

S2 408
6878 RIVULET DRIVE
MIDDLETOWN, OH 45042

1 Story Basement

2 hose bibs - no valves required

Vent Kitchen

ice maker

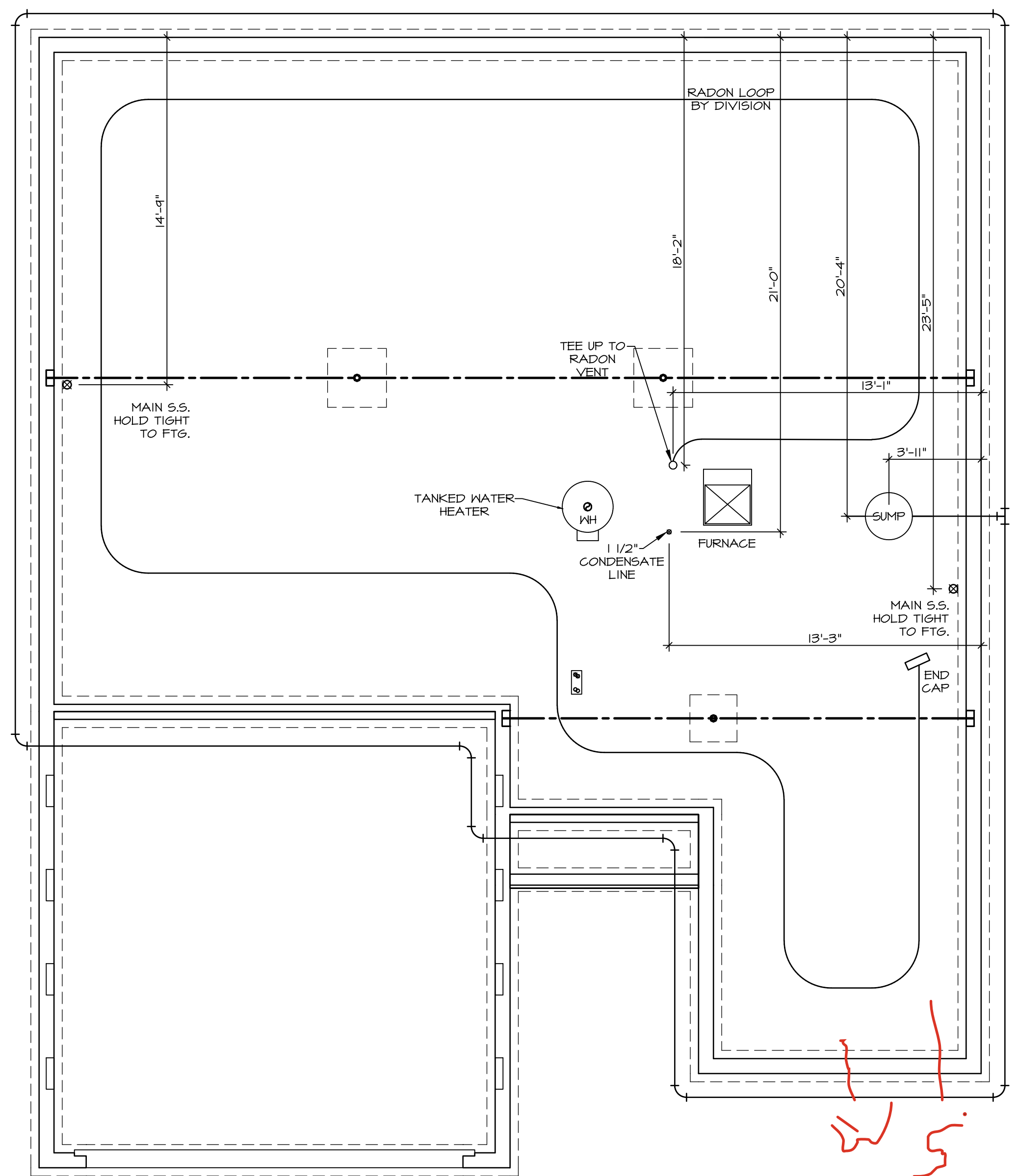
1 tub

1 shower

WATER HEATER ELECTRIC 40 GALLON

Inside Water Meter setup

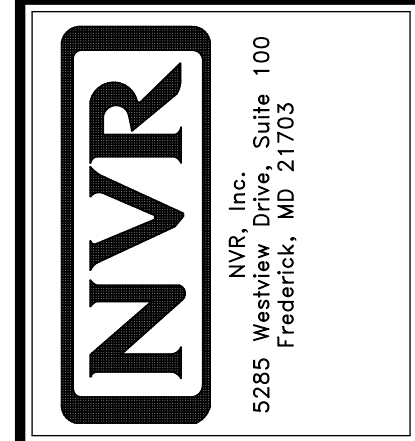
Gas Furnace



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.

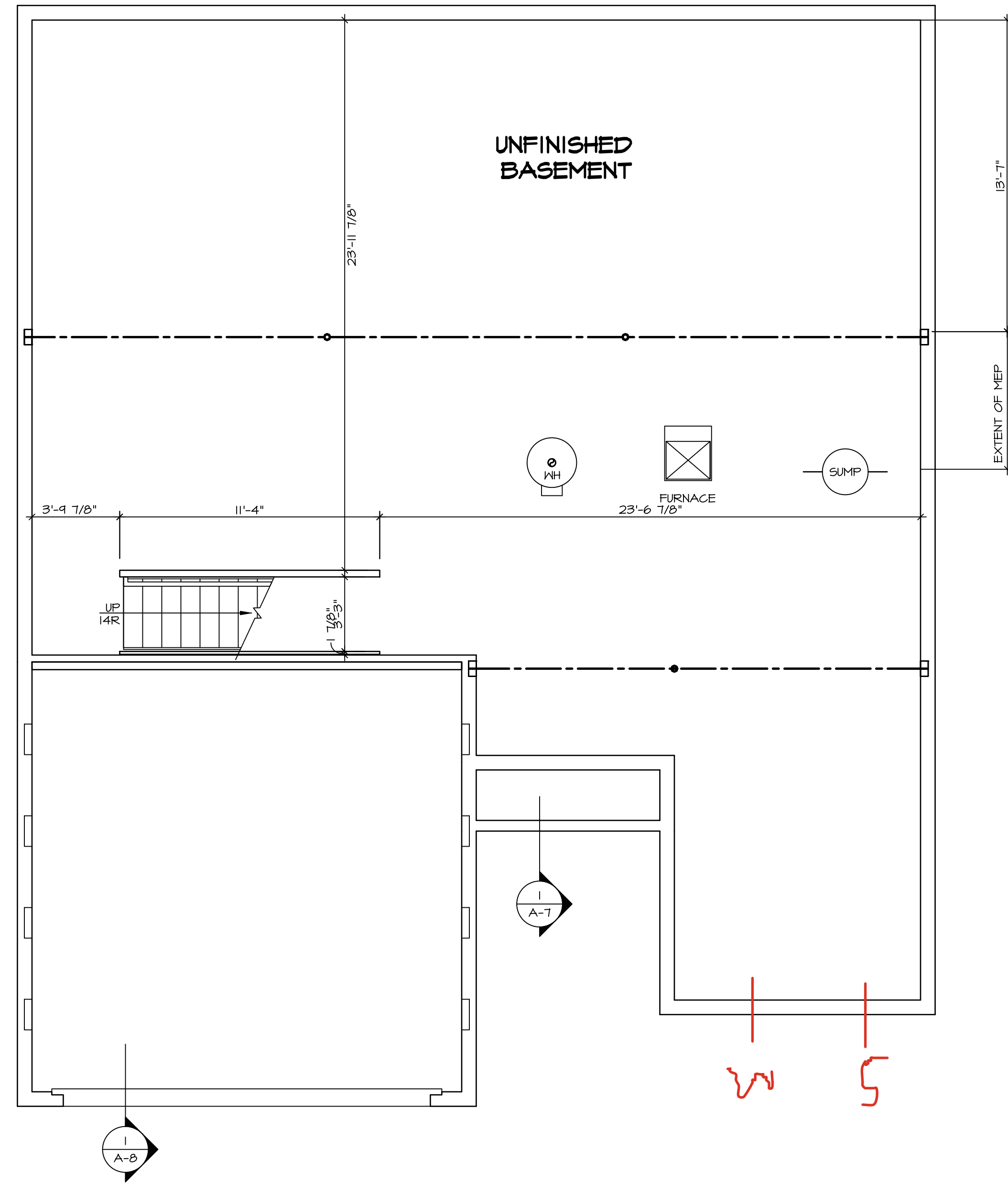
PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO.	MODEL	SET NO.
A-4	SPRUCE	SPC000
	DRAWING TITLE	VERSION 01
	PLUMBING	RELEASE NO. ----
	OPTION DESCRIPTION	DRAWN BY RJC
		DATE: 12/30/14
		OPTION



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DIV-COMM-LOT-UNIT	DCY-S2-0408
COMM-LOT	
STREET ADDRESS	SAMYERS MILL - SIMPLY RYAN - 0408
CITY	6818 RIVULET DRIVE
STATE	MIDDLETOWN OH
ZIP	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

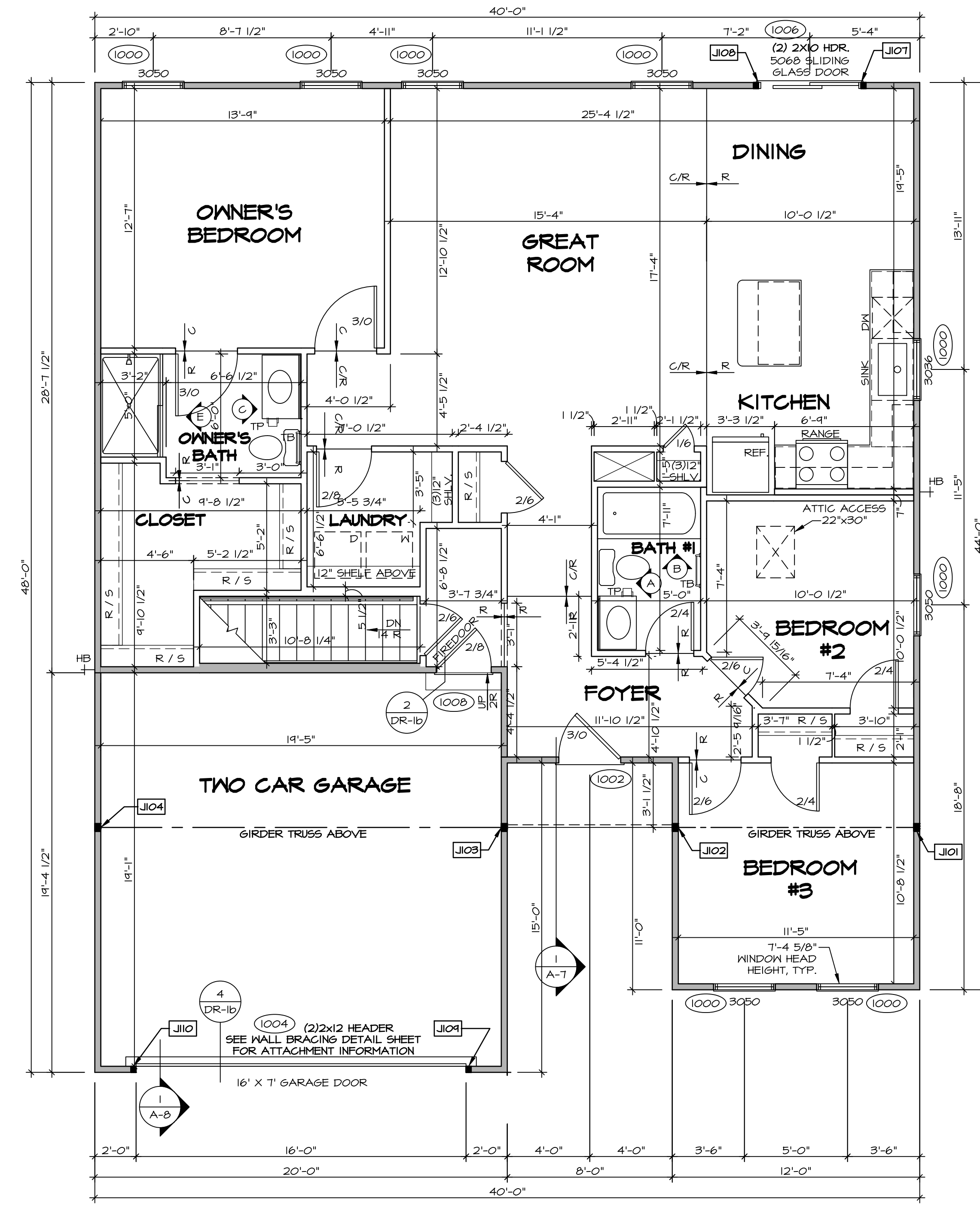
- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
 - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR 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. A-5	NOBEL SPRUCE DRAWING TITLE BASEMENT FLOOR PLAN	SET NO. SPC00	VERSION 01	RELEASE NO. ----
		DRAWN BY ASJ	DATE: 06/14/19	OPTION
OPTION DESCRIPTION 		DIV-COMM-LOT-UNIT DCY-S2-0408		
		COM-LOT COMM-LOT		
		STREET ADDRESS SAYERS MILL - SIMPLY RYAN - 0408		
		CITY MIDDLETOWN		
		STATE OH		
		ZIP 45042		
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<p><small>NVR, Inc., Suite 100 5285 Westrick Drive Frederick, MD 21703</small></p>				
<p><small>C:\NVR\Solmes\SPRUCE_SPC00_01\DCY-S2-0408\3188248\Sheets\Lot_Specific\A-5_BSM_LS.dwg 08/28/24 - 4:02 am</small></p>				

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-S2-0408

COM-LOT
COM-LOT
STREET ADDRESS
607B RIVULET DRIVE
CITY
MIDDLETOWN
STATE
OH
ZIP
45042

SAVYERS MILL - SIMPLY RYAN - 0408
APT. NO.

STREET ADDRESS
607B RIVULET DRIVE
CITY
MIDDLETOWN
STATE
OH
ZIP
45042

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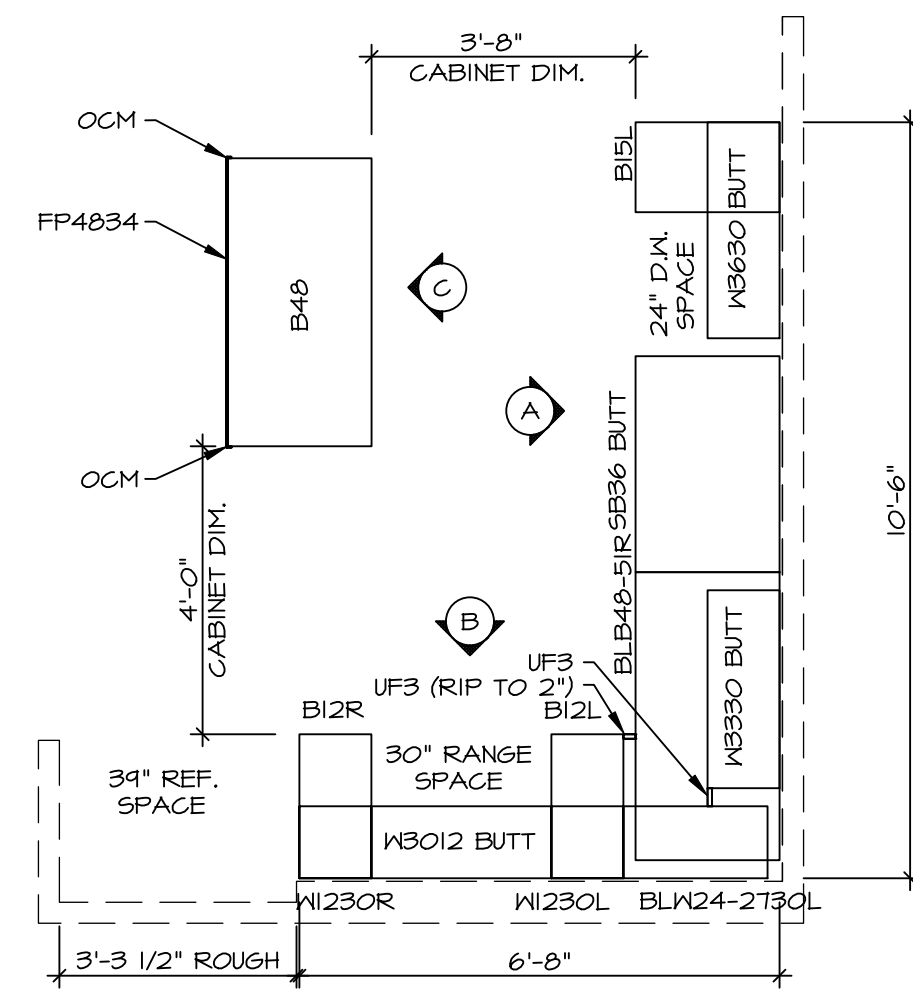
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5285 Westwood Drive
Frederick, MD 21703

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

NOBEL
SPRUCE
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO.
A-6
12

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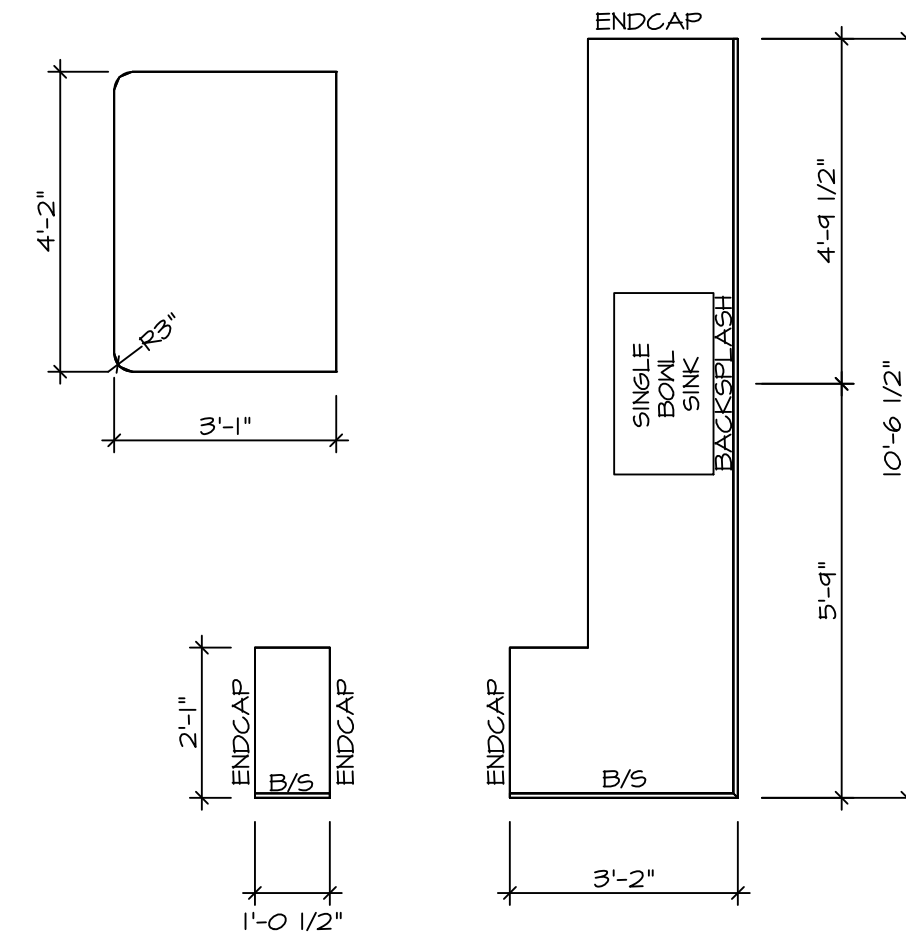


KITCHEN CABINET PLAN / KC-364I

KITCHEN VENTILATION RE-CIRCULATING "KFI"

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

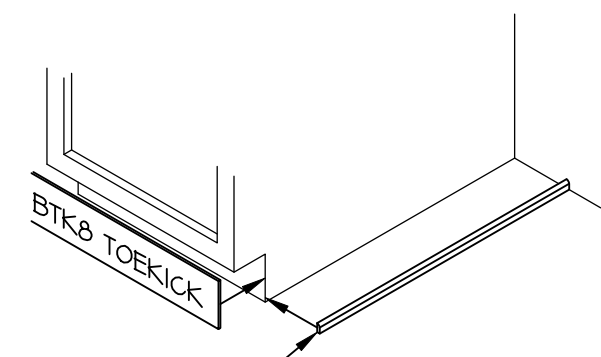
1
A-II



KITCHEN COUNTERTOP PLAN KT-364I

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

2
A-II

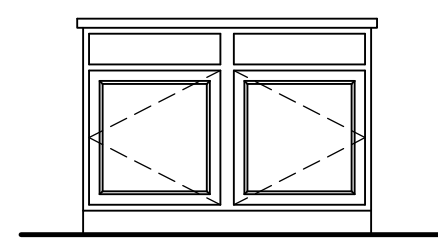


NOTE:
OMIT SMB SCRIBE MOLDING AT DISHWASHER SPACES

TOEKICK / SCRIBE DETAIL

SCALE: 3/4" = 1'-0"

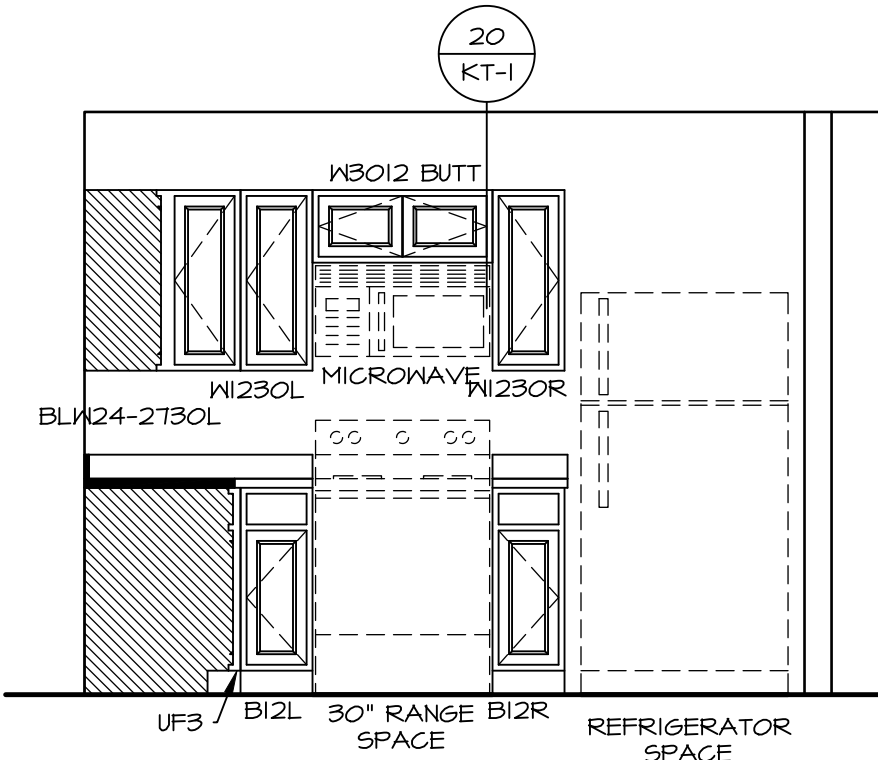
3
A-II



CABINET ELEVATION

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

C

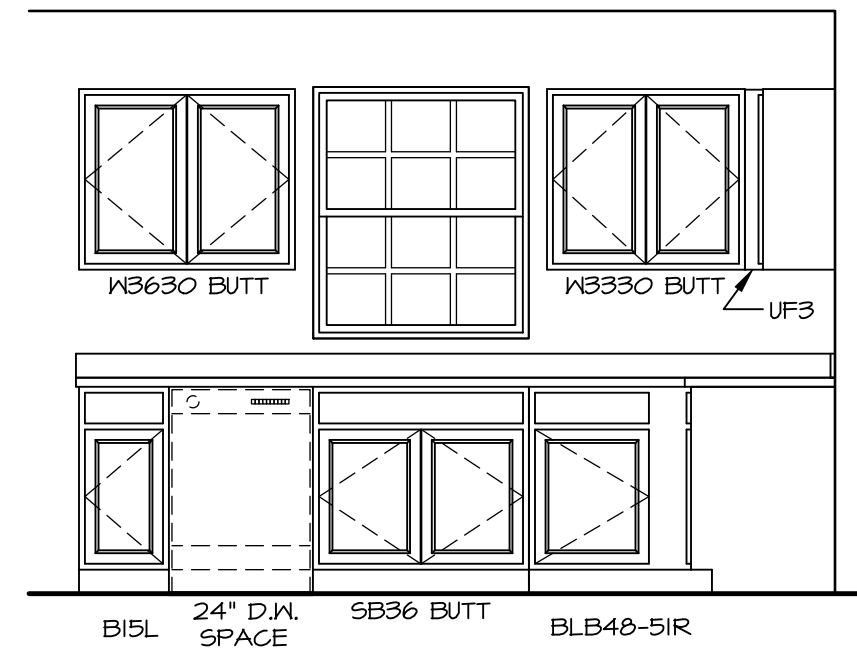


CABINET ELEVATION

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

"KFI"

B



CABINET ELEVATION

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

A

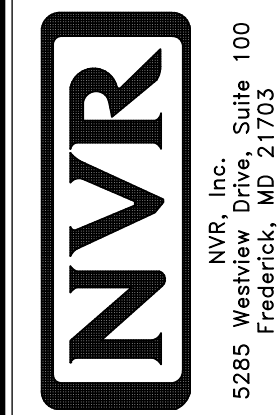
- NOTES:**
1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/ACT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (F/W) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 4. CABINET MUST BE 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.

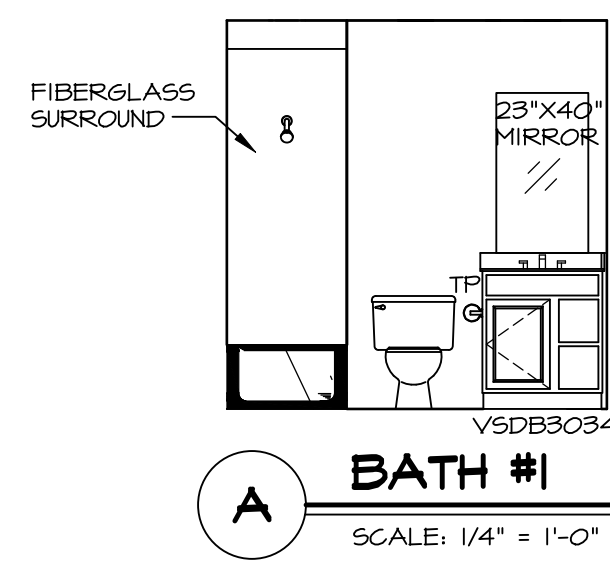
SHEET NO.	MODEL	SET NO.	VERSION
A-II	SPRUCE	01	01
	DRAWING TITLE	RELEASE NO.	OPTION
	KITCHEN	----	
	OPTION DESCRIPTION	DRAWN BY	DATE:
		RJC	12/23/15

DIV-COMM-LOT-UNIT			
DCY-S2-0408			
COM-LOT			
SAIYERS MILL - SIMPLY RYAN - 0408			
STREET ADDRESS			
6878 RIVULET DRIVE			
APT. NO.			

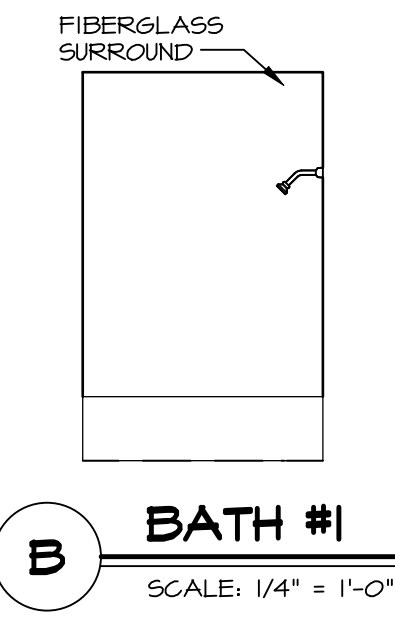
CITY			
MIDDLETOWN			
STATE			
OH			
ZIP			
45042			

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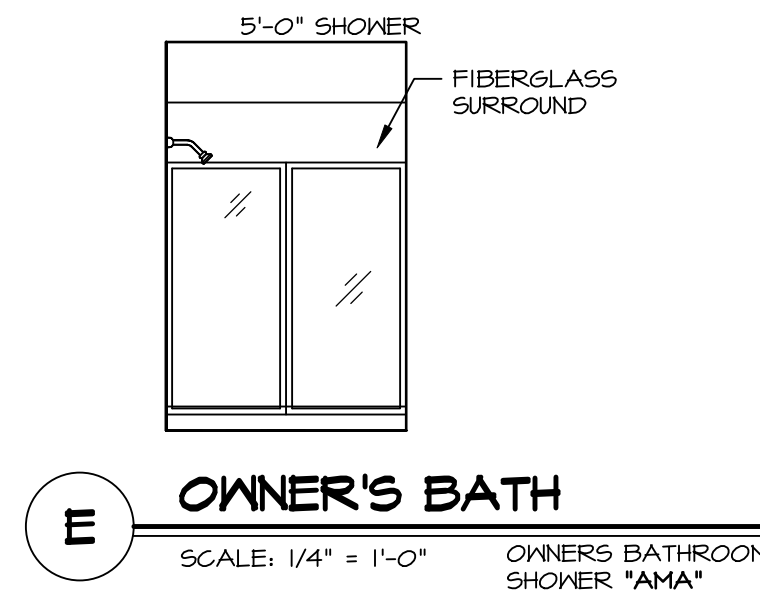




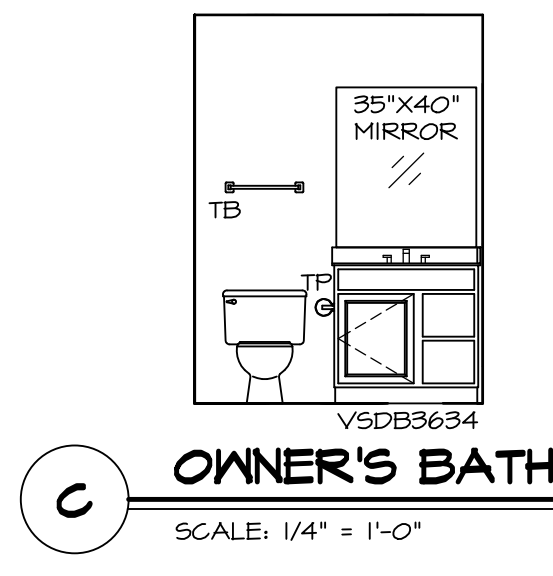
A BATH #1
SCALE: 1/4" = 1'-0"



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.	MODEL	SET NO.
A-12	SPRUCE	SPC00
	DRAWING TITLE	VERSION 01
	BATH ELEVATIONS	RELEASE NO. ----
	OPTION DESCRIPTION	DRAWN BY SGA
		DATE: 12/19/14
		OPTION

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Frederick, MD 21703
5285 Westview

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DIV-COMM-LOT-UNIT	
DCY-S2-0408	
COM-LOT	
STREET ADDRESS	
6878 RIVULET DRIVE	APT. NO. ----
CITY	STATE
MIDDLETOWN	OH
	ZIP
	45042