



**BASEMENT JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. N.M.	REMARKS

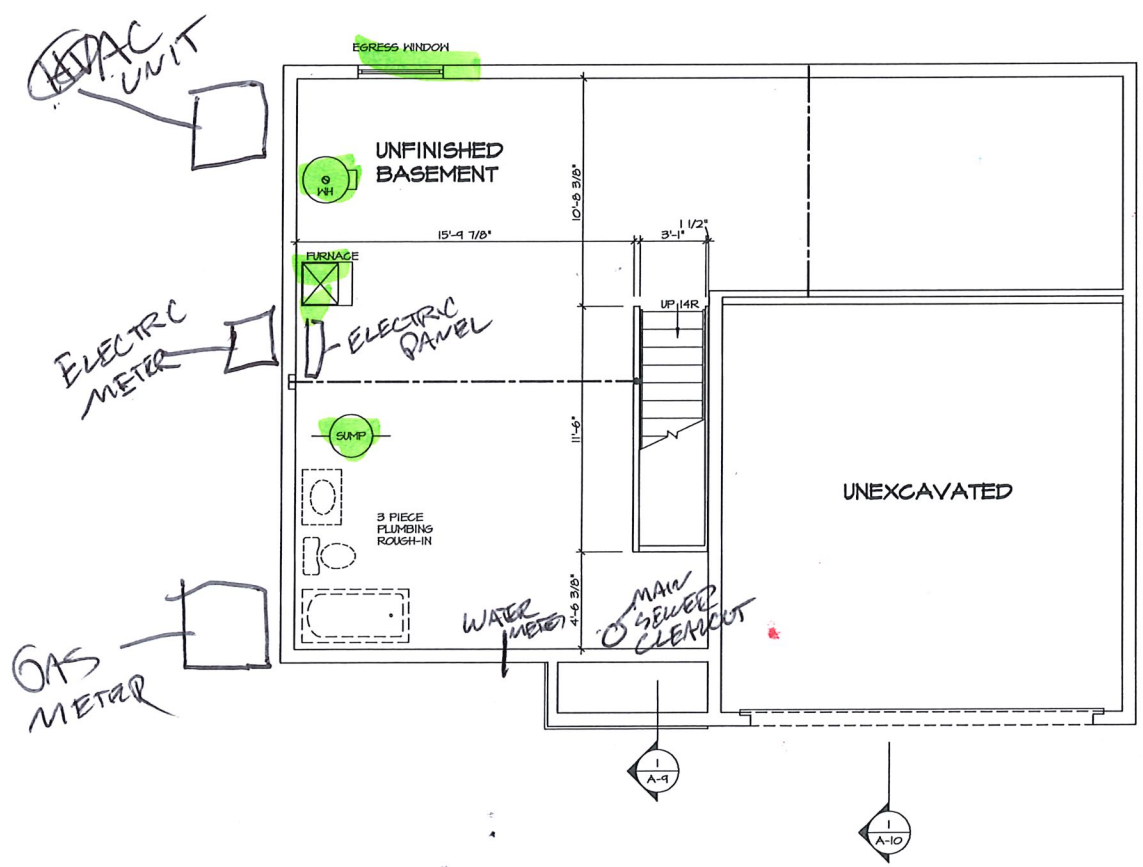
**LEGEND**

- ▬ 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 FG 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" SHEETS(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.

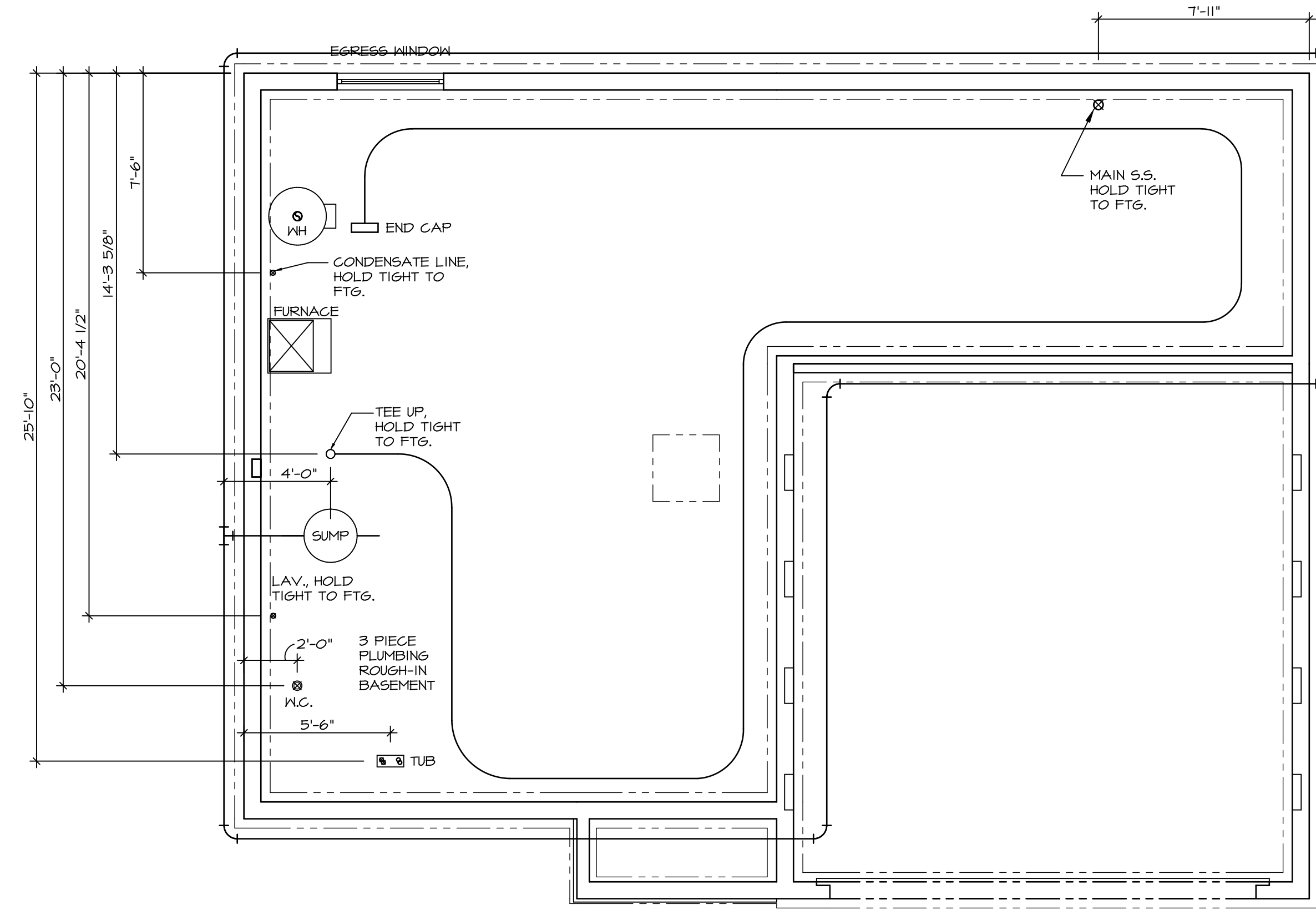
- GYPSUM NOTES**
- AT GARAGE:**  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

<b>DCY-S2-0051</b>	
<p>DIV.-COMM.-LOT-UNIT COMM.-LOT SAMPLERS MILL - SIMPLY RYAN - 0051</p>	<p>APT. NO. STREET ADDRESS 5661 BENTWOOD DRIVE</p>
<p>CITY MIDDLETON</p>	<p>STATE OH</p>
<p>ZIP 45042</p>	
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<p>NVR, Inc. Suite 100 5285 Washburn Drive Frederick, MD 21703</p>	
<p>SET NO. CD000 VERSION 01</p>	<p>DRAWN BY DATE: OPTION</p>
<p>MODEL <b>CEDAR</b></p>	<p>DRAWING TITLE <b>BASEMENT FLOOR PLAN</b></p>
<p>SHEET NO. <b>A-6</b></p>	<p>OPTION DESCRIPTION <b>8</b></p>

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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-S2-0051</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION <b>01</b>	
OPTION DESCRIPTION <b>7</b>	DATE:	DATE:	STREET ADDRESS <b>5681 BENTWOOD DRIVE</b>
	OPTION	OPTION	CITY <b>MIDDLETOWN</b>
			STATE <b>OH</b>
			ZIP <b>45042</b>

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 5285 Walkersville Road  
 Frederick, MD 21703

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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

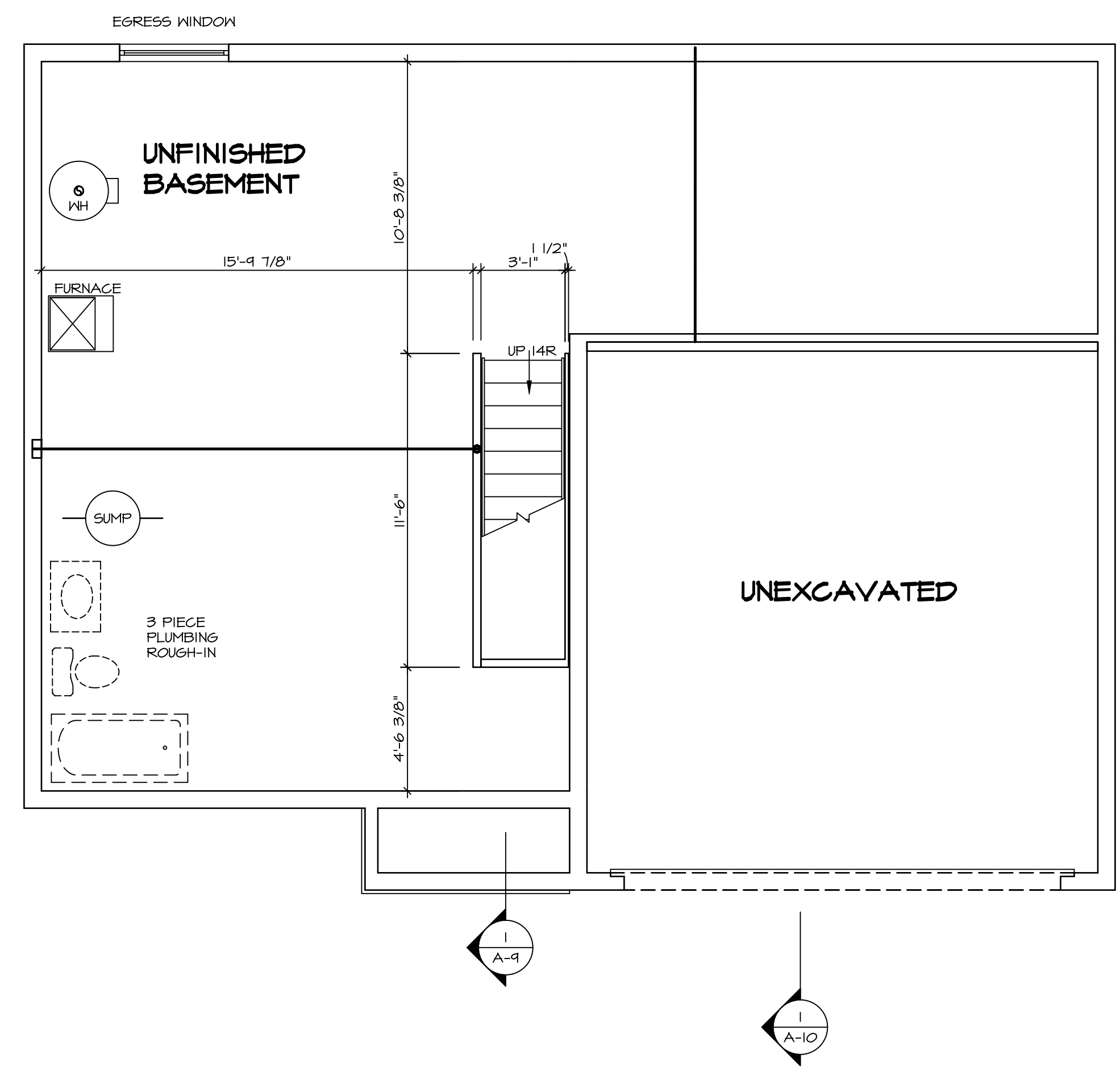
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 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



**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. CDPROO VERSION 01
				DRAWN BY
				DATE:
				OPTION
				5285 Washburne, Suite 100 Frederick, MD 21703
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				DIV-COMM-LOT-UNIT <b>DCY-S2-0051</b> COMM-LOT SANYERS MILL - SIMPLY RYAN - 0051 STREET ADDRESS 5681 BENTWOOD DRIVE CITY MIDDLETOWN STATE OH ZIP 45042

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	

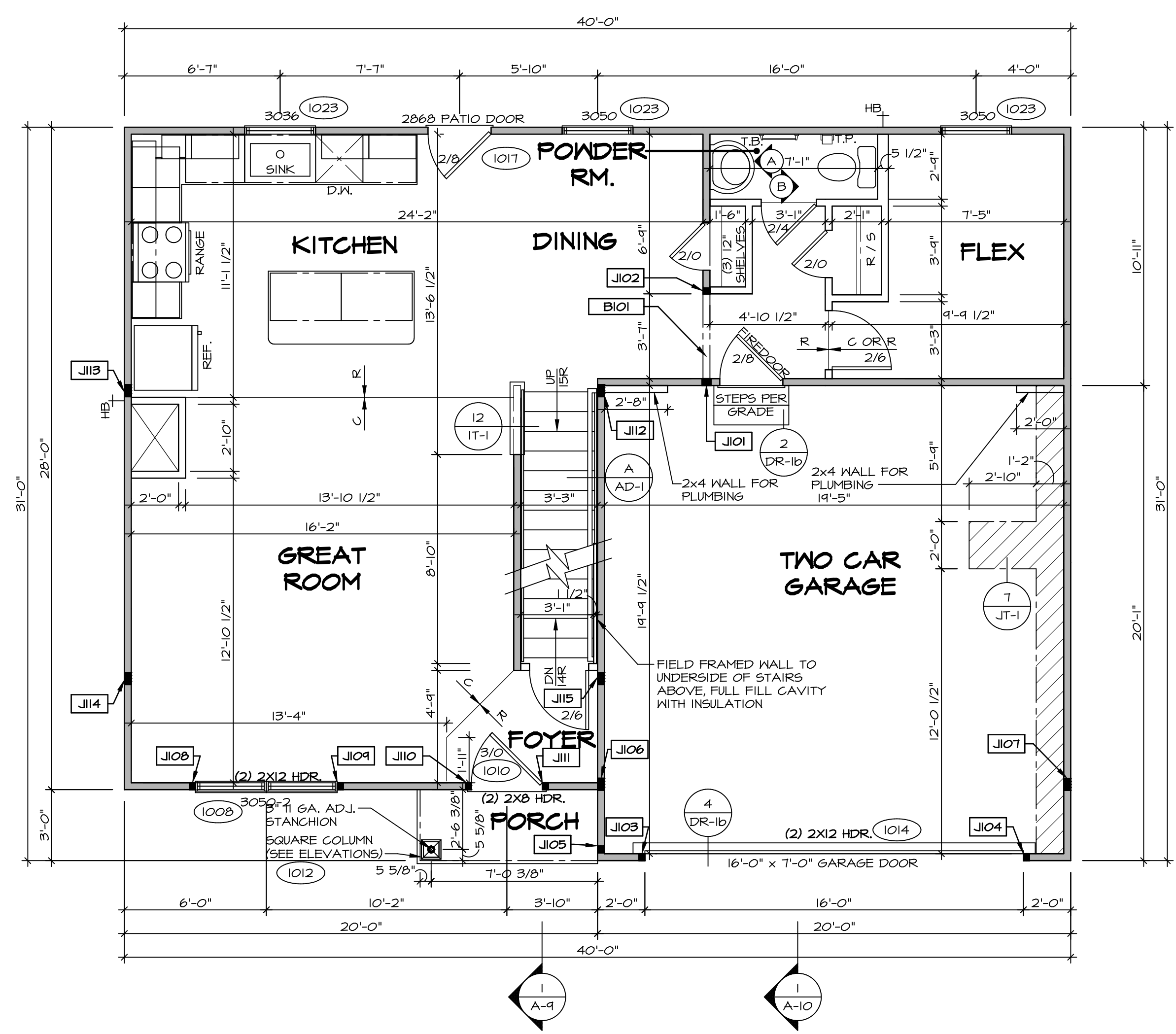
FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	INT HEADER - 2X8 - 2 FLY	4'-1"	1014	

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
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  - 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.
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- ### 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-S2-0051**  
 COMM-LOT  
 SAMYERS MILL - SIMPLY RYAN - 0051  
 STREET ADDRESS  
 5681 BENTWOOD DRIVE  
 CITY STATE OH  
 MIDDLETOWN OH 45042

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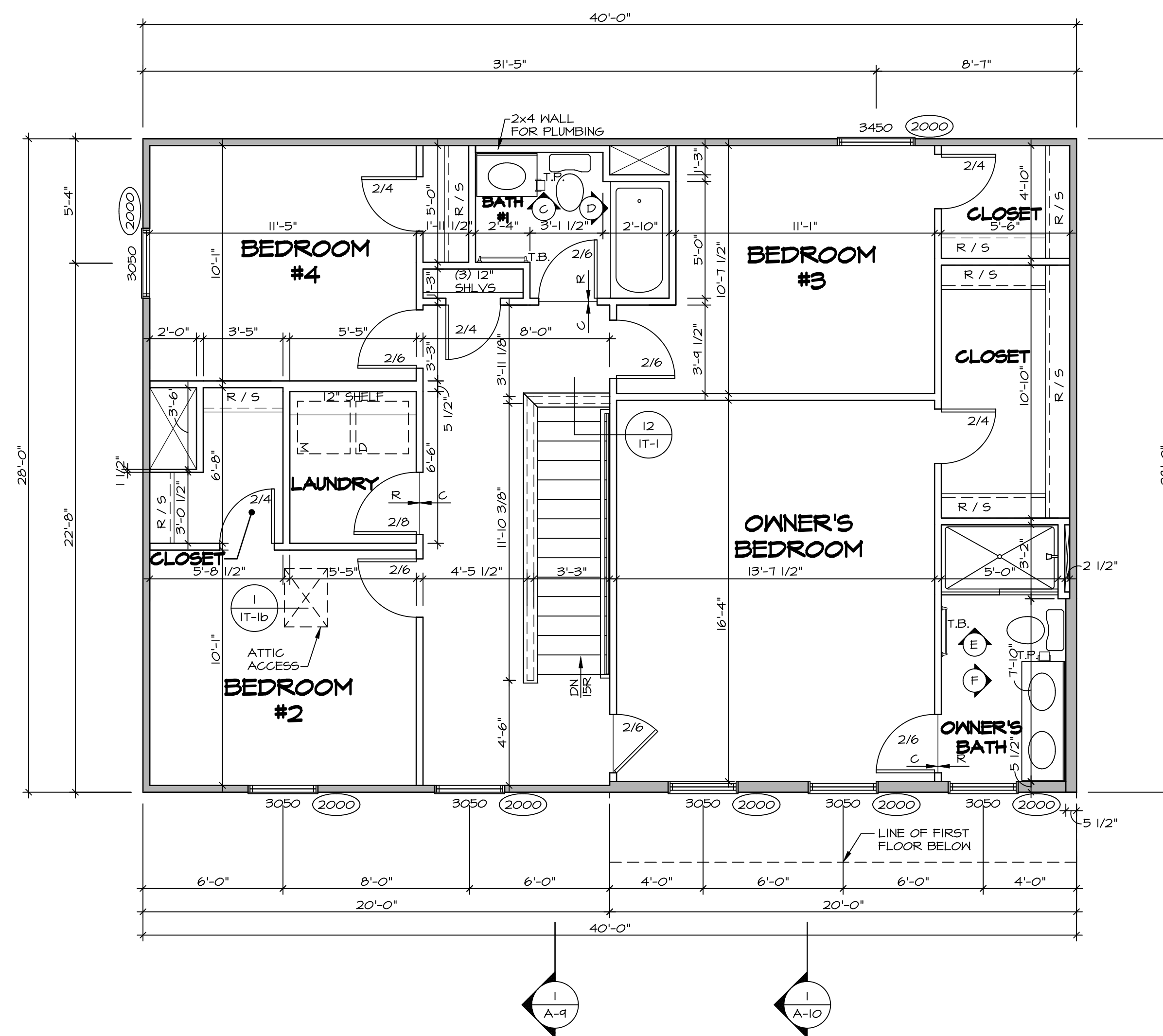
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 Frederick, MD 21703

SET NO. CDROO  
 VERSION 01  
 DRAWN BY  
 DATE:  
 OPTION

MODEL  
**CEDAR**  
 DRAWING TITLE  
**FIRST FLOOR PLAN**  
 OPTION DESCRIPTION

SHEET NO.  
**A-7**  
 9

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**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

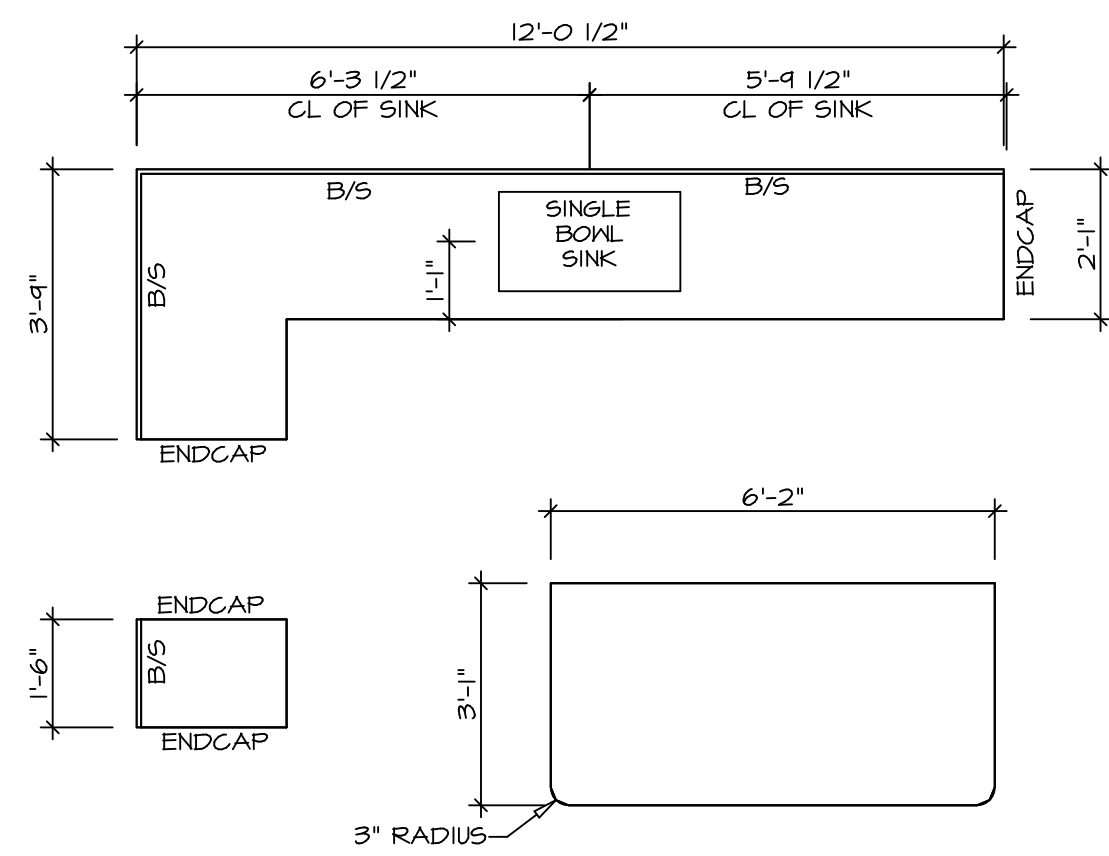
SEE FC DETAILS FOR FRAMING CONNECTORS

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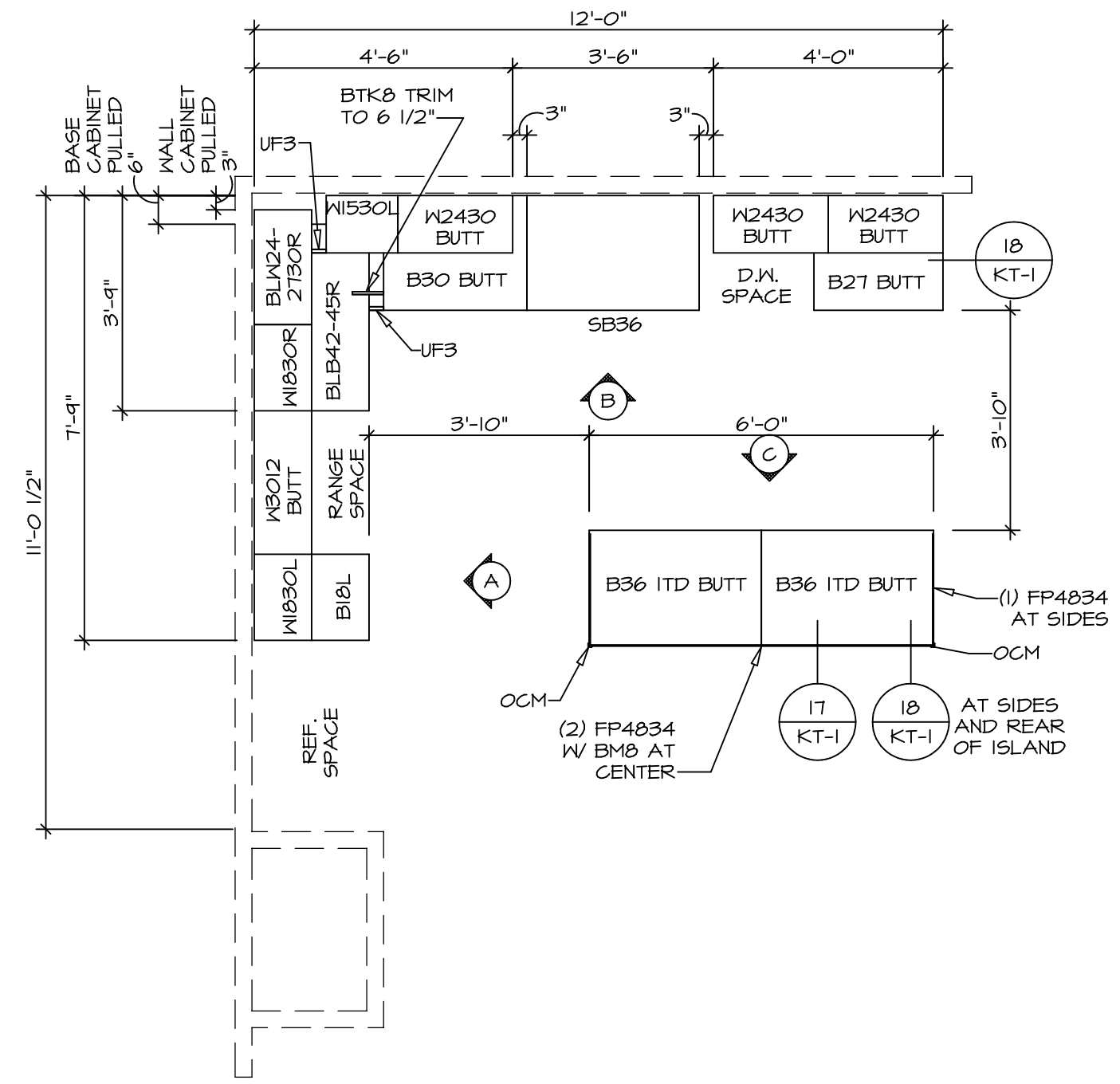
- GYPSUM NOTES**
- AT GARAGE:  
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- AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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 5285 Washburne Frederick, MD 21703	DIV-COMM-LOT-UNIT <b>DCY-S2-0051</b> COMM-LOT SAMMYERS MILL - SIMPLY RYAN - COBI STREET ADDRESS 5681 BENTWOOD DRIVE CITY MIDDLETOWN STATE OH ZIP 45042

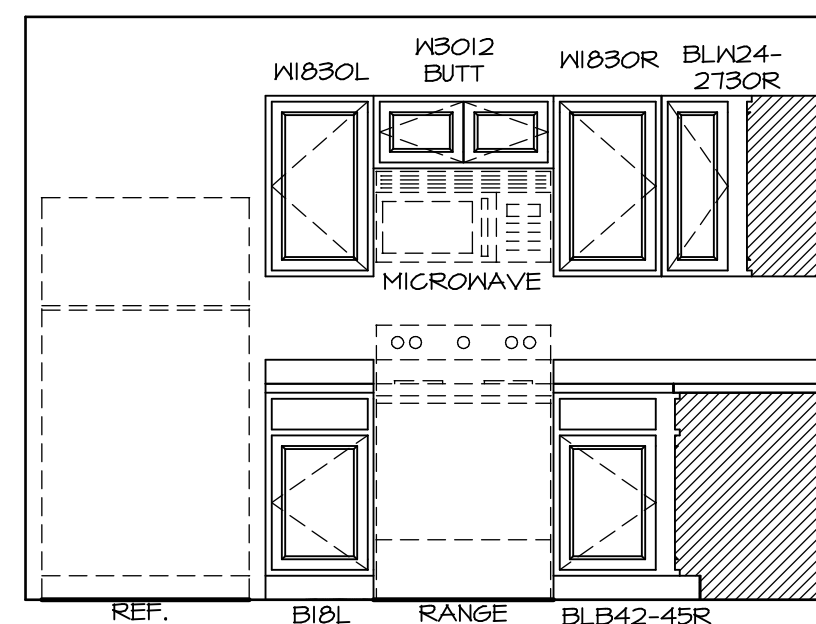
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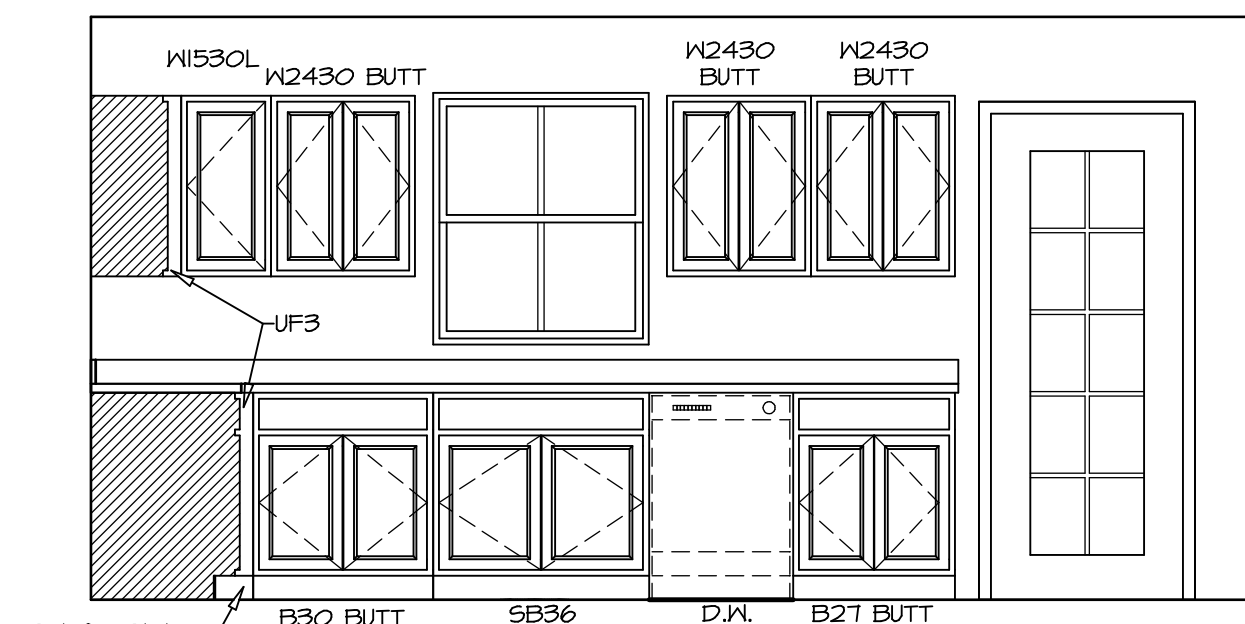
2 **KITCHEN COUNTERTOP PLAN KC - 3640**  
 SCALE: 3/8" = 1'-0"



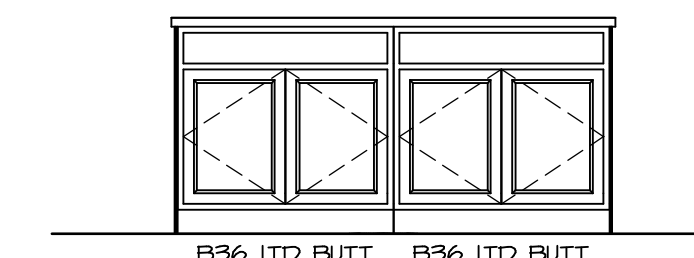
1 **KITCHEN CABINET PLAN KC - 3640**  
 SCALE: 3/8" = 1'-0"



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



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



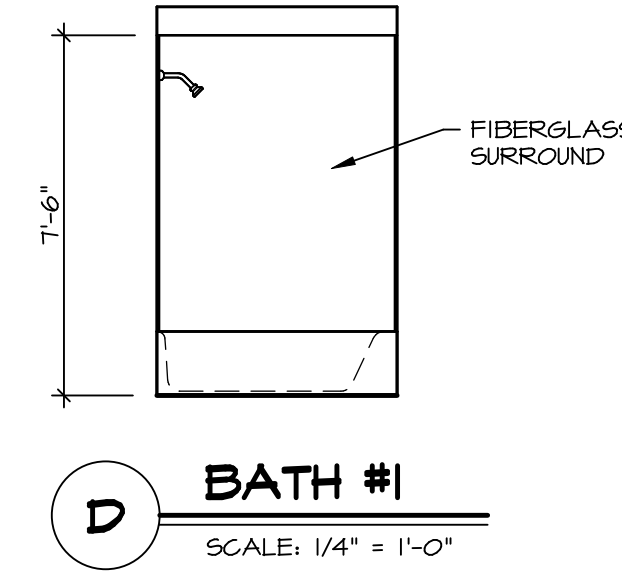
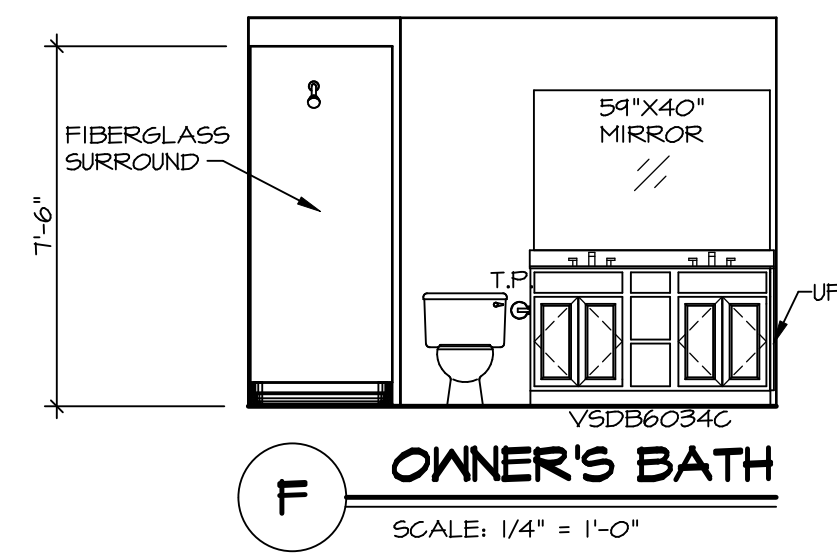
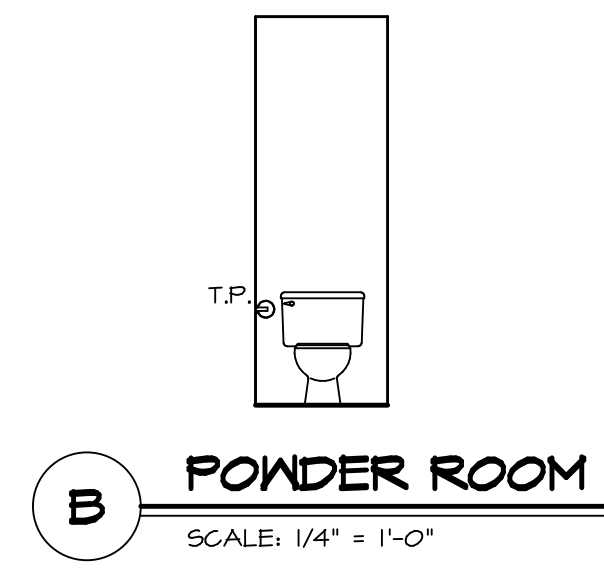
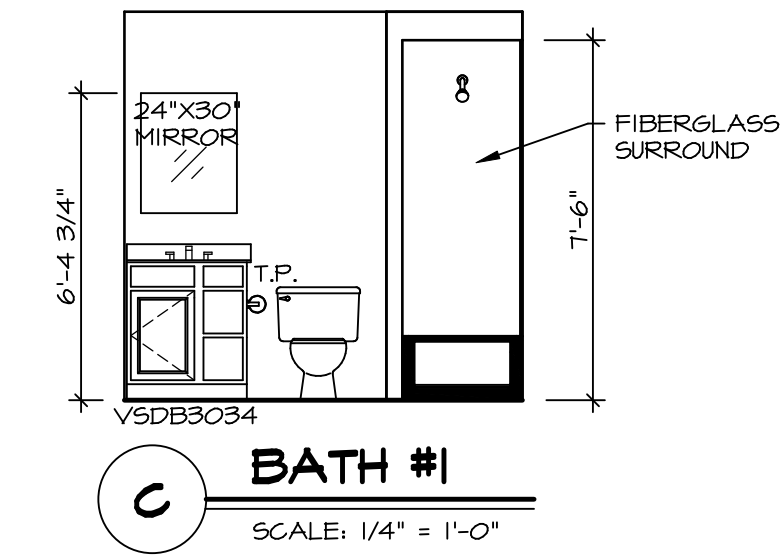
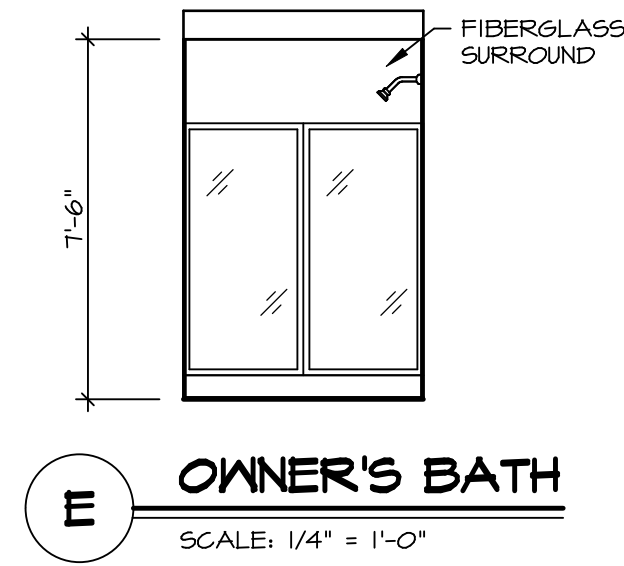
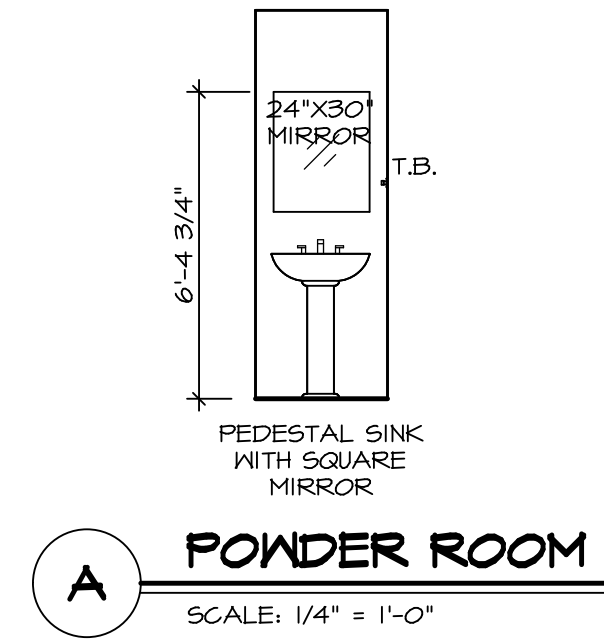
C **ELEVATION**  
 SCALE: 3/8" = 1'-0"

**NOTES:**  
 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 (UF) FILLERS ARE TO BE "TRIM TO FIT".

SHEET NO. <b>A-12</b>	MODEL <b>CEDAR</b>	DRAWING TITLE <b>KITCHEN PLAN</b>	OPTION DESCRIPTION	SET NO. CDR00 VERSION 01	DRAWN BY	DATE:	OPTION	DIV-COMM-LOT-UNIT <b>DCY-S2-0051</b>	COMM-LOT <b>SMYTERS MILL - SIMPLY RYAN - COBI</b>	STREET ADDRESS <b>5681 BENTWOOD DRIVE</b>	CITY <b>MIDDLETOWN</b>	STATE <b>OH</b>	ZIP <b>45042</b>
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<p>C:\NVR\Solves\CEDAR_CDR00_01\DCY-S2-0051\177087A Sheets\Lot_Sheets\A-12_KIT_LS.dwg 04/03/20 - 4:06 am</p>													

**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-S2-0051
COMM-LOT	5MAYERS MILL - SIMPLY RYAN - 0051
STREET ADDRESS	5661 BENTWOOD DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042