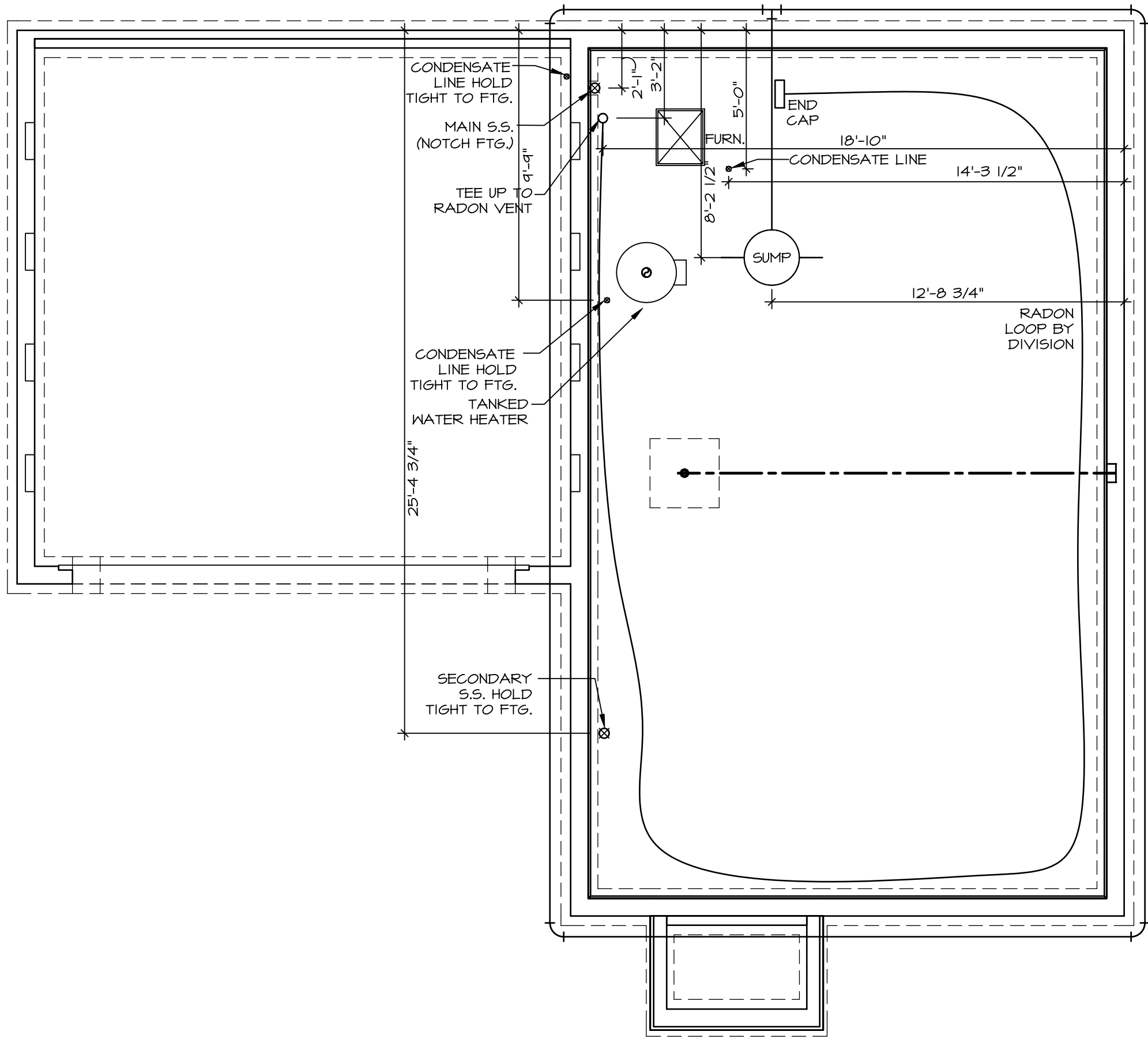


S2 411
6872 RIVULET DRIVE
MIDDLETOWN, OH 45042

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



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 CAP INSTALLED TO KEEP PESTS OUT OF RADON VENT AT ROOF TERMINATION.

SHEET NO.	MODEL	SET NO.	BRH00
A-4	BIRCH	VERSION	01
	DRAWING TITLE	RELEASE NO.	----
	PLUMBING	DRAWN BY	
	OPTION DESCRIPTION	DATE:	
		OPTION	
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DIV-COMM-LOT-UNIT	DCY-S2-0411
COMM-LOT	SAMYERS MILL - SIMPLY RYAN - 0411
STREET ADDRESS	6812 RIVULET DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042

ALL WINDOWS HAVE 7'-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED

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 8/11-1B 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 GRIPPLERS 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.

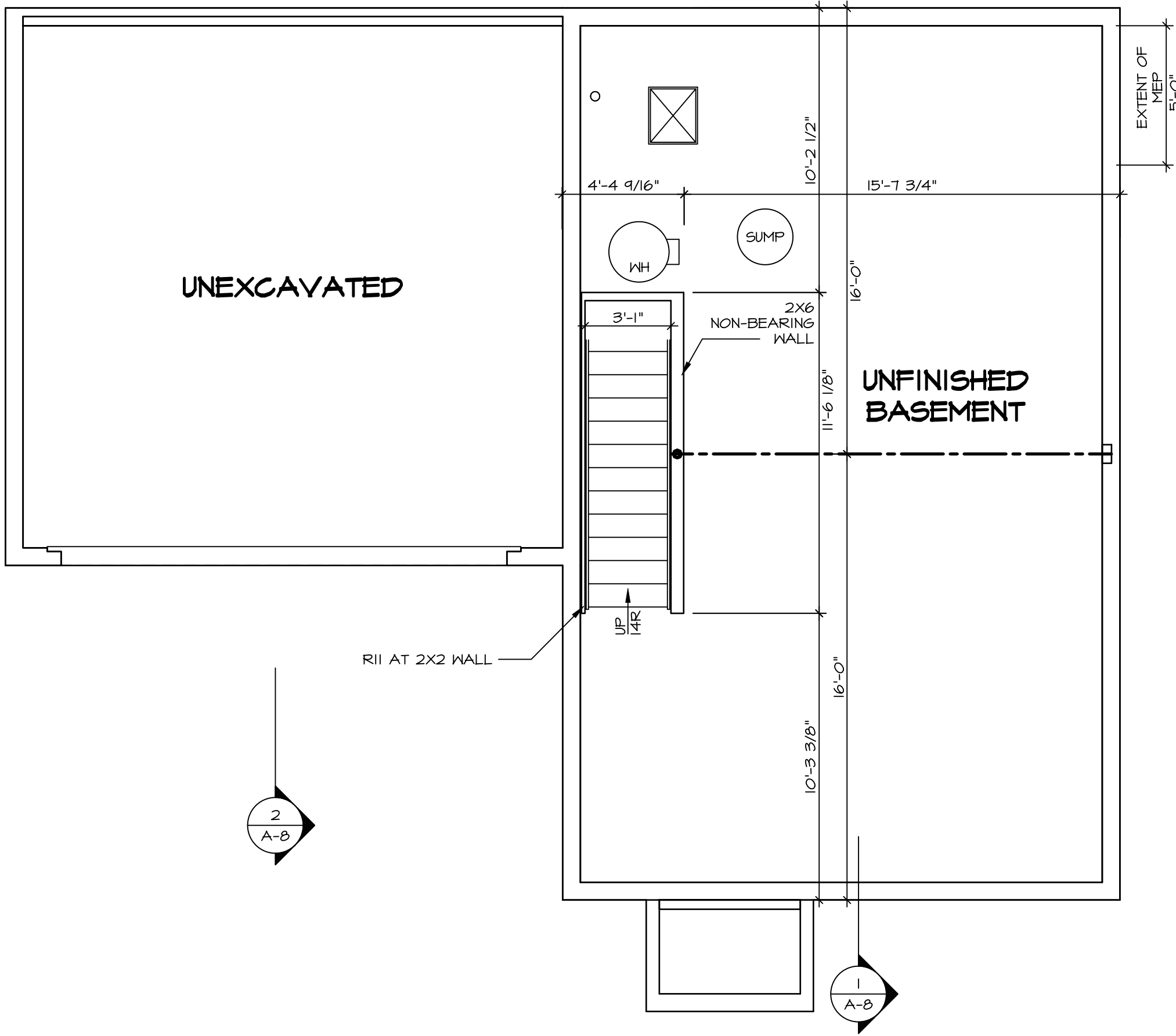
GYPSUM NOTES:

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 JACK SCHEDULE

IDENTIFIER	DESCRIPTION	ENG. NUM.
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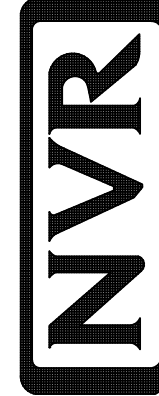


1 A-5 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

DIV-COMM-LOT-UNIT
DCY-S2-0411

COM-LOT	SAMYERS MILL - SIMPLY RYAN - 0411
STREET ADDRESS	6872 RIVULET DRIVE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042

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MODEL BIRCH	SET NO. BRH00
DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01
OPTION DESCRIPTION	RELEASE NO. ----
II	DRAWN BY
	DATE:
	OPTION

ALL WINDOWS HAVE 7'-4 5/8" HEADER
HEIGHT UNLESS OTHERWISE NOTED

- 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 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" OR 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
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- 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.
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- 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.

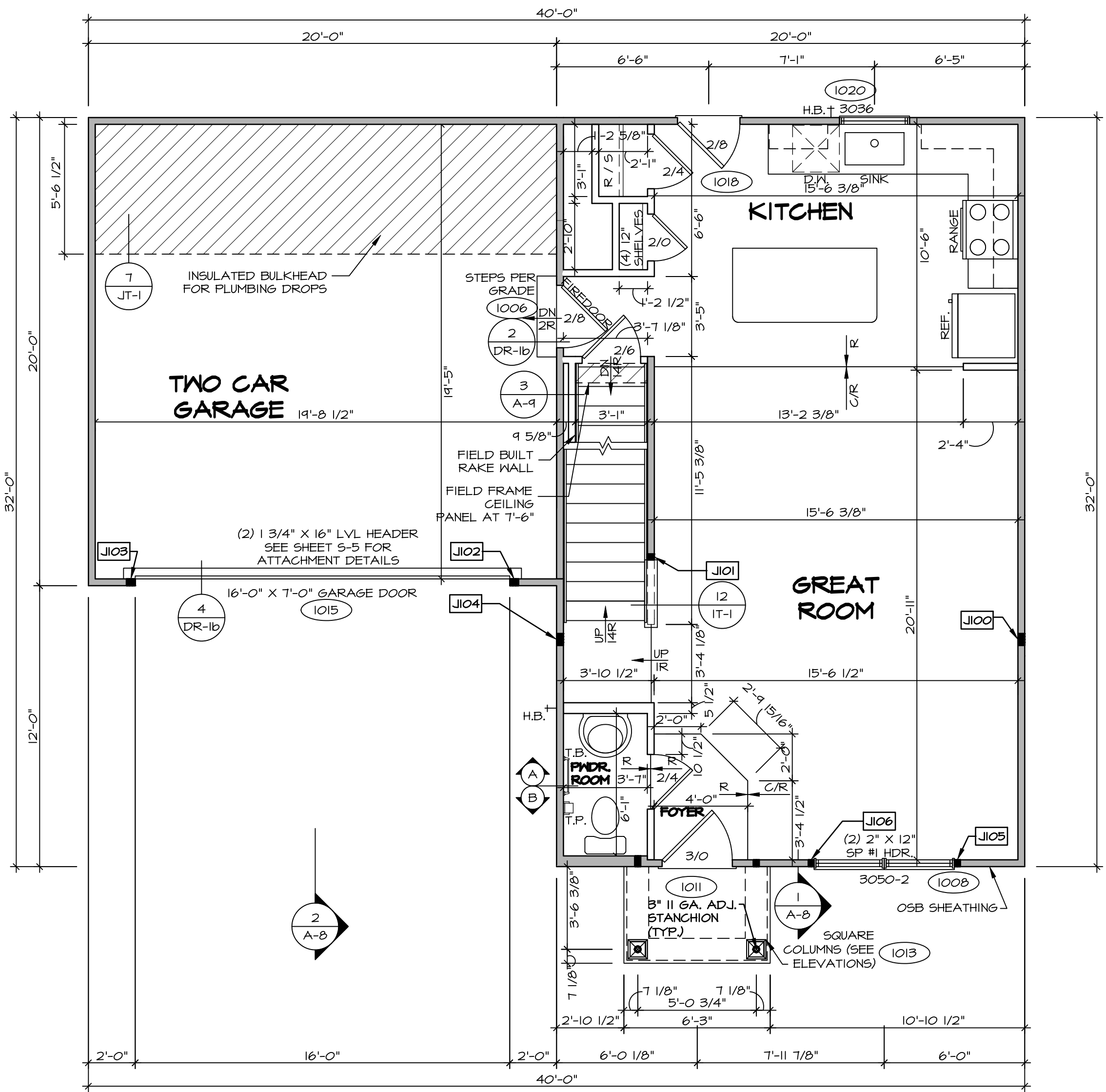
GYPSUM NOTES:

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



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

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SET NO. BRH00
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OPTION

SHEET NO.
A-6
OPTION DESCRIPTION

12

MODEL
BIRCH
DRAWING TITLE
FIRST FLOOR PLAN

DIV-COMM-LOT-UNIT
DCY-S2-0411

COM-LOT
SANTERS MILL - SIMPLY RYAN - 0411

STREET ADDRESS
6872 RIVULET DRIVE

APT. NO.

CITY
MIDDLETOWN

STATE
OH

ZIP
45042

ALL WINDOWS HAVE 7'-4 5/8" HEADER
HEIGHT UNLESS OTHERWISE NOTED

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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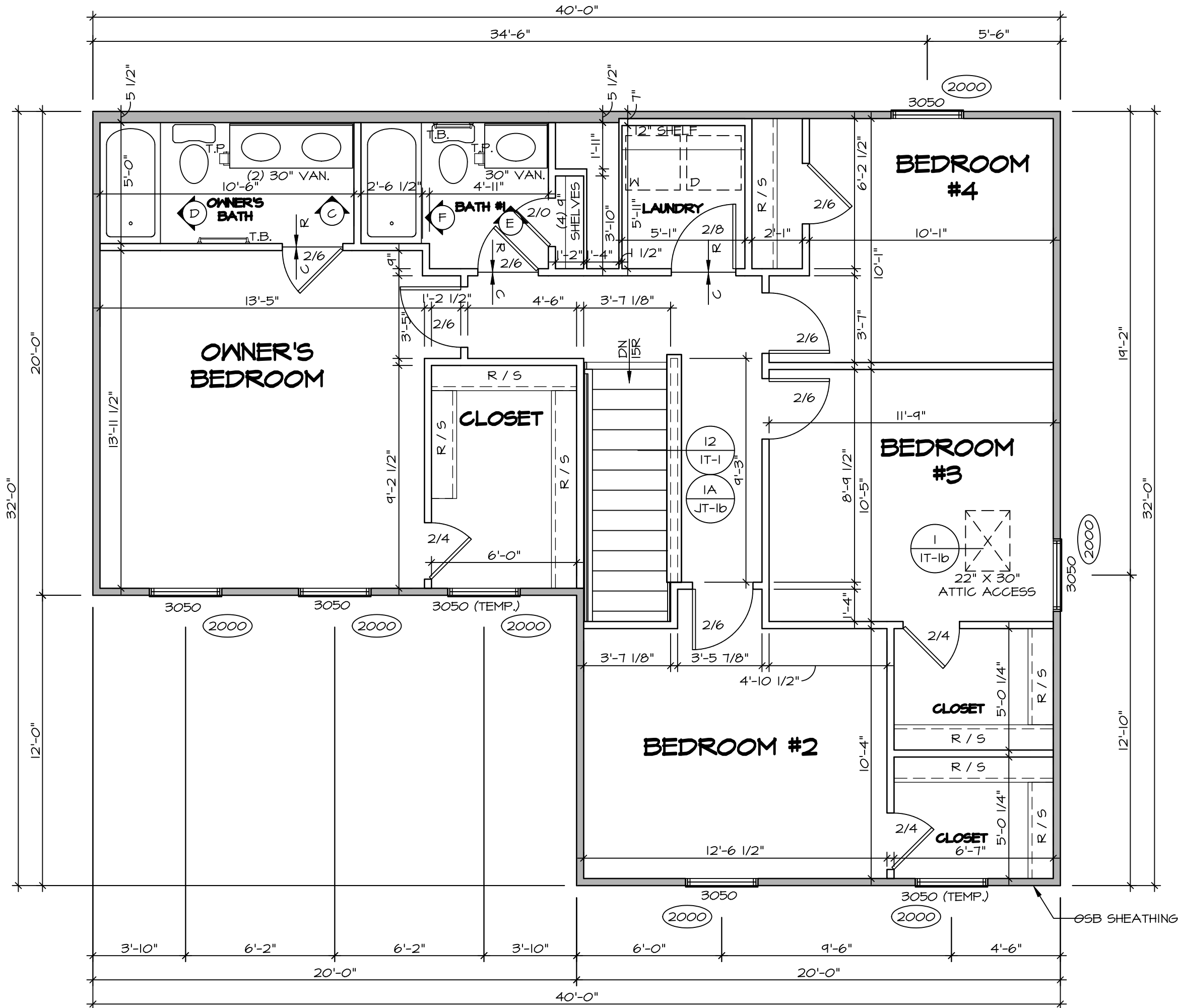
GYPSUM NOTES:

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



SECOND FLOOR PLAN

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

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Frederick, MD 21703

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

SHEET NO.
A-7

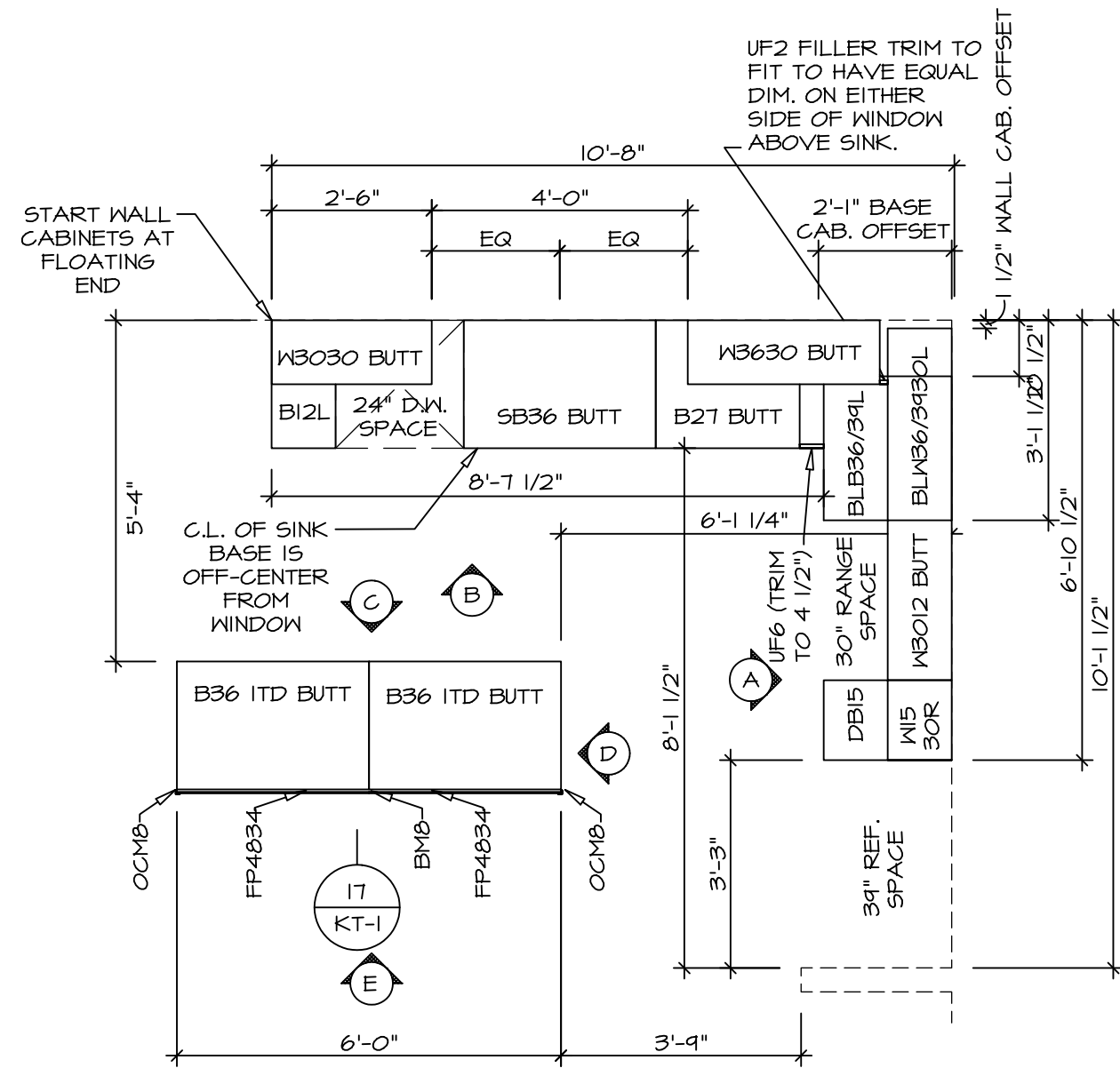
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MODEL
BIRCH
DRAWING TITLE
SECOND FLOOR PLAN

DIV-COMM-LOT-UNIT
DCY-S2-0411

COMM-LOT
SANTYERS MILL - SIMPLY RYAN - 0411
STREET ADDRESS
6872 RIVULET DRIVE
CITY
MIDDLETOWN
STATE
OH
ZIP
45042

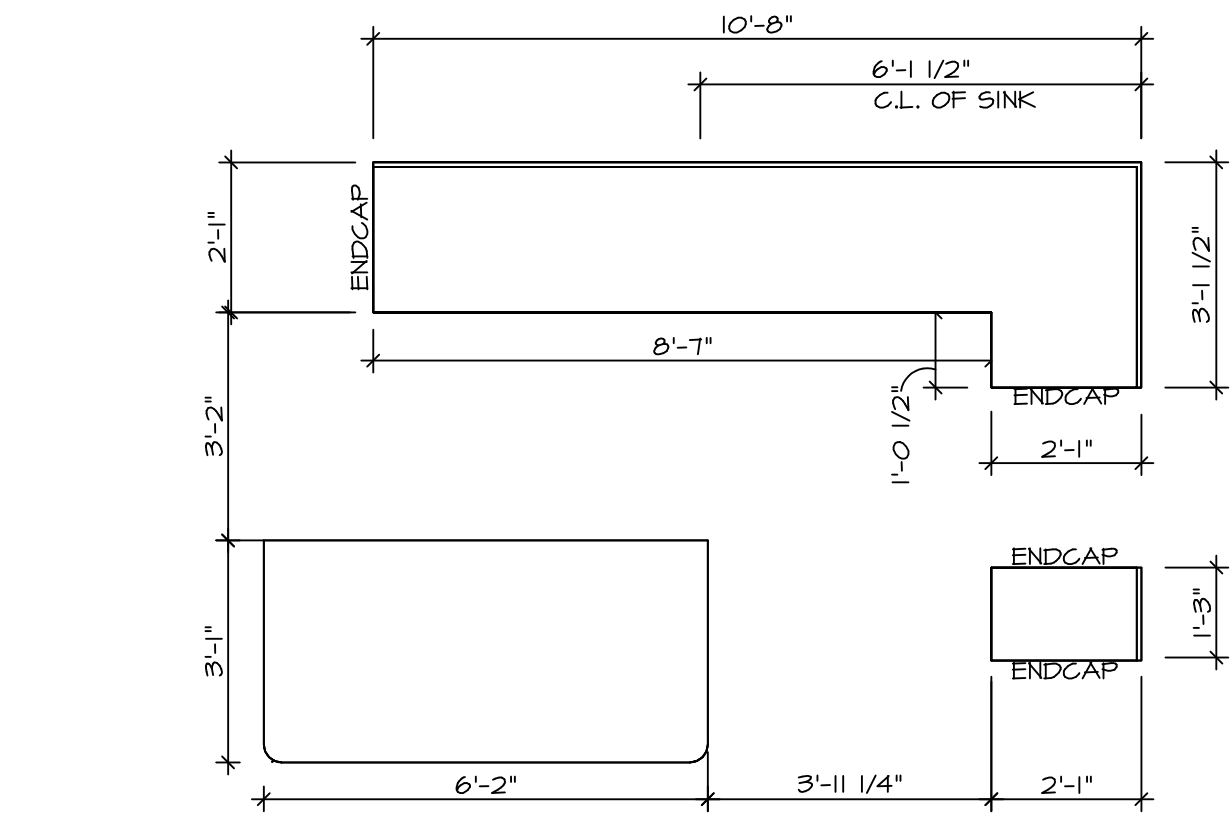
- NOTES:
CABINETS ARE NOT REPRESENTATIVE OF ALL
STYLES AND ARE MEANT AS A GENERAL
DEPICTION OF THE INTENDED CABINET LAYOUT
- KITCHEN NOTES:
1. CABINET LAYOUT (S) ARE BASED ON FINISHED
DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT
STANDARD MOLDING, REFER TO STANDARD
DETAIL (IKT-I) FOR 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.



KITCHEN CABINET PLAN KC-3638

SCALE: 3/8" = 1'-0"

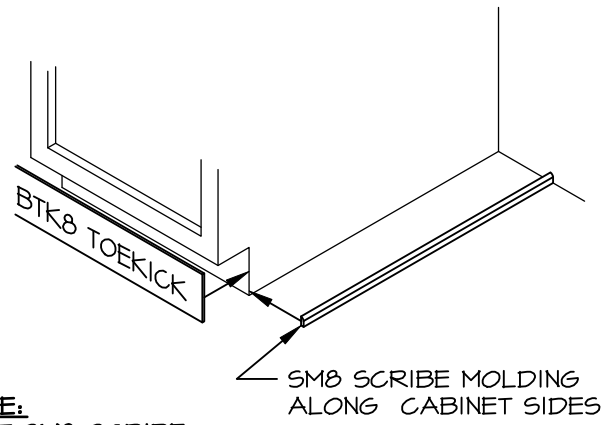
1
A-10



KITCHEN COUNTERTOP PLAN KT-3638

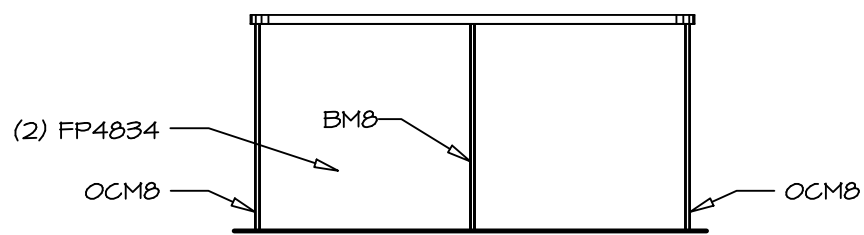
SCALE: 3/8" = 1'-0"

2
A-10



NOTE:
OMIT SMO SCRIBE
MOLDING AT
DISHWASHER SPACES

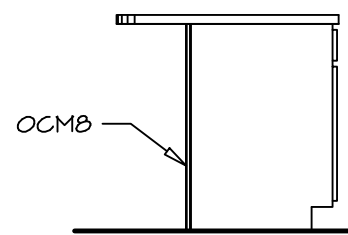
5
TOEKICK / SCRIBE DETAIL
SCALE: 3/4" = 1'-0"



KITCHEN ELEVATION E

SCALE: 3/8" = 1'-0"

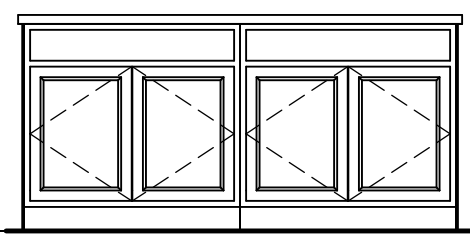
E



KITCHEN ELEVATION D

SCALE: 3/8" = 1'-0"

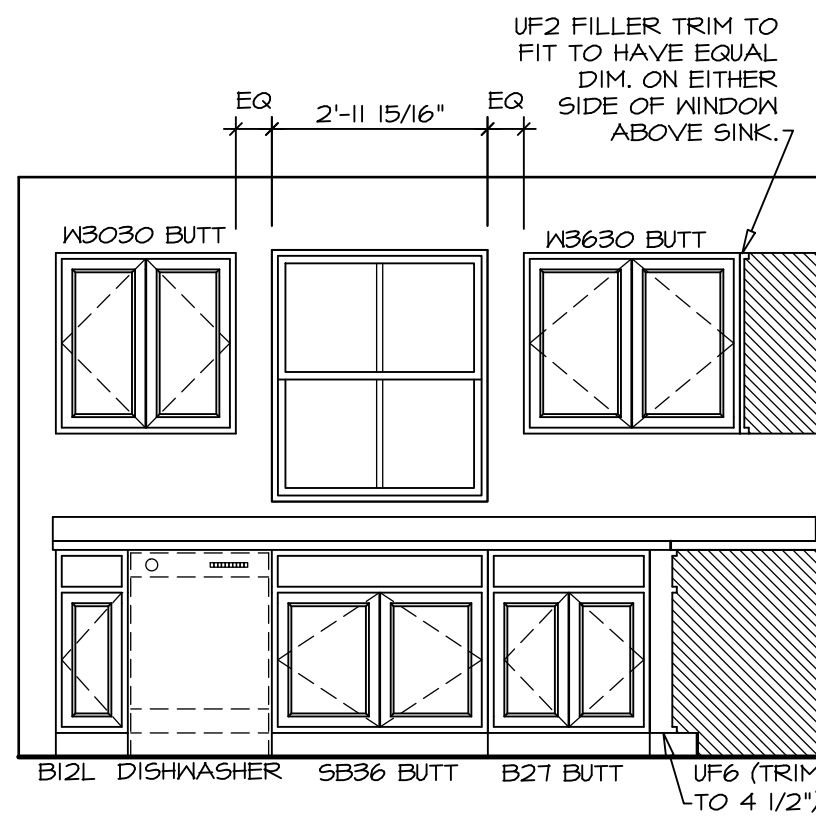
D



KITCHEN ELEVATION C

SCALE: 3/8" = 1'-0"

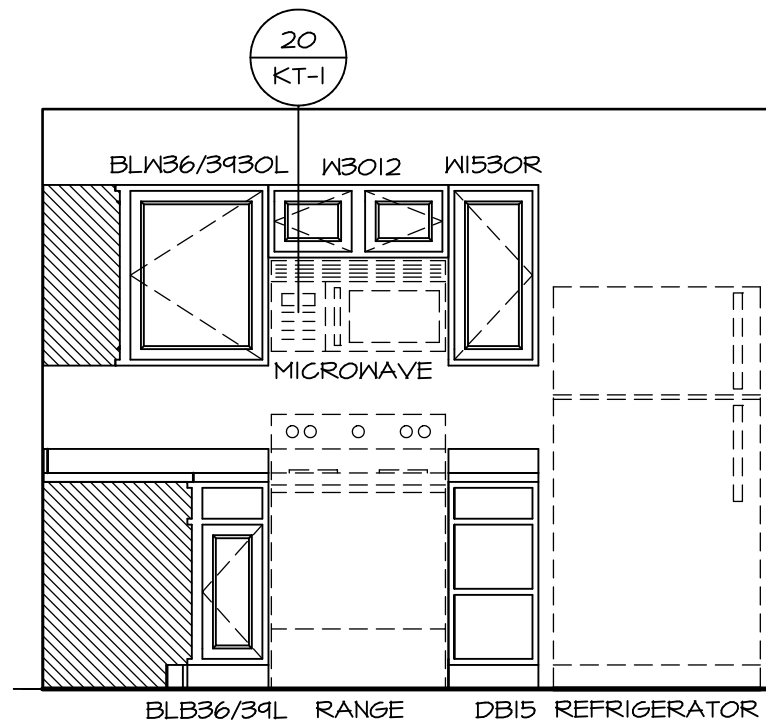
C



KITCHEN ELEVATION B

SCALE: 3/8" = 1'-0"

B



KITCHEN ELEVATION A

SCALE: 3/8" = 1'-0"

A

MODEL
BIRCH

SHEET NO.
A-10

16

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

DRAWING TITLE
KITCHEN

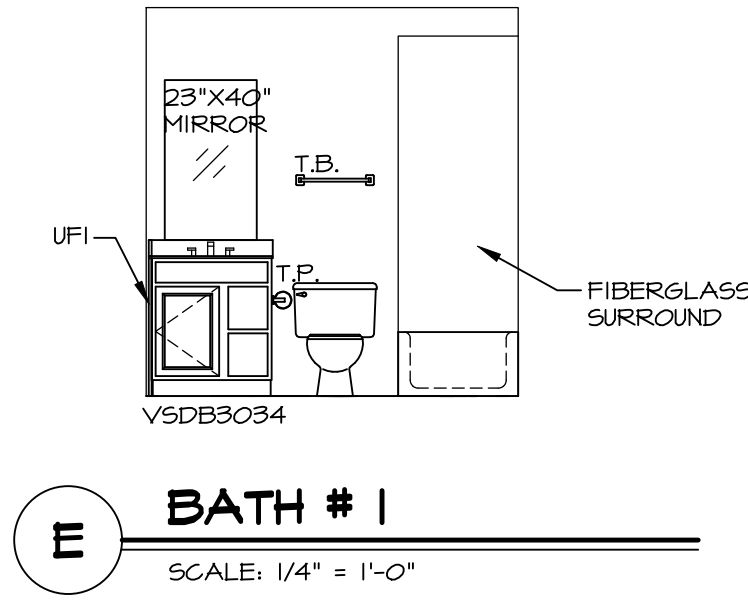
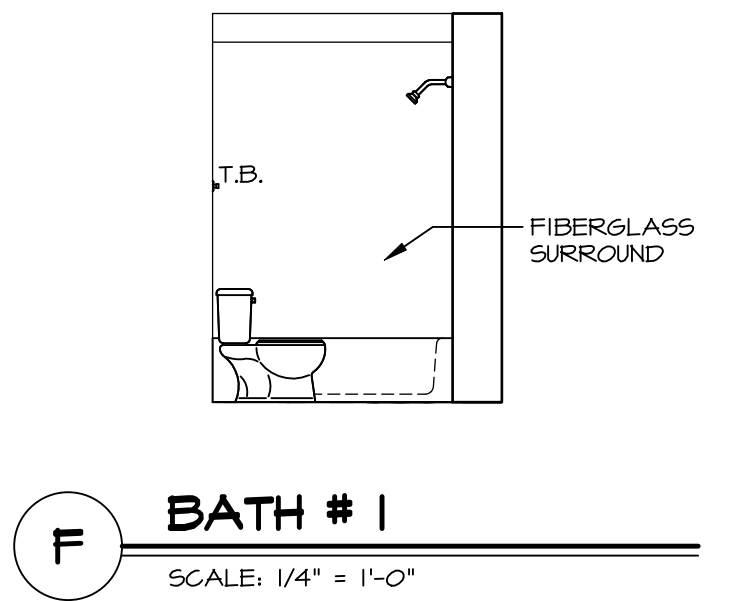
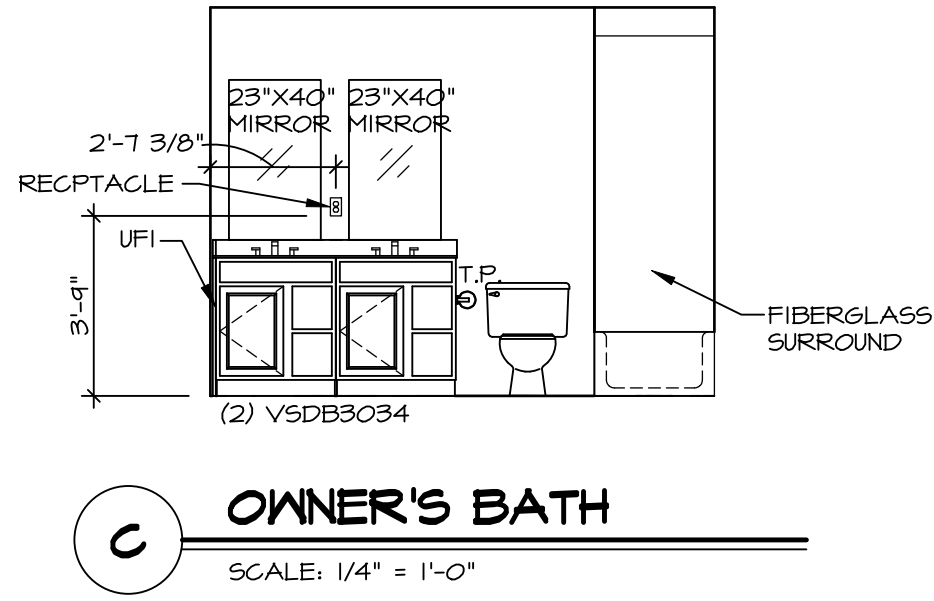
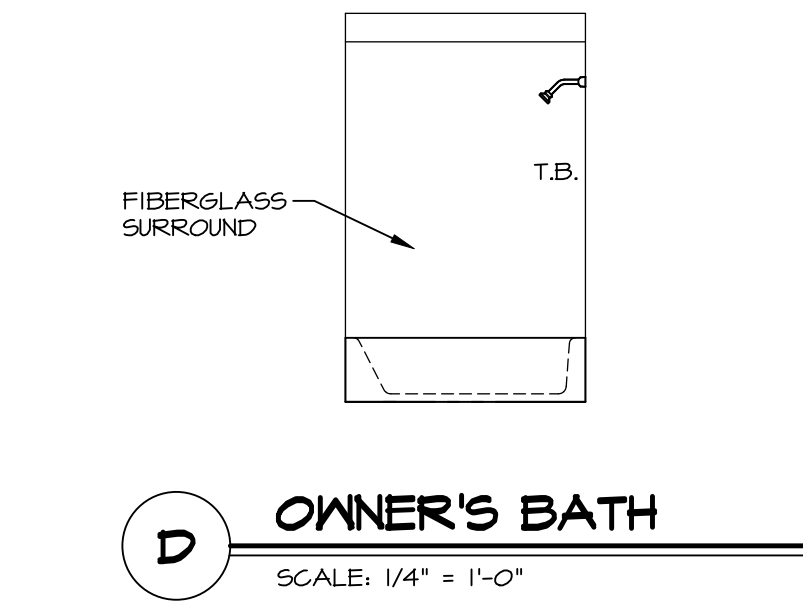
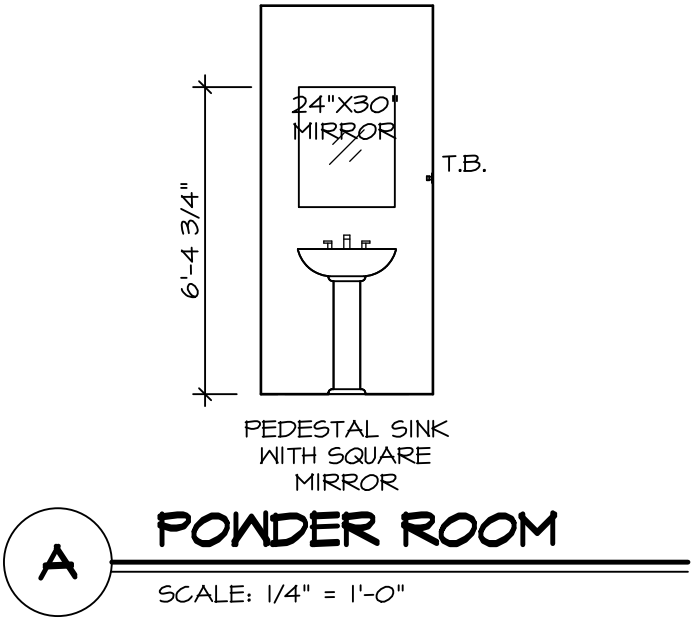
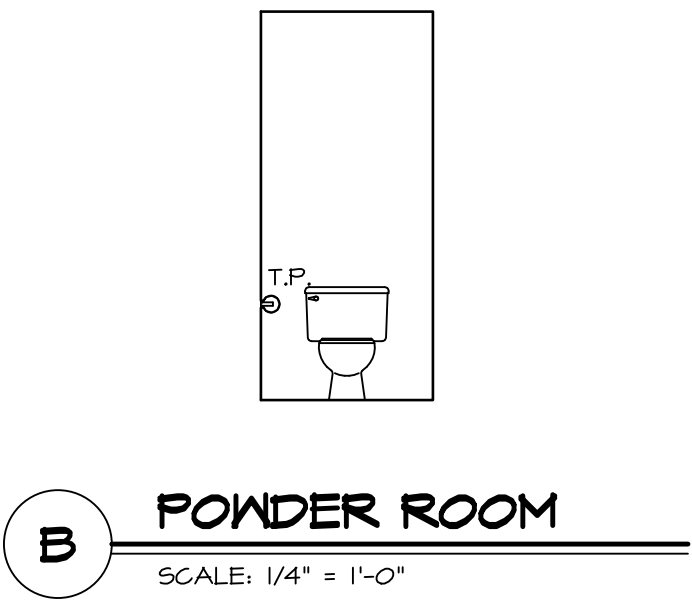
OPTION DESCRIPTION

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5285 Westwick, Frederick, MD 21703

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DIV-COMM-LOT-UNIT
COM-LOT
COM-LOT
STREET ADDRESS
CITY
MIDDLETOWN
STATE
OH
ZIP
45042

DCY-S2-0411
SAMYERS MILL - SIMPLY RYAN - 0411
6812 RIVULET DRIVE
MIDDLETOWN
OH
45042



- BATH NOTES:**
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SHING 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.

SHEET NO.	MODEL	SET NO.	BRH00
A-11	BIRCH	VERSION	01
	DRAWING TITLE	RELEASE NO.	----
	BATH ELEVATIONS	DRAWN BY	
	OPTION DESCRIPTION	DATE:	
17		OPTION	

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Frederick, MD 21703

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DIV-COMM-LOT-UNIT	DCY-S2-0411
COMM-LOT	
SAVYERS MILL - SIMPLY RYAN - 0411	
STREET ADDRESS	APT. NO.
6872 RIVULET DRIVE	----
CITY	STATE
MIDDLETOWN	OH
	ZIP
	45042