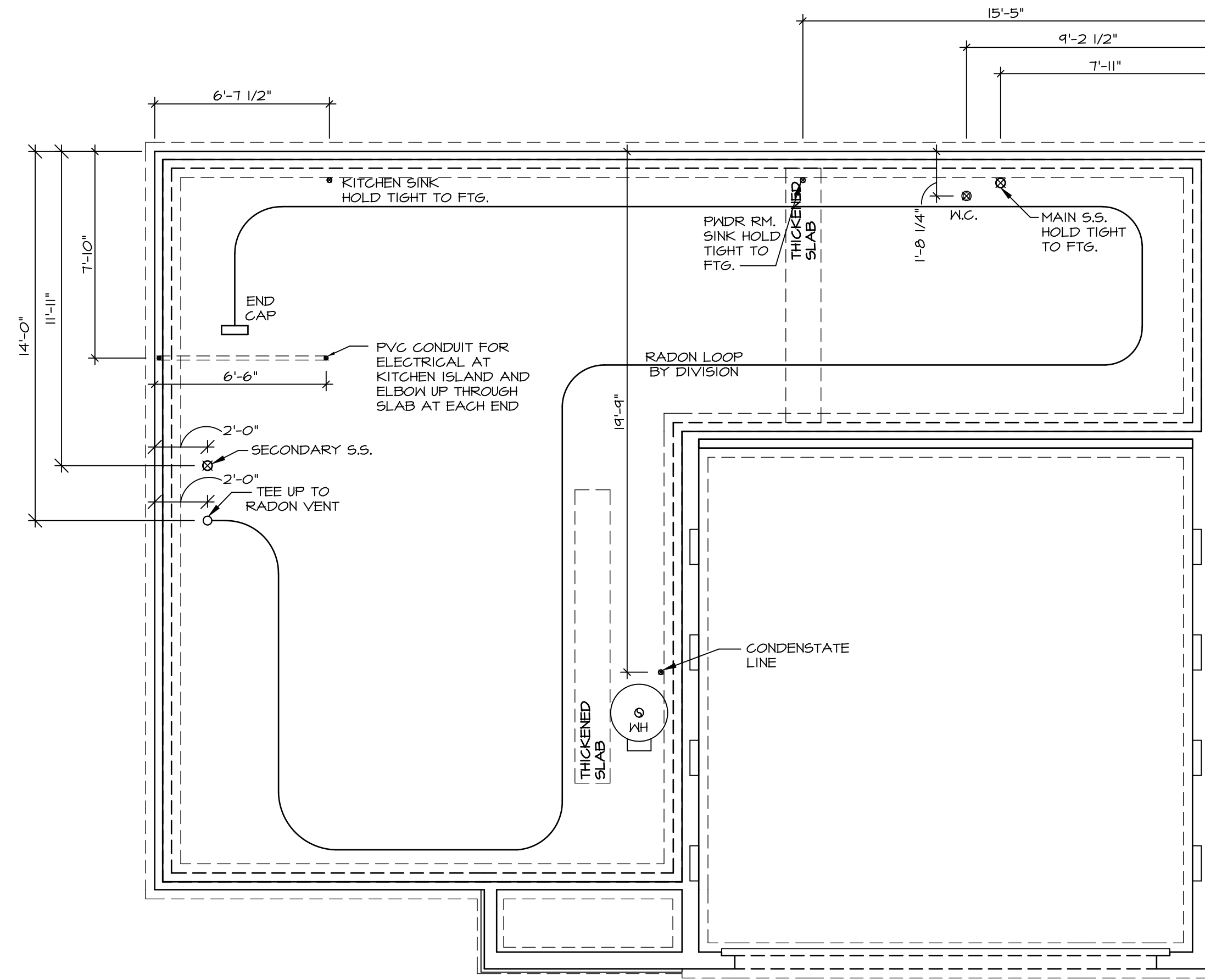


**FOUNDATION HOLD DOWN DETAILS**  
 SCALE: 1/4" = 1'-0"

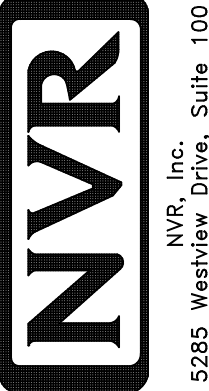
| HOLD DOWN NOTES  |  |
|--|--|
| REFER TO DETAIL (H/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS.<br>REFER TO DETAIL (H/FD-1) FOR HOLD DOWNS ON CMU BLOCK. |  |
|  | 1. ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FF-1 FOR MORE INFORMATION ON ANCHOR DETAILS)  |
|  | 1. STRAP:<br>a. ON FOUNDATION USE (5THD14)<br>b. ON FLOOR SYSTEM USE (5THD14R.)<br>2. ALL OTHER HOLD DOWN SEE DETAIL (MB-2) FOR MORE INFORMATION.<br>3. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS |
| OR   |  |
|  | 1. 5/8" THREADED ROD<br>2. ALL OTHER HOLD DOWN SEE DETAIL (MB-2) FOR MORE INFORMATION.<br>3. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT   |

|   |   |  |  |
|---|---|--|--|
| SHEET NO.<br><b>A-4</b>                       | MODEL<br><b>CEDAR</b><br>DRAWING TITLE<br><b>FOUNDATION HOLD DOWN DETAILS</b><br>OPTION DESCRIPTION<br><b>6</b> | SET NO. CDR00<br>VERSION 01<br>DRAWN BY<br>DATE:<br>OPTION | <div style="text-align: center;"> <p>NVR, Inc.<br/>5285 Washburn, Suite 100<br/>Frederick, MD 21703</p> </div> <p>© NVR, Inc. expressly reserves the right to modify or discontinue 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> |
| DIV-COMM-LOT-UNIT<br><b>DCY-S2-0136</b>       |   | COMM-LOT<br><b>SAWYERS MILL - SIMPLY RYAN - 0136</b>       |  |
| STREET ADDRESS<br><b>5710 WOODCREEK DRIVE</b> |   | CITY<br><b>MIDDLETOWN</b>                                  | STATE<br><b>OH</b>   |
| APT. NO.<br>-----                             |   | ZIP<br><b>45042</b>  |  |

**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.<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-S2-0136</b>   |                                       | COMM-LOT<br><b>SMYTERS MILL - SIMPLY RYAN - 01B6</b> |                                |
| STREET ADDRESS<br><b>5710 WOODCREEK DRIVE</b>   |                                       | APT. NO.<br><b>----</b>                              | STATE<br><b>OH</b>             |
| CITY<br><b>MIDDLETOWN</b>   |                                       | ZIP<br><b>45042</b>                                  |                                |
| © NVR, Inc. expressly reserves the copyright in these plans. These plans are not to be reproduced, changed or altered in any way without the prior written consent of NVR, Inc. |                                       |  |                                |
|    |                                       |  |                                |
| 5285 Walkersville Rd., Suite 100<br>Frederick, MD 21703   |                                       |  |                                |
| C:\NVR\Solves\CEDAR_CDROO_01\DCY-S2-0136\2186653\SheetA Lot_Specific\7 A-5 PLUMB_LS.dwg 17/03/20 - 2:44 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      |         |

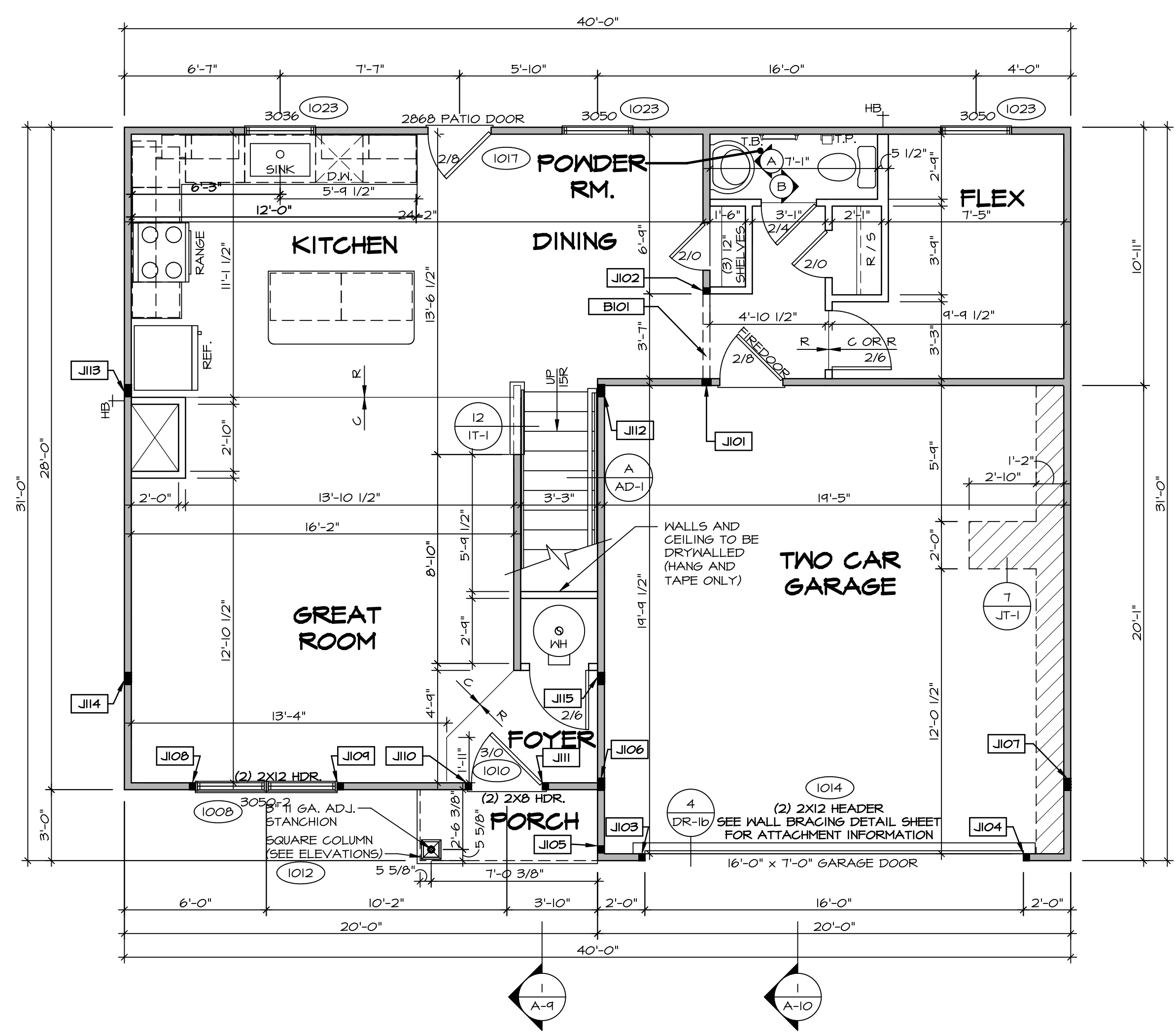
| FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE |                          |        |           |         |
|--|--------------------------|--------|-----------|---------|
| IDENTIFIER                                       | DESCRIPTION              | LENGTH | ENG. NUM. | REMARKS |
| B101   | INT HEADER - 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.
  - 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 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.

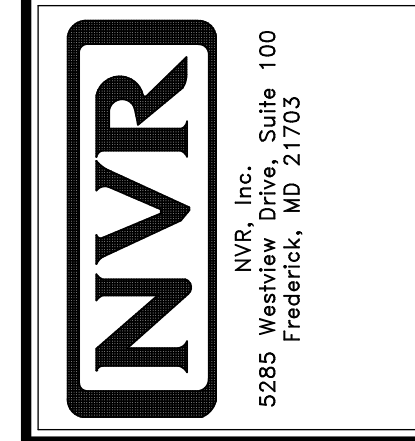
- ### GYPSUM NOTES
- AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



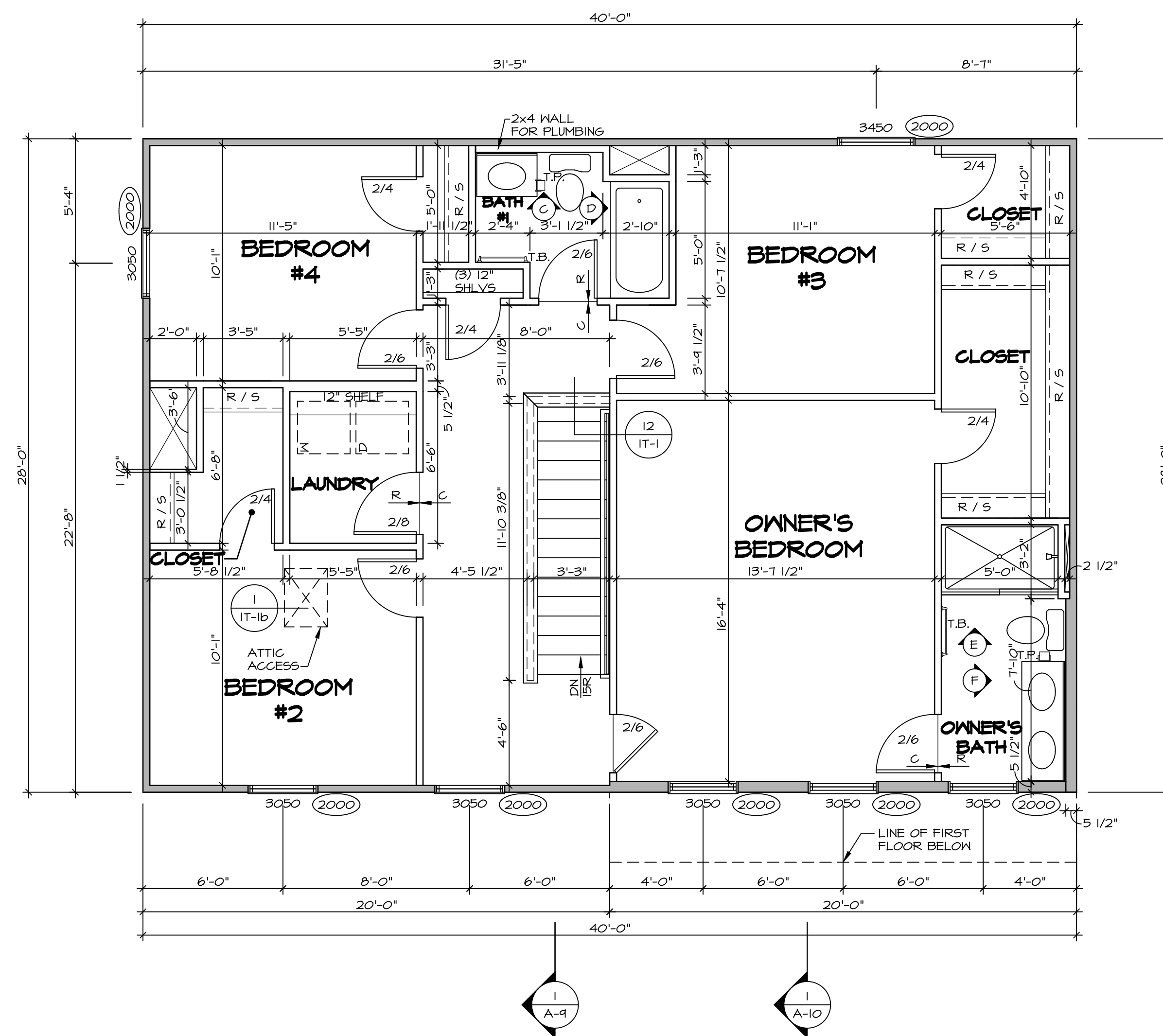
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

DCY-S2-0136  
 COMM-Lot  
 SAMYERS MILL - SIMPLY RYAN - 01B6  
 STREET ADDRESS  
 5710 WOODCREEK DRIVE  
 CITY MIDDLETOWN STATE OH ZIP 45042

© NVR, Inc. expressly reserves the right to modify these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.



|  |                |
|--|----------------|
| MODEL<br><b>CEDAR</b>                    | SET NO. CDPROO |
| DRAWING TITLE<br><b>FIRST FLOOR PLAN</b> | VERSION 01     |
| OPTION DESCRIPTION<br><b>A-7</b>         | DRAWN BY       |
|  | DATE:          |
|  | OPTION         |
| SHEET NO.<br><b>A-7</b>                  | 9              |



**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                 |

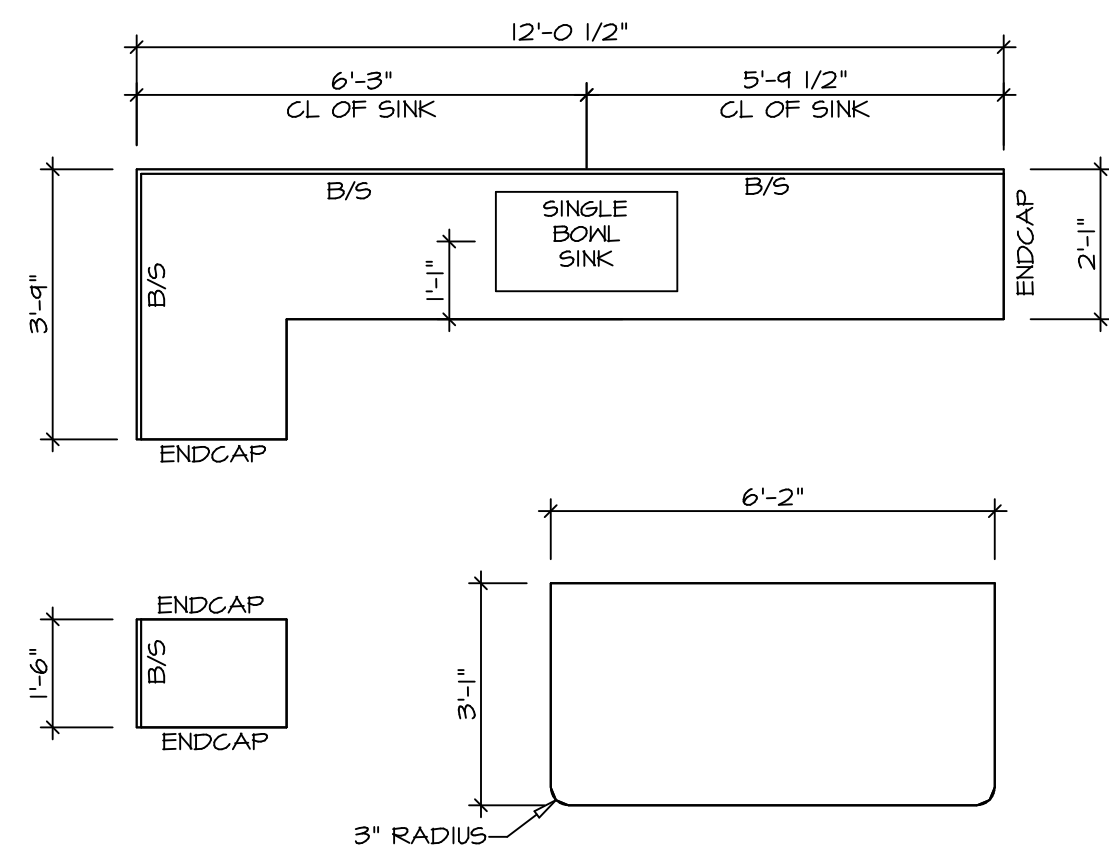
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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.

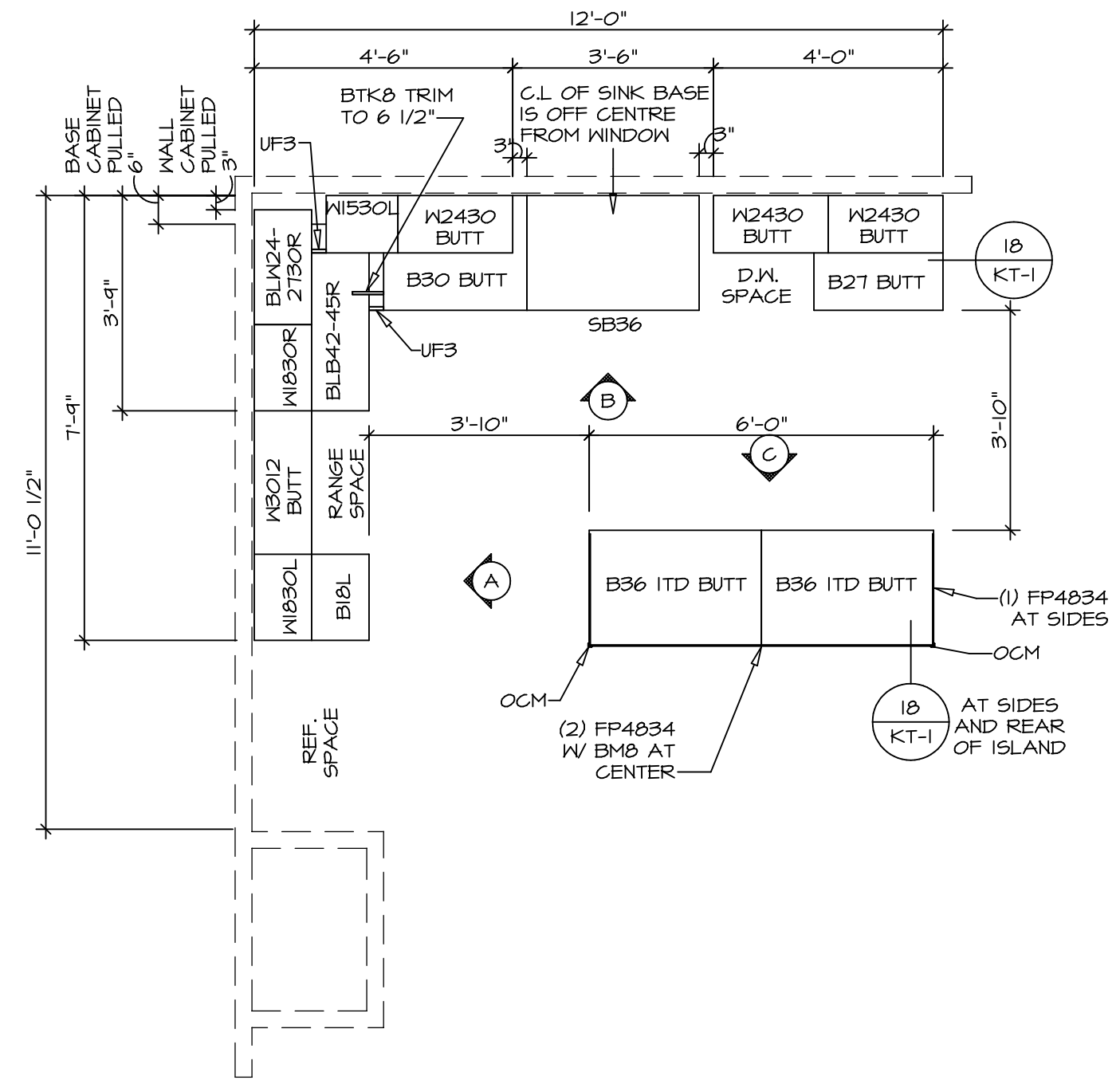
- GYPSUM NOTES**
- AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

|   |  |
|---|--|
| DIV-COMM-LOT-UNIT<br><b>DCY-S2-0136</b>   |  |
| COMM-LOT<br>SAMMYERS MILL - SIMPLY RYAN - 0136  | APT. NO. -----                           |
| STREET ADDRESS<br>8710 WOODCREEK DRIVE  | CITY STATE OH ZIP<br>MIDDLETOWN OH 45042 |
| <p><small>© NVR, Inc. expressly reserves the right to modify or change these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.</small></p> |  |
| <p>NVR, Inc. Suite 100<br/>Frederick, MD 21703</p>  |  |
| SET NO. CDPROO<br>VERSION 01  | DRAWN BY                                 |
| MODEL<br><b>CEDAR</b>   | DATE:                                    |
| DRAWING TITLE<br><b>SECOND FLOOR PLAN</b>   | OPTION                                   |
| SHEET NO.<br><b>A-8</b>   | OPTION DESCRIPTION                       |
|   | 10                                       |

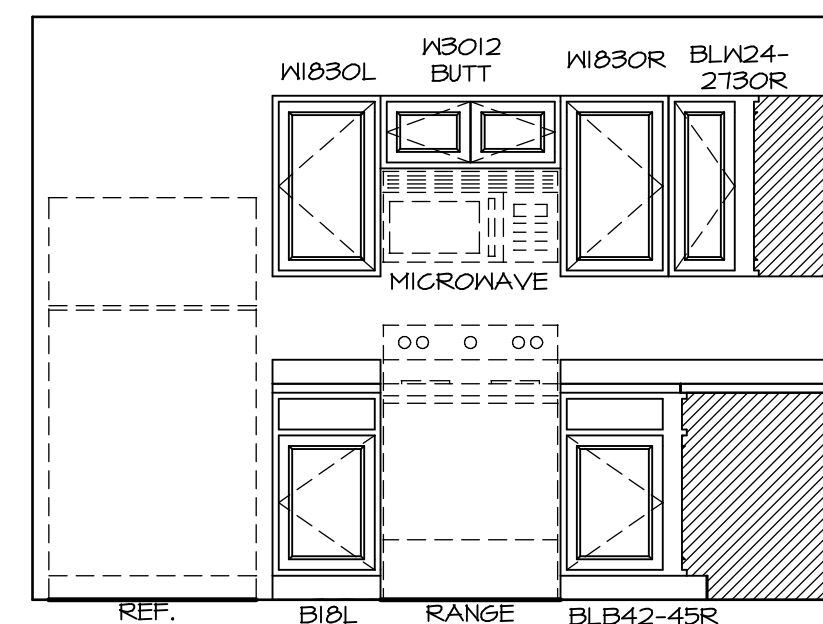
C:\NVR\Solves\CEDAR\_CDPROO\_01\DCY-S2-0136\2186653\Sheet\Lot\_Specific\10\_A-8\_PLN2\_LS.dwg 12/03/20 - 2:45 am



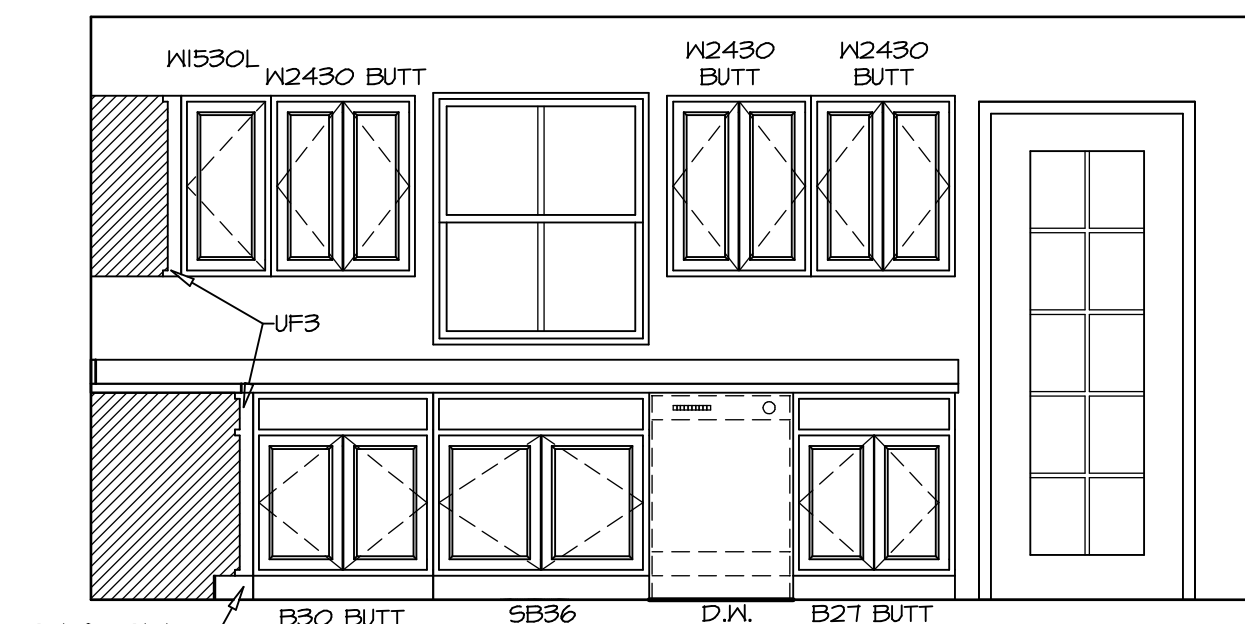
2 **KITCHEN COUNTERTOP PLAN KC - 3640**  
 A-12 SCALE: 3/8" = 1'-0"



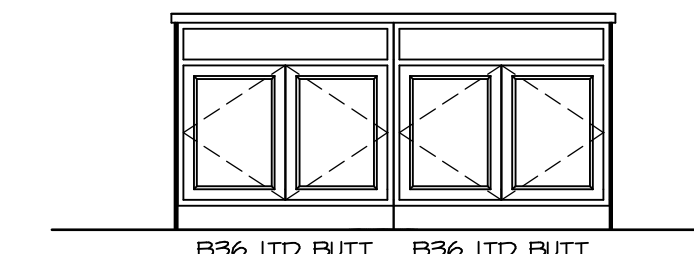
1 **KITCHEN CABINET PLAN KC - 3640**  
 A-12 SCALE: 3/8" = 1'-0"



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



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



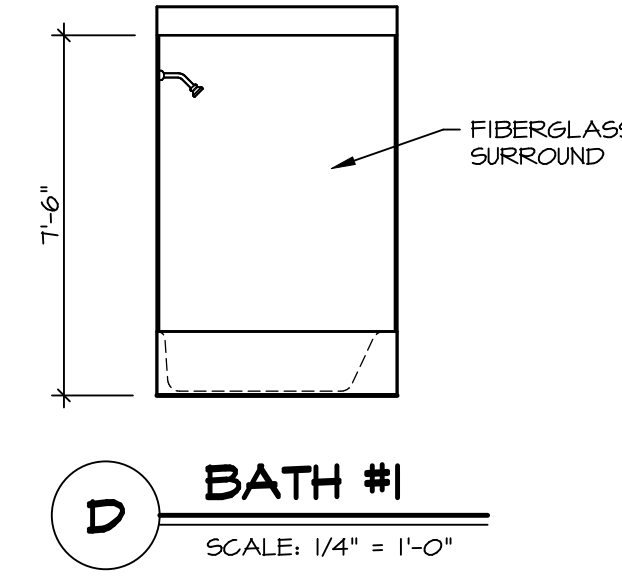
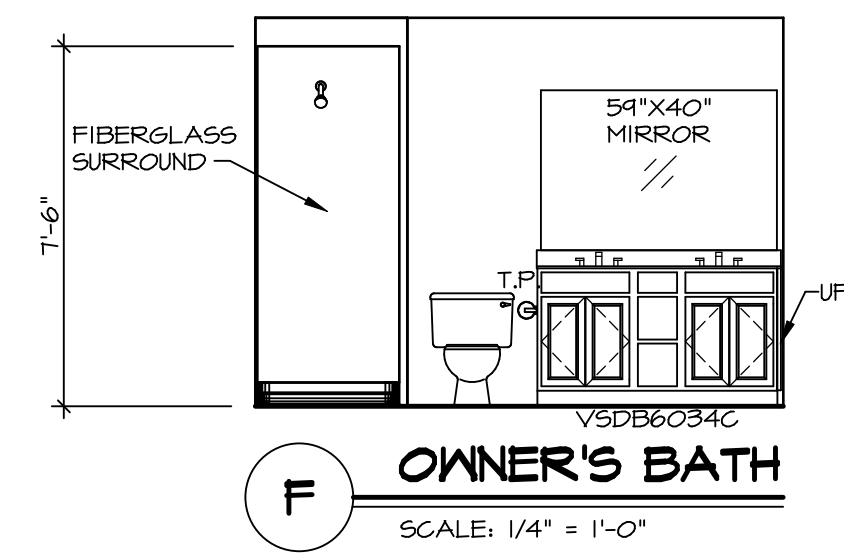
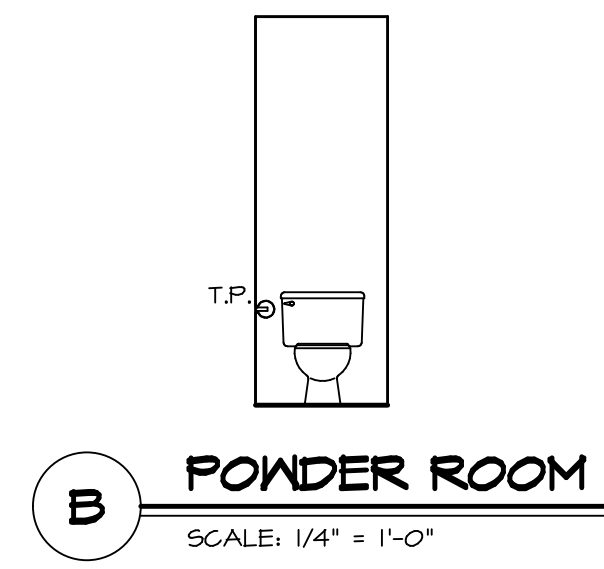
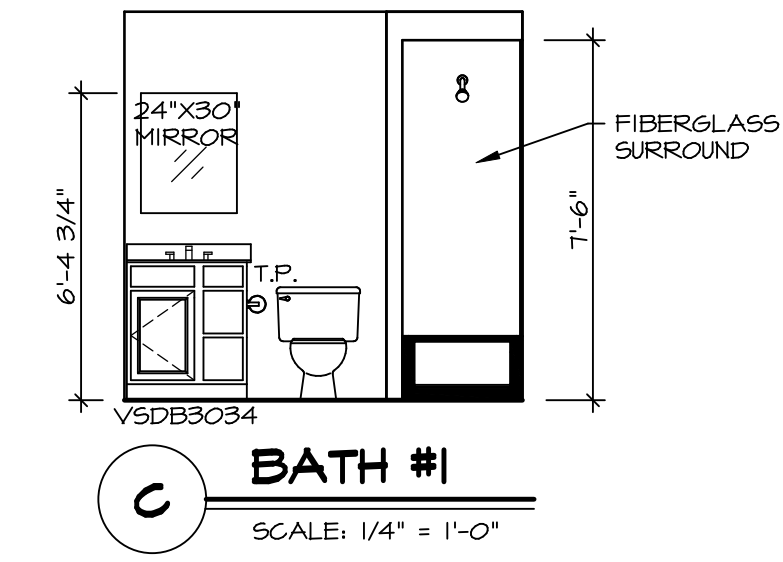
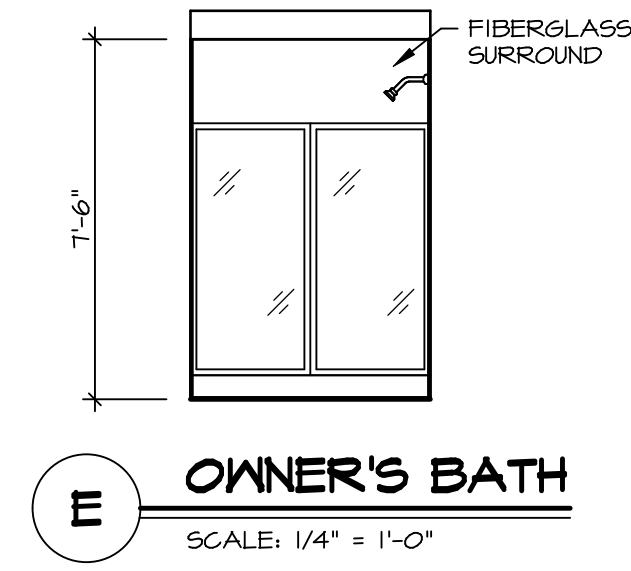
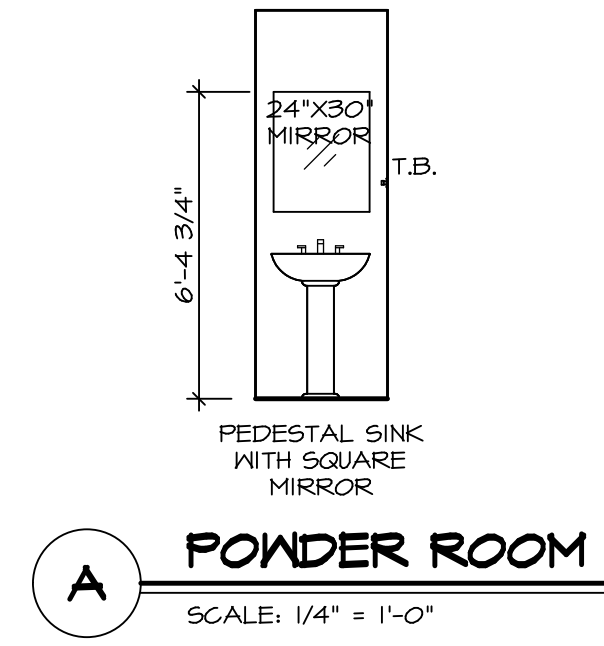
C **ELEVATION**  
 SCALE: 3/8" = 1'-0"

**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 |
|                                      | VERSION 01  |        |
| DRAWING TITLE<br><b>KITCHEN PLAN</b> | DRAWN BY  | OPTION |
|                                      | DATE:   |        |
| SHEET NO.<br><b>A-12</b>             | © NVR, Inc. expressly reserves the right to modify or change these plans without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc. |        |
|                                      | <br>NVR, Inc. Suite 100<br>5285 Westpark Drive<br>Frederick, MD 21703   |        |
| OPTION DESCRIPTION                   | DIV-COMM-LOT-UNIT<br><b>DCY-S2-0136</b>   |        |
|                                      | COMM-LOT<br><b>SMYTERS MILL - SIMPLY RYAN - 01B6</b>  |        |
| 14                                   | STREET ADDRESS<br><b>8710 WOODCREEK DRIVE</b>   |        |
|                                      | CITY STATE OH ZIP<br><b>MIDDLETOWN OH 45042</b>   |        |

**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**  
NVR, Inc., Suite 100  
5285 Washington Blvd.  
Frederick, MD 21703

© NVR, Inc. expressly reserves the right to modify or change any of the information contained in these plans. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.

|                   |                                   |
|-------------------|-----------------------------------|
| DIV-COMM-LOT-UNIT | DCY-S2-0136                       |
| COMM-LOT          | SMYTERS MILL - SIMPLY RYAN - 01B6 |
| STREET ADDRESS    | BTTO WOODCREEK DRIVE              |
| CITY              | MIDDLETOWN                        |
| STATE             | OH                                |
| ZIP               | 45042                             |
| APT. NO.          | ----                              |