

S2 352

5917 WARM SPRINGS DR  
MIDDLETOWN, OH 45042

2 Story Basement

UNFINISHED BASEMENT - 3 PIECE PLUMBING  
ROUGH-IN BASEMENT

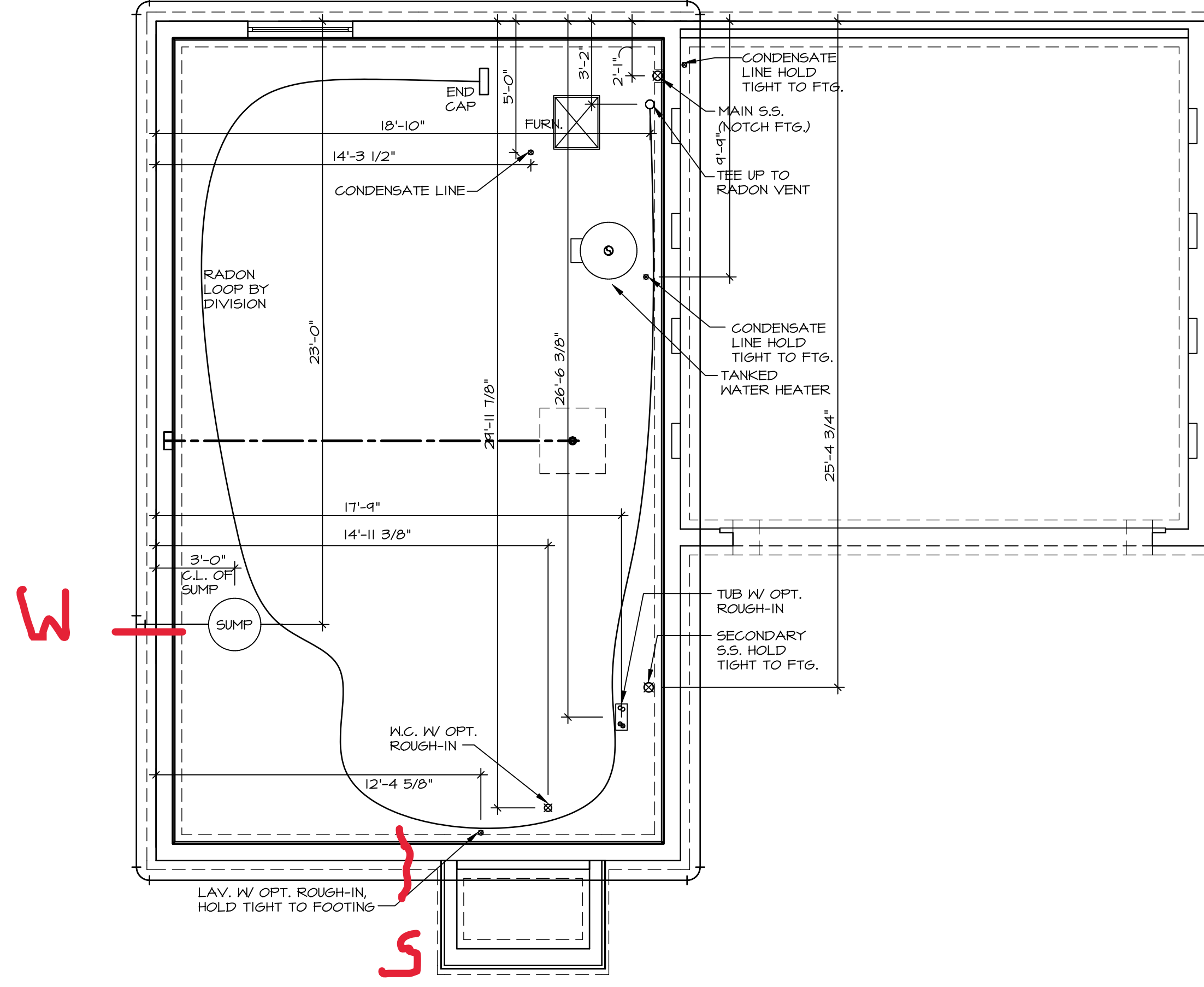
2 hose bibs - no valves required

ice maker

2 tub

WATER HEATER ELECTRIC 40 GALLON

Gas Furnace and Range



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

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

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

© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.

DIV-COMM-LOT-UNIT <b>DCY-S2-0352</b>	
COMM-LOT SAYERS MILL - SIMPLY RYAN - 0952	APT. NO. ----
STREET ADDRESS 5417 WARM SPRINGS DR	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

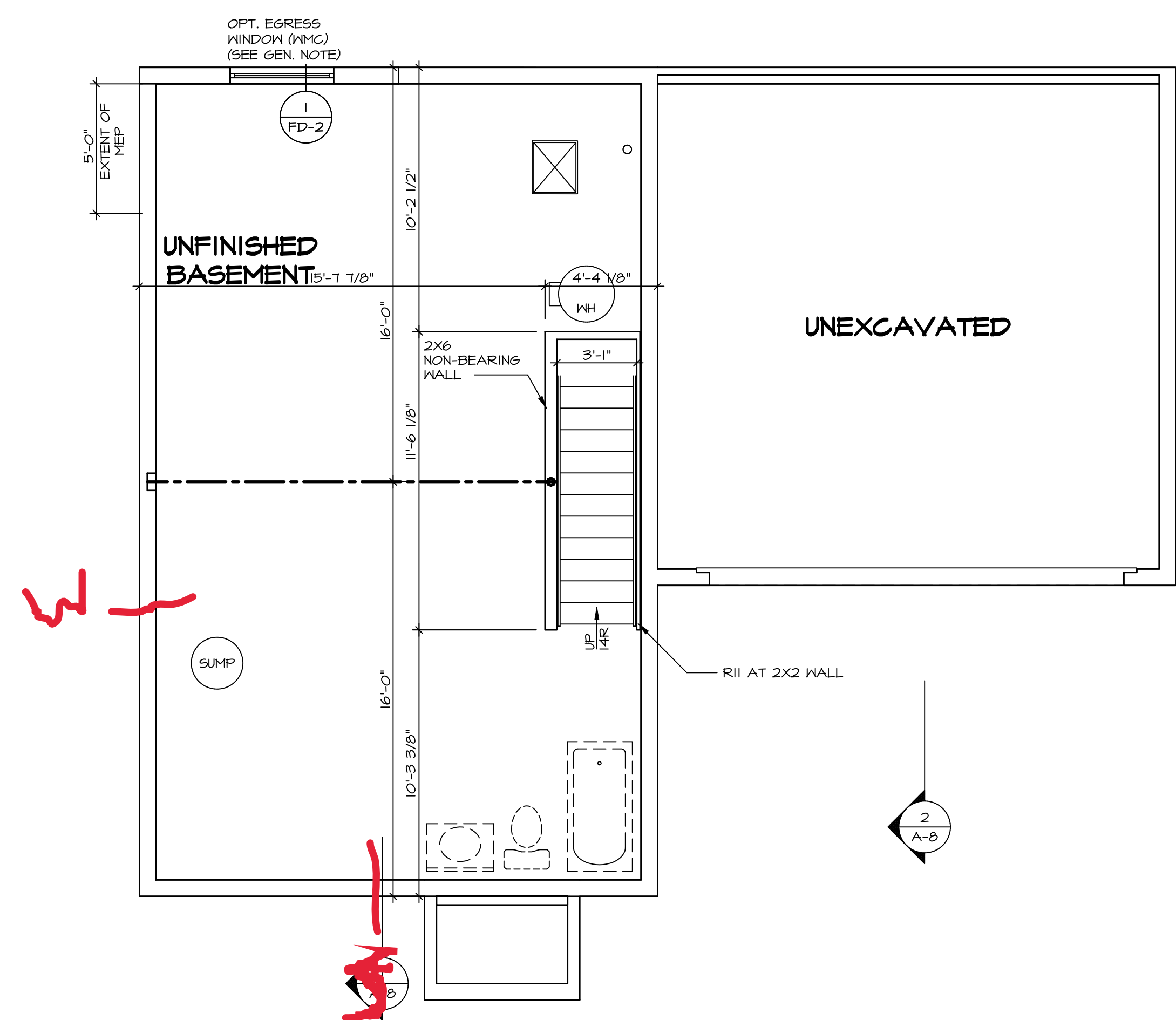
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING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

BASEMENT JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. NUM.



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

SHEET NO. <b>A-5</b>	MODEL <b>BIRCH</b>	SET NO. BRH00	DIV-COMM-LOT-UNIT <b>DCY-S2-0352</b>
	DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	VERSION 01	
16	OPTION DESCRIPTION	DATE:	STREET ADDRESS 5911 MARK SPRINGS DR
		OPTION	CITY MIDDLETOWN
			STATE OH
			ZIP 45042

© NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, copied in any form or manner whatsoever, nor are they to be used for any project without the express written consent of NVR, Inc.

**NVR**  
NVR, Inc., Suite 100  
5285 Westpark Dr.  
Frederick, MD 21703

C:\NVR\Solives\BIRCH\_BRH00\_01\DCY-S2-0352\28.073A\Sheets\Lot\_Specific\16 A-5 BSM1\_LS.dwg 05/17/23 - 4:11 am

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

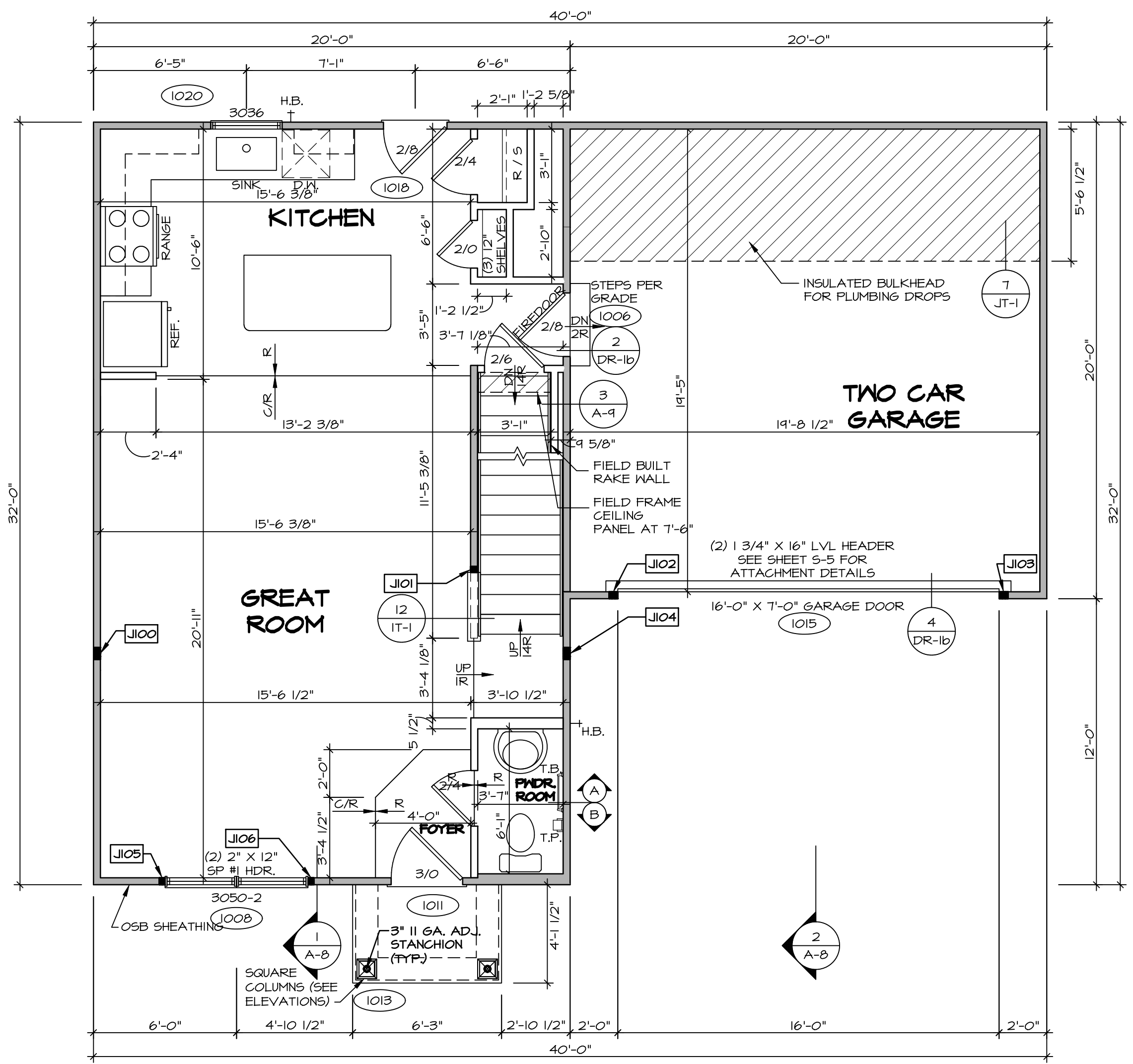
**FLOOR PLAN NOTES** RYAN

- 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"

**DCY-S2-0352**

COMMITTEE: SAATERS MILL - SIMPLY RYAN - 0952

STREET ADDRESS: 5917 MARK SPRINGS DR

CITY: MIDDLETOWN STATE: OH ZIP: 45042

© NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.

**NVR** Inc., Suite 100  
 5285 Westpark Drive  
 Frederick, MD 21703

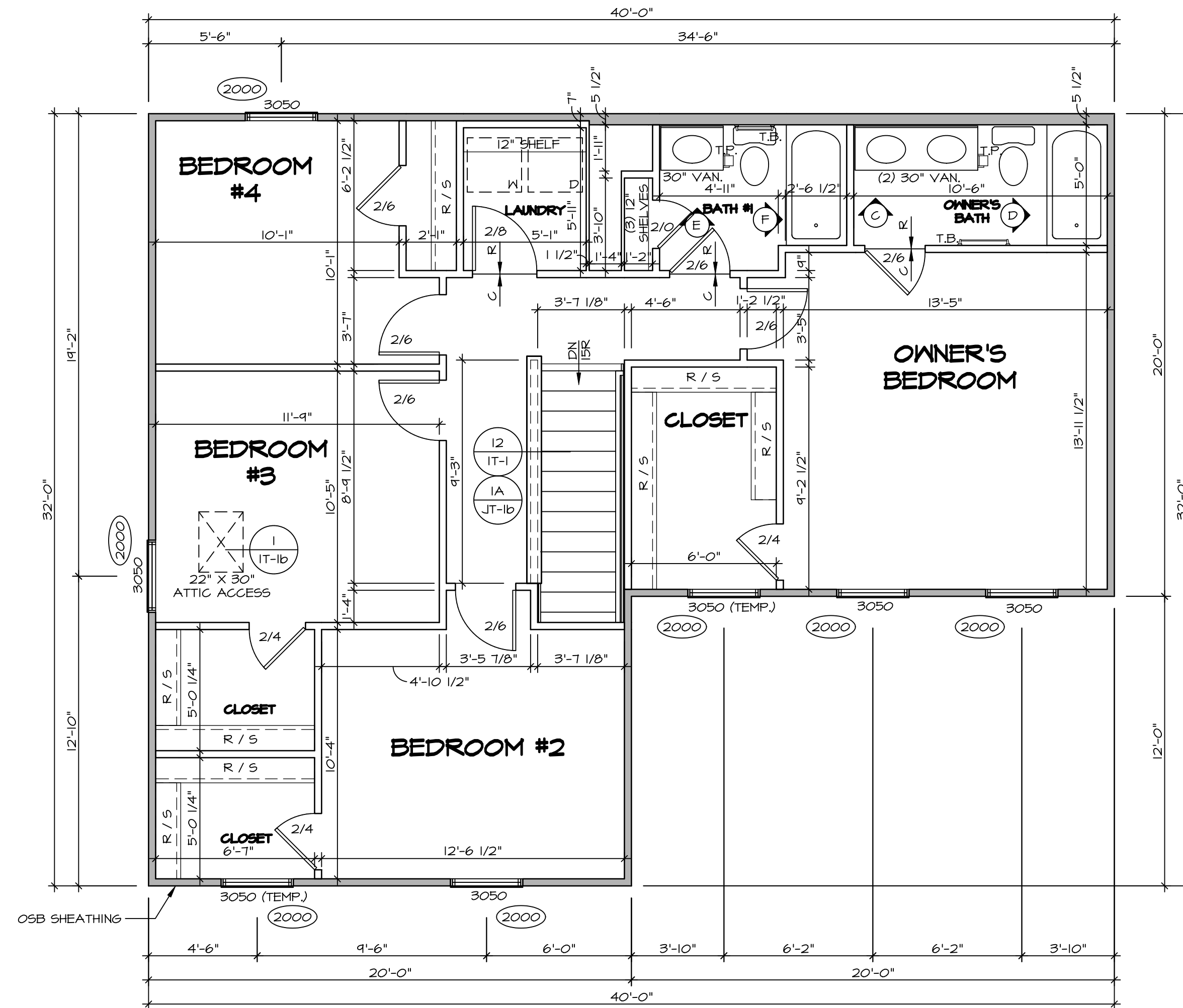
SET NO. BRH00  
 VERSION 01  
 DRAWN BY  
 DATE:  
 OPTION

MODEL: BIRCH  
 DRAWING TITLE: FIRST FLOOR PLAN  
 OPTION DESCRIPTION

SHEET NO. **A-6**

17

C:\NVR\Solives\BIRCH\_BRH00\_01\DCY-S2-0352\28.0734\Streets\17 A-6 PIN1\_LS.dwg 05/17/23 - 4:11 am



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

SHEET NO. <b>A-7</b>	MODEL <b>BIRCH</b>	DRAWING TITLE <b>SECOND FLOOR PLAN</b>	OPTION DESCRIPTION <b>18</b>	DCY-COMM-LOT-UNIT <b>DCY-S2-0352</b>	COM-LOT SAYERS MILL - SIMPLY RYAN - 0952	APT. NO. 5917 MARK SPRINGS DR	STATE OH	ZIP 45042
				STREET ADDRESS	CITY MIDDLETOWN			

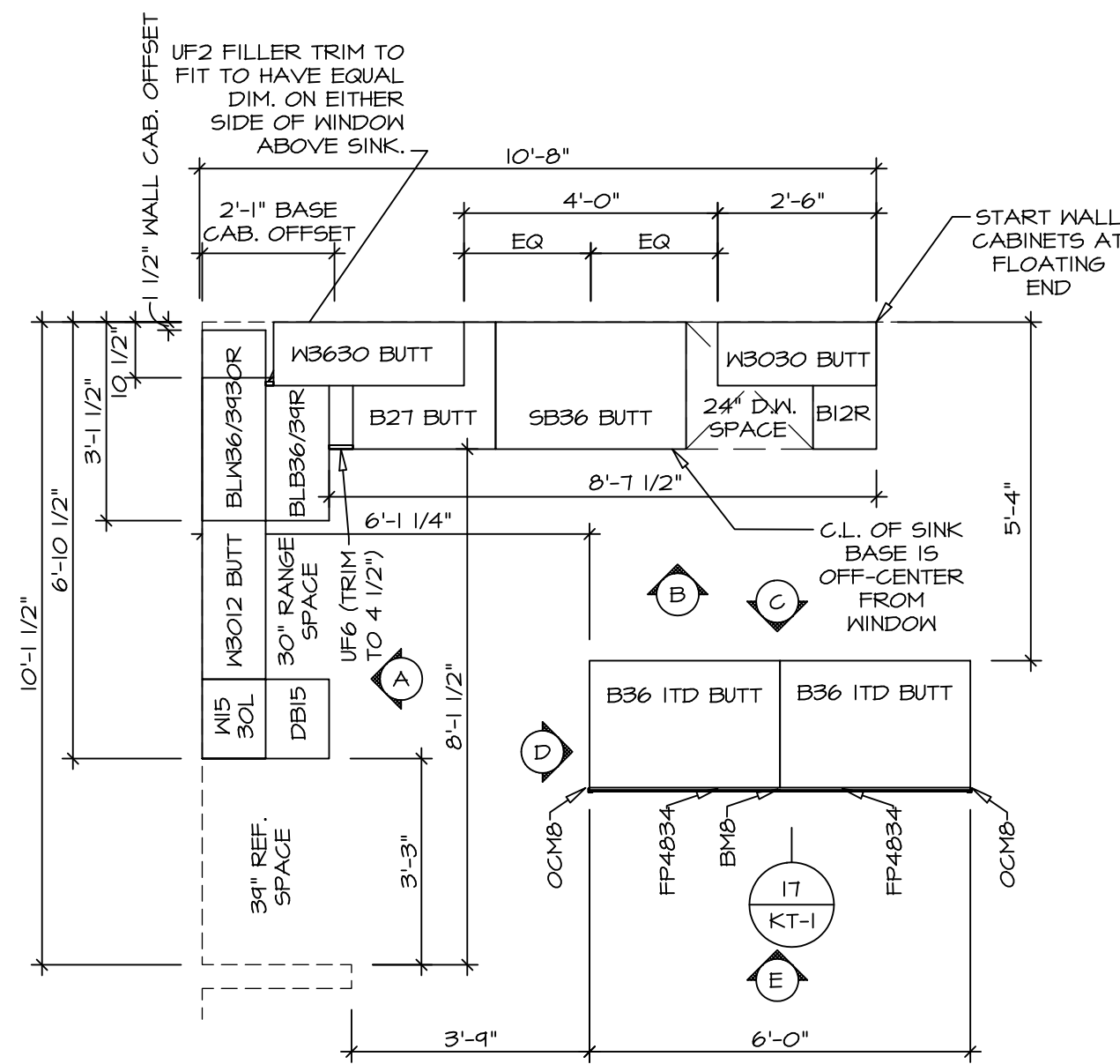
© NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.

**NVR** Inc., Suite 100  
5285 Westpark Dr.  
Frederick, MD 21703

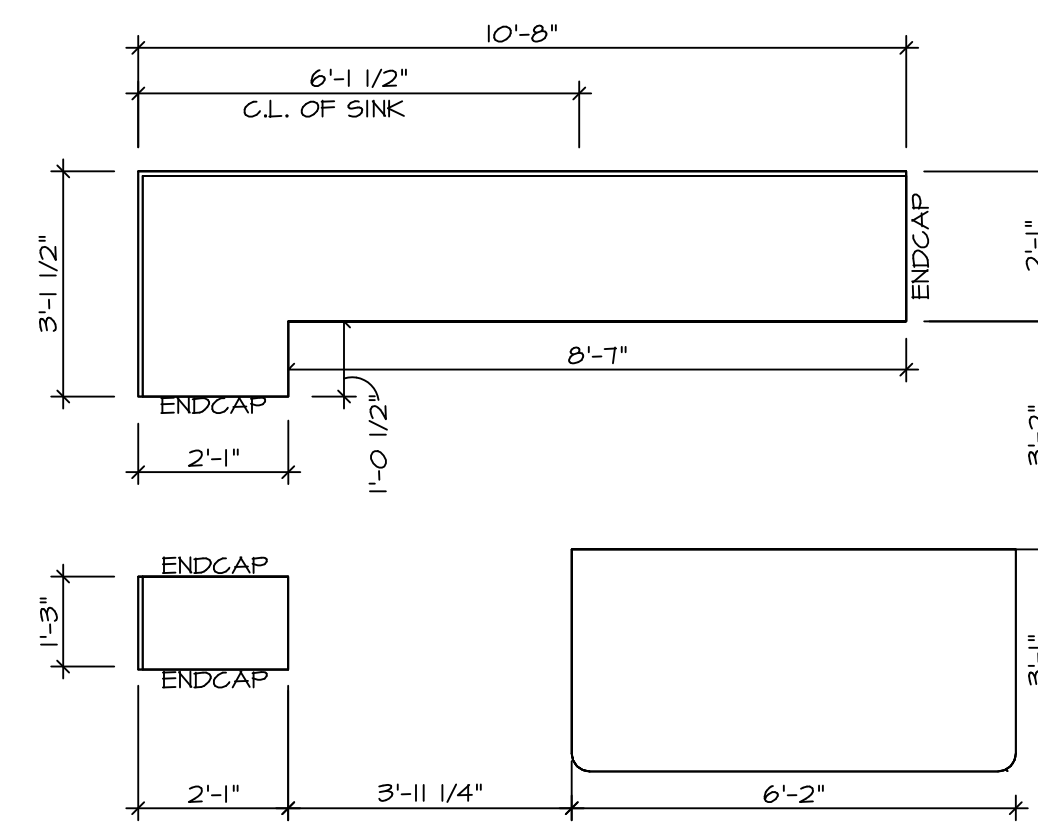
SET NO. BRH00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

C:\NVR\Software\BIRCH\_BRH00\_01\DCY-S2-0352\28.073A\Streets\Lot\_Specific\18\_A-7\_PLN2\_LS.dwg 05/17/23 - 4:11 am

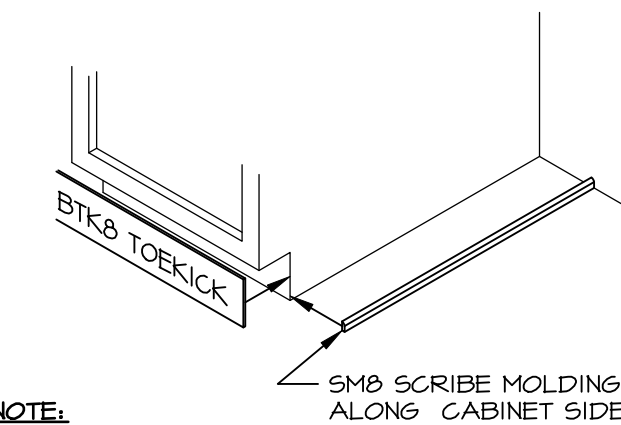




1 **KITCHEN CABINET PLAN KC-3638**  
 A-10 SCALE: 3/8" = 1'-0"

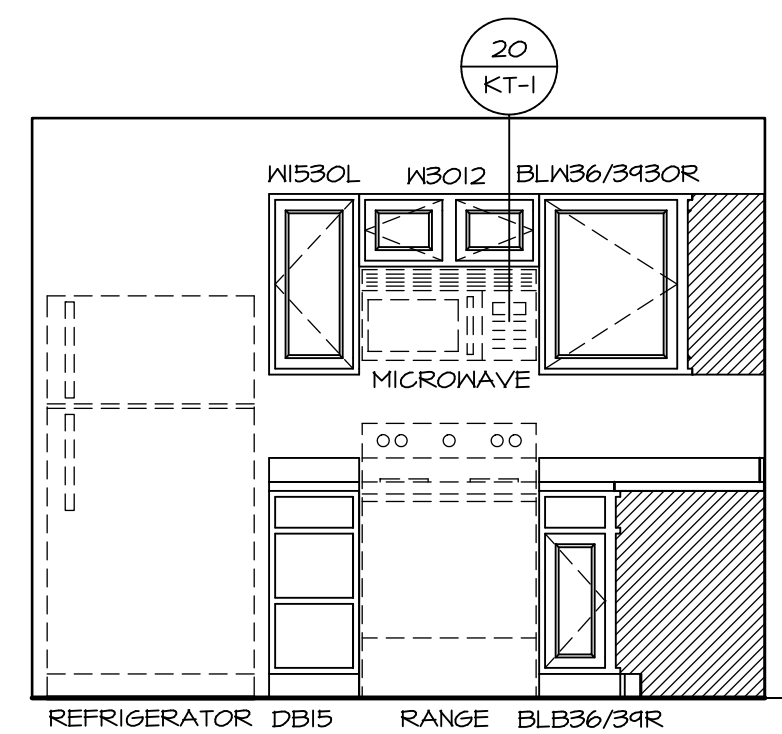


2 **KITCHEN COUNTERTOP PLAN KT-3638**  
 A-10 SCALE: 3/8" = 1'-0"

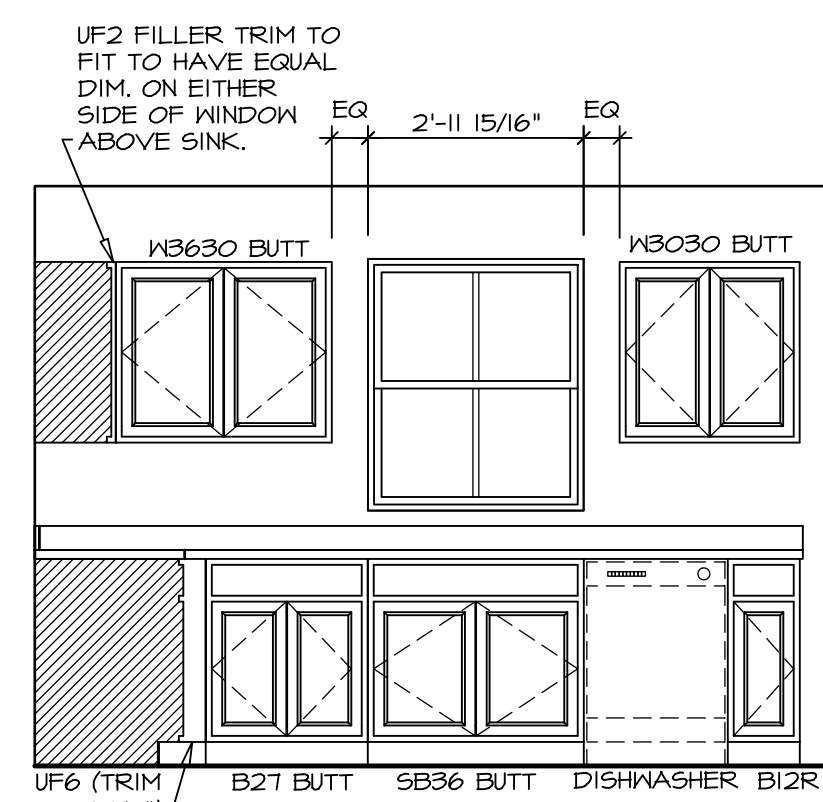


NOTE:  
 OMIT SMB SCRIBE MOLDING AT DISHWASHER SPACES

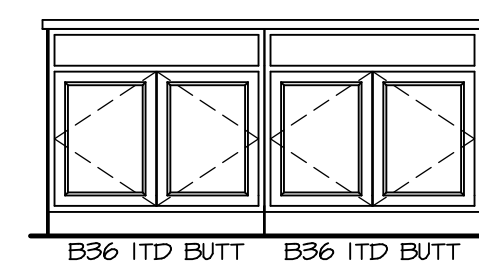
5 **TOEKICK / SCRIBE DETAIL**  
 A-10 SCALE: 3/4" = 1'-0"



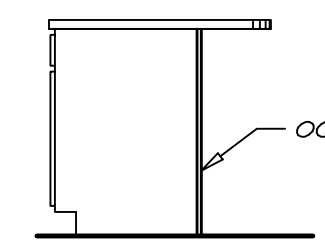
A **KITCHEN ELEVATION**  
 SCALE: 3/8" = 1'-0"



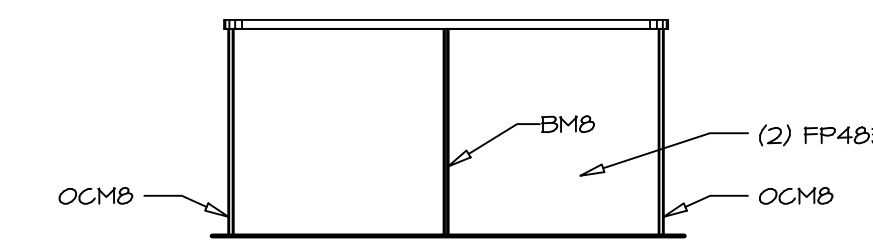
B **KITCHEN ELEVATION**  
 SCALE: 3/8" = 1'-0"



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



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



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

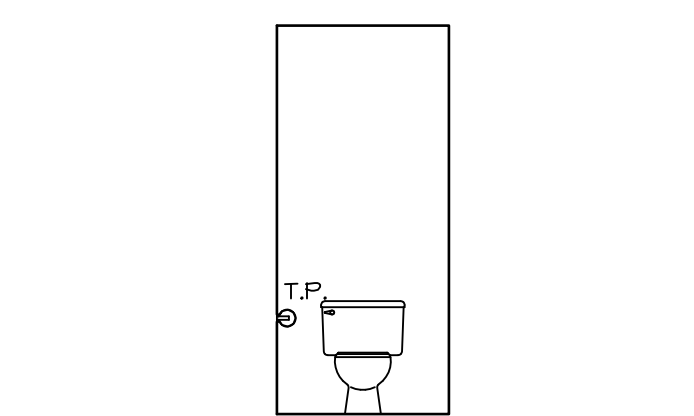
NOTES:  
 1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.  
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOULDING, REFER TO STANDARD DETAIL (11/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.  
 3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

DIV-COMM-LOT-UNIT  
**DCY-S2-0352**  
 COM-LOT  
 SAMPERS MILL - SIMPLY RYAN - 0952  
 STREET ADDRESS  
 5911 WARM SPRINGS DR  
 CITY MIDDLETOWN STATE OH ZIP 45042

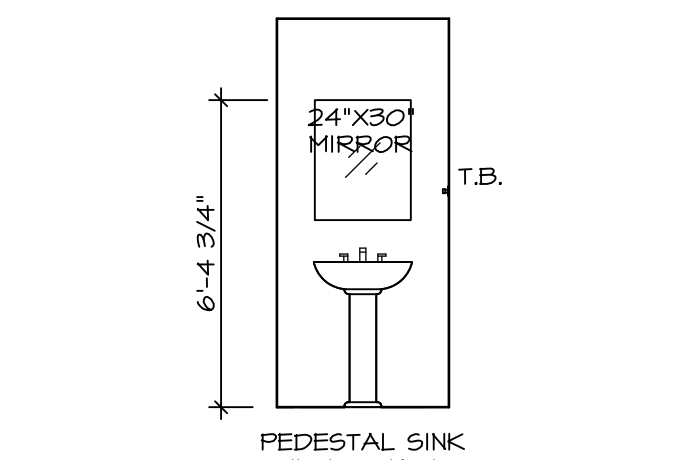
NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.

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

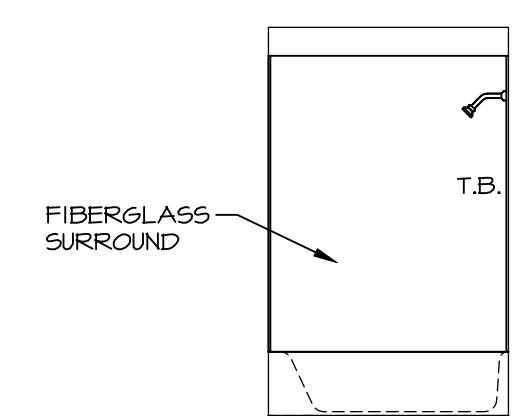
SHEET NO. **A-10**  
 MODEL **BIRCH**  
 DRAWING TITLE **KITCHEN PLANS AND ELEVATIONS**  
 OPTION DESCRIPTION  
 SET NO. BRH00  
 VERSION 01  
 DRAWN BY  
 DATE:  
 OPTION



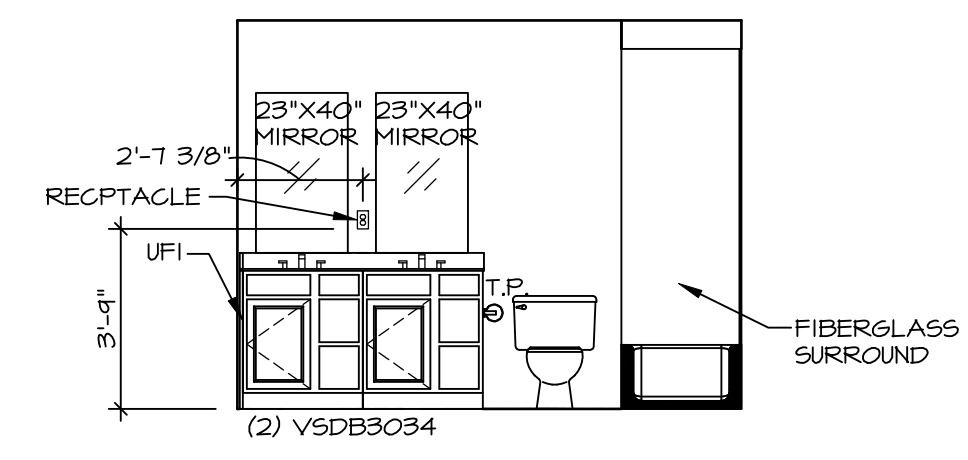
**B POWDER ROOM**  
SCALE: 1/4" = 1'-0"



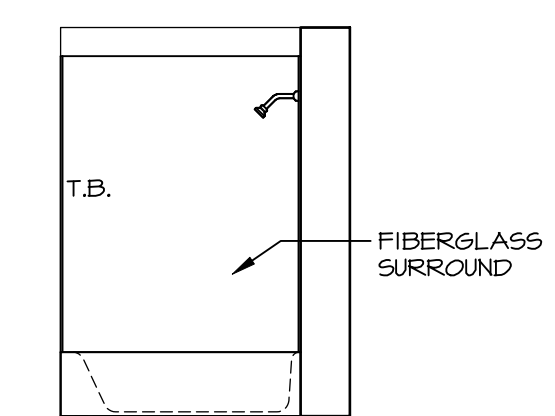
**A POWDER ROOM**  
SCALE: 1/4" = 1'-0"



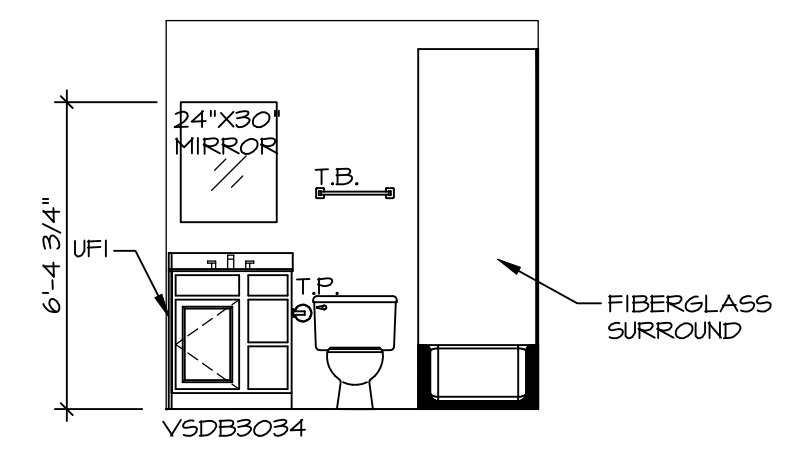
**D OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



**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.	BRH00
A-11	BIRCH	VERSION	01
	DRAWING TITLE	DRAWN BY	
	BATH ELEVATIONS	DATE:	
	OPTION DESCRIPTION	OPTION	
22			

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

© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner whatsoever, nor are they to be used for any project without the express written consent of NVR, Inc.

DIV-COMM-LOT-UNIT	DCY-S2-0352
COM-LOT	
OWNER	SAMYERS MILL - SIMPLY RYAN - 0952
STREET ADDRESS	5911 WARM SPRINGS DR
CITY	MIDDLETOWN
STATE	OH
ZIP	45042