

S2 387

5013 BROOKLET WAY

MIDDLETOWN, OH 45042

2 Story Basement

2 hose bibs - no valves required

ice maker

2 tub

WATER HEATER ELECTRIC 40 GALLON

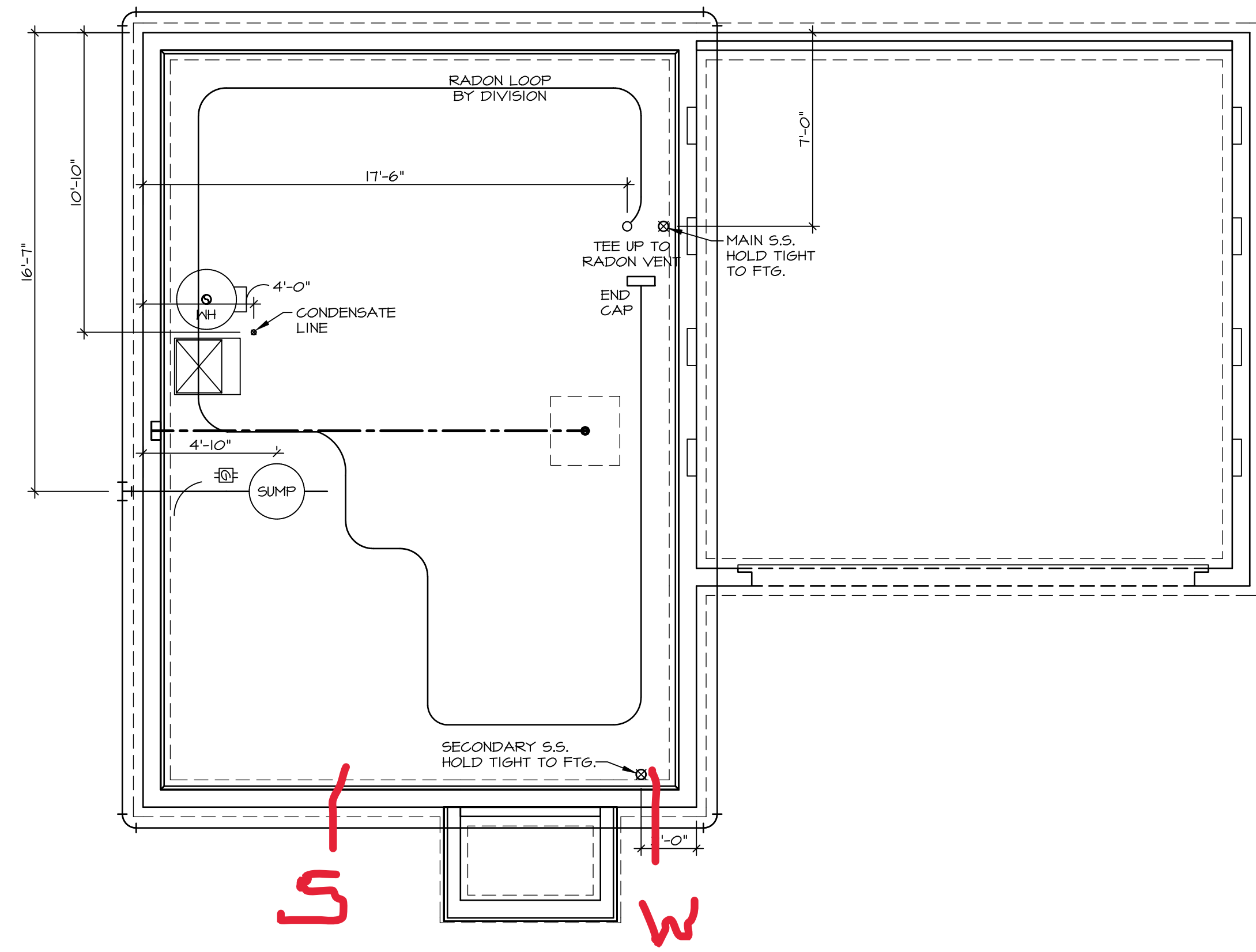
Gas Furnace

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:

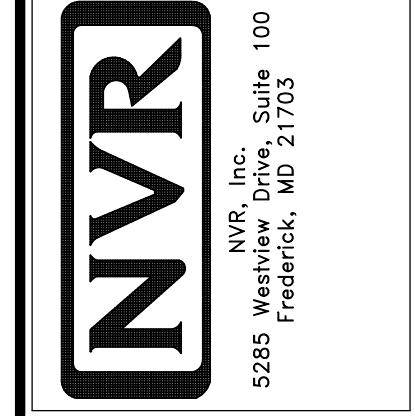
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
- ROOF TERMINATION TO BE IN TOP 1/3 OF 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	DIV-COMM-LOT-UNIT DCY-S2-0387
	DRAWING TITLE PLUMBING	VERSION OI RELEASE NO. ----	
OPTION DESCRIPTION 10	DRAWN BY DATE:	OPTION	STREET ADDRESS 5013 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

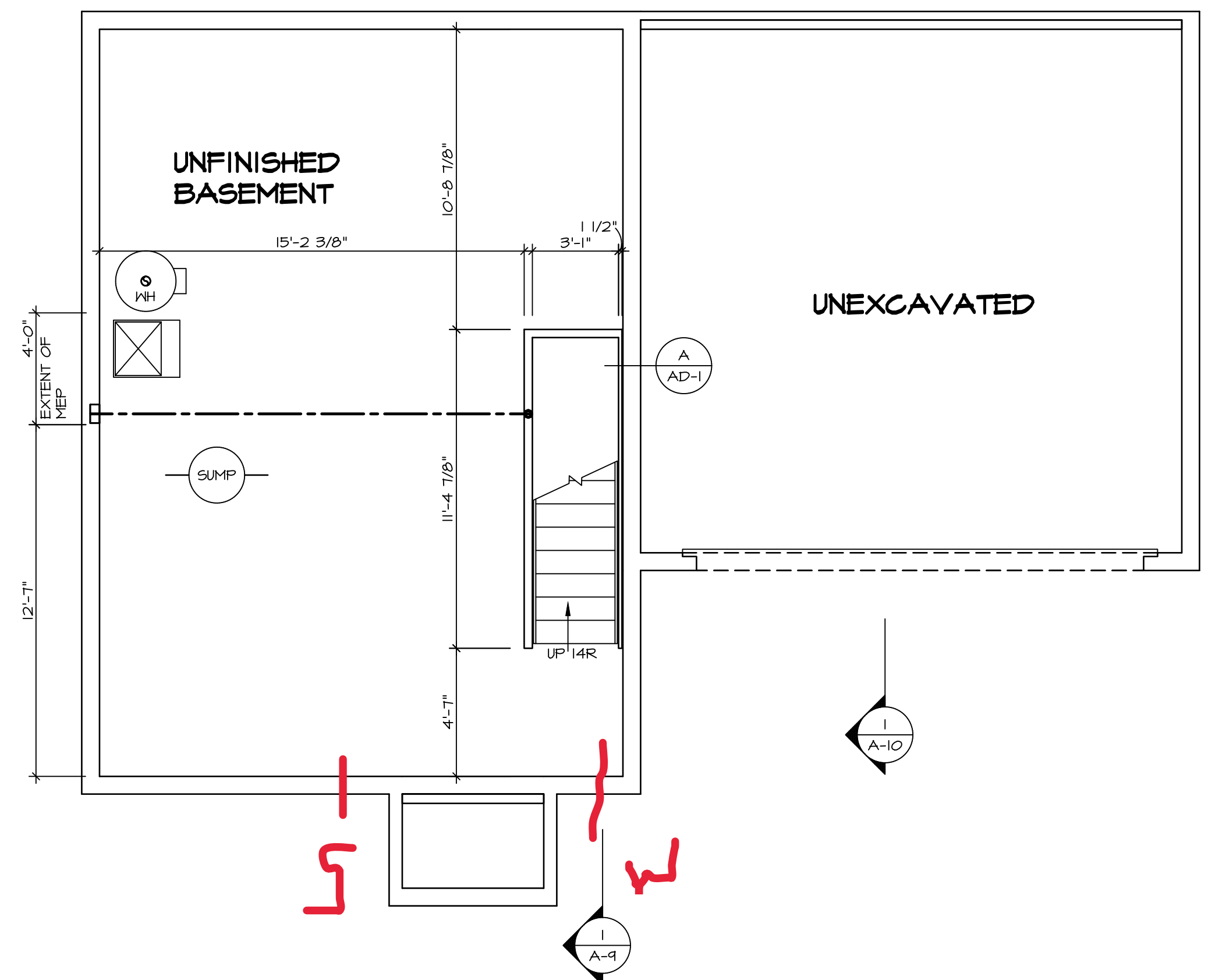
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING 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 5/2", 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, 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

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. **ASF00**
 VERSION **O1**
 RELEASE NO. **----**
 DRAWN BY
 DATE:
 OPTION

DIV-COMM-LOT-UNIT **DCY-S2-0387**
 COM-LOT
 SAATERS MILL - SIMPLY RYAN - 0387
 STREET ADDRESS
5013 BROOKLET WAY
 CITY **MIDDLETOWN** STATE **OH** ZIP **45042**

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 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.
- 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 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 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.

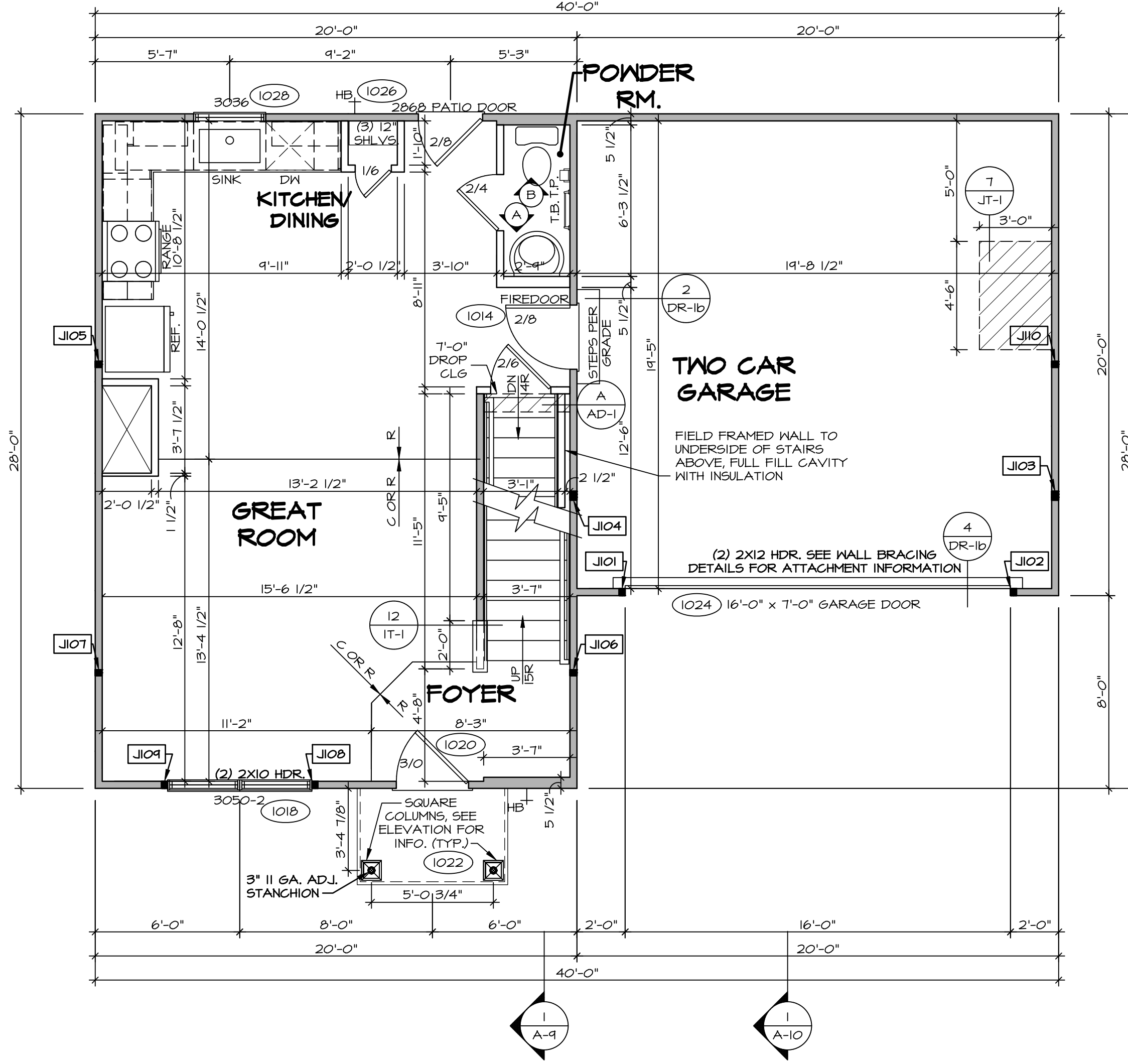
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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

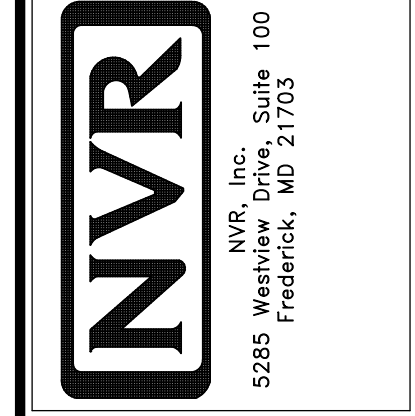
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS



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

DIV-COMM-LOT-UNIT
DCY-S2-0387
COM-LOT
SAYERS MILL - SIMPLY RYAN - 0387
STREET ADDRESS
5013 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	

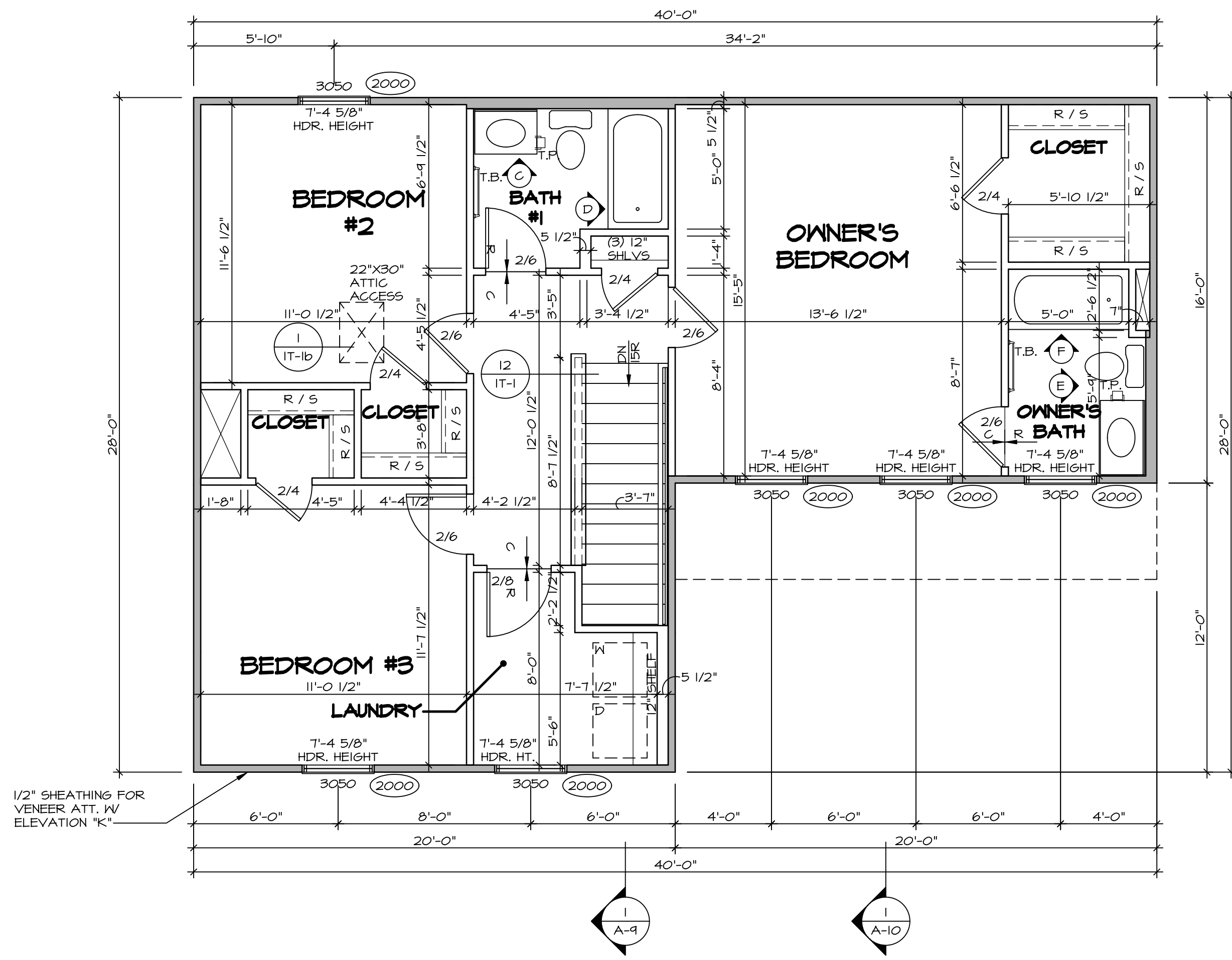
FLOOR PLAN NOTES

- 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 5/2", 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.
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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.

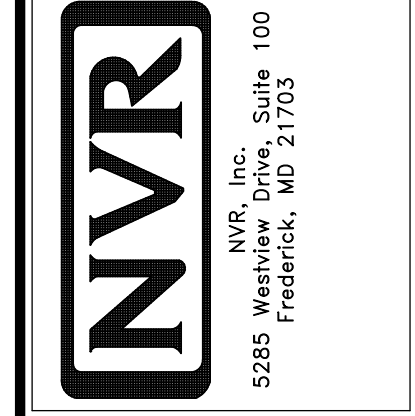
AT STAIRS:
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

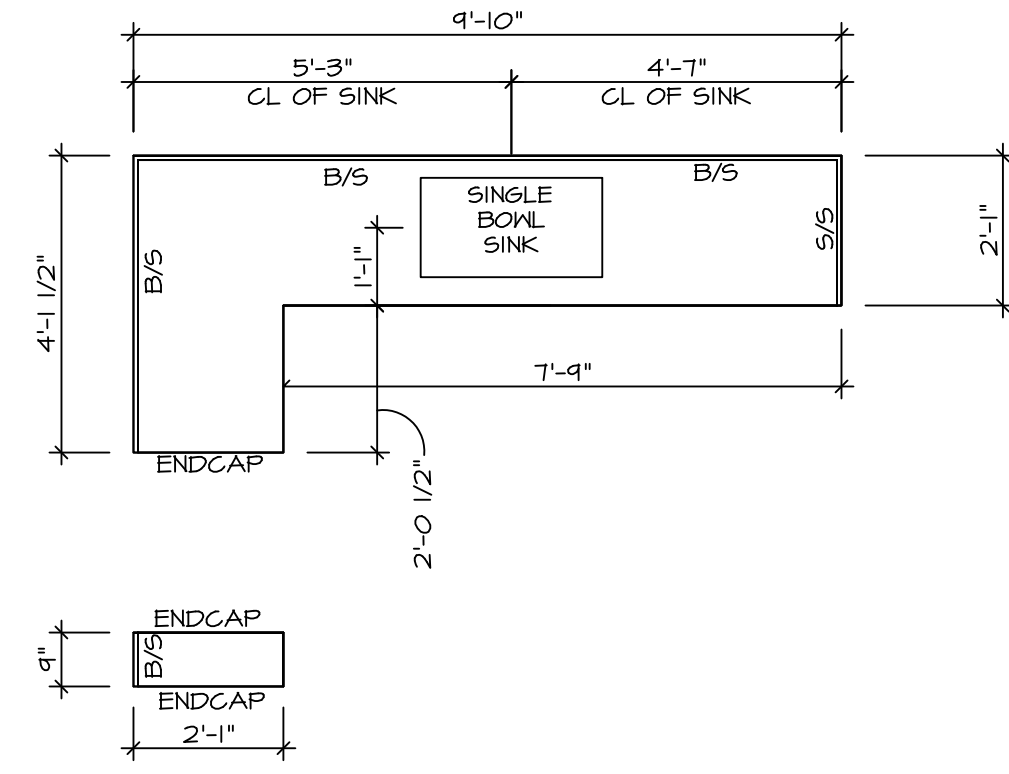
DIV-COMM-LOT-UNIT		DCY-S2-0387	
COM-LOT	COM-LOT	SAIYERS MILL - SIMPLY RYAN - 0387	APT. NO. -----
STREET ADDRESS		5013 BROOKLET WAY	CITY MIDDLETOWN STATE OH ZIP 45042

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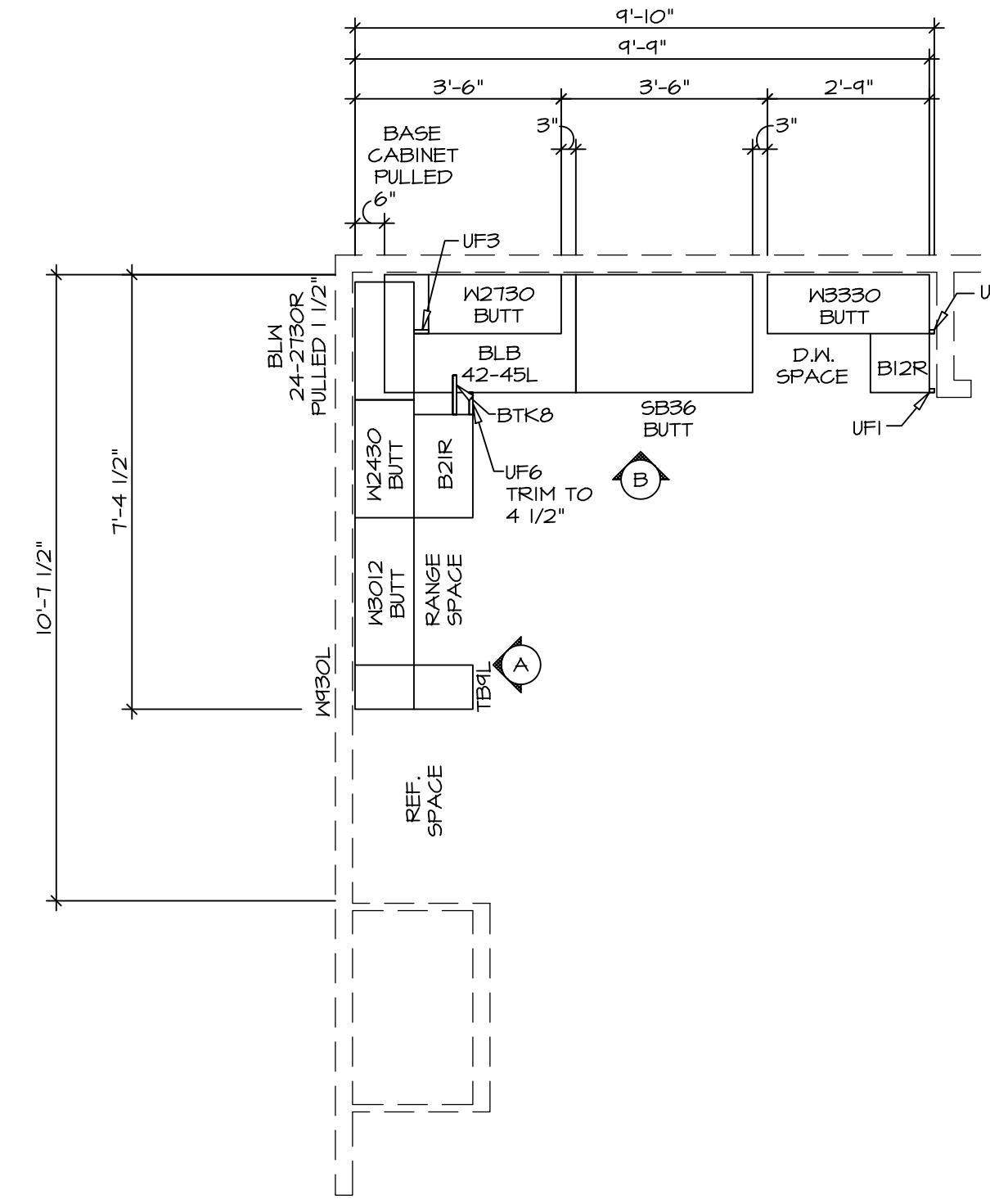


SET NO.	ASFOO
VERSION	01
RELEASE NO.	----
DRAWN BY	
DATE:	
OPTION	

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



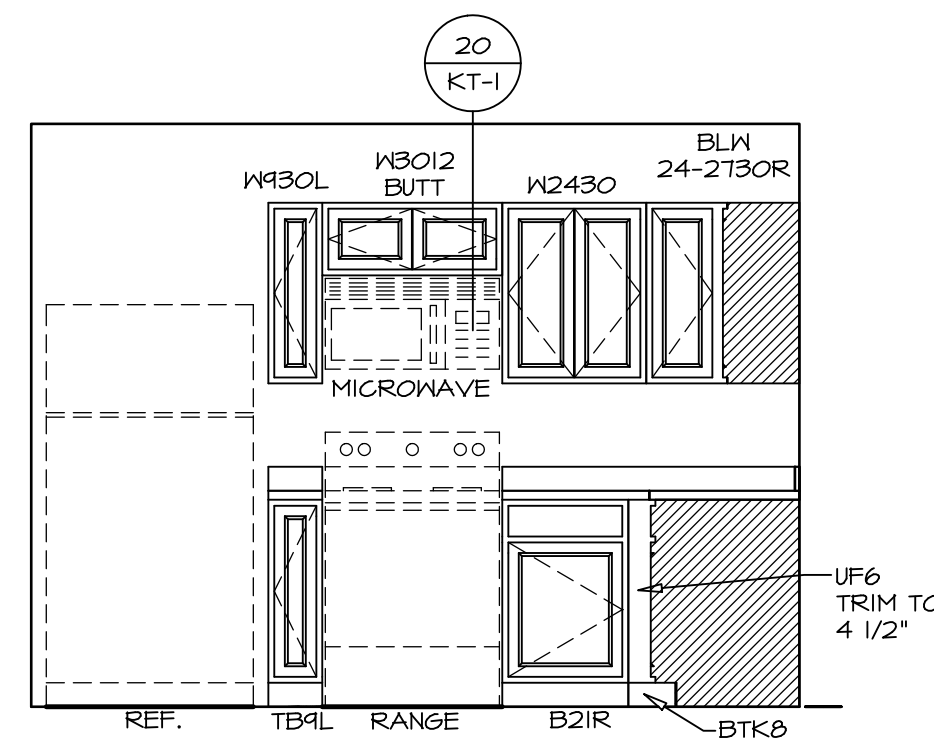
2 KITCHEN COUNTERTOP PLAN KC - 3639
 SCALE: 3/8" = 1'-0"



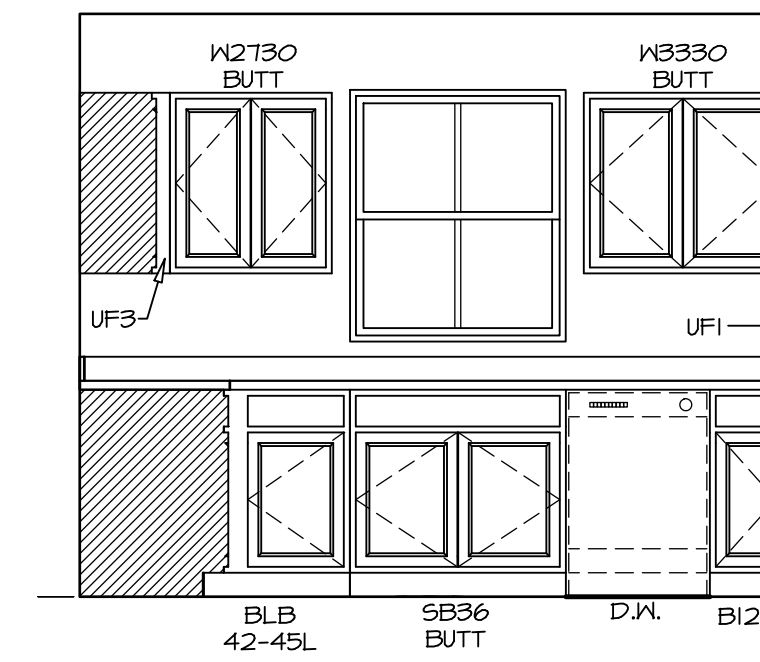
1 KITCHEN CABINET PLAN KC - 3639
 SCALE: 3/8" = 1'-0"

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.



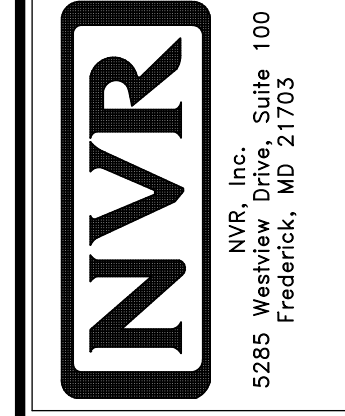
A ELEVATION
 SCALE: 3/8" = 1'-0"



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

DIV-COMM-LOT-UNIT
DCY-S2-0387
 COM-LOT
 SAMYERS MILL - SIMPLY RYAN - 0387
 STREET ADDRESS
 5013 BROOKLET WAY
 CITY MIDDLETOWN STATE OH ZIP 45042

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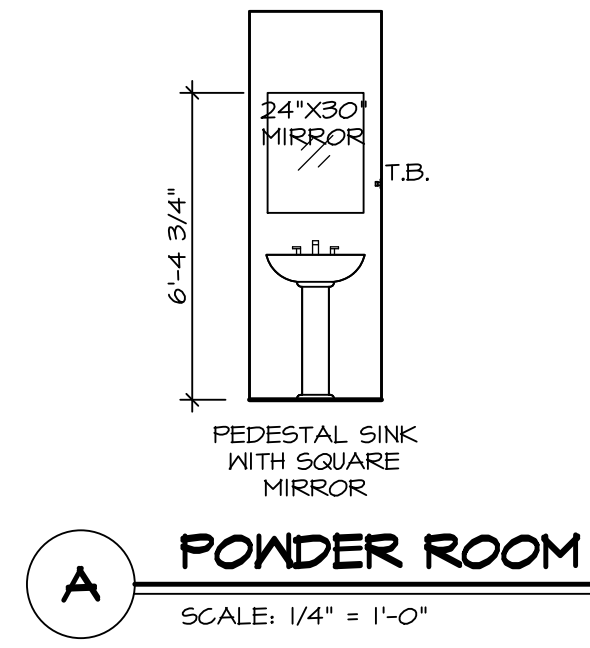
SET NO. ASFOO
 VERSION O1
 RELEASE NO. ----
 DRAWN BY
 DATE:
 OPTION

MODEL
ASPEN
 DRAWING TITLE
 KITCHEN
 OPTION DESCRIPTION

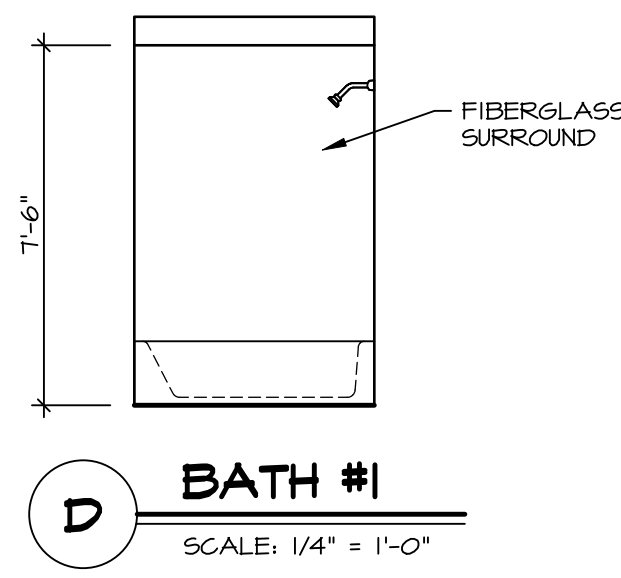
SHEET NO.
A-12
 17

NOTES:

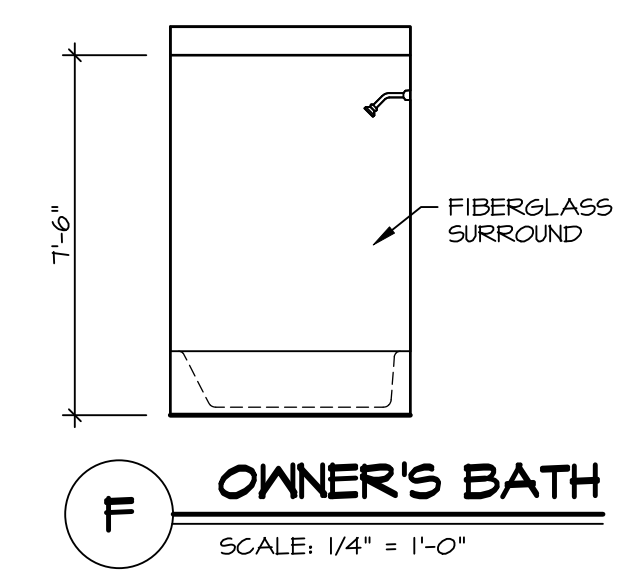
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION
3. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSD324-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



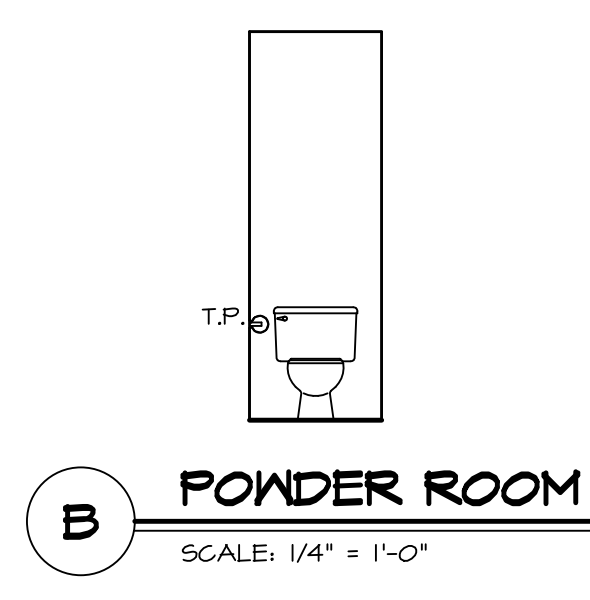
A POWDER ROOM
SCALE: 1/4" = 1'-0"



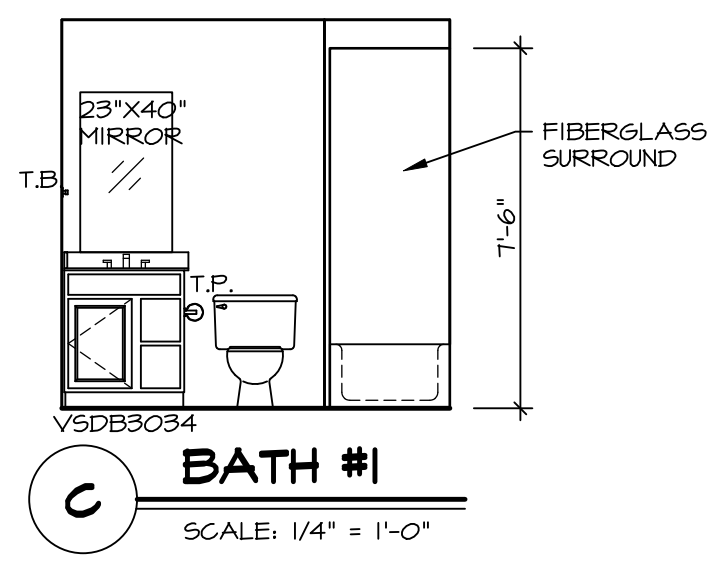
D BATH #1
SCALE: 1/4" = 1'-0"



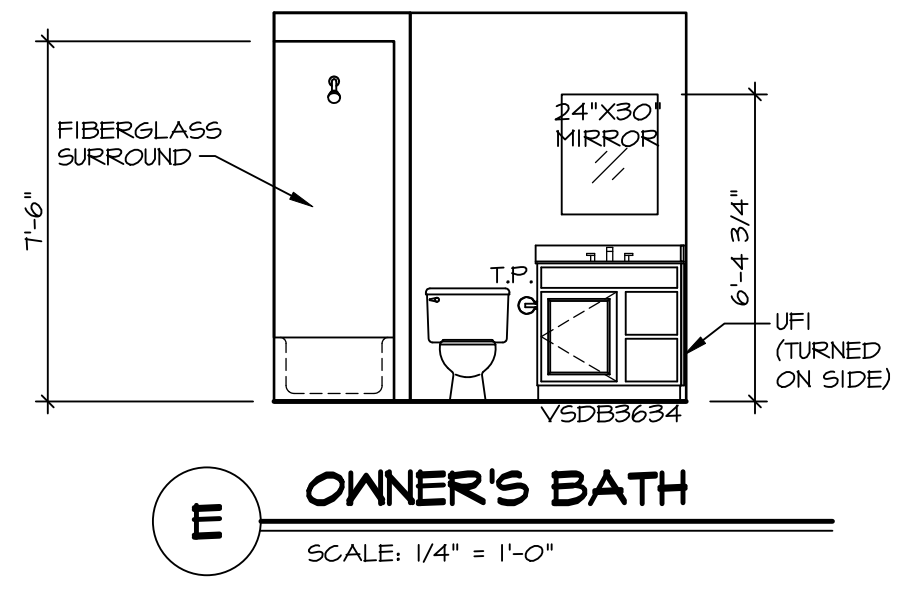
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



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



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

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

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DIV-COMM-LOT-UNIT	DCY-S2-0387
COM-LOT	
STREET ADDRESS	SAMYERS MILL - SIMPLY RYAN - 0387
CITY	5013 BROOKLET WAY
STATE	OH
ZIP	45042