

S2 367

5966 WARM SPRINGS DR  
MIDDLETOWN, OH 45042

2 Story Basement

UNFINISHED BASEMENT

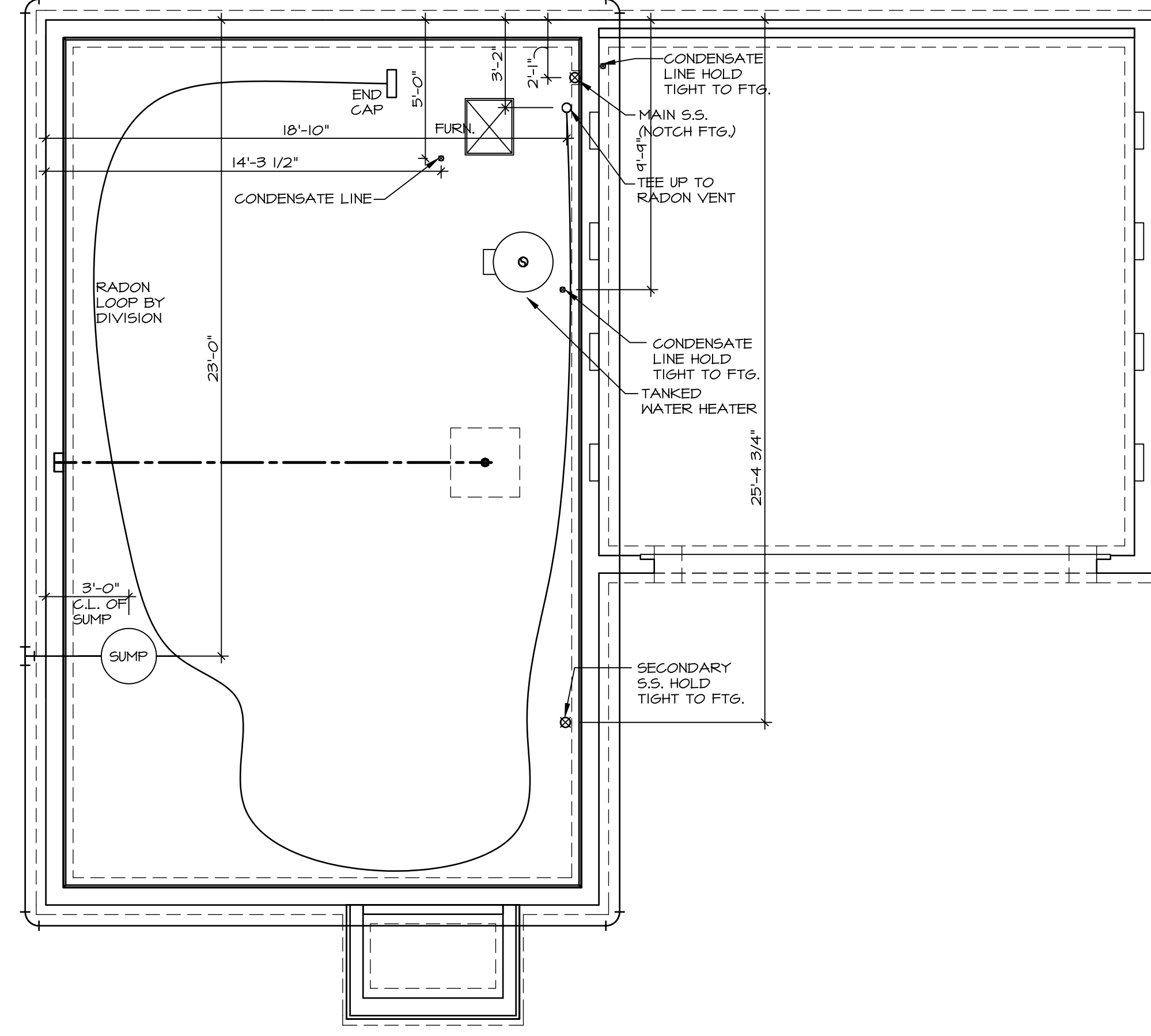
2 hose bibs - no valves required

ice maker

2 tub

WATER HEATER ELECTRIC 40 GALLON

Gas Furnace



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	VERSION 01
14	DATE: OPTION	DRAWN BY

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NVR, Inc., Suite 100  
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Frederick, MD 21703

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DIV-COMM-LOT-UNIT <b>DCY-S2-0367</b>	
COMM-LOT SAYERS MILL - SIMPLY RYAN - 0367	APT. NO. ----
STREET ADDRESS 5966 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

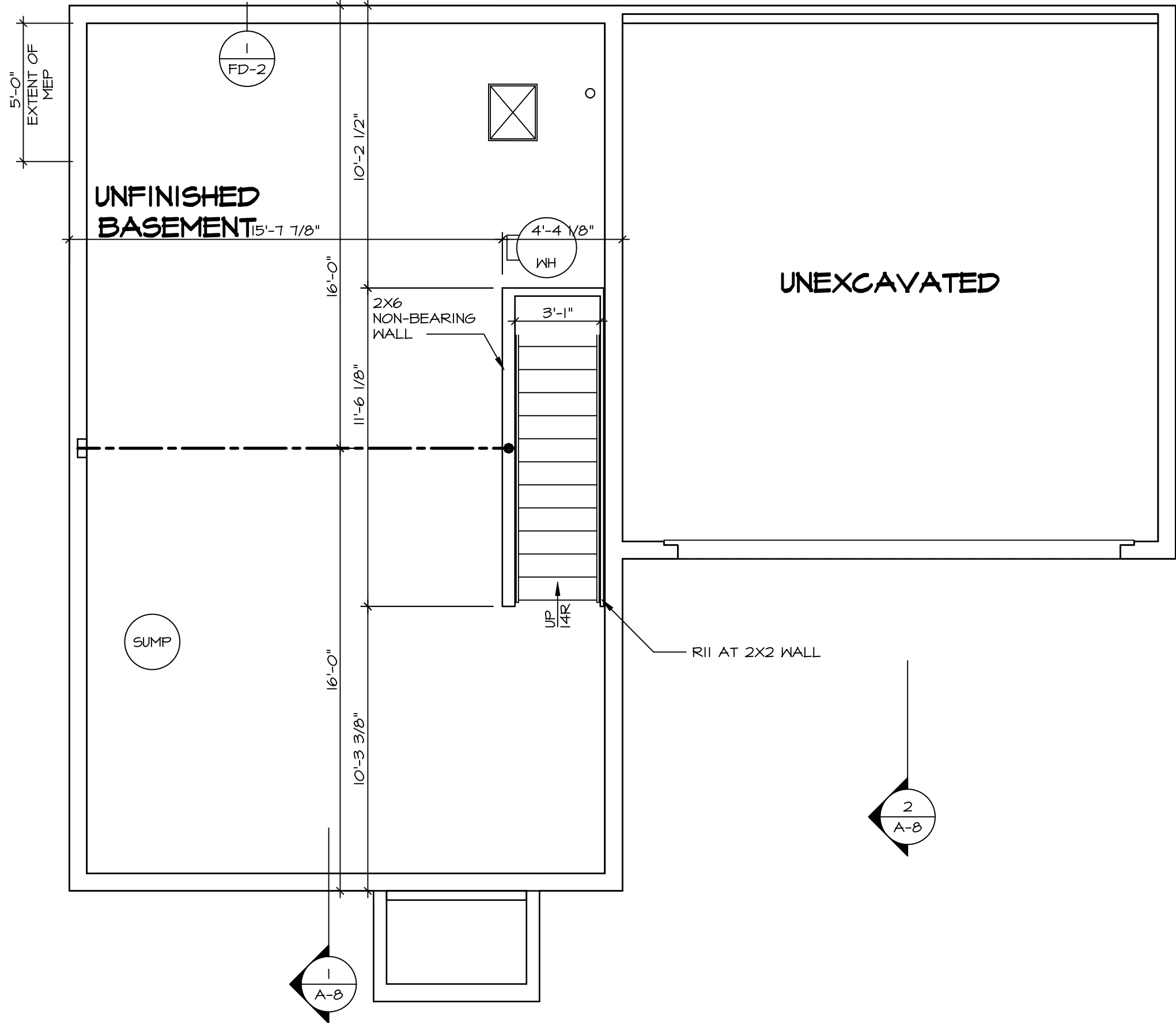
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING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

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SET NO. BRH00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

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

SHEET NO. **A-5**

DIV-COMM-LOT-UNIT: **DCY-S2-0367**  
COM-LOT: **SAYMERS MILL - SIMPLY RYAN - 0367**  
STREET ADDRESS: **5966 WARM SPRINGS DR**  
CITY: **MIDDLETOWN** STATE: **OH** ZIP: **45042**

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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

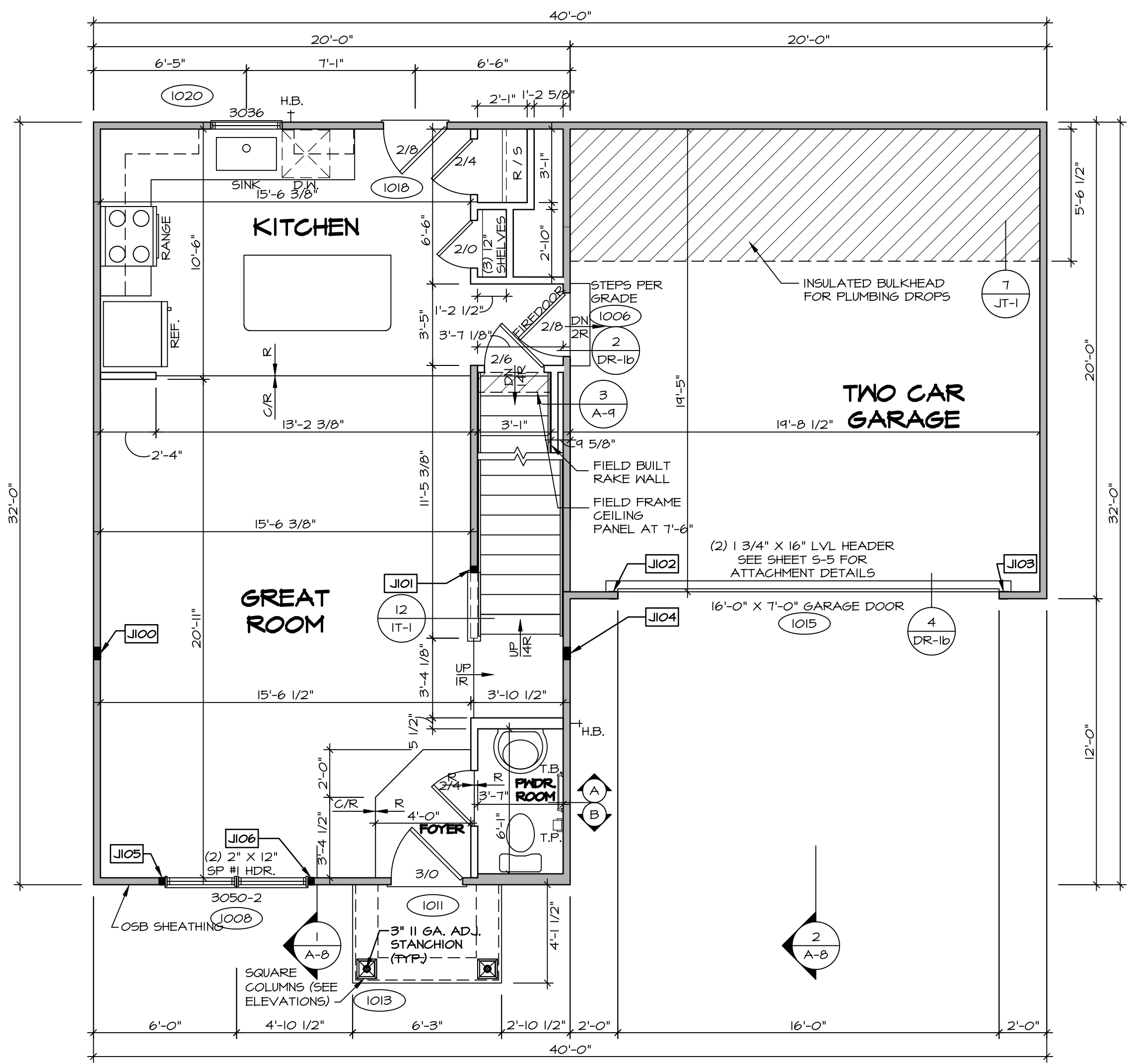
**FLOOR PLAN NOTES** RYAN

- 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"

**DCY-S2-0367**

COMMITTEE: SAATERS MILL - SIMPLY RYAN - 0367

STREET ADDRESS: 5966 WARM SPRINGS DR

CITY: MIDDLETOWN STATE: OH ZIP: 45042

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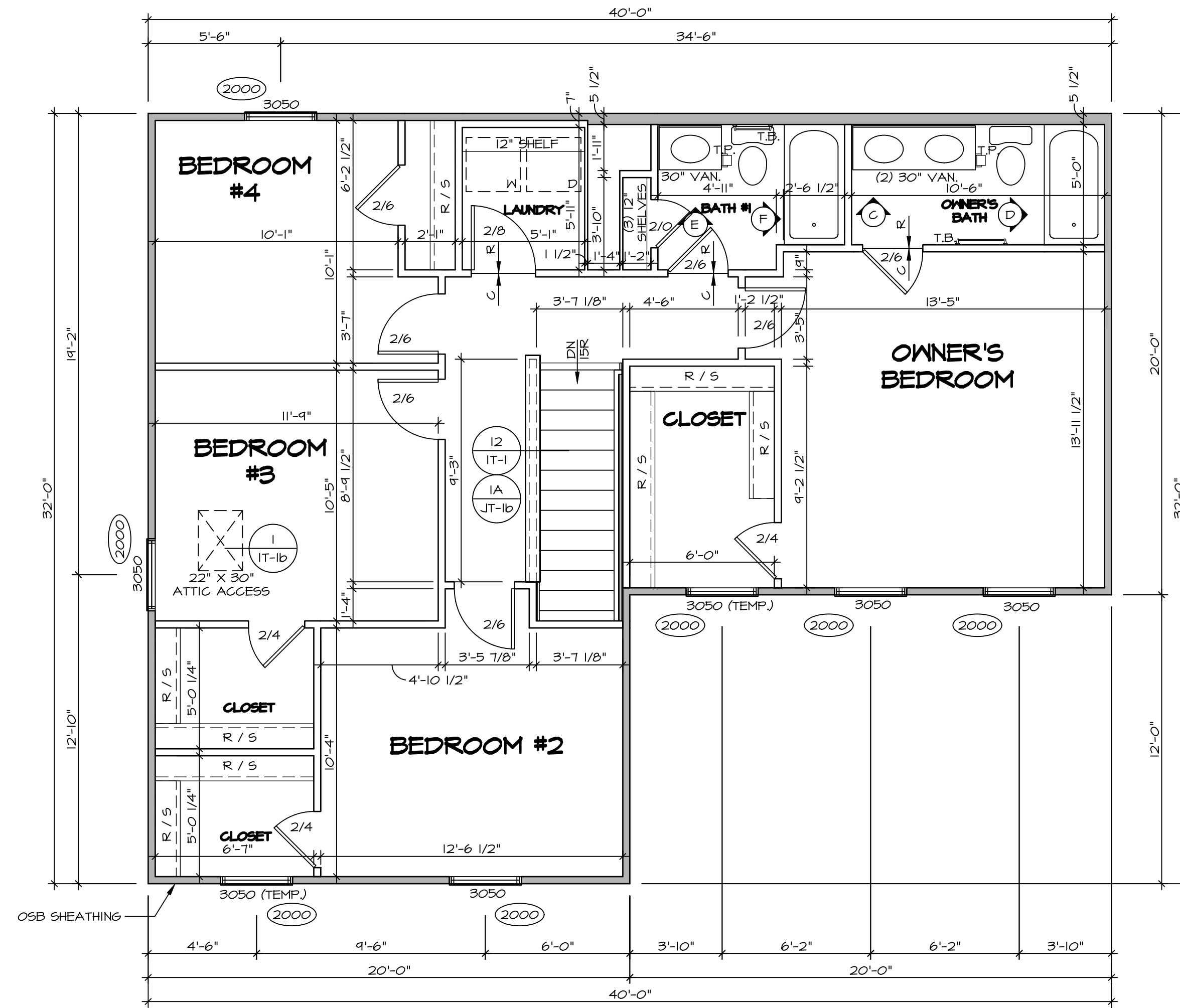
SET NO. BRH00  
VERSION 01  
DRAWN BY  
DATE:  
OPTION

MODEL: BIRCH  
DRAWING TITLE: FIRST FLOOR PLAN  
OPTION DESCRIPTION

SHEET NO. **A-6**

17

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

**FLOOR PLAN NOTES** RYAN

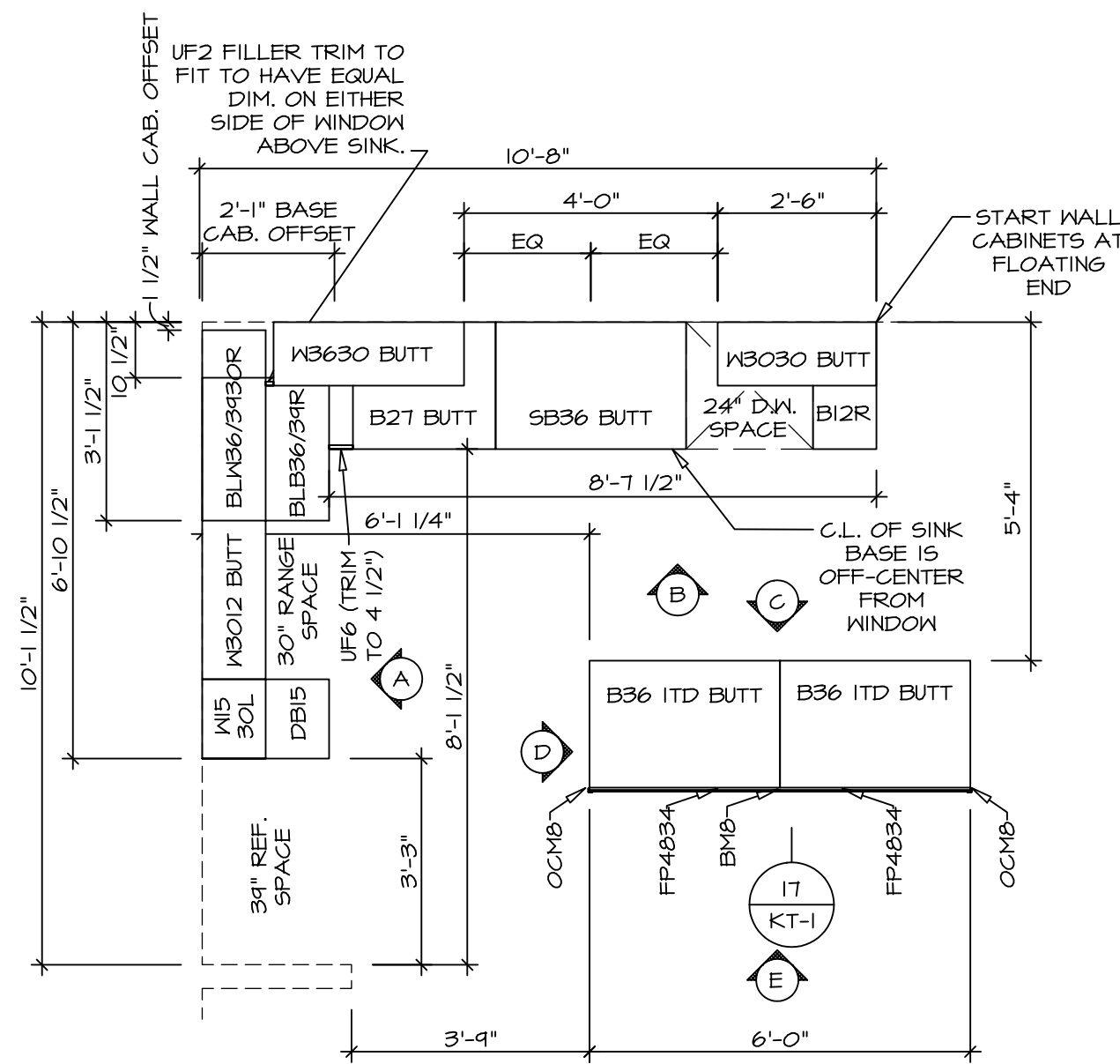
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING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

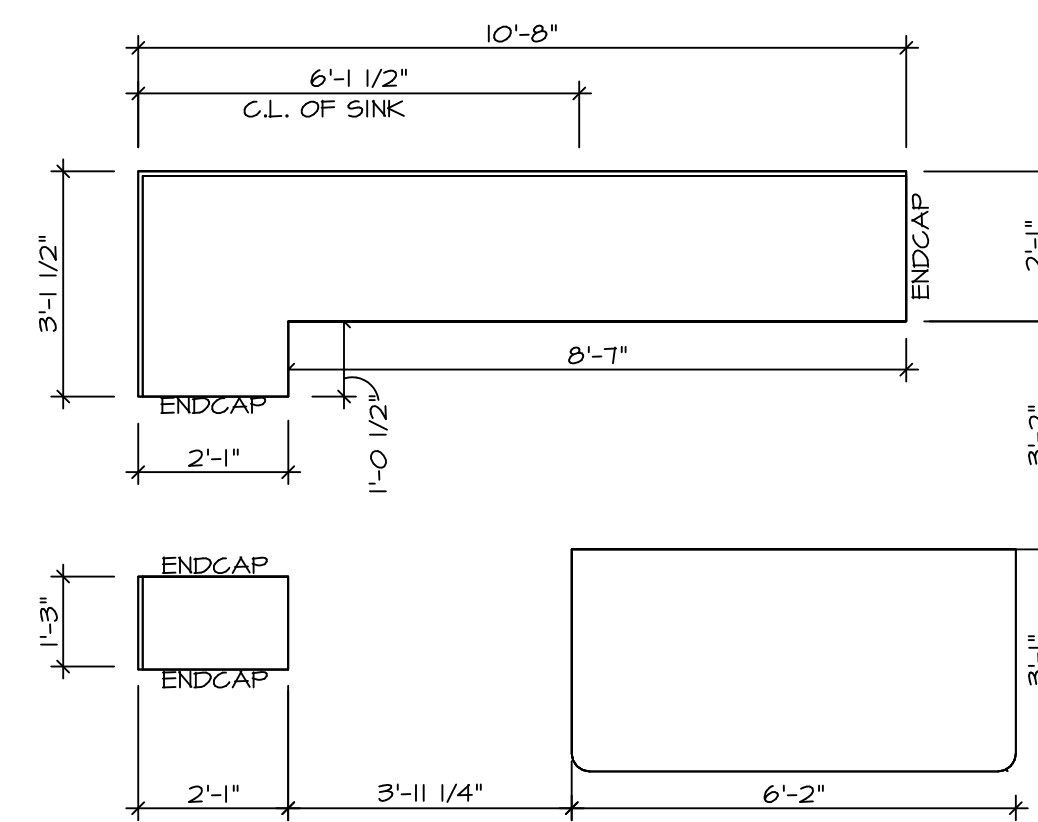
- AT GARAGE:**  
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**  
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

SHEET NO. <b>A-7</b>	MODEL <b>BIRCH</b>	DRAWING TITLE <b>SECOND FLOOR PLAN</b>	OPTION DESCRIPTION <b>18</b>	DIV-COMM-LOT-UNIT <b>DCY-S2-0367</b>	COM-LOT SAATERS MILL - SIMPLY RYAN - 0367	APT. NO. -----	STATE OH	ZIP 45042
				STREET ADDRESS 5966 WARM SPRINGS DR	CITY MIDDLETOWN			
NVR Inc. 5285 Westwood, Suite 100 Frederick, MD 21703		SET NO. BRH00 VERSION 01 DRAWN BY DATE: OPTION		C:\NVR\Software\BIRCH_BRH00_01\DCY-S2-0367\2788263\Streets\Lot_Specific\18_A-7_PLN2_LS.dwg 03/15/23 - 4:28 am				

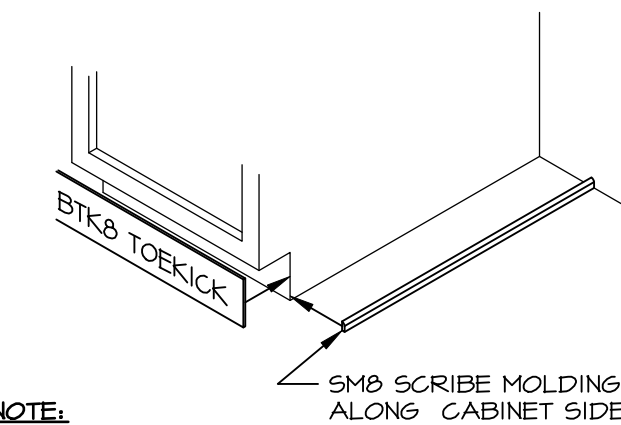
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1 **KITCHEN CABINET PLAN KC-3638**  
 A-10 SCALE: 3/8" = 1'-0"

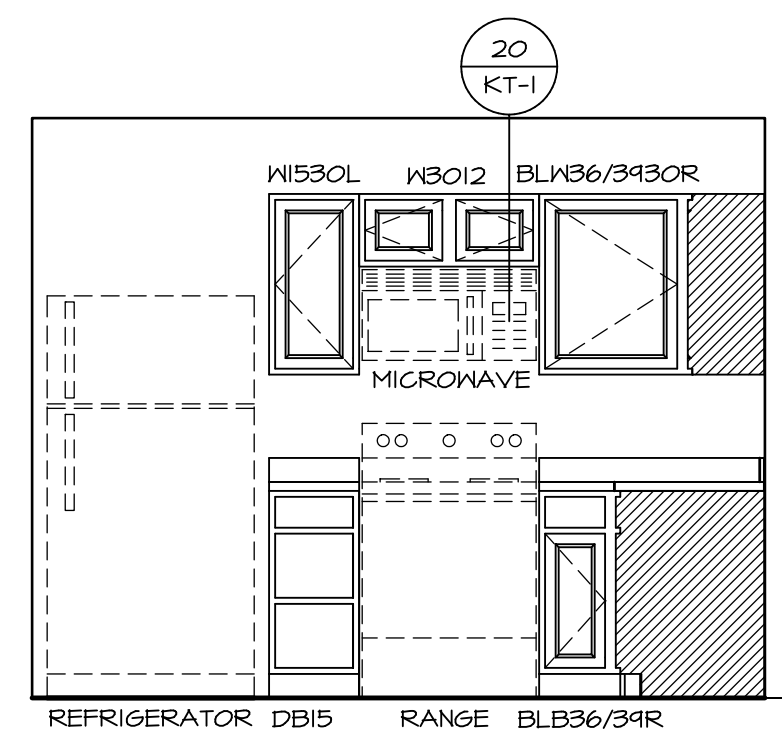


2 **KITCHEN COUNTERTOP PLAN KT-3638**  
 A-10 SCALE: 3/8" = 1'-0"

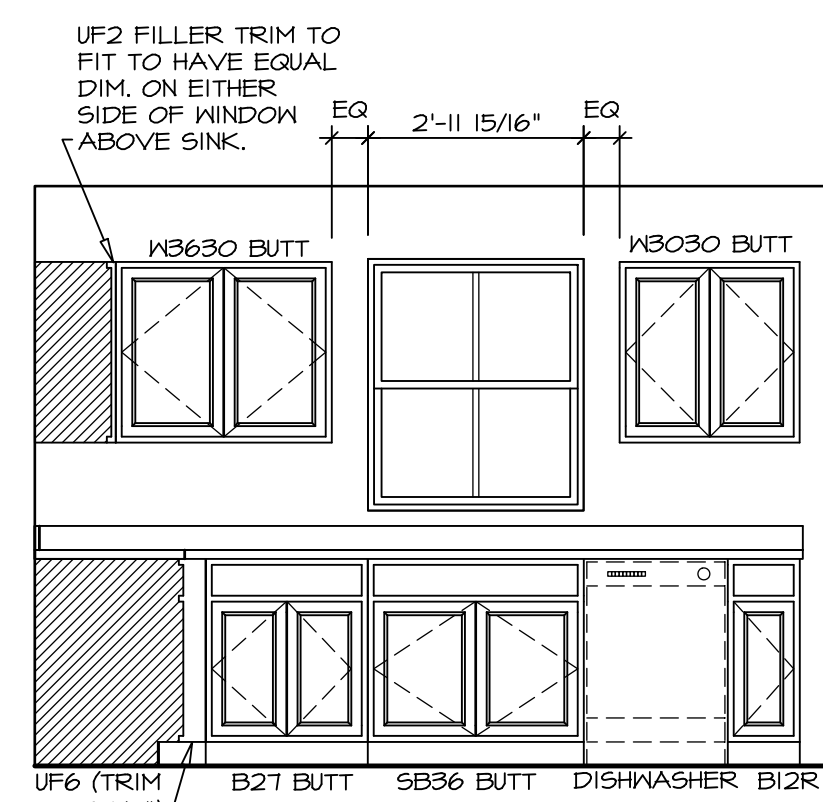


NOTE:  
 OMIT SMB SCRIBE MOLDING AT DISHWASHER SPACES

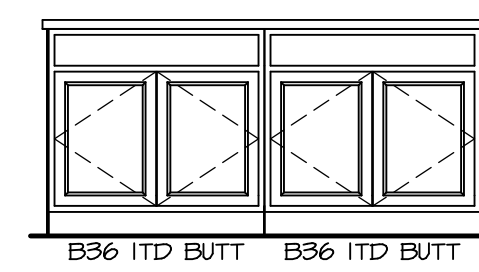
5 **TOEKICK / SCRIBE DETAIL**  
 A-10 SCALE: 3/4" = 1'-0"



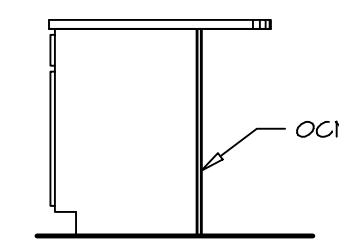
A **KITCHEN ELEVATION**  
 SCALE: 3/8" = 1'-0"



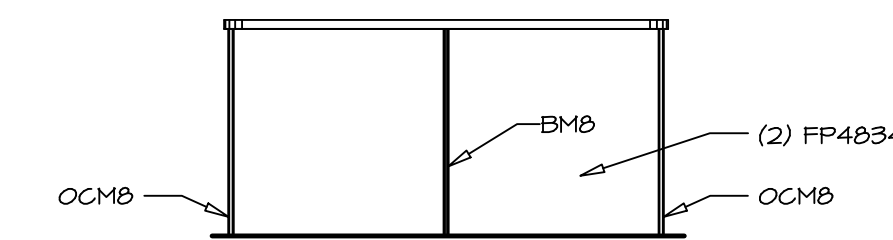
B **KITCHEN ELEVATION**  
 SCALE: 3/8" = 1'-0"



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".

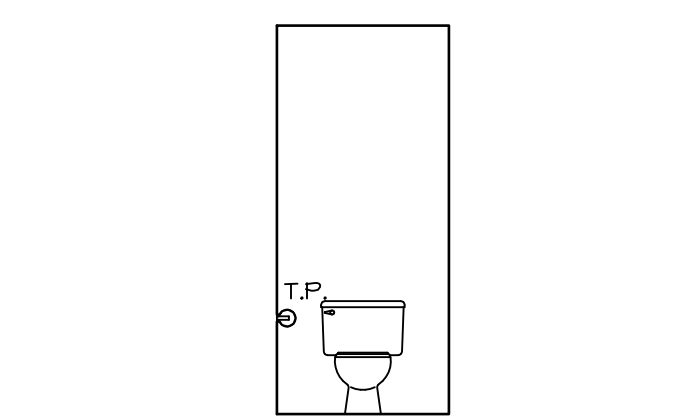
DIV-COMM-LOT-UNIT  
**DCY-S2-0367**  
 COM-LOT  
 SALTERS MILL - SIMPLY RYAN - 0367  
 STREET ADDRESS  
 5966 WARM SPRINGS DR  
 CITY MIDDLETOWN STATE OH ZIP 45042

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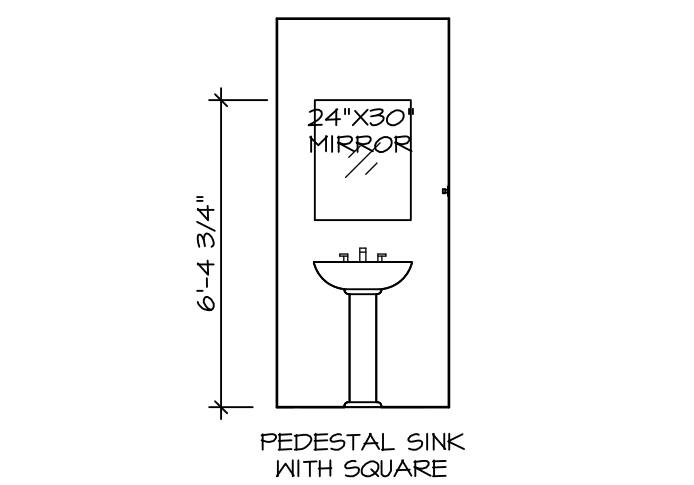
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 5285 Westlick, MD 21703

SET NO. BRH00  
 VERSION 01  
 DRAWN BY  
 DATE:  
 OPTION

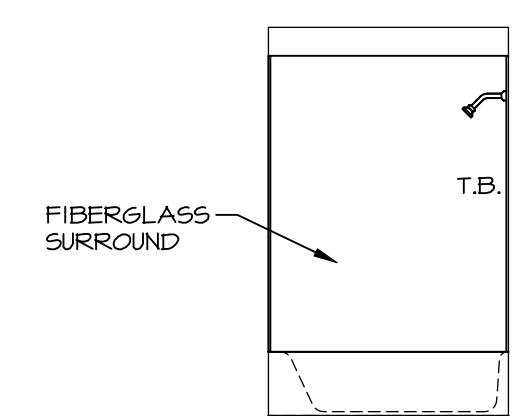
MODEL  
**BIRCH**  
 DRAWING TITLE  
**KITCHEN PLANS AND ELEVATIONS**  
 SHEET NO.  
**A-10**  
 OPTION DESCRIPTION  
 21



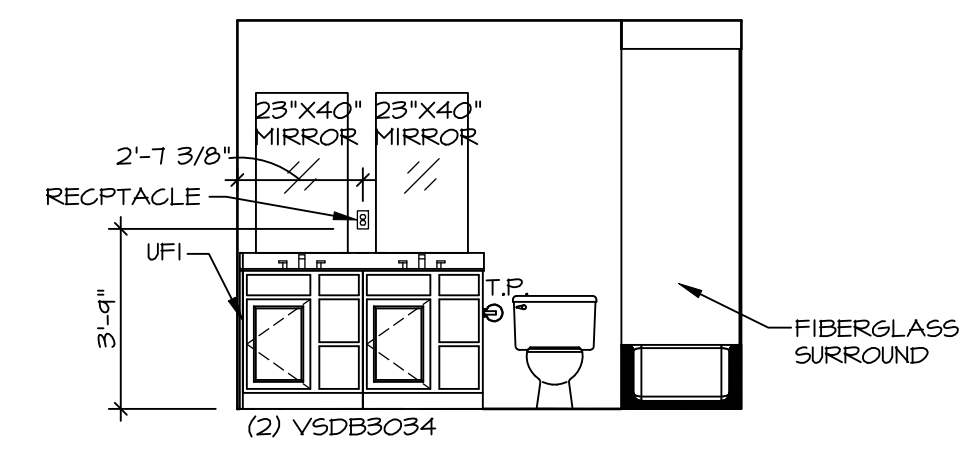
**B POWDER ROOM**  
SCALE: 1/4" = 1'-0"



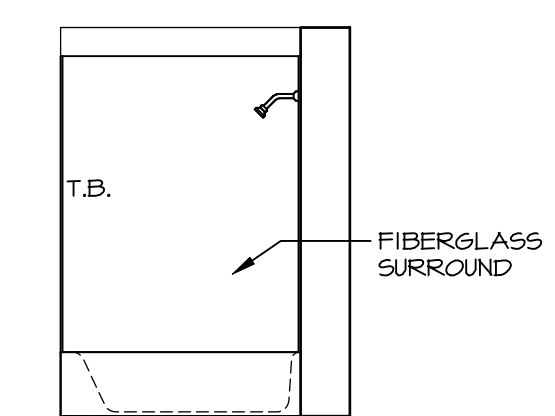
**A POWDER ROOM**  
SCALE: 1/4" = 1'-0"



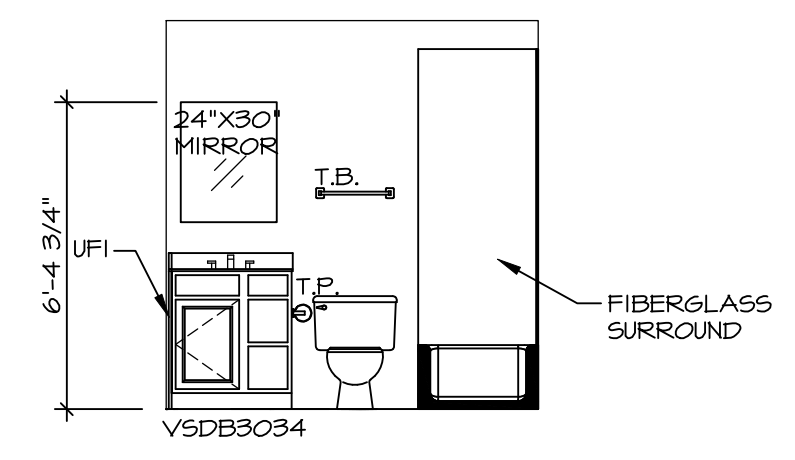
**D OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



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

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DIV-COMM-LOT-UNIT <b>DCY-S2-0367</b>	
COM-LOT	SAMYERS MILL - SIMPLY RYAN - 0367
STREET ADDRESS	9966 MARY SPRINGS DR
CITY	MIDDLETOWN
STATE	OH
ZIP	45042