

S2 437

6831 RIVERVIEW AVENUE
MIDDLETOWN, OH 45042

1 Story Basement - unfinished

2 hose bibs - no valves required

ice maker

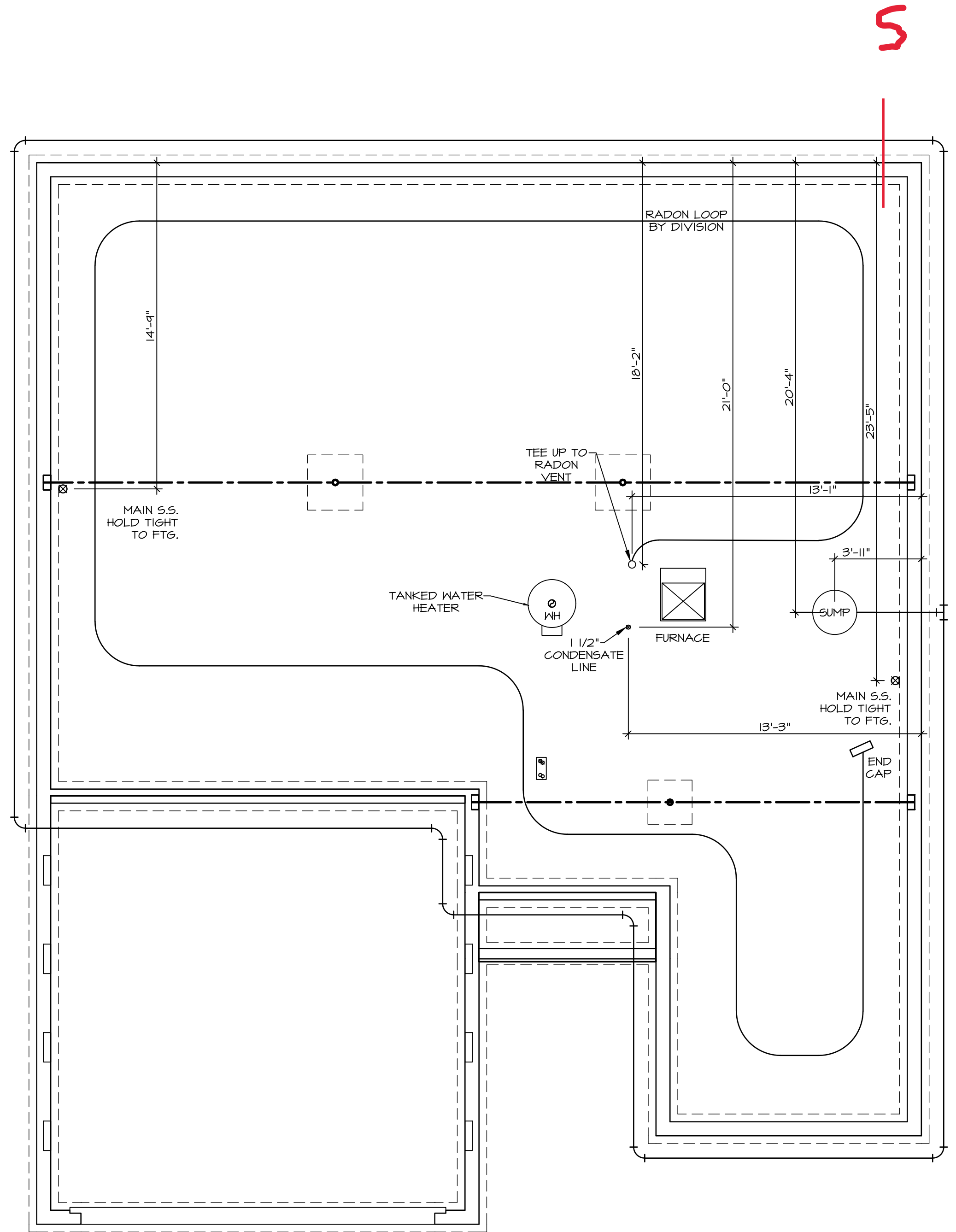
1 tub

1 shower

WATER HEATER ELECTRIC 40 GALLON

Inside Water Meter setup

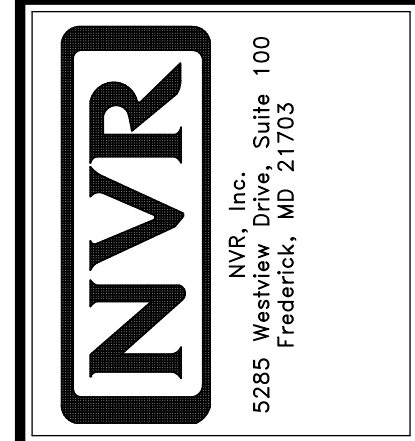
Gas Furnace



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.

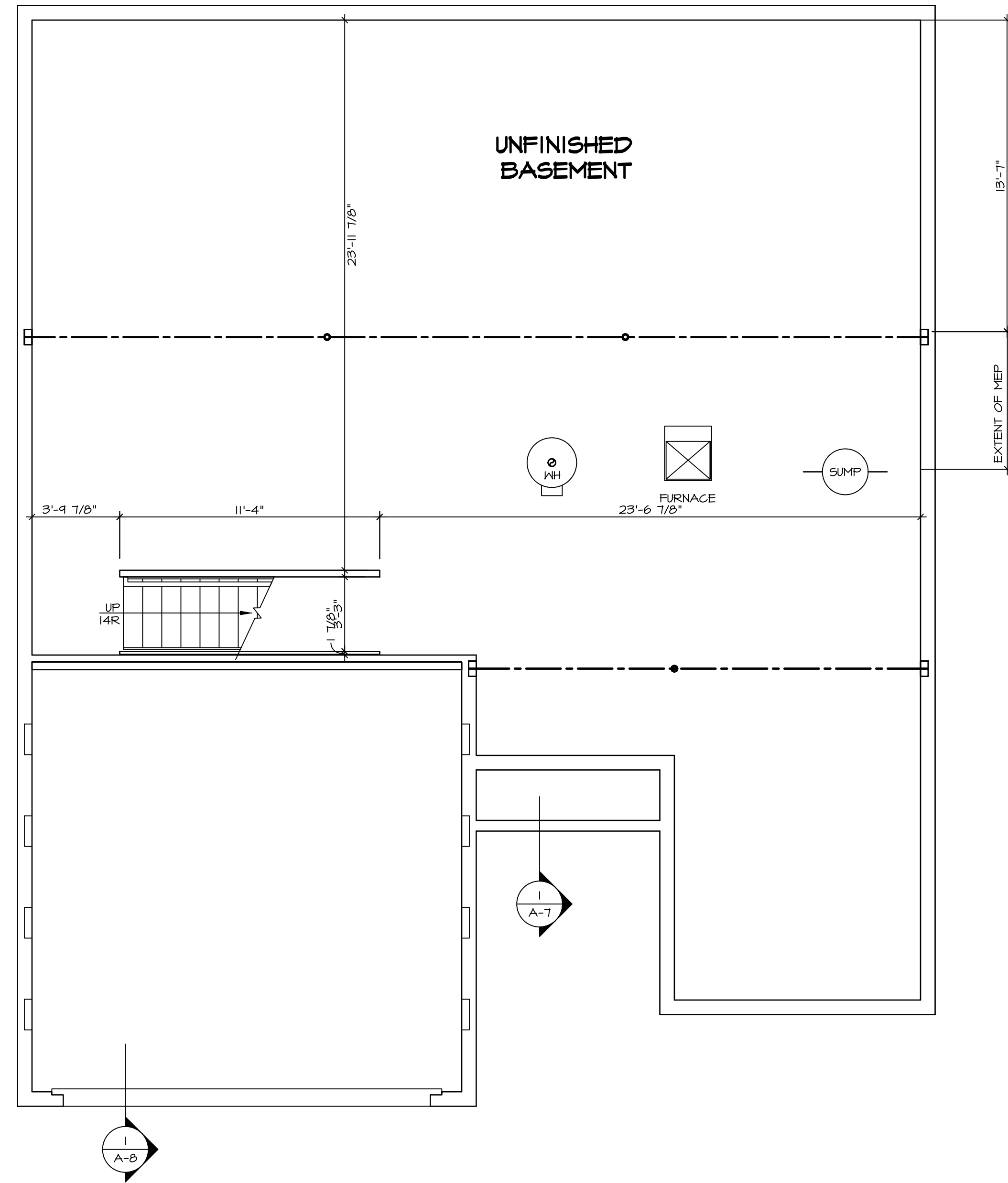
PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO. A-4	MODEL SPRUCE	SET NO. SP000	VERSION 01
	DRAWING TITLE PLUMBING PLAN	DRAWN BY RJC	DATE: 12/30/14
	OPTION DESCRIPTION	OPTION	
5			



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DIV-COMM-LOT-UNIT DCY-S2-0437
COMM-LOT STREET ADDRESS SAMYERS MILL - SIMPLY RYAN - 0437
APT. NO. 6031 RIVERVIEW AVENUE
CITY STATE ZIP MIDDLETOWN 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 "IT" 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"

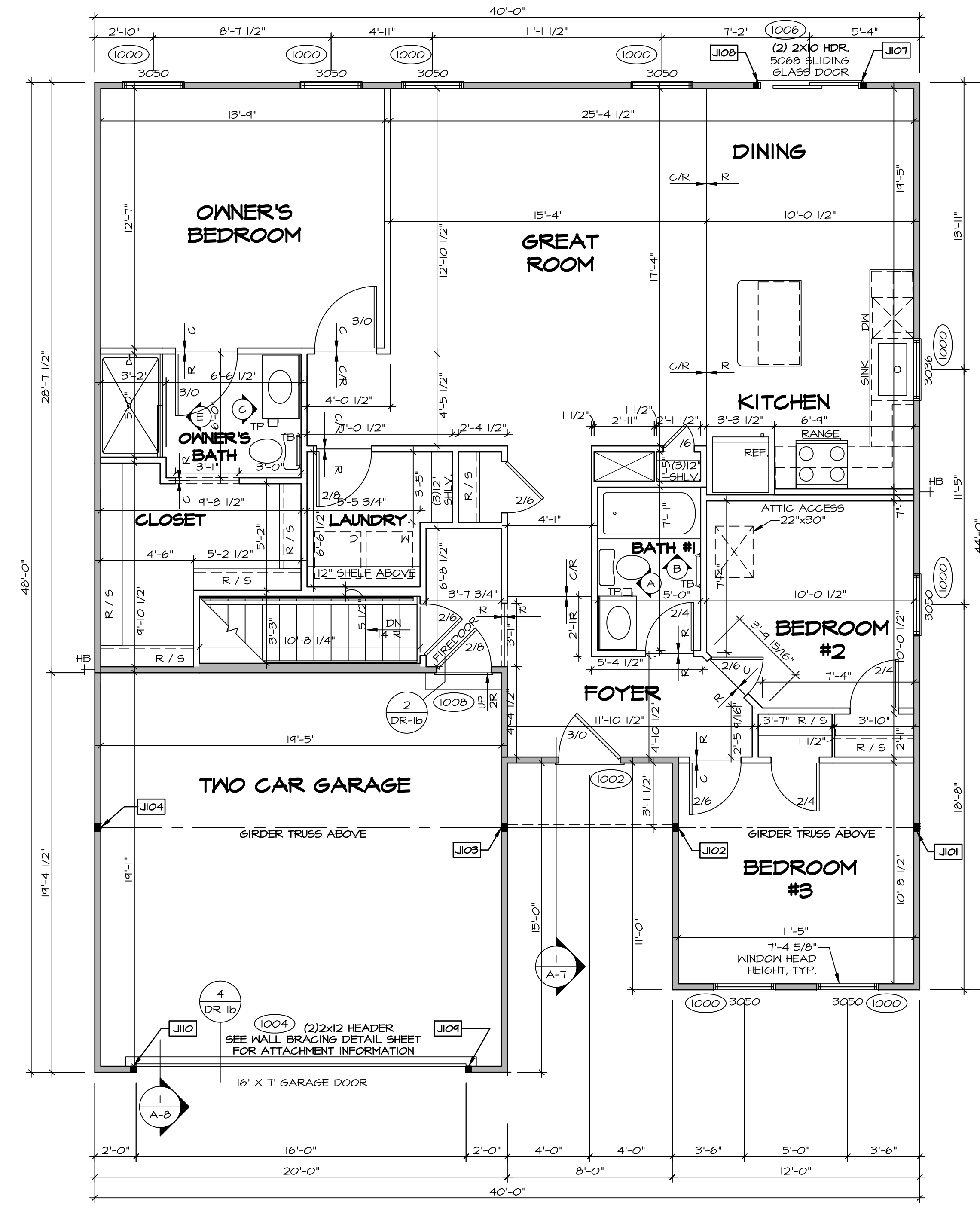
SHEET NO. A-5	NOBEL SPRUCE DRAWING TITLE BASEMENT FLOOR PLAN	SET NO. SP000	VERSION 01
		DRAWN BY ASJ	DATE: 06/14/19
OPTION DESCRIPTION 6	OPTION	DIV-COMM-LOT-UNIT DCY-S2-0437	
		COM-LOT COMM-LOT STREET ADDRESS SAMYERS MILL - SIMPLY RYAN - 0437	
CITY MIDDLETOWN		STATE OH	ZIP 45042

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NVR
 NVR, Inc., Suite 100
 5285 Westview Avenue
 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 CEILING. ALL DROPPED CEILING 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

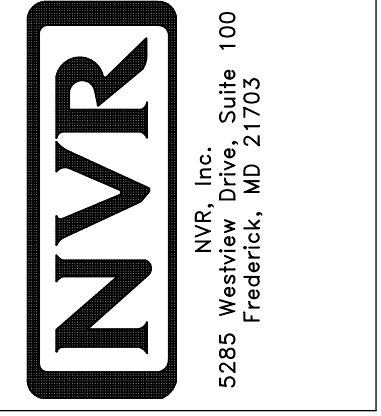
AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM HEADS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

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

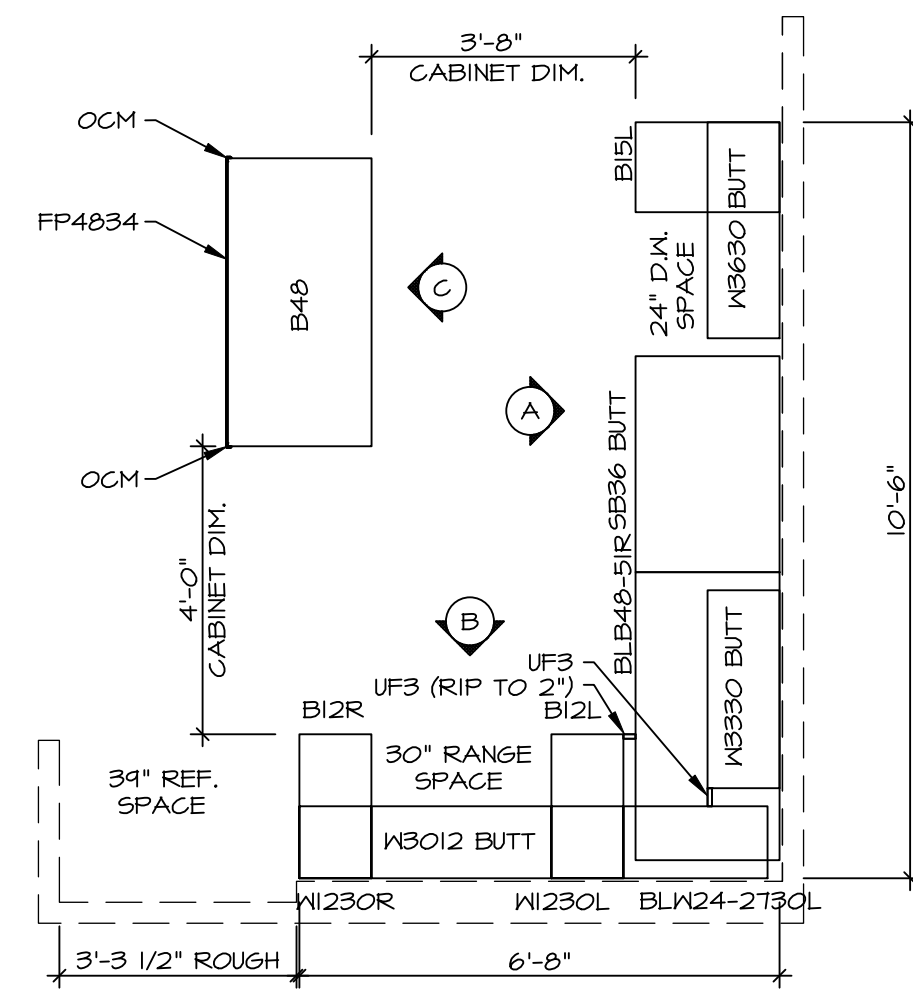
DIV-COMM-LOT-UNIT
DCY-S2-0437
COM-LOT
COM-LOT
STREET ADDRESS
6831 RIVERVIEW AVENUE
CITY
MIDDLETOWN
STATE
OH
ZIP
45042

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SET NO. SPC00
VERSION 01
DRAWN BY SGA
DATE: 12/14/14
OPTION

NOBEL
SPRUCE
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION
A-6
7

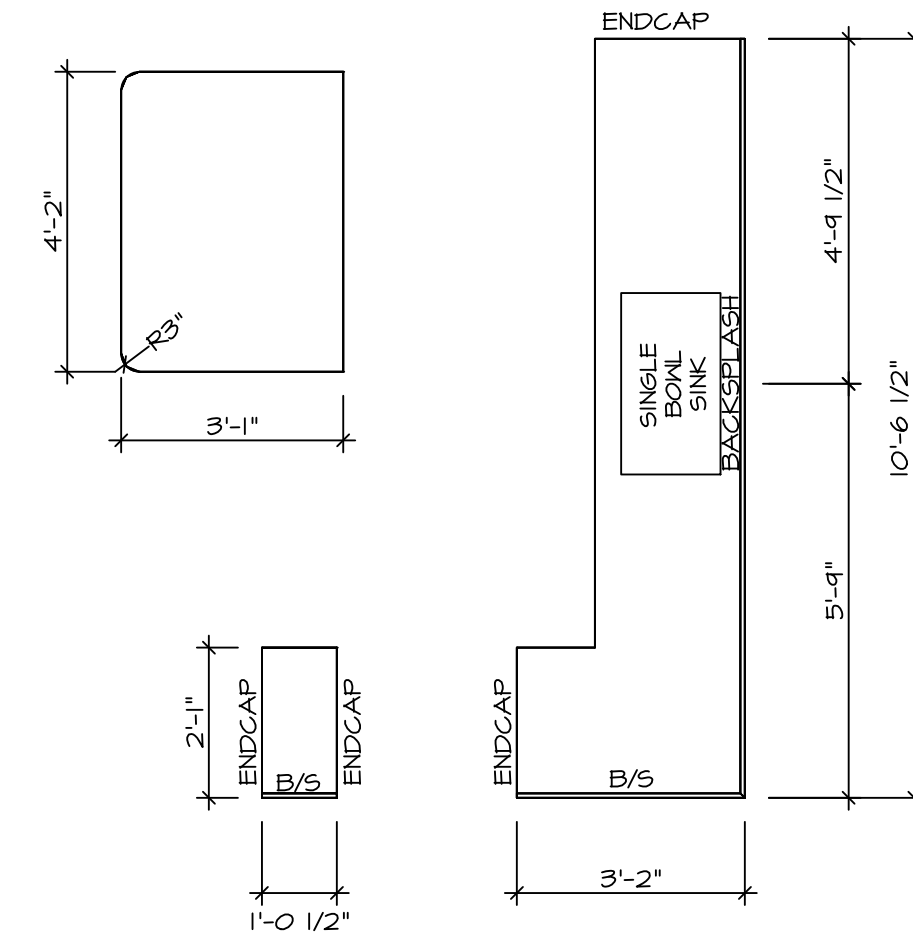


KITCHEN CABINET PLAN / KC-364I

KITCHEN VENTILATION RE-CIRCULATING "KFI"

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

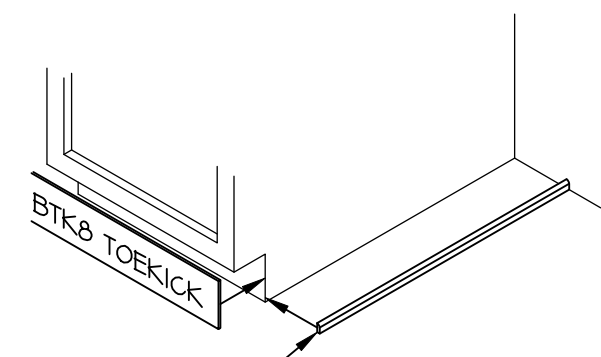
1
A-II



KITCHEN COUNTERTOP PLAN KT-364I

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

2
A-II

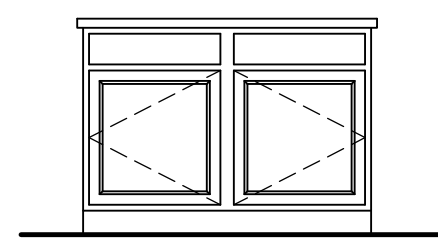


NOTE:
OMIT SMB SCRIBE MOLDING AT DISHWASHER SPACES

TOEKICK / SCRIBE DETAIL

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

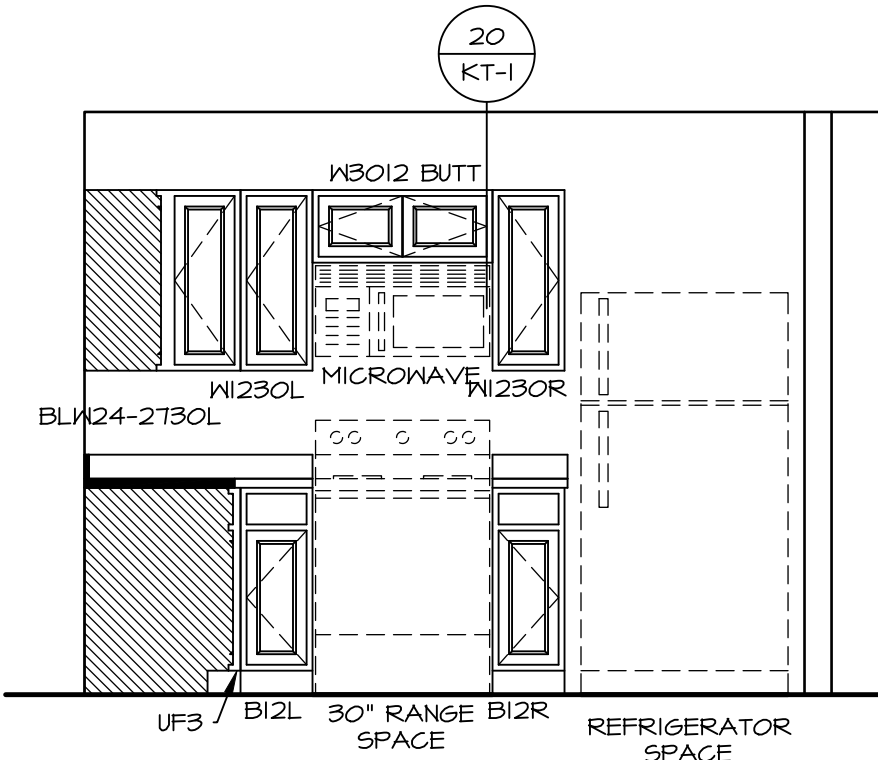
3
A-II



CABINET ELEVATION

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

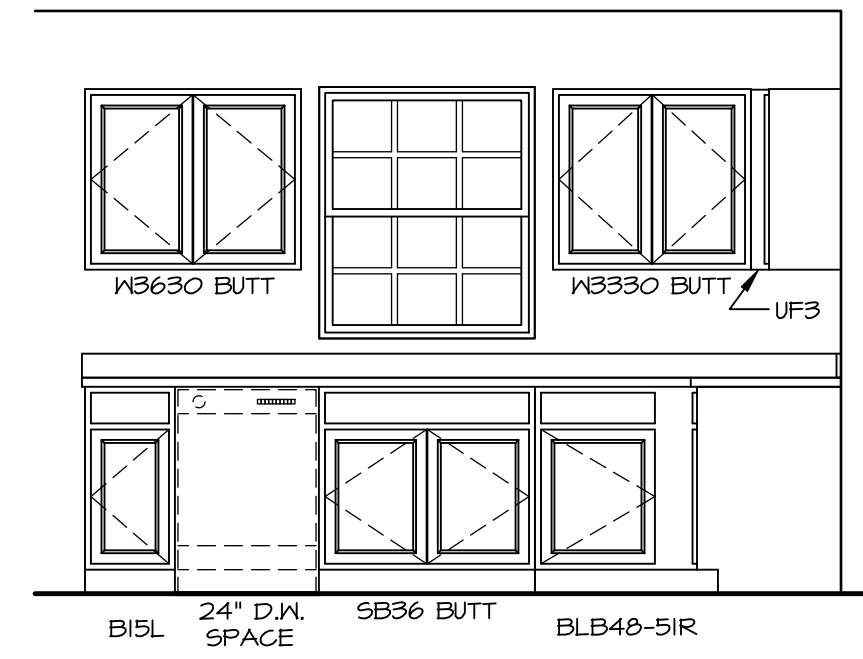
C



CABINET ELEVATION

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

B



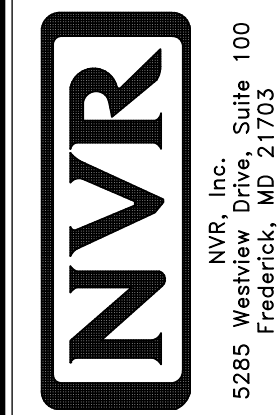
CABINET ELEVATION

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

A

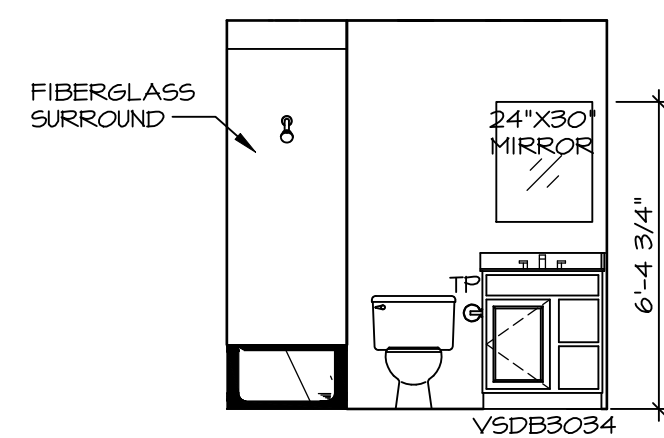
- NOTES:**
1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/ACT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (F/W) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 4. CABINET MUST BE 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.	A-II	NOBEL	SPRUCE	SET NO. SP000	VERSION 01
			KITCHENS	DRAWN BY RJC	
				DATE: 12/29/15	
				OPTION	

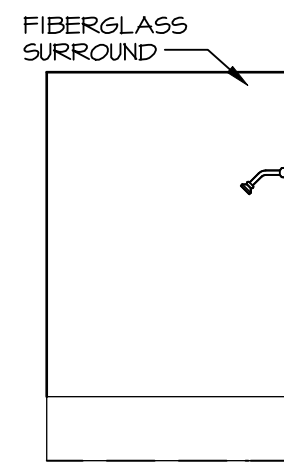


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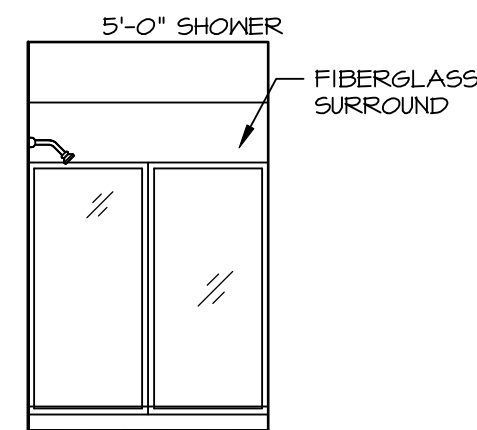
DIV-COMM-LOT-UNIT	DCY-S2-0437
COM-LOT	SAATERS MILL - SIMPLY RYAN - 0487
STREET ADDRESS	6831 RIVERVIEW AVENUE
CITY	MIDDLETOWN
STATE	OH
ZIP	45042



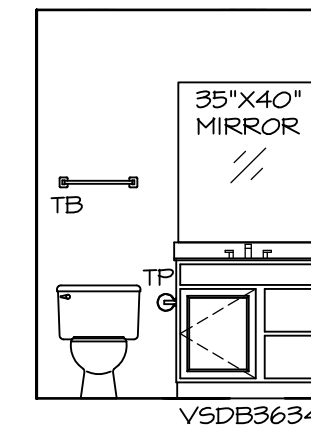
A BATH #1
SCALE: 1/4" = 1'-0"



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
DRAWING TITLE	BATH ELEVATIONS
OPTION DESCRIPTION	
12	

SET NO.	SPC00
VERSION	01
DRAWN BY	SGA
DATE	12/19/14
OPTION	



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DIV-COMM-LOT-UNIT	DCY-S2-0437
COM-LOT	
STREET ADDRESS	SAMYERS MILL - SIMPLY RYAN - 0437
CITY	6831 RIVERVIEW AVENUE
STATE	MIDDLETOWN OH
ZIP	45042