

S2 388

5015 BROOKLET WAY

MIDDLETOWN, OH 45042

2 Story Basement

2 hose bibs - no valves required

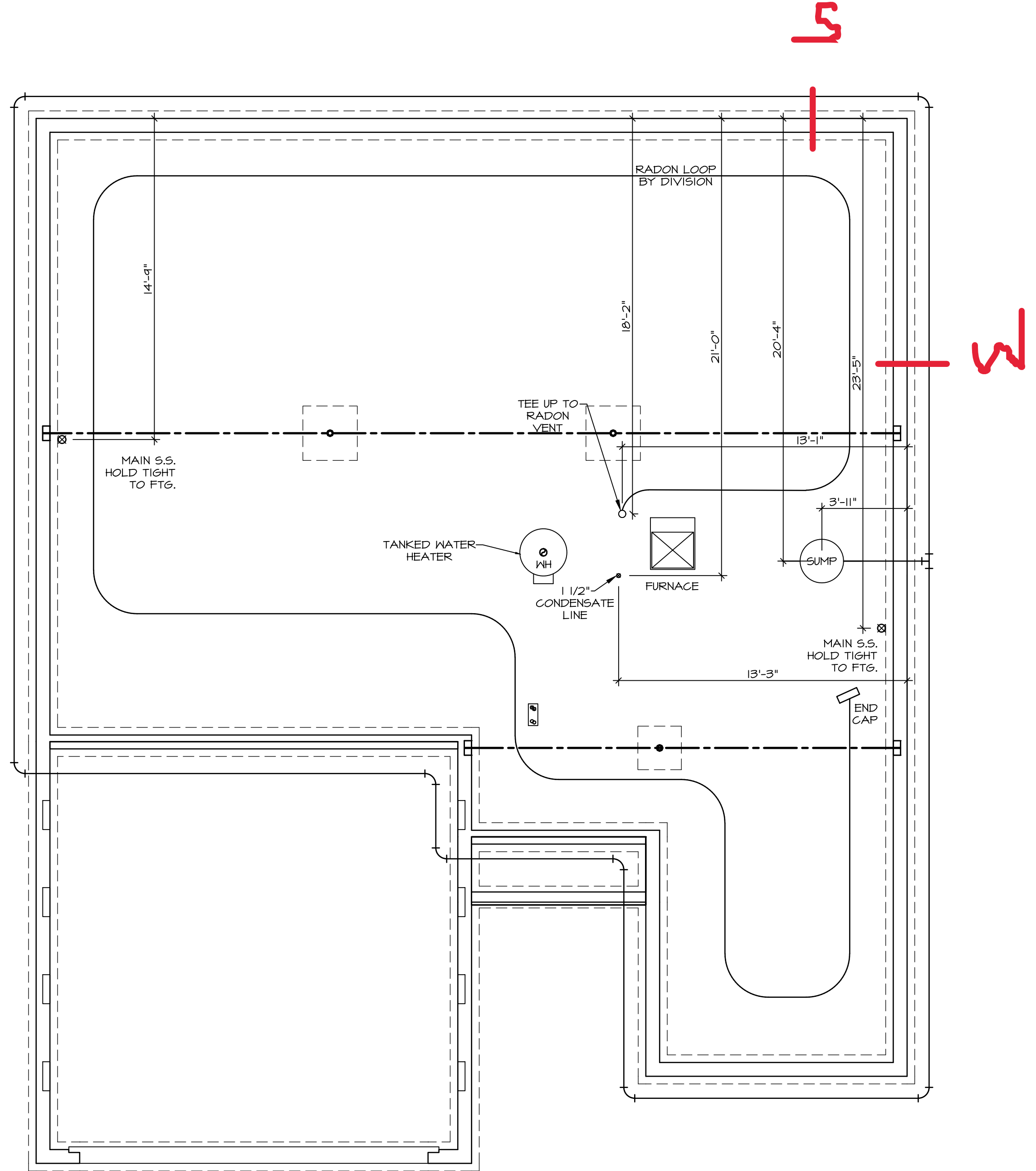
ice maker

1 tub

1 shower

WATER HEATER ELECTRIC 40 GALLON

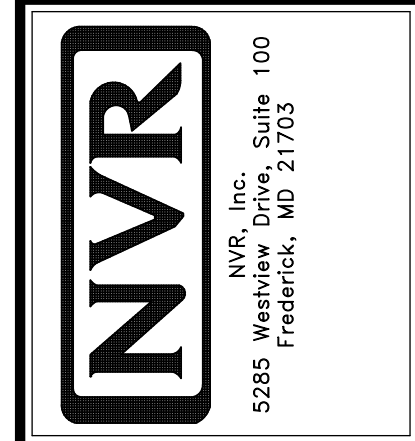
Gas Furnace



**NOTE**  
 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 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.

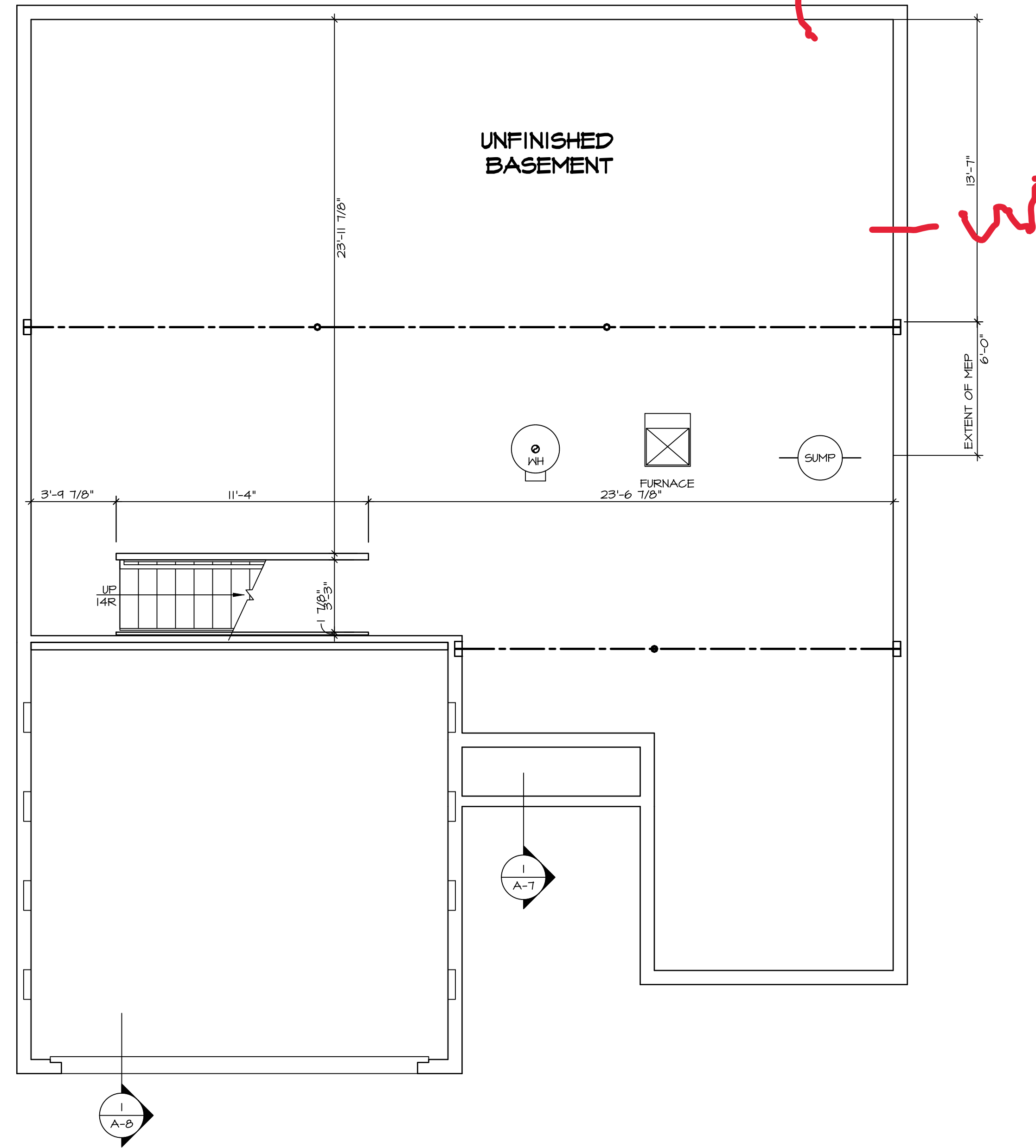
**PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-4</b>	MODEL <b>SPRUCE</b>	SET NO. <b>SP000</b>
	DRAWING TITLE <b>PLUMBING PLAN</b>	VERSION <b>01</b>
	DRAWN BY <b>RJC</b>	
	DATE: <b>12/30/14</b>	
	OPTION	



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DIV-COMM-LOT-UNIT <b>DCY-S2-0388</b>	
COM-LOT	STREET ADDRESS
SAVYERS MILL - SIMPLY RYAN - 0388	5015 BROOKLET WAY
APT. NO.	CITY
----	MIDDLETOWN
STATE	ZIP
OH	45042



**LEGEND**

	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- 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.
  - 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 "11" SHEET(S) FOR INTERIOR TRIM DETAILS.
  - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  - ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  - 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

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

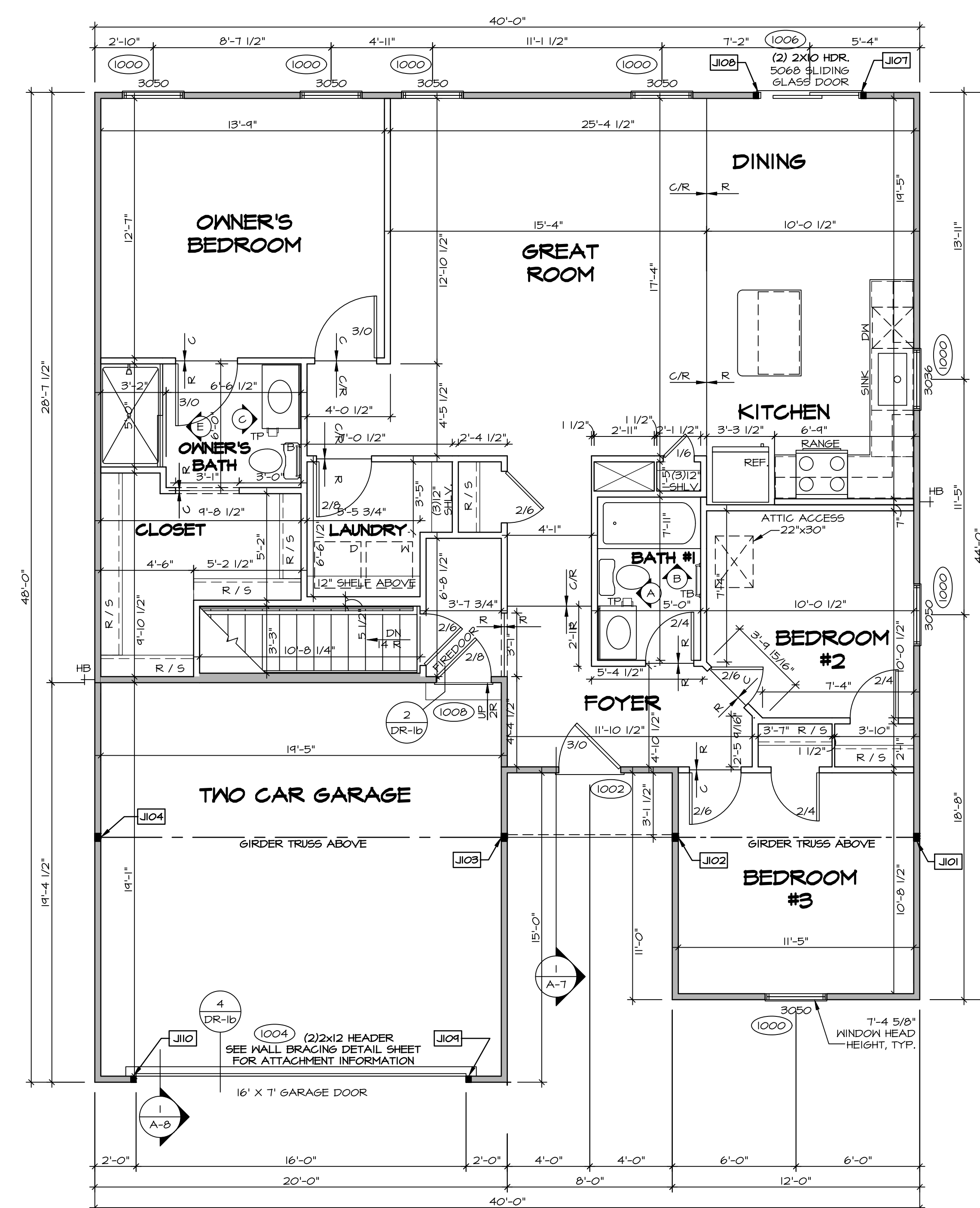
SHEET NO. <b>A-5</b>	NOBEL <b>SPRUCE</b> DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	SET NO. <b>SP000</b>	VERSION <b>01</b>
		DRAWN BY <b>ASJ</b>	DATE: <b>06/14/19</b>
6	OPTION DESCRIPTION	OPTION	
		DRAWING TITLE	
DIV-COMM-LOT-UNIT <b>DCY-S2-0388</b>		COMM-LOT	
STREET ADDRESS <b>5015 BROOKLET WAY</b>		APT. NO. ----	
CITY <b>MIDDLETOWN</b>		STATE <b>OH</b>	ZIP <b>45042</b>

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**NVR**  
NVR, Inc., Suite 100  
5285 Westrick, MD 21703  
Frederick, MD 21703

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FIRST FLOOR JACK SCHEDULE				
IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	FIELD INSTALLED
J101	JACK - (3) 2X4 SFF STUD GRADE		1010	
J102	JACK - (3) 2X4 SFF STUD GRADE		1010	
J103	JACK - (3) 2X4 SFF STUD GRADE		1010	
J104	JACK - (3) 2X4 SFF STUD GRADE		1010	
J107	JACK - (2) 2X4 SFF STUD GRADE		1006	
J108	JACK - (2) 2X4 SFF STUD GRADE		1006	
J109	JACK - (2) 2X4 SFF STUD GRADE		1004	
J110	JACK - (2) 2X4 SFF STUD GRADE		1004	



LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT-LOAD ABOVE
	JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	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.
  - 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 "11" SHEET(S) FOR INTERIOR TRIM DETAILS.
  - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  - ALL WINDOWS HAVE 1"-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  - 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.

**GYPHUM NOTES**

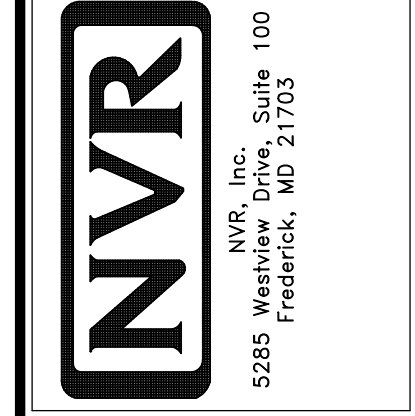
AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM HEADS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

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

DIV-COMM-LOT-UNIT  
**DCY-S2-0388**  
COM-LOT  
SAMMYERS MILL - SIMPLY RYAN - 0388  
STREET ADDRESS  
5015 BROOKLET WAY  
CITY MIDDLETOWN STATE OH ZIP 45042

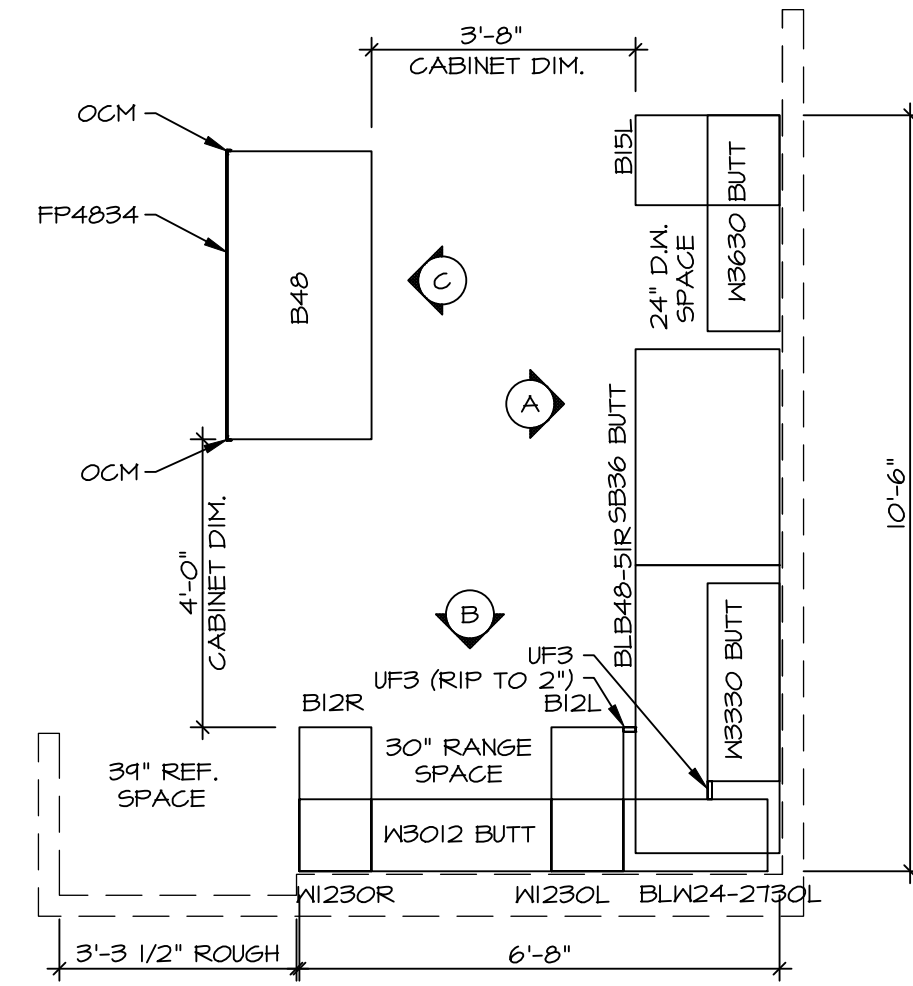
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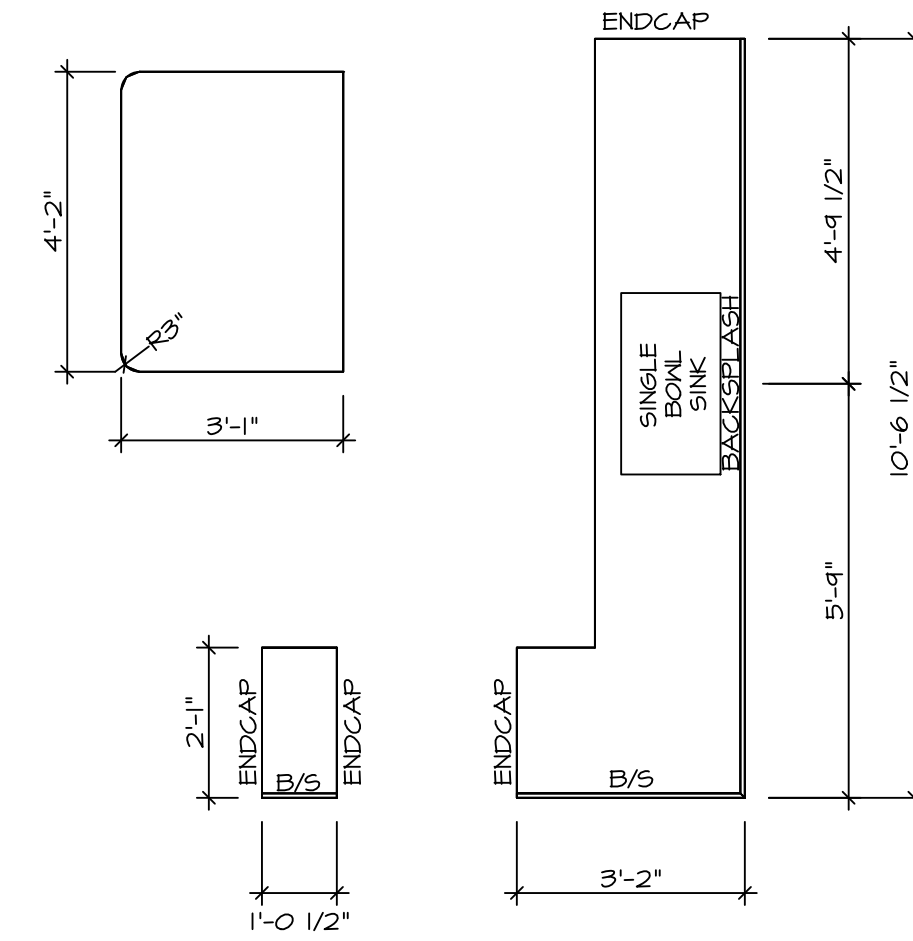
SET NO. SP000  
VERSION 01  
DRAWN BY SGA  
DATE: 12/14/14  
OPTION

NOBEL  
**SPRUCE**  
DRAWING TITLE  
**FIRST FLOOR PLAN**  
OPTION DESCRIPTION  
**A-6**

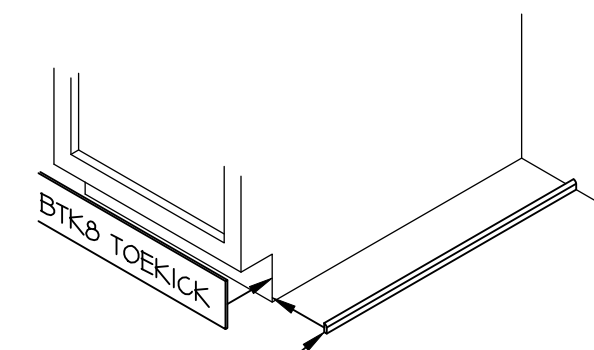
SHEET NO. **7**



**KITCHEN CABINET PLAN / KC-364I**  
 KITCHEN VENTILATION RE-CIRCULATING "KFI"  
 SCALE: 3/8" = 1'-0"  
 1 A-II

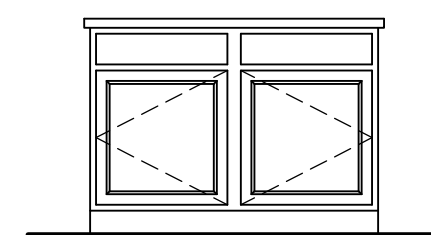


**KITCHEN COUNTERTOP PLAN KT-364I**  
 SCALE: 3/8" = 1'-0"  
 2 A-II

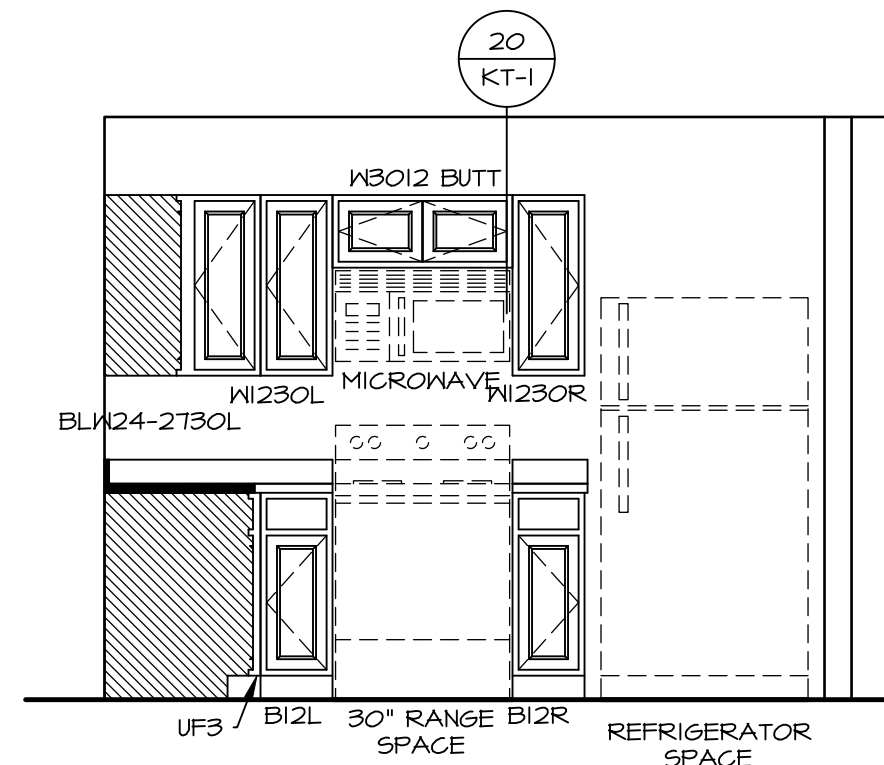


NOTE:  
 OMIT SMO SCRIBE MOLDING AT DISHWASHER SPACES

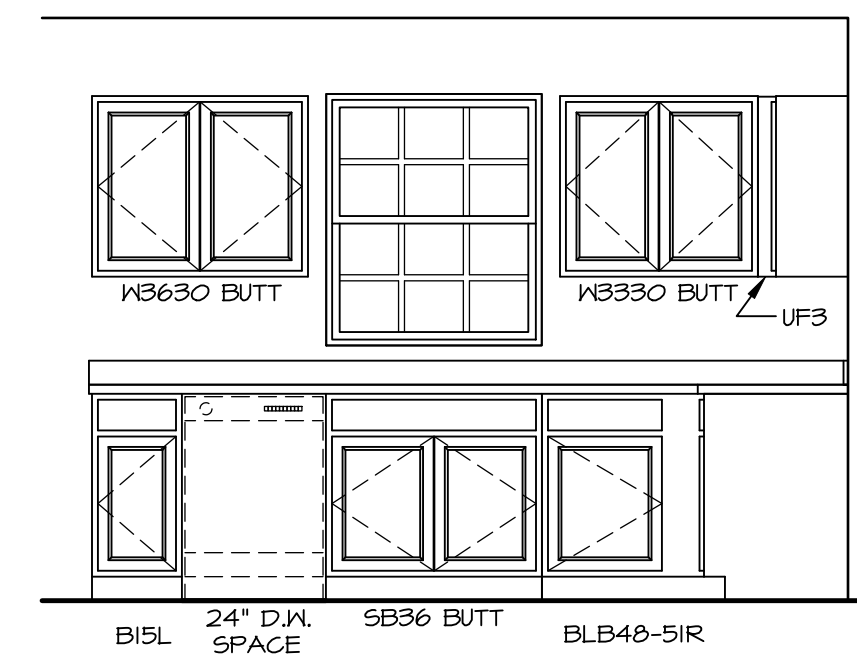
**3 TOEKICK / SCRIBE DETAIL**  
 SCALE: 3/4" = 1'-0"  
 A-II



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



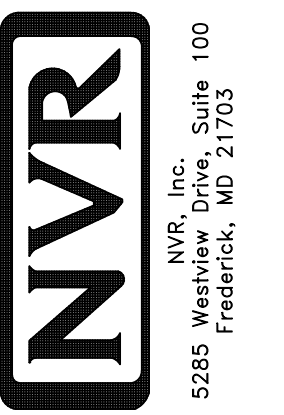
**CABINET ELEVATION B**  
 "KFI"  
 SCALE: 3/8" = 1'-0"



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

- 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 (I/ACT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
  3. ALL (F/W) 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.

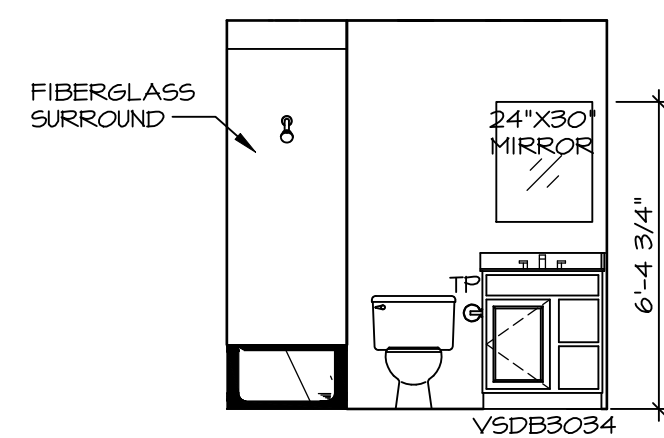
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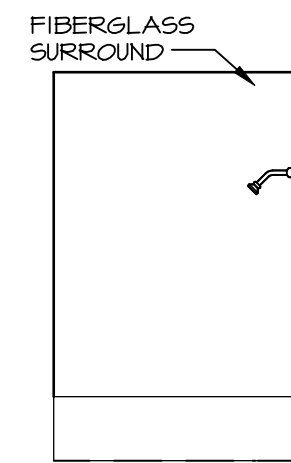
SET NO. SP000  
 VERSION 01  
 DRAWN BY RJC  
 DATE: 12/29/15  
 OPTION

SHEET NO. A-II  
 MODEL SPRUCE  
 DRAWING TITLE KITCHENS  
 OPTION DESCRIPTION

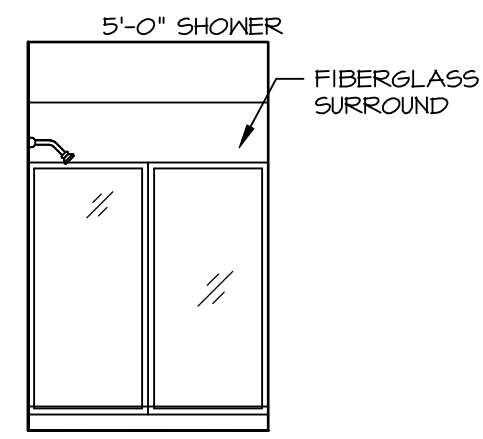
DIV-COMM-LOT-UNIT DCY-S2-0388  
 COM-LOT  
 SAUTERS MILL - SIMPLY RYAN - 0369  
 STREET ADDRESS 5015 BROOKLET WAY  
 CITY MIDDLETOWN STATE OH ZIP 45042



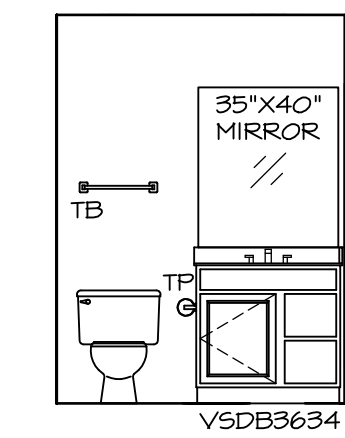
**A BATH #1**  
SCALE: 1/4" = 1'-0"



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



**E OWNER'S BATH**  
SCALE: 1/4" = 1'-0" OWNER'S BATHROOM SHOWER "AMA"



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

**NOTES:**

- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
- ALL BATH ELEVATIONS SHOWN PER PLAN.
- ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
- BATH ELEVATIONS ARE SHOWN PER PLAN.
- ALL DIMENSIONS SHOWN ON BATH ELEVATIONS ARE ROUGH FRAMING REFERENCES ONLY.

SHEET NO. <b>A-12</b>	MODEL <b>SPRUCE</b>	SET NO. <b>SPC00</b>	DRAWING TITLE <b>BATH ELEVATIONS</b>	VERSION <b>01</b>	DRAWN BY <b>SGA</b>	DATE: <b>12/19/14</b>	OPTION
		OPTION DESCRIPTION <b>12</b>					
DIV-COMM-LOT-UNIT <b>DCY-S2-0388</b>		COMM-LOT <b>SAMYERS MILL - SIMPLY RYAN - 0388</b>					
STREET ADDRESS <b>5015 BROOKLET WAY</b>		CITY <b>MIDDLETOWN</b>		STATE <b>OH</b>		ZIP <b>45042</b>	
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