

S2 416

6860 RIVULET DRIVE

MIDDLETOWN, OH 45042

2 Story Basement - 3pc rough

2 hose bibs - no valves required

Vent Kitchen

ice maker

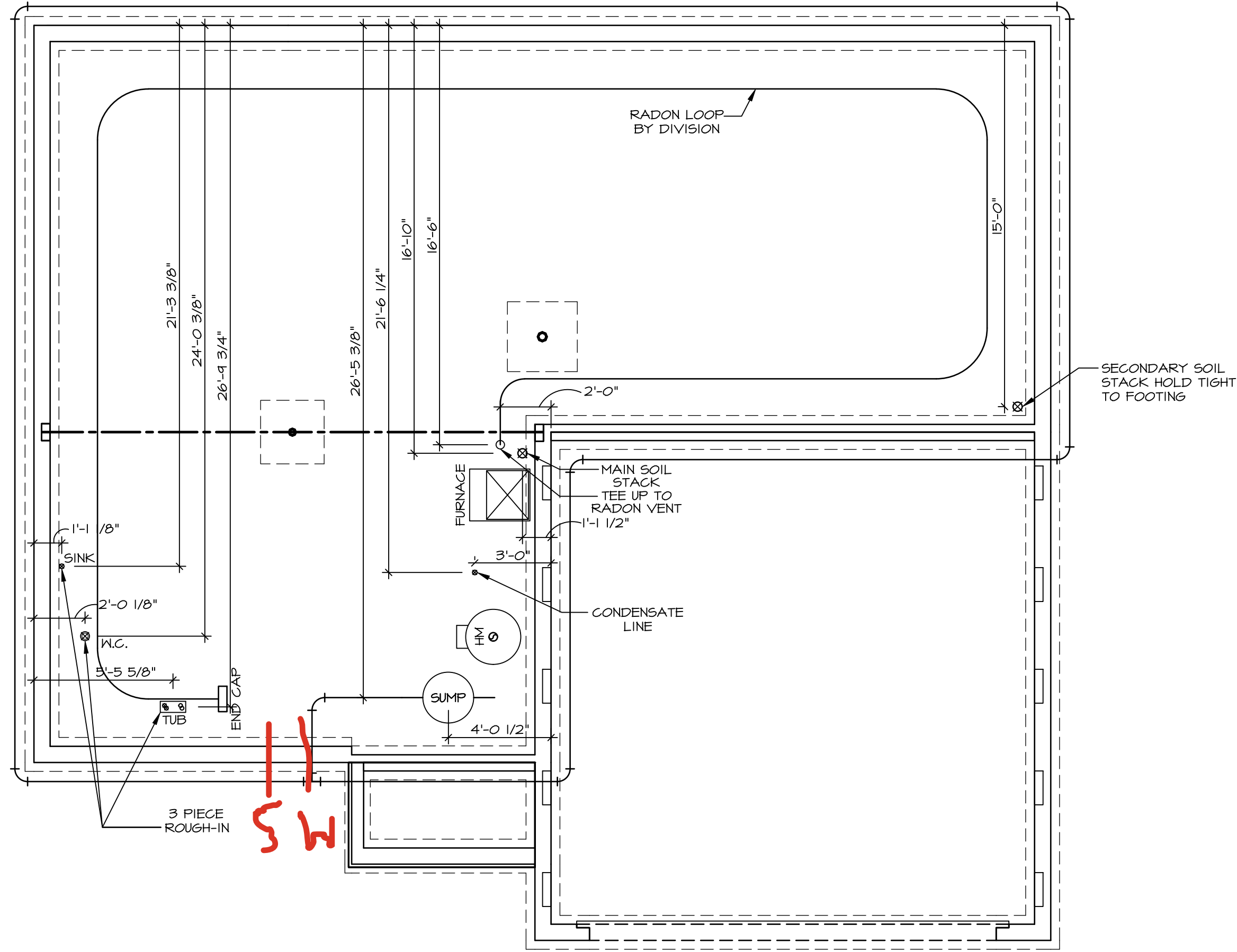
1 tub

1 shower

WATER HEATER ELECTRIC 50 GALLON

Inside Water Meter setup

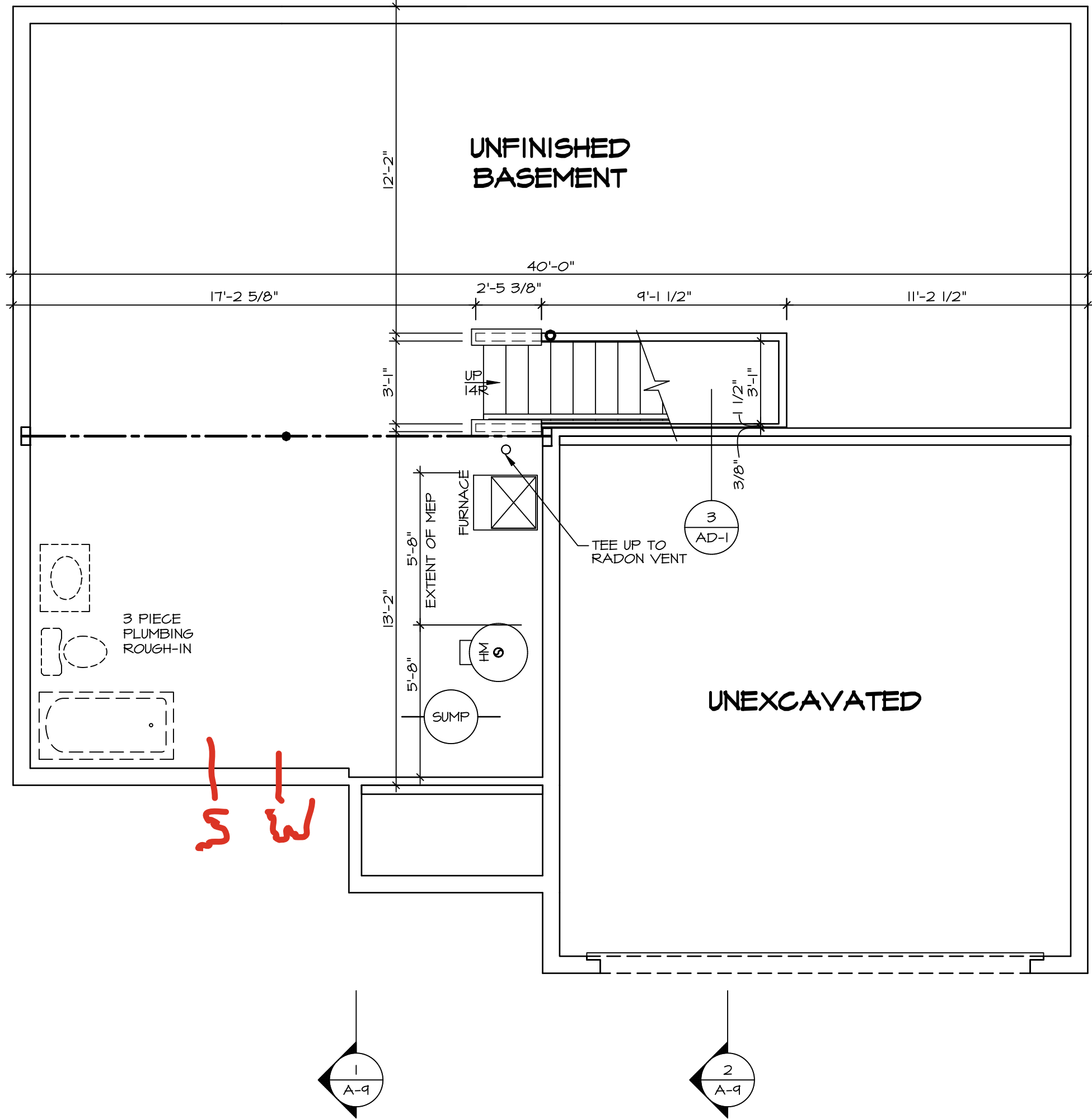
Gas Furnace



1  
A-5  
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. <b>A-5</b>	MODEL <b>ELDER</b> DRAWING TITLE <b>PLUMBING PLAN</b> OPTION DESCRIPTION <b>  </b>	SET NO. ELD00 VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION		DIV-COMM-LOT-UNIT <b>DCY-S2-0416</b>		CITY <b>MIDDLETOWN</b>		STATE <b>OH</b>		ZIP <b>45042</b>	
		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.		COM-LOT <b>SAMYERS MILL - SIMPLY RYAN - 0416</b>		STREET ADDRESS <b>6860 RIVULET DRIVE</b>		APT. NO. <b>----</b>			
		NVR, Inc. Suite 100 5285 Westwood Frederick, MD 21703									
		C:\NVR\Solves\ELDER_ELD00_01\DCY-S2-0416\316951\Sheets\Lot Specific\A-5 PLUMBING.dwg 02/25/25 - 7:47 am									



1  
A-6

# **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 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 GRIFFLES 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

SHEET NO.

**A-6**

MODEL  
**ELDER**

DRAWING TITLE  
BASEMENT FLOOR PLAN

OPTION DESCRIPTION

12

SET NO. ELD00

VERSION 01

RELEASE NO. ----

DRAWN BY

DATE:

OPTION

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**NVR**

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

DIV-COMM-LOT-UNIT

**DCY-S2-0416**

COMM-LOT

SAVYERS MILL - SIMPLY RYAN - 0416

STREET ADDRESS

6880 RIVILET DRIVE

CITY

MIDDLETOWN

STATE

OH

ZIP

45042

**LVL PLY TO PLY FASTENING SCHEDULE:** (WHERE APPLICABLE BASED ON LVL USAGE)

1.A - (2) FLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12" O.C.

2.A - (2) FLY 14" UP TO AND INCLUDING 18"; FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12" O.C.

3.A - (2) FLY 20" TALL AND OVER; FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12" O.C.

4.A - (3) FLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.

5.A - (3) FLY 14" UP TO AND INCLUDING 18"; FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.

6.A - (3) FLY 20" TALL AND OVER; FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.

7.A - (4) FLY (ALL SIZES); FASTEN PLIES WITH (3) ROWS OF SDW22634 STRUCTURAL WOOD SCREWS, OR EQUIVALENT, AT 16" O.C. STAGGERED. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

- 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:**

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- SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
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**GYPSUM NOTES:**

AT GARAGE:

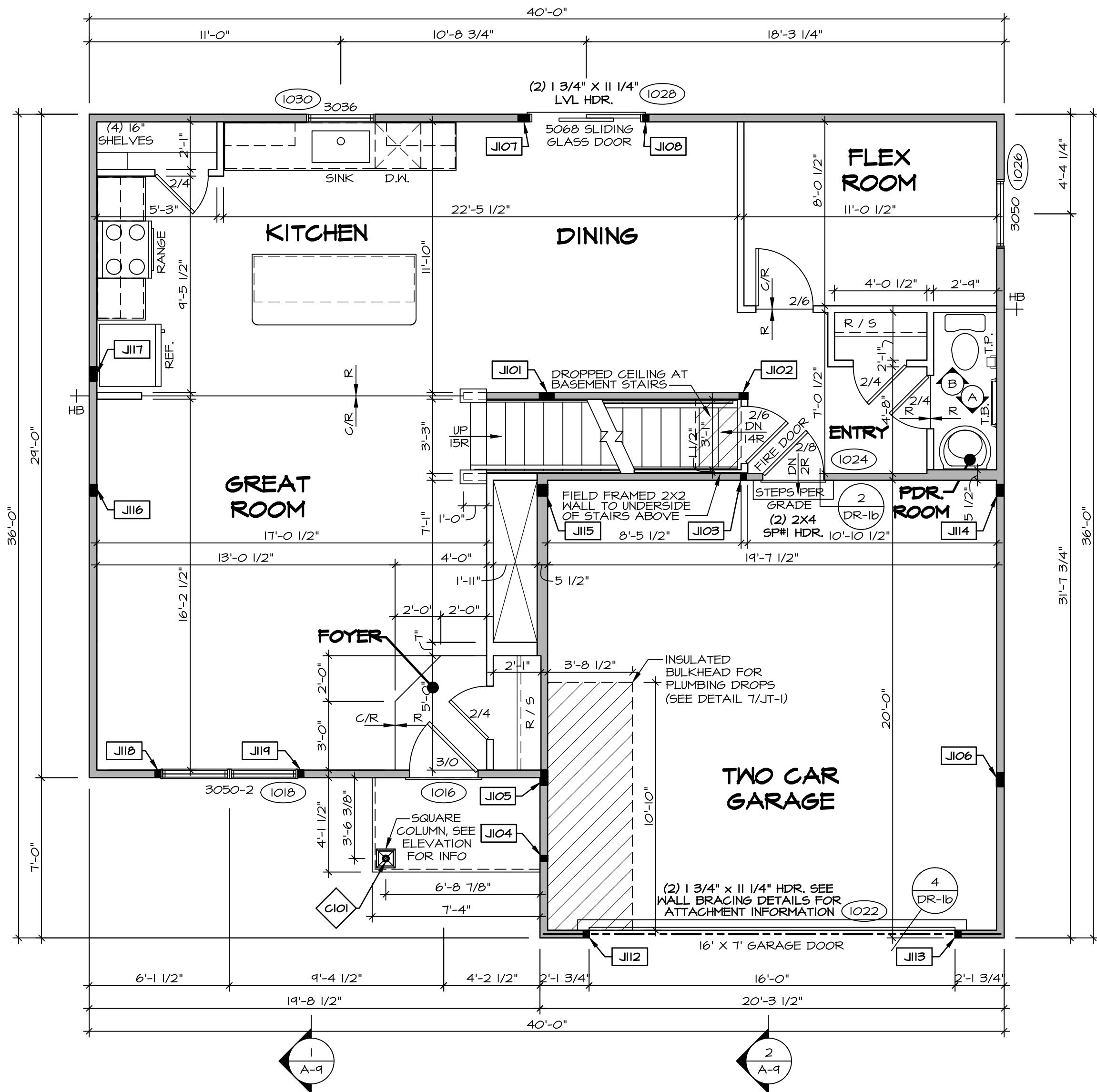
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

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

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

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



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

DCY-S2-0416

DIV-COMM-Lot-UNIT

COM-Lot

SAINTERS MILL - SIMPLY RYAN - 0416

STREET ADDRESS

6880 RIVULET DRIVE

CITY

MIDDLETOWN

STATE

OH

ZIP

45042

SET NO. ELDOO

VERSION 01

RELEASE NO. ----

DRAWN BY

DATE:

OPTION

DESCRIPTION

OPTION

13

13

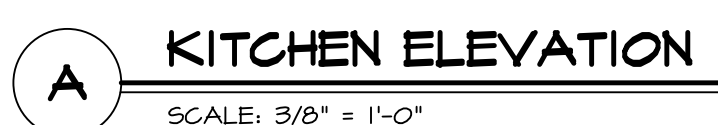
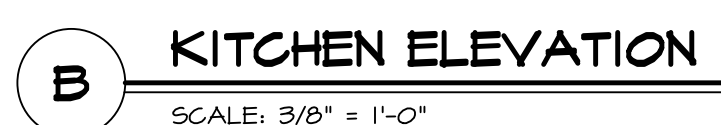
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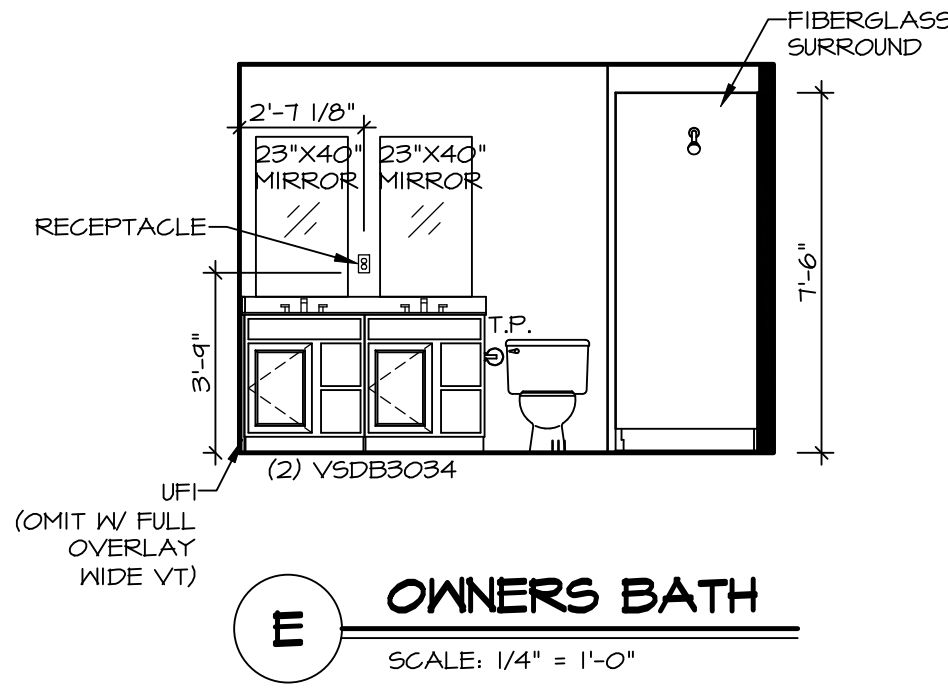
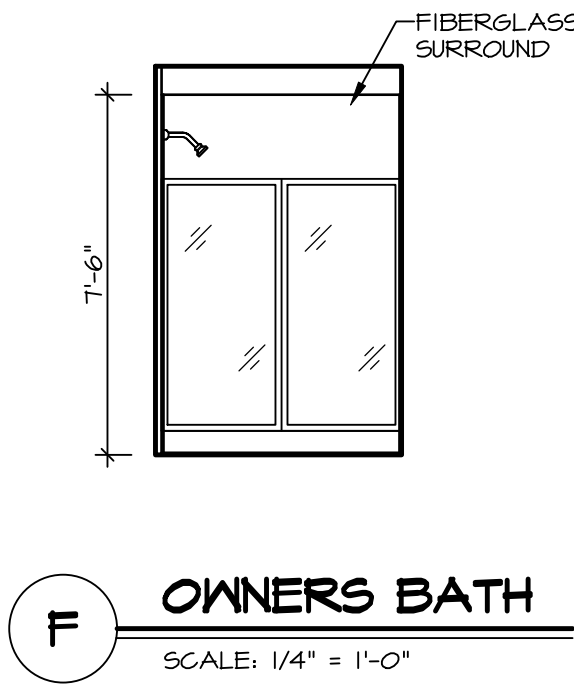
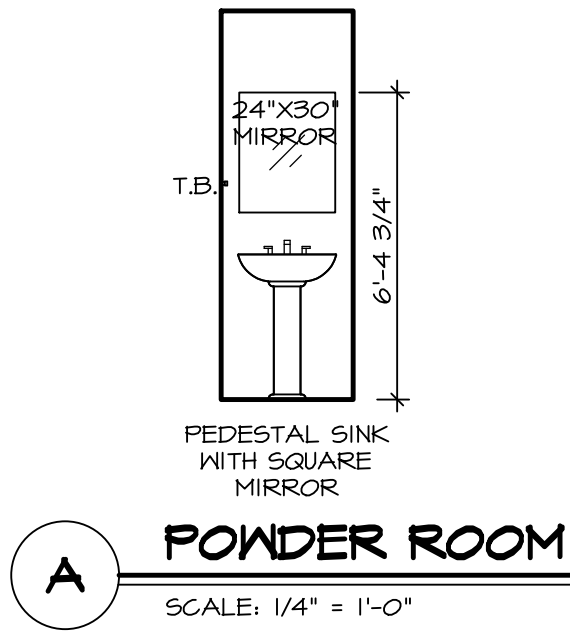
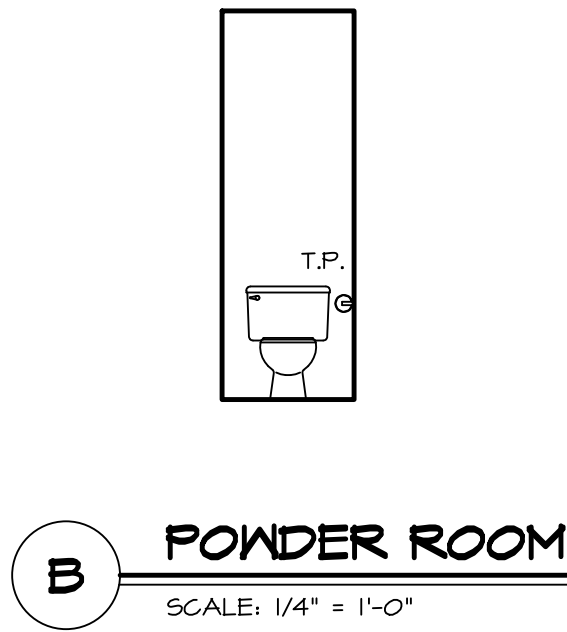
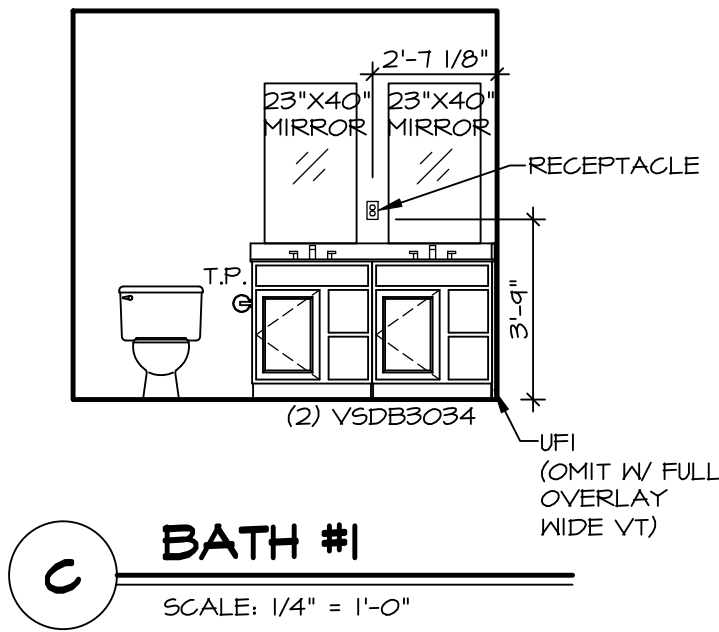
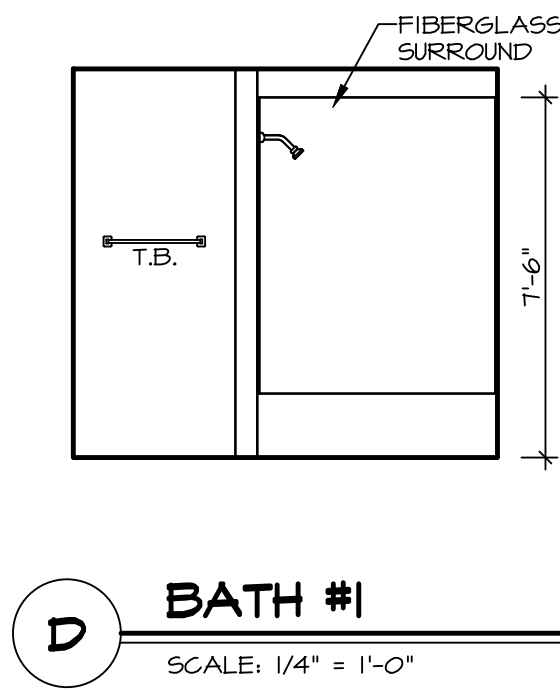




**NOTES:**  
CABINETS ARE NOT REPRESENTATIVE OF ALL  
STYLES AND ARE MEANT AS A GENERAL  
DEPICTION OF THE INTENDED CABINET LAYOUT



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

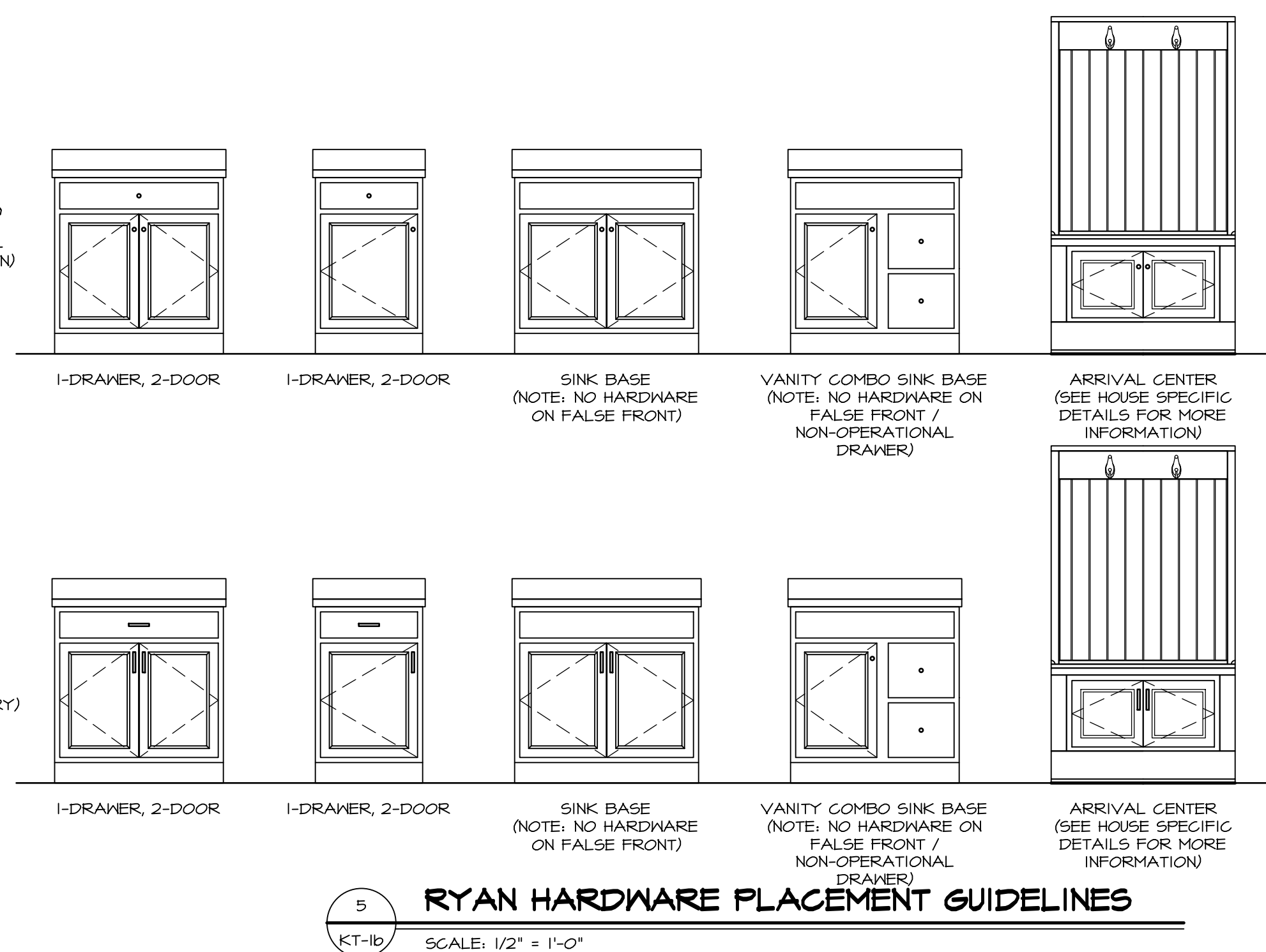
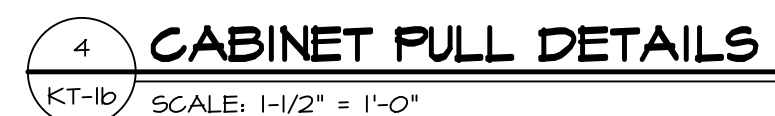
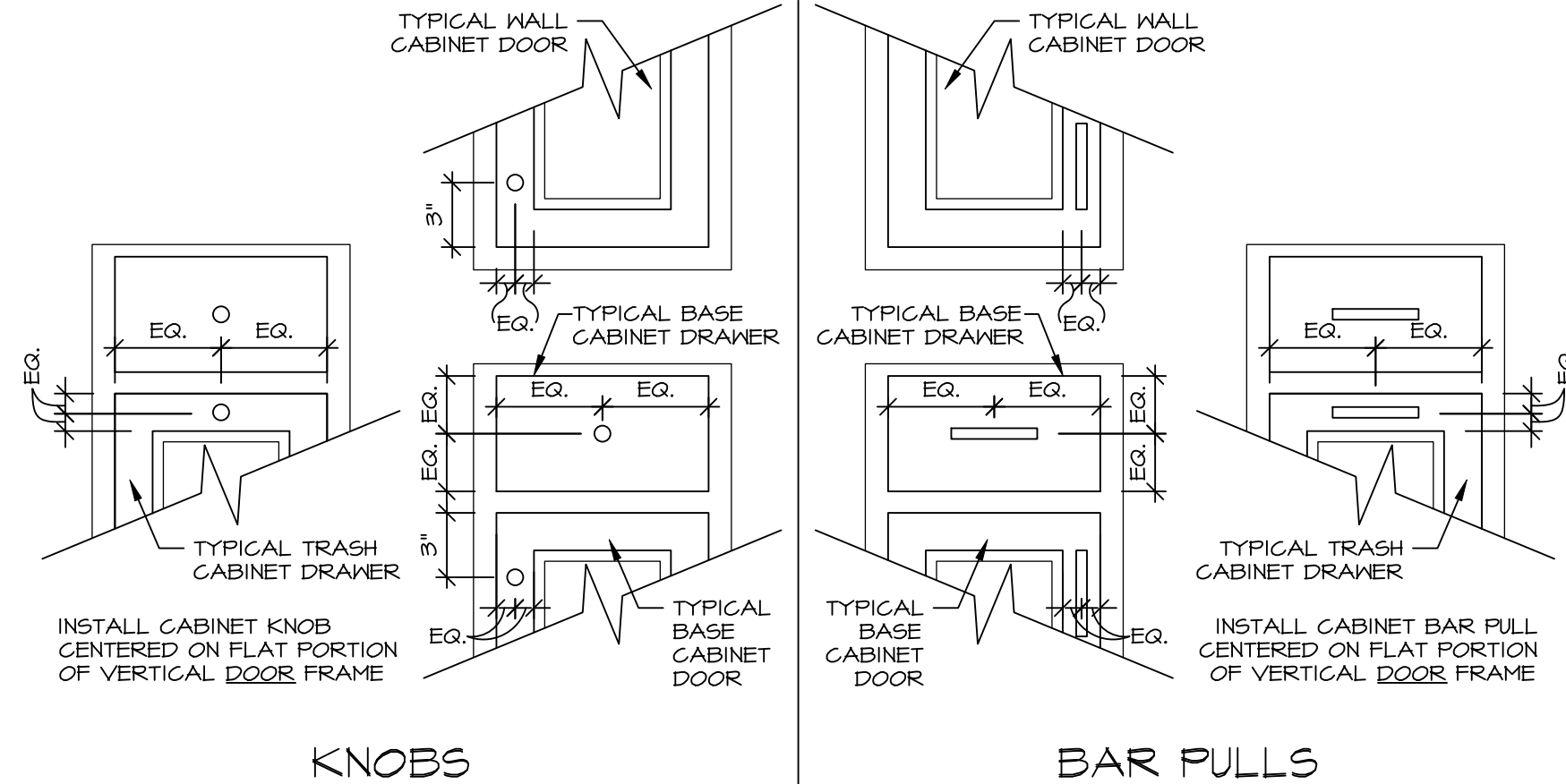
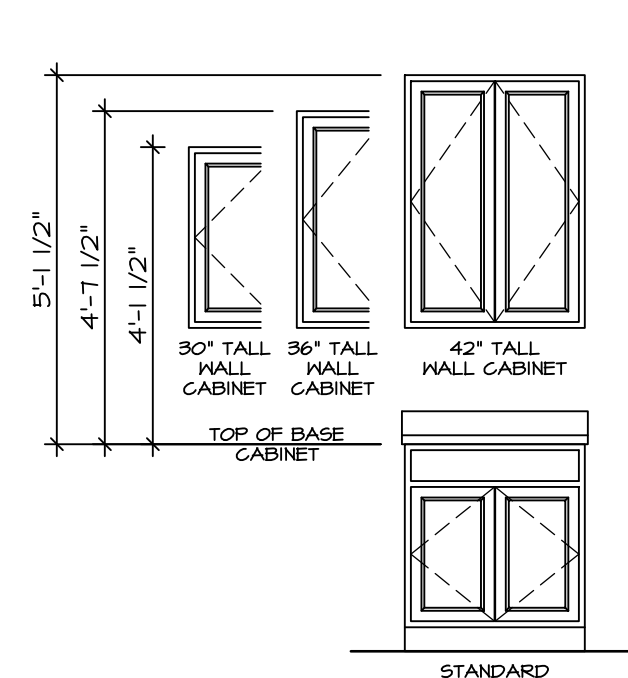
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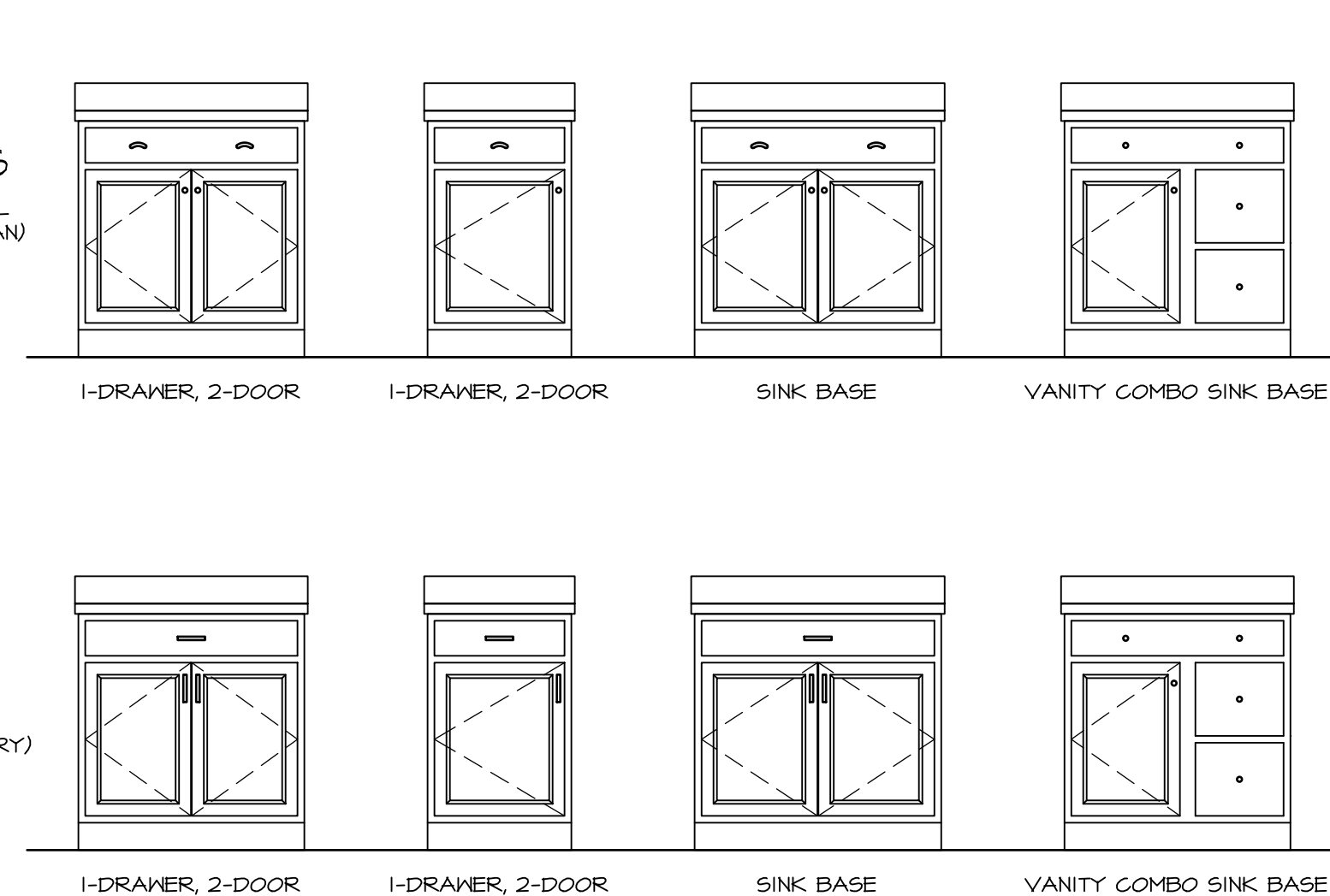
DIV-COMM-LOT-UNIT <b>DCY-S2-0416</b>			
COMM-LOT	SAMYERS MILL - SIMPLY RYAN - 0416		
STREET ADDRESS	6860 RIVULET DRIVE	APT. NO.	----
CITY	MIDDLETOWN	STATE	OH
		ZIP	45042







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

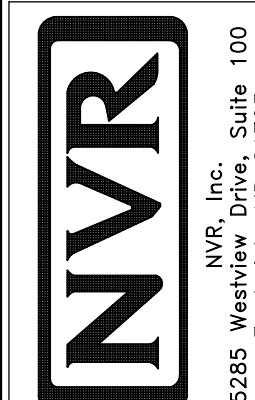


NV HOMES CABINET HARDWARE SPECIFICATIONS			
		BATH	NON-BATH
<u>TRADITIONAL</u>	<u>DOORS</u>	ROUND KNOBS	ROUND KNOBS
	<u>DRAWERS AND FALSE DRAWERS</u>	ROUND KNOBS	PULLS
<u>CRAFTSMAN</u>	<u>DOORS</u>	SQUARE KNOBS	SQUARE KNOBS
	<u>DRAWERS AND FALSE DRAWERS</u>	SQUARE KNOBS	SQUARE PULLS
<u>CONTEMPORARY*</u>	<u>DOORS</u>	SQUARE KNOBS	BAR PULLS
	<u>DRAWERS AND FALSE DRAWERS</u>	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.

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SHEET NO.	MODEL	SET NO. NVR
KT-1b	STANDARD DETAILS	VERSION
	DRAWING TITLE	DRAWN BY
	KITCHEN TRIM DETAILS	DATE:
	GENERAL	OPTION
	OPTION DESCRIPTION	