

S2 423
6846 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

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. 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.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6. ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
7. TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
8. 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.
9. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
10. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
11. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

GYPSUM NOTES:

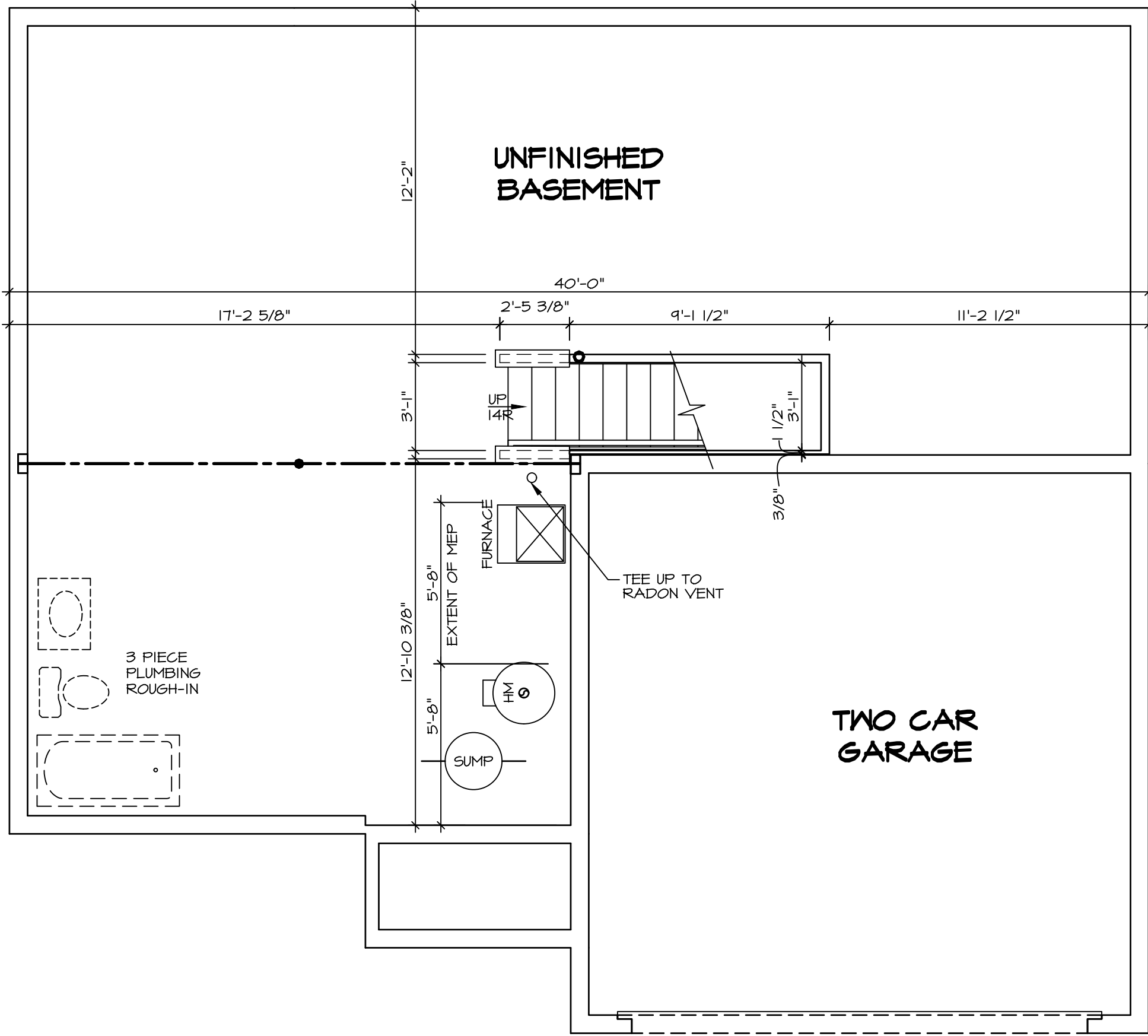
AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS AS REQUIRED BY LOCAL CODE.

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

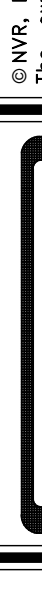
LEGEND

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

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



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

SHEET NO. A-6	MODEL ELDER DRAWING TITLE BASEMENT FLOOR PLAN	SET NO. ELD00		NVR, Inc. 5285 Westview Drive Frederick, MD 21703
		VERSION 01		
		RELEASE NO. ----		
		DRAWN BY		
		DATE:		
OPTION	OPTION DESCRIPTION			
12				

DIV-COMM-LOT-UNIT		DCY-S2-0423	
COM-LOT		SANTYERS MILL - SIMPLY RYAN - 0423	
STREET ADDRESS		APT. NO. ----	
0423 - 6846 RIVULET DRIVE			
CITY	STATE	ZIP	
MIDDLETOWN	OH	45042	

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FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS	
J101	JACK - (5) 2X4 SFF STUD GRADE			
J102	JACK - (3) 2X4 SFF STUD GRADE			
J103	JACK - (2) 2X4 SFF STUD GRADE			
J104	JACK - (2) 2X4 SFF STUD GRADE			
J105	JACK - (5) 2X4 SFF STUD GRADE			
J106	JACK - (5) 2X4 SFF STUD GRADE			
J107	JACK - (4) 2X4 SFF STUD GRADE			
J108	JACK - (2) 2X4 SFF STUD GRADE			
J112	JACK - (2) 2X4 SFF STUD GRADE			
J113	JACK - (2) 2X4 SFF STUD GRADE			
J114	JACK - (4) 2X4 SFF STUD GRADE			
J115	JACK - (4) 2X6 SFF STUD GRADE			
J116	JACK - (4) 2X4 SFF STUD GRADE			
J117	JACK - (5) 2X4 SFF STUD GRADE			
J118	JACK - (2) 2X4 SFF STUD GRADE			
J119	JACK - (2) 2X4 SFF STUD GRADE			

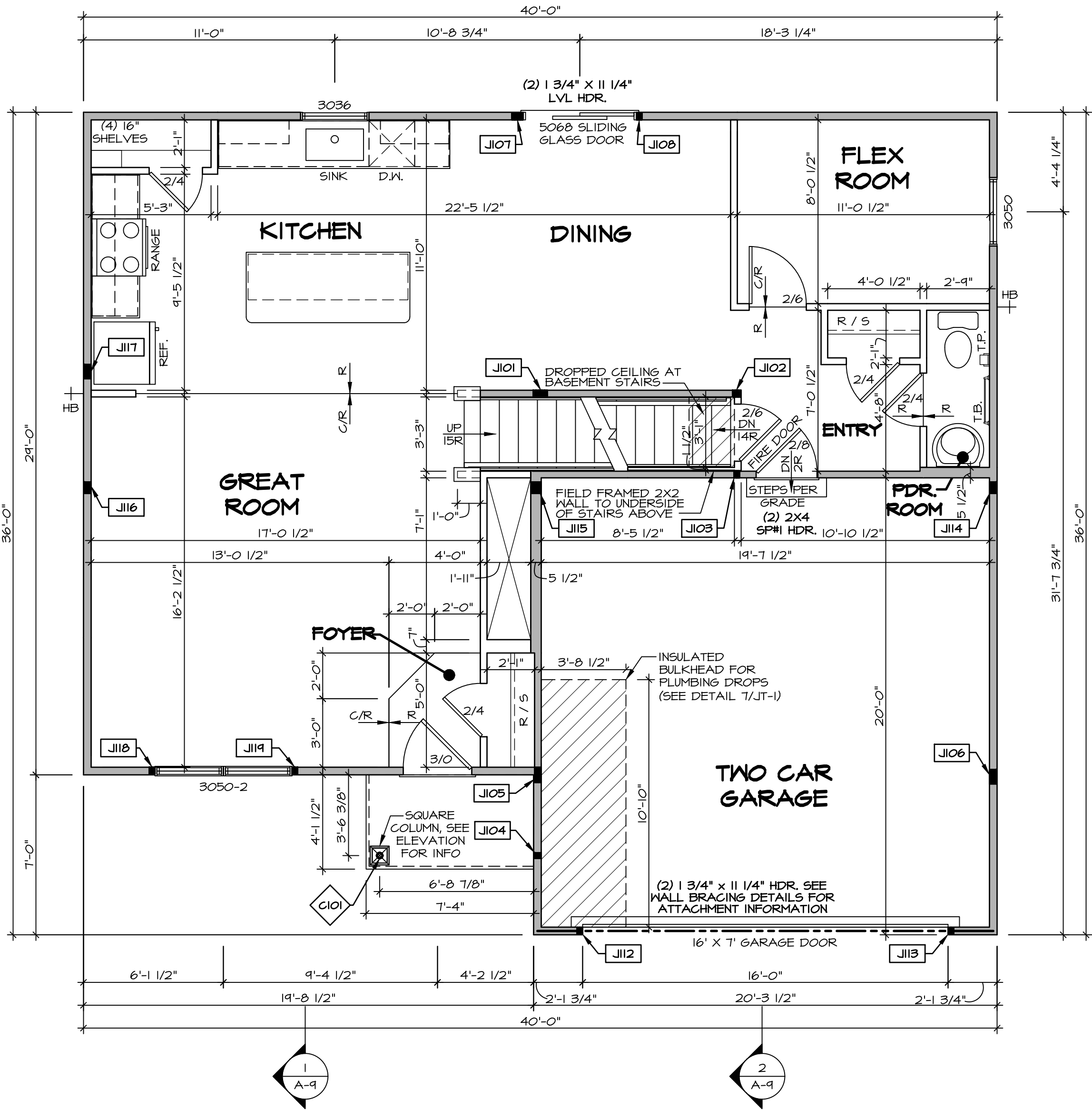
STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA IISA ADJ	T-10 5/8"		FBA

LVL FLY TO FLY 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.
T.A	- (4) FLY (ALL SIZES): FASTEN PLIES W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 12" O.C. SEE SHOP DRAWINGS FOR ADDITIONAL INFORMATION.

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 BEARING, 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.
5.	SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6.	ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
7.	TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
8.	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.
9.	BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
10.	ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
11.	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 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
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
ALL WINDOWS HAVE T-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED	



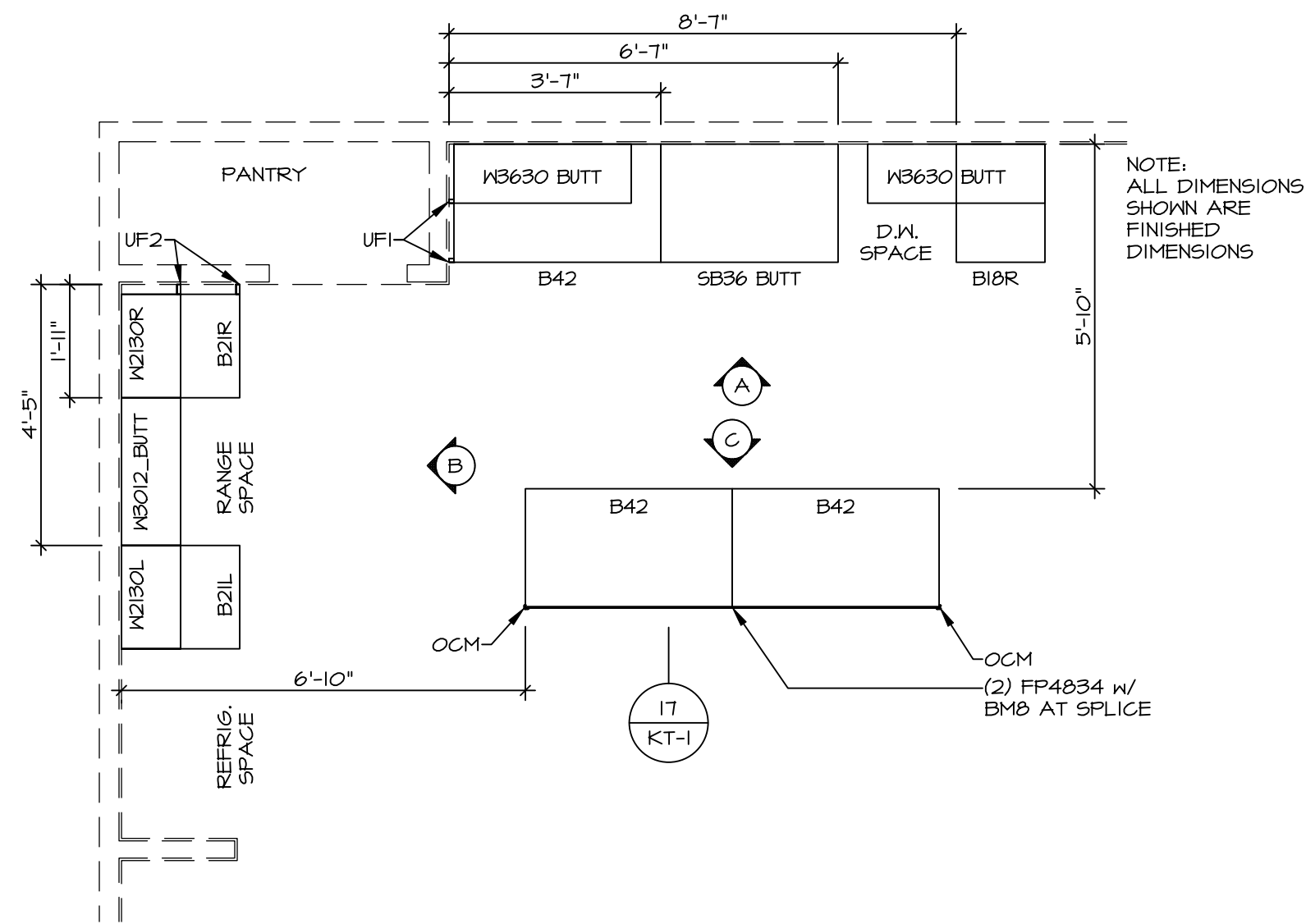
1 FIRST FLOOR PLAN
A-7 SCALE: 1/4" = 1'-0"

SHEET NO. A-7	MODEL ELDER	SET NO. ELD00
	DRAWING TITLE FIRST FLOOR PLAN	VERSION 01
13	OPTION DESCRIPTION	RELEASE NO. ----
		DRAWN BY
		DATE:
		OPTION

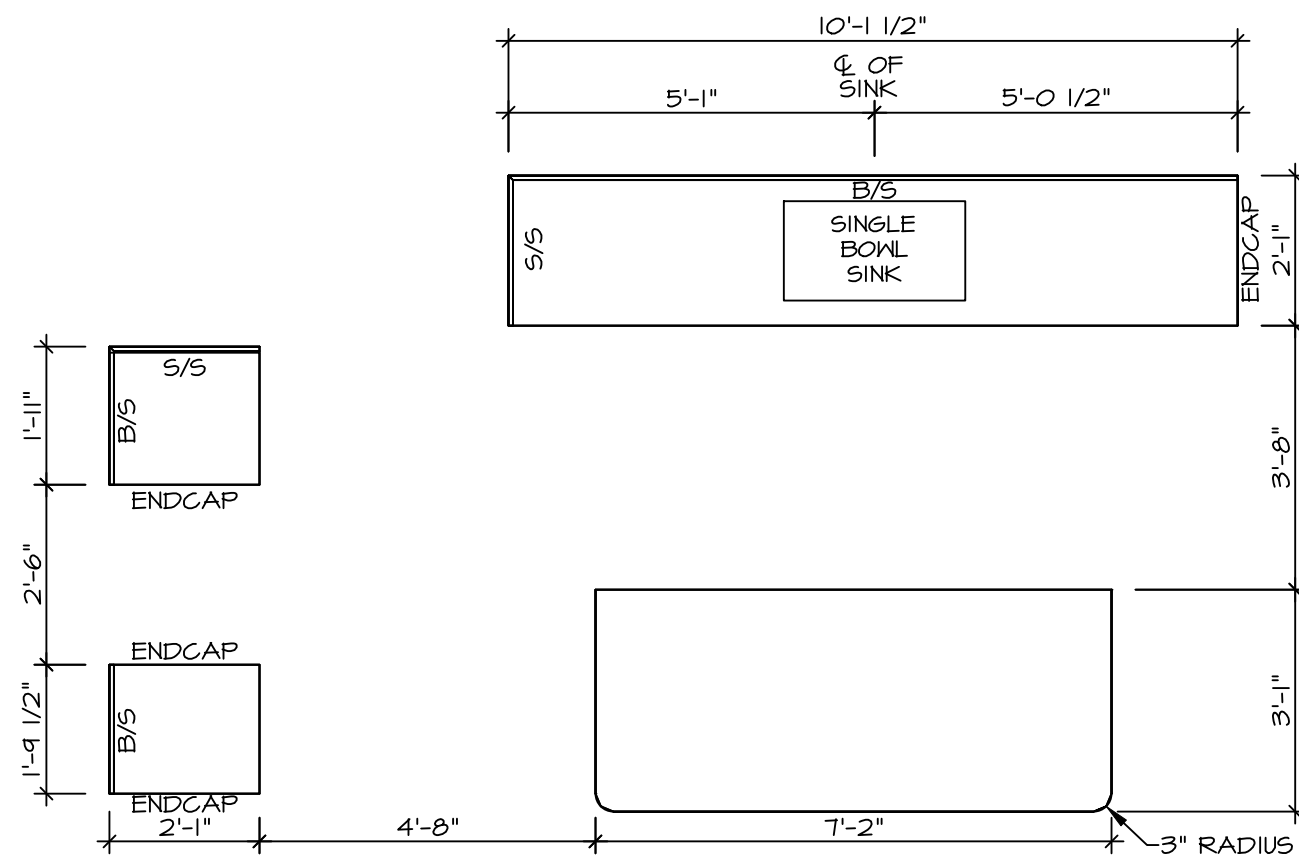
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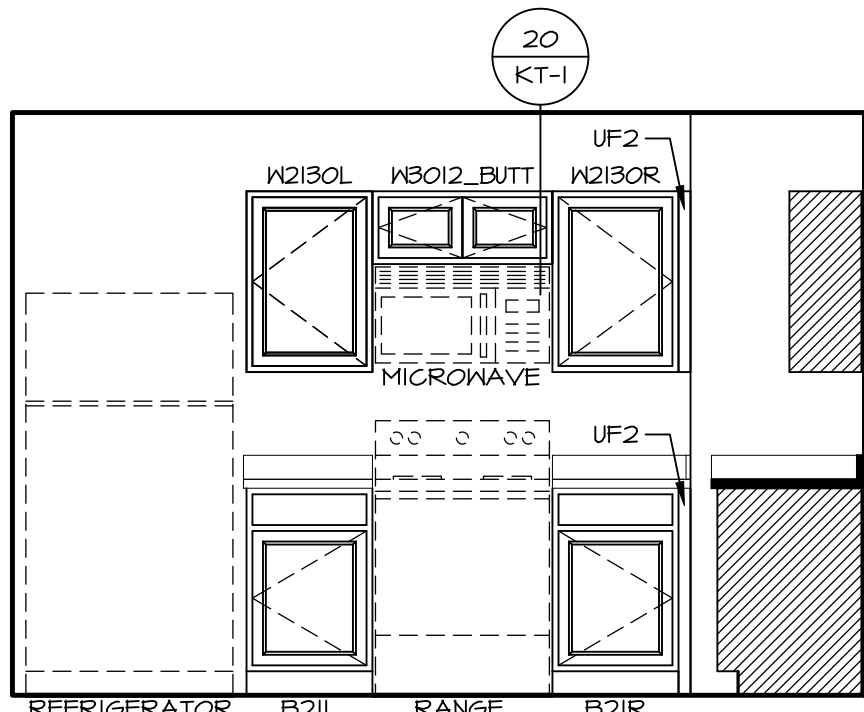
DIV-COMM-LOT-UNIT DCY-S2-0423	
COM-LOT SANTYERS MILL - SIMPLY RYAN - 0423	
STREET ADDRESS 0423 - 6646 RIVULET DRIVE	APT. NO. ----
CITY MIDDLETOWN	STATE OH
ZIP 45042	



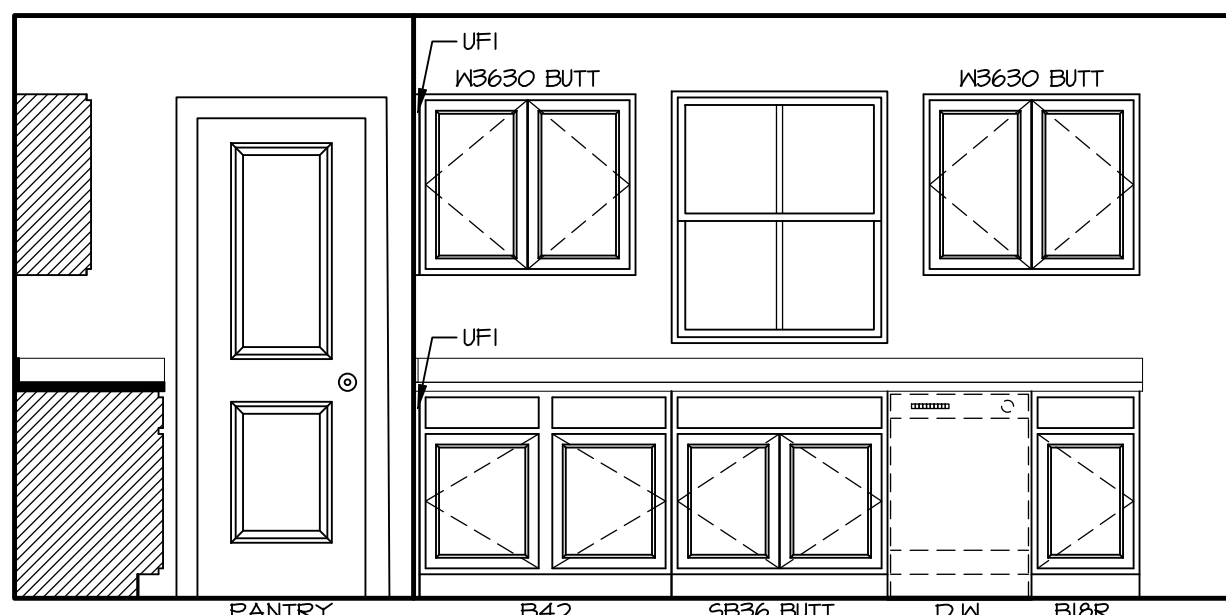
1 KITCHEN CABINET PLAN (KC-3898)
SCALE: 3/8" = 1'-0"



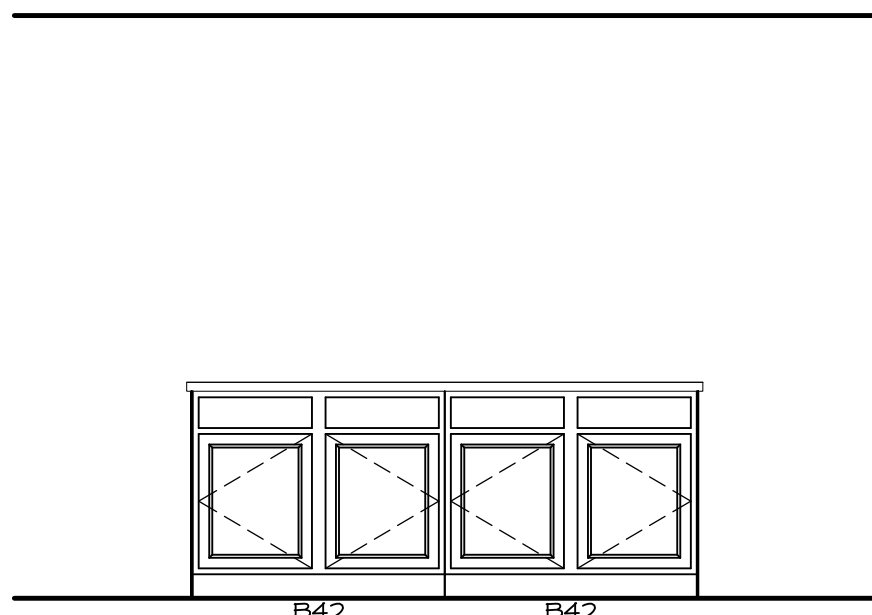
2 KITCHEN COUNTERTOP PLAN (KT-3898)
SCALE: 3/8" = 1'-0"



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



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



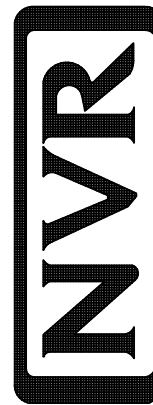
C KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"

- 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 I/KT-I 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 (I) KNOB/FULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL 5/KT-16

NOTES:

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

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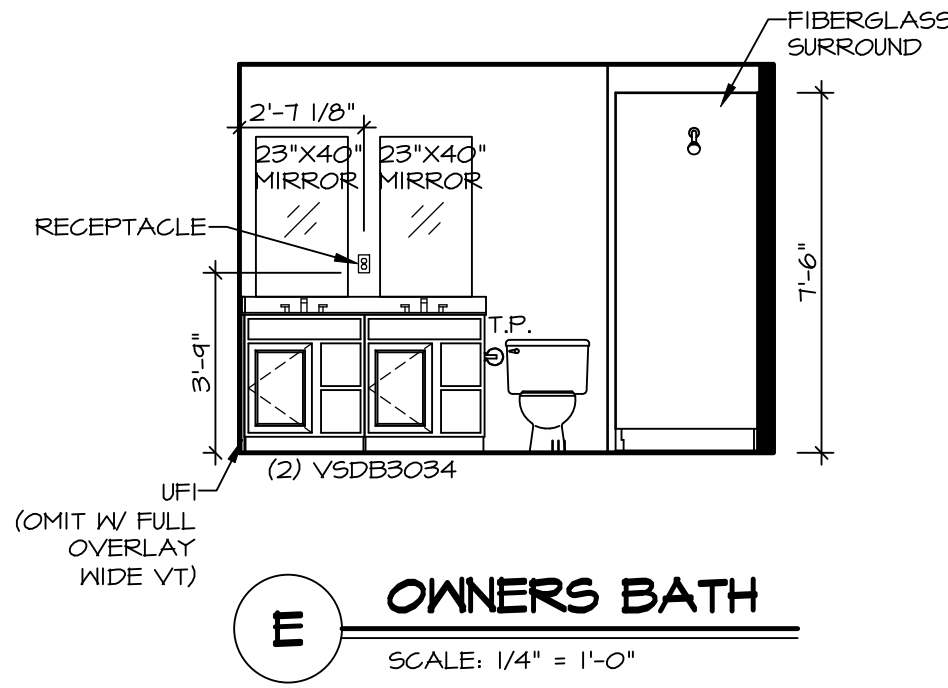
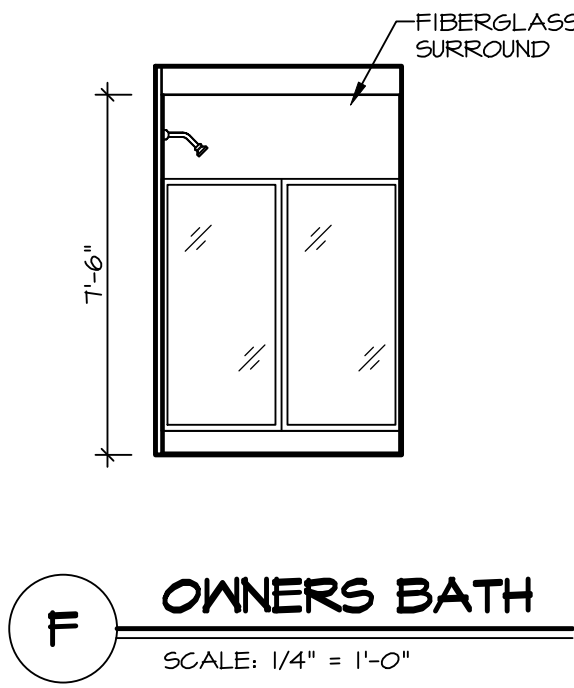
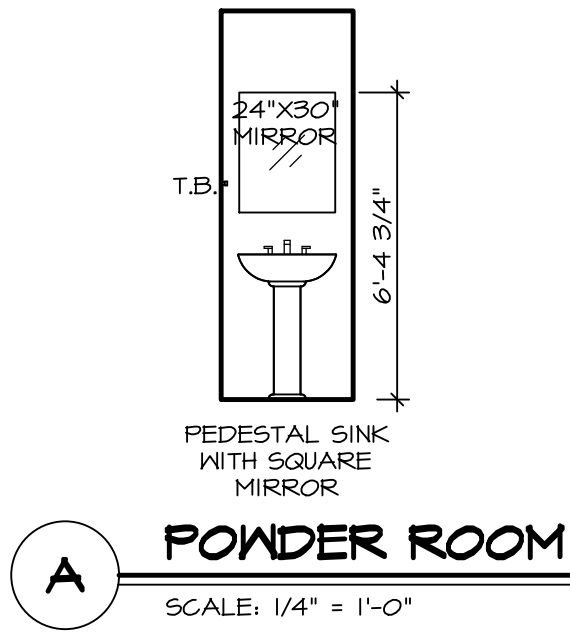
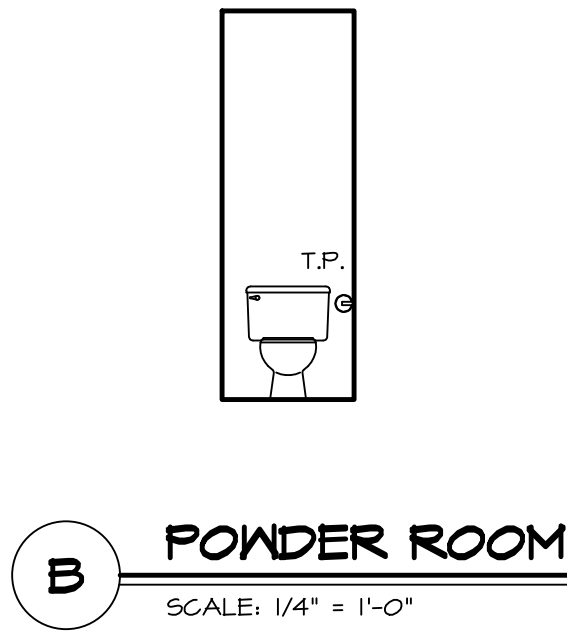
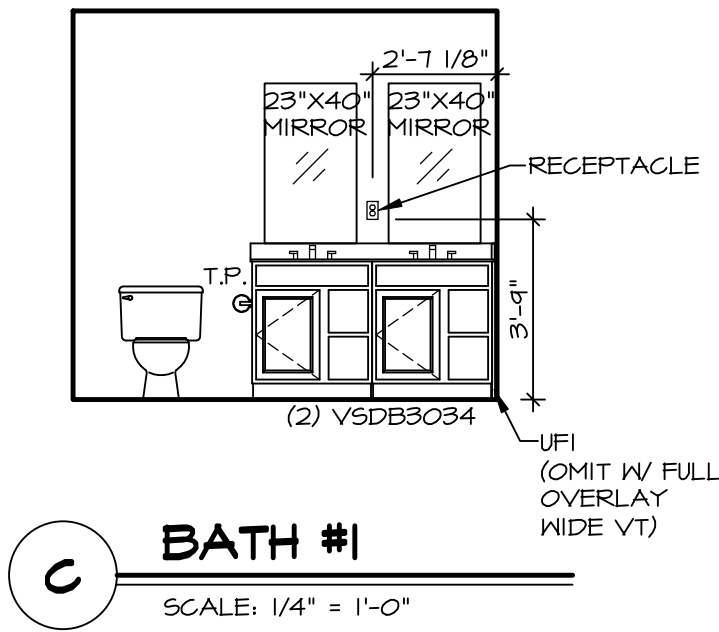
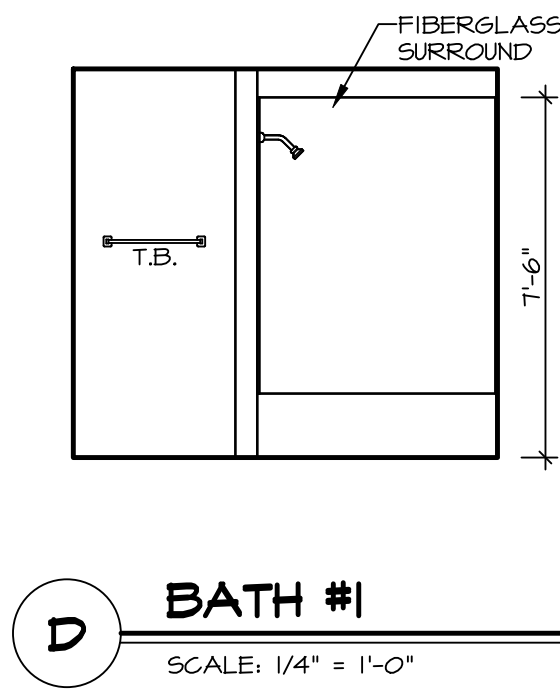
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Frederick, MD 21703

DIV-COMM-Lot-UNIT
DCY-S2-0423

COM-Lot	SAMYERS MILL - SIMPLY RYAN - 0423
STREET ADDRESS	6846 RIVULET DRIVE
APT. NO.	----
CITY	MIDDLETOWN
STATE	OH
ZIP	45042

SET NO. ELD00	VERSION 01
RELEASE NO.	----
DRAWN BY	
DATE:	
OPTION	

MODEL
ELDER
DRAWING TITLE
KITCHEN PLANS & ELEVATIONS
SHEET NO.
A-12

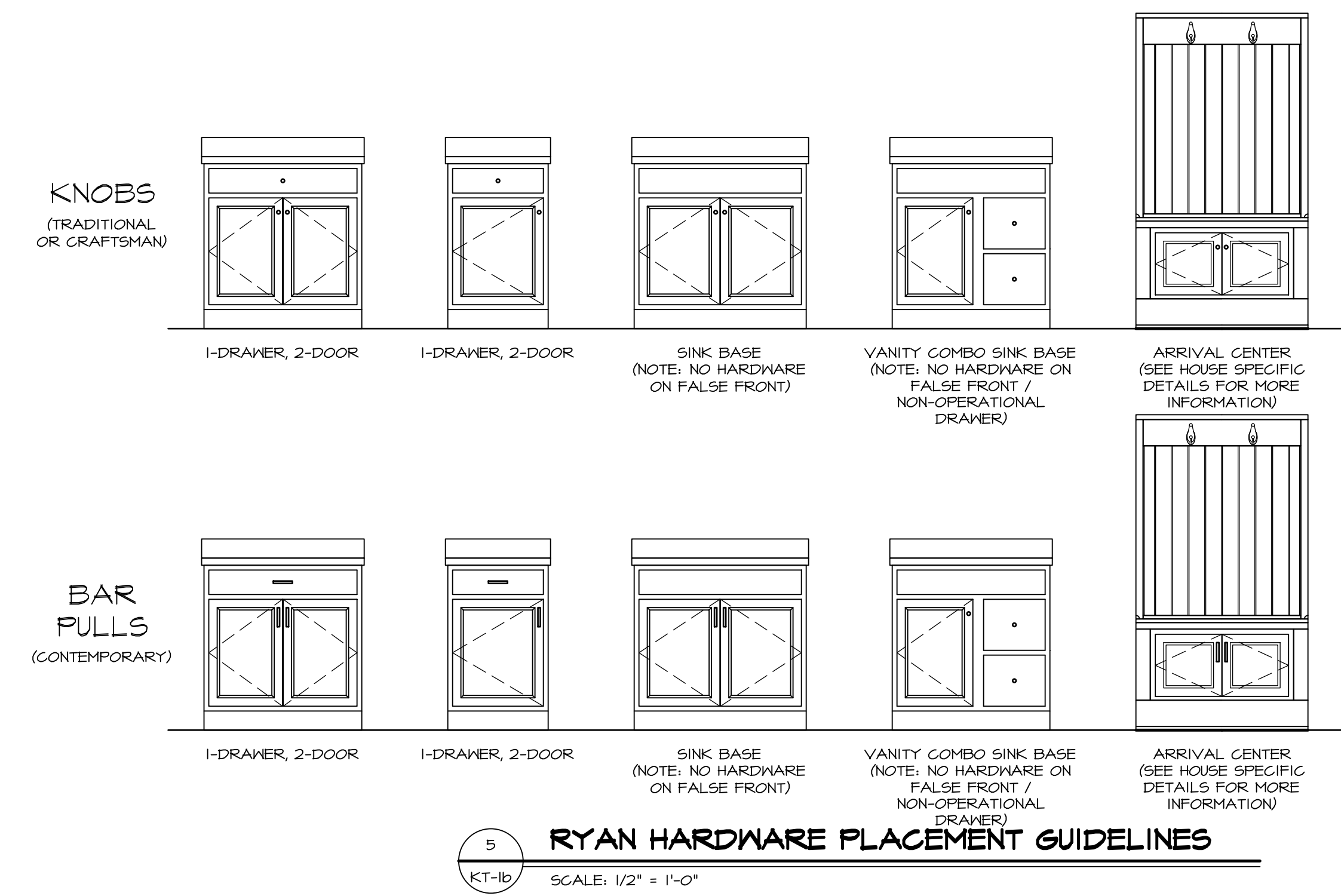
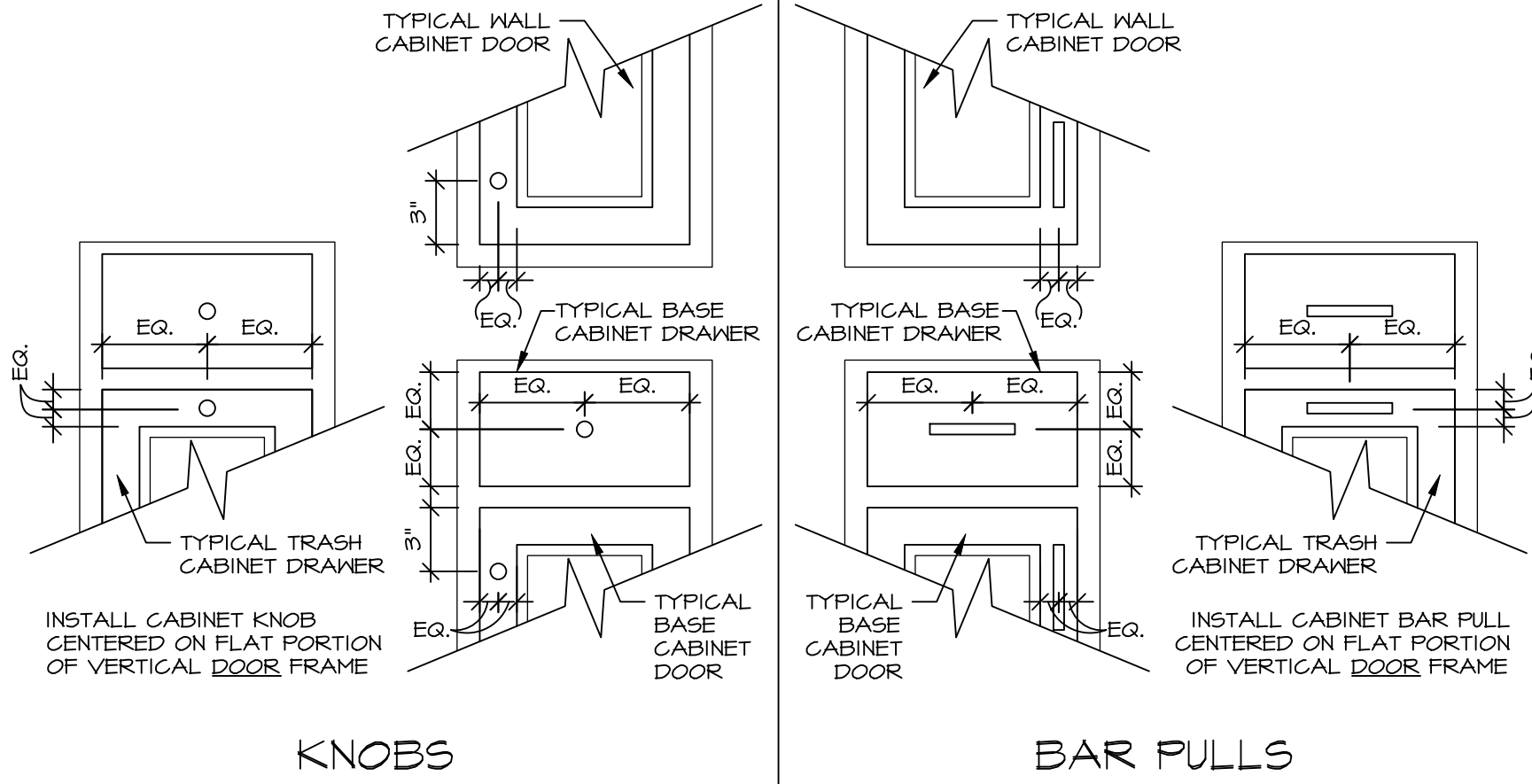
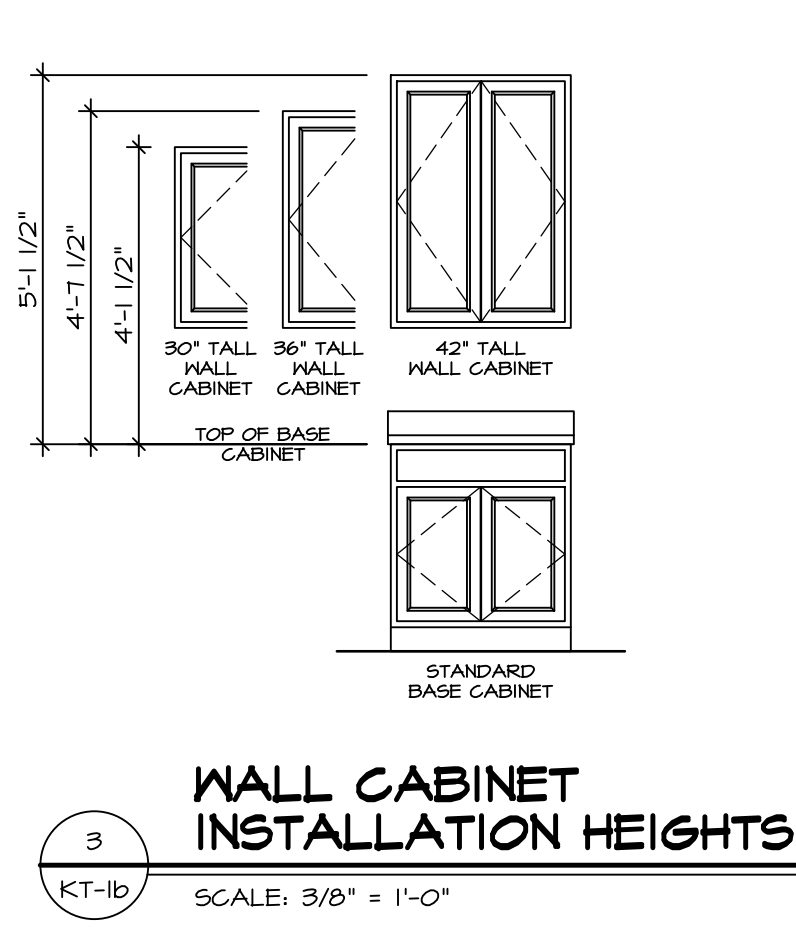
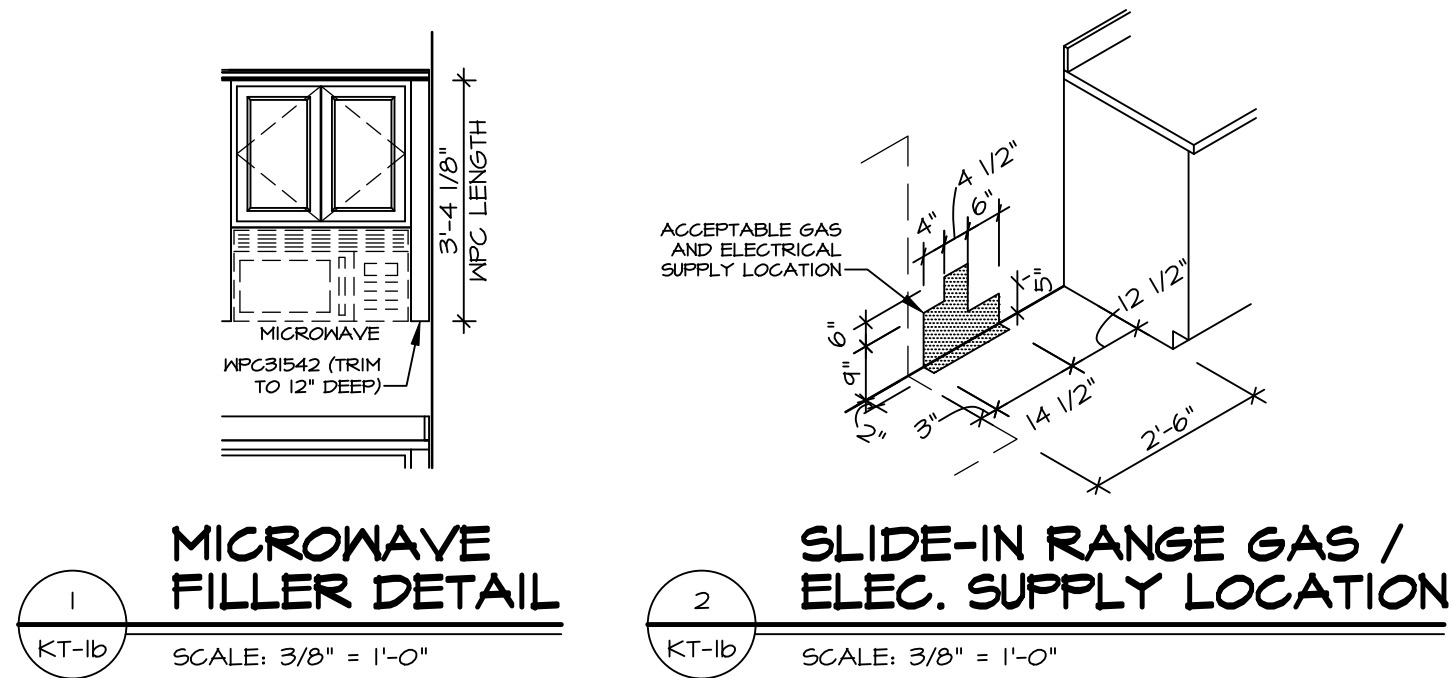


SHEET NO. A-13	MODEL ELDER	SET NO. ELD00
	DRAWING TITLE BATH ELEVATIONS	VERSION 01
18	OPTION DESCRIPTION	RELEASE NO. ----
		DRAWN BY
		DATE:
		OPTION

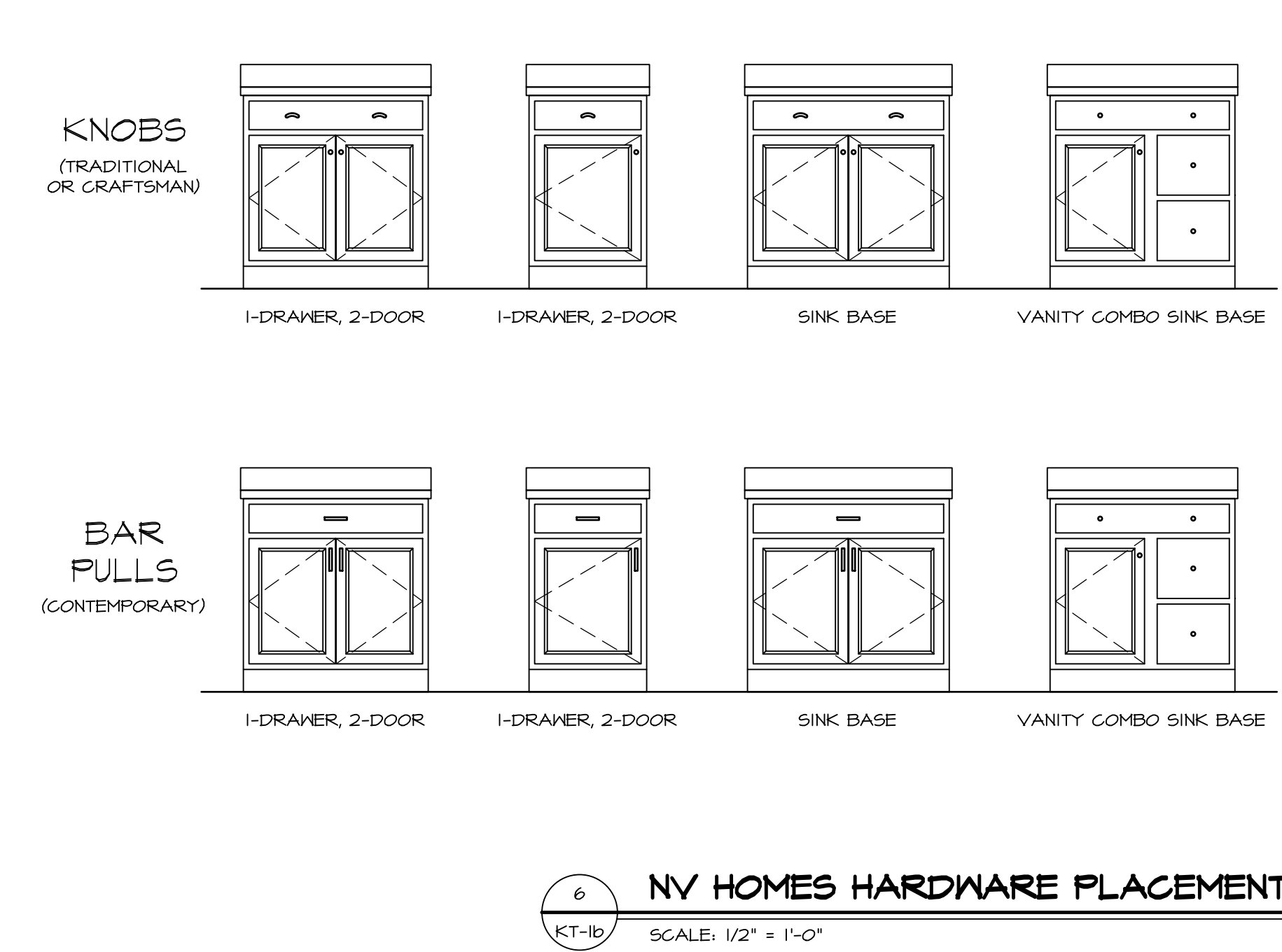
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DIV-COMM-LOT-UNIT DCY-S2-0423			
COMM-LOT SAMYERS MILL - SIMPLY RYAN - 0423			
STREET ADDRESS 6046 RIVULET DRIVE		APT. NO. ----	
CITY MIDDLETOWN	STATE OH	ZIP 45042	



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 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
		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 #1019)

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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 02/10/25 - 11:10 am