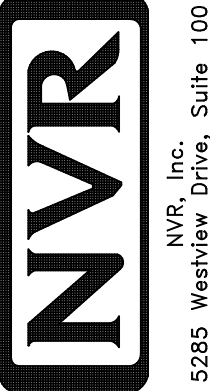


**PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**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>	OPTION DESCRIPTION <b>7</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION <b>01</b>	
DATE:		OPTION	
 NVR, Inc. Suite 100 Frederick, MD 21703			
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DIV-COMM-LOT-UNIT <b>DCY-S2-0263</b>		COMM-LOT <b>5MAYERS MILL - SIMPLY RYAN - 0263</b>	
STREET ADDRESS <b>6612 RIVOLLET DRIVE</b>		CITY <b>MIDDLETOWN</b>	STATE <b>OH</b>
APT. NO. <b>----</b>		ZIP <b>45042</b>	

**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

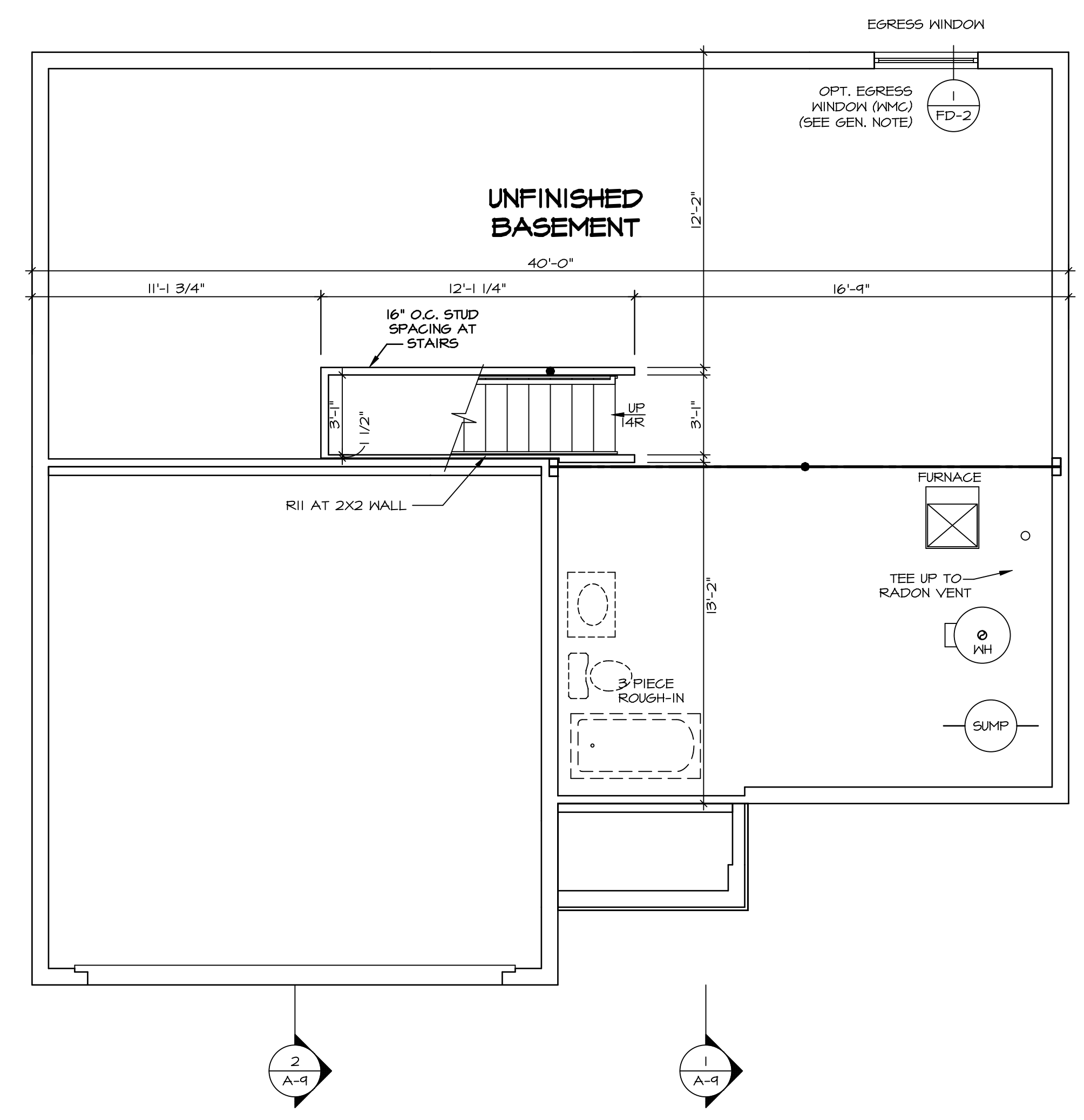
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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"

**DCY-52-0263**

DIV-COMM-LOT-UNIT  
COMM-LOT  
STREET ADDRESS  
CITY

SAWYERS MILL - SIMPLY RYAN - 0263  
6612 RIVULET DRIVE  
MIDDLETOWN

APT. NO. ---  
STATE OH  
ZIP 45042

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Frederick, MD 21703  
5285 Walkers Lane

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

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**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

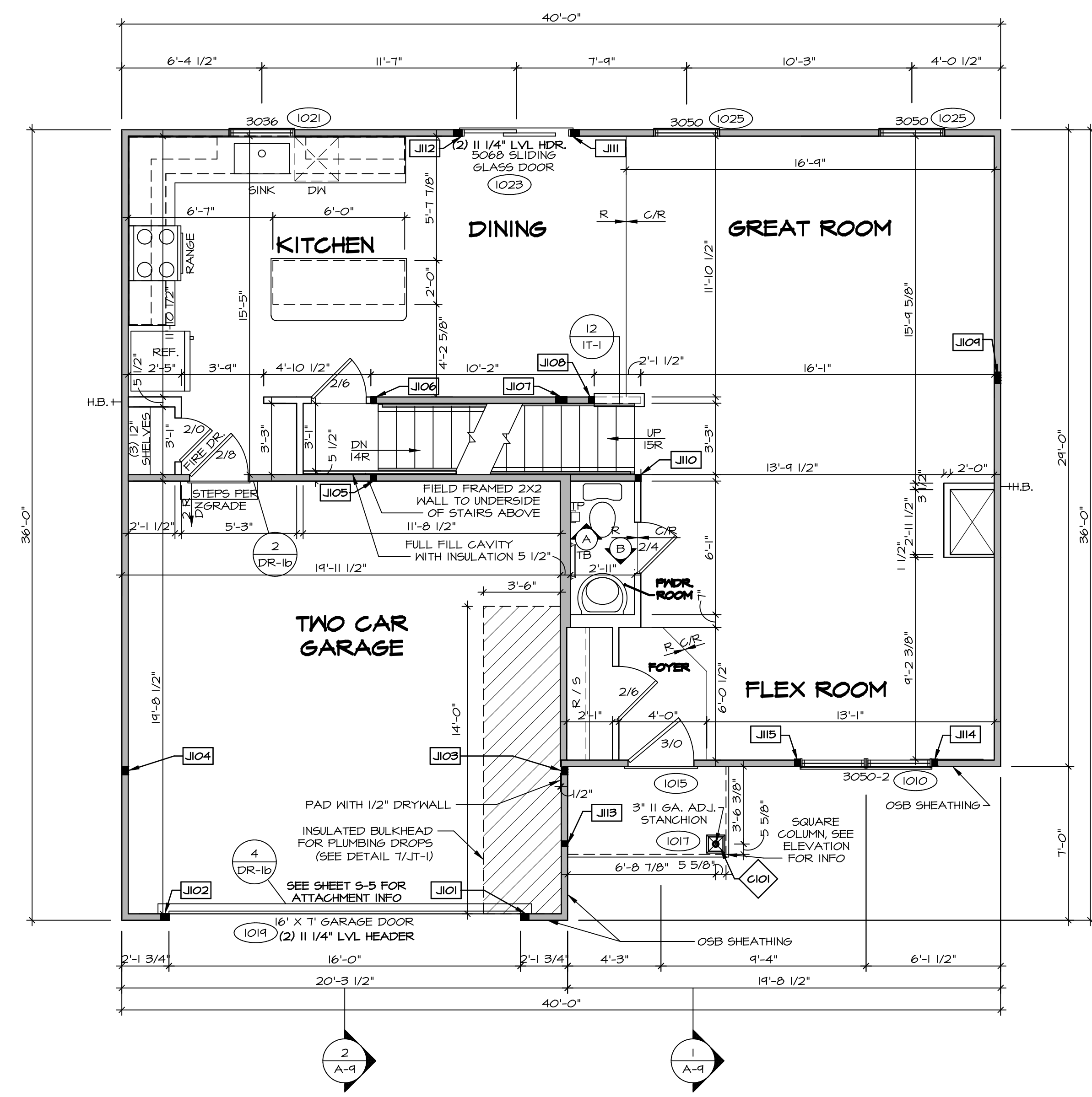
SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
- 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 BEARINGS, 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, 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 PLAN**  
SCALE: 1/4" = 1'-0"

**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

DCY-52-0263

5825 Washburn Rd, Suite 100, Frederick, MD 21703

SET NO. EMM00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

MODEL ELM  
DRAWING TITLE  
FIRST FLOOR PLAN  
OPTION DESCRIPTION

A-7  
9

DCY-52-0263-01 EMM00-01 DCY-52-0263-02 EMM00-02 DCY-52-0263-03 EMM00-03 DCY-52-0263-04 EMM00-04 DCY-52-0263-05 EMM00-05 DCY-52-0263-06 EMM00-06 DCY-52-0263-07 EMM00-07 DCY-52-0263-08 EMM00-08 DCY-52-0263-09 EMM00-09 DCY-52-0263-10 EMM00-10 DCY-52-0263-11 EMM00-11 DCY-52-0263-12 EMM00-12 DCY-52-0263-13 EMM00-13 DCY-52-0263-14 EMM00-14 DCY-52-0263-15 EMM00-15 DCY-52-0263-16 EMM00-16 DCY-52-0263-17 EMM00-17 DCY-52-0263-18 EMM00-18 DCY-52-0263-19 EMM00-19 DCY-52-0263-20 EMM00-20

**LEGEND**

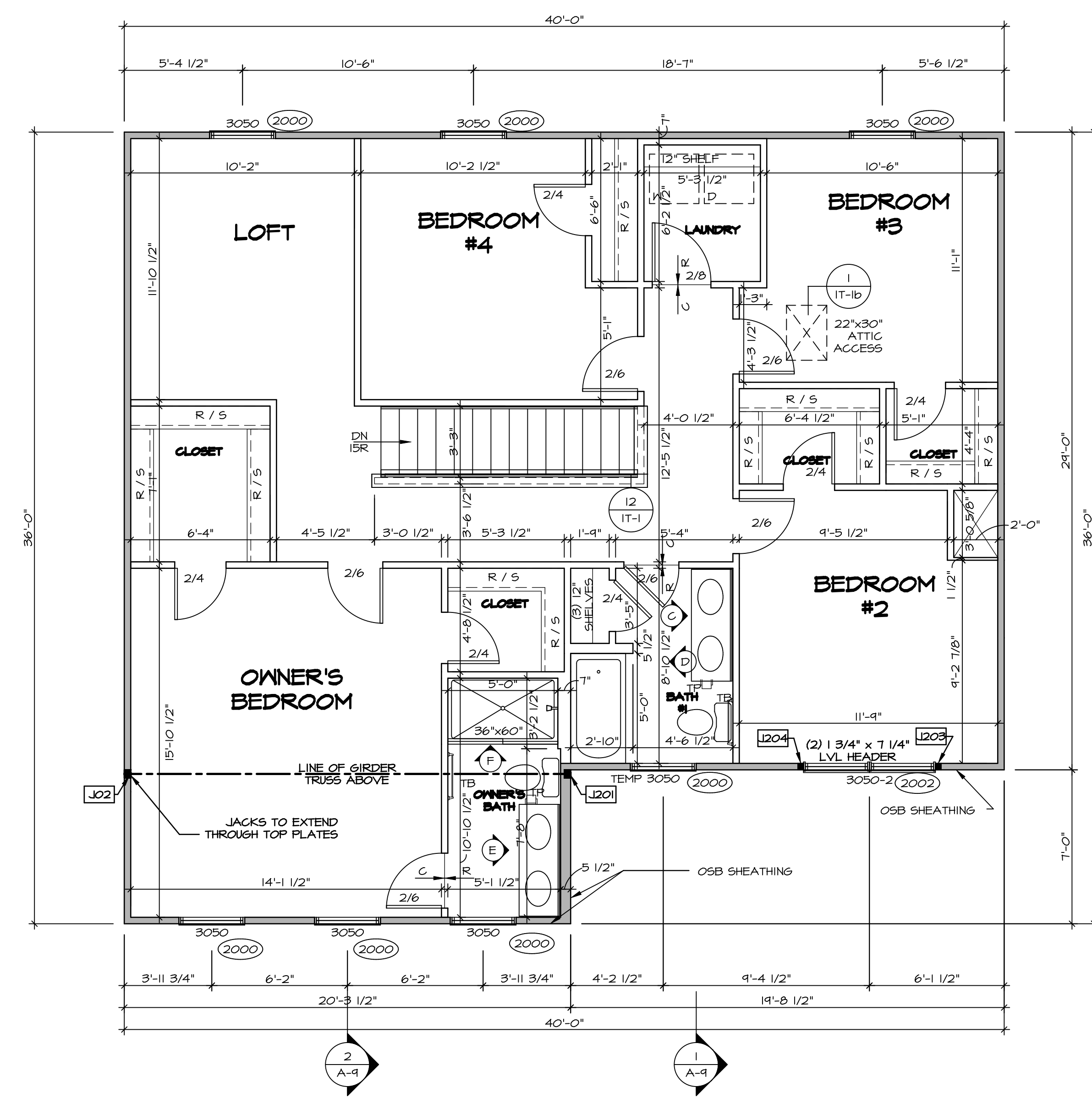
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

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 BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED 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.
  - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO GRIPPLERS ABOVE, UNLESS OTHERWISE NOTED.
  - TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

**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 JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. NUM.
J201	JACK - (3) 2X4 5P#11	2004
J202	JACK - (3) 2X4 5P#11	2004
J203	JACK - (2) 2X4 5FF STUD GRADE	2002
J204	JACK - (2) 2X4 5FF STUD GRADE	2002

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

DIV-COMM-LOT-UNIT  
**DCY-S2-0263**  
 COMM-LOT  
 5MAYERS MILL - SIMPLY RYAN - 0263  
 STREET ADDRESS  
 6612 RIVOLET DRIVE  
 CITY MIDDLETOWN STATE OH ZIP 45042  
 APT. NO. ---

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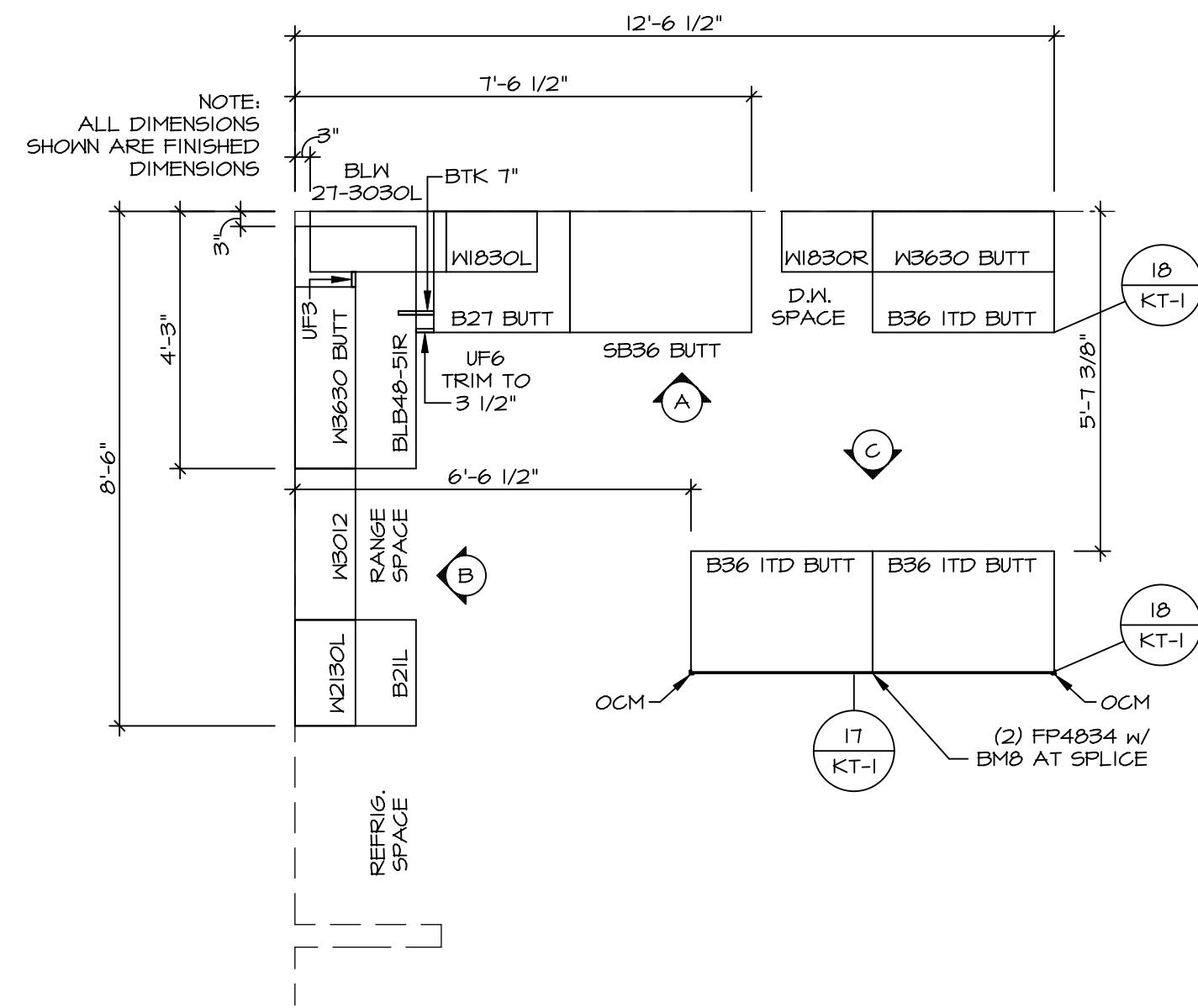
**NVR**  
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 Frederick, MD 21703  
 5285 Walkers Lane  
 Frederick, MD 21703

SET NO. EMM00  
 VERSION 01  
 DRAWN BY  
 DATE:  
 OPTION

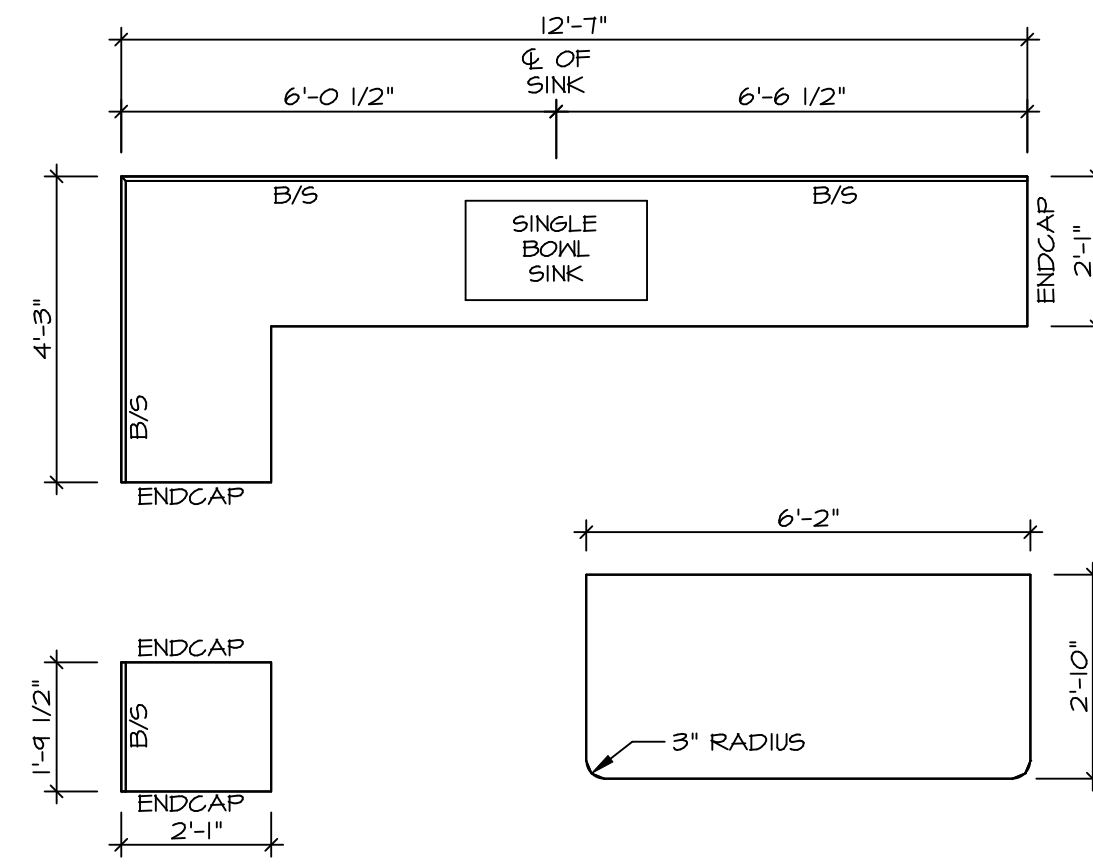
MODEL  
**ELM**  
 DRAWING TITLE  
**SECOND FLOOR PLAN**  
 OPTION DESCRIPTION

SHEET NO.  
**A-8**  
 10

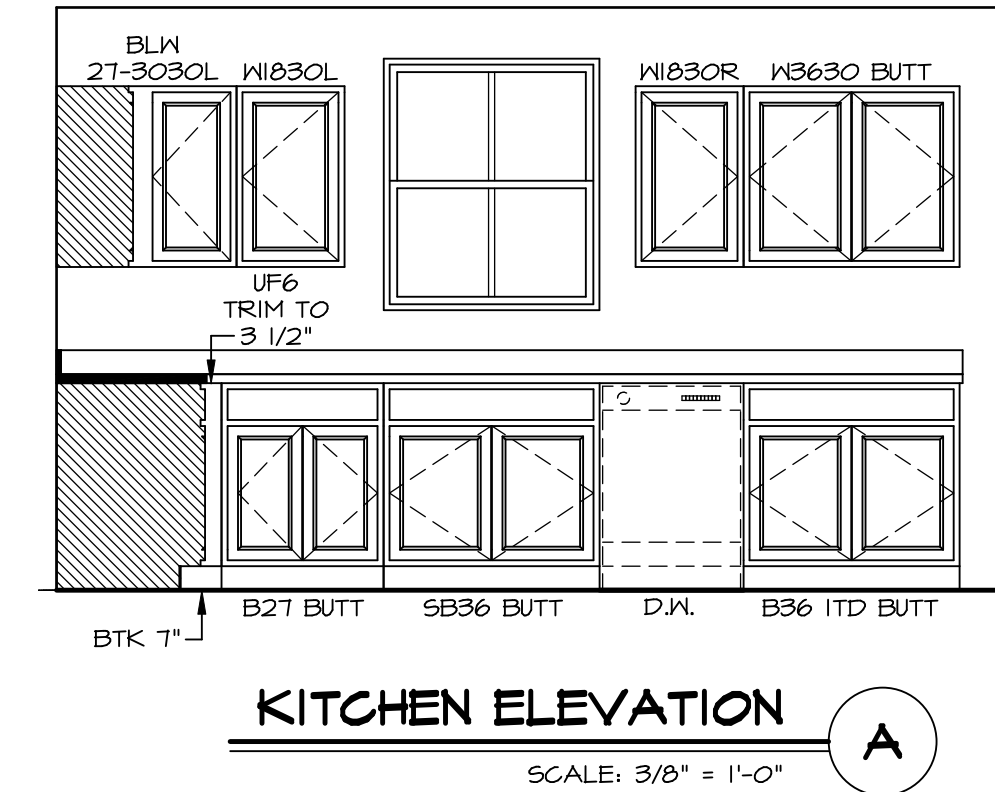
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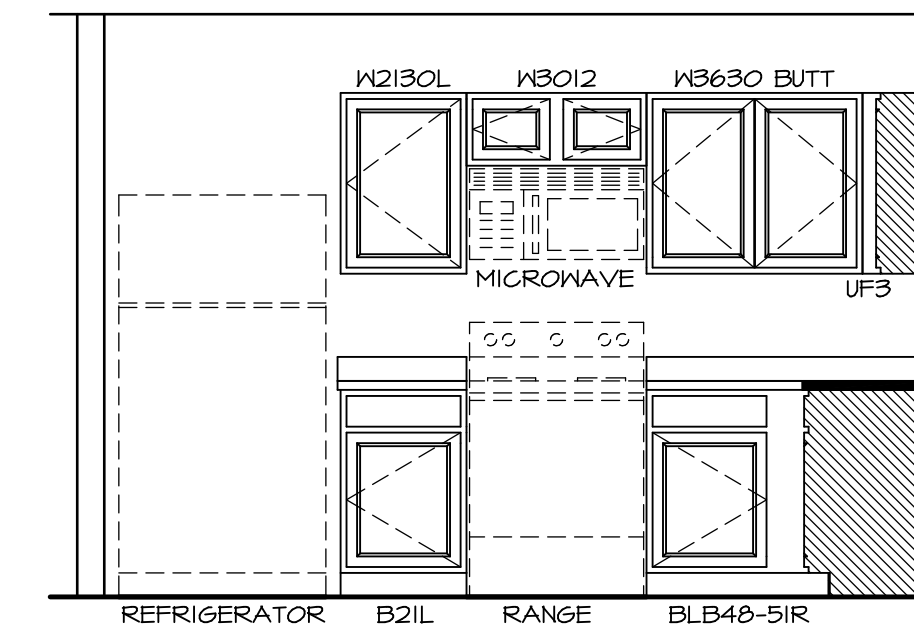
**KITCHEN CABINET PLAN (KC-3644)**  
SCALE: 3/8" = 1'-0" A-12



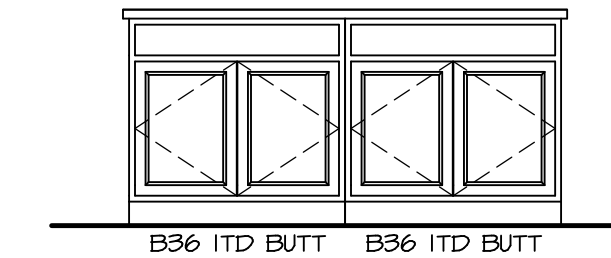
**KITCHEN COUNTERTOP PLAN (KT-3644)**  
SCALE: 3/8" = 1'-0" A-12



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

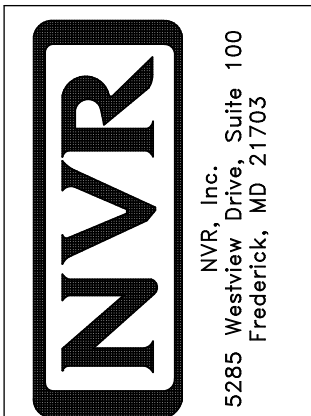


**KITCHEN ELEVATION B**  
SCALE: 3/8" = 1'-0"



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

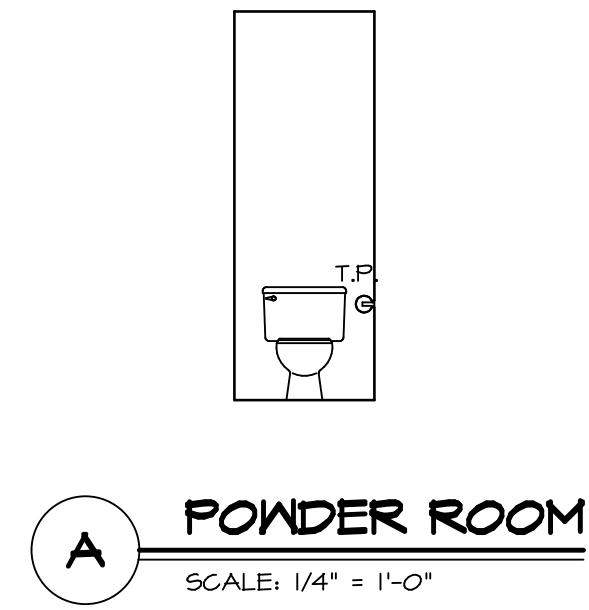
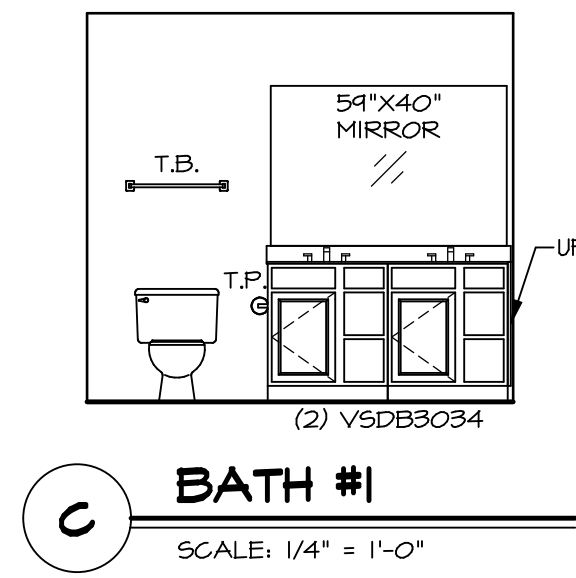
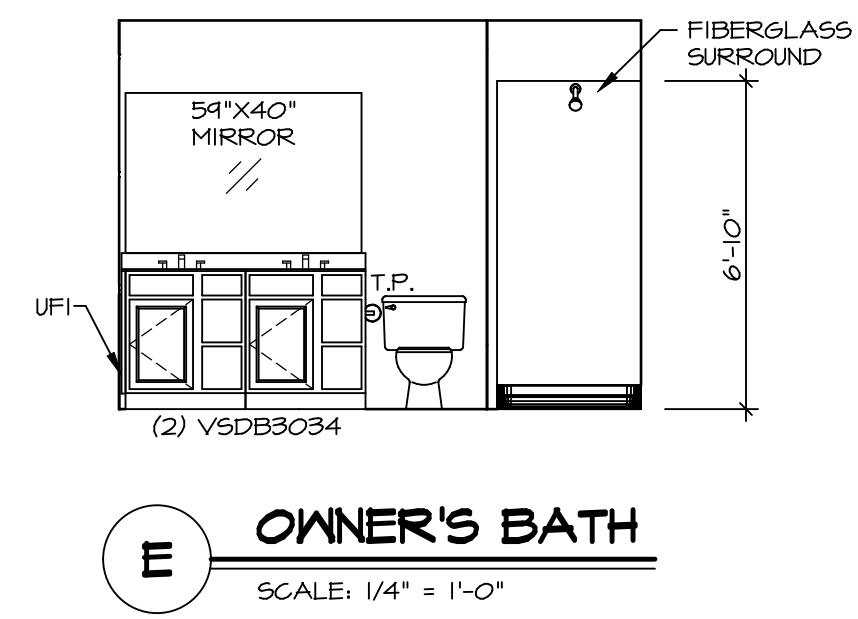
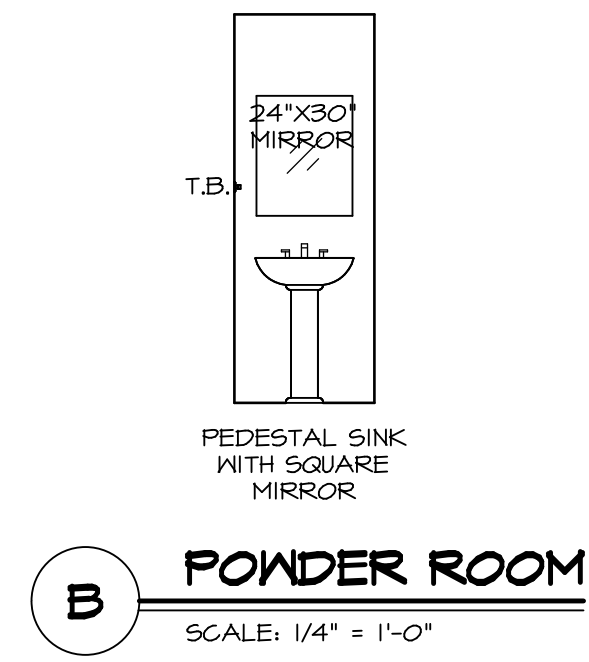
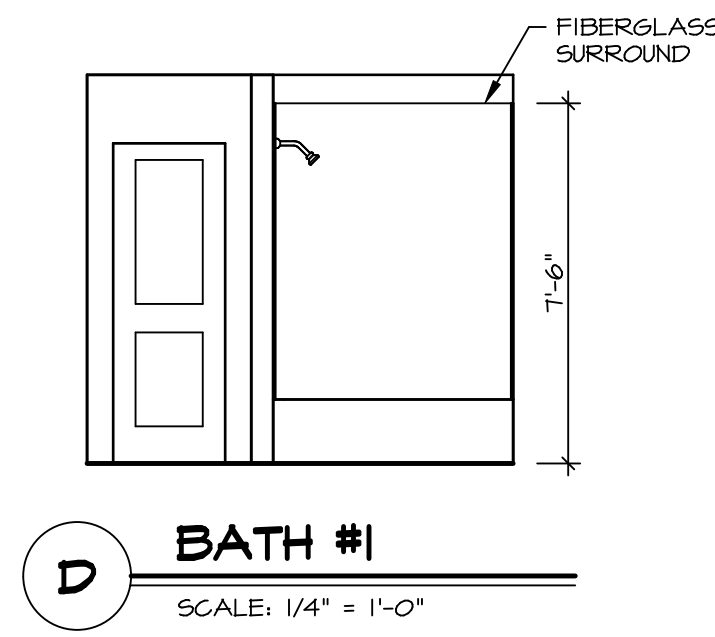
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MODEL	SET NO. EMM00
ELM	VERSION 01
DRAWING TITLE	DRAWN BY
KITCHEN	DATE:
OPTION DESCRIPTION	OPTION
A-12	
13	

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

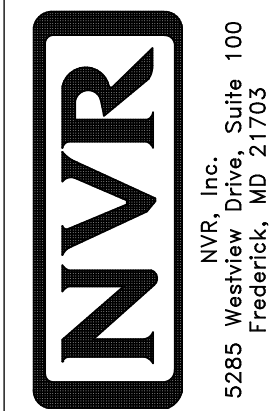
DIV-COMM-LOT-UNIT	
DCY-52-0263	
COMM-LOT	SAWYERS MILL - SIMPLY RYAN - 0263
STREET ADDRESS	6612 RIVOLLET DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042



**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 VSDB34-42 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-S2-0263
COMM-LOT	5AATYERS MILL - SIMPLY RYAN - 0263
STREET ADDRESS	6612 RIVOLLET DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042
APT. NO.	----