

S2 397

6871 RIVERVIEW AVENUE

MIDDLETOWN, OH 45042

2 Story Basement

2 hose bibs - no valves required

Vent Kitchen

ice maker

2 tubs

WATER HEATER ELECTRIC 50 GALLON

Inside Water Meter setup

Gas Furnace

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

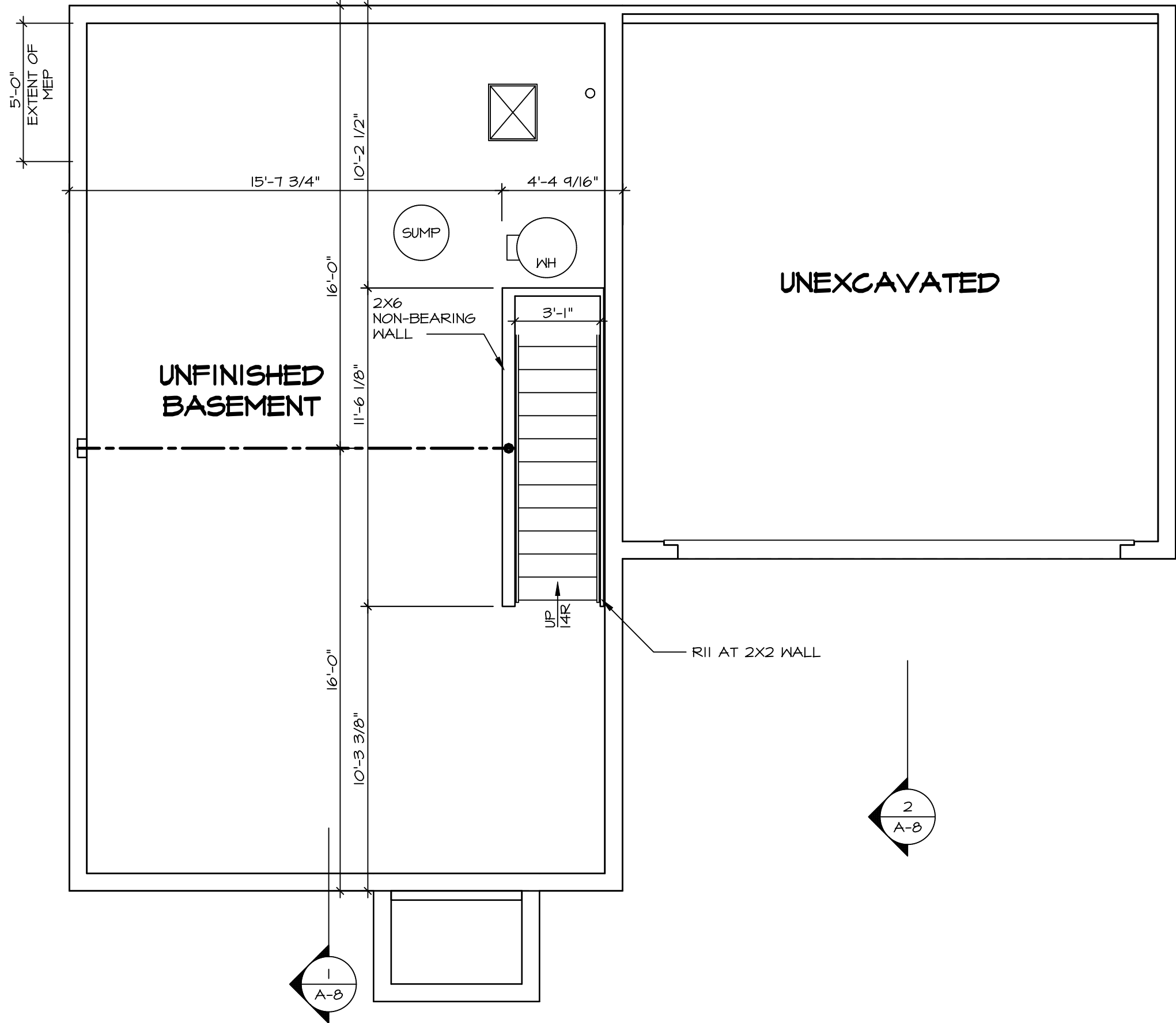
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING 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 "1T" 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-5
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

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NVR, Inc., Suite 100
Frederick, MD 21703

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

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

SHEET NO. A-5

DIV-COMM-LOT-UNIT: DCY-S2-0397
COM-LOT: SAUTERS MILL - SIMPLY RYAN - 0397
STREET ADDRESS: 6871 RIVERVIEW AVENUE
CITY: MIDDLETOWN OH
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
J107	JACK - (2) 2x4 SPF STUD GRADE	1013
J108	JACK - (2) 2x6 SPF STUD GRADE	1013

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

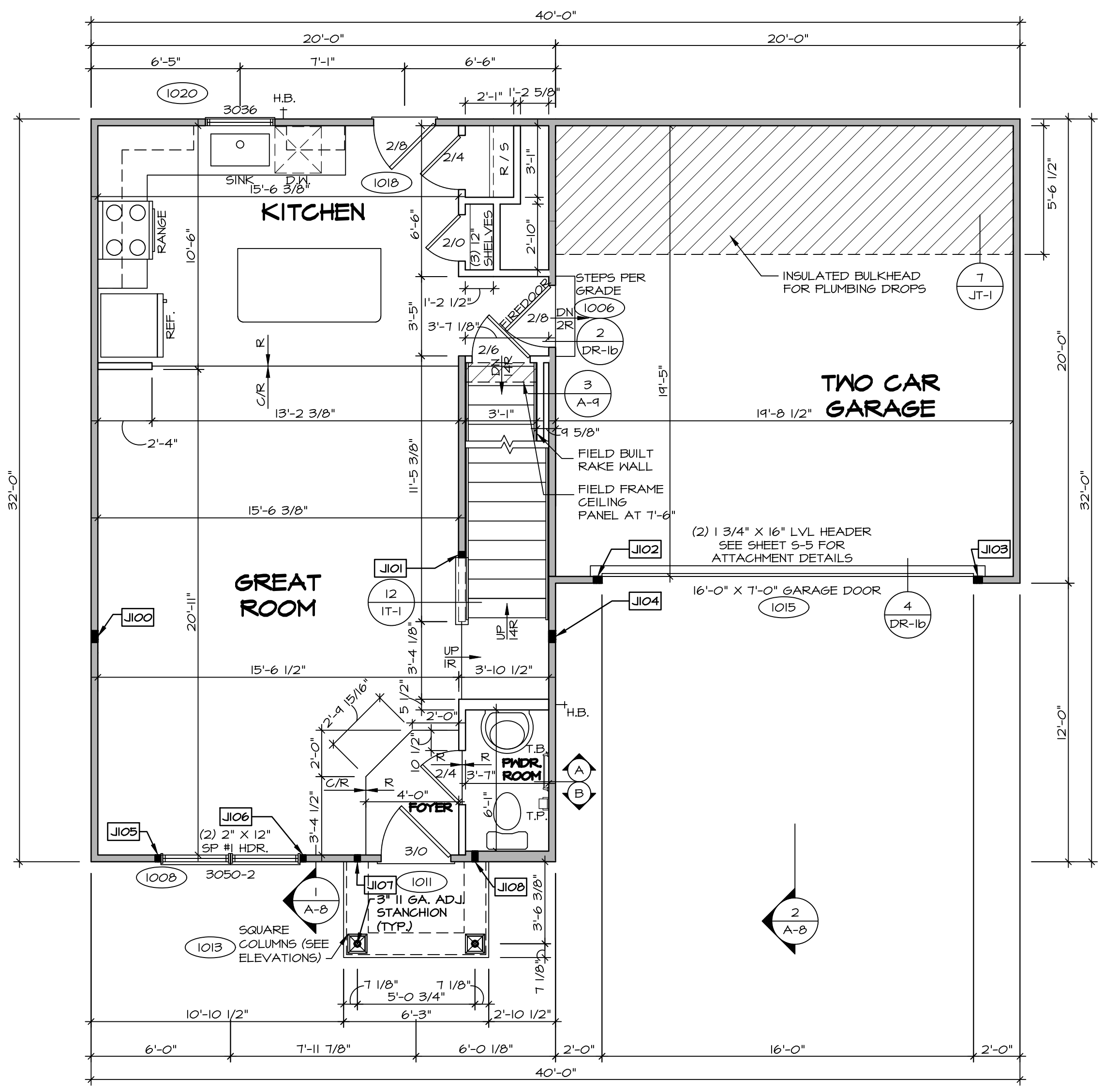
FLOOR PLAN NOTES RYAN

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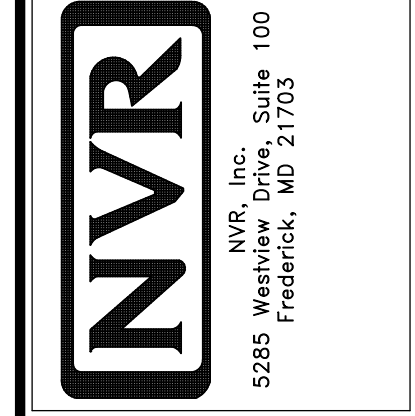
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

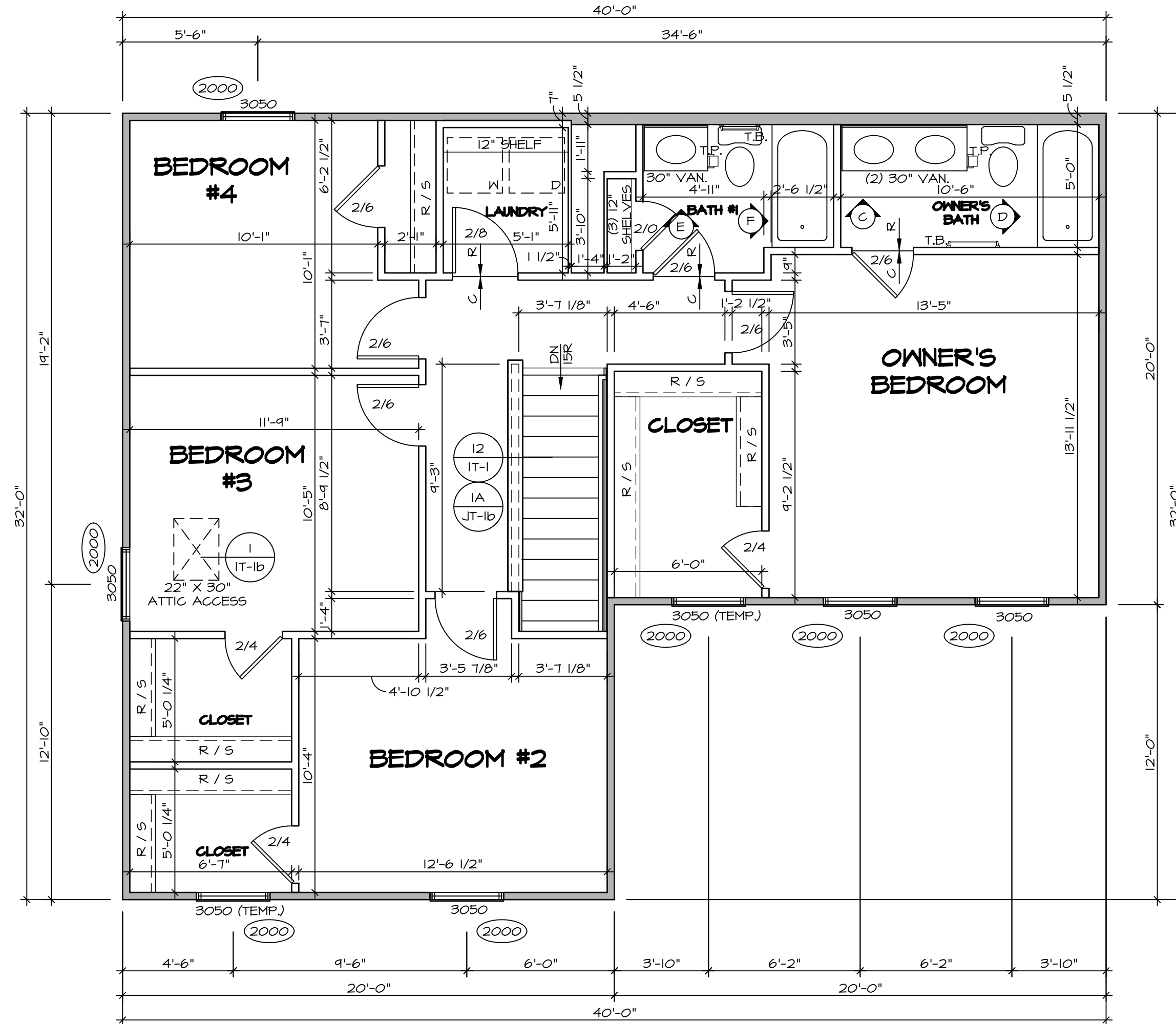
DIV-COMM-LOT-UNIT
DCY-S2-0397
COM-LOT
SAYERS MILL - SIMPLY RYAN - 0397
STREET ADDRESS
6871 RIVERVIEW AVENUE
CITY MIDDLETOWN STATE OH ZIP 45042

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

SHEET NO. **A-6**
MODEL **BIRCH**
DRAWING TITLE **FIRST FLOOR PLAN**
OPTION DESCRIPTION
12



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

FLOOR PLAN NOTES RYAN

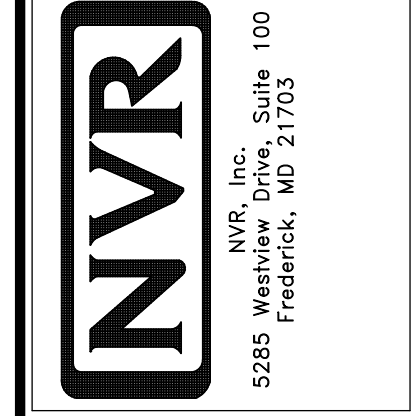
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- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

DIV-COMM-LOT-UNIT
DCY-S2-0397
COM-LOT
SAYERS MILL - SIMPLY RYAN - 0397
STREET ADDRESS
6871 RIVERVIEW AVENUE
CITY MIDDLETOWN STATE OH ZIP 45042

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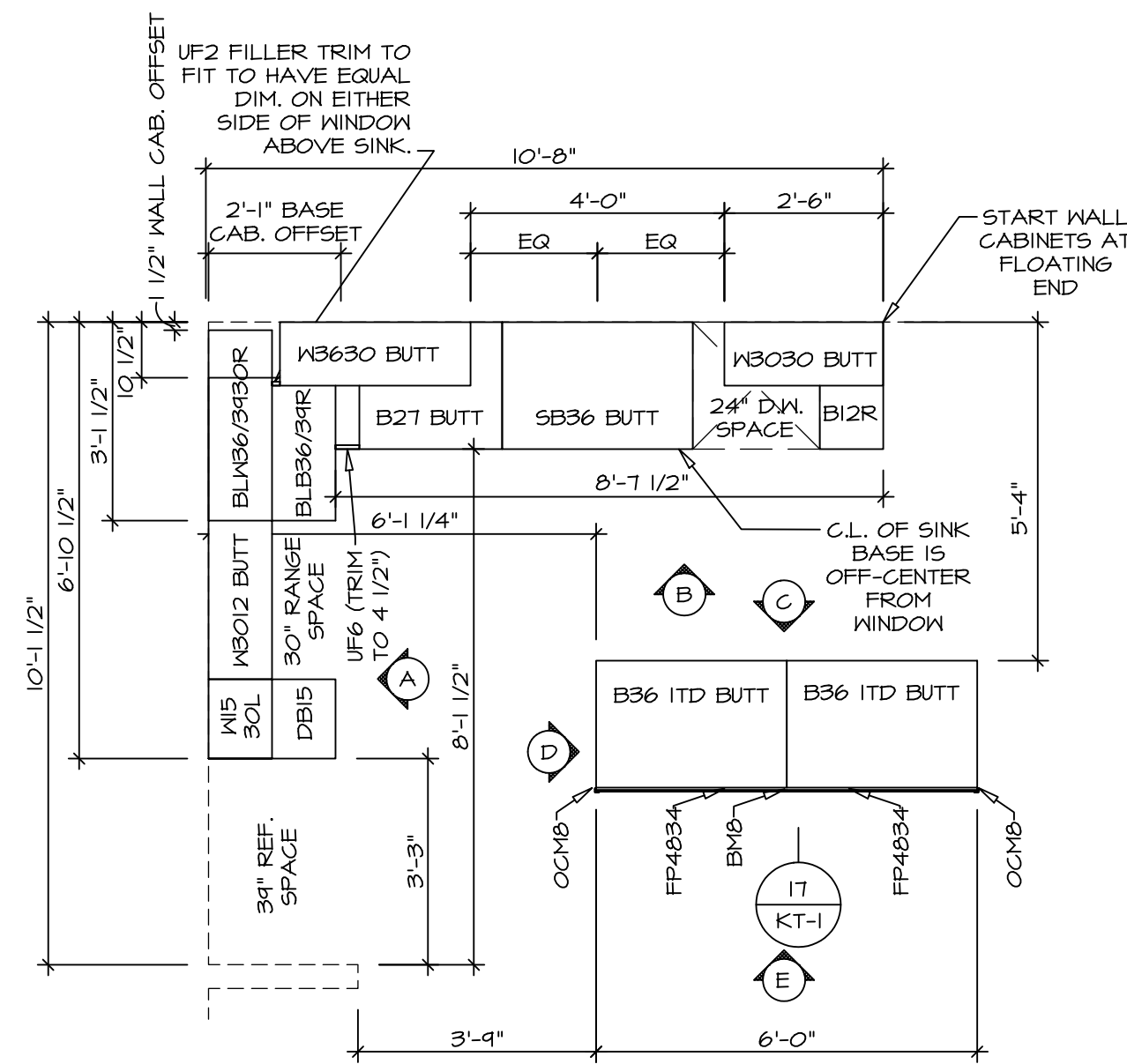


SET NO. BRH00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

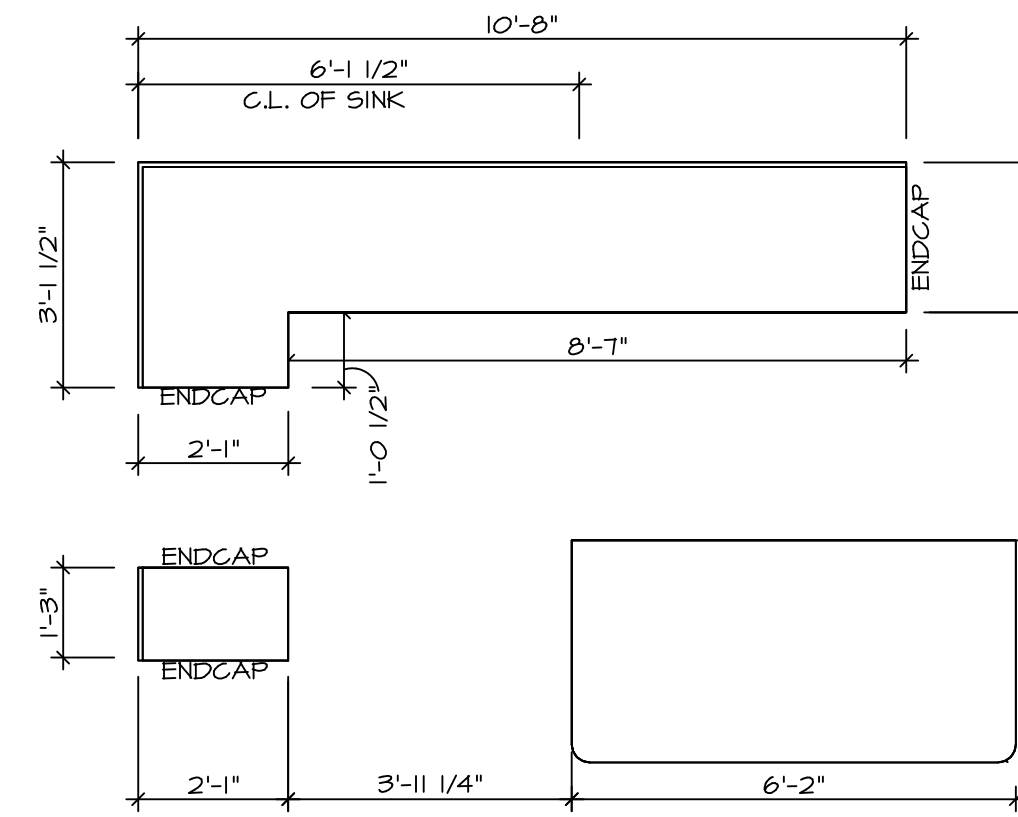
SHEET NO. **A-7**
MODEL **BIRCH**
DRAWING TITLE **SECOND FLOOR PLAN**
OPTION DESCRIPTION
13

NOTES:
 CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT

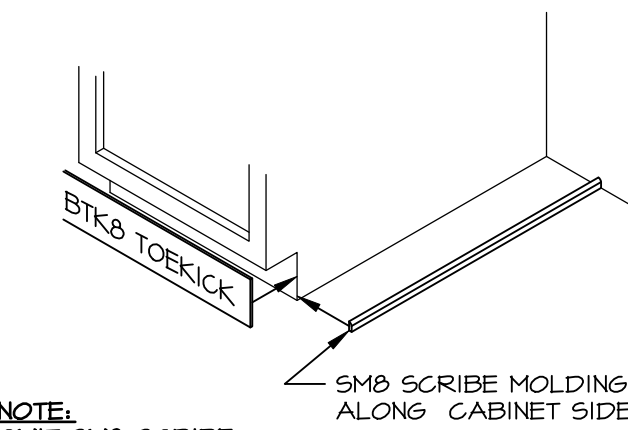
NOTES:
 1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (IKT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (UF) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 4. CABINET MUST BE SET, SHIMMED, LEVELLED AND PLUMB W/ ADJOINING BASE CABINETS.
 5. SET PRE-FINISHED SCRIBE-MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE CABINETS MEET DRYWALL.) PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET CROWN MOLDING.



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

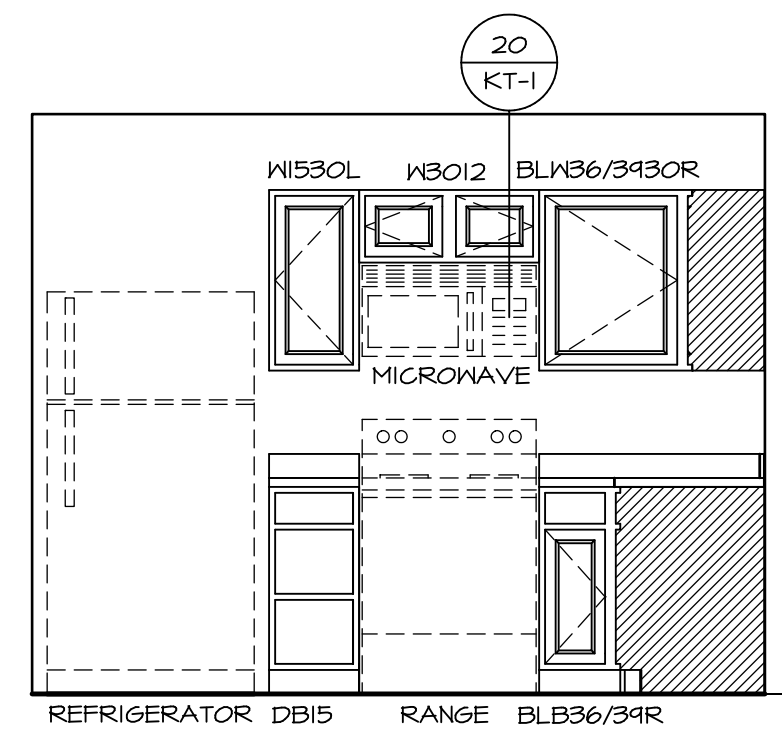


2
A-10 **KITCHEN COUNTERTOP PLAN KT-3638**
 SCALE: 3/8" = 1'-0"

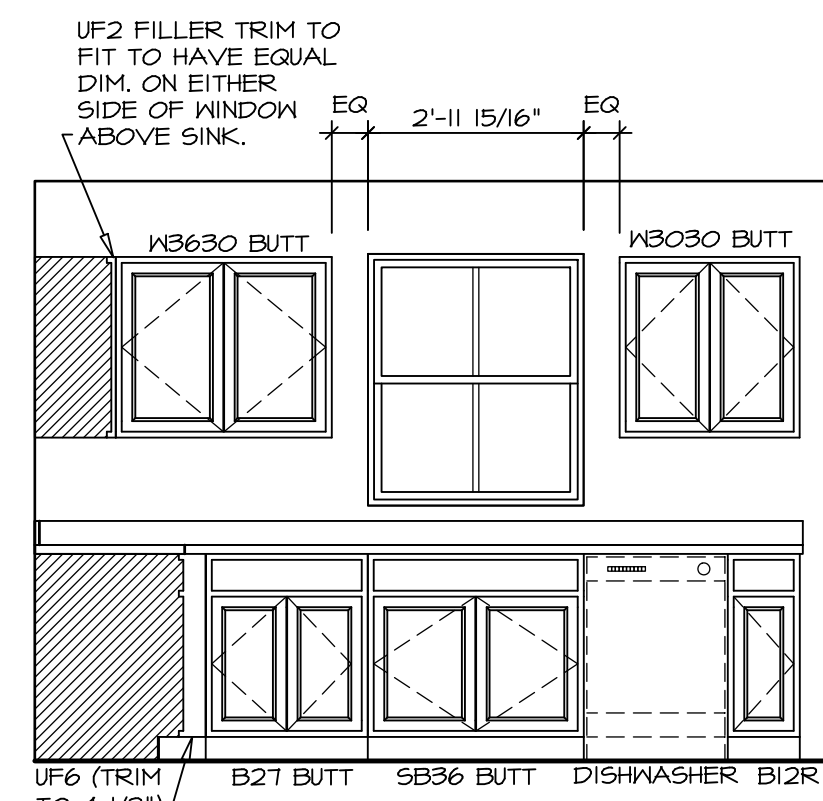


NOTE:
 OMIT SMO SCRIBE MOLDING AT DISHWASHER SPACES

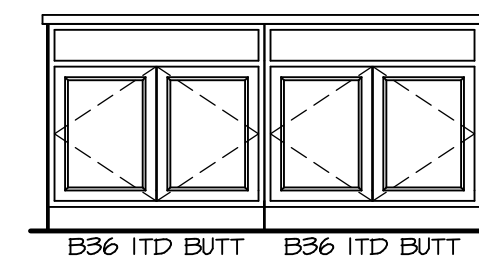
5
A-10 **TOEKICK / SCRIBE DETAIL**
 SCALE: 3/4" = 1'-0"



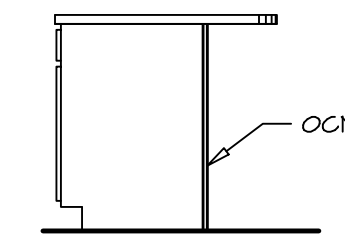
A **KITCHEN ELEVATION**
 SCALE: 3/8" = 1'-0"



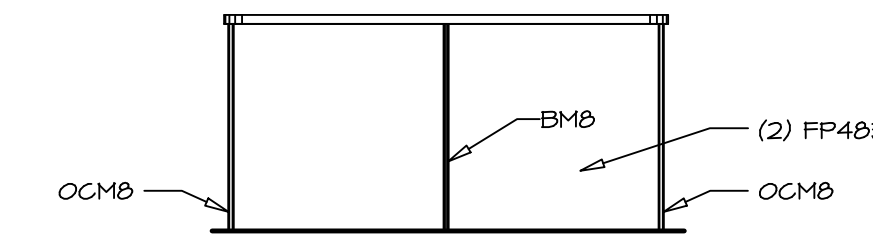
B **KITCHEN ELEVATION**
 SCALE: 3/8" = 1'-0"



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



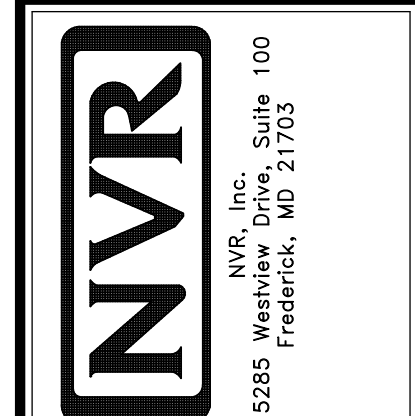
D **KITCHEN ELEVATION**
 SCALE: 3/8" = 1'-0"



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

DIV-COMM-LOT-UNIT
DCY-S2-0397
 COM-LOT
 SAMYERS MILL - SIMPLY RYAN - 0397
 STREET ADDRESS
 6871 RIVERVIEW AVENUE
 CITY MIDDLETOWN STATE OH ZIP 45042

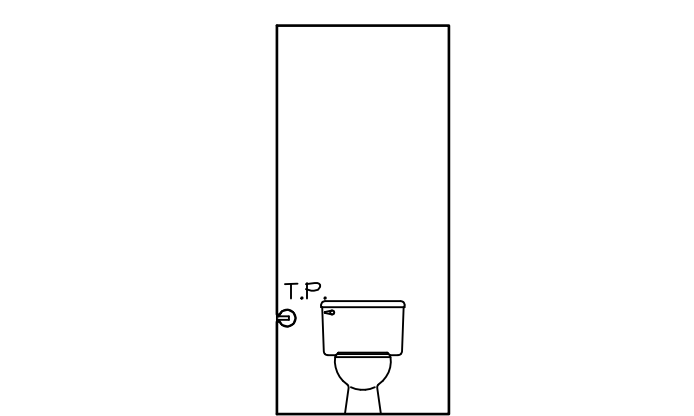
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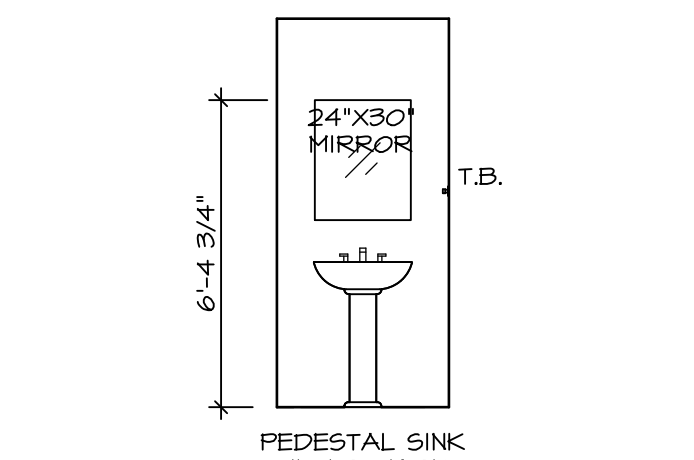
SET NO. BRH00
 VERSION 01
 RELEASE NO. ----
 DRAWN BY
 DATE:
 OPTION

MODEL
BIRCH
 DRAWING TITLE
 KITCHEN
 OPTION DESCRIPTION

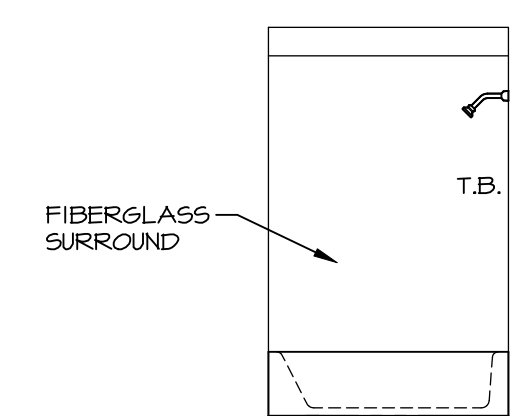
SHEET NO.
A-10
 16



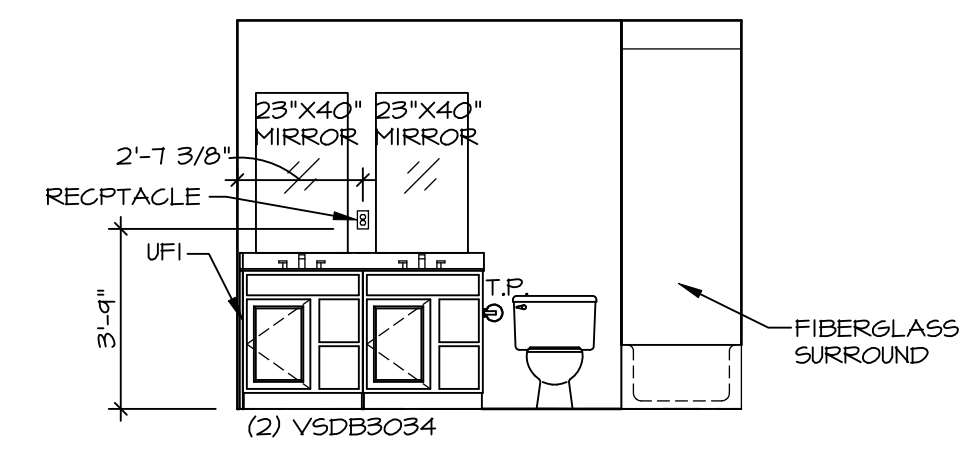
B POWDER ROOM
SCALE: 1/4" = 1'-0"



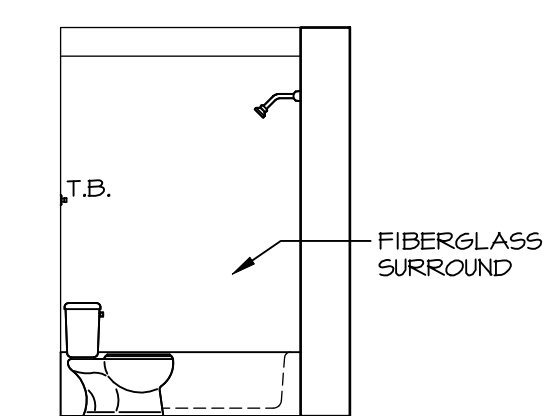
A POWDER ROOM
SCALE: 1/4" = 1'-0"



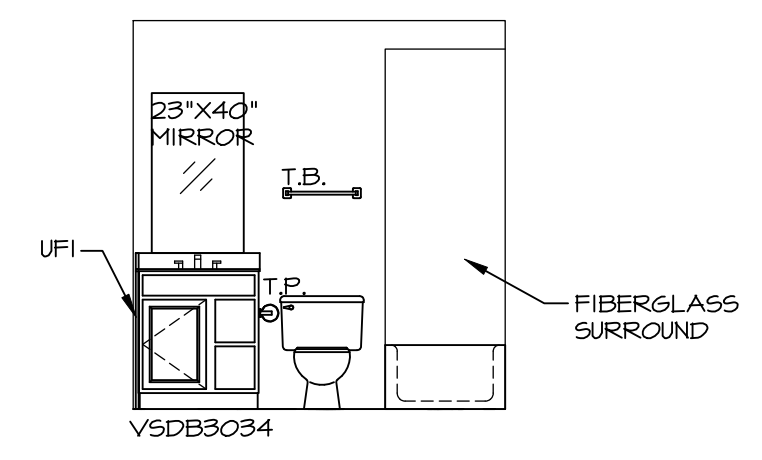
D OWNER'S BATH
SCALE: 1/4" = 1'-0"



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	RELEASE NO.	----
	BATH ELEVATIONS	DRAWN BY	
	OPTION DESCRIPTION	DATE:	
17		OPTION	

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5285 Westwood, Frederick, MD 21703

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DIV-COMM-LOT-UNIT	DCY-S2-0397
COM-LOT	
STREET ADDRESS	SAMYERS MILL - SIMPLY RYAN - 0397
CITY	6871 RIVERVIEW AVENUE
STATE	MIDDLETOWN OH
ZIP	45042