

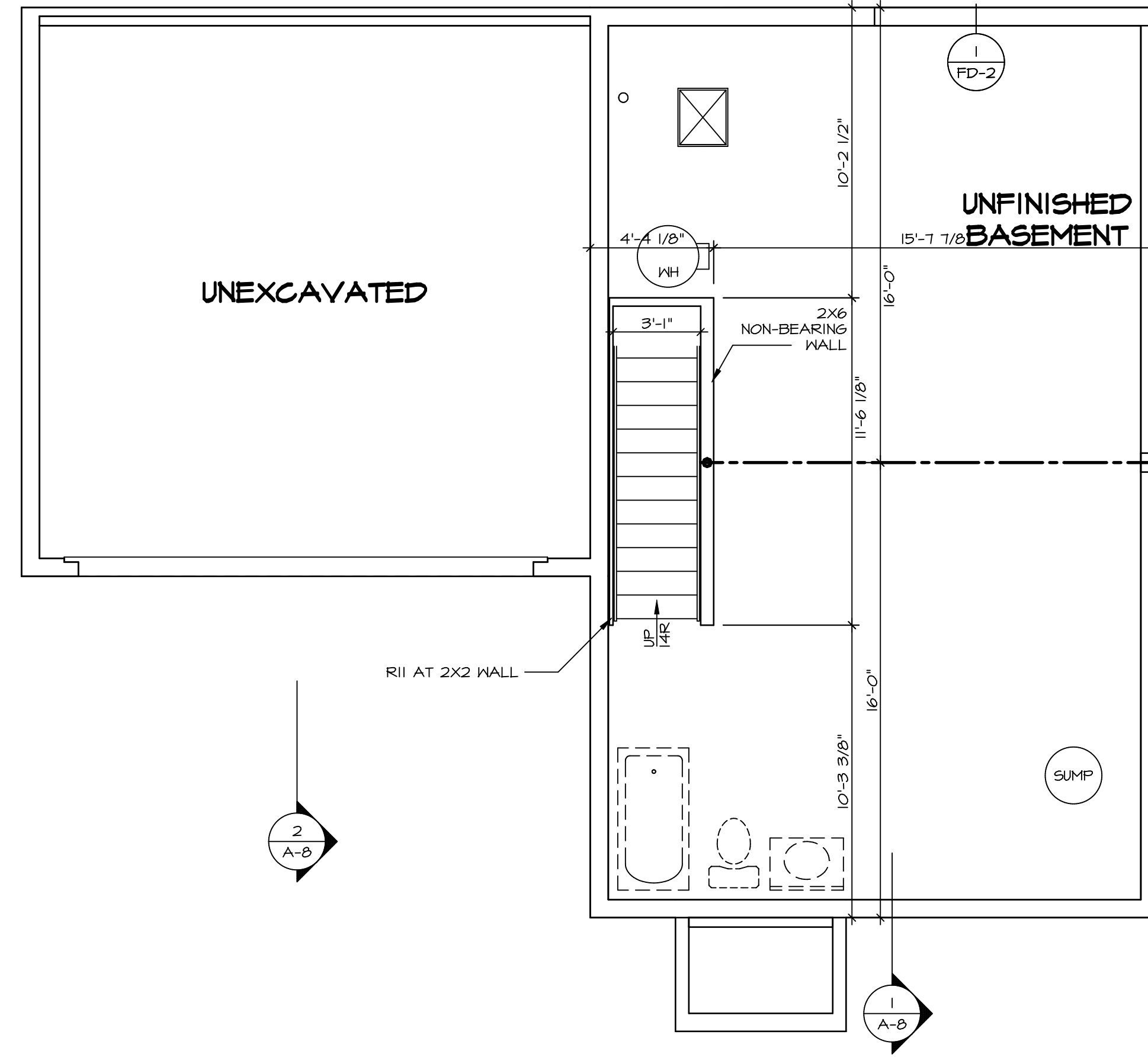
1  
A-4 **PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

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



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DIV-COMM-LOT-UNIT  
**DCY-S2-0270**  
COMM-LOT  
5MAYERS MILL - SIMPLY RYAN - 0270  
STREET ADDRESS  
6550 RIVULET DRIVE  
CITY  
MIDDLETOWN  
STATE  
OH  
ZIP  
45042



**1**  
A-5  
**BASEMENT 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

- 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 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 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

**BASEMENT JACK SCHEDULE**

IDENTIFIER	DESCRIPTION	ENG. NUM.

**MODEL**  
BIRCH  
DRAWING TITLE  
BASEMENT FLOOR PLAN

**SHEET NO.**  
A-5

**OPTION DESCRIPTION**  
16

**SET NO.** BRH00  
**VERSION** 01  
**DRAWN BY**  
**DATE:**  
**OPTION**

**CLIENT**  
DIV-COMM-LOT-UNIT  
DCY-52-0270  
COMM-LOT  
5MAYERS MILL - SIMPLY RYAN - 0270  
STREET ADDRESS  
6550 RIVOLET DRIVE  
CITY  
MIDDLETOWN  
STATE  
OH  
ZIP  
45042

**DATE**  
03/23/22

**PROJECT**  
5285 Washburne, Suite 100  
Frederick, MD 21703

**SCALE**  
03/23/22 - 2:39 am

**NOTES**  
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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

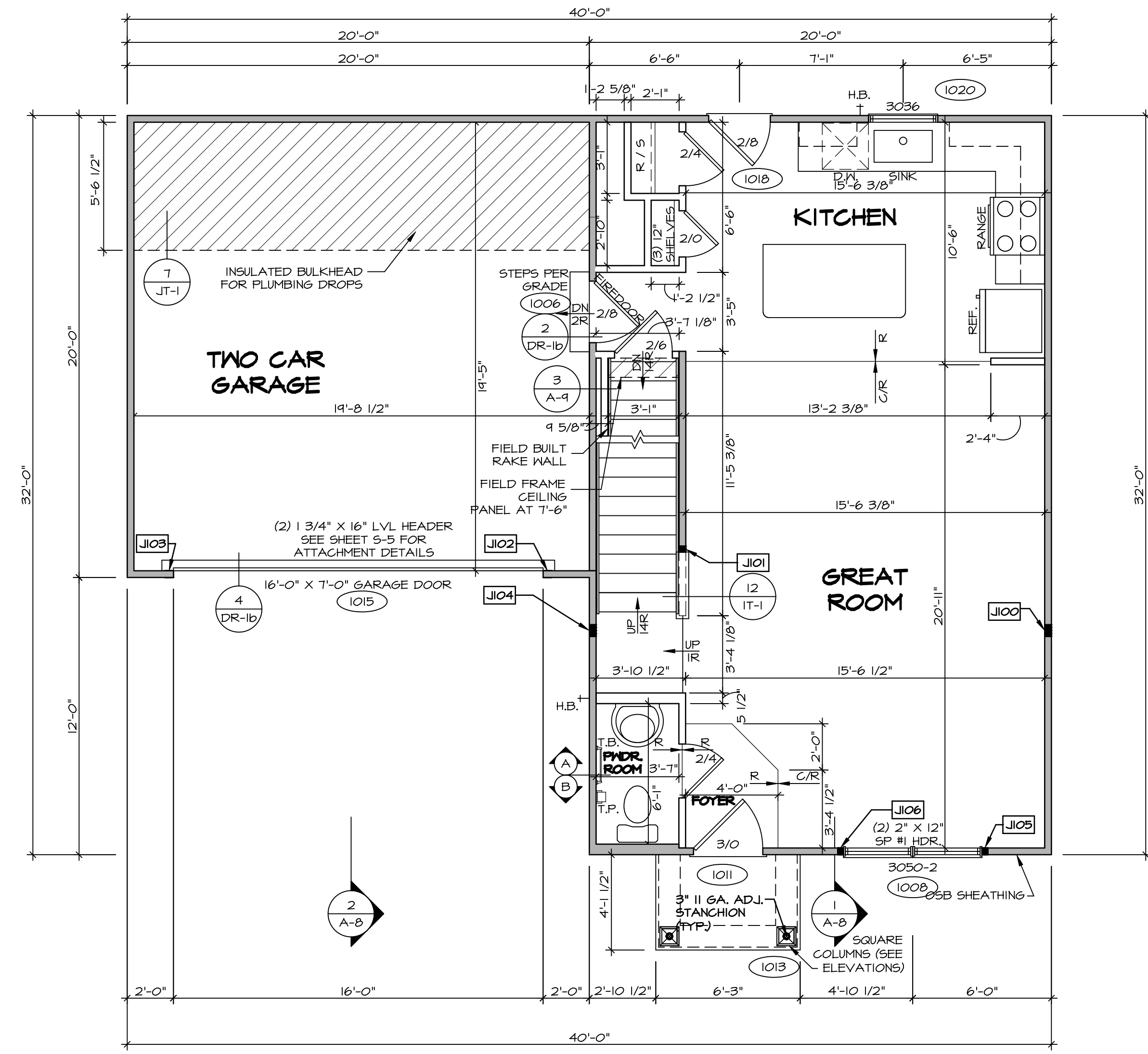
**FLOOR PLAN NOTES** RYAN

- 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.

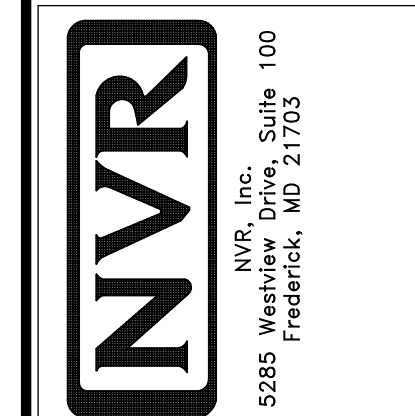
AT STAIRS:  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



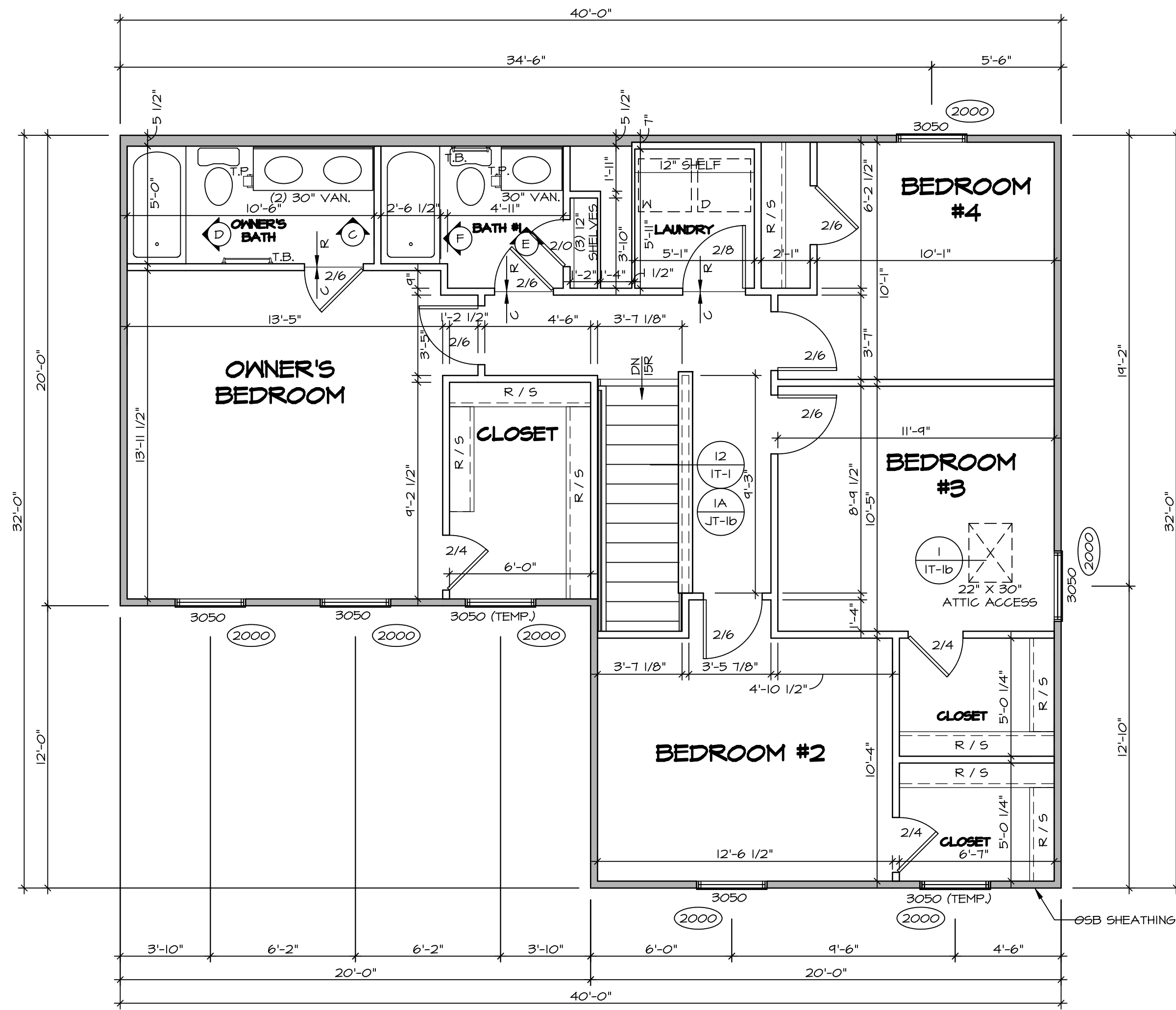
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

DIV.-COMM.-LOT-UNIT  
**DCY-S2-0270**  
COMM.-LOT  
SANTYERS MILL - SIMPLY RYAN - 0270  
STREET ADDRESS  
6550 RIVULET DRIVE  
CITY MIDDLETOWN STATE OH ZIP 45042

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



**1**  
A-7  
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

LEGEND	
	BEARING WALL
	NON BEARING WALL
	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 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.

**GYPSON NOTES**

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

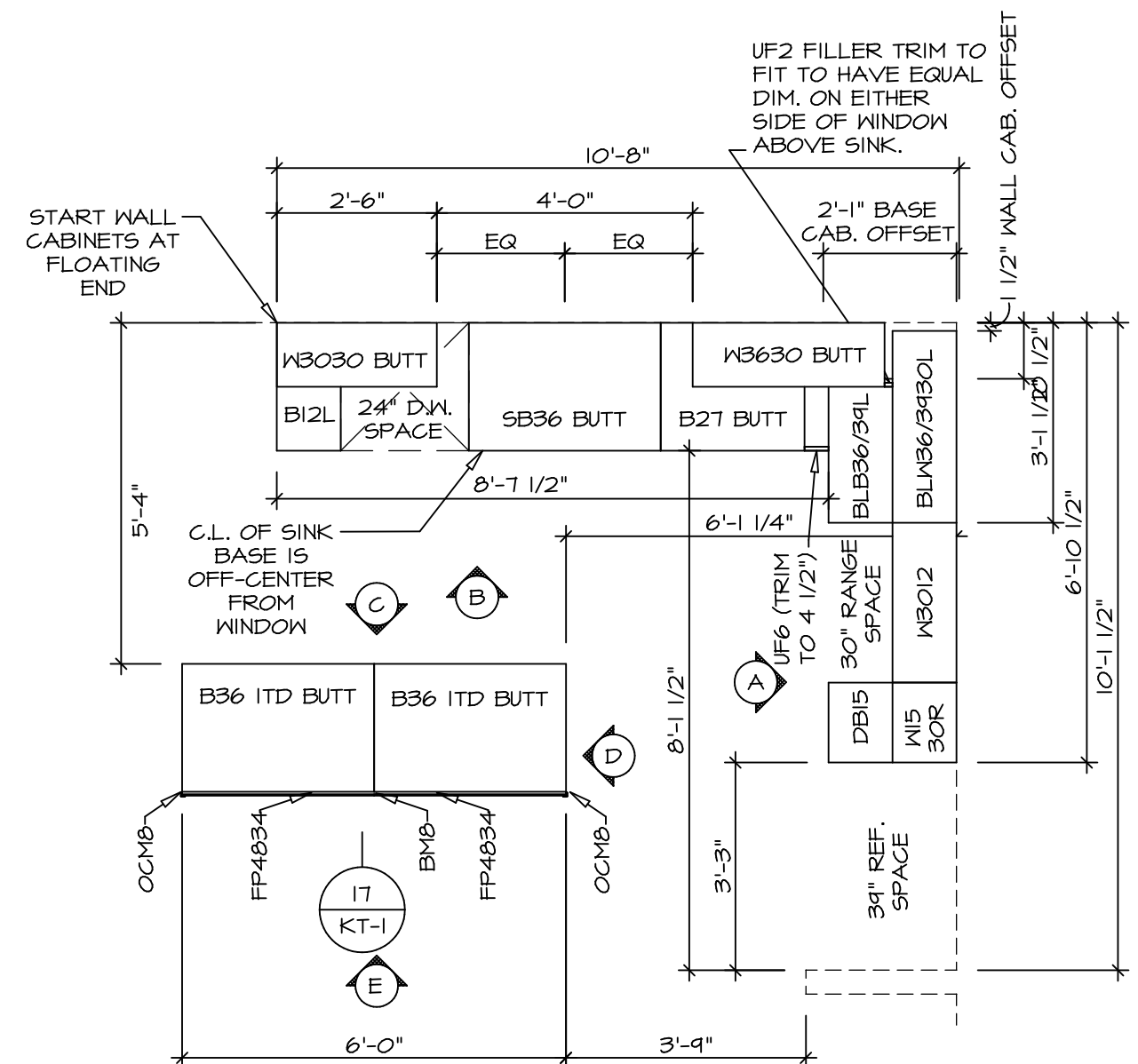
AT STAIRS:  
1/2" GYPSON BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

SHEET NO. <b>A-7</b>	MODEL <b>BIRCH</b>	SET NO. <b>BRH00</b>	DIV-COMM-LOT-UNIT <b>DCY-S2-0270</b>
	DRAWING TITLE <b>SECOND FLOOR PLAN</b>	VERSION <b>01</b>	
OPTION DESCRIPTION <b>1B</b>	DATE:	DATE:	STREET ADDRESS <b>6550 RIVULET DRIVE</b>
	OPTION	OPTION	CITY <b>MIDDLETOWN</b>
			STATE <b>OH</b>
			ZIP <b>45042</b>

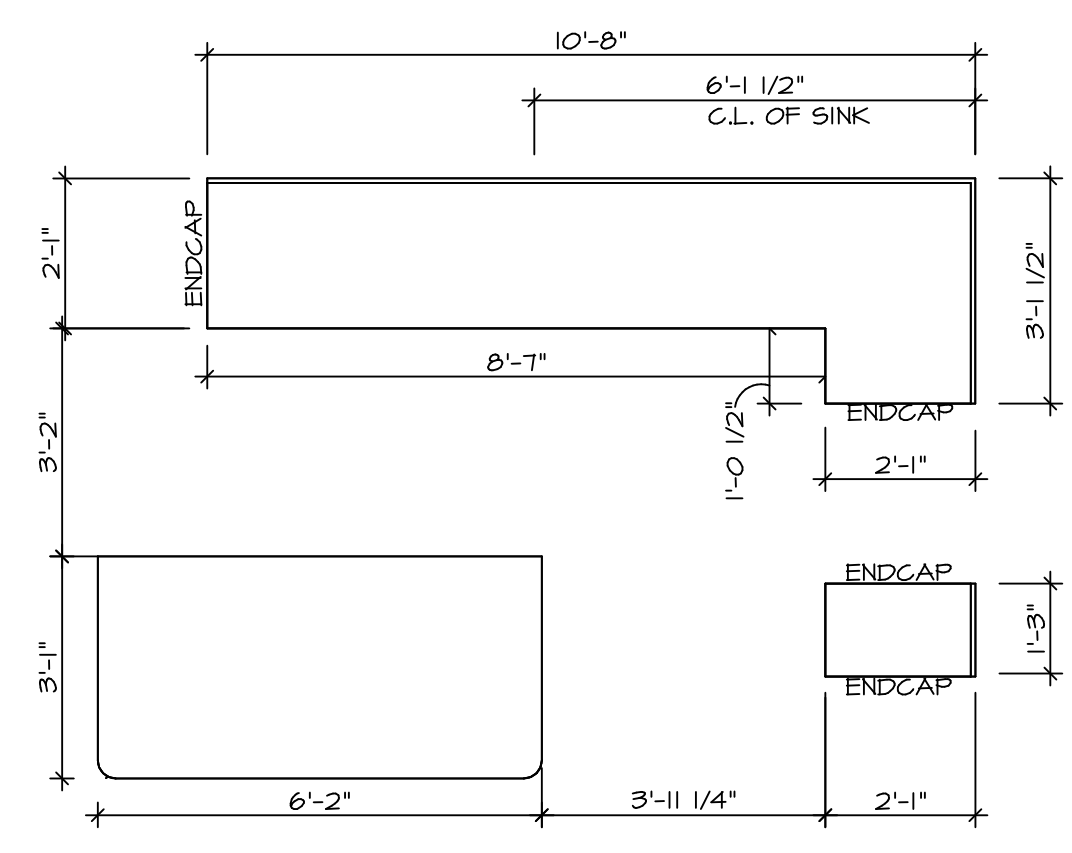
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5285 Washburn Drive  
Frederick, MD 21703

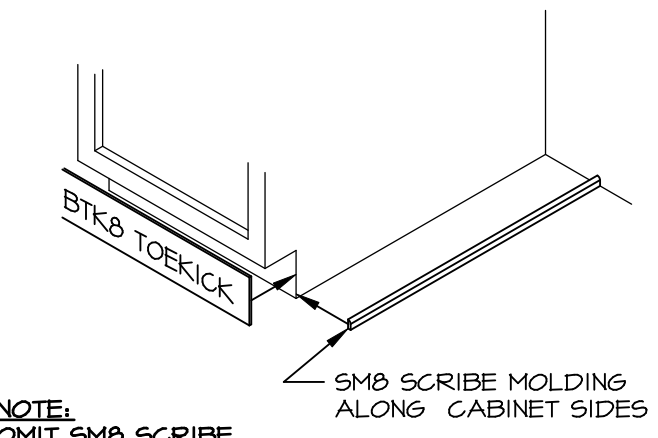
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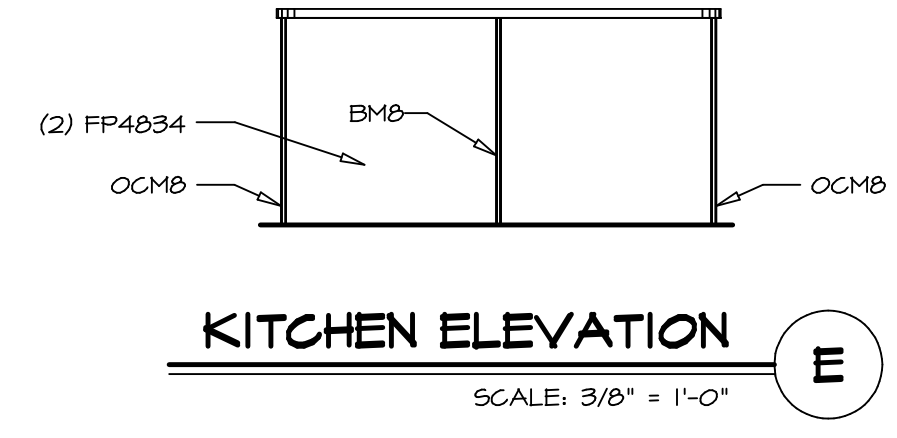
**KITCHEN CABINET PLAN KC-3638**  
SCALE: 3/8" = 1'-0"  
A-10



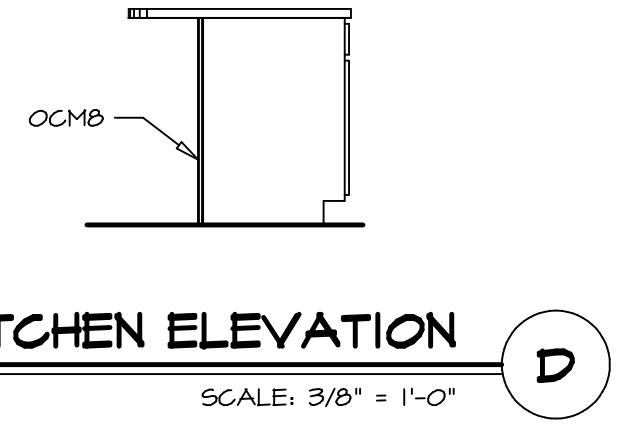
**KITCHEN COUNTERTOP PLAN KT-3638**  
SCALE: 3/8" = 1'-0"  
A-10



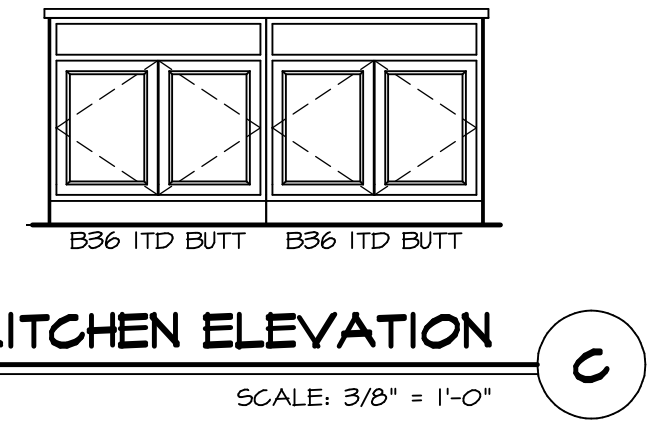
**TOEKICK / SCRIBE DETAIL**  
SCALE: 3/4" = 1'-0"  
A-10



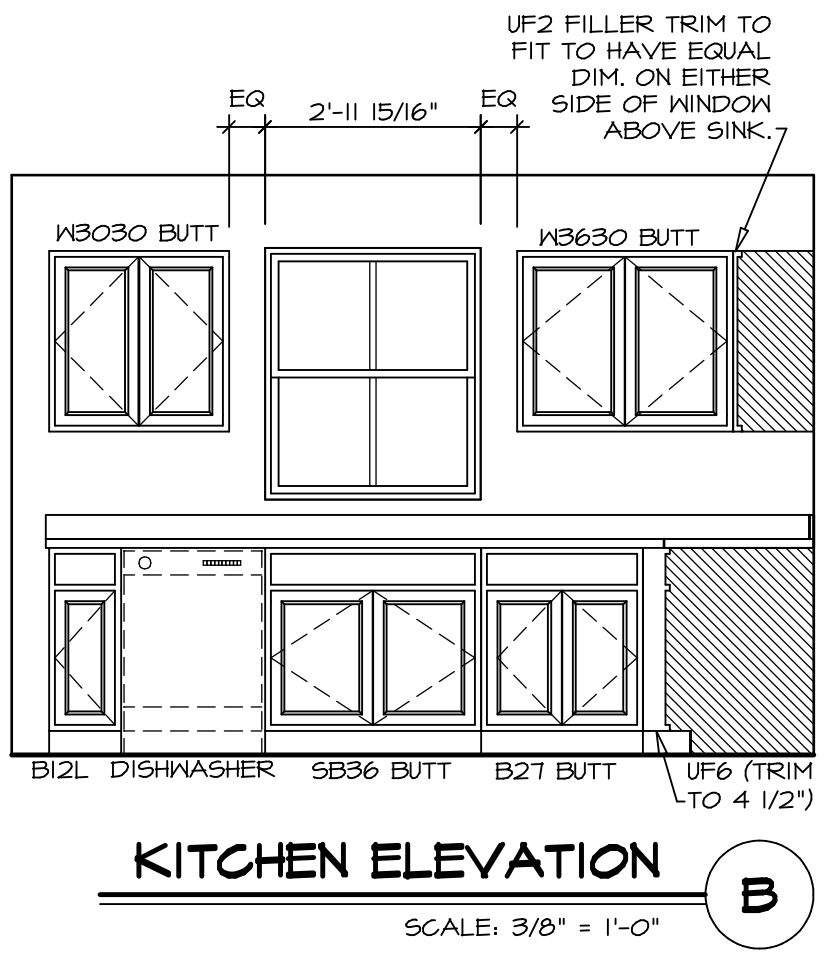
**KITCHEN ELEVATION E**  
SCALE: 3/8" = 1'-0"



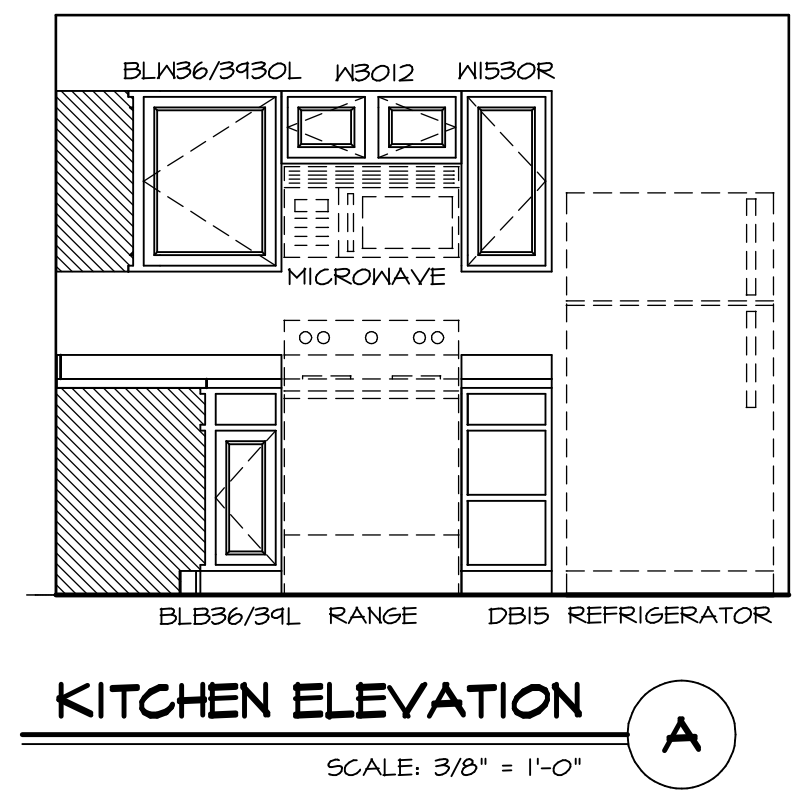
**KITCHEN ELEVATION D**  
SCALE: 3/8" = 1'-0"



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



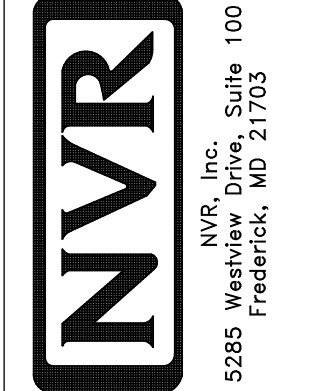
**KITCHEN ELEVATION B**  
SCALE: 3/8" = 1'-0"



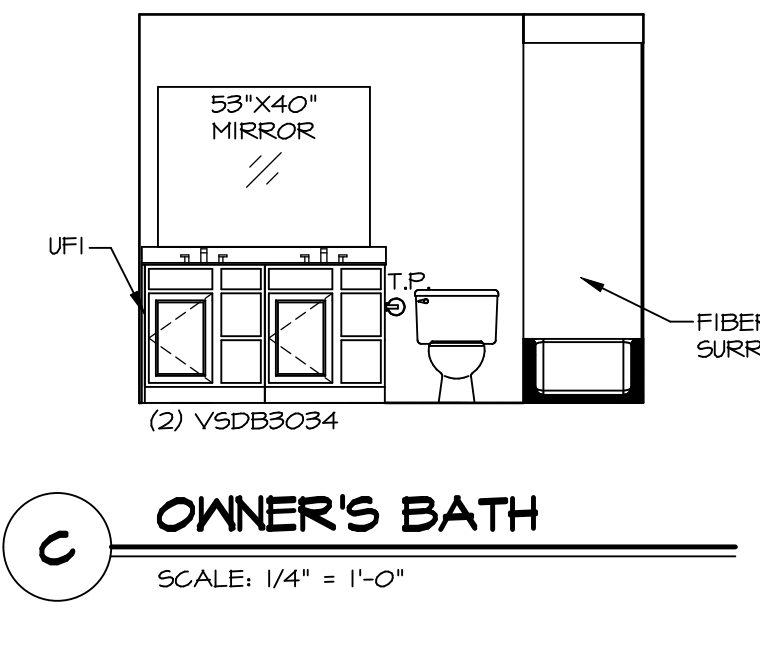
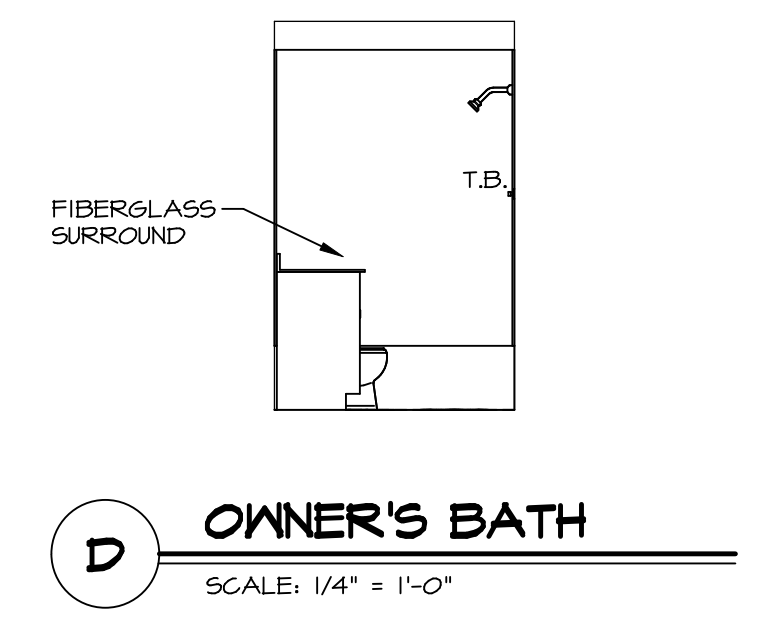
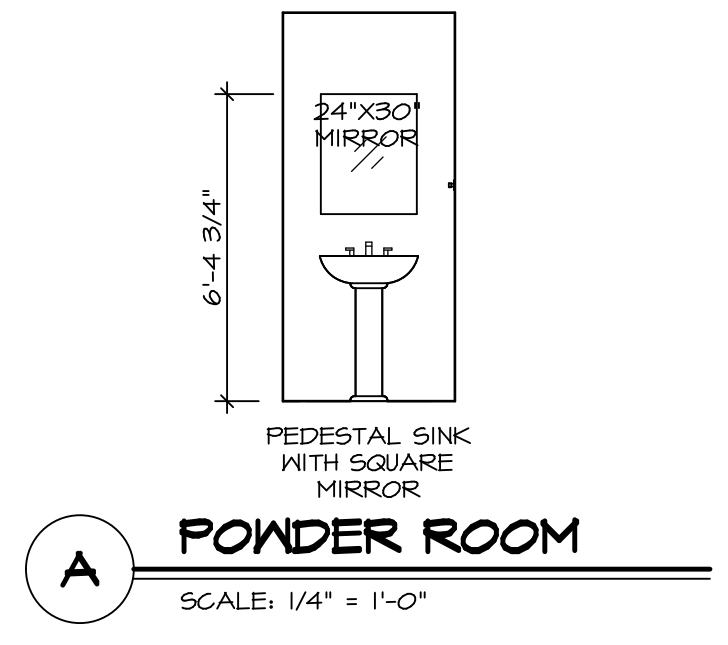
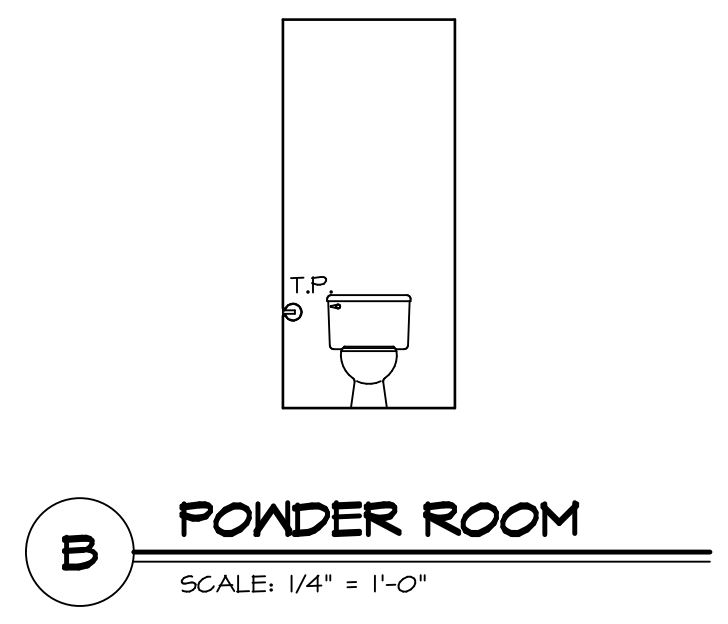
**KITCHEN ELEVATION A**  
SCALE: 3/8" = 1'-0"

**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 (NKT-1) FOR REPLACEMENT BASED ON CABINET STYLE.  
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

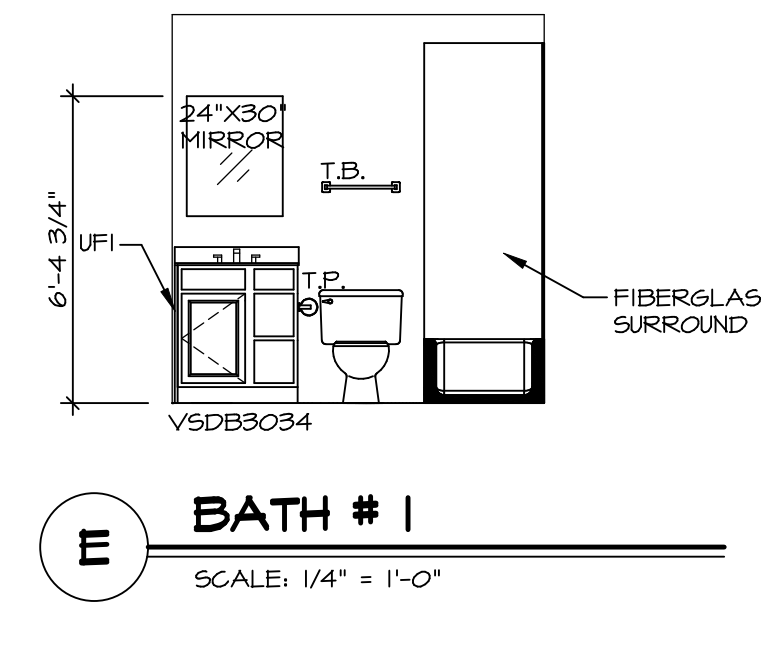
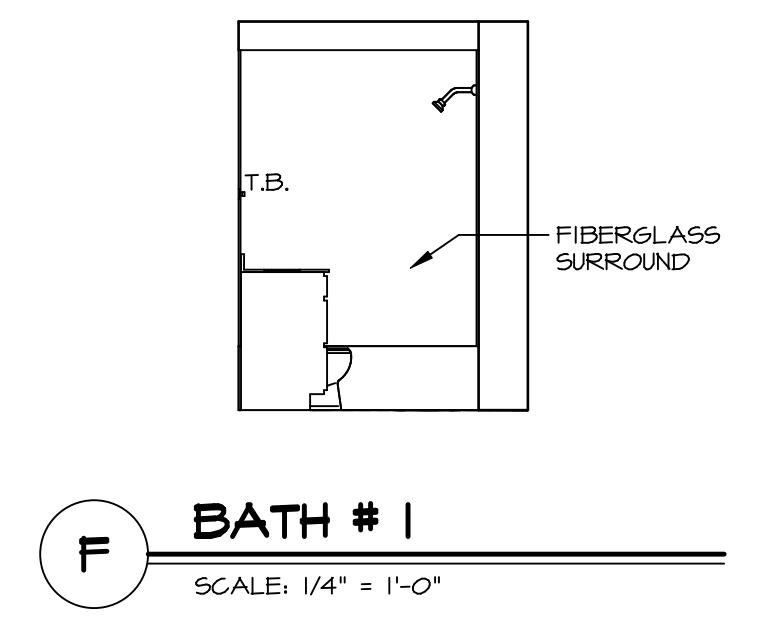
SHEET NO. <b>A-10</b>	MODEL <b>BIRCH</b>	SET NO. BRH00	VERSION 01
		DRAWN BY	DATE:
OPTION DESCRIPTION	DRAWING TITLE <b>KITCHEN PLANS AND ELEVATIONS</b>	DIV-COMM-LOT-UNIT <b>DCY-S2-0270</b>	
		COMM-LOT <b>SAWYERS MILL - SIMPLY RYAN - 0270</b>	
21	OPTION	STREET ADDRESS	APT. NO.
		CITY	STATE
CITY		STATE	ZIP
MIDDLETOWN		OH	45042



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- NOTES:**
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING 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. <b>A-11</b>	MODEL <b>BIRCH</b>	SET NO. BRH00
OPTION DESCRIPTION <b>BATH ELEVATIONS</b>	DRAWING TITLE <b>BATH ELEVATIONS</b>	VERSION <b>01</b>
<b>22</b>	DATE:	OPTION

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

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DIV-COMM-LOT-UNIT <b>DCY-S2-0270</b>	
COMM-LOT 5AMTYERS MILL - SIMPLY RYAN - 0270	APT. NO. ----
STREET ADDRESS 6550 RIVULET DRIVE	CITY MIDDLETOWN
STATE OH	ZIP 45042