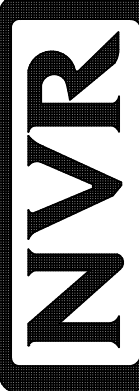


1  
A-5 **PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**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.

|  |                                       |  |                                |
|--|---------------------------------------|--|--------------------------------|
| SHEET NO.<br><b>A-5</b>                              | MODEL<br><b>CEDAR</b>                 | SET NO. <b>CDROO</b>   | OPTION DESCRIPTION<br><b>7</b> |
|  | DRAWING TITLE<br><b>PLUMBING PLAN</b> | VERSION <b>01</b><br>DRAWN BY<br>DATE:<br>OPTION   |                                |
| DIV-COMM-LOT-UNIT<br><b>DCY-S2-0100</b>              |                                       | © NVR, Inc. expressly reserves the right to modify or amend these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc. |                                |
| COMM-LOT<br><b>SAMYERS MILL - SIMPLY RYAN - 0100</b> |                                       | <br>NVR, Inc. Suite 100<br>5285 Walkersville Rd.<br>Frederick, MD 21703   |                                |
| STREET ADDRESS<br><b>5924 SAMYERS MILL DRIVE</b>     |                                       |  |                                |
| APT. NO.<br>----                                     | STATE<br><b>OH</b>                    | 08/23/20 - 2.04 bpt  |                                |
| CITY<br><b>MIDDLETOWN</b>                            | ZIP<br><b>45042</b>                   |  |                                |

| BASEMENT JACK SCHEDULE |             |           |         |
|------------------------|-------------|-----------|---------|
| IDENTIFIER             | DESCRIPTION | ENG. NUM. | REMARKS |
|                        |             |           |         |

| 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                 |

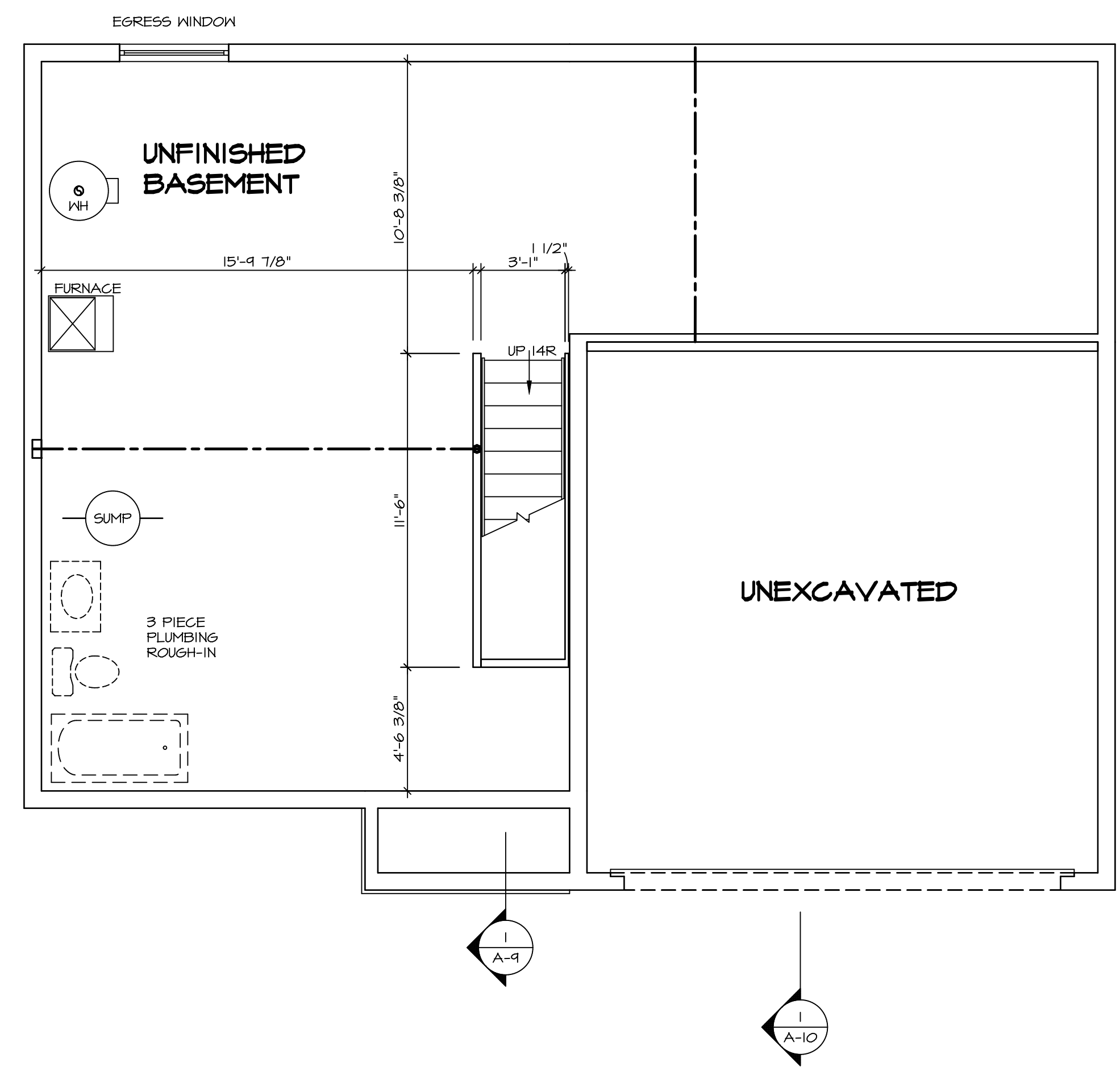
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 "11" SHEET(S) FOR INTERIOR TRIM DETAILS.
  - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  - ALL WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  - ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO GRIPPLES 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 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

|  |                       |   |                                |   |                   |          |       |        |
|--|-----------------------|---|--------------------------------|---|-------------------|----------|-------|--------|
| SHEET NO.<br><b>A-6</b>  | MODEL<br><b>CEDAR</b> | DRAWING TITLE<br><b>BASEMENT FLOOR PLAN</b> | OPTION DESCRIPTION<br><b>8</b> | SET NO. <b>CDROO</b>  | VERSION <b>01</b> | DRAWN BY | DATE: | OPTION |
|  |                       |   |                                | <p>© NVR, Inc. expressly reserves the right to modify or amend these plans at any time without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.</p> |                   |          |       |        |
| <p>DIV-COMM-LOT-UNIT<br/><b>DCY-S2-0100</b></p> <p>COMM-LOT<br/><b>SANKYERS MILL - SIMPLY RYAN - 0100</b></p> <p>STREET ADDRESS<br/><b>5924 SANKYERS MILL DRIVE</b></p> <p>CITY<br/><b>MIDDLETOWN</b></p> <p>STATE<br/><b>OH</b></p> <p>ZIP<br/><b>45042</b></p> |                       |   |                                | <p>APPT. NO. <b>----</b></p>  |                   |          |       |        |
| <p>5285 Washington Blvd., Suite 100<br/>Frederick, MD 21703</p> <p>08/23/20 - 2.04 bpt</p>   |                       |   |                                |   |                   |          |       |        |

| FIRST FLOOR JACK SCHEDULE |                               |           |         |
|---------------------------|-------------------------------|-----------|---------|
| IDENTIFIER                | DESCRIPTION                   | ENG. NUM. | REMARKS |
| J101                      | JACK - (3) 2X4 SPF STUD GRADE | 1019      |         |
| J102                      | JACK - (2) 2X4 SPF STUD GRADE | 1019      |         |
| J103                      | JACK - (2) 2X4 SPF STUD GRADE | 1014      |         |
| J104                      | JACK - (2) 2X4 SPF STUD GRADE | 1014      |         |
| J105                      | JACK - (2) 2X4 SPF STUD GRADE | 1012      |         |
| J106                      | JACK - (4) 2X4 SP#1           | 1025      |         |
| J107                      | JACK - (4) 2X4 SP#1           | 1025      |         |
| J108                      | JACK - (2) 2X4 SPF STUD GRADE | 1008      |         |
| J109                      | JACK - (2) 2X4 SPF STUD GRADE | 1008      |         |
| J110                      | JACK - (2) 2X4 SPF STUD GRADE | 1010      |         |
| J111                      | JACK - (2) 2X4 SPF STUD GRADE | 1010      |         |
| J112                      | JACK - (4) 2X4 SPF STUD GRADE | 1006      |         |
| J113                      | JACK - (4) 2X4 SPF STUD GRADE | 1006      |         |
| J114                      | JACK - (4) 2X4 SPF STUD GRADE | 1006      |         |
| J115                      | JACK - (4) 2X4 SPF STUD GRADE | 1006      |         |

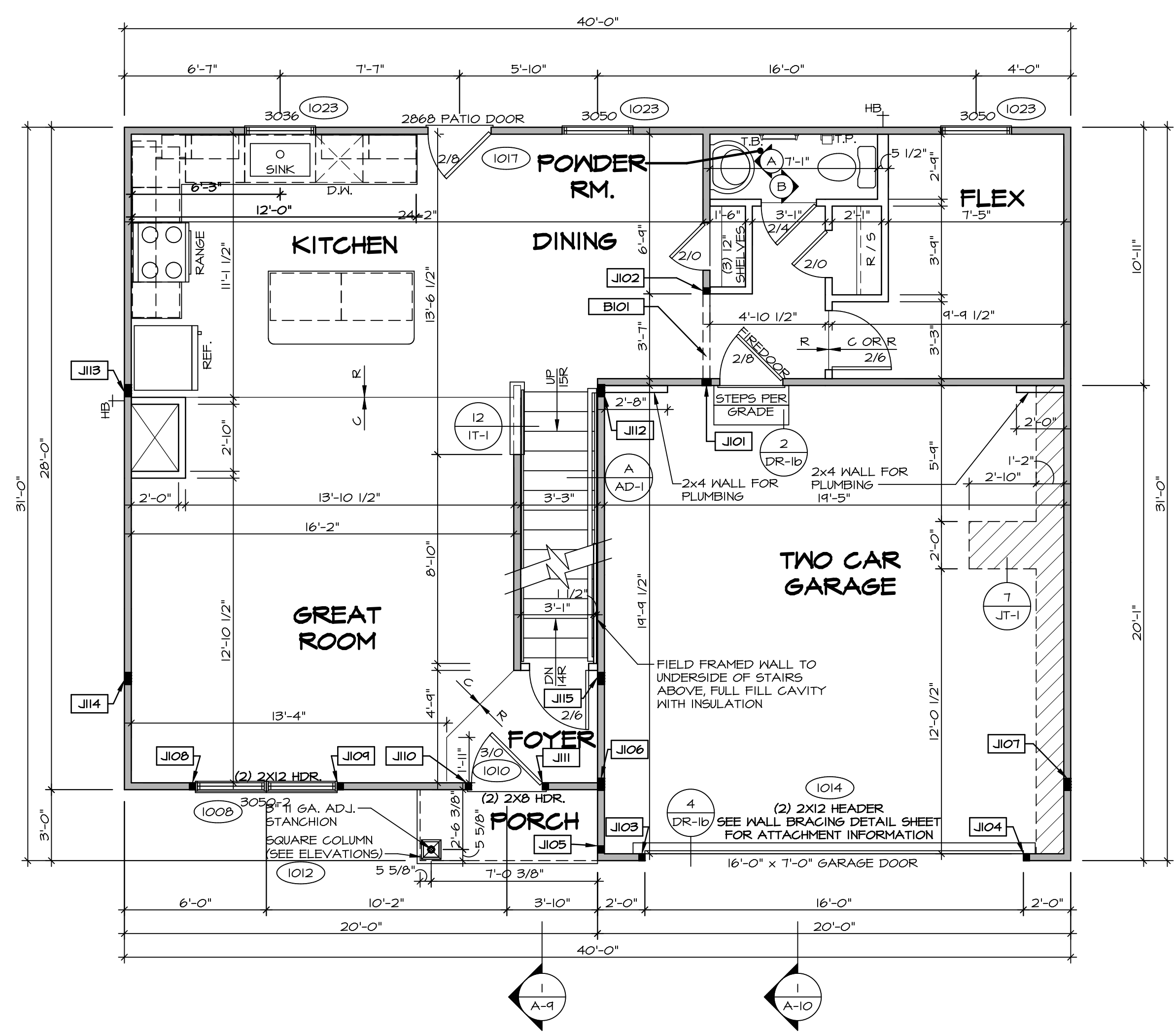
| FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE |                          |        |           |         |
|--|--------------------------|--------|-----------|---------|
| IDENTIFIER                                       | DESCRIPTION              | LENGTH | ENG. NUM. | REMARKS |
| B101   | INT HEADER - 2X8 - 2 FLY | 4'-1"  | 1019      |         |

| 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

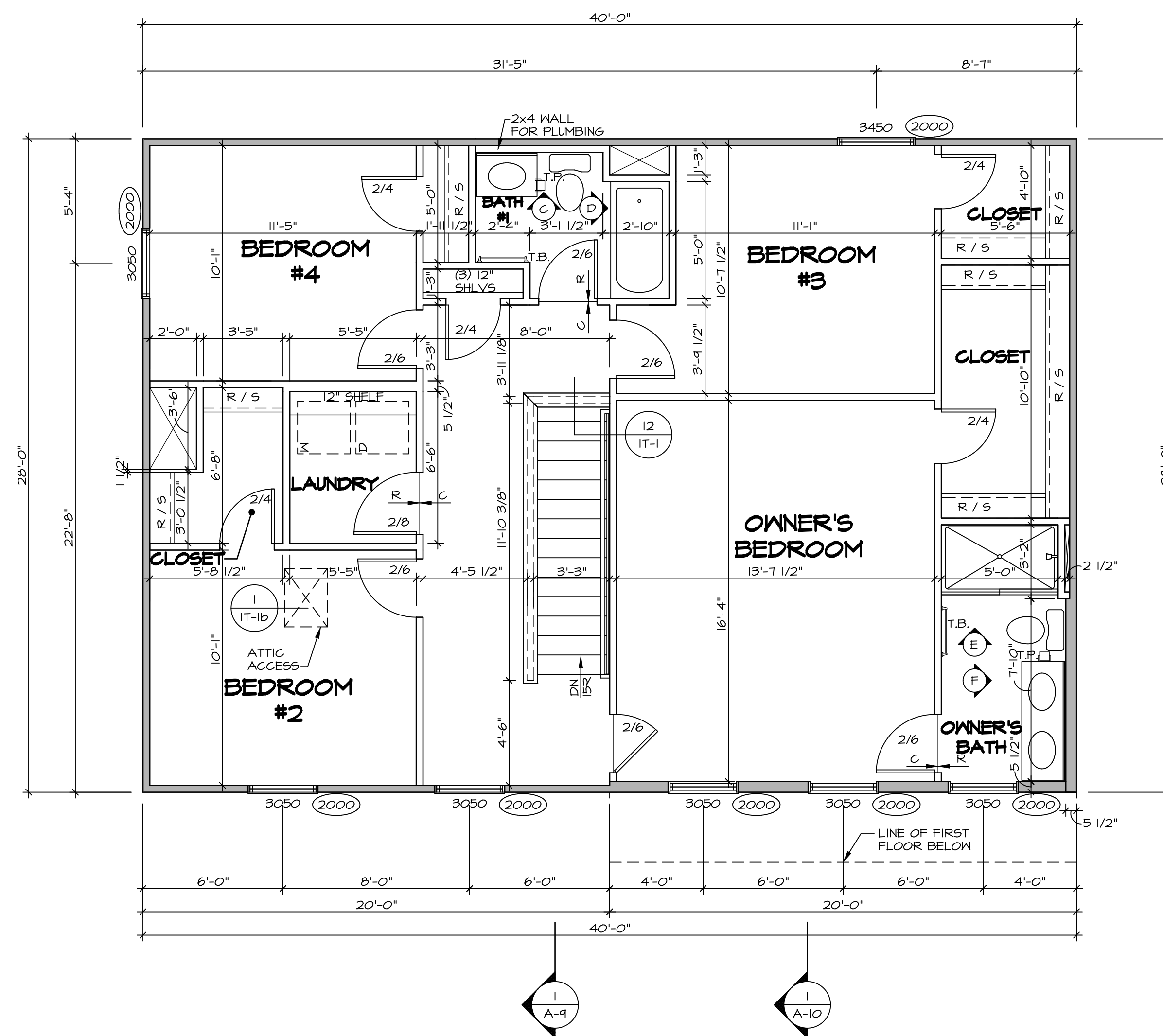
- ### FLOOR PLAN NOTES
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL 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 "11" SHEET(S) FOR INTERIOR TRIM DETAILS.
  - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  - ALL WINDOWS HAVE T-O 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



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

|                         |   |  |   |
|-------------------------|---|--|---|
| SHEET NO.<br><b>A-7</b> | MODEL<br><b>CEDAR</b><br>DRAWING TITLE<br><b>FIRST FLOOR PLAN</b><br>OPTION DESCRIPTION<br><b>9</b> | SET NO. CDR00<br>VERSION 01<br>DRAWN BY<br>DATE:<br>OPTION                               | DIV-COMM-LOT-UNIT<br><b>DCY-S2-0100</b><br>COMM-LOT<br><b>SANKYERS MILL - SIMPLY RYAN - 0100</b><br>STREET ADDRESS<br><b>5824 SANKYERS MILL DRIVE</b><br>CITY<br><b>MIDDLETOWN</b> STATE<br><b>OH</b> ZIP<br><b>45042</b> |
|                         |   | NVR, Inc. Suite 100<br>5285 Washington Road<br>Frederick, MD 21703<br>08/23/20 - 2:05 PM |   |



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

**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 CEILINGS. 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 '11' SHEET(S) FOR INTERIOR TRIM DETAILS.
  - SEE ARCHITECTURAL DETAIL SHEET 'AD' FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  - ALL WINDOWS HAVE T-O 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.

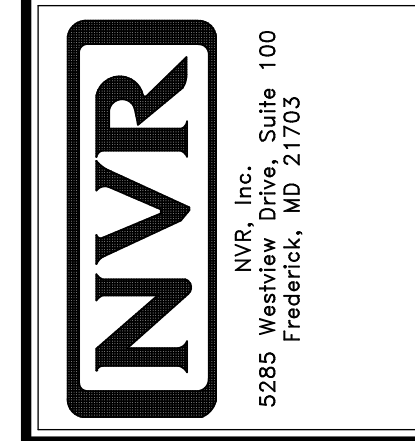
**GYPSUM NOTES**

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.

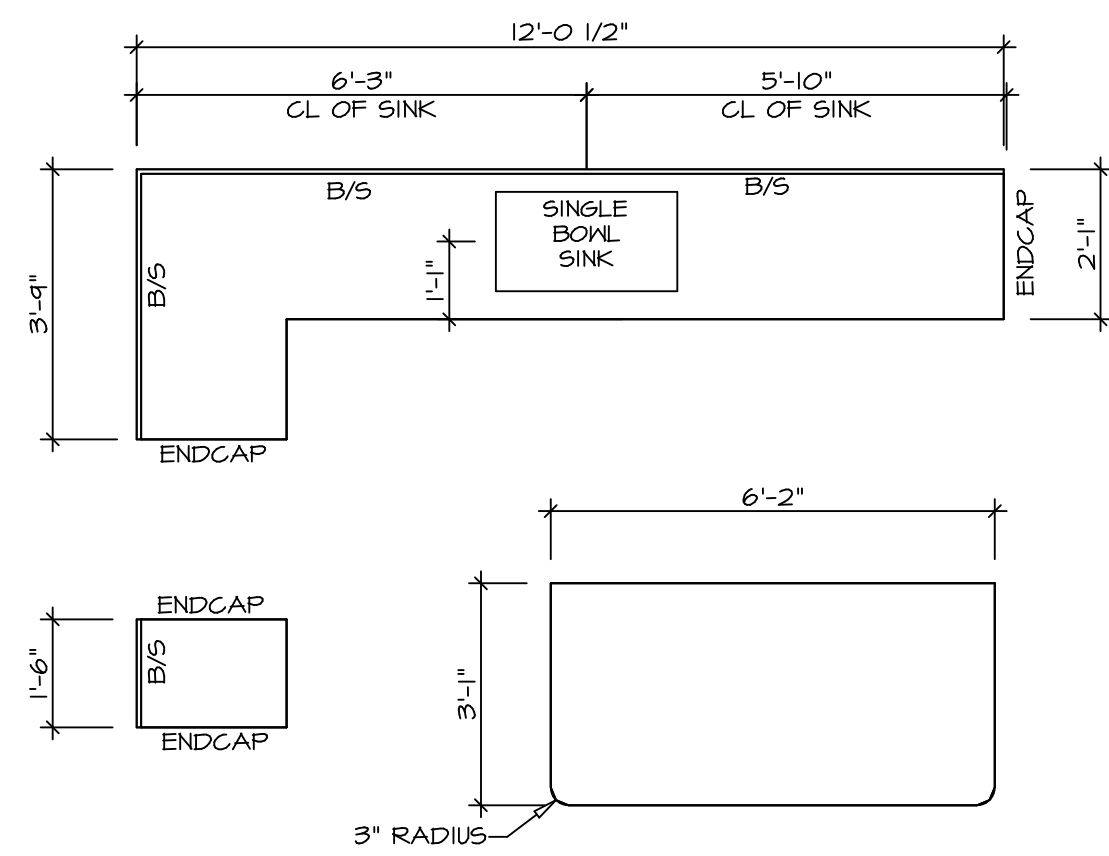
AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

DIV-COMM-LOT-UNIT  
**DCY-S2-0100**  
COMM-LOT  
SANKYERS MILL - SIMPLY RYAN - 0100  
STREET ADDRESS  
5924 SANKYERS MILL DRIVE  
CITY MIDDLETOWN STATE OH ZIP 45042

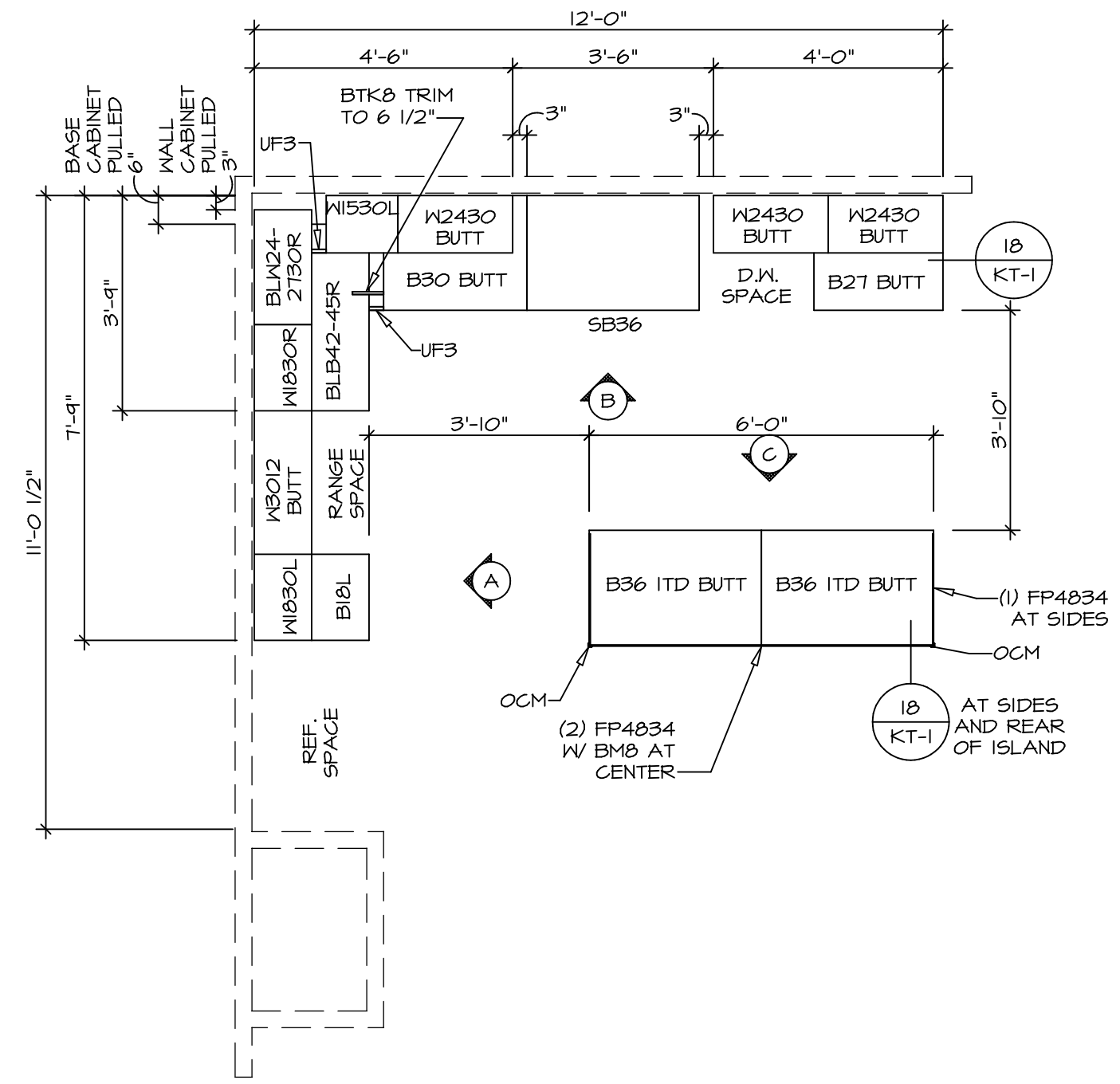
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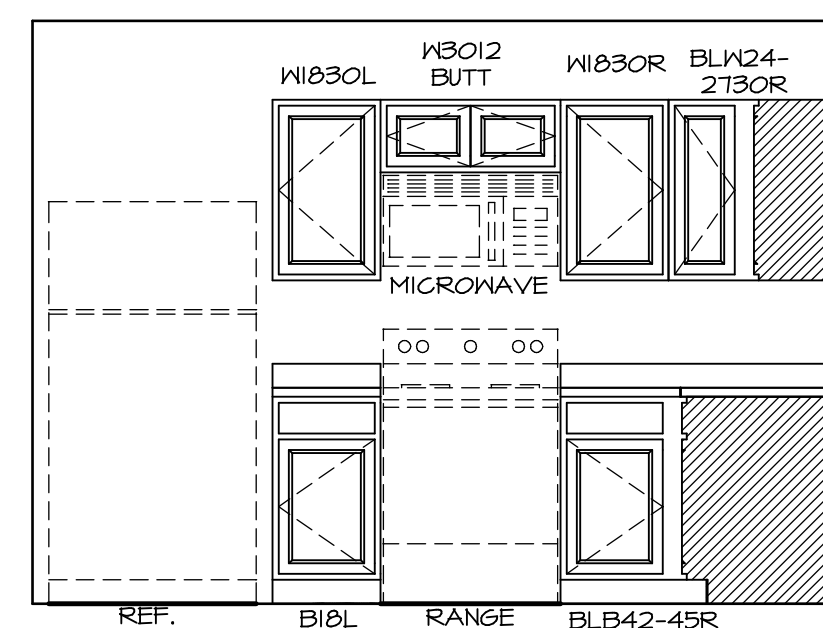
|                                 |   |                              |
|---------------------------------|---|------------------------------|
| SHEET NO.<br><b>A-8</b>         | MODEL<br><b>CEDAR</b>                     | SET NO. CDPROO<br>VERSION 01 |
| OPTION DESCRIPTION<br><b>10</b> | DRAWING TITLE<br><b>SECOND FLOOR PLAN</b> | DRAWN BY                     |
|                                 | DATE:                                     | OPTION                       |



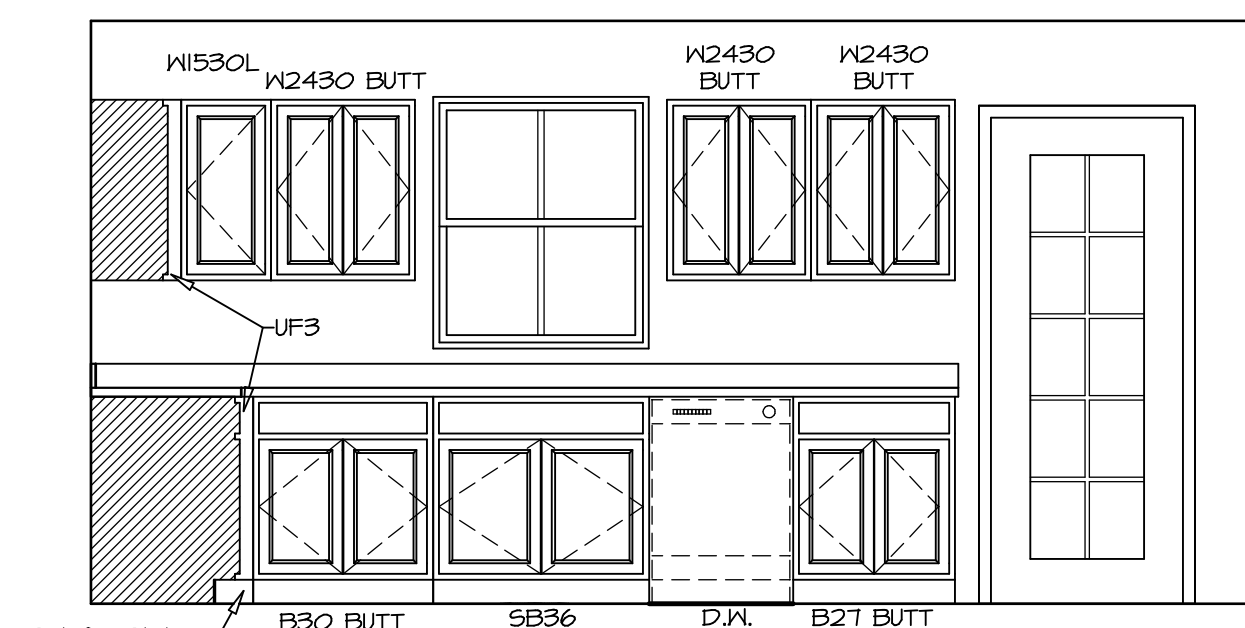
2 **KITCHEN COUNTERTOP PLAN KC - 3640**  
 A-12 SCALE: 3/8" = 1'-0"



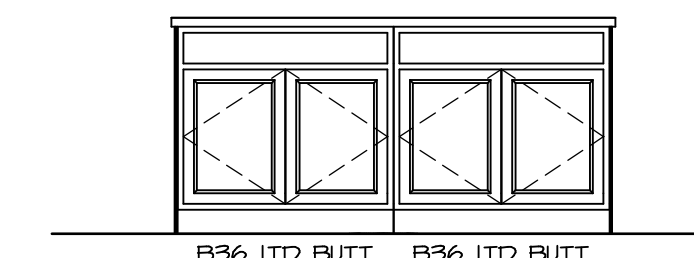
1 **KITCHEN CABINET PLAN KC - 3640**  
 A-12 SCALE: 3/8" = 1'-0"



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



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



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

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

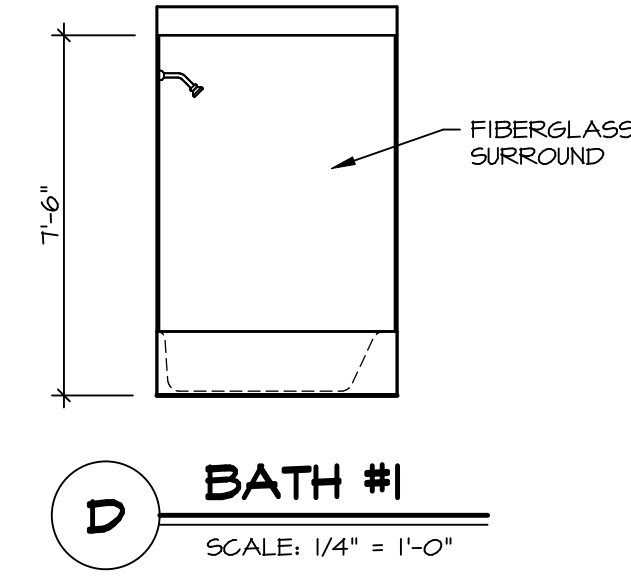
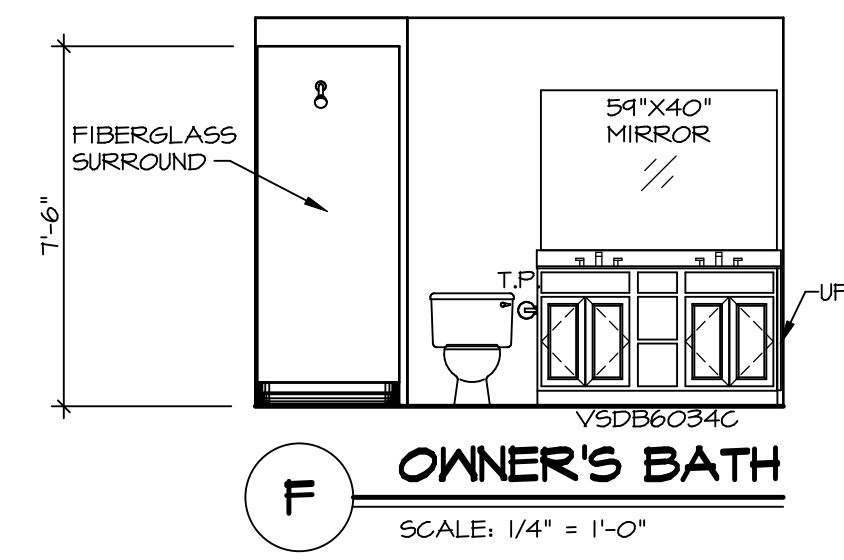
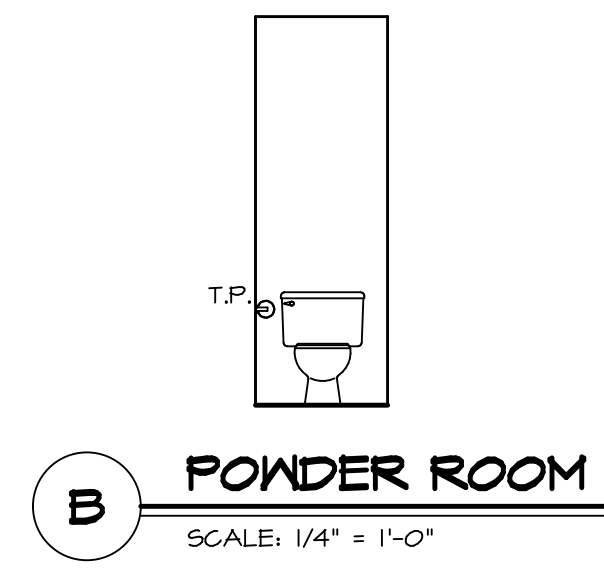
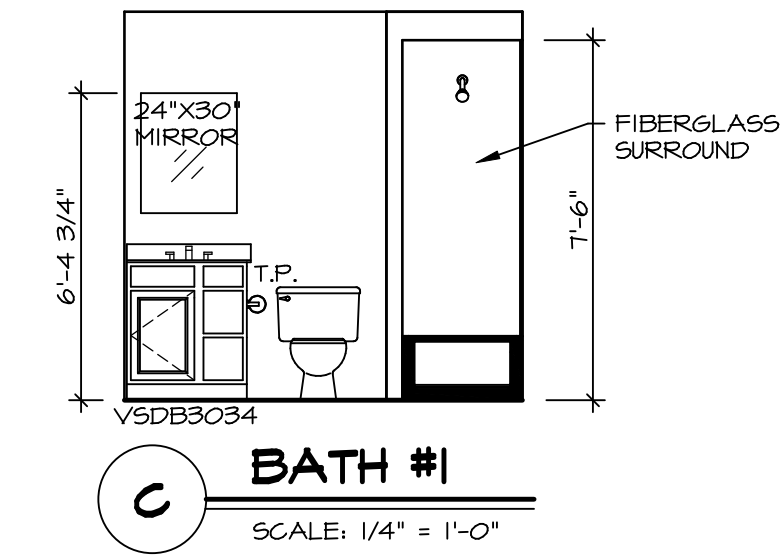
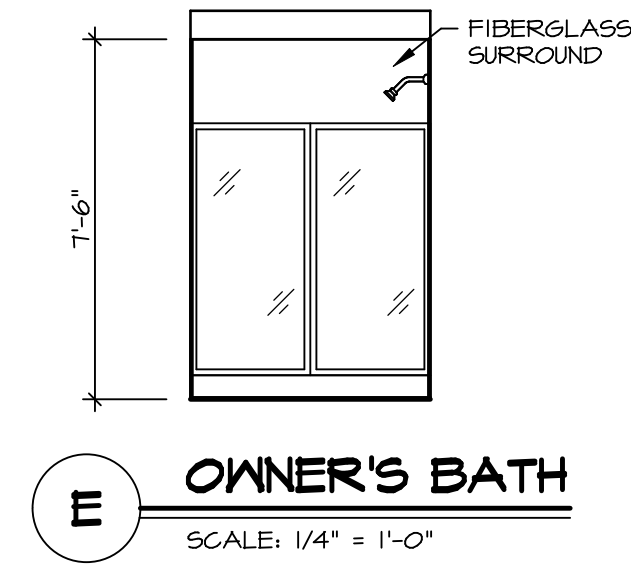
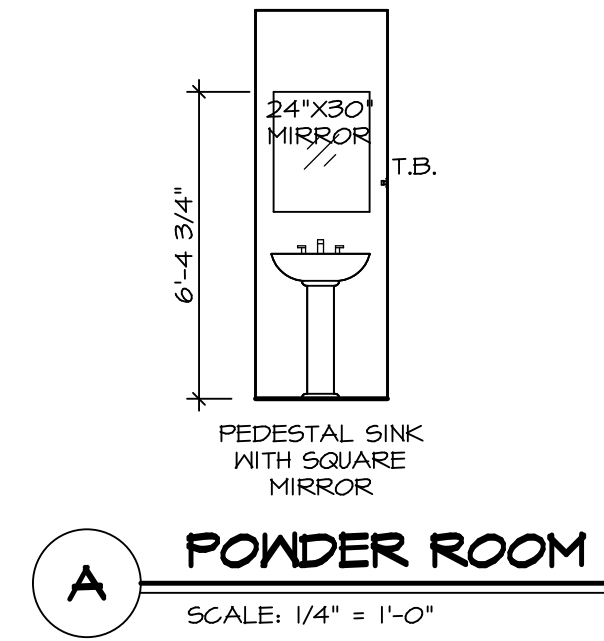
|                                      |   |        |                 |  |
|--------------------------------------|---|--------|-----------------|--|
| MODEL<br><b>CEDAR</b>                | SET NO. CDR00                           | OPTION | STATE OH        | ZIP 45042                                      |
|                                      | VERSION 01                              |        |                 |  |
| DRAWING TITLE<br><b>KITCHEN PLAN</b> | DRAWN BY                                | DATE:  | CITY MIDDLETOWN | STREET ADDRESS<br>5824 SAKYERS MILL DRIVE      |
|                                      | DESIGNED BY                             |        |                 |  |
| SHEET NO.<br><b>A-12</b>             | DIV-COMM-LOT-UNIT<br><b>DCY-S2-0100</b> |        |                 | COMM-LOT<br>SAKYERS MILL - SIMPLY RYAN - C/O/O |
|                                      | PROJECT ADDRESS                         |        |                 |  |
| OPTION DESCRIPTION                   | APT. NO. ----                           |        |                 | CITY MIDDLETOWN                                |
|                                      | DESCRIPTION                             |        |                 |  |

**NVR**  
 NVR, Inc. Suite 100  
 5285 Westparkway  
 Frederick, MD 21703

C:\NVR\Solves\CEDAR\_CDR00\_01\DCY-S2-0100\209957A\SheetA Lot\_Specific\1.4\_A-12\_KIT\_LS.dwg 08/23/20 - 2:05 pm

**NOTES:**

1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOORS 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 VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



|           |                    |          |        |
|-----------|--------------------|----------|--------|
| SHEET NO. | MODEL              | SET NO.  | CDPROO |
| A-13      | CEDAR              | VERSION  | 01     |
|           | DRAWING TITLE      | DRAWN BY |        |
|           | BATH ELEVATIONS    | DATE:    |        |
|           | OPTION DESCRIPTION | OPTION   |        |
| 15        |                    |          |        |

**NVR**  
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Frederick, MD 21703

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|                   |                                  |
|-------------------|----------------------------------|
| DIV-COMM-LOT-UNIT | DCY-S2-0100                      |
| COMM-LOT          | SAWYERS MILL - SIMPLY RYAN - C/O |
| STREET ADDRESS    | 5924 SAWYERS MILL DRIVE          |
| CITY              | MIDDLETOWN                       |
| STATE             | OH                               |
| ZIP               | 45042                            |