

S2 454  
6879 RIVULET DRIVE  
MIDDLETOWN, OH 45042

2 Story Basement

2 hose bibs - no valves required

Vent Kitchen

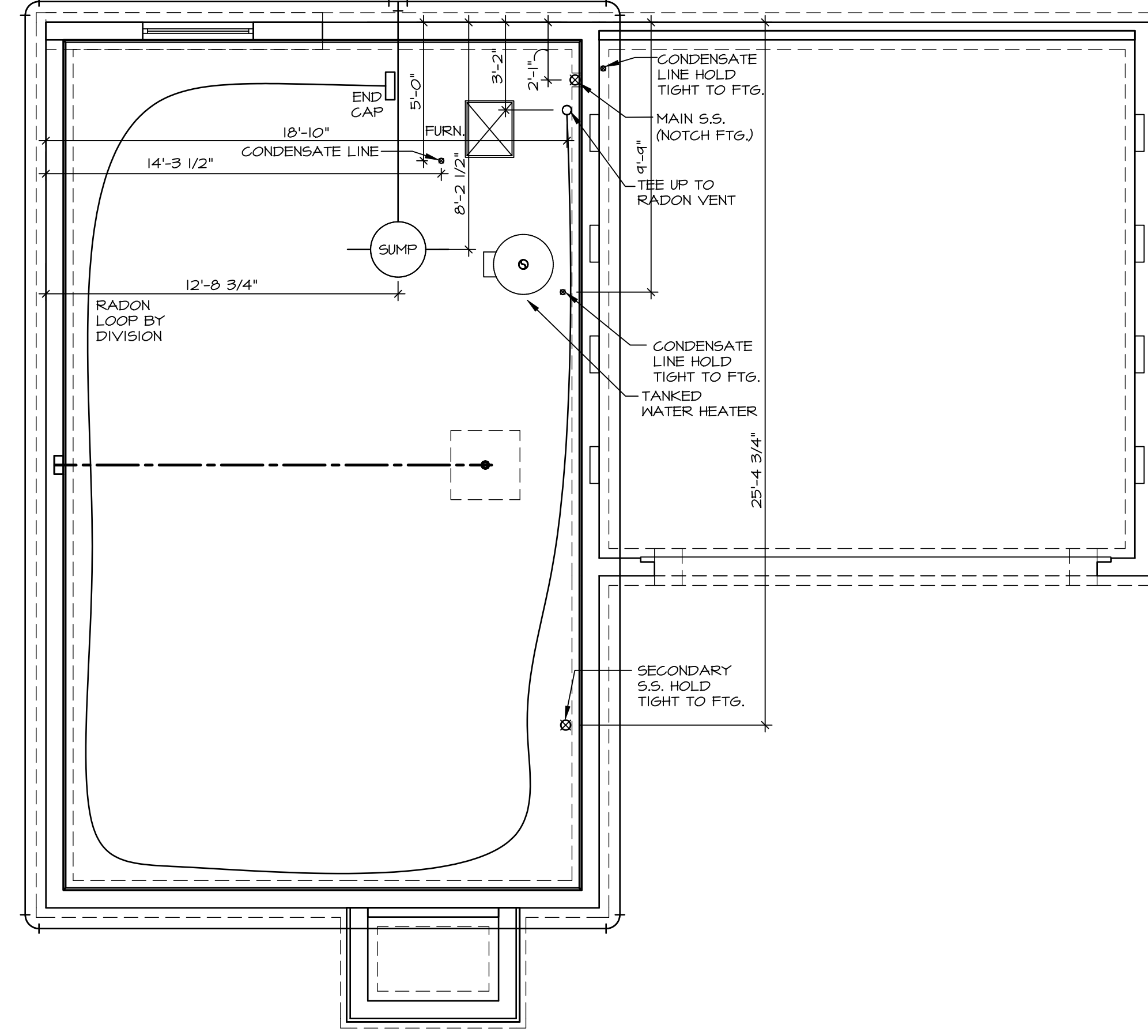
ice maker

2 tubs

WATER HEATER ELECTRIC 50 GALLON

Inside Water Meter setup

Gas Furnace



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

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

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

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DIV-COMM-LOT-UNIT <b>DCY-S2-0454</b>	
COMM-LOT	SAMYERS MILL - SIMPLY RYAN - 0454
STREET ADDRESS	60714 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

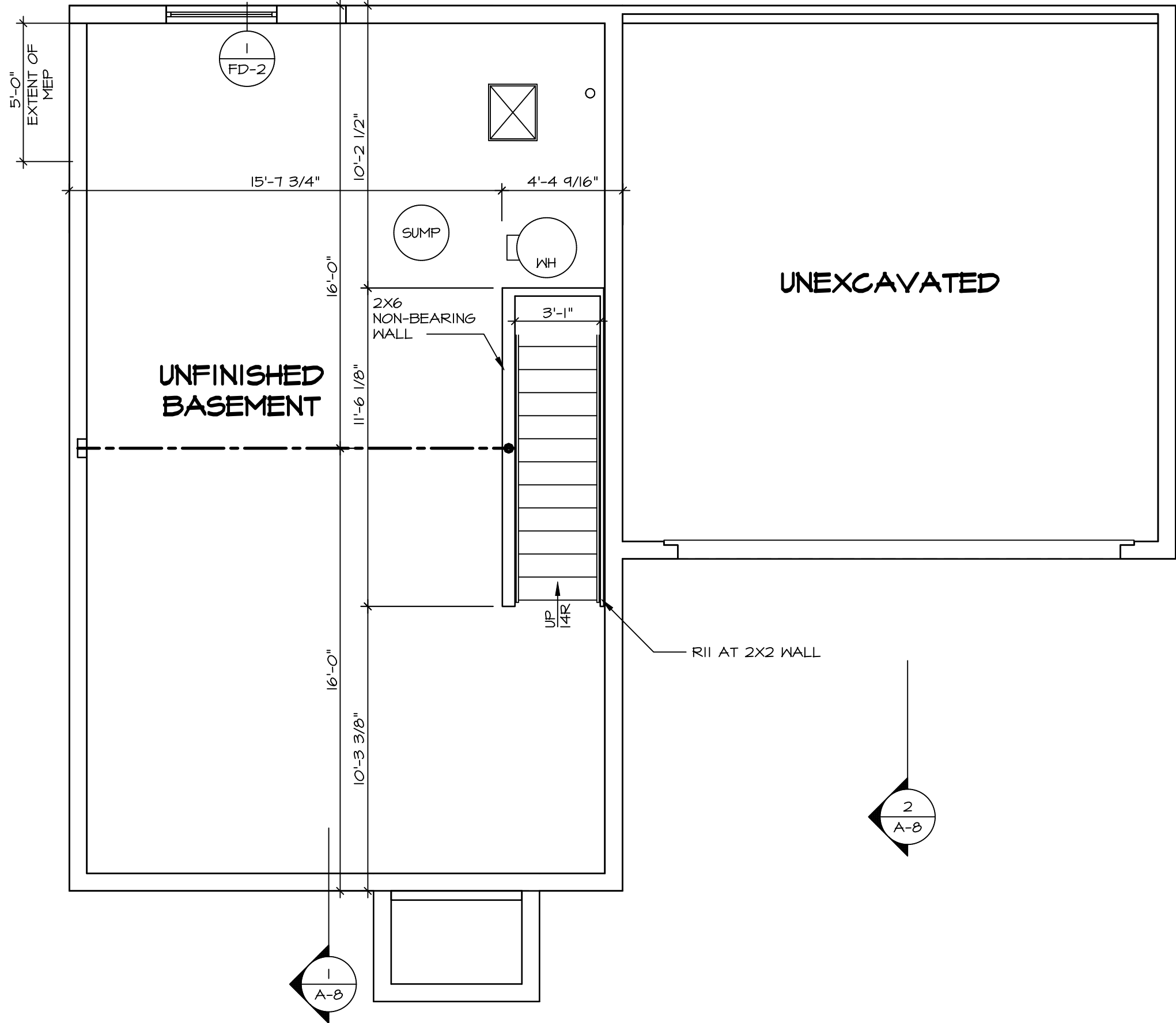
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING 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 "11" 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-S2-0454**  
 COM-LOT **SAWYERS MILL - SIMPLY RYAN - 0454**  
 STREET ADDRESS **68714 RIVULET DRIVE**  
 CITY **MIDDLETOWN** STATE **OH** ZIP **45042**  
 APT. NO. **----**

NVR Inc. 100  
 5285 Westwood  
 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
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

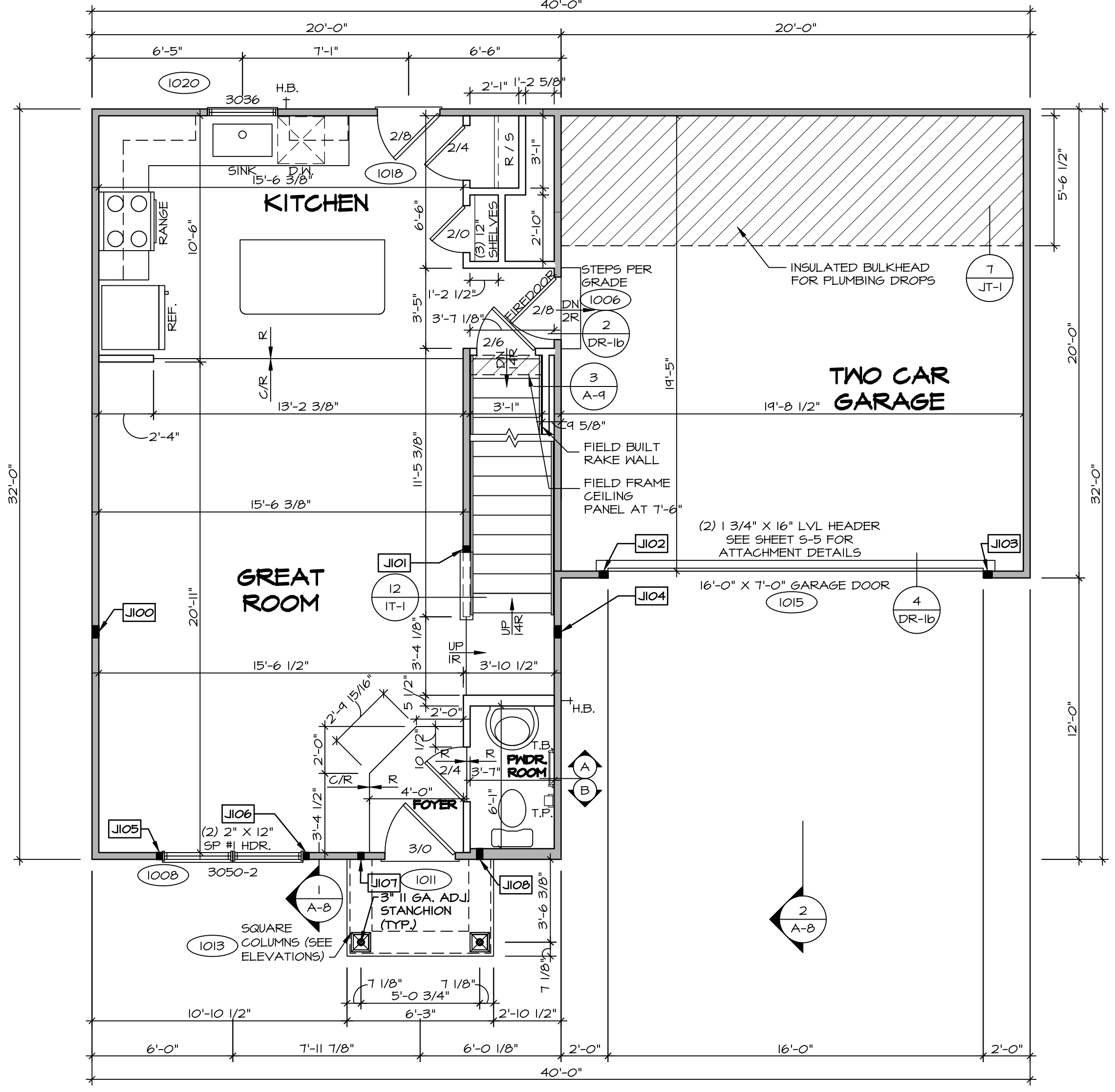
**FLOOR PLAN NOTES** RYAN

- 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.
- 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, 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-COMM-LOT-UNIT  
**DCY-S2-0454**  
 COM-LOT  
 SAATERS MILL - SIMPLY RYAN - 0454  
 STREET ADDRESS  
 68714 RIVULET DRIVE  
 CITY MIDDLETOWN STATE OH ZIP 45042

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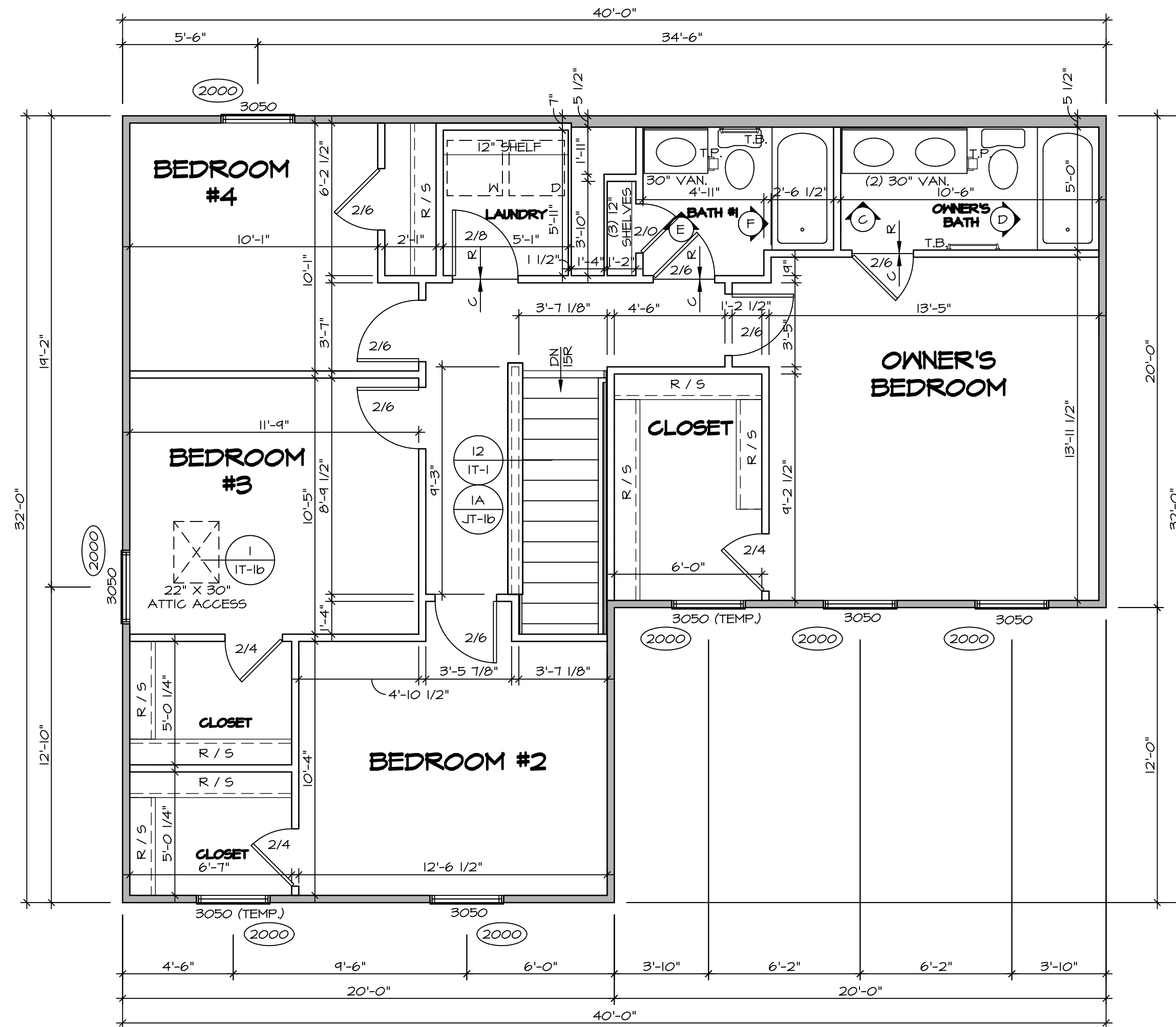
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 NVR, Inc., Suite 100  
 5285 Westpark Drive  
 Frederick, MD 21703

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

MODEL  
**BIRCH**  
 DRAWING TITLE  
 FIRST FLOOR PLAN  
 OPTION DESCRIPTION

SHEET NO.  
**A-6**  
 12

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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

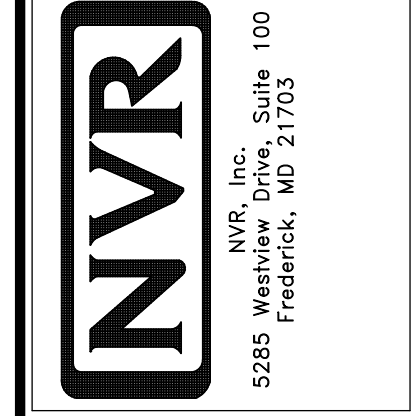
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING 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-S2-0454**  
COM-LOT  
SAYERS MILL - SIMPLY RYAN - 0454  
STREET ADDRESS  
60714 RIVULET DRIVE  
CITY MIDDLETOWN STATE OH ZIP 45042

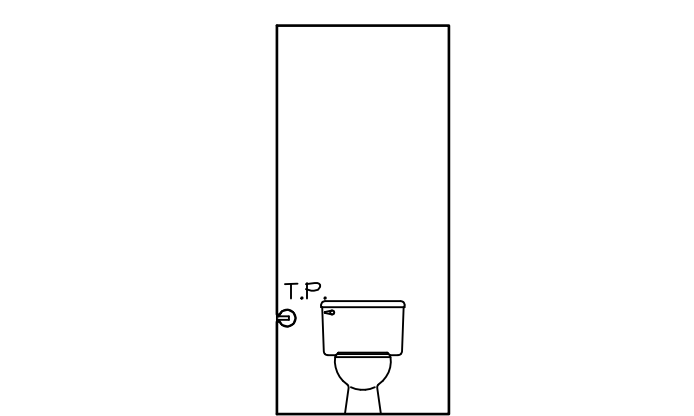
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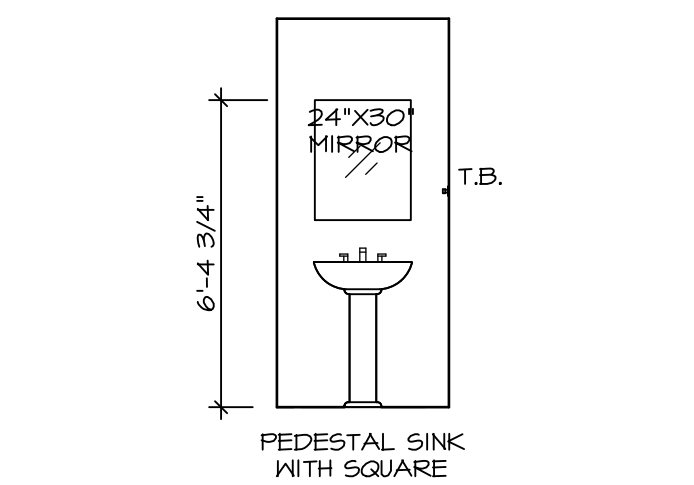
SET NO. BRH00  
VERSION 01  
RELEASE NO. ----  
DRAWN BY  
DATE:  
OPTION

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

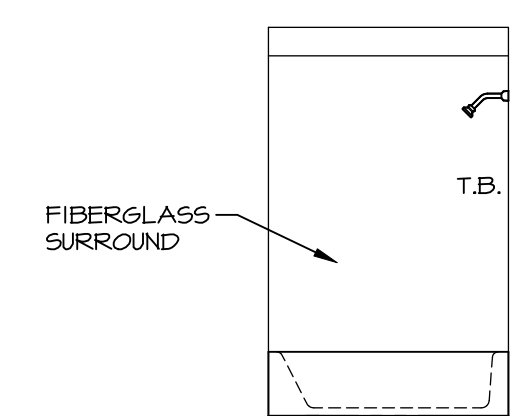




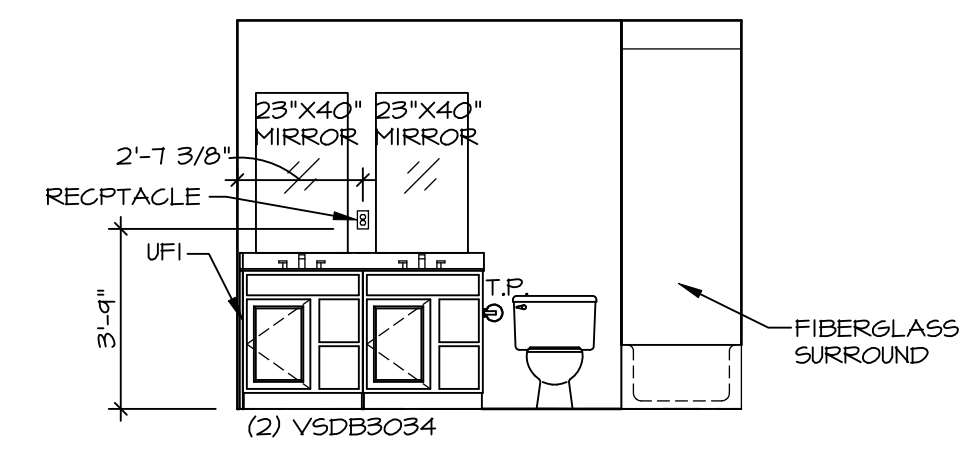
**B POWDER ROOM**  
SCALE: 1/4" = 1'-0"



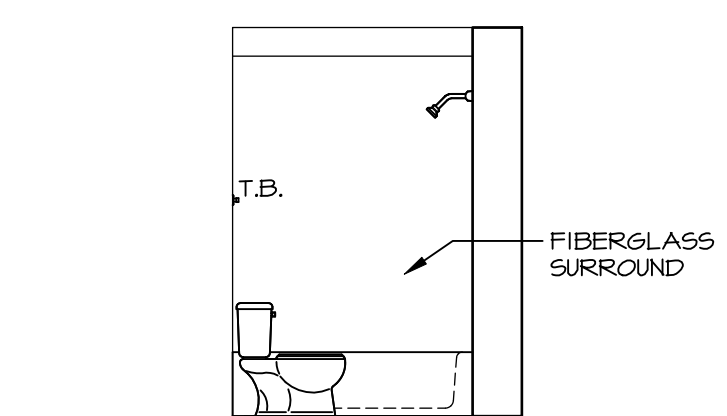
**A POWDER ROOM**  
SCALE: 1/4" = 1'-0"



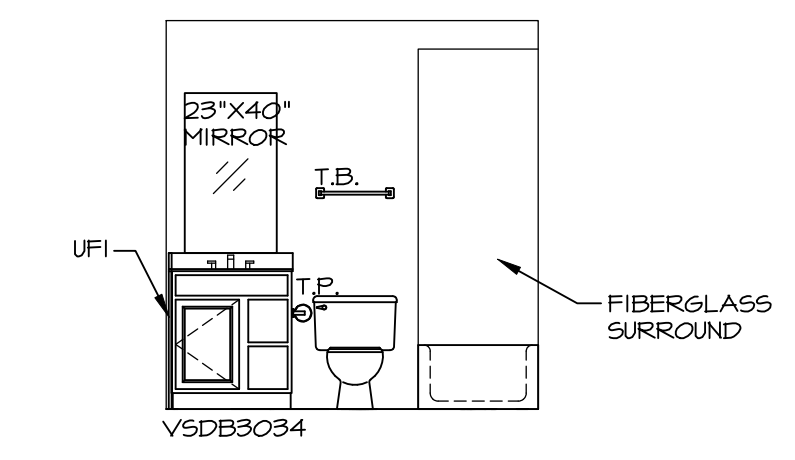
**D OWNER'S BATH**  
SCALE: 1/4" = 1'-0"



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

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DIV-COMM-LOT-UNIT	<b>DCY-S2-0454</b>
COM-LOT	
STREET ADDRESS	<b>SAYERS MILL - SIMPLY RYAN - 0454</b>
CITY	<b>60714 RIVULET DRIVE</b>
STATE	<b>OH</b>
ZIP	<b>45042</b>
APT. NO.	----