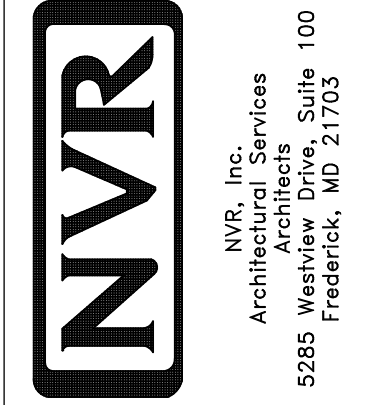


**PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"

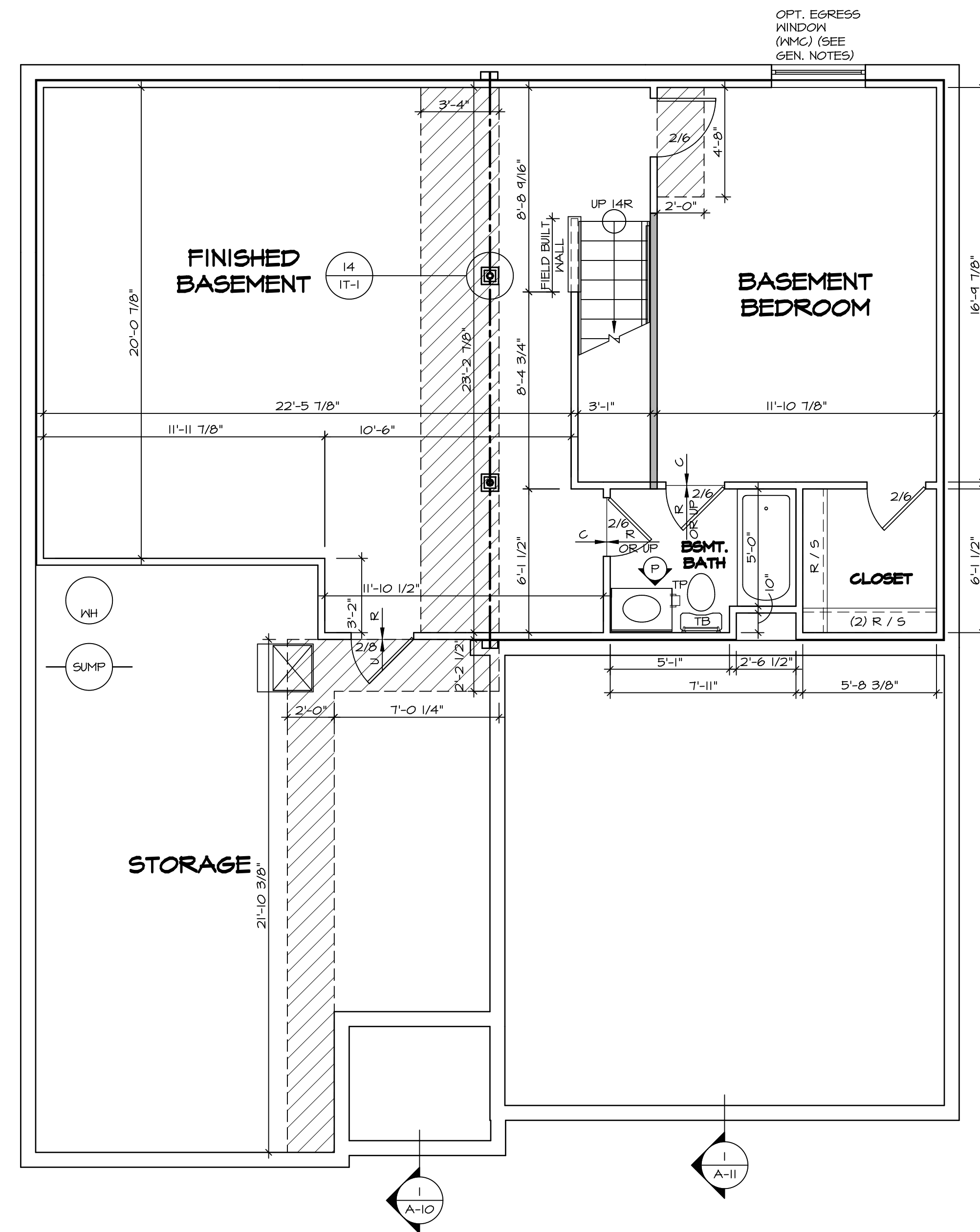
1  
 A-5

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



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REV. NO.	DATE	REMARKS



**BASEMENT 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 "11" 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.	MODEL	SET NO.	DATE	REV. NO.	DATE	REMARKS
A-6	PISA TORRE DRAWING TITLE BASEMENT FLOOR PLAN	PS100 VERSION 02		1	08/07/16	TH - DRAWING ALIGNMENT
34	OPTION DESCRIPTION					

OPTION DESCRIPTION

**NVR**  
Architectural Services  
5285 West... Suite 100  
Frederick, MD 21703

SET NO. PS100  
VERSION 02  
DRAWN BY  
DATE:  
OPTION

OPTION DESCRIPTION

34

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
J05	JACK - (2) 2X4 SPF STUD GRADE	ZCC / SXC	1062	
J06	JACK - (2) 2X4 SPF STUD GRADE	ZCC / SXC	1062	
J15	JACK - (2) 2X4 SPF STUD GRADE	D6T / ZCC / SXC	1034	
J16	JACK - (2) 2X4 SPF STUD GRADE	D6T / ZCC / SXC	1034	
J67	JACK - (3) 2X4 SPF STUD GRADE	GCB / ZCC	1006	
J68	JACK - (3) 2X4 SPF STUD GRADE	GCB / ZCC	1006	

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
PFOI-2	LVL - I4	14'-4"	GCB / ZCC	1006	2 PLY, 2A

**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.

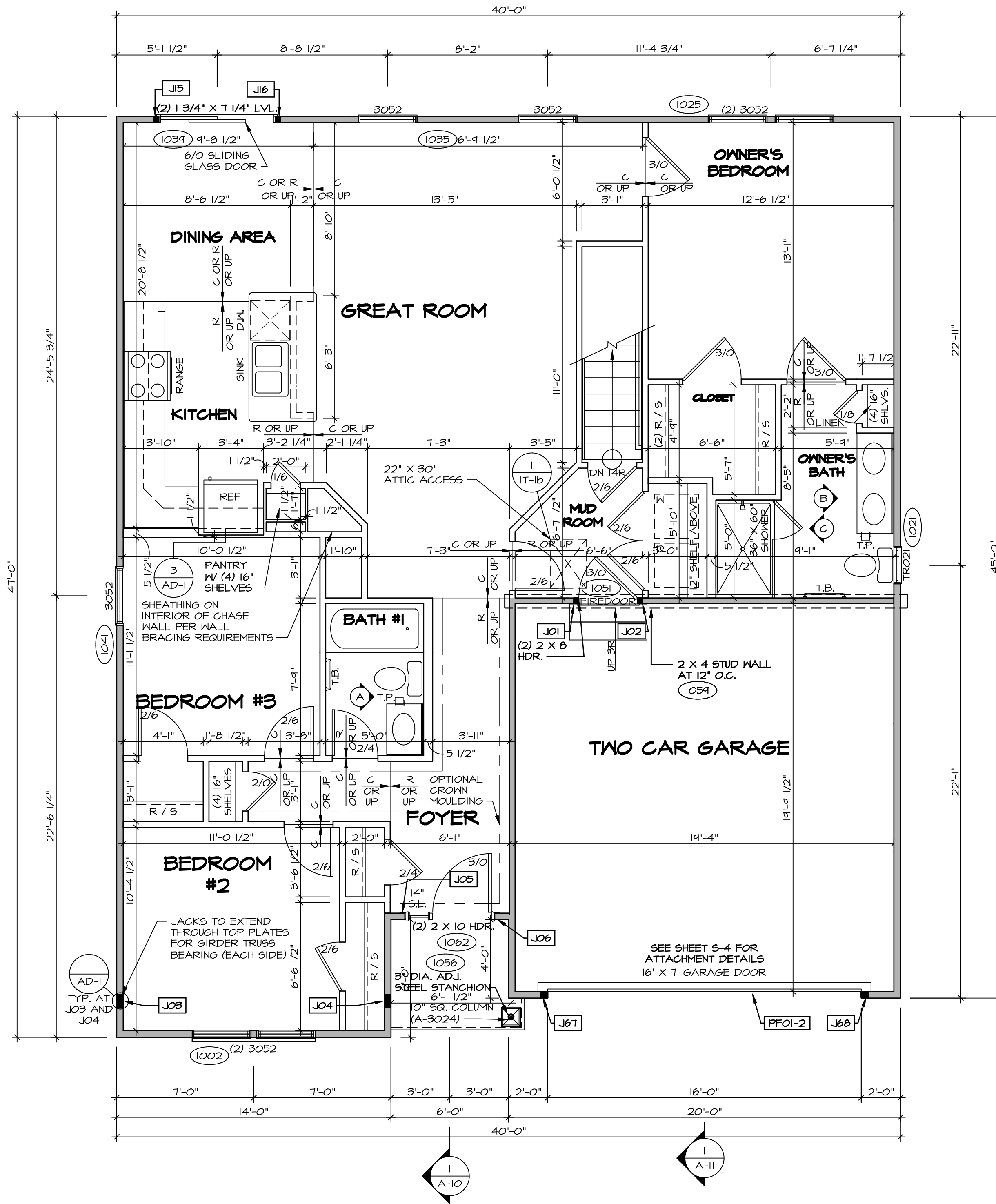
**GYPSUM NOTES**

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

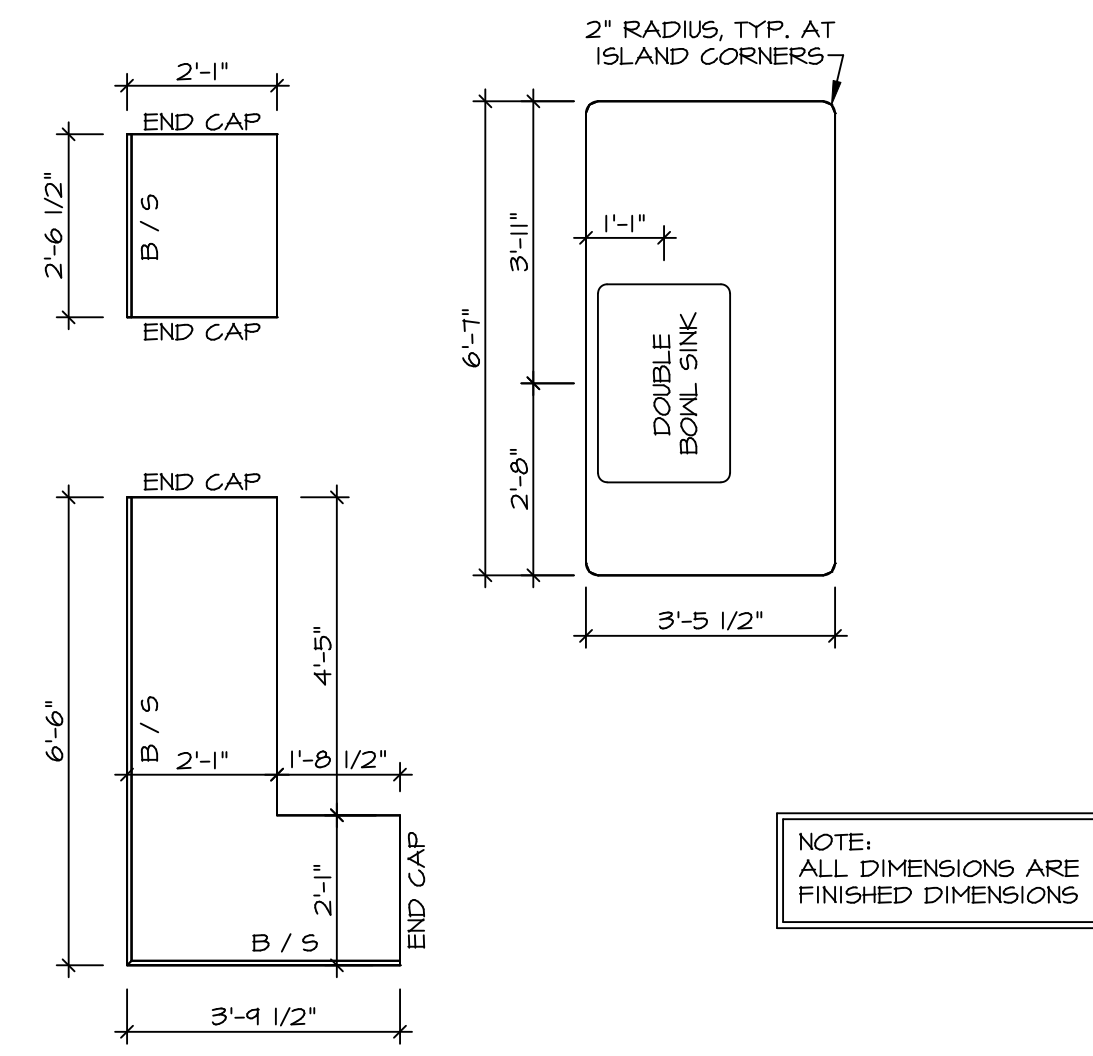
BASEMENT WITH I-JOIST FLOOR SYSTEM ABOVE:  
 WITH OPTION "SGI" - DRYWALL UNFINISHED BASEMENT CEILING AREA

- 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.



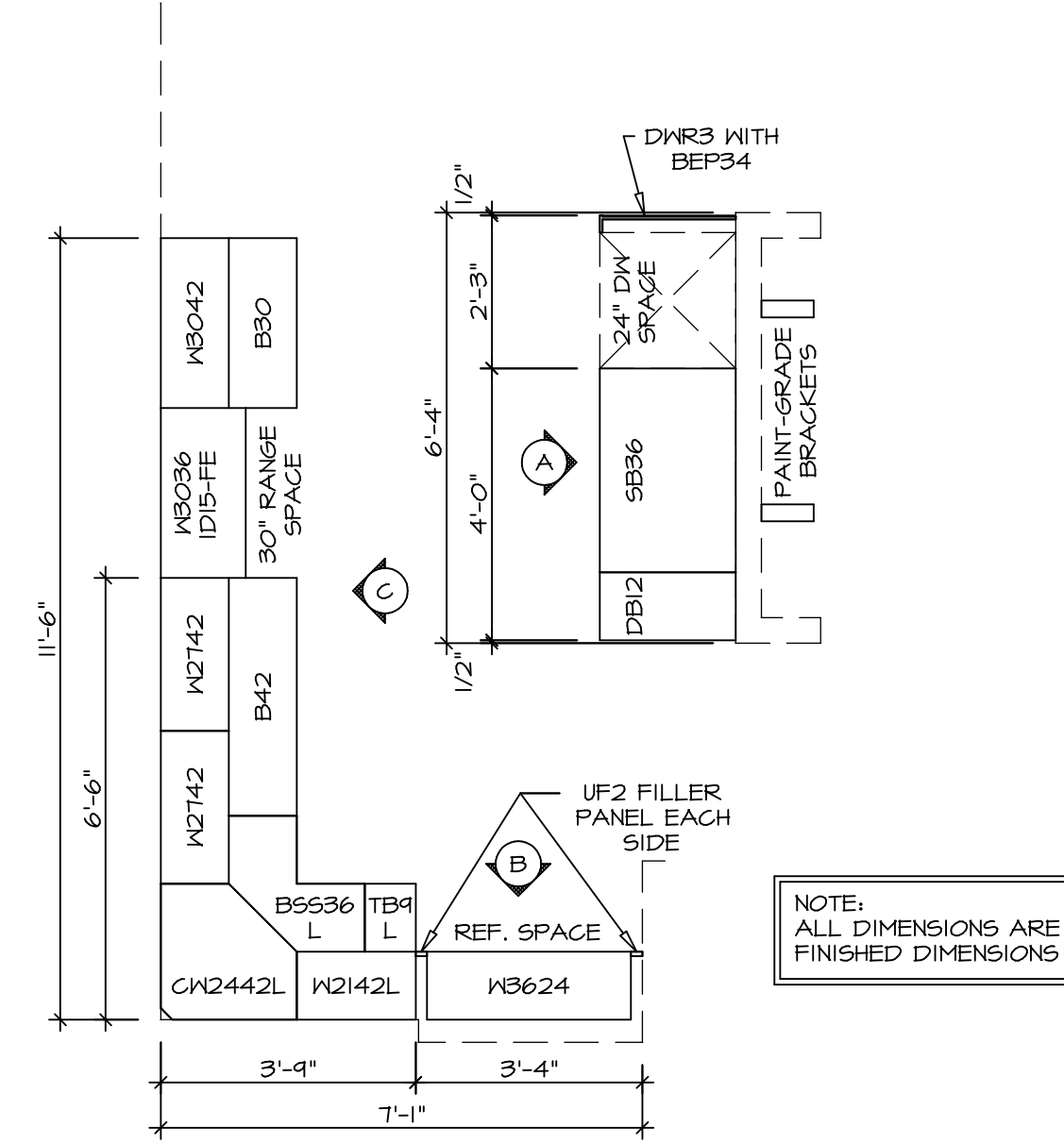
**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

MODEL	PISA TORRE	SET NO.	PS100
DRAWING TITLE	FIRST FLOOR PLAN	VERSION	02
OPTION DESCRIPTION	CORNERSTONE SPECIFICATIONS	DRAWN BY	
		DATE:	
		OPTION	
SHEET NO.	A-7	 NVR, Inc. Architectural Services 5285 Washington Blvd, Suite 100 Frederick, MD 21703	
REV. NO.	1	DATE	08/01/16
REV. NO.	2	DATE	
REV. NO.	3	DATE	
REV. NO.	4	DATE	
REV. NO.	5	DATE	
REV. NO.	6	DATE	
REV. NO.	7	DATE	
REV. NO.	8	DATE	
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REV. NO.	12	DATE	
REV. NO.	13	DATE	
REV. NO.	14	DATE	
REV. NO.	15	DATE	
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REV. NO.	98	DATE	
REV. NO.	99	DATE	
REV. NO.	100	DATE	



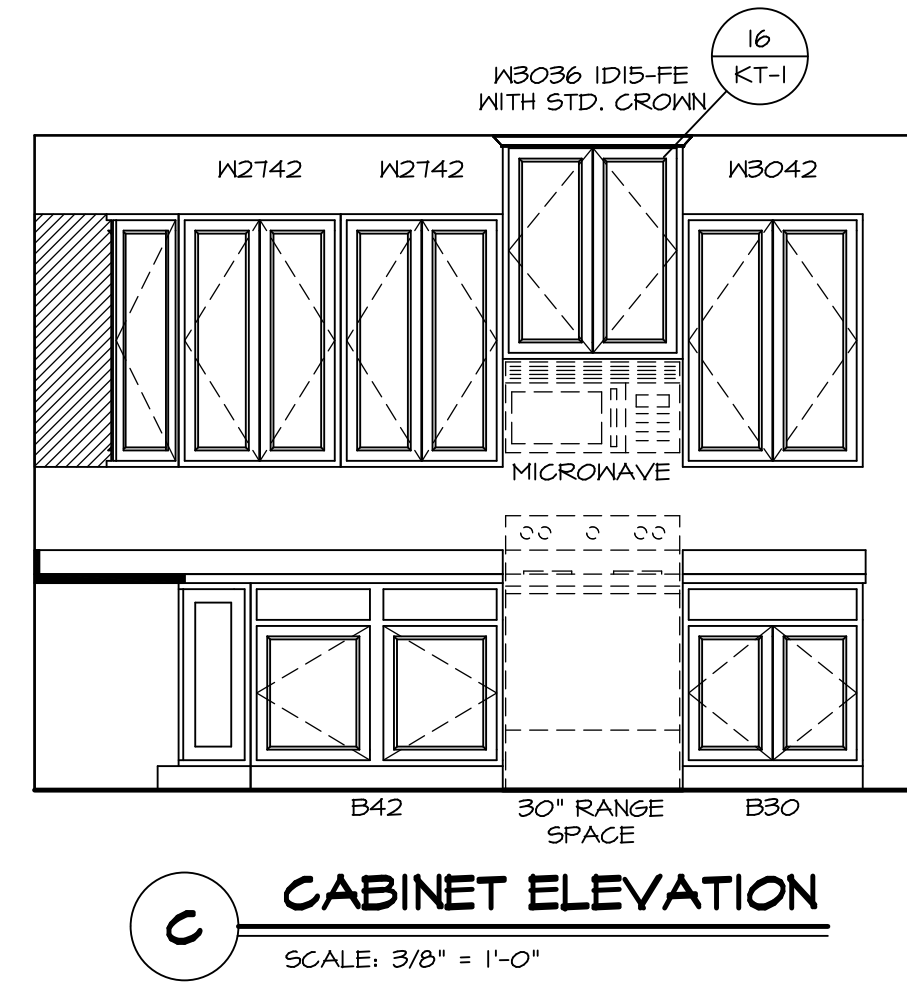
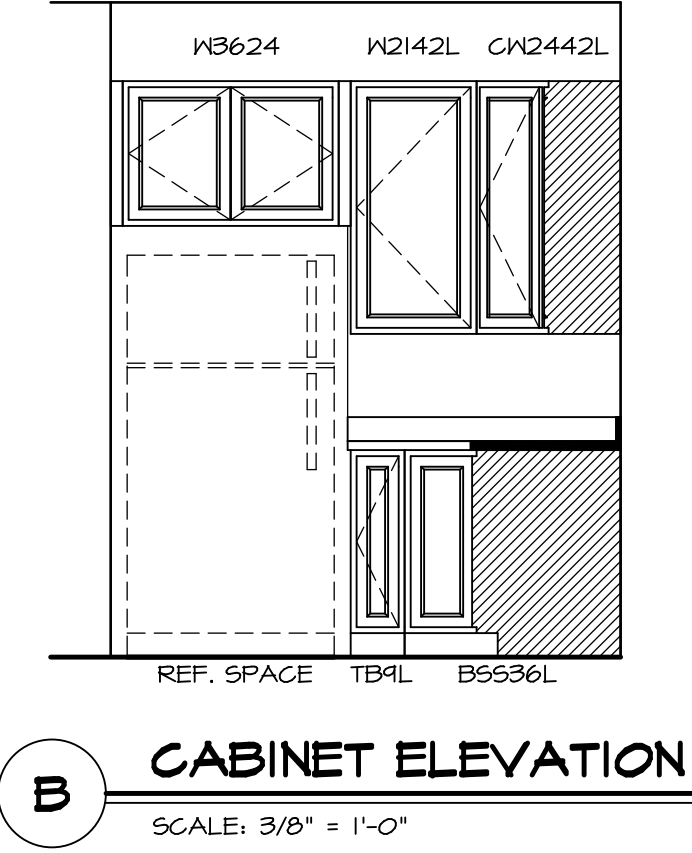
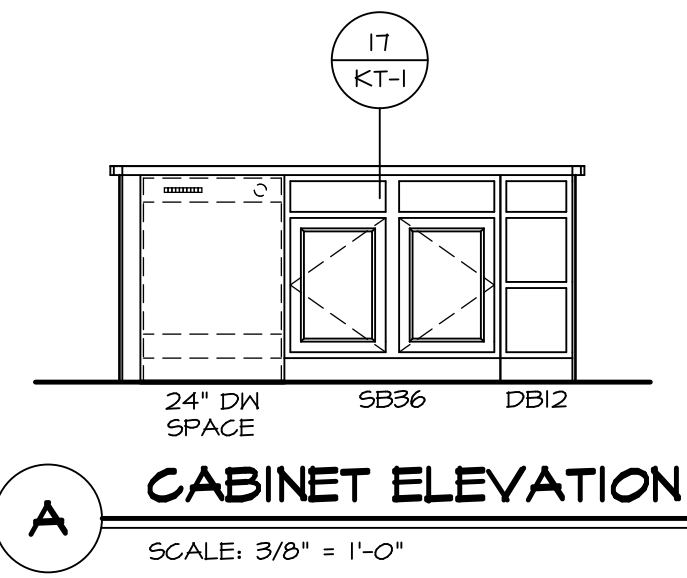
(KT-3209)  
**COUNTERTOP LAYOUT**

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



(KC-3209)  
**CABINET LAYOUT**

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

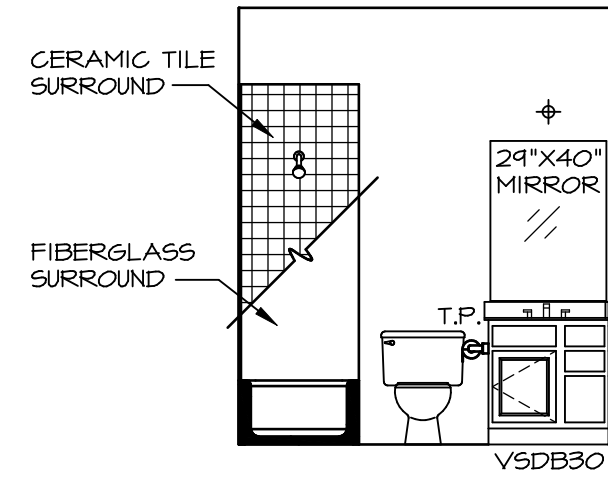


SHEET NO. <b>A-13</b>	MODEL <b>PISA TORRE</b>	SET NO. PSTCO	VERSION 02
	DRAWING TITLE KITCHENS	DRAWN BY BDH	DATE 3/24/15
	OPTION DESCRIPTION	OPTION	

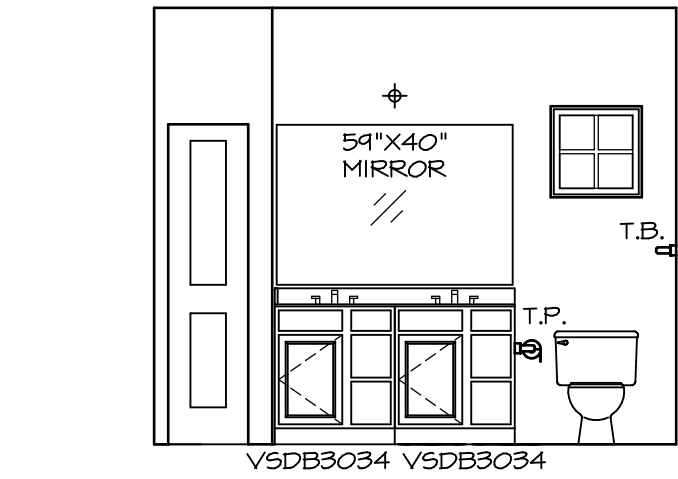
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Frederick, MD 21703

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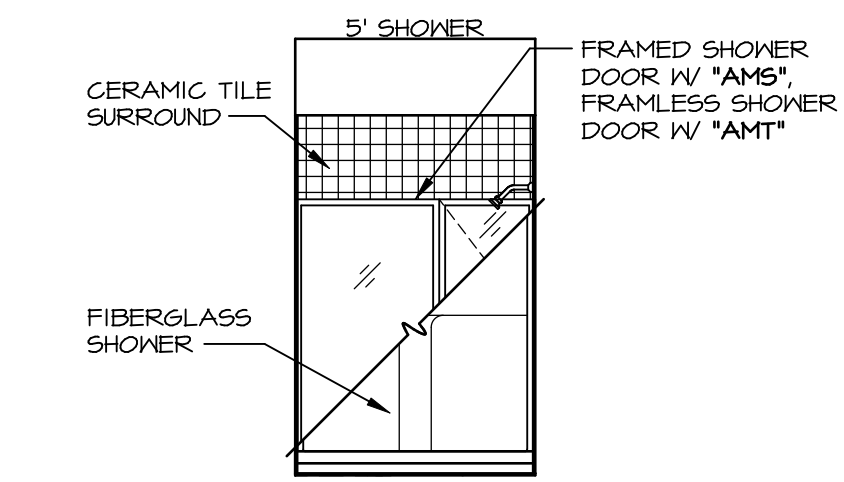
REV. NO.	DATE	REMARKS



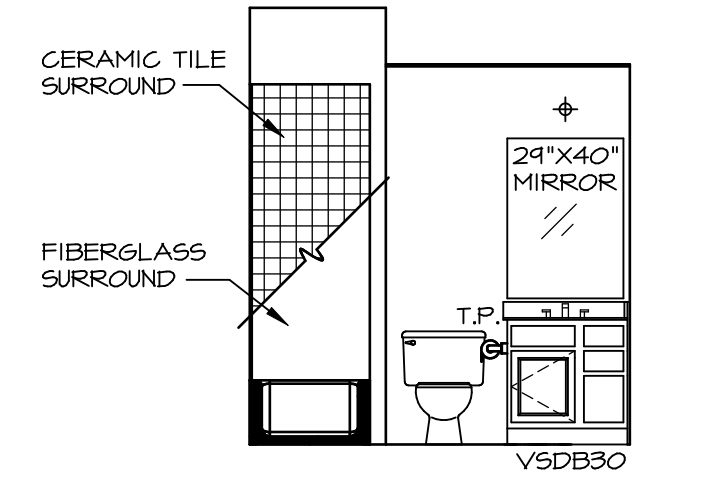
**A BATH #1**  
SCALE: 1/4" = 1'-0"



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



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



**P BASEMENT 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.

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

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Architects  
5285 Westpark Drive, Suite 100  
Frederick, MD 21703

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

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