

S2 347

6781 RIVERVIEW AVE

MIDDLETOWN, OH 45042

2 Story Basement

UNFINISHED BASEMENT

3 PIECE PLUMBING ROUGH-IN BASEMENT

2 hose bibs - no valves required

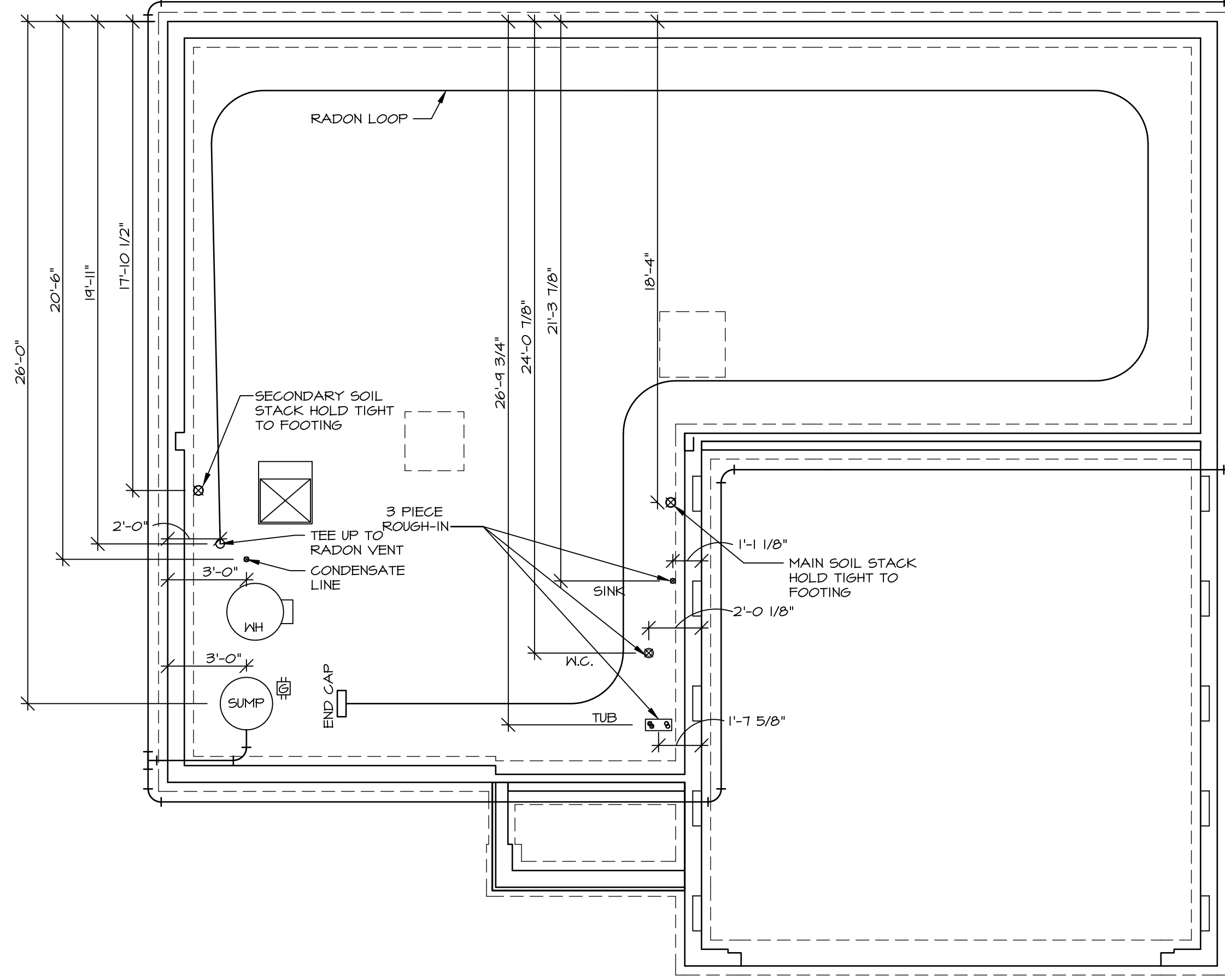
ice maker

1 tub

1 shower

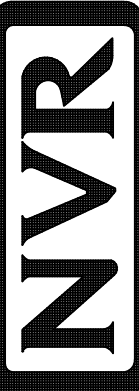
WATER HEATER ELECTRIC 40 GALLON

Gas Furnace



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 Ave 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 express written consent of NVR, Inc.
	DRAWING TITLE PLUMBING PLAN	VERSION 01		
OPTION DESCRIPTION 7	OPTION	DRAWN BY	DATE: _____	OPTION
DIV-COMM-LOT-UNIT DCY-S2-0347		COMM-LOT SAATERS MILL - SIMPLY RYAN - 0347 STREET ADDRESS 6781 RIVERVIEW AVE CITY MIDDLETOWN STATE OH ZIP -----		
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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

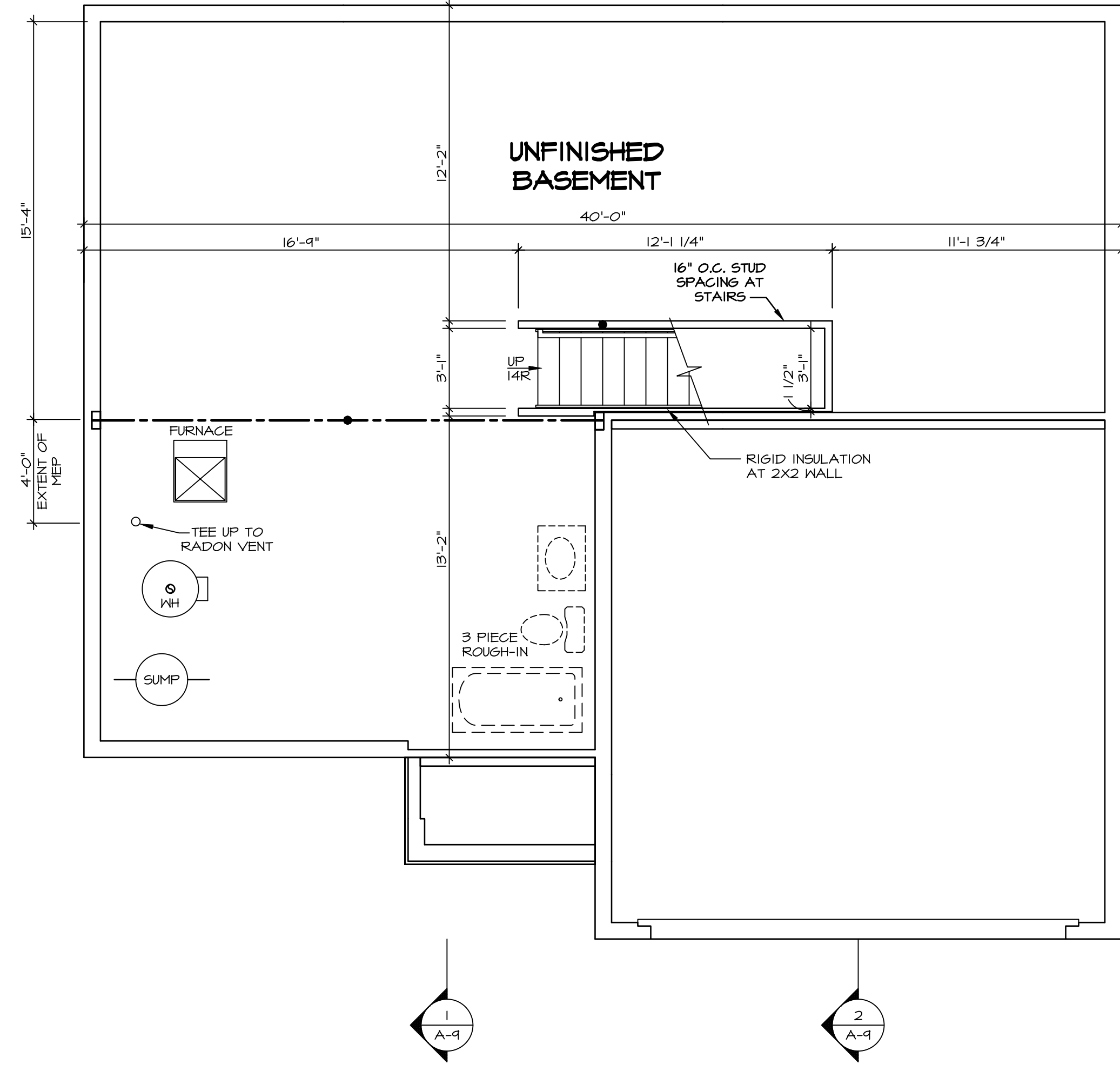
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING 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-S2-0347** COM-LOT **SAATERS MILL - SIMPLY RYAN - 0347** STREET ADDRESS **6781 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.
 - 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.

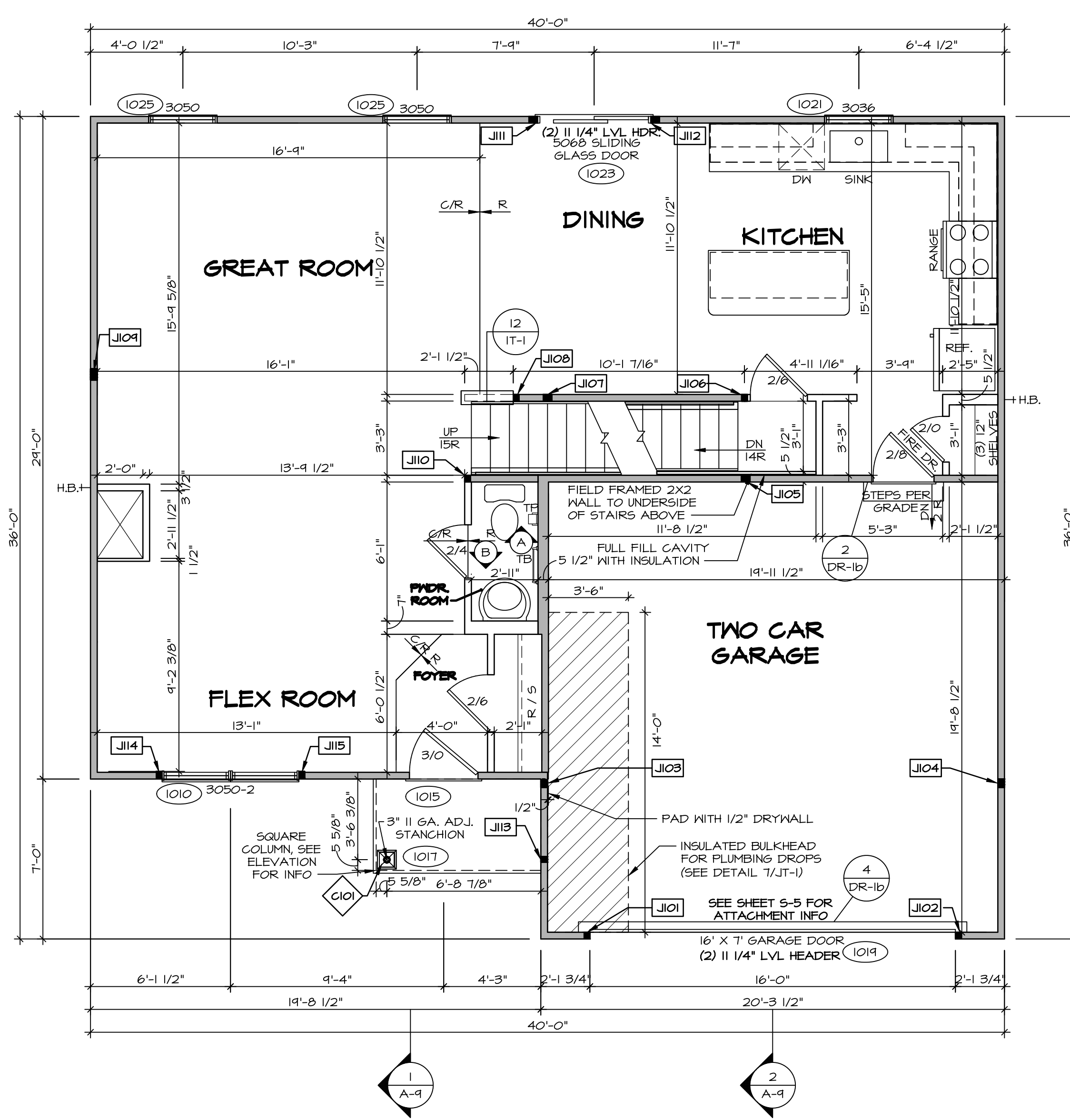
GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM 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 - (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-S2-0347

COM-LOT

SAATERS MILL - SIMPLY RYAN - 0347

APT. NO.

STREET ADDRESS

6781 RIVERVIEW AVE

CITY

MIDDLETOWN

STATE

OH

ZIP

SHEET NO.

A-7

9

MODEL

ELM

DRAWING TITLE

FIRST FLOOR PLAN

SET NO. EVM-00

VERSION 01

DRAWN BY

DATE:

OPTION

DRAWING TITLE

FIRST FLOOR PLAN

OPTION DESCRIPTION

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SET NO. EVM-00
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL
ELM
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-7
9

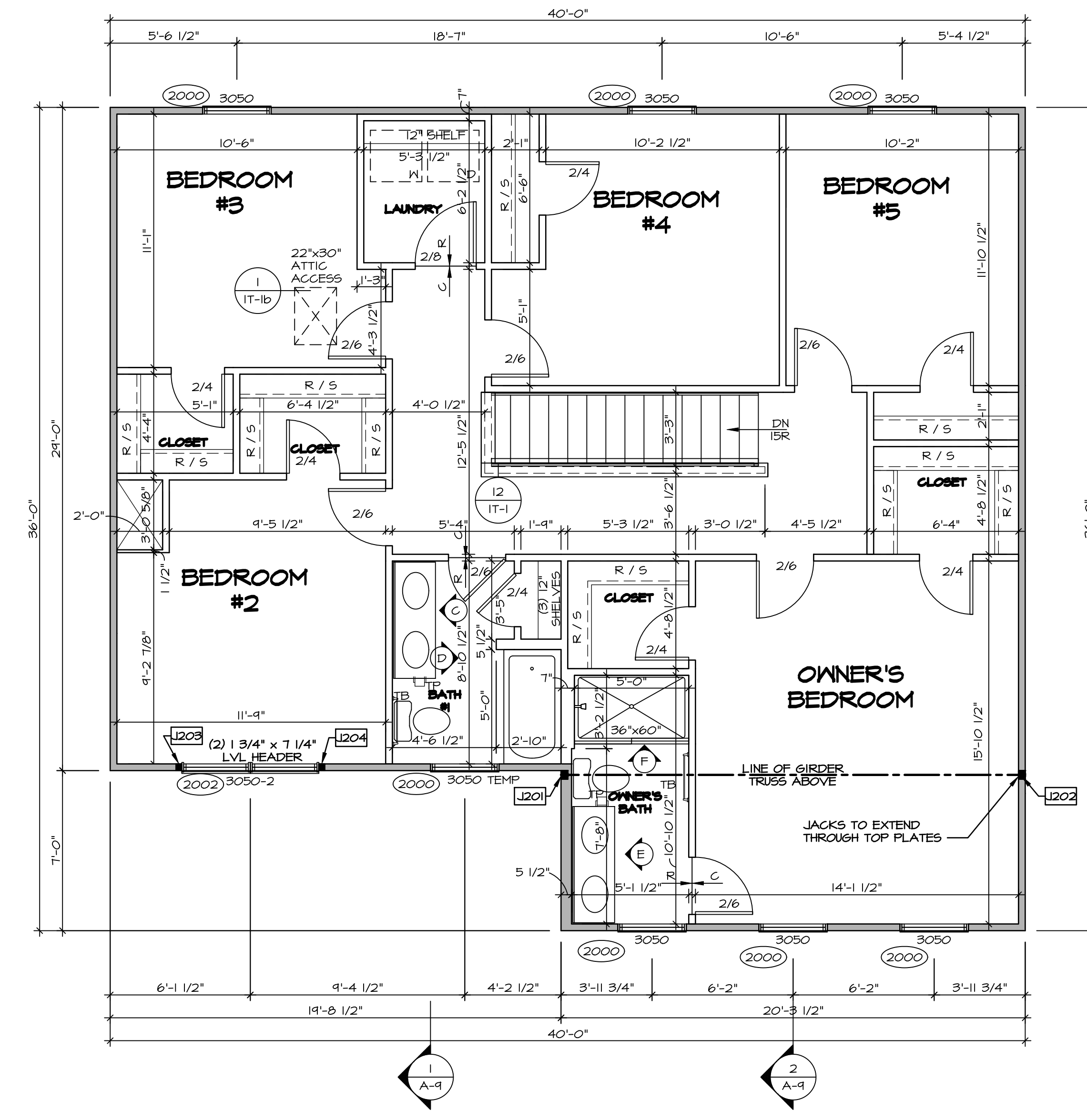
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LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
SEE FC DETAILS FOR FRAMING CONNECTORS	

- 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 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

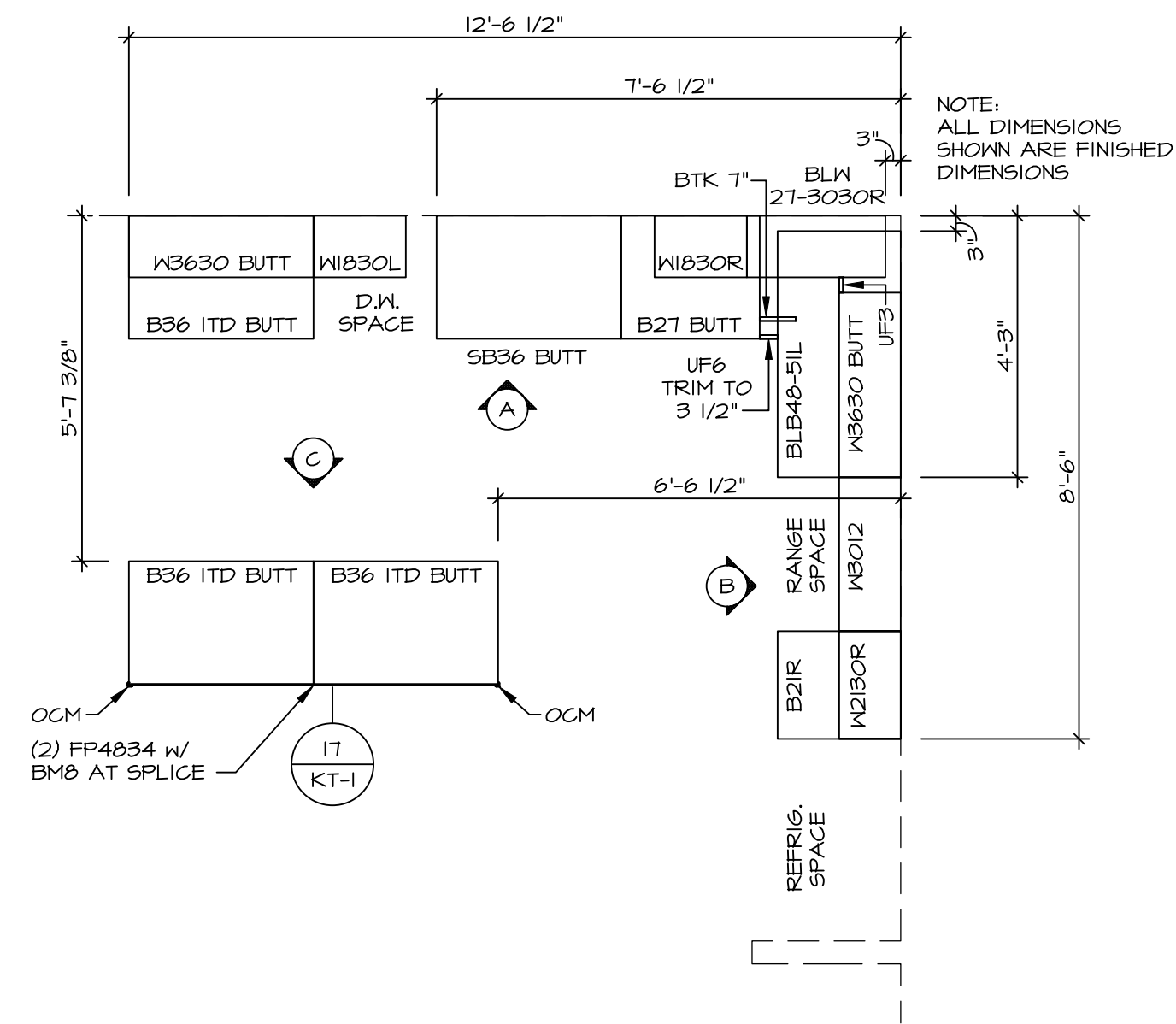
DIV-COMM-LOT-UNIT
DCY-S2-0347
COM-LOT
SAATERS MILL - SIMPLY RYAN - 0347
STREET ADDRESS
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CITY MIDDLETOWN STATE OH ZIP

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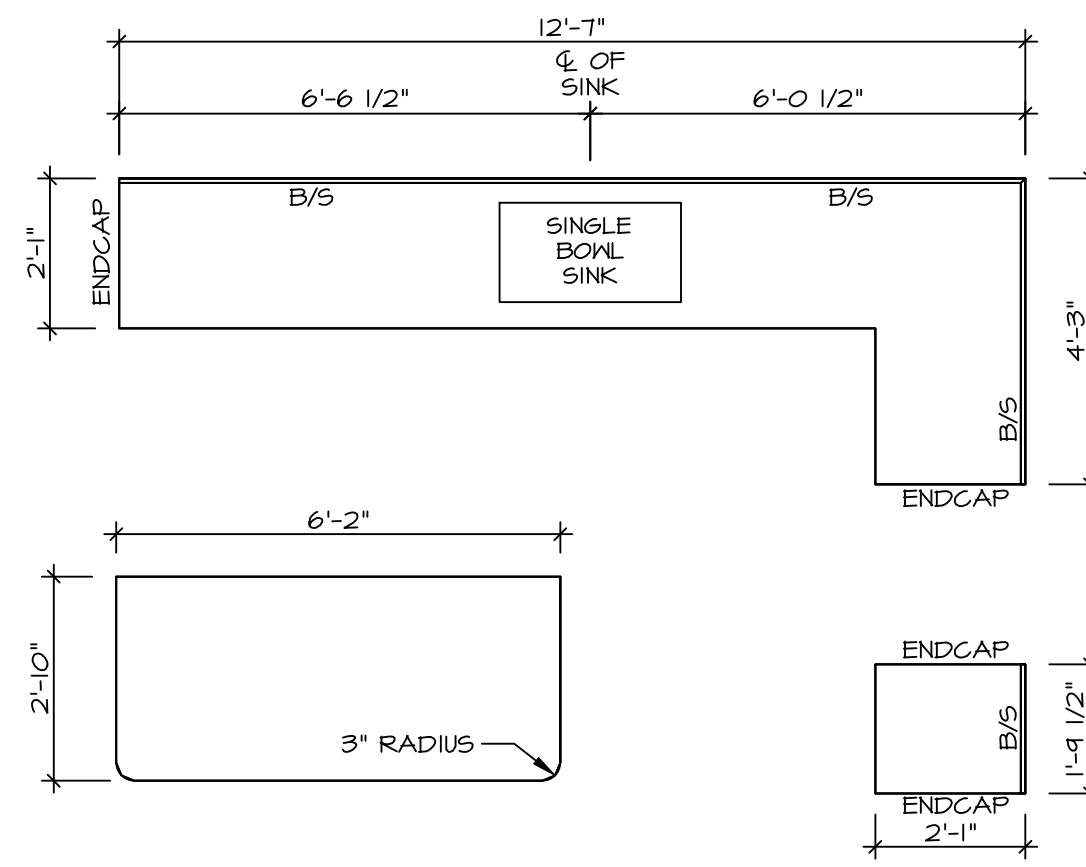
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SET NO. EVM00
VERSION 01
DRAWN BY
DATE:
OPTION

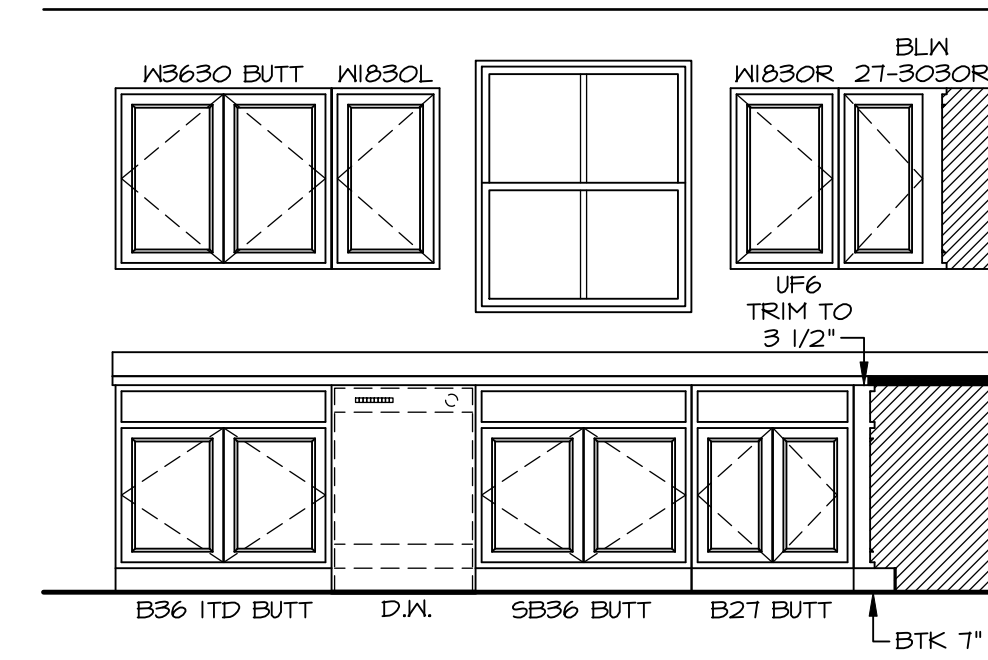
SHEET NO. **A-8**
MODEL **ELM**
DRAWING TITLE **SECOND FLOOR PLAN**
OPTION DESCRIPTION
10



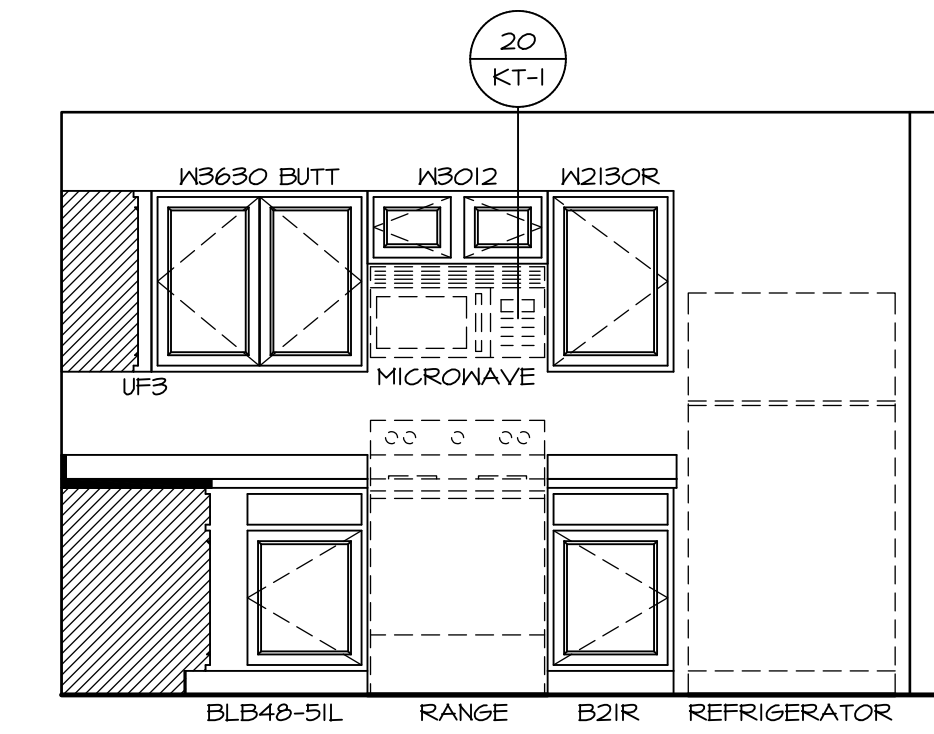
1 KITCHEN CABINET PLAN (KC-3644)
SCALE: 3/8" = 1'-0"



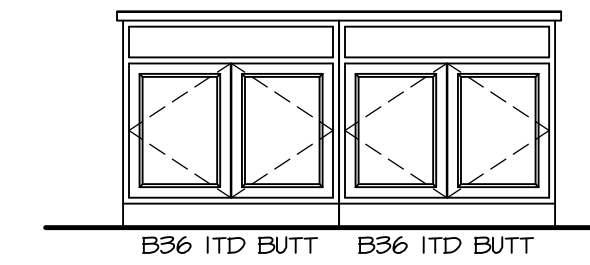
2 KITCHEN COUNTERTOP PLAN (KT-3644)
SCALE: 3/8" = 1'-0"



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



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

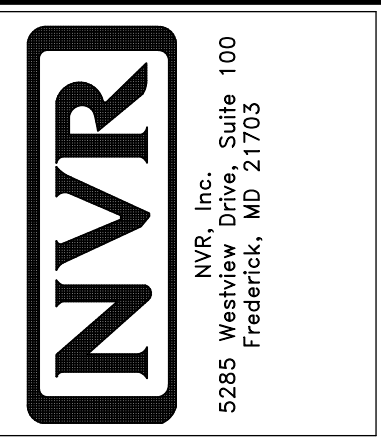


C KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"

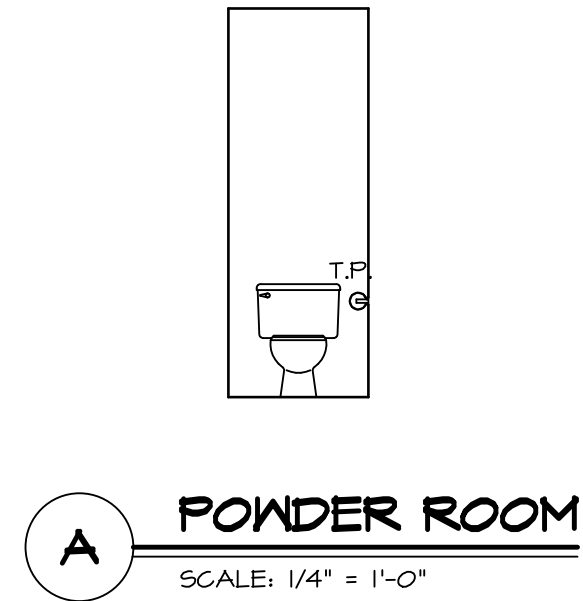
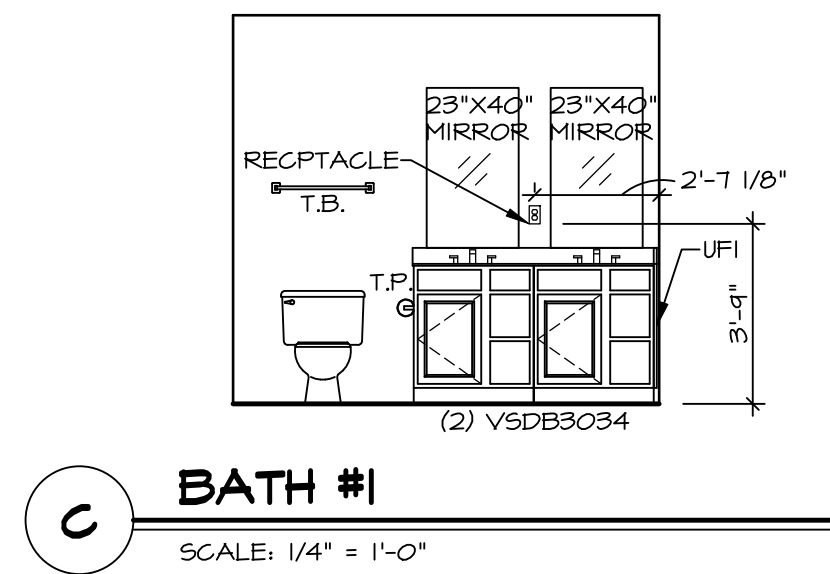
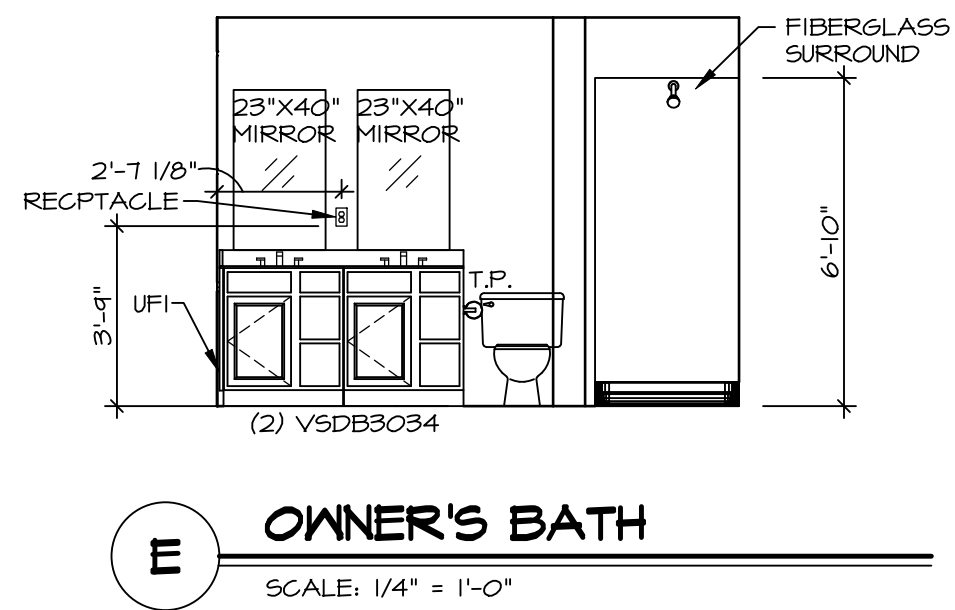
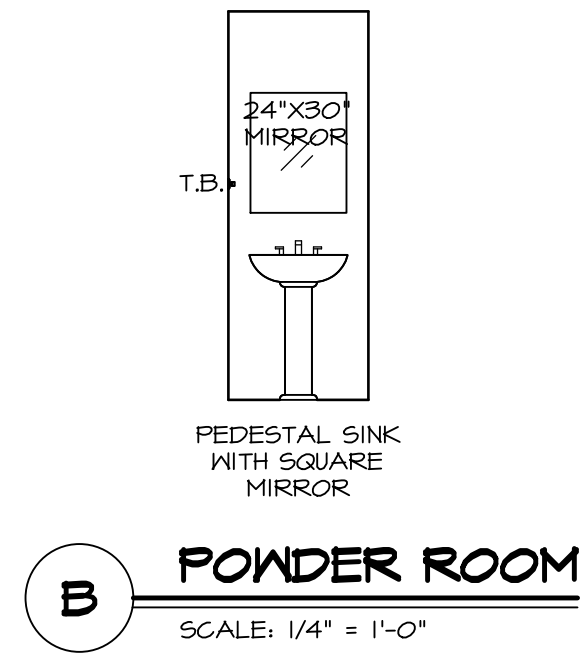
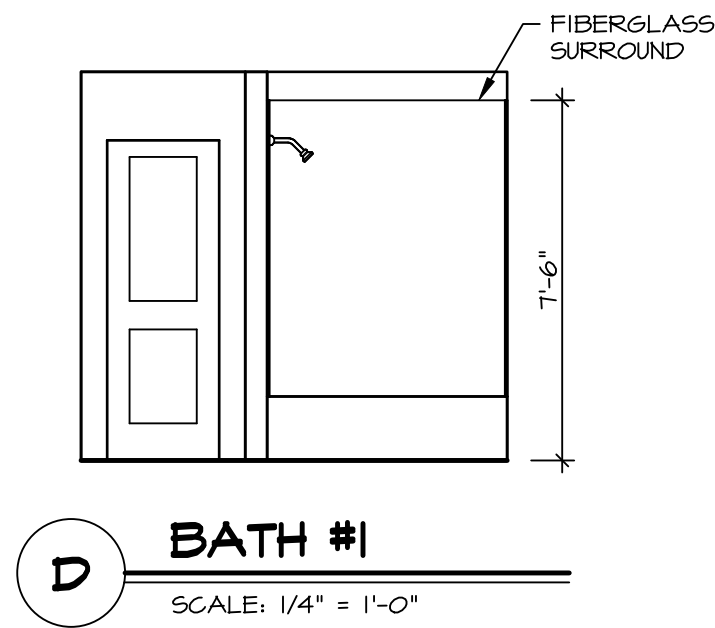
NOTES:
1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

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

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DCY-S2-0347
COM-LOT
SAIYERS MILL - SIMPLY RYAN - 0347
STREET ADDRESS
6781 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.	MODEL	SET NO.
A-13	ELM	EVM00
	DRAWING TITLE	VERSION
	BATH ELEVATIONS	01
	OPTION DESCRIPTION	DRAWN BY
		DATE:
		OPTION
14		

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DIV-COMM-LOT-UNIT	
DCY-S2-0347	
COM-LOT	COM-LOT
SAWYERS MILL - SIMPLY RYAN - 0347	SAWYERS MILL - SIMPLY RYAN - 0347
STREET ADDRESS	STREET ADDRESS
6781 RIVERVIEW AVE	6781 RIVERVIEW AVE
CITY	CITY
MIDDLETOWN	MIDDLETOWN
STATE	STATE
OH	OH
ZIP	ZIP
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