

S2 340
5896 REGATTA DR
MIDDLETOWN, OH 45042

2 Story Basement

UNFINISHED BASEMENT

3 PIECE PLUMBING ROUGH-IN BASEMENT

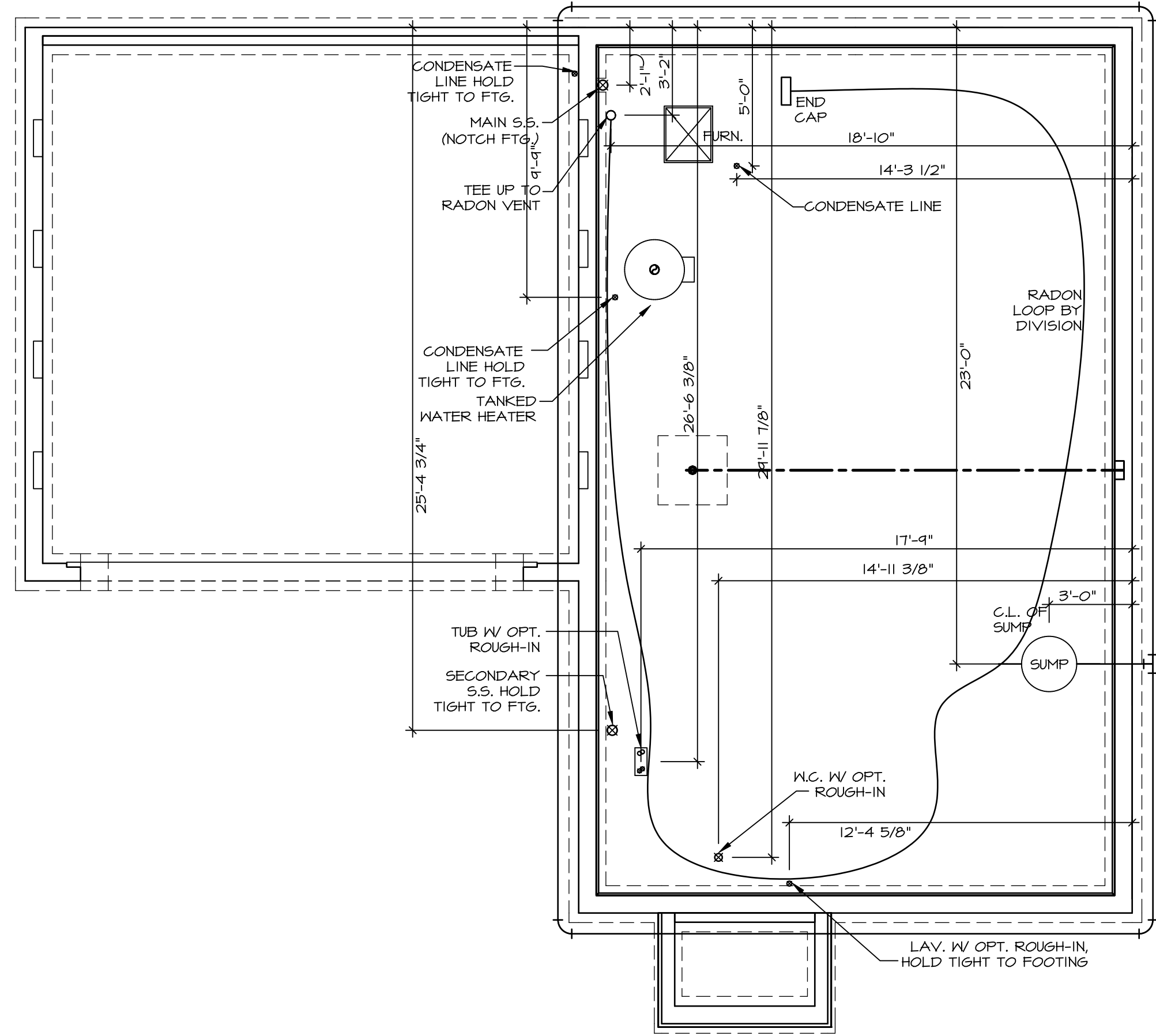
2 hose bibs - no valves required

ice maker

2 tubs

WATER HEATER ELECTRIC 40 GALLON

Gas Furnace



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

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

NVR

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

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DIV-COMM-LOT-UNIT DCY-S2-0340
COMM-LOT SAMYERS MILL - SIMPLY RYAN - 0340
STREET ADDRESS 5946 RESATTA DR
APT. NO. ----
CITY STATE OH ZIP MIDDLETOWN OH 45042

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

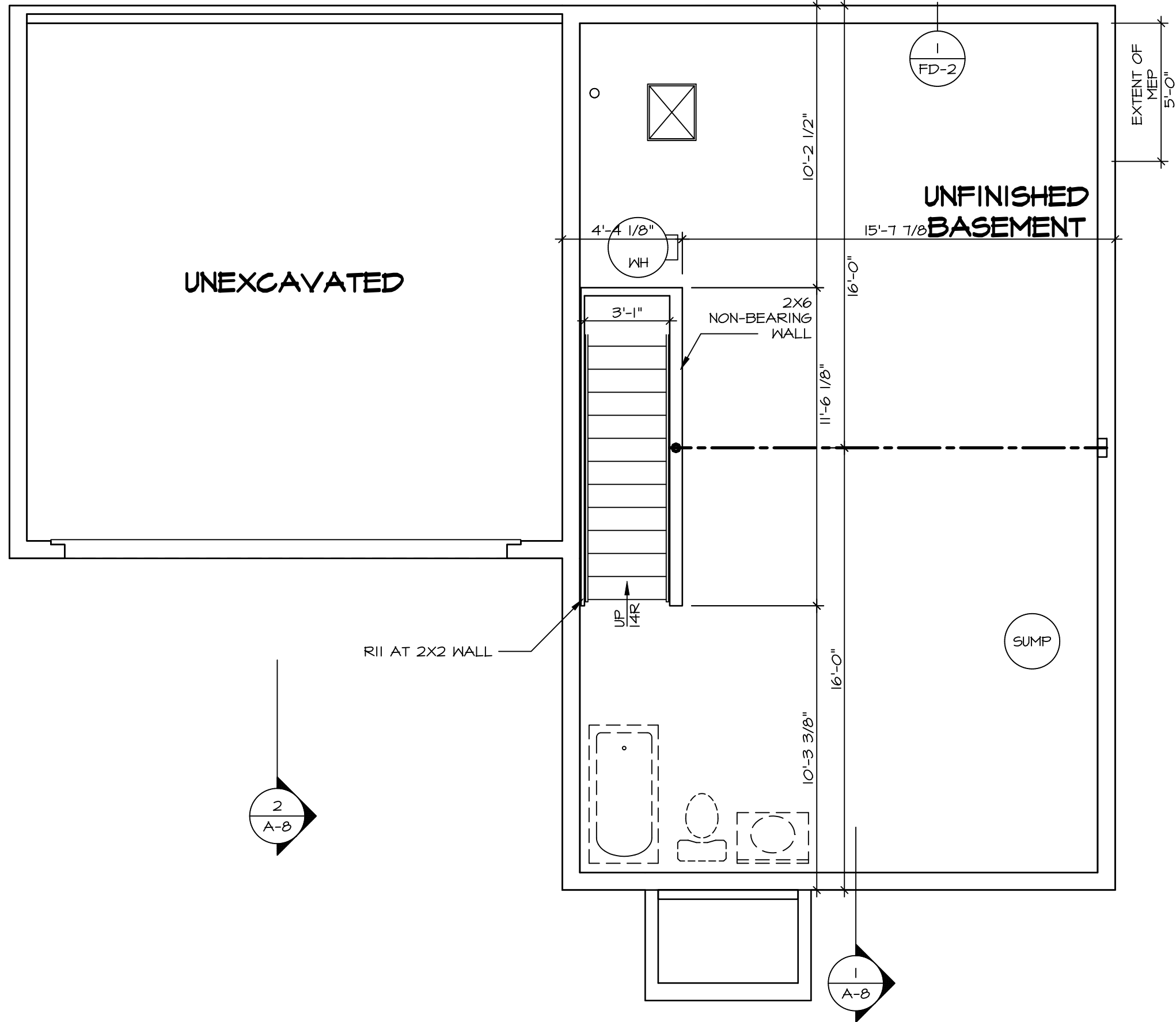
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING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



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

MODEL: BIRCH
DRAWING TITLE: BASEMENT FLOOR PLAN
OPTION DESCRIPTION: 16

SHEET NO.: A-5

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

USER: BIRCH

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DIV-COMM-LOT-UNIT: DCY-S2-0340
COM-LOT: SANYERS MILL - SIMPLY RYAN - 0340
STREET ADDRESS: 5946 RESATTA DR
CITY: MIDDLETOWN OH
STATE: OH
ZIP: 45042

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

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FIRST FLOOR JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. N.M.
J100	JACK - (4) 2X4 SPF STUD GRADE	1004
J101	JACK - (2) 2X4 SPF STUD GRADE	1002
J102	JACK - (3) 2X4 SPF STUD GRADE	1015
J103	JACK - (3) 2X4 SPF STUD GRADE	1015
J104	JACK - (4) 2X4 SPF STUD GRADE	1004
J105	JACK - (2) 2X4 SPF STUD GRADE	1008
J106	JACK - (2) 2X4 SPF 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

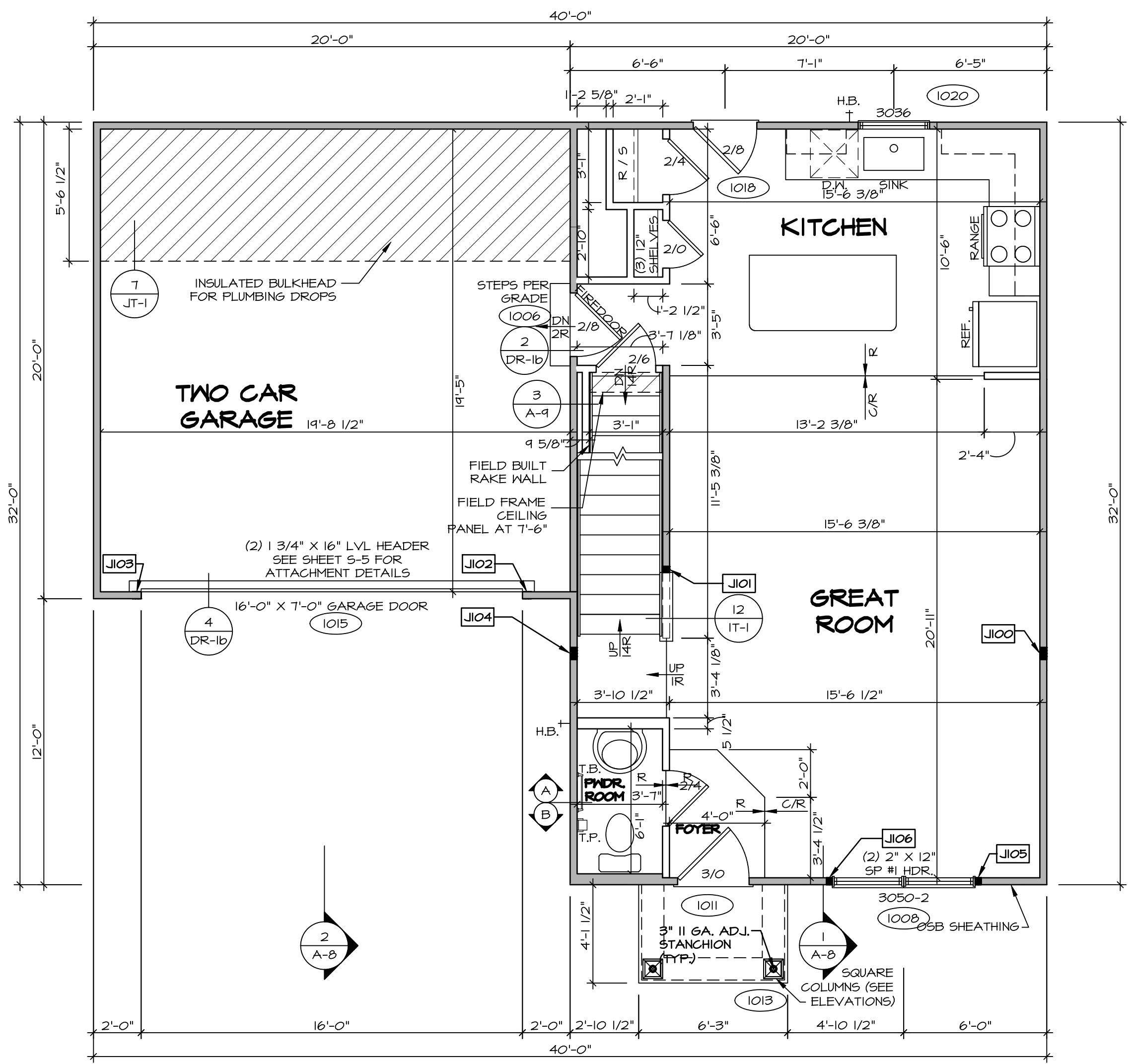
FLOOR PLAN NOTES RYAN

- 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.
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- 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.

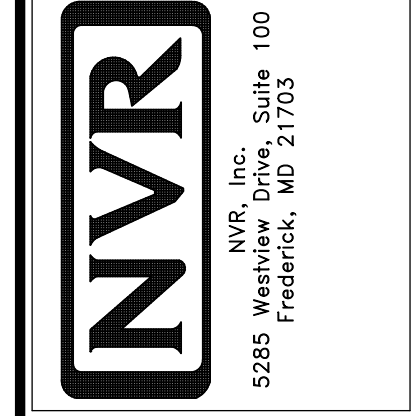
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

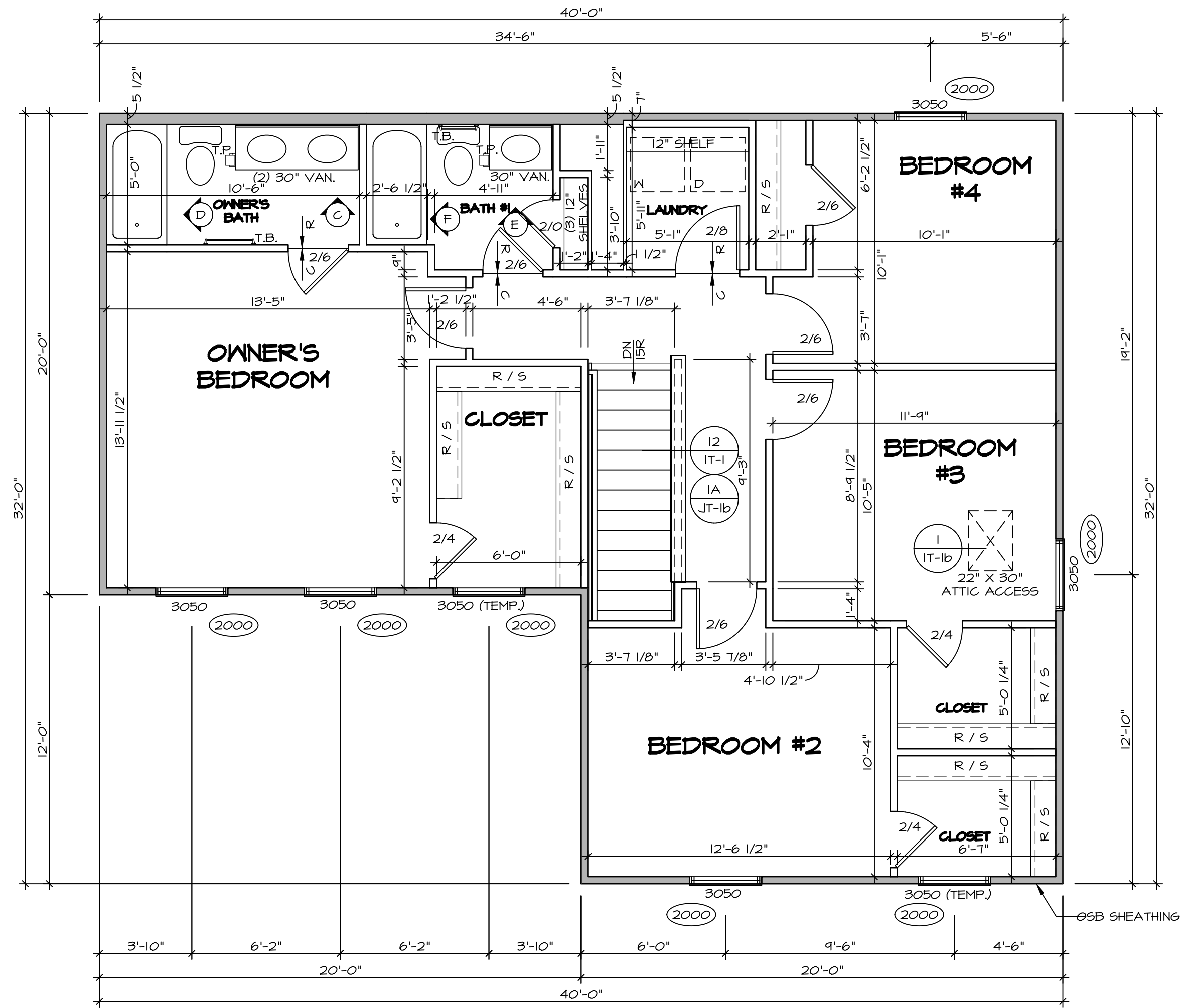
DIV-COMM-LOT-UNIT
DCY-S2-0340
COM-LOT
SAYERS MILL - SIMPLY RYAN - 0340
STREET ADDRESS
5946 RESATTA DR
CITY MIDDLETOWN STATE OH ZIP 45042

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SET NO. BRH00
VERSION 01
DRAWN BY
DATE:
OPTION

SHEET NO. **A-6**
MODEL **BIRCH**
DRAWING TITLE **FIRST FLOOR PLAN**
OPTION DESCRIPTION
17



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 1/2" 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED

FLOOR PLAN NOTES RYAN

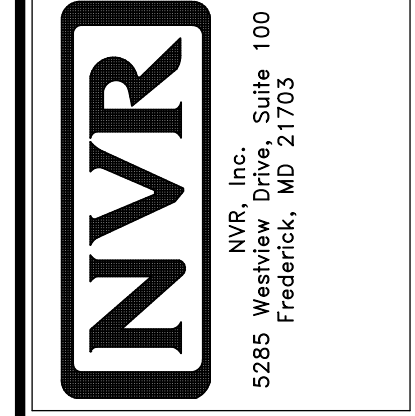
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
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- 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.
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- TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTIONAL TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.

GYPSUM NOTES

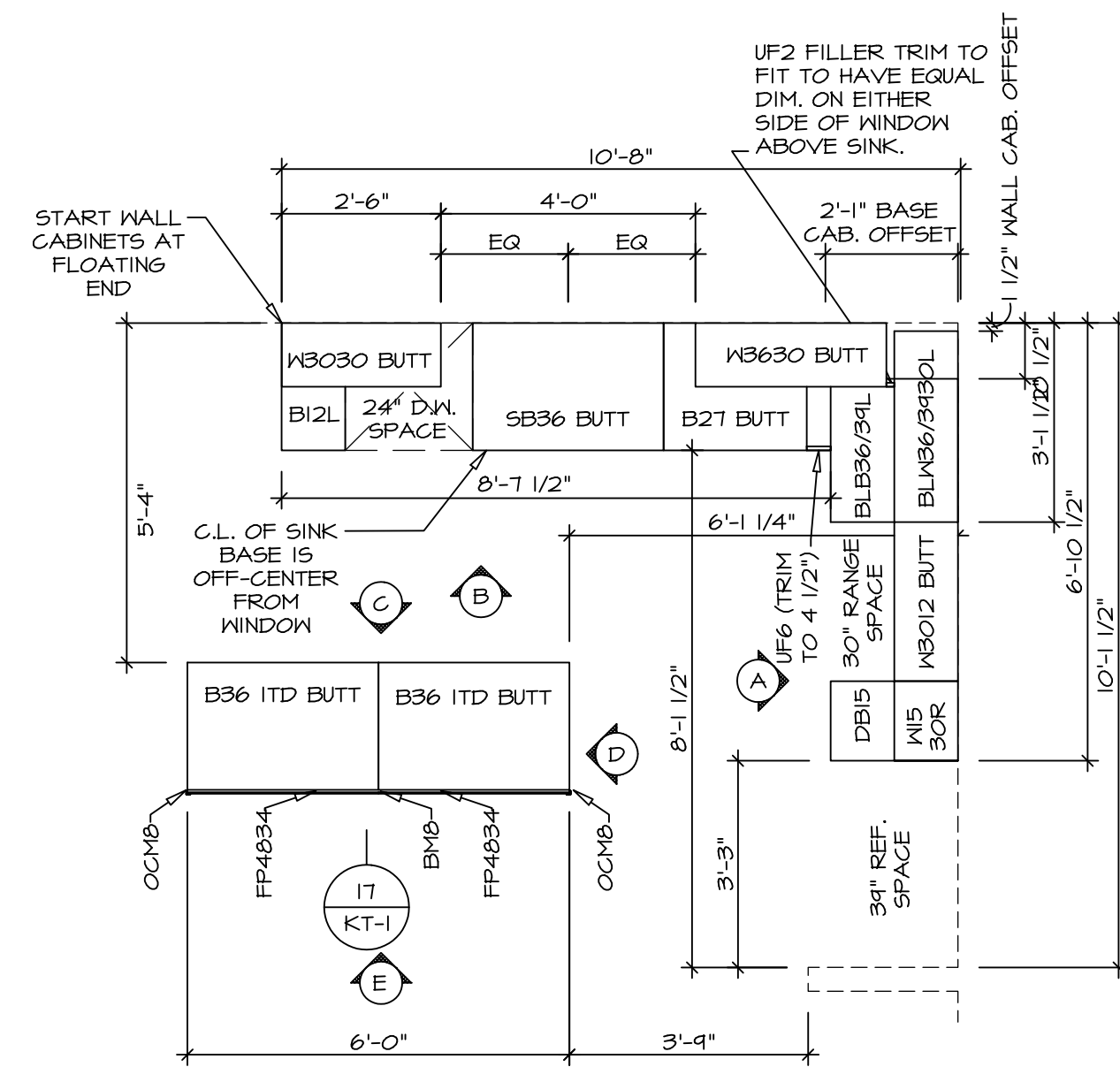
- AT GARAGE:**
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

PROJECT NO.	DCY-S2-0340
COMMITTEE	SAYERS MILL - SIMPLY RYAN - 0340
STREET ADDRESS	5946 RESATTA DR
CITY	MIDDLETOWN
STATE	OH
ZIP	45042

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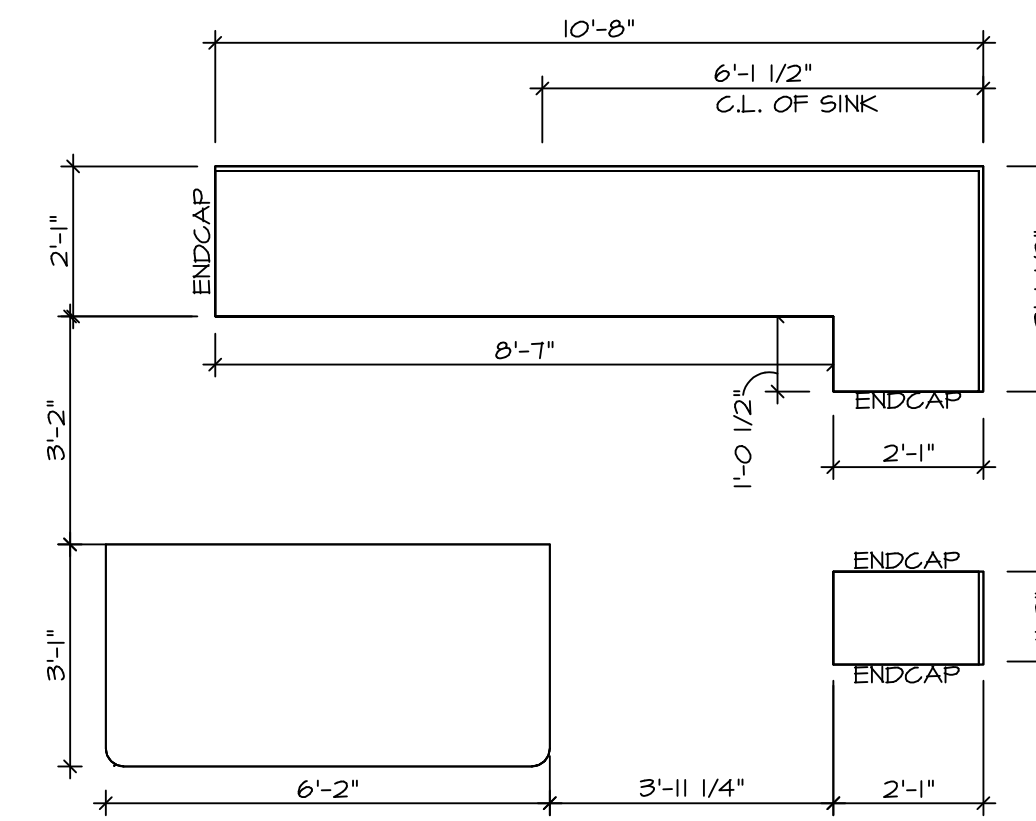
SHEET NO.	A-7
MODEL	BIRCH
SET NO.	BRH00
VERSION	01
DRAWING TITLE	SECOND FLOOR PLAN
DRAWN BY	
DATE:	
OPTION	
OPTION DESCRIPTION	
SHEET NO.	18



KITCHEN CABINET PLAN KC-3638

SCALE: 3/8" = 1'-0"

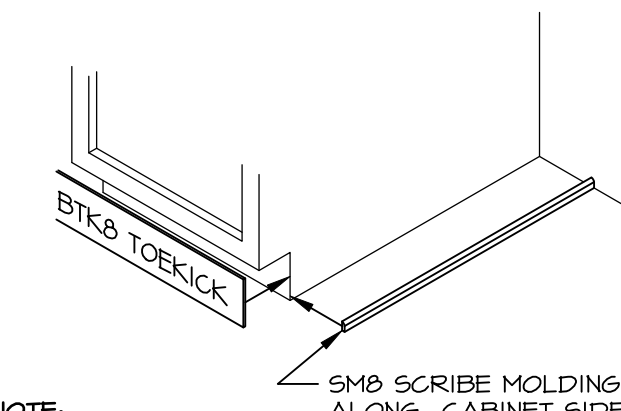
1
A-10



KITCHEN COUNTERTOP PLAN KT-3638

SCALE: 3/8" = 1'-0"

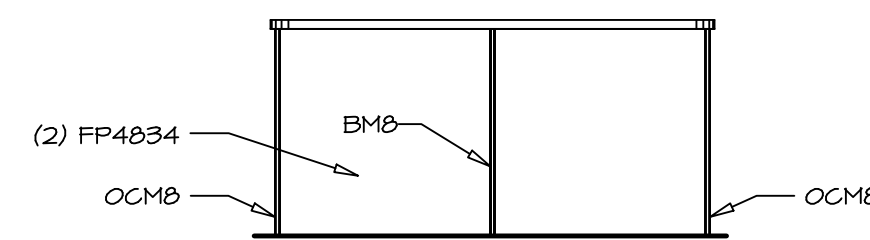
2
A-10



NOTE:
OMIT SMO SCRIBE
MOLDING AT
DISHWASHER SPACES

TOEKICK / SCRIBE DETAIL

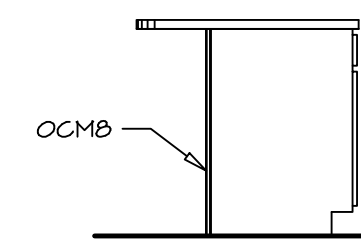
SCALE: 3/4" = 1'-0"



KITCHEN ELEVATION E

SCALE: 3/8" = 1'-0"

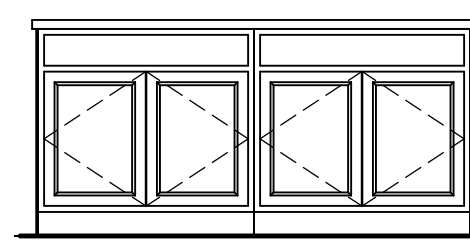
E



KITCHEN ELEVATION D

SCALE: 3/8" = 1'-0"

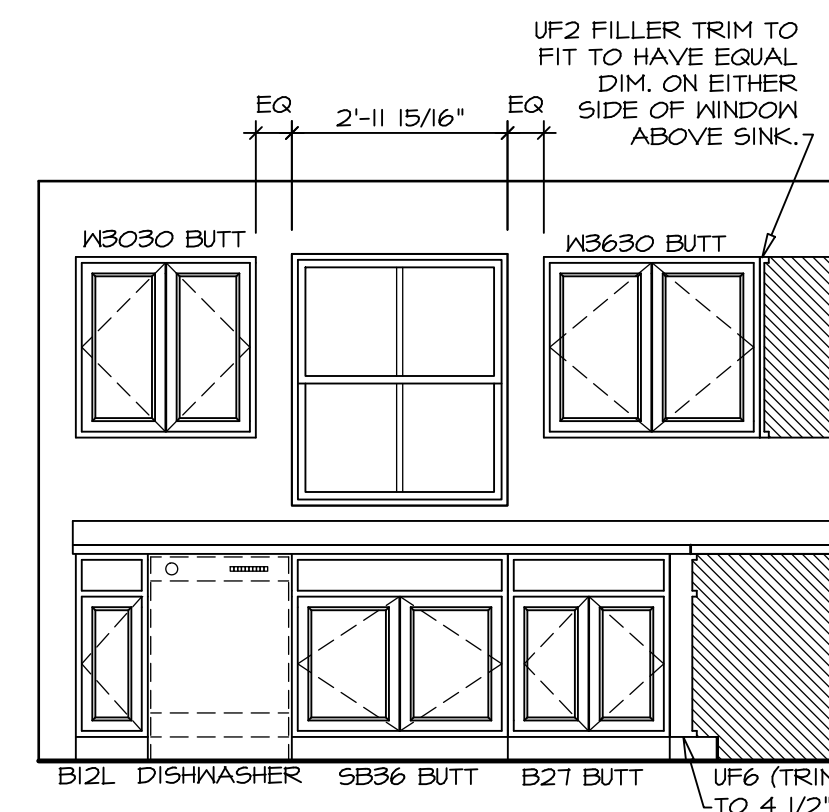
D



KITCHEN ELEVATION C

SCALE: 3/8" = 1'-0"

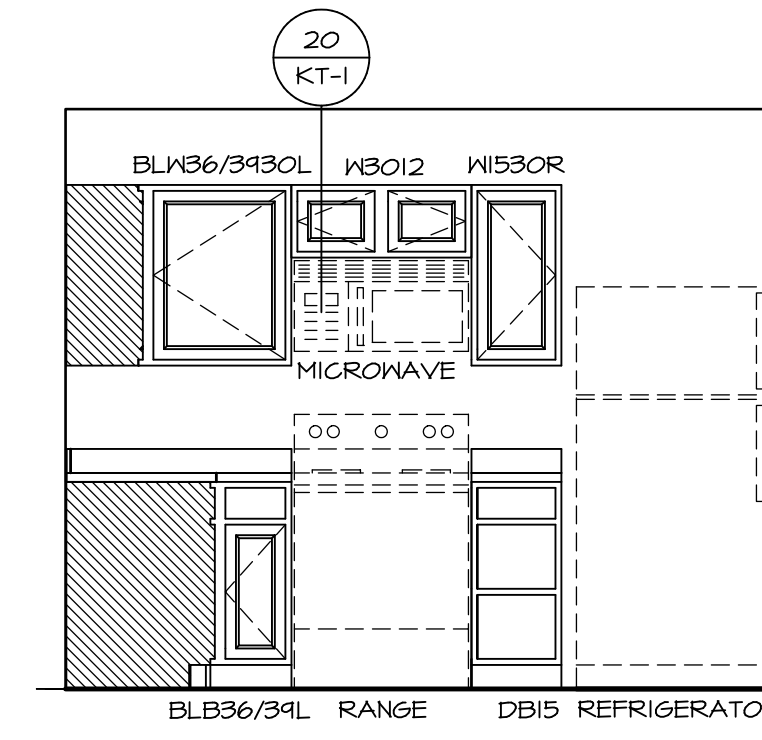
C



KITCHEN ELEVATION B

SCALE: 3/8" = 1'-0"

B



KITCHEN ELEVATION A

SCALE: 3/8" = 1'-0"

A

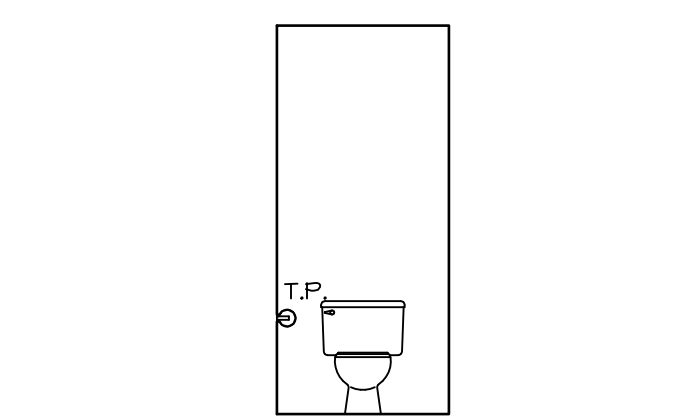
NOTES:
1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOULDING, REFER TO STANDARD DETAIL (11/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

SHEET NO. A-10	MODEL BIRCH	SET NO. BRH00	DIV-COMM-LOT-UNIT DCY-S2-0340
	DRAWING TITLE KITCHEN PLANS AND ELEVATIONS	VERSION 01	
21	OPTION DESCRIPTION	DATE:	STREET ADDRESS 5946 RESATTA DR
		OPTION	CITY MIDDLETOWN
		STATE OH	ZIP 45042

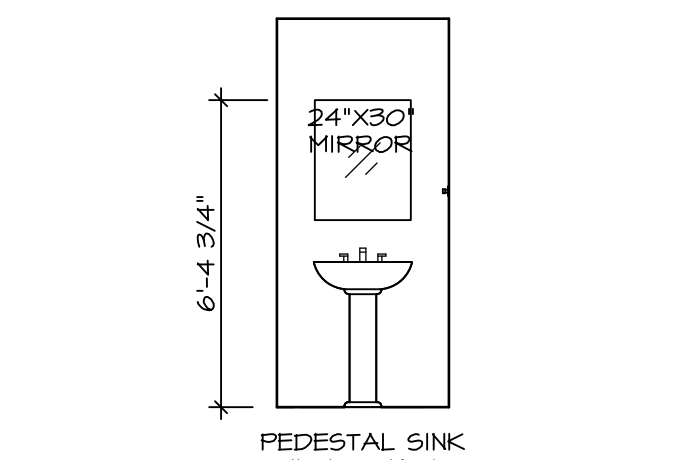
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Frederick, MD 21703

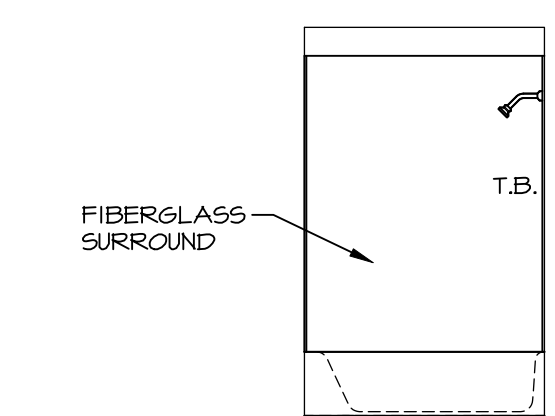
C:\NVR\Sales\BIRCH_BRH00_01\DCY-S2-0340\276289\Streets\Lot_Specific\A-10_KIT_1.S.dwg 02/15/23 - 6:08 am



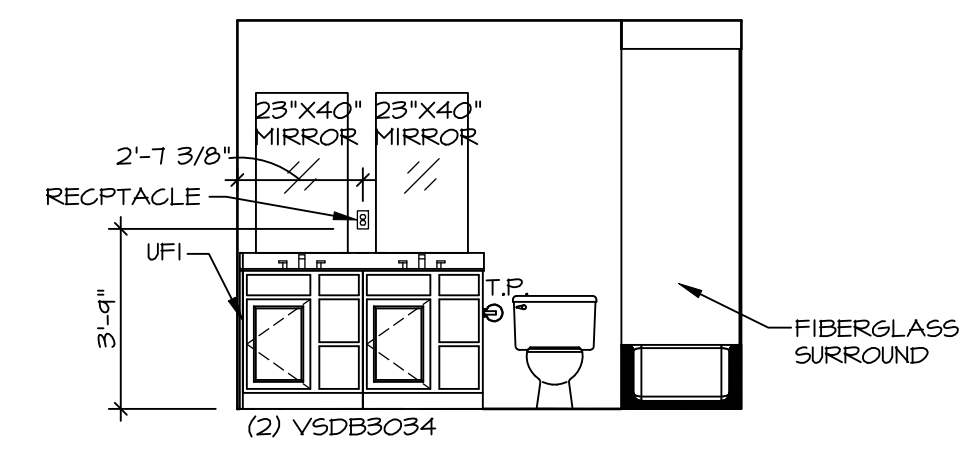
B POWDER ROOM
SCALE: 1/4" = 1'-0"



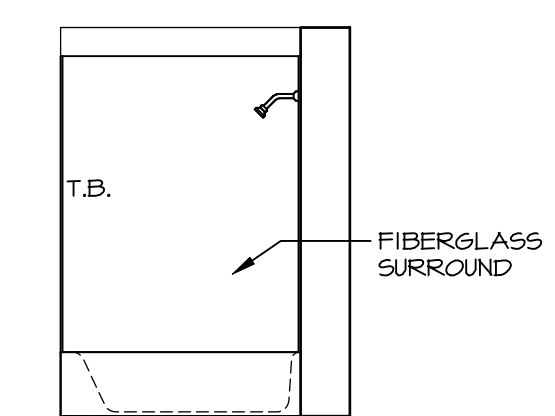
A POWDER ROOM
SCALE: 1/4" = 1'-0"



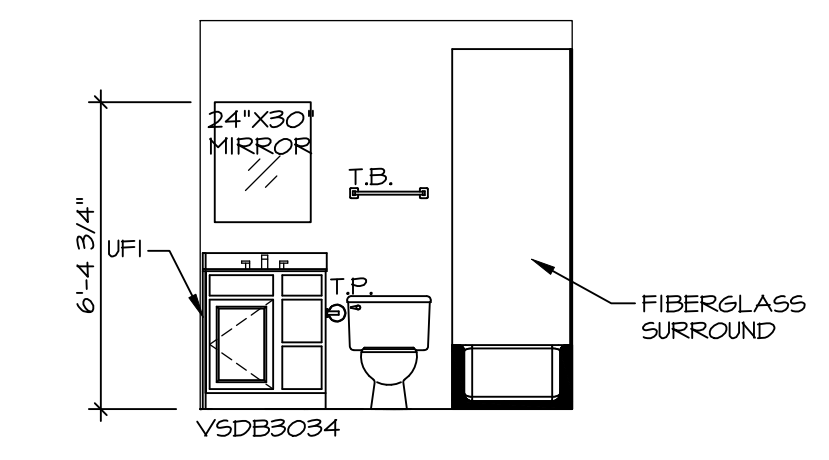
D OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



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



E BATH # 1
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-11	MODEL BIRCH	SET NO. BRH00
	DRAWING TITLE BATH ELEVATIONS	VERSION 01
22	OPTION DESCRIPTION	DRAWN BY
		DATE:
		OPTION

DIV-COMM-LOT-UNIT DCY-S2-0340	
COM-LOT SAYERS MILL - SIMPLY RYAN - 0340	APT. NO. ----
STREET ADDRESS 5946 RESATTA DR	CITY MIDDLETOWN
STATE OH	ZIP 45042

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Frederick, MD 21703
5285 Westwood

C:\NVR\Spines\BIRCH_BRH00_01\DCY-S2-0340\2766289\Sheets\Lot_Specific\22 A-11_BATH_US.dwg 02/15/23 - 6:08 am