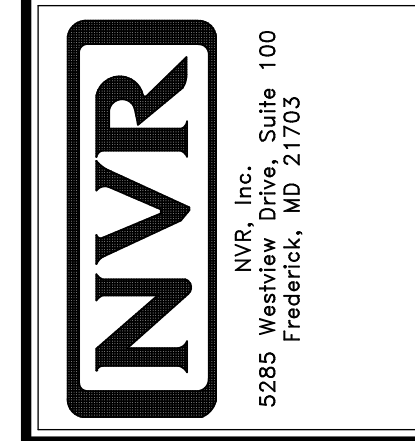


1 PLUMBING PLAN
A-4 SCALE: 1/4" = 1'-0"

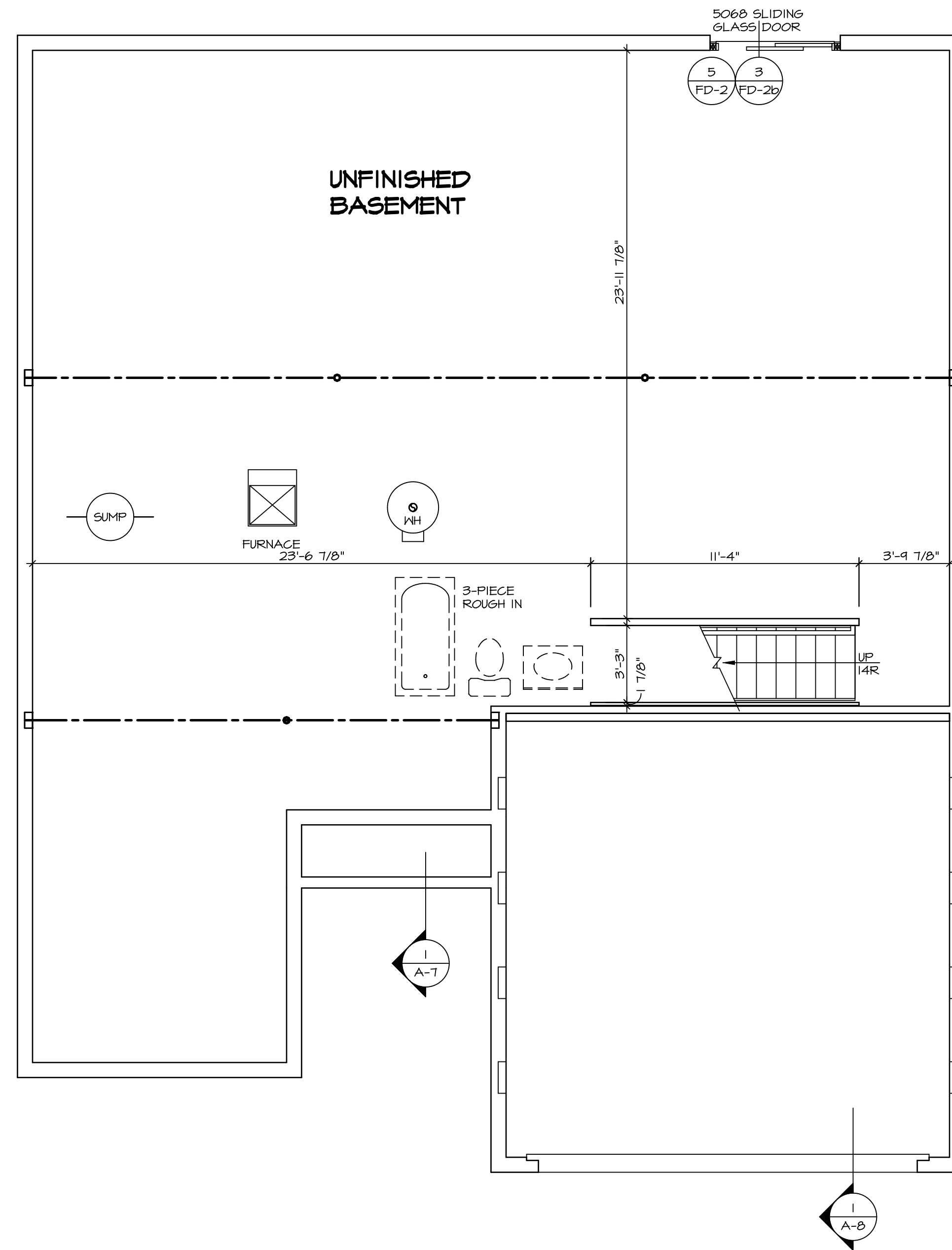
NOTE
 RADON REMEDIATION
 RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
 STACK REQUIREMENTS:
 - 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. A-4	MODEL SPRUCE	SET NO. SPCOO	VERSION 01
	DRAWING TITLE PLUMBING PLAN	DRAWN BY RLC	DATE: 12/30/14
	OPTION DESCRIPTION	OPTION	
5			



© 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.

DIV-COMM-LOT-UNIT DCY-S2-0029
COMM-LOT SAWYERS MILL - SIMPLY RYAN - 0029
STREET ADDRESS 5400 BENTWOOD DRIVE
CITY MIDDLETOWN
STATE OH
ZIP 45042
APT. NO. ----



LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- 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 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

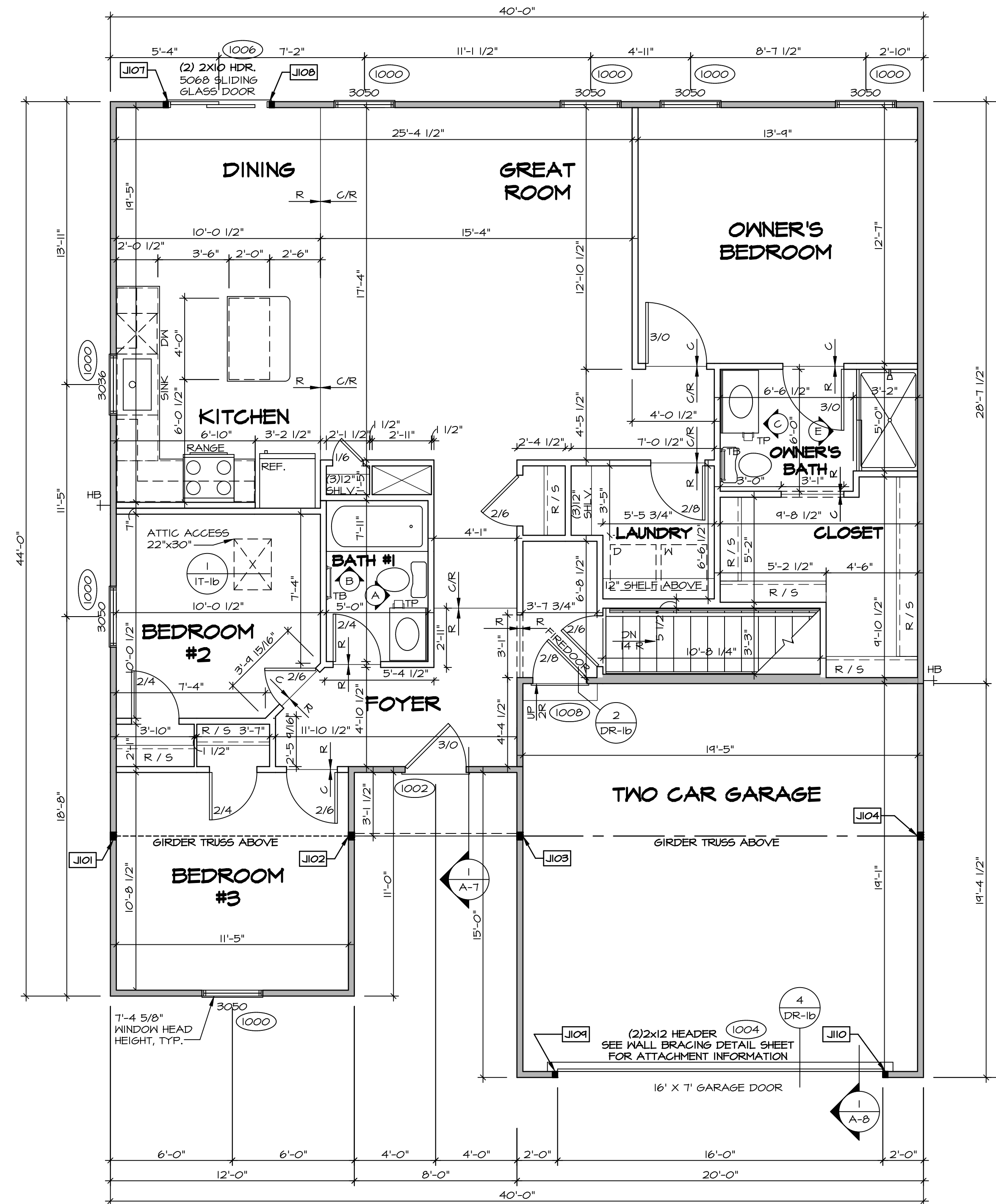
AT GARAGE:
 GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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-5	MODEL SPRUCE DRAWING TITLE BASEMENT FLOOR PLAN	SET NO. SF000 VERSION 01 DRAWN BY ASJ DATE: 06/14/19	OPTION DESCRIPTION 6
<p>© NVR, Inc. reserves the right to modify or change 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 5285 Walkersville Road Frederick, MD 21703</p>			
<p>DIV-COMM-LOT-UNIT DCY-S2-0029 COMM-LOT SAUTERS MILL - SIMPLY RYAN - 0029 STREET ADDRESS 5400 BENTWOOD DRIVE CITY MIDDLETOWN STATE OH ZIP 45042</p>			

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J101	JACK - (3) 2X4 SFF STUD GRADE		1010	
J102	JACK - (3) 2X4 SFF STUD GRADE		1010	
J103	JACK - (3) 2X4 SFF STUD GRADE		1010	
J104	JACK - (3) 2X4 SFF STUD GRADE		1010	
J107	JACK - (2) 2X4 SFF STUD GRADE		1006	
J108	JACK - (2) 2X4 SFF STUD GRADE		1006	
J109	JACK - (2) 2X4 SFF STUD GRADE		1004	
J110	JACK - (2) 2X4 SFF STUD GRADE		1004	



LEGEND

- BEARING WALL
- NON BEARING WALL
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES** RYAN
- 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 5/8" 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 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 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

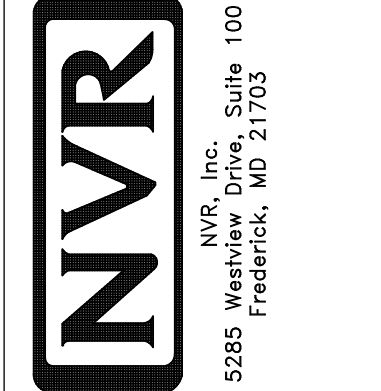
AT GARAGE:
 GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

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

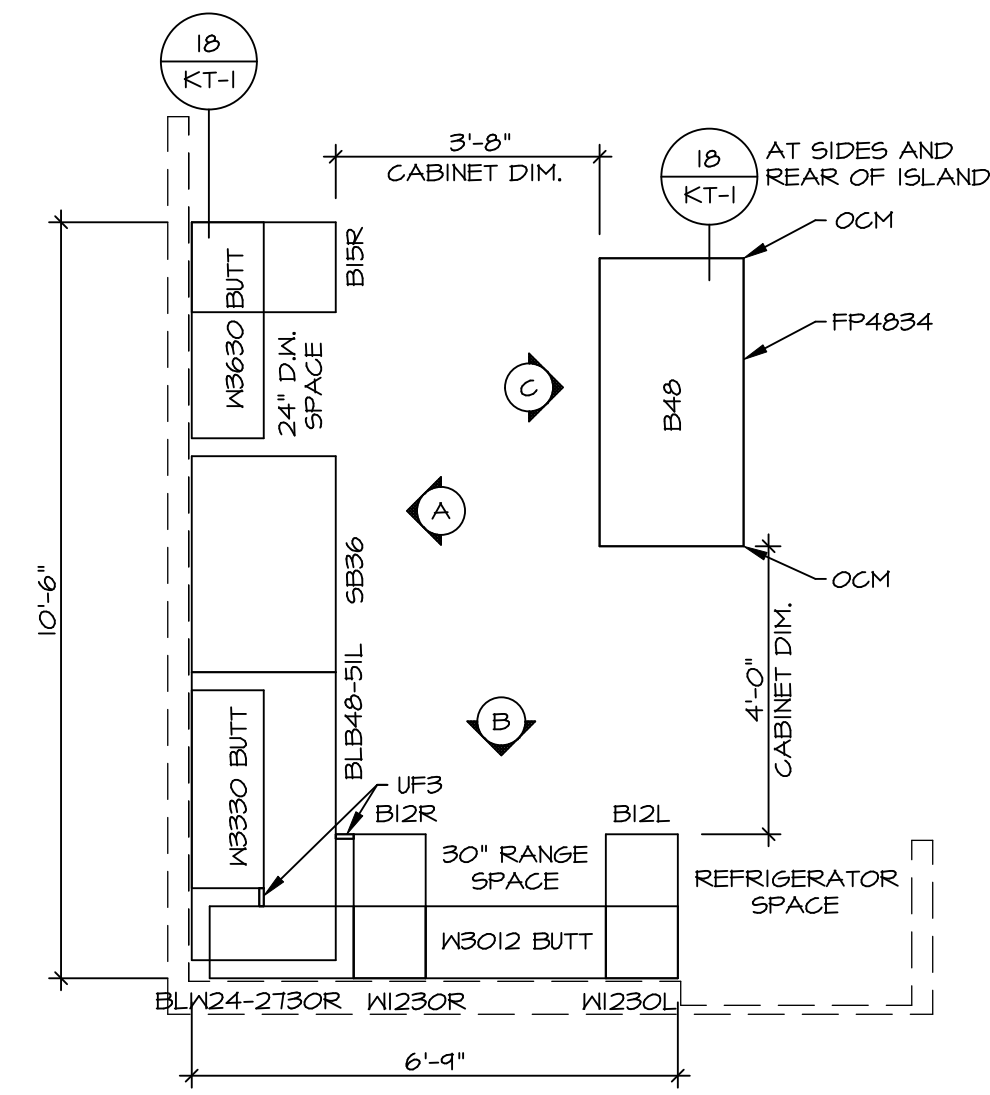
DIV-COMM-LOT-UNIT
DCY-S2-0029
 COMM-LOT
 SAMYERS MILL - SIMPLY RYAN - 0029
 STREET ADDRESS
 5600 BENTWOOD DRIVE
 CITY MIDDLETOWN STATE OH ZIP 45042

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.

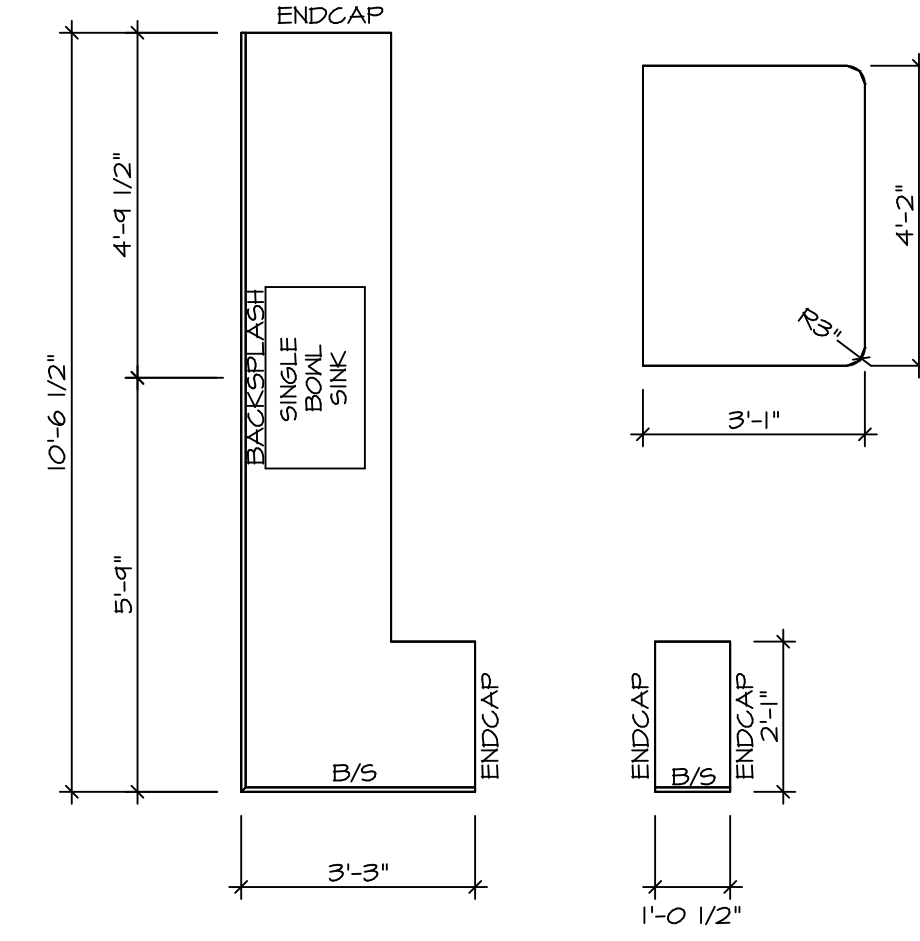


SET NO. SPC00
 VERSION 01
 DRAWN BY SGA
 DATE: 12/14/14
 OPTION

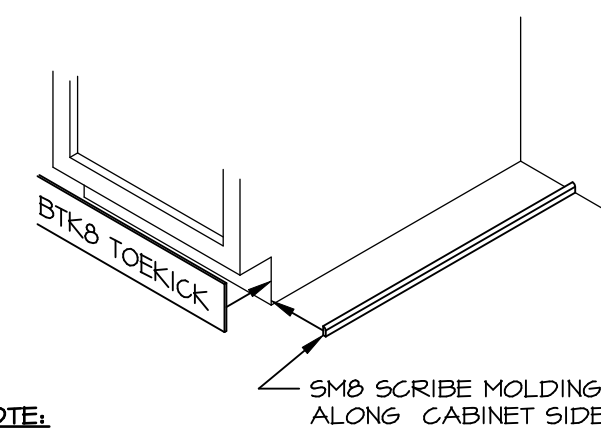
MODEL SPRUCE
 DRAWING TITLE FIRST FLOOR PLAN
 SHEET NO. A-6
 OPTION DESCRIPTION 7



1
A-II
KITCHEN CABINET PLAN / KC-364I
SCALE: 3/8" = 1'-0" KITCHEN VENTILATION RE-CIRCULATING *KFI*

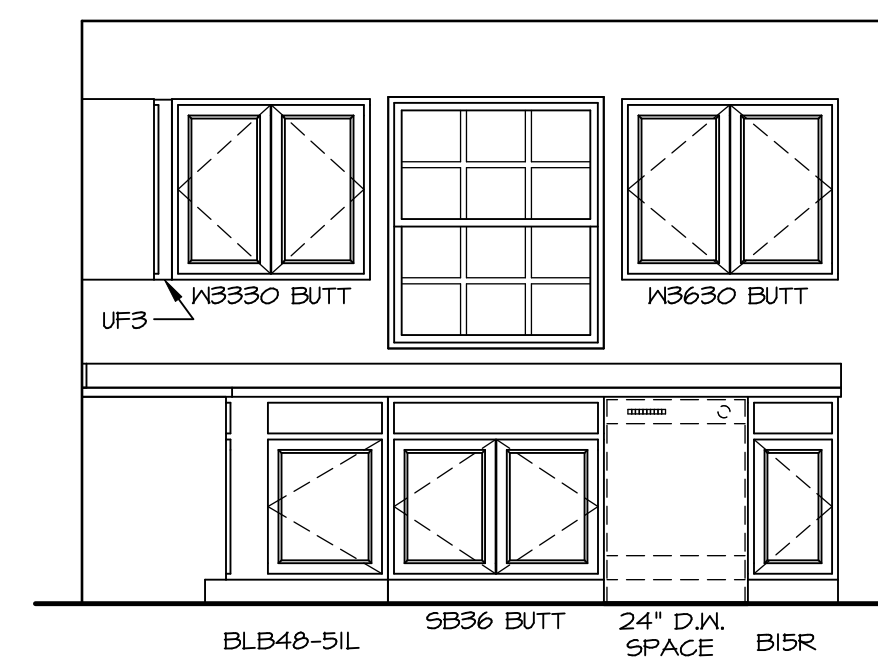


2
A-II
KITCHEN COUNTERTOP PLAN KT-364I
SCALE: 3/8" = 1'-0"

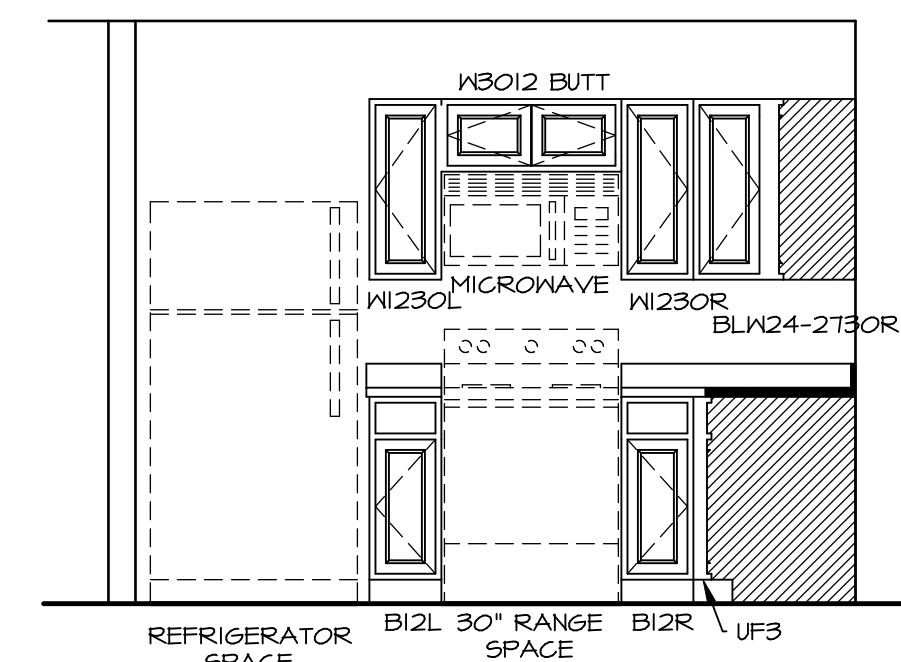


NOTE:
OMIT SMO SCRIBE MOLDING AT DISHWASHER SPACES

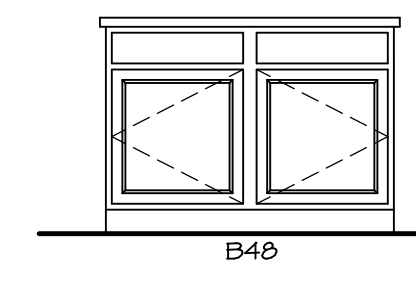
3
A-II
TOEKICK / SCRIBE DETAIL
SCALE: 3/4" = 1'-0"



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



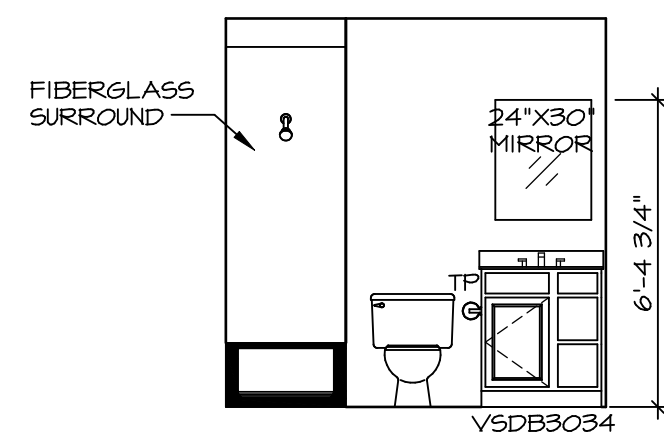
B
CABINET ELEVATION
SCALE: 3/8" = 1'-0" *KFI*



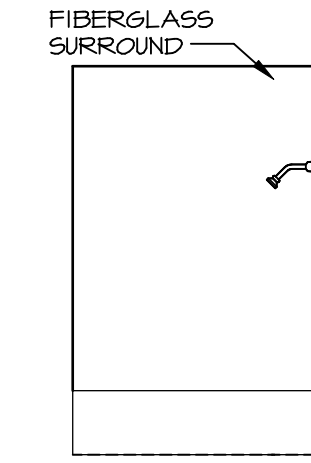
C
CABINET ELEVATION
SCALE: 3/8" = 1'-0"

NOTES:
1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

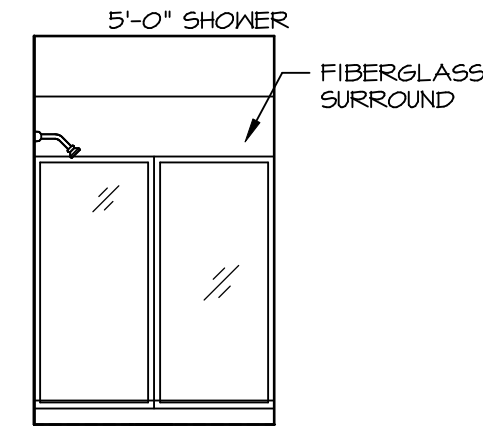
SHEET NO. A-11	MODEL SPRUCE	SET NO. SPCOO	VERSION 01	DRAWN BY RJC	DATE: 12/23/15	OPTION
		DRAWING TITLE KITCHENS				
DIV-COMM-LOT-UNIT DCY-S2-0029		COMM-LOT SMYERS MILL - SIMPLY RYAN - 0029				
STREET ADDRESS 5600 BENTWOOD DRIVE		APT. NO.		STATE OH	ZIP 45042	
CITY MIDDLETOWN						
<p>© NVR, Inc. expressly 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.</p>						
<p>NVR NVR, Inc. Suite 100 5285 Westchester Road Frederick, MD 21703</p>						
<p>C:\NVR\Solves\SPRUCE_SPCOO_01\DCY-S2-0029\181974\Sheets\11_A-11_KIT_LS.dwg 04/30/20 - 7:21 am</p>						



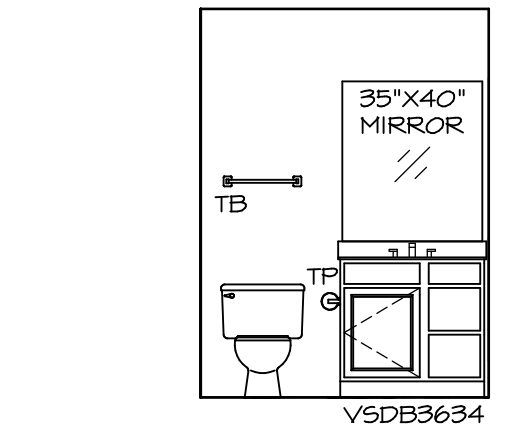
A BATH #1
SCALE: 1/4" = 1'-0"



B BATH #1
SCALE: 1/4" = 1'-0"



E OWNER'S BATH
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SHOWER "AMA"



C OWNER'S BATH
SCALE: 1/4" = 1'-0"

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 ARE SHOWN PER PLAN.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO.	A-12
MODEL	SPRUCE
SET NO.	SPC00
VERSION	01
DRAWN BY	SGA
DATE	12/19/14
OPTION	
DESCRIPTION	BATH ELEVATIONS
	OPTION
	100
	12

NVR
NVR, Inc.
5285 Westminister Road
Frederick, MD 21703

© NVR, Inc. NVR, Inc. expressly reserves the right to modify or change these plans without notice. 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-S2-0029	
COMM-LOT		5AMTYS MILL - SIMPLY RYAN - 0029	
STREET ADDRESS		5400 BENTWOOD DRIVE	
CITY	STATE	ZIP	
MIDDLETOWN	OH	45042	