

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-5545

COMM-LOT
PINNACLE RIDGE - 5545

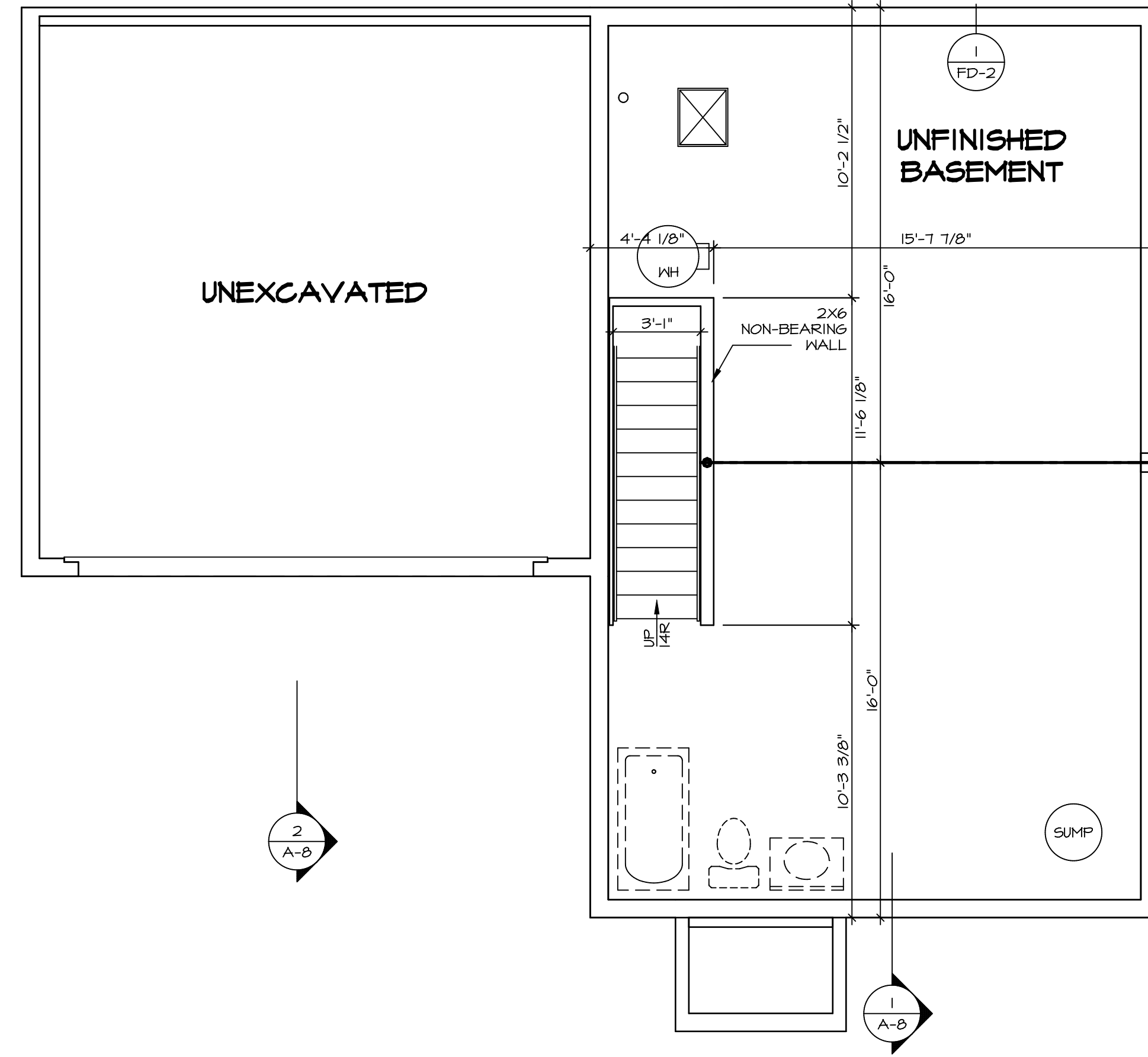
STREET ADDRESS
1884 CHARLES CT

CITY
DAYTON

STATE
OH

ZIP
45424

APT. NO.
DR



LEGEND

- BEARING WALL
- NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- C STEEL COLUMN
- X TRUSS TIE DOWN
- X PORTAL FRAME
- X JOIST/TRUSS
- L LVL
- X ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES** RYAN
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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
 3. 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.
 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 HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 4. 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
BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL BIRCH DRAWING TITLE BASEMENT FLOOR PLAN	SET NO. BRH00 VERSION 01 DRAWN BY DATE: OPTION	DIV-COMM-LOT-UNIT DCY-SA-5545 COMM-LOT FINNACLE RIDGE - 5545 STREET ADDRESS 1884 CHARLES CT CITY DAYTON STATE OH ZIP 45424
16	© NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.	 NVR, Inc. Suite 100 5285 Washington Blvd. Frederick, MD 21703	C:\NVR\Solves\BIRCH_BRH00_01\DCY-SA-5545\21172731\Sheets\Lot_Specific\16 A-5 BSM_LS.dwg 10/28/20 - 1:43 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

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 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

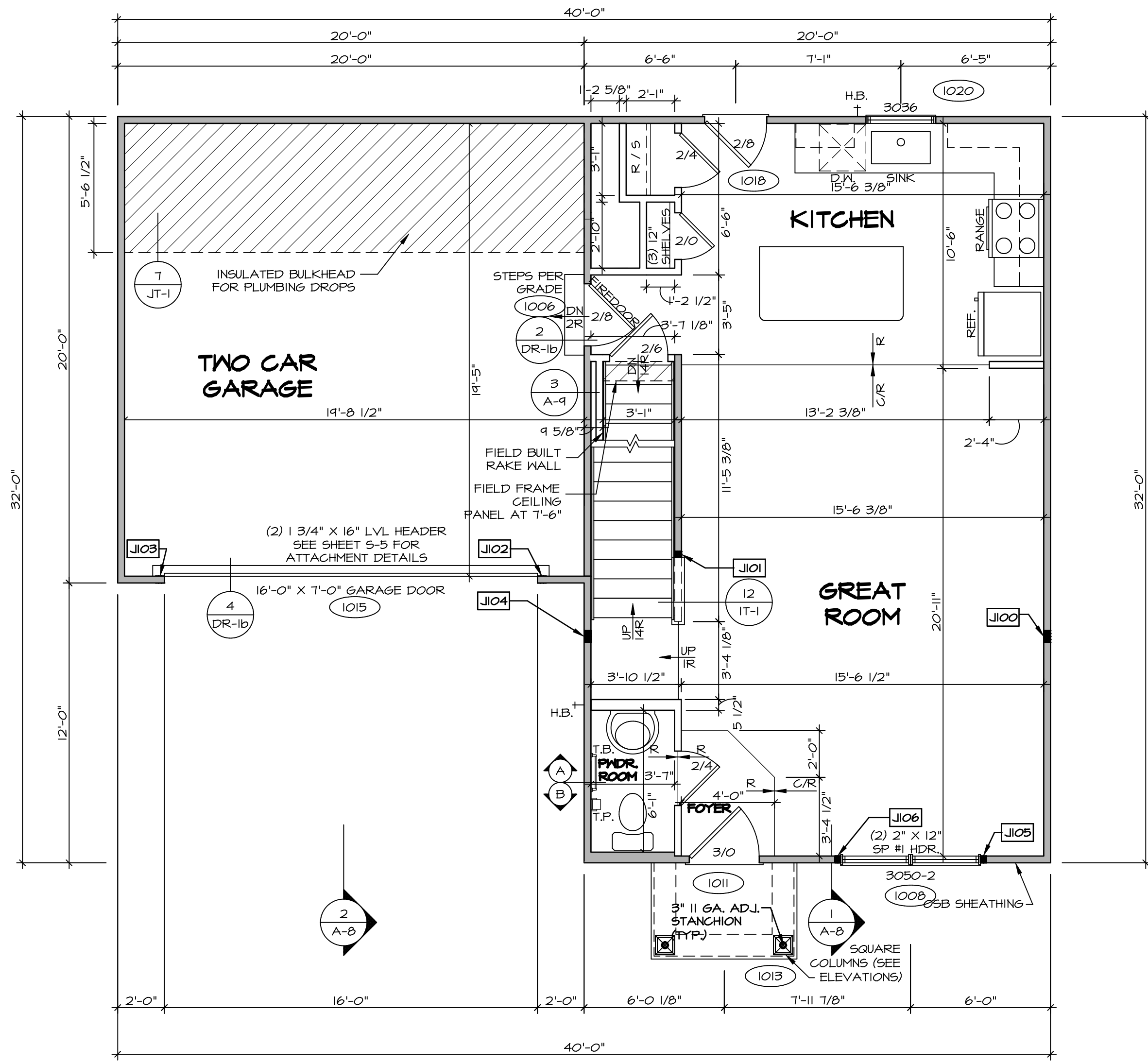
FLOOR PLAN NOTES RYAN

- 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.

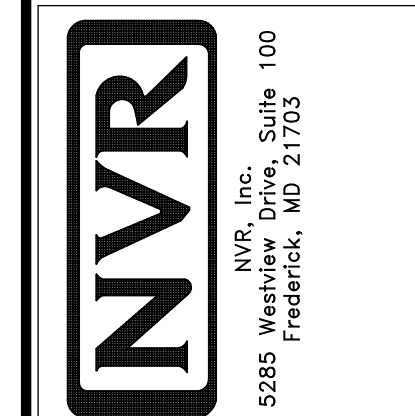
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



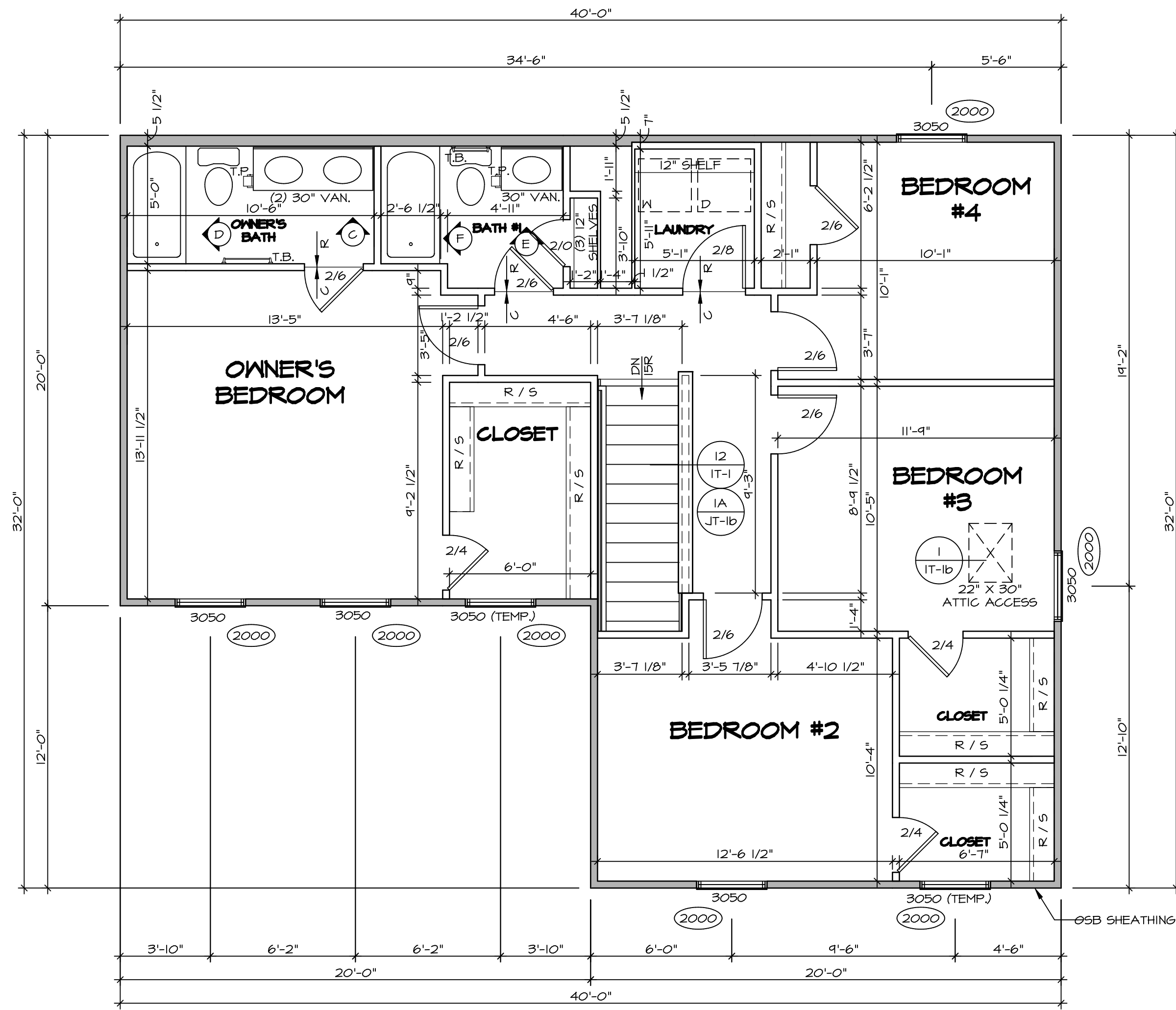
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DIV.-COMM.-LOT-UNIT
DCY-SA-5545
COMM.-LOT
PINNACLE RIDGE - 5545
STREET ADDRESS
1854 CHARLES CT
CITY DAYTON
STATE OH
ZIP 45424

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



1
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

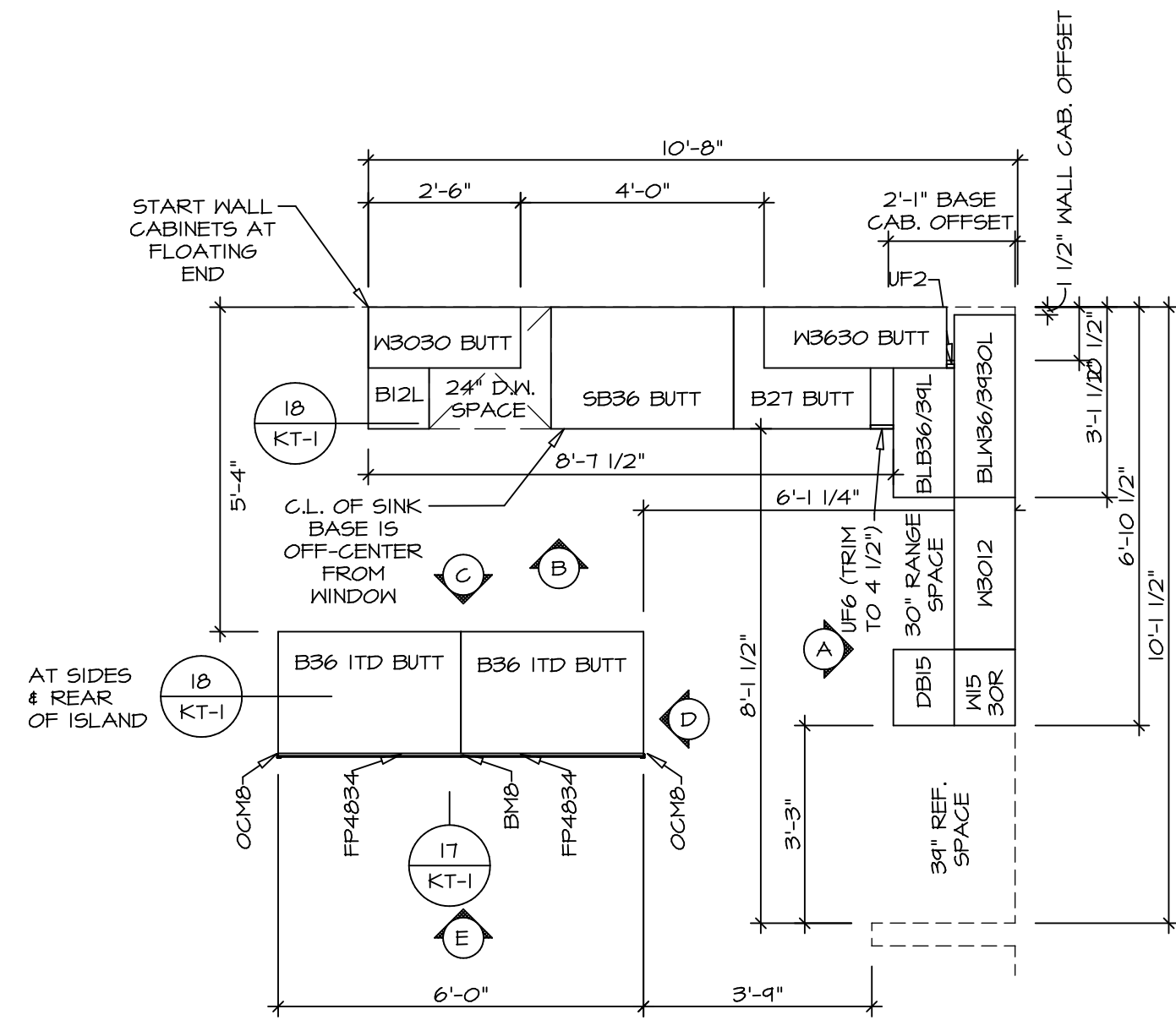
AT GARAGE:
 GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

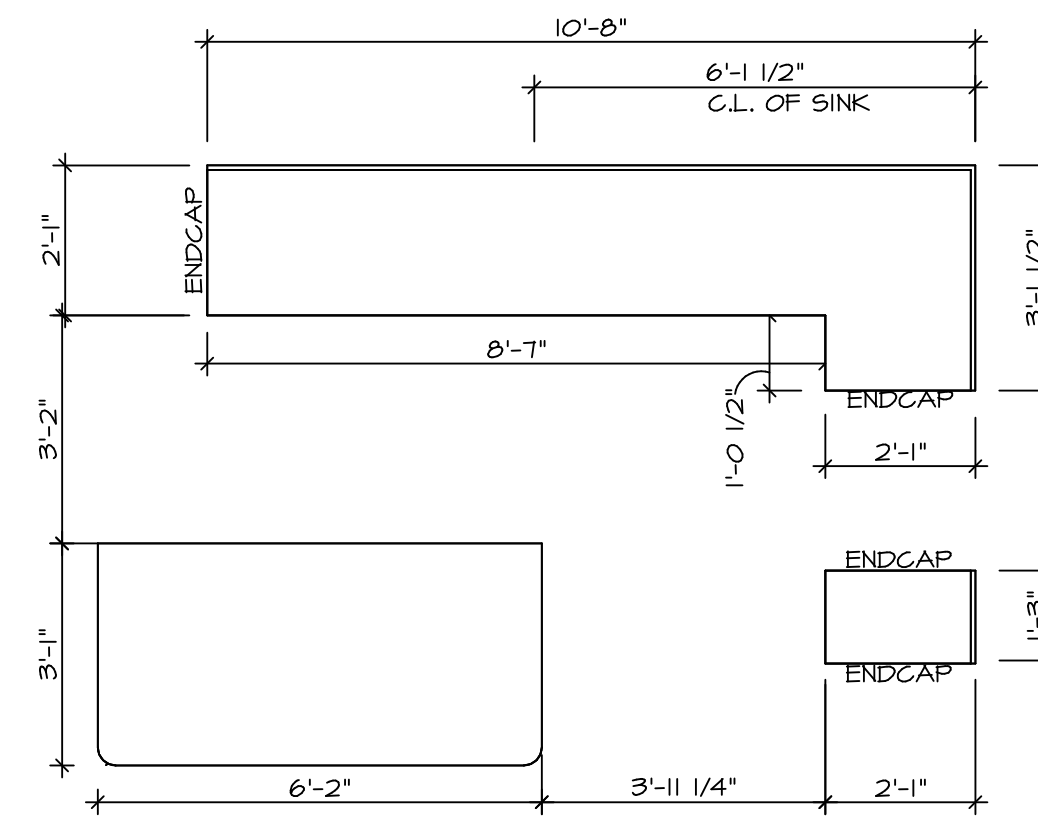
SHEET NO. A-7	MODEL BIRCH DRAWING TITLE SECOND FLOOR PLAN OPTION DESCRIPTION 1B	SET NO. BRH00 VERSION 01 DRAWN BY DATE: OPTION	DIV-COMM-LOT-UNIT DCY-SA-5545 COMM-LOT FINNACLE RIDGE - 5545 STREET ADDRESS 1884 CHARLES CT CITY DAYTON STATE OH ZIP 45424
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 5285 Washburn Rd
 Frederick, MD 21703

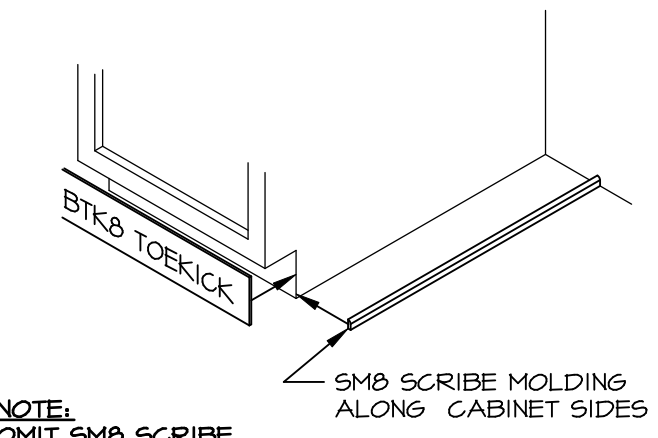
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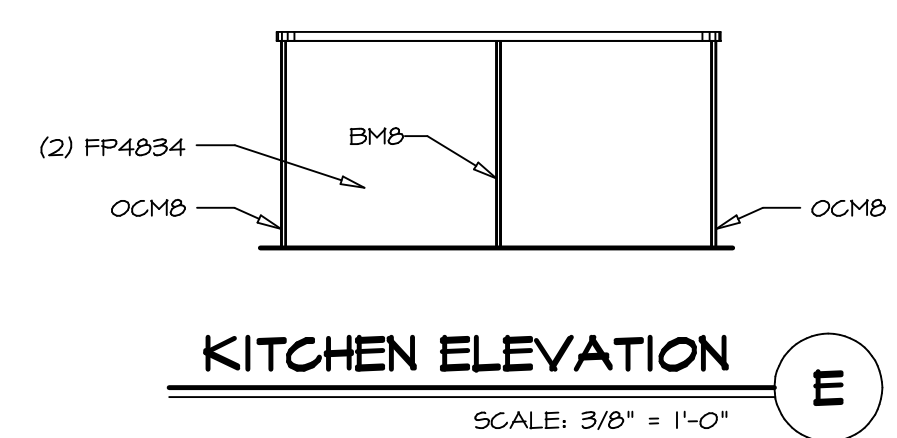
KITCHEN CABINET PLAN KC-3638
SCALE: 3/8" = 1'-0"
1 A-10



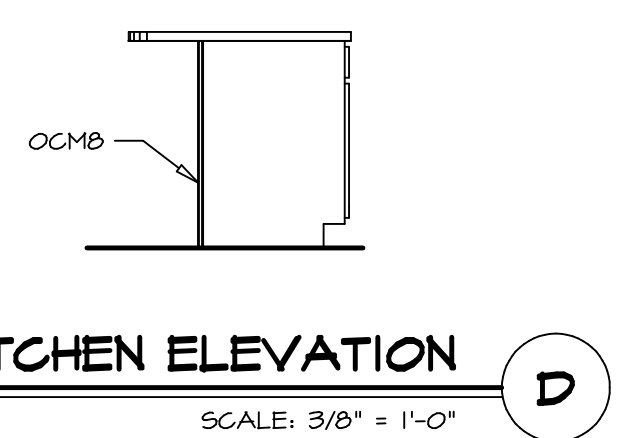
KITCHEN COUNTERTOP PLAN KT-3638
SCALE: 3/8" = 1'-0"
2 A-10



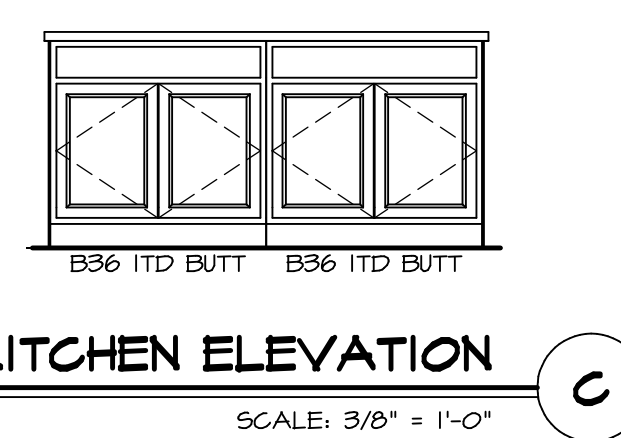
NOTE:
OMIT SMO SCRIBE MOLDING AT DISHWASHER SPACES
TOEKICK / SCRIBE DETAIL
SCALE: 3/4" = 1'-0"
5 A-10



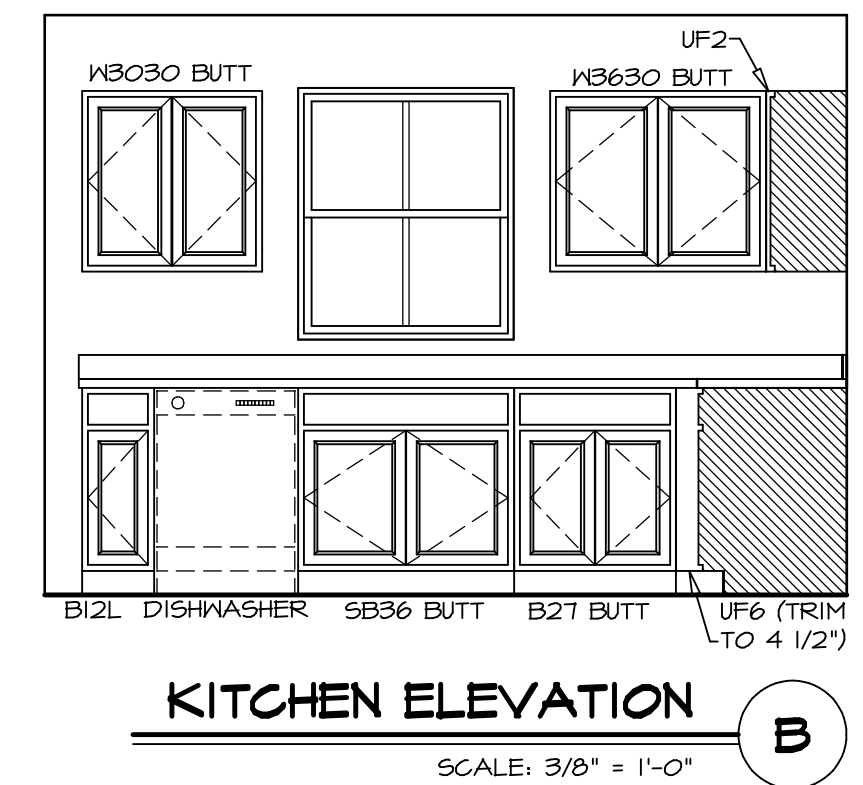
KITCHEN ELEVATION E
SCALE: 3/8" = 1'-0"



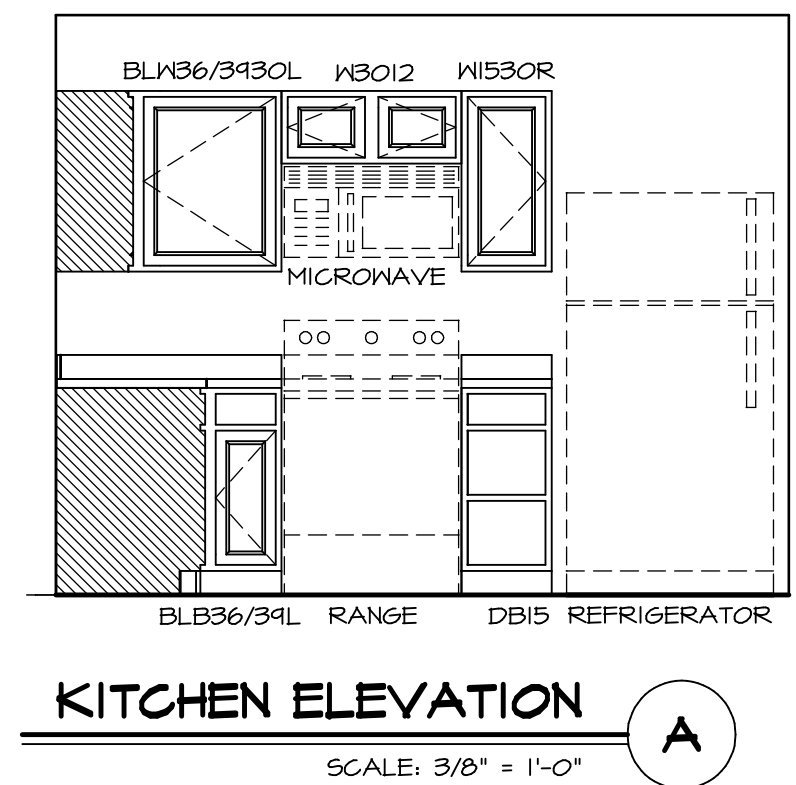
KITCHEN ELEVATION D
SCALE: 3/8" = 1'-0"



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



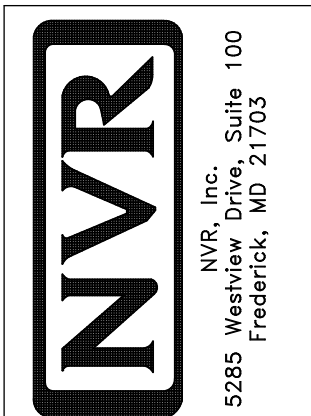
KITCHEN ELEVATION B
SCALE: 3/8" = 1'-0"

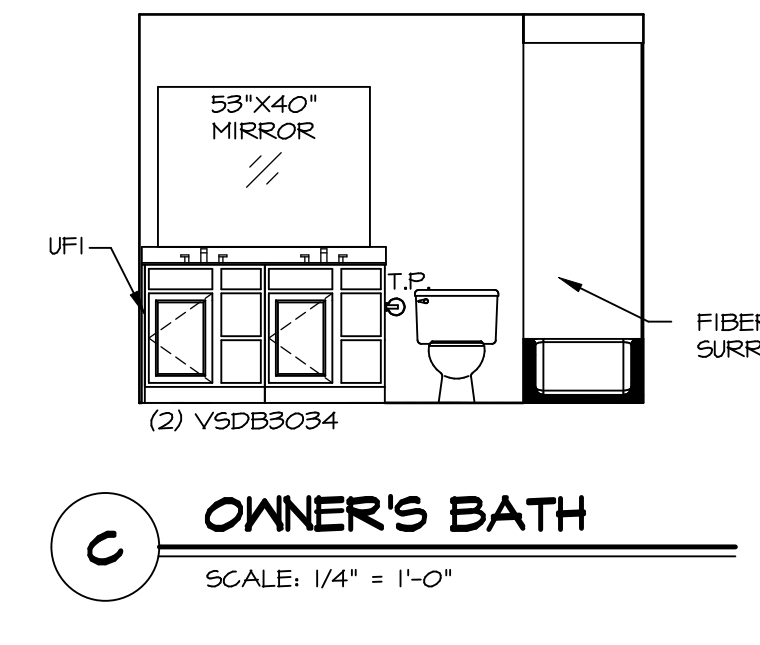
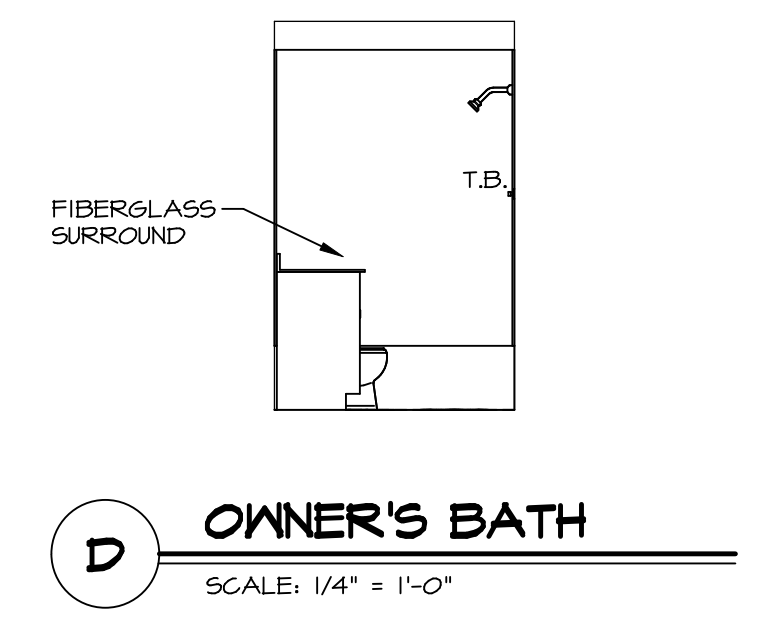
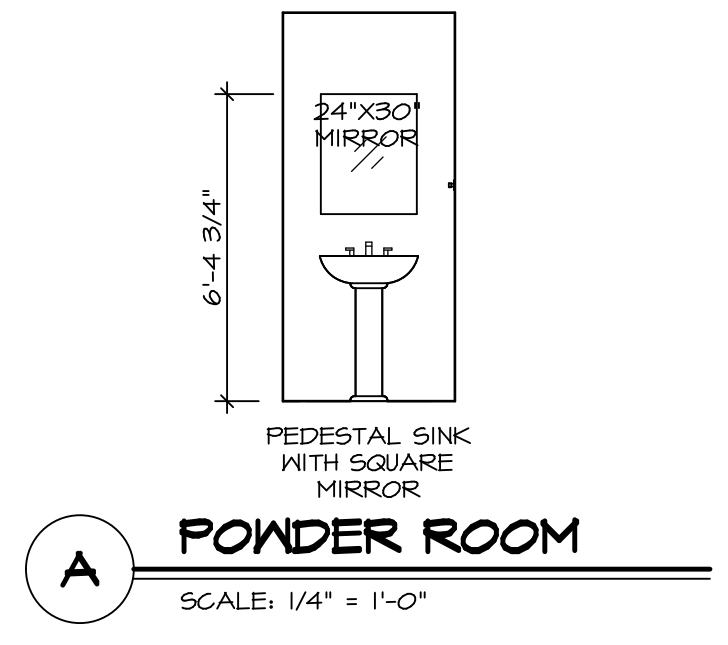
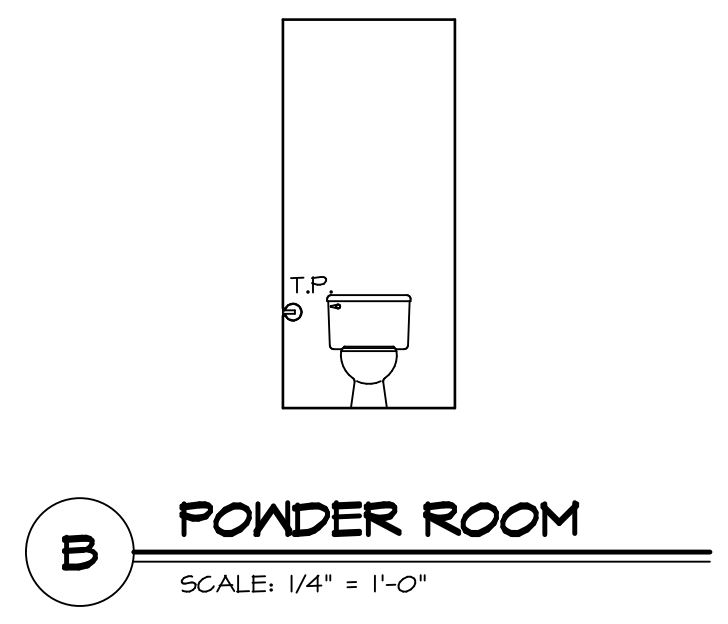


KITCHEN ELEVATION A
SCALE: 3/8" = 1'-0"

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

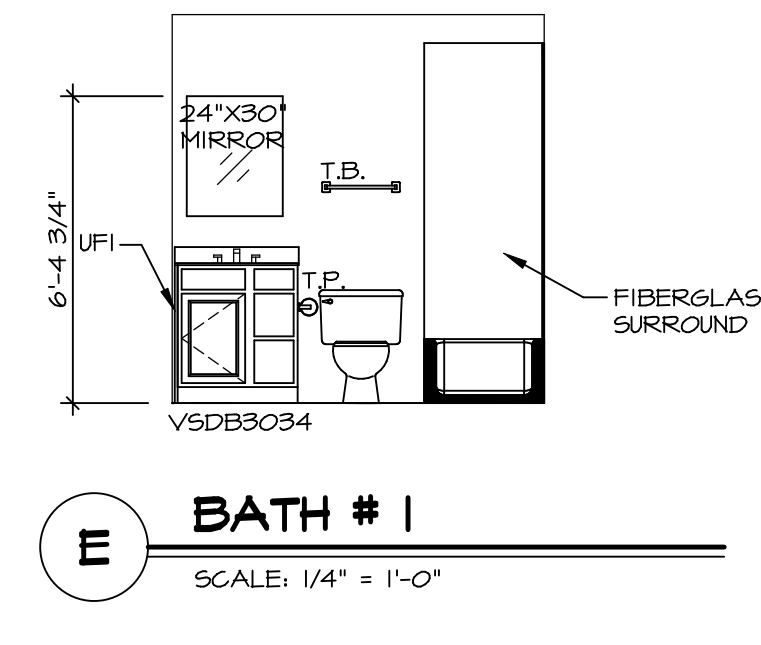
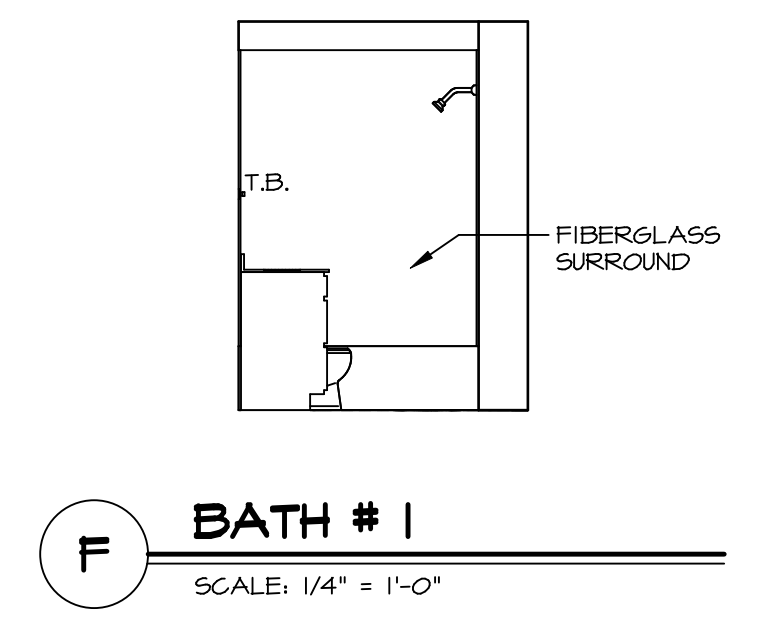
SHEET NO. A-10	MODEL BIRCH	SET NO. BRH00	VERSION 01
		DRAWN BY	DATE:
DRAWING TITLE KITCHEN PLANS AND ELEVATIONS		OPTION	
OPTION DESCRIPTION			
DIV-COMM-LOT-UNIT DCY-SA-5545		COMM-LOT FINNACLE RIDGE - 5545	
STREET ADDRESS 1884 CHARLES CT		CITY DAYTON	STATE OH
APT. NO. DR		ZIP 45424	





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. VERSION DRAWN BY DATE: OPTION	BRHOO 01 BY DATE: OPTION
22	BATH ELEVATIONS		

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DIV-COMM-LOT-UNIT DCY-SA-5545	
COMM-LOT FINNACLE RIDGE - 5545	APT. NO. DR
STREET ADDRESS 1884 CHARLES CT	STATE OH
CITY DAYTON	ZIP 45424