SET NO. PST00
OPTION DESCRIPTION <b>31</b>	DRAWING TITLE PLUMBING PLAN	VERSION 02
	DRAWN BY	DATE:
	OPTION	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:

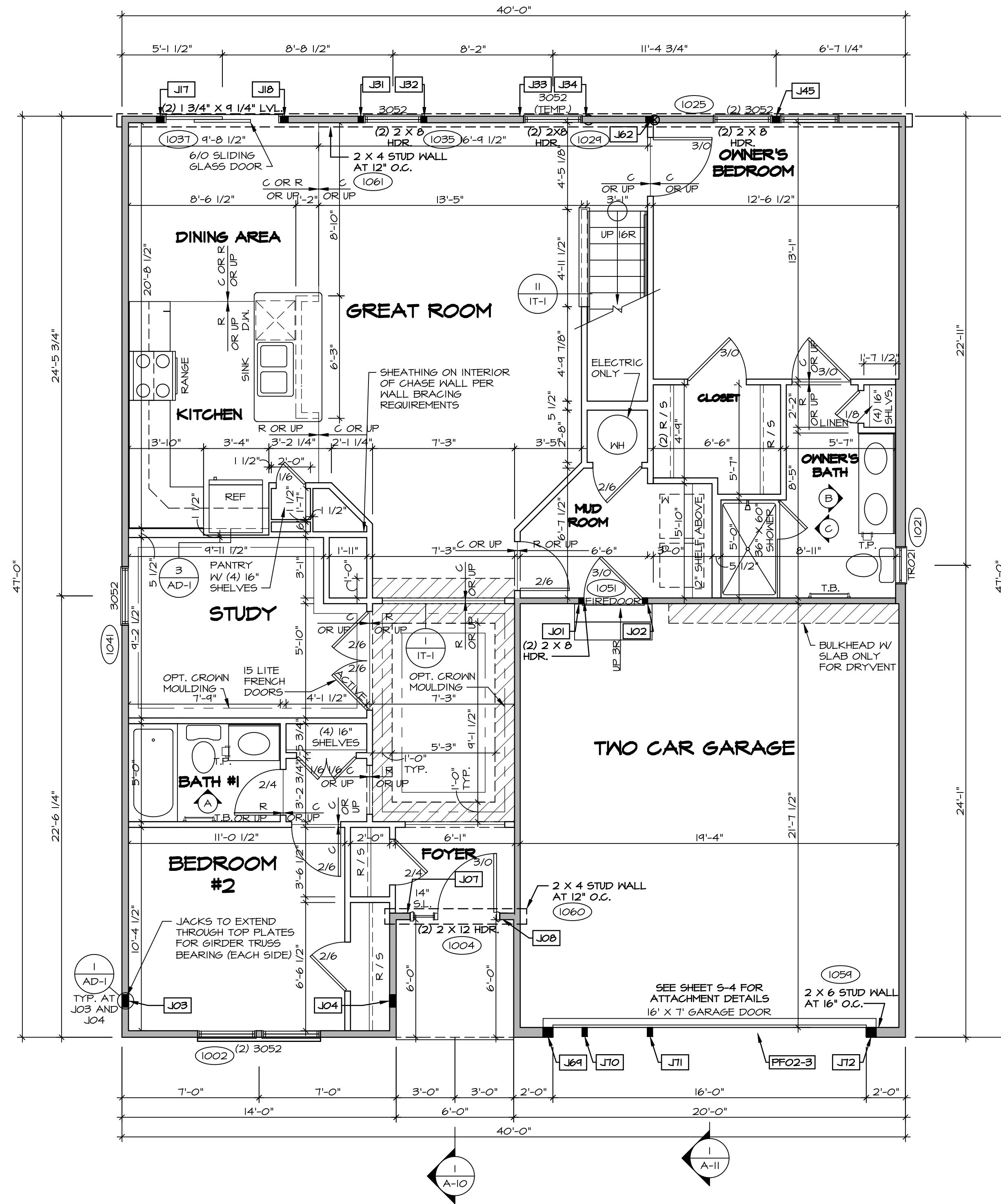
1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.  
 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.  
 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.  
 4.A - (3) PLY UP TO AND INCLUDING 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, 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.



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

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	08/01/16	TH - DRAWING ALIGNMENT

REMARKS

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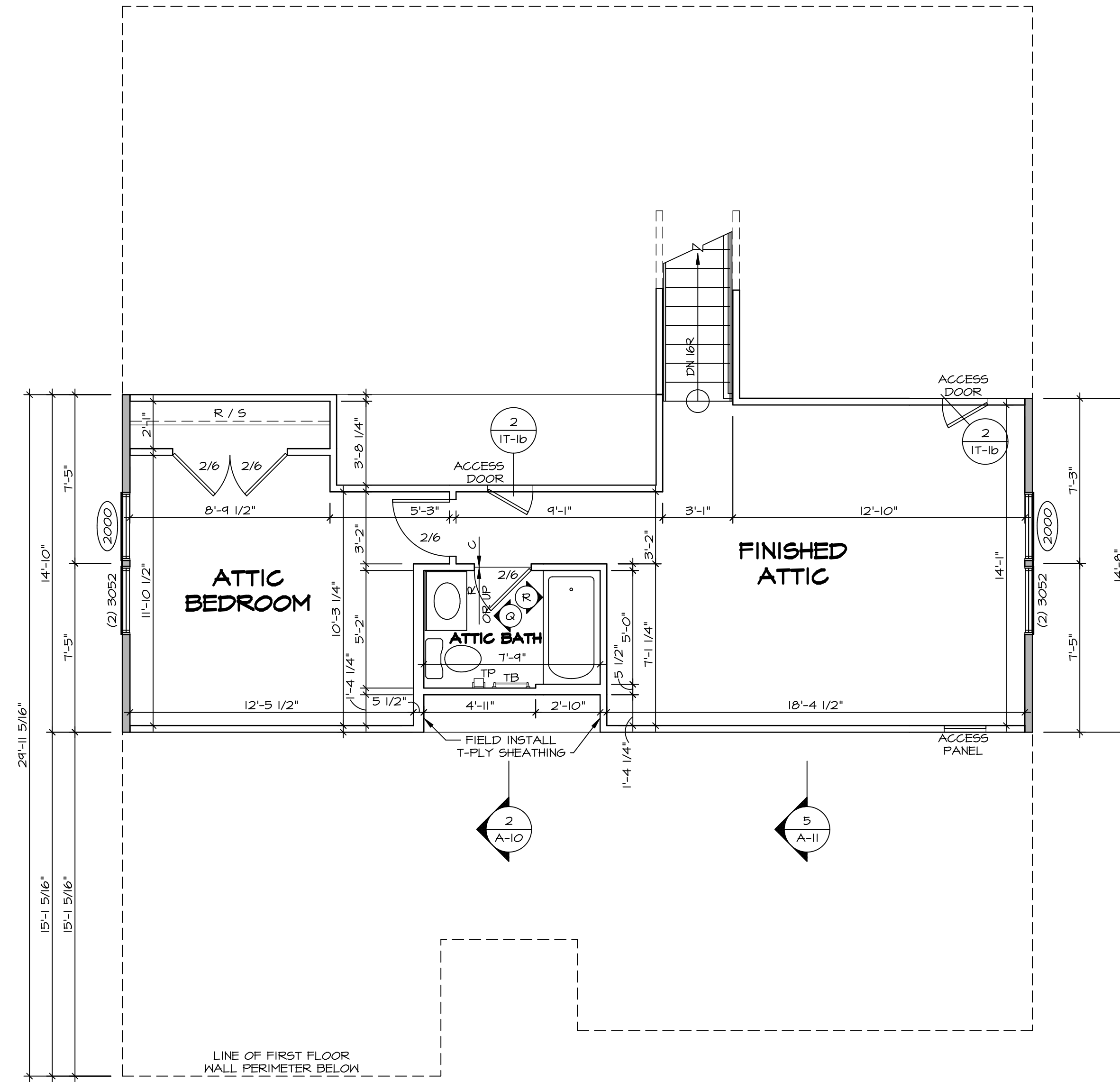
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 Frederick, MD 21703

SET NO. P5TCO  
 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\_P5TCO\_02\DCY-AK-0088\118901\7\Sheet\36 A-7 PLAN-SXC-LS.dwg 04/11/19 - 8:03 am



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

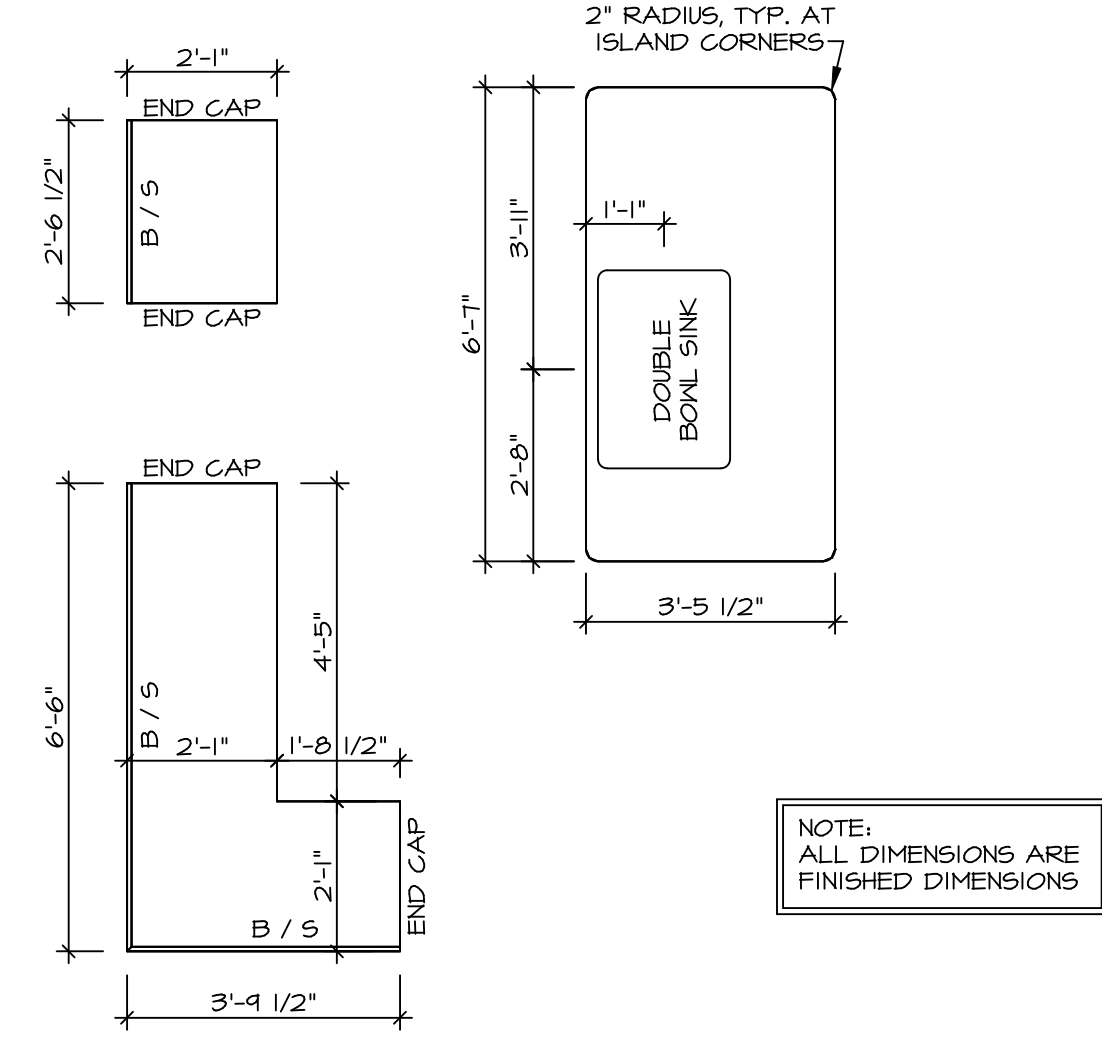
**LEGEND**

	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

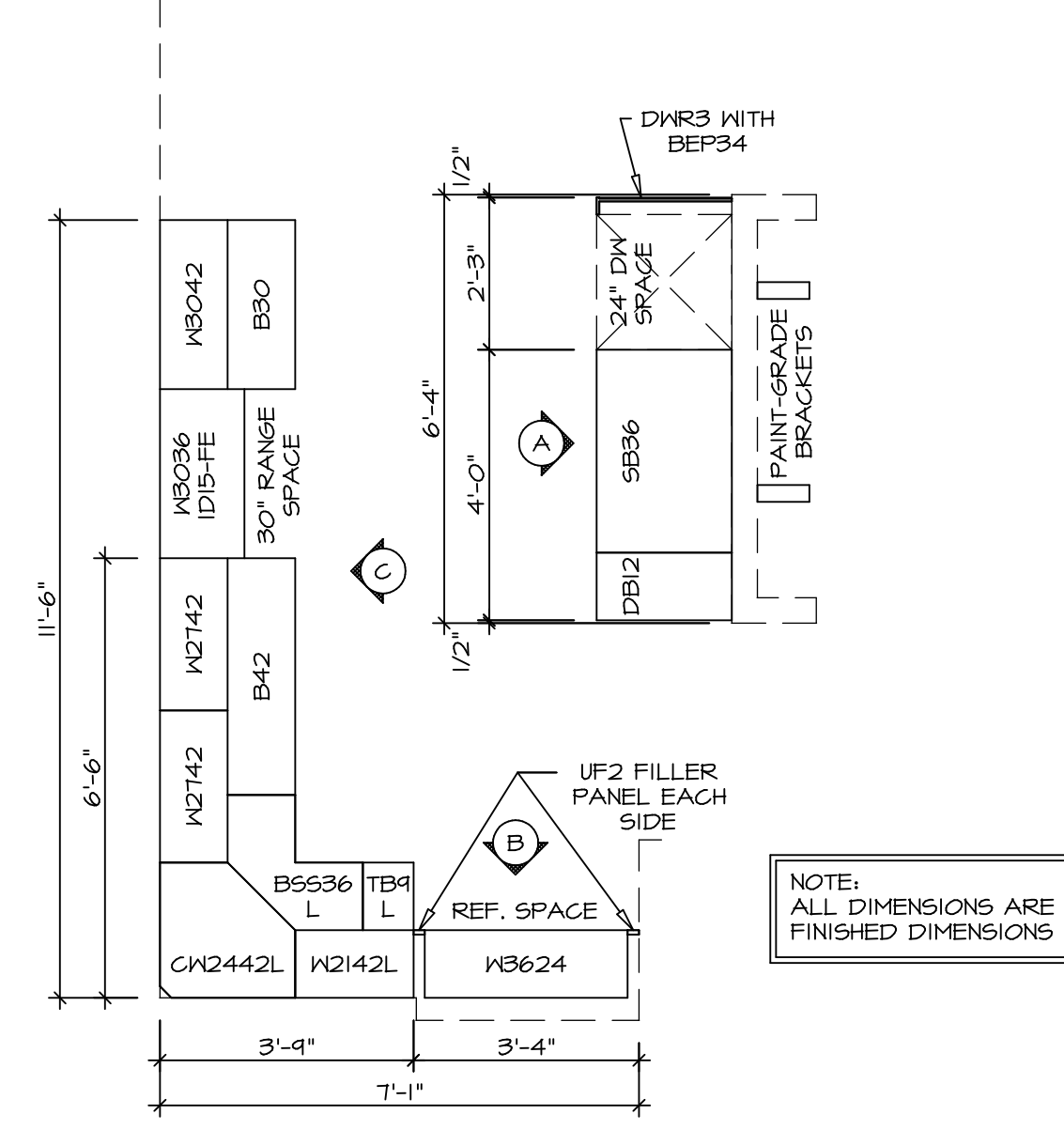
- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
  - ALL EXTERIOR WALLS TO BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
  - HATCHED AREAS INDICATE 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. <b>A-9</b>	MODEL <b>PISA TORRE</b> DRAWING TITLE <b>SECOND FLOOR PLAN</b> OPTION DESCRIPTION 	SET NO. <b>PS100</b> VERSION <b>02</b> DRAWN BY DATE: OPTION	REV. NO.   DATE   REMARKS 1   08/07/16   TH - DRAWING ALIGNMENT 
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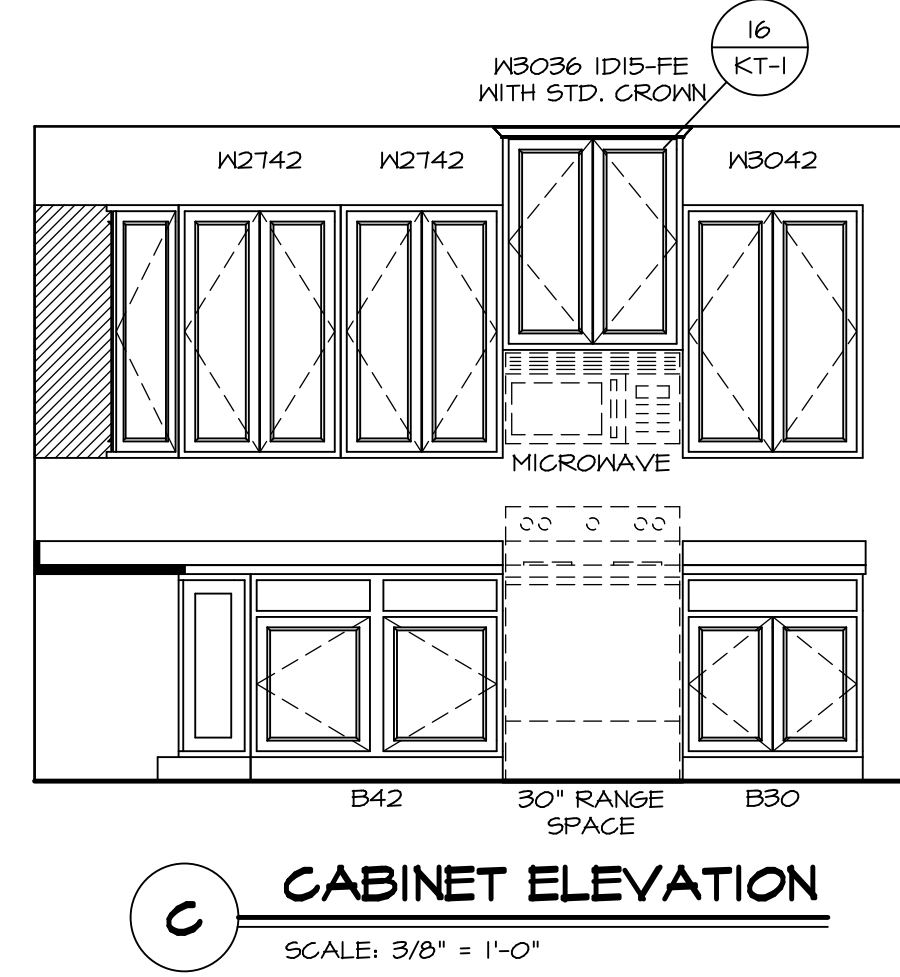
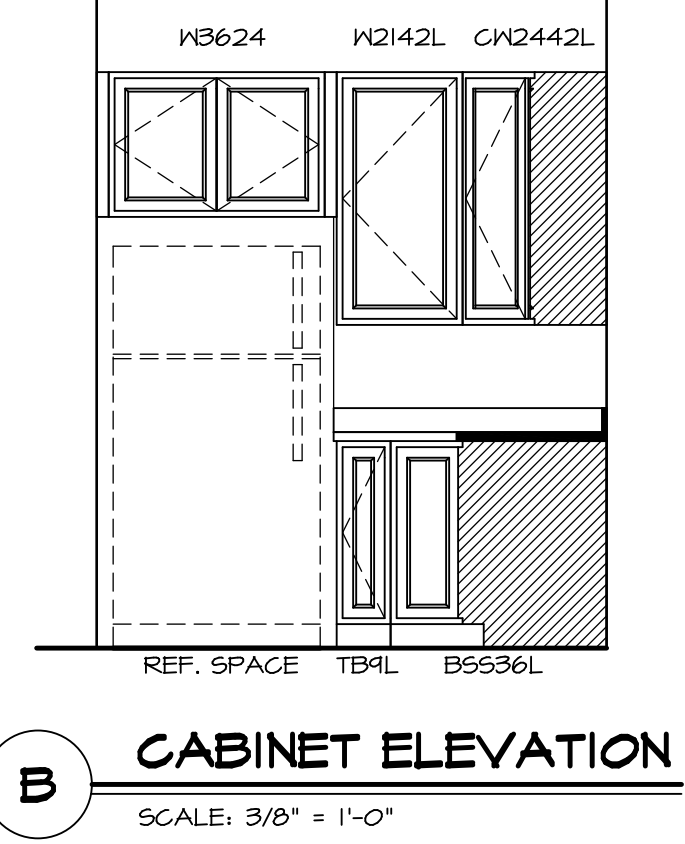
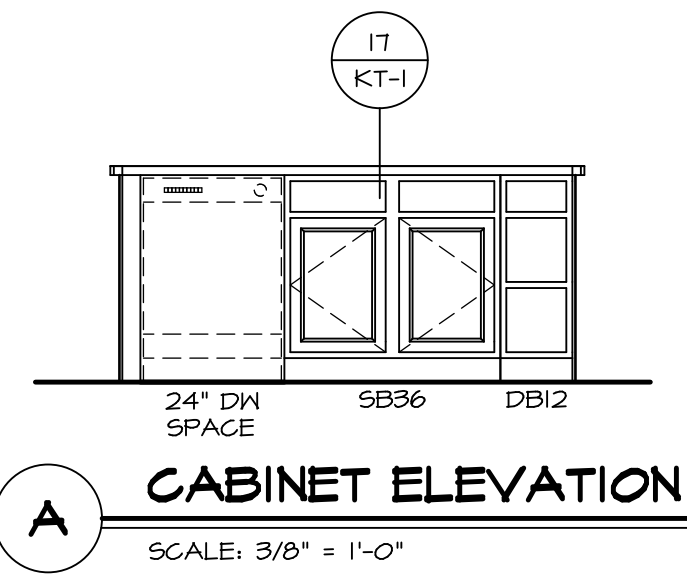
(KT-3209)  
COUNTERTOP LAYOUT

2  
A-13 SCALE: 3/8" = 1'-0"



(KC-3209)  
CABINET LAYOUT

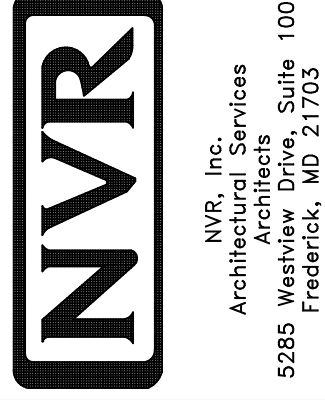
1  
A-13 SCALE: 3/8" = 1'-0"



SHEET NO. **A-13**  
MODEL **PISA TORRE**  
DRAWING TITLE **KITCHENS**  
OPTION DESCRIPTION

48

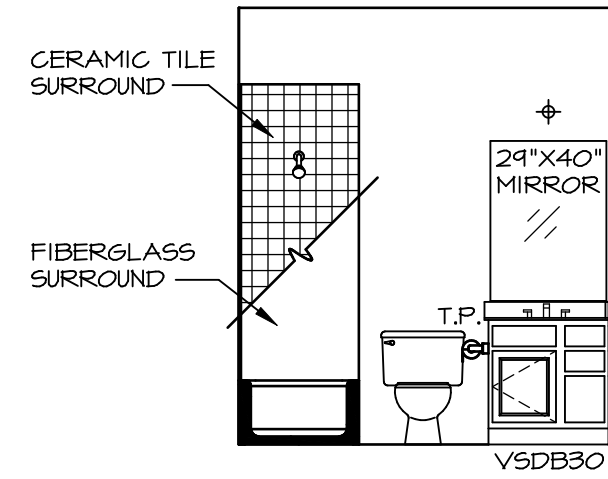
SET NO. **PSTCO**  
VERSION **02**  
DRAWN BY **BDH**  
DATE: **3/24/15**  
OPTION



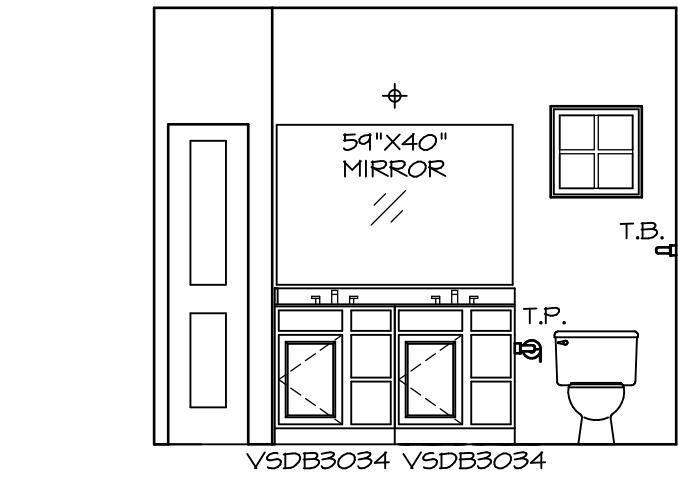
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REV. NO. DATE

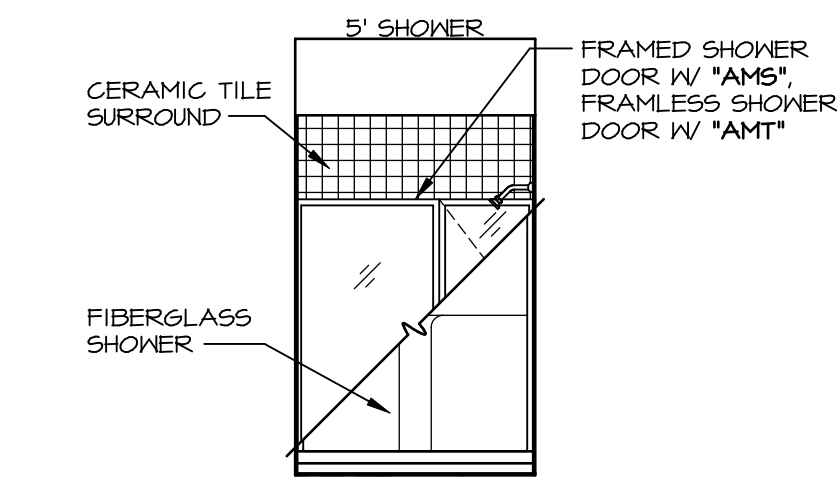
REMARKS



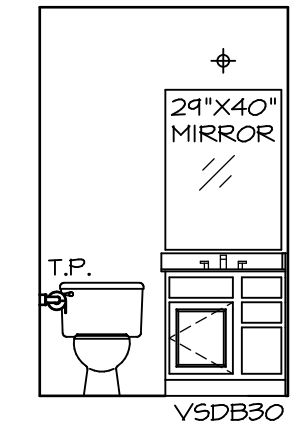
**A BATH #1**  
SCALE: 1/4" = 1'-0"



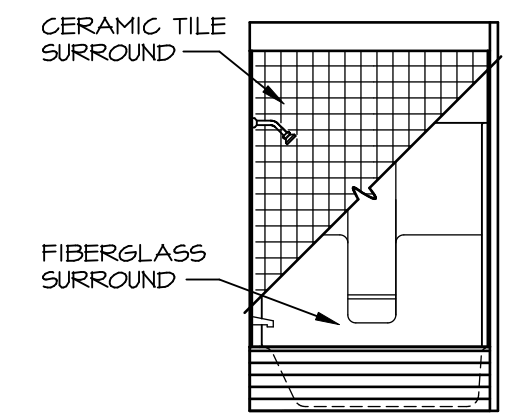
**B OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



**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 DRAWING TITLE BATH ELEVATIONS	PS100	02			
53	OPTION DESCRIPTION					