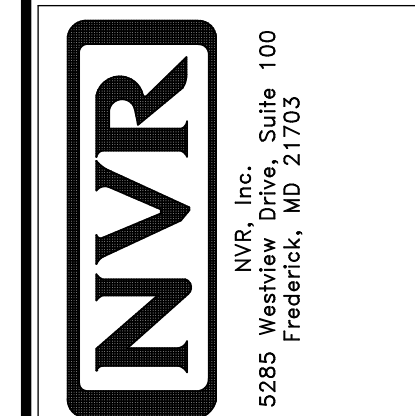


PLUMBING PLAN
SCALE: 1/4" = 1'-0"

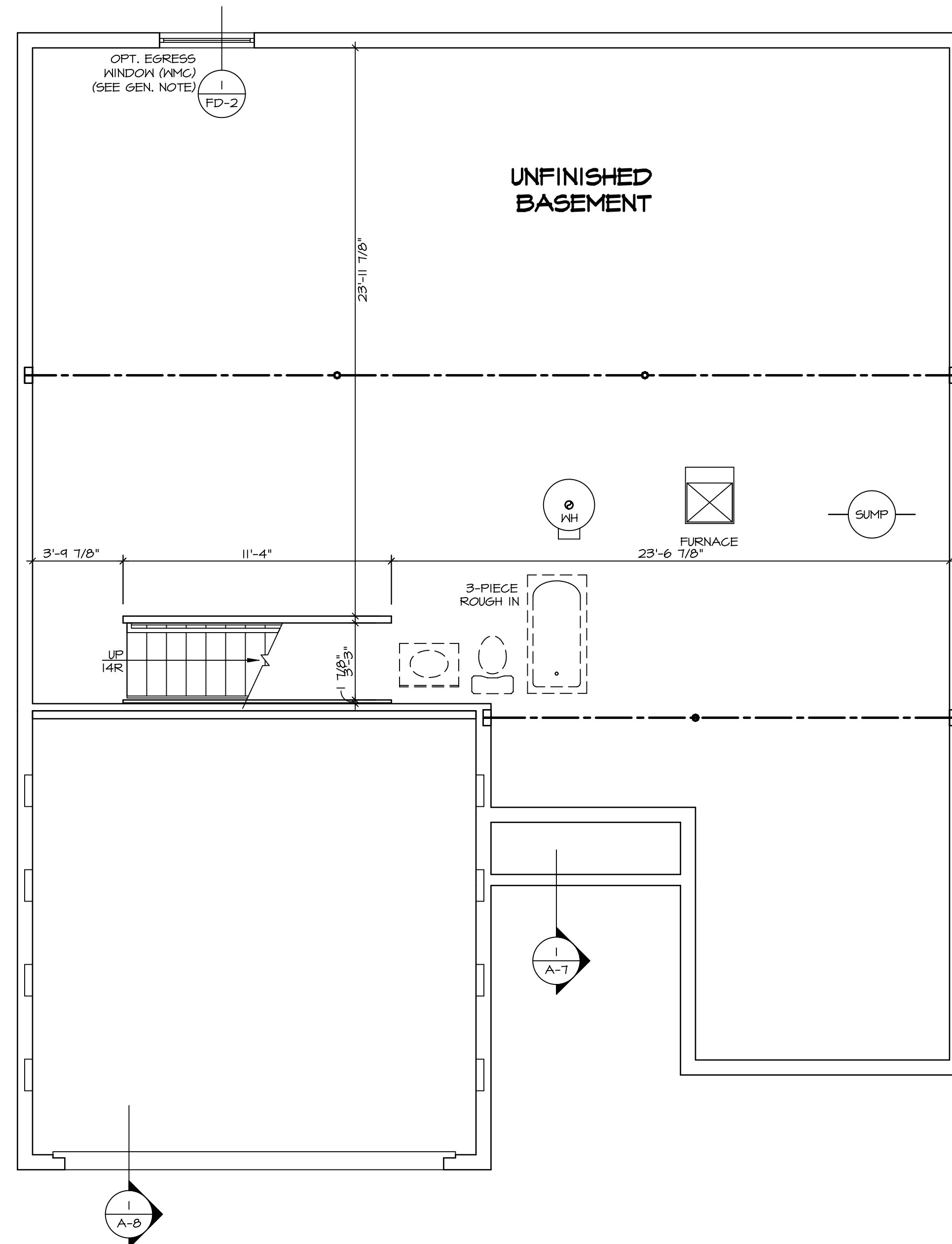
NOTE
RADON REMEDIATION
RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
STACK REQUIREMENTS:
 - 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
 - NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
 - PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
 - ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
 - SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

SHEET NO. A-4	MODEL SPRUCE	SET NO. SPC00
OPTION DESCRIPTION 5	DRAWING TITLE PLUMBING PLAN	VERSION 01
	DATE 12/30/14	DRAWN BY RJC



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DIV-COMM-LOT-UNIT
DCY-SA-5558
 COMM-LOT
 FINNACLE RIDGE - 5558
 STREET ADDRESS
 1886 ANELLA WAY
 CITY DAYTON
 STATE OH
 ZIP 45424
 APT. NO. ----



LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
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.
 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.
 4. 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 WINDOWS HAVE 1"-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
 9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 10. TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

GYPSUM NOTES

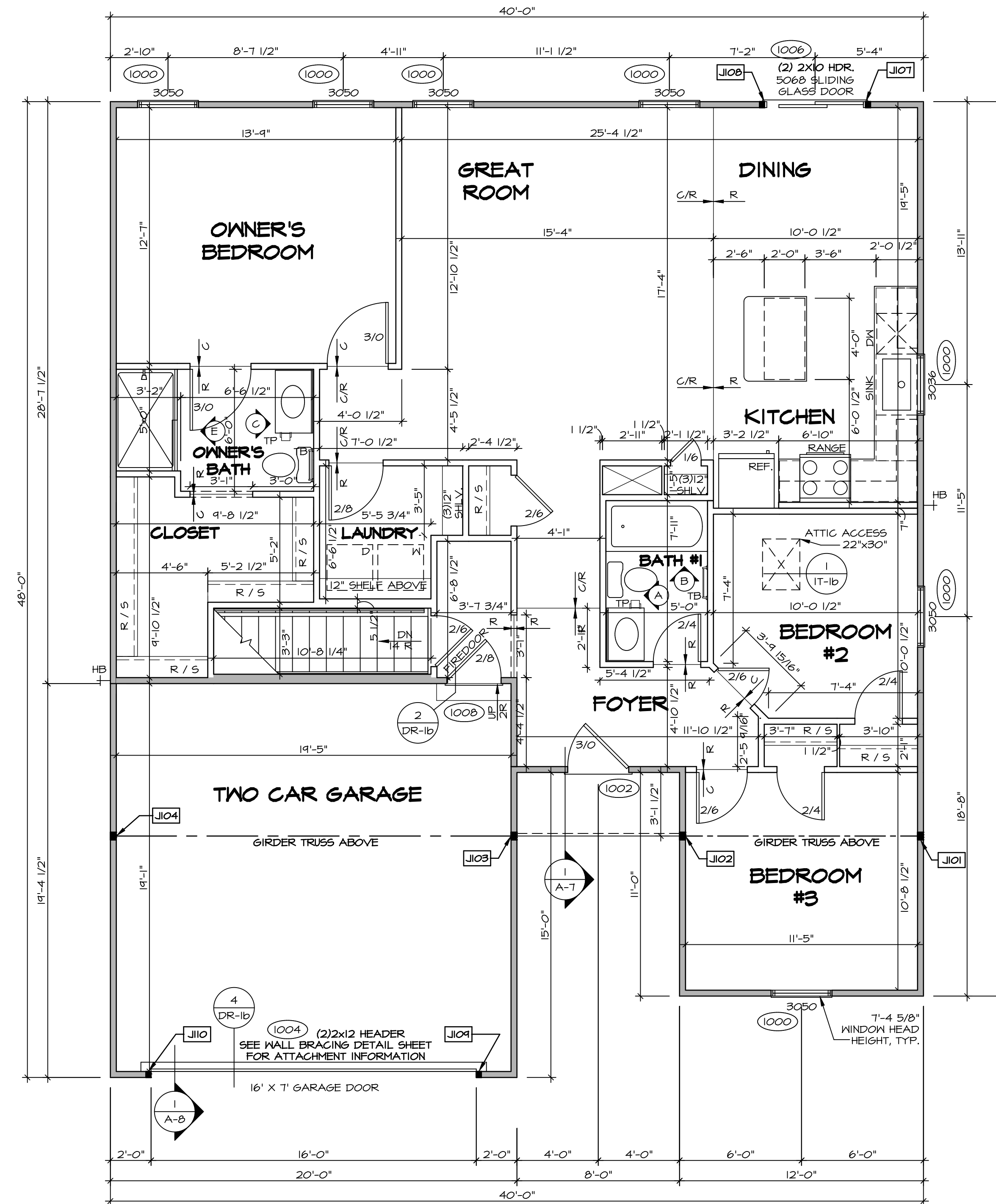
AT GARAGE:
 GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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 SPRUCE	DRAWING TITLE BASEMENT FLOOR PLAN	OPTION DESCRIPTION 6
SET NO. SF000 VERSION 01		DRAWN BY ASJ DATE: 06/14/19 OPTION	
 <small>NVR, Inc. Suite 100 5285 Westfield Rd. Frederick, MD 21703</small>			
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<small>BIV-COMM-LOT-UNIT DCY-SA-5558 COMM-LOT FINNACLE RIDGE - 5558 STREET ADDRESS 1886 AMELIA WAY CITY DAYTON STATE OH ZIP 45424</small>			

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J101	JACK - (3) 2X4 SFF STUD GRADE		1010	
J102	JACK - (3) 2X4 SFF STUD GRADE		1010	
J103	JACK - (3) 2X4 SFF STUD GRADE		1010	
J104	JACK - (3) 2X4 SFF STUD GRADE		1010	
J107	JACK - (2) 2X4 SFF STUD GRADE		1006	
J108	JACK - (2) 2X4 SFF STUD GRADE		1006	
J109	JACK - (2) 2X4 SFF STUD GRADE		1004	
J110	JACK - (2) 2X4 SFF STUD GRADE		1004	



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 5/8" 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 GRIPPLERS 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"

DCY-SA-5558

BIV-COMM-LOT-UNIT
 COMM-LOT
 FINNACLE RIDGE - 5558
 STREET ADDRESS
 1886 ANHELLA WAY
 CITY DAYTON STATE OH ZIP 45424

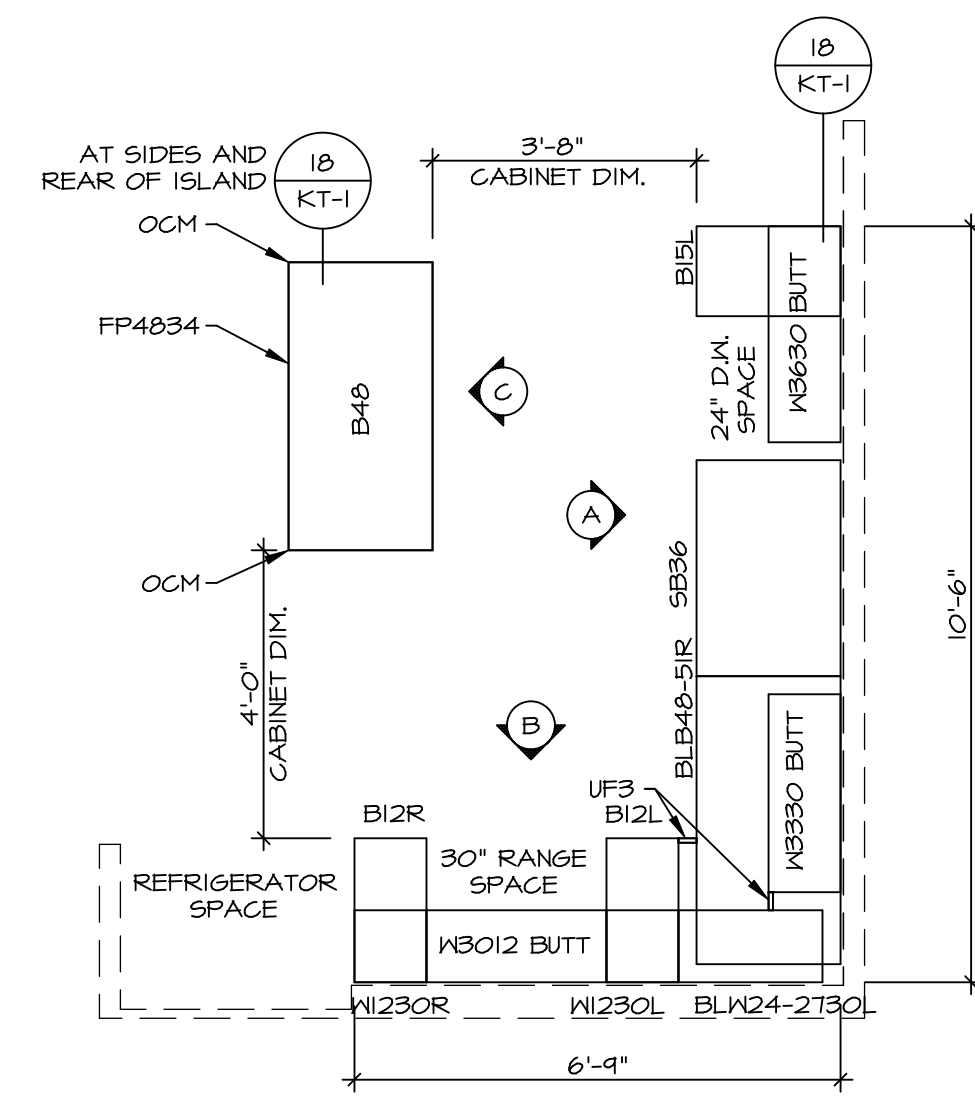
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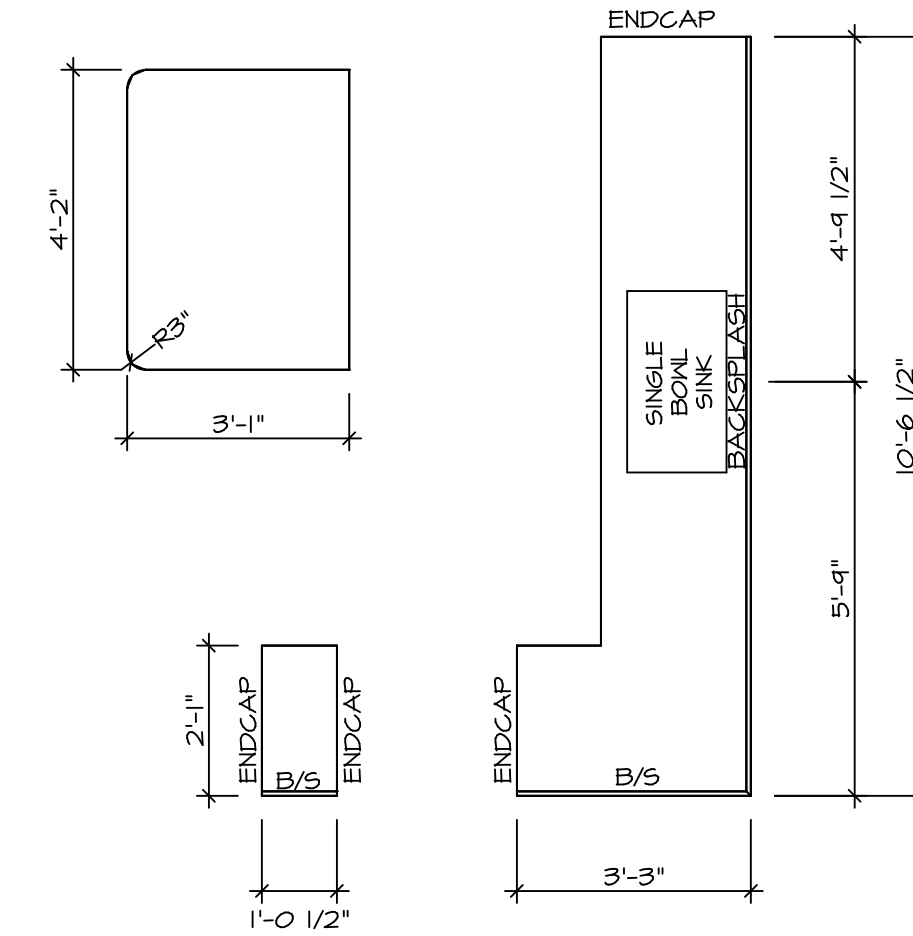
SET NO. SPC00
 VERSION 01
 DRAWN BY SGA
 DATE: 12/14/14
 OPTION

MODEL: SPRUCE
 DRAWING TITLE: FIRST FLOOR PLAN
 SHEET NO. A-6
 OPTION DESCRIPTION: 7

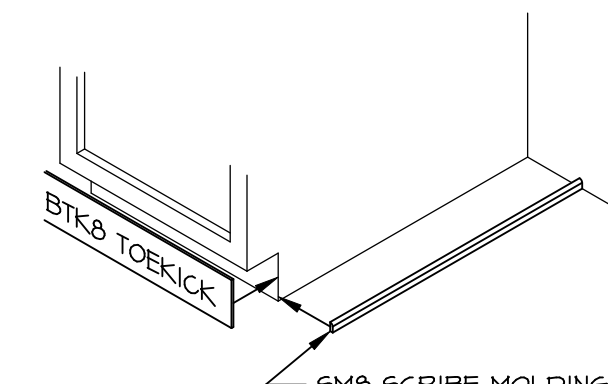
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KITCHEN CABINET PLAN / KC-3641
 KITCHEN VENTILATION RE-CIRCULATING "KFI" SCALE: 3/8" = 1'-0" A-II

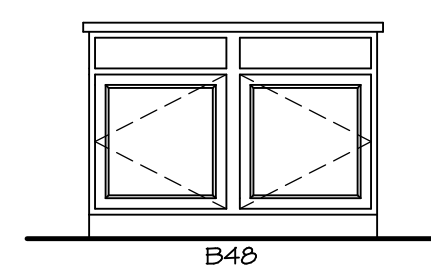


KITCHEN COUNTERTOP PLAN KT-3641
 SCALE: 3/8" = 1'-0" A-II

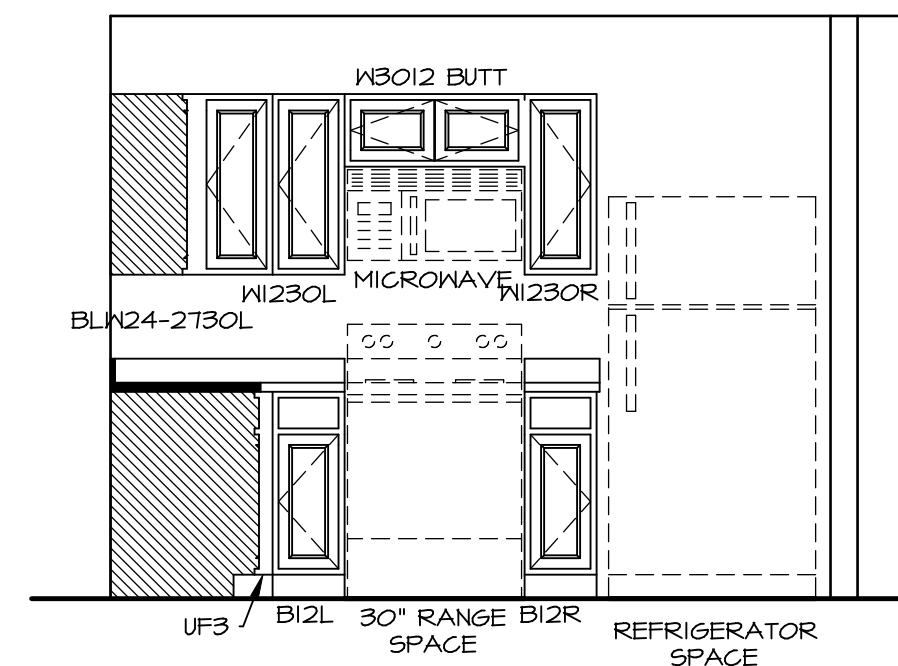


NOTE: OMIT SMO SCRIBE MOLDING AT DISHWASHER SPACES

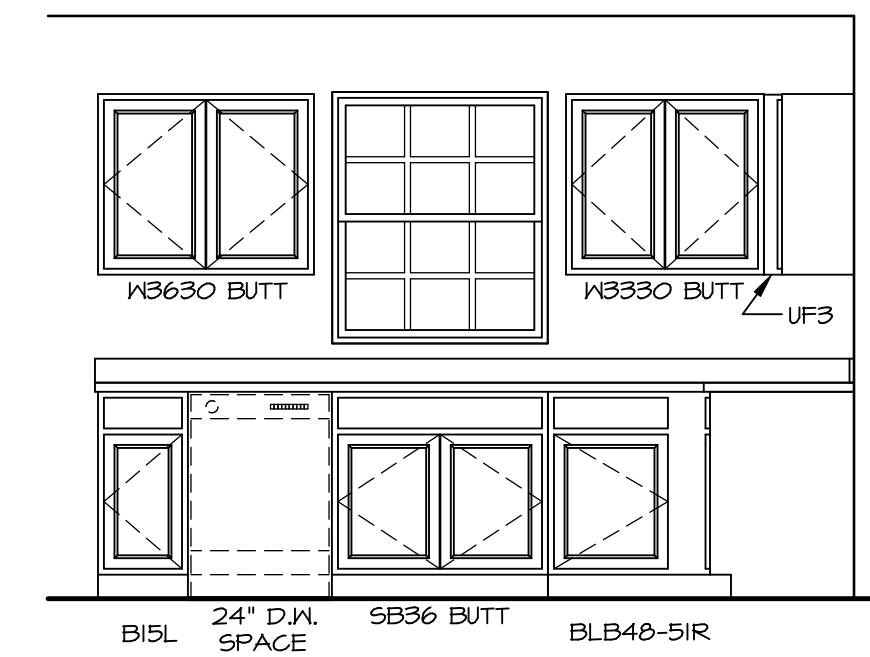
TOEKICK / SCRIBE DETAIL
 SCALE: 3/4" = 1'-0" A-II



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



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



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

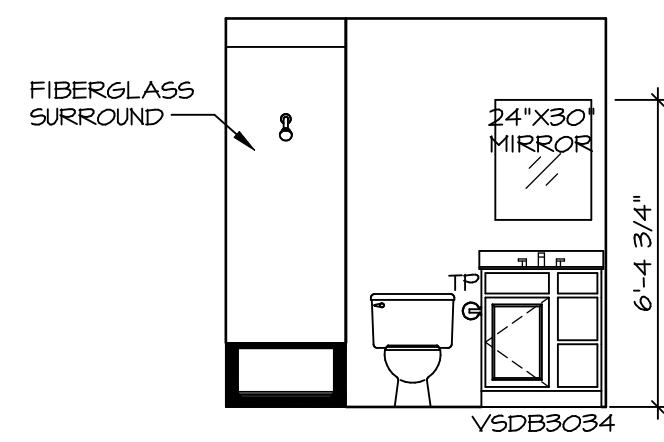
NOTES:
 1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

SHEET NO. A-II	MODEL SPRUCE	SET NO. SPC00	VERSION 01
		DRAWN BY RJC	DATE: 12/23/15
OPTION DESCRIPTION 	DRAWING TITLE KITCHENS	OPTION	
		DRAWING NO. DCY-SA-5558	
DIV-COMM-LOT-UNIT		COMM-LOT	
STREET ADDRESS 1886 ANABELLA WAY		APT. NO. ----	
CITY DAYTON		STATE OH	ZIP 45424

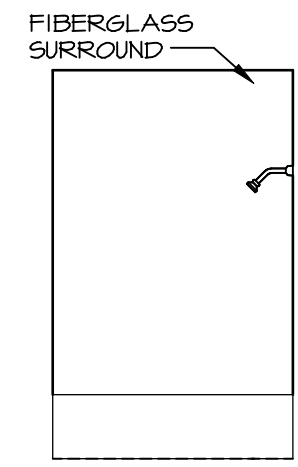
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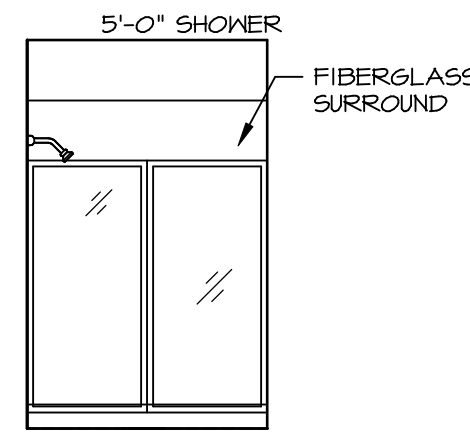
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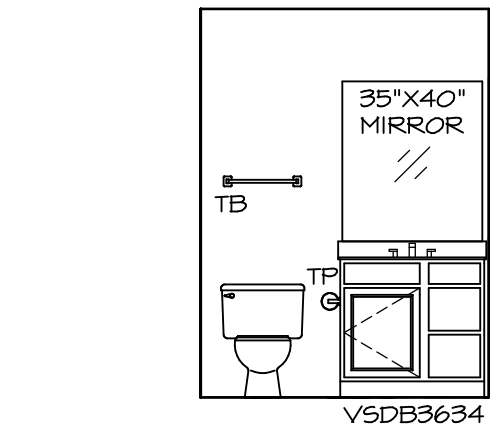
A BATH #1
SCALE: 1/4" = 1'-0"



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



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



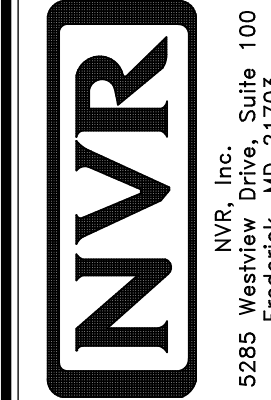
C OWNER'S BATH
SCALE: 1/4" = 1'-0"

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 **SPRUCE**
DRAWING TITLE **BATH ELEVATIONS**
OPTION DESCRIPTION

SET NO. **SPC00**
VERSION **01**
DRAWN BY **SGA**
DATE: **12/19/14**
OPTION



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

STATE OH
ZIP 45424

DCY-SA-5558

APT. NO. ---
A-12