

S2 410
6874 RIVULET DRIVE
MIDDLETOWN, OH 45042

2 Story Basement - 3 pc rough

3 bath house

2 hose bibs - no valves required

Vent Kitchen

ice maker

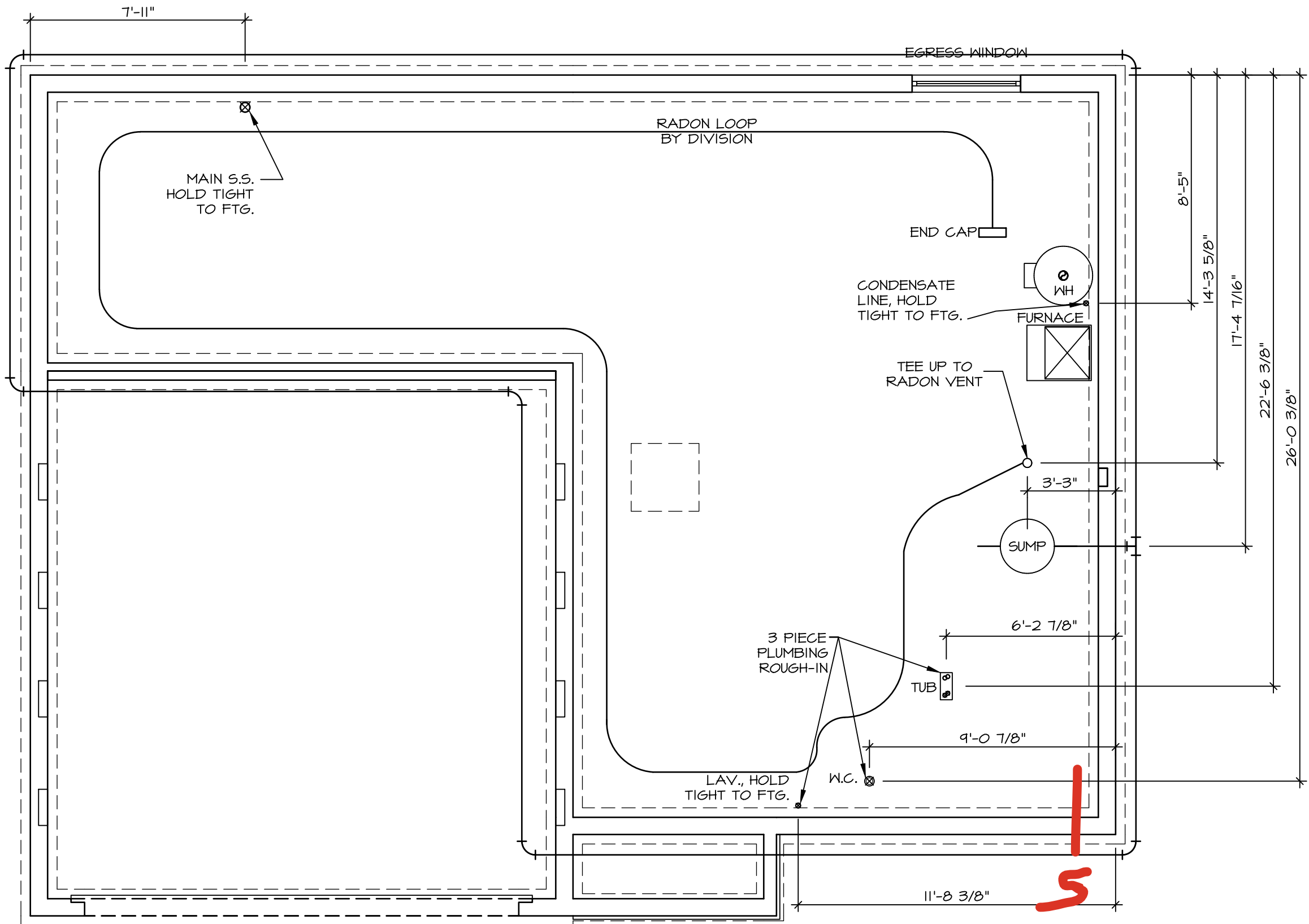
1 tub

1 shower

WATER HEATER ELECTRIC 50 GALLON

Inside Water Meter setup

Gas Furnace



PLUMBING PLAN

SCALE: 1/4" = 1'-0"

- PLUMBING NOTES:**
- 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 GAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

SHEET NO. A-5	MODEL CEDAR	SET NO. CDR00	OPTION DESCRIPTION 10
	DRAWING TITLE PLUMBING	VERSION 01	
	DATE: DRAWN BY OPTION	RELEASE NO. ---- DRAWN BY DATE: OPTION	

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5285 Westwood
Frederick, MD 21703

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DIV-COMM-LOT-UNIT DCY-S2-0410			
COMM-LOT SAMYERS MILL - SIMPLY RYAN - 0410	STREET ADDRESS 6874 RIVULET DRIVE	APT. NO. ----	ZIP 45042
CITY MIDDLETOWN	STATE OH		

BASEMENT JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
-SEE FA DETAILS FOR FIRE ASSEMBLIES	
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE	

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" OR 6" AND 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 ARCHITECTURAL DETAIL 0/IT-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS
- 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.
- INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
- BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
- ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
- NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

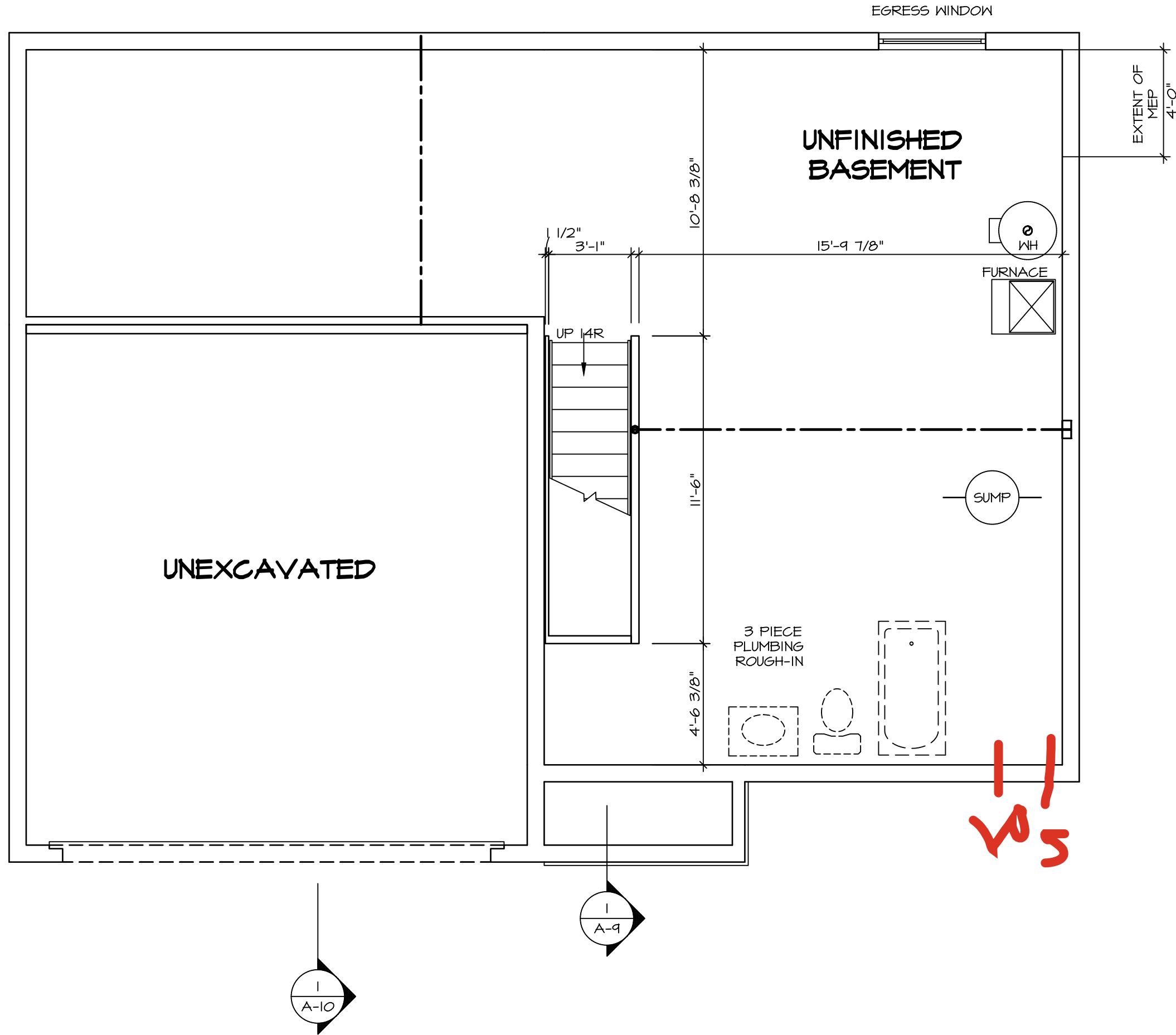
GYPSUM NOTES:

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

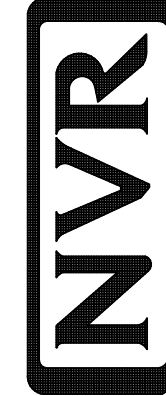


BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT
DCY-S2-0410

COMM-LOT	SAMYERS MILL - SIMPLY RYAN - 0410
STREET ADDRESS	6074 RVULET DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042

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SET NO. CD000	VERSION 01
RELEASE NO. ----	DRAWN BY
DATE:	OPTION

SHEET NO.
A-6

MODEL
CEDAR
DRAWING TITLE
BASEMENT FLOOR PLAN

OPTION DESCRIPTION
||

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (3) 2X4 SFF STUD GRADE	1019	
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	

LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	FOOTING/THICKENED SLAB
	STEEL COLUMN
	TRUSS TIE DOWN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER
-SEE FA DETAILS FOR FIRE ASSEMBLIES	
-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE	

FLOOR PLAN NOTES:

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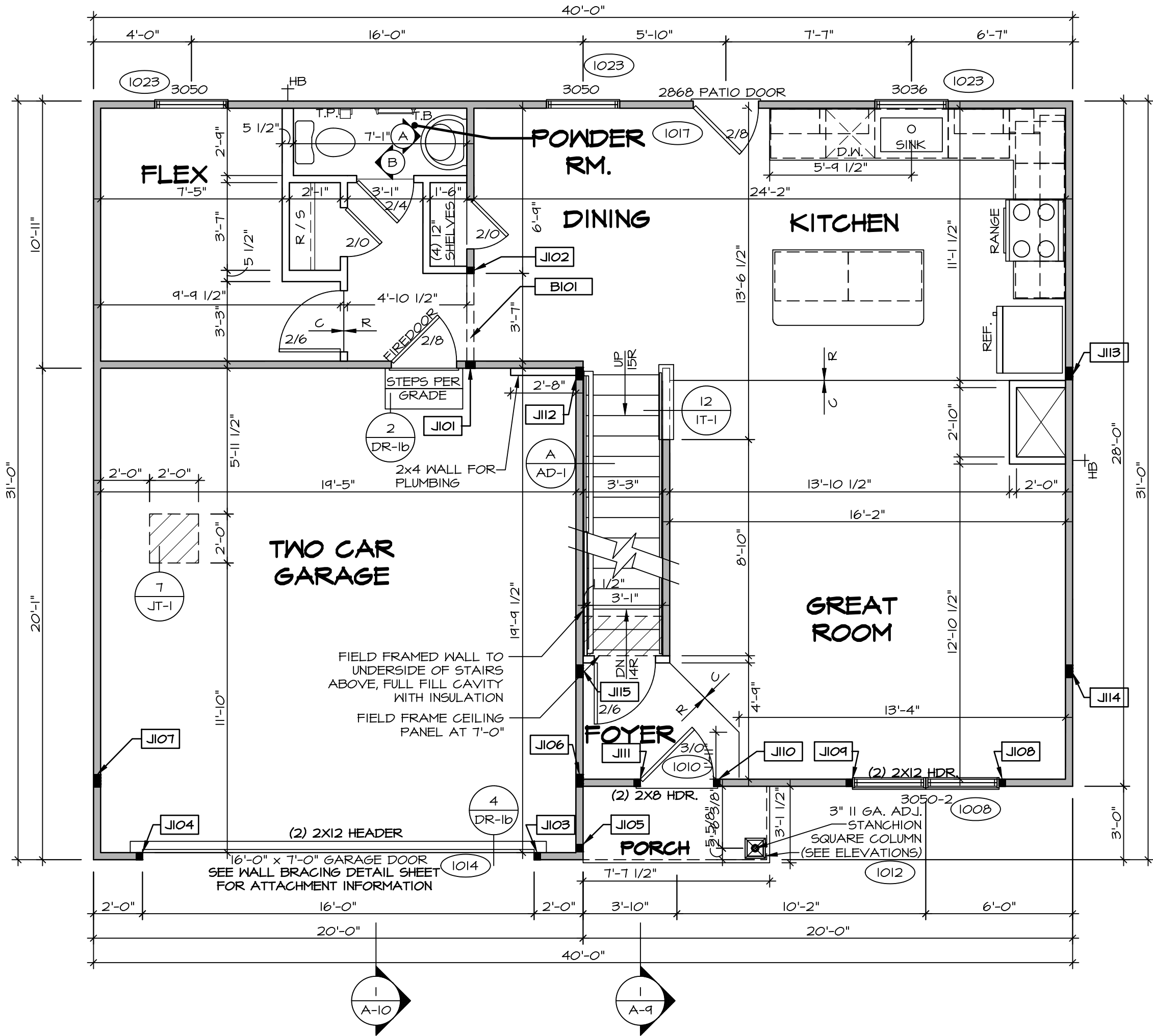
GYPSUM NOTES:

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

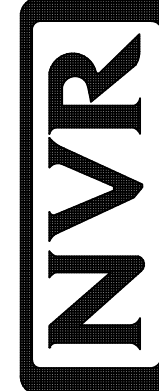


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DCY-S2-0410

DIV-COMM-LOT-UNIT	COM-Lot	STREET ADDRESS	CITY	STATE	ZIP
		6874 RIVULET DRIVE	MIDDLETOWN	OH	45042

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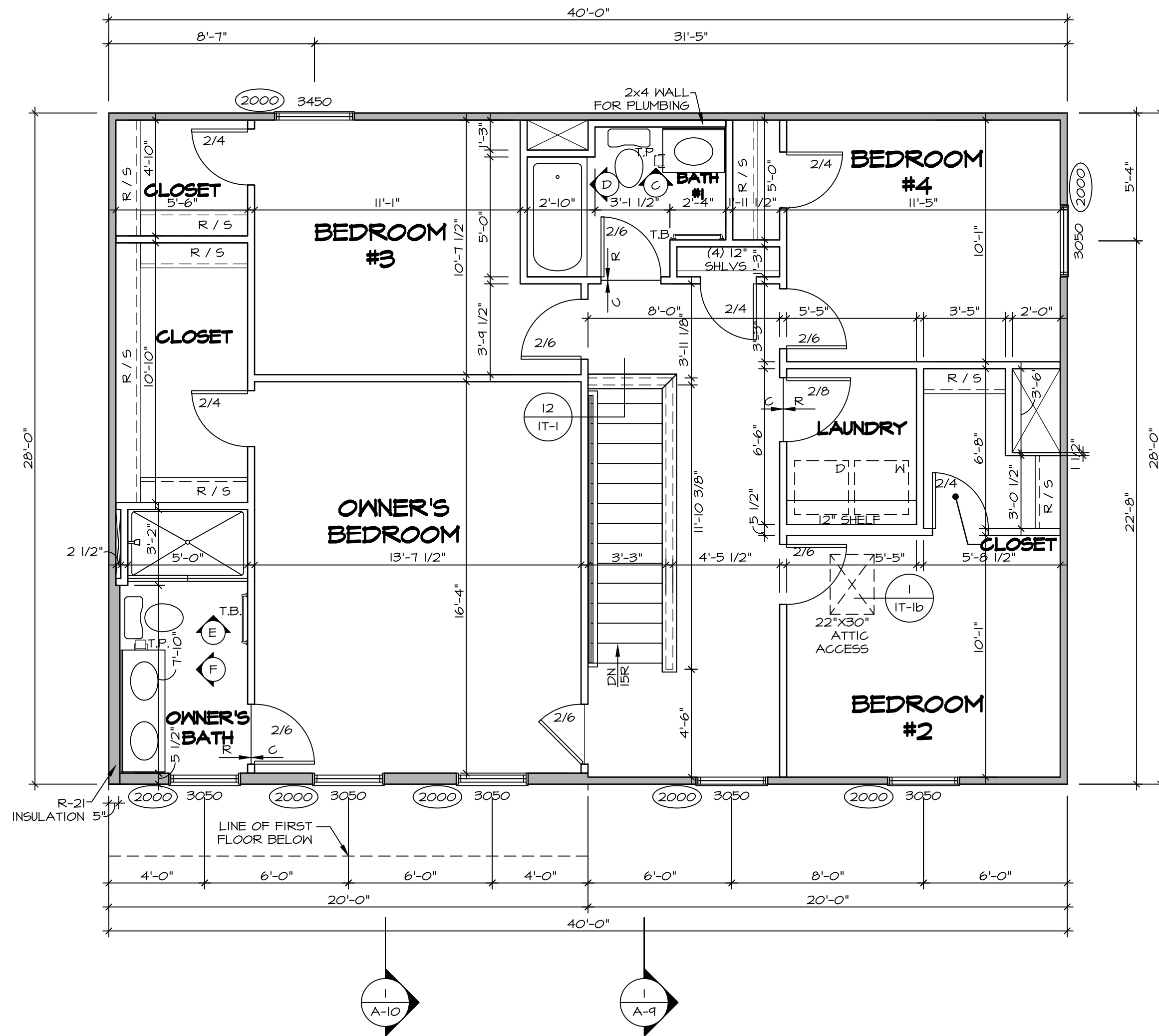
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RELEASE NO. ----	DRAWN BY
DATE:	OPTION

MODEL CEDAR
DRAWING TITLE FIRST FLOOR PLAN
OPTION DESCRIPTION

A-7

12



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

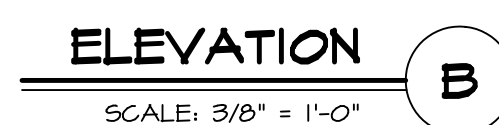
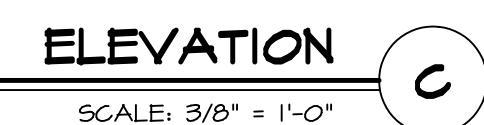
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
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- GYPSUM NOTES:**
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- AT STAIRS:
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

DIV-COMM-LOT-UNIT		DCY-S2-0410	
COM-LOT	SAVYERS MILL - SIMPLY RYAN - 0410	APT. NO.	----
STREET ADDRESS	6874 RVULET DRIVE	CITY	MIDDLETOWN
STATE	OH	ZIP	45042
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SHEET NO.	MODEL	SET NO.	OPTION
A-8	CEDAR	01	OPTION
DRAWING TITLE SECOND FLOOR PLAN			
OPTION DESCRIPTION			
13			

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

DCY-S2-0410

DCY-52-04


COMM-Lot

SAYERS MILL - SIMPLY RYAN - 0410

STREET ADDRESS

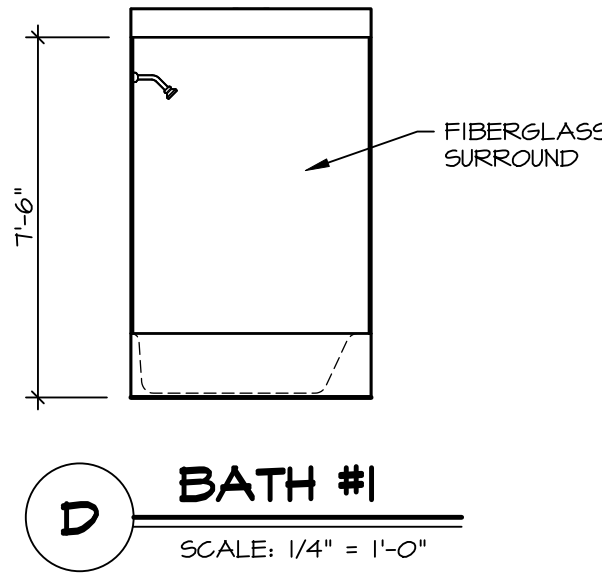
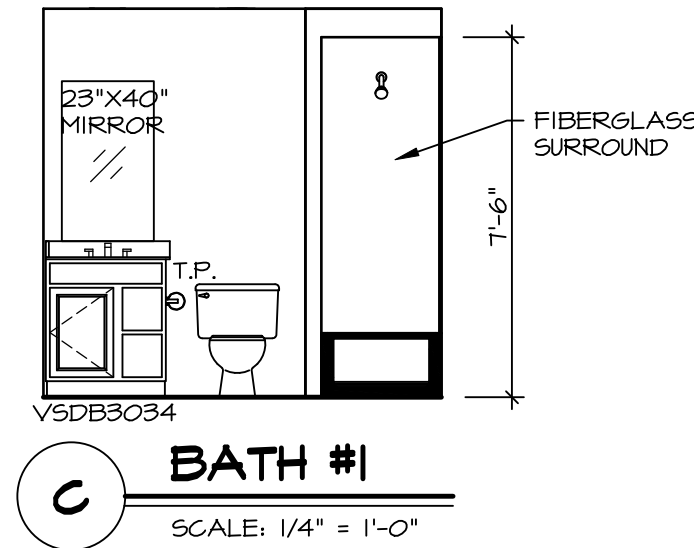
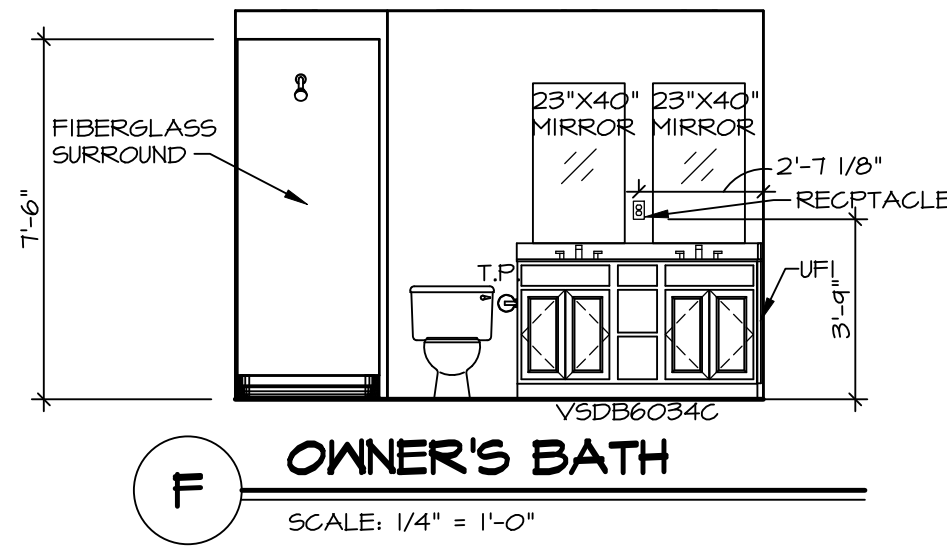
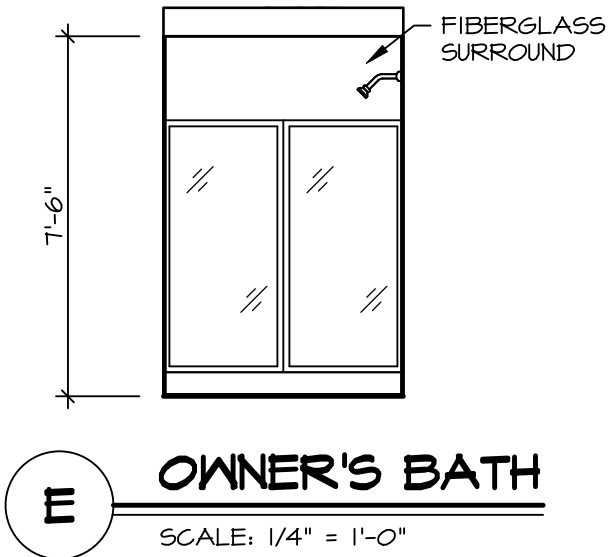
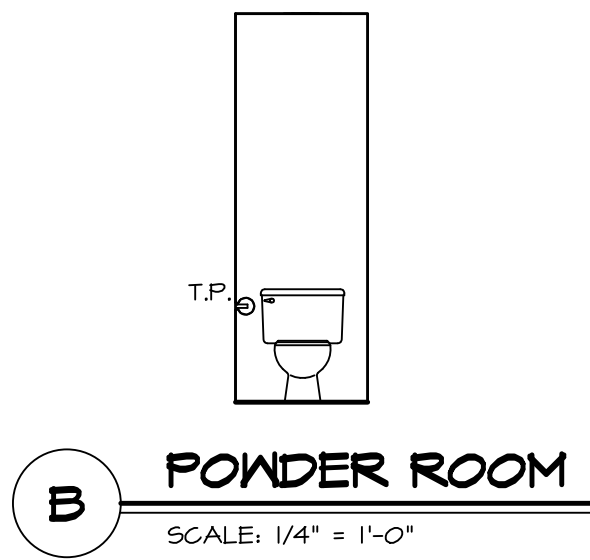
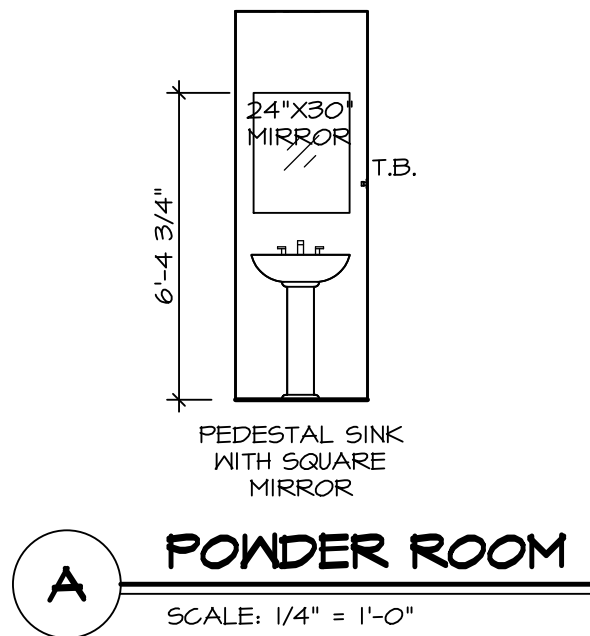
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	DRAWING TITLE	SET NO. CDR000
	KITCHEN	VERSION 01
		RELEASE NO. ----
		DRAWN BY DATE:
OPTION DESCRIPTION		OPTION

A-12

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- BATH 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 SHOWN PER PLAN.
 4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
 5. BATH ELEVATIONS ARE SHOWN PER PLAN.
 6. ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.

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	OPTION DESCRIPTION		OPTION

18

DIV-COMM-LOT-UNIT DCY-S2-0410			
COMM-LOT	SAMYERS MILL - SIMPLY RYAN - 0410		
STREET ADDRESS	APT. NO. ----		
CITY	STATE	OH	ZIP 45042