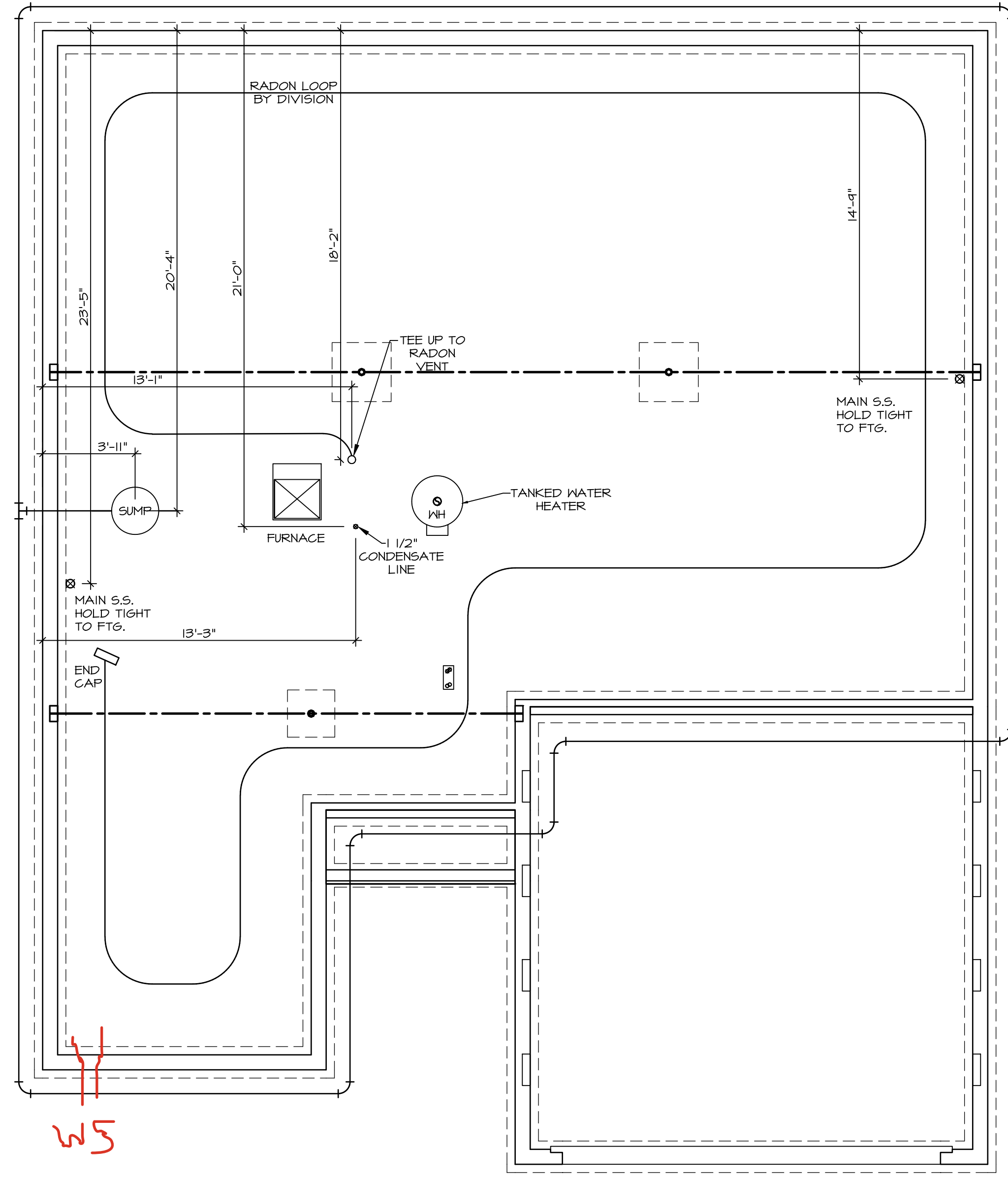


S2 407
6880 RIVULET DRIVE
MIDDLETOWN, OH 45042

1 Story Basement
2 hose bibs - no valves required
Vent Kitchen
ice maker
1 tub
1 shower
WATER HEATER ELECTRIC 40 GALLON
Inside Water Meter setup

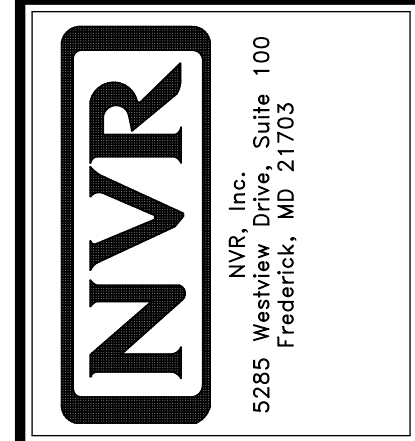
Gas Furnace



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 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.

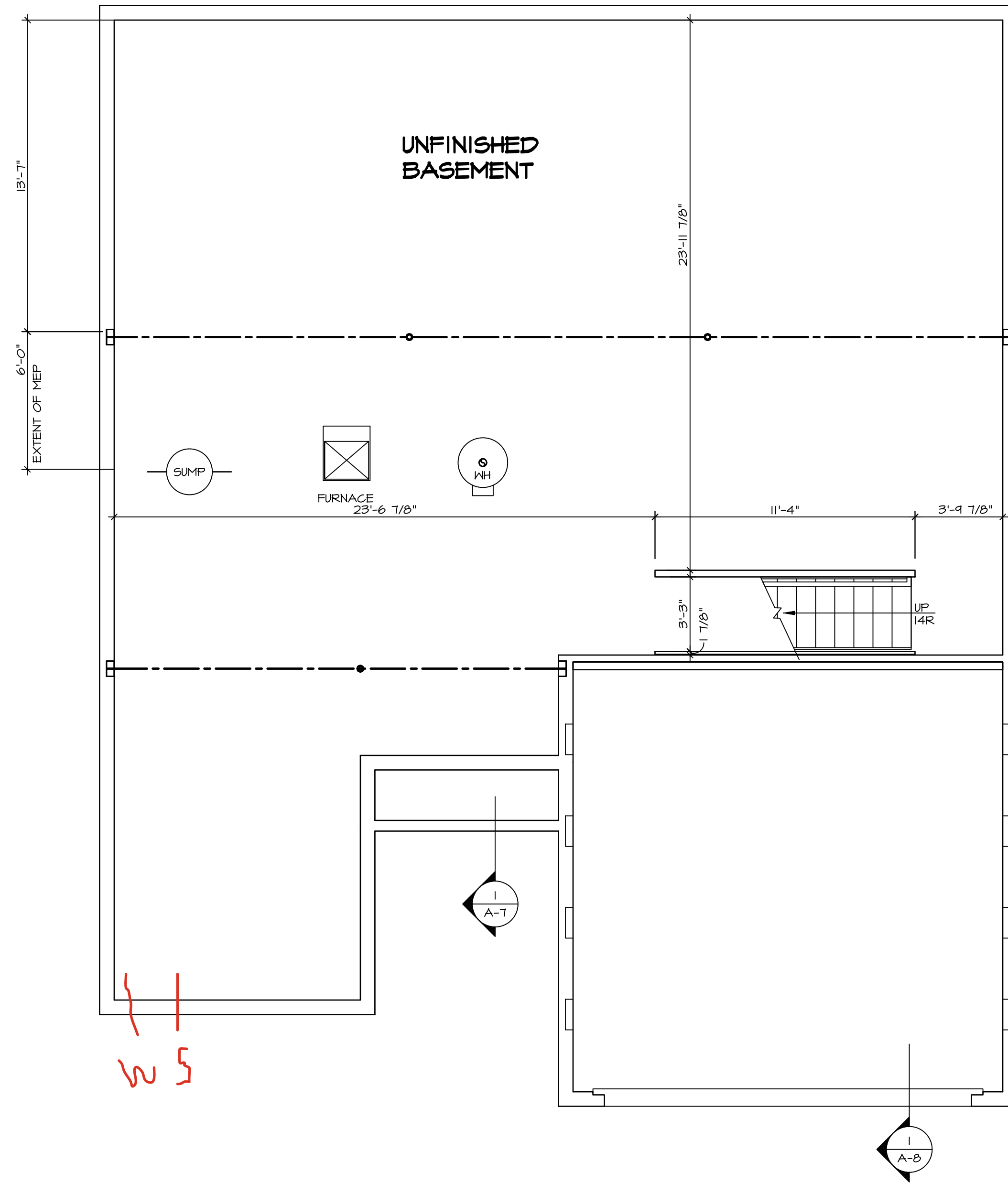
1
 A-4 **PLUMBING PLAN**
 SCALE: 1/4" = 1'-0"

SHEET NO. A-4	NOBEL SPRUCE DRAWING TITLE PLUMBING	SET NO. SP000 VERSION 01 RELEASE NO. ---- DRAWN BY RJC DATE: 12/30/14 OPTION	10
-------------------------	---	---	----



© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written consent of NVR, Inc.

DIV-COMM-LOT-UNIT DCY-S2-0407
COM-LOT SAYERS MILL - SIMPLY RYAN - 0407
STREET ADDRESS 6880 RIVULET DRIVE
CITY MIDDLETOWN
STATE OH
ZIP 45042



W 5

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"

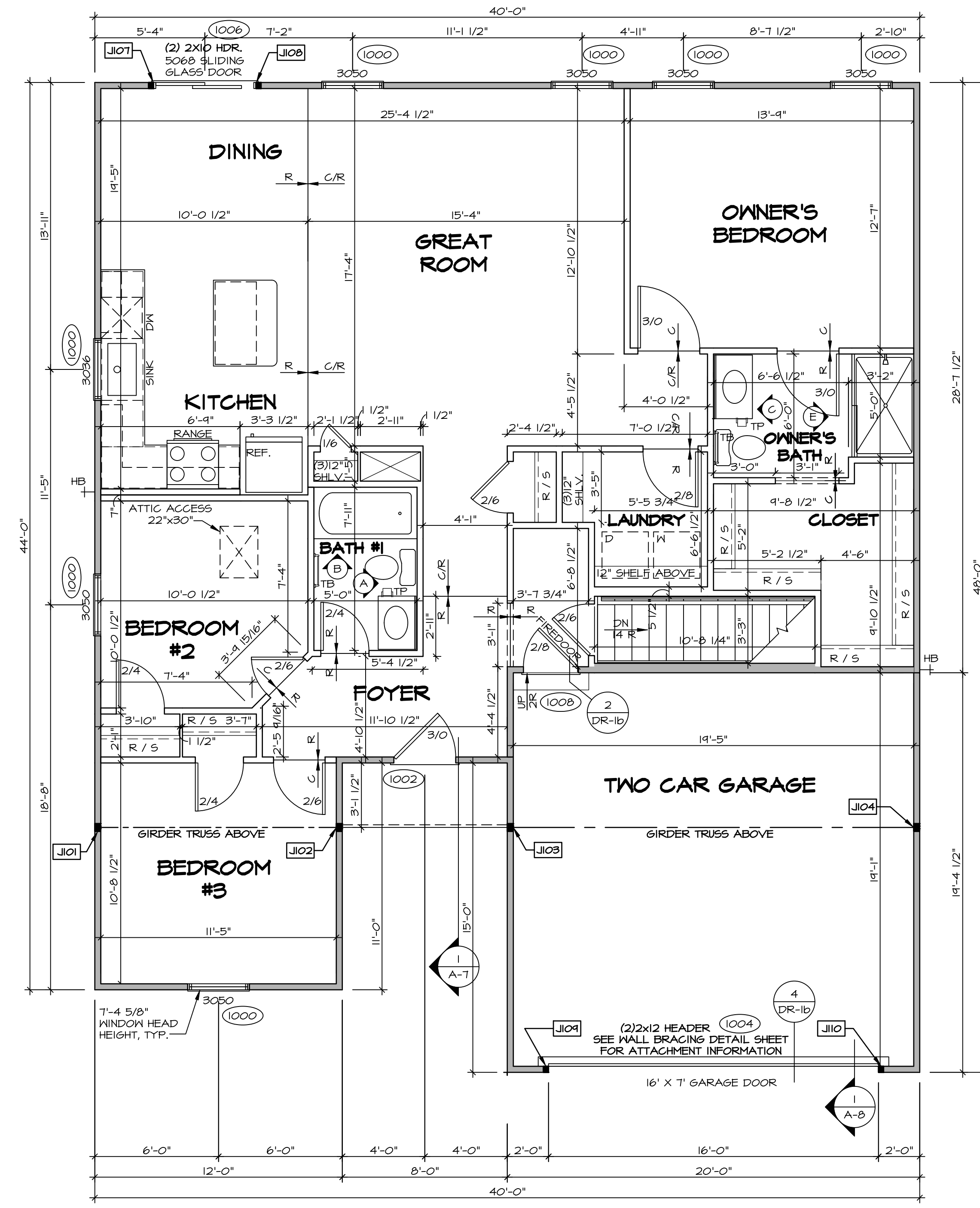
SHEET NO. A-5	NOBEL SPRUCE DRAWING TITLE BASEMENT FLOOR PLAN	SET NO. SPC00	VERSION 01	RELEASE NO. ----	
		DRAWN BY ASJ	DATE: 06/14/19	OPTION	
DIV-COMM-LOT-UNIT DCY-S2-0407		COMM-LOT SAMYERS MILL - SIMPLY RYAN - 0407	STREET ADDRESS 6880 RIVULET DRIVE		
CITY MIDDLETOWN		STATE OH	ZIP 45042		

© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.

NVR
 NVR, Inc., Suite 100
 5285 Westwood Drive
 Frederick, MD 21703

C:\NVR\Solmes\SPRUCE_SPC00_01\DCY-S2-0407\31832811\Sheets\Lot_Specific\A-5_BSM_LS.dwg 08/23/24 - 11:49 am

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
	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.

GYPSUM NOTES

AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, 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-S2-0407

COM-LOT
COMMITTEE
SAMMY'S MILL - SIMPLY RYAN - 0407

STREET ADDRESS
6880 RIVULET DRIVE

CITY
MIDDLETOWN

STATE
OH

ZIP
45042

APT. NO.

© NVR, Inc. expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner whatsoever, nor are they to be used for any project without the express written consent of NVR, Inc.

NVR
NVR, Inc., Suite 100
5285 Westpark Drive
Frederick, MD 21703

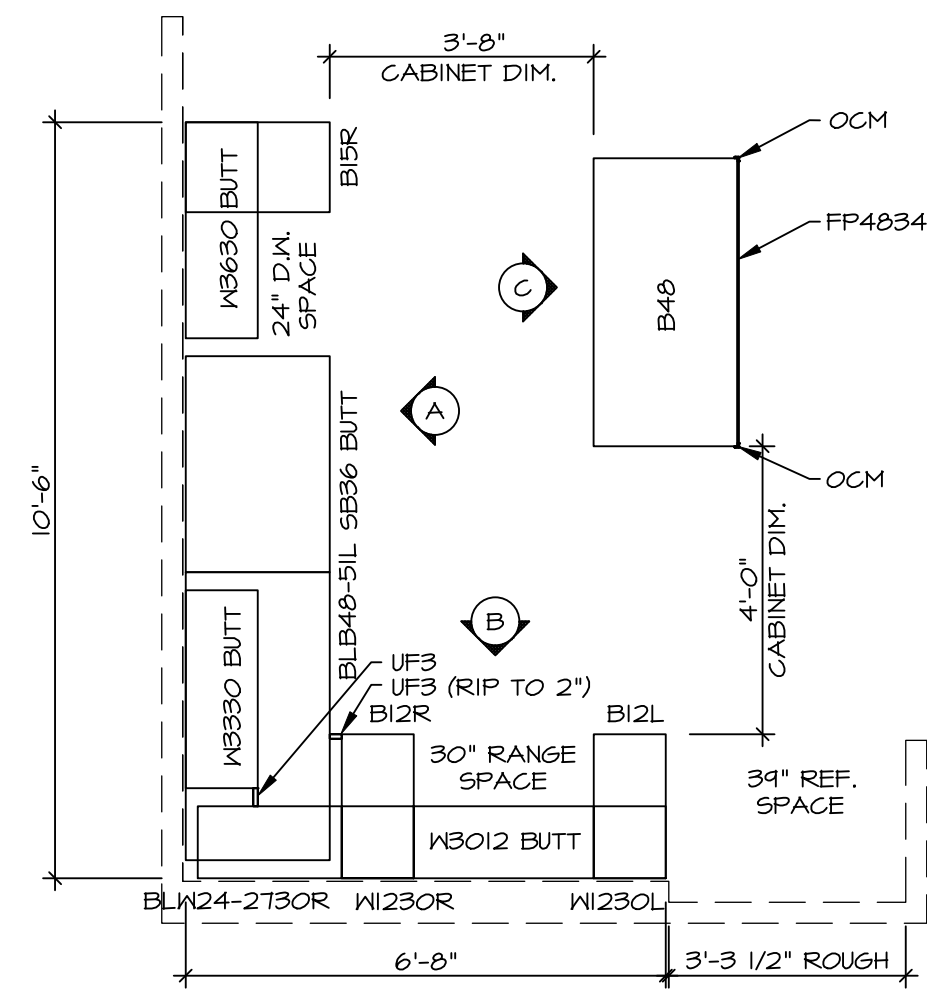
SET NO. SP000
VERSION 01
RELEASE NO. ----
DRAWN BY SGA
DATE: 12/14/14
OPTION

NOBEL
SPRUCE
DRAWING TITLE
FIRST FLOOR PLAN

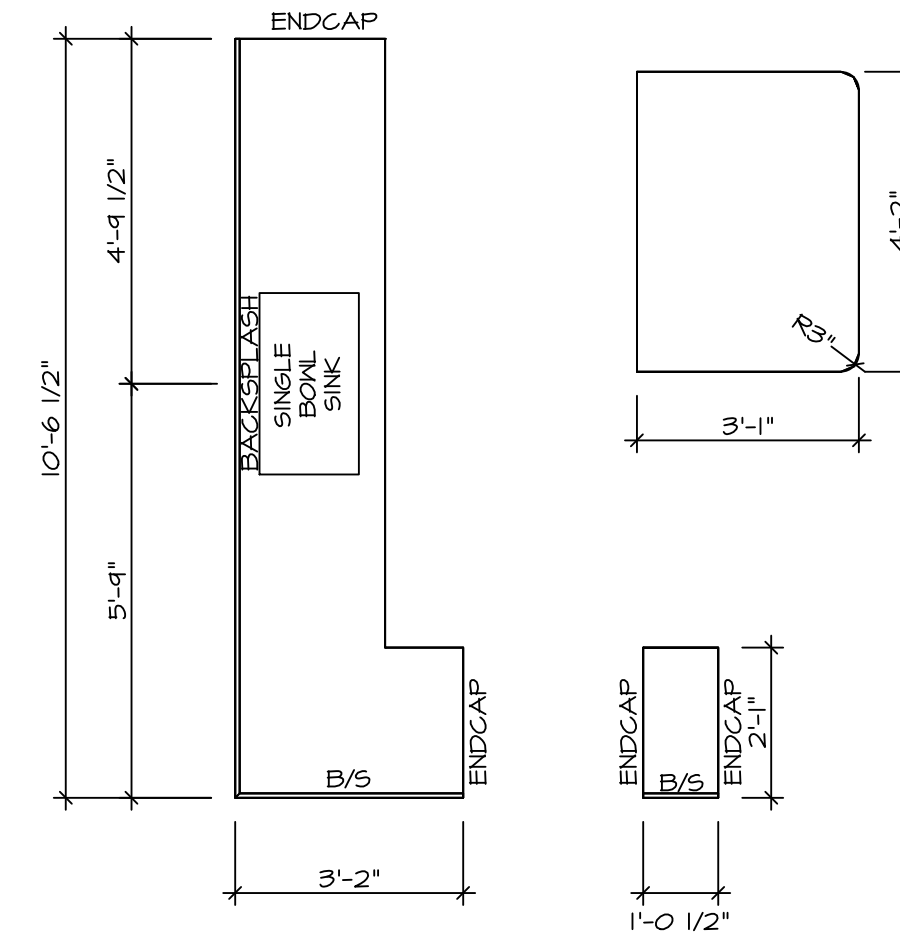
SHEET NO.
A-6

OPTION DESCRIPTION
12

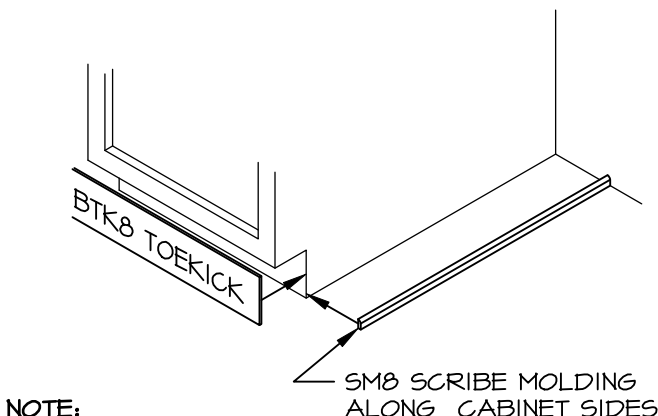
C:\NVR\Software\SPRUCE_SP000_01\DCY-S2-0407\318321A\Sheets\Lot_Specific\A-6_Plan_LS.dwg 08/23/24 - 11:48 am



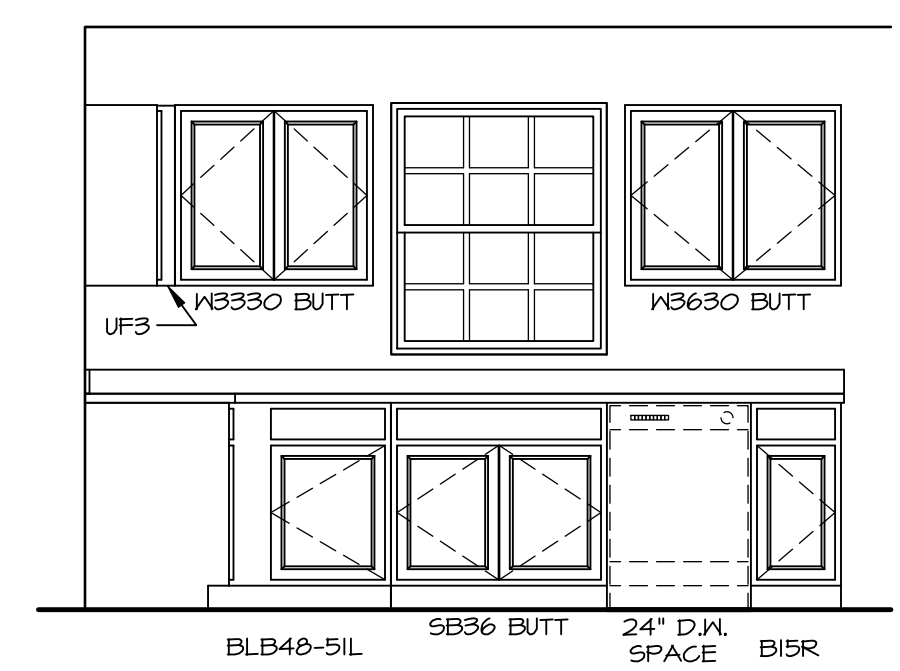
1 **KITCHEN CABINET PLAN / KC-364I**
 SCALE: 3/8" = 1'-0" KITCHEN VENTILATION RE-CIRCULATING "KFI"



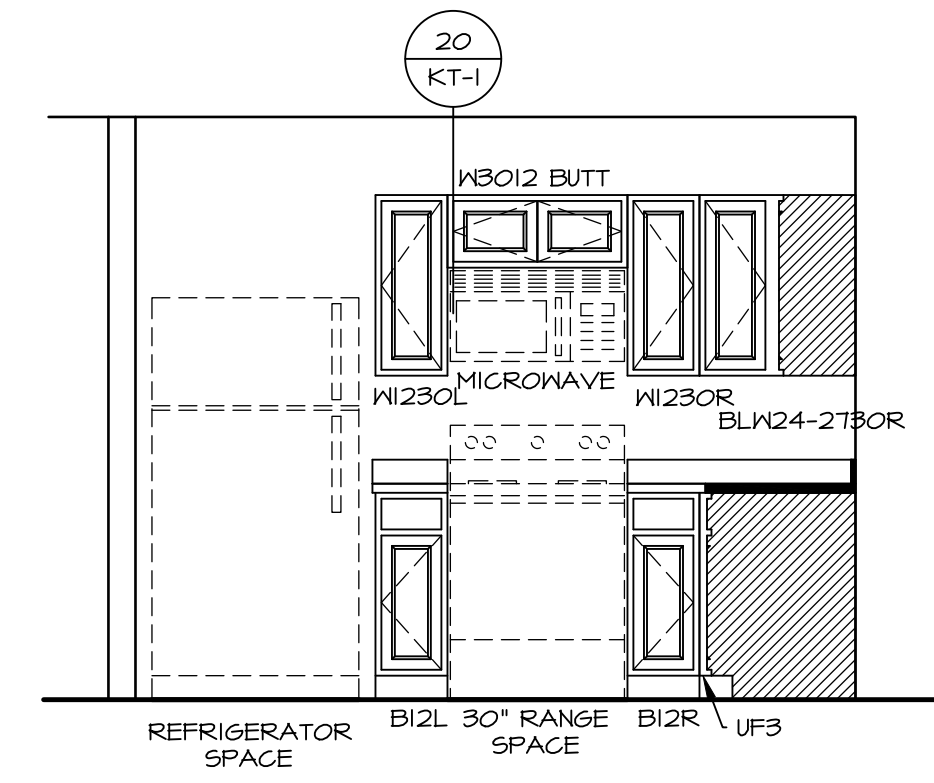
2 **KITCHEN COUNTERTOP PLAN KT-364I**
 SCALE: 3/8" = 1'-0"



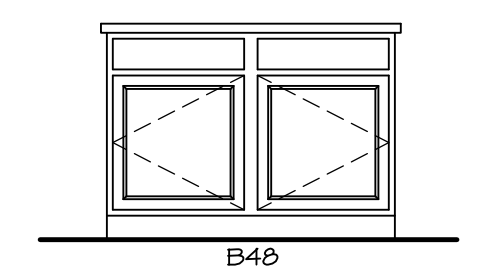
3 **TOEKICK / SCRIBE DETAIL**
 SCALE: 3/4" = 1'-0"



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



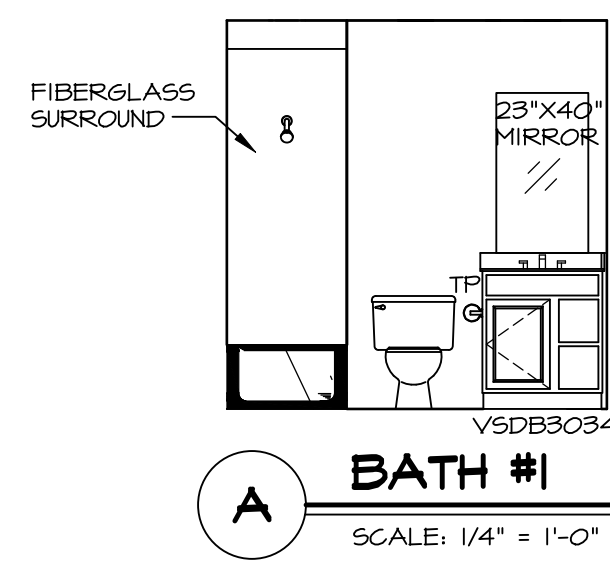
B **CABINET ELEVATION**
 SCALE: 3/8" = 1'-0" *KFI*



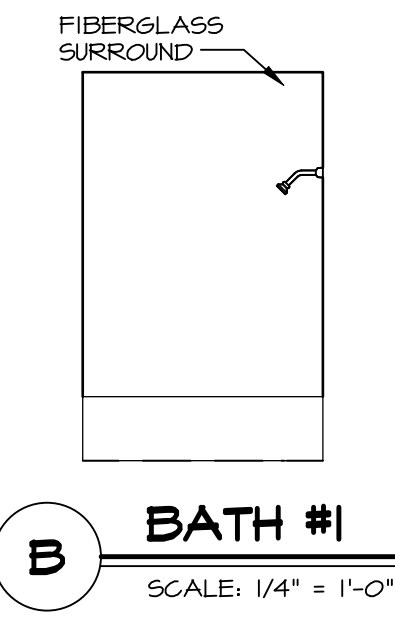
C **CABINET ELEVATION**
 SCALE: 3/8" = 1'-0"

- 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.

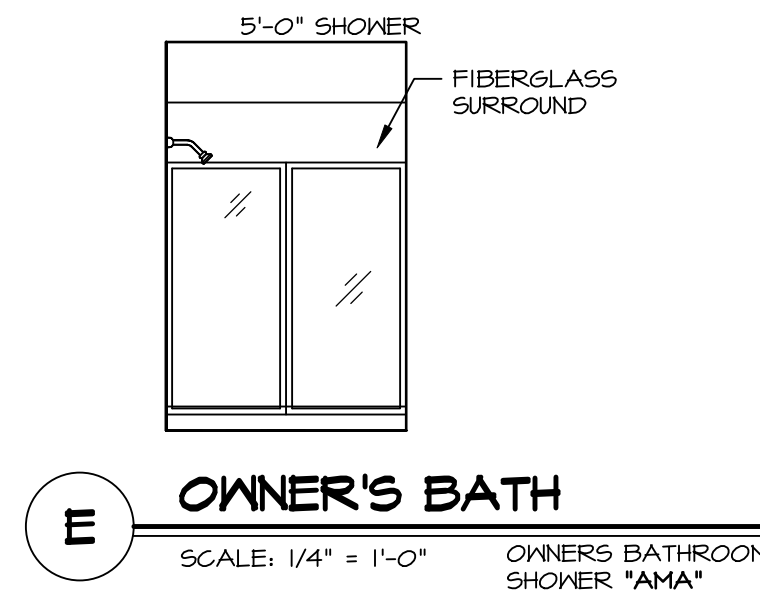
SHEET NO. A-11	MODEL SPRUCE DRAWING TITLE KITCHEN	SET NO. SPC00	VERSION 01
		RELEASE NO. ----	DRAWN BY RJC
16	OPTION DESCRIPTION	DATE: 12/23/15	OPTION
		NVR, Inc., Suite 100 5285 Westwood, Frederick, MD 21703	
DIV-COMM-LOT-UNIT DCY-S2-0407		COM-LOT SAATERS MILL - SIMPLY RYAN - 0407	
STREET ADDRESS 6880 RIVULET DRIVE		APT. NO.	----
CITY	MIDDLETOWN	STATE	OH
ZIP	45042		



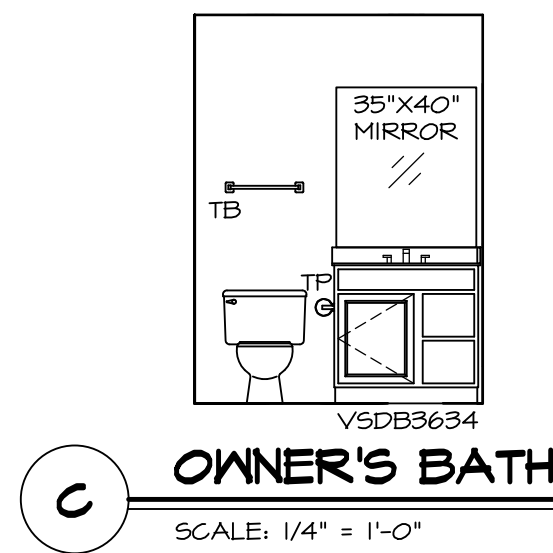
A BATH #1
SCALE: 1/4" = 1'-0"



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:

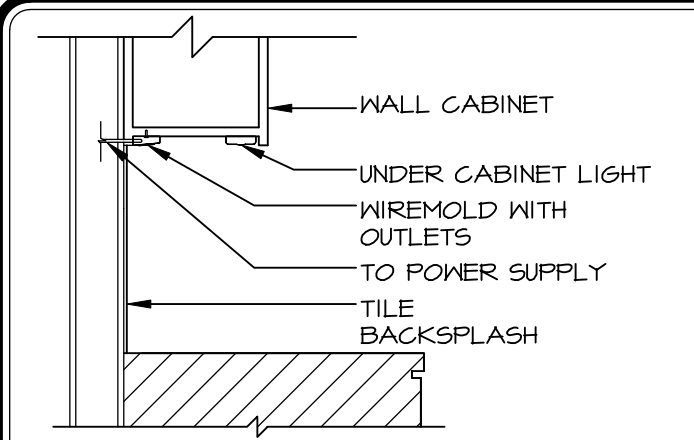
- TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
- TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
- ALL BATH ELEVATIONS SHOWN PER PLAN.
- ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
- BATH ELEVATIONS ARE SHOWN PER PLAN.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

SHEET NO. A-12	MODEL SPRUCE	SET NO. SPC00	DIV-COMM-LOT-UNIT DCY-S2-0407
		VERSION 01	COM-LOT SAYERS MILL - SIMPLY RYAN - 0407
	DRAWING TITLE BATH ELEVATIONS	RELEASE NO. ----	STREET ADDRESS 6880 RIVULET DRIVE
	OPTION DESCRIPTION	DRAWN BY SGA	CITY MIDDLETOWN
		DATE: 12/19/14	STATE OH
		OPTION	ZIP 45042

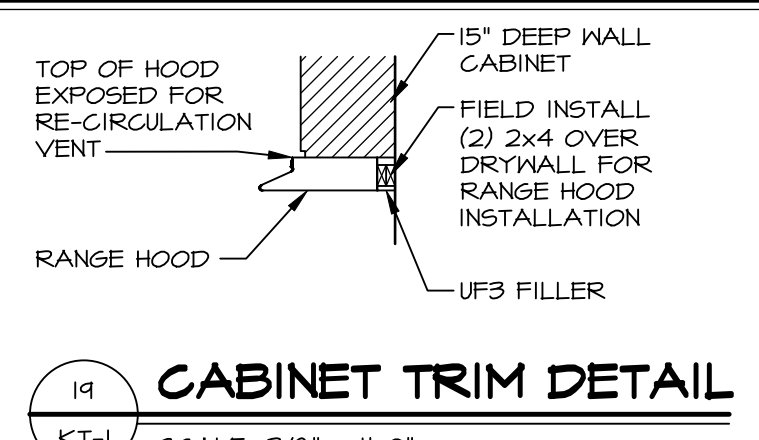
© NVR, Inc., expressly reserves its copyright and other property rights in these plans. These plans are not to be reproduced, stored in a retrieval system, or copied in any form or manner whatsoever, nor are they to be used for any project without the prior written consent of NVR, Inc.

NVR
NVR, Inc., Suite 100
Frederick, MD 21703
5285 Westview

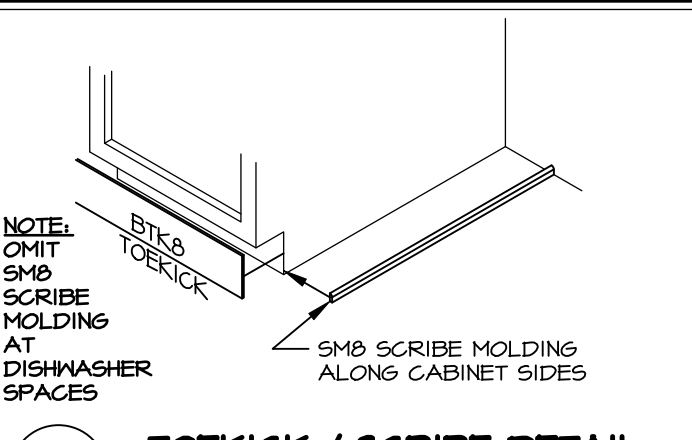
C:\NVR\Sales\SPRUCE_SPC00_01\DCY-S2-0407\3183281\Sheets\Lot_Specific\A-12_BATH_1.S.dwg 08/23/24 - 11:49 am



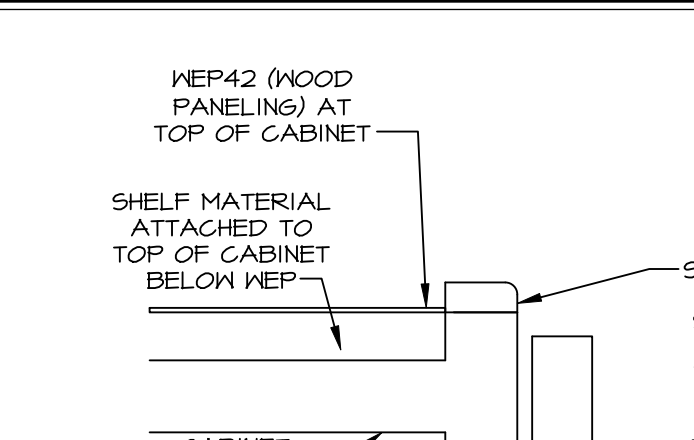
6 UNDER CABINET WIREMOLD
KT-1 SCALE: 3/4" = 1'-0"



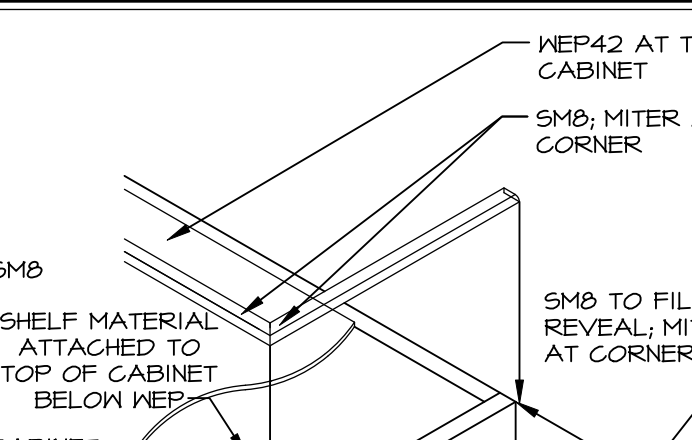
19 CABINET TRIM DETAIL
KT-1 SCALE: 3/8" = 1'-0"



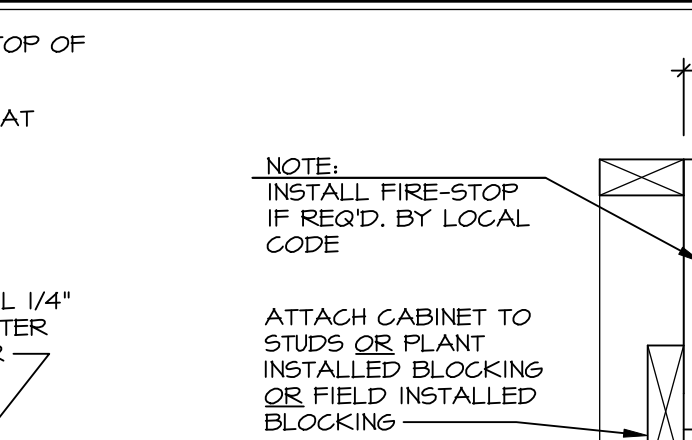
18 TOEKICK / SCRIBE DETAIL
KT-1 SCALE: 3/4" = 1'-0"



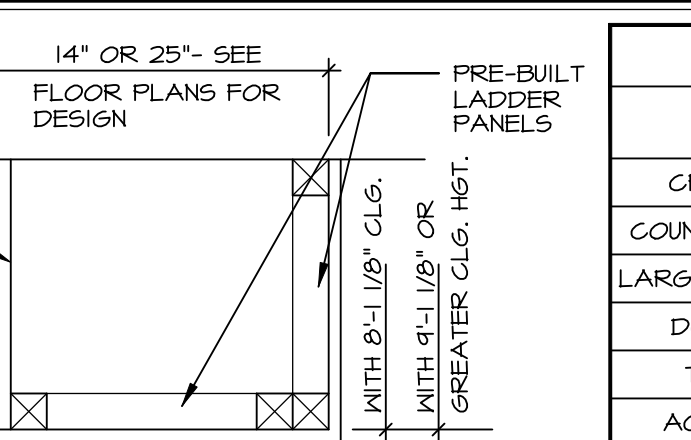
1 CABINET BULKHEAD
KT-1 SCALE: 1-1/2" = 1'-0"



2 CABINET MOULDING
KT-1 SCALE: 1-1/2" = 1'-0"



22 FARMHOUSE SINK INSTALLATION
KT-1 SCALE: 3/8" = 1'-0"



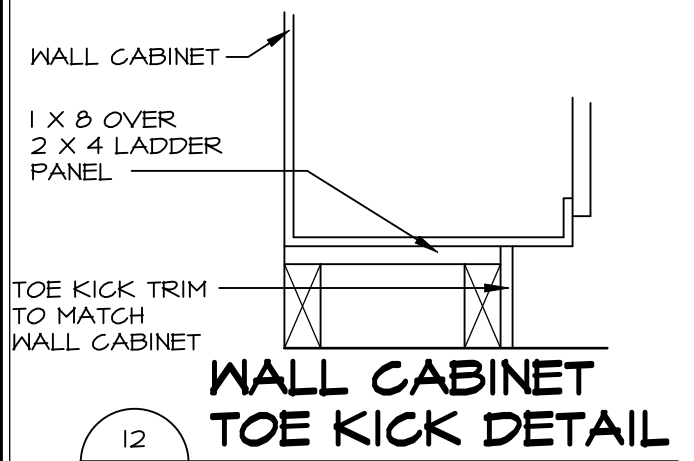
24 DECORATOR DOORS AT CABINET ENDS
KT-1 SCALE: 1/4" = 1'-0"

ID	STANDARD	NV		
		NEW HAVEN	LAUSANNE	KINGDALE
CROWN MOLDING	CMB	SCVMB	ACMB	CMB
COUNTERTOP SUPPORT	CS12	CC212	CC212	CS12
LARGE CROWN MOLDING	LCMB	LCVMB	LCMB	LCMB
DOOR PROFILES	MFD MI	OFD MI	OFD MI	OFD MI
TRIM MOLDING	TCMB WD	LCVMB WD	CTMB WD	CMB
ACCENT MOLDING	SBAMB	SAMB	SBAMB	SBAMB
DECO DOORS	DECO DOORS	DECO DOORS	DECO DOORS	DECO DOORS
BASE MOLDING	OSFB	S35646	S35646	OSFB
EDGE MOLDING	TLRB	CTMB WD	CTMB WD	TLRB

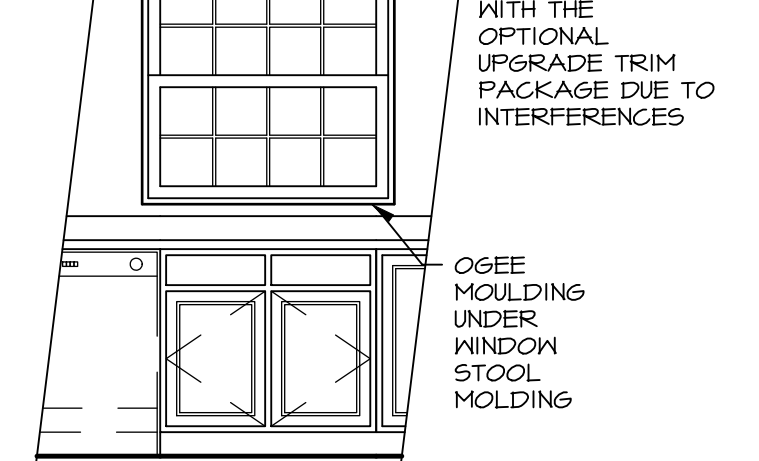
ID	STANDARD	RYAN		
		SONOMA	LAUSANNE	KINGDALE
DOOR PROFILES	MFD MI	OFD MI	OFD MI	OFD MI
CROWN MOLDING	CMB BLD	ACMB	ACMB	CMB BLD
BASE MOLDING	OSFB	S35646	S35646	OSFB

CABINET MOLDING & DECORATIVE ITEM CONVERSION CHART
SCALE: N.T.S.

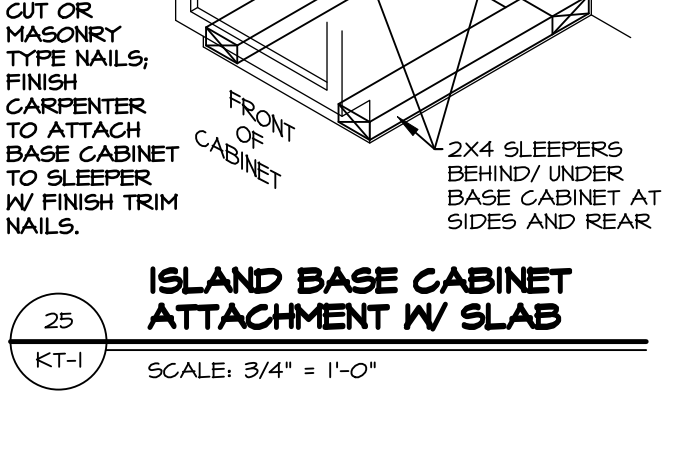
ID	STANDARD	SONOMA	LAUSANNE	KINGDALE
DOOR PROFILES	MFD MI	OFD MI	OFD MI	OFD MI
CROWN MOLDING	CMB BLD	ACMB	ACMB	CMB BLD
BASE MOLDING	OSFB	S35646	S35646	OSFB



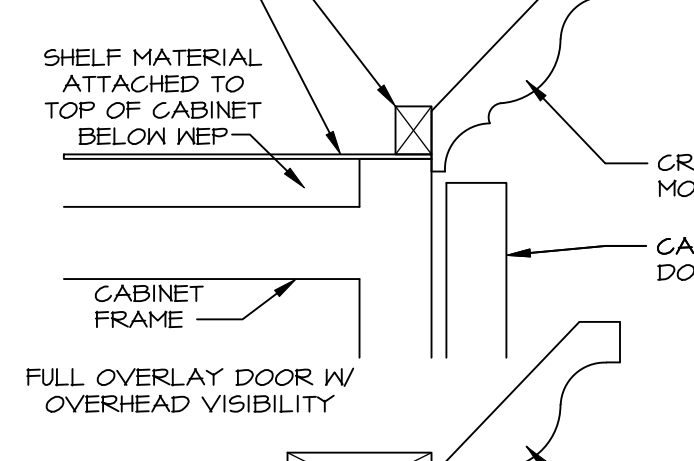
12 WALL CABINET TOE KICK DETAIL
KT-1 1-1/2" = 1'-0"



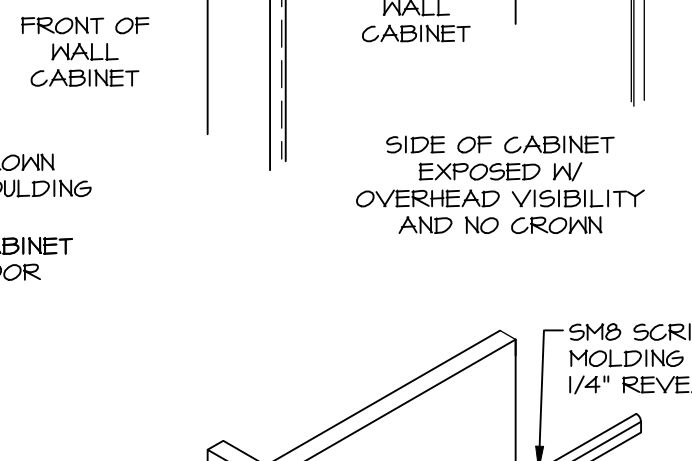
7 TRIM AT KITCHEN WINDOW SILL
KT-1 SCALE: 1 1/2" = 1'-0"



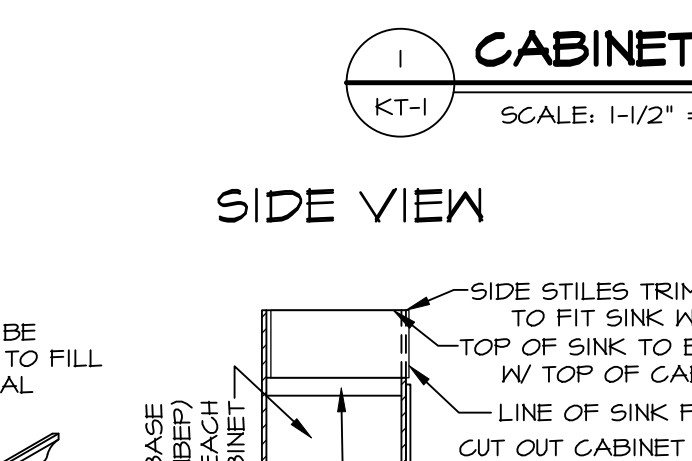
25 ISLAND BASE CABINET ATTACHMENT W/ SLAB
KT-1 SCALE: 3/4" = 1'-0"



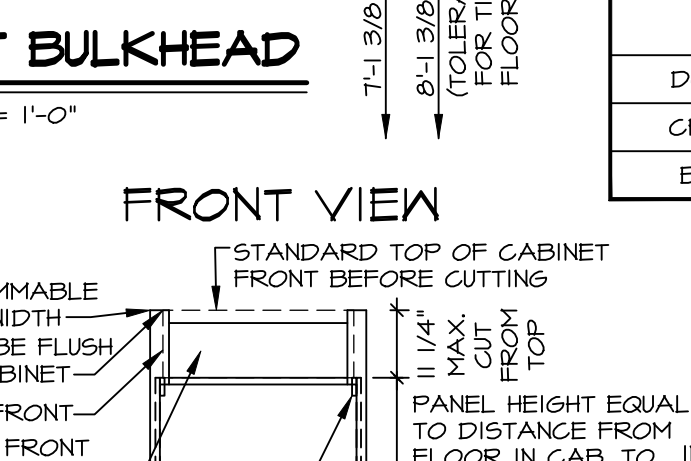
2.2 CABINET CROWN MOULDING
KT-1 SCALE: 1-1/2" = 1'-0"



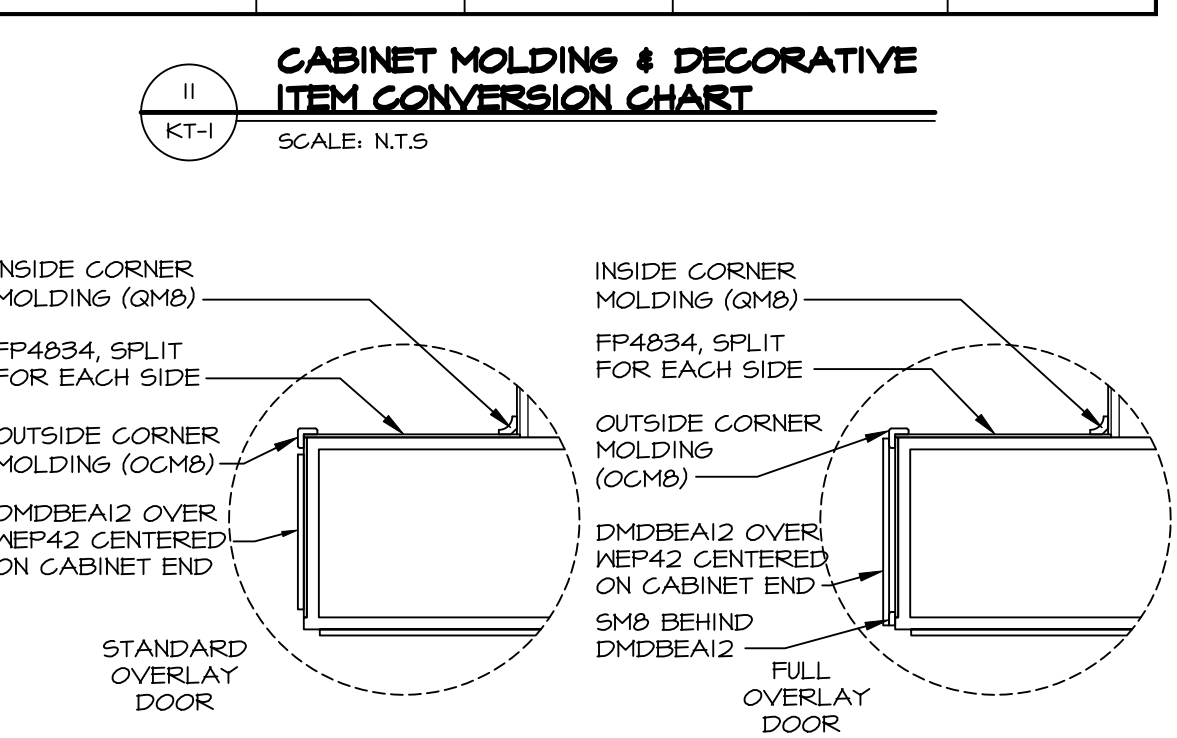
2.1 CABINET MOULDING
KT-1 SCALE: 1-1/2" = 1'-0"



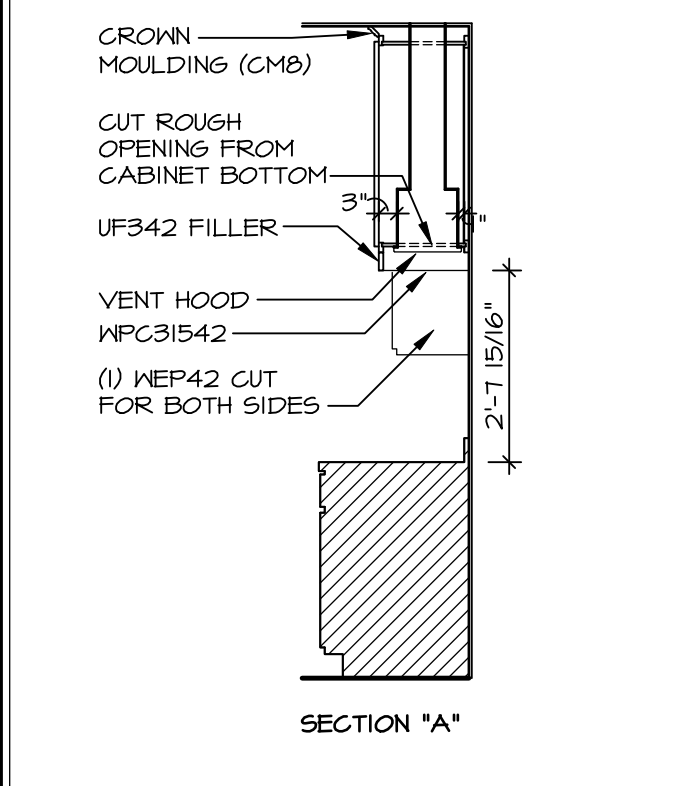
23 BAR DETAIL
KT-1 SCALE: 3/4" = 1'-0"



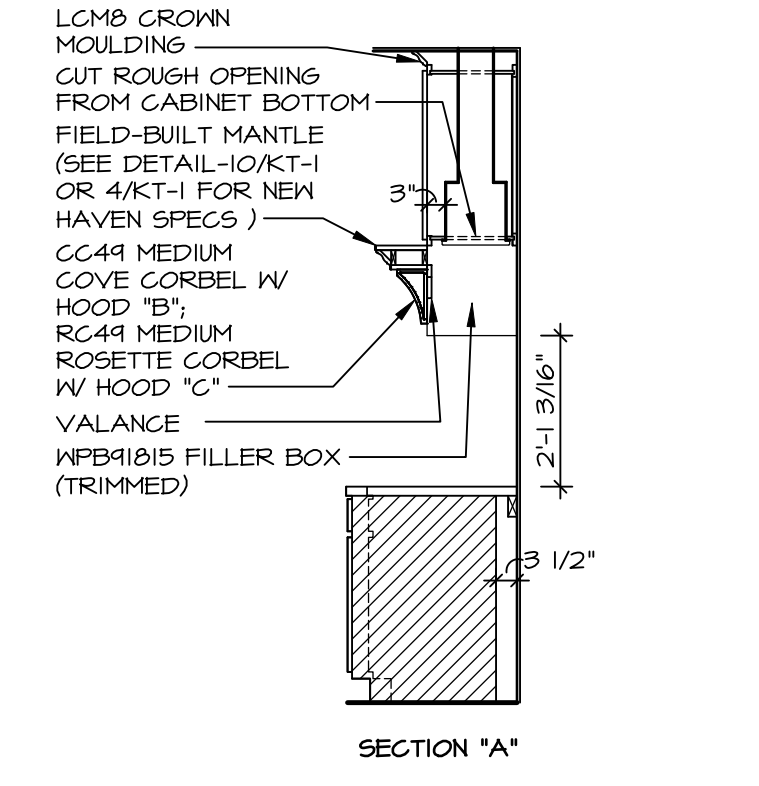
3 BAR DETAIL
KT-1 SCALE: 3/4" = 1'-0"



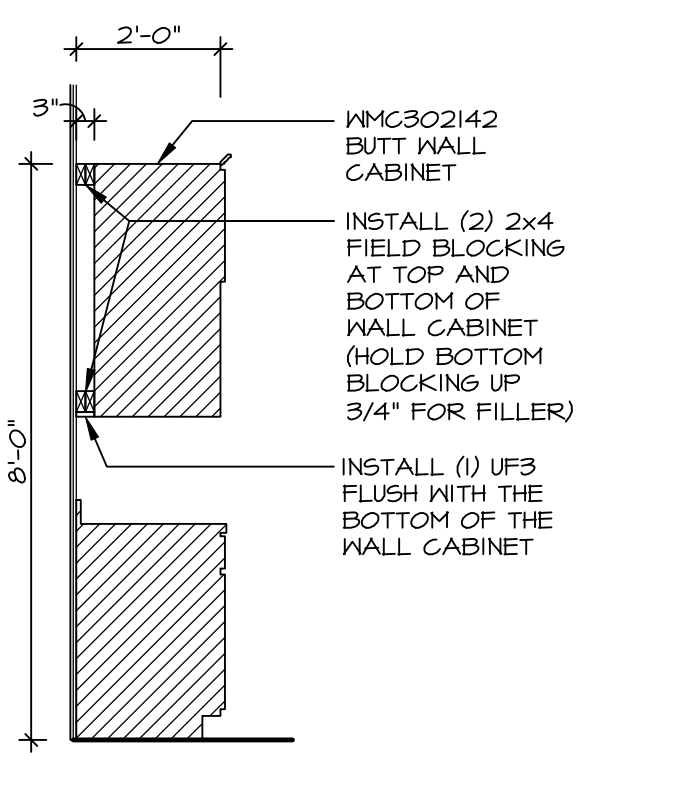
11 DECORATOR DOORS AT CABINET ENDS
KT-1 SCALE: 1/4" = 1'-0"



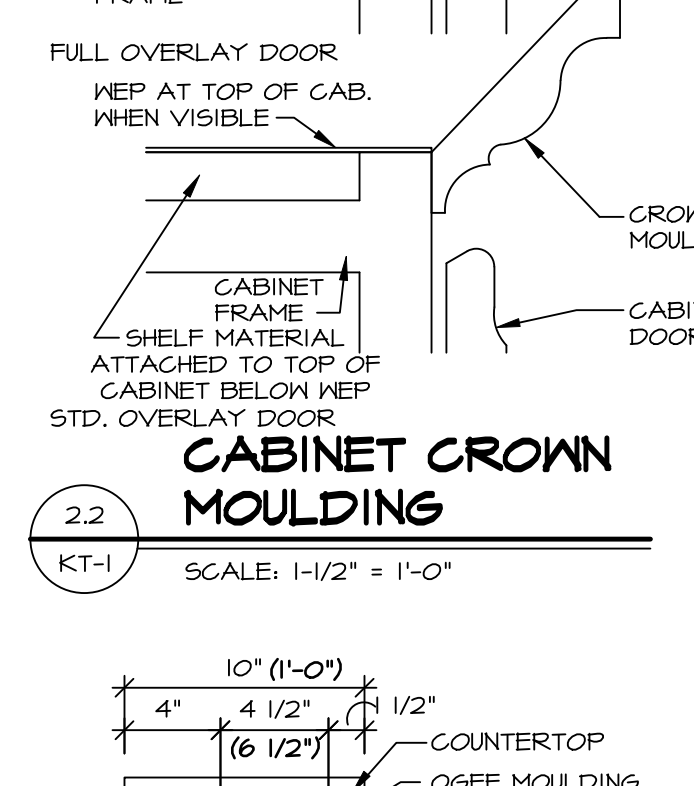
8 CABINET ELEVATION
KT-1 SCALE: 3/8" = 1'-0"



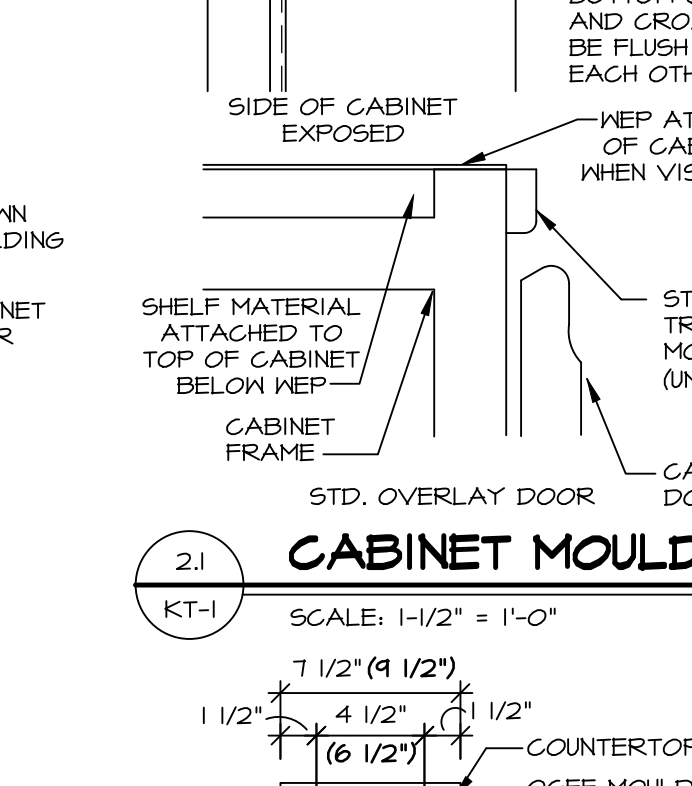
9 CABINET ELEVATION
KT-1 SCALE: 3/8" = 1'-0"



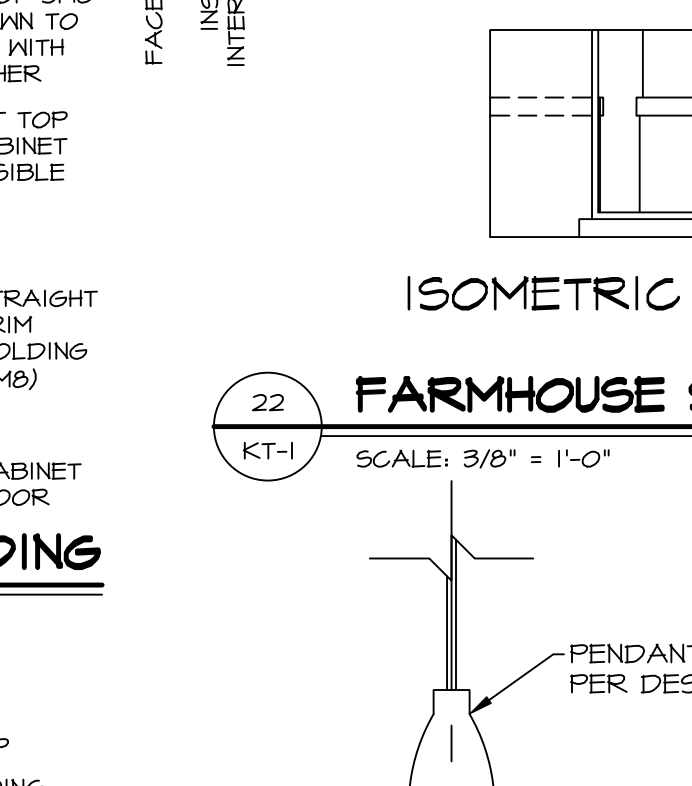
14 CABINET SECTION
KT-1 SCALE: 3/8" = 1'-0"



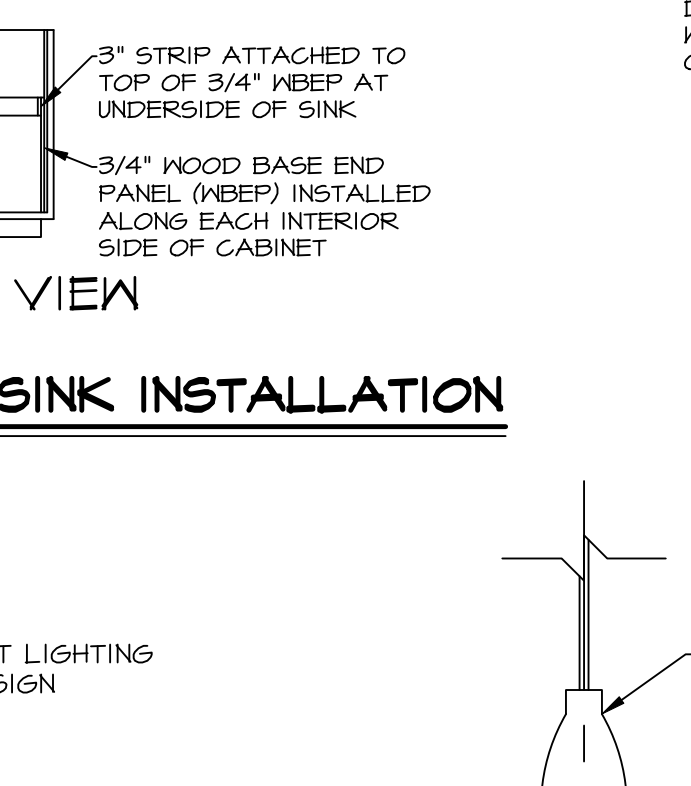
17 COUNTERTOP OVERHANG DETAILS/ISLAND WALL ASSEMBLY
KT-1 SCALE: 1-1/2" = 1'-0"



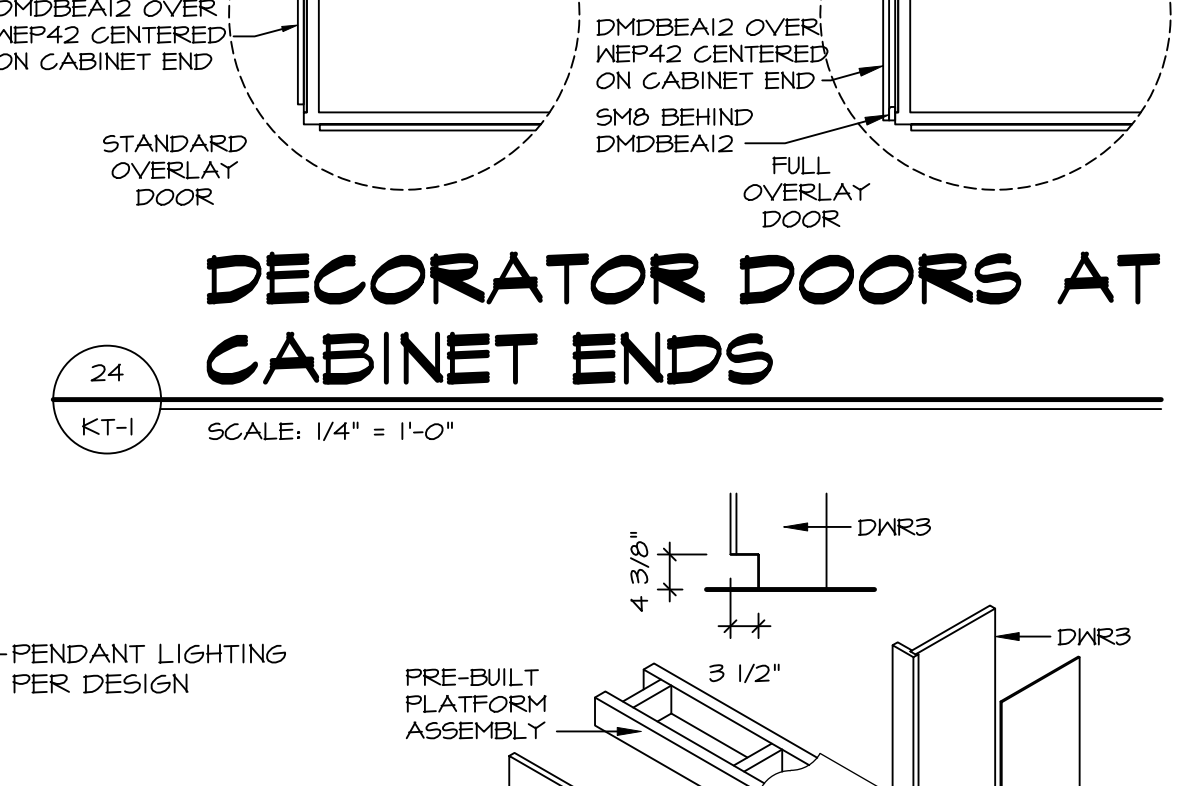
16 CABINET TRIM DETAIL
KT-1 SCALE: 3/8" = 1'-0"



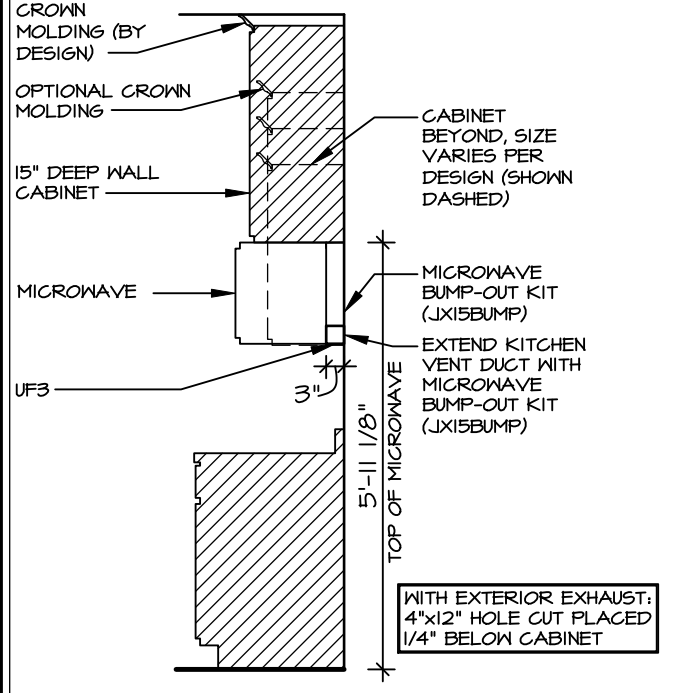
13 CABINET TOE KICK TRIM
KT-1 SCALE: 1/2" = 1'-0"



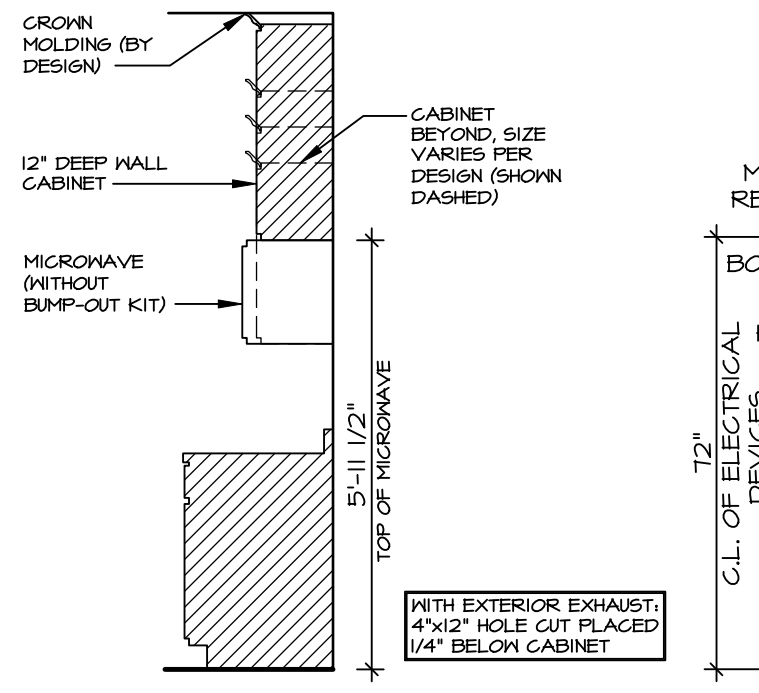
10 KITCHEN TRIM DETAIL
KT-1 SCALE: 1/2" = 1'-0"



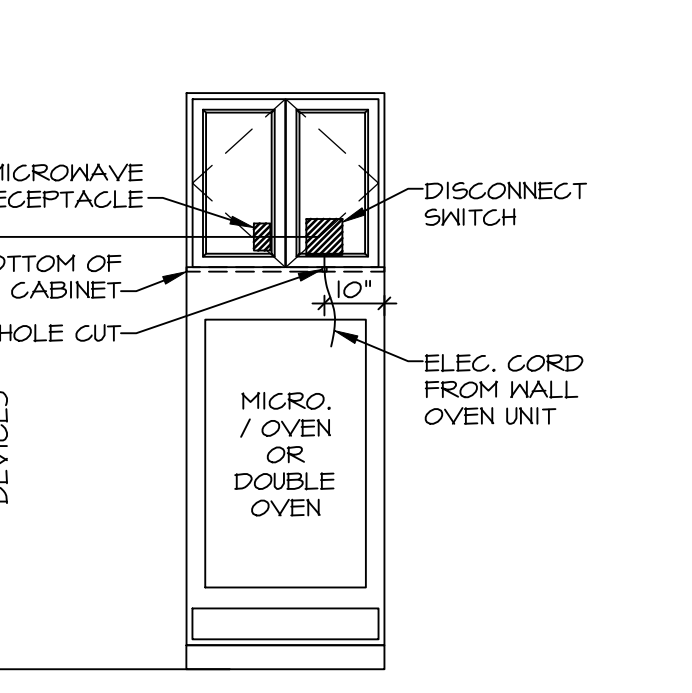
10 KITCHEN TRIM DETAIL
KT-1 SCALE: 1/2" = 1'-0"



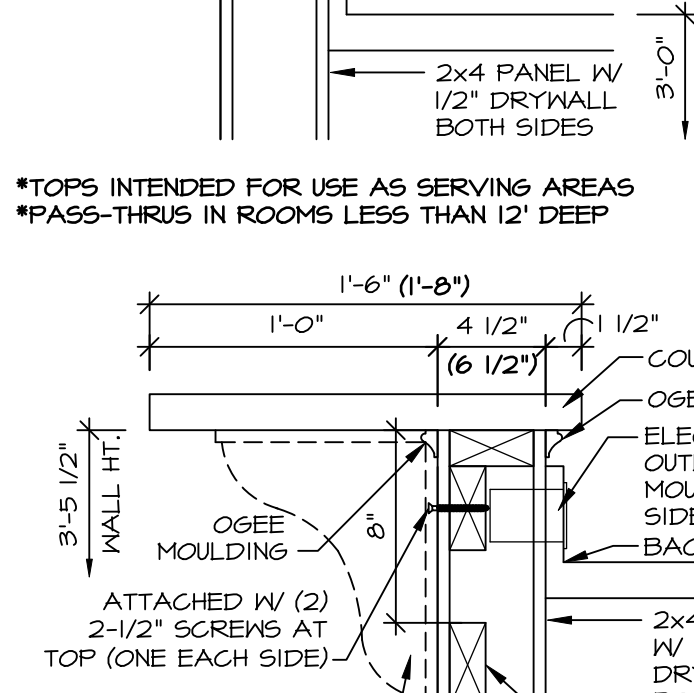
16 CABINET TRIM DETAIL
KT-1 SCALE: 3/8" = 1'-0"



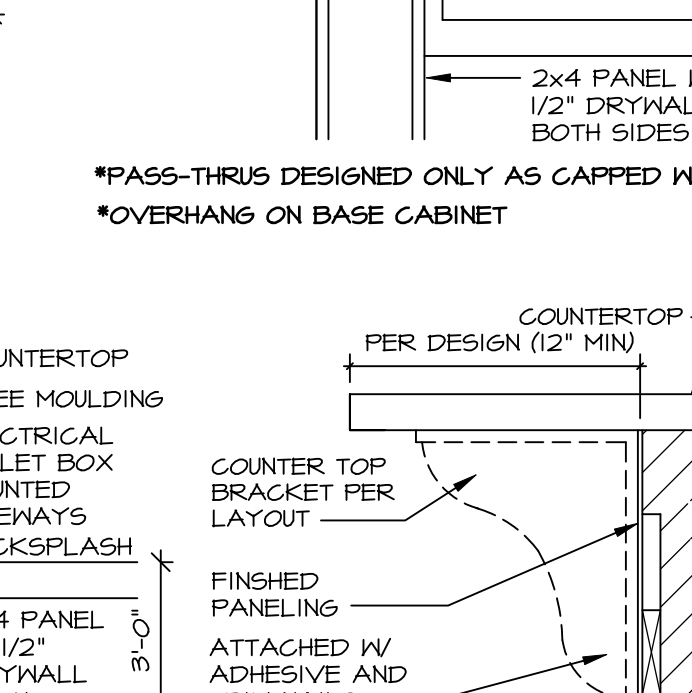
20 CABINET TRIM DETAIL
KT-1 SCALE: 3/8" = 1'-0"



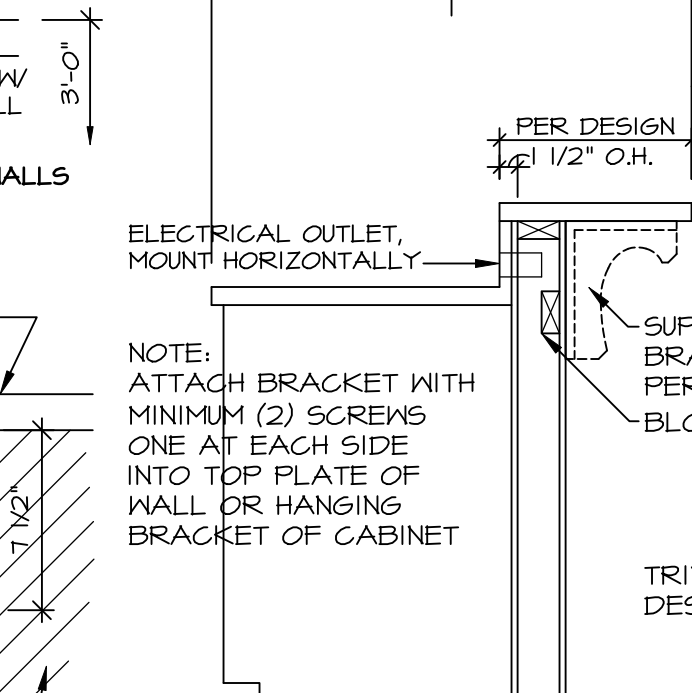
21 OVEN JUNCTION BOX LOCATION
KT-1 SCALE: 3/8" = 1'-0"



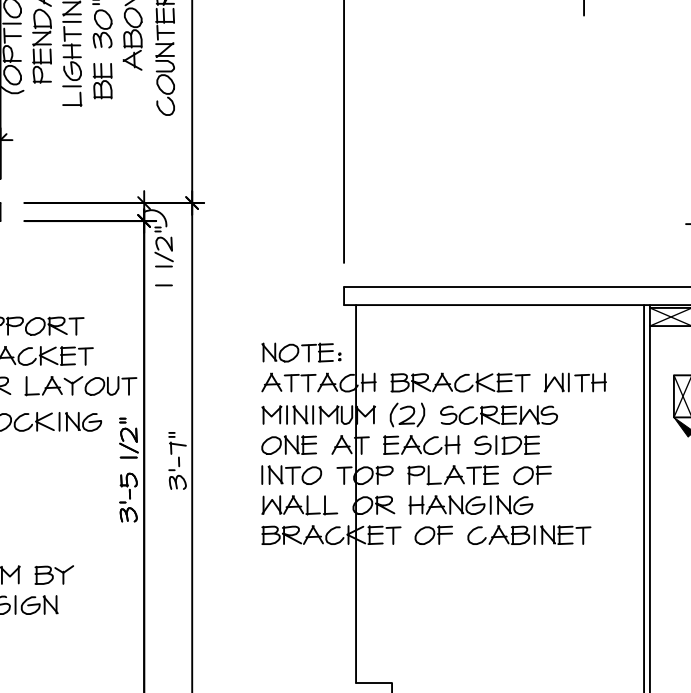
17 COUNTERTOP OVERHANG DETAILS/ISLAND WALL ASSEMBLY
KT-1 SCALE: 1-1/2" = 1'-0"



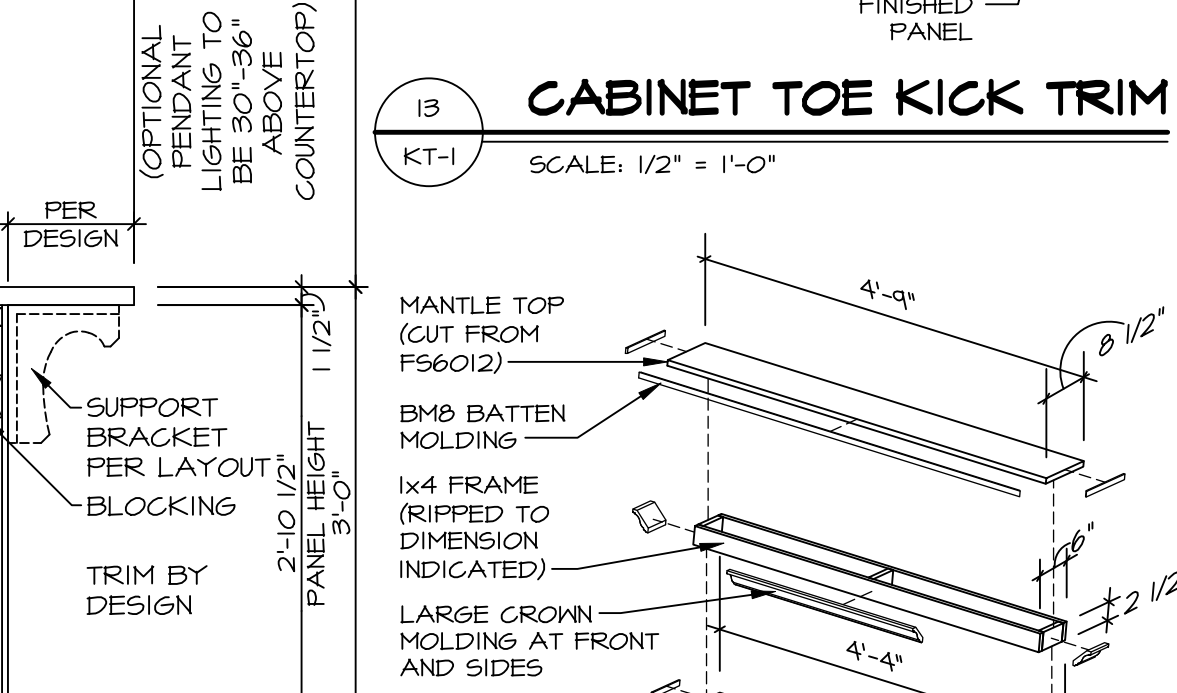
16 CABINET TRIM DETAIL
KT-1 SCALE: 3/8" = 1'-0"



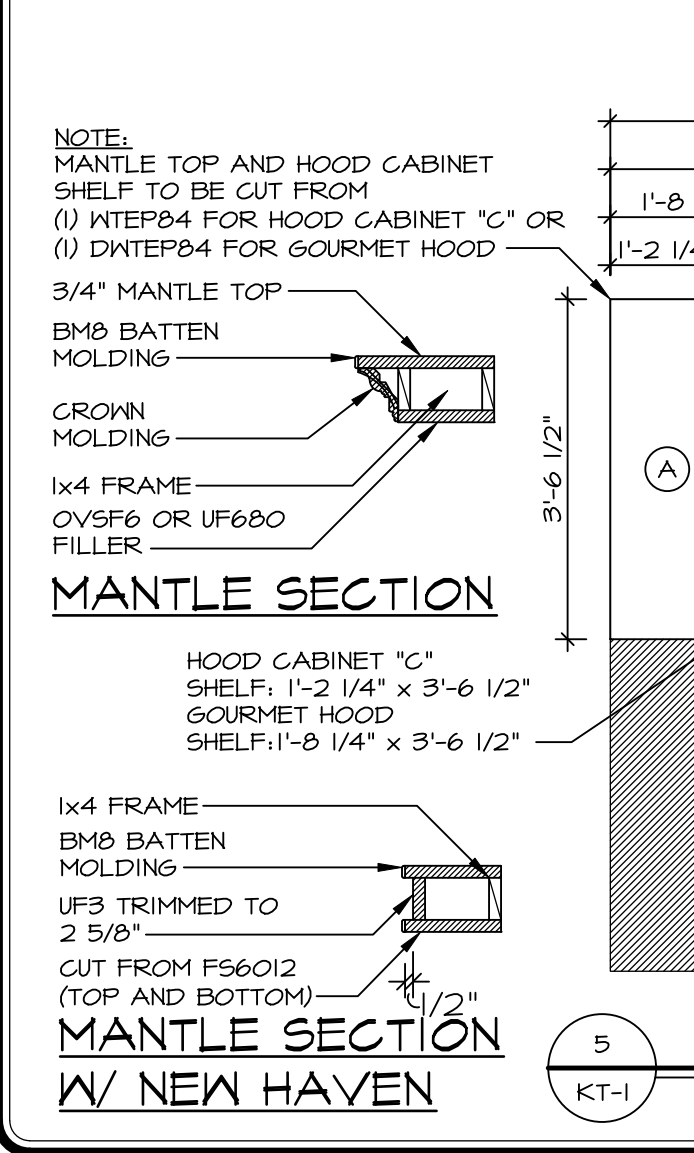
13 CABINET TOE KICK TRIM
KT-1 SCALE: 1/2" = 1'-0"



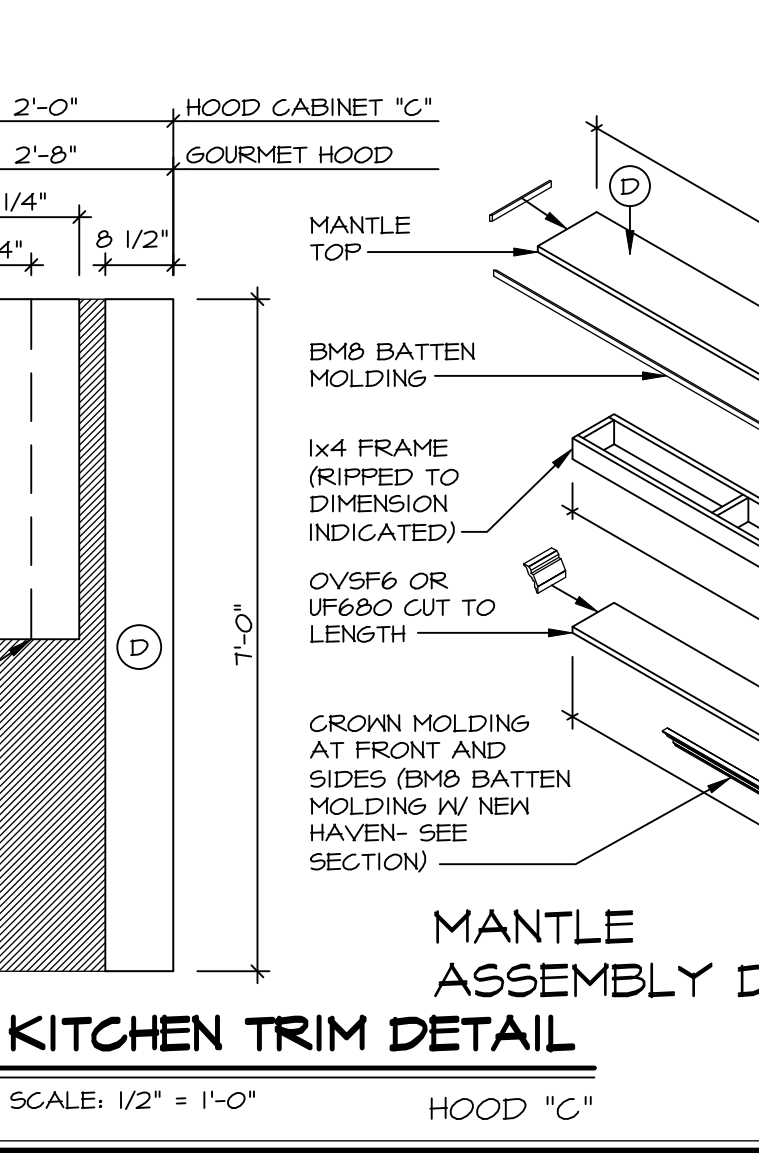
10 KITCHEN TRIM DETAIL
KT-1 SCALE: 1/2" = 1'-0"



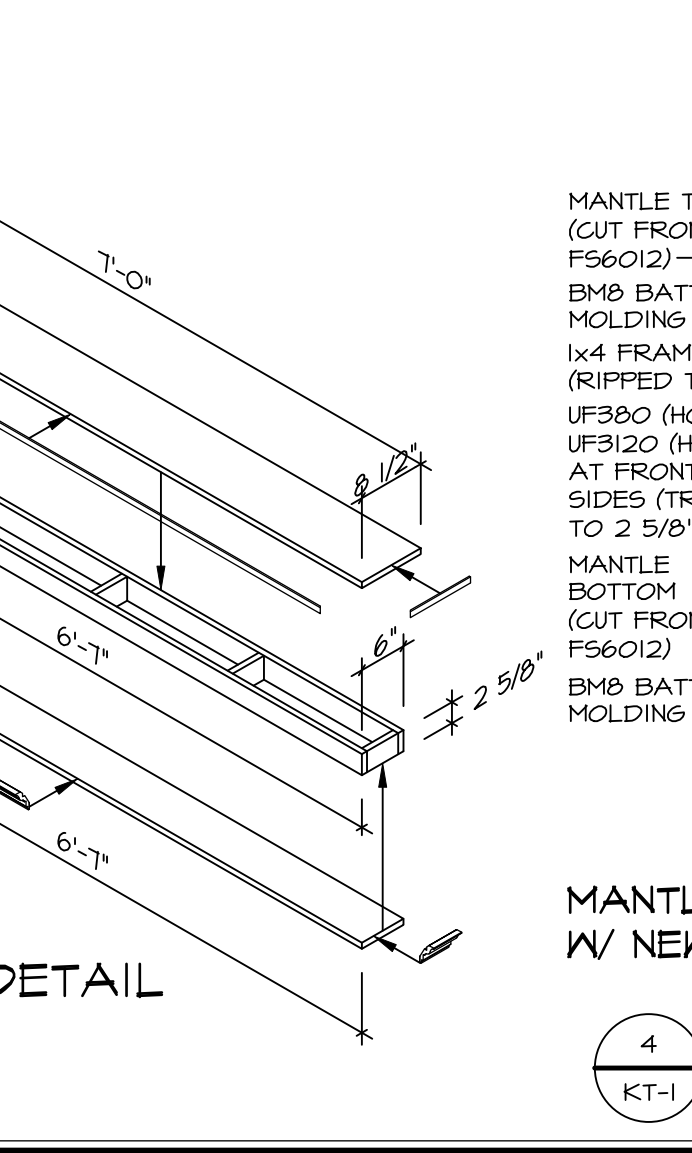
10 KITCHEN TRIM DETAIL
KT-1 SCALE: 1/2" = 1'-0"



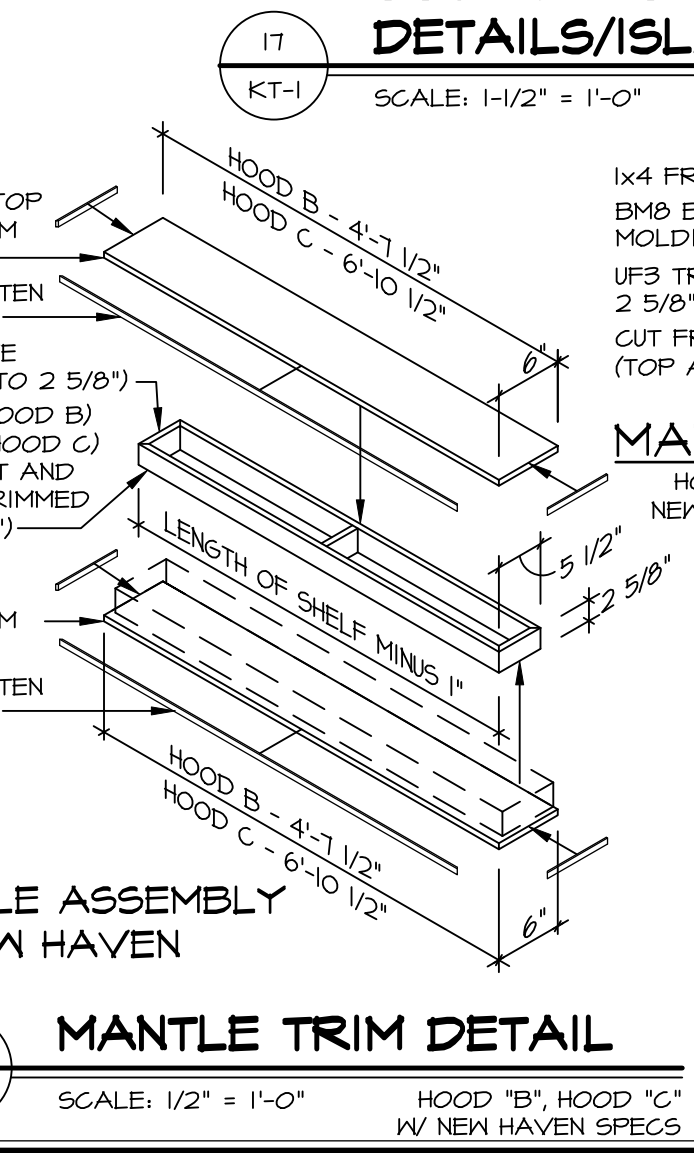
5 KITCHEN TRIM DETAIL
KT-1 SCALE: 1/2" = 1'-0"



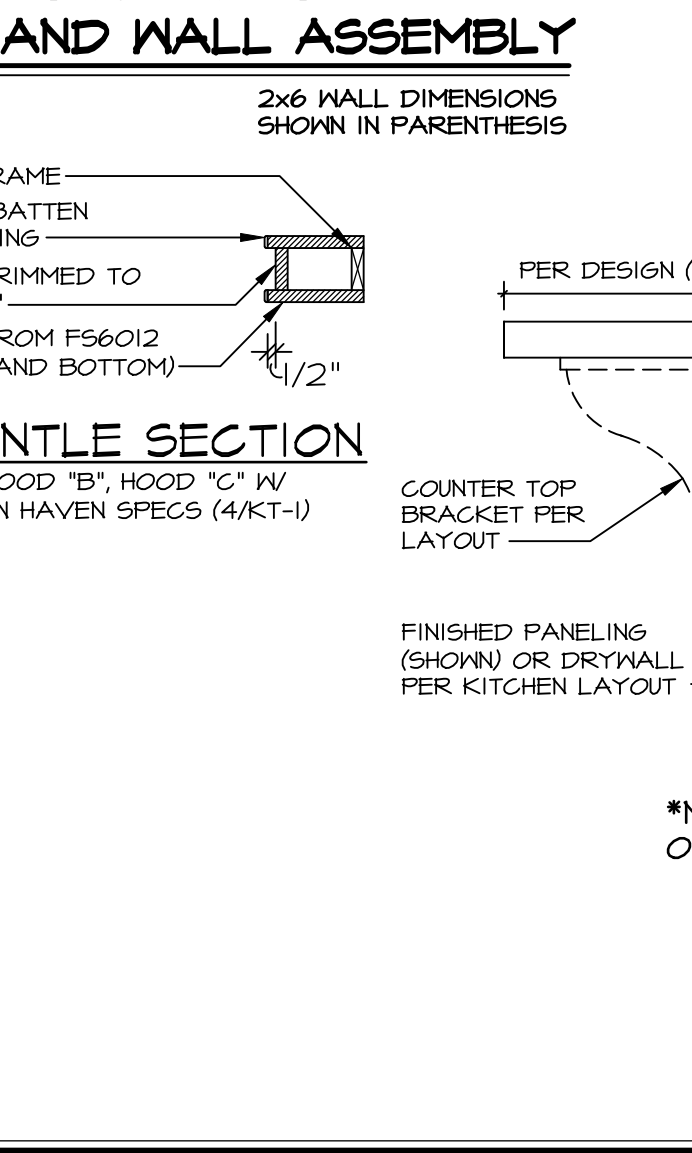
4 MANTLE TRIM DETAIL
KT-1 SCALE: 1/2" = 1'-0"



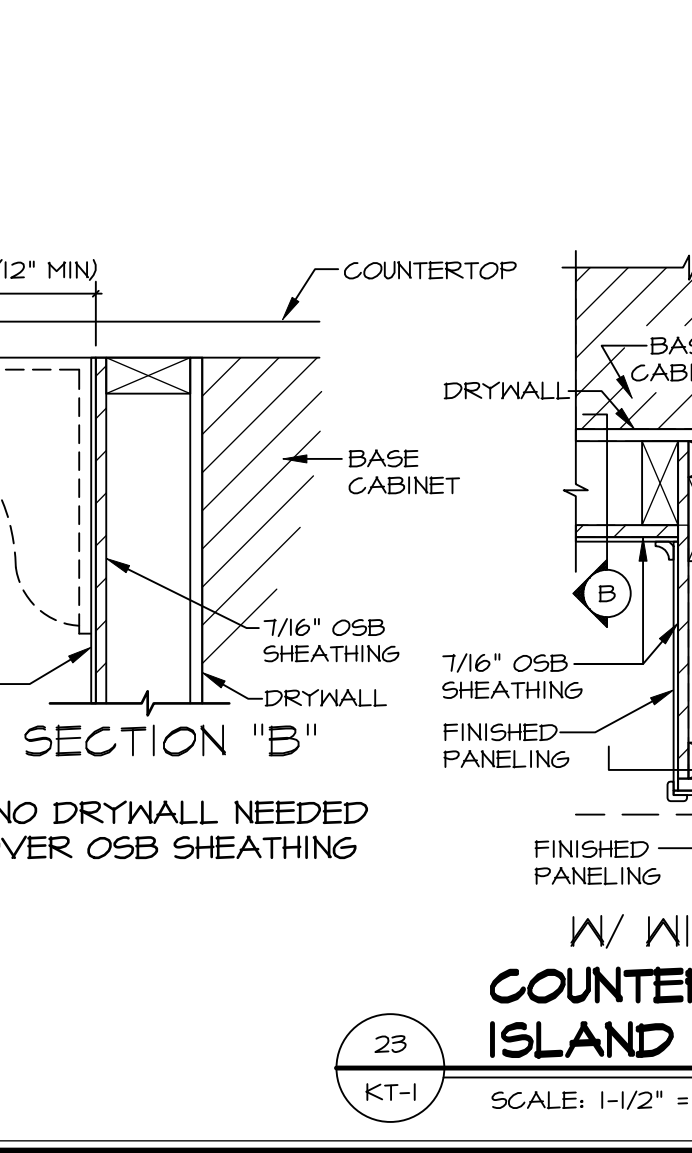
17 COUNTERTOP OVERHANG DETAILS/ISLAND WALL ASSEMBLY
KT-1 SCALE: 1-1/2" = 1'-0"



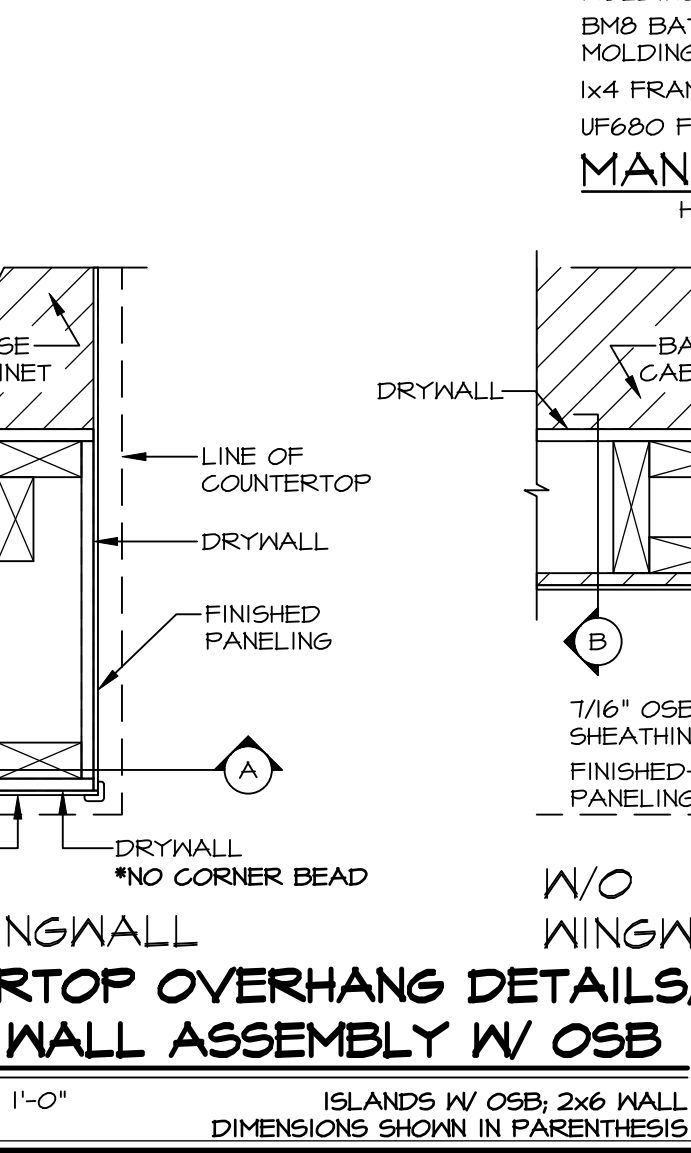
16 CABINET TRIM DETAIL
KT-1 SCALE: 3/8" = 1'-0"



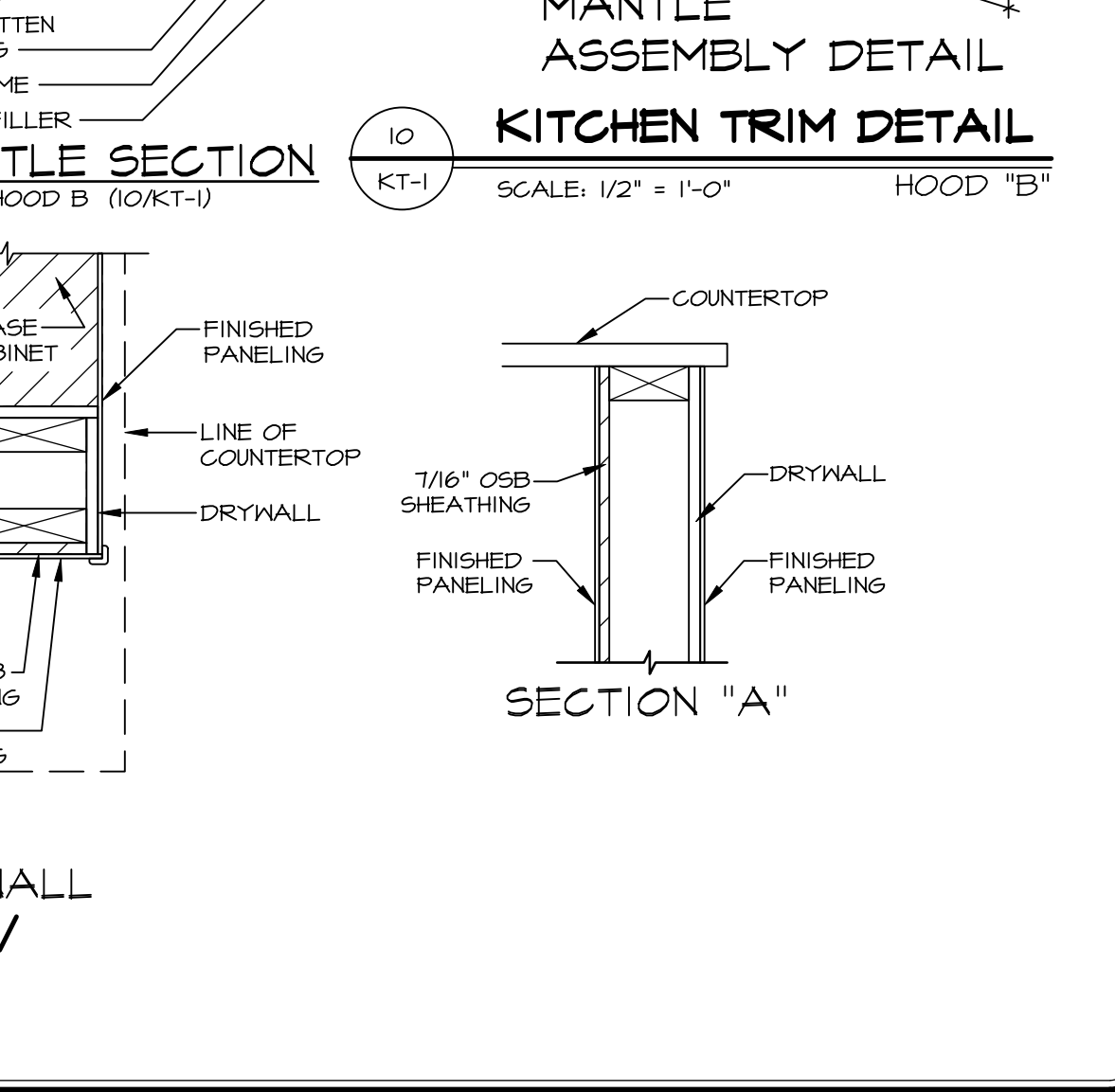
13 CABINET TOE KICK TRIM
KT-1 SCALE: 1/2" = 1'-0"



10 KITCHEN TRIM DETAIL
KT-1 SCALE: 1/2" = 1'-0"



10 KITCHEN TRIM DETAIL
KT-1 SCALE: 1/2" = 1'-0"



10 KITCHEN TRIM DETAIL
KT-1 SCALE: 1/2" = 1'-0"

STANDARD DETAILS
DRAWING TITLE: KITCHEN TRIM DETAILS
GENERAL: NVR
OPTION DESCRIPTION: NVR

KT-1

REMARKS:
10 4/27/18 NVR - MODIFIED AND ADDED NEW INFORMATION TO DTL #11 - TO SHOW ISLAND WALL ASSEMBLY
11 10/18/18 SFA - ADDED DETAIL #21 FOR WALL OVEN JUNCTION BOX LOCATION
12 11/2/18 SFA - ADDED DETAIL #22 FOR NV FARM SINK INSTALLATION
13 1/4/19 SFA - MODIFIED DETAIL #11 TO REFLECT RE-CIRCULATING RANGE HOOD
14 12/18/20 SFA - REMOVED DETAIL #11 (GC #61742)
15 2/18/21 SFA - REVISED DETAIL #11 BRACKET ATTACHMENT W/ LEVEL CENTER (GC #10712)
16 5/26/21 SFA - REVISED DETAIL #11 TO INCLUDE ACCENT MOLDING (GC #1354)
17 10/27/21 NVR - REVISED DETAIL #5 AND #11 TO CORRESPOND WITH DETAIL 4
18 2/25/19 NVR - REVISED DETAIL #11 TO CALL OUT PLANT INSTALLED BLOCKINGS

DATE: 06/25/24
SHEET NO.: 304