

**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. EMM00	NVR, Inc. 5285 Westphalia, Suite 100 Frederick, MD 21703
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION 01	
OPTION DESCRIPTION <b>7</b>		DATE:	
		OPTION	
DIV-COMM-LOT-UNIT <b>DCY-S2-0285</b>		© 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.	
COMM-LOT 5MAYERS MILL - SIMPLY RYAN - 0285		NVR, Inc. 100	
STREET ADDRESS 6619 RIVOLLET DRIVE		Frederick, MD 21703	
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 5 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.

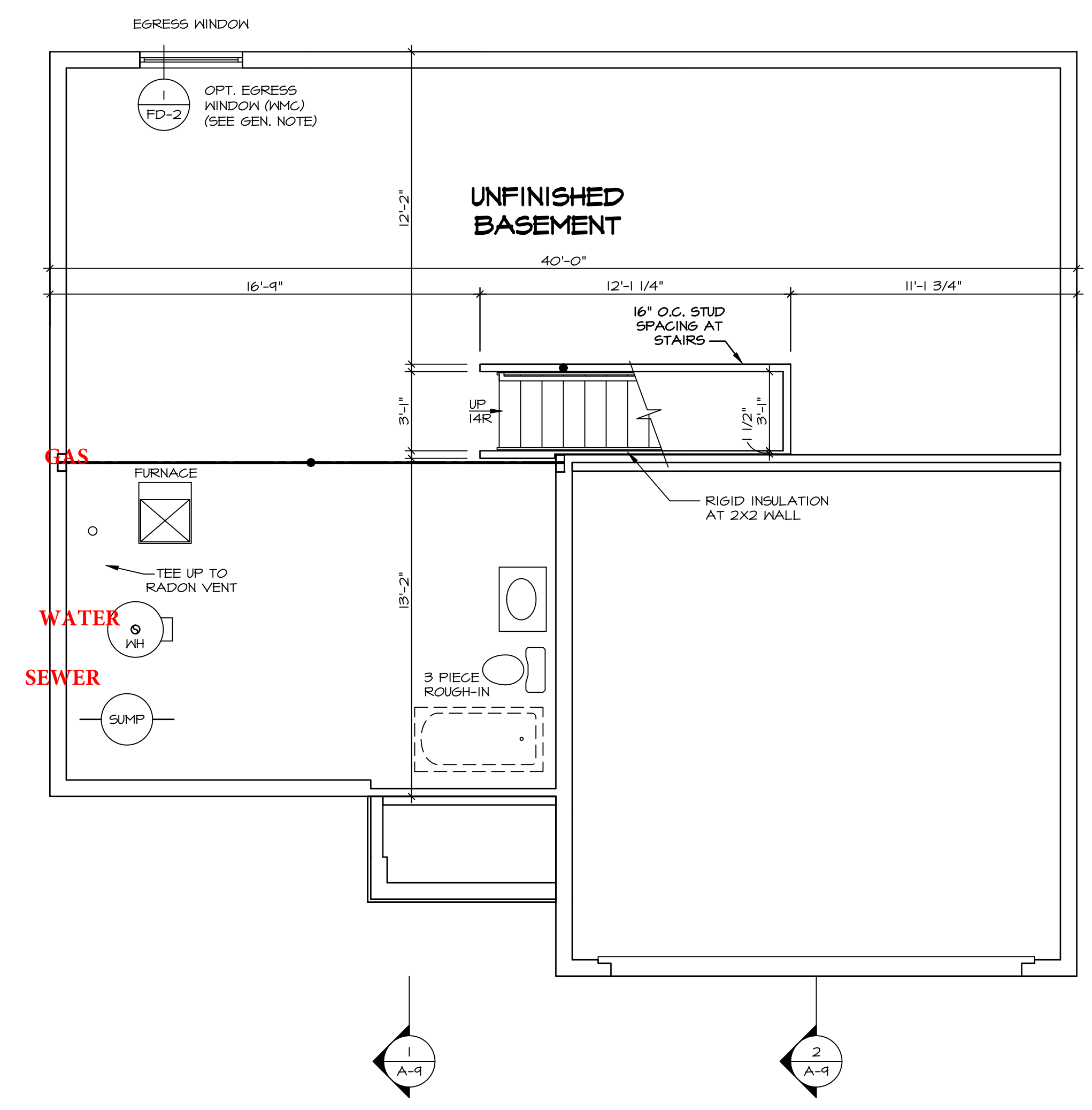
**GYPSUM NOTES**

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 Washburn Lane

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VERSION 01  
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MODEL ELM  
DRAWING TITLE  
BASEMENT FLOOR PLAN  
OPTION DESCRIPTION  
FULL BASEMENT FOUNDATION

SHEET NO. A-6  
8

DIV-COMM-LOT-UNIT  
DCY-S2-0285  
COMM-LOT  
SAVIYERS MILL - SIMPLY RYAN - 0285  
STREET ADDRESS  
6618 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

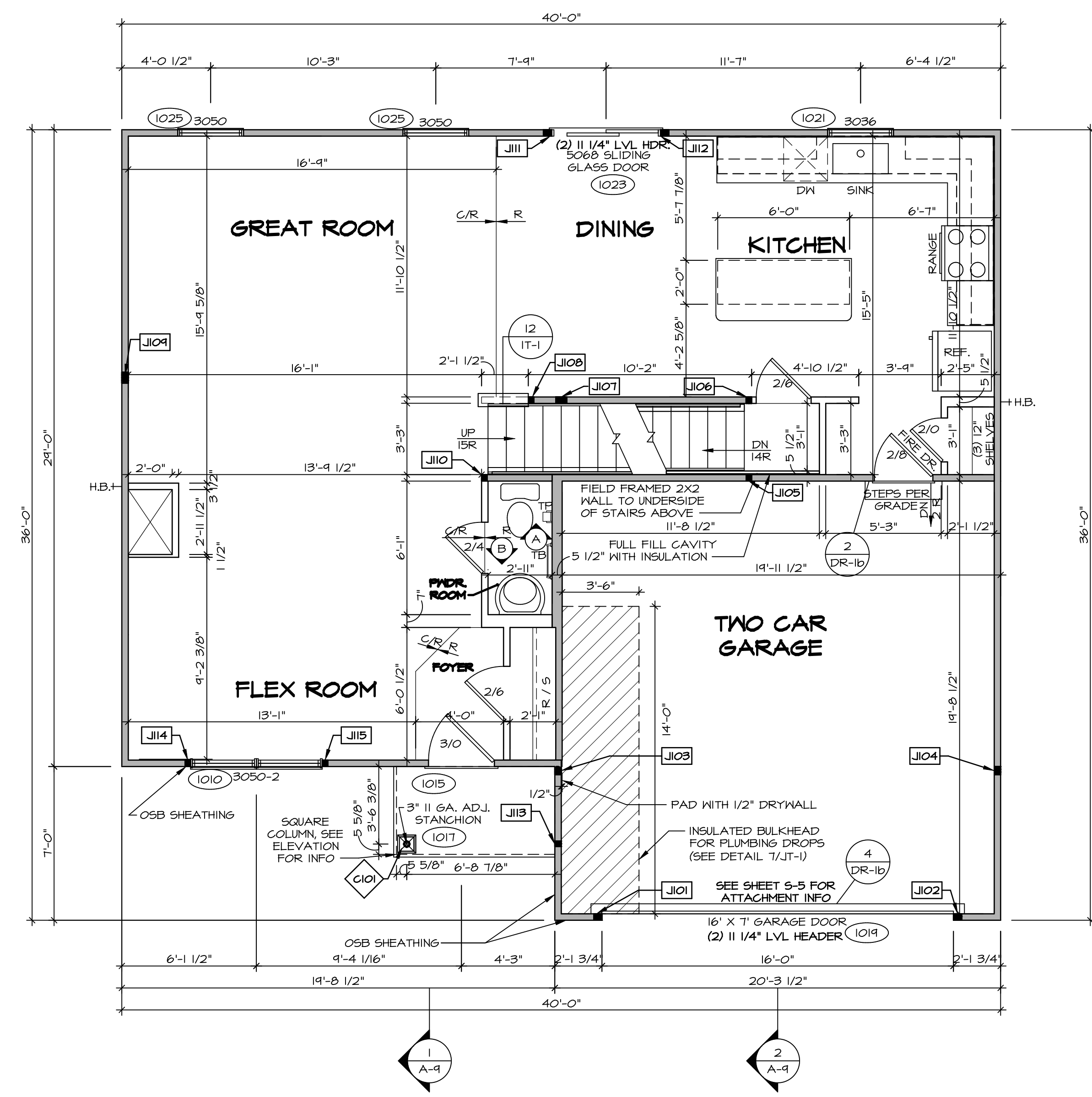
SEE FC DETAILS FOR FRAMING CONNECTORS

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- GYPSUM 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 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

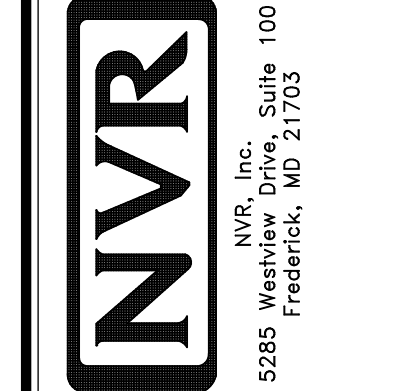
**STEEL COLUMN SCHEDULE**

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-S2-0285**  
COMM-LOT  
SAWYERS MILL - SIMPLY RYAN - 0285  
STREET ADDRESS  
6619 RIVOLLET DRIVE  
CITY MIDDLETOWN STATE OH ZIP 45042

I hereby certify that the information contained herein is true and correct to the best of my knowledge and belief. I am a duly licensed Professional Engineer in the State of Ohio, No. 10000. I am the author of the design and drawings herein. I have prepared these drawings and specifications in accordance with the rules and regulations of the State Board of Engineering and Surveying. I have not been convicted of a crime involving moral turpitude. I have not been suspended or debarred from practicing as a Professional Engineer in any state or country. I have not been convicted of a crime involving moral turpitude. I have not been suspended or debarred from practicing as a Professional Engineer in any state or country. I have not been convicted of a crime involving moral turpitude. I have not been suspended or debarred from practicing as a Professional Engineer in any state or country.



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

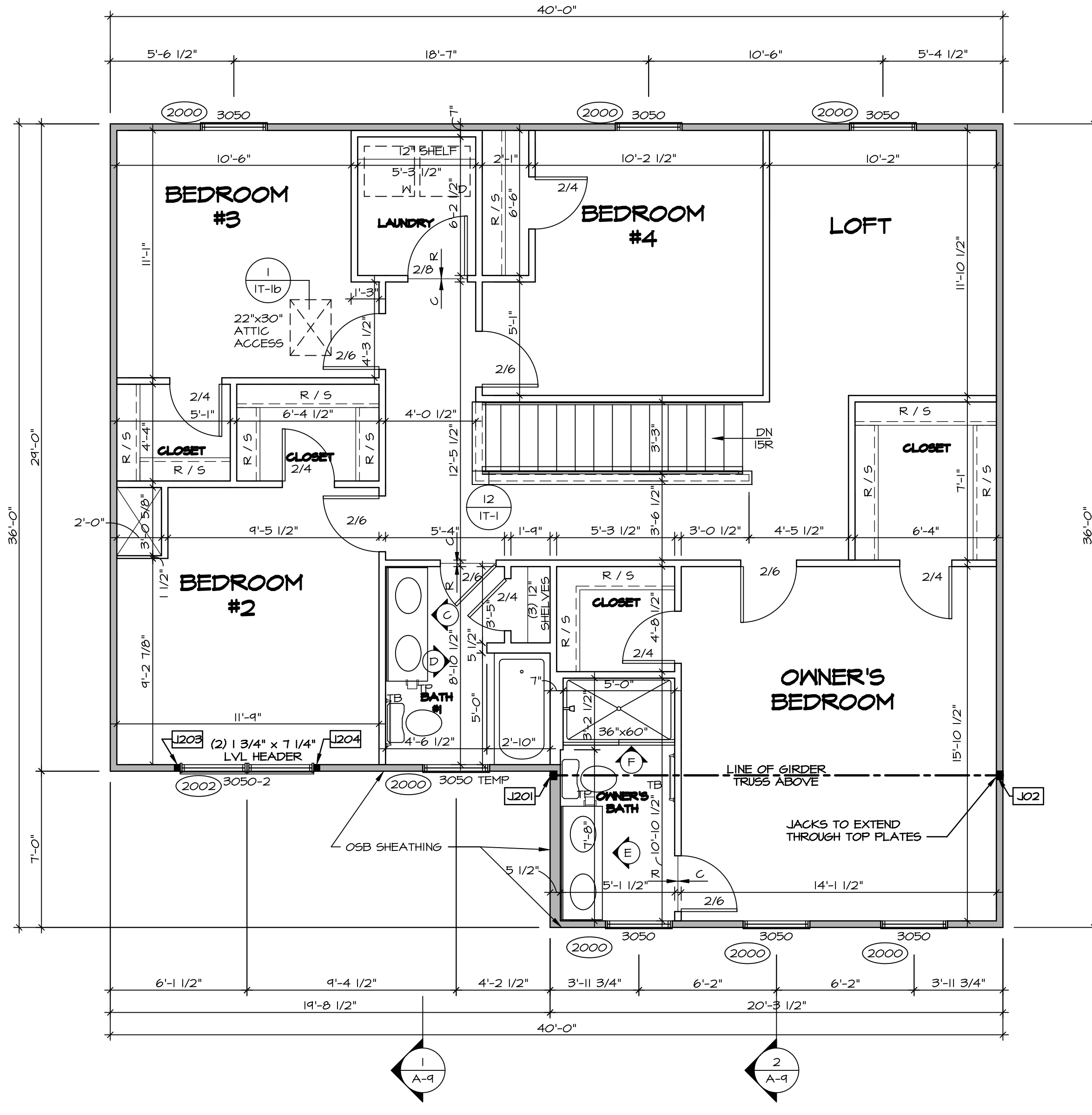
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

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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#11	2004
J202	JACK - (3) 2X4 5F#11	2004
J203	JACK - (2) 2X4 5F# STUD GRADE	2002
J204	JACK - (2) 2X4 5F# STUD GRADE	2002

DIV-COMM-LOT-UNIT  
**DCY-S2-0285**  
 COMM-LOT  
 5MAYERS MILL - SIMPLY RYAN - 0285  
 STREET ADDRESS  
 6618 RIVOLLET DRIVE  
 CITY MIDDLETOWN STATE OH ZIP 45042  
 APT. NO. ---

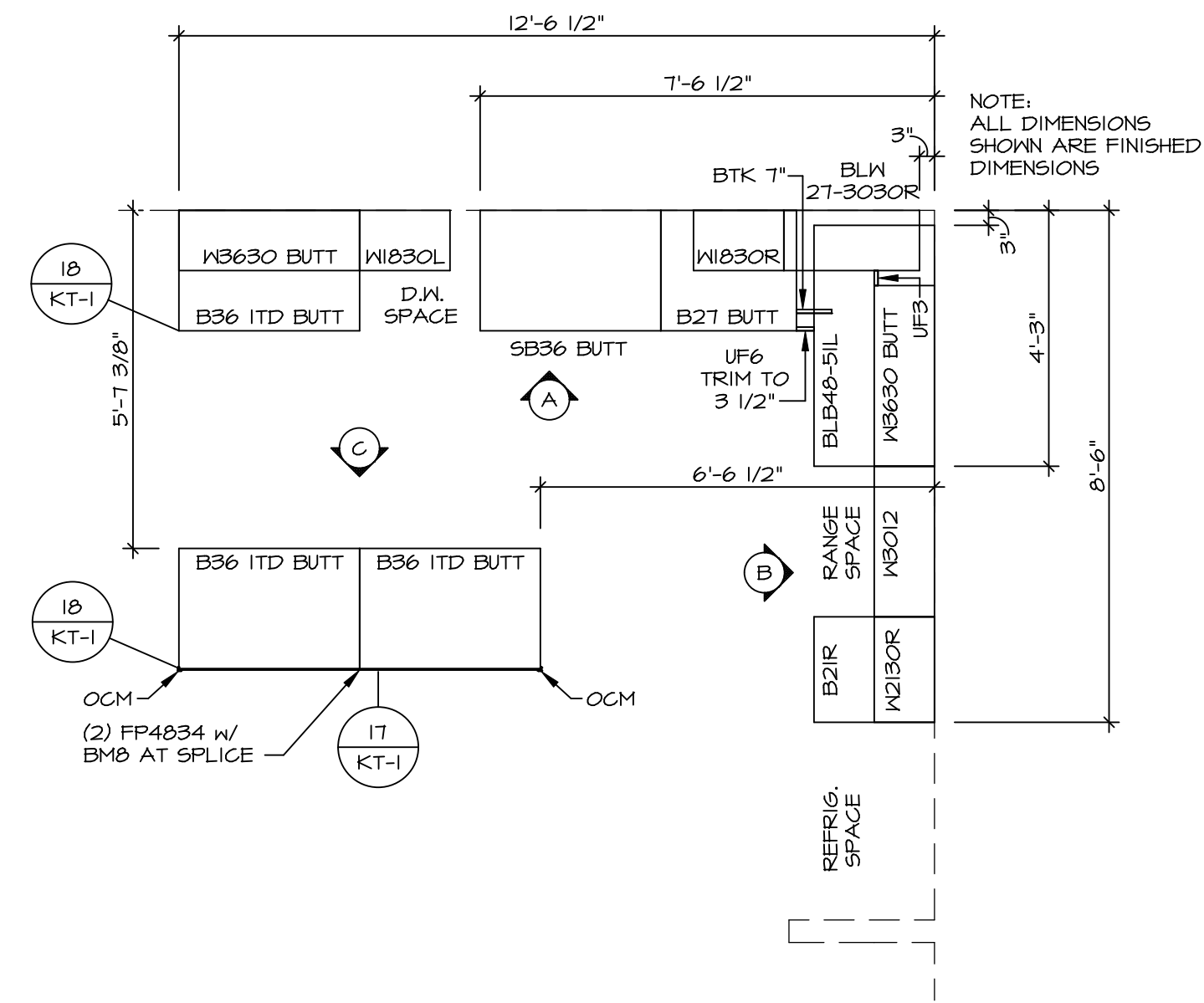
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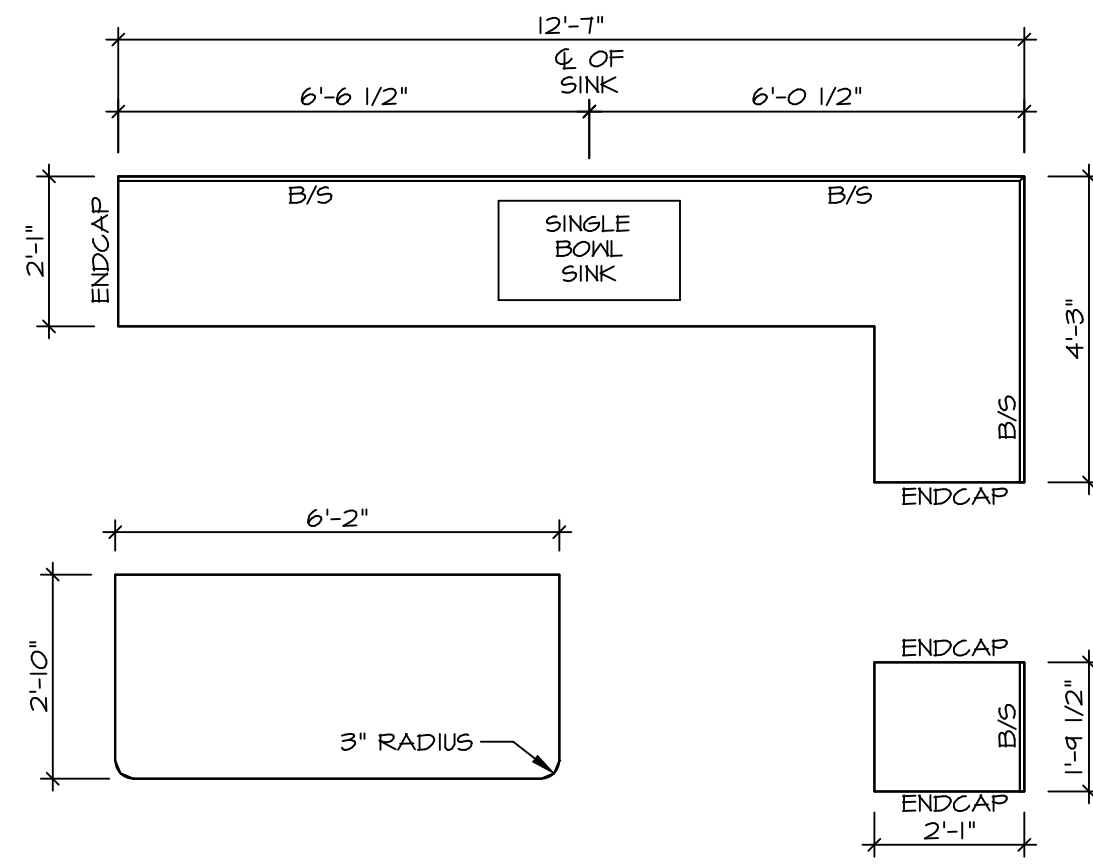
SET NO. EMM00  
 VERSION 01  
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**SECOND FLOOR PLAN**  
 OPTION DESCRIPTION  
 A-8  
 10

SHEET NO. A-8  
 10

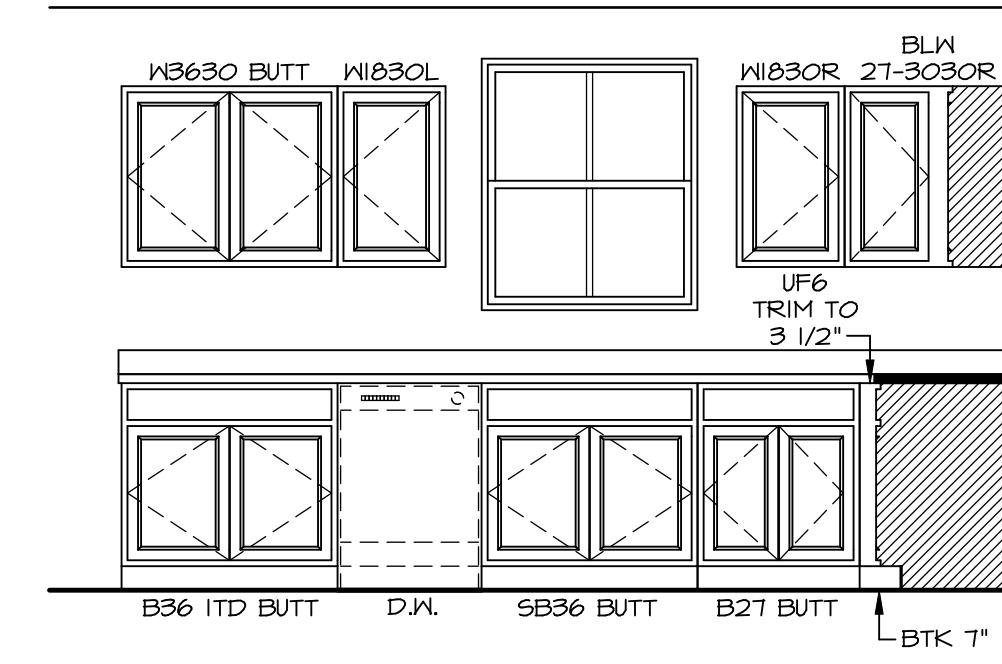
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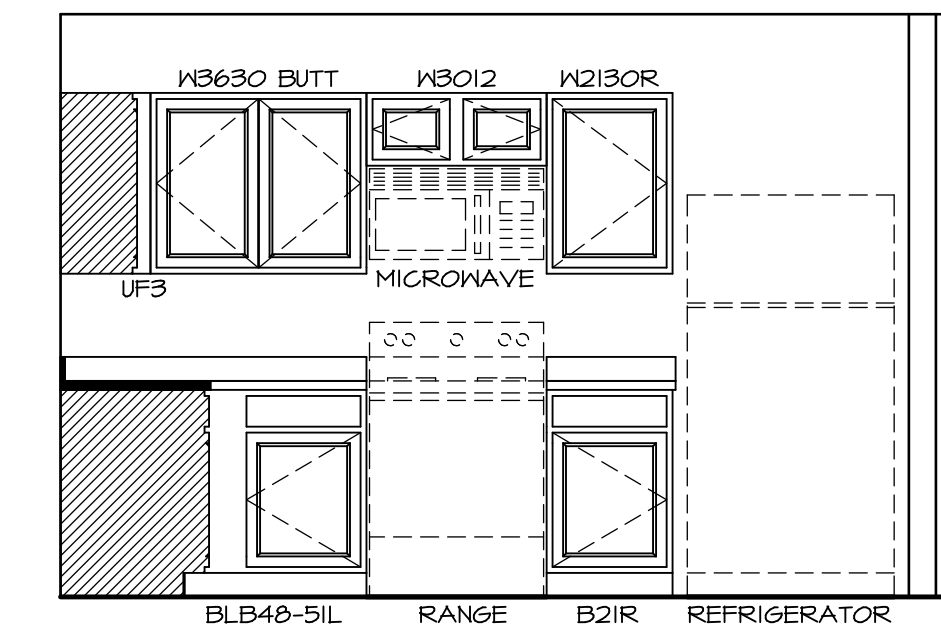
1 KITCHEN CABINET PLAN (KC-3644)  
SCALE: 3/8" = 1'-0"



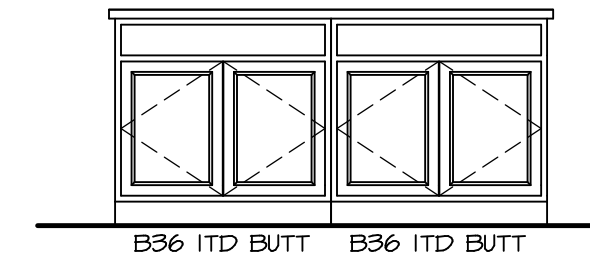
2 KITCHEN COUNTERTOP PLAN (KT-3644)  
SCALE: 3/8" = 1'-0"



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



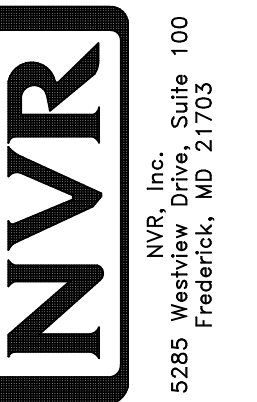
B KITCHEN ELEVATION  
SCALE: 3/8" = 1'-0"



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

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

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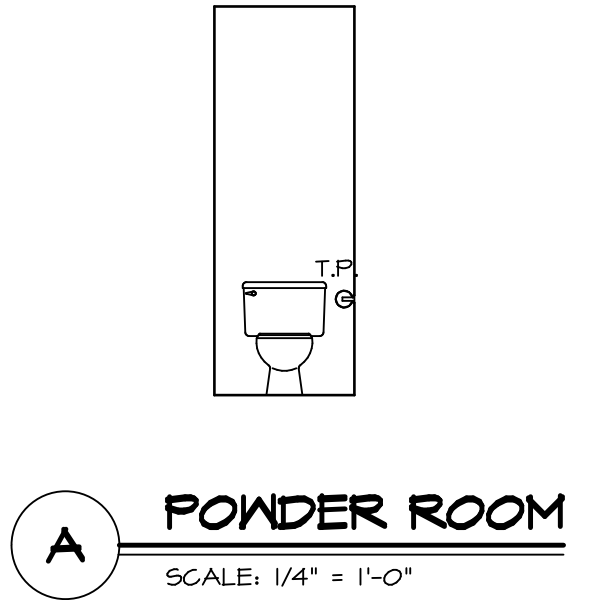
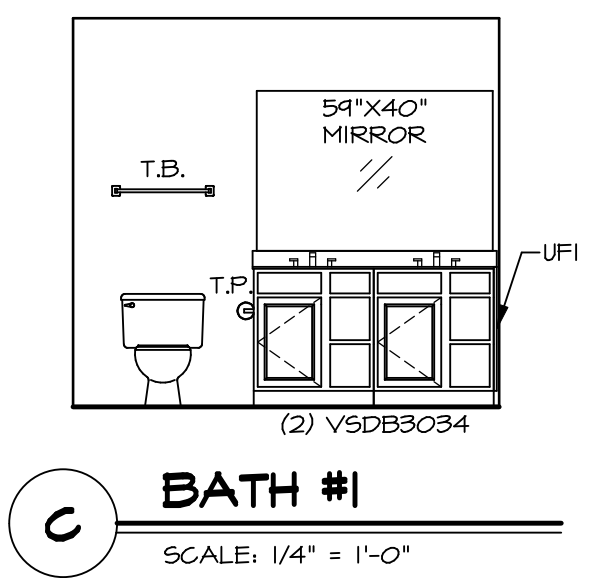
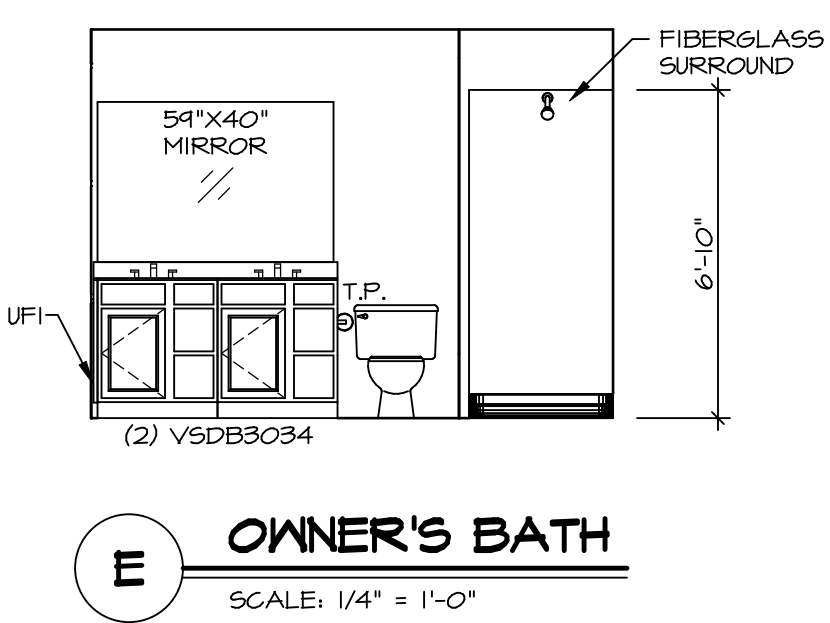
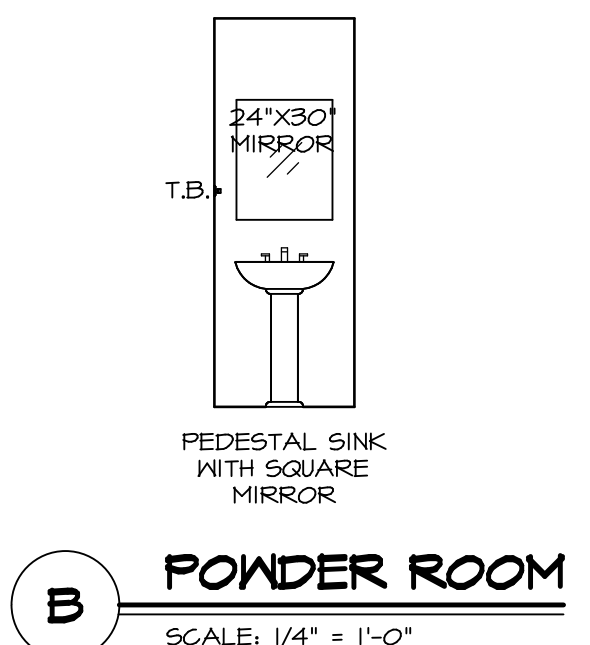
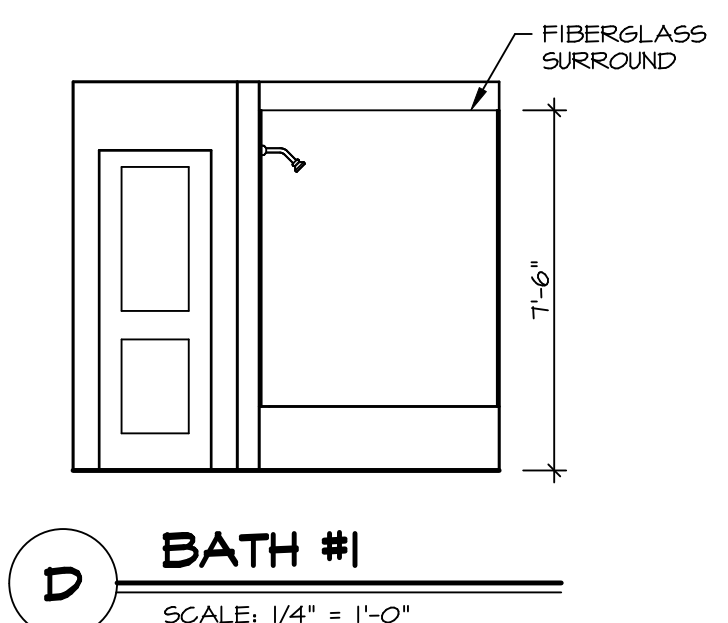


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VERSION 01  
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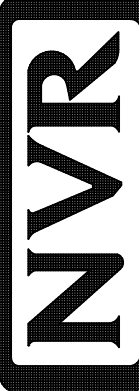
MODEL ELM  
DRAWING TITLE KITCHEN  
OPTION DESCRIPTION  
SHEET NO. A-12  
13

DIV-COMM-LOT-UNIT DCY-S2-0285  
COMM-LOT  
STREET ADDRESS 5MAYERS MILL - SIMPLY RYAN - 0285  
CITY MIDDLETOWN OH ZIP 45042

SHEET NO. A-12  
13



- 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. <b>A-13</b>	MODEL <b>ELM</b>	DRAWING TITLE <b>BATH ELEVATIONS</b>	SET NO. EMM00	VERSION 01
			DRAWN BY	DATE:
14	OPTION DESCRIPTION	OPTION	© NVR, Inc. Expressly reserves the right to modify or change these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.	
			 NVR, Inc. Suite 100 5285 Westpark Drive Frederick, MD 21703	
DIV-COMM-LOT-UNIT <b>DCY-S2-0285</b> COMM-LOT SAATCHERS MILL - SIMPLY RYAN - 0285 STREET ADDRESS 6619 RIVOLLET DRIVE CITY MIDDLETOWN STATE OH ZIP 45042			05/06/21 - 9:54 am C:\NVR\Solves\ELM_EMM00_01\DCY-S2-0285\228739\Sheets\Lot_Specific\13_A-13_BATH_LS.dwg	