

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

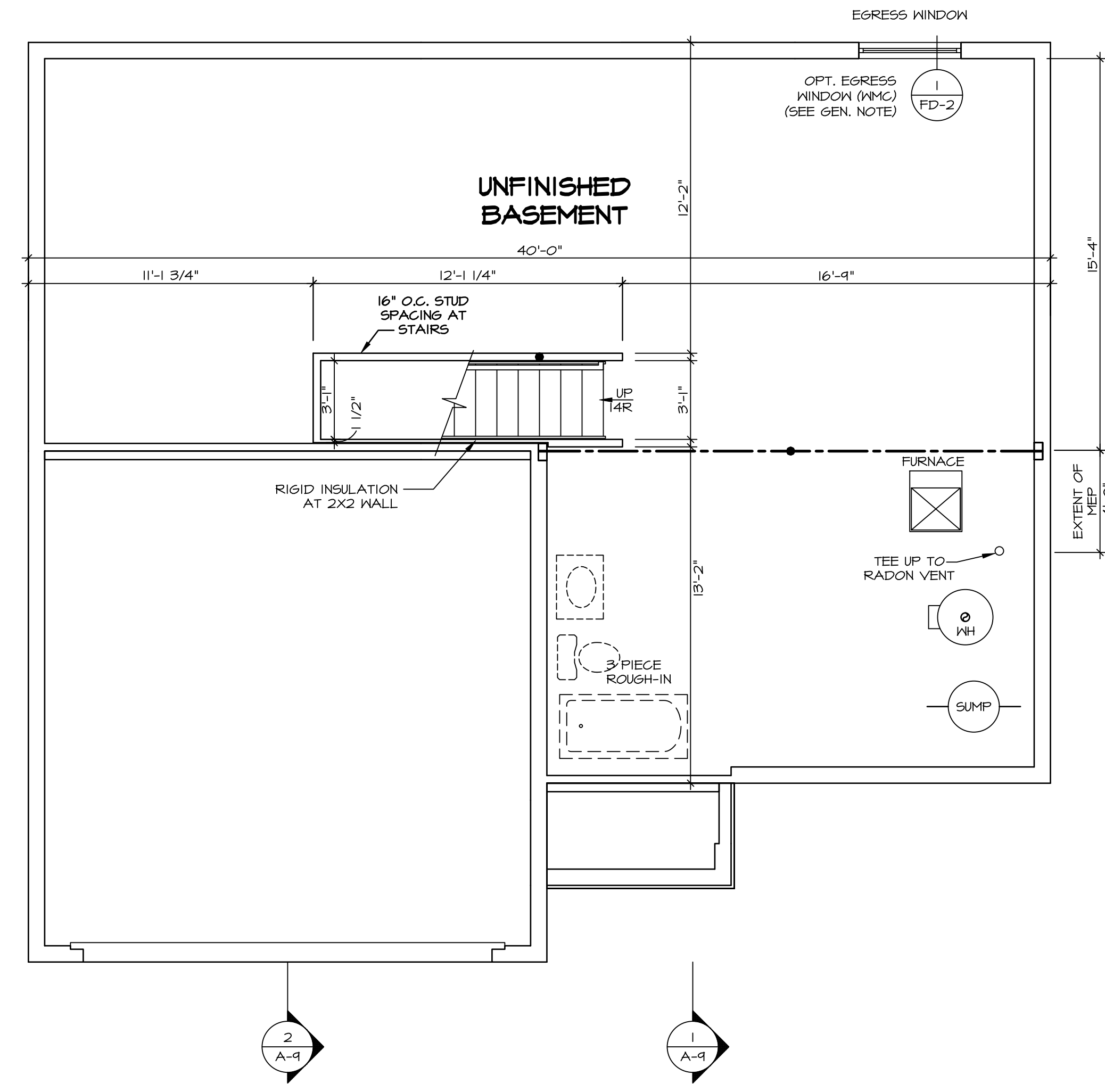
FLOOR PLAN NOTES

- 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 "11" 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.

GYP SUM 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"

DCY-S2-0362

DIV-COMM-LOT-UNIT
 COM-LOT
 SAUYERS MILL - SIMPLY RYAN - 0362
 STREET ADDRESS
 6756 RIVULET DR
 CITY MIDDLETOWN OH ZIP 45042

APT. NO. ----
 STATE OH

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 5285 Westchase
 Frederick, MD 21703

SET NO. EVM00
 VERSION 01
 DRAWN BY
 DATE:
 OPTION
 FBA

MODEL
ELM
 DRAWING TITLE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION
FULL BASEMENT FOUNDATION

SHEET NO.
A-6

8

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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

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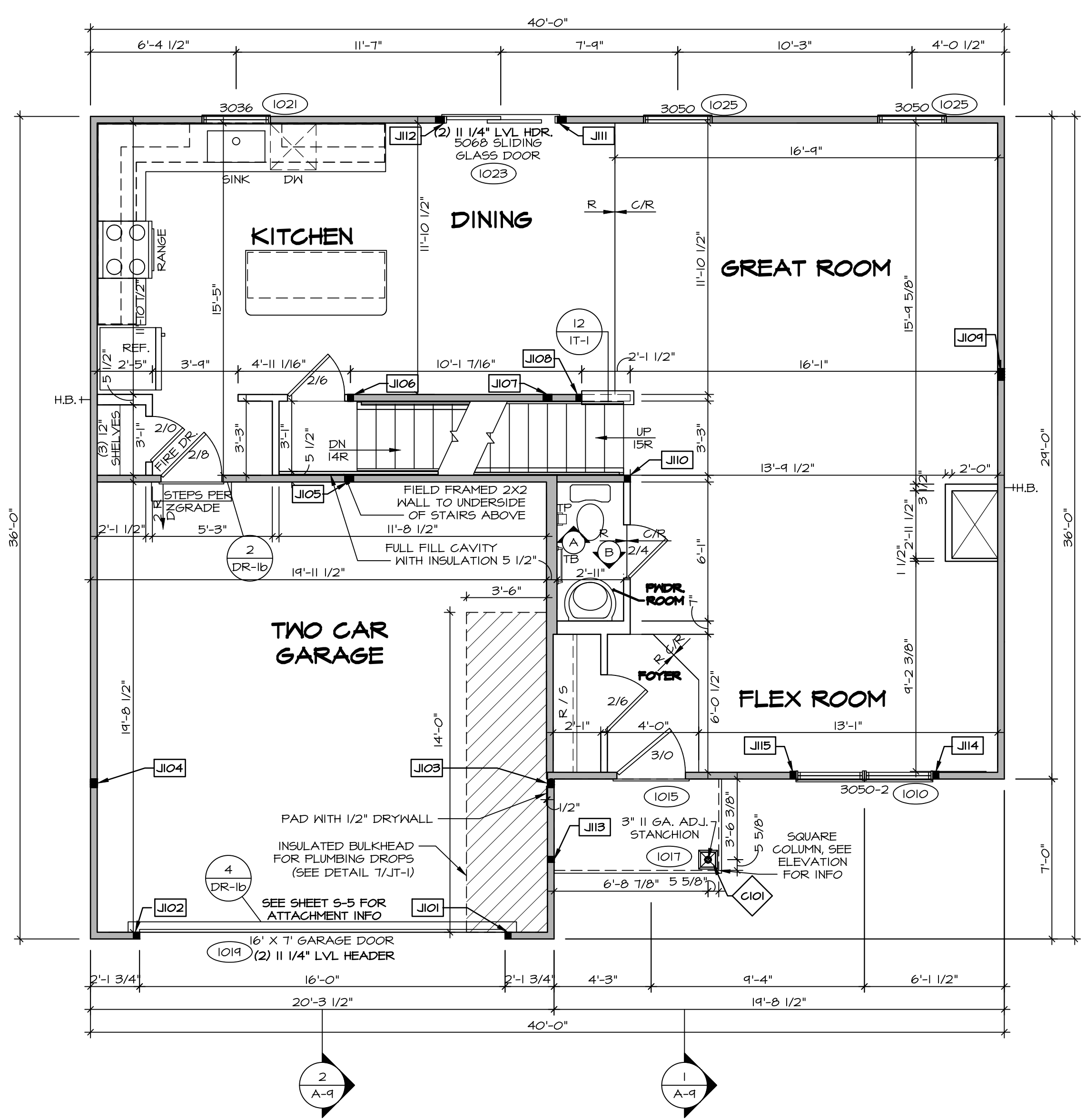
GYPSUM NOTES

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

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 - (2) 2X4 SFF STUD GRADE	1019
J102	JACK - (2) 2X4 SFF STUD GRADE	1019
J103	JACK - (3) 2X4 SFF	2004
J104	JACK - (3) 2X4 SFF	2004
J105	JACK - (3) 2X4 SFF STUD GRADE	1004
J106	JACK - (2) 2X4 SFF STUD GRADE	1004
J107	JACK - (3) 2X4 SFF	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	1017
J114	JACK - (2) 2X4 SFF STUD GRADE	1010
J115	JACK - (2) 2X4 SFF STUD GRADE	1010

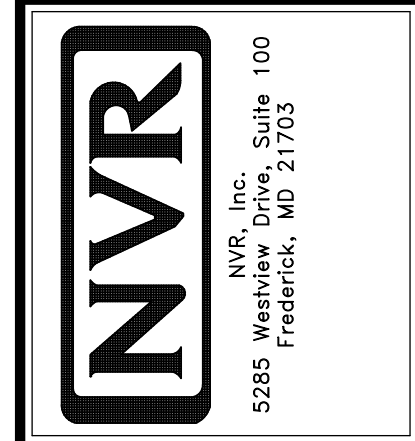
STEEL COLUMN SCHEDULE

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"

DIV-COMM-LOT-UNIT
DCY-S2-0362
COM-LOT
SAATERS MILL - SIMPLY RYAN - 0362
STREET ADDRESS
6756 RIVULET DR
CITY
MIDDLETOWN OH
STATE
OH
ZIP
45042

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SET NO. EVM00
VERSION C1
DRAWN BY
DATE:
OPTION

SHEET NO. **A-7**
MODEL
ELM
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION
9

LEGEND

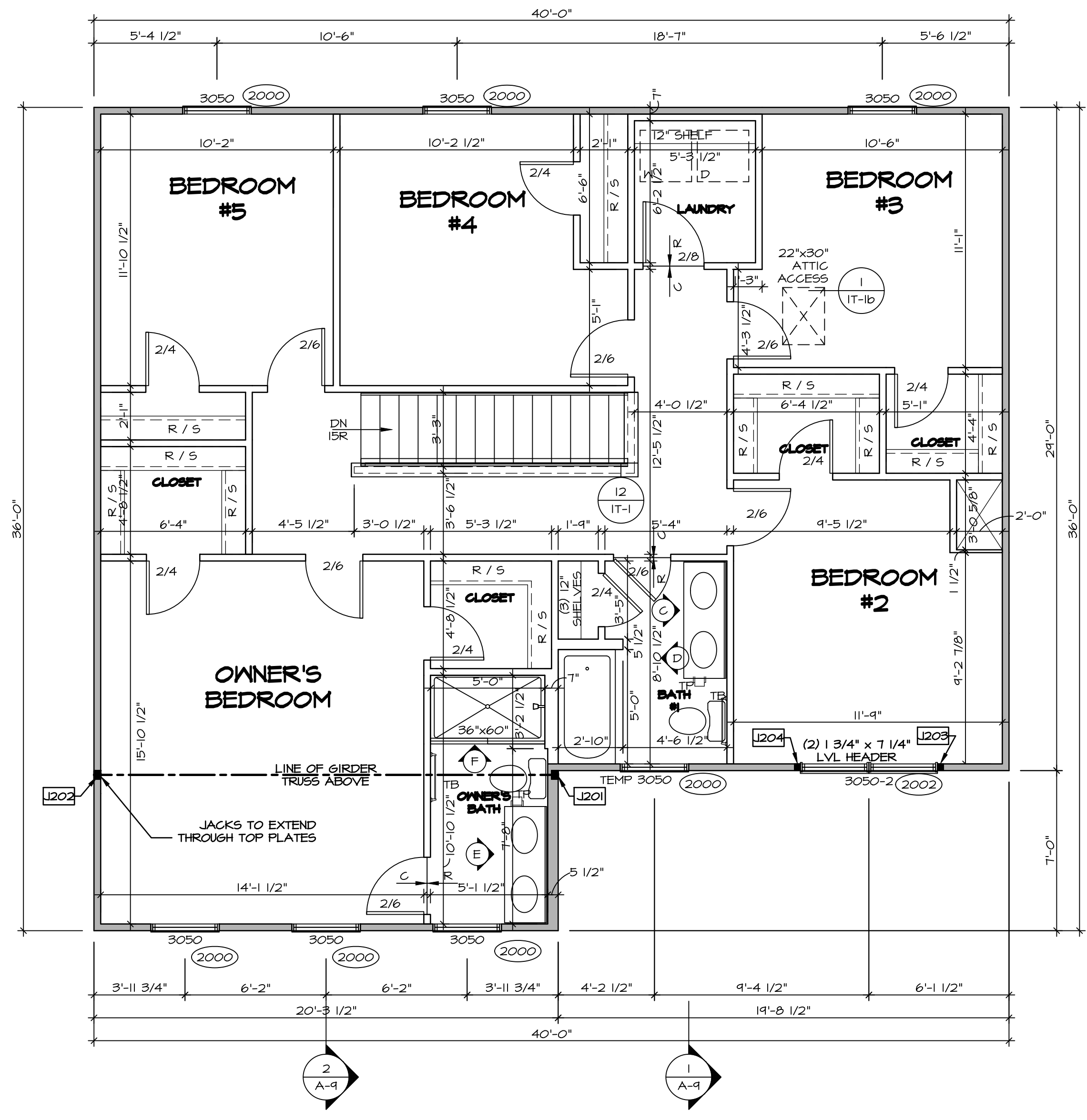
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
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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 JACK SCHEDULE

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

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

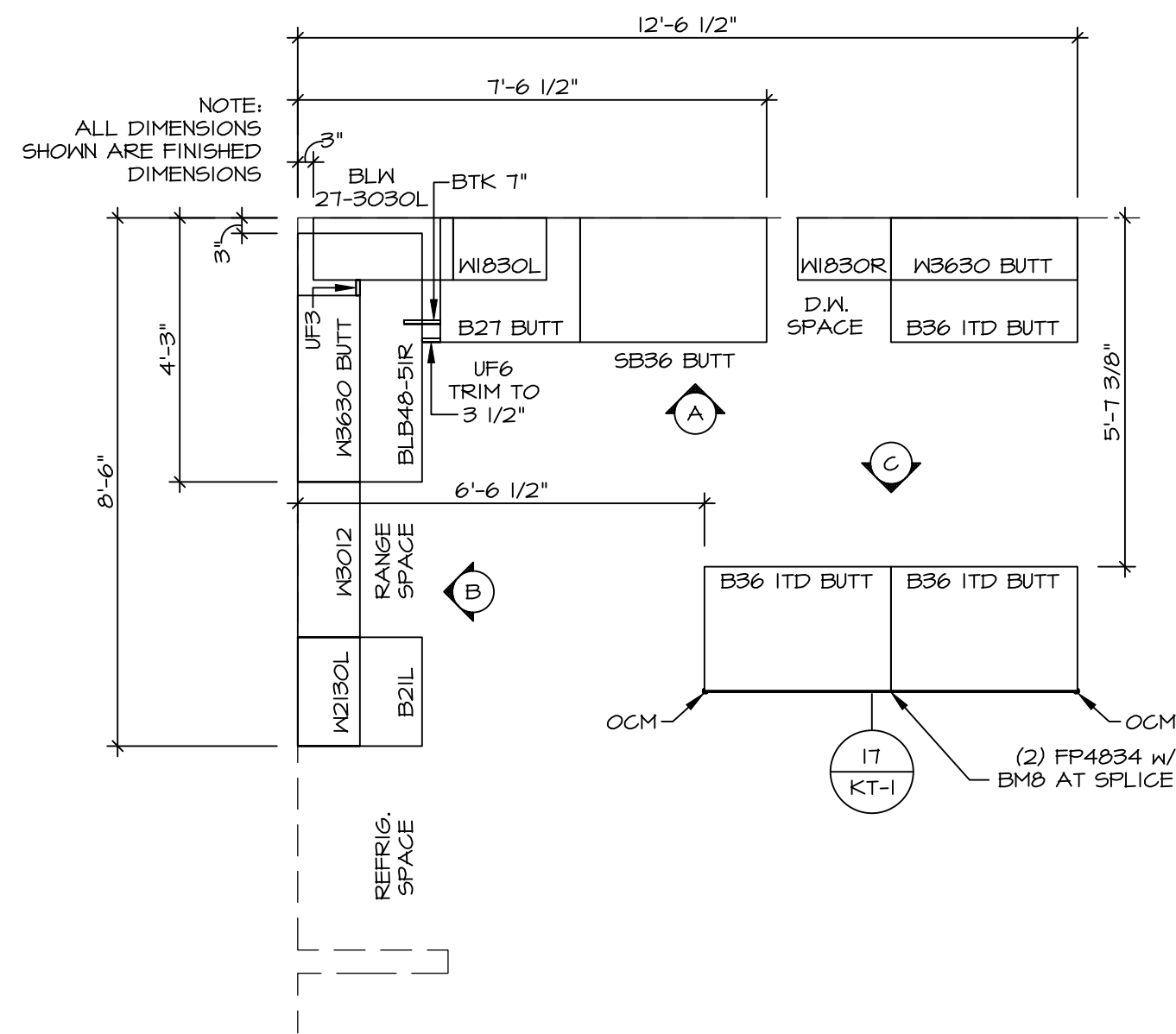
DIV-COMM-LOT-UNIT
DCY-S2-0362
COM-LOT
SAYERS MILL - SIMPLY RYAN - 0362
STREET ADDRESS
6756 RIVULET DR
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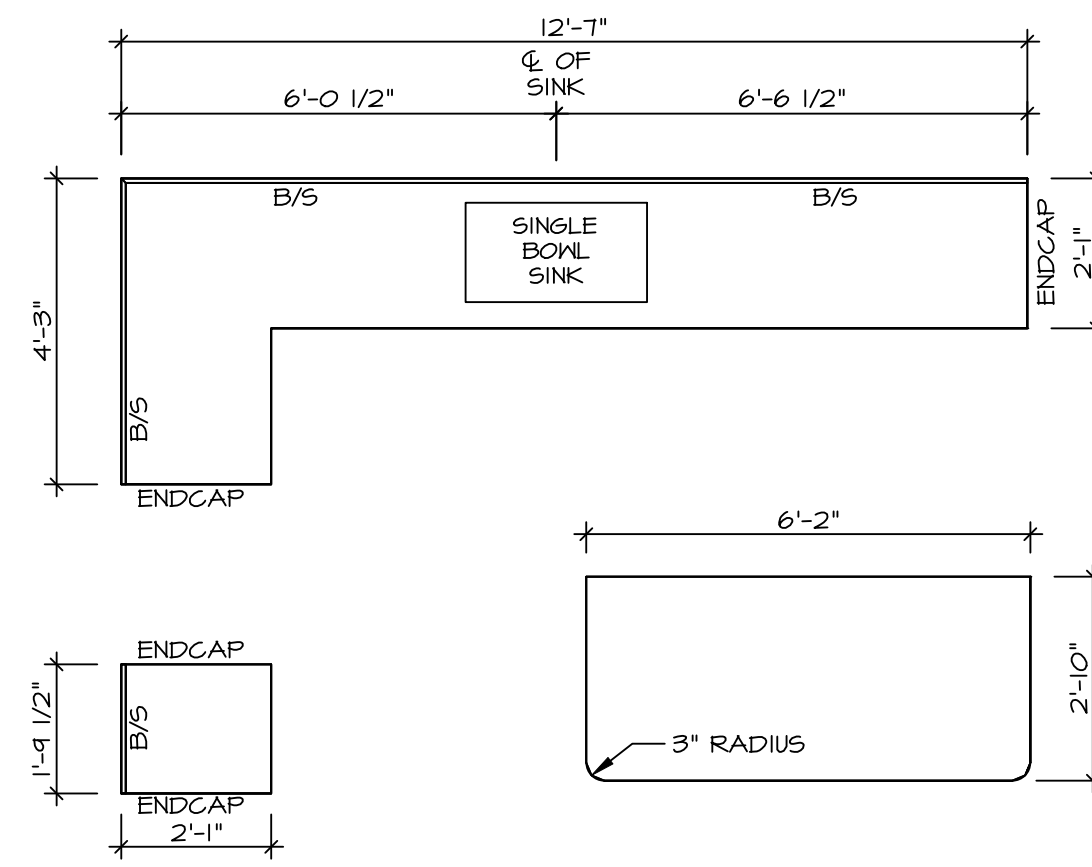
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Frederick, MD 21703
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SET NO. EVM00
VERSION 01
DRAWN BY
DATE:
OPTION

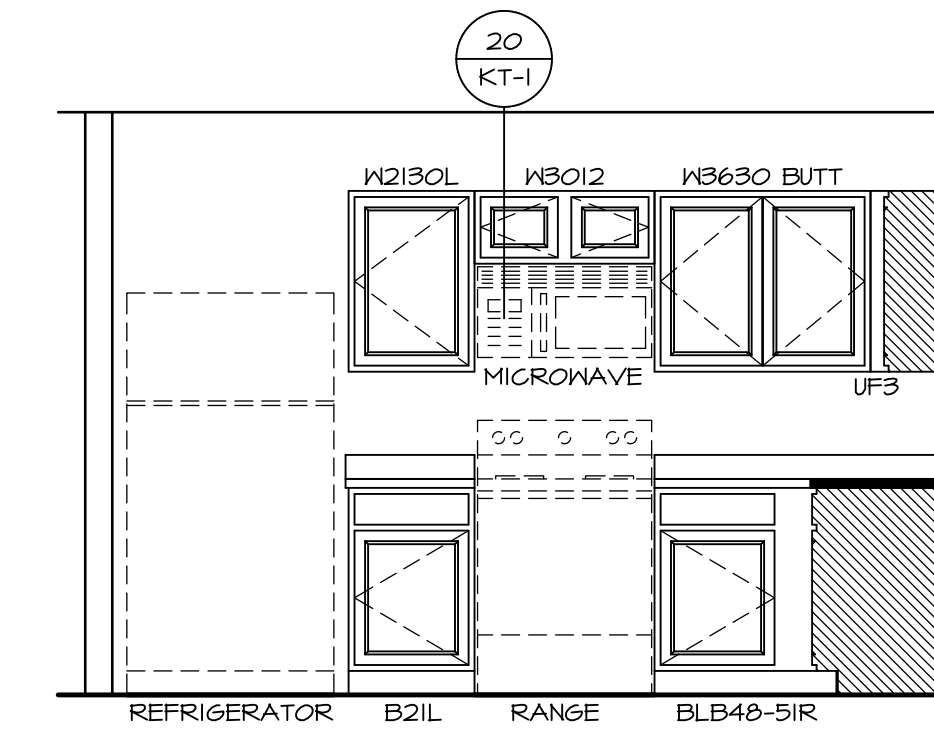
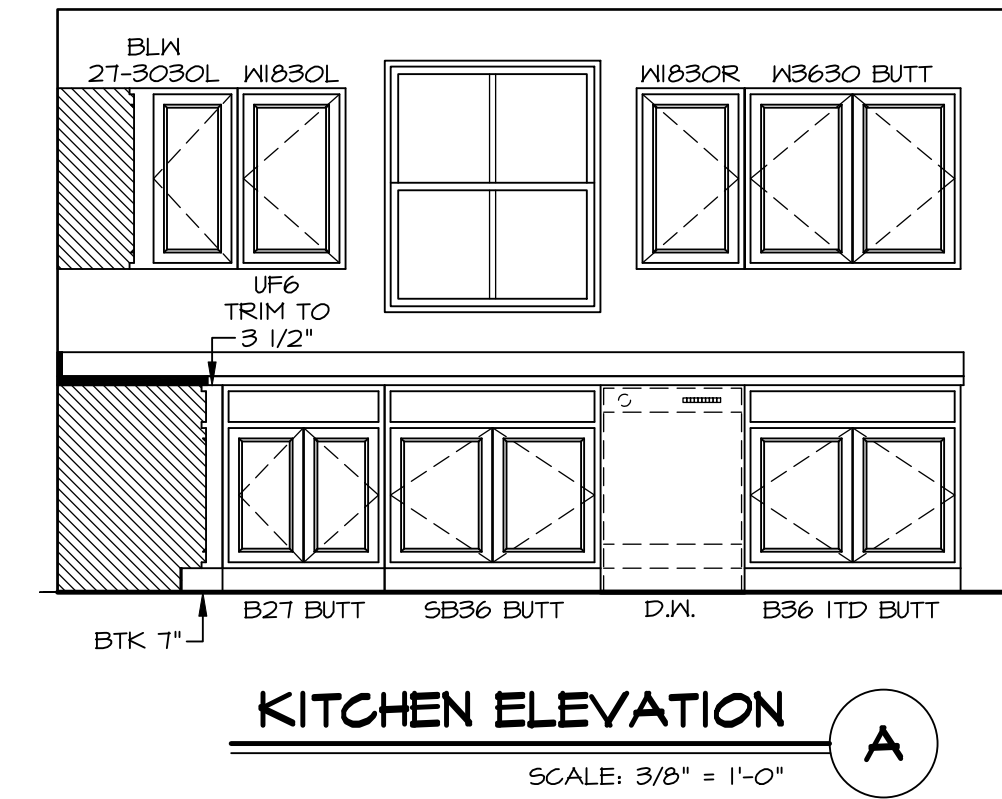
SHEET NO.
A-8
MODEL
ELM
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION
10



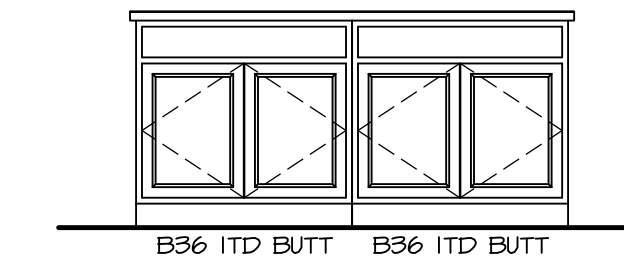
KITCHEN CABINET PLAN (KC-3644)
SCALE: 3/8" = 1'-0" A-12



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

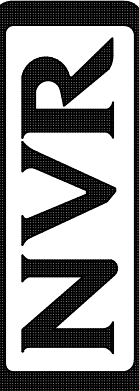


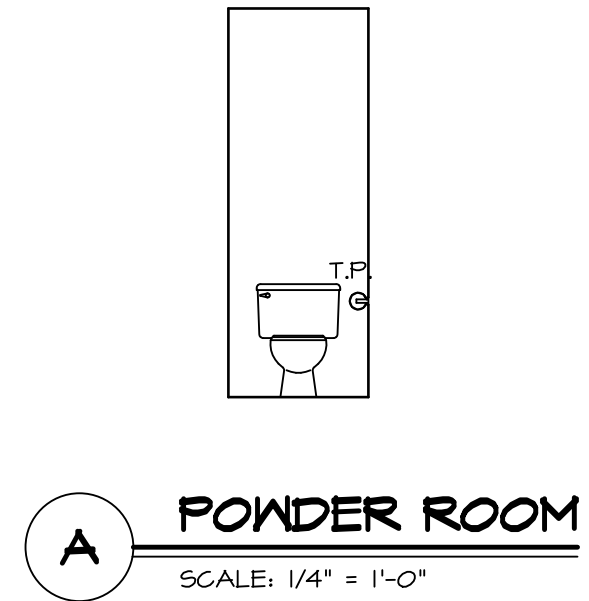
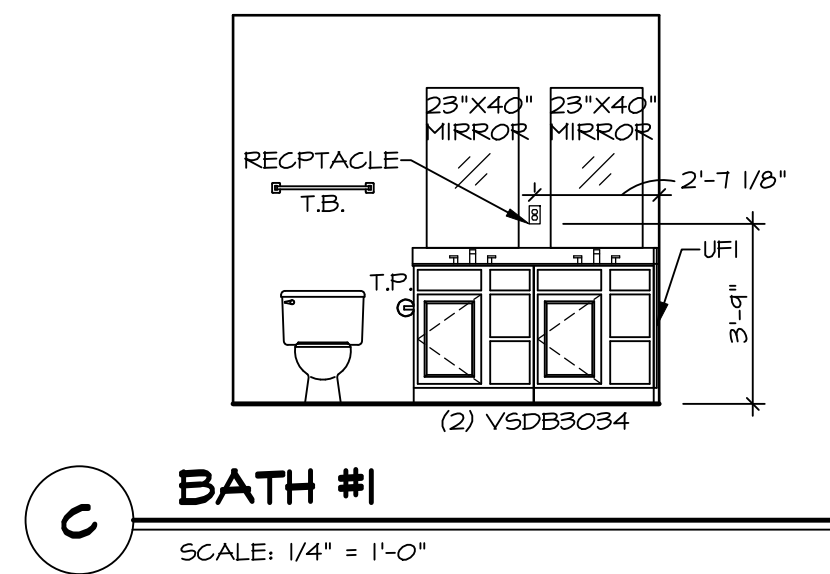
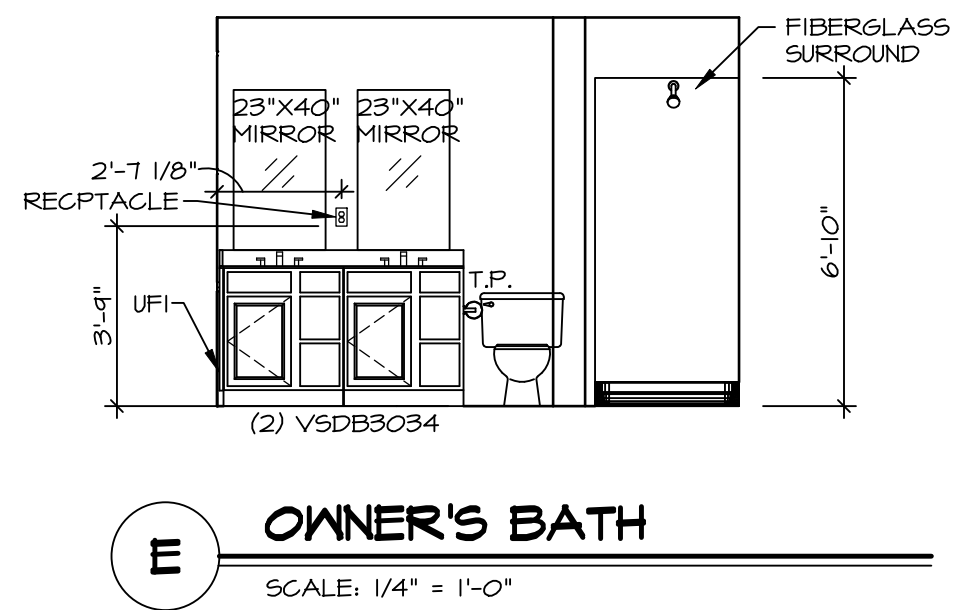
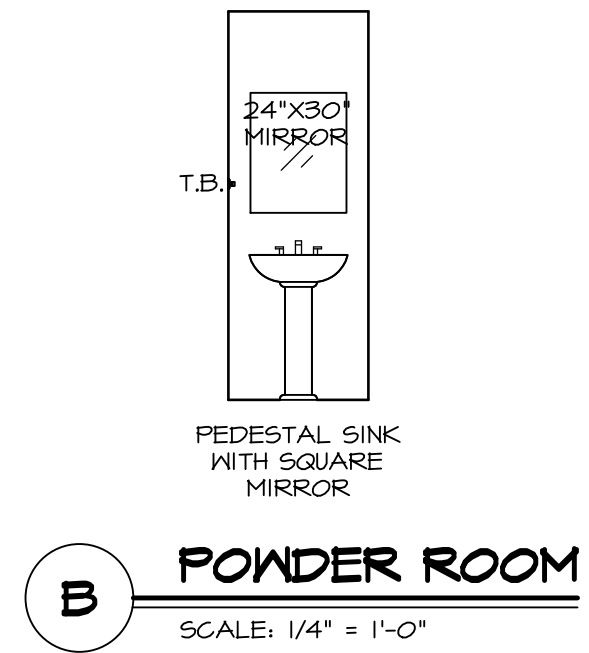
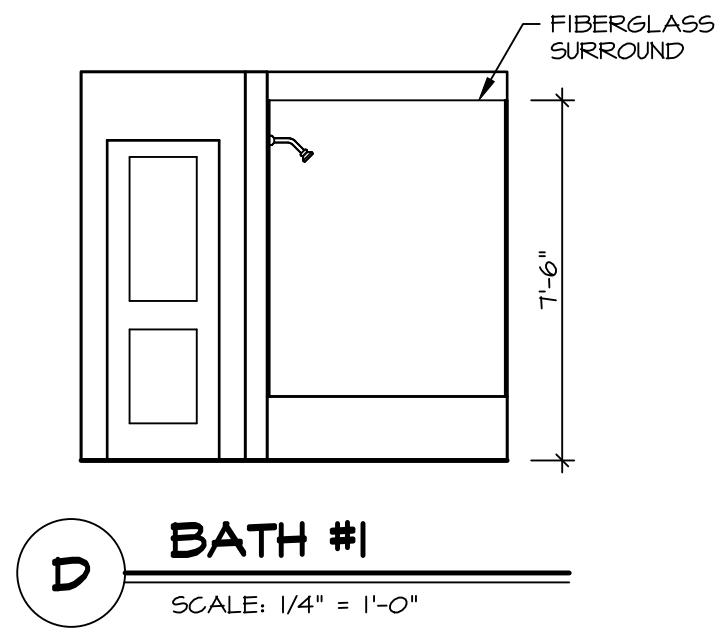
KITCHEN ELEVATION B
SCALE: 3/8" = 1'-0"



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

SHEET NO. A-12	MODEL ELM DRAWING TITLE KITCHEN	OPTION DESCRIPTION 13	SET NO. ELM00	VERSION 01
			DRAWN BY	DATE:
DIV-COMM-LOT-UNIT DCY-S2-0362			COM-LOT SAIYERS MILL - SIMPLY RYAN - 0962	APT. NO. ----
STREET ADDRESS 6746 RIVULET DR			CITY MIDDLETOWN	STATE OH
ZIP 45042			<p><small>© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.</small></p>	
			<p><small>NVR, Inc., Suite 100 5285 Westview, Frederick, MD 21703</small></p>	
<p><small>C:\NVR\Sales\ELM_ELM00_01\DCY-S2-0362\2680320\Sheets\Lot_Specific\13_A-12_KIT_LS.dwg 10/26/22 - 2:36 am</small></p>				



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 V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO. A-13	MODEL ELM	SET NO. ELM00	DIV-COMM-LOT-UNIT DCY-S2-0362
	DRAWING TITLE BATH ELEVATIONS	VERSION 01	
OPTION DESCRIPTION 14	DATE: OPTION	DRAWN BY	STREET ADDRESS 6756 RIVULET DR
			CITY MIDDLETOWN
		STATE OH	APT. NO. ----
		ZIP 45042	

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