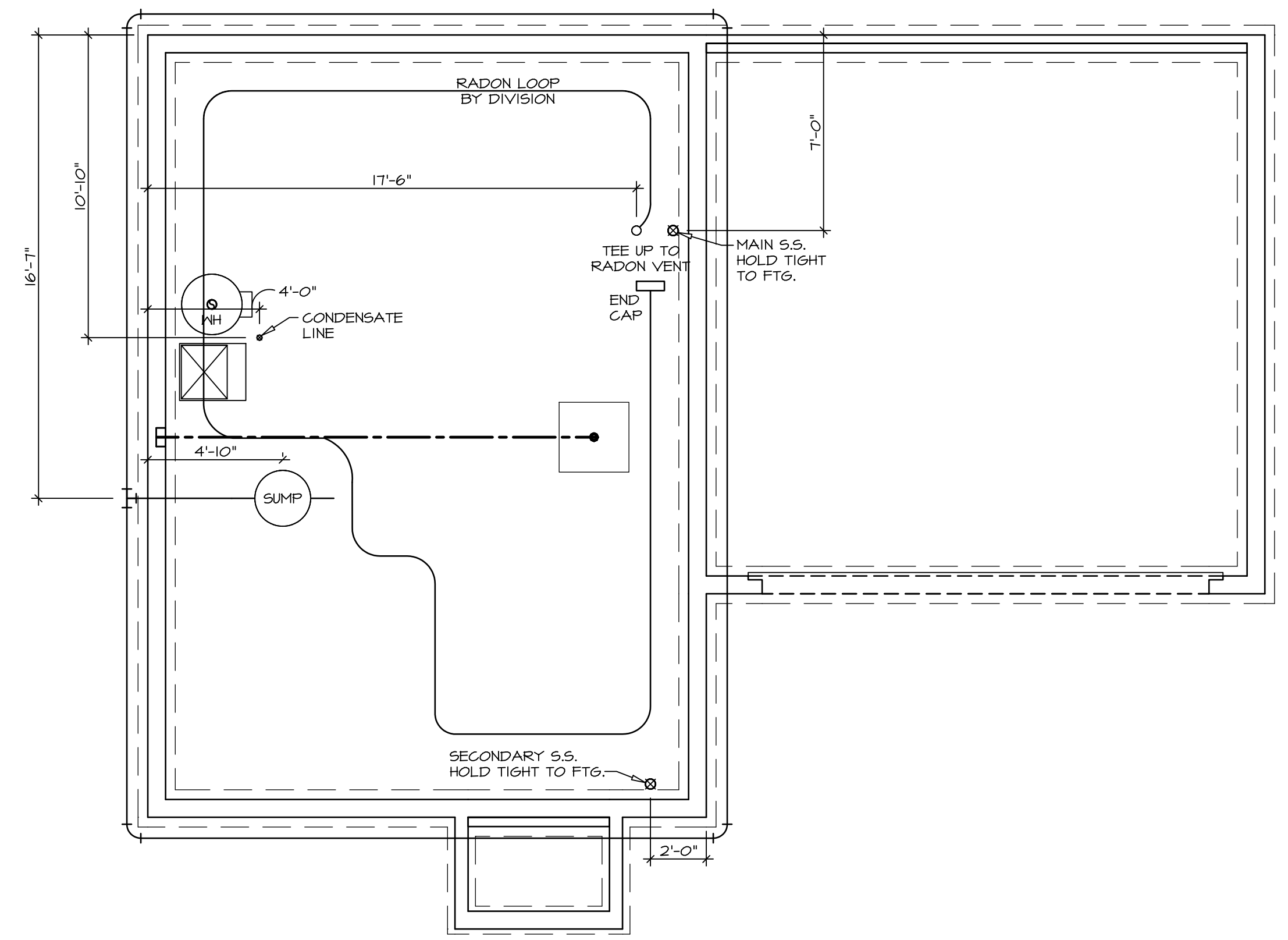


S2 401  
7001 RIVERVIEW AVENUE  
MIDDLETOWN, OH 45042

2 Story Basement - unfinished  
NO POWDER ROOM !!! - 2 baths only  
2 hose bibs - no valves required  
Vent Kitchen  
ice maker  
2 tubs  
WATER HEATER ELECTRIC 40 GALLON  
Inside Water Meter setup

Gas Furnace



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

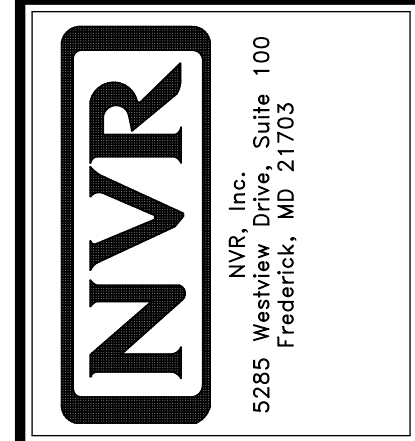
- (4") PERFORATED HDPE "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED HDPE PIPE
- SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK

**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.

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

SHEET NO. <b>A-5</b>	MODEL <b>ASPEN</b>	SET NO. <b>ASF00</b>
	DRAWING TITLE <b>PLUMBING</b>	VERSION <b>01</b>
	OPTION DESCRIPTION	RELEASE NO. <b>----</b>
		DRAWN BY
		DATE:
		OPTION



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DIV-COMM-LOT-UNIT <b>DCY-S2-0401</b>	
COM-LOT SAYERS MILL - SIMPLY RYAN - 0401	APT. NO. ----
STREET ADDRESS 7001 RIVERVIEW AVENUE	
CITY MIDDLETOWN	STATE OH
ZIP 45042	

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**

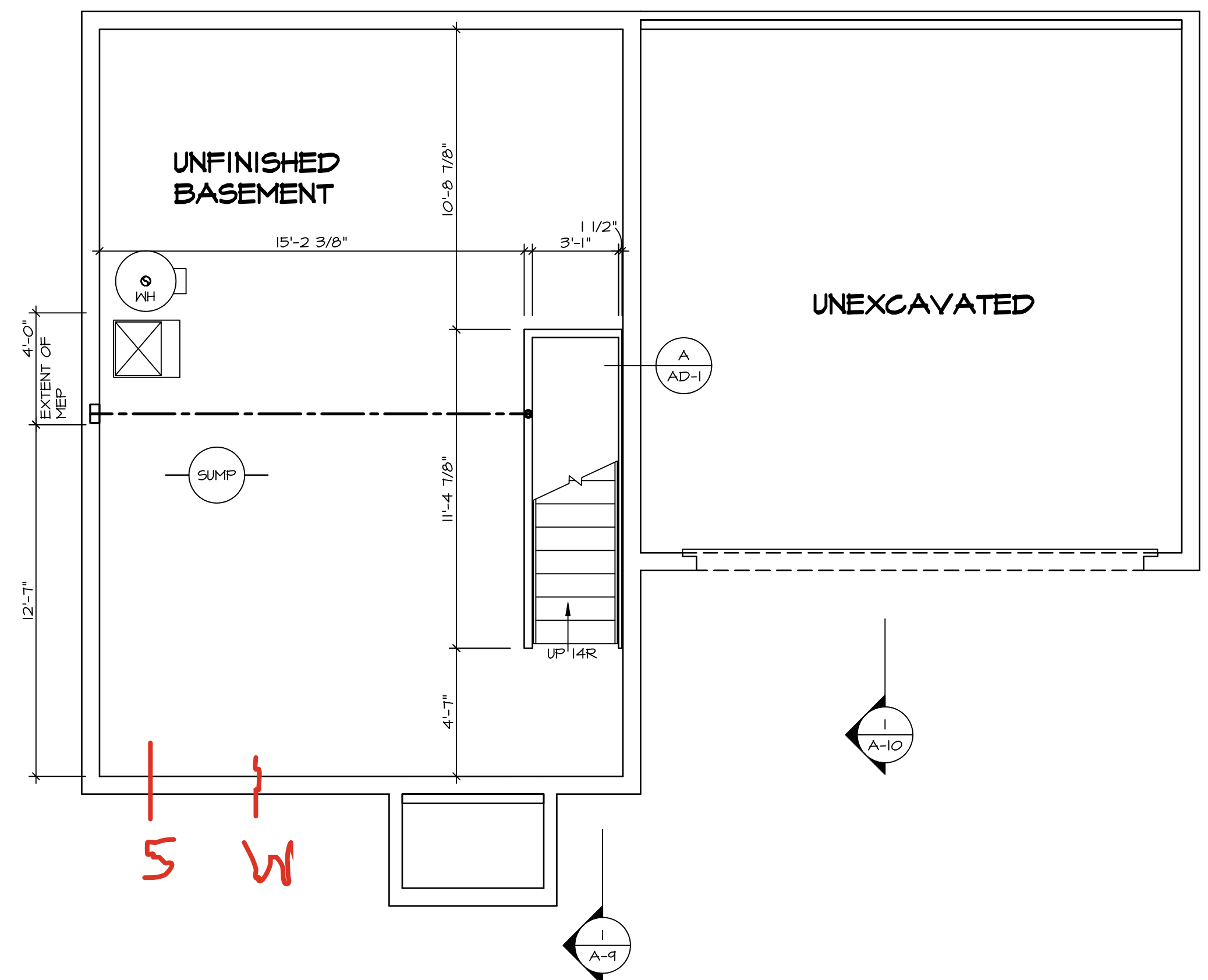
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING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

**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**  
 RELEASE NO. **----**  
 DRAWN BY  
 DATE:  
 OPTION

DIV-COMM-LOT-UNIT  
**DCY-S2-0401**  
 COM-LOT  
 SAATERS MILL - SIMPLY RYAN - 0401  
 STREET ADDRESS  
 1001 RIVERVIEW AVENUE  
 CITY MIDDLETOWN STATE OH ZIP 45042

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**NVR**  
 NVR, Inc., Suite 100  
 Frederick, MD 21703  
 5285 Westview

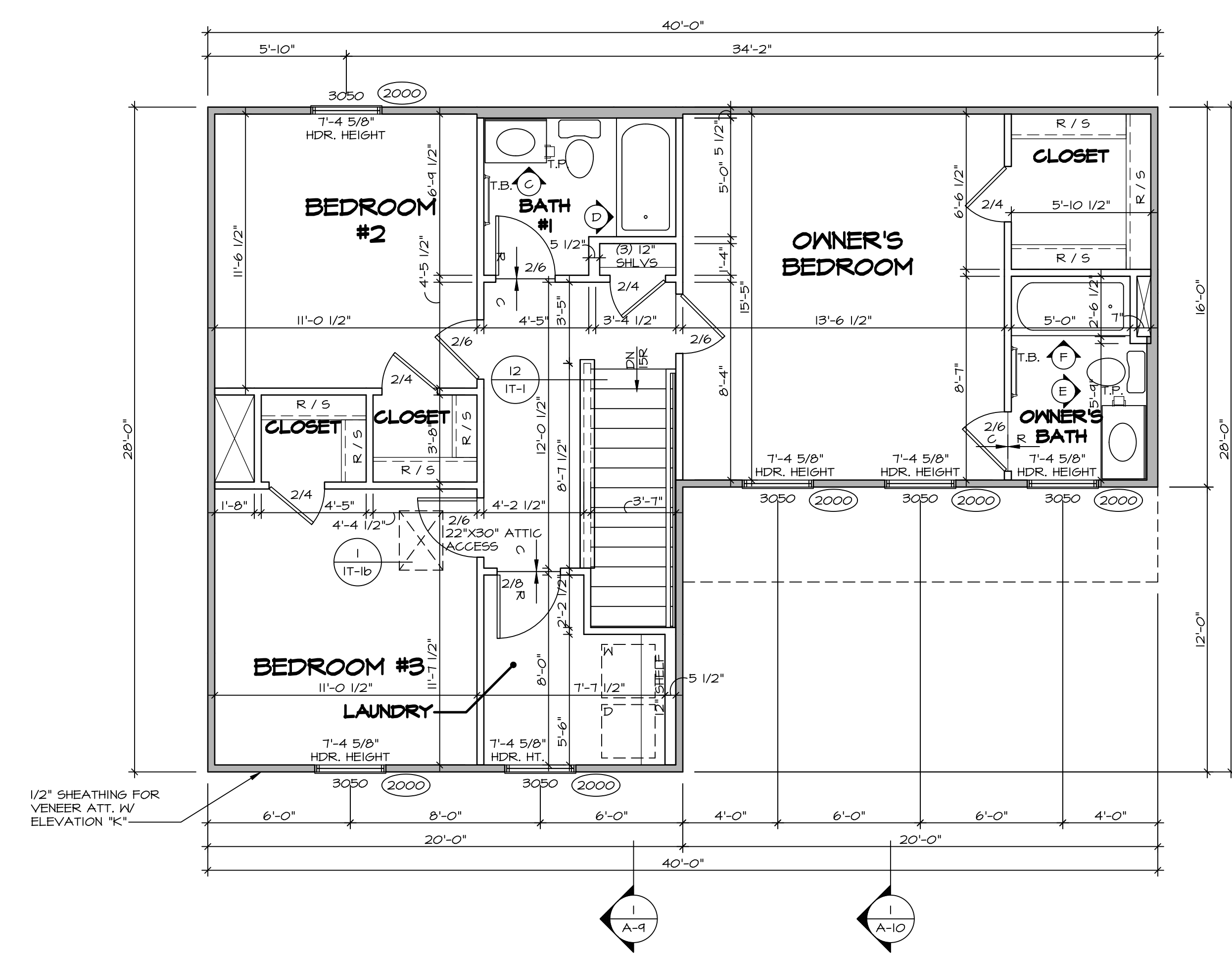
C:\NVR\Spines\ASPEN\_ASP00\_01\DCY-S2-0401\32\_4328\Sheets\Lot\_Specific\A-6\_BSM1\_LS.dwg 10/02/24 - 4:50 am



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.

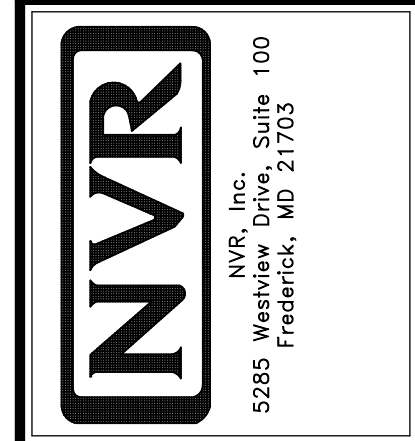
- GYPSON NOTES**
- AT GARAGE:  
 GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:  
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

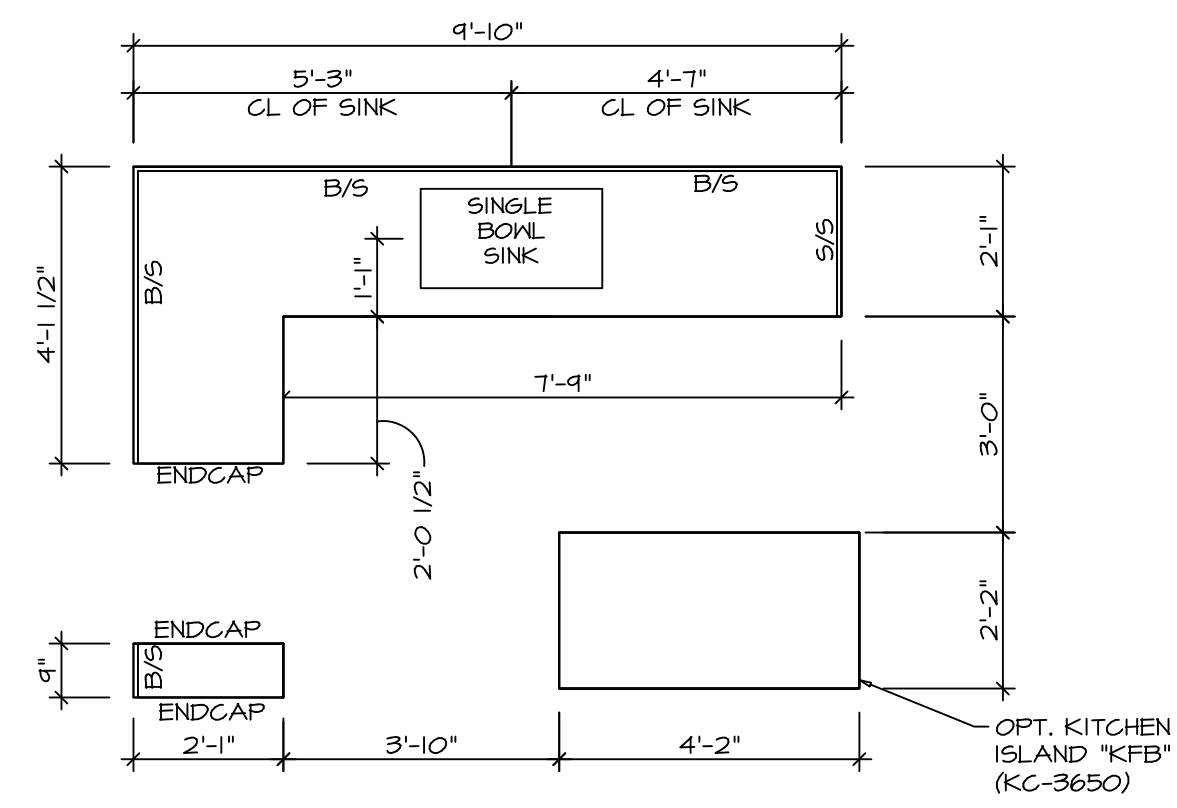
DIV-COMM-LOT-UNIT  
**DCY-S2-0401**  
 COM-LOT  
 SAATERS MILL - SIMPLY RYAN - 0401  
 STREET ADDRESS  
 1000 RIVERVIEW AVENUE  
 CITY MIDDLETOWN STATE OH ZIP 45042

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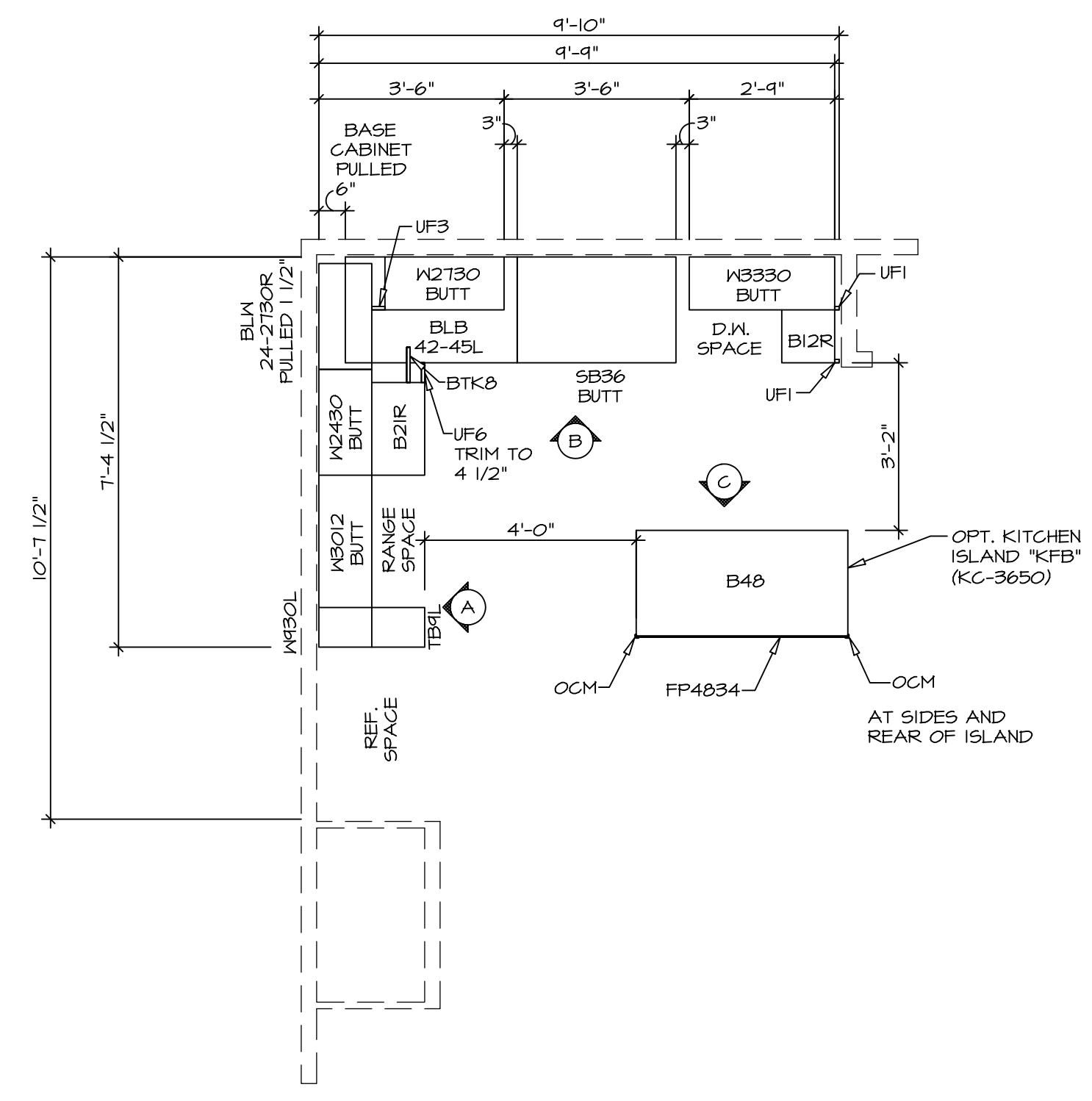


SET NO. ASFOO  
 VERSION 01  
 RELEASE NO. ----  
 DRAWN BY  
 DATE:  
 OPTION

SHEET NO. **A-8**  
 MODEL **ASPEN**  
 DRAWING TITLE **SECOND FLOOR PLAN**  
 OPTION DESCRIPTION  
 13



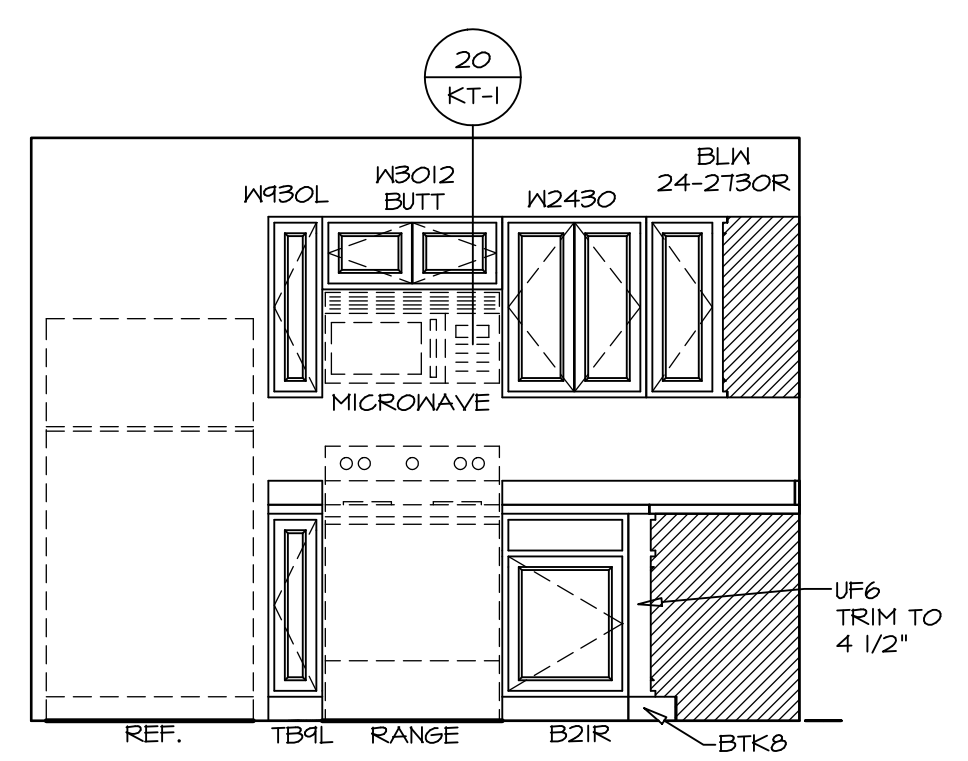
2 **KITCHEN COUNTERTOP PLAN KC - 3639**  
 A-12 SCALE: 3/8" = 1'-0"



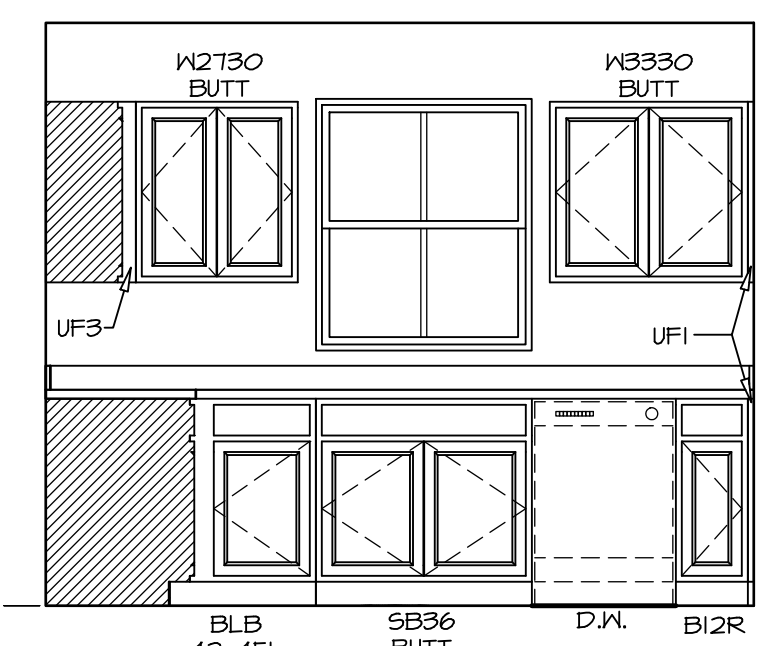
1 **KITCHEN CABINET PLAN KC - 3639**  
 A-12 SCALE: 3/8" = 1'-0"

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

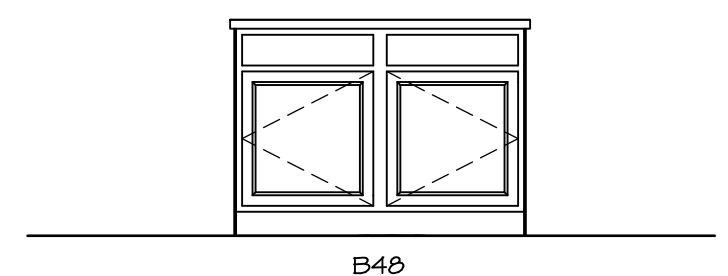
**NOTES:**  
 1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.  
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1/1KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.  
 3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.  
 4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB IN 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 MOLDINGS.



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



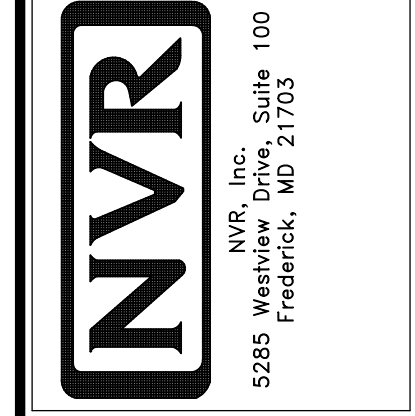
B **ELEVATION**  
 SCALE: 3/8" = 1'-0"



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

DIV-COMM-LOT-UNIT		<b>DCY-S2-040</b>	
COM-LOT	SAMYPERS MILL - SIMPLY RYAN - 040		
STREET ADDRESS	1001 RIVERVIEW AVENUE		
CITY	MIDDLETOWN	STATE	OH
APT. NO.	----	ZIP	45042

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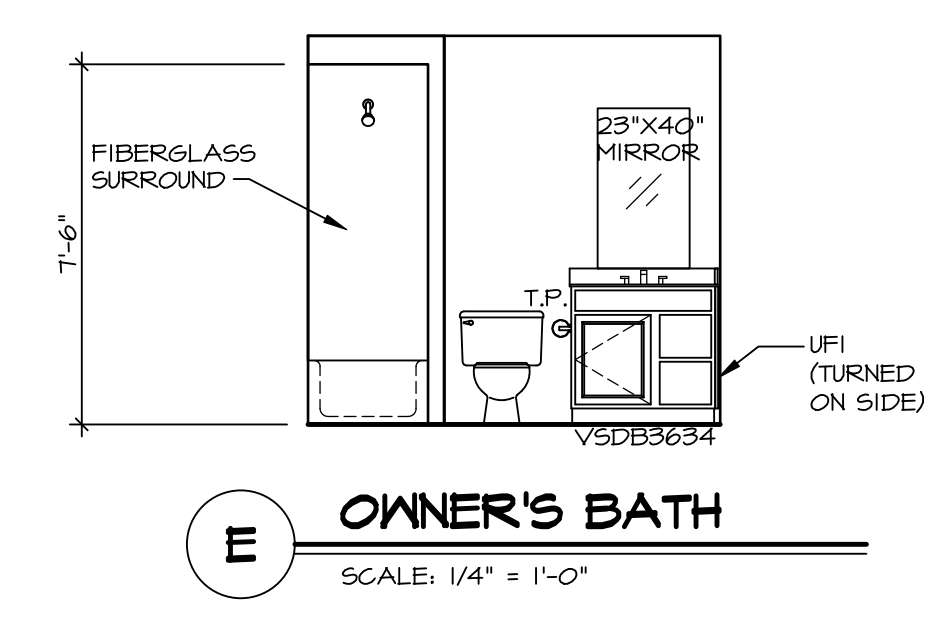
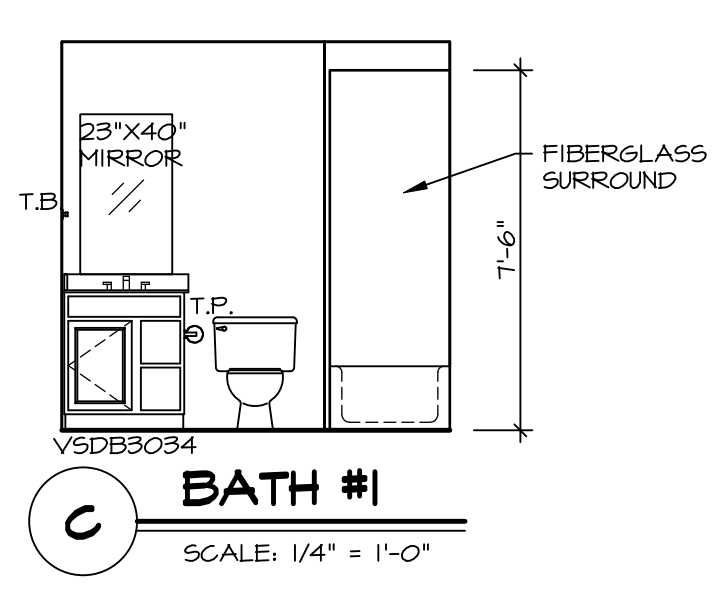
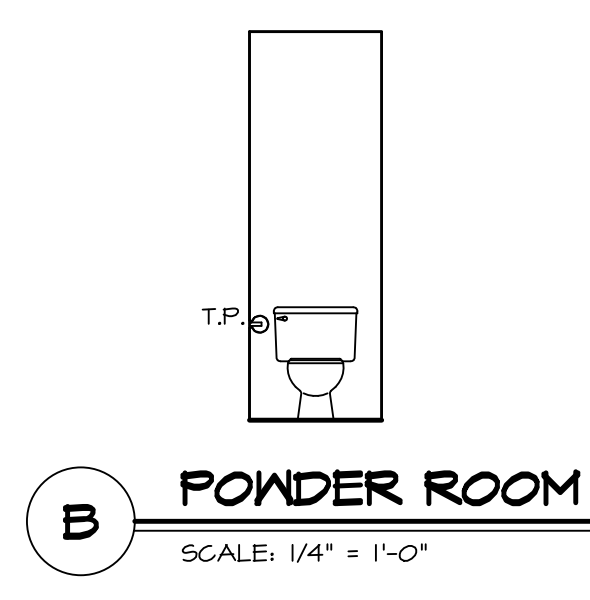
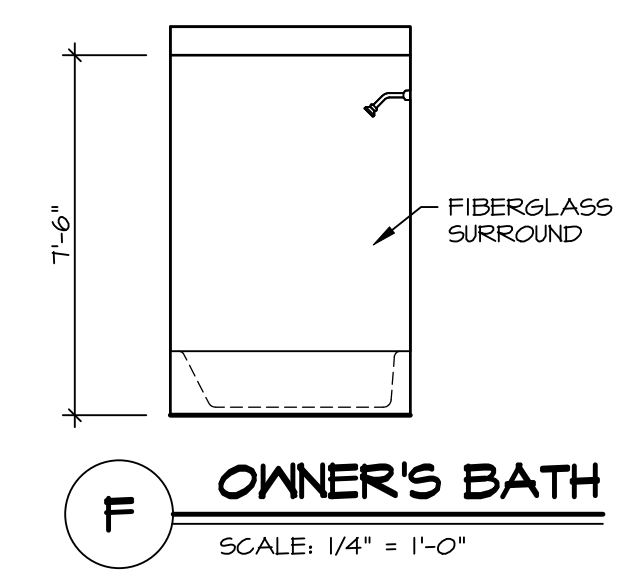
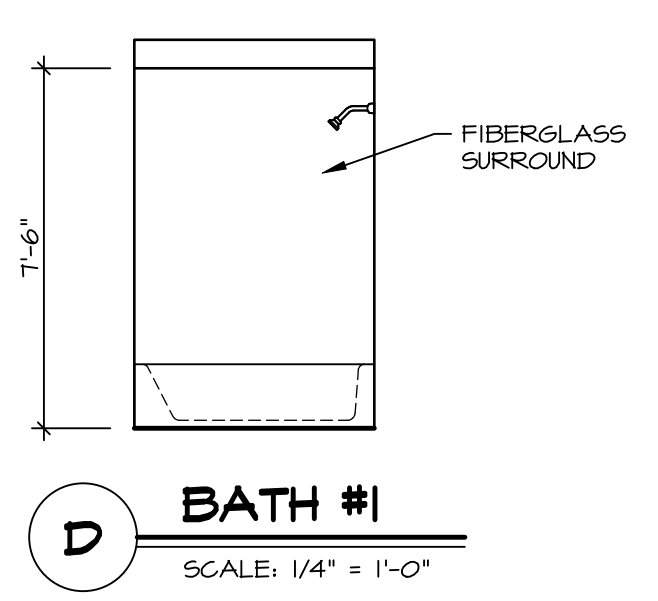
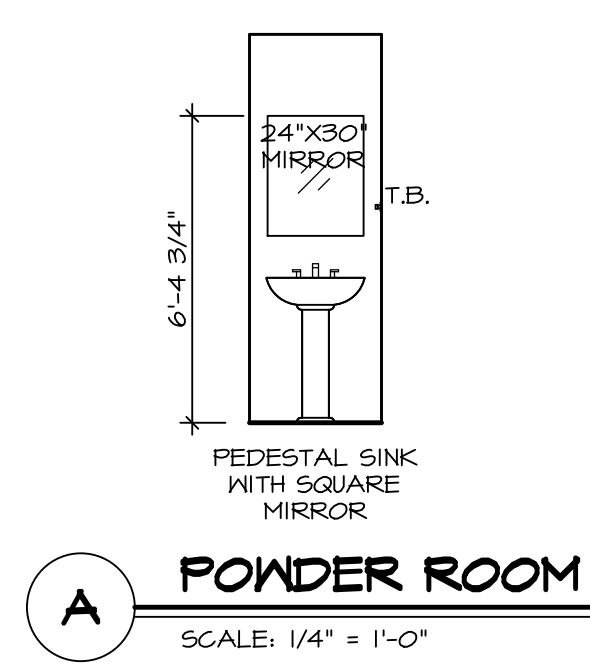


SET NO.	ASFOO
VERSION	01
RELEASE NO.	----
DRAWN BY	
DATE:	
OPTION	

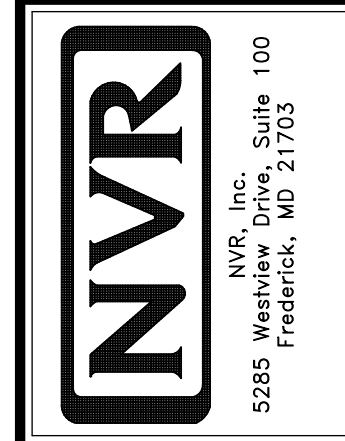
SHEET NO.	MODEL	DRAWING TITLE	OPTION DESCRIPTION
A-12	ASPEN	KITCHEN	
17			

**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.



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

DIV-COMM-LOT-UNIT		DCY-S2-0401	
COM-LOT	COM-UNIT	STREET ADDRESS	APT. NO.
		TOO RIVERVIEW AVENUE	----
CITY	STATE	ZIP	
MIDDLETOWN	OH	45042	