

**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:		DATE:	OPTION
C:\NVA\Solves\ELM_EMM00_01\DCY-S2-0267\2259662\Sheets\Lot_Specific\7_A-5_PLUMB_LS.dwg 03/31/21 - 2:40 am		NVR, Inc. Suite 100 5285 Westfield Rd 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.		DIV-COMM-LOT-UNIT <b>DCY-S2-0267</b> COMM-LOT 5AMYMERS MILL - SIMPLY RYAN - 0267 STREET ADDRESS 6582 RIVULET DRIVE CITY MIDDLETOWN STATE OH ZIP 45042	

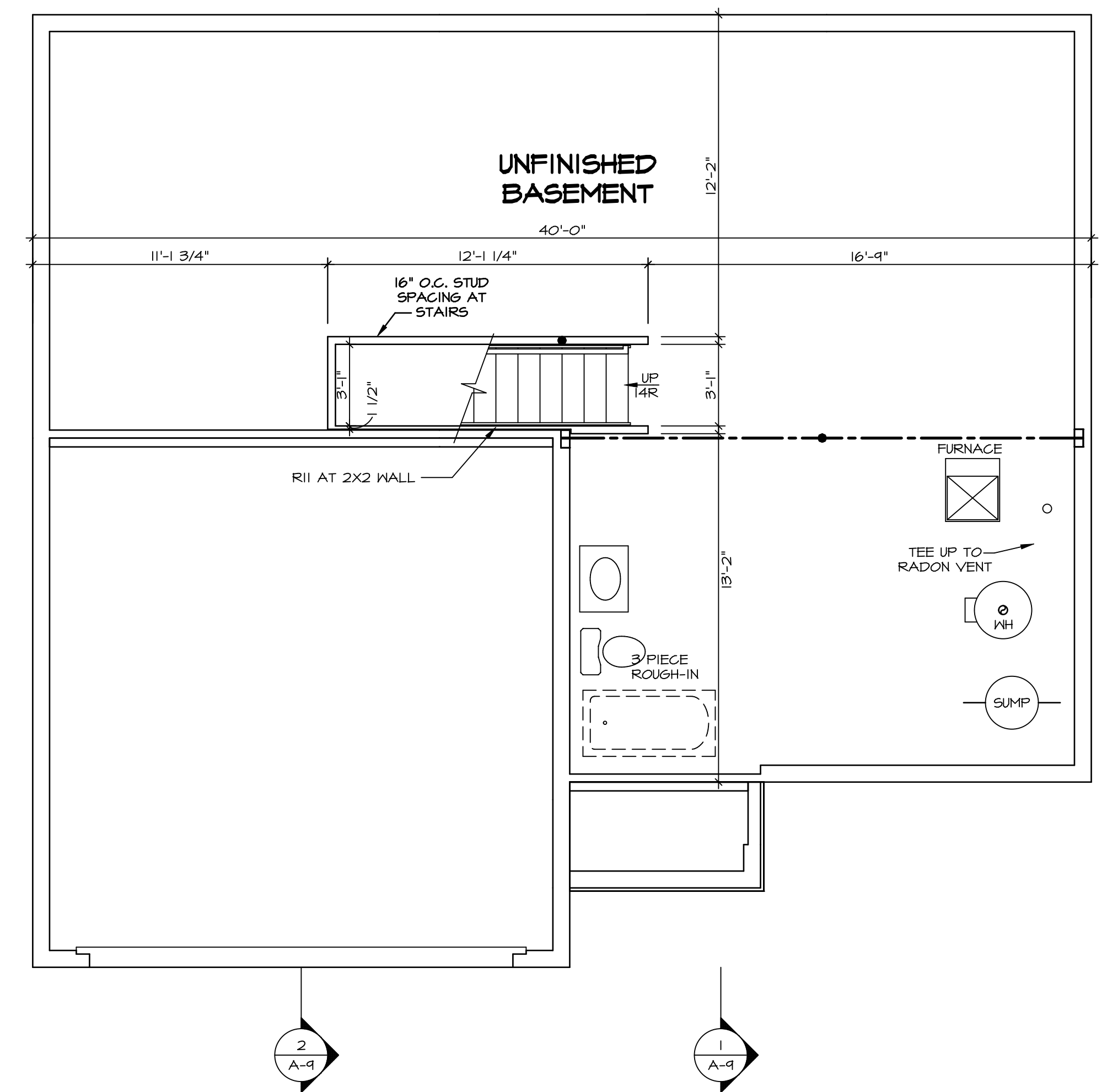
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

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"

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Frederick, MD 21703

5285 Walkers 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  
8

DIV-COMM-LOT-UNIT  
DCY-S2-0267  
COMM-LOT  
SAVIYERS MILL - SIMPLY RYAN - 0267  
STREET ADDRESS  
6582 RIVOLET 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

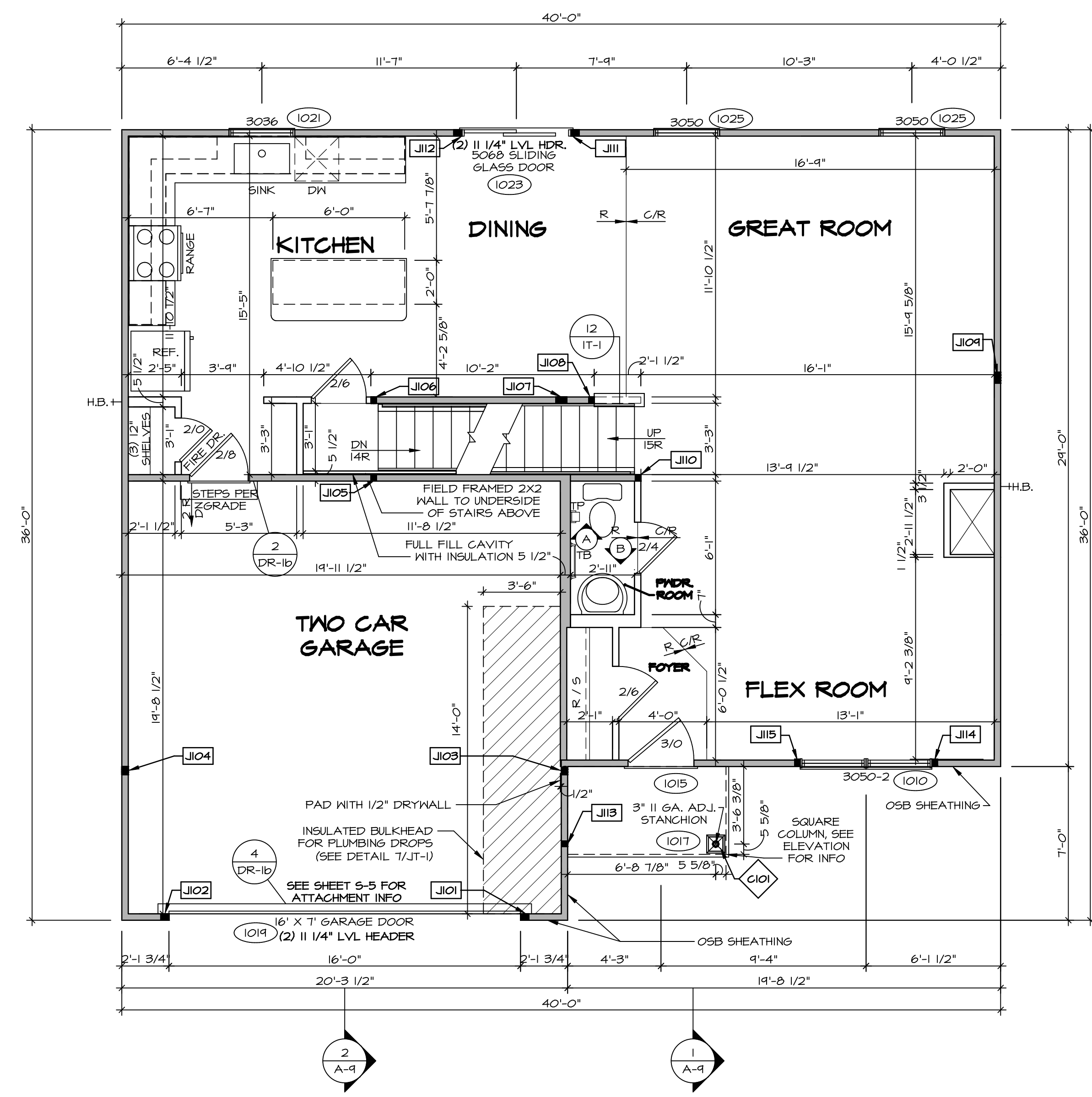
SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
- 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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- 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-S2-0267

5852 RIVULET DRIVE  
MIDDLETOWN, OH 45042

SAWYERS MILL - SIMPLY RYAN - 0267

5285 Washington Blvd  
Frederick, MD 21703

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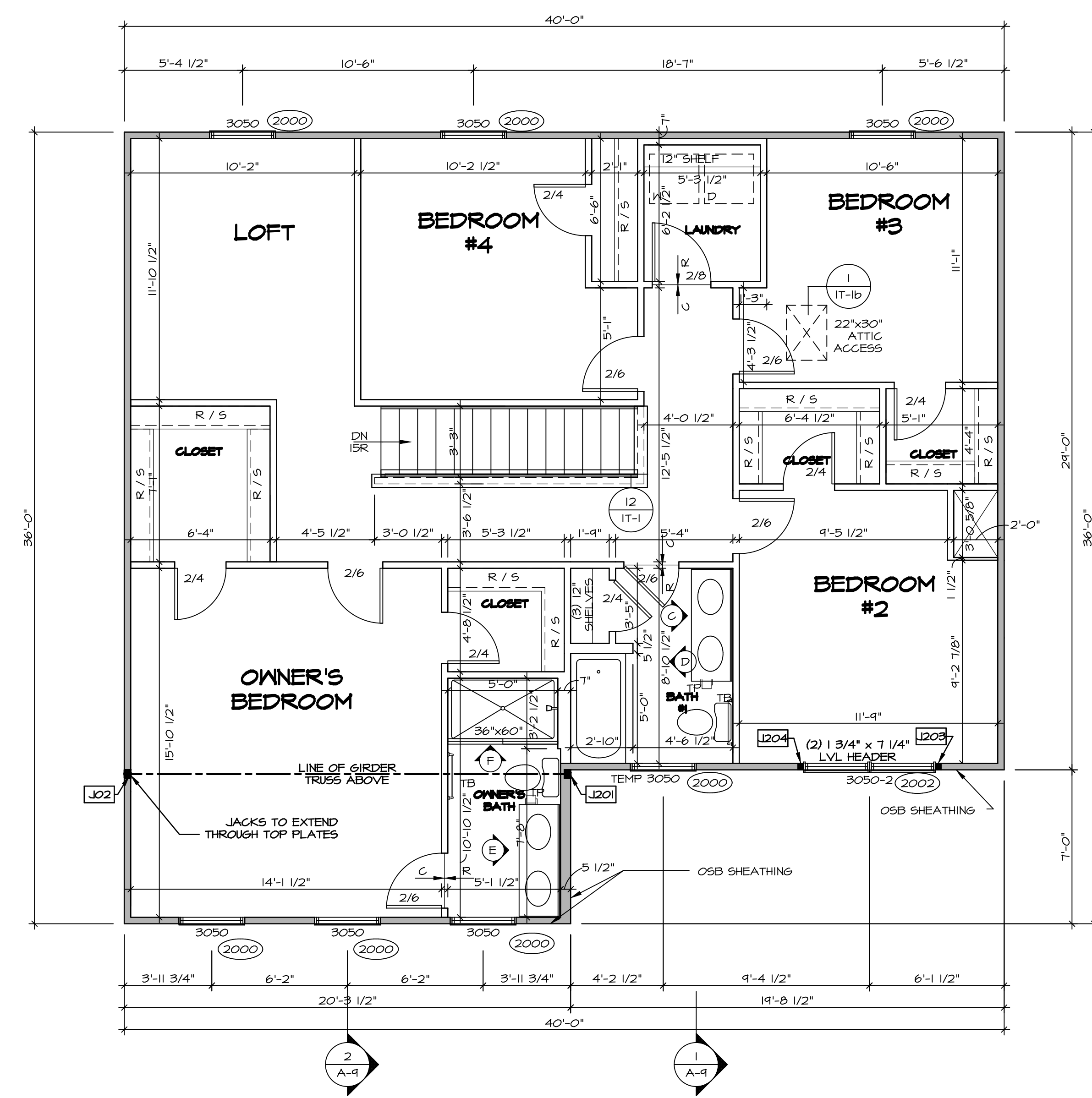
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 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

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

DIV-COMM-LOT-UNIT  
**DCY-S2-0267**  
 COMM-LOT  
 5MAYERS MILL - SIMPLY RYAN - 0267  
 STREET ADDRESS  
 6582 RIVOLET DRIVE  
 CITY MIDDLETOWN STATE OH ZIP 45042  
 APT. NO. ---

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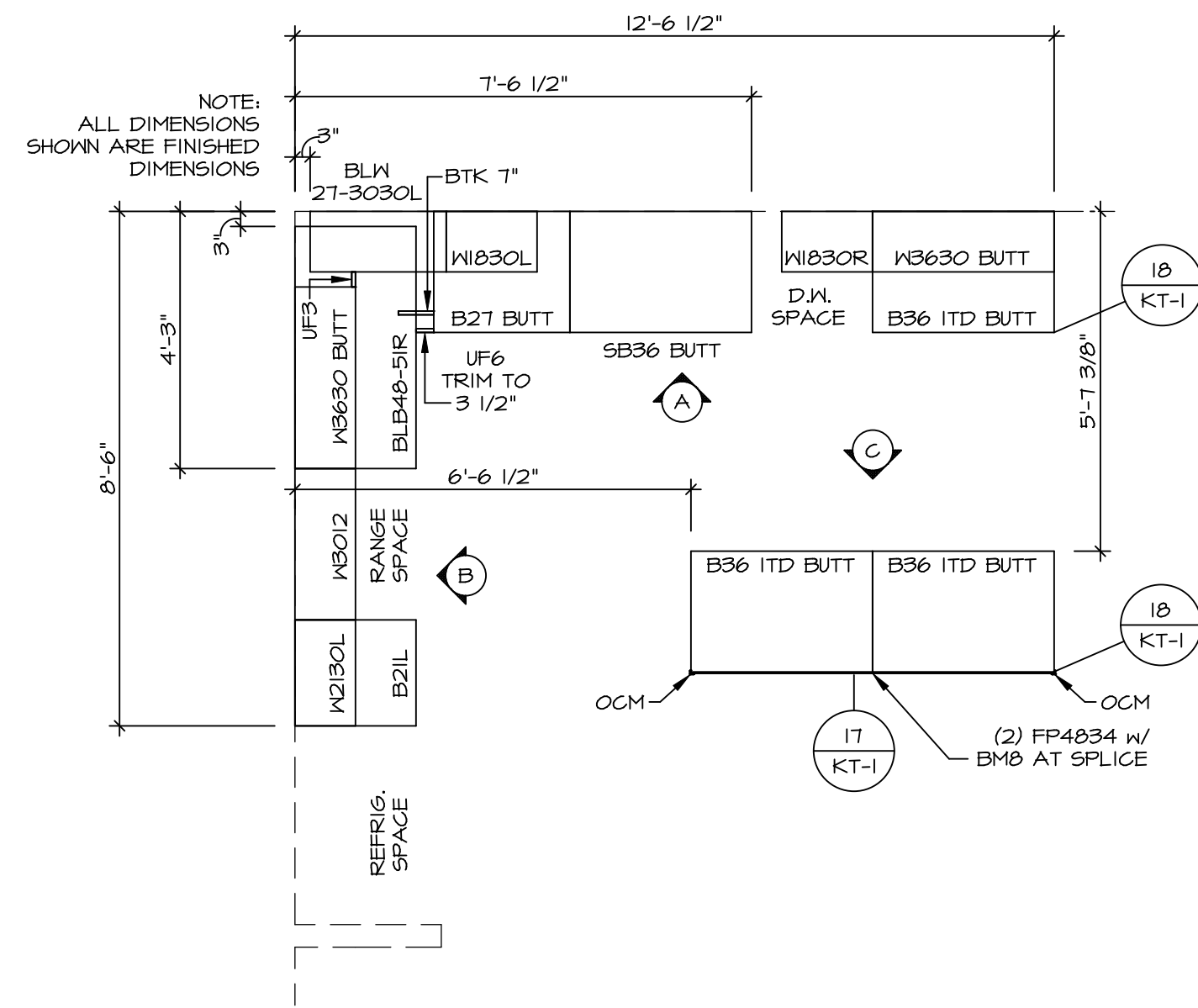
**NVR**  
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 5285 Washington Blvd.  
 Frederick, MD 21703

SET NO. EMM00  
 VERSION 01  
 DRAWN BY  
 DATE:  
 OPTION

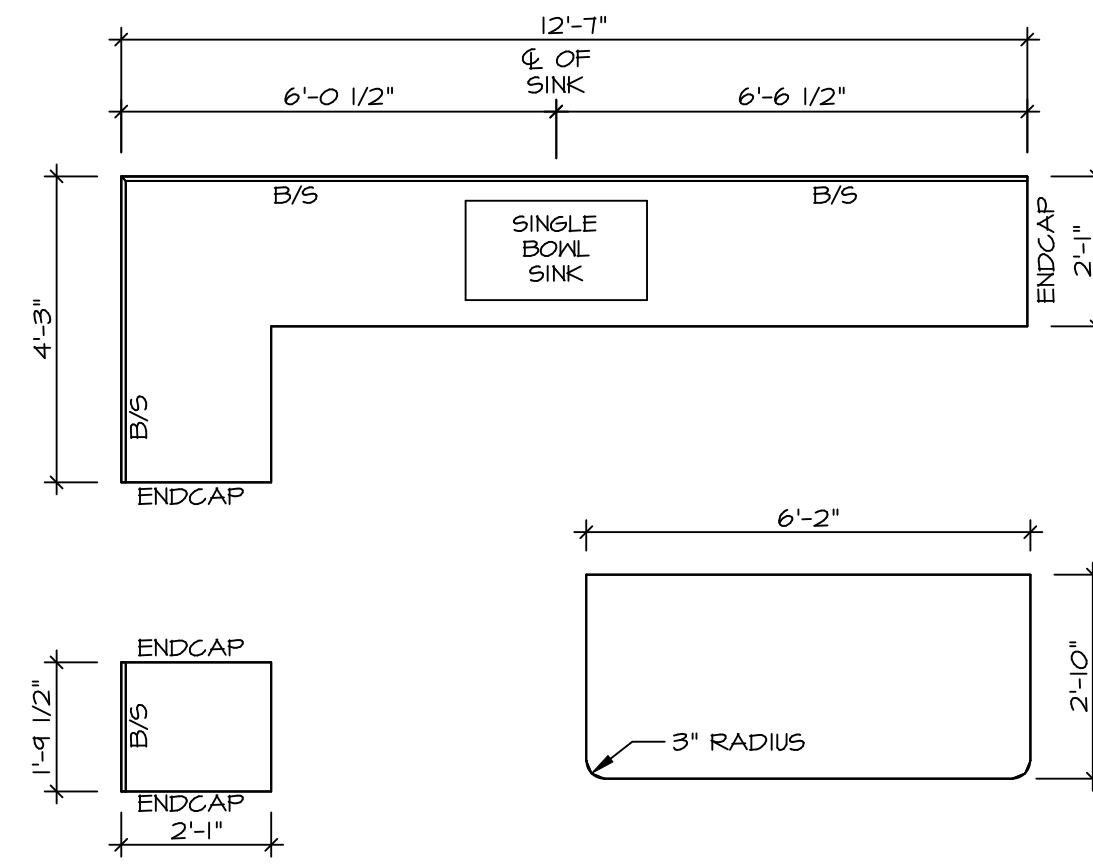
MODEL  
**ELM**  
 DRAWING TITLE  
**SECOND FLOOR PLAN**  
 OPTION DESCRIPTION

SHEET NO.  
**A-8**  
 10

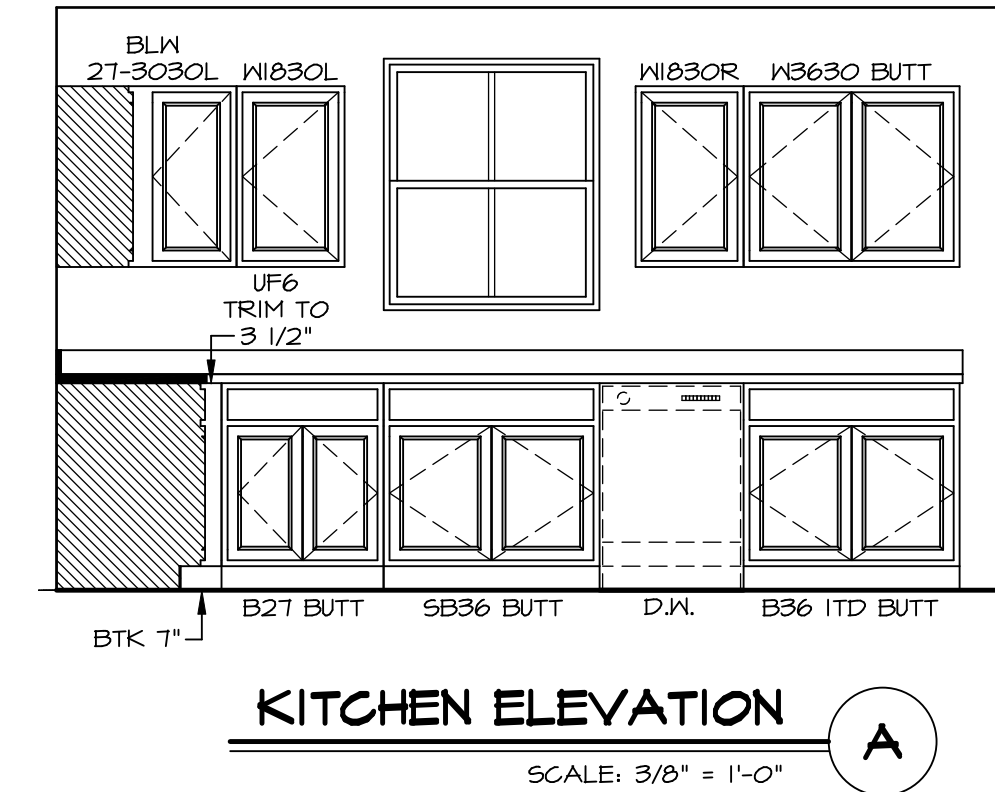
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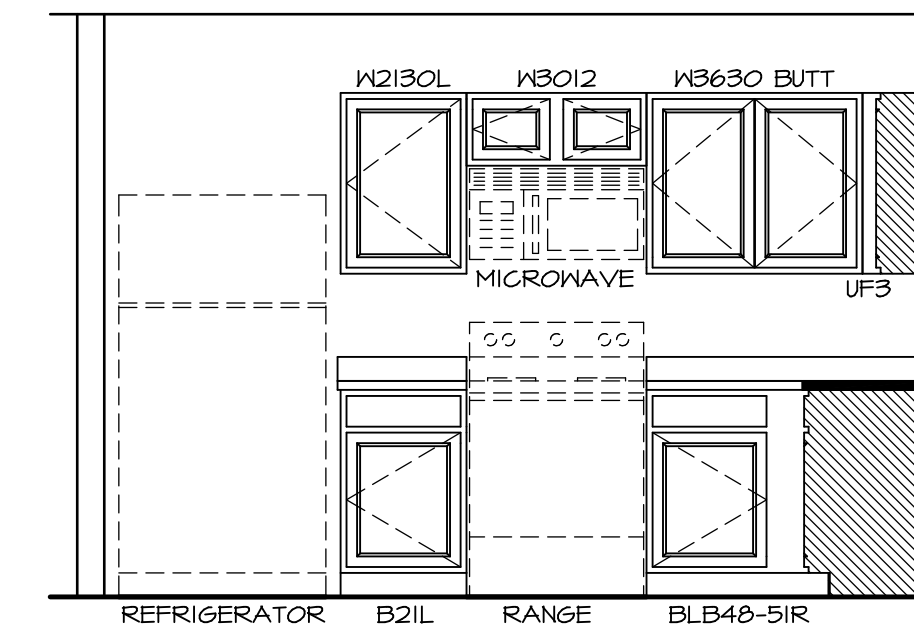
**KITCHEN CABINET PLAN (KC-3644)**  
SCALE: 3/8" = 1'-0" A-12



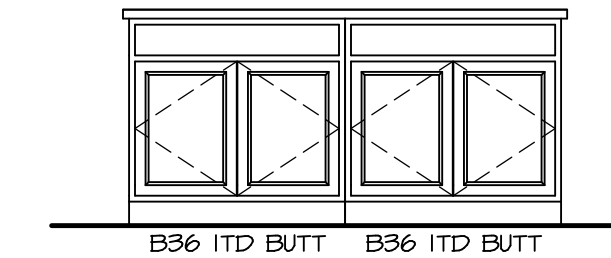
**KITCHEN COUNTERTOP PLAN (KT-3644)**  
SCALE: 3/8" = 1'-0" A-12



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



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



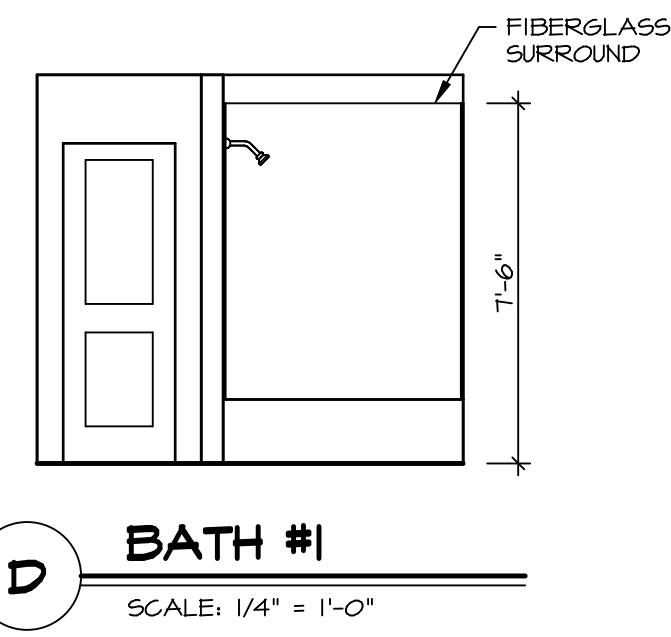
**KITCHEN ELEVATION C**  
SCALE: 3/8" = 1'-0"

SHEET NO. <b>A-12</b>	MODEL <b>ELM</b> DRAWING TITLE <b>KITCHEN</b>	SET NO. EMM00	VERSION 01
		DRAWN BY	DATE:
13	OPTION DESCRIPTION	OPTION	
DIV-COMM-LOT-UNIT <b>DCY-S2-0267</b> COMM-LOT SAMPYERS MILL - SIMPLY RYAN - 0267 STREET ADDRESS 6582 RIVOLET DRIVE CITY MIDDLETOWN STATE OH ZIP 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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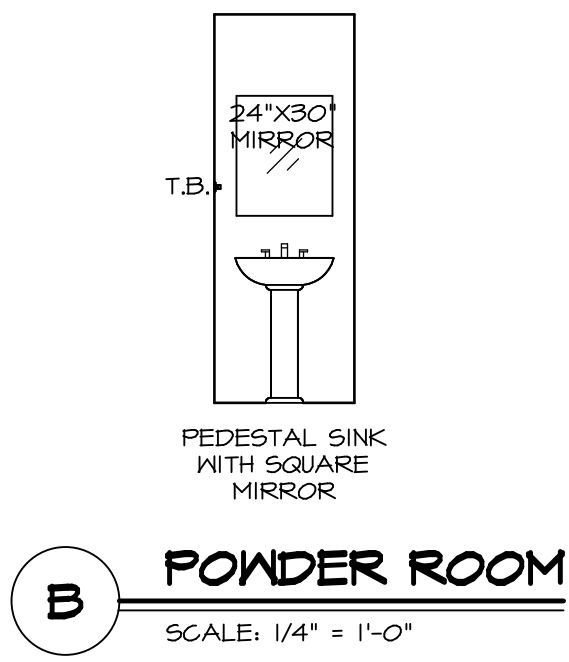
**NOTES:**  
 1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.  
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOULDING, REFER TO STANDARD DETAIL (1/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.  
 3. ALL (UF\*) FILLERS ARE TO BE "TRIM TO FIT".



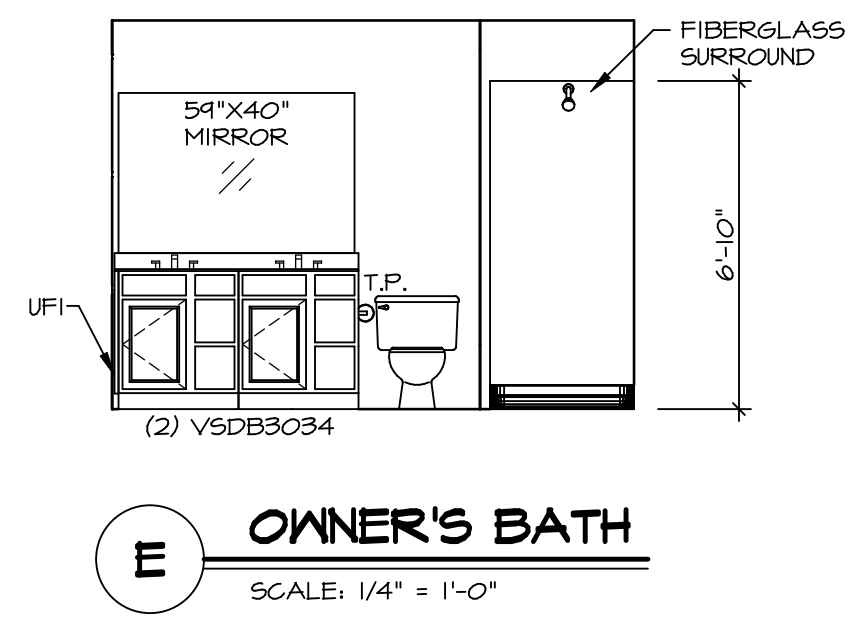
**F** OWNER'S BATH  
SCALE: 1/4" = 1'-0"



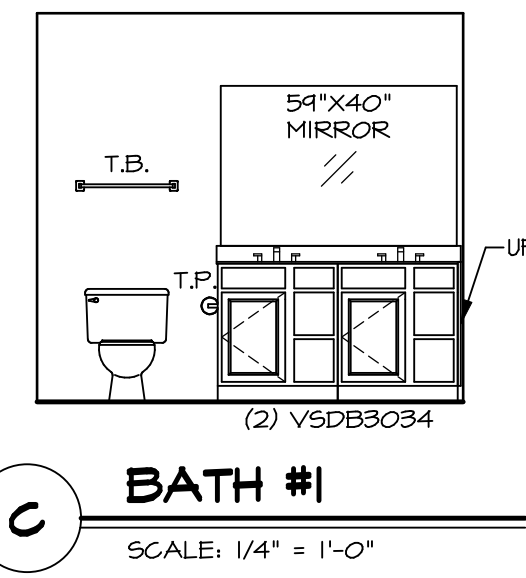
**D** BATH #1  
SCALE: 1/4" = 1'-0"



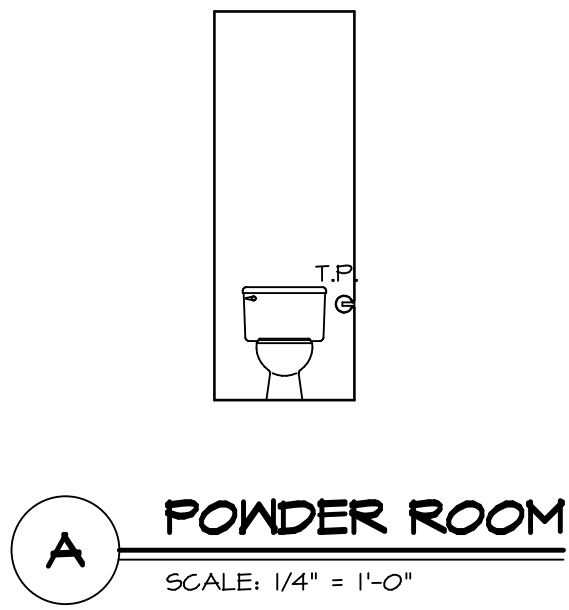
**B** POWDER ROOM  
SCALE: 1/4" = 1'-0"



**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 VSDB34-42 DRAWERS TO BE SET ON RIGHT HAND.

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

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DIV-COMM-LOT-UNIT	
DCY-S2-0267	
COMM-LOT	5AMTYS MILL - SIMPLY RYAN - 0267
STREET ADDRESS	6582 RIVOLET DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042
APT. NO.	----