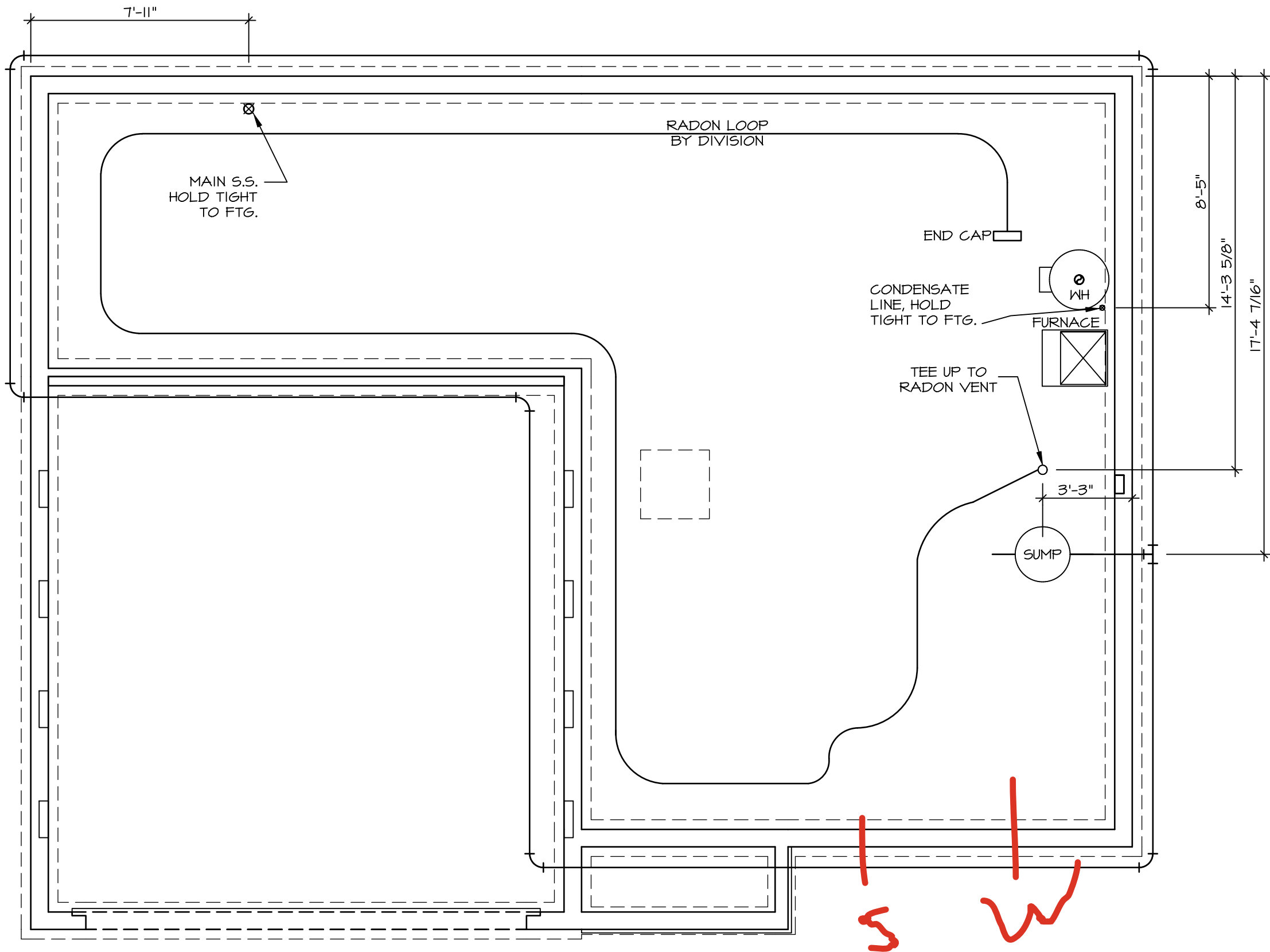


S2 414
6866 RIVULET DRIVE
MIDDLETOWN, OH 45042

2 Story Basement
2 hose bibs - no valves required
Vent Kitchen
ice maker
1 tub
1 shower
WATER HEATER ELECTRIC 50 GALLON
Inside Water Meter setup

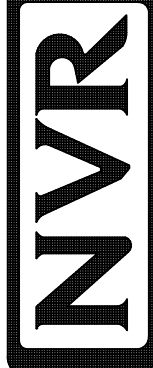
Gas Furnace



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

PLUMBING NOTES:
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
- SCREWS 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 GAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

SHEET NO.	MODEL	SET NO.	CDROO
A-5	CEDAR	VERSION	01
	DRAWING TITLE	RELEASE NO.	----
	PLUMBING	DRAWN BY	
		DATE:	
	OPTION DESCRIPTION	OPTION	
10			

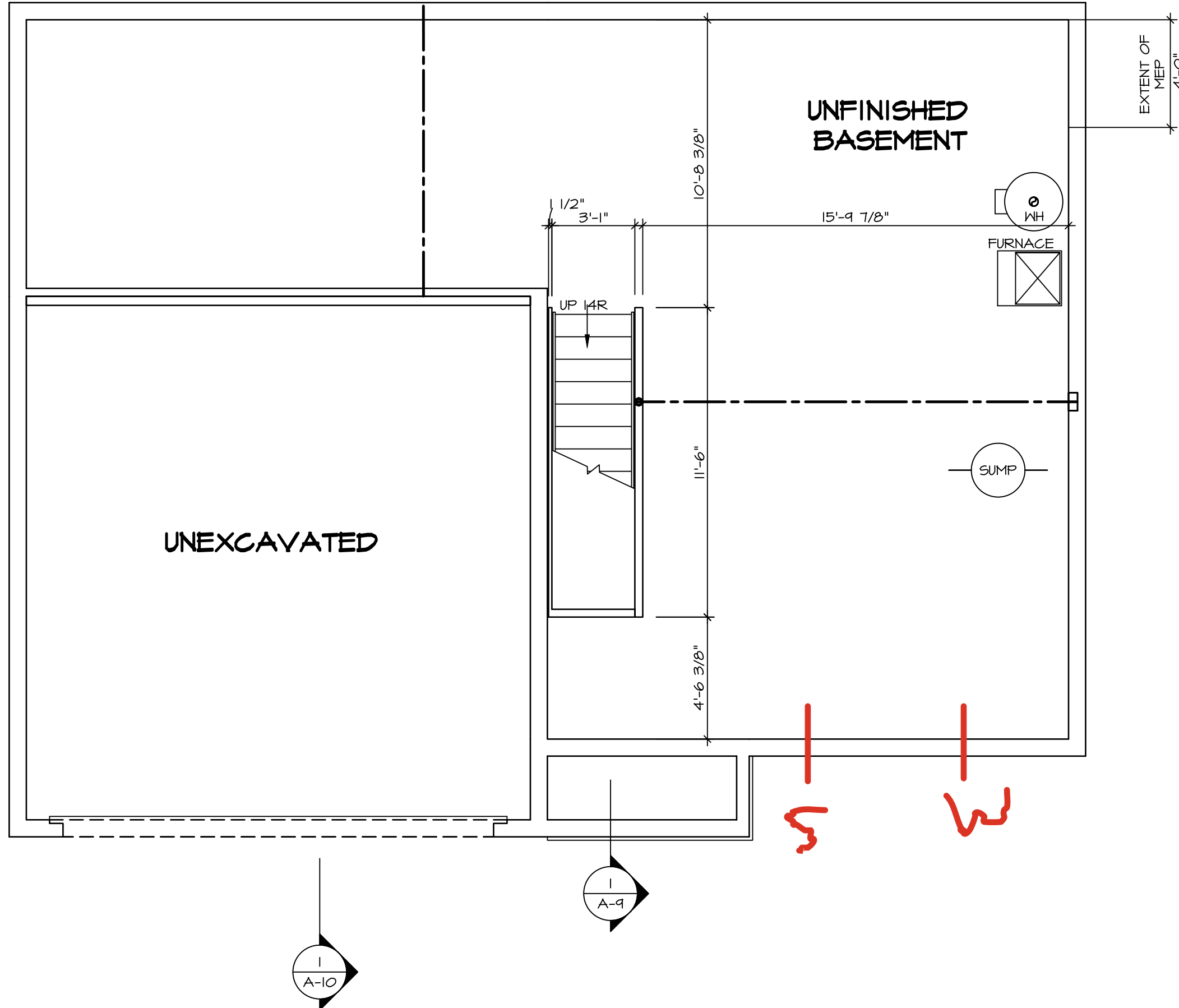


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DIV-COMM-LOT-UNIT	DCY-S2-0414
COMM-LOT	SAMYERS MILL - SIMPLY RYAN - 0414
STREET ADDRESS	6066 RIVULET DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042















BASEMENT JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS



BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND

	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
	INDICATES BEARING ON POINT-LOAD ABOVE JACKS
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	WINDOW/DOOR TAG

FLOOR PLAN NOTES
-SEE EA DETAILS

1. ALL HEADERS ARE ASSUMED TO BE 4" X 4" WALLS OR 3" X 26" X 26" WALLS, UNLESS OTHERWISE NOTED. FOR FRAMING PURPOSES, ALL HEADERS TO ~~LOCATIONS~~ **LOCATIONS AND MATERIAL USE** STUD EACH END, UNLESS OTHERWISE NOTED.
2. MULTIPLE-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO JOIST OR FLUSH JOIST BEARING. ALL JOIST BEARING MID-SPAN PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3/2" UNLESS OTHERWISE NOTED. HATCHED AREAS INDICATE DROPPED CEILINGS, ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/14 FOR 3/4" FIRE STOPPING. SEE ARCHITECTURAL DETAIL 8/15 FOR SPECIAL "BRACED PANEL PANEL DETAIL SHEET" FOR WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
4. SEE STANDARD DETAIL CATEGORY "1T" SHEET(S) FOR INTERIOR TRIM DETAILS.
5. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM ATTACHMENT TABLE.
6. ALL INTERIOR NON-BEARING WALLS TO CHILL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO SHAPES ABOVE, UNLESS OTHERWISE NOTED.
7. INTERIOR NON-BEARING WALLS IN BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
8. INTERIOR HEADER HEIGHT FOR 8' CEILINGS SHALL BE 6'-11", 9' CEILINGS SHALL BE 7'-0" CEILING SHALL BE 8'-3", UNLESS OTHERWISE NOTED.
9. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
10. ALL INTERIOR WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
11. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2"

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.

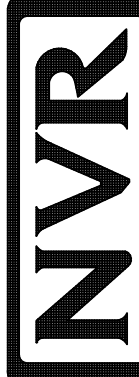
AT STAIRS:

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

SHEET NO. A-6	MODEL CEDAR	SET NO. <i>CDROO</i>
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION <i>OI</i>
		RELEASE NO. <i>****</i>
		DRAWN BY
		DATE:
	OPTION DESCRIPTION	OPTION

DIV-COMM-LOT-UNIT
DCY-S2-0414
COMM-LOT
SAWYERS MILL - SIMPLY RYAN - 0414
STREET ADDRESS
6066 RIVULET DRIVE
CITY
MIDDLETOWN
STATE
OH
ZIP
45042
APT. NO.

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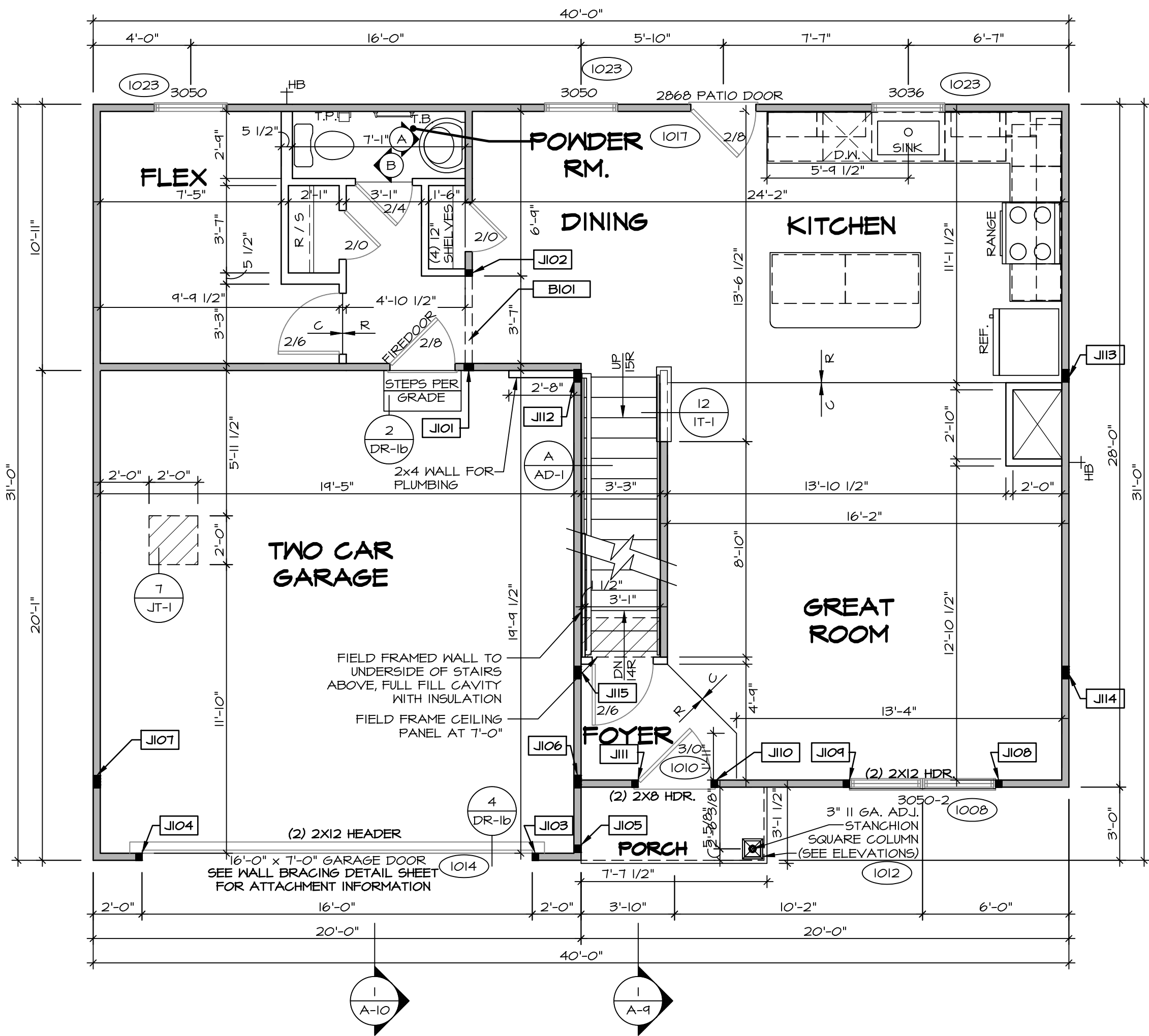
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5285 Westview Drive, Suite 100
Frederick MD 21703

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (3) 2X4 SFF STUD GRADE	1019	
J102	JACK - (2) 2X4 SFF STUD GRADE	1014	
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	

LEGEND	
	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	WINDOW/DOOR TAG

FLOOR PLAN NOTES:	
1.	ALL HEADERS ARE ASSEMBLIES 2X4 WALLS OR (3) 2X6 W/ 2X6 WALLS, UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL FA-10 FOR FRAMING.
2.	ALL HEADERS TO HAVE TOPS AND BOTTOMS ATTACHED TO STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
3.	ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
4.	HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/IT-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
5.	SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
6.	SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
7.	SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
8.	ALL HEADERS IN NON-BEARING WALLS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
9.	TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
10.	INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
11.	BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
12.	ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
13.	NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

GYPSUM NOTES:	
AT GARAGE:	GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-10(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-S2-0414

DCY-S2-0414

COM-LOT

COM-LOT

STREET ADDRESS

6866 RIVULET DRIVE

CITY

MIDDLETOWN

STATE

OH

ZIP

45042

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SET NO. CD000

VERSION 01

RELEASE NO. ----

DRAWN BY

DATE:

OPTION

MODEL

CEDAR

DRAWING TITLE

FIRST FLOOR PLAN

OPTION DESCRIPTION

SHEET NO.

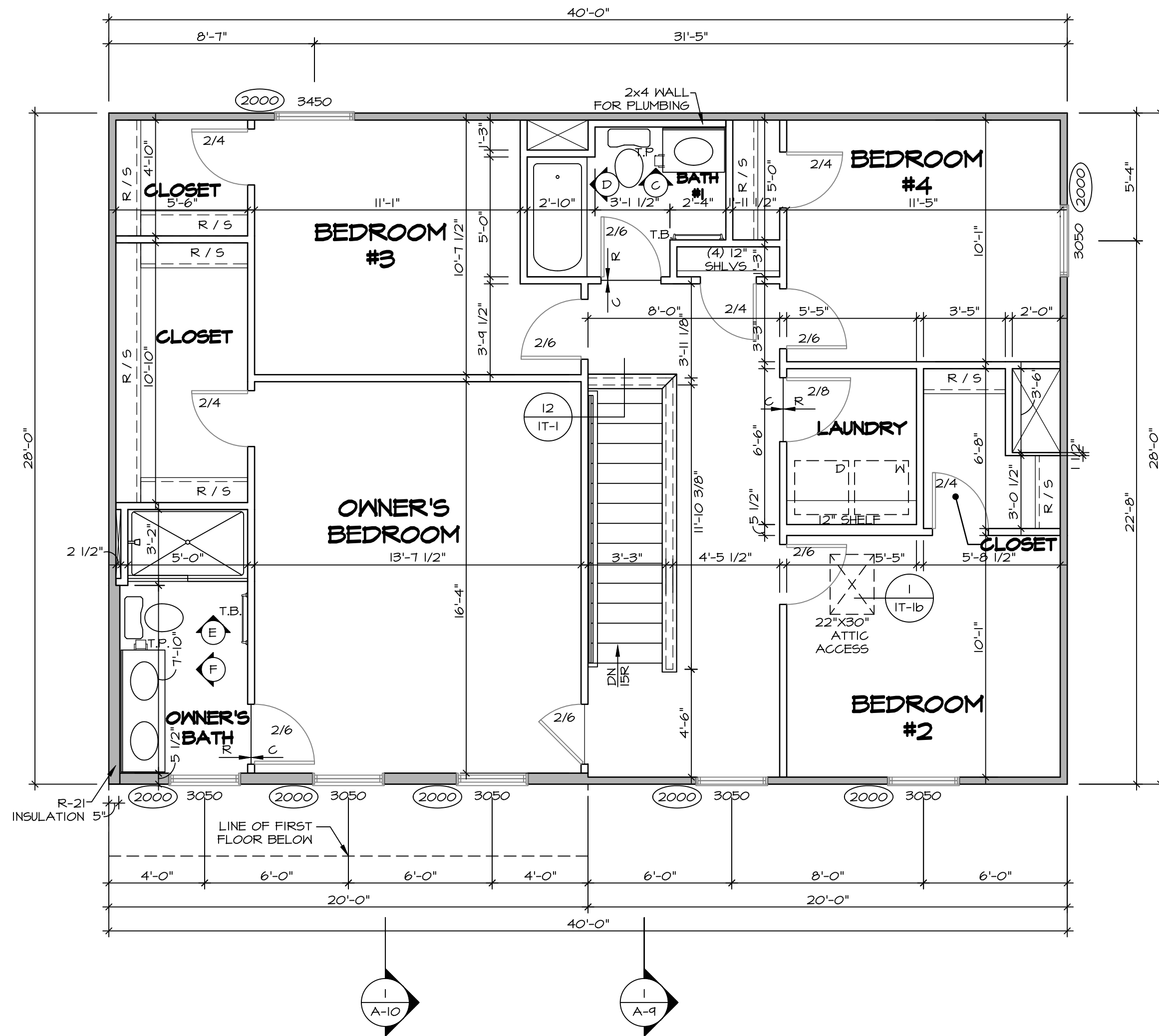
A-7

12

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02/05/25

3:40 am



1
A-B
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND	
	BEARING WALL
	NON BEARING WALL
	MASONRY WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
	WINDOW/DOOR TAG

- FLOOR PLAN NOTES:**
- ALL HEADERS ARE 2x6 UNLESS OTHERWISE NOTED. 2x6 WALLS OR (3) 2x6 W/ 2x6 WALLS, UNLESS OTHERWISE NOTED. SEE DETAIL FA-10 FOR FRAMING.
 - ALL HEADERS TO 14'0" OR MORE OVER SPANS ARE TO BE 2x8 UNLESS OTHERWISE NOTED. STUD EACH END, UNLESS OTHERWISE NOTED.
 - MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" OR 6" AND 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 ARCHITECTURAL DETAIL 0/IT-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
 - 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 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.
 - INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
 - BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
 - ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
 - NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

- GYPSUM NOTES:**
- AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-10(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-S2-0414
COM-LOT
SAMYERS MILL - SIMPLY RYAN - 0414
STREET ADDRESS
6866 RIVULET DRIVE
CITY
MIDDLETOWN
STATE
OH
ZIP
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SHEET NO.
A-8
MODEL
CEDAR
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION
13

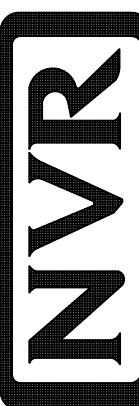
SET NO. CDR00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (JKT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (J#F) FILLERS ARE TO BE "TRIM IT FIT" UNLESS OTHERWISE NOTED.
4. CABINET MUST BE SET, SHIMMED, LEVELLED, PLUMB AND SQUARE TO BAY CABINETS.
5. SET PRE-FINISHED SCRIBE MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE CABINETS MEET DRYWALL) / PRE-FINISHED = SCRIBE MOLDING SHALL BE USED TO PAD THE CABINET S/C JOINTS. STYLE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET CROWN MOLDING.

CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT



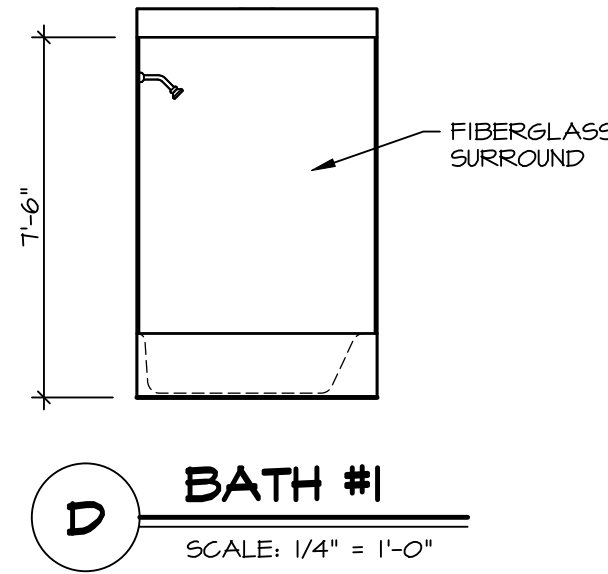
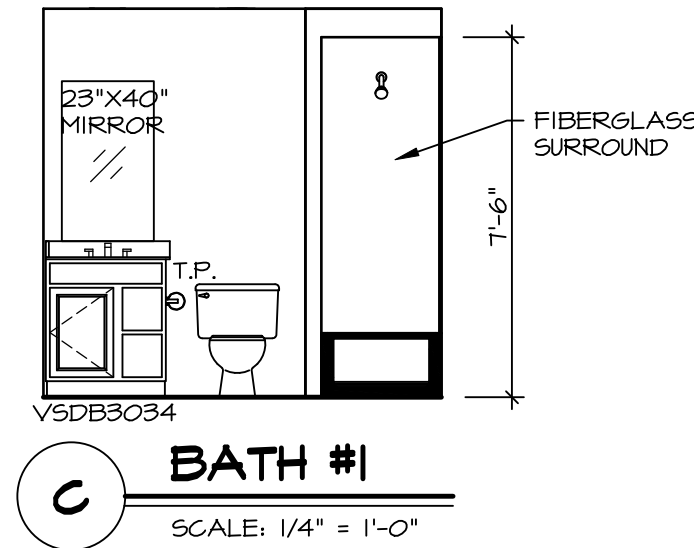
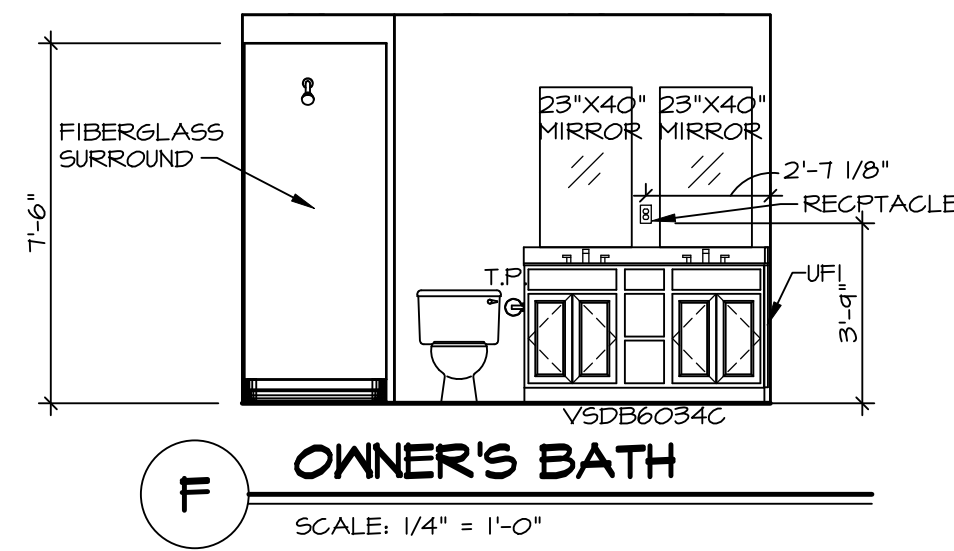
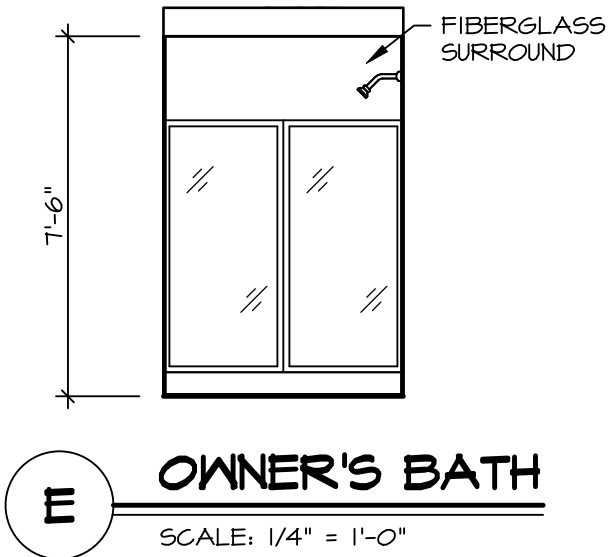
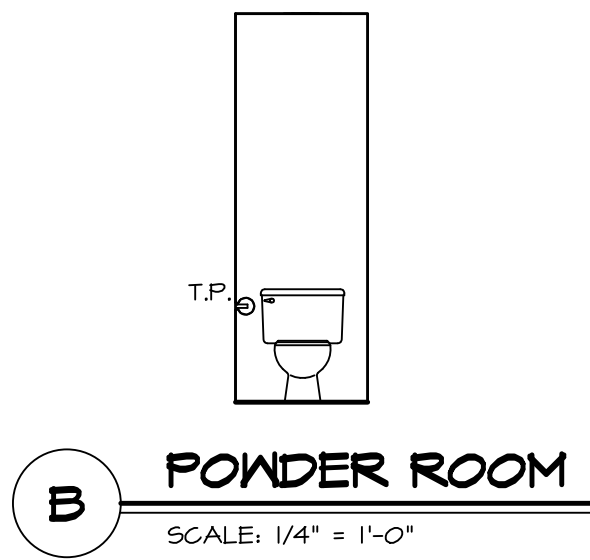
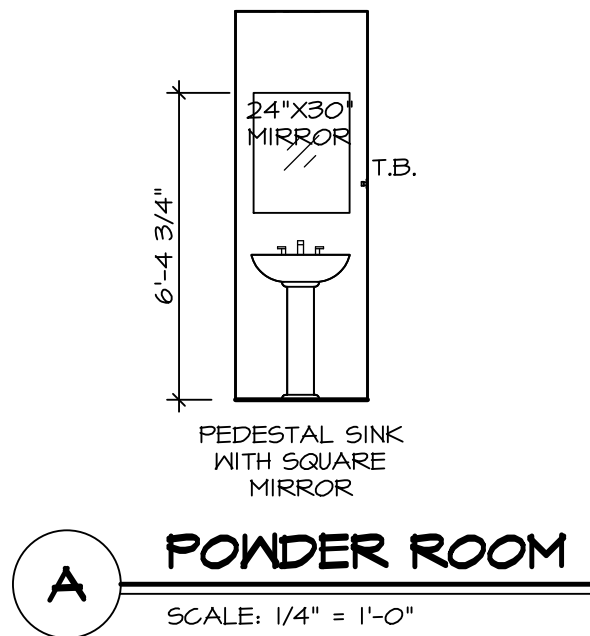
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SHEET NO.	MODEL	SET NO.
A-12	CEDAR	CDPROO
	DRAWING TITLE	VERSION OI
	KITCHEN	RELEASE NO. ----
		DRAWN BY
		DATE:
	OPTION DESCRIPTION	OPTION

17	NVR Solves CEDAR_CDR00_01 DCY-S2-0414 3304335 Sheets Lot Specific A-12 KIT	02/05/25 - 3:40 am
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- BATH NOTES:**
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
 2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
 3. ALL BATH ELEVATIONS SHOWN PER PLAN.
 4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
 5. BATH ELEVATIONS ARE SHOWN PER PLAN.
 6. ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.