

S2 424  
6844 RIVULET DRIVE  
MIDDLETOWN, OH 45042

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

Vent Kitchen

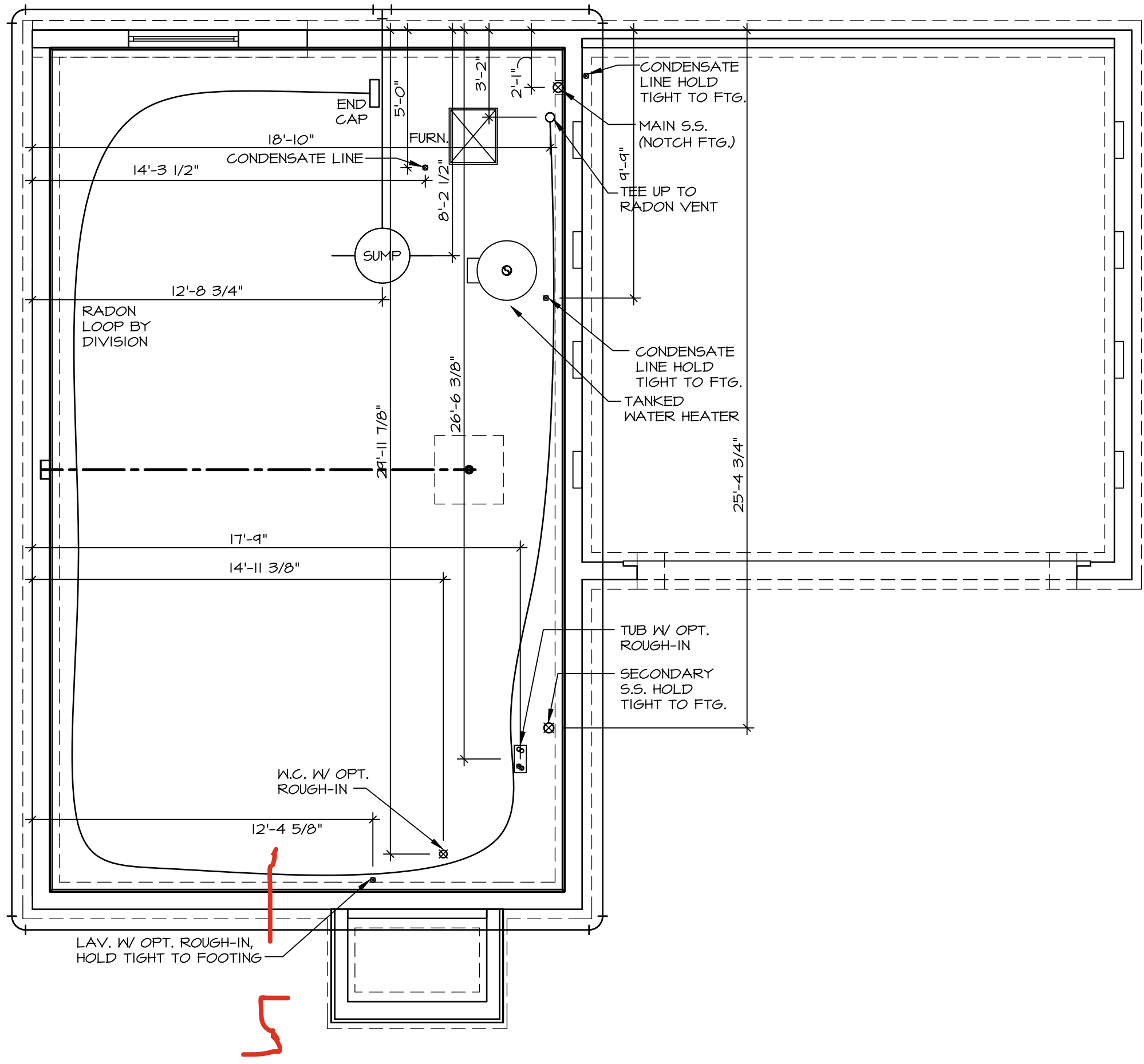
ice maker

2 tub2

WATER HEATER ELECTRIC 50 GALLON

Inside Water Meter setup

Gas Furnace and Range



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

**PLUMBING NOTES:**  
RADON REMEDIATION  
RADON LOOP:  
- (4") PERFORATED HDPE "LOOP"  
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE  
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS  
- TO BE CORRUGATED HDPE PIPE  
- SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK  
STACK REQUIREMENTS:  
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)  
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)  
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)  
- ROOF TERMINATION TO BE IN TOP 1/3 OF ROOF  
- SCREEN OR VENT CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

SHEET NO.	MODEL	SET NO.	BRH00
A-4	BIRCH	VERSION	01
	DRAWING TITLE	RELEASE	NO. ----
	PLUMBING	DRAWN BY	
	OPTION DESCRIPTION	DATE:	
		OPTION	
10			

NVR













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

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DIV - COMM - LOT - UNIT  
DCY-S2-0424  
COM - LOT  
SANTERS MILL - SIMPLY RYAN - 0424  
STREET ADDRESS  
6044 RIVULET DRIVE  
CITY  
MIDDLETOWN  
STATE  
OH  
ZIP  
45042

ALL WINDOWS HAVE 7'-4 5/8" HEADER  
HEIGHT UNLESS OTHERWISE NOTED

## LEGEND

- |   |   |
|---|---|
|  | BEARING WALL                            |
|  | NON BEARING WALL                        |
|  | INDICATES BEARING FROM POINT-LOAD ABOVE |
|  | JACKS                                   |
|  | BEAM/HEADER                             |
|  | FOOTING/THICKENED SLAB                  |
|  | STEEL COLUMN                            |
|  | TRUSS TIE DOWN                          |
|  | PORTAL FRAME                            |
|  | JOIST/TRUSS                             |
|  | LVL                                     |
|  | ENGINEERING PAGE NUMBER                 |

-SEE FA DETAILS FOR FIRE  
ASSEMBLIES  
-SEE FC DETAILS FOR FRAMING  
CONNECTORS AND MATERIAL USAGE

**FLOOR PLAN NOTES:**

2. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
3. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 KICK AND KING STUDS, UNLESS OTHERWISE NOTED.
4. 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.
5. ALL EXTERIOR WALLS TO BE 4" OR 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
6. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/11-B FOR 3/4" FIRE STOPPING BEHIND DROPPED CEILING.
7. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
8. SEE STANDARD DETAIL CATEGORY "N1" SHEET(S) FOR INTERIOR TRIM DETAILS.
9. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
10. ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM SHALL BE A SINGLE FLAT 2x4 OR 2x6 ATTACHED TO CHAIRS ABOVE, UNLESS OTHERWISE NOTED.
11. TANKED WATER HEATER SHOWN AS BASE CONDITION. OPTION OF TANKED WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
12. INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", BASEMENT WILL BE 7'-10", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
13. BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
14. ALL INTERIOR WALLS TO HAVE 1/2" GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
15. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2"

## GYPSUM NOTES:

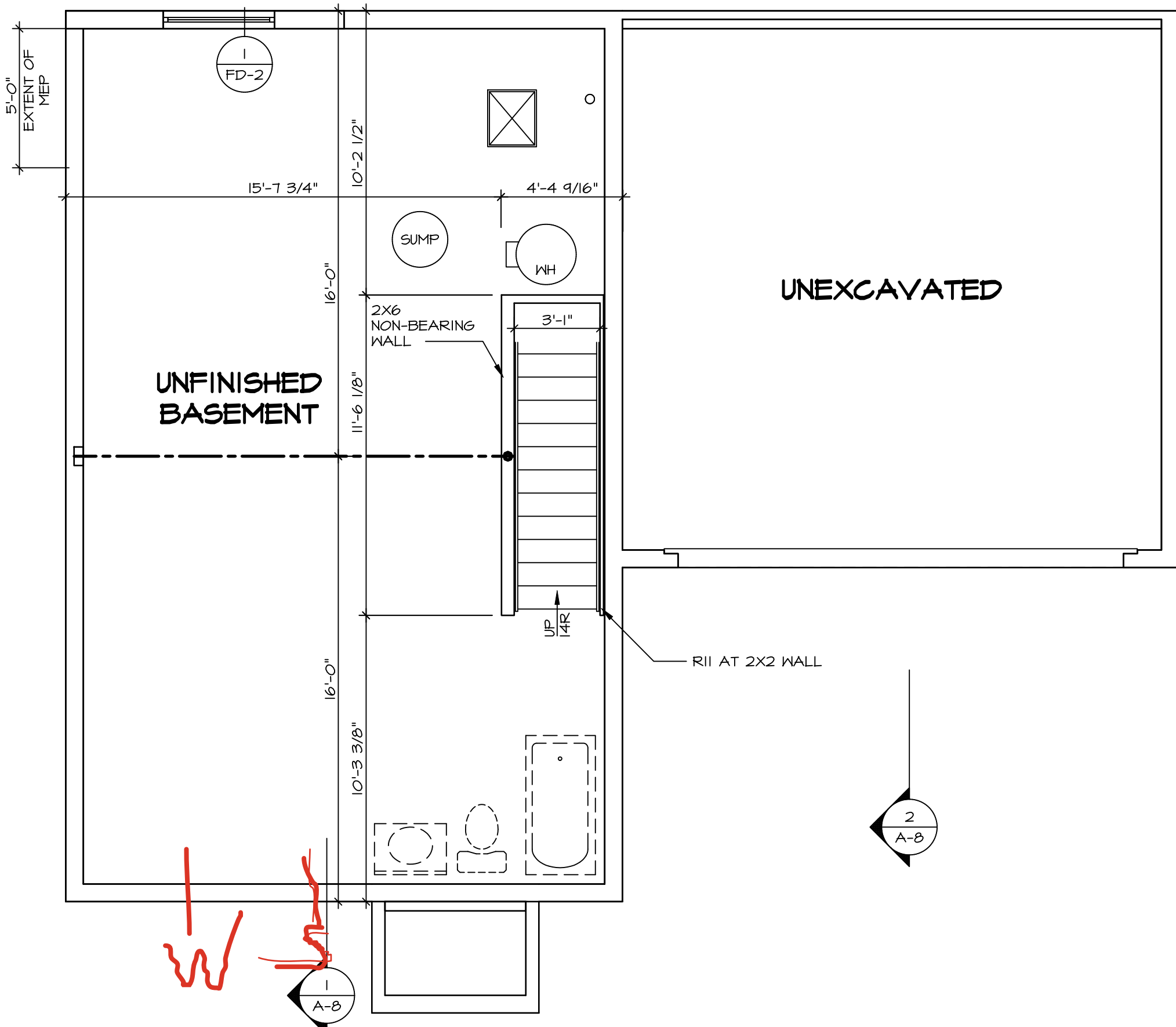
AT GARAGE:

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

BASEMENT JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. NUM.



**BASEMENT FLOOR PLAN**

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

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DRAWING TITLE	VERSION 01
BASEMENT FLOOR PLAN	RELEASE NO. ----
	DRAWN BY
	DATE:
OPTION DESCRIPTION	OPTION

**A-5**

C:	NVR	Solves	BIRCH_BRH00_01	DCY-S2-0424	3245915	Sheets	Lot Specific	A-5	BSMT_LS.dwg	11/13/24	-	8:17 am
	NVR	Solves	BIRCH_BRH00_01	DCY-S2-0424	3245915	Sheets	Lot Specific	A-5	BSMT_LS.dwg	11/13/24	-	8:17 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

ALL WINDOWS HAVE 7'-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
-SEE FA DETAILS FOR FIRE ASSEMBLIES	
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE	

#### FLOOR PLAN NOTES:

- 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 BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" OR 6" AND 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 ARCHITECTURAL DETAIL 8/17-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS
- 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.
- INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
- BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
- ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
- NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

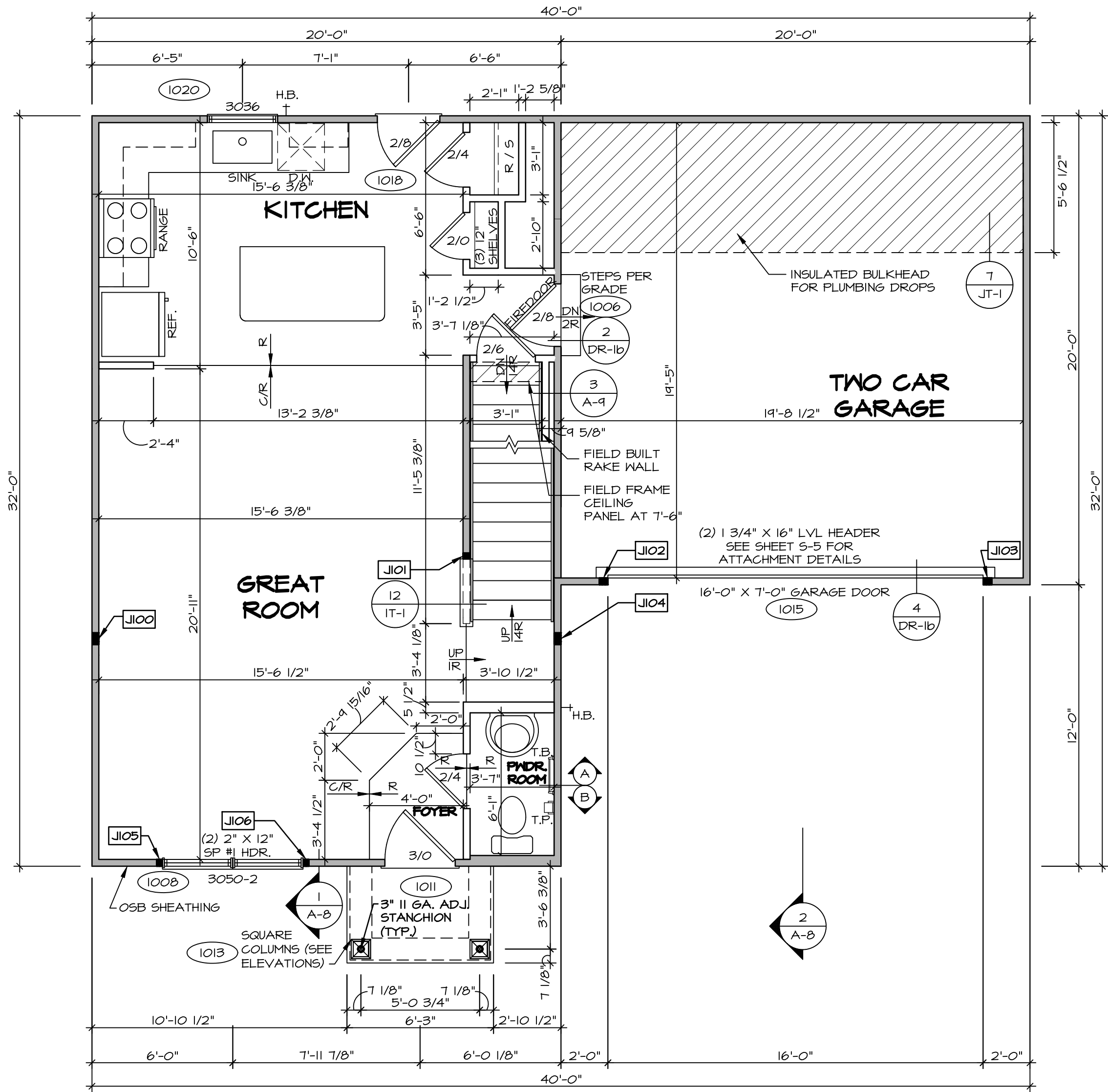
#### GYPSUM NOTES:

##### 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-S2-0424

COM-LOT

SAINTERS MILL - SIMPLY RYAN - 0424

STREET ADDRESS

6844 RIVULET DRIVE

CITY

MIDDLETOWN

STATE

OH

ZIP

45042

**NVR**  
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5285 Westwick Lane  
Frederick, MD 21703

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

OPTION

OPTION

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OPTION

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OPTION

OPTION



ALL WINDOWS HAVE 7'-4 5/8" HEADER  
HEIGHT UNLESS OTHERWISE NOTED

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
-SEE FA DETAILS FOR FIRE ASSEMBLIES	
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE	

#### FLOOR PLAN NOTES:

- 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 BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
- ALL EXTERIOR WALLS TO BE 4" OR 6" AND 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 ARCHITECTURAL DETAIL 8/IT-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS
- 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.
- INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
- BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
- ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
- NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

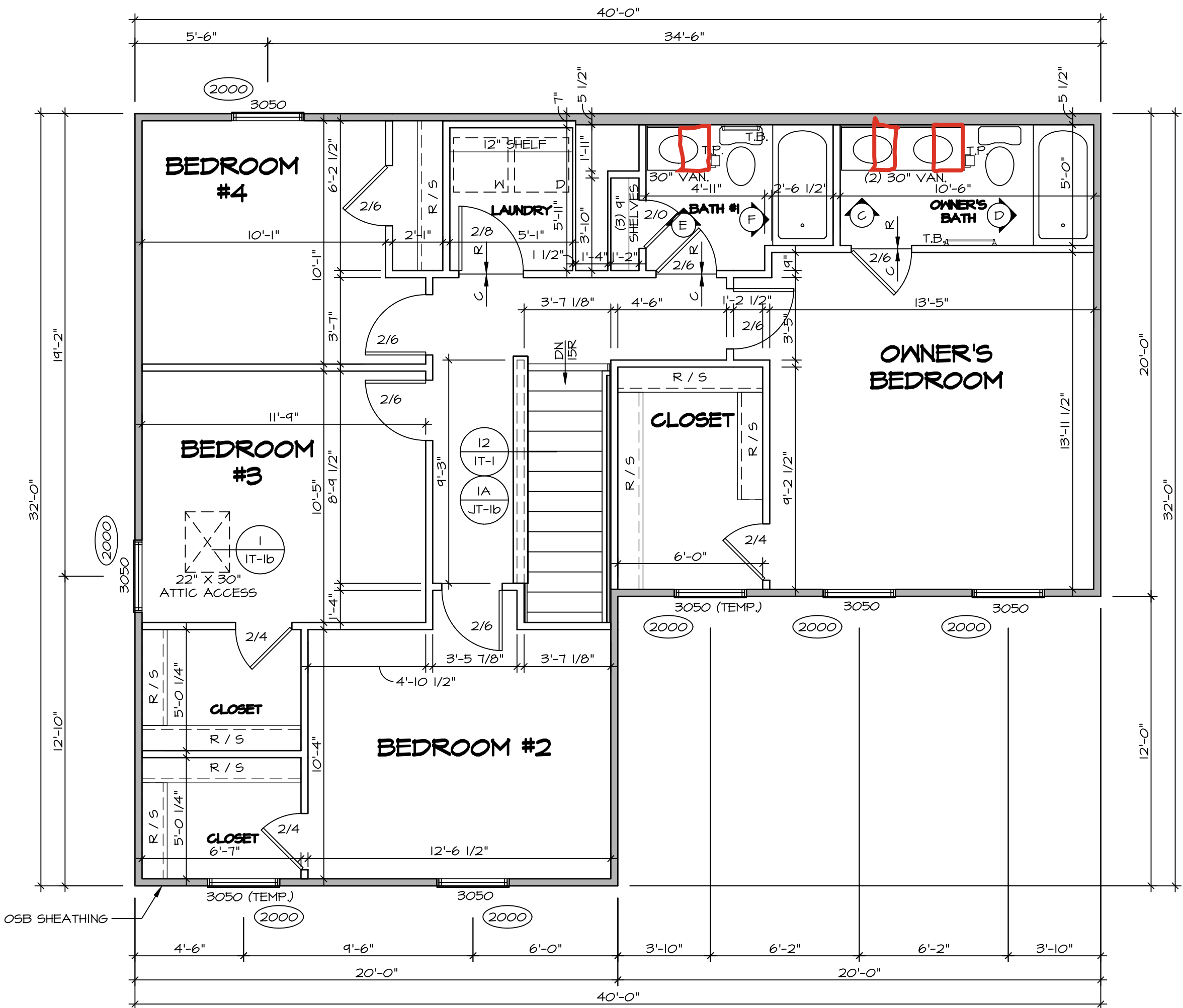
#### GYPSUM NOTES:

##### 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



## SECOND FLOOR PLAN

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

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

SHEET NO.  
**A-7**  
13

MODEL  
**BIRCH**  
DRAWING TITLE  
SECOND FLOOR PLAN

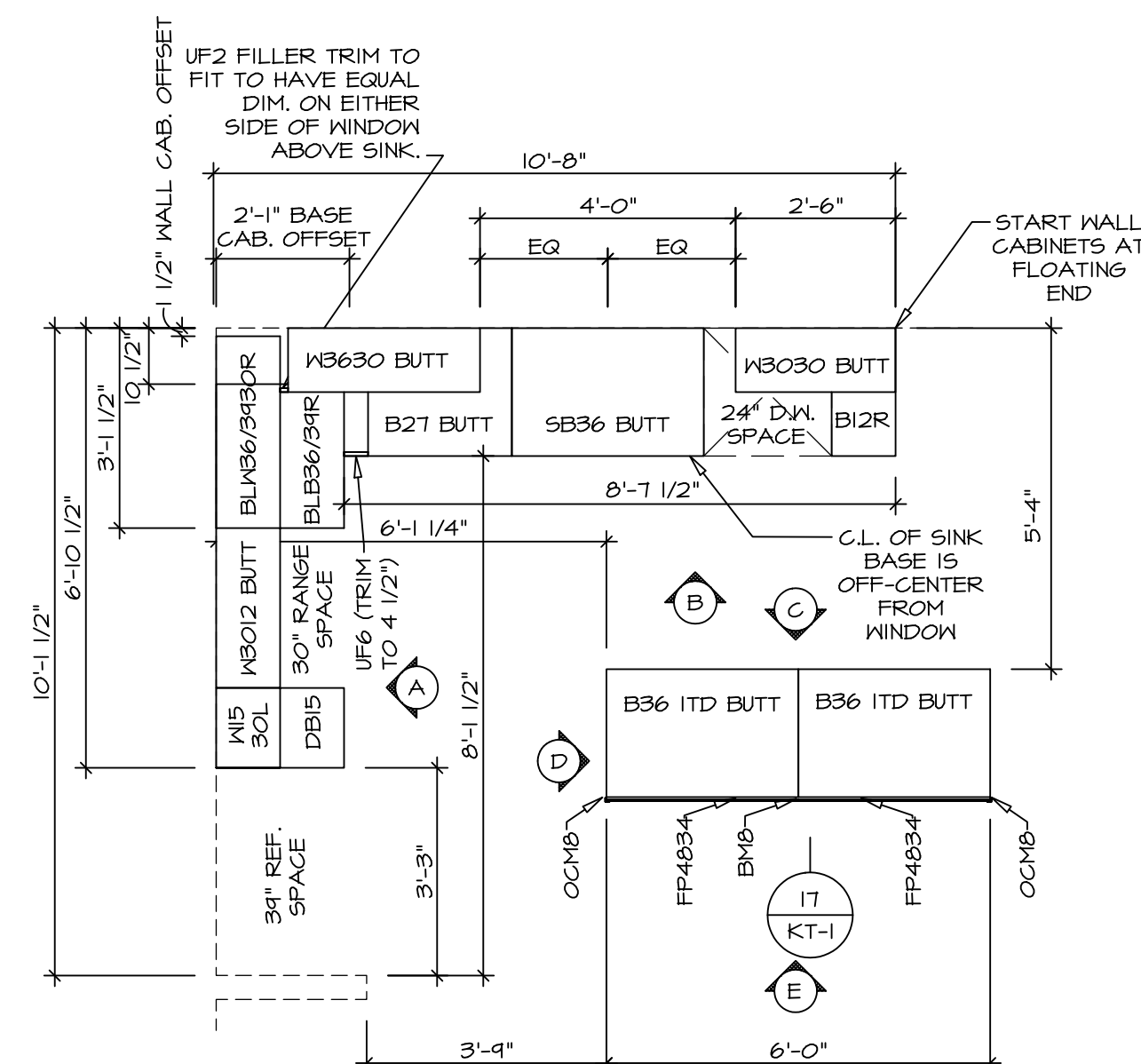
OPTION DESCRIPTION

DIV-COMM-LOT-UNIT  
**DCY-S2-0424**

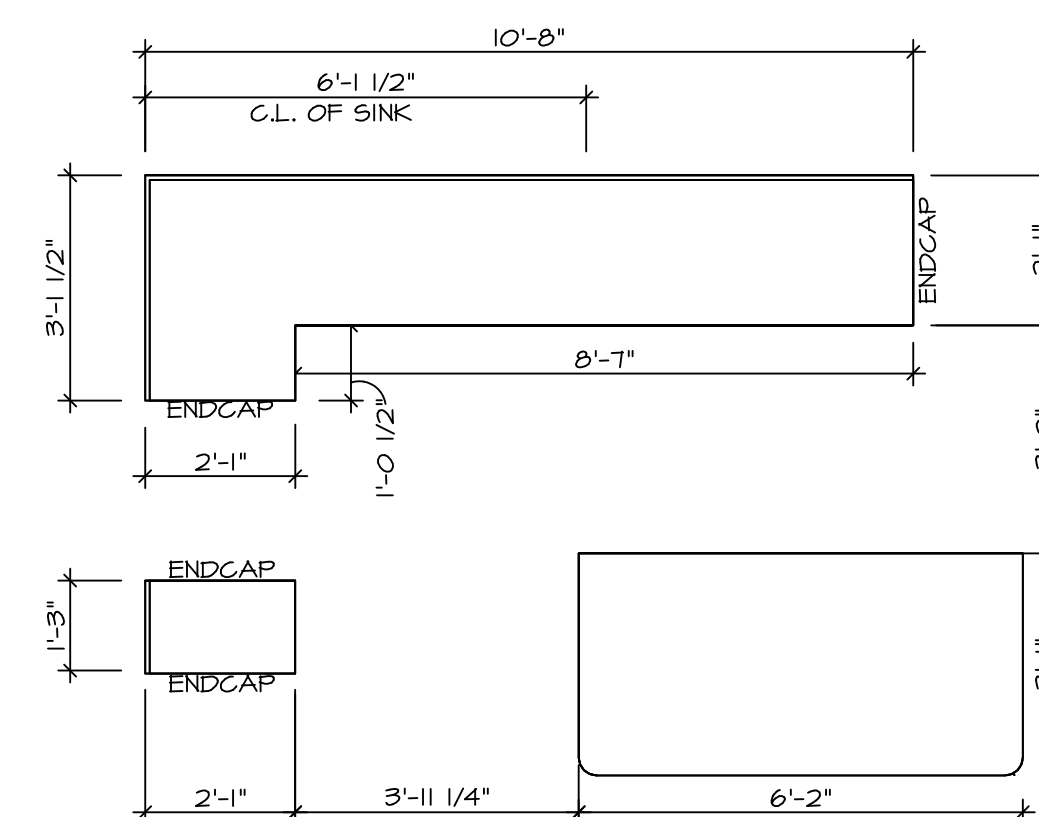
COM-LOT  
SANTYERS MILL - SIMPLY RYAN - 0424  
STREET ADDRESS  
6044 RIVULET DRIVE  
CITY  
MIDDLETOWN  
STATE  
OH  
ZIP  
45042

## KITCHEN NOTES:

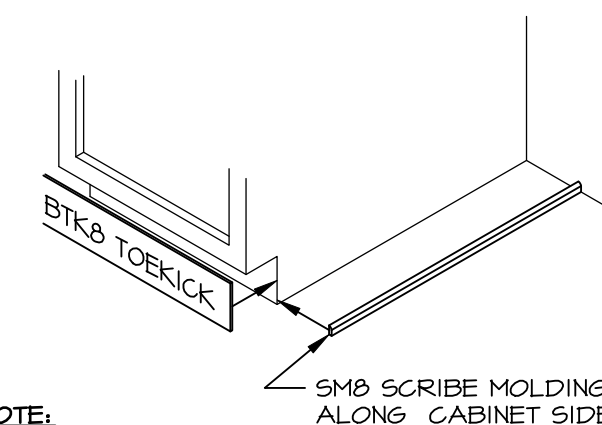
1. CABINET LAYOUT (S) ARE BASED ON FINISH DIMENSIONS TO PERMIT 1" OVERLAP.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (11K-T-1) FOR REPLACEMENT BASED ON CABINET TYPE.
3. ALL (U/F) FILLERS ARE TO BE TRIM TO FIT UNLESS OTHERWISE NOTED.
4. CABINET MUST BE ORDERED LEveled AND PLUMB W/ ADJOINING BASE CABINETS.
5. SET PER-FINISHED SCRIBE MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE APPLICABLE) WITH FACE-MOUNTED SCRIBE MOLDING SHALL BE USED TO FAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET MOLDING.



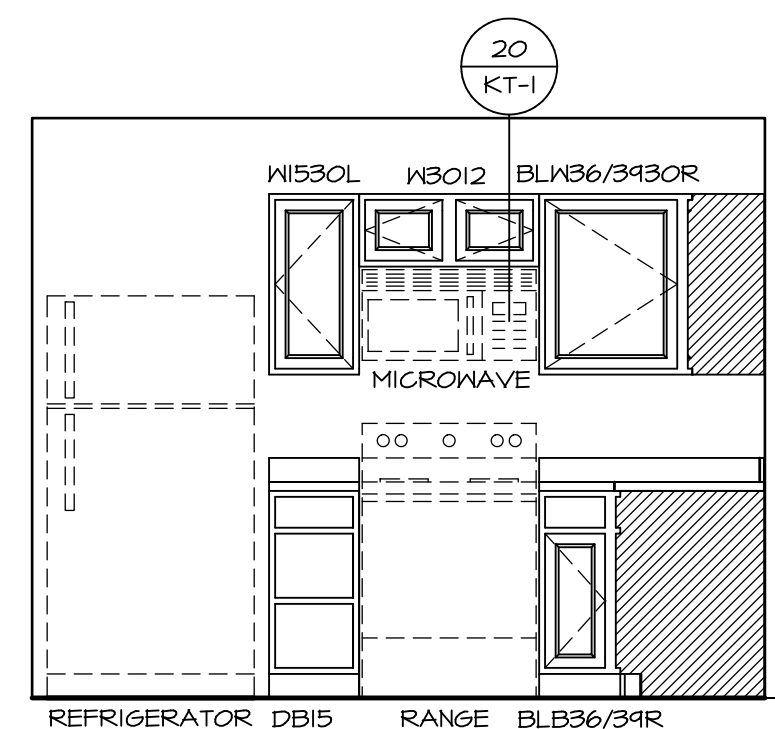
**KITCHEN CABINET PLAN KC-3638**



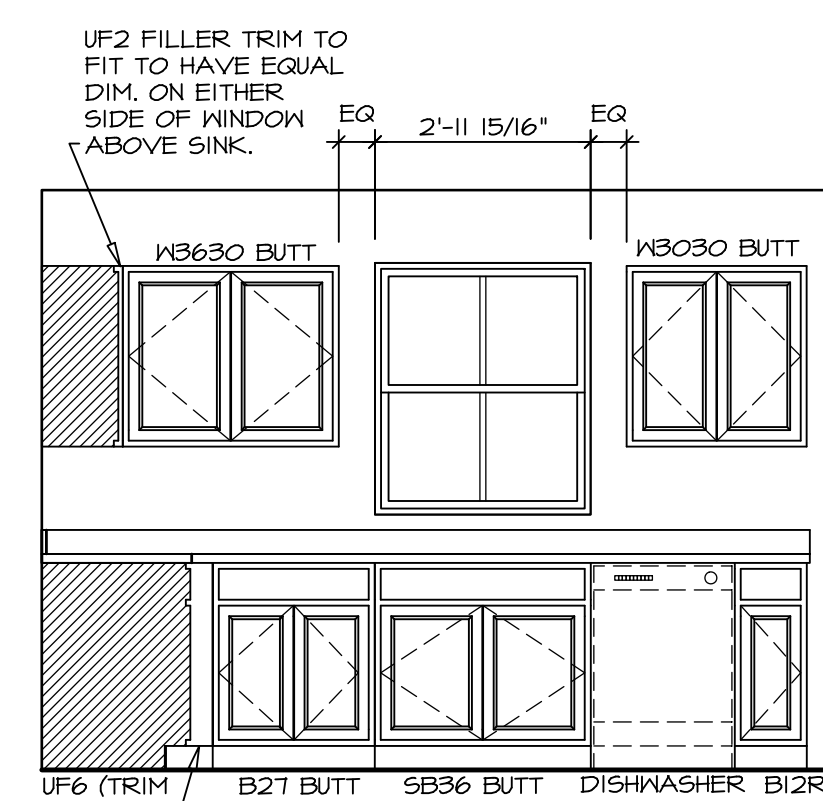
2 KITCHEN COUNTERTOP PLAN KT-3638  
A-10 SCALE: 3/8" = 1'-0"



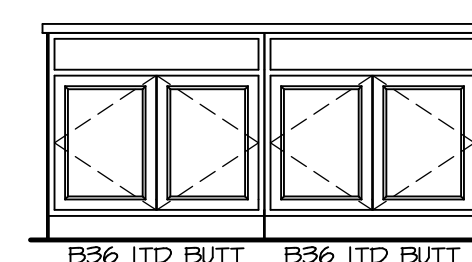
5 TOEKICK / SCRIBE DETAIL  
A-10 SCALE: 3/4" = 1'-0"



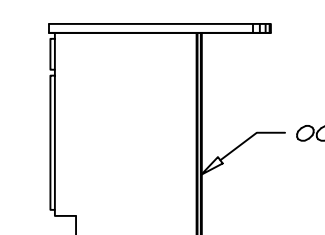
**A** KITCHEN ELEVATION  
SCALE: 3/8" = 1'-0"



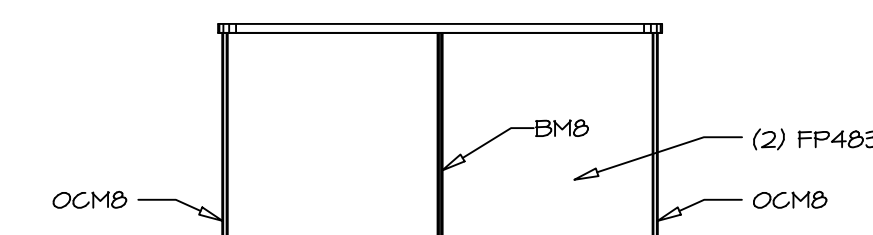
**B** KITCHEN ELEVATION  
SCALE:  $3/8" = 1'-0"$



## C KITCHEN ELEVATION



**D KITCHEN ELEVATION**  
SCALE:  $\frac{3}{8}" = 1'-0"$



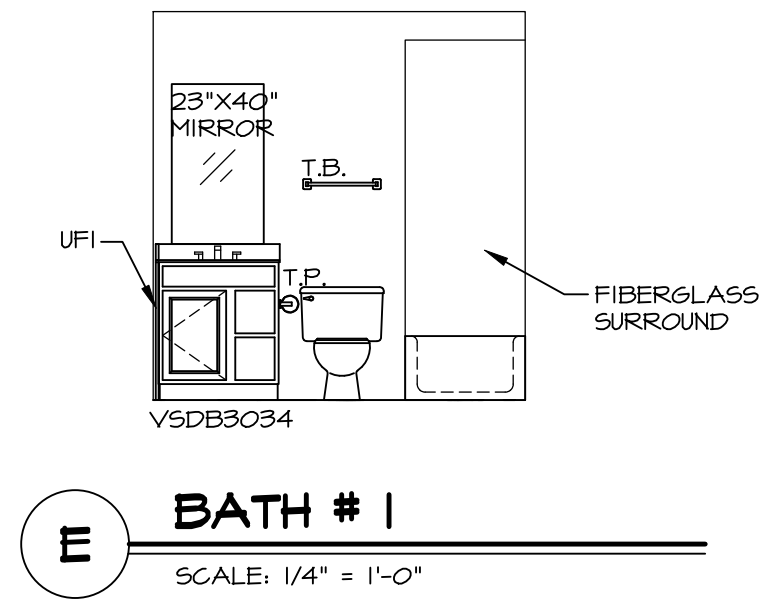
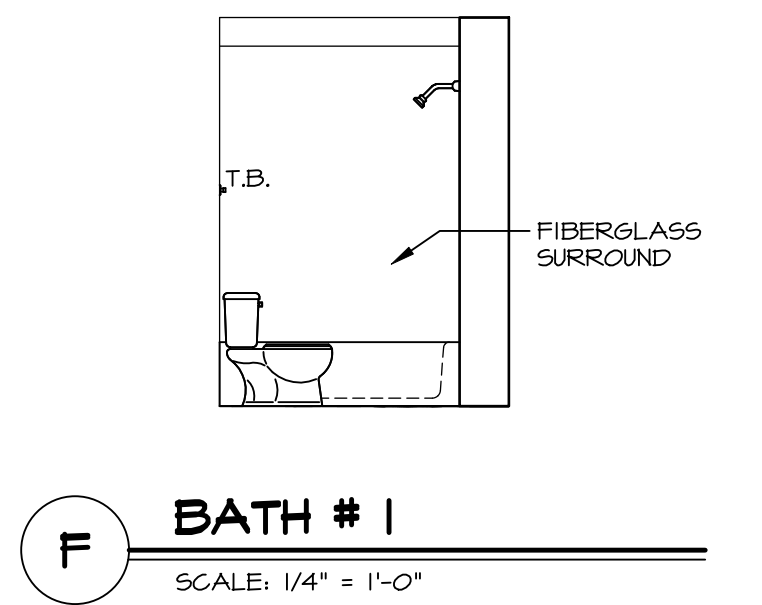
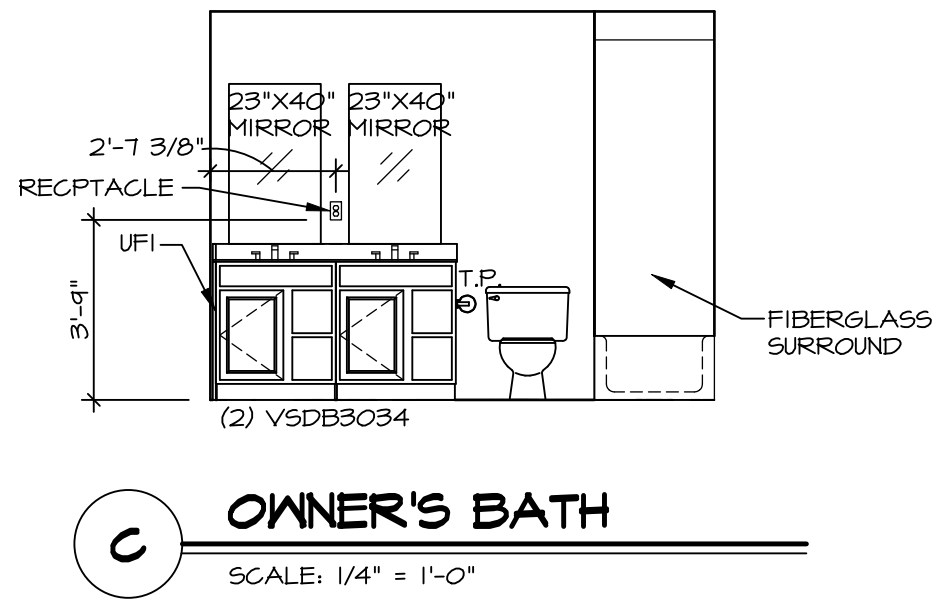
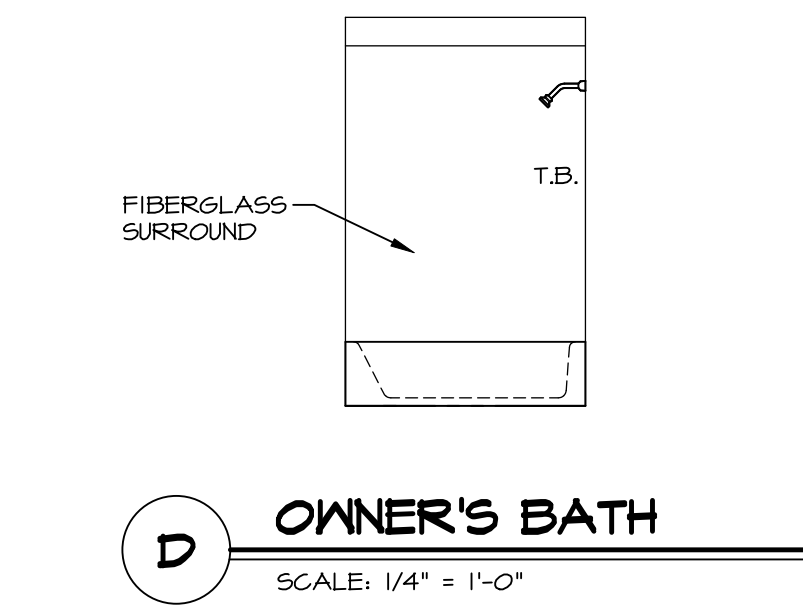
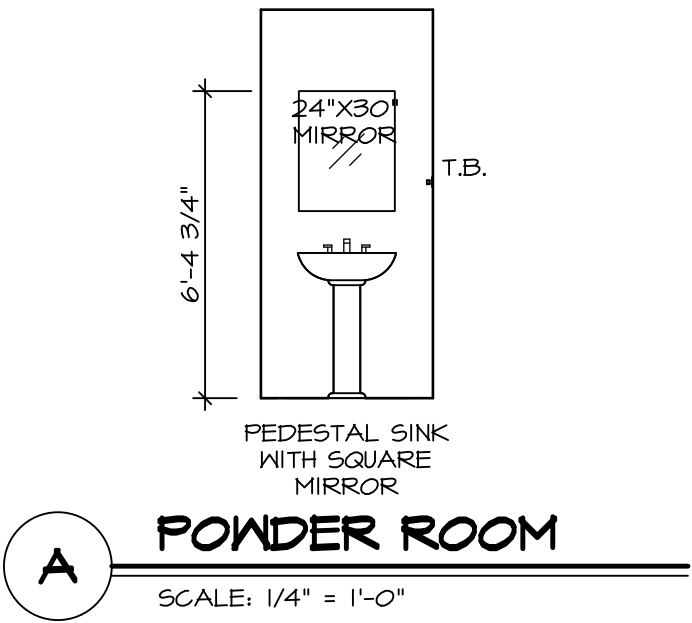
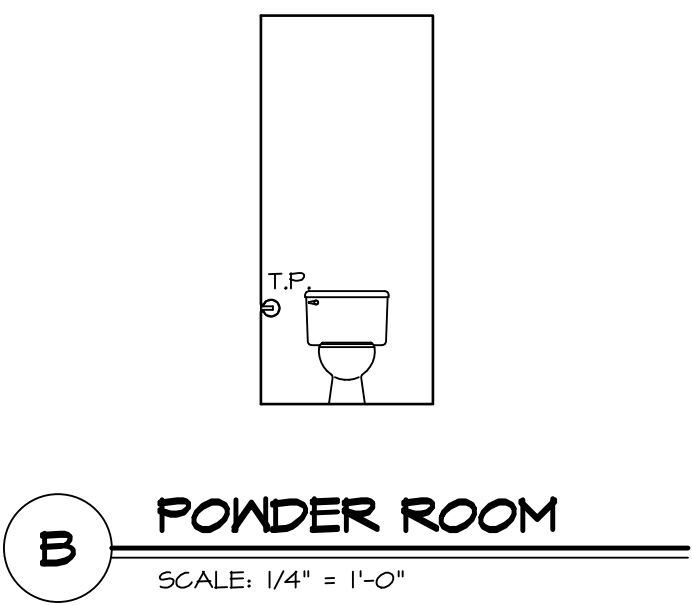
## E KITCHEN ELEVATION

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MODEL	SET NO. BR300
BIRCH	VERSION 01
DRAWING TITLE	RELEASE NO. ----
KITCHEN	DRAWN BY
	DATE:
OPTION DESCRIPTION	OPTION

3



# NOTES:

1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
3. ALL BATH ELEVATIONS SHOWN PER PLAN.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.
6. ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.

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

SHEET NO.  
**A-11**  
17

DIV-COMM-LOT-UNIT  
**DCY-S2-0424**  
COMM-LOT  
SANTERS MILL - SIMPLY RYAN - 0424  
STREET ADDRESS  
6044 RIVULET DRIVE  
CITY MIDDLETOWN  
STATE OH  
ZIP 45042