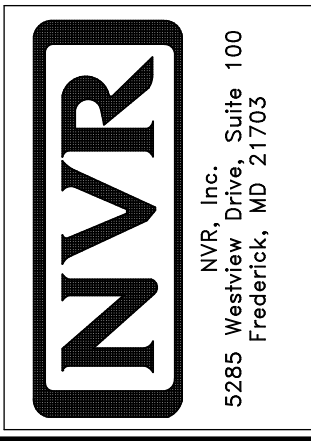


1
A-4 **PLUMBING PLAN**
SCALE: 1/4" = 1'-0"

SHEET NO. A-4	MODEL BIRCH	SET NO. BRH00
OPTION DESCRIPTION 14	DRAWING TITLE PLUMBING PLAN	VERSION 01
	DATE:	DRAWN BY:
	OPTION	



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DIV-COMM-LOT-UNIT
DCY-SA-5530

COMM-LOT
PINNACLE RIDGE - 5530

STREET ADDRESS
1425 BESSIE AVE

CITY
DAYTON

STATE
OH

ZIP
45424

APT. NO.

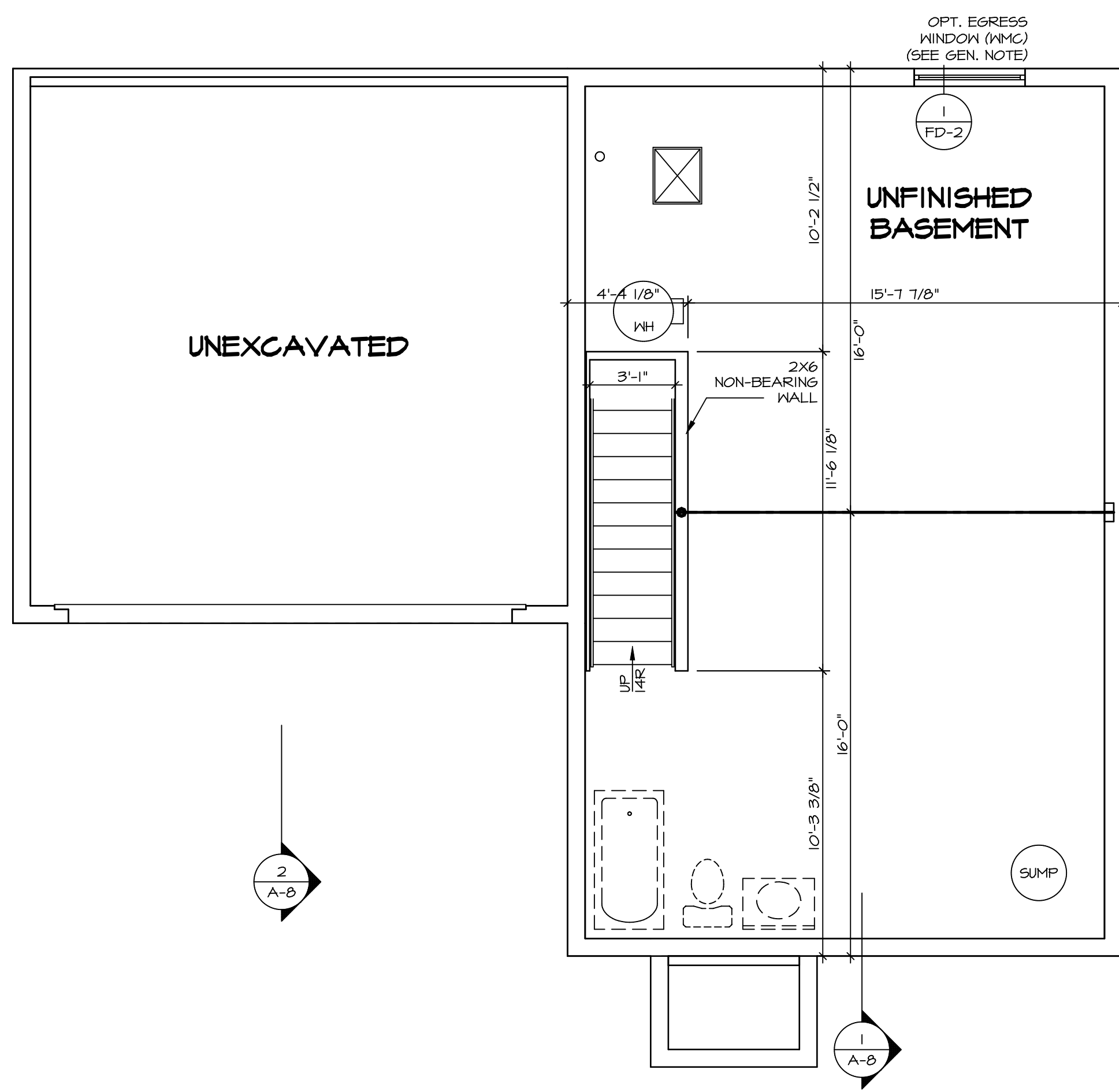
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES** RYAN
- 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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING. 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 HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

- 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 JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. NUM.



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

SHEET NO. A-5	MODEL BIRCH	DRAWING TITLE BASEMENT FLOOR PLAN	SET NO. BRH00	OPTION 01	
			VERSION 01		
16	NVR NVR, Inc. Suite 100 5285 Washington Blvd. Frederick, MD 21703	DIV-COMM-LOT-UNIT DCY-SA-5530	COMM-LOT	STATE OH	
			FINNACLE RIDGE - 5530		
STREET ADDRESS 1425 BESSIE AVE		CITY DAYTON	ZIP 45424	APT. NO. ----	

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C:\NVR\Solves\BIRCH_BRH00_01\DCY-SA-5530\1779744\Sheets\16 A-5 BSM_LS.dwg 07/09/20 - 3:13 pm

FIRST FLOOR JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. NUM.
J100	JACK - (4) 2x4 SFF STUD GRADE	1004
J101	JACK - (2) 2x4 SFF STUD GRADE	1002
J102	JACK - (3) 2x4 SFF STUD GRADE	1015
J103	JACK - (3) 2x4 SFF STUD GRADE	1015
J104	JACK - (4) 2x4 SFF STUD GRADE	1004
J105	JACK - (2) 2x4 SFF STUD GRADE	1008
J106	JACK - (2) 2x4 SFF STUD GRADE	1008
J107	JACK - (2) 2x4 SFF STUD GRADE	1013
J108	JACK - (2) 2x4 SFF STUD GRADE	1013

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

ALL WINDOWS HAVE 1 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

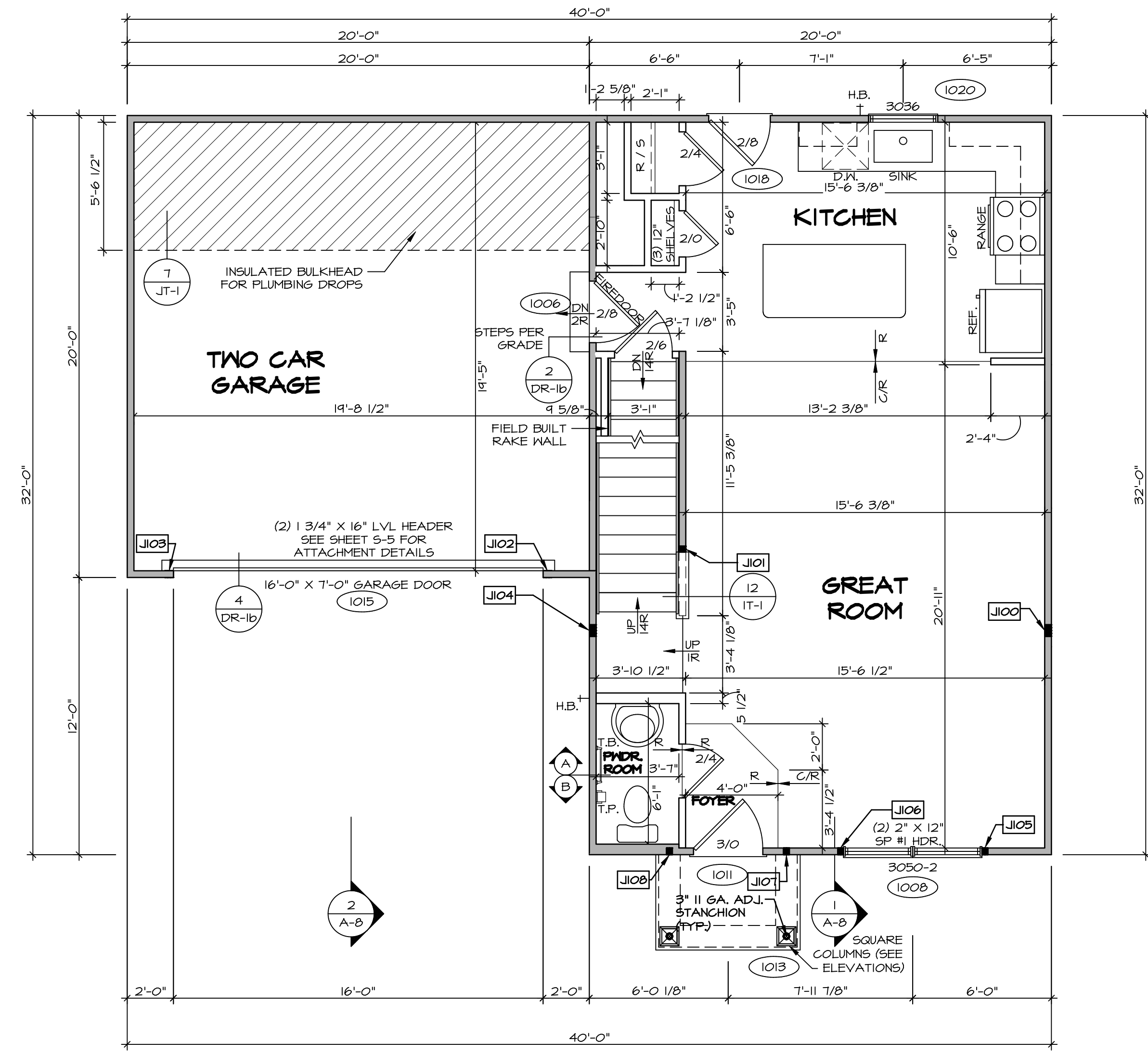
FLOOR PLAN NOTES RYAN

- 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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING. 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 HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
- TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

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.

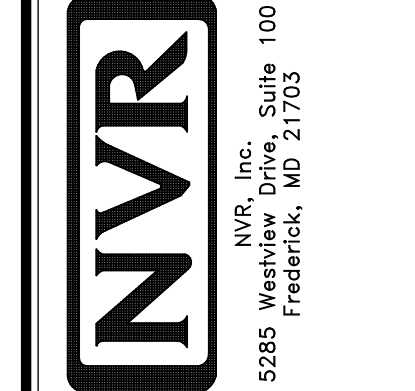
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



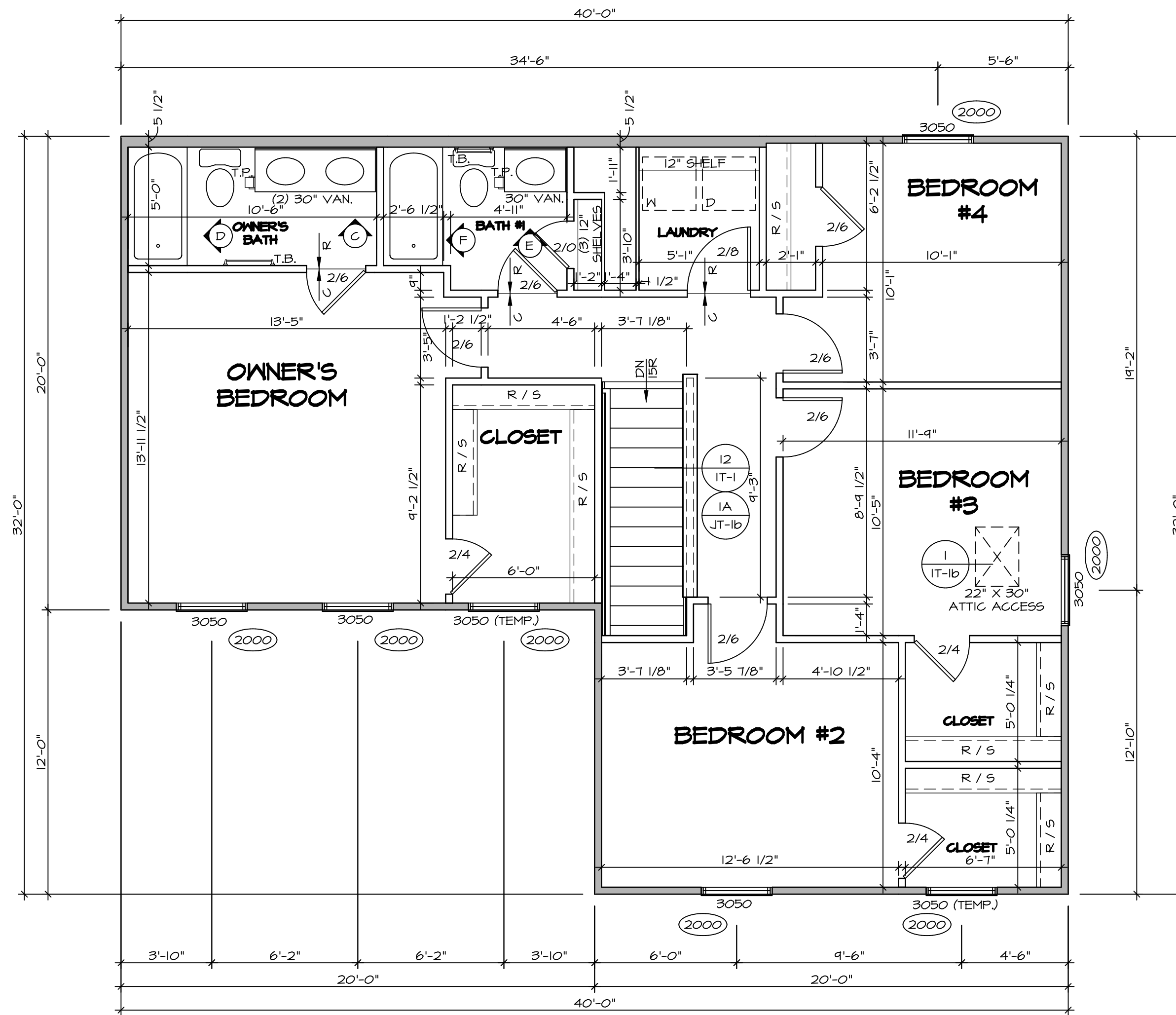
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DIV.-COMM.-LOT-UNIT
DCY-SA-5530
COMM.-LOT
PINNACLE RIDGE - 5530
STREET ADDRESS
1425 BESSIE AVE
CITY DAYTON
STATE OH
ZIP 45424

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SHEET NO. A-6	MODEL BIRCH	SET NO. BRH00
OPTION DESCRIPTION 17	DRAWING TITLE FIRST FLOOR PLAN	VERSION 01
	DATE:	DRAWN BY
	OPTION	



1
A-7
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
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

ALL WINDOWS HAVE (1) 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED

FLOOR PLAN NOTES RYAN

- 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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING. 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 HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
- TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

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

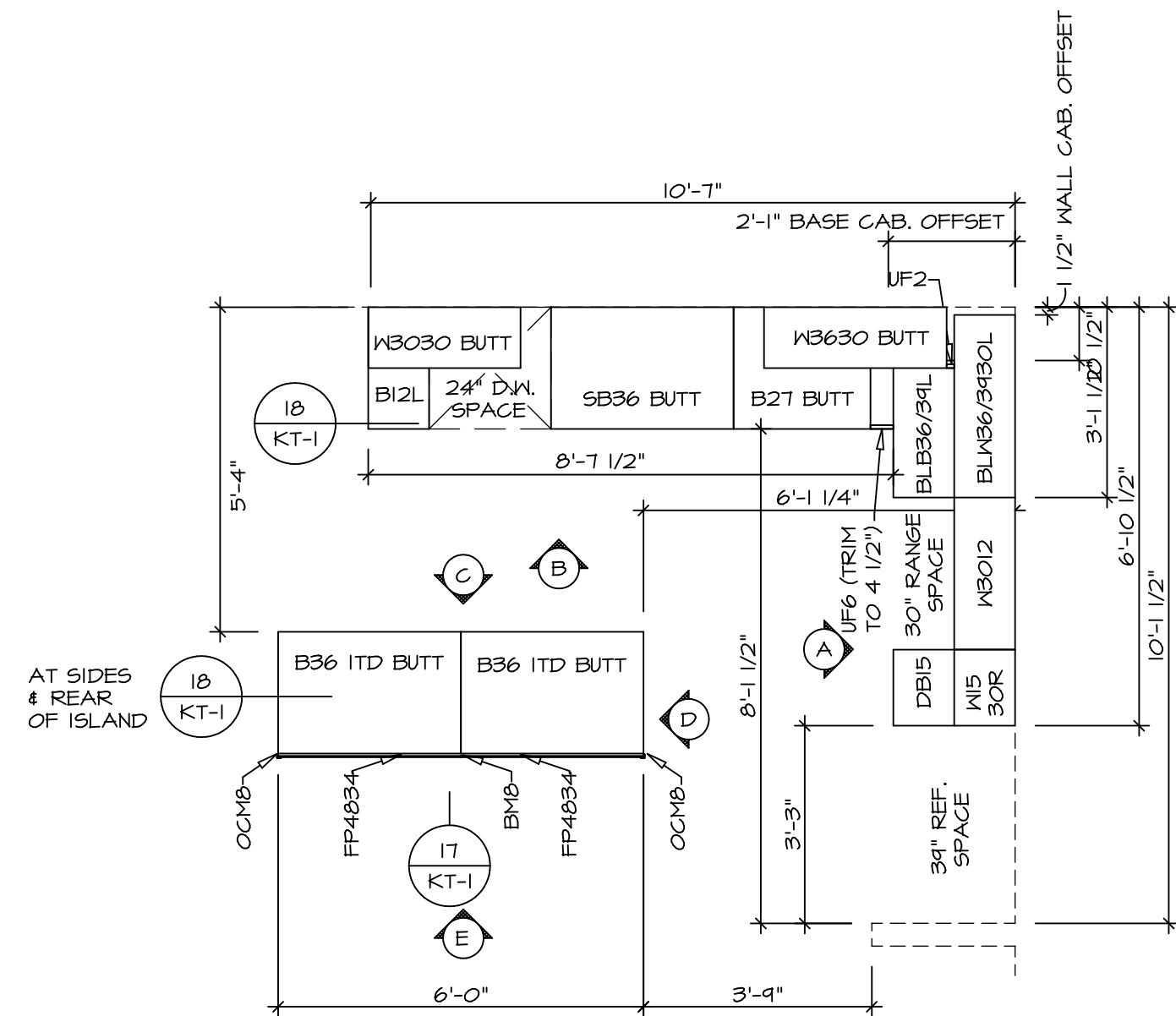
SHEET NO. A-7	MODEL BIRCH	SET NO. BRH00	OPTION DESCRIPTION SECOND FLOOR PLAN
	DRAWING TITLE SECOND FLOOR PLAN	VERSION 01	
18	OPTION	DRAWN BY: _____	
		DATE: _____	

DIV-COMM-LOT-UNIT DCY-SA-5530	
COMM-LOT	APT. NO. _____
PINNACLE RIDGE - 5530	
STREET ADDRESS 1425 BESSIE AVE	
CITY DAYTON	STATE OH
ZIP 45424	

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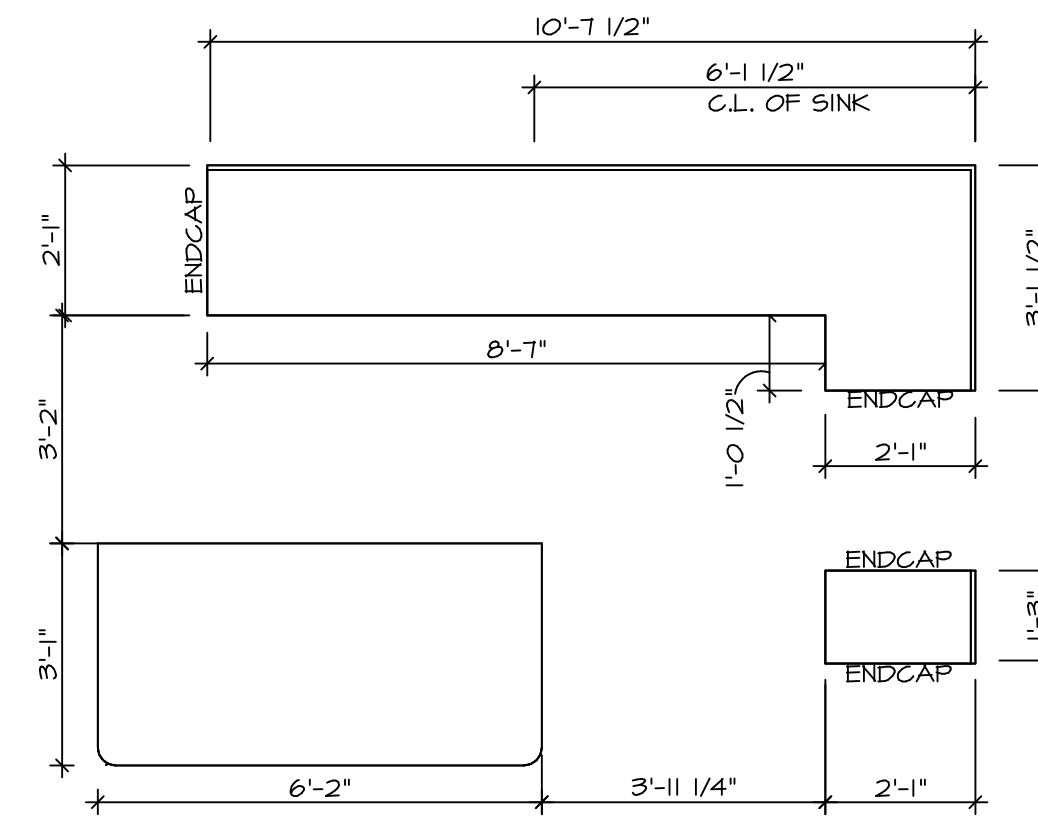
C:\NVR\Solves\BIRCH_BRH00_01\DCY-SA-5530\179744\Sheets\18 A-7 PLAN_LS.dwg 04/09/20 - 3:13 pm



KITCHEN CABINET PLAN KC-3638

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

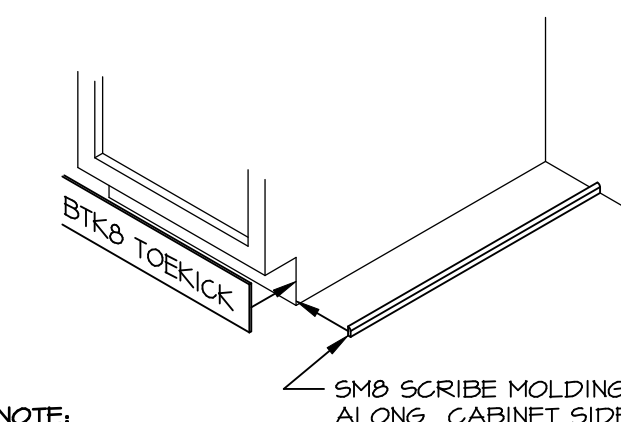
1 A-10



KITCHEN COUNTERTOP PLAN KT-3638

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

2 A-10

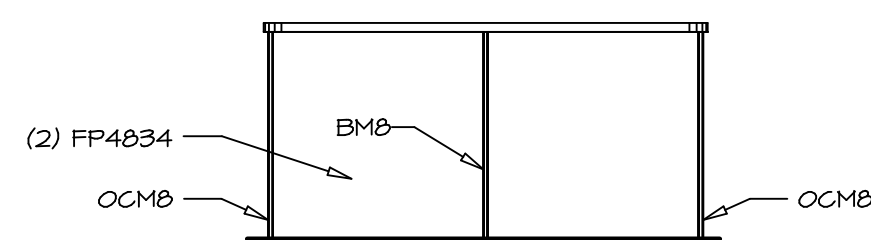


NOTE: OMIT SMB SCRIBE MOLDING AT DISHWASHER SPACES

TOEKICK / SCRIBE DETAIL

SCALE: 3/4" = 1'-0"

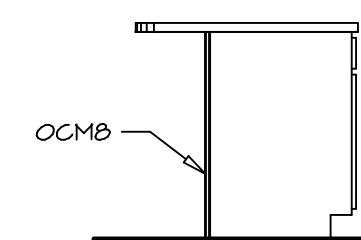
5 A-10



KITCHEN ELEVATION E

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

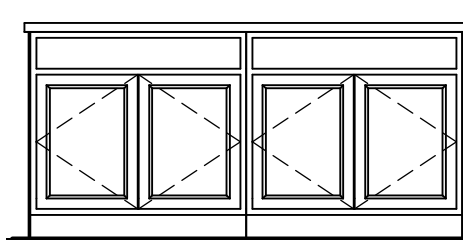
E



KITCHEN ELEVATION D

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

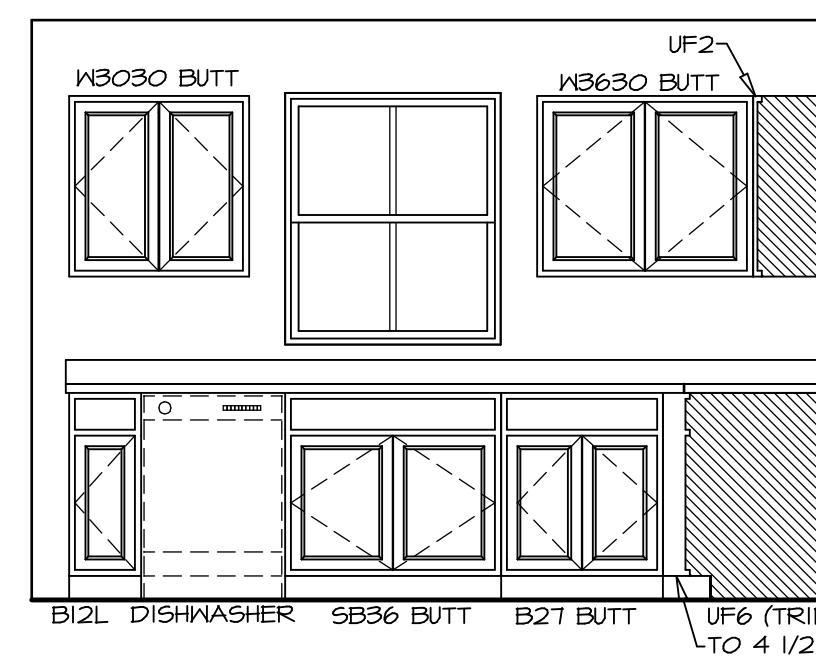
D



KITCHEN ELEVATION C

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

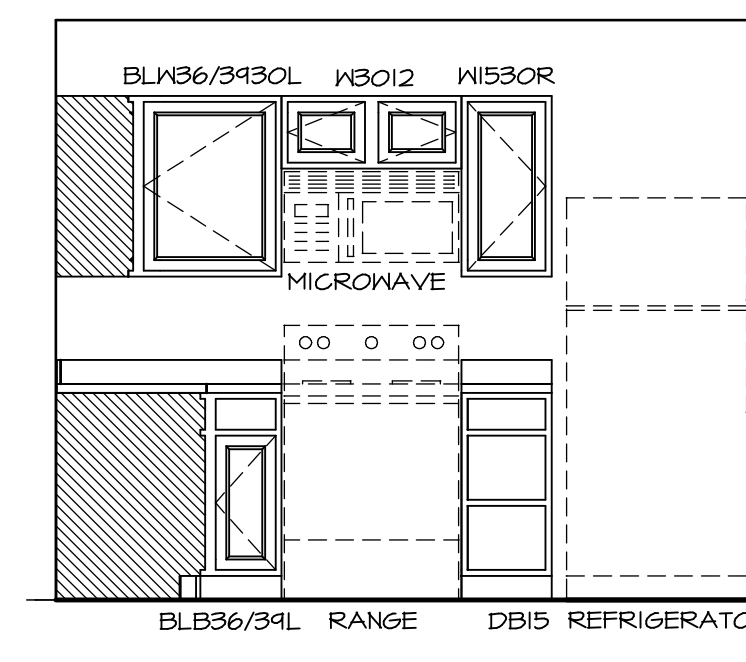
C



KITCHEN ELEVATION B

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

B



KITCHEN ELEVATION A

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

A

NOTES:

- CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
- IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOULDING, REFER TO STANDARD DETAIL (NKT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
- ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

SHEET NO. **A-10**

MODEL **BIRCH**

DRAWING TITLE **KITCHEN PLANS AND ELEVATIONS**

OPTION DESCRIPTION

SET NO. **BRH00**

VERSION **01**

DRAWN BY

DATE:

OPTION

21

DIV-COMM-LOT-UNIT **DCY-SA-5530**

COMM-LOT **FINNACLE RIDGE - 5530**

STREET ADDRESS **1425 BESSIE AVE**

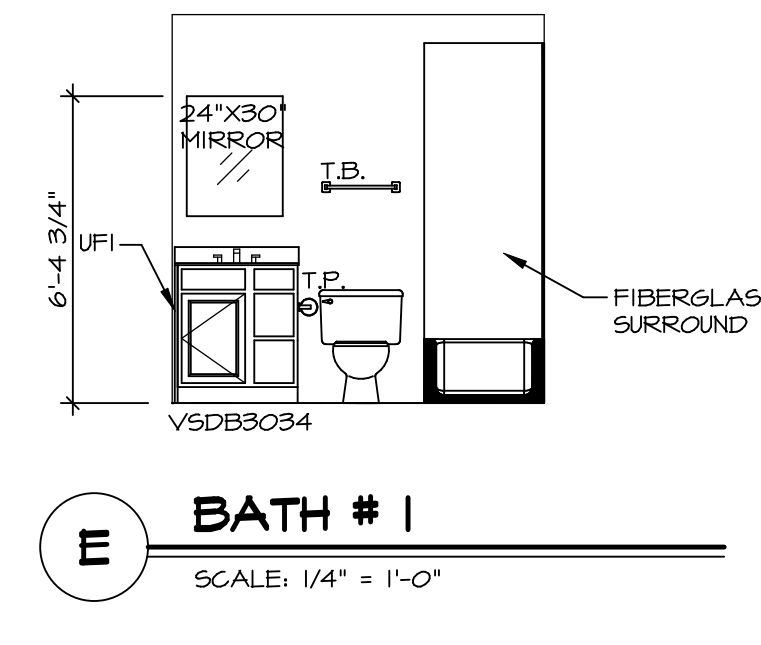
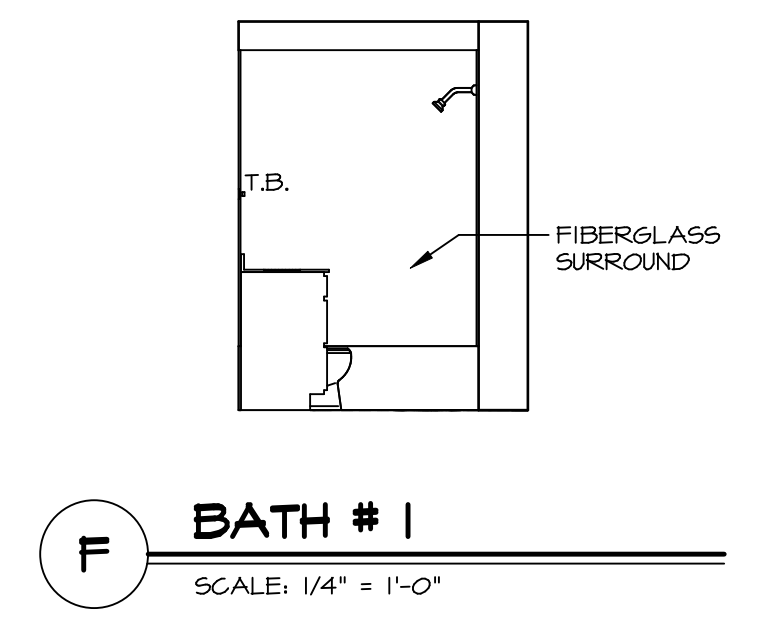
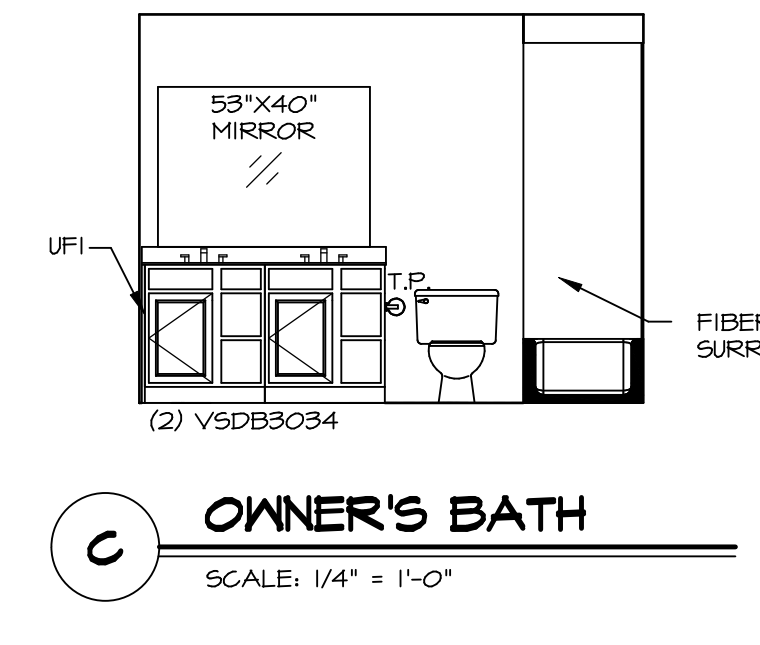
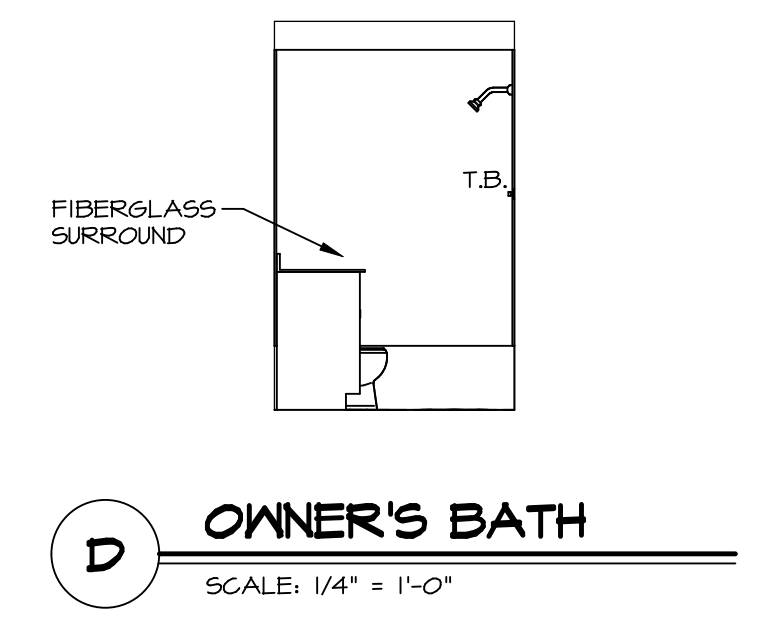
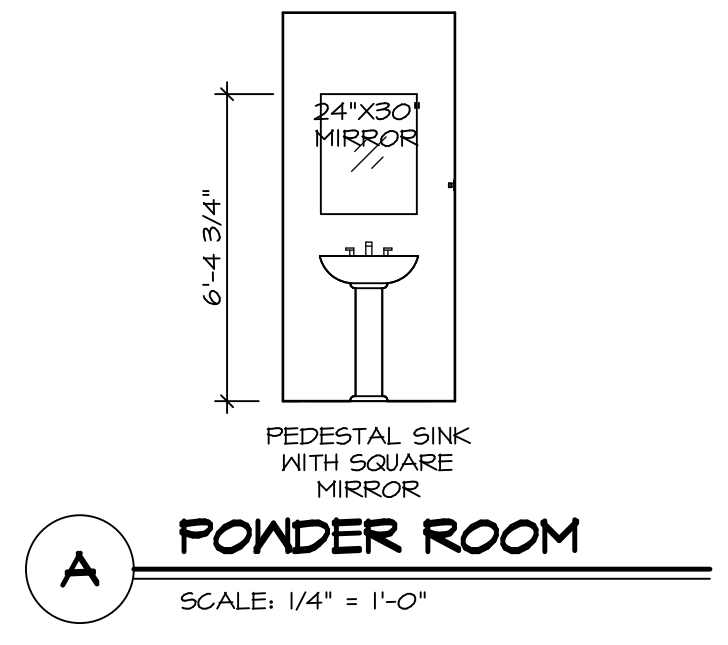
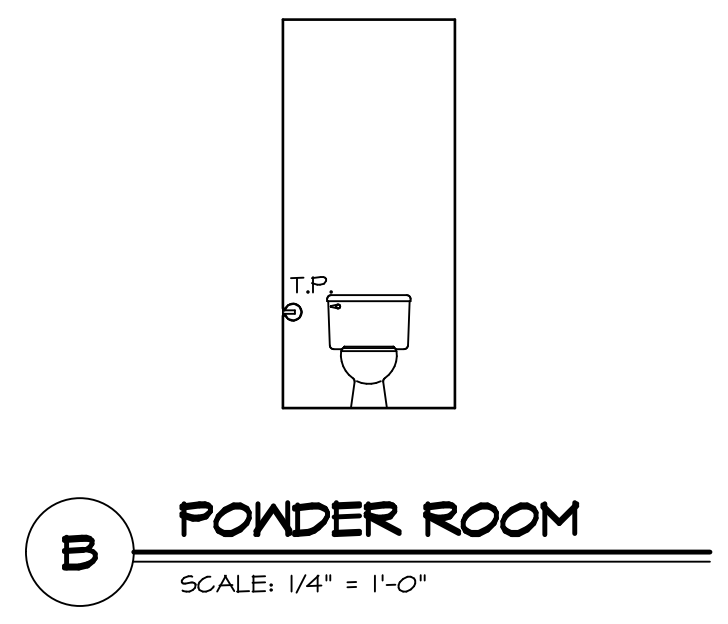
CITY **DAYTON** STATE **OH** ZIP **45424**

APT. NO. -----

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- 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. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.
 4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO. A-11	MODEL BIRCH	SET NO. BRH00
OPTION DESCRIPTION BATH ELEVATIONS	DRAWING TITLE BATH ELEVATIONS	VERSION 01
22	DATE:	OPTION

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DIV-COMM-LOT-UNIT
DCY-SA-5530
COMM-LOT
FINNACLE RIDGE - 5530
STREET ADDRESS
1425 BESSIE AVE
CITY DAYTON STATE OH ZIP 45424
APT. NO. -----