

S2 92

5873 HAYDEN DRIVE

MIDDLETOWN, OH 45042

2 Story Basement

2 hose bibs - no valves required

AA on kit

ice maker

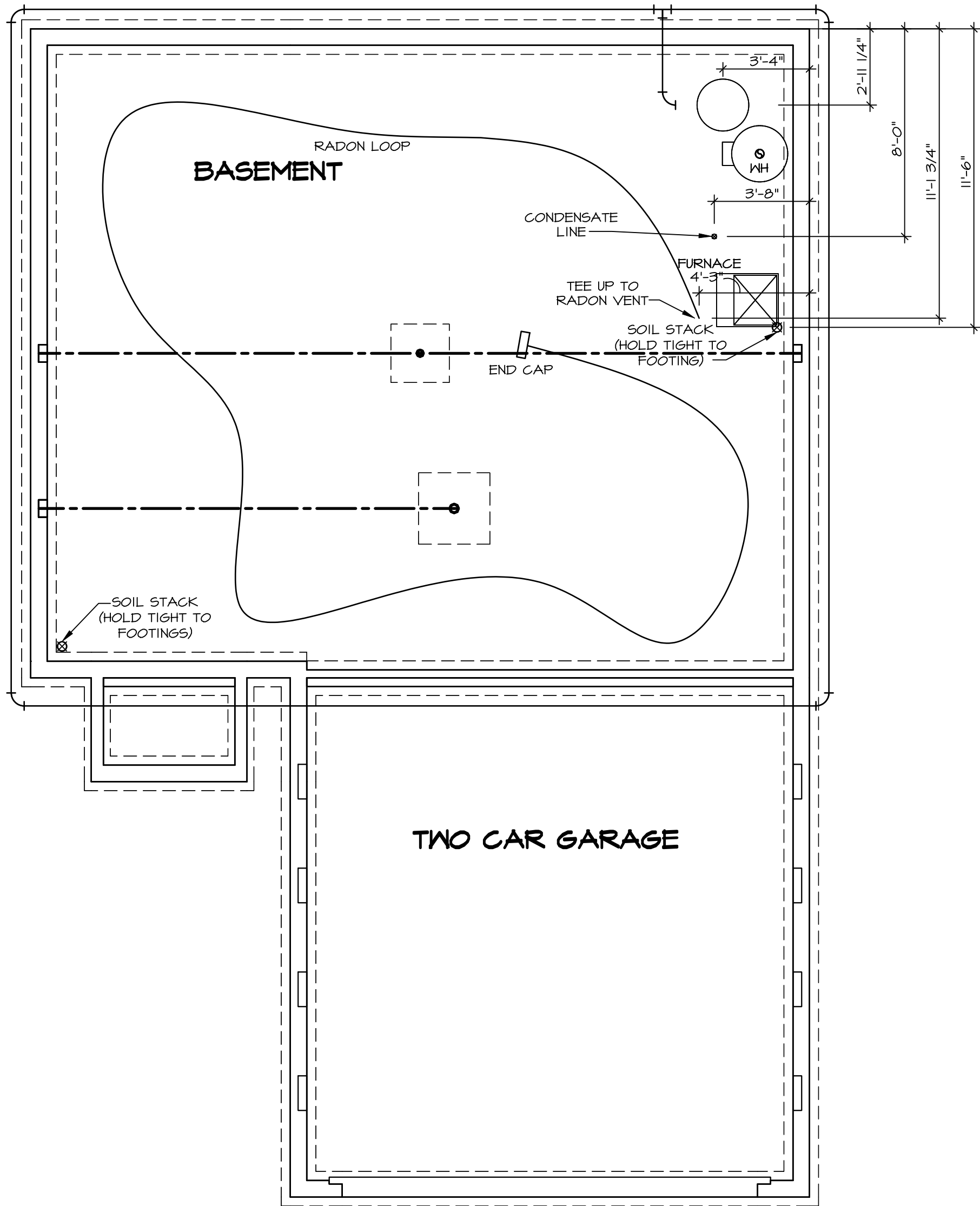
1 tub

1 shower

WATER HEATER ELECTRIC 50 GALLON

Inside Water Meter setup

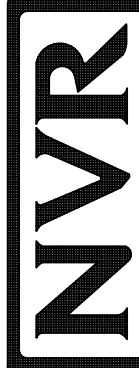
Gas Furnace



1
A-5
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 CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

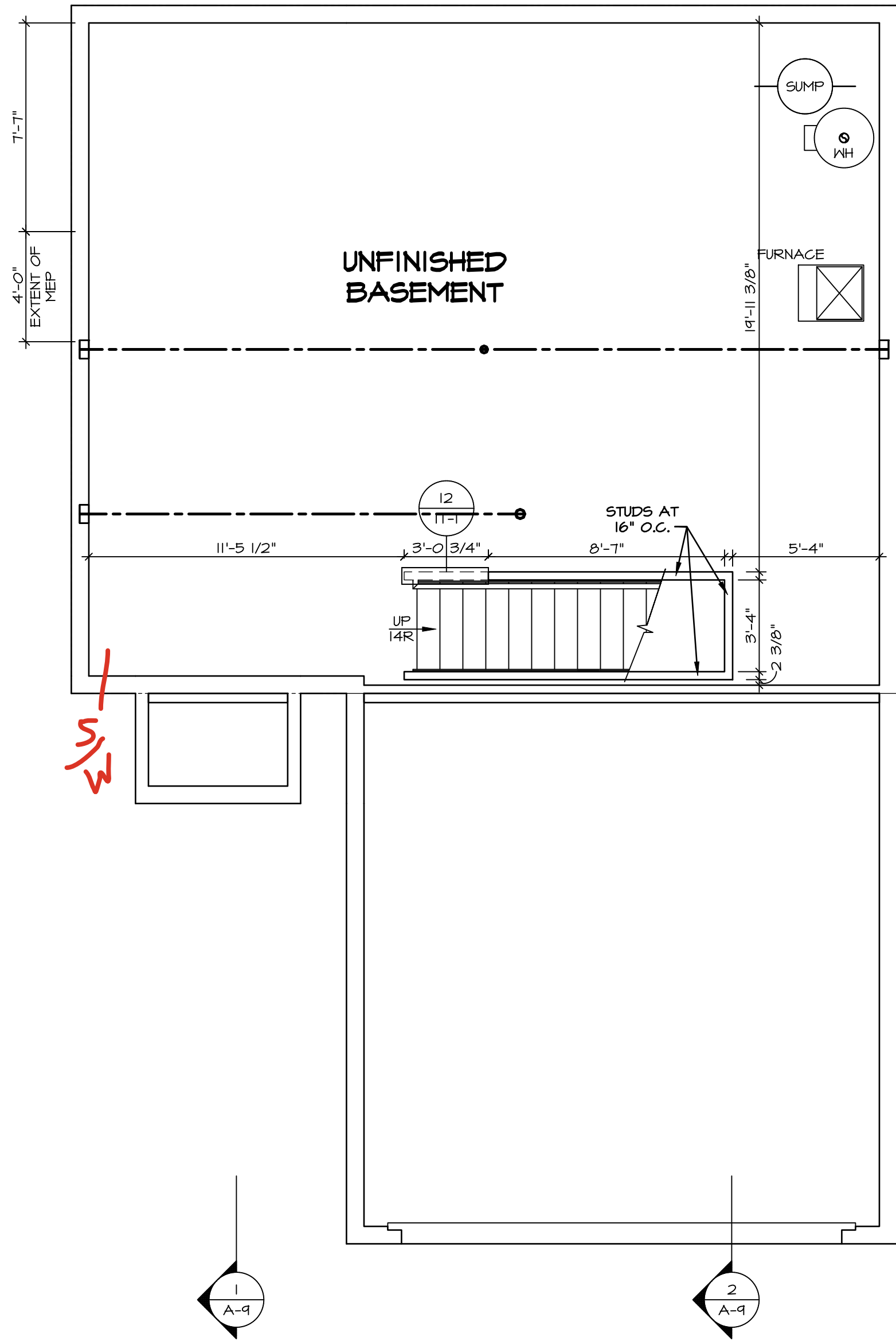
SHEET NO.	MODEL	SET NO.	LILLOO
A-5	LILY	VERSION	01
	DRAWING TITLE	RELEASE	NO. ----
	PLUMBING	DRAWN BY	
	OPTION DESCRIPTION	DATE:	
9		OPTION	



NVR, Inc., Suite 100
5285 Westview
Frederick, MD 21703

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DIV-COMM-LOT-UNIT		DCY-S2-0092	
COMM-LOT		SAMYERS MILL - SIMPLY RYAN - 0092	
STREET ADDRESS		APT. NO.	
5973 HAYDEN DRIVE		----	
CITY	STATE	ZIP	
MIDDLETOWN	OH	45042	



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

LEGEND

- BEARING WALL
- NON BEARING 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

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

- 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. MULT-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" 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 8/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 GRIPPLER 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-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 LILY DRAWING TITLE BASEMENT FLOOR PLAN OPTION DESCRIPTION FULL BASEMENT FOUNDATION	SET NO. L100	VERSION 01	RELEASE NO. ----	
		DRAWN BY			
		DATE:			
		OPTION FBA			
DIV-COMM-LOT-UNIT DCY-S2-0092		COM-LOT SAMYERS MILL - SIMPLY RYAN - 0092	STREET ADDRESS 5973 HAYDEN DRIVE	APT. NO. ----	
CITY MIDDLETOWN		STATE OH	ZIP 45042		

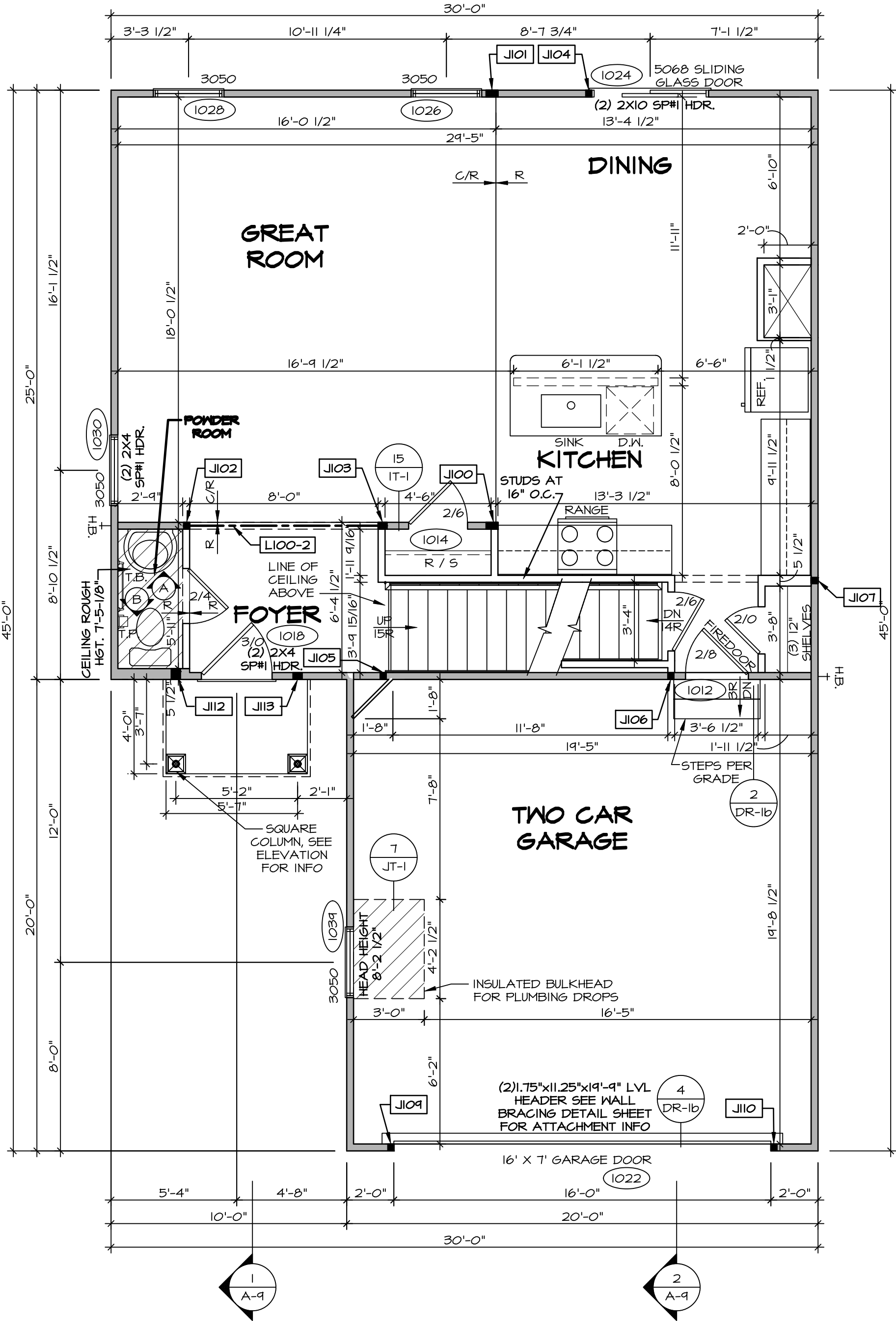
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NVR
NVR, Inc., Suite 100
5285 Westwick, Frederick, MD 21703

11/13/24 - 8:17 am

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J100	JACK - (4) 2X4 SFF STUD GRADE		1010	
J101	JACK - (4) 2X4 SFF STUD GRADE		1010	
J102	JACK - (2) 2X4 SFF STUD GRADE		1016	
J103	JACK - (3) 2X4 SFF STUD GRADE		1016	
J104	JACK - (2) 2X4 SFF STUD GRADE		1024	
J105	JACK - (2) 2X4 SFF STUD GRADE		1008	
J106	JACK - (2) 2X4 SFF STUD GRADE		1004	
J107	JACK - (2) 2X4 SFF STUD GRADE		1006	
J104	JACK - (2) 2X4 SFF STUD GRADE		1022	
J110	JACK - (2) 2X4 SFF STUD GRADE		1022	
J112	JACK - (3) 2X6 SFF STUD GRADE	ELL	1020	
J113	JACK - (3) 2X4 SFF STUD GRADE	ELL	1020	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.
L100-2	LVL 1.75 - 04-04	8'-7 1/2"		1016
				FIELD INSTALLED I.A



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

LEGEND

BEARING WALL

NON BEARING 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

-SEE FA DETAILS FOR FIRE ASSEMBLIES

-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

- FLOOR PLAN NOTES:**
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.

2. 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.

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 GRIPPLERS 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' CEILINGS 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-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

AT STAIRS:

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

NOTE:

EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

ALL WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)	
1.A - (2) FLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12" O.C.	
2.A - (2) FLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12" O.C.	
3.A - (2) FLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12" O.C.	
4.A - (3) FLY UP TO AND INCLUDING 11 7/8" TALL: FASTEN PLIES W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.	
5.A - (3) FLY 14" UP TO AND INCLUDING 18": FASTEN PLIES W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.	
6.A - (3) FLY 20" TALL AND OVER: FASTEN PLIES W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLIES W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.	
7.A - (4) PLY (ALL SIZES): FASTEN PLIES W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 12" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.	

DCY-S2-0092

507B HAYDEN DRIVE

MIDDLETOWN

45042

SAINTERS MILL - SIMPLY RYAN - 0092

APT. NO. ----

STATE OH

ZIP 45042

5285 Westwick, Suite 100

Frederick, MD 21703

SET NO. L100

VERSION 01

RELEASE NO. ----

DRAWN BY

DATE:

OPTION

MODEL L1LY

DRAWING TITLE FIRST FLOOR PLAN

A-7

OPTION DESCRIPTION

11

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING
WIDTH, EXTERIOR SHEATHING IS NOT
INCLUDED IN WALL THICKNESS.

ALL WINDOWS HAVE 7'-2 1/2" HEADER
HEIGHT UNLESS OTHERWISE NOTED

LEGEND	
	BEARING WALL
	NON BEARING 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
-SEE FA DETAILS FOR FIRE ASSEMBLIES	
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE	

FLOOR PLAN NOTES:

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- NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

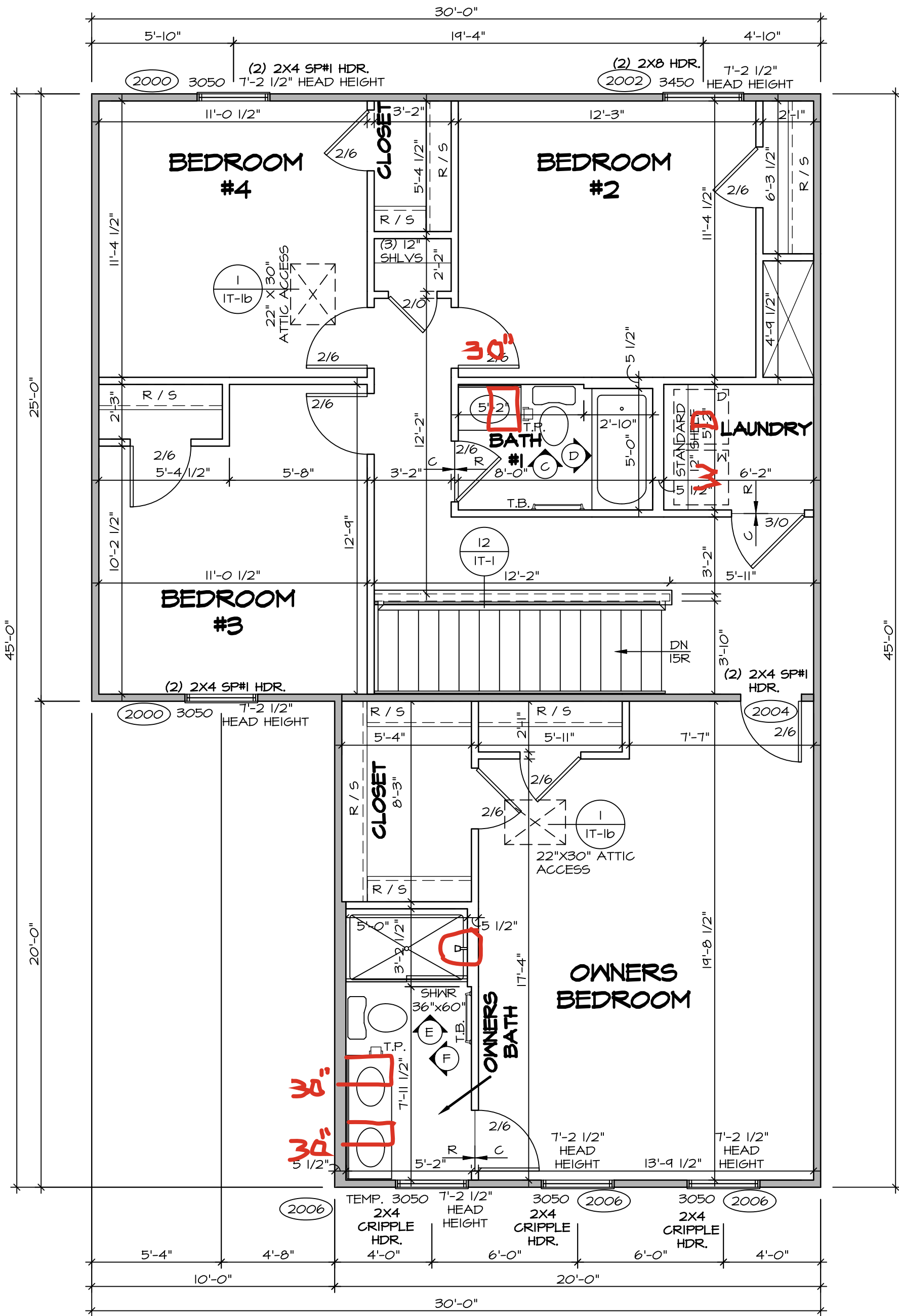
GYPSUM NOTES:

AT GARAGE:

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

AT STAIRS:

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



SECOND FLOOR PLAN

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

DCY-S2-0092

COM-LOT
SAMYERS MILL - SIMPLY RYAN - 0092
STREET ADDRESS
5973 HAYDEN DRIVE
CITY
MIDDLETOWN
STATE
OH
ZIP
45042

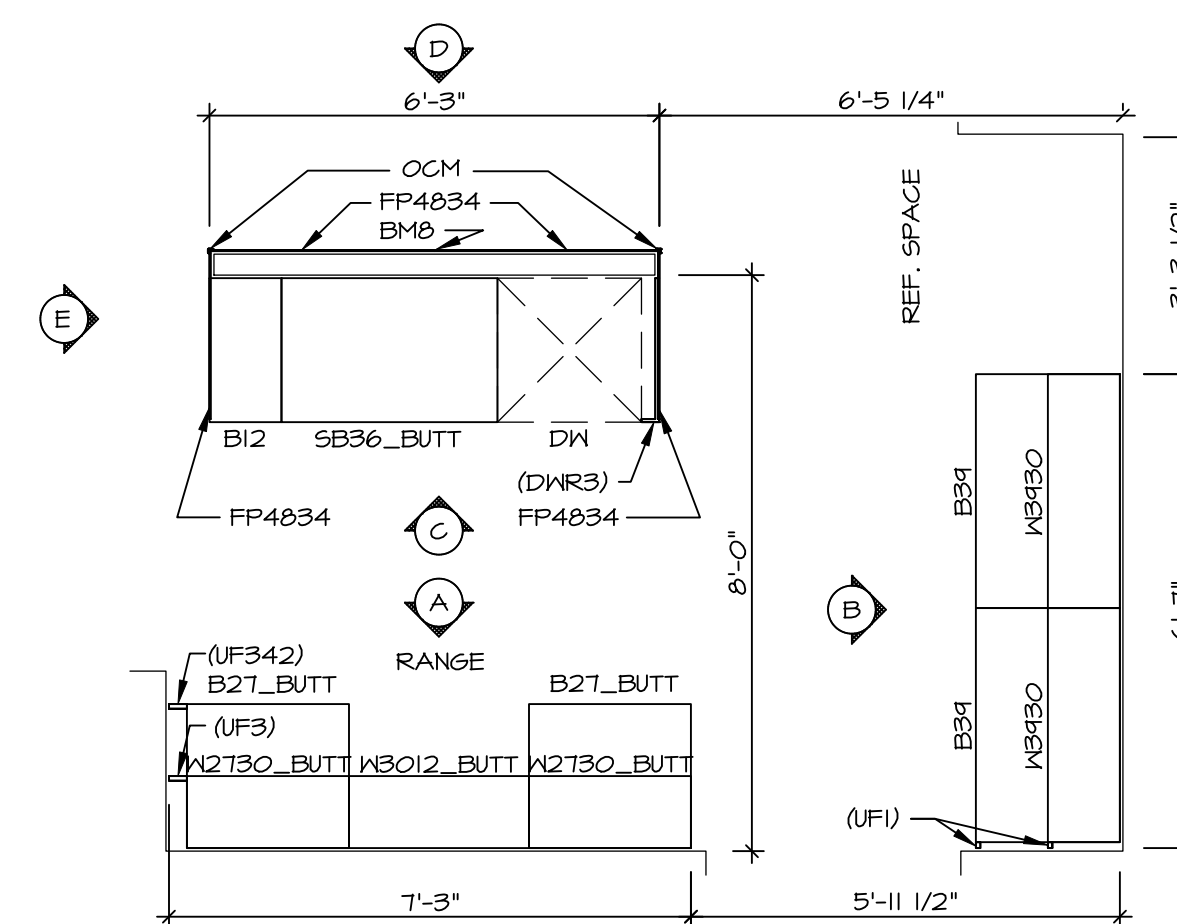
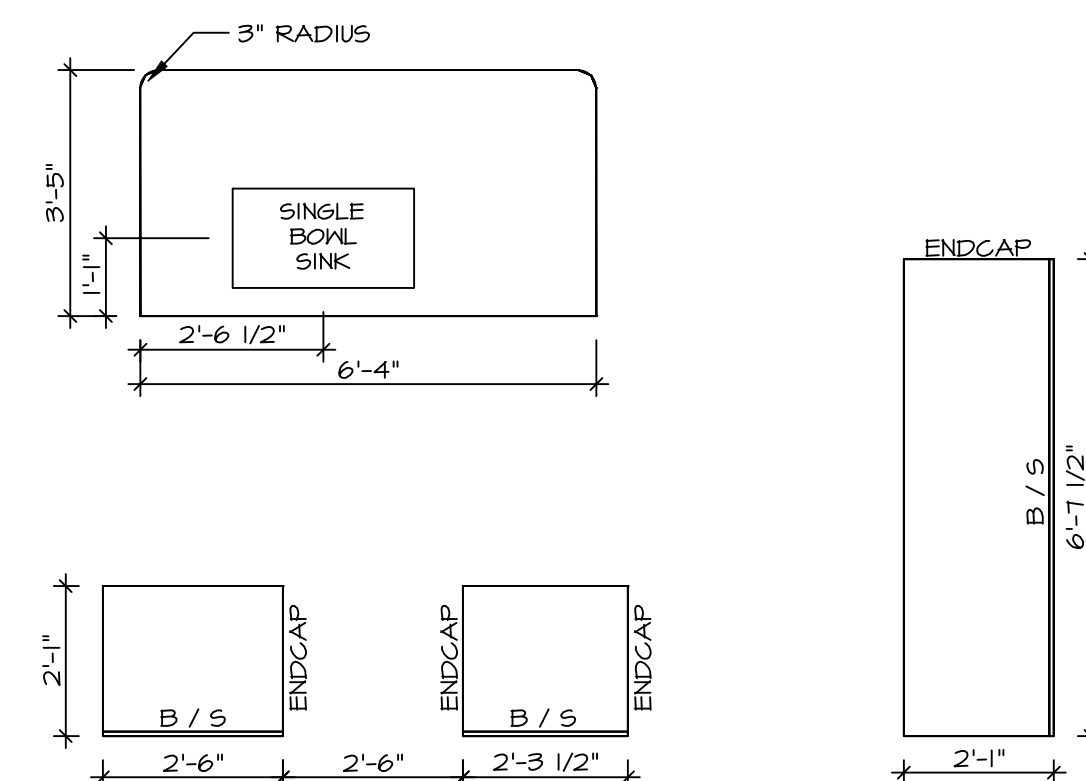
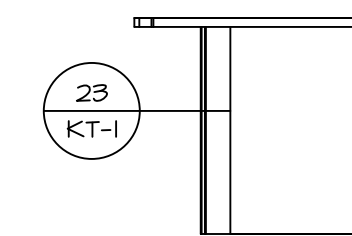
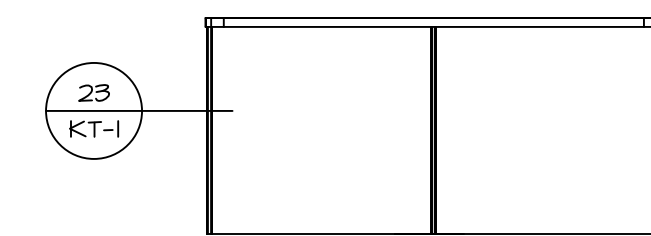
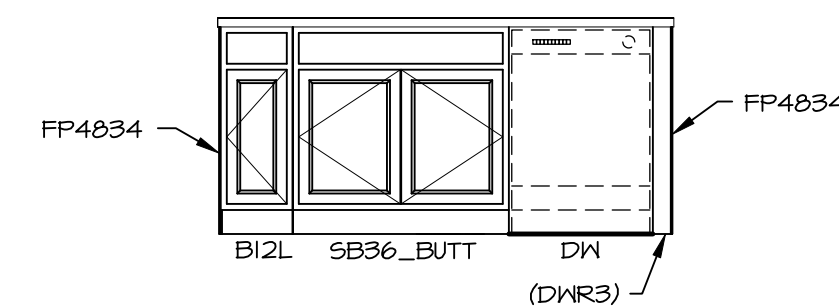
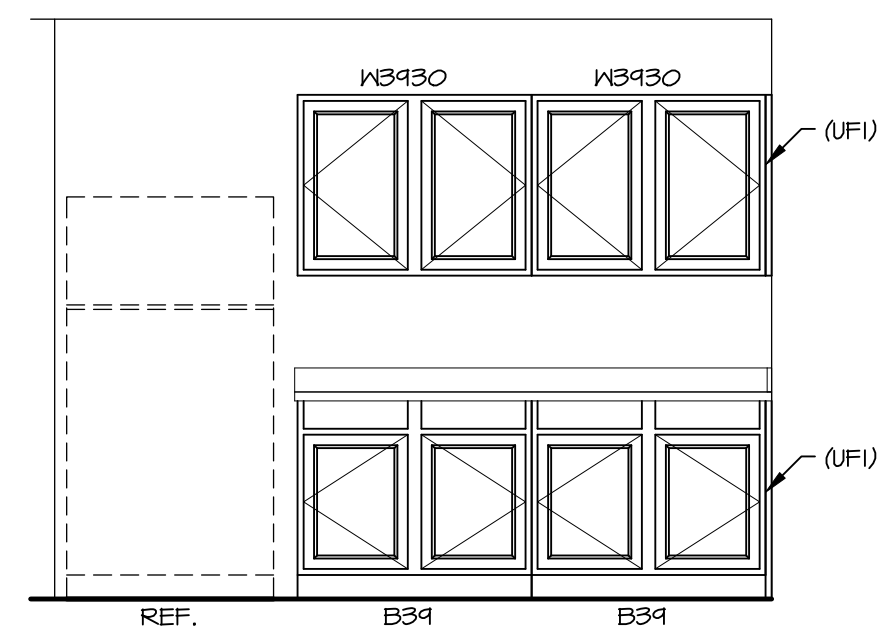
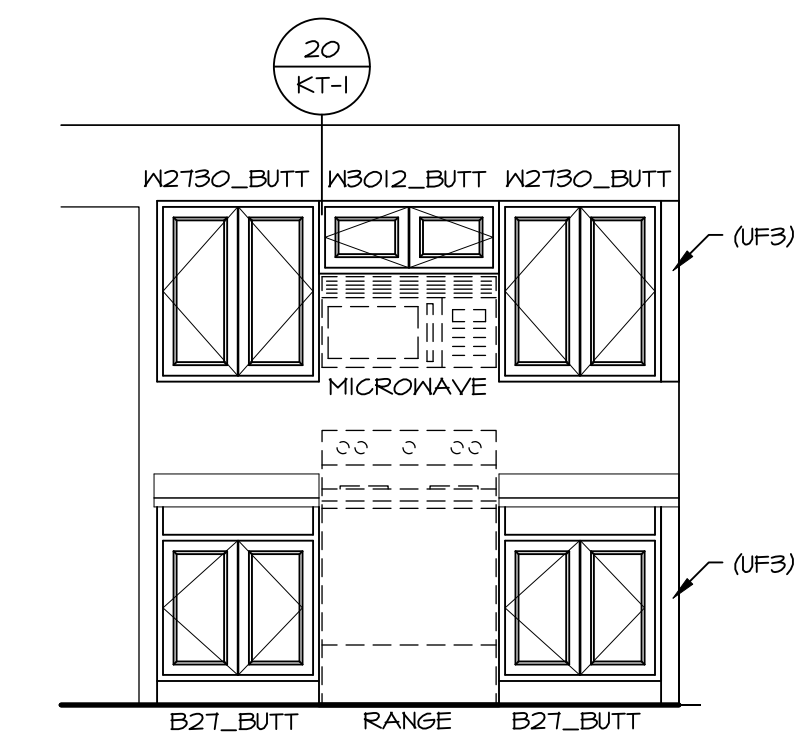
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Frederick, MD 21703

SET NO. L1LOO
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

MODEL
LILY
DRAWING TITLE
SECOND FLOOR PLAN
OPTION DESCRIPTION

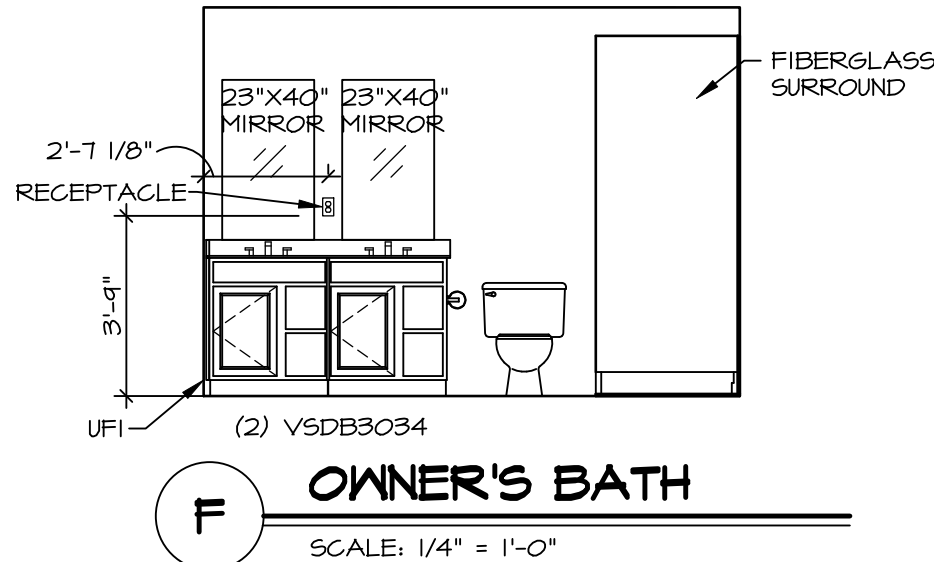
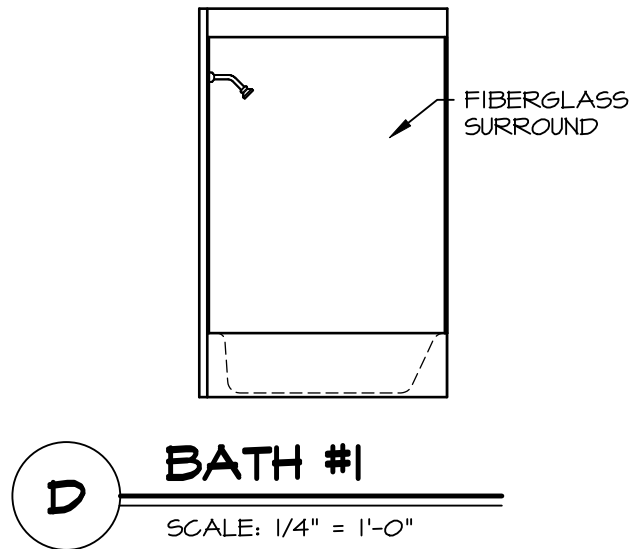
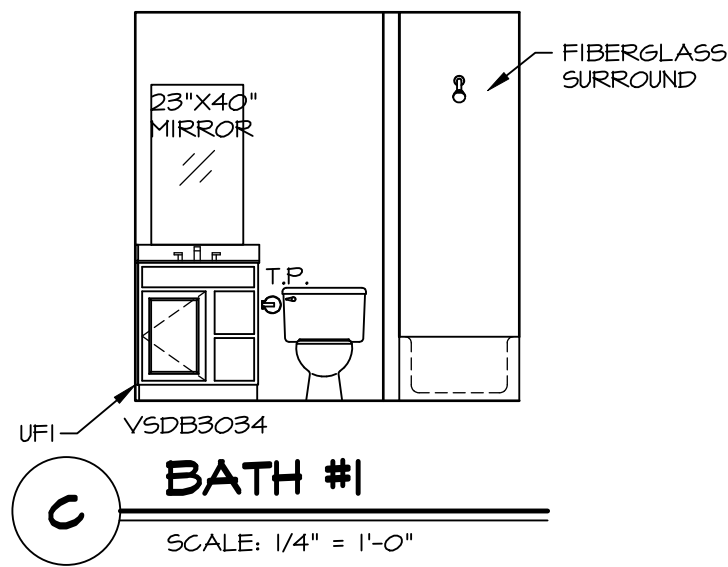
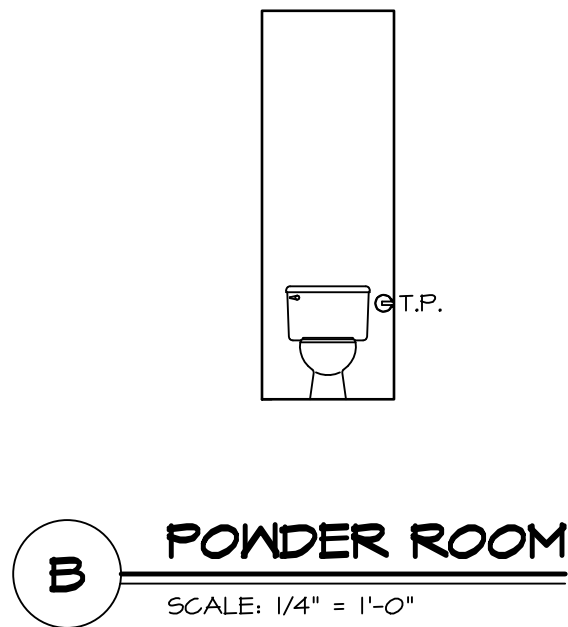
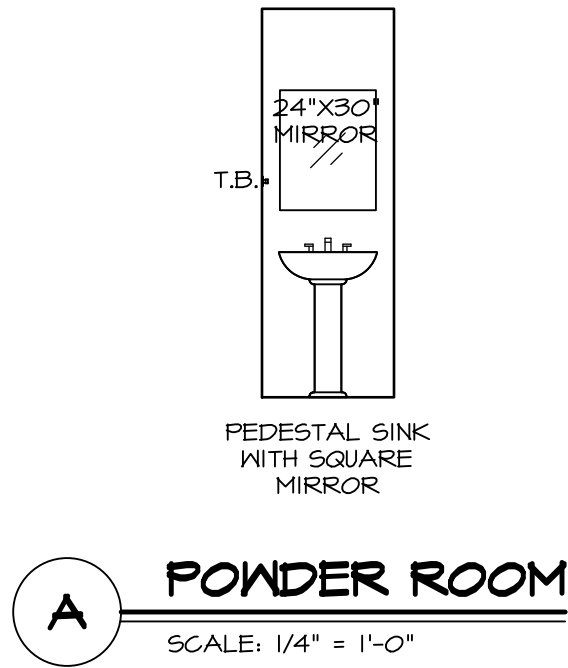
SHEET NO.
A-8
12



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

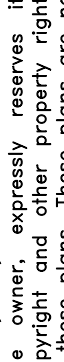
KITCHEN NOTES:

1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRIVE TO.
2. KITCHEN FICHENS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (1/K1-T-1) FOR REPLACEMENT BASED ON FINISHED STYLE.
3. ALL (#FF) FILLERS ARE TO "TRIM TO FIT" UNLESS OTHERWISE NOTED.
4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB IN ORDER TO MOUNT BASE CABINETS.
5. SET PRE-FINISHED SCRIBE MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE AVAILABLE) MEET TO FACE. (SEE DETAIL) SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE TO FACE-MOUNTED CABINET BULKHEAD MOLDING.



- 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.

SHEET NO. A-12	MODEL LILY DRAWING TITLE BATH ELEVATIONS	SET NO. L100	VERSION O1	RELEASE NO. ----	DIV-COMM-LOT-UNIT DCY-S2-0092
		DRAWN BY	DATE:	OPTION	
		OPTION DESCRIPTION			COMM-LOT SAMYERS MILL - SIMPLY RYAN - 0092
16					STREET ADDRESS 5075 HAYDEN DRIVE
					APT. NO. ----
					CITY MIDDLETOWN
					STATE OH
					ZIP 45042

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5285 Westwick, MD 21703