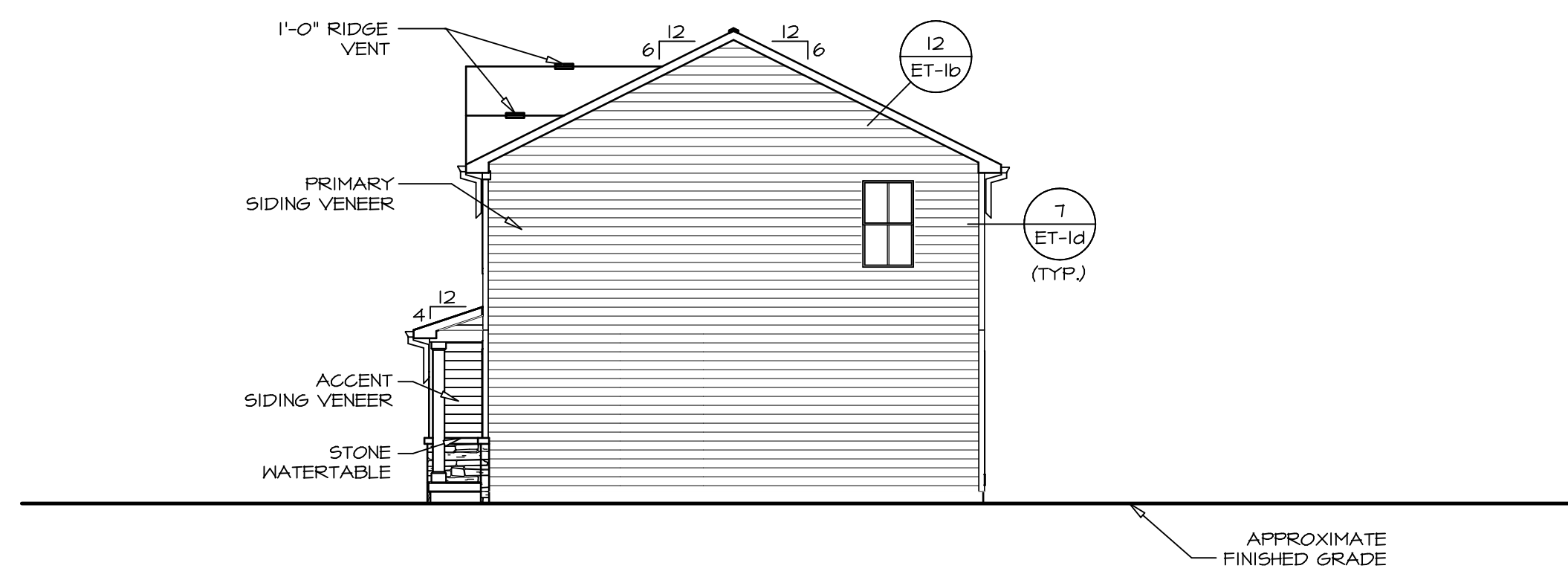
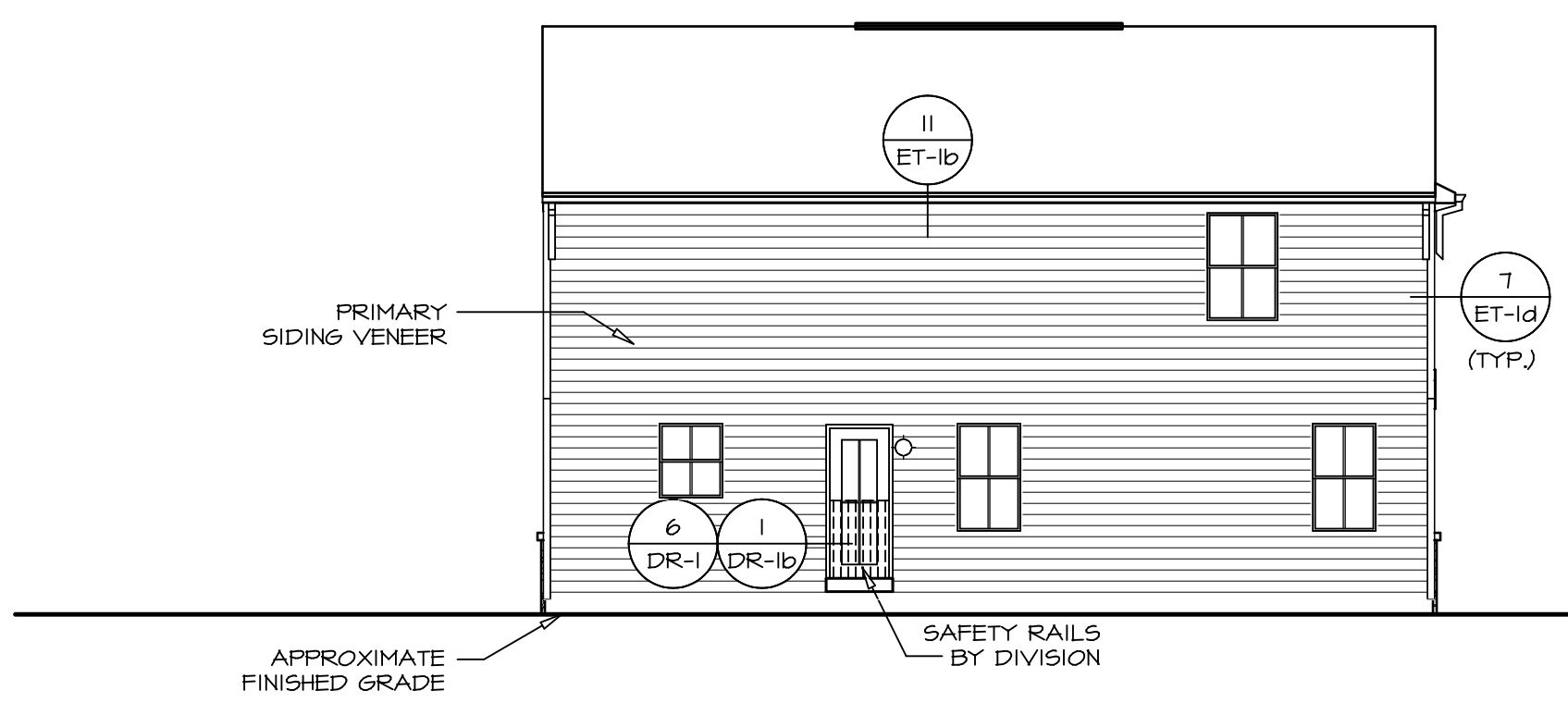


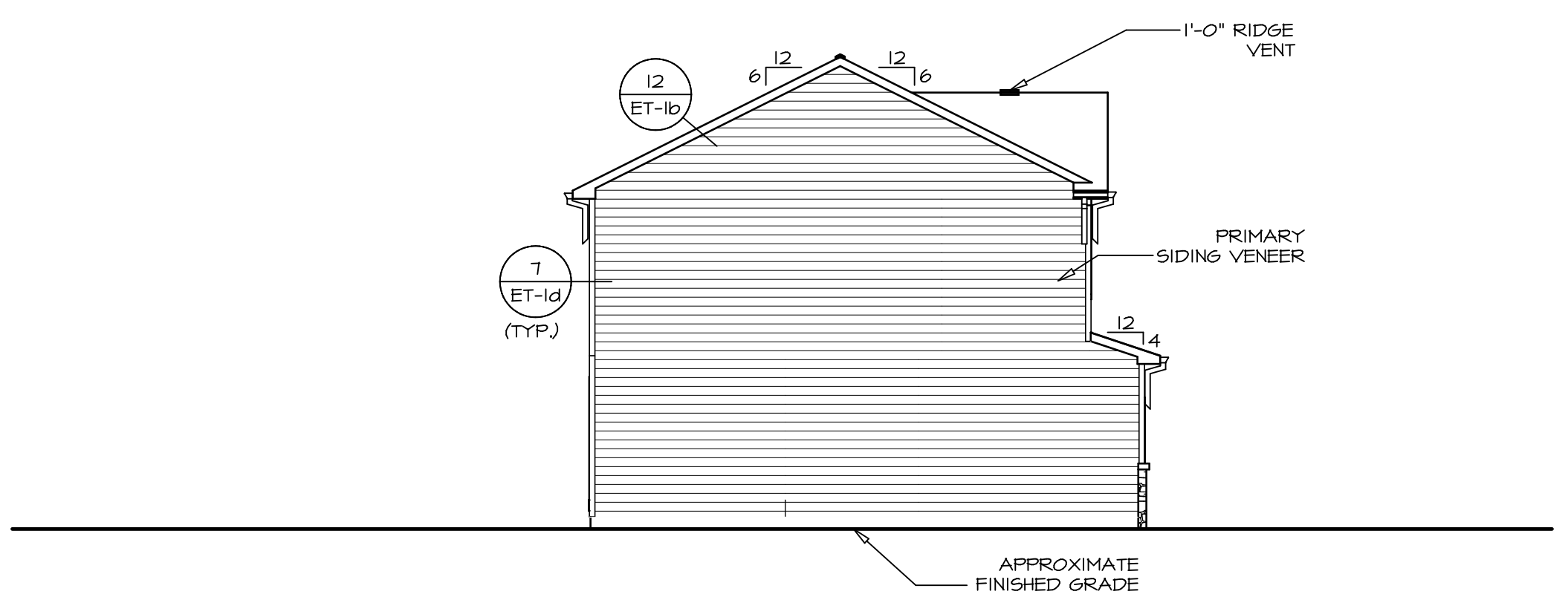
FRONT ELEVATION "L"
SCALE: 1/4" = 1'-0"
1 A-1



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



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



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

SHEET NO. A-1	MODEL CEDAR	SET NO. CDROO VERSION 01	OPTION FEA
	DRAWING TITLE ELEVATIONS	DRAWN BY	
4	OPTION DESCRIPTION FULL BASEMENT FOUNDATION	DATE:	OPTION
			FEA

© NVR, Inc. 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.

NVR
NVR, Inc. Suite 100
Frederick, MD 21703

DIV-COMM-LOT-UNIT
DCY-S2-0279

COMM-LOT
SAWYERS MILL - SIMPLY RYAN - 0279

STREET ADDRESS
5412 MILLBROOK DRIVE

CITY
MIDDLETOWN

STATE
OH

ZIP
45042

C:\NVR\Solves\CEDAR_CDROO_01\DCY-S2-0279\2370428\Sheet\Lot_Specific\4 A-1 ELEV_LS (FEA).dwg 09/10/21 - 1:45 PM

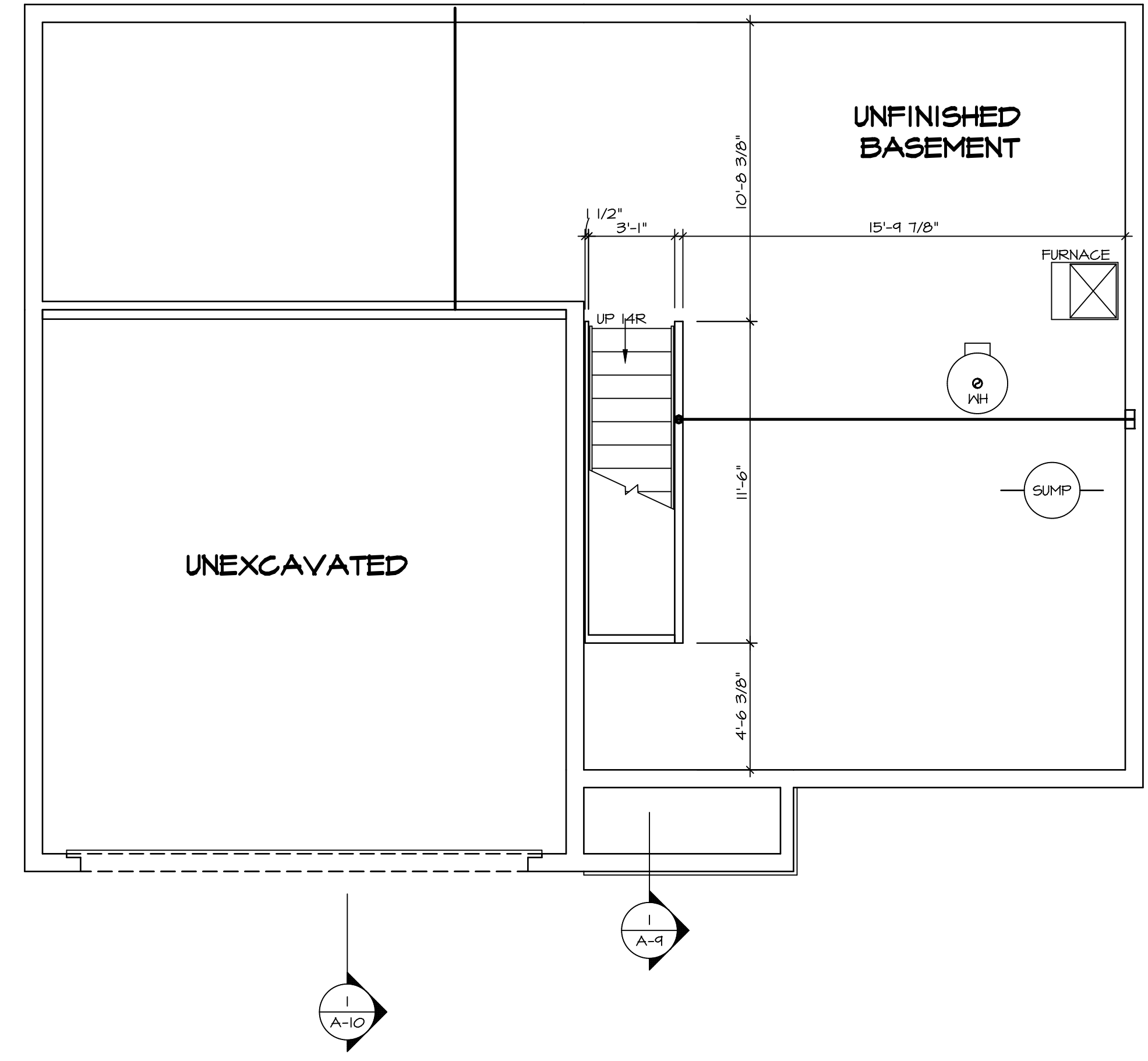
BASEMENT JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS

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 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



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
				<p>© 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.</p> <p>NVR NVR, Inc. Suite 100 Frederick, MD 21703</p> <p>5285 Washburn Lane Frederick, MD 21703</p>				
DIV-COMM-LOT-UNIT DCY-S2-0279		COMM-LOT SAWYERS MILL - SIMPLY RYAN - 0279	APT. NO. ----	STREET ADDRESS 5412 MILLBROOK DRIVE		CITY MIDDLETOWN	STATE OH	ZIP 45042

C:\NVR\Solves\CEDAR_CDROO_01\DCY-S2-0279\2370428\SheetA Lot Specific\B A-6 BSMT_LS.dwg 09/10/21 - 1:45 pm

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	

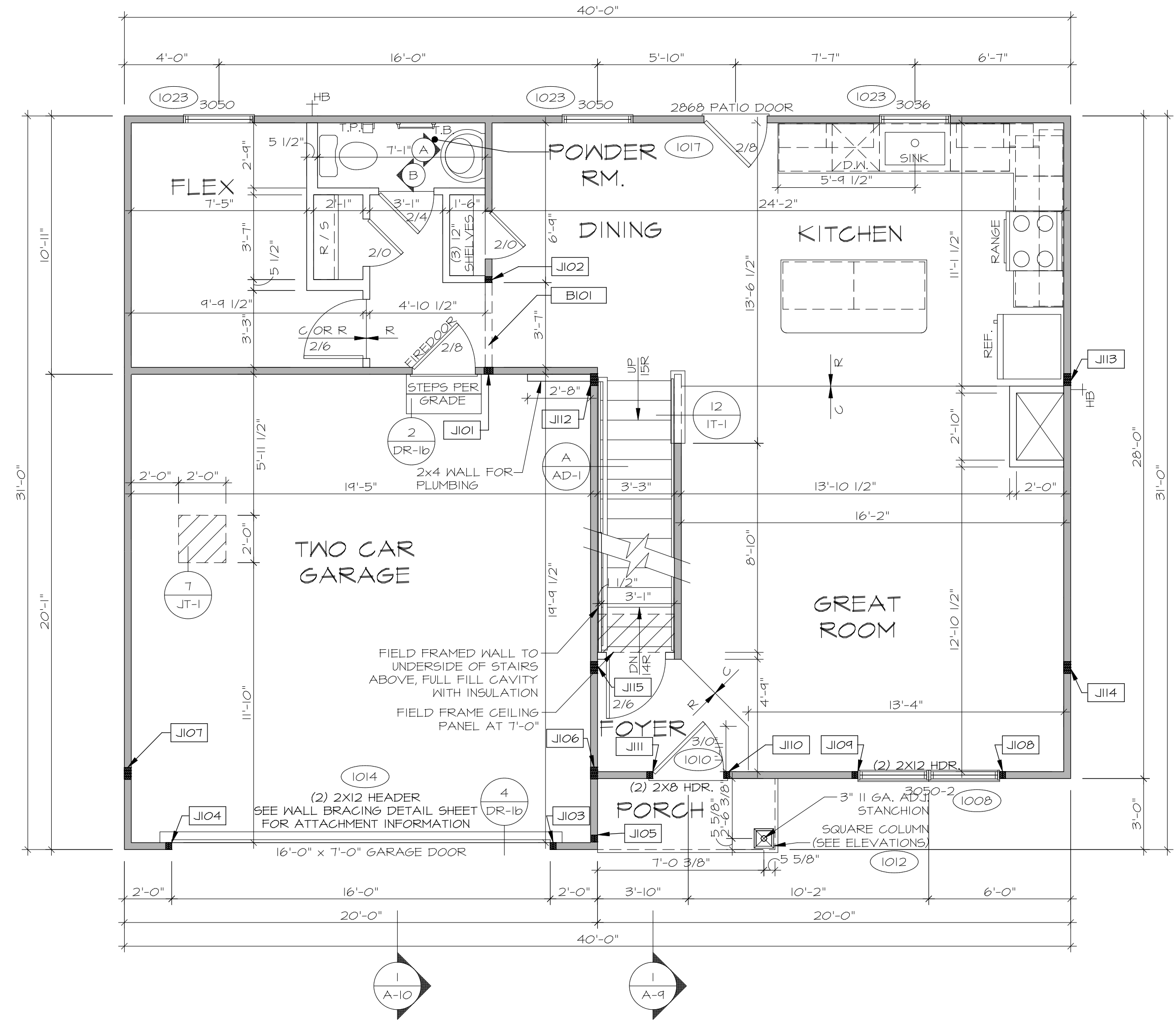
LEGEND

- 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.
 - 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 "IT" SHEETS 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, 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"

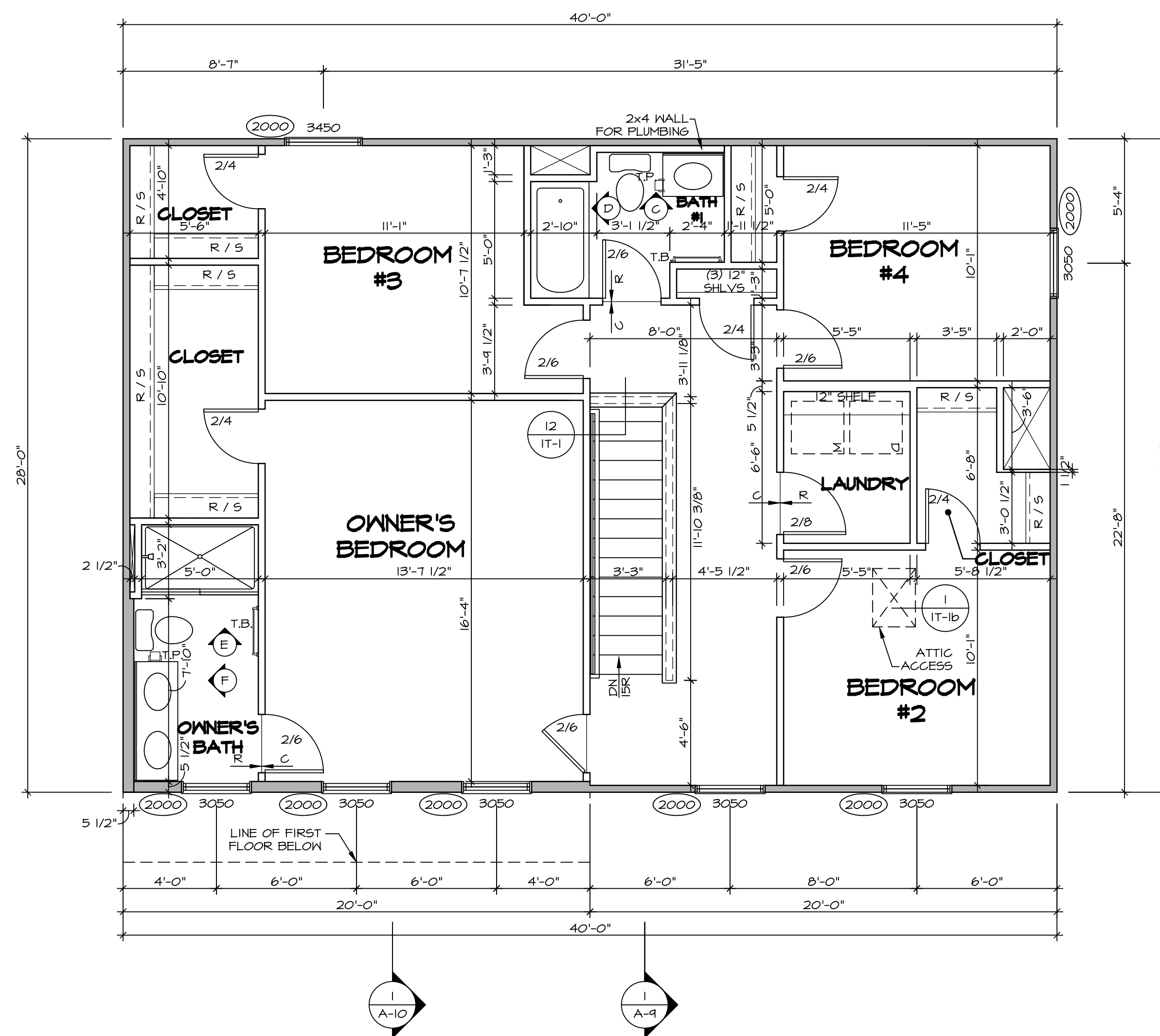
SHEET NO. A-7	MODEL GEDAR	SET NO. CDROO	VERSION 01
		DRAWING TITLE FIRST FLOOR PLAN	DRAWN BY
9	OPTION DESCRIPTION	DATE:	OPTION

DIV-COMM-LOT-UNIT DCY-S2-0279	COMM-LOT SAWYERS MILL - SIMPLY RYAN - 0219	APT. NO.	STATE OH	ZIP 45042
STREET ADDRESS 542 MILLBROOK DRIVE		CITY MIDDLETOWN		

© 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.

NVR
NVR, Inc. Suite 100
Frederick, MD 21703
5285 Walkers Lane

C:\NVR\Sales\GEDAR_CDR00_01\DCY-S2-0279\3170428\Sheet\A-7_Plan1_LS.dwg 09/10/21 1:45 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 "IT" 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.

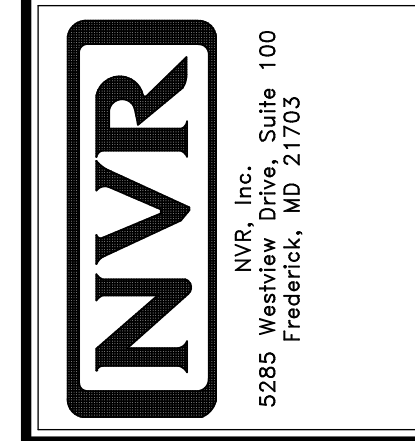
GYPSUM NOTES

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.

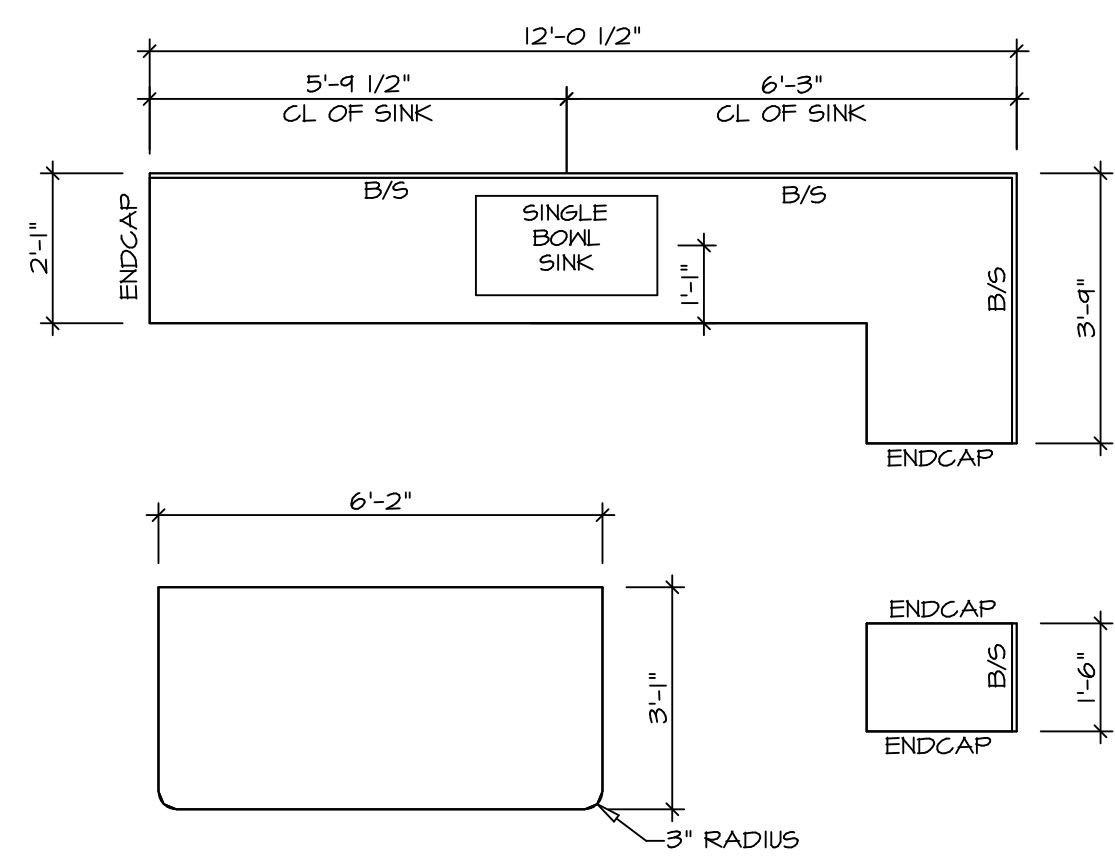
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

DIV-COMM-LOT-UNIT
DCY-S2-0279
COMM-LOT
SANTYERS MILL - SIMPLY RYAN - 0279
STREET ADDRESS
5412 MILLBROOK DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

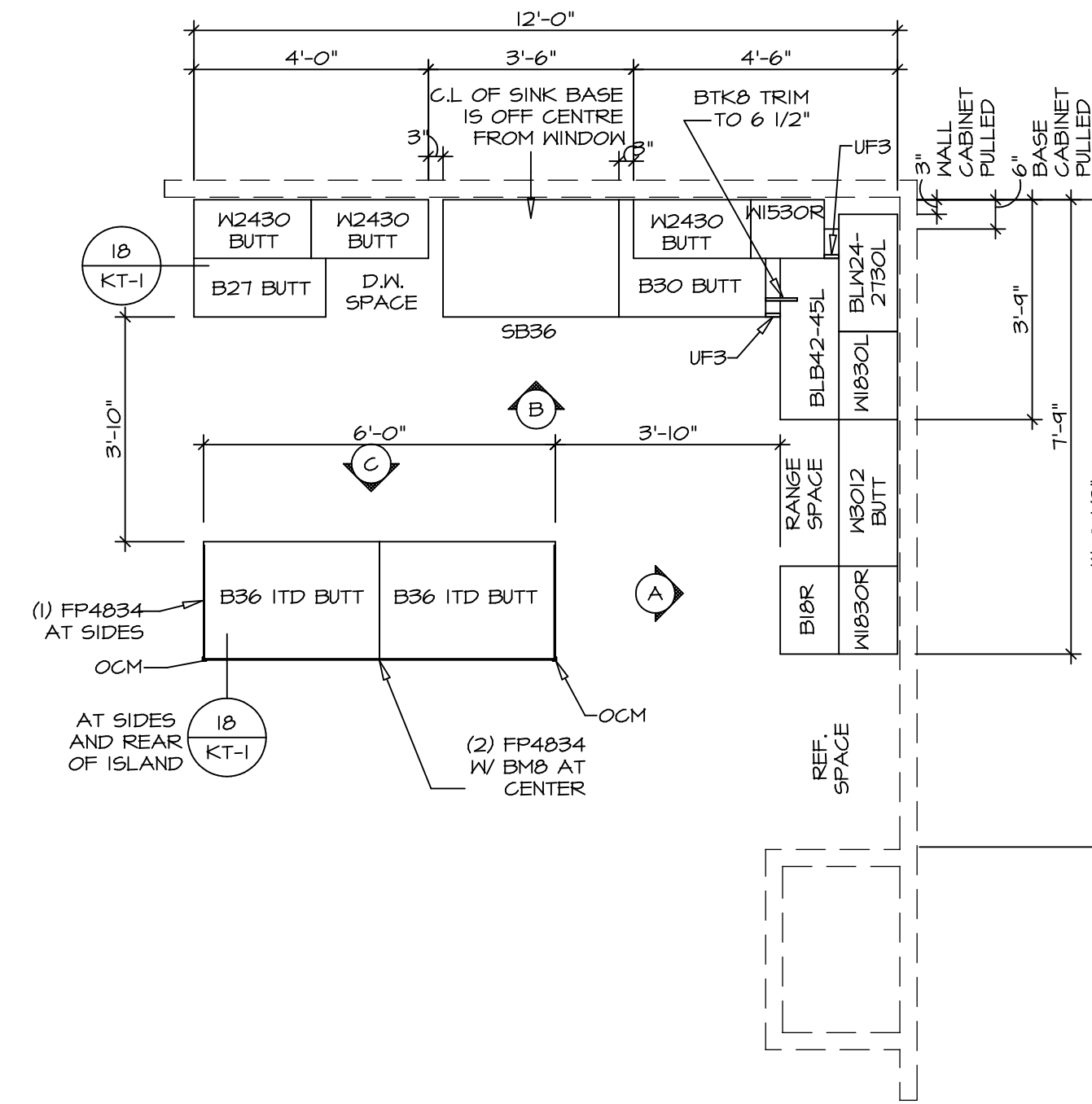
© NVR, Inc. expressly reserves the right to modify or amend these plans at any time without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.



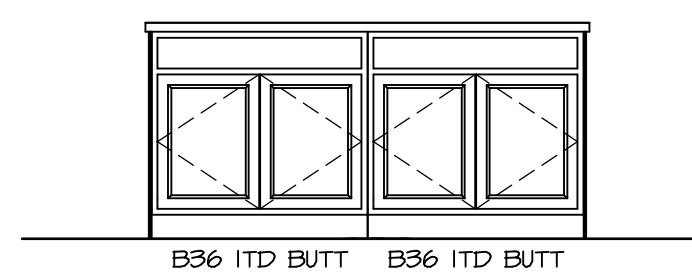
SHEET NO.	A-8	10
MODEL	CEDAR	
DRAWING TITLE	SECOND FLOOR PLAN	
OPTION DESCRIPTION		
SET NO.	CDROO	
VERSION	01	
DRAWN BY		
DATE		
OPTION		



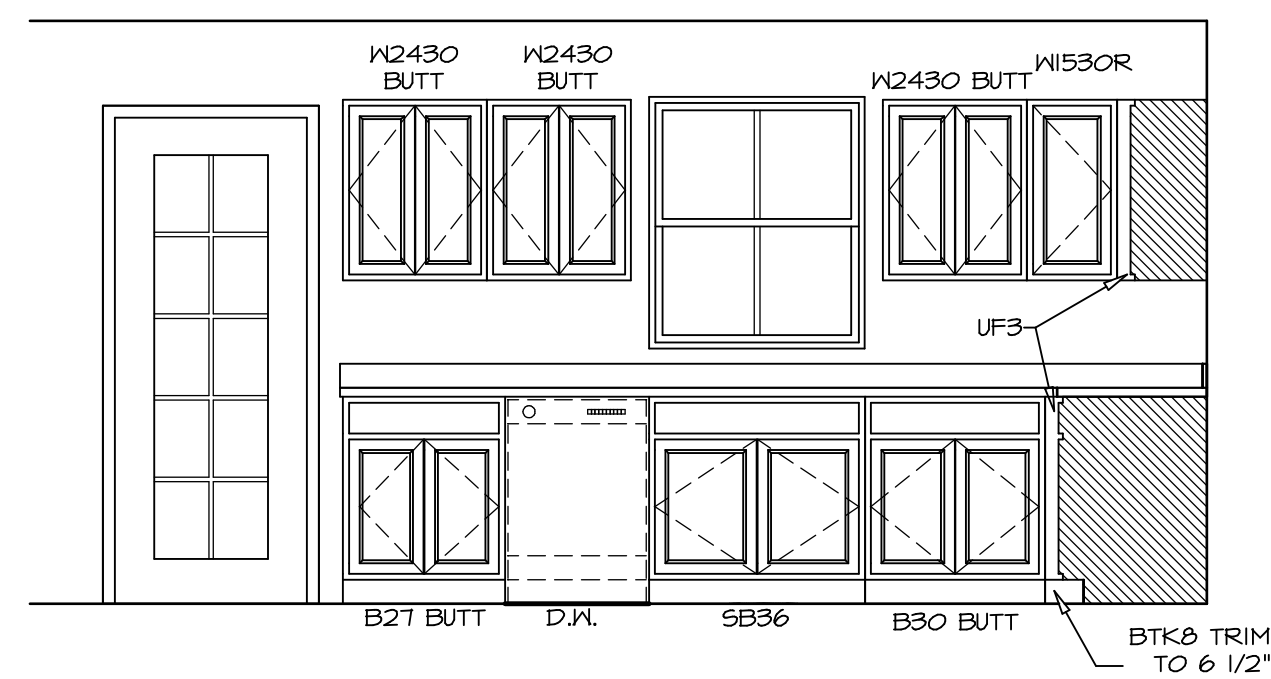
KITCHEN COUNTERTOP PLAN KC - 3640 2
SCALE: 3/8" = 1'-0" A-12



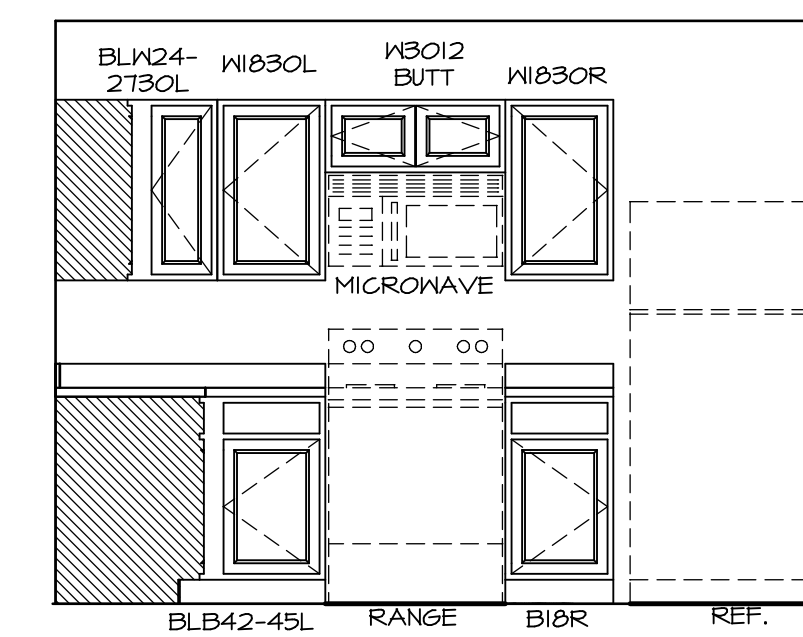
KITCHEN CABINET PLAN KC - 3640 1
SCALE: 3/8" = 1'-0" A-12



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



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



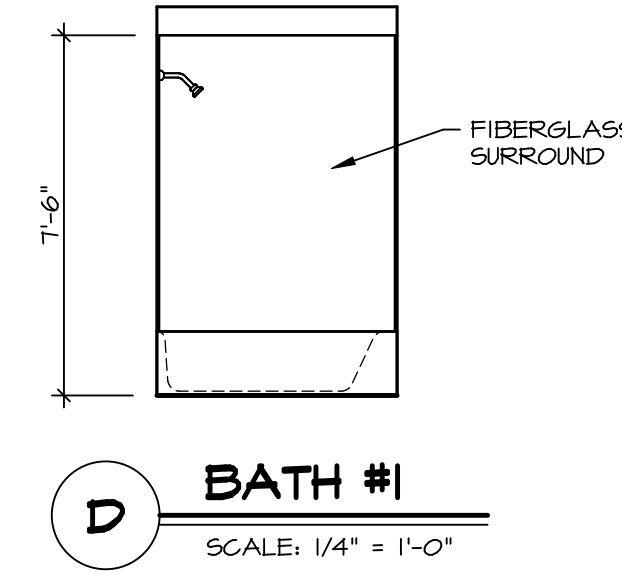
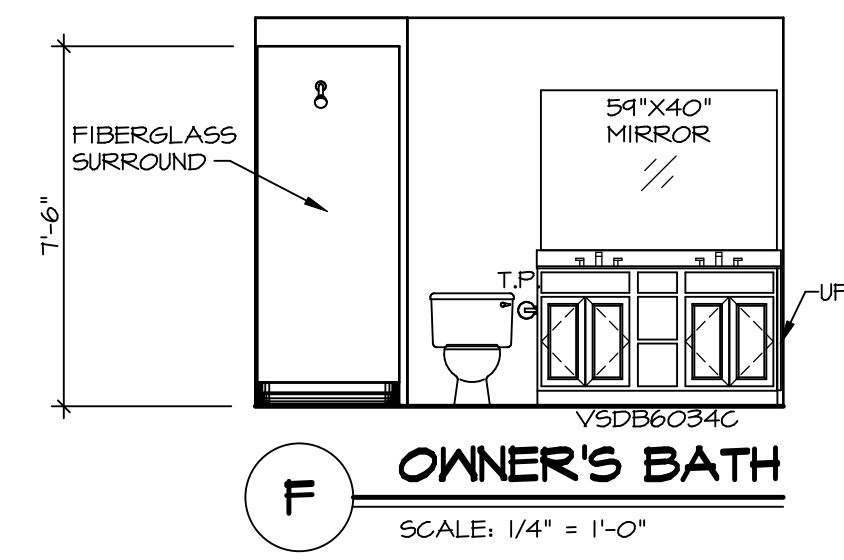
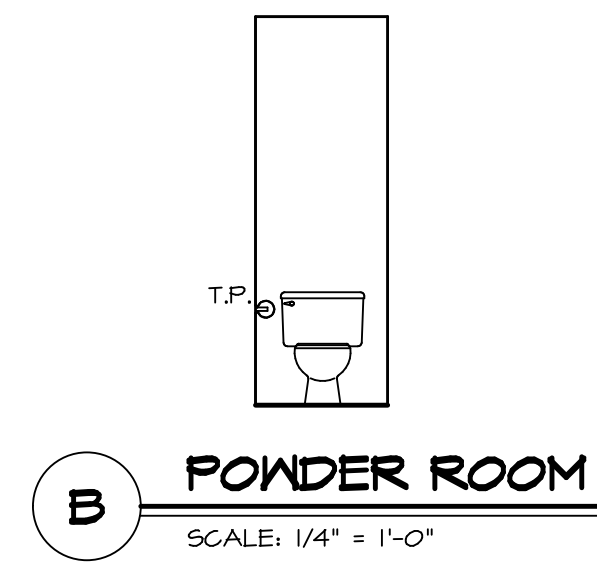
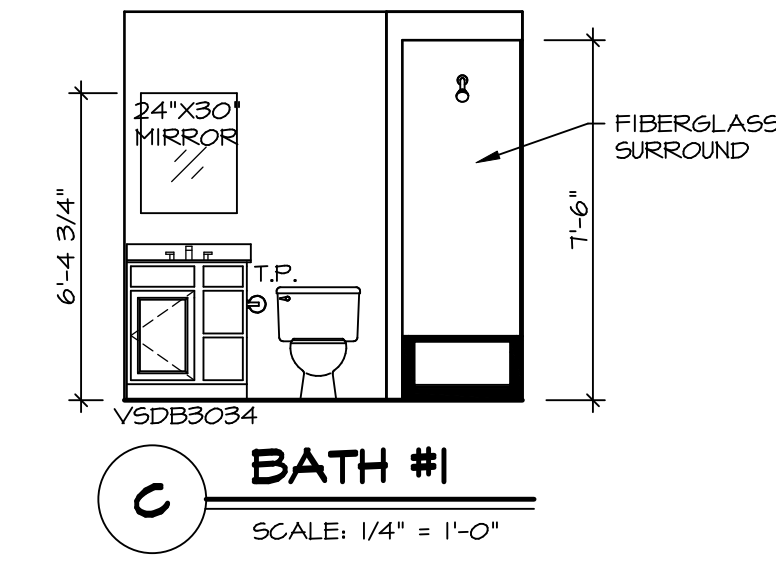
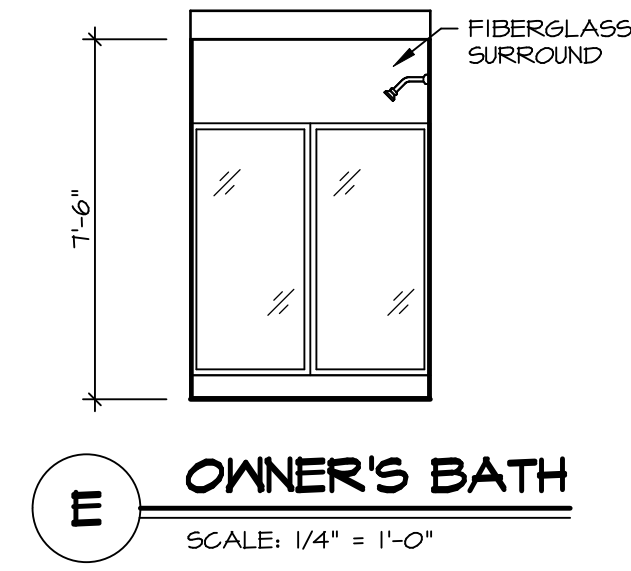
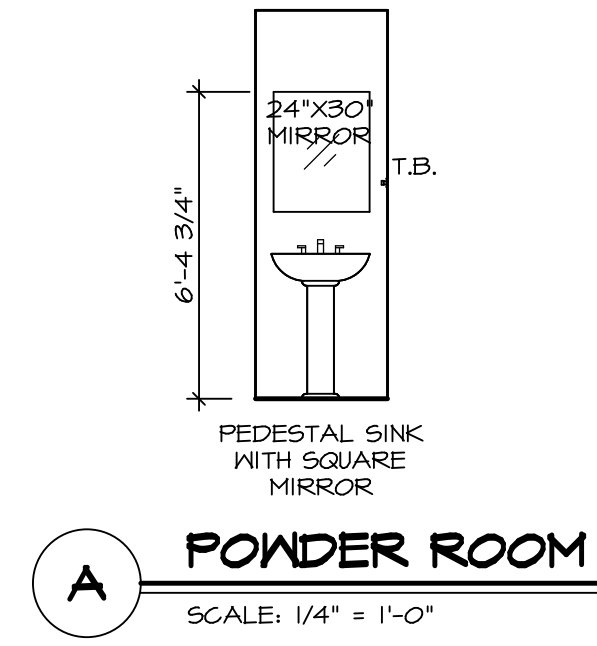
ELEVATION A
SCALE: 3/8" = 1'-0"

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 (U/F) FILLERS ARE TO BE "TRIM TO FIT".

MODEL CEDAR	SET NO. CDPROO	VERSION 01	
	DRAWING TITLE KITCHEN PLAN	DRAWN BY	
SHEET NO. A-12	OPTION DESCRIPTION	DATE:	OPTION
		5285 Washington Blvd., Suite 100 Frederick, MD 21703	
		© NVR, Inc. expressly reserves the copyright and all other rights in these plans. These plans are not to be reproduced, changed or copied in any way without the written consent of NVR, Inc.	
BIV-COMM-LOT-UNIT DCY-S2-0279		COMM-LOT SANTYERS MILL - SIMPLY RYAN - 0279	
STREET ADDRESS 5412 MILLBROOK DRIVE		APT. NO. ----	STATE OH
CITY MIDDLETOWN	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			

NVR
NVR, Inc., Suite 100
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-S2-0279
COMM-LOT	5MAYERS MILL - SIMPLY RYAN - 0279
STREET ADDRESS	5412 MILLBROOK DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042