

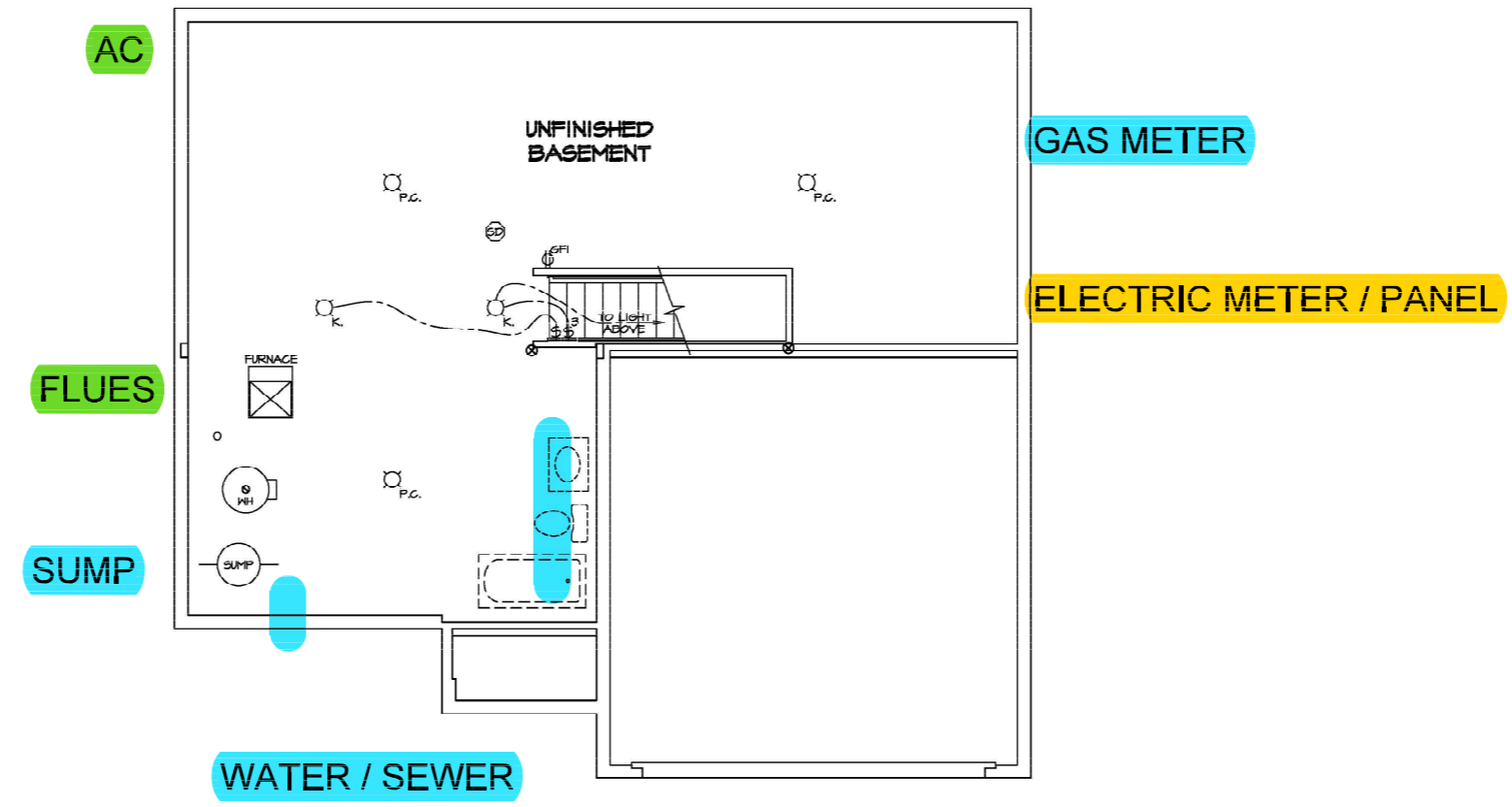
S2-0146

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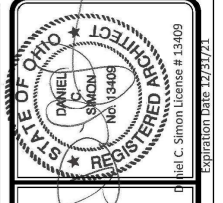
- NOTES:
1. ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.
 2. ALL KITCHEN, GARAGES, UNFINISHED BASEMENT, NETBARS AND ALL OUTDOOR RECEPTACLES ARE TO BE GFI PROTECTED.
 3. PROVIDE DUPLEX RECEPTACLE ON DEDICATED CIRCUIT FOR DISHWASHER IN CABINET UNDER THE SINK.
 4. PROVIDE DUPLEX RECEPTACLE FOR GARBAGE DISPOSAL IN CABINET UNDER THE SINK.
 5. PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACE.
 6. PROVIDE SWITCH W/ KEYLESS LIGHT AND GFI RECEPTACLE WHEN HVAC EQUIPMENT IS IN ATTIC SPACE.
 7. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL ROOMS EXCEPT BATH AND EXTERIOR RECEPTACLES.
 8. WASHER ON LEFT, DRYER ON RIGHT (PER PLAN OR REVERSED).
 9. DRYER RECEPTACLE 110 V/ 6AS OR 220 V/ ELECTRIC.

ELECTRICAL LEGEND

| | |
|-----|--|
| ⊕ | SINGLE POLE SWITCH |
| ⊕⊕ | THREE WAY SWITCH |
| ⊕⊕⊕ | FOUR WAY SWITCH |
| ⊕⊕ | DUPLEX RECEPTACLE |
| ⊕⊕ | DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED |
| ⊕⊕ | DUPLEX RECEPTACLE - FLOOR MOUNTED |
| ⊕⊕ | RECEPTACLE - 220V |
| ⊕⊕ | DUPLEX RECEPTACLE - USB |
| ⊕⊕ | DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT |
| ⊕⊕ | DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT |
| ⊕⊕ | DUPLEX RECEPTACLE - MICROWAVE |
| ⊕⊕ | SMOKE DETECTOR - WIRED IN SERIES |
| ⊕⊕ | CARBON MONOXIDE DETECTOR |
| ⊕⊕ | EXHAUST FAN MOTOR |
| ⊕⊕ | EXHAUST FAN MOTOR WITH LIGHT |
| ⊕⊕ | TELEVISION RECEPTACLE |
| ⊕⊕ | TELEPHONE RECEPTACLE |
| ⊕⊕ | DOOR CHIME |
| ⊕⊕ | LIGHT FIXTURE - WALL MOUNTED |
| ⊕⊕ | LIGHT FIXTURE - CEILING MOUNTED |
| ⊕⊕ | LIGHT FIXTURE - RECESSED |
| ⊕⊕ | LIGHT FIXTURE - RECESSED WEATHER PROOF |
| ⊕⊕ | LIGHT FIXTURE - CEILING MOUNTED LED |
| ⊕⊕ | LIGHT FIXTURE - HANGING |
| ⊕⊕ | LIGHT FIXTURE - PENDANT |
| ⊕⊕ | LIGHT FIXTURE - FLUORESCENT |
| ⊕⊕ | LIGHT FIXTURE - UNDER CABINET LIGHT |
| ⊕⊕ | FULLCHAIN LAMPHOLDER |
| ⊕⊕ | KEYLESS LAMPHOLDER |



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



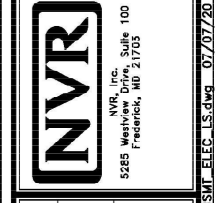
PROJECT: DCY / S2 / 0146

CONTRACTOR: SIMPLY RYAN

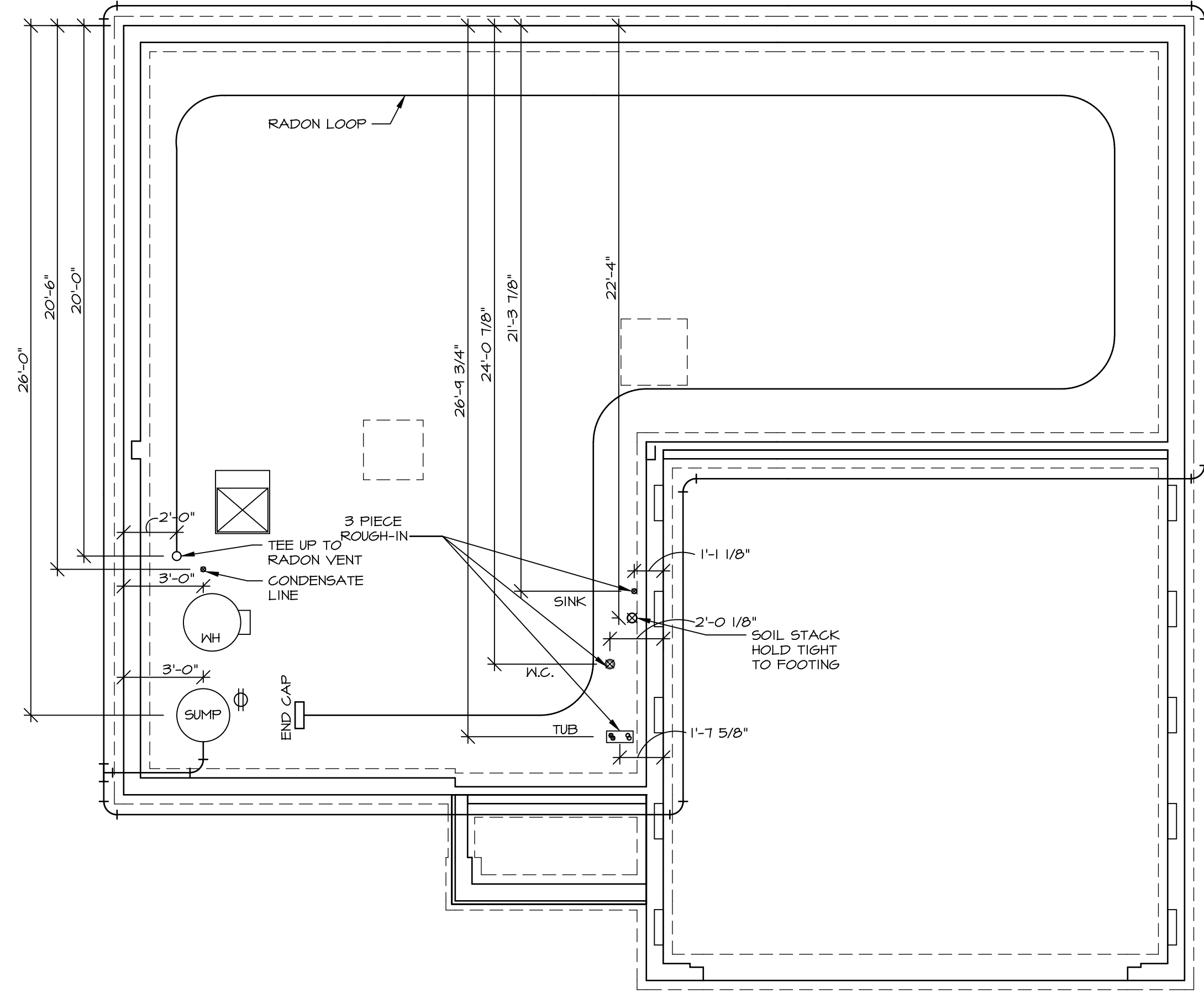
CLIENT: SAMPERS HILL - SIMPLY RYAN

ADDRESS: 8870 WOODCREEK DRIVE, MIDDLETOWN, OHIO 45042

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| | | | |
|--|---------------|------------|-------|
| MODEL: ELM | SET NO. EMMCO | VERSION C1 | DATE: |
| DRAWING TITLE: BASEMENT ELECTRICAL PLAN | DRAWN BY: | DATE: | DATE: |
| OPTION DESCRIPTION: FULL BASEMENT FOUNDATION | OPTION: FBA | DATE: | DATE: |
| SHEET NO. E-1 | 15 | | |



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. A-5 | MODEL ELM | SET NO. EMM00 | NVR, Inc. 5285 Walkersville Rd. 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. |
| | DRAWING TITLE PLUMBING PLAN | VERSION 01 | | |
| OPTION DESCRIPTION 7 | | DATE: | OPTION | |
| DIV-COMM-LOT-UNIT DCY-S2-0146 | | COMM-LOT SAWYERS MILL - SIMPLY RYAN - 0146 | | |
| STREET ADDRESS 5810 WOODCREEK DRIVE | | APT. NO. ----- | | |
| CITY MIDDLETOWN | | STATE OH | | |
| ZIP 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 |

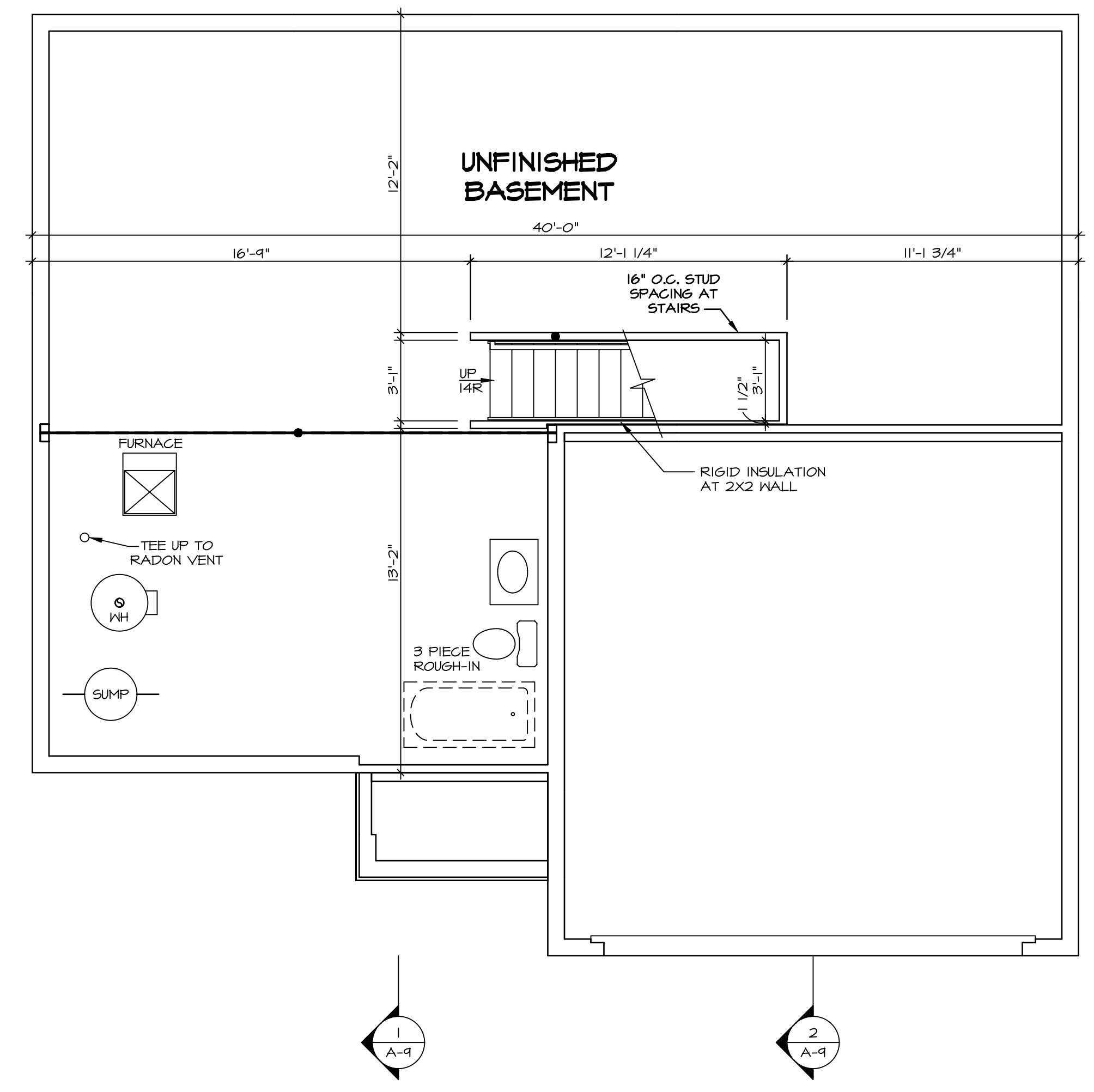
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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, 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 |
|------------|-------------|-----------|---------|
| | | | |



1
A-6
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Frederick, MD 21703

5285 Washburn Drive
Frederick, MD 21703

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

DIV-COMM-LOT-UNIT
DCY-S2-0146
COMM-LOT
SAWYERS MILL - SIMPLY RYAN - 0146
STREET ADDRESS
8810 WOODCREEK DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

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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 |

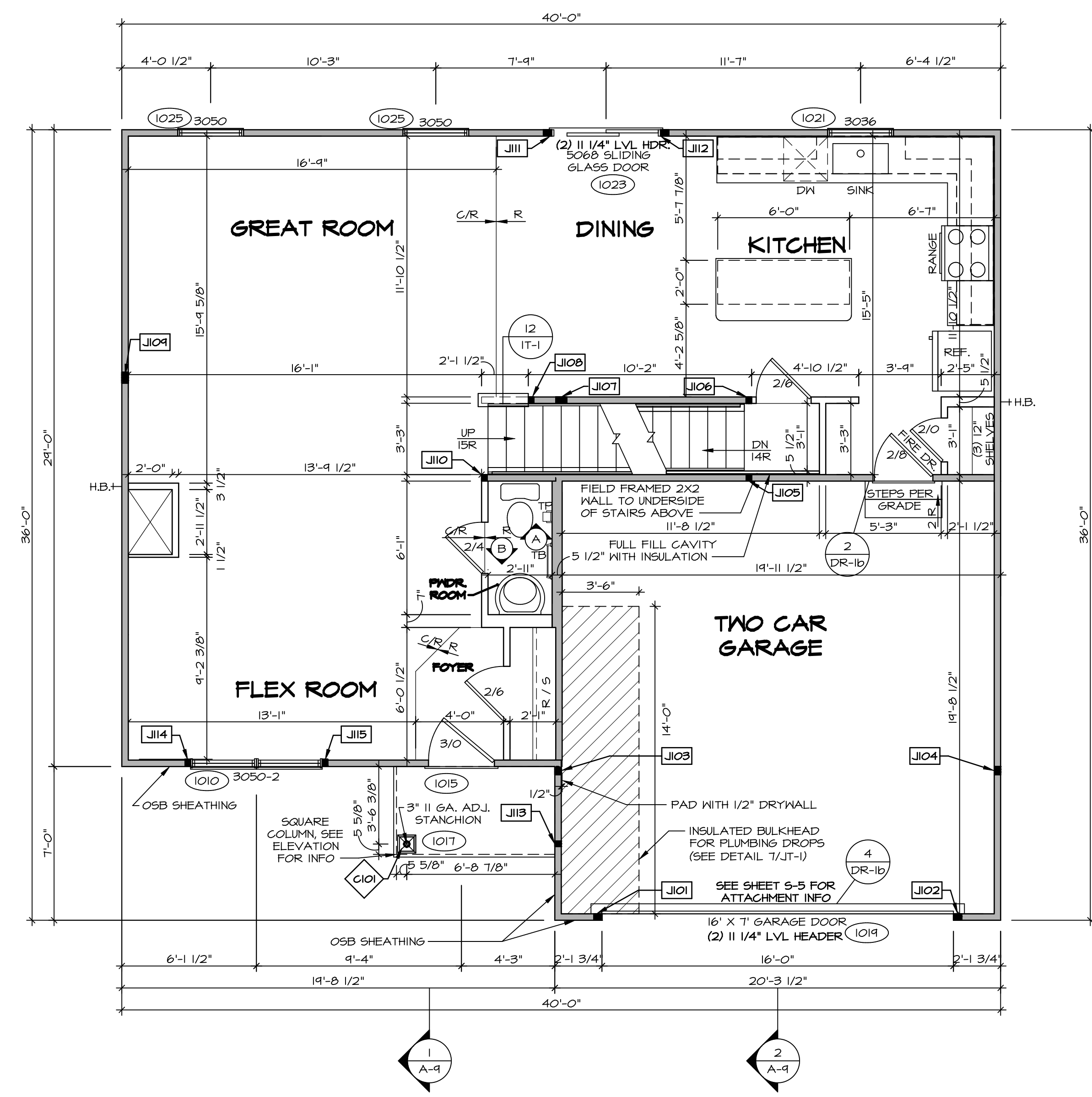
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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.
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- GYPSUM 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-O 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#1 | 2004 |
| J104 | JACK - (3) 2X4 SFF#1 | 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 116A ADJ | 8'-0 5/8" | 1017 | FBA |

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

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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

DIV-COMM-LOT-UNIT
DCY-S2-0146
COMM-LOT
SAWYERS MILL - SIMPLY RYAN - 0146
STREET ADDRESS
8810 WOODCREEK DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

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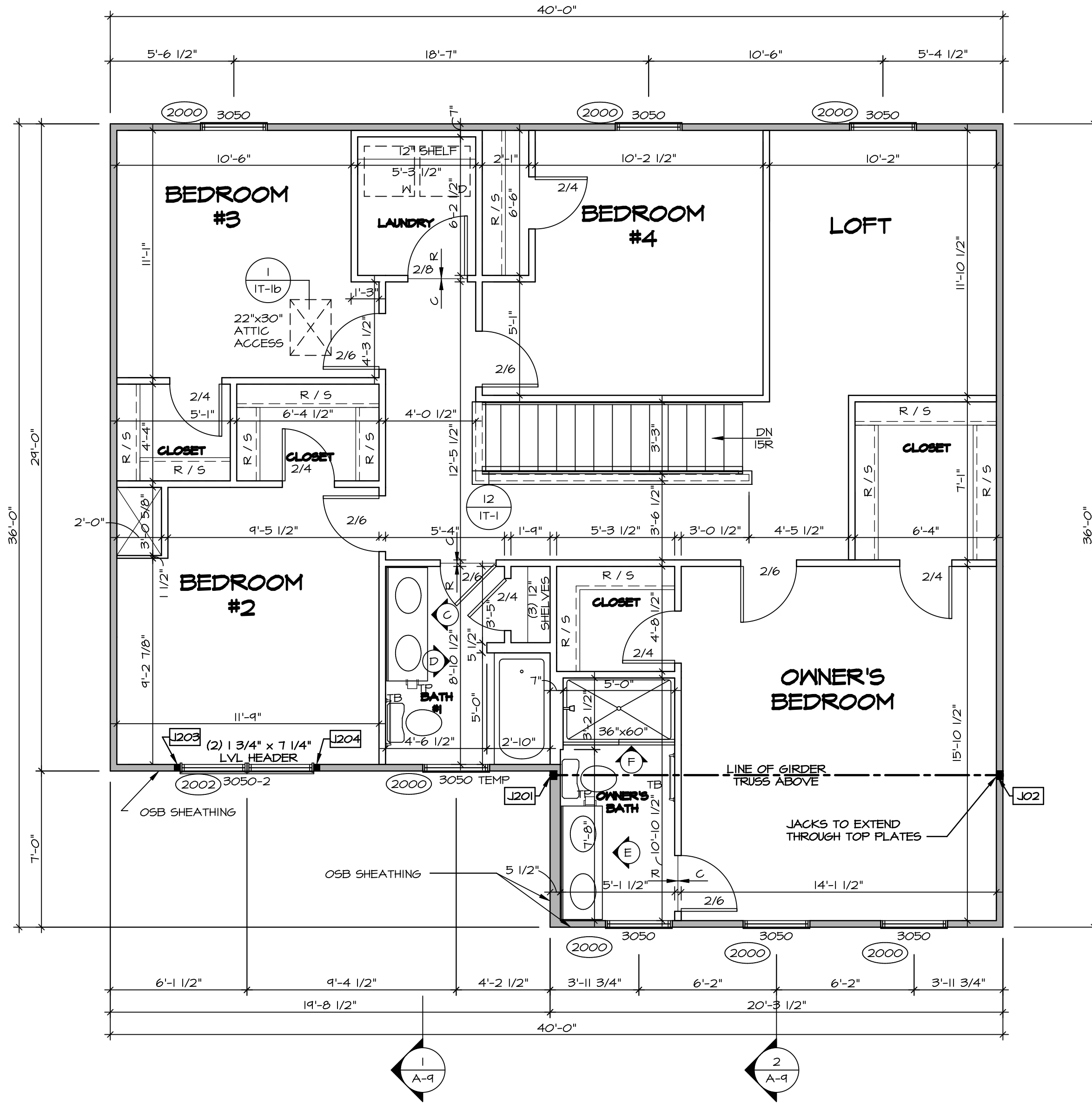
| LEGEND | |
|--------|---|
| | BEARING WALL |
| | NON BEARING WALL |
| | INDICATES BEARING FROM POINT-LOAD ABOVE |
| | JACKS |
| | BEAM/HEADER |
| | PAD FOOTING |
| | STEEL COLUMN |
| | TRUSS TIE DOWN |
| | PORTAL FRAME |
| | JOIST/TRUSS |
| | LVL |
| | ENGINEERING PAGE NUMBER |

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

SECOND FLOOR JACK SCHEDULE

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

DCY-S2-0146

8510 WOODCREEK DRIVE MIDDLETOWN OH 45042

SAWYERS MILL - SIMPLY RYAN - 0146

5285 Washington Blvd, Suite 100, Frederick, MD 21703

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|---------------|------------|
| SET NO. EMM00 | VERSION 01 |
| DRAWN BY | DATE: |
| OPTION | OPTION |

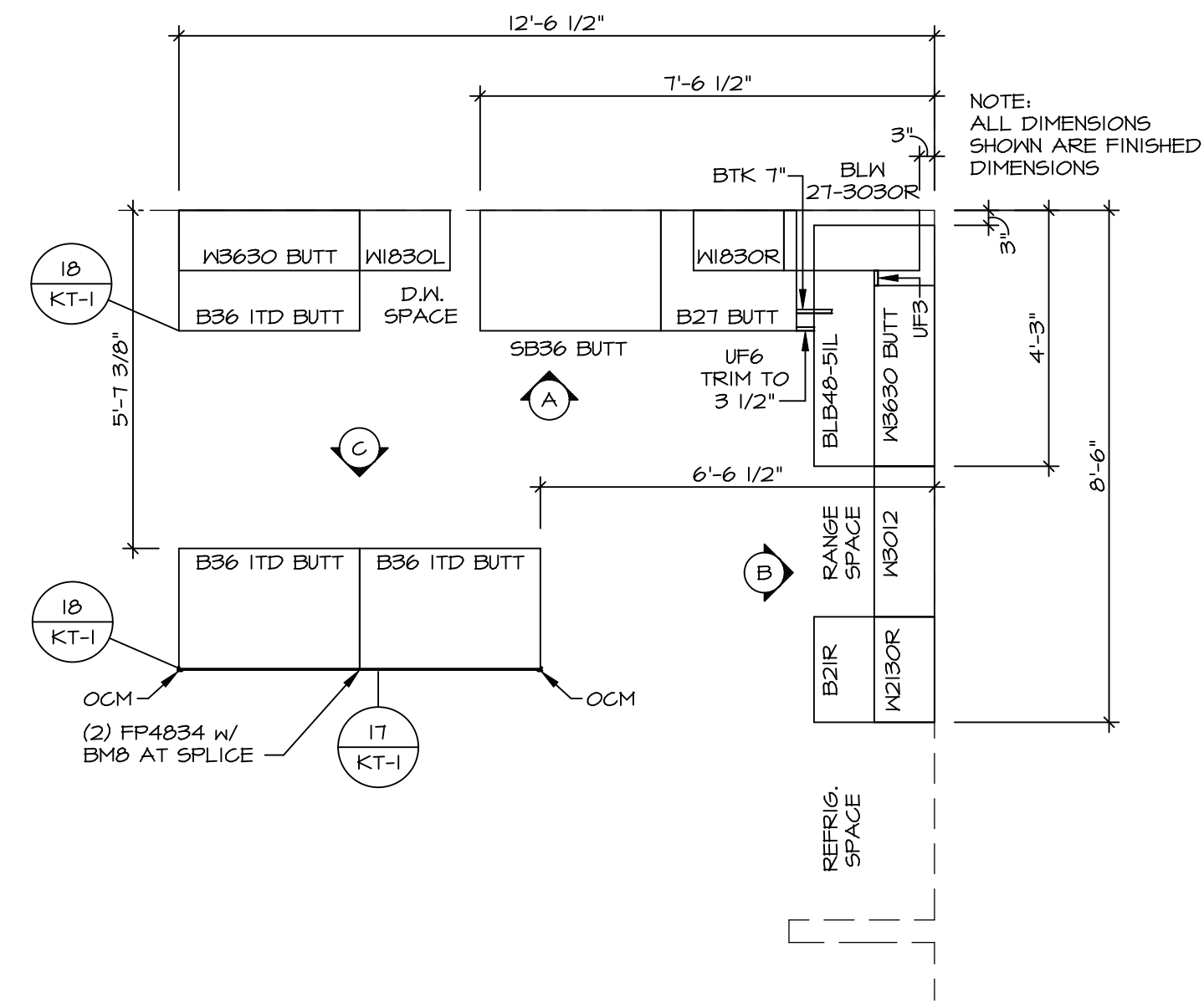
MODEL ELM

DRAWING TITLE SECOND FLOOR PLAN

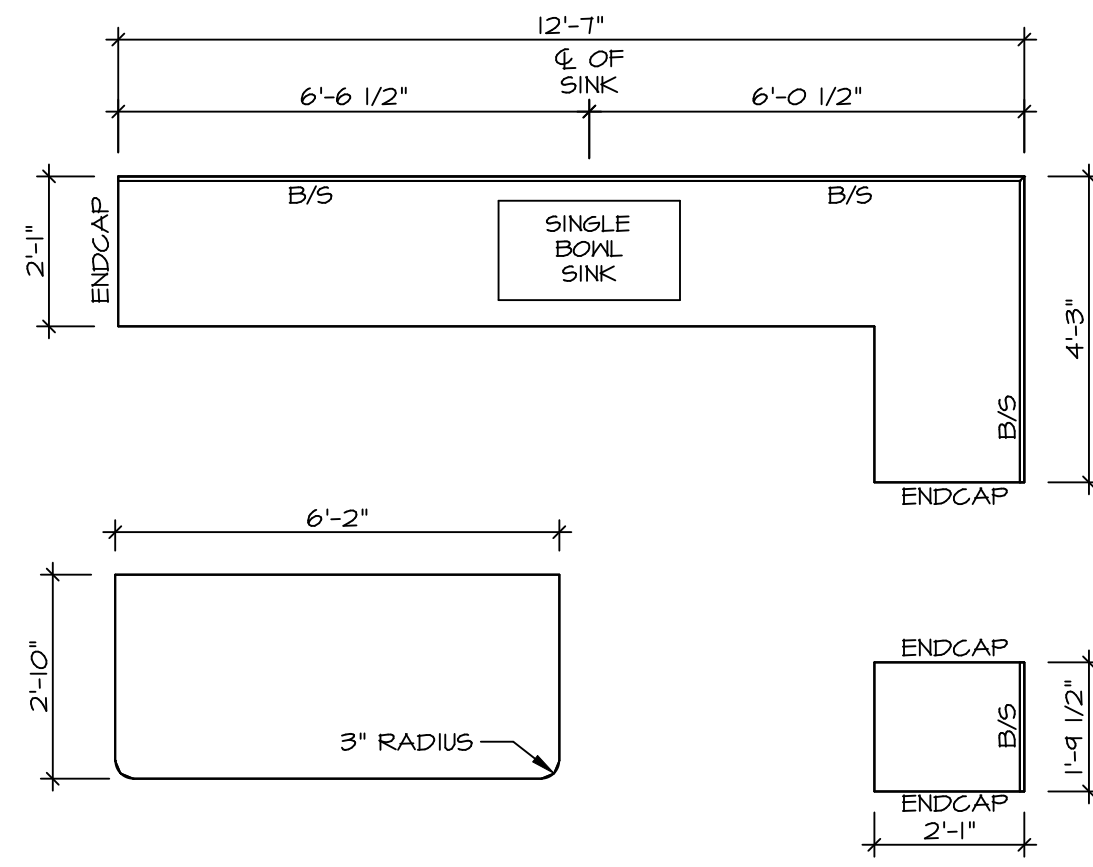
SHEET NO. A-8

OPTION DESCRIPTION 10

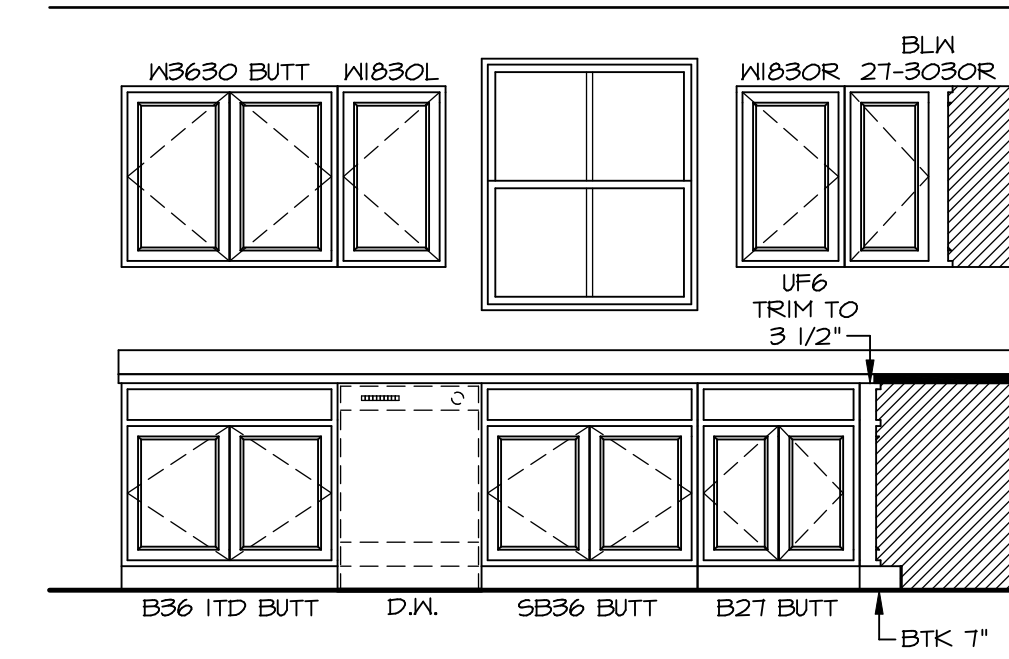
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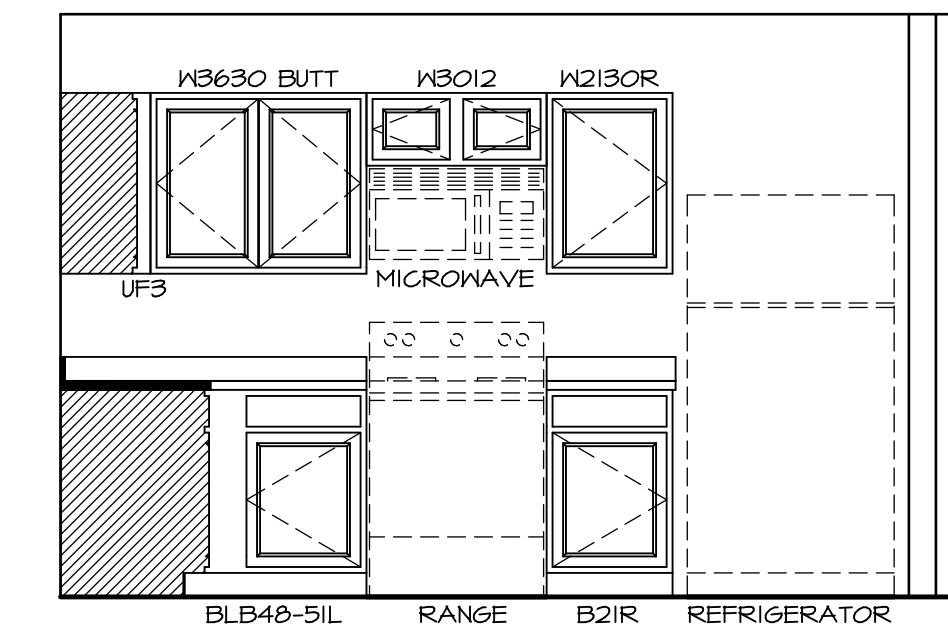
1 KITCHEN CABINET PLAN (KC-3644)
SCALE: 3/8" = 1'-0"



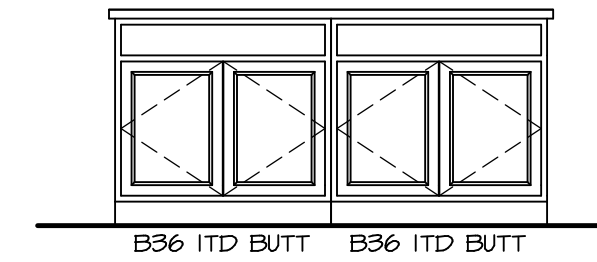
2 KITCHEN COUNTERTOP PLAN (KT-3644)
SCALE: 3/8" = 1'-0"



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



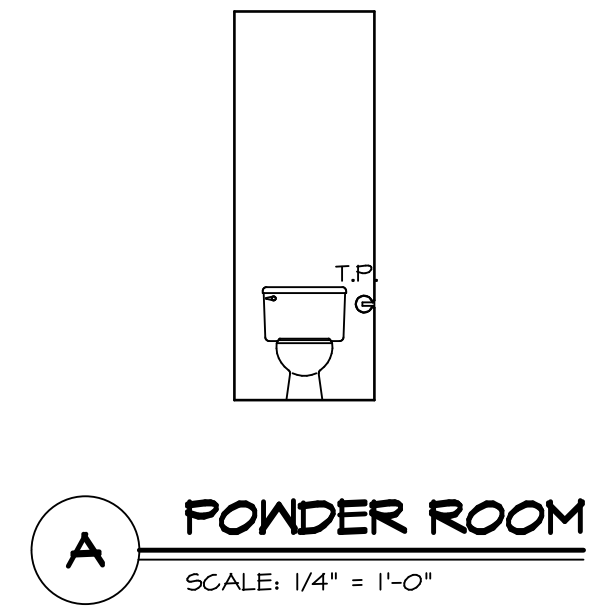
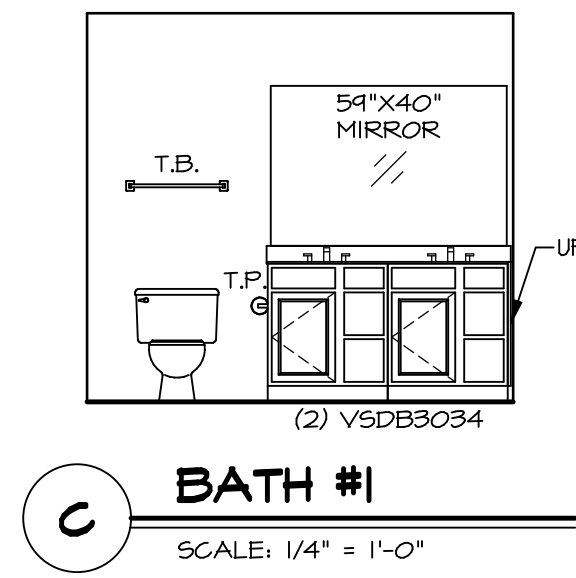
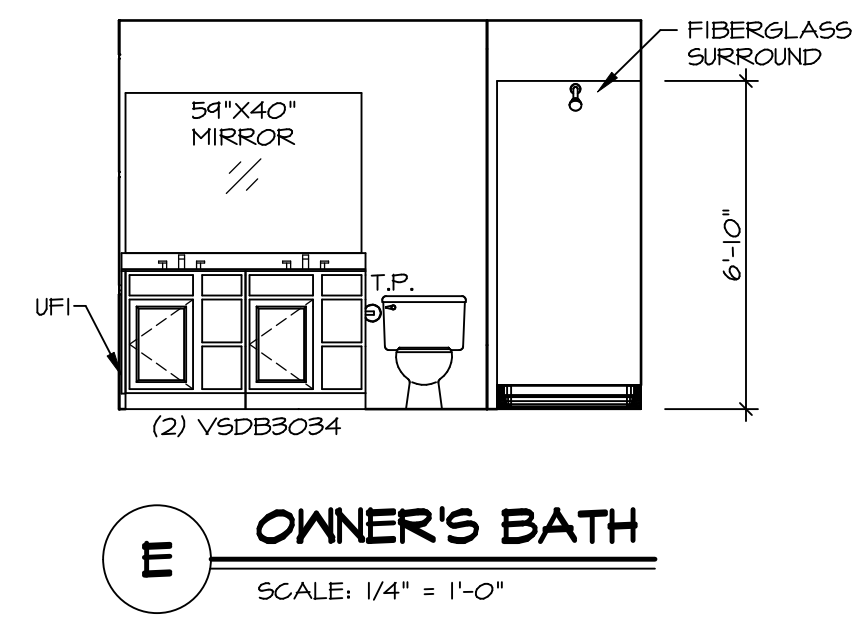
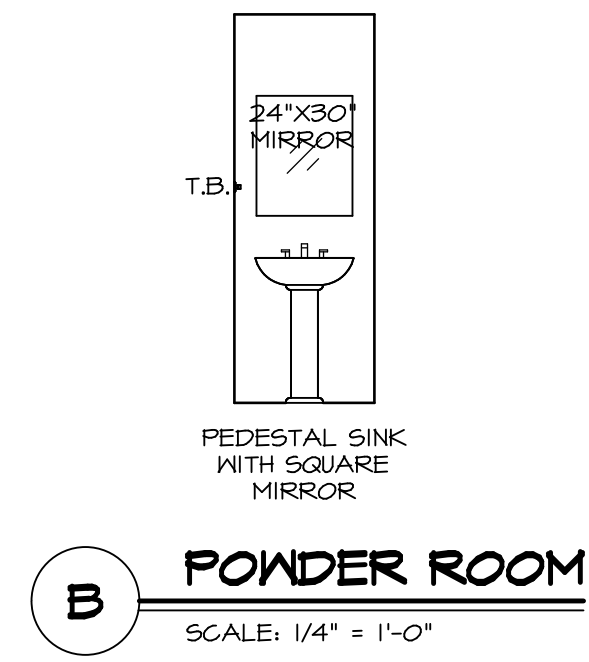
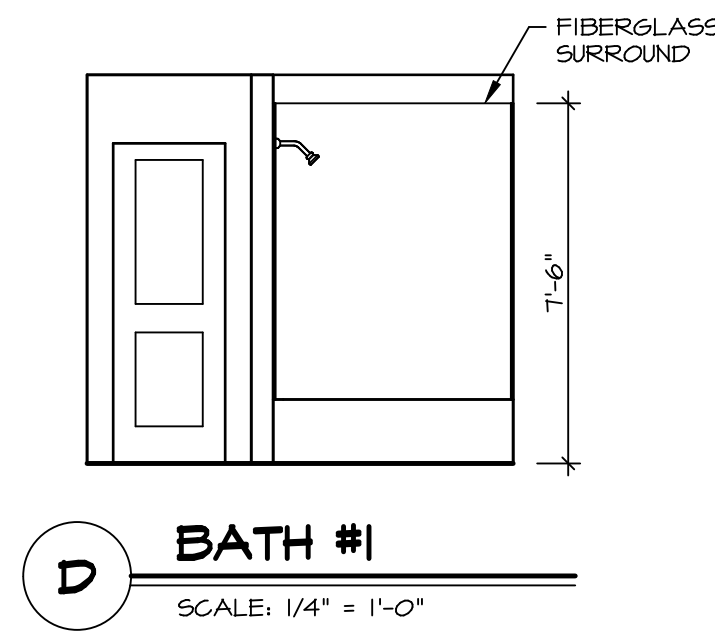
B KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



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

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

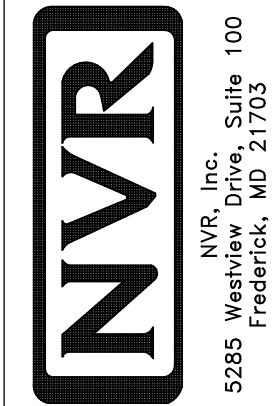
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|---|---|---|------------|
| SHEET NO. A-12 | MODEL ELEM DRAWING TITLE KITCHEN | SET NO. EMM00 | VERSION 01 |
| | | DRAWN BY | DATE: |
| 13 | OPTION DESCRIPTION | OPTION | OPTION |
| | | | |
| DIV-COMM-LOT-UNIT DCY-S2-0146 COMM-LOT SAUNDERS MILL - SIMPLY RYAN - 0146 STREET ADDRESS 5810 WOODCREEK DRIVE CITY MIDDLETOWN STATE OH ZIP 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. | |
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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 | DATE: | |
| | OPTION DESCRIPTION | OPTION | |
| | | | |



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| | |
|-------------------|----------------------------------|
| DIV-COMM-LOT-UNIT | |
| DCY-S2-0146 | |
| COMM-LOT | 5AMTYS MILL - SIMPLY RYAN - 0146 |
| STREET ADDRESS | 5810 WOODCREEK DRIVE |
| CITY | MIDDLETOWN |
| STATE | OH |
| ZIP | 45042 |
| APT. NO. | ---- |