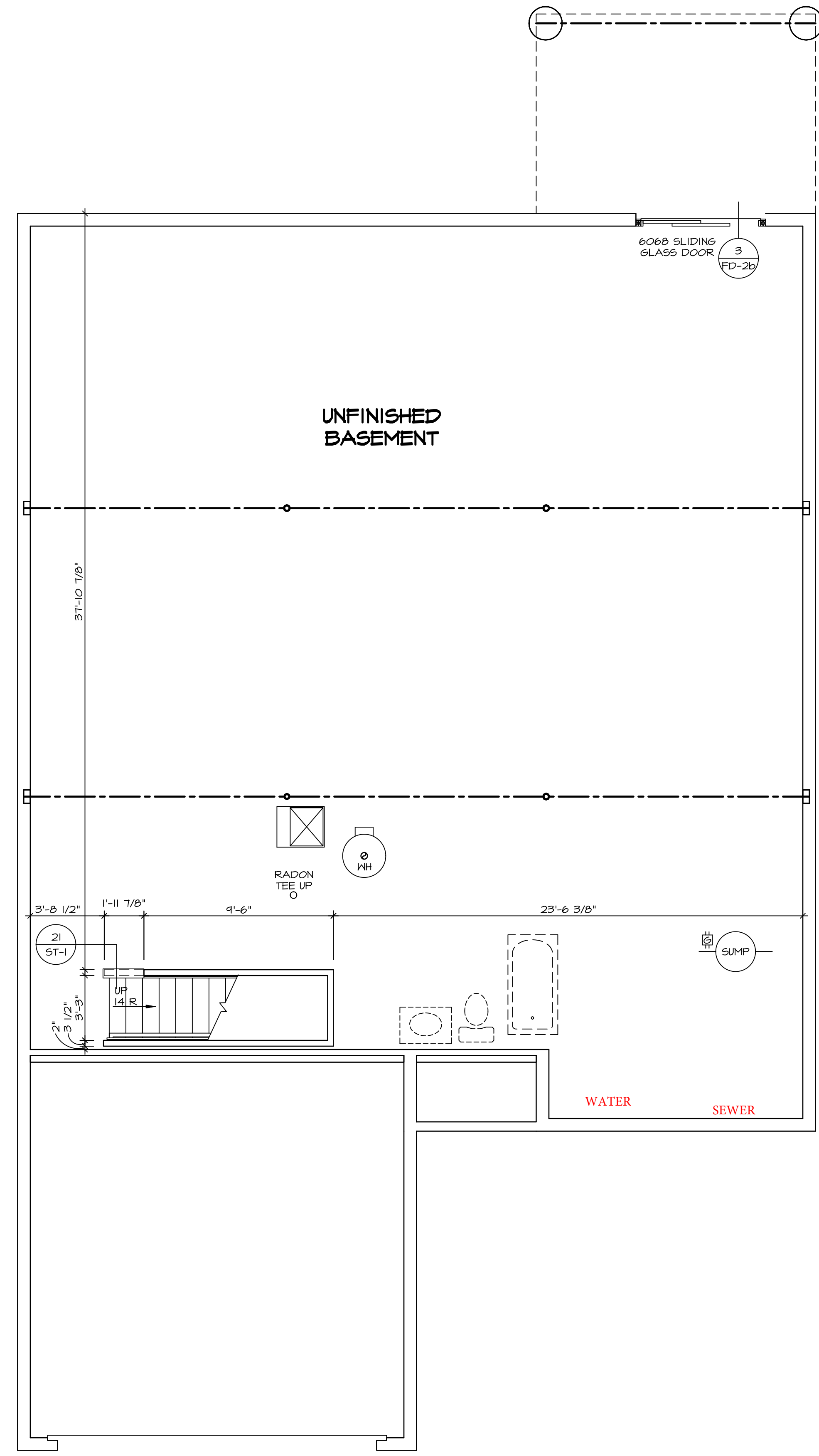


**NOTE**  
 RADON REMEDIATION  
 RADON LOOP:  
 - (4") PERFORATED HDPE "LOOP"  
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE  
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS  
 - TO BE CORRUGATED HDPE PIPE  
 - SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK  
 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.

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

SHEET NO. <b>A-5</b>	MODEL <b>EDEN CAY</b>	SET NO. EDC000	VERSION 01
	DRAWING TITLE <b>PLUMBING PLAN</b>	DRAWN BY SGA	DATE:
OPTION DESCRIPTION <b>8</b>	OPTION	OPTION	OPTION
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DIV-COMM-LOT-UNIT <b>DCY-S3-0170</b>		COMM-LOT <b>SAWYERS MILL - LIFESTYLE - 0170</b>	
STREET ADDRESS <b>5627 WOODCREEK DRIVE</b>		CITY <b>MIDDLETOWN</b>	STATE <b>OH</b>
APT. NO. <b>----</b>		ZIP <b>45042</b>	
NVR, Inc. 5285 Washington Pike Frederick, MD 21703		06/18/21 - 10:16 am	



UNFINISHED BASEMENT

6060 SLIDING GLASS DOOR  
3 FD-26

RADON TEE UP

SUMP

WATER SEWER

GAS MERTER

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

**LEGEND**

- BEARING WALL
- - - NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J 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

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

**FLOOR PLAN NOTES**

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. 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.
3. 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.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. 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

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5285 Washburn Drive  
Frederick, MD 21703

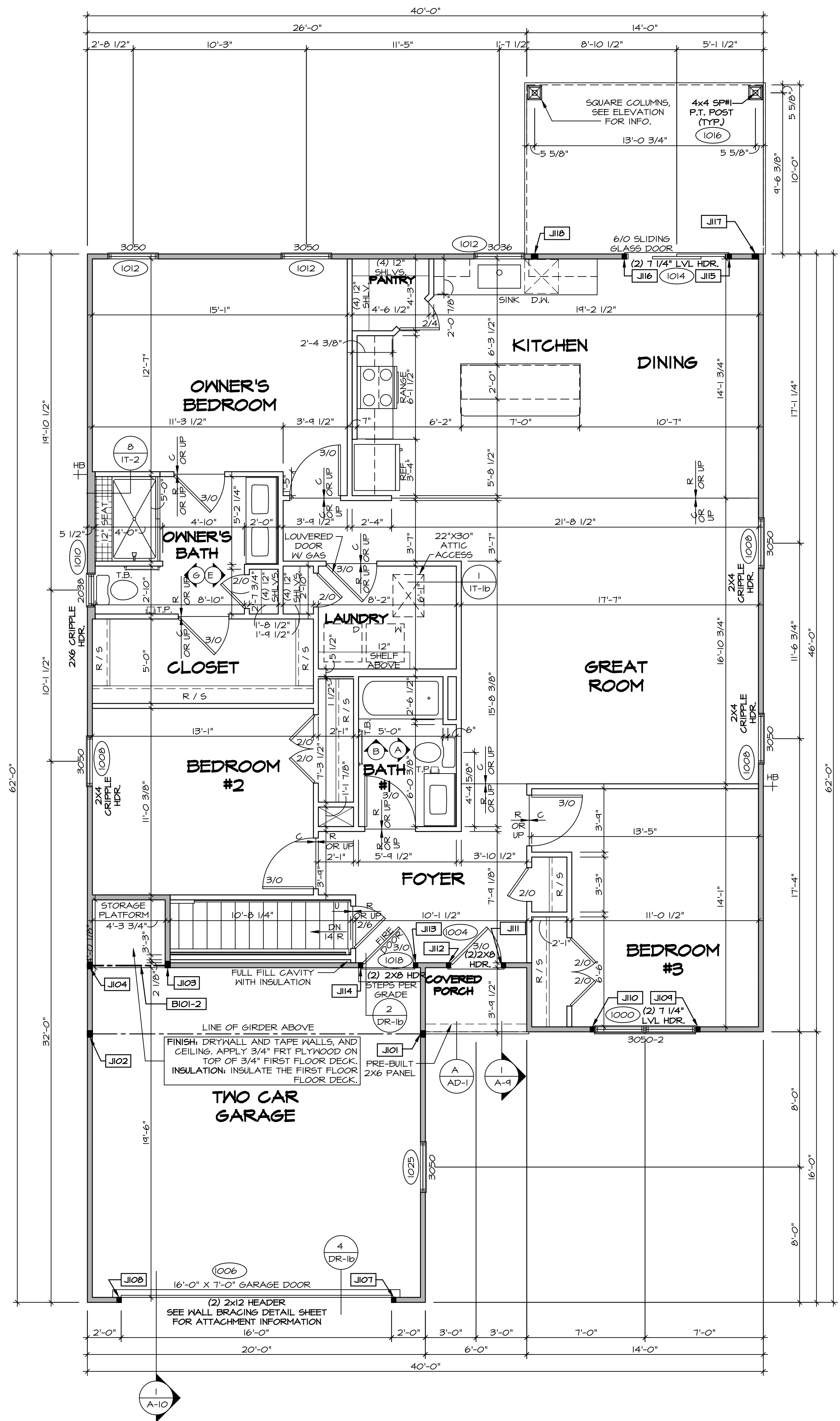
SET NO. EDC00  
VERSION 01  
DRAWN BY SGA  
DATE:  
OPTION

MODEL: EDEN CAY  
DRAWING TITLE: BASEMENT FLOOR PLAN  
OPTION DESCRIPTION:

SHEET NO. A-6  
9

DIV-COMM-LOT-UNIT  
DCY-S3-0170  
COMM-LOT  
SAMMYERS MILL - LIFESTYLE - 0170  
STREET ADDRESS  
5621 WOODCREEK DRIVE  
CITY MIDDLETOWN  
STATE OH  
ZIP 45042

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

**LEGEND**

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

SEE FC DETAILS FOR FRAMING CONNECTORS

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

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

- 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 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.

- GYPSON 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 WITH I-JOIST FLOOR SYSTEM ABOVE:**  
WITH OPTION "SG1" - DRYWALL UNFINISHED BASEMENT CEILING AREA
- NOTES:**
- 1/2" GYPSUM WALL BOARD REQUIRED ON CEILING IN UNFINISHED AREAS WHEN NO SPRINKLER SYSTEM IS INSTALLED.
  - A MAXIMUM AREA OF 80 SQ FT MAY BE OMITTED AS NEEDED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND/OR HVAC (TYPICALLY AN 8'-0"x8'-0" CEILING SPACE ABOVE MECHANICAL AREA).
  - PROVIDE FIRE BLOCKING AS REQUIRED AT PERIMETER OF ANY AREAS WHERE DRYWALL HAS BEEN OMITTED.

- LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)**
- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C.
  - 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C.
  - 3A - (2) PLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C.
  - 4A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN FLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
  - 5A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN FLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
  - 6A - (3) PLY 20" TALL AND OVER; FASTEN FLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
  - 7A - (4) PLY (ALL SIZES); FASTEN FLIES W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C.
- SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

**FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
BI01-2	BEAM BUILT 2X12 - 2 PLY	4'-10 3/4"	1020	

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
JI01	JACK - (3) 2X4 SFF STUD GRADE	1024	
JI02	JACK - (3) 2X4 SFF STUD GRADE	1024	
JI03	JACK - (3) 2X4 SFF STUD GRADE	1020	
JI04	JACK - (3) 2X4 SFF STUD GRADE	1020	
JI07	JACK - (2) 2X4 SFF STUD GRADE	1006	
JI08	JACK - (2) 2X4 SFF STUD GRADE	1006	
JI09	JACK - (2) 2X4 SFF STUD GRADE	1000	
JI10	JACK - (2) 2X4 SFF STUD GRADE	1000	
JI11	JACK - (2) 2X4 SFF STUD GRADE	1004	
JI12	JACK - (2) 2X4 SFF STUD GRADE	1004	
JI13	JACK - (2) 2X4 SFF STUD GRADE	1018	
JI14	JACK - (2) 2X4 SFF STUD GRADE	1018	
JI15	JACK - (2) 2X4 SFF STUD GRADE	1014	
JI16	JACK - (2) 2X4 SFF STUD GRADE	1014	
JI17	JACK - (3) 2X4 SFF STUD GRADE	1016	
JI18	JACK - (3) 2X4 SFF STUD GRADE	1016	

MODEL: EDEN GAY  
DRAWING TITLE: FIRST FLOOR PLAN  
OPTION DESCRIPTION: OPTION

SET NO. EDCCO  
VERSION 01  
DRAWN BY: SGA  
DATE:  
OPTION

SHEET NO. A-7  
10

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Freedricks, MD 21703

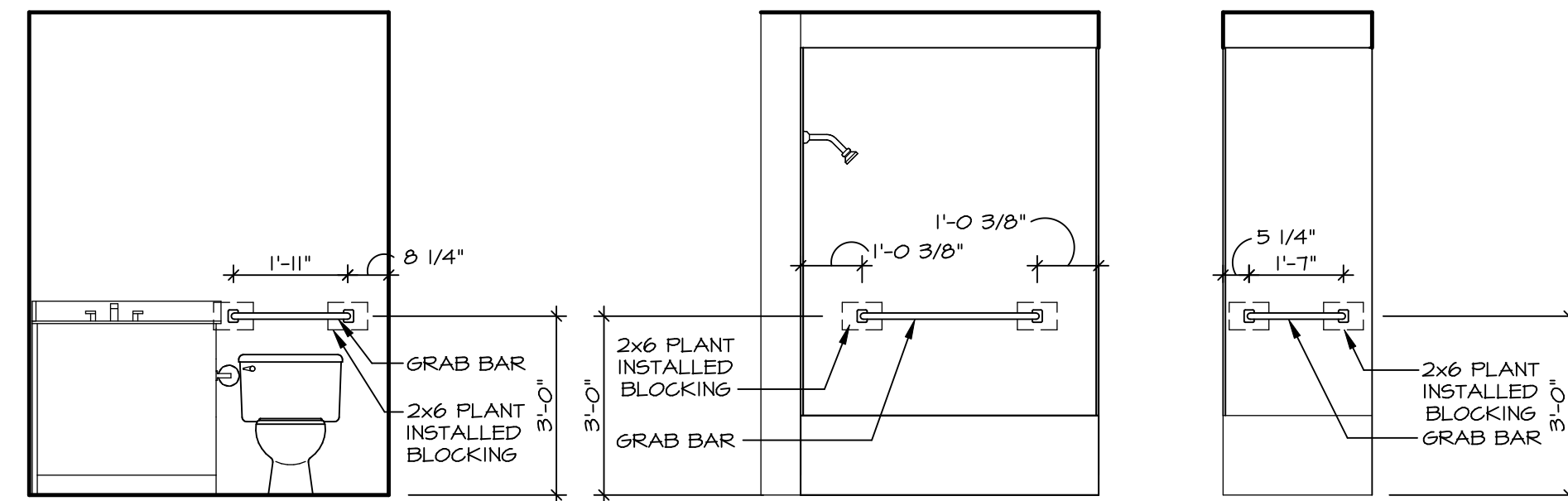
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COMM-LOT: SAUTERS MILL - LIFESTYLE - 0170  
STREET ADDRESS: 5621 WOODCREEK DRIVE  
CITY: MIDDLETOWN  
STATE: OH  
ZIP: 45042

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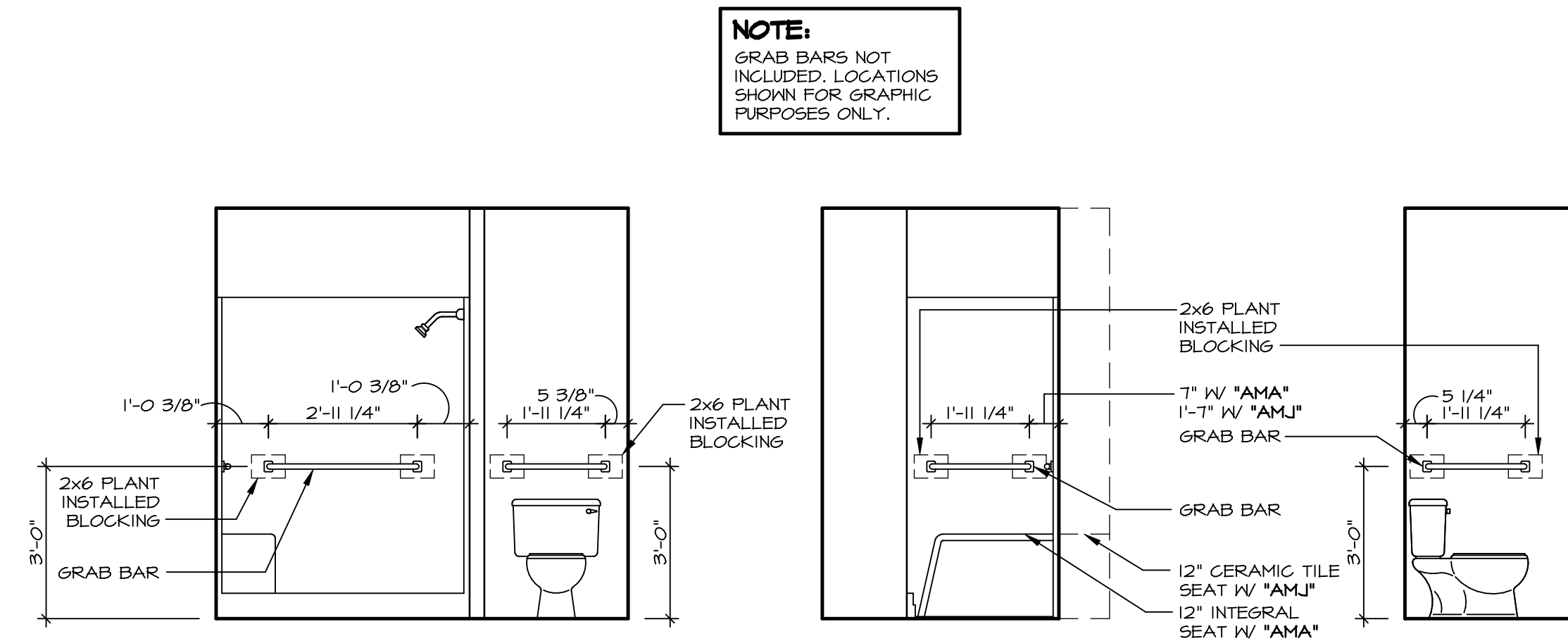


**NOTES:**

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. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.

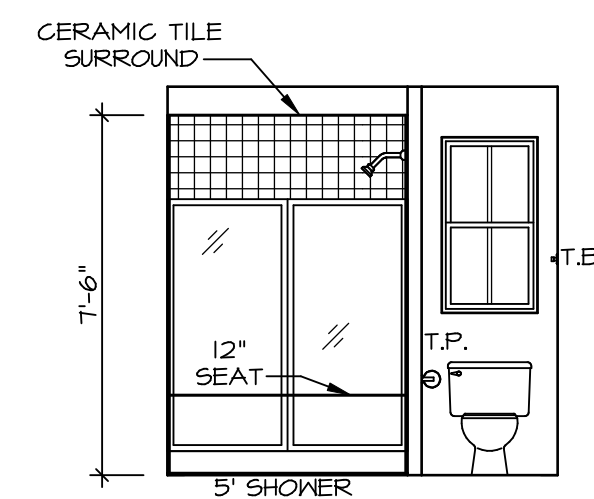


**2 BATH #1 - BLOCKING DETAIL**  
SCALE: 3/8" = 1'-0"

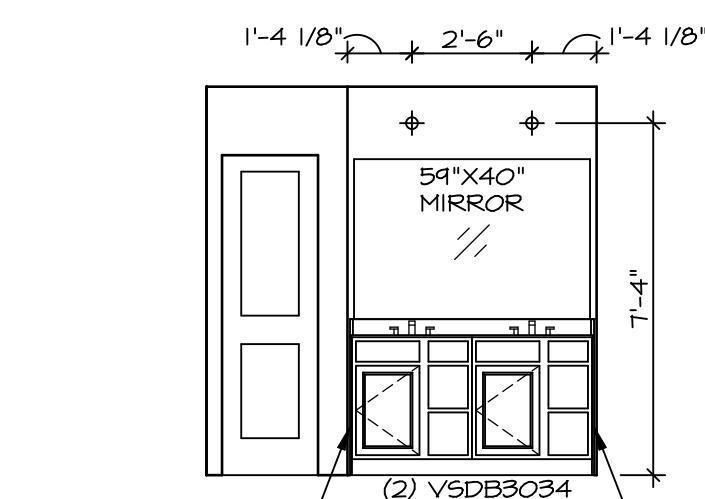


**NOTE:**  
GRAB BARS NOT INCLUDED. LOCATIONS SHOWN FOR GRAPHIC PURPOSES ONLY.

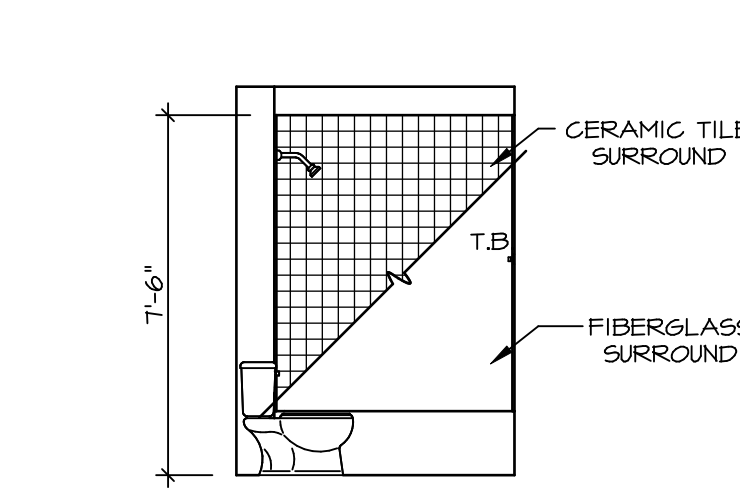
**1 OWNER'S BATH - BLOCKING DETAIL**  
SCALE: 3/8" = 1'-0"



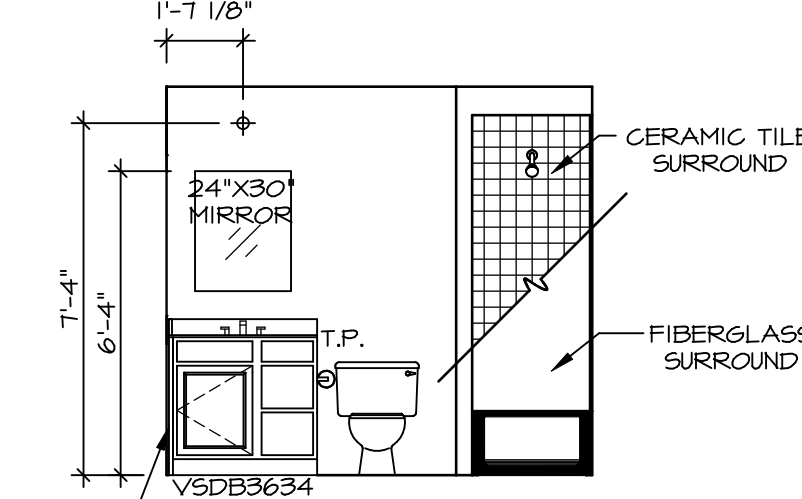
**G OWNER'S BATH**  
SCALE: 1/4" = 1'-0"  
OWNER'S BATHROOM SHOWER ALTERNATE LAYOUT 'AMJ'



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



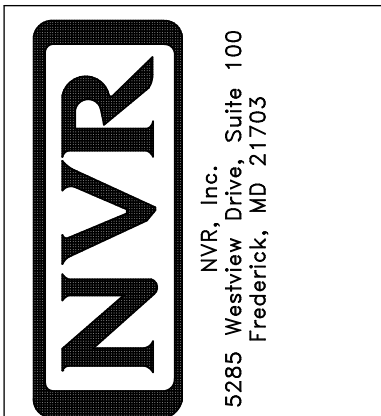
**B BATH #1**  
SCALE: 1/4" = 1'-0"  
BATHROOM #1 STANDARD TUB 'AAB'



**A BATH #1**  
SCALE: 1/4" = 1'-0"  
BATHROOM #1 STANDARD TUB 'AAB'

DIV-COMM-LOT-UNIT  
**DCY-S3-0170**  
COMM-LOT  
SANTYERS MILL - LIFESTYLE - 0170  
STREET ADDRESS  
5627 WOODCREEK DRIVE  
CITY MIDDLETOWN STATE OH ZIP 45042

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DATE:  
OPTION

MODEL  
**EDEN CAY**  
DRAWING TITLE  
BATH ELEVATIONS  
OPTION DESCRIPTION

SHEET NO.  
**A-13**  
15