

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 DRAWN BY DATE: OPTION	
DIV-COMM-LOT-UNIT DCY-S2-0269		COMM-LOT 5AMYMERS MILL - SIMPLY RYAN - 0269	
STREET ADDRESS 6562 RIVULET DRIVE		APT. NO. -----	STATE OH
CITY MIDDLETOWN		ZIP 45042	
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		NVR, Inc. Suite 100 5285 Westchester Pike Frederick, MD 21703	
C:\NVR\Solves\ELM-EMMOO_01\DCY-S2-0269\2456949 Sheets\Lot_Specific\7 A-5 PLUMB LS.dwg 17/08/21 - 8:30 pm			

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

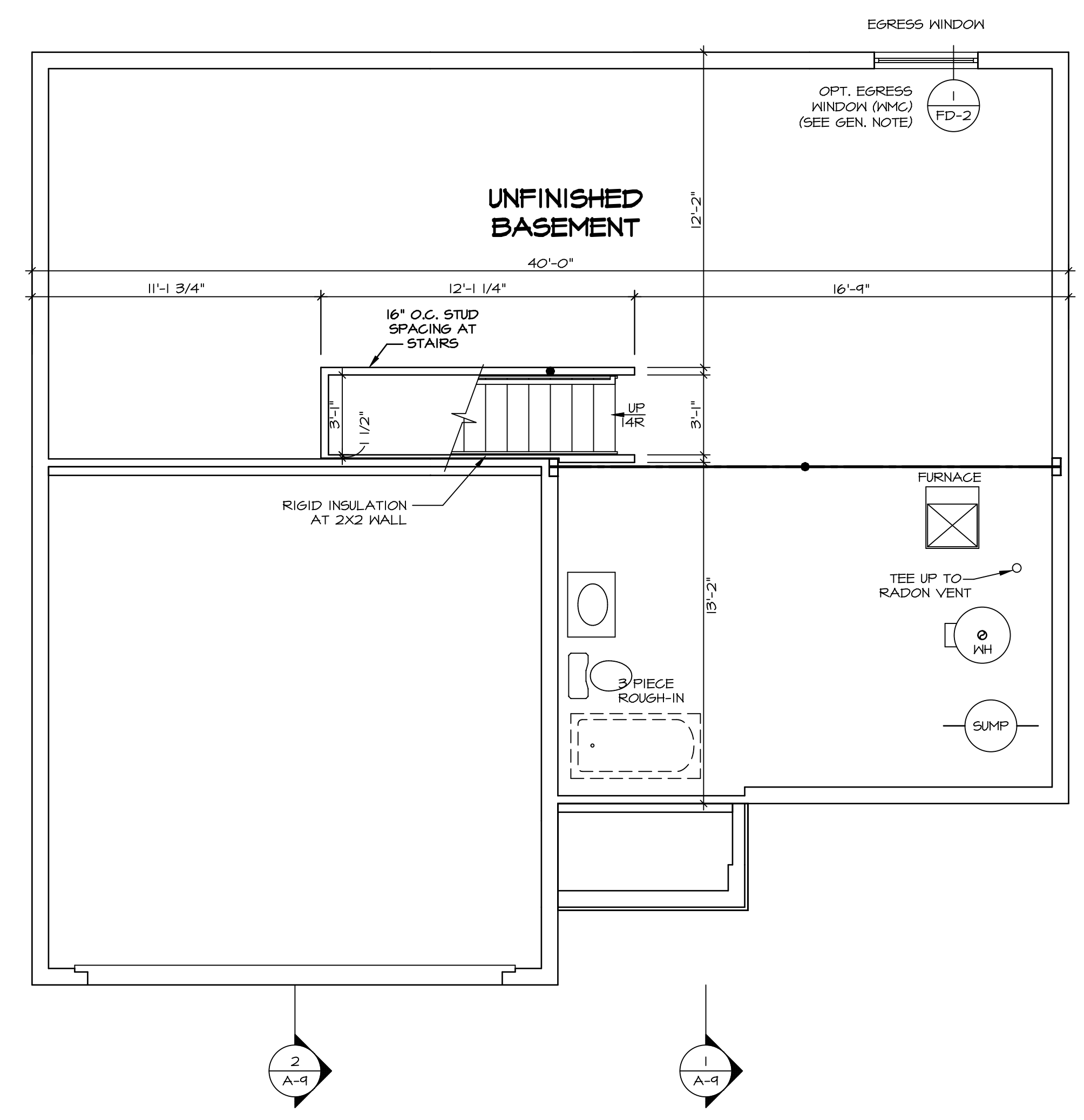
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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



1
A-6
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

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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

DIV-COMM-LOT-UNIT
DCY-S2-0269
COMM-LOT
SAVIYERS MILL - SIMPLY RYAN - 0269
STREET ADDRESS
6562 RIVULET 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

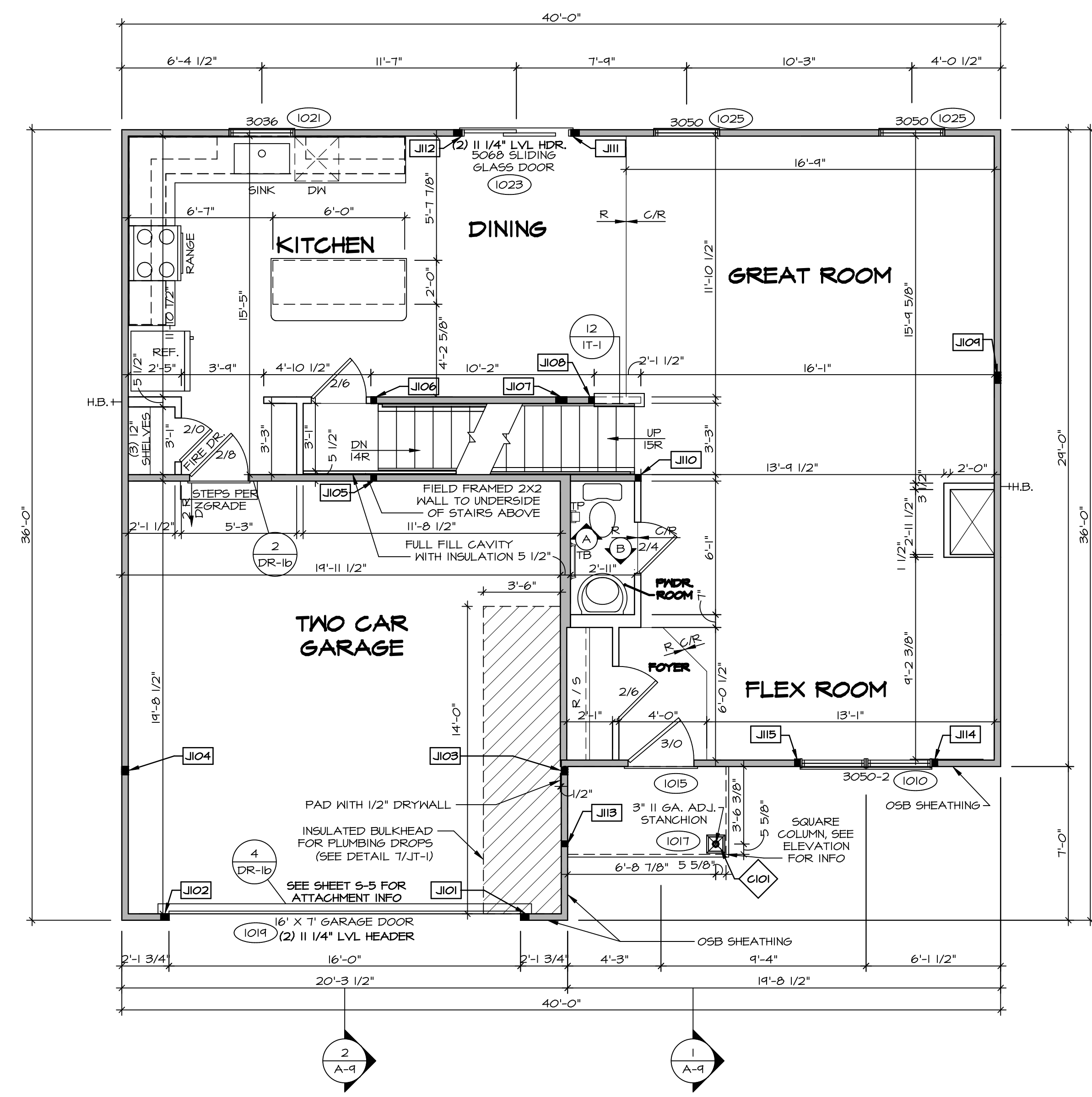
SEE FC DETAILS FOR FRAMING CONNECTORS

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- 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-S2-0269

5285 Washington Blvd, Suite 100, Frederick, MD 21703

5852 RIVULET DRIVE, MIDDLETOWN, OH 45042

SAWYERS MILL - SIMPLY RYAN - 0269

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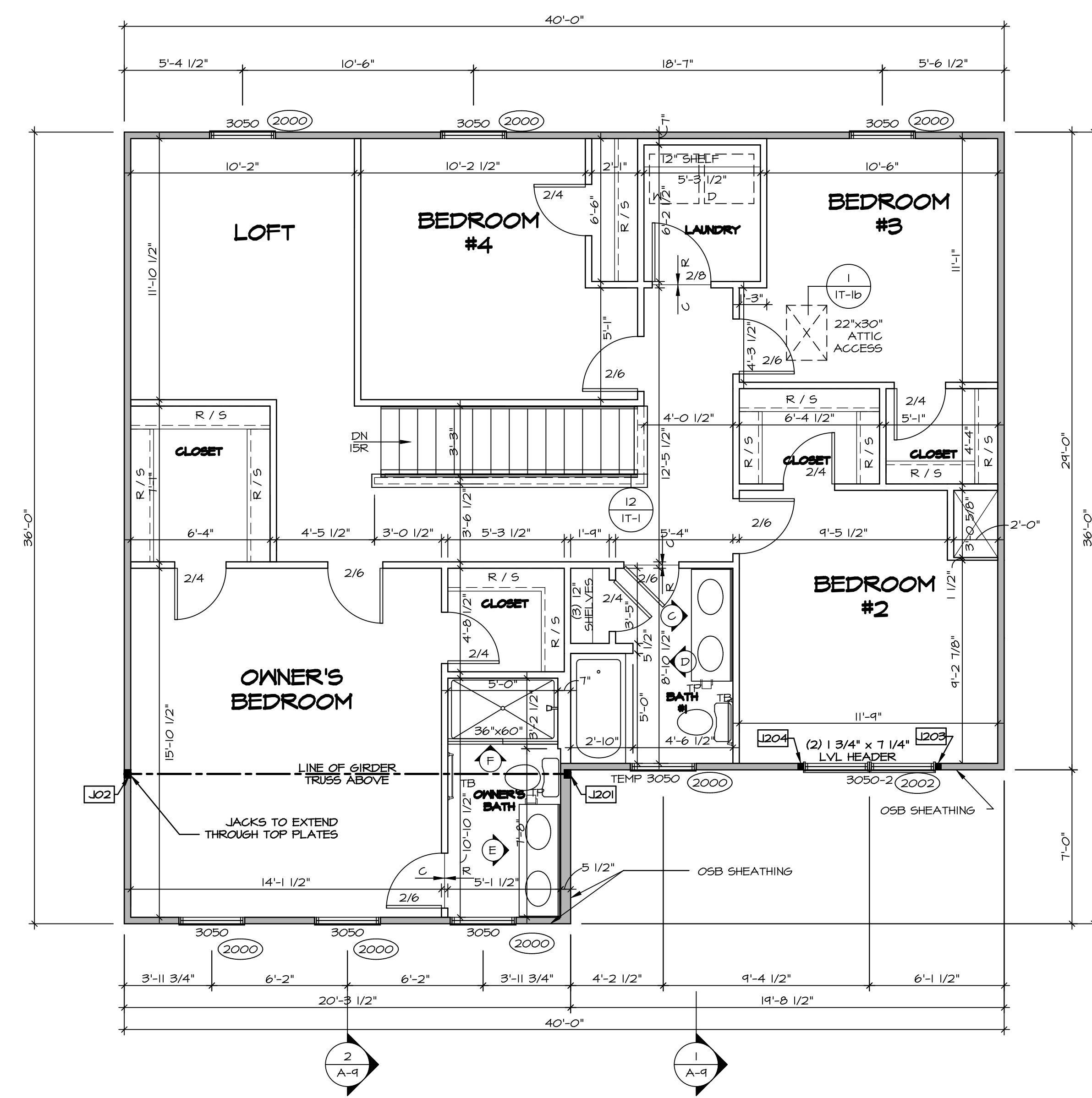
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

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



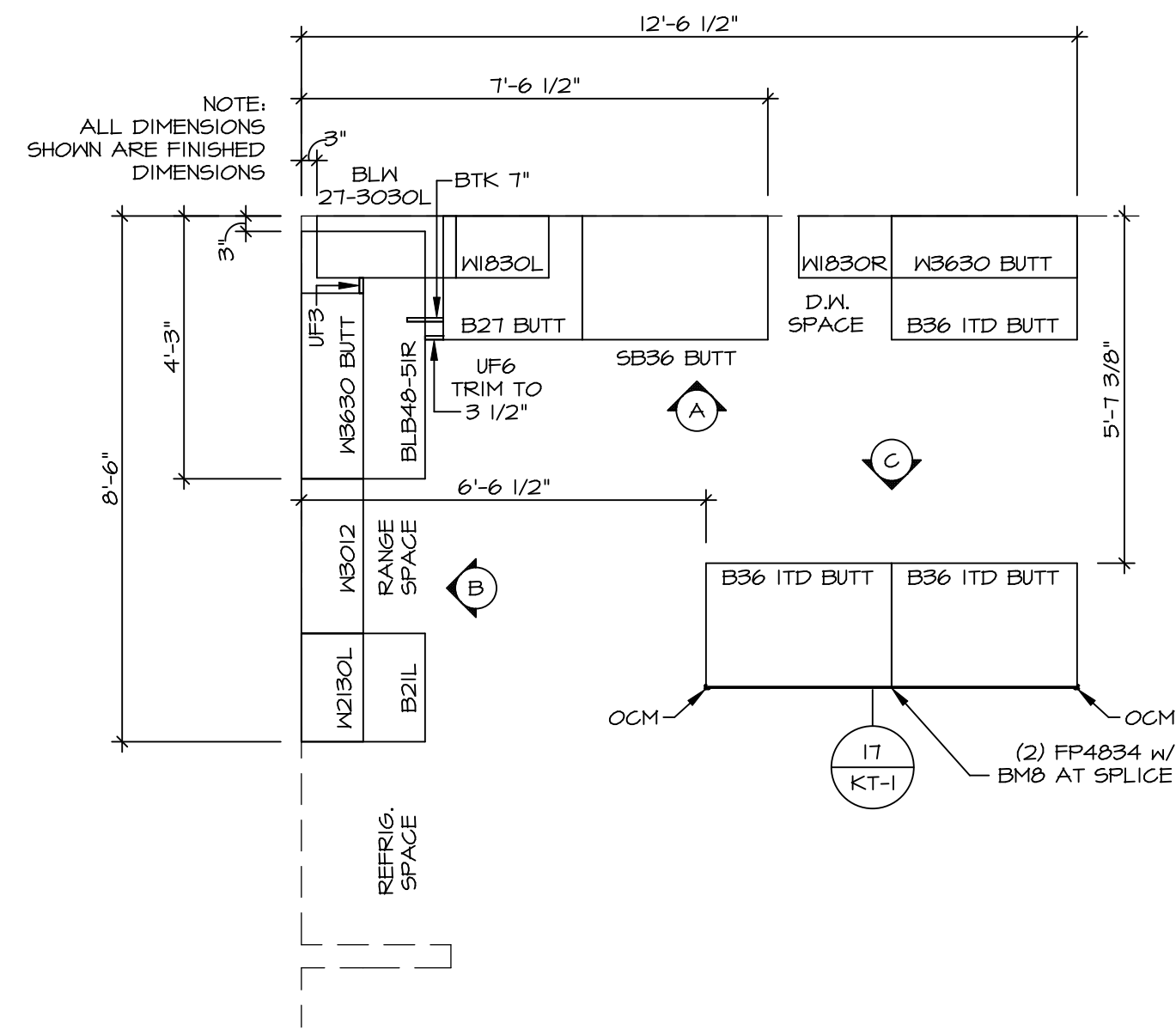
SECOND FLOOR JACK SCHEDULE

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

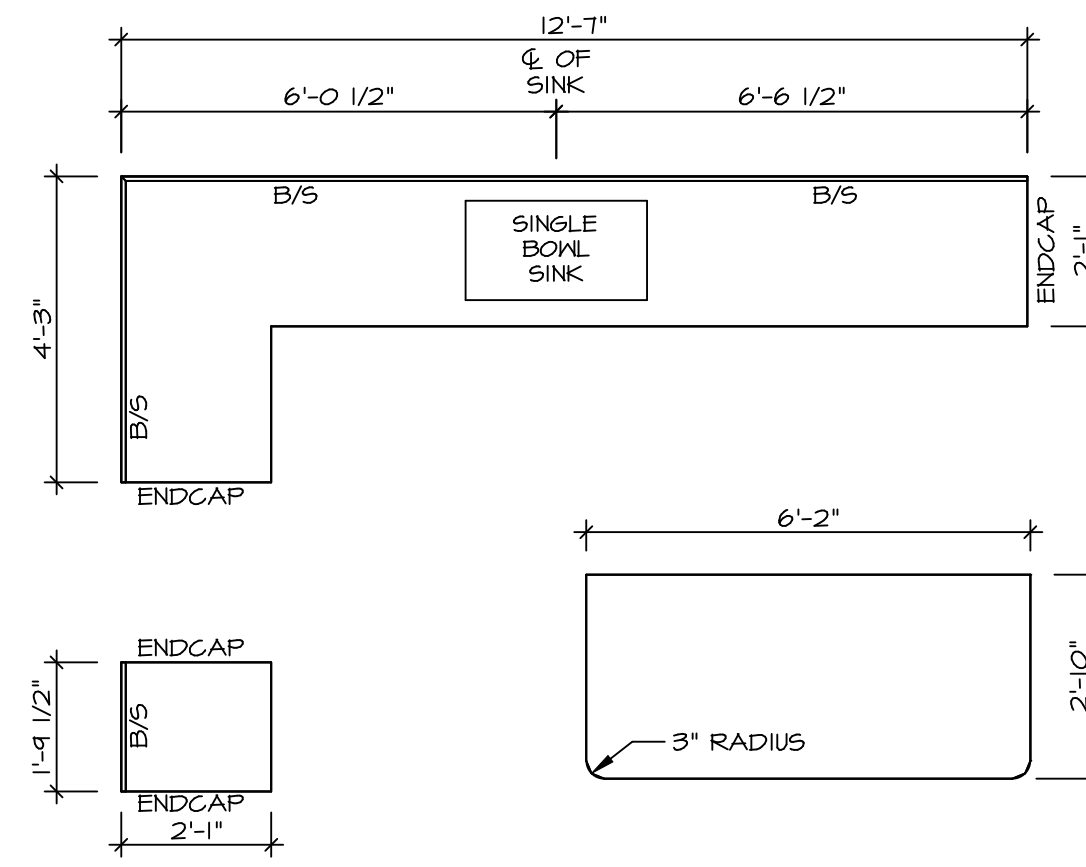
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT
DCY-S2-0269
 COMM-LOT
 SAUNDERS MILL - SIMPLY RYAN - 0269
 STREET ADDRESS
 6562 RIVULET DRIVE
 CITY MIDDLETOWN STATE OH ZIP 45042
 SHEET NO. **A-8** OPTION DESCRIPTION
 MODEL ELM DRAWING TITLE **SECOND FLOOR PLAN**
 SET NO. EMM00 VERSION 01 DRAWN BY DATE: OPTION
 SHEET NO. **10**

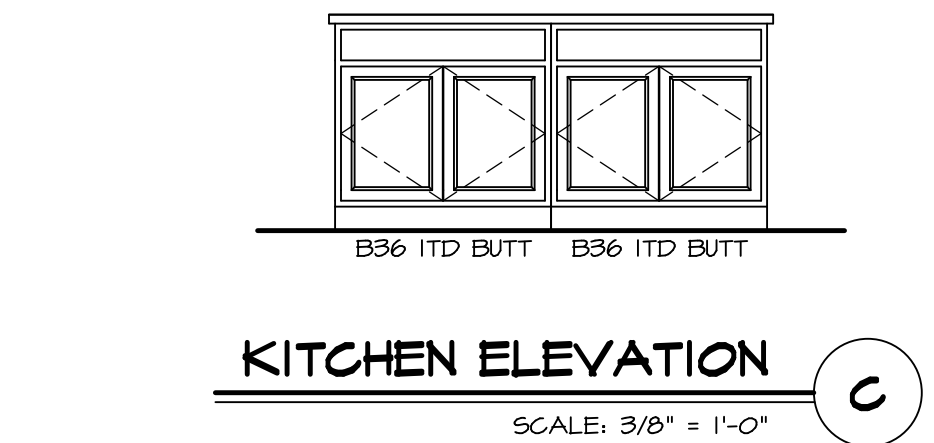
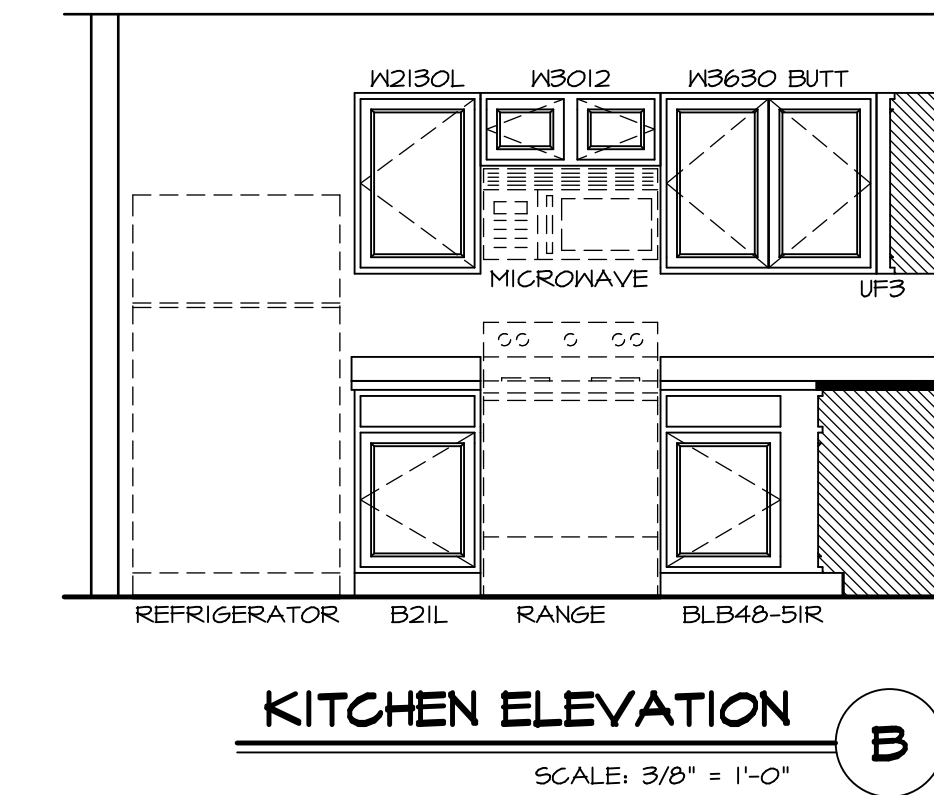
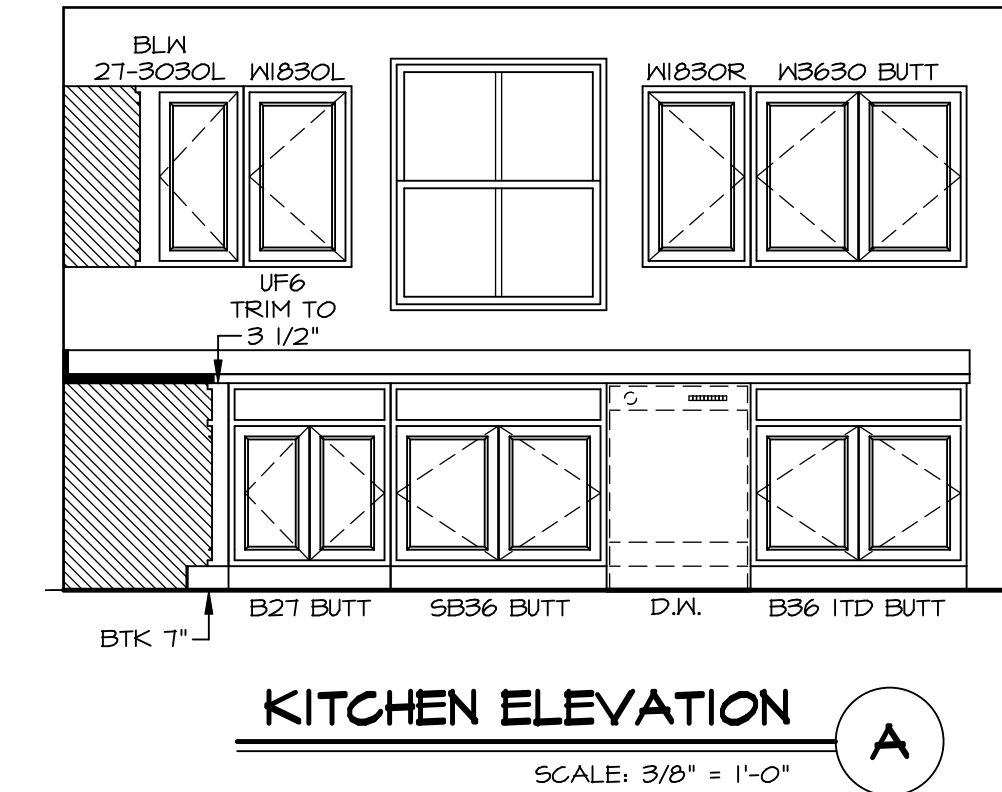
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KITCHEN CABINET PLAN (KC-3644)
SCALE: 3/8" = 1'-0" A-12



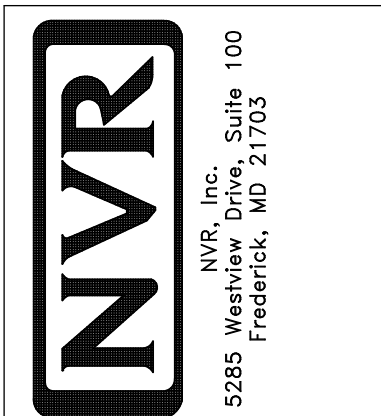
KITCHEN COUNTERTOP PLAN (KT-3644)
SCALE: 3/8" = 1'-0" A-12

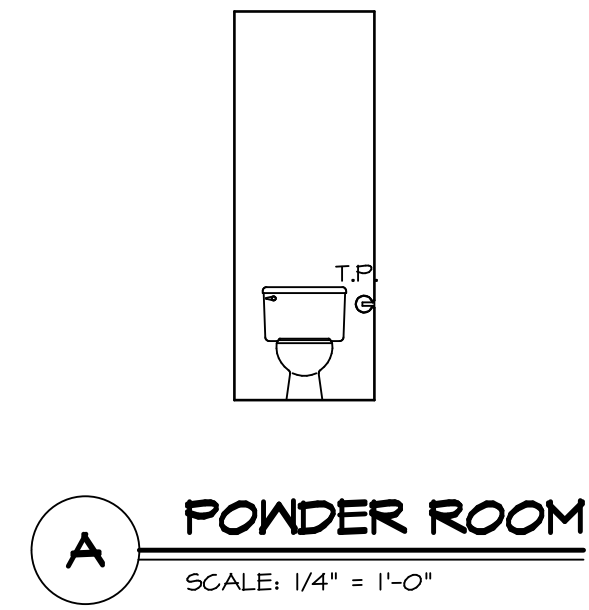
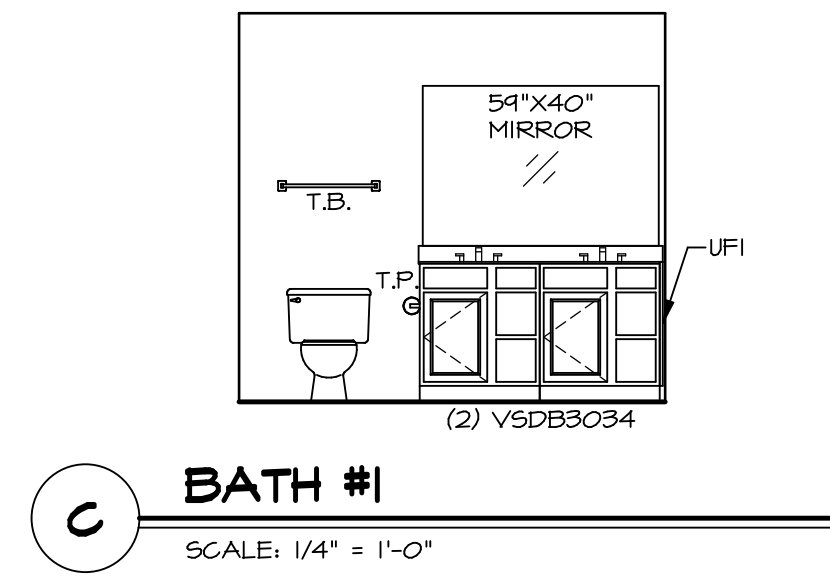
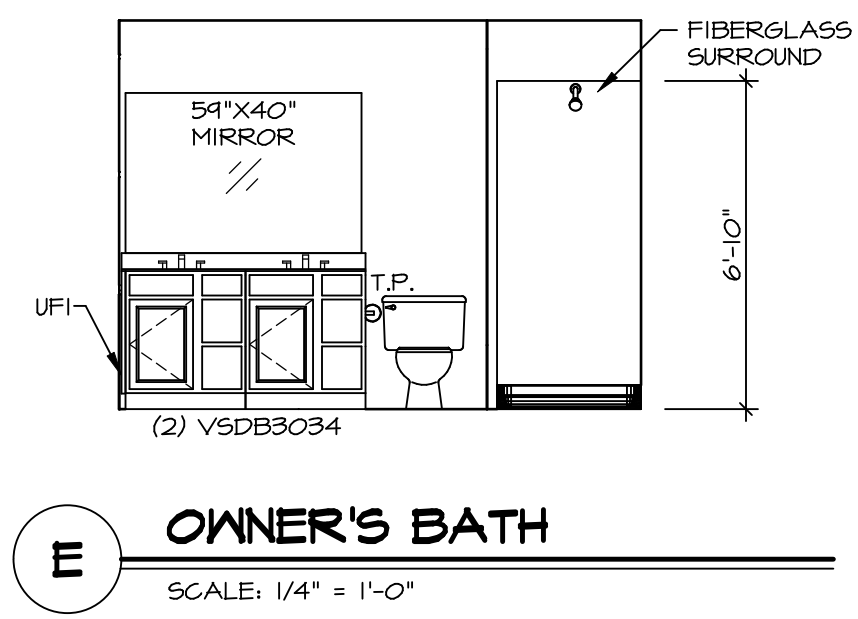
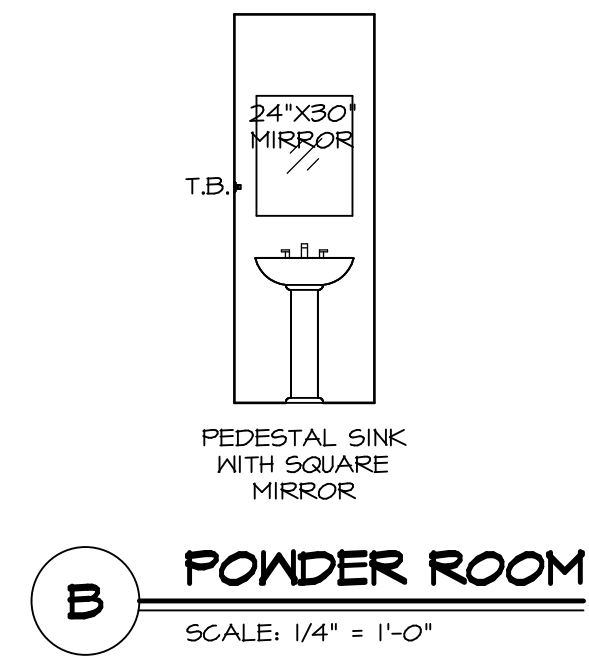
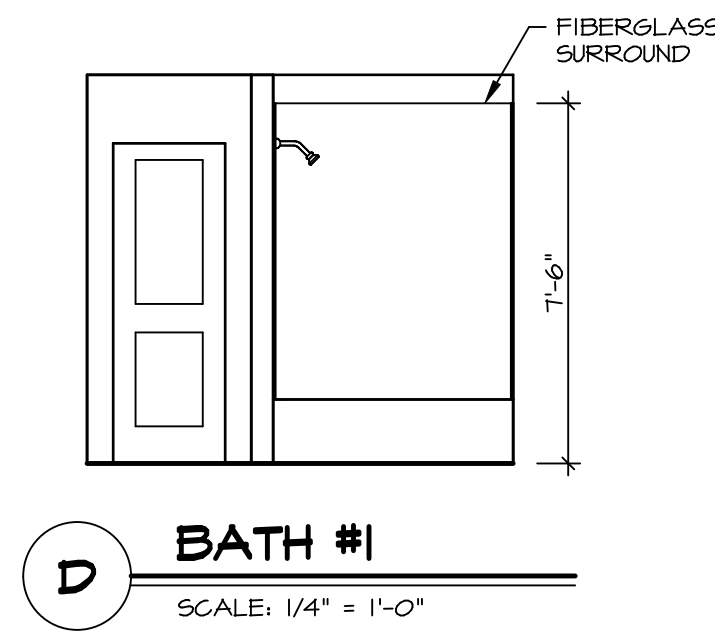


SHEET NO. A-12	MODEL ELM	SET NO. EMMOO	VERSION 01
	DRAWING TITLE KITCHEN	DRAWN BY	DATE:
13	OPTION DESCRIPTION	OPTION	
	DIV-COMM-LOT-UNIT DCY-S2-0269 COMM-LOT SMYTERS MILL - SIMPLY RYAN - 0269 STREET ADDRESS 6562 RIVOLET DRIVE CITY MIDDLETOWN STATE OH ZIP 45042		

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".

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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		
	OPTION DESCRIPTION	DATE:	OPTION
14			

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DIV-COMM-LOT-UNIT	
DCY-S2-0269	
COMM-LOT	5AMTYS MILL - SIMPLY RYAN - 0269
STREET ADDRESS	6562 RIVOLET DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042