

S2 429
6834 RIVULET DRIVE
MIDDLETOWN, OH 45042

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

Vent Kitchen

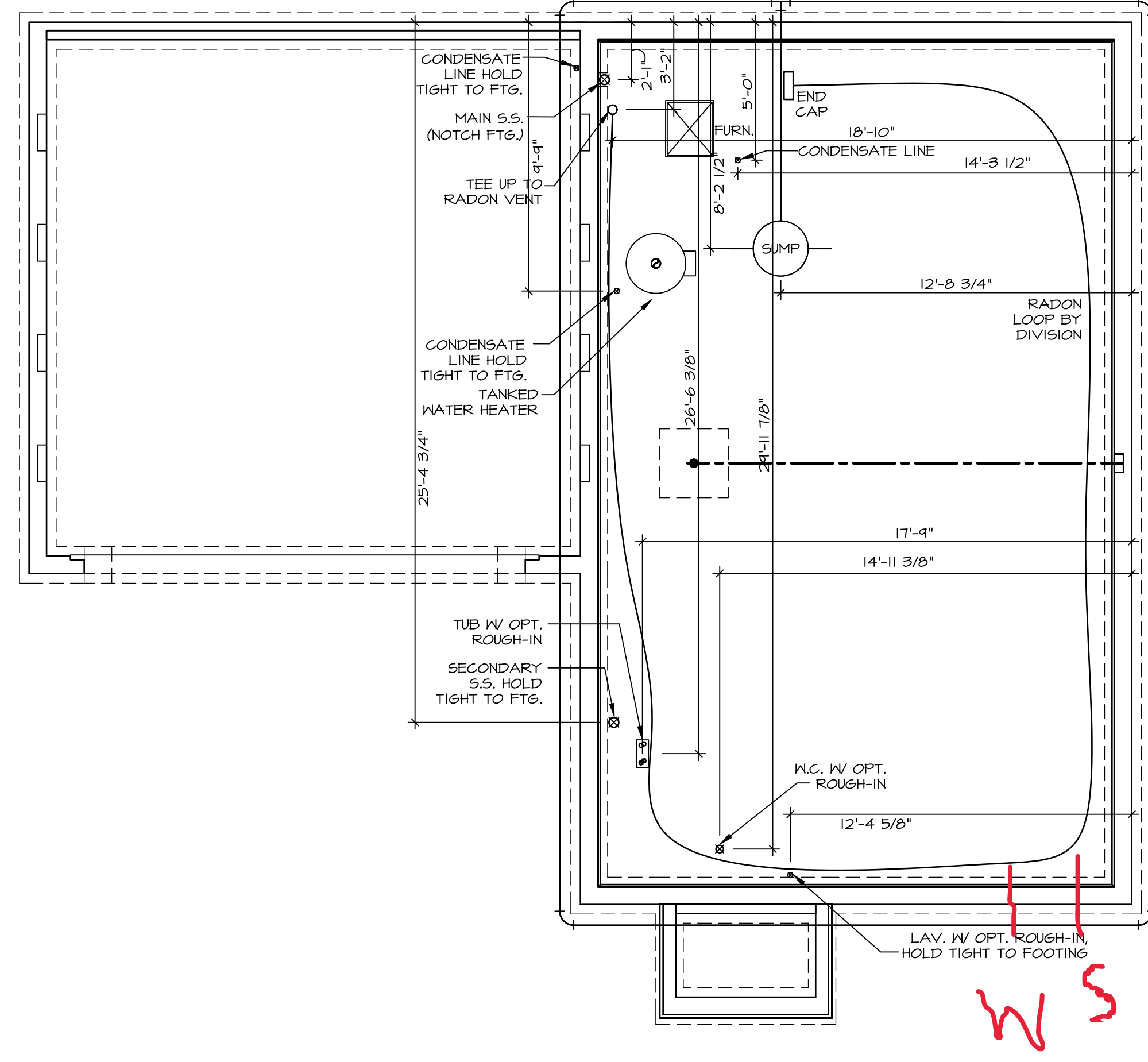
ice maker

2 tub

WATER HEATER ELECTRIC 50 GALLON

Inside Water Meter setup

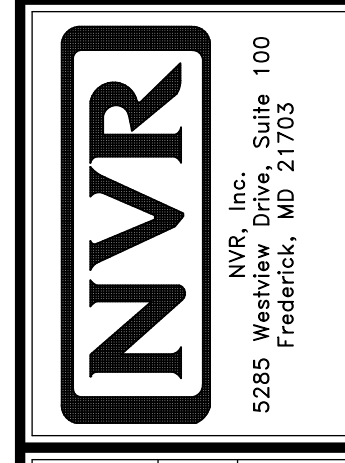
Gas Furnace and Range



WS

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

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



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DIV-COMM-LOT-UNIT DCY-S2-0429	
COM-LOT	SAVYERS MILL - SIMPLY RYAN - 0429
STREET ADDRESS	6894 RIVULET DRIVE
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

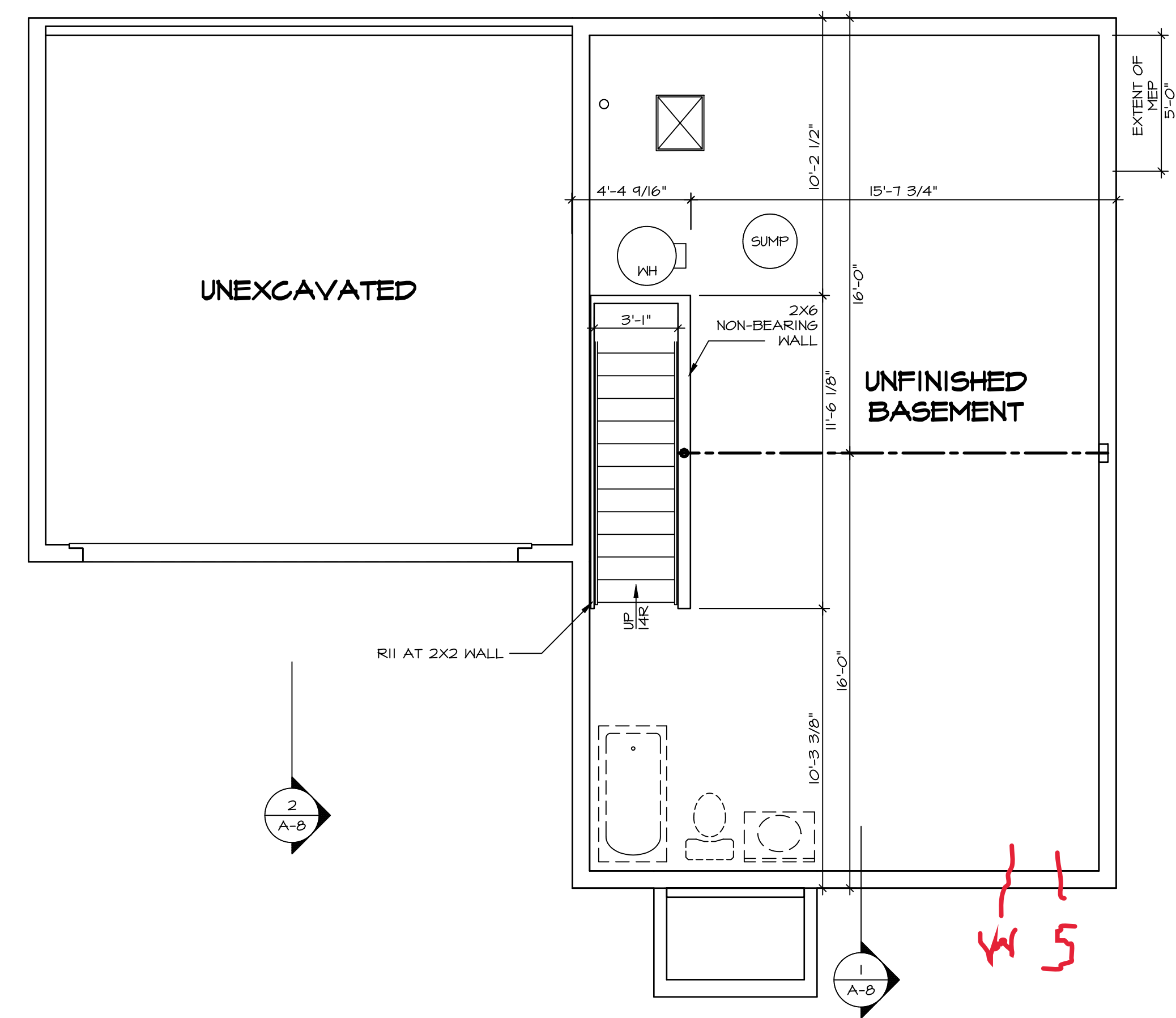
FLOOR PLAN NOTES RYAN

- 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"

SHEET NO. **A-5**

MODEL: **BIRCH**

DRAWING TITLE: **BASEMENT FLOOR PLAN**

OPTION DESCRIPTION: **||**

SET NO. **BRH00**

VERSION **01**

RELEASE NO. **----**

DRAWN BY:

DATE:

OPTION:

DIV-COMM-LOT-UNIT: **DCY-S2-0429**

COM-LOT: **SAATERS MILL - SIMPLY RYAN - 0429**

STREET ADDRESS: **6894 RIVULET DRIVE**

CITY: **MIDDLETOWN** STATE: **OH** ZIP: **45042**

APT. NO.: **----**

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5285 Westwood Blvd
Frederick, MD 21703

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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

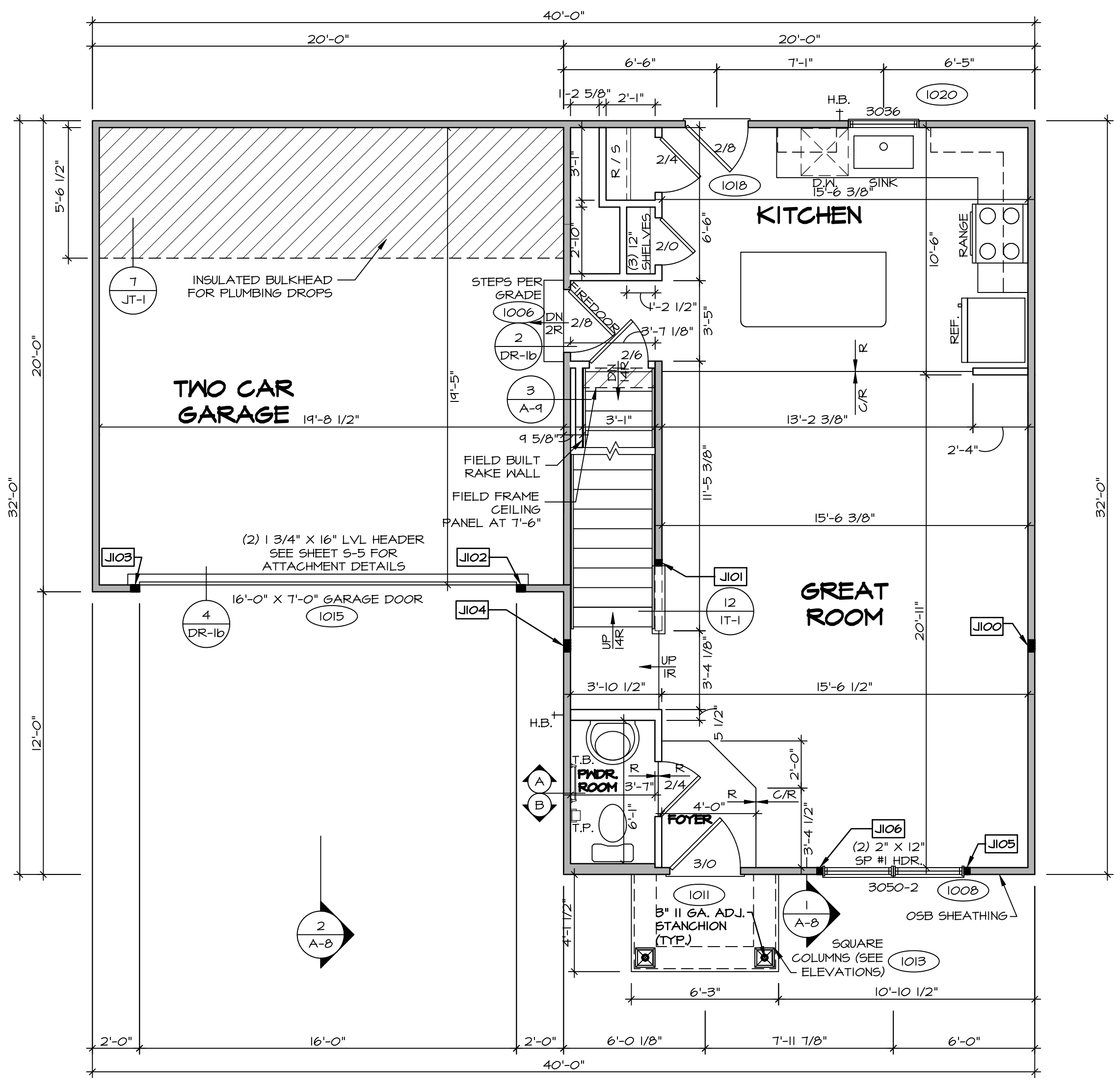
FLOOR PLAN NOTES RYAN

- 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 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 ASSEMBLY OR AS REQUIRED BY LOCAL CODE.

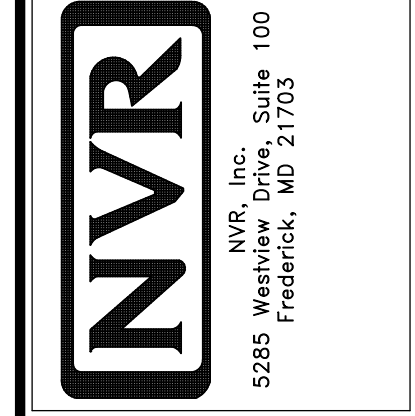
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

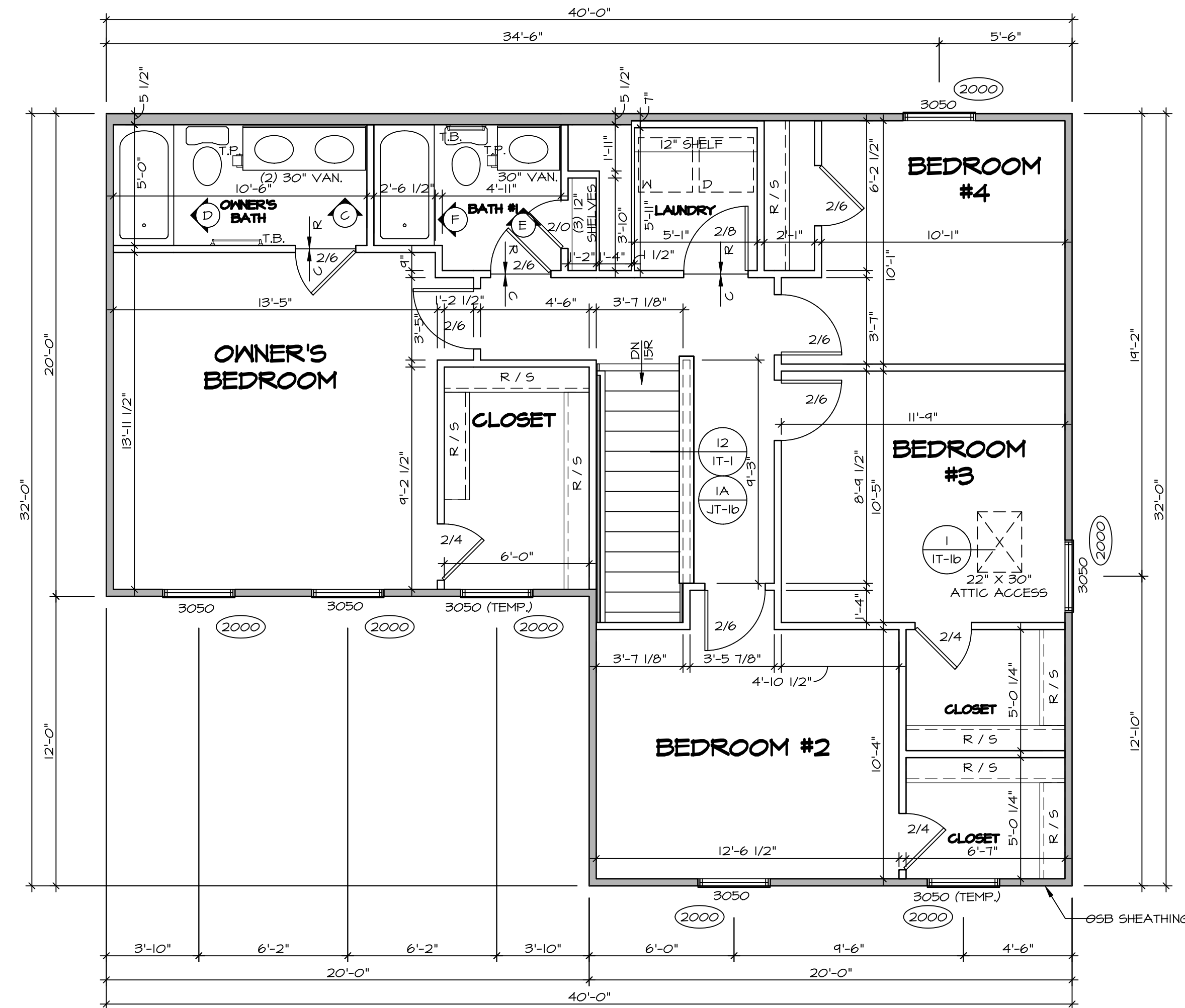
DIV-COMM-LOT-UNIT
DCY-S2-0429
COM-LOT
SAYERS MILL - SIMPLY RYAN - 0429
STREET ADDRESS
6894 RIVULET DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

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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

- 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

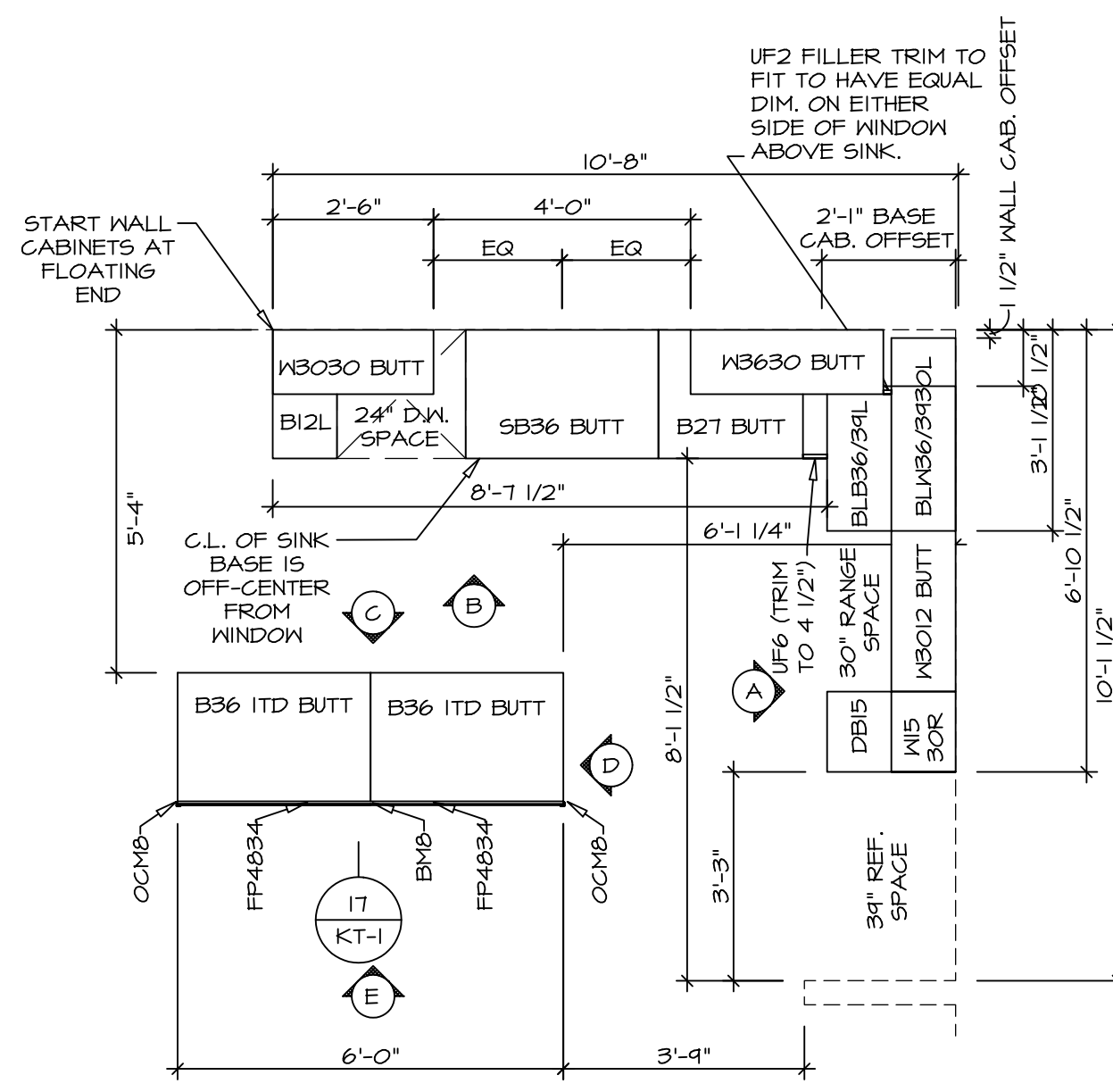
- AT GARAGE:**
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

DIV-COMM-LOT-UNIT DCY-S2-0429		COMMITTEE SAYERS MILL - SIMPLY RYAN - 0429		APT. NO. -----		STATE OH		ZIP 45042	
COMMITTEE SAYERS MILL - SIMPLY RYAN - 0429		STREET ADDRESS 6894 RIVULET DRIVE		CITY MIDDLETOWN		STATE OH		ZIP 45042	
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<p>NVR NVR, Inc., Suite 100 5285 Westwick Drive Frederick, MD 21703</p>									
<p>SET NO. BRH00 VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION</p>									
<p>MODEL BIRCH DRAWING TITLE SECOND FLOOR PLAN</p>									
<p>SHEET NO. A-7</p>									
<p>OPTION DESCRIPTION 13</p>									

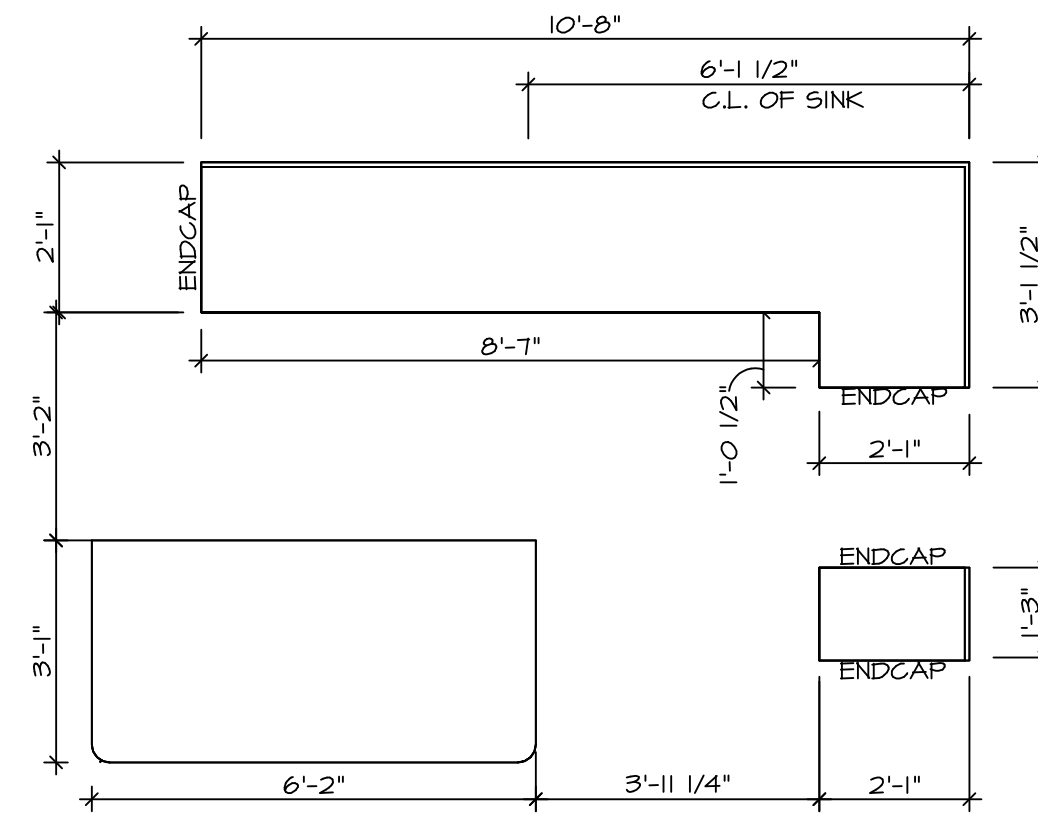
C:\NVR\Solives\BIRCH_BRH00_01\DCY-S2-0429\Streets\Lot_Specific\A-7_PLN2_L1.dwg 04/10/24 - 7:05 am

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

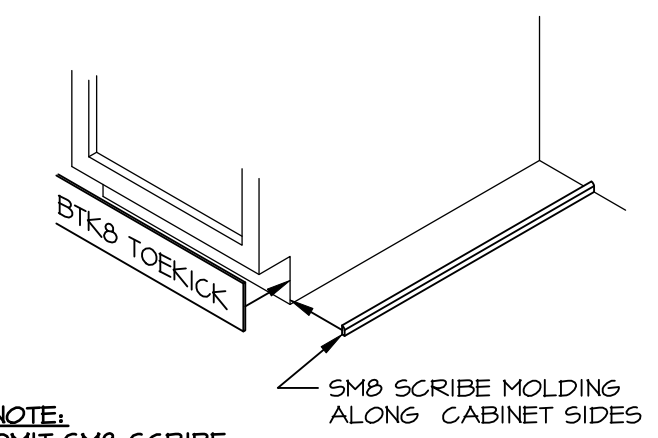
NOTES:
 1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (IKT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (UF) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 4. CABINET MUST BE SET, 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"
 1
 A-10

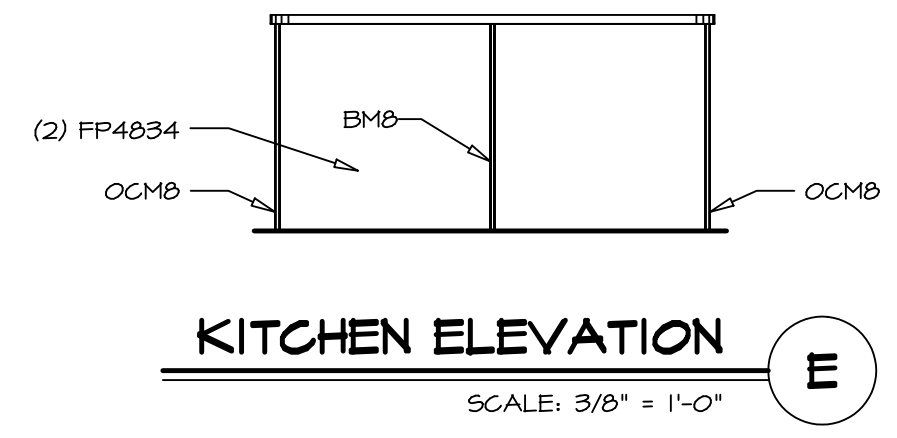


KITCHEN COUNTERTOP PLAN KT-3638
 SCALE: 3/8" = 1'-0"
 2
 A-10

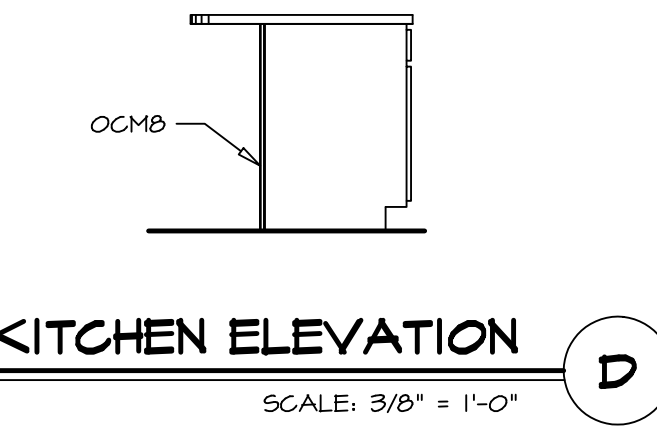


NOTE: OMIT SMO SCRIBE MOLDING AT DISHWASHER SPACES

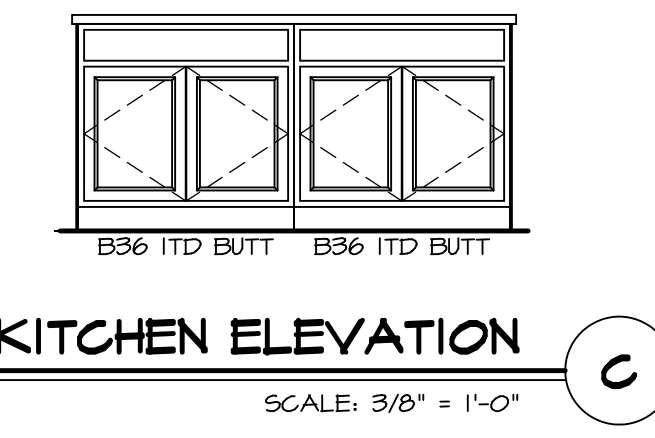
TOEKICK / SCRIBE DETAIL
 SCALE: 3/4" = 1'-0"
 5
 A-10



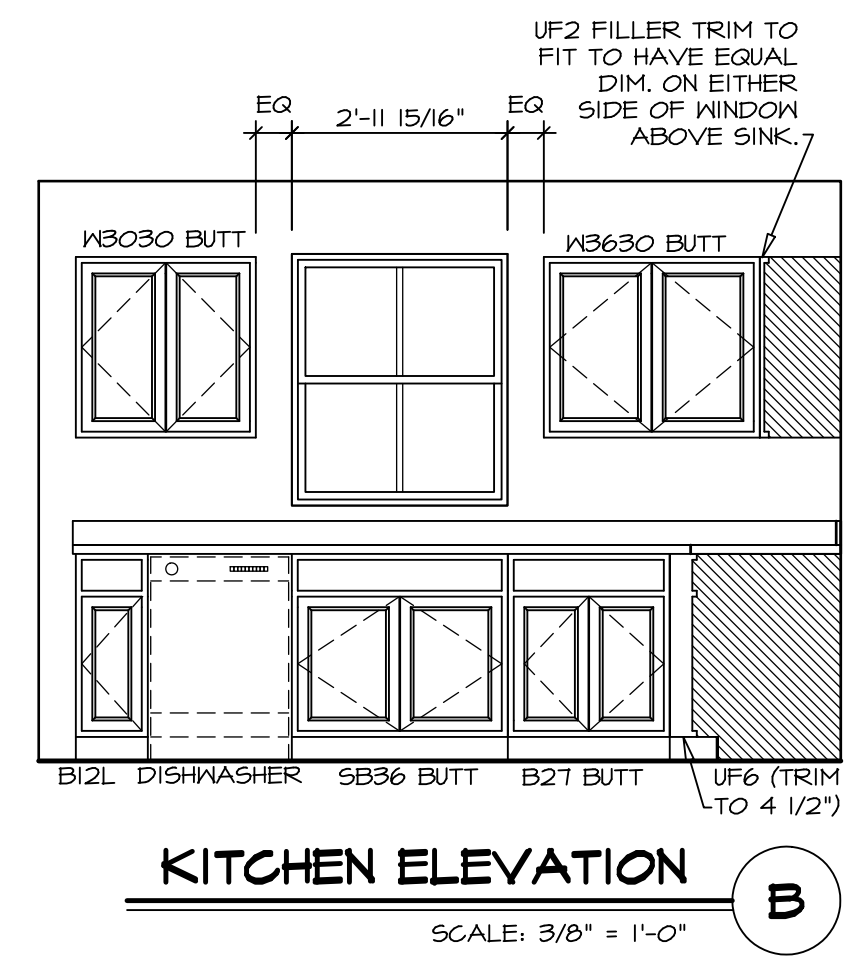
KITCHEN ELEVATION E
 SCALE: 3/8" = 1'-0"



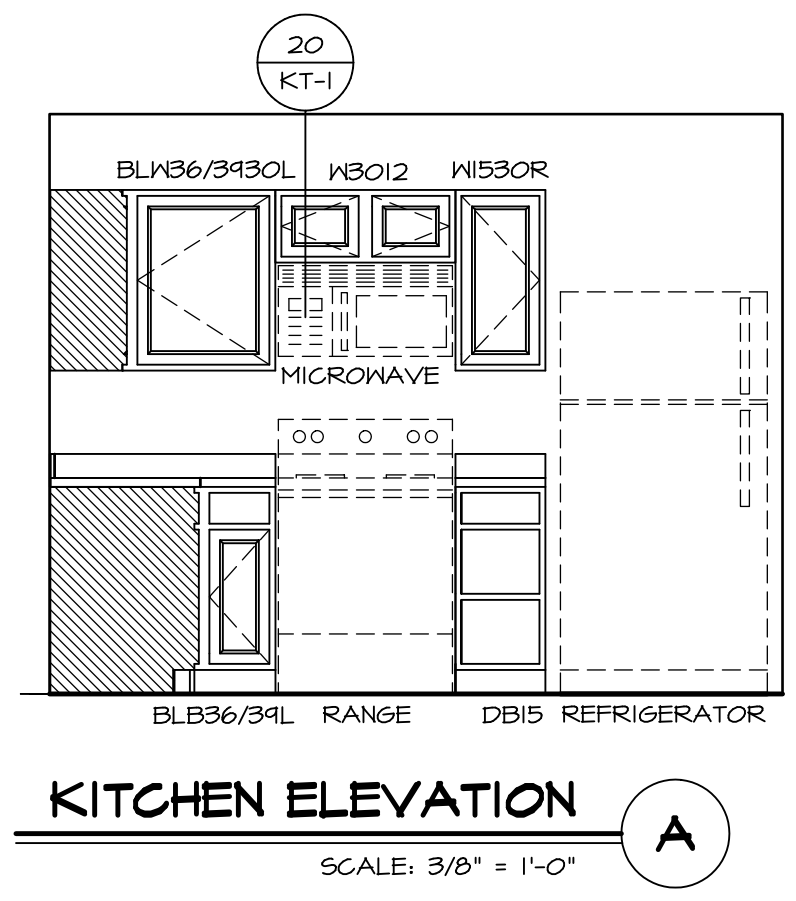
KITCHEN ELEVATION D
 SCALE: 3/8" = 1'-0"



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



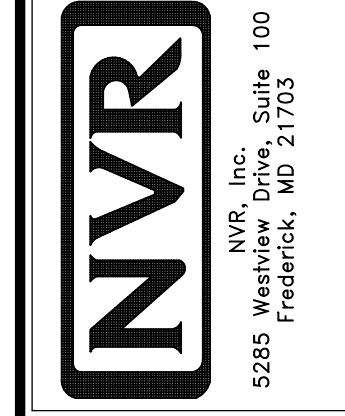
KITCHEN ELEVATION B
 SCALE: 3/8" = 1'-0"

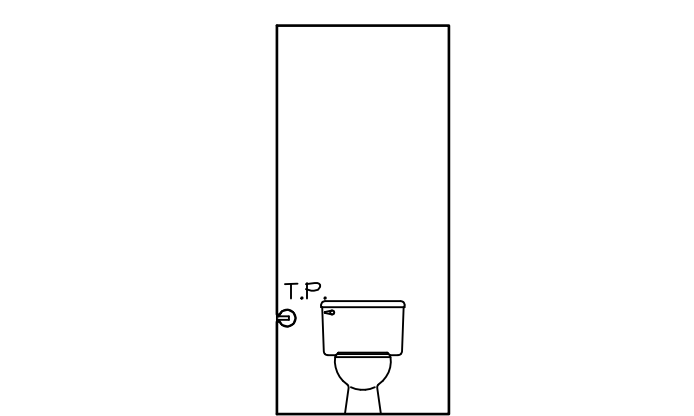


KITCHEN ELEVATION A
 SCALE: 3/8" = 1'-0"

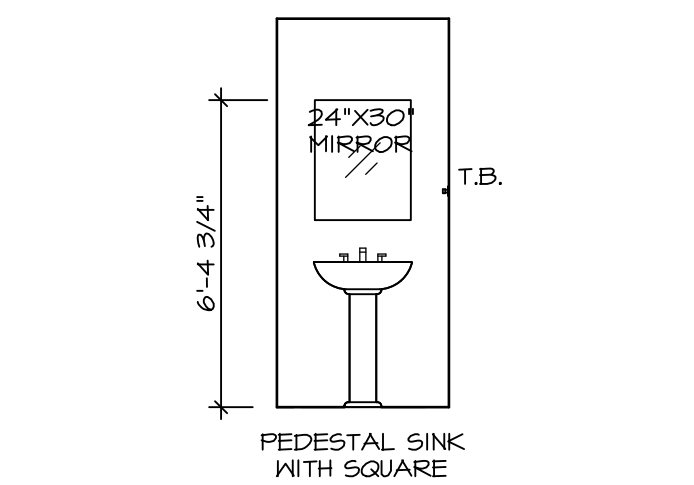
SHEET NO. A-10	MODEL BIRCH	DRAWING TITLE KITCHEN	SET NO. BRH00	VERSION 01	RELEASE NO. ----
			DRAWN BY	DATE:	OPTION
OPTION DESCRIPTION			DRAWN BY		
16			DATE:		
C:\NVR\Sales\BIRCH_BRH00_01\DCY-S2-0429_3075632\Streets\Lot_Specific\A-10_KIT_LS.dwg 04/10/24 - 7:05 am			DRAWN BY		
16			DATE:		
DIV-COMM-LOT-UNIT DCY-S2-0429			DRAWN BY		
COM-LOT SAIYERS MILL - SIMPLY RYAN - 0429			DATE:		
STREET ADDRESS 6894 RIVULET DRIVE			DRAWN BY		
CITY MIDDLETOWN			DATE:		
STATE OH			DRAWN BY		
ZIP 45042			DATE:		

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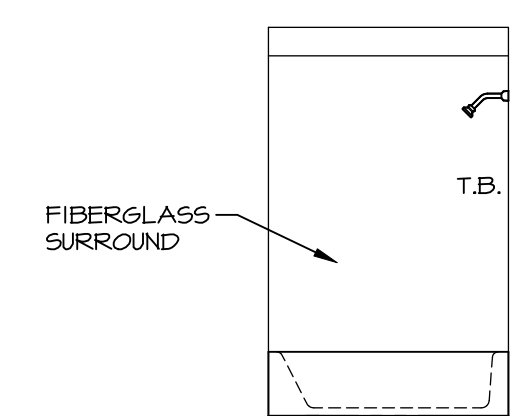




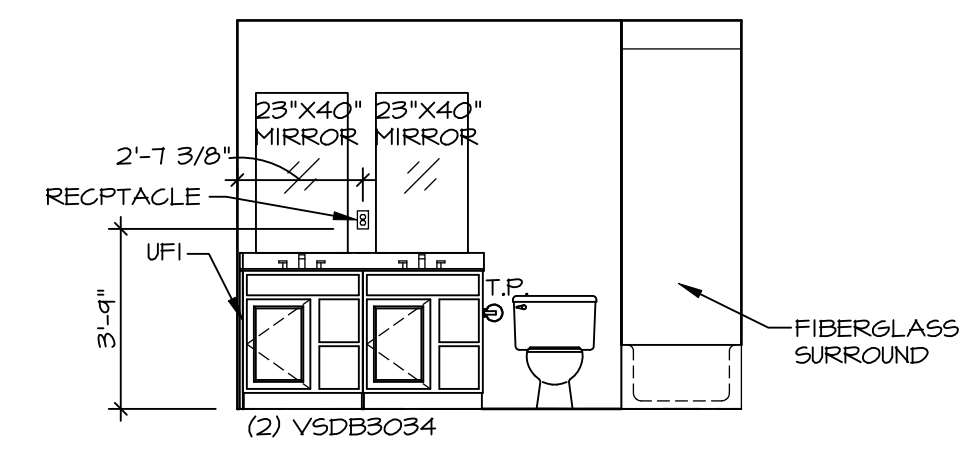
B POWDER ROOM
SCALE: 1/4" = 1'-0"



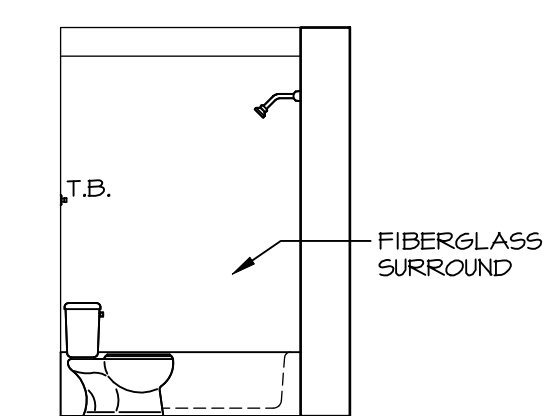
A POWDER ROOM
SCALE: 1/4" = 1'-0"



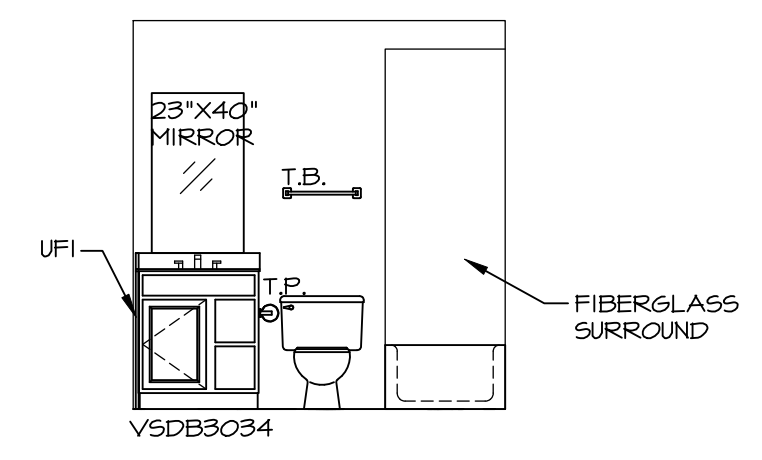
D OWNER'S BATH
SCALE: 1/4" = 1'-0"



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	

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5285 Westwood, Frederick, MD 21703

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DIV-COMM-LOT-UNIT	DCY-S2-0429
COM-LOT	
STREET ADDRESS	SAMYERS MILL - SIMPLY RYAN - 0429
CITY	6894 RIVULET DRIVE
STATE	OH
ZIP	45042
APT. NO.	----