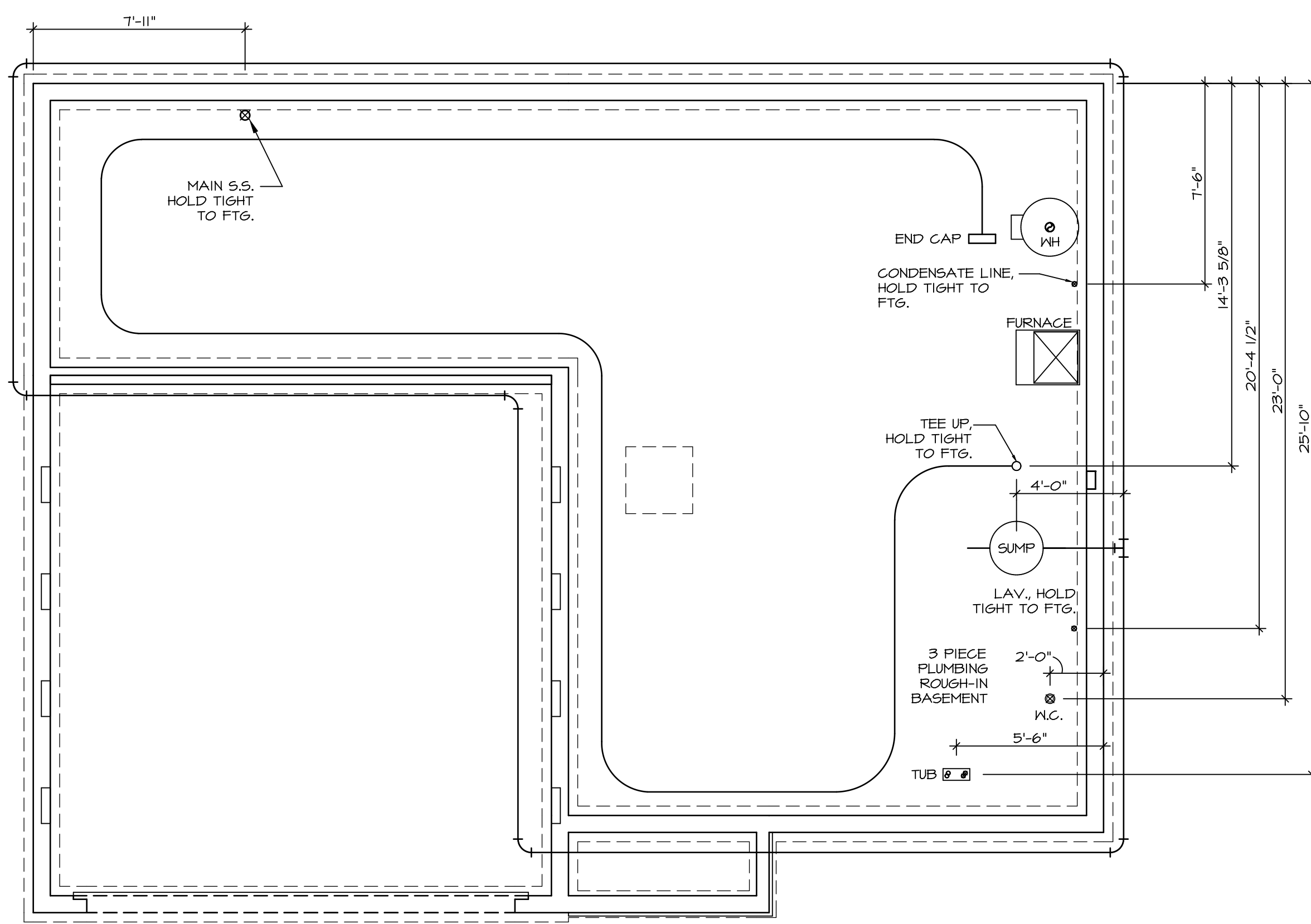


**NOTE**  
 RADON REMEDIATION  
 RADON LOOP:  
 - (4") PERFORATED HDPE "LOOP"  
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE  
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS  
 - TO BE CORRUGATED HDPE PIPE  
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK  
 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. <b>A-5</b>	MODEL <b>CEDAR</b>	SET NO. <b>CDROO</b>	OPTION DESCRIPTION <b>7</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION <b>01</b>	
DRAWING DESCRIPTION <b>PLUMBING PLAN</b>		DRAWN BY	OPTION
DIV-COMM-LOT-UNIT <b>DCY-S2-0162</b>		DATE:	OPTION
COMM-LOT <b>SAWYERS MILL - SIMPLY RYAN - 0162</b>		DATE:	OPTION
STREET ADDRESS <b>5185 SAWYERS MILL DRIVE</b>		DATE:	OPTION
CITY <b>MIDDLETOWN</b>		DATE:	OPTION
STATE <b>OH</b>		DATE:	OPTION
ZIP <b>43119</b>		DATE:	OPTION
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<p><b>NVR</b>        NVR, Inc. Suite 100        Frederick, MD 21703        5285 Washburne Rd</p>			
<p>C:\NVR\Solves\CEDAR_CDROO_01\DCY-S2-0162\1781169\SheetA Lot Specific\7 A-5 PLUMB_LS.dwg 04/09/20 - 5:08 am</p>			

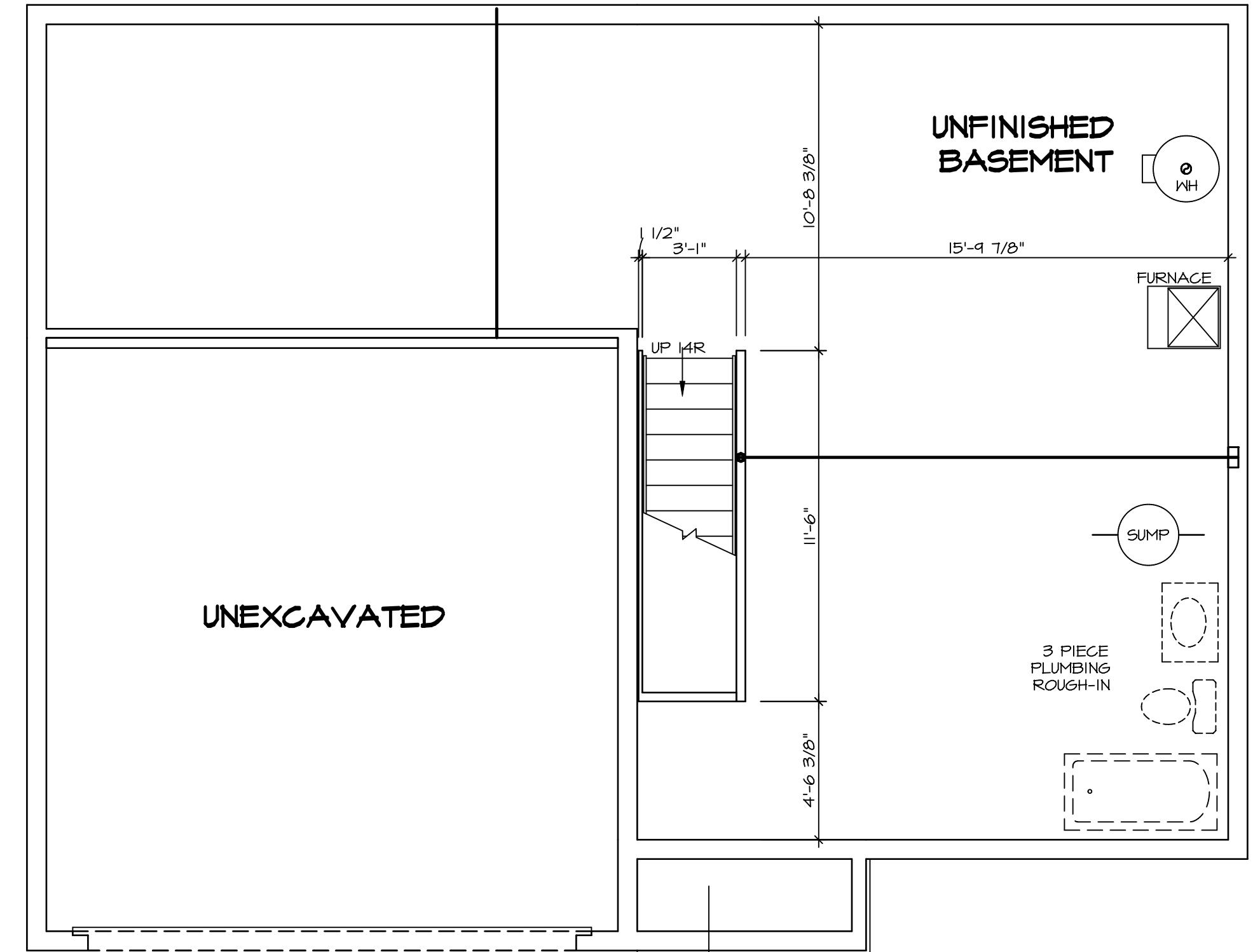
BASEMENT JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS

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 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, 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



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

SHEET NO. <b>A-6</b>	MODEL <b>CEDAR</b>	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	OPTION DESCRIPTION <b>8</b>	SET NO. CDROO	VERSION 01	DRAWN BY	DATE:	OPTION
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<p>DIV-COMM-LOT-UNIT <b>DCY-S2-0162</b></p> <p>COMM-LOT SAWYERS MILL - SIMPLY RYAN - 0162</p> <p>STREET ADDRESS 5755 SAWYERS MILL DRIVE</p> <p>CITY MIDDLETOWN</p> <p>STATE OH</p> <p>ZIP 44888</p>				<p>APT. NO. -----</p>				

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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	

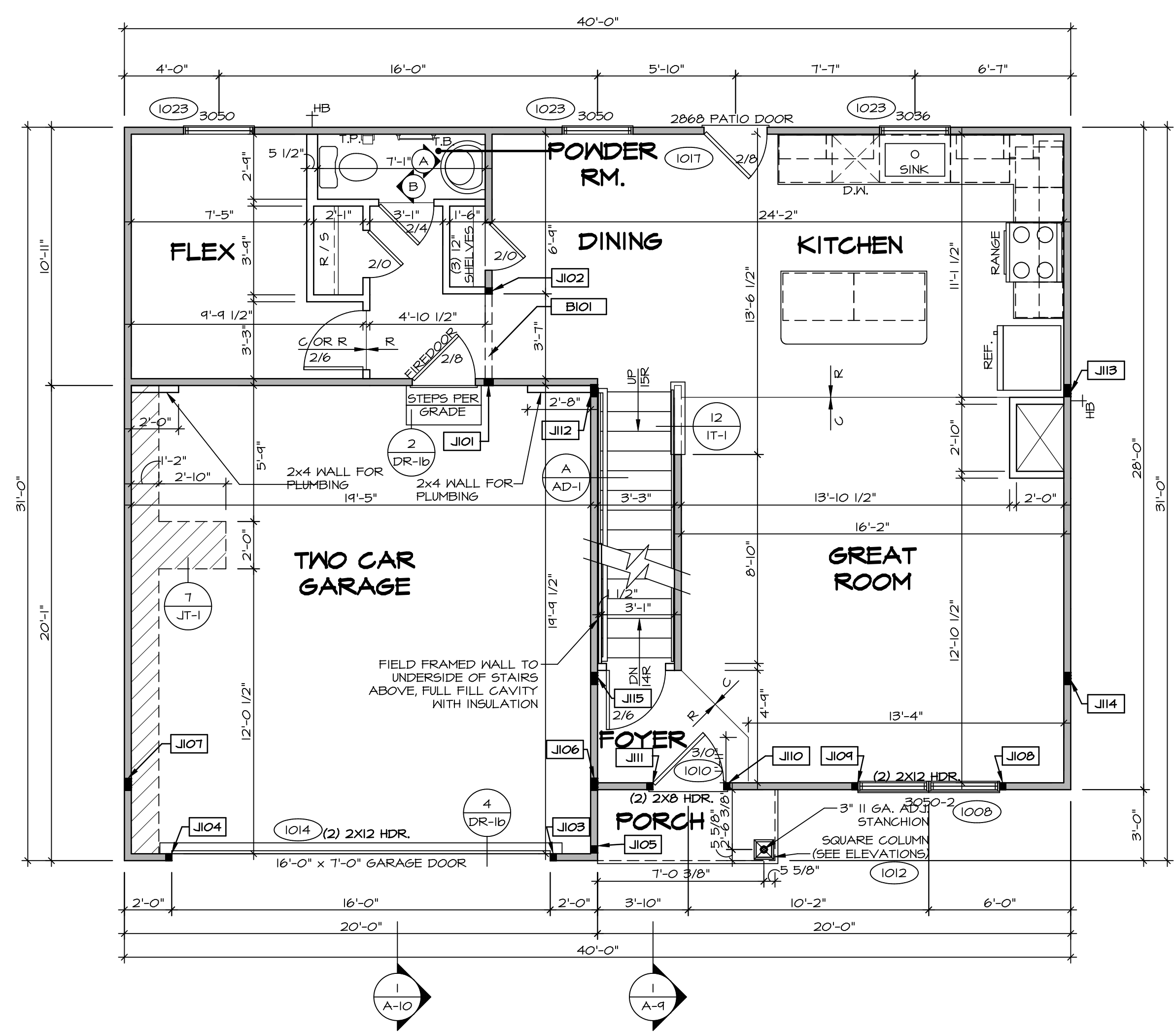
FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	INT HEADER - 2X8 - 2 FLY	4'-1"	1019	

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 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, 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



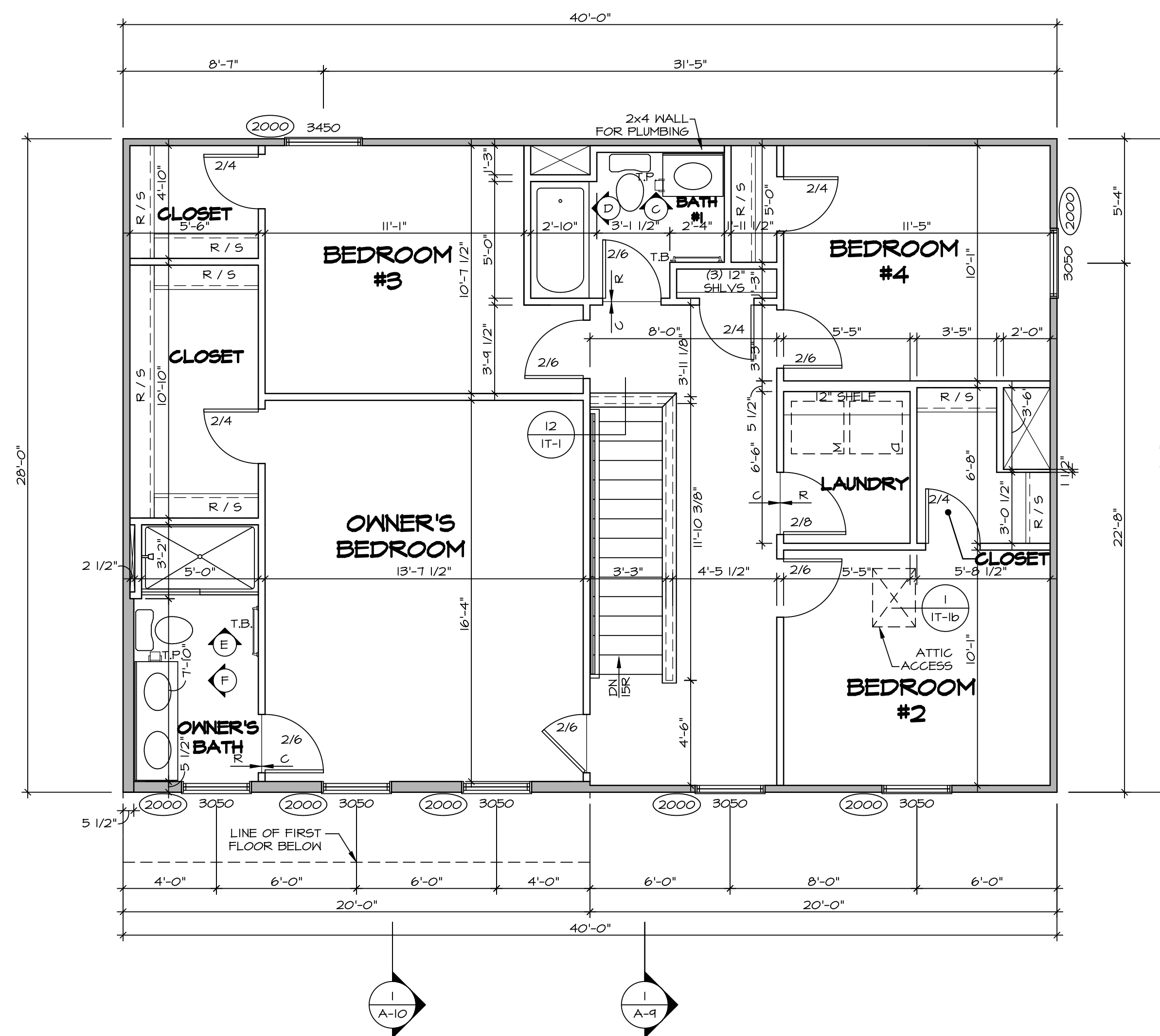
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT  
**DCY-S2-0162**  
COMM-LOT  
SAMMY'S MILL - SIMPLY RYAN - 0162  
STREET ADDRESS  
5155 SAMMY'S MILL DRIVE  
CITY MIDDLETOWN STATE OH ZIP 44888

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5285 Walkers Lane  
Frederick, MD 21703

MODEL <b>CEDAR</b>	SET NO. CDR00
DRAWING TITLE <b>FIRST FLOOR PLAN</b>	VERSION 01
OPTION DESCRIPTION <b>9</b>	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

- 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**

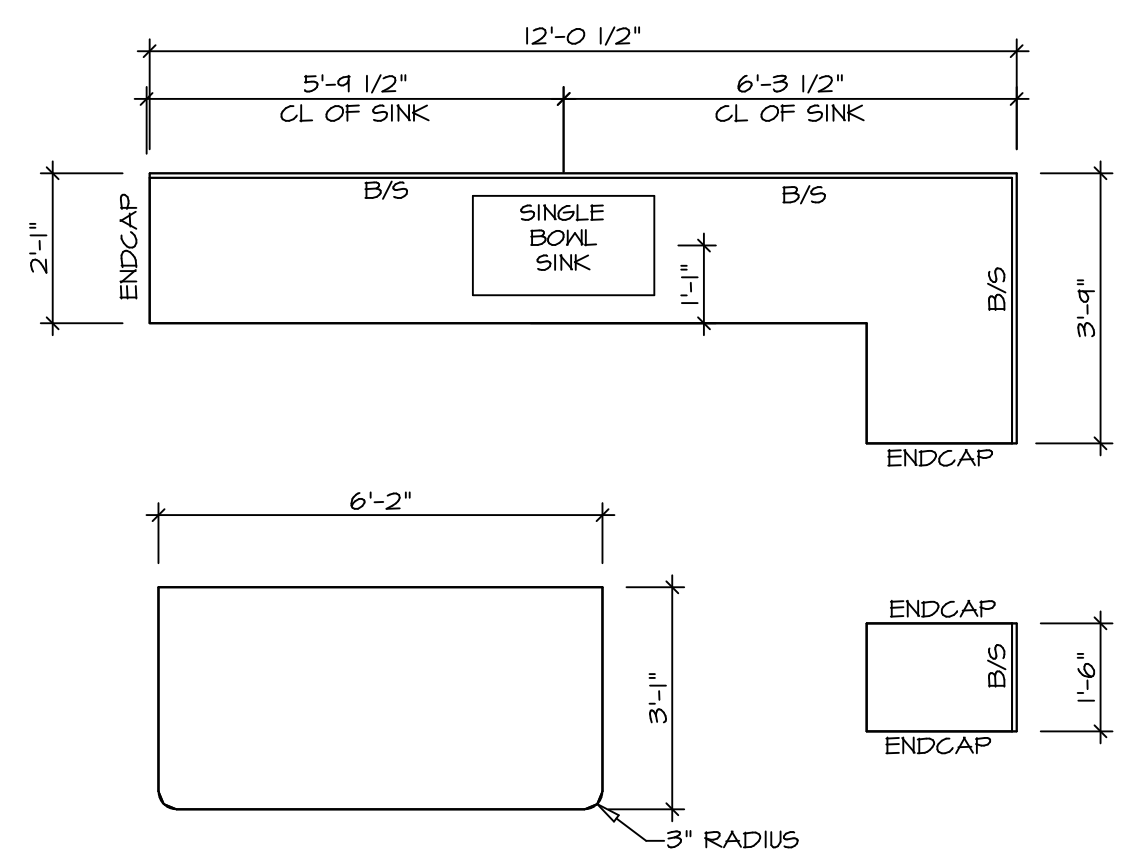
AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

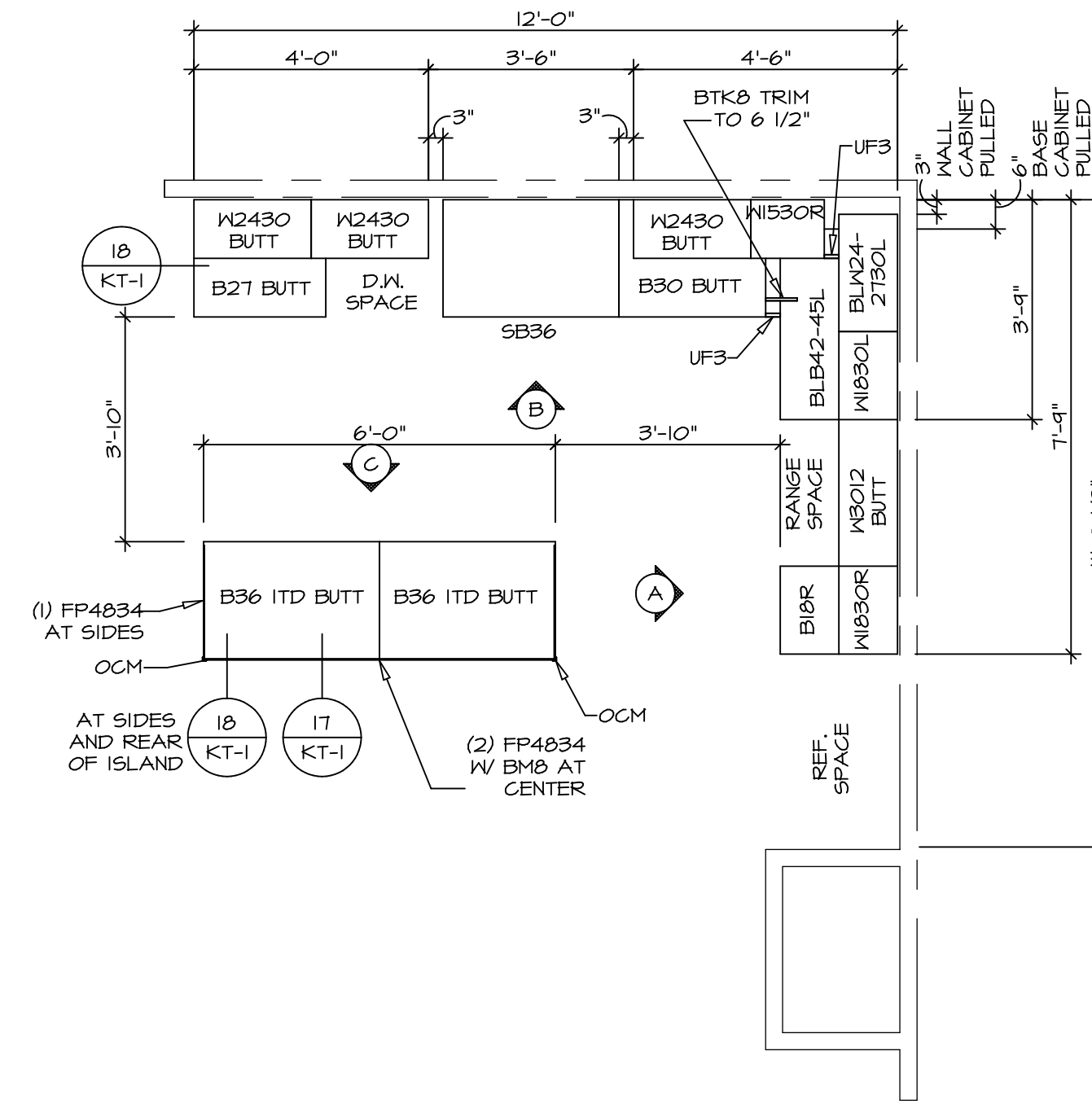
SHEET NO. <b>A-8</b>	MODEL <b>CEDAR</b>	DRAWING TITLE <b>SECOND FLOOR PLAN</b>	OPTION DESCRIPTION <b>OPTION</b>	SET NO. <b>CDROO</b> VERSION <b>01</b> DRAWN BY DATE: OPTION	 NVR, Inc. Suite 100 Frederick, MD 21703 5285 Washburn Ave.	DIV-COMM-LOT-UNIT <b>DCY-S2-0162</b> COMM-LOT <b>SAWYERS MILL - SIMPLY RYAN - 0162</b> STREET ADDRESS <b>5155 SAWYERS MILL DRIVE</b> CITY STATE OH <b>MIDDLETOWN OH 44888</b> ZIP

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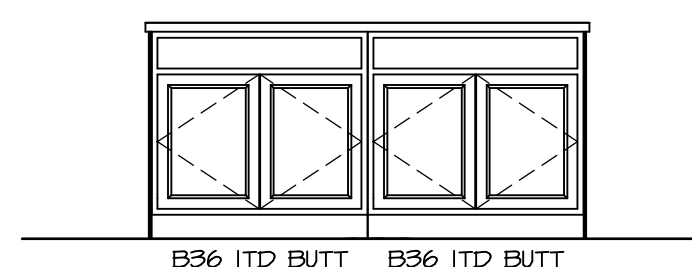
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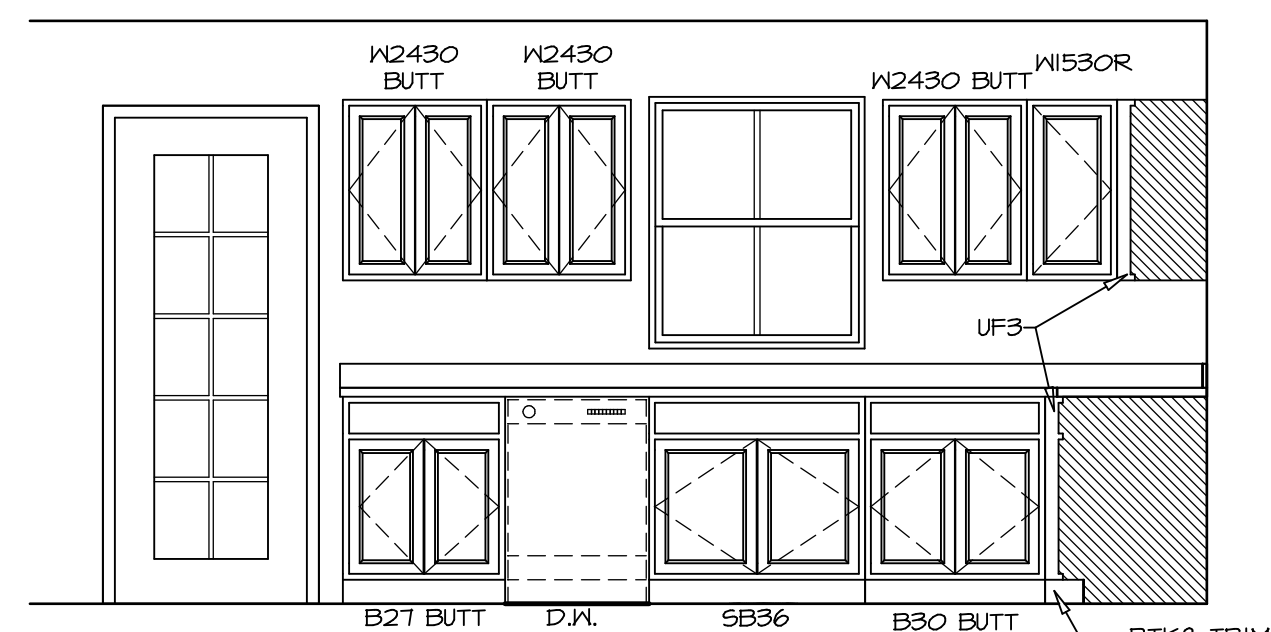
**KITCHEN COUNTERTOP PLAN KC - 3640** 2  
SCALE: 3/8" = 1'-0" A-12



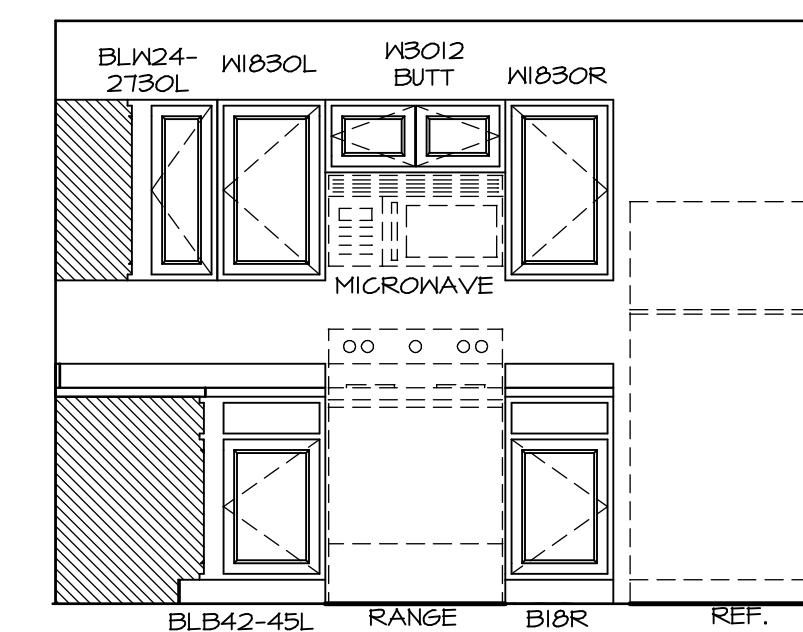
**KITCHEN CABINET PLAN KC - 3640** 1  
SCALE: 3/8" = 1'-0" A-12



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



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



**ELEVATION A**  
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 (1/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.  
 3. ALL (UFS) FILLERS ARE TO BE "TRIM TO FIT".

**NVR**  
NVR, Inc. Suite 100  
 5285 Washburn Ave.  
 Frederick, MD 21703

**DCY-S2-0162**

**BIV-COMM-LOT-UNIT**  
**COMM-LOT**  
**SAWYERS MILL - SIMPLY RYAN - 0162**  
 STREET ADDRESS  
 5785 SAWYERS MILL DRIVE  
 CITY MIDDLETOWN STATE OH ZIP 21118

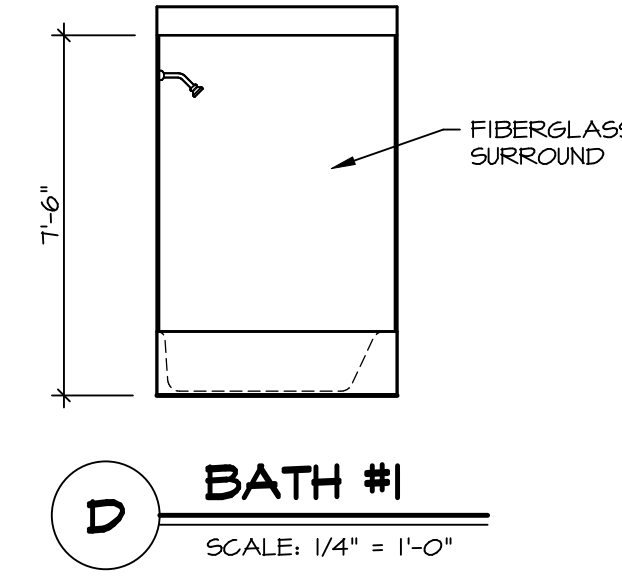
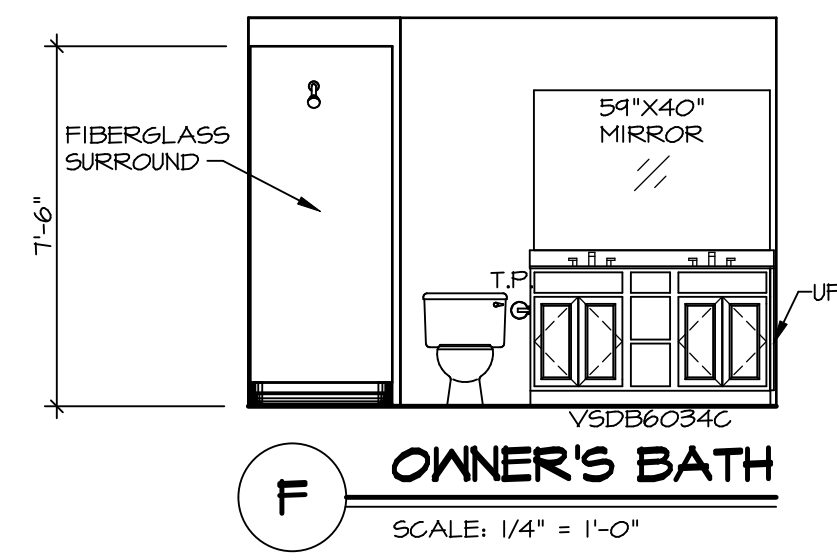
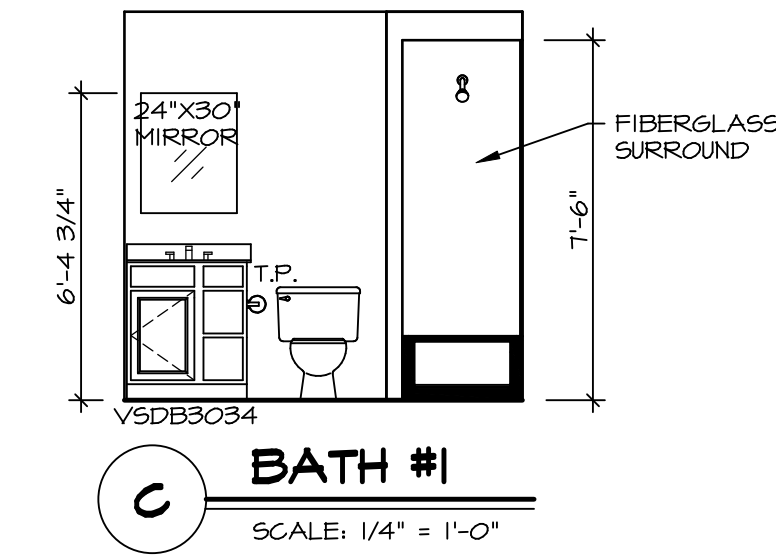
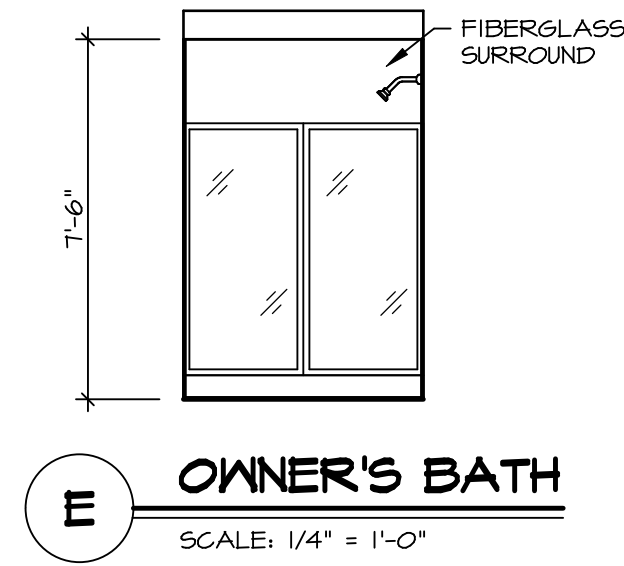
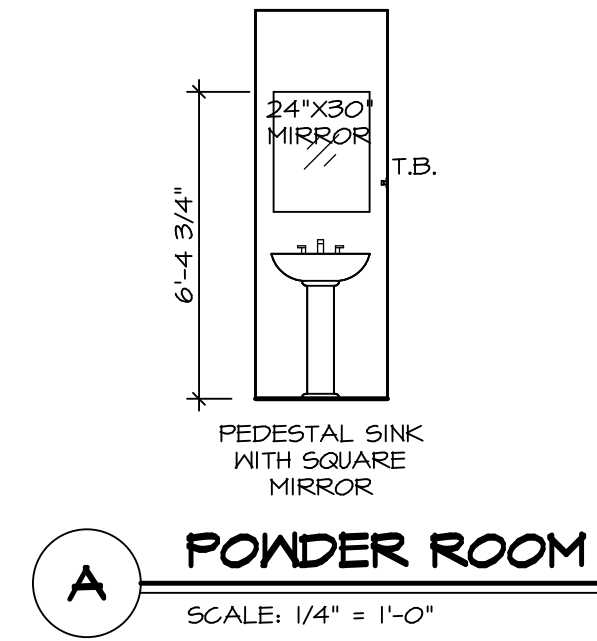
SET NO. CDPROO  
 VERSION 01  
 DRAWN BY  
 DATE:  
 OPTION

MODEL **CEDAR**  
 DRAWING TITLE **KITCHEN PLAN**  
 OPTION DESCRIPTION

SHEET NO. **A-12**  
 14

**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.



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MODEL	SET NO.	CDPROO
CEDAR	VERSION	01
DRAWING TITLE	DRAWN BY	
BATH ELEVATIONS	DATE:	
OPTION DESCRIPTION	OPTION	

SHEET NO. **A-13**  
15

DIV-COMM-LOT-UNIT  
**DCY-S2-0162**  
COMM-LOT  
SAWYERS MILL - SIMPLY RYAN - 0162  
STREET ADDRESS  
5185 SAWYERS MILL DRIVE  
CITY MIDDLETOWN STATE OH ZIP 44888