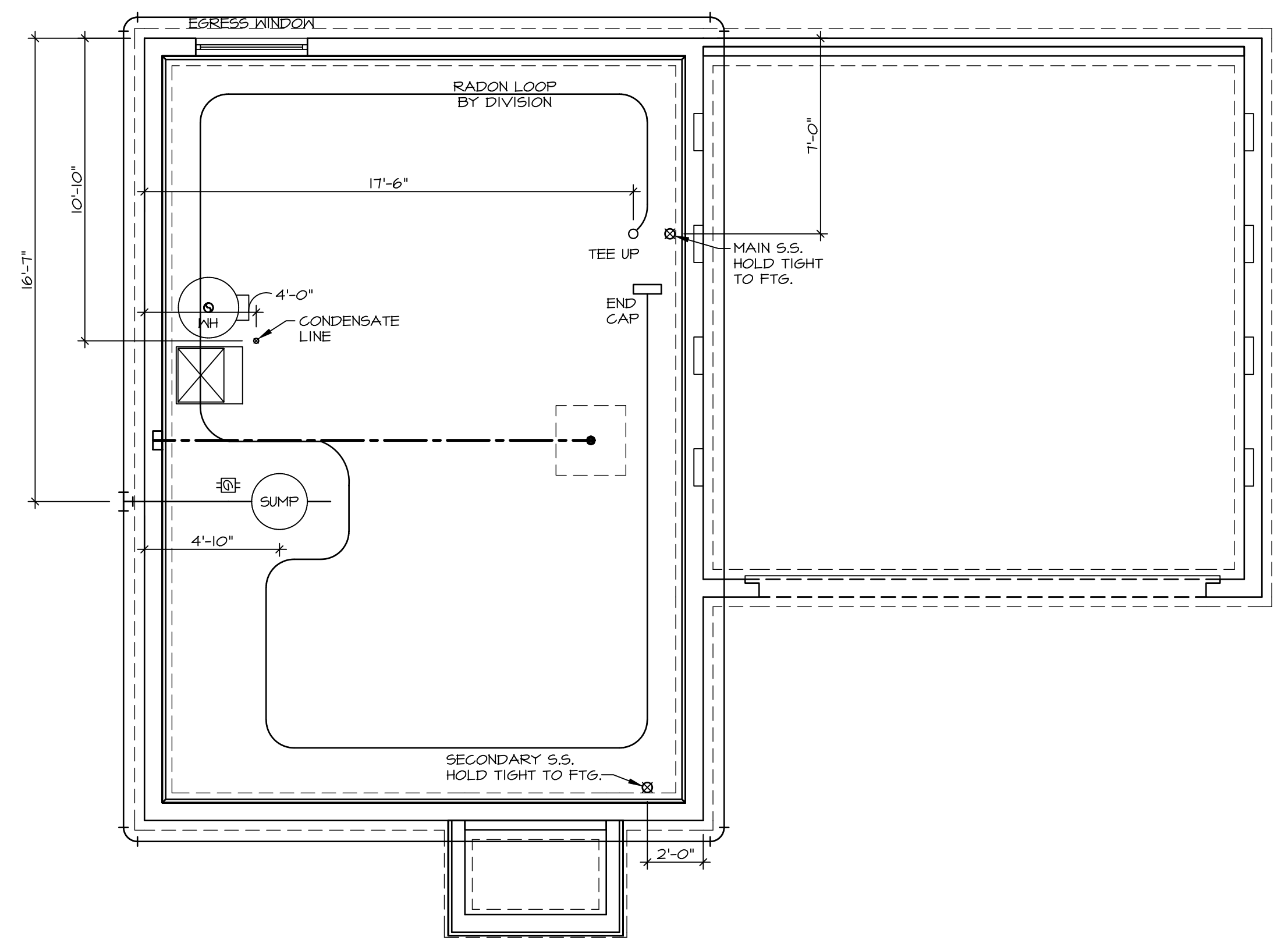


**NOTE**  
 RADON REMEDIATION  
**RADON LOOP:**

- (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
- SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK

**STACK REQUIREMENTS:**

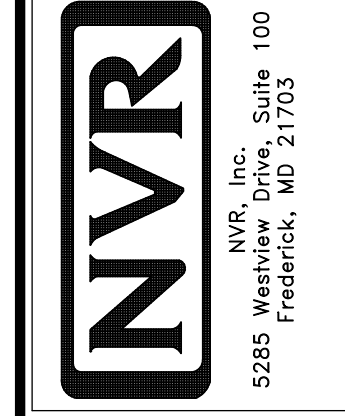
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
- ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF
- SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.



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

SHEET NO. <b>A-5</b>	MODEL <b>ASPEN</b>	SET NO. <b>ASFOO</b>	DIV-COMM-LOT-UNIT <b>DCY-S2-0213</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION <b>01</b>	
OPTION DESCRIPTION <b>7</b>	DATE:	OPTION	STREET ADDRESS <b>9444 HATZEN DRIVE</b>
			CITY <b>MIDDLETOWN</b>
			STATE <b>OH</b>
			ZIP <b>45042</b>

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

SEE FC DETAILS FOR FRAMING CONNECTORS

**FLOOR PLAN NOTES**

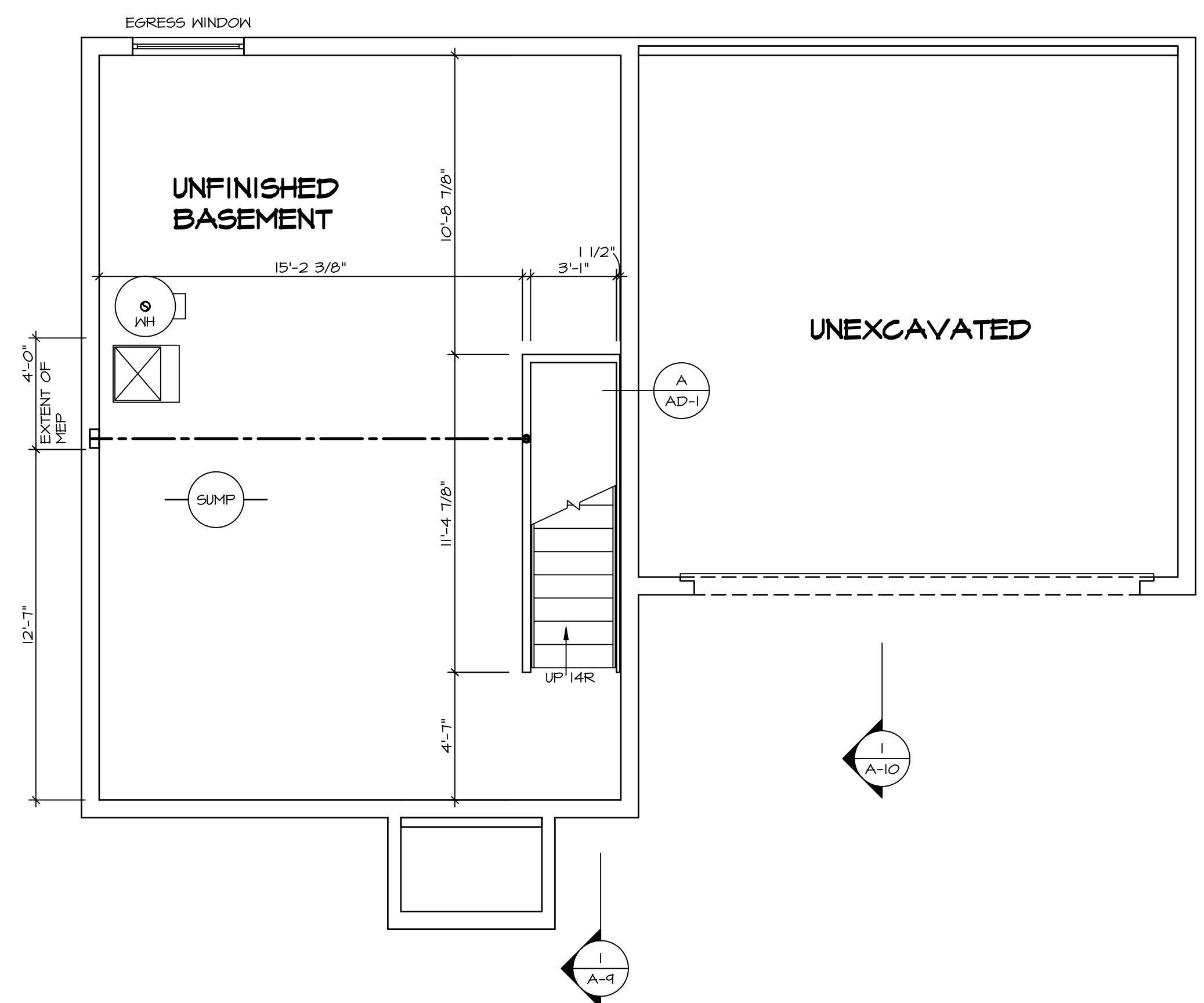
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR WALLS TO BE 5/8", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
- 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 WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- 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.

**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

BASEMENT JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS



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

SHEET NO. **A-6**  
 MODEL **ASPEN**  
 DRAWING TITLE **BASEMENT FLOOR PLAN**  
 OPTION DESCRIPTION  
 SET NO. **ASFOO**  
 VERSION **01**  
 DRAWN BY  
 DATE:  
 OPTION

DIV-COMM-LOT-UNIT **DCY-S2-0213**  
 COM-LOT  
 SAATERS MILL - SIMPLY RYAN - 0213  
 STREET ADDRESS **9944 HAYDEN DRIVE**  
 CITY **MIDDLETOWN** STATE **OH** ZIP **45042**

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 Frederick, MD 21703  
 5285 Westport

C:\NVR\Spines\ASPEN\_ASFOO\_01\DCY-S2-0213\2646795\Sheets\101\_Specific\8 A-6\_BSMT\_LS.dwg 09/07/22 - 2:36 am

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

SEE FC DETAILS FOR FRAMING CONNECTORS

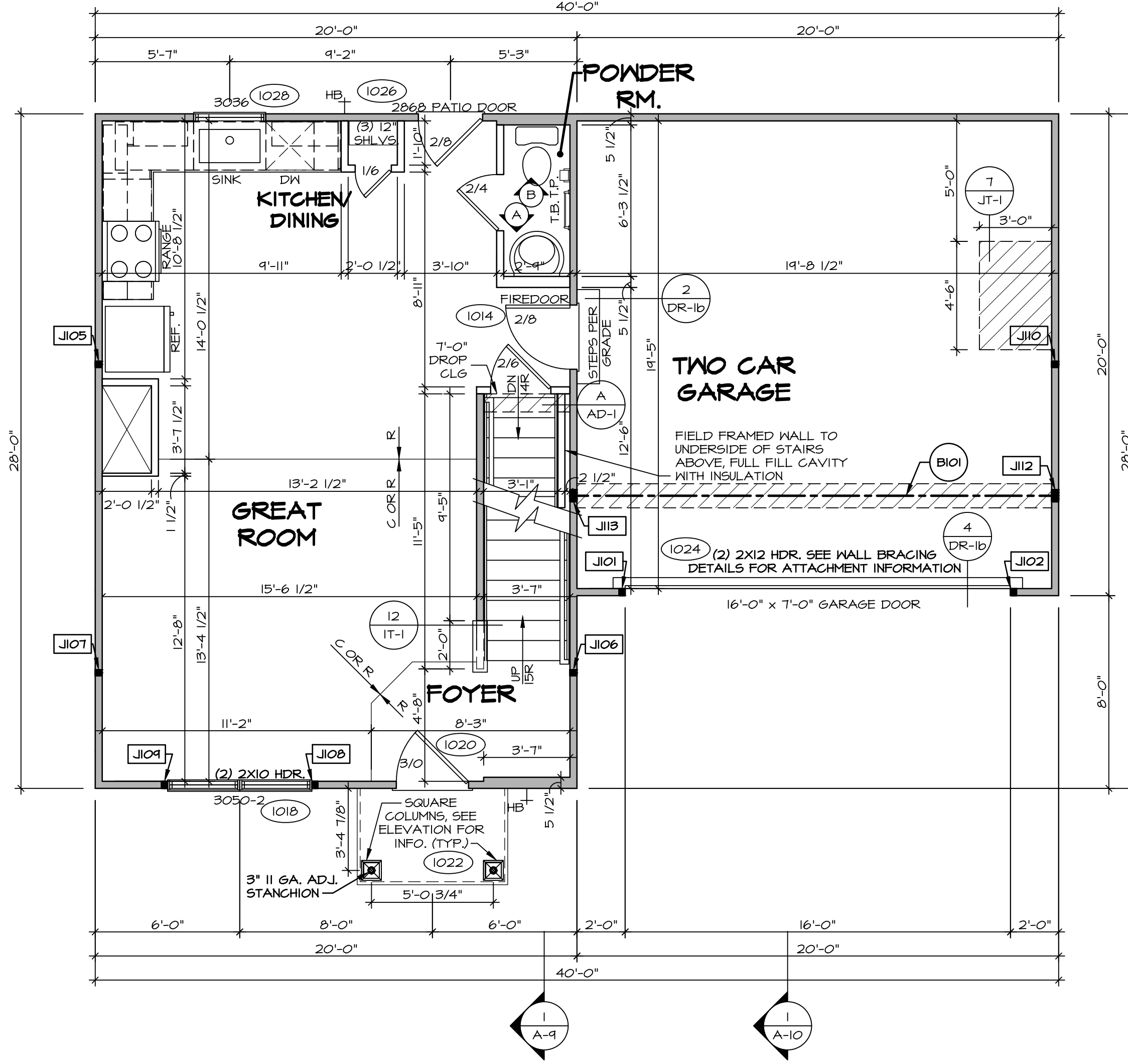
**FLOOR PLAN NOTES**

- 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" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING. ALL INTERIOR WALLS TO BE 5/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
- 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 WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- 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.

**GYPSON 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



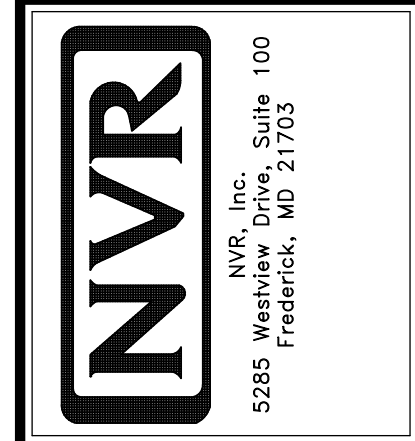
FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
JI01	JACK - (2) 2X4 SFF STUD GRADE	1024	
JI02	JACK - (2) 2X4 SFF STUD GRADE	1024	
JI05	JACK - (2) 2X4 SFF STUD GRADE	1012	
JI06	JACK - (2) 2X4 SFF STUD GRADE	1012	
JI07	JACK - (2) 2X4 SFF STUD GRADE	1012	
JI08	JACK - (2) 2X4 SFF STUD GRADE	1016	
JI09	JACK - (2) 2X4 SFF STUD GRADE	1016	
JI10	JACK - (2) 2X4 SFF STUD GRADE	1012	
JI12	JACK - (4) 2X4 SFF#	1016	
JI13	JACK - (4) 2X4 SFF#	1016	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	BEAM STEEL - M10X22 W 2X6 SILL	20'-3"	1016	

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

DIV-COMM-LOT-UNIT  
**DCY-S2-0213**  
 COM-LOT  
 SALTERS MILL - SIMPLY RYAN - 0213  
 STREET ADDRESS  
 9944 HATZEN DRIVE  
 CITY MIDDLETOWN STATE OH ZIP 45042

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SET NO. ASFOO  
 VERSION 01  
 DRAWN BY  
 DATE:  
 OPTION

SHEET NO.  
**A-7**  
 MODEL  
**ASPEN**  
 DRAWING TITLE  
**FIRST FLOOR PLAN**  
 OPTION DESCRIPTION  
**9**

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
SEE FC DETAILS FOR FRAMING CONNECTORS	

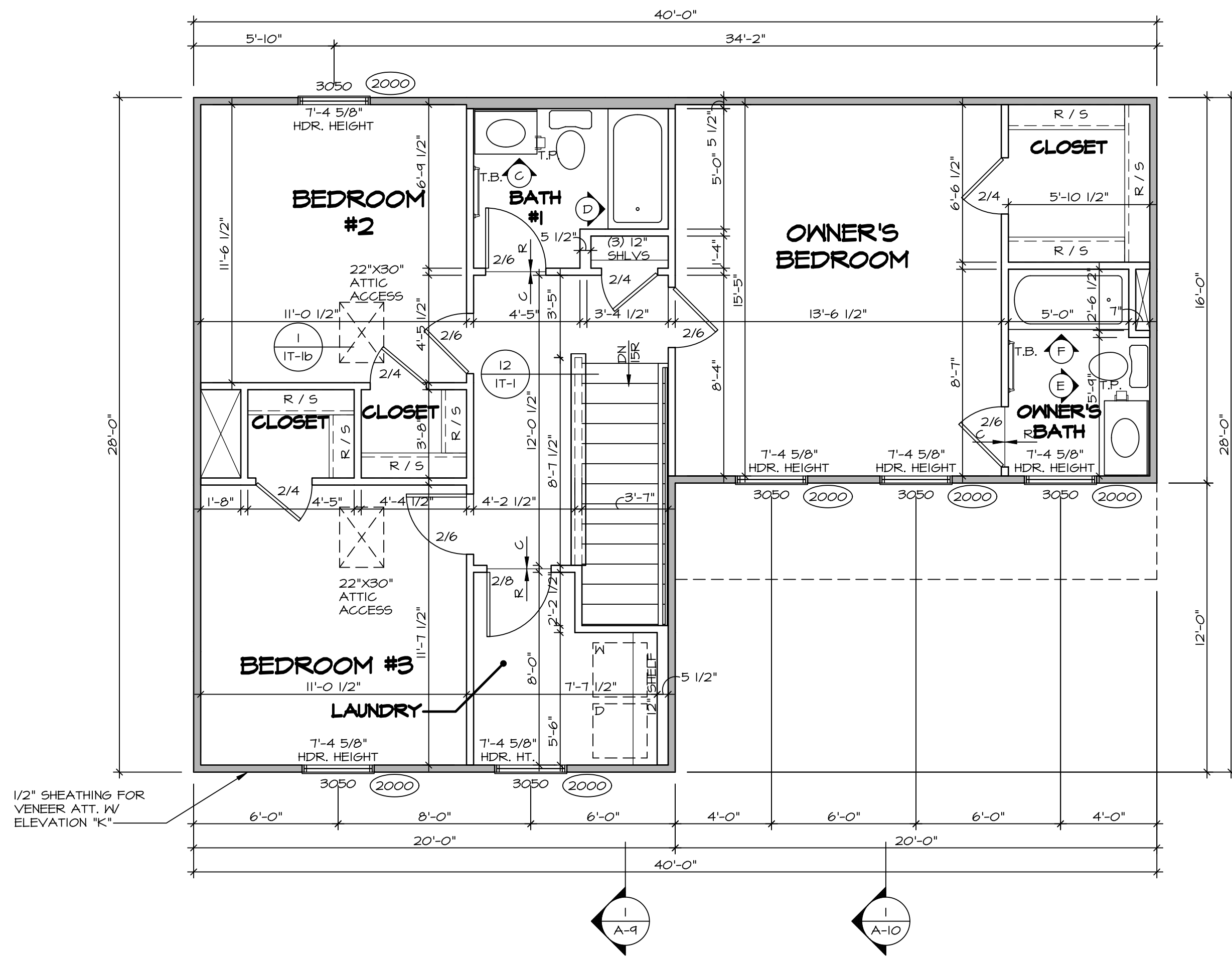
**FLOOR PLAN NOTES**

- 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" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING. ALL INTERIOR WALLS TO BE 5/2", UNLESS OTHERWISE NOTED.
- HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
- 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 TABLE.
- ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
- 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.

**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.

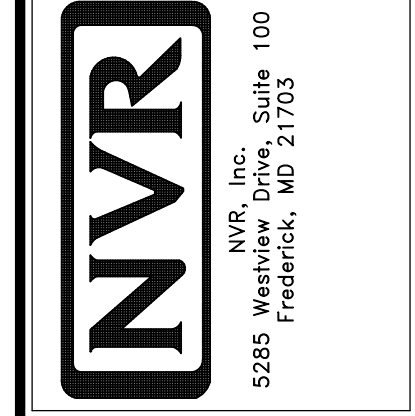
AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

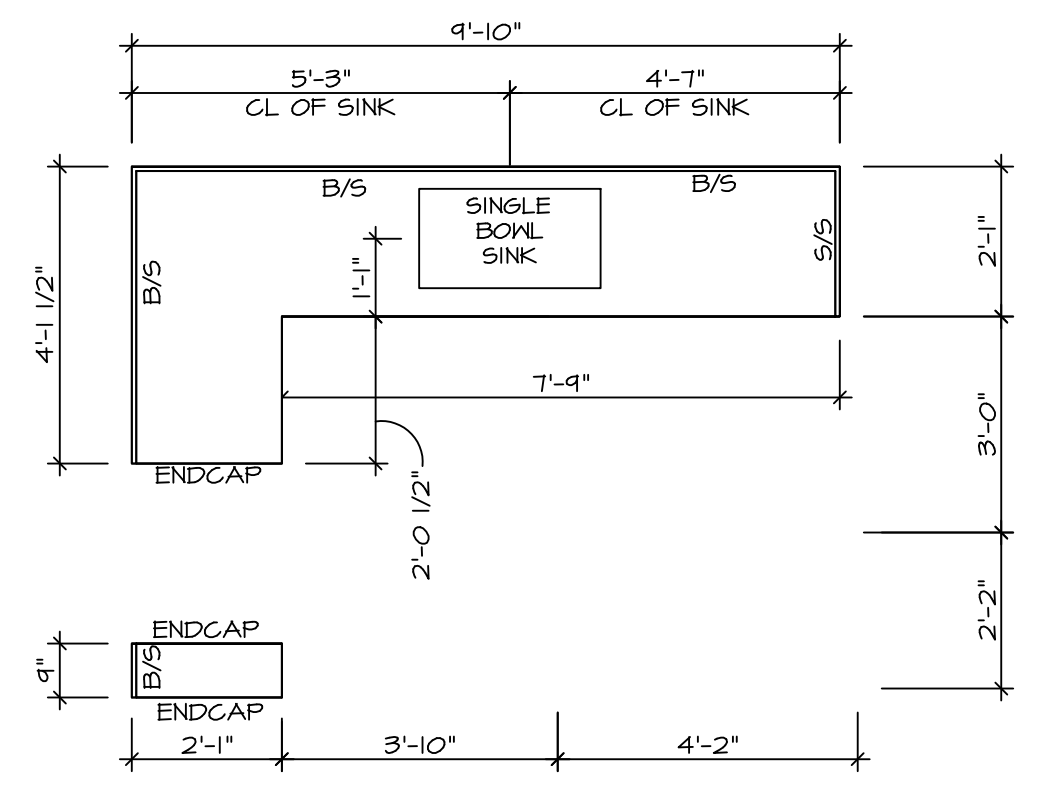
DIV-COMM-LOT-UNIT  
**DCY-S2-0213**  
COM-LOT  
SAIYERS MILL - SIMPLY RYAN - 0213  
STREET ADDRESS  
9944 HAYZEN DRIVE  
CITY MIDDLETOWN STATE OH ZIP 45042

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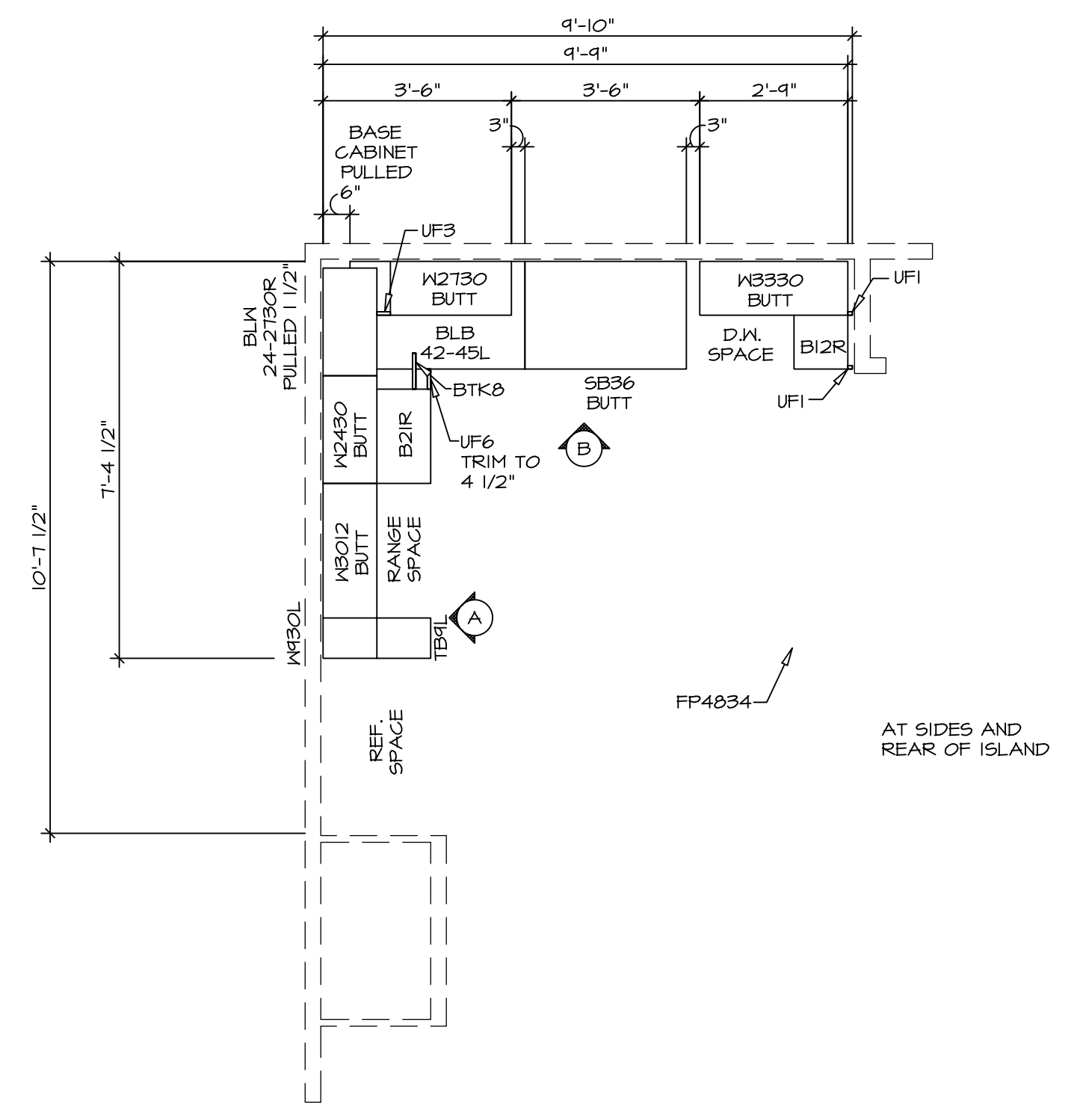


SET NO. ASFOO  
VERSION O1  
DRAWN BY  
DATE:  
OPTION

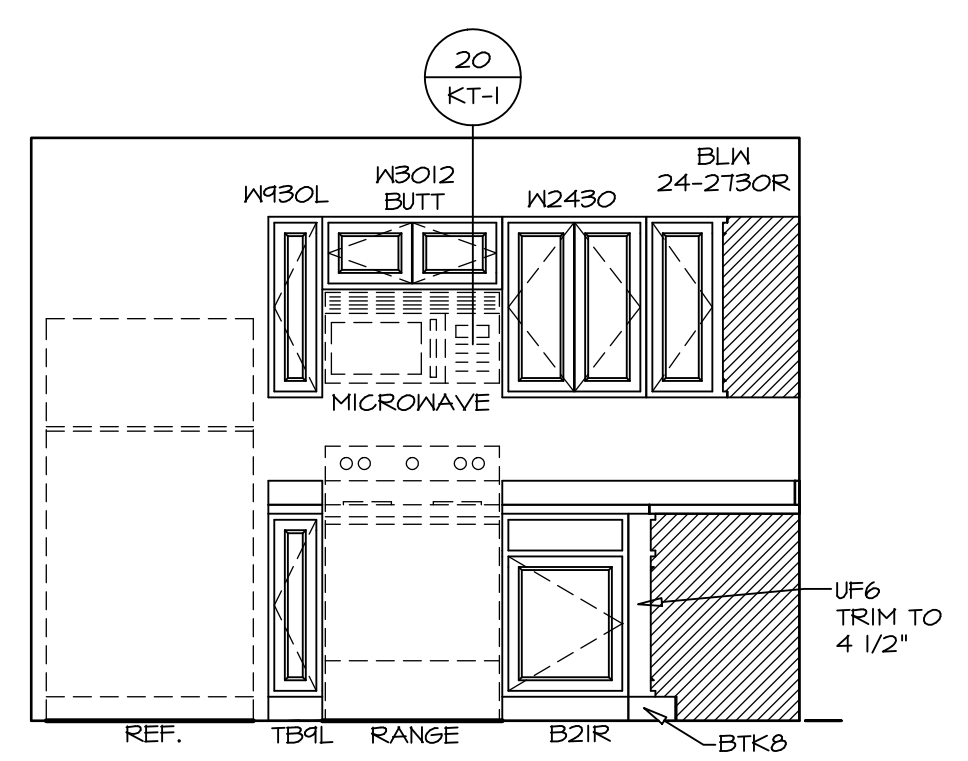
SHEET NO. **A-8**  
MODEL **ASPEN**  
DRAWING TITLE **SECOND FLOOR PLAN**  
OPTION DESCRIPTION  
**10**



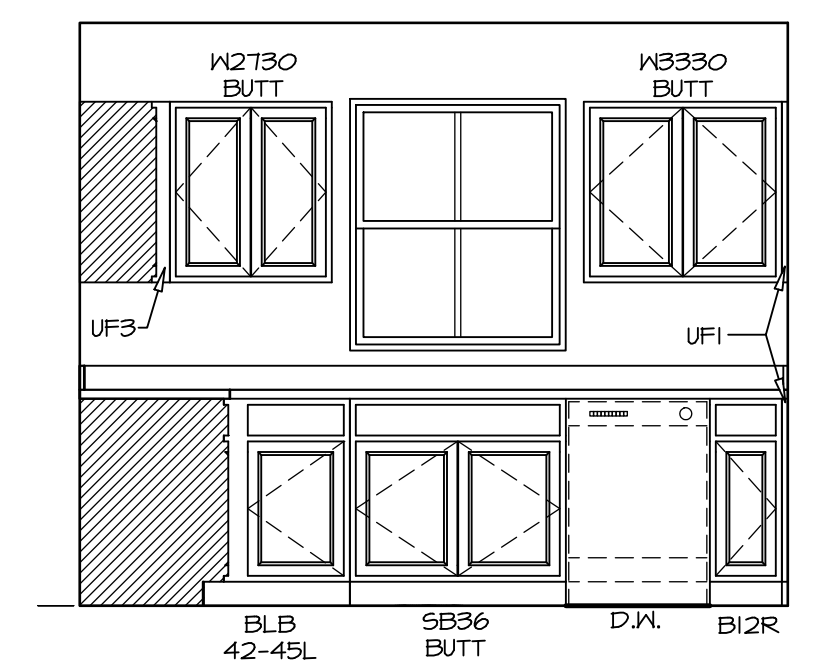
2 KITCHEN COUNTERTOP PLAN KC - 3639  
SCALE: 3/8" = 1'-0"



1 KITCHEN CABINET PLAN KC - 3639  
SCALE: 3/8" = 1'-0"



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



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

NOTES:  
1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.  
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDINGS, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.  
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

SHEET NO. <b>A-12</b>	MODEL <b>ASPEN</b>	SET NO. <b>ASFOO</b>	DIV-COMM-LOT-UNIT <b>DCY-S2-0213</b>
	DRAWING TITLE <b>KITCHEN PLAN</b>	VERSION <b>01</b>	
OPTION DESCRIPTION <b>14</b>	OPTION	DATE:	STREET ADDRESS <b>5444 HAYZEN DRIVE</b>
		DRAWN BY	CITY <b>MIDDLETOWN</b>
		DATE:	STATE <b>OH</b>
			APT. NO. <b>----</b>
			ZIP <b>45042</b>

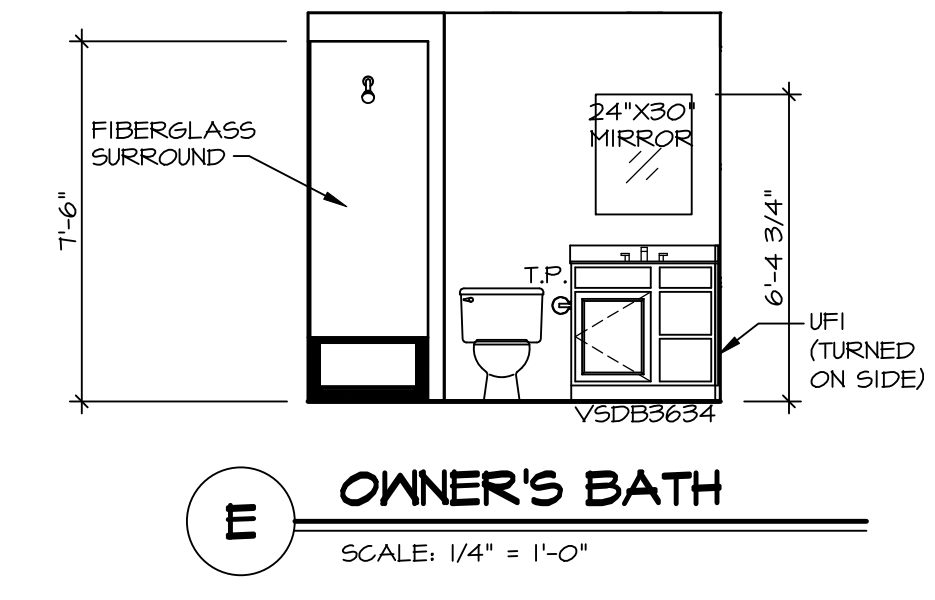
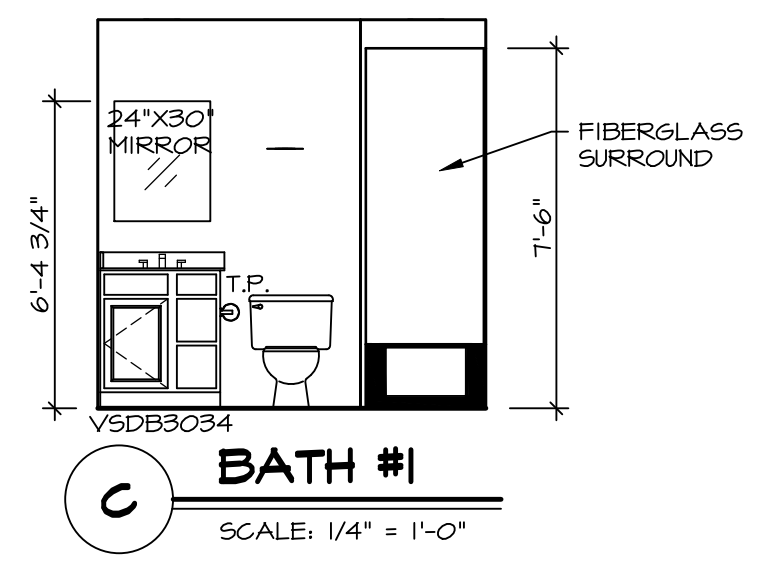
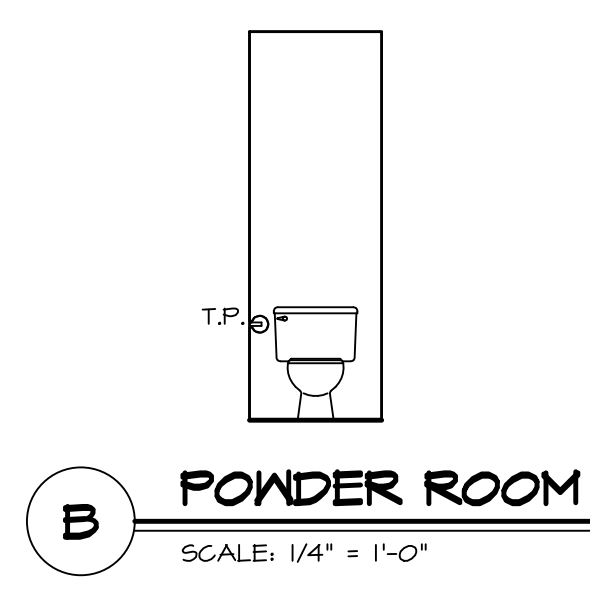
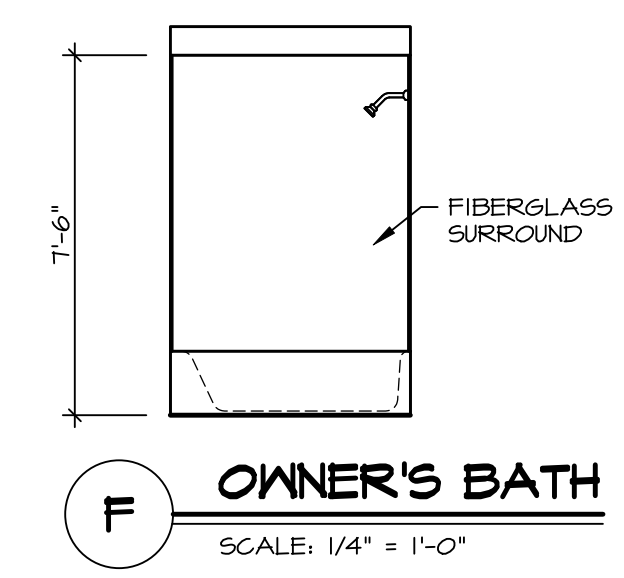
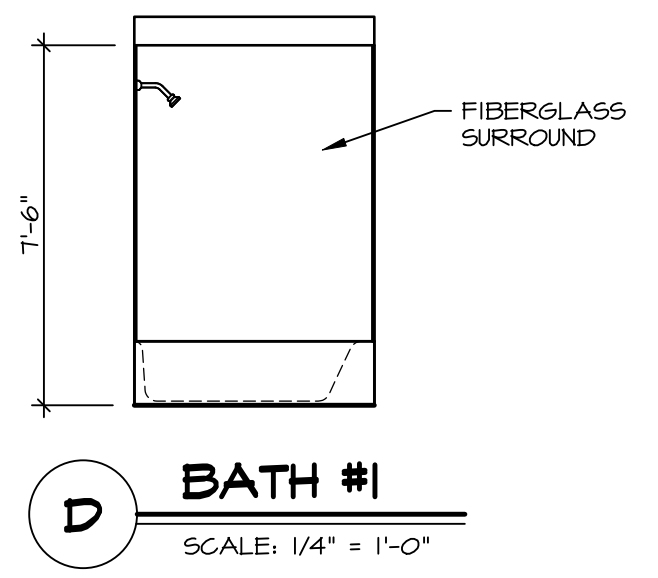
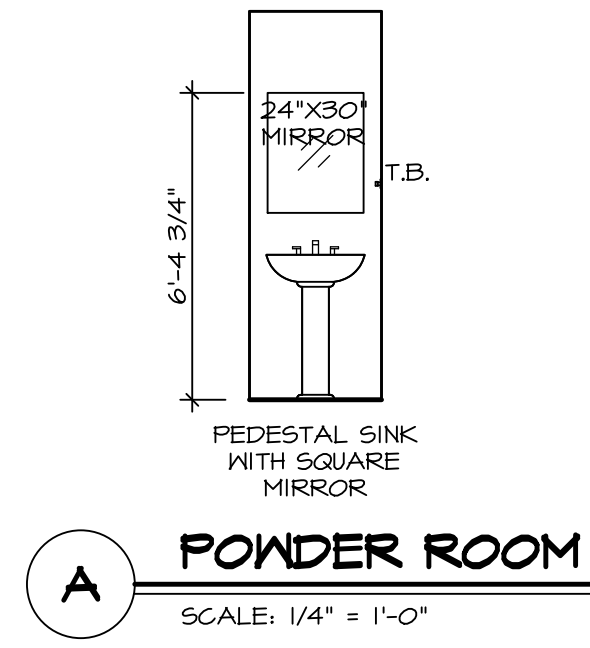
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**NOTES:**

1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



SHEET NO.	MODEL	SET NO.	ASFOO
A-13	ASPEN	VERSION	01
	DRAWING TITLE	DRAWN BY	
	BATH ELEVATIONS	DATE:	
	OPTION DESCRIPTION	OPTION	
15			

**NVR**  
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Frederick, MD 21703

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DIV-COMM-LOT-UNIT	DCY-S2-0213
COM-LOT	
SAMYERS MILL - SIMPLY RYAN - 0213	
STREET ADDRESS	APT. NO.
5944 HAYDEN DRIVE	----
CITY	STATE
MIDDLETOWN	OH
	ZIP
	45042