

**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.<br><b>A-5</b>                    | MODEL<br><b>ELM</b>                   | SET NO. EMM00                                  | NVR<br>NVR, Inc., Suite 100<br>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<br><b>PLUMBING PLAN</b> | VERSION 01                                     |   |  |
| OPTION DESCRIPTION<br><b>7</b>             |                                       | DRAWN BY                                       | 5285 Washburn Ln., Suite 100<br>Frederick, MD 21703 |  |
|  |                                       | OPTION   |   |  |
| DIV-COMM-LOT-UNIT<br><b>DCY-S2-0101</b>    |                                       | COMM-LOT<br>SANTYERS MILL - SIMPLY RYAN - 0101 |   |  |
| STREET ADDRESS<br>5880 SANTYERS MILL DRIVE |                                       | CITY<br>MIDDLETOWN                             |   |  |
| APT. NO.<br>----                           |                                       | STATE<br>OH                                    |   |  |
| ZIP<br>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                 |

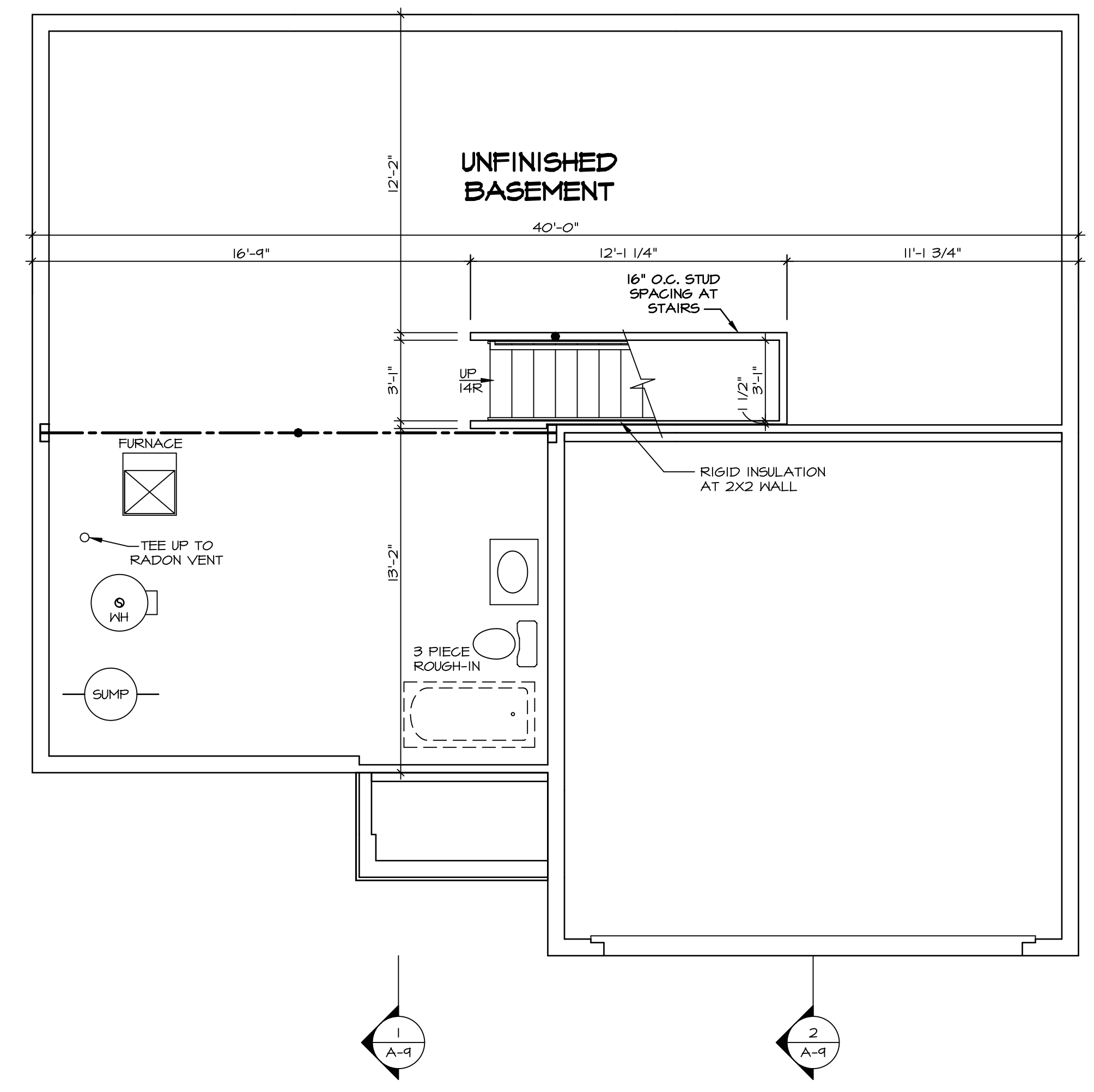
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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, 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"

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Frederick, MD 21703

5285 Washburn Lane, Suite 100  
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

DIV-COMM-LOT-UNIT  
DCY-S2-0101  
COMM-LOT  
SAMMYERS MILL - SIMPLY RYAN - 0101  
STREET ADDRESS  
5880 SAMMYERS MILL 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                 |

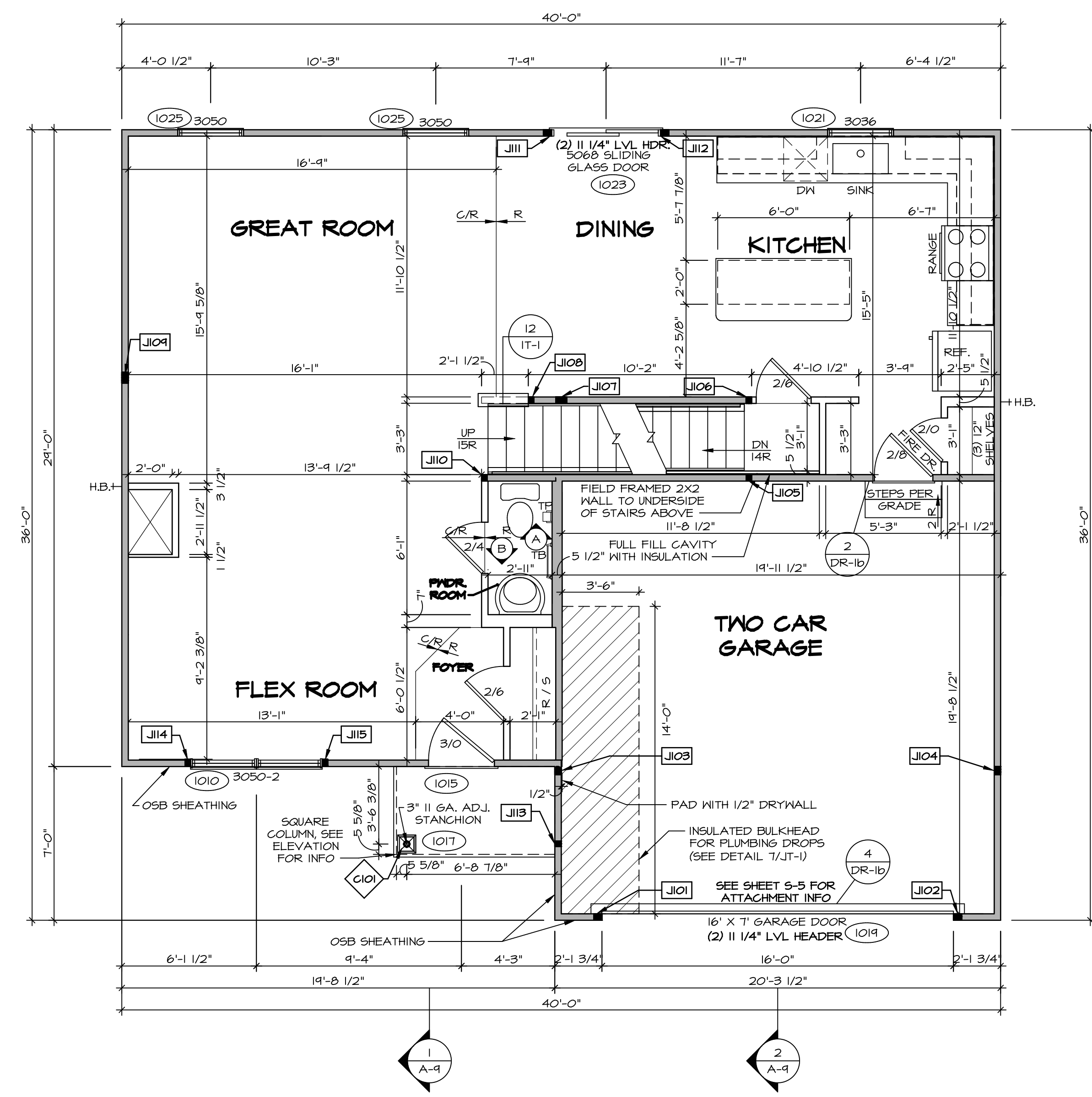
SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
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  - 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, 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      |

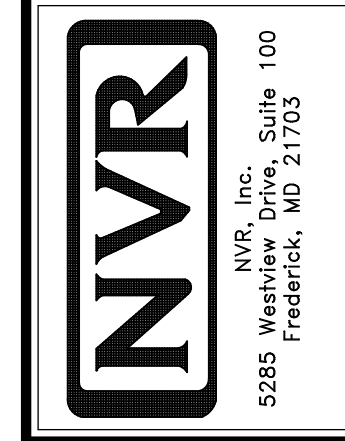
**STEEL COLUMN SCHEDULE**

| 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"

DIV-COMM-LOT-UNIT  
**DCY-S2-010**  
COMM-LOT  
SANTYERS MILL - SIMPLY RYAN - C/O1  
STREET ADDRESS  
8880 SANTYERS MILL DRIVE  
CITY  
MIDDLETOWN  
STATE  
OH  
ZIP  
45042

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MODEL  
ELM  
DRAWING TITLE  
**FIRST FLOOR PLAN**  
OPTION DESCRIPTION  
9

SET NO. EMM00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

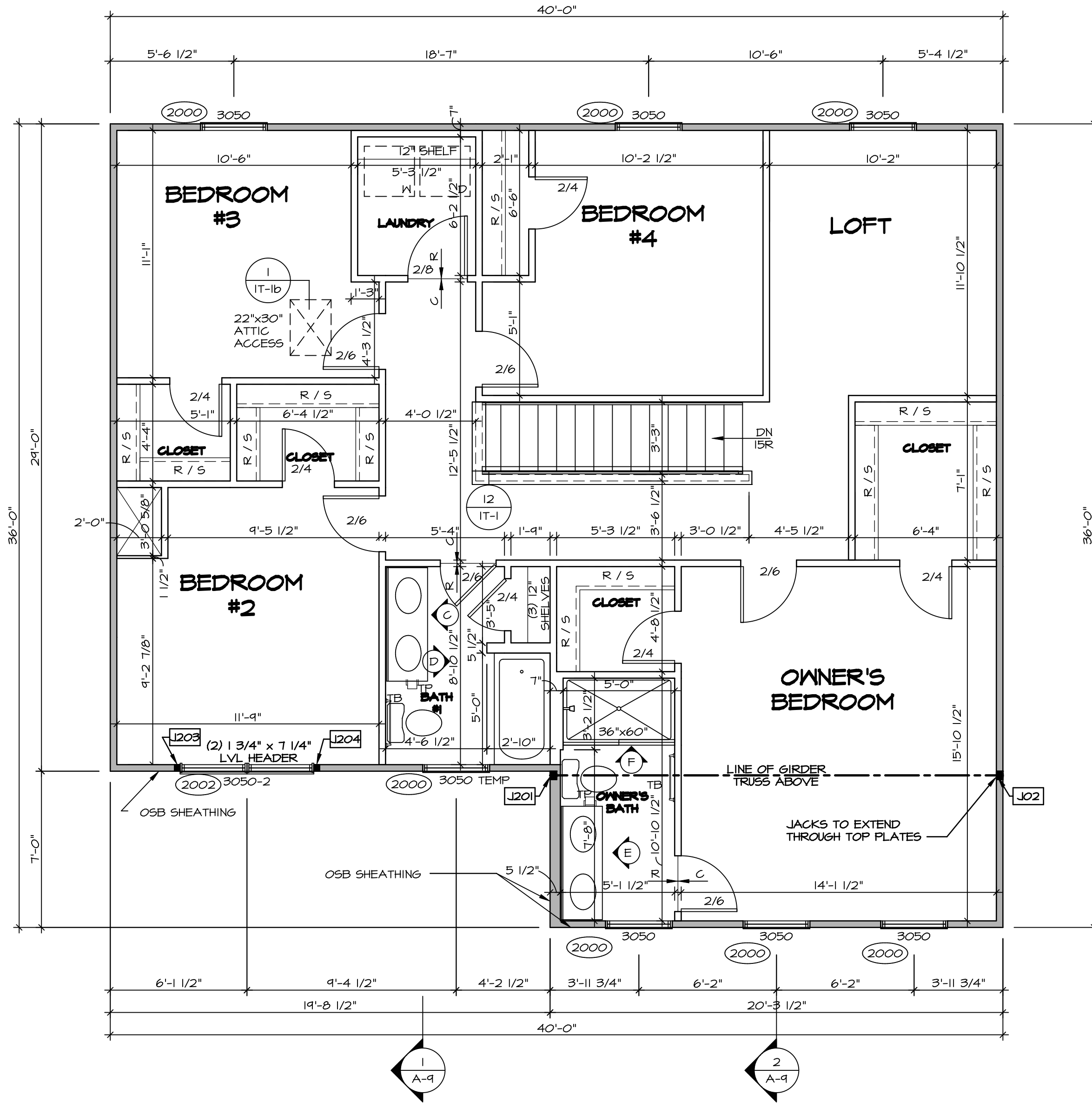
| LEGEND |   |
|--------|---|
|        | BEARING WALL                            |
|        | NON BEARING WALL                        |
|        | INDICATES BEARING FROM POINT-LOAD ABOVE |
|        | JACKS                                   |
|        | BEAM/HEADER                             |
|        | 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:**  
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#1           | 2004      |
| J202       | JACK - (3) 2X4 5F#1           | 2004      |
| J203       | JACK - (2) 2X4 5FF STUD GRADE | 2002      |
| J204       | JACK - (2) 2X4 5FF STUD GRADE | 2002      |

DIV-COMM-LOT-UNIT  
**DCY-S2-010**  
 COMM-LOT  
 SAMYERS MILL - SIMPLY RYAN - 0101  
 STREET ADDRESS  
 5850 SAMYERS MILL DRIVE  
 CITY MIDDLETOWN STATE OH ZIP 45042  
 APT. NO. ---

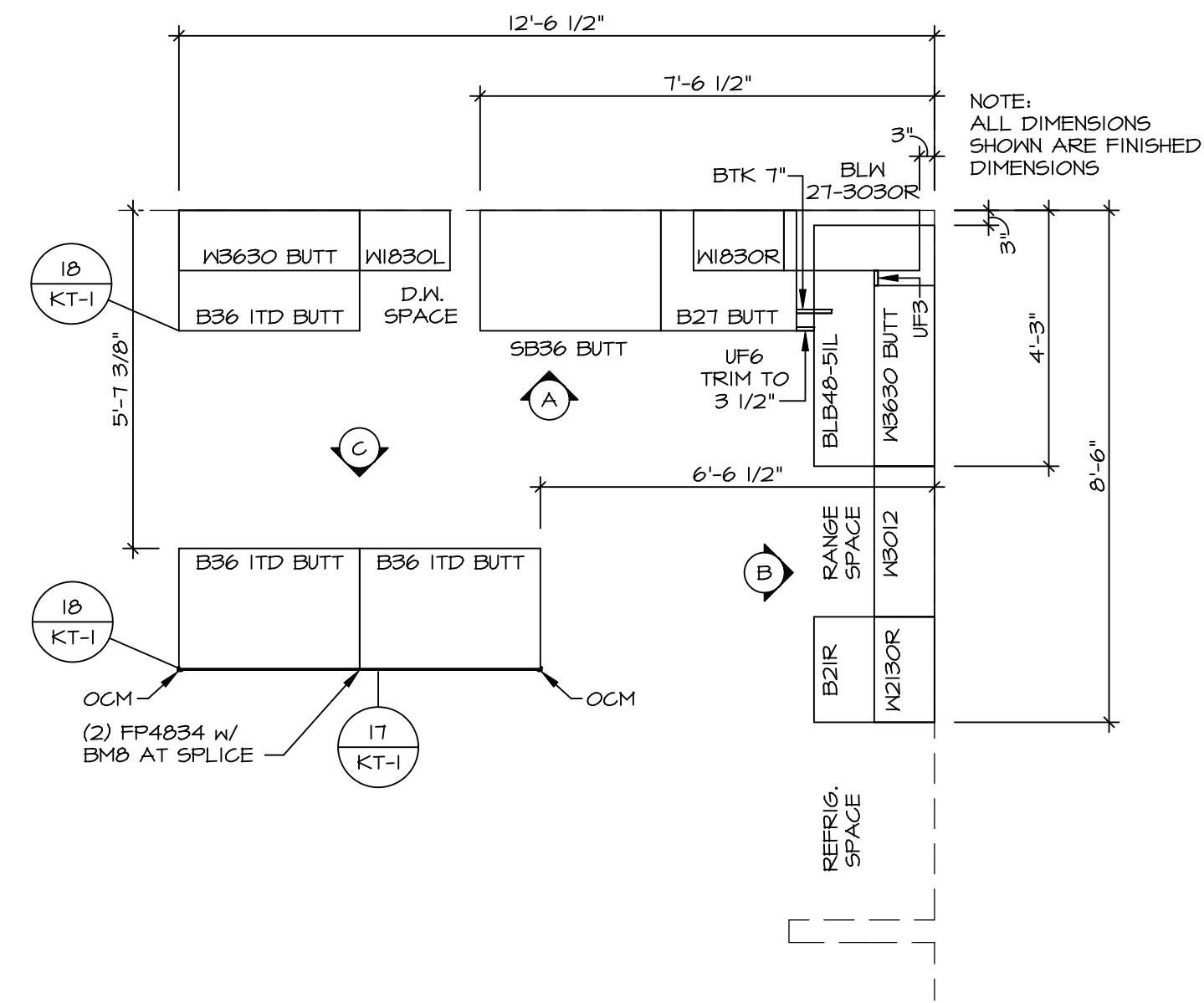
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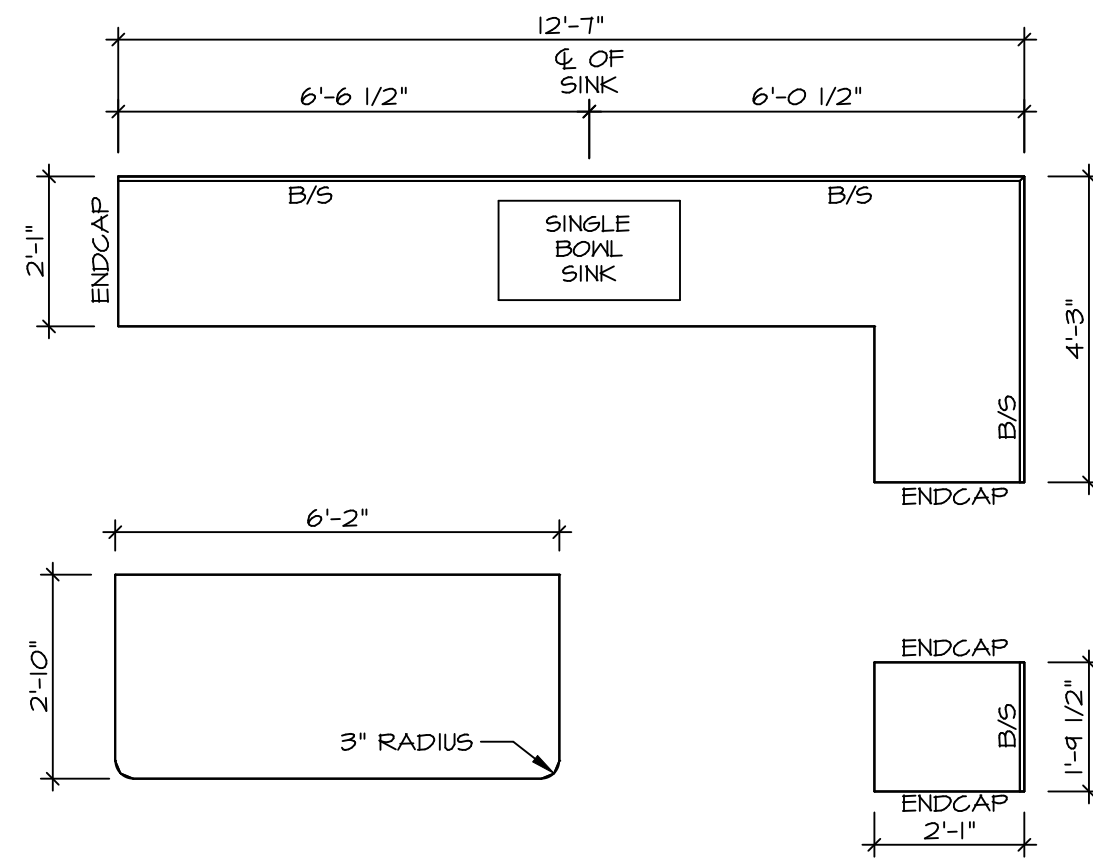
SET NO. EMM00  
 VERSION 01  
 DRAWING TITLE  
**SECOND FLOOR PLAN**  
 OPTION DESCRIPTION  
 10

SHEET NO. **A-8**  
 10

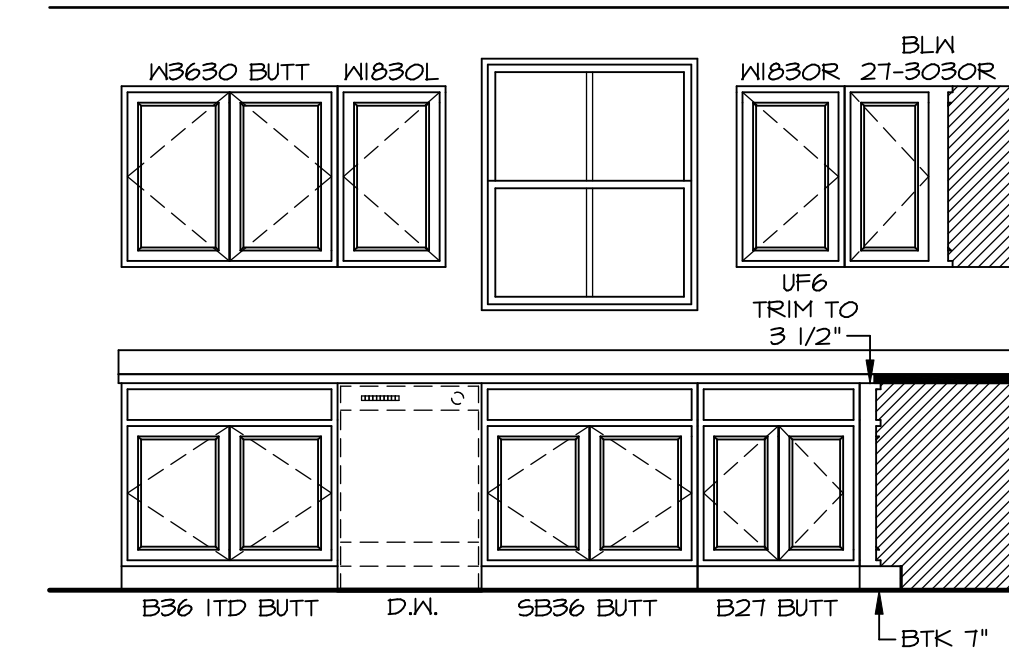
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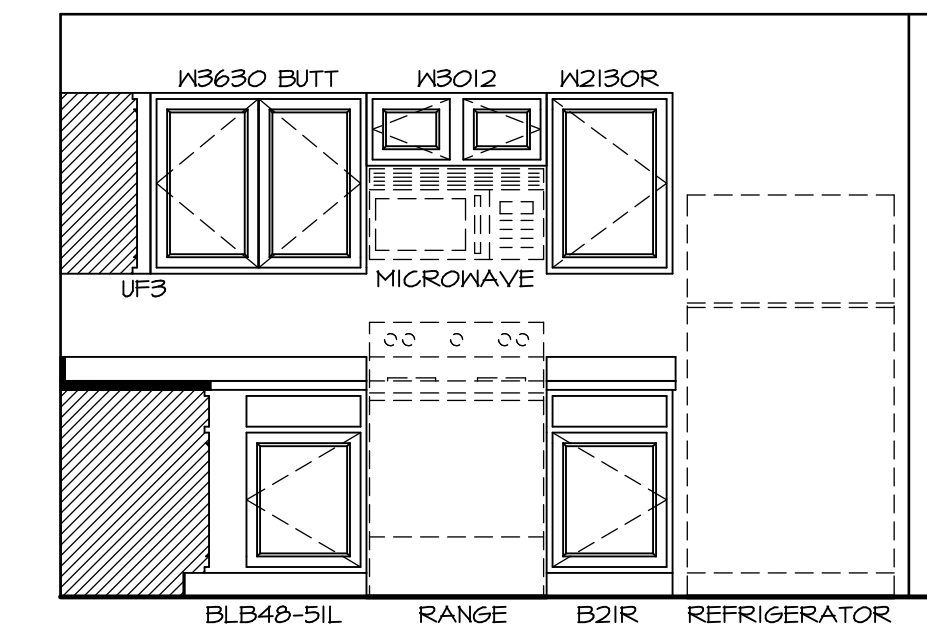
1 KITCHEN CABINET PLAN (KC-3644)  
SCALE: 3/8" = 1'-0"



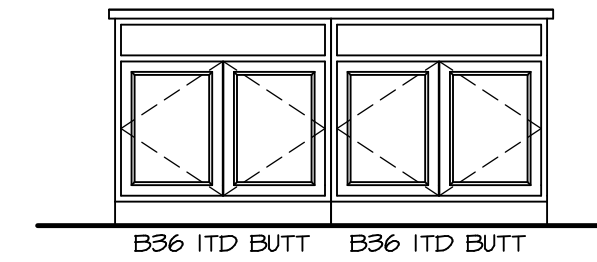
2 KITCHEN COUNTERTOP PLAN (KT-3644)  
SCALE: 3/8" = 1'-0"



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



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



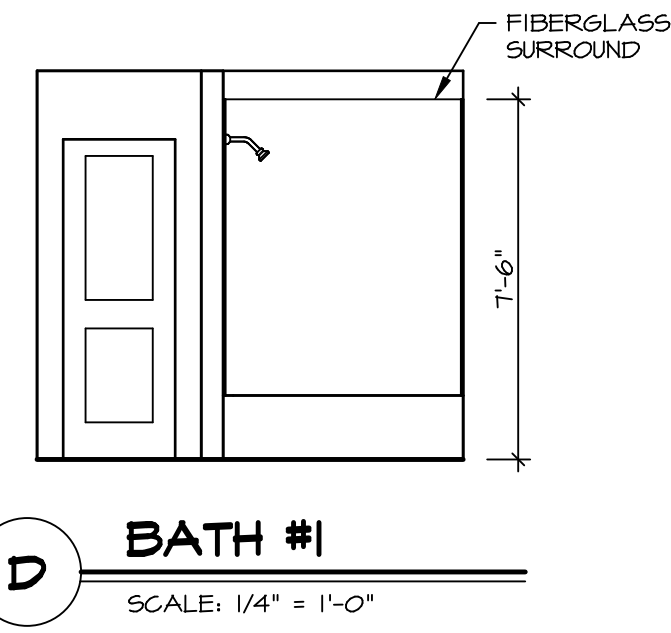
C KITCHEN ELEVATION  
SCALE: 3/8" = 1'-0"

NOTES:  
1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.  
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.  
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

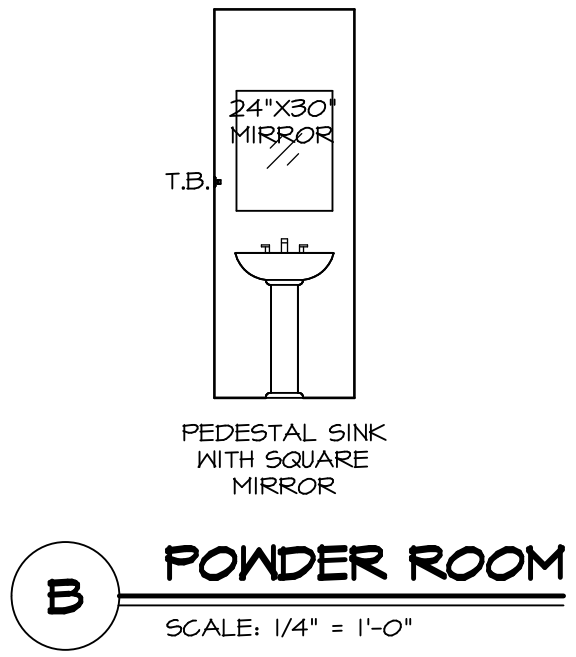
|  |   |  |              |
|--|---|--|--------------|
| SHEET NO.<br><b>A-12</b>   | MODEL<br><b>ELEM</b><br>DRAWING TITLE<br><b>KITCHEN</b> | SET NO. EMM00  | VERSION 01   |
|  |   | DRAWN BY   | DATE:        |
| 13   | OPTION DESCRIPTION                                      | OPTION   |              |
|  |   | OPTION   |              |
| DIV-COMM-LOT-UNIT<br><b>DCY-S2-0101</b>  |   | COMM-LOT<br><b>SAWYERS MILL - SIMPLY RYAN - 0101</b> |              |
| STREET ADDRESS<br><b>5890 SAWYERS MILL DRIVE</b>   |   | APT. NO.   | STATE OH     |
| CITY<br><b>MIDDLETOWN</b>  |   | ZIP  | <b>45042</b> |
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|  |   |  |              |
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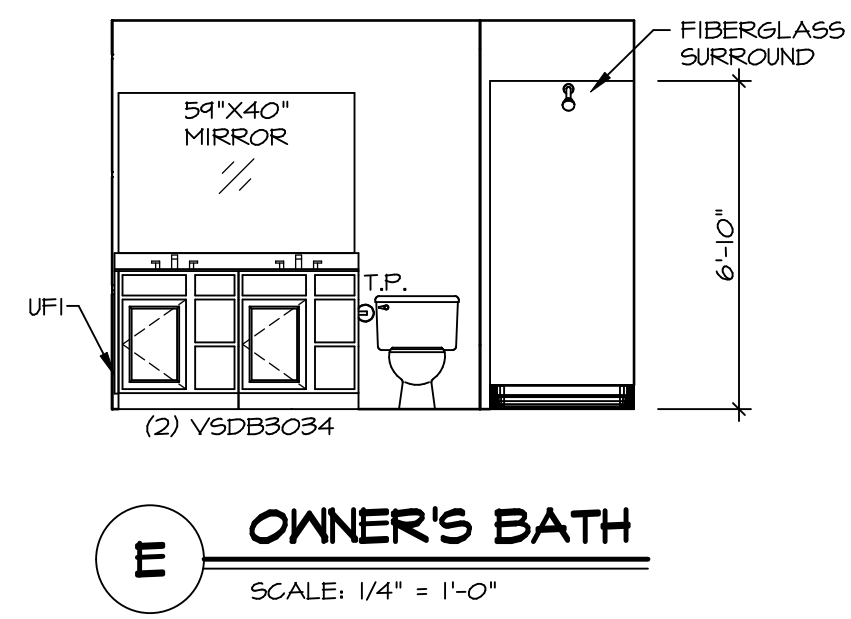
**F** OWNER'S BATH  
SCALE: 1/4" = 1'-0"



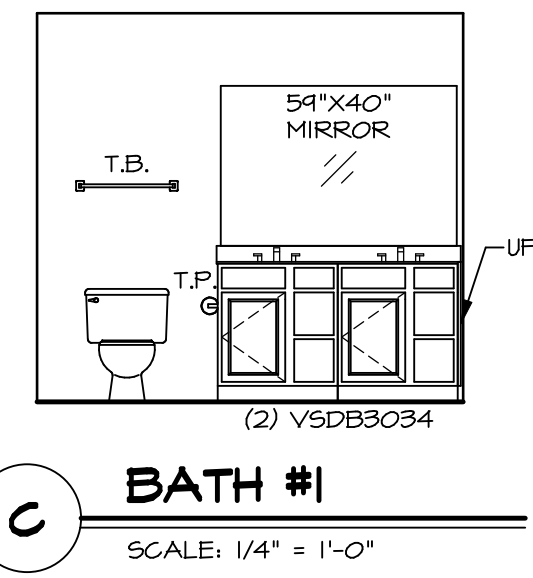
**D** BATH #1  
SCALE: 1/4" = 1'-0"



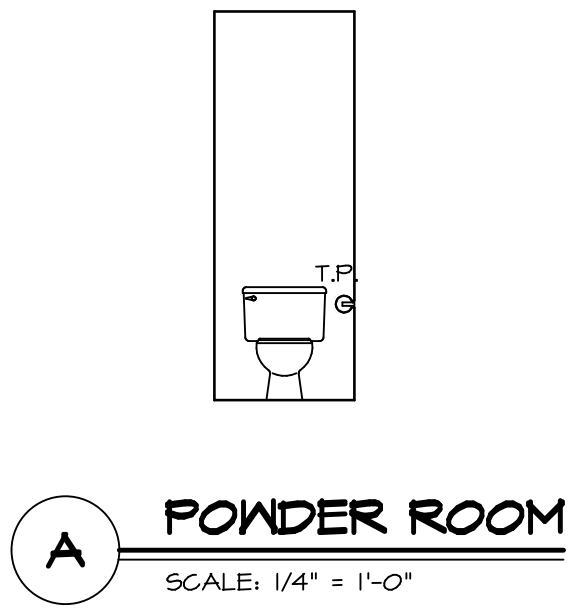
**B** POWDER ROOM  
SCALE: 1/4" = 1'-0"



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



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



**A** POWDER ROOM  
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.          | A-13            |
| MODEL              | ELM             |
| DRAWING TITLE      | BATH ELEVATIONS |
| OPTION DESCRIPTION |                 |
| OPTION             | 14              |
| SET NO.            | EMMOO           |
| VERSION            | 01              |
| DRAWN BY           |                 |
| DATE               |                 |

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Frederick, MD 21703

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|                   |                                   |             |            |
|-------------------|-----------------------------------|-------------|------------|
| DIV-COMM-LOT-UNIT |                                   | DCY-S2-0101 |            |
| COMM-LOT          | SAWYERS MILL - SIMPLY RYAN - 0101 | APT. NO.    | ----       |
| STREET ADDRESS    | 5890 SAWYERS MILL DRIVE           | CITY        | MIDDLETOWN |
| STATE             | OH                                | ZIP         | 45042      |