

LEGEND

	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAMHEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

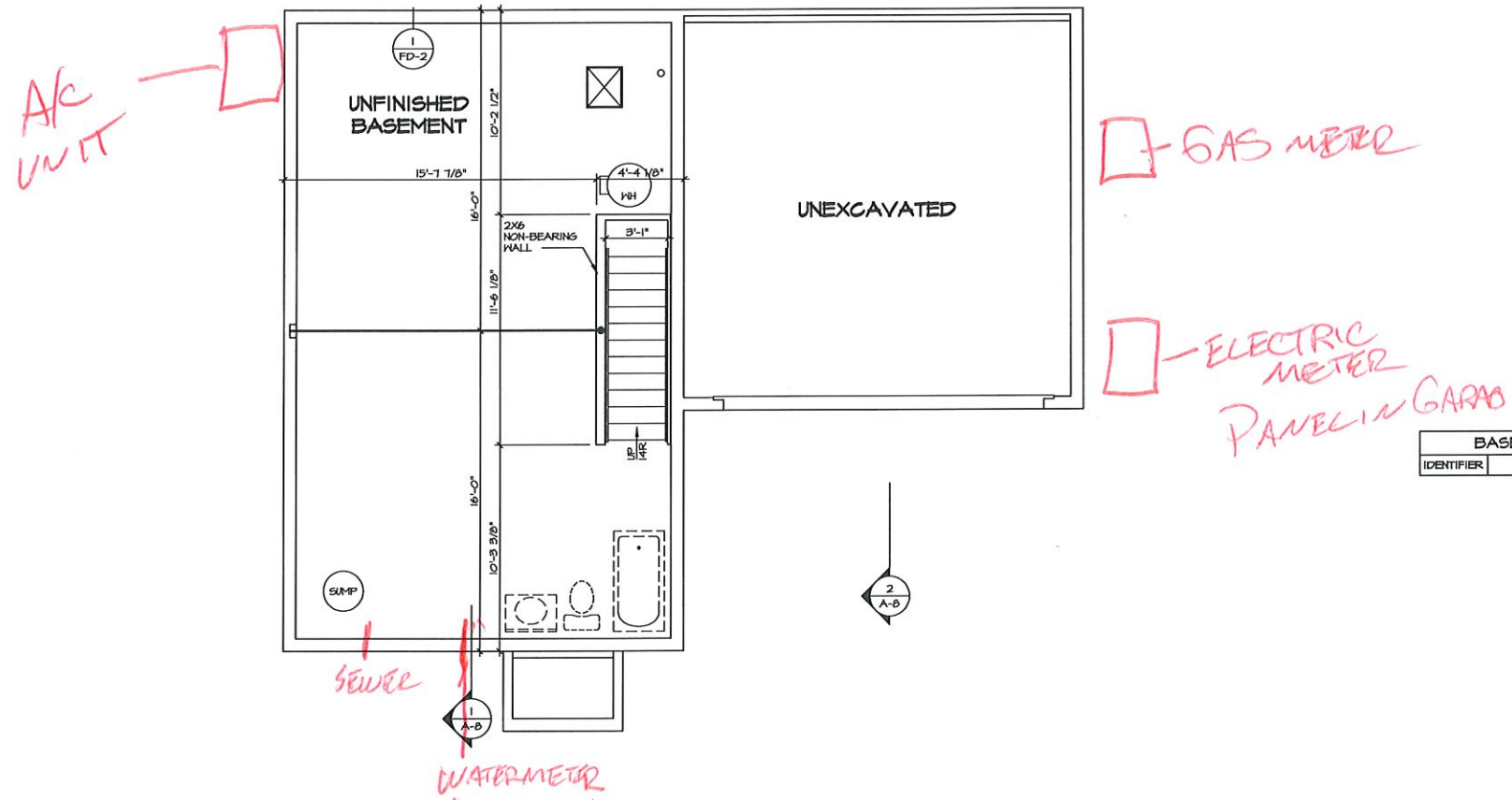
SEE FG DETAILS FOR FRAMING CONNECTORS

- 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. 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" 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.

- 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 JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENS. NUM.



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

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NVR, Inc. Suite 100
5285 Westwood Drive
Frederick, MD 21703

SET NO. BR400
VERSION 01
DRAWN BY
DATE
OPTION

MODEL
BIRCH
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-5
16

DIV.-COMM-Lot-UNIT
DCY-S2-0015

COMM-Lot
SAMPERS MILL - SIMPLY RYAN - 0015

STREET ADDRESS
5160 BENTWOOD DRIVE

CITY
MIDDLETON

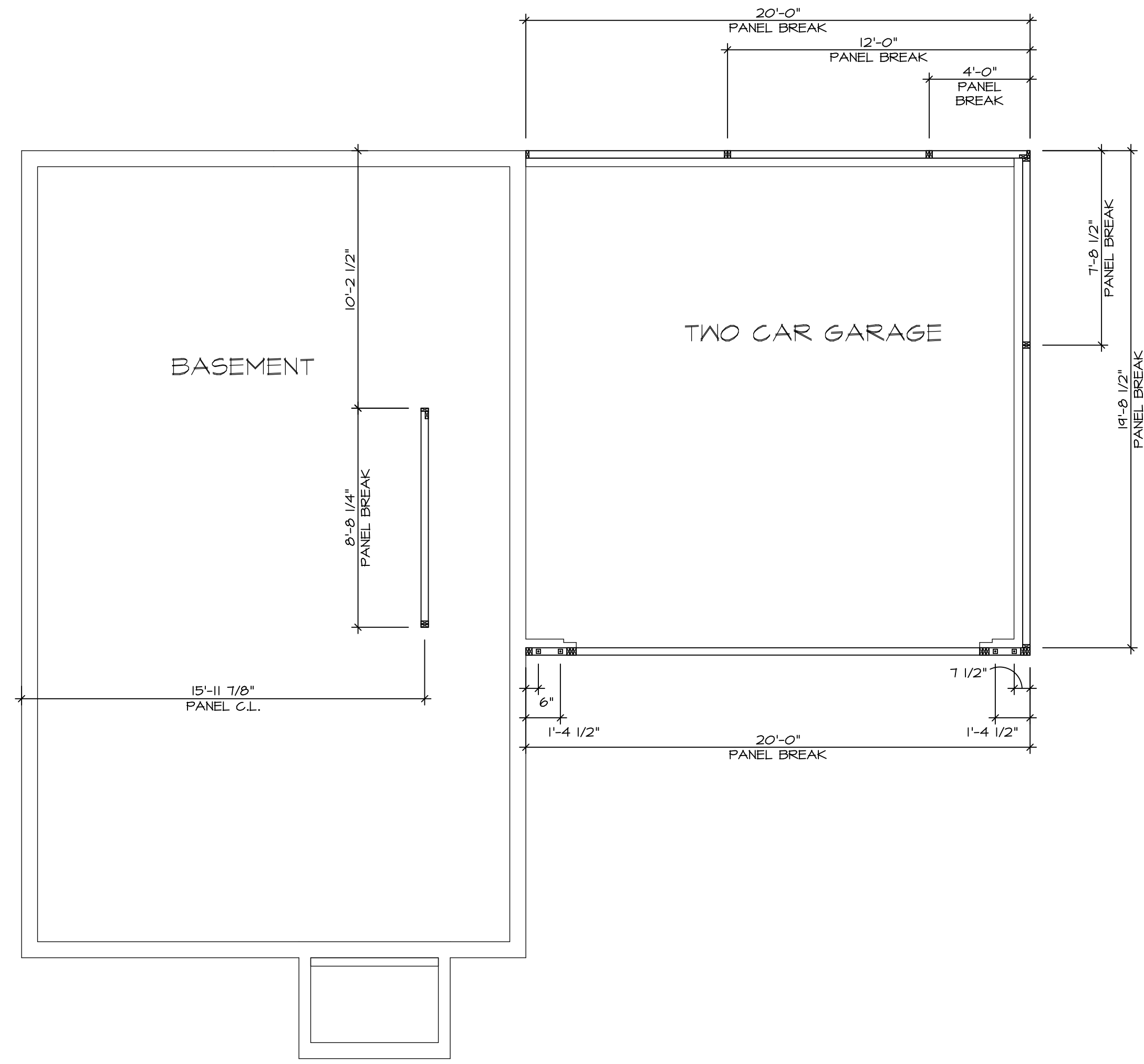
STATE
OH

ZIP
45042

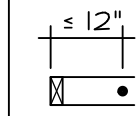


APT. NO.

DATE

04/21/20 - 3:55 PM



1 FOUNDATION HOLD DOWN PLAN
A-3 SCALE: 1/4" = 1'-0"

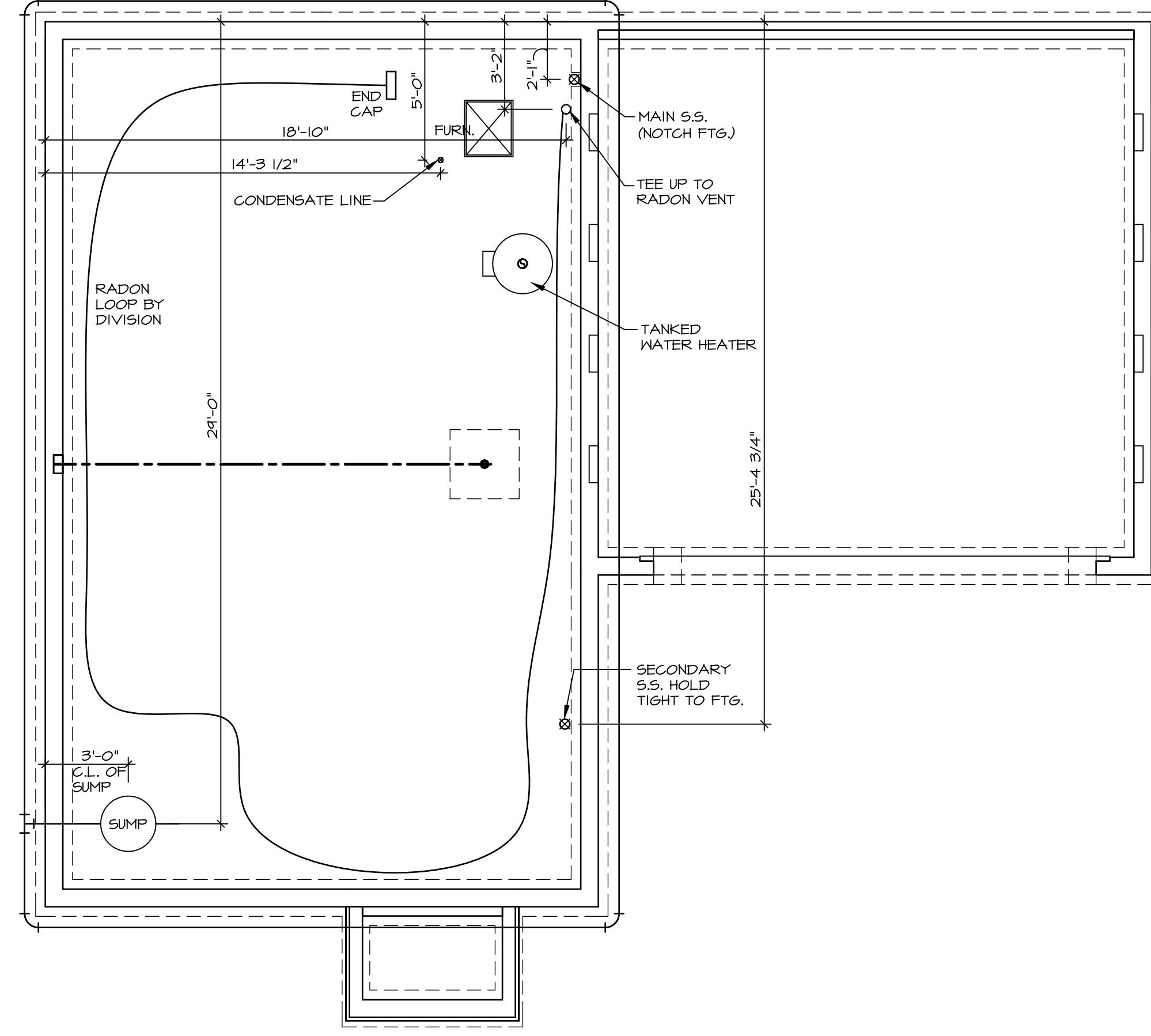
HOLD DOWN NOTES	
REFER TO DETAIL (9/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS. REFER TO DETAIL (12/FD-1) FOR HOLD DOWNS ON CMU BLOCK.	
	1. ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FF-1 FOR MORE INFORMATION ON ANCHOR DETAILS)
STRAP 	1. STRAP. a. ON FOUNDATION USE (5THD14) b. ON FLOOR SYSTEM USE (5THD14RJ) 2. ALL OTHER HOLD DOWN SEE DETAIL (NB-1, 2, 4) FOR MORE INFORMATION. 3. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS
OR	
BOLT 	1. 5/8" THREADED ROD 2. ALL OTHER HOLD DOWN SEE DETAIL (NB-1, 2, 4) FOR MORE INFORMATION. 3. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT

SHEET NO. A-3	MODEL BIRCH	SET NO. BRH00 VERSION 01 DRAWN BY DATE: OPTION	DRAWING TITLE FOUNDATION HOLD DOWN DETAILS OPTION DESCRIPTION	DIV-COMM-LOT-UNIT DCY-S2-0015	COMM-LOT SMYTERS MILL - SIMPLY RYAN - 0015	STREET ADDRESS 5760 BENTWOOD DRIVE	CITY MIDDLETOWN	STATE OH	ZIP 45042
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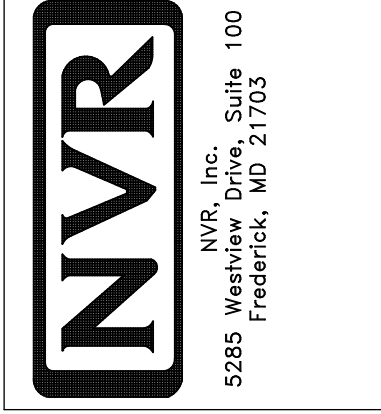
NVR, Inc. Suite 100
 5285 Westchester Road
 Frederick, MD 21703

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

SHEET NO. A-4	MODEL BIRCH	SET NO. BRH00
OPTION DESCRIPTION 14	DRAWING TITLE PLUMBING PLAN	VERSION 01
	DATE:	DRAWN BY:
	OPTION	



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DIV-COMM-LOT-UNIT
DCY-S2-0015

COMM-LOT
SAWYERS MILL - SIMPLY RYAN - 0015

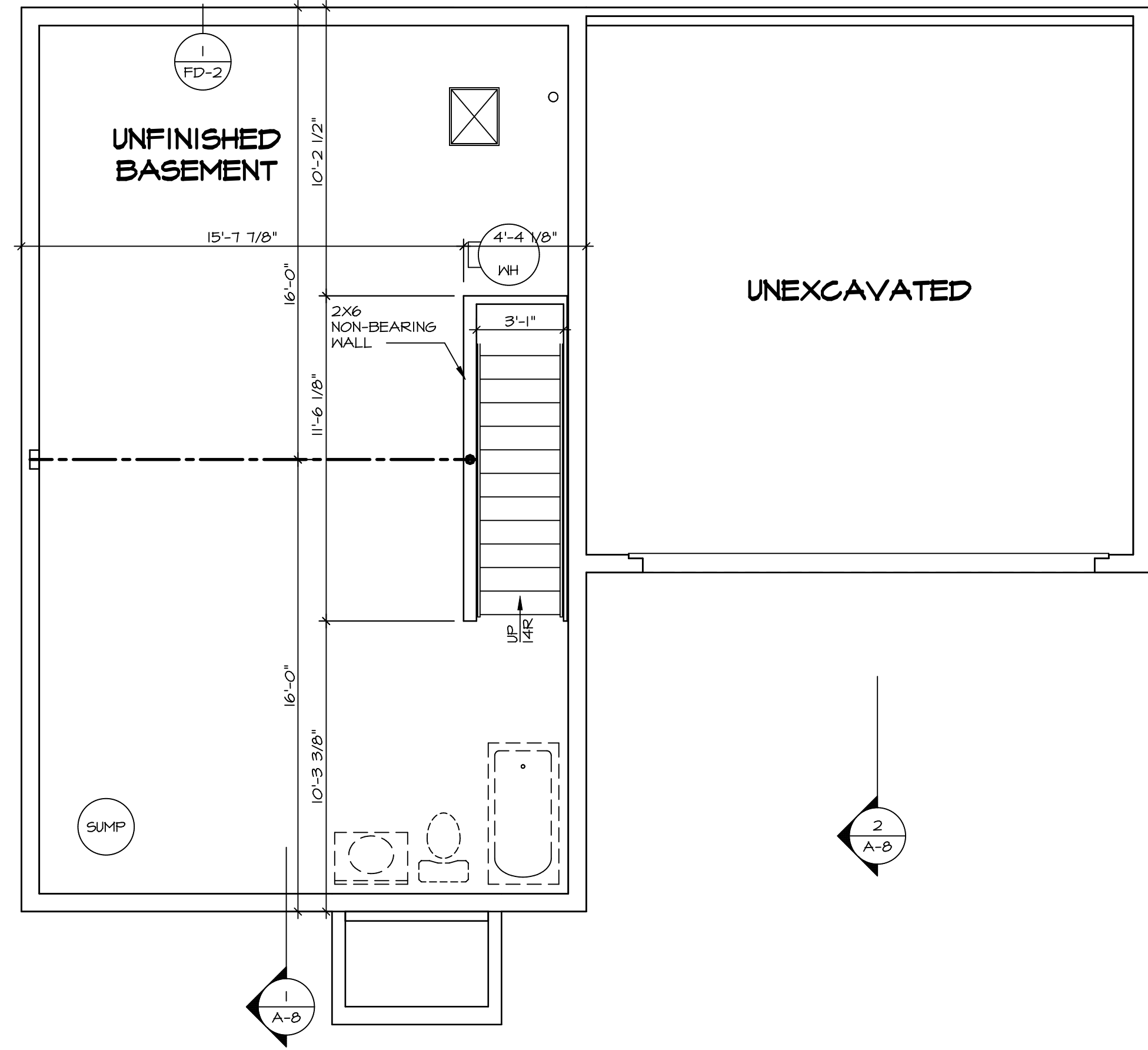
STREET ADDRESS
5160 BENTWOOD DRIVE

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
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES** RYAN
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" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING. 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.
 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.

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 JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.
1 A-B		
2 A-B		

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

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NVR, Inc. Suite 100
 Frederick, MD 21703
 5285 Walkers Lane

SET NO. BRH00
 VERSION 01
 DRAWN BY
 DATE:
 OPTION

MODEL
BIRCH
 DRAWING TITLE
BASEMENT FLOOR PLAN
 OPTION DESCRIPTION

SHEET NO.
A-5
 16

DIV-COMM-LOT-UNIT
DCY-S2-0015
 COMM-LOT
 SAWYERS MILL - SIMPLY RYAN - 0015
 STREET ADDRESS
 5760 BENTWOOD DRIVE
 CITY MIDDLETOWN STATE OH ZIP 45042

C:\NVR\Solves\BIRCH_BRH00_01\DCY-S2-0015\1857849\Sheets\16 A-5 BSM_LS.dwg 05/21/20 - 8:15 am

FIRST FLOOR JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. NUM.
J100	JACK - (4) 2x4 SFF STUD GRADE	1004
J101	JACK - (2) 2x4 SFF STUD GRADE	1002
J102	JACK - (3) 2x4 SFF STUD GRADE	1015
J103	JACK - (3) 2x4 SFF STUD GRADE	1015
J104	JACK - (4) 2x4 SFF STUD GRADE	1004
J105	JACK - (2) 2x4 SFF STUD GRADE	1008
J106	JACK - (2) 2x4 SFF STUD GRADE	1008

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

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

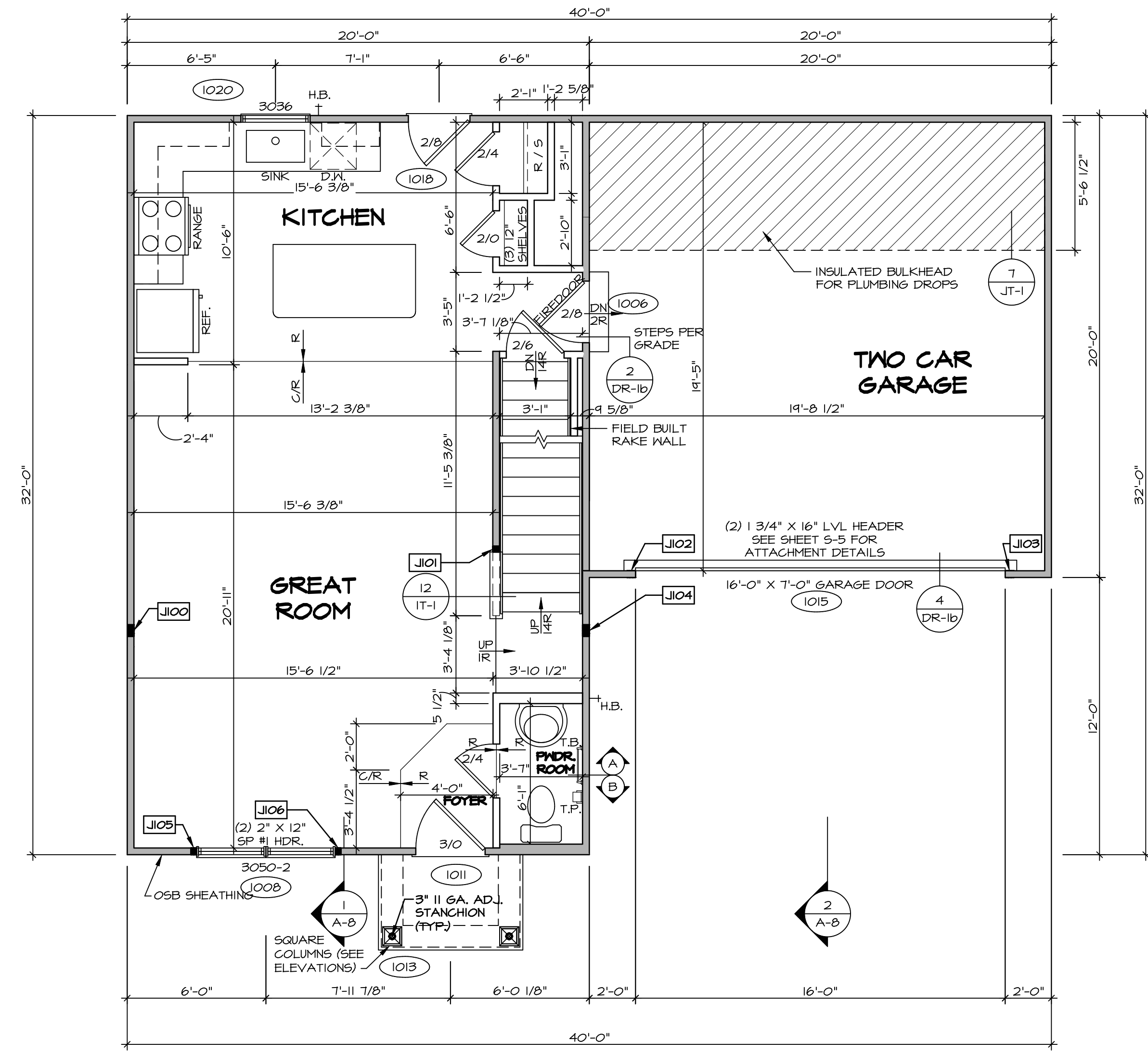
FLOOR PLAN NOTES RYAN

- 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. 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" 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 "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.

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.

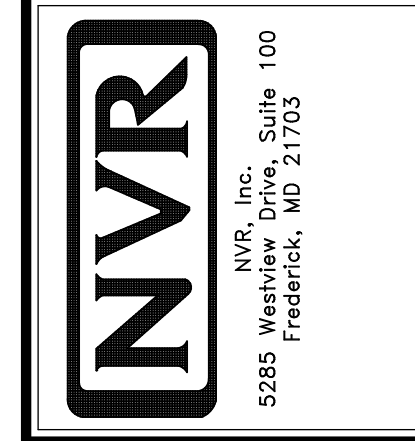
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



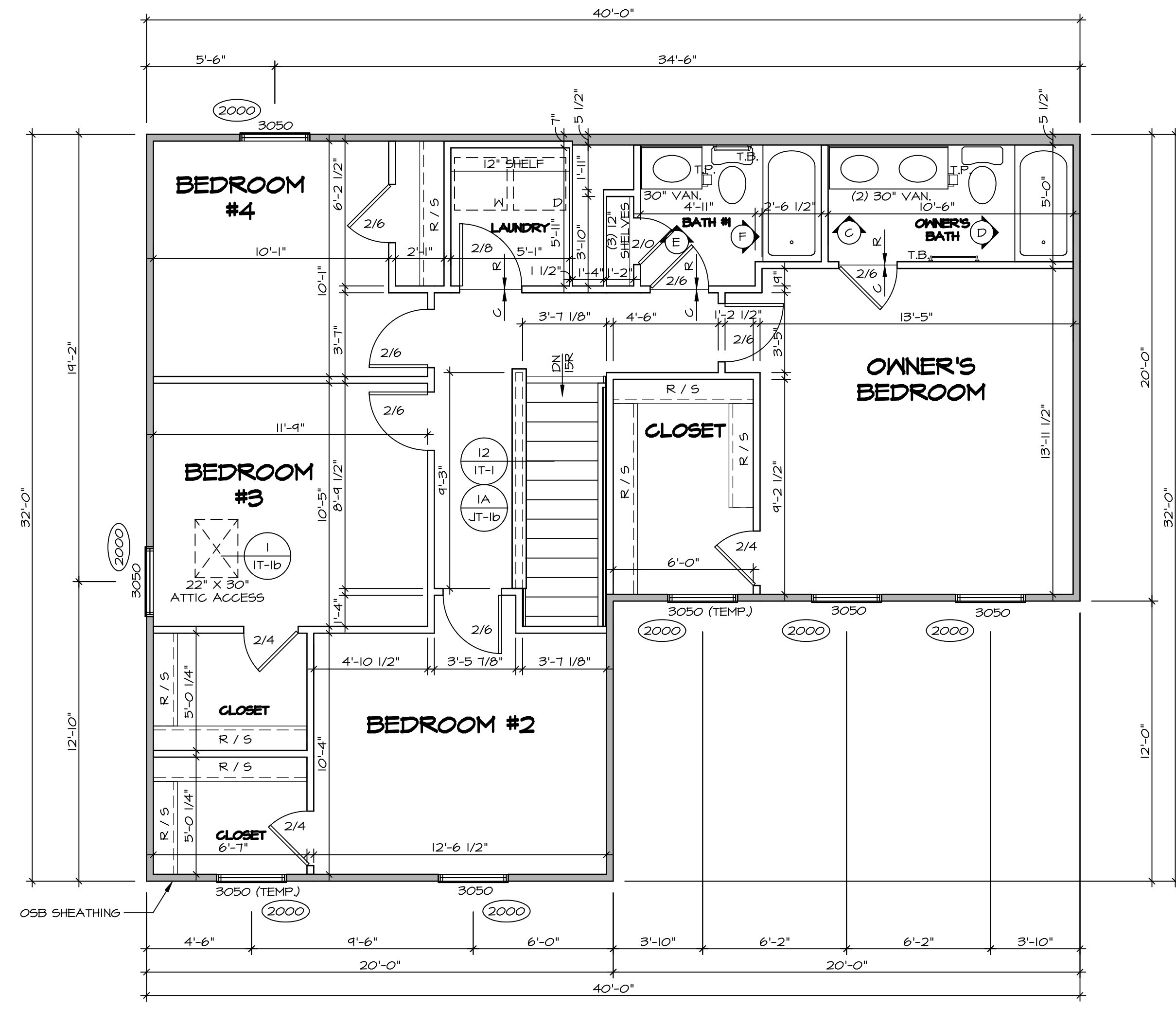
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DIV.-COMM.-LOT-UNIT
DCY-S2-0015
COMM-Lot
SAVYERS MILL - SIMPLY RYAN - 0015
STREET ADDRESS
5760 BENTWOOD DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

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SHEET NO.	A-6
MODEL	BIRCH
DRAWING TITLE	FIRST FLOOR PLAN
OPTION DESCRIPTION	
SET NO.	BRH00
VERSION	01
DRAWN BY	
DATE:	
OPTION	
17	



1
A-7
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

ALL WINDOWS HAVE (1) 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED

FLOOR PLAN NOTES RYAN

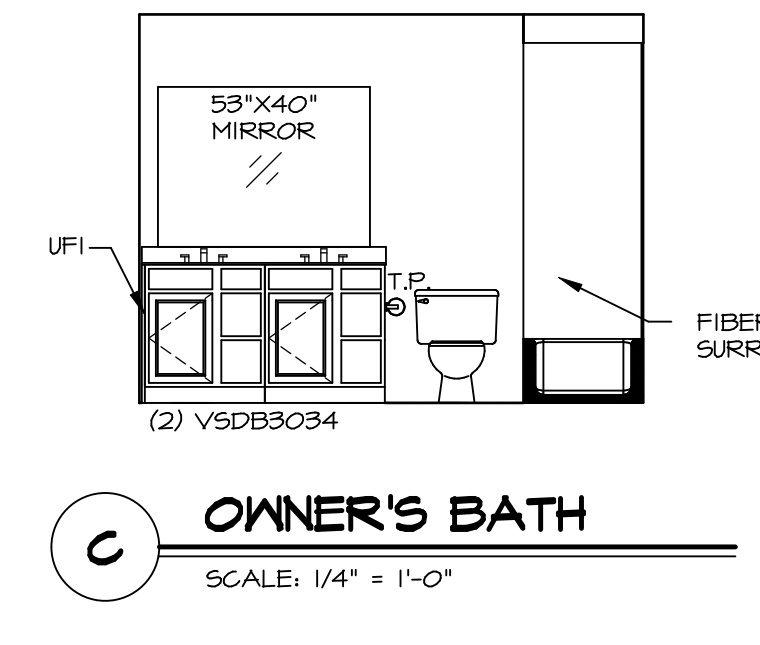
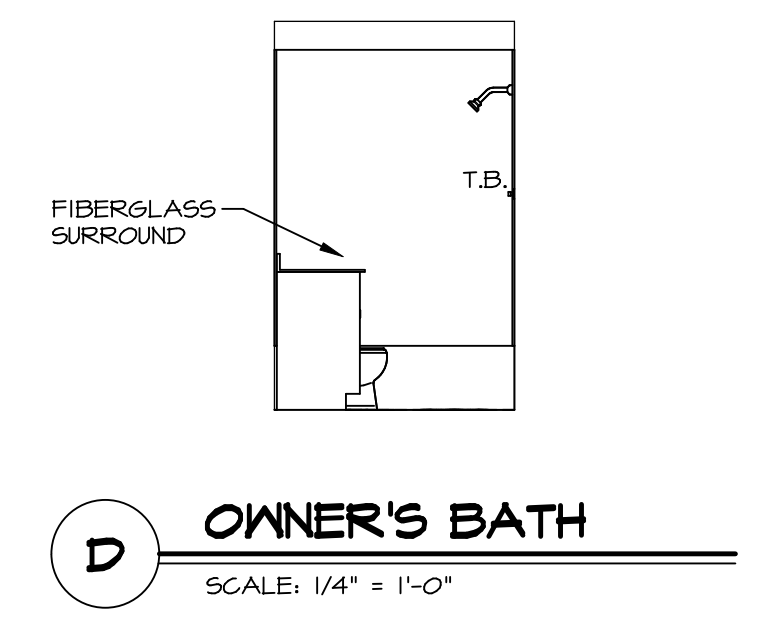
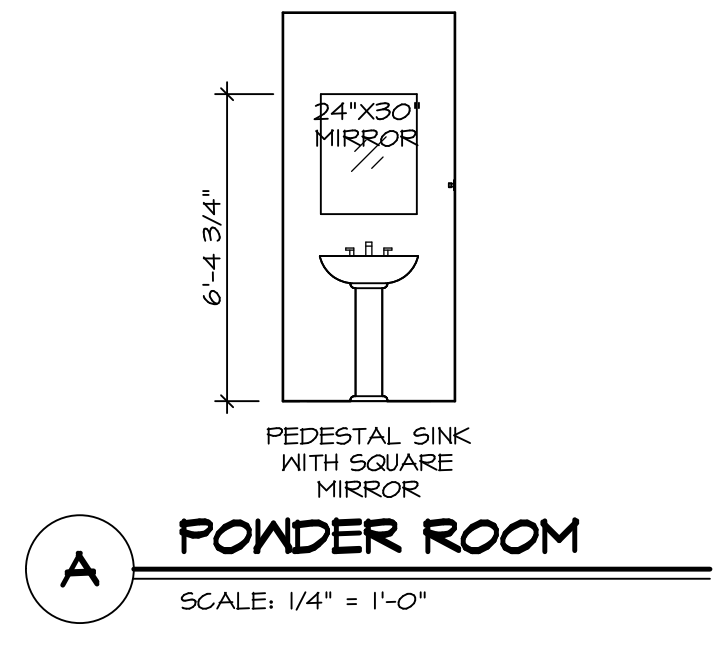
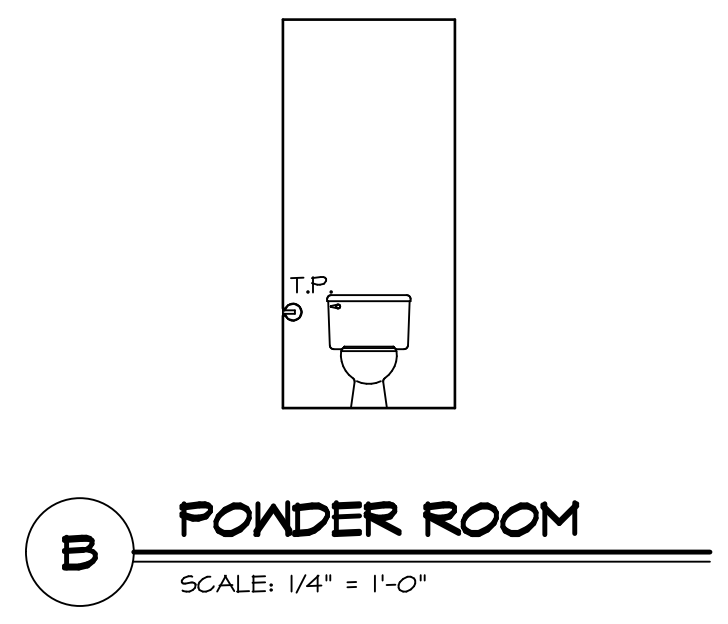
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING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

GYPHUM NOTES

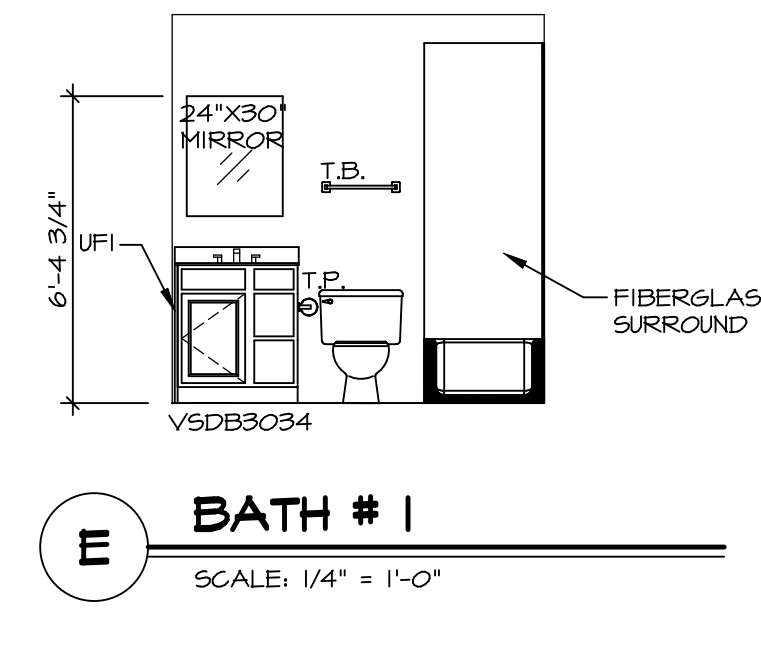
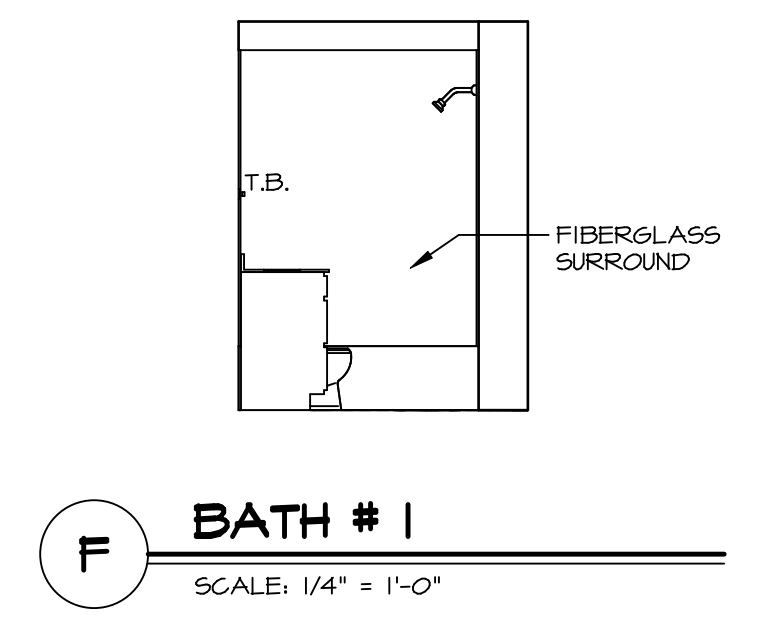
AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

SHEET NO. A-7	MODEL BIRCH	SET NO. BRH00	VERSION 01	DRAWN BY RYAN	DATE:	OPTION
		DRAWING TITLE SECOND FLOOR PLAN	OPTION DESCRIPTION			
DIV-COMM-LOT-UNIT DCY-S2-0015		COMM-LOT SAWYERS MILL - SIMPLY RYAN - 0015	STREET ADDRESS 5760 BENTWOOD DRIVE		CITY MIDDLETOWN	STATE OH
APRT. NO. ----		ZIP 45042		<p><small>© NVR, Inc. The owner 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.</small></p> <p>NVR NVR, Inc. Suite 100 Frederick, MD 21703</p>		



- 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-11	MODEL BIRCH	SET NO. BRH00
OPTION DESCRIPTION BATH ELEVATIONS	DRAWING TITLE BATH ELEVATIONS	VERSION 01
22	DATE:	OPTION

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NVR, Inc. Suite 100
5285 Washburne Rd.
Frederick, MD 21703

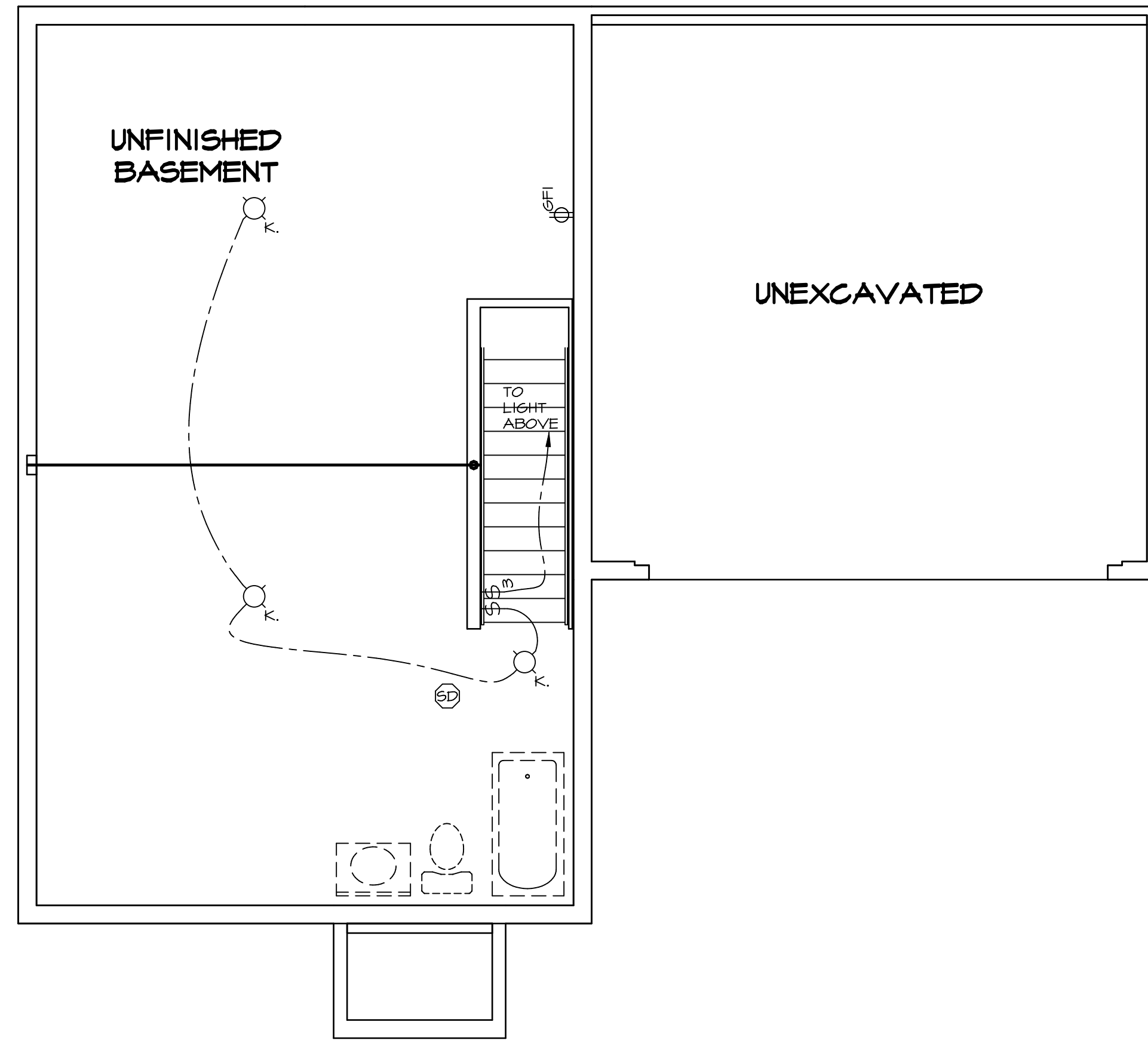
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DIV-COMM-LOT-UNIT DCY-S2-0015	
COMM-LOT SMYTERS MILL - SIMPLY RYAN - 0015	APT. NO. ----
STREET ADDRESS 5760 BENTWOOD DRIVE	CITY STATE OH ZIP MIDDLETOWN OH 45042

- NOTES:
1. ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.
 2. ALL KITCHEN, GARAGES, UNFINISHED BASEMENT, WETBARS AND ALL OUTDOOR RECEPTACLES ARE TO BE GFI PROTECTED.
 3. PROVIDE DUPLEX RECEPTACLE ON DEDICATED CIRCUIT FOR DISHWASHER IN CABINET UNDER THE SINK.
 4. PROVIDE DUPLEX RECEPTACLE FOR GARBAGE DISPOSAL IN CABINET UNDER THE SINK.
 5. PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACE.
 6. PROVIDE SWITCH W/ KEYLESS LIGHT AND GFI RECEPTACLE WHEN HVAC EQUIPMENT IS IN ATTIC SPACE.
 7. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL ROOMS EXCEPT BATH AND EXTERIOR RECEPTACLES.
 8. WASHER ON LEFT, DRYER ON RIGHT (PER PLAN OR REVERSED).
 9. DRYER RECEPTACLE 110 W/ GAS OR 220 W/ ELECTRIC.

ELECTRICAL LEGEND

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
	DUPLEX RECEPTACLE - FLOOR MOUNTED
	RECEPTACLE - 220V
	DUPLEX RECEPTACLE - USB
	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT
	DUPLEX RECEPTACLE - MICROWAVE
	SMOKE DETECTOR - WIRED IN SERIES
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN MOTOR
	EXHAUST FAN MOTOR WITH LIGHT
	TELEVISION RECEPTACLE
	TELEPHONE RECEPTACLE
	DOOR CHIME
	LIGHT FIXTURE - WALL MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
	LIGHT FIXTURE - RECESSED
	LIGHT FIXTURE - RECESSED WEATHER PROOF
	LIGHT FIXTURE - CEILING MOUNTED LED
	LIGHT FIXTURE - HANGING
	LIGHT FIXTURE - PENDANT
	LIGHT FIXTURE - FLUORESCENT
	LIGHT FIXTURE - UNDER CABINET LIGHT
	KEYLESS LAMPHOLDER
	FULLCHAIN LAMPHOLDER



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

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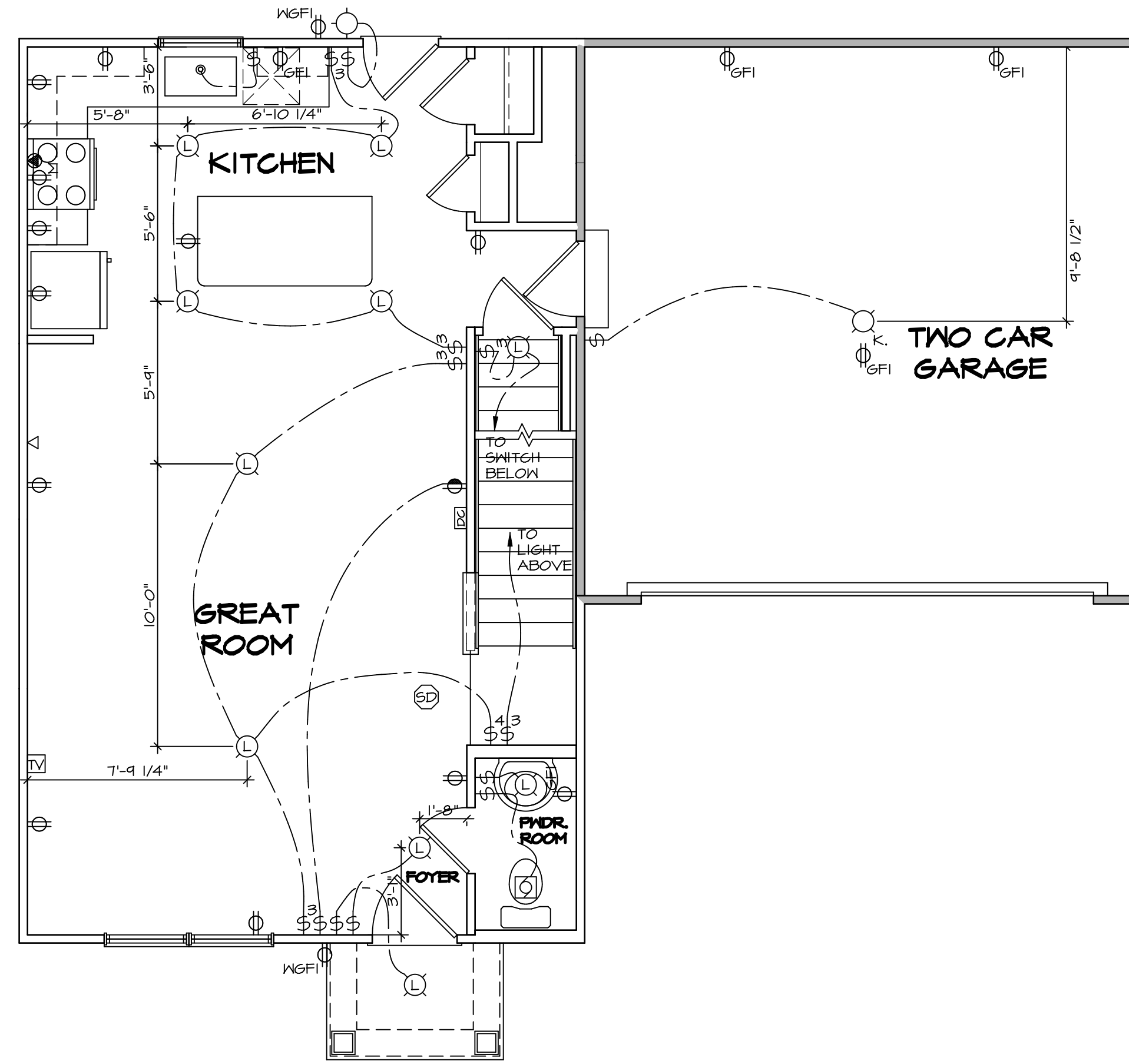


SET NO.	BRH00
VERSION	01
DRAWN BY	
DATE:	
OPTION	

MODEL	BIRCH
DRAWING TITLE	BASEMENT ELECTRICAL PLAN
OPTION DESCRIPTION	

SHEET NO. **E-1**
 23

DIV-COMM-LOT-UNIT	
DCY-S2-0015	
COMM-LOT	SAWYERS MILL - SIMPLY RYAN - 0015
STREET ADDRESS	5760 BENTWOOD DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042
APT. NO.	----



1
E-2 **FIRST FLOOR ELECTRICAL PLAN**
SCALE: 1/4" = 1'-0"

- NOTES:**
1. ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.
 2. ALL KITCHEN, GARAGES, UNFINISHED BASEMENT, REBARS AND ALL OUTDOOR RECEPTACLES ARE TO BE GFI PROTECTED.
 3. PROVIDE DUPLEX RECEPTACLE ON DEDICATED CIRCUIT FOR DISHWASHER IN CABINET UNDER THE SINK.
 4. PROVIDE DUPLEX RECEPTACLE FOR GARBAGE DISPOSAL IN CABINET UNDER THE SINK.
 5. PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACE.
 6. PROVIDE SWITCH W/ KEYLESS LIGHT AND GFI RECEPTACLE WHEN HVAC EQUIPMENT IS IN ATTIC SPACE.
 7. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL ROOMS EXCEPT BATH AND EXTERIOR RECEPTACLES.
 8. WASHER ON LEFT, DRYER ON RIGHT (PER PLAN OR REVERSED).
 9. DRYER RECEPTACLE 110 W/ 6AS OR 220 W/ ELECTRIC.

ELECTRICAL LEGEND

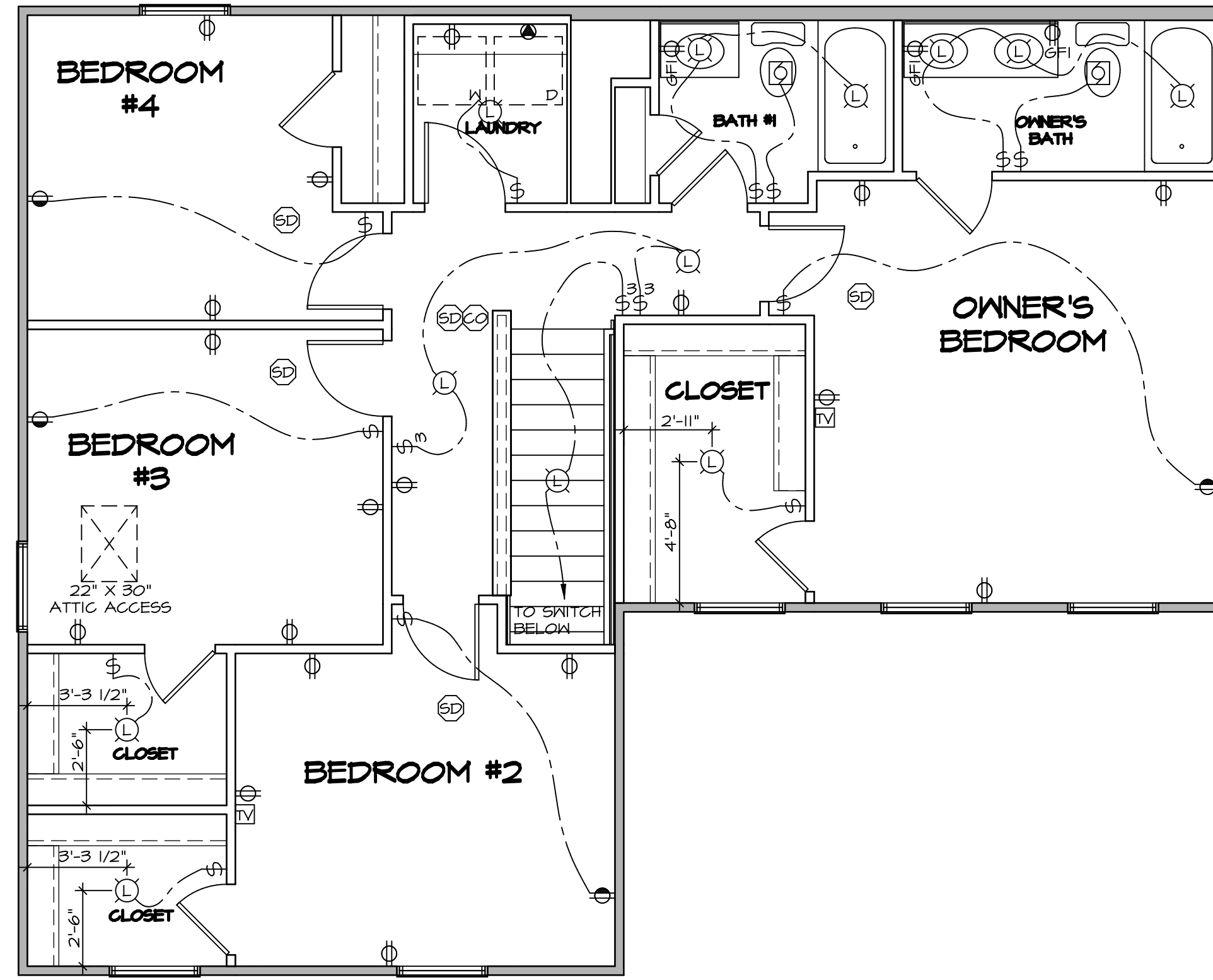
Ⓢ	SINGLE POLE SWITCH
Ⓢ	THREE WAY SWITCH
Ⓢ	FOUR WAY SWITCH
Ⓢ	DUPLEX RECEPTACLE
Ⓢ	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
Ⓢ	DUPLEX RECEPTACLE - FLOOR MOUNTED
Ⓢ	RECEPTACLE - 220V
Ⓢ	DUPLEX RECEPTACLE - USB
Ⓢ	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
Ⓢ	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT
Ⓢ	DUPLEX RECEPTACLE - MICROWAVE
Ⓢ	SMOKE DETECTOR - WIRED IN SERIES
Ⓢ	CARBON MONOXIDE DETECTOR
Ⓢ	EXHAUST FAN MOTOR
Ⓢ	EXHAUST FAN MOTOR WITH LIGHT
Ⓢ	TELEVISION RECEPTACLE
Ⓢ	TELEPHONE RECEPTACLE
Ⓢ	DOOR CHIME
Ⓢ	LIGHT FIXTURE - WALL MOUNTED
Ⓢ	LIGHT FIXTURE - CEILING MOUNTED
Ⓢ	LIGHT FIXTURE - RECESSED
Ⓢ	LIGHT FIXTURE - RECESSED WEATHER PROOF
Ⓢ	LIGHT FIXTURE - CEILING MOUNTED LED
Ⓢ	LIGHT FIXTURE - HANGING
Ⓢ	LIGHT FIXTURE - PENDANT
Ⓢ	LIGHT FIXTURE - FLUORESCENT
Ⓢ	LIGHT FIXTURE - UNDER CABINET LIGHT "S" = SMALL "M" = MEDIUM "L" = LARGE
Ⓢ	PULLCHAIN LAMPHOLDER
Ⓢ	KEYLESS LAMPHOLDER

SHEET NO. E-2	MODEL BIRCH	SET NO. BRH00 VERSION 01 DRAWN BY DATE: OPTION	DRAWING TITLE FIRST FLOOR ELECTRICAL PLAN	OPTION DESCRIPTION 24	DIV-COMM-LOT-UNIT DCY-S2-0015 COMM-LOT SANTYERS MILL - SIMPLY RYAN - 0015 STREET ADDRESS 5760 BENTWOOD DRIVE CITY MIDDLETOWN	APT. NO. STATE OH	ZIP 45042
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C:\NVR\Solves\BIRCH_BRH00_01\DCY-S2-0015\185749\Sheets\1 - Specific\24 - E-2_PLINT_ELEC_L3.dwg 05/21/20 - 8:15 am



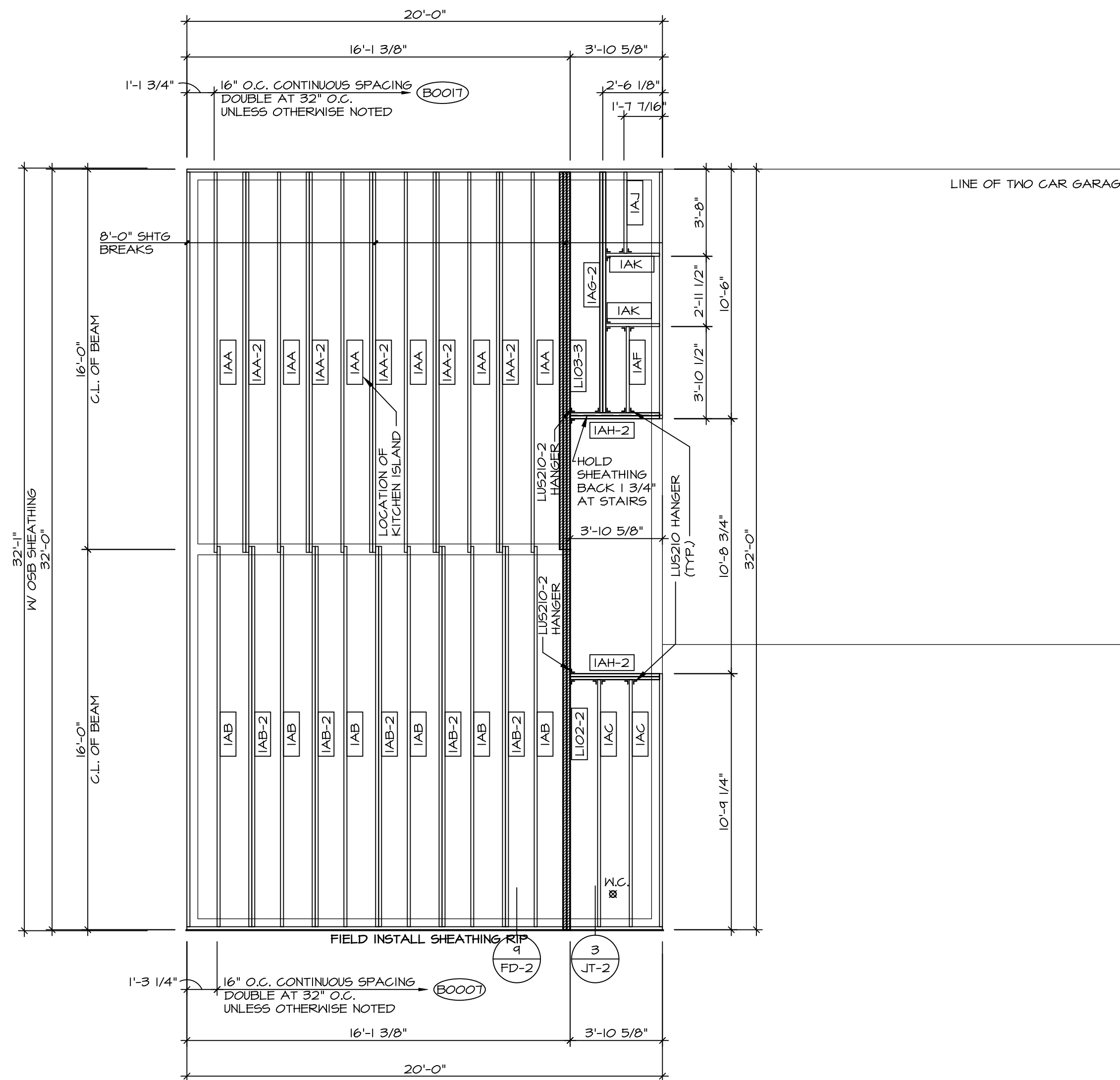
1 SECOND FLOOR ELECTRICAL PLAN
 E-3 SCALE: 1/4" = 1'-0"

- NOTES:**
1. ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUB-CONTRACTOR OR ENGINEER.
 2. ALL KITCHEN, GARAGES, UNFINISHED BASEMENT, NETBARS AND ALL OUTDOOR RECEPTACLES ARE TO BE GFI PROTECTED.
 3. PROVIDE DUPLEX RECEPTACLE ON DEDICATED CIRCUIT FOR DISHWASHER IN CABINET UNDER THE SINK.
 4. PROVIDE DUPLEX RECEPTACLE FOR GARBAGE DISPOSAL IN CABINET UNDER THE SINK.
 5. PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACE.
 6. PROVIDE SWITCH W/ KEYLESS LIGHT AND GFI RECEPTACLE WHEN HVAC EQUIPMENT IS IN ATTIC SPACE.
 7. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL ROOMS EXCEPT BATH AND EXTERIOR RECEPTACLES.
 8. WASHER ON LEFT, DRYER ON RIGHT (PER PLAN OR REVERSED).
 9. DRYER RECEPTACLE 110 W/ GAS OR 220 W/ ELECTRIC.

ELECTRICAL LEGEND

⊕	SINGLE POLE SWITCH
⊕⊕	THREE WAY SWITCH
⊕⊕⊕	FOUR WAY SWITCH
⊕⊕	DUPLEX RECEPTACLE
⊕⊕ (bottom half shaded)	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
⊕⊕ (floor mounted)	DUPLEX RECEPTACLE - FLOOR MOUNTED
⊕⊕ (220V)	RECEPTACLE - 220V
⊕⊕ (USB)	DUPLEX RECEPTACLE - USB
⊕⊕ (GFI)	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
⊕⊕ (W/P GFI)	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT
⊕⊕ (SD)	DUPLEX RECEPTACLE - MICROWAVE
⊕⊕ (SD)	SMOKE DETECTOR - WIRED IN SERIES
⊕⊕ (CO)	CARBON MONOXIDE DETECTOR
⊕⊕ (EFM)	EXHAUST FAN MOTOR
⊕⊕ (EFM with light)	EXHAUST FAN MOTOR WITH LIGHT
⊕⊕ (TV)	TELEVISION RECEPTACLE
⊕⊕ (PHONE)	TELEPHONE RECEPTACLE
⊕⊕ (DCH)	DOOR CHIME
⊕⊕ (LM)	LIGHT FIXTURE - WALL MOUNTED
⊕⊕ (LC)	LIGHT FIXTURE - CEILING MOUNTED
⊕⊕ (LR)	LIGHT FIXTURE - RECESSED
⊕⊕ (LWP)	LIGHT FIXTURE - RECESSED WEATHER PROOF
⊕⊕ (CLM)	LIGHT FIXTURE - CEILING MOUNTED LED
⊕⊕ (H)	LIGHT FIXTURE - HANGING
⊕⊕ (P)	LIGHT FIXTURE - PENDANT
⊕⊕ (FL)	LIGHT FIXTURE - FLUORESCENT
⊕⊕ (UC)	LIGHT FIXTURE - UNDER CABINET LIGHT
⊕⊕ (S)	5" = SMALL "M" = MEDIUM "L" = LARGE
⊕⊕ (PCL)	PULLCHAIN LAMPHOLDER
⊕⊕ (K)	KEYLESS LAMPHOLDER

SHEET NO. E-3	MODEL BIRCH	SET NO. BRH00 VERSION 01 DRAWN BY DATE: OPTION	DRAWING TITLE SECOND FLOOR ELECTRICAL PLAN	OPTION DESCRIPTION 25	DIV-COMM-LOT-UNIT DCY-S2-0015 COMM-LOT SAWYERS MILL - SIMPLY RYAN - 0015 STREET ADDRESS 5760 BENTWOOD DRIVE CITY MIDDLETOWN	APT. NO. STATE OH ZIP 45042
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FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- 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

- 2X10 FLOOR SYSTEM**
- SUBFLOOR IS 5/8" TONGUE AND GROOVE OSB STANDARD.
 - ALL JOISTS AND RINGS ARE 2X10 SPP #1 OR SPP #2.
 - ALL RING MATL 14'-0" UNLESS OTHERWISE NOTED.
 - ALL SHORT JOIST ARE CUT FROM 14'-0" UNLESS OTHERWISE NOTED.
 - REFER TO STANDARD DETAILS FOR HOLE CUTTING GUIDELINES.
 - PROVIDE SOLID 2X10 (UNLESS NOTED OTHERWISE) BLKS BELOW ALL JACKS AS REQ'D.
 - 4" MAX. OVERHANG OF FLOOR JOIST ON STEEL BEAM AND BEARING WALLS.
 - OPTIONAL CROSS BRIDGING AS REQ'D.
 - ALL JOIST LENGTHS IN SCHEDULE ARE TO BE CUT FROM 2'-0" NOMINAL SIZE JOISTS.
 - SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS FOR TYPICAL HANGERS, (FC-4)
 - WITH VENTED CRAWL SPACE ADD HANGERS AND DOUBLE RING JOIST ABOVE FOUNDATION VENTS AND ACCESS PANEL(S).
 - ADHESIVE TO BE APPLIED AT THE RATE OF (1) TUBE PER TWO AND ONE-HALF SHEETS; SHEETS ARE TO BE GLUED AND PLACED ONE AT A TIME. **APPLY GLUE TO TONGUE AND GROOVE.**

- LVL PLY TO PLY FASTENING SCHEDULE:** (WHERE APPLICABLE BASED ON LVL USAGE)
- 1.A - (2) PLY UP TO AND INCLUDING II 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT I 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
 - 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT I 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
 - 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT I 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C.
 - 4.A - (3) PLY UP TO AND INCLUDING II 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE
 - 5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - 6.A - (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT I 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
 - 7.A - (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

FIRST FLOOR FRAMING LENGTH SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
IAA	JOIST - 2x10	16'-0"	BO01T	
IAA-2	JOIST - 2x10	16'-0"	BO01T	
IAB	JOIST - 2x10	16'-0"	BO007	
IAB-2	JOIST - 2x10	16'-0"	BO007	
IAC	JOIST - 2x10	10'-4 3/4"	BO007	
IAF	JOIST - 2x10	3'-1 1/2"	BO007	
IAG-2	JST - (2) 2x10 SPP#2	10'-1 1/2"	BO005	PLANT BUILT
IAH-2	JST - (2) 2x10 SPP#2	3'-9 1/8"	BO001	PLANT BUILT
IAJ	JOIST - 2x10	3'-5"	BO007	
IAK	JOIST - 2x10	2'-3 1/8"	BO003	

FIRST FLOOR LVL LENGTH SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
LI02-2	LVL 1.75 - 04-04	16'-0"	BO012	
LI03-3	LVL 1.75 - 04-04	15'-10 1/2"	BO014	

MODEL
BIRCH

DRAWING TITLE
FIRST FLOOR JOIST LAYOUT

OPTION DESCRIPTION

SHEET NO.
S-1

26

SET NO. BRH00
VERSION 01
DRAWN BY
DATE:
OPTION

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Friedrich, MD 21703
5285 Washburne
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DIV-COMM-Lot-UNIT
DCY-S2-0015

COMM-Lot
SANTYERS MILL - SIMPLY RYAN - 0015

STREET ADDRESS
5760 BENTWOOD DRIVE

CITY
MIDDLETOWN

STATE
OH

ZIP
45042

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LEGEND	
	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

1-JOIST FLOOR SYSTEM

- SUBFLOOR IS 3/4" TONGUE AND GROOVE OSB STANDARD.
- JOIST LENGTHS SHIPPED IS THE NEXT HIGHEST LENGTH TO CUT FROM.
- ALL RIMBOARD TO BE 1-1/8" THICK U.N.O.
- REFER TO STANDARD DETAIL T/JT-3 FOR HOLE CUTTING GUIDELINES.
- PROVIDE RIMBOARD SOLID BLOCKING AT EXTERIOR WALLS AND BELOW ALL JACKS AS REQUIRED.
- REFER TO DETAIL T/JT-3 FOR HANGER DETAIL.
- ALL JOISTS TO BE FRI40, FRI60 OR FRI80. REFERENCE SCHEDULE FOR SPECIFIC SERIES PER MEMBER.
 - FRI40 SERIES ARE SHOWN AS SHADED ON FRAMING PLAN.
- SEE CONNECTOR / NAIL CHART IN STANDARD DETAILS (FC-4) FOR TYPICAL HANGERS.
- WITH VENTED CRANK SPACE ADD HANGERS AND DOUBLE RIMBOARD ABOVE FOUNDATION VENTS AND ACCESS PANEL(S).
- ALL LVL BLOCKING CUT FROM 14'-0" MATERIAL.
- ADHESIVE TO BE APPLIED AT THE RATE OF (1) TUBE PER TWO AND ONE-HALF SHEETS; SHEETS ARE TO BE GLUED AND PLACED ONE AT A TIME. **APPLY GLUE TO TONGUE AND GROOVE.**
- 1-JOIST BLOCKING CUT FROM 2'-0" MATERIAL.
- ADHESIVE TO BE ADDED TO ALL JOIST HANGERS PRIOR TO SETTING JOISTS.

LVL PLY TO PLY FASTENING SCHEDULE: (WHERE APPLICABLE BASED ON LVL USAGE)

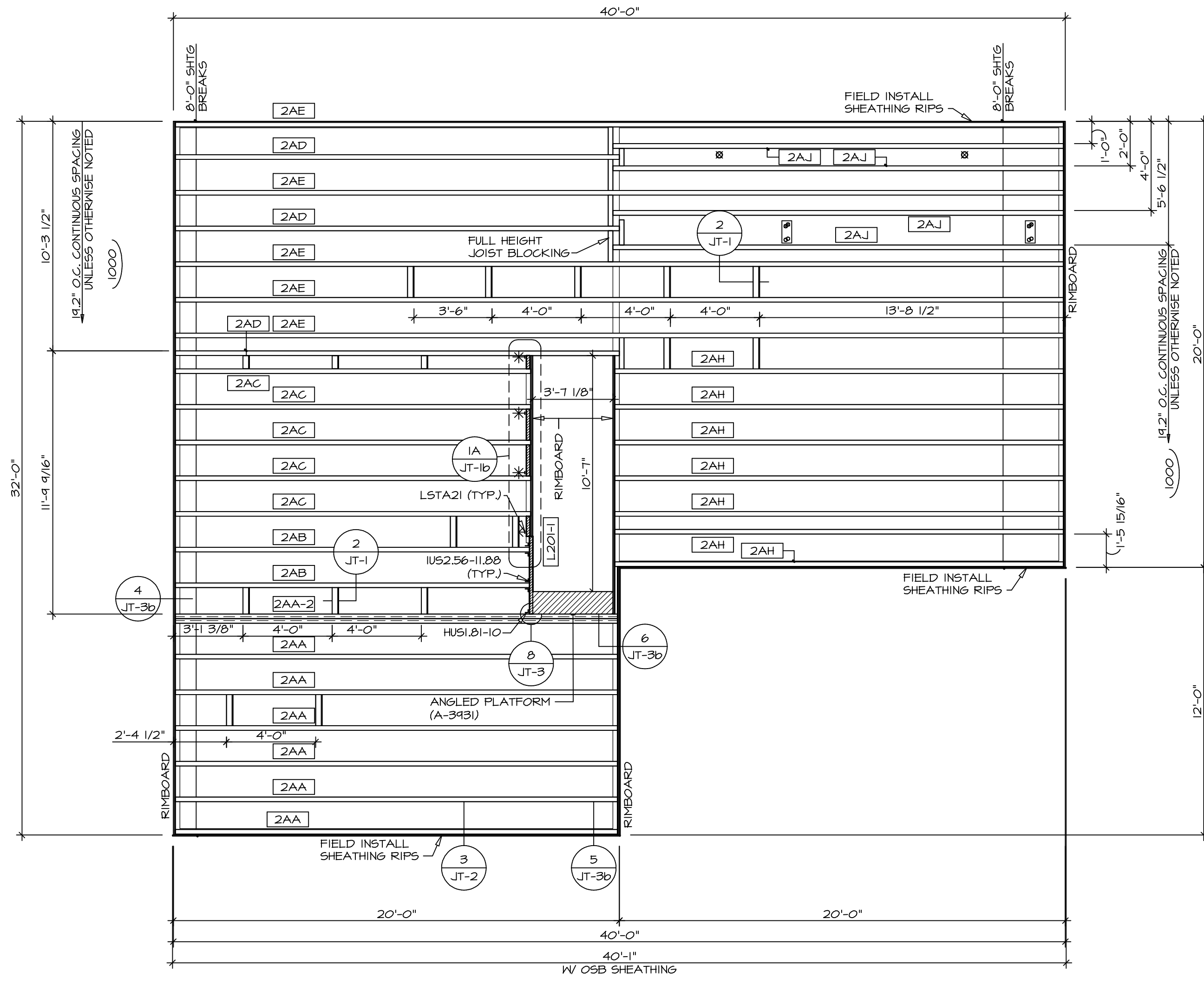
- (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 14" TO AND 15" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C.
- (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C.
- (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (3) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 14" TO AND 15" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (4) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (3) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE OR ALT 1 1/2" WIDE LVL FASTEN PLYS W/ (5) ROWS 12D NAILS AT 12" O.C. FROM EACH SIDE.
- (4) PLY (ALL SIZES); FASTEN PLYS W/ (2) ROWS 1/2" DIAMETER A307 BOLTS AT 24" O.C. SEE SHOP DRAWING FOR ADDITIONAL INFORMATION.

SECOND FLOOR FRAMING LENGTH SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
2AA	FRI 60 - 11-14	18'-4 3/4"	1000	
2AA-2	FRI 60 - 11-14 DBL	18'-4 3/4"	1004	J-0002
2AB	FRI 60 - 11-14	15'-10 1/2"	1000	
2AC	FRI 60 - 11-14	15'-11 1/8"	1000	
2AD	FRI 60 - 11-14	14'-10 1/8"	1000	
2AE	FRI 60 - 11-14	34'-4 3/4"	1000	
2AH	FRI 60 - 11-14	20'-1 1/4"	1000	
2AJ	FRI 60 - 11-14	20'-2 3/8"	1000	

SECOND FLOOR LVL LENGTH SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
L201-1	LVL L75 - 11-14	3'-5 13/16"	1002	



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

DIV-COMM-LOT-UNIT
 COMM-LOT
 STREET ADDRESS
 CITY
 STATE
 ZIP

DCY-S2-0015

SAVIERS MILL - SIMPLY RYAN - 0015

5760 BENTWOOD DRIVE
MIDDLETOWN OH 45042

SET NO. BRH00
 VERSION 01
 DRAWN BY
 DATE:
 OPTION

MODEL
BIRCH
 DRAWING TITLE
 SECOND FLOOR JOIST LAYOUT
 OPTION DESCRIPTION

S-2

28

SHEET NO.
S-2
 28

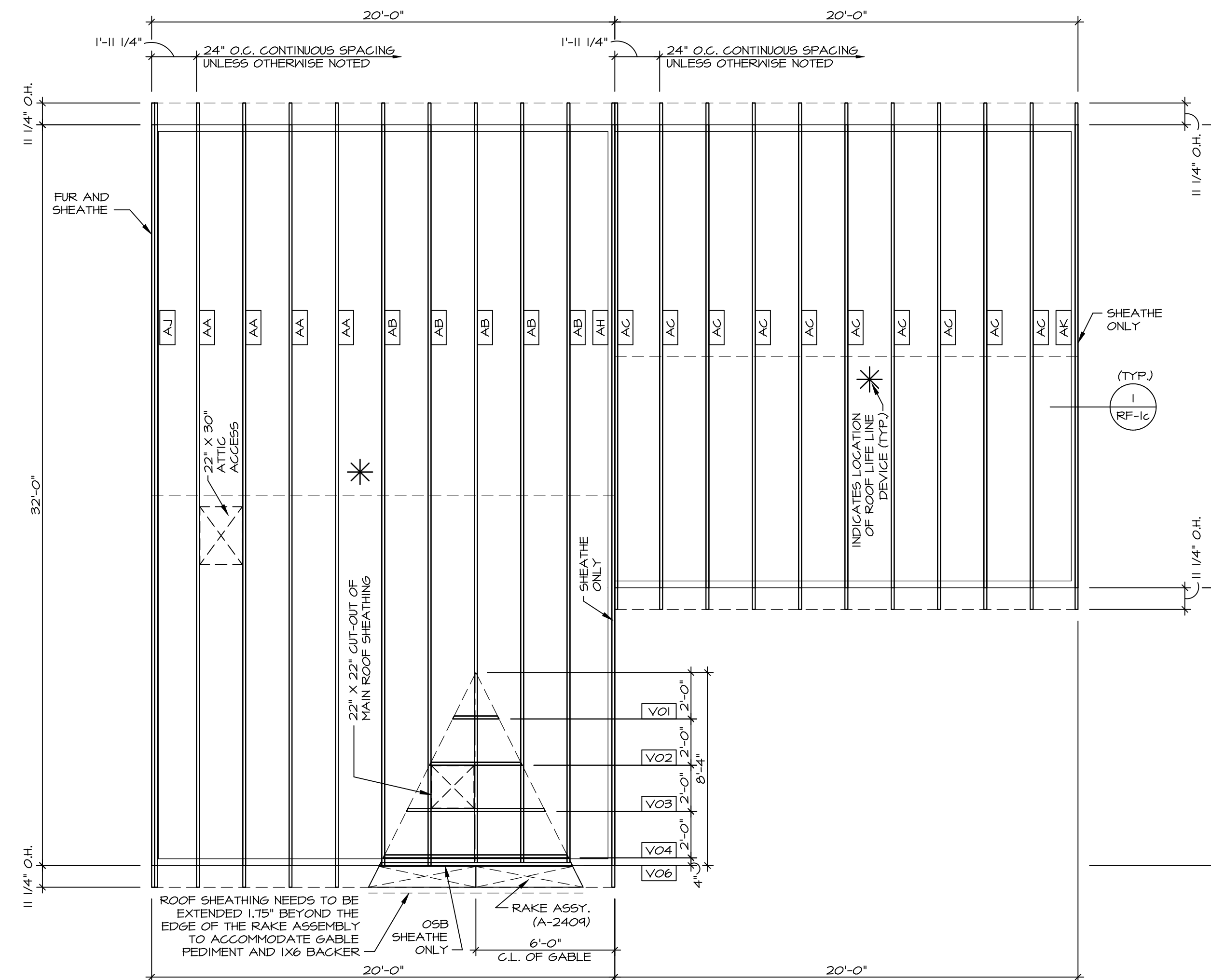
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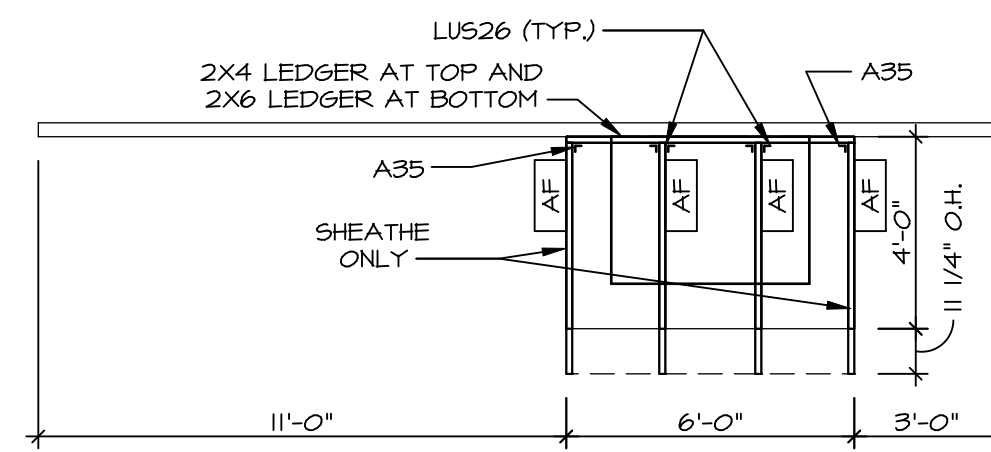
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TRUSS SCHEDULE					
IDENTIFIER	SPECS	TRUSS NUMBER	LENGTH	ROOF PITCH (X/12)	TYPE
AA	EA-NE-SE	13176	32'-0"	6/12	COMMON
AB	EA-NE-SE	13177	32'-0"	6/12	SPECIAL
AC	EA-NE-SE	13152	20'-0"	6/12	COMMON
AF	EA-NE-SE	13155	3'-10 1/2"	4/12	MONO
AH	EA-NE-SE	16440	32'-0"	6/12	STUDDED GABLE
AJ	EA-NE-SE	16441	32'-0"	6/12	GABLE END
AK	EA-NE-SE	16442	20'-0"	6/12	GABLE END
VO1	VT-NT	01261	2'-0"	12-6/12	VALLEY
VO2	VT-NT	01262	4'-0"	12-6/12	VALLEY
VO3	VT-NT	01263	6'-0"	12-6/12	VALLEY
VO4	VT-NT	01264	8'-0"	12-6/12	VALLEY
VO6	VT-NT	44106	8'-4"	12-6/12	VALLEY

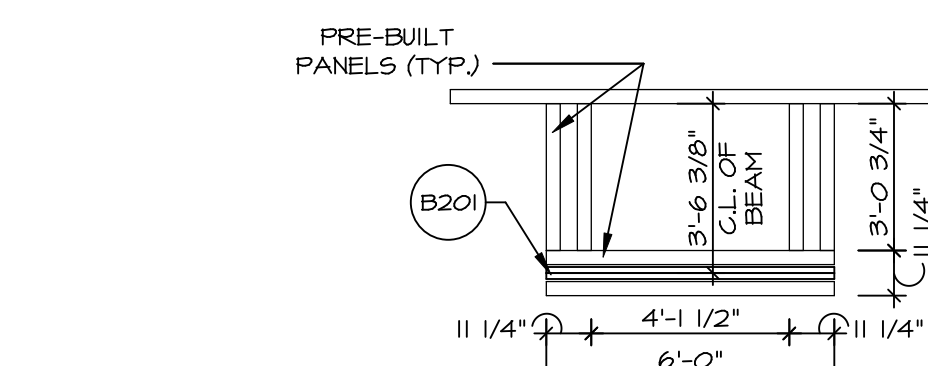
FIELD INSTALLED ROOF FRAMING BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B201	BEAM BUILT 2X6 - 2 PLY RFF	6'-0"	1013	



1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 PORCH ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



3 PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"

- NOTES:**
- SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 - SCHEDULES (N-2)
 - LVL NAILING SCHEDULE (N-1)

LEGEND	
	BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- ROOF FRAMING NOTES**
- REFER TO THE STANDARD DETAILS FOR THE FOLLOWING:
 - TRUSS TIE-DOWNS (1/TRF-1)
 - PIGGYBACK TRUSS ATTACHMENT (2/TRF-1)
 - VALLEY GABLE TRUSS BRACING (3/TRF-1)
 - GABLE BRACING (1/TRF-1c)
 - TRUSS BRACING (2/TRF-1c)
 - LIFELINE ATTACHMENT (5/TRF-1)
 - FALL PROTECTION ON PLATFORM TRUSSES (11/TRF-1)
 - IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED.

BIV-COMM-LOT-UNIT
DCY-S2-0015

COMM-LOT
SAWYERS MILL - SIMPLY RYAN - 0015

STREET ADDRESS
5760 BENTWOOD DRIVE

CITY
MIDDLETOWN

STATE
OH

ZIP
45042

APRT. NO.

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SET NO. BRH00
VERSION 01
DRAWN BY
DATE:
OPTION

MODEL
BIRCH
DRAWING TITLE
ROOF FRAMING PLAN

SHEET NO.
S-3

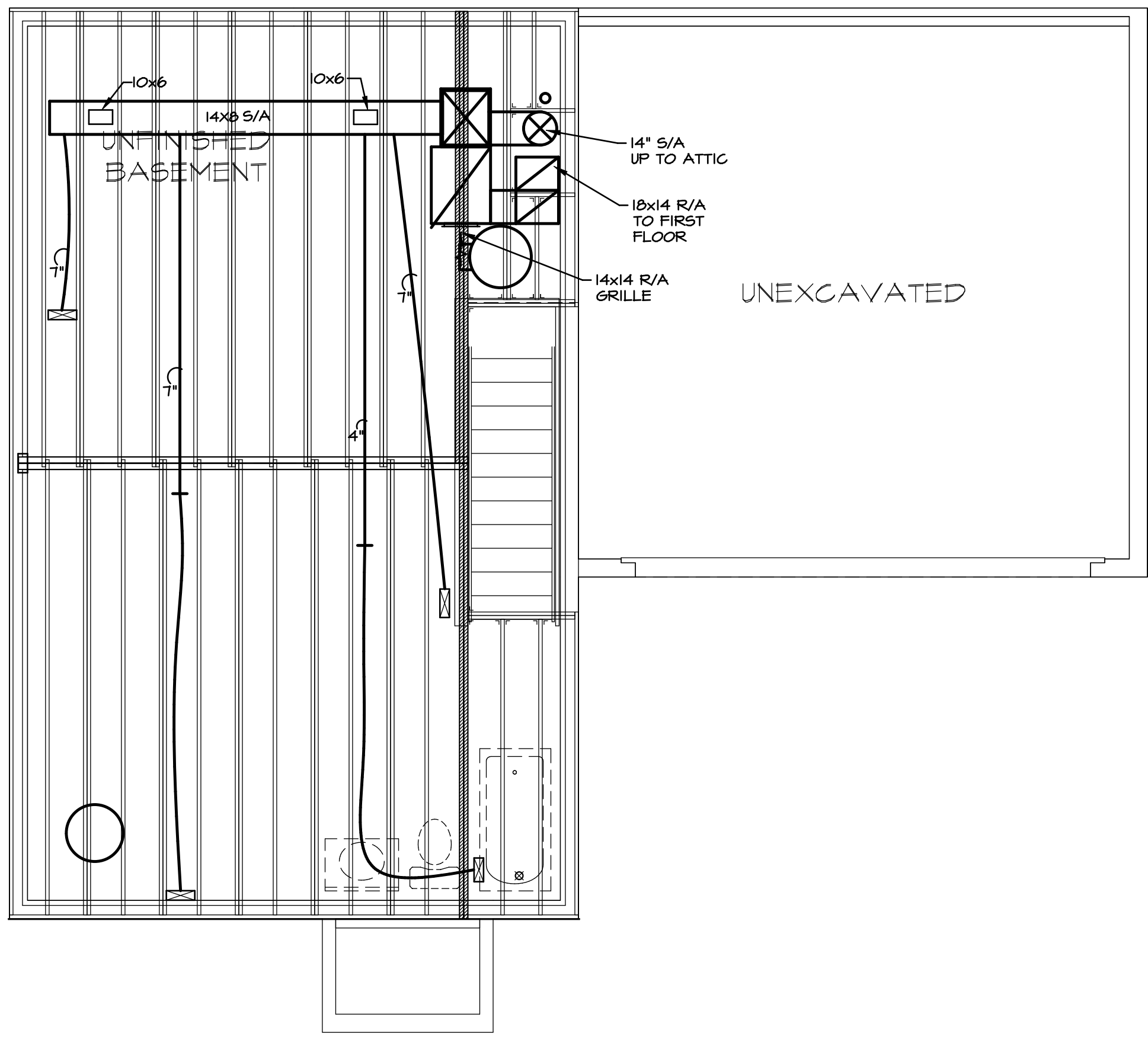
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ACCEPTABLE REGISTER SIZES		
DUCT SIZE (INCHES)	FLOOR REGISTERS	CEILING/WALL REG
4"	10X4	8X6, 10X4, 10X6
5"	10X4	8X6, 10X4, 10X6
6"	10X4	10X4, 10X6
7"	12X4, 12x6	12X4, 12X6
8"	14X4, 12x6	14X4, 12X6, 12X8

MECHANICAL LEGEND

	THERMOSTAT
	EXHAUST FAN 50 CFM: 4" DUCT 80 CFM & ABOVE: 6" DUCT
	LIGHT / EXHAUST FAN
	S/A REGISTER UP OR OVAL RIGID WALL STACK
	FLOOR REGISTER
	CEILING REGISTER
	CURVED-BLADE CEILING REGISTER
	OPTIONAL S/A REGISTER UP
	OPTIONAL FLOOR REGISTER
	OPTIONAL CEILING REGISTER
	TRANSFER (COMBUSTION) AIR GRILLE
	LOW SIDE WALL (LSW) OR HIGH SIDE WALL (HSW) REGISTER
	LSW OR HSW R/A GRILLE
	TWO WAY HSW REGISTER OR LSW REGISTER
	BACK FLOW DAMPER
	VOLUME DAMPER
	BAROMETRIC OR BYPASS DAMPER
	OUTSIDE AIR DAMPER
	MOTOR OPERATED ZONE DAMPER
	FRESH AIR INTAKE USE 6" INSULATED FLEX DUCT
	ELECTRIC BASEBOARD
	RETURN DUCT SECTIONS
	SUPPLY DUCT SECTIONS
	DISTRIBUTION BOX
	RECTANGULAR METAL DUCTWORK
	INSULATED RECTANGULAR DUCTWORK
	ROUND METAL DUCTWORK
	FLEX DUCTWORK
	INSULATED R/A FLEX DUCTWORK
	RIGID & FLEX SUPPLY DUCT



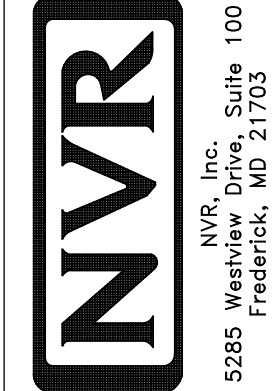
NOTES:

- PROVIDE MANUAL VOLUME DAMPERS IN EACH PLENUM TAKE-OFF FOR ALL SYSTEMS.
- REMOVE MANUAL VOLUME DAMPERS IN EACH PLENUM TAKE-OFF WHEN THE ELECTRONIC ZONE DAMPER SYSTEM IS SELECTED FOR ALL SYSTEMS.
- PROVIDE RETURN AIR FILTER GRILLES FOR ATTIC SYSTEM.
- EXTEND SUPPLY LINES WITH OPTIONAL ELEVATIONS AS NEEDED.
- ROOF PENETRATIONS SHALL NOT OCCUR WITHIN 4'-0" OF FIRE SEPARATION WALLS.
- INSULATE ALL DUCTS IN UNCONDITIONED SPACES.
- TRANSFER GRILLES ARE SHOWN AS A MINIMUM REQUIREMENT FOR COMBUSTION AIR. ADDITIONAL DUCTWORK AND/OR OUTSIDE AIR GRILLES MAY BE NEEDED BASED ON EQUIPMENT SELECTED AND LOCAL CODES. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED COMBUSTION AIR BASED ON LOCAL CODES.
- WITH SOUTHEAST SPECS "SXS", ALL BRANCHES SHALL BE FLEX.
- THIS HVAC PLAN IS SCHEMATIC ONLY AND NOT INTENDED AS AN ENGINEERED DRAWING. THIS PLAN REPRESENTS THE DESIGN INTENT FOR DUCT AND REGISTER LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED HVAC SUBCONTRACTOR OR ENGINEER.
- 6" FLEX DUCT ACCEPTABLE IF 5" NOT AVAILABLE.
- 4" FLEX DUCT ACCEPTABLE IF 5" NOT AVAILABLE.
- OUTSIDE UNIT LOCATION MAY VARY PER GRADE OR OPTIMAL CONDITIONS.
- EXHAUST/INTAKE SIZE SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS AND CODE REQUIREMENTS.

BASEMENT HVAC LAYOUT
SCALE: 1/4" = 1'-0"

SHEET NO. M-1	MODEL BIRCH	SET NO. BRH00	VERSION 01
		DRAWING TITLE HVAC LAYOUT - BASEMENT	DRAWN BY MWP
35	OPTION DESCRIPTION	DATE: 6/14/19	OPTION
		DIV-COMM-LOT-UNIT DCY-S2-0015 COMM-LOT SMYTERS MILL - SIMPLY RYAN - 0015 STREET ADDRESS 5760 BENTWOOD DRIVE CITY MIDDLETOWN STATE OH ZIP 45042	

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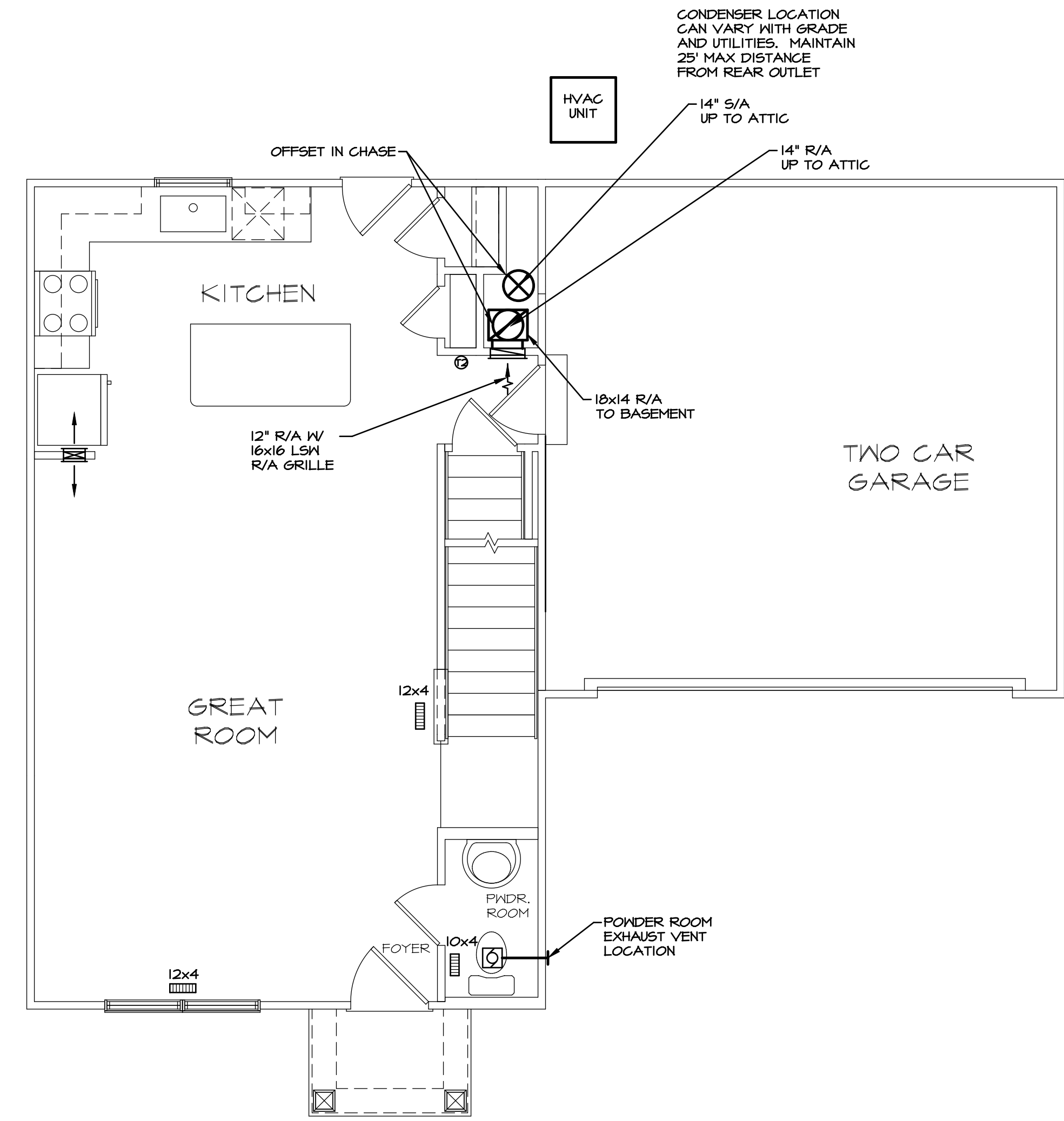


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Frederick, MD 21703
5285 Washburn Drive

ACCEPTABLE REGISTER SIZES		
DUCT SIZE (INCHES)	FLOOR REGISTERS	CEILING/WALL REG
4"	10X4	8X6, 10X4, 10X6
5"	10X4	8X6, 10X4, 10X6
6"	10X4	10X4, 10X6
7"	12X4, 12x6	12X4, 12X6
8"	14X4, 12x6	14X4, 12X6, 12X8

MECHANICAL LEGEND

- ⊙ THERMOSTAT
- ⊠ EXHAUST FAN
50 CFM: 4" DUCT
80 CFM & ABOVE: 6" DUCT
- ⊙ LIGHT / EXHAUST FAN
- ⊠ S/A REGISTER UP OR OVAL RIGID WALL STACK
- ▭ FLOOR REGISTER
- ▭ CEILING REGISTER
- ⬆ CURVED-BLADE CEILING REGISTER
- ⊠ OPTIONAL S/A REGISTER UP
- ▭ OPTIONAL FLOOR REGISTER
- ▭ OPTIONAL CEILING REGISTER
- ⊠ TRANSFER (COMBUSTION) AIR GRILLE
- ⊠ LSN OR HSN R/A REGISTER
- ⊠ LSN OR HSN R/A GRILLE
- ⊠ TWO WAY HSN REGISTER OR LSN REGISTER
- ⊠ BFD BACK FLOW DAMPER
- VD VOLUME DAMPER
- BD BAROMETRIC OR BYPASS DAMPER
- ⊠ OUTSIDE AIR DAMPER
- ZD-M MOTOR OPERATED ZONE DAMPER
- ⊠ FRESH AIR INTAKE
USE 6" INSULATED FLEX DUCT
- ▭ ELECTRIC BASEBOARD
- ▭ RETURN DUCT SECTIONS
- ▭ SUPPLY DUCT SECTIONS
- ▭ DISTRIBUTION BOX
- 14x8 RECTANGULAR METAL DUCTWORK
- 14x8 INSULATED RECTANGULAR DUCTWORK
- TS ROUND METAL DUCTWORK
- TS FLEX DUCTWORK
- INSULATED R/A FLEX DUCTWORK
- ⊠ RIGID & FLEX SUPPLY DUCT



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

NOTES:

- PROVIDE MANUAL VOLUME DAMPERS IN EACH PLENUM TAKE-OFF FOR ALL SYSTEMS.
- REMOVE MANUAL VOLUME DAMPERS IN EACH PLENUM TAKE-OFF WHEN THE ELECTRONIC ZONE DAMPER SYSTEM IS SELECTED FOR ALL SYSTEMS.
- PROVIDE RETURN AIR FILTER GRILLES FOR ATTIC SYSTEM.
- EXTEND SUPPLY LINES WITH OPTIONAL ELEVATIONS AS NEEDED.
- ROOF PENETRATIONS SHALL NOT OCCUR WITHIN 4'-0" OF FIRE SEPARATION WALLS.
- INSULATE ALL DUCTS IN UNCONDITIONED SPACES.
- TRANSFER GRILLES ARE SHOWN AS A MINIMUM REQUIREMENT FOR COMBUSTION AIR. ADDITIONAL DUCTWORK AND/OR OUTSIDE AIR GRILLES MAY BE NEEDED BASED ON EQUIPMENT SELECTED AND LOCAL CODES. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE REQUIRED COMBUSTION AIR BASED ON LOCAL CODES.
- WITH SOUTHEAST SPECS "6X6", ALL BRANCHES SHALL BE FLEX.
- THIS HVAC PLAN IS SCHEMATIC ONLY AND NOT INTENDED AS AN ENGINEERED DRAWING. THIS PLAN REPRESENTS THE DESIGN INTENT FOR DUCT AND REGISTER LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED HVAC SUBCONTRACTOR OR ENGINEER.
- 6" FLEX DUCT ACCEPTABLE IF 5" NOT AVAILABLE.
- 4" FLEX DUCT ACCEPTABLE IF 5" NOT AVAILABLE.
- OUTSIDE UNIT LOCATION MAY VARY PER GRADE OR OPTIMAL CONDITIONS.
- EXHAUST/INTAKE SIZE SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS AND CODE REQUIREMENTS.

DIV-COMM-LOT-UNIT
DCY-S2-0015

COMM-LOT
COMM-LOT
STREET ADDRESS
5160 BENTWOOD DRIVE
CITY
MIDDLETOWN
STATE
OH
ZIP
45042

APT. NO.

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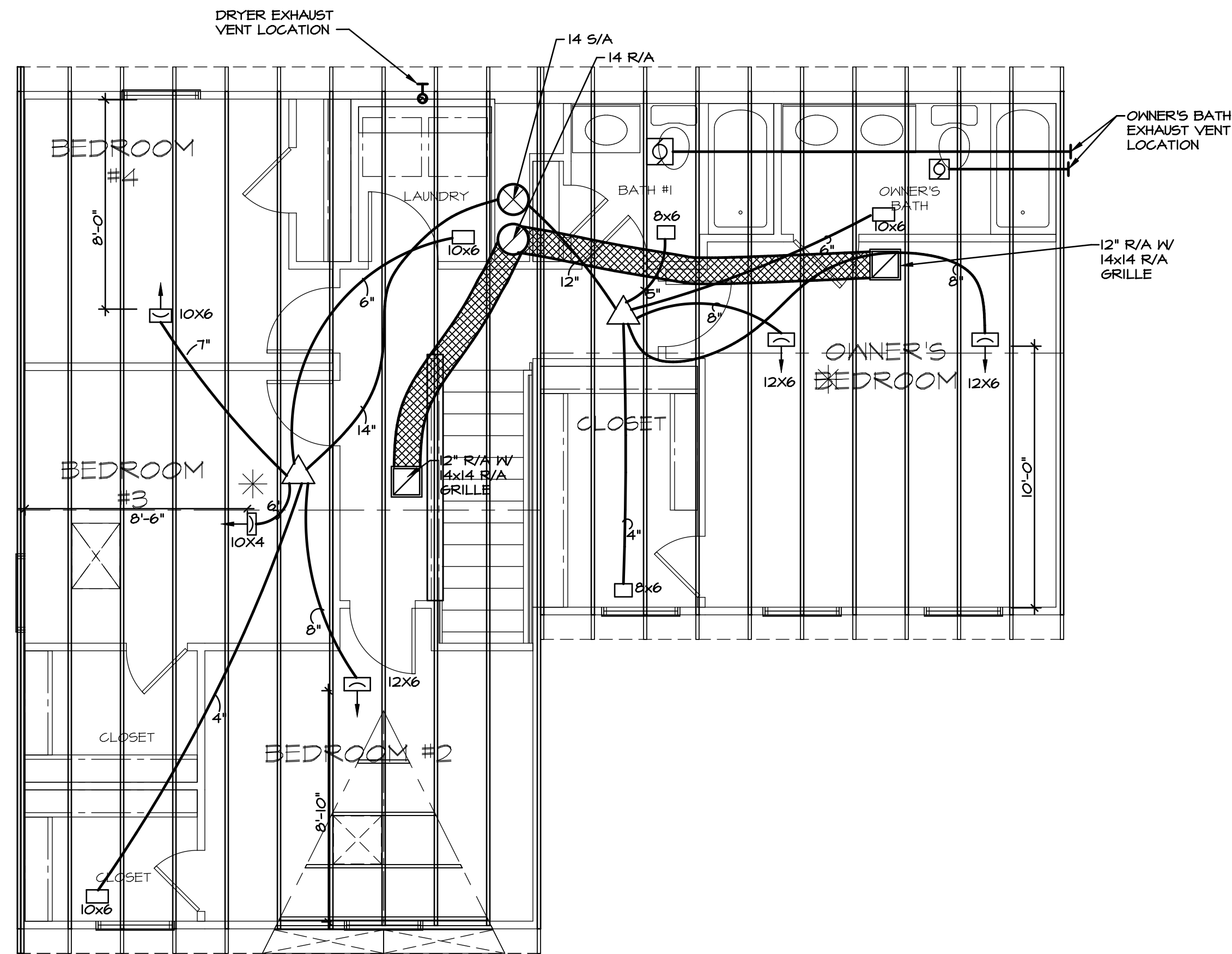
NVR
NVR, Inc. Suite 100
Frederick, MD 21703
5285 Washburn

SET NO. BRH00
VERSION 01
DRAWN BY MWP
DATE: 6/13/19
OPTION

MODEL
BIRCH
DRAWING TITLE
HVAC LAYOUT - FIRST FLOOR
OPTION DESCRIPTION

SHEET NO.
M-2
37

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MECHANICAL LEGEND

	THERMOSTAT
	EXHAUST FAN 50 CFM: 4" DUCT 80 CFM & ABOVE: 6" DUCT
	LIGHT / EXHAUST FAN
	S/A REGISTER UP OR OVAL RIGID WALL STACK
	FLOOR REGISTER
	CEILING REGISTER
	CURVED-BLADE CEILING REGISTER
	OPTIONAL S/A REGISTER UP
	OPTIONAL FLOOR REGISTER
	OPTIONAL CEILING REGISTER
	TRANSFER (COMBUSTION) AIR GRILLE
	LOW SIDE WALL (LSW) OR HIGH SIDE WALL (HSW) REGISTER
	LSW OR HSW R/A GRILLE
	TWO WAY HSW REGISTER OR LSW REGISTER
	BACK FLOW DAMPER
	VOLUME DAMPER
	BAROMETRIC OR BYPASS DAMPER
	OUTSIDE AIR DAMPER
	MOTOR OPERATED ZONE DAMPER
	FRESH AIR INTAKE USE 6" INSULATED FLEX DUCT
	ELECTRIC BASEBOARD
	RETURN DUCT SECTIONS
	SUPPLY DUCT SECTIONS
	DISTRIBUTION BOX
	RECTANGULAR METAL DUCTWORK
	INSULATED RECTANGULAR DUCTWORK
	ROUND METAL DUCTWORK
	FLEX DUCTWORK
	INSULATED R/A FLEX DUCTWORK
	RIGID & FLEX SUPPLY DUCT

NOTES:

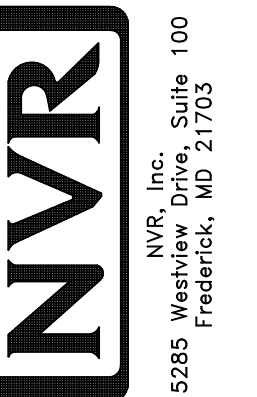
1. PROVIDE MANUAL VOLUME DAMPERS IN EACH PLENUM TAKE-OFF FOR ALL SYSTEMS.
2. REMOVE MANUAL VOLUME DAMPERS IN EACH PLENUM TAKE-OFF WHEN THE ELECTRONIC ZONE DAMPER SYSTEM IS SELECTED FOR ALL SYSTEMS.
3. PROVIDE RETURN AIR FILTER GRILLES FOR ATTIC SYSTEM.
4. EXTEND SUPPLY LINES WITH OPTIONAL ELEVATIONS AS NEEDED.
5. ROOF PENETRATIONS SHALL NOT OCCUR WITHIN 4'-0" OF FIRE SEPARATION WALLS.
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8. WITH SOUTHEAST SPECS "SXS", ALL BRANCHES SHALL BE FLEX.
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11. 4" FLEX DUCT ACCEPTABLE IF 5" NOT AVAILABLE.
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13. EXHAUST/INTAKE SIZE SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS AND CODE REQUIREMENTS.

1 SECOND FLOOR HVAC LAYOUT
M-3 SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT
DCY-S2-0015

COMM-LOT
SAMMYERS MILL - SIMPLY RYAN - 0015
STREET ADDRESS
5760 BENTWOOD DRIVE
CITY MIDDLETOWN
STATE OH
ZIP 45042

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SET NO. BRH00
VERSION 01
DRAWN BY MWP
DATE: 6/13/19
OPTION

MODEL
BIRCH
DRAWING TITLE
SECOND FLOOR HVAC LAYOUT
OPTION DESCRIPTION

SHEET NO.
M-3
39

INTERIOR TRIM - IT				
SPECIFICATION	MOULDING	MOULDING PROFILE	LOCATION	OPTIONS
NVR SPECIFICATIONS (SZB)	STANDARD CASING	WM-376 (2 1/4")	THROUGHOUT	STD
	STANDARD BASE	WM-623 (3 1/4")	THROUGHOUT	STD
	OGEE	WM-167	STAIRS, CAPPED WALLS	STD

SHEET NO.
AD-1

MODEL
BIRCH

DRAWING TITLE
STANDARD DETAILS - HOUSE SPECIFIC

OPTION DESCRIPTION

200

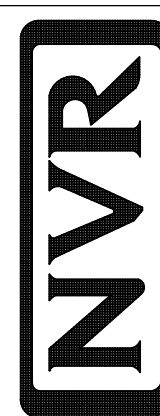
SET NO. BRH00

VERSION 01

DRAWN BY ATK

DATE: 7/1/19

OPTION



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REV. NO. | DATE

REMARKS