

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

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



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DIV-COMM-LOT-UNIT  
**DCY-SA-5565**  
COMM-LOT  
PINNACLE RIDGE - 5565  
STREET ADDRESS  
1881 ANELIA WAY  
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

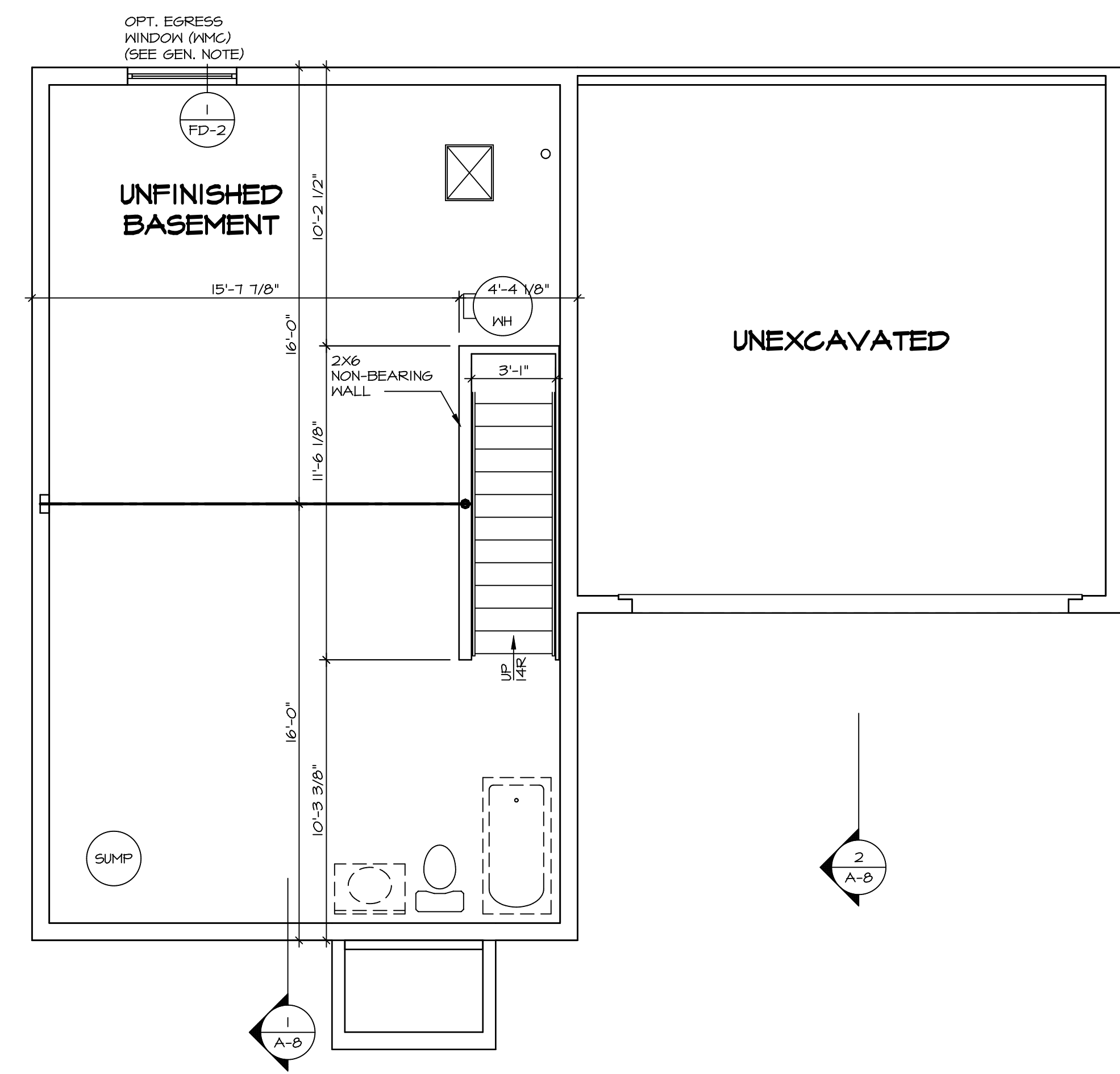
- FLOOR PLAN NOTES** RYAN
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL 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, CEILINGS, 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-B		
2 A-B		



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

SHEET NO. <b>A-5</b>	MODEL <b>BIRCH</b>	SET NO. <b>BRH00</b>	VERSION <b>01</b>
		DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	DRAWN BY
16	OPTION DESCRIPTION	DATE:	OPTION
		DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	

DCY-SA-5565

1881 ANAVELIA WAY  
DAYTON OH 45424

5285 Washington Blvd, Suite 100  
Frederick, MD 21703

10/15/20 - 9:27 am

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  $\frac{1}{2}$ " HEADER HEIGHT UNLESS OTHERWISE NOTED

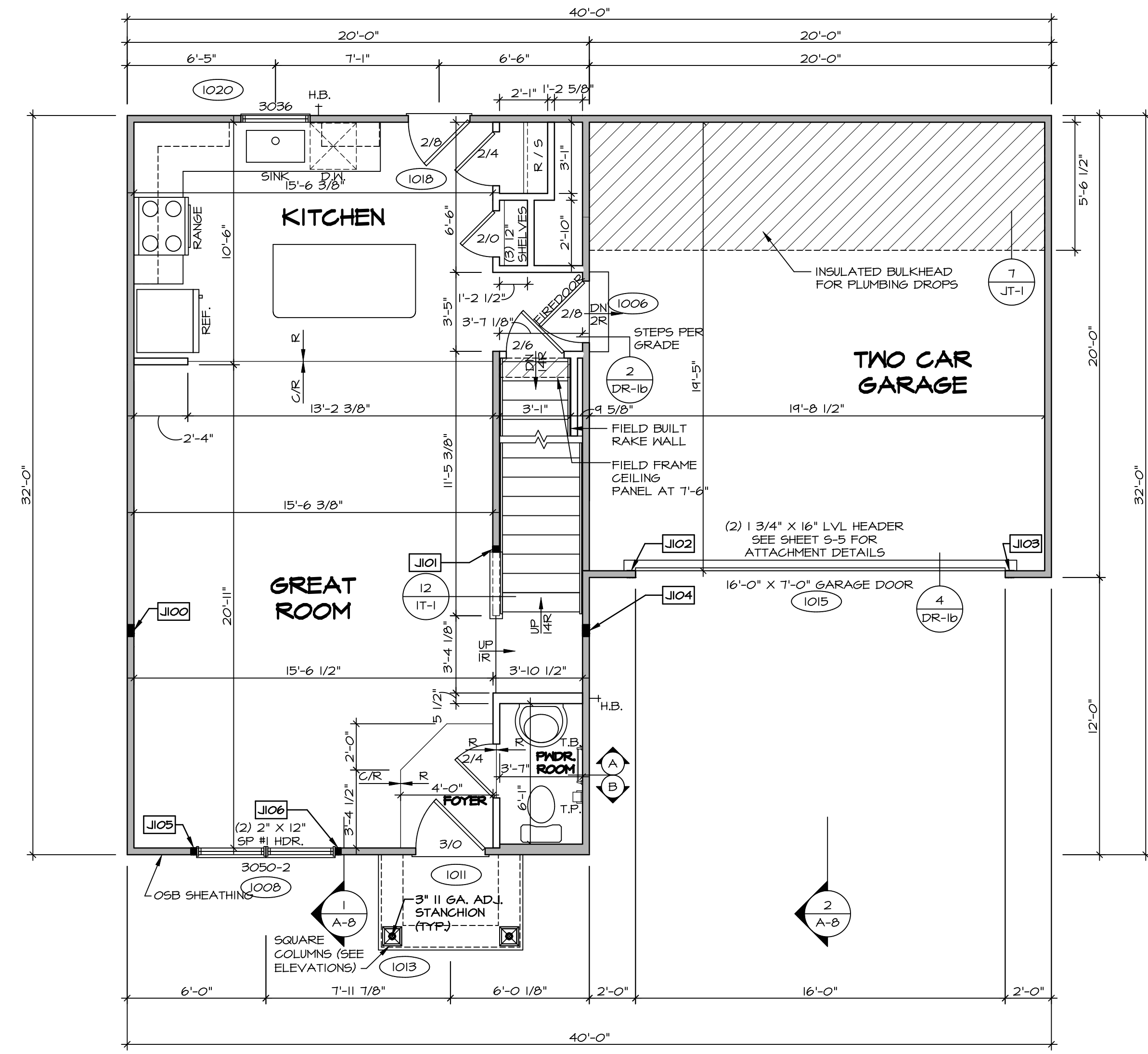
**FLOOR PLAN NOTES** RYAN

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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- SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
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**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.

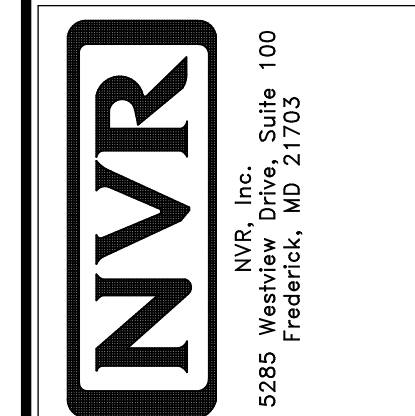
**AT STAIRS:**  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



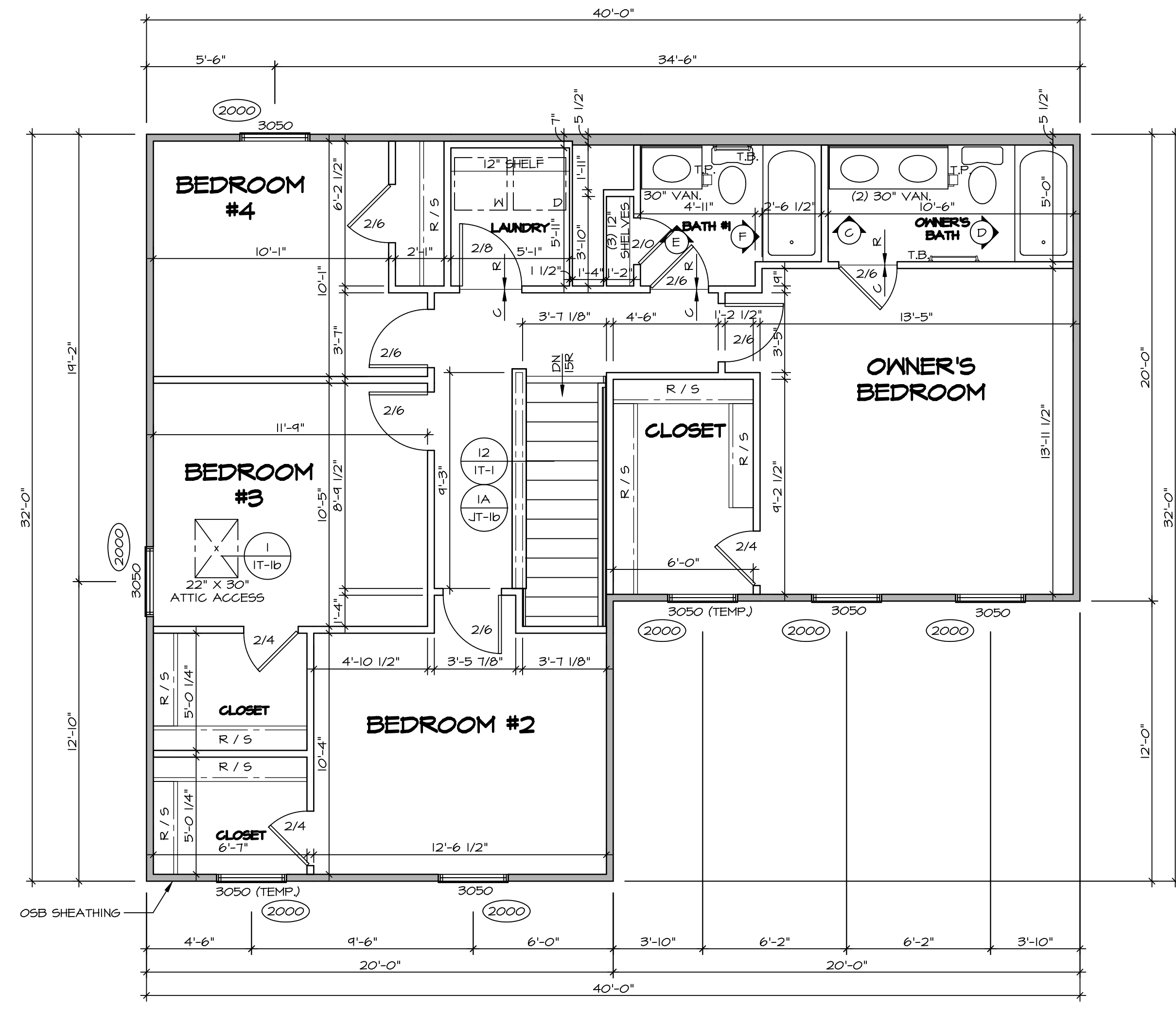
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

DIV.-COMM.-LOT-UNIT  
**DCY-SA-5565**  
COMM.-LOT  
FINNACLE RIDGE - 5565  
STREET ADDRESS  
1881 ANEMIA WAY  
CITY DAYTON  
STATE OH  
ZIP 45424

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SHEET NO. <b>A-6</b>	MODEL <b>BIRCH</b>	SET NO. BRH00
OPTION DESCRIPTION <b>17</b>	DRAWING TITLE <b>FIRST FLOOR PLAN</b>	VERSION <b>01</b>
	DATE:	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

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- 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.
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- SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
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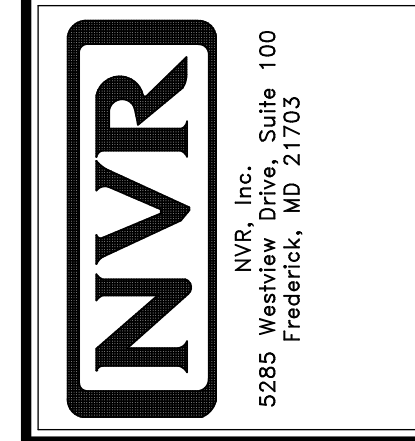
**GYPHUM NOTES**

**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.

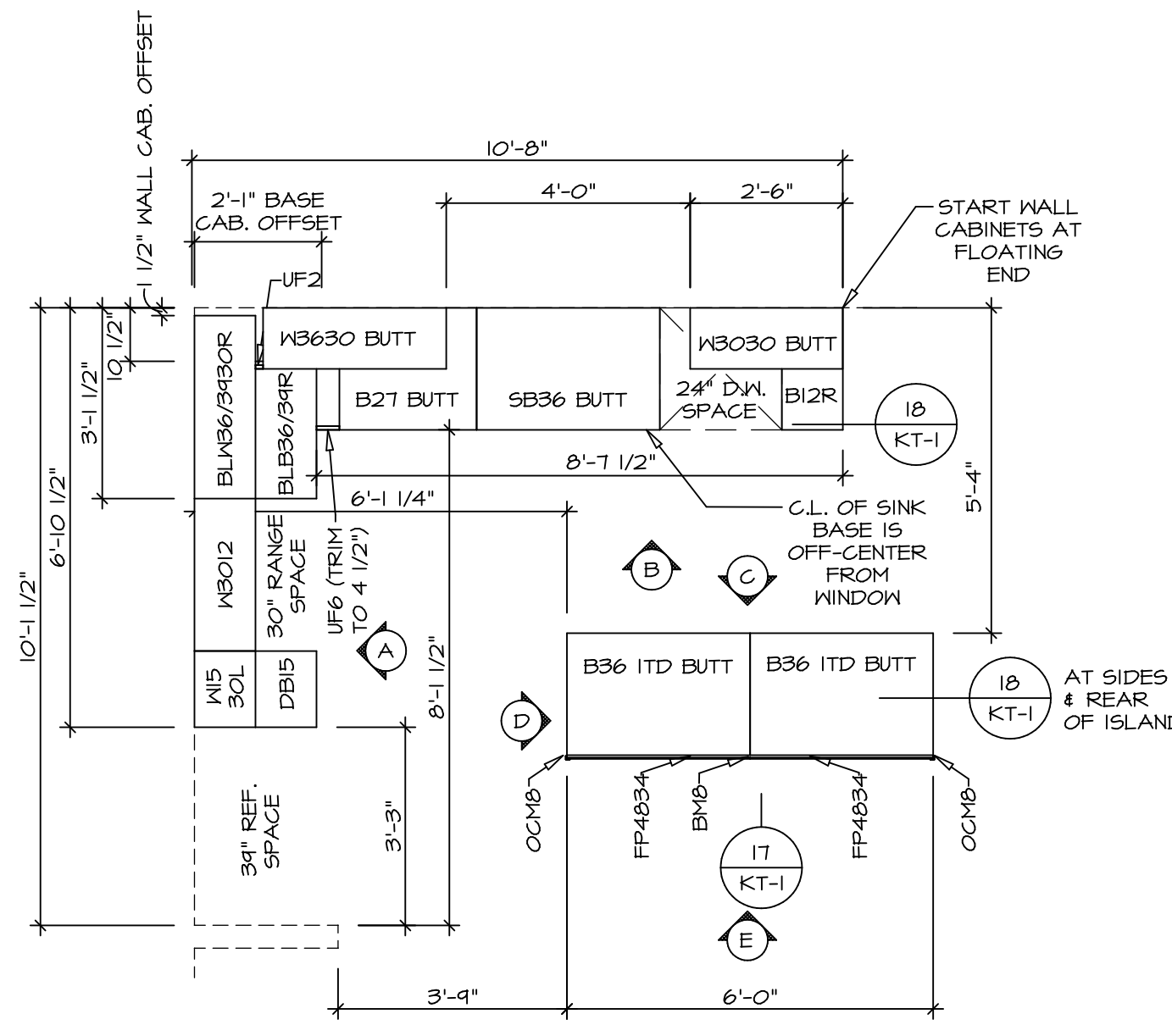
**AT STAIRS:**  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

DIV-COMM-LOT-UNIT  
**DCY-SA-5565**  
COMM-LOT  
PINNACLE RIDGE - 5565  
STREET ADDRESS  
1881 ANEMIA WAY  
CITY DAYTON  
STATE OH  
ZIP 45424

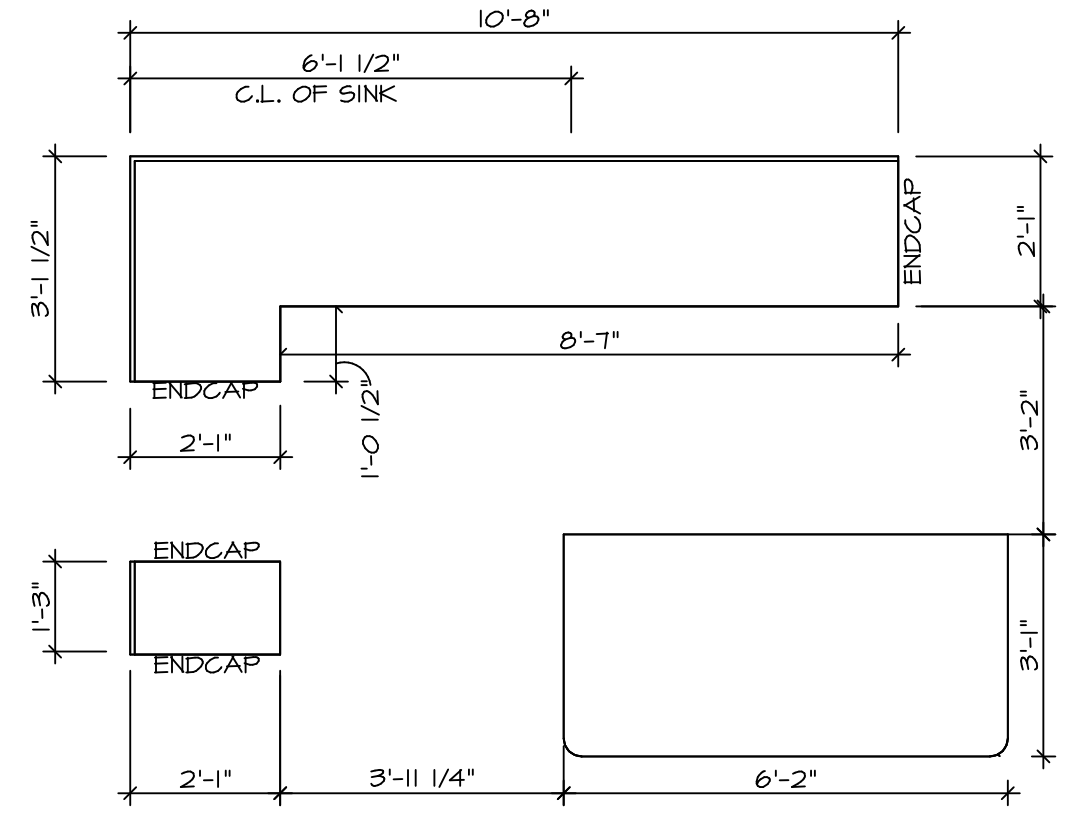
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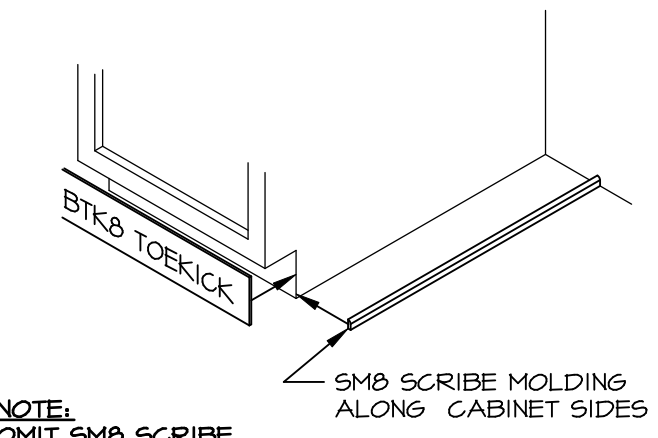
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OPTION DESCRIPTION <b>18</b>	DRAWING TITLE <b>SECOND FLOOR PLAN</b>	DRAWN BY	DATE:
		OPTION	



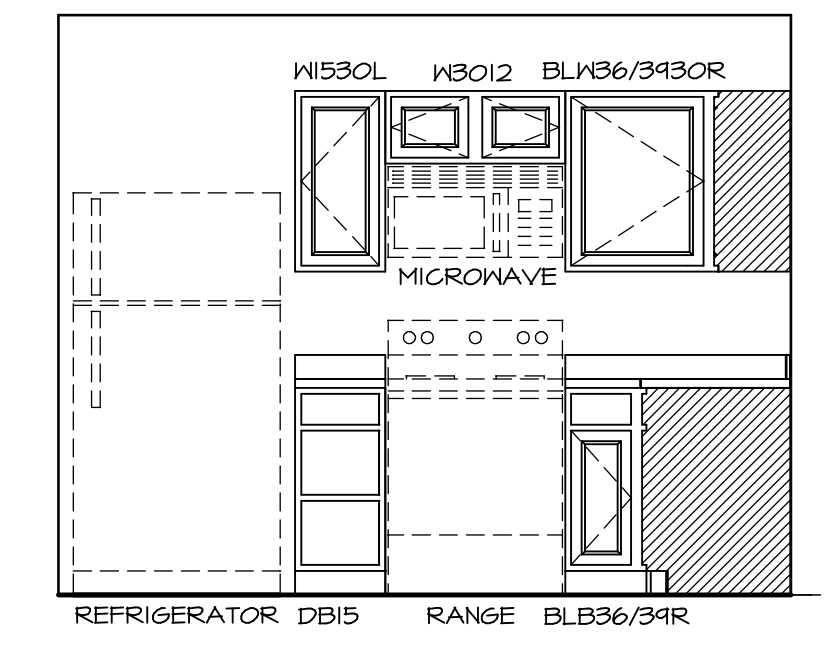
**1**  
A-10 **KITCHEN CABINET PLAN KC-3638**  
SCALE: 3/8" = 1'-0"



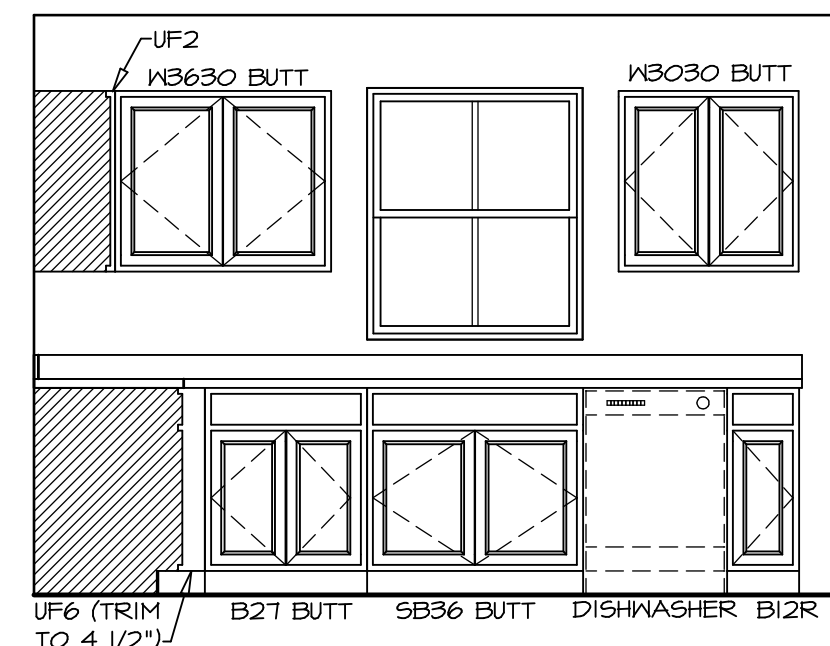
**2**  
A-10 **KITCHEN COUNTERTOP PLAN KT-3638**  
SCALE: 3/8" = 1'-0"



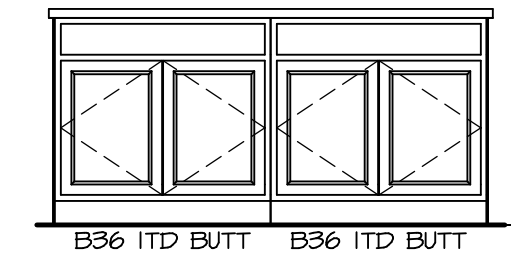
**5**  
A-10 **TOEKICK / SCRIBE DETAIL**  
SCALE: 3/4" = 1'-0"



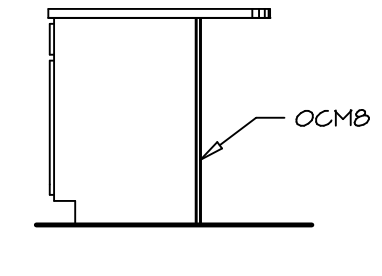
**A** **KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"



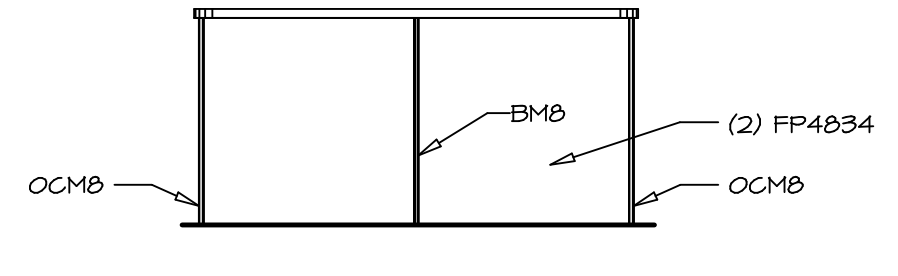
**B** **KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"



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



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



**E** **KITCHEN ELEVATION**  
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 (U/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.  
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

DIV-COMM-LOT-UNIT  
**DCY-SA-5565**  
COMM-LOT  
PINNACLE RIDGE - 5565  
STREET ADDRESS  
1881 ANELLA WAY  
CITY DAYTON STATE OH ZIP 45424  
APT. NO. ---

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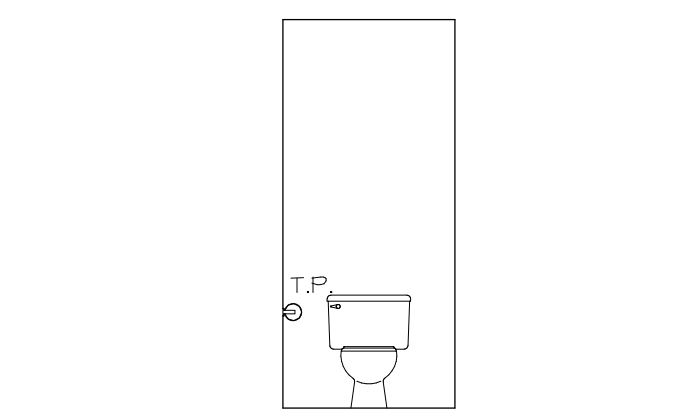
**NVR**  
NVR, Inc. Suite 100  
Fredericks, MD 21703

SET NO. BRH00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

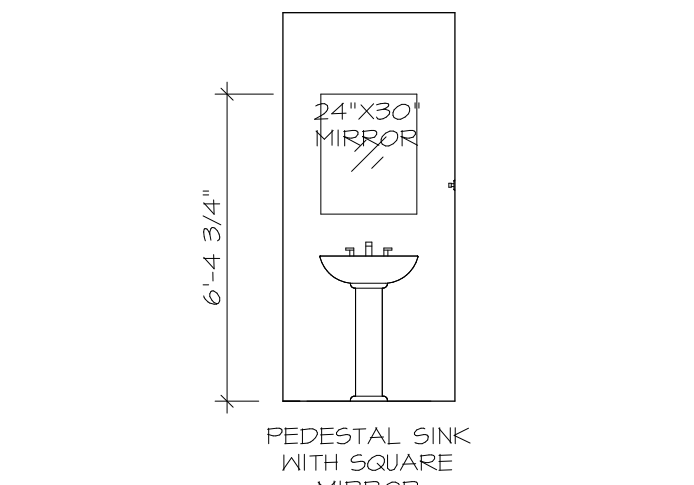
MODEL **BIRCH**  
DRAWING TITLE **KITCHEN PLANS AND ELEVATIONS**  
OPTION DESCRIPTION

SHEET NO. **A-10**  
21

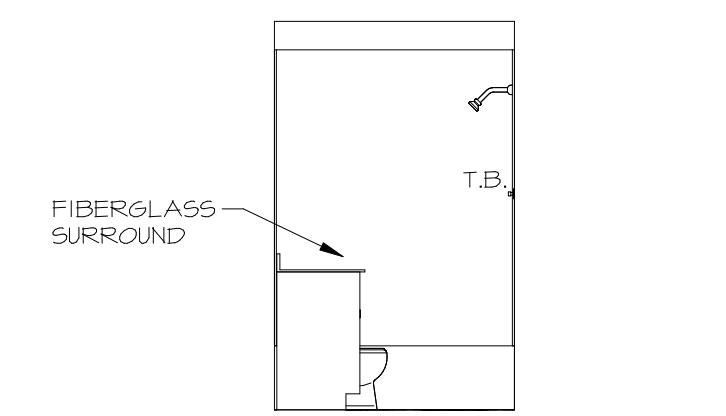
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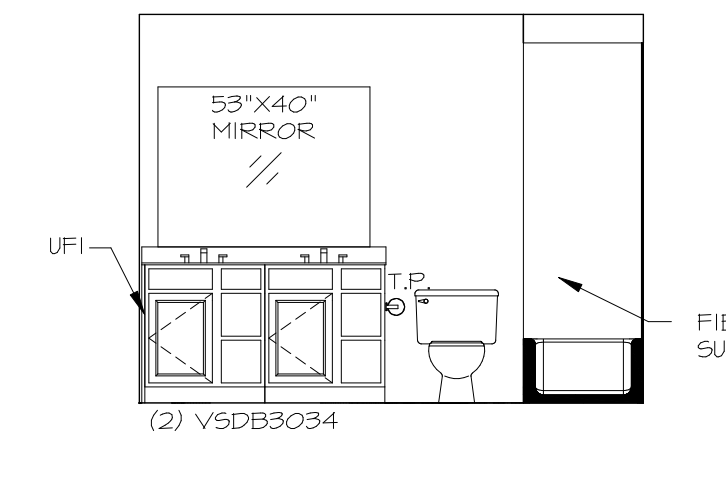
**B** POWDER ROOM  
SCALE: 1/4" = 1'-0"



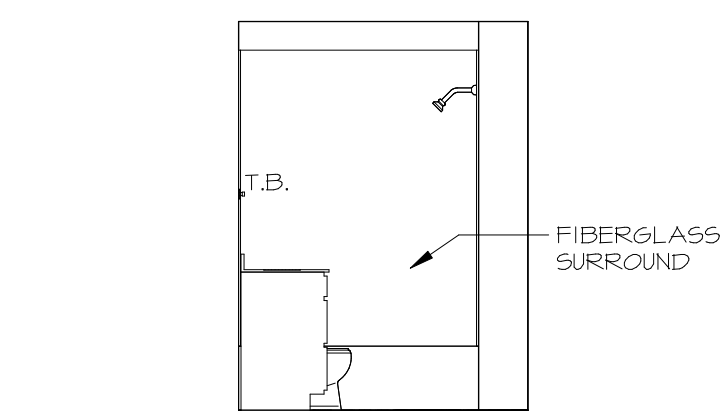
**A** POWDER ROOM  
SCALE: 1/4" = 1'-0"



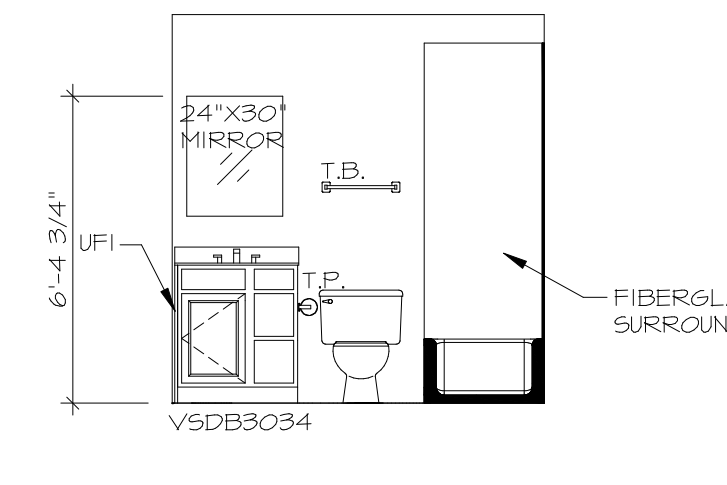
**D** OWNER'S BATH  
SCALE: 1/4" = 1'-0"



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



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



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

- NOTES:**
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLING 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. <b>A-11</b>	MODEL <b>BIRCH</b>	SET NO. <b>BRH00</b>	VERSION <b>01</b>
		DRAWING TITLE <b>BATH ELEVATIONS</b>	DRAWN BY
22	OPTION DESCRIPTION	DATE:	OPTION
DIV-COMM-LOT-UNIT <b>DCY-SA-5565</b>		COMM-LOT <b>PINNACLE RIDGE - E565</b>	
STREET ADDRESS <b>1881 ANABELLA WAY</b>		APT. NO.	
CITY <b>DAYTON</b>	STATE <b>OH</b>	ZIP <b>45424</b>	
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<p><b>NVR</b> NVR, Inc. Suite 100 5285 Walkers Lane Frederick, MD 21703</p>			
<p>C:\NVR\Sales\Birch_BRH00_01\DCY-SA-5565\211227\2A_Sheets\Lot_Specific\22_A-11_BATH_LS.dwg 10/15/20 -- 9:28 am</p>			