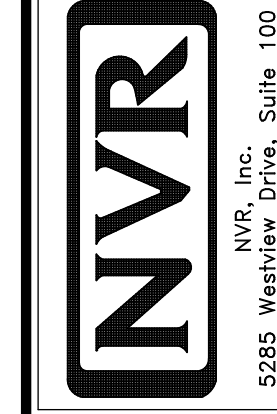


1
A-4 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

SHEET NO.
A-4

MODEL
PLAN 1296
DRAWING TITLE
PLUMBING PLAN

SET NO. P1296
VERSION 02
DRAWN BY RJC
DATE: 12/30/14
OPTION

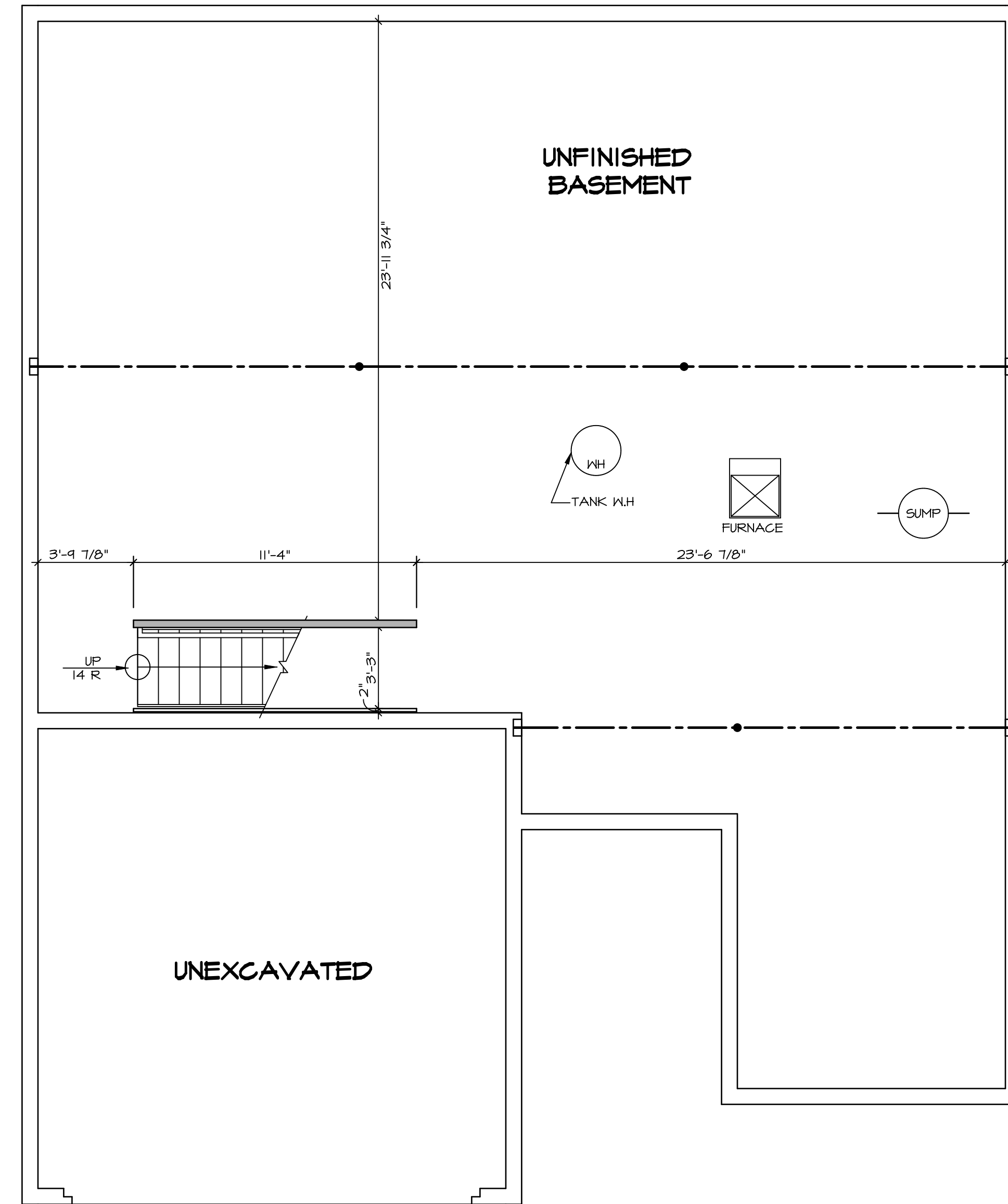


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DIV-COMM-LOT-UNIT
COMM-LOT
STREET ADDRESS
CITY

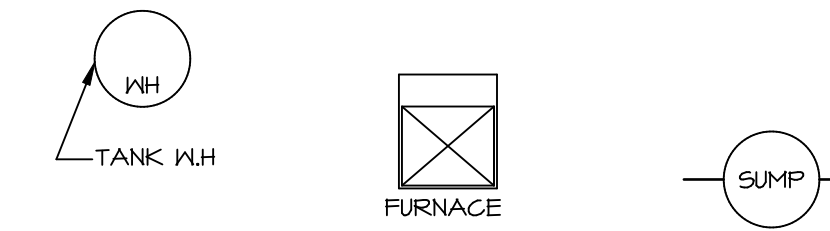
DCY-SA-5549
FINNACLE RIDGE - 5549
1844 CHARLES CT
DAYTON

APT. NO. ---
STATE OH
ZIP 45424



UNFINISHED
BASEMENT

UNEXCAVATED



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" 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 WINDOWS HAVE 1"-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 - 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-(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

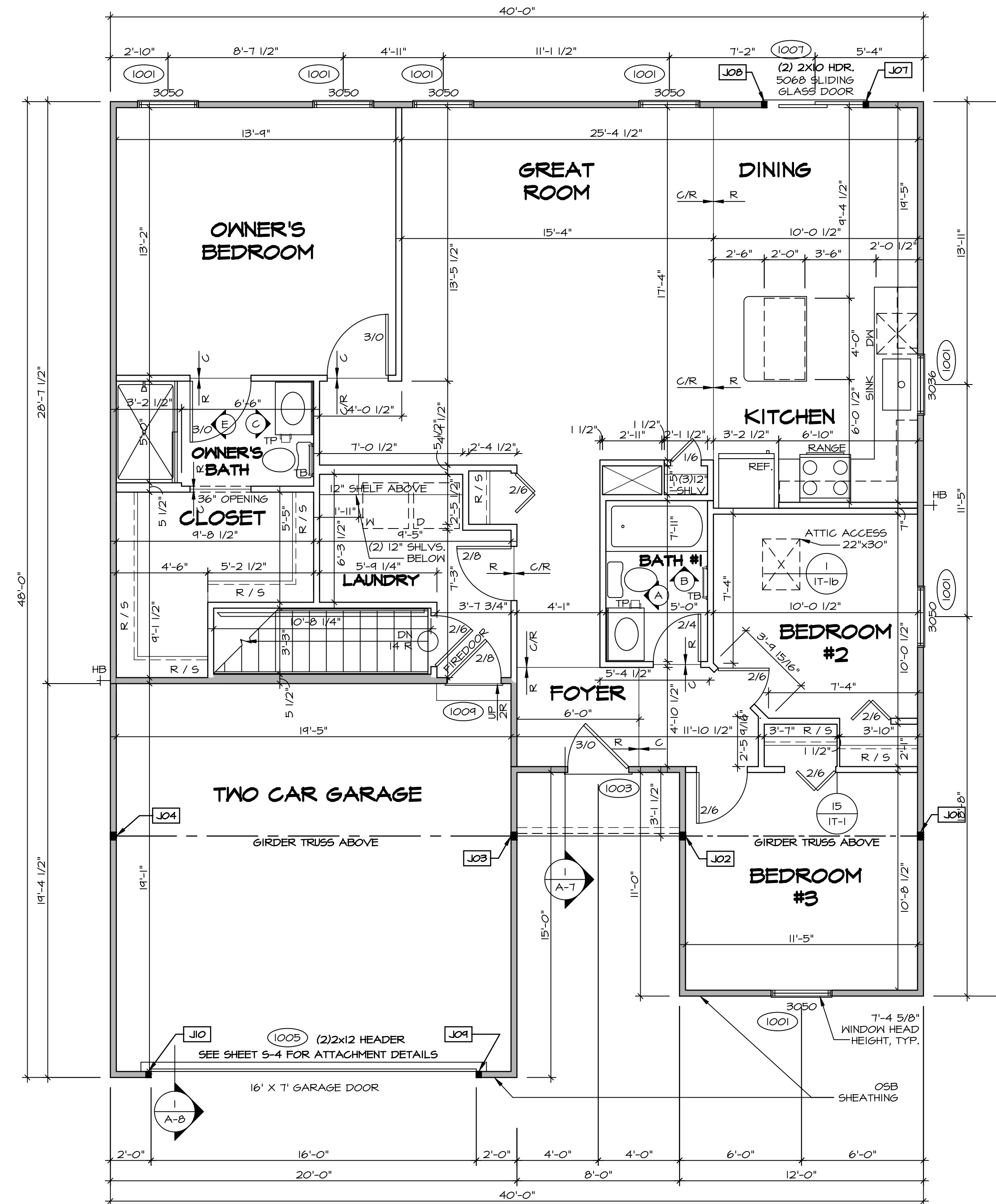
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL PLAN 1296	DRAWING TITLE BASEMENT FLOOR PLAN	SET NO. P1296	DRAWN BY SGA	DATE: 12/12/14	OPTION		
			VERSION 02					
15	PLAN 1296	BASEMENT FLOOR PLAN	DIV-COMM-LOT-UNIT DCY-SA-5549				STATE OH	ZIP 45424
			COMM-LOT FINNACLE RIDGE - 5549					
A-5		1296-P1296-02		DCY-SA-5549\1770008\Sheet\Lot		Specific\15 A-5 BSM\LS.dwg 04/02/20 - 8:20 am		

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Frederick, MD 21703
5285 Washburn Rd

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
JO1	JACK - (3) 2X4 SFF STUD GRADE		1010	
JO2	JACK - (3) 2X4 SFF STUD GRADE		1010	
JO3	JACK - (3) 2X4 SFF STUD GRADE	FBA	1010	
JO4	JACK - (3) 2X4 SFF STUD GRADE	FBA	1010	
JO7	JACK - (2) 2X4 SFF STUD GRADE		1001	
JO8	JACK - (2) 2X4 SFF STUD GRADE		1001	
JO9	JACK - (2) 2X4 SFF STUD GRADE		1005	
JO10	JACK - (2) 2X4 SFF STUD GRADE		1005	



FIRST 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** 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.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHINGS, 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.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO GRIPPLES 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

BIV-COMM-LOT-UNIT
DCY-SA-5549

COMM-LOT
FINNACLE RIDGE - 5549

STREET ADDRESS
1844 CHARLES CT

CITY
DAYTON

STATE
OH

ZIP
45424

APT. NO.

DATE
12/14/14

OPTION

MODEL
PLAN 1296

DRAWING TITLE
FIRST FLOOR PLAN

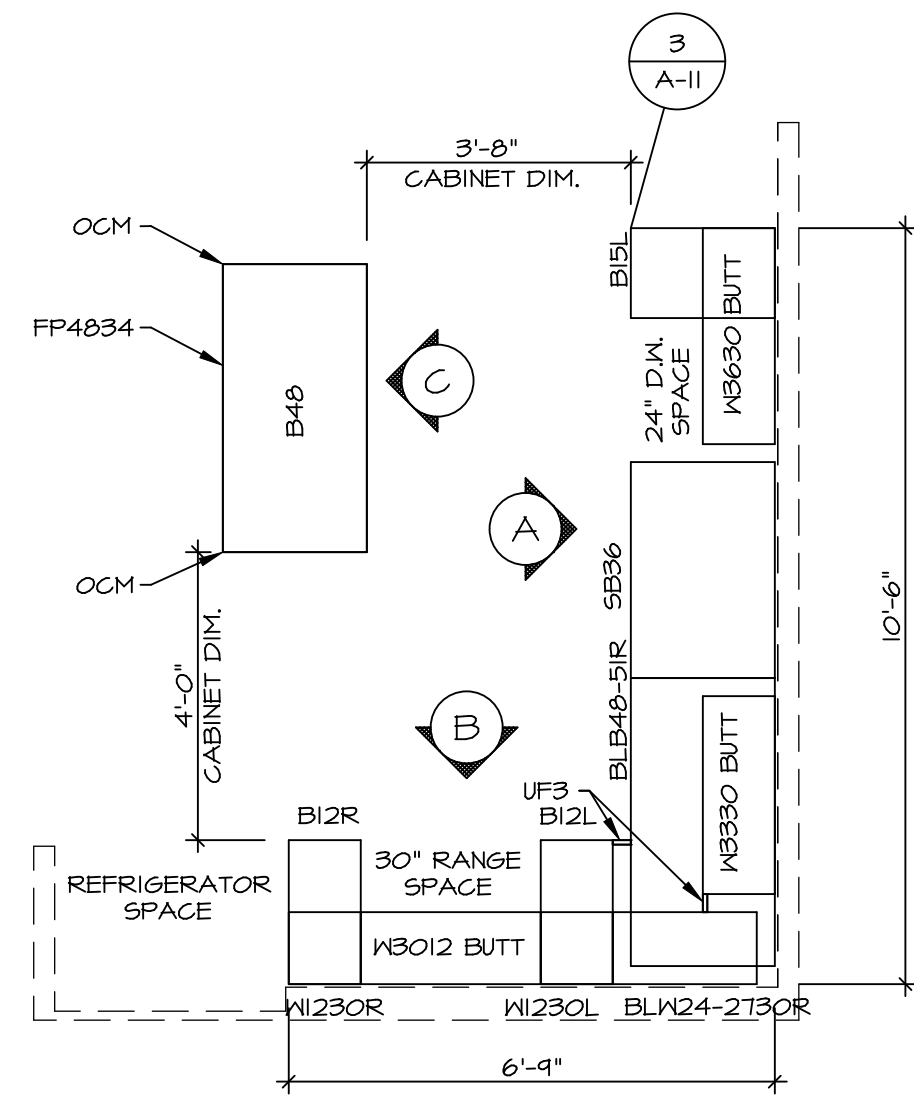
SHEET NO.
A-6

16

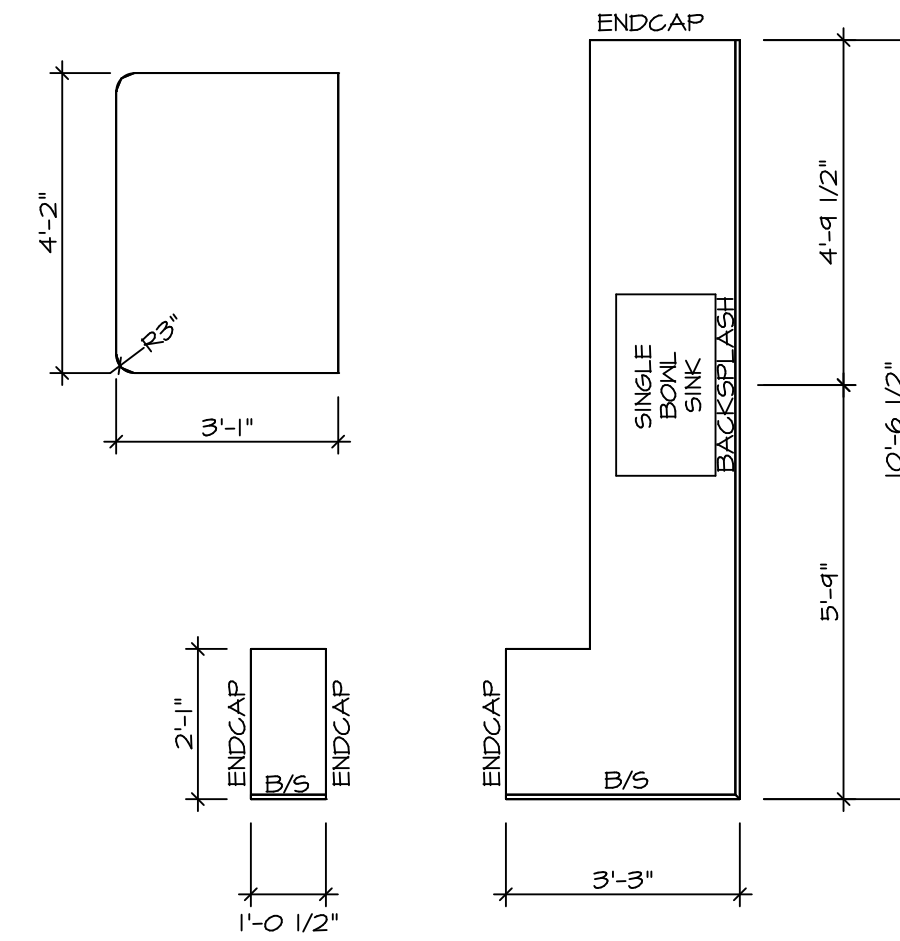
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Frederick, MD 21703

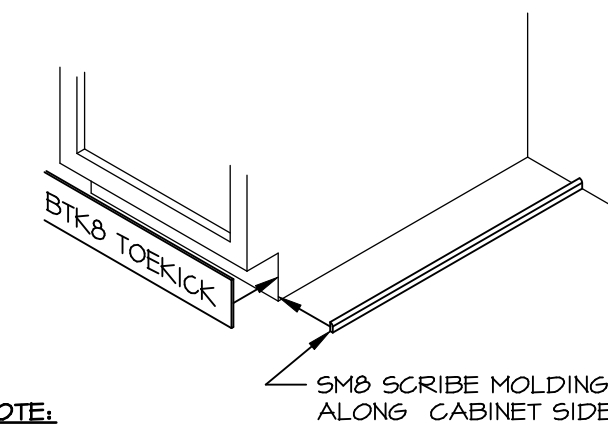
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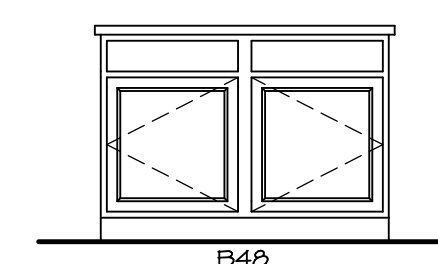
KITCHEN CABINET PLAN / KC-3190
SCALE: 3/8" = 1'-0" A-II



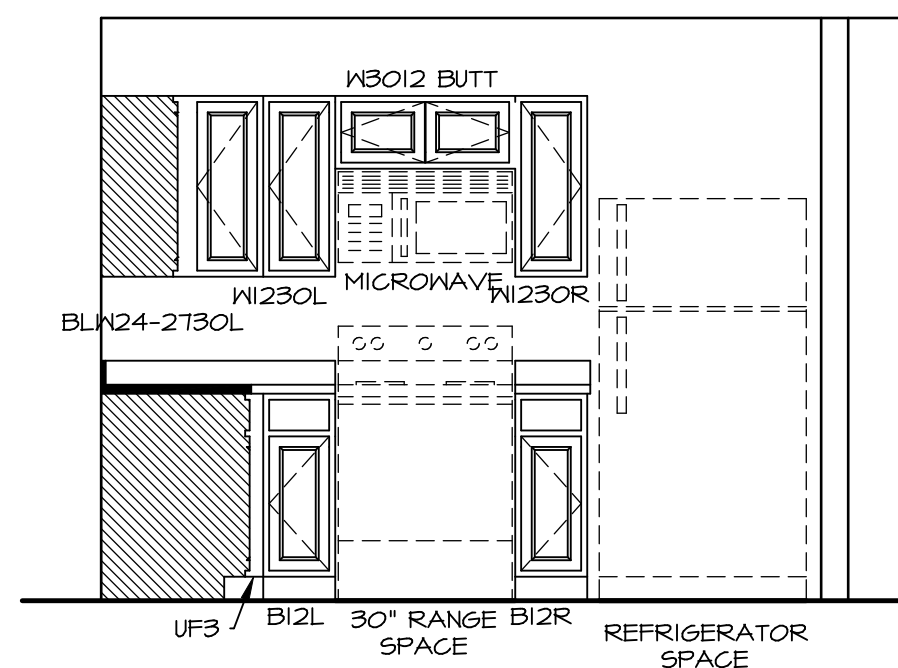
KITCHEN COUNTERTOP PLAN KT-3190
SCALE: 3/8" = 1'-0" A-II



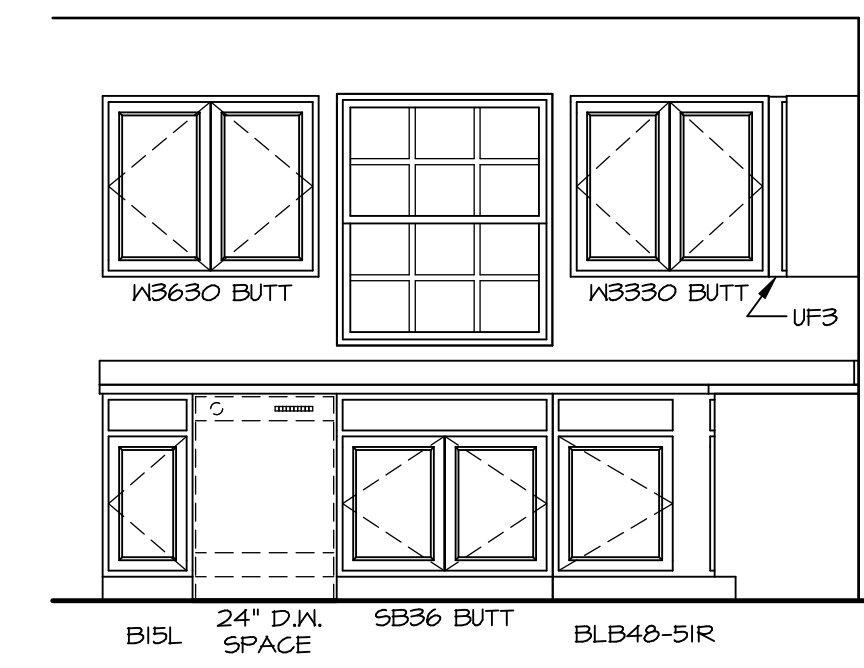
TOEKICK / SCRIBE DETAIL
SCALE: 3/4" = 1'-0" A-II



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

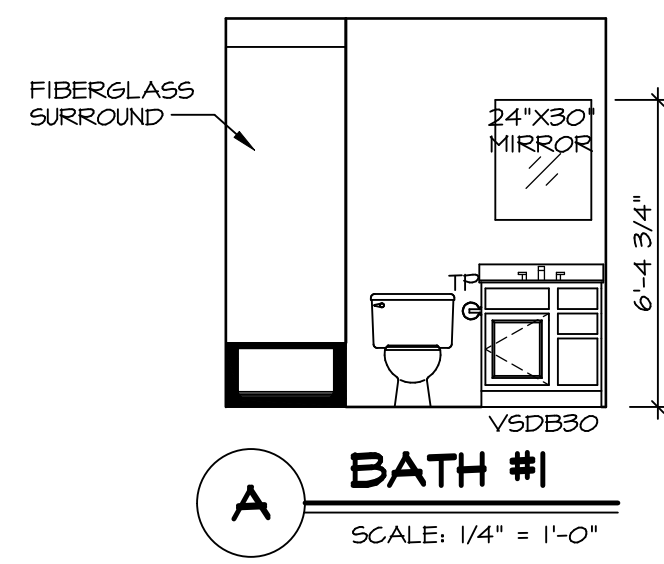


KITCHEN ELEVATION B
SCALE: 3/8" = 1'-0" A-II

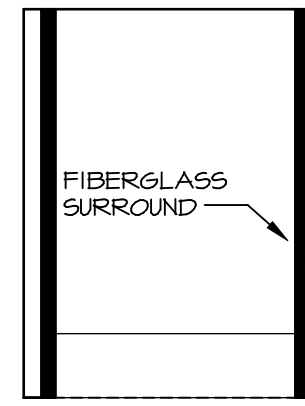


KITCHEN ELEVATION A
SCALE: 3/8" = 1'-0" A-II

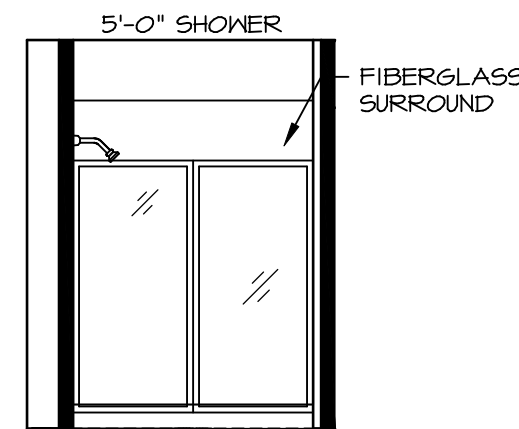
SHEET NO. A-11	MODEL PLAN 1296	DRAWING TITLE KITCHENS	OPTION DESCRIPTION 21	SET NO. P1296 VERSION 02 DRAWN BY RJC DATE: 12/23/15 OPTION	 NVR, Inc. Suite 100 5285 Westgate, Frederick, MD 21703	© NVR, Inc. expressly reserves the right to modify or amend these plans at any time without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.	DIV-COMM-LOT-UNIT DCY-SA-5549
							COMM-LOT FINNACLE RIDGE - 5549
							STREET ADDRESS 1844 CHARLES CT
							CITY STATE OH ZIP DAYTON OH 45424



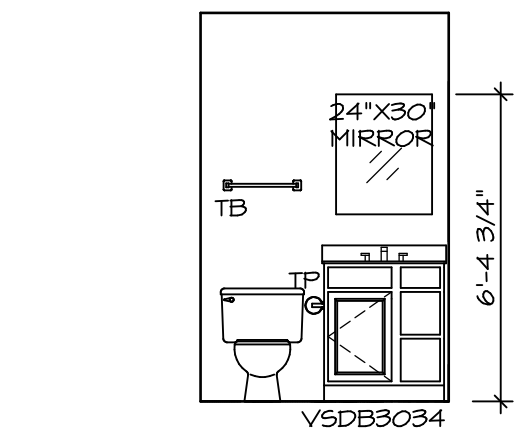
A BATH #1
SCALE: 1/4" = 1'-0"



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



E OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SHOWER "AMA"



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

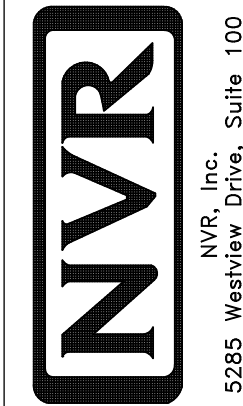
NOTES:

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

SHEET NO. **A-12**
MODEL **PLAN 1296**
DRAWING TITLE **BATH ELEVATIONS**
OPTION DESCRIPTION

22

SET NO. P1296
VERSION 02
DRAWN BY SGA
DATE: 12/19/14
OPTION



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Frederick, MD 21703

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COMM-LOT
PINNACLE RIDGE - 5549
STREET ADDRESS
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CITY DAYTON
STATE OH
ZIP 45424
APT. NO. ----