

AK 0096
7208 BALWAER

DAVE HOSS
RYAN HOMES
513-464-1149
1 PUMP

FOOTINGS @ 7.75 YARDS
WALLS @ 38.75 YARDS

4 STRAPS ON GARAGE FRONT

PAD FOOTING SCHEDULE					
IDENTIFIER	LENGTH	WIDTH	HEIGHT	OPTIONS	ENS. NUM.
FO1	2'-6"	2'-6"	1'-0"		BO015
FO2	2'-6"	2'-6"	1'-0"		BO015
FO3	14'-0"	1'-4"	0'-8"		BO011
FO4	3'-0"	3'-0"	1'-3"	GCB / BTU / SXG	1010a/b
FO7	3'-0"	3'-0"	1'-3"	GCB / BTU / SXG	1010a/b

STEEL COLUMN SCHEDULE					
IDENTIFIER	STYLE	HEIGHT	OPTIONS	ENS. NUM.	REMARKS
CO1	STANCHION - 3 IN DIA IISA ADJ	T-5 5/8"		BO015	
CO2	STANCHION - 3 IN DIA IISA ADJ	T-5 5/8"		BO015	

FOUNDATION BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENS. NUM.	REMARKS
BO1	BEAM STEEL - MAXIO	24'-6"		BO012	

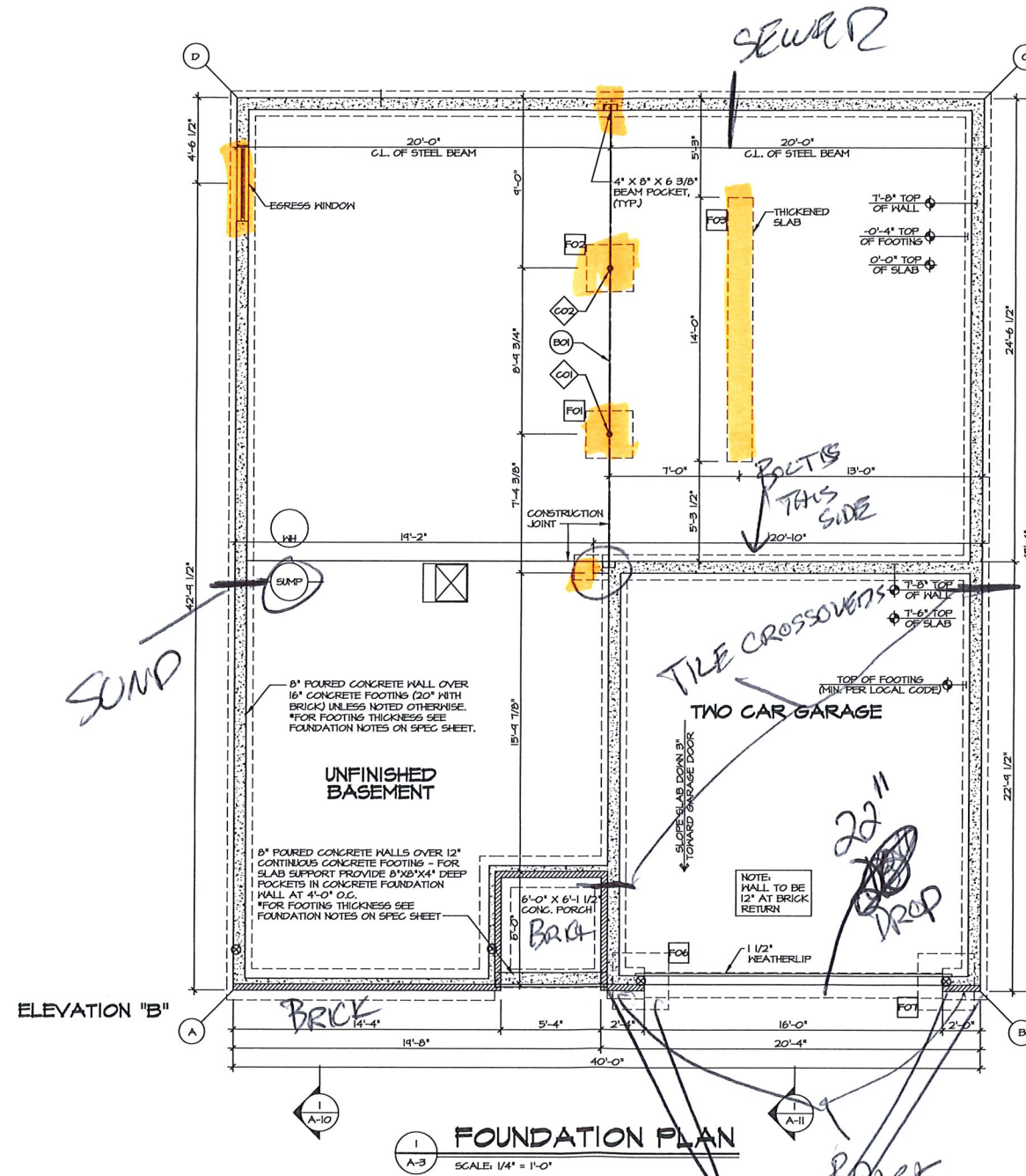
FOUNDATION DIAGONALS			
A		B	
A	0"	A	40'-0"
B	40'-0"	B	0"
C	61'-11 5/8"	C	47'-4"
D	47'-4"	D	61'-11 5/8"

FOUNDATION NOTES - BASEMENT

- FOUNDATION UNDER HABITABLE SPACE.
- CONCRETE SLAB ON 6 MIL VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
- SLAB UNDER GARAGE:
 - UNEXCAVATED WITH CONCRETE SLAB ON VAPOR BARRIER OVER SUB-BASE (SEE SPEC SHEET FOR SLAB NOTES)
- SEE SHEET (A-4) FOR FOUNDATION CONNECTION INFORMATION.
- EGRESS WINDOW - LOCATION MAY VARY DUE TO GRADE OR OPTIONS ABOVE WINDOW WELL REQUIRED BY CERTAIN GRADE CONDITIONS (SEE SPEC SHEET FOR ADDITIONAL INFO.)
- 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



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

REV. NO.	DATE	DESCRIPTION	REMARKS
1	08/07/19	TH - DRAWING ALIGNMENT	

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Frederick, MD 21703

SHEET NO.	MODEL	SET NO.	VERSION
A-3	PISA TORRE	PST00	02
DRAWING TITLE	DRAWN BY	DATE	OPTION
FOUNDATION PLAN			
OPTION DESCRIPTION			
			17

FLOOR PLAN NOTES

- 1. ALL HEADERS ARE (2) 2x6 N/ 2x4 HALLS OR (2) 2x6 N/ 2x6 HALLS, UNLESS OTHERWISE NOTED.
- 2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
- 3. ALL EXTERIOR HALLS TO BE 4' AND ALL INTERIOR HALLS TO BE 3 1/2', UNLESS OTHERWISE NOTED.
- 4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12' UNLESS OTHERWISE NOTED.
- 5. SEE "FRAMED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
- 6. ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

GYPSUM NOTES

AT GARAGE:

GYPSUM BOARD AT COMMON HALLS, CEILINGS, BEAM WRAPS AND SUPPORTS AS REQUIRED BY LOCAL CODE.

AT STAIRS:

1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND HALLS IN CLOSET.

BASEMENT WITH I-JOIST FLOOR SYSTEM ABOVE:

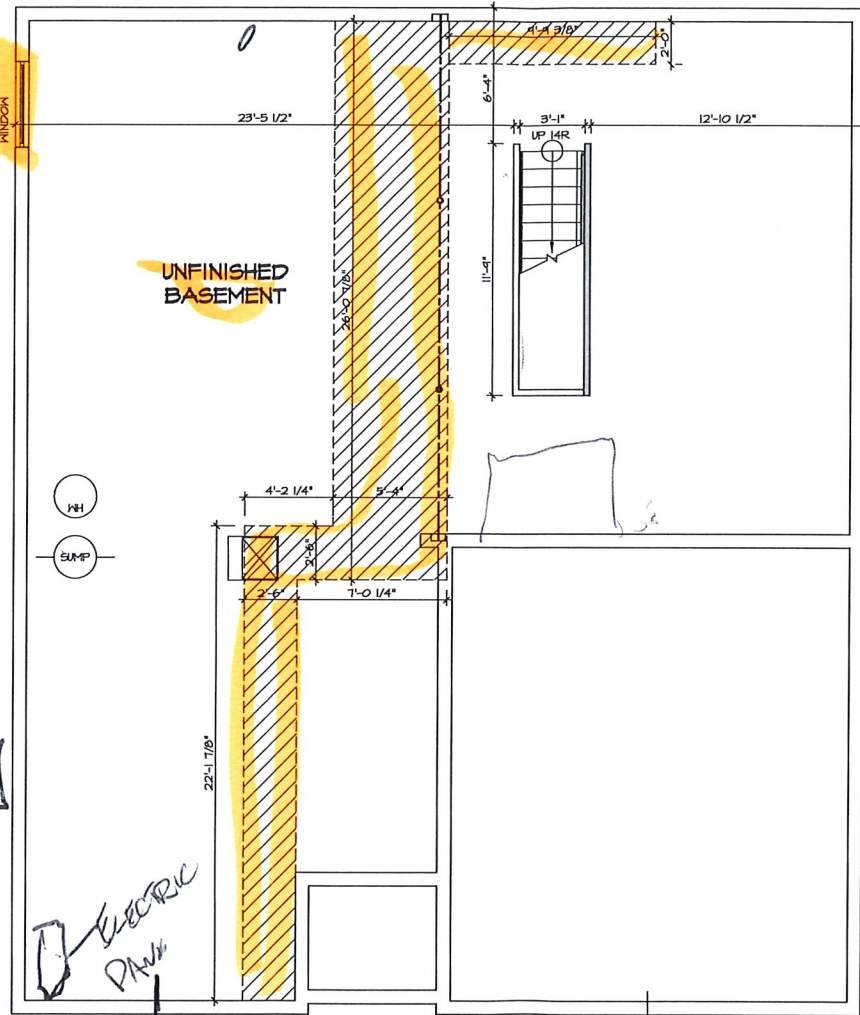
WITH OPTION "SCI" - DRYWALL UNFINISHED BASEMENT CEILING AREA

NOTES:

- 1/2" GYPSUM HALL BOARD REQUIRED ON CEILINGS IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
- A MAXIMUM AREA OF 60 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.

LEGEND

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



ELEVATION "B"

BASEMENT FLOOR PLAN

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

ALC UNIT
 GAS METRIC
 ELECTRIC METRIC
 WATER
 ELECTRIC PANEL

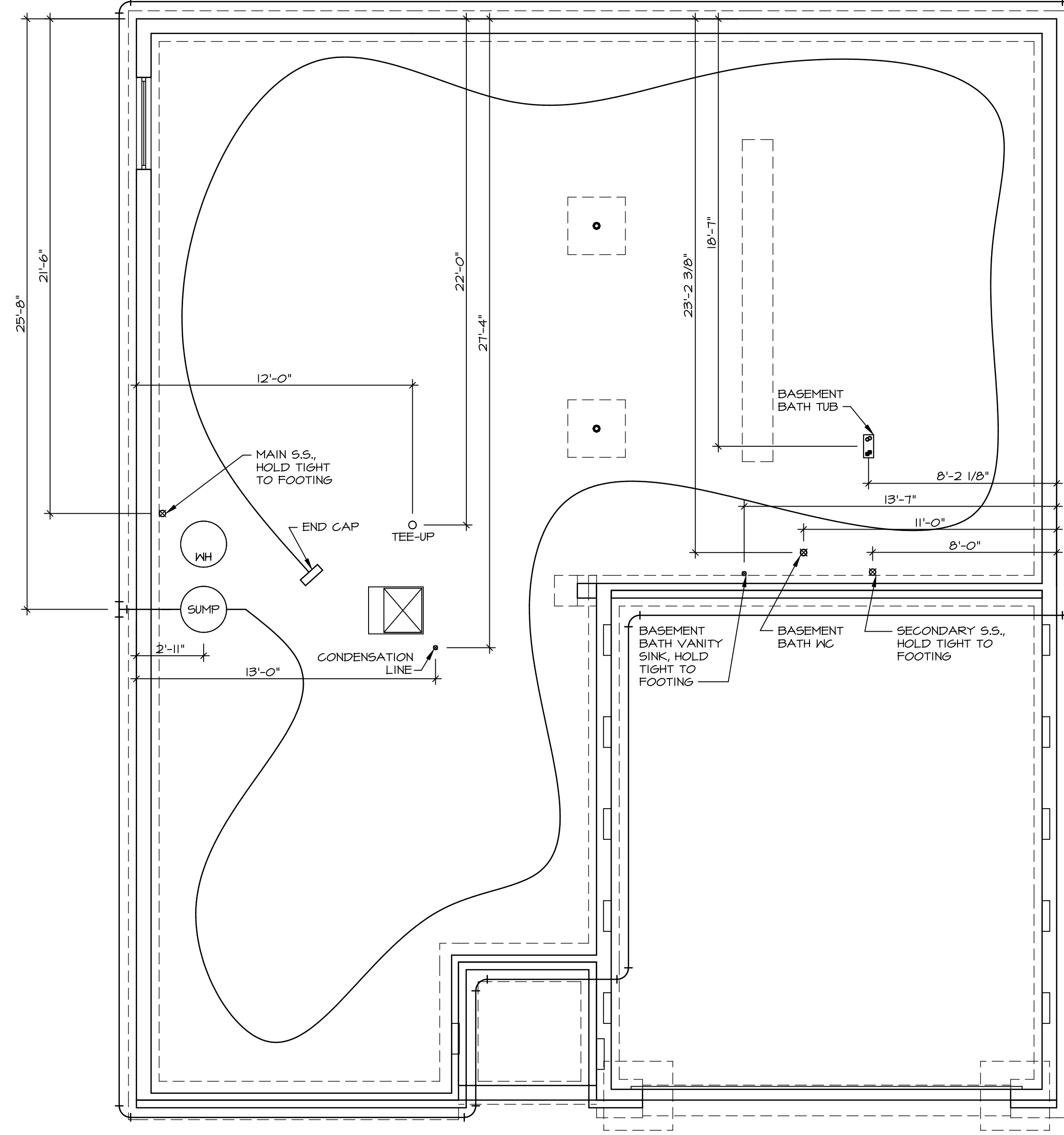
SHEET NO. A-6	MODEL PISA TORRE	SET NO. PST00	DRAWING TITLE BASEMENT FLOOR PLAN	DATE	OPTION	REMARKS
	DRAWING DESCRIPTION BASEMENT FLOOR PLAN	VERSION 02				
34						

REV. NO. DATE
 1 09/07/19
 2 09/07/19
 3 09/07/19
 4 09/07/19
 5 09/07/19
 6 09/07/19
 7 09/07/19
 8 09/07/19
 9 09/07/19
 10 09/07/19

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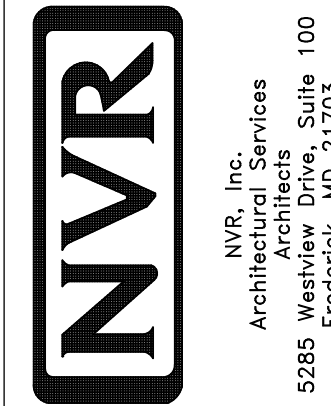
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 Frederick, MD 21703

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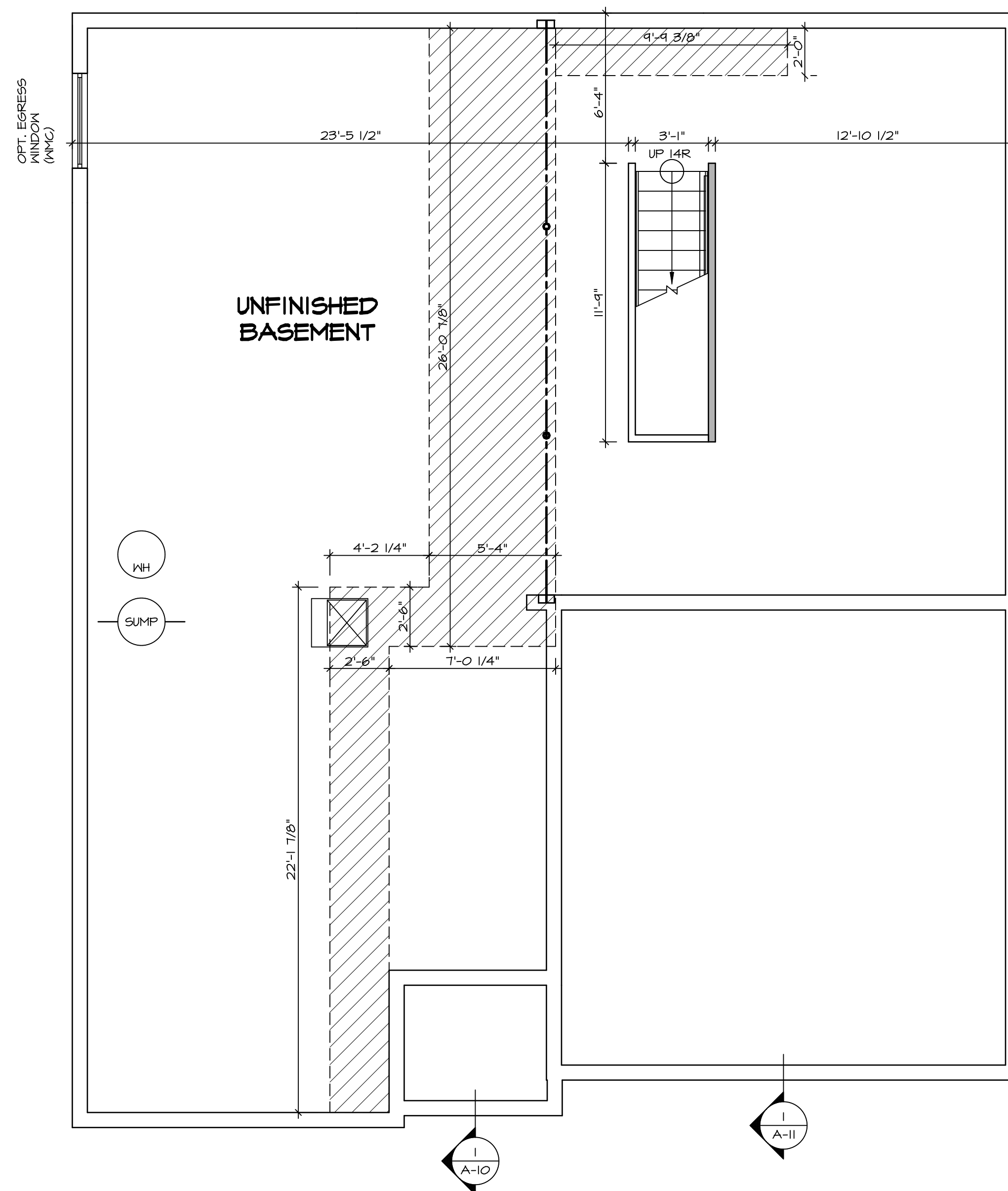
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A-5 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL PISA TORRE	SET NO. PSTCO
OPTION DESCRIPTION 31	DRAWING TITLE PLUMBING PLAN	VERSION 02
	DATE:	DRAWN BY:
	OPTION	



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REV. NO.	DATE	REMARKS



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

LEGEND

[Symbol]	BEARING WALL
[Symbol]	NON BEARING WALL
[Symbol]	INDICATES BEARING FROM POINT-LOAD ABOVE
[Symbol]	JACKS
[Symbol]	BEAM/HEADER
[Symbol]	PAD FOOTING
[Symbol]	STEEL COLUMN
[Symbol]	PORTAL FRAME
[Symbol]	JOIST/TRUSS
[Symbol]	LVL
[Symbol]	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 CEILING. ALL DROPPED CEILING 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 1'-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-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 "SC1" - 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.

SHEET NO. A-6	MODEL PISA TORRE	SET NO. PS100	REVISIONS	REMARKS
		VERSION 02	08/07/16 TH - DRAWING ALIGNMENT	
DRAWING TITLE BASEMENT FLOOR PLAN	OPTION DESCRIPTION	DRAWN BY		
		DATE:		
		OPTION		

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SET NO. **PS100**
VERSION **02**
DRAWN BY
DATE:
OPTION

PISA TORRE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION

A-6

34

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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 SP#1	SXC	1051	STEEL PLATE
J04	JACK - (5) 2X4 SP#1	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	

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 - 18	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 1-JOIST FLOOR SYSTEM ABOVE:

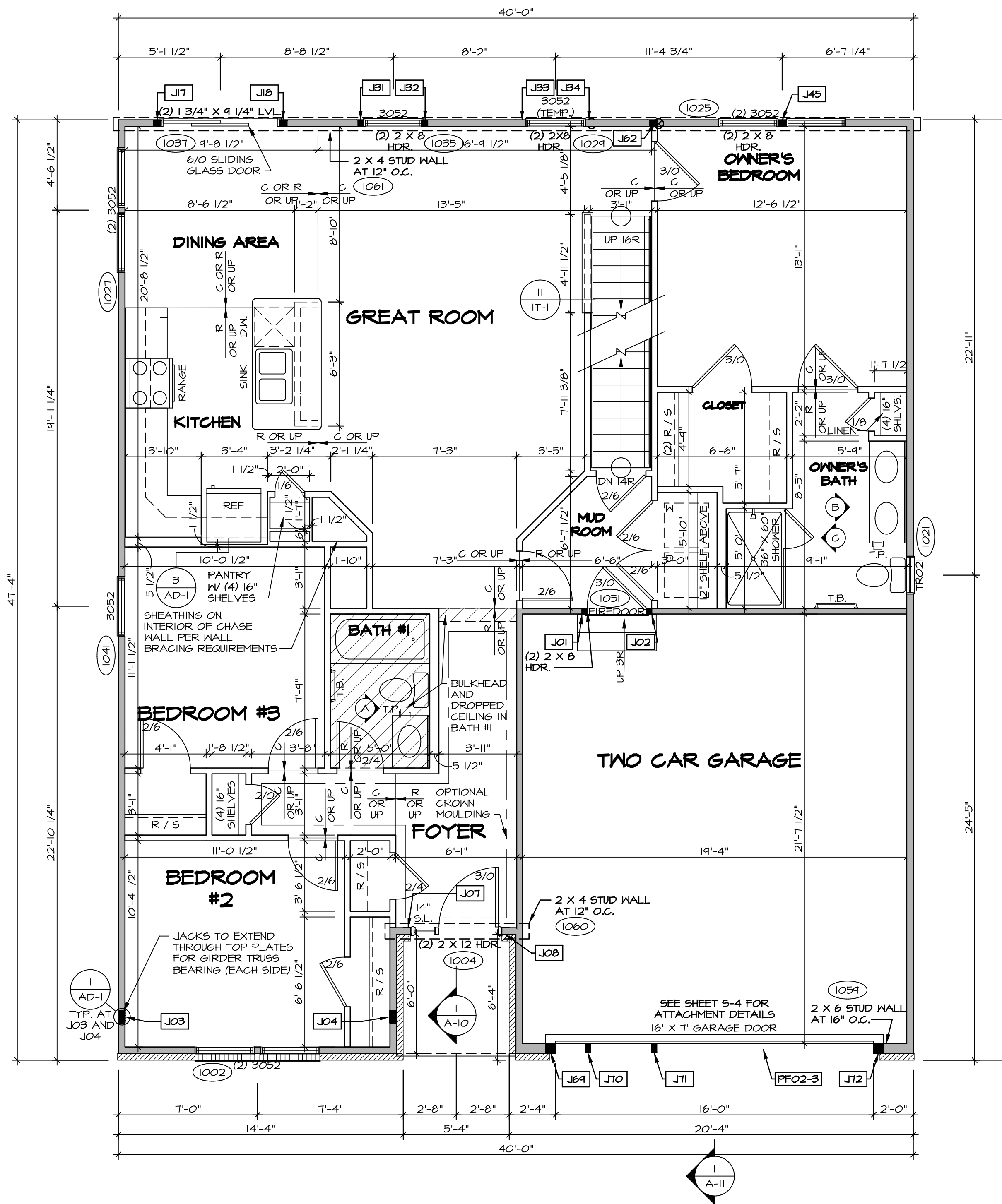
WITH OPTION "SCI" - DRYWALL UNFINISHED BASEMENT CEILING AREA

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.

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



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

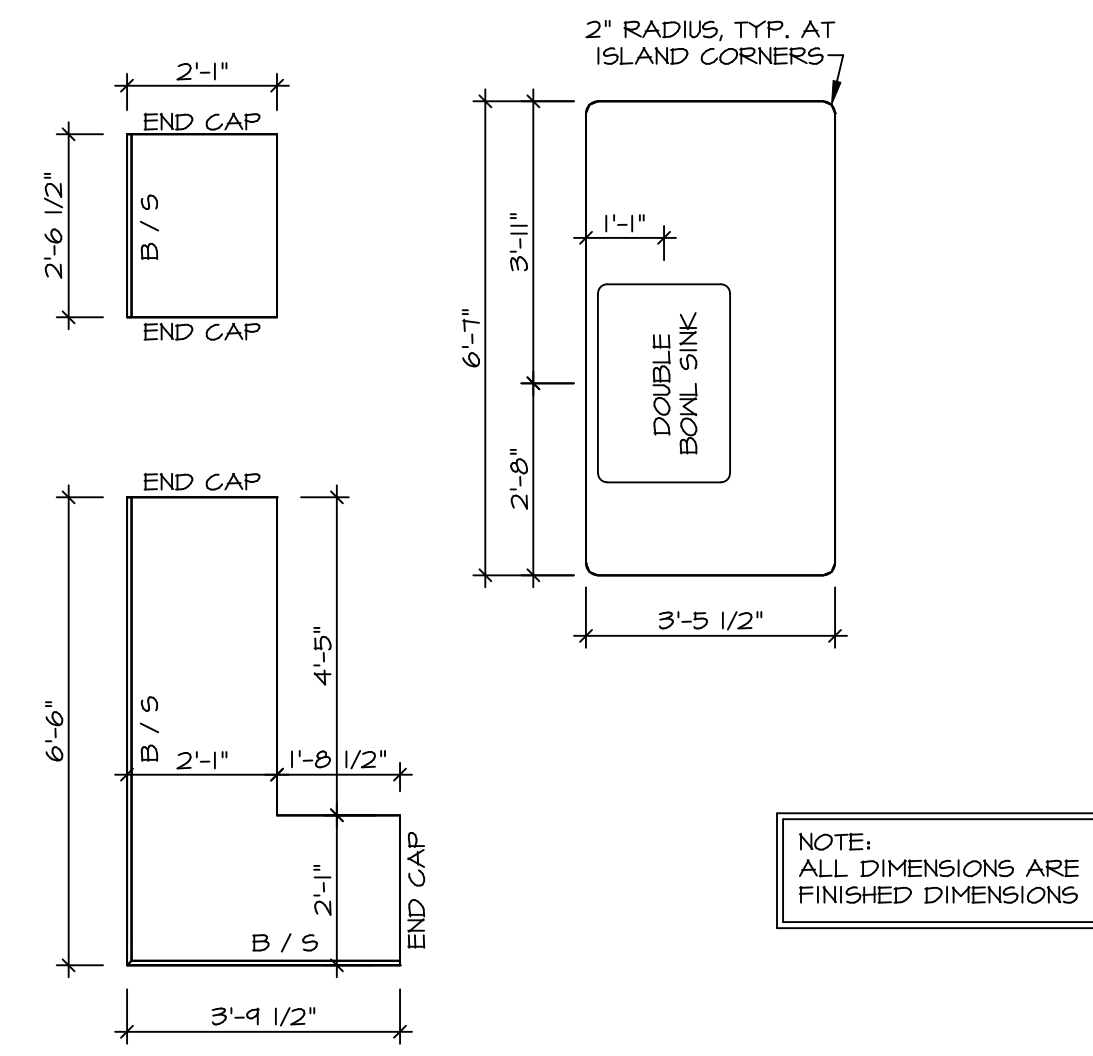
REVISIONS
REV. NO. DATE DESCRIPTION

1	08/01/16	TH - DRAWING ALIGNMENT
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Architectural Services
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5285 Westpark Drive
Frederick, MD 21703

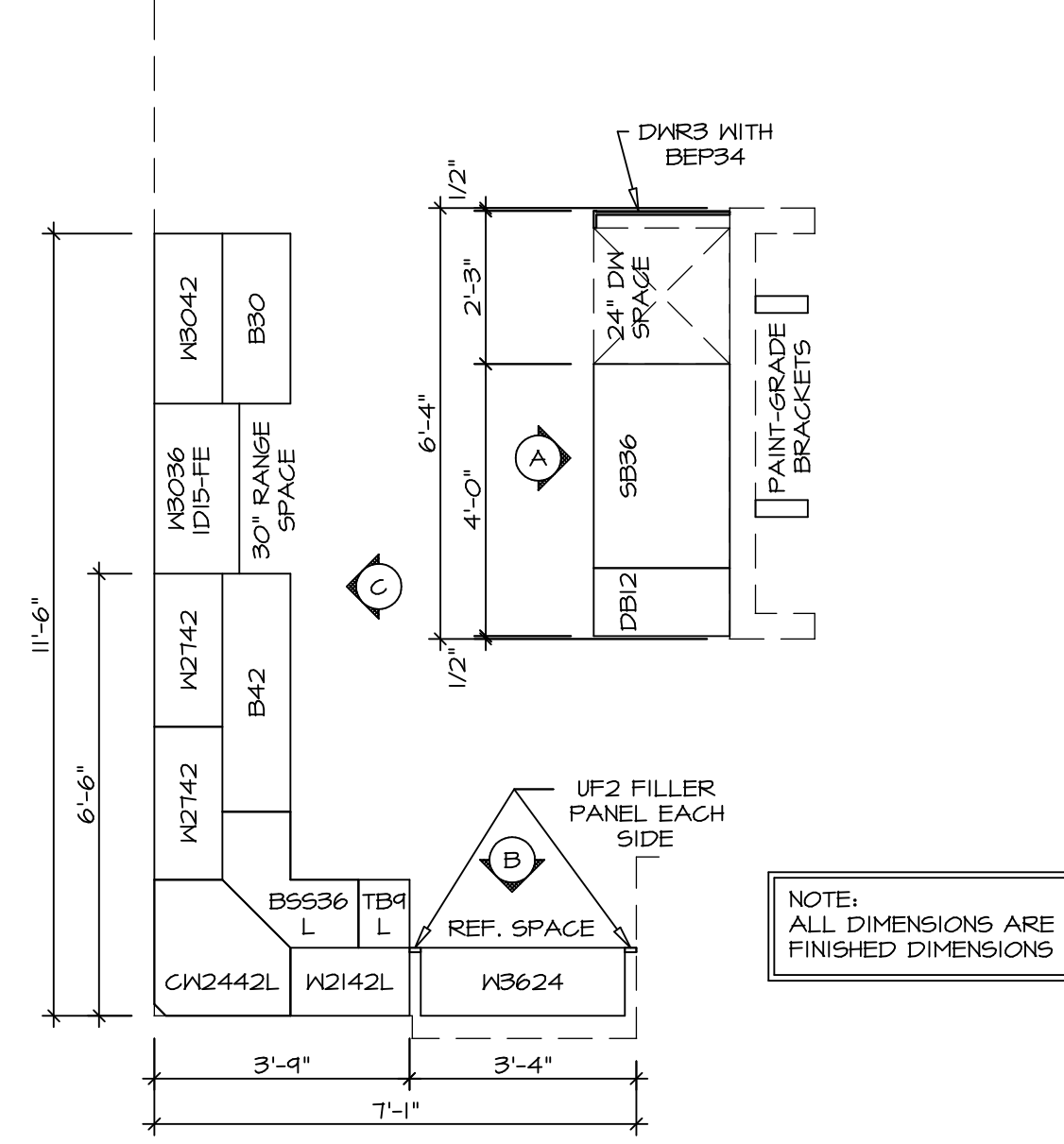
MODEL	PISA TORRE
DRAWING TITLE	FIRST FLOOR PLAN
OPTION DESCRIPTION	CORNERSTONE SPECIFICATIONS
SHEET NO.	A-7
SET NO.	PST00
VERSION	02
DRAWN BY	
DATE:	
OPTION	



NOTE: ALL DIMENSIONS ARE FINISHED DIMENSIONS

(KT-3209)
COUNTERTOP LAYOUT

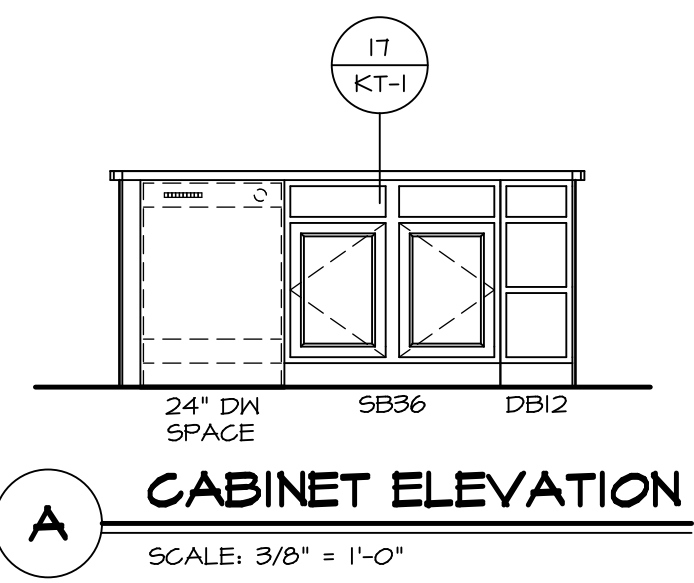
2
A-13 SCALE: 3/8" = 1'-0"



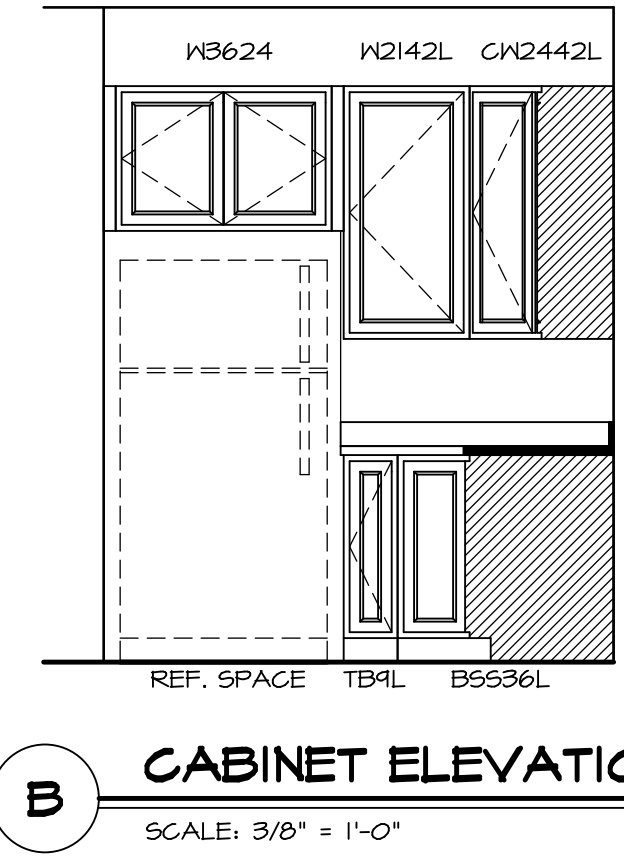
NOTE: ALL DIMENSIONS ARE FINISHED DIMENSIONS

(KC-3209)
CABINET LAYOUT

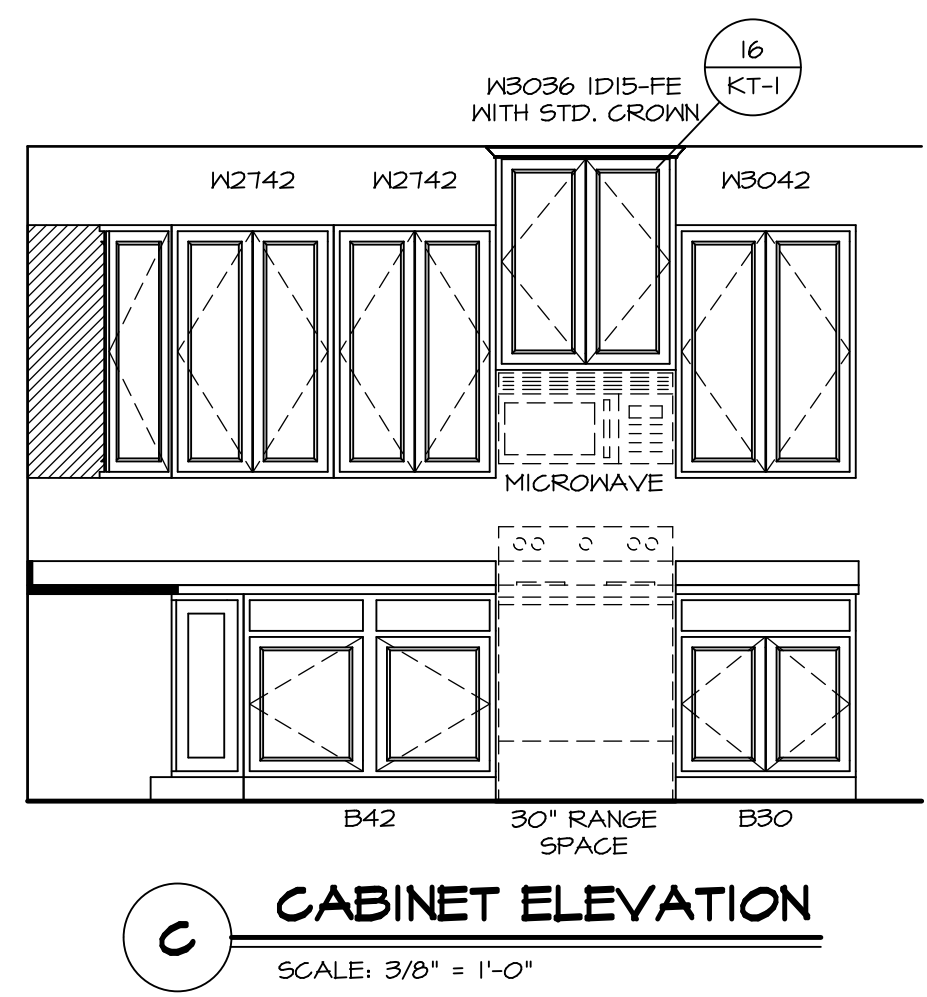
1
A-13 SCALE: 3/8" = 1'-0"



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



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

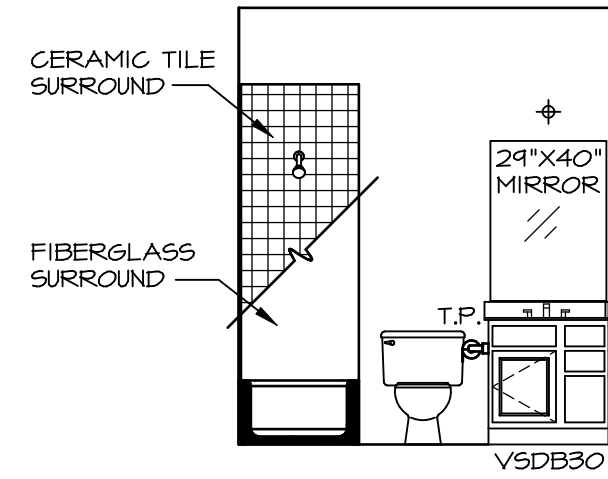


C CABINET ELEVATION
SCALE: 3/8" = 1'-0"

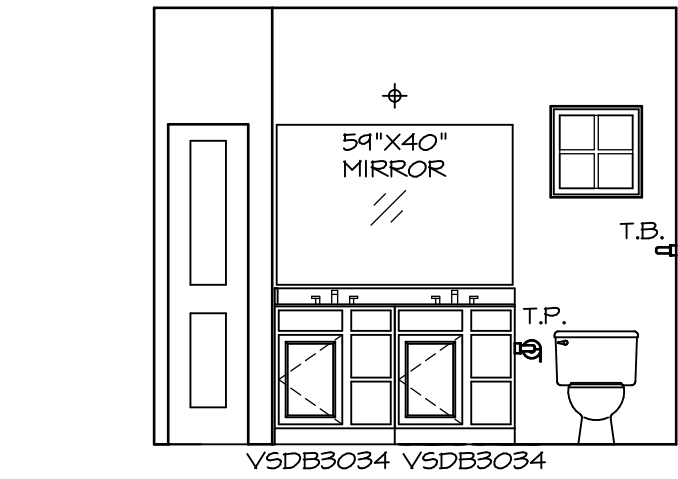
SHEET NO.	MODEL	SET NO.	VERSION	DRAWN BY	DATE	OPTION	REMARKS
A-13	PISA TORRE DRAWING TITLE KITCHENS	PSTCO 02	02	BDH	3/24/15		
48							

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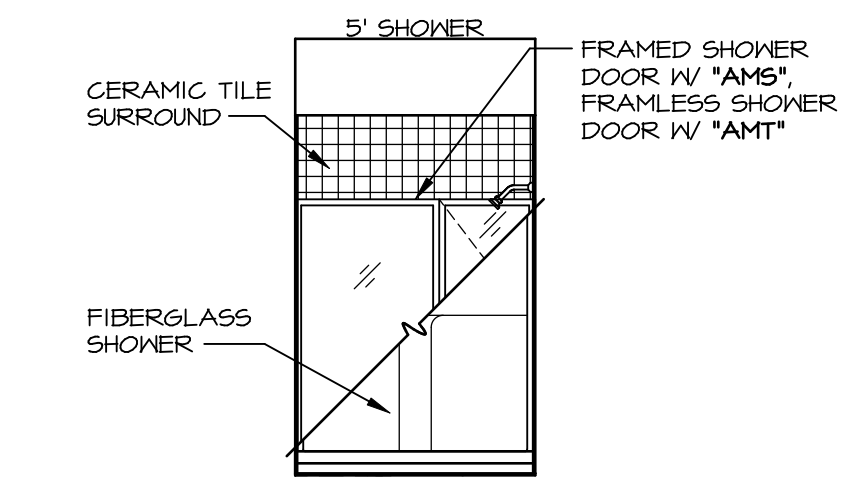
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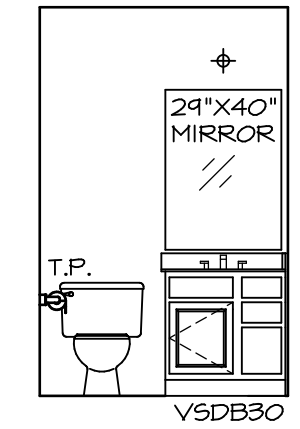
A BATH #1
SCALE: 1/4" = 1'-0"



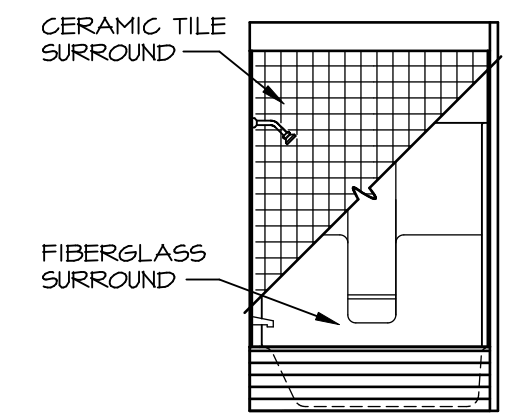
B OWNER'S BATH
SCALE: 1/4" = 1'-0"



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	OPTION
	OPTION DESCRIPTION	DATE:	
53			