

S2 432
5870 AUTUMN DRIVE
MIDDLETOWN, OH 45042

2 Story Basement - vent floor drain

2 hose bibs - no valves required

Vent Kitchen

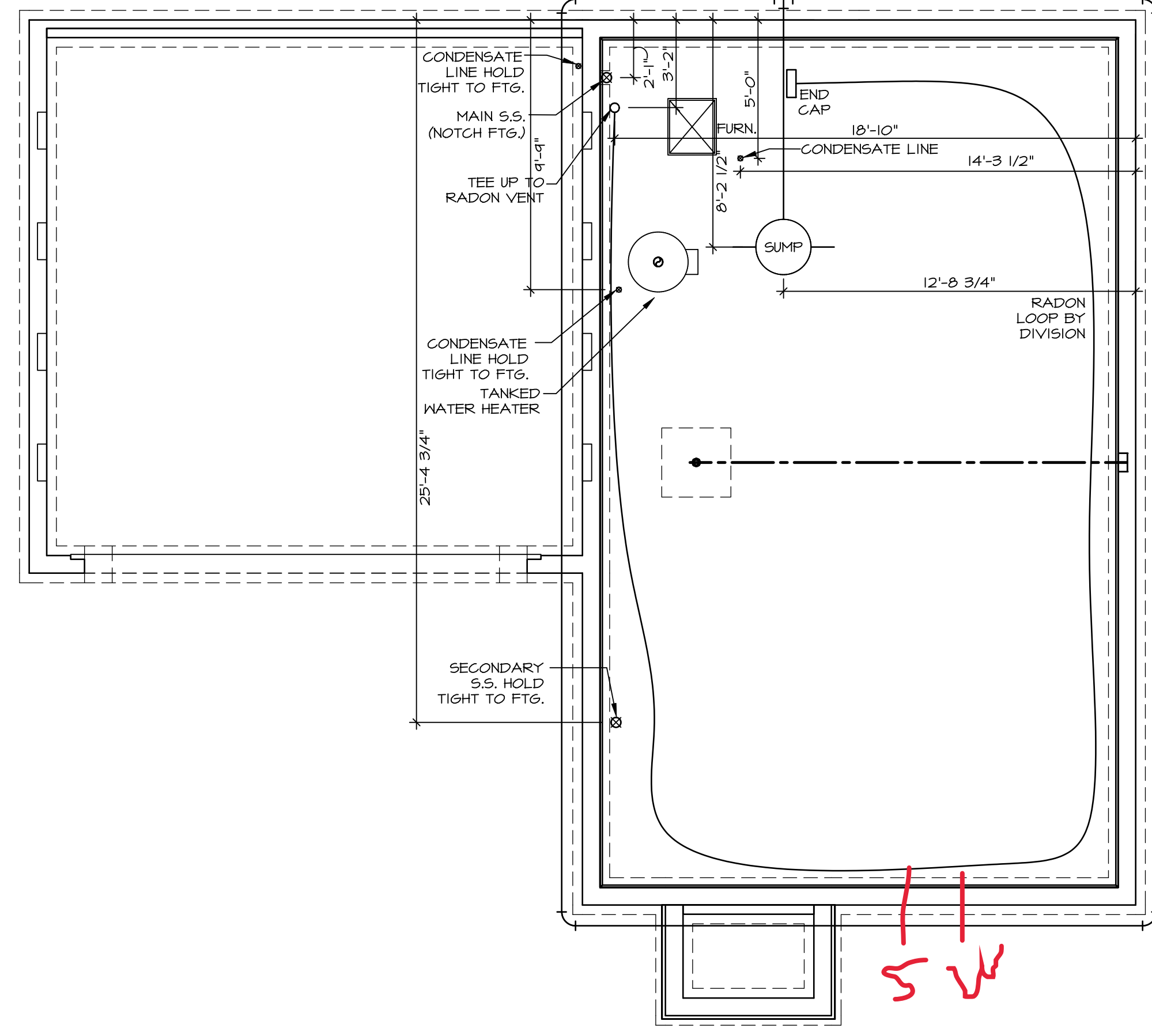
ice maker

2 tubs

WATER HEATER ELECTRIC 50 GALLON

Inside Water Meter setup

Gas Furnace and Range



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

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

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DIV-COMM-LOT-UNIT DCY-S2-0432	
COMM-LOT	STREET ADDRESS
5070 AUTUMN DRIVE	APT. NO. ----
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

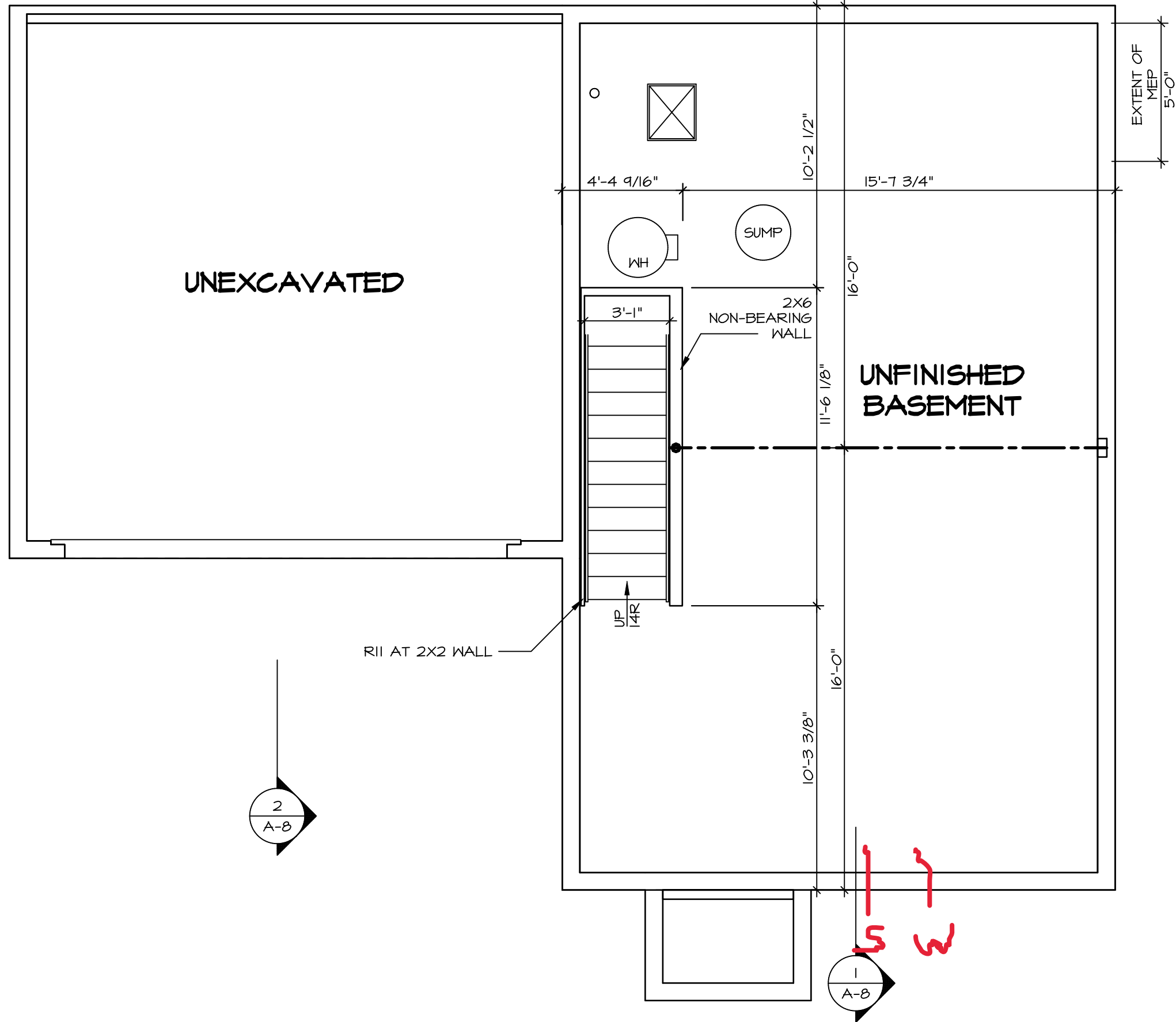
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING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

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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-S2-0432
COM-LOT: SAAYERS MILL - SIMPLY RYAN - 0432
STREET ADDRESS: 5970 AUTUMN DRIVE
CITY: MIDDLETOWN OH
STATE: OH
ZIP: 45042
APT. NO. ----

C:\NVR\Solives\BIRCH_BRH00_01\DCY-S2-0432\3035588\Sheets\Lot_Specific\A-5_BSMT_1.S.dwg 02/21/24 - 7:30 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
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

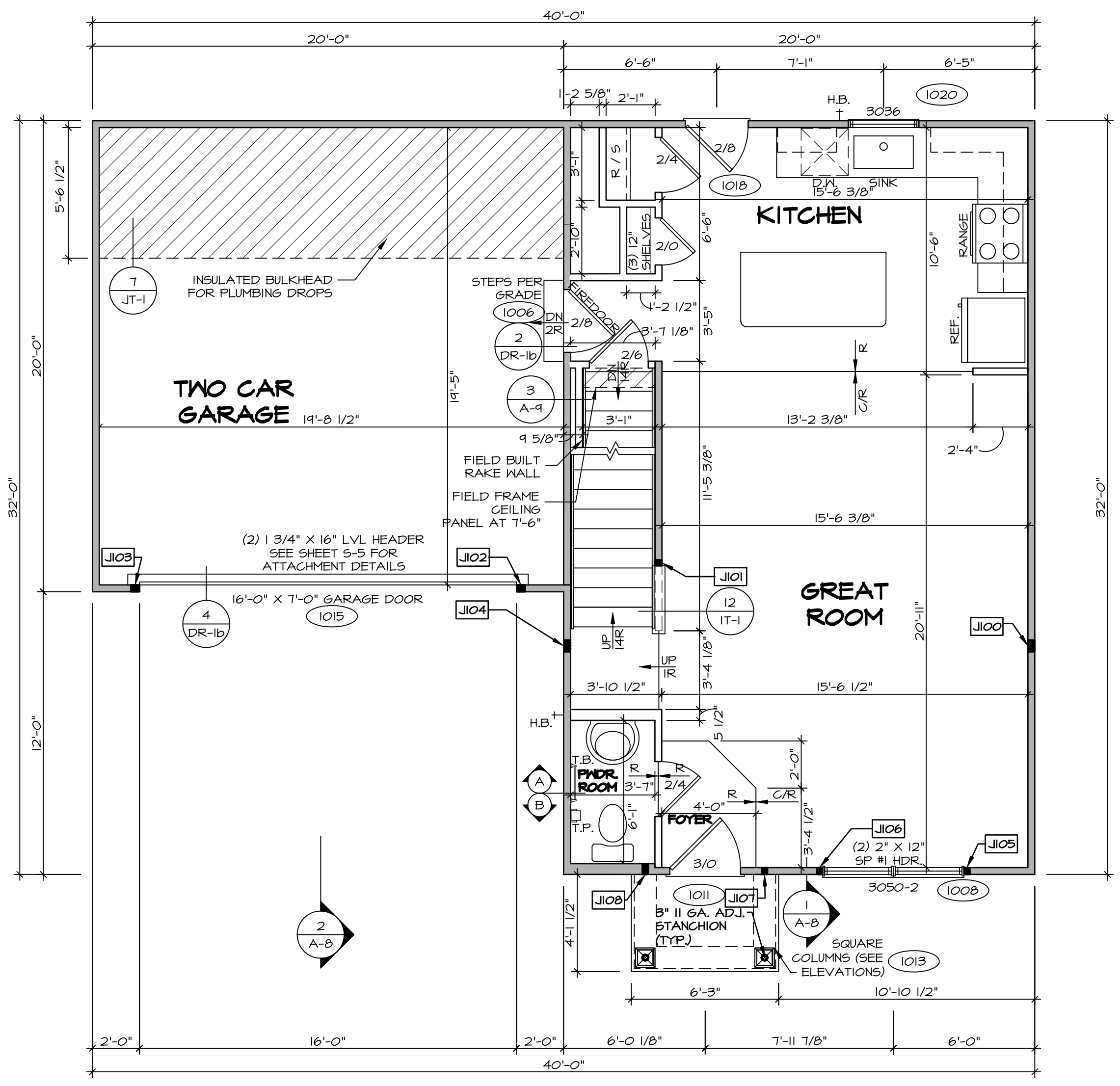
FLOOR PLAN NOTES RYAN

- 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.
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- 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.

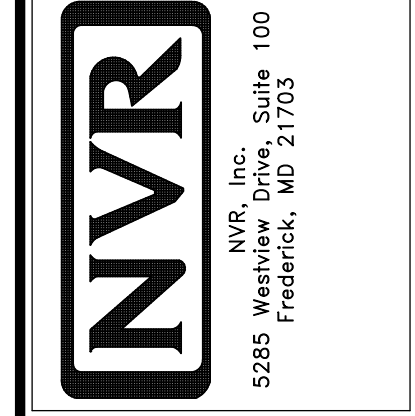
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

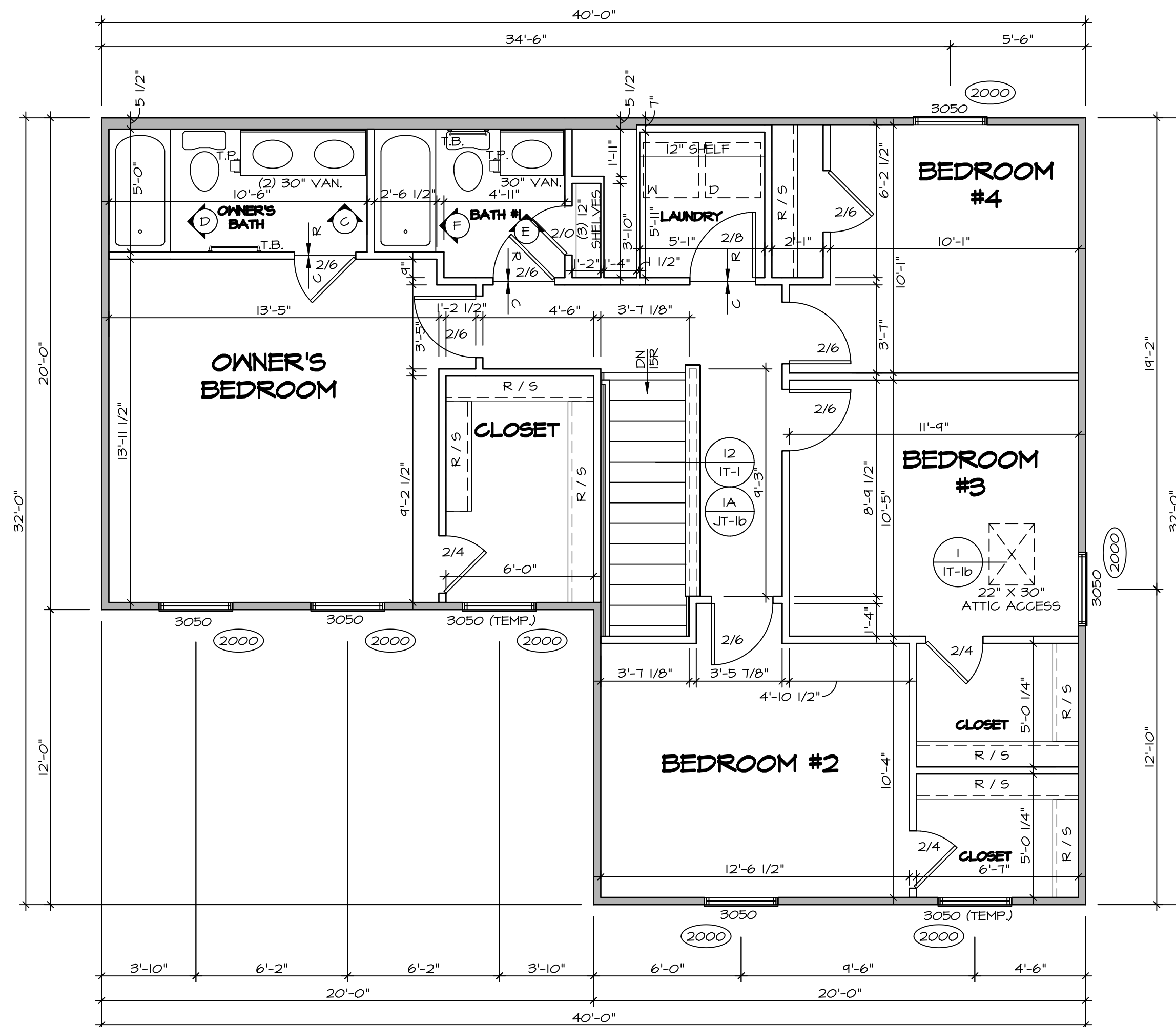
DIV-COMM-LOT-UNIT
DCY-S2-0432
COM-LOT
SAYERS MILL - SIMPLY RYAN - 0432
STREET ADDRESS
5970 AUTUMN DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

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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

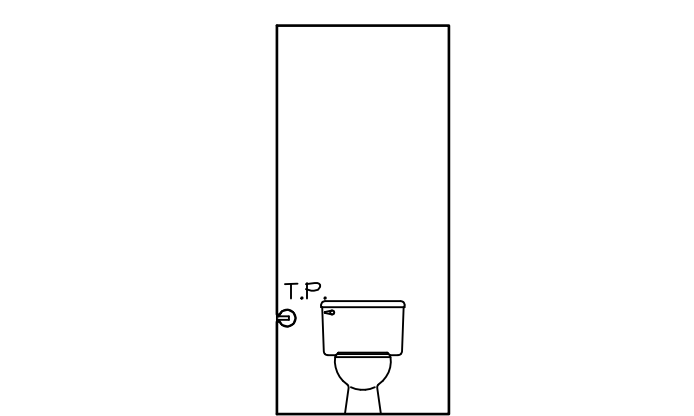
FLOOR PLAN NOTES RYAN

- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
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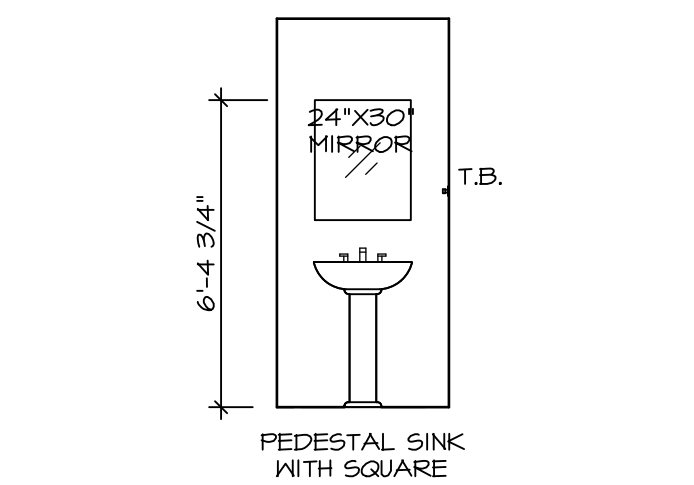
GYPSUM NOTES

- 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

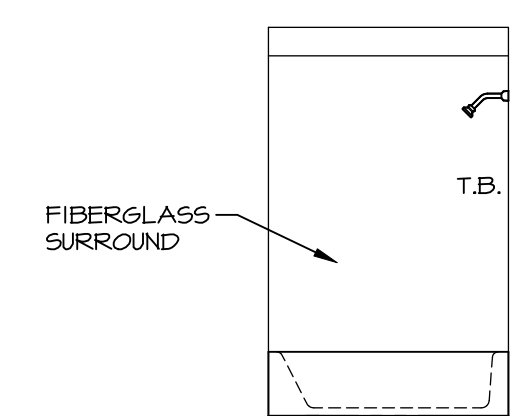
DIV-COMM-LOT-UNIT DCY-S2-0432	
COM-LOT SAYERS MILL - SIMPLY RYAN - 0432	APT. NO. ----
STREET ADDRESS 5970 AUTUMN DRIVE	CITY MIDDLETOWN
STATE OH	ZIP 45042
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SET NO. BRH00 VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION	<p>PROJECT NO. BRH00_01\DCY-S2-0432\0355588\Streets\Lot_Specific\A-7_PLN2_L1.dwg 02/21/24 - 7:30 am</p>
MODEL BIRCH DRAWING TITLE SECOND FLOOR PLAN	OPTION DESCRIPTION
SHEET NO. A-7	13



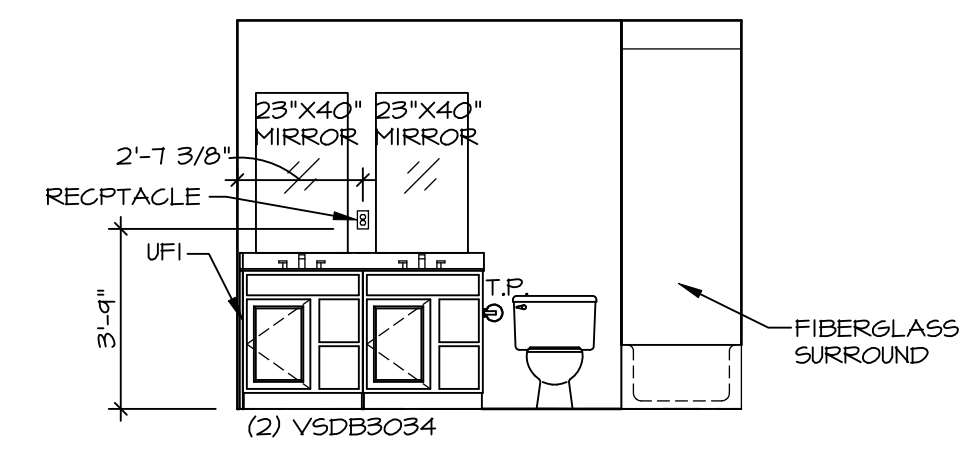
B POWDER ROOM
SCALE: 1/4" = 1'-0"



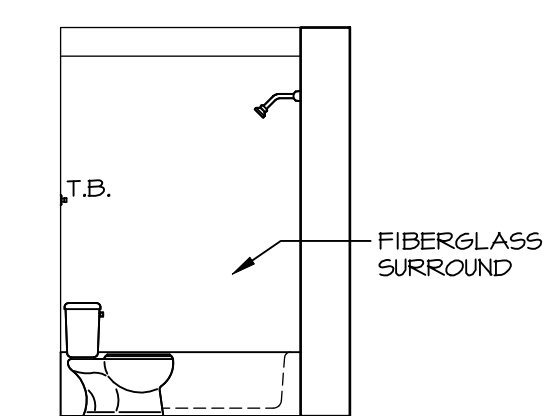
A POWDER ROOM
SCALE: 1/4" = 1'-0"



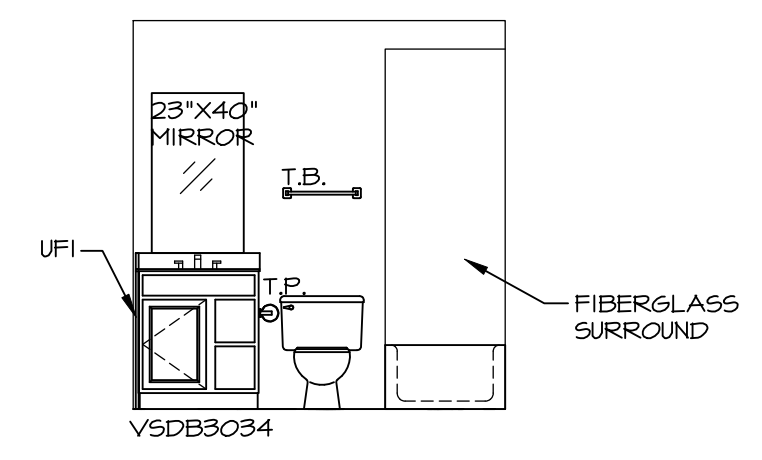
D OWNER'S BATH
SCALE: 1/4" = 1'-0"



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	
17	

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DIV-COMM-LOT-UNIT	DCY-S2-0432
COM-LOT	
STREET ADDRESS	SAMYERS MILL - SIMPLY RYAN - 0432
APT. NO.	----
CITY	5970 AUTUMN DRIVE
STATE	OH
ZIP	45042