

S2 384

5007 BROOKLET WAY

MIDDLETOWN, OH 45042

2 Story Basement

2 hose bibs - no valves required

ice maker

2 tub

WATER HEATER ELECTRIC 40 GALLON

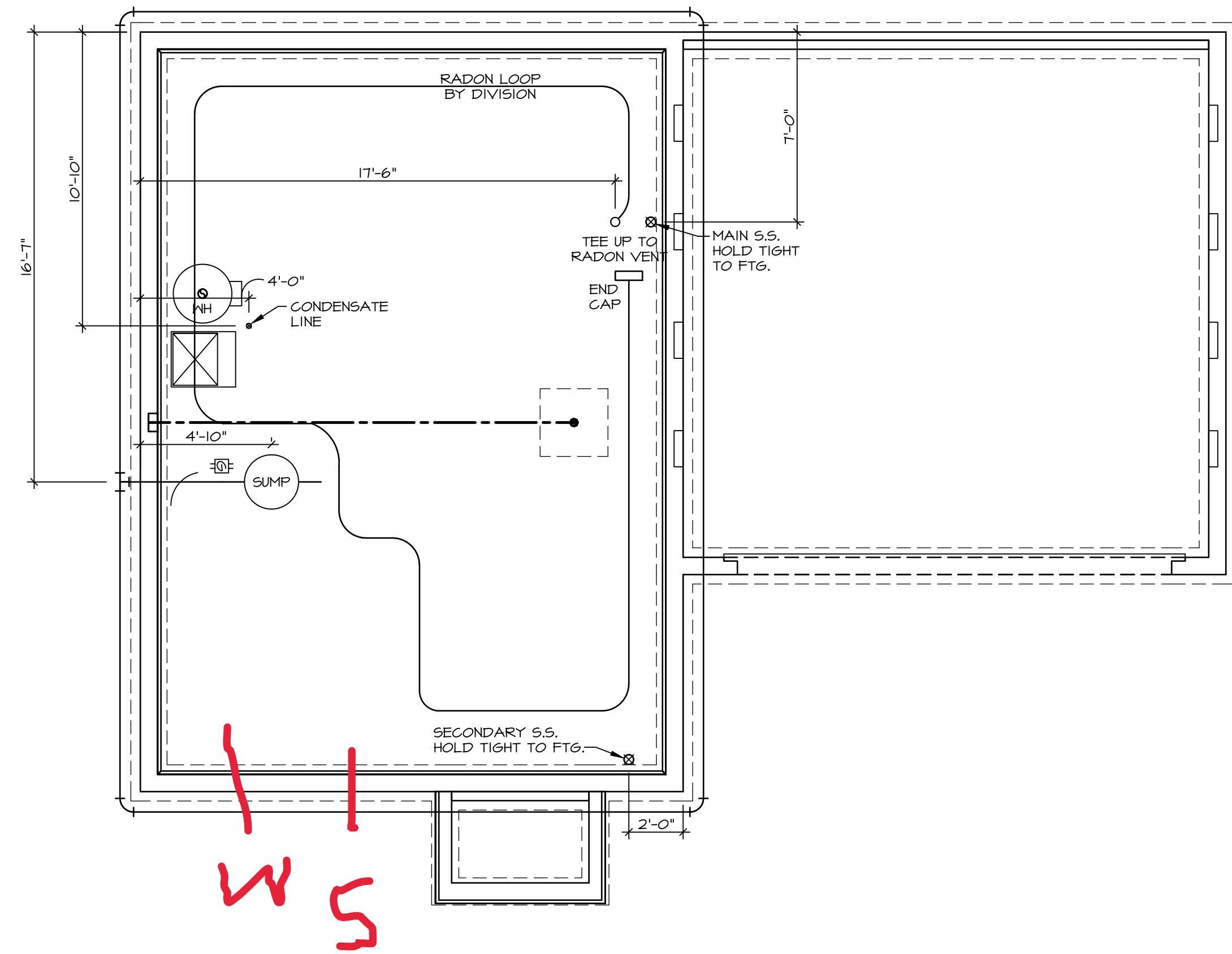
Gas Furnace

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:

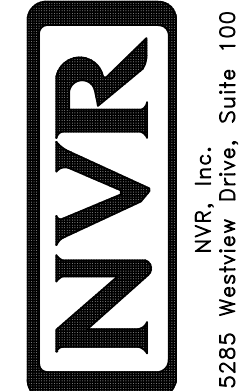
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
- ROOF TERMINATION TO BE IN TOP 1/3 OF 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. A-5	MODEL ASPEN	SET NO. ASFOO	NVR, Inc. 5285 Westwick, Suite 100 Frederick, MD 21703	DIV-COMM-LOT-UNIT DCY-S2-0384
	DRAWING TITLE PLUMBING	VERSION OI RELEASE NO. ----		
OPTION DESCRIPTION 10	DRAWN BY DATE:	OPTION	STREET ADDRESS 5007 BROOKLET WAY	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 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.

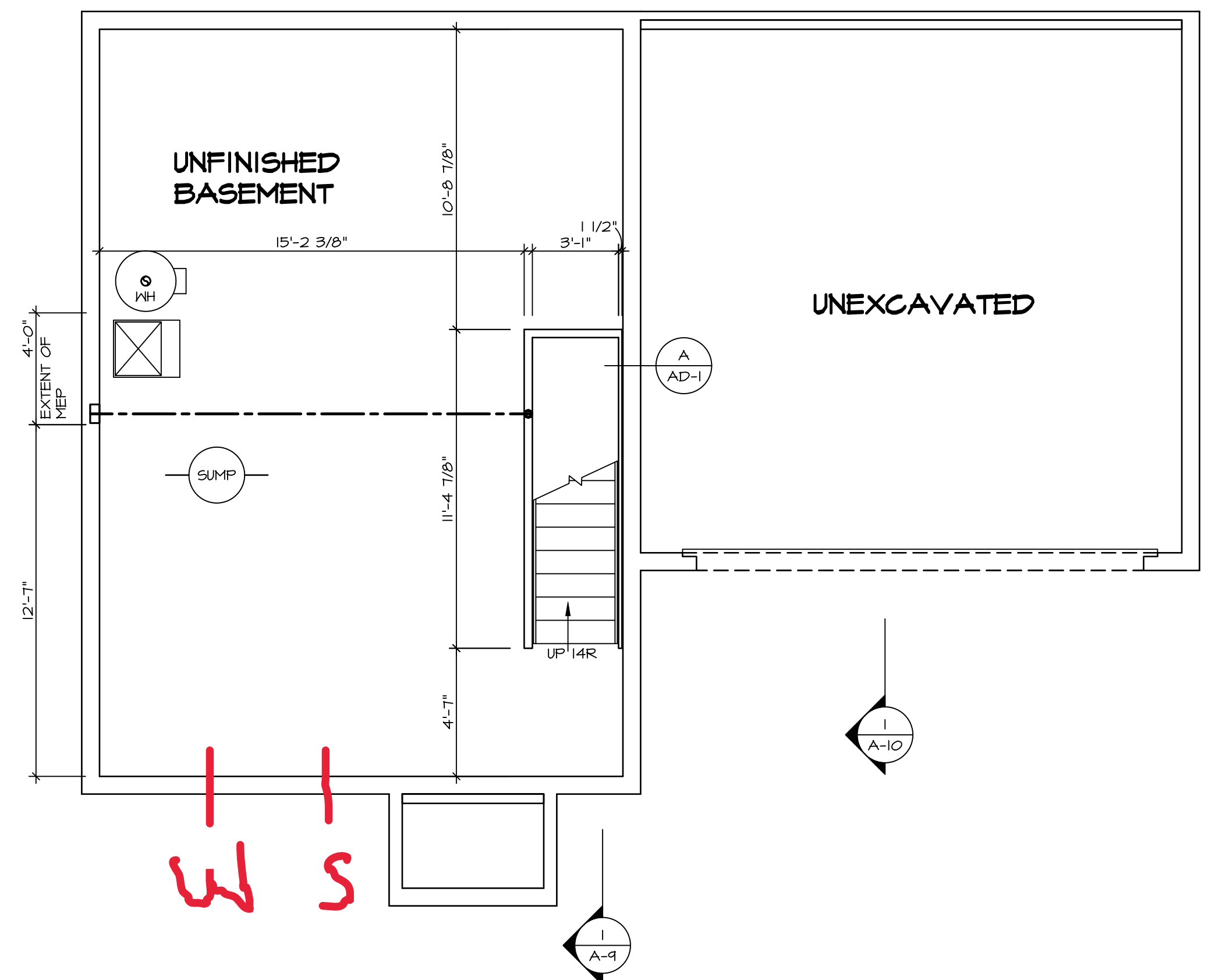
GYPSUM NOTES

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"

SHEET NO. **A-6**
 MODEL **ASPEN**
 DRAWING TITLE **BASEMENT FLOOR PLAN**
 OPTION DESCRIPTION
 SET NO. **ASFOO**
 VERSION **O1**
 RELEASE NO. **----**
 DRAWN BY
 DATE:
 OPTION

DIV-COMM-LOT-UNIT **DCY-S2-0384**
 COM-LOT **SAYMERS MILL - SIMPLY RYAN - 0384**
 STREET ADDRESS **BOOT BROOKLET WAY**
 CITY **MIDDLETOWN** STATE **OH** ZIP **45042**

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

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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.
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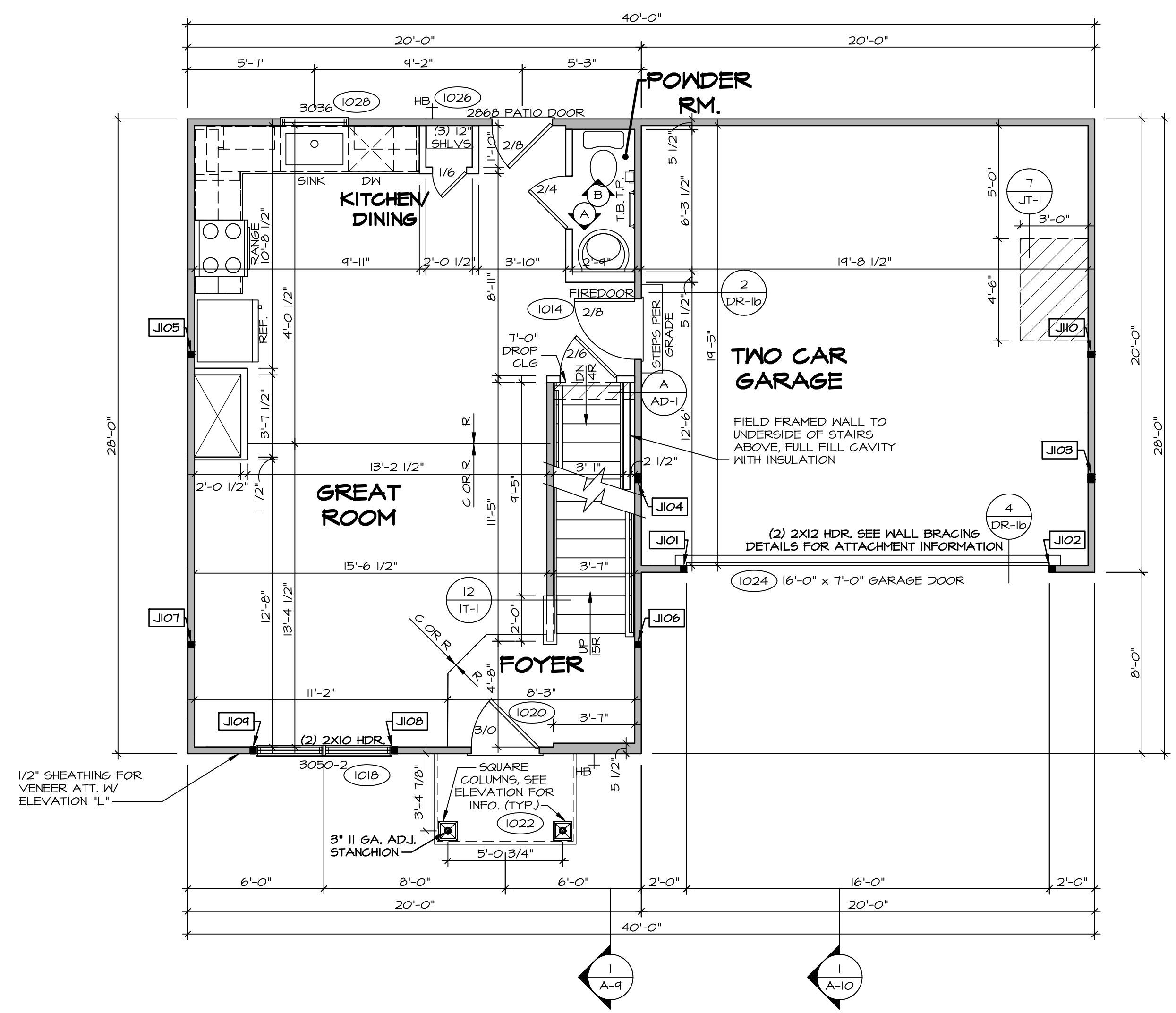
GYPSUM NOTES

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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 STUD GRADE	1016	
J104	JACK - (3) 2X4 SFF STUD GRADE	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	

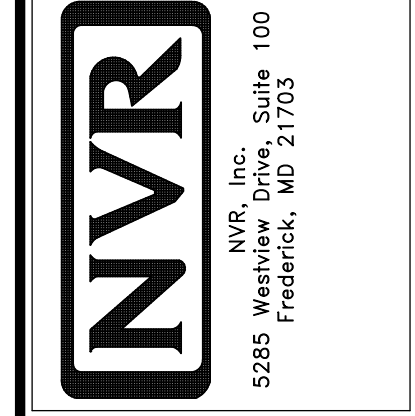
FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS



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

DIV-COMM-LOT-UNIT
DCY-S2-0384
COM-LOT
SAYERS MILL - SIMPLY RYAN - 0384
STREET ADDRESS
5007 BROOKLET WAY
CITY MIDDLETOWN STATE OH ZIP 45042

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

SHEET NO. **A-7**
MODEL **ASPEN**
DRAWING TITLE **FIRST FLOOR PLAN**
OPTION DESCRIPTION
12

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	

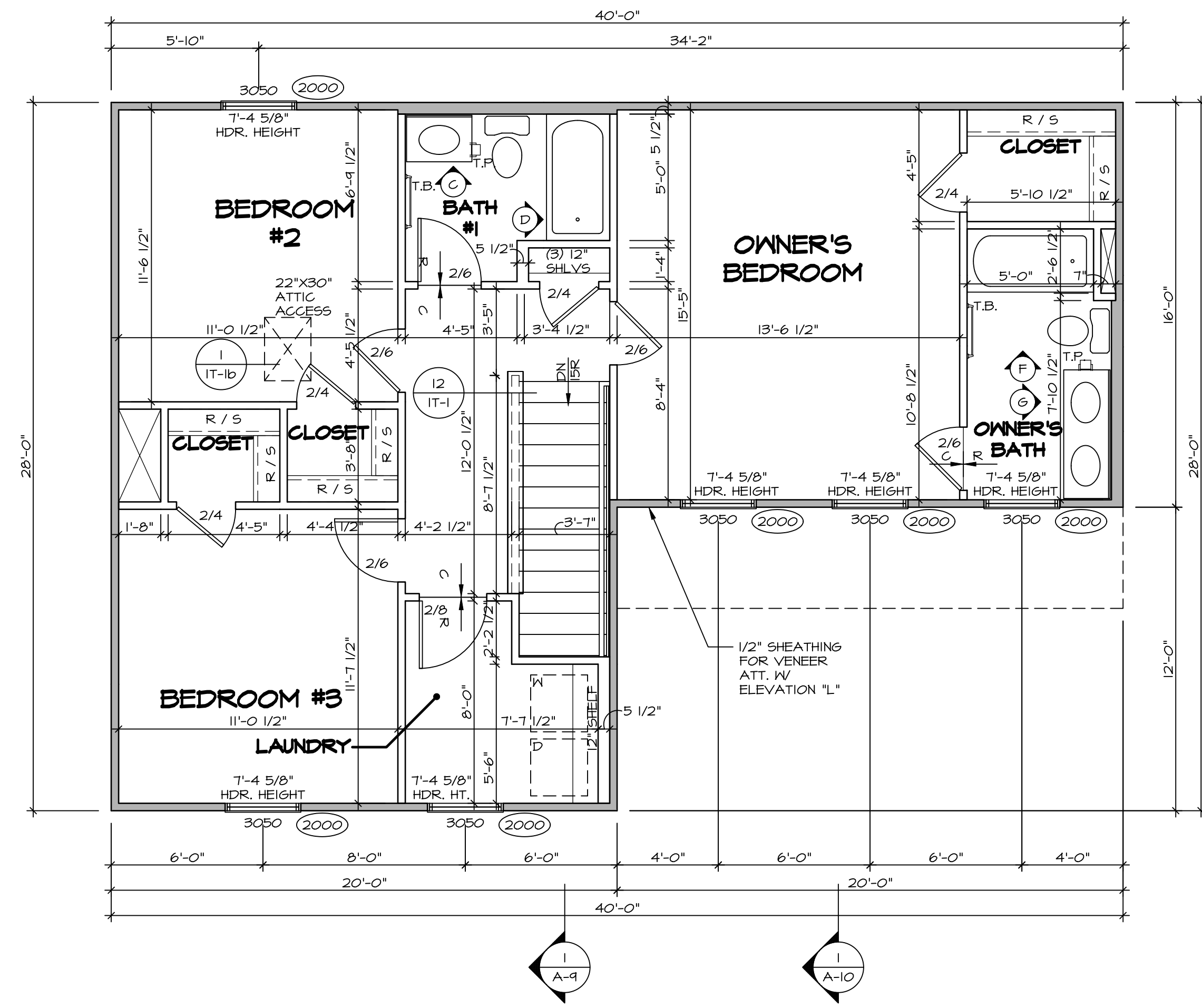
FLOOR PLAN NOTES

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GYPSUM NOTES

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GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

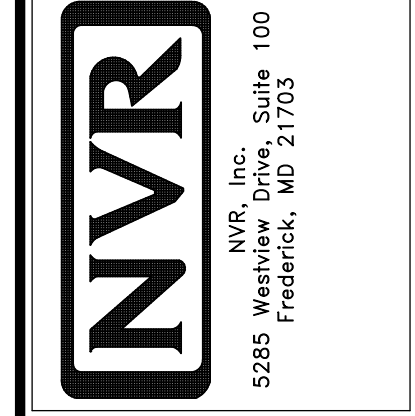
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

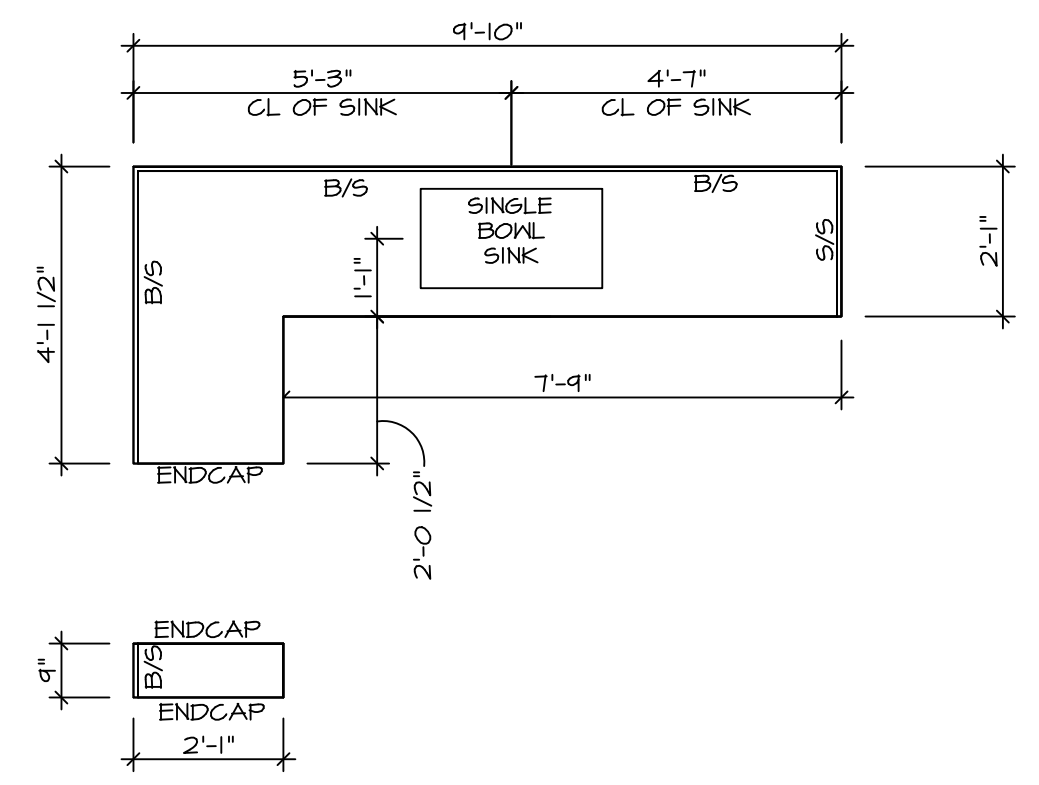
DIV-COMM-LOT-UNIT		DCY-S2-0384	
COM-LOT	COM-LOT	SAVYERS MILL - SIMPLY RYAN - 0384	APT. NO.
STREET ADDRESS		5007 BROOKLET WAY	
CITY	STATE	ZIP	45042
MIDDLETOWN	OH		

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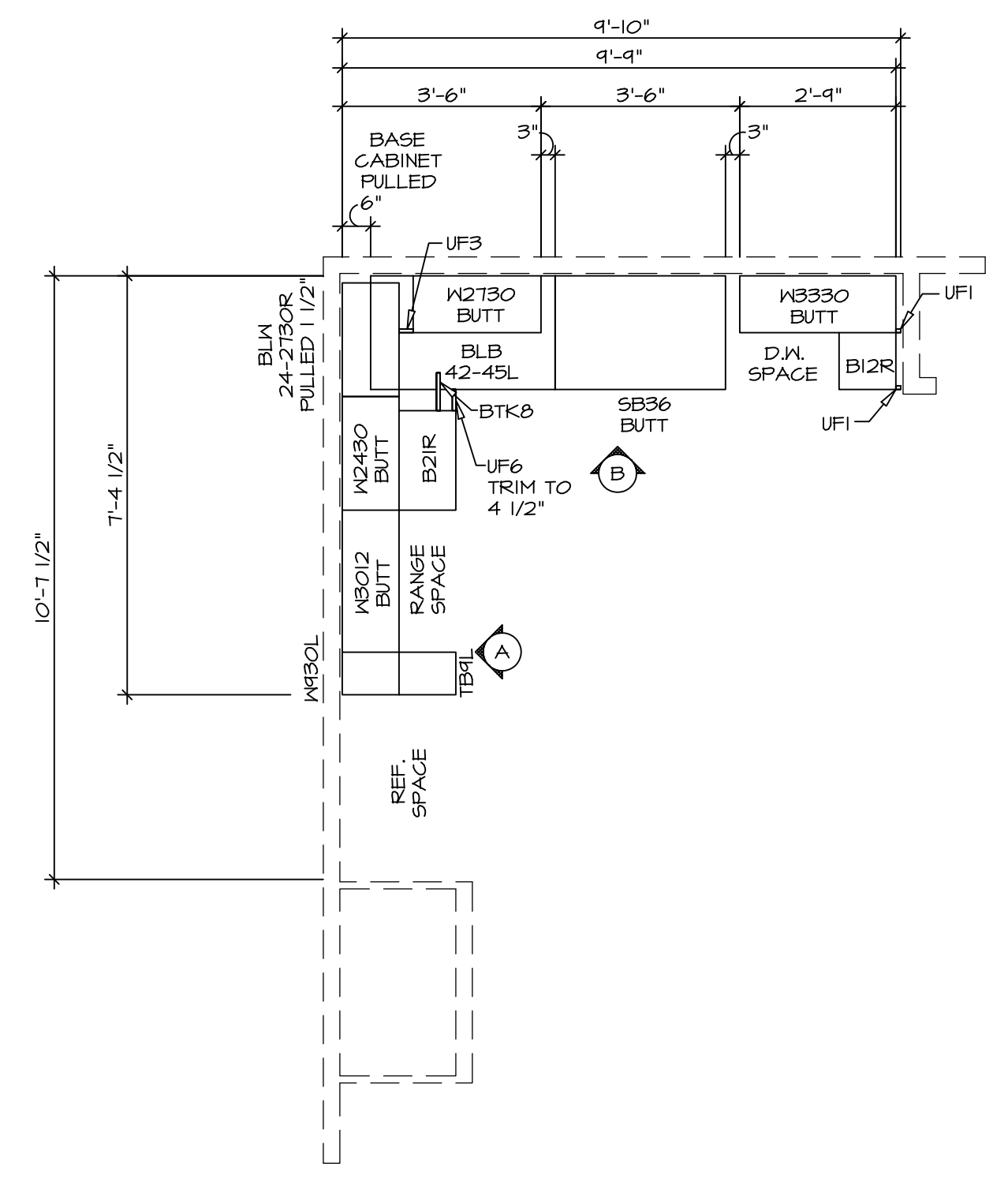


SET NO.	ASF00
VERSION	01
RELEASE NO.	----
DRAWN BY	
DATE:	
OPTION	

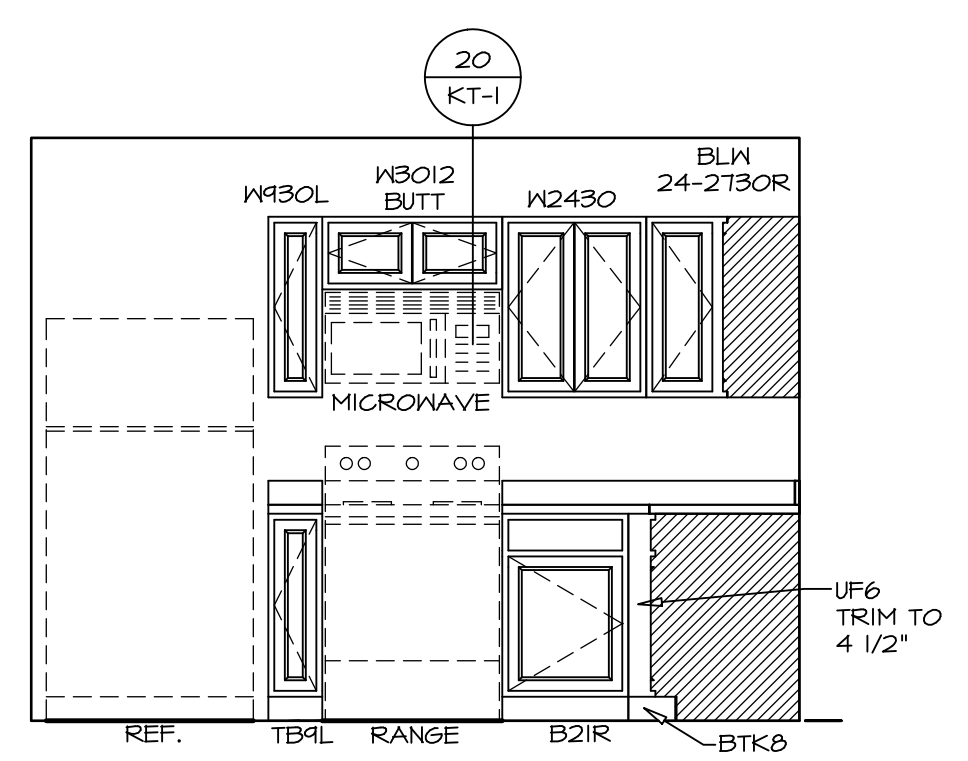
SHEET NO.	A-8	13
MODEL	ASPEN	
DRAWING TITLE	SECOND FLOOR PLAN	
OPTION DESCRIPTION		



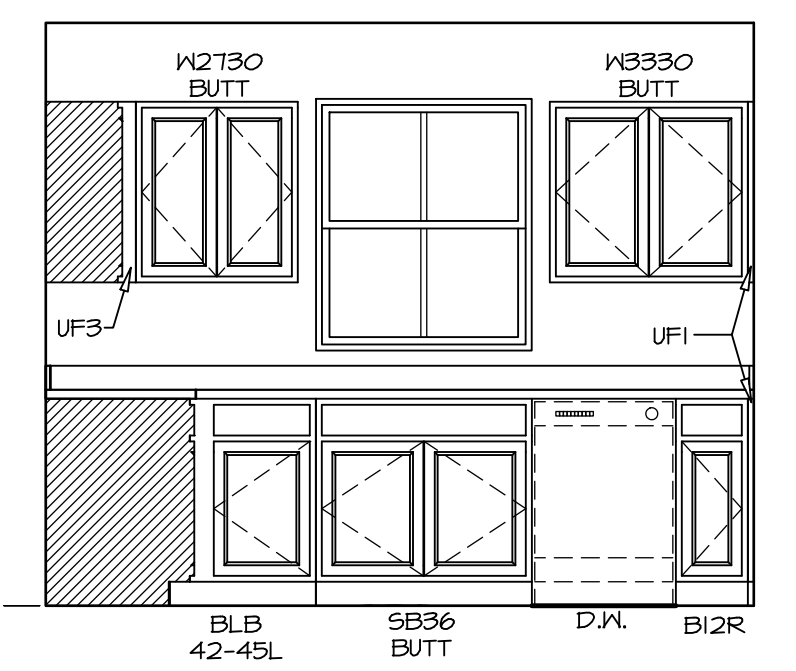
2 KITCHEN COUNTERTOP PLAN KC - 3639
 A-12 SCALE: 3/8" = 1'-0"



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



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



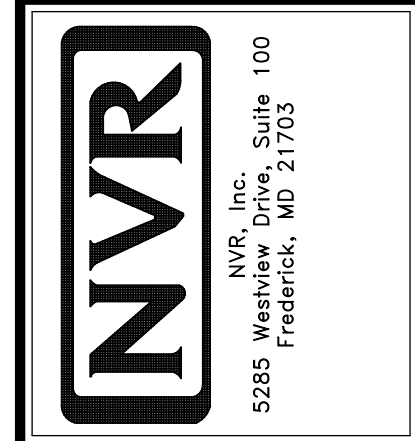
B ELEVATION
 SCALE: 3/8" = 1'-0"

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/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (UFI) 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-S2-0384	
COM-LOT	SAMYERS MILL - SIMPLY RYAN - 0364	APT. NO.	----
STREET ADDRESS	5007 BROOKLET WAY	CITY	MIDDLETOWN
STATE	OH	ZIP	45042

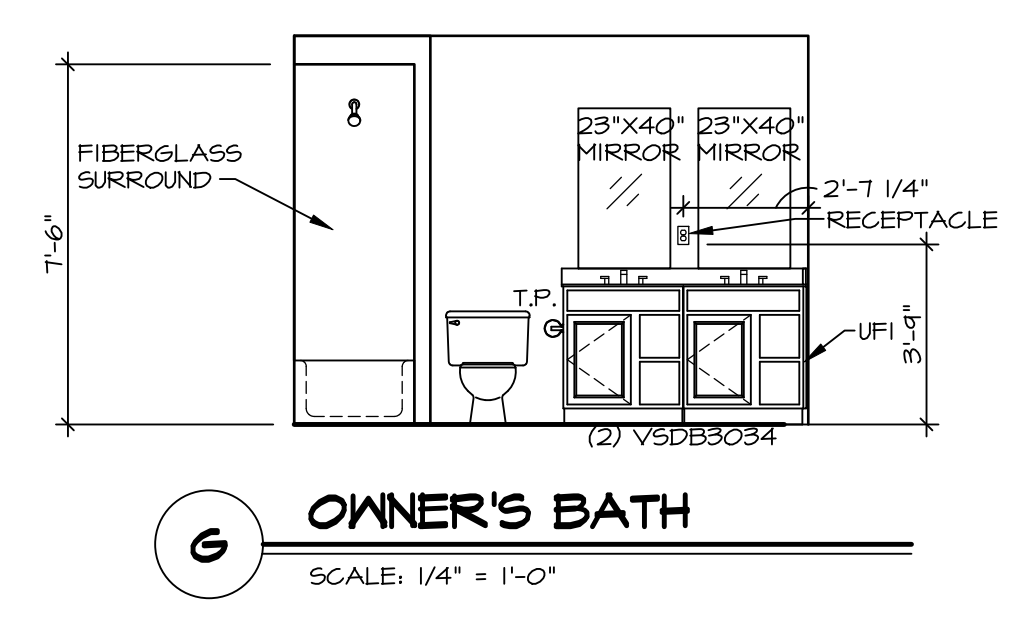
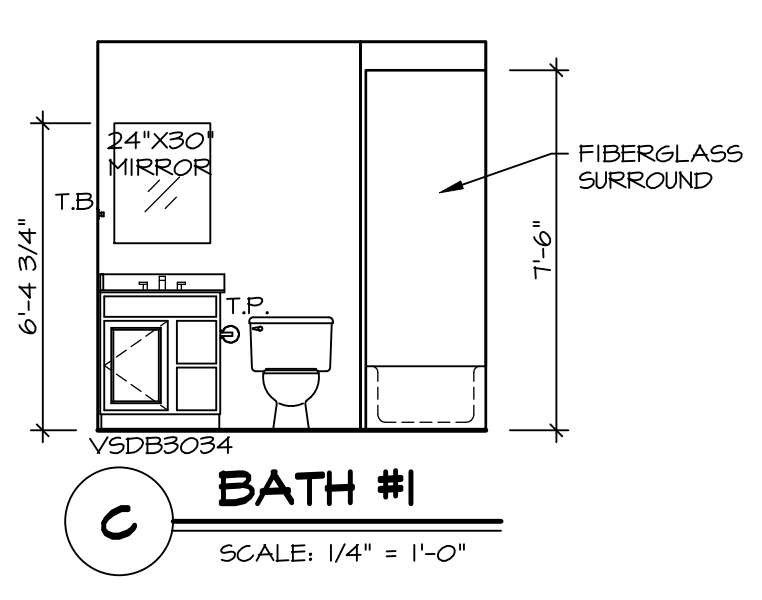
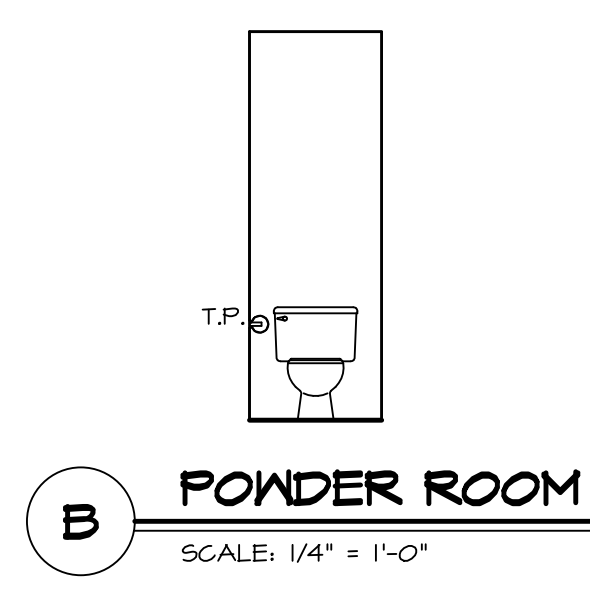
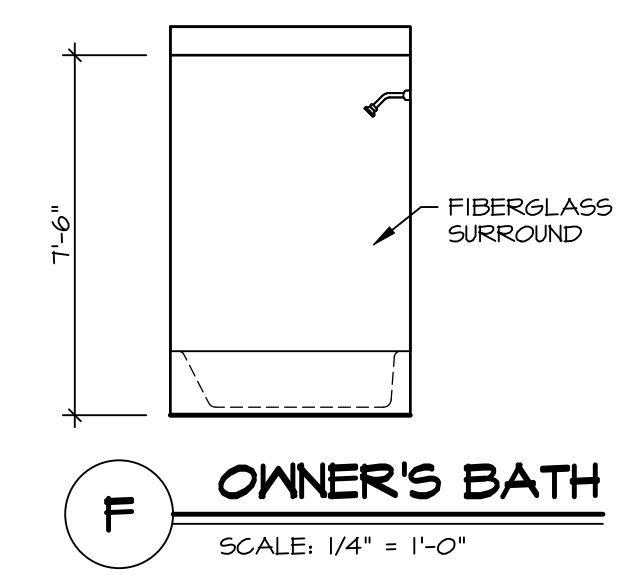
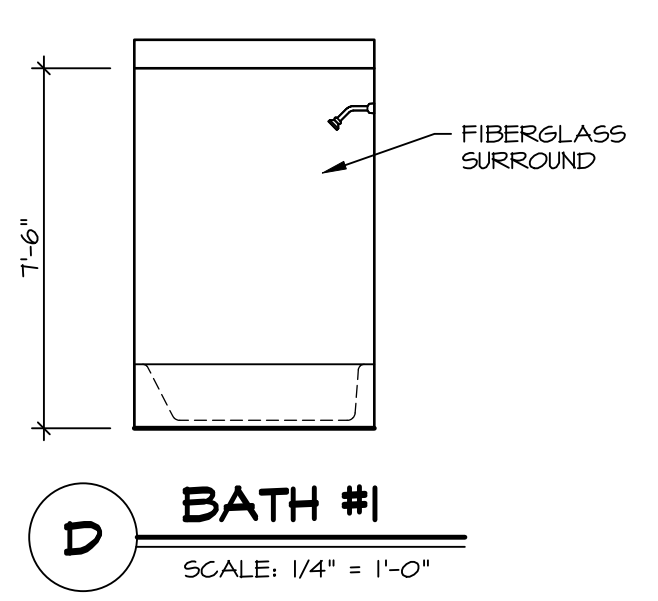
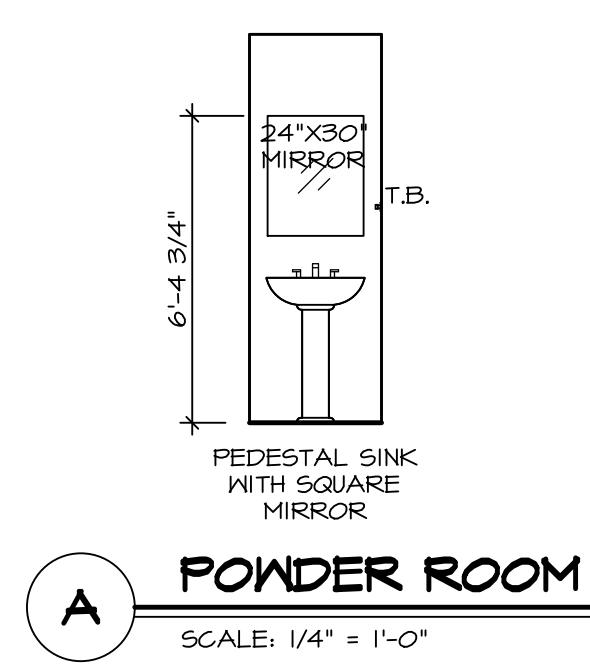
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SHEET NO.	A-12	MODEL	ASPEN
DRAWING TITLE	KITCHEN	SET NO.	ASFOO
OPTION DESCRIPTION		VERSION	01
		RELEASE NO.	----
		DRAWN BY	
		DATE:	
		OPTION	

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 VSD324-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



SHEET NO. A-13	MODEL ASPEN	SET NO. ASFOO	VERSION 01
	DRAWING TITLE BATH ELEVATIONS	RELEASE NO. ----	
13	OPTION DESCRIPTION	DRAWN BY	DATE:
		OPTION	
DIV-COMM-LOT-UNIT DCY-S2-0384		COM-LOT SAMYERS MILL - SIMPLY RYAN - 0384	
STREET ADDRESS 5007 BROOKLET WAY		APT. NO. ----	
CITY MIDDLETOWN	STATE OH	ZIP 45042	
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<p>NVR NVR, Inc., Suite 100 5285 Westwick, MD 21703</p>			
<p style="text-align: right; font-size: small;">C:\NVR\Spines\ASPEN_ASP00_01\DCY-S2-0384\2878866\Sheets\Lot_Specifs\A-13_BATH_LS.dwg 07/13/23 - 2:08 am</p>			