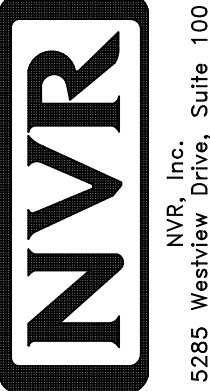


**PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**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. <b>A-5</b>	MODEL <b>ELM</b>	SET NO. EMM00	DATE:	OPTION
		VERSION 01		
DRAWING TITLE <b>PLUMBING PLAN</b>		DRAWN BY		
OPTION DESCRIPTION		7		
 NVR, Inc. Suite 100 Frederick, MD 21703				
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DIV-COMM-LOT-UNIT <b>DCY-S2-0117</b>				
COMM-LOT SAWYERS MILL - SIMPLY RYAN - OIIT				
STREET ADDRESS 5851 WOODCREEK DRIVE		APT. NO.	STATE	ZIP
CITY MIDDLETOWN			OH	45042

**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

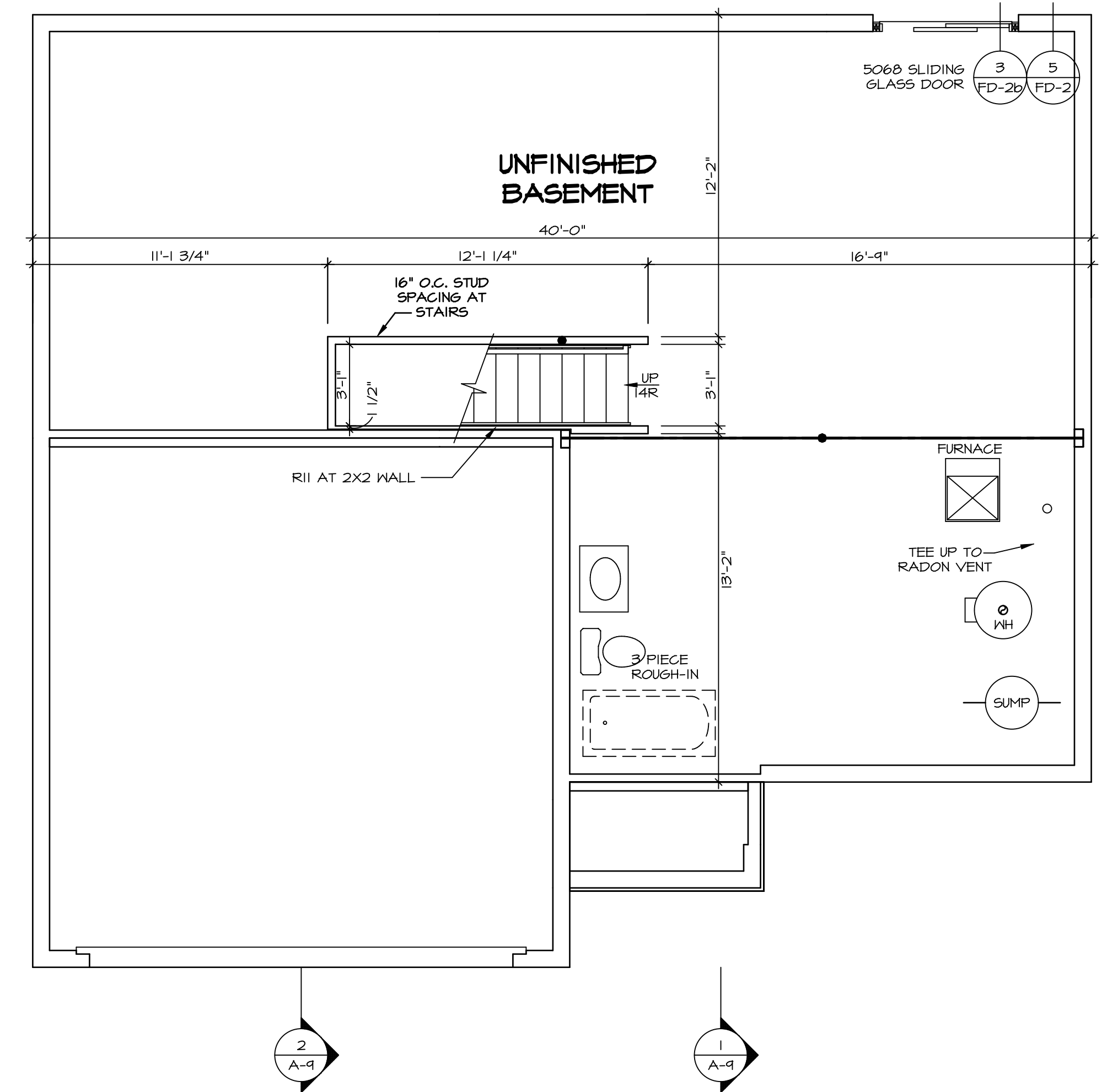
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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.
  - 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 JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS



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

**DCY-S2-0117**

COMMITTEE: SAWYERS MILL - SIMPLY RYAN - OIIT

STREET ADDRESS: 8851 WOODCREEK DRIVE

CITY: MIDDLETOWN STATE: OH ZIP: 45042

COMMITTEE: SAWYERS MILL - SIMPLY RYAN - OIIT

STREET ADDRESS: 8851 WOODCREEK DRIVE

CITY: MIDDLETOWN STATE: OH ZIP: 45042

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Frederick, MD 21703  
5285 Walkers Lane

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

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

SHEET NO. A-6 8

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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

- 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 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.

- GYPHUM NOTES**
- AT GARAGE:**  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, 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

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

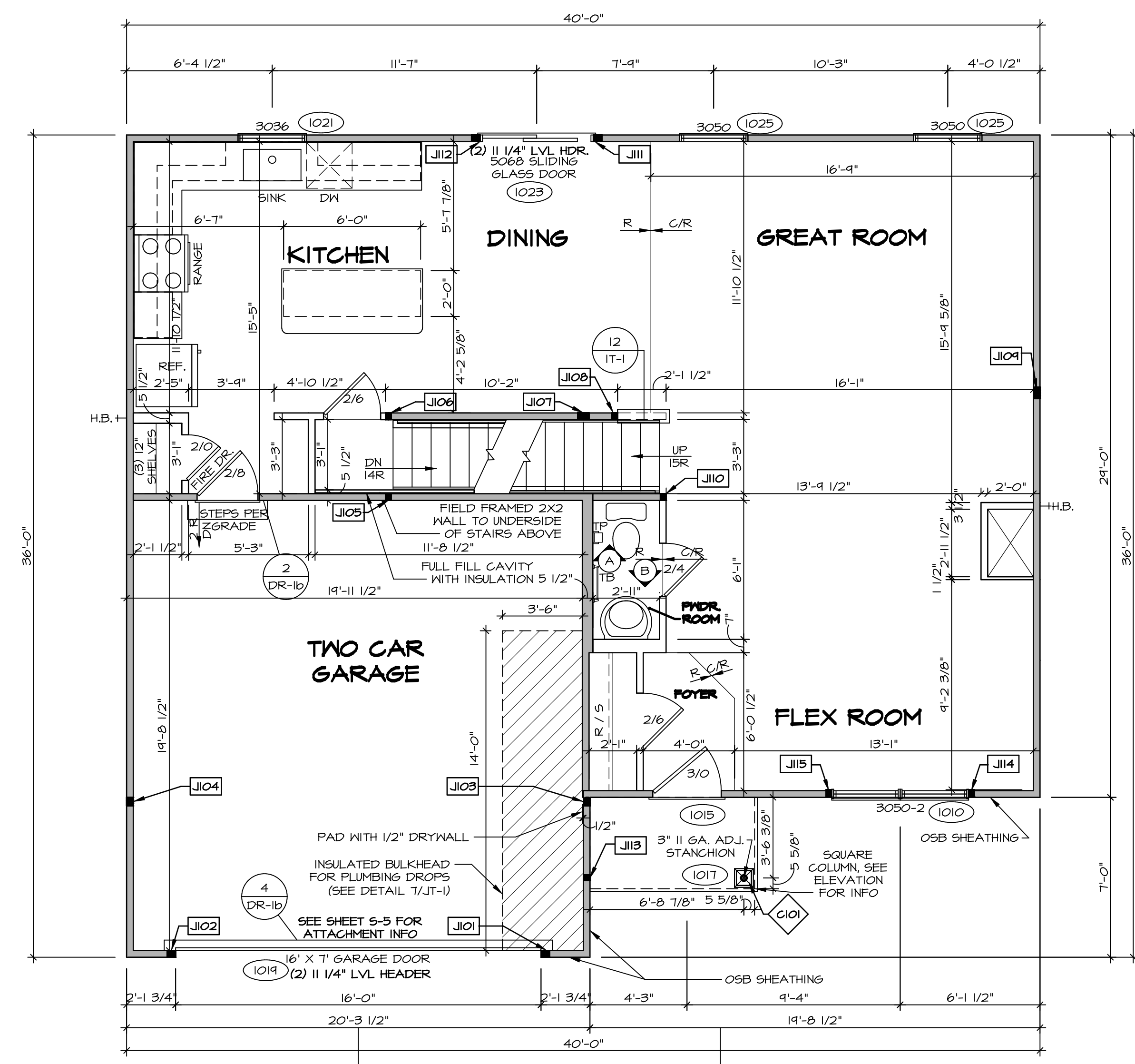
ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

**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**

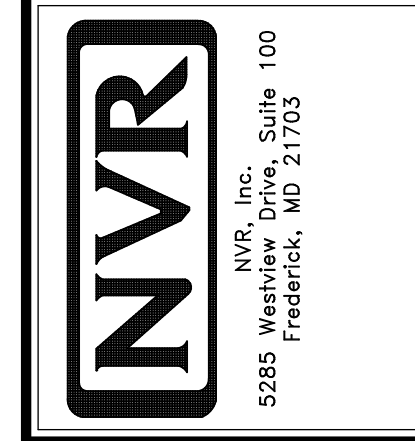
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 11GA ADJ	8'-0 5/8"	1017	FBA



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

DCY-S2-0117  
DIV-COMM-Lot-UNIT  
COMM-Lot  
SAWYERS MILL - SIMPLY RYAN - OIT  
STREET ADDRESS  
8851 WOODCREEK DRIVE  
CITY  
MIDDLETOWN  
STATE  
OH  
ZIP  
45042

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SET NO. EMM00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

MODEL  
ELM  
DRAWING TITLE  
FIRST FLOOR PLAN  
OPTION DESCRIPTION

SHEET NO.  
A-7  
9

C:\NVR\Solves\ELM\_EMM00\_01\DCY-S2-0117\2225098\Sheets\Lot\_Specific\9\_A-7\_FLT1\_LS.dwg 02/17/21 - 4:04 am

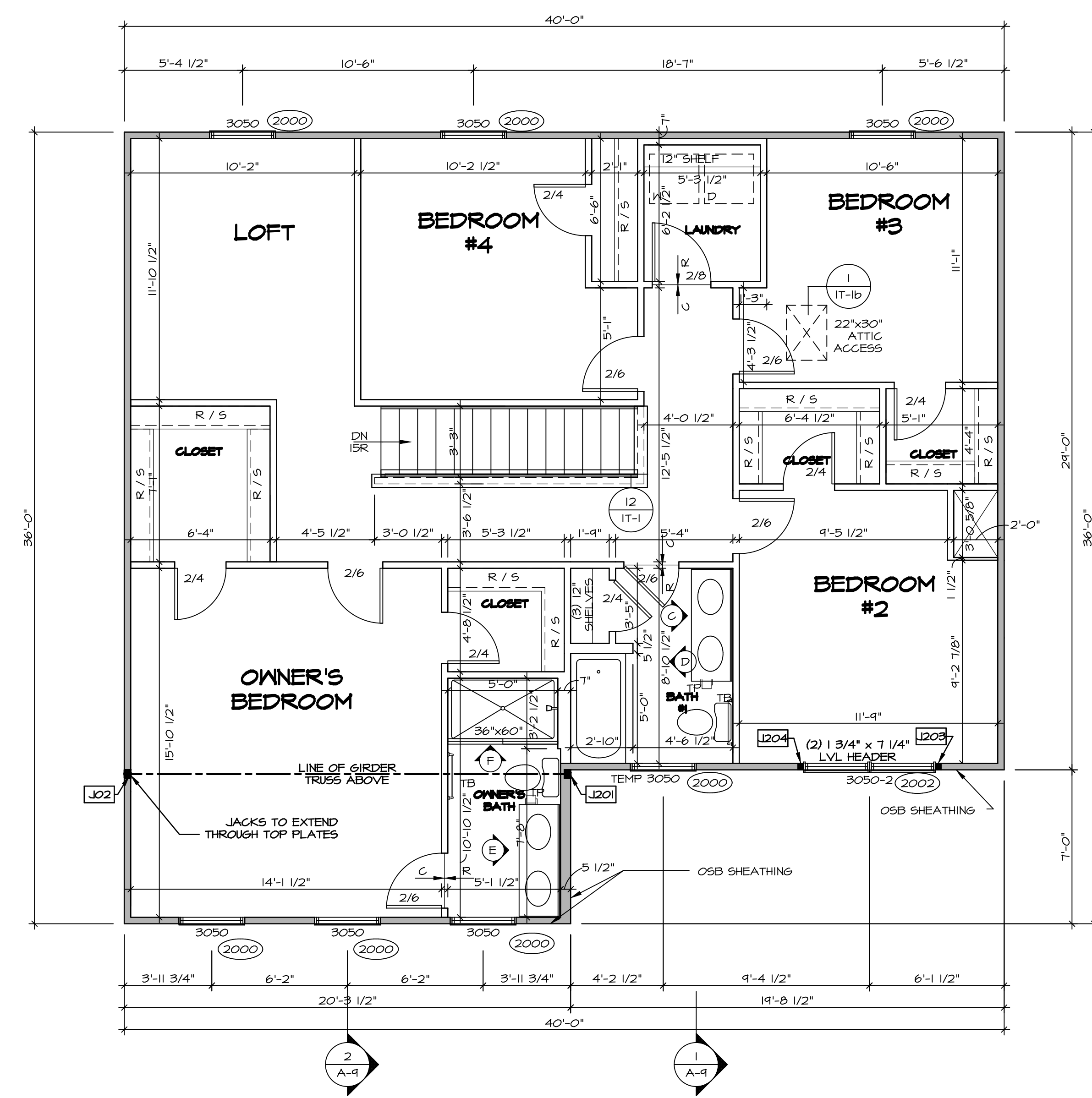
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

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 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 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 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.

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

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 5P# STUD GRADE	2002
J204	JACK - (2) 2X4 5P# STUD GRADE	2002

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

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

**DCY-S2-0117**

SAWYERS MILL - SIMPLY RYAN - 0117

6851 WOODCREEK DRIVE

MIDDLETOWN

APT. NO.  
 STATE  
 ZIP

SET NO. EMM00  
 VERSION 01  
 DRAWN BY  
 DATE:  
 OPTION

**NVR**

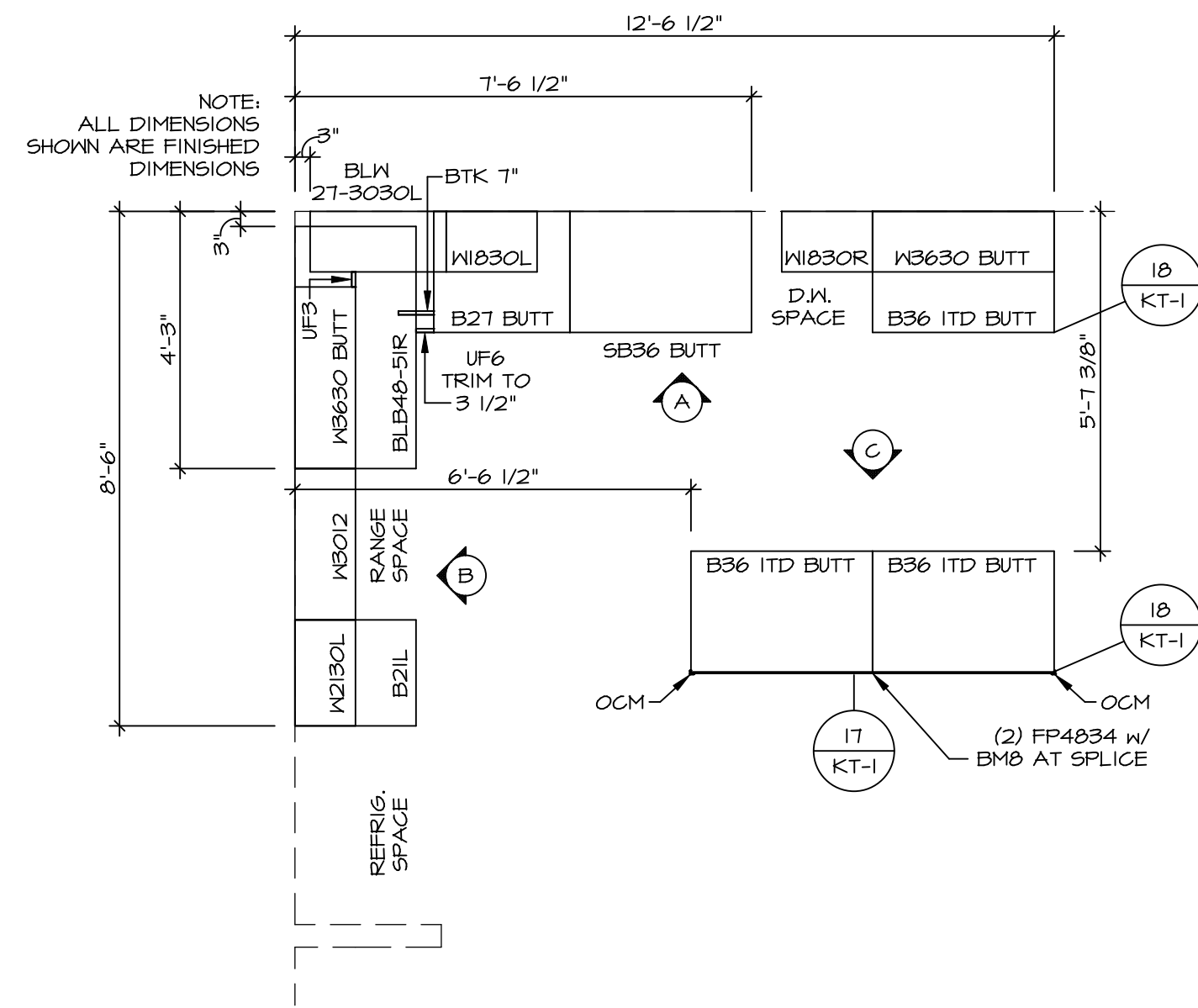
NVR, Inc. Suite 100  
 5285 Washington Blvd.  
 Frederick, MD 21703

MODEL  
 DRAWING TITLE  
 SECOND FLOOR PLAN  
 OPTION DESCRIPTION

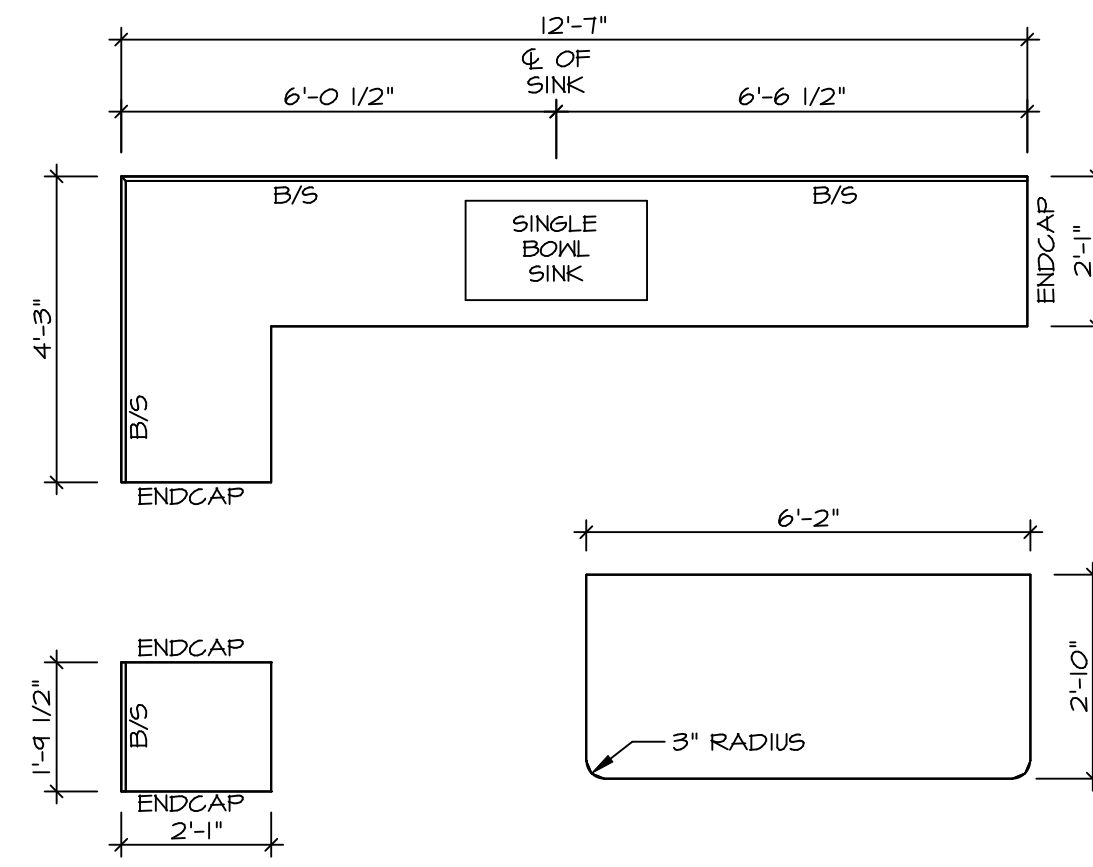
SHEET NO.  
**A-8**

10

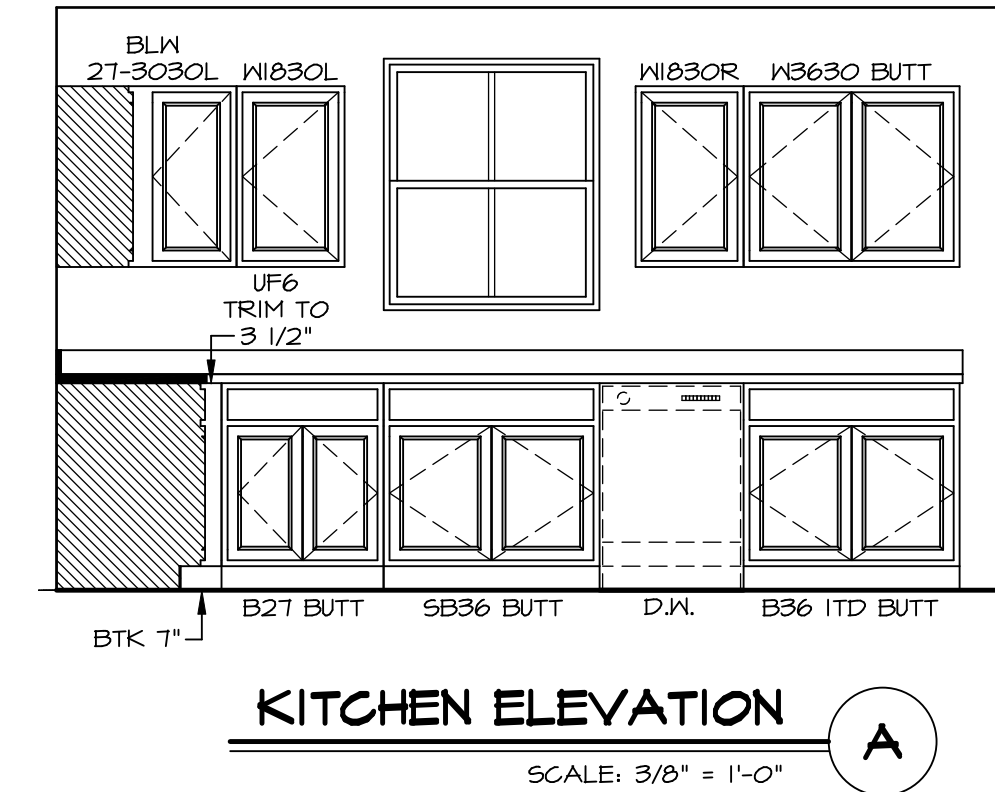
C:\NVR\Solves\ELM\_EMM00\_01\DCY-S2-0117\2225096\Sheets\Lot\_Specific\10\_A-B\_FLN2\_L3.dwg 02/17/21 - 4:05 am



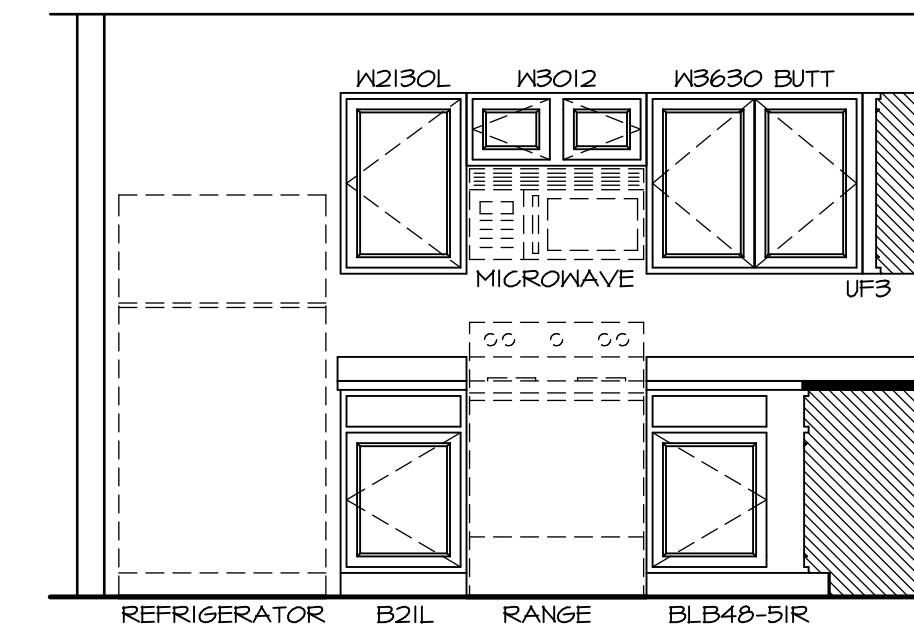
**KITCHEN CABINET PLAN (KC-3644)**  
SCALE: 3/8" = 1'-0" A-12



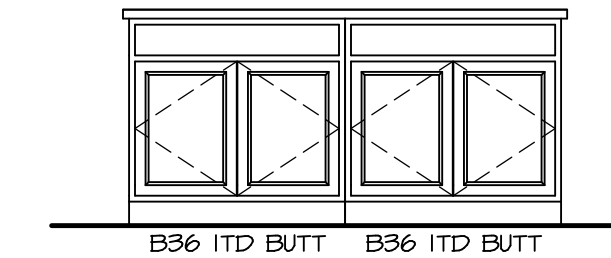
**KITCHEN COUNTERTOP PLAN (KT-3644)**  
SCALE: 3/8" = 1'-0" A-12



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



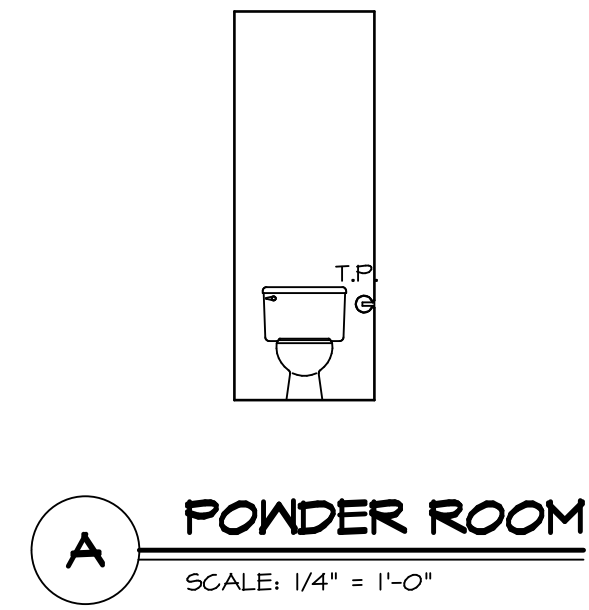
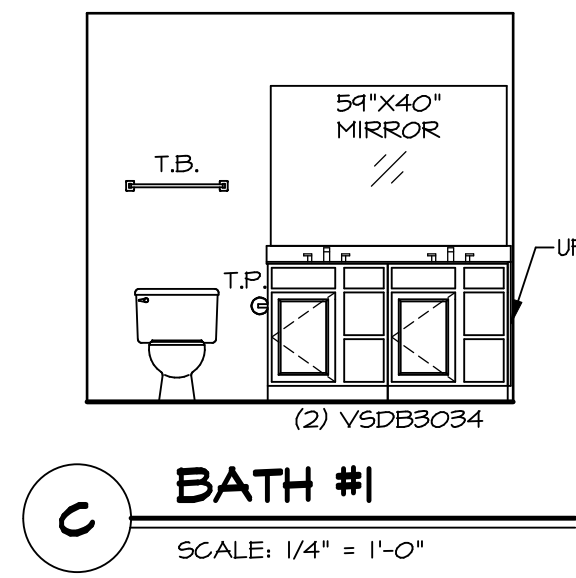
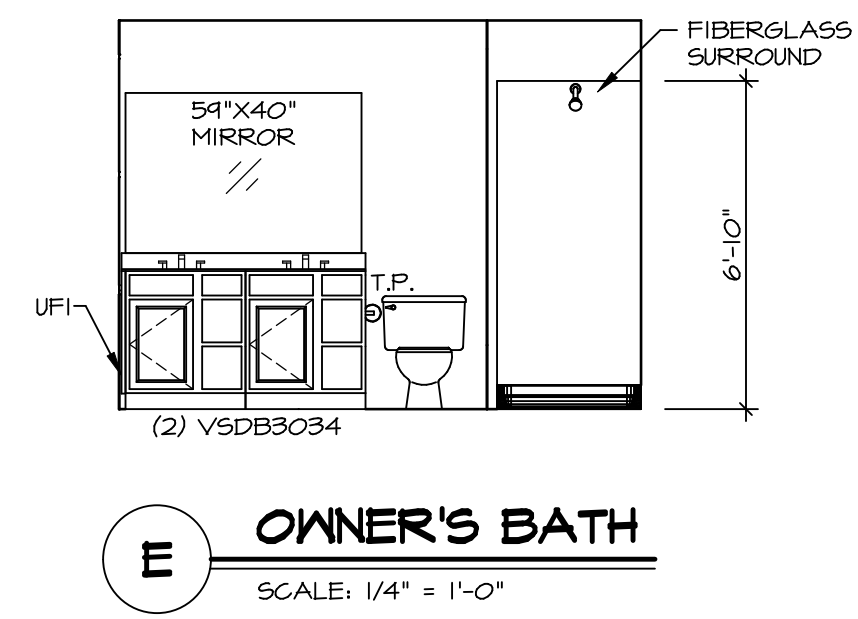
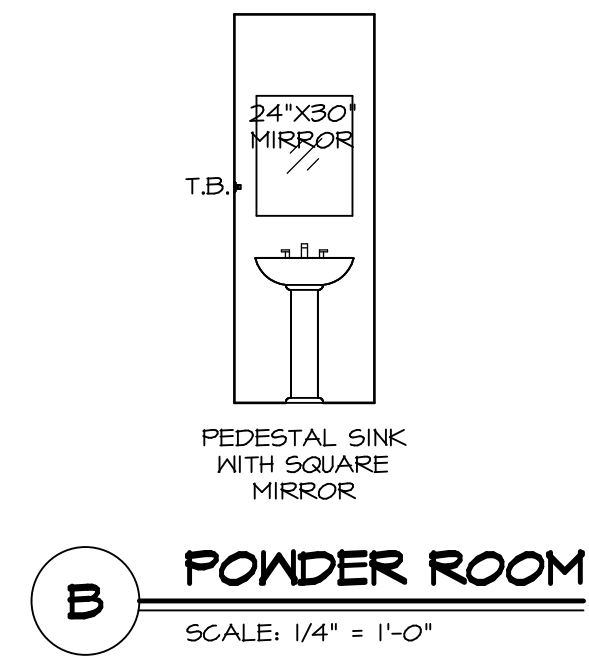
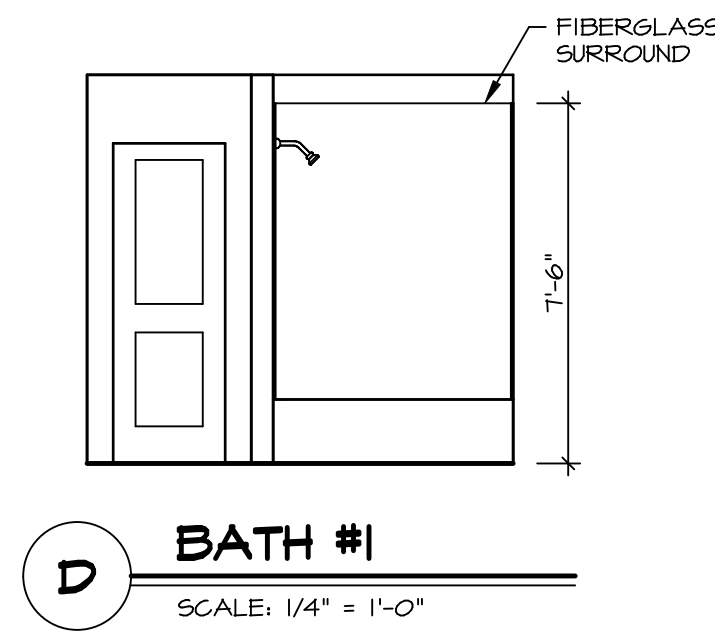
**KITCHEN ELEVATION B**  
SCALE: 3/8" = 1'-0"



**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".

SHEET NO. <b>A-12</b>	MODEL <b>ELM</b>	SET NO. EMM00	OPTION DESCRIPTION
	DRAWING TITLE <b>KITCHEN</b>	VERSION 01	
13	DRAWN BY <b>KITCHEN</b>	DATE:	OPTION
		DRAWN BY	
PROJECT NO. <b>DCY-S2-0117</b>		PROJECT NAME <b>SAWYERS MILL - SIMPLY RYAN - OIT</b>	
PROJECT ADDRESS <b>5851 WOODCREEK DRIVE</b>		CITY <b>MIDDLETOWN</b>	STATE <b>OH</b>
PROJECT ZIP <b>45042</b>		PROJECT OFFICE <b>45042</b>	
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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 V5DB34-42 DRAWERS TO BE SET ON RIGHT HAND.

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

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DIV-COMM-LOT-UNIT	
DCY-S2-0117	
COMM-LOT	5AINTERS MILL - SIMPLY RYAN - 0117
STREET ADDRESS	5851 WOODCREEK DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042
APT. NO.	----