

S2 475
5871 AUTUMN DRIVE
MIDDLETOWN, OH 45042

2 Story Basement - vent floor drain

2 hose bibs - no valves required

Vent Kitchen

ice maker

2 tubs

WATER HEATER ELECTRIC 40 GALLON

Inside Water Meter setup

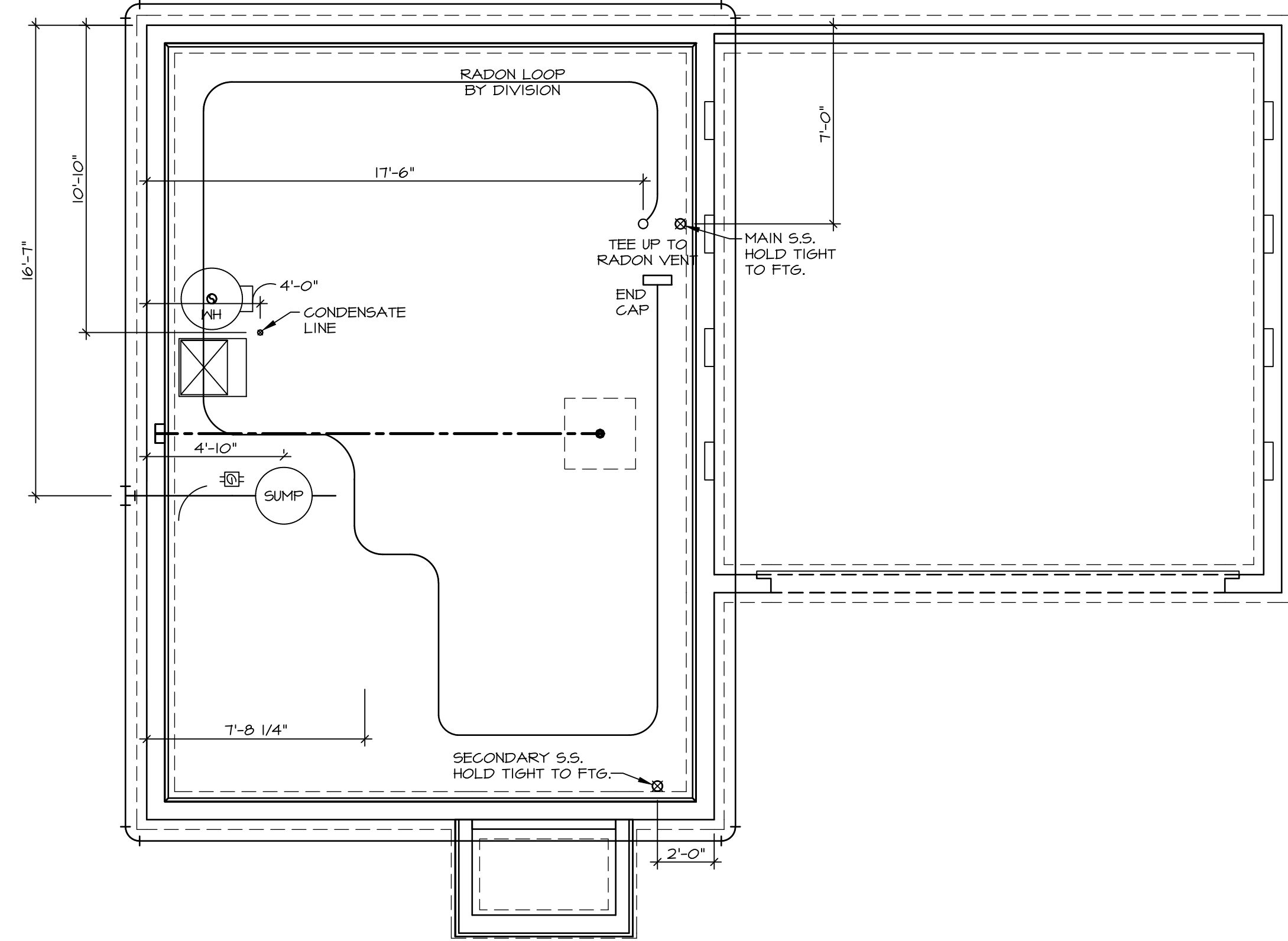
Gas Furnace

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
- SCREENS 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	© 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 transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.	DIV-COMM-LOT-UNIT DCY-S2-0415
	DRAWING TITLE PLUMBING	VERSION OI RELEASE NO. ----			
OPTION DESCRIPTION 10	DRAWN BY DATE:	OPTION	STREET ADDRESS 5071 AUTUMN DRIVE		
			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

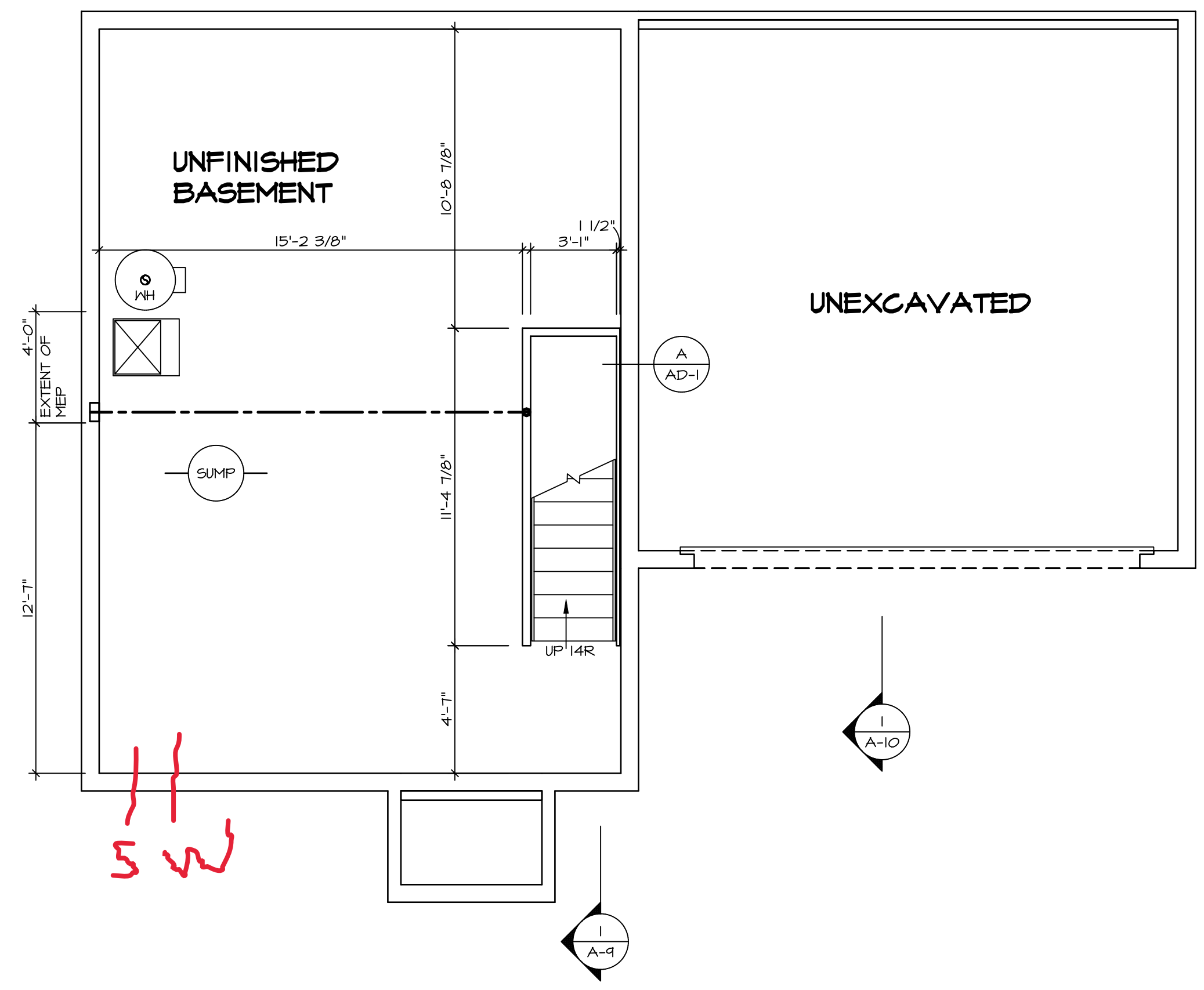
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING 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 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, 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. **ASFOO**
 VERSION **O1**
 RELEASE NO. **----**
 DRAWN BY
 DATE:
 OPTION

DIV-COMM-LOT-UNIT **DCY-S2-0415**
 COM-LOT
 SAATERS MILL - SIMPLY RYAN - 0415
 STREET ADDRESS **5871 AUTUMN DRIVE**
 CITY **MIDDLETOWN** STATE **OH** ZIP **45042**

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 Frederick, MD 21703
 5285 Westpark Drive

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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**
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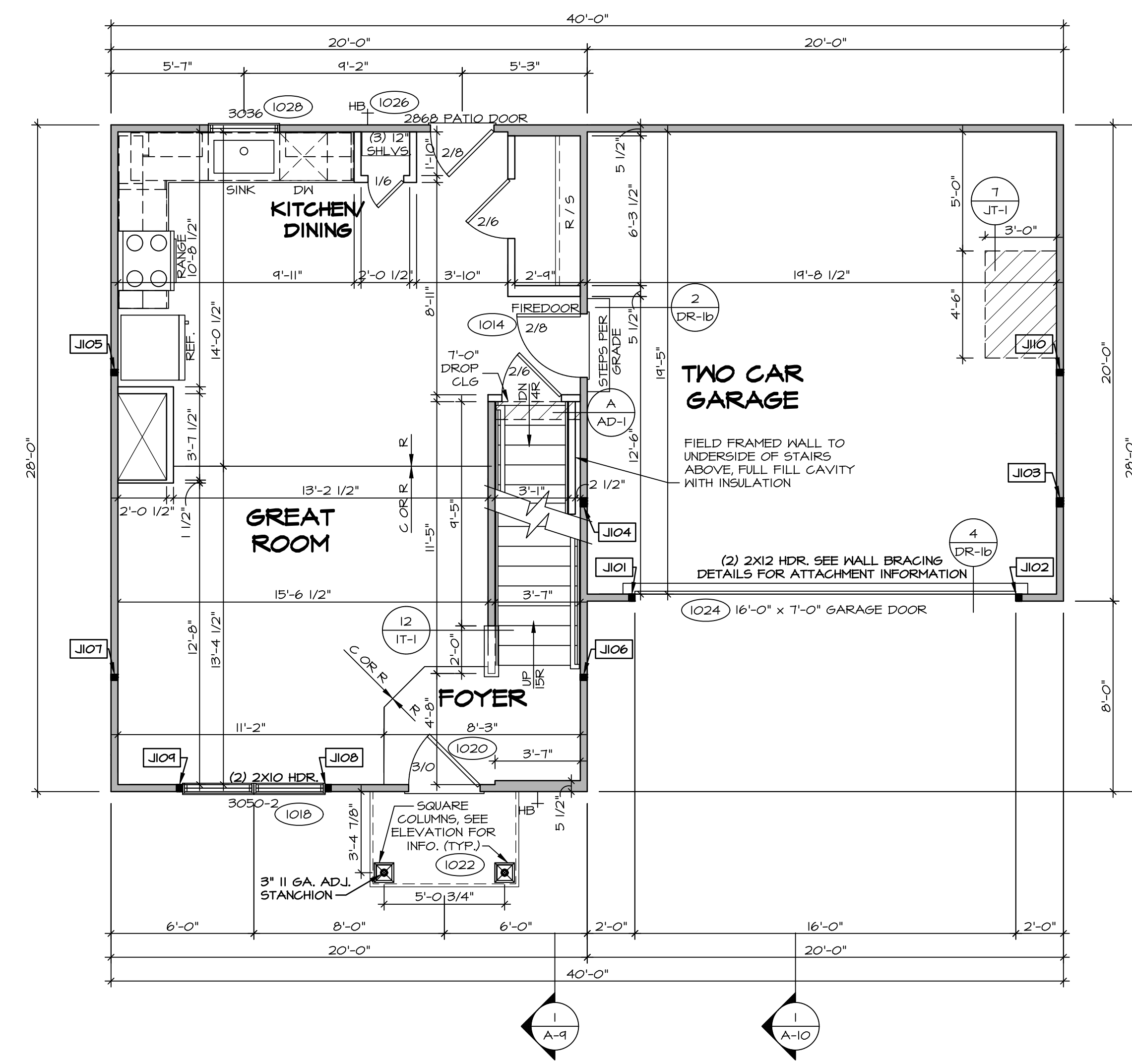
- GYPSUM NOTES**
- AT GARAGE:
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1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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#	1016	
J104	JACK - (3) 2X4 SFF#	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

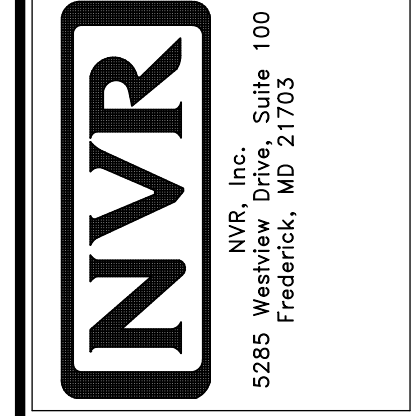
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS



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

DIV-COMM-LOT-UNIT
DCY-S2-0415
COMM-LOT
SAYERS MILL - SIMPLY RYAN - 0415
STREET ADDRESS
5871 AUTUMN DRIVE
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	

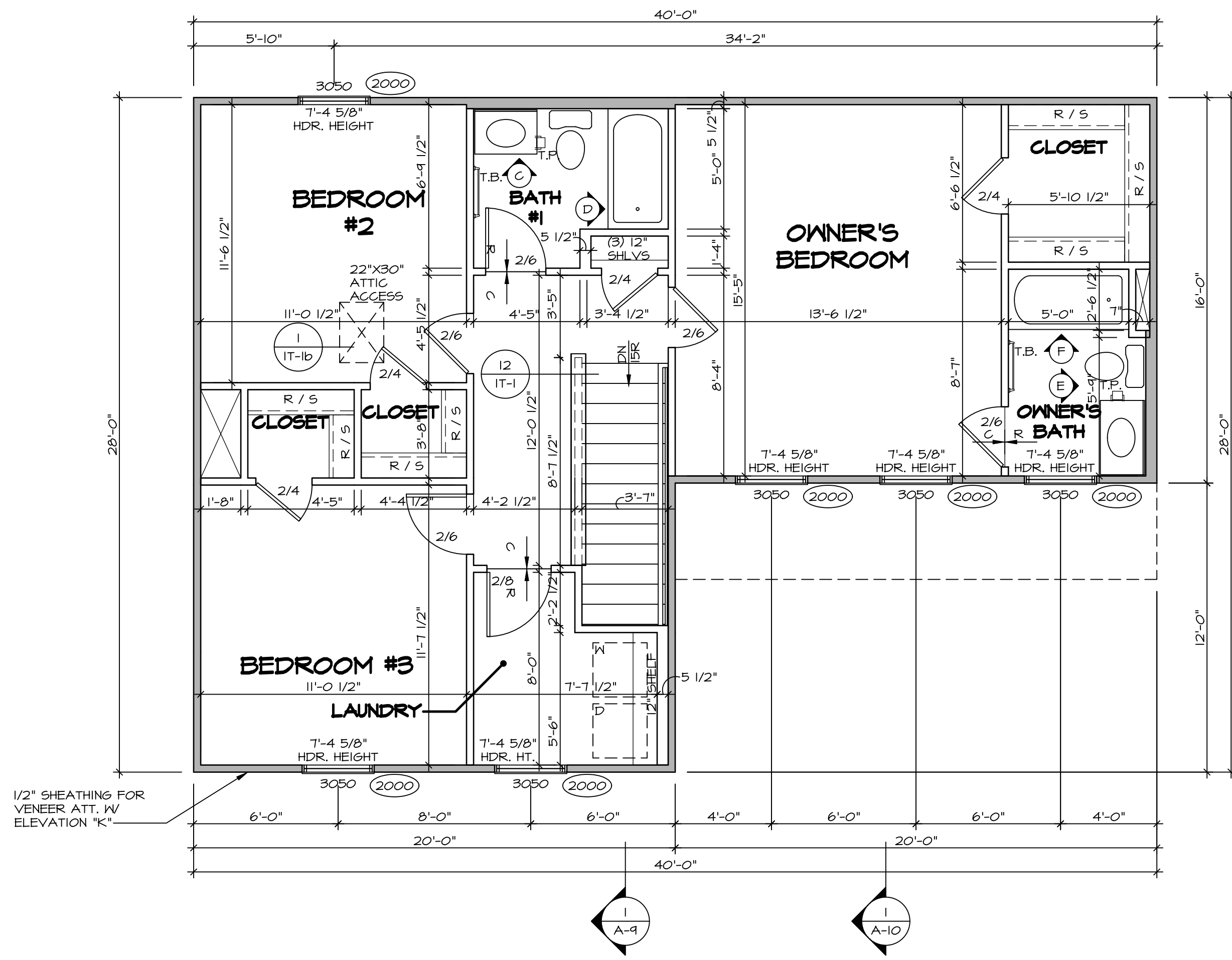
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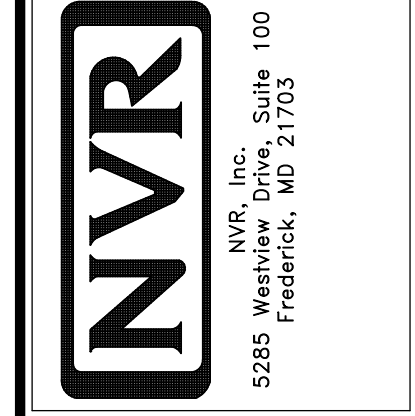
AT STAIRS:
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

DIV-COMM-LOT-UNIT		DCY-S2-0415	
COM-LOT	COM-LOT	STREET ADDRESS	APT. NO.
SAATERS MILL - SIMPLY RYAN - 0415		5871 AUTUMN DRIVE	----
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	13
MODEL	ASPEN	
DRAWING TITLE	SECOND FLOOR PLAN	
OPTION DESCRIPTION		

