

S2 465
5901 CRESTING DRIVE
MIDDLETOWN, OH 45042

1 Story Basement - 3 pc rough in
2 hose bibs - no valves required

Vent Kitchen

ice maker

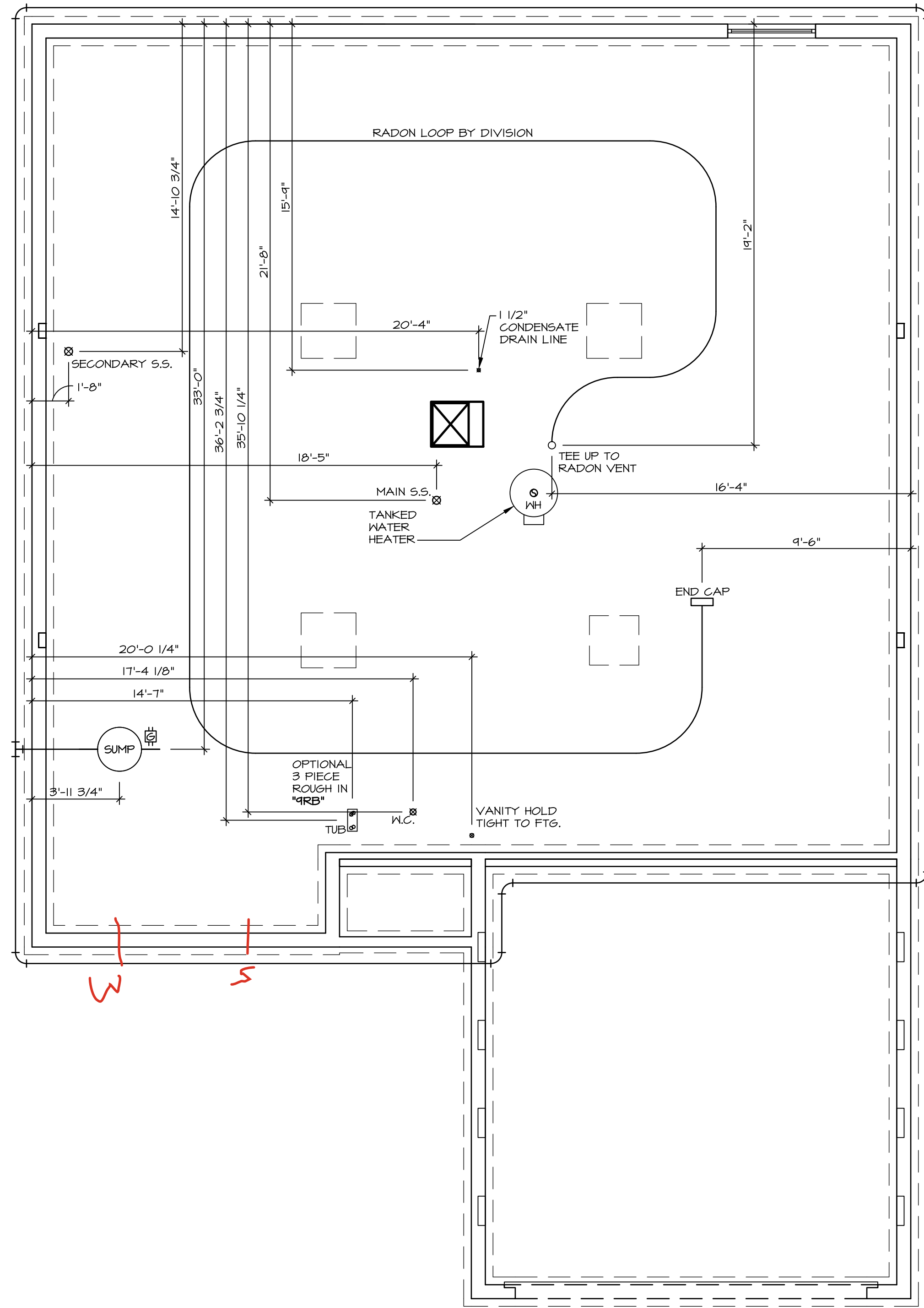
1 tub

1 shower

WATER HEATER ELECTRIC 40 GALLON

Inside Water Meter setup

Gas Furnace and Range



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.

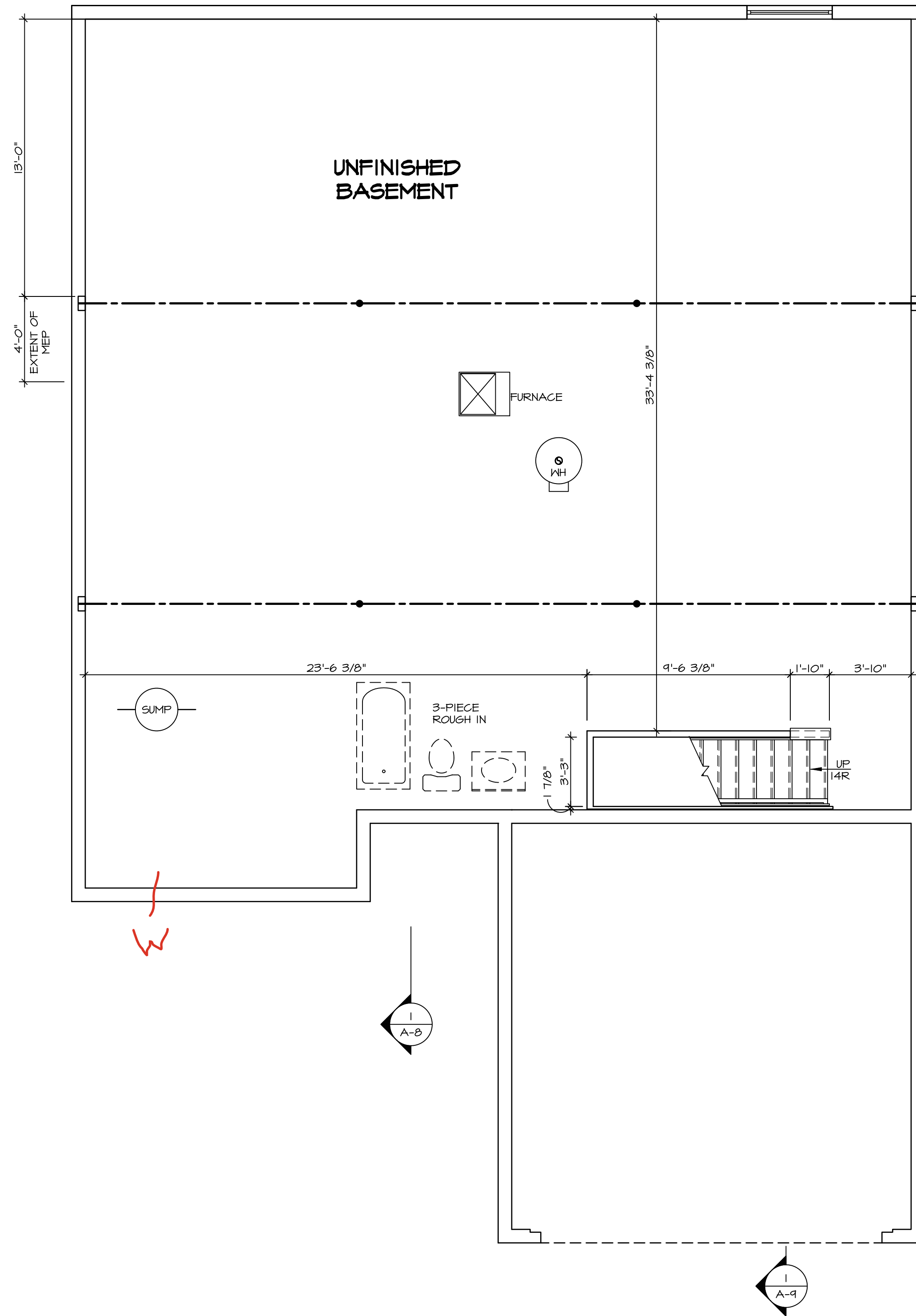
PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO. A-5	MODEL TUPELO	SET NO. TUPOO	DIV-COMM-LOT-UNIT DCY-S2-0465
	DRAWING TITLE PLUMBING	VERSION 01	
OPTION DESCRIPTION 10	DRAWN BY HNP	DATE: 02/20/20	STREET ADDRESS 9901 CRESTING DRIVE
	OPTION		CITY MIDDLETOWN
			STATE OH
			ZIP 45042

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LEGEND

	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

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 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 ARCHITECTURAL DETAIL 8/IT-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.

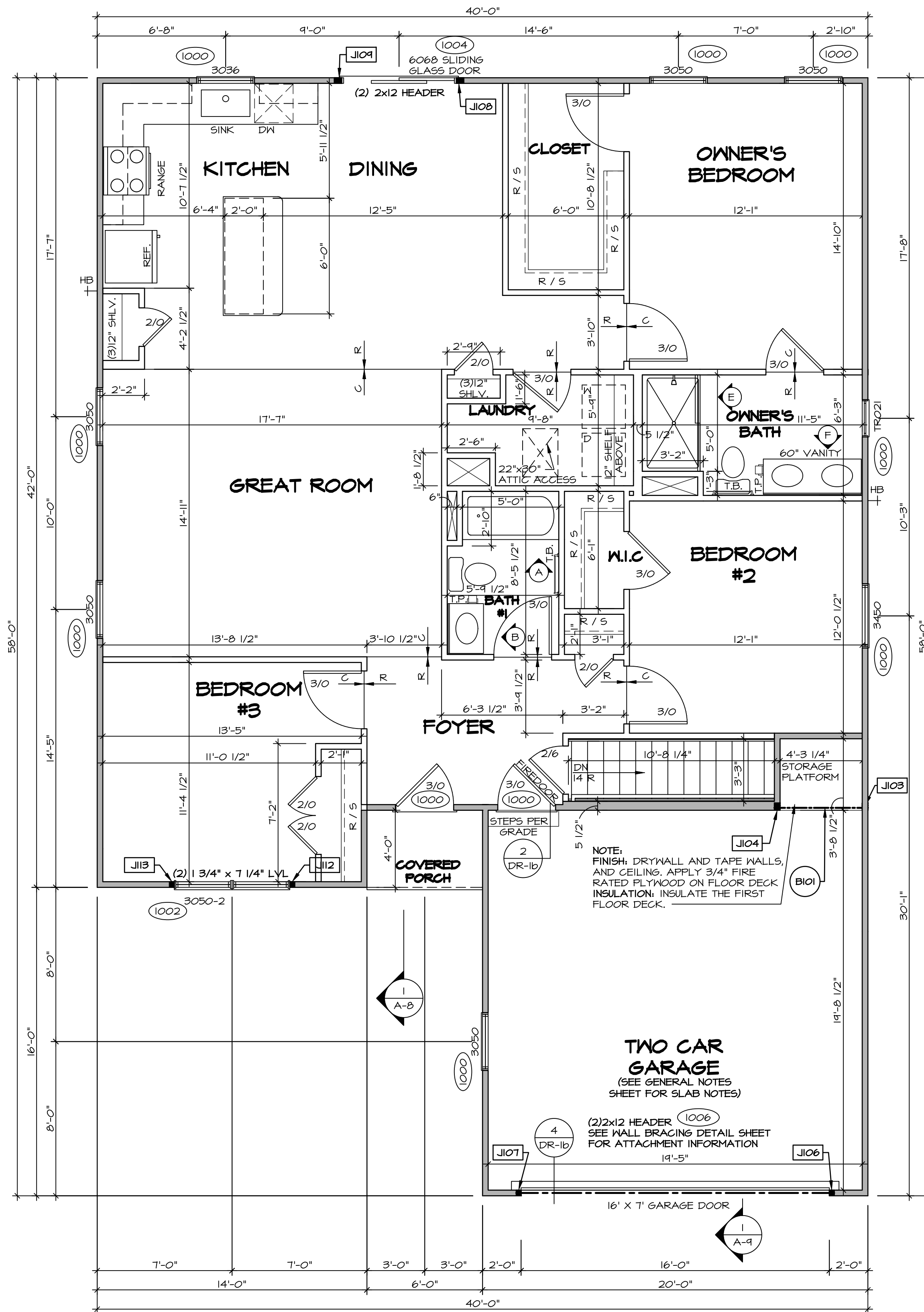
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET NO. A-6	MODEL TUPELO DRAWING TITLE BASEMENT FLOOR PLAN OPTION DESCRIPTION 	SET NO. TUPOO VERSION O1 RELEASE NO. ---- DRAWN BY HNT DATE: 02/21/20 OPTION	DIV-COMM-LOT-UNIT DCY-S2-0465 COM-LOT SAYERS MILL - SIMPLY RYAN - 0465 STREET ADDRESS 9901 CRESTING DRIVE CITY MIDDLETOWN STATE OH ZIP 45042
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J103	JACK - (3) 2X4 SPF STUD GRADE	1003	
J104	JACK - (3) 2X4 SPF STUD GRADE	1003	
J106	JACK - (2) 2X4 SPF STUD GRADE	1006	
J107	JACK - (2) 2X4 SPF STUD GRADE	1006	
J108	JACK - (3) 2X4 SPF STUD GRADE	1004	
J109	JACK - (3) 2X4 SPF STUD GRADE	1004	
J112	JACK - (2) 2X4 SPF STUD GRADE	1002	
J113	JACK - (2) 2X4 SPF STUD GRADE	1002	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	INT HEADER - 2X8 - 2 PLY	4'-10 1/4"	1003	

LEGEND

- BEARING WALL
- NON BEARING WALL
- 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 FIG DETAILS FOR FRAMING CONNECTORS

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

- 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/IT-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.
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 - 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, 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

DIV-COMM-LOT-UNIT
DCY-S2-0465
COM-LOT
SAYERS MILL - SIMPLY RYAN - 0465
STREET ADDRESS
9401 CRESTING DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

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SET NO. TUPOO
VERSION 01
RELEASE NO. ----
DRAWN BY HNT
DATE: 02/21/20
OPTION

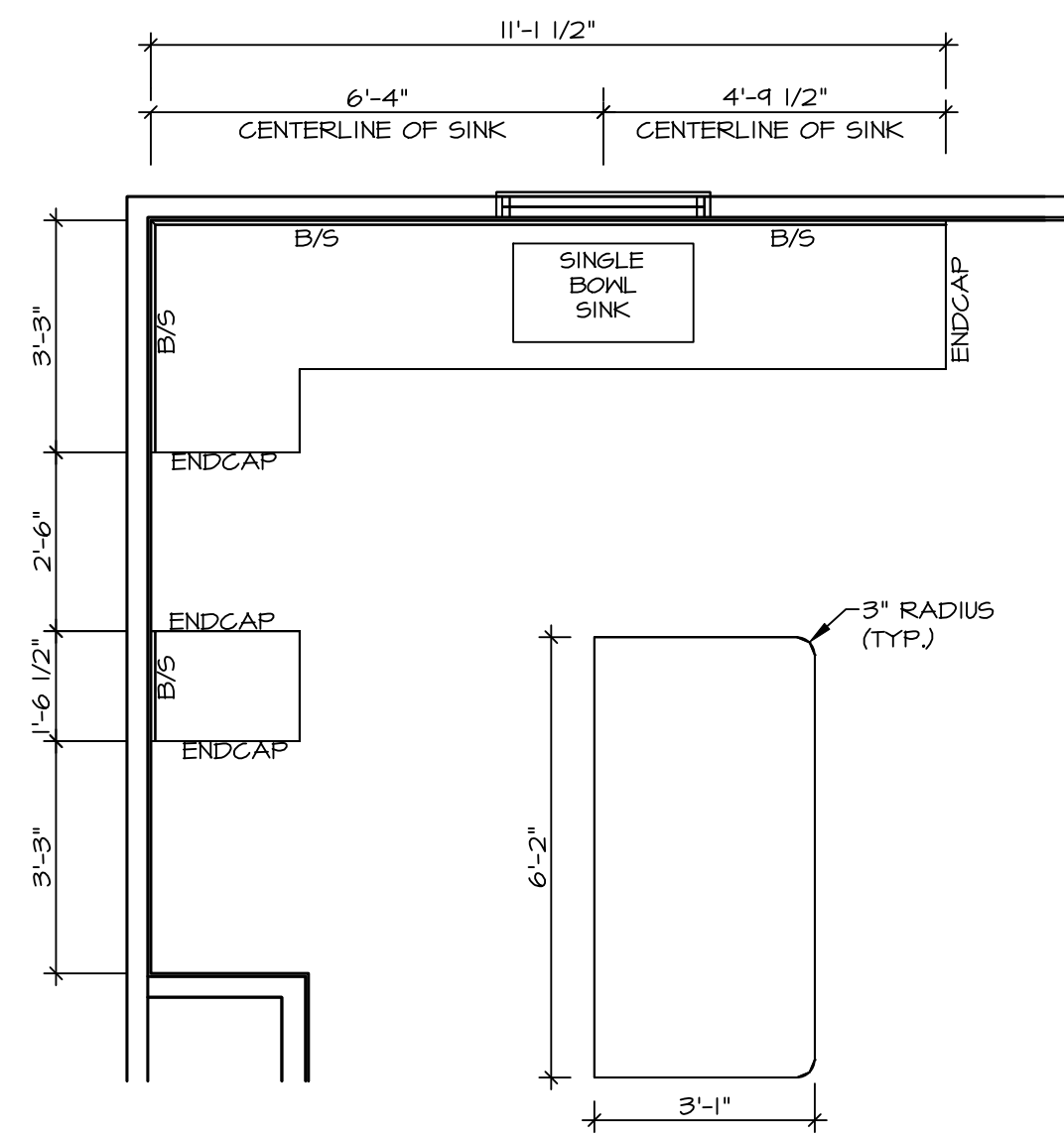
MODEL
TUPELO
DRAWING TITLE
FIRST FLOOR PLAN

SHEET NO.
A-7

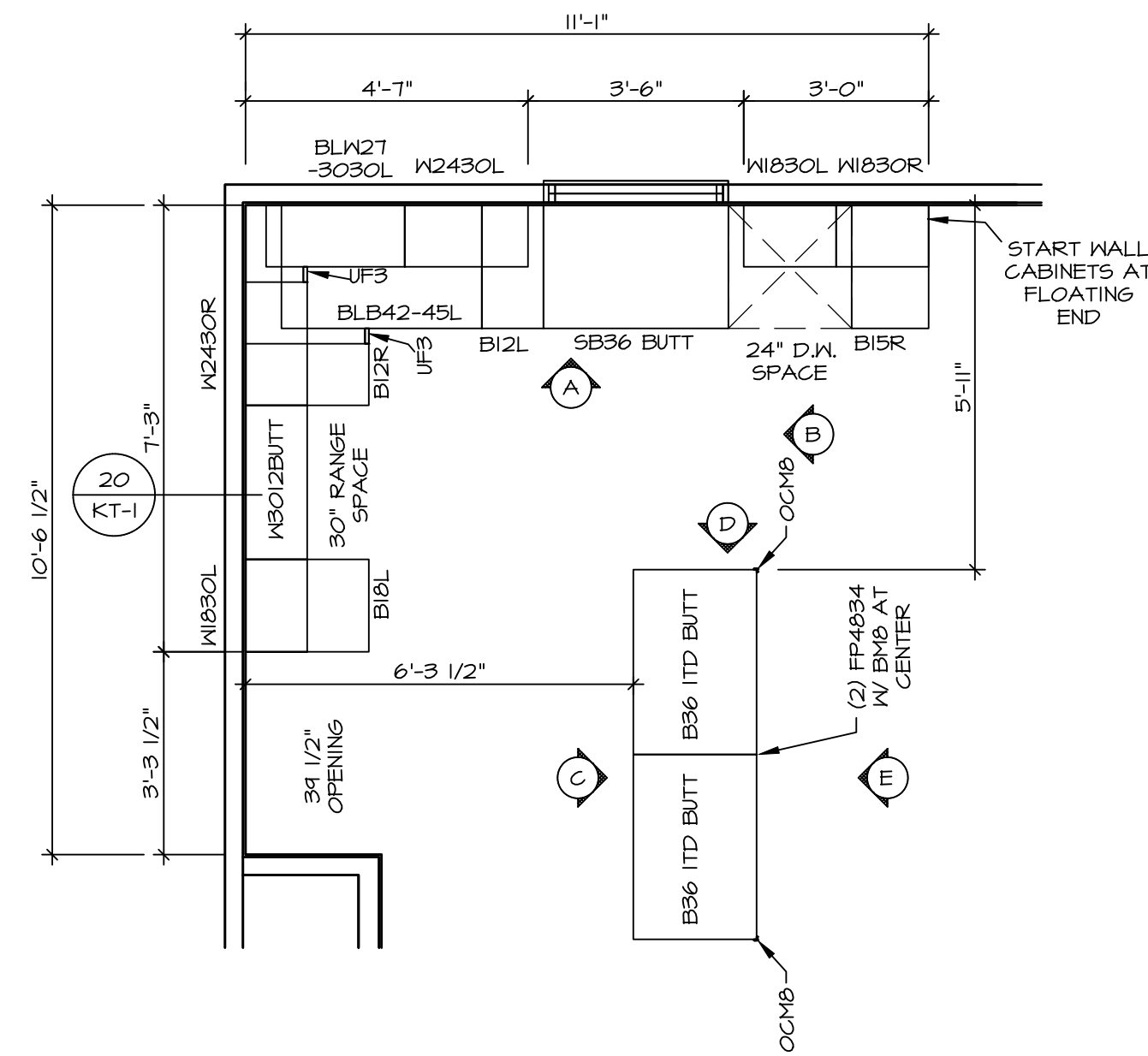
OPTION DESCRIPTION
12

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 (I/KT-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 W/ 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 MOLDING.

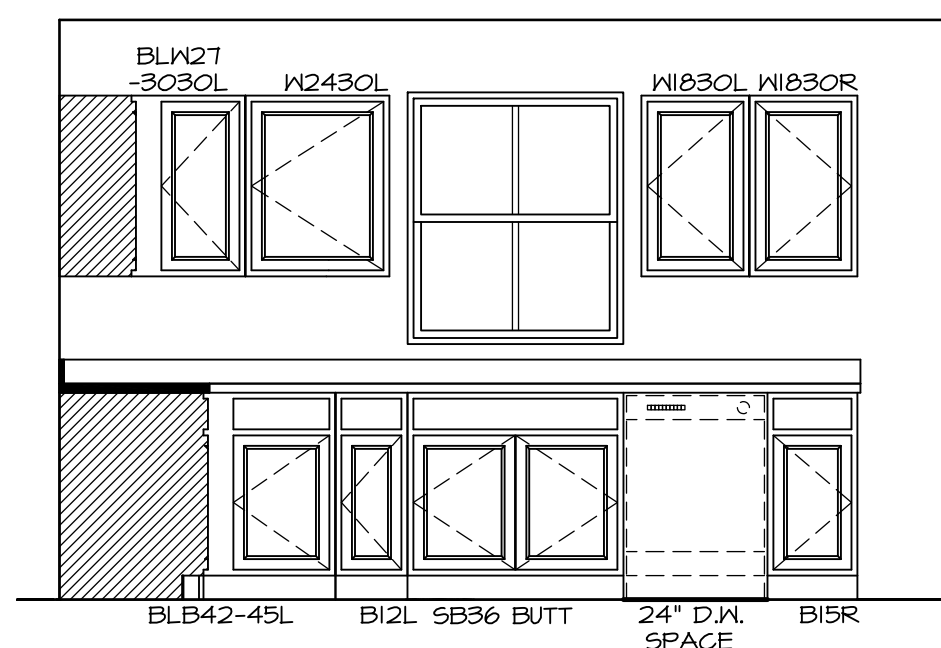
NOTES:
 CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



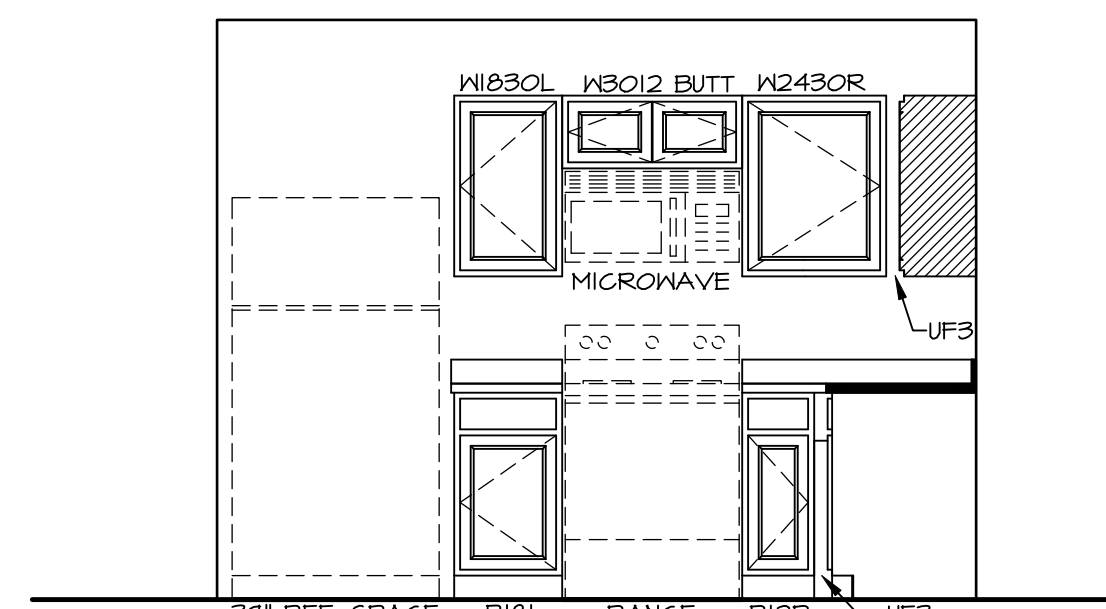
2 KITCHEN COUNTERTOP PLAN- (KC-3933)
 A-11 SCALE: 3/8" = 1'-0"



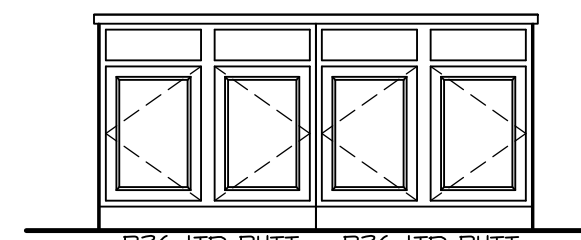
1 KITCHEN CABINET PLAN- (KC-3933)
 A-11 SCALE: 3/8" = 1'-0"



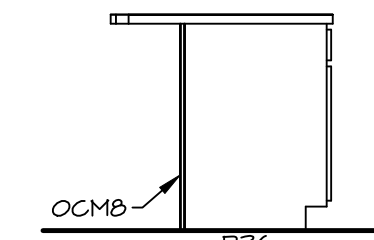
A KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



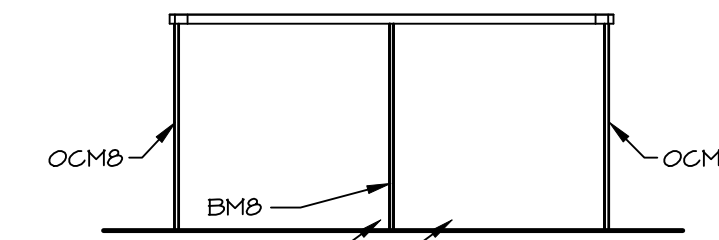
B KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



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

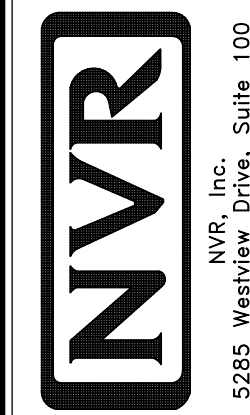


D KITCHEN ELEVATION
 SCALE: 3/8" = 1'-0"



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

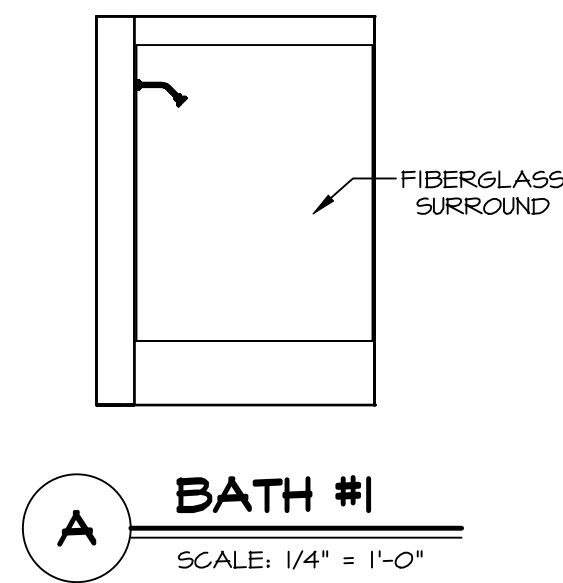
SHEET NO. **A-11**
 MODEL **TUPELO**
 DRAWING TITLE **KITCHEN**
 OPTION DESCRIPTION
 SET NO. **TUPOO**
 VERSION **01**
 RELEASE NO. **----**
 DRAWN BY **SGA**
 DATE:
 OPTION



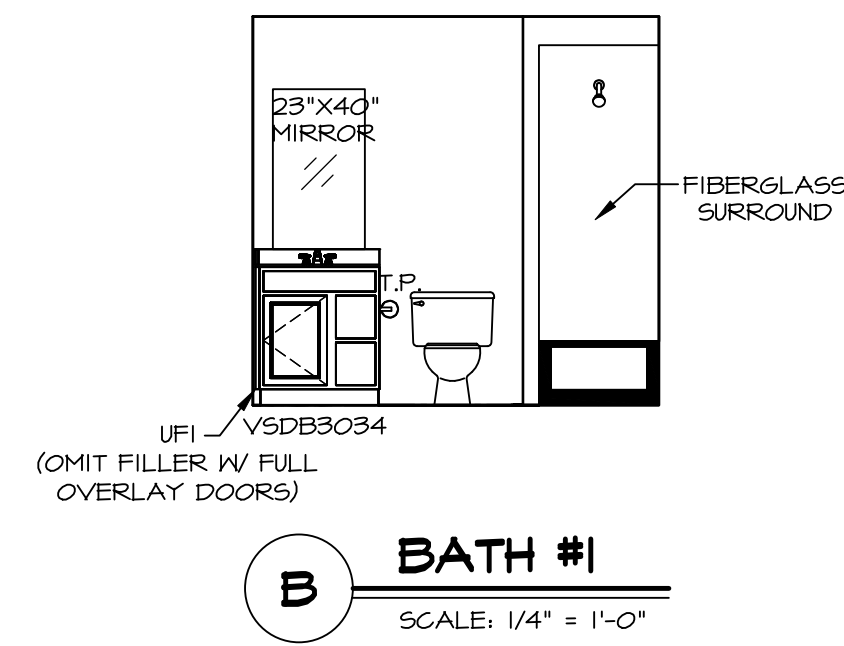
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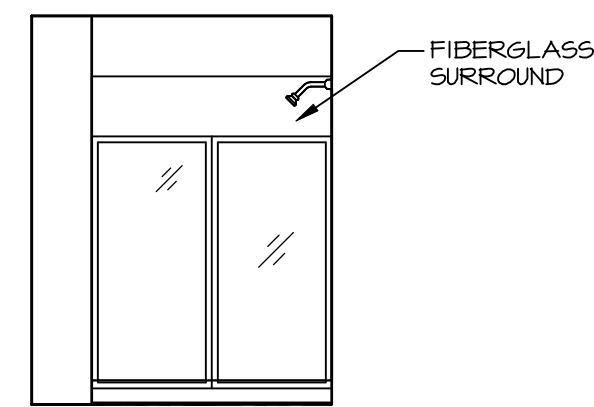
DIV-COMM-LOT-UNIT **DCY-S2-0465**
 COMM-LOT
 SAMYERS MILL - SIMPLY RYAN - 0465
 STREET ADDRESS
 9901 CRESTING DRIVE
 CITY MIDDLETOWN STATE OH ZIP 45042



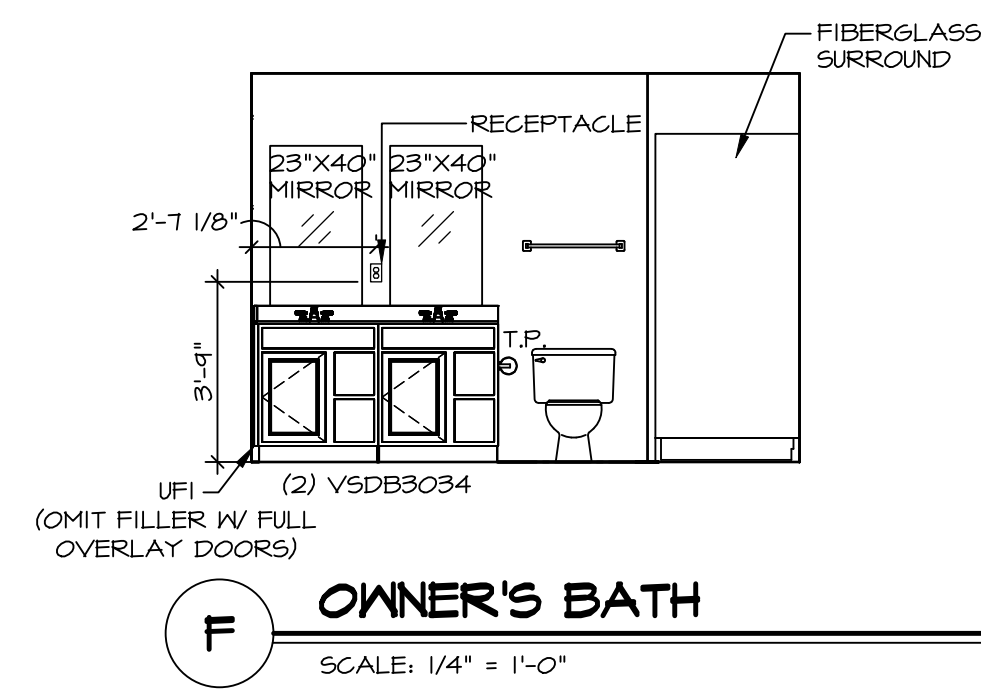
A BATH #1
SCALE: 1/4" = 1'-0"



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



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

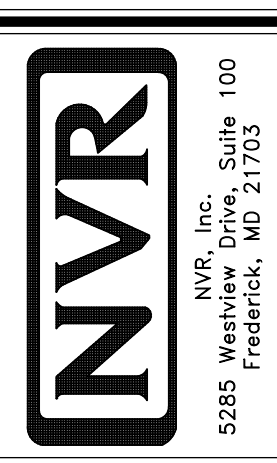


F OWNER'S BATH
SCALE: 1/4" = 1'-0"

NOTES:

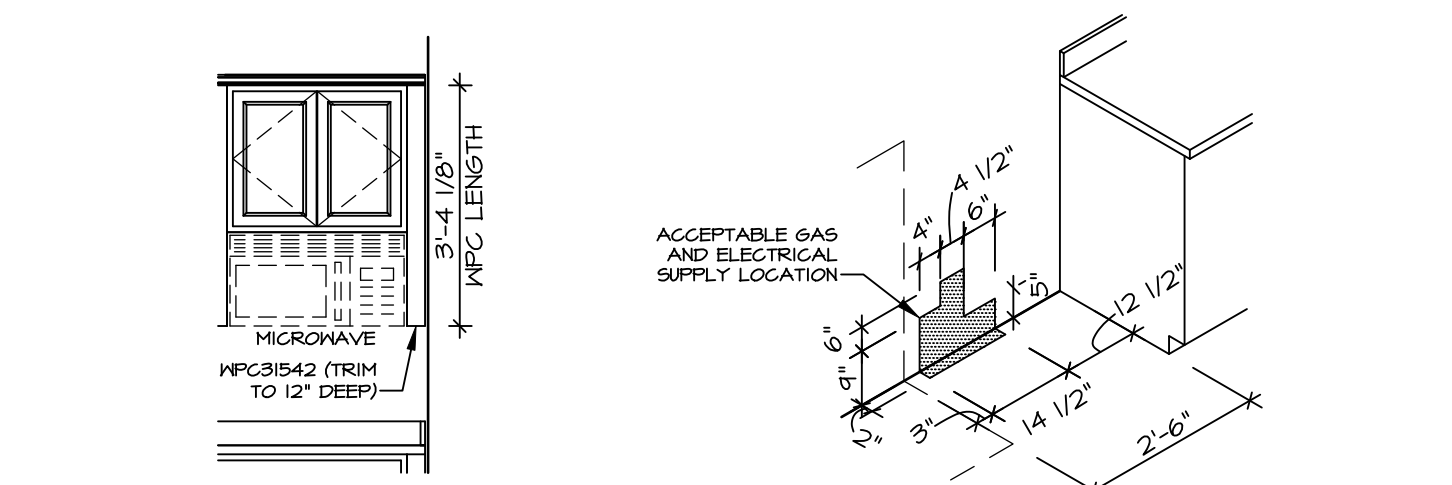
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
3. ALL BATH ELEVATIONS SHOWN PER PLAN.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.
6. ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.

SHEET NO.	A-12
MODEL	TUPELO
VERSION	01
RELEASE NO.	----
DRAWN BY	HNT
DATE	02/21/20
OPTION	

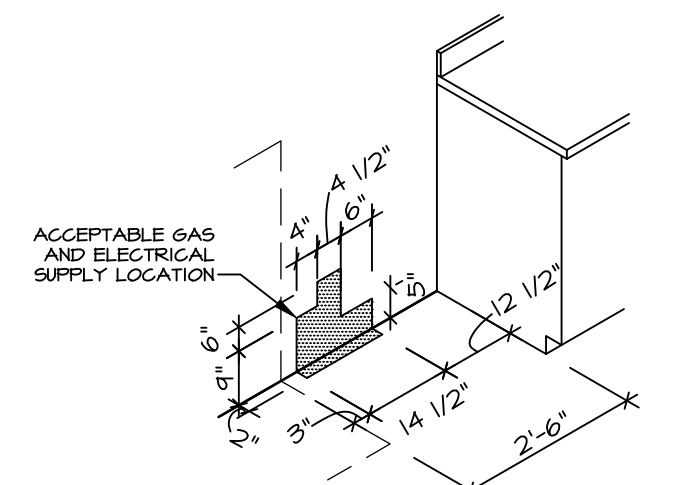


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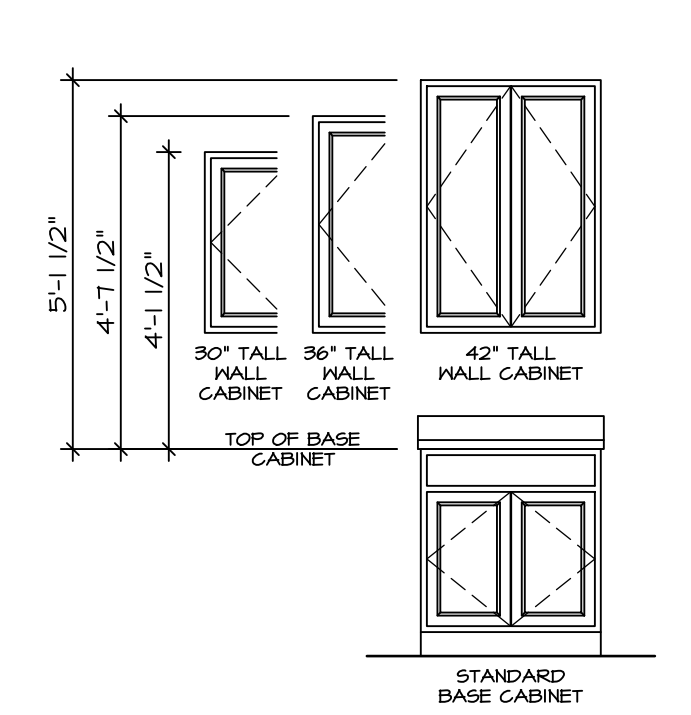
DIV-COMM-LOT-UNIT	
DCY-S2-0465	
COMM-LOT	
SAYERS MILL - SIMPLY RYAN - 0465	
STREET ADDRESS	APT. NO.
9901 CRESTING DRIVE	----
CITY	STATE
MIDDLETOWN	OH
	ZIP
	45042



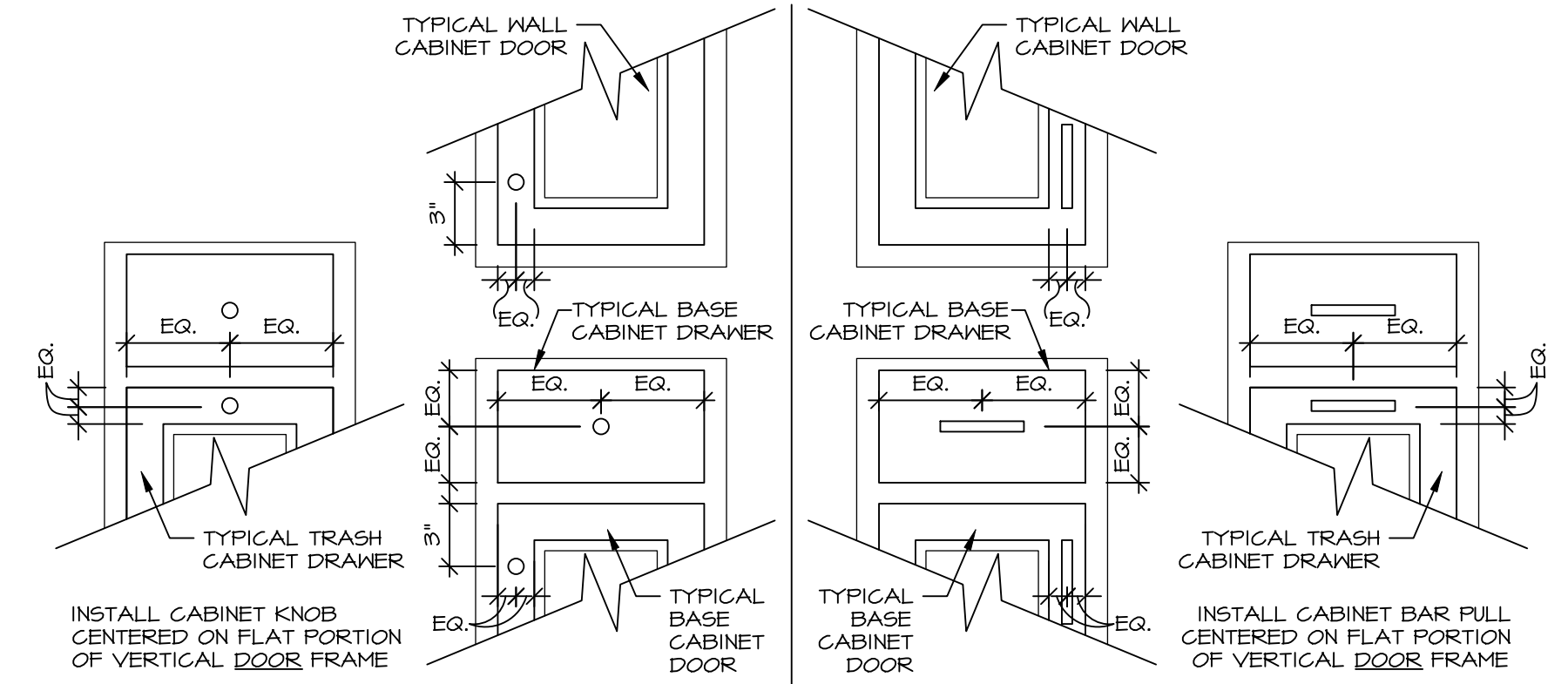
1 MICROWAVE FILLER DETAIL
KT-1b SCALE: 3/8" = 1'-0"



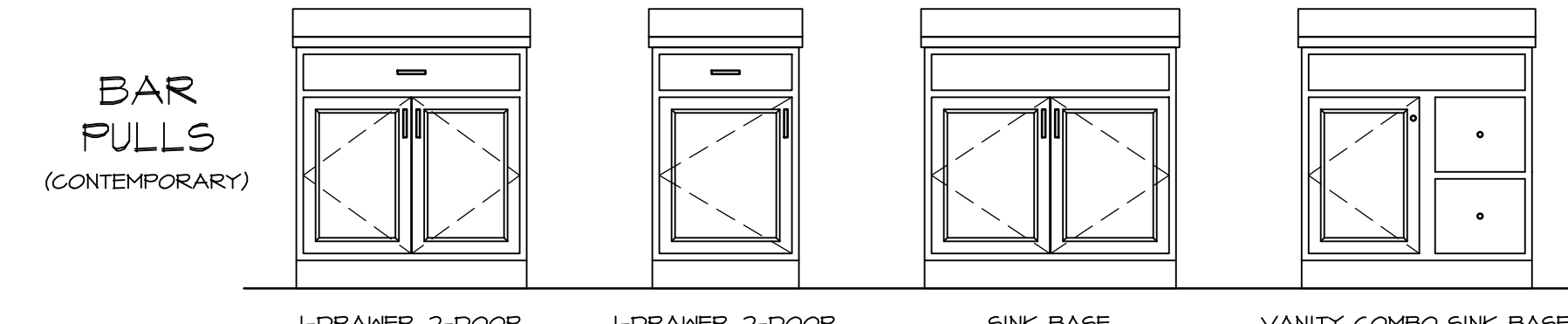
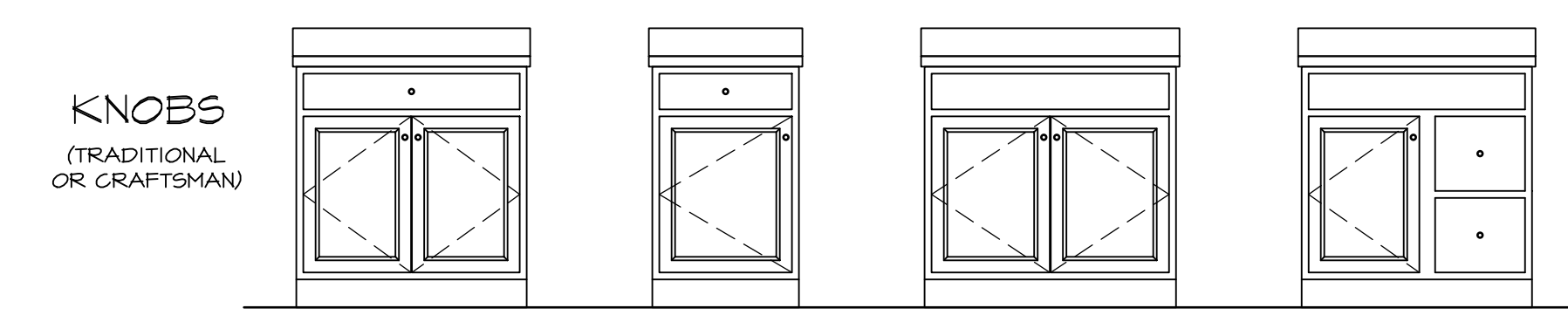
2 SLIDE-IN RANGE GAS / ELEC. SUPPLY LOCATION
KT-1b SCALE: 3/8" = 1'-0"



3 WALL CABINET INSTALLATION HEIGHTS
KT-1b SCALE: 3/8" = 1'-0"



4 CABINET PULL DETAILS
KT-1b SCALE: 1/2" = 1'-0"



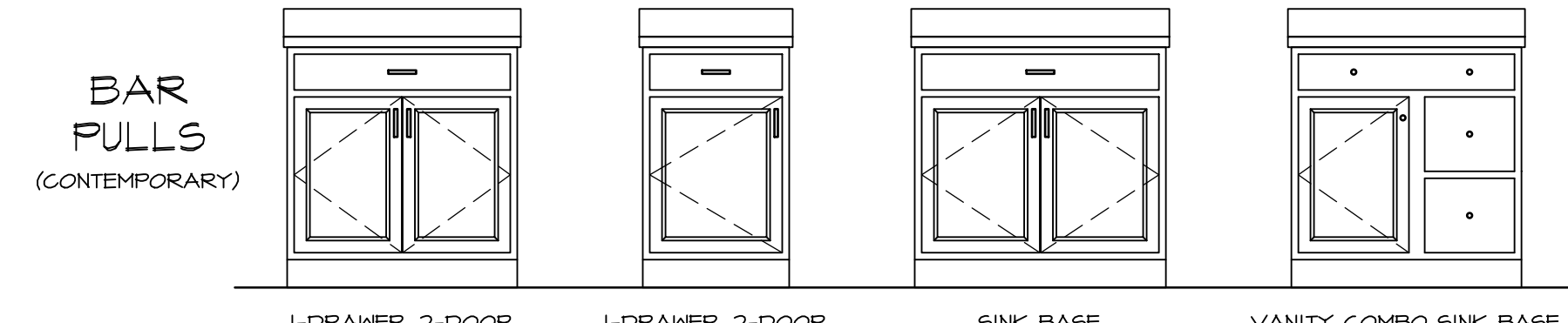
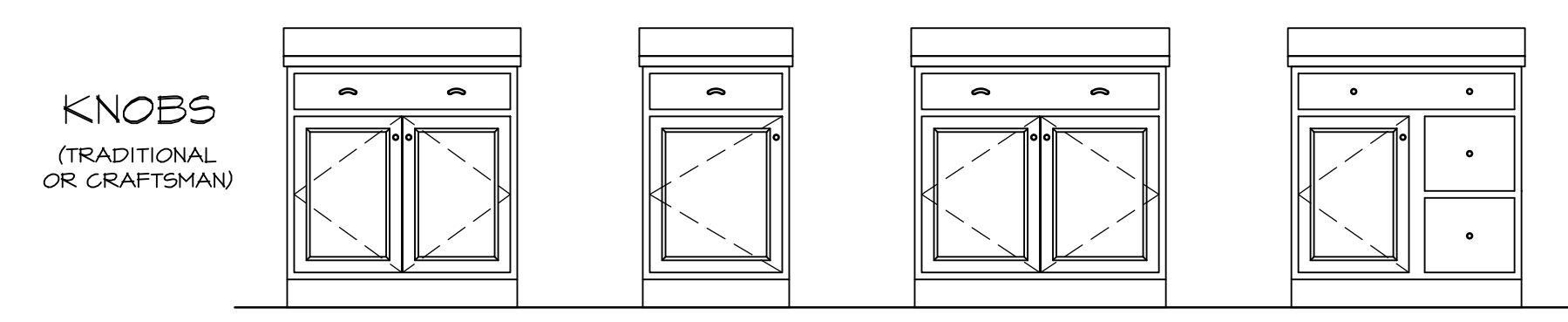
5 RYAN HARDWARE PLACEMENT GUIDELINES
KT-1b SCALE: 1/2" = 1'-0"

RYAN CABINET HARDWARE SPECIFICATIONS

		BATH	NON-BATH
TRADITIONAL	DOORS	ROUND KNOBS	ROUND KNOBS
	DRAWERS	ROUND KNOBS	ROUND KNOBS
CRAFTSMAN	DOORS	SQUARE KNOBS	SQUARE KNOBS
	DRAWERS	SQUARE KNOBS	SQUARE KNOBS
CONTEMPORARY*	DOORS	BAR PULLS	BAR PULLS
	DRAWERS	BAR PULLS	BAR PULLS

* ONLY LOCATIONS W/ SONOMA AND LAUSANNE CABINETS
* CABINET SELECTIONS CAN VARY WITHIN THE HOUSE

FALSE DOORS AND FALSE DRAWERS DO NOT RECEIVE HARDWARE



6 NV HOMES HARDWARE PLACEMENT GUIDELINES
KT-1b SCALE: 1/2" = 1'-0"

NV HOMES CABINET HARDWARE SPECIFICATIONS

		BATH	NON-BATH
TRADITIONAL	DOORS	ROUND KNOBS	ROUND KNOBS
	DRAWERS AND FALSE DRAWERS	ROUND KNOBS	PULLS
CRAFTSMAN	DOORS	SQUARE KNOBS	SQUARE KNOBS
	DRAWERS AND FALSE DRAWERS	SQUARE KNOBS	SQUARE PULLS
CONTEMPORARY*	DOORS	SQUARE KNOBS	BAR PULLS
	DRAWERS AND FALSE DRAWERS	SQUARE KNOBS	BAR PULLS

* NOT WITH SIERRA VISTA CABINETS

NOTE:
HARDWARE IS INSTALLED ON ALL DOOR / DRAWER FRONTS (EVEN NON-OPERATIONAL FRONTS) DO NOT INSTALL HARDWARE ON DECORATIVE DOORS INSTALLED AT THE END OF CABINET RUNS.

REVISIONS

REV. NO.	DATE	DESCRIPTION
1	5/16/20	SPN - CREATED DETAILS 21 (CG #649) AND 22 (CG #647)
2	5/26/21	SPN - ADDED DETAILS 4, 5 & 6 / KT-1b (CG #7019)

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5285 Westwick, MD 21703

SET NO: NVR
VERSION
DRAWN BY
DATE:
OPTION

MODEL: **STANDARD DETAILS**
DRAWING TITLE: **KITCHEN TRIM DETAILS**
GENERAL DESCRIPTION: **KT-1b**

PROJECT: DETAILS\NVR_Kitchen\KT1.dwg 05/12/23 - 11:36 am