

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

SHEET NO. A-4  
13

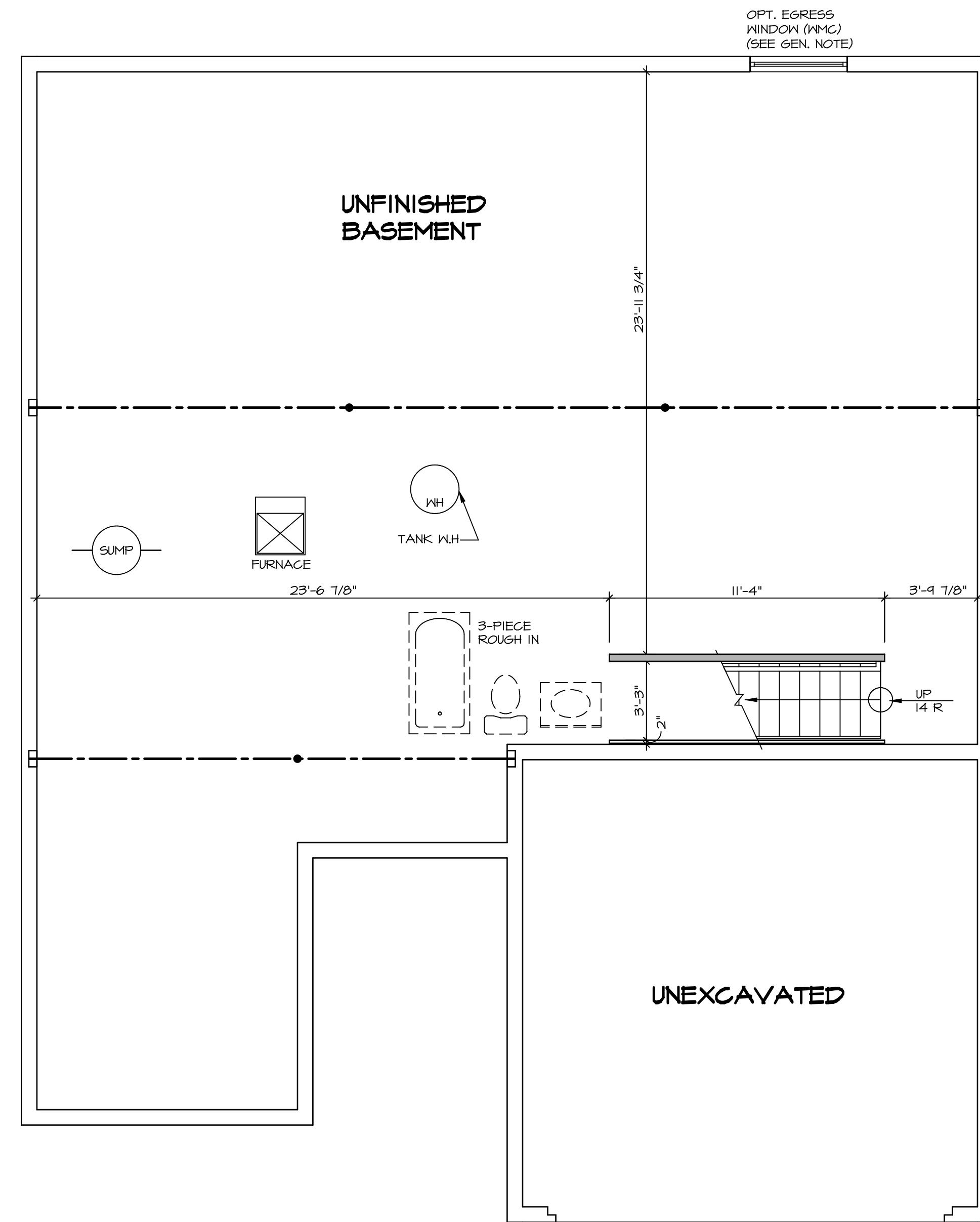
MODEL PLAN 1296  
DRAWING TITLE PLUMBING PLAN  
OPTION DESCRIPTION

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

NVR, Inc.  
5285 Walkersville Rd., Suite 100  
Frederick, MD 21703

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DIV-COMM-LOT-UNIT  
COMM-LOT  
STREET ADDRESS  
CITY STATE OH ZIP  
DCY-SA-5553  
PINNACLE RIDGE - 5553  
1402 CHARLES CT DAYTON OH 45424



**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**

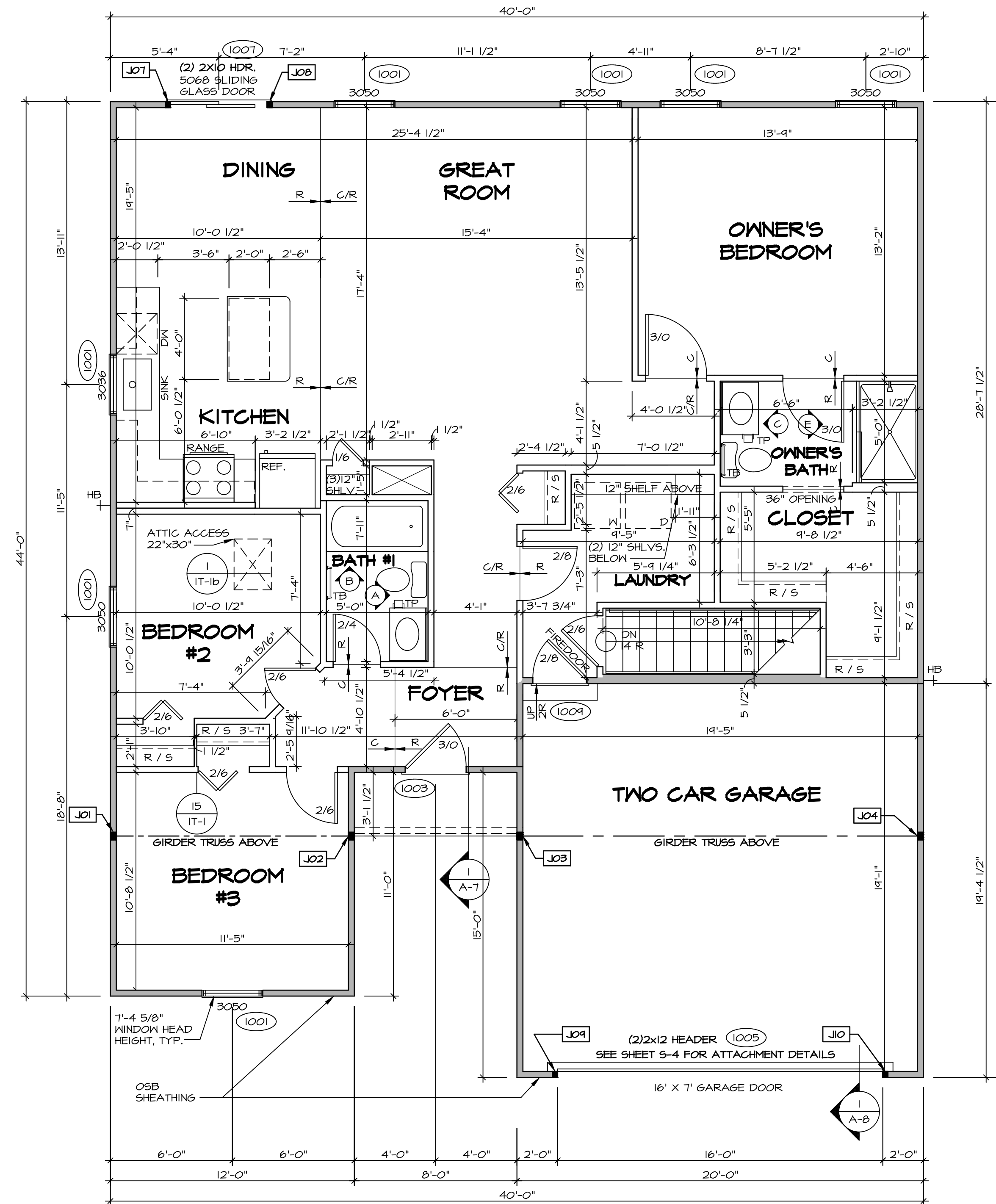
AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

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

SHEET NO. <b>A-5</b>	MODEL <b>PLAN 1296</b>	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	SET NO. P1296	DRAWN BY SGA	DATE: 12/12/14	OPTION
			VERSION 02			
DIV-COMM-LOT-UNIT <b>DCY-SA-5553</b>		COMM-LOT <b>PINNACLE RIDGE - 5553</b> STREET ADDRESS <b>1402 CHARLES CT</b> CITY DAYTON STATE OH ZIP 45424				
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		NVR, Inc. Suite 100 5285 Westfield Rd. Frederick, MD 21703				
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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	



**LEGEND**

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACK
- 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 SHEATHING, ALL INTERIOR WALLS TO BE 5 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 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO GRIPPLIES 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**

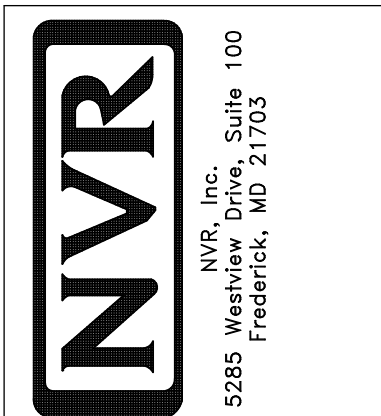
AT GARAGE:  
 GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

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

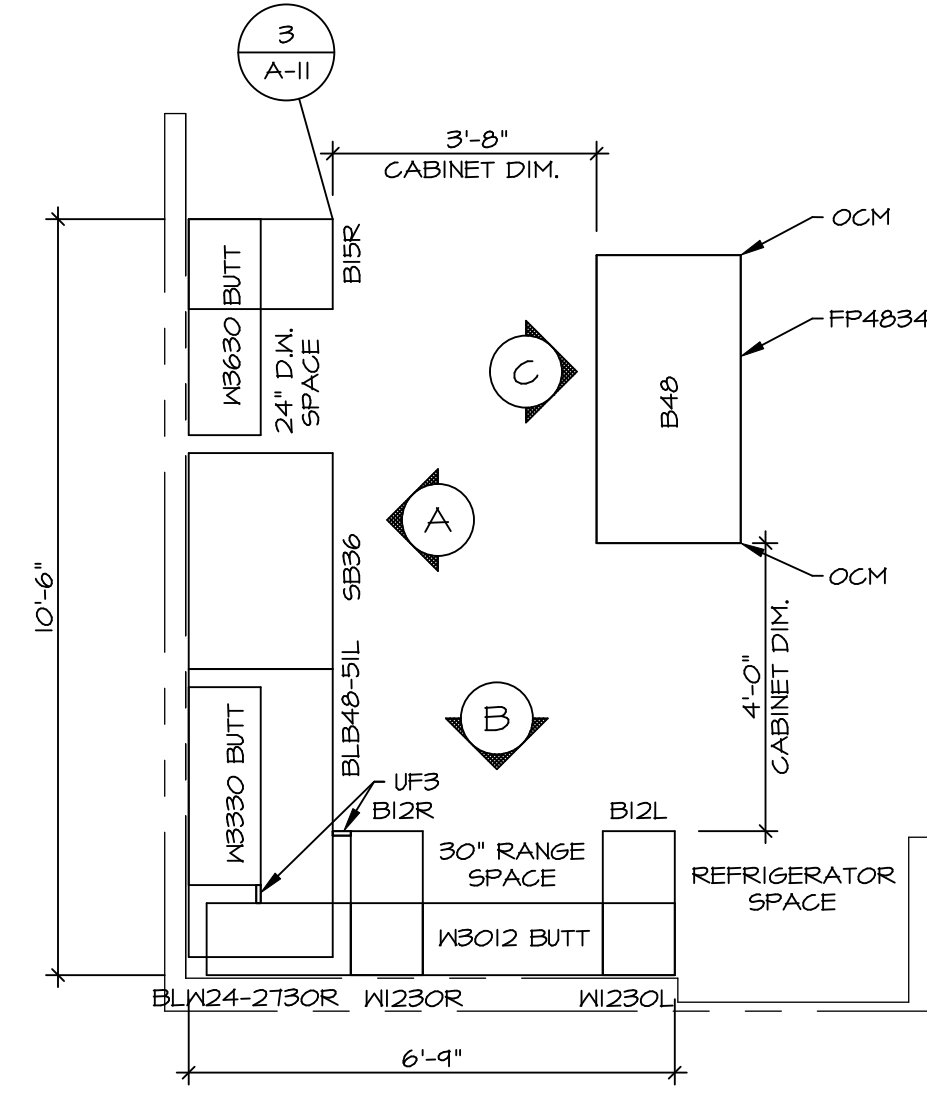
BIV-COMM-LOT-UNIT  
**DCY-SA-5553**  
 COMM-LOT  
 PINNACLE RIDGE - 5553  
 STREET ADDRESS  
 1402 CHARLES CT  
 CITY DAYTON  
 STATE OH  
 ZIP 45424

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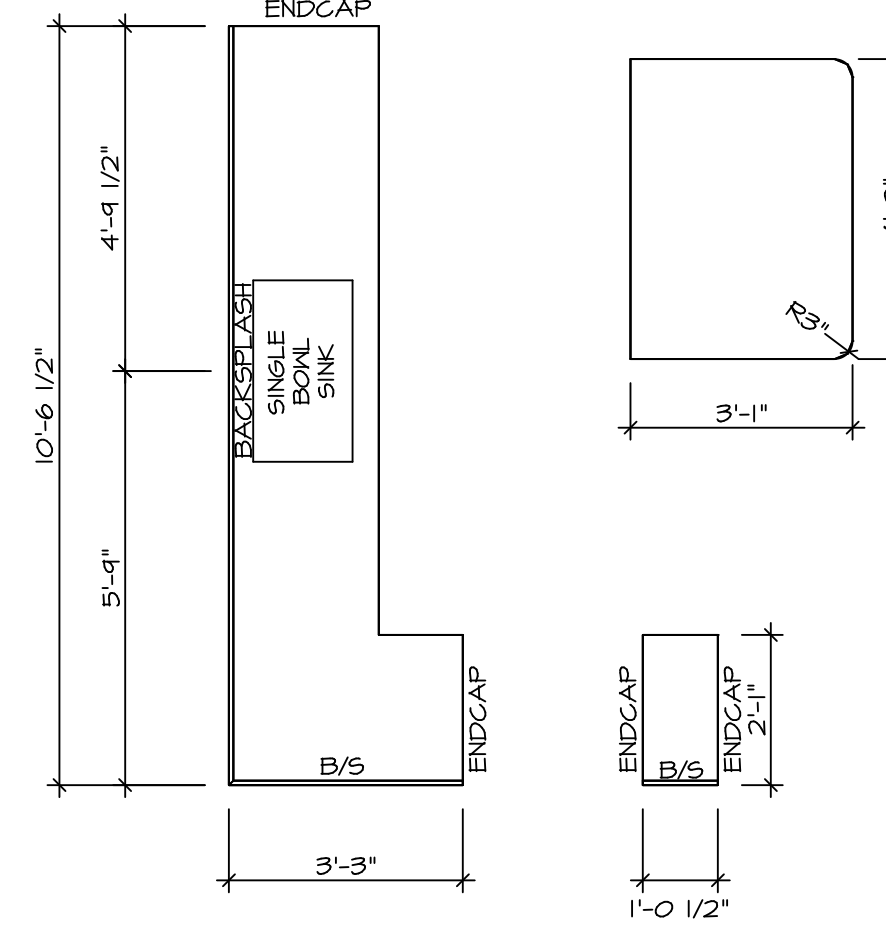


SET NO. P1296  
 VERSION 02  
 DRAWN BY SGA  
 DATE: 12/14/14  
 OPTION

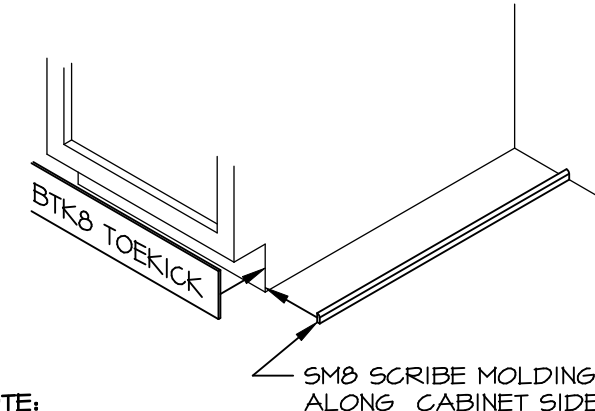
MODEL PLAN 1296  
 DRAWING TITLE FIRST FLOOR PLAN  
 SHEET NO. A-6  
 OPTION DESCRIPTION



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



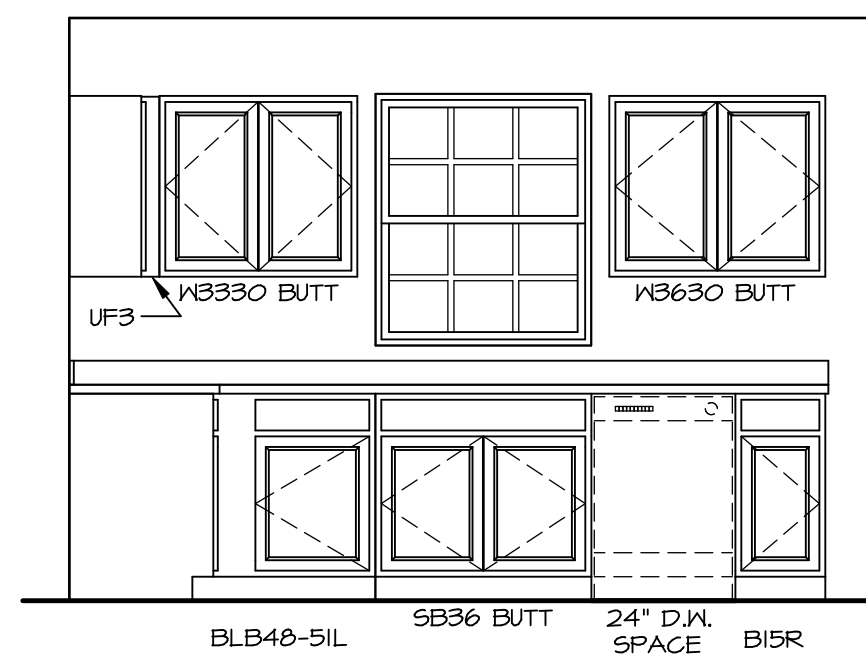
2  
A-II **KITCHEN COUNTERTOP PLAN KT-3190**  
SCALE: 3/8" = 1'-0"



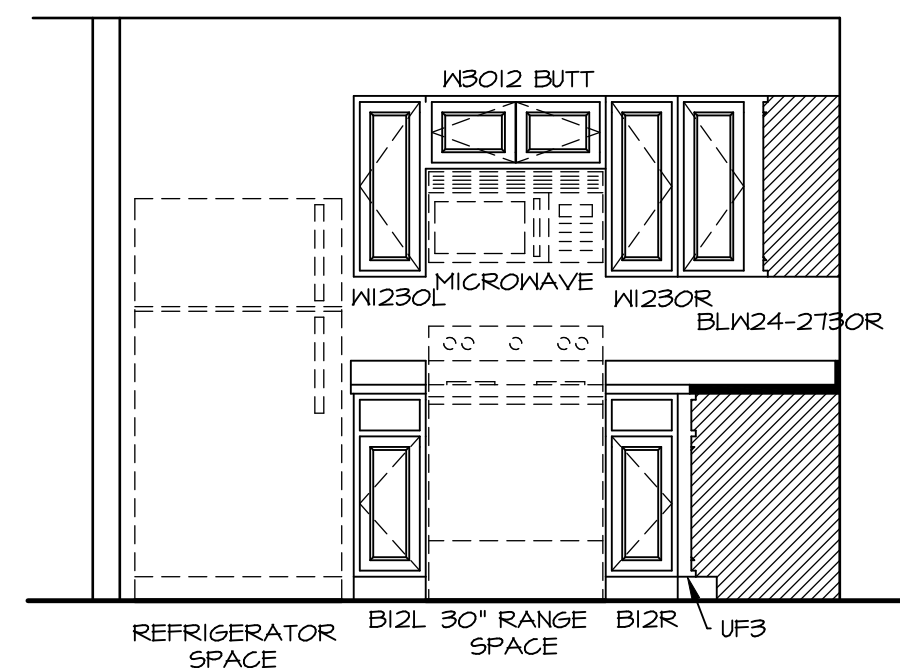
NOTE:  
OMIT SMO SCRIBE MOLDING AT DISHWASHER SPACES

BT&S TOEKICK  
SMO SCRIBE MOLDING ALONG CABINET SIDES

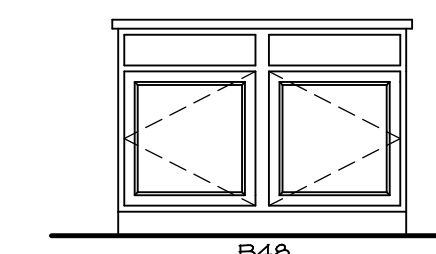
3  
A-II **TOEKICK / SCRIBE DETAIL**  
SCALE: 3/4" = 1'-0"



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



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



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

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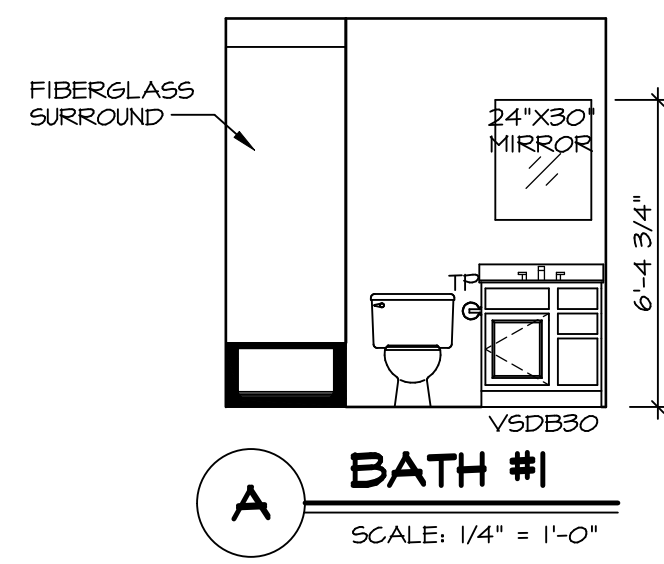
SET NO. P1296  
VERSION 02  
DRAWN BY RJC  
DATE: 12/23/15  
OPTION

MODEL  
**PLAN 1296**  
DRAWING TITLE  
KITCHENS  
OPTION DESCRIPTION

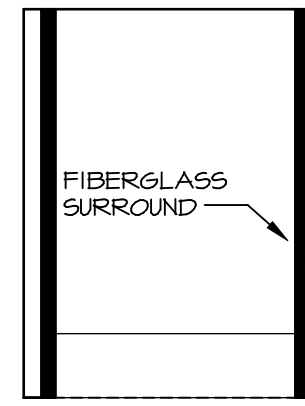
SHEET NO.  
**A-11**  
21

DIV-COMM-LOT-UNIT  
**DCY-SA-5553**

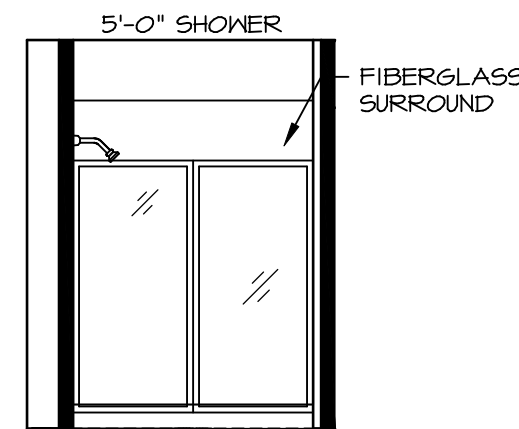
COMM-LOT  
PINNACLE RIDGE - 5553  
STREET ADDRESS  
1402 CHARLES CT  
CITY DAYTON OH  
STATE OH  
APT. NO. ---  
ZIP 45424



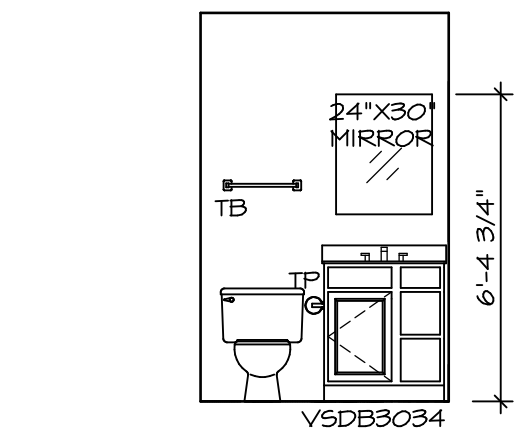
**A BATH #1**  
SCALE: 1/4" = 1'-0"



**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:**

- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
- ALL BATH ELEVATIONS ARE SHOWN PER PLAN.
- 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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DIV-COMM-LOT-UNIT  
COMM-LOT  
Pinnacle Ridge - 5553

STREET ADDRESS  
1402 CHARLES CT  
CITY DAYTON  
STATE OH  
ZIP 45424

APT. NO. ----

DCY-SA-5553

PLAN 1296