

**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. <b>A-5</b>	MODEL <b>ELM</b>	SET NO. <b>EMMOO</b>	VERSION <b>01</b>
		DRAWING TITLE <b>PLUMBING PLAN</b>	DRAWN BY
OPTION DESCRIPTION <b>7</b>	OPTION	DATE:	OPTION
		DRAWING DESCRIPTION	
DIV-COMM-LOT-UNIT <b>DCY-S2-0251</b>		COMM-LOT <b>SAWYERS MILL - SIMPLY RYAN - 0251</b>	
STREET ADDRESS <b>6124 RIVULET DRIVE</b>		APT. NO.	-----
CITY <b>MIDDLETOWN</b>	STATE <b>OH</b>	ZIP <b>45042</b>	
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<p><small>NVR, Inc. Suite 100 5285 Westchester Blvd. Frederick, MD 21703</small></p>		<p>DATE: 04/15/21</p>	
		<p>TIME: 12:21 pm</p>	

**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

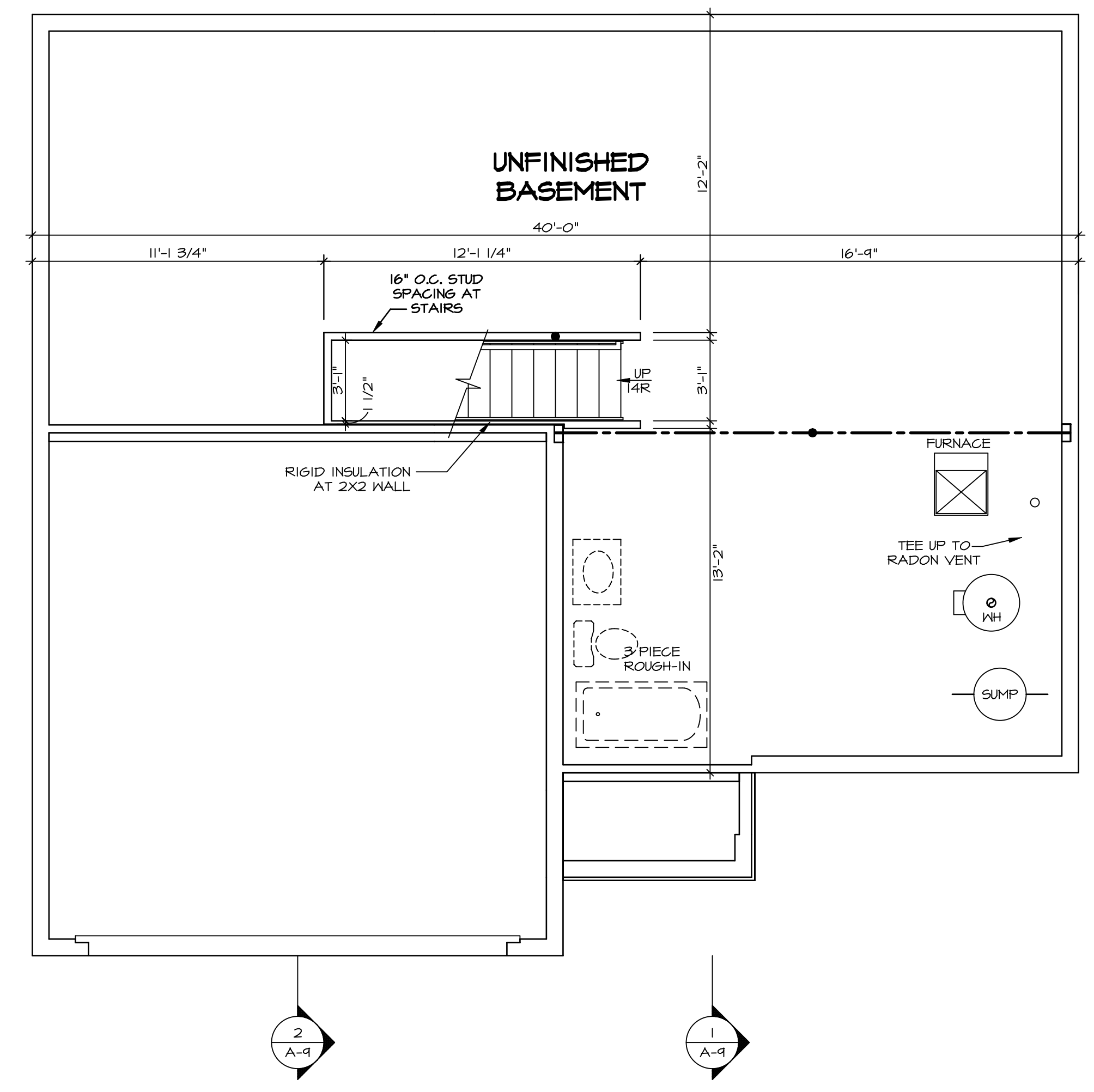
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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**

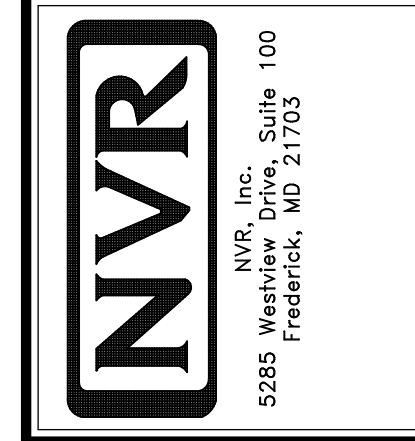
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS



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

DIV-COMM-LOT-UNIT  
**DCY-S2-0251**  
COMM-LOT  
SAVIYERS MILL - SIMPLY RYAN - 0251  
STREET ADDRESS  
6124 RIVULET DRIVE  
CITY MIDDLETOWN STATE OH ZIP 45042

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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  
8

**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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  - HATCHED AREAS INDICATE DROPPED CEILING. 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.
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- GYPHUM NOTES**
- AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILING, 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.

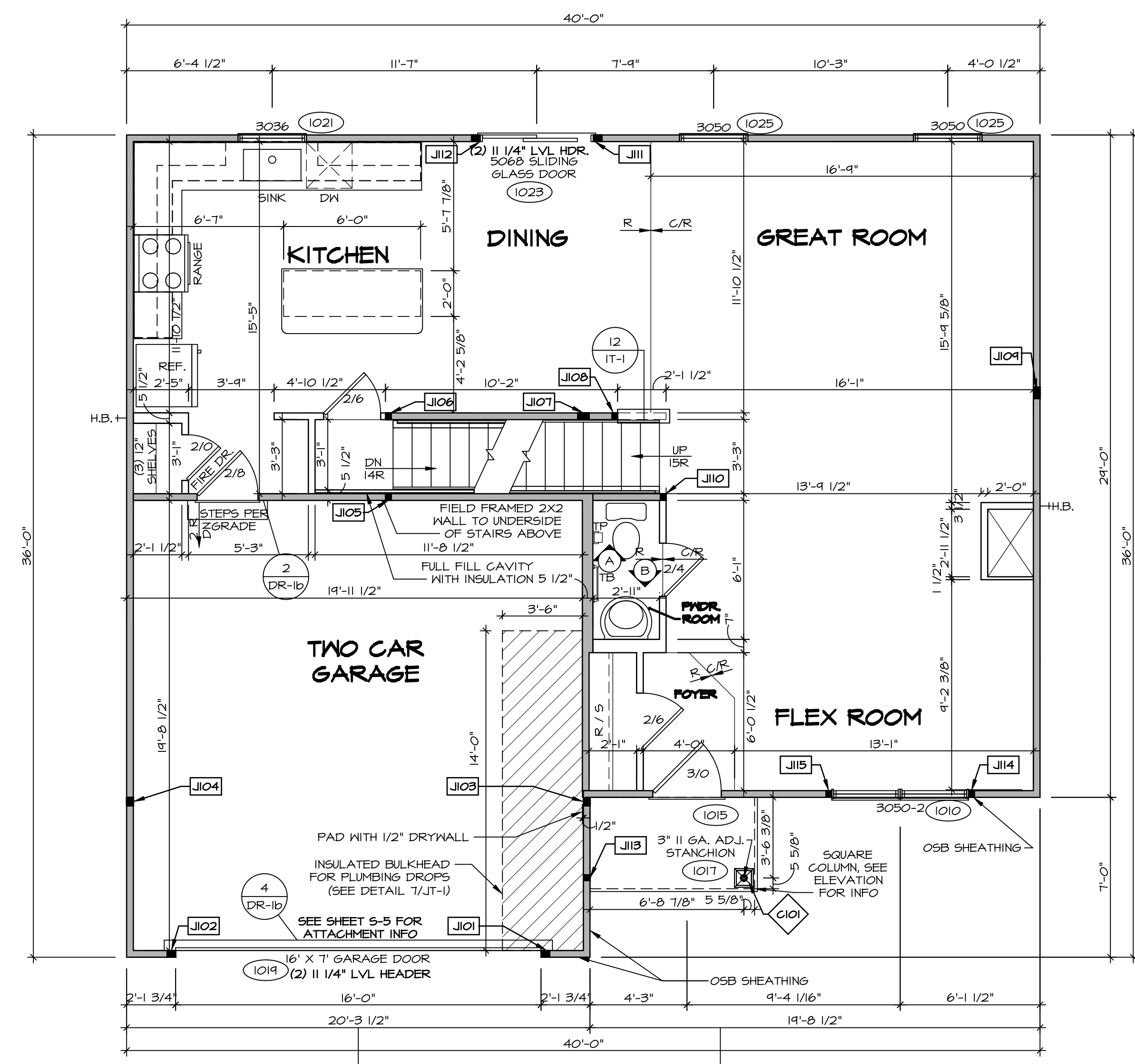
ALL WINDOWS HAVE 1"-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

**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**

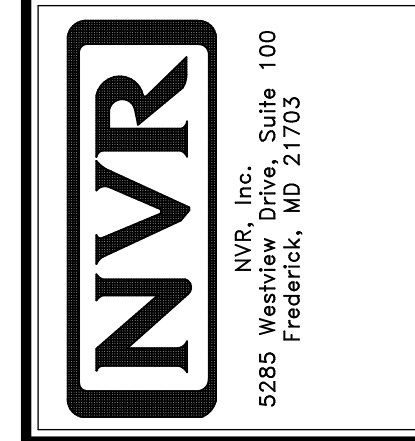
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 11GA ADJ	8'-0 5/8"	1017	FBA



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

DCY-S2-0251  
COMMITTEE: 5MAYERS MILL - SIMPLY RYAN - 0251  
STREET ADDRESS: 6124 RIVULET DRIVE  
CITY: MIDDLETOWN STATE: OH ZIP: 45042

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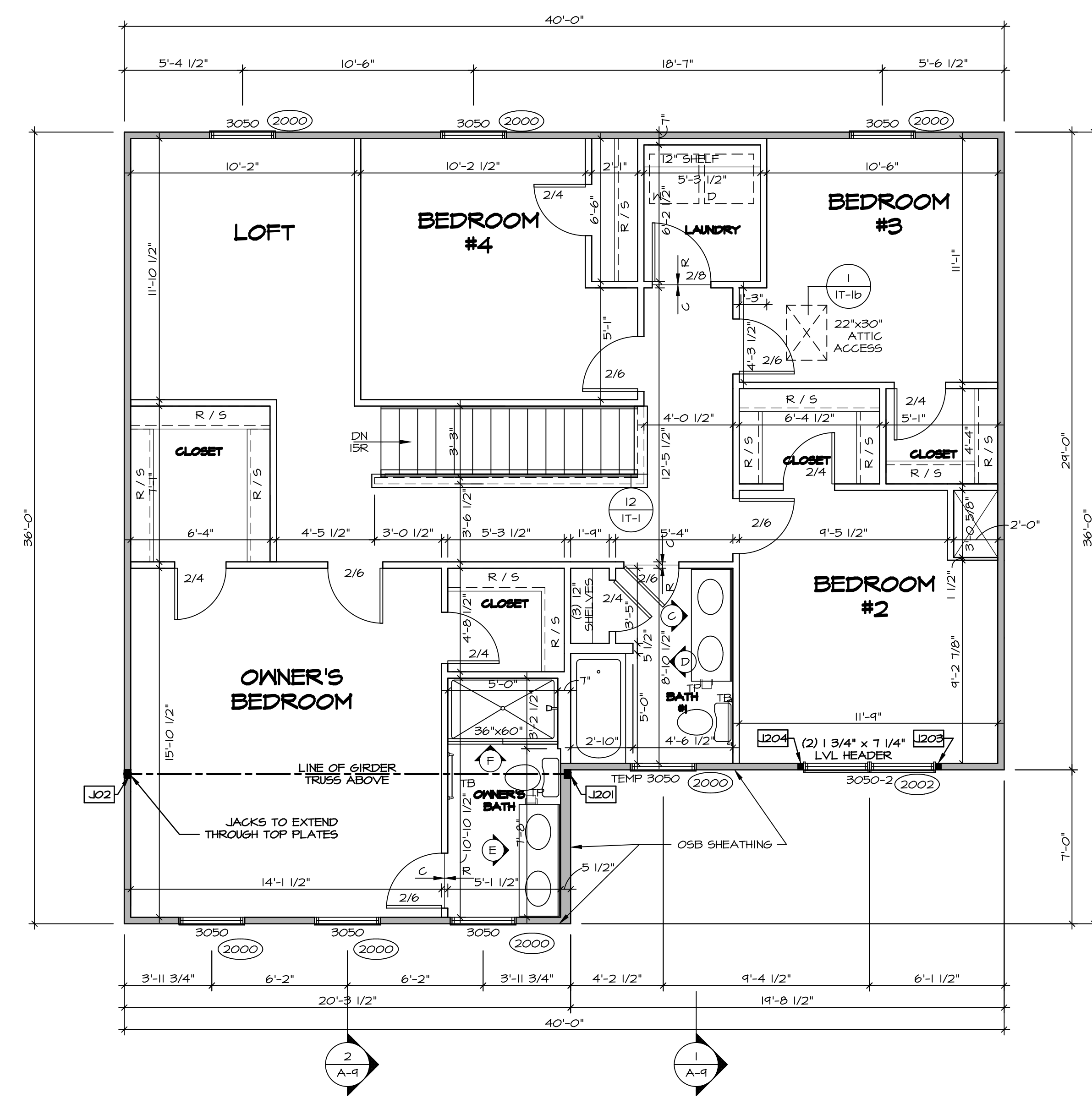
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

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



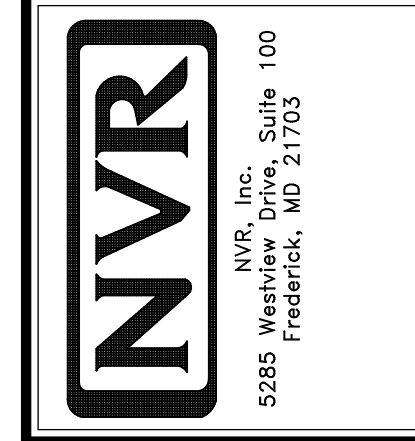
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**SECOND FLOOR JACK SCHEDULE**

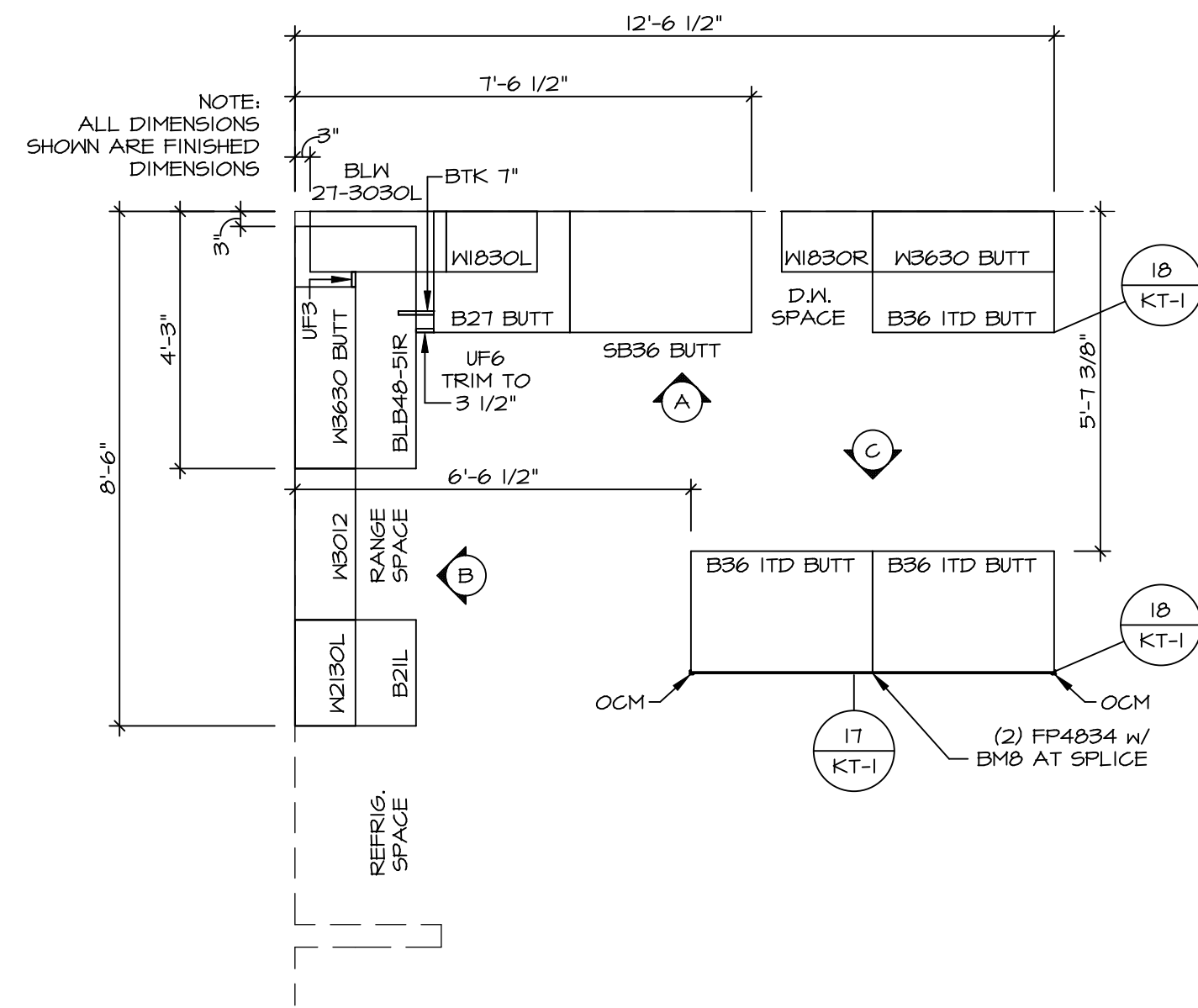
IDENTIFIER	DESCRIPTION	ENG. NUM.
J201	JACK - (3) 2X4 5P#1	2004
J202	JACK - (3) 2X4 5P#1	2004
J203	JACK - (2) 2X4 5FF STUD GRADE	2002
J204	JACK - (2) 2X4 5FF STUD GRADE	2002

DIV-COMM-LOT-UNIT  
**DCY-S2-0251**  
COMM-LOT  
5MAYERS MILL - SIMPLY RYAN - 0251  
STREET ADDRESS  
6124 RIVULET DRIVE  
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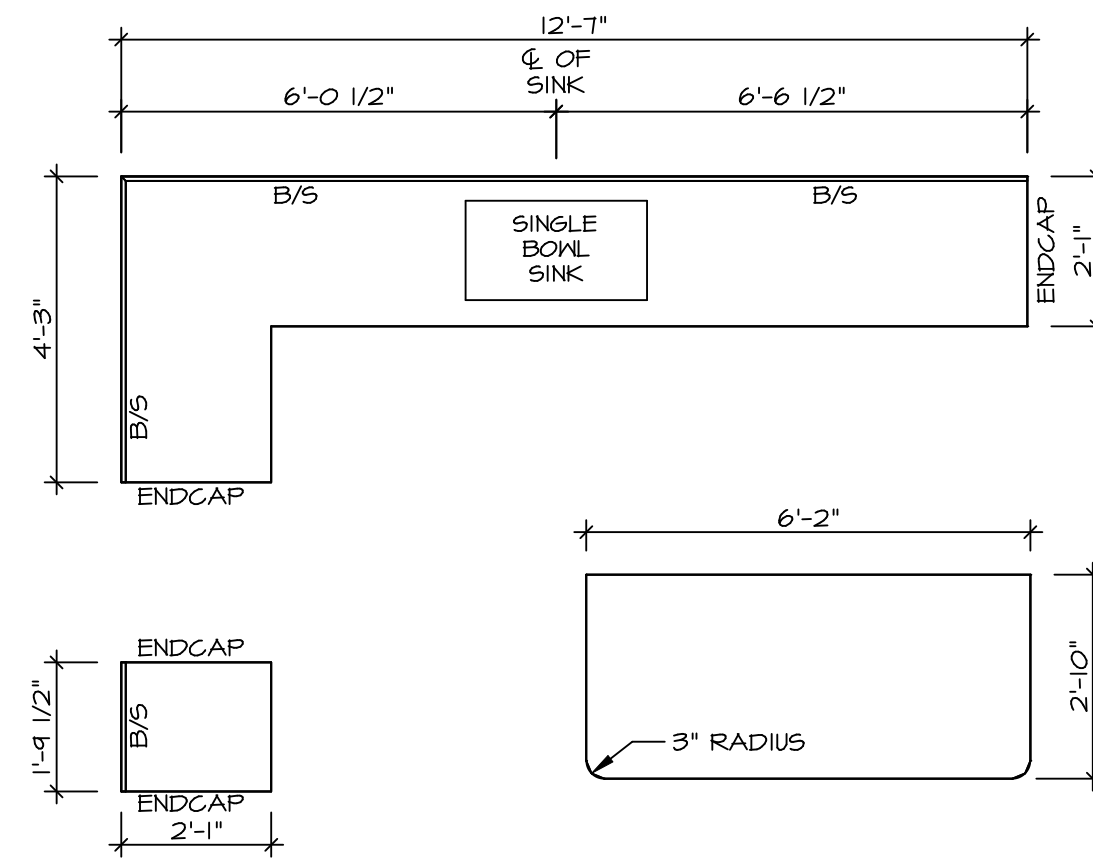
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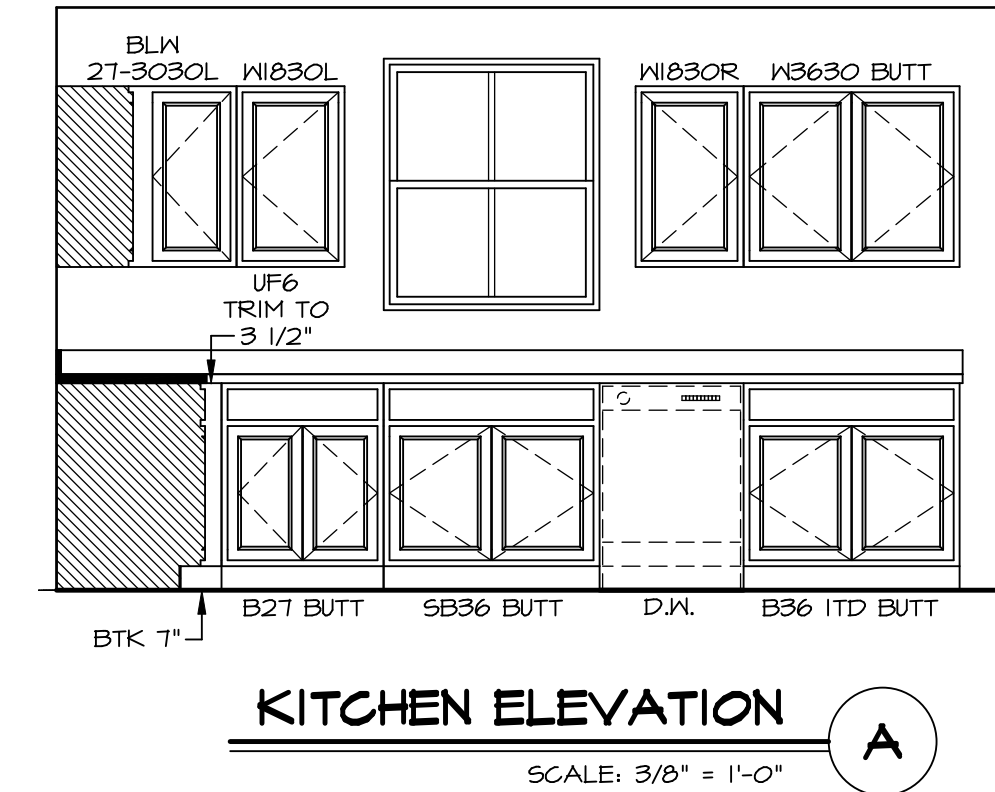
MODEL <b>ELM</b>	SET NO. EMM00
DRAWING TITLE <b>SECOND FLOOR PLAN</b>	VERSION 01
OPTION DESCRIPTION	DRAWN BY
	DATE:
	OPTION
SHEET NO. <b>A-8</b>	10



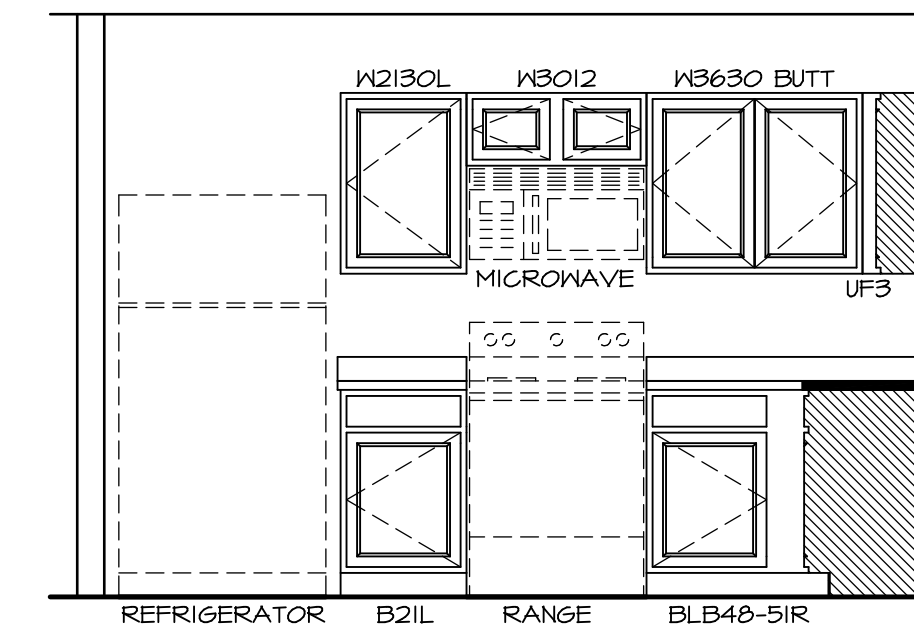
**KITCHEN CABINET PLAN (KC-3644)**  
SCALE: 3/8" = 1'-0" A-12



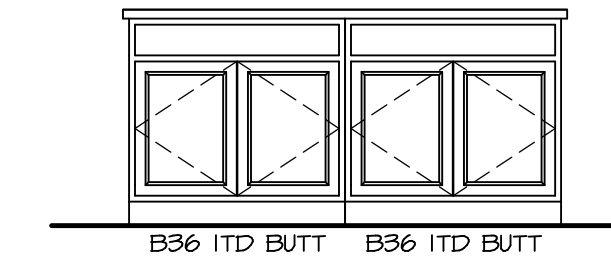
**KITCHEN COUNTERTOP PLAN (KT-3644)**  
SCALE: 3/8" = 1'-0" A-12



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



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

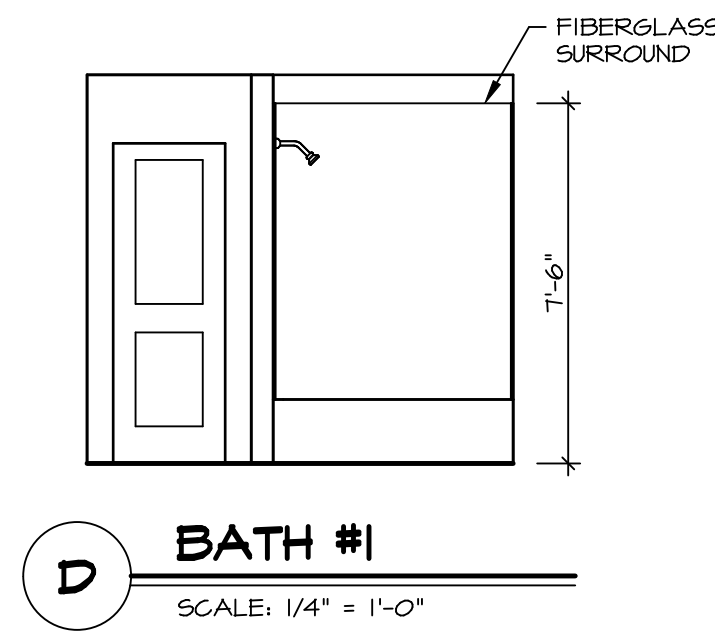
SHEET NO. <b>A-12</b>	MODEL <b>ELM</b>	SET NO. <b>EMMOO</b>	VERSION <b>01</b>
	DRAWING TITLE <b>KITCHEN</b>	DRAWN BY	DATE:
13	OPTION DESCRIPTION	OPTION	
	DIV-COMM-LOT-UNIT <b>DCY-S2-0251</b> COMM-LOT <b>SMYTERS MILL - SIMPLY RYAN - 0251</b> STREET ADDRESS <b>6124 RIVULET DRIVE</b> CITY <b>MIDDLETOWN</b> STATE <b>OH</b> ZIP <b>45042</b>		

**NVR**  
NVR, Inc. Suite 100  
5285 Washburne Rd  
Frederick, MD 21703

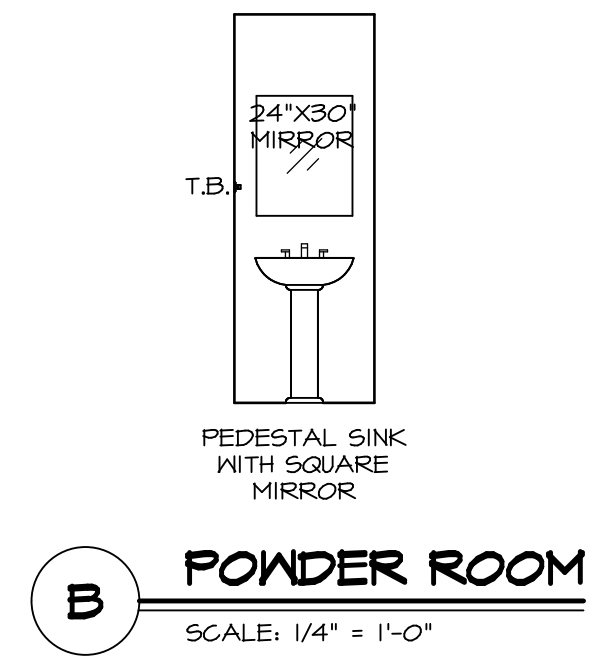
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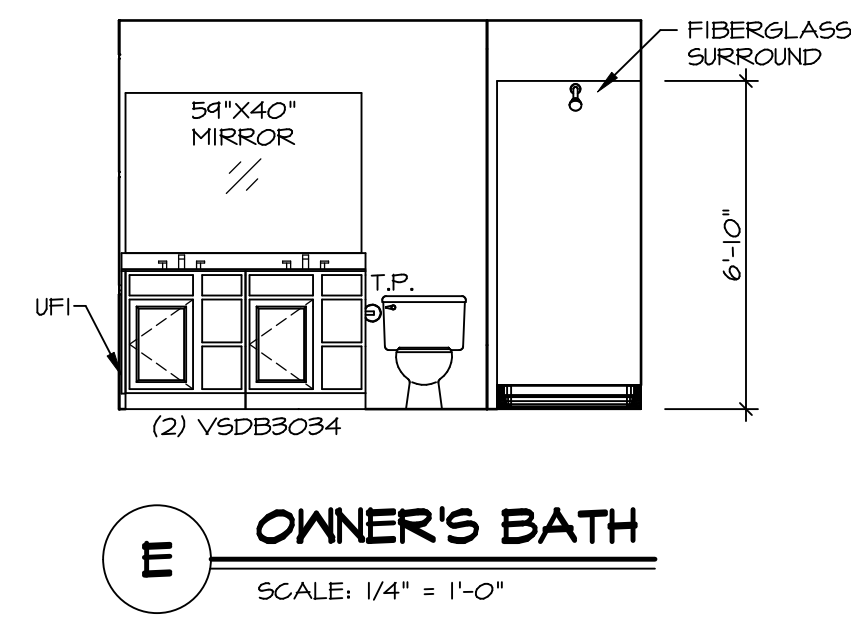
**F** OWNER'S BATH  
SCALE: 1/4" = 1'-0"



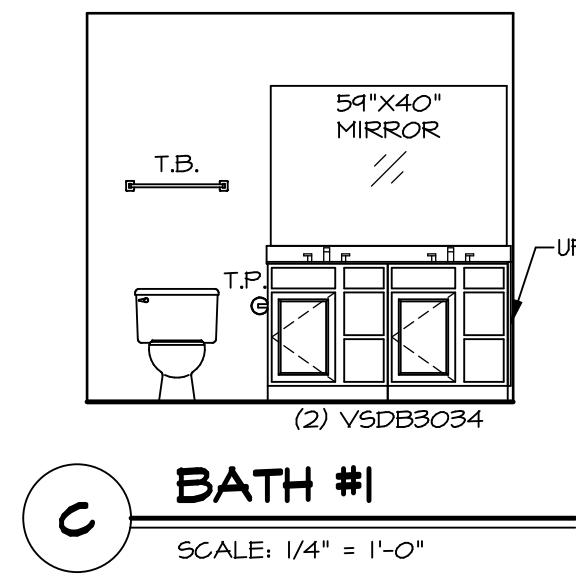
**D** BATH #1  
SCALE: 1/4" = 1'-0"



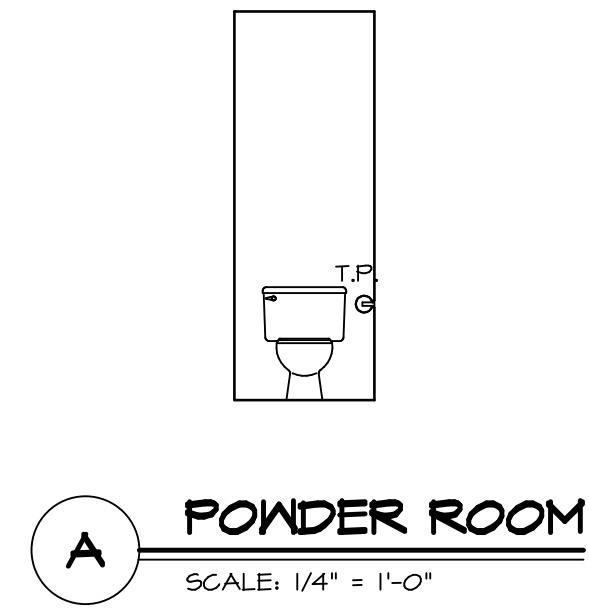
**B** POWDER ROOM  
SCALE: 1/4" = 1'-0"



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



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

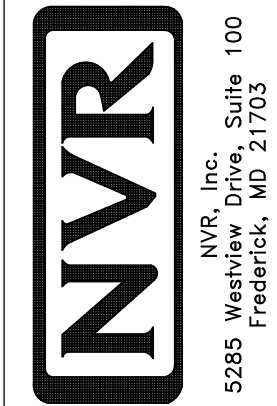


**A** POWDER ROOM  
SCALE: 1/4" = 1'-0"

**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:	
OPTION	



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DIV-COMM-LOT-UNIT	DCY-S2-0251
COMM-LOT	5MAYERS MILL - SIMPLY RYAN - 0251
STREET ADDRESS	6124 RIVOLET DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042
APT. NO.	----