

LEGEND

[Thick Line]	BEARING WALL
[Thin Line]	NON BEARING WALL
[Circle with X]	INDICATES BEARING FROM POINT-LOAD ABOVE
[L]	JACKS
[B]	BEAM/HEADER
[F]	PAD FOOTING
[C]	STEEL COLUMN
[X]	TRUSS TIE DOWN
[X]	PORTAL FRAME
[X]	JOIST/TRUSS
[L]	LVL
[X]	ENGINEERING PAGE NUMBER

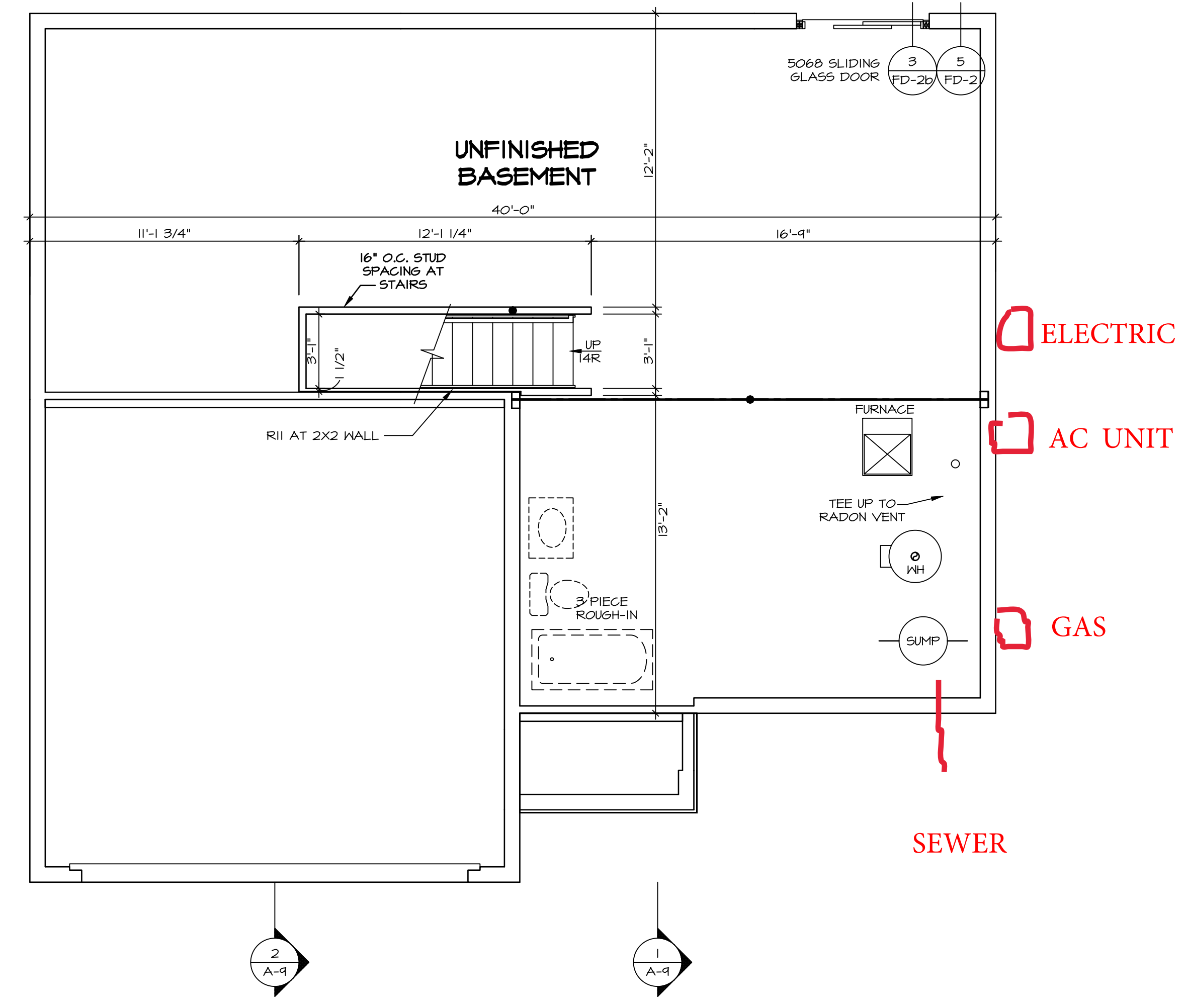
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 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 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-52-0120

COMMITTEE: SAWYERS MILL - SIMPLY RYAN - 0120

STREET ADDRESS: 5895 WOODCREEK DRIVE

CITY: MIDDLETOWN STATE: OH ZIP: 45042

APPT. NO.:

© NVR, Inc. reserves the right to modify these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.

NVR
NVR, Inc. Suite 100
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

C:\NVR\Solves\ELM_EMM00_01\DCY-52-0120\2193429\Sheets\Lot_Specific\B_A-6_BSMT_LS.dwg 01/12/21 - 2:57 am

LEGEND

[Symbol]	BEARING WALL
[Symbol]	NON BEARING WALL
[Symbol]	INDICATES BEARING FROM POINT-LOAD ABOVE
[Symbol]	JACKS
[Symbol]	BEAM/HEADER
[Symbol]	PAD FOOTING
[Symbol]	STEEL COLUMN
[Symbol]	TRUSS TIE DOWN
[Symbol]	PORTAL FRAME
[Symbol]	JOIST/TRUSS
[Symbol]	LVL
[Symbol]	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 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-(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.

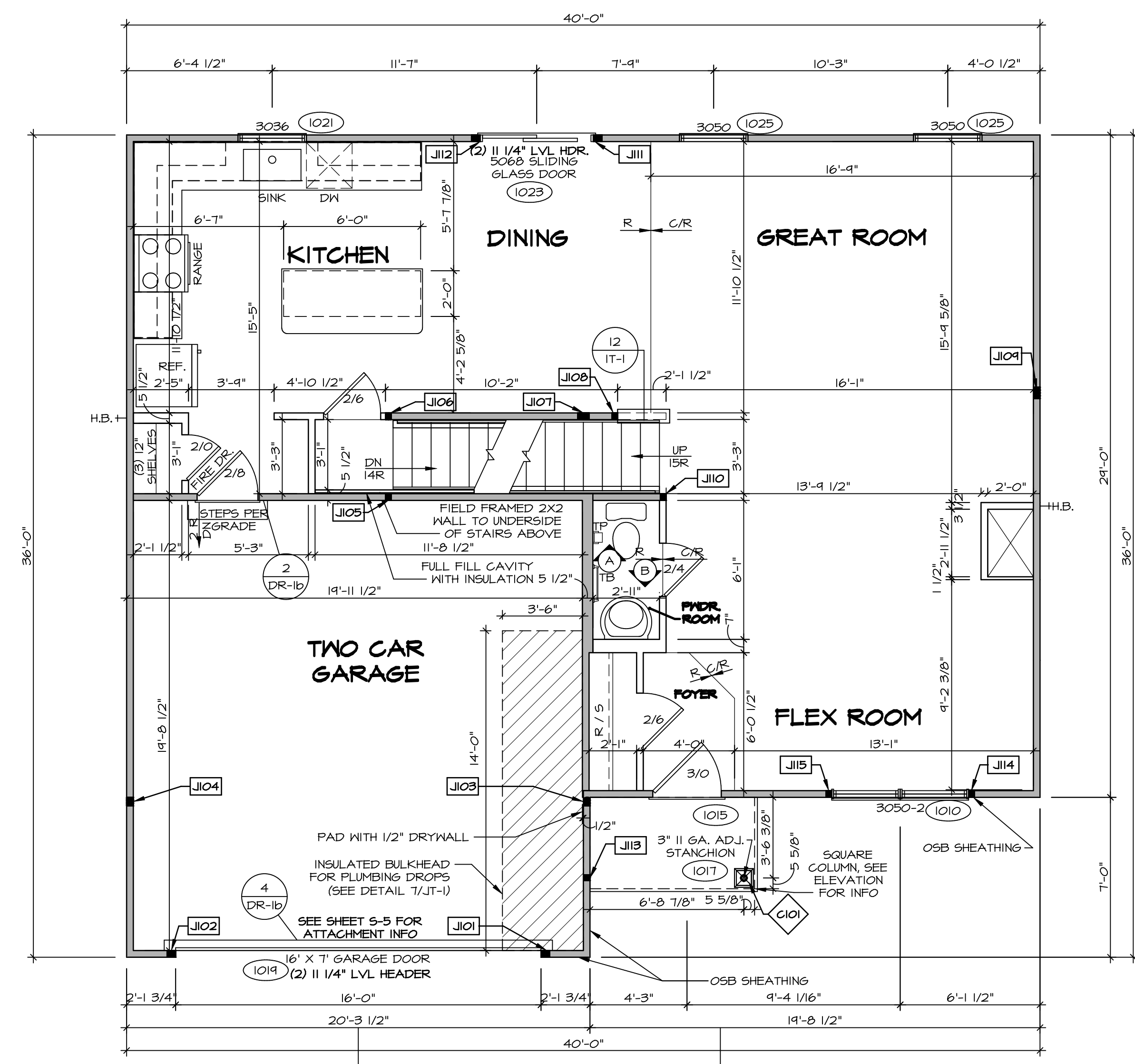
ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

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

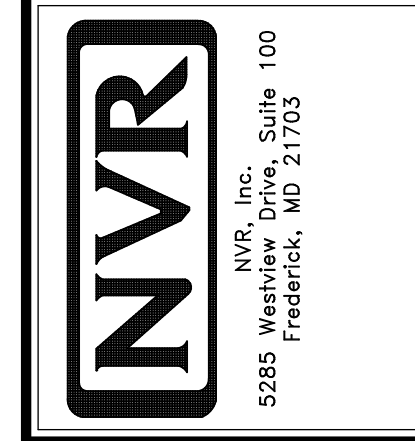
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 11GA ADJ	8'-0 5/8"	1017	FBA



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

DIV-COMM-LOT-UNIT
DCY-S2-0120
COMM-LOT
SAWYERS MILL - SIMPLY RYAN - 0120
STREET ADDRESS
5895 WOODCREEK DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

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.



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

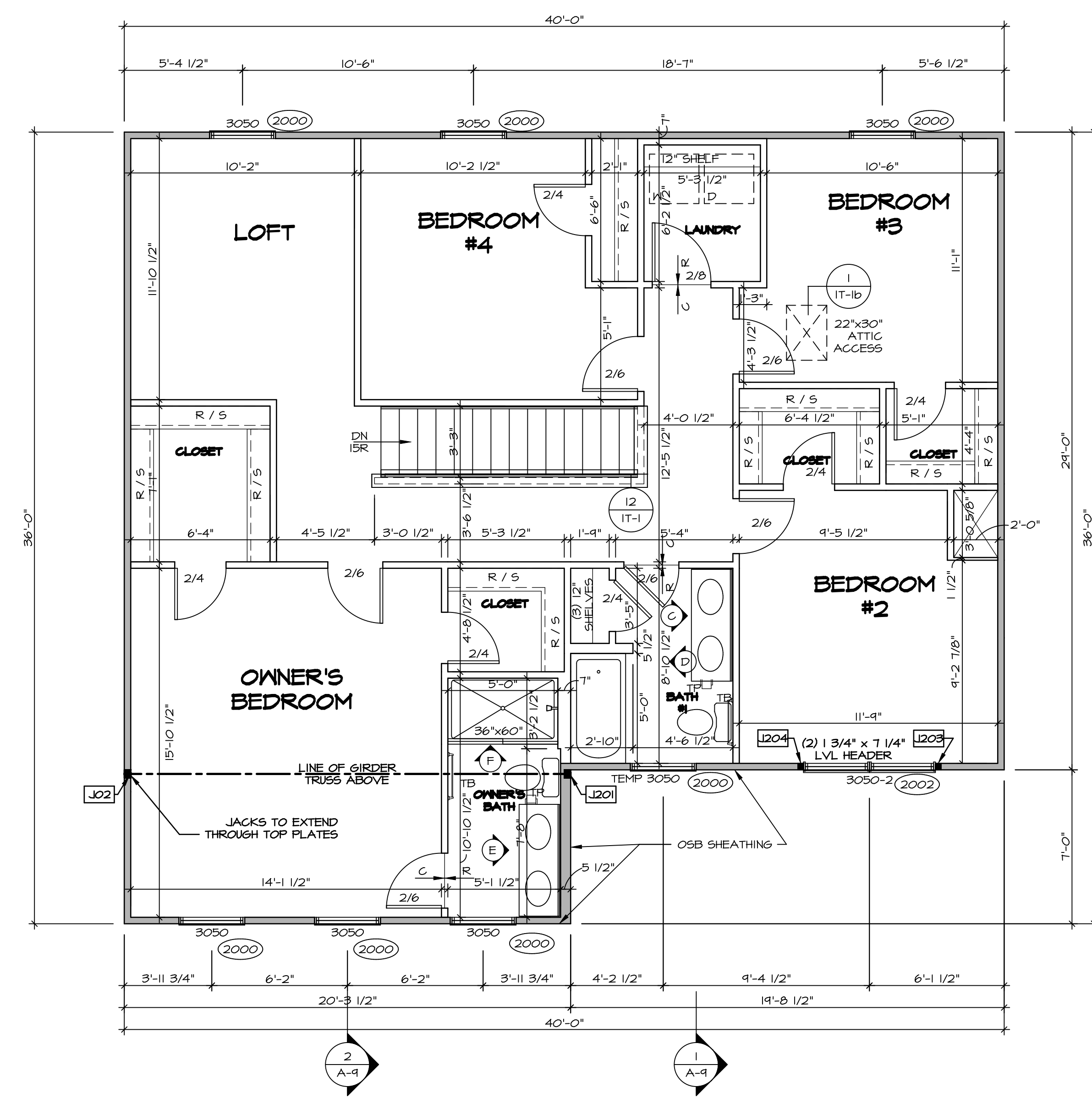
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 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



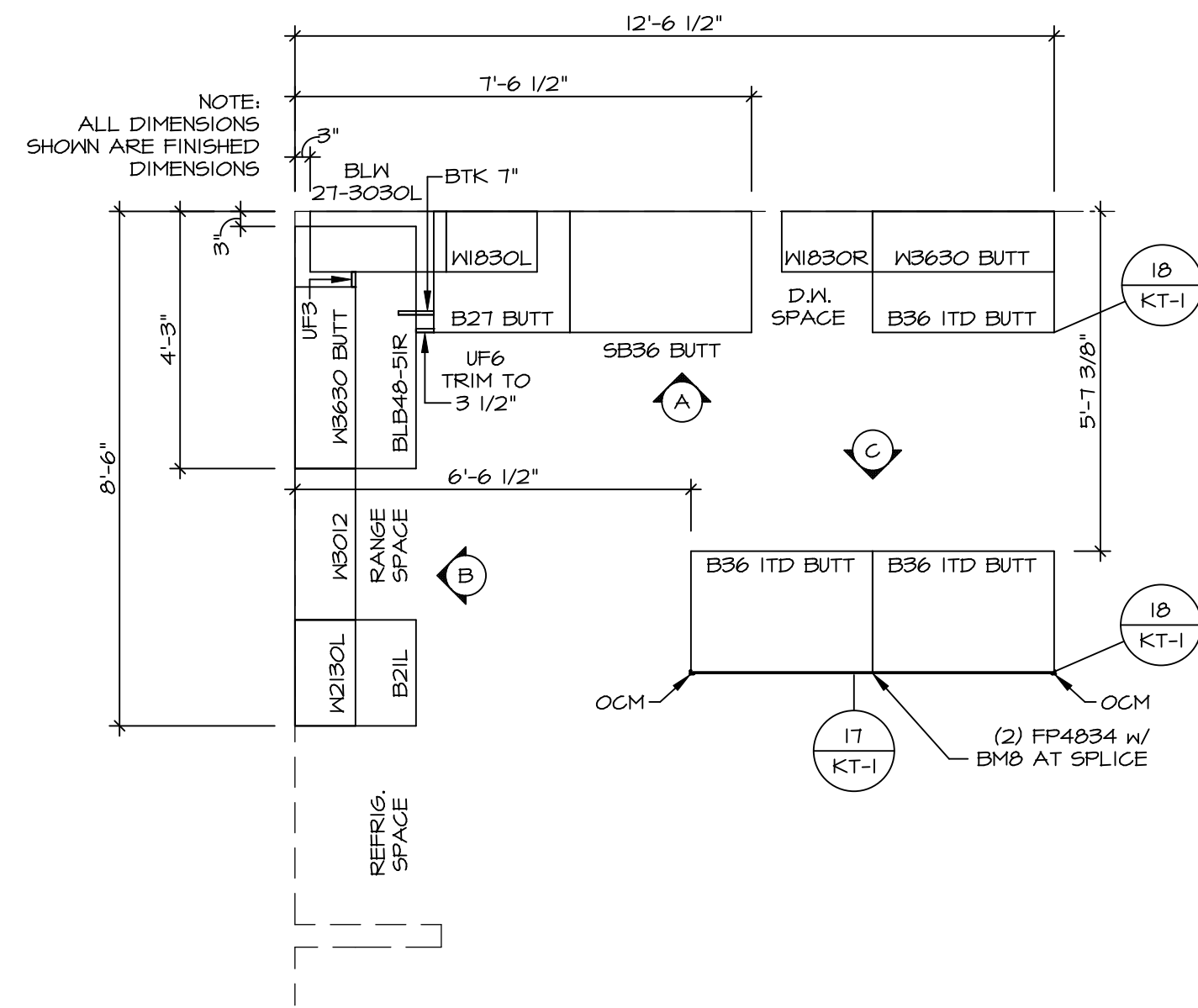
SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.
J201	JACK - (3) 2X4 5P#11	2004
J202	JACK - (3) 2X4 5P#11	2004
J203	JACK - (2) 2X4 5P# STUD GRADE	2002
J204	JACK - (2) 2X4 5P# STUD GRADE	2002

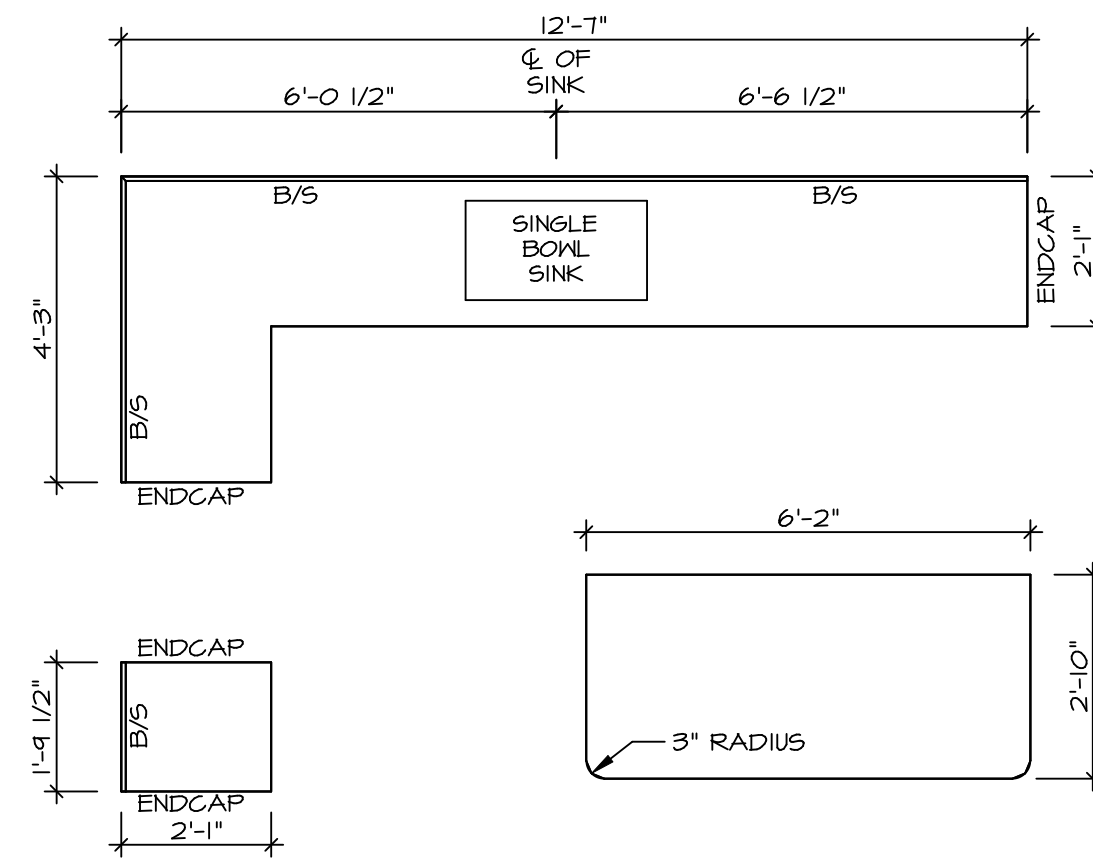
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT
DCY-S2-0120
 COMM-LOT
 SAUNDERS MILL - SIMPLY RYAN - 0120
 STREET ADDRESS
 5895 WOODCREEK DRIVE
 CITY MIDDLETOWN STATE OH ZIP 45042
 SHEET NO. **A-8** OPTION DESCRIPTION 10
 MODEL **ELM**
 DRAWING TITLE **SECOND FLOOR PLAN**
 SET NO. EMM00
 VERSION 01
 DRAWN BY
 DATE:
 OPTION

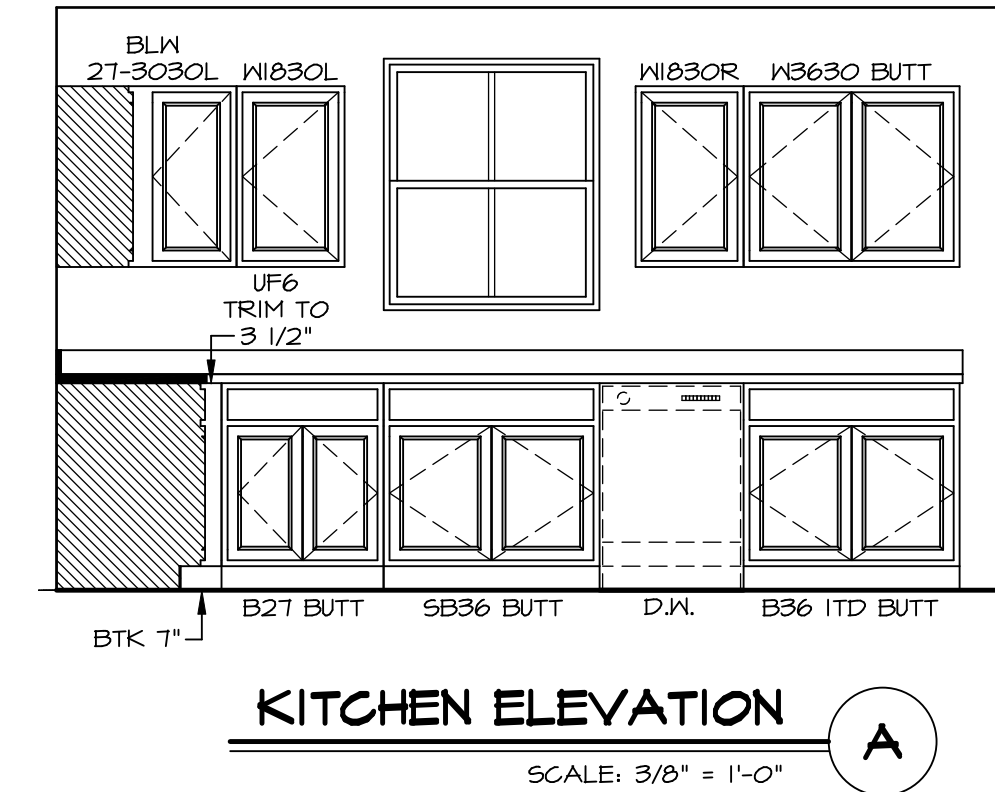
© NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.
NVR
 NVR, Inc. Suite 100
 Frederick, MD 21703
 5285 Washburne
 C:\NVR\Solves\ELM_EMM00_01\DCY-S2-0120\2193429\Sheets\Lot_Specific\10_A-B_FLN2_Ls.dwg 01/17/21 - 2:56 am



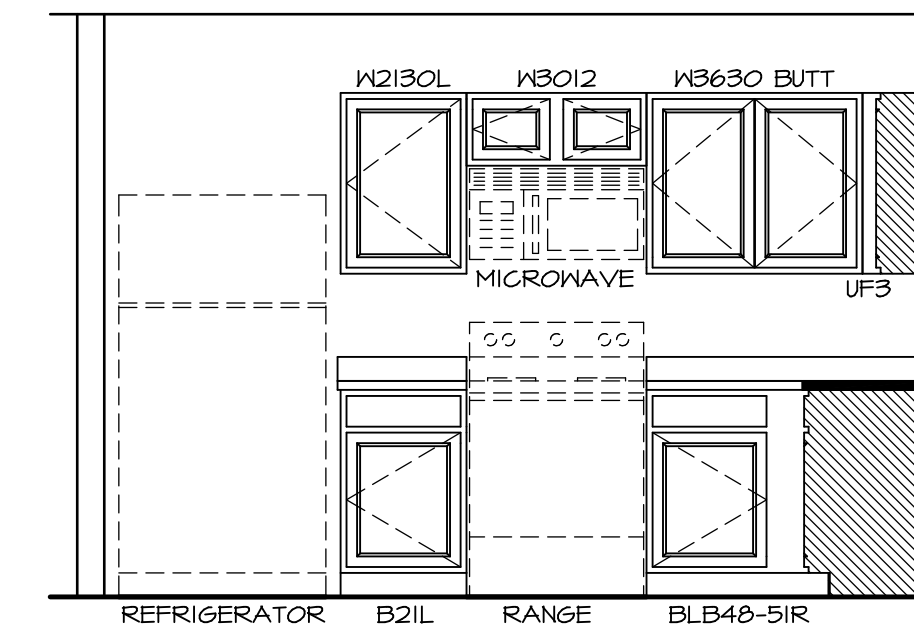
KITCHEN CABINET PLAN (KC-3644)
SCALE: 3/8" = 1'-0" A-12



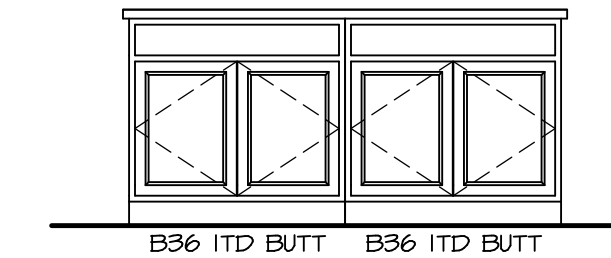
KITCHEN COUNTERTOP PLAN (KT-3644)
SCALE: 3/8" = 1'-0" A-12



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



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



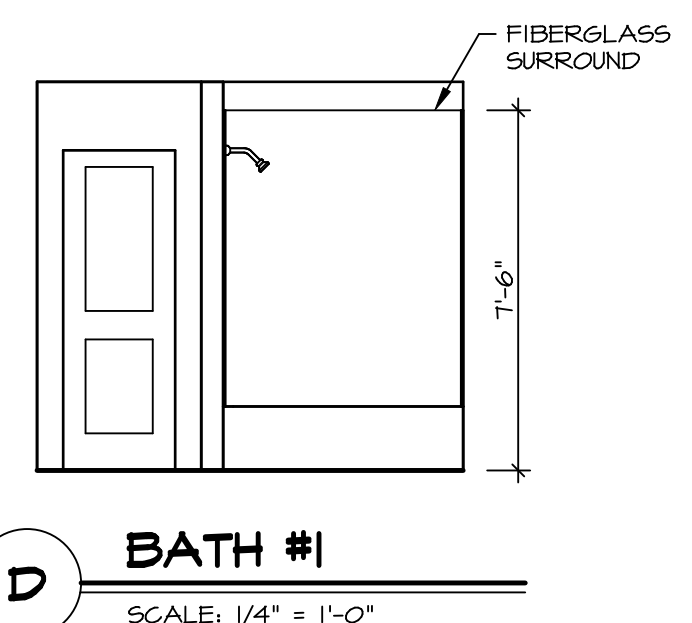
KITCHEN ELEVATION C
SCALE: 3/8" = 1'-0"

- 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".

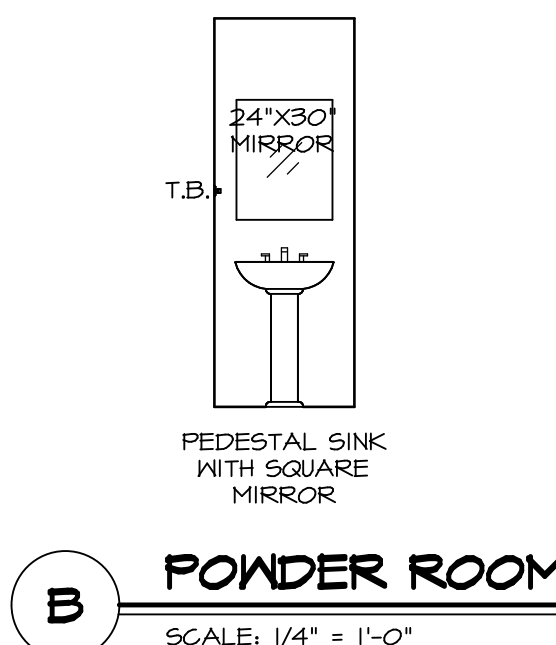
SHEET NO. A-12	MODEL ELM	SET NO. EMM00	OPTION DESCRIPTION
	DRAWING TITLE KITCHEN	VERSION 01	
13	DRAWN BY KITCHEN	DATE:	OPTION
		DRAWN BY	
DIV-COMM-LOT-UNIT DCY-S2-0120 COMM-LOT SAWYERS MILL - SIMPLY RYAN - 0120 STREET ADDRESS 5895 WOODCREEK DRIVE CITY STATE OH ZIP MIDDLETOWN OH 45042		© NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.	
		NVR, Inc. Suite 100 5285 Washington Blvd. Frederick, MD 21703	



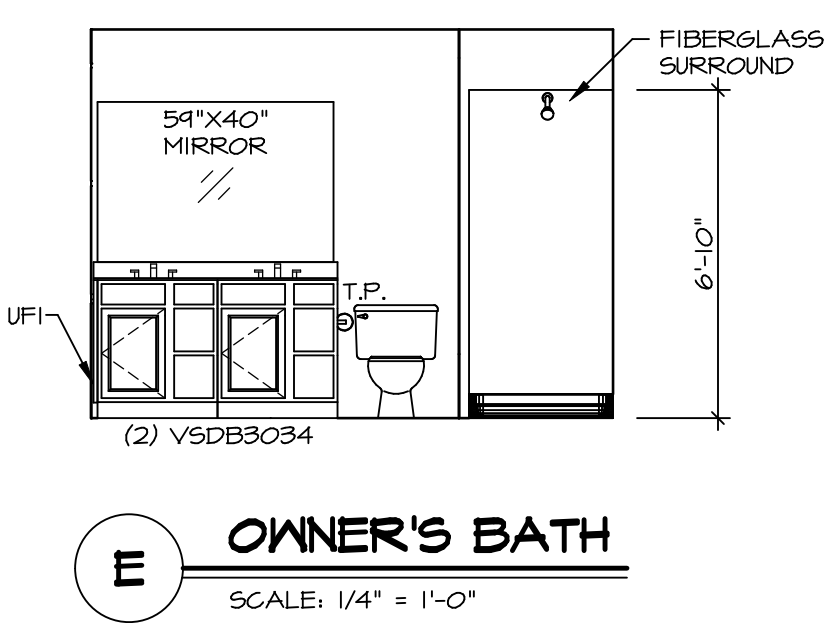
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



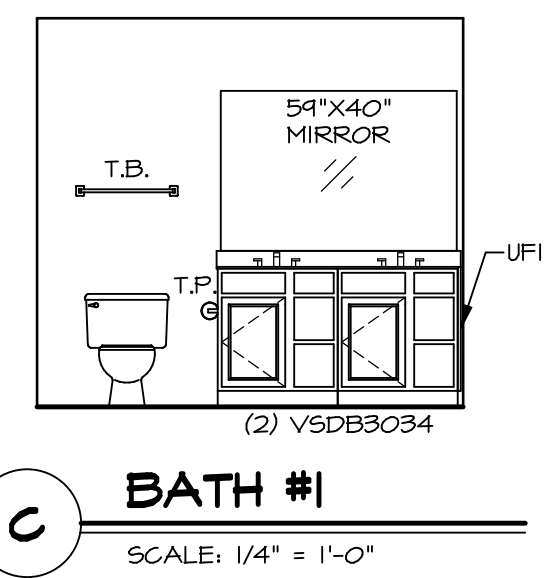
D BATH #1
SCALE: 1/4" = 1'-0"



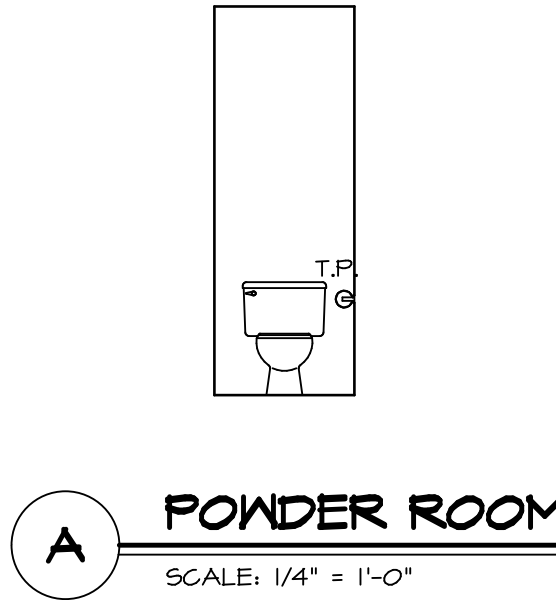
B POWDER ROOM
SCALE: 1/4" = 1'-0"



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



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



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

- NOTES:**
- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
 - TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
 - ALL BATH ELEVATIONS ARE SHOWN PER PLAN.
 - ALL V5DB34-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO. A-13	MODEL ELM	DRAWING TITLE BATH ELEVATIONS	SET NO. EMM00	DIV-COMM-LOT-UNIT
			VERSION 01	DCY-S2-0120
OPTION DESCRIPTION 14	DRAWN BY	DATE:	OPTION	COMM-LOT
				STREET ADDRESS
			5895 WOODCREEK DRIVE	
			CITY	MIDDLETOWN
			STATE	OH
			ZIP	45042
			APT. NO. -----	
			SAWYERS MILL - SIMPLY RYAN - 0120	
			5285 Washburn, Suite 100 Frederick, MD 21703	
			© NVR, Inc. expressly reserves the right to modify or change these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.	