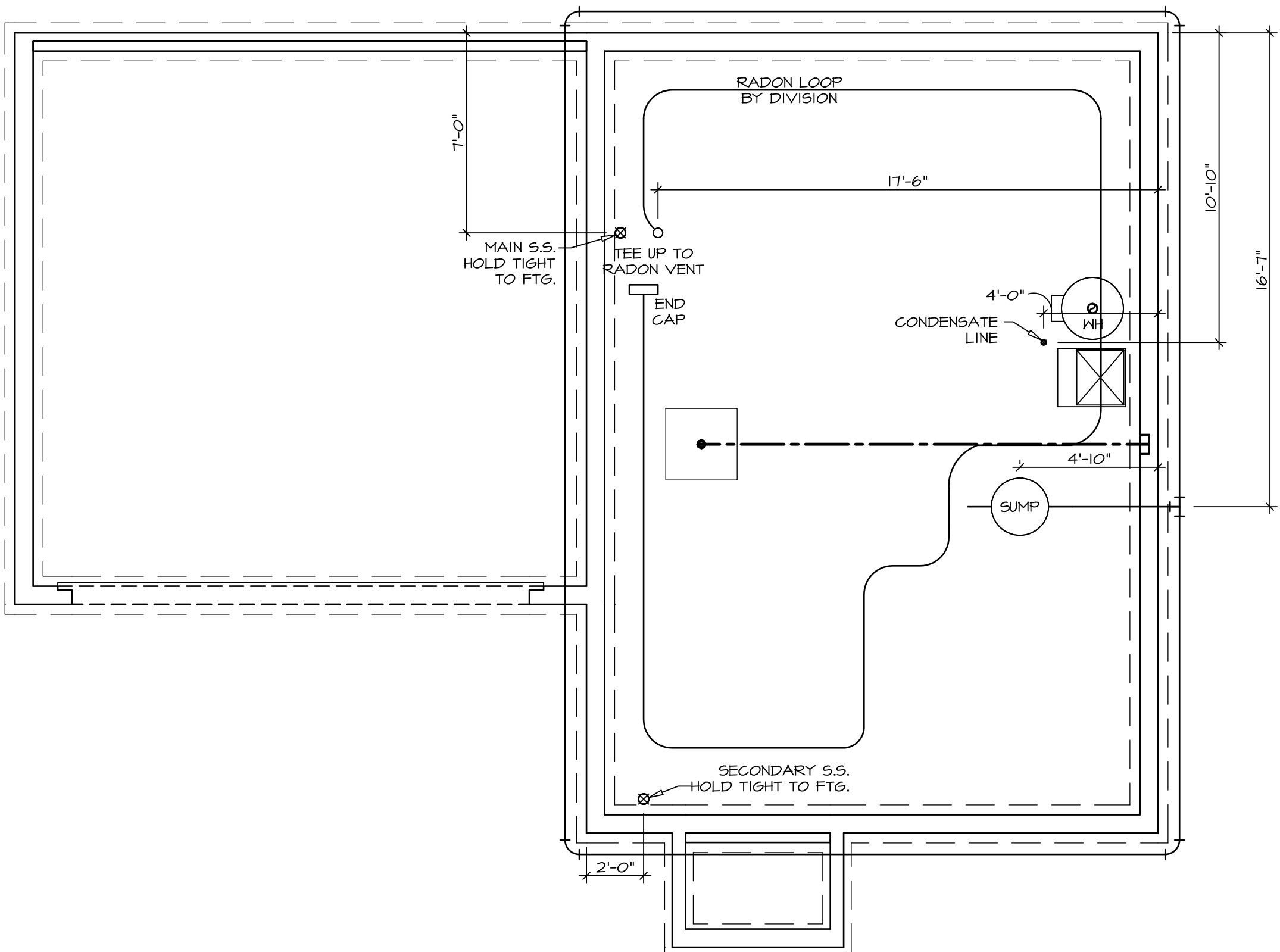


S2 415
6864 RIVULET DRIVE
MIDDLETOWN, OH 45042

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

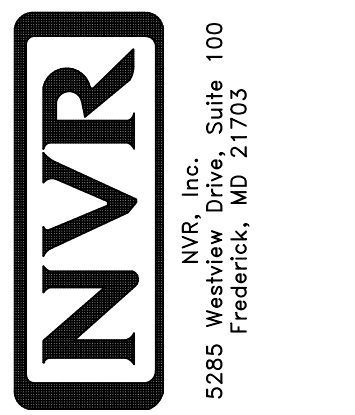
Gas Furnace



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	01
	DRAWING TITLE	RELEASE	NO. ----
	PLUMBING	DRAWN BY	
	OPTION DESCRIPTION	DATE:	
10		OPTION	



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DIV-COMM-LOT-UNIT	DCY-S2-0415
COMM-LOT	SAMYERS MILL - SIMPLY RYAN - 0415
STREET ADDRESS	6064 RIVULET DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042

BASEMENT FLOOR PLAN

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


















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 STUDS ENDING IN 18" MIN. OVERLAP.
3. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS BRACING WITH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 4" UNLESS OTHERWISE NOTED.
5. HATCHED AREAS INDICATE DROPPED CEILING, AND DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
6. SEE ARCHITECTURAL DETAIL 8/11-1B FOR 3/4" FIRE RATED PARTITION WALLS.
7. SEE "BRACED WALL PANEL DETAIL (S)" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
8. SEE STANDARD DETAIL CATEGORY "1" SHEET(S) FOR INTERIOR TRIM DETAILS.
9. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIAL FINISHES AND FINISH TABLE.
10. ALL PARTITIONS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
11. 1" MIN. THICK POLYETHYLENE BASE CONDITION. OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
12. INTERIOR HEADER HEIGHT FOR CEILINGS WILL BE 6'-11", EXTERIOR WALLS OF 0" CEILINGS WILL BE 8'-3" UNLESS OTHERWISE NOTED.
13. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN WALLS AND FINISHES.
14. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
15. NO REINFORCING BARS 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

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 CONNECTIONS AND MATERIAL USAGE	

[illegible]

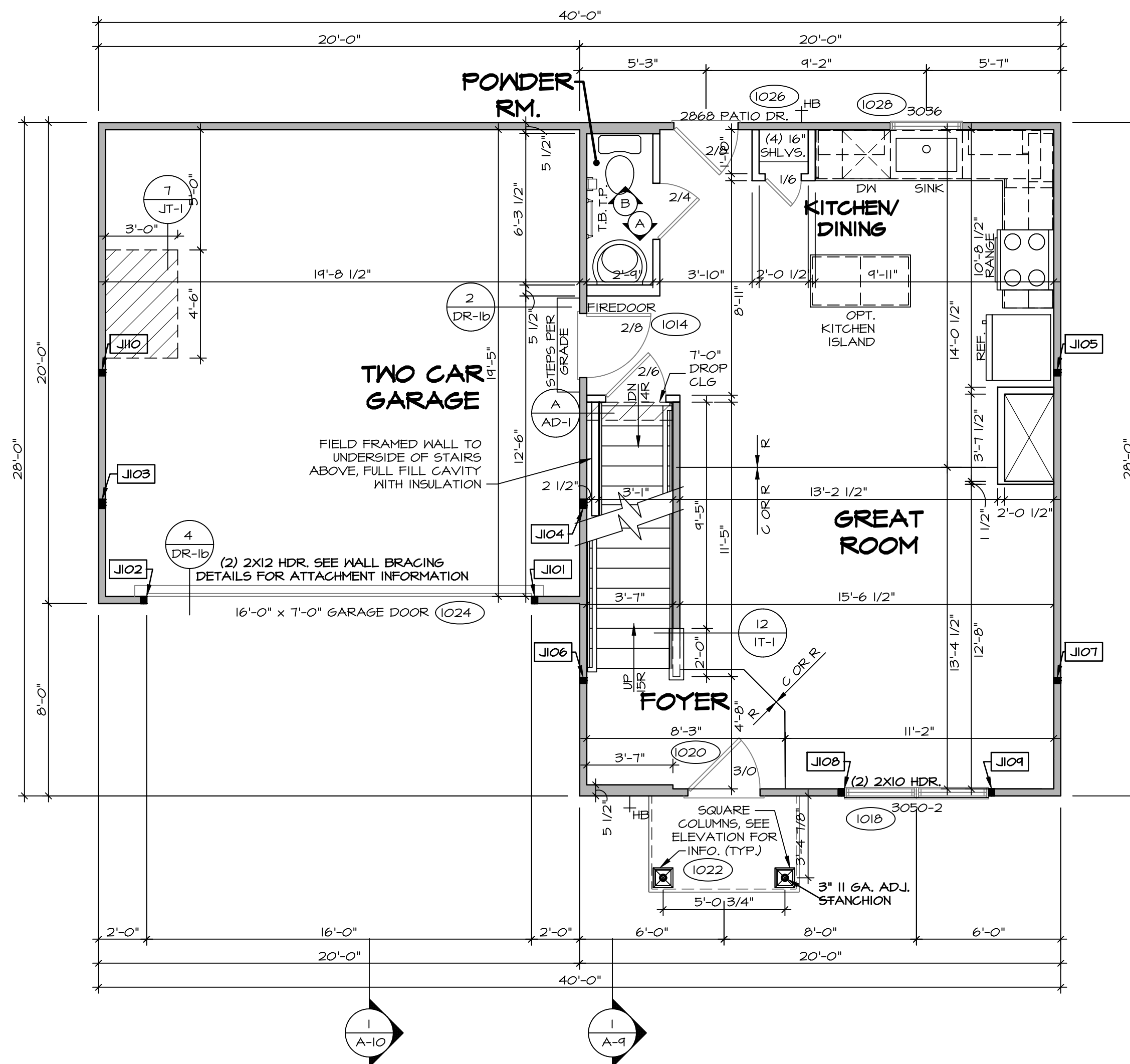
FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS

- # LEGEND
- | | |
|---|--|
|  | BEARING WALL |
|  | NON BEARING WALL |
|  | MASONRY WALL |
|  | INDICATES BEARINGS 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 CONNECTIONS AND MATERIAL USAGE

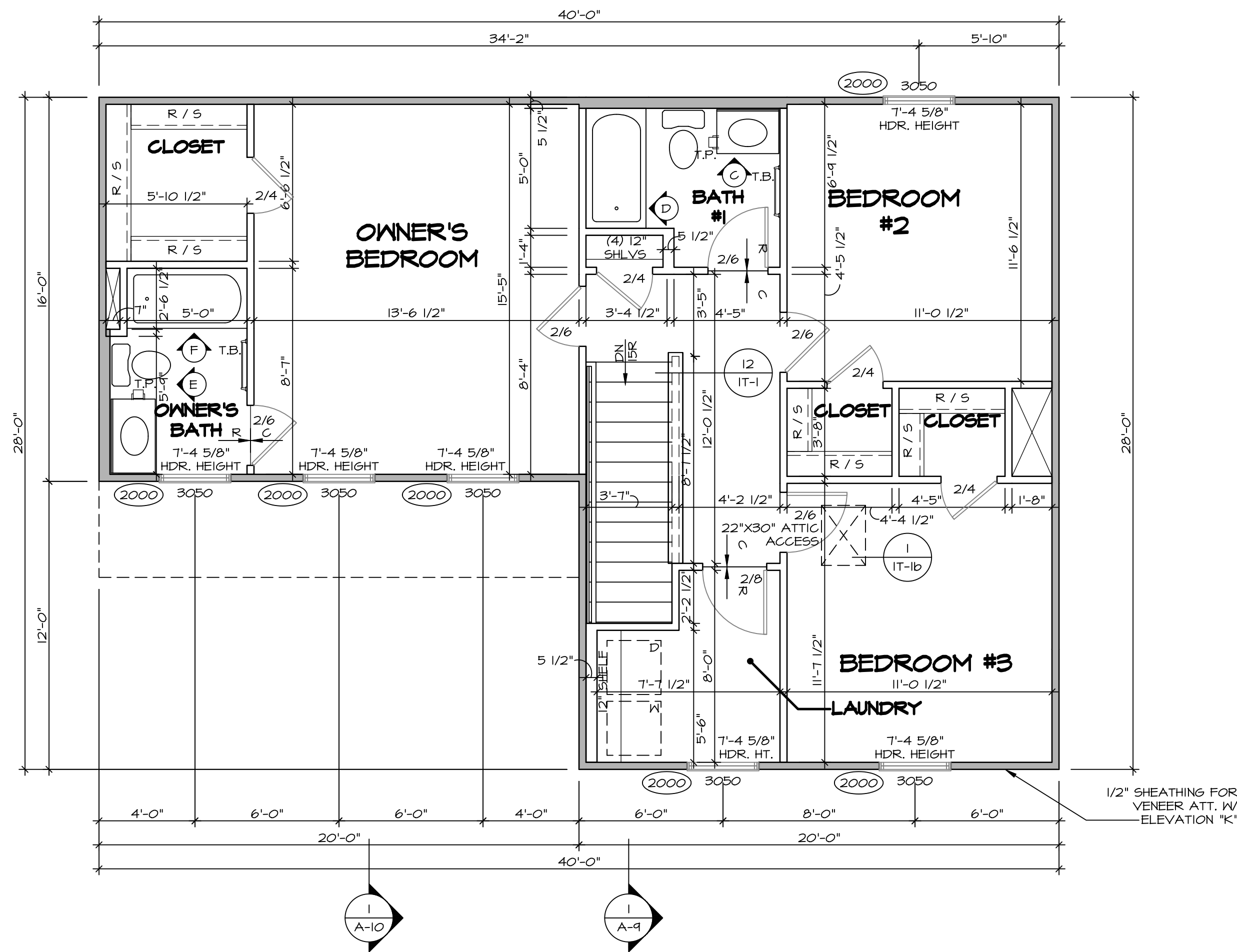
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO BE (1) 2x4 OR 2x6 JACKS AND KING STUDS AT END, UNLESS OTHERWISE NOTED.
3. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LONGITUDINAL JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
5. ALL ROOFS ARE 12" DROPPED CEILING, UNLESS DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
6. SEE ARCHITECTURAL DETAIL 8/1T-1B FOR 3/4" FIRE STOP AT BULKHEAD, DROPPED CEILING, AND DROPPED CEILING.
7. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
8. SEE "FLOOR AND DETAIL CATEGORY "11" SHEET(S)" FOR INTERIOR TRIM DETAILS.
9. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
10. ALL STAIRS IN HOUSE ARE 12" DROPPED CEILING. SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
11. TANKED WATER HEATER BASE CONDITION.
12. UNLESS TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
13. 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.
14. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
15. ALL INTERIOR WALLS TO BE 5/8" GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MIDGE-HIGHT BLOCKING INSTALLED.
16. ALL EXTERIOR WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

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 PLAN



1
A-B
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 ARCHITECTURAL 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:

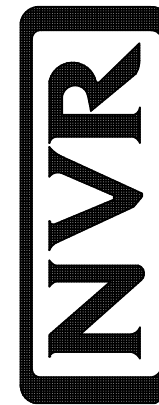
AT GARAGE:

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

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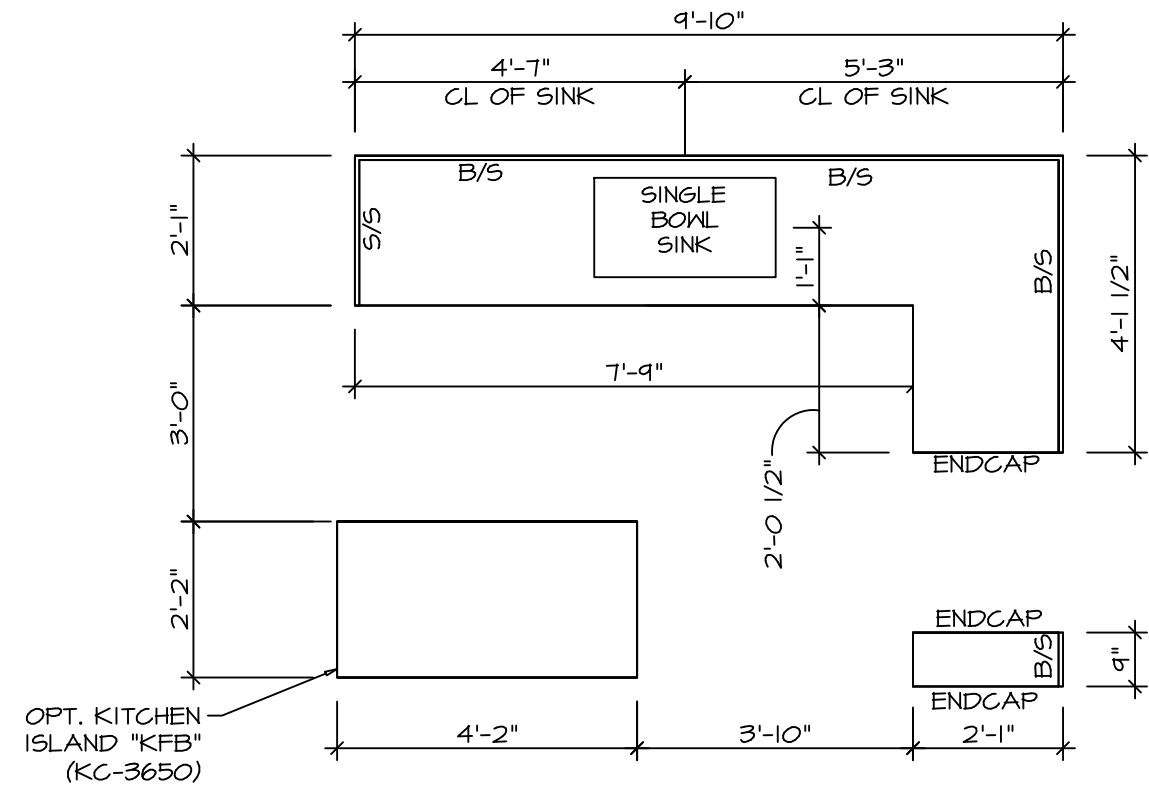
NVR, Inc., Suite 100
5285 Westview Drive
Frederick, MD 21703

MODEL	SET NO.	ASFOO
ASPEN	VERSION	01
	RELEASE	NO. ----
DRAWING TITLE	DRAWN BY	DATE:
SECOND FLOOR PLAN		
OPTION DESCRIPTION	OPTION	

SHEET NO.
A-8
13

DIV-COMM-LOT-UNIT
DCY-S2-0415

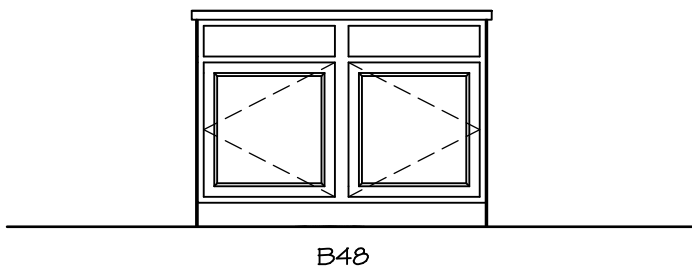
COM-LOT	APT. NO.	STATE	ZIP
SAMYERS MILL - SIMPLY RYAN - 0415	----	OH	45042
STREET ADDRESS	CITY		
6864 RIVULET DRIVE	MIDDLETOWN		



KITCHEN COUNTERTOP PLAN KC - 3639

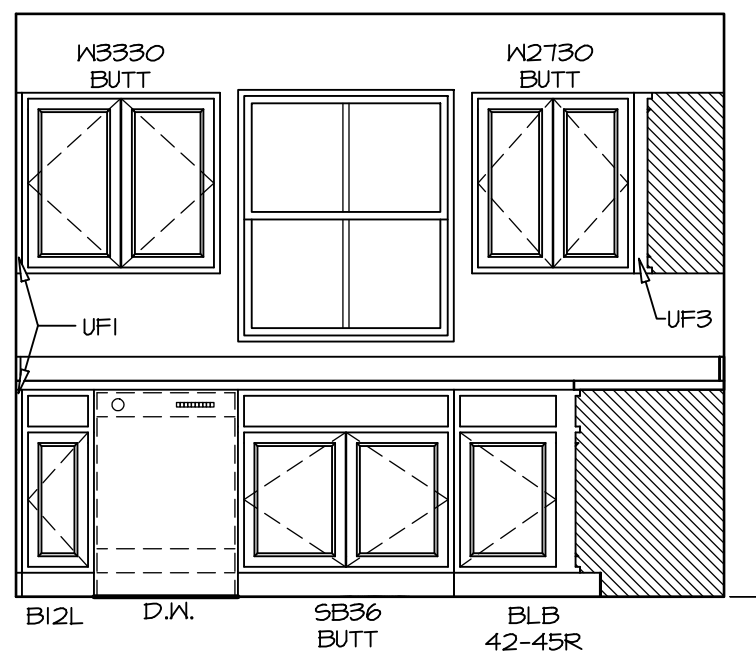
SCALE: 3/8" = 1'-0"

2
A-12



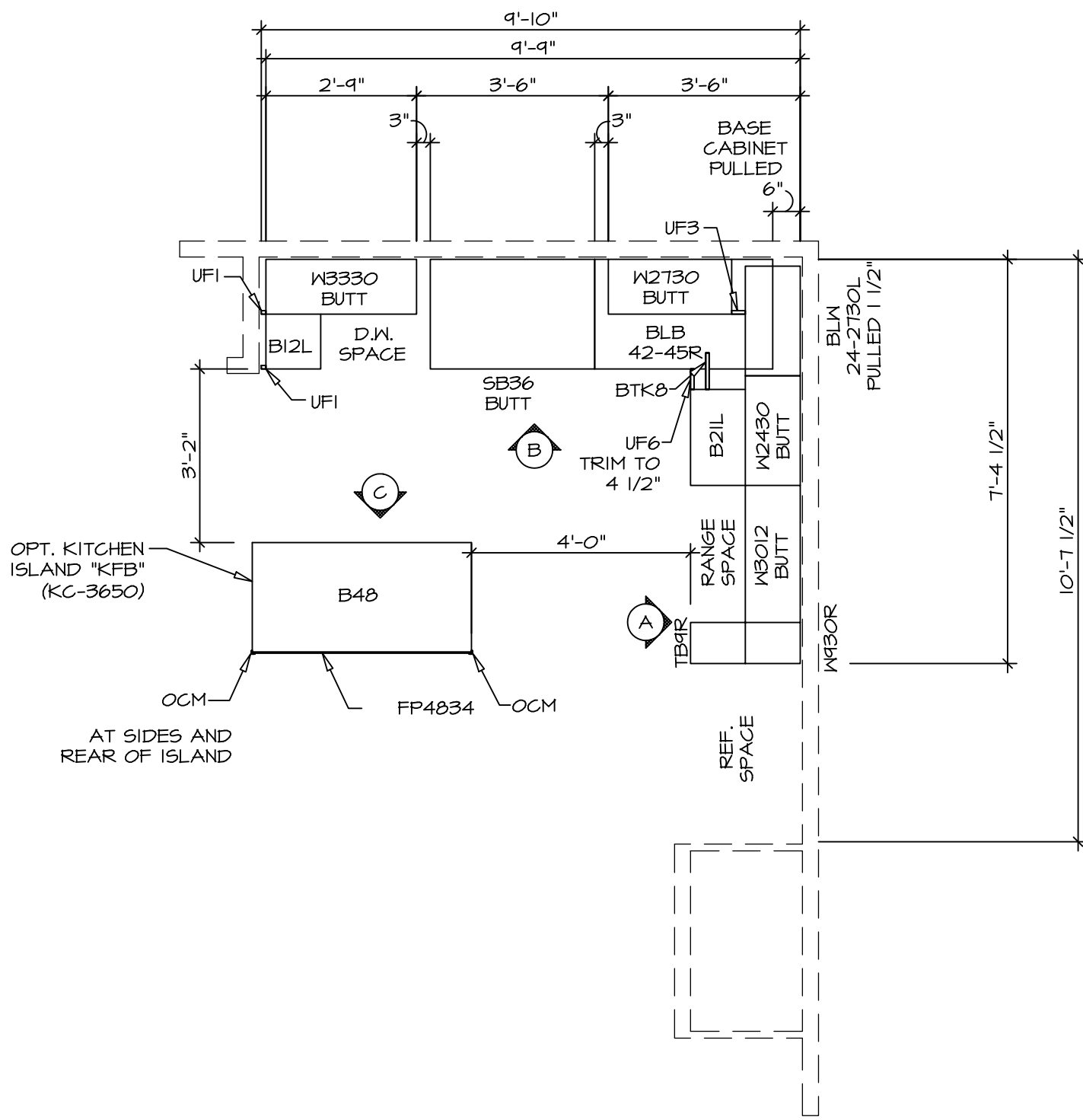
ELEVATION C

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



ELEVATION B

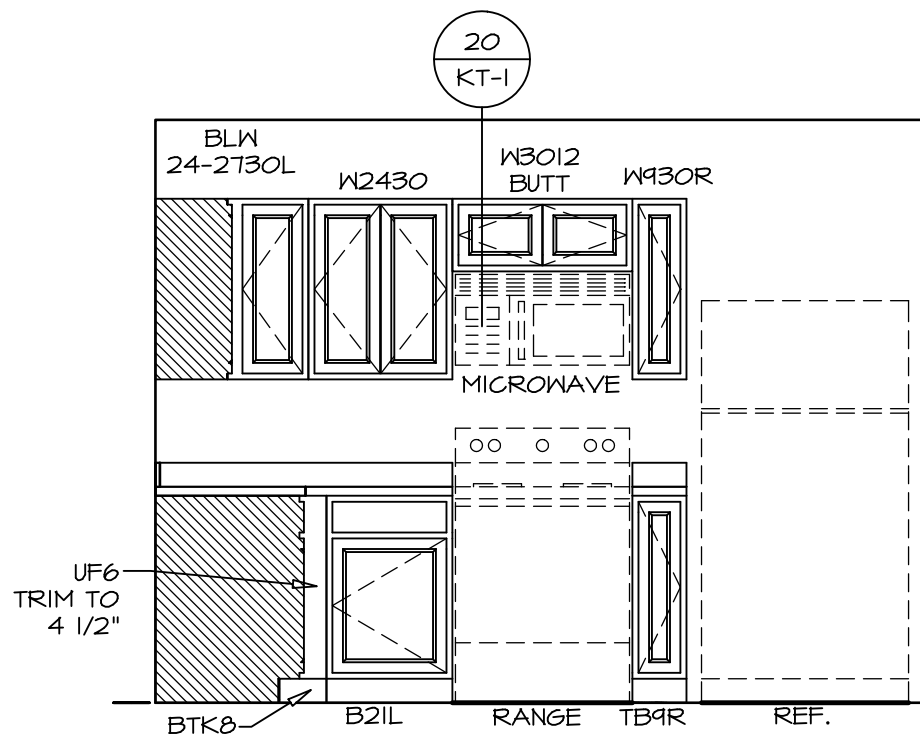
SCALE: 3/8" = 1'-0"



KITCHEN CABINET PLAN KC - 3639

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

1
A-12




ELEVATION A

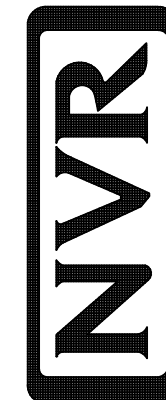
SCALE: 3/8" = 1'-0"

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

- 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 (11/KT-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 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.

SHEET NO. A-12	MODEL ASPEN DRAWING TITLE KITCHEN	SET NO. ASP00 VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION		
		OPTION DESCRIPTION		
		17		
		NVR, Inc., Suite 100 5285 Westchase Frederick, MD 21703		
				
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DIV - COMM - LOT - UNIT DCY-S2-0415		COMM - LOT SAMTERS MILL - SIMPLY RYAN - 0415		
STREET ADDRESS 6864 RIVULET DRIVE		APT. NO. ----		
CITY MIDDLETOWN	STATE OH	ZIP 45042		

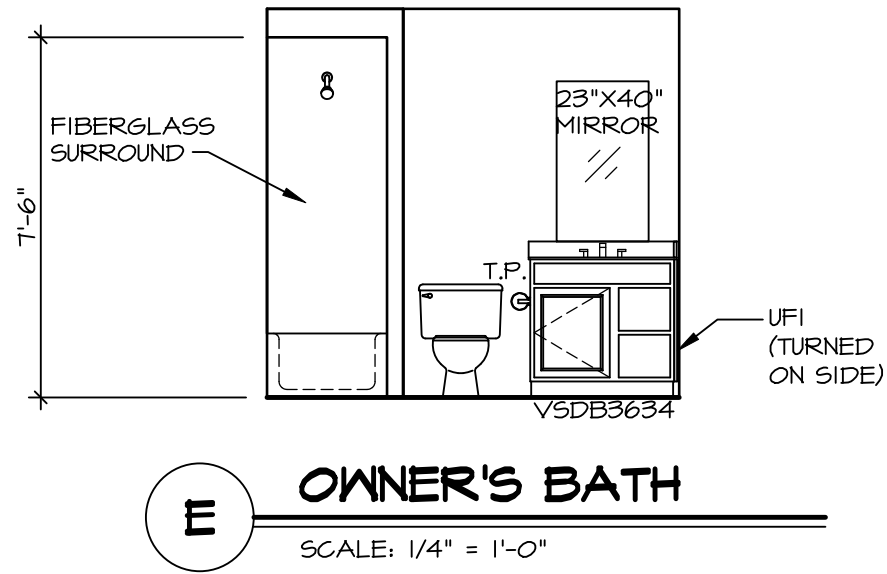
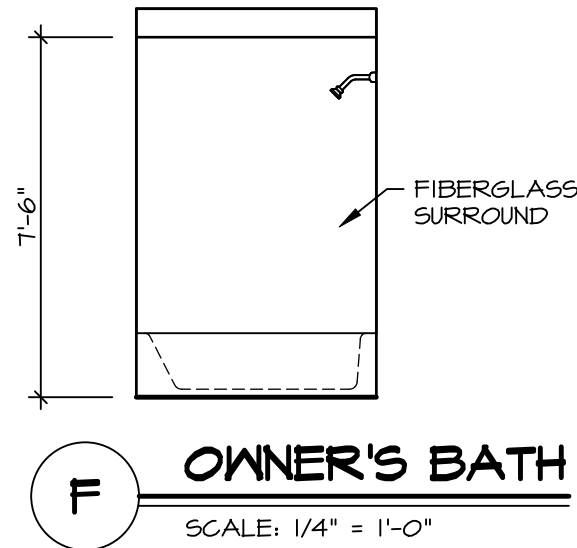
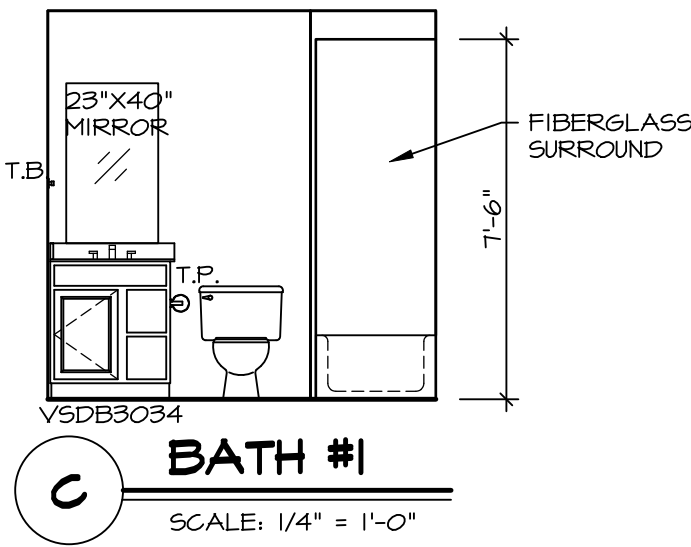
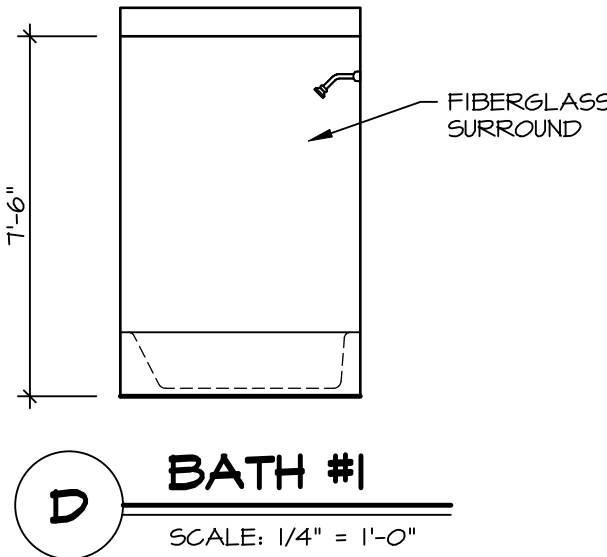
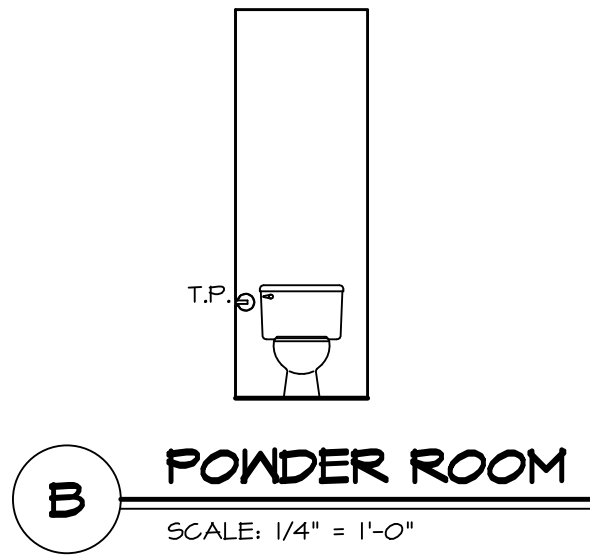
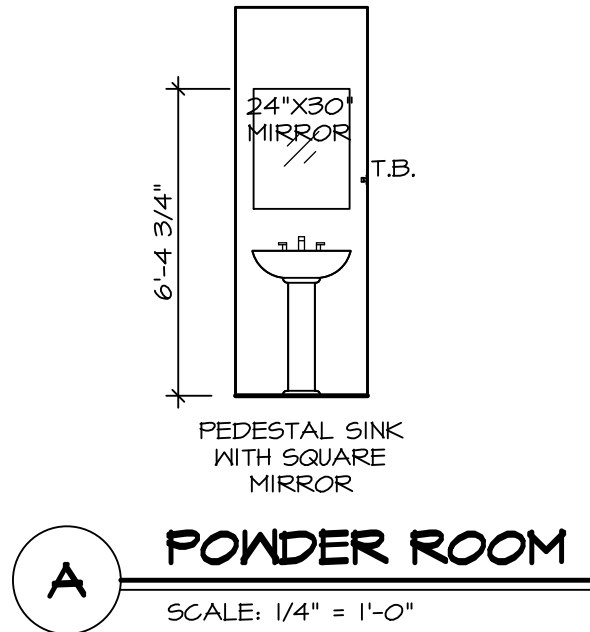
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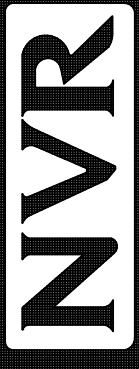
NVR, Inc., Suite 100
5285 Westview Drive
Frederick, MD 21703

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 DRAWING TITLE BATH ELEVATIONS	SET NO. ASFOO	OPTION 18
		VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION	



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5285 Westview
Frederick, MD 21703

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DIV-COMM-LOT-UNIT DCY-S2-0415	
COMM-LOT	SAMYERS MILL - SIMPLY RYAN - 0415
STREET ADDRESS	6064 RIVULET DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042