

S2 404
7031 RIVERVIEW AVENUE
MIDDLETOWN, OH 45042

2 Story Basement - 3 pc rough
2 hose bibs - no valves required

Vent Kitchen

ice maker

2 tubs

WATER HEATER ELECTRIC 50 GALLON

Inside Water Meter setup

Gas Furnace



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:

- 9" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SGFT)
- 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)
- LOOP TERMINATION TO BE IN TOP OF ROOF
- SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

NVR, Inc.
5285 Westview Drive, Suite 100
Cincinnati, OH 45247

7031 RIVERVIEW AVENUE		ZIP	45042
CITY	STATE	OH	
MIDDLETOWN			

BASEMENT JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. NUM.

ALL WINDOWS HAVE 7'-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED

LEGEND	
	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	WINDOW/DOOR TAG
	PRECAST LINTEL TAG
-SEE FA DETAILS FOR FIRE ASSEMBLIES	
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE	

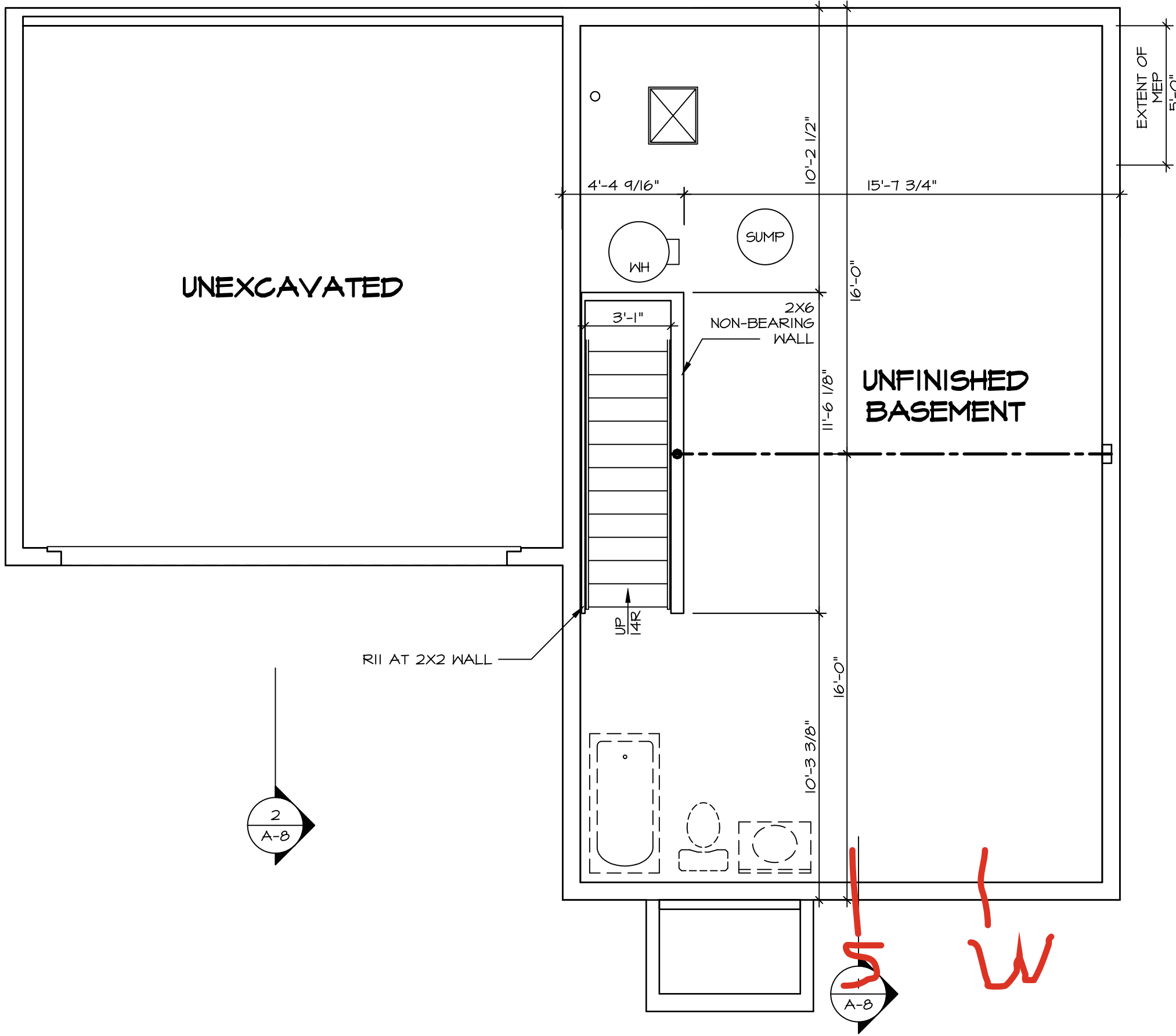
FLOOR PLAN NOTES:

- 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 BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" OR 6" AND 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 ARCHITECTURAL DETAIL 8/IT-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
- 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 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.
- INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
- BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
- ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM BLOCKING INSTALLED.
- NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

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



1
A-5
SCALE: 1/4" = 1'-0"

BASEMENT FLOOR PLAN

SHEET NO. A-5	MODEL BIRCH	SET NO. BRH00 VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION	DRAWING TITLE BASEMENT FLOOR PLAN	DIV-COMM-LOT-UNIT DCY-S2-0404	COM-LOT SAMTERS MILL - SIMPLY RYAN - 0404	STREET ADDRESS TOBI RIVERVIEW AVENUE	APT. NO. ----	CITY MIDDLETOWN	STATE OH	ZIP 45042

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Frederick, MD 21703

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ALL WINDOWS HAVE 7'-4 5/8" HEADER
HEIGHT UNLESS OTHERWISE NOTED

- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - MASONRY WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - FOOTING/THICKENED SLAB
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
 - WINDOW/DOOR TAG
 - PRECAST LINTEL TAG
 - SEE FA DETAILS FOR FIRE ASSEMBLIES
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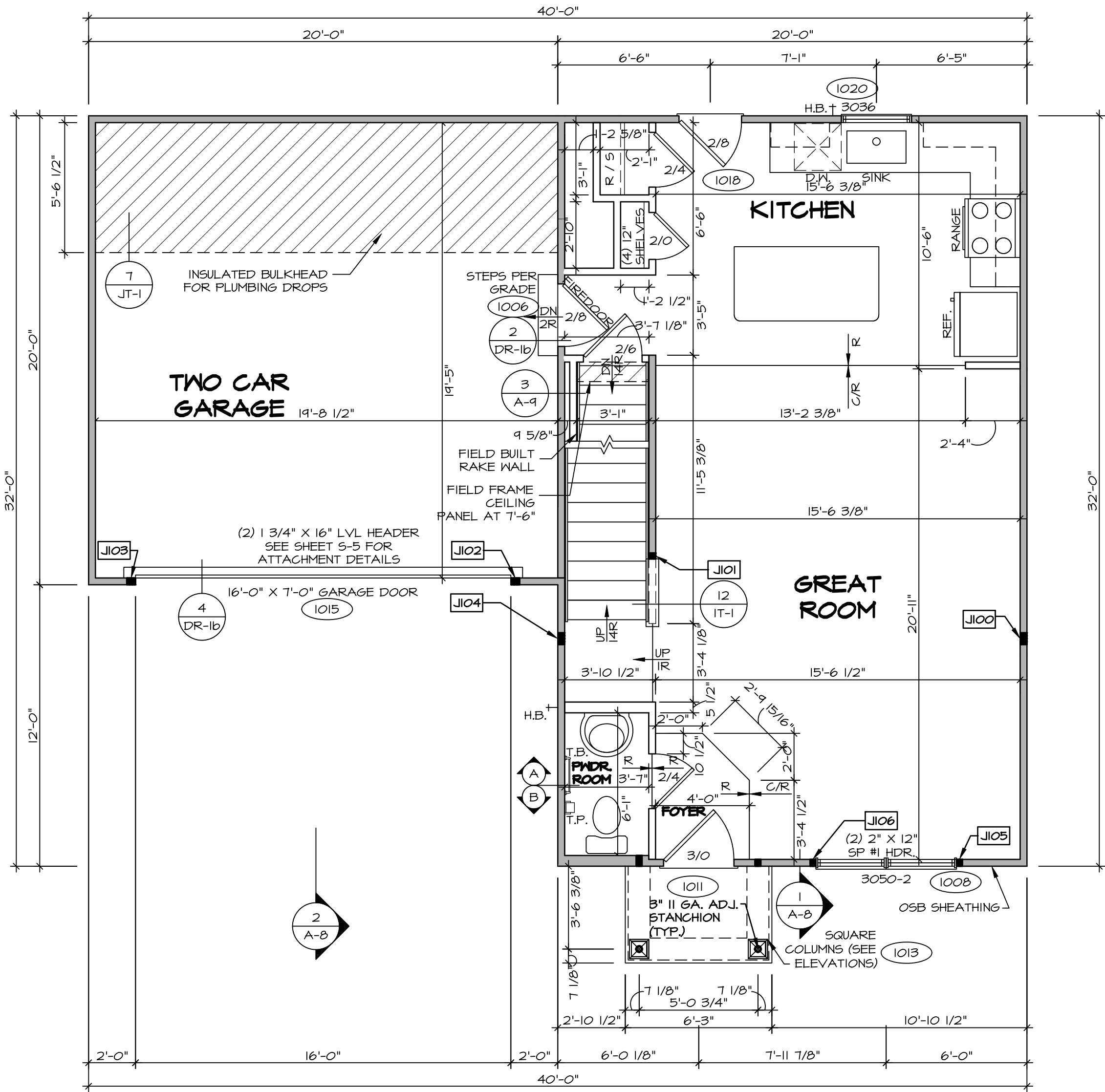
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AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

DIV-COMM-LOT-UNIT
DCY-S2-0404

COM-LOT
SANTERS MILL - SIMPLY RYAN - 0404
STREET ADDRESS
TOBI RIVERVIEW AVENUE
CITY
MIDDLETOWN
STATE
OH
ZIP
45042

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Frederick, MD 21703

SET NO. BRH00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION
DESCRIPTION

SHEET NO.
A-6

12

ALL WINDOWS HAVE 7'-4 5/8" HEADER
HEIGHT UNLESS OTHERWISE NOTED

LEGEND

- BEARING WALL
NON BEARING WALL
MASONRY WALL
INDICATES BEARING FROM
POINT-LOAD ABOVE
JACKS
BEAM/HEADER
FOOTING/THICKENED SLAB
STEEL COLUMN
TRUSS TIE DOWN
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-SEE FA DETAILS FOR FIRE
ASSEMBLIES
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CONNECTORS AND MATERIAL USAGE

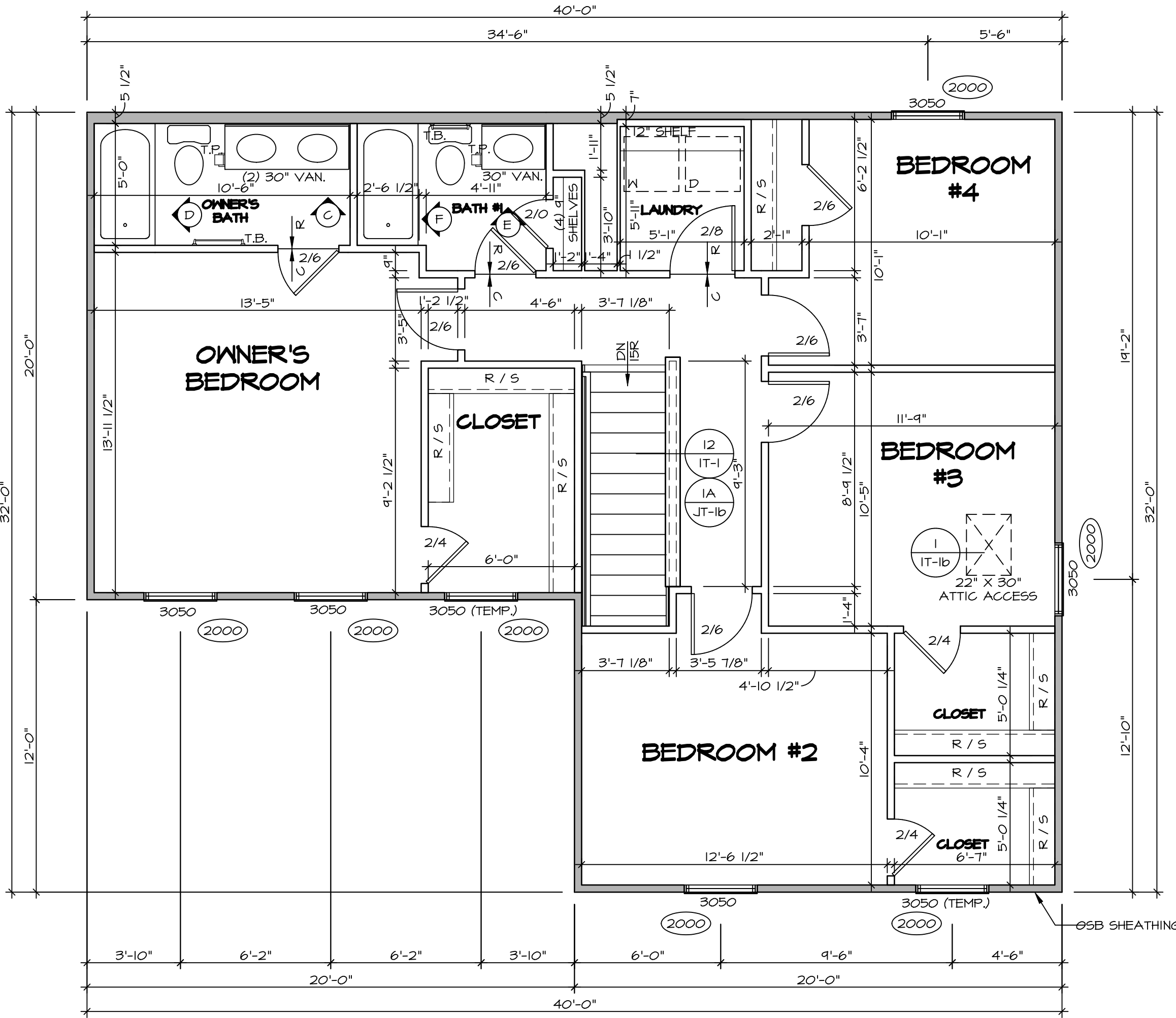
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AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



SECOND FLOOR PLAN

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

DCY-S2-0404

COMMITTEE

SAINTERS MILL - SIMPLY RYAN - 0404

STREET ADDRESS
TOBI RIVERVIEW AVENUE

CITY
MIDDLETOWN

STATE
OH

ZIP
45042

APR. NO.

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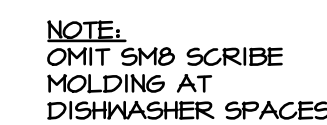
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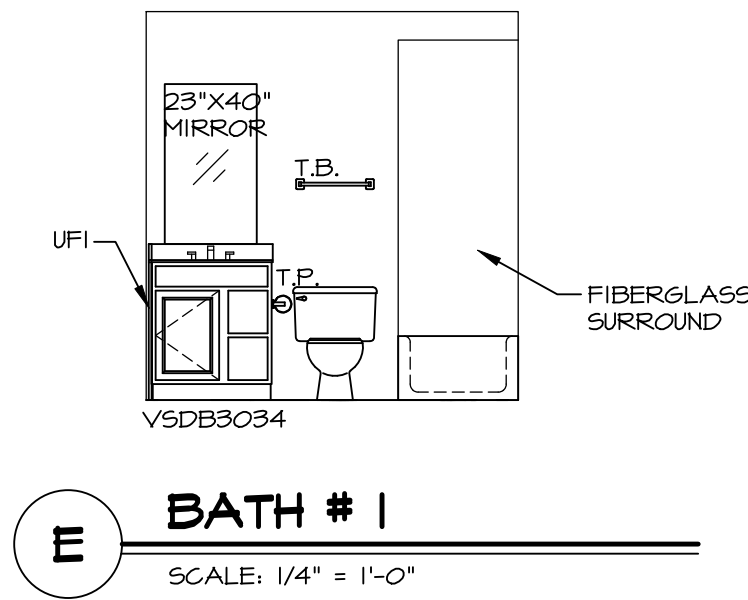
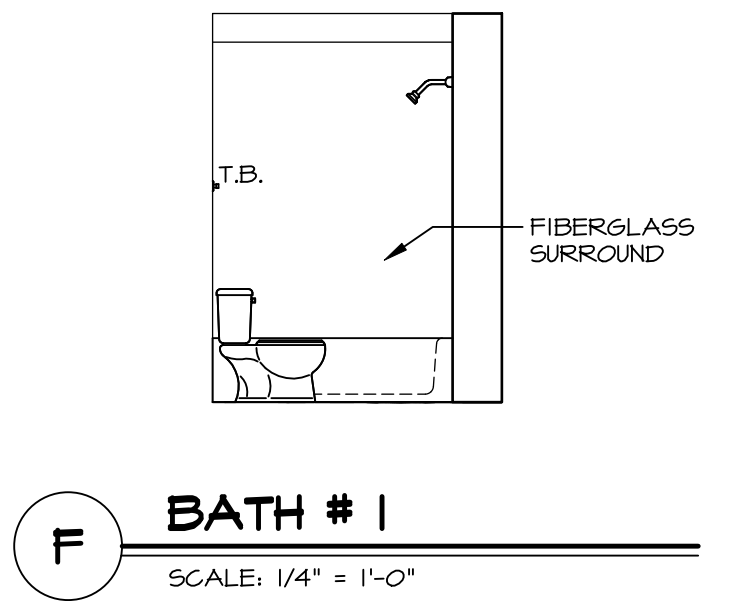
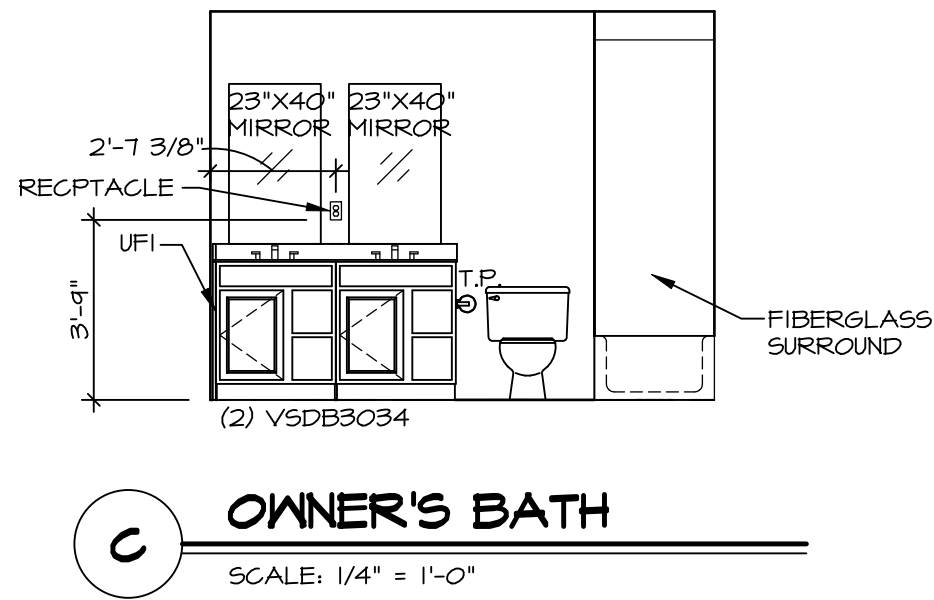
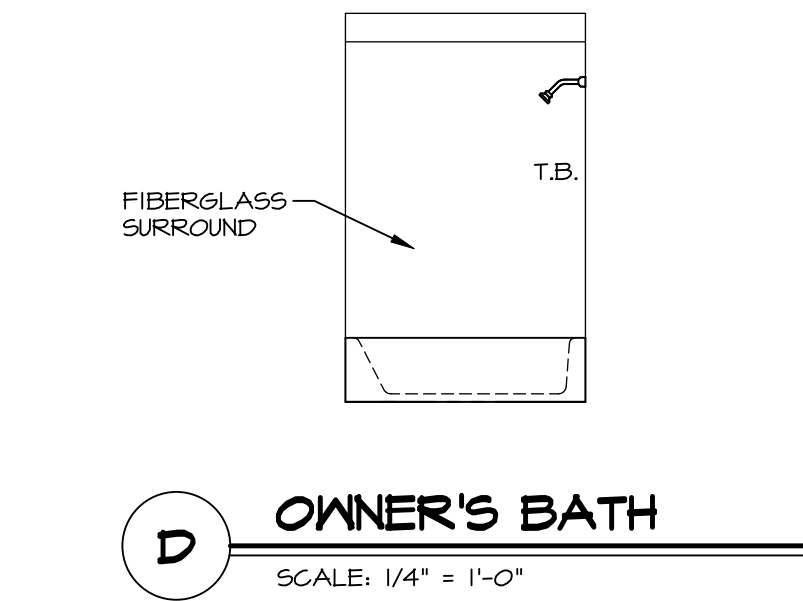
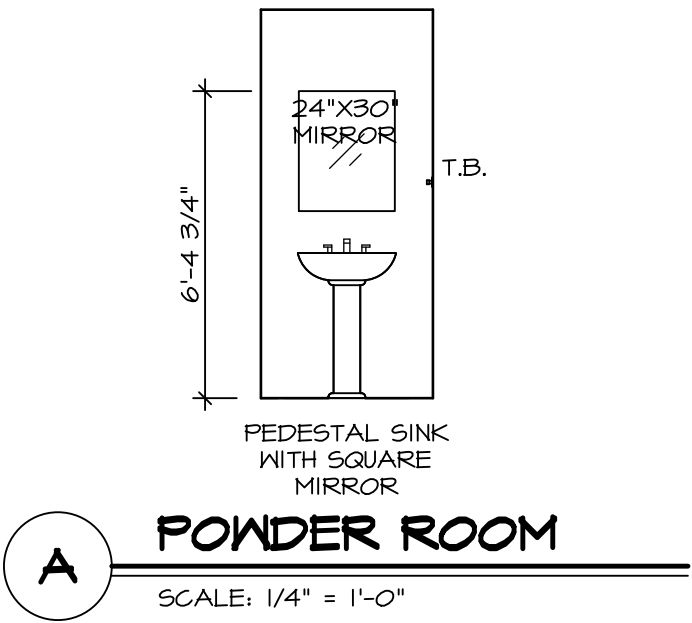
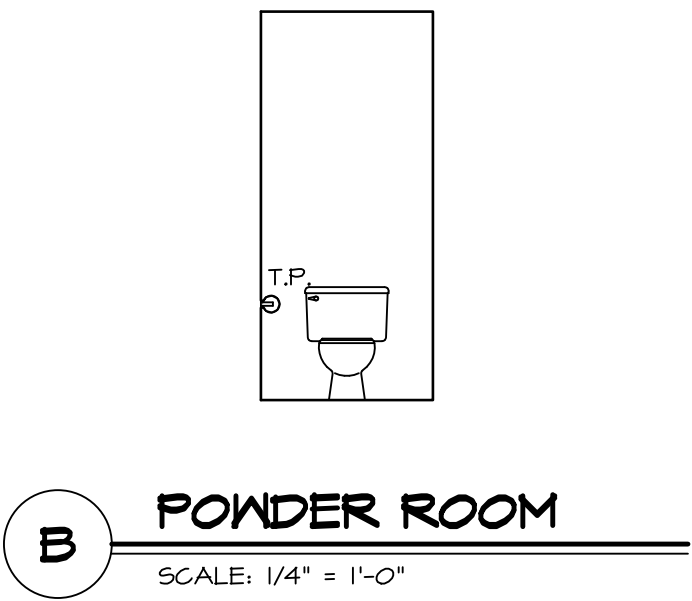
KITCHEN NOTES:

1. CABINET LATOUT (S) ARE BASED ON FINISH DIMENSIONS TO DRYWALL
- IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD ELEVATION (KITCHEN) FOR REPLACEMENT BASED ON CABINET STYLE.
- ALL (W/4) FILLERS ARE TO BE "TRIM TO FIT (UNLESS OTHERWISE NOTED)"
- ALL MOLDING IS TO BE SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
5. SET PRE-FINISHED SCRIBE MOLDING AT TOP OF BUILDING (IF NOT SPECIFIED IN BASE CABINETS MEET DRYWALL.) IF PRE-FINISHED = SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STYLE FOR RETURN OF THE FACE-MOUNTED CABINET CROWN MOLDINGS.



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- BATH 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 SHOWN PER PLAN.
 4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
 5. BATH ELEVATIONS ARE SHOWN PER PLAN.
 6. ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.

SHEET NO.	MODEL	SET NO.
A-11	BIRCH	BRH00
	DRAWING TITLE	VERSION 01
	BATH ELEVATIONS	RELEASE NO. ----
		DRAWN BY
		DATE:
		OPTION
17		

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DIV-COMM-LOT-UNIT	DCY-S2-0404
COMM-LOT	SAMYERS MILL - SIMPLY RYAN - 0404
STREET ADDRESS	APT. NO.
TOBI RIVERVIEW AVENUE	----
CITY	STATE
MIDDLETOWN	OH
	ZIP
	45042