

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. <b>ELM00</b>	 NVR, Inc., Suite 100 5285 Westview Frederick, MD 21703	© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION <b>01</b>		
OPTION DESCRIPTION <b>7</b>	OPTION	DRAWN BY	DATE: _____	APPROVED BY
DIV-COMM-LOT-UNIT <b>DCY-S2-0325</b>		COMM-LOT SAATERS MILL - SIMPLY RYAN - 0325		
STREET ADDRESS 6721 RIVERVIEW AVE		CITY STATE ZIP MIDDLETOWN OH -----		
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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**

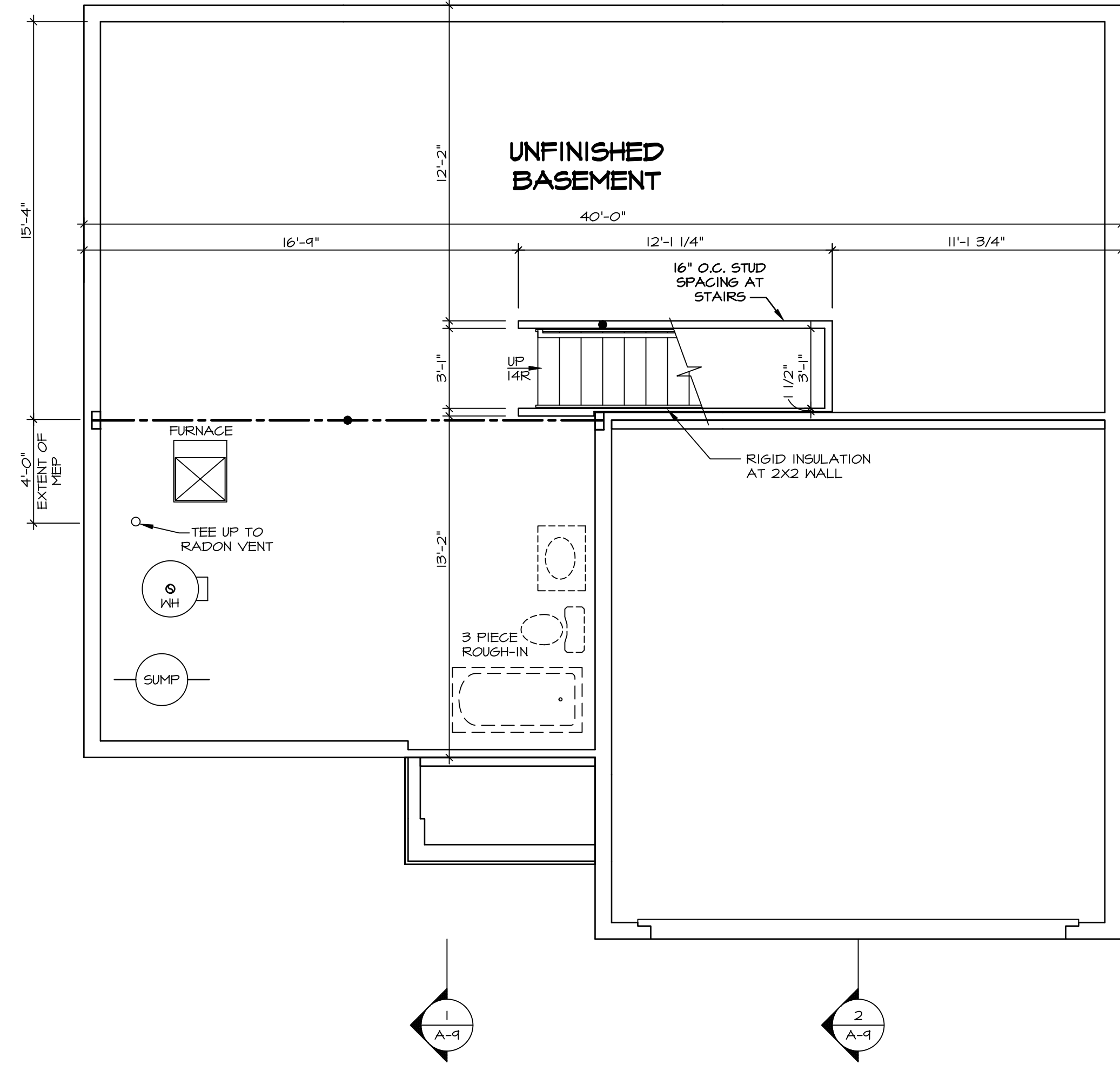
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING 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"

SHEET NO. **A-6**  
 MODEL **ELM**  
 DRAWING TITLE **BASEMENT FLOOR PLAN**  
 OPTION DESCRIPTION **FULL BASEMENT FOUNDATION**

SET NO. **ELM00**  
 VERSION **01**  
 DRAWN BY  
 DATE:  
 OPTION **FBA**

DIV-COMM-LOT-UNIT **DCY-S2-0325**  
 COM-LOT **SAMYERS MILL - SIMPLY RYAN - 0325**  
 STREET ADDRESS **6721 RIVERVIEW AVE**  
 CITY **MIDDLETOWN** STATE **OH** ZIP **44888**

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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

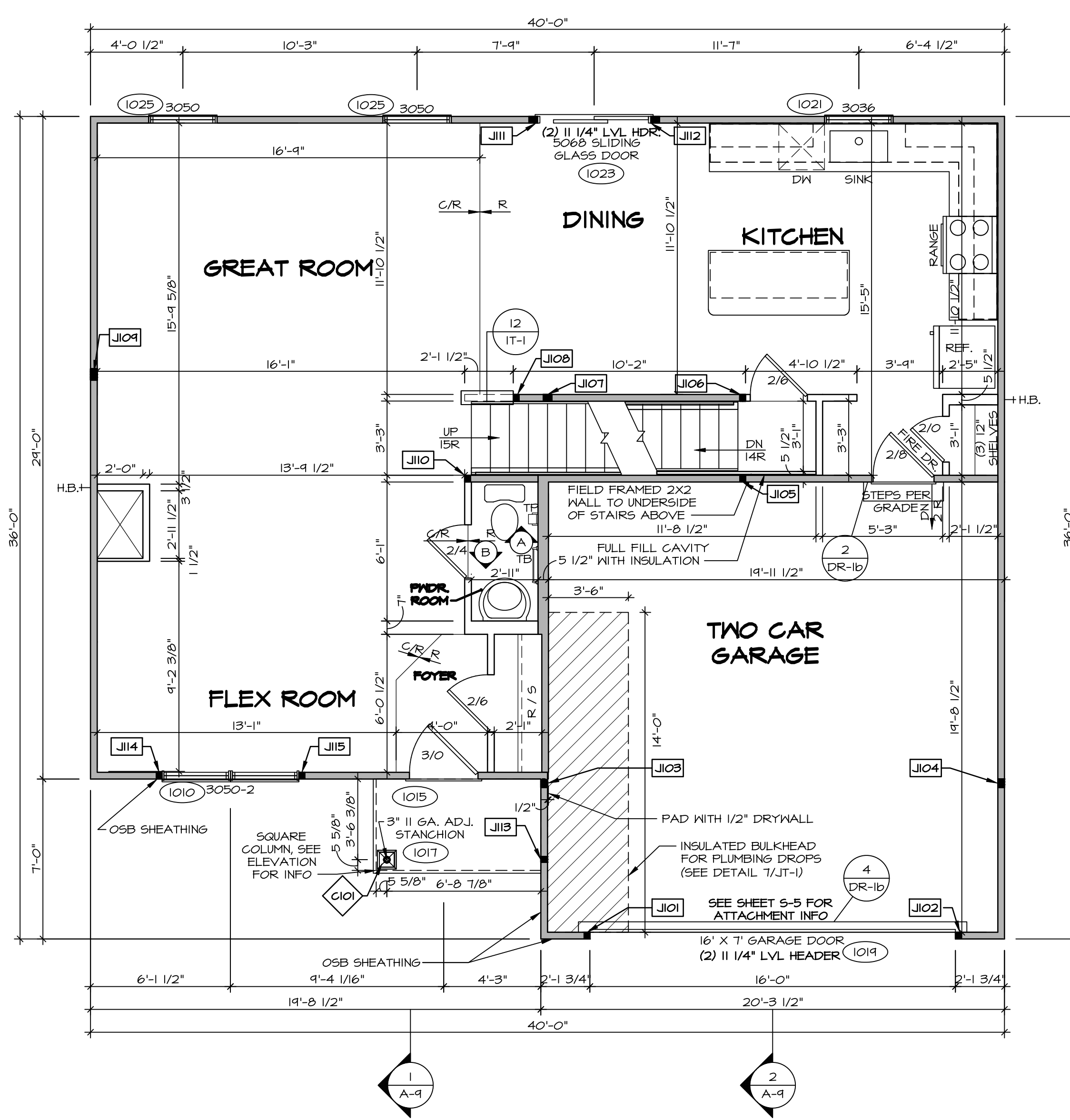
SEE FC DETAILS FOR FRAMING CONNECTORS

- ### 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. MULTIPLE-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.
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- ### GYPSUM NOTES
- AT GARAGE:**  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM HEADS 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

**NOTE:**  
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

ALL WINDOWS HAVE T-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 - (2) 2X4 SFF STUD GRADE	1019
J102	JACK - (2) 2X4 SFF STUD GRADE	1019
J103	JACK - (3) 2X4 SFF	2004
J104	JACK - (3) 2X4 SFF	2004
J105	JACK - (2) 2X4 SFF STUD GRADE	1004
J106	JACK - (2) 2X4 SFF STUD GRADE	1004
J107	JACK - (3) 2X4 SFF	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	1017
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

SHEET NO. A-7

MODEL ELM

DRAWING TITLE FIRST FLOOR PLAN

OPTION DESCRIPTION 9

SET NO. EVM00

VERSION 01

DRAWN BY

DATE:

OPTION

DIV-COMM-LOT-UNIT DCY-S2-0325

COM-LOT SAATERS MILL - SIMPLY RYAN - 0325

STREET ADDRESS 6721 RIVERVIEW AVE

APT. NO.

CITY MIDDLETOWN

STATE OH

ZIP

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**LEGEND**

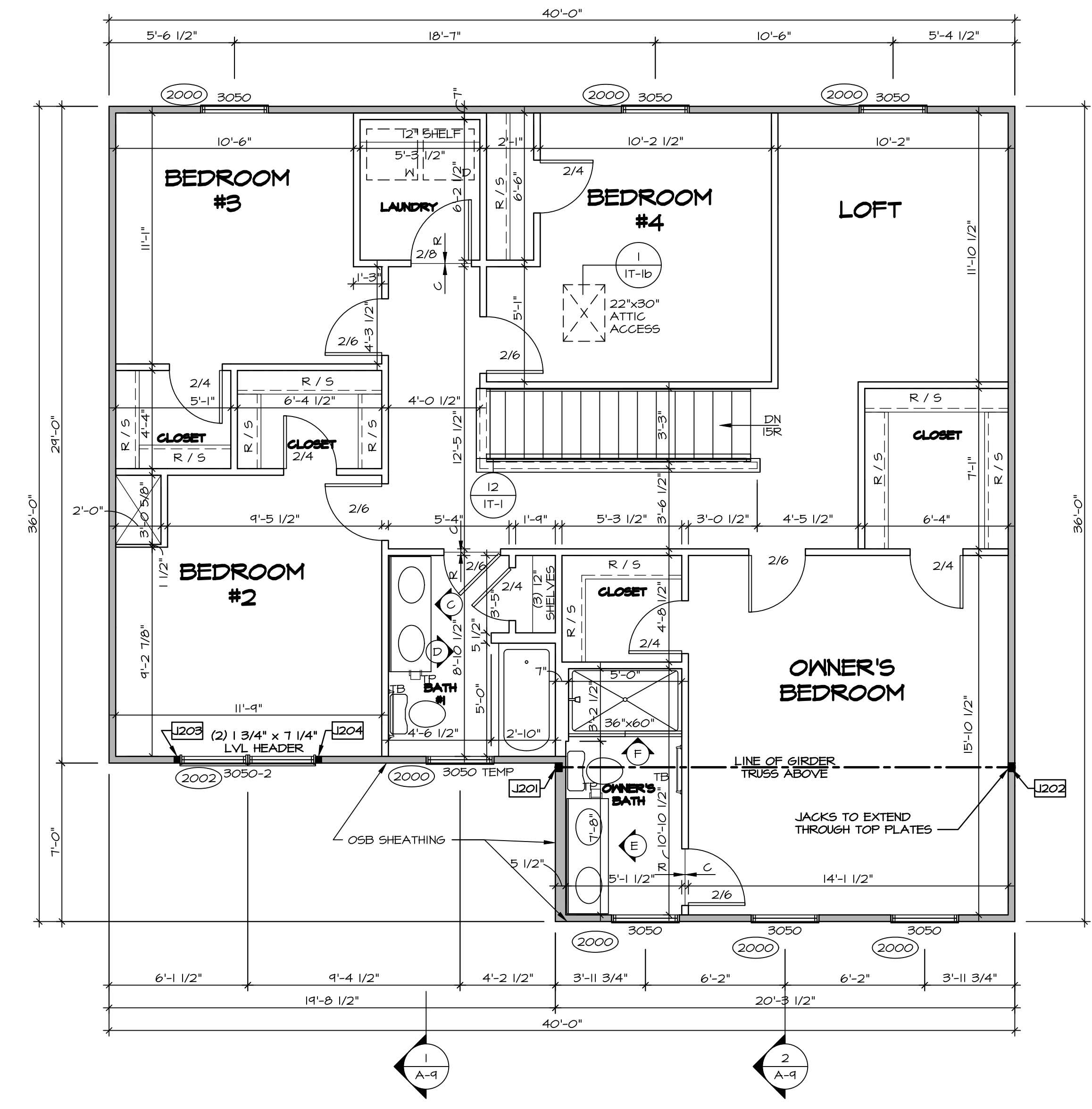
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	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
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**NOTE:**  
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ALL WINDOWS HAVE 7'-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED



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

**SECOND FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. NUM.
J201	JACK - (3) 2X4 SPF#1	2004
J202	JACK - (3) 2X4 SPF#1	2004
J203	JACK - (2) 2X4 SPF STUD GRADE	2002
J204	JACK - (2) 2X4 SPF STUD GRADE	2002

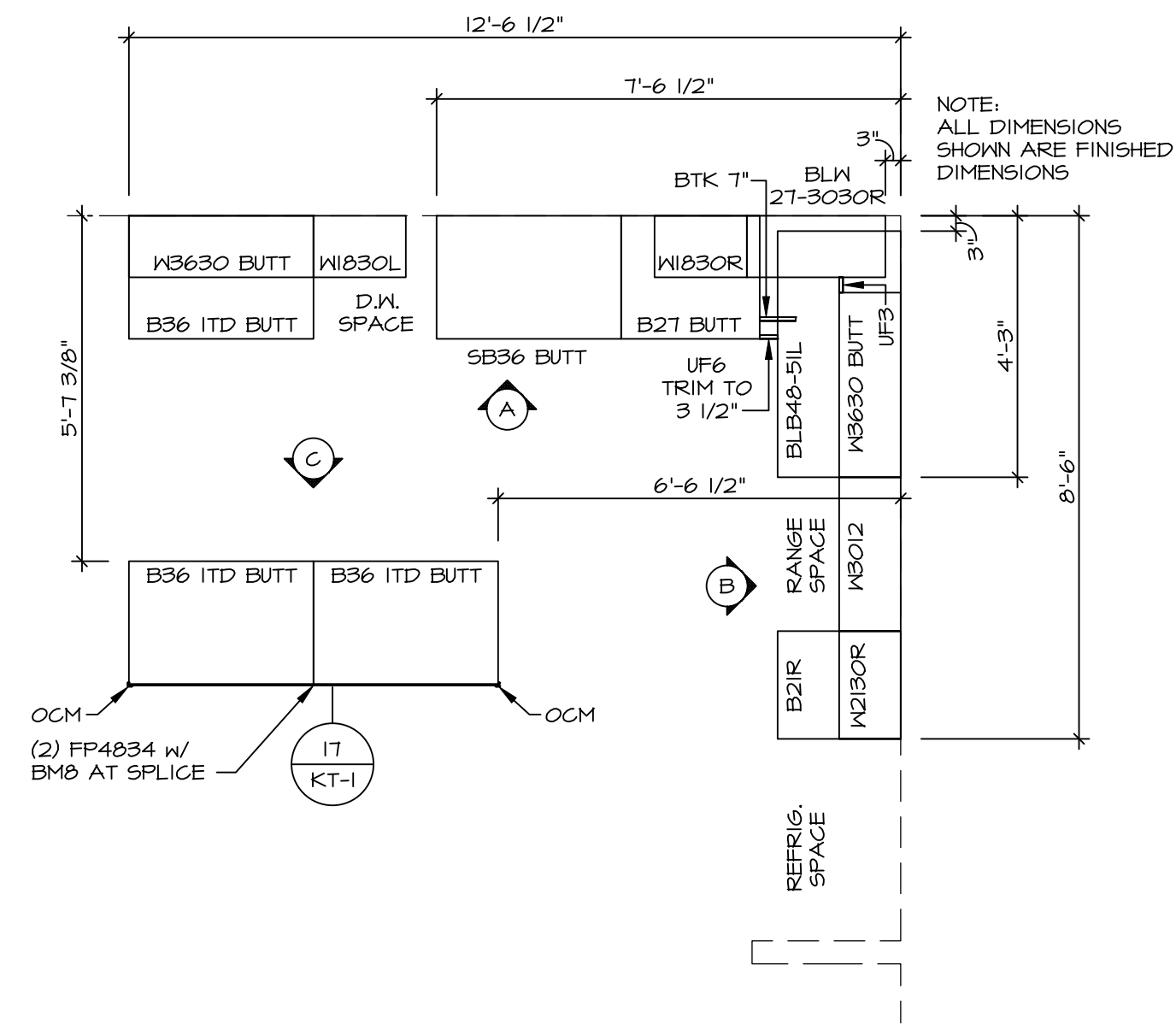
DIV-COMM-LOT-UNIT  
**DCY-S2-0325**  
COM-LOT  
SAYERS MILL - SIMPLY RYAN - 0325  
STREET ADDRESS  
6721 RIVERVIEW AVE  
CITY MIDDLETOWN STATE OH ZIP -----

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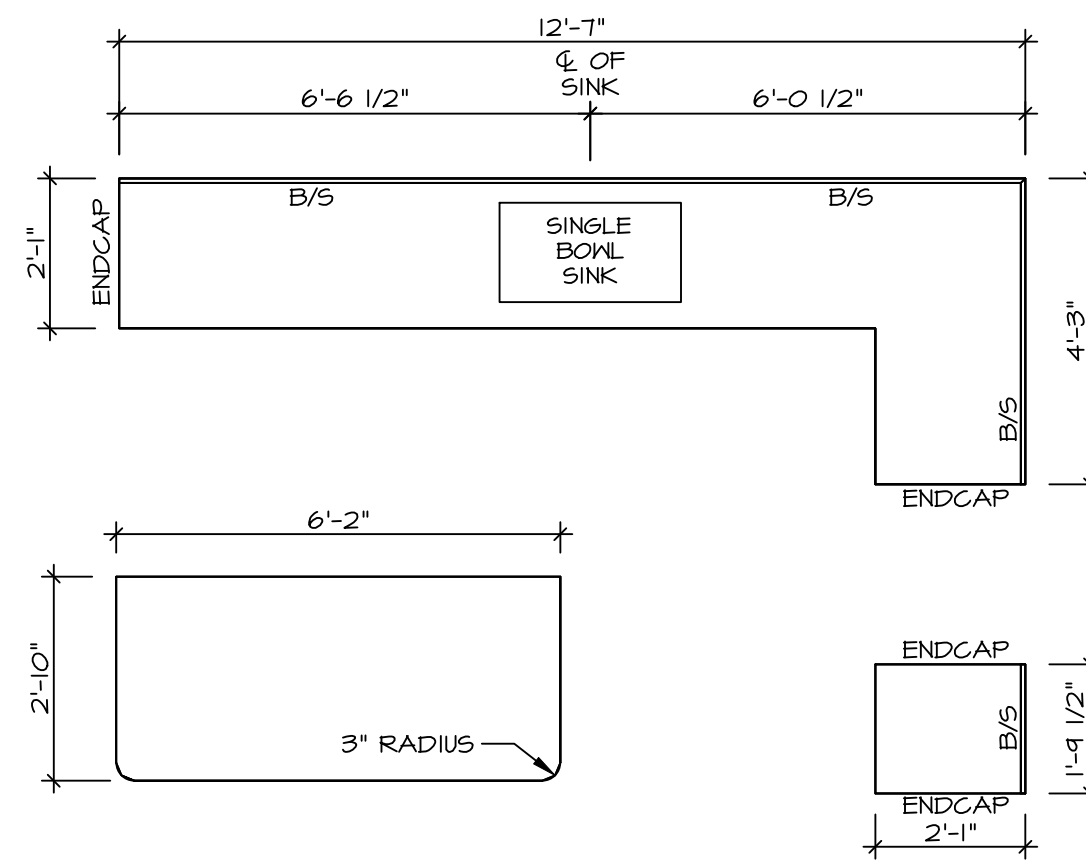
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SET NO. EVM00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

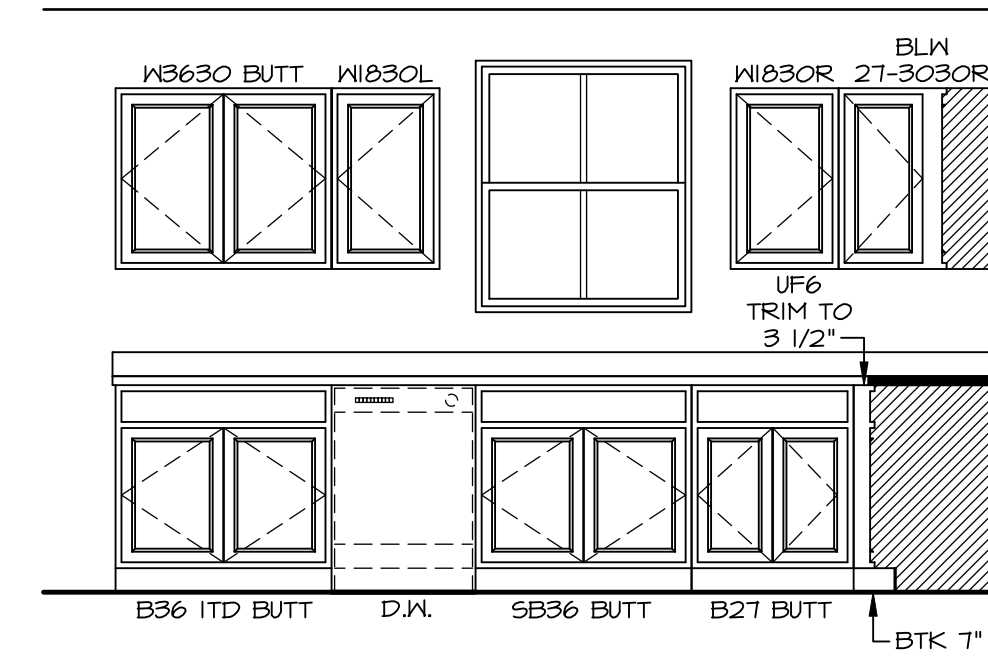
SHEET NO. **A-8**  
MODEL **ELM**  
DRAWING TITLE **SECOND FLOOR PLAN**  
OPTION DESCRIPTION  
**10**



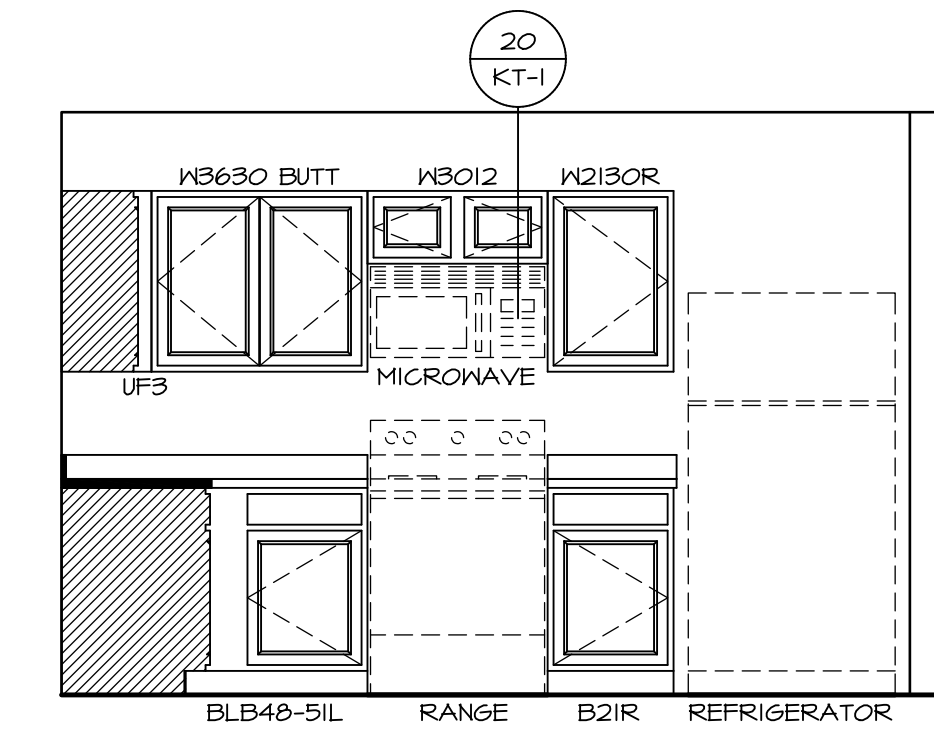
1 KITCHEN CABINET PLAN (KC-3644)  
SCALE: 3/8" = 1'-0"



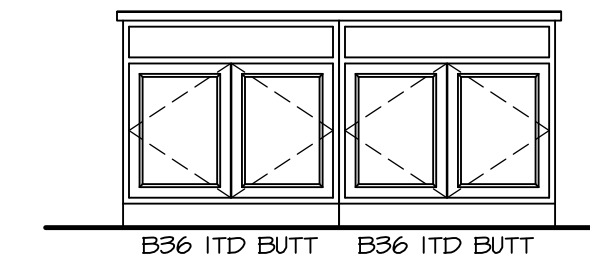
2 KITCHEN COUNTERTOP PLAN (KT-3644)  
SCALE: 3/8" = 1'-0"



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



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

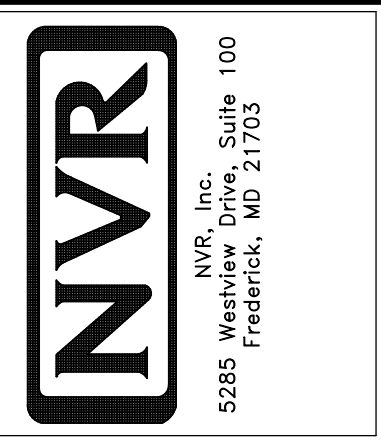


C KITCHEN ELEVATION  
SCALE: 3/8" = 1'-0"

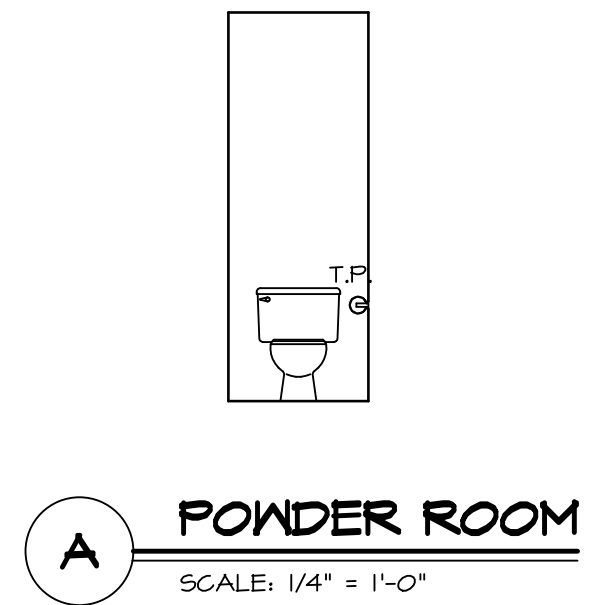
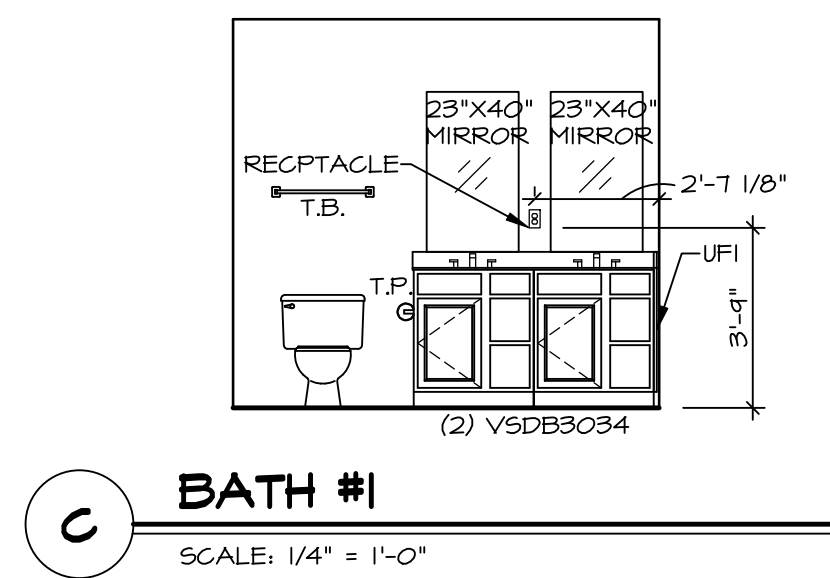
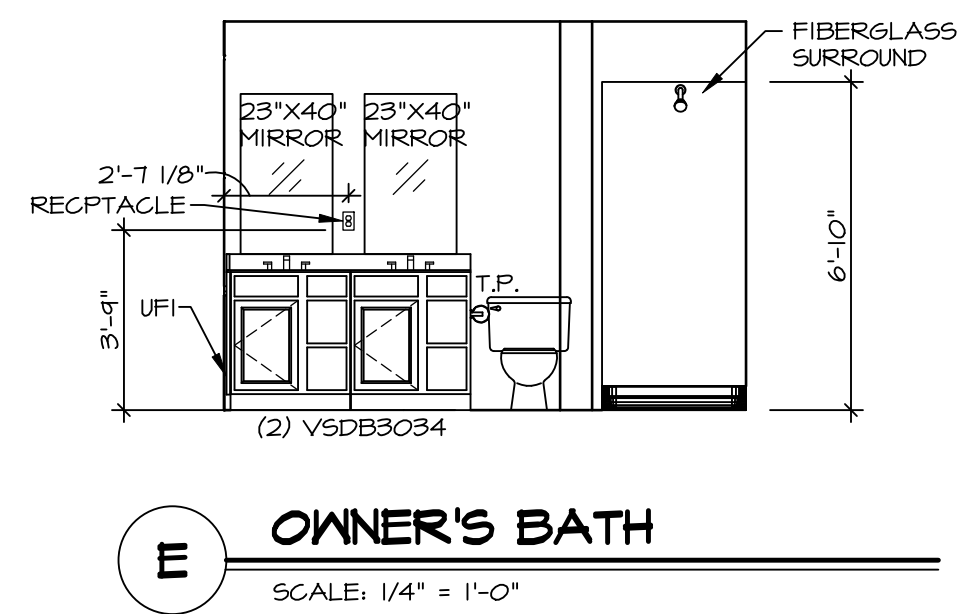
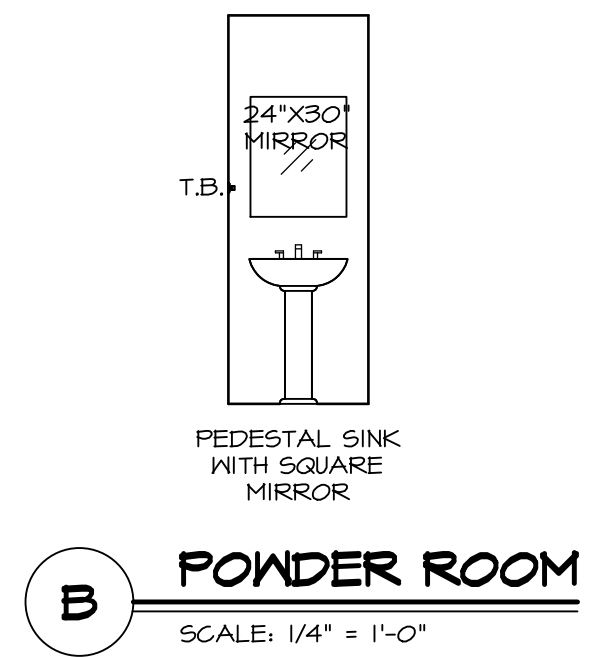
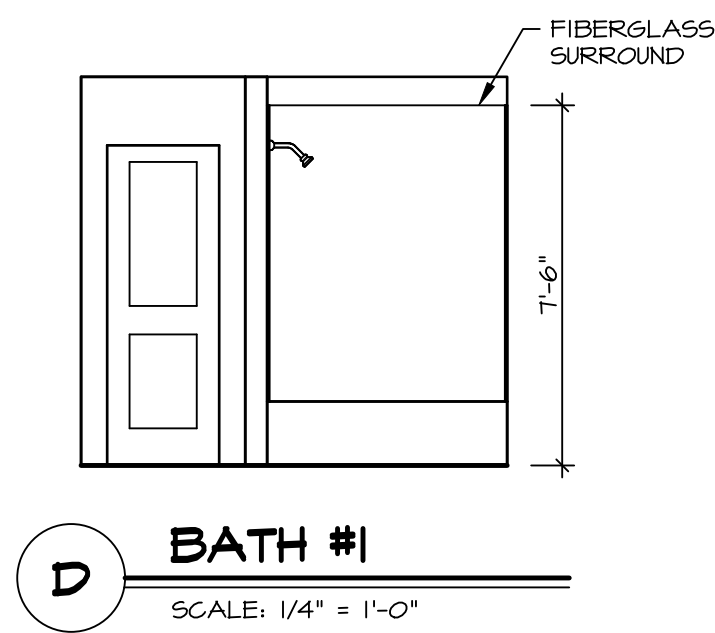
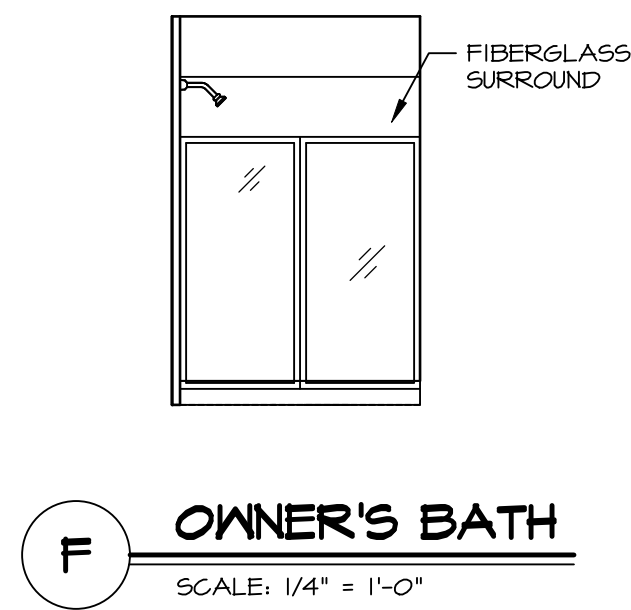
NOTES:  
1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.  
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.  
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

SHEET NO. <b>A-12</b>	MODEL <b>ELM</b> DRAWING TITLE <b>KITCHEN</b>	SET NO. <b>ELM00</b>	VERSION <b>01</b>
		DRAWN BY	DATE:
13	OPTION DESCRIPTION	DRAWING TITLE	
		DRAWING TITLE	

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DIV-COMM-LOT-UNIT  
**DCY-S2-0325**  
COM-LOT  
SAIYERS MILL - SIMPLY RYAN - 0325  
STREET ADDRESS  
6721 RIVERVIEW AVE  
CITY MIDDLETOWN STATE OH ZIP -----



**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 V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO. <b>A-13</b>	MODEL <b>ELM</b>	SET NO. ELM00	DIV-COMM-LOT-UNIT <b>DCY-S2-0325</b>
	DRAWING TITLE <b>BATH ELEVATIONS</b>	VERSION 01	
OPTION DESCRIPTION <b>14</b>	DATE:	STREET ADDRESS <b>6721 RIVERVIEW AVE</b>	APT. NO. ----
	OPTION	CITY <b>MIDDLETOWN</b>	STATE <b>OH</b>
		ZIP ----	

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