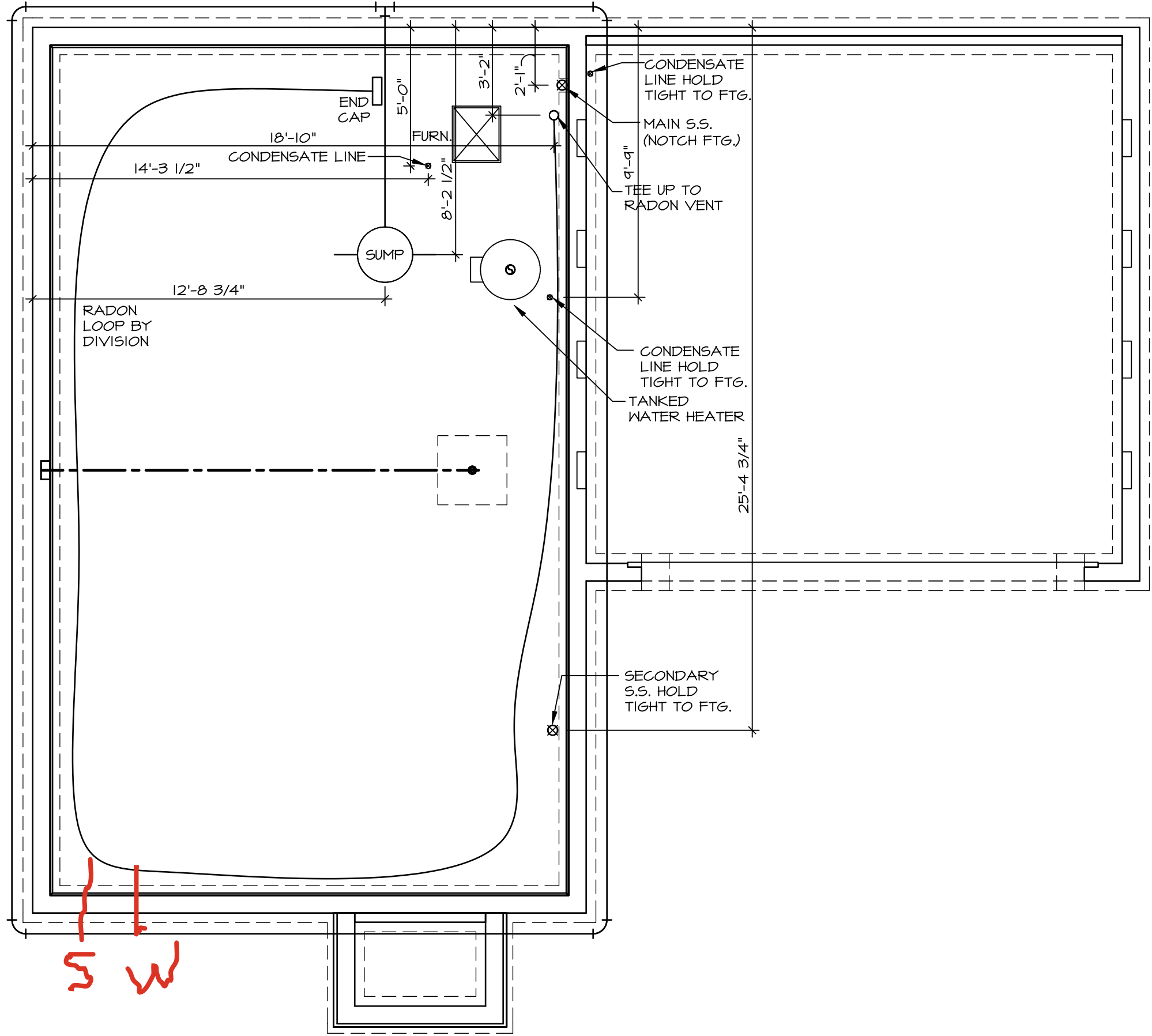


S2 428
6836 RIVULET DRIVE
MIDDLETOWN, OH 45042

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



1
A-4
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:	
10		OPTION	

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Frederick, MD 21703

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DIV-COMM-LOT-UNIT	DCY-S2-0428
COMM-LOT	
STREET ADDRESS	SAMYERS MILL - SIMPLY RYAN - 0428
APT. NO.	----
CITY	6836 RIVULET DRIVE
STATE	OH
ZIP	MIDDLETOWN 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:

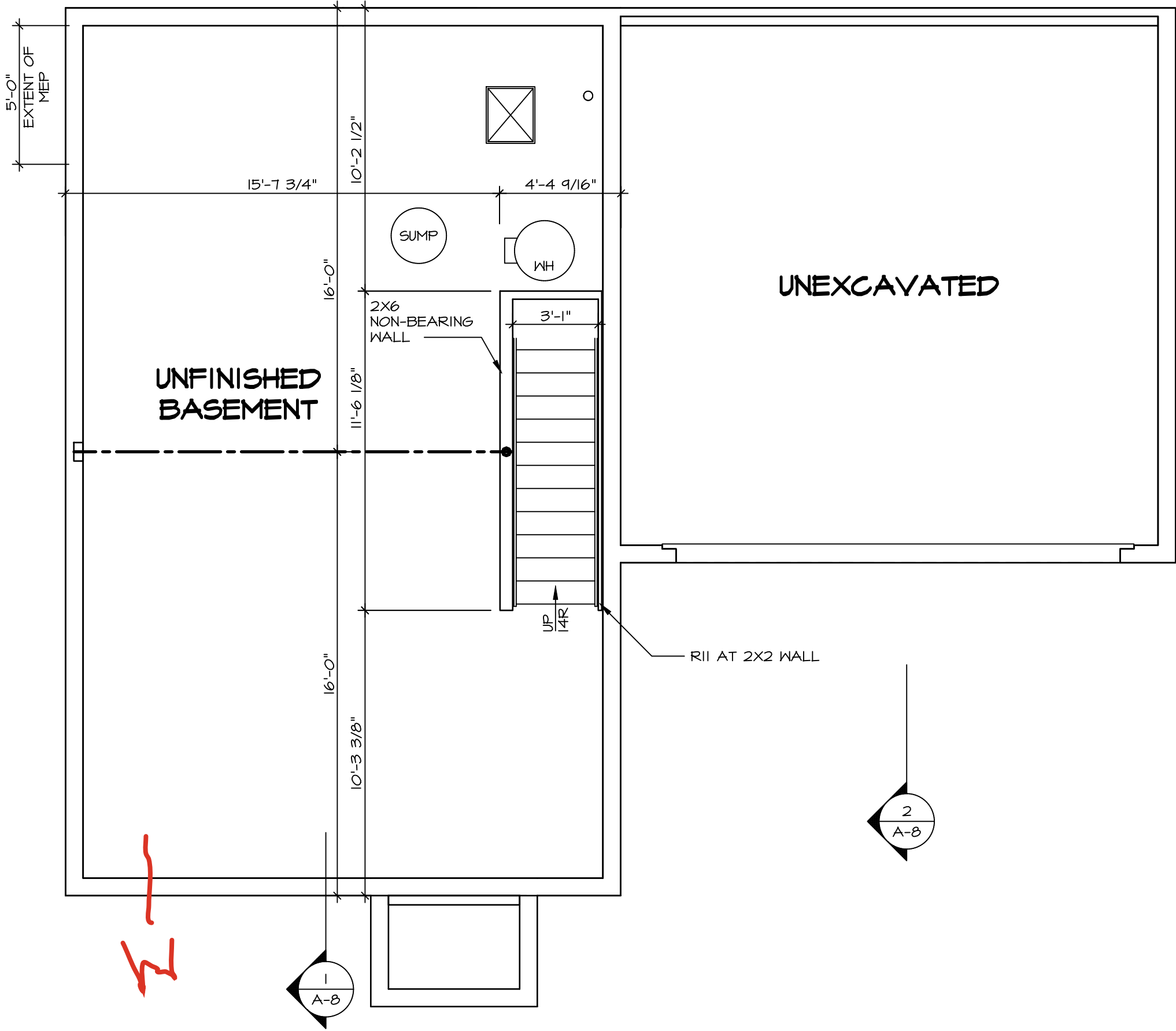
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
- ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARING, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING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



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

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

SHEET NO.
A-5






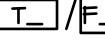






DIV-COMM-LOT-UNIT
DCY-S2-0428

COM-LOT SAMYERS MILL - SIMPLY RYAN - 0428	APT. NO. ----	STATE OH	ZIP 45042
STREET ADDRESS 6836 RIVULET DRIVE	CITY MIDDLETOWN		

FIRST FLOOR JACK SCHEDULE			
IDENTIFIER	DESCRIPTION		ENG. NUM.
J100	JACK	(- 4) 2X4 SFF STUD GRADE	1004
J101	JACK	(- 2) 2X4 SFF STUD GRADE	1002
J102	JACK	(- 3) 2X4 SFF STUD GRADE	1015
J103	JACK	(- 3) 2X4 SFF STUD GRADE	1015
J104	JACK	(- 4) 2X4 SFF STUD GRADE	1004
J105	JACK	(- 2) 2X4 SFF STUD GRADE	1008
J106	JACK	(- 2) 2X4 SFF STUD GRADE	1008
J107	JACK	(- 2) 2X4 SFF STUD GRADE	1013
J108	JACK	(- 2) 2X6 SFF STUD GRADE	1013

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:

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 KID EACH END, UNLESS OTHERWISE NOTED.
MULTI-SPAN 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.
3. 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 PLAN 011-11B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
4. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
5. SEE STANDARD DETAIL CATEGORY "11" SHEET(S) FOR INTERIOR TRIM DETAILS.
6. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
7. ALL HEADERS IN NON-CEILING AREAS SHALL BE A SINGLE FLAT 2X4 OR 2X6 ATTACHED TO CRIPPLES ABOVE, UNLESS OTHERWISE NOTED.
8. TANKED WATER HEATER SHOWN AS BASE CONDITION, OPTION 1 TANKLESS WATER HEATER IS AVAILABLE IN LIEU OF TANKED WATER HEATER.
9. INTERIOR HEADER HEIGHT BEYOND 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILINGS WILL BE 8'-3", UNLESS OTHERWISE NOTED.
10. BASEMENT FINISH DIVISIONS ASSUME A 1/2" 6AP BETWEEN FRAME WALL AND CONCRETE WALL.
11. ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-BEIGHT BULKHEAD INSTALLATION.
12. NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

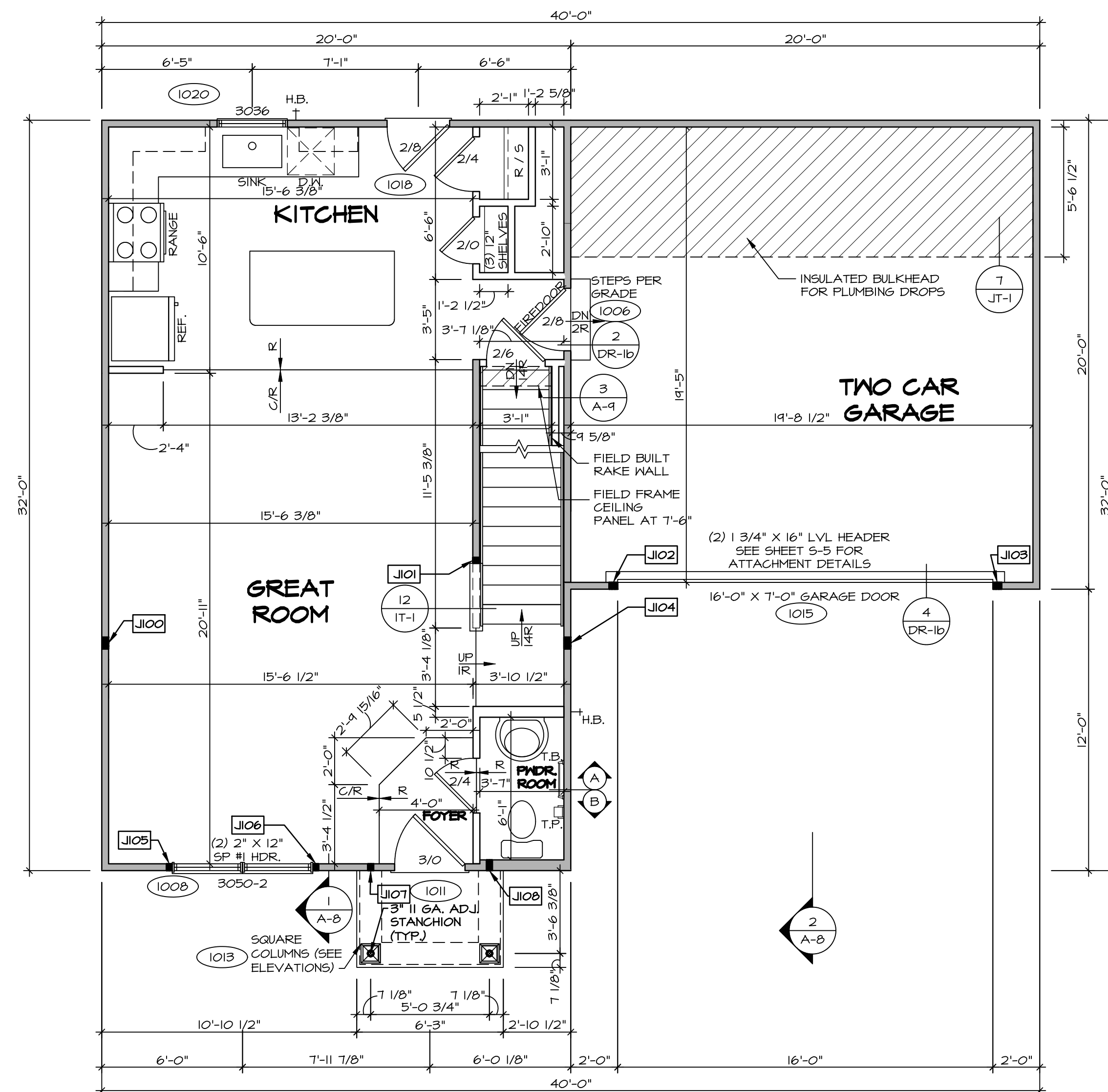
GYPSUM NOTES:

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

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SHEET NO.	MODEL	SET NO. BR400
A-6	BIRCH	VERSION 01
	DRAWING TITLE	RELEASE NO. -----
	FIRST FLOOR PLAN	DRAWN BY DATE:
	OPTION DESCRIPTION	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.
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- 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.
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- NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

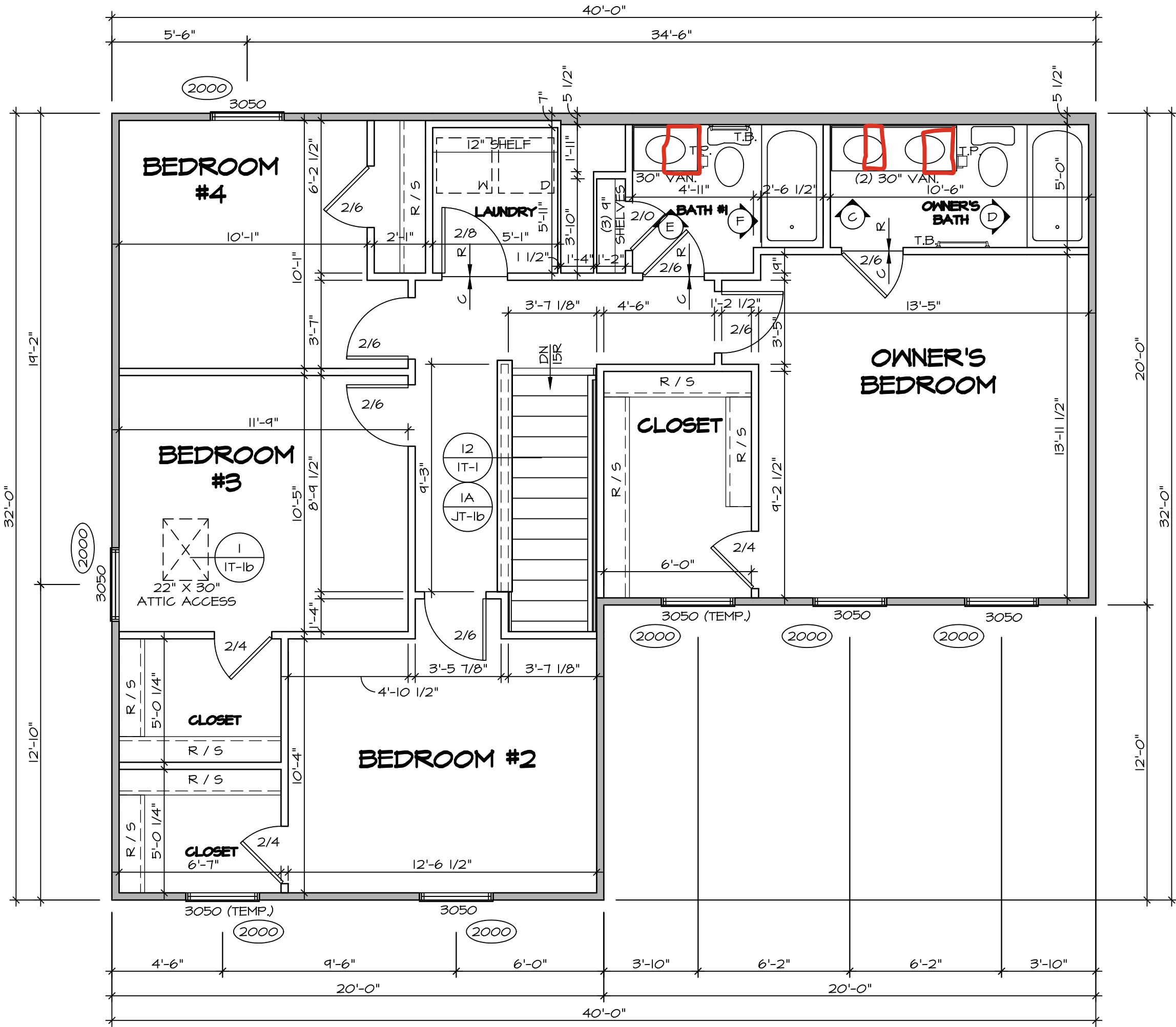
GYPSUM NOTES:

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



SECOND FLOOR PLAN

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

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

SHEET NO.
A-7

13

MODEL
BIRCH
DRAWING TITLE
SECOND FLOOR PLAN

OPTION DESCRIPTION

13

DIV-COMM-LOT-UNIT
DCY-S2-0428

COM-LOT

SAMYERS MILL - SIMPLY RYAN - 0428

STREET ADDRESS
6836 RIVULET DRIVE

CITY
MIDDLETOWN

STATE
OH

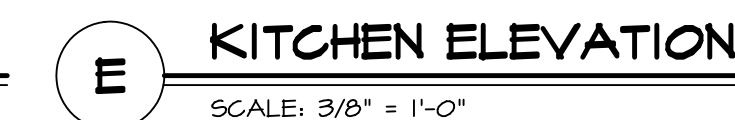
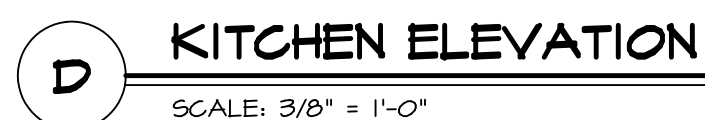
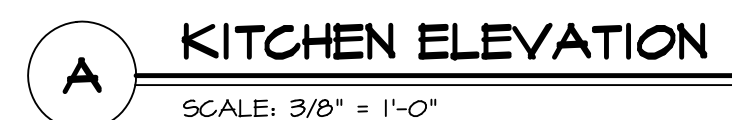
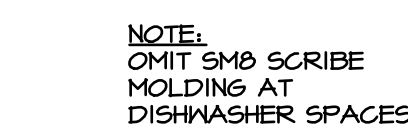
APT. NO.

ZIP
45042

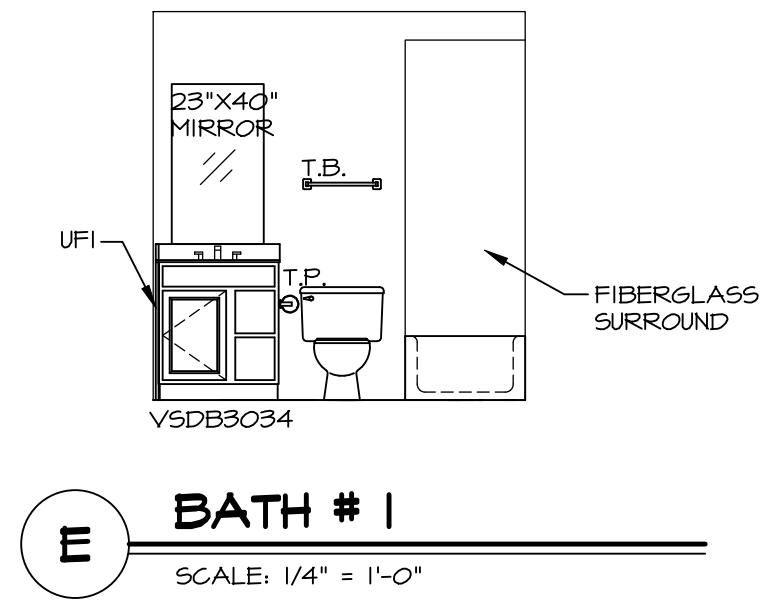
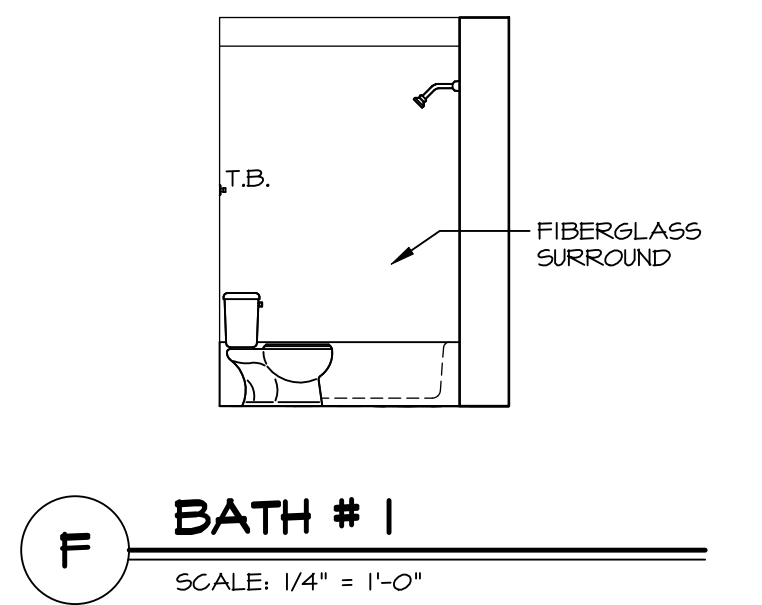
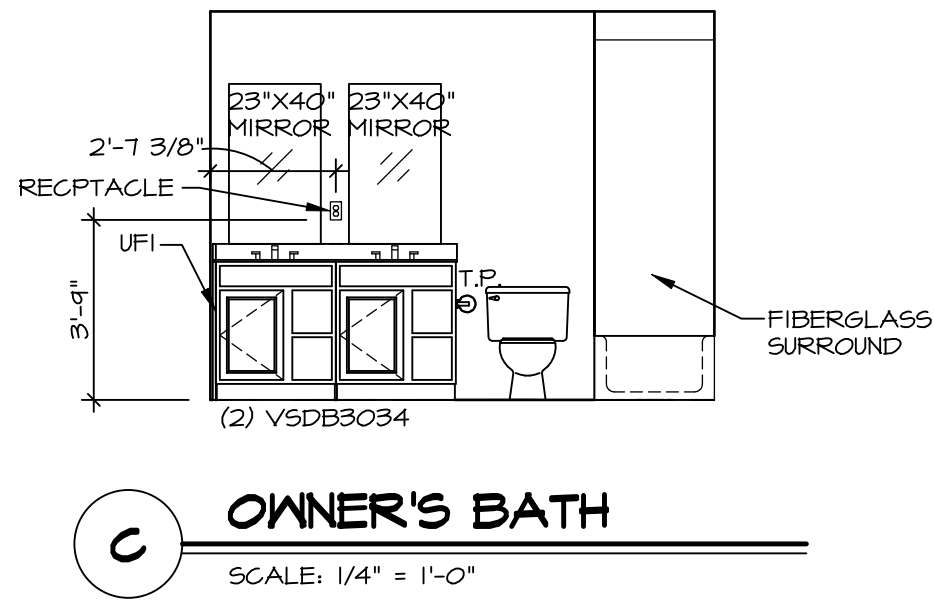
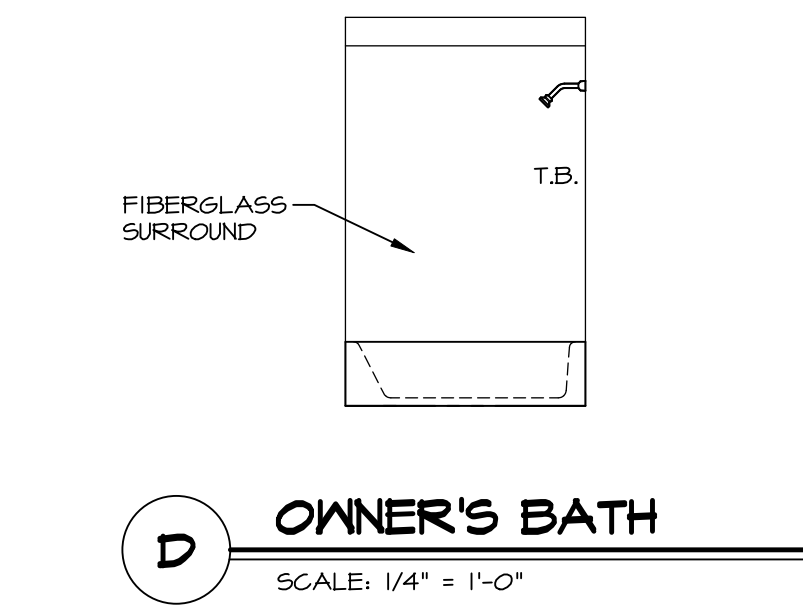
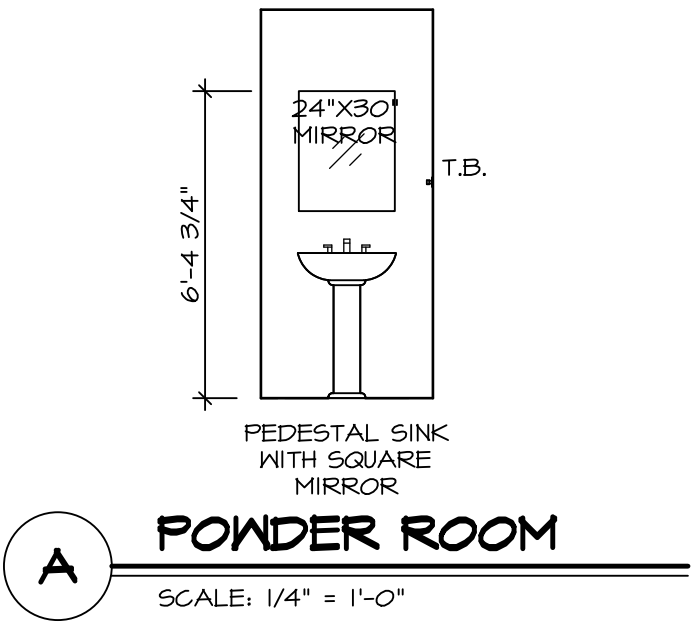
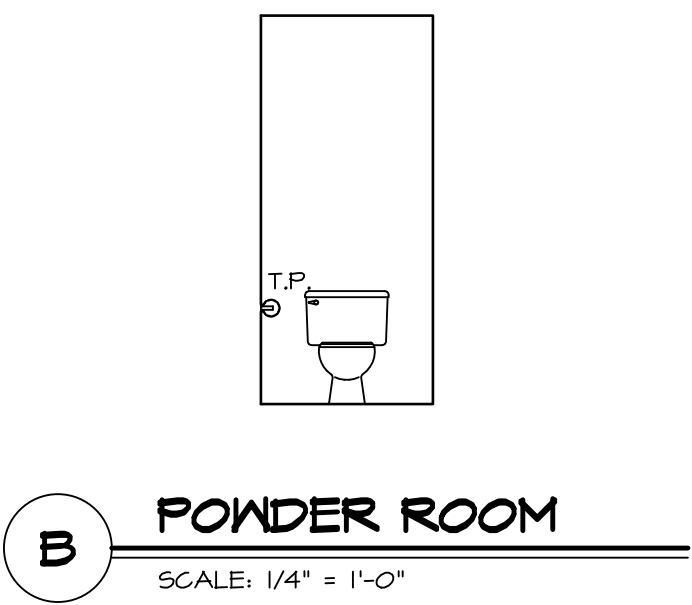
13

KITCHEN NOTES:

1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN FLS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD KITCHEN FLT-FR REF. REPLACEMENT BASE ON CABINET STYLE.
3. ALL (W/F) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
4. SET FIRST 2" OF CABINETS SQUARED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
5. SET PRE-FINISHED SCRIBE MOLDING AT CABINET BULKHEADS AND AT ENDS (WHERE THERE IS NO NEED FOR FINISHING). SET PRE-FINISHED SCRIBE MOLDING SHALL BE USED TO PAD OUT CABINET SIDES AT STILE FOR RETURN OF FACE-MOUNTED CABINET CROWN MOLDING.



C:\NVR\Solves\BIRCH	BRH00_01\DCY-S2-0428\3250302	Sheets	Lot	Specific	A-10 KIT	S.dwa	11/20/24	-	3:55 am
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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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SET NO. BRH00
VERSION 01
RELEASE NO. ----
DRAWN BY
DATE:
OPTION

SHEET NO.
A-11
MODEL
BIRCH
DRAWING TITLE
BATH ELEVATIONS
OPTION DESCRIPTION

17

DIV-COMM-LOT-UNIT
DCY-S2-0428
COMM-LOT
SANTERS MILL - SIMPLY RYAN - 0428
STREET ADDRESS
6036 RIVULET DRIVE
CITY MIDDLETOWN
STATE OH
ZIP 45042