

S2 441

5014 BROOKLET WAY

MIDDLETOWN, OH 45042

2 Story Basement

UNFINISHED BASEMENT

2 hose bibs - no valves required

ice maker

1 tub

1 shower

WATER HEATER ELECTRIC 40 GALLON

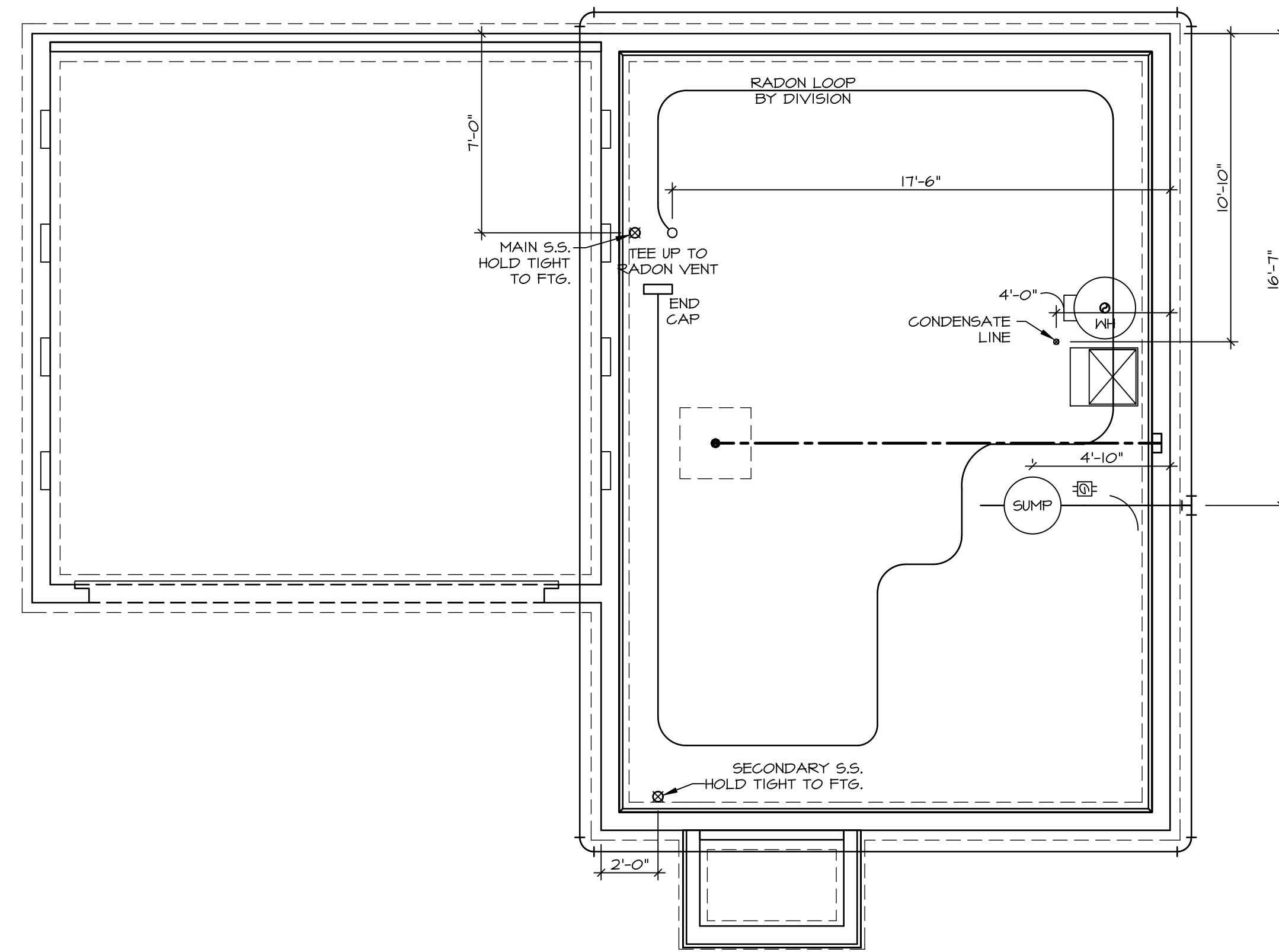
Gas Furnace

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 NVR, Inc., Suite 100 5285 Westview Frederick, MD 21703	© 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 DCY-S2-044
	DRAWING TITLE PLUMBING	VERSION O1			
OPTION DESCRIPTION 10	DRAWN BY PLUMBING	RELEASE NO. ----	STREET ADDRESS 5014 BROOKLET WAY		
	DATE:	OPTION	CITY MIDDLETOWN	STATE OH	ZIP 45042

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 "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.

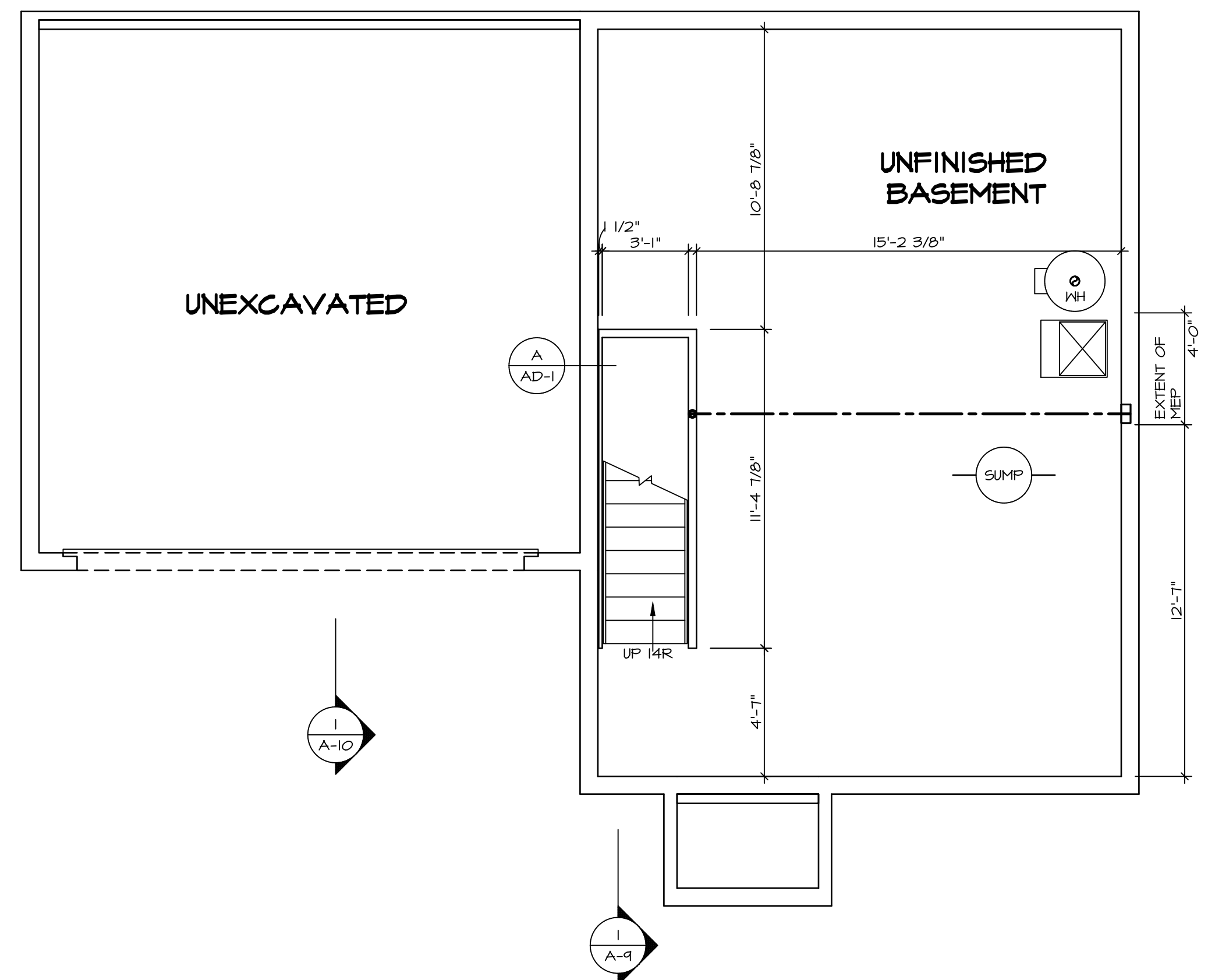
GYPSUM NOTES

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"

DCY-S2-044

COM-LOT: SAATERS MILL - SIMPLY RYAN - 0441
STREET ADDRESS: 5014 BROOKLET WAY
CITY: MIDDLETOWN OH
STATE: OH
ZIP: 45042

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

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

MODEL: ASPEN
DRAWING TITLE: BASEMENT FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-6

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

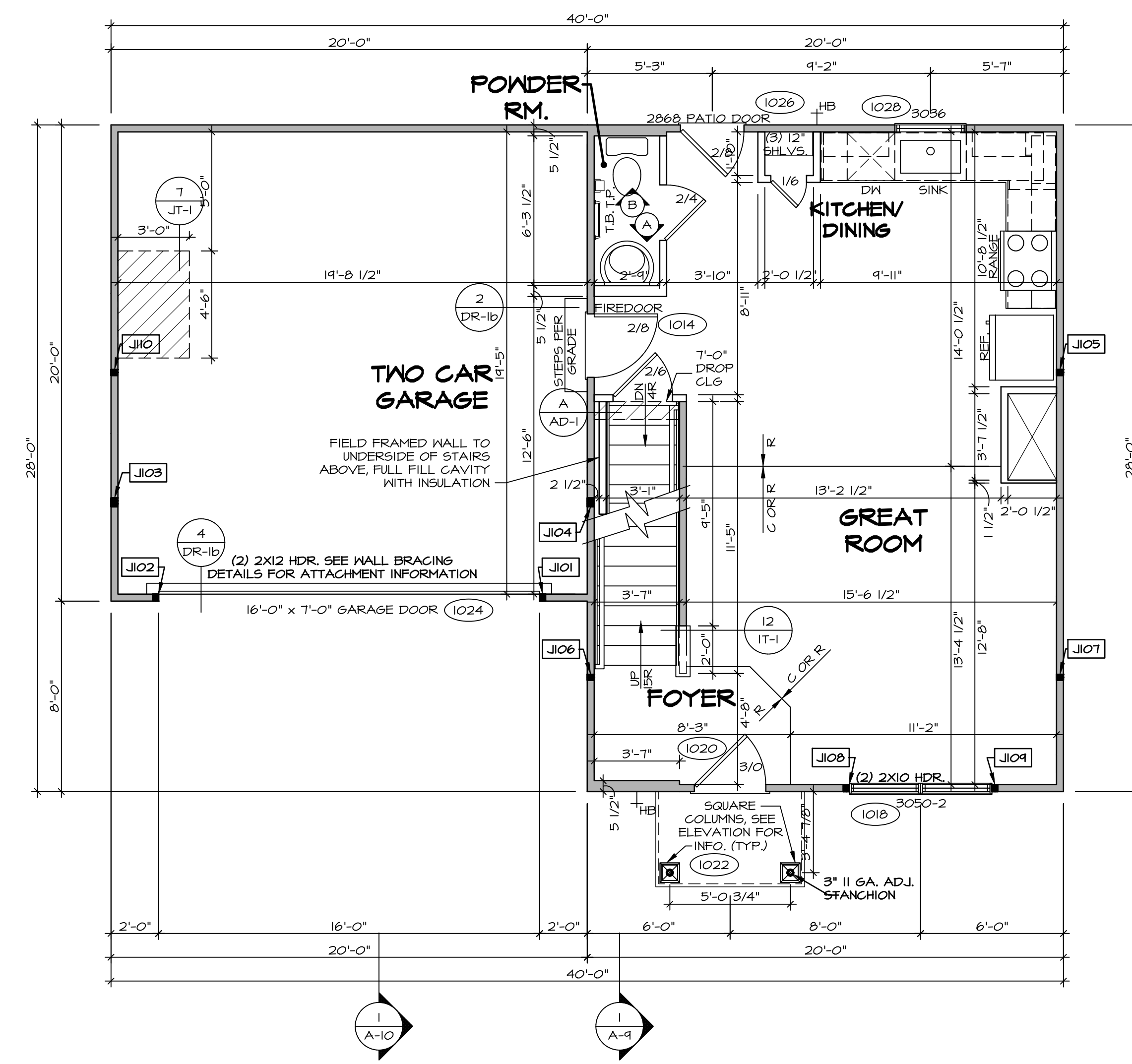
SEE FC DETAILS FOR FRAMING CONNECTORS

FLOOR PLAN NOTES

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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- 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.
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- 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



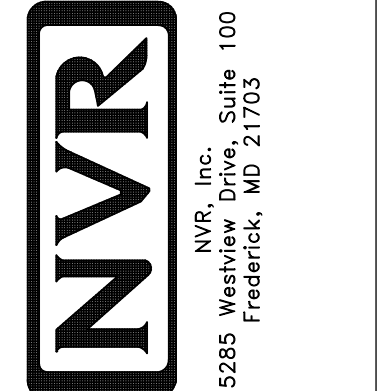
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (2) 2X4 SPF STUD GRADE	1024	
J102	JACK - (2) 2X4 SPF STUD GRADE	1024	
J103	JACK - (3) 2X4 SPF#1	1016	
J104	JACK - (3) 2X4 SPF#1	1016	
J105	JACK - (2) 2X4 SPF STUD GRADE	1012	
J106	JACK - (2) 2X4 SPF STUD GRADE	1012	
J107	JACK - (2) 2X4 SPF STUD GRADE	1012	
J108	JACK - (2) 2X4 SPF STUD GRADE	1018	
J109	JACK - (2) 2X4 SPF STUD GRADE	1018	
J110	JACK - (2) 2X4 SPF STUD GRADE	1012	

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

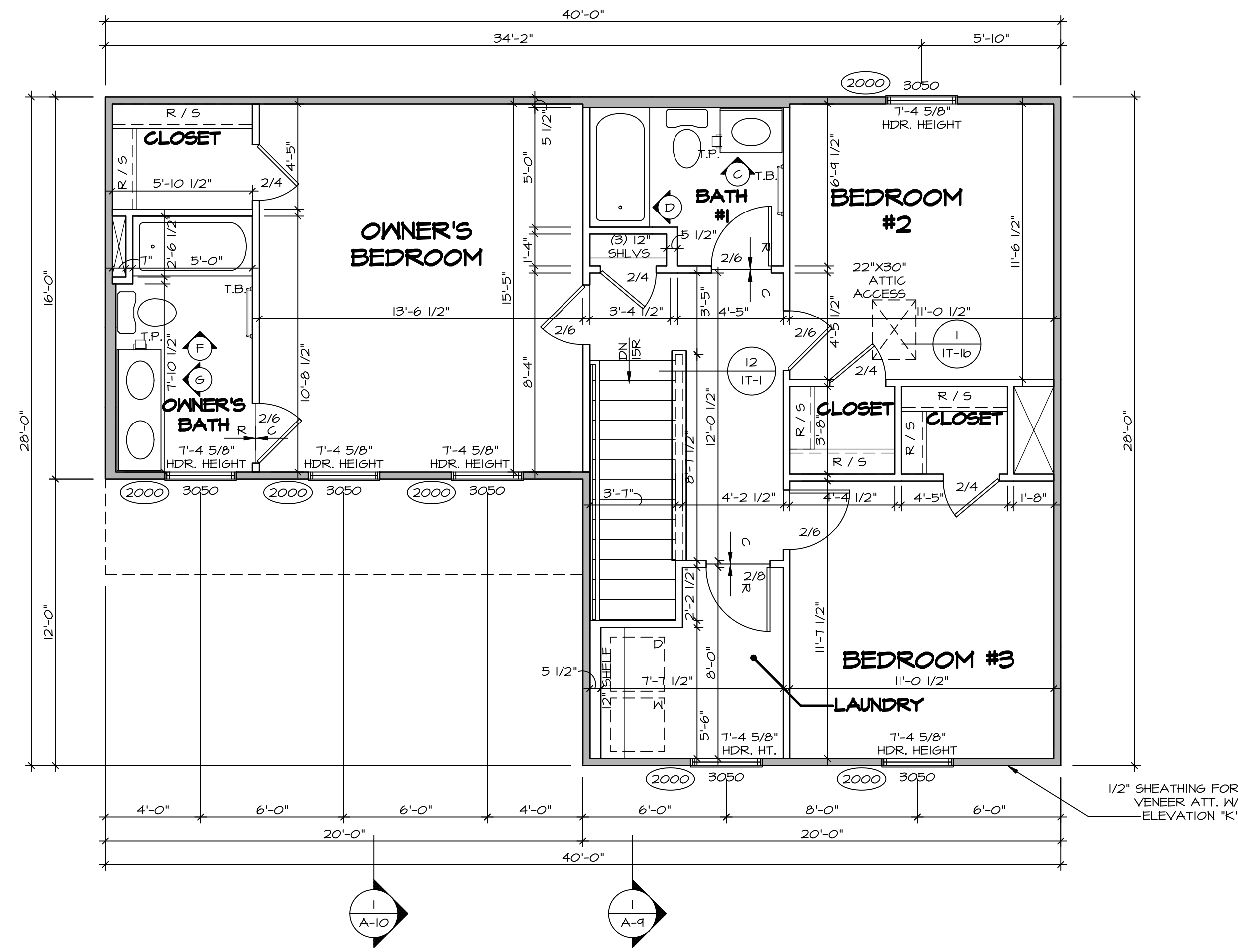
DIV-COMM-LOT-UNIT
DCY-S2-044
 COM-LOT
 SAINTELYS MILL - SIMPLY RYAN - 0441
 STREET ADDRESS
 5014 BROOKLET WAY
 CITY MIDDLETOWN STATE OH ZIP 45042

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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



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

LEGEND

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

SEE FC DETAILS FOR FRAMING CONNECTORS

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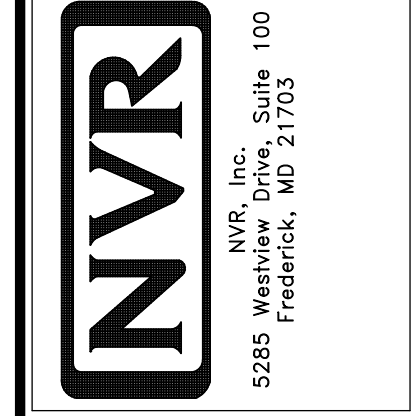
GYPSUM NOTES

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.

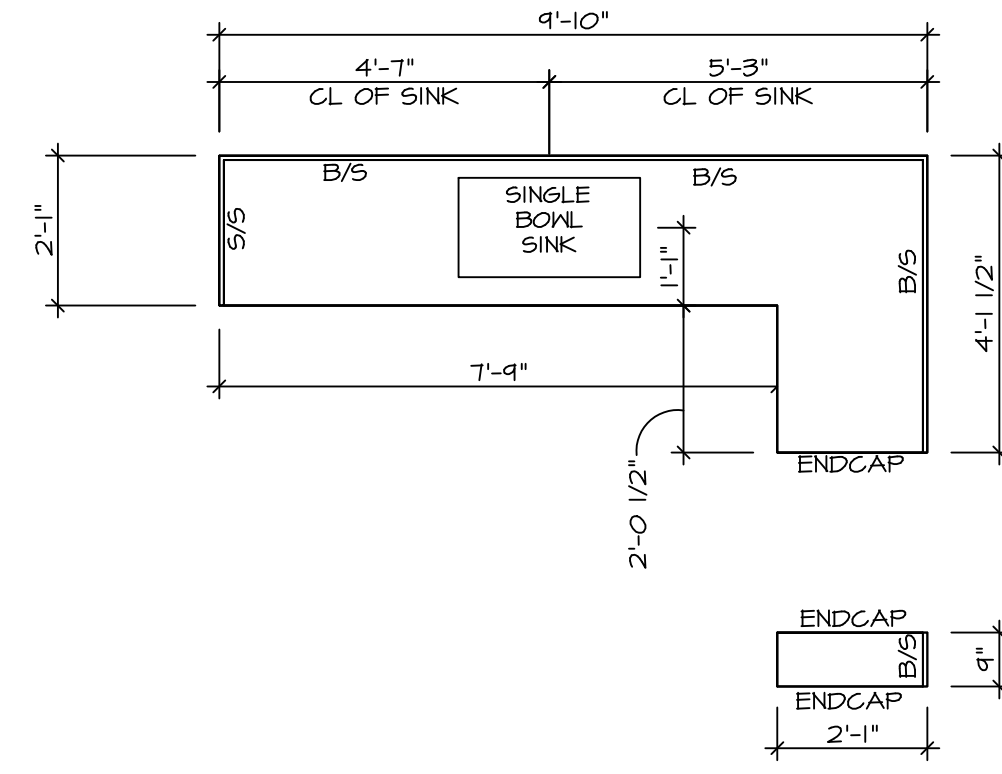
AT STAIRS:
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

DIV-COMM-LOT-UNIT
DCY-S2-0441
 COM-LOT
 SAATERS MILL - SIMPLY RYAN - 0441
 STREET ADDRESS
 5014 BROOKLET WAY
 CITY MIDDLETOWN STATE OH ZIP 45042

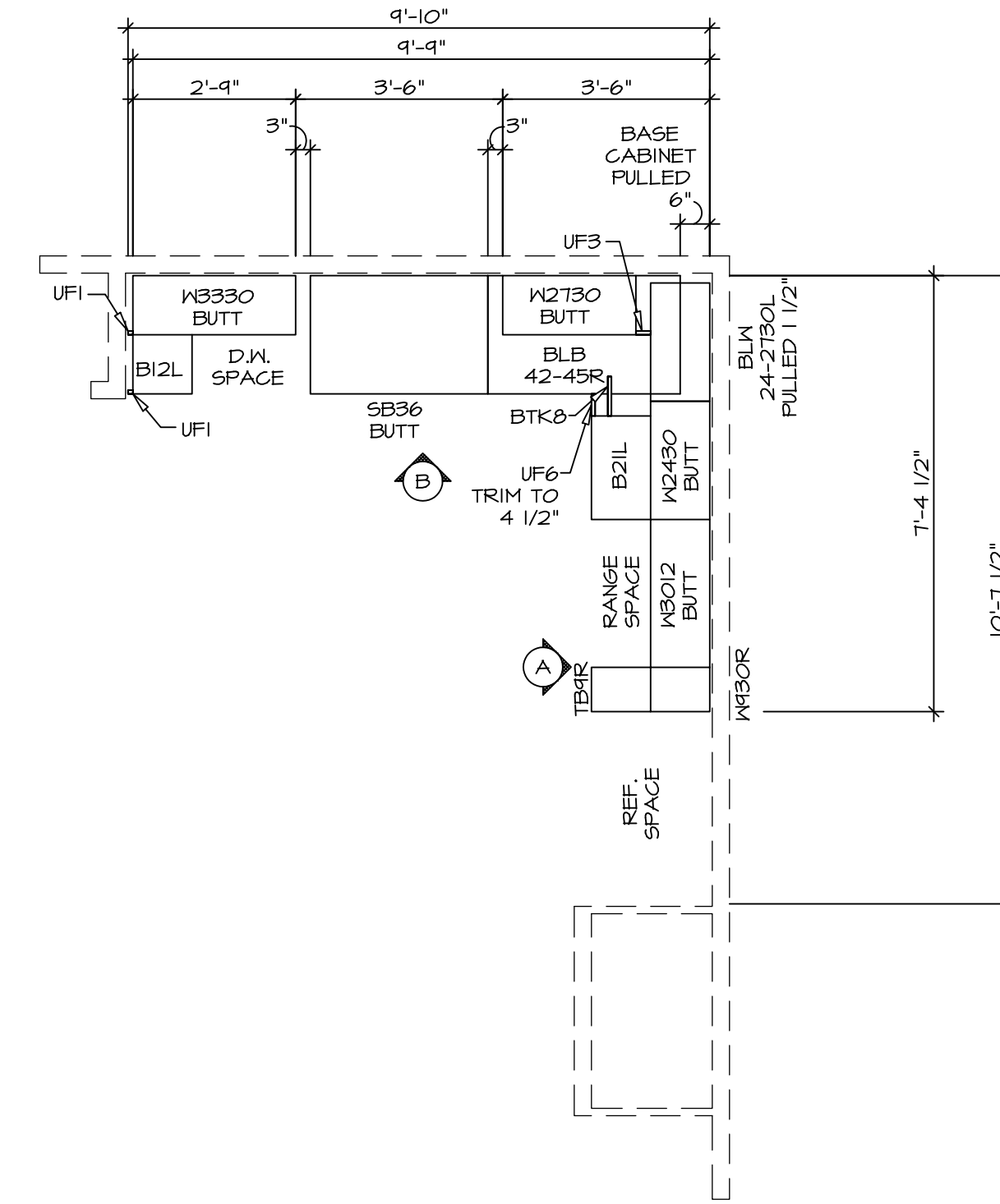
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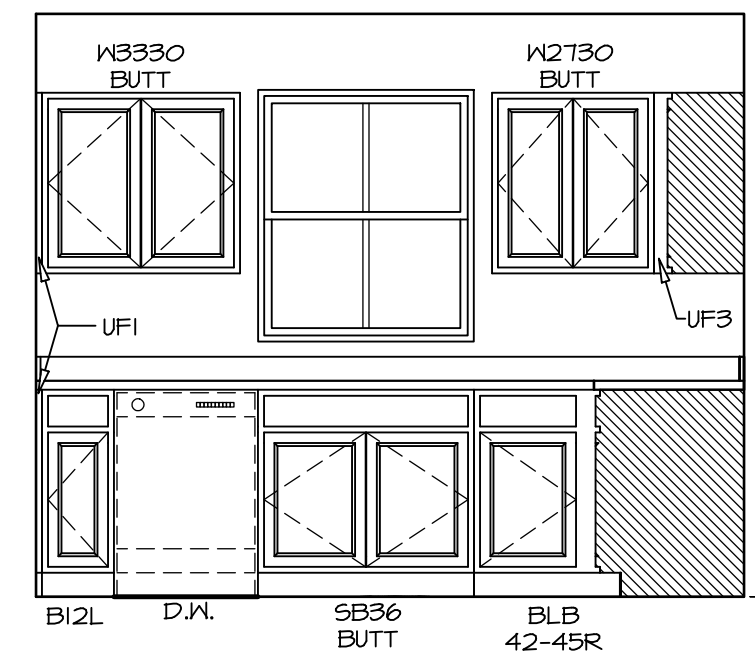
SET NO.	ASFOO
VERSION	01
RELEASE NO.	----
DRAWN BY	
DATE:	
OPTION	
MODEL	ASPEN
DRAWING TITLE	SECOND FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	A-8
	13



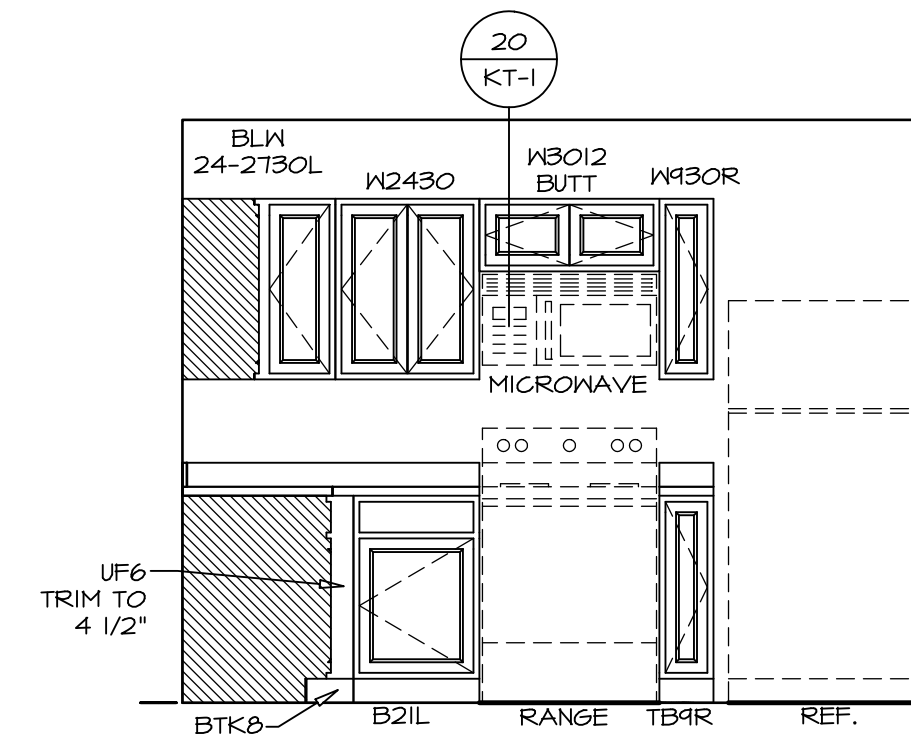
KITCHEN COUNTERTOP PLAN KC - 3639 2
SCALE: 3/8" = 1'-0" A-12



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



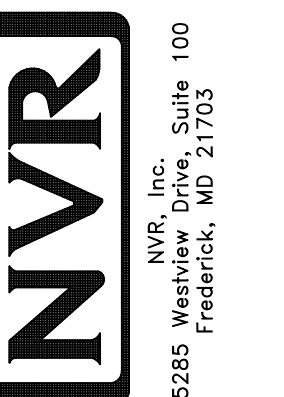
ELEVATION B
SCALE: 3/8" = 1'-0"



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

- NOTES:
- CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (UFI) FILLERS ARE TO BE "TRIM TO FIT".

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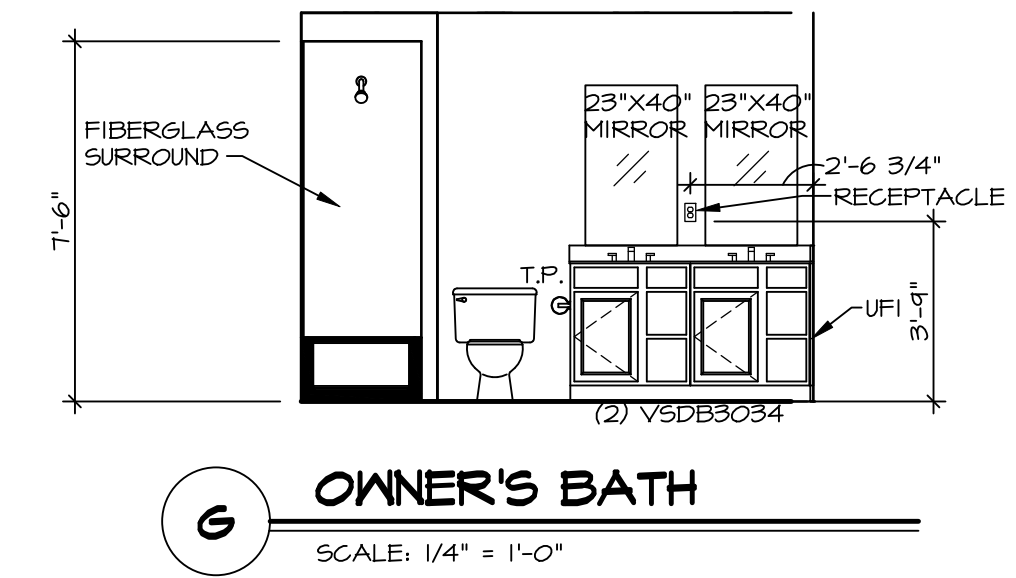
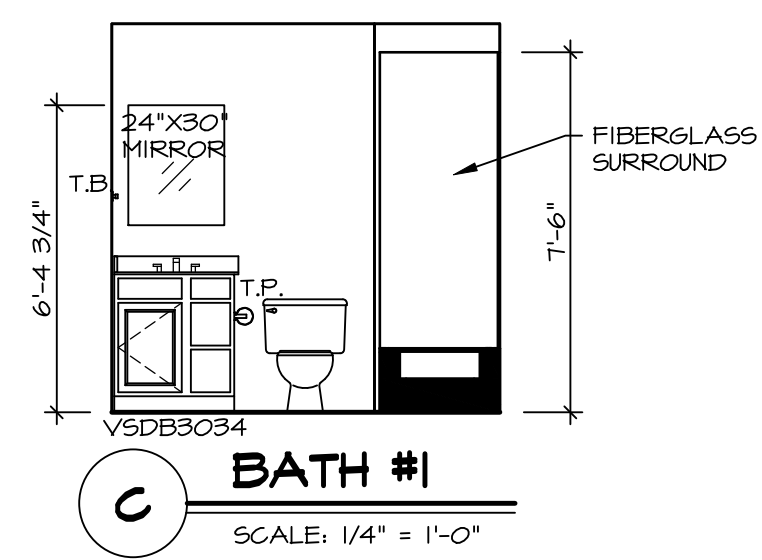
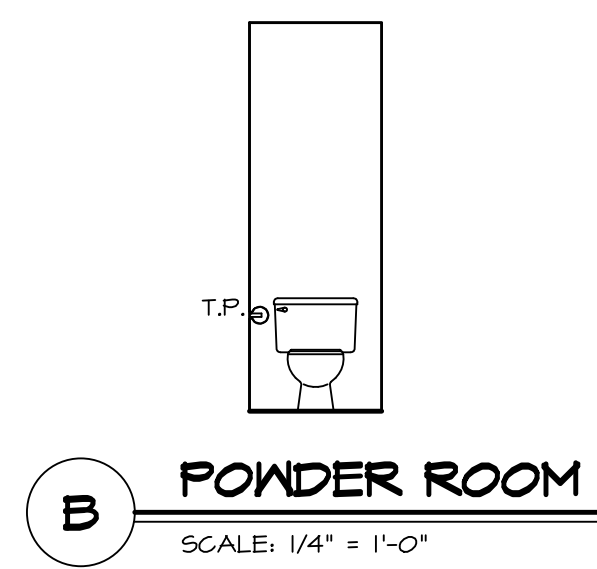
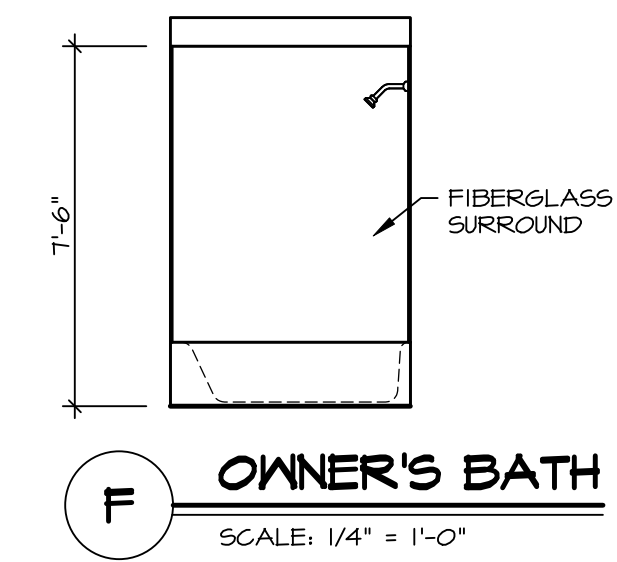
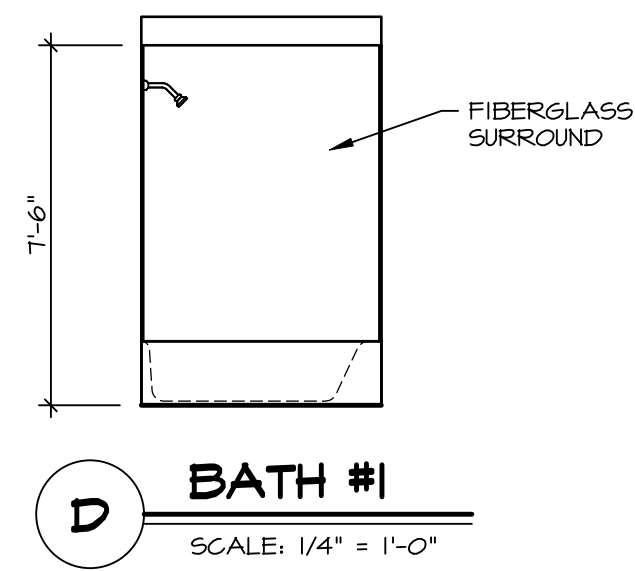
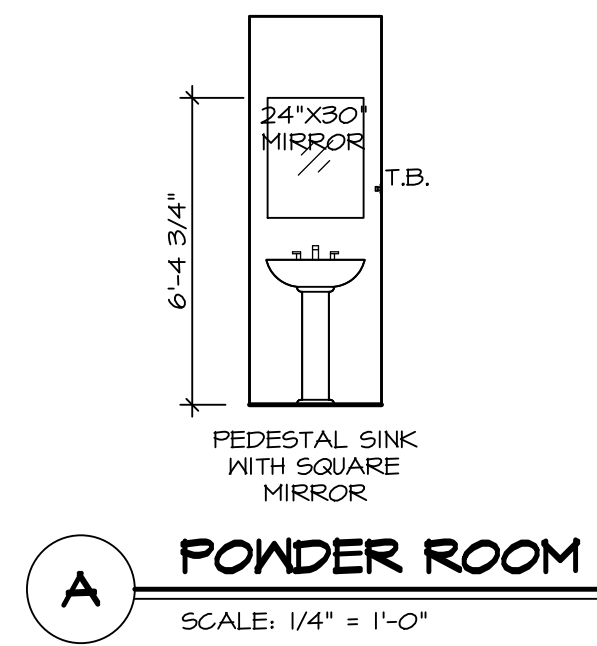
SHEET NO. MODEL ASPEN DRAWING TITLE KITCHEN OPTION DESCRIPTION
A-12
17

DIV-COMM-LOT-UNIT
DCY-S2-0441

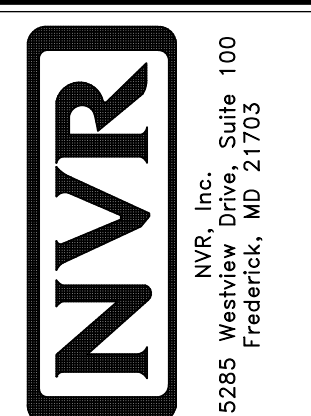
COMM-LOT
SAWYERS MILL - SIMPLY RYAN - 0441
STREET ADDRESS
5014 BROOKLET WAY
CITY MIDDLETOWN STATE OH ZIP 45042

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

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

DIV-COMM-LOT-UNIT **DCY-S2-044**
COM-LOT
STREET ADDRESS **SAMYERS MILL - SIMPLY RYAN - 044**
5014 BROOKLET WAY
CITY **MIDDLETOWN** STATE **OH** ZIP **45042**