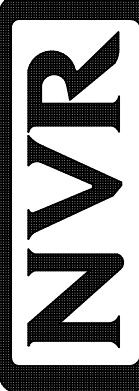


PLUMBING PLAN
SCALE: 1/4" = 1'-0"

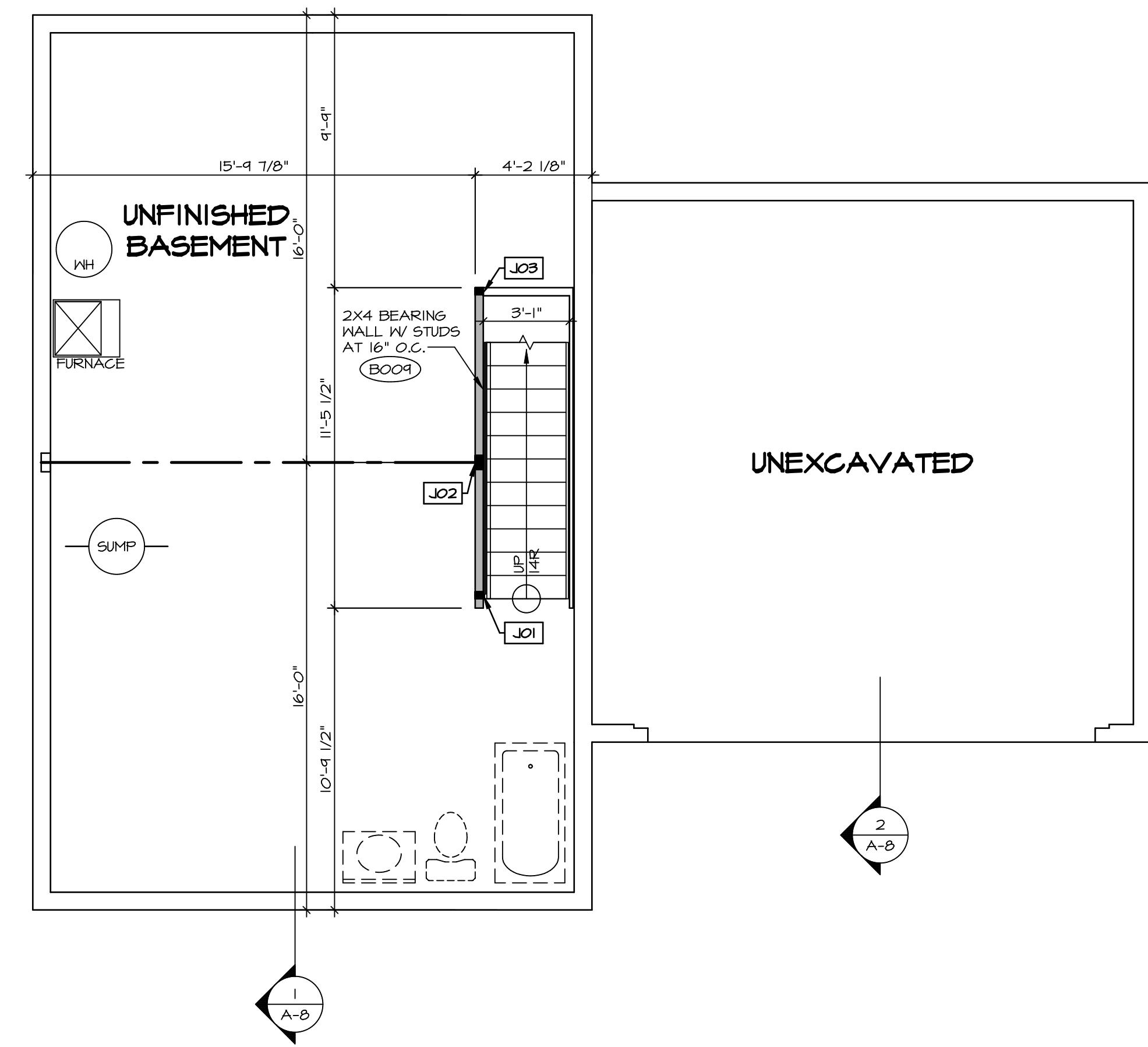
SHEET NO. A-4	MODEL PLAN 1680	SET NO. P1680	 NVR, Inc. 5285 Westpark Drive, Suite 100 Frederick, MD 21703	© NVR, Inc. expressly reserves the right to modify or amend these plans at any time without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.	DIV-COMM-LOT-UNIT DCY-SA-5585
	DRAWING TITLE PLUMBING PLAN	VERSION 02			
OPTION DESCRIPTION 	DATE:	DATE:	DATE:	DATE:	DATE:
	OPTION	OPTION	OPTION	OPTION	OPTION
					APT. NO. 1092
					STREET ADDRESS 1421 BESSIE AVE
					CITY DAYTON
					STATE OH
					ZIP 45424

BASEMENT JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
JO1	JACK - (2) 2x4 SFF STUD GRADE		BO02	
JO2	JACK - (4) 2x4 SFF STUD GRADE		BO12	
JO3	JACK - (2) 2x4 SFF STUD GRADE		BO02	

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

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

SHEET NO. A-5	MODEL PLAN 1680	SET NO. P1680	VERSION 02
		DRAWING TITLE BASEMENT FLOOR PLAN	DRAWN BY
13	OPTION DESCRIPTION	DATE:	OPTION
		C:\NVR\Solves\PLAN_1680_P1680_02\DCY-SA-5585\1758501\Sheet\13 A-5 BSM LS.dwg 03/29/20 - 6:34 pm	

DIV-COMM-LOT-UNIT DCY-SA-5585	
COMM-LOT	APT. NO. 1092
PINNACLE RIDGE - 5585	
STREET ADDRESS	
1421 BESSIE AVE	CITY DAYTON
STATE OH	ZIP 45424

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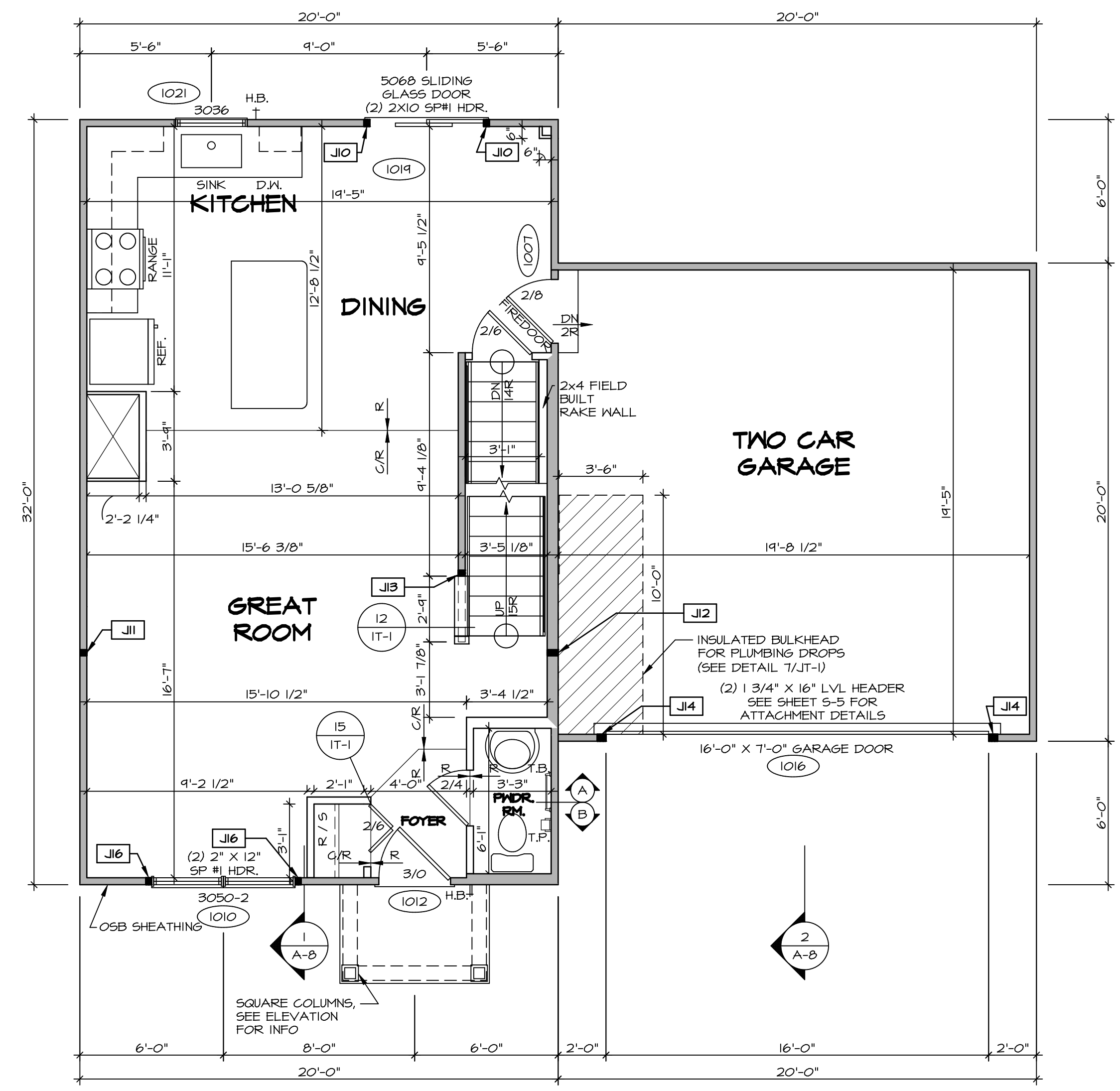
FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J10	JACK - (2) 2X4 SPF STUD GRADE		1014	
J10	JACK - (2) 2X4 SPF STUD GRADE		1014	
J11	JACK - (2) 2X4 SPF STUD GRADE		1005	
J12	JACK - (2) 2X6 SPF STUD GRADE		1005	
J13	JACK - (2) 2X4 SPF STUD GRADE		1003	
J14	JACK - (3) 2X4 SPF STUD GRADE		1016	
J14	JACK - (3) 2X4 SPF STUD GRADE		1016	
J16	JACK - (2) 2X4 SPF STUD GRADE			
J16	JACK - (2) 2X4 SPF STUD GRADE			

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 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 7'-0 1/2" HEADER HEIGHT 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



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

SHEET NO. A-6	MODEL PLAN 1680	SET NO. P1680	DIV-COMM-LOT-UNIT DCY-SA-5585
	DRAWING TITLE FIRST FLOOR PLAN	VERSION 02	
OPTION DESCRIPTION 14	OPTION	DATE:	STREET ADDRESS 1421 BESSIE AVE
			CITY DAYTON
			STATE OH
			ZIP 45424
			APT. NO. 1092

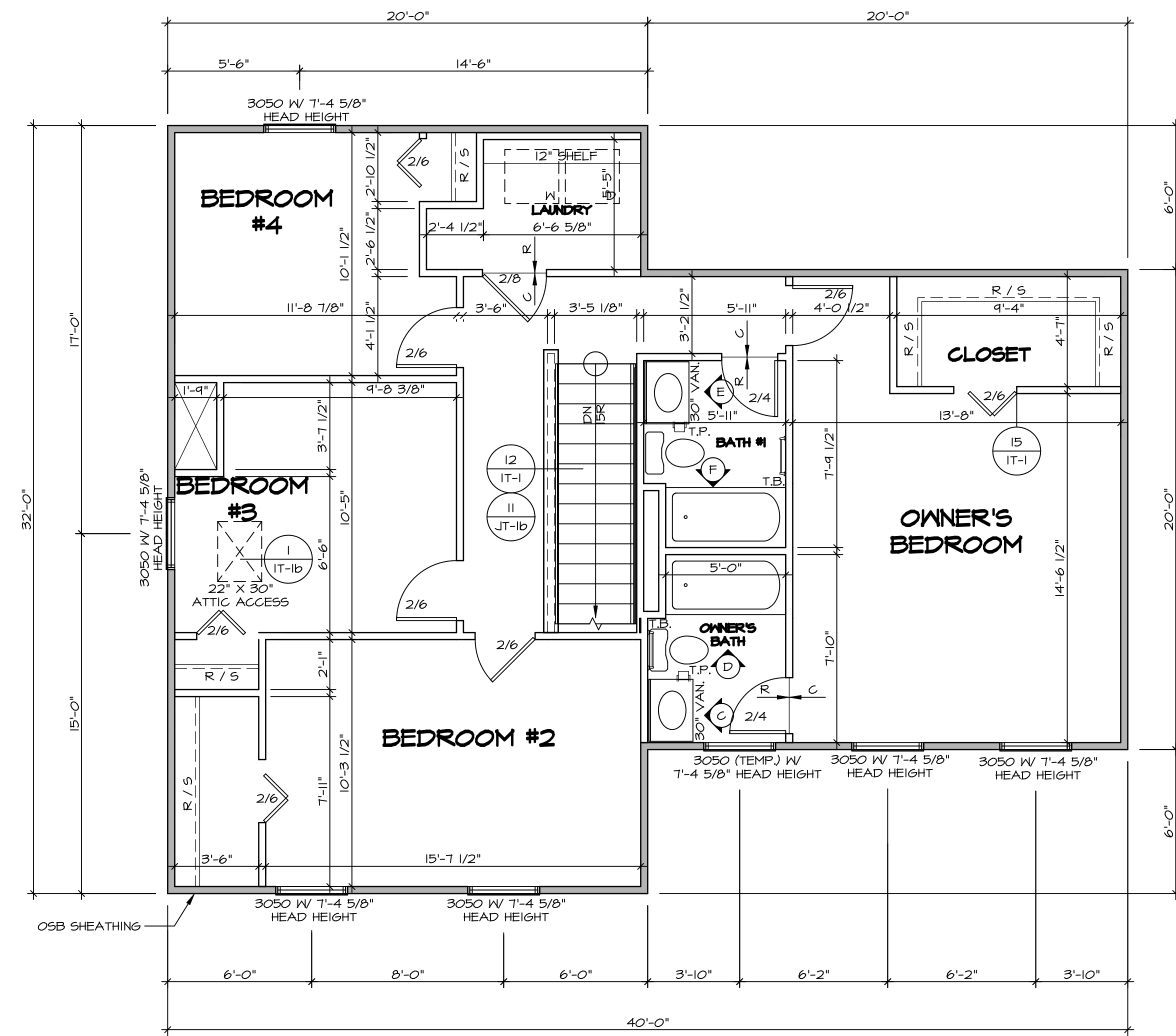
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03/29/20 - 6:34 pm

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

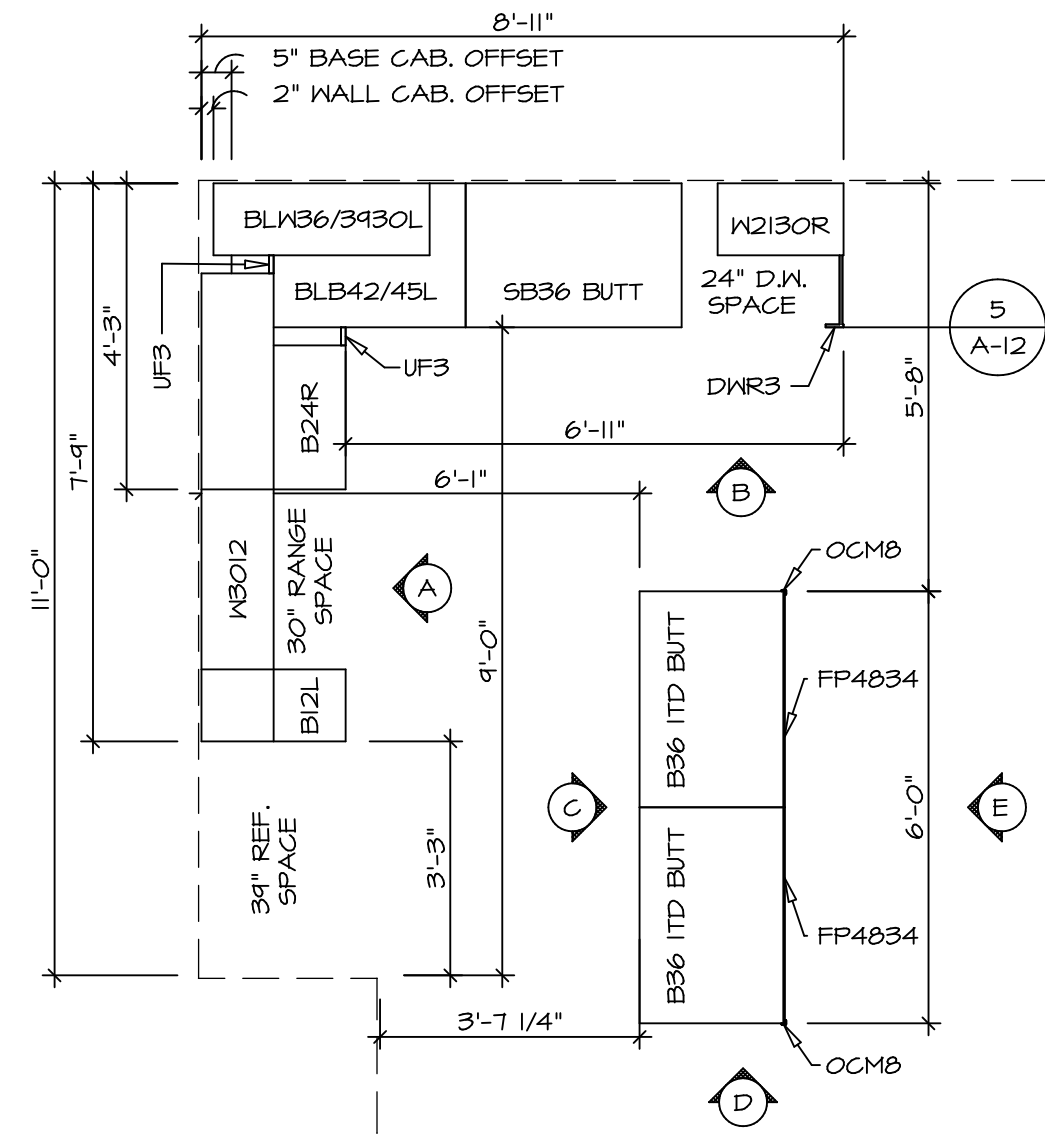
- FLOOR PLAN NOTES** RYAN
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ T-PLY, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS 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 WINDOWS HAVE "T-O 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.



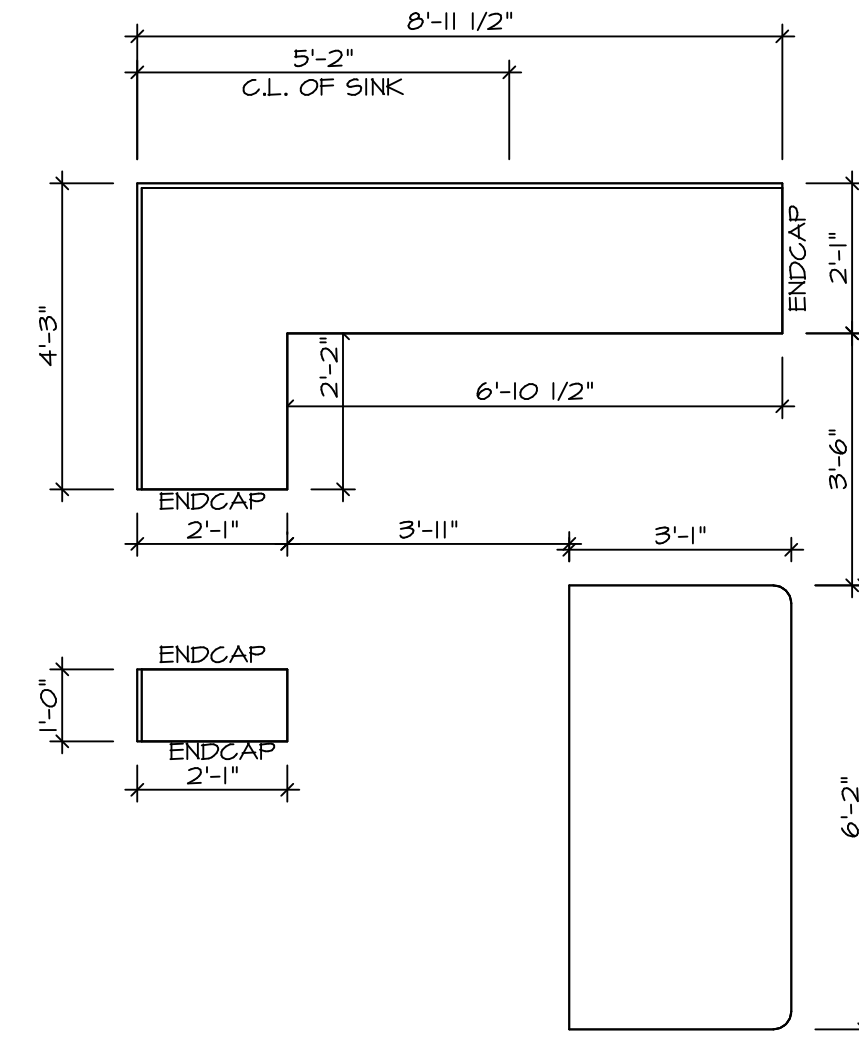
SECOND FLOOR PLAN

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

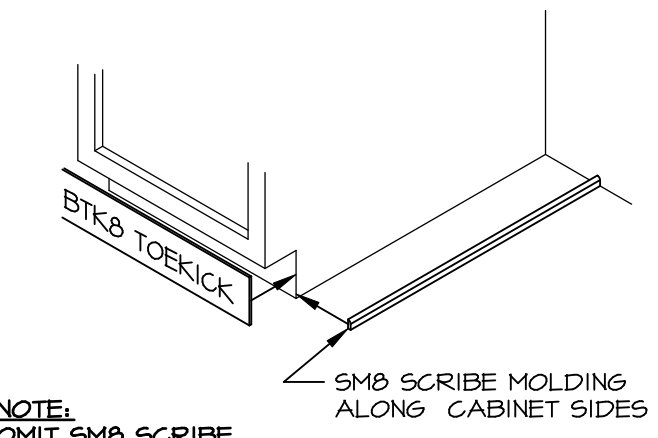
SHEET NO. A-7	MODEL PLAN 1680 DRAWING TITLE SECOND FLOOR PLAN OPTION DESCRIPTION OPTION	SET NO. P1680 VERSION 02 DRAWN BY DATE: OPTION	DIV-COMM-LOT-UNIT DCY-SA-5585 COMM-LOT PINNACLE RIDGE - 5585 STREET ADDRESS 1821 BESSIE AVE CITY STATE OH DAYTON OH APT. NO. 1092 ZIP 45424
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2 **KITCHEN CABINET PLAN KC-3198**
 SCALE: 3/8" = 1'-0" KITCHEN ISLAND "KFB"

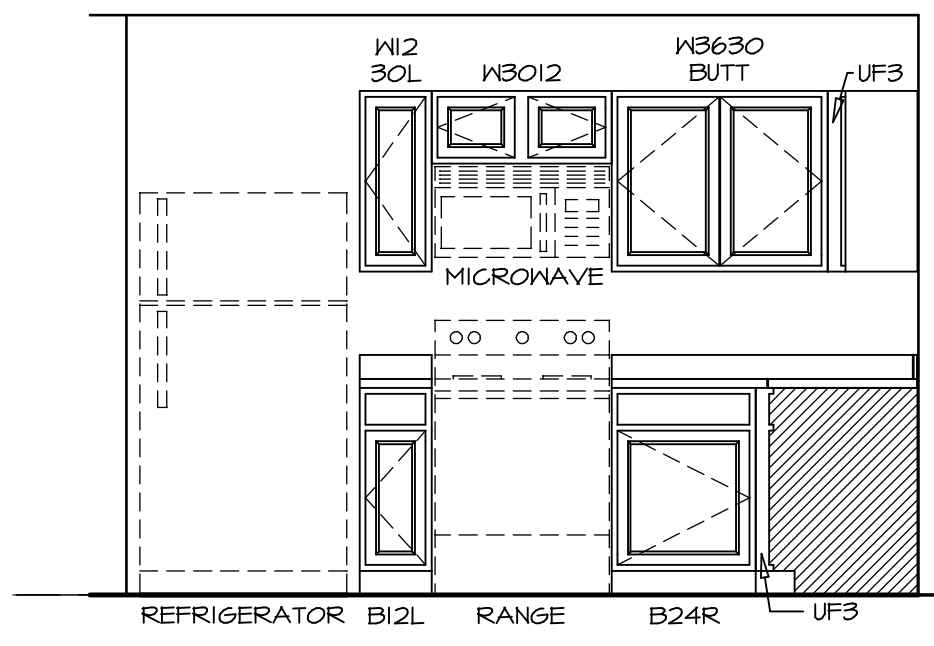


4 **KITCHEN COUNTERTOP PLAN KT-3198**
 SCALE: 3/8" = 1'-0" KITCHEN ISLAND "KFB"

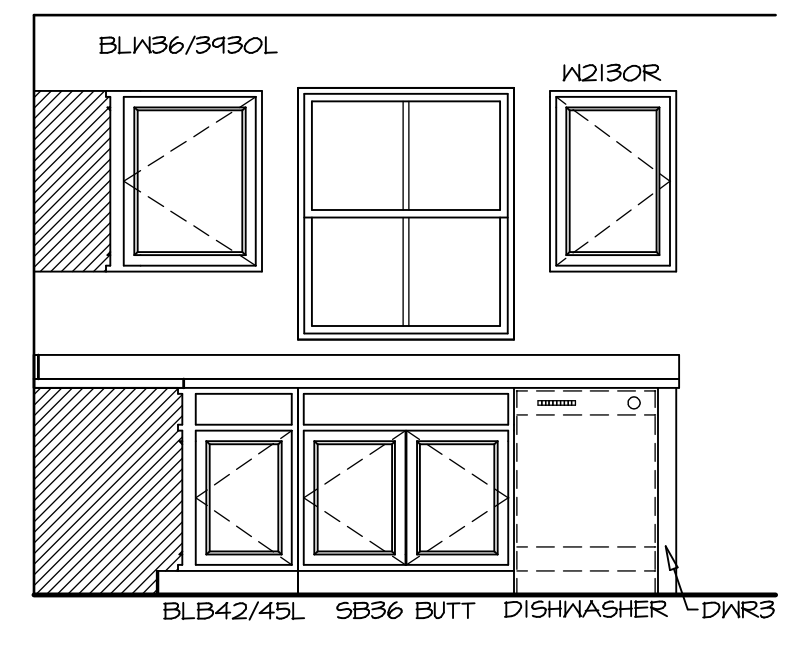


NOTE:
 OMIT SMO SCRIBE
 MOLDING AT
 DISHWASHER SPACES

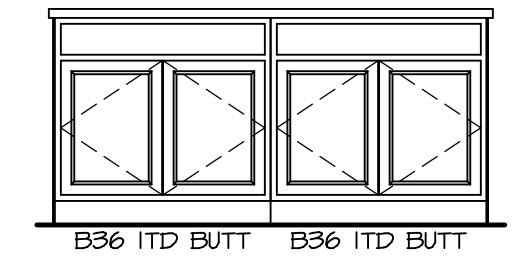
5 **TOEKICK / SCRIBE DETAIL**
 SCALE: 3/4" = 1'-0"



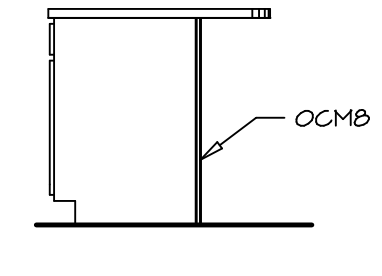
A **KITCHEN ELEVATION**
 SCALE: 3/8" = 1'-0"



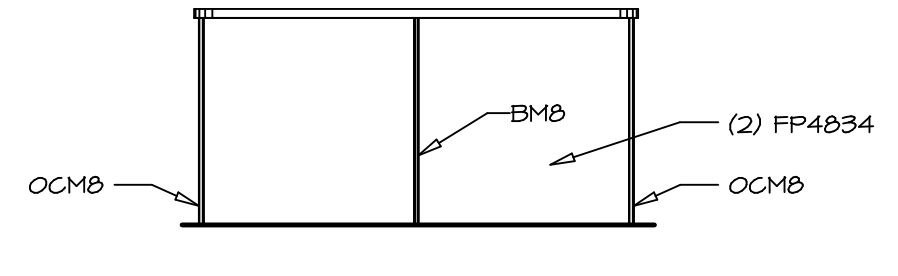
B **KITCHEN ELEVATION**
 SCALE: 3/8" = 1'-0"



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



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

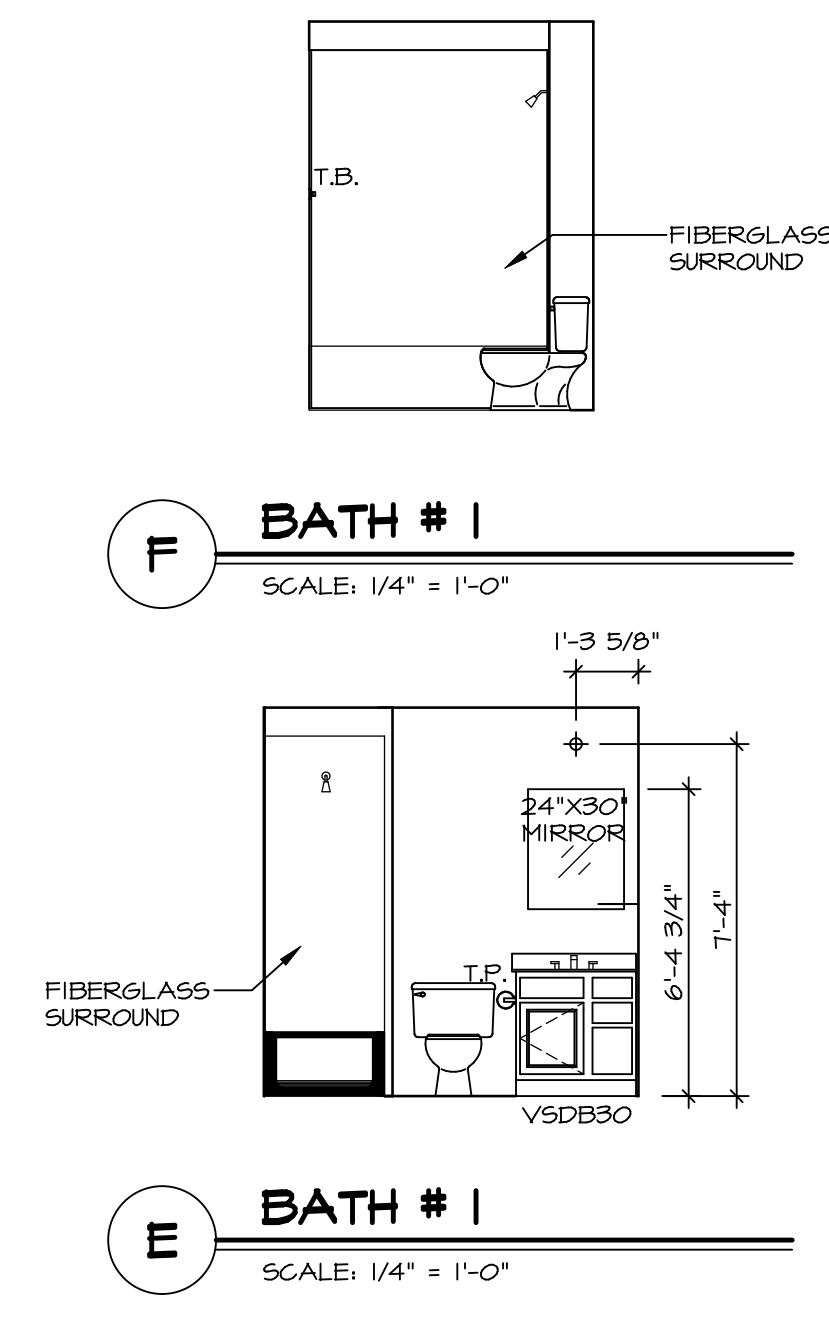
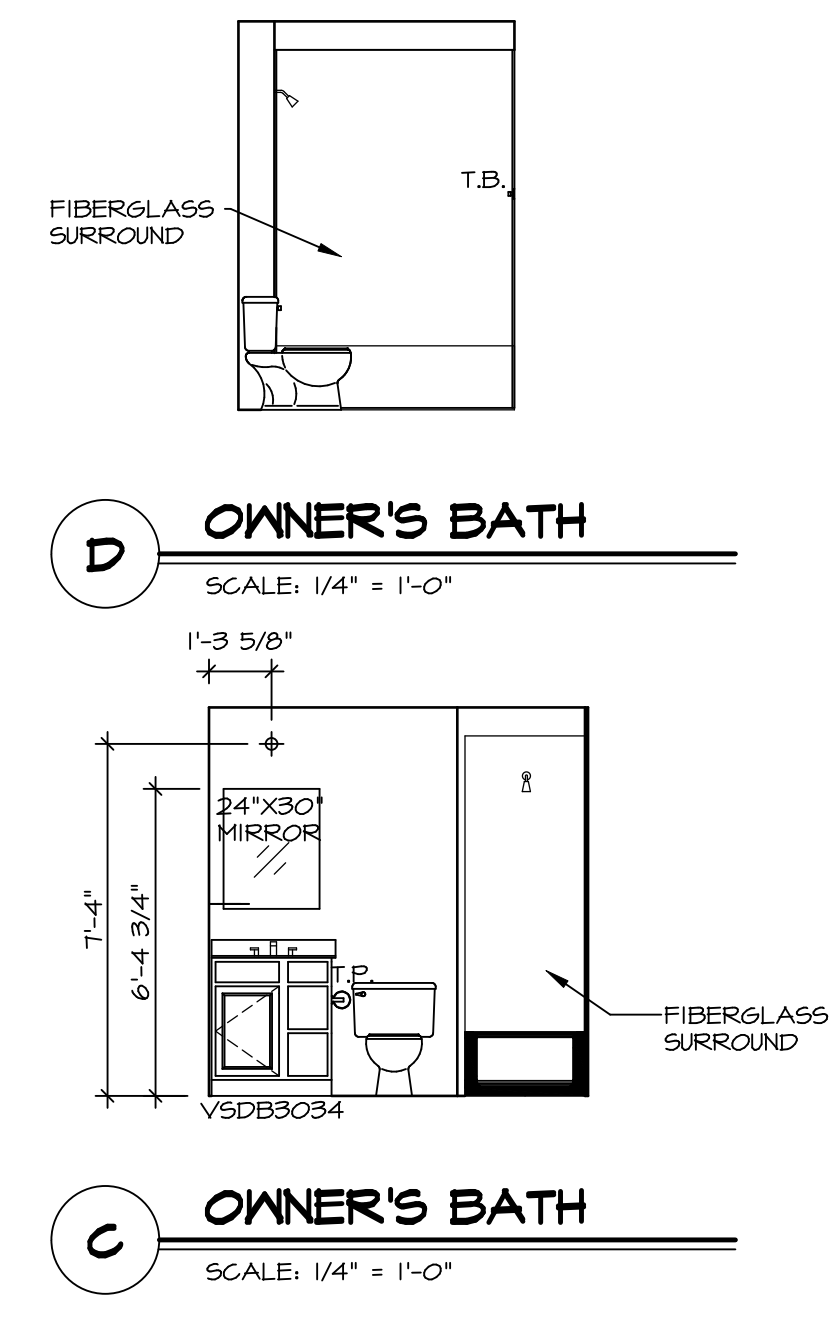
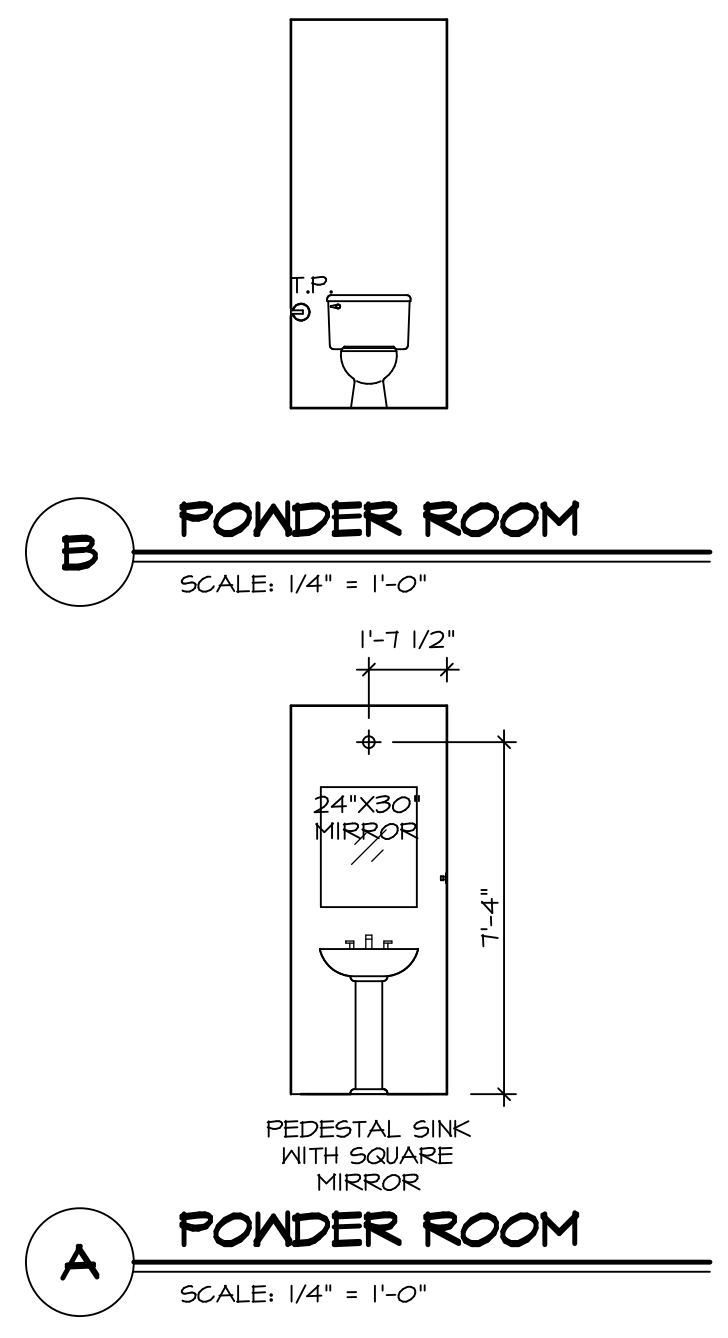


E **KITCHEN ELEVATION**
 SCALE: 3/8" = 1'-0"

SHEET NO. A-10	MODEL PLAN 1680	DRAWING TITLE KITCHEN PLANS AND ELEVATIONS	SET NO. P1680	VERSION 02	DRAWN BY	DATE:	OPTION
			DIV-COMM-LOT-UNIT DCY-SA-5585				
18	OPTION DESCRIPTION	COMM-LOT PINNACLE RIDGE - 5585					
		STREET ADDRESS 1421 BESSIE AVE					
		CITY DAYTON		STATE OH		ZIP 45424	

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- 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 V50B24-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO.	A-11
MODEL	PLAN 1680
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	
SET NO.	P1680
VERSION	02
DRAWN BY	
DATE:	
OPTION	
	19

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DIV-COMM-LOT-UNIT	
DCY-SA-5585	
COMM-LOT	
FINNACLE RIDGE - 5585	APT. NO. 1092
STREET ADDRESS	
1421 BESSIE AVE	CITY DAYTON STATE OH ZIP 45424