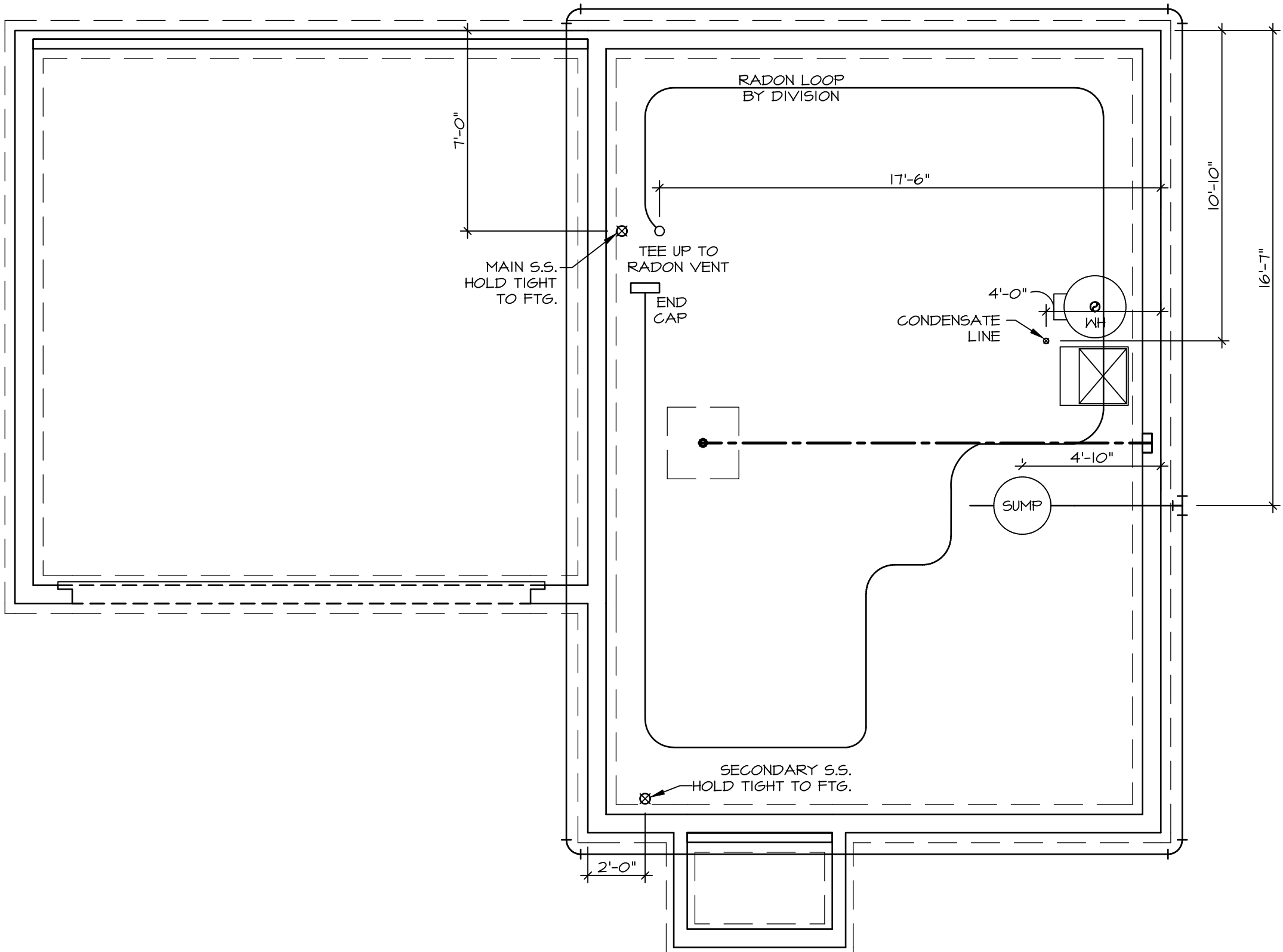


S2 413
6868 RIVULET DRIVE
MIDDLETOWN, OH 45042

2 Story Basement
2 hose bibs - no valves required
Vent Kitchen
ice maker
2 tub
WATER HEATER ELECTRIC 40 GALLON
Inside Water Meter setup

Gas Furnace



1
A-5
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
- 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.

SHEET NO.	MODEL	SET NO.	ASFOO
A-5	ASPEN	VERSION	O1
	DRAWING TITLE	RELEASE	NO. ----
	PLUMBING	DRAWN BY	
	OPTION DESCRIPTION	DATE:	
		OPTION	
10			

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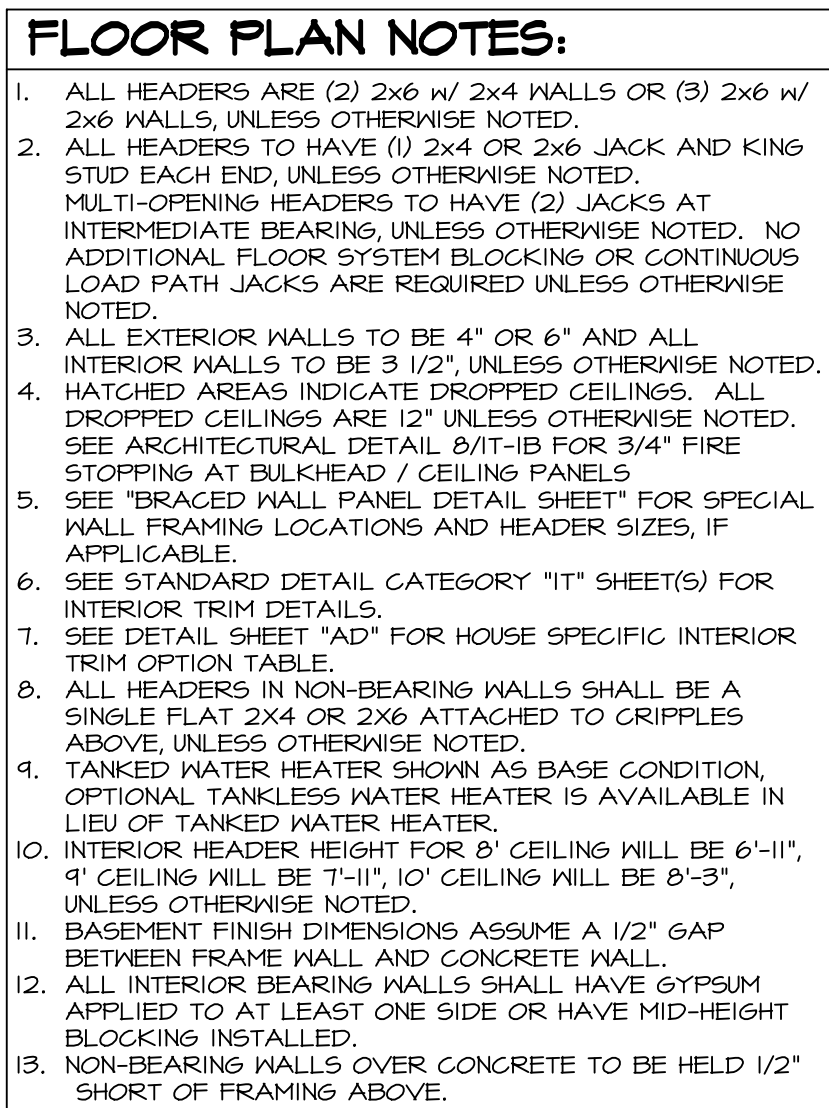
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DIV-COMM-LOT-UNIT	DCY-S2-0413
COMM-LOT	SAMYERS MILL - SIMPLY RYAN - 0413
STREET ADDRESS	6060 RIVULET DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042

BASEMENT FLOOR PLAN

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



GYPSTUM NOTES:
















AT GARAGE:

GYPSTUM 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" GYPSTUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

LEGEND

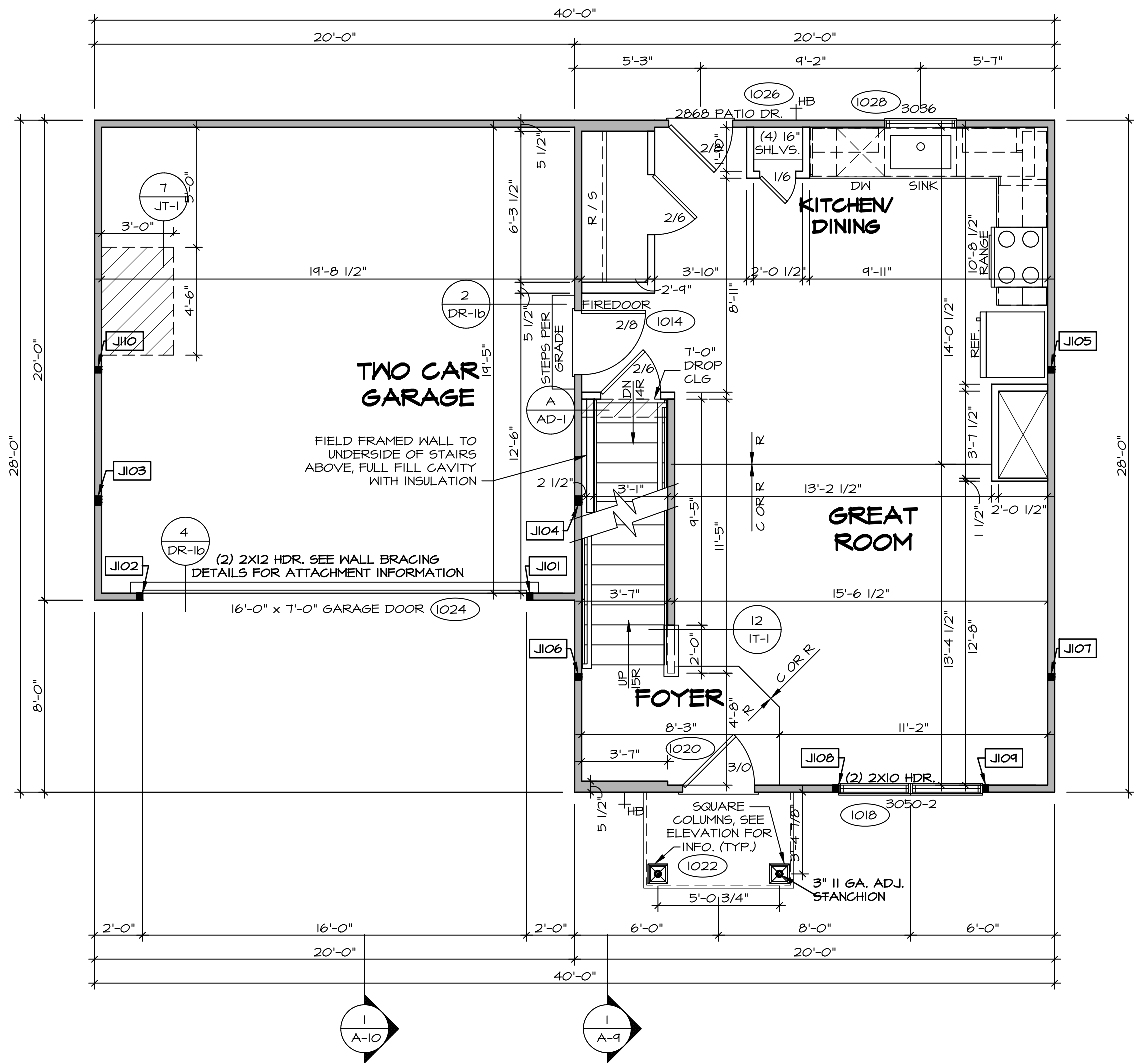
	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	WINDOW/DOOR TAG
	PRECAST LINTEL TAG
-SEE FA DETAILS FOR FIRE ASSEMBLIES	
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE	

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

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DW-COMM-LOT-UNIT		DCY-S2-0413	
COMM-LOT		COMM-LOT	
SAWYERS MILL - SIMPLY RYAN - 0413		SAWYERS MILL - SIMPLY RYAN - 0413	
STREET ADDRESS		STREET ADDRESS	
6966 RIVULET DRIVE		6966 RIVULET DRIVE	
CITY	STATE	ZIP	
MIDDLETOWN	OH	45042	



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

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SPF STUD GRADE	1024	
J102	JACK - (2) 2X4 SPF STUD GRADE	1024	
J103	JACK - (3) 2X4 SPH	1016	
J104	JACK - (3) 2X4 SPH	1016	
J105	JACK - (2) 2X4 SPF STUD GRADE	1012	
J106	JACK - (2) 2X4 SPF STUD GRADE	1012	
J107	JACK - (2) 2X4 SPF STUD GRADE	1012	
J108	JACK - (2) 2X4 SPF STUD GRADE	1018	
J109	JACK - (2) 2X4 SPF STUD GRADE	1018	
J110	JACK - (2) 2X4 SPF STUD GRADE	1012	

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

LEGEND

BEARING WALL

NON BEARING WALL

J

B

T

F

C

X

X

X

L

X

-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 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.

3.

4.

5.

6.

7.

8.

9.

10.

11.

12.

13.

- GYPSUM NOTES:
- AT GARAGE:

GYPSUM BOARD AT COMMON WALLS, CEILING6S, 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

SHEET NO.

A-7

MODEL

ASPEN

DRAWING TITLE

FIRST FLOOR PLAN

OPTION DESCRIPTION

SET NO.

ASF00

VERSION

01

RELEASE NO.

DRAWN BY

DATE:

OPTION

DCY-S2-0413

COM-LOT

SAMYERS MILL - SIMPLY RYAN - 0413

STREET ADDRESS

6868 RIVULET DRIVE

CITY

MIDDLETOWN

STATE

OH

ZIP

45042

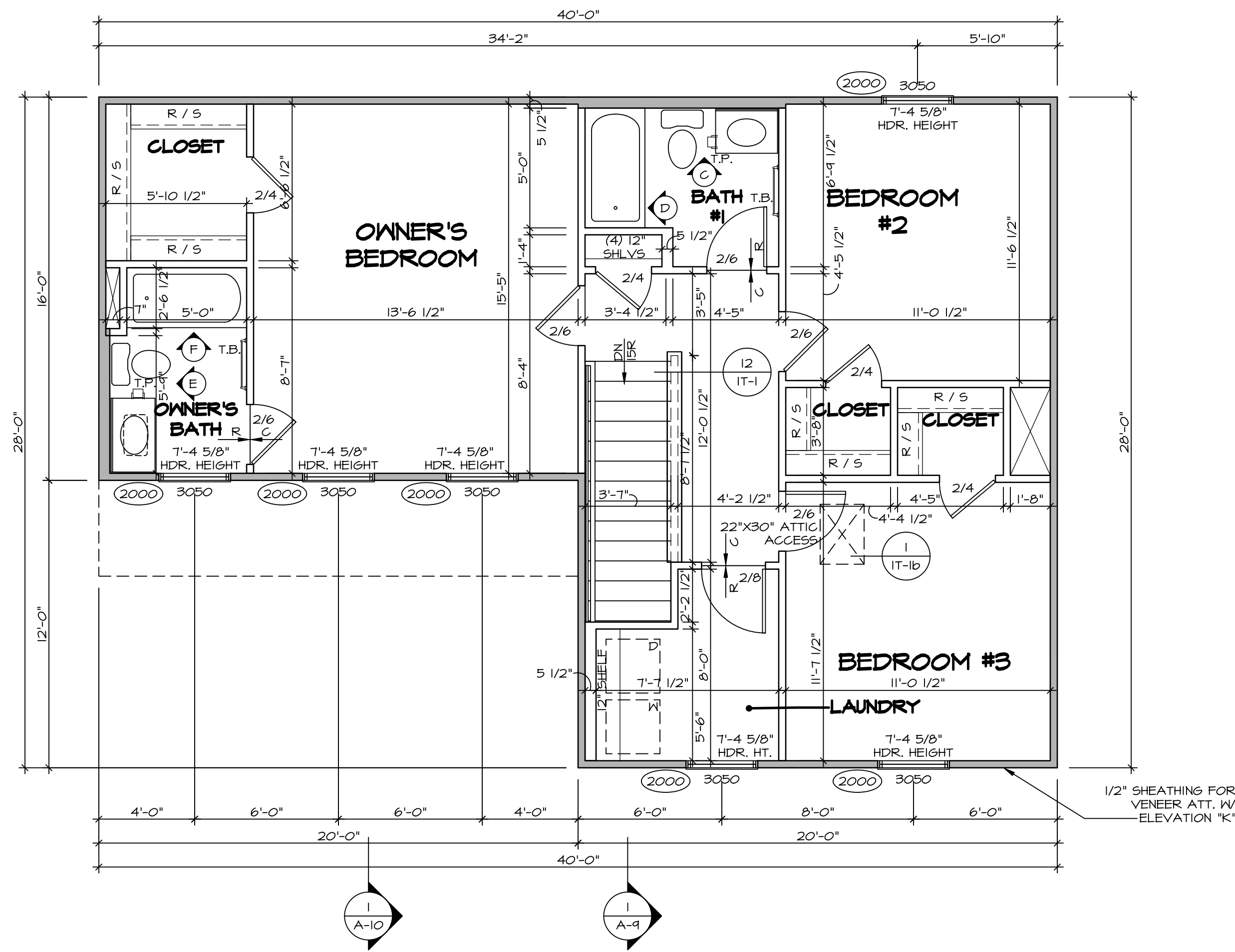
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03/05/25

- 2:54 am

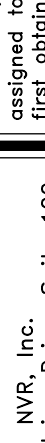


1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

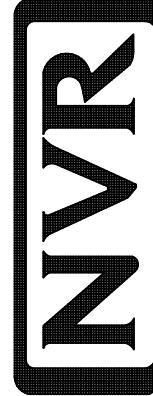
LEGEND	
	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	WINDOW/DOOR TAG
	PRECAST LINTEL TAG
-SEE FA DETAILS FOR FIRE ASSEMBLIES	
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE	

- 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 CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 0/T-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 DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE PLAT 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", 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, 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

SHEET NO. A-8	MODEL ASPEN DRAWING TITLE SECOND FLOOR PLAN	SET NO. ASPOO	 NVR, Inc., Suite 100 5285 Westport Road Frederick, MD 21703	The owner, expressly reserves its copyright and all other rights in these plans. These plans are not to be reproduced, changed, or otherwise used in any way without the express written consent of NVR, Inc.	DIV-COMM-LOT-UNIT DCY-S2-0413
		VERSION 01			
		RELEASE NO. ----			
		DRAWN BY			
		DATE:			
OPTION	STREET ADDRESS 6868 RIVULET DRIVE	APT. NO. ----	CITY MIDDLETOWN	STATE OH	ZIP 45042

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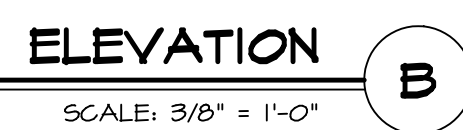


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SET NO. ASP00	VERSION 01	RELEASE NO. ----	DRAWN BY	OPTION
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KITCHEN NOTES:

1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DRYWALL/PUTT-IT RE-PLACEMENT BASE ON CABINET STYLE.
3. ALL (#)F FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
4. CABINETS MUST BE TRIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
5. SET PRE-FINISHED SCRIBE MOLDING AT TOP OF BULKHEADS TO MATCH (IF IT FITS) PRE-CABINETS MEET DRYWALL) PRE-FINISHED= SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PORTION OF THE FACE-MOUNTED CABINET CROWN MOLDING.



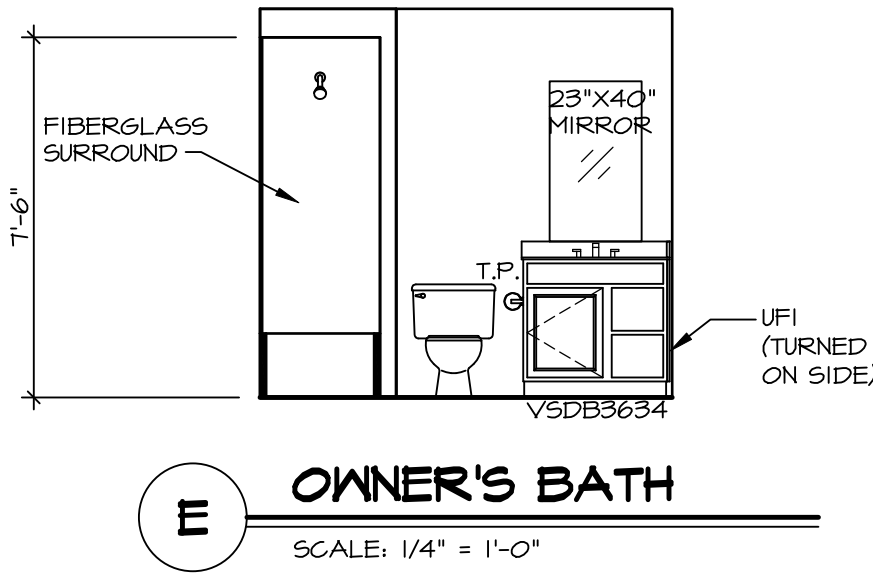
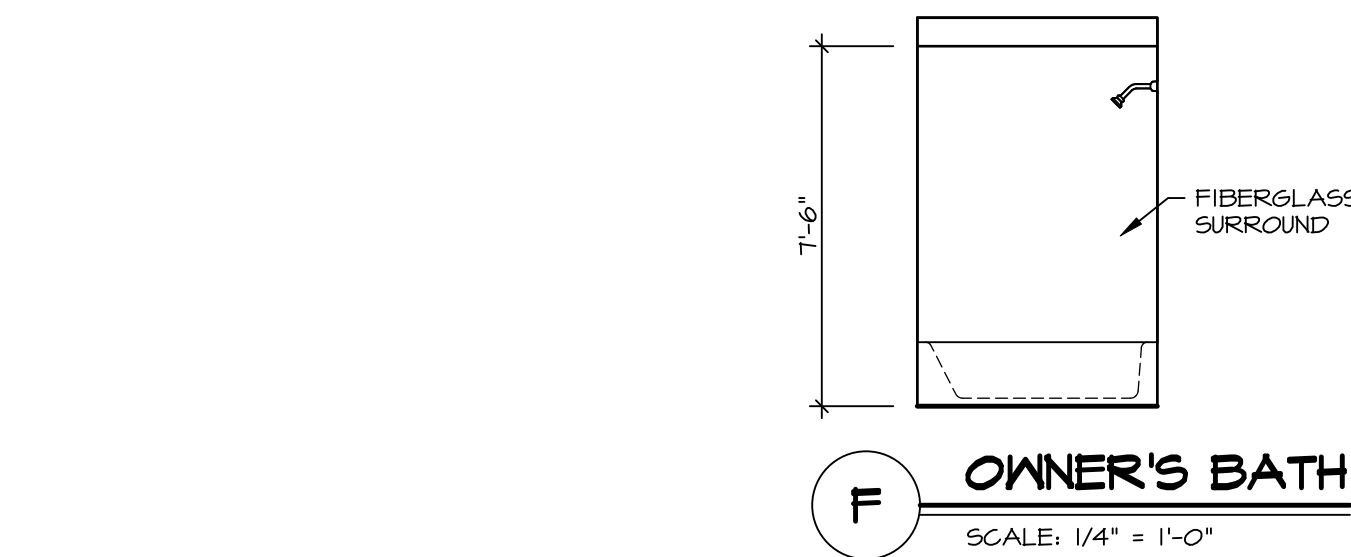
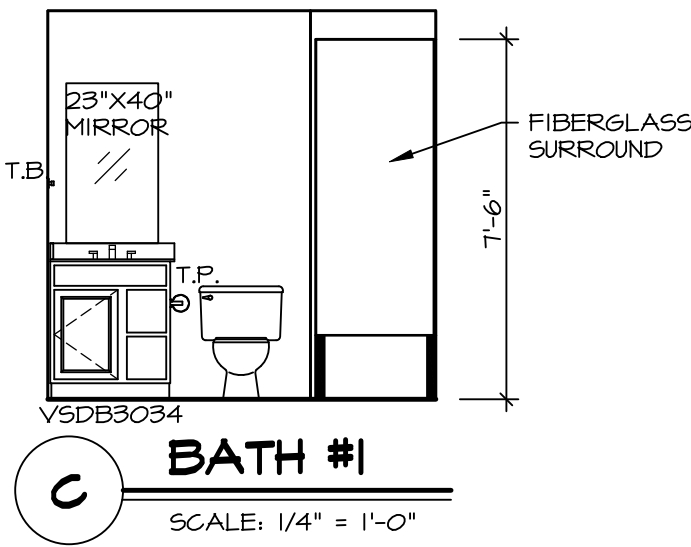
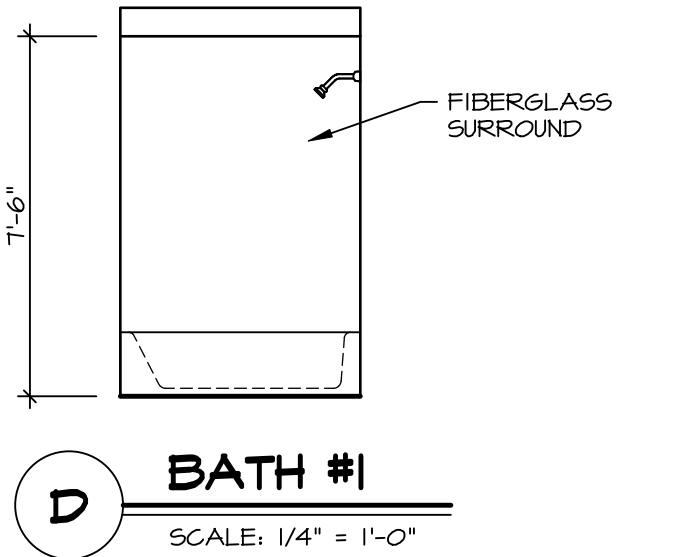
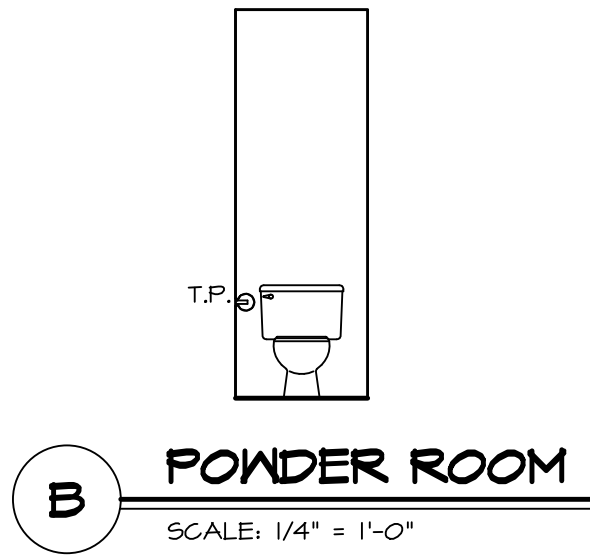
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SHEET NO.	MODEL ASPEN DRAWING TITLE KITCHEN	SET NO. ASP00 VERSION 01 RELEASE NO. ***** DRAWN BY DATE: OPTION
A-12		
17		

BATH 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. ALL BATH ELEVATIONS SHOWN PER PLAN.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.
6. ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.



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



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DIV-COMM-LOT-UNIT DCY-S2-0413	
COMM-LOT SAMYERS MILL - SIMPLY RYAN - 0413	APT. NO. ----
STREET ADDRESS 6060 RIVULET DRIVE	
CITY MIDDLETOWN	STATE OH
ZIP 45042	