

S2 390

5760 AUTUMN DRIVE

MIDDLETOWN, OH 45042

2 Story Basement

2 hose bibs - no valves required

ice maker

2 tub

WATER HEATER ELECTRIC 40 GALLON

Inside Water Meter setup

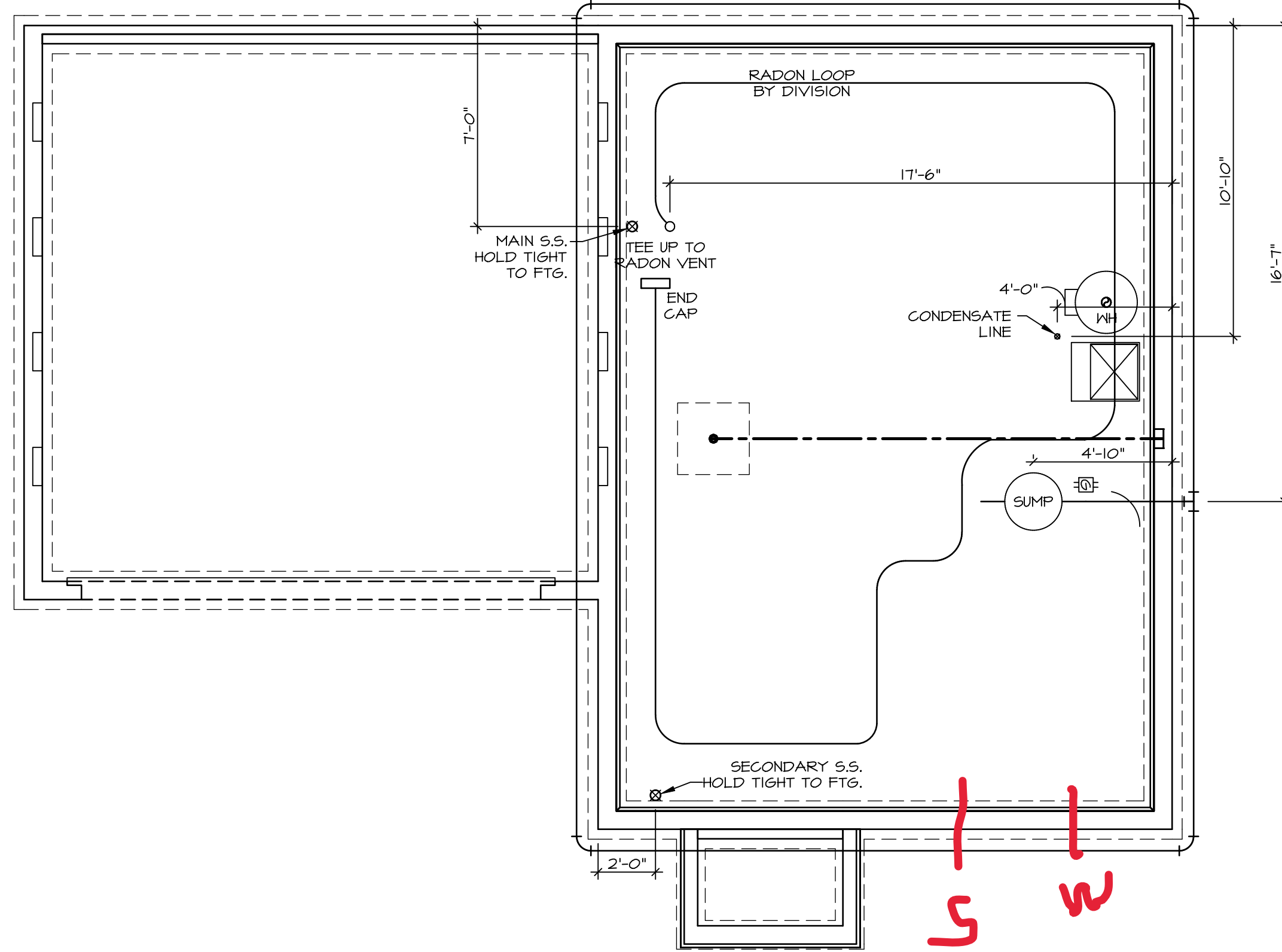
Gas Furnace

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. 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-S2-0390
	DRAWING TITLE PLUMBING	VERSION OI RELEASE NO. ----		
OPTION DESCRIPTION 10	DRAWN BY DATE:	OPTION	STREET ADDRESS 5760 AUTUMN DRIVE	CITY MIDDLETOWN
			APT. NO. ----	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.

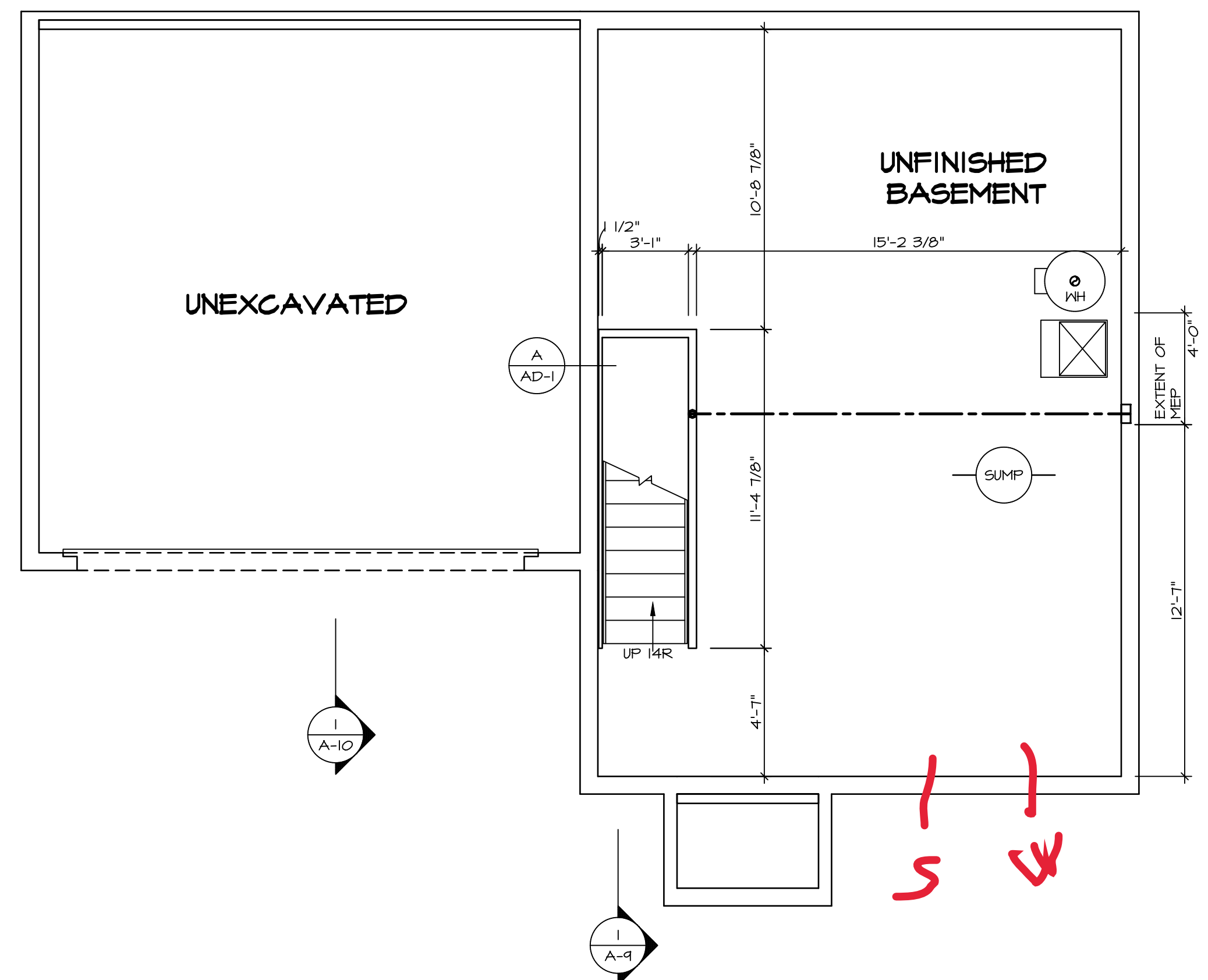
GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, 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"

DCY-S2-0390

COM-LOT: SAATERS MILL - SIMPLY RYAN - 0390
STREET ADDRESS: 5760 AUTUMN DRIVE
CITY: MIDDLETOWN 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
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

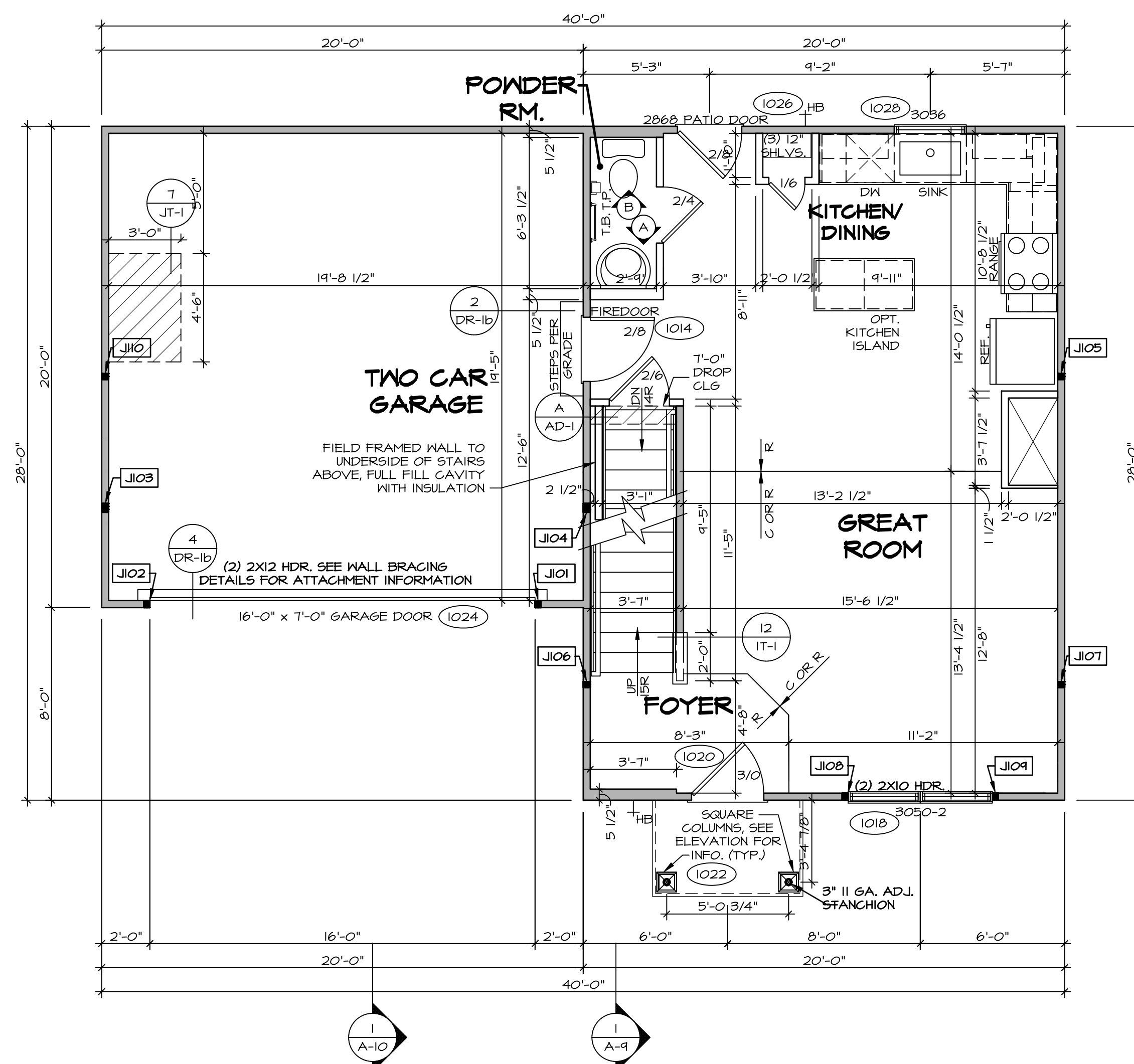
FLOOR PLAN NOTES

- 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 CEILINGS. ALL DROPPED CEILINGS 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.
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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



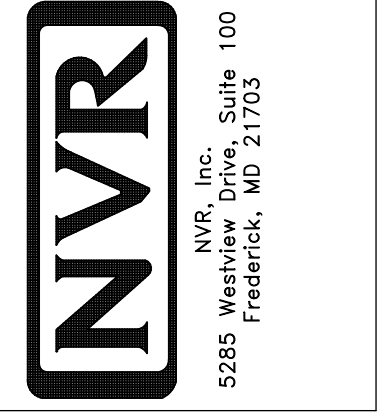
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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 SPFH	1016	
J104	JACK - (3) 2X4 SPFH	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	

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS

DIV-COMM-LOT-UNIT
DCY-S2-0390
COM-LOT
SAATERS MILL - SIMPLY RYAN - 0390
STREET ADDRESS
5760 AUTUMN DRIVE
CITY
MIDDLETOWN
STATE
OH
ZIP
45042

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SHEET NO.
A-7
12

MODEL
ASPEN

DRAWING TITLE
FIRST FLOOR PLAN

OPTION DESCRIPTION

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

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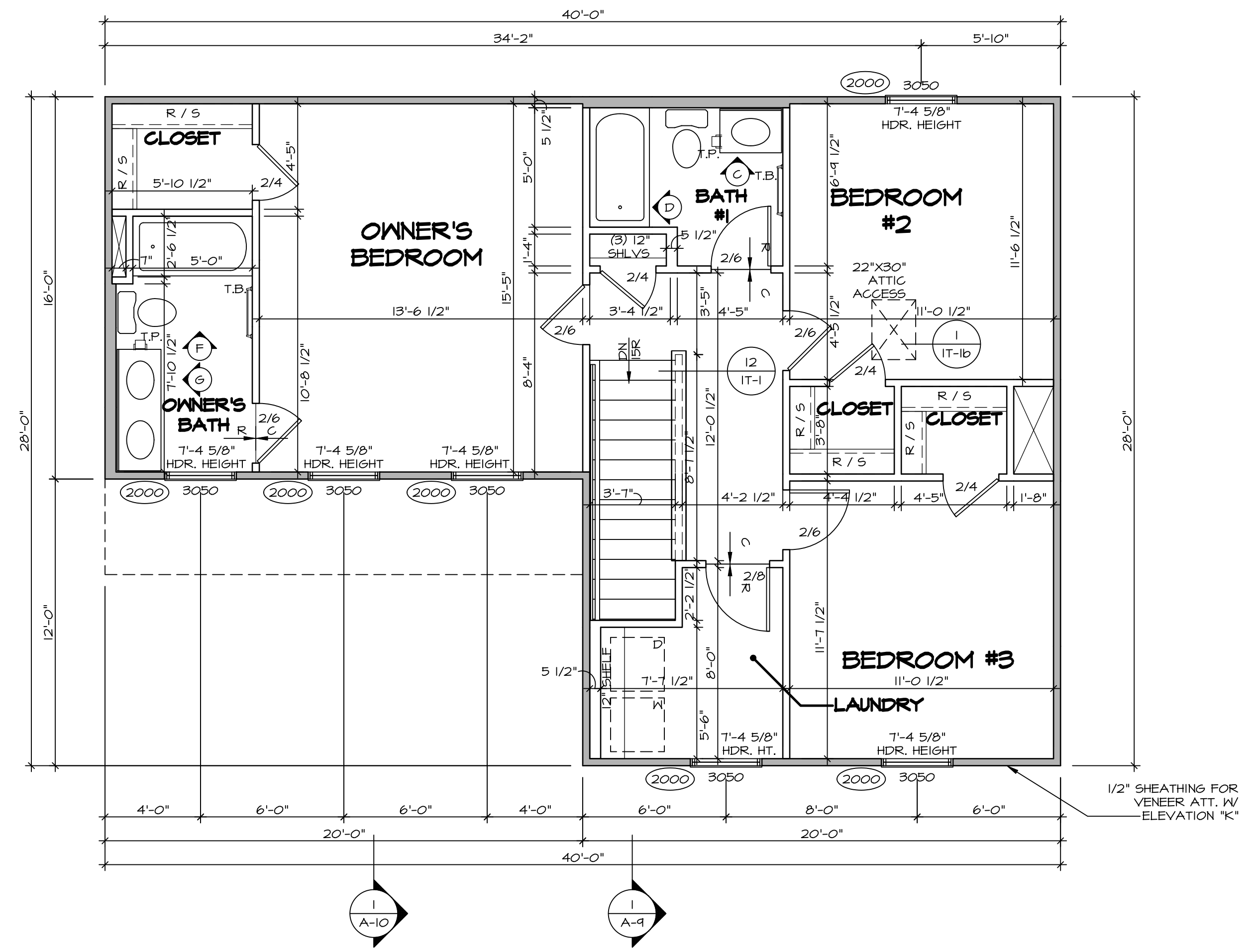
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
SEE FC DETAILS FOR FRAMING CONNECTORS	

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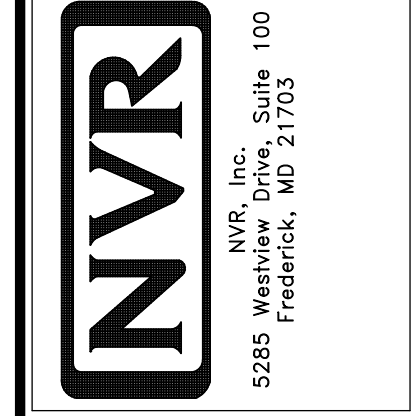
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

DIV-COMM-LOT-UNIT
DCY-S2-0390
COM-LOT
SAATERS MILL - SIMPLY RYAN - 0390
STREET ADDRESS
5760 AUTUMN DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

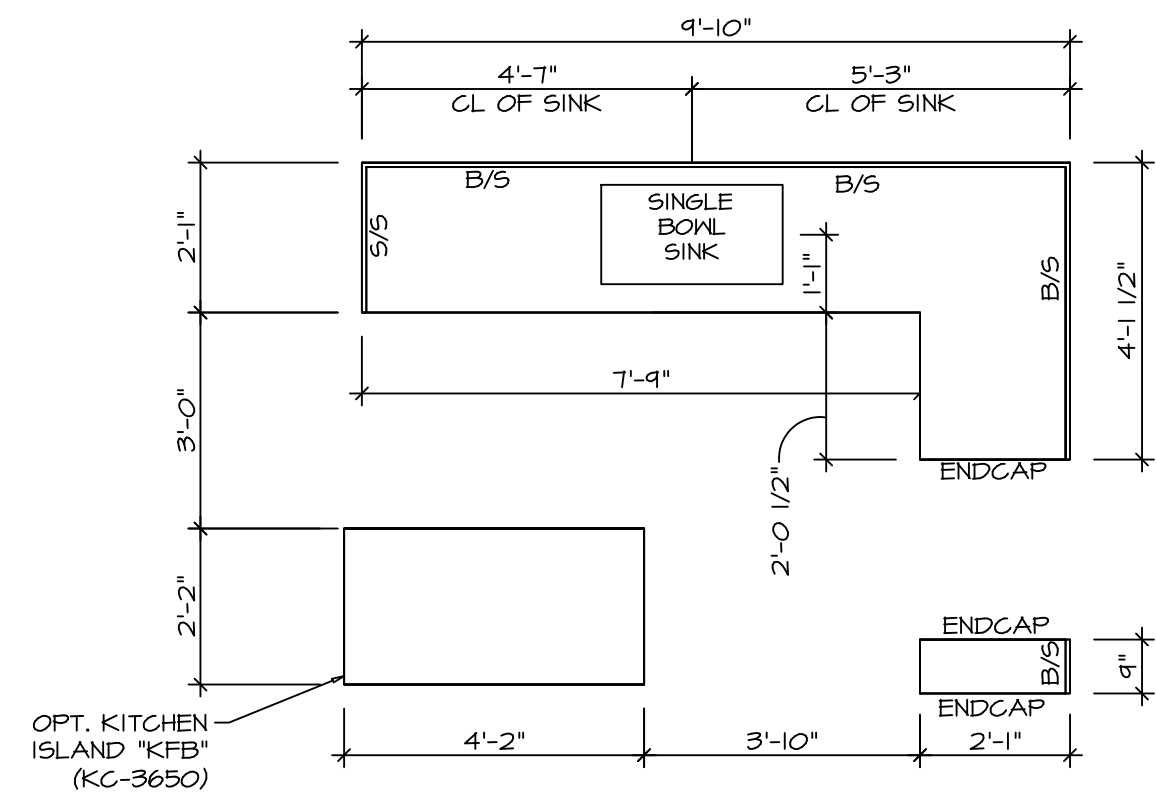
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DATE:
OPTION

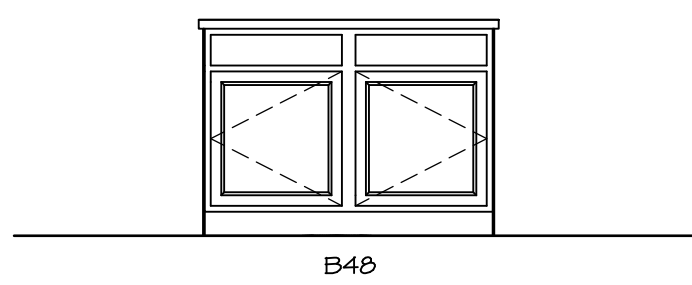
MODEL
ASPEN
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-8
13



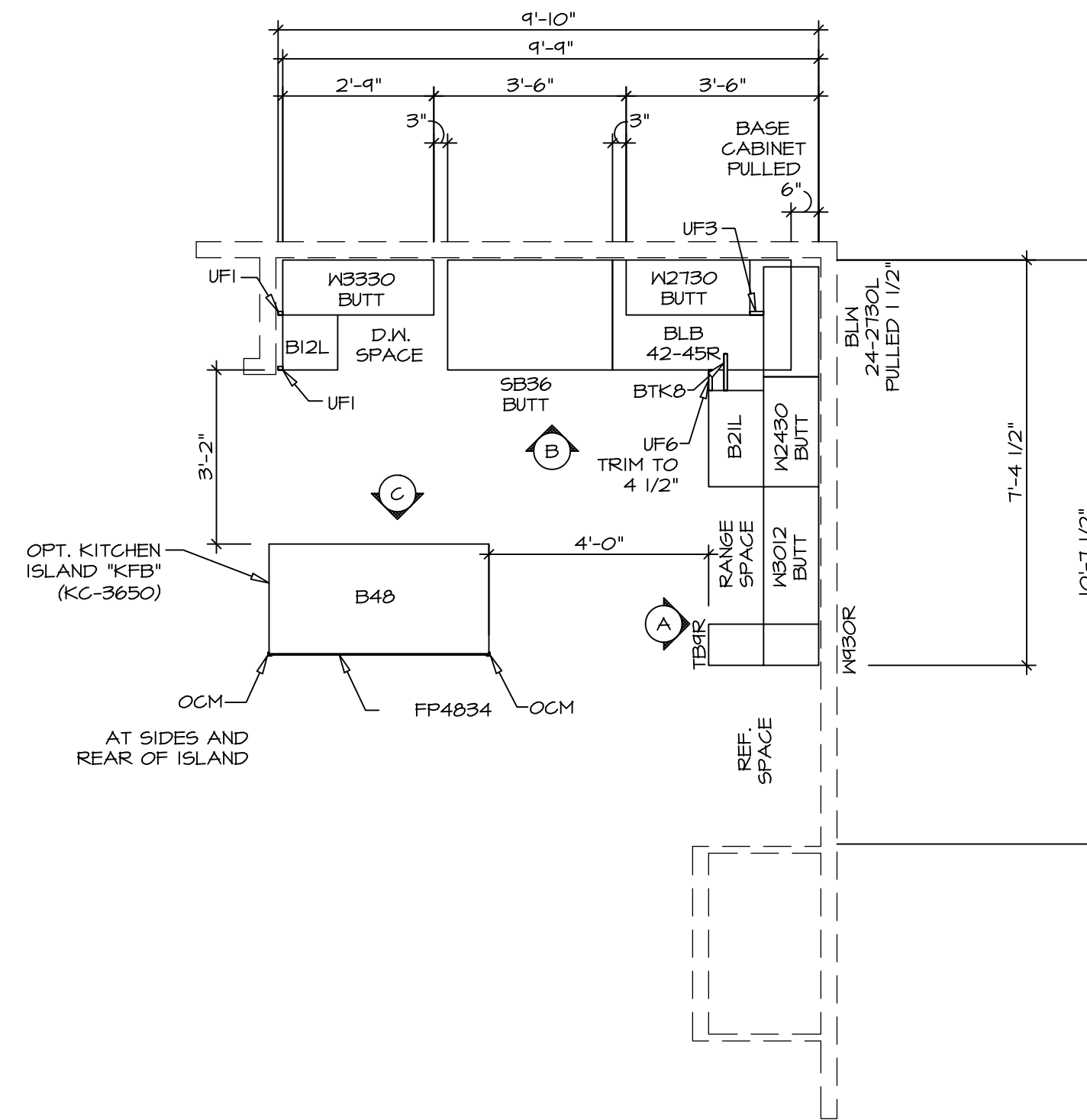
KITCHEN COUNTERTOP PLAN KC - 3639

SCALE: 3/8" = 1'-0" A-12



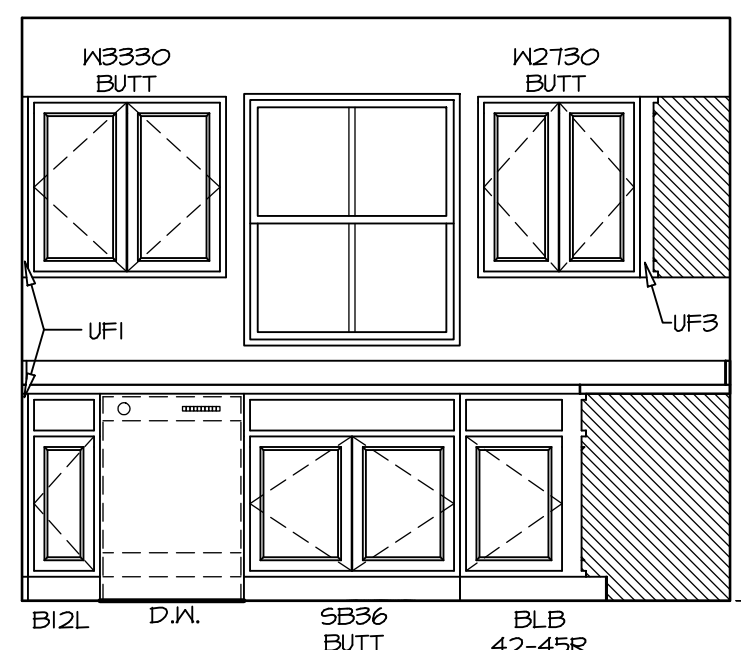
ELEVATION C

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



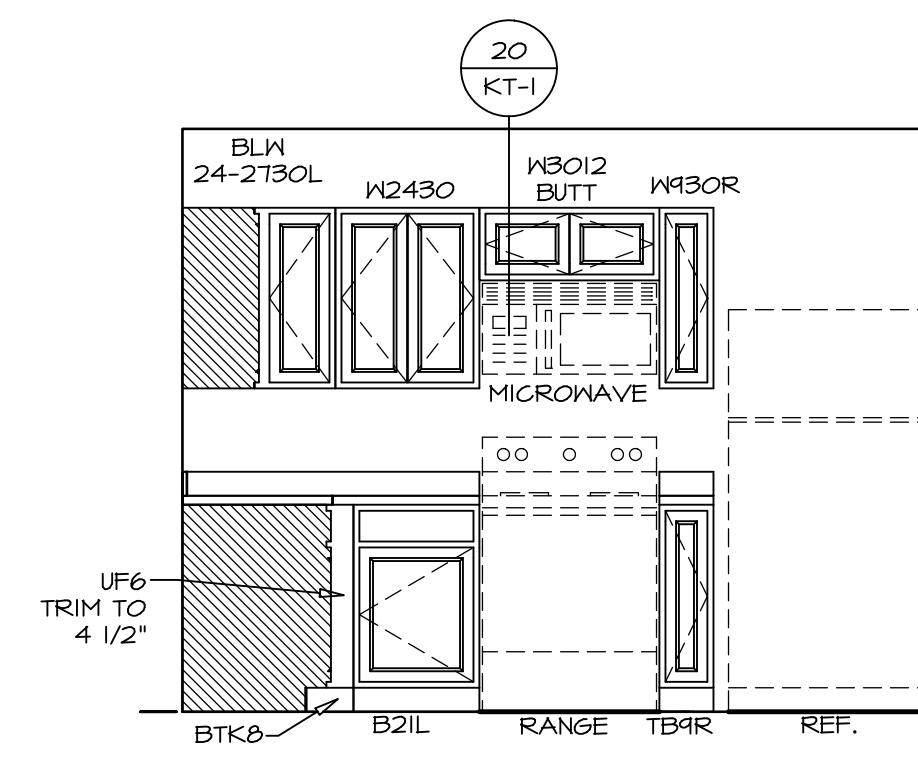
KITCHEN CABINET PLAN KC - 3639

SCALE: 3/8" = 1'-0" A-12



ELEVATION B

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



ELEVATION A

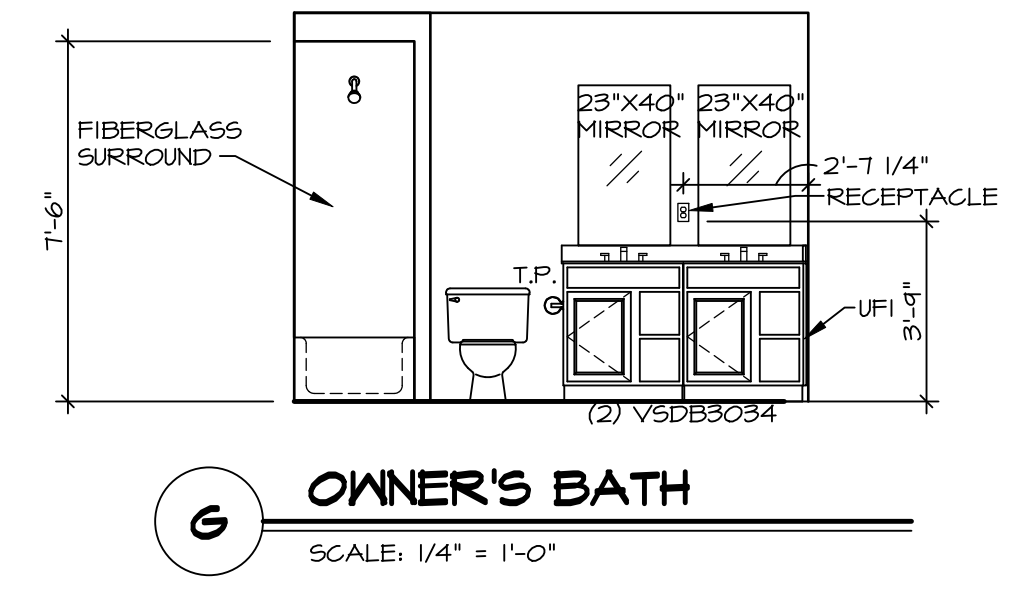
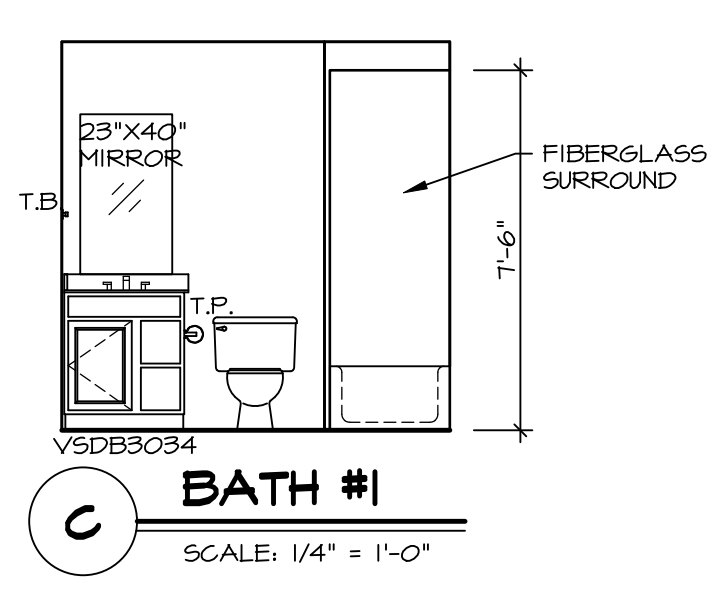
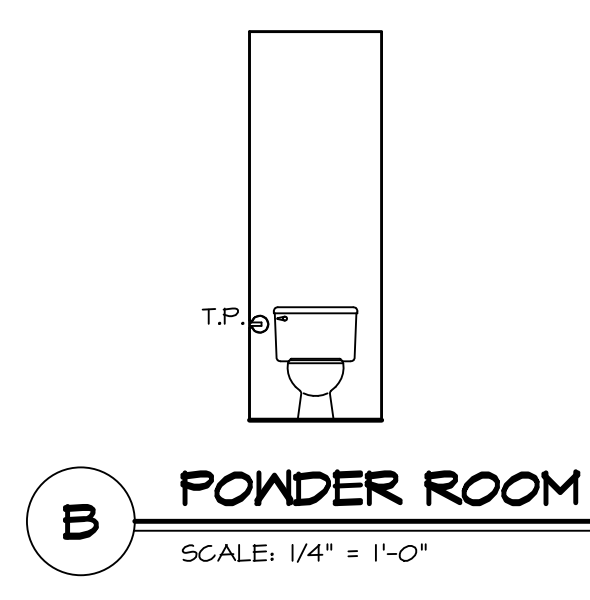
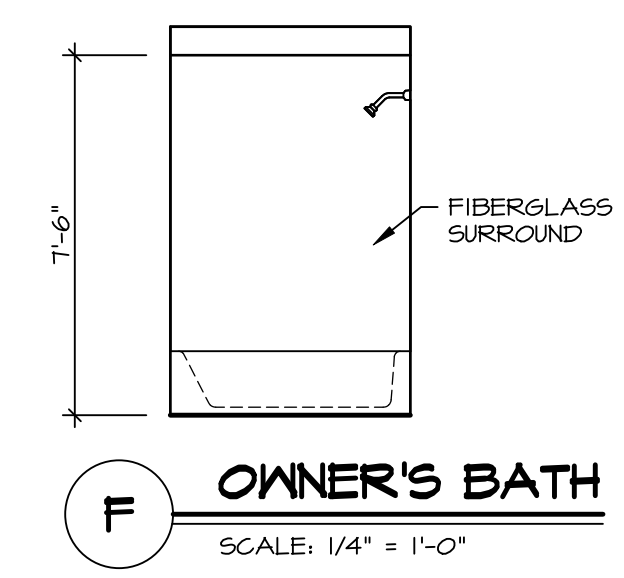
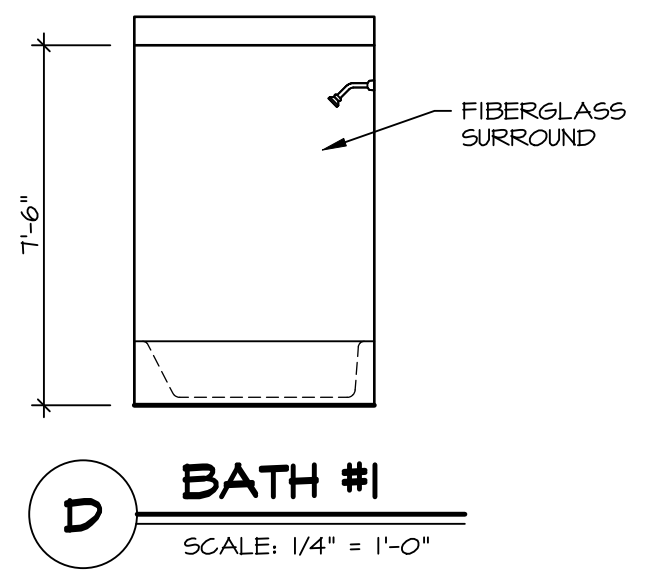
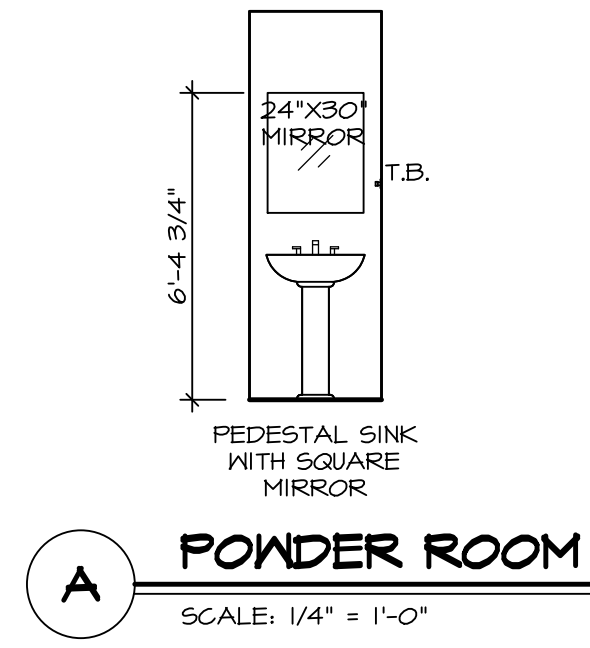
SCALE: 3/8" = 1'-0"

- 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 (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.

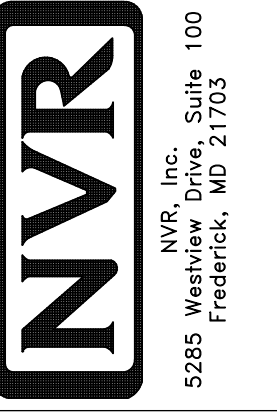
SHEET NO. A-12	MODEL ASPEN DRAWING TITLE KITCHEN	SET NO. ASPFOO	VERSION O1	RELEASE NO. ----	DRAWN BY	OPTION	
		OPTION DESCRIPTION					
		17					
DIV-COMM-LOT-UNIT DCY-S2-0390		COMM-LOT SAMMY'S MILL - SIMPLY RYAN - 0390		STREET ADDRESS 5760 AUTUMN DRIVE		APT. NO. ----	
CITY MIDDLETOWN		STATE OH		ZIP 45042			
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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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SET NO. ASFOO
VERSION O1
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

MODEL
ASPEN
DRAWING TITLE
BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO.
A-13
18

DIV-COMM-LOT-UNIT
DCY-S2-0390
COM-LOT
STREET ADDRESS
5760 AUTUMN DRIVE
CITY MIDDLETOWN OH
STATE OH
ZIP 45042