

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 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 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	SET NO. SF000 VERSION 01	DRAWN BY ASJ
OPTION	DRAWING TITLE BASEMENT FLOOR PLAN	DATE: 06/14/19	OPTION
6	OPTION DESCRIPTION		

DIV-COMM-LOT-UNIT DCY-S2-0018			
COMM-LOT SMYTERS MILL - SIMPLY RYAN - 0018			
STREET ADDRESS 5740 BENTWOOD DRIVE		APT. NO. ----	ZIP 45042
CITY MIDDLETOWN	STATE OH		

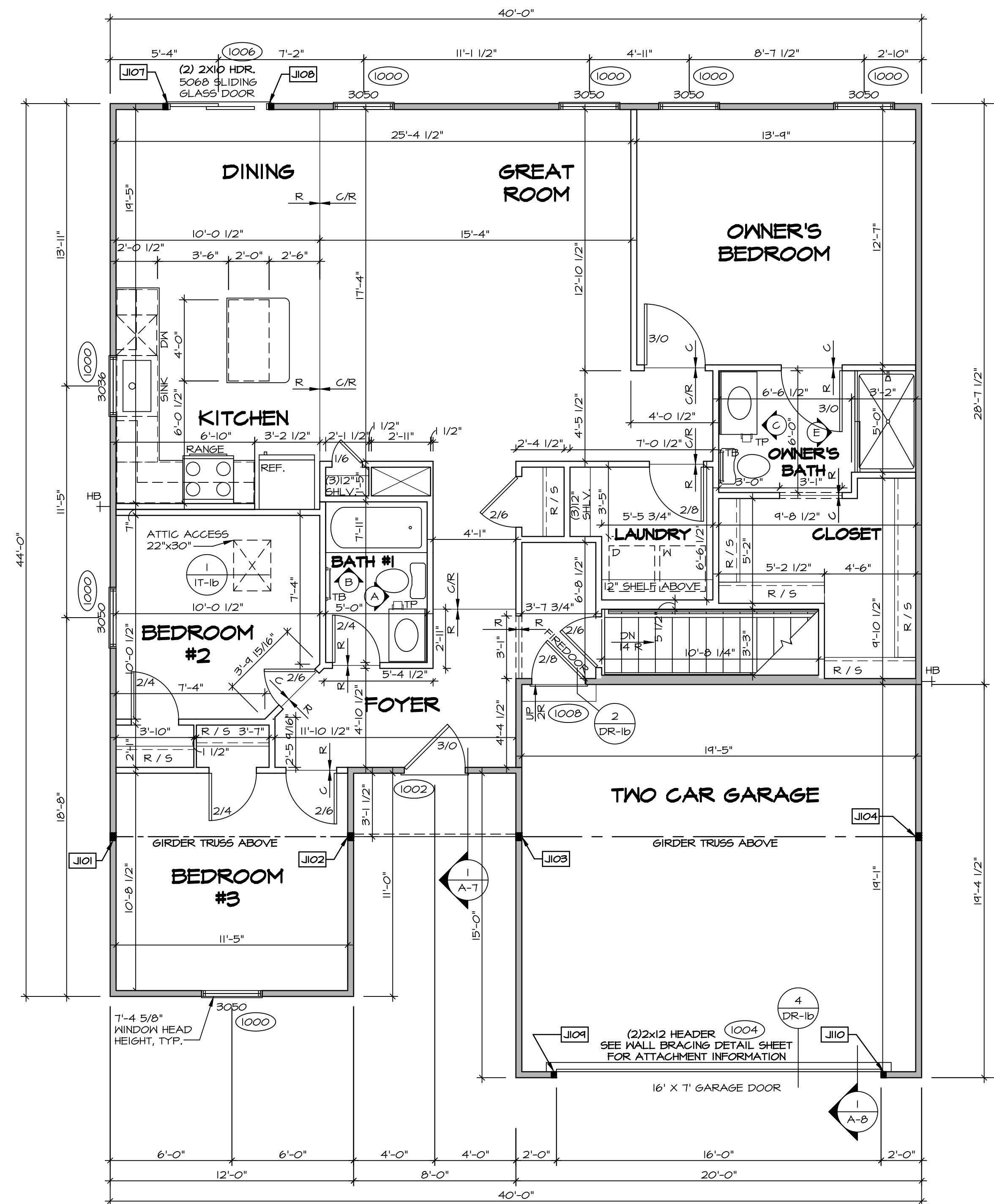
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NVR

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

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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	



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

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

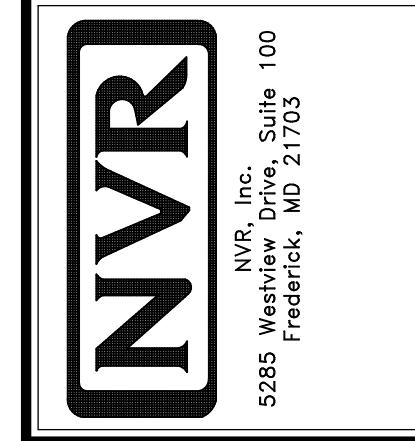
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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 T-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

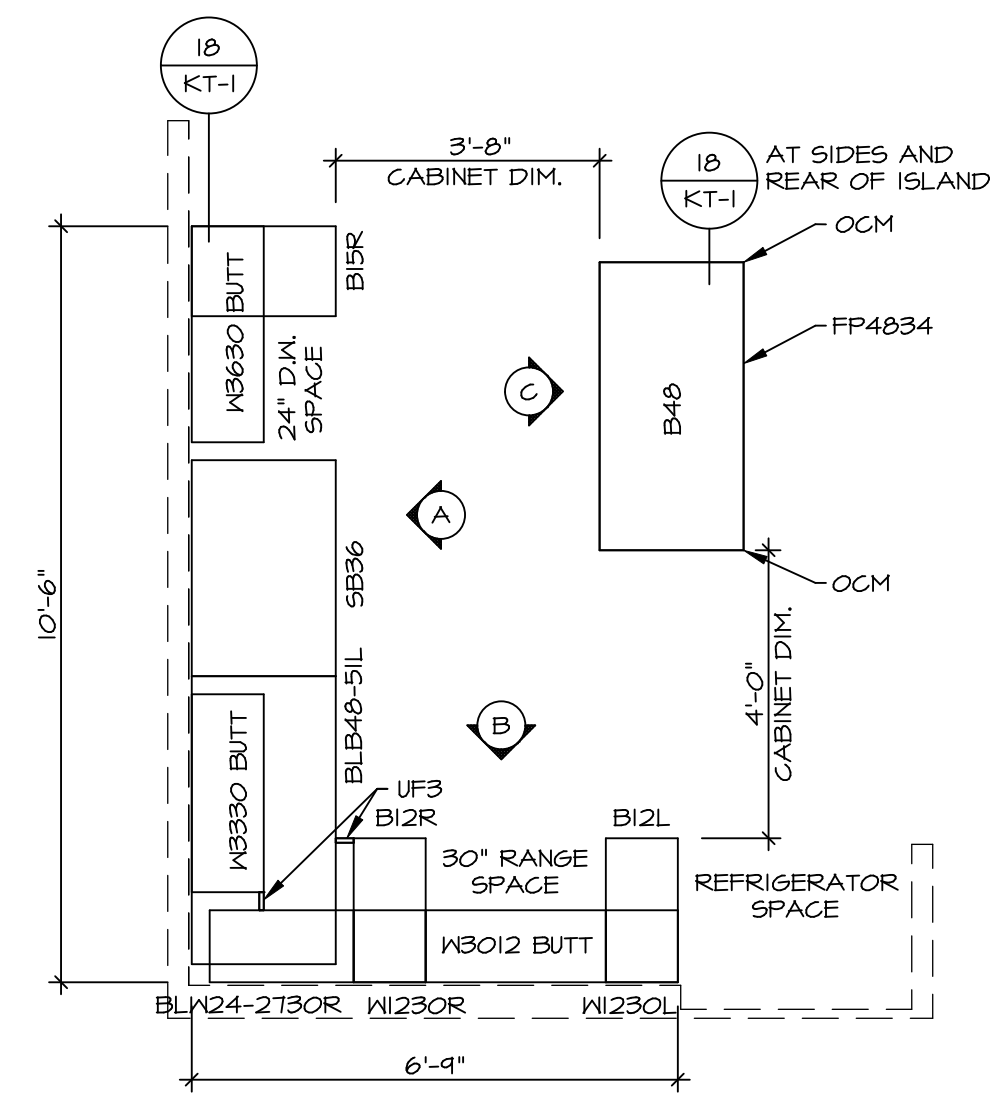
DIV-COMM-LOT-UNIT
DCY-S2-0018
COMM-LOT
SANTYERS MILL - SIMPLY RYAN - 0018
STREET ADDRESS
5740 BENTWOOD DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

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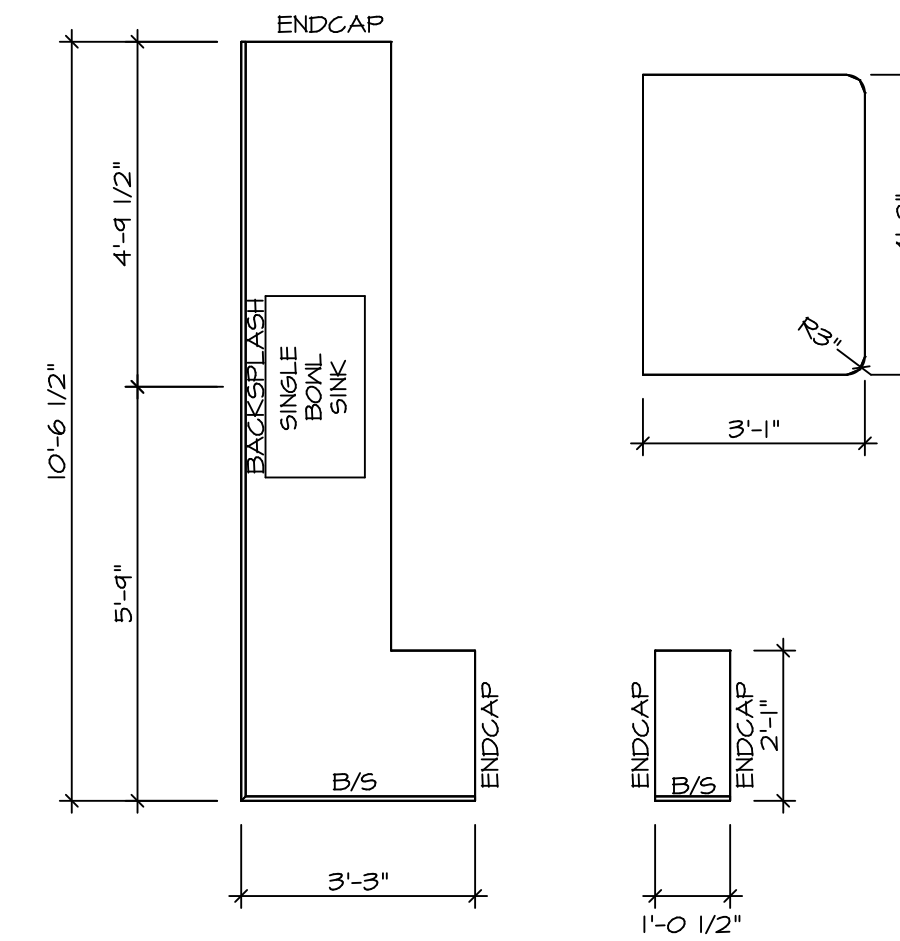


SET NO. SFC00
VERSION 01
DRAWN BY SGA
DATE: 12/14/14
OPTION

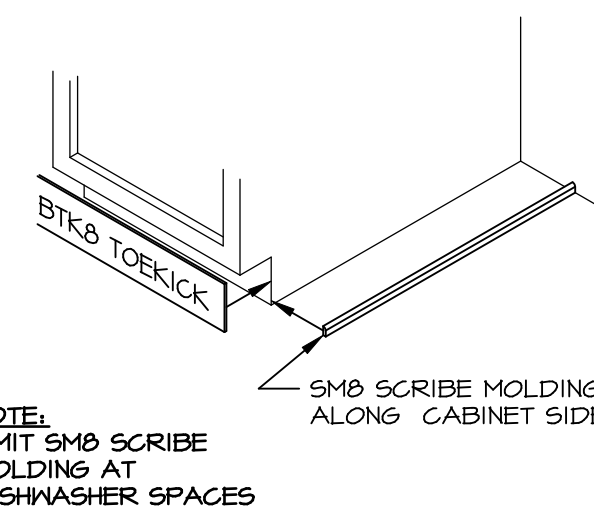
MODEL SPRUCE
DRAWING TITLE FIRST FLOOR PLAN
OPTION DESCRIPTION
SHEET NO. A-6
7



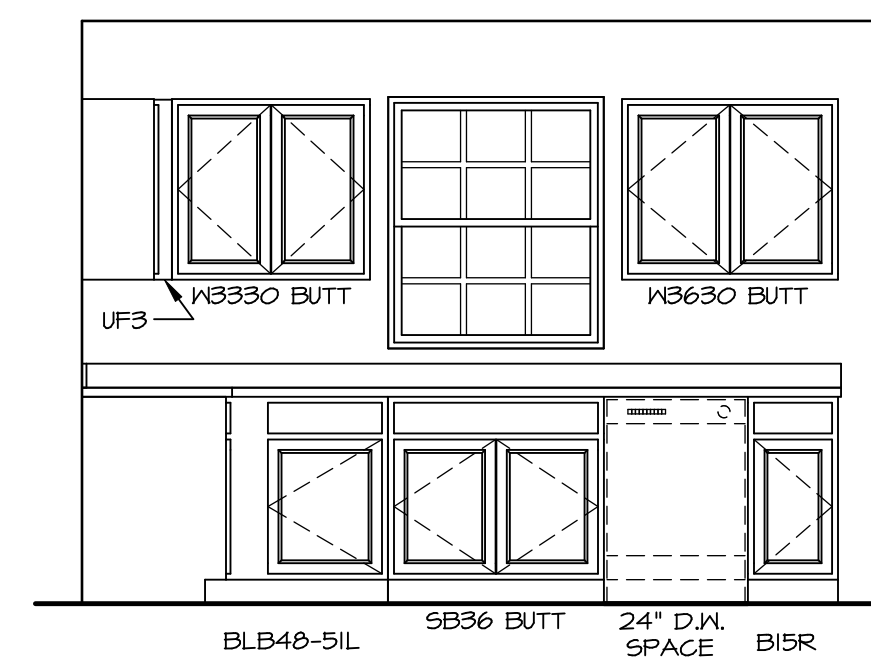
1
A-II
KITCHEN CABINET PLAN / KC-364I
SCALE: 3/8" = 1'-0" KITCHEN VENTILATION RE-CIRCULATING *KFI*



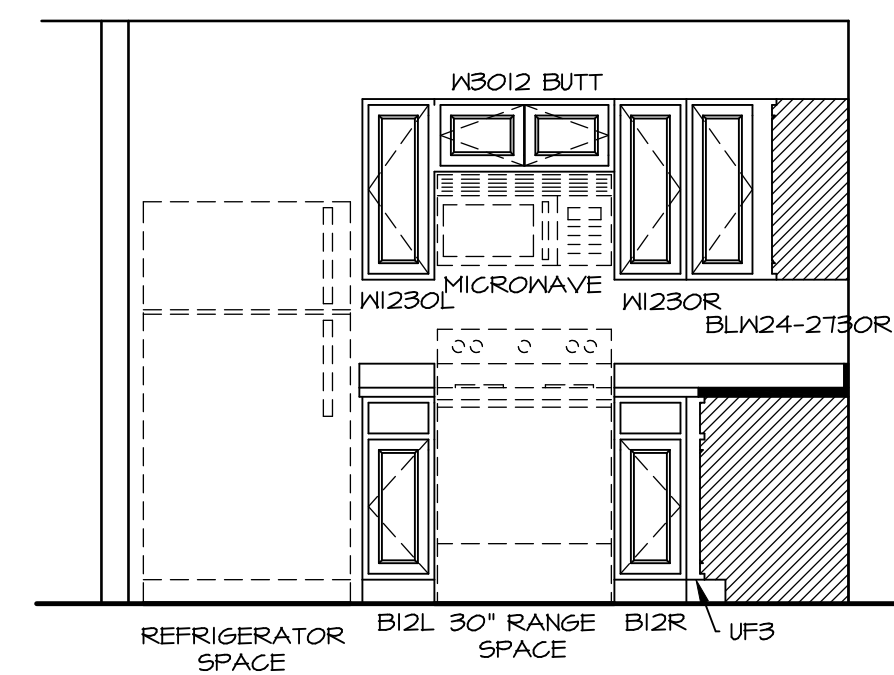
2
A-II
KITCHEN COUNTERTOP PLAN KT-364I
SCALE: 3/8" = 1'-0"



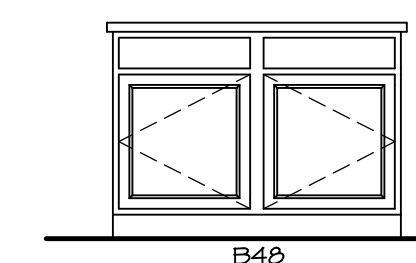
3
A-II
TOEKICK / SCRIBE DETAIL
SCALE: 3/4" = 1'-0"



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



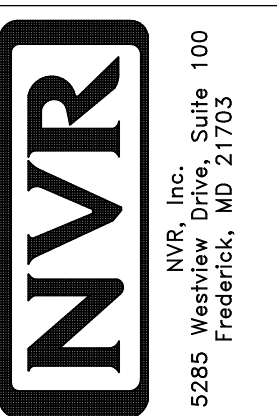
B
CABINET ELEVATION
SCALE: 3/8" = 1'-0" *KFI*



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

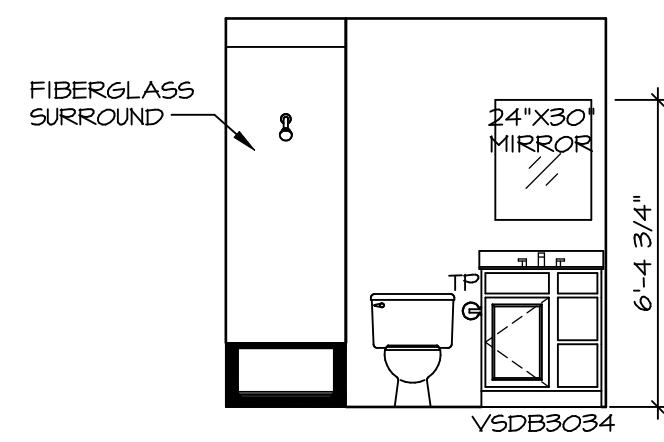
NOTES:
1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

SHEET NO.	A-II
MODEL	SPRUCE
DRAWING TITLE	KITCHENS
OPTION DESCRIPTION	II
SET NO.	SPFC00
VERSION	01
DRAWN BY	RJC
DATE	12/23/15
OPTION	

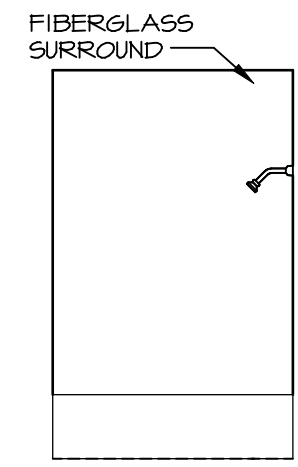


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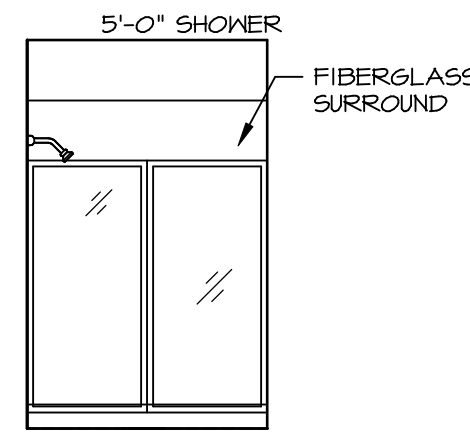
DIV-COMM-LOT-UNIT	DCY-S2-0018
COMM-LOT	SMYERS MILL - SIMPLY RYAN - COIB
STREET ADDRESS	5740 BENTWOOD DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042
APT. NO.	----



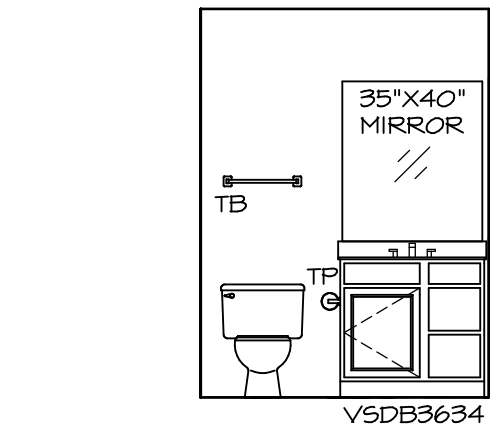
A BATH #1
SCALE: 1/4" = 1'-0"



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



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

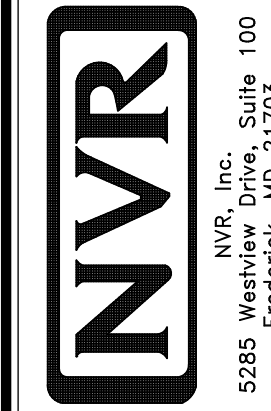


C OWNER'S BATH
SCALE: 1/4" = 1'-0"

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	



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DIV-COMM-LOT-UNIT	
DCY-S2-0018	
COMM-LOT	SAWYERS MILL - SIMPLY RYAN - COIB
STREET ADDRESS	5740 BENTWOOD DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042