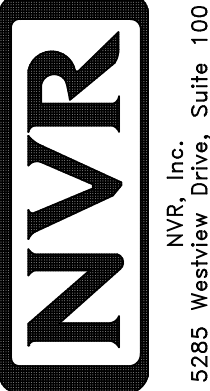


PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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. EMMOO	OPTION DESCRIPTION 7
	DRAWING TITLE PLUMBING PLAN	VERSION 01	
DATE:		OPTION	
 NVR, Inc. Suite 100 5285 Westfield Rd Frederick, MD 21703			
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DIV-COMM-LOT-UNIT DCY-S2-0248		COMM-LOT SMYTERS MILL - SIMPLY RYAN - 0248	
STREET ADDRESS 6156 RIVAJET DRIVE		CITY MIDDLETOWN	STATE OH
APT. NO. ----		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

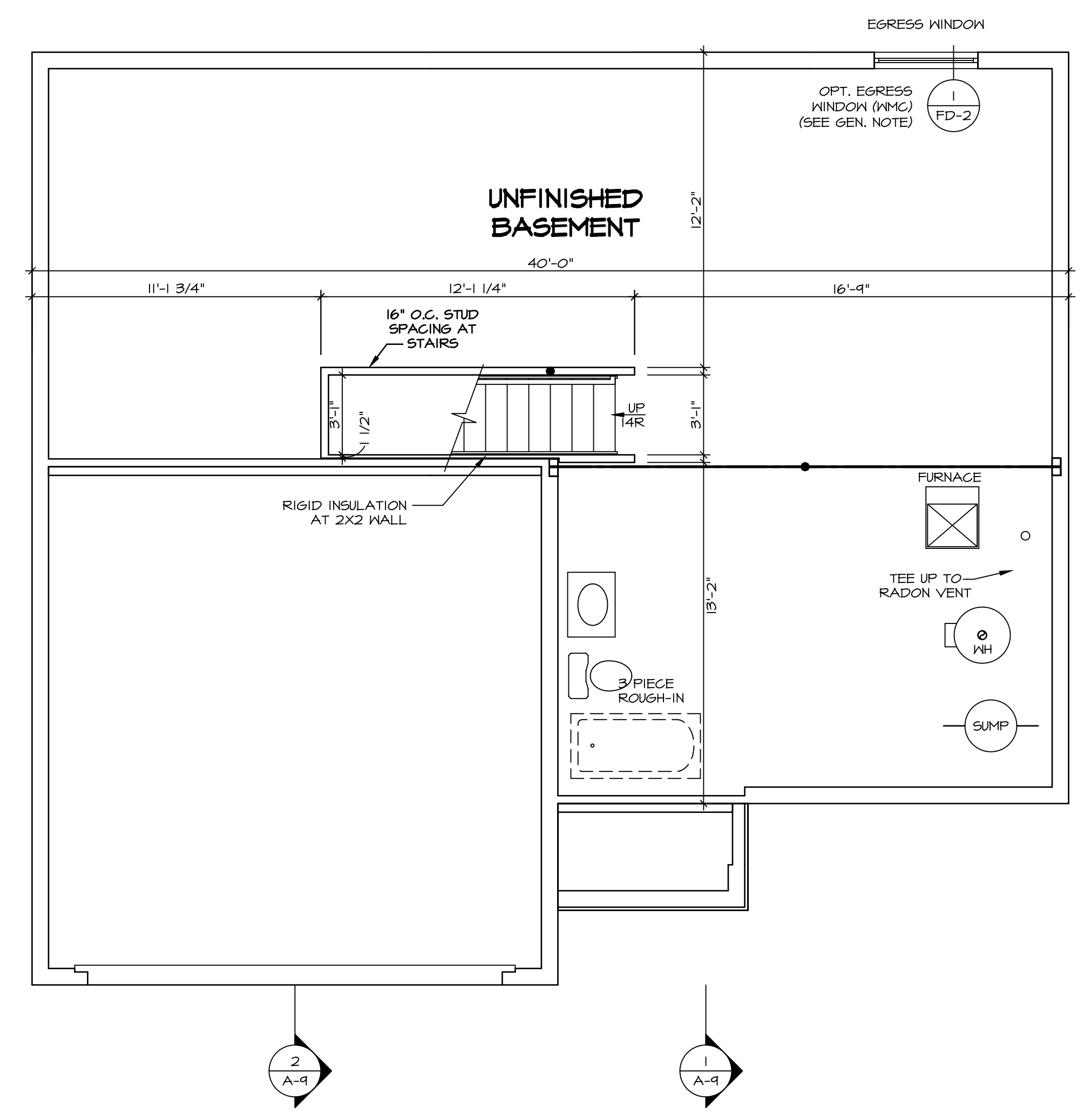
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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, 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"

MODEL
ELM
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION
FULL BASEMENT FOUNDATION

SHEET NO.
A-6
8

SET NO. EMM00
VERSION 01
DRAWN BY
DATE:
OPTION
FEA

NVR
NVR, Inc., Suite 100
Frederick, MD 21703
5285 Washburn Lane
Frederick, MD 21703

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DIV-COMM-LOT-UNIT
DCY-S2-0248
COMM-LOT
SAWYERS MILL - SIMPLY RYAN - 0248
STREET ADDRESS
6186 RIVULET DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

C:\NVR\Solves\ELM_EMM00_01\DCY-S2-0248\2282090\Sheets\Lot_Specific\B_A-6_BSMT_LS.dwg 04/28/21 - 3:10 am

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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 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
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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.

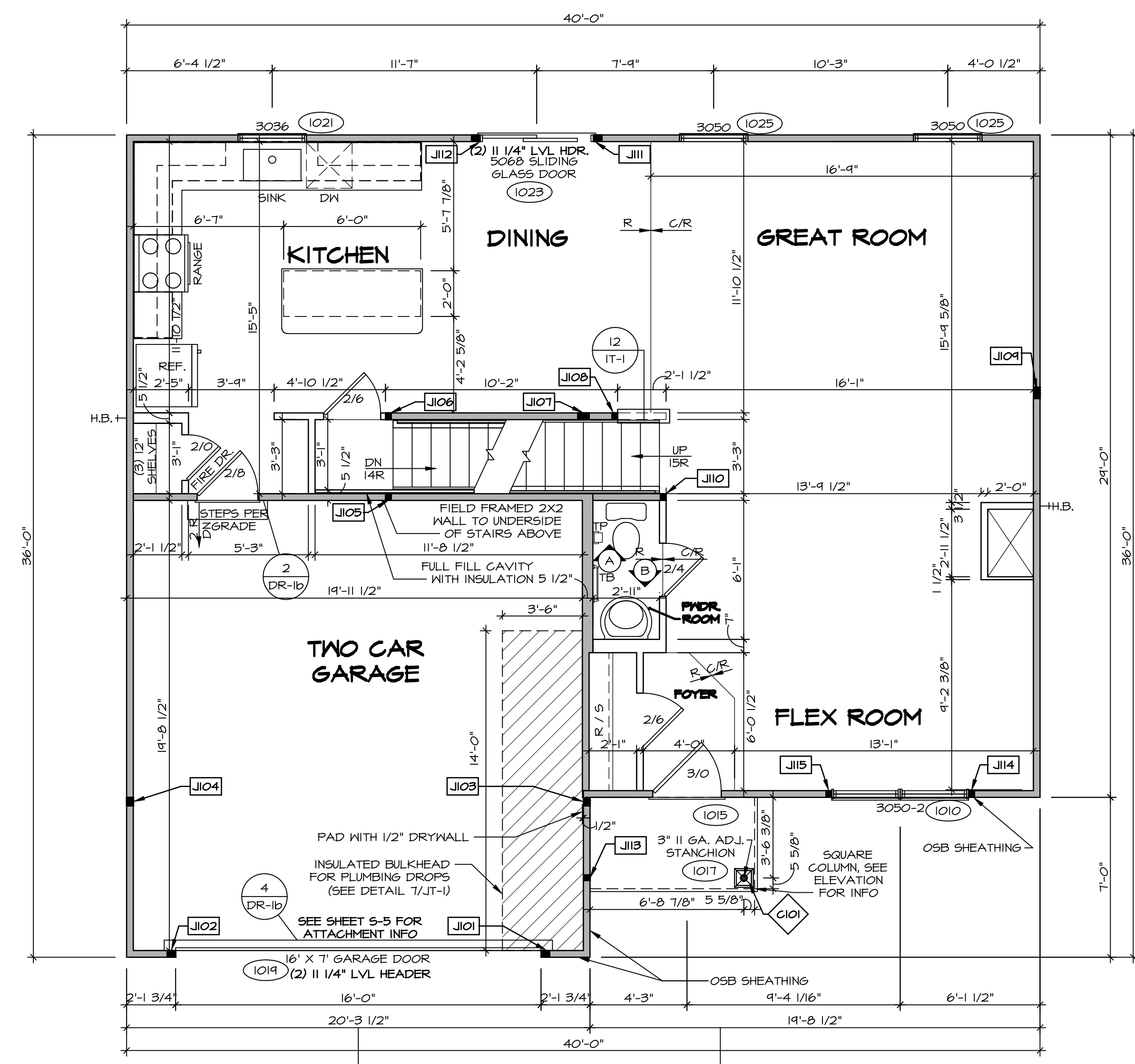
ALL WINDOWS HAVE 1"-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

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

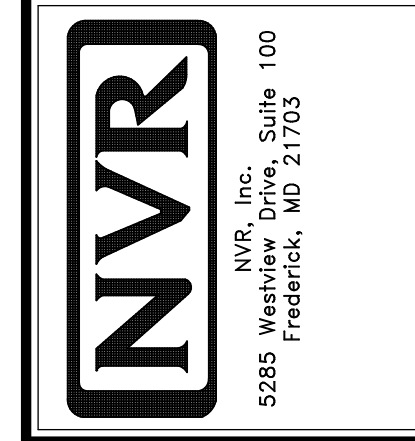
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 11GA ADJ	8'-0 5/8"	1017	FBA



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

DCY-52-0248
DIV-COMM-LOT-UNIT
COMM-LOT
STREET ADDRESS
6156 RIVAULET 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

SHEET NO. A-7

LEGEND

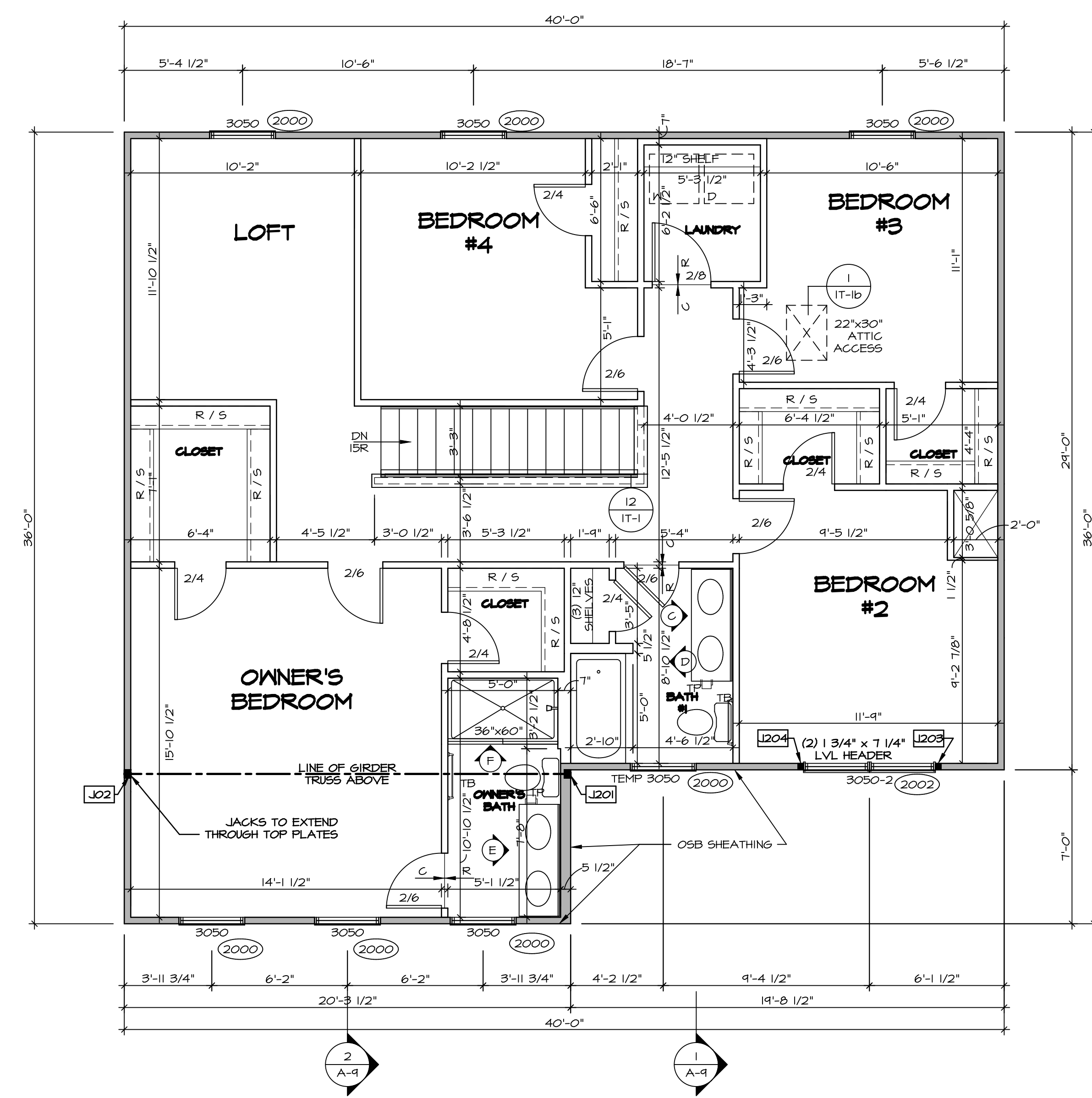
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[Symbol]	NON BEARING WALL
[Symbol]	INDICATES BEARING FROM POINT-LOAD ABOVE
[Symbol]	JACKS
[Symbol]	BEAM/HEADER
[Symbol]	PAD FOOTING
[Symbol]	STEEL COLUMN
[Symbol]	TRUSS TIE DOWN
[Symbol]	PORTAL FRAME
[Symbol]	JOIST/TRUSS
[Symbol]	LVL
[Symbol]	ENGINEERING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

SEE FC DETAILS FOR FRAMING CONNECTORS

- 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

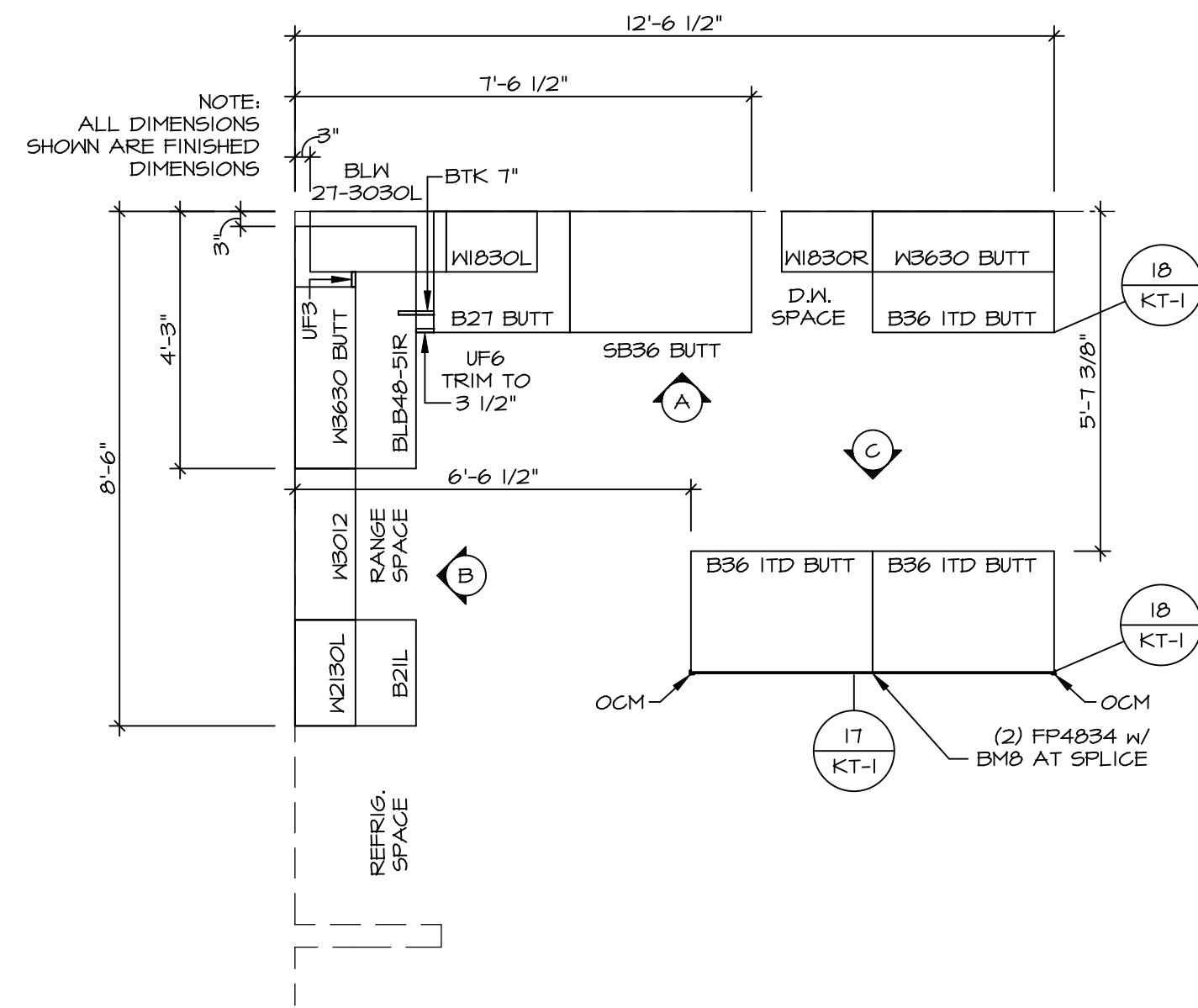


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

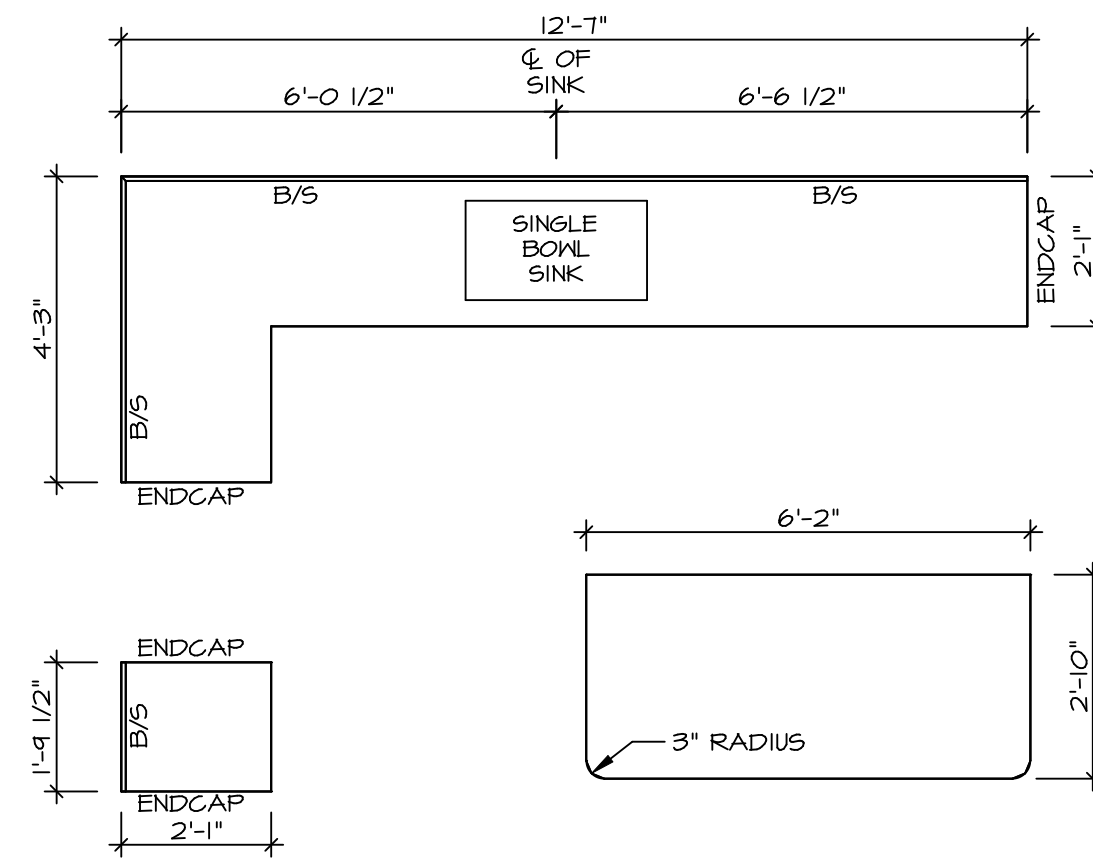
SECOND FLOOR JACK SCHEDULE

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

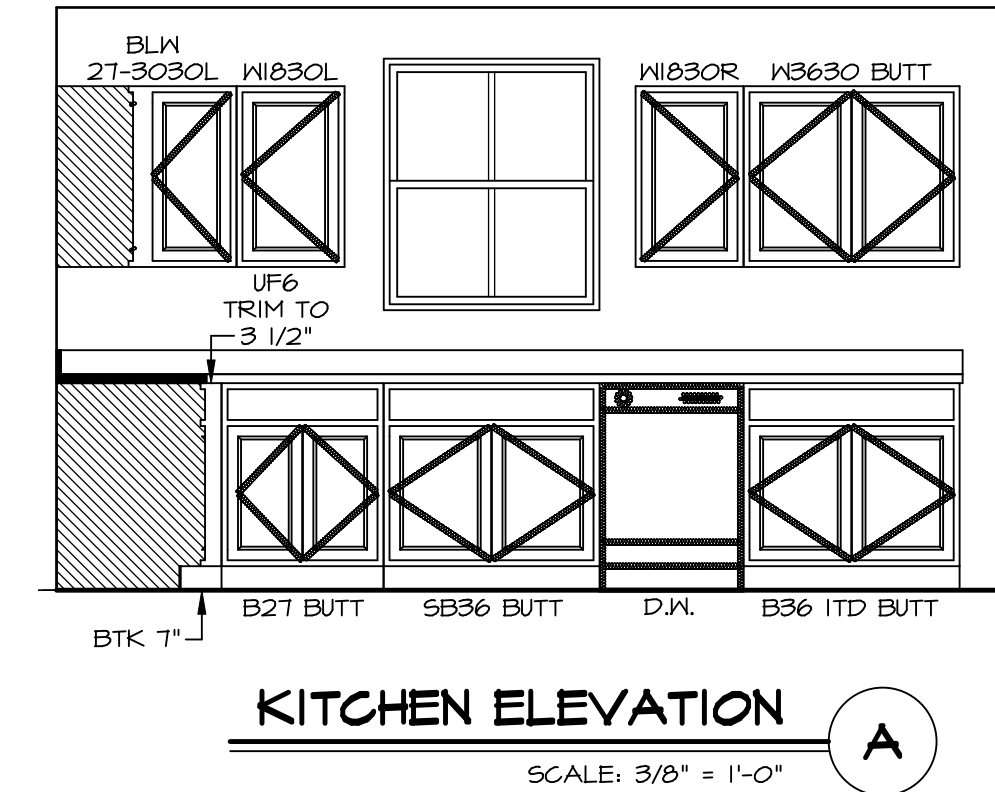
DIV-COMM-LOT-UNIT
DCY-S2-0248
 COMM-LOT
 SANYERS MILL - SIMPLY RYAN - 0248
 STREET ADDRESS
 6156 RIVAULET DRIVE
 CITY MIDDLETOWN STATE OH ZIP 45042
 SHEET NO. **A-8** OPTION DESCRIPTION 10
 MODEL **ELM**
 DRAWING TITLE **SECOND FLOOR PLAN**
 SET NO. EMM00 VERSION 01
 DRAWN BY
 DATE:
 OPTION
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 Frederick, MD 21703
 5285 Washburne
 C:\NVR\Solves\ELM_EMM00_01\DCY-S2-0248\2282090\Sheets\Lot_Specific\10_A-B_FLN2_LS.dwg 04/28/21 - 3:10 am



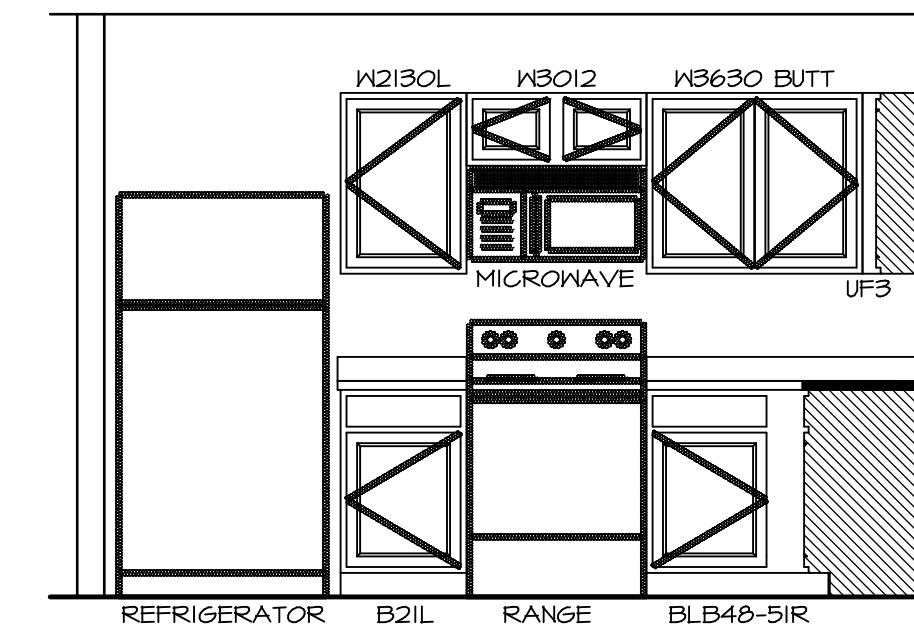
KITCHEN CABINET PLAN (KC-3644)
SCALE: 3/8" = 1'-0" A-12



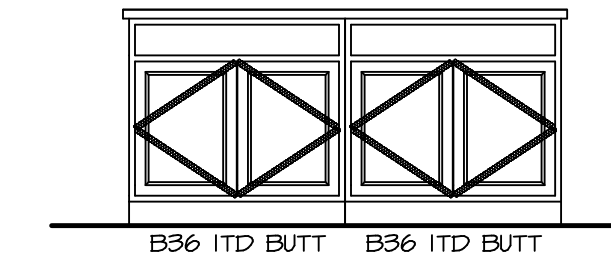
KITCHEN COUNTERTOP PLAN (KT-3644)
SCALE: 3/8" = 1'-0" A-12



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



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



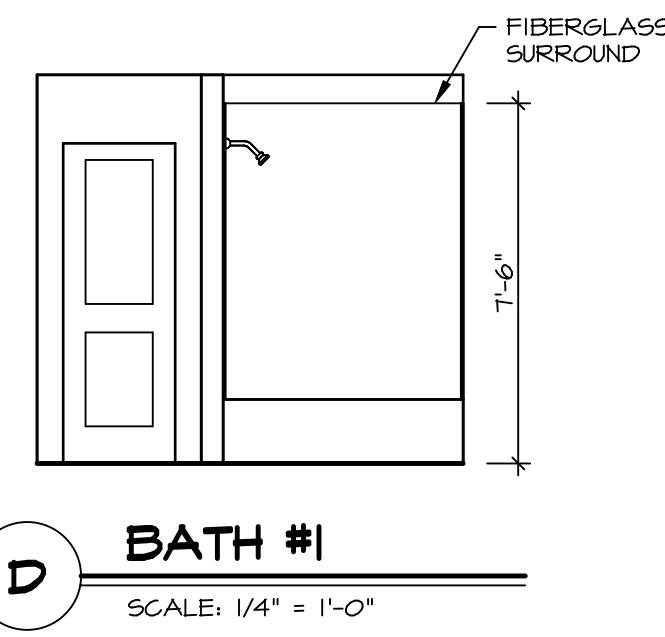
KITCHEN ELEVATION C
SCALE: 3/8" = 1'-0"

SHEET NO. A-12	MODEL ELM	SET NO. EMMOO	OPTION DESCRIPTION
	DRAWING TITLE KITCHEN	VERSION 01	
13	OPTION DESCRIPTION	DRAWN BY	DATE
		DATE	OPTION
DIV-COMM-LOT-UNIT DCY-S2-0248 COMM-LOT SMYTERS MILL - SIMPLY RYAN - 0248 STREET ADDRESS 6756 RIVULET DRIVE CITY STATE OH ZIP MIDDLETOWN OH 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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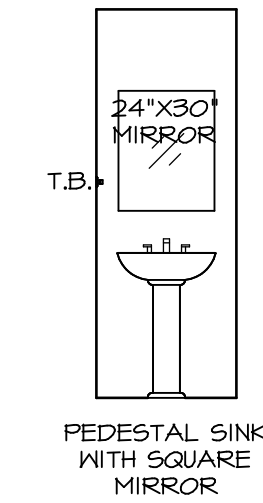
NOTES:
 1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (UF*) FILLERS ARE TO BE "TRIM TO FIT".



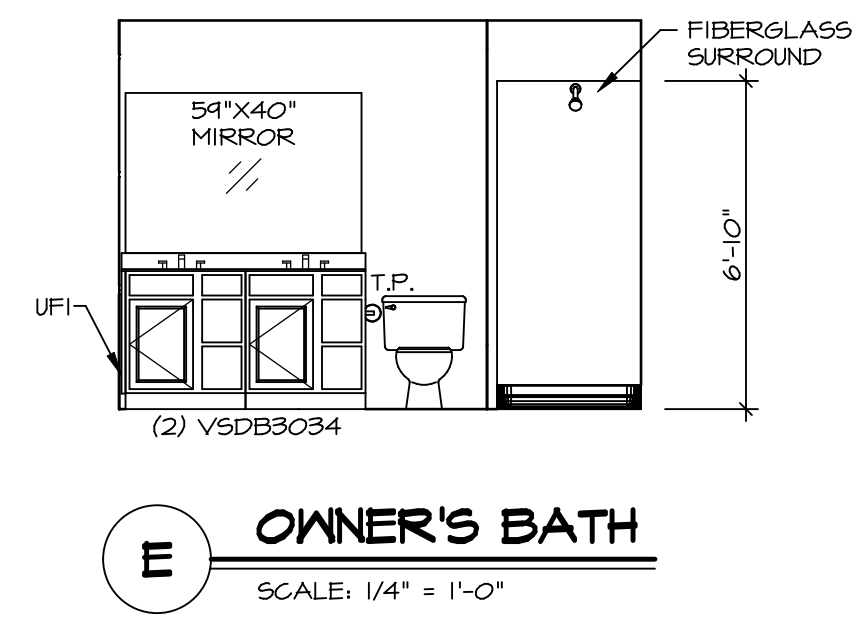
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



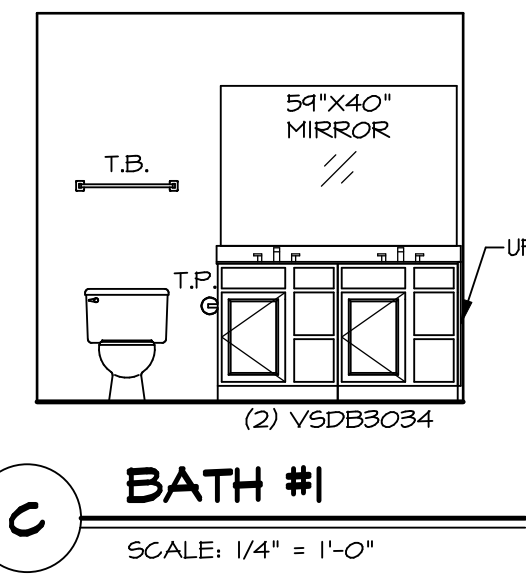
D BATH #1
SCALE: 1/4" = 1'-0"



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.	MODEL	SET NO.	EMMOO
A-13	ELM	VERSION	01
	BATH ELEVATIONS	DRAWN BY	
	OPTION DESCRIPTION	DATE:	
14		OPTION	

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DIV-COMM-LOT-UNIT	
DCY-S2-0248	
COMM-LOT	5MAYERS MILL - SIMPLY RYAN - 0248
STREET ADDRESS	6156 RIVAULET DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042