

1 PLUMBING PLAN  
A-5 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. EMM00	NVR, Inc. 5285 Westphalia, Suite 100 Frederick, MD 21703
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION 01	
OPTION DESCRIPTION <b>7</b>		DATE: _____	© 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.
		OPTION	
DIV-COMM-LOT-UNIT <b>DCY-S2-0273</b>		COMM-LOT <b>5MAYERS MILL - SIMPLY RYAN - 0273</b>	
STREET ADDRESS <b>6561 RIVOLLET DRIVE</b>		APT. NO. ----	STATE <b>OH</b>
CITY <b>MIDDLETOWN</b>		ZIP <b>45042</b>	

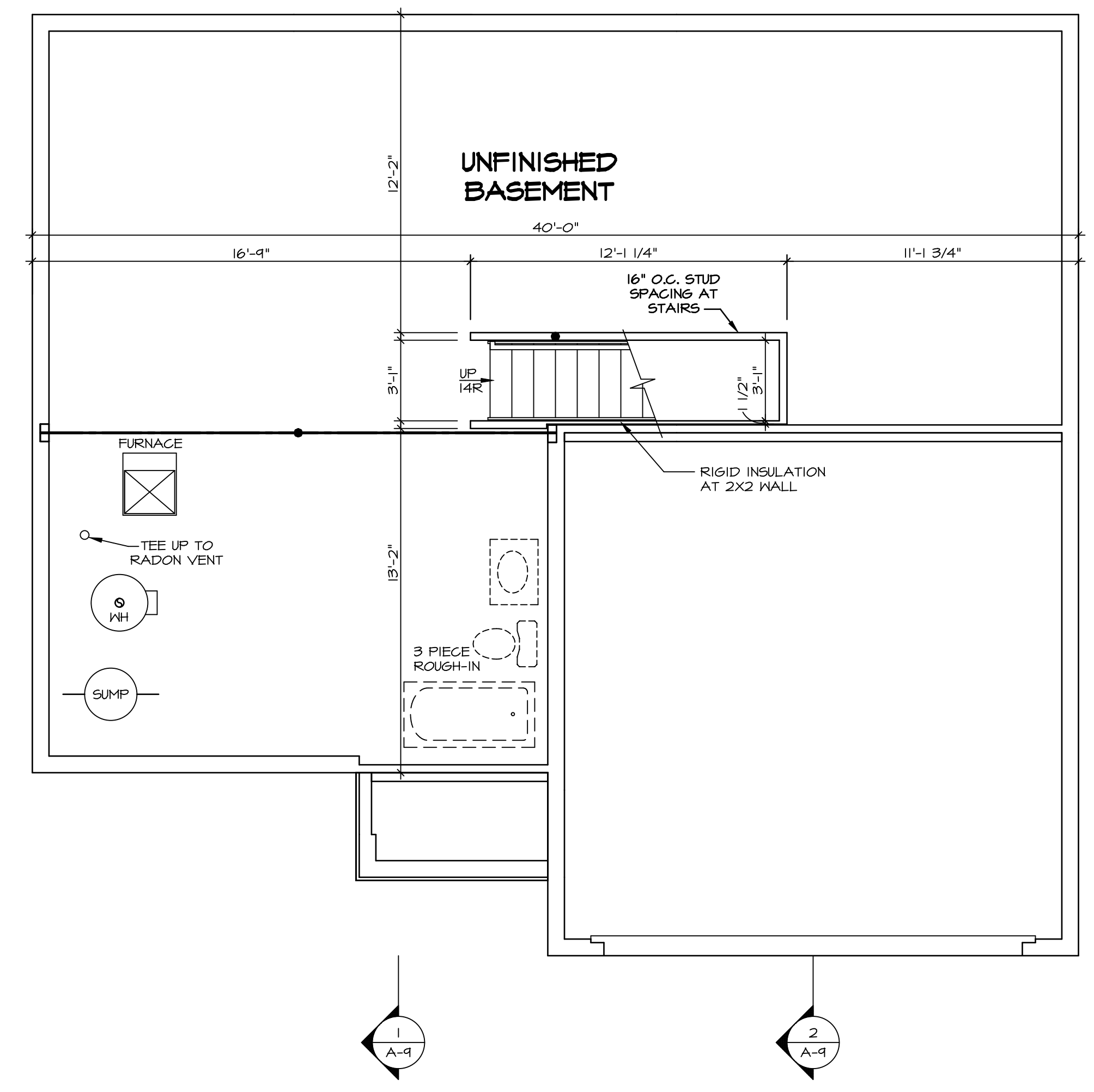
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

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, CEILINGS, 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**

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

SHEET NO.: **A-6**  
8

PROJECT: **DCY-S2-0273**  
COMM-LOT: **5MAYERS MILL - SIMPLY RYAN - 0273**  
STREET ADDRESS: **6561 RIVOLIET DRIVE**  
CITY: **MIDDLETOWN** STATE: **OH** ZIP: **45042**

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Frederick, MD 21703

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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

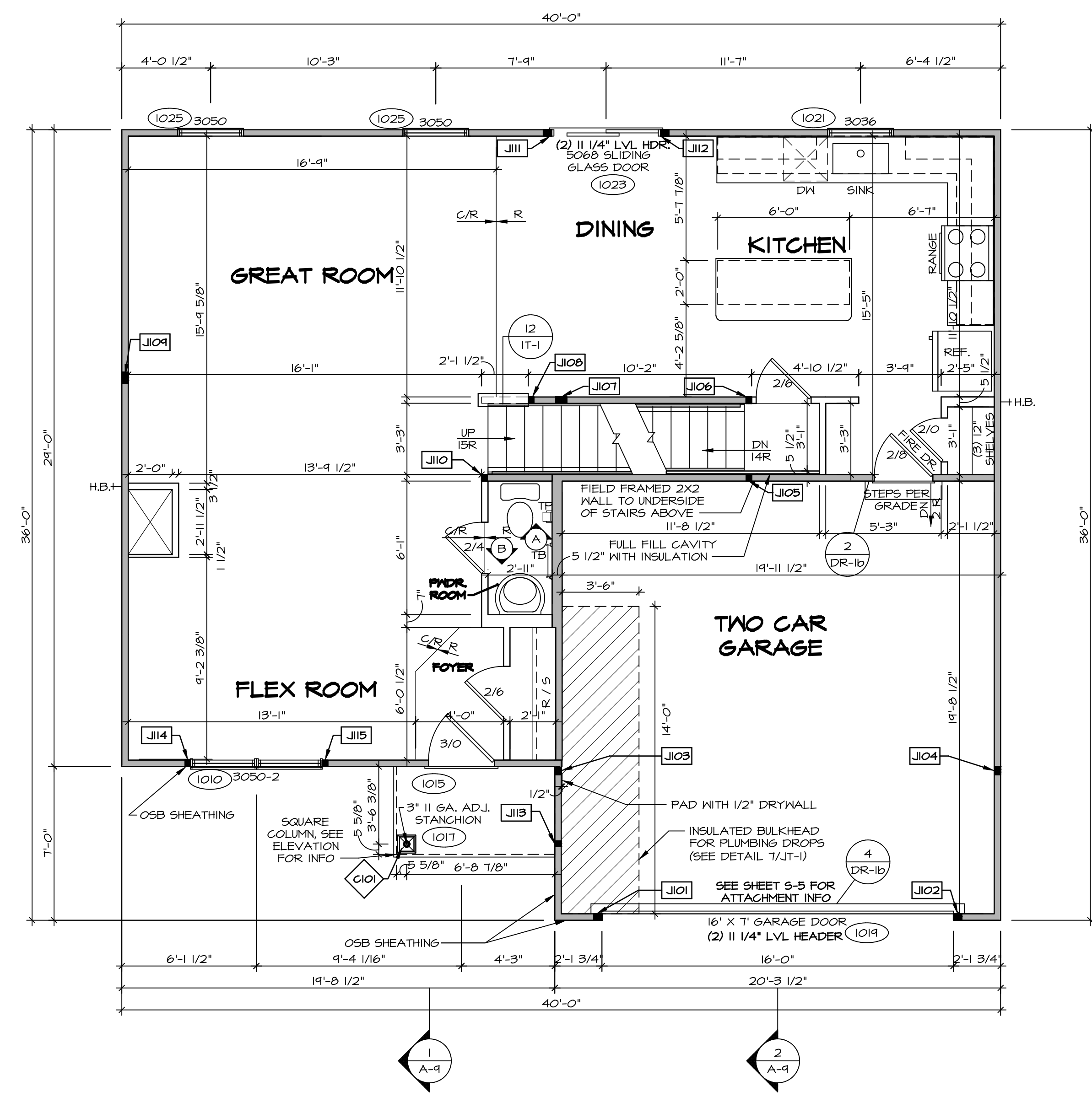
SEE FC DETAILS FOR FRAMING CONNECTORS

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- AT 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 T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED



**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. NUM.
J101	JACK - (3) 2X4 SFF STUD GRADE	1019
J102	JACK - (3) 2X4 SFF STUD GRADE	1019
J103	JACK - (3) 2X4 SFF#1	2004
J104	JACK - (3) 2X4 SFF#1	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

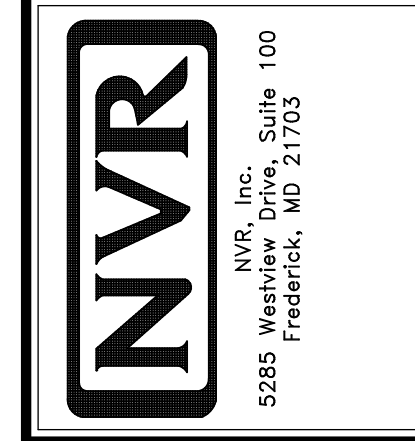
**STEEL COLUMN SCHEDULE**

IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 116A ADJ	8'-0 5/8"	1017	FBA

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

DIV-COMM-LOT-UNIT  
**DCY-S2-0273**  
COMM-LOT  
SAWYERS MILL - SIMPLY RYAN - 0273  
STREET ADDRESS  
6561 RIVULET DRIVE  
CITY MIDDLETOWN STATE OH ZIP 45042

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MODEL <b>ELM</b>	SET NO. EMM00	VERSION 01
DRAWING TITLE <b>FIRST FLOOR PLAN</b>	DRAWN BY	DATE:
SHEET NO. <b>A-7</b>	OPTION DESCRIPTION	OPTION
		<b>9</b>

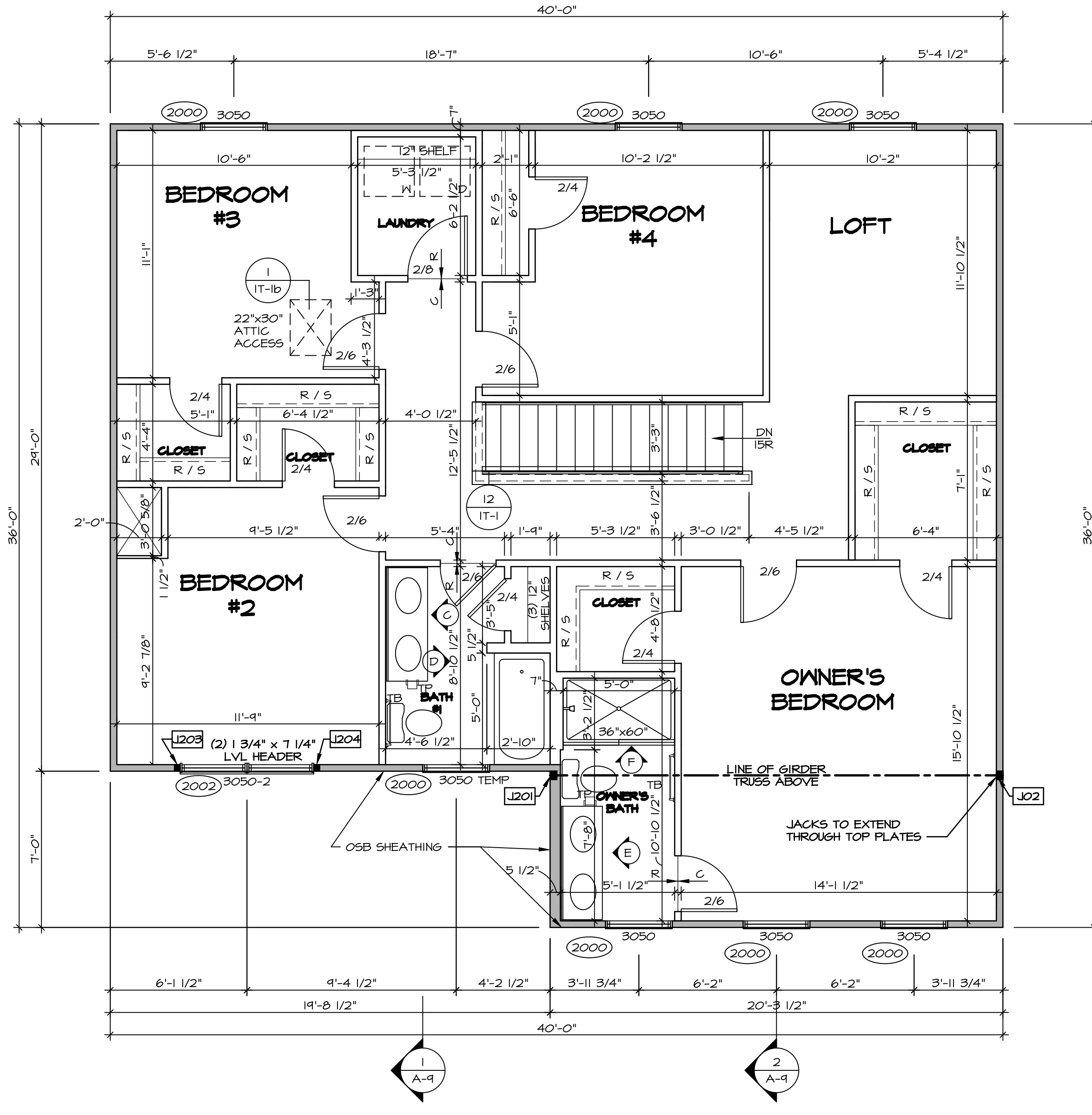
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
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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 5F#1	2004
J202	JACK - (3) 2X4 5F#1	2004
J203	JACK - (2) 2X4 5FF STUD GRADE	2002
J204	JACK - (2) 2X4 5FF STUD GRADE	2002

DIV-COMM-LOT-UNIT  
**DCY-S2-0273**  
 COMM-LOT  
 5MAYERS MILL - SIMPLY RYAN - 0273  
 STREET ADDRESS  
 6561 RIVOLIET DRIVE  
 CITY  
 MIDDLETOWN  
 STATE  
 OH  
 ZIP  
 45042

SET NO. EMM00  
 VERSION 01  
 DRAWN BY  
 DATE:  
 OPTION

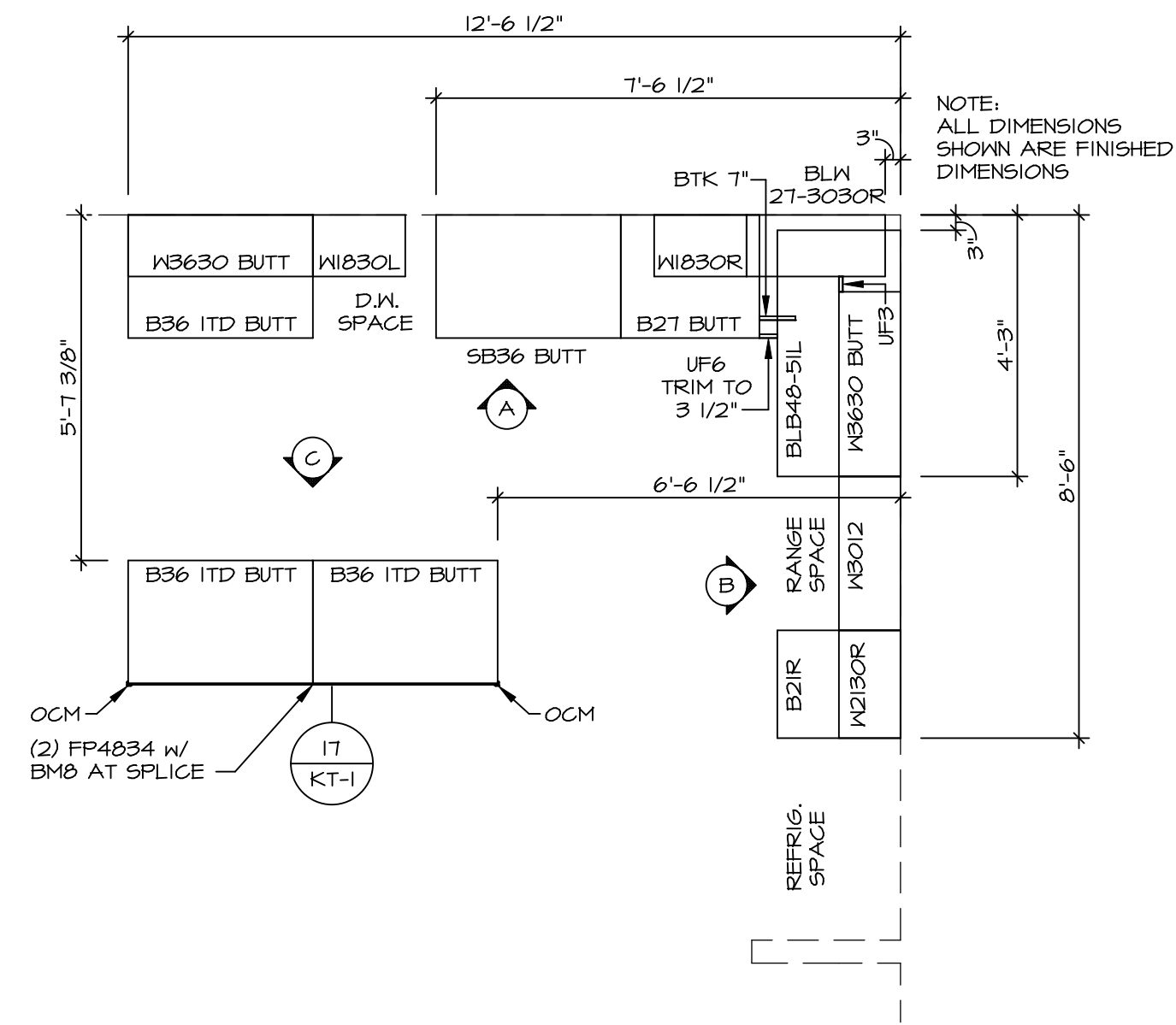
MODEL  
**ELM**  
 DRAWING TITLE  
**SECOND FLOOR PLAN**  
 OPTION DESCRIPTION

SHEET NO.  
**A-8**  
 10

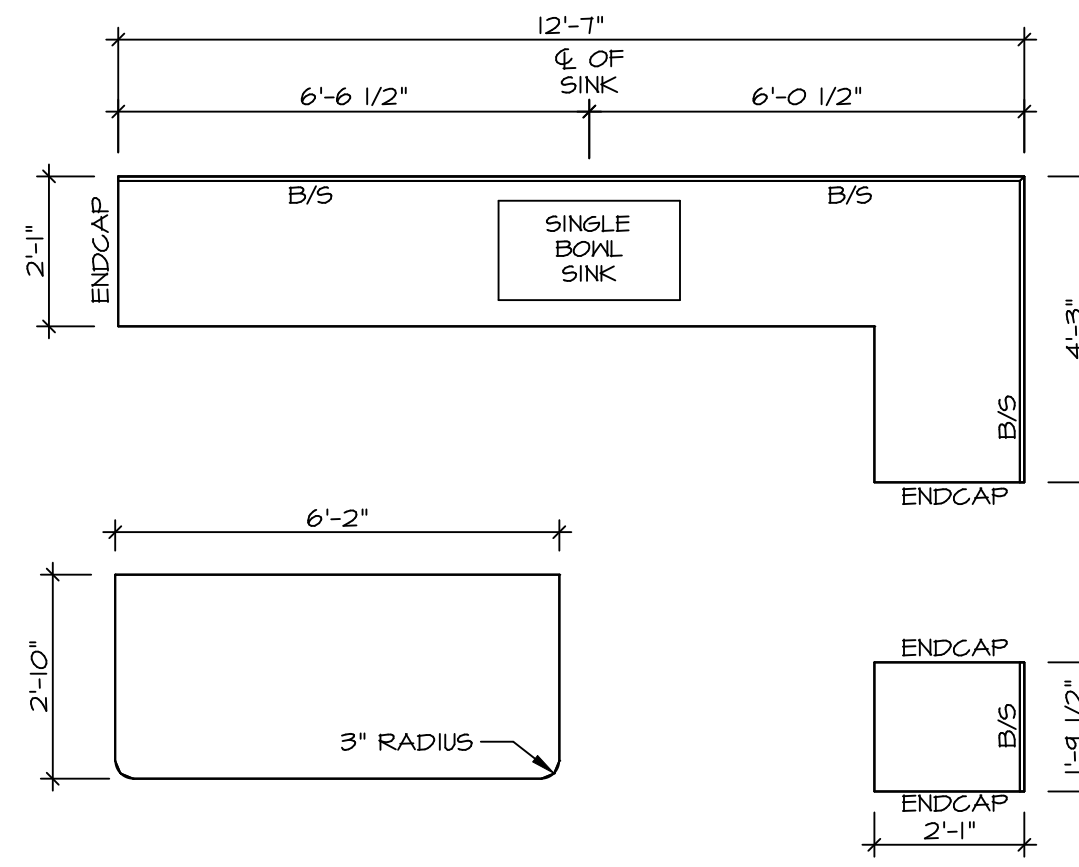
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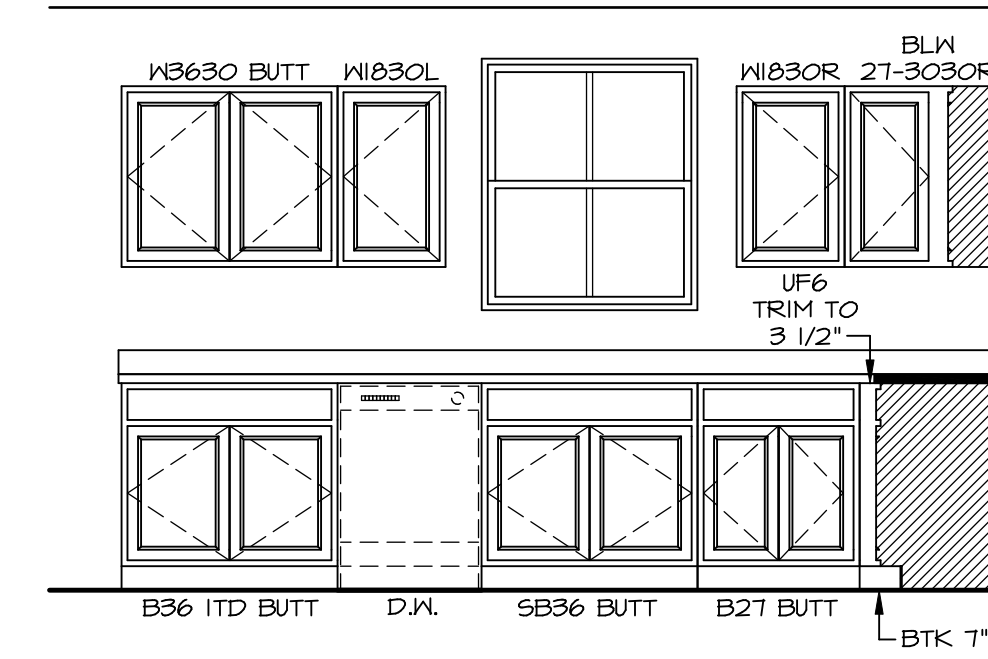
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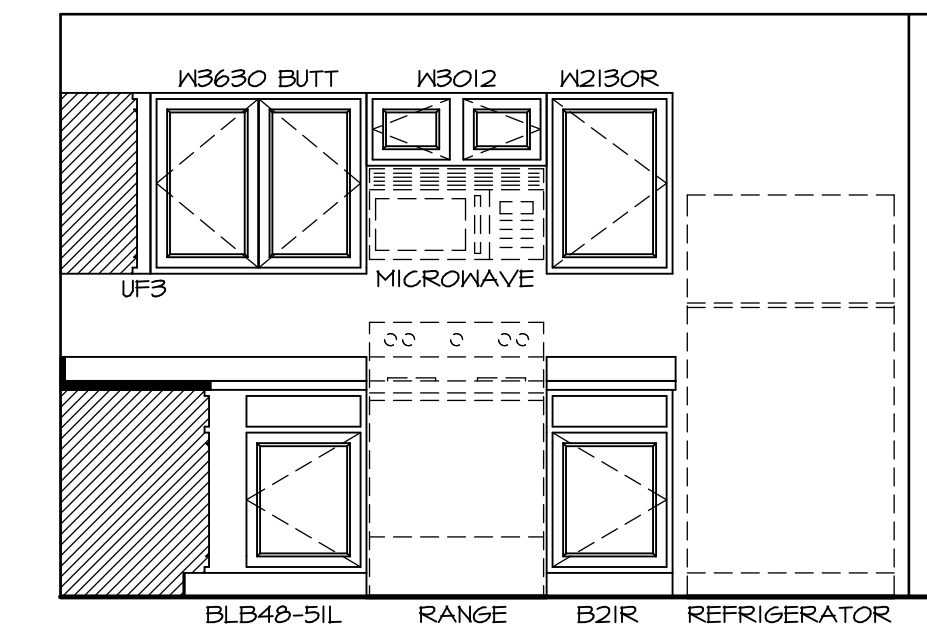
1 KITCHEN CABINET PLAN (KC-3644)  
SCALE: 3/8" = 1'-0"



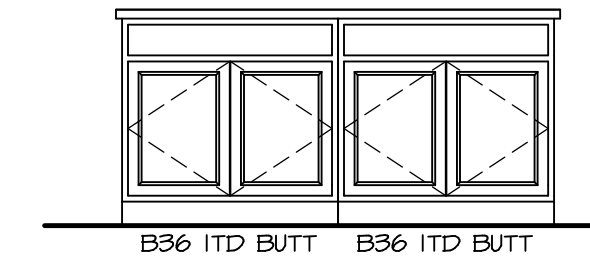
2 KITCHEN COUNTERTOP PLAN (KT-3644)  
SCALE: 3/8" = 1'-0"



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



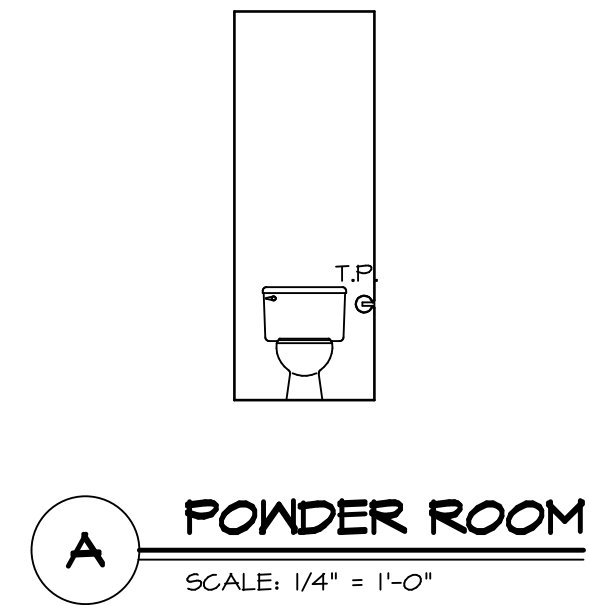
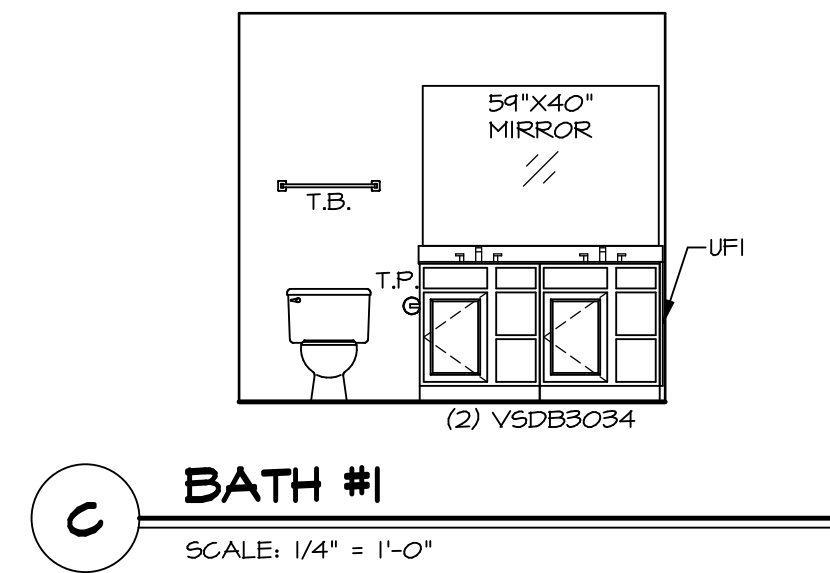
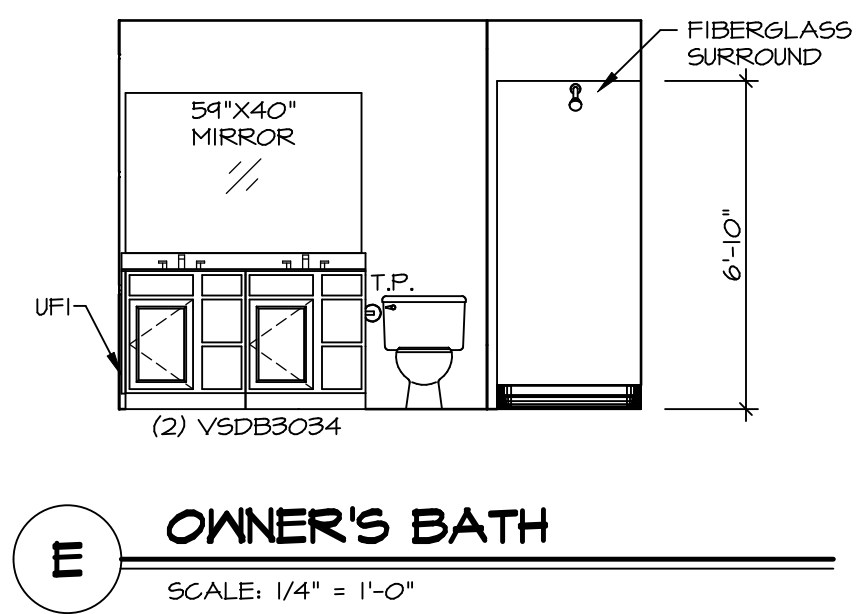
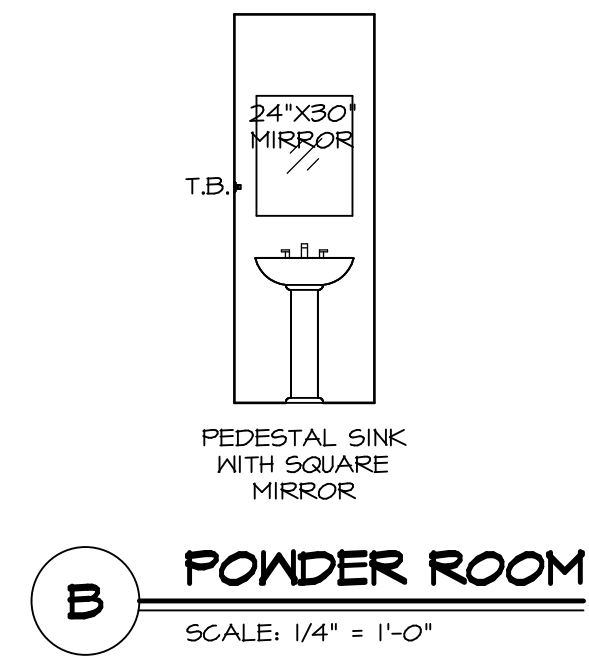
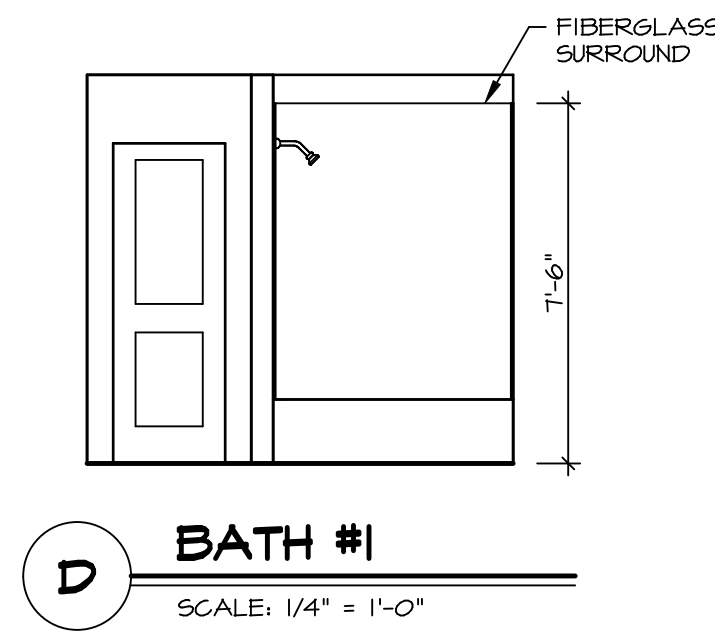
B KITCHEN ELEVATION  
SCALE: 3/8" = 1'-0"



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

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 (IKT-1) FOR REPLACEMENT BASED ON CABINET STYLE.  
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

SHEET NO. <b>A-12</b>	MODEL <b>ELEM</b> DRAWING TITLE <b>KITCHEN</b>	SET NO. <b>EMMOO</b>	VERSION <b>01</b>
		DRAWN BY	DATE:
13	OPTION DESCRIPTION	OPTION	
		OPTION	
DIV-COMM-LOT-UNIT <b>DCY-S2-0273</b>		COMM-LOT <b>SAWYERS MILL - SIMPLY RYAN - 0273</b>	
STREET ADDRESS <b>6561 RIVULET DRIVE</b>		APT. NO.	ZIP
CITY <b>MIDDLETOWN</b>		STATE <b>OH</b>	45042
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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 V5DB34-42 DRAWERS TO BE SET ON RIGHT HAND.

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

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DIV-COMM-LOT-UNIT	DCY-S2-0273
COMM-LOT	5A MYERS MILL - SIMPLY RYAN - 0273
STREET ADDRESS	6561 RIVOLIET DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042
APT. NO.	----