

FOUNDATION HOLD DOWN PLAN
 SCALE: 1/4" = 1'-0"

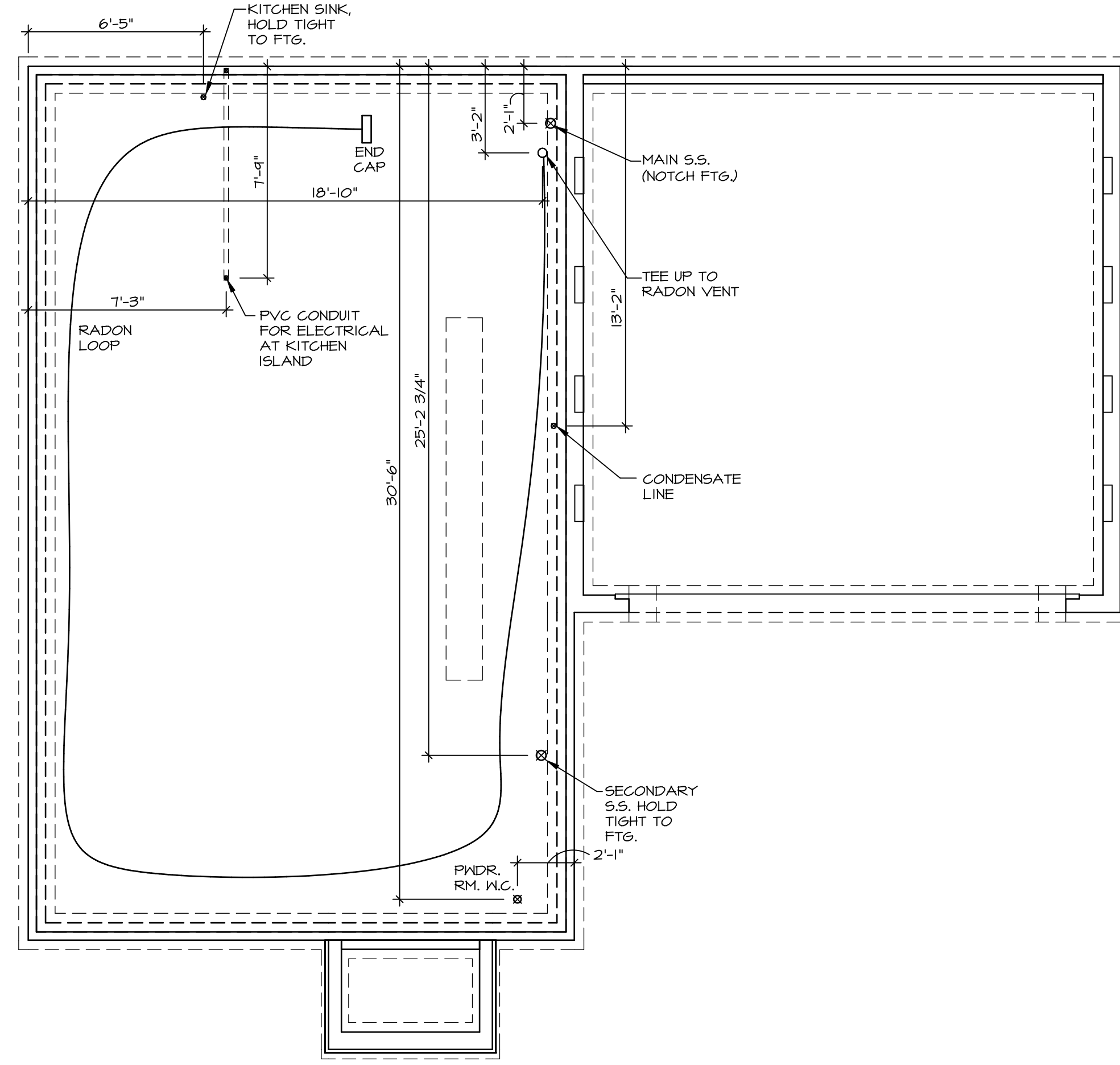
HOLD DOWN NOTES	
REFER TO DETAIL (9/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS. REFER TO DETAIL (12/FD-1) FOR HOLD DOWNS ON CMU BLOCK.	
 STRAP	<ol style="list-style-type: none"> ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FF-1 FOR MORE INFORMATION ON ANCHOR DETAILS) STRAP, <ol style="list-style-type: none"> ON FOUNDATION USE (5THD14) ON FLOOR SYSTEM USE (5THD14RJ) ALL OTHER HOLD DOWN SEE DETAIL (NB-1, 2, 4) FOR MORE INFORMATION. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS
 BOLT	<ol style="list-style-type: none"> 5/8" THREADED ROD ALL OTHER HOLD DOWN SEE DETAIL (NB-1, 2, 4) FOR MORE INFORMATION. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT

SHEET NO. A-3	MODEL BIRCH	SET NO. BRH00 VERSION 01 DRAWN BY DATE: OPTION	DRAWING TITLE FOUNDATION HOLD DOWN DETAILS	OPTION DESCRIPTION 13	DIV-COMM-LOT-UNIT DCY-52-0026 COMM-LOT SAUTERS MILL - SIMPLY RYAN - 0026 STREET ADDRESS 5810 BENTWOOD DRIVE CITY MIDDLETOWN STATE OH ZIP 45042
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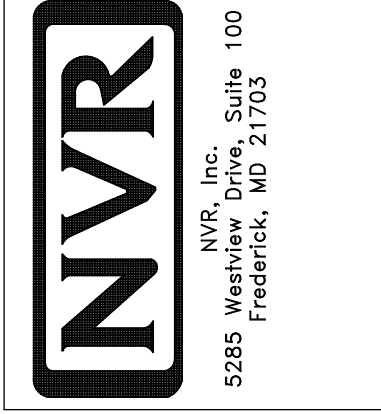
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1
A-4 **PLUMBING PLAN**
SCALE: 1/4" = 1'-0"

SHEET NO. A-4	MODEL BIRCH	SET NO. BRH00
OPTION DESCRIPTION 14	DRAWING TITLE PLUMBING PLAN	VERSION 01
	DATE:	DRAWN BY:
	OPTION:	



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DIV-COMM-LOT-UNIT
DCY-52-0026
COMM-LOT
5AMYMERS MILL - SIMPLY RYAN - 0026
STREET ADDRESS
5810 BENTWOOD DRIVE
CITY MIDDLETOWN OH
STATE OH
ZIP 45042

FIRST FLOOR JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. NUM.
J100	JACK - (4) 2x4 SFF STUD GRADE	1004
J101	JACK - (2) 2x4 SFF STUD GRADE	1002
J102	JACK - (3) 2x4 SFF STUD GRADE	1015
J103	JACK - (3) 2x4 SFF STUD GRADE	1015
J104	JACK - (4) 2x4 SFF STUD GRADE	1004
J105	JACK - (2) 2x4 SFF STUD GRADE	1008
J106	JACK - (2) 2x4 SFF 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

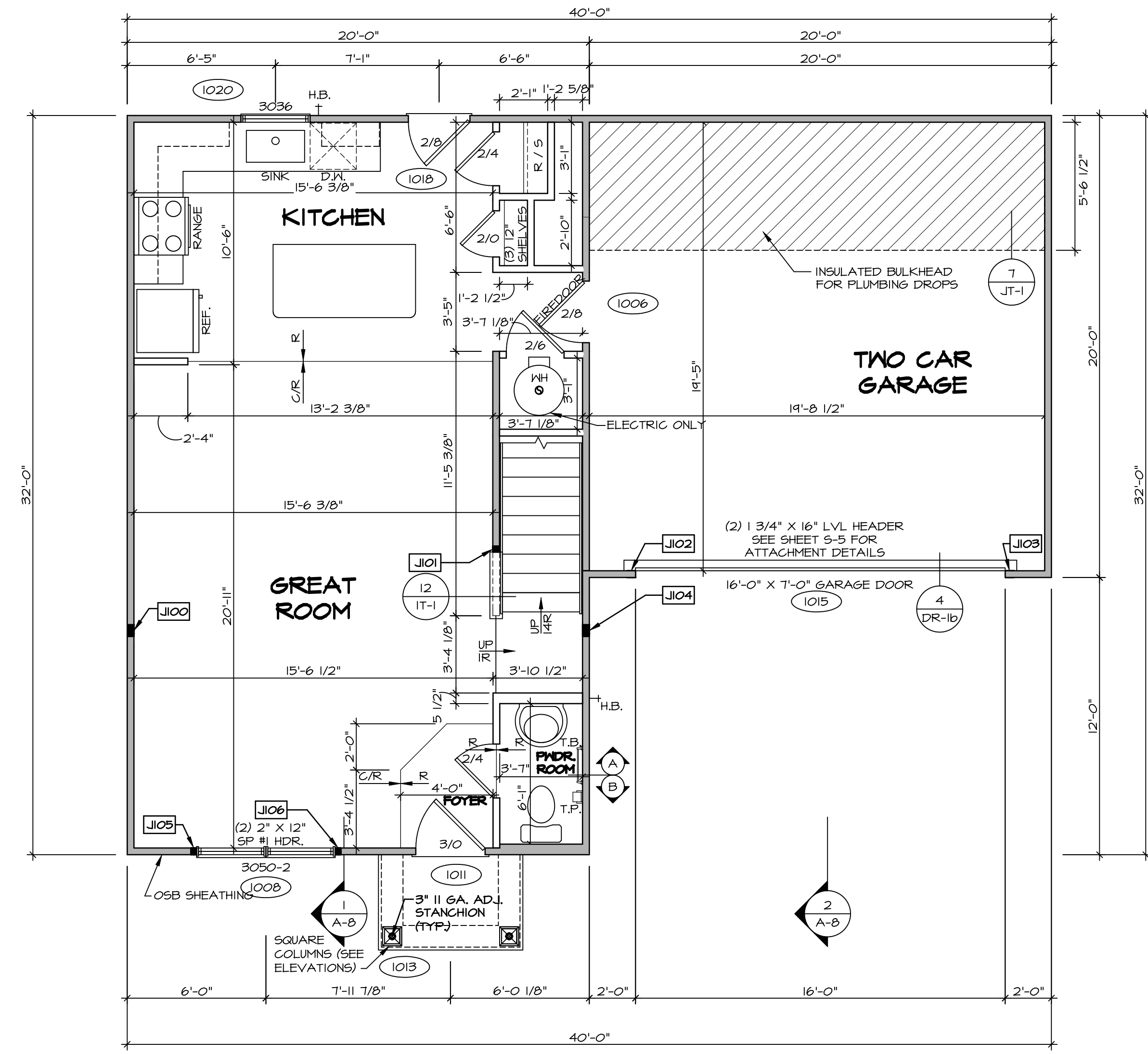
FLOOR PLAN NOTES RYAN

- 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 ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

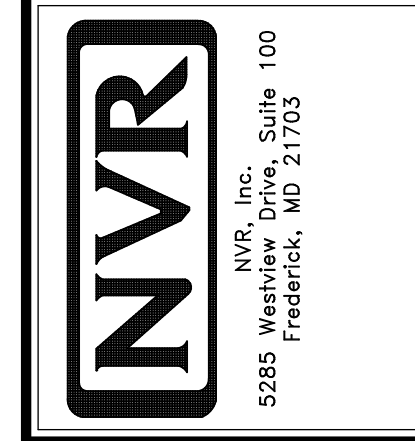
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



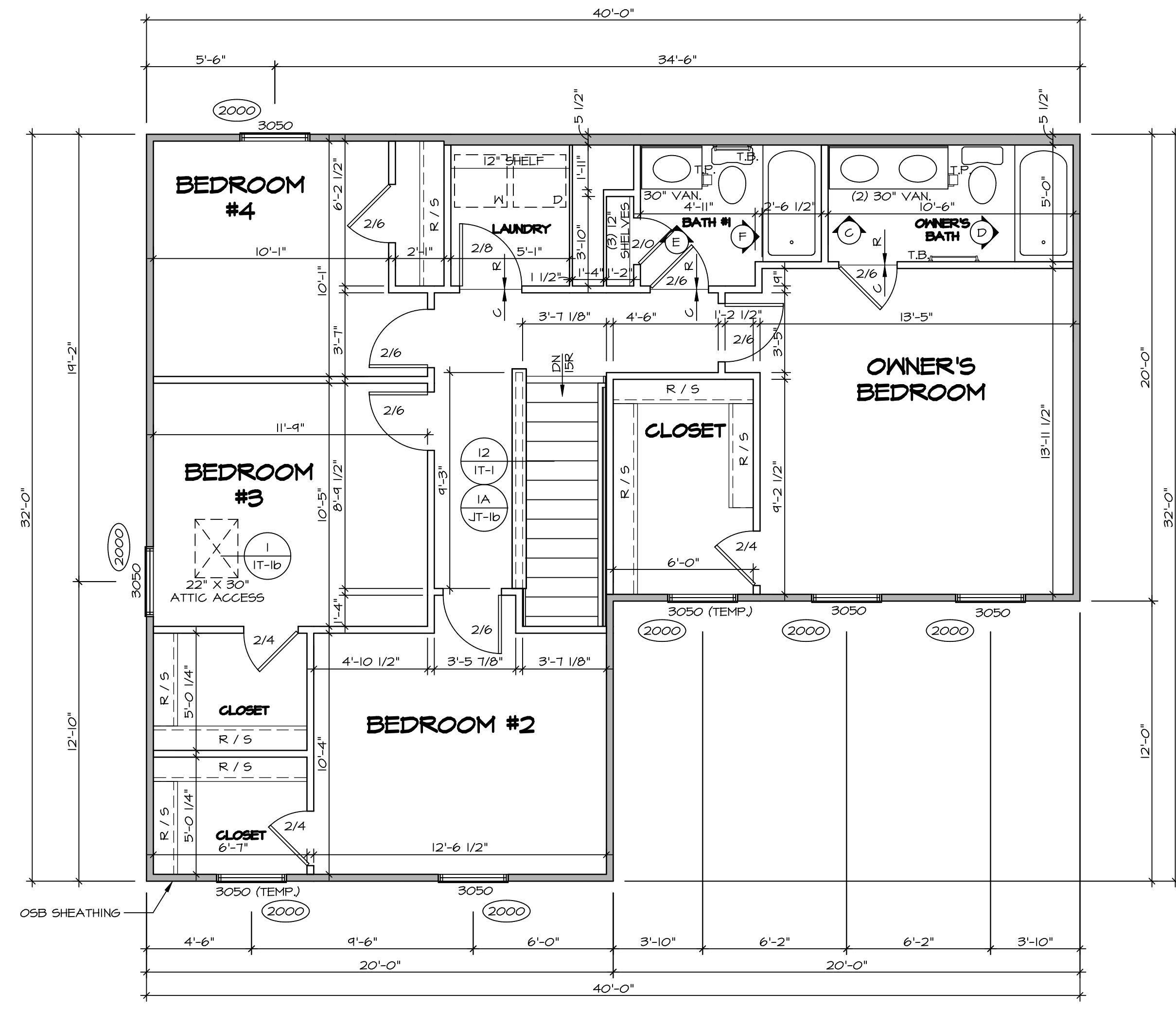
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DIV.-COMM.-LOT-UNIT
DCY-S2-0026
COMM.-LOT
SAMMY'S MILL - SIMPLY RYAN - 0026
STREET ADDRESS
5810 BENTWOOD DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

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MODEL BIRCH	SET NO. BRH00
DRAWING TITLE FIRST FLOOR PLAN	VERSION 01
OPTION DESCRIPTION	DRAWN BY
	DATE:
	OPTION
A-6	
17	



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) 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 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.

GYPSON 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.

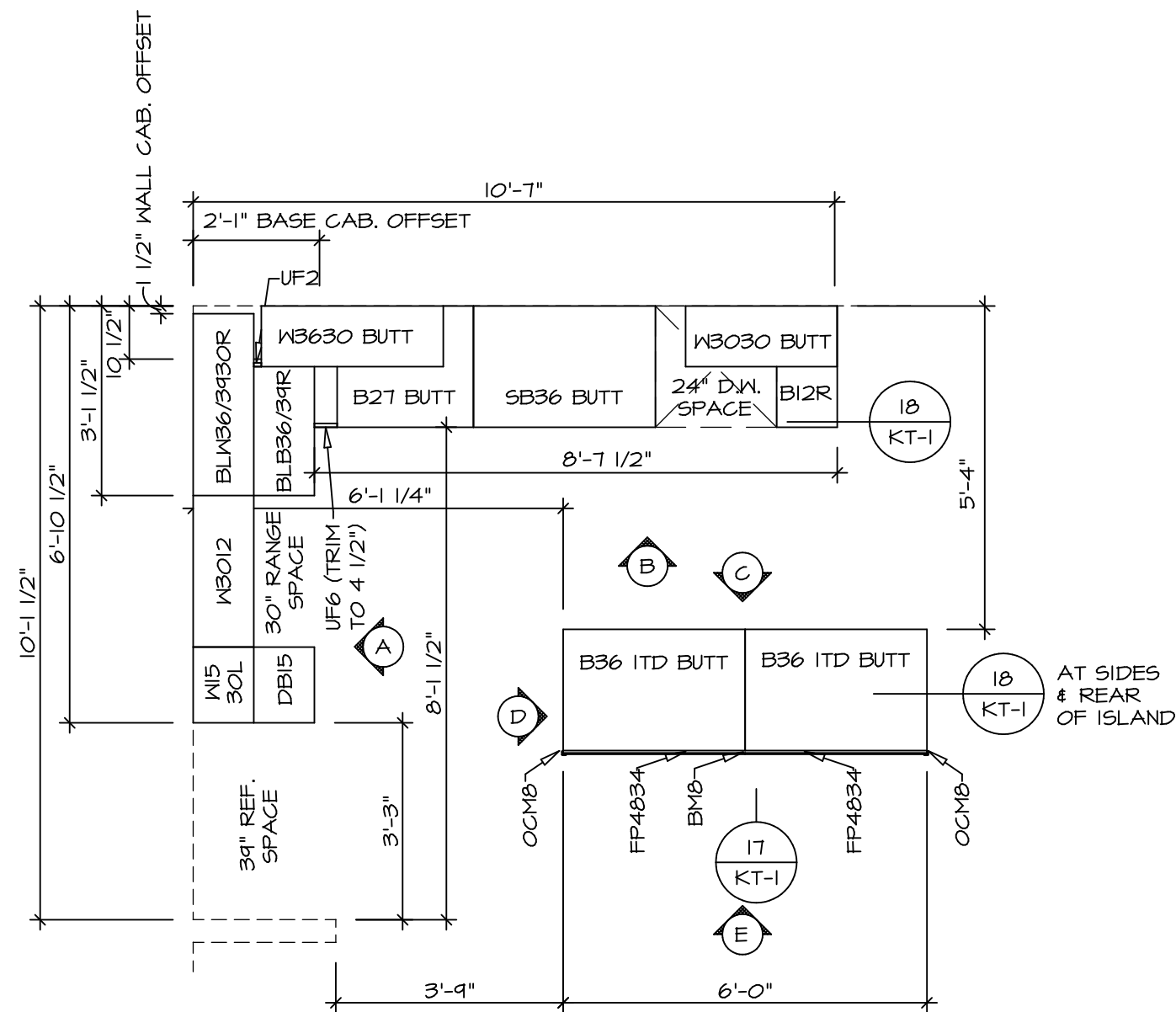
AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

<p>SHEET NO. A-7</p>	<p>MODEL BIRCH</p> <p>DRAWING TITLE SECOND FLOOR PLAN</p> <p>OPTION DESCRIPTION 18</p>	<p>SET NO. BRH00</p> <p>VERSION 01</p> <p>DRAWN BY</p> <p>DATE:</p> <p>OPTION</p>	<p>DIV-COMM-LOT-UNIT DCY-S2-0026</p> <p>COMM-LOT SAWYERS MILL - SIMPLY RYAN - 0026</p> <p>STREET ADDRESS 5610 BENTWOOD DRIVE</p> <p>CITY MIDDLETOWN</p> <p>STATE OH</p> <p>ZIP 45042</p> <p>APT. NO. ----</p>
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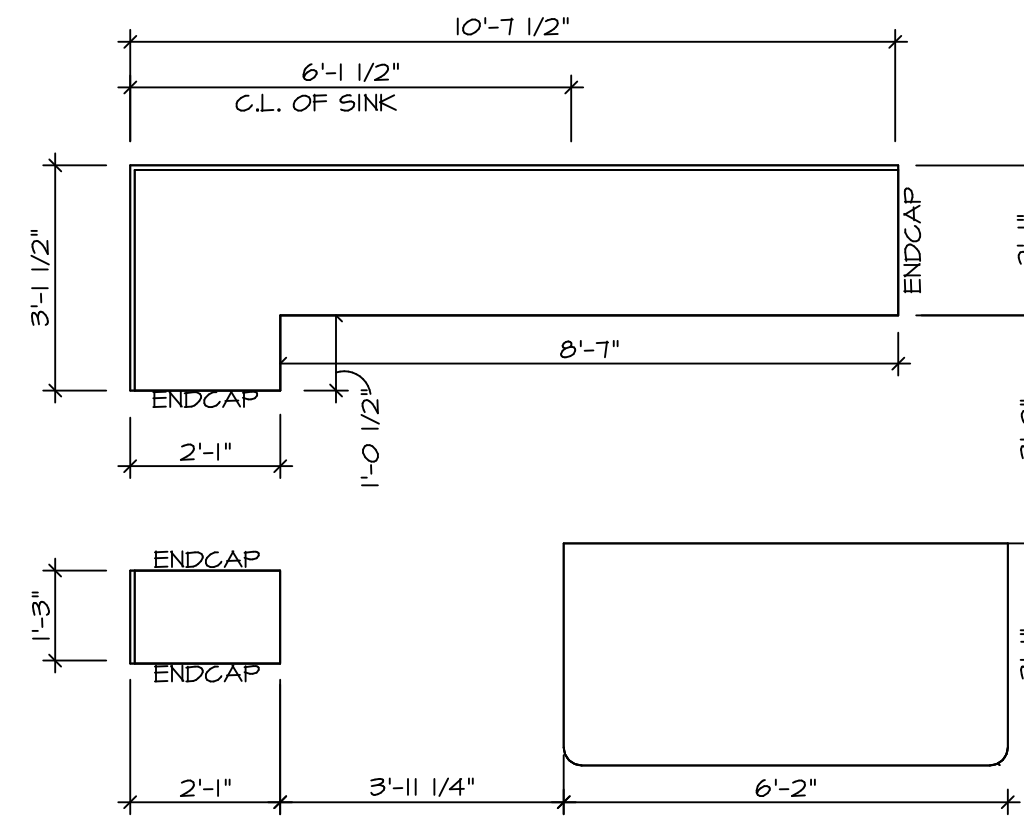
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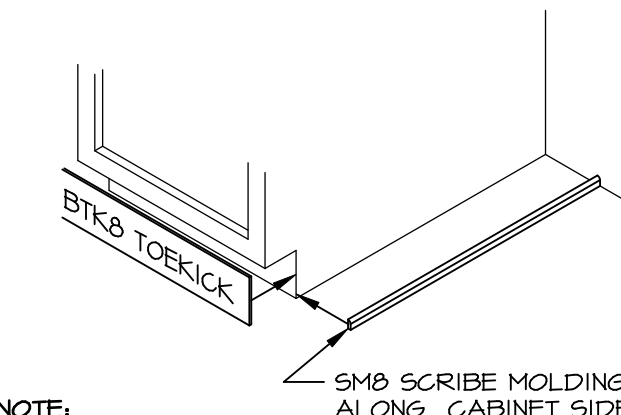
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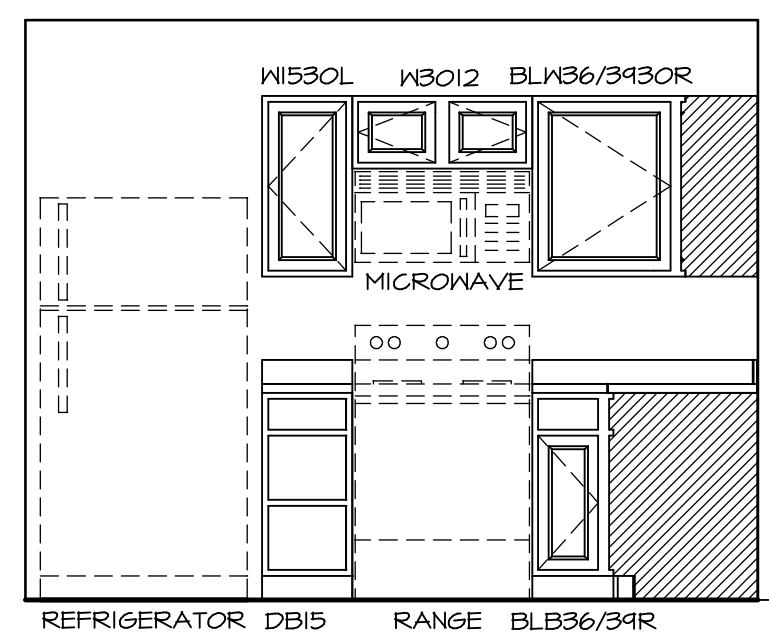
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A-10 **KITCHEN CABINET PLAN KC-3638**
SCALE: 3/8" = 1'-0"



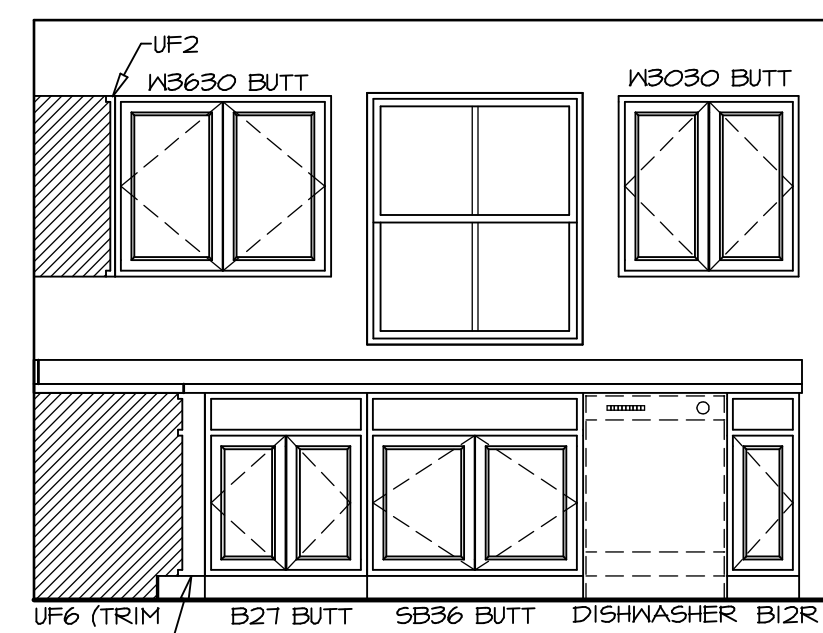
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A-10 **KITCHEN COUNTERTOP PLAN KT-3638**
SCALE: 3/8" = 1'-0"



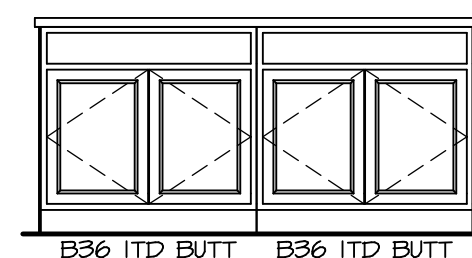
5
A-10 **TOEKICK / SCRIBE DETAIL**
SCALE: 3/4" = 1'-0"



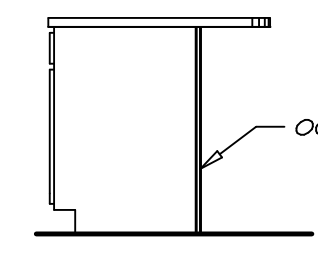
A **KITCHEN ELEVATION**
SCALE: 3/8" = 1'-0"



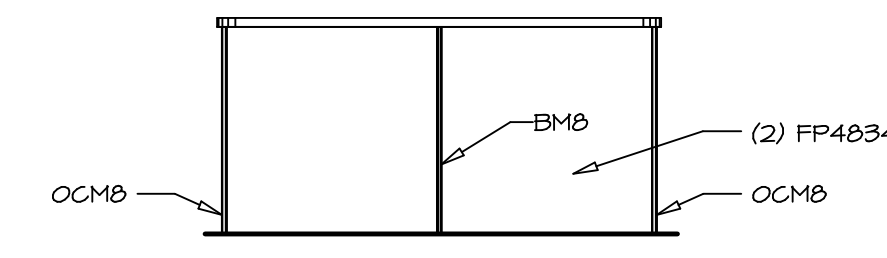
B **KITCHEN ELEVATION**
SCALE: 3/8" = 1'-0"



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



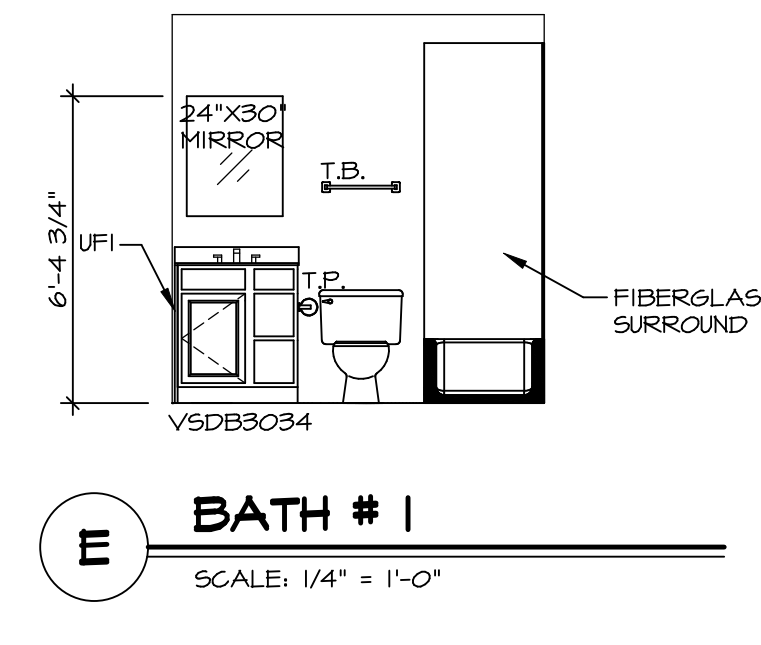
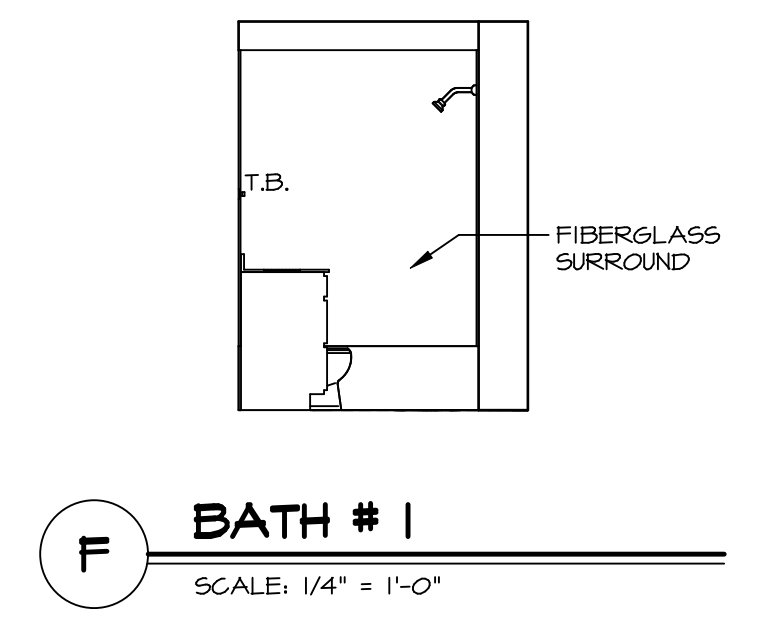
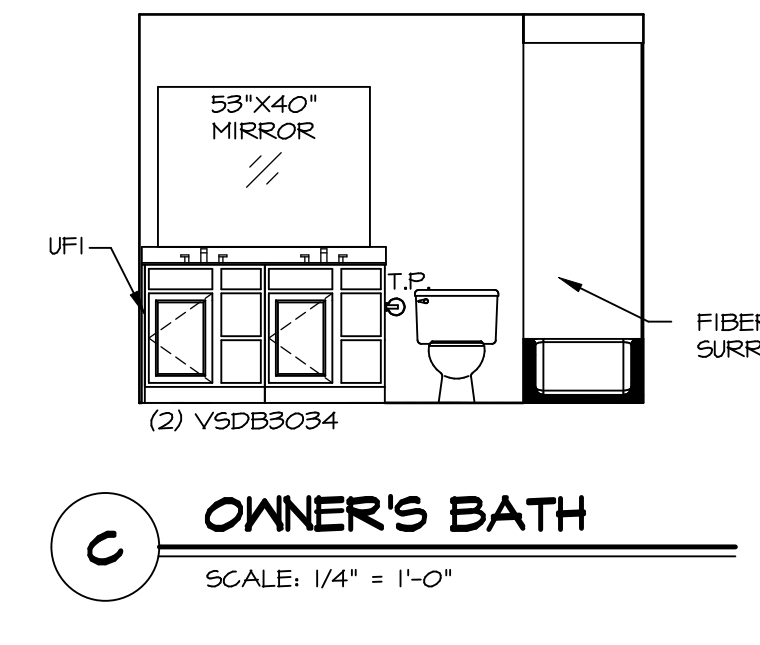
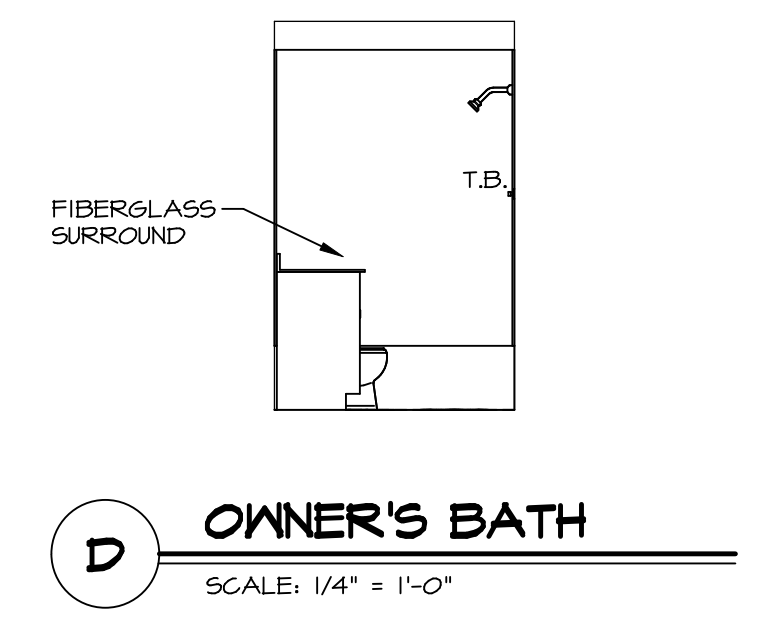
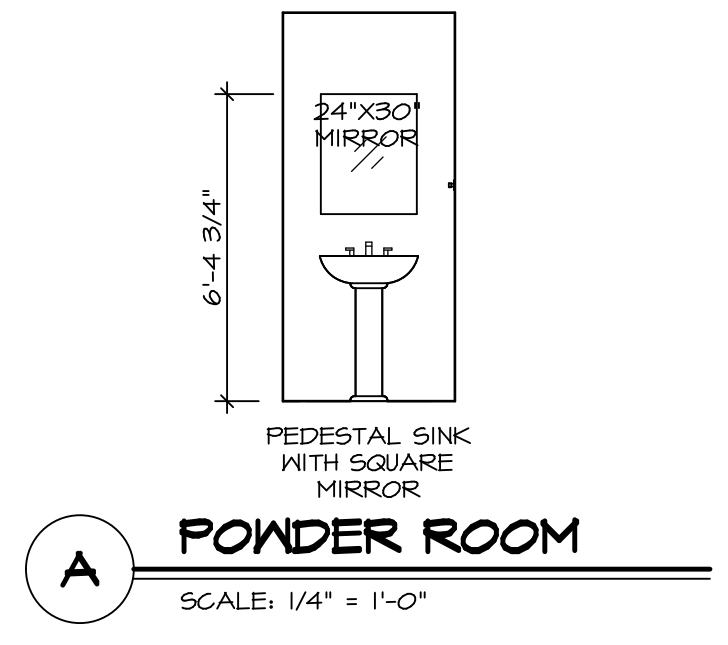
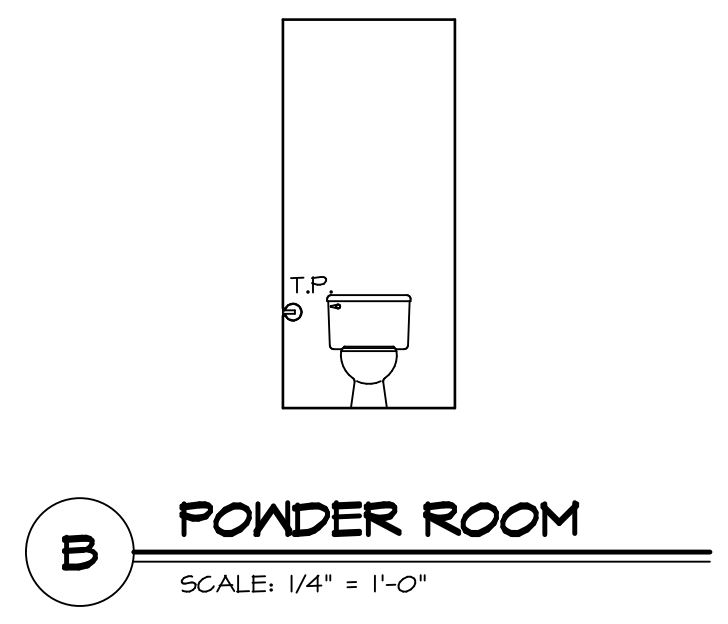
D **KITCHEN ELEVATION**
SCALE: 3/8" = 1'-0"



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

NOTES:
1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOULDING, REFER TO STANDARD DETAIL (I/KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

DIV-COMM-LOT-UNIT DCY-52-0026	
COMM-LOT SANTYERS MILL - SIMPLY RYAN - 0026	APT. NO. -----
STREET ADDRESS 5810 BENTWOOD DRIVE	
CITY MIDDLETOWN	STATE OH
ZIP 45042	
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SET NO. BRH00 VERSION 01	DRAWN BY
DATE:	
OPTION	
MODEL BIRCH	DRAWING TITLE KITCHEN PLANS AND ELEVATIONS
SHEET NO. A-10	OPTION DESCRIPTION 21



- 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	SET NO. BRH00
	DRAWING TITLE BATH ELEVATIONS	VERSION 01
	OPTION DESCRIPTION	DRAWN BY
22		DATE:
		OPTION

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DIV-COMM-LOT-UNIT DCY-S2-0026	
COMM-LOT	SAWYERS MILL - SIMPLY RYAN - 0026
STREET ADDRESS	5810 BENTWOOD DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042
APT. NO.	----