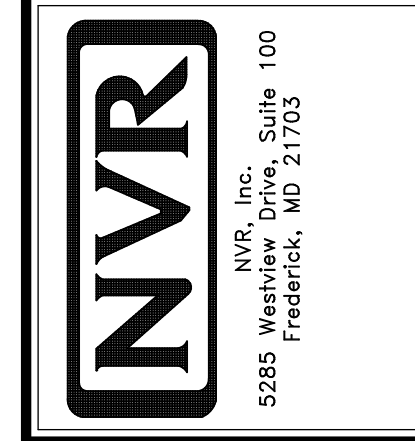


NOTE
 RADON REMEDIATION
 RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
 STACK REQUIREMENTS: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

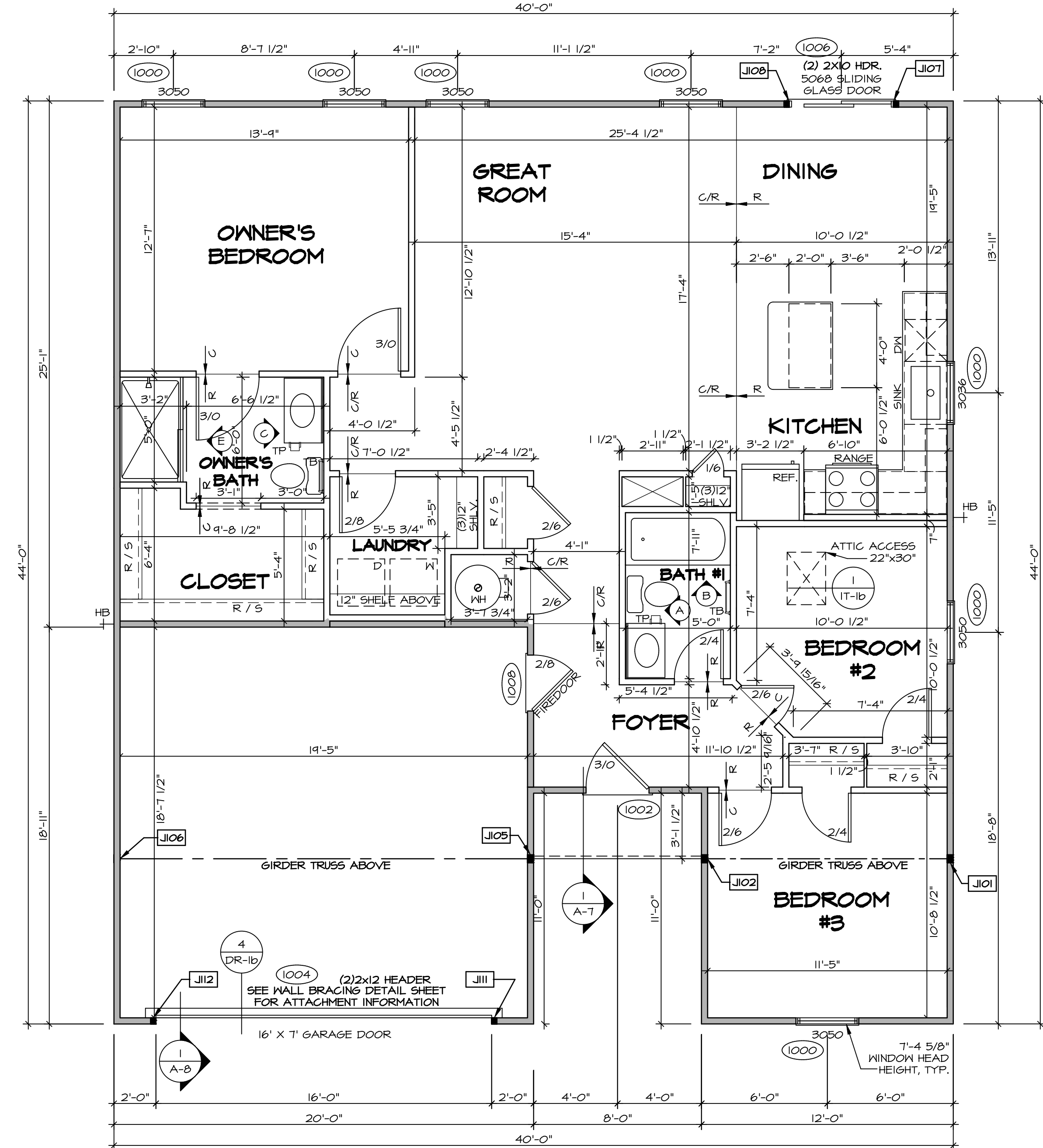
SHEET NO. A-4	MODEL SPRUCE	SET NO. SF000	VERSION 01
	DRAWING TITLE PLUMBING PLAN	DRAWN BY RLC	DATE: 12/30/14
	OPTION DESCRIPTION	OPTION	
5			



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DIV-COMM-LOT-UNIT DCY-S2-0038	
COMM-LOT	SAWYERS MILL - SIMPLY RYAN - 0038
STREET ADDRESS	5851 BENTWOOD DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042

FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J101	JACK - (3) 2X4 SFF STUD GRADE		1010	
J102	JACK - (3) 2X4 SFF STUD GRADE		1010	
J105	JACK - (3) 2X4 SFF STUD GRADE	F5A	1010	
J106	JACK - (3) 2X4 SFF STUD GRADE	F5A	1010	
J107	JACK - (2) 2X4 SFF STUD GRADE		1006	
J108	JACK - (2) 2X4 SFF STUD GRADE		1006	
J111	JACK - (2) 2X4 SFF STUD GRADE	F5A	1004	
J112	JACK - (2) 2X4 SFF STUD GRADE	F5A	1004	



LEGEND

- BEARING WALL
- NON BEARING WALL
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- 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.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHINGS, ALL INTERIOR WALLS TO BE 5/8" 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 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 GRIPPLES 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

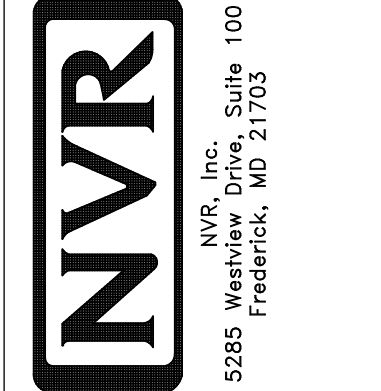
AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

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

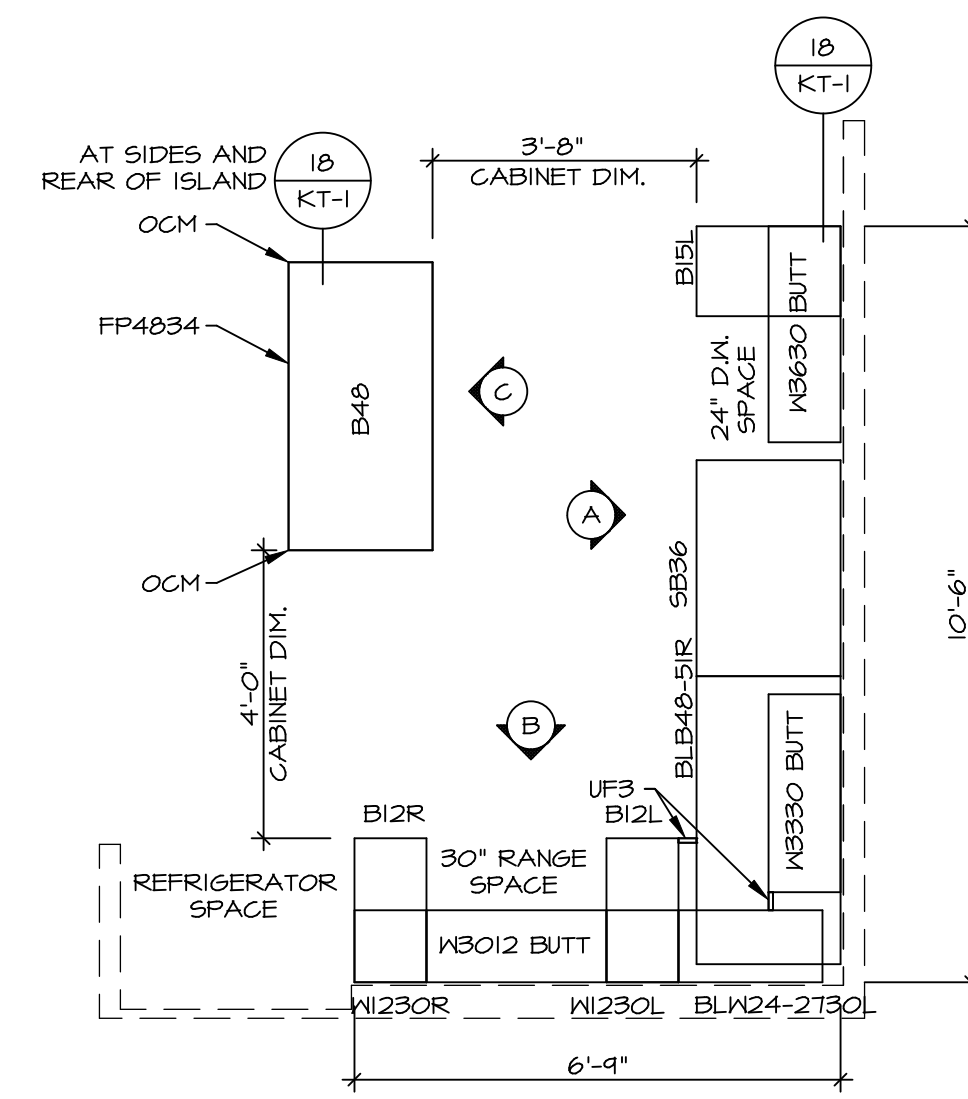
DIV-COMM-LOT-UNIT
DCY-S2-0038
COMM-LOT
SANTYERS MILL - SIMPLY RYAN - 0038
STREET ADDRESS
5851 BENTWOOD DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

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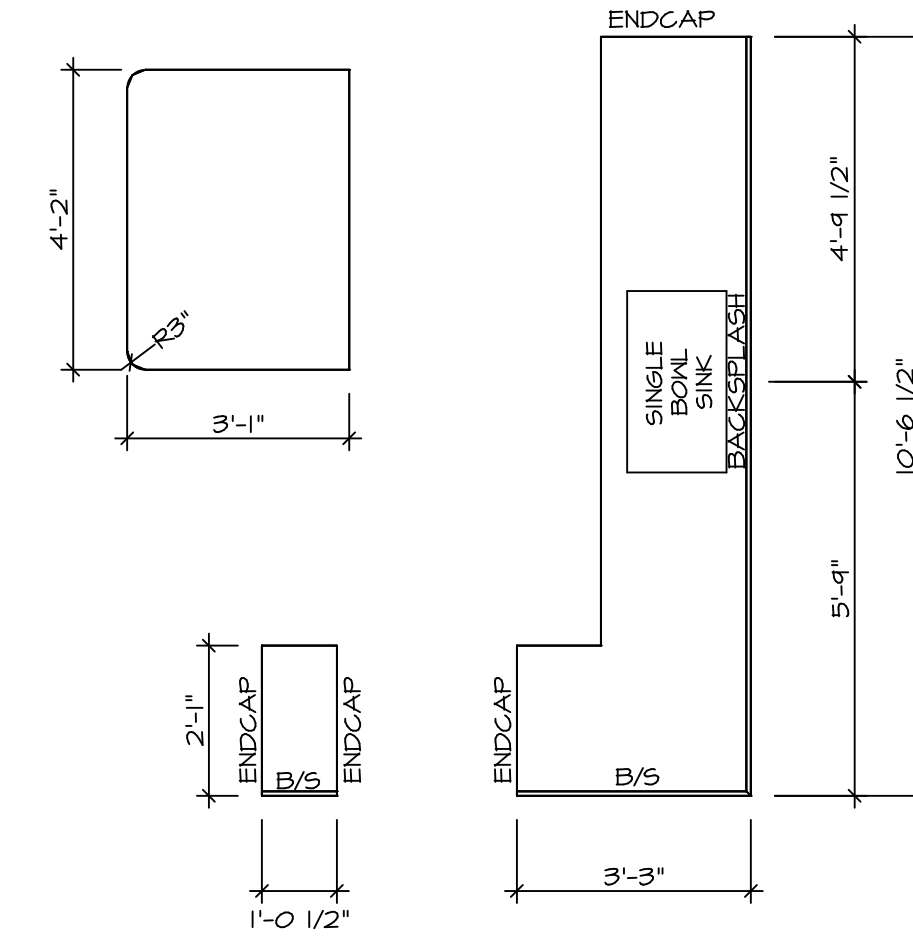


SET NO. SPC00
VERSION 01
DRAWN BY SGA
DATE: 12/14/14
OPTION

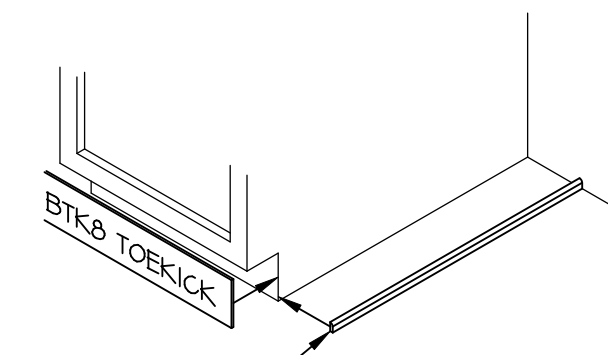
MODEL: SPRUCE
DRAWING TITLE: FIRST FLOOR PLAN
SHEET NO. A-6
OPTION DESCRIPTION: 7



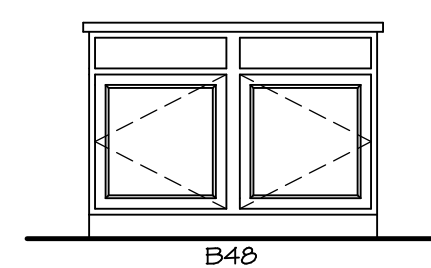
KITCHEN CABINET PLAN / KC-3641
 KITCHEN VENTILATION RE-CIRCULATING "KFI" SCALE: 3/8" = 1'-0" A-II



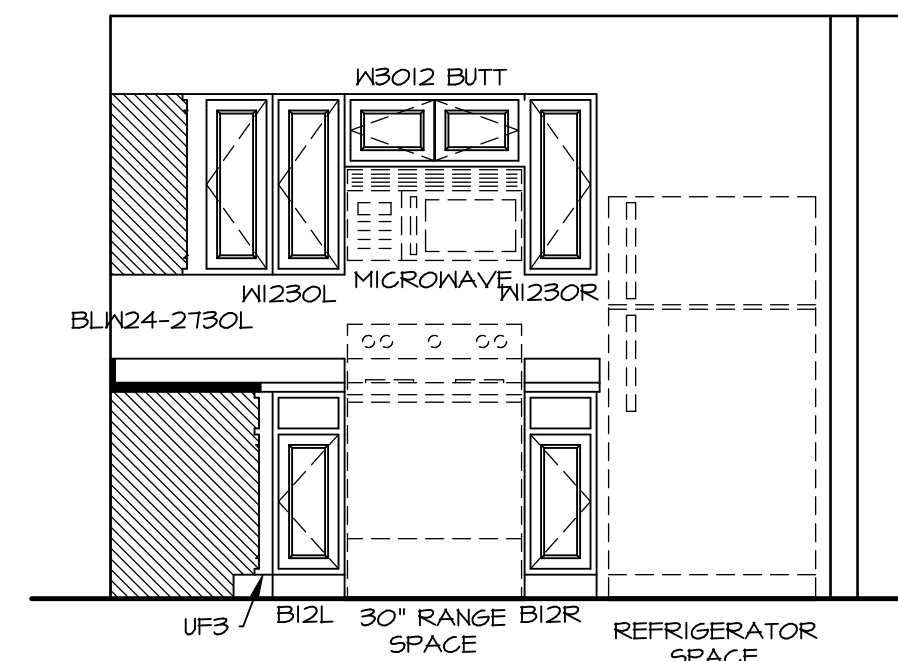
KITCHEN COUNTERTOP PLAN KT-3641
 SCALE: 3/8" = 1'-0" A-II



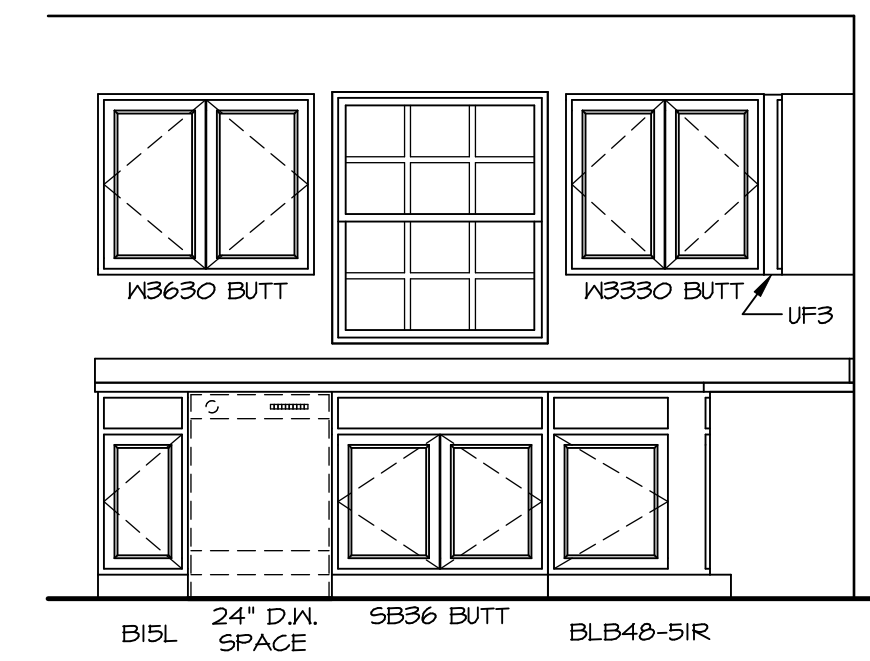
TOEKICK / SCRIBE DETAIL
 NOTE: OMIT SMO SCRIBE MOLDING AT DISHWASHER SPACES
 SMO SCRIBE MOLDING ALONG CABINET SIDES
 SCALE: 3/4" = 1'-0" A-II



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



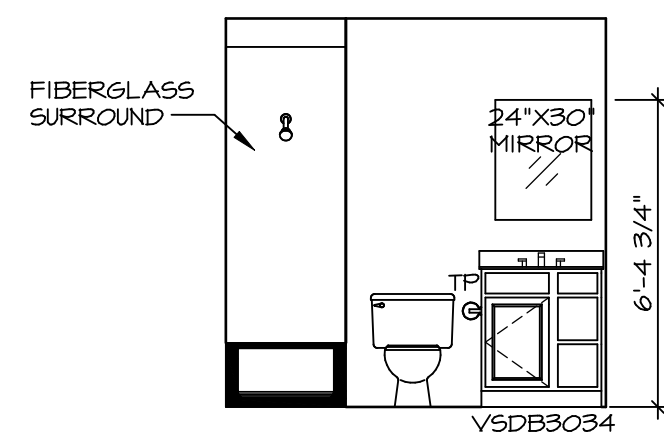
CABINET ELEVATION B
 "KFI" SCALE: 3/8" = 1'-0"



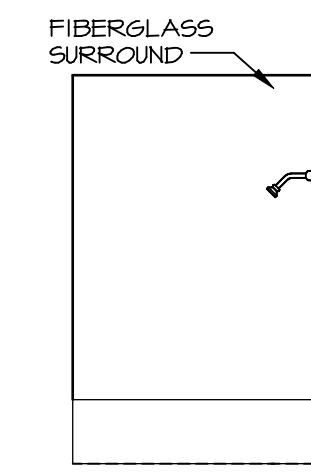
CABINET ELEVATION A
 SCALE: 3/8" = 1'-0"

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

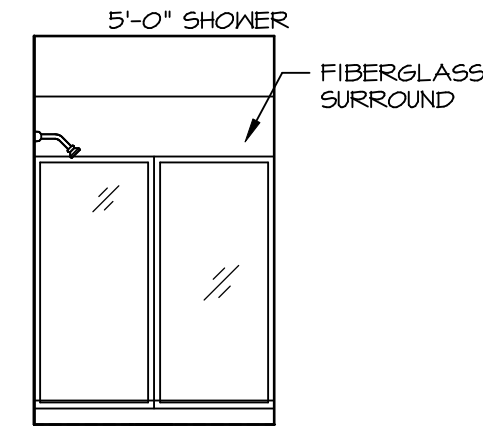
SHEET NO. A-II	MODEL SPRUCE	SET NO. SPC00	VERSION 01	DRAWN BY RJC	DATE: 12/23/15	OPTION
		DRAWING TITLE KITCHENS				
DIV-COMM-LOT-UNIT DCY-S2-0038		COMM-LOT SMYERS MILL - SIMPLY RYAN - C038				
STREET ADDRESS 5851 BENTWOOD DRIVE		CITY MIDDLETOWN		STATE OH	ZIP 45042	
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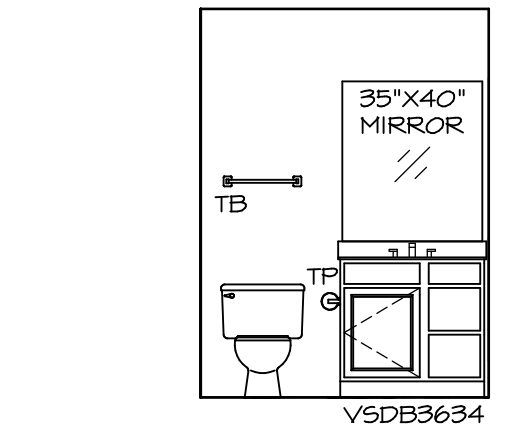
A BATH #1
SCALE: 1/4" = 1'-0"



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



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



C OWNER'S BATH
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.	A-12
MODEL	SPRUCE
SET NO.	SPC00
VERSION	01
DRAWN BY	SGA
DATE	12/19/14
OPTION	
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	
SHEET NO.	12

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Frederick, MD 21703

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DIV-COMM-LOT-UNIT		DCY-S2-0038	
COMM-LOT		SANTYERS MILL - SIMPLY RYAN - 0038	
STREET ADDRESS		5851 BENTWOOD DRIVE	
CITY	STATE	ZIP	
MIDDLETOWN	OH	45042	