

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. A-5 | MODEL CEDAR | SET NO. CDROO | NVR, Inc. 5285 Walkersville Rd., Suite 100 Frederick, MD 21703 | © 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. |
| | DRAWING TITLE PLUMBING PLAN | VERSION 01 | | |
| OPTION DESCRIPTION 7 | | DRAWN BY: _____ | | |
| DIV-COMM-LOT-UNIT DCY-S2-0105 | | COMM-LOT SAWYERS MILL - SIMPLY RYAN - 0105 | | |
| STREET ADDRESS 5810 SAWYERS MILL DRIVE | | APT. NO. _____ | | |
| CITY MIDDLETOWN | | STATE OH | | |
| ZIP 45042 | | | | |

| 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 |

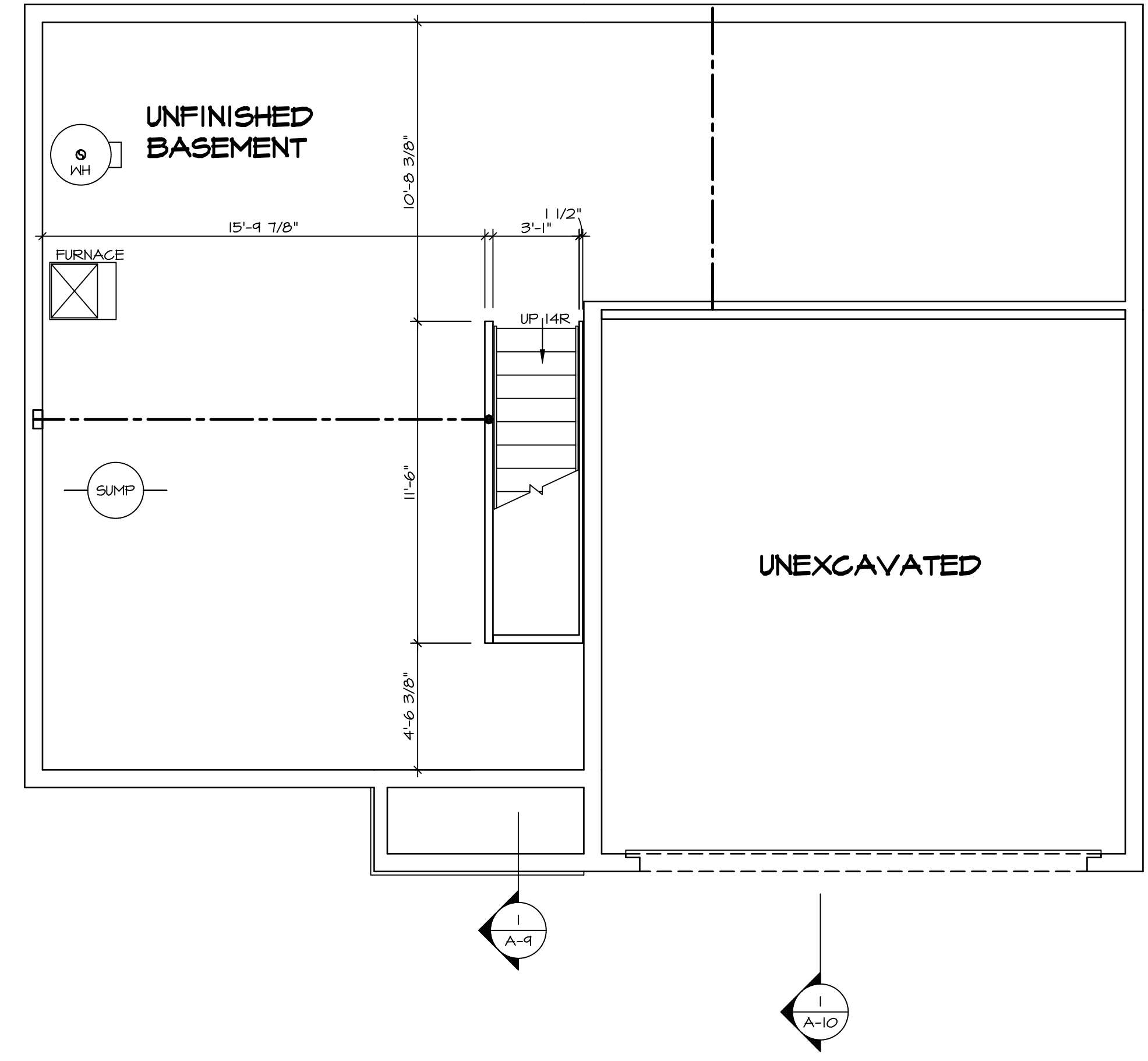
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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. A-6 | MODEL CEDAR | DRAWING TITLE BASEMENT FLOOR PLAN | OPTION DESCRIPTION 8 | SET NO. CDROO | VERSION 01 | DRAWN BY | DATE: | OPTION |
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| <p>DIV-COMM-LOT-UNIT DCY-S2-0105</p> <p>COMM-LOT SAWYERS MILL - SIMPLY RYAN - 0105</p> <p>STREET ADDRESS 5870 SAWYERS MILL DRIVE</p> <p>CITY MIDDLETOWN</p> <p>STATE OH</p> <p>ZIP 45042</p> | | | | <p>APT. NO. -----</p> | | | | |

C:\NVR\Solves\CEDAR_CDROO_01\DCY-S2-0105\1971366\SheetA Lot Specific\B A-6 BSMT_LS.dwg 07/13/20 - 3:51 am

| 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 | |

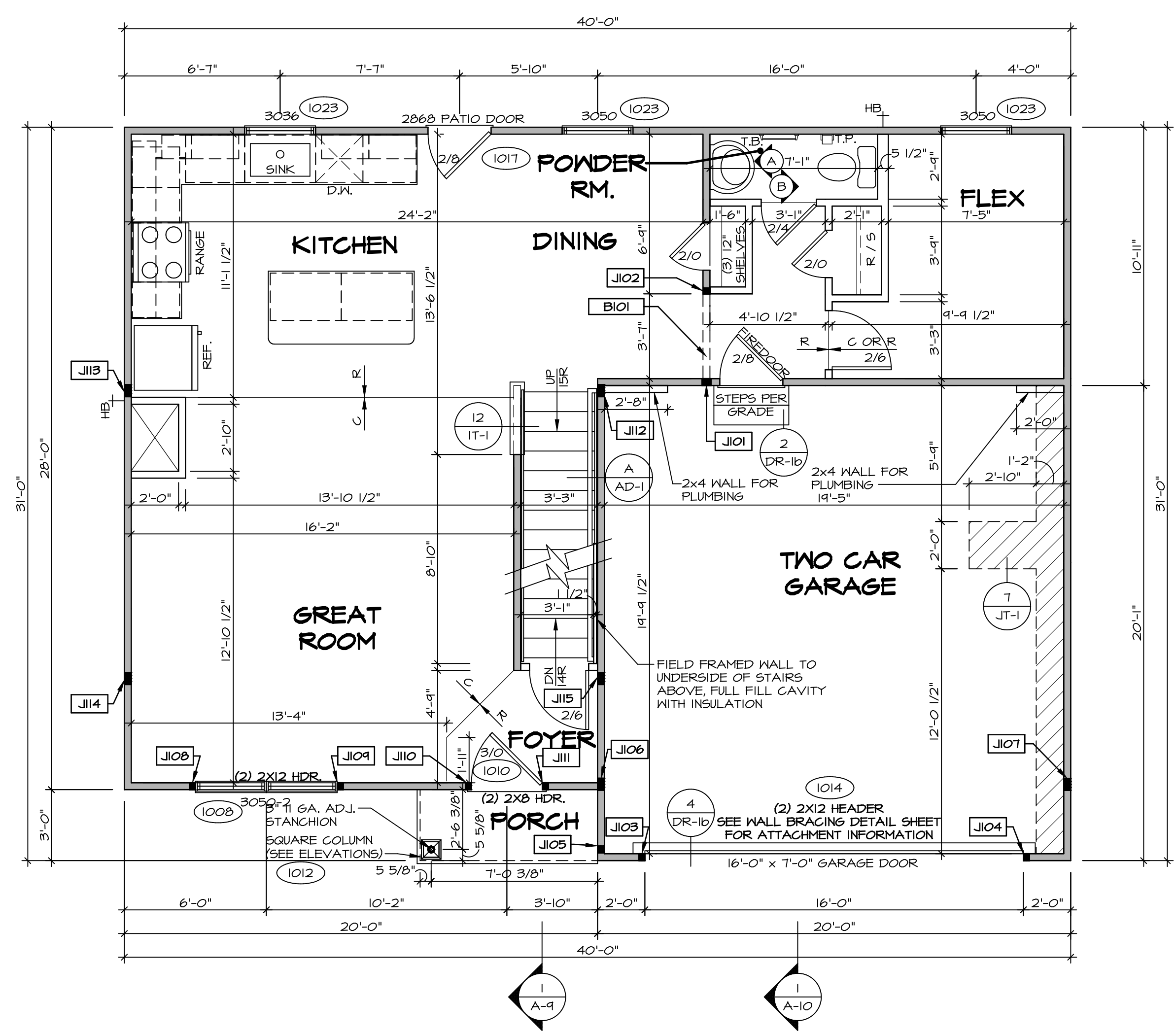
LEGEND

- 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.
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 - 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.
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- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLY OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



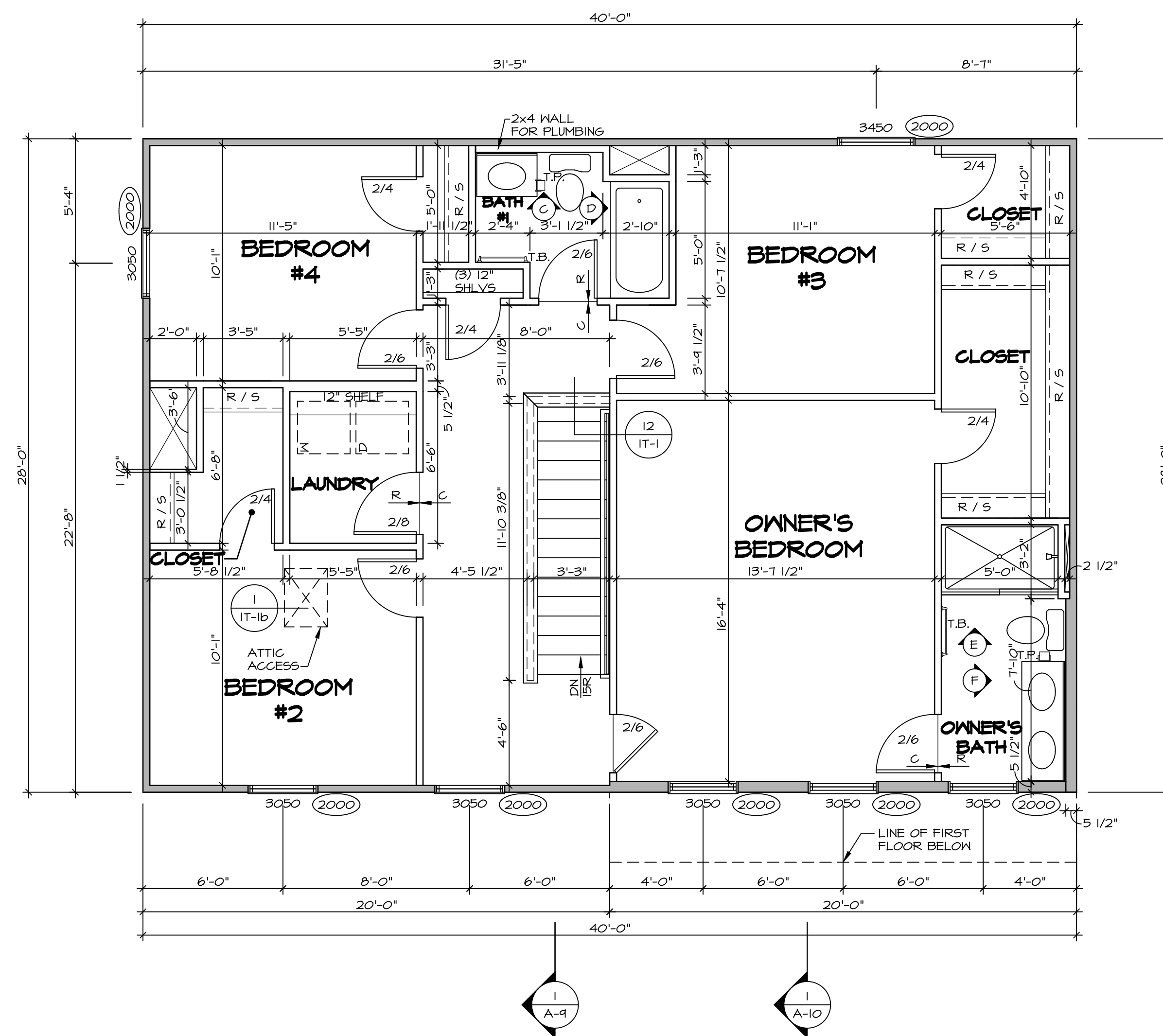
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DCY-S2-0105
COMMITTEE: SIMPLY RYAN - 0105
STREET ADDRESS: 5810 SANKYERS MILL DRIVE
CITY: MIDDLETOWN STATE: OH ZIP: 45042

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Fredericks, MD 21703
5285 Washington Blvd
Fredericks, MD 21703

MODEL: CEDAR
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION: 9
SET NO. CDR00
VERSION 01
DRAWN BY:
DATE:
OPTION



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

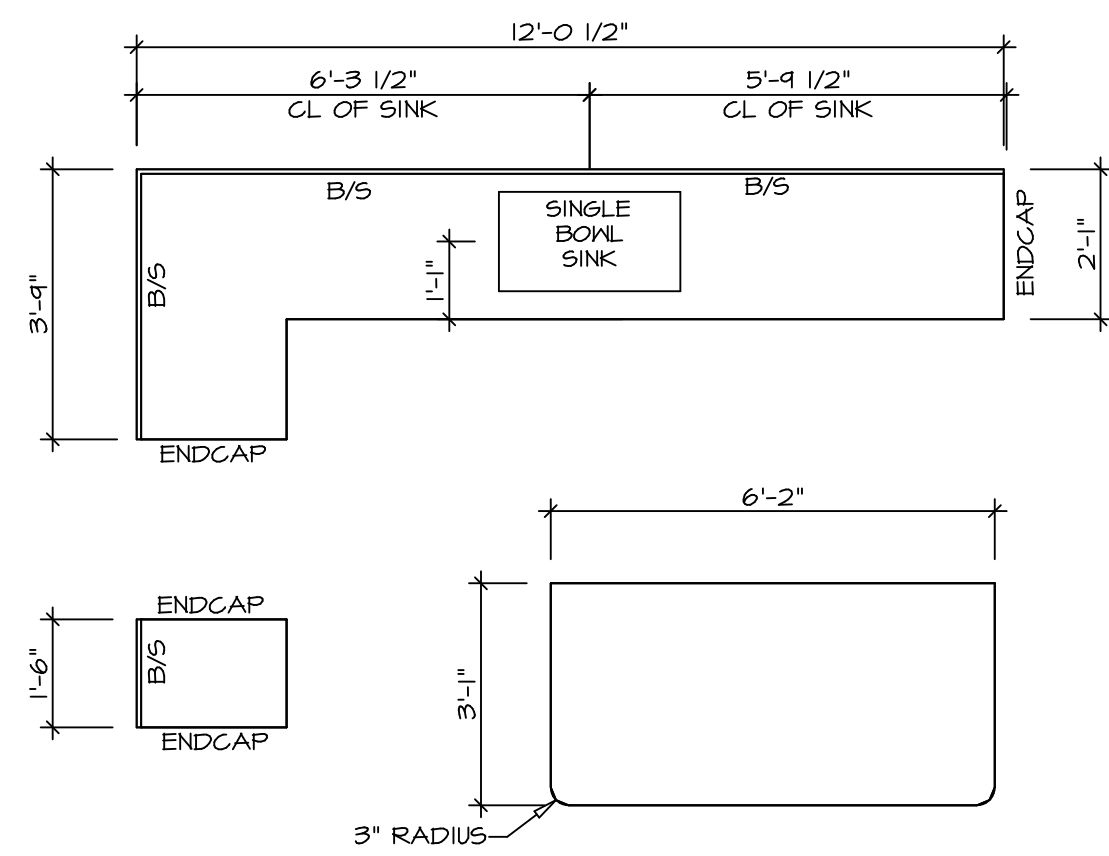
| LEGEND | |
|--------|---|
| | BEARING WALL |
| | NON BEARING WALL |
| | INDICATES BEARING FROM POINT-LOAD ABOVE |
| | JACKS |
| | BEAM/HEADER |
| | PAD FOOTING |
| | STEEL COLUMN |
| | TRUSS TIE DOWN |
| | PORTAL FRAME |
| | JOIST/TRUSS |
| | LVL |
| | ENGINEERING PAGE NUMBER |

SEE FC DETAILS FOR FRAMING CONNECTORS

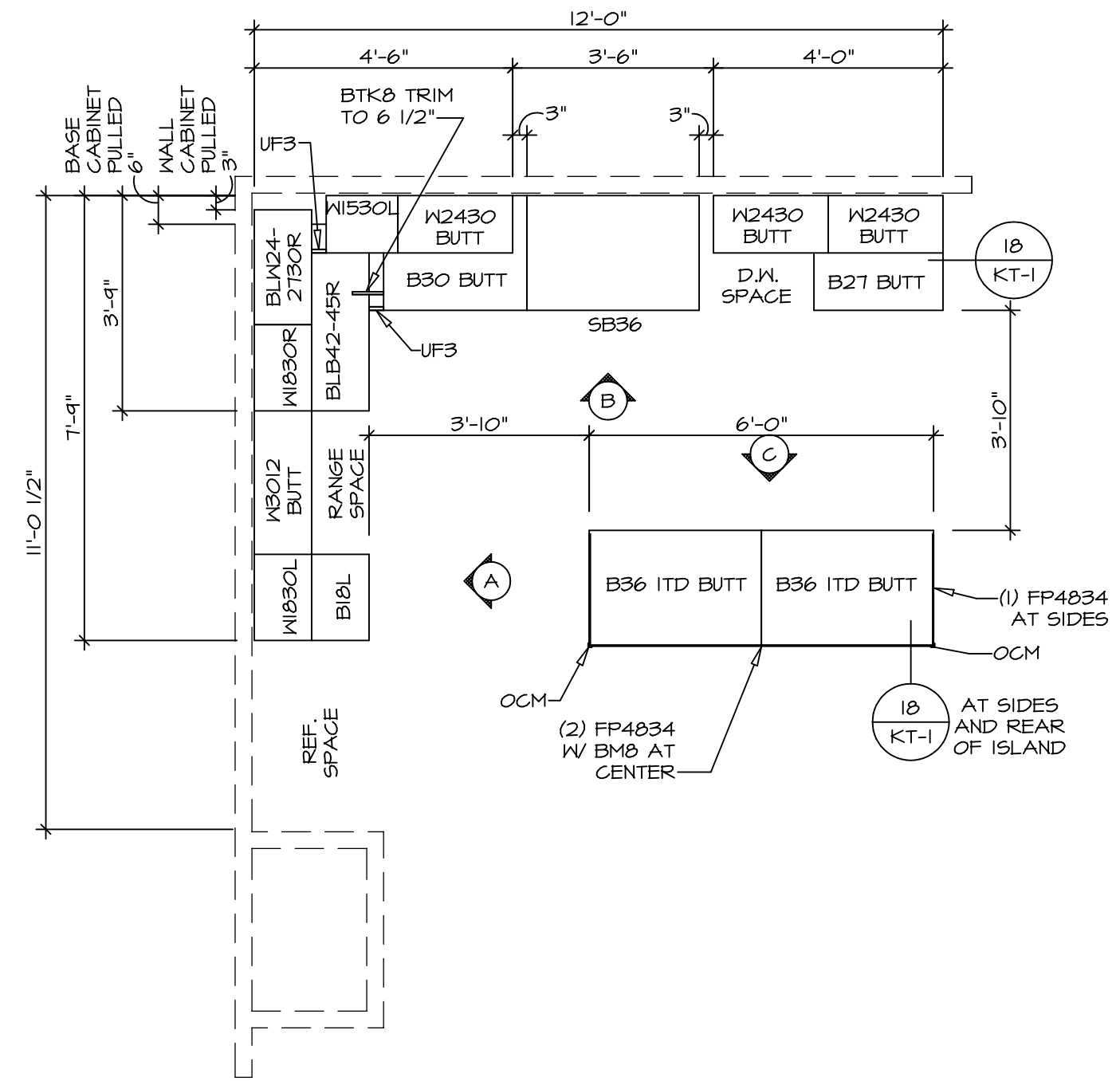
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1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

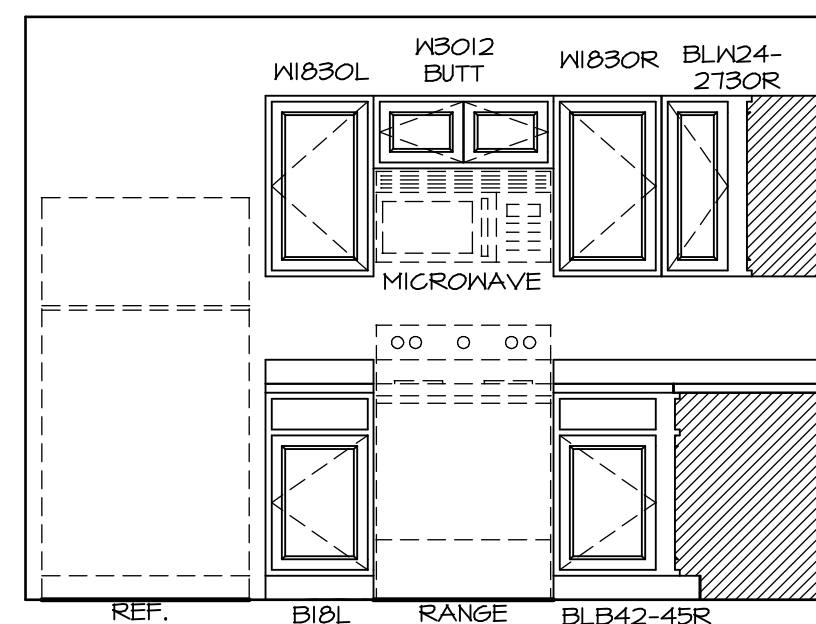
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|---|--------------------|
| DIV-COMM-LOT-UNIT DCY-S2-0105 | |
| COMM-LOT SANTYERS MILL - SIMPLY RYAN - 0105 | APT. NO. ----- |
| STREET ADDRESS 5810 SANTYERS MILL DRIVE | |
| CITY MIDDLETOWN | STATE OH |
| ZIP 45042 | |
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| SET NO. CDPROO VERSION 01 | DRAWN BY |
| MODEL CEDAR | DATE: |
| DRAWING TITLE SECOND FLOOR PLAN | OPTION |
| SHEET NO. A-8 | OPTION DESCRIPTION |
| 10 | |



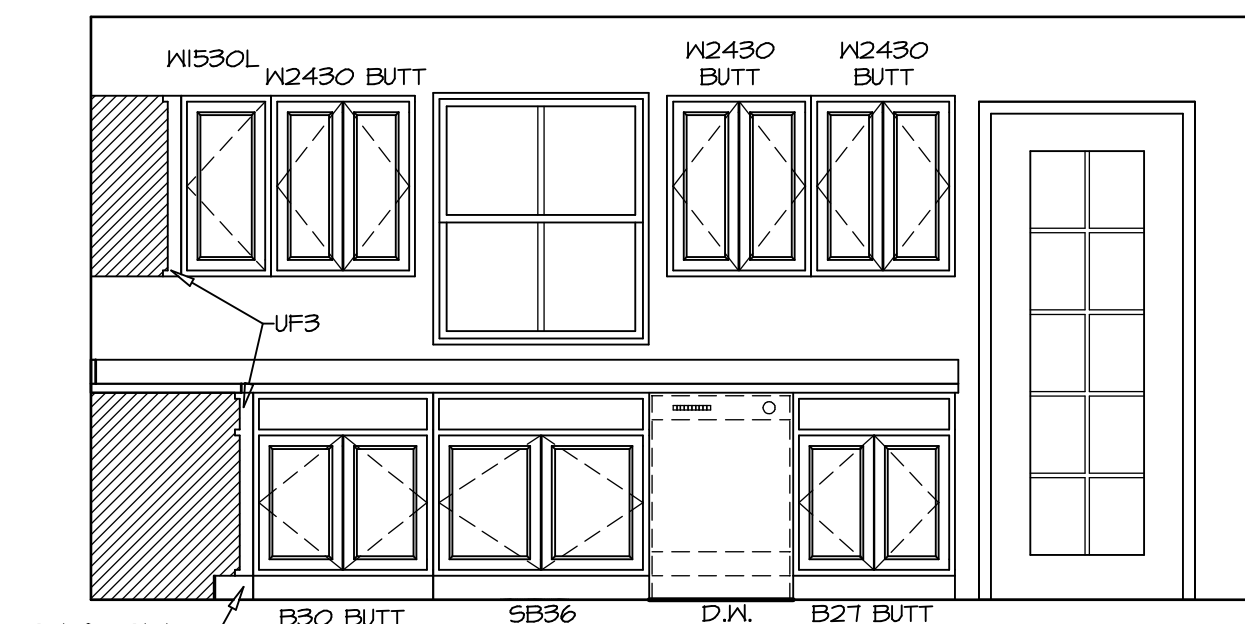
2 KITCHEN COUNTERTOP PLAN KC - 3640
 SCALE: 3/8" = 1'-0"



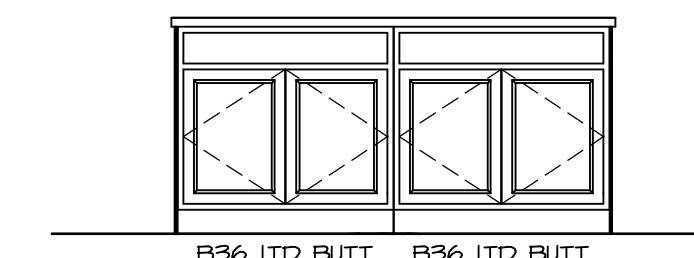
1 KITCHEN CABINET PLAN KC - 3640
 SCALE: 3/8" = 1'-0"



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



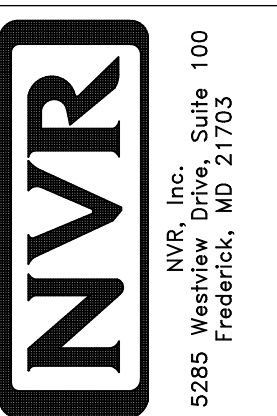
B ELEVATION
 SCALE: 3/8" = 1'-0"



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

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

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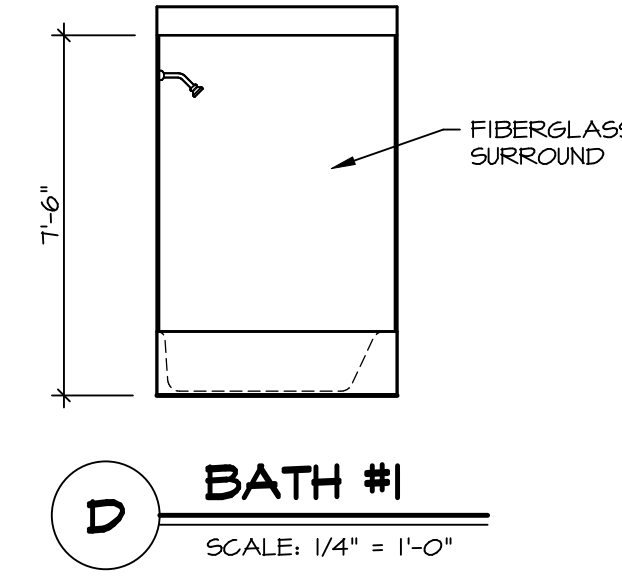
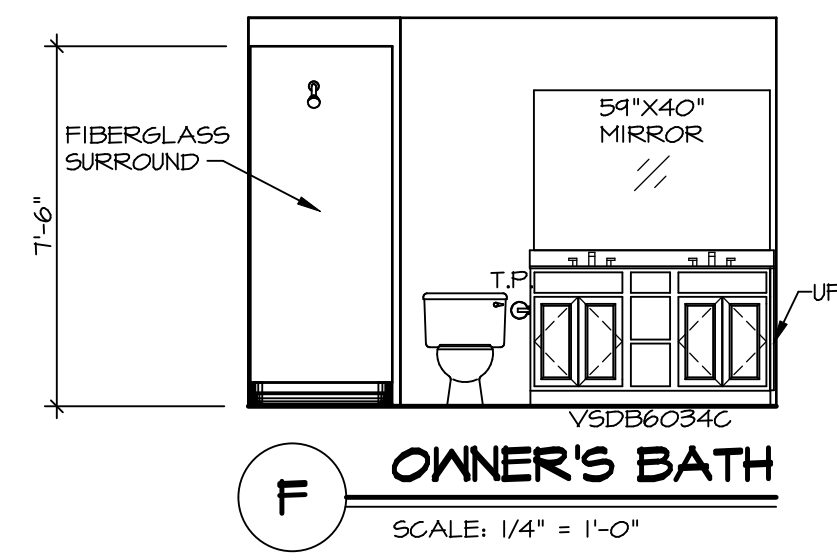
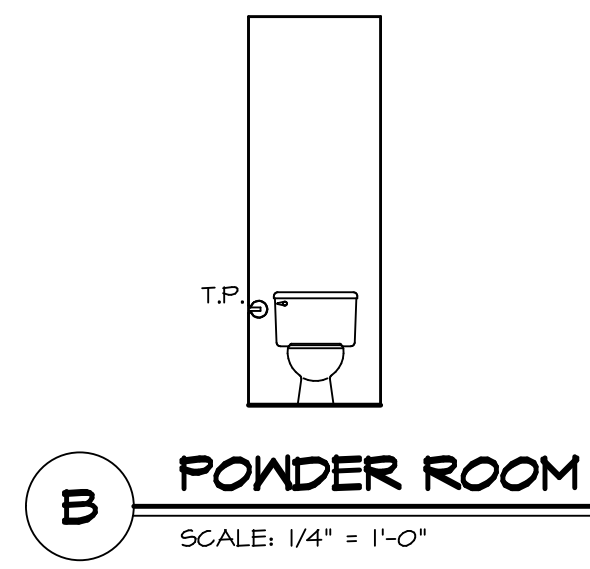
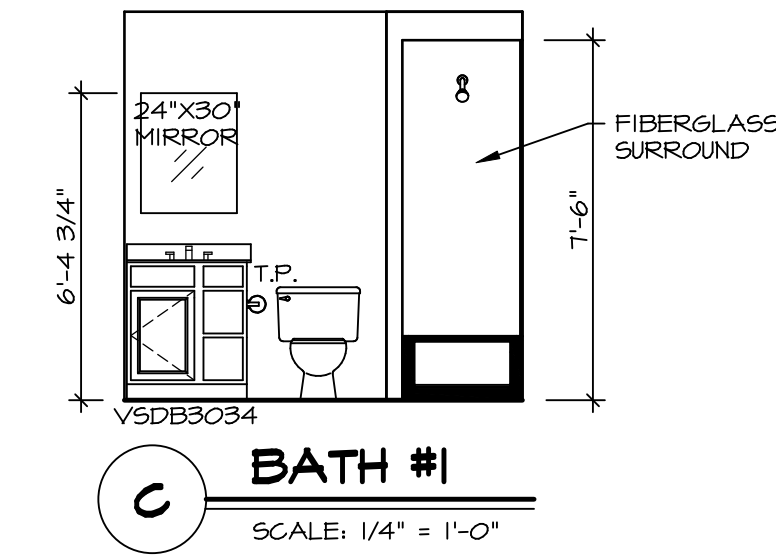
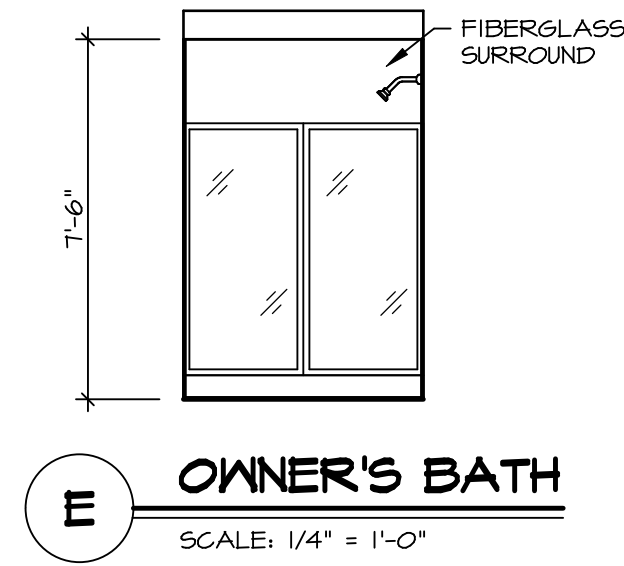
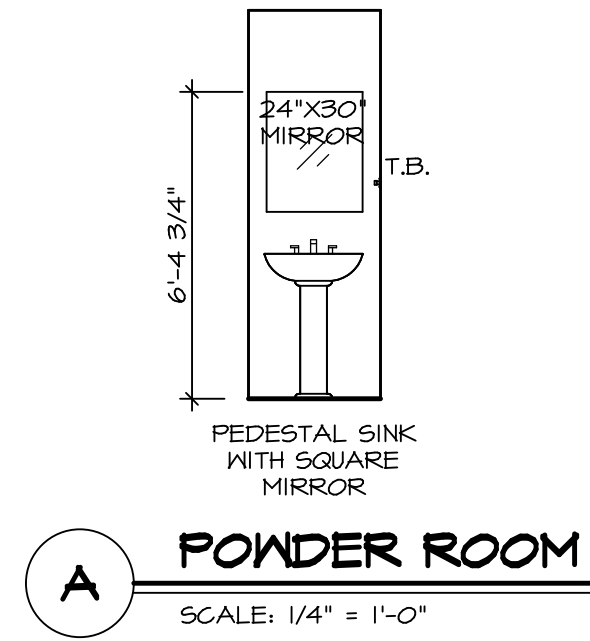


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| MODEL CEDAR | SET NO. CDROO |
| DRAWING TITLE KITCHEN PLAN | VERSION 01 |
| OPTION DESCRIPTION | DRAWN BY |
| | DATE: |
| | OPTION |
| SHEET NO. A-12 | |
| 14 | |

| |
|---|
| DIV-COMM-LOT-UNIT DCY-S2-0105 |
| COMM-LOT SAWYERS MILL - SIMPLY RYAN - C/O'S |
| STREET ADDRESS 5810 SAWYERS MILL DRIVE |
| CITY MIDDLETOWN |
| STATE OH |
| ZIP 45042 |

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 | | | |

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Frederick, MD 21703

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| | |
|-------------------|-----------------------------------|
| DIV-COMM-LOT-UNIT | DCY-S2-0105 |
| COMM-LOT | SAWYERS MILL - SIMPLY RYAN - 0105 |
| STREET ADDRESS | 5810 SAWYERS MILL DRIVE |
| CITY | MIDDLETOWN |
| STATE | OH |
| ZIP | 45042 |
| APT. NO. | ---- |