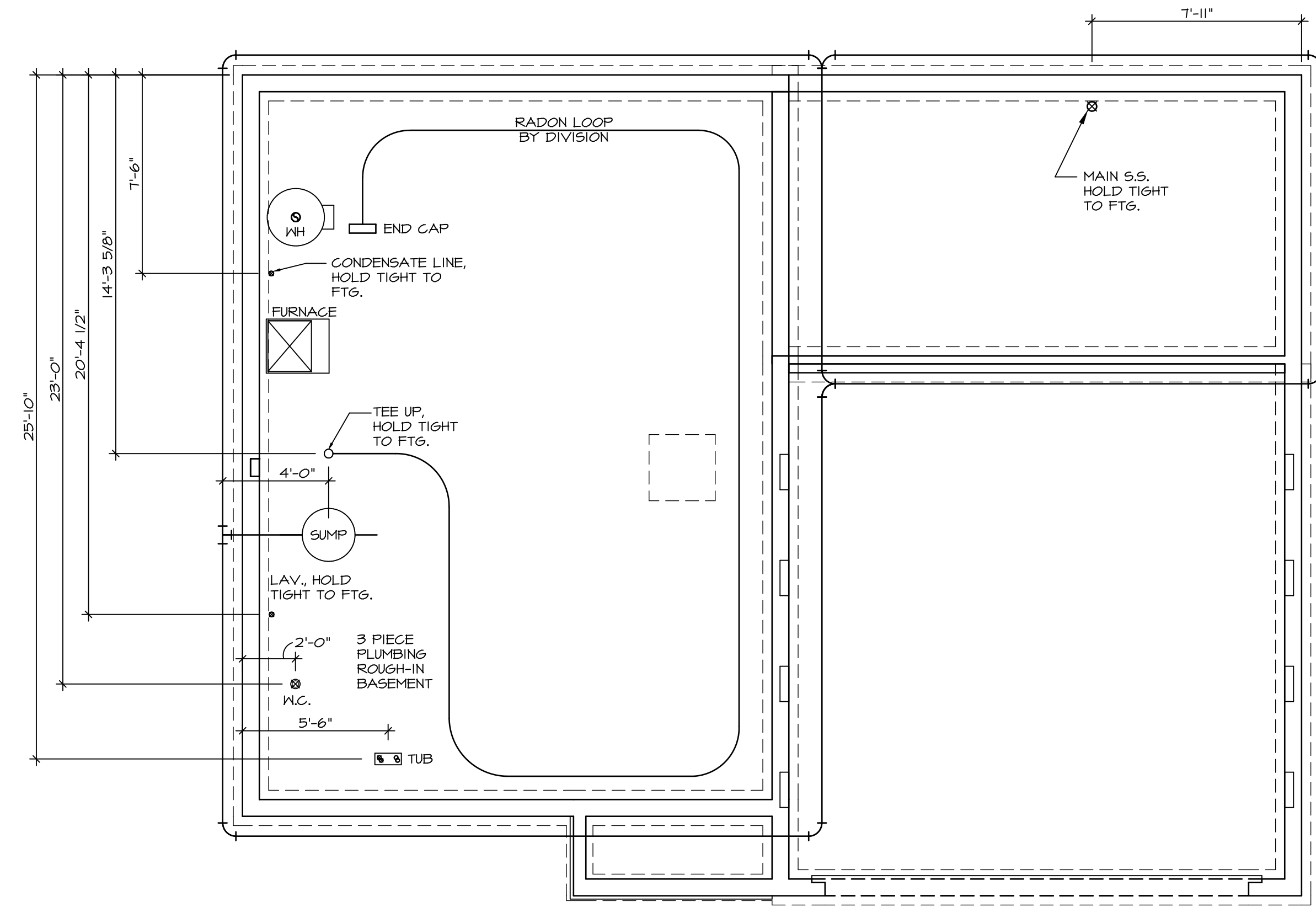
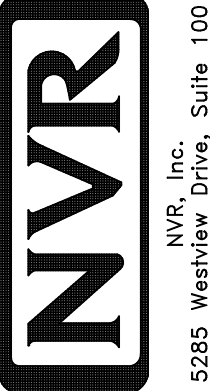


NOTE
 RADON REMEDIATION
 RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
 STACK REQUIREMENTS:
 - 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 CEDAR | SET NO. CDROO | VERSION 01 |
| | DRAWING TITLE PLUMBING PLAN | DRAWN BY | DATE: |
| OPTION DESCRIPTION 7 | | OPTION | |
| DIV-COMM-LOT-UNIT DCY-S2-0017 | | COMM-LOT SAWYERS MILL - SIMPLY RYAN - COIT | |
| STREET ADDRESS 5780 BENTWOOD DRIVE | | APT. NO. ---- | STATE OH |
| CITY MIDDLETOWN | | ZIP 45042 | |
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|  <p>NVR 5285 Walkersville Rd., Suite 100 Frederick, MD 21703</p> | | | |
| <p>C:\NVR\Solves\CEDAR_CDROO_01\DCY-S2-0017\2080959\SheetA Lot_Specific\7 A-5 PLMB_LS.dwg 08/20/20 11:40 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 |

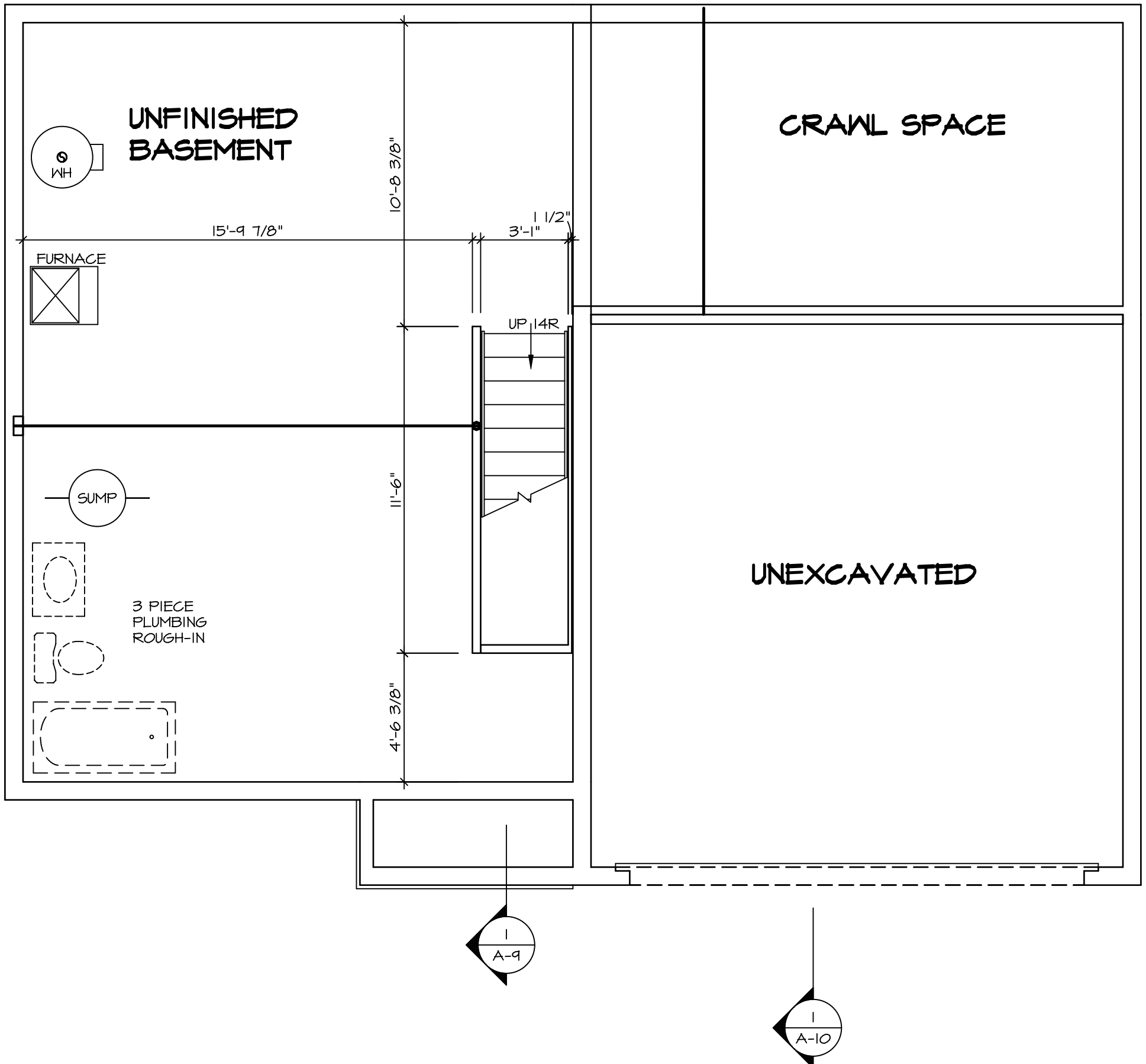
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 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-S2-0017</p> <p>COMM-LOT SAWYERS MILL - SIMPLY RYAN - COIT</p> <p>STREET ADDRESS 5780 BENTWOOD DRIVE</p> <p>CITY MIDDLETOWN</p> <p>STATE OH</p> <p>ZIP 45042</p> | | | | <p>APT. NO. ----</p> | | | | |
| <p>5285 Washington Blvd, Suite 100 Frederick, MD 21703</p> | | | | | | | | |

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

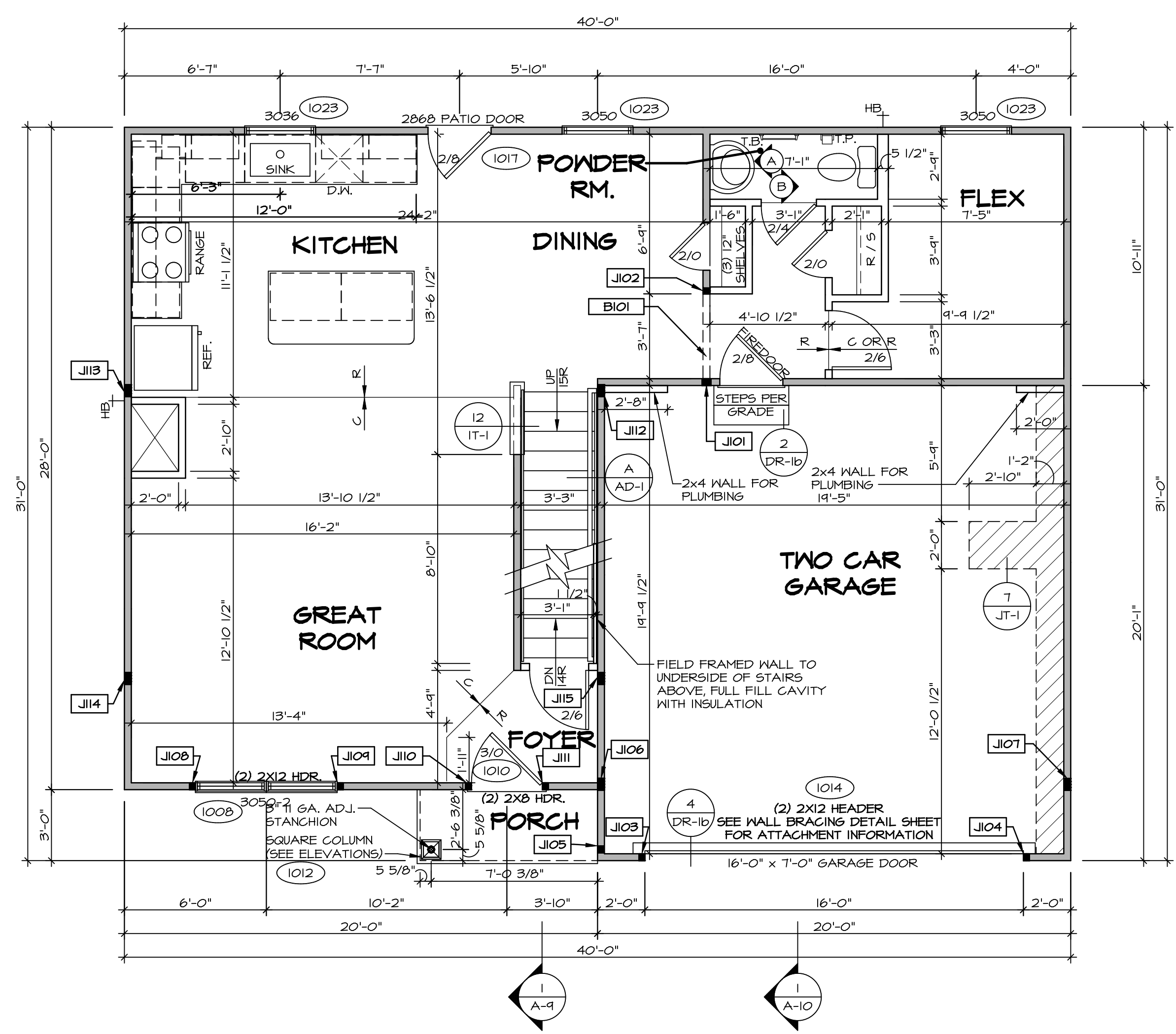
| FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE | | | | |
|--|--------------------------|--------|-----------|---------|
| IDENTIFIER | DESCRIPTION | LENGTH | ENG. NUM. | REMARKS |
| B101 | INT HEADER - 2X8 - 2 FLY | 4'-1" | 1019 | |

| 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.

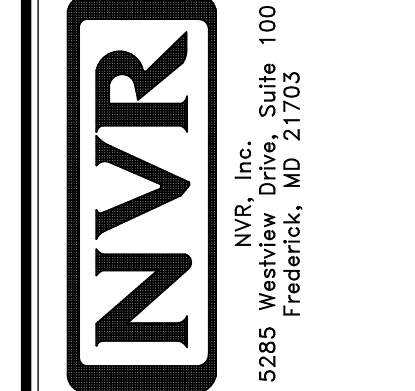
- ### GYPSUM NOTES
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



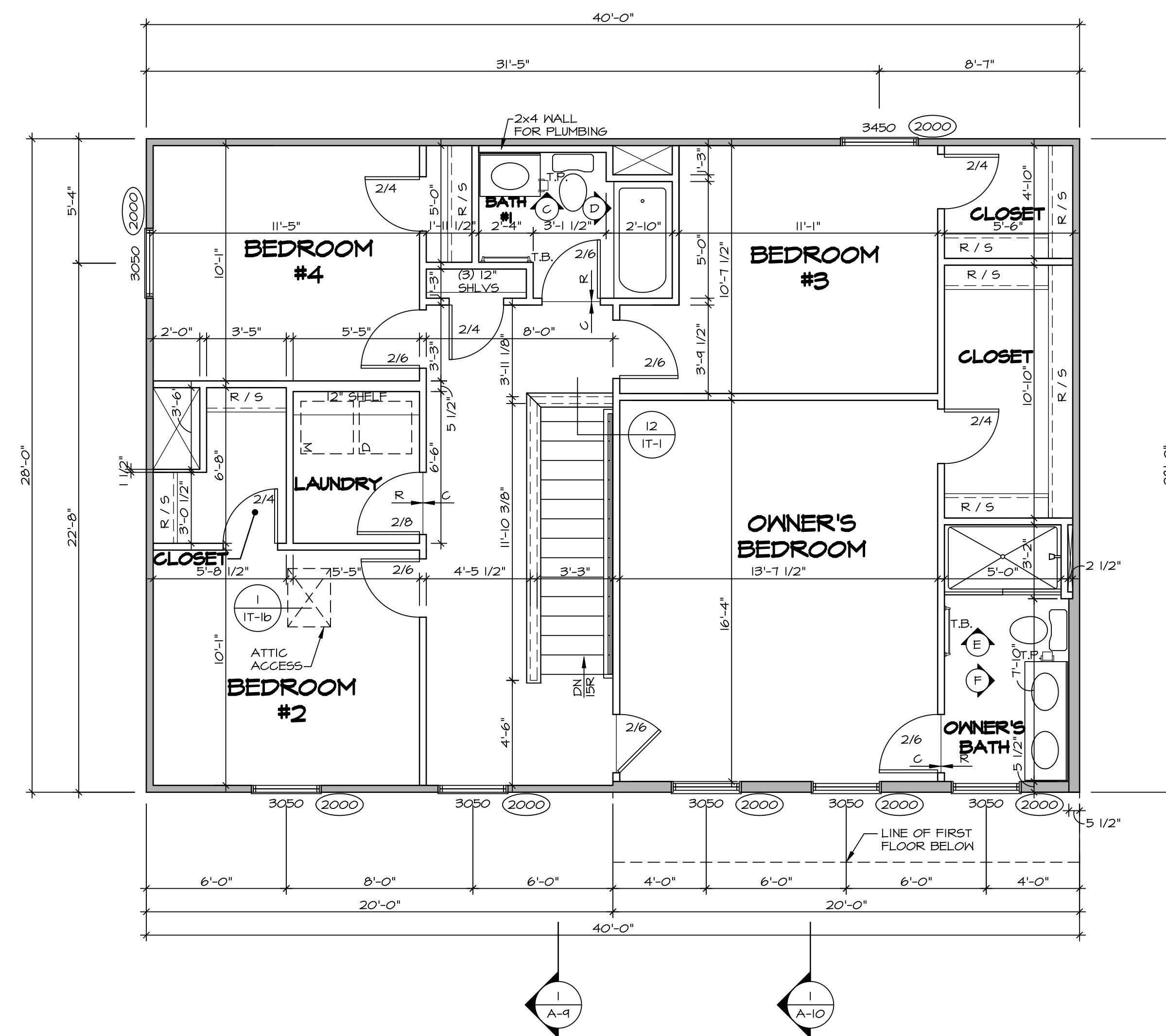
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DCY-S2-0017
 COMM-Lot
 SAMYERS MILL - SIMPLY RYAN - 0017
 STREET ADDRESS
 5180 BENTWOOD DRIVE
 CITY STATE OH
 MIDDLETOWN OH 45042

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| | |
|--|---------------|
| MODEL CEDAR | SET NO. CDR00 |
| DRAWING TITLE FIRST FLOOR PLAN | VERSION 01 |
| OPTION DESCRIPTION A-7 | DRAWN BY |
| | DATE: |
| | OPTION |
| SHEET NO. A-7 | 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 |

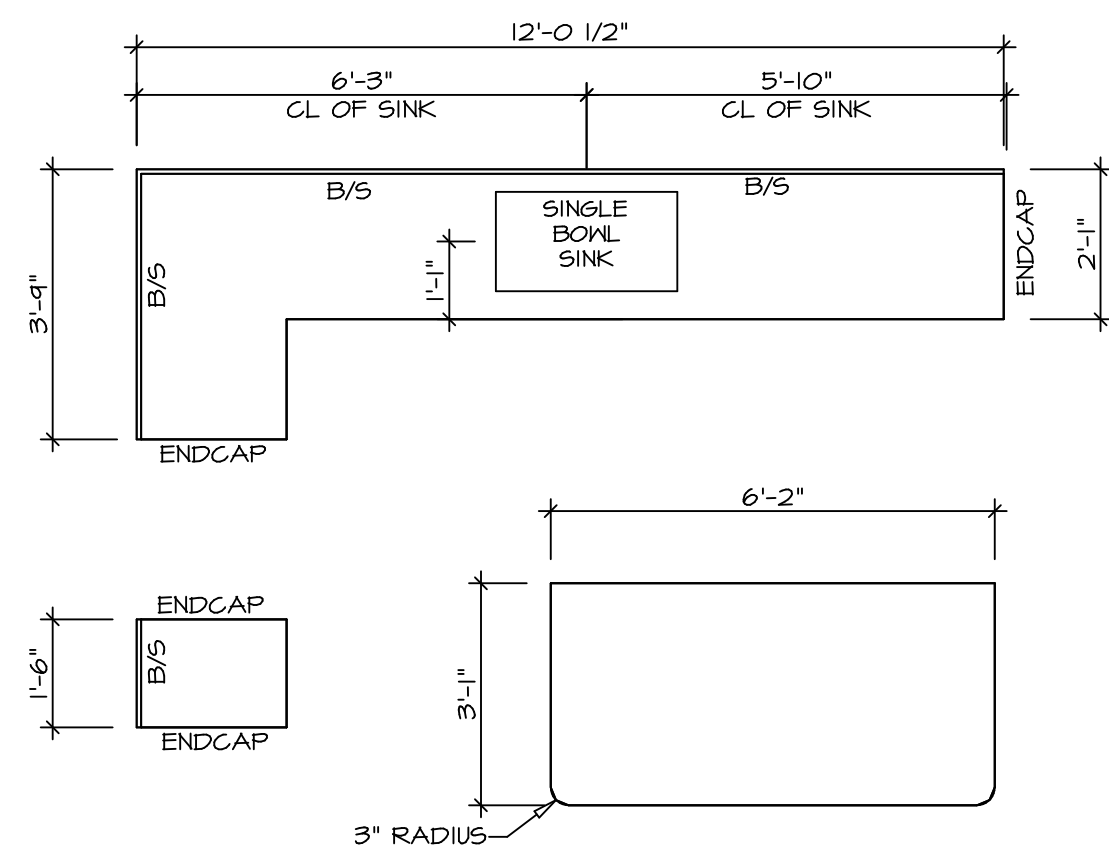
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 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.

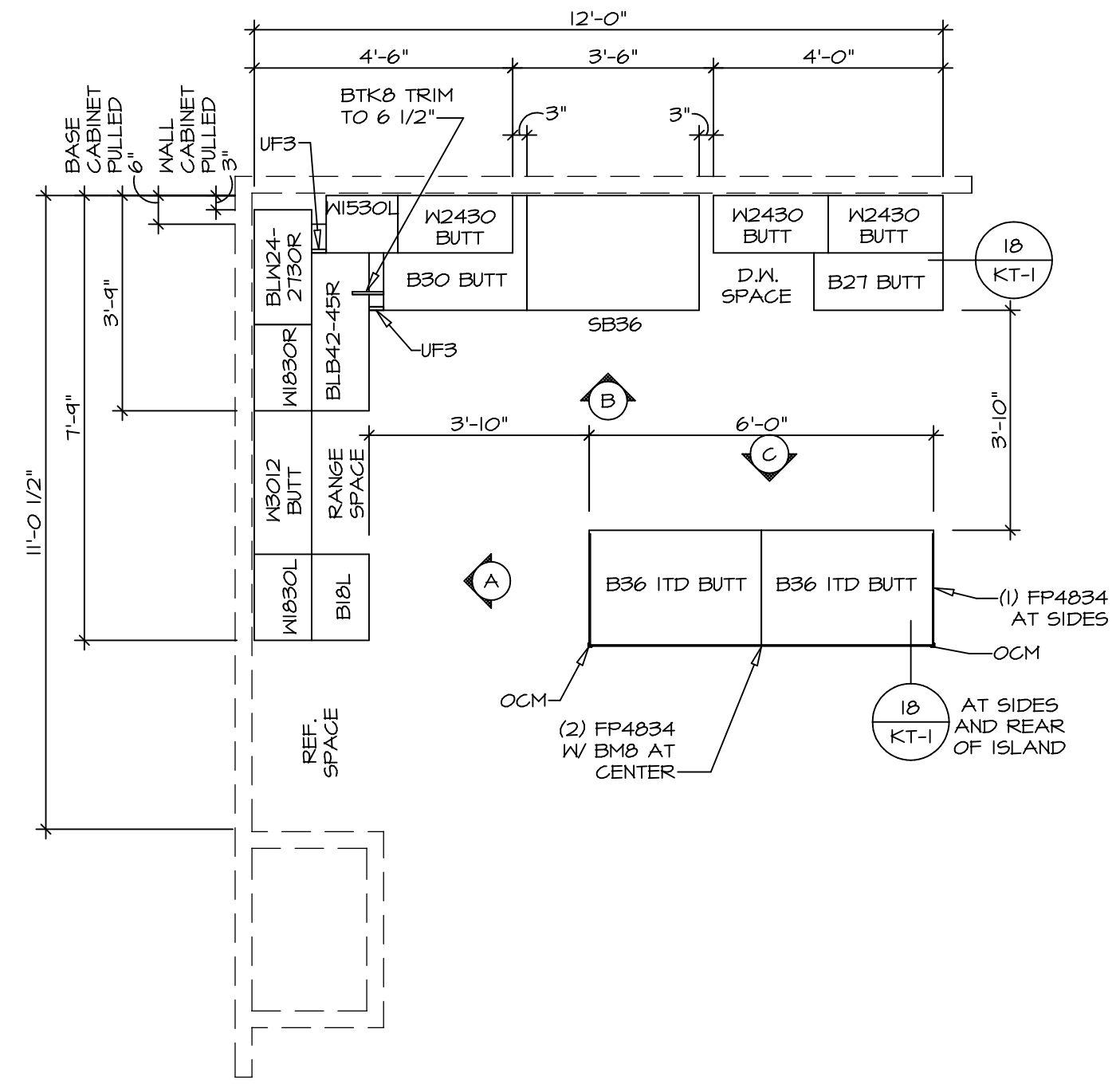
- GYPSUM NOTES**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

| | |
|---|--------------------------------|
| DIV-COMM-LOT-UNIT DCY-S2-0017 | |
| COMM-LOT SAMMYERS MILL - SIMPLY RYAN - 0017 | APT. NO. ----- |
| STREET ADDRESS 5780 BENTWOOD DRIVE | CITY STATE OH MIDDLETOWN OH |
| CITY STATE OH MIDDLETOWN 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 | |

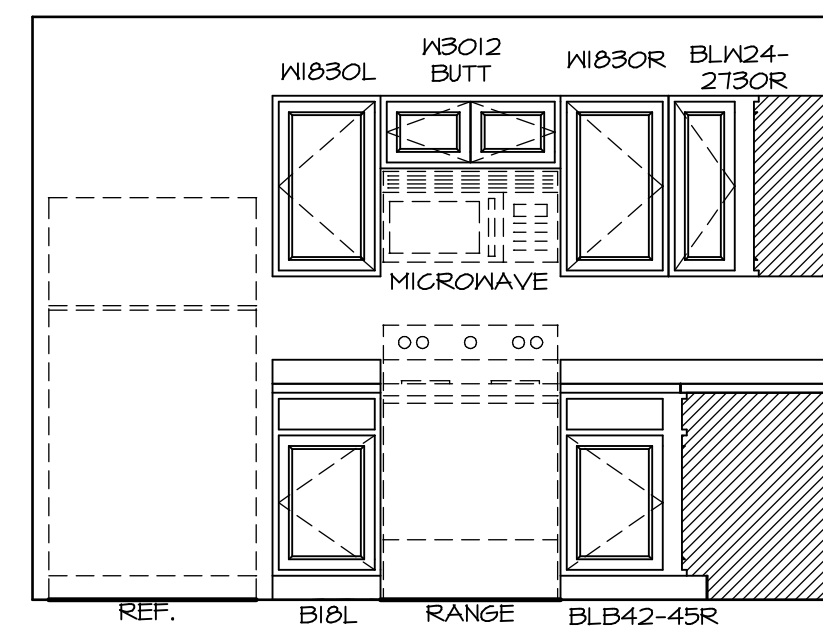
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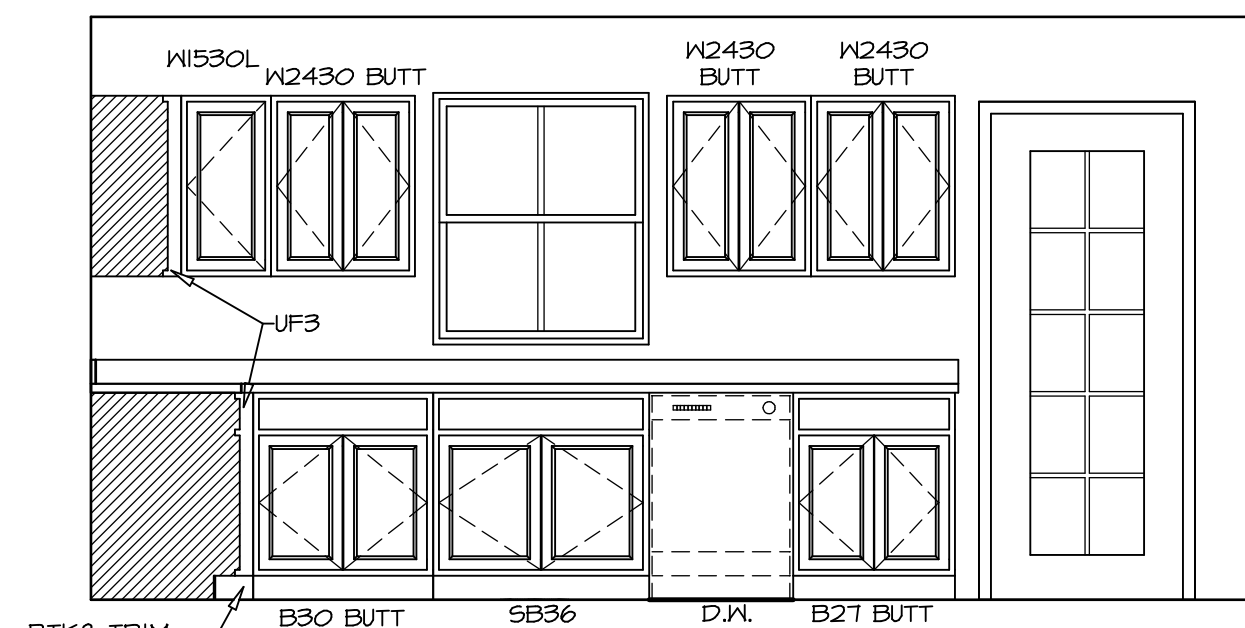
2 **KITCHEN COUNTERTOP PLAN KC - 3640**
 A-12 SCALE: 3/8" = 1'-0"



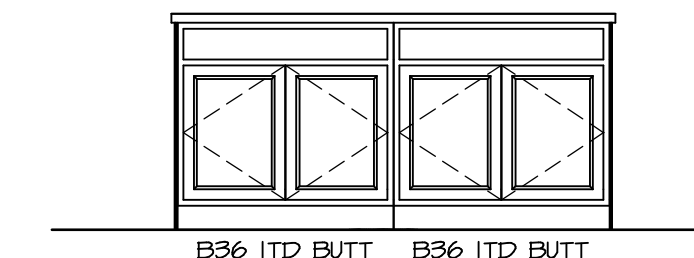
1 **KITCHEN CABINET PLAN KC - 3640**
 A-12 SCALE: 3/8" = 1'-0"



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



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



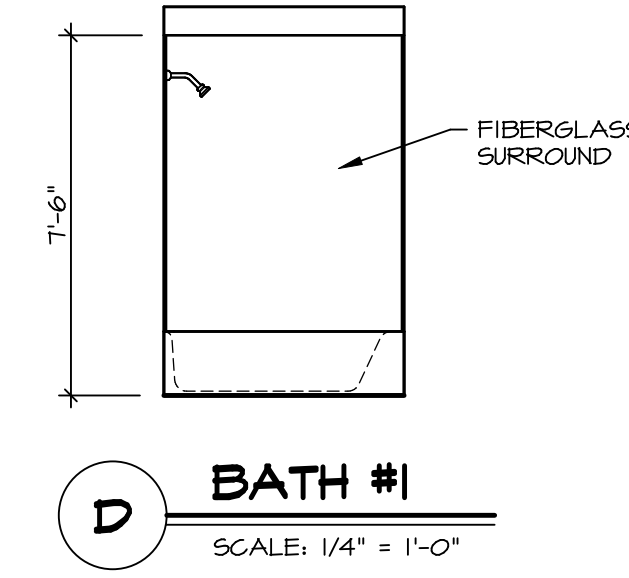
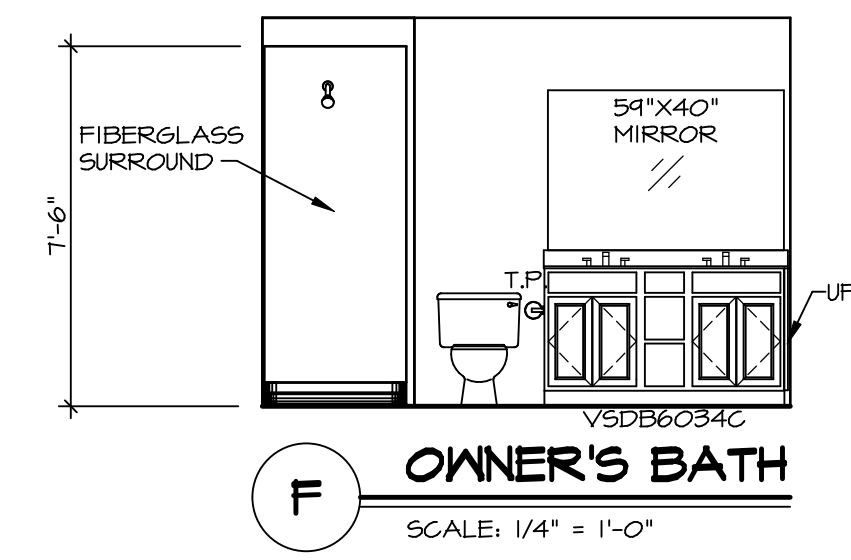
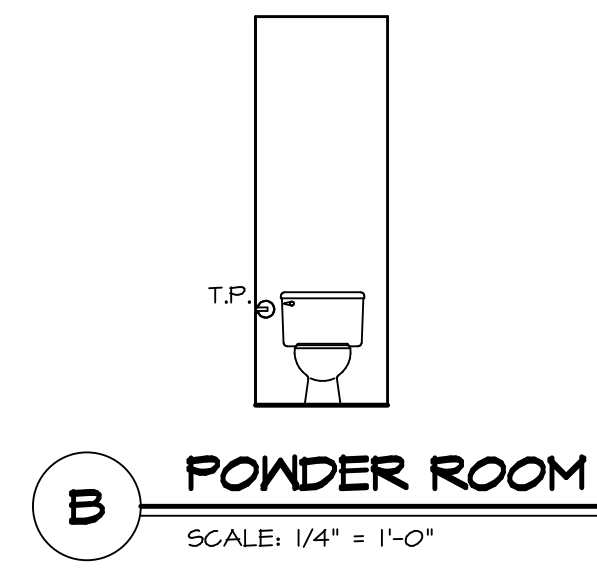
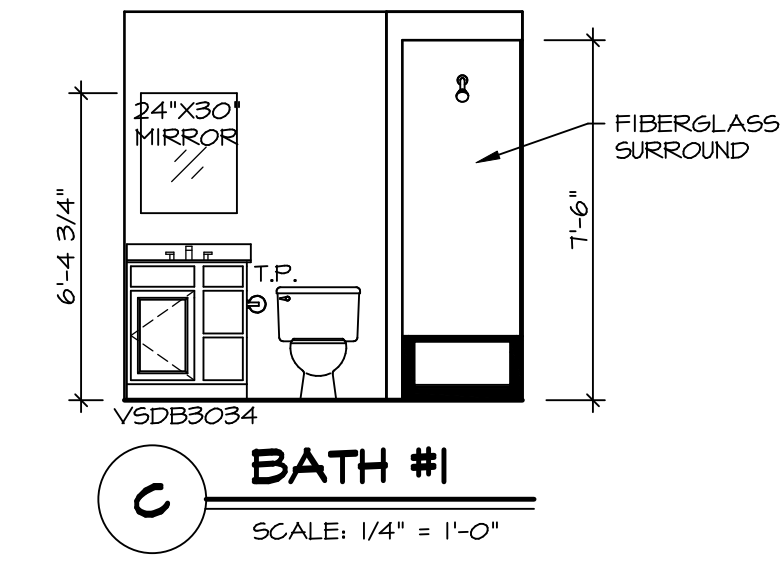
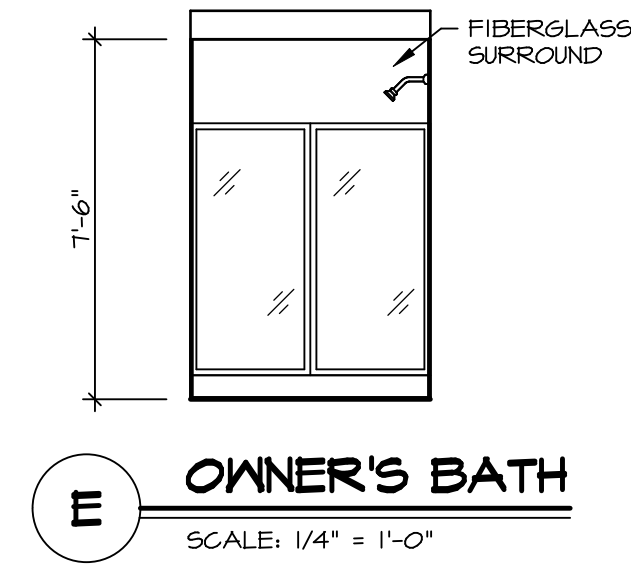
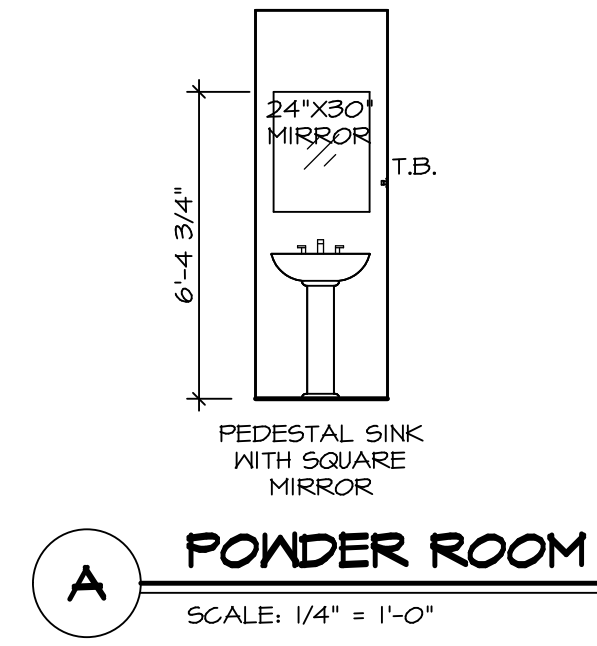
C **ELEVATION**
 SCALE: 3/8" = 1'-0"

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 CEDAR | SET NO. CDR00 | OPTION |
| | VERSION 01 | |
| DRAWING TITLE KITCHEN PLAN | DRAWN BY | OPTION |
| | DATE: | |
| SHEET NO. A-12 | SHEET TITLE KITCHEN PLAN | |
| 14 | OPTION DESCRIPTION | |
| DIV-COMM-LOT-UNIT DCY-S2-0017 COMM-LOT SMYTERS MILL - SIMPLY RYAN - COIT STREET ADDRESS 5780 BENTWOOD DRIVE CITY STATE OH ZIP MIDDLETOWN OH 45042 | | |
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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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| | |
|-------------------|-----------------------------------|
| DIV-COMM-LOT-UNIT | DCY-S2-0017 |
| COMM-LOT | 5MAYERS MILL - SIMPLY RYAN - COIT |
| STREET ADDRESS | 5780 BENTWOOD DRIVE |
| CITY | MIDDLETOWN |
| STATE | OH |
| ZIP | 45042 |