

1
A-4 **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			

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5285 Westview
Frederick, MD 21703

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DIV-COMM-LOT-UNIT DCY-S2-0351	
COMM-LOT	SAMYERS MILL - SIMPLY RYAN - 0351
STREET ADDRESS	6021 RIVERVIEW AVE
CITY	MIDDLETOWN
STATE	OH
ZIP	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

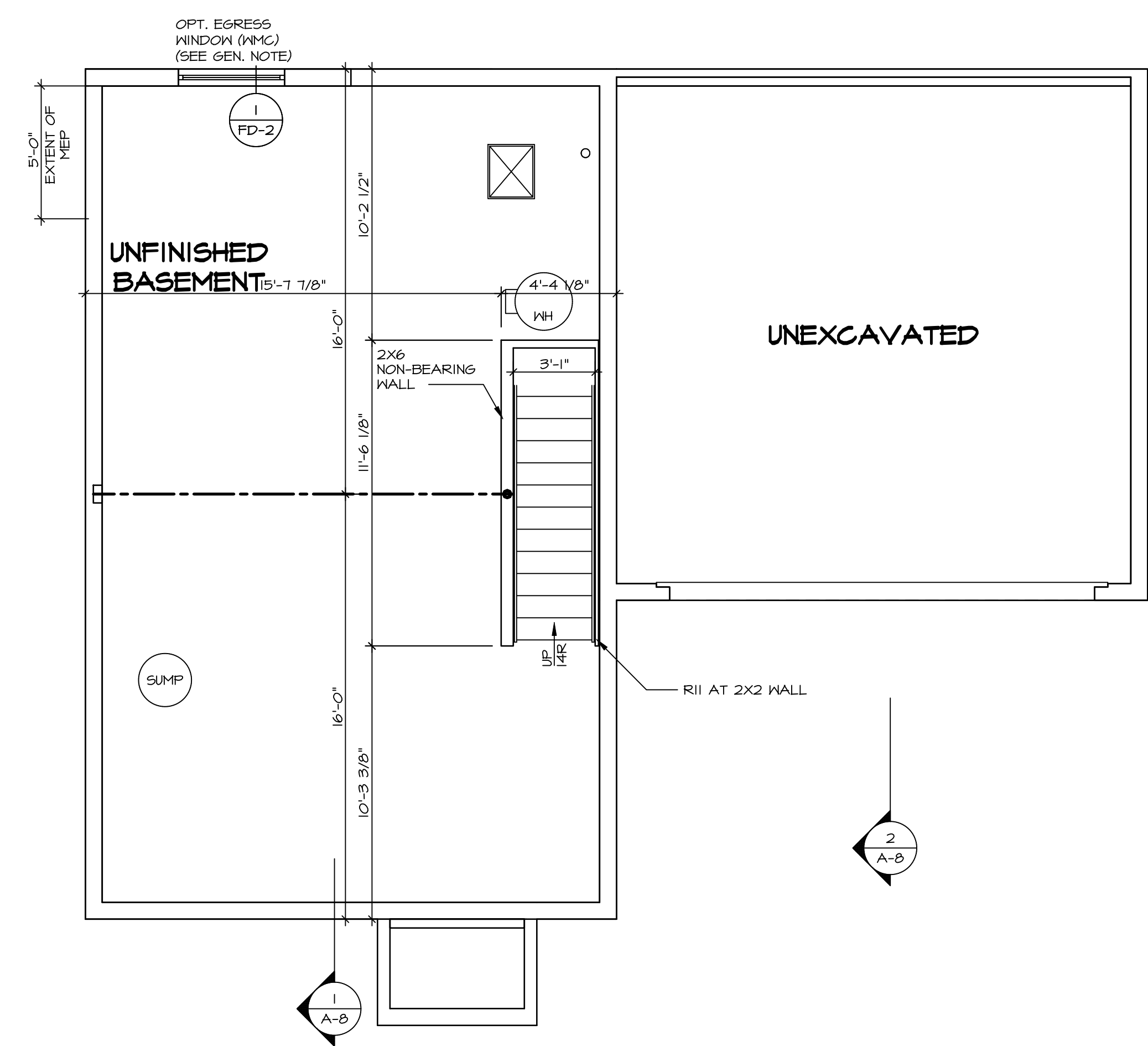
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING 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 "11" 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

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



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

SHEET NO. A-5 16	MODEL BIRCH DRAWING TITLE BASEMENT FLOOR PLAN OPTION DESCRIPTION	SET NO. BRH00 VERSION 01 DRAWN BY DATE: OPTION	DIV-COMM-LOT-UNIT DCY-S2-0351 COM-LOT SAVYERS MILL - SIMPLY RYAN - 0351 STREET ADDRESS 6821 RIVERVIEW AVE CITY MIDDLETOWN OH STATE OH ZIP 45042
 <small>NVR, Inc., Suite 100 5285 Westport, Frederick, MD 21703</small>		<small>C:\NVR\Solives\BIRCH_BRH00_01\DCY-S2-0351\2702114\Sheets\Lot Specific\16 A-5 BSM1_LS.dwg 11/23/22 - 3:04 pm</small>	

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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

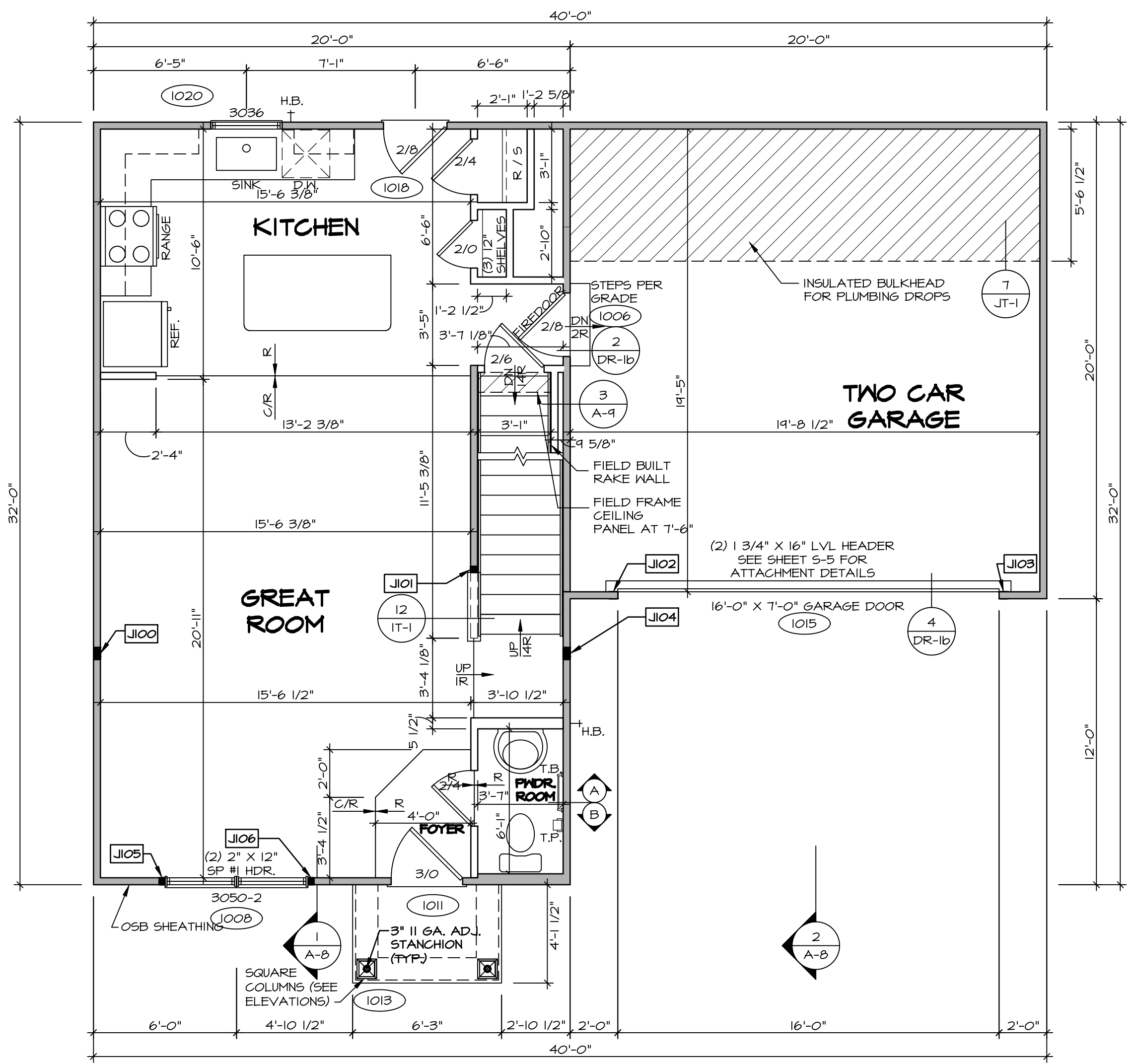
FLOOR PLAN NOTES RYAN

- 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.
- 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, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

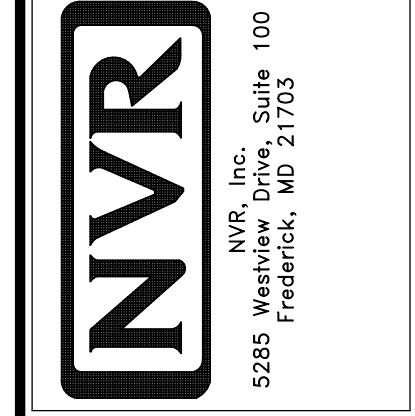
AT STAIRS:
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



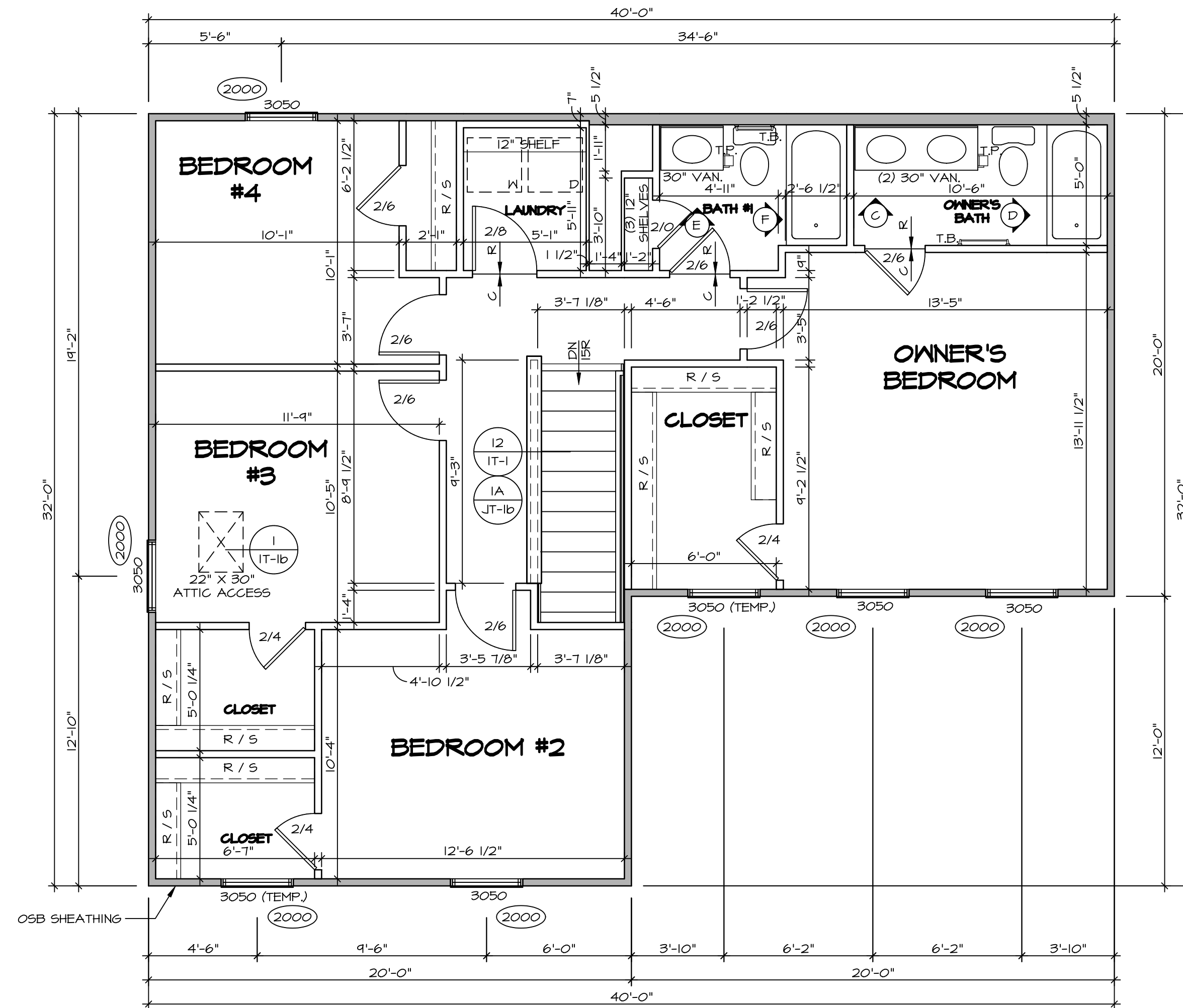
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT
DCY-S2-0351
 COM-LOT
 SAMPYERS MILL - SIMPLY RYAN - 0351
 STREET ADDRESS
 6821 RIVERVIEW AVE
 CITY MIDDLETOWN STATE OH ZIP 45042

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SHEET NO.	A-6
MODEL	BIRCH
VERSION	01
DRAWN BY	
DATE:	
OPTION	
DRAWING TITLE	FIRST FLOOR PLAN
OPTION DESCRIPTION	
SHEET NO.	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 1/2" 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.
- 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

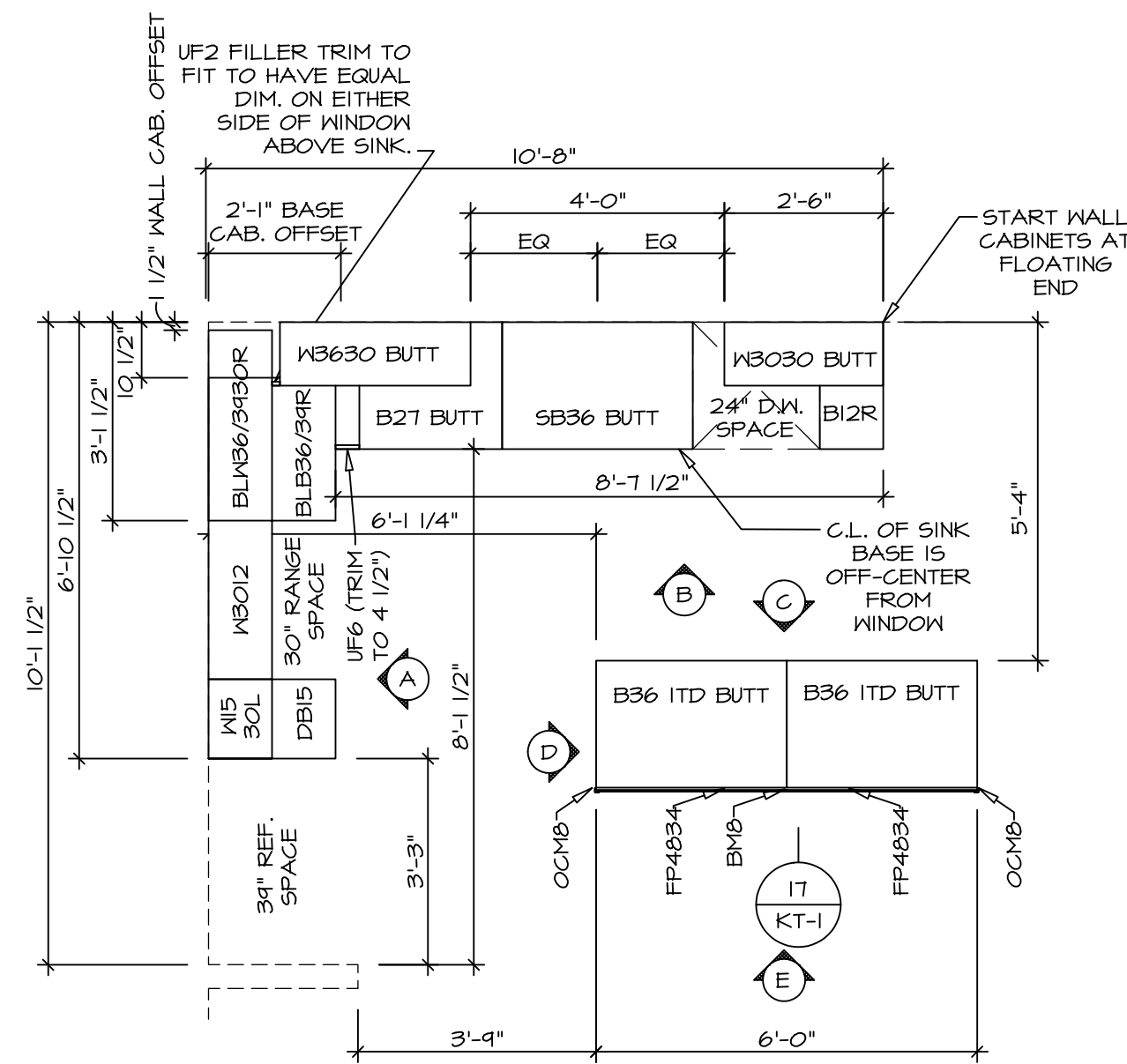
- AT GARAGE:**
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

DIV-COMM-LOT-UNIT		DCY-S2-0351	
COM-LOT	SAMMYERS MILL - SIMPLY RYAN - 0351	STREET ADDRESS	6821 RIVERVIEW AVE
APT. NO.	----	CITY	MIDDLETOWN
STATE	OH	ZIP	45042

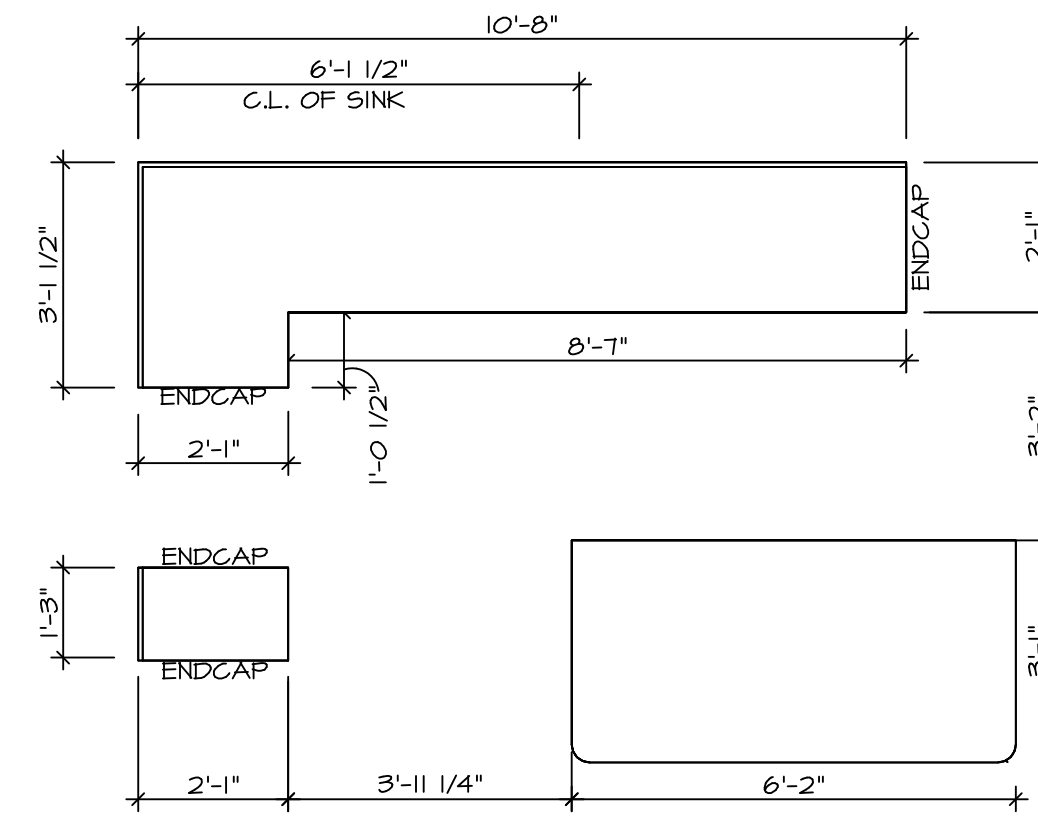
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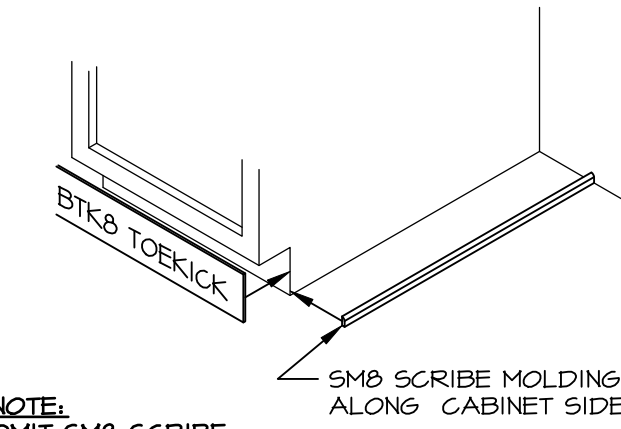
SHEET NO.	A-7	18
MODEL	BIRCH	
DRAWING TITLE	SECOND FLOOR PLAN	
OPTION DESCRIPTION		
SET NO.	BRH00	
VERSION	01	
DRAWN BY		
DATE		
OPTION		



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

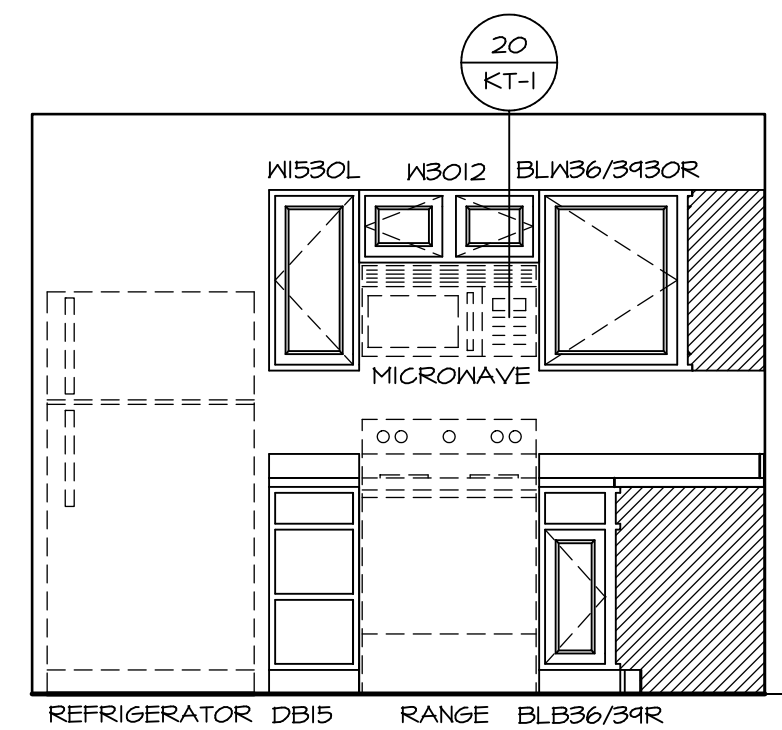


2 **KITCHEN COUNTERTOP PLAN KT-3638**
A-10 SCALE: 3/8" = 1'-0"

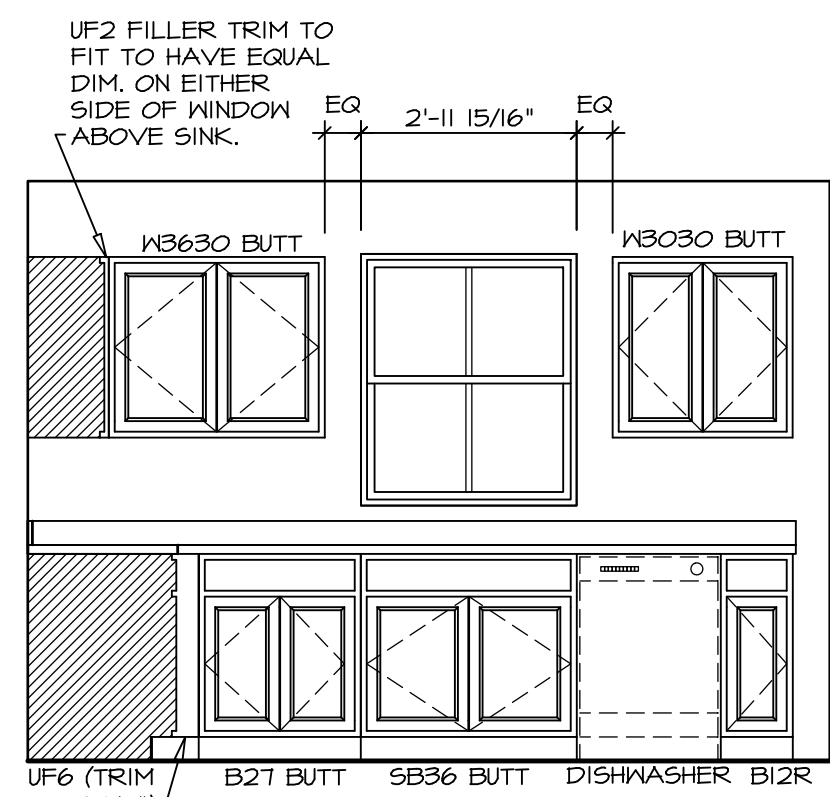


NOTE:
OMIT SMB SCRIBE MOLDING AT DISHWASHER SPACES

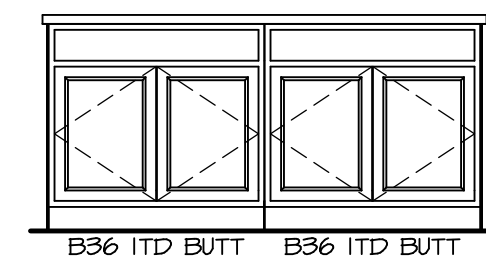
5 **TOEKICK / SCRIBE DETAIL**
A-10 SCALE: 3/4" = 1'-0"



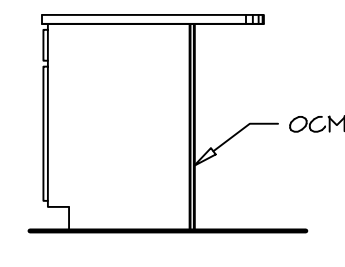
A **KITCHEN ELEVATION**
SCALE: 3/8" = 1'-0"



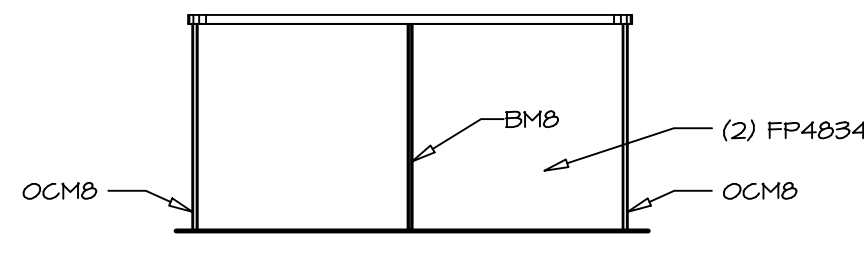
B **KITCHEN ELEVATION**
SCALE: 3/8" = 1'-0"



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



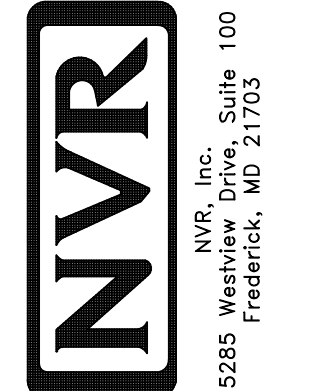
D **KITCHEN ELEVATION**
SCALE: 3/8" = 1'-0"

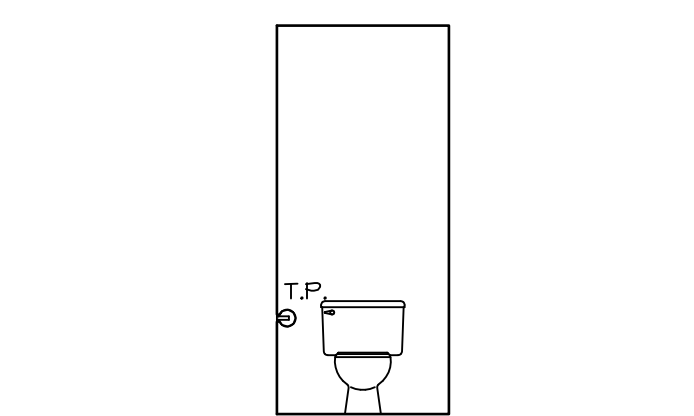


E **KITCHEN ELEVATION**
SCALE: 3/8" = 1'-0"

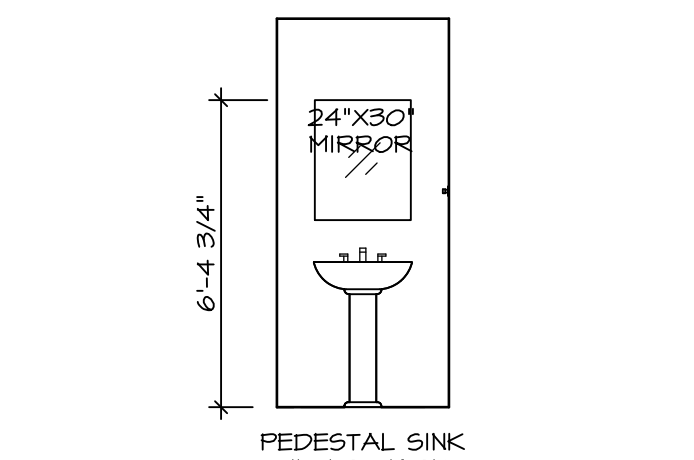
NOTES:
1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOULDING, REFER TO STANDARD DETAIL (11/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

SHEET NO. A-10	MODEL BIRCH	SET NO. BRH00
	DRAWING TITLE KITCHEN PLANS AND ELEVATIONS	VERSION 01
OPTION DESCRIPTION 21	DIV-COMM-LOT-UNIT DCY-S2-0351	DRAWN BY
	COM-LOT SAMYERS MILL - SIMPLY RYAN - 0351	DATE:
CITY MIDDLETOWN	STREET ADDRESS 6821 RIVERVIEW AVE	OPTION
	APT. NO. ----	
	STATE OH	ZIP 45042

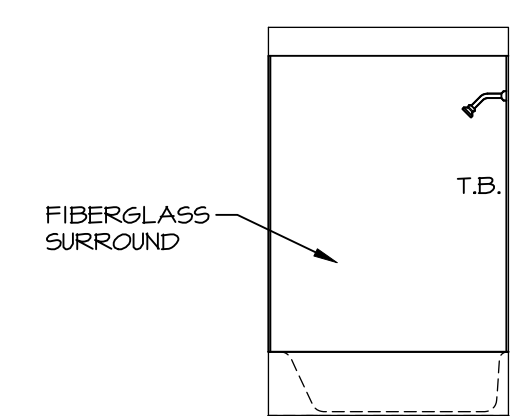




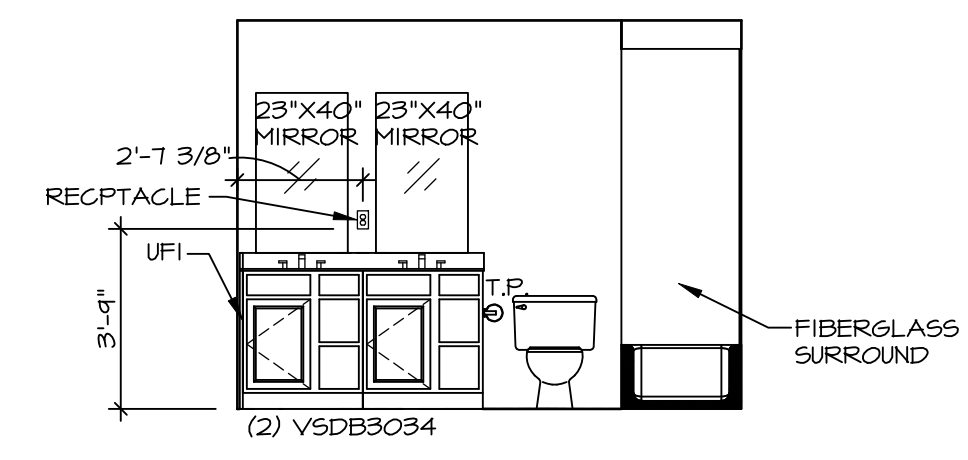
B POWDER ROOM
SCALE: 1/4" = 1'-0"



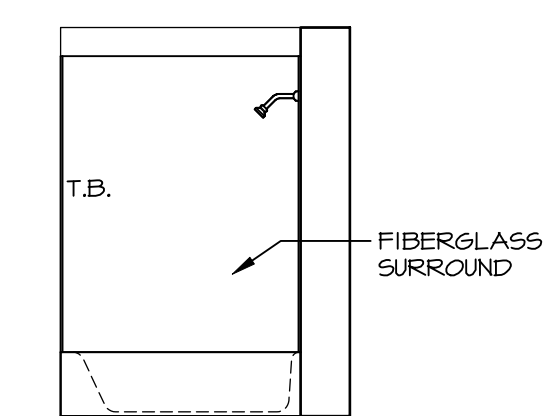
A POWDER ROOM
SCALE: 1/4" = 1'-0"



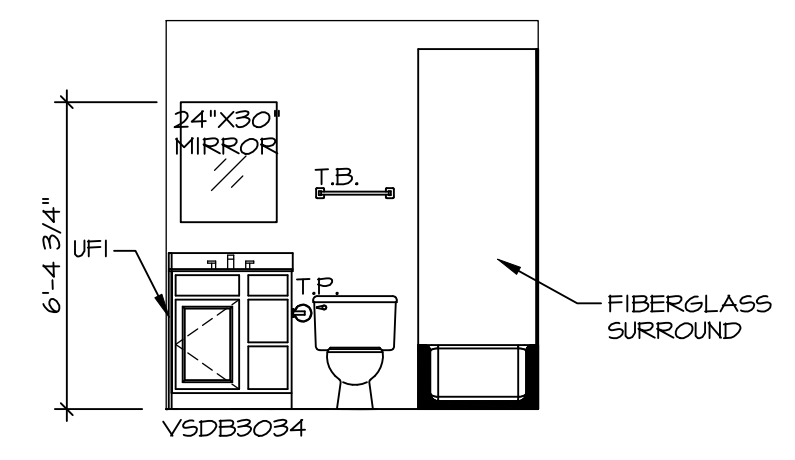
D OWNER'S BATH
SCALE: 1/4" = 1'-0"



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.	MODEL	SET NO.	BR:HO0
A-11	BIRCH	VERSION	01
	DRAWING TITLE	DRAWN BY	
	BATH ELEVATIONS	DATE:	
	OPTION DESCRIPTION	OPTION	
22			

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DIV-COMM-LOT-UNIT	DCY-S2-0351
COM-LOT	
STREET ADDRESS	SAMYERS MILL - SIMPLY RYAN - 0351
CITY	6021 RIVERVIEW AVE
STATE	MIDDLETOWN OH
ZIP	45042