

S2 400
6991 RIVERVIEW AVENUE
MIDDLETOWN, OH 45042

2 Story Basement - 3 pc rough
2 hose bibs - no valves required

Vent Kitchen

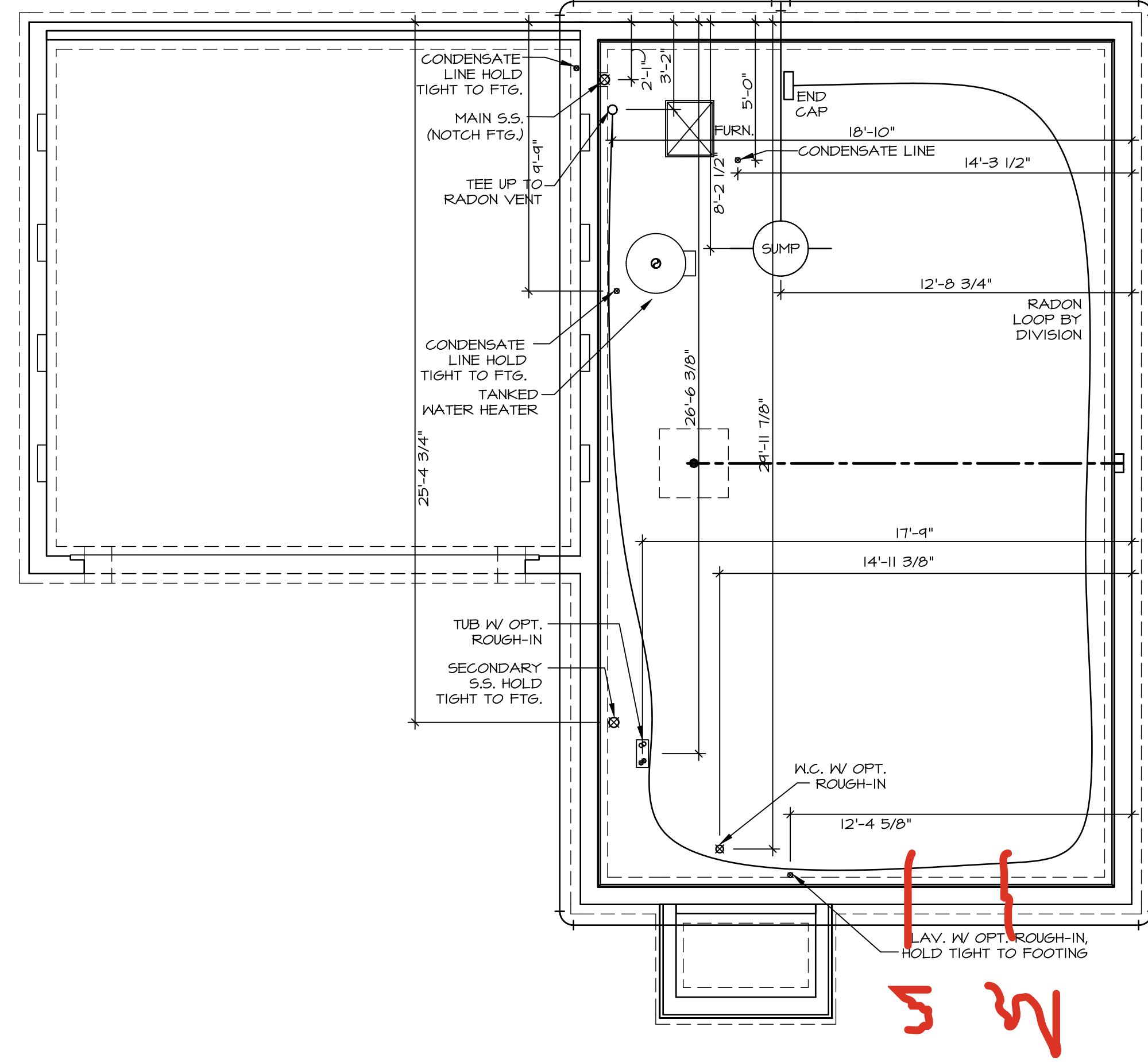
ice maker

2 tub

WATER HEATER ELECTRIC 50 GALLON

Inside Water Meter setup

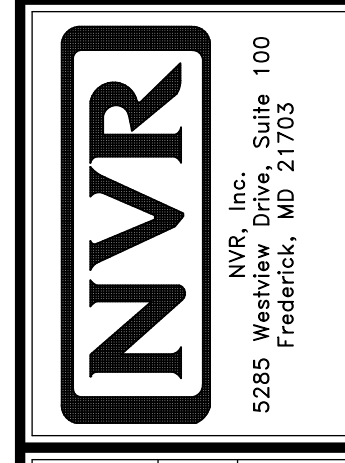
Gas Furnace



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

M 5

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



© 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 written consent of NVR, Inc.

DIV-COMM-LOT-UNIT DCY-S2-0400	
COM-LOT	SAWYERS MILL - SIMPLY RYAN - 0400
STREET ADDRESS	6991 RIVERVIEW AVENUE
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

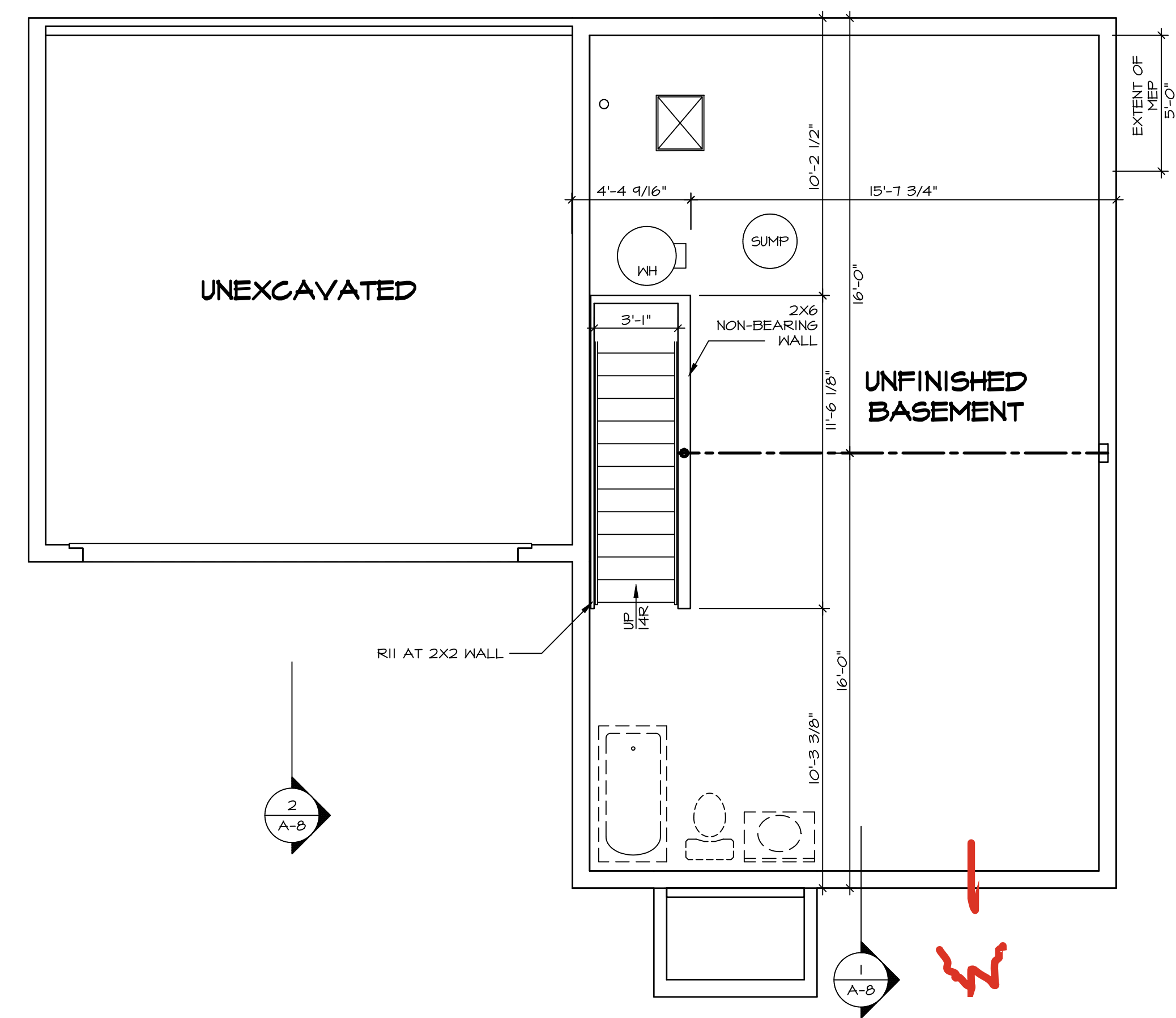
FLOOR PLAN NOTES RYAN

- 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.

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

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

SHEET NO.: A-5

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

PROJECT: DCY-S2-0400
COMMITTEE: SAATERS MILL - SIMPLY RYAN - 0400
STREET ADDRESS: 6991 RIVERVIEW AVENUE
CITY: MIDDLETOWN
STATE: OH
ZIP: 45042

DATE: 07/31/24
TIME: 4:28 AM

5285 Westwood, Suite 100
Frederick, MD 21703

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

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

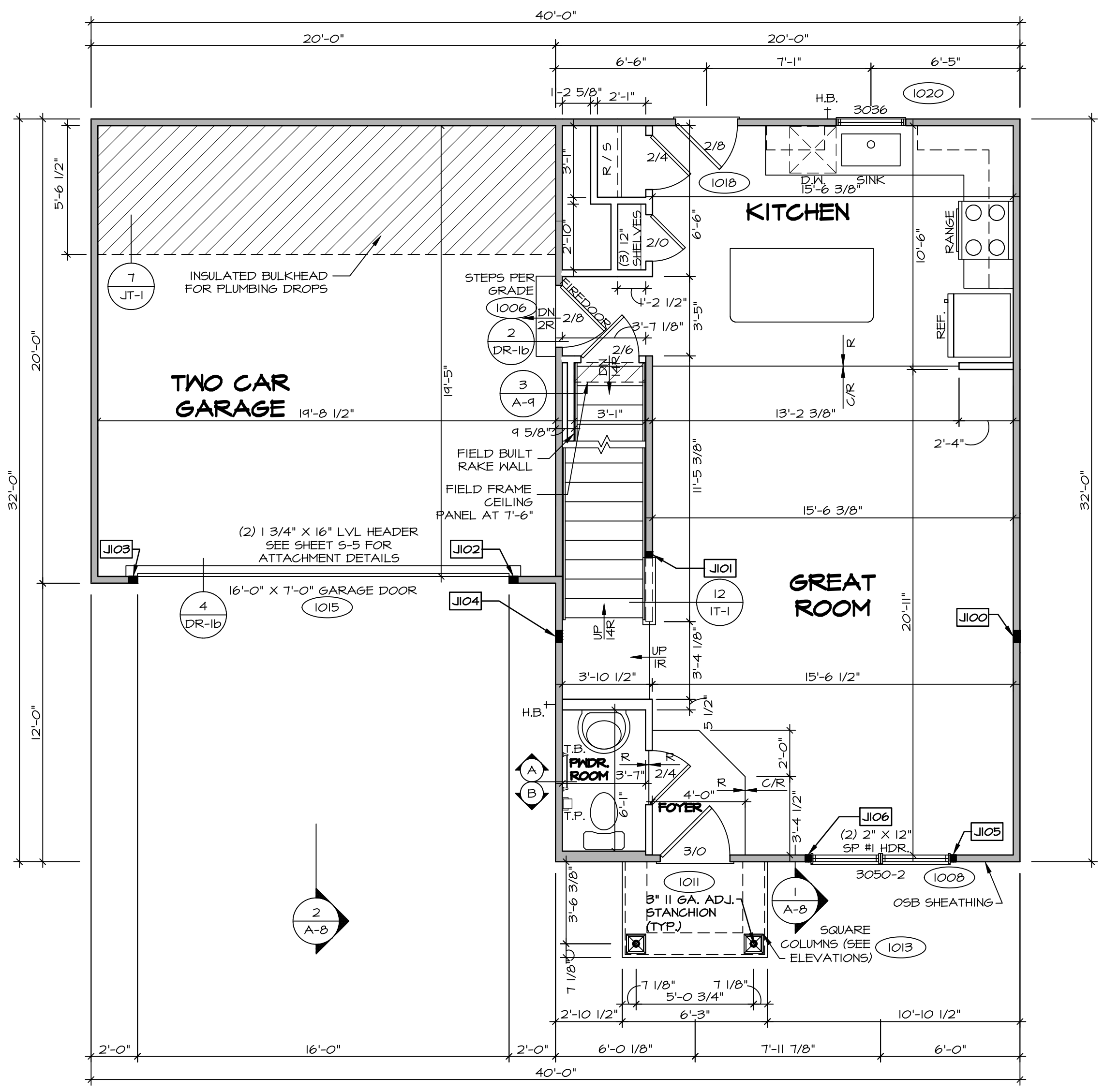
ALL WINDOWS HAVE 1 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

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 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 GRIFFLES 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

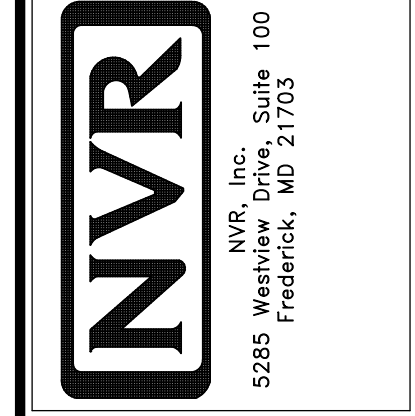
- AT GARAGE:**
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

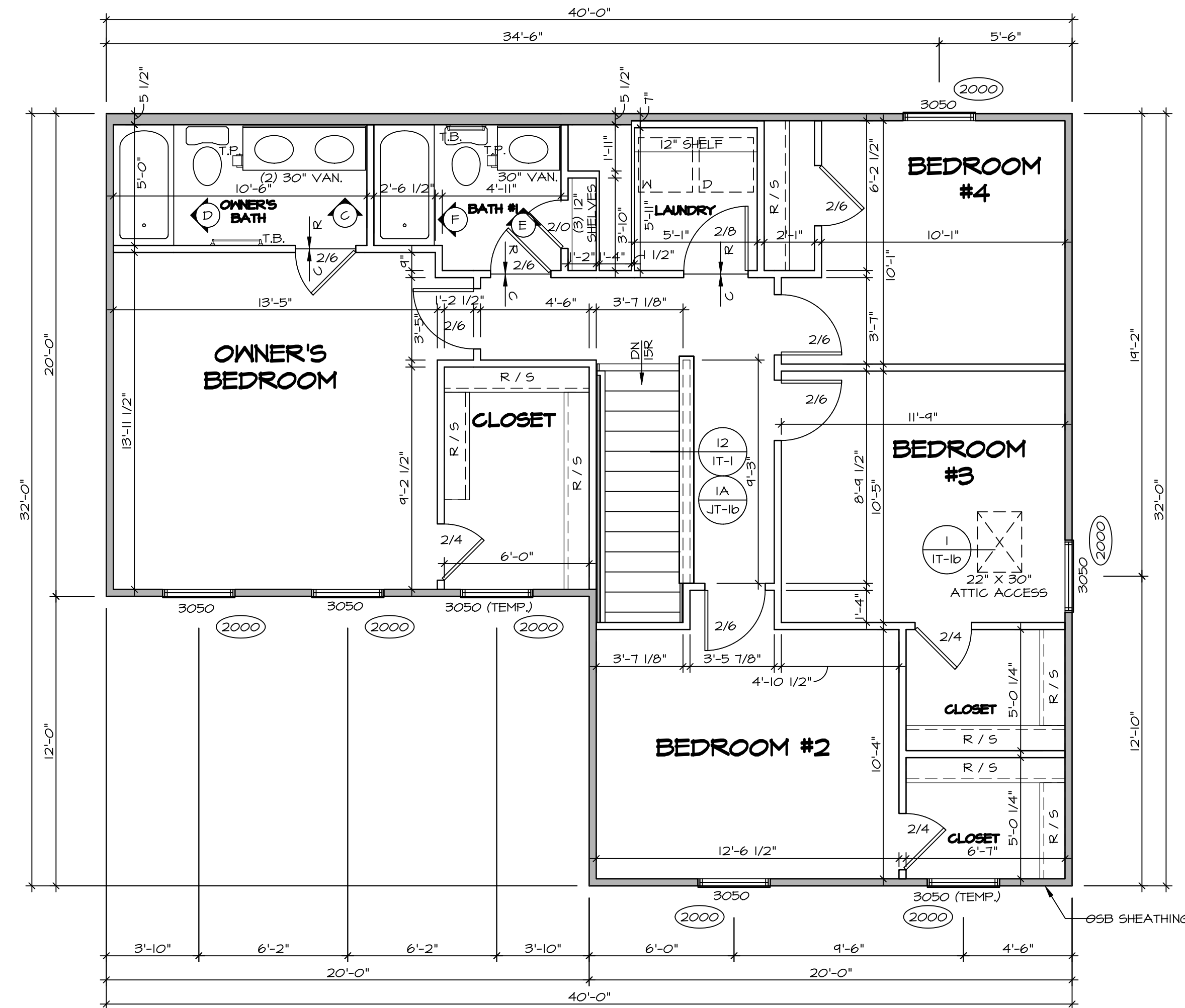
DIV-COMM-LOT-UNIT
DCY-S2-0400
COM-LOT
SAYERS MILL - SIMPLY RYAN - 0400
STREET ADDRESS
6991 RIVERVIEW AVENUE
CITY MIDDLETOWN STATE OH ZIP 45042

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.



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 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.
- 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-S2-0400	
COM-LOT SAYERS MILL - SIMPLY RYAN - 0400	APT. NO. ----
STREET ADDRESS 6991 RIVERVIEW AVENUE	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 copied in any form or manner whatsoever, nor are they to be used for any project without the written consent of NVR, Inc.

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

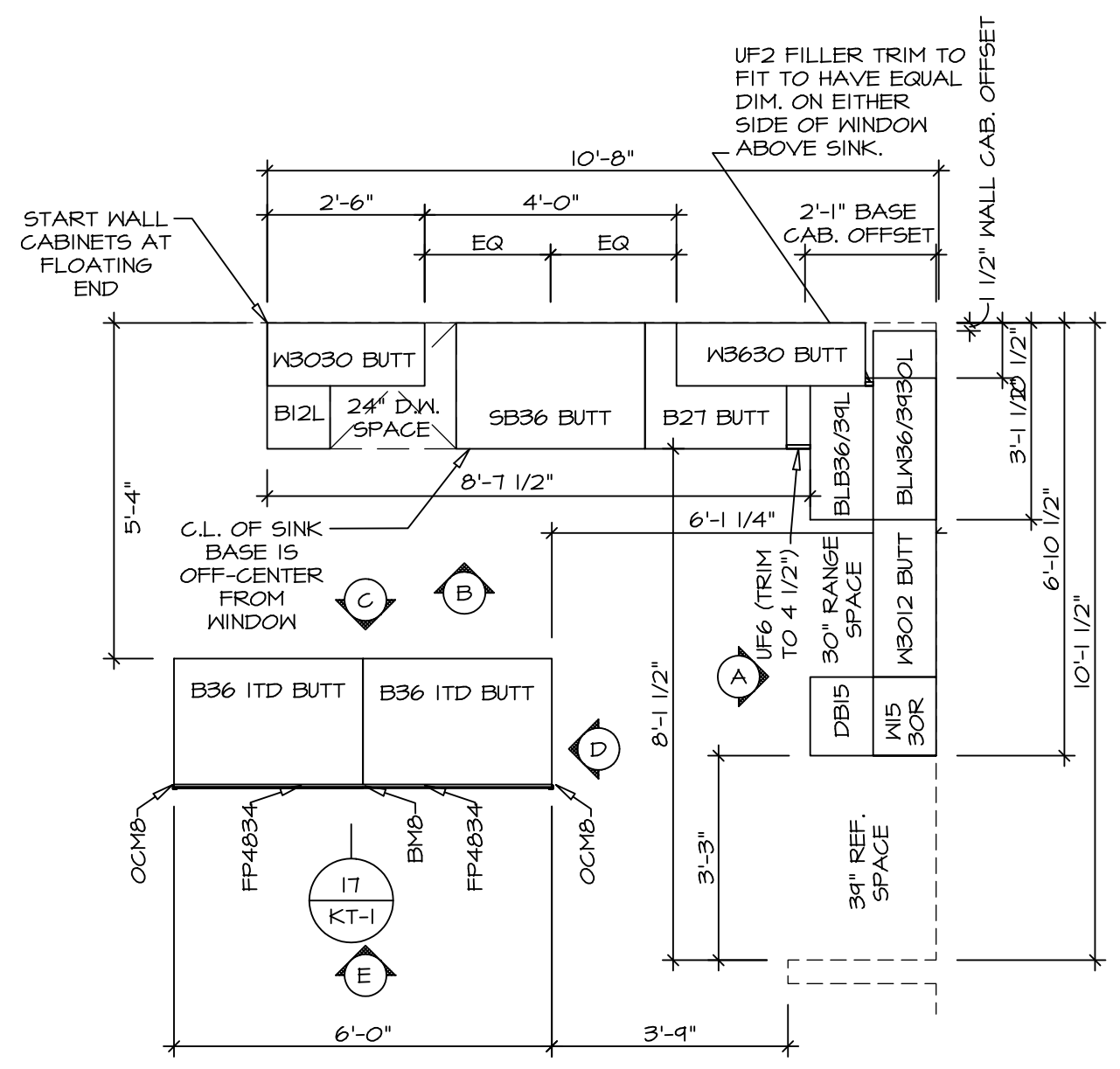
SET NO. BRH00	VERSION 01
RELEASE NO. ----	DRAWN BY
DATE:	OPTION

MODEL: **BIRCH**
DRAWING TITLE: **SECOND FLOOR PLAN**
OPTION DESCRIPTION: **13**

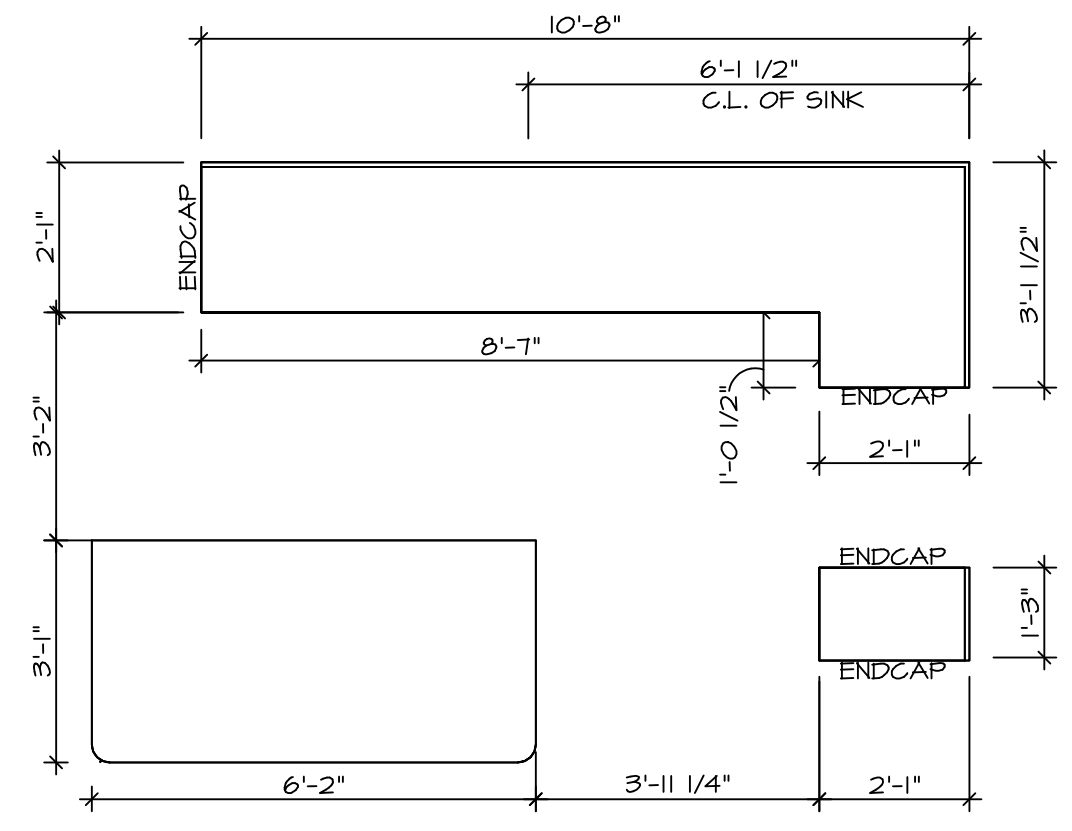
C:\NVR\Solves\BIRCH_BRH00_01\DCY-S2-0400_3162173\Streets\Lot_Specific\A-7_PLN2_L1.dwg 07/31/24 - 4:30 am

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

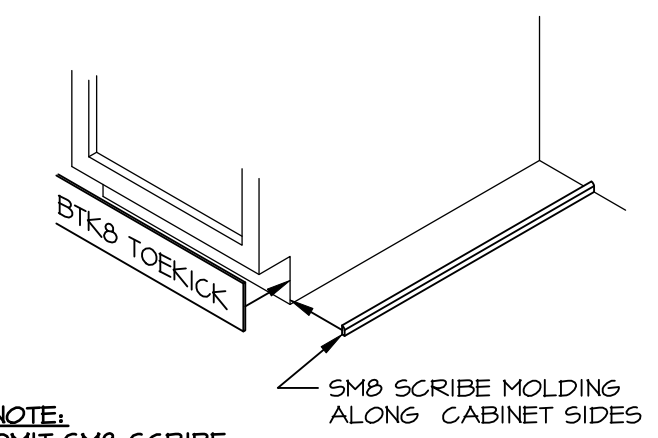
NOTES:
 1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (IKT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (UF) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 4. CABINET MUST BE SET, SHIMMED, LEVELED 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.



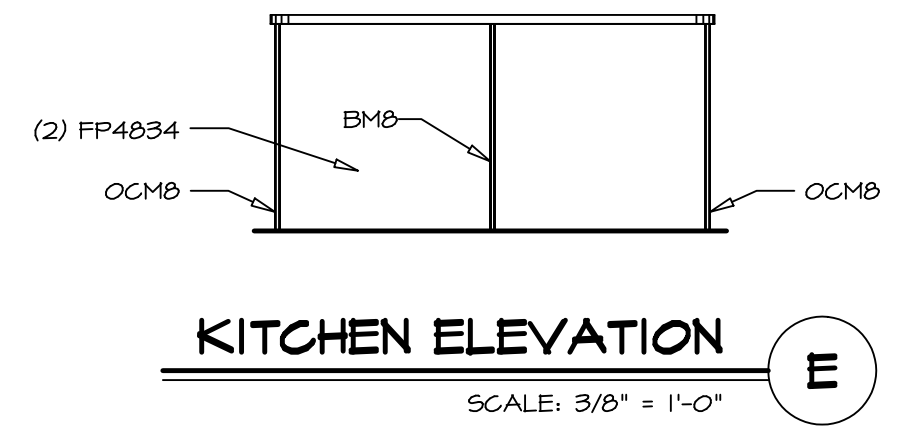
KITCHEN CABINET PLAN KC-3638
 SCALE: 3/8" = 1'-0" A-10



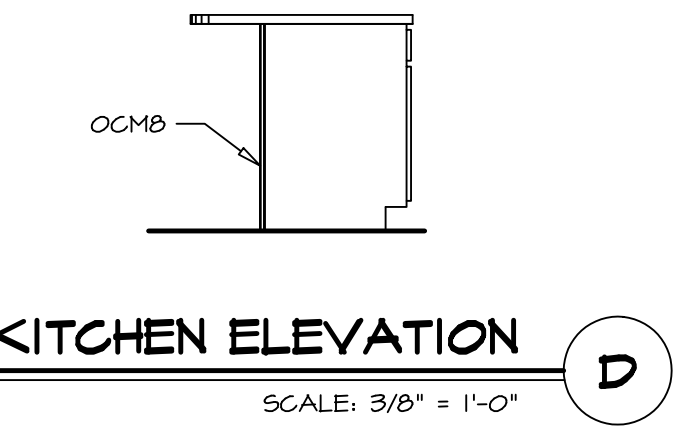
KITCHEN COUNTERTOP PLAN KT-3638
 SCALE: 3/8" = 1'-0" A-10



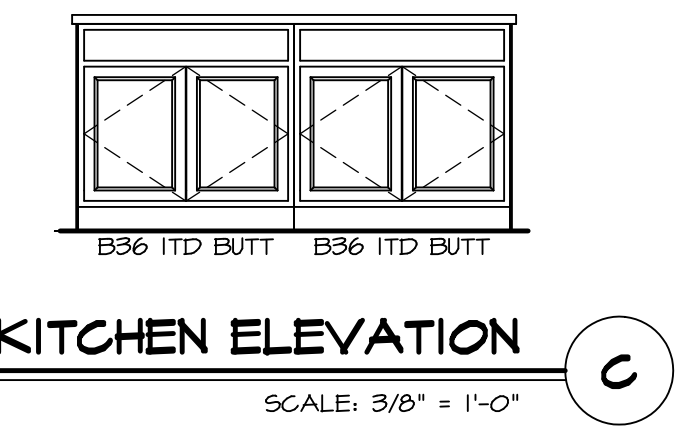
TOEKICK / SCRIBE DETAIL
 SCALE: 3/4" = 1'-0" A-10



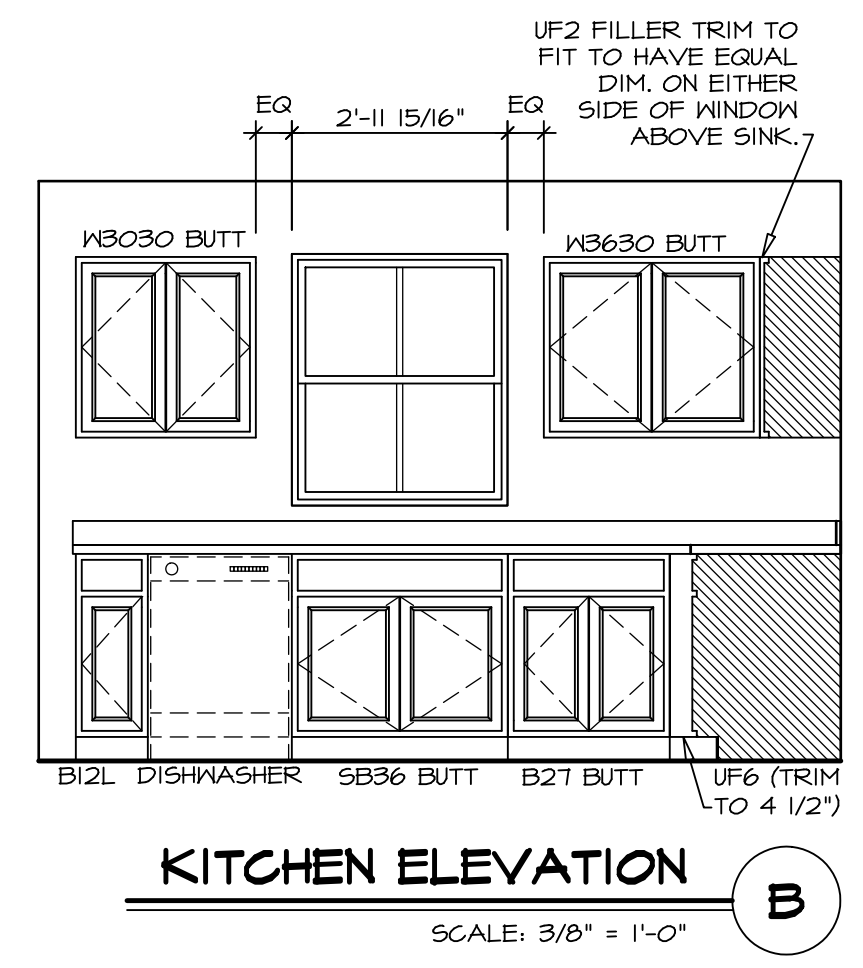
KITCHEN ELEVATION E
 SCALE: 3/8" = 1'-0"



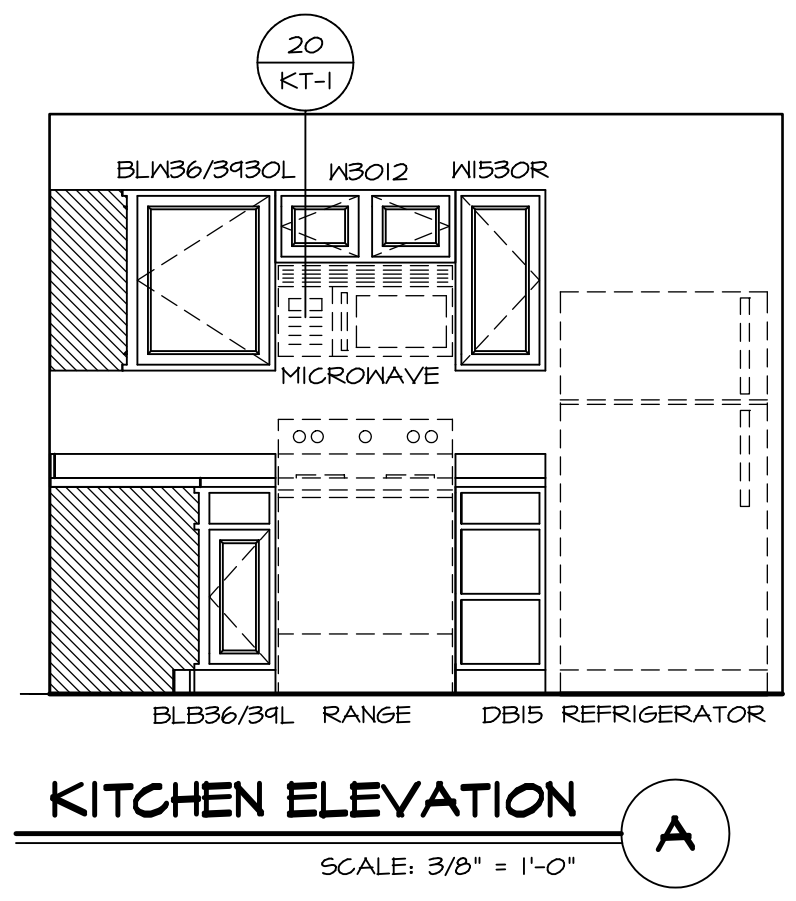
KITCHEN ELEVATION D
 SCALE: 3/8" = 1'-0"



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



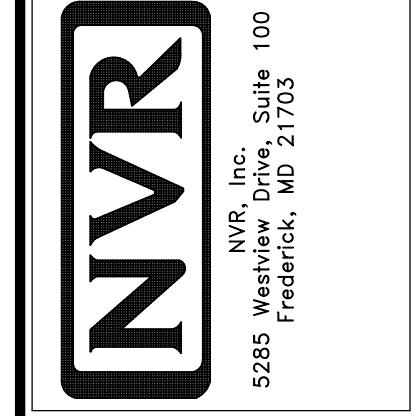
KITCHEN ELEVATION B
 SCALE: 3/8" = 1'-0"



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

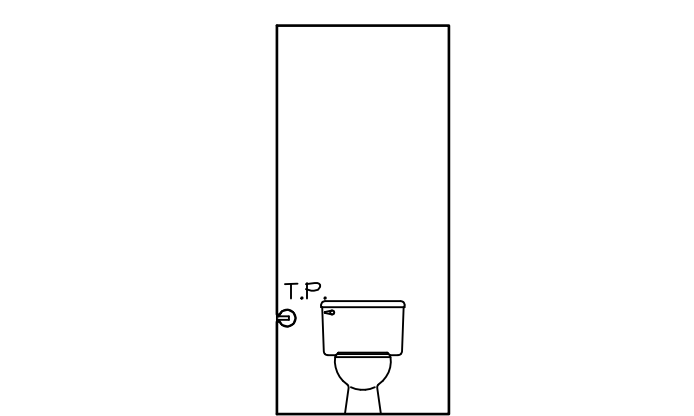
DIV-COMM-LOT-UNIT
DCY-S2-0400
 COM-LOT
 SAMYERS MILL - SIMPLY RYAN - 0400
 STREET ADDRESS
 6941 RIVERVIEW AVENUE
 CITY MIDDLETOWN STATE OH ZIP 45042

© 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.

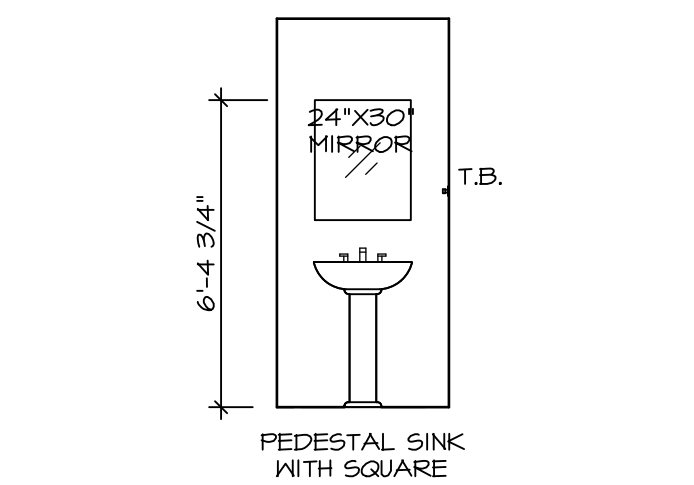


SET NO. BRH00
 VERSION 01
 RELEASE NO. ----
 DRAWN BY
 DATE:
 OPTION

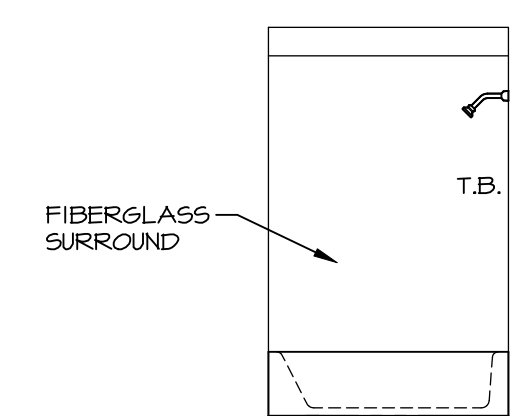
SHEET NO. **A-10**
 MODEL **BIRCH**
 DRAWING TITLE **KITCHEN**
 OPTION DESCRIPTION
 16



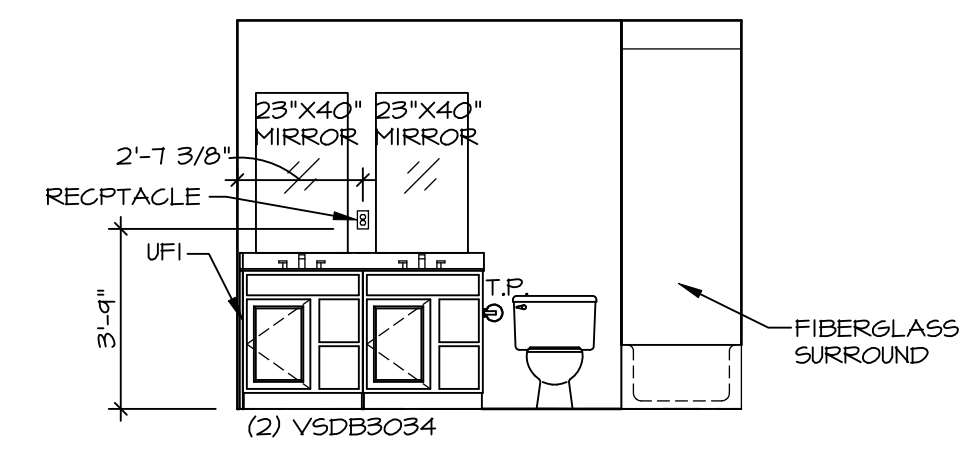
B POWDER ROOM
SCALE: 1/4" = 1'-0"



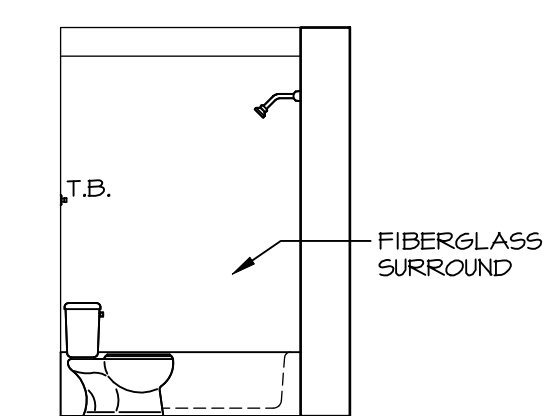
A POWDER ROOM
SCALE: 1/4" = 1'-0"



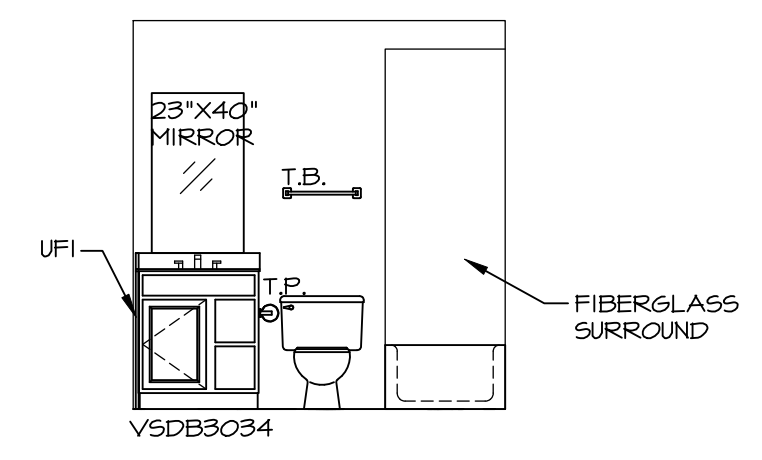
D OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



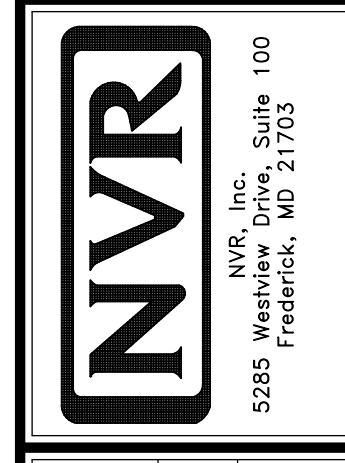
F BATH # 1
SCALE: 1/4" = 1'-0"



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.	A-11
MODEL	BIRCH
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	
SET NO.	BRH00
VERSION	01
RELEASE NO.	----
DRAWN BY	
DATE:	
OPTION	



© 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.

DIV-COMM-LOT-UNIT	
DCY-S2-0400	
COM-LOT	
SAYERS MILL - SIMPLY RYAN - 0400	
STREET ADDRESS	
6991 RIVERVIEW AVENUE	APT. NO.

CITY	STATE
MIDDLETOWN	OH
	ZIP
	45042