

S2 369

5942 WARM SPRINGS DR
MIDDLETOWN, OH 45042

2 Story Basement

3pc Rough - unfinished basement

2 hose bibs - no valves required

ice maker

1 tub

1 shower

WATER HEATER ELECTRIC 40 GALLON

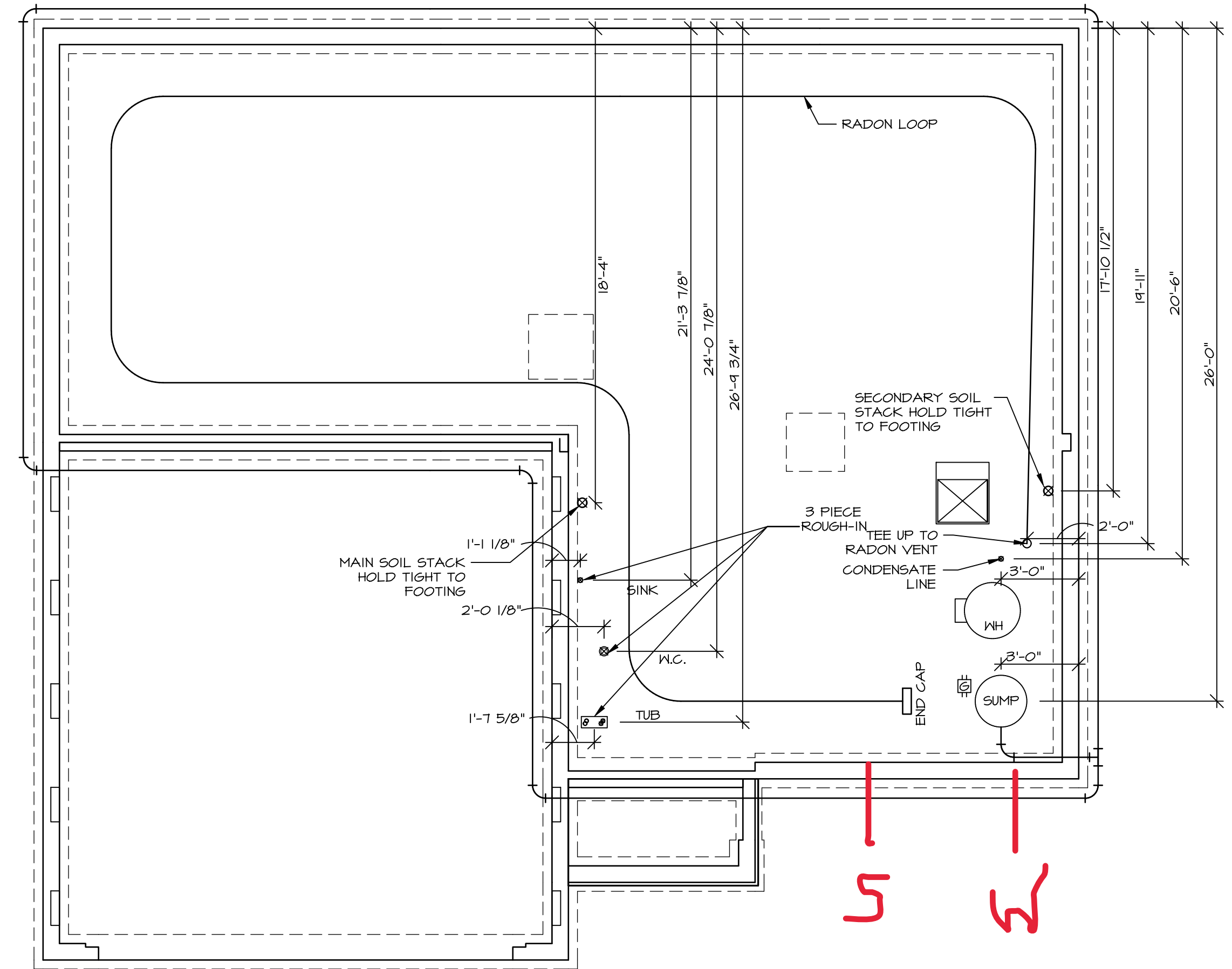
Gas Furnace

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:

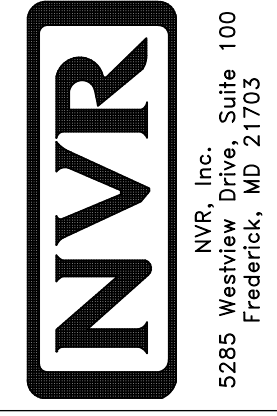
- 3" PVC STACK (4" IF BASEMENT IS GREATER THAN 2200 SQFT.)
- NO PART OF STACK IS TO BE HORIZONTAL (45° ELBOWS PERMITTED AS REQUIRED)
- PIPE TO BE PHYSICALLY LABELED IN THE FIELD AS "RADON VENT" OR OTHER JURISDICTIONALLY REQUIRED LANGUAGE (ON EVERY LEVEL OF HOUSE)
- ROOF TERMINATION TO BE IN TOP 1/3 OF 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. A-5	MODEL ELM	SET NO. ELM00	DIV-COMM-LOT-UNIT DCY-S2-0369
	DRAWING TITLE PLUMBING PLAN	VERSION 01	
OPTION DESCRIPTION 7	DATE:	STREET ADDRESS 9442 WARM SPRINGS DR	CITY MIDDLETOWN
	OPTION	APT. NO. ----	
		ZIP 45042	

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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 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.

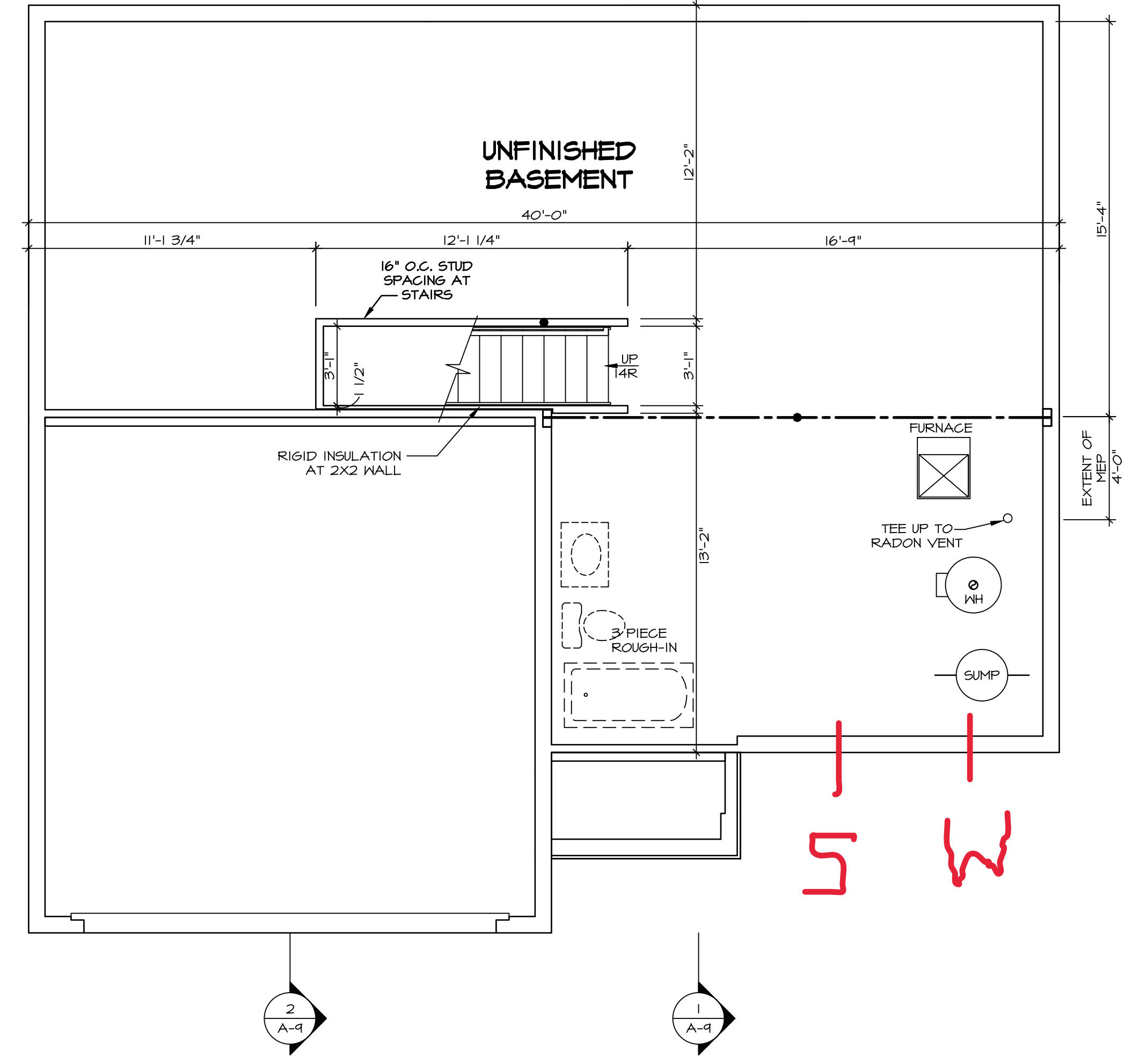
GYPSUM NOTES

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.	REMARKS



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

DCY-S2-0369

DIV-COMM-LOT-UNIT
COM-LOT
SAVYERS MILL - SIMPLY RYAN - 0369
STREET ADDRESS
9442 WARM SPRINGS DR
CITY MIDDLETOWN STATE OH ZIP 45042

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Frederick, MD 21703

SET NO. EVM00
VERSION 01
DRAWN BY
DATE:
OPTION
FBA

MODEL
ELM
DRAWING TITLE
BASEMENT FLOOR PLAN
OPTION DESCRIPTION
FULL BASEMENT FOUNDATION

SHEET NO.
A-6
8

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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

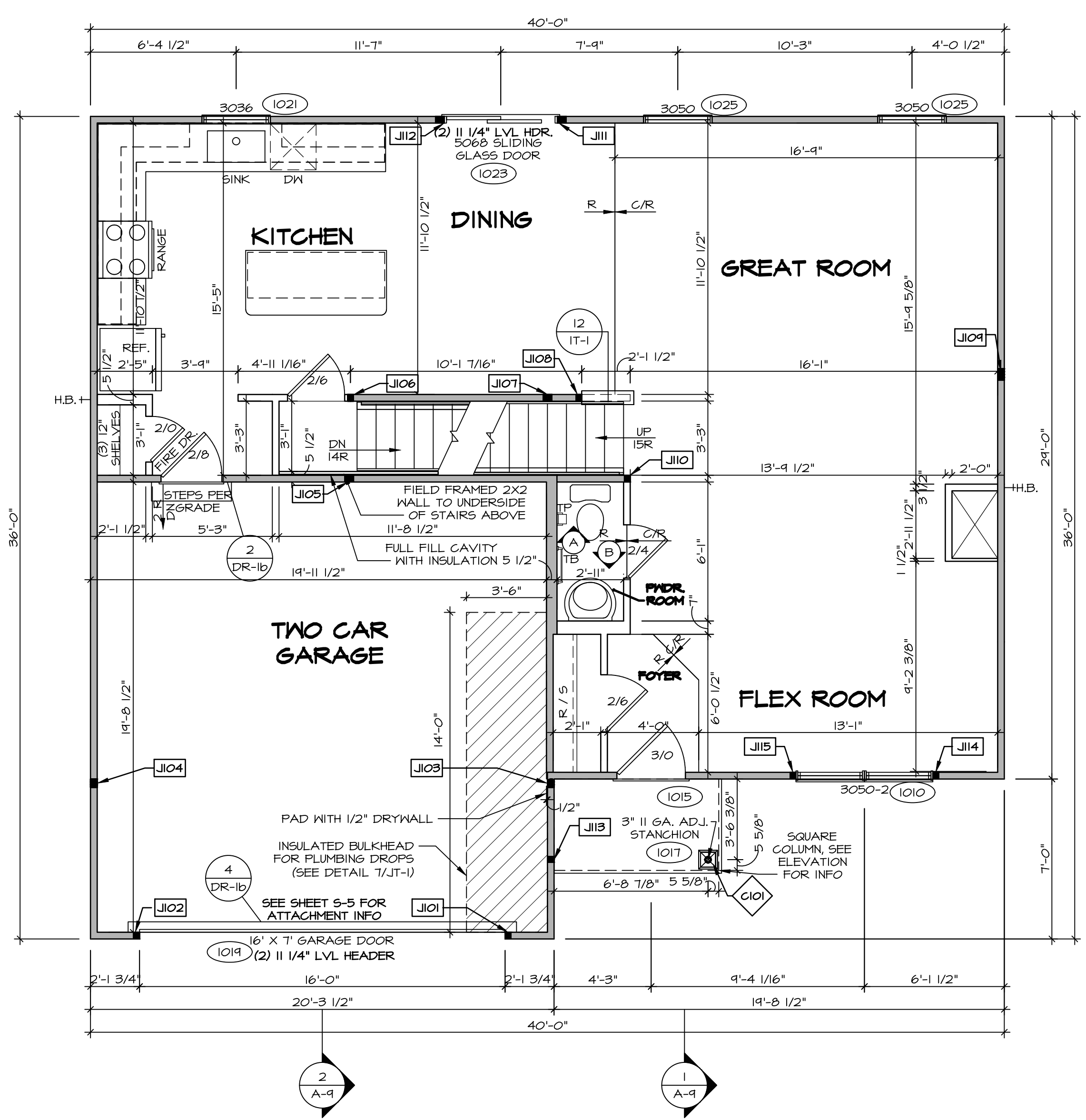
SEE FC DETAILS FOR FRAMING CONNECTORS

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- ### GYPSUM NOTES
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- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

NOTE:
EXTERIOR WALLS DRAWN TO FRAMING WIDTH, EXTERIOR SHEATHING IS NOT INCLUDED IN WALL THICKNESS.

ALL WINDOWS HAVE T-O 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED



FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.
J101	JACK - (2) 2X4 SFF STUD GRADE	1019
J102	JACK - (2) 2X4 SFF STUD GRADE	1019
J103	JACK - (3) 2X4 SFF	2004
J104	JACK - (3) 2X4 SFF	2004
J105	JACK - (3) 2X4 SFF STUD GRADE	1004
J106	JACK - (2) 2X4 SFF STUD GRADE	1004
J107	JACK - (3) 2X4 SFF	1002
J108	JACK - (2) 2X4 SFF STUD GRADE	1028
J109	JACK - (4) 2X4 SFF STUD GRADE	1008
J110	JACK - (2) 2X4 SFF STUD GRADE	1006
J111	JACK - (3) 2X4 SFF STUD GRADE	1023
J112	JACK - (3) 2X4 SFF STUD GRADE	1023
J113	JACK - (2) 2X4 SFF STUD GRADE	1017
J114	JACK - (2) 2X4 SFF STUD GRADE	1010
J115	JACK - (2) 2X4 SFF STUD GRADE	1010

STEEL COLUMN SCHEDULE

IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 116A ADJ	8'-0 5/8"	1017	FBA

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

DIV-COMM-LOT-UNIT: **DCY-S2-0369**
 COM-LOT: **SAATERS MILL - SIMPLY RYAN - 0369**
 STREET ADDRESS: **9442 WARM SPRINGS DR**
 CITY: **MIDDLETOWN** STATE: **OH** ZIP: **45042**

SHEET NO.: **A-7**
 MODEL: **ELM**
 DRAWING TITLE: **FIRST FLOOR PLAN**
 OPTION DESCRIPTION: **9**

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LEGEND

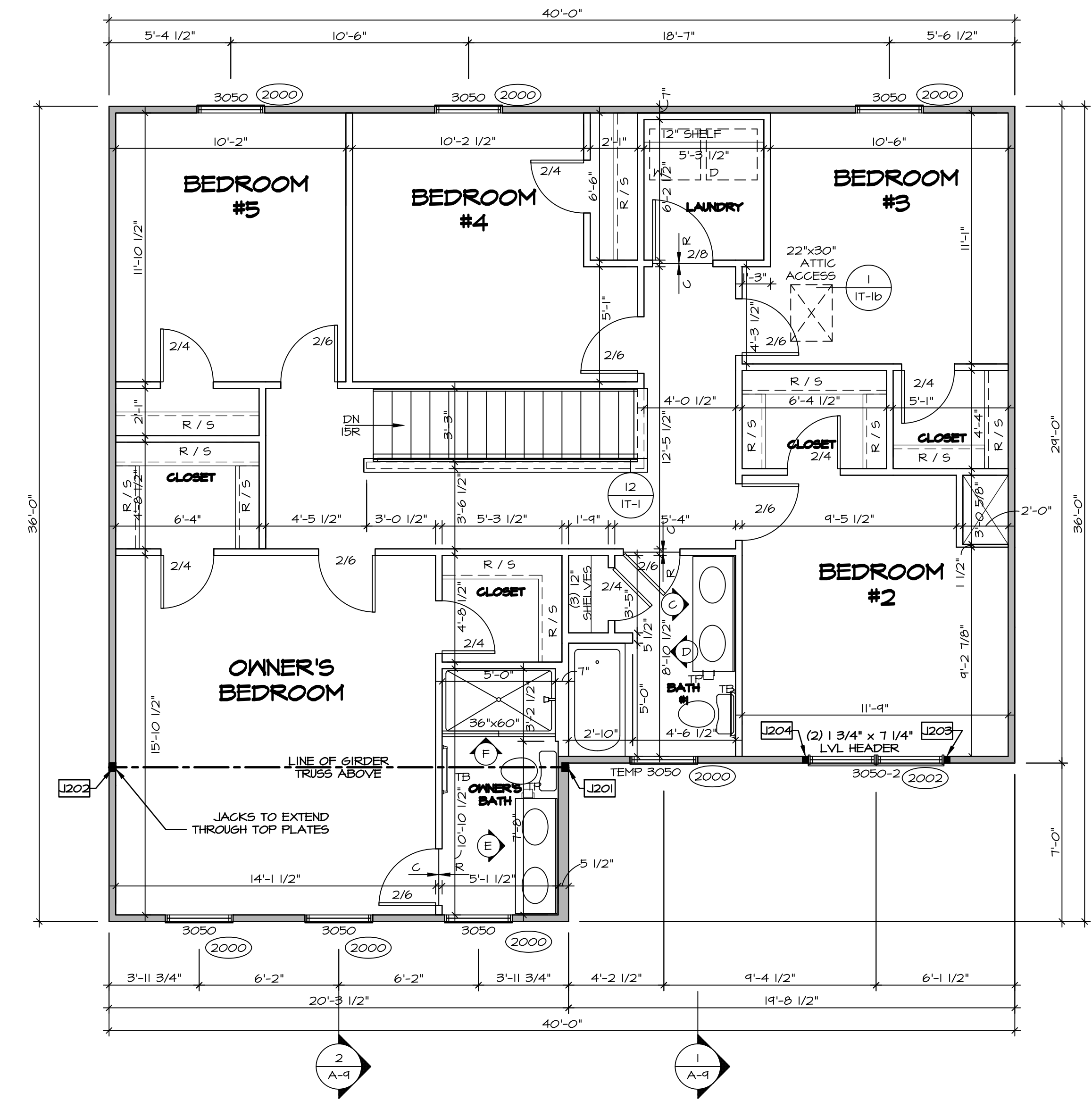
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

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ALL WINDOWS HAVE 1"-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED



SECOND FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.
J201	JACK - (3) 2X4 SP#1	2004
J202	JACK - (3) 2X4 SP#1	2004
J203	JACK - (2) 2X4 SPF STUD GRADE	2002
J204	JACK - (2) 2X4 SPF STUD GRADE	2002

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

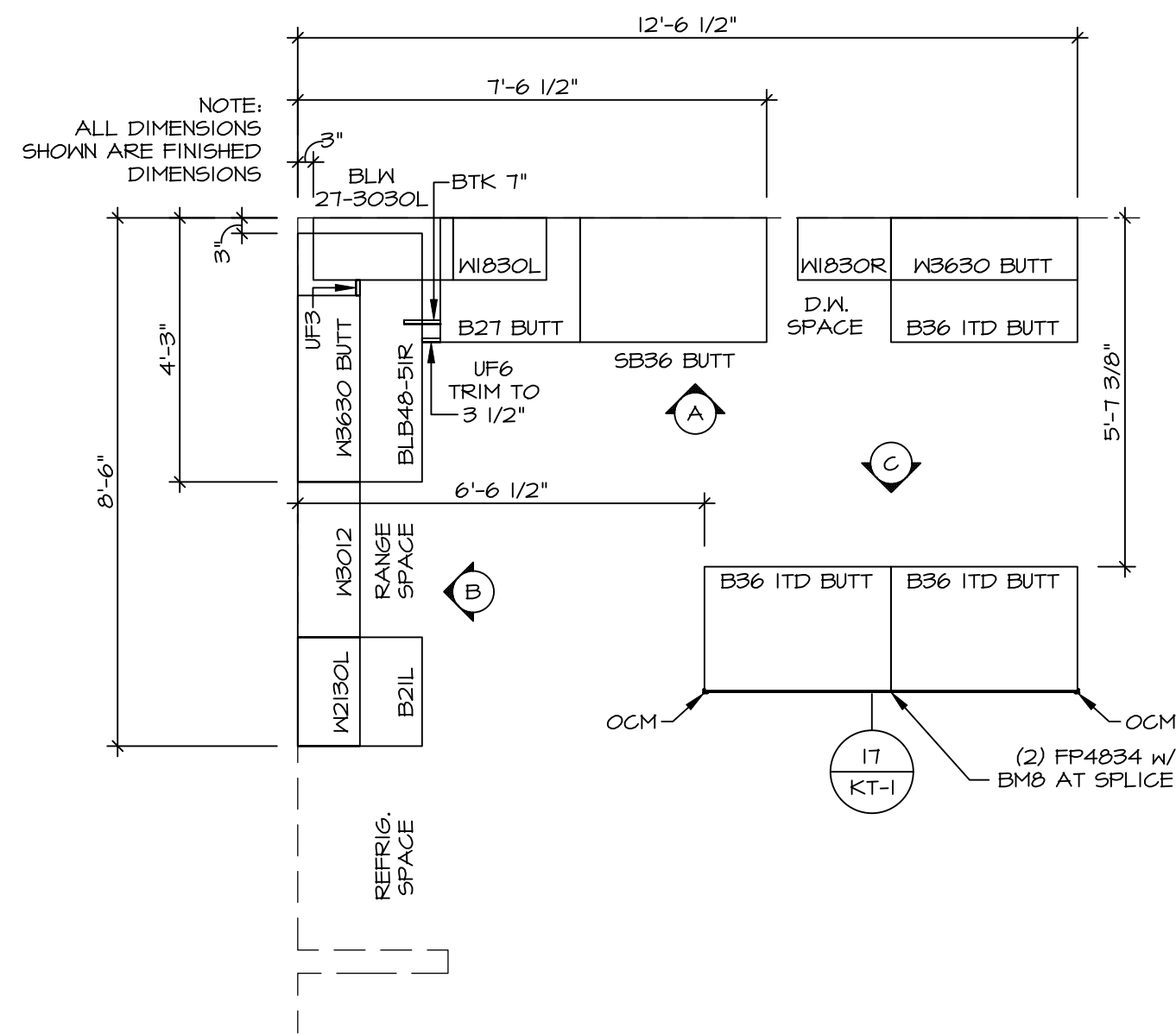
DIV-COMM-LOT-UNIT
DCY-S2-0369
COM-LOT
SAYERS MILL - SIMPLY RYAN - 0369
STREET ADDRESS
9442 WARM SPRINGS DR
CITY MIDDLETOWN STATE OH ZIP 45042

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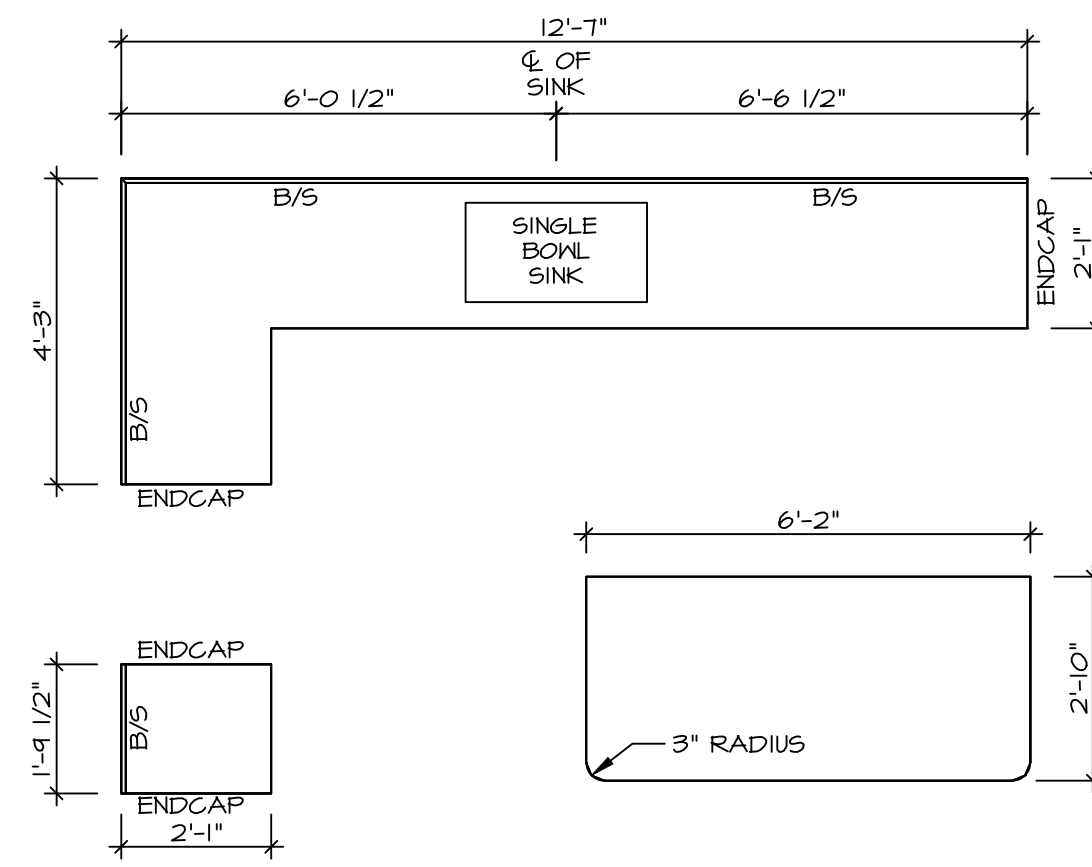
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SET NO. EVM00
VERSION 01
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DATE:
OPTION

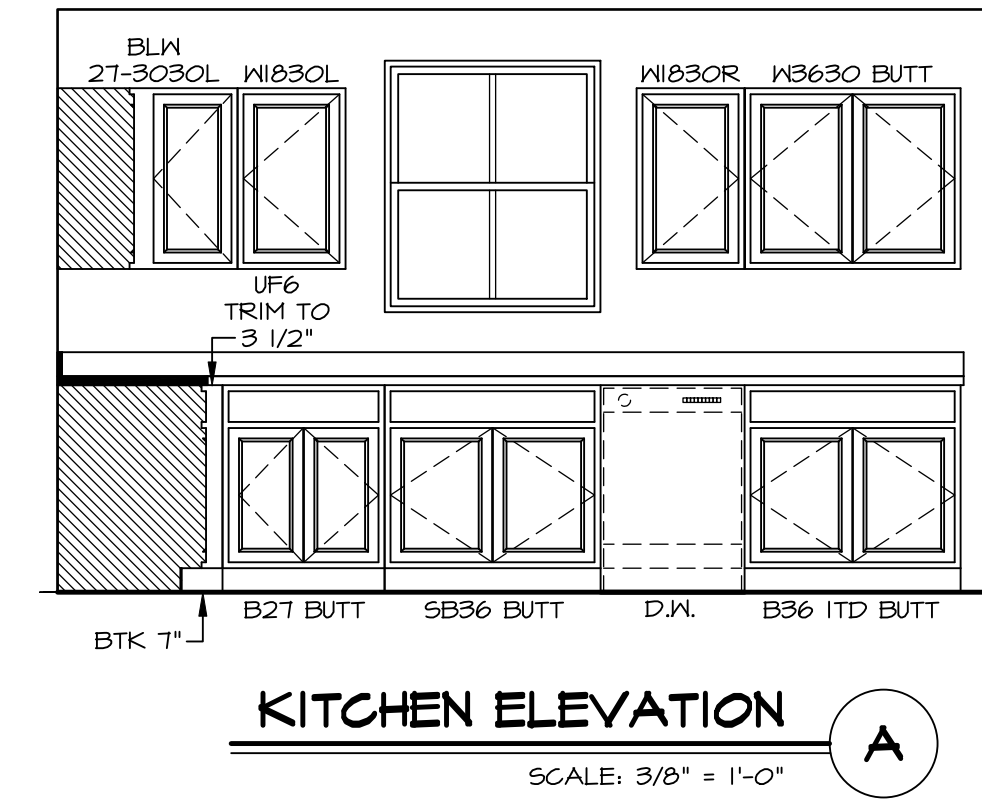
SHEET NO. **A-8**
MODEL **ELM**
DRAWING TITLE **SECOND FLOOR PLAN**
OPTION DESCRIPTION
10



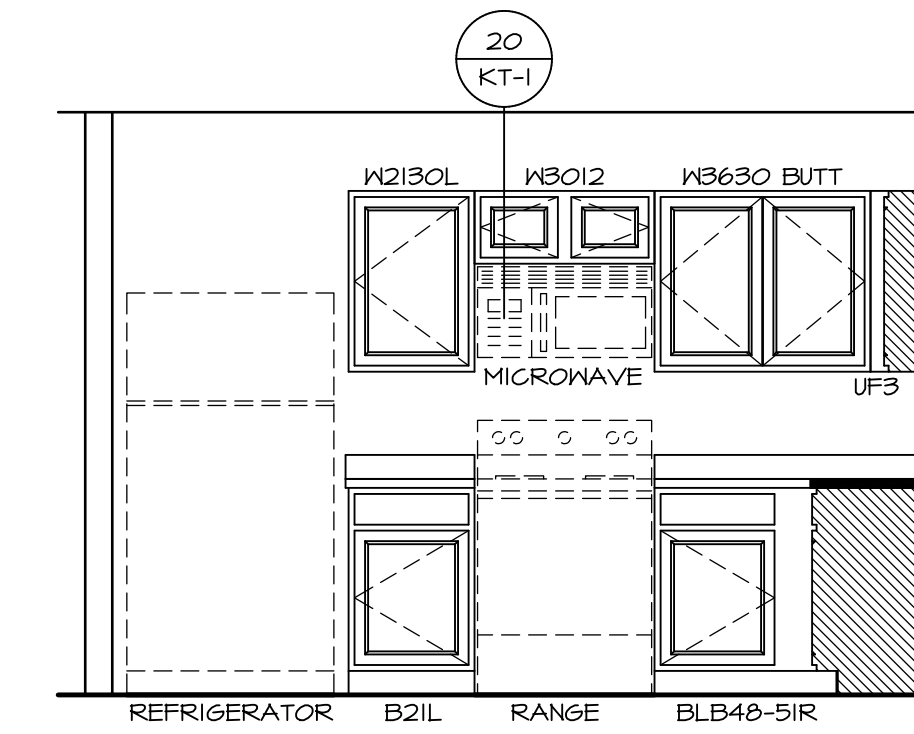
KITCHEN CABINET PLAN (KC-3644)
SCALE: 3/8" = 1'-0" A-12



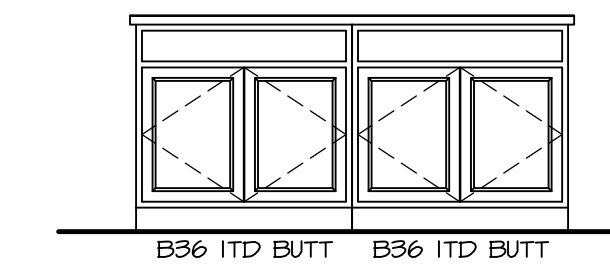
KITCHEN COUNTERTOP PLAN (KT-3644)
SCALE: 3/8" = 1'-0" A-12



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



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



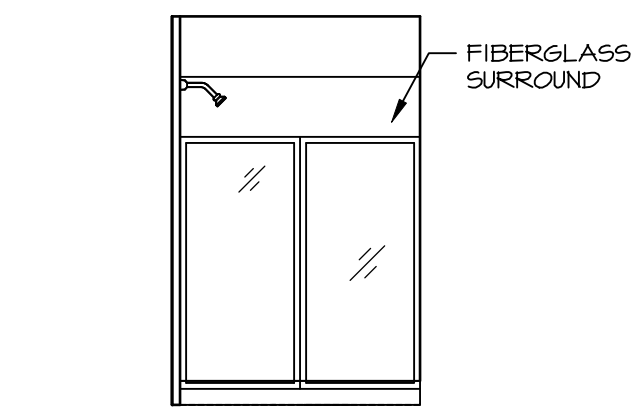
KITCHEN ELEVATION C
SCALE: 3/8" = 1'-0"

SHEET NO. A-12	MODEL ELM DRAWING TITLE KITCHEN	SET NO. ELM00	VERSION 01
		DRAWN BY	DATE:
13	OPTION DESCRIPTION	DRAWN BY	
		DATE:	
DIV-COMM-LOT-UNIT DCY-S2-0369		COM-LOT SAIYERS MILL - SIMPLY RYAN - 0369	
STREET ADDRESS 5942 WARM SPRINGS DR		APT. NO. ----	
CITY MIDDLETOWN		STATE OH	
ZIP 45042			

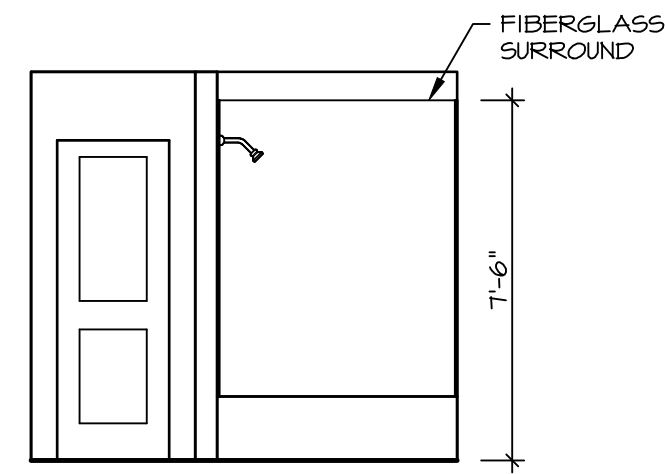
NOTES:
1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

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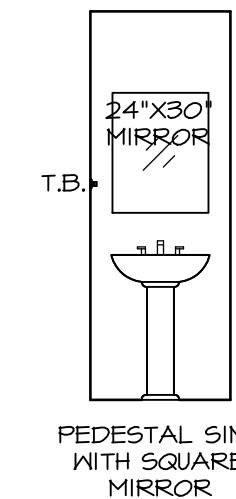
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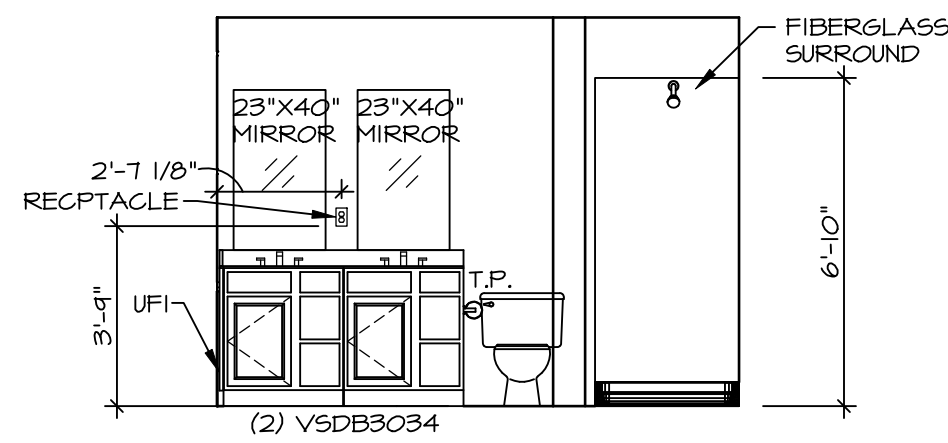
F OWNER'S BATH
SCALE: 1/4" = 1'-0"



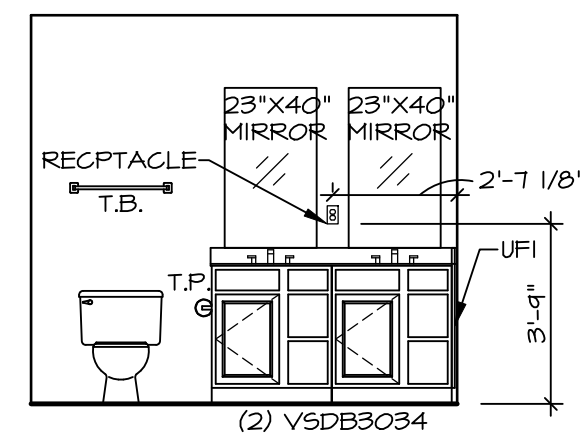
D BATH #1
SCALE: 1/4" = 1'-0"



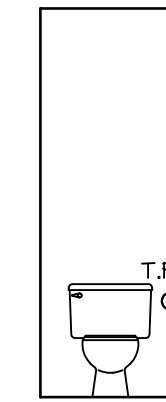
B POWDER ROOM
SCALE: 1/4" = 1'-0"



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



C BATH #1
SCALE: 1/4" = 1'-0"

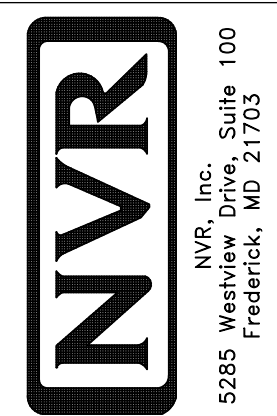


A POWDER ROOM
SCALE: 1/4" = 1'-0"

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 VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO.	MODEL	SET NO.
A-13	ELM	EV-M00
	DRAWING TITLE	VERSION 01
	BATH ELEVATIONS	
	OPTION DESCRIPTION	DRAWN BY
14		DATE:
		OPTION



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DIV-COMM-LOT-UNIT	
DCY-S2-0369	
COM-LOT	SAWYERS MILL - SIMPLY RYAN - 0369
STREET ADDRESS	9442 WARM SPRINGS DR
CITY	MIDDLETOWN
STATE	OH
ZIP	45042