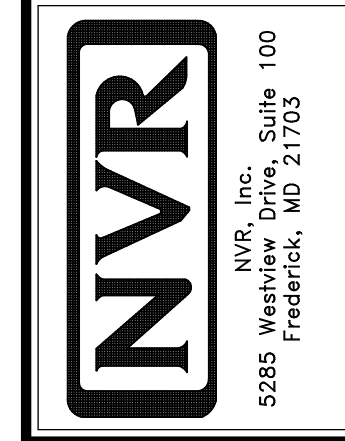


1  
A-5 **PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

**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. <b>A-5</b>	MODEL <b>CEDAR</b>	SET NO. <b>CDROO</b>	DIV-COMM-LOT-UNIT <b>DCY-S2-03B7</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION <b>01</b>	
OPTION DESCRIPTION <b>7</b>	DATE:	OPTION	STREET ADDRESS <b>5422 REGATTA DR</b>
			CITY <b>MIDDLETOWN</b>
			STATE <b>OH</b>
			ZIP <b>45042</b>

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SET NO. **CDROO**  
 VERSION **01**  
 DRAWN BY  
 DATE:  
 OPTION

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

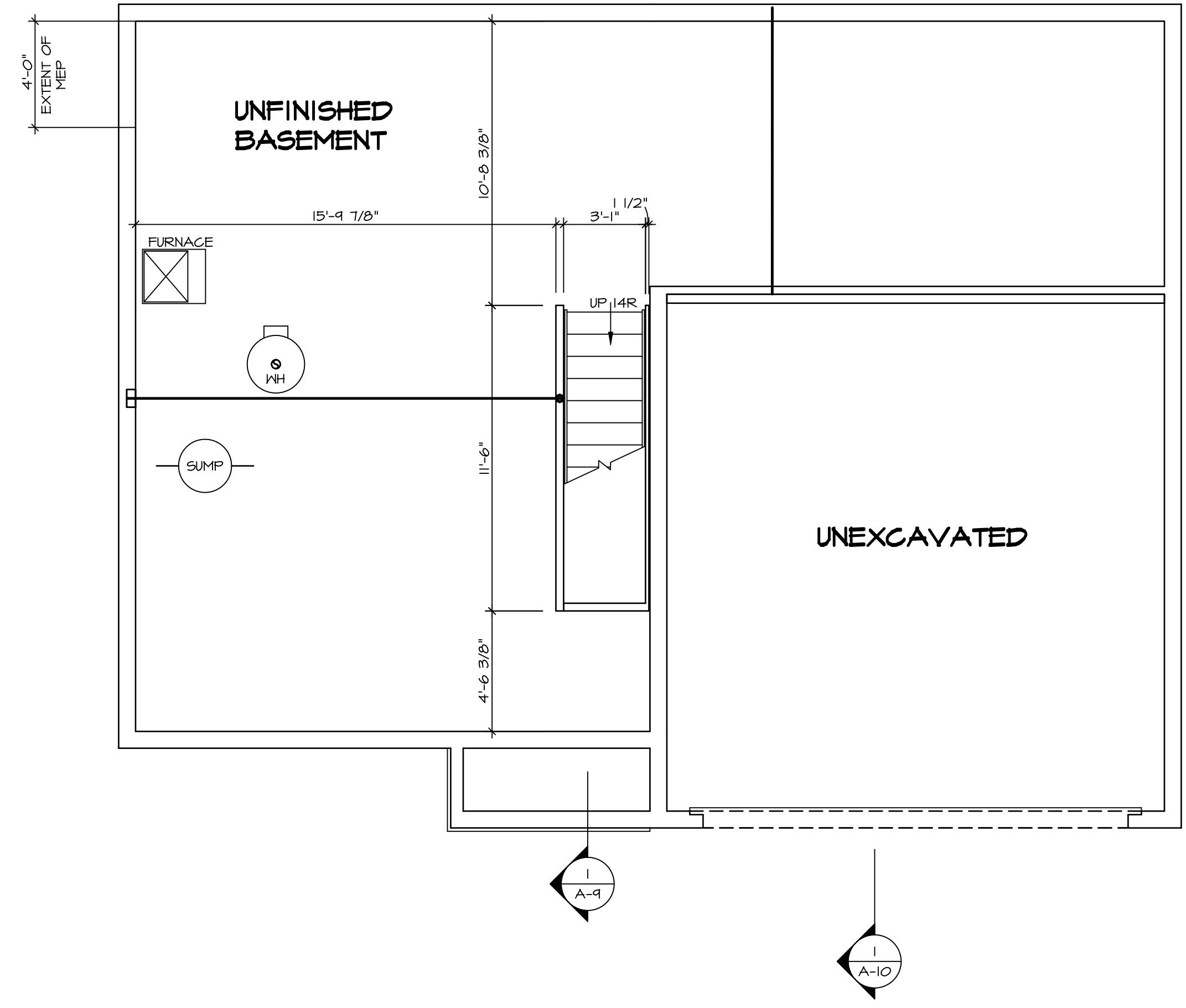
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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. <b>A-6</b>	MODEL <b>CEDAR</b>	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	OPTION DESCRIPTION <b>8</b>	SET NO. <b>CDROO</b>	VERSION <b>01</b>	DRAWN BY	DATE:	OPTION
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<p>DIV-COMM-LOT-UNIT <b>DCY-S2-0337</b></p> <p>COMM-LOT SAWYERS MILL - SIMPLY RYAN - 0337</p> <p>STREET ADDRESS 5422 REGATTA DR</p> <p>CITY MIDDLETOWN</p> <p>STATE OH</p> <p>ZIP 45042</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	

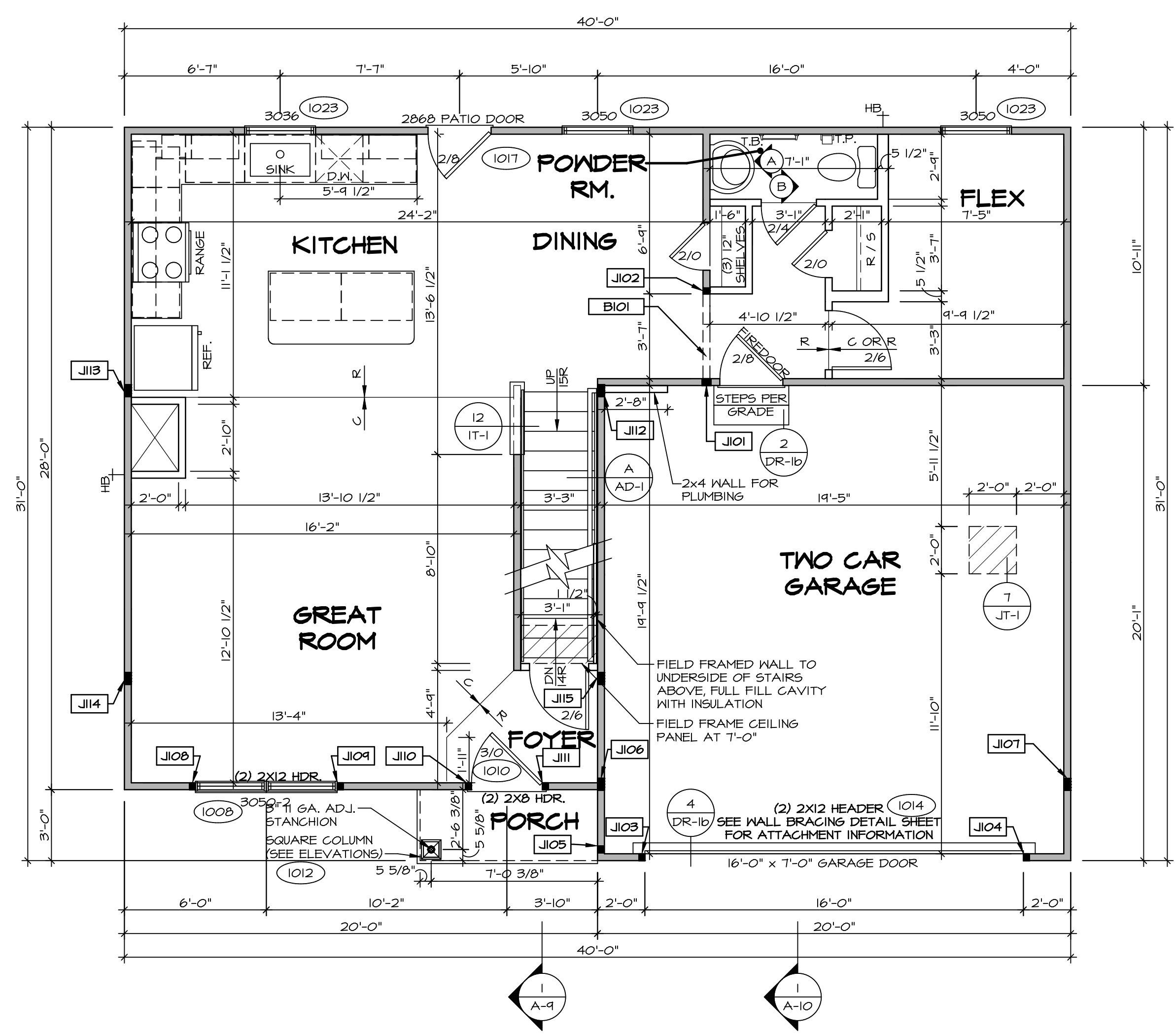
FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	INT HEADER - 2X8 - 2 FLY	4'-1"	1019	

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

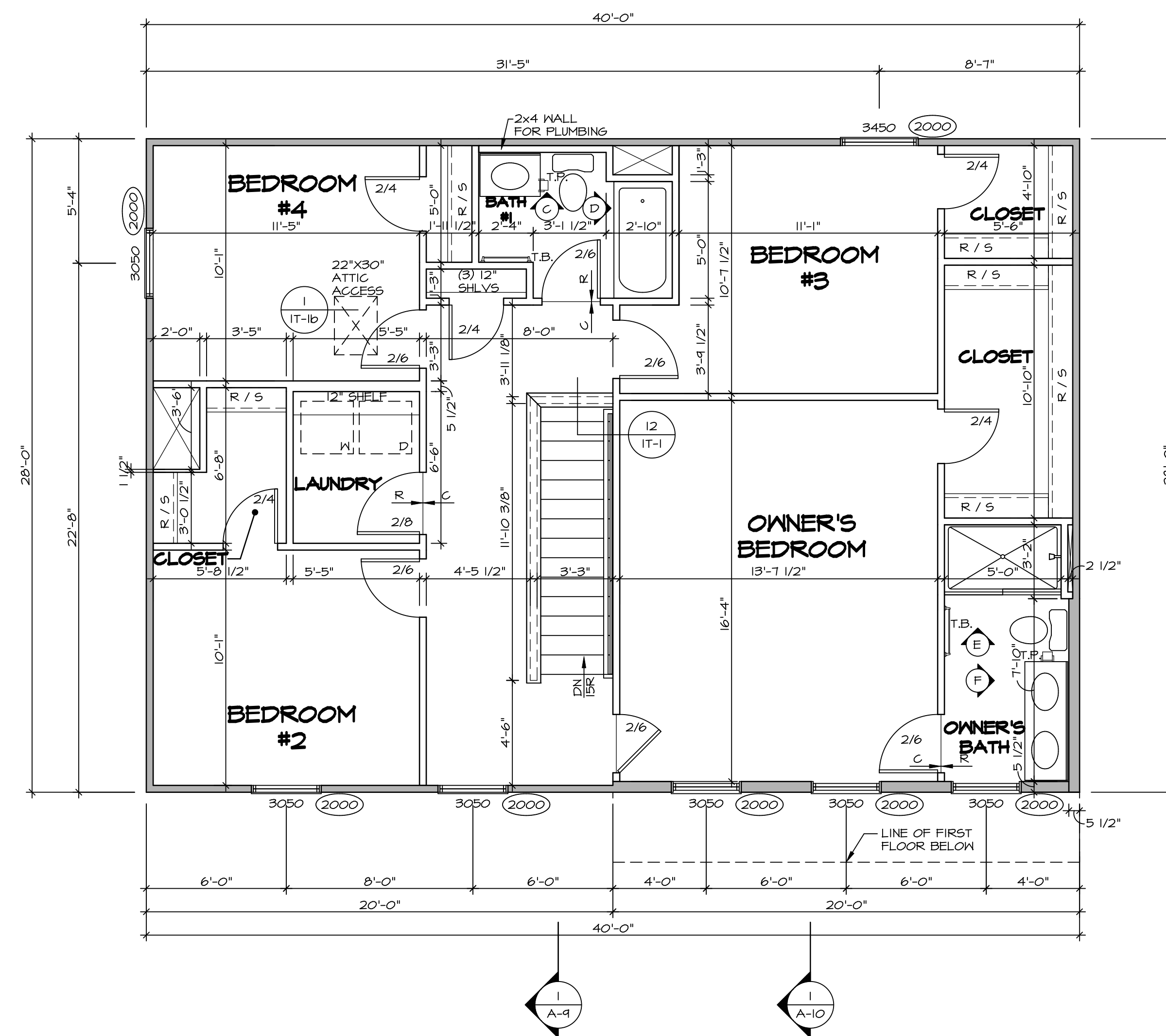
- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL 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, 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. <b>A-7</b>	MODEL <b>CEDAR</b>	DRAWING TITLE <b>FIRST FLOOR PLAN</b>	OPTION DESCRIPTION <b>9</b>	SET NO. CDPROO VERSION 01
				DRAWN BY
DATE:				OPTION
				SET NO. CDPROO VERSION 01 DRAWN BY DATE: OPTION
© 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.				SET NO. CDPROO VERSION 01 DRAWN BY DATE: OPTION
DCY-S2-0337 COMM-LOT SAUNDERS MILL - SIMPLY RYAN - 0337 STREET ADDRESS 5422 REGATTA DR CITY MIDDLETOWN STATE OH ZIP 45042				SET NO. CDPROO VERSION 01 DRAWN BY DATE: OPTION
DIV-COMM-LOT-UNIT DCY-S2-0337 COMM-LOT SAUNDERS MILL - SIMPLY RYAN - 0337 STREET ADDRESS 5422 REGATTA DR CITY MIDDLETOWN STATE OH ZIP 45042				SET NO. CDPROO VERSION 01 DRAWN BY DATE: OPTION
C:\NVR\Solves\CEDAR_CDPROO_01\DCY-S2-0337\2565082A\SheetA Lot Specific\9 A-7 PLAN_LS.dwg 05/11/22 - 5:36 am				SET NO. CDPROO 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

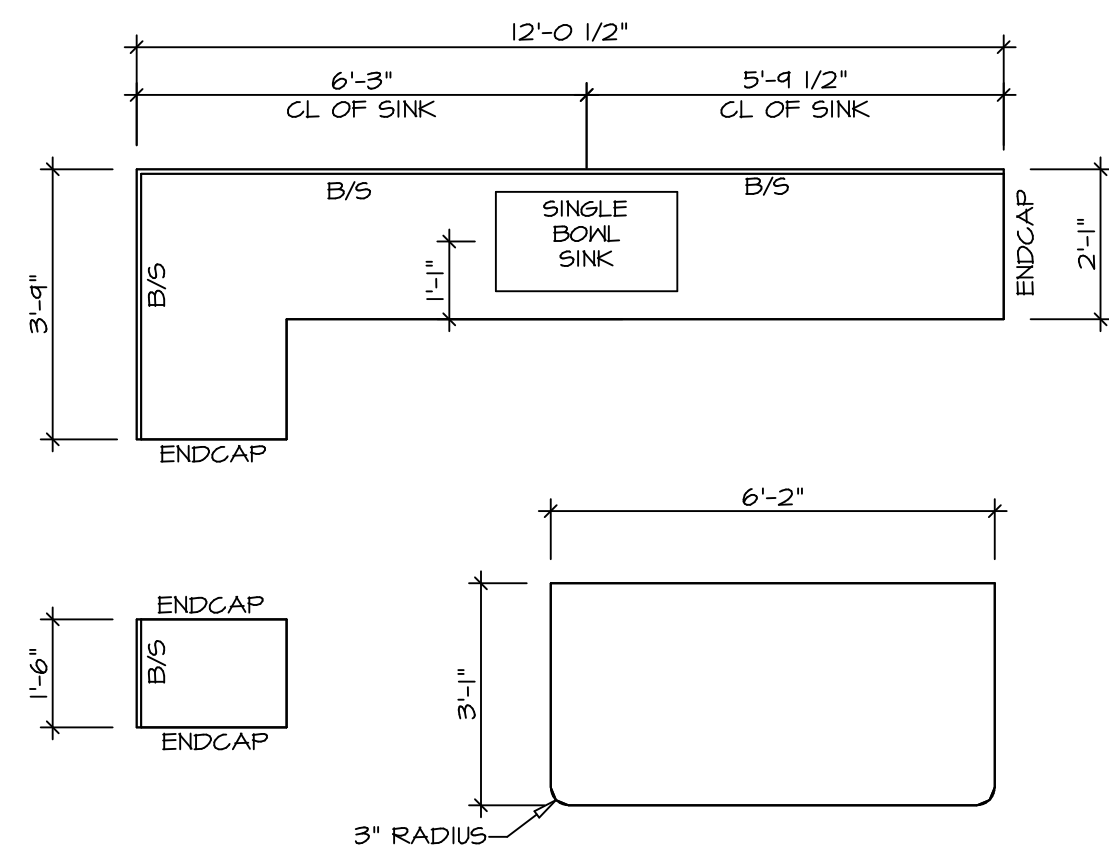
- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL 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

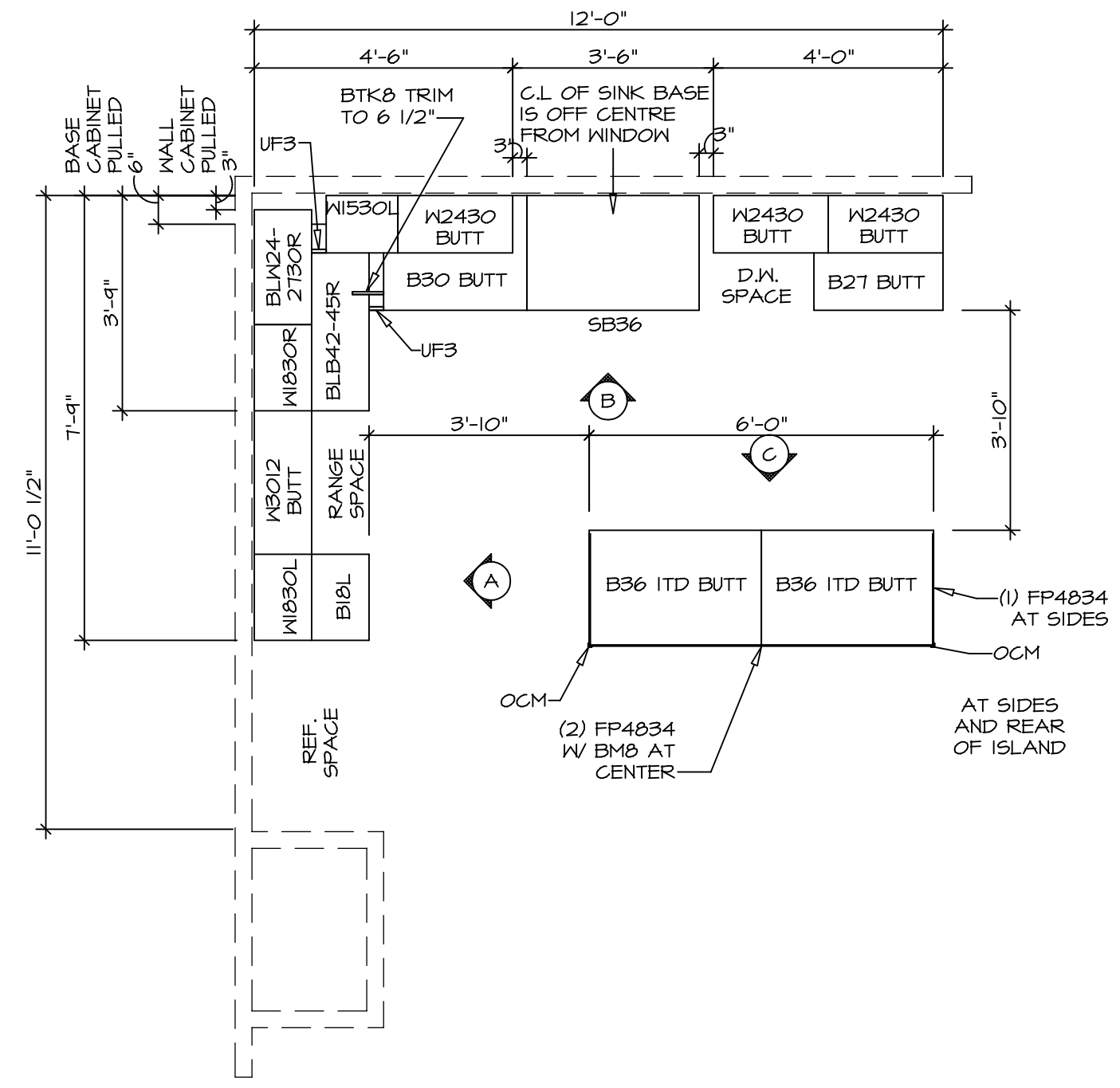
SHEET NO. <b>A-8</b>	MODEL <b>CEDAR</b>	DRAWING TITLE <b>SECOND FLOOR PLAN</b>	OPTION DESCRIPTION <b>OPTION</b>	SET NO. CDPROO VERSION 01 DRAWN BY DATE: OPTION	 NVR, Inc. Suite 100 Frederick, MD 21703	DIV-COMM-LOT-UNIT <b>DCY-S2-0337</b> COMM-LOT SANYERS MILL - SIMPLY RYAN - 0337 STREET ADDRESS <b>5422 REGATTA DR</b> CITY MIDDLETOWN STATE OH ZIP 45042

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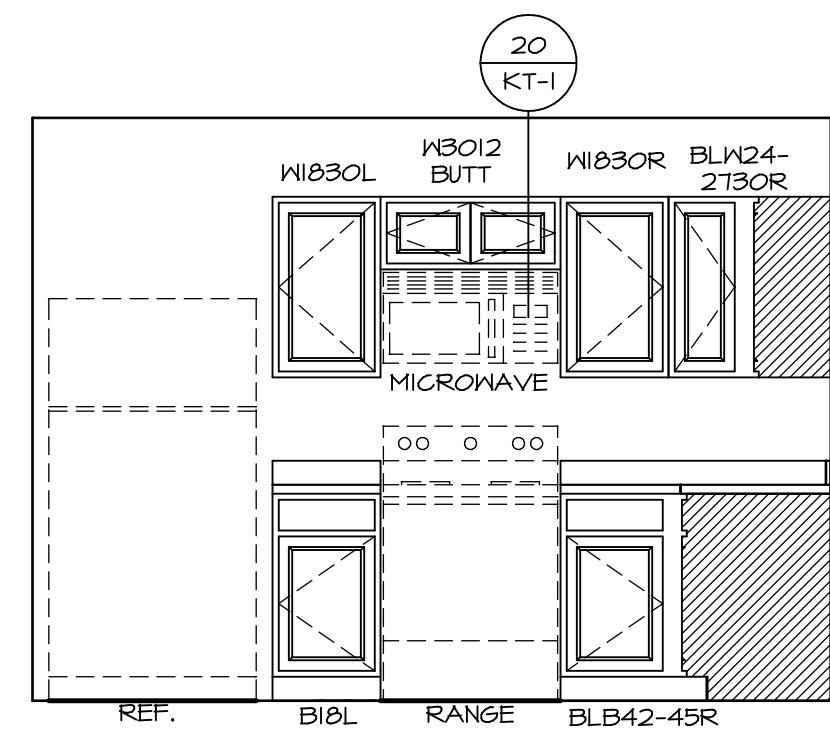
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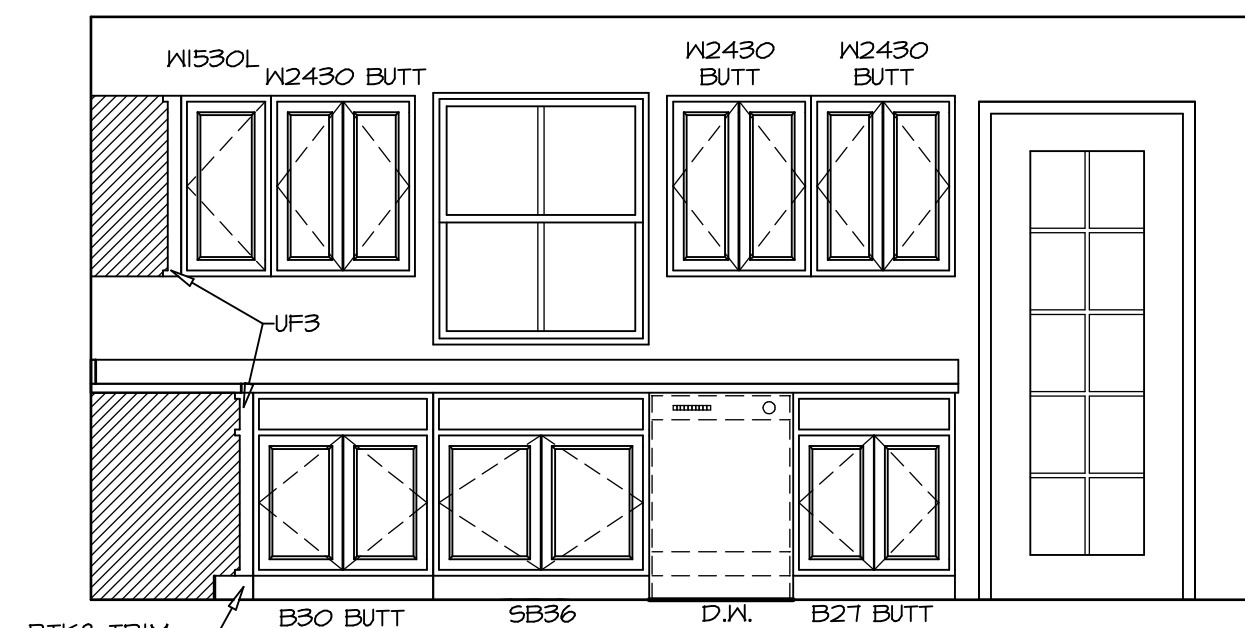
**2 KITCHEN COUNTERTOP PLAN KC - 3640**  
 SCALE: 3/8" = 1'-0"



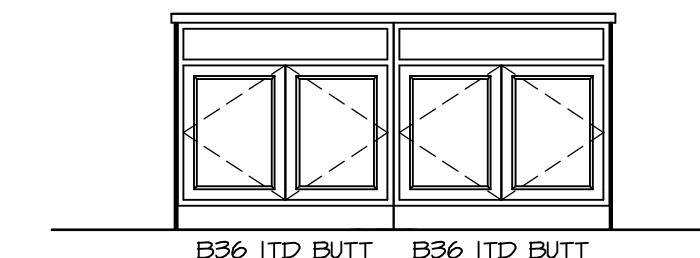
**1 KITCHEN CABINET PLAN KC - 3640**  
 SCALE: 3/8" = 1'-0"



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



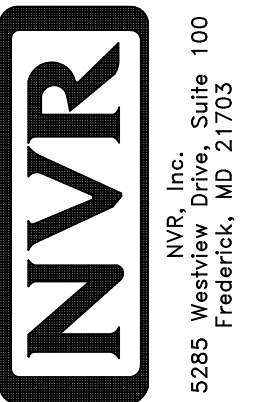
**B ELEVATION**  
 SCALE: 3/8" = 1'-0"



**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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SET NO. CDPROO  
 VERSION 01  
 DRAWN BY  
 DATE:  
 OPTION

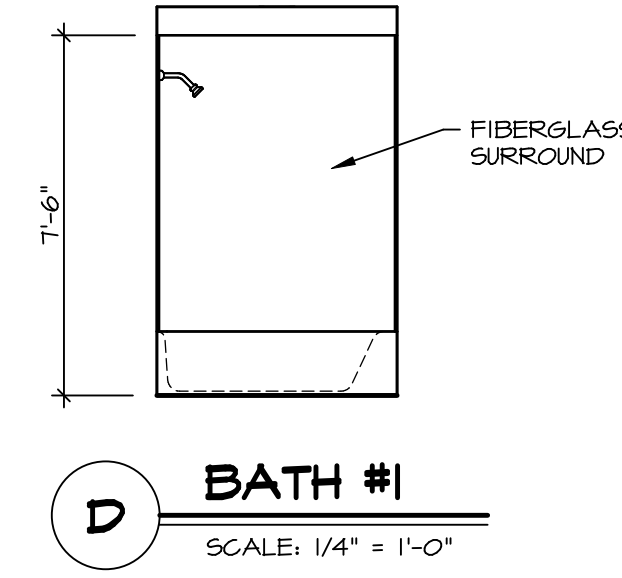
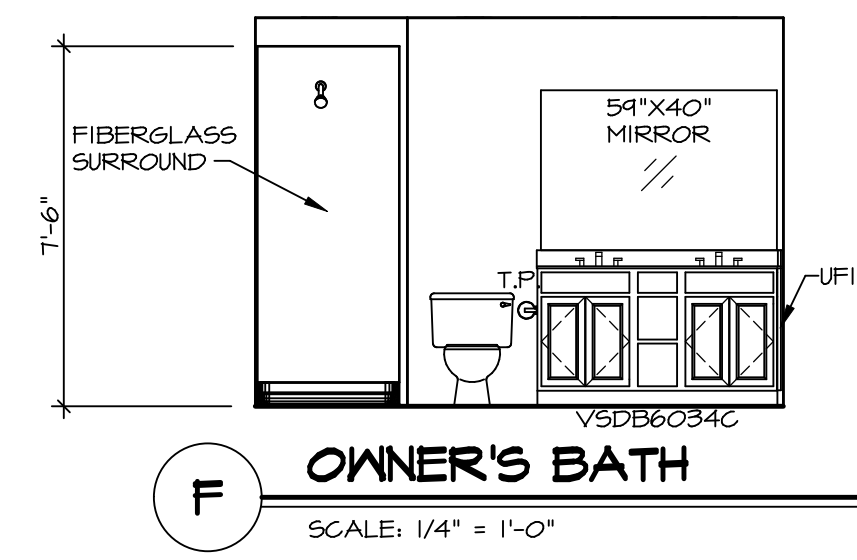
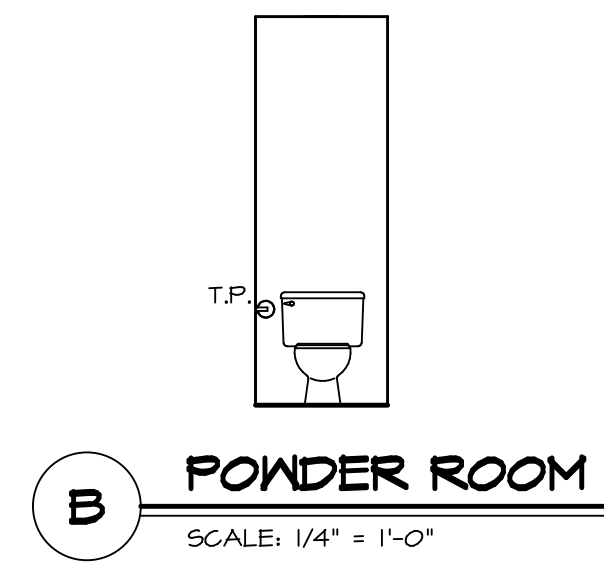
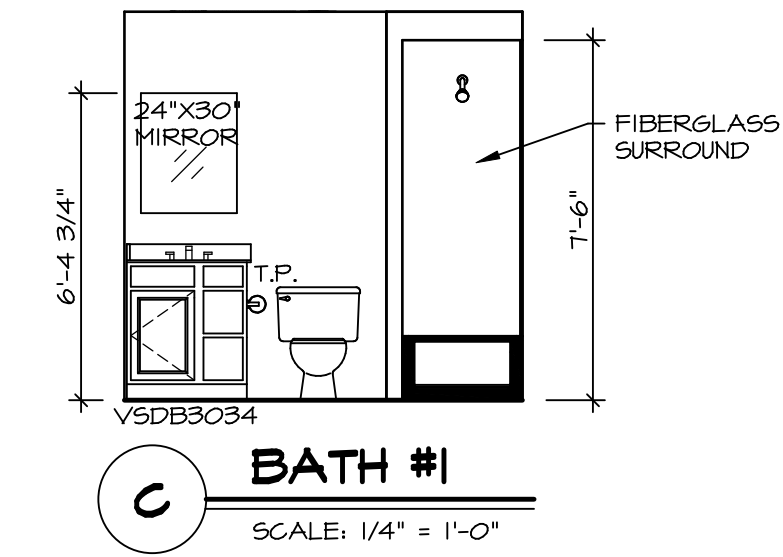
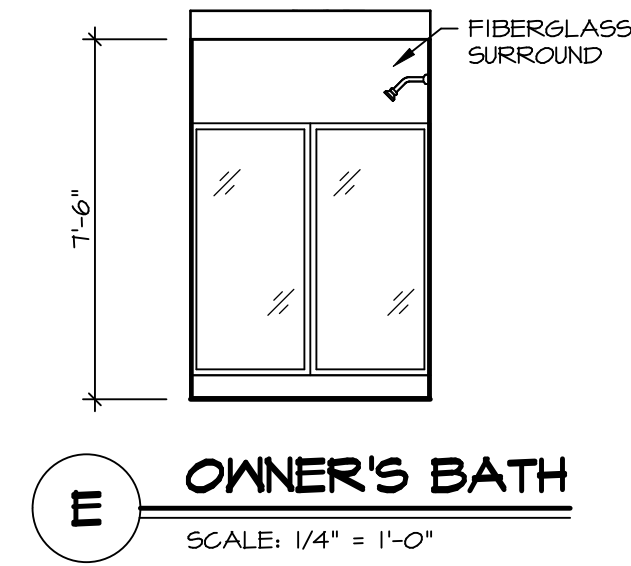
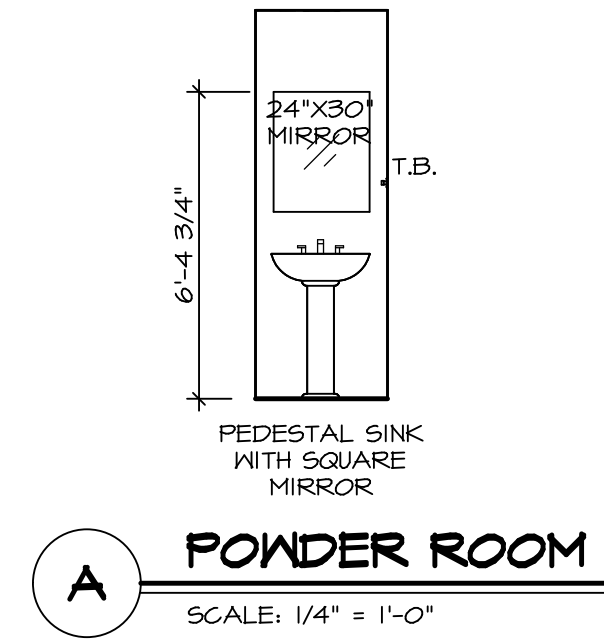
MODEL CEDAR  
 DRAWING TITLE KITCHEN PLAN  
 OPTION DESCRIPTION

SHEET NO. A-12  
 14

DIV-COMM-LOT-UNIT DCY-S2-0337  
 COMM-LOT  
 SAUNDERS MILL - SIMPLY RYAN - 0337  
 STREET ADDRESS 5422 REGATTA DR  
 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			

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

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DIV-COMM-LOT-UNIT	DCY-S2-0337
COMM-LOT	5MAYERS MILL - SIMPLY RYAN - 0337
STREET ADDRESS	5422 REGATTA DR
CITY	MIDDLETOWN
STATE	OH
ZIP	45042
APT. NO.	----