

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

**NOTE**  
RADON REMEDIATION  
RADON LOOP:

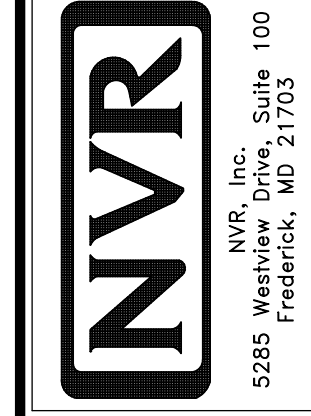
- (4") PERFORATED HDPE "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED HDPE PIPE
- SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK

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. <b>A-5</b>	MODEL <b>CEDAR</b>	SET NO. CDR00	DIV-COMM-LOT-UNIT <b>DCY-S2-0348</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION 01	
OPTION DESCRIPTION <b>7</b>		DATE:	STREET ADDRESS <b>SAVYERS MILL - SIMPLY RYAN - 0348</b>
		OPTION	APT. NO. <b>6741 RIVERVIEW AVE</b>
			CITY <b>MIDDLETOWN</b>
			STATE <b>OH</b>
			ZIP <b>45042</b>

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BASEMENT JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS

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

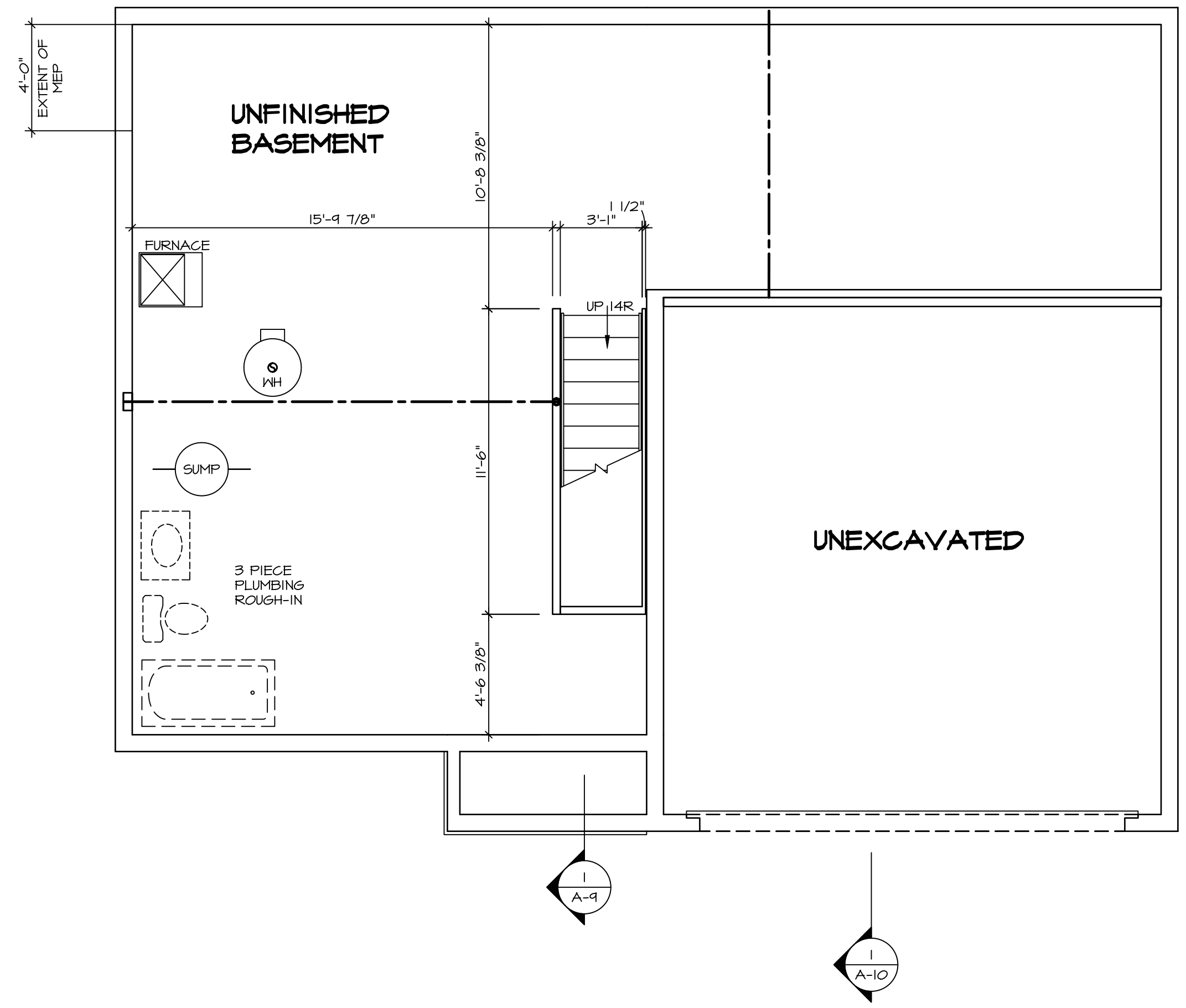
SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
- 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" 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 WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  - 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



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

SHEET NO. <b>A-6</b>	MODEL <b>CEDAR</b>	SET NO. CDR00	VERSION 01
		DRAWN BY	DATE:
DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	OPTION DESCRIPTION	DRAWING NO. <b>DCY-S2-034B</b>	
		DATE:	
8	9	DIV-COMM-LOT-UNIT <b>DCY-S2-034B</b>	
		COM-LOT SAATERS MILL - SIMPLY RYAN - 034B	
STREET ADDRESS <b>6791 RIVERVIEW AVE</b>		APT. NO.	ZIP
CITY <b>MIDDLETOWN</b>		STATE <b>OH</b>	ZIP <b>45042</b>

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5285 Westrick, MD 21703

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FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (3) 2X4 SFF STUD GRADE	1014	
J102	JACK - (2) 2X4 SFF STUD GRADE	1014	
J103	JACK - (2) 2X4 SFF STUD GRADE	1014	
J104	JACK - (2) 2X4 SFF STUD GRADE	1014	
J105	JACK - (2) 2X4 SFF STUD GRADE	1012	
J106	JACK - (4) 2X4 SFF STUD GRADE	1025	
J107	JACK - (4) 2X4 SFF STUD GRADE	1025	
J108	JACK - (2) 2X4 SFF STUD GRADE	1008	
J109	JACK - (2) 2X4 SFF STUD GRADE	1008	
J110	JACK - (2) 2X4 SFF STUD GRADE	1010	
J111	JACK - (2) 2X4 SFF STUD GRADE	1010	
J112	JACK - (4) 2X4 SFF STUD GRADE	1006	
J113	JACK - (4) 2X4 SFF STUD GRADE	1006	
J114	JACK - (4) 2X4 SFF STUD GRADE	1006	
J115	JACK - (4) 2X4 SFF STUD GRADE	1006	

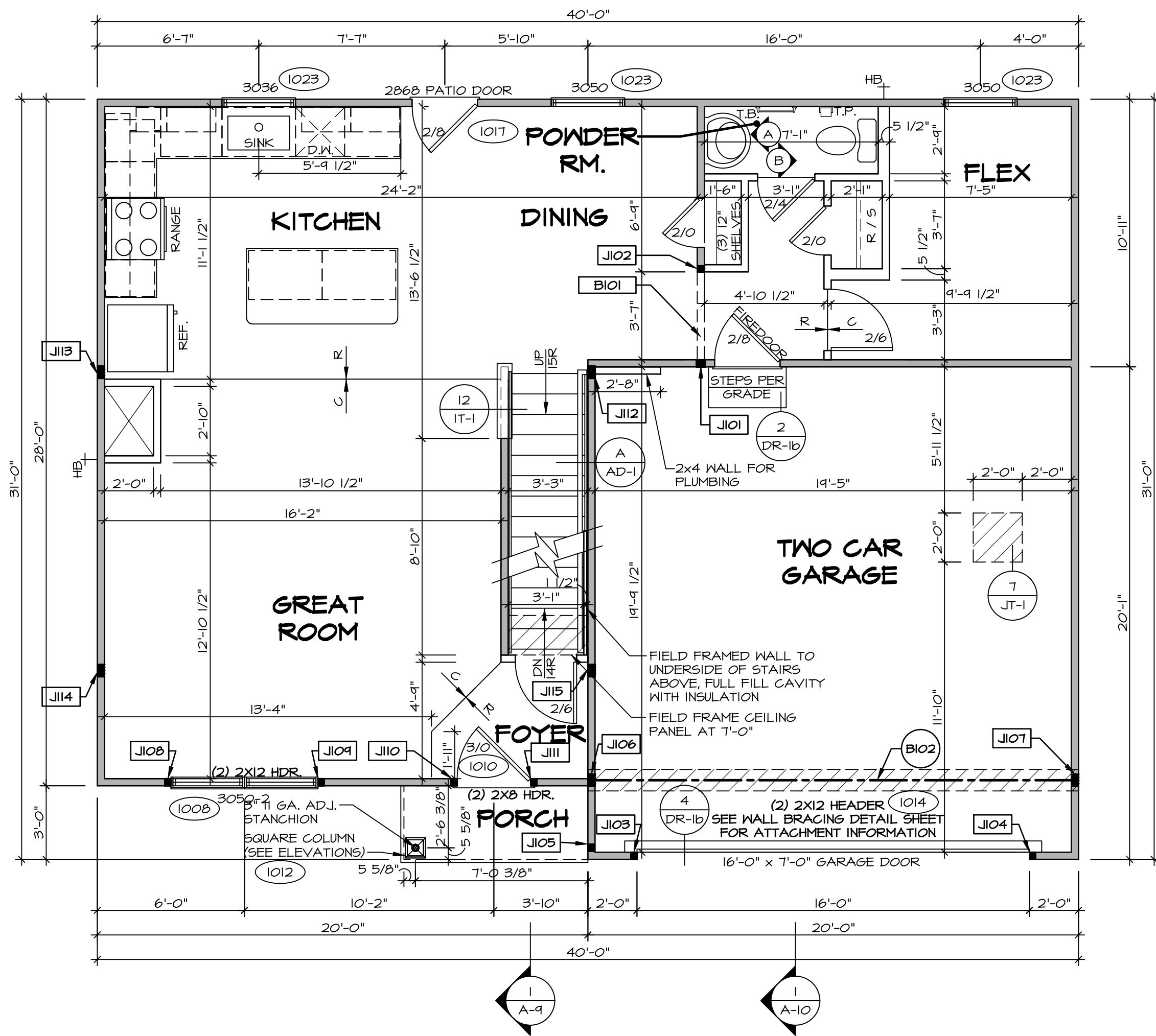
FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS
B101	INT HEADER - 2X8 - 2 PLY	4'-1"	1014	
B102	BEAM STEEL - W10X30 W 2X6 SILL	14'-11 1/2"	1025	

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**
- 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" W/ OSB OR 3 1/2" W/ LAMINATED FIBROUS STRUCTURAL SHEATHING. ALL INTERIOR WALLS TO BE 5 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 WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  - 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:  
 GYPSON 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" GYPSON BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

DCY-S2-0348

SAATERS MILL - SIMPLY RYAN - 0348

6791 RIVERVIEW AVE

MIDDLETOWN OH 45042

SET NO. CDROO  
 VERSION 01  
 DRAWN BY  
 DATE:  
 OPTION

MOBEL CEDAR  
 DRAWING TITLE FIRST FLOOR PLAN  
 OPTION DESCRIPTION

9

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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

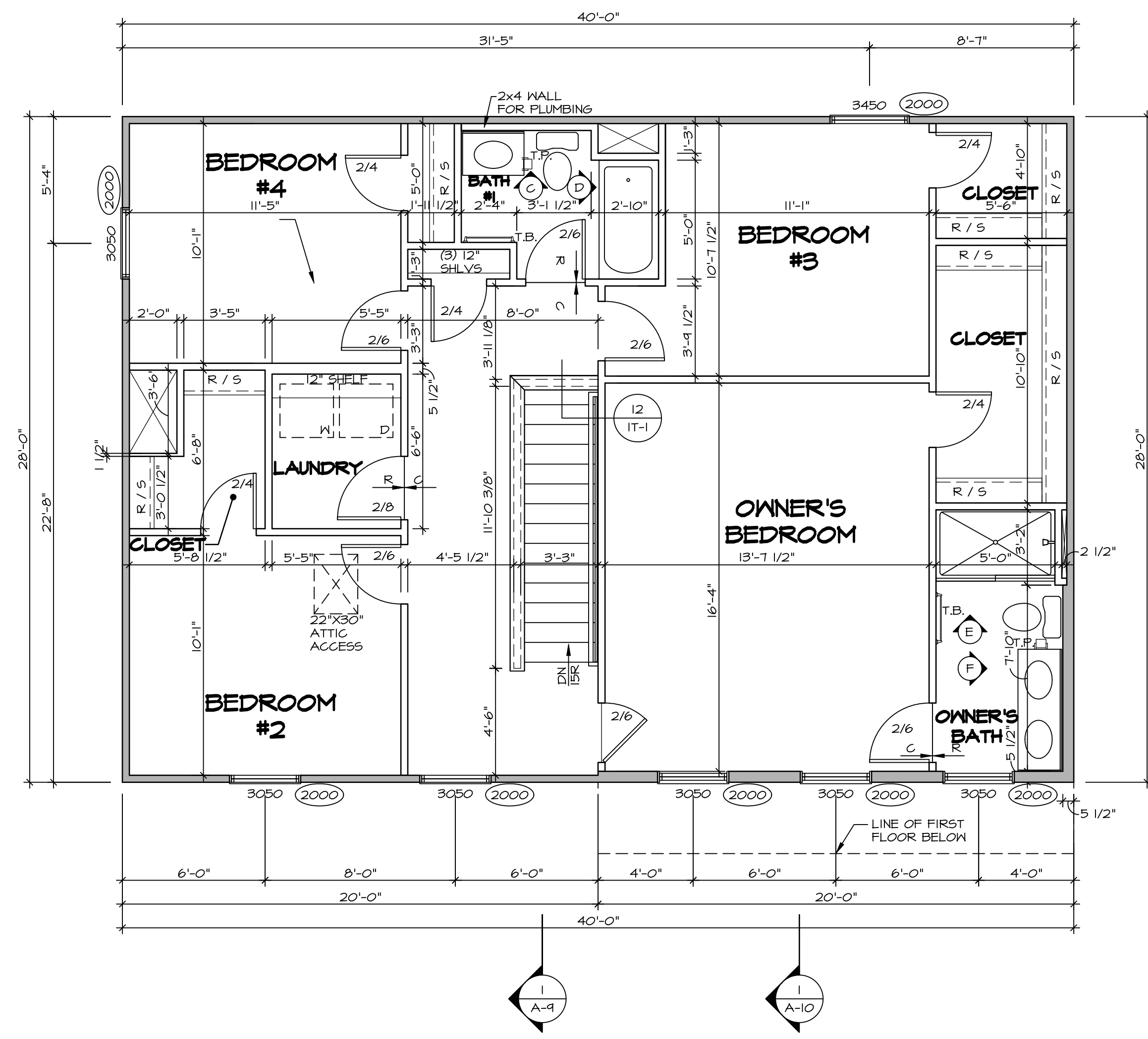
SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
- 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" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING. ALL INTERIOR WALLS TO BE 5/2", UNLESS OTHERWISE NOTED.
  - HATCHED AREAS INDICATE DROPPED CEILING. 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 WINDOWS HAVE 1'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  - 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



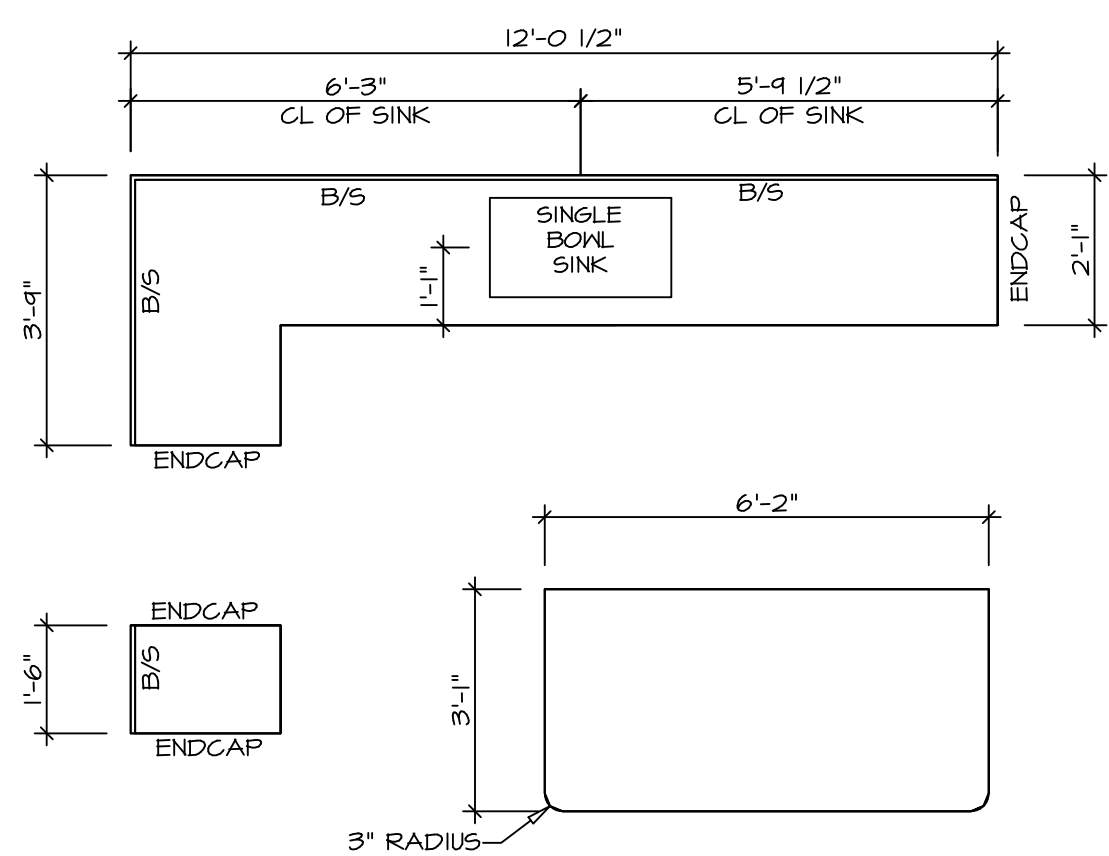
**1 SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-8</b>	MODEL <b>CEDAR</b>	SET NO. CDROO	DIV-COMM-LOT-UNIT <b>DCY-S2-0348</b>
	DRAWING TITLE <b>SECOND FLOOR PLAN</b>	VERSION 01	
OPTION DESCRIPTION <b>10</b>	OPTION	DATE:	STREET ADDRESS 6791 RIVERVIEW AVE
			CITY MIDDLETOWN
		STATE OH	APT. NO. ----
		ZIP 45042	

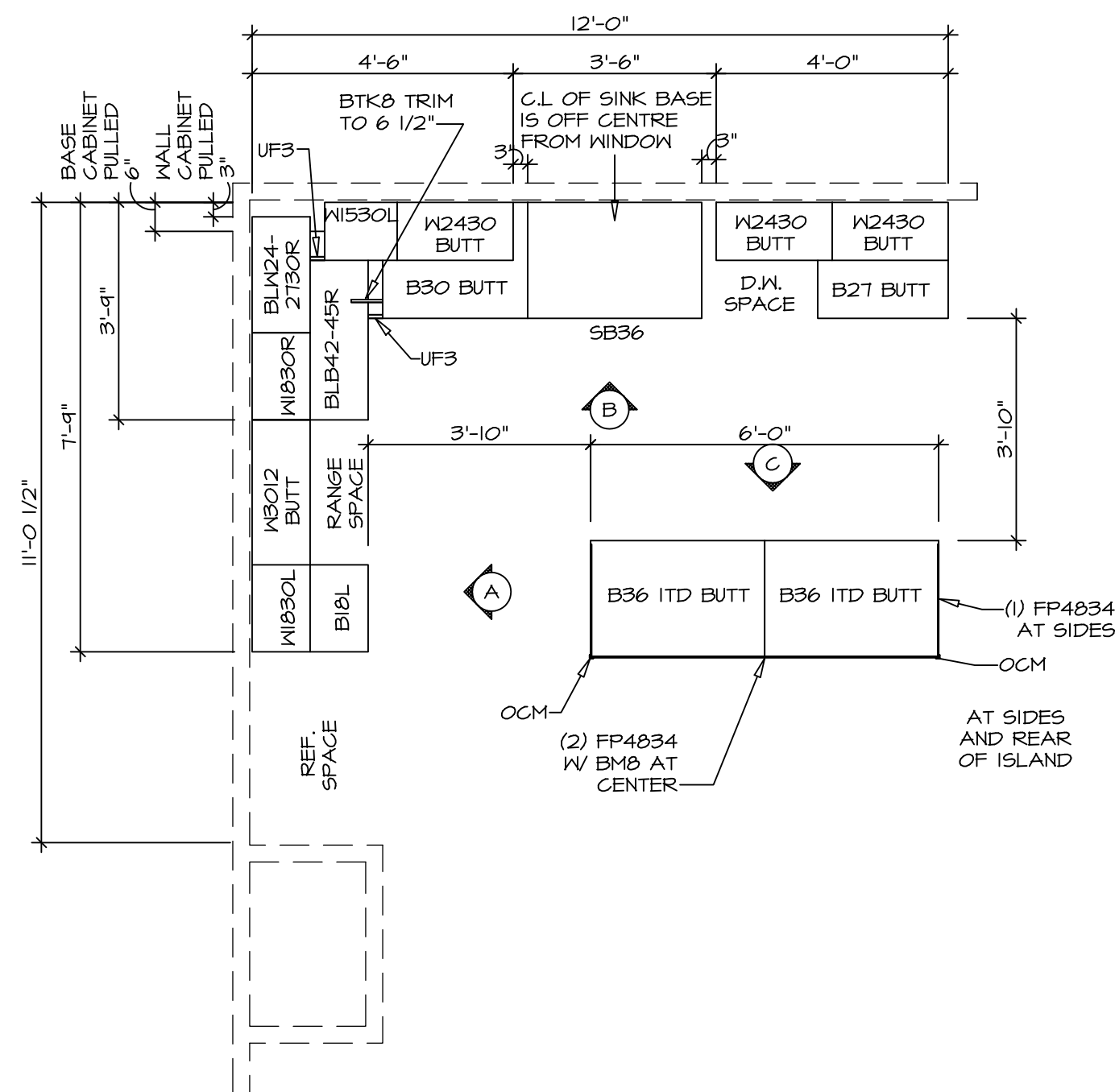
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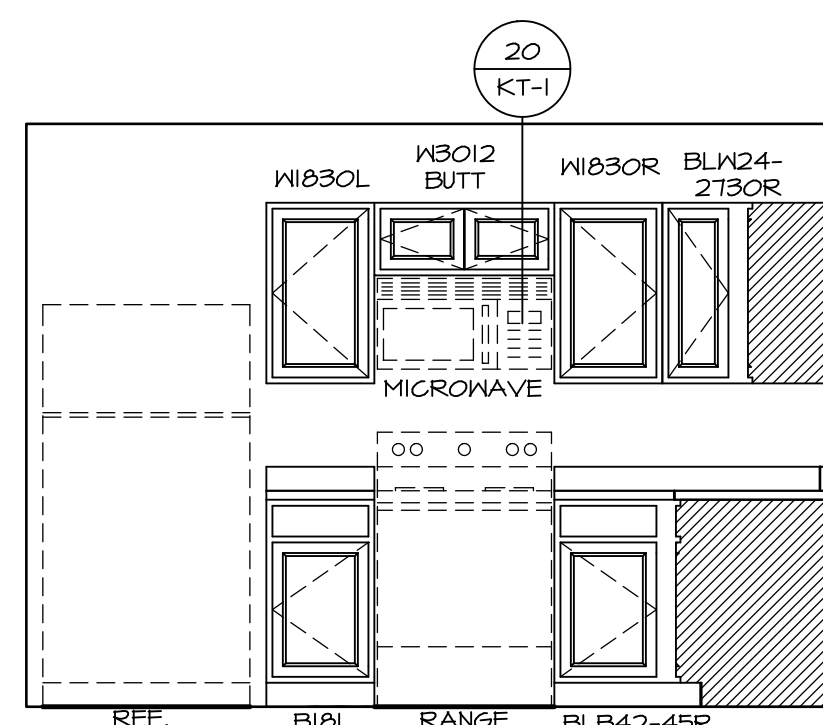
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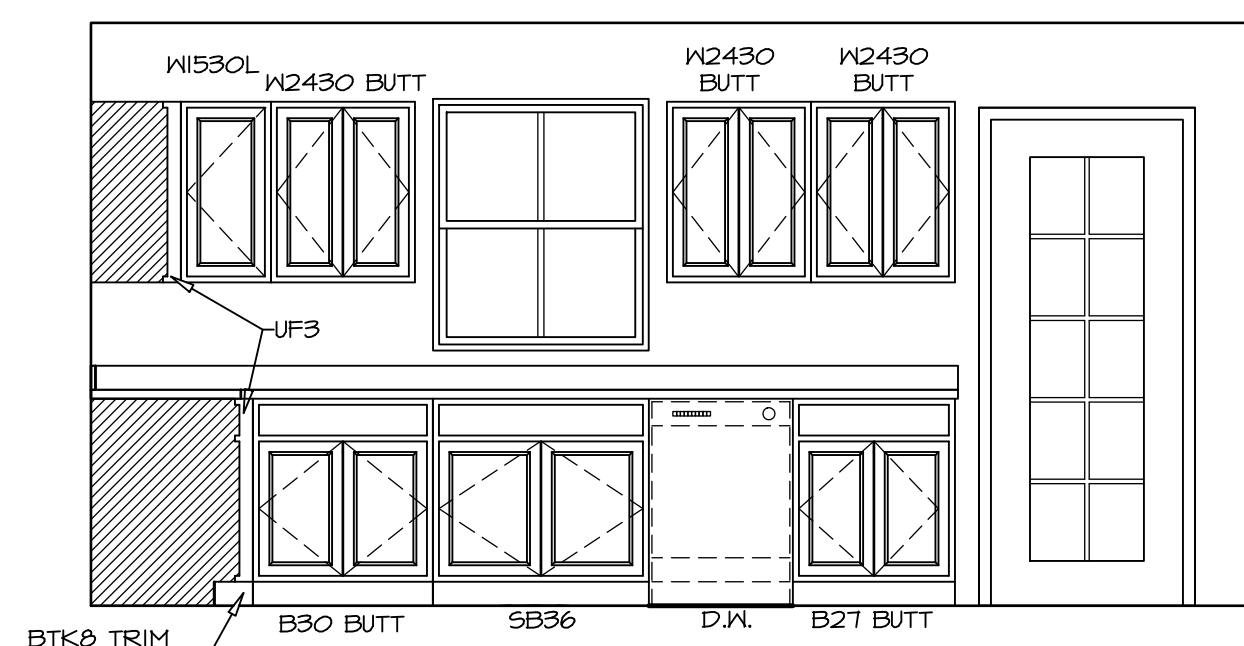
2 **KITCHEN COUNTERTOP PLAN KC - 3640**  
 A-12 SCALE: 3/8" = 1'-0"



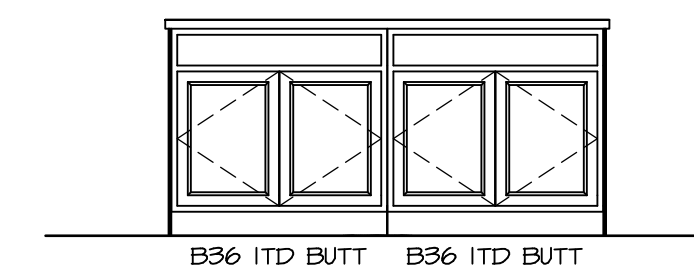
1 **KITCHEN CABINET PLAN KC - 3640**  
 A-12 SCALE: 3/8" = 1'-0"



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



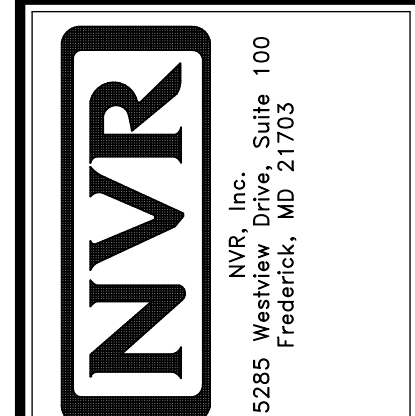
B **ELEVATION**  
 SCALE: 3/8" = 1'-0"



C **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 MOLDINGS, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.  
 3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

SHEET NO.	<b>A-12</b>
MODEL	<b>CEDAR</b>
DRAWING TITLE	<b>KITCHEN PLAN</b>
OPTION DESCRIPTION	
SET NO.	CDR00
VERSION	01
DRAWN BY	
DATE:	
OPTION	

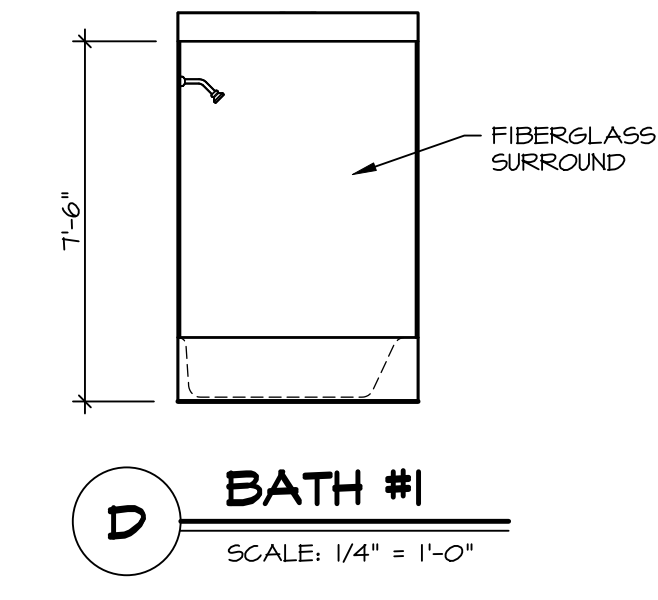
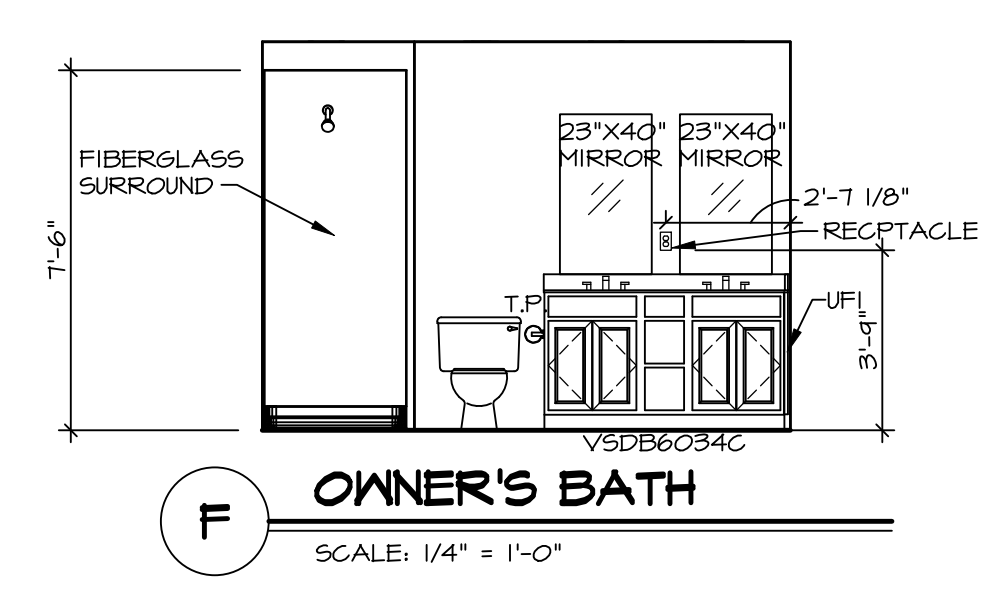
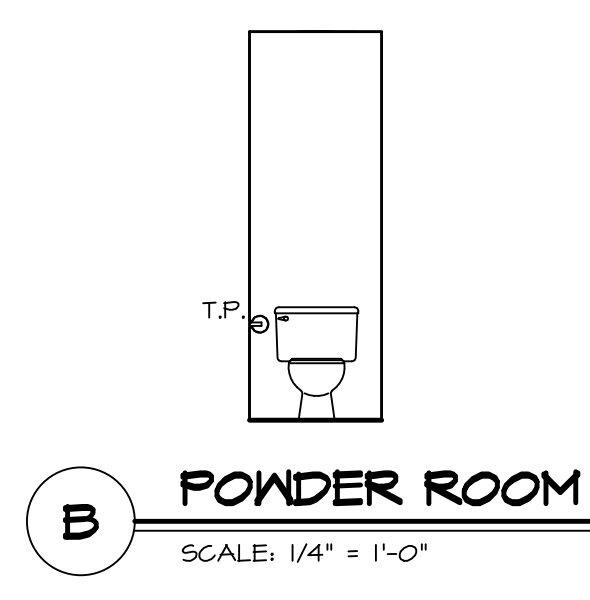
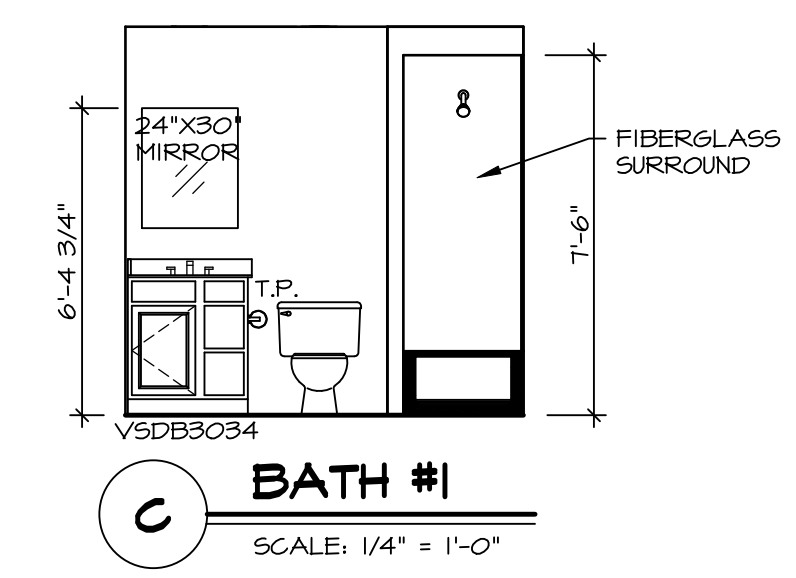
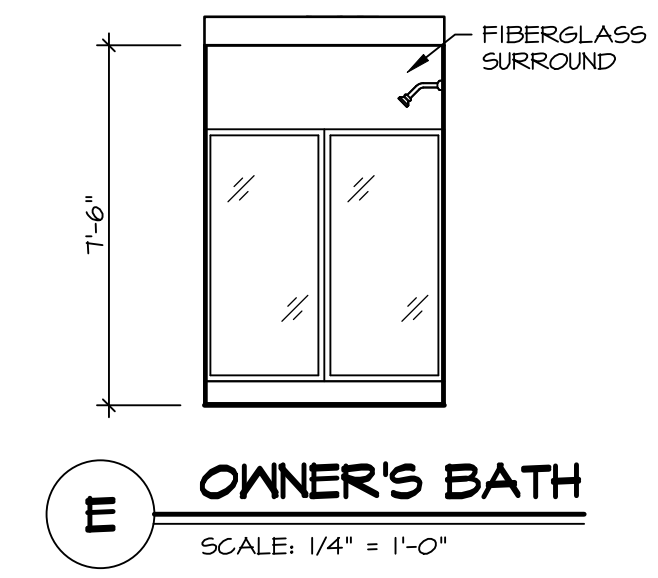
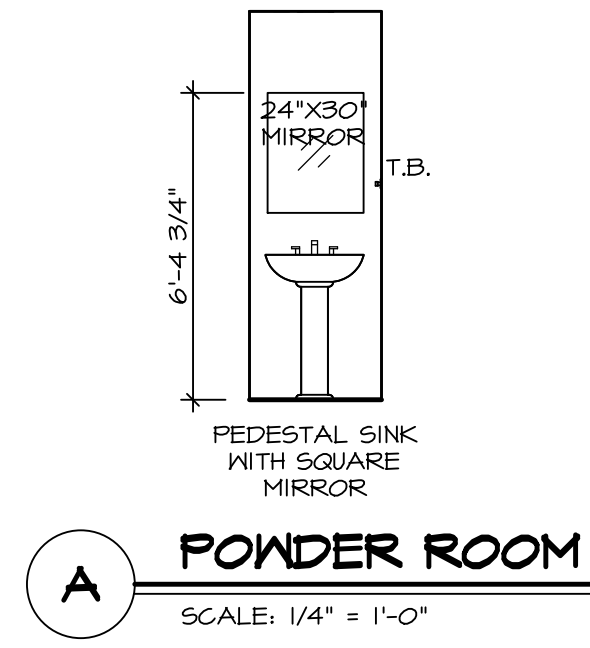


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DIV-COMM-LOT-UNIT	<b>DCY-S2-0348</b>
COM-LOT	
STREET ADDRESS	<b>SAMYERS MILL - SIMPLY RYAN - 0348</b>
CITY	<b>6751 RIVERVIEW AVE</b>
STATE	<b>OH</b>
ZIP	<b>45042</b>

**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. REFER TO SHEET IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL VSD8324-42 DRAWERS TO BE SET ON RIGHT HAND.
5. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.



SHEET NO. <b>A-13</b>	MODEL <b>CEDAR</b>	SET NO. CDR00	DIV-COMM-LOT-UNIT <b>DCY-S2-034B</b>
	DRAWING TITLE <b>BATH ELEVATIONS</b>	VERSION 01	
15	OPTION DESCRIPTION	DATE:	STREET ADDRESS 6791 RIVERVIEW AVE
		OPTION	CITY MIDDLETOWN
			STATE OH
			ZIP 45042

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