

S2 418  
6856 RIVULET DRIVE  
MIDDLETOWN, OH 45042

2 Story Basement - 3 pc rough

3 bath house

2 hose bibs - no valves required

Vent Kitchen

ice maker

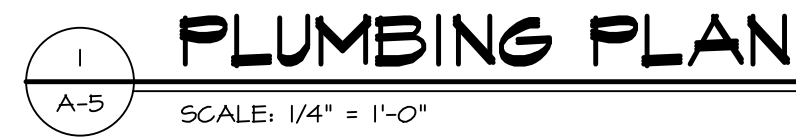
2 tubs

1 shower

WATER HEATER ELECTRIC 50 GALLON

Inside Water Meter setup

Gas Furnace and range



**RADON REMEDIATION**  
**RADON LOOP:**

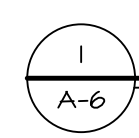
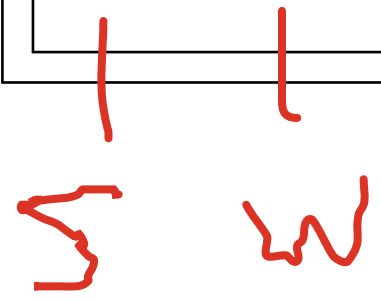
- (4") PERFORATED HDPE "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED HDPE PIPE
- SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK

**STACK REQUIREMENTS:**

- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SFT.)
- 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 12" OF ROOF
- SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.













NVR, Inc.  
5285 Westview Drive, Suite 100  
Foothill, CA 91030

C:\NVR\Solves\HAZEL\HZL00 01\DCY-S2-0418\3283357\Sheets\Lot Specific\A-5 PLMG | S.dwg | 01/08/25 - 4:55 am



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

# LEGEND

	BEARING WALL
	NON BEARINGS WALL
	INDICATES BEARING POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

-SEE FA DETAILS FOR FIRE ASSEMBLIES  
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

**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 STOP EACH END, UNLESS OTHERWISE NOTED.
3. ALL INTERIOR HEADERS SHALL HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
5. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 9-01-B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
6. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
7. SEE STANDARD DETAIL CATEGORY "1T" SHEET(S) FOR INTERIOR TRIM DETAILS.
8. SEE ARCHITECTURAL DETAIL OPTION TABLE "AD" FOR HOUSE SPECIFIC INTERIOR TRIM DETAIL.
9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
10. TANKED WATER HEATER SHOWN ON BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
11. INTERIOR HEADER HEADS 7'10" OR 8' CEILING WILL BE 6"-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8"-9", UNLESS OTHERWISE NOTED.
12. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
13. ALL INTERIOR BEARINGS WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HIGH BLOCKING INSTALLED.
14. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

**GYPSUM NOTES:**

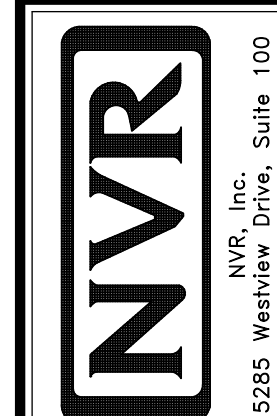
AT GARAGE:

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

AT STAIRS:

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

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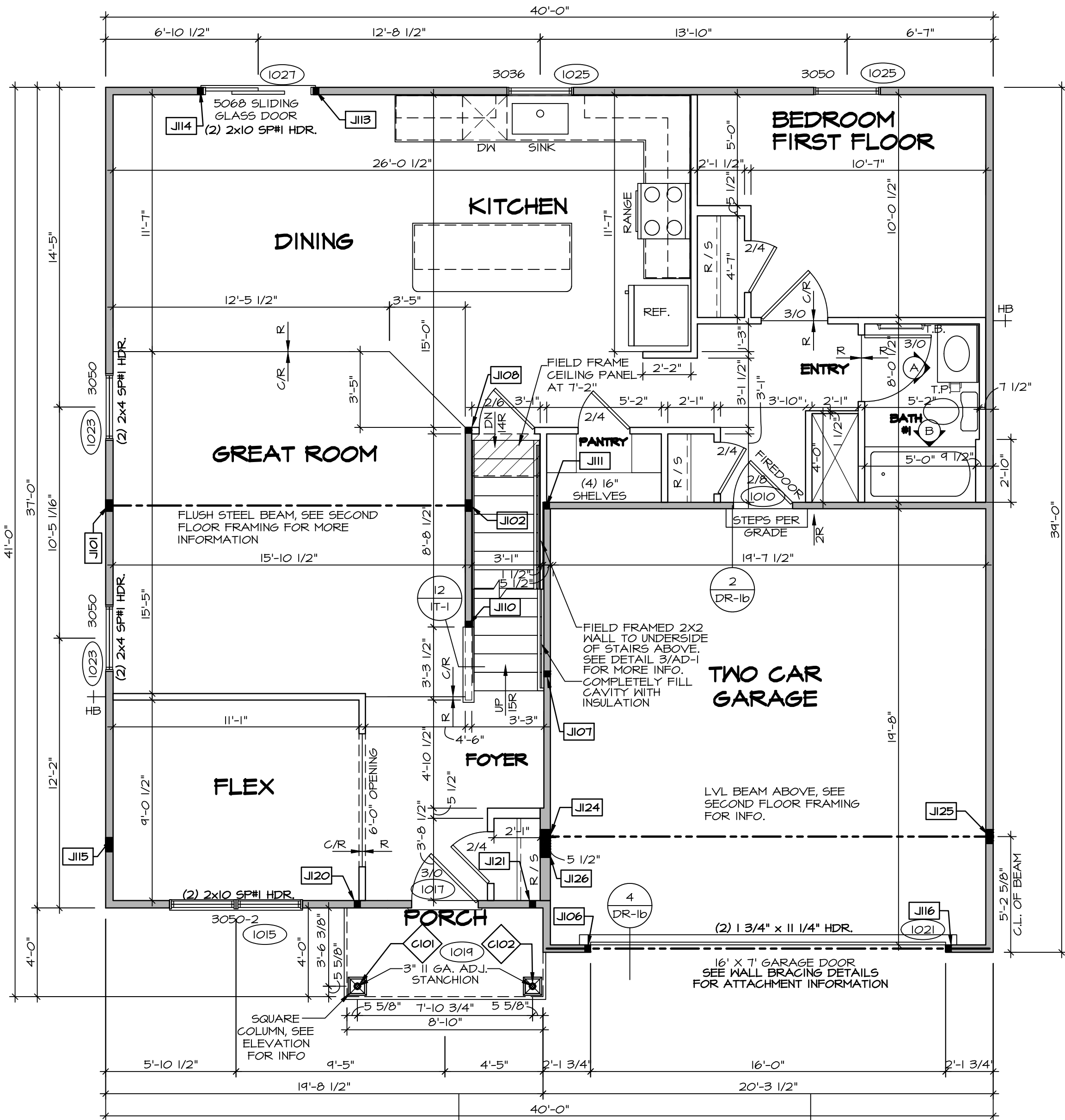


SHEET NO.	MODEL <b>HAZEL</b> DRAWING TITLE <b>A-6</b> BASEMENT PLAN	SET NO. HZLOO VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION
	OPTION DESCRIPTION	

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SP#	1014	
J102	JACK - (4) 2X4 SP#	1014	
J106	JACK - (2) 2X4 SPF STUD GRADE	1021	
J107	JACK - (2) 2X4 SPF STUD GRADE	1002	
J108	JACK - (2) 2X4 SPF STUD GRADE	1004	
J110	JACK - (2) 2X4 SPF STUD GRADE	1006	
J111	JACK - (2) 2X4 SPF STUD GRADE	1008	
J113	JACK - (2) 2X4 SPF STUD GRADE	1021	
J114	JACK - (2) 2X4 SPF STUD GRADE	1021	
J115	JACK - (5) 2X4 SPF STUD GRADE	2004	
J116	JACK - (2) 2X4 SPF STUD GRADE	1021	
J120	JACK - (2) 2X4 SPF STUD GRADE	1019	
J121	JACK - (2) 2X4 SPF STUD GRADE	1019	
J124	JACK - (5) 2X6 SP#	1012	
J125	JACK - (5) 2X4 SP#	1012	
J126	JACK - (5) 2X6 SP#	2004	

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

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 11GA ADJ	8'-4 3/8"	1019	FBA, FCA
C102	STANCHION PORCH - 3 IN DIA 11GA ADJ	8'-4 3/8"	1019	FBA, FCA



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

**LEGEND**

BEARING WALL

NON BEARING 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

-SEE FA DETAILS FOR FIRE ASSEMBLIES

-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

- 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.

3. 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.

4. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.

5. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/17-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.

6. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.

7. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.

8. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.

9. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.

10. TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

11. INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 4' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.

12. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.

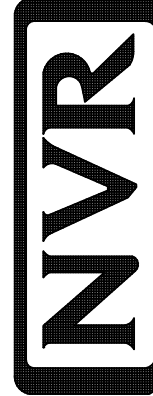
13. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.

14. 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

DCY-S2-0418

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5285 Westview Drive  
Frederick, MD 21703

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

12



SECOND FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (5) 2X4 SPF STUD GRADE	2004	EXTEND THROUGH TOP PLATE
J202	JACK - (5) 2X4 SPF STUD GRADE	2004	EXTEND THROUGH TOP PLATE

LEGEND	
	BEARING WALL
	NON BEARING 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
-SEE FA DETAILS FOR FIRE ASSEMBLIES	
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE	

ALL WINDOWS HAVE T-4 5/8" 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 8/17-1B 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 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.
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- INTERIOR HEADER HEIGHT FOR 8" CEILING WILL BE 6'-11", 4" 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.

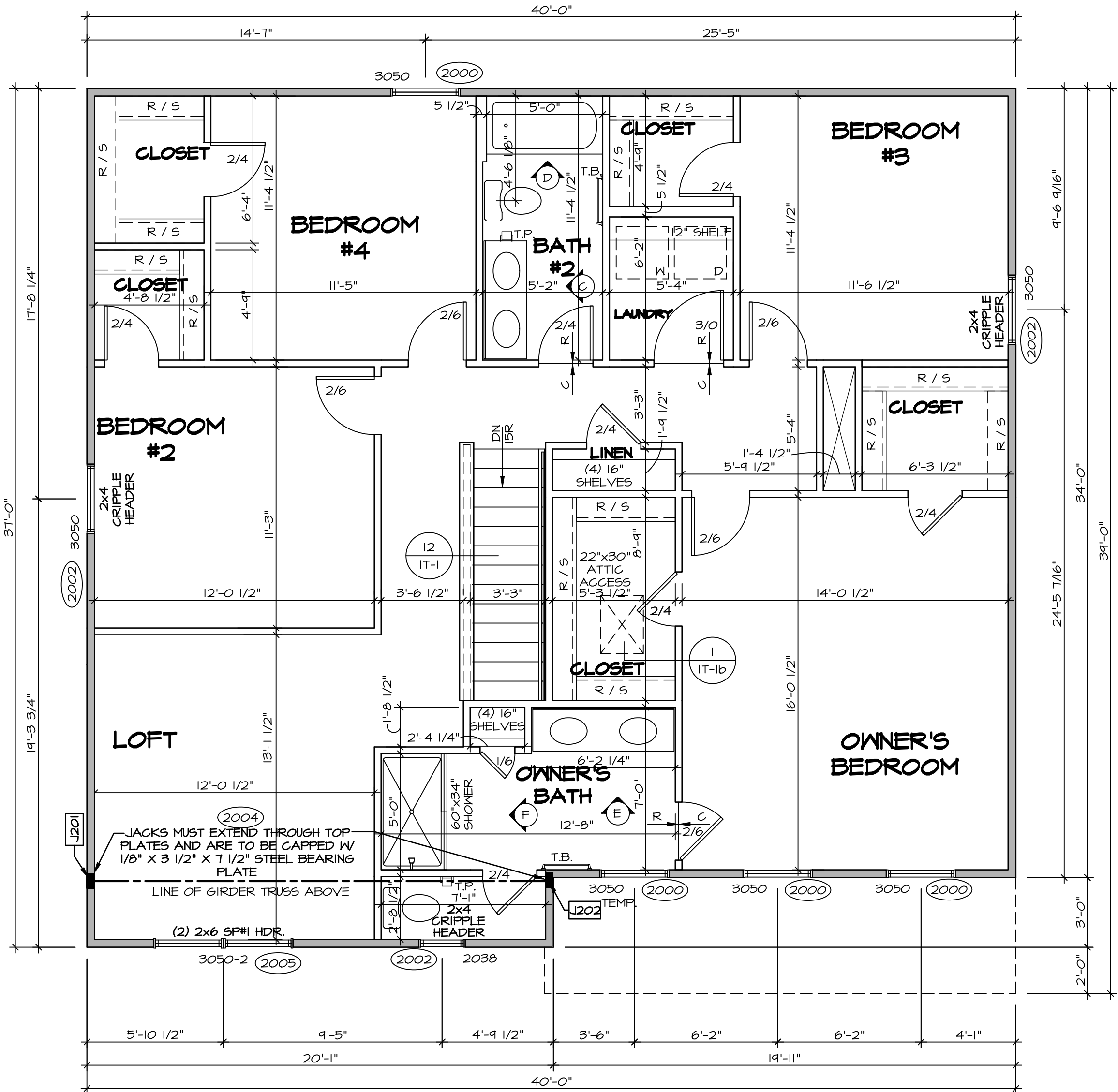
#### GYPSUM NOTES:

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



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

DCY-S2-0418

COM-LOT  
SANTERS MILL - SIMPLY RYAN - 0418

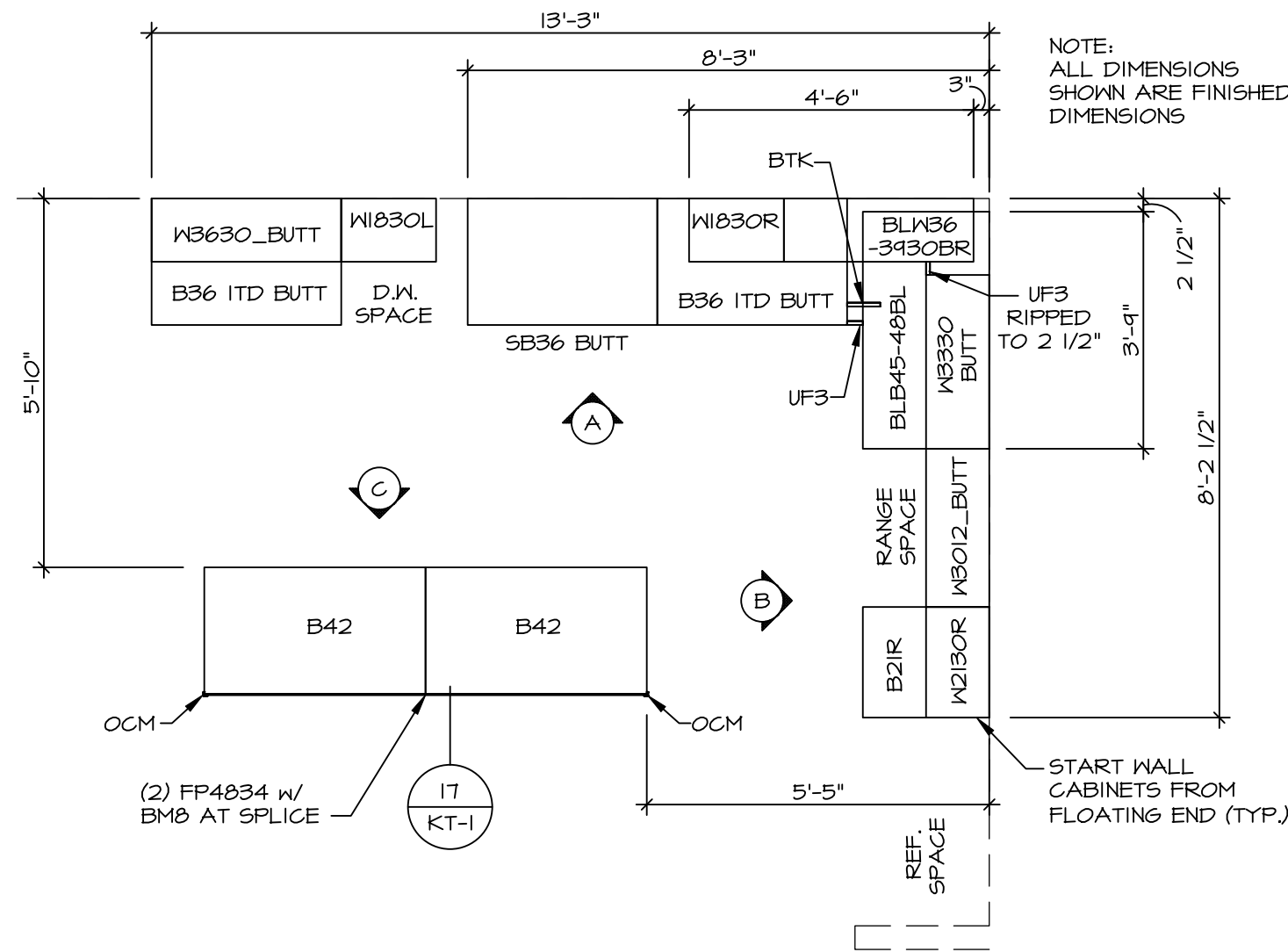
STREET ADDRESS  
6056 RIVULET DRIVE  
CITY  
MIDDLETOWN

STATE  
OH  
ZIP  
45042

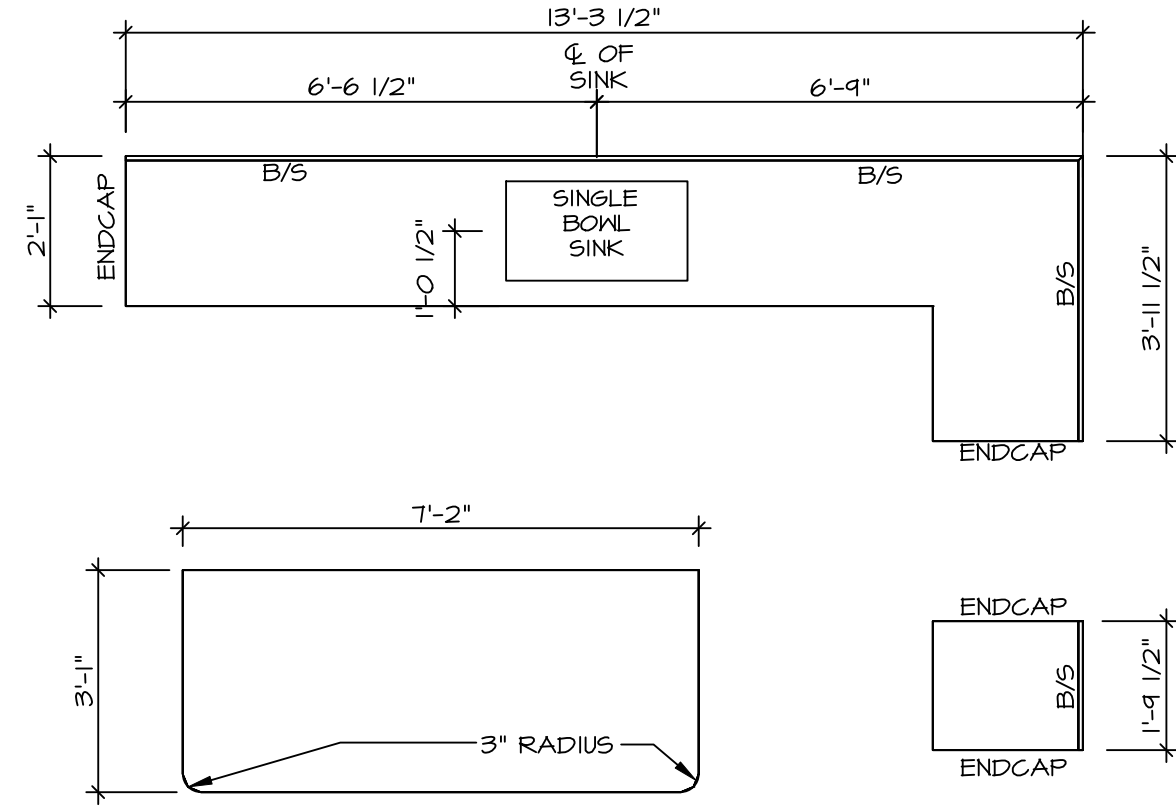
NVR  
NVR Inc., Suite 100  
5285 Westwick Drive  
Frederick, MD 21703

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

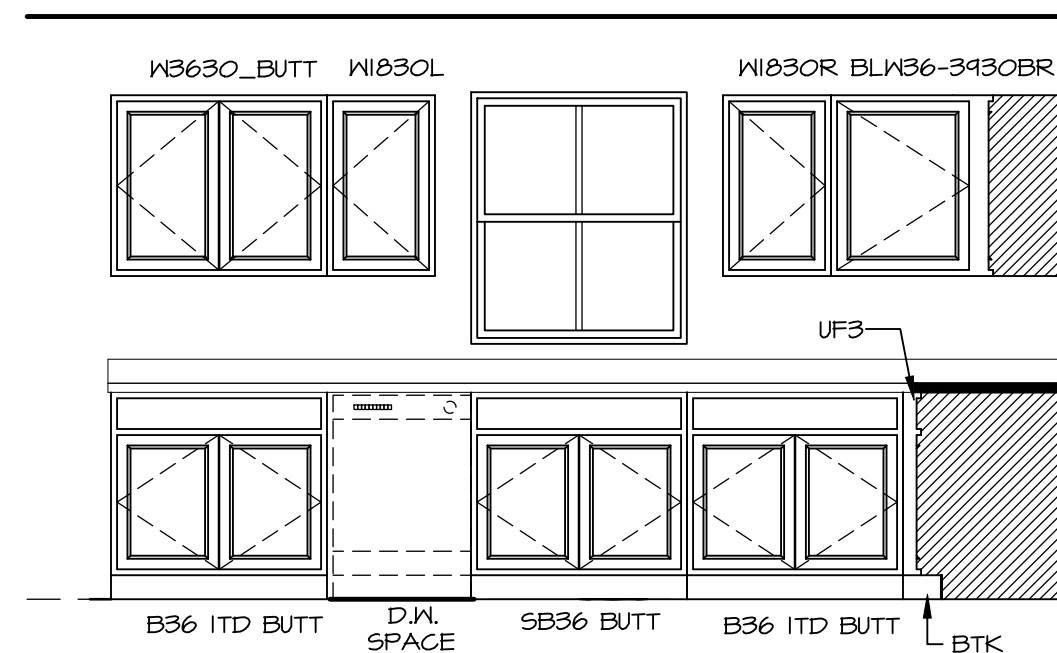
SHEET NO.  
HAZEL  
DRAWING TITLE  
SECOND FLOOR PLAN  
OPTION DESCRIPTION  
13



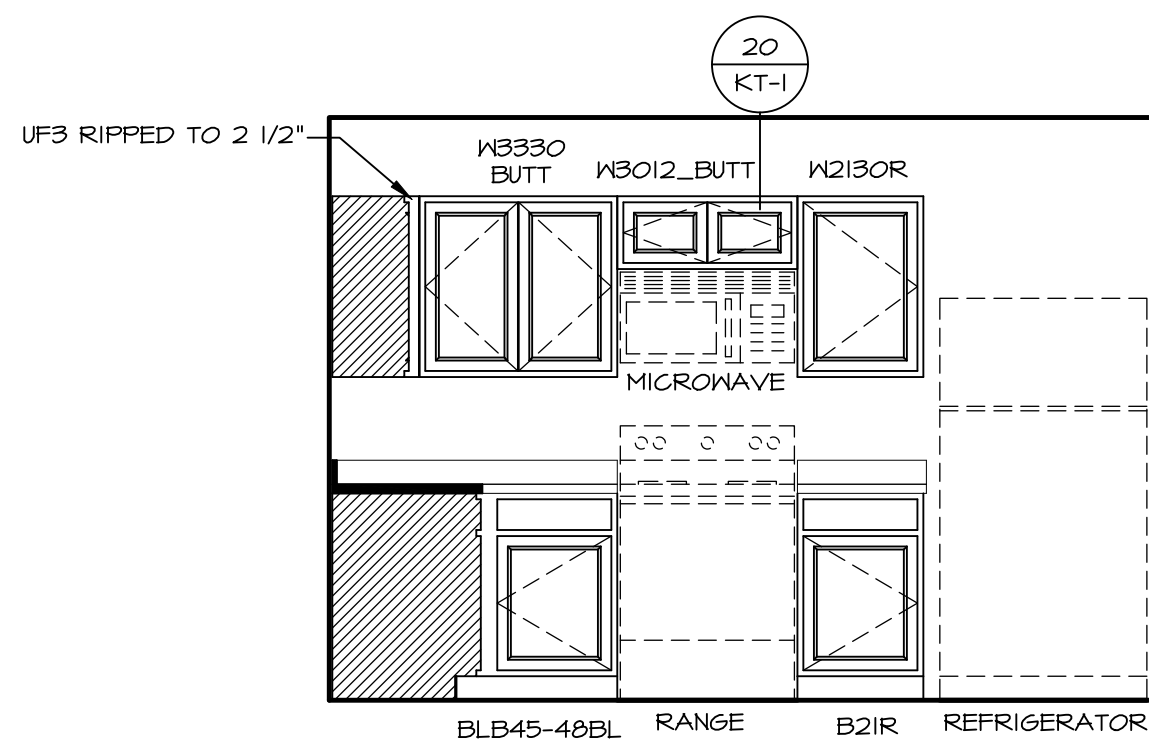
**KITCHEN CABINET PLAN (KC-3899)**  
SCALE: 3/8" = 1'-0"



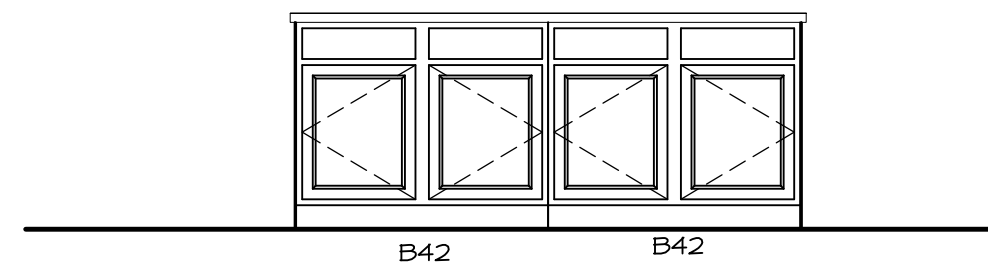
**KITCHEN COUNTERTOP PLAN (KT-3899)**  
SCALE: 3/8" = 1'-0"



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



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

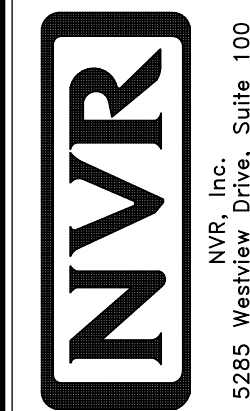


**KITCHEN ELEVATION C**  
SCALE: 3/8" = 1'-0"

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

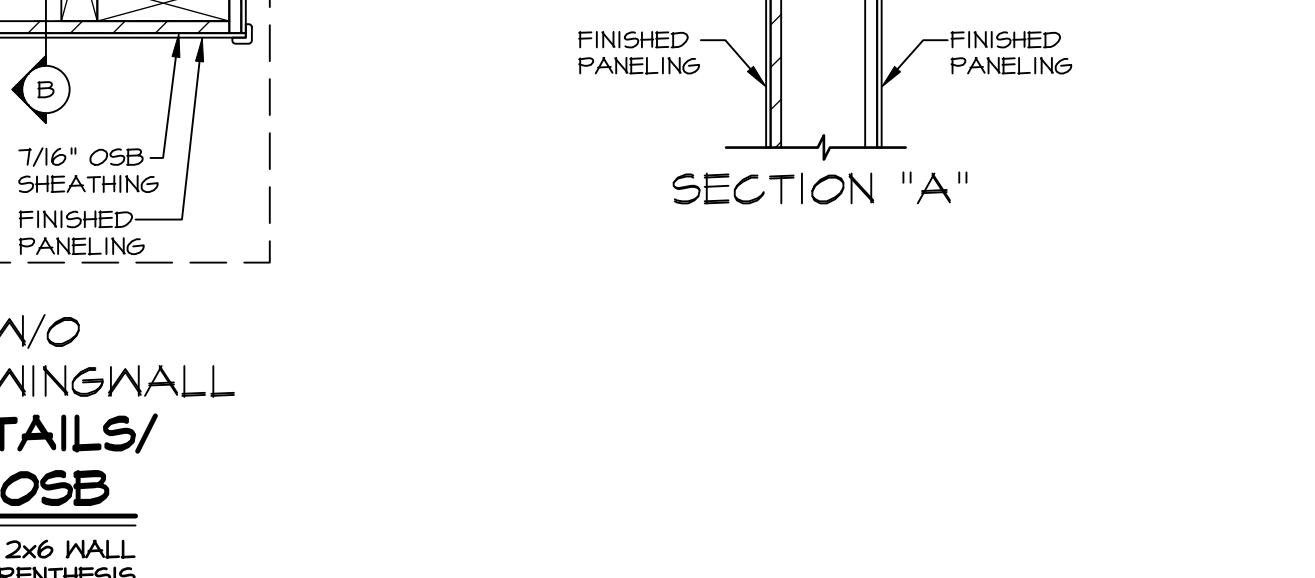
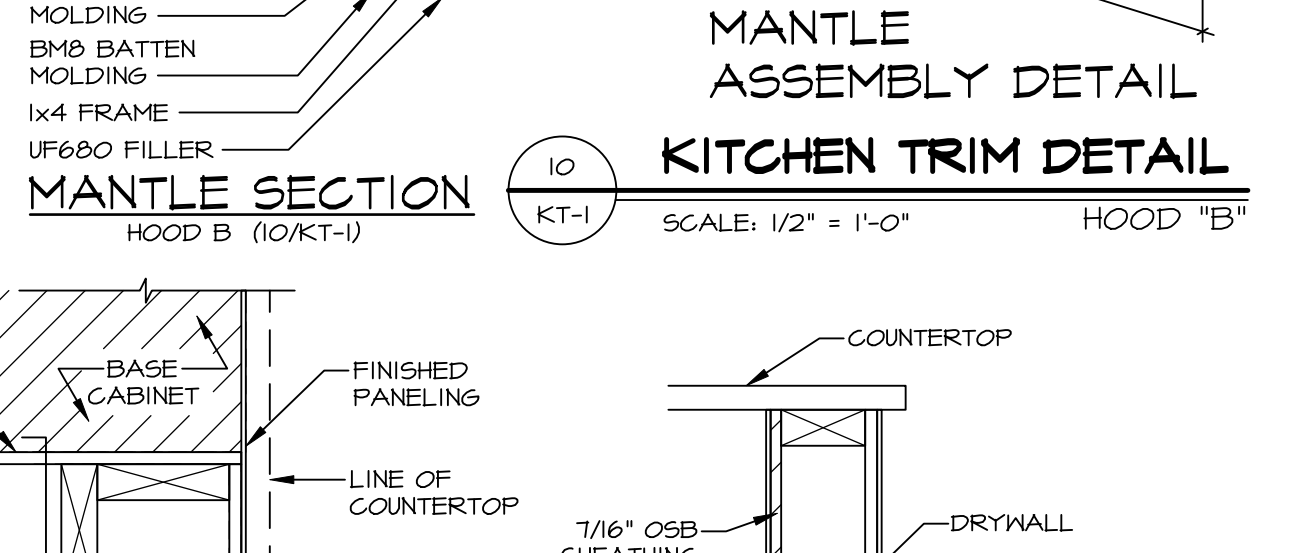
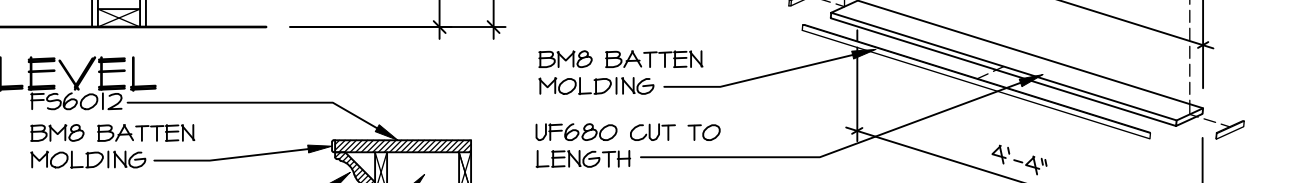
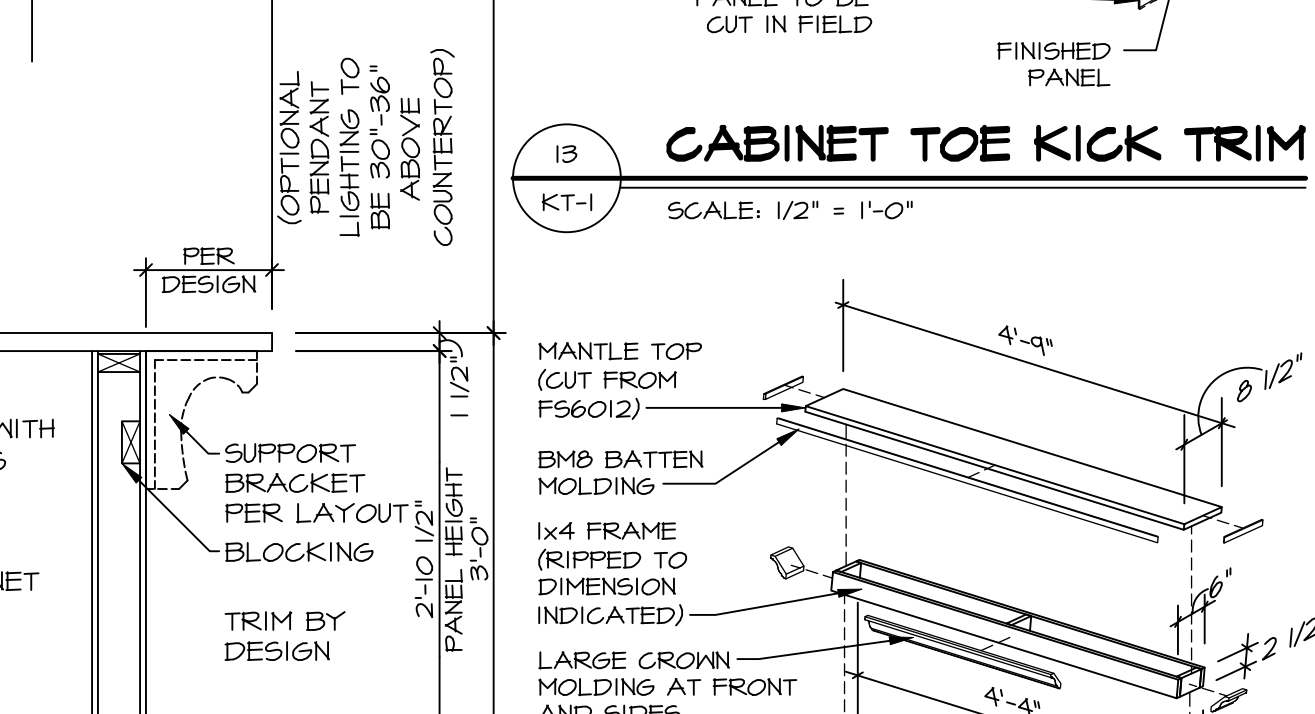
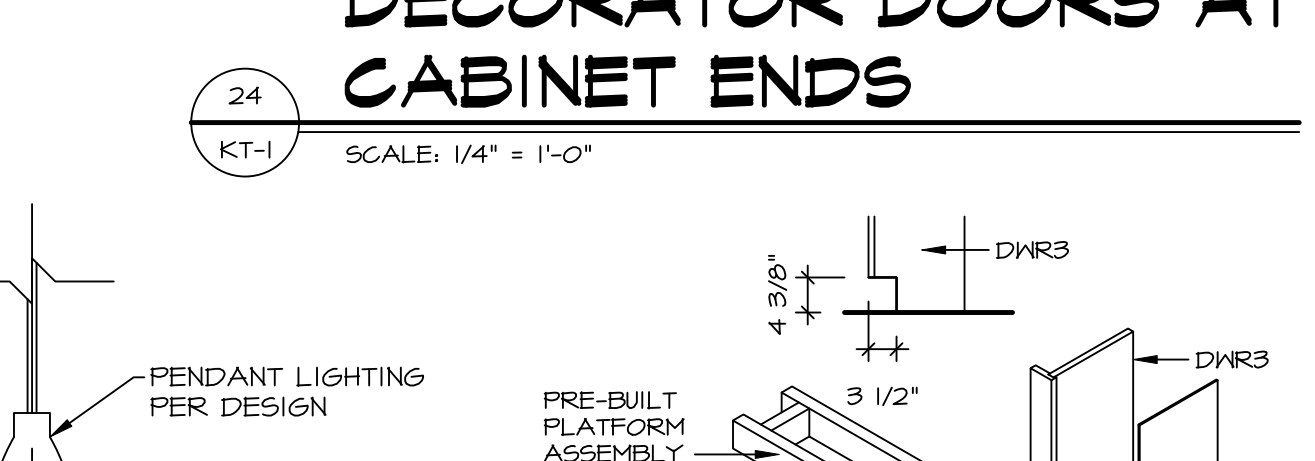
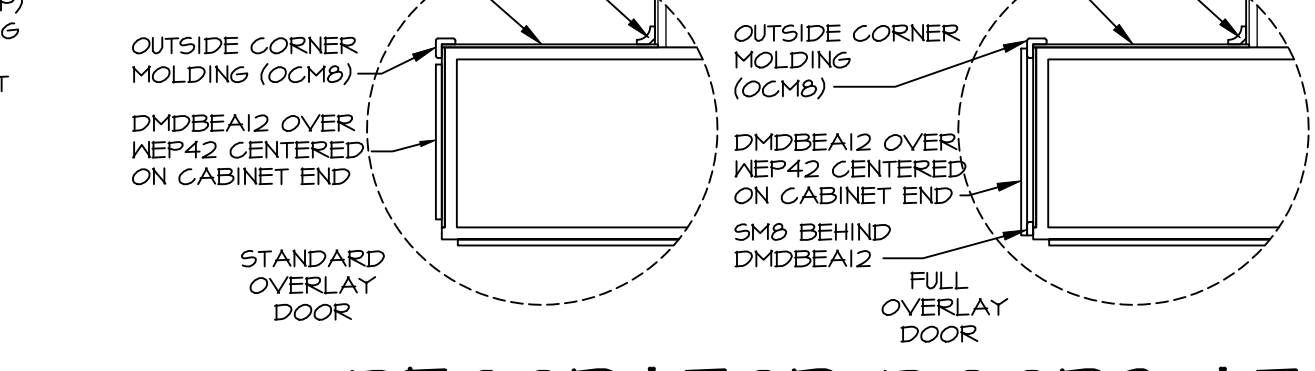
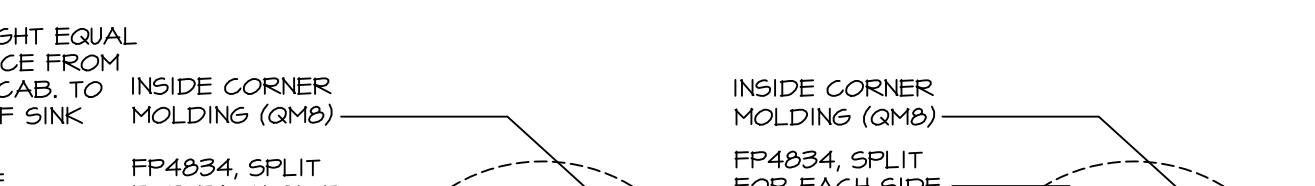
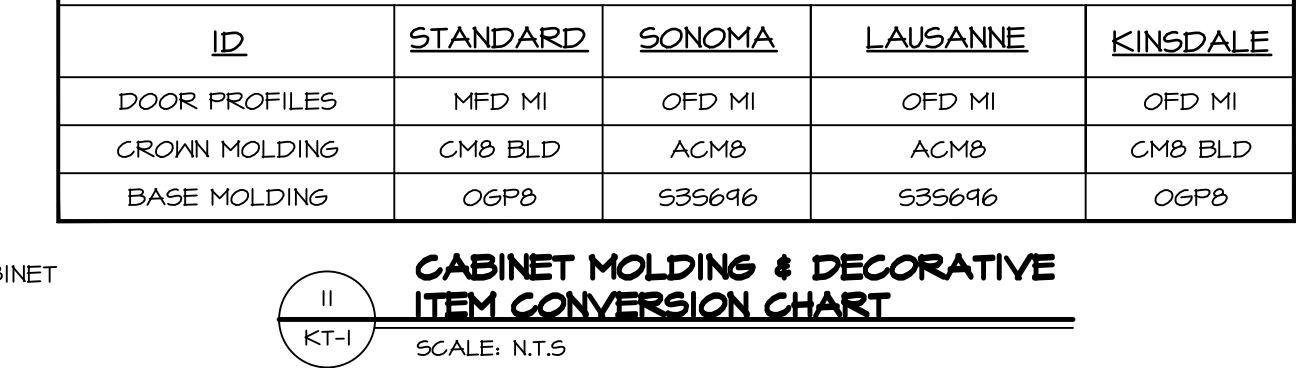
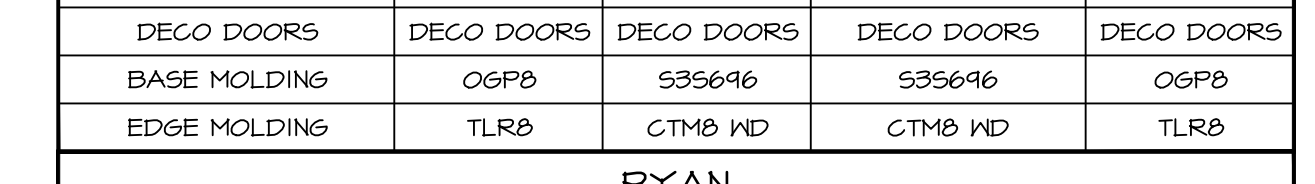
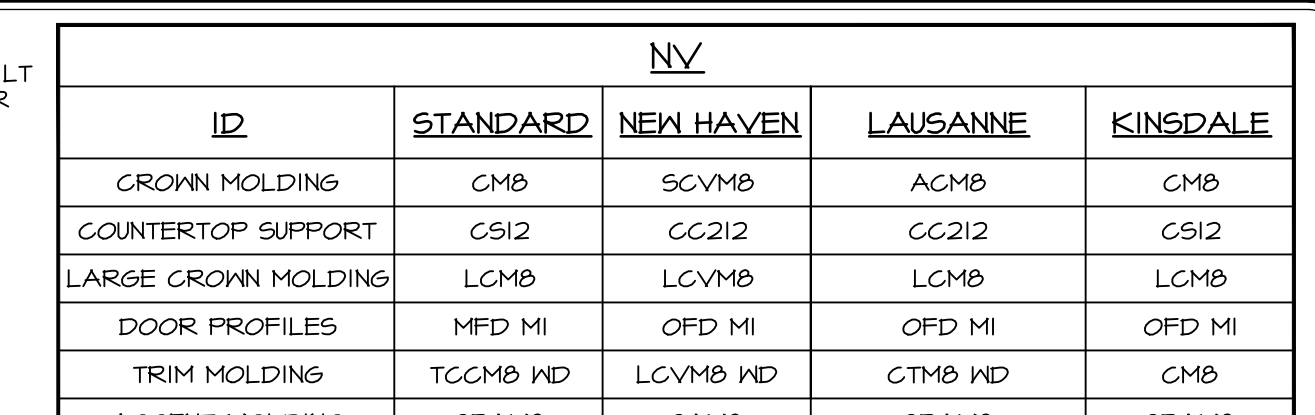
**KITCHEN NOTES:**  
1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.  
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.  
3. ALL (UP) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.  
4. CABINET 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.	MODEL	SET NO. HZLOO
A-12	HAZEL	VERSION 01
	DRAWING TITLE	RELEASE NO. ----
	KITCHENS	DRAWN BY
		DATE:
		OPTION



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DIV-COMM-LOT-UNIT	DCY-S2-0418
COMM-LOT	SAINTERS MILL - SIMPLY RYAN - 0418
STREET ADDRESS	APT. NO. ----
6856 RIVULET DRIVE	CITY
MIDDLETOWN	STATE OH
ZIP	45042



## CABINET MOLDING & DECORATIVE ITEM CONVERSION CHART

SCALE: N.T.S.

INSIDE CORNER  
MOLDING (GMB)

FP4834, SPLIT  
FOR EACH SIDE

OUTSIDE CORNER  
MOLDINGS (OCMB)

DMDBEA12 OVER  
KEP42 CENTERED  
ON CABINET END

STANDARD  
OVERLAY  
DOOR

INSIDE CORNER  
MOLDING (GMB)

FP4834, SPLIT  
FOR EACH SIDE

OUTSIDE CORNER  
MOLDING  
(OCMB)

DMDBEA12 OVER  
KEP42 CENTERED  
ON CABINET END

SMB BEHIND  
DMDBEA12

FULL  
OVERLAY

