

1
A-5
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
- SCREENS 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-5	MODEL ELM	SET NO. EMM00	VERSION 01
		DRAWING TITLE PLUMBING PLAN	DRAWN BY
OPTION DESCRIPTION 7	OPTION	DATE:	OPTION
		NVR, Inc. Suite 100 5285 Washington Blvd Frederick, MD 21703	
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DIV-COMM-LOT-UNIT DCY-SA-5594		COMM-LOT PINNACLE RIDGE - 5594 STREET ADDRESS 1423 BESSIE AVE CITY DAYTON STATE OH ZIP 45424	

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

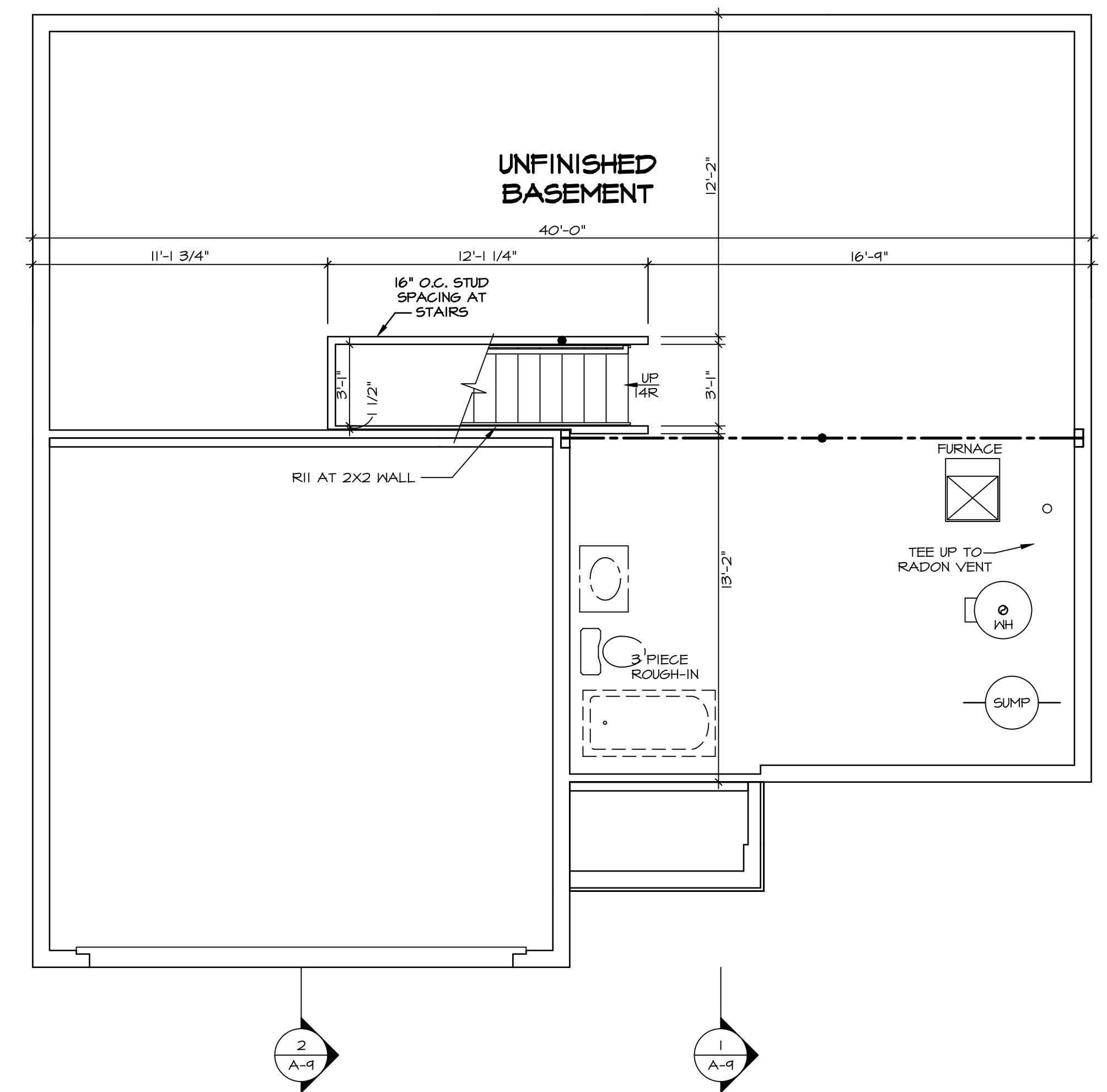
SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
- 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 BEARING, 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.
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 - 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.	REMARKS



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

MODEL
ELM
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION
FULL BASEMENT FOUNDATION

SHEET NO.
A-6
8

SET NO. EMM00
VERSION 01
DRAWN BY
DATE:
OPTION
FEA

NVR
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Frederick, MD 21703
5285 Walkers Lane
Frederick, MD 21703

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DIV-COMM-LOT-UNIT
DCY-SA-5594
COMM-LOT
PINNACLE RIDGE - 5594
STREET ADDRESS
1423 BESSIE AVE
CITY DAYTON
STATE OH
APT. NO. C1B4
ZIP 45424

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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

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

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

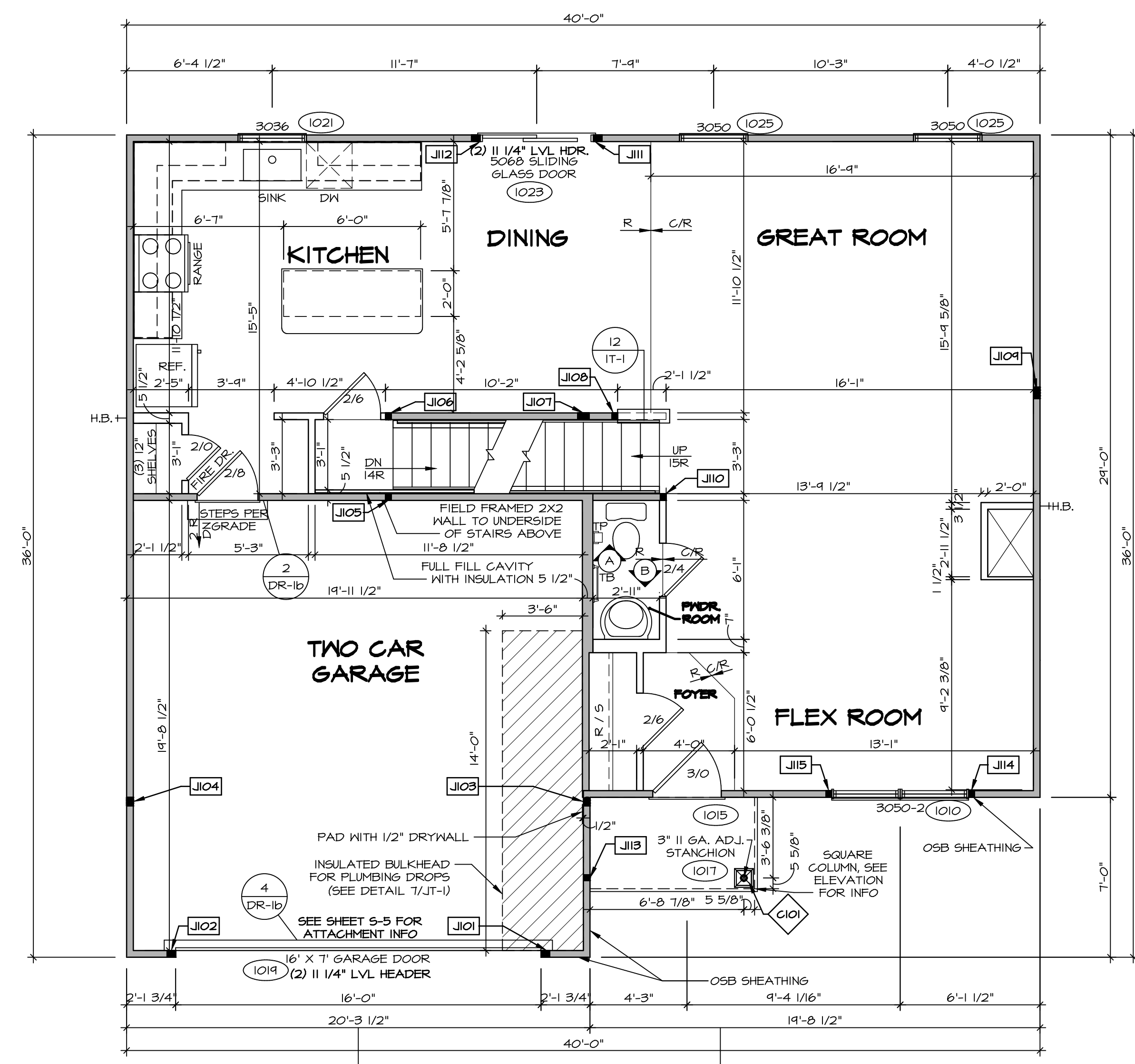
ALL WINDOWS HAVE 1"-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.
J101	JACK - (3) 2X4 SFF STUD GRADE	1011
J102	JACK - (3) 2X4 SFF STUD GRADE	1011
J103	JACK - (3) 2X4 SFF STUD GRADE	2004
J104	JACK - (3) 2X4 SFF STUD GRADE	2004
J105	JACK - (2) 2X4 SFF STUD GRADE	1004
J106	JACK - (2) 2X4 SFF STUD GRADE	1004
J107	JACK - (4) 2X4 SFF STUD GRADE	1002
J108	JACK - (2) 2X4 SFF STUD GRADE	1028
J109	JACK - (4) 2X4 SFF STUD GRADE	1008
J110	JACK - (2) 2X4 SFF STUD GRADE	1006
J111	JACK - (3) 2X4 SFF STUD GRADE	1023
J112	JACK - (3) 2X4 SFF STUD GRADE	1023
J113	JACK - (2) 2X4 SFF STUD GRADE	1011
J114	JACK - (2) 2X4 SFF STUD GRADE	1010
J115	JACK - (2) 2X4 SFF STUD GRADE	1010

STEEL COLUMN SCHEDULE

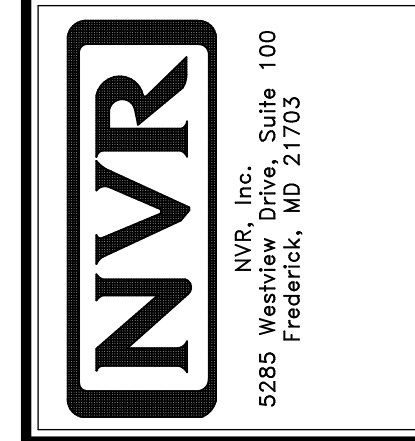
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 11GA ADJ	8'-0 5/8"	1017	FBA



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

DCY-SA-5594
 DIV-COMM-LOT-UNIT
 COMM-LOT
 FINNACLE RIDGE - 5544
 STREET ADDRESS
 1428 BESSIE AVE
 CITY DAYTON
 STATE OH
 ZIP 45424
 APT. NO. 0184

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MODEL ELM	SET NO. EMM00	VERSION 01
DRAWING TITLE FIRST FLOOR PLAN	DRAWN BY	
OPTION DESCRIPTION	DATE:	OPTION
A-7		
9		

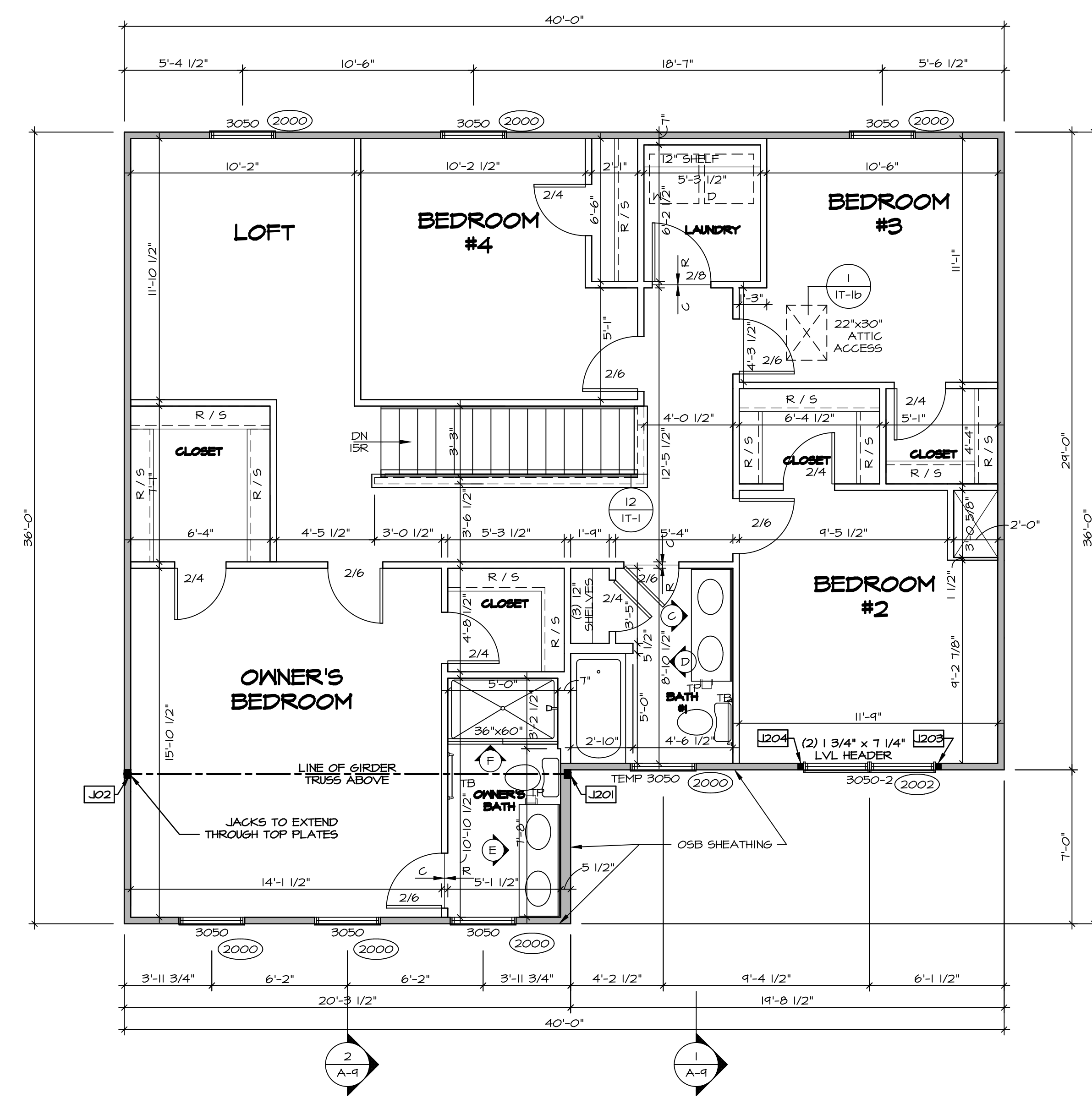
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

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NOTE:
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ALL WINDOWS HAVE 1"-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED



SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.
J201	JACK - (3) 2X4 5P#1	2004
J202	JACK - (3) 2X4 5P#1	2004
J203	JACK - (2) 2X4 5FF STUD GRADE	2002
J204	JACK - (2) 2X4 5FF STUD GRADE	2002

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

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5285 Washburne Rd

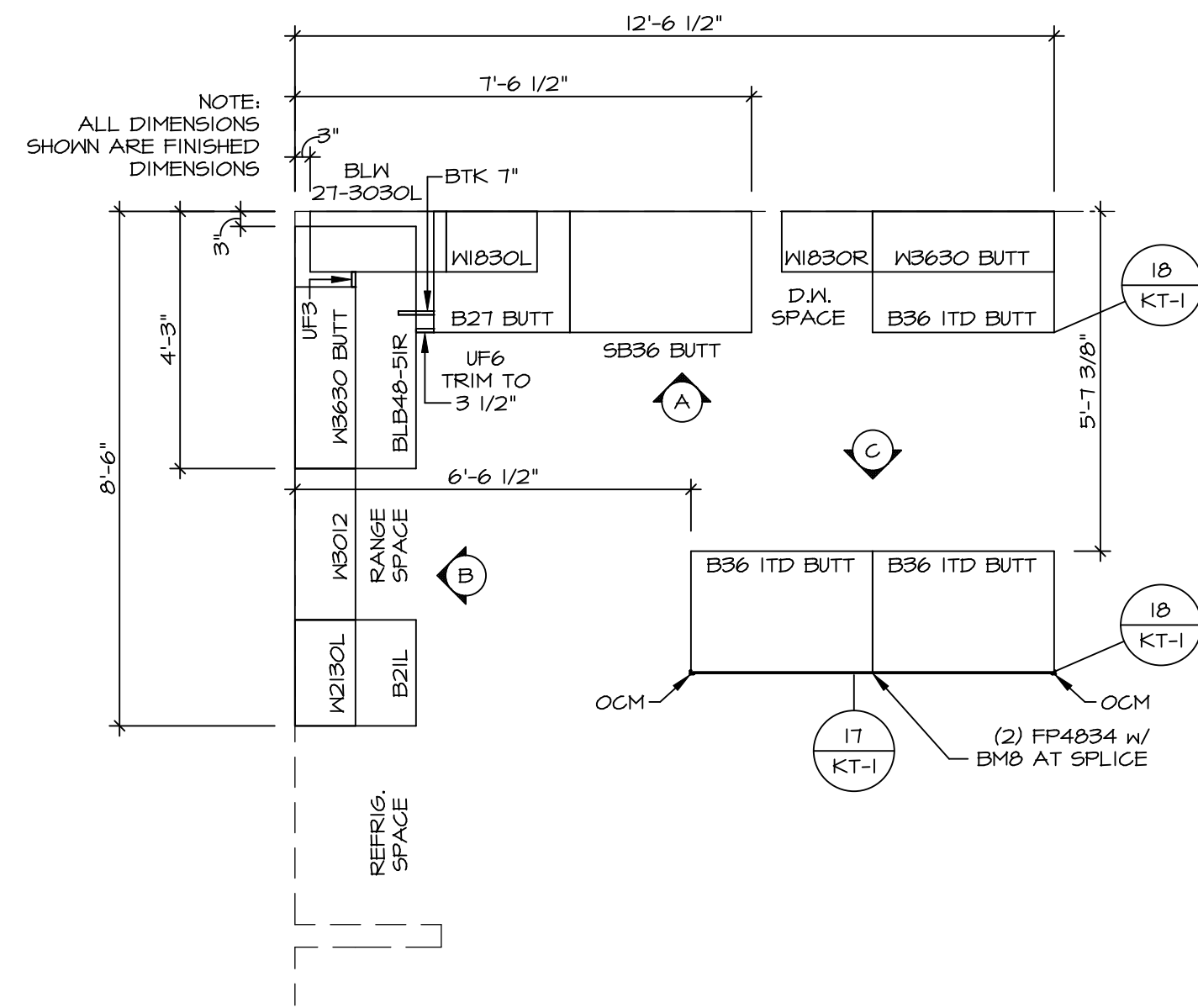
SET NO. EMM00
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL
ELM
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

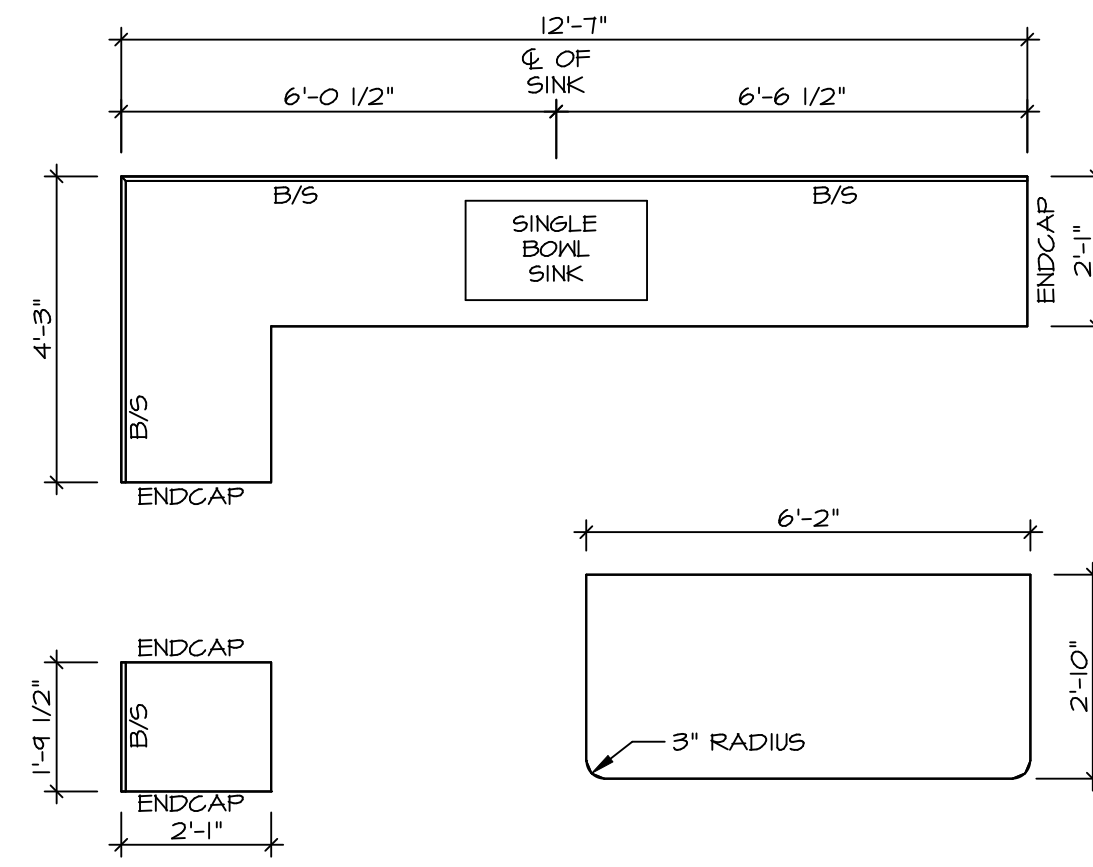
SHEET NO. **A-8**
10

DIV-COMM-LOT-UNIT
DCY-SA-5594
COMM-LOT
PINNACLE RIDGE - 5594
STREET ADDRESS
1423 BESSIE AVE
CITY DAYTON STATE OH ZIP 45424

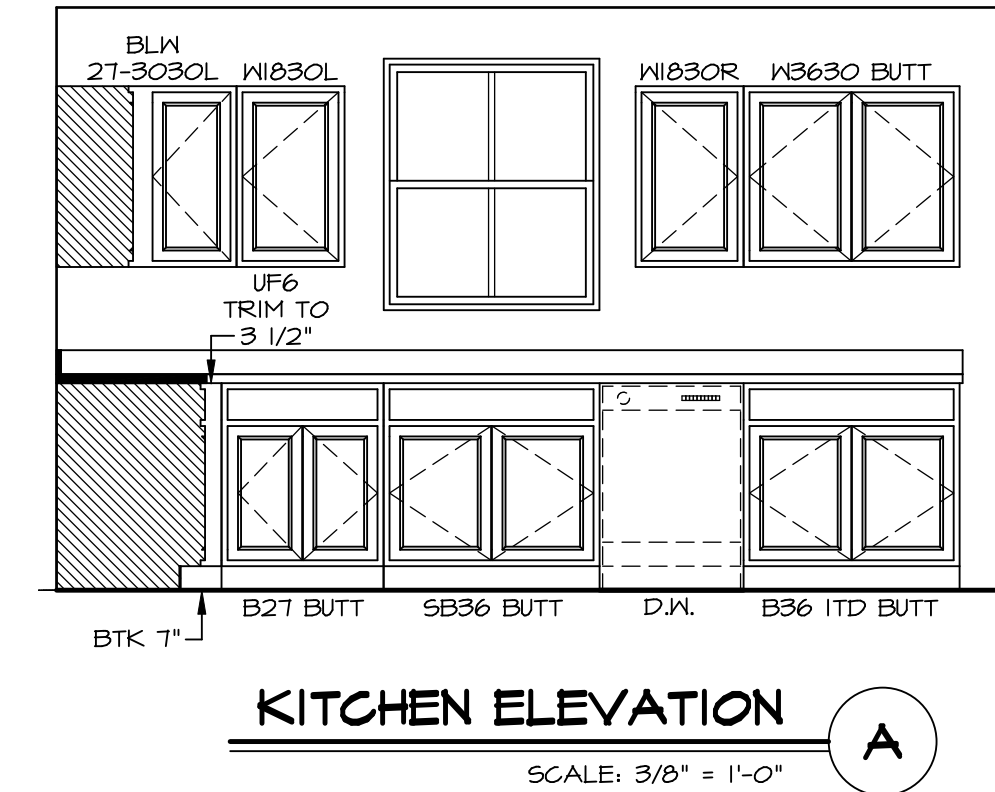
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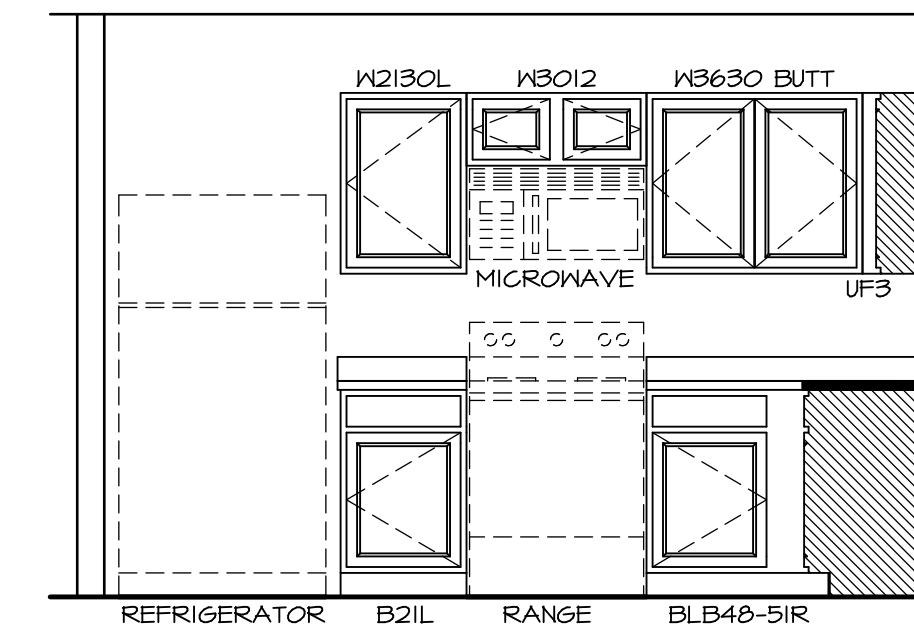
KITCHEN CABINET PLAN (KC-3644)
SCALE: 3/8" = 1'-0" A-12



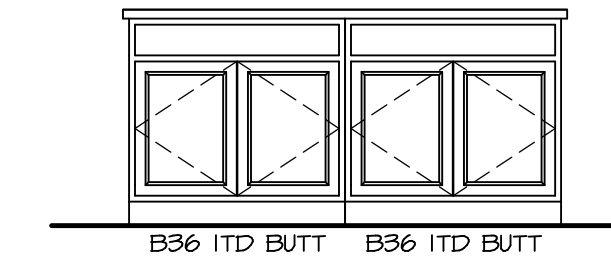
KITCHEN COUNTERTOP PLAN (KT-3644)
SCALE: 3/8" = 1'-0" A-12



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



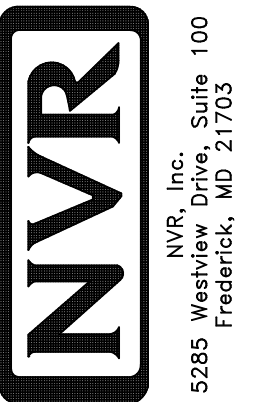
KITCHEN ELEVATION B
SCALE: 3/8" = 1'-0"



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

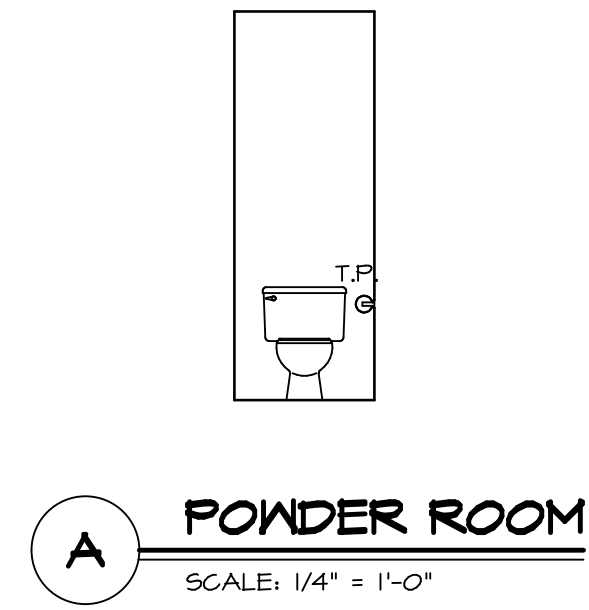
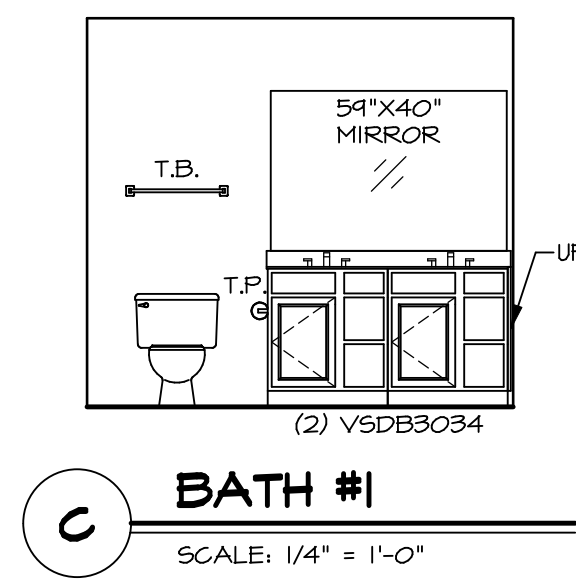
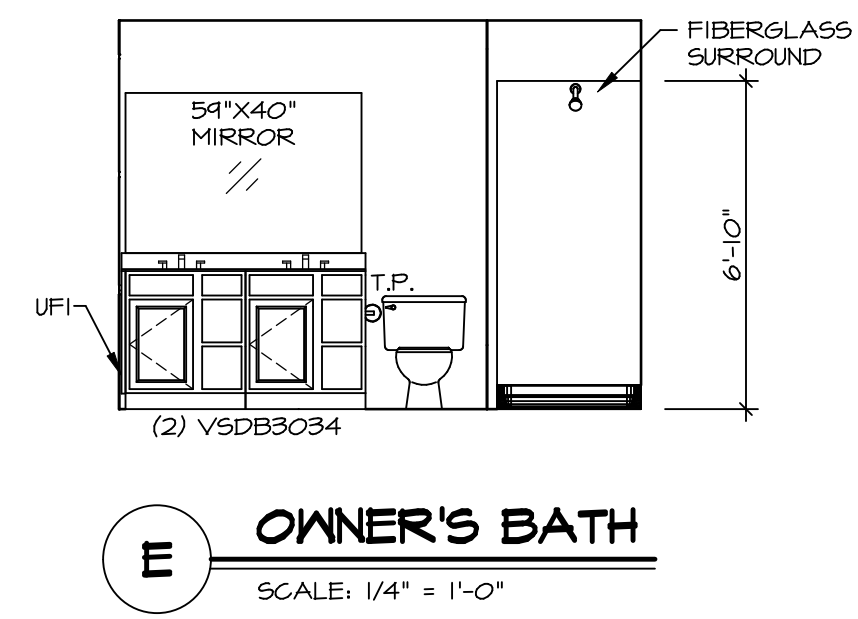
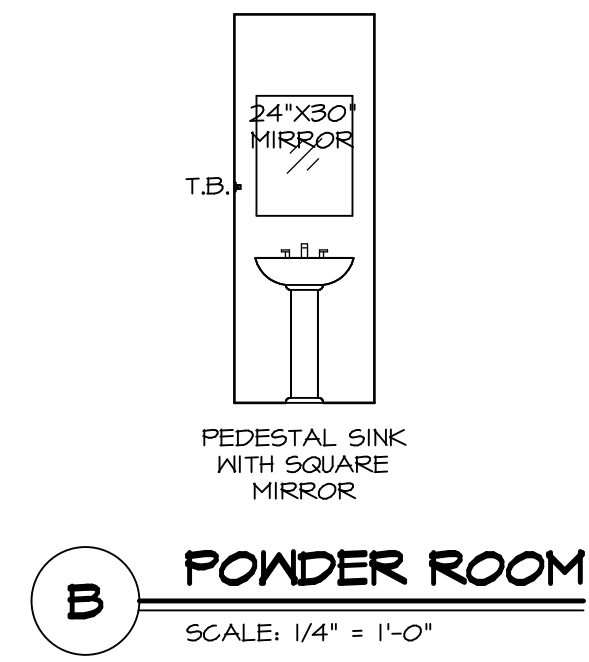
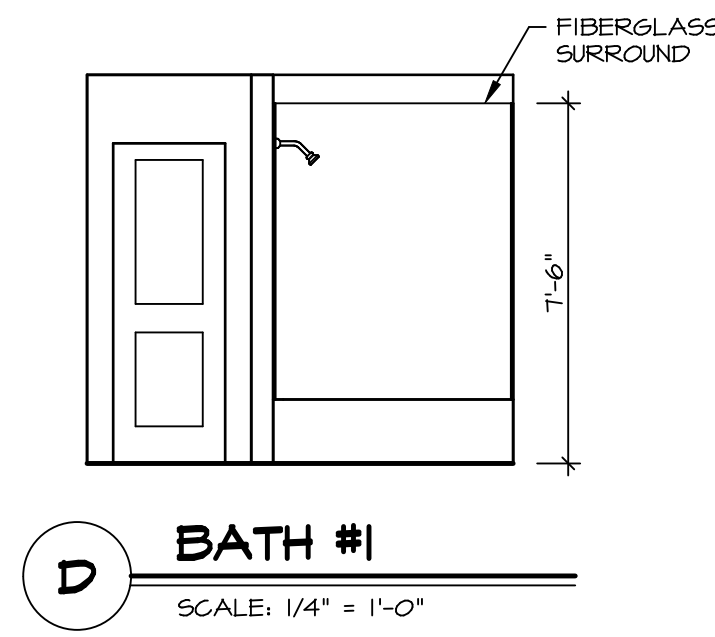
- NOTES:**
- CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UF*) FILLERS ARE TO BE "TRIM TO FIT".

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MODEL	SET NO. EMM00
ELM	VERSION 01
DRAWING TITLE	DRAWN BY
KITCHEN	DATE:
OPTION DESCRIPTION	OPTION
A-12	
13	

DIV-COMM-LOT-UNIT		DCY-SA-5594	
COMM-LOT	FINNACLE RIDGE - 5544	APT. NO.	0184
STREET ADDRESS	1423 BESSIE AVE	CITY	DAYTON
STATE	OH	ZIP	45424



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 V5DB34-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO.	A-13
MODEL	ELM
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	
OPTION	14
SET NO.	EMMOO
VERSION	01
DRAWN BY	
DATE	

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 Frederick, MD 21703

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DIV-COMM-LOT-UNIT	
DCY-SA-5594	
COMM-LOT	
STREET ADDRESS	PINNACLE RIDGE - 5594
CITY	DAYTON
STATE	OH
ZIP	45424
APT. NO.	0184