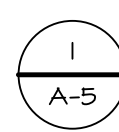
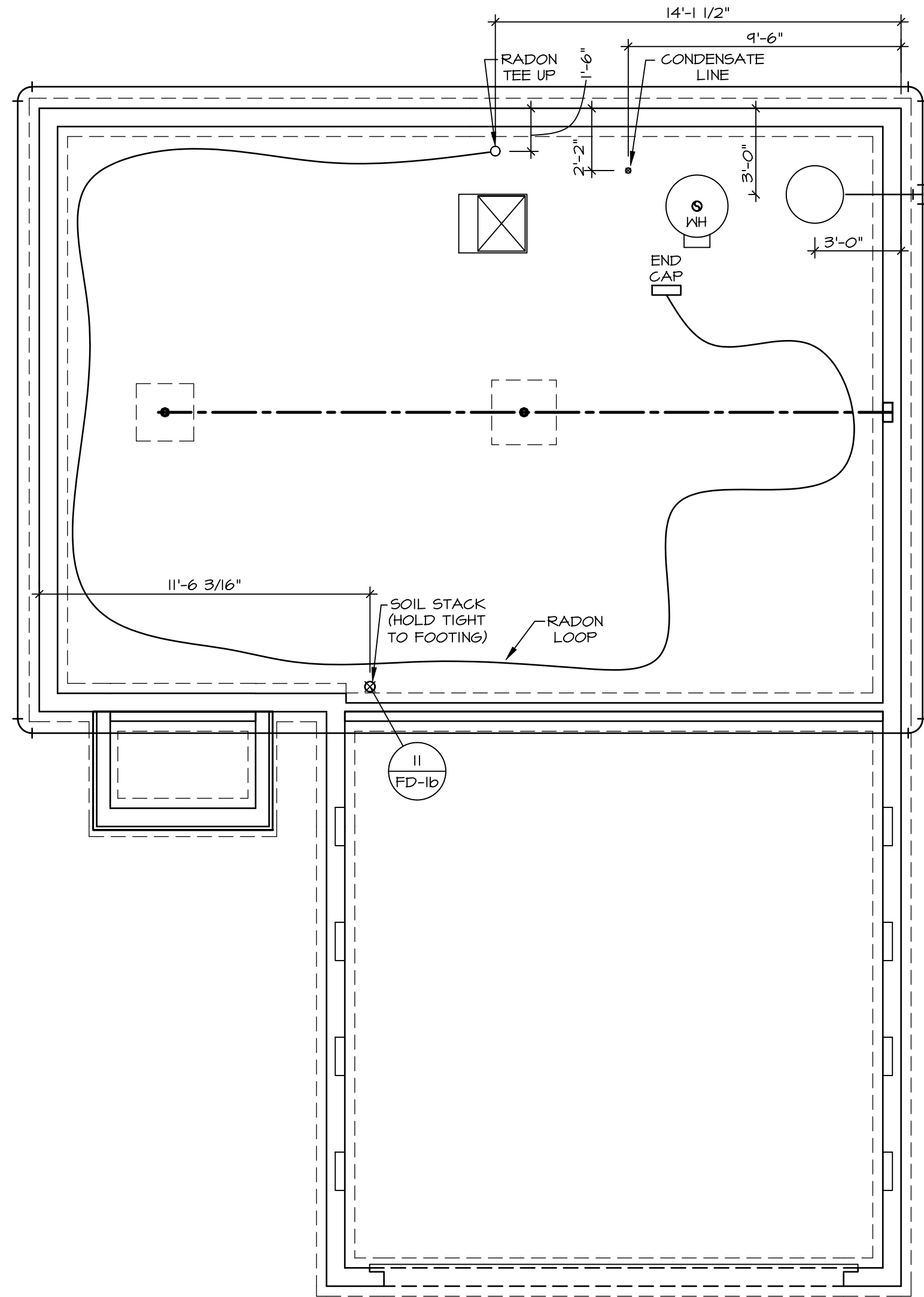


S2 406
7051 RIVERVIEW AVENUE
MIDDLETOWN, OH 45042

2 Story Basement
2 hose bibs - no valves required
AA on kit
ice maker
2 tubs
WATER HEATER ELECTRIC 50 GALLON
Inside Water Meter setup

Gas Furnace



PLUMBING PLAN

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

PLUMBING NOTES:

- 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

IRIS

DRAWING TITLE
PLUMBING
GROUNDWORKS

OPTION DESCRIPTION

SET NO. IR500

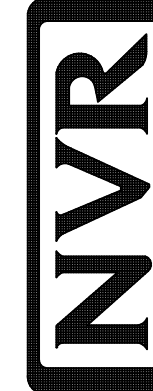
VERSION 01

RELEASE NO. ----

DRAWN BY KAD

DATE:

OPTION



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DIV-COMM-LOT-UNIT

COM-LOT

STREET ADDRESS

CITY

STATE

ZIP

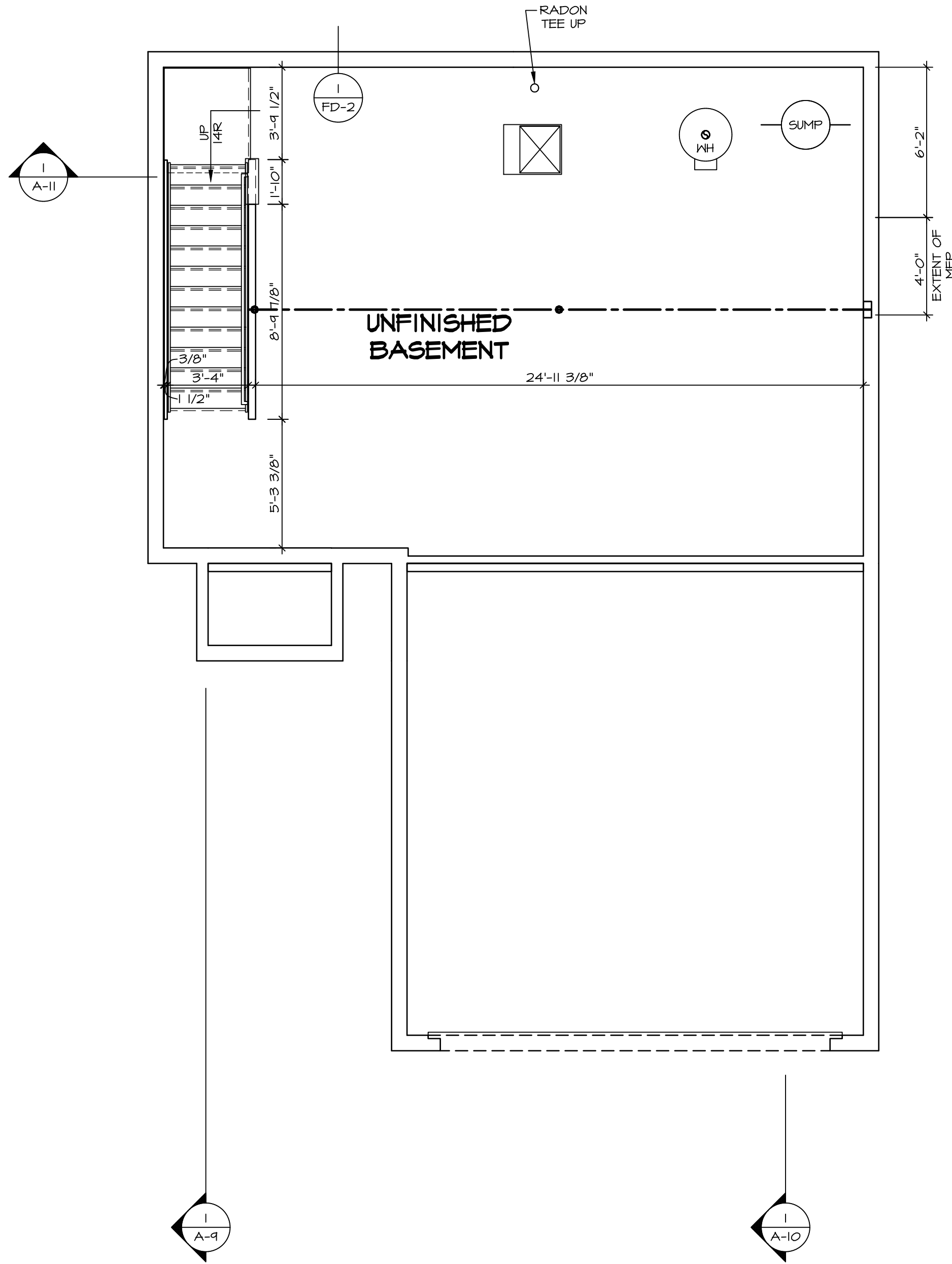
DCY-S2-0406

SAMYERS MILL - SIMPLY RYAN - 0406

APT. NO.

OH

45042



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

FLOOR PLAN NOTES:

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. 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.
3. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/11+1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7. SEE DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9. TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
10. 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.
11. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
12. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
13. 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

LEGEND

- BEARING WALL
- NON BEARING WALL
- MASONRY WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTINGS/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

BASEMENT JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
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Frederick, MD 21703

MODEL IRIS	SET NO. IR500
DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01
OPTION DESCRIPTION BASEMENT FOUNDATION	RELEASE NO. ----
	DRAWN BY KAD
	DATE:
	OPTION FBA

SHEET NO.
A-6

10

DIV-COMM-LOT-UNIT
DCY-S2-0406

COMM-LOT
SAWYERS MILL - SIMPLY RYAN - 0406

STREET ADDRESS
TOSI RIVERVIEW AVENUE

APT. NO.

CITY
MIDDLETOWN

STATE
OH

ZIP
45042





1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUDS END UNLESS OTHERWISE NOTED.
3. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS WALLS WITH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 8" OR 12", UNLESS OTHERWISE NOTED.
5. HATCHED AREAS INDICATE DROPPED CEILINGS, ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
6. SEE ARCHITECTURAL DETAIL 8/11+16 FOR 3/4" FIRE STOP AT BUILT UP JOINTS.
7. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
8. SEE STANDARD DETAIL CATEGORY "11" SHEETS) FOR INTERIOR TRIM DETAILS.
9. SEE DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM DETAILS.
10. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE PLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
11. TAPESTERED BASE CONDITION.
12. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
13. INTERIOR BEARING HEIGHT FOR 8" CEILING WILL BE 6'-11", CEILINGS WILL BE 8'-3" CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
14. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN WALLS AND FLOOR.
15. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HIGH BLOCKING INSTALLED.
16. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

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.

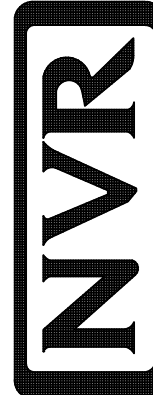
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS
IN CLOSET

	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTINGS/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 CONNECTIONS AND MATERIAL USAGE	

SECOND FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS

FIELD INSTALLED SECOND FLOOR BEAM/HEADER SCHEDULE					
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS

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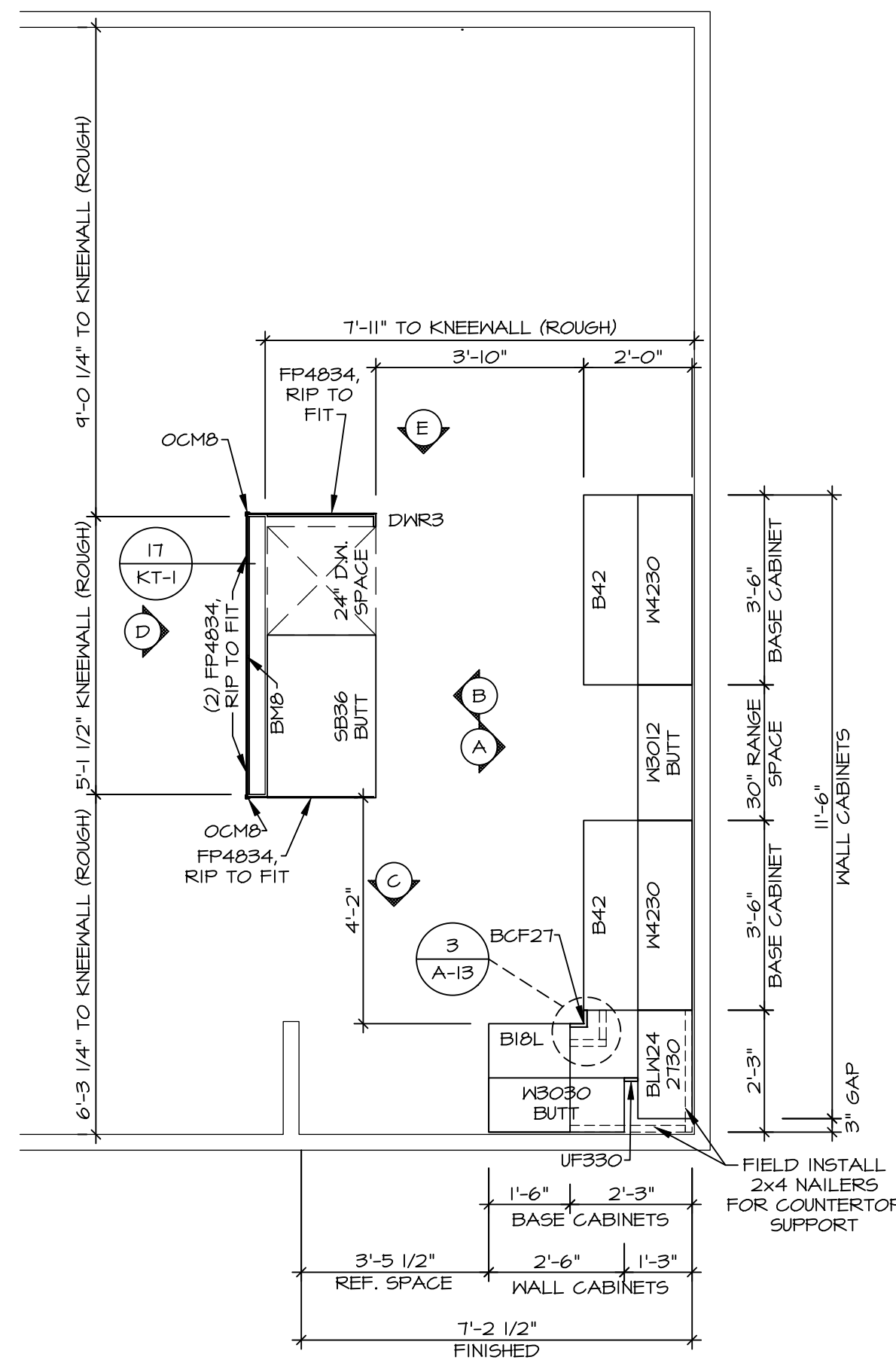


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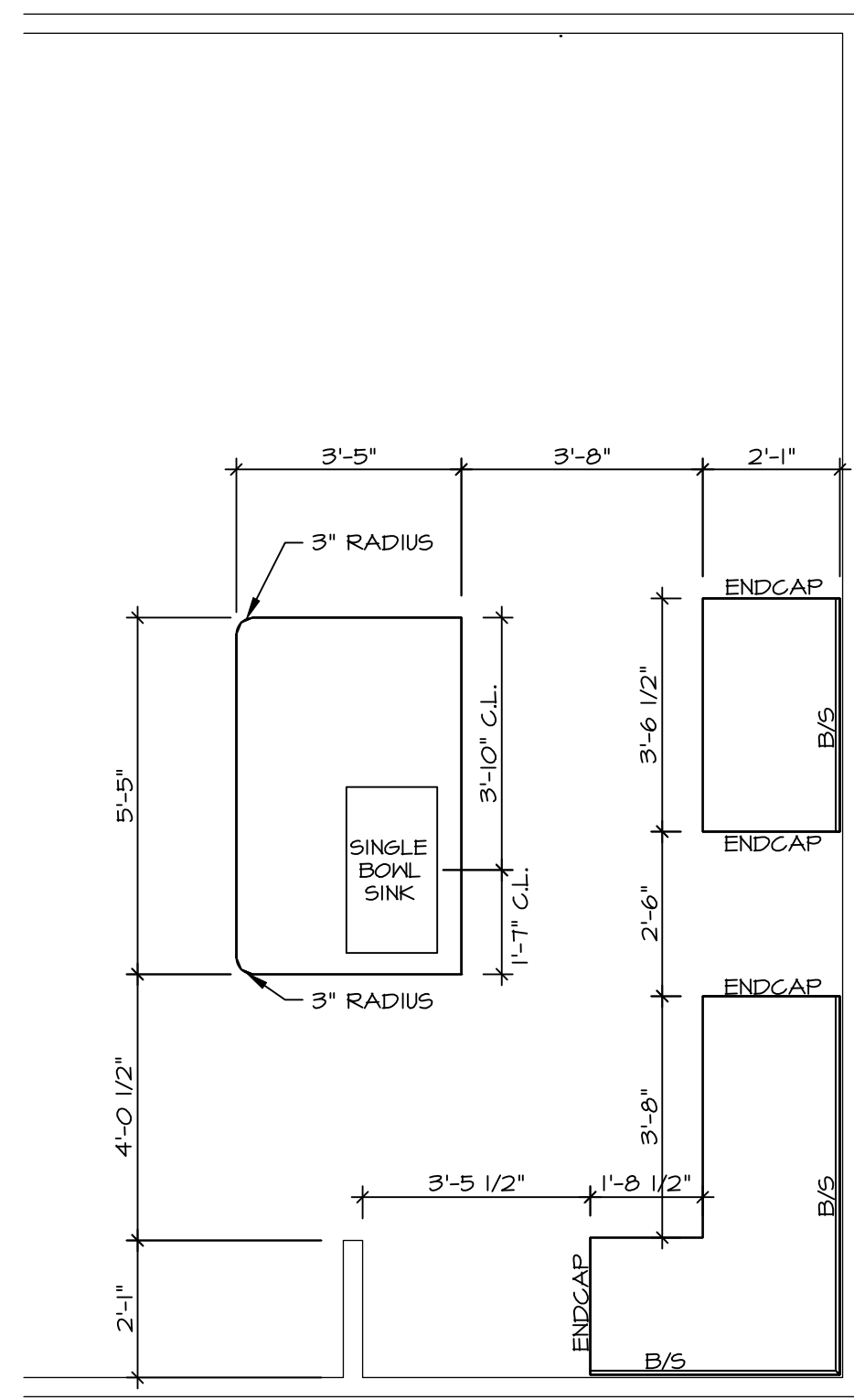
SET NO. 1RS00	DRAWN BY CVE
VERSION 01	DATE:
RELEASE NO. ---	OPTION

SHEET NO.	MODEL IRIS
A-8	DRAWING TITLE SECOND FLOOR PLAN

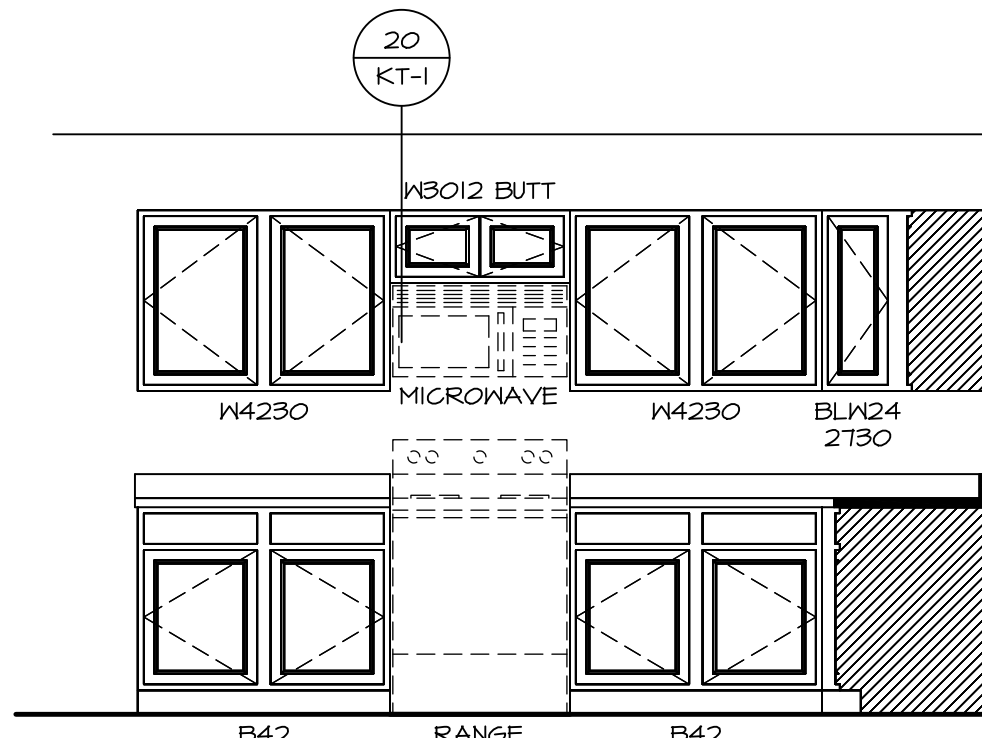
NVR Solves IRIS_IRS00_01 DCY-S2-0406 3330738 Sheets Lot Specific A-8 PLN2_LS.dwg 03/20/25 - 1:15 pm



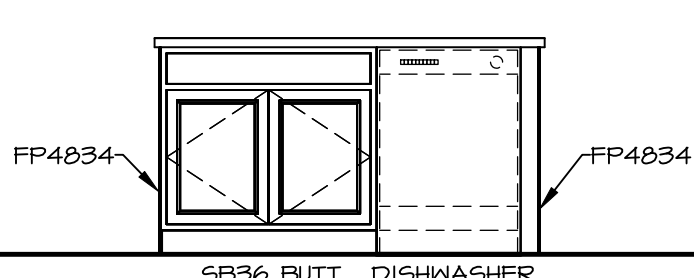
1 KITCHEN CABINET LAYOUT KC-3662
SCALE: 3/8" = 1'-0" KITCHEN VENTILATION RECIRCULATING "KFI"



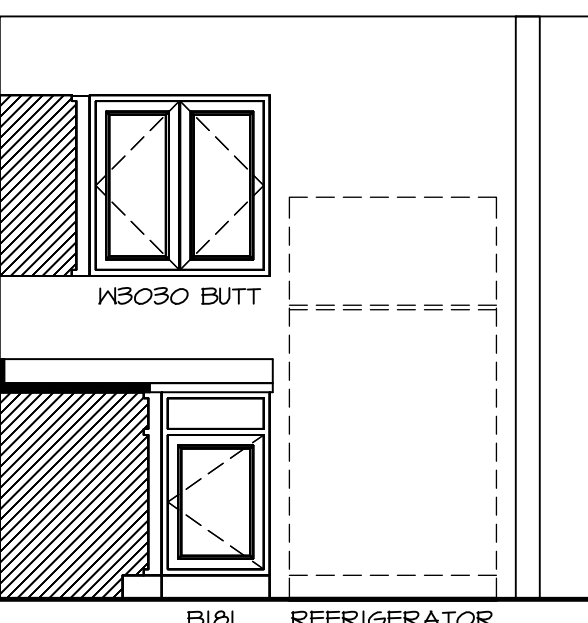
2 KITCHEN COUNTERTOP LAYOUT KC-3662
SCALE: 3/8" = 1'-0" KITCHEN VENTILATION RECIRCULATING "KFI"



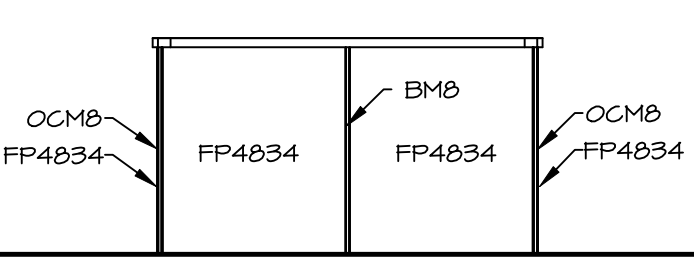
A CABINET ELEVATION
SCALE: 3/8" = 1'-0" KITCHEN VENTILATION RECIRCULATING "KFI"



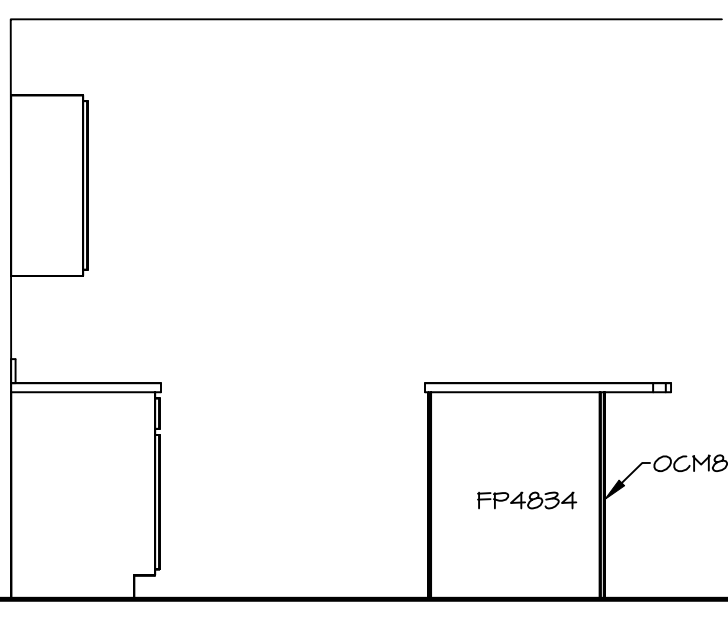
B CABINET ELEVATION
SCALE: 3/8" = 1'-0"



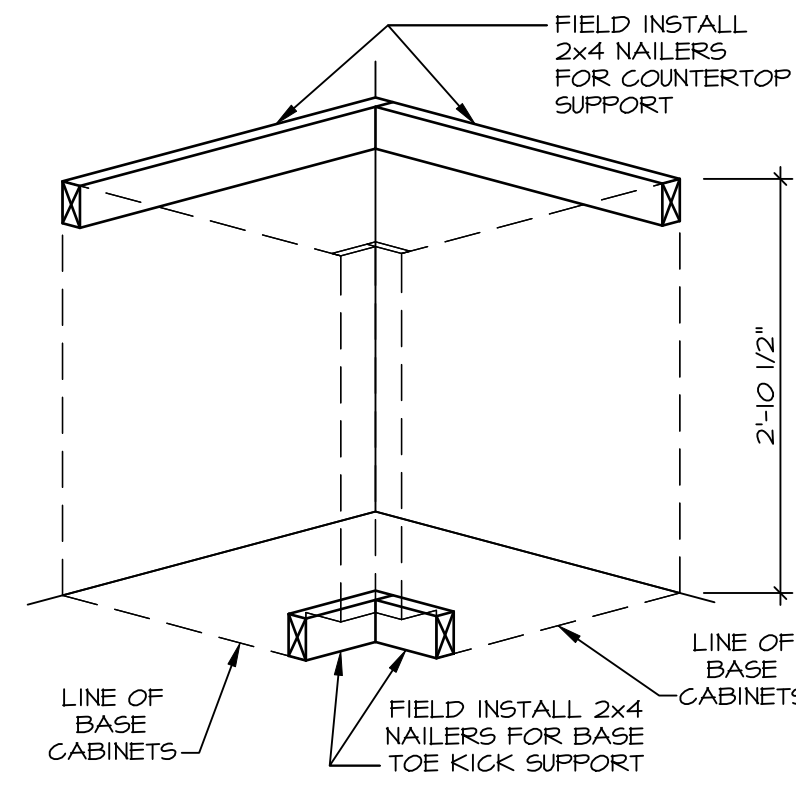
C CABINET ELEVATION
SCALE: 3/8" = 1'-0"



D CABINET ELEVATION
SCALE: 3/8" = 1'-0"



E CABINET ELEVATION
SCALE: 3/8" = 1'-0"



3 COUNTERTOP CORNER AND TOE KICK SUPPORT DETAIL
SCALE: 3/4" = 1'-0"

NOTES:
CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT.

NOTE:
KITCHEN ELEVATIONS/PLANS CALL OUT STANDARD MOLDING. REFER TO DETAIL 11/KT-1 FOR REPLACEMENT BASED ON CABINET STYLE.

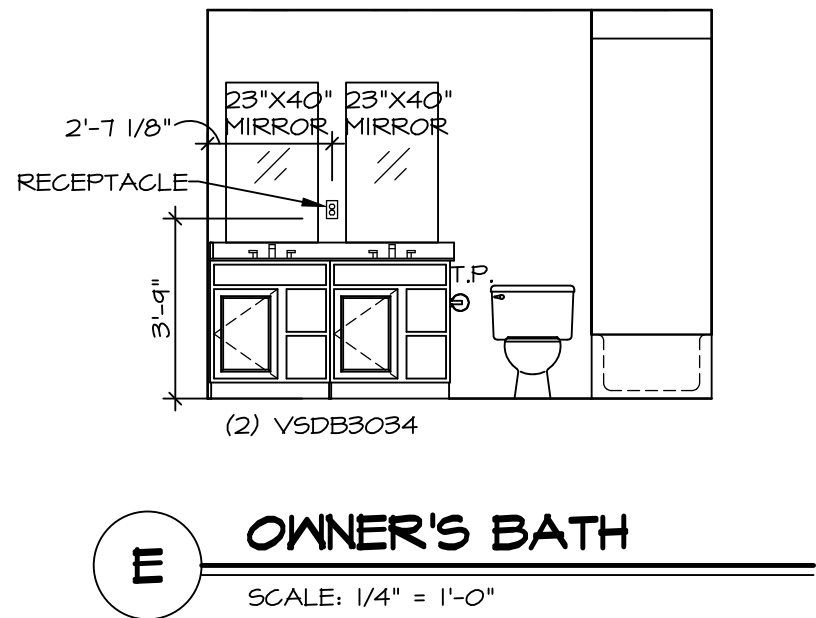
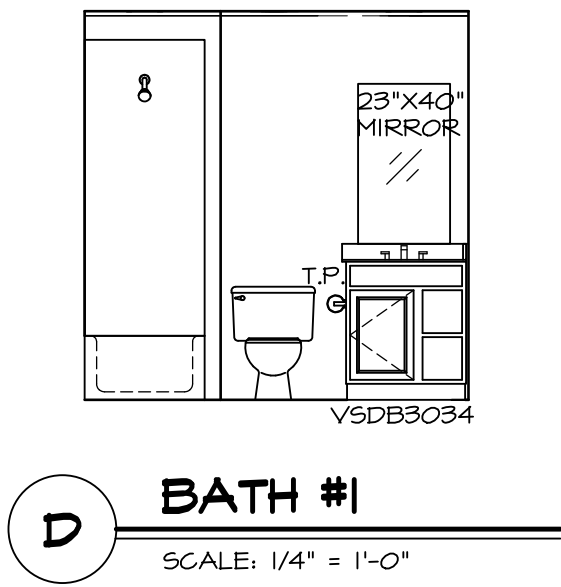
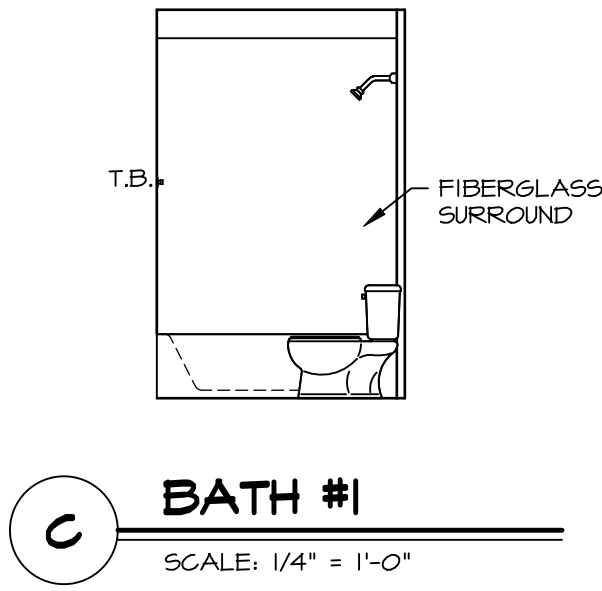
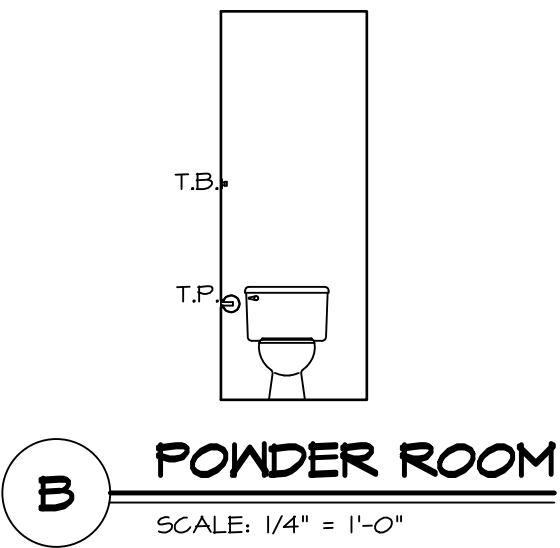
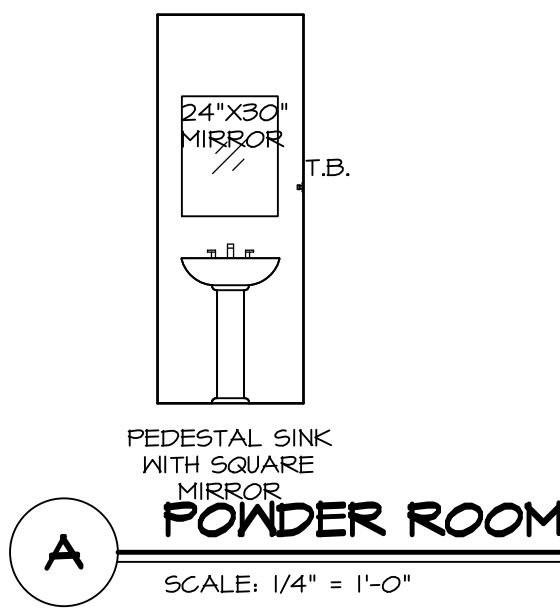
KITCHEN NOTES:
1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL 11/KT-1 FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UP) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
5. SET PRE-FINISHED SCRIBE MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE CABINETS MEET DRYWALL) PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET CROWN MOLDING.

SHEET NO. A-13		MODEL IRIS		SET NO. IR500		VERSION 01		RELEASE NO. ----		DRAWN BY CVB		DATE: ----		OPTION ----	
DRAWING TITLE KITCHEN		DRAWING DESCRIPTION		DIV-COMM-LOT-UNIT DCY-S2-0406		COMM-LOT SAMTERS MILL - SIMPLY RYAN - 0406		STREET ADDRESS TOBI RIVERVIEW AVENUE		CITY MIDDLETOWN		STATE OH		ZIP 45042	

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C:\NVR\Solves\IRIS_IR500_01\DCY-S2-0406\330738\Streets\Lot Specific\A-13_KT_LS.dwg 03/20/25 - 1:16 pm



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.

A-14

MODEL

IRIS

DRAWING TITLE

BATH ELEVATIONS

OPTION DESCRIPTION

OPTION

SET NO. IR500

VERSION 01

RELEASE NO. ----

DRAWN BY KAD

DATE:

OPTION

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DIV-COMM-LOT-UNIT

DCY-S2-0406

COMM-LOT

SAMYERS MILL - SIMPLY RYAN - 0406

STREET ADDRESS

TOBI RIVERVIEW AVENUE

CITY

MIDDLETOWN

STATE

OH

ZIP

45042

APT. NO.
