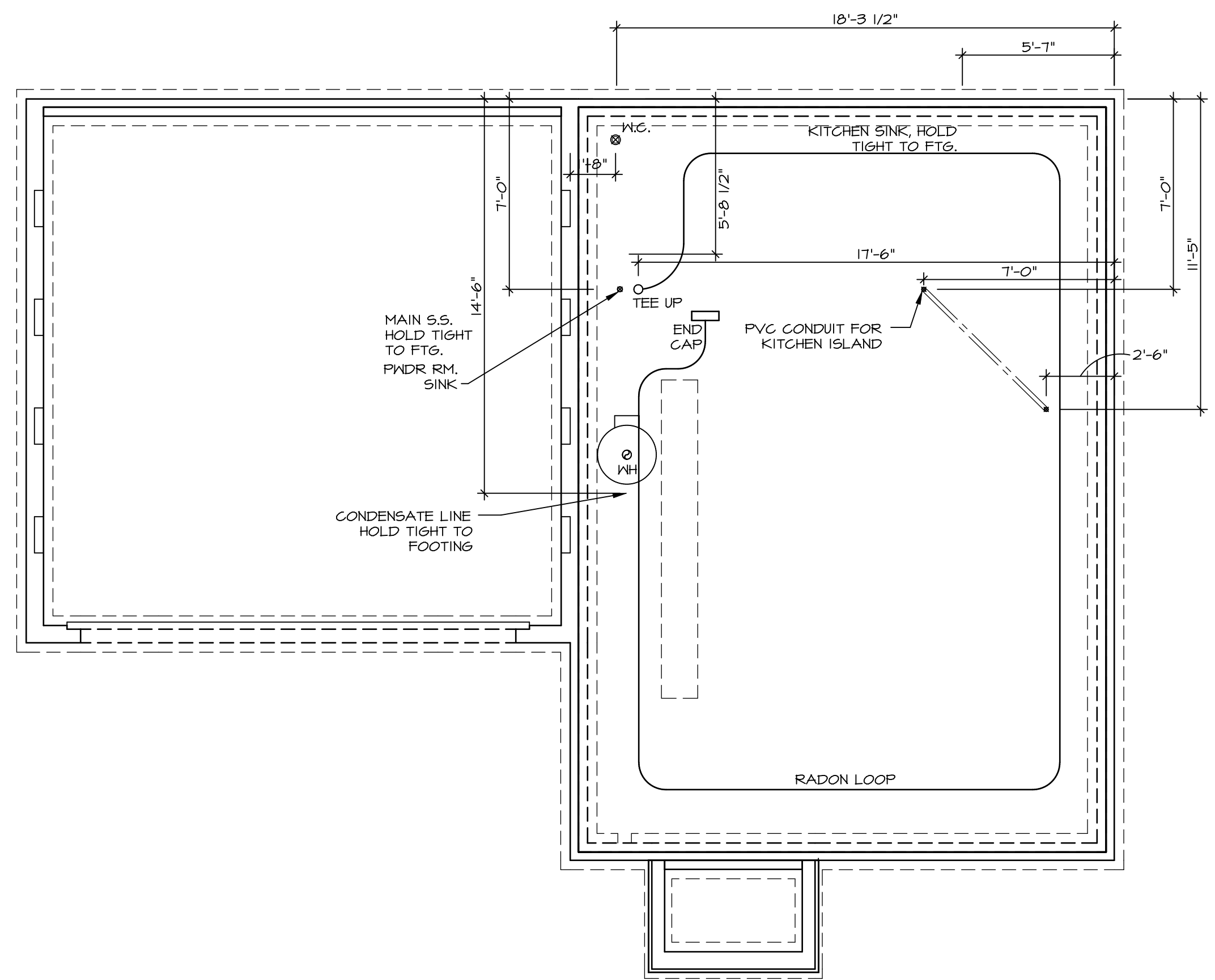
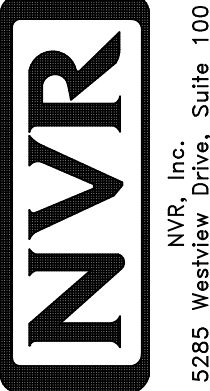


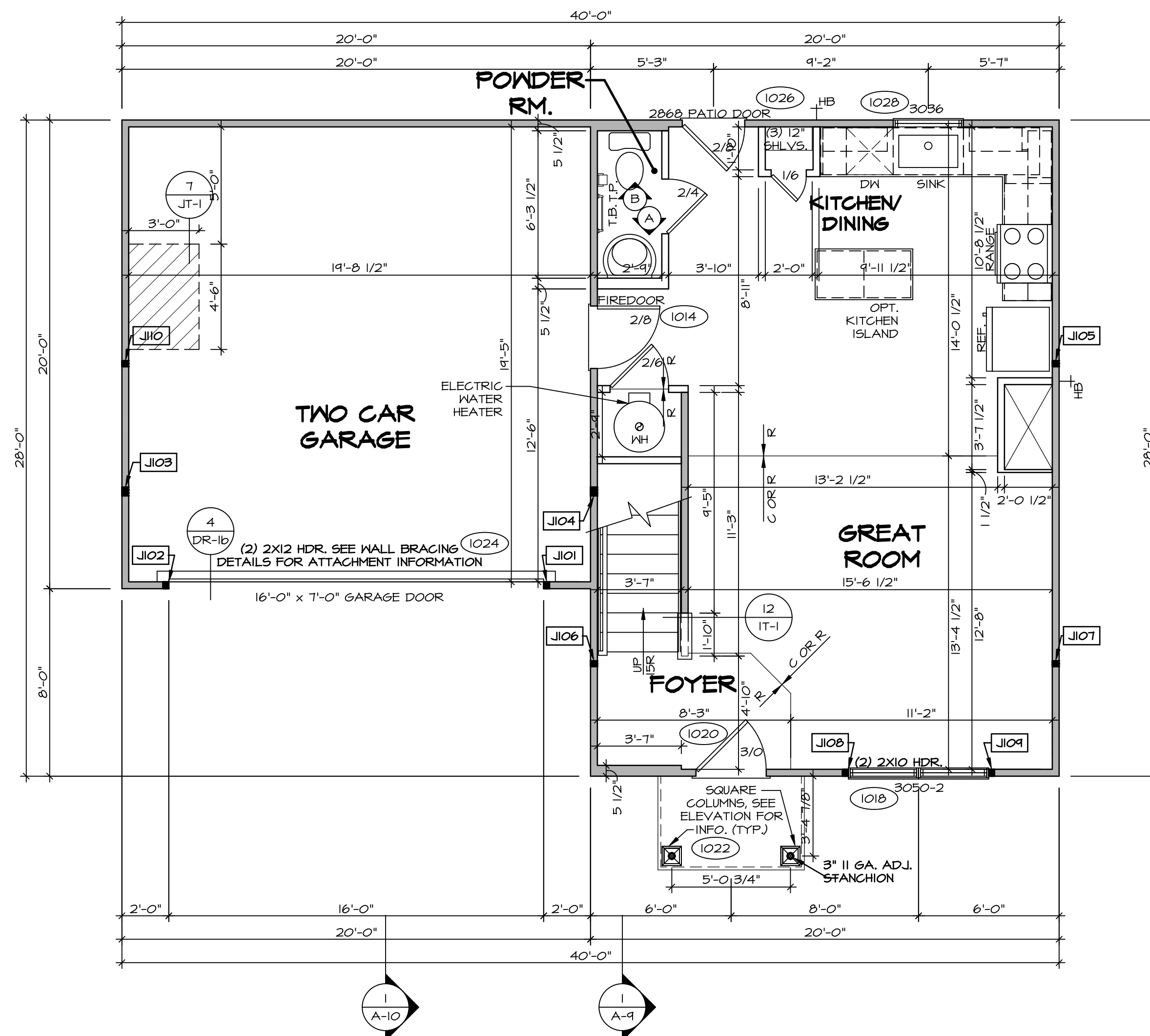


**NOTE**  
 RADON REMEDIATION  
 RADON LOOP:  
 - (4") PERFORATED HDPE "LOOP"  
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE  
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS  
 - TO BE CORRUGATED HDPE PIPE  
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK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



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

SHEET NO. <b>A-5</b>	MODEL <b>ASPEN</b>	SET NO. <b>ASPOO</b>	VERSION <b>01</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	DRAWN BY	DATE:
OPTION DESCRIPTION <b>7</b>		OPTION	
DIV-COMM-LOT-UNIT <b>DCY-S2-0047</b>		COMM-LOT <b>SMYTERS MILL - SIMPLY RYAN - 0047</b>	
STREET ADDRESS <b>5761 BENTWOOD DRIVE</b>		APT. NO. -----	STATE <b>OH</b>
CITY <b>MIDDLETOWN</b>		ZIP <b>45042</b>	
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 NVR, Inc. Suite 100 Frederick, MD 21703			
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**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**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 "11" 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, 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

**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#1	1016	
J104	JACK - (3) 2X4 SFF#1	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	1018	
J109	JACK - (2) 2X4 SFF STUD GRADE	1018	
J110	JACK - (2) 2X4 SFF STUD GRADE	1012	

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SET NO. ASP00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

MODEL: ASPEN  
DRAWING TITLE: FIRST FLOOR PLAN  
OPTION DESCRIPTION

SHEET NO. A-7  
9

DIV-COMM-LOT-UNIT  
**DCY-S2-0047**  
COMM-LOT  
SAWYERS MILL - SIMPLY RYAN - 0047  
STREET ADDRESS  
5761 BENTWOOD DRIVE  
CITY MIDDLETOWN STATE OH ZIP 45042

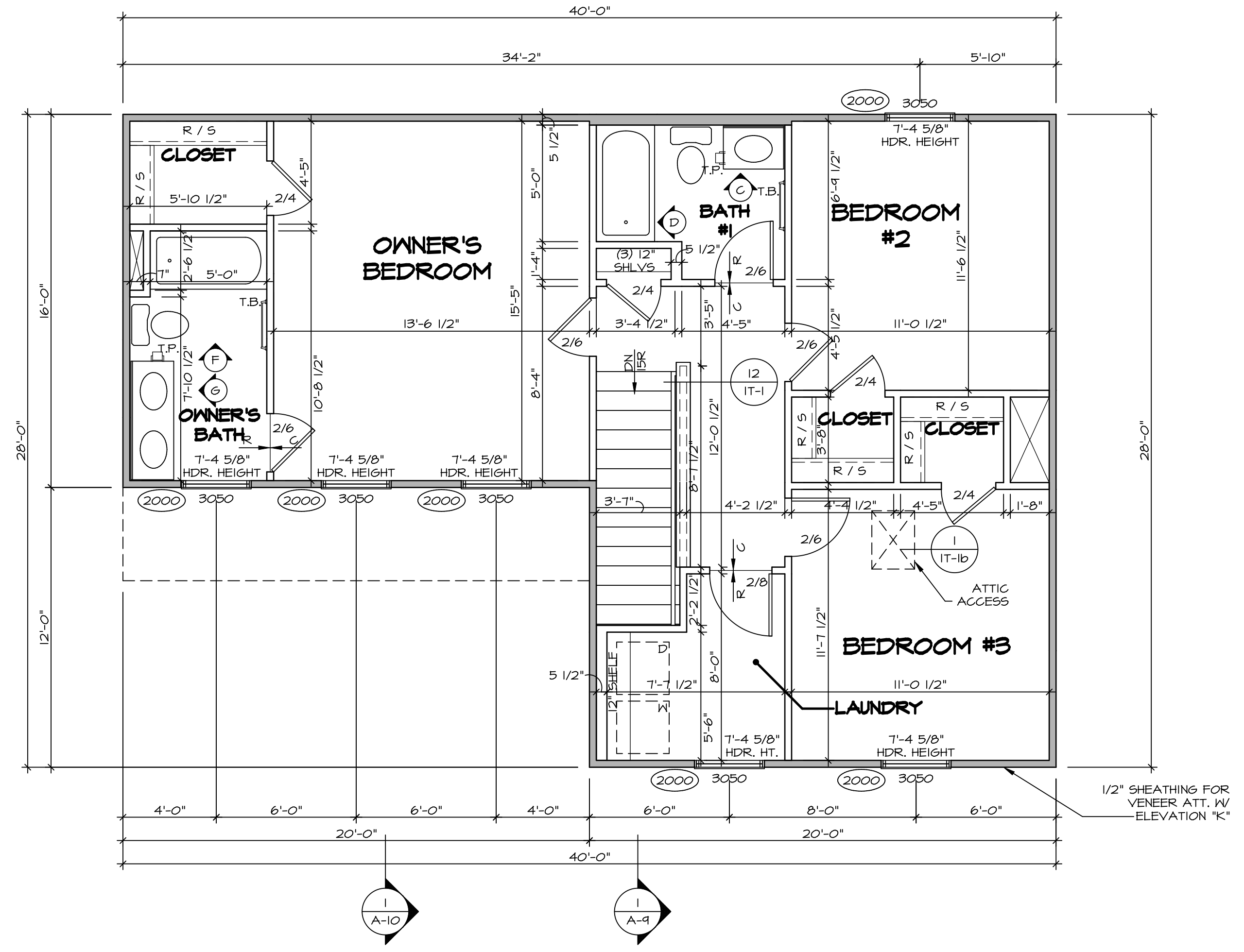
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LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

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 "11" 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, 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



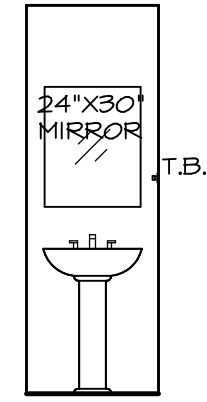
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT <b>DCY-S2-0047</b>	
COMM-LOT COMM-LOT SAWYERS MILL - SIMPLY RYAN - 0047	APT. NO. -----
STREET ADDRESS 5761 BENTWOOD DRIVE	CITY STATE OH ZIP MIDDLETOWN OH 45042
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SET NO. ASP00 VERSION 01	DRAWN BY
DRAWING TITLE <b>SECOND FLOOR PLAN</b>	
DATE:	OPTION
OPTION DESCRIPTION	
SHEET NO. <b>A-8</b>	10



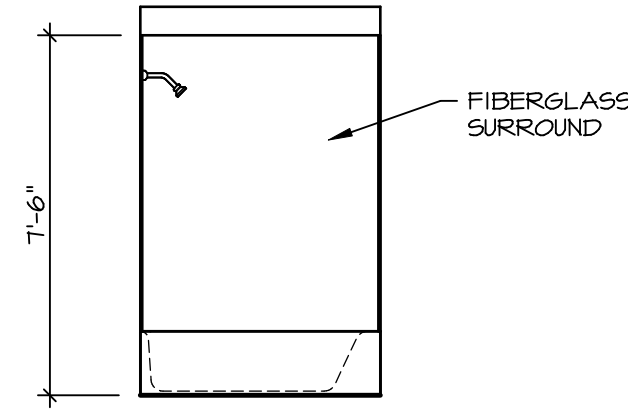
**NOTES:**

1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOORS 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 V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.

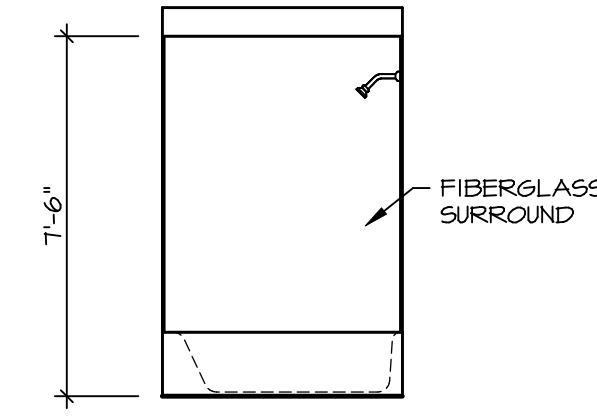


PEDESTAL SINK WITH SQUARE MIRROR

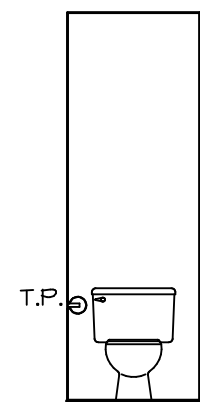
**A POWDER ROOM**  
SCALE: 1/4" = 1'-0"



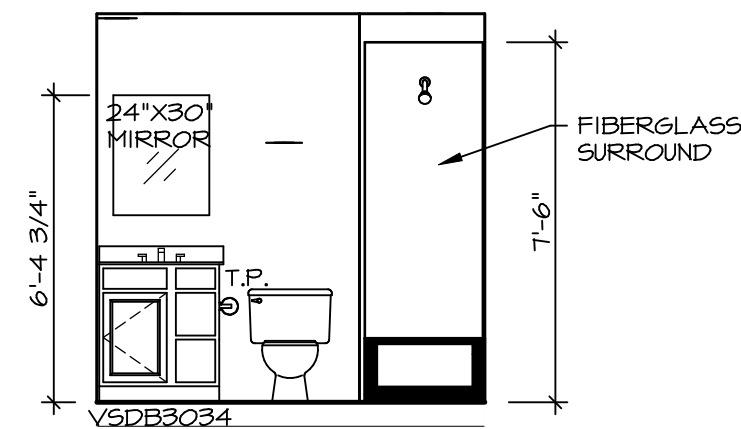
**D BATH #1**  
SCALE: 1/4" = 1'-0"



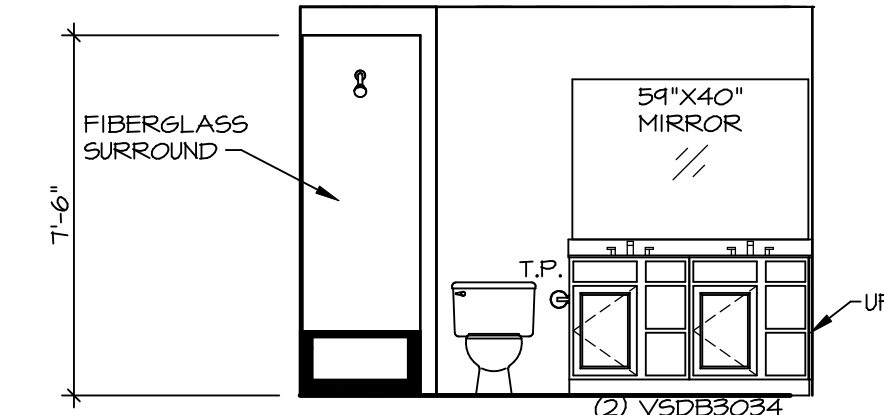
**F OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



**B POWDER ROOM**  
SCALE: 1/4" = 1'-0"



**C BATH #1**  
SCALE: 1/4" = 1'-0"



**G OWNER'S BATH**  
SCALE: 1/4" = 1'-0"

SHEET NO.	MODEL	SET NO.	VERSION
A-13	ASPEN	ASPOO	01
	DRAWING TITLE	DRAWN BY	
	BATH ELEVATIONS	DATE:	
	OPTION DESCRIPTION	OPTION	
15			

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DIV-COMM-LOT-UNIT	
DCY-S2-0047	
COMM-LOT	
SANTYERS MILL - SIMPLY RYAN - 0047	
STREET ADDRESS	APT. NO.
5761 BENTWOOD DRIVE	----
CITY	STATE
MIDDLETOWN	OH
	ZIP
	45042