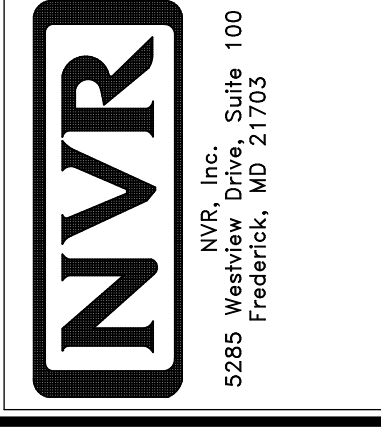


1  
A-4 **PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

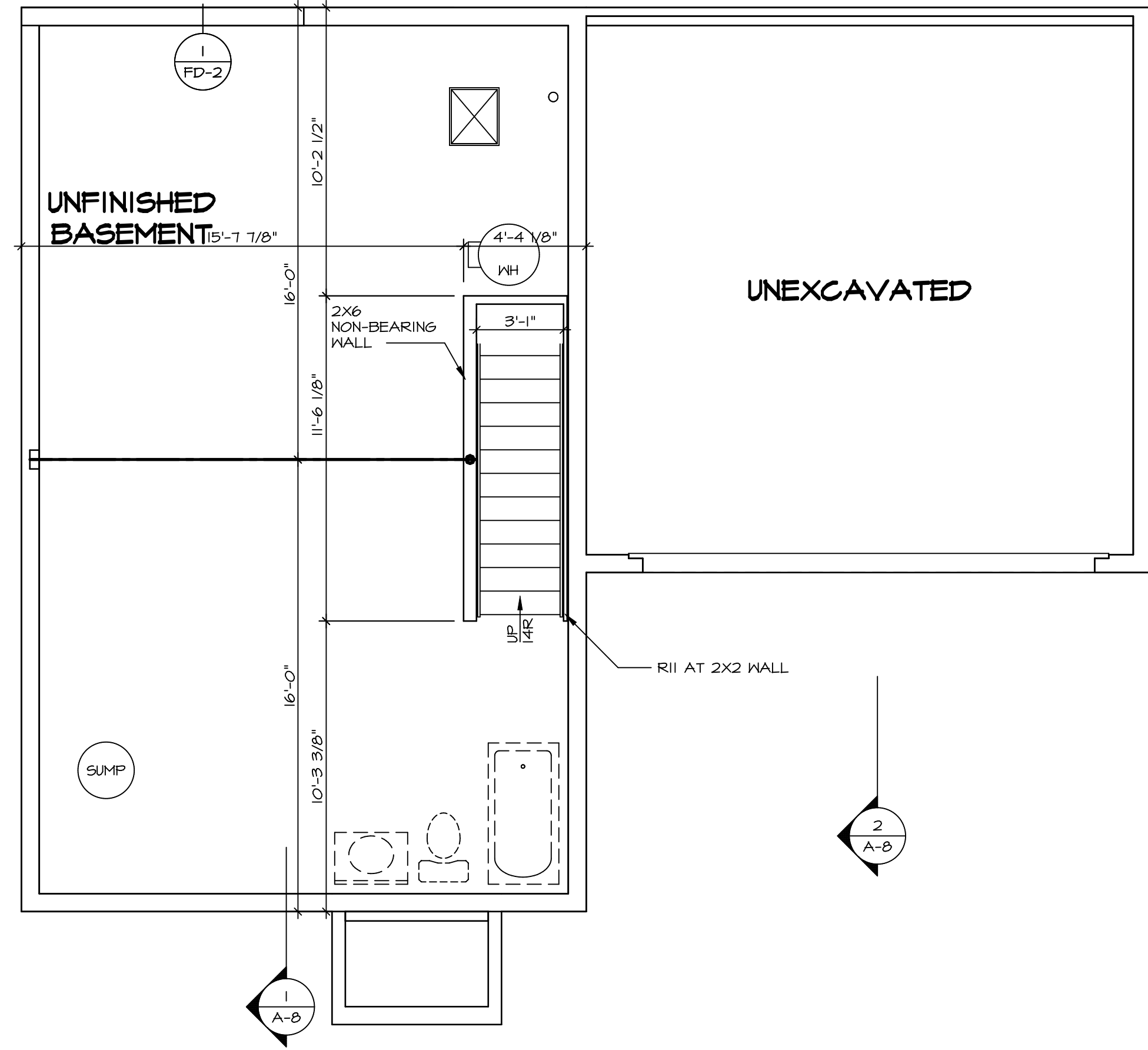
SHEET NO. <b>A-4</b>	MODEL <b>BIRCH</b>	SET NO. <b>BRH00</b>
OPTION DESCRIPTION <b>14</b>	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION <b>01</b>
	DATE:	DRAWN BY:
	OPTION	



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DIV-COMM-LOT-UNIT  
**DCY-S2-0296**

COMM-LOT  
SAWYERS MILL - SIMPLY RYAN - 0296  
STREET ADDRESS  
5454 REGATTA DRIVE  
CITY  
MIDDLETOWN  
STATE  
OH  
ZIP  
45042



**LEGEND**

[Symbol]	BEARING WALL
[Symbol]	NON BEARING WALL
[Symbol]	INDICATES BEARING FROM POINT-LOAD ABOVE
[Symbol]	JACKS
[Symbol]	BEAM/HEADER
[Symbol]	PAD FOOTING
[Symbol]	STEEL COLUMN
[Symbol]	TRUSS TIE DOWN
[Symbol]	PORTAL FRAME
[Symbol]	JOIST/TRUSS
[Symbol]	LVL
[Symbol]	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 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 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.
1 A-B		
2 A-B		

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

SHEET NO. <b>A-5</b>	MODEL <b>BIRCH</b> DRAWING TITLE <b>BASEMENT FLOOR PLAN</b> OPTION DESCRIPTION	SET NO. <b>BRH00</b> VERSION <b>01</b> DRAWN BY DATE: OPTION	DIV-COMM-LOT-UNIT <b>DCY-S2-0296</b> COMM-LOT <b>SAWYERS MILL - SIMPLY RYAN - 0296</b> STREET ADDRESS <b>5454 REGATTA DRIVE</b> CITY <b>MIDDLETOWN</b> STATE <b>OH</b> ZIP <b>45042</b>
<p>NVR, Inc. Suite 100 5285 Washington Road Frederick, MD 21703</p>			© 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.

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

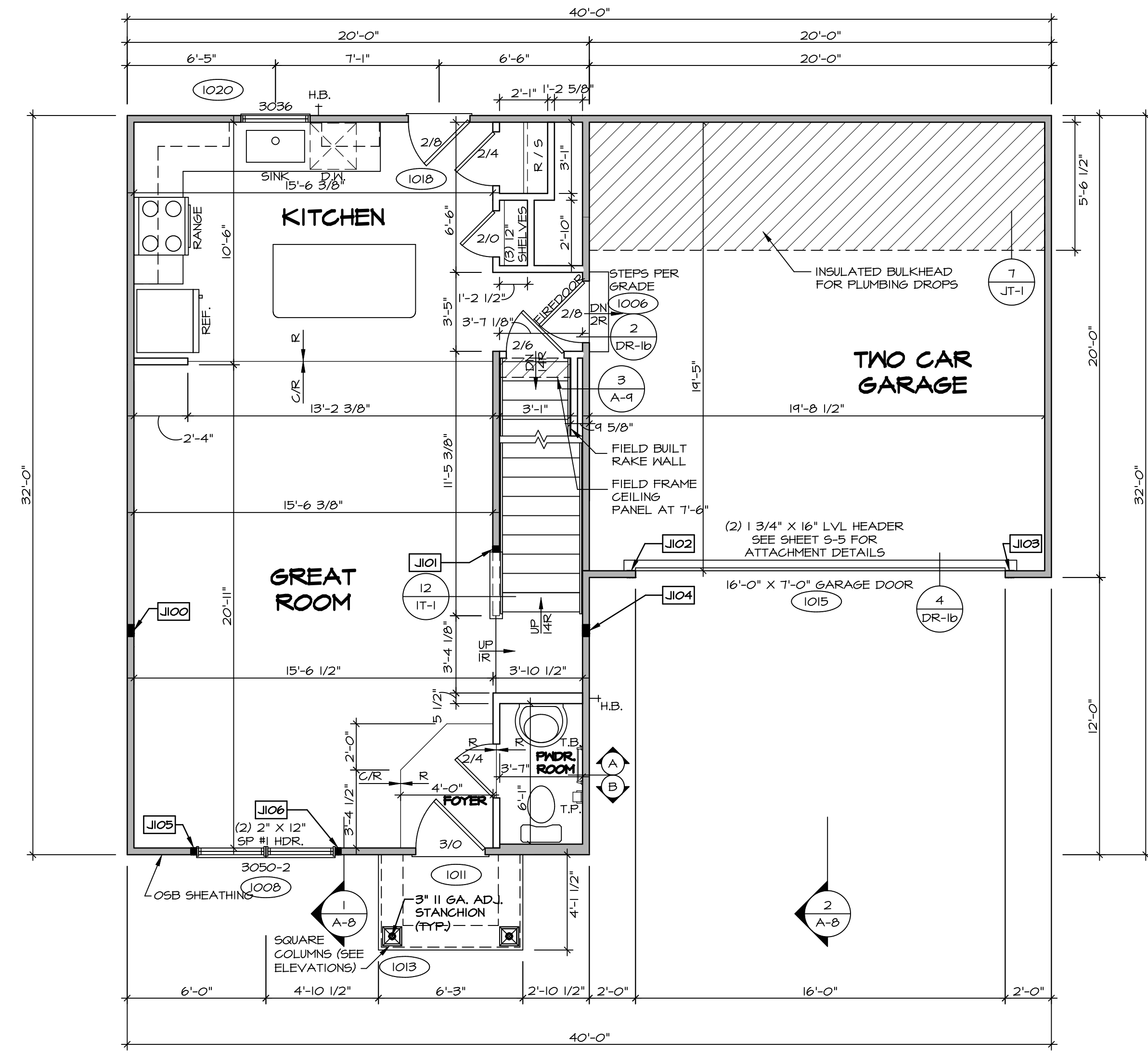
**FLOOR PLAN NOTES** RYAN

- 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



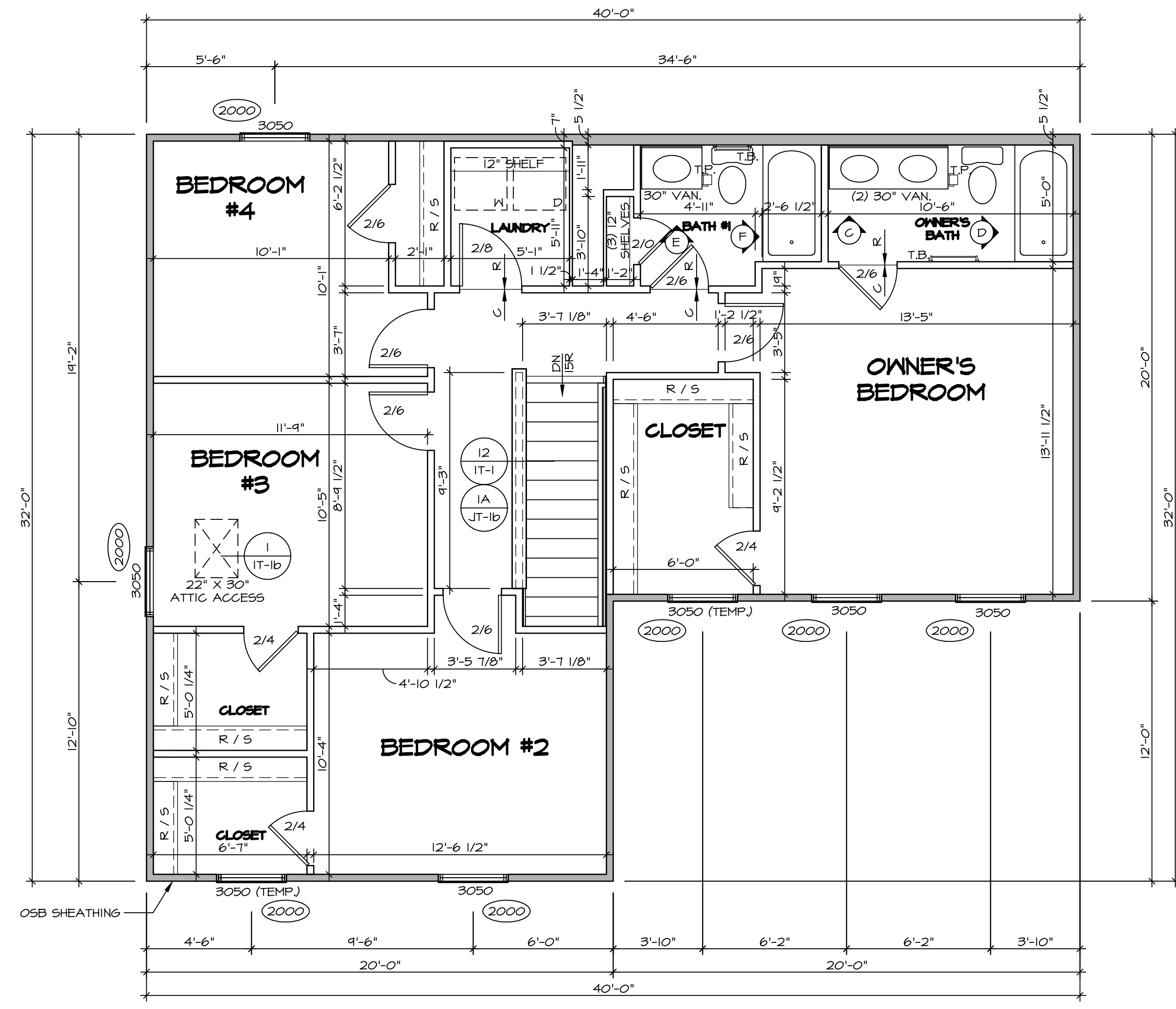
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-6</b>	MODEL <b>BIRCH</b>	SET NO. <b>BRH00</b>	DIV.-COMM.-LOT-UNIT <b>DCY-S2-0296</b>
	DRAWING TITLE <b>FIRST FLOOR PLAN</b>	VERSION <b>01</b>	
OPTION DESCRIPTION <b>17</b>	DATE:	DRAWN BY:	STREET ADDRESS <b>5454 REGATTA DRIVE</b>
	OPTION	DATE:	CITY <b>MIDDLETOWN</b>
		DATE:	STATE <b>OH</b>
		DATE:	ZIP <b>45042</b>

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**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 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.

**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. <b>A-7</b>	MODEL <b>BIRCH</b>	SET NO. <b>BRH00</b>	VERSION <b>01</b>	DRAWN BY	DATE:	OPTION
		DRAWING TITLE <b>SECOND FLOOR PLAN</b>				
OPTION DESCRIPTION		DRAWING TITLE <b>SECOND FLOOR PLAN</b>				
18		OPTION				

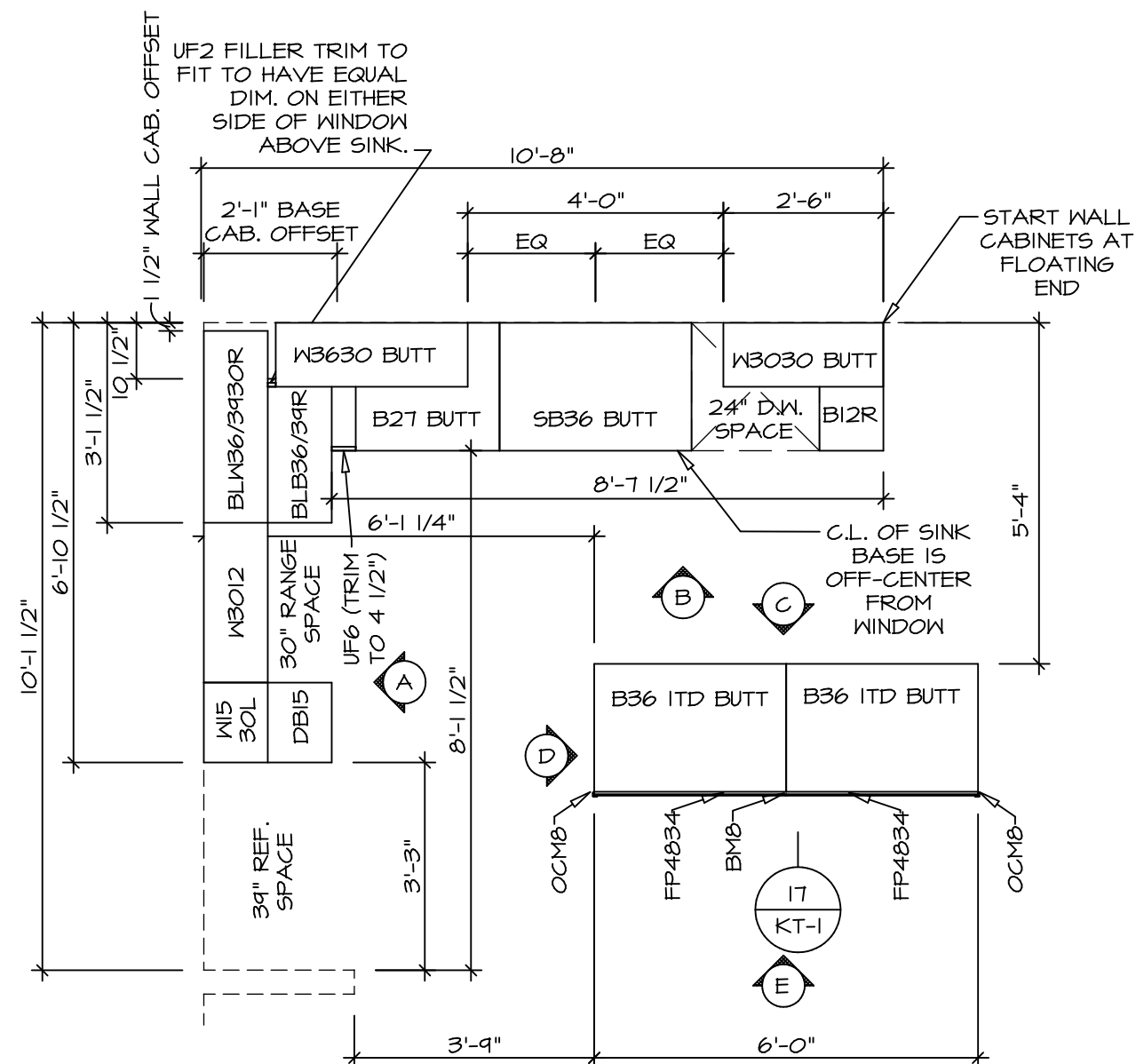
DIV-COMM-LOT-UNIT <b>DCY-S2-0296</b>		COMM-LOT <b>SAWYERS MILL - SIMPLY RYAN - 0296</b>		APT. NO.	STATE	OH	ZIP	45042
STREET ADDRESS <b>5454 REGATTA DRIVE</b>		CITY <b>MIDDLETOWN</b>						

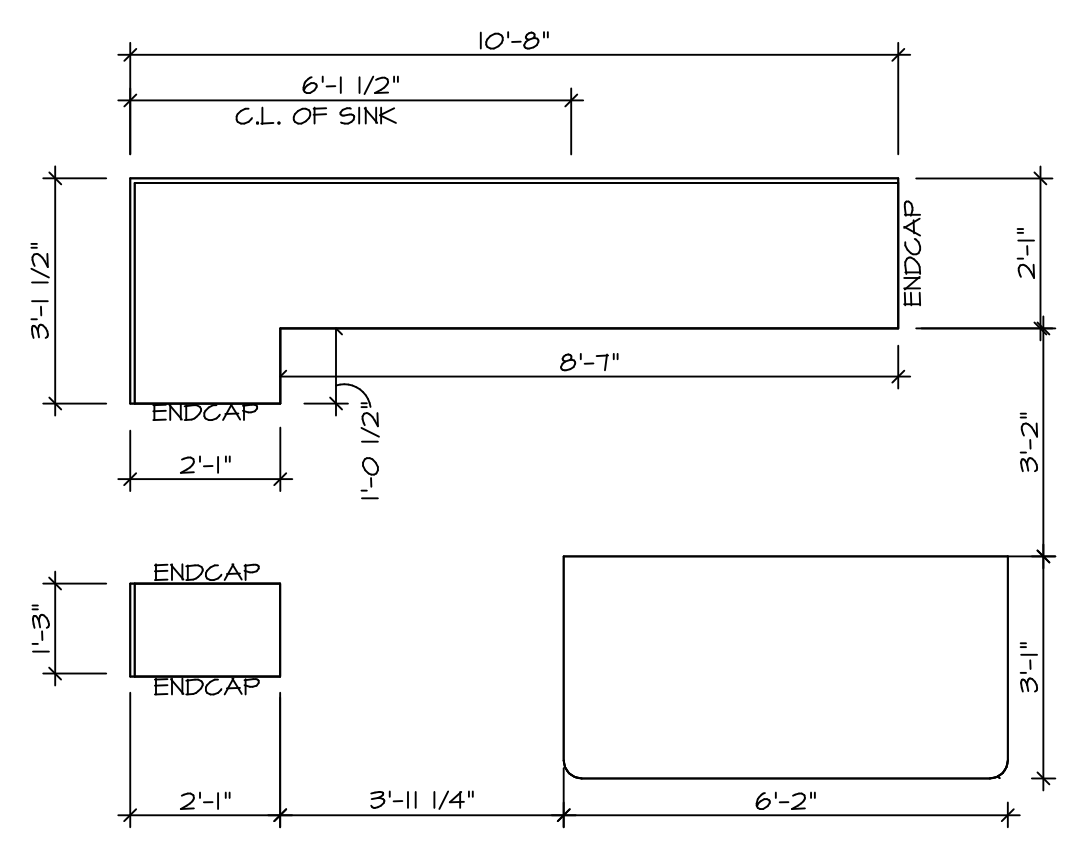
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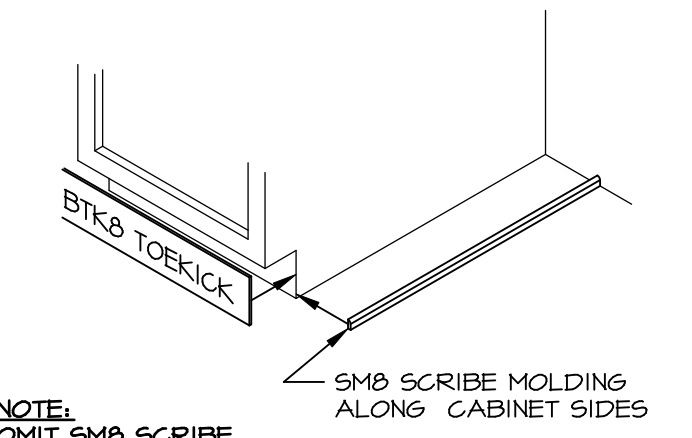
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1  
A-10 **KITCHEN CABINET PLAN KC-3638**  
SCALE: 3/8" = 1'-0"

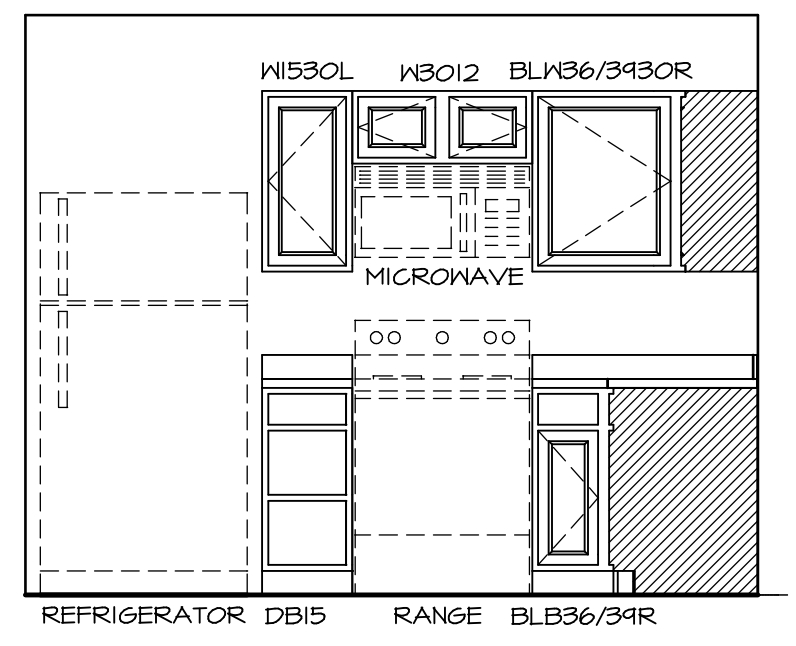


2  
A-10 **KITCHEN COUNTERTOP PLAN KT-3638**  
SCALE: 3/8" = 1'-0"

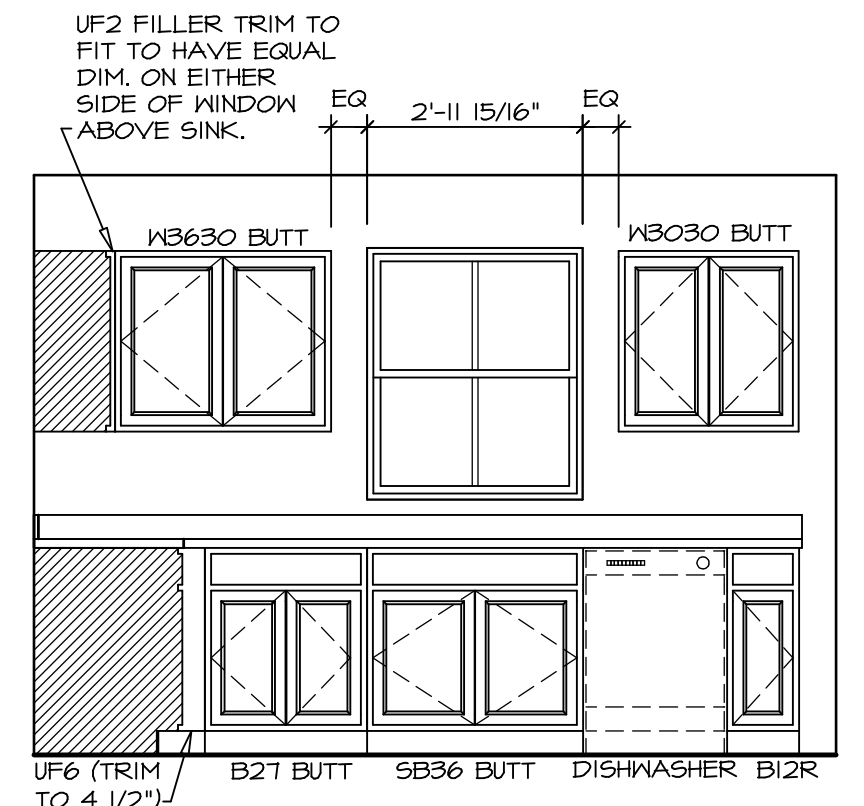


NOTE:  
OMIT SMB SCRIBE MOLDING AT DISHWASHER SPACES

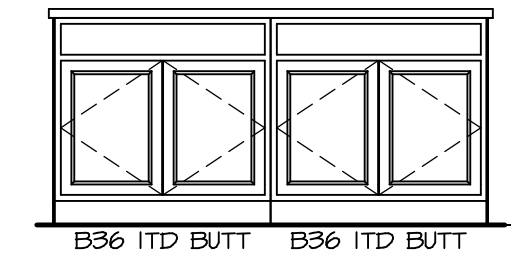
5  
A-10 **TOEKICK / SCRIBE DETAIL**  
SCALE: 3/4" = 1'-0"



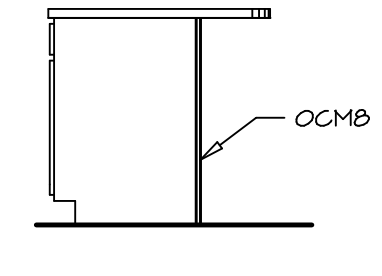
A **KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"



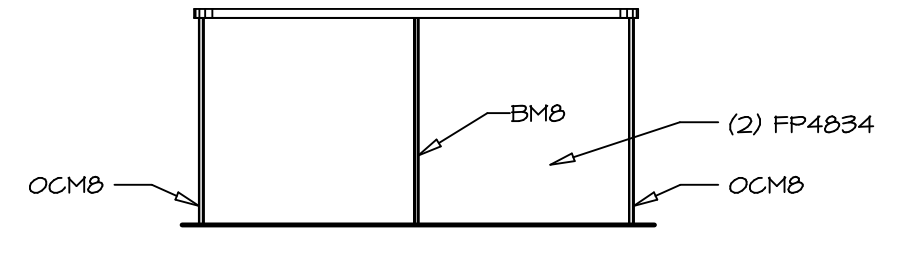
B **KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"



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



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



E **KITCHEN 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 (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>	DRAWING TITLE <b>KITCHEN PLANS AND ELEVATIONS</b>	SET NO. <b>BRH00</b>	VERSION <b>01</b>
			OPTION DESCRIPTION	DATE:
21				

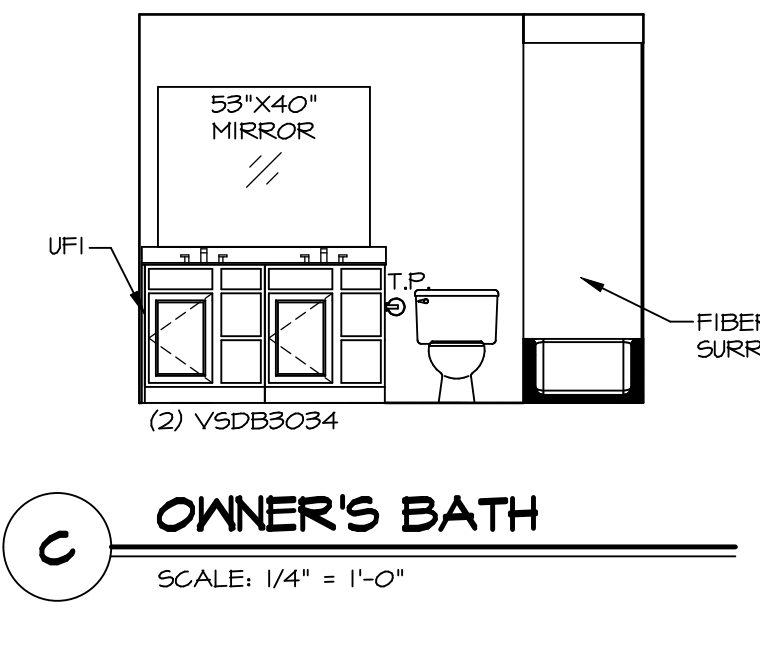
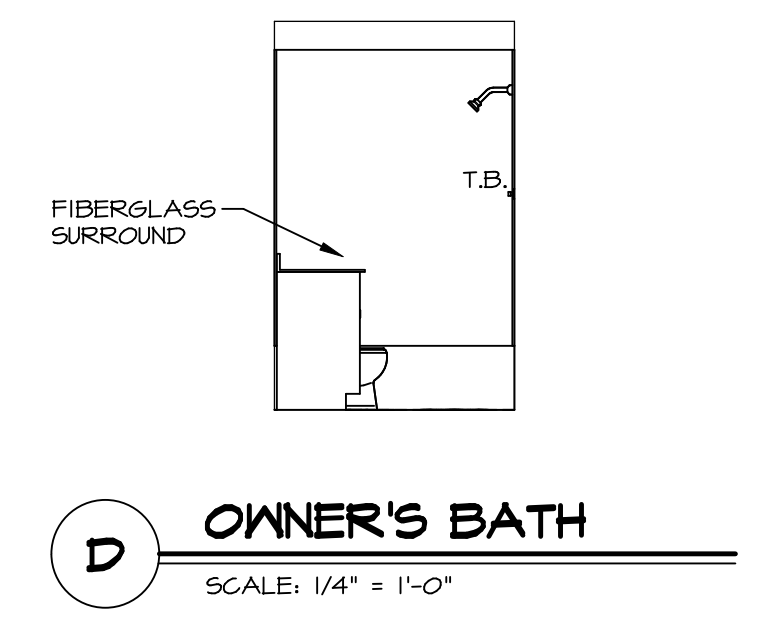
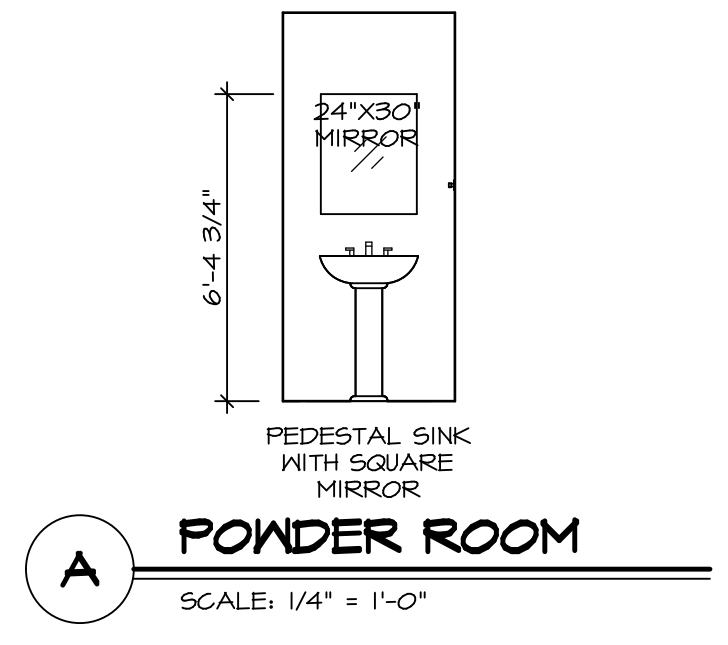
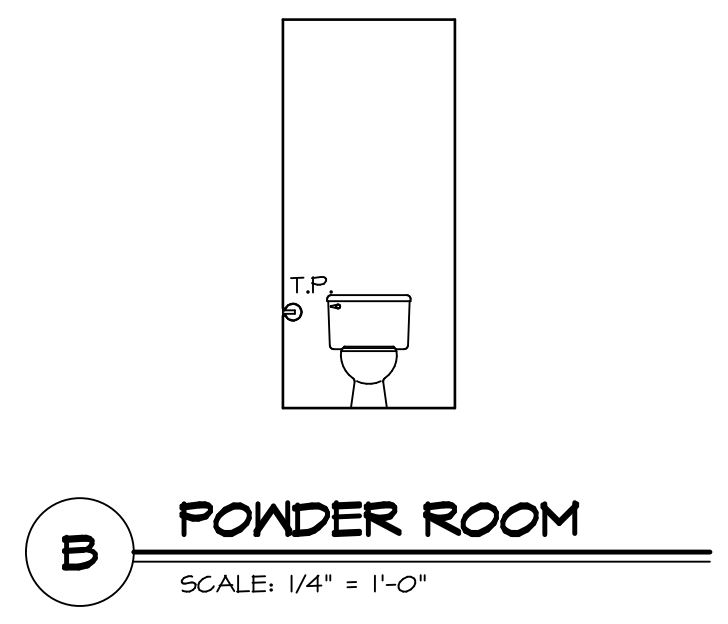
DIV-COMM-LOT-UNIT <b>DCY-S2-0296</b>	
COMM-LOT <b>SMYTERS MILL - SIMPLY RYAN - 0296</b>	APT. NO. -----
STREET ADDRESS <b>5454 REGATTA DRIVE</b>	
CITY <b>MIDDLETOWN</b>	STATE <b>OH</b>
ZIP <b>45042</b>	

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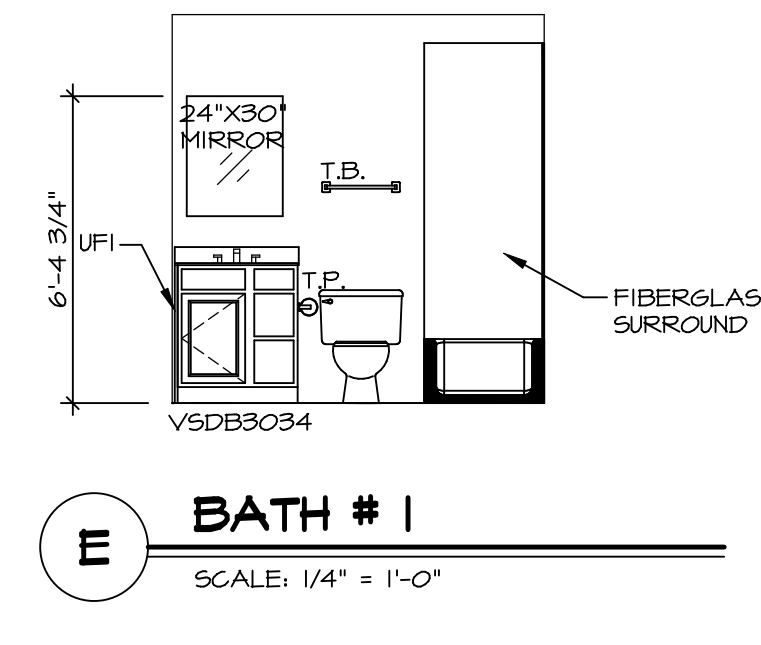
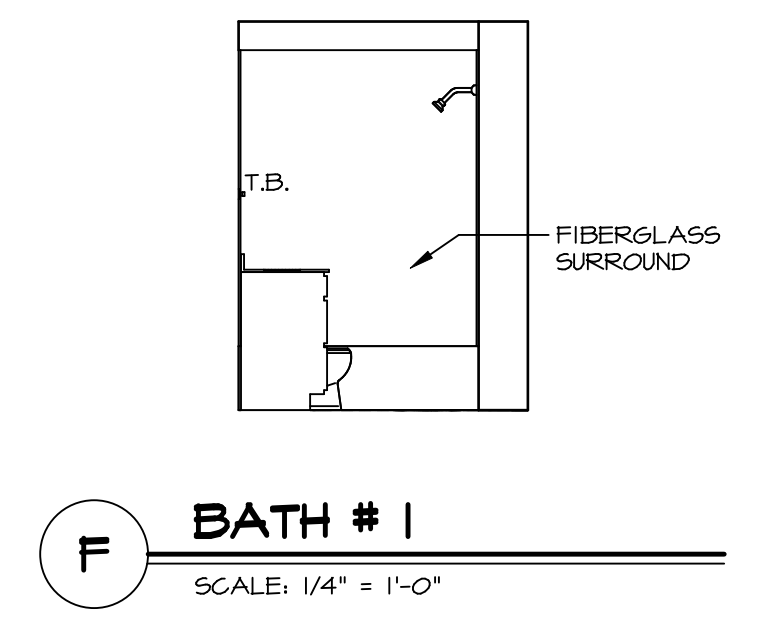
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**NOTES:**

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 VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.



SHEET NO. <b>A-11</b>	MODEL <b>BIRCH</b>	SET NO. BRH00
DRAWING TITLE <b>BATH ELEVATIONS</b>	VERSION 01	DRAWN BY
OPTION DESCRIPTION	DATE:	OPTION
<b>22</b>		

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5285 Washburne  
Frederick, MD 21703

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DIV-COMM-LOT-UNIT <b>DCY-S2-0296</b>	
COMM-LOT SANTYERS MILL - SIMPLY RYAN - 0296	APT. NO. ----
STREET ADDRESS 5454 REGATTA DRIVE	CITY MIDDLETOWN
STATE OH	ZIP 45042