

S2 462  
5907 CRESTING DRIVE  
MIDDLETOWN, OH 45042

2 Story Basement

3 pc rough basement

2 hose bibs - no valves required

Vent Kitchen

ice maker

1 tub

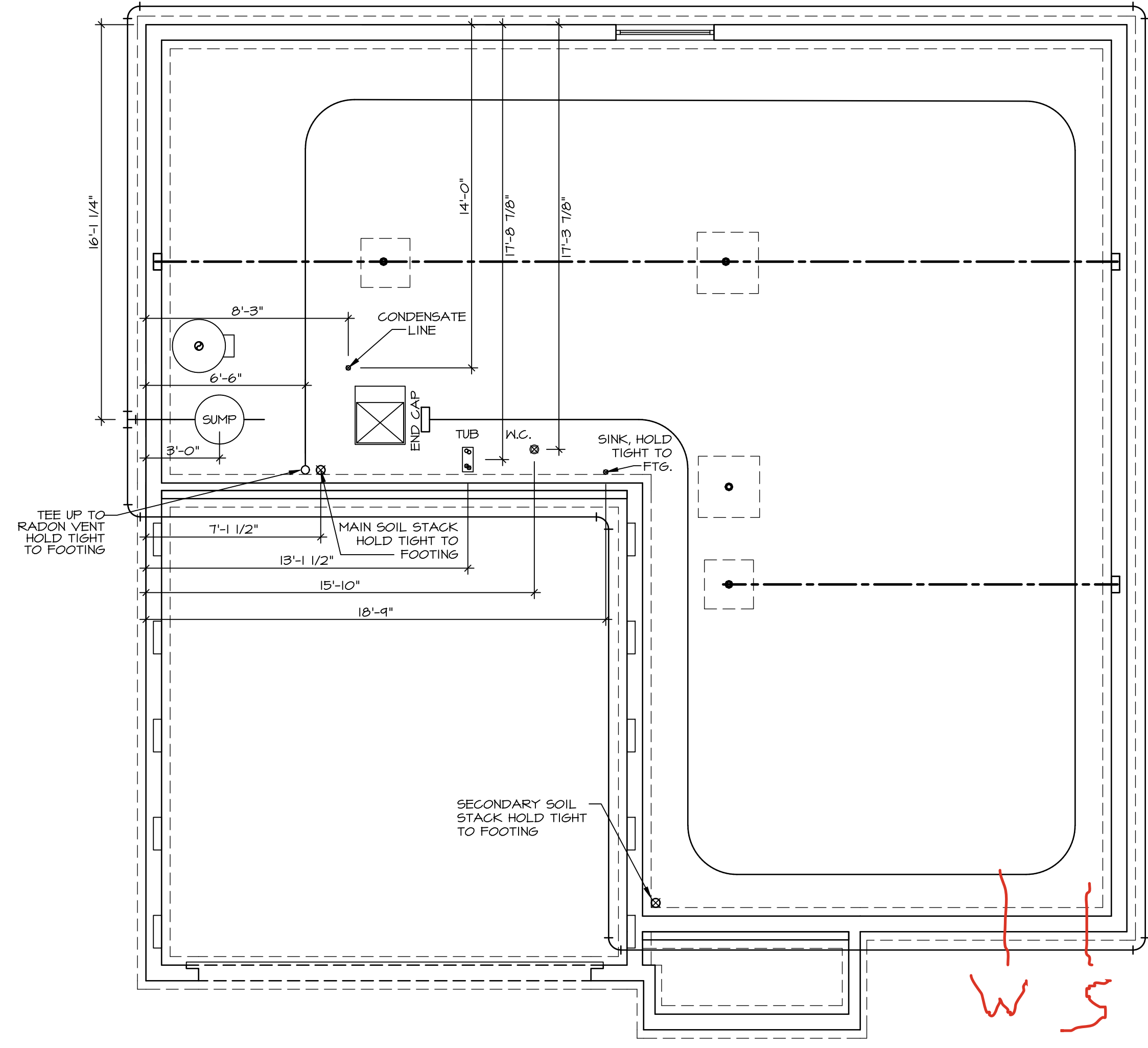
1 shower

WATER HEATER ELECTRIC 50 GALLON

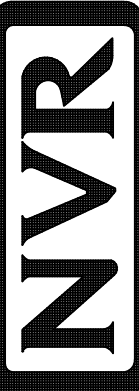
Inside Water Meter setup

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  
 - 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.



1 PLUMBING PLAN  
 A-5 SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-5</b>	NOVEL <b>HAZEL</b>	SET NO. HZLOO	DIV-COMM-LOT-UNIT <b>DCY-S2-0462</b>
	DRAWING TITLE PLUMBING	VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION	
OPTION DESCRIPTION 10	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 distributed or used in any way without the prior written consent of NVR, Inc.		
 NVR, Inc., Suite 100 5285 Westrick, MD 21703			
C:\NVR\Software\HAZEL_HZ100_01\DCY-S2-0462\184261\Streets\Lot_Specific\A-5_PLUMB_1.S.dwg 08/29/24 - 3:48 pm			

LEGEND	
	BEARING WALL
	NON BEARING 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

-SEE FA DETAILS FOR FIRE ASSEMBLIES  
-SEE FCS DETAILS FOR FRAMING CONNECTORS

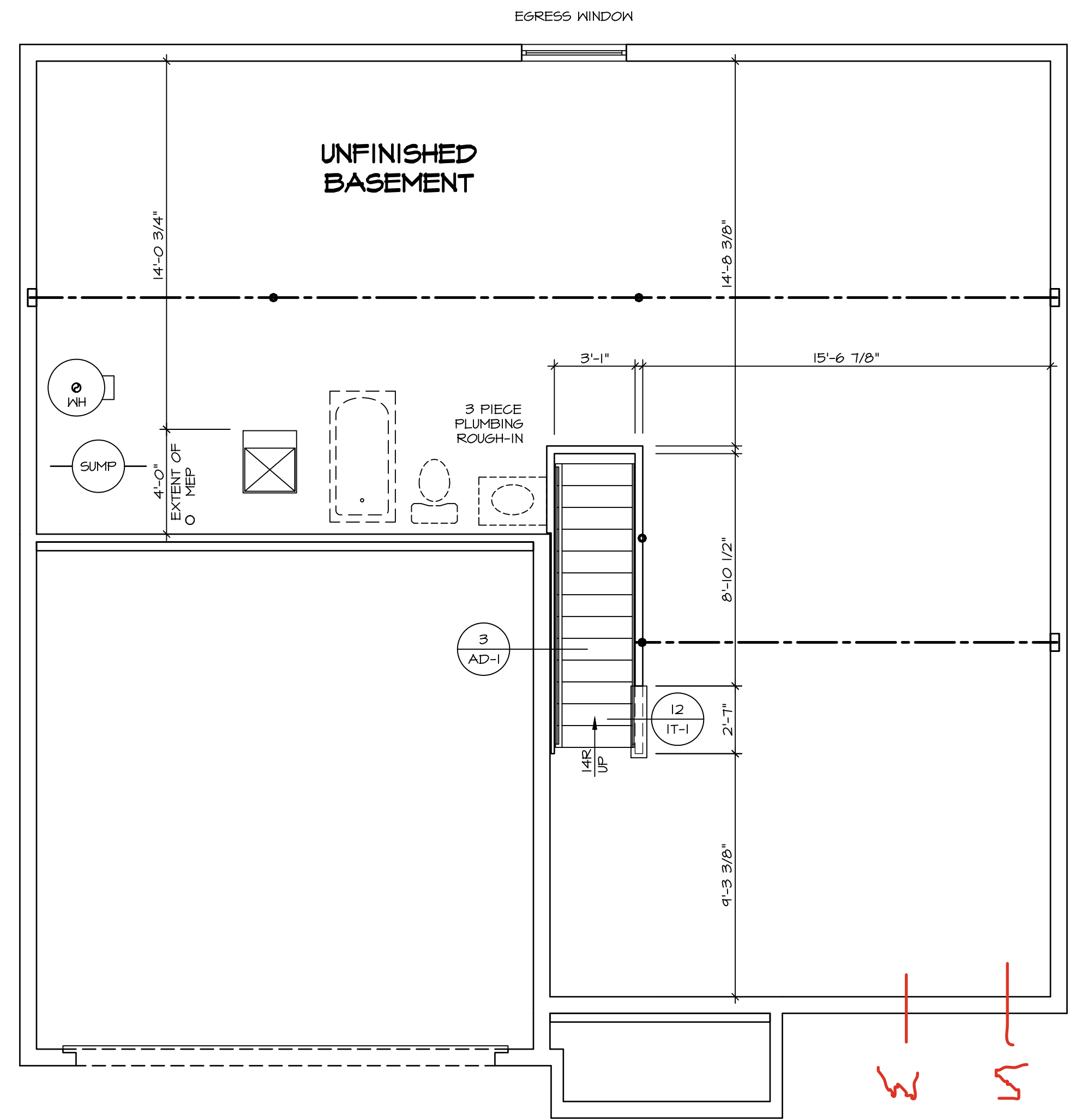
**FLOOR PLAN NOTES** RYAN

- 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" 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 ARCHITECTURAL DETAIL 8/11-1B 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 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.
- INTERIOR HEADER HEIGHT TO BE 6'-11" w/ 8'-0" CEILINGS AND 7'-11" w/ 9'-0" CEILINGS 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.

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

DIV-COMM-LOT-UNIT		DCY-S2-0462	
COM-LOT	SAMYERS MILL - SIMPLY RYAN - 0462	APT. NO.	----
STREET ADDRESS	9907 CRESTING DRIVE	CITY	MIDDLETOWN
STATE	OH	ZIP	45042

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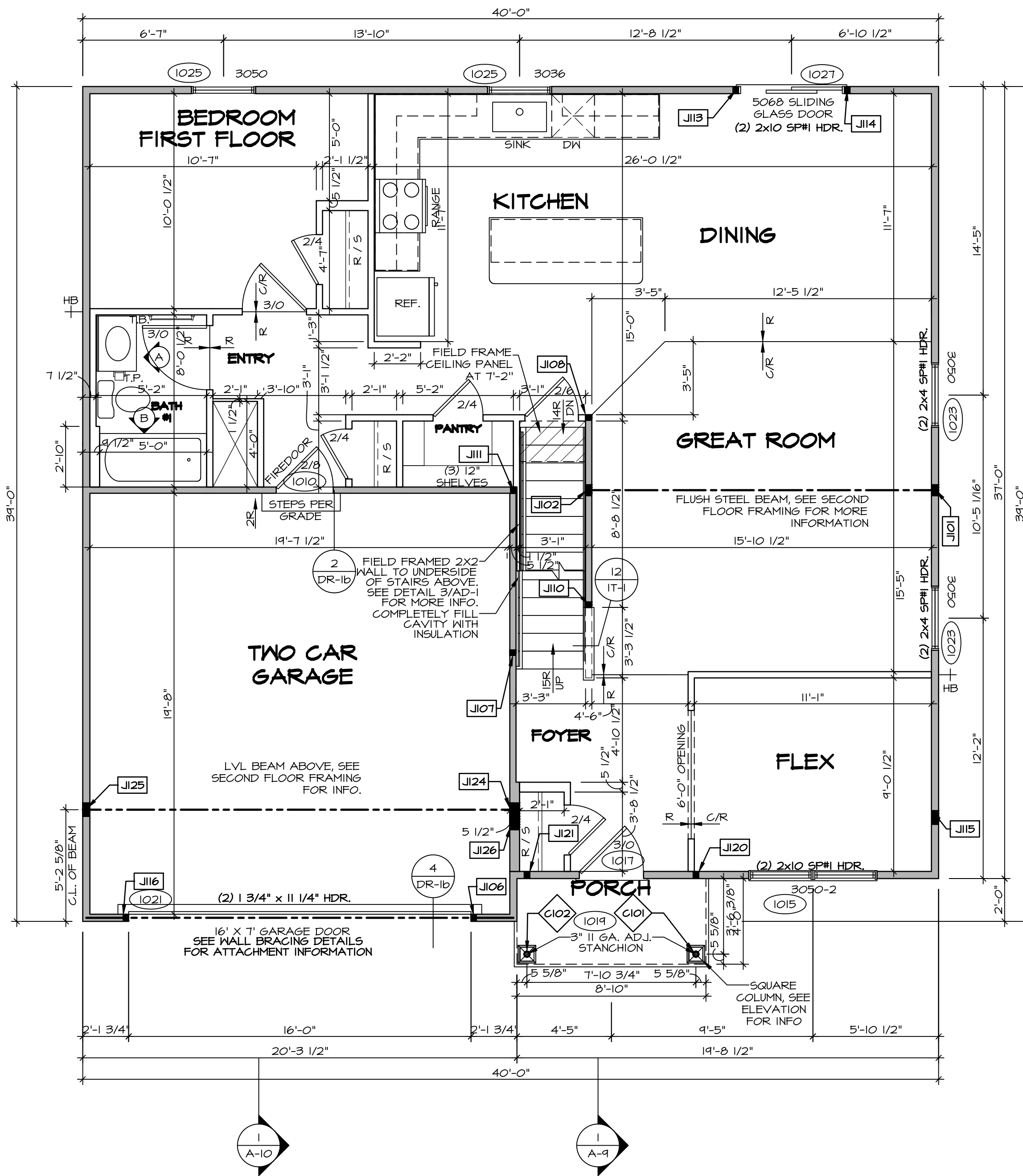
**NVR**  
NVR, Inc., Suite 100  
Frederick, MD 21703  
5285 Westchase

SHEET NO.	A-6	OPTION	
MODEL	HAZEL	DRAWING TITLE	BASEMENT PLAN
SET NO.	HZLOO	VERSION	01
RELEASE NO.	----	DRAWN BY	
DATE:		OPTION	

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENS. NUM.	REMARKS
J101	JACK - (4) 2X4 SP#H	1014	
J102	JACK - (4) 2X4 SP#H	1014	
J106	JACK - (2) 2X4 SFF STUD GRADE	1021	
J107	JACK - (2) 2X4 SFF STUD GRADE	1002	
J108	JACK - (2) 2X4 SFF STUD GRADE	1004	
J110	JACK - (2) 2X4 SFF STUD GRADE	1006	
J111	JACK - (2) 2X4 SFF STUD GRADE	1008	
J113	JACK - (2) 2X4 SFF STUD GRADE	1021	
J114	JACK - (2) 2X4 SFF STUD GRADE	1021	
J115	JACK - (5) 2X4 SFF STUD GRADE	2004	
J116	JACK - (2) 2X4 SFF STUD GRADE	1021	
J120	JACK - (2) 2X4 SFF STUD GRADE	1019	
J121	JACK - (2) 2X4 SFF STUD GRADE	1019	
J124	JACK - (5) 2X6 SP#H	1012	
J125	JACK - (5) 2X4 SP#H	1012	
J126	JACK - (5) 2X6 SP#H	2004	

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

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENS. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 116A ADJ	8'-4 3/8"	1019	FBA, FCA
C102	STANCHION PORCH - 3 IN DIA 116A ADJ	8'-4 3/8"	1019	FBA, FCA



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

**LEGEND**

- BEARING WALL
- NON BEARING 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

-SEE FA DETAILS FOR FIRE ASSEMBLIES  
-SEE FC DETAILS FOR FRAMING CONNECTORS

ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

- 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" 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 CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/11-B 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 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.
  - INTERIOR HEADER HEIGHT TO BE 6'-11" w/ 8'-0" CEILINGS AND 7'-11" w/ 9'-0" CEILINGS 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.

- 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

**DCY-S2-0462**

COM-LOT: SAMPERS MILL - SIMPLY RYAN - 0462  
STREET ADDRESS: 9907 CRESTING DRIVE  
APT. NO.: ----  
CITY: MIDDLETOWN STATE: OH ZIP: 45042

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5085 Westpark Drive

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

**HAZEL**  
DRAWING TITLE  
FIRST FLOOR PLAN

**A-7**  
OPTION DESCRIPTION

12

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SECOND FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (5) 2X4 SFF STUD GRADE	2004	EXTEND THROUGH TOP PLATE
J202	JACK - (5) 2X4 SFF STUD GRADE	2004	EXTEND THROUGH TOP PLATE

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

-SEE FA DETAILS FOR FIRE ASSEMBLIES  
 -SEE FC DETAILS FOR FRAMING CONNECTORS

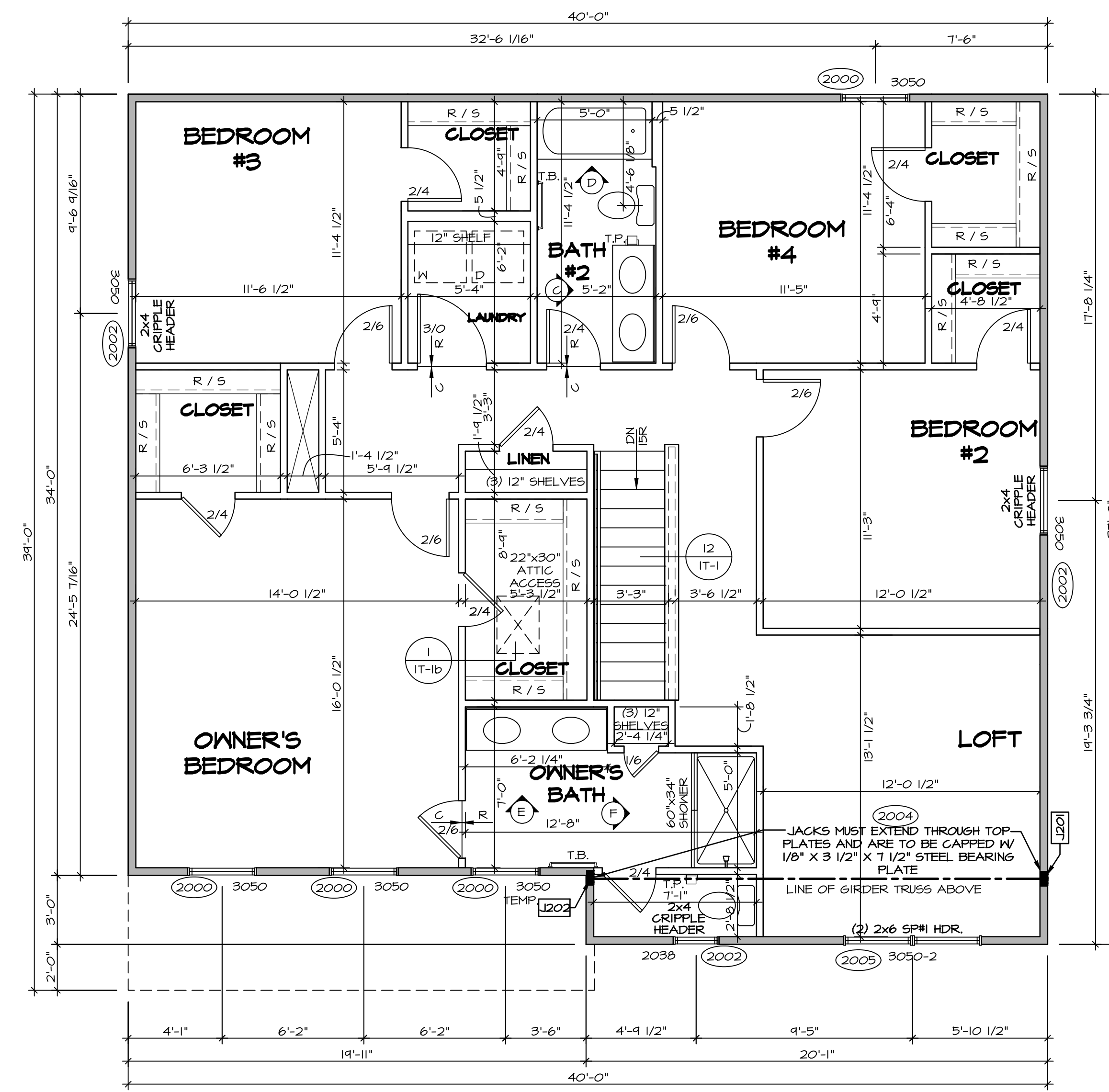
ALL WINDOWS HAVE T-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED

**FLOOR PLAN NOTES**

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**GYPSUM NOTES**

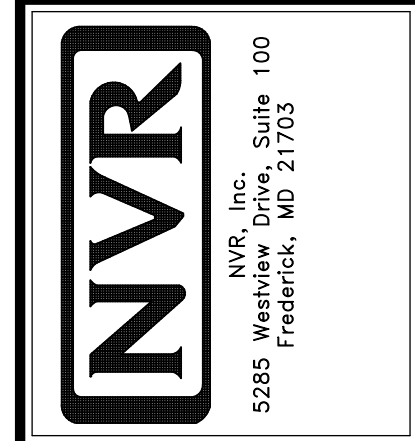
- AT GARAGE:**  
 GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**  
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



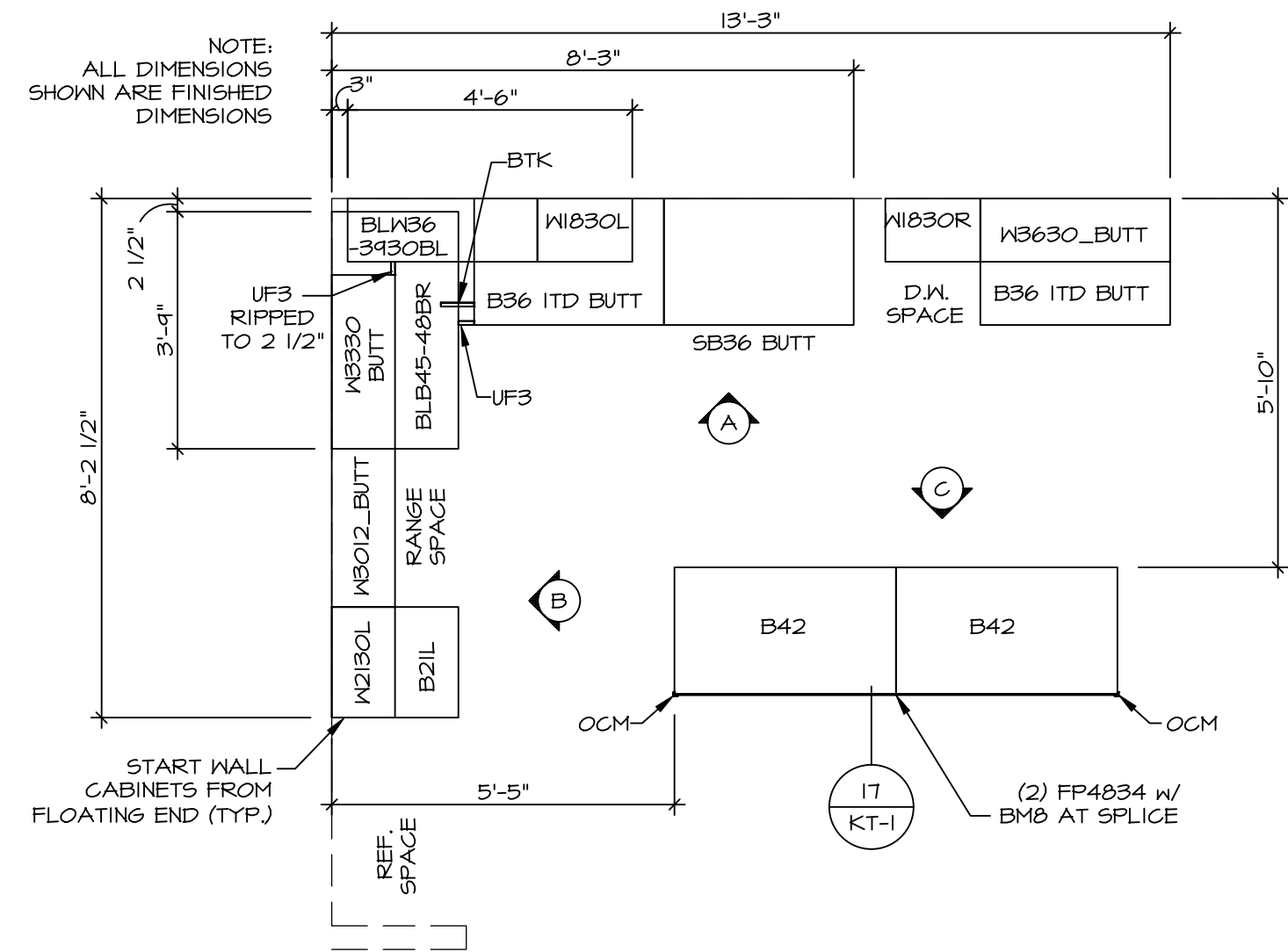
**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT  
**DCY-S2-0462**  
 COM-LOT  
 SALTERS MILL - SIMPLY RYAN - 0462  
 STREET ADDRESS  
 9907 CRESTING DRIVE  
 CITY MIDDLETOWN STATE OH ZIP 45042

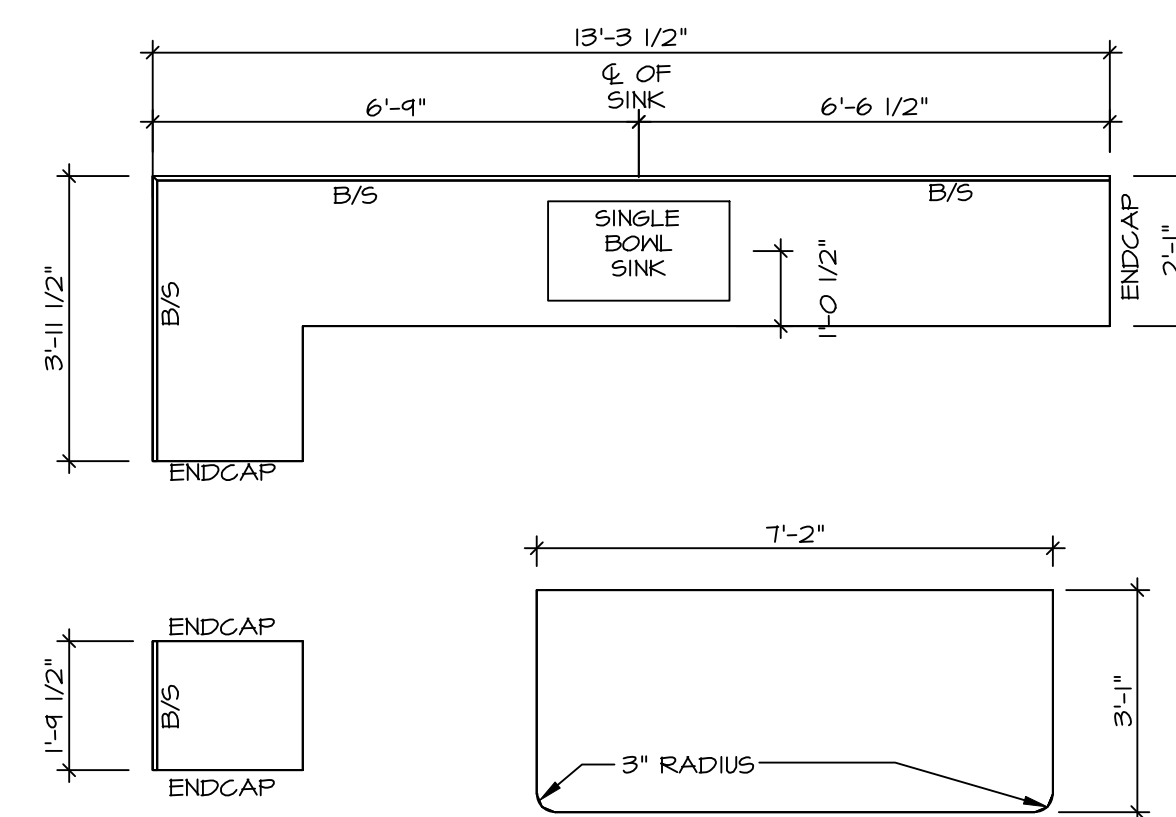
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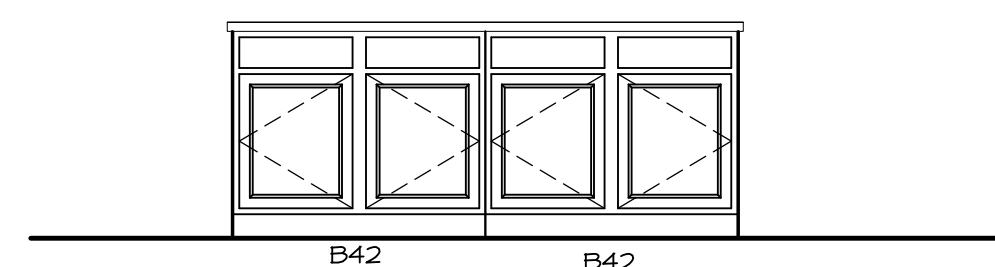
SHEET NO.	<b>A-8</b>	OPTION DESCRIPTION	13
MODEL	<b>HAZEL</b>	DRAWING TITLE	SECOND FLOOR PLAN
SET NO.	HZLOO	VERSION	01
RELEASE NO.	----	DRAWN BY	
DATE:		OPTION	



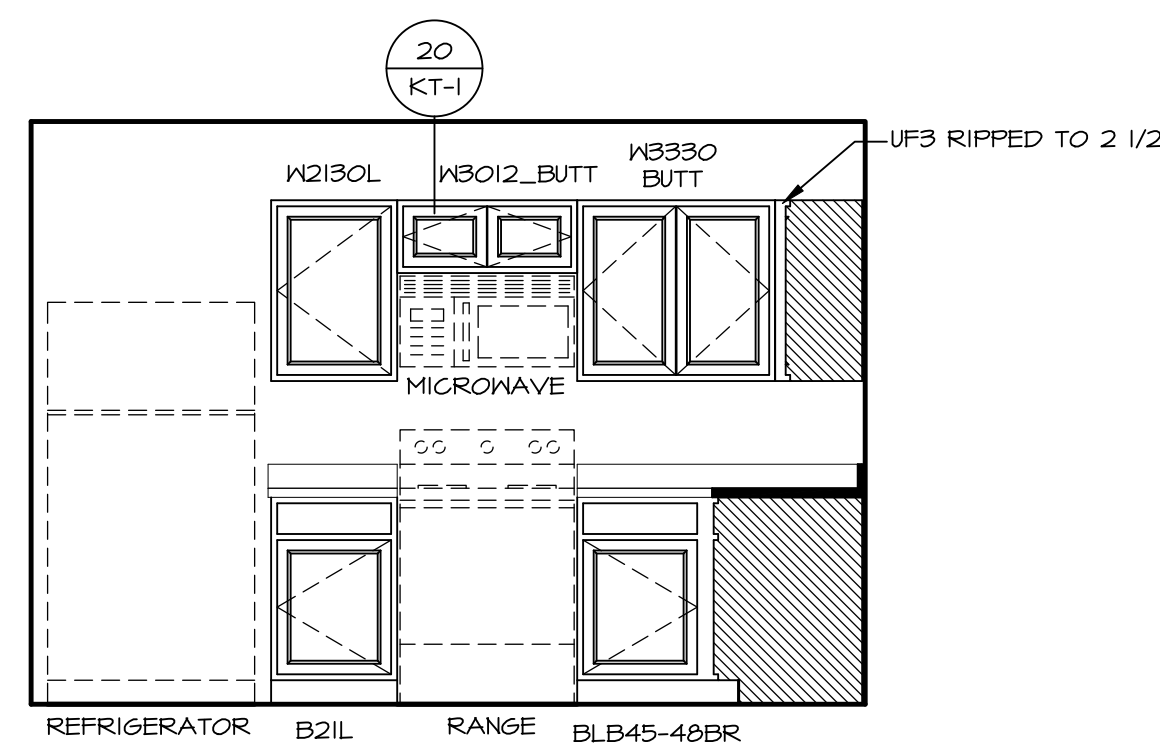
**KITCHEN CABINET PLAN (KC-3899)**  
SCALE: 3/8" = 1'-0" 1 A-12



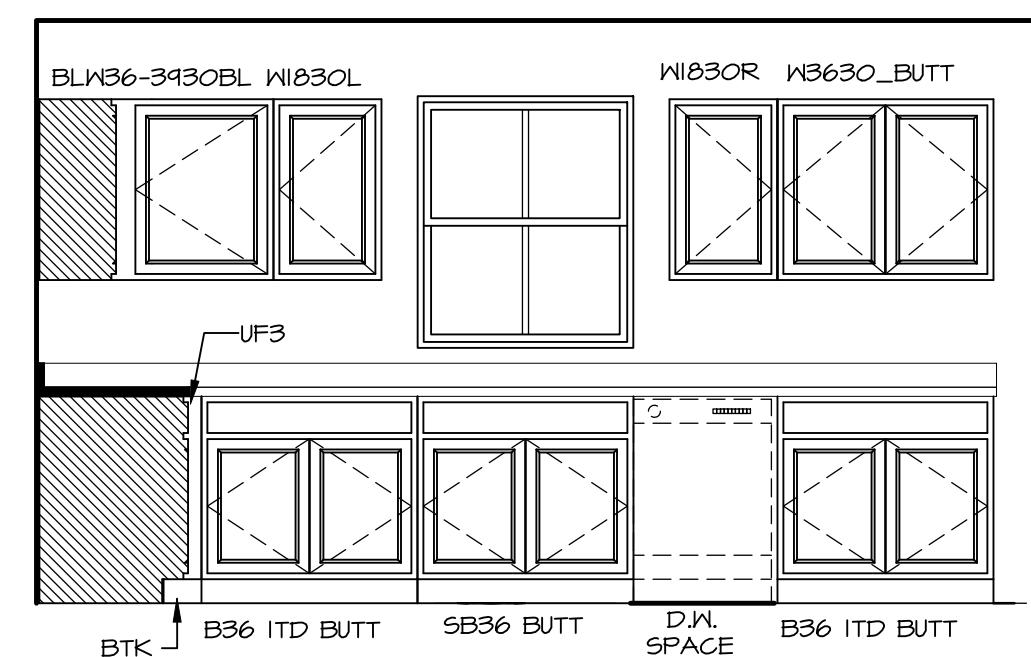
**KITCHEN COUNTERTOP PLAN (KT-3899)**  
SCALE: 3/8" = 1'-0" 2 A-12



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



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

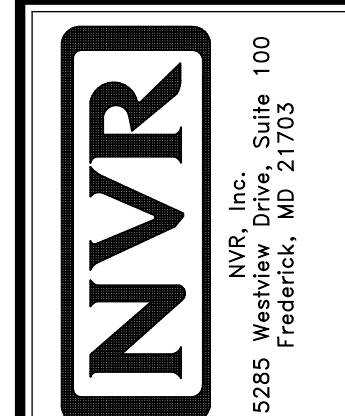


**KITCHEN ELEVATION A**  
SCALE: 3/8" = 1'-0"

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

- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
  - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1/1KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
  - ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  - CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
  - 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.
  - HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (1) KNOB/PULL. NO HARDWARE ON FALSE DRAWER FRONTS. REFER TO STANDARD DETAIL SKT-10

SHEET NO.	17
USER	HAZEL
DRAWING TITLE	KITCHENS
OPTION DESCRIPTION	
SET NO.	HZLOO
VERSION	01
RELEASE NO.	----
DRAWN BY	
DATE:	
OPTION	



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DIV-COMM-LOT-UNIT	DCY-S2-0462
COM-LOT	SAATERS MILL - SIMPLY RYAN - 0462
STREET ADDRESS	9907 CRESTING DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042