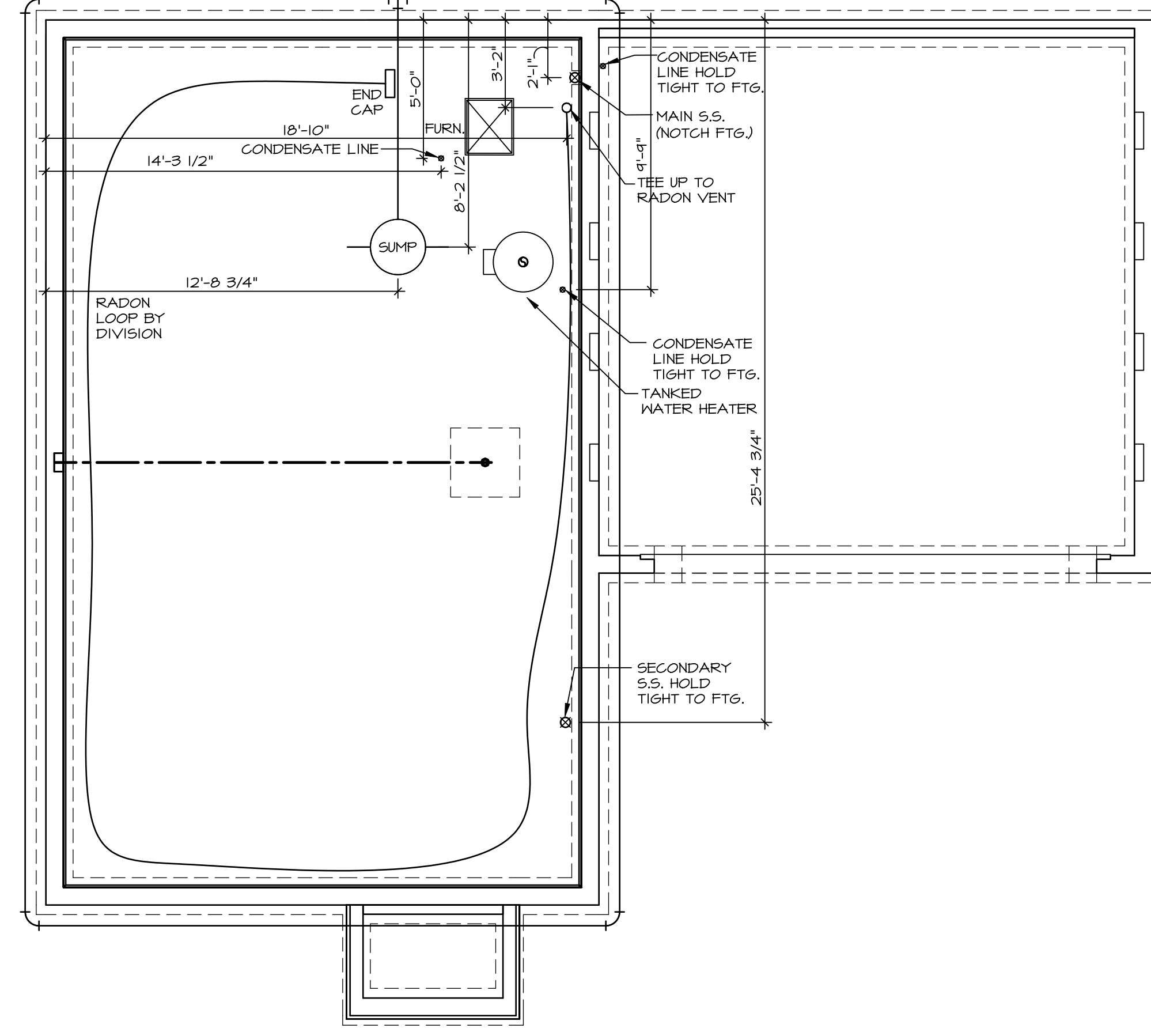


S2 396
6861 RIVERVIEW AVENUE
MIDDLETOWN, OH 45042

2 Story Basement
2 hose bibs - no valves required
Vent Kitchen
ice maker
2 tubs
WATER HEATER ELECTRIC 50 GALLON
Inside Water Meter setup

Gas Furnace



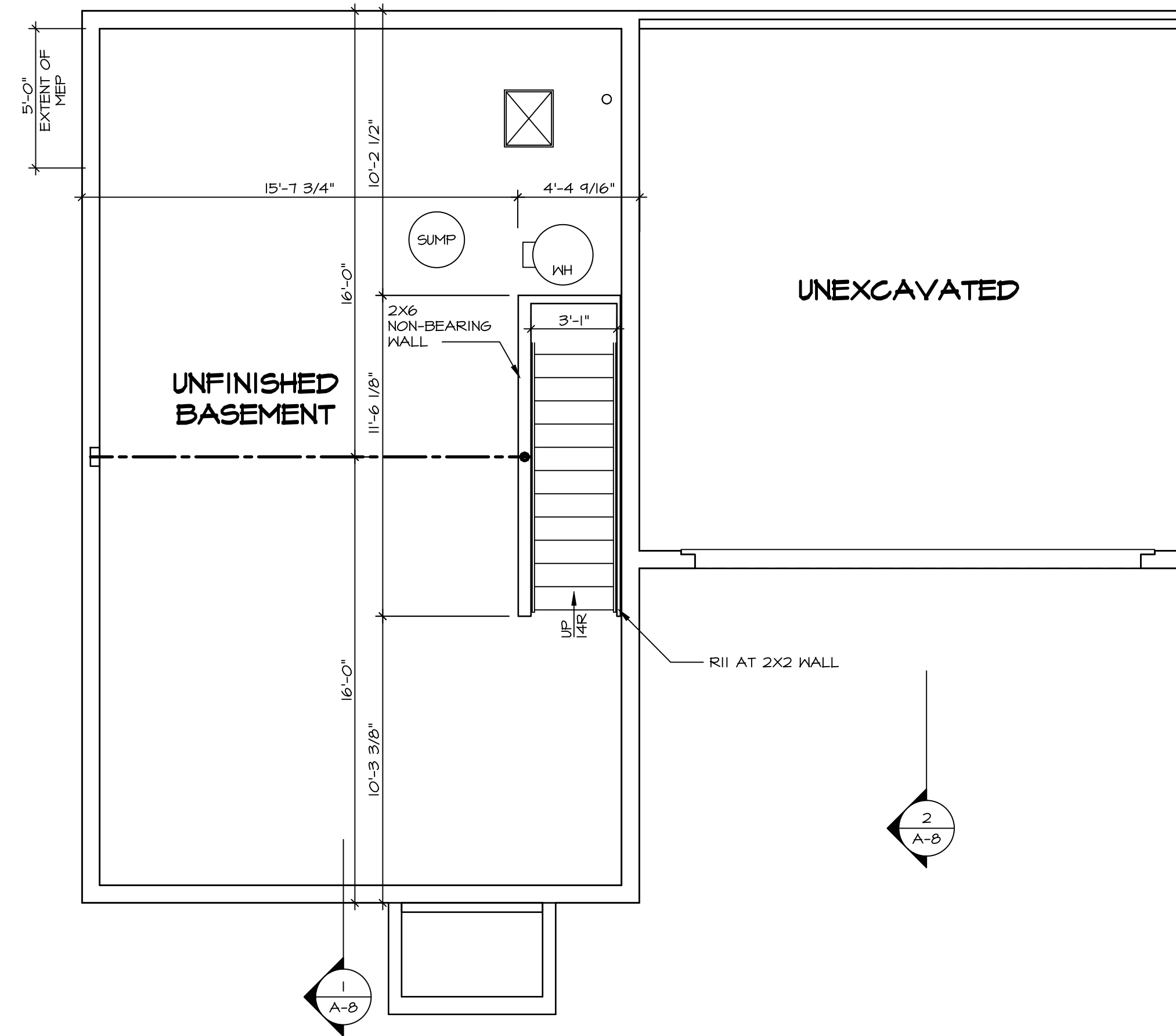
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A-4 **PLUMBING PLAN**
SCALE: 1/4" = 1'-0"

SHEET NO. A-4	MODEL BIRCH	SET NO. BRH00
OPTION DESCRIPTION PLUMBING	VERSION 01	RELEASE NO. ----
10	DRAWN BY DATE:	OPTION

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Frederick, MD 21703

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DIV-COMM-LOT-UNIT DCY-S2-0396	
COMM-LOT SAMYERS MILL - SIMPLY RYAN - 0396	APT. NO. ----
STREET ADDRESS 6886 RIVERVIEW AVENUE	
CITY MIDDLETOWN	STATE OH
ZIP 45042	



1
A-5
BASEMENT 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

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 "1T" 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.
1		
2		

SHEET NO. **A-5**

MODEL **BIRCH**

DRAWING TITLE **BASEMENT FLOOR PLAN**

OPTION DESCRIPTION

SET NO. **BRH00**

VERSION **01**

RELEASE NO. **----**

DRAWN BY

DATE:

OPTION

DIV-COMM-LOT-UNIT **DCY-S2-0396**

COM-LOT **SAVYERS MILL - SIMPLY RYAN - 0396**

STREET ADDRESS **6886 RIVERVIEW AVENUE**

CITY **MIDDLETOWN** STATE **OH** ZIP **45042**

APT. NO. **----**

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FIRST FLOOR JACK SCHEDULE		
IDENTIFIER	DESCRIPTION	ENG. N.M.
J100	JACK - (4) 2X4 SPF STUD GRADE	1004
J101	JACK - (2) 2X4 SPF STUD GRADE	1002
J102	JACK - (3) 2X4 SPF STUD GRADE	1015
J103	JACK - (3) 2X4 SPF STUD GRADE	1015
J104	JACK - (4) 2X4 SPF STUD GRADE	1004
J105	JACK - (2) 2X4 SPF STUD GRADE	1008
J106	JACK - (2) 2X4 SPF STUD GRADE	1008

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE JACKS
	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

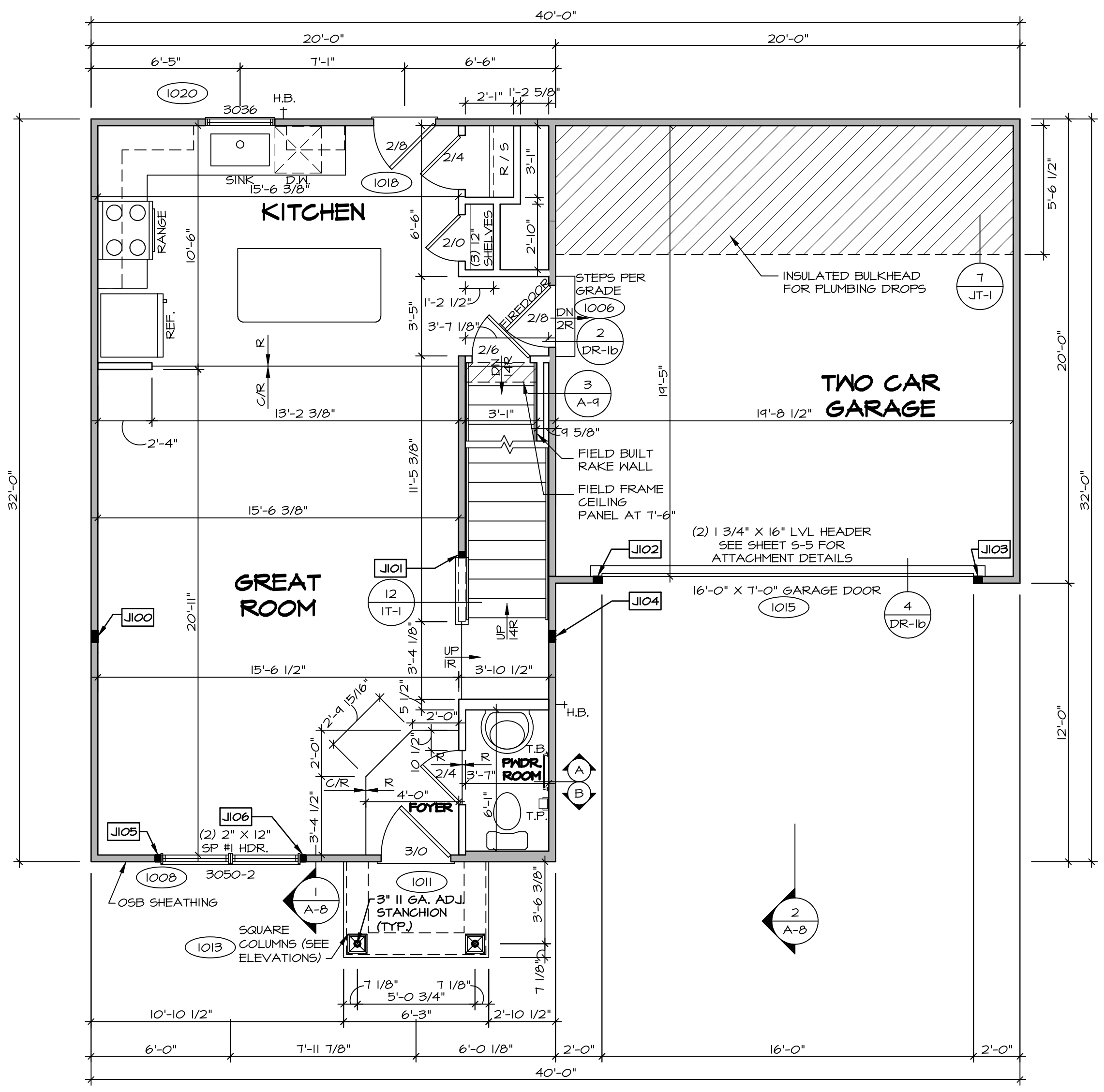
FLOOR PLAN NOTES RYAN

- 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 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, 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



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

DCY-COMM-LOT-UNIT
DCY-S2-0396

COM-LOT
SAATERS MILL - SIMPLY RYAN - 0396

STREET ADDRESS
6886 RIVERVIEW AVENUE

CITY
MIDDLETOWN

STATE
OH

ZIP
45042

APR. NO.

SET NO. BRH00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

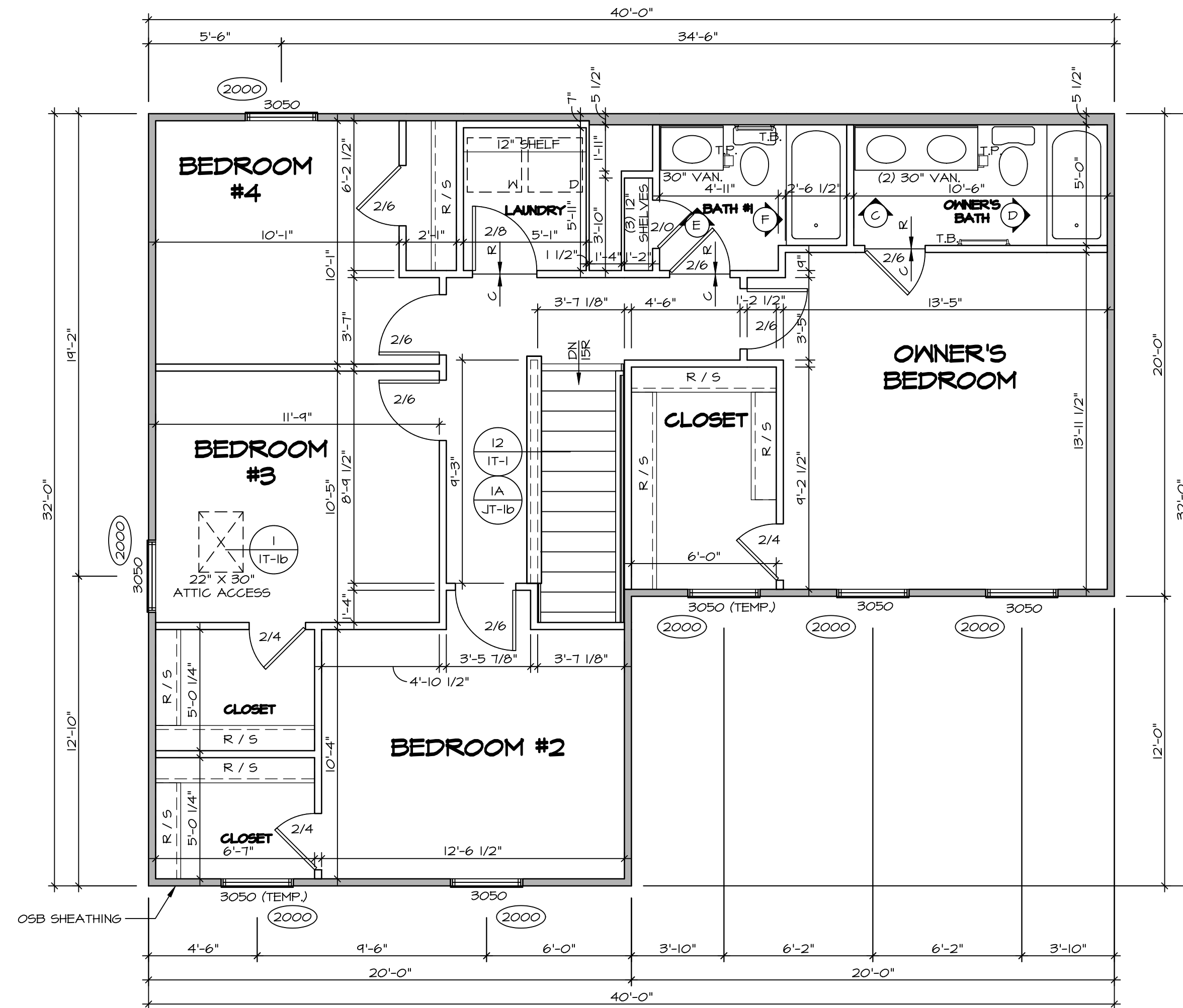
MODEL
BIRCH
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-6

12

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1
A-7
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 1/2" 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED

FLOOR PLAN NOTES RYAN

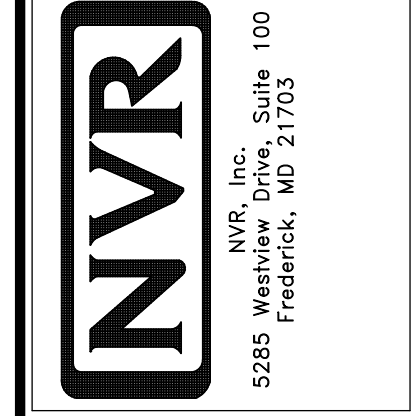
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING 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.

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

DIV-COMM-LOT-UNIT
DCY-S2-0396
COM-LOT
SAYMERS MILL - SIMPLY RYAN - 0396
STREET ADDRESS
6886 RIVERVIEW AVENUE
CITY MIDDLETOWN STATE OH ZIP 45042

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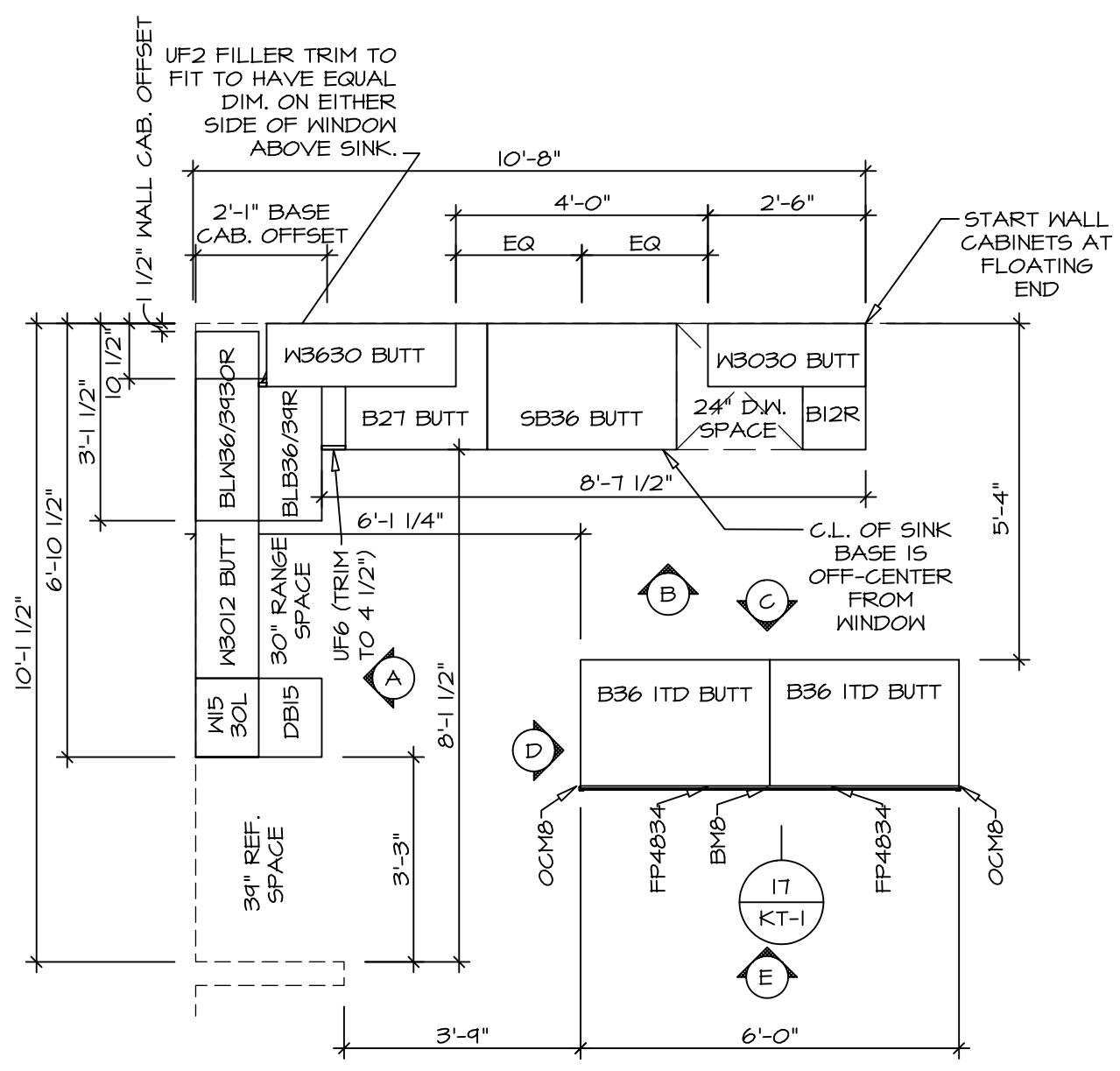


SET NO. BRH00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

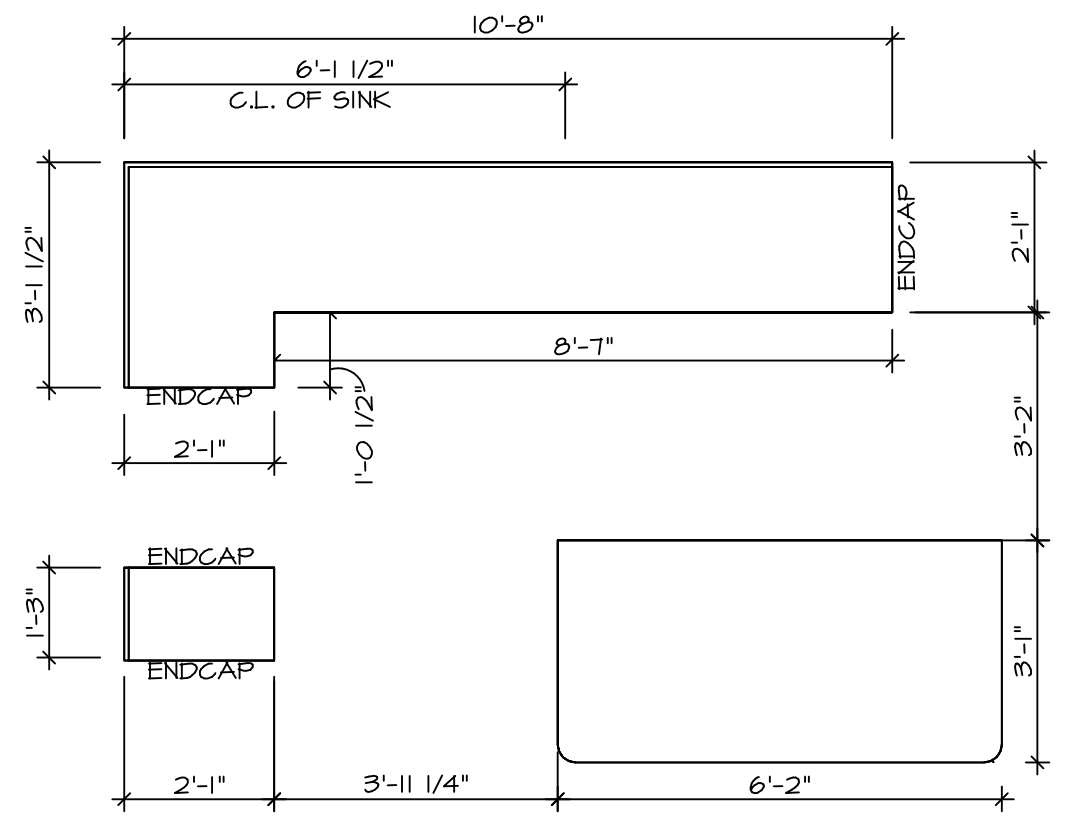
SHEET NO. **A-7**
MODEL **BIRCH**
DRAWING TITLE **SECOND FLOOR PLAN**
OPTION DESCRIPTION
13

NOTES:
 CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT

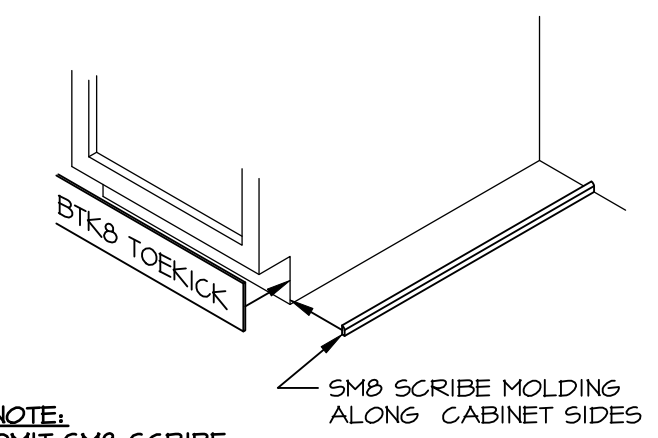
NOTES:
 1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (IKT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (UF) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 4. CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
 5. SET PRE-FINISHED SCRIBE-MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE CABINETS MEET DRYWALL) PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET CROWN MOLDING.



1 **KITCHEN CABINET PLAN KC-3638**
 SCALE: 3/8" = 1'-0"

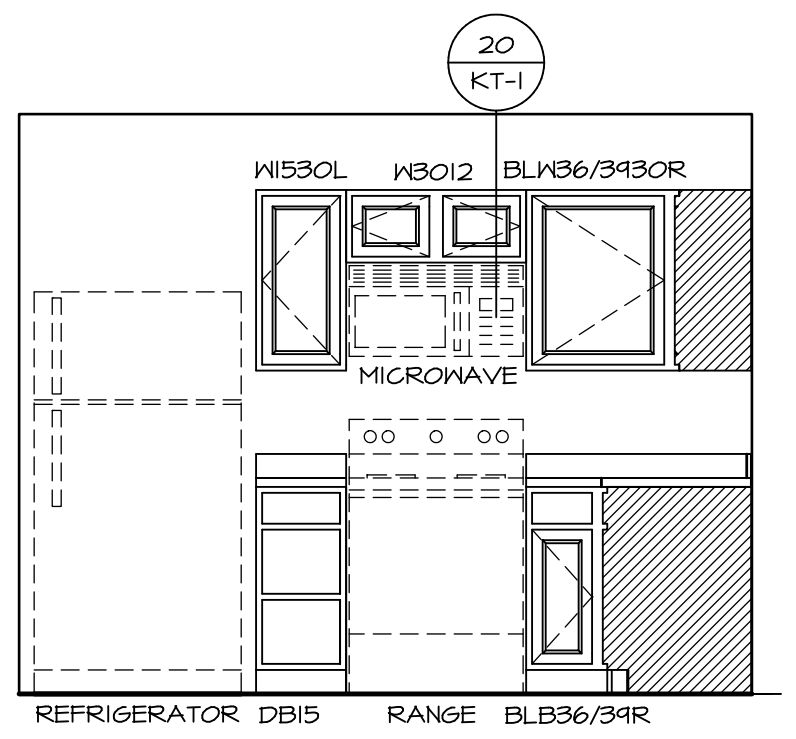


2 **KITCHEN COUNTERTOP PLAN KT-3638**
 SCALE: 3/8" = 1'-0"

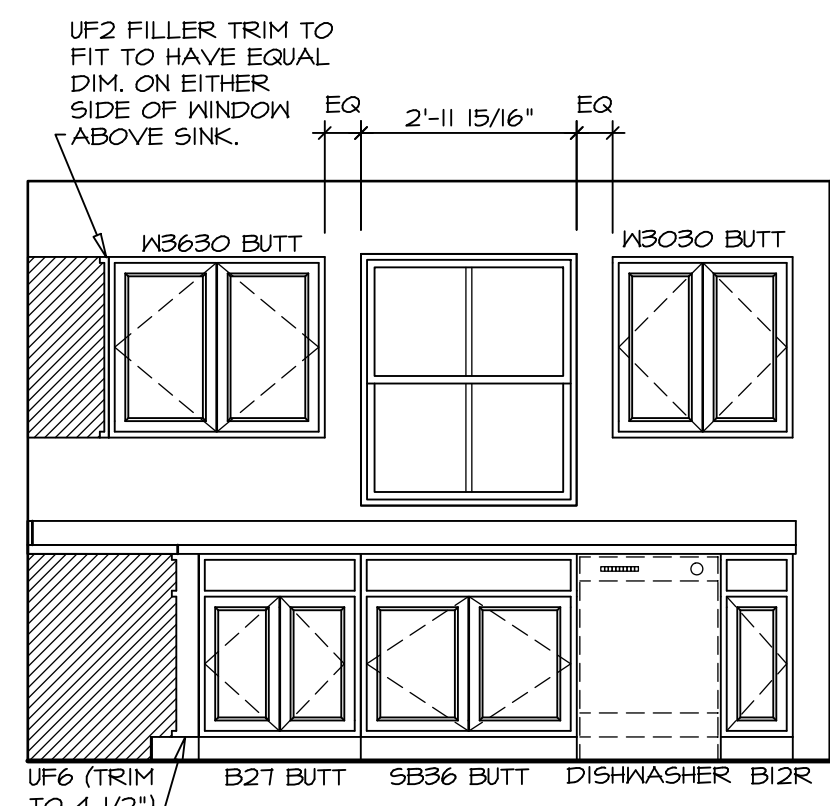


NOTE:
 OMIT SMB SCRIBE MOLDING AT DISHWASHER SPACES

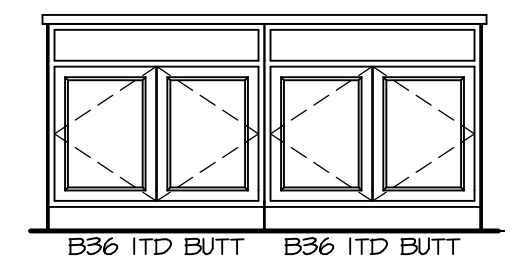
5 **TOEKICK / SCRIBE DETAIL**
 SCALE: 3/4" = 1'-0"



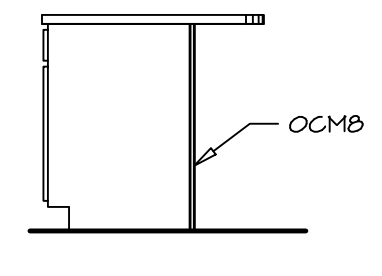
A **KITCHEN ELEVATION**
 SCALE: 3/8" = 1'-0"



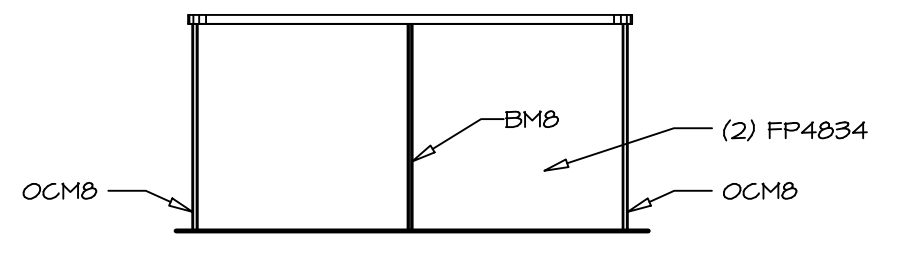
B **KITCHEN ELEVATION**
 SCALE: 3/8" = 1'-0"



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



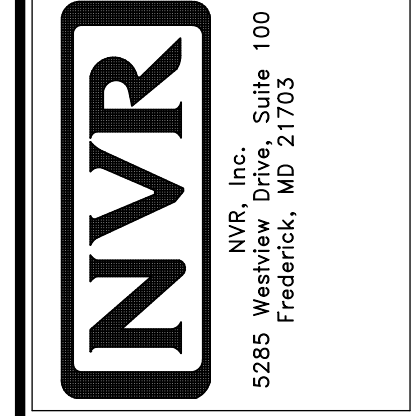
D **KITCHEN ELEVATION**
 SCALE: 3/8" = 1'-0"



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

DIV-COMM-LOT-UNIT
DCY-S2-0396
 COM-LOT
 SAUTERS MILL - SIMPLY RYAN - 0396
 STREET ADDRESS
 6866 RIVERVIEW AVENUE
 CITY MIDDLETOWN STATE OH ZIP 45042

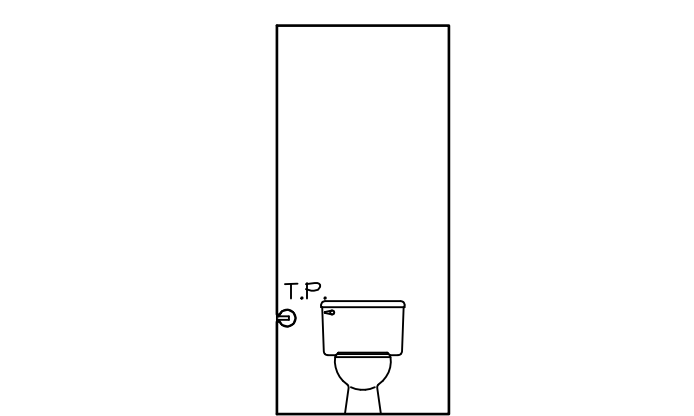
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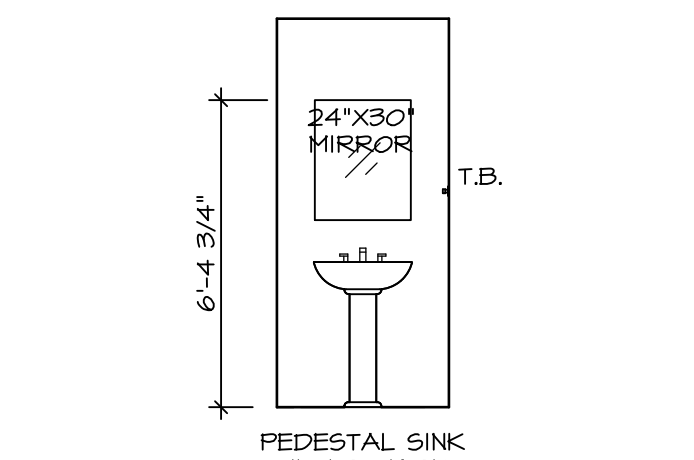
SET NO. BRH00
 VERSION 01
 RELEASE NO. ----
 DRAWN BY
 DATE:
 OPTION

MODEL
BIRCH
 DRAWING TITLE
 KITCHEN

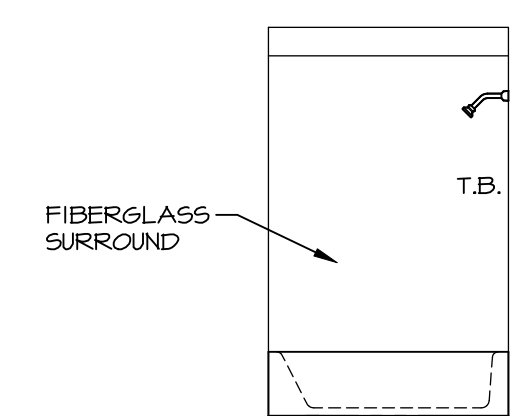
SHEET NO.
A-10
 16



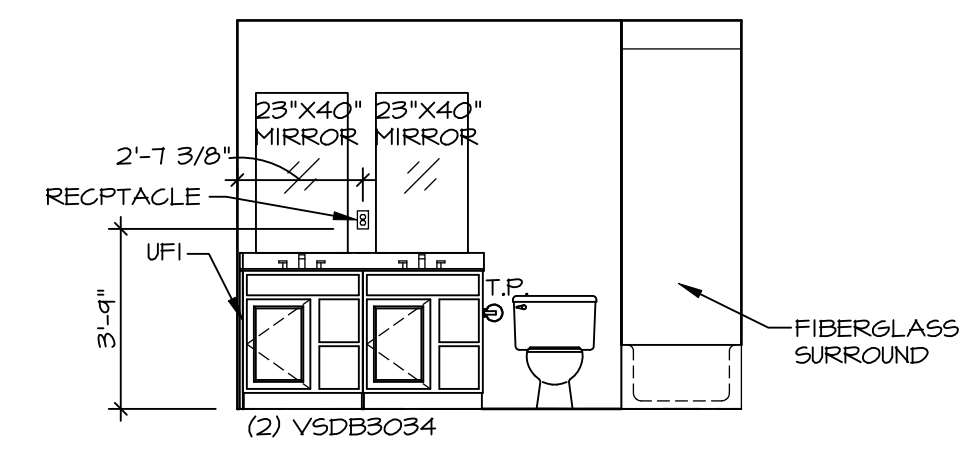
B POWDER ROOM
SCALE: 1/4" = 1'-0"



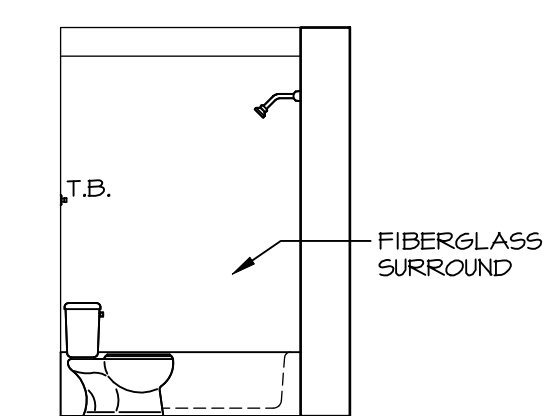
A POWDER ROOM
SCALE: 1/4" = 1'-0"



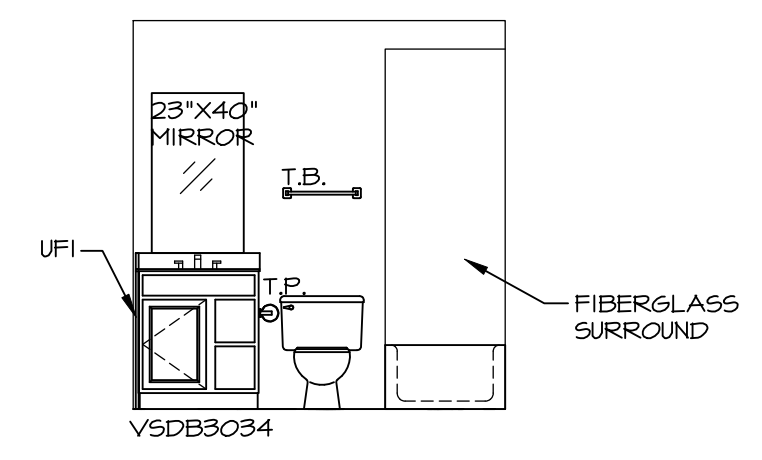
D OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



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



E BATH # 1
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-11
MODEL	BIRCH
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	
SET NO.	BRH00
VERSION	01
RELEASE NO.	----
DRAWN BY	
DATE:	
OPTION	

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DIV-COMM-LOT-UNIT	DCY-S2-0396
COM-LOT	
STREET ADDRESS	SAMYERS MILL - SIMPLY RYAN - 0396
CITY	6886 RIVERVIEW AVENUE
STATE	OH
ZIP	45042