

S2 405

7041 RIVERVIEW AVENUE

MIDDLETOWN, OH 45042

Need to bring sump pump and install it !!

2 Story Basement

2 hose bibs - no valves required

Vent Kitchen

ice maker

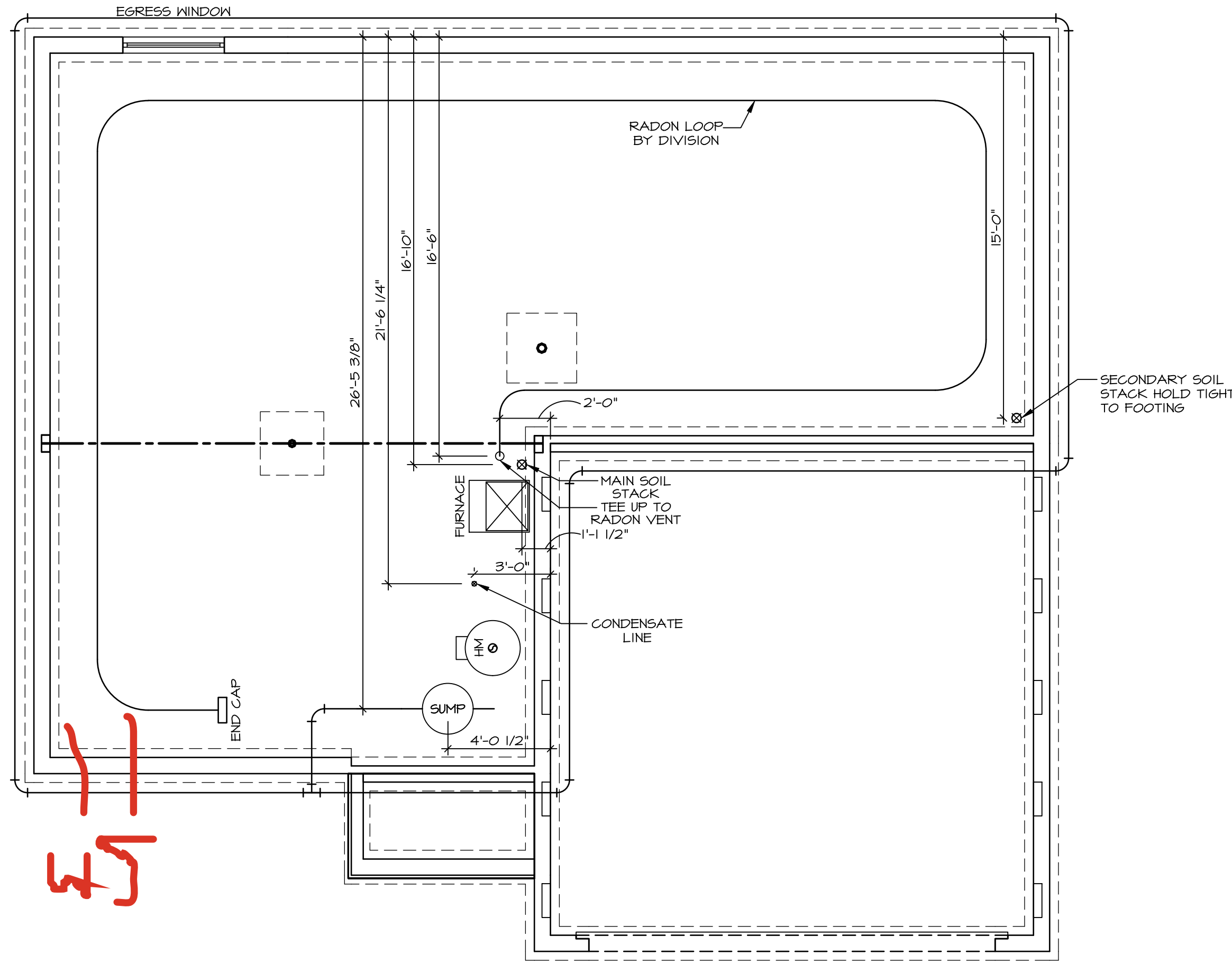
1 tub

1 shower

WATER HEATER ELECTRIC 50 GALLON

Inside Water Meter setup

Gas Furnace



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

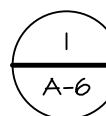
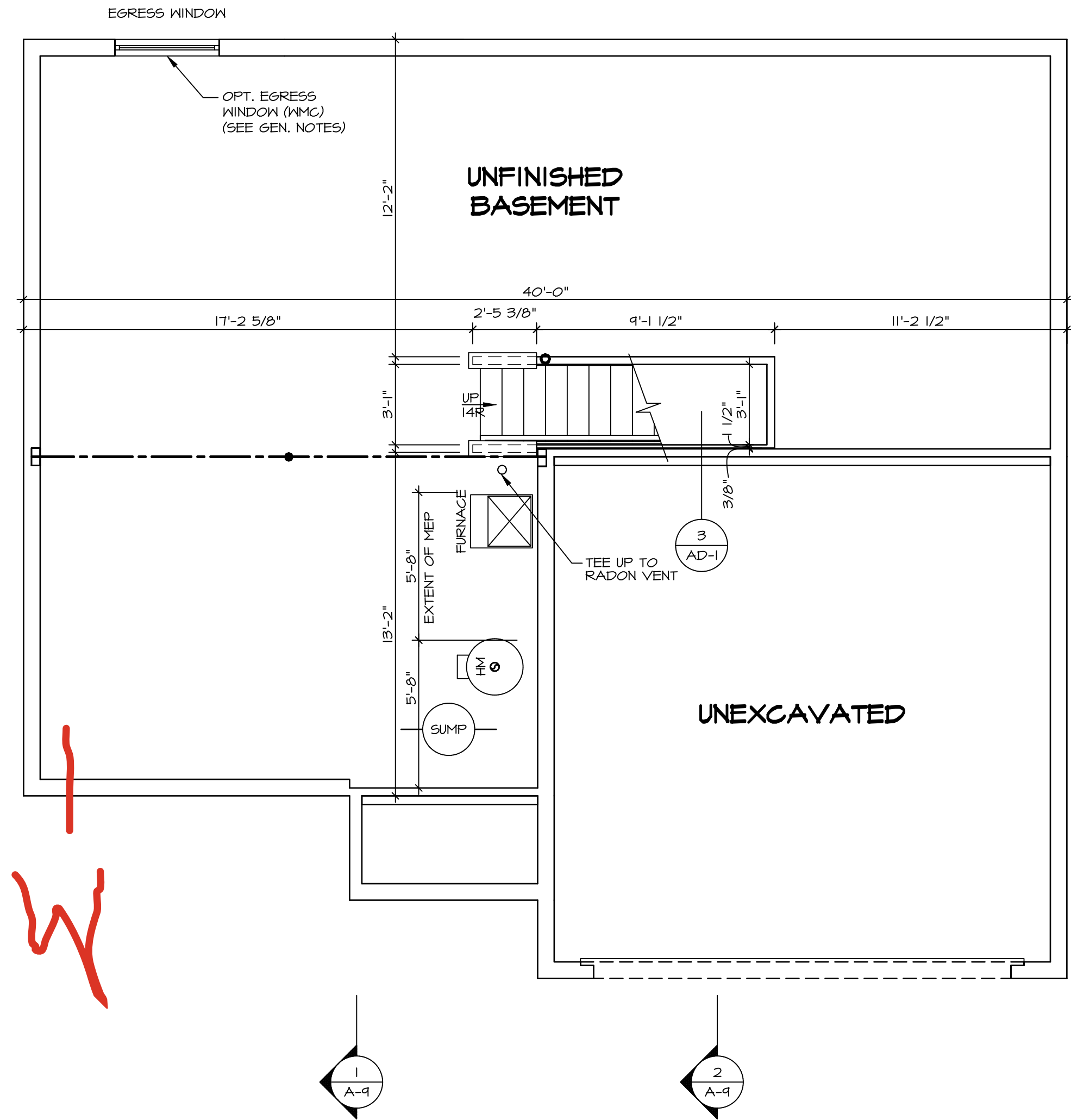
PLUMBING NOTES:
RADON REMEDIATION
RADON LOOP:
- (4") PERFORATED HDPE "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED HDPE PIPE
- SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
STACK REQUIREMENTS:
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQ.FT.)
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOYS 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 ELDER	SET NO. ELD00
	DRAWING TITLE PLUMBING PLAN	VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION

NVR, Inc., Suite 100
5285 Westwood
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 purpose without the written consent of NVR, Inc.

DIV-COMM-LOT-UNIT DCY-S2-0405	
COMM-LOT SANTERS MILL - SIMPLY RYAN - 0405	
STREET ADDRESS TO41 RIVERVIEW AVENUE	APT. NO. ----
CITY MIDDLETOWN	STATE OH
	ZIP 45042



BASEMENT FLOOR PLAN

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

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

ALL WINDOWS HAVE 8'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

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" 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 GRIFFLES ABOVE, UNLESS OTHERWISE NOTED.
- TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIB 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 APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT 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

SHEET NO.

ELDER

A-6

DRAWING TITLE

BASEMENT FLOOR PLAN

OPTION DESCRIPTION

12

SET NO. ELDOO

VERSION 01

RELEASE NO. ----

DRAWN BY

DATE:

OPTION

© 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 transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.

NVR

NVR, Inc., Suite 100
5285 Westview Drive
Frederick, MD 21703

DIV-COMM-LOT-UNIT

COM-LOT

SAVYERS MILL - SIMPLY RYAN - 0405

STREET ADDRESS

TO:41 RIVERVIEW AVENUE

CITY

MIDDLETOWN

DCY-S2-0405

APT. NO.

STATE

OH

ZIP

45042

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (5) 2X4 SPF STUD GRADE	1008, 1012	
J102	JACK - (3) 2X4 SPF STUD GRADE	1006	
J103	JACK - (2) 2X4 SPF STUD GRADE	1006	
J104	JACK - (2) 2X4 SPF STUD GRADE	1020	
J105	JACK - (5) 2X4 SPF STUD GRADE	2006	
J106	JACK - (5) 2X4 SPF STUD GRADE	2006	
J107	JACK - (4) 2X4 SPF STUD GRADE	1028	
J108	JACK - (2) 2X4 SPF STUD GRADE	1028	
J112	JACK - (2) 2X4 SPF STUD GRADE	1022	
J113	JACK - (2) 2X4 SPF STUD GRADE	1022	
J114	JACK - (4) 2X4 SPF STUD GRADE	1010	
J115	JACK - (4) 2X6 SPF STUD GRADE	1010	
J116	JACK - (4) 2X4 SPF STUD GRADE	1010	
J117	JACK - (5) 2X4 SPF STUD GRADE	1010	
J118	JACK - (2) 2X4 SPF STUD GRADE	1018	
J119	JACK - (2) 2X4 SPF STUD GRADE	1018	

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 11GA ADJ	7'-10 5/8"	1020	FBA, FCA

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	

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

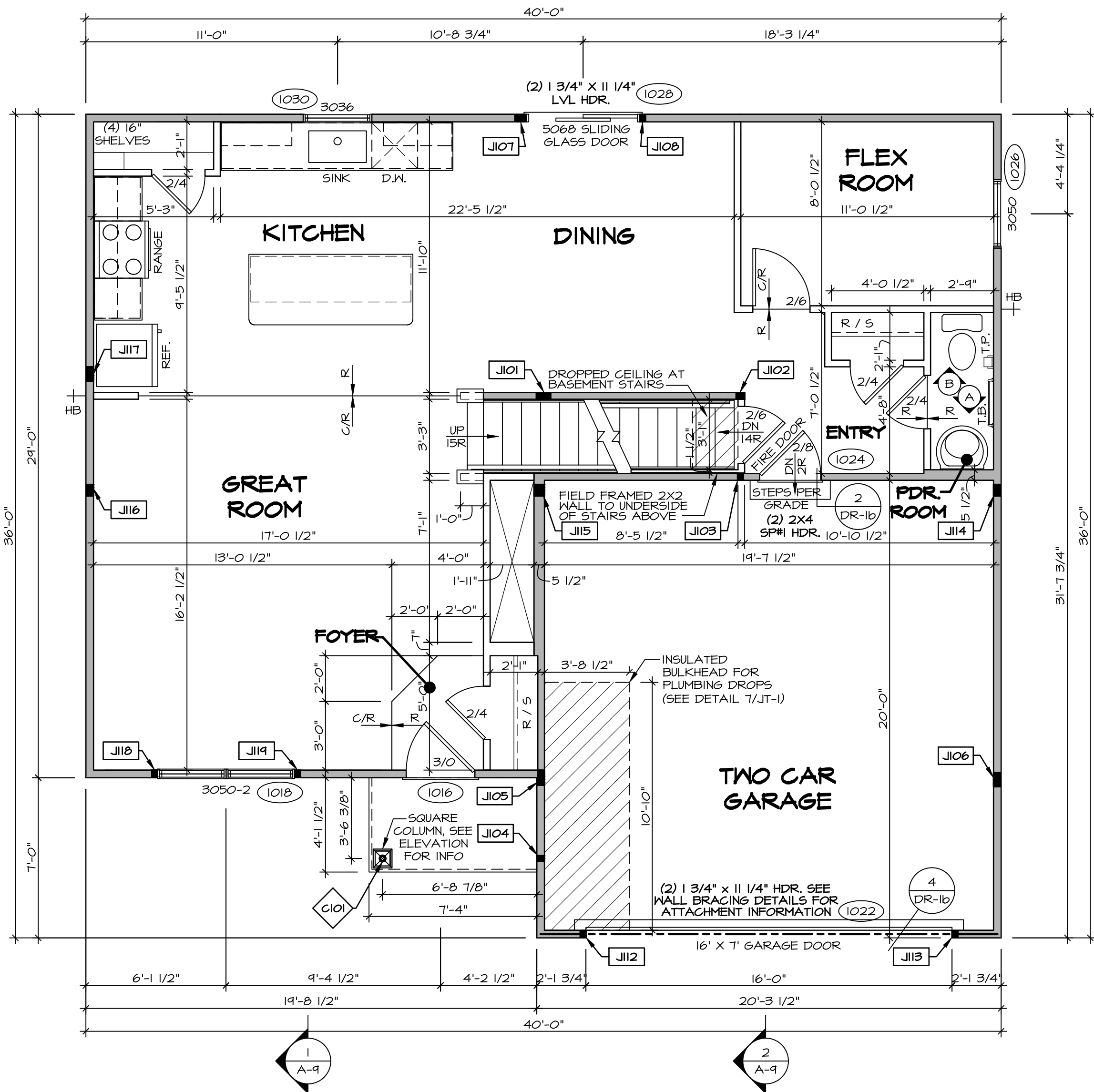
FLOOR PLAN NOTES:

- 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" 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 8/11-1B 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 GRIPPLERS 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 APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT 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



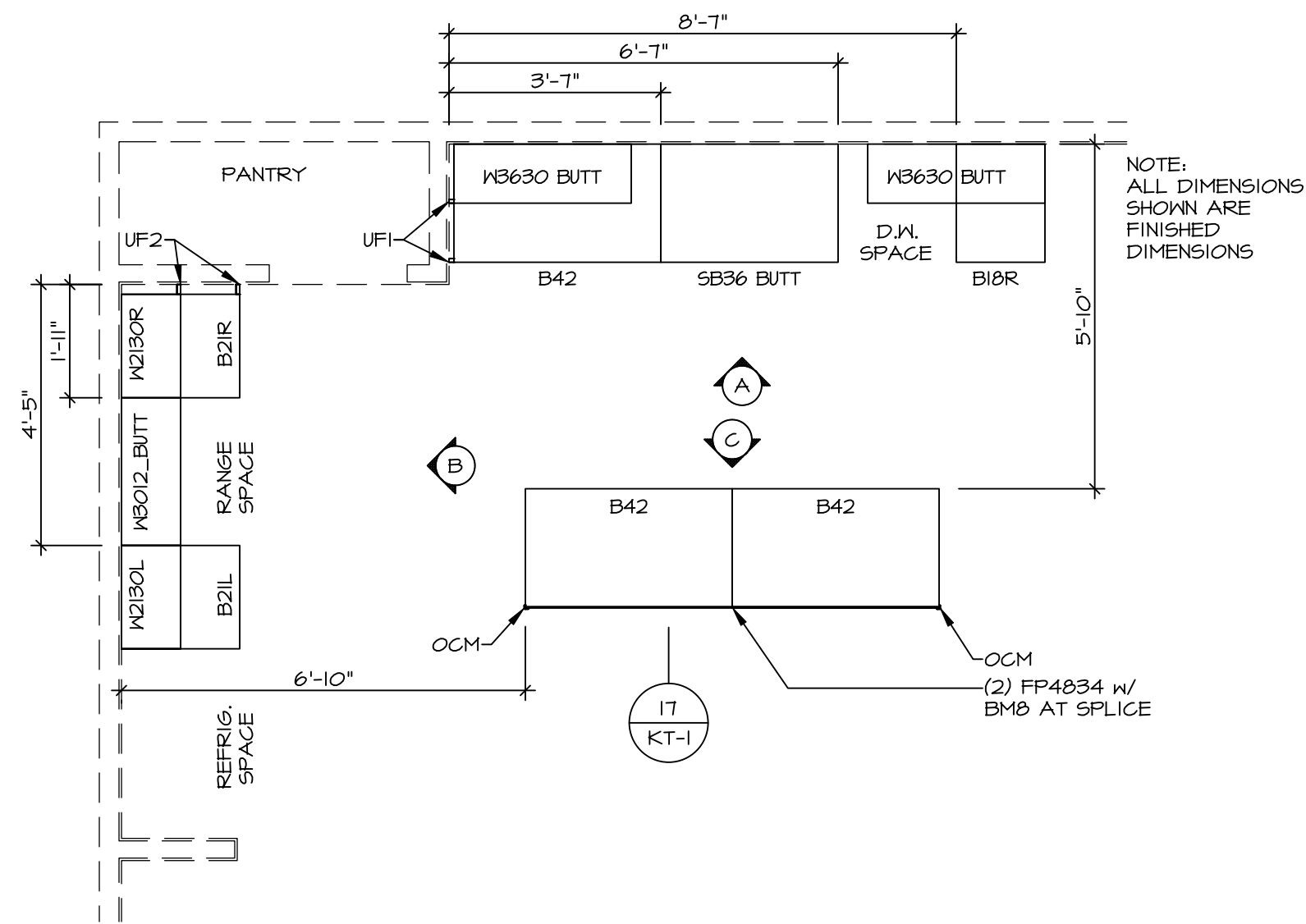
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DCY-S2-0405

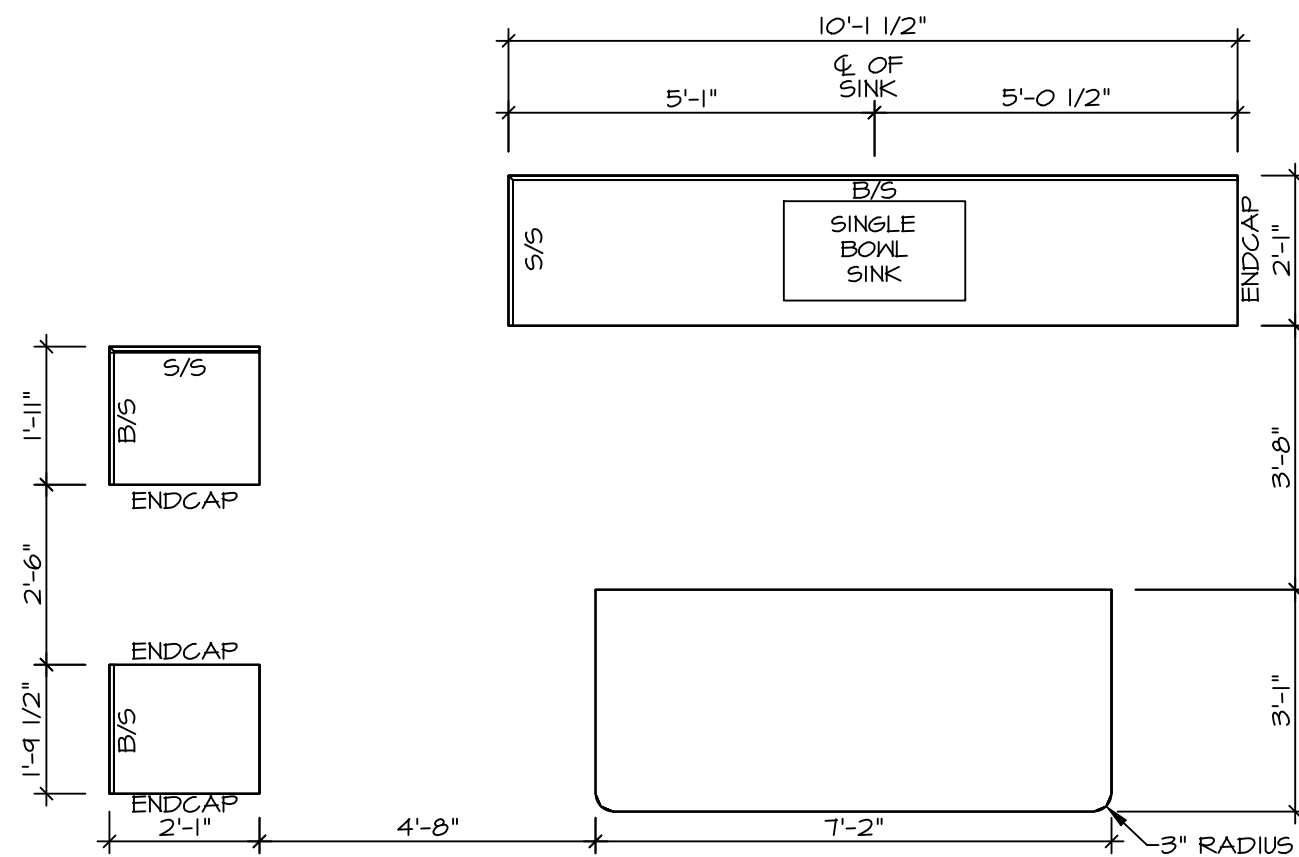
DIV-COMM-Lot-UNIT
COM-Lot
SANTERS MILL - SIMPLY RYAN - 0405
STREET ADDRESS
T041 RIVERVIEW AVENUE
CITY
MIDDLETOWN
STATE
OH
ZIP
45042

NVR
NVR, Inc. Suite 100
5285 Westwick, MD 21703
Frederick, MD 21703

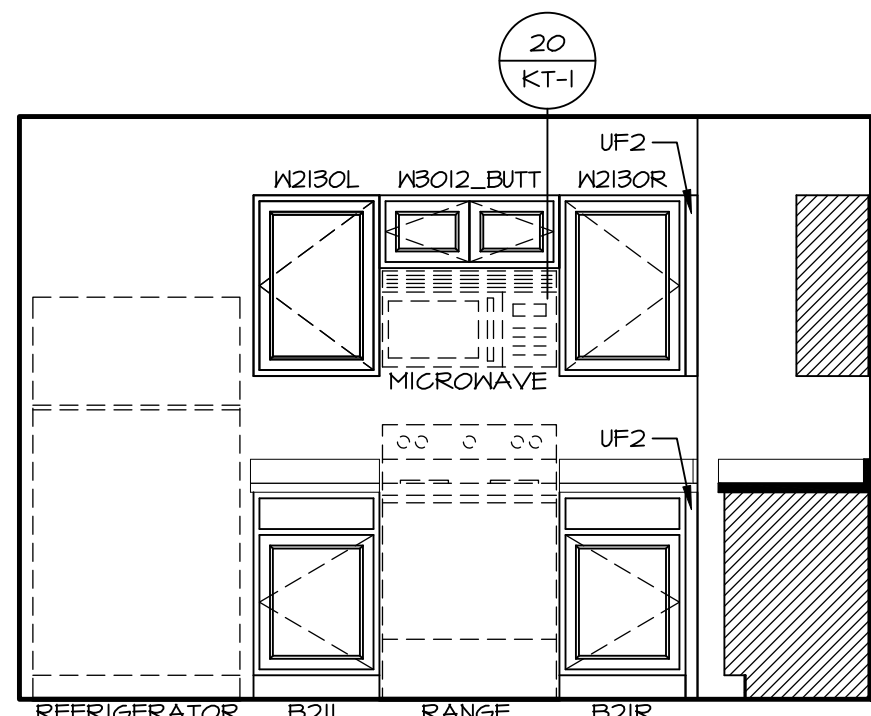
SHEET NO.	MODEL	SET NO.	ELDOO
A-7	ELDER	VERSION	01
	DRAWING TITLE	RELEASE	NO. ----
	FIRST FLOOR PLAN	DRAWN BY	
	OPTION DESCRIPTION	DATE:	
		OPTION	
13			



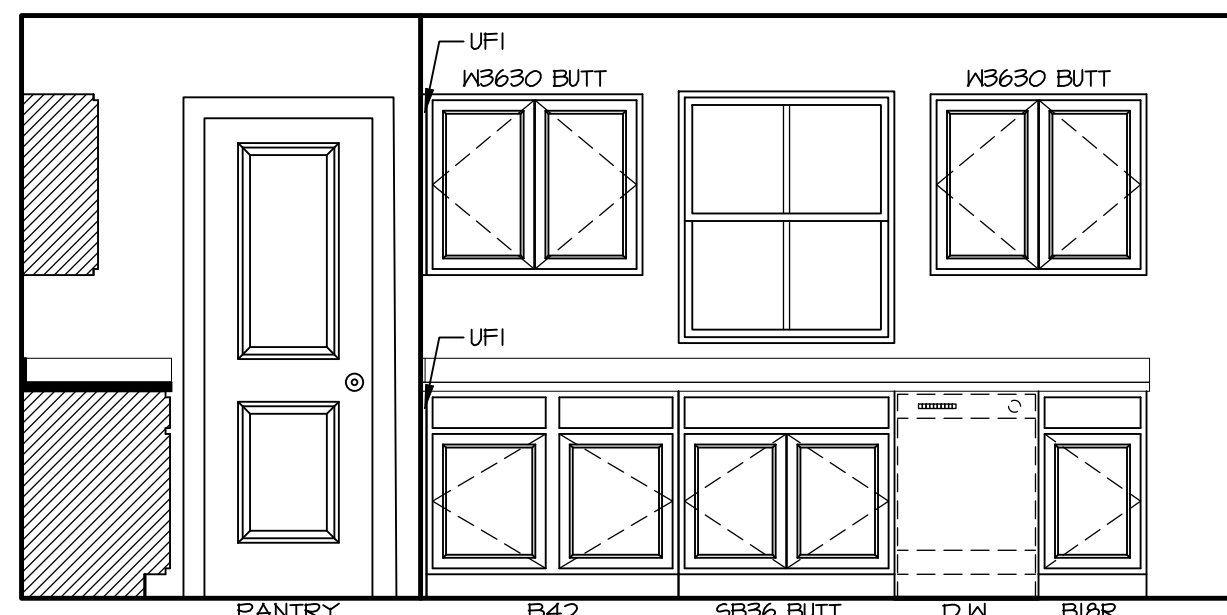
1 KITCHEN CABINET PLAN (KC-3898)
SCALE: 3/8" = 1'-0"



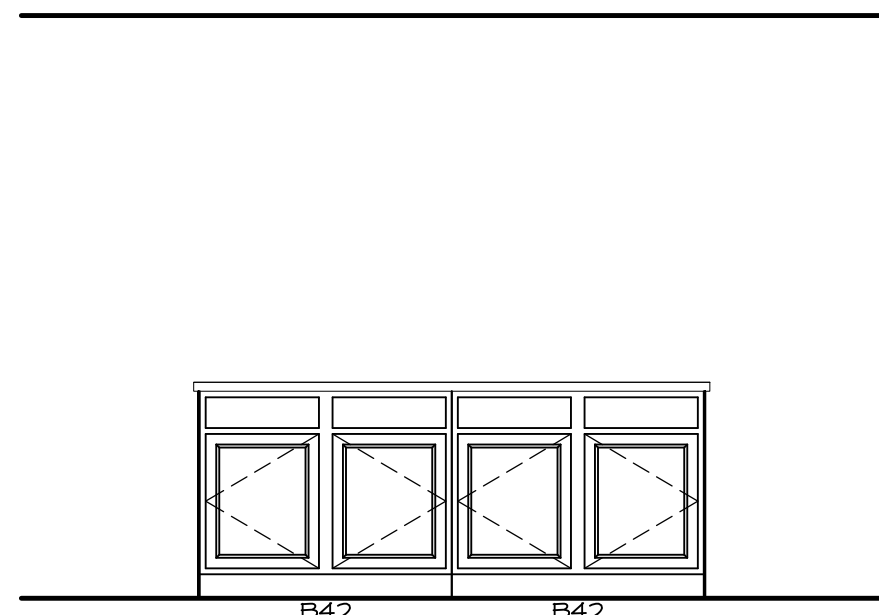
2 KITCHEN COUNTERTOP PLAN (KT-3898)
SCALE: 3/8" = 1'-0"



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



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

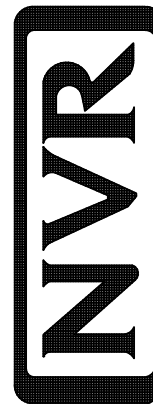


C KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"

- 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 (JF) 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.
 6. HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/FULL NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-10

- NOTES:**
- CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEFINITION OF THE INTENDED CABINET LAYOUT

© 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 transmitted in any form or manner whatsoever, nor are they to be used for any purpose without the written consent of NVR, Inc.

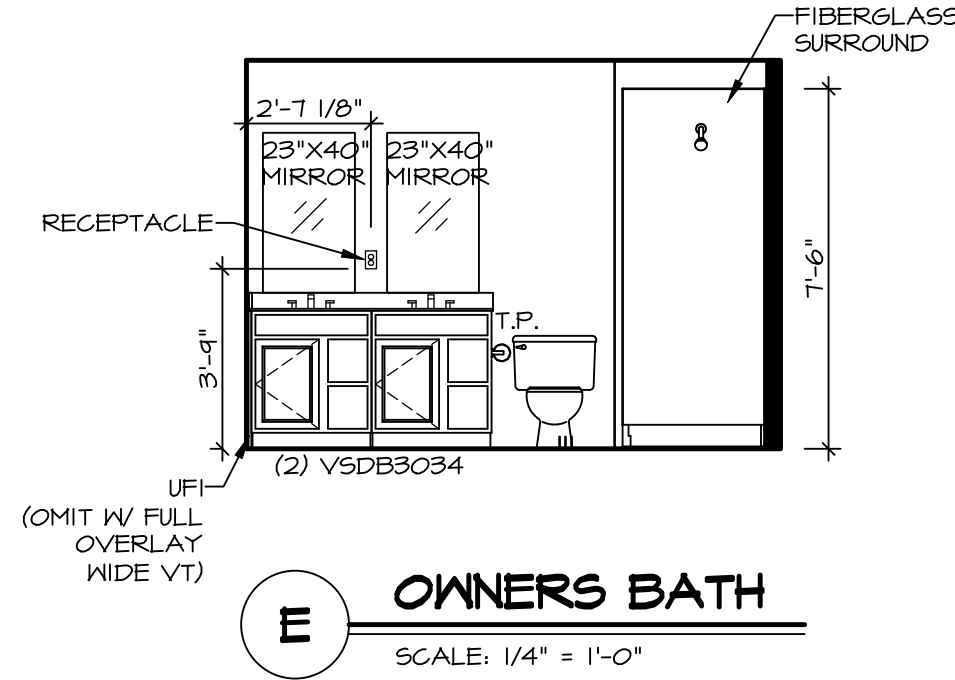
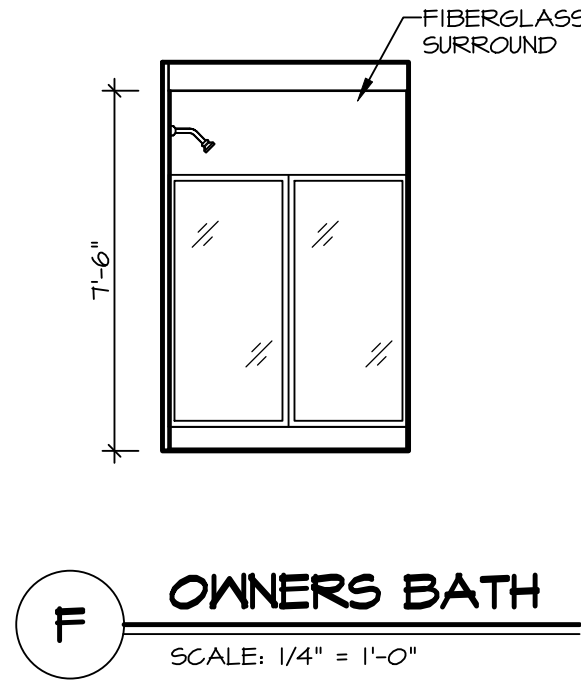
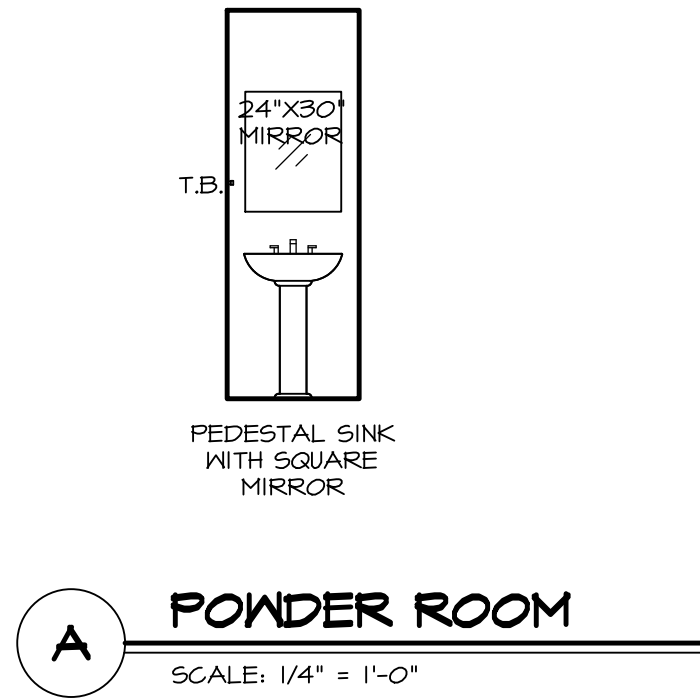
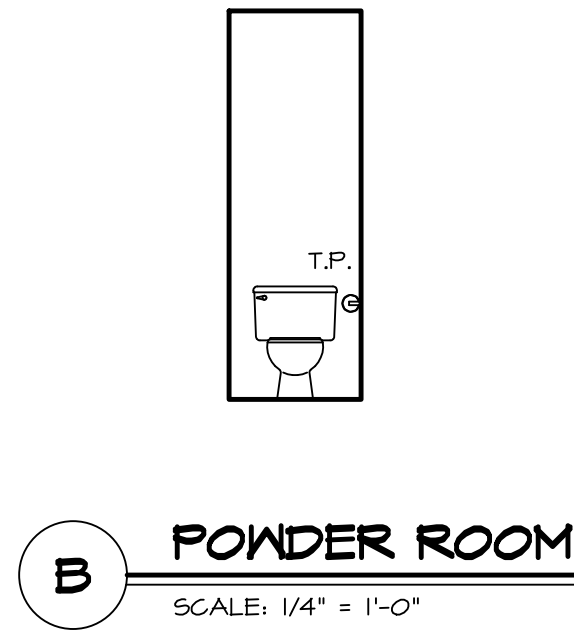
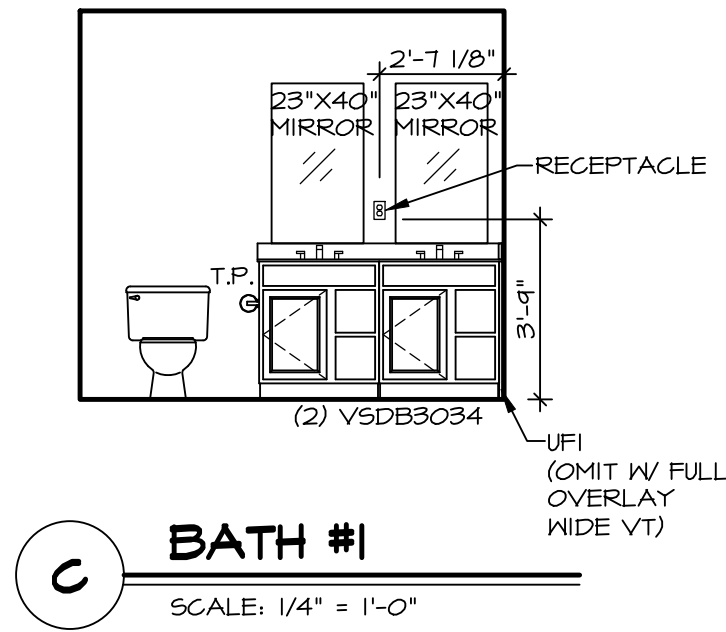
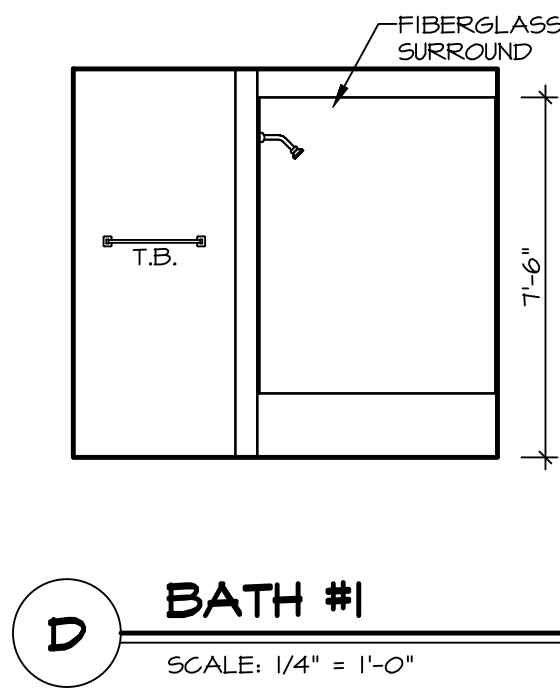


NVR, Inc., Suite 100
5285 Westwood Blvd.
Frederick, MD 21703

SHEET NO. A-12	MODEL ELDER	SET NO. ELD00
	DRAWING TITLE KITCHEN PLANS & ELEVATIONS	VERSION 01 RELEASE NO. ----
		DRAWN BY DATE:
	OPTION DESCRIPTION	OPTION

17

DIV-COMM-LOT-UNIT DCY-S2-0405		COM-LOT SANTYERS MILL - SIMPLY RYAN - 0405	APT. NO. ----	CITY MIDDLETOWN	STATE OH	ZIP 45042
		STREET ADDRESS 1041 RIVERVIEW AVENUE				

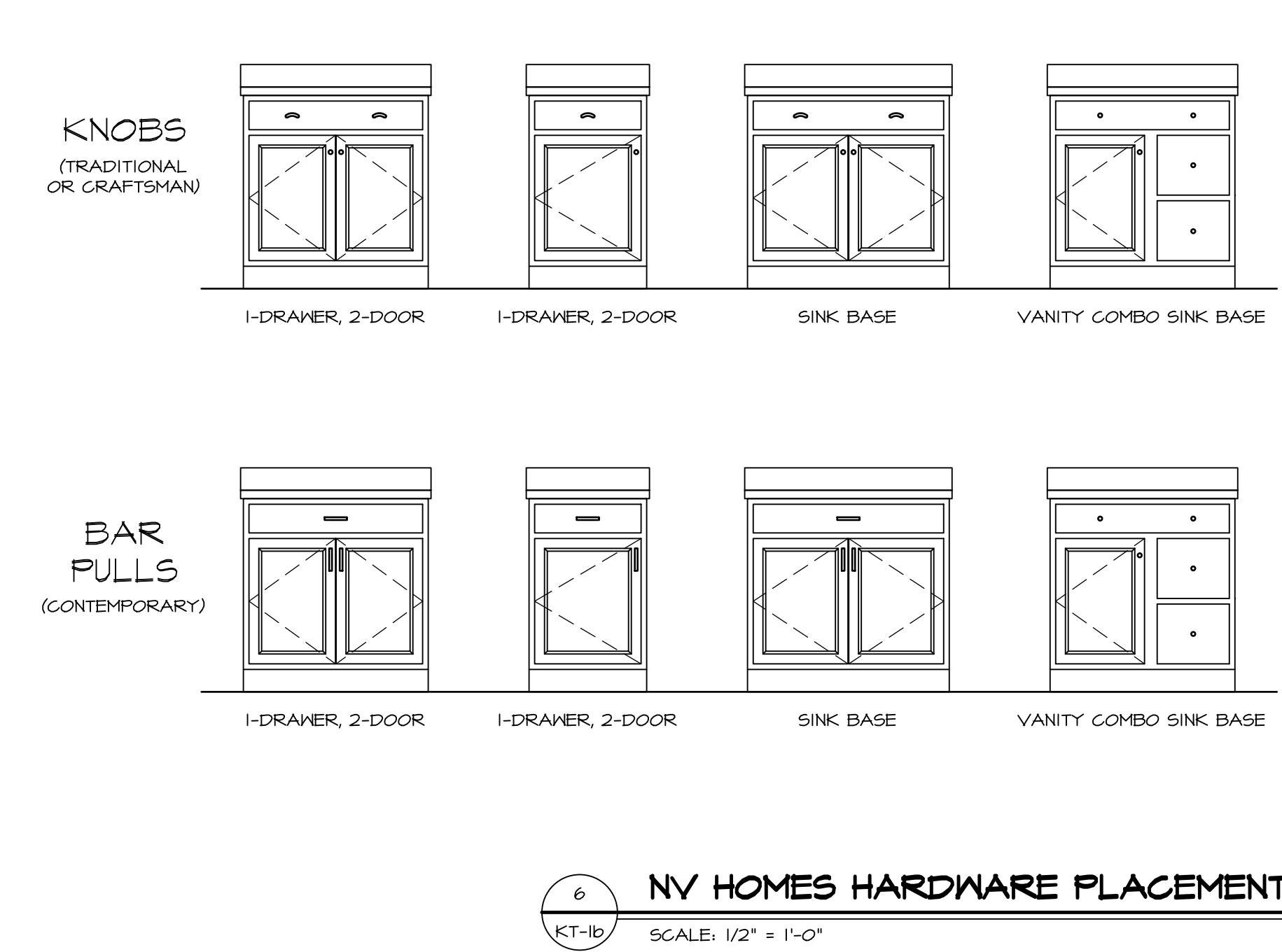
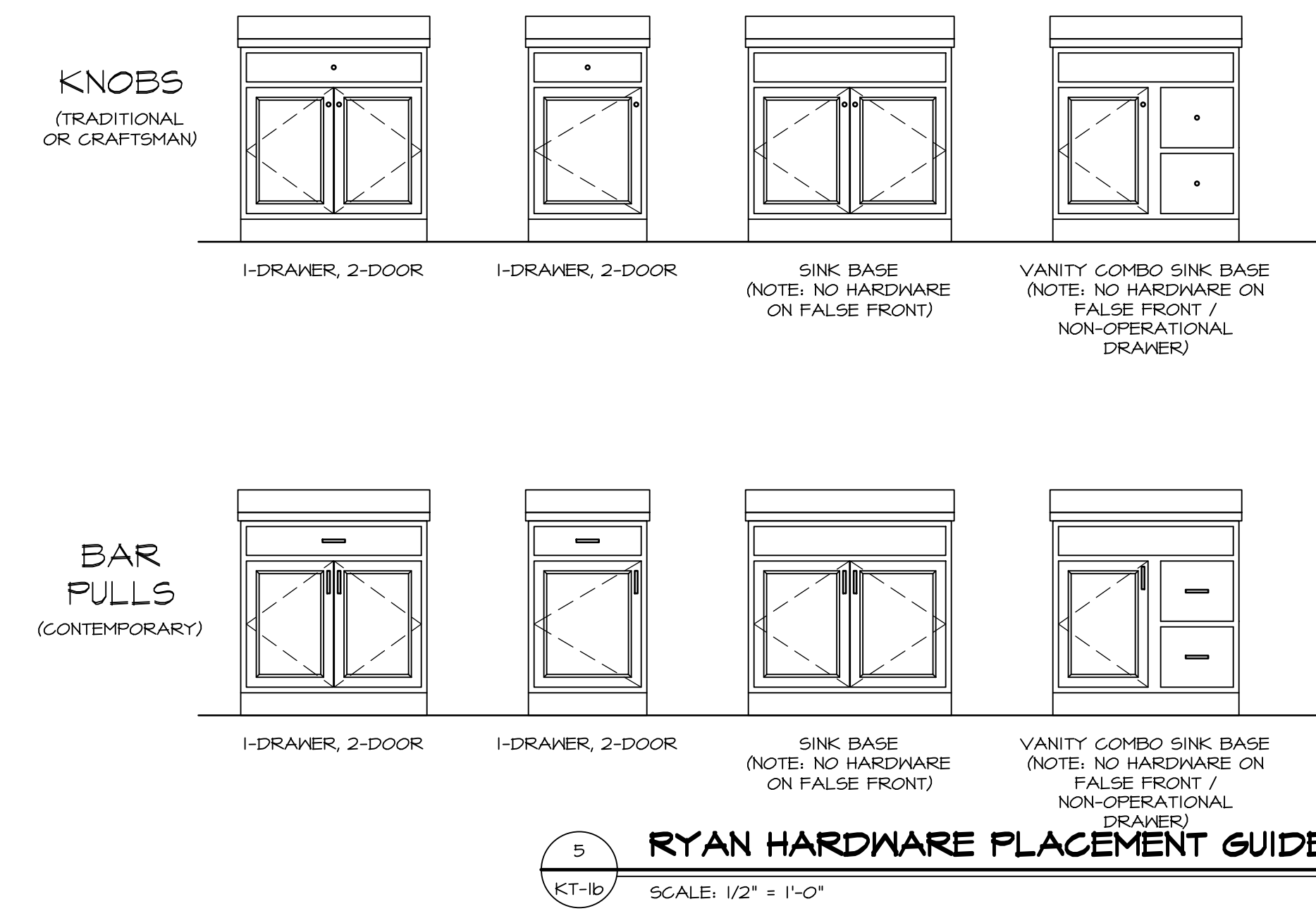
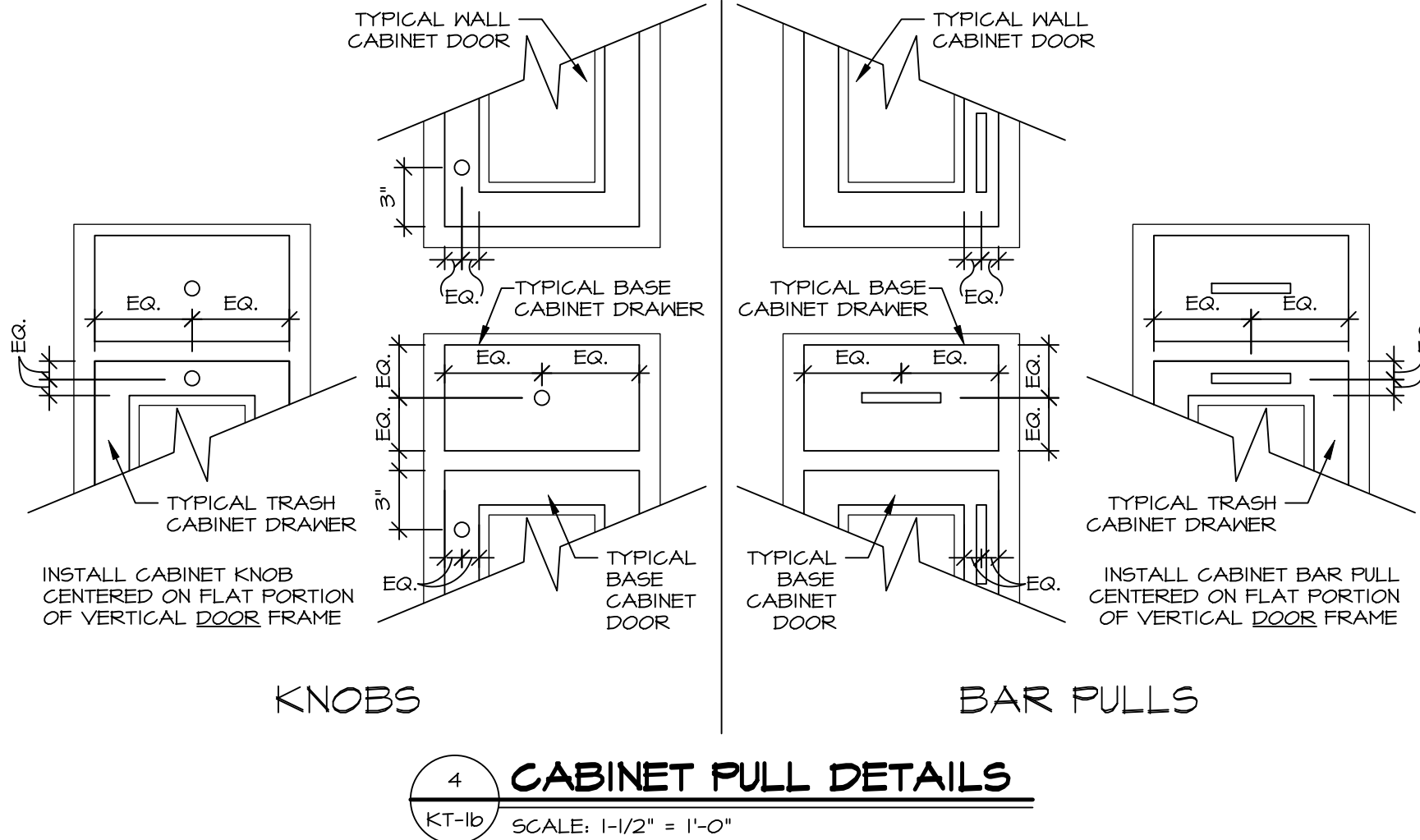
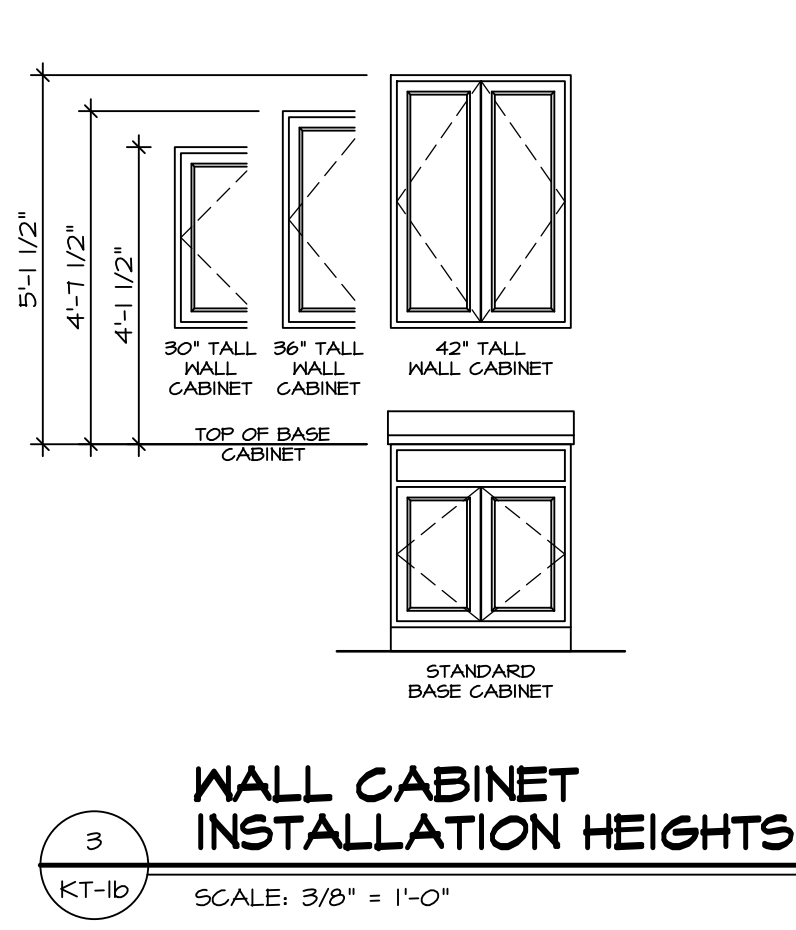
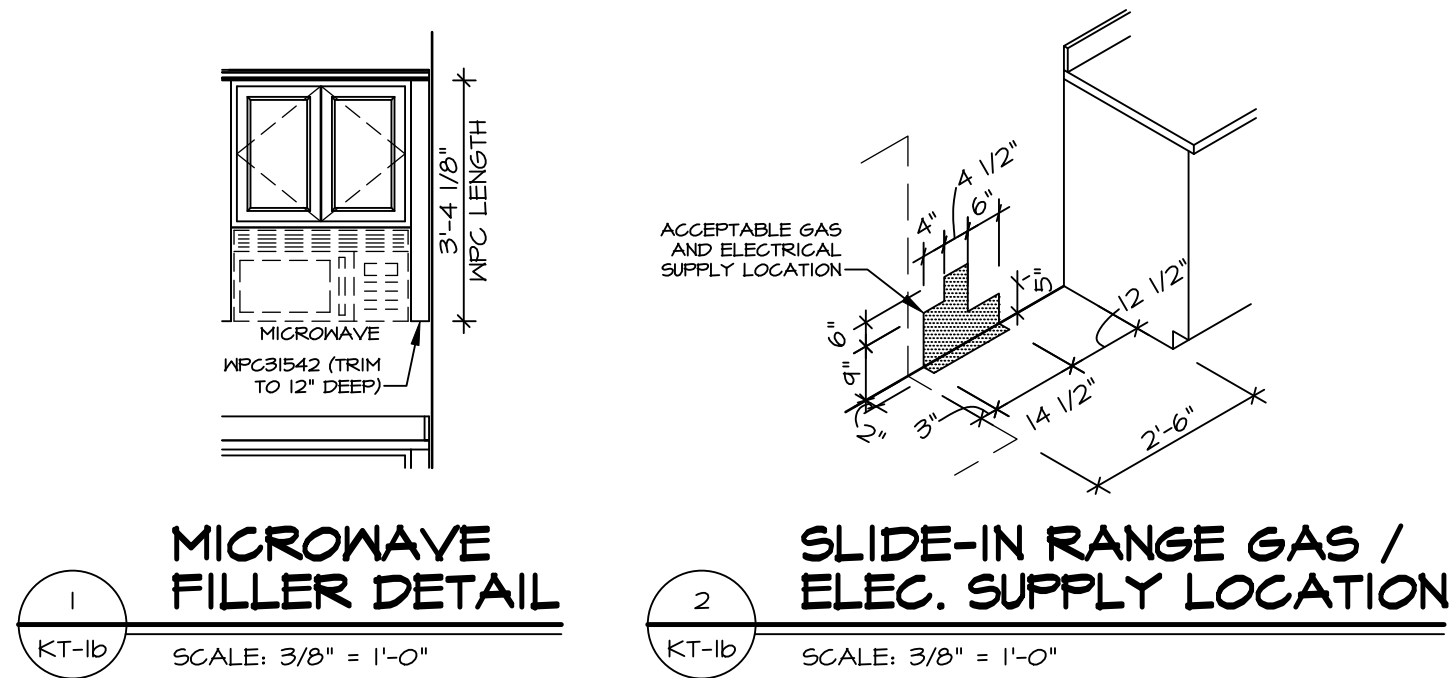


SHEET NO. A-13	MODEL ELDER	SET NO. ELD00
	DRAWING TITLE BATH ELEVATIONS	VERSION 01 RELEASE NO. ----- DRAWN BY DATE:
	OPTION DESCRIPTION	OPTION
18		

[NVR]	
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 transmitted in any form or manner whatsoever, nor are they to be used for any purpose other than the first obtaining the expressed written consent of NVR, Inc.

DIV-COMM-LOT-UNIT DCY-S2-0405	
COMM-LOT SAMYERS MILL - SIMPLY RYAN - 0405	APT. NO. ----
STREET ADDRESS 7041 RIVERVIEW AVENUE	CITY MIDDLETOWN
STATE OH	ZIP 45042



RYAN CABINET HARDWARE SPECIFICATIONS			
		BATH	NON-BATH
		DOORS	DOORS
TRADITIONAL	DOORS	ROUND KNOBS	ROUND KNOBS
	DRAWERS	ROUND KNOBS	ROUND KNOBS
CRAFTSMAN	DOORS	SQUARE KNOBS	SQUARE KNOBS
	DRAWERS	SQUARE KNOBS	SQUARE KNOBS
CONTEMPORARY*	DOORS	BAR PULLS	BAR PULLS
	DRAWERS	BAR PULLS	BAR PULLS
* CABINET SELECTIONS CAN VARY WITHIN THE HOUSE			
* DOWNING AND MADDOX DRAWERS THAT ARE 12" WIDE OR LESS WILL HAVE A KNOB IN LIEU OF BAR PULLS			
FALSE DOORS AND FALSE DRAWERS DO NOT RECEIVE HARDWARE			

NV HOMES CABINET HARDWARE SPECIFICATIONS			
		BATH	NON-BATH
		DOORS	DOORS
TRADITIONAL	DOORS	ROUND KNOBS	ROUND KNOBS
	DRAWERS AND FALSE DRAWERS	ROUND KNOBS	PULLS
CRAFTSMAN	DOORS	SQUARE KNOBS	SQUARE KNOBS
	DRAWERS AND FALSE DRAWERS	SQUARE KNOBS	SQUARE PULLS
CONTEMPORARY*	DOORS	SQUARE KNOBS	BAR PULLS
	DRAWERS AND FALSE DRAWERS	SQUARE KNOBS	BAR PULLS
* NOT WITH SIERRA VISTA CABINETS			

NOTE:
HARDWARE IS INSTALLED ON ALL DOOR / DRAWER FRONTS (EVEN NON-OPERATIONAL FRONTS.) DO NOT INSTALL HARDWARE ON DECORATIVE DOORS INSTALLED AT THE END OF CABINET RUNS.

REMARKS

REV. NO. DATE

1 3/6/20

2 5/26/21

3/6/20 9PM - CREATED DETAILS 21 (GC #6419) AND 28 (GC #6417)

5/26/21 9PM - ADDED DETAILS 4, 5 & 6 / KT-1b (GC #1016)

© NVR, Inc., expressly reserves its right to make changes to these plans without notice. These plans are not to be reproduced, changed, or used in any way without the written consent of NVR, Inc.

NVR

NVR, Inc. Suite 100
5285 Woodmont
Frederick, MD 21703

MODEL STANDARD DETAILS

DRAWING TITLE KITCHEN TRIM DETAILS

GENERAL

OPTION DESCRIPTION

SHEET NO. KT-1b

SET NO. NVR VERSION

DRAWN BY

DATE:

OPTION

JA PROJECTS\DETAILS\NVR_Kitchen\KT1.dwg 02/27/25 - 3:59 pm