

S2 444  
5008 BROOKLET WAY  
MIDDLETOWN, OH 45042

2 Story Basement  
UNFINISHED BASEMENT  
2 hose bibs - no valves required  
ice maker  
2 tub  
WATER HEATER ELECTRIC 40 GALLON

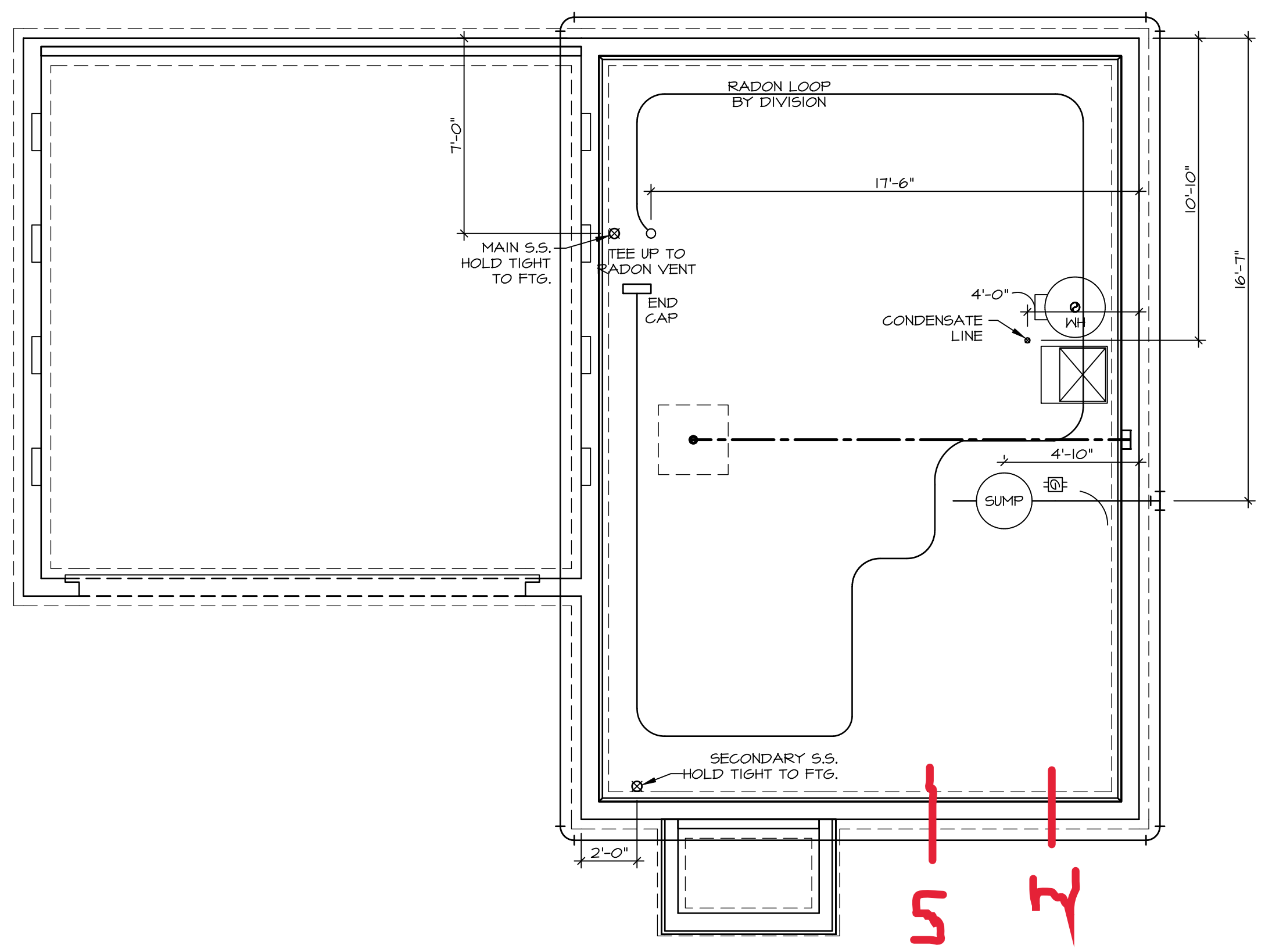
Gas Furnace

**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>ASFOO</b>	NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.	DIV-COMM-LOT-UNIT <b>DCY-S2-0444</b>
	DRAWING TITLE <b>PLUMBING</b>	VERSION <b>01</b>		
OPTION DESCRIPTION <b>10</b>	DRAWN BY <b>OPTION</b>	RELEASE NO. <b>----</b>	APPT. NO. <b>----</b>	STATE <b>OH</b>
				ZIP <b>45042</b>

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 CEILINGS. 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 OPTION TABLE.
- ALL WINDOWS HAVE 1'-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.

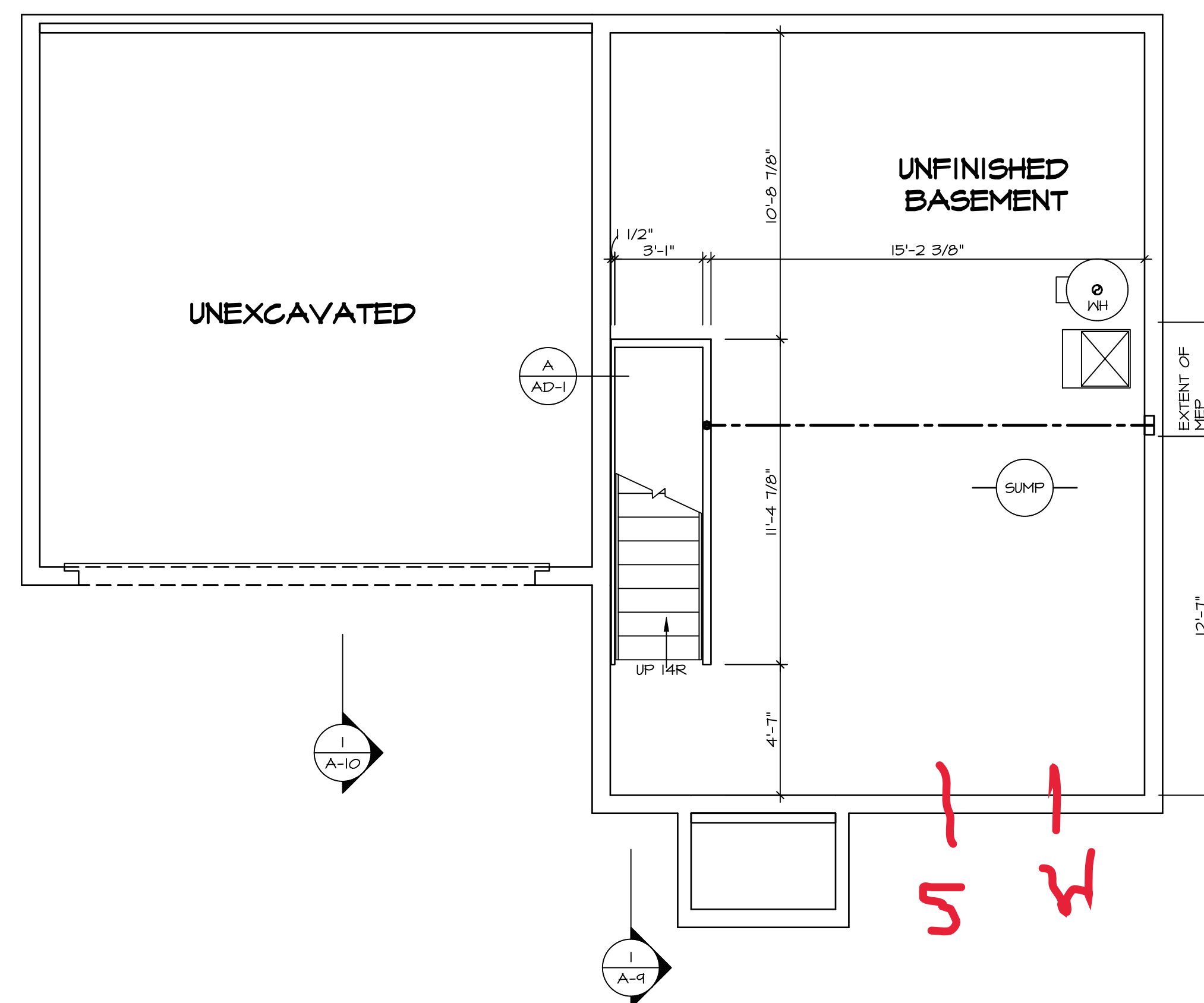
### GYPSUM NOTES

**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

### BASEMENT JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS



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

DIV-COMM-LOT-UNIT  
**DCY-S2-0444**

COM-LOT  
 SAMPERS MILL - SIMPLY RYAN - 0444

STREET ADDRESS  
 5028 BRACKLET WAY

CITY  
 MIDDLETOWN

STATE  
 OH

ZIP  
 45042

APT. NO.  
 ----



SET NO. ASFOO  
 VERSION O1  
 RELEASE NO. ----  
 DRAWN BY  
 DATE:  
 OPTION

MODEL  
**ASPEN**  
 DRAWING TITLE  
 BASEMENT FLOOR PLAN

SHEET NO.  
**A-6**

OPTION DESCRIPTION  
 //

**LEGEND**

- BEARING WALL
- - - NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- C STEEL COLUMN
- X TRUSS TIE DOWN
- X PORTAL FRAME
- X JOIST/TRUSS
- L LVL
- (X) 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.

**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.

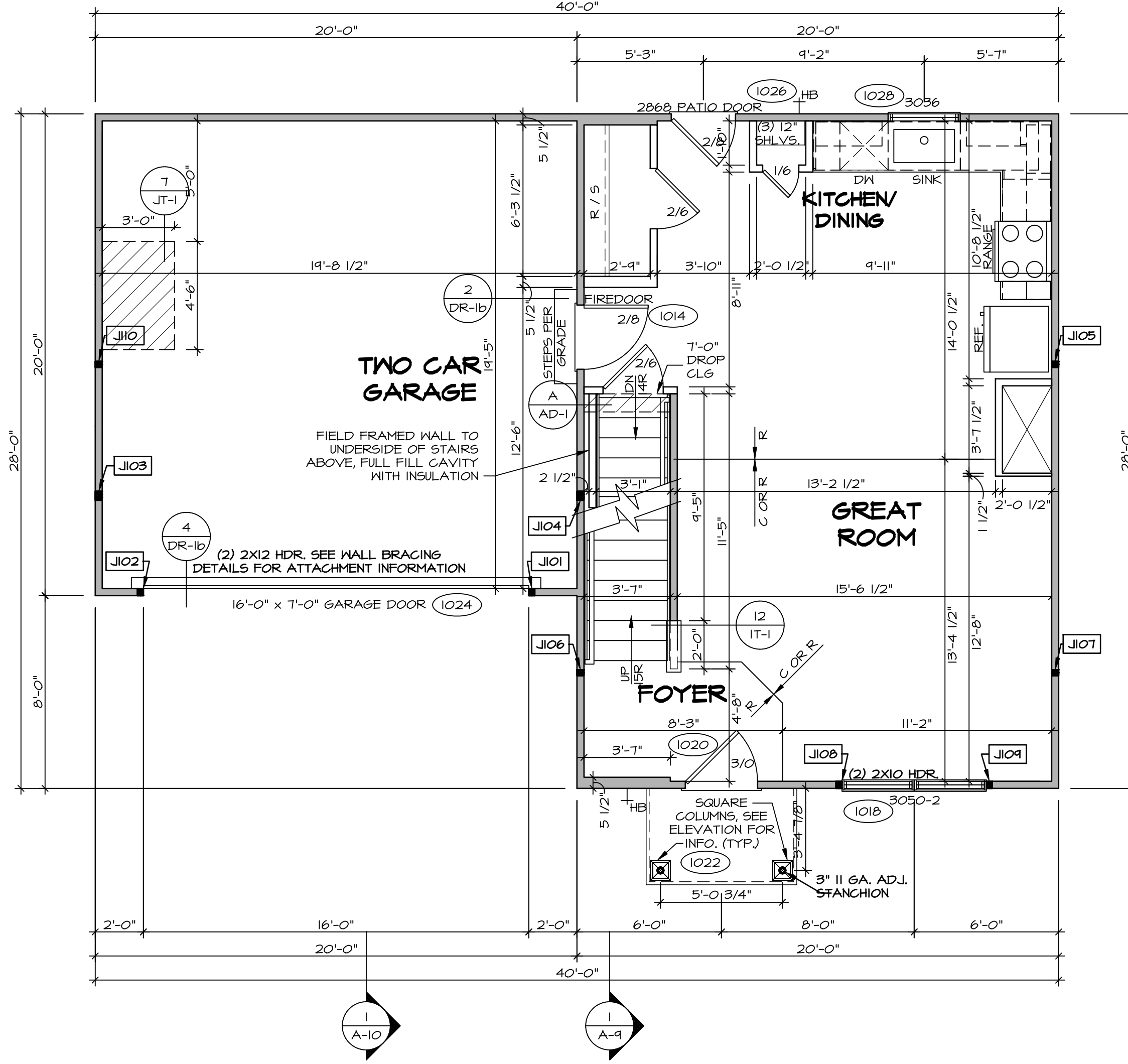
AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

**FIRST FLOOR JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SFF STUD GRADE	1024	
J102	JACK - (2) 2X4 SFF STUD GRADE	1024	
J103	JACK - (3) 2X4 SFF#	1016	
J104	JACK - (3) 2X4 SFF#	1016	
J105	JACK - (2) 2X4 SFF STUD GRADE	1012	
J106	JACK - (2) 2X4 SFF STUD GRADE	1012	
J107	JACK - (2) 2X4 SFF STUD GRADE	1012	
J108	JACK - (2) 2X4 SFF STUD GRADE	1012	
J109	JACK - (2) 2X4 SFF STUD GRADE	1012	
J110	JACK - (2) 2X4 SFF STUD GRADE	1012	

**FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE**

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
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**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

DCY-S2-0444  
SAATERS MILL - SIMPLY RYAN - 0444  
5028 BRGOKLET WAY

MIDDLETOWN OH 45042

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

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

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

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

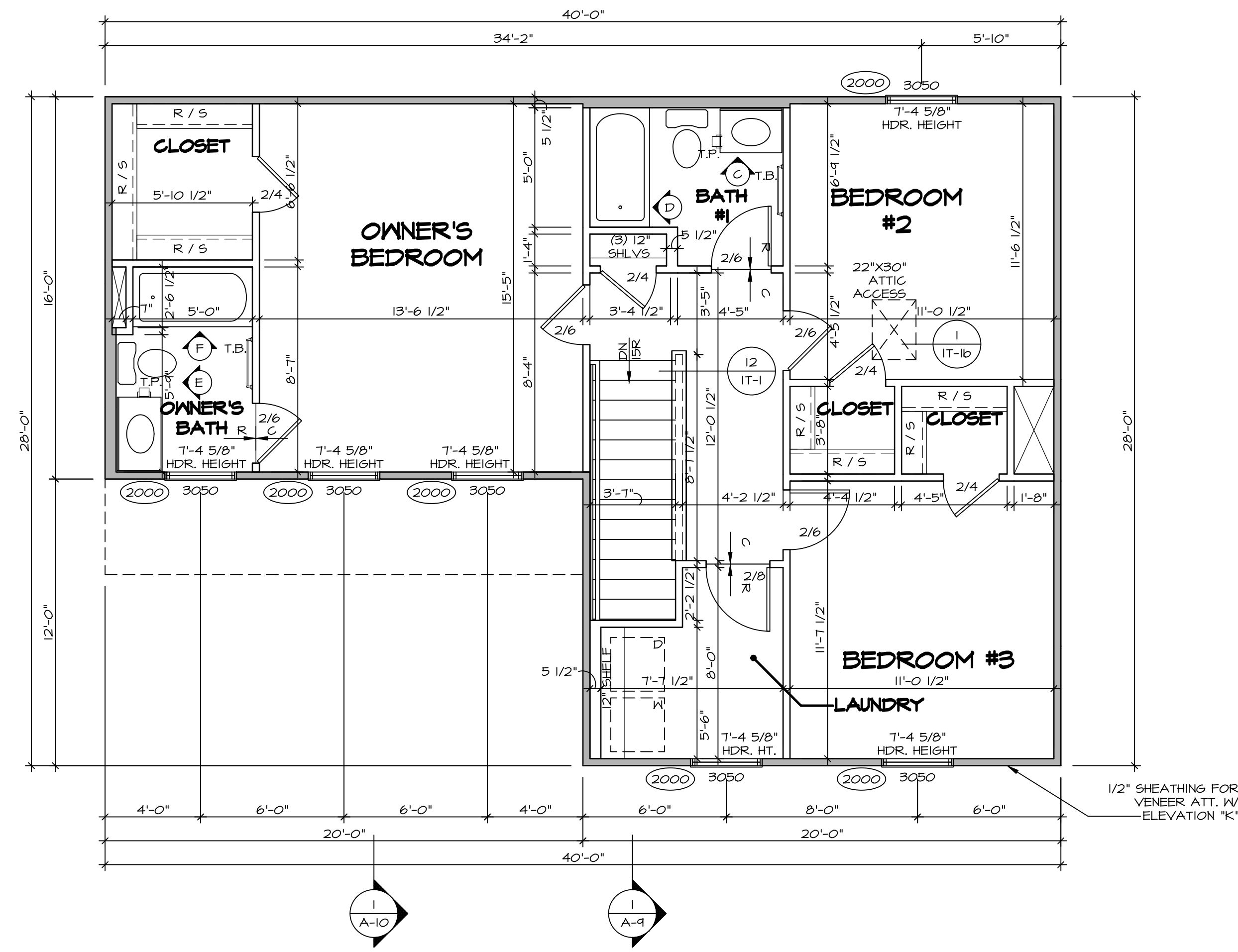
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 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.

**GYPSTUM 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.

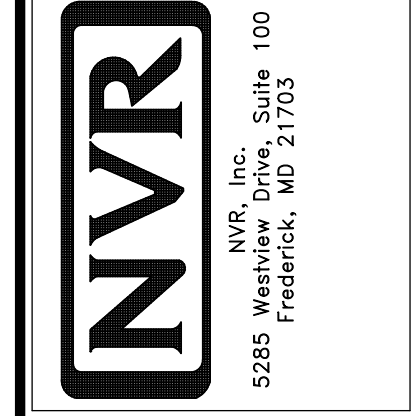
AT STAIRS:  
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

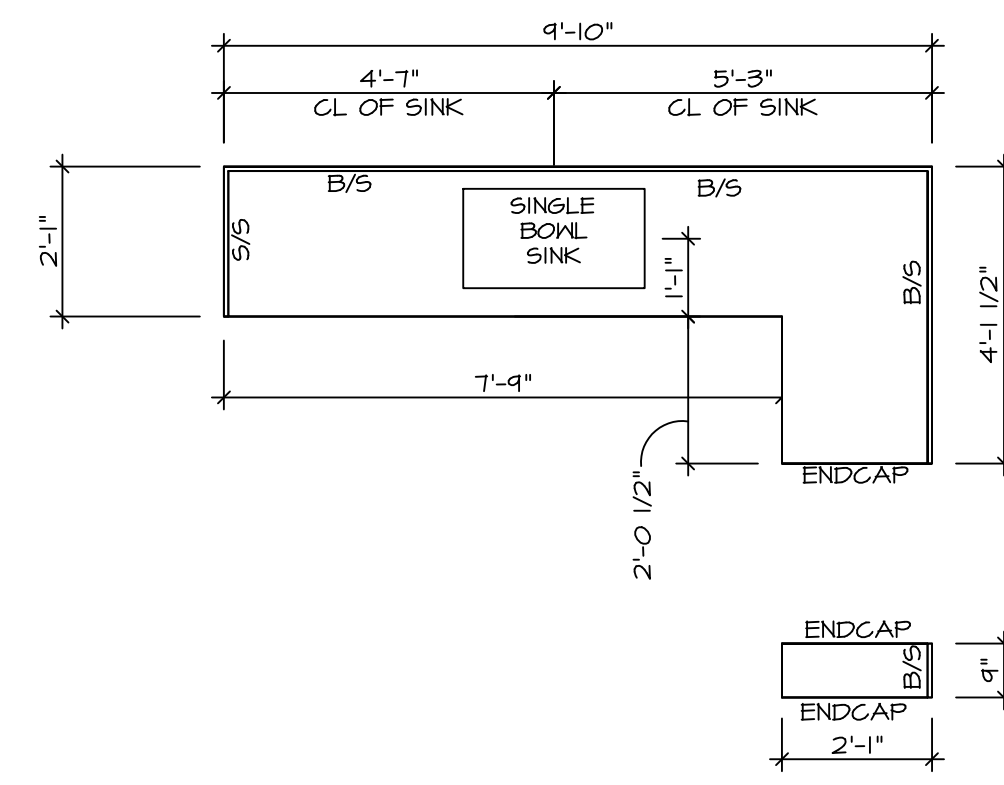
DIV-COMM-LOT-UNIT  
**DCY-S2-0444**  
 COM-LOT  
 SAATERS MILL - SIMPLY RYAN - 0444  
 STREET ADDRESS  
**5028 BRACKLET WAY**  
 CITY MIDDLETOWN STATE OH ZIP 45042

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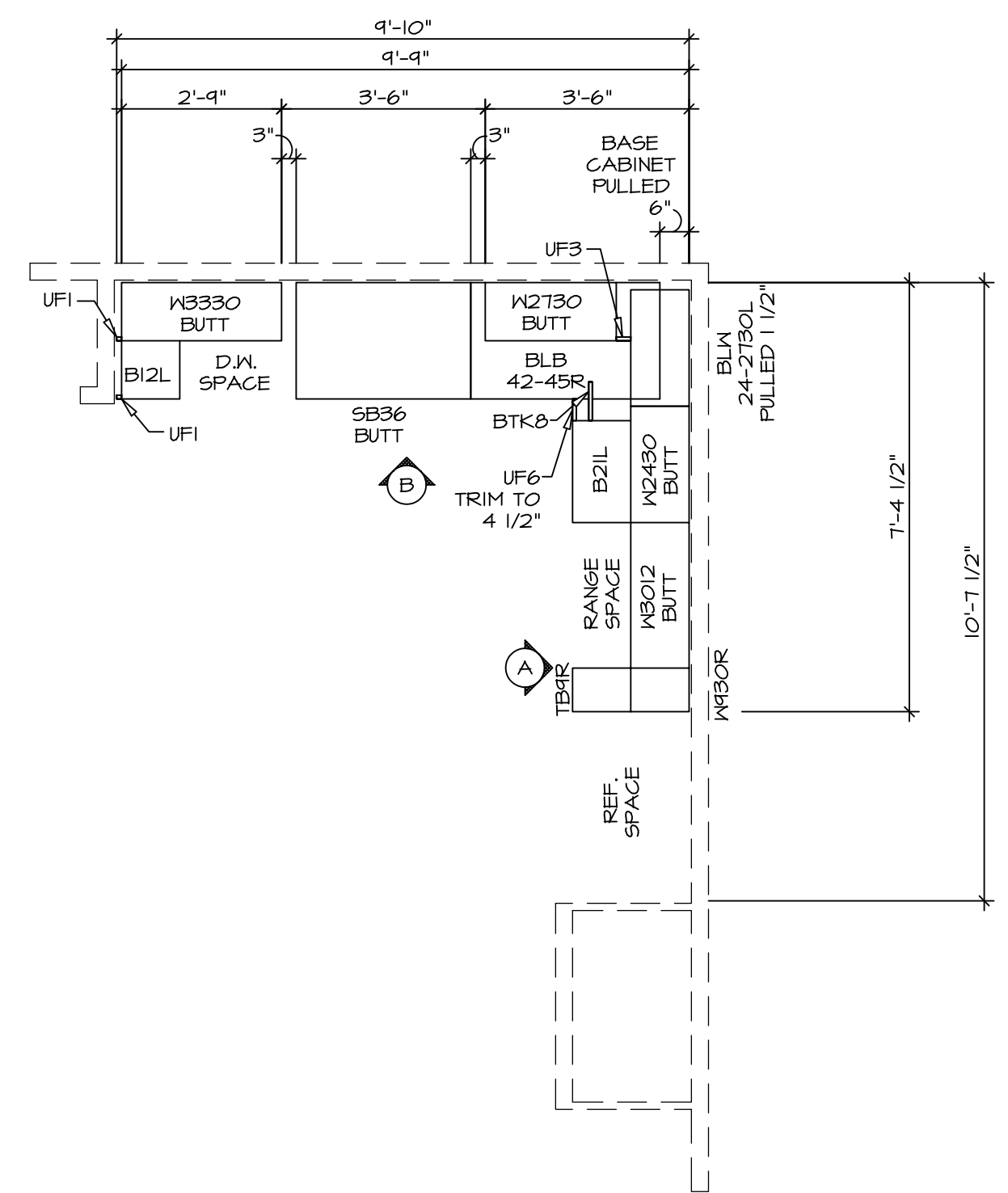


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 RELEASE NO. ----  
 DRAWN BY  
 DATE:  
 OPTION

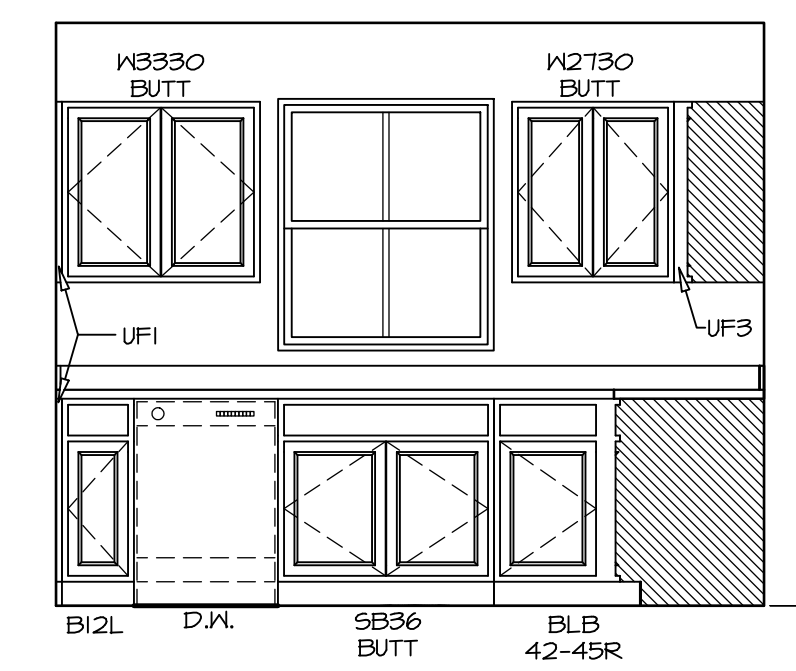
SHEET NO. **A-8**  
 MODEL **ASPEN**  
 DRAWING TITLE **SECOND FLOOR PLAN**  
 OPTION DESCRIPTION  
**13**



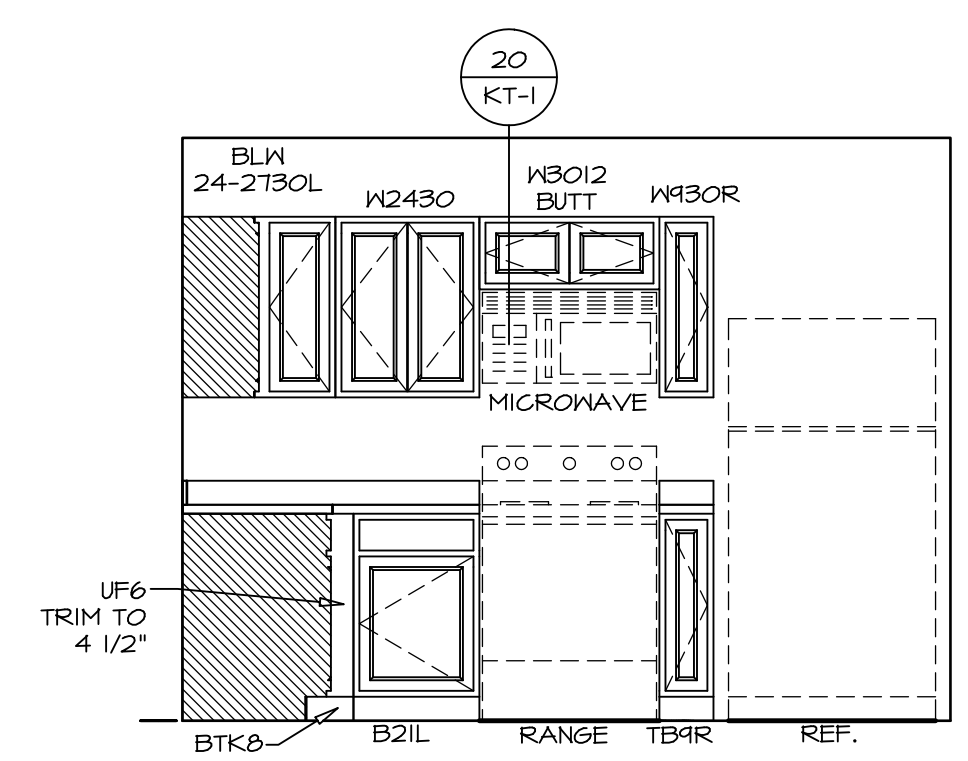
**KITCHEN COUNTERTOP PLAN KC - 3639** (2) A-12  
SCALE: 3/8" = 1'-0"



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



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



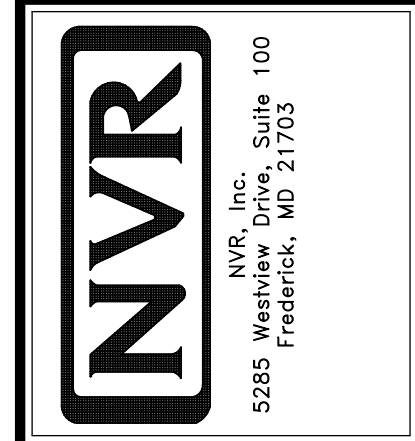
**ELEVATION A**  
SCALE: 3/8" = 1'-0"

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

**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.

DIV-COMM-LOT-UNIT  
**DCY-S2-0444**  
COM-LOT  
SAMYERS MILL - SIMPLY RYAN - 0444  
STREET ADDRESS  
5028 BROOKLET WAY  
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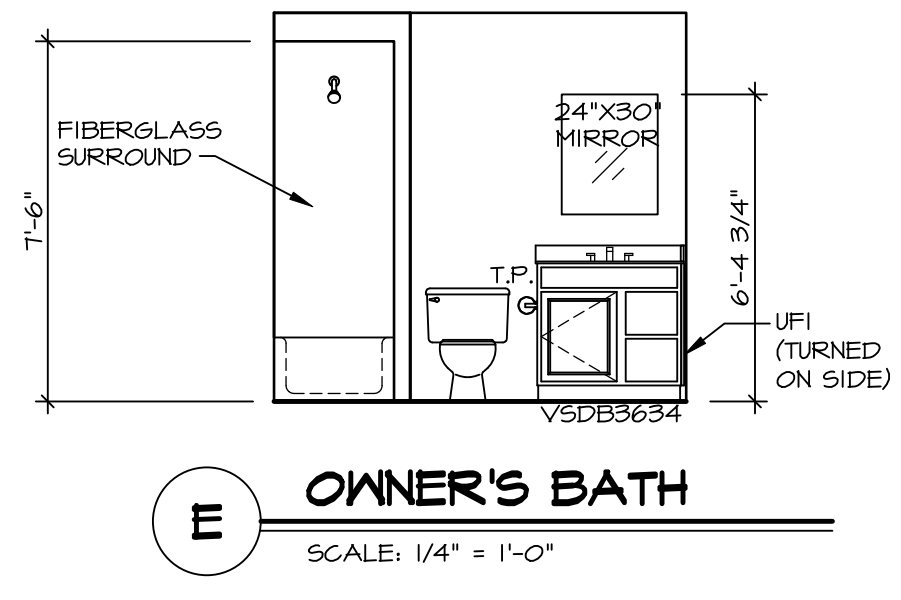
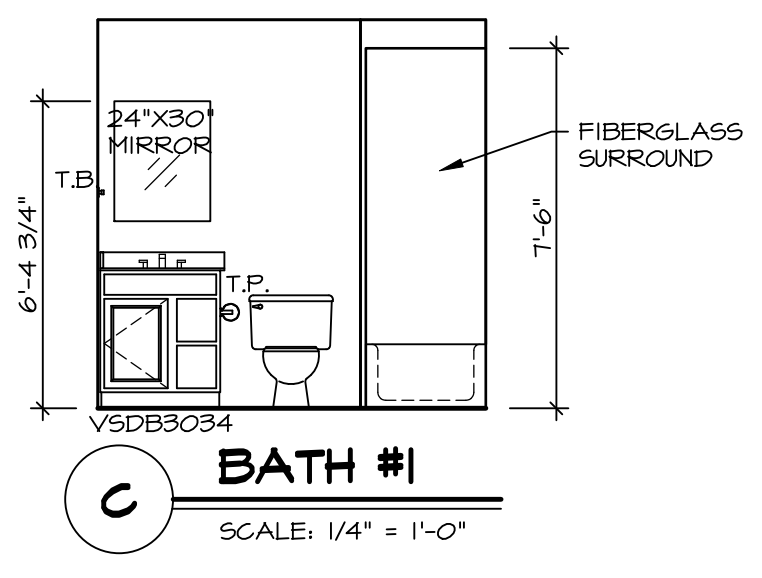
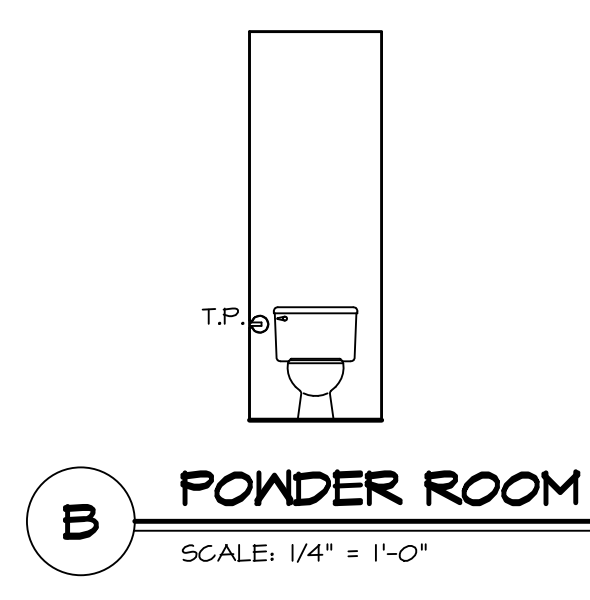
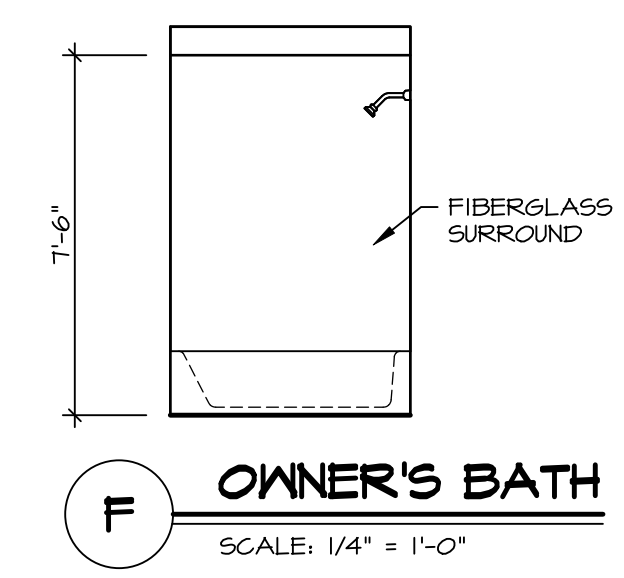
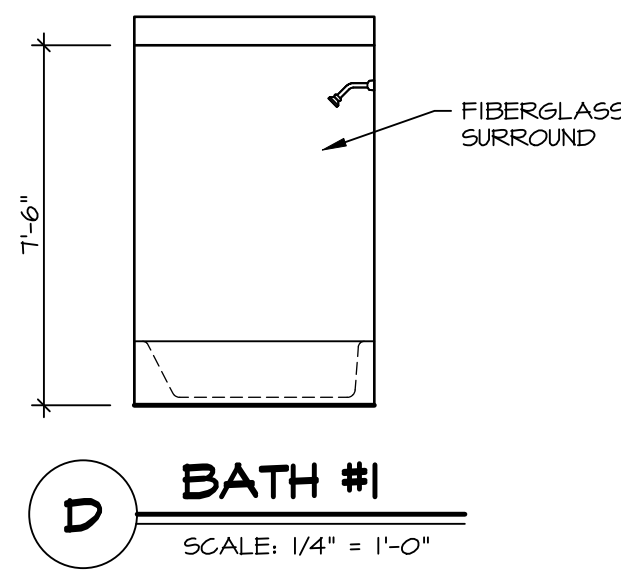
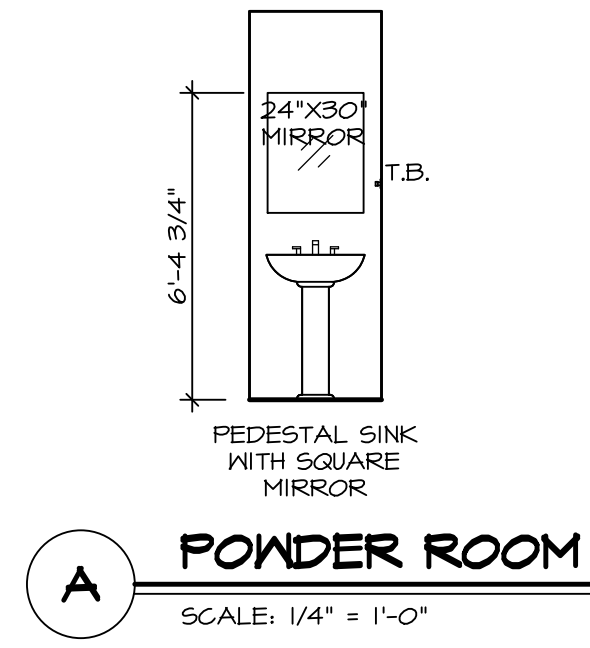


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DATE:  
OPTION

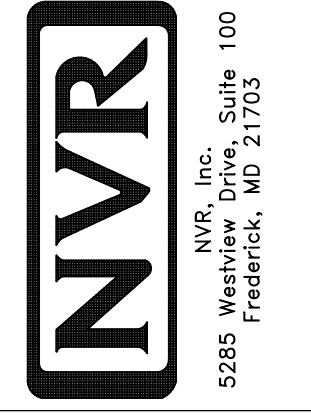
SHEET NO. MODEL **ASPEN** DRAWING TITLE **KITCHEN** OPTION DESCRIPTION  
**A-12**  
17

**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 VSD824-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



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DATE:  
OPTION

SHEET NO. **A-13**  
MODEL **ASPEN**  
DRAWING TITLE **BATH ELEVATIONS**  
OPTION DESCRIPTION

DIV-COMM-LOT-UNIT **DCY-S2-0444**  
COM-LOT  
STREET ADDRESS **SAMYERS MILL - SIMPLY RYAN - 0444**  
5028 BROOKLET WAY  
CITY **MIDDLETOWN** STATE **OH** ZIP **45042**