

S2 461
5909 CRESTING DRIVE
MIDDLETOWN, OH 45042

2 Story Basement - 3pc rough in
2 hose bibs - no valves required

Vent Kitchen

ice maker

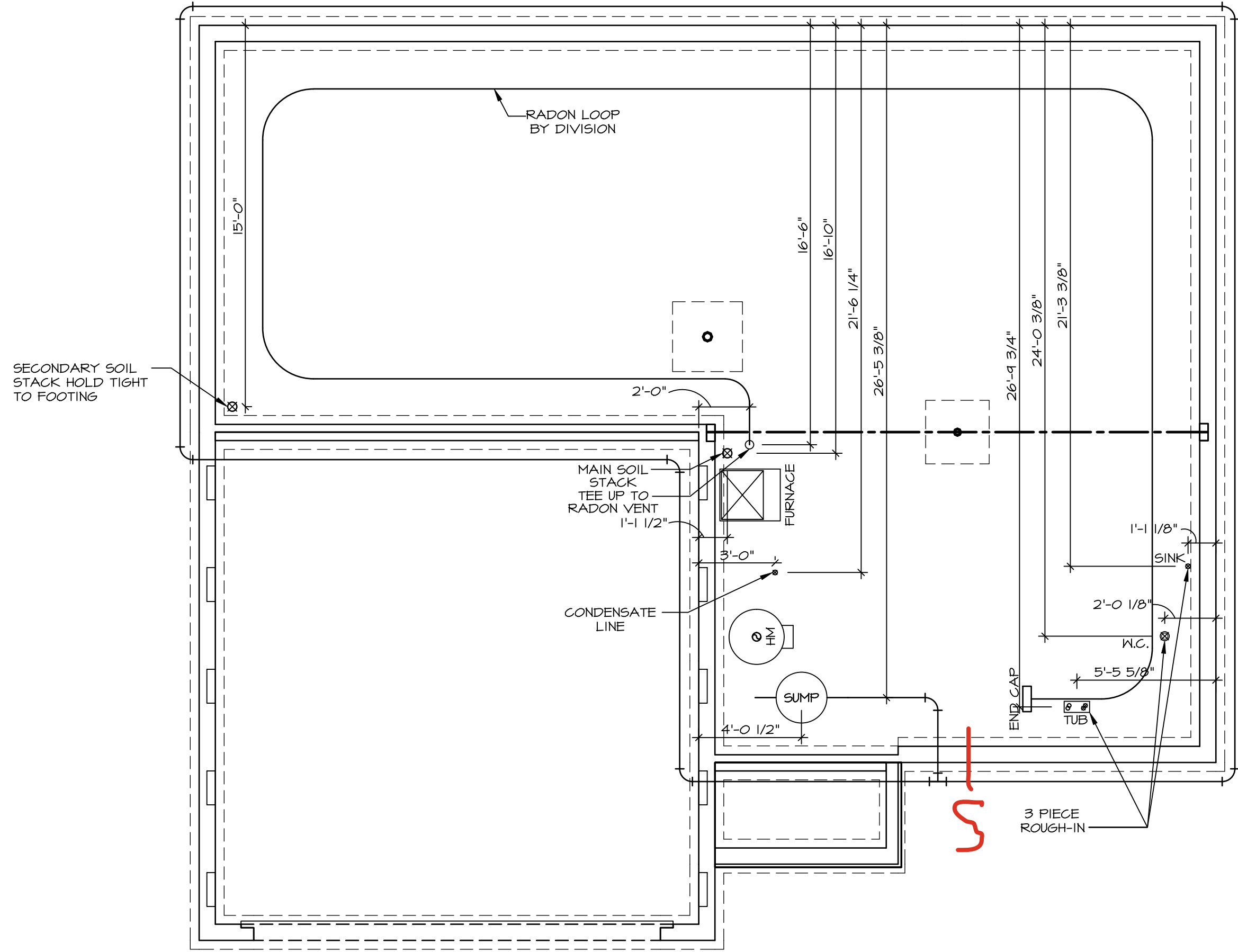
1 tub

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 SQFT.)
- 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.

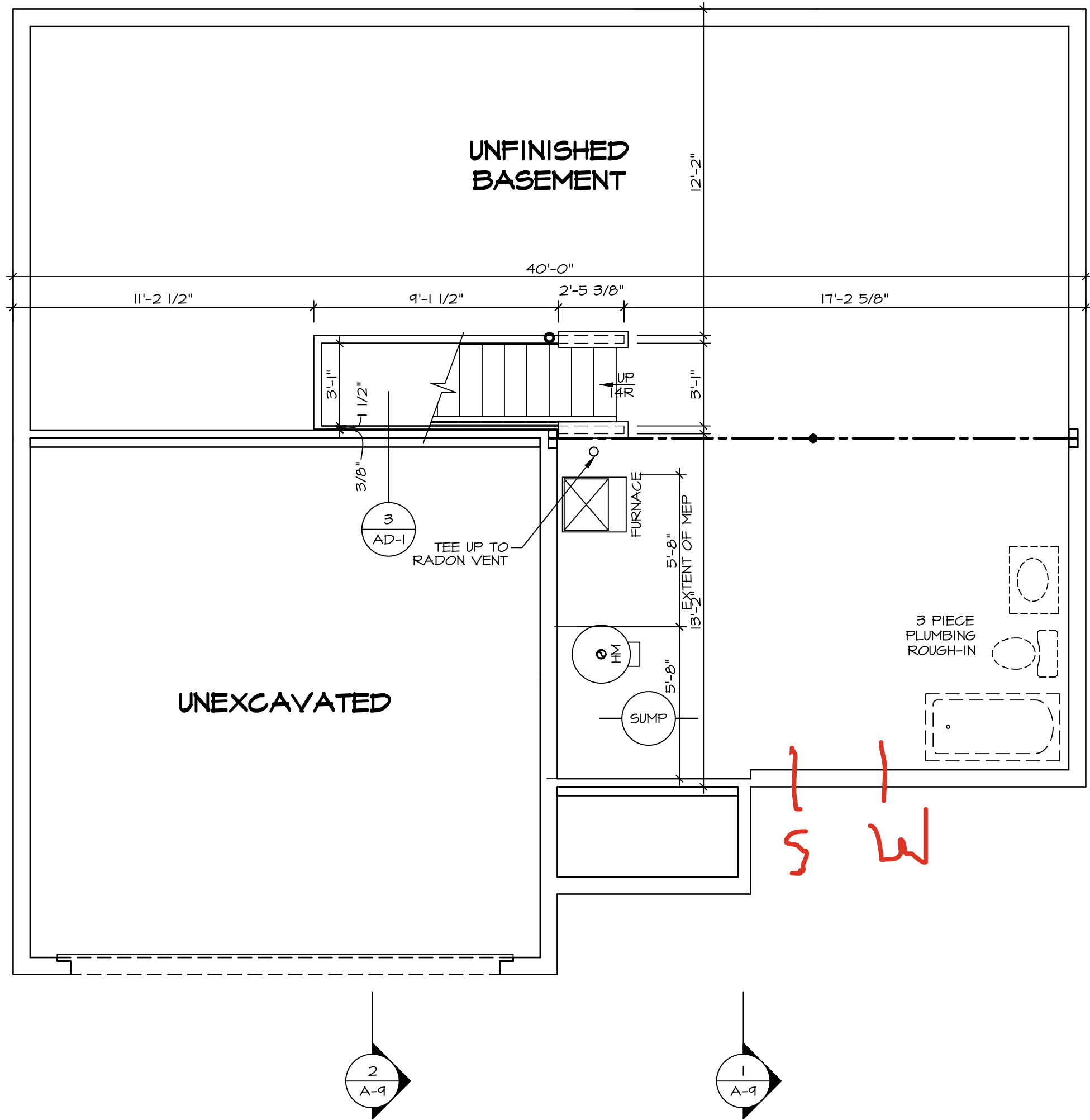
SHEET NO.	MODEL	SET NO.	ELDOO
A-5	ELDER	VERSION	01
	DRAWING TITLE	RELEASE NO.	----
	PLUMBING PLAN	DRAWN BY	
	OPTION DESCRIPTION	DATE:	
		OPTION	

NVR

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

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DIV-COMM-LOT-UNIT	DCY-S2-0461
COMM-LOT	SAMYERS MILL - SIMPLY RYAN - 0461
STREET ADDRESS	9904 CRESTING DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042



1
A-6
BASEMENT 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 8'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

FLOOR PLAN NOTES:

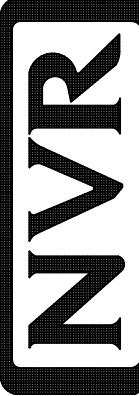
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING 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 8/11-1B 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 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.
- 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

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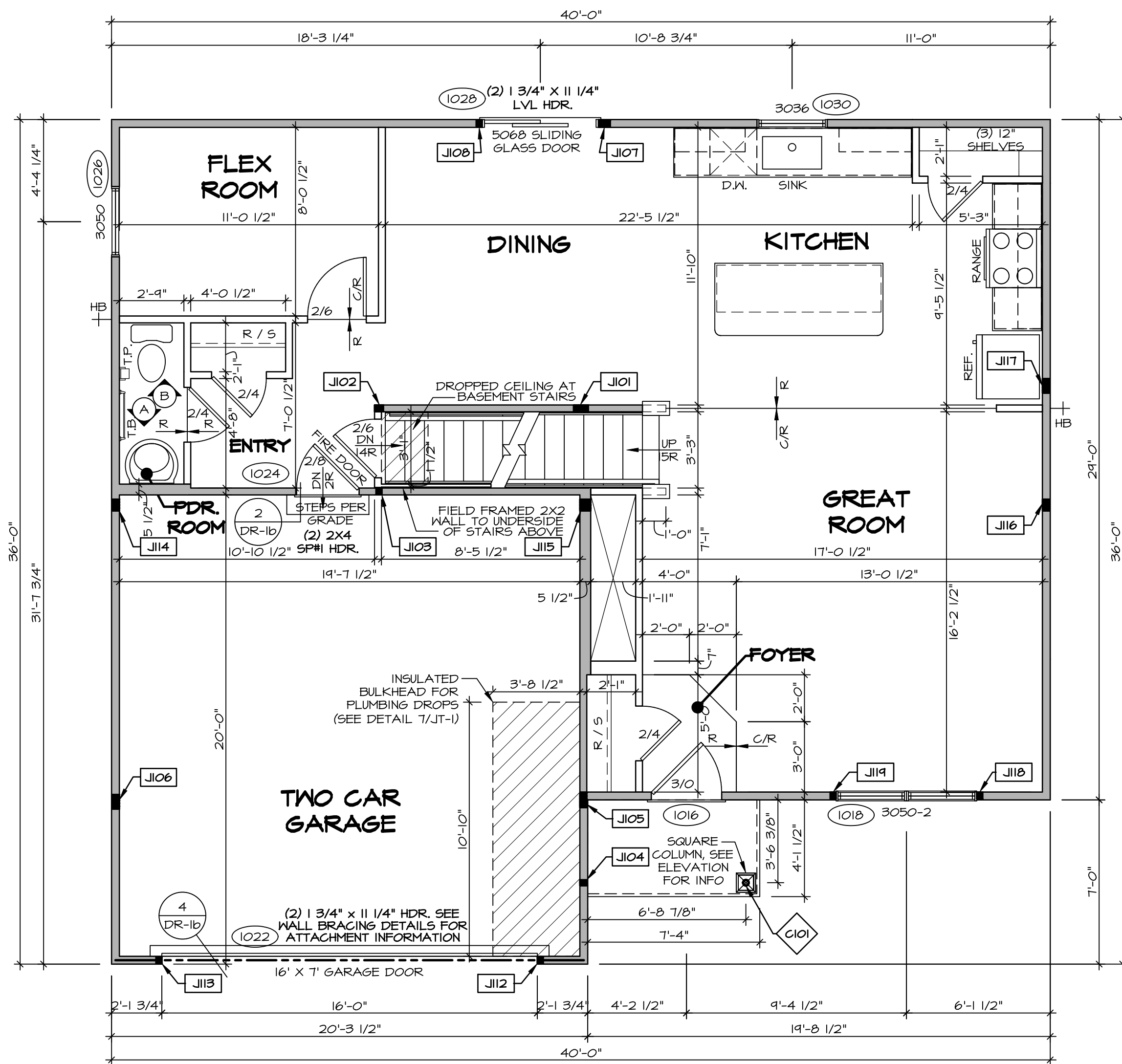
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5285 Westview Drive
Frederick, MD 21703

MODEL ELDER	SET NO. ELD00
DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01
OPTION DESCRIPTION	RELEASE NO. ---- DRAWN BY DATE: OPTION

SHEET NO.
A-6
12

DIV-COMM-LOT-UNIT
DCY-S2-0461

COM-LOT SAMYERS MILL - SIMPLY RYAN - 0461	APT. NO. -----	STATE OH	ZIP 45042
STREET ADDRESS 9404 CRESTING DRIVE	CITY MIDDLETOWN		



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

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

- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
2.A - (2) PLY 14" UP TO AND INCLUDING 18"; FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C.
4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
5.A - (3) PLY 14" UP TO AND INCLUDING 18"; FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
6.A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
7.A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 12" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

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 1'-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.
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- 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 ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
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- 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, CEILING, 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 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

DIV-COMM-LOT-UNIT

DCY-S2-0461

COM-LOT

SANTYERS MILL - SIMPLY RYAN - 0461

STREET ADDRESS

9904 CRESTING DRIVE

CITY

MIDDLETOWN

STATE

OH

ZIP

45042

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Frederick, MD 21703

SHEET NO.

ELDER

VERSION 01

RELEASE NO. ----

DRAWN BY

DATE:

OPTION

13

OPTION DESCRIPTION

FIRST FLOOR PLAN

13

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 1'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

FLOOR PLAN NOTES:

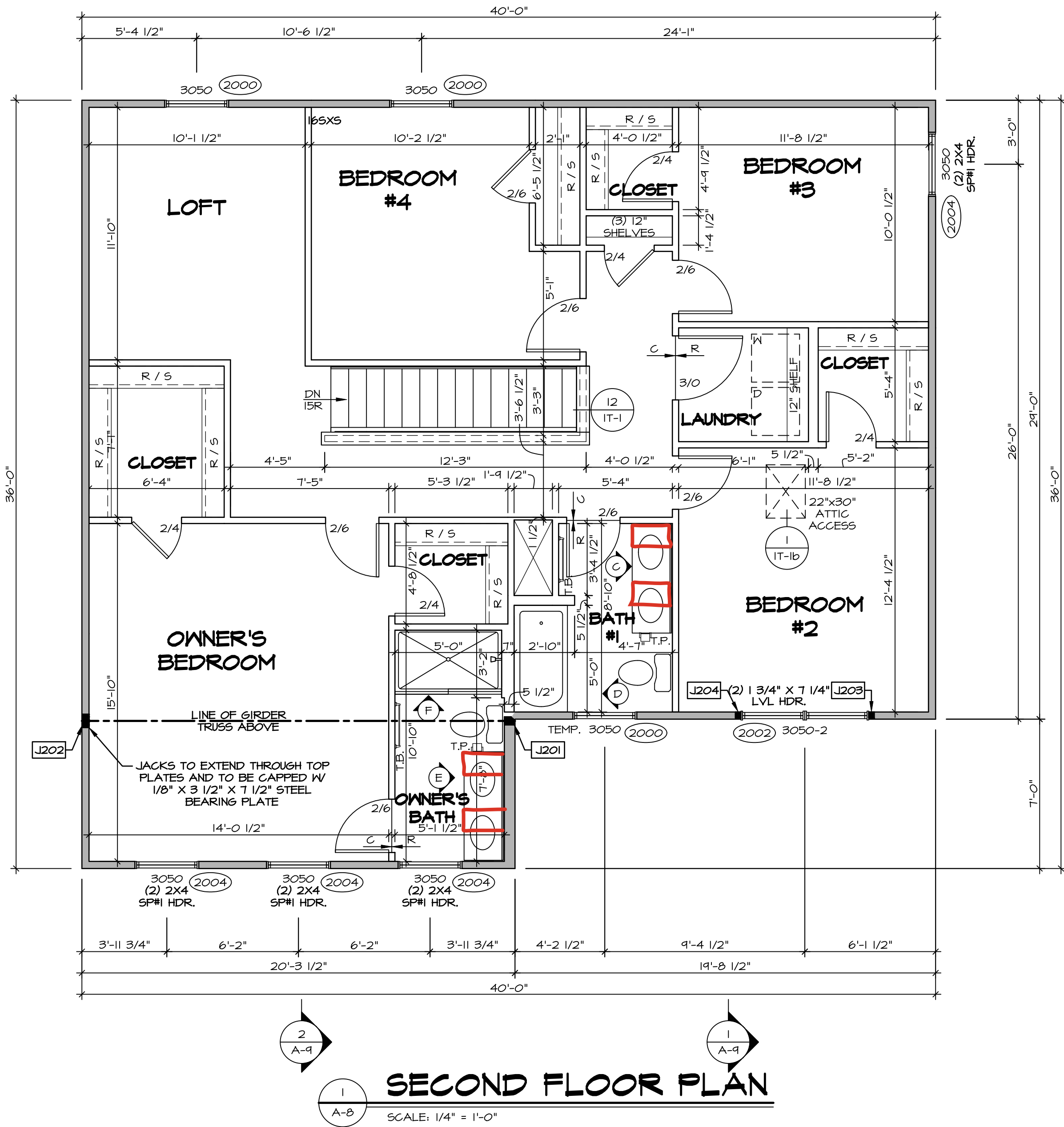
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GYPSUM NOTES:

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

SECOND FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (3) 2X6 SPF STUD GRADE	2006	
J202	JACK - (5) 2X4 SPF STUD GRADE	2006	
J203	JACK - (2) 2X4 SPF STUD GRADE	2002	
J204	JACK - (2) 2X4 SPF STUD GRADE	2002	



SECOND FLOOR PLAN

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

DIV-COMM-LOT-UNIT
DCY-S2-0461

COM-LOT
SANTERS MILL - SIMPLY RYAN - 0461
STREET ADDRESS
9904 CRESTING DRIVE
CITY
MIDDLETOWN

STATE
OH
ZIP
45042

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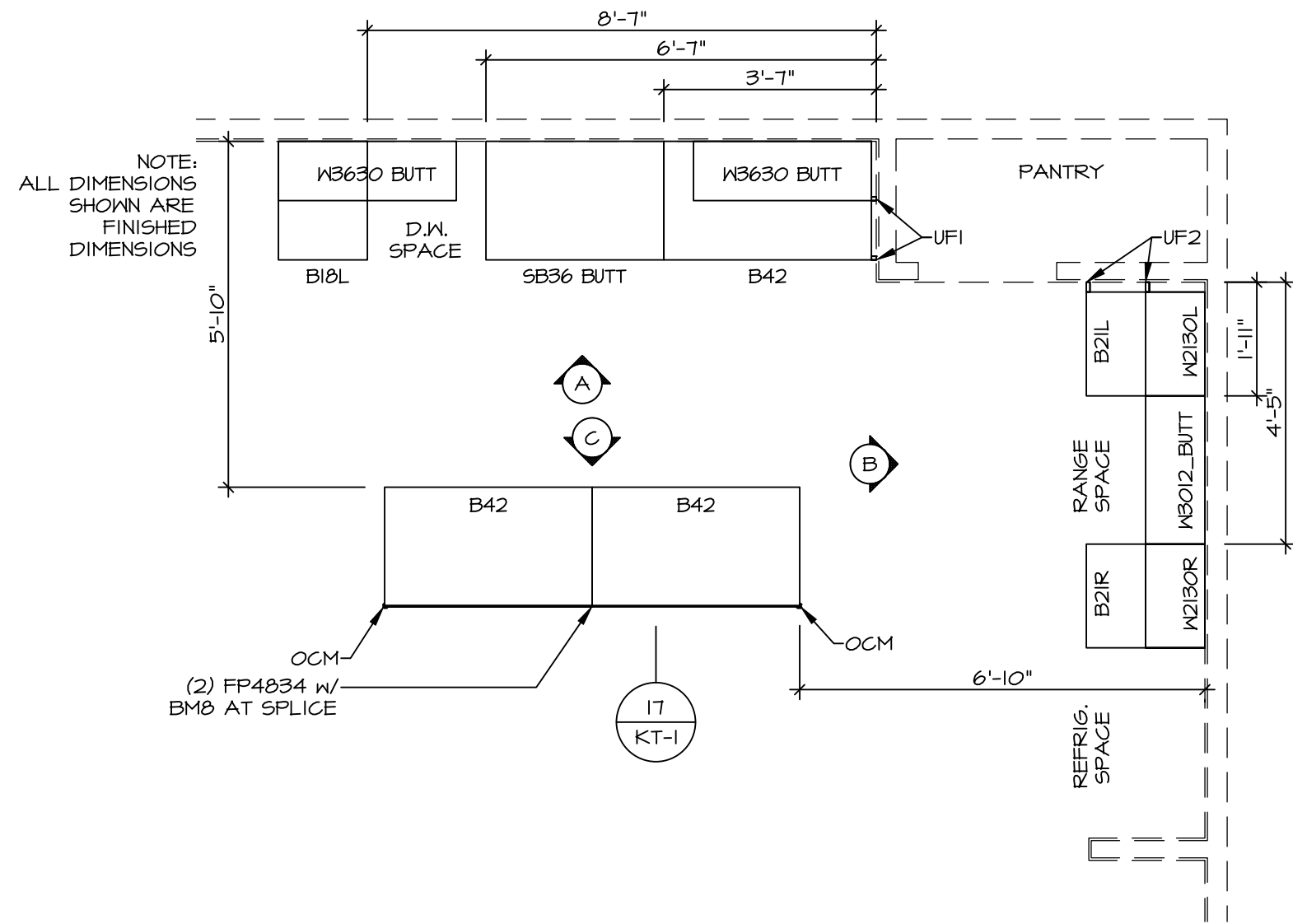
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SET NO. ELDOO
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

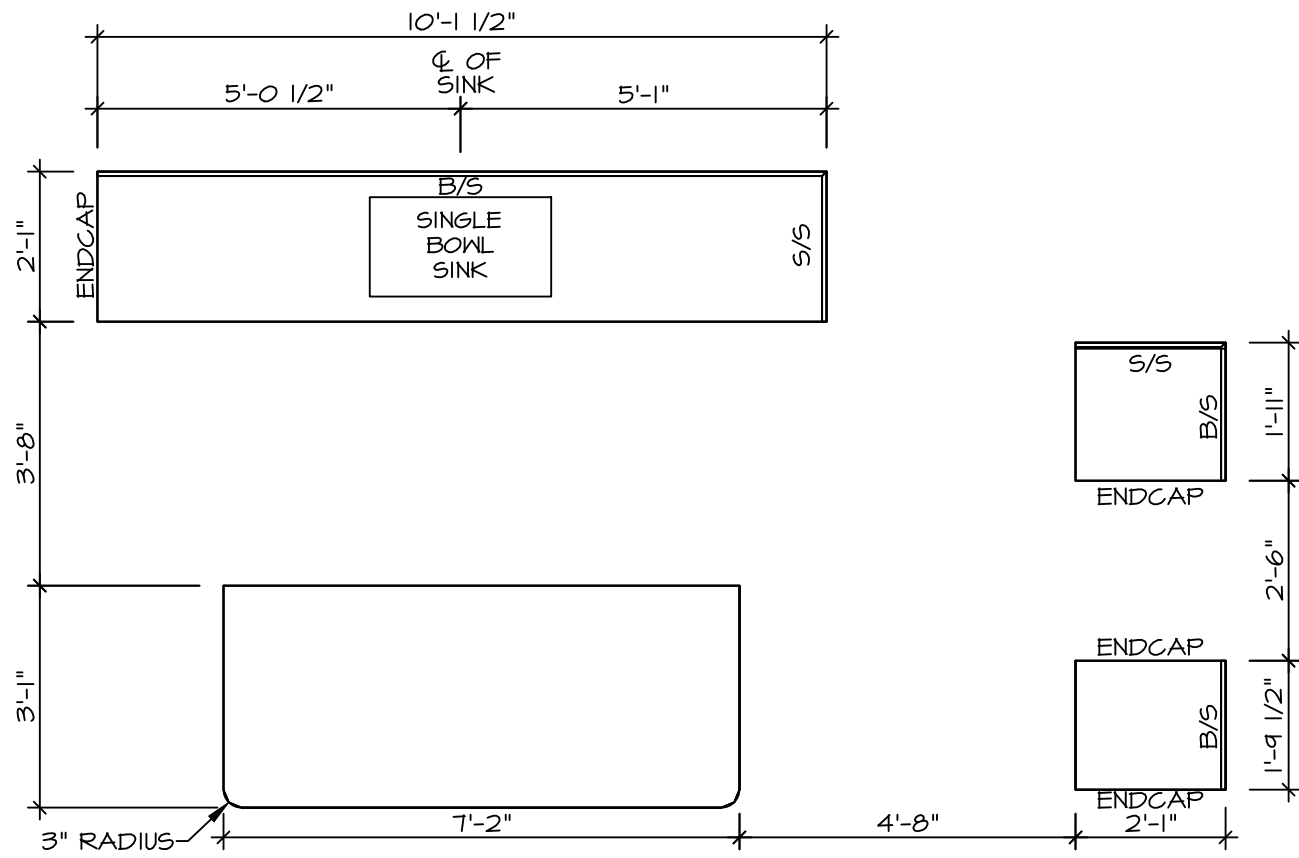
MODEL
ELDER
DRAWING TITLE
SECOND FLOOR PLAN

SHEET NO.
A-8
OPTION DESCRIPTION

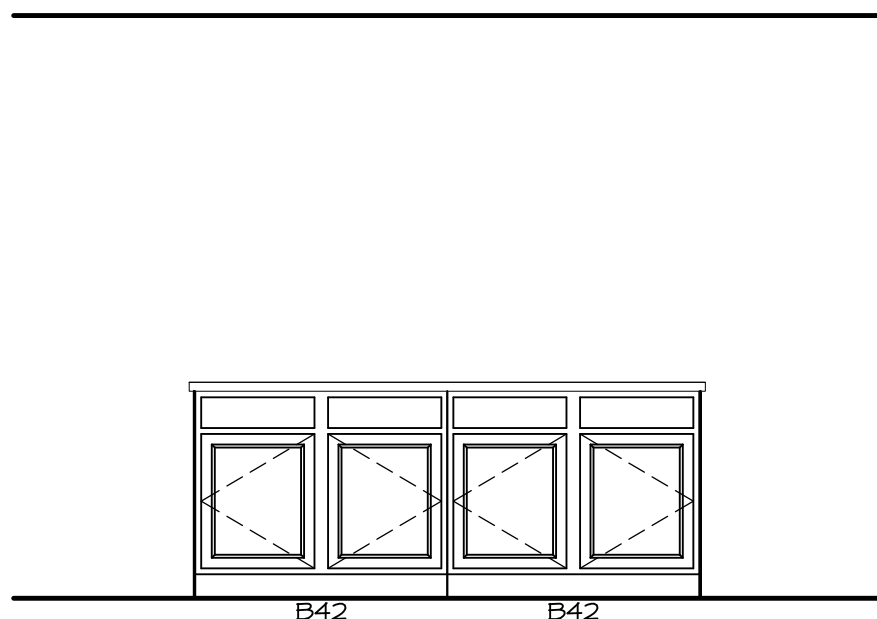
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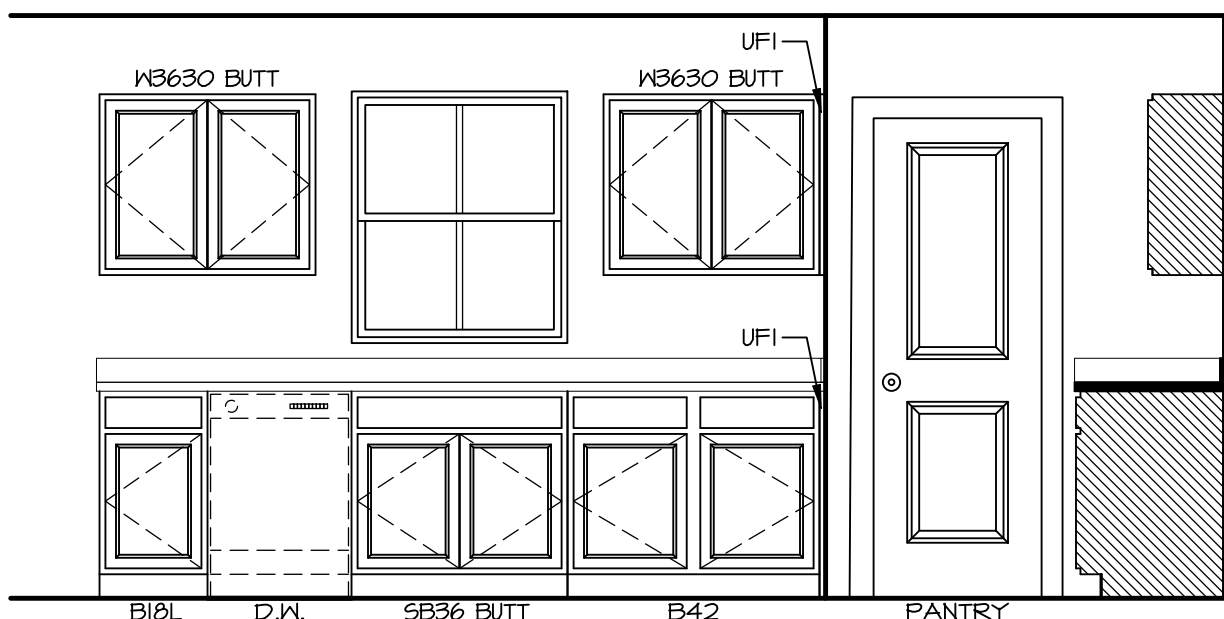
SCALE: 3/8" = 1'-0" 1 A-12



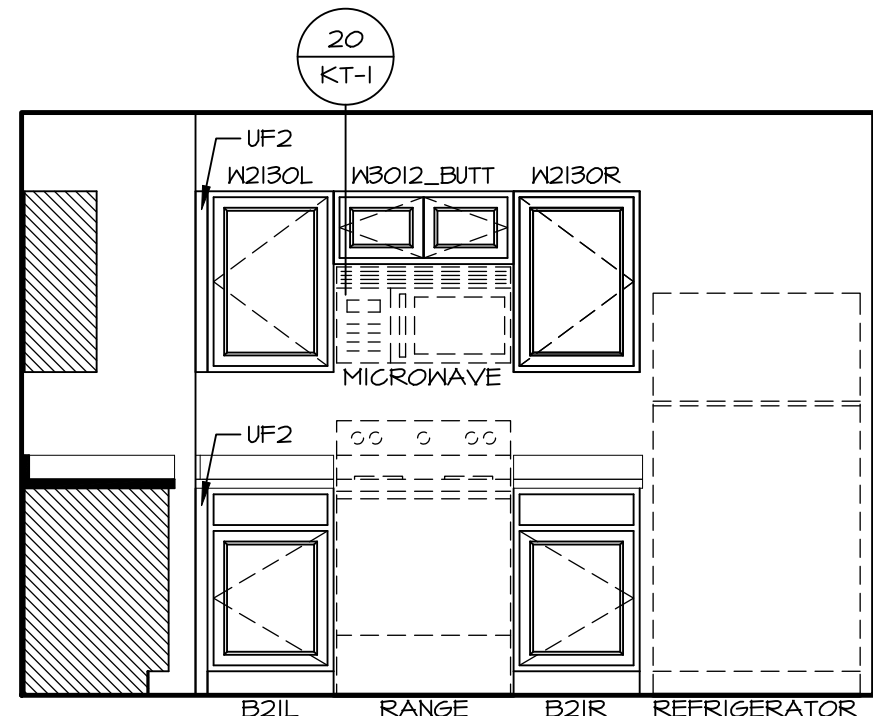
SCALE: 3/8" = 1'-0" 2 A-12



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



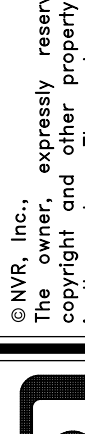
KITCHEN ELEVATION A SCALE: 3/8" = 1'-0"



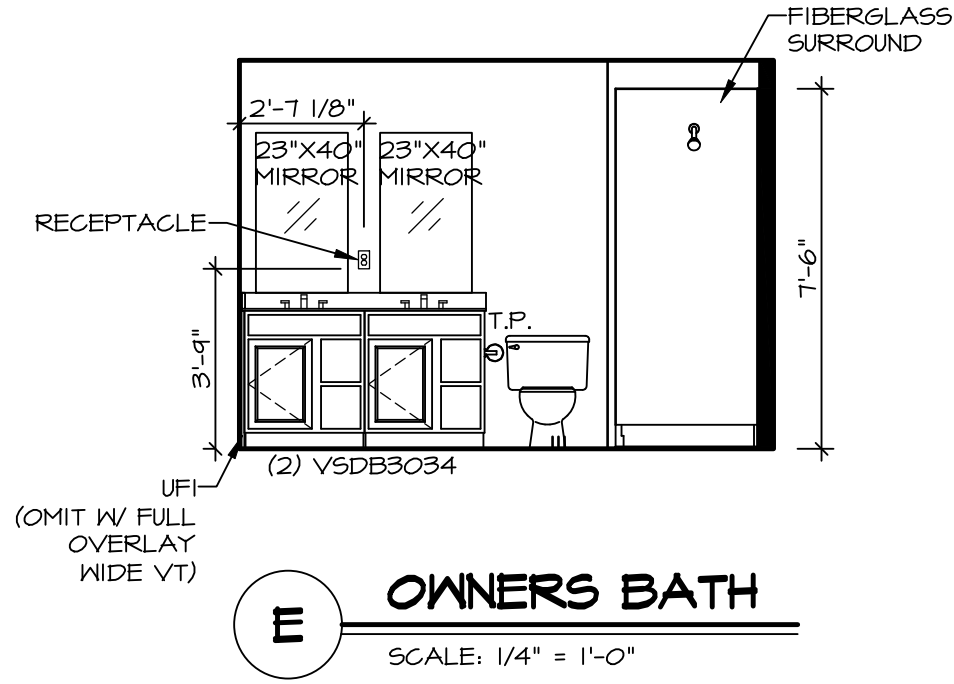
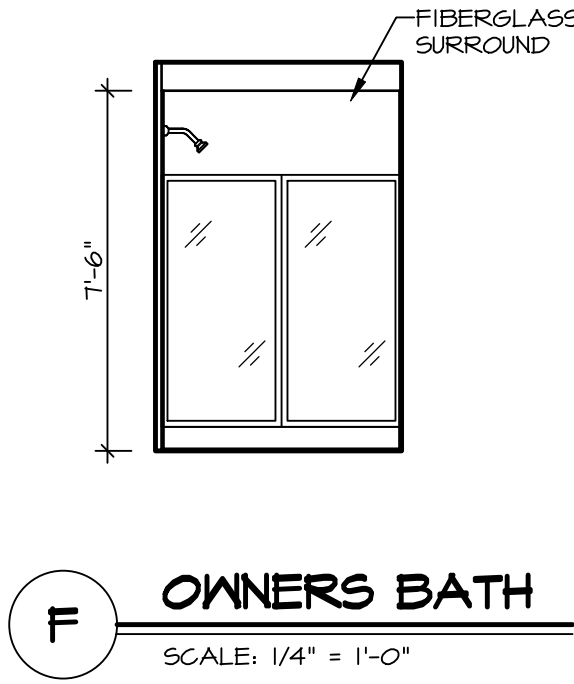
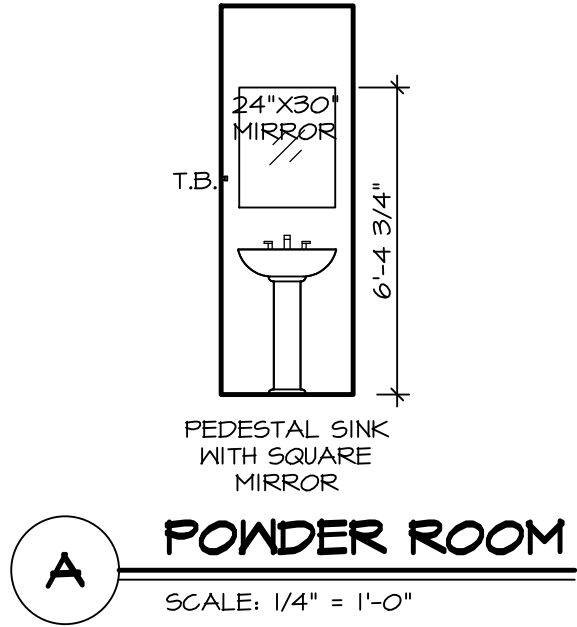
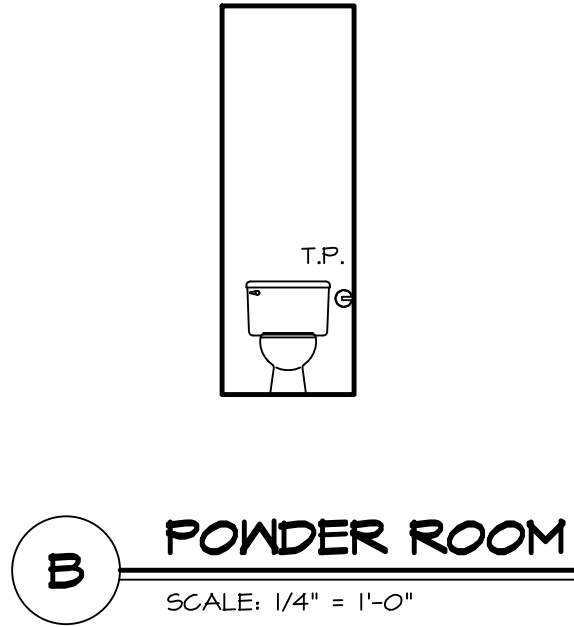
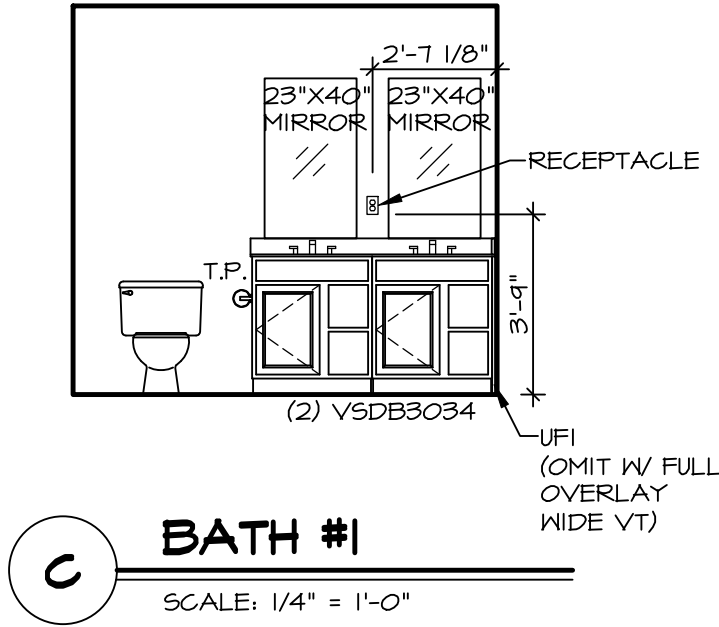
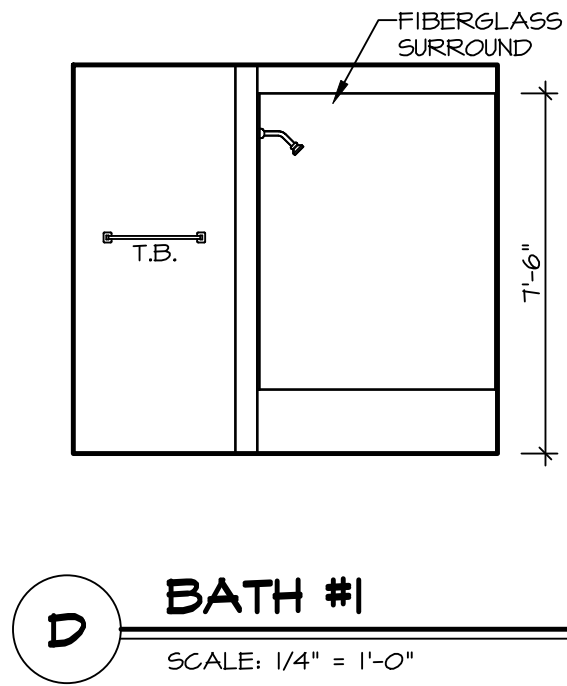
KITCHEN ELEVATION B SCALE: 3/8" = 1'-0"

- KITCHEN NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL I/KT-1 FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (JF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
 - 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.
 - 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 DEPICTION OF THE INTENDED CABINET LAYOUT

SHEET NO. A-12	MODEL ELDER DRAWING TITLE KITCHEN PLANS & ELEVATIONS OPTION DESCRIPTION	SET NO. ELDOO VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION		
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		17		

SHEET NO. A-12	MODEL ELDER DRAWING TITLE KITCHEN PLANS & ELEVATIONS OPTION DESCRIPTION	DIV-COMM-Lot-UNIT DCY-S2-0461		
		COM-Lot SAYERS MILL - SIMPLY RYAN - 0461		
		STREET ADDRESS 9904 CRESTING DRIVE		
		CITY MIDDLETOWN	STATE OH	ZIP 45042
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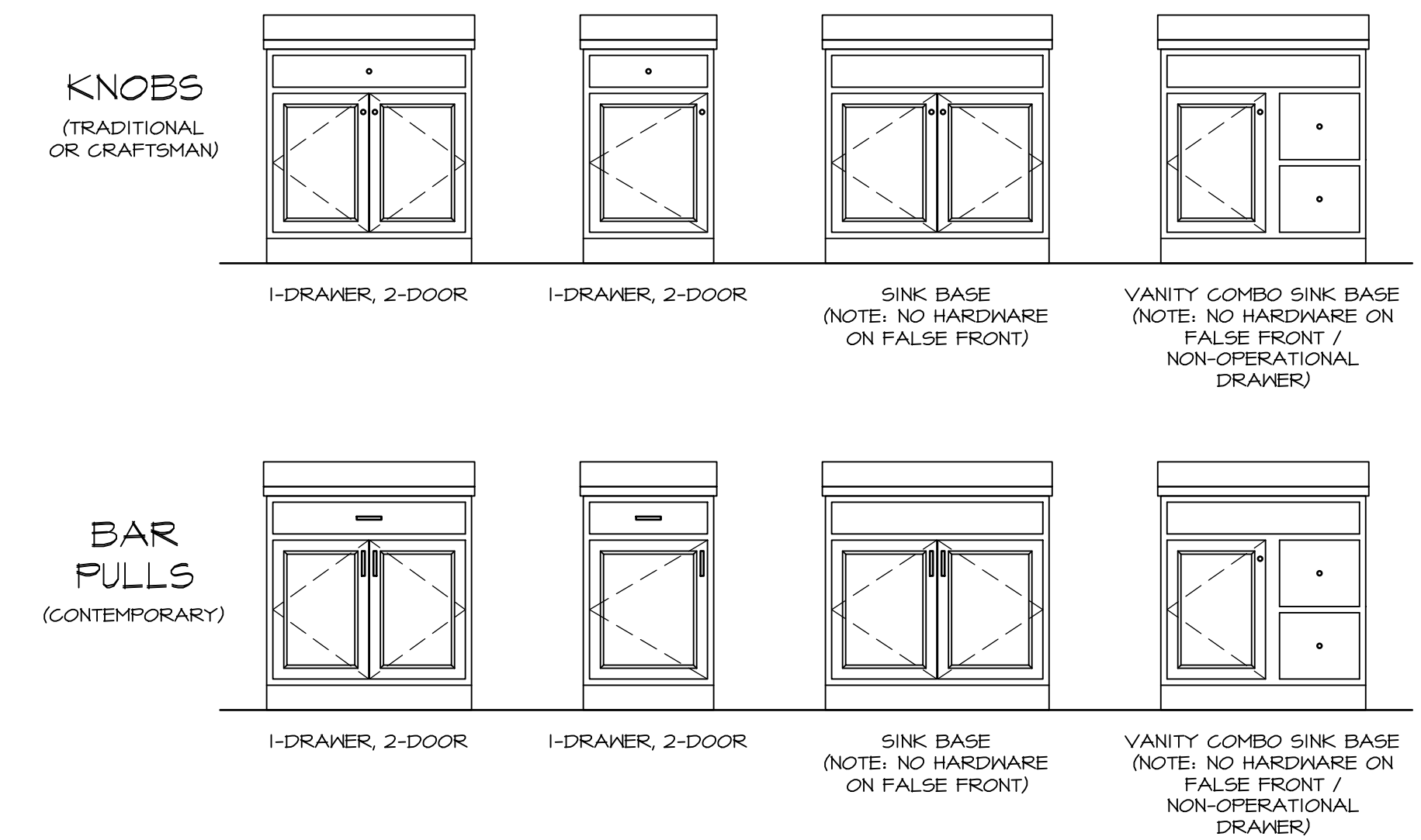
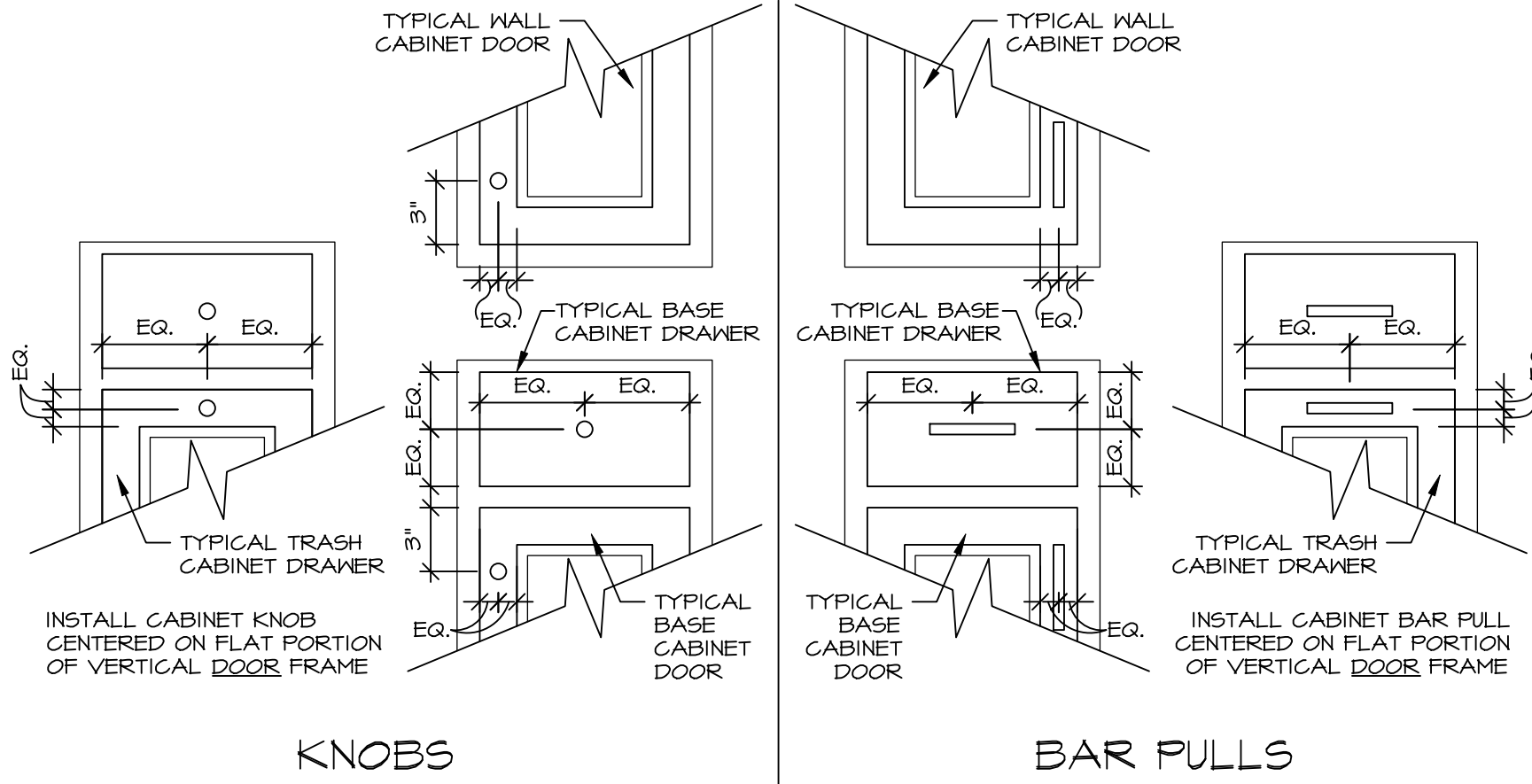
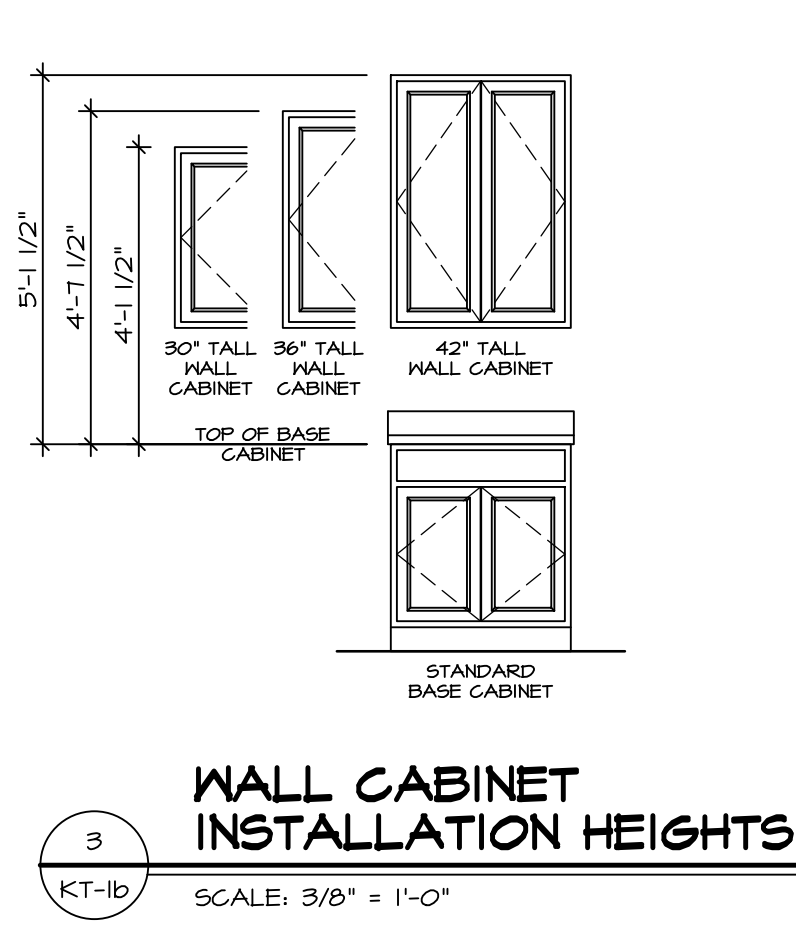
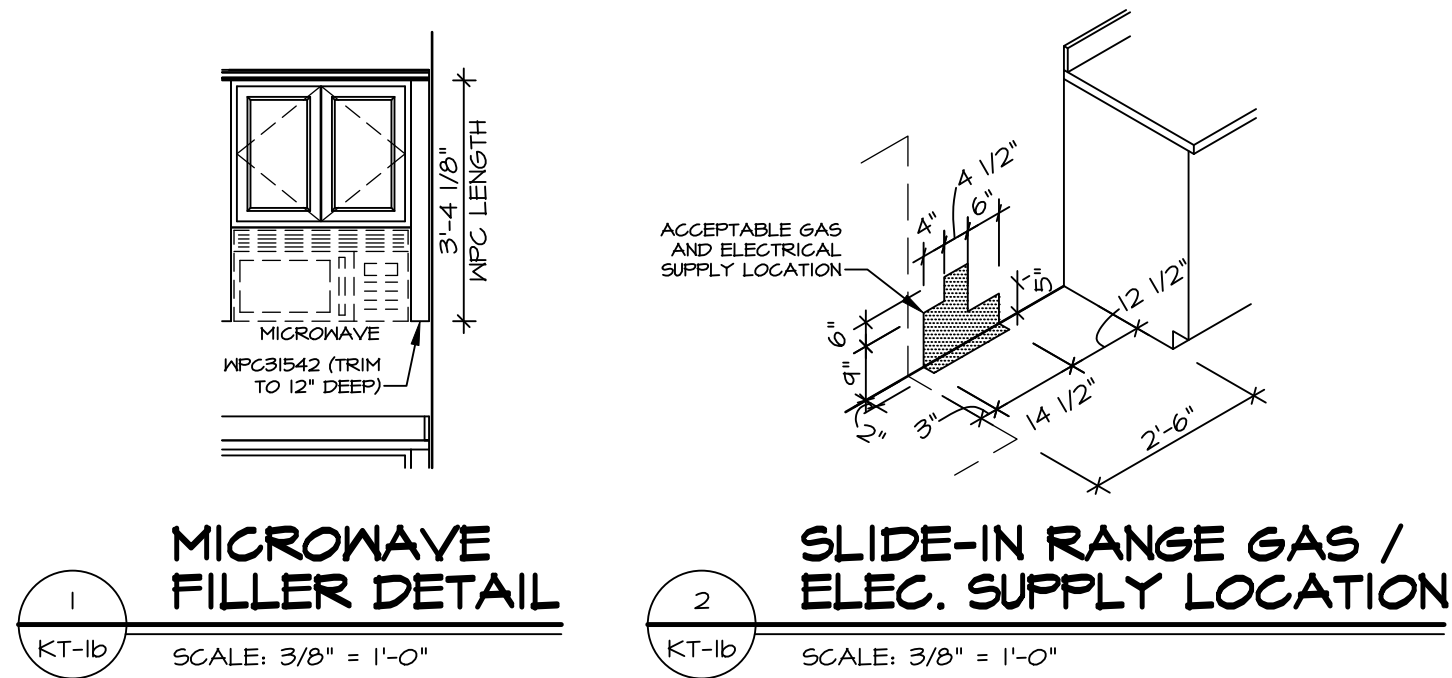


SHEET NO.	MODEL	SET NO.	ELDOO
A-13	ELDER	VERSION	O1
	DRAWING TITLE	RELEASE NO.	----
	BATH ELEVATIONS	DRAWN BY	
	OPTION DESCRIPTION	DATE:	
		OPTION	

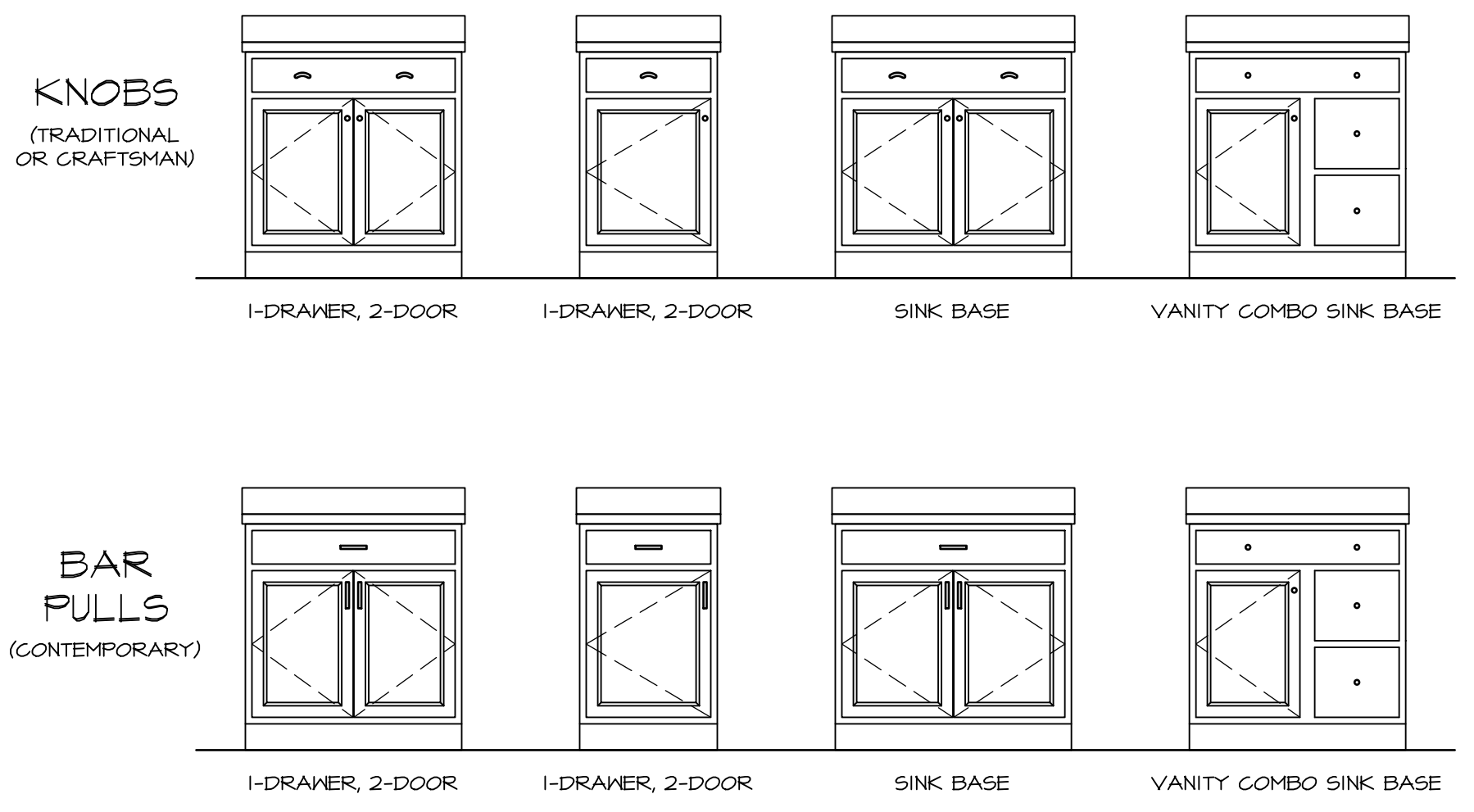
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DIV-COMM-LOT-UNIT	DCY-S2-0461
COMM-LOT	
STREET ADDRESS	SAMYERS MILL - SIMPLY RYAN - 0461
APT. NO.	----
CITY	MIDDLETOWN
STATE	OH
ZIP	45042



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. 1 DATE 3/6/20 BY SPN - CREATED DETAILS 21 (GC 16415) AND 28 (GC 16417)

2 DATE 5/26/21 BY SPN - ADDED DETAILS 4, 5 & 6 / KT-1b (GC #1016)

MODEL STANDARD DETAILS

KT-1b

DRAWING TITLE KITCHEN TRIM DETAILS

GENERAL

OPTION DESCRIPTION

SET NO. NVR

VERSION

DRAWN BY

DATE:

OPTION

5285 W. Main Street, Suite 100 Frederick, MD 21703

NVR, Inc.

5285 W. Main Street, Suite 100 Frederick, MD 21703

06/12/24

1:30 pm