

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. A-5 | MODEL ELM | SET NO. ELM00 | 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 copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc. | DIV-COMM-LOT-UNIT DCY-S2-0353 |
| | DRAWING TITLE PLUMBING PLAN | VERSION 01 | | | |
| OPTION DESCRIPTION 7 | DATE: OPTION | DATE: OPTION | C:\NVR\Software\ELM\ELM00_01\DCY-S2-0353\2687658\Sheet\Lot_Specific\7 A-5 PLUMB_LS.dwg 11/20/22 - 2:14 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

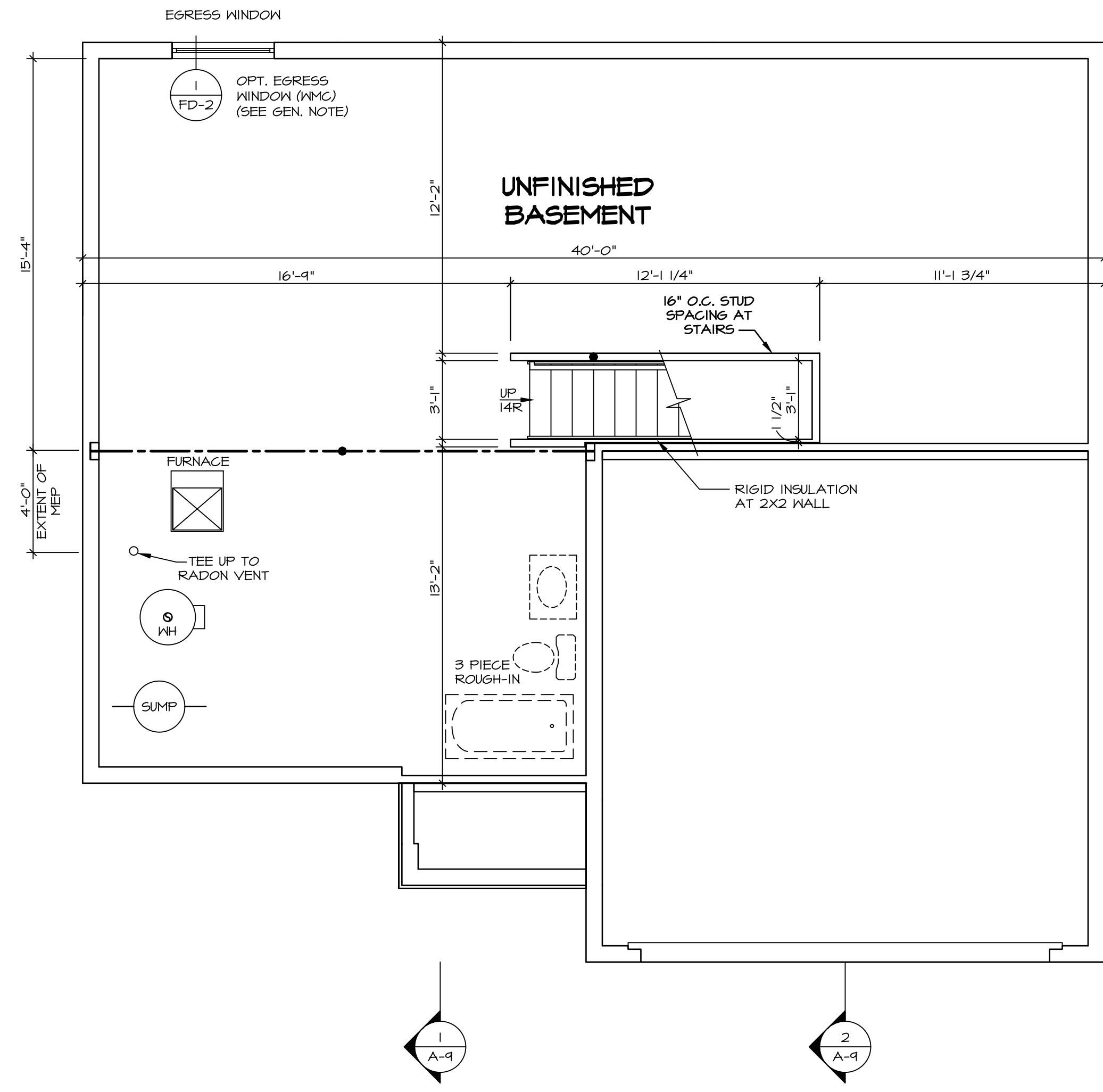
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING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

DIV-COMM-LOT-UNIT

DCY-S2-0353

COM-LOT

SAIYERS MILL - SIMPLY RYAN - 0983

APT. NO.

STREET ADDRESS

9929 MARY SPRINGS DR

CITY

MIDDLETOWN

STATE

OH

ZIP

45042

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SET NO. EVM00
VERSION 01
DRAWN BY

DATE:

OPTION
FBA

SHEET NO. **A-6**

MODEL
ELM
DRAWING TITLE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION
FULL BASEMENT FOUNDATION

1
A-6

2
A-6

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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 |

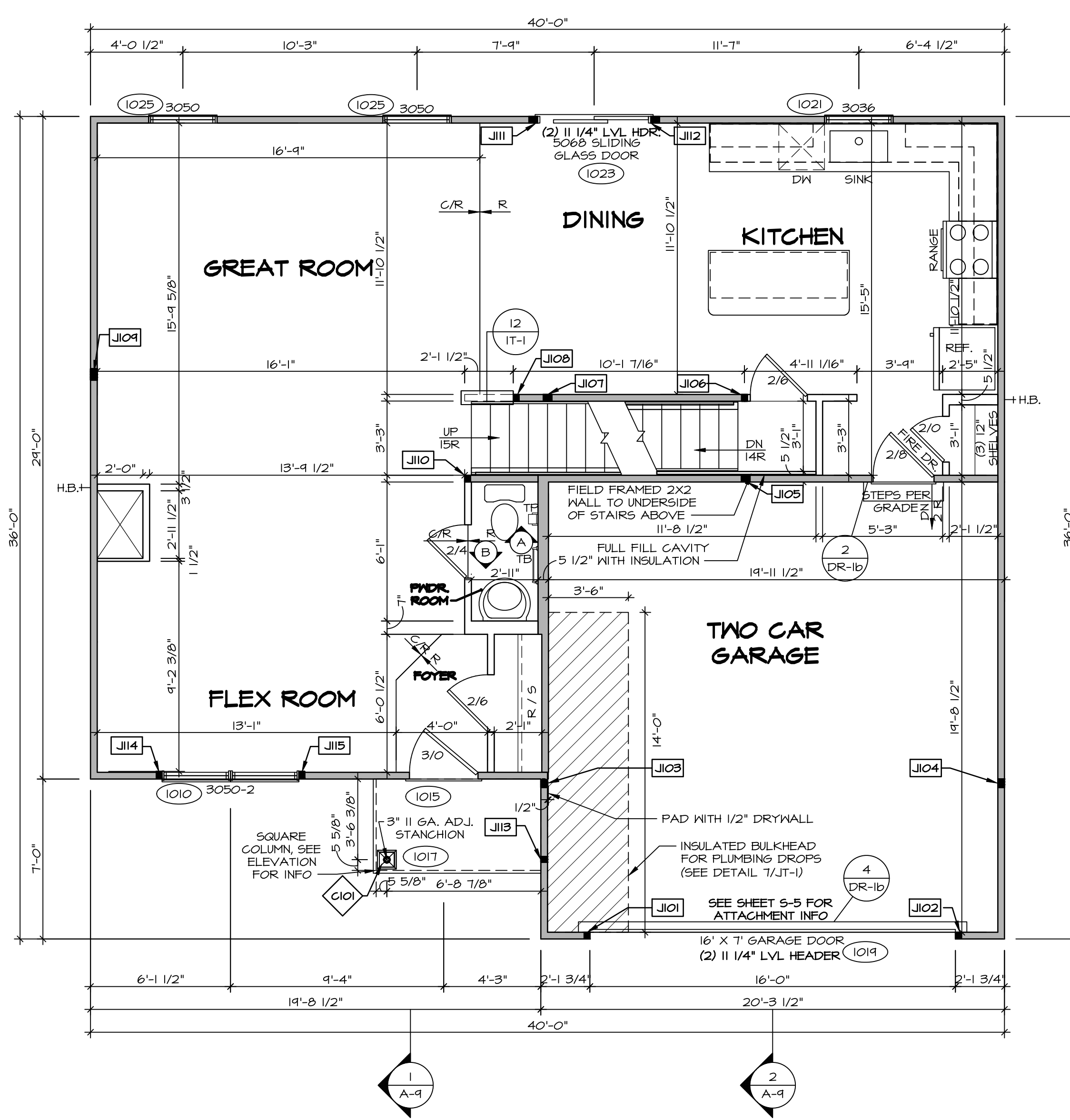
SEE FC DETAILS FOR FRAMING CONNECTORS

- ### FLOOR PLAN NOTES
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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- ### 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

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

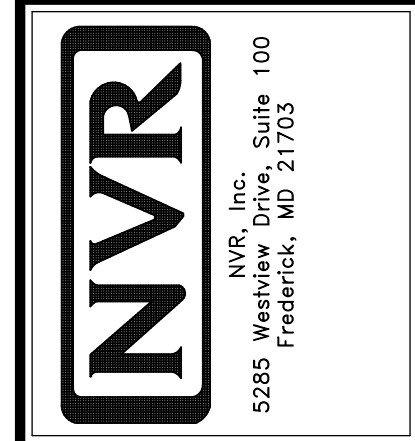
| IDENTIFIER | DESCRIPTION | ENG. NUM. |
|------------|-------------------------------|-----------|
| J101 | JACK - (2) 2X4 SFF STUD GRADE | 1019 |
| J102 | JACK - (2) 2X4 SFF STUD GRADE | 1019 |
| J103 | JACK - (3) 2X4 SFF | 2004 |
| J104 | JACK - (3) 2X4 SFF | 2004 |
| J105 | JACK - (3) 2X4 SFF STUD 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 |

DIV-COMM-LOT-UNIT
DCY-S2-0353
COM-LOT
SAATERS MILL - SIMPLY RYAN - 0983
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SET NO. EVM00
VERSION 01
DRAWN BY
DATE:
OPTION

SHEET NO. **A-7**
MODEL **ELM**
DRAWING TITLE **FIRST FLOOR PLAN**
OPTION DESCRIPTION
9

LEGEND

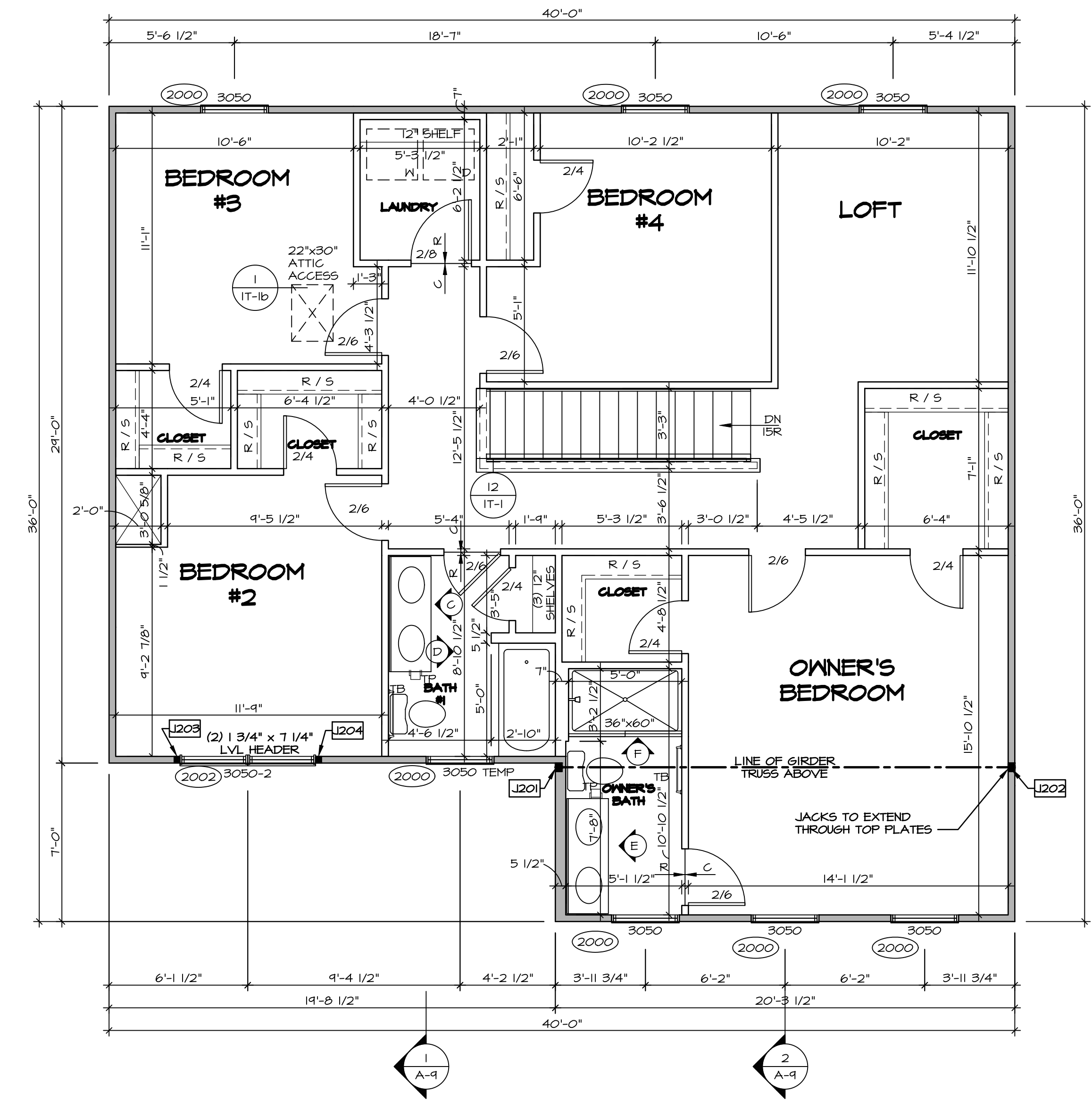
| | |
|--|---|
| | BEARING WALL |
| | NON BEARING WALL |
| | INDICATES BEARING FROM POINT-LOAD ABOVE |
| | JACKS |
| | BEAM/HEADER |
| | PAD FOOTING |
| | STEEL COLUMN |
| | TRUSS TIE DOWN |
| | PORTAL FRAME |
| | JOIST/TRUSS |
| | LVL |
| | ENGINEERING PAGE NUMBER |

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 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 SP#1 | 2004 |
| J202 | JACK - (3) 2X4 SP#1 | 2004 |
| J203 | JACK - (2) 2X4 SP# STUD GRADE | 2002 |
| J204 | JACK - (2) 2X4 SP# STUD GRADE | 2002 |

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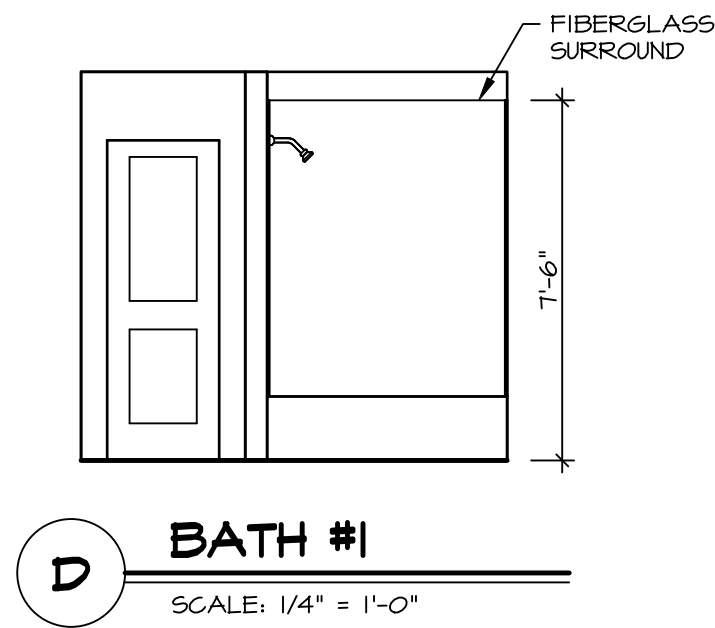
SHEET NO. **A-8**
MODEL **ELM**
DRAWING TITLE **SECOND FLOOR PLAN**
OPTION DESCRIPTION
10

SET NO. ELM00
VERSION 01
DRAWN BY
DATE:
OPTION

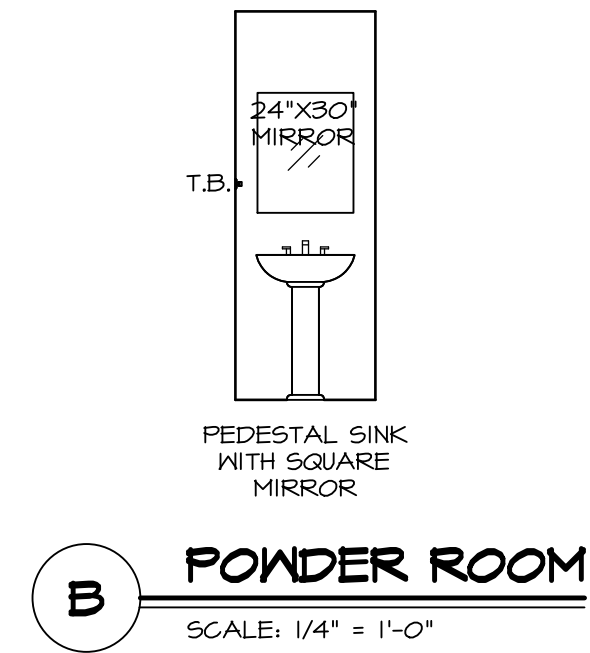
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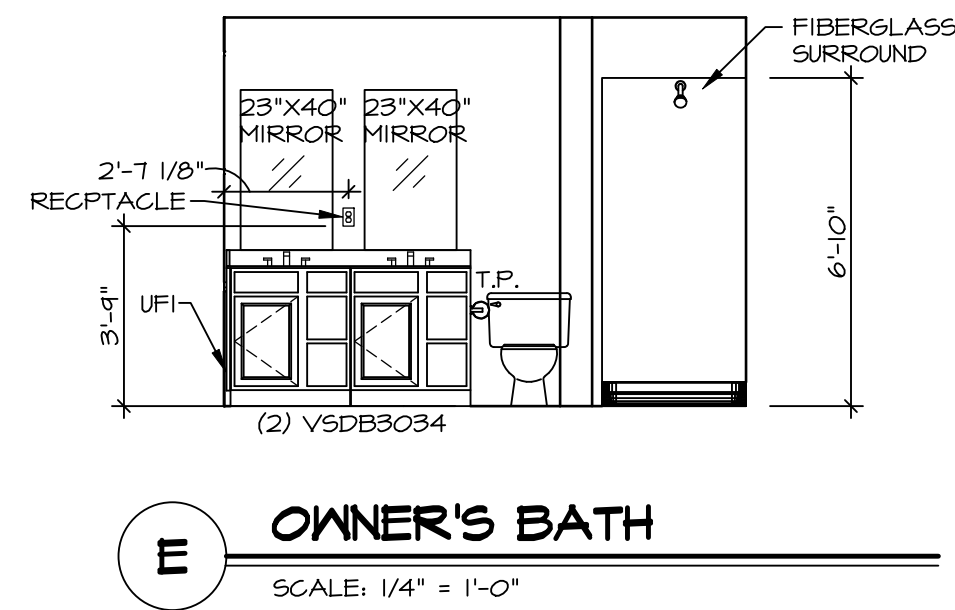
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



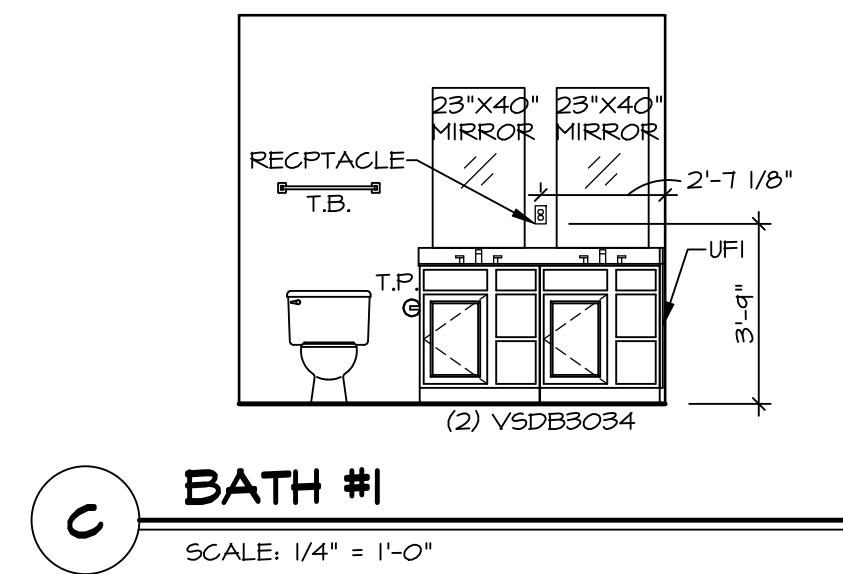
D BATH #1
SCALE: 1/4" = 1'-0"



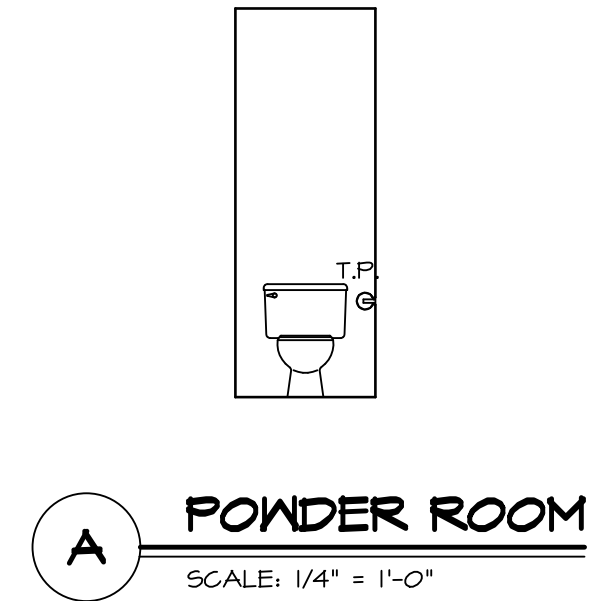
B POWDER ROOM
SCALE: 1/4" = 1'-0"



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 V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.

| | | | | |
|--------------------------|---------------------|--|--|---|
| SHEET NO. A-13 | MODEL ELM | DRAWING TITLE BATH ELEVATIONS | SET NO. ELM00 | DATE: OPTION |
| | | | VERSION 01 | |
| 14 | NVR | NVR Inc., Suite 100 Frederick, MD 21703 | DIV-COMM-LOT-UNIT DCY-S2-0353 | |
| | | | COM-LOT SAIYERS MILL - SIMPLY RYAN - 0983 | STREET ADDRESS 9929 MARY SPRINGS DR |
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