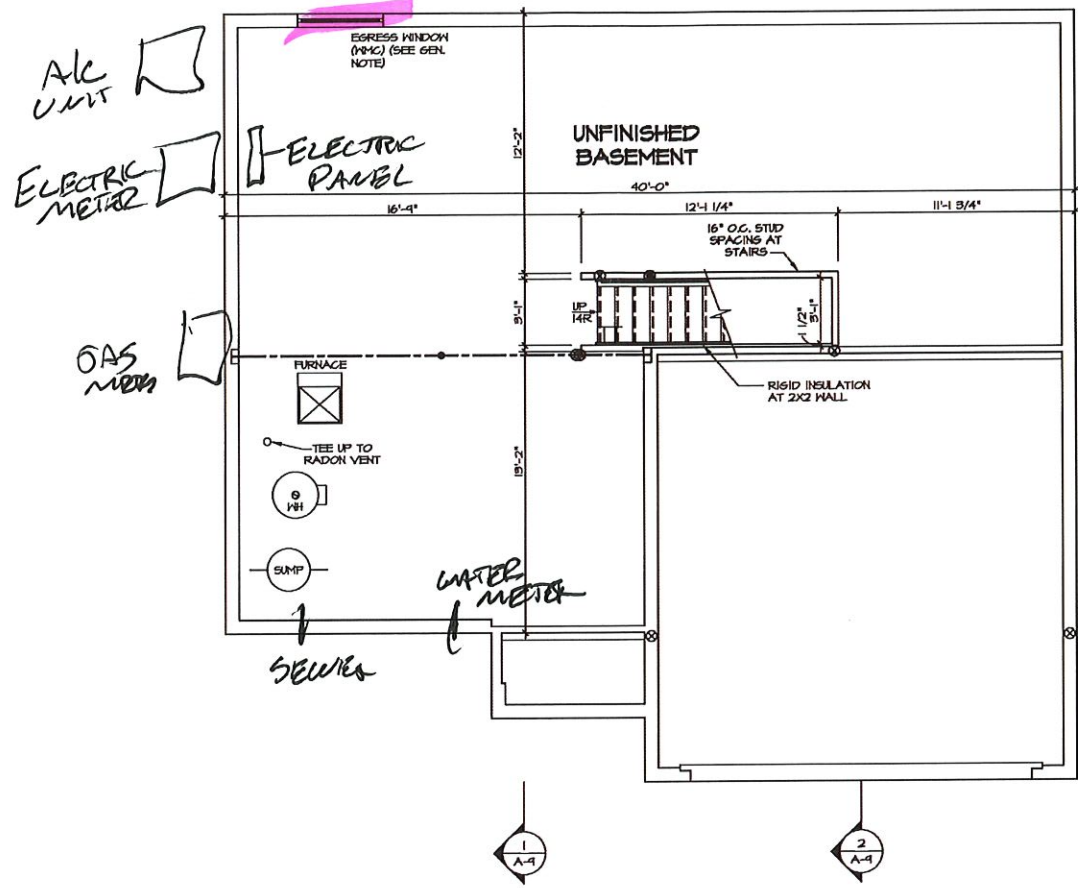


- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 W/ 2x4 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" W/ OSB OR 3 1/2" W/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR WALLS TO BE 5 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.
 - 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 LIB OF TANKED WATER HEATER.

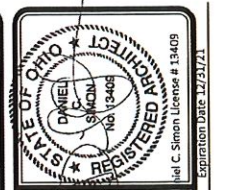
- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

LEGEND

| | |
|--|---|
| | BEARING WALL |
| | NON BEARING WALL |
| | INDICATES BEARING FROM POINT-LOAD ABOVE |
| | JACKS |
| | BEAMHEADER |
| | PAD FOOTING |
| | STEEL COLUMN |
| | TRUSS TIE DOWN |
| | PORTAL FRAME |
| | JOIST/TRUSS |
| | LVL |



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



DIV.-COMM-LOT-UNIT
DCY / S2 / 0130

COMM-LOT
SAYWERS MILL-SIMPLY RYAN-OIBO

STREET ADDRESS
5710 WOODCREEK DRIVE

CITY
MIDDLETOWN

STATE
OH

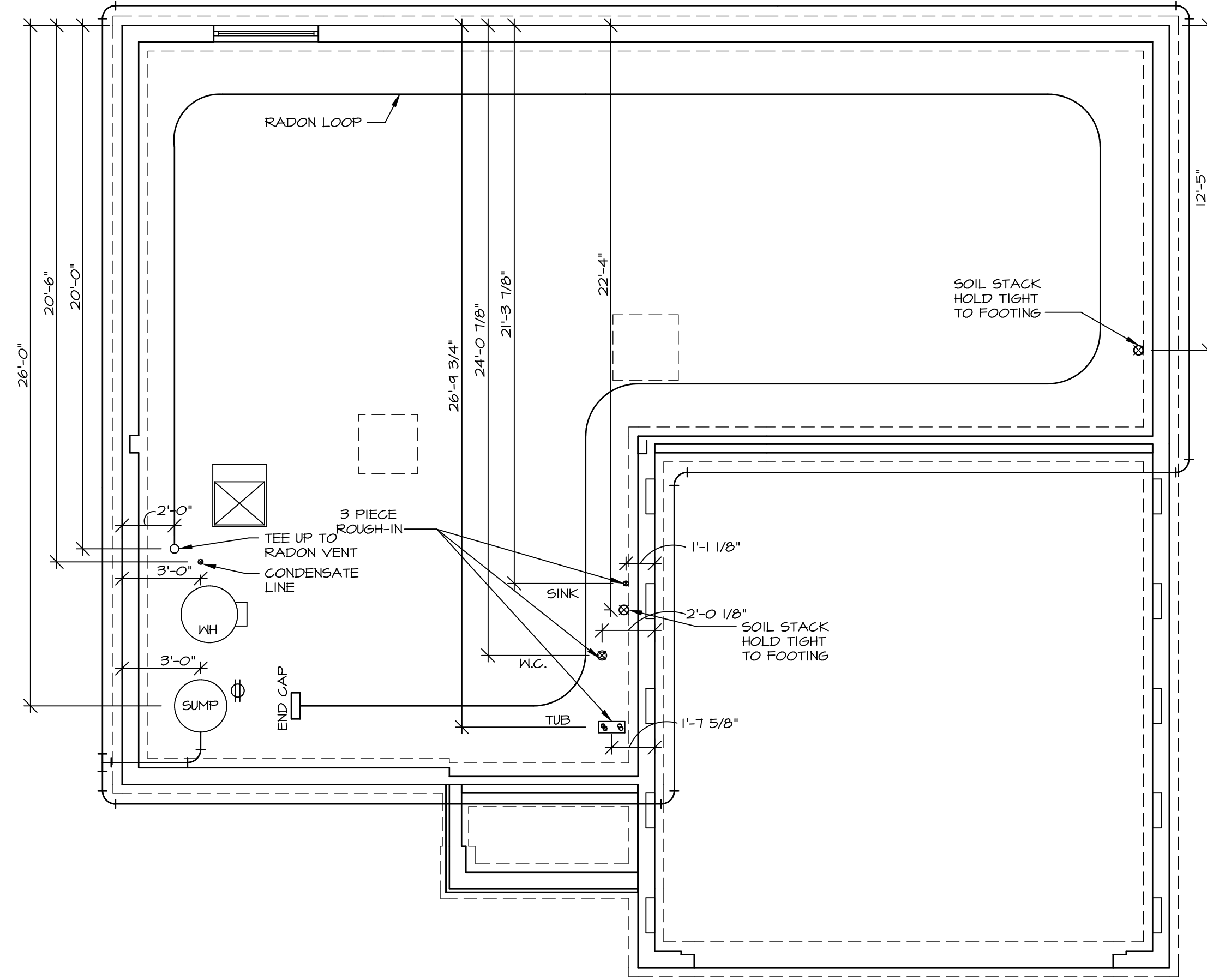
ZIP
45042

ART. NO.

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| | | | |
|---|----------------|---------------|---------------|
| MODEL ELM | SET NO. ENR400 | VERSION 01 | DRAWN BY |
| DRAWING TITLE BASEMENT FLOOR PLAN | | | |
| OPTION DESCRIPTION FULL BASEMENT FOUNDATION | | DATE: | OPTION FBA |
| SHEET NO. A-6 | | | |
| | | | 8 |



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 Westchase, Suite 100 Frederick, MD 21703 |
| | DRAWING TITLE PLUMBING PLAN | VERSION 01 | |
| OPTION DESCRIPTION 7 | | DATE: | OPTION |
| DIV-COMM-LOT-UNIT DCY-S2-0130 | | © 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. | |
| COMM-LOT SANTYERS MILL - SIMPLY RYAN - 0130 | | NVR, Inc. 100 | |
| STREET ADDRESS 5710 WOODCREEK DRIVE | | Frederick, MD 21703 | |
| CITY MIDDLETOWN | | 06/19/20 - 2:17 am | |
| STATE OH | | | |
| ZIP 45042 | | | |

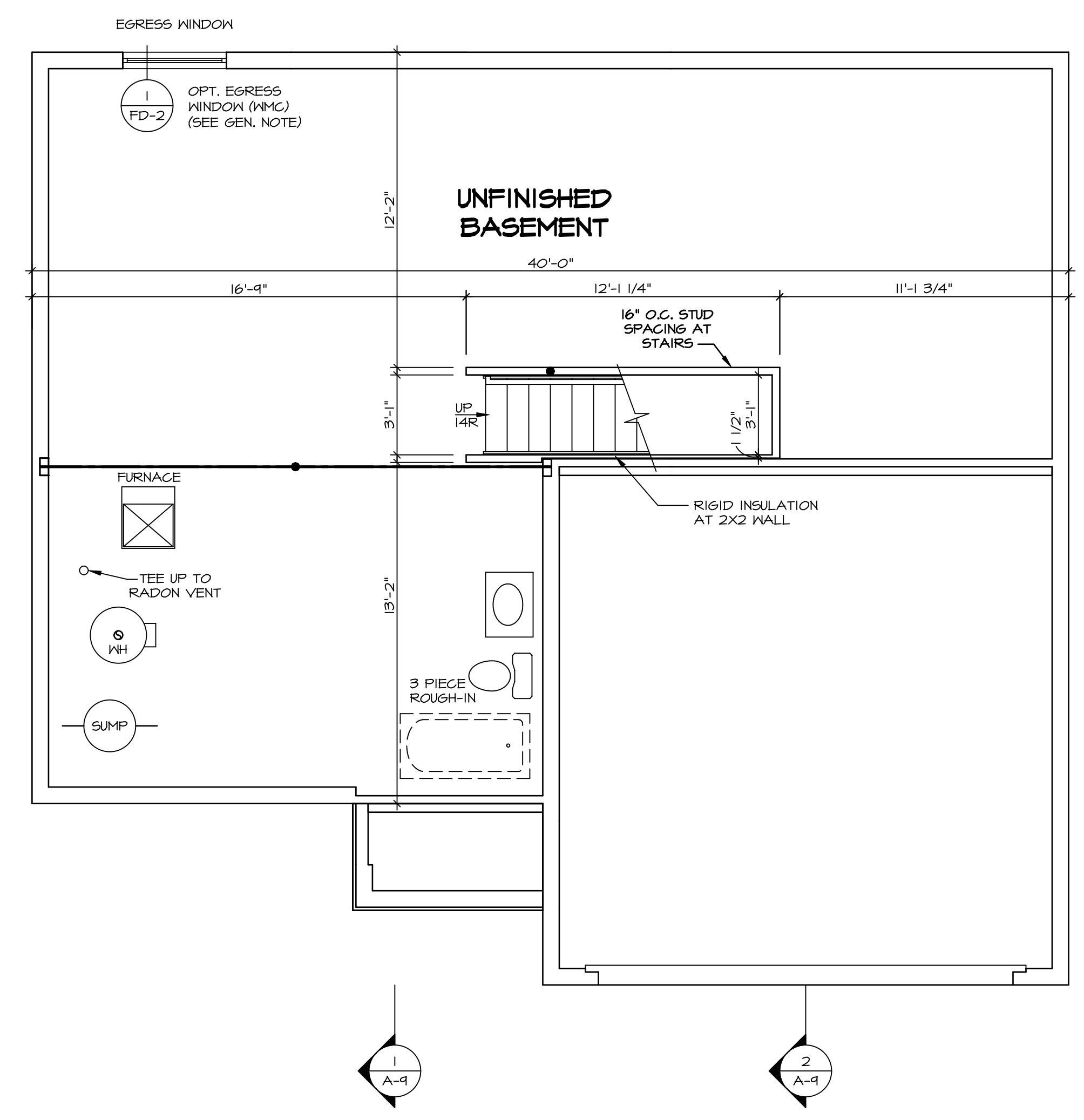
| LEGEND | |
|--------|---|
| | BEARING WALL |
| | NON BEARING WALL |
| | INDICATES BEARING FROM POINT-LOAD ABOVE |
| | JACKS |
| | BEAM/HEADER |
| | PAD FOOTING |
| | STEEL COLUMN |
| | TRUSS TIE DOWN |
| | PORTAL FRAME |
| | JOIST/TRUSS |
| | LVL |
| | ENGINEERING PAGE NUMBER |

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.
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 - 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, 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"

SHEET NO. **A-6**
 MODEL **ELM**
 DRAWING TITLE **BASEMENT FLOOR PLAN**
 OPTION DESCRIPTION **FULL BASEMENT FOUNDATION**
 SET NO. **EMMOO**
 VERSION **01**
 DRAWN BY
 DATE:
 OPTION **FBA**

DIV-COMM-LOT-UNIT **DCY-S2-0130**
 COMM-LOT
 STREET ADDRESS **SMYTERS MILL - SIMPLY RYAN - 0130**
 CITY **MIDDLETOWN** STATE **OH** ZIP **45042**
 ETCIO WOODCREEK DRIVE
 APT. NO. ---
 CITY MIDDLETOWN STATE OH ZIP 45042

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 5285 Washburn Drive

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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 |

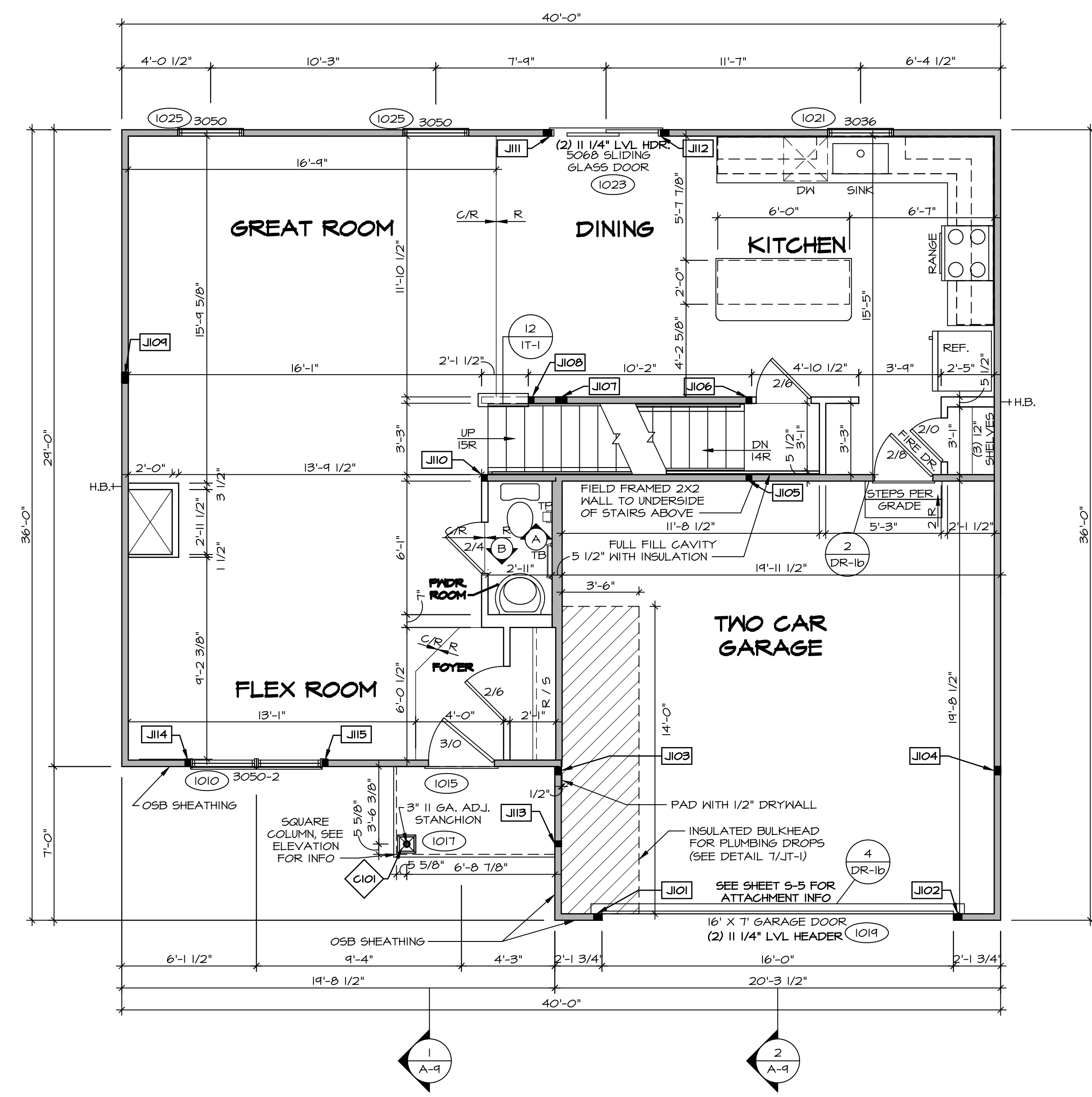
SEE FC DETAILS FOR FRAMING CONNECTORS

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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 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 116A ADJ | 8'-0 5/8" | 1017 | FBA |

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

DCY-S2-0130

SAWYERS MILL - SIMPLY RYAN - C/O

STREET ADDRESS: 5710 WOODCREEK DRIVE

CITY: MIDDLETOWN STATE: OH ZIP: 45042

SET NO. EMM00
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL ELM
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

A-7

9

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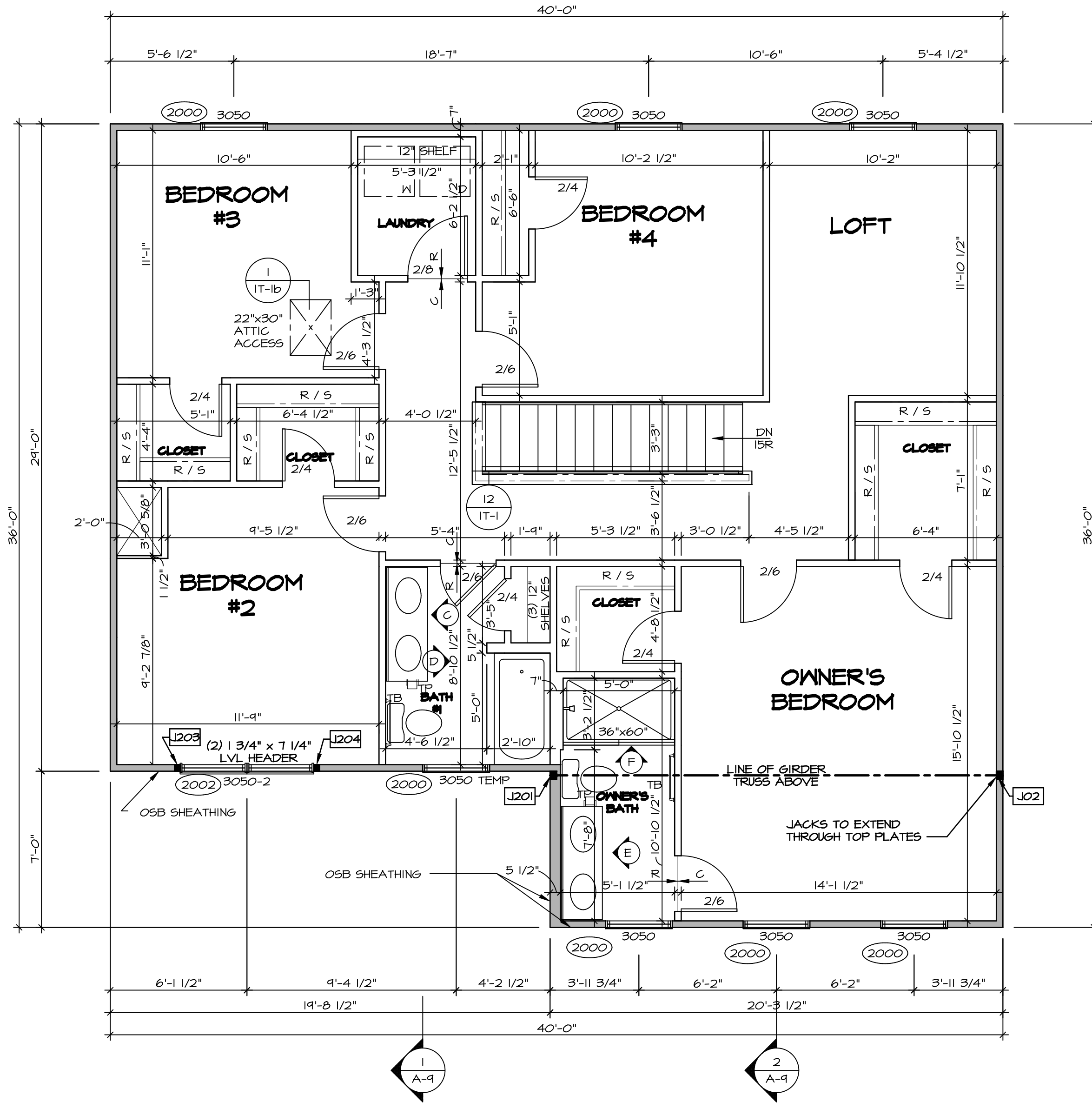
| LEGEND | |
|--------|---|
| | BEARING WALL |
| | NON BEARING WALL |
| | INDICATES BEARING FROM POINT-LOAD ABOVE |
| | JACKS |
| | BEAM/HEADER |
| | PAD FOOTING |
| | STEEL COLUMN |
| | TRUSS TIE DOWN |
| | PORTAL FRAME |
| | JOIST/TRUSS |
| | LVL |
| | ENGINEERING PAGE NUMBER |

SEE FC DETAILS FOR FRAMING CONNECTORS

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



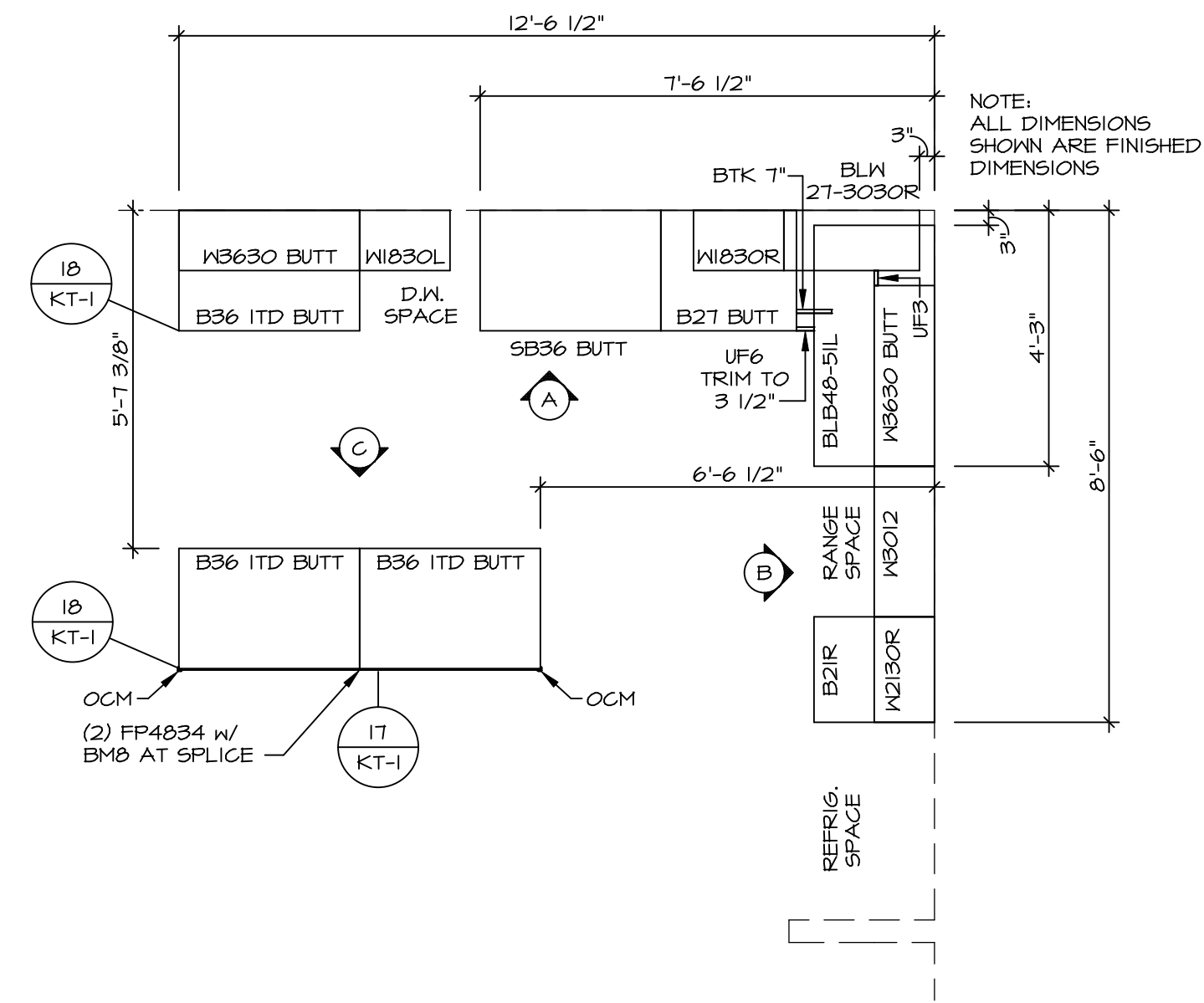
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR JACK SCHEDULE

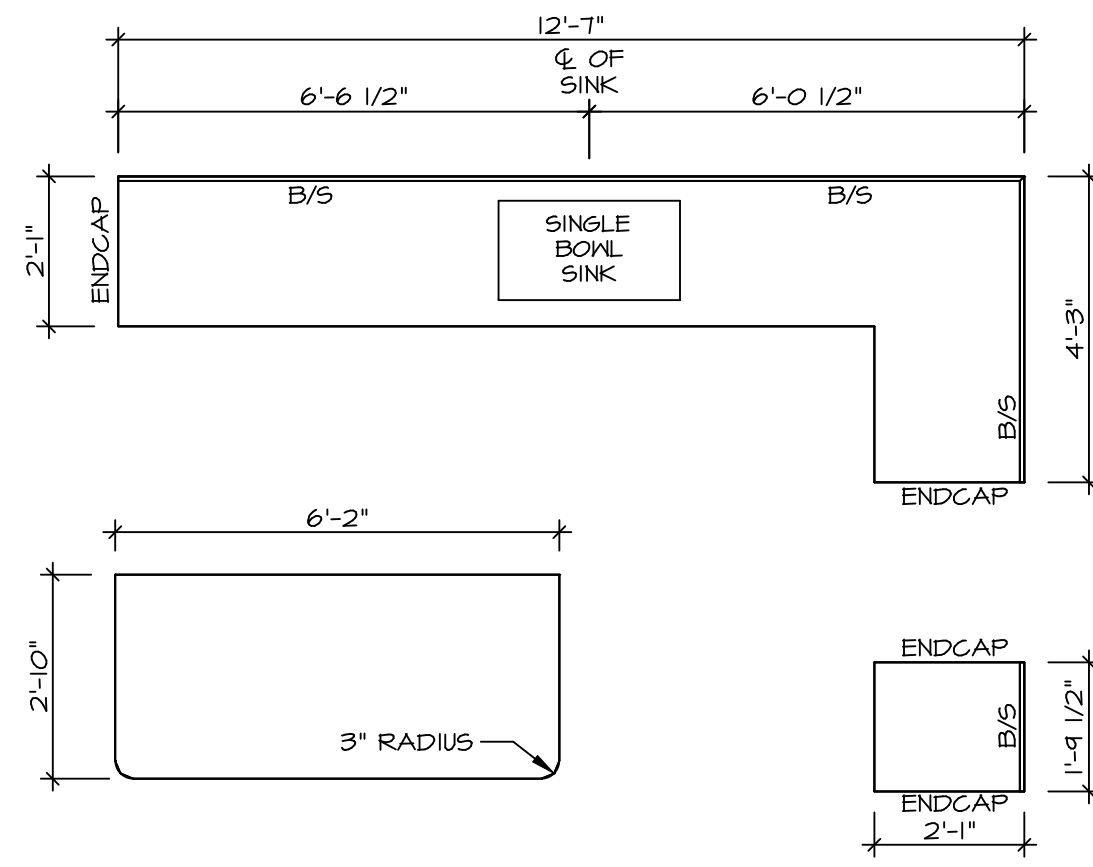
| IDENTIFIER | DESCRIPTION | ENG. NUM. |
|------------|-------------------------------|-----------|
| J201 | JACK - (3) 2X4 5F#1 | 2004 |
| J202 | JACK - (3) 2X4 5F#1 | 2004 |
| J203 | JACK - (2) 2X4 5F# STUD GRADE | 2002 |
| J204 | JACK - (2) 2X4 5F# STUD GRADE | 2002 |

DIV-COMM-LOT-UNIT
DCY-S2-0130
 COMM-LOT
 SANYERS MILL - SIMPLY RYAN - 0130
 STREET ADDRESS
 8710 WOODCREEK DRIVE
 CITY MIDDLETOWN STATE OH ZIP 45042
 SHEET NO. **A-8** OPTION DESCRIPTION
 MODEL **ELM** DRAWING TITLE **SECOND FLOOR PLAN**
 SET NO. **EMMOO** VERSION **01** DRAWN BY DATE: OPTION
 SHEET NO. **10**

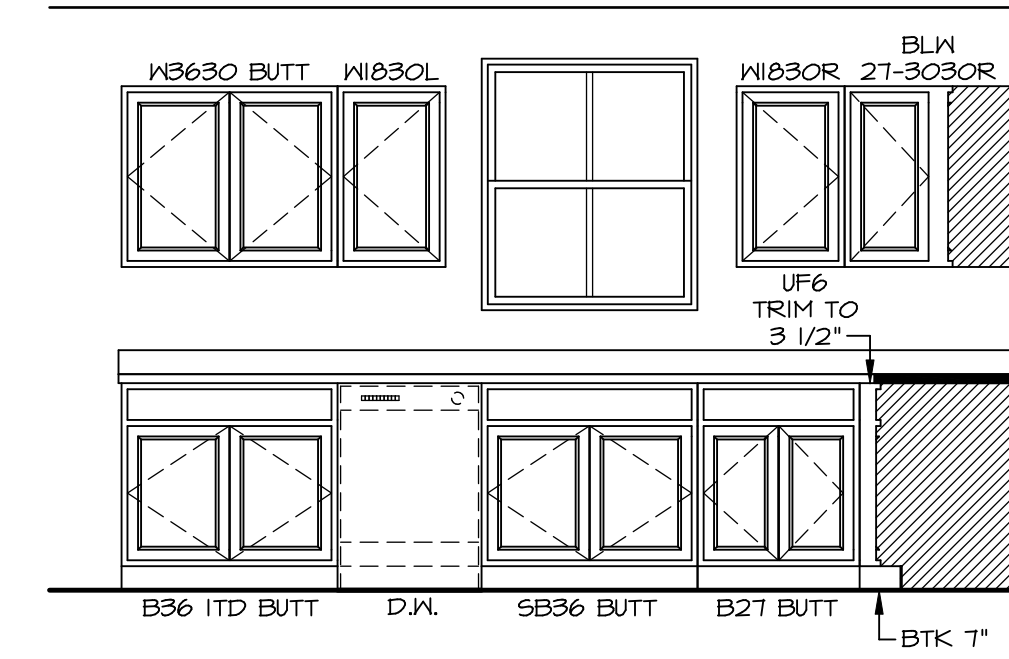
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 5285 Washburne
 C:\NVR\Solves\ELM_EMMOO_01\DCY-S2-0130\1917762_Sheets\Lot_Specific\10_A-B_FLN2_LS.dwg 06/19/20 - 2:17 am



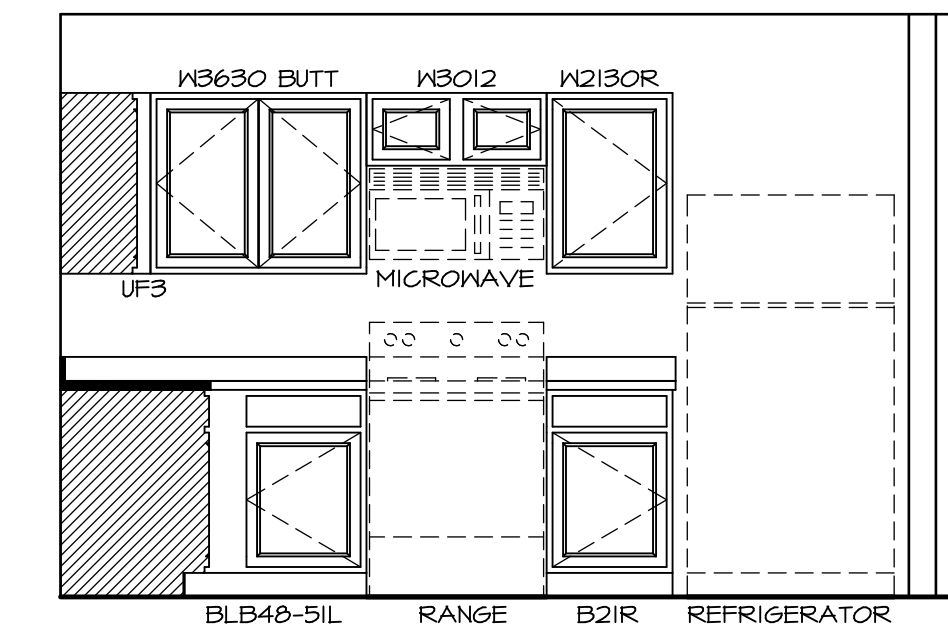
1 KITCHEN CABINET PLAN (KC-3644)
SCALE: 3/8" = 1'-0"



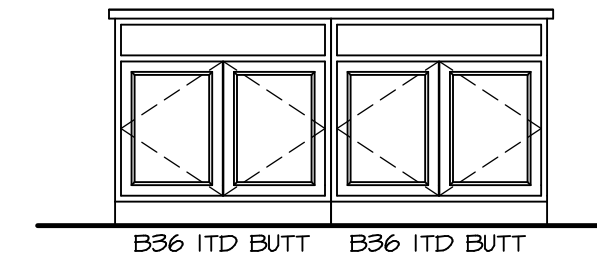
2 KITCHEN COUNTERTOP PLAN (KT-3644)
SCALE: 3/8" = 1'-0"



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

| | | | |
|---------------------------------|---------------------------------|---|--|
| SHEET NO. A-12 | MODEL ELEM | SET NO. EMM00 VERSION 01 | DIV-COMM-LOT-UNIT DCY-S2-0130 |
| | DRAWING TITLE KITCHEN | COMMIT-LOT SAWYERS MILL - SIMPLY RYAN - 0130 | |
| OPTION DESCRIPTION 13 | DRAWN BY | DATE: | STREET ADDRESS 5710 WOODCREEK DRIVE |
| | OPTION | OPTION | CITY STATE OH ZIP MIDDLETOWN OH 45042 |

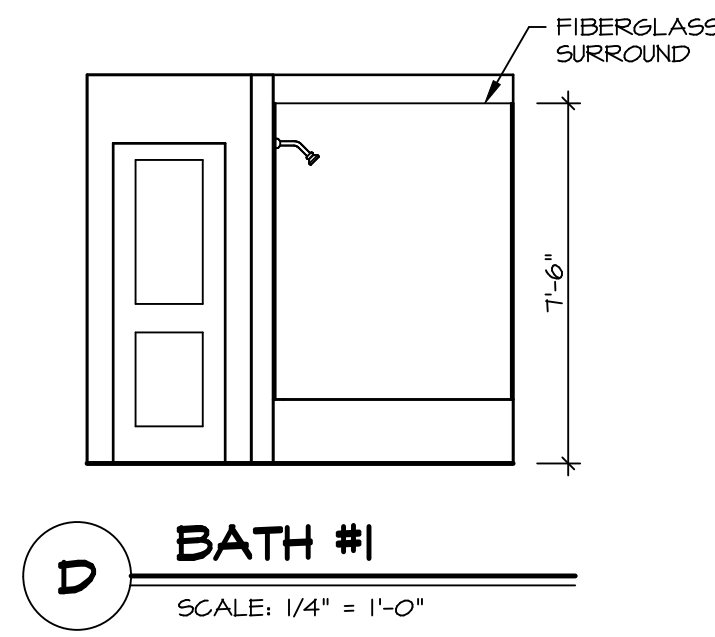
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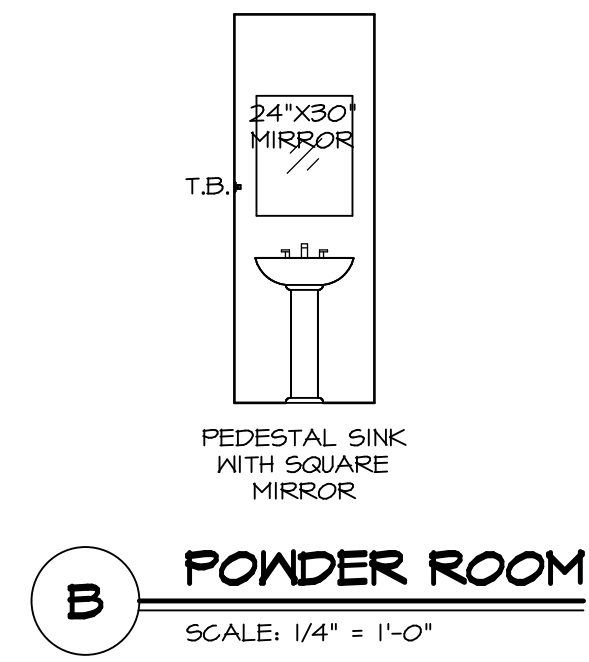
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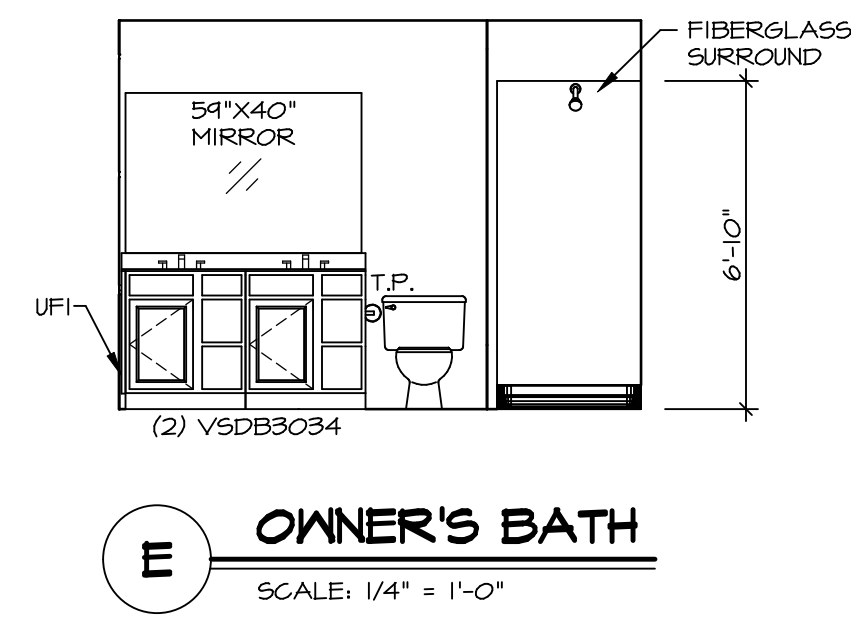
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



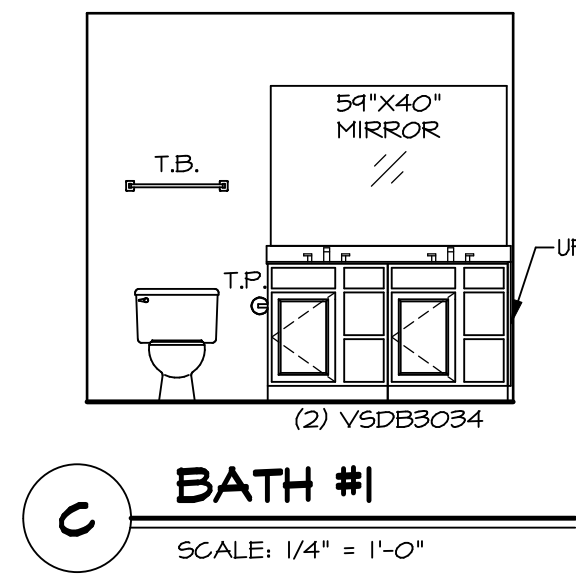
D BATH #1
SCALE: 1/4" = 1'-0"



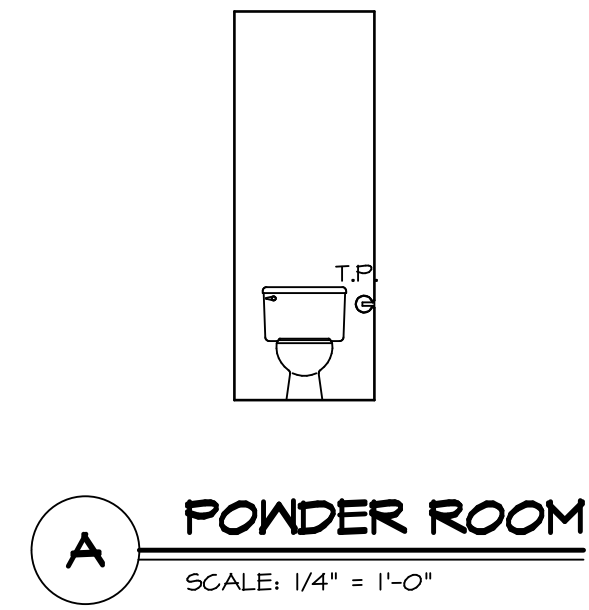
B POWDER ROOM
SCALE: 1/4" = 1'-0"



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



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



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. | EMMOO |
| A-13 | ELM | VERSION | 01 |
| | BATH ELEVATIONS | DRAWN BY | |
| | | DATE: | |
| | | OPTION | |



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| | | | |
|-------------------|----------------------------------|-------------|-------|
| DIV-COMM-LOT-UNIT | | DCY-S2-0130 | |
| COMM-LOT | SAWYERS MILL - SIMPLY RYAN - C/O | | |
| STREET ADDRESS | 5710 WOODCREEK DRIVE | APT. NO. | ---- |
| CITY | MIDDLETOWN | STATE | OH |
| | | ZIP | 45042 |