

S2 363

6784 RIVULET DR

MIDDLETOWN, OH 45042

2 Story Slab

2 hose bibs

ice maker

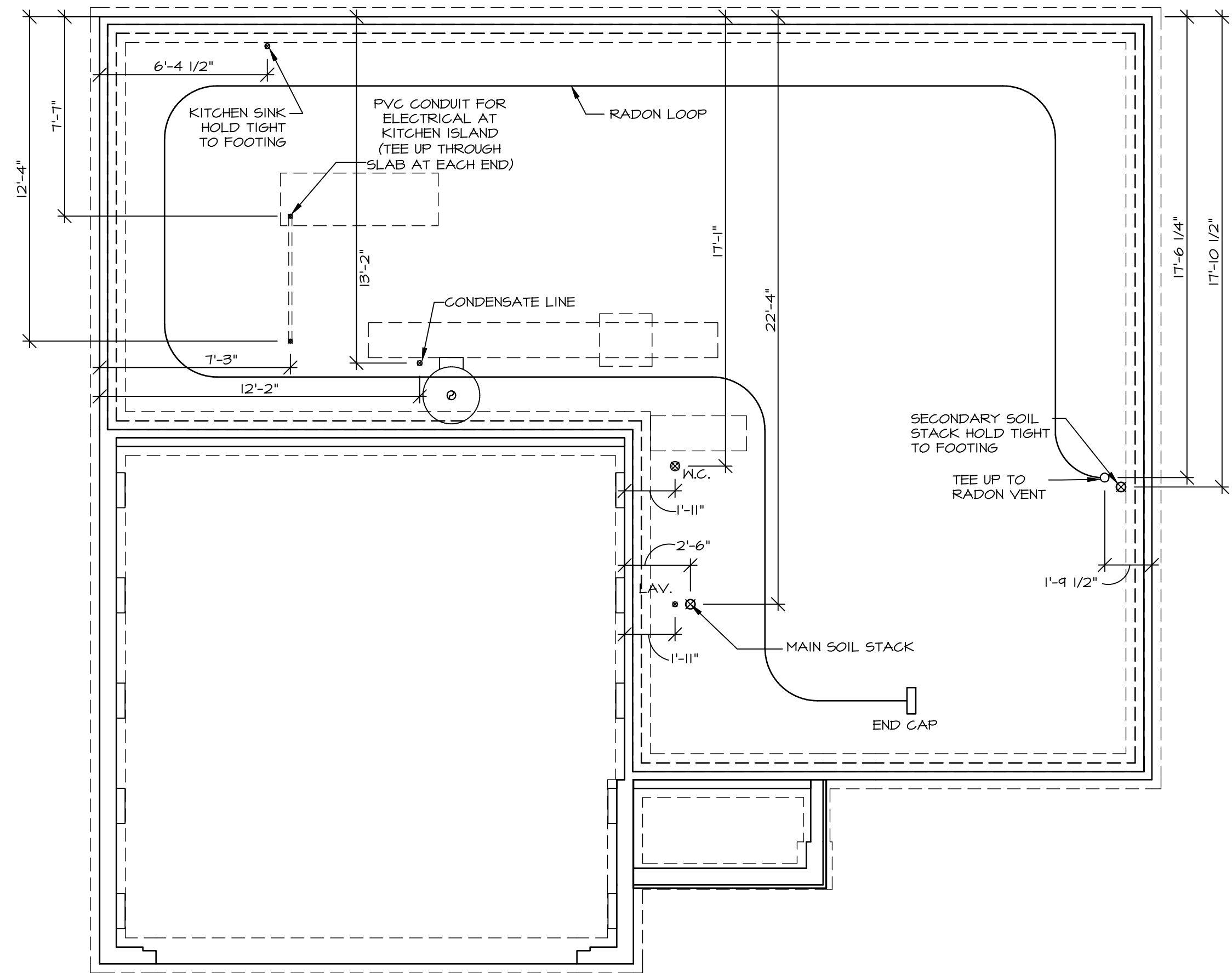
1 tub

1 shower

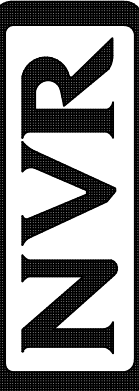
WATER HEATER ELECTRIC 40 GALLON

Gas Furnace

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.



PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

| | | | | |
|---|---------------------------------------|---|---|--|
| SHEET NO. A-5 | MODEL ELM | SET NO. ELM00 |  NVR, Inc., Suite 100 5285 Westport 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 | | |
| DIV-COMM-LOT-UNIT DCY-S2-0363 | | COMM-LOT SAMYERS MILL - SIMPLY RYAN - 0363 | STREET ADDRESS 6784 RIVULET DR | CITY STATE ZIP MIDDLETOWN OH 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 |

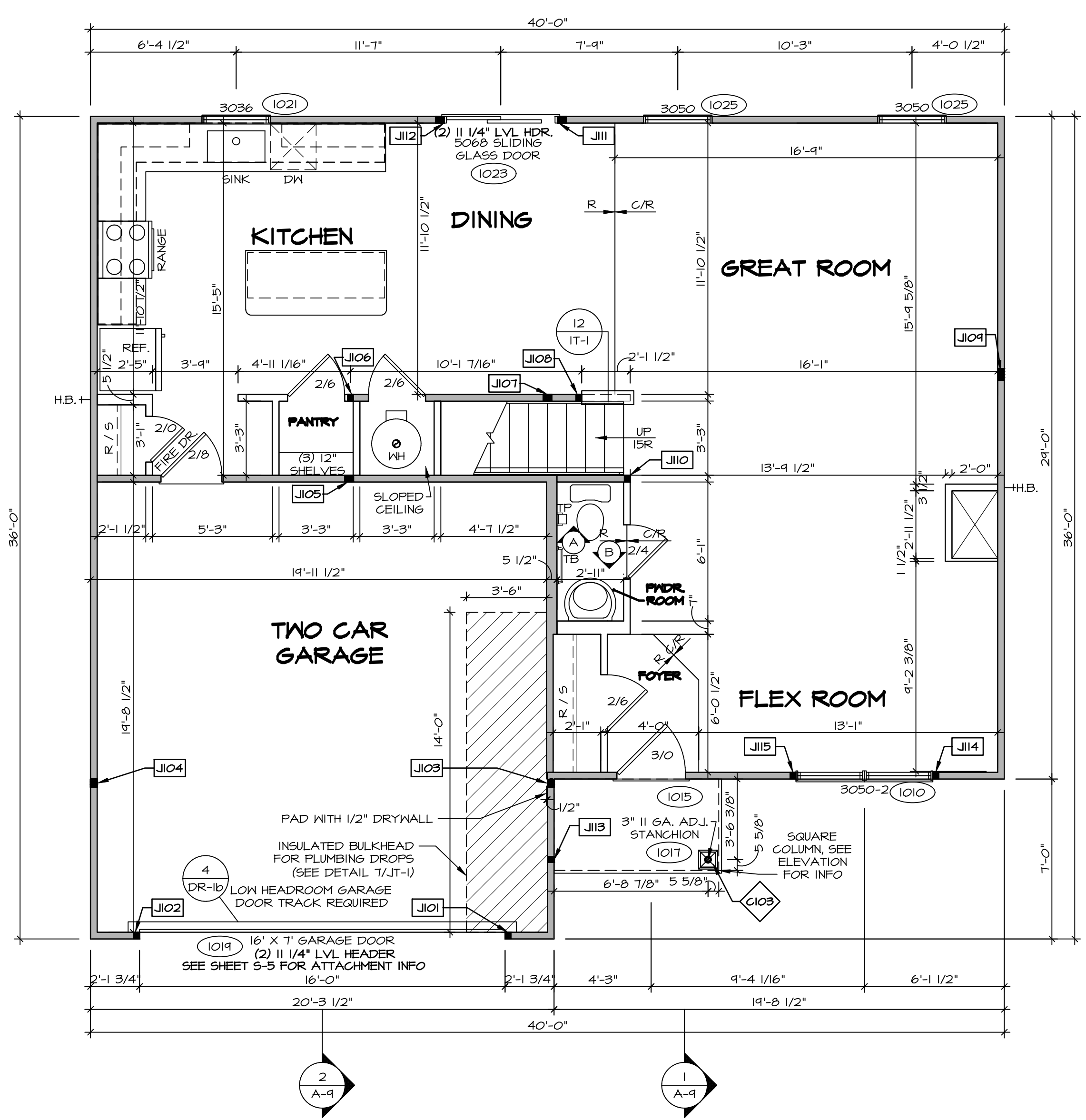
SEE FC DETAILS FOR FRAMING CONNECTORS

- ### 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. 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 3/2", 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

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

ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED



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 |
|------------|-------------------------------------|-----------|-----------|---------|
| C103 | STANCHION PORCH - 3 IN DIA 116A ADJ | 8'-0 5/8" | 1017 | FGA |

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

DIV-COMM-LOT-UNIT
DCY-S2-0363
COM-LOT
SAYERS MILL - SIMPLY RYAN - 0363
STREET ADDRESS
6784 RIVULET DR
CITY MIDDLETOWN STATE OH ZIP 45042

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Frederick, MD 21703

SET NO. EVM00
VERSION 01
DRAWN BY
DATE:
OPTION

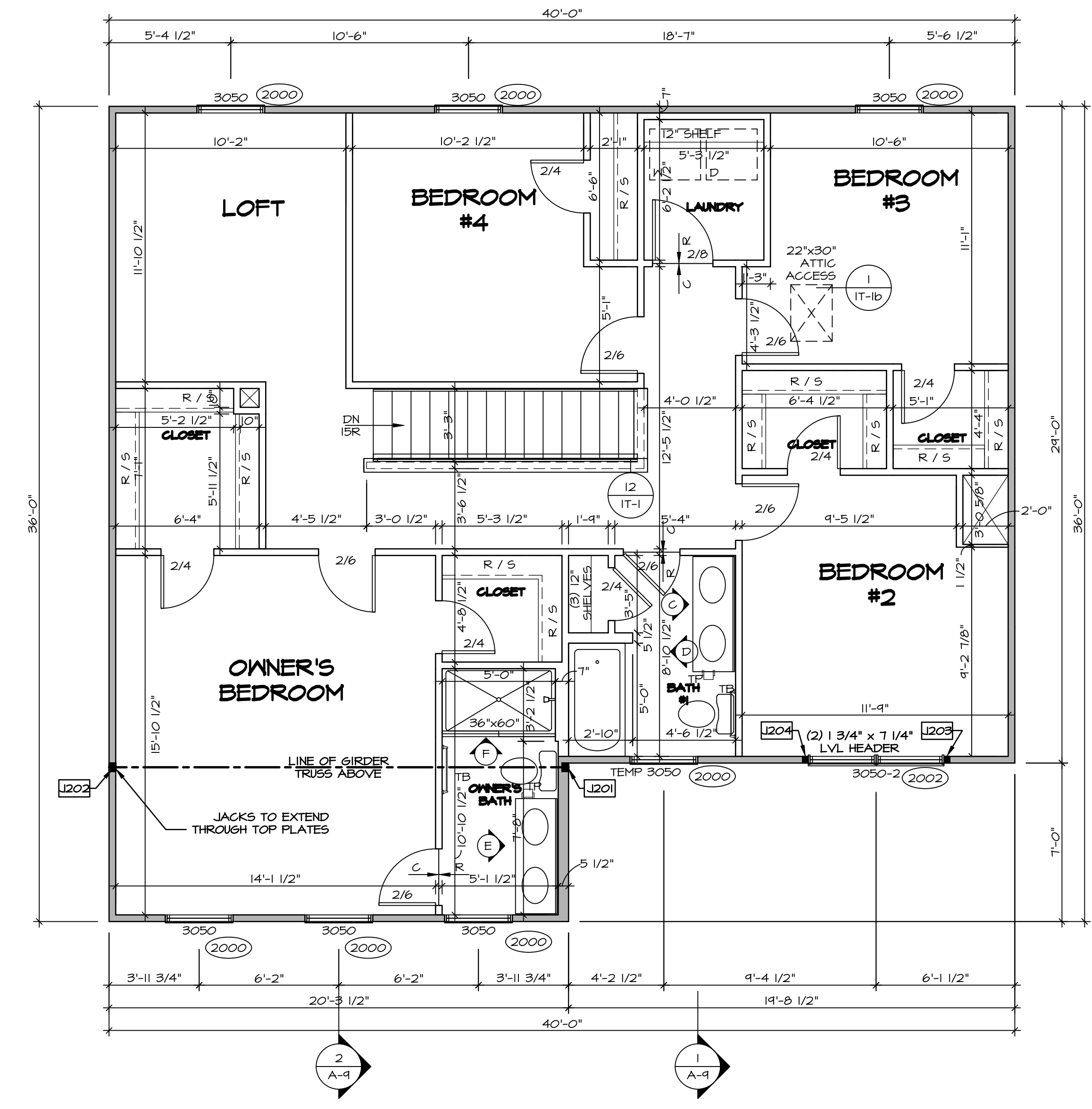
SHEET NO. **A-7**
MODEL **ELM**
DRAWING TITLE **FIRST FLOOR PLAN**
OPTION DESCRIPTION
9

| 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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 - 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 GRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
 - TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

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

ALL WINDOWS HAVE 1"-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED



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 |

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

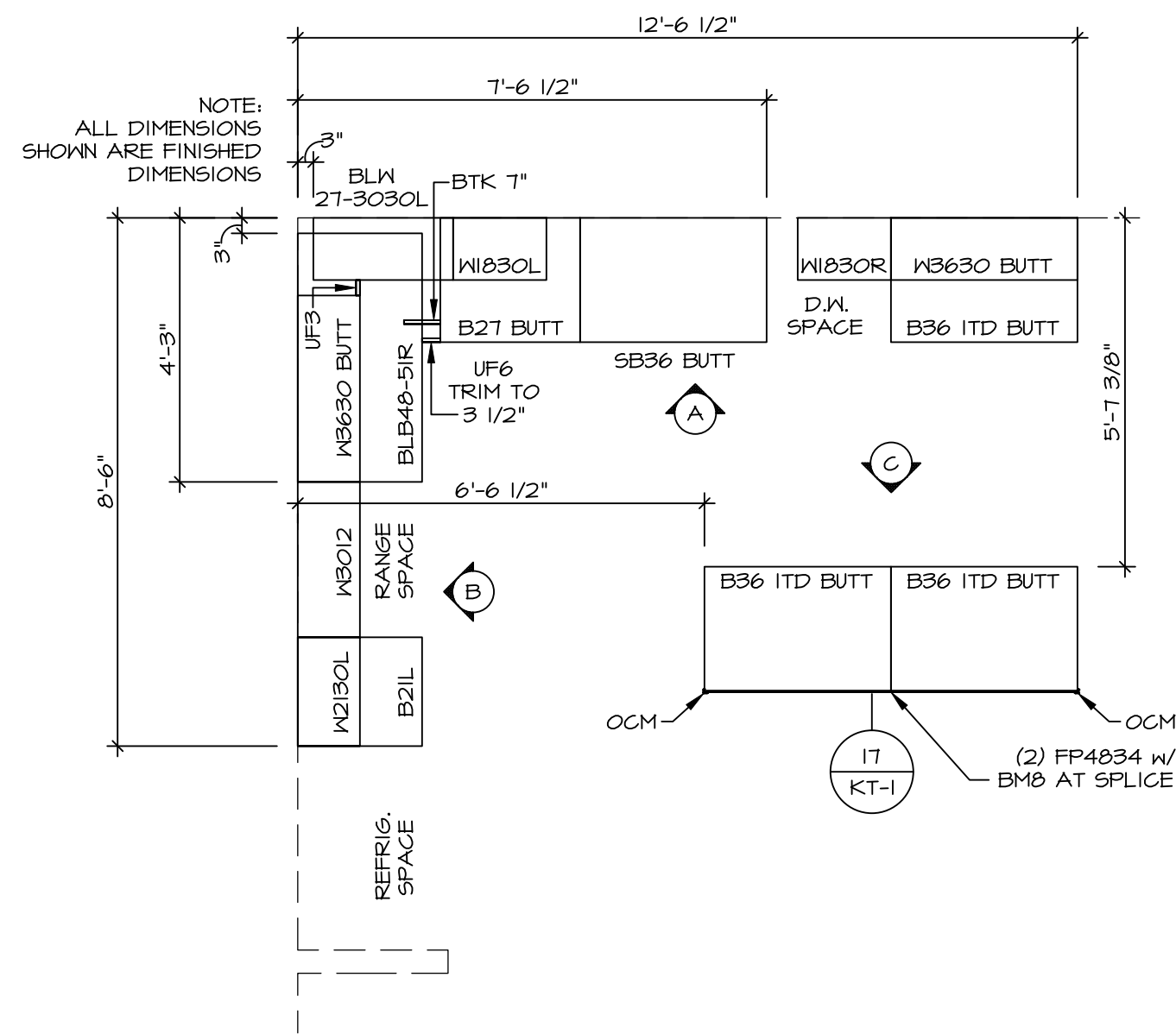
DIV-COMM-LOT-UNIT
DCY-S2-0363
COM-LOT
SAYERS MILL - SIMPLY RYAN - 0363
STREET ADDRESS
6784 RIVULET DR
CITY MIDDLETOWN OH
STATE OH
ZIP 45042

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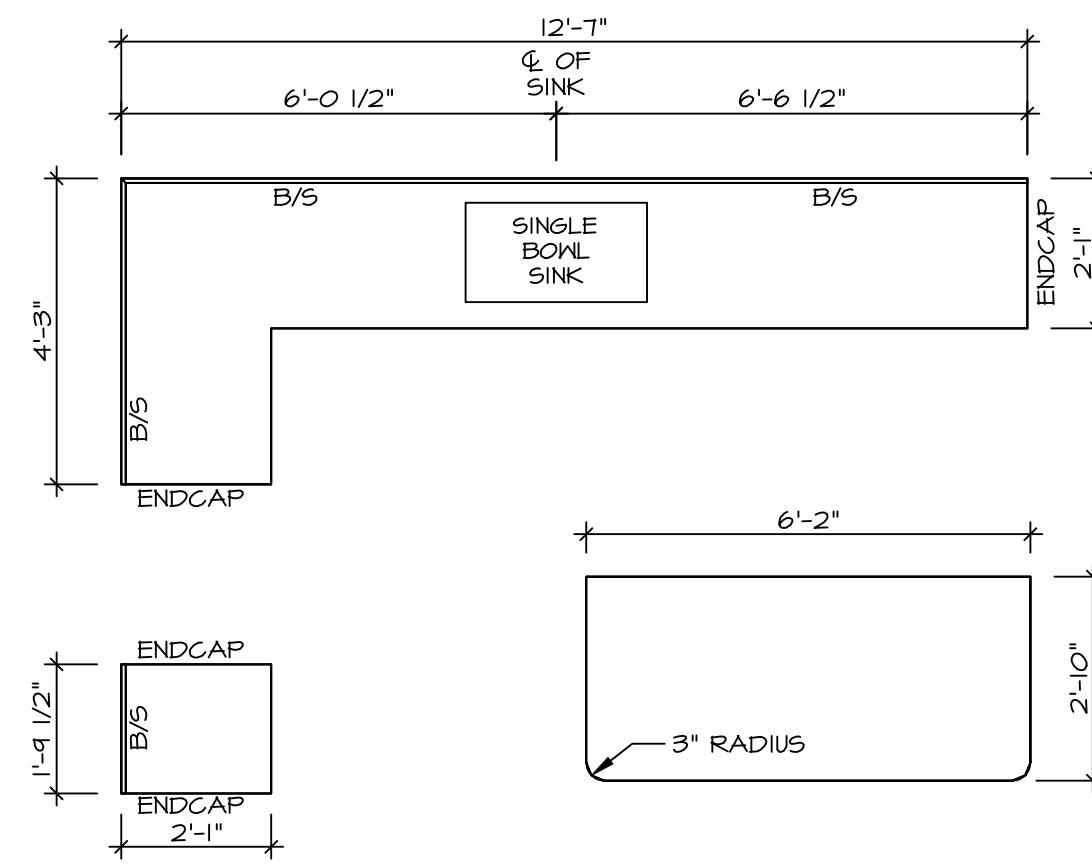
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VERSION 01
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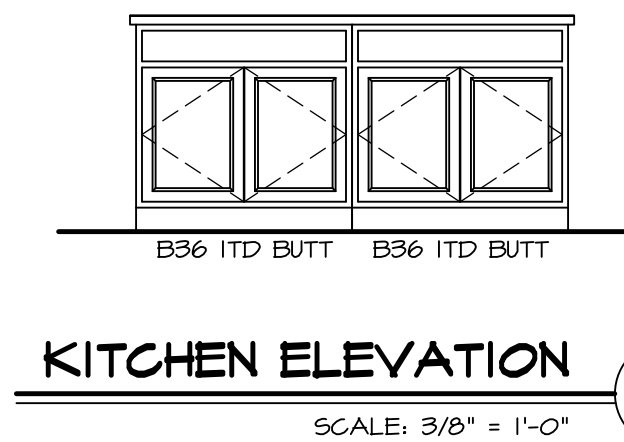
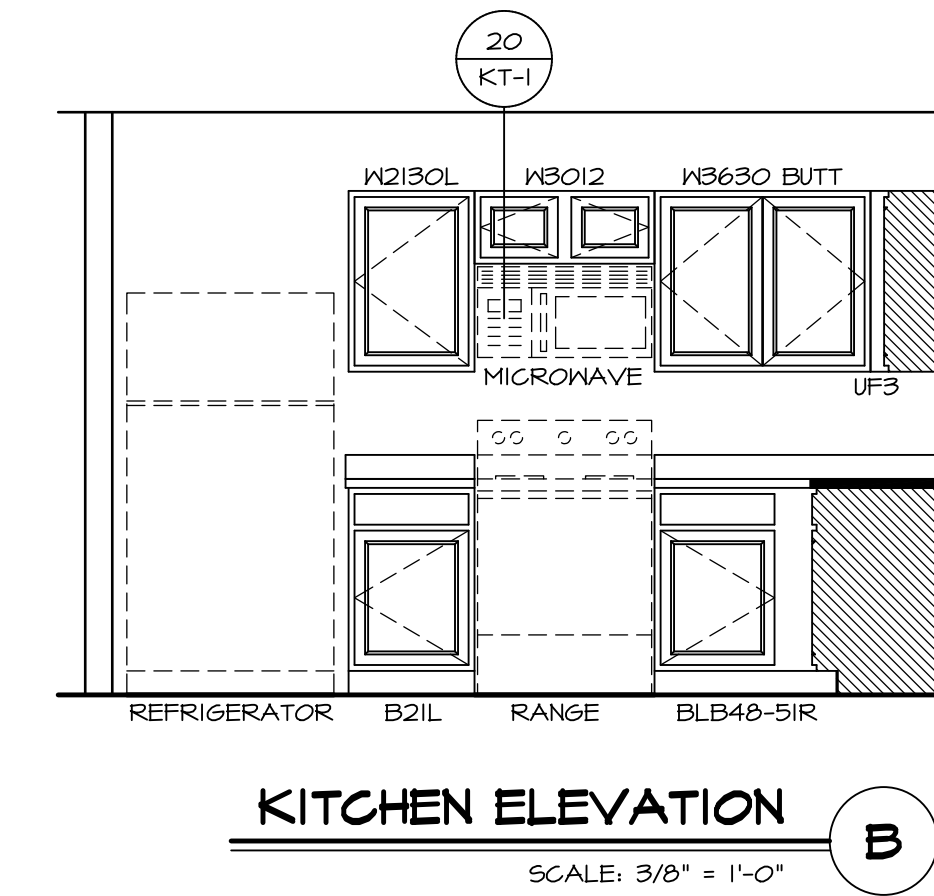
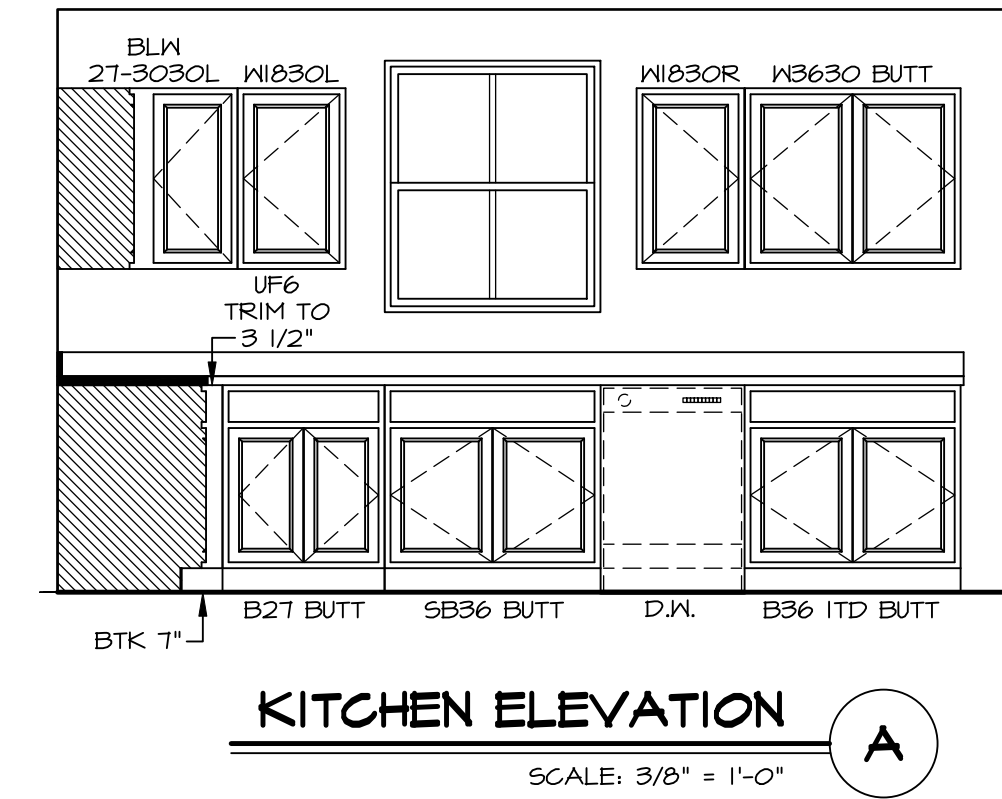
SHEET NO. **A-8**
MODEL **ELM**
DRAWING TITLE **SECOND FLOOR PLAN**
OPTION DESCRIPTION
10



KITCHEN CABINET PLAN (KC-3644)
SCALE: 3/8" = 1'-0" A-12



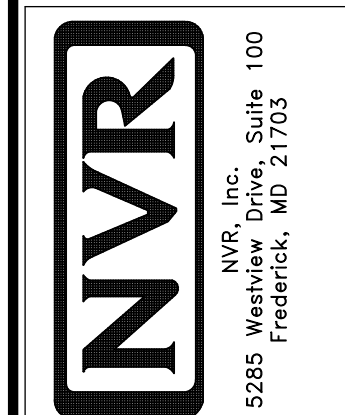
KITCHEN COUNTERTOP PLAN (KT-3644)
SCALE: 3/8" = 1'-0" A-12



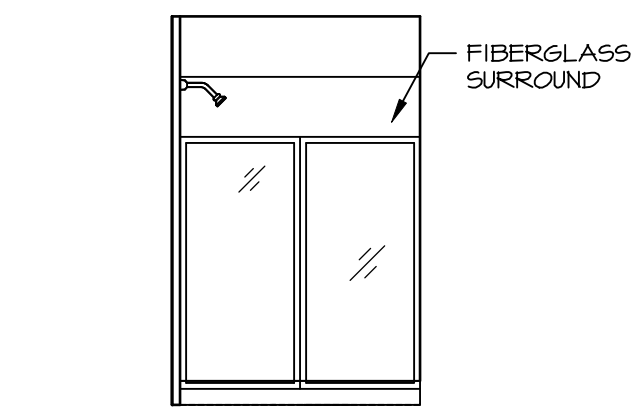
NOTES:
1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

| | | | |
|---|--|--|-------------------|
| SHEET NO. A-12 | MODEL ELM DRAWING TITLE KITCHEN | SET NO. ELM00 | VERSION 01 |
| | | DRAWN BY | DATE: |
| 13 | OPTION DESCRIPTION | DRAWN BY | |
| | | DATE: | |
| DIV-COMM-LOT-UNIT DCY-S2-0363 | | COM-LOT SAIYERS MILL - SIMPLY RYAN - 0363 | |
| STREET ADDRESS 6784 RIVULET DR | | APT. NO. ---- | |
| CITY MIDDLETOWN | | STATE OH | |
| ZIP 45042 | | | |

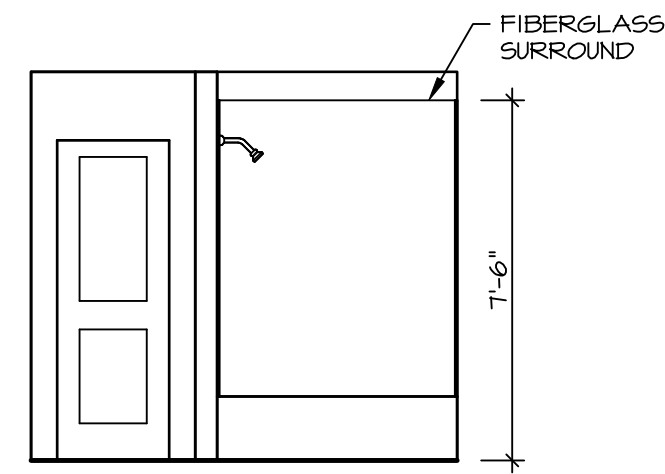
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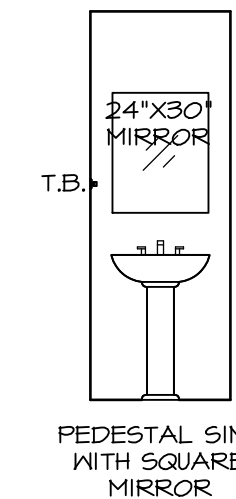
SET NO. **ELM00**
VERSION **01**
DRAWN BY
DATE:
OPTION



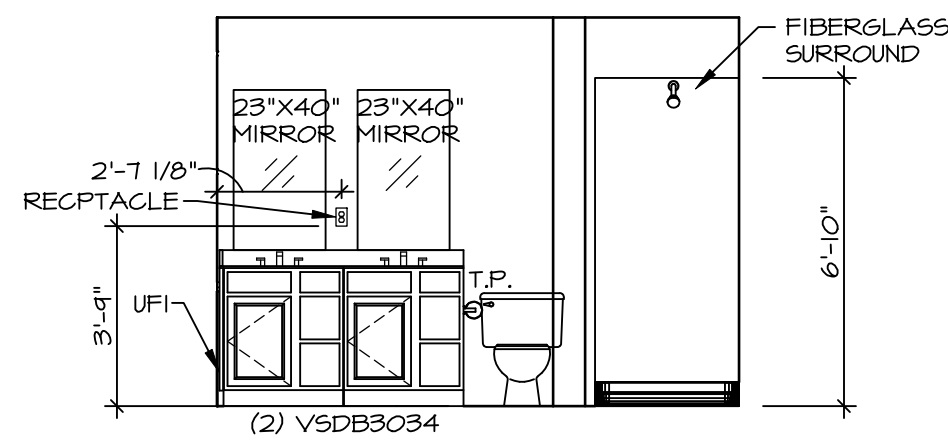
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



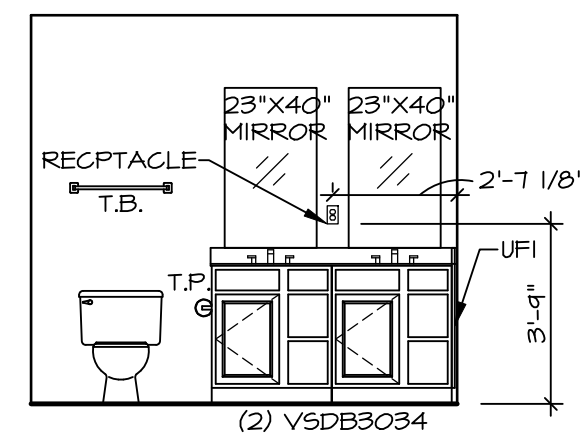
D BATH #1
SCALE: 1/4" = 1'-0"



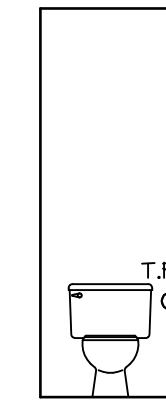
B POWDER ROOM
SCALE: 1/4" = 1'-0"



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. | MODEL | SET NO. |
| A-13 | ELM | EV-M00 |
| | DRAWING TITLE | VERSION |
| | BATH ELEVATIONS | O1 |
| | OPTION DESCRIPTION | DRAWN BY |
| | | DATE: |
| | | OPTION |



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| | |
|-------------------|-----------------------------------|
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| DCY-S2-0363 | |
| COM-LOT | SAWYERS MILL - SIMPLY RYAN - 0363 |
| STREET ADDRESS | 6784 RIVULET DR |
| CITY | MIDDLETOWN |
| STATE | OH |
| ZIP | 45042 |