

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

SHEET NO.  
**A-5**

MODEL  
**PISA TORRE**

DRAWING TITLE  
**PLUMBING PLAN**

OPTION DESCRIPTION

**15**

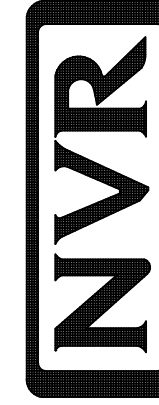
SET NO. P5T00

VERSION 03

DRAWN BY

DATE:

OPTION

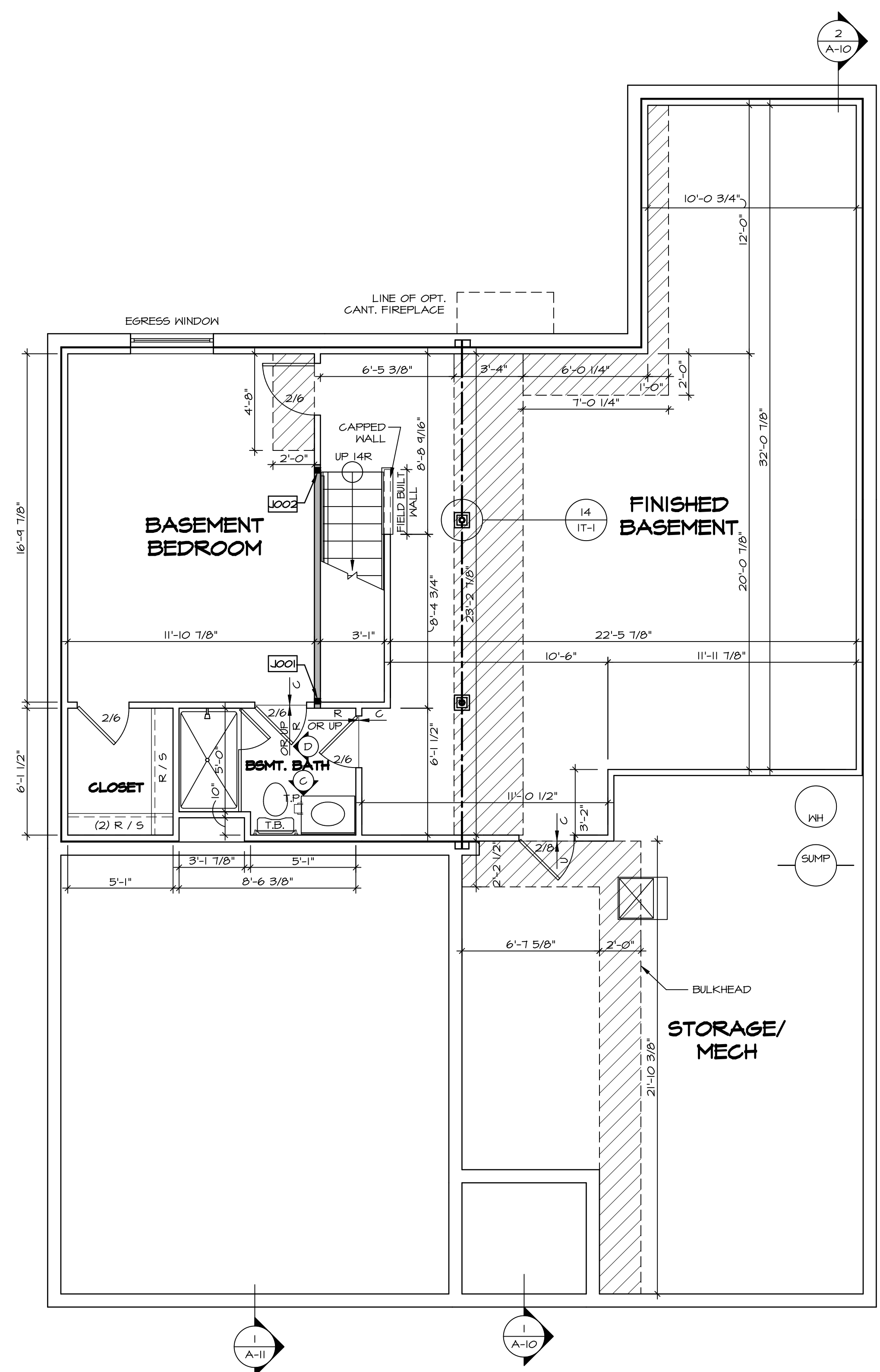


NVR, Inc.  
Architectural Services  
5285 Westpark Drive, Suite 100  
Frederick, MD 21703

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REV. NO. | DATE

REMARKS



**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**
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 CEILINGS. ALL DROPPED CEILINGS 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 7'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  9. ALL GASED 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 ABOVE
- 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		B0004	
J002	JACK - (2) 2X4 SFF STUD GRADE		B0004	

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

REVISIONS

REV. NO.	DATE	REMARKS

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5285 Westpark Drive  
Frederick, MD 21703

SET NO. P5TCO  
VERSION 03  
DRAWN BY  
DATE:  
OPTION

MODEL  
**PISA TORRE**  
DRAWING TITLE  
BASEMENT FLOOR PLAN  
OPTION DESCRIPTION

SHEET NO.  
**A-6**  
18

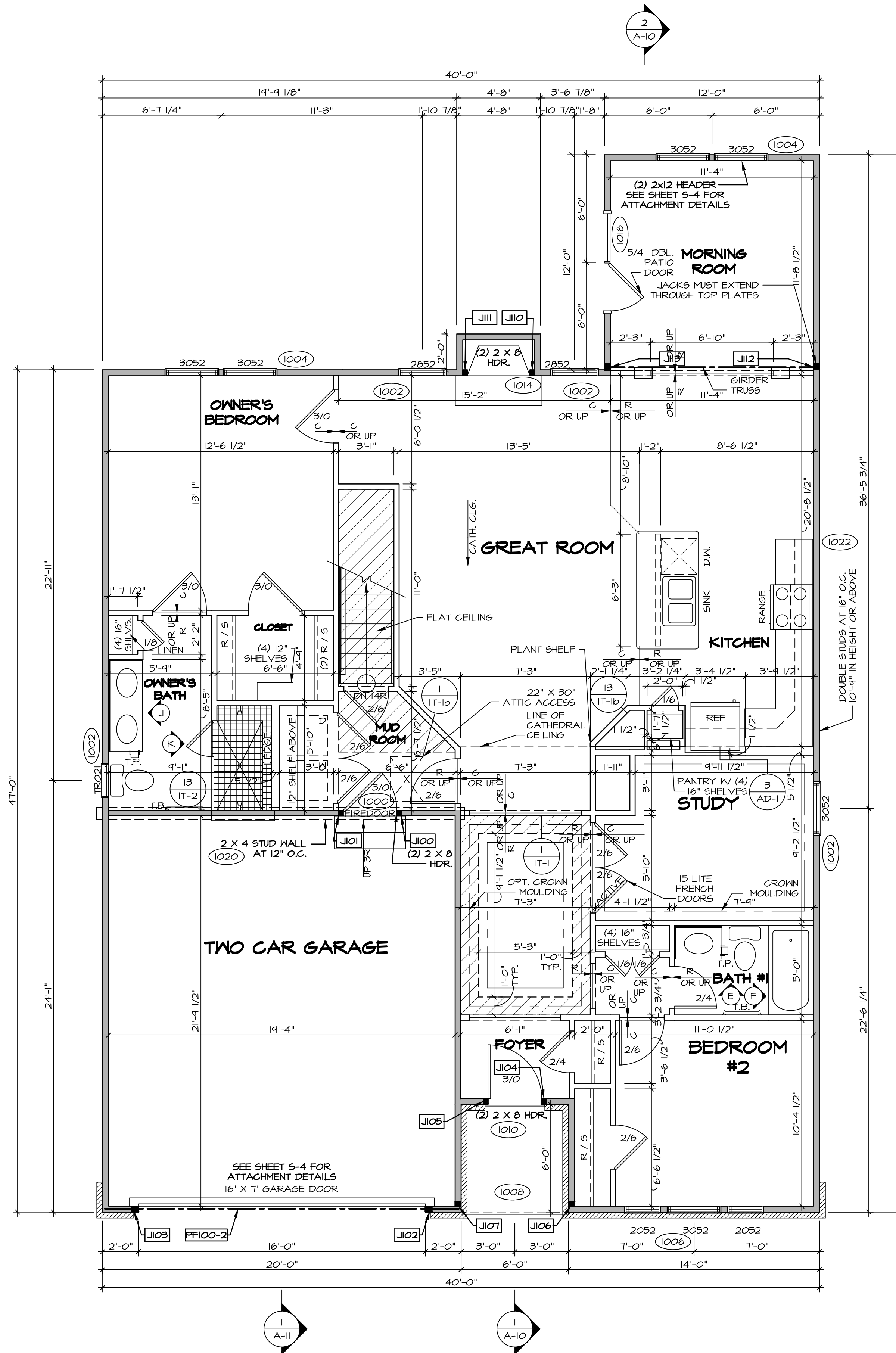
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FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J100	JACK - (2) 2X4 SFF STUD GRADE	SXC	1000	
J101	JACK - (2) 2X4 SFF STUD GRADE	SXC	1000	
J102	JACK - (3) 2X4 SFF STUD GRADE	SXC	1012	
J103	JACK - (3) 2X4 SFF STUD GRADE	SXC	1012	
J104	JACK - (2) 2X4 SFF STUD GRADE	SXC	1010	
J105	JACK - (2) 2X4 SFF STUD GRADE	SXC	1010	
J106	JACK - (2) 2X4 SFF STUD GRADE	SXC	1008	
J107	JACK - (2) 2X4 SFF STUD GRADE	SXC	1008	
J110	JACK - (2) 2X4 SFF STUD GRADE	SXC	1014	
J111	JACK - (2) 2X4 SFF STUD GRADE	SXC	1014	
J112	JACK - (3) 2X4 SFF#1	MAA / SXC	1020	
J113	JACK - (3) 2X4 SFF#1	MAA / SXC	1020	

**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 INCLUDING 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 INCLUDING 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
	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 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 CASED OPENINGS AT T-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"

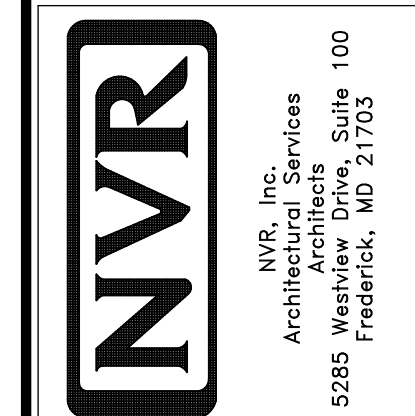
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		VERSION 03	OPTION
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		DATE:	OPTION
OPTION DESCRIPTION		OPTION	
20		20	

MODEL: PISA TORRE  
 DRAWING TITLE: FIRST FLOOR PLAN  
 OPTION DESCRIPTION: OPTION

SET NO. P5TC0  
 VERSION 03  
 DRAWN BY: PISA TORRE  
 DATE: OPTION  
 OPTION

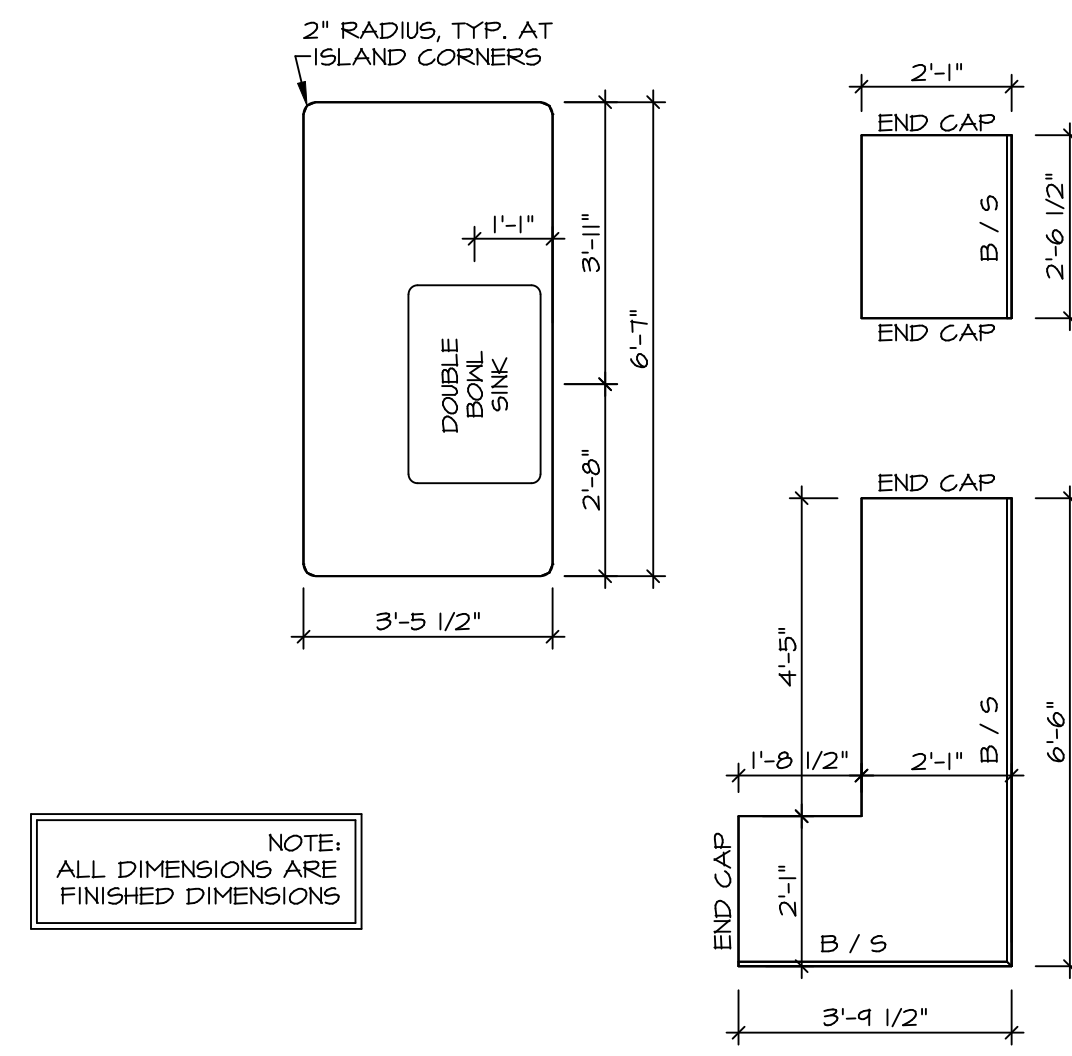
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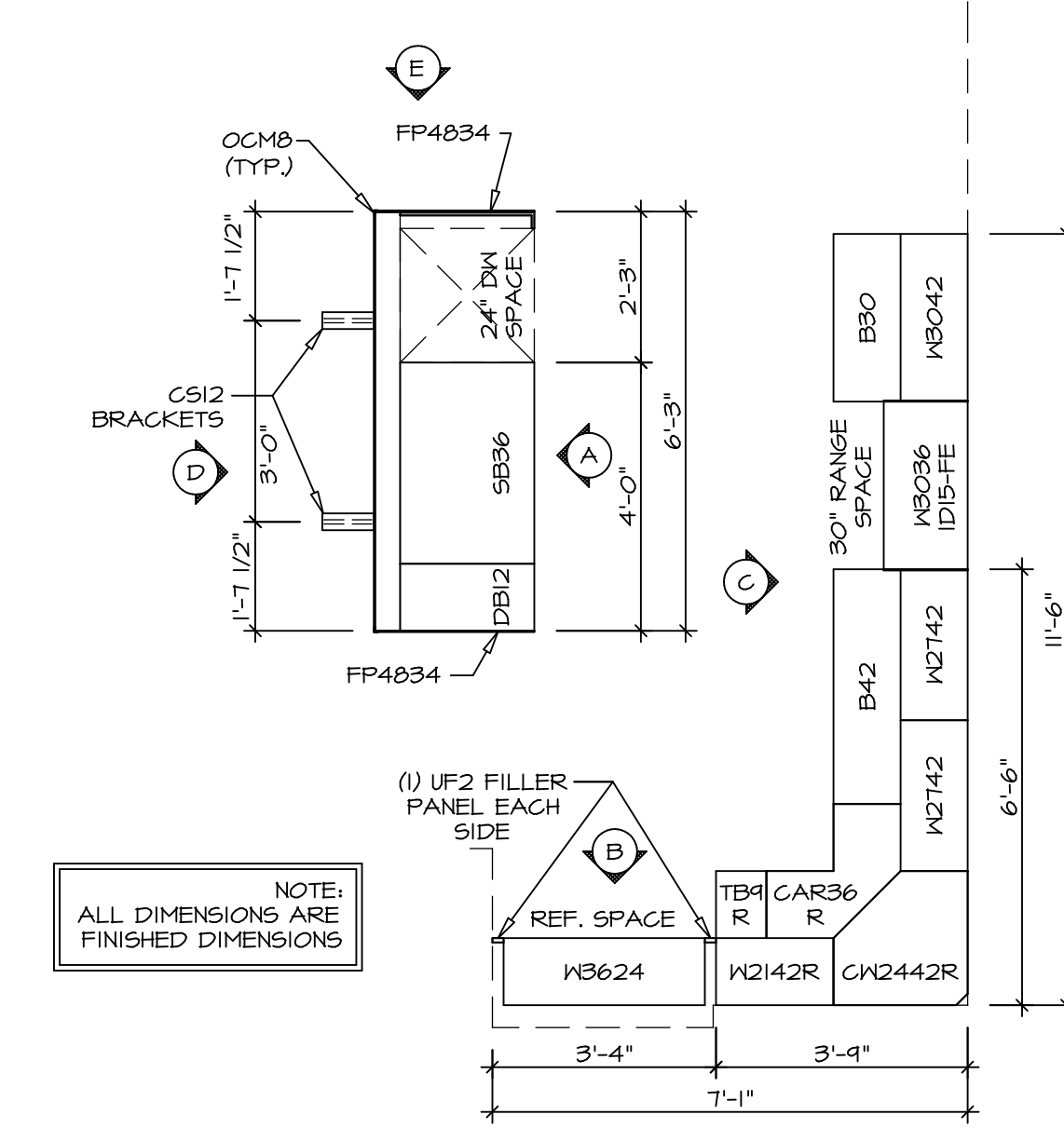


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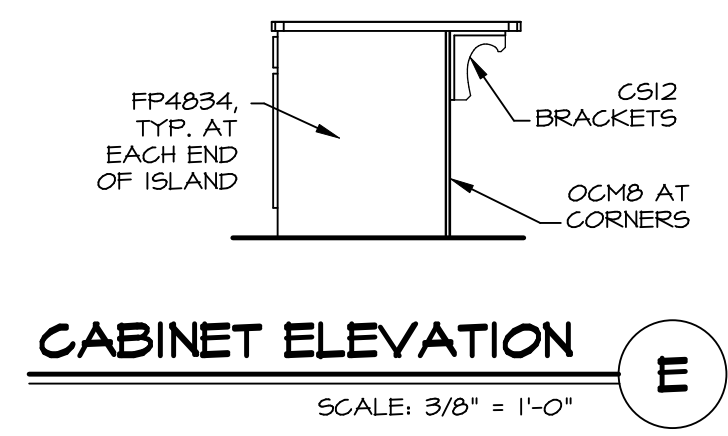
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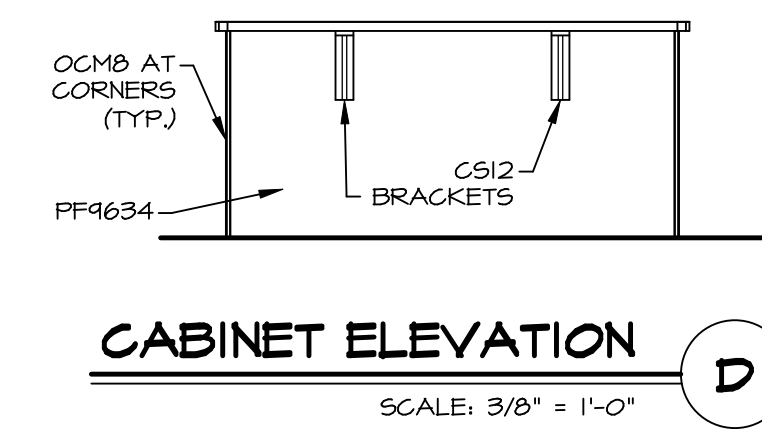
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**COUNTERTOP LAYOUT** 2  
 SCALE: 3/8" = 1'-0" A-12



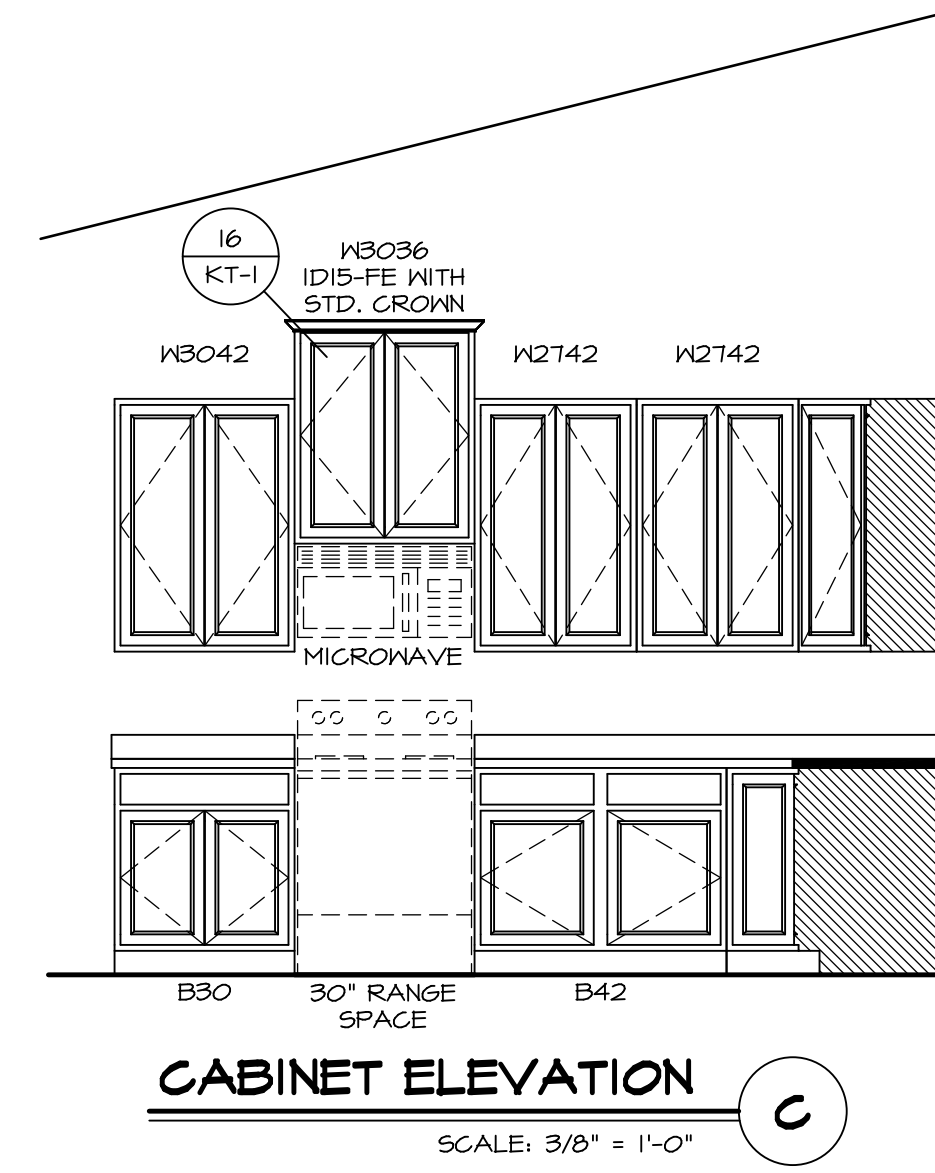
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**CABINET LAYOUT** 1  
 SCALE: 3/8" = 1'-0" A-12



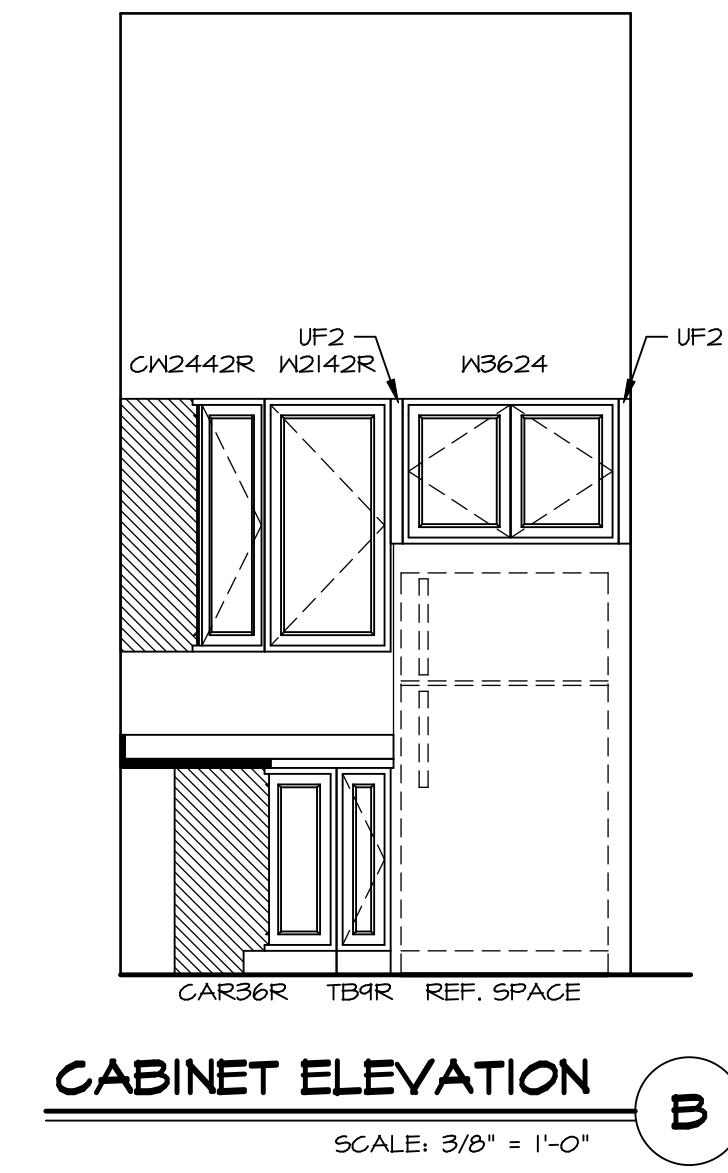
**CABINET ELEVATION** E  
 SCALE: 3/8" = 1'-0"



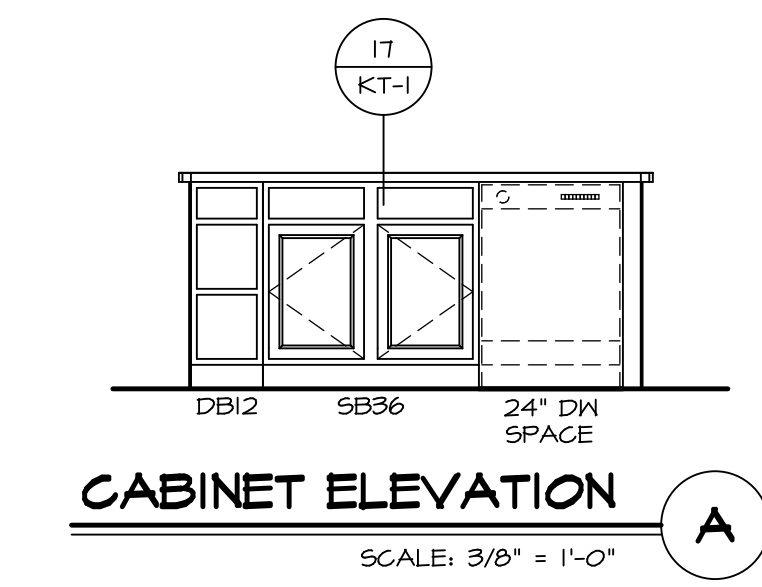
**CABINET ELEVATION** D  
 SCALE: 3/8" = 1'-0"



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



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

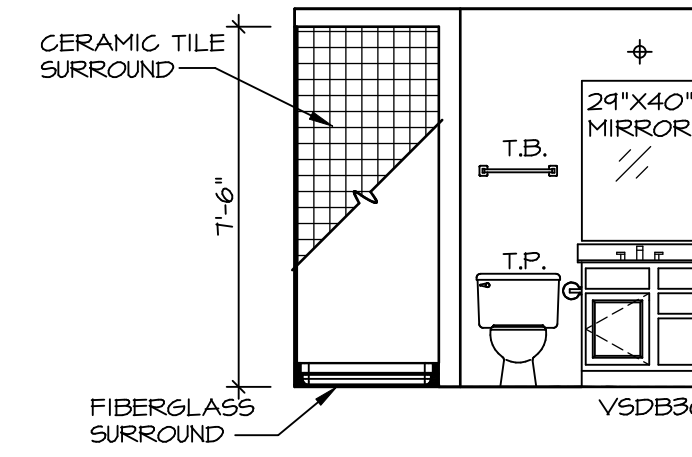


**CABINET ELEVATION** A  
 SCALE: 3/8" = 1'-0"

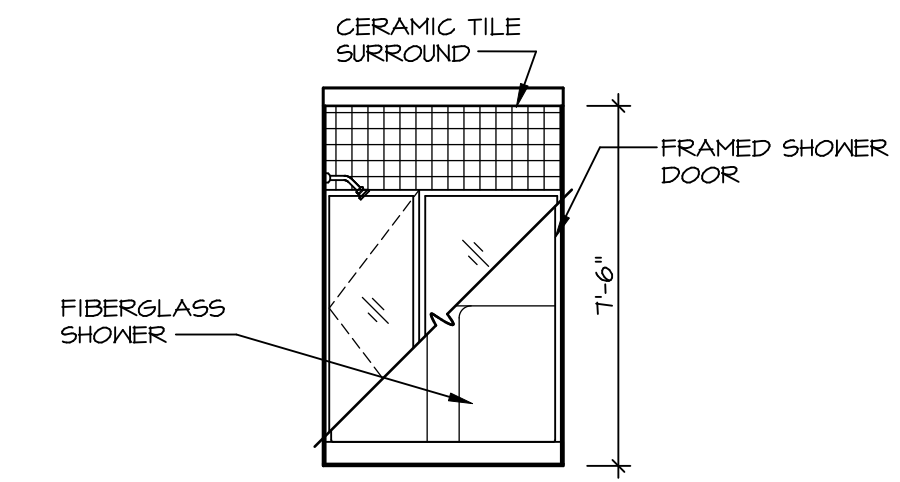
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OPTION DESCRIPTION <b>27</b>	DRAWN BY	DATE:	REV. NO. DATE
	OPTION		

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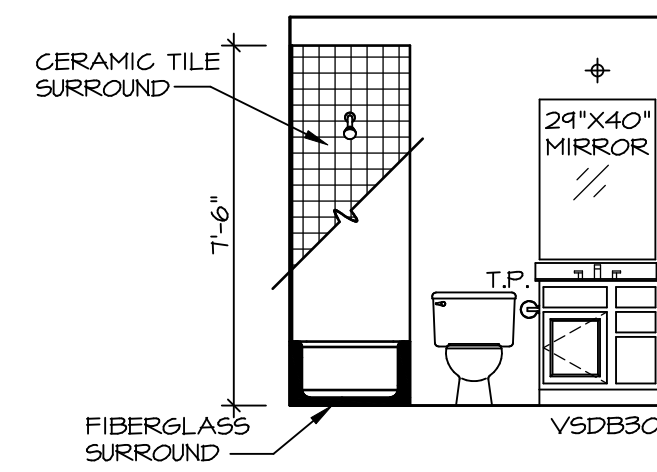
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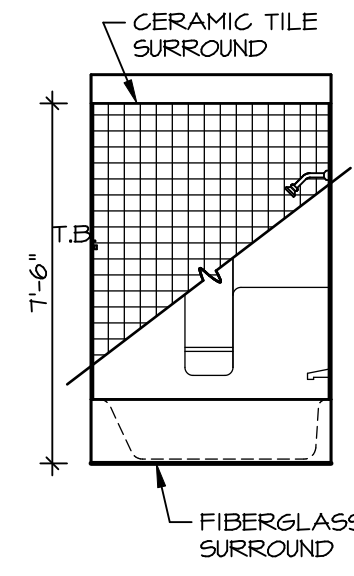
**C BASEMENT BATH**  
SCALE: 1/4" = 1'-0"



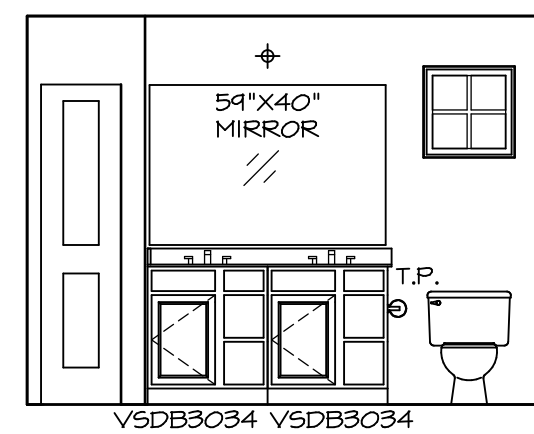
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SCALE: 1/4" = 1'-0"



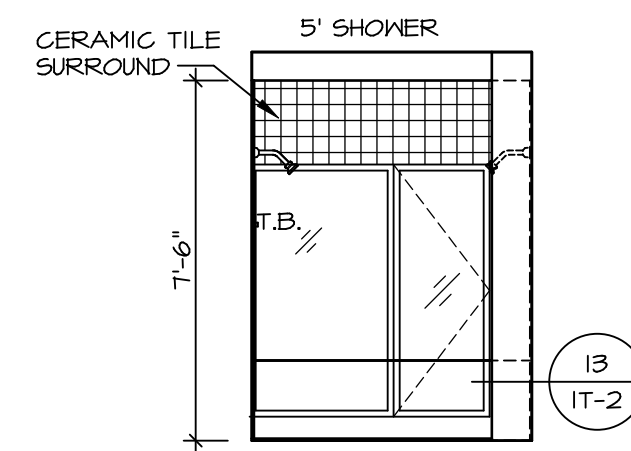
**E BATH #1**  
SCALE: 1/4" = 1'-0"



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



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



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

- NOTES:**
- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
  - TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
  - REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
  - ALL VSDB34-42 DRAWERS TO BE SET ON RIGHT HAND.
  - BATH ELEVATIONS ARE SHOWN PER PLAN.

SHEET NO. <b>A-14</b>	MODEL <b>PISA TORRE</b>	SET NO. <b>PS100</b>	VERSION <b>03</b>
		DRAWN BY	DATE:
OPTION DESCRIPTION	OPTION	REMARKS	
		REV. NO. DATE	
<p><b>PISA TORRE</b> DRAWING TITLE BATH ELEVATIONS</p>		<p>NVR, Inc. owner, expressly reserves its copyright in these plans. These plans are not to be reproduced, changed, copied, or used for any purpose not intended by NVR, Inc. without the written consent of NVR, Inc.</p>	
<p><b>A-14</b></p>		<p><b>NVR</b> Architectural Services Architects 5285 Westheimer Blvd, Suite 100 Frederick, MD 21703</p>	
<p>29</p>		<p>C:\NVR\Solves\PISA_TORRE_PS100_03\DCY-CH-X408\1126879\SheetA\Lot_Specific\29 A-13 BATH_LS.dwg 02/25/19 - 10:16 am</p>	