

S2 421
6850 RIVULET DRIVE
MIDDLETOWN, OH 45042

2 Story Basement - 3 pc rough

3 bath house

2 hose bibs - no valves required

Vent Kitchen

ice maker

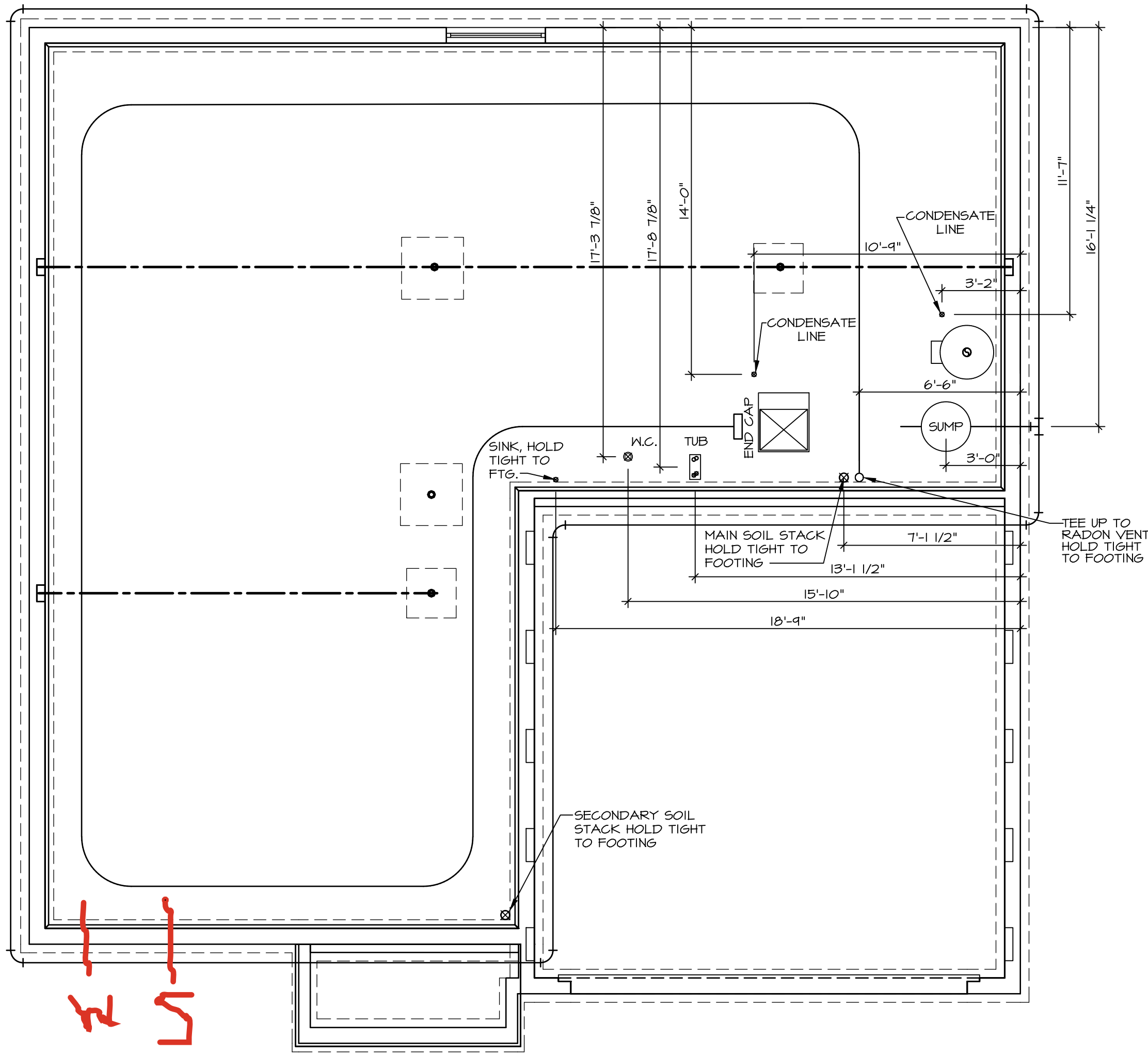
2 tubs

1 shower

WATER HEATER ELECTRIC 50 GALLON

Inside Water Meter setup

Gas Furnace and range

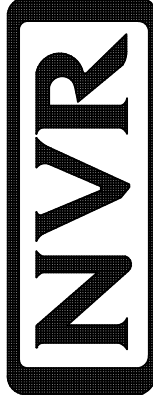


1
A-5
PLUMBING PLAN
SCALE: 1/4" = 1'-0"

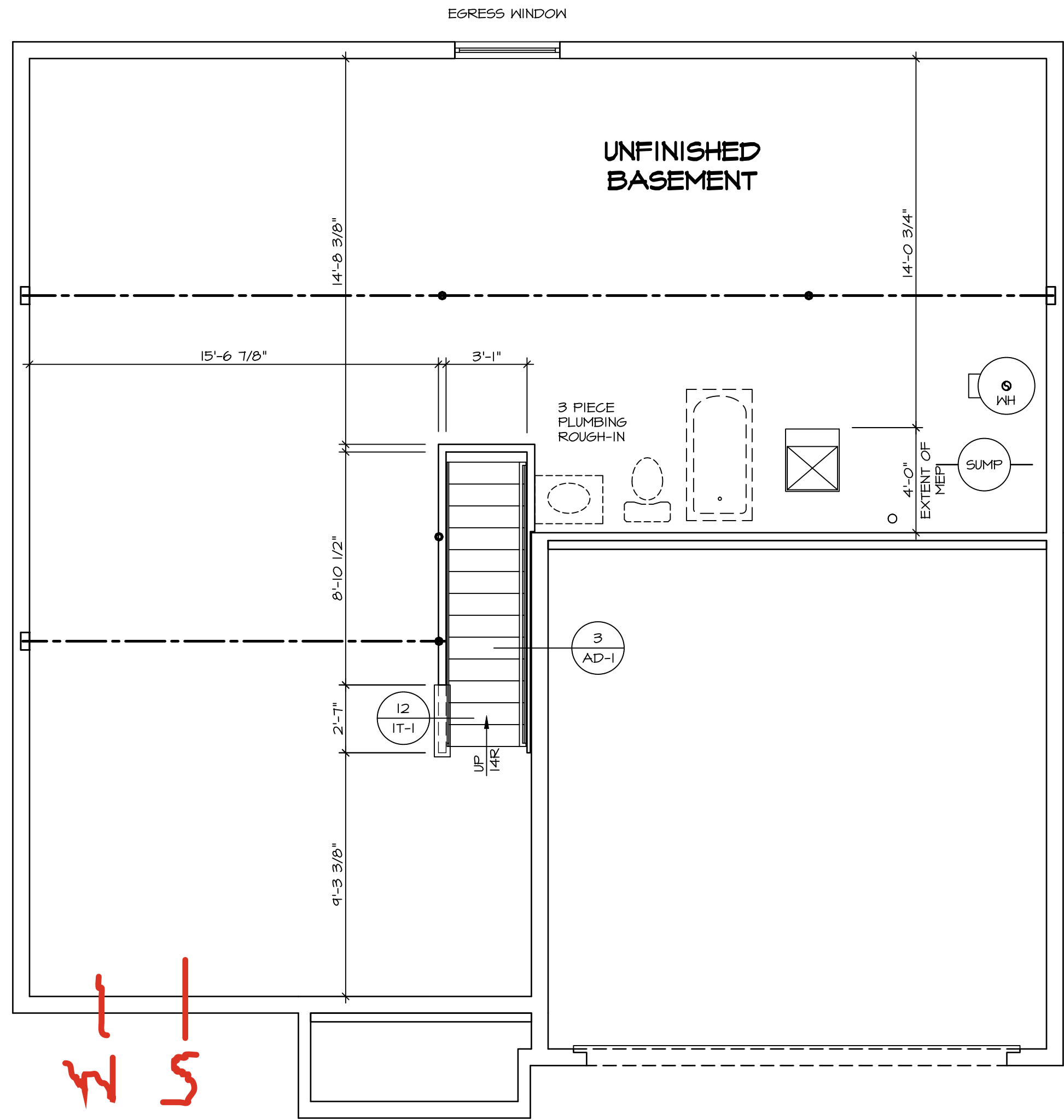
PLUMBING NOTES:
RADON REMEDIATION
RADON LOOP.
- (4") PERFORATED HDPE "LOOP"
- MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
- LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
- TO BE CORRUGATED HDPE PIPE
- SCREENS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
STACK REQUIREMENTS:
- 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. A-5	MODEL HAZEL DRAWING TITLE PLUMBING OPTION DESCRIPTION	SET NO. HZLOO VERSION 01 RELEASE NO. ---- DRAWN BY DATE: OPTION	DIV-COMM-LOT-UNIT DCY-S2-042I		
			COMM-LOT SANTERS MILL - SIMPLY RYAN - 042I	APT. NO. ----	
			STREET ADDRESS 6050 RIVULET DRIVE	CITY MIDDLETOWN	STATE OH
			ZIP 45042		

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5285 Westwood Drive
Frederick, MD 21703



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

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.
 - HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DETAIL 8/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", 4' 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

DIV-COMM-LOT-UNIT		DCY-S2-042I	
COM-LOT	SAMYERS MILL - SIMPLY RYAN - 042I	APT. NO.	----
STREET ADDRESS	6890 RIVULET DRIVE	CITY	MIDDLETOWN
STATE	OH	ZIP	45042

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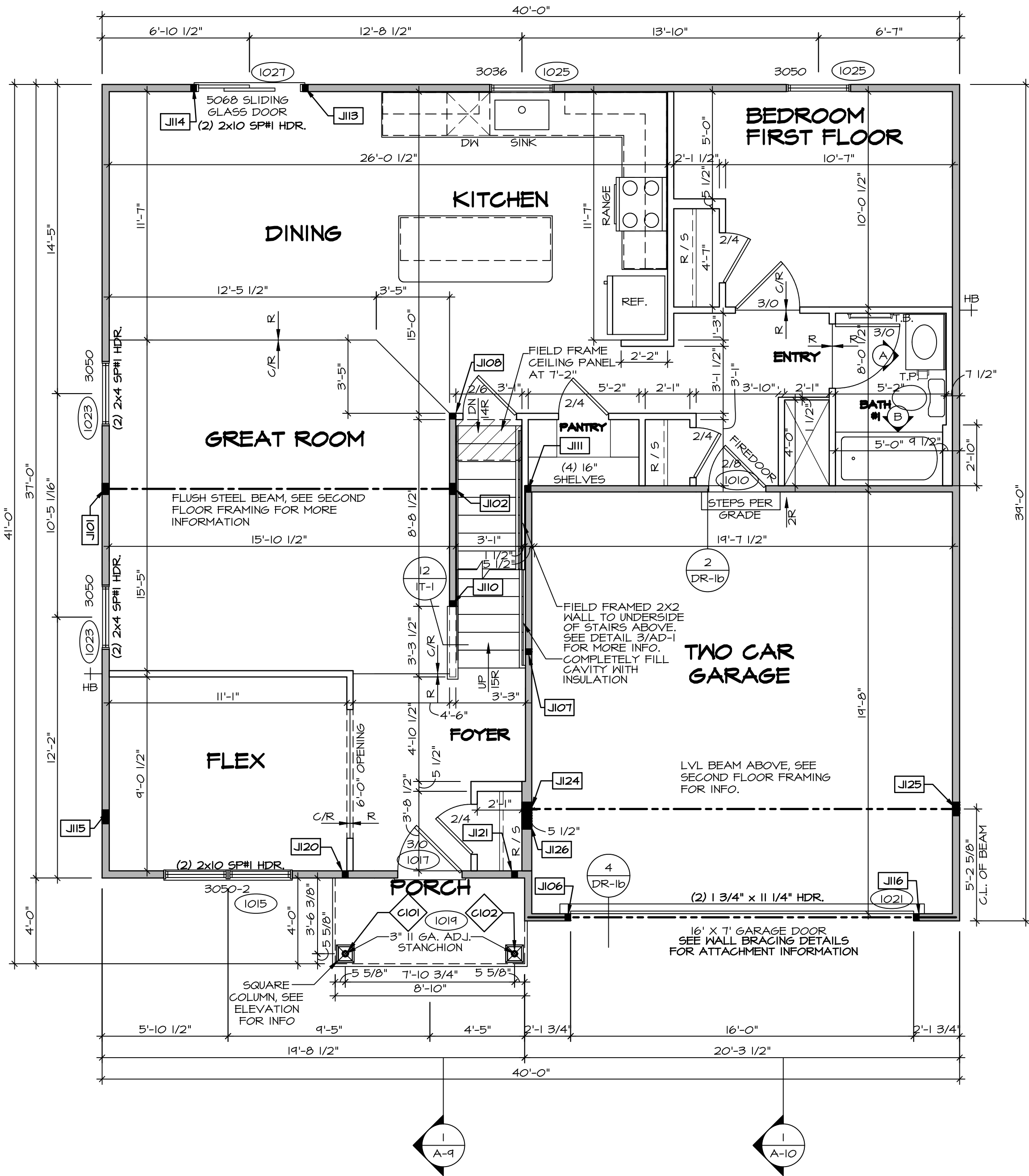
MODEL	HAZEL	SET NO.	HZLOO
DRAWING TITLE	BASEMENT PLAN	VERSION	01
OPTION DESCRIPTION		RELEASE NO.	----
		DRAWN BY	
		DATE:	
		OPTION	

SHEET NO. **A-6**

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J101	JACK - (4) 2X4 SP#	1014	
J102	JACK - (4) 2X4 SP#	1014	
J106	JACK - (2) 2X4 SPF STUD GRADE	1021	
J107	JACK - (2) 2X4 SPF STUD GRADE	1002	
J108	JACK - (2) 2X4 SPF STUD GRADE	1004	
J110	JACK - (2) 2X4 SPF STUD GRADE	1006	
J111	JACK - (2) 2X4 SPF STUD GRADE	1008	
J113	JACK - (2) 2X4 SPF STUD GRADE	1021	
J114	JACK - (2) 2X4 SPF STUD GRADE	1021	
J115	JACK - (5) 2X4 SPF STUD GRADE	2004	
J116	JACK - (2) 2X4 SPF STUD GRADE	1021	
J120	JACK - (2) 2X4 SPF STUD GRADE	1019	
J121	JACK - (2) 2X4 SPF STUD GRADE	1019	
J124	JACK - (5) 2X6 SP#	1012	
J125	JACK - (5) 2X4 SP#	1012	
J126	JACK - (5) 2X6 SP#	2004	

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE				
IDENTIFIER	DESCRIPTION	LENGTH	ENG. NUM.	REMARKS

STEEL COLUMN SCHEDULE				
IDENTIFIER	STYLE	HEIGHT	ENG. NUM.	REMARKS
C101	STANCHION PORCH - 3 IN DIA 11GA ADJ	8'-4 3/8"	1019	FBA, FCA
C102	STANCHION PORCH - 3 IN DIA 11GA ADJ	8'-4 3/8"	1019	FBA, FCA



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

LEGEND

BEARING WALL

NON BEARING WALL

⊗

J

B

T

F

C

X

X

X

L

X

-SEE FA DETAILS FOR FIRE ASSEMBLIES

-SEE FC DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

- FLOOR PLAN NOTES:
1.

ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.

3.

4.

5.

6.

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10.

11.

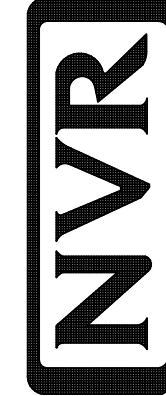
12.

13.

- 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

DCY-S2-042I

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SHEET NO. HAZEL
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

A-7

12

SECOND FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION	ENG. NUM.	REMARKS
J201	JACK - (5) 2X4 SPF STUD GRADE	2004	EXTEND THROUGH TOP PLATE
J202	JACK - (5) 2X4 SPF STUD GRADE	2004	EXTEND THROUGH TOP PLATE

LEGEND	
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	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	

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

FLOOR PLAN NOTES:

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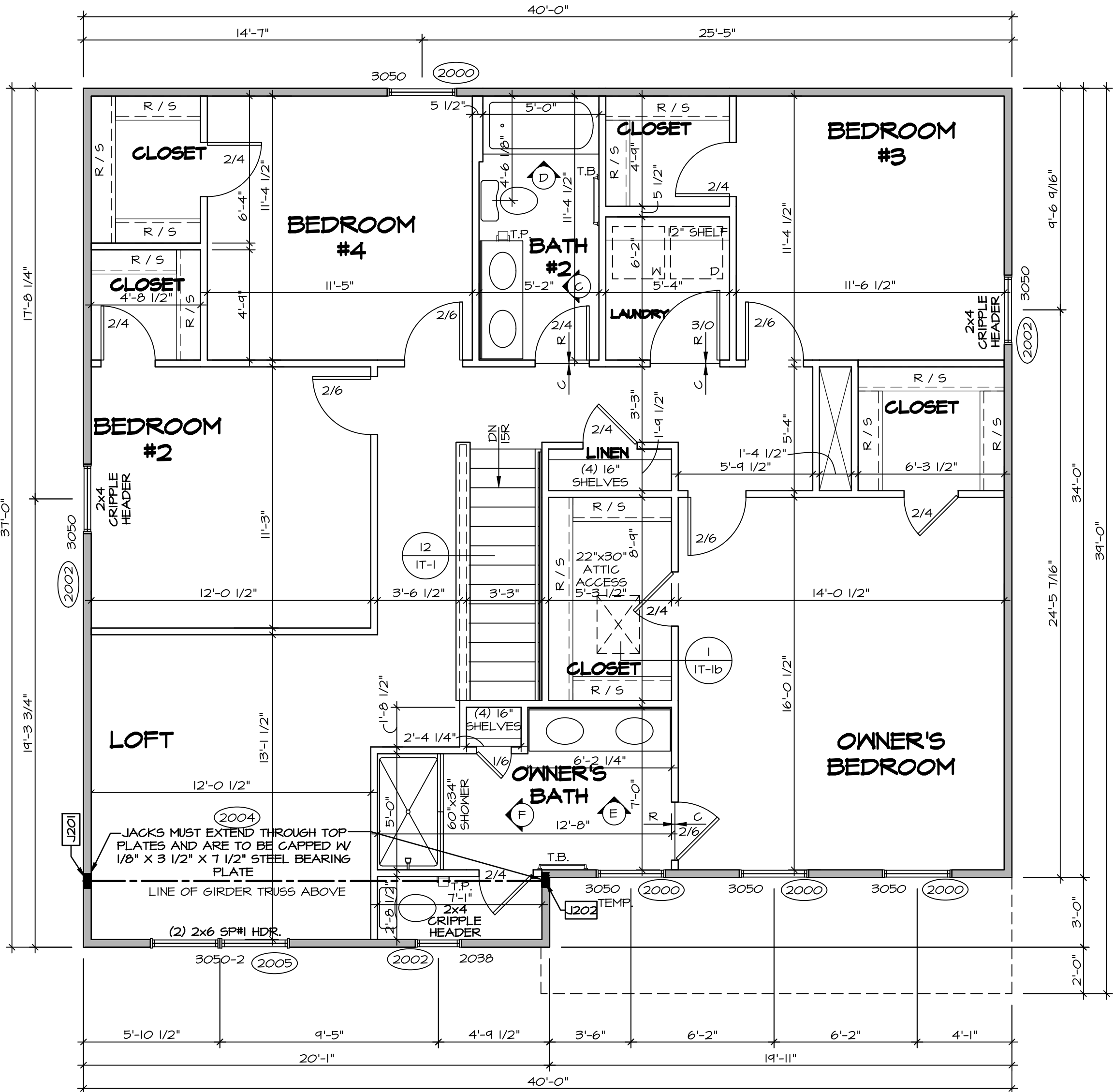
GYPSUM NOTES:

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



A-8

A-9

A-10

SECOND FLOOR PLAN

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

DCY-S2-042I

DCY-S2-042I

DCY-S2-042I

DCY-S2-042I

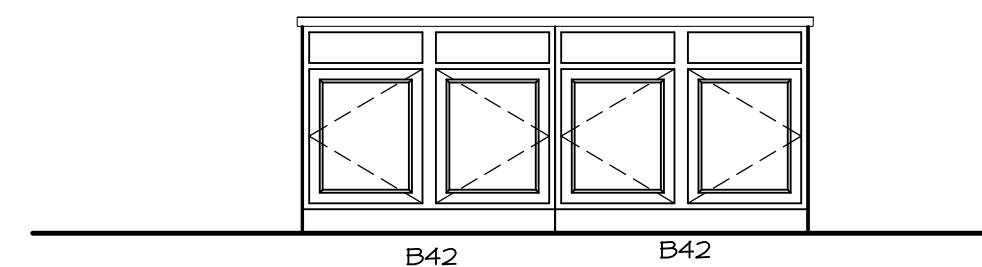
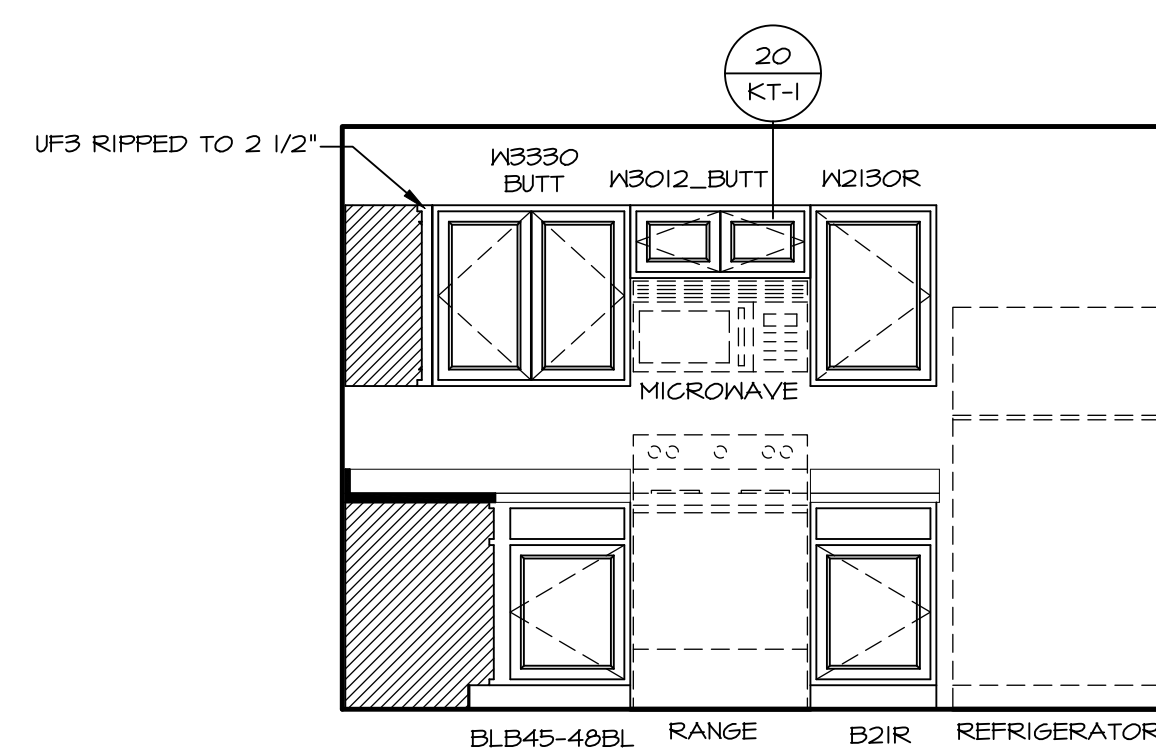
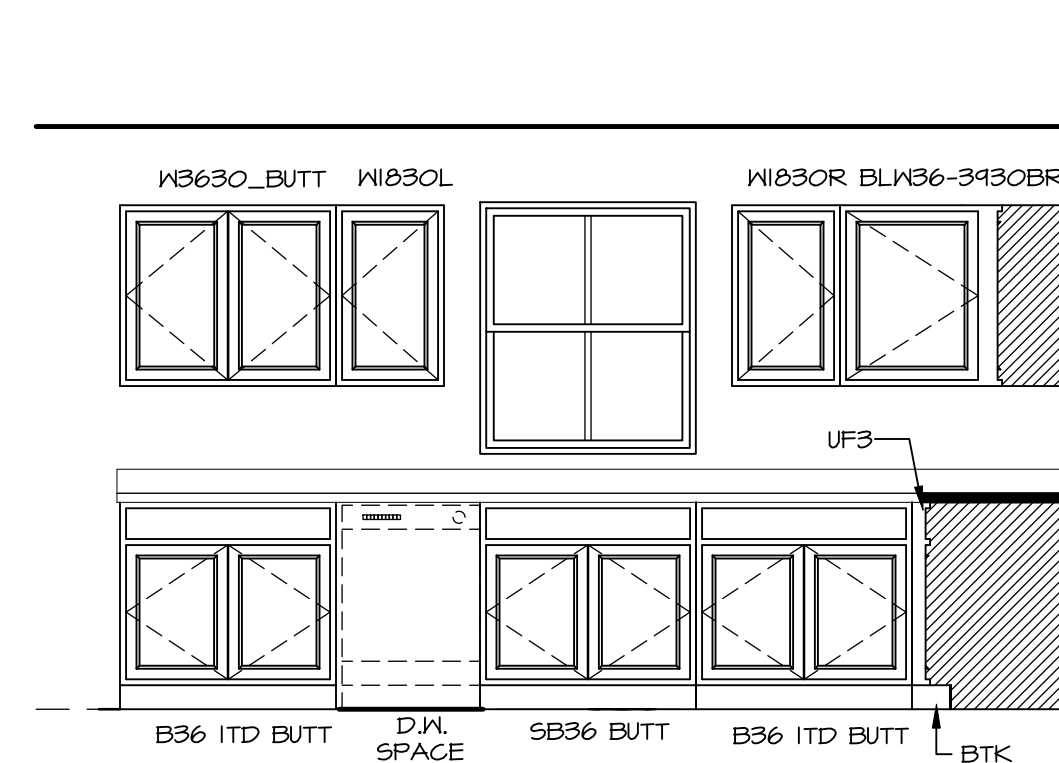
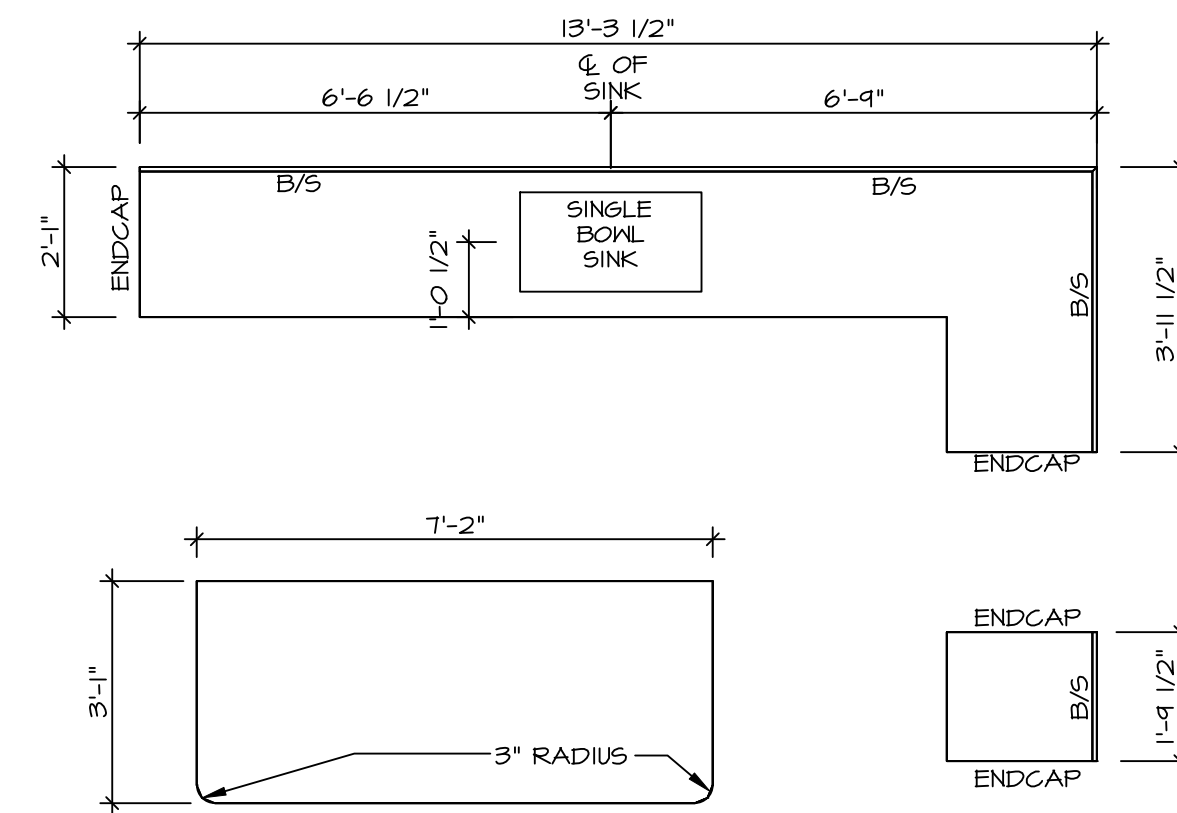
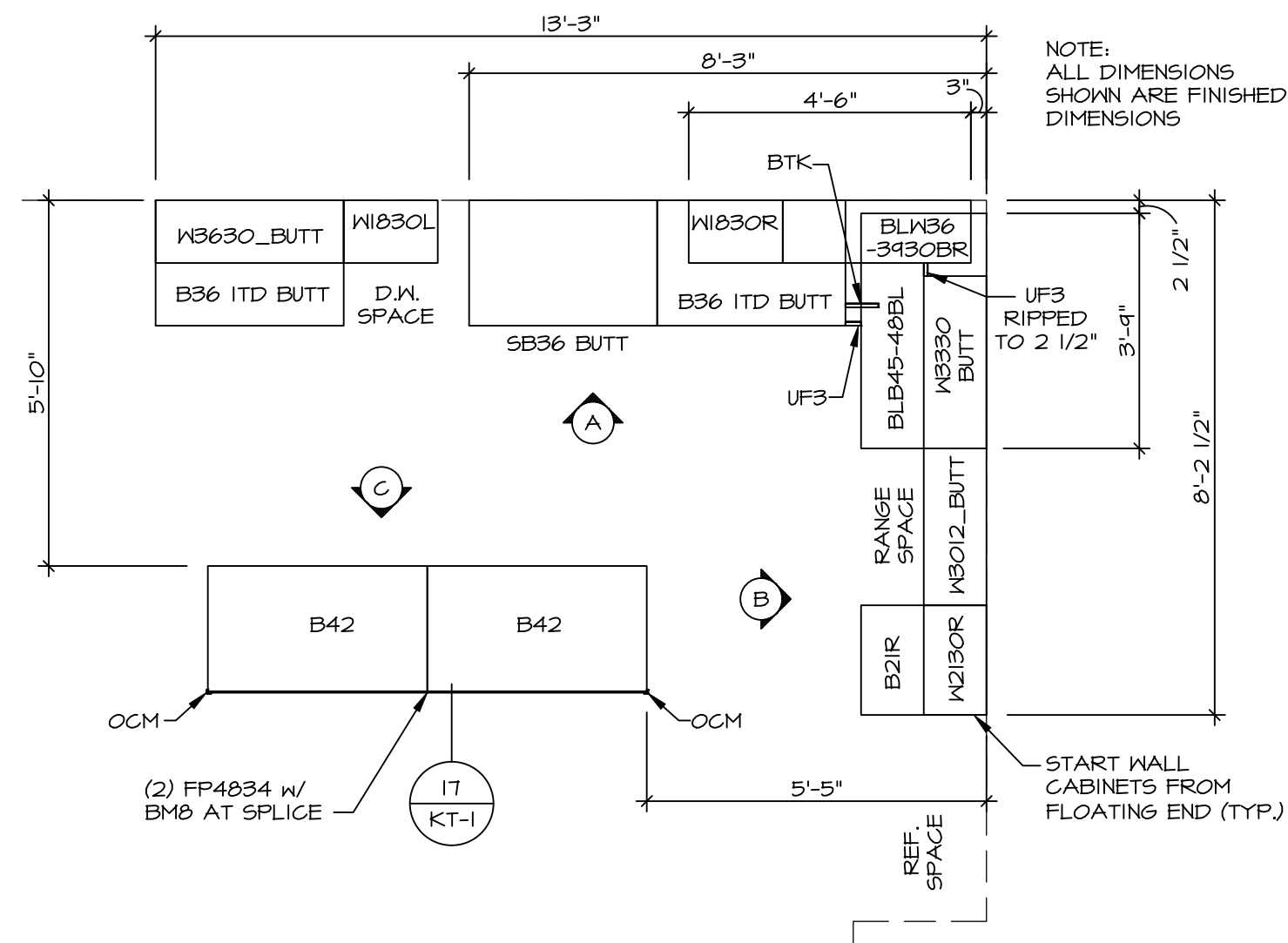
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NOTES:
CABINETS ARE NOT REPRESENTATIVE OF ALL
STYLES AND ARE MEANT AS A GENERAL
DEPICTION OF THE INTENDED CABINET LAYOUT

KITCHEN NOTES:

1. CABINET LAYOUT(S) ARE BASED ON FINISHED DIMENSIONS TO DIMENSIONS SHOWN.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (11K1-1) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (U#) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
4. ALL CABS MUST BE SET, SHIMMED, LEVELLED AND PLUMB W/ JOINTS TO BASE CABINETS.
5. SET PRE-FINISHED SCREE MOLDING AT CABINET BULK-HEADS AND AT ENDS (WHERE THEY MEET) WITH 1/2" OVERLAP.
6. SCREE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN PIECES OF THE FACE-MOUNTED CABINET RETURN MOLDING.