

S2 357

5977 WARM SPRINGS DR  
MIDDLETOWN, OH 45042

2 Story Basement

UNFINISHED BASEMENT

3 PIECE PLUMBING ROUGH-IN BASEMENT

2 hose bibs - no valves required

ice maker

1 tub

1 shower

WATER HEATER ELECTRIC 40 GALLON

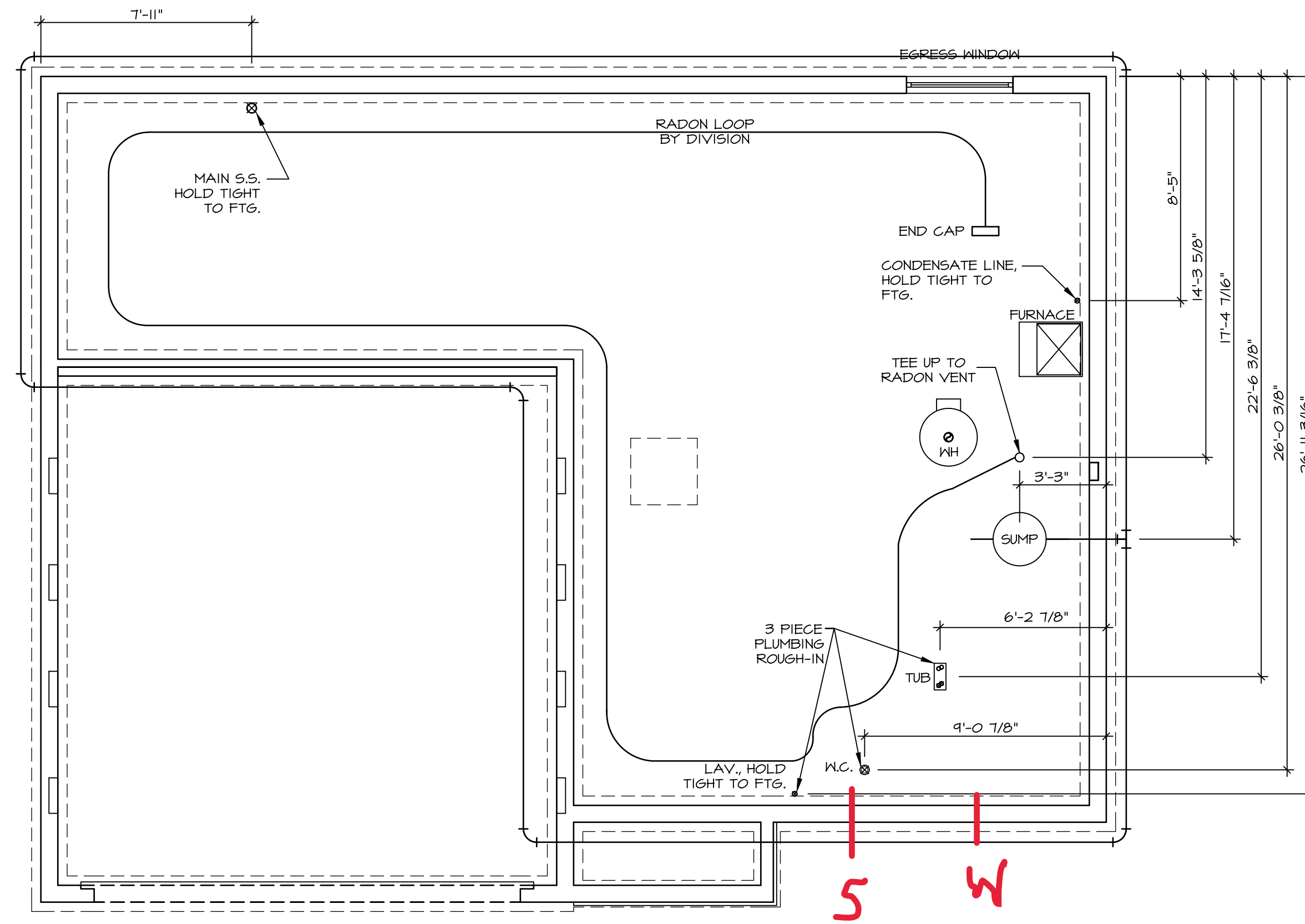
Gas Furnace

**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

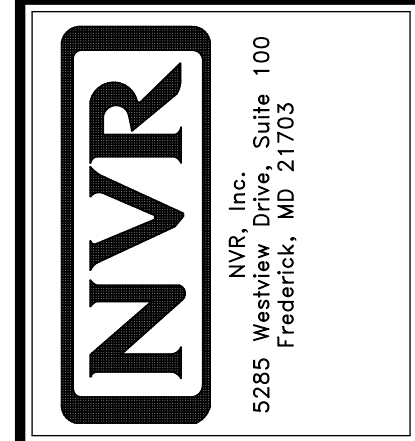
**STACK REQUIREMENTS:**

- 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.



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

SHEET NO. <b>A-5</b>	MODEL <b>CEDAR</b>	SET NO. <b>CDROO</b>
OPTION <b>10</b>	DRAWING TITLE <b>PLUMBING</b>	VERSION <b>01</b>
	OPTION DESCRIPTION	RELEASE NO. <b>----</b>
		DRAWN BY
		DATE:
		OPTION



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DIV-COMM-LOT-UNIT <b>DCY-S2-0357</b>
COM-LOT SAYERS MILL - SIMPLY RYAN - 0957
STREET ADDRESS 9477 MARY SPRINGS DR
CITY MIDDLETOWN
STATE OH
ZIP 45042
APT. NO. ----

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

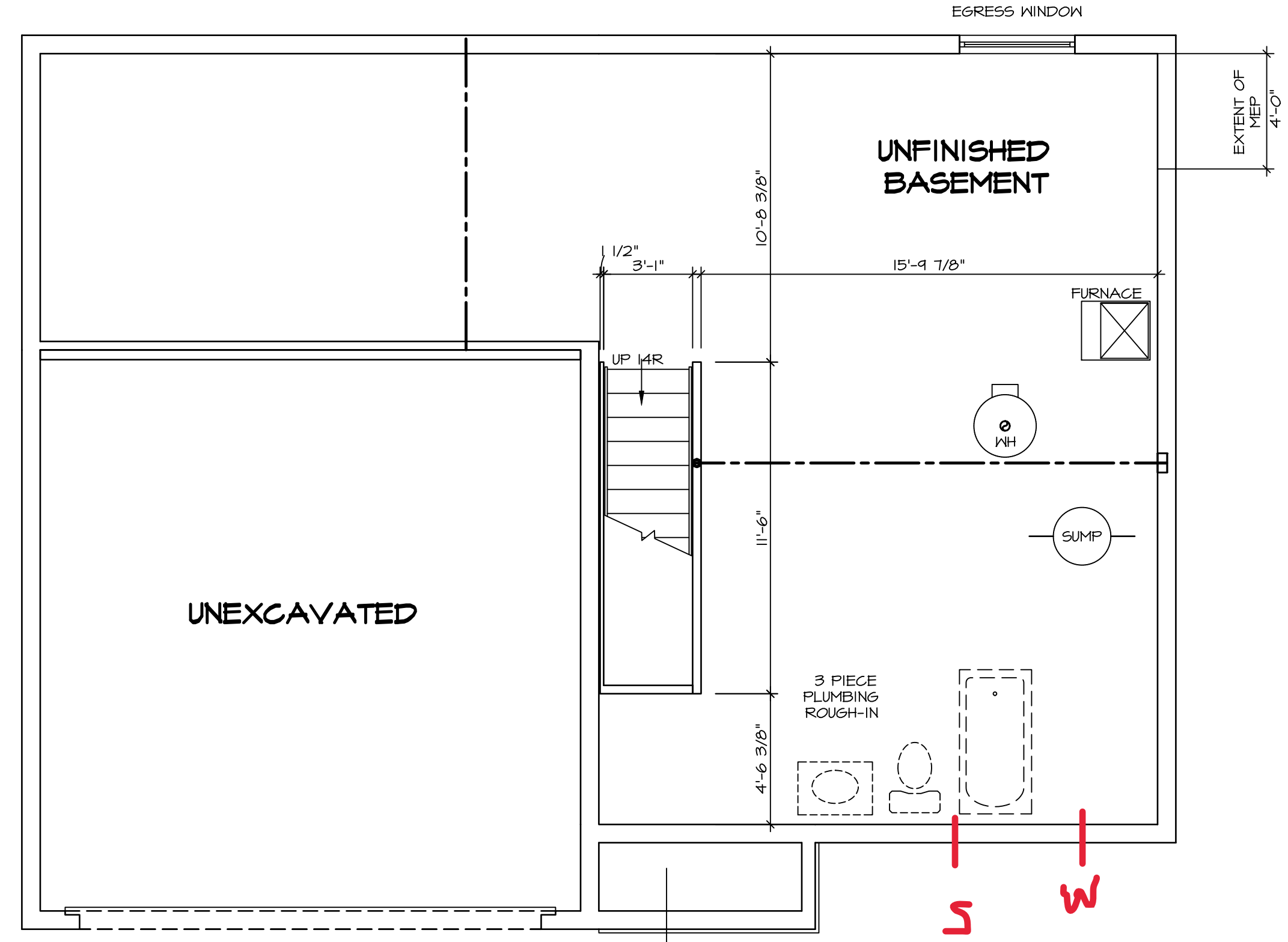
**FLOOR PLAN NOTES**

- 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 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.

**GYPHUM 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	OPTION 
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01	
DRAWING DESCRIPTION BASEMENT FLOOR PLAN		RELEASE NO. ----	
DRAWN BY		DATE:	
OPTION DESCRIPTION		OPTION	

DIV-COMM-LOT-UNIT  
**DCY-S2-0357**  
 COM-LOT  
 SAAYERS MILL - SIMPLY RYAN - 0987  
 STREET ADDRESS  
 9477 MARY SPRINGS DR  
 CITY MIDDLETOWN STATE OH ZIP 45042

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 Frederick, MD 21703  
 5285 Westview

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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 - 2XB - 2 PLY	4'-1"	1014	

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

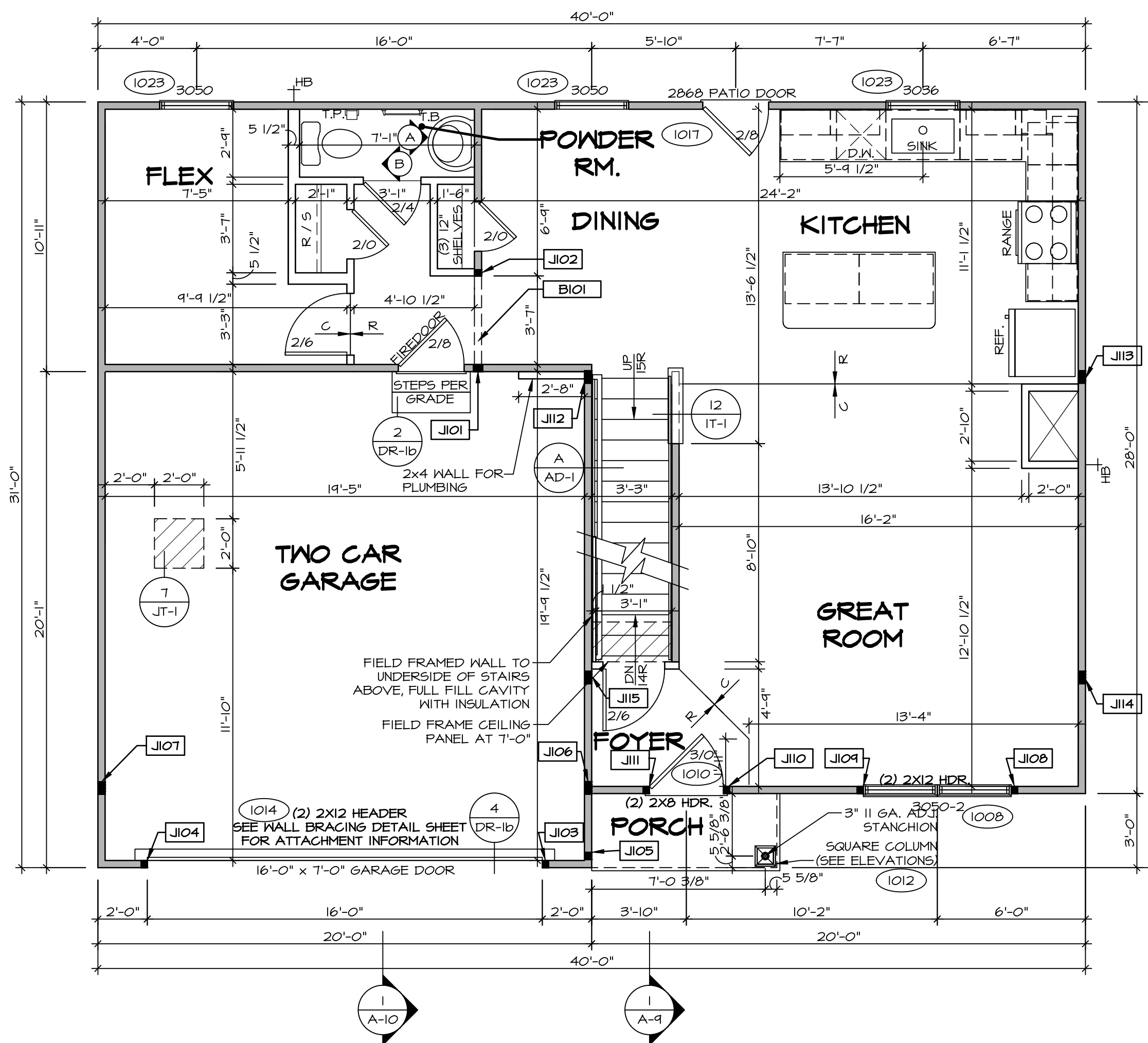
SEE FC DETAILS FOR FRAMING CONNECTORS

**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.

**GYPSON NOTES**

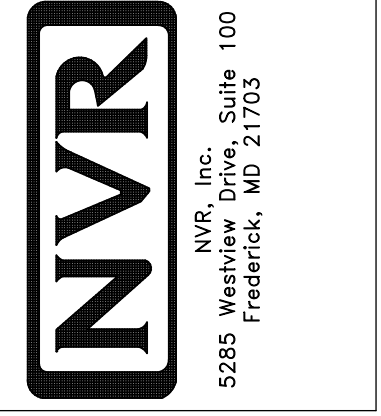
- AT GARAGE:  
 GYPSON BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:  
 1/2" GYPSON BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET



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

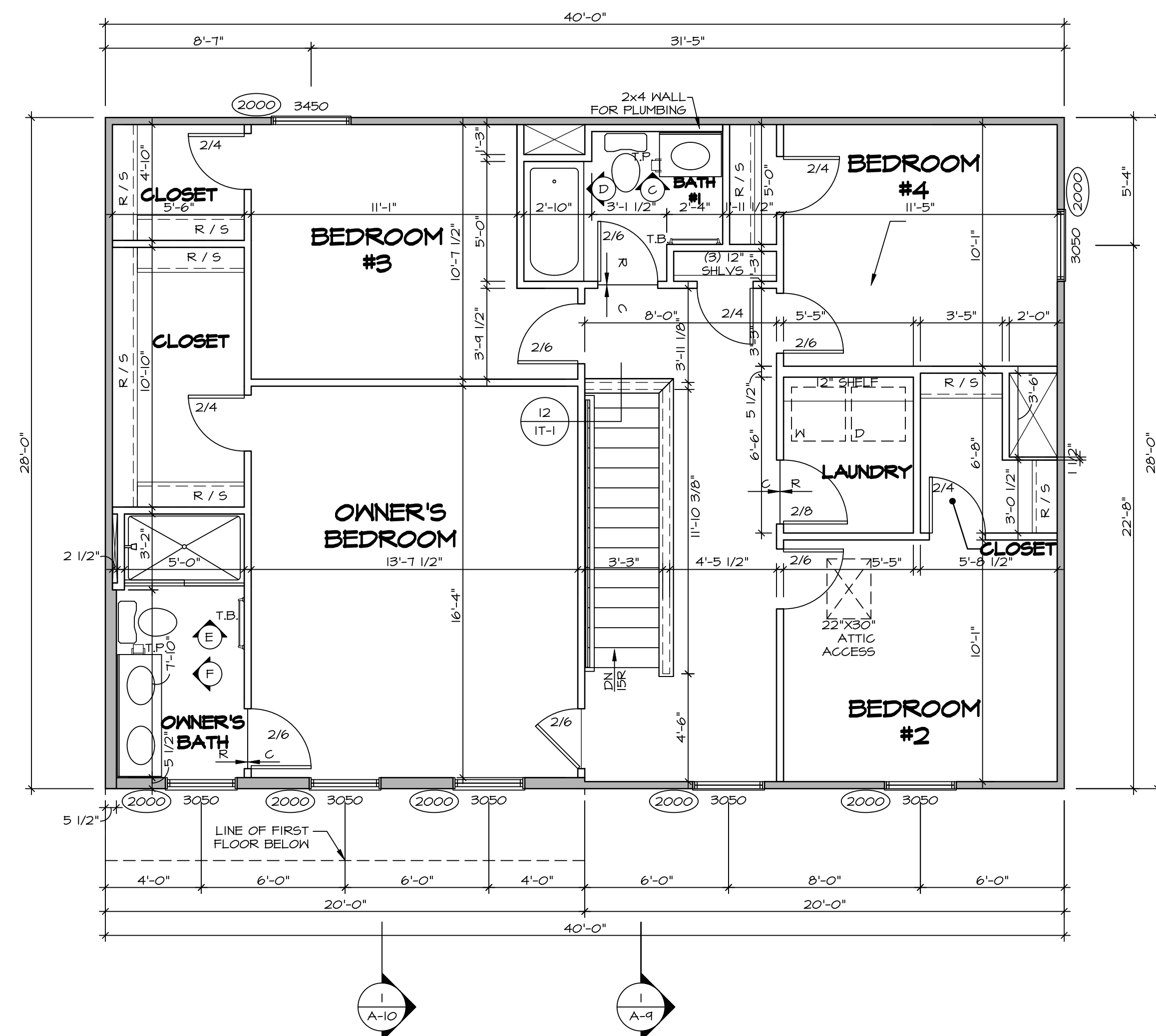
DIV-COMM-LOT-UNIT  
**DCY-S2-0357**  
 COM-LOT  
 SAATERS MILL - SIMPLY RYAN - 0987  
 STREET ADDRESS  
 9977 MARY SPRINGS DR  
 CITY MIDDLETOWN STATE OH ZIP 45042

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

SHEET NO. **A-7**  
 MODEL **CEDAR**  
 DRAWING TITLE **FIRST FLOOR PLAN**  
 OPTION DESCRIPTION  
 12



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

**LEGEND**

[Solid Line]	BEARING WALL
[Dashed Line]	NON BEARING WALL
[Circle with X]	INDICATES BEARING FROM POINT-LOAD ABOVE
[Square with J]	JACKS
[Circle with B]	BEAM/HEADER
[Square with F]	PAD FOOTING
[Circle with C]	STEEL COLUMN
[Circle with X]	TRUSS TIE DOWN
[Square with X]	PORTAL FRAME
[Square with X]	JOIST/TRUSS
[Line with L]	LVL
[Circle with X]	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 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.

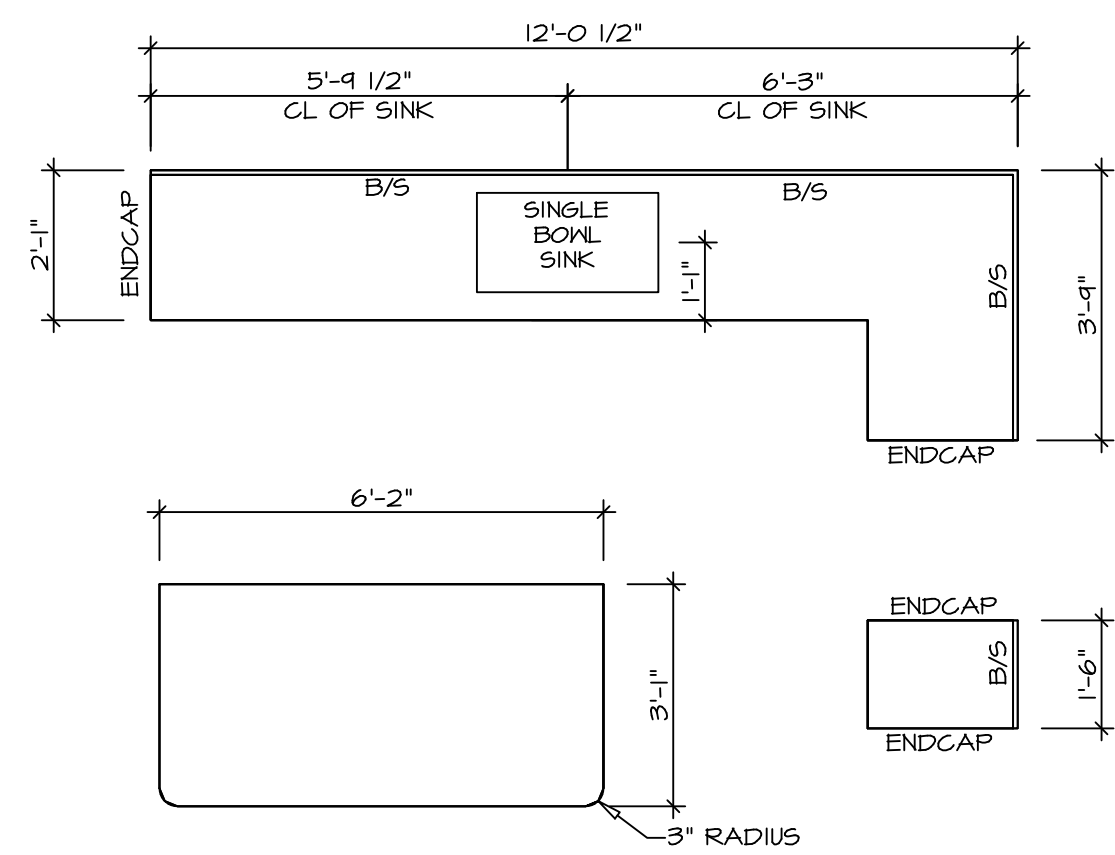
AT STAIRS:  
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

SHEET NO. <b>A-8</b>	MODEL <b>CEDAR</b>	SET NO. CDR00	DIV-COMM-LOT-UNIT <b>DCY-S2-0357</b>
	DRAWING TITLE <b>SECOND FLOOR PLAN</b>	VERSION 01	
OPTION DESCRIPTION <b>13</b>	DATE:	DRAWN BY	STREET ADDRESS <b>SAATERS MILL - SIMPLY RYAN - 0987</b>
	SCALE: 1/4" = 1'-0"	OPTION	CITY <b>BATT MARY SPRINGS DR</b>
			STATE <b>OH</b>
			ZIP <b>45042</b>

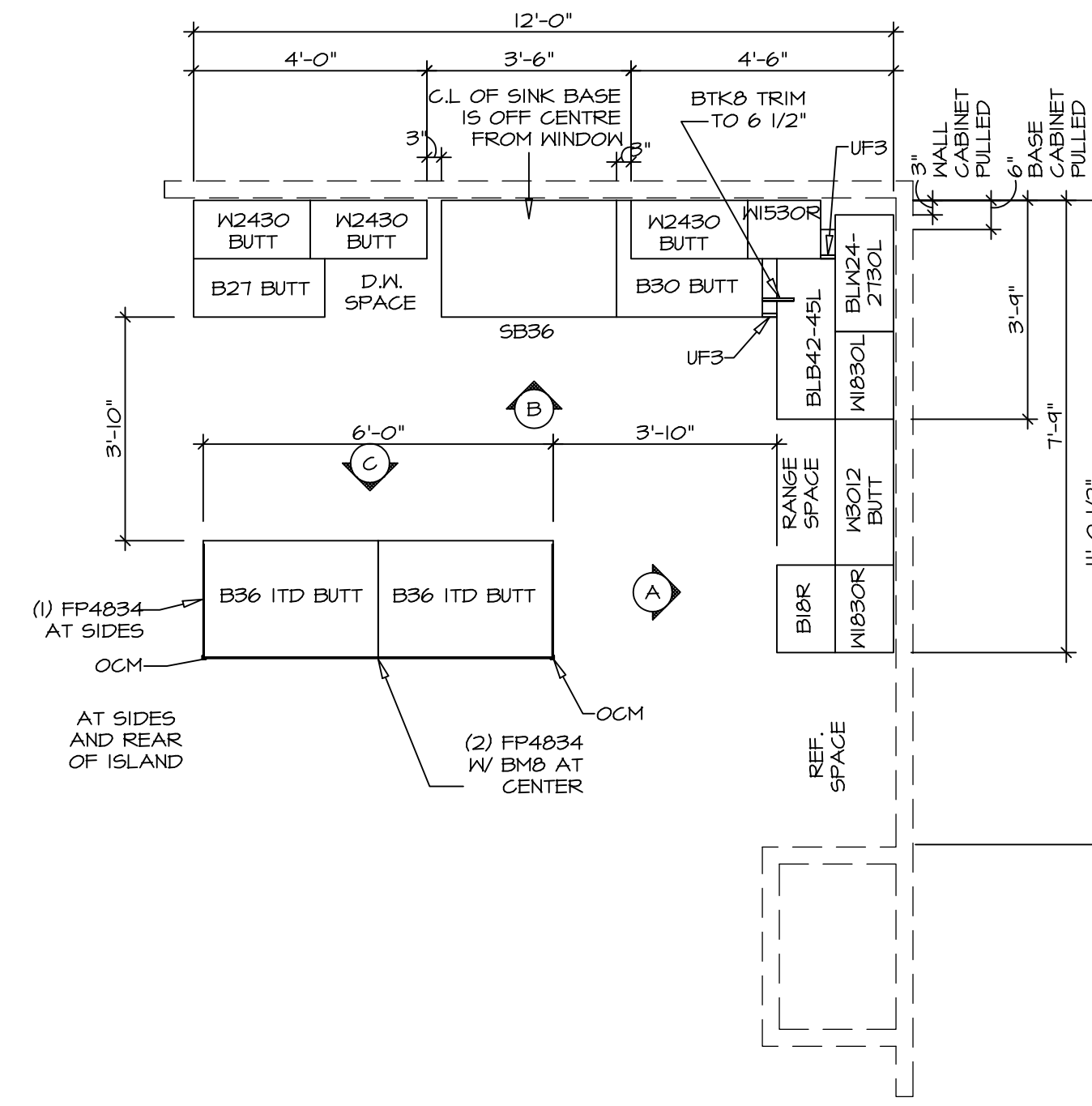
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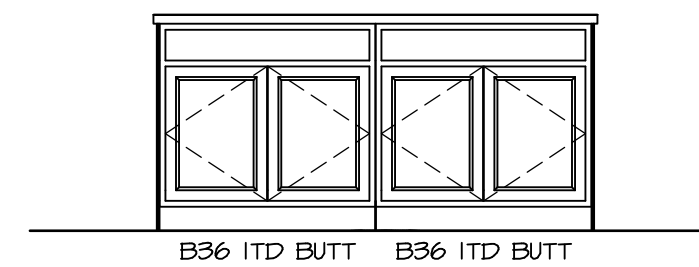
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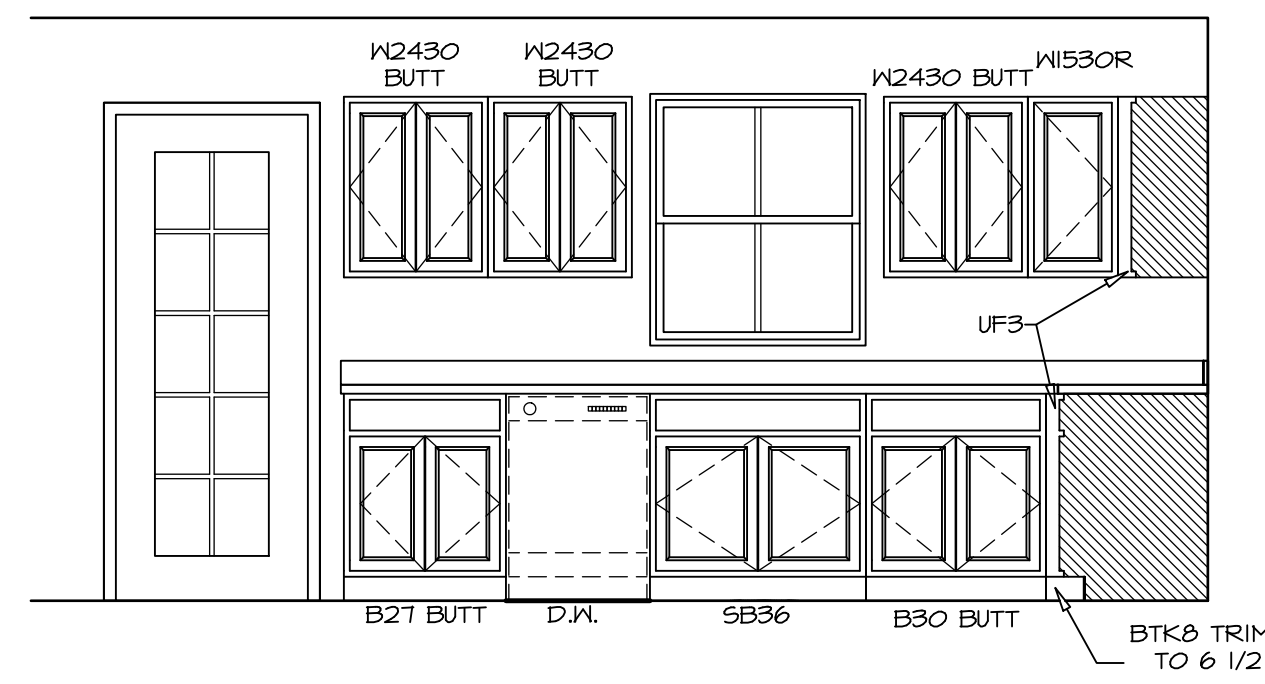
**KITCHEN COUNTERTOP PLAN KC - 3640** 2  
A-12  
SCALE: 3/8" = 1'-0"



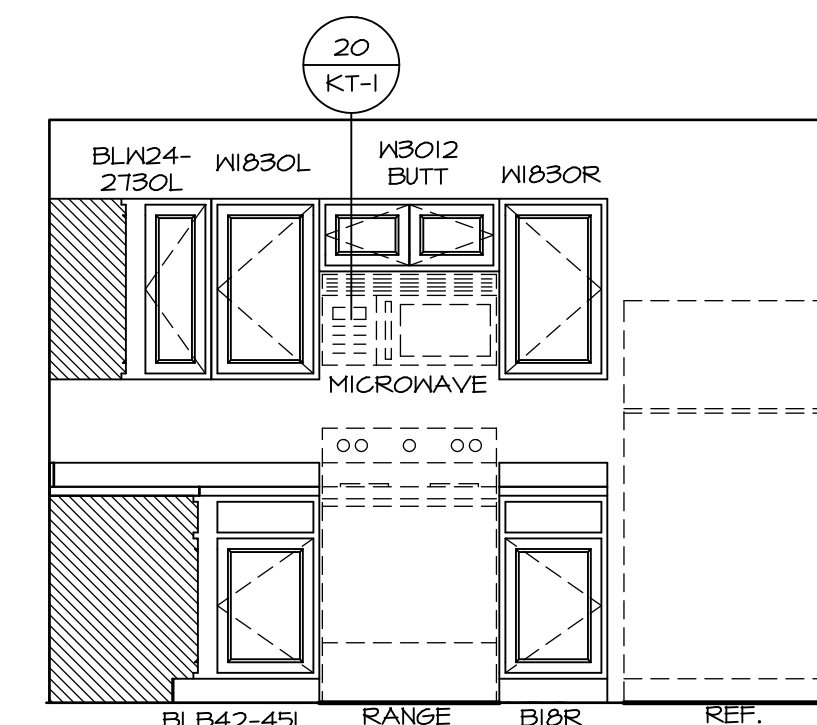
**KITCHEN CABINET PLAN KC - 3640** 1  
A-12  
SCALE: 3/8" = 1'-0"



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



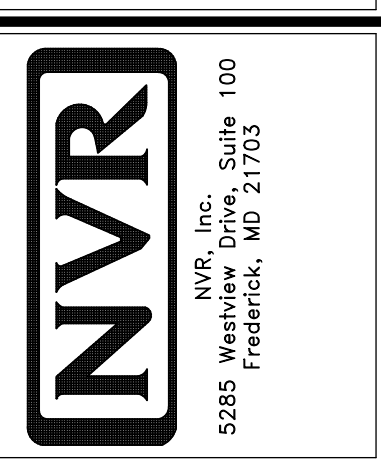
**ELEVATION B**  
SCALE: 3/8" = 1'-0"



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

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

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

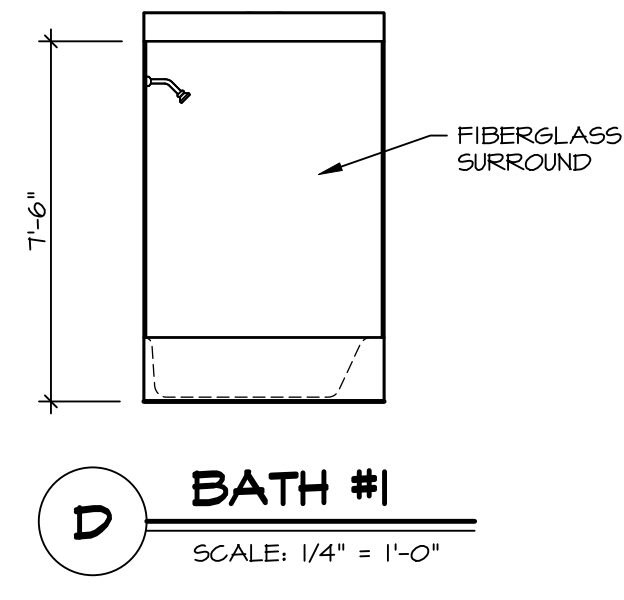
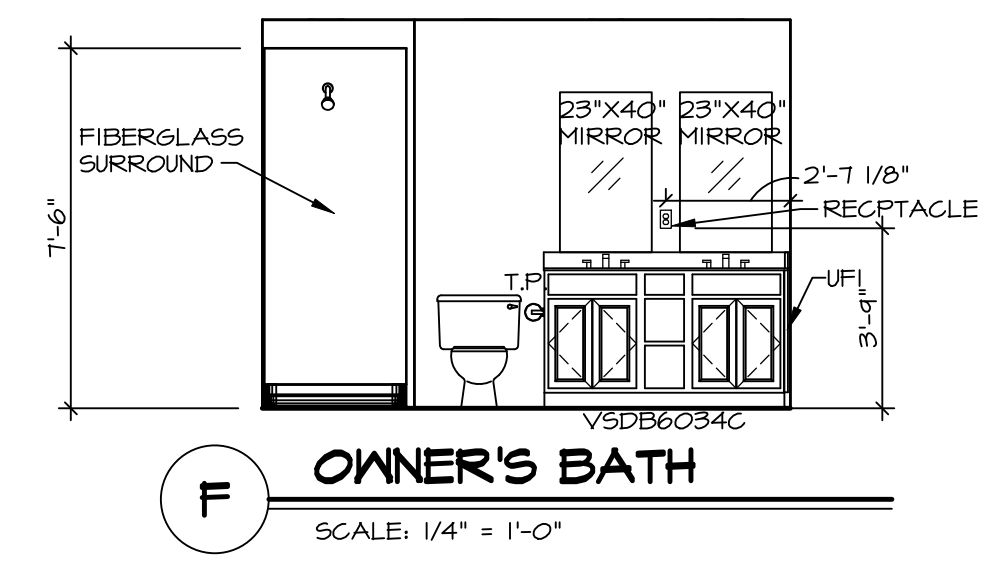
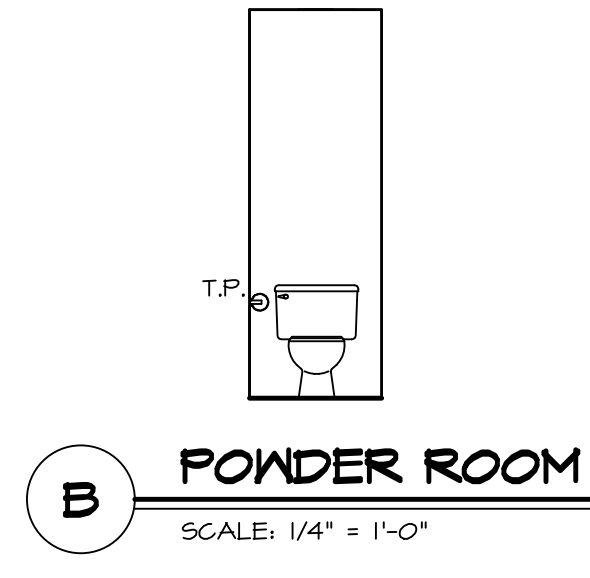
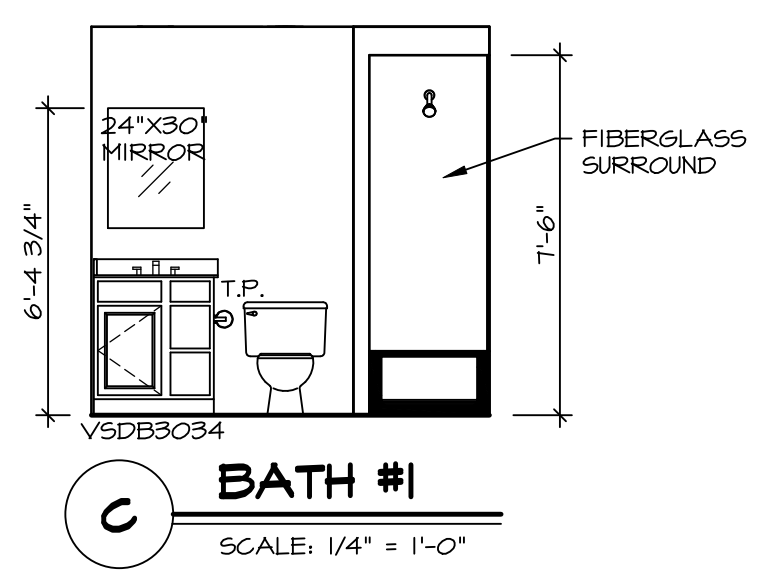
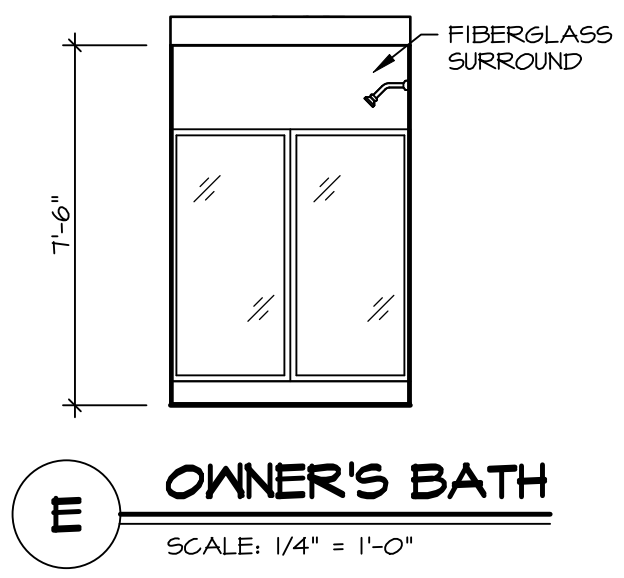
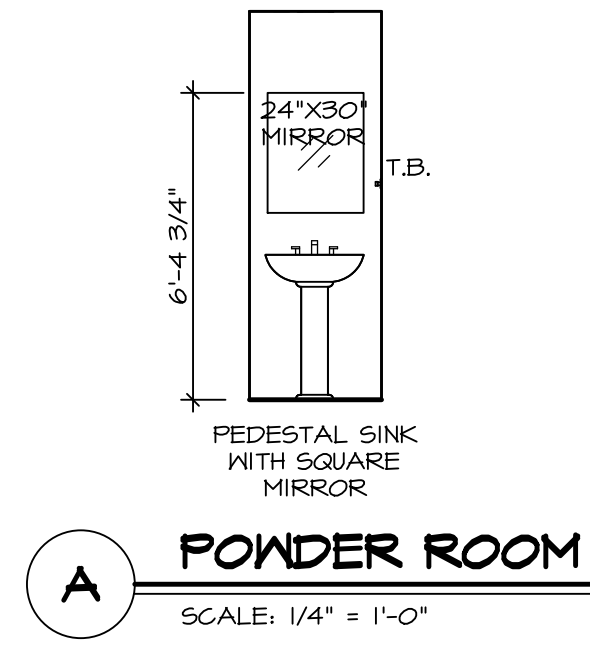


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DIV-COMM-LOT-UNIT <b>DCY-S2-0357</b>
COMM-LOT SAYERS MILL - SIMPLY RYAN - 0957
STREET ADDRESS 9477 MARY SPRINGS DR
CITY MIDDLETOWN
STATE OH
ZIP 45042

**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-S2-0357</b>
	DRAWING TITLE BATH ELEVATIONS	VERSION 01	
18	OPTION DESCRIPTION	RELEASE NO. ----	STREET ADDRESS 9977 MARY SPRINGS DR
		DRAWN BY	CITY MIDDLETOWN
		DATE:	STATE OH
		OPTION	ZIP 45042

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