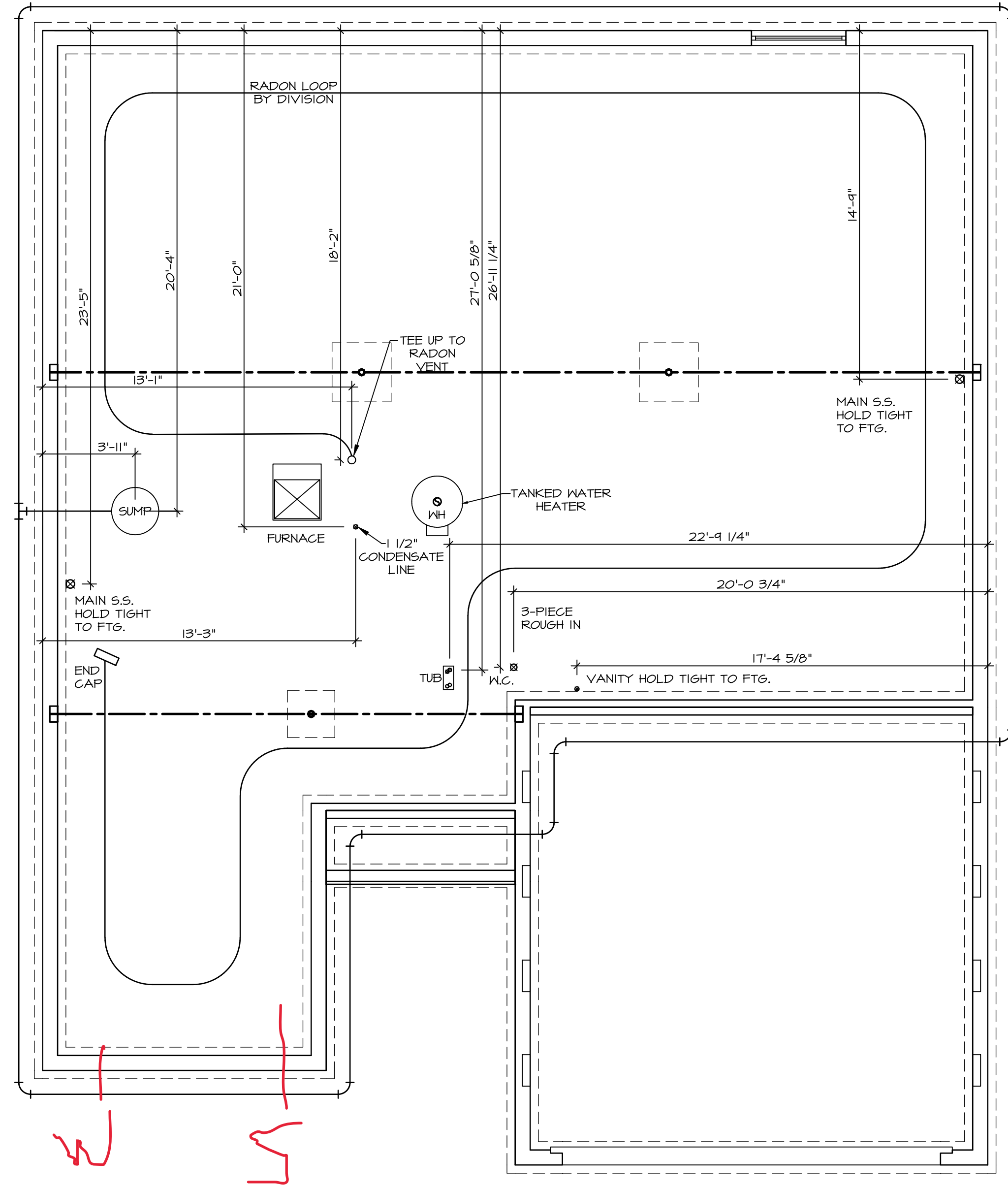


S2 452  
5714 MILLBROOK DRIVE  
MIDDLETOWN, OH 45042

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

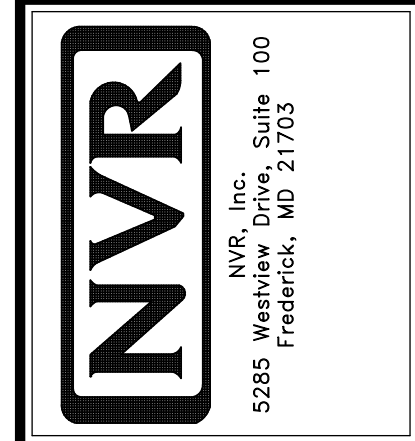
Gas Furnace



**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.

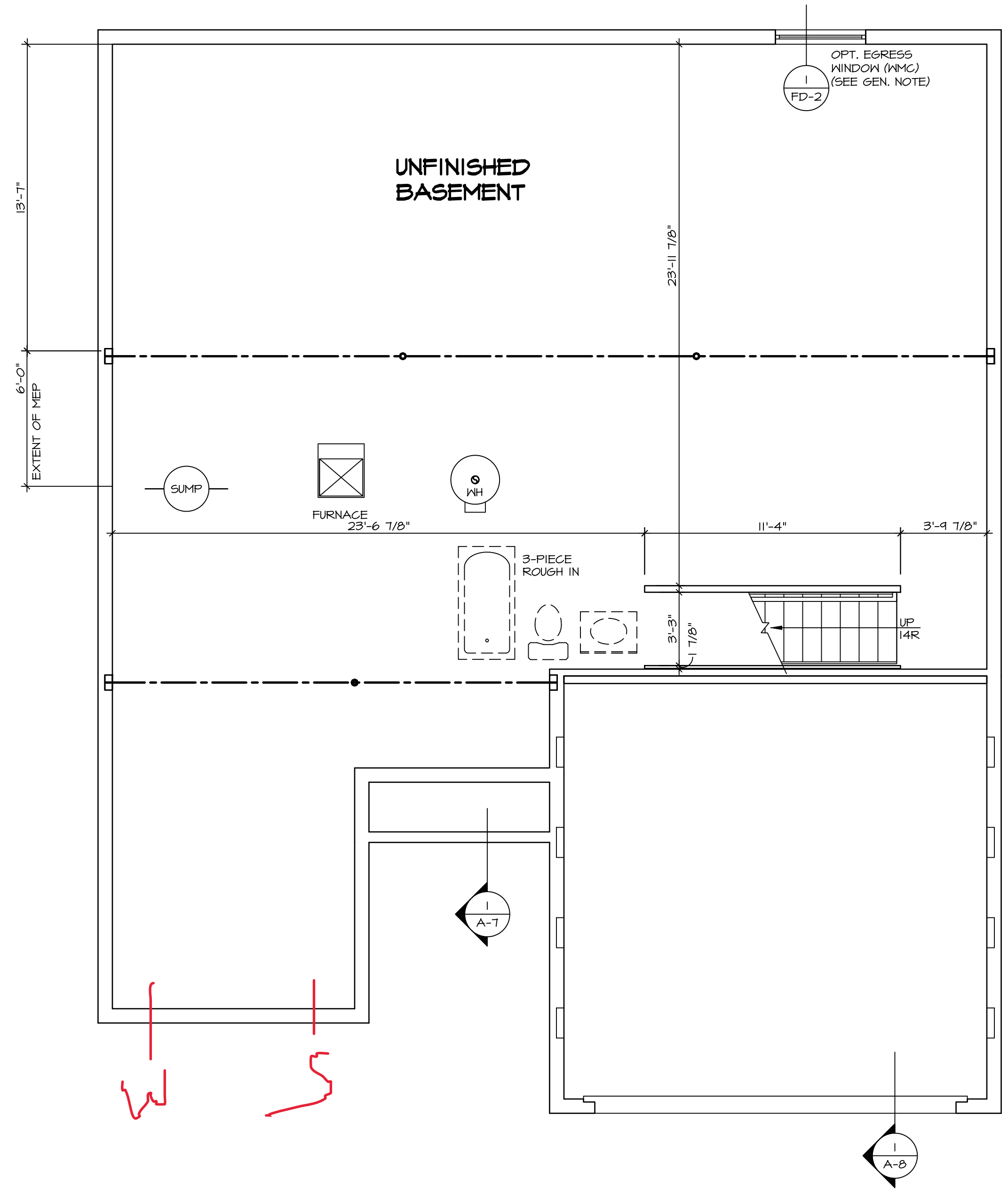
1  
 A-4 **PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"

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



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DIV-COMM-LOT-UNIT	<b>DCY-S2-0452</b>
COM-LOT	
STREET ADDRESS	<b>SAMYERS MILL - SIMPLY RYAN - 0452</b>
APT. NO.	
CITY	<b>7114 MILLBROOK DRIVE</b>
STATE	<b>OH</b>
ZIP	<b>45042</b>



**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**
- 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.

**GYPSON 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"

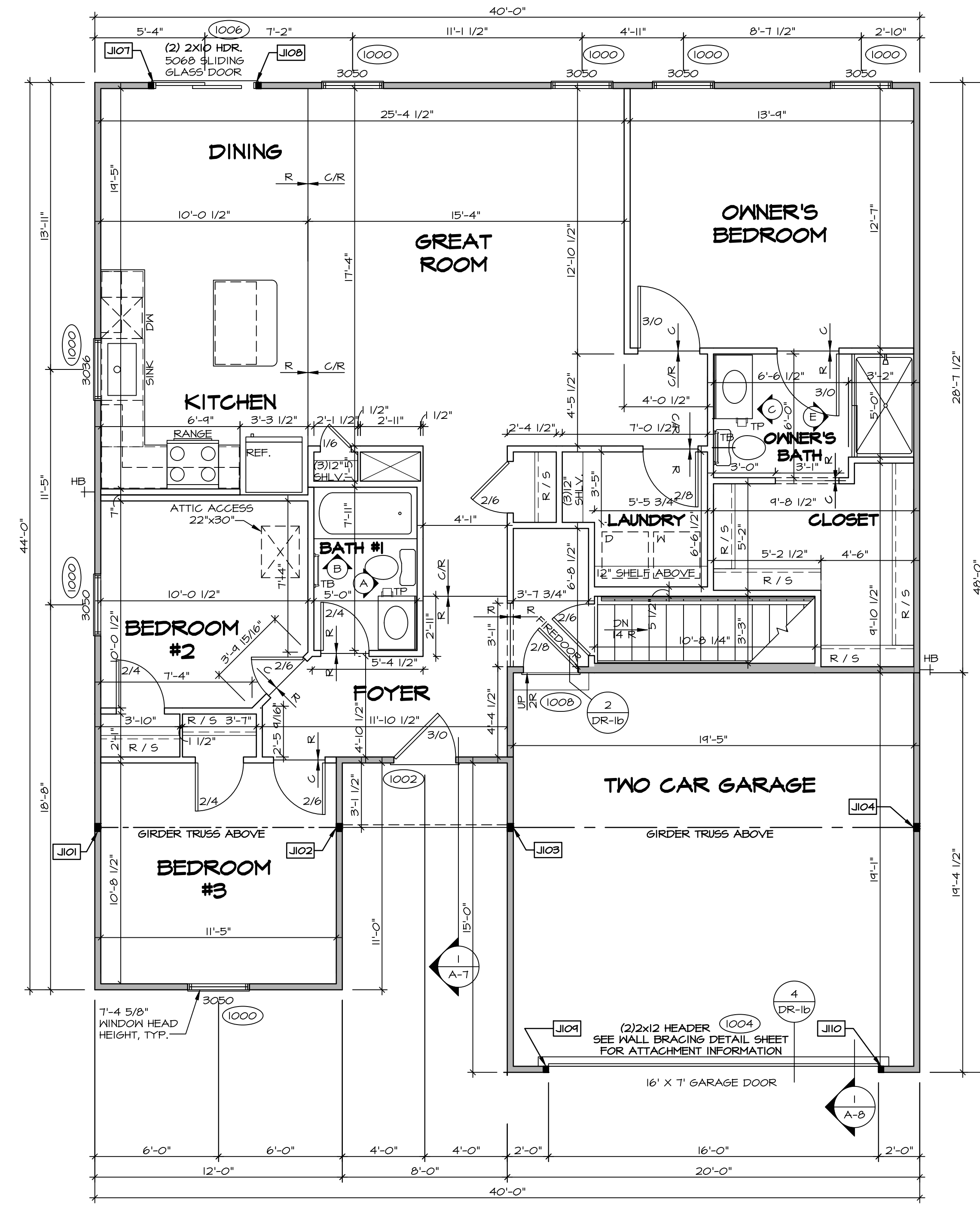
SHEET NO. <b>A-5</b>	NOBEL <b>SPRUCE</b> DRAWING TITLE <b>BASEMENT FLOOR PLAN</b>	SET NO. <b>SP000</b>	VERSION <b>01</b>
		DRAWN BY <b>ASJ</b>	DATE: <b>06/14/19</b>
<b>6</b>	OPTION DESCRIPTION	OPTION	
		DRAWING TITLE	
DIV-COMM-LOT-UNIT <b>DCY-S2-0452</b>		COMM-LOT	
STREET ADDRESS <b>5714 MILLBROOK DRIVE</b>		APT. NO. <b>----</b>	
CITY <b>MIDDLETOWN</b>		STATE <b>OH</b>	ZIP <b>45042</b>

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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
	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.

**GYPSON 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-S2-0452**

COM-LOT  
COMMITTEE  
SAMMY'S MILL - SIMPLY RYAN - 0452

STREET ADDRESS  
5714 MILLBROOK DRIVE

CITY  
MIDDLETOWN

STATE  
OH

ZIP  
45042

APT. NO.  
----

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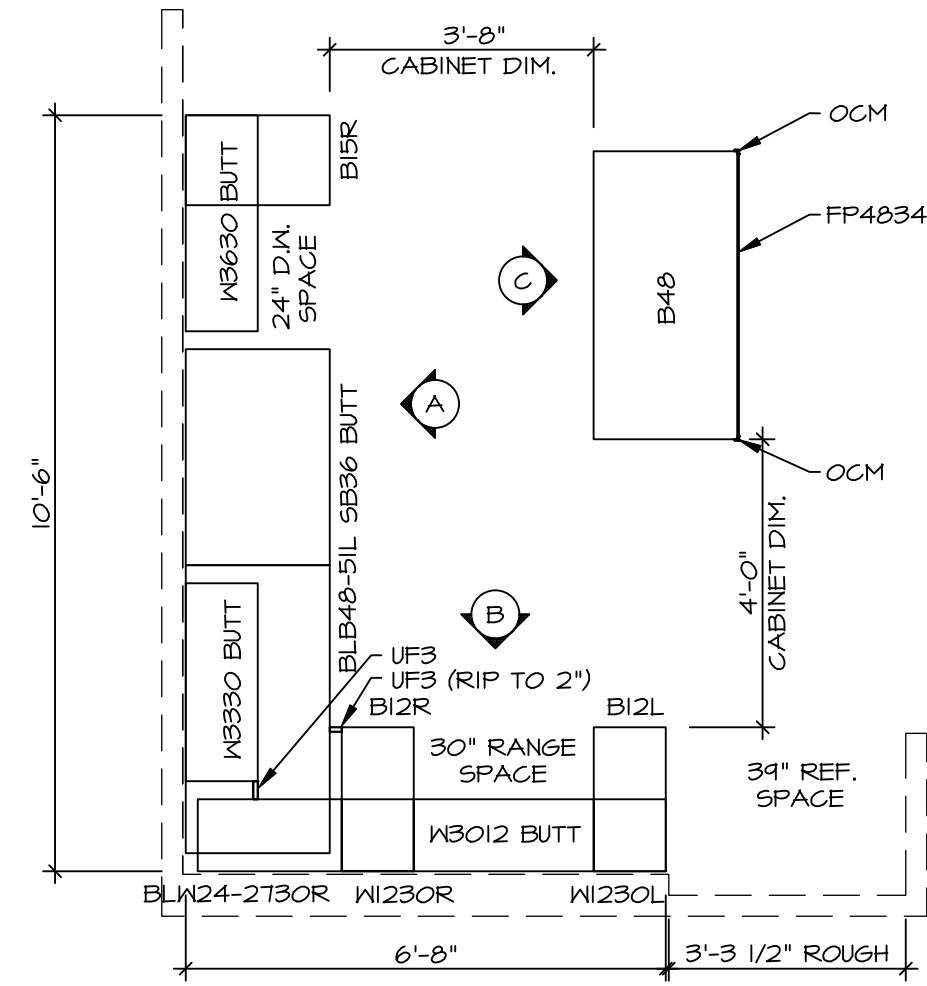
SET NO. SPC00  
VERSION 01  
DRAWN BY SGA  
DATE: 12/14/14  
OPTION

NOBEL  
**SPRUCE**  
DRAWING TITLE  
FIRST FLOOR PLAN

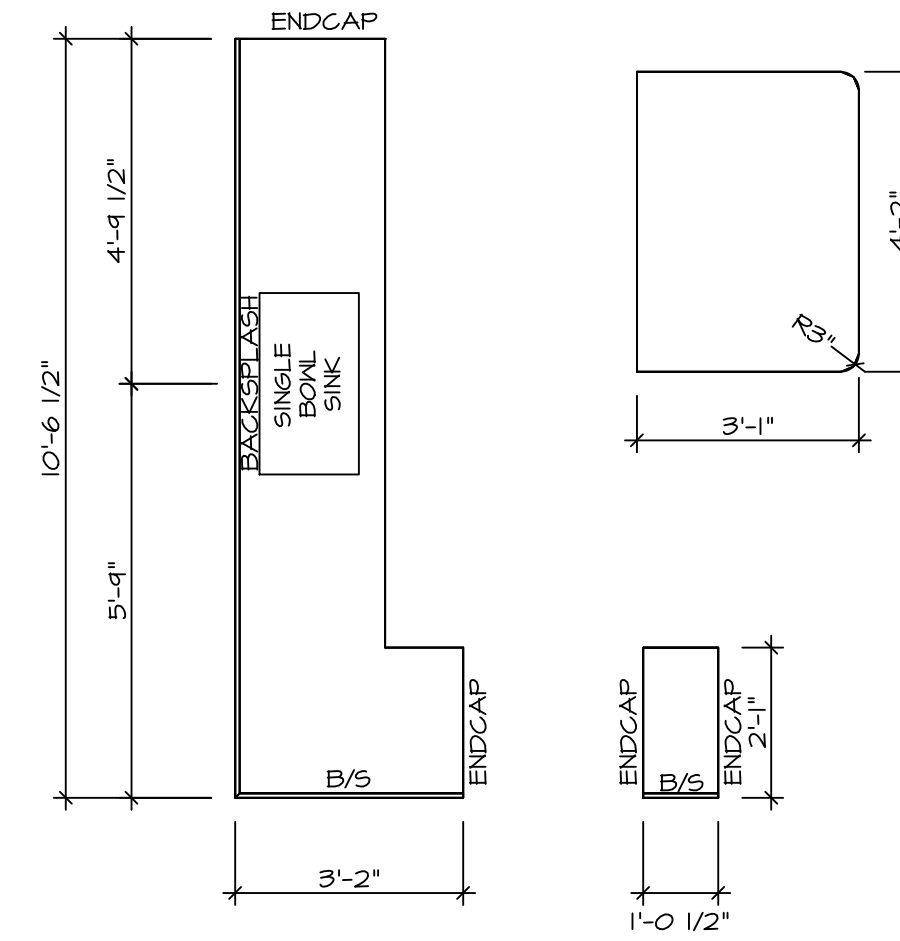
SHEET NO.  
**A-6**

OPTION DESCRIPTION  
7

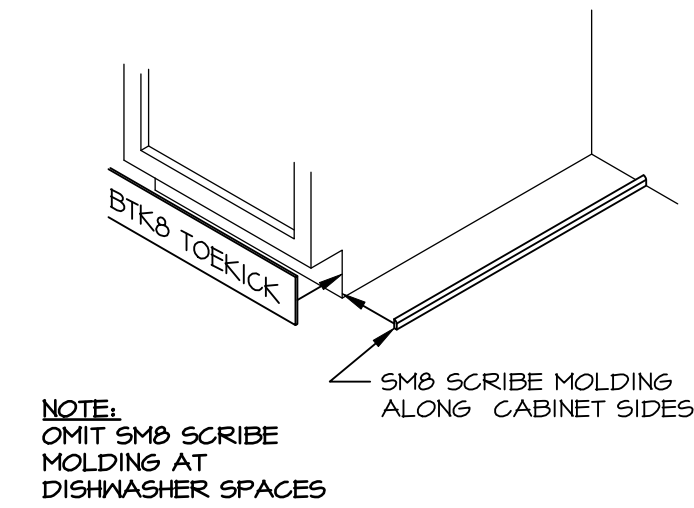
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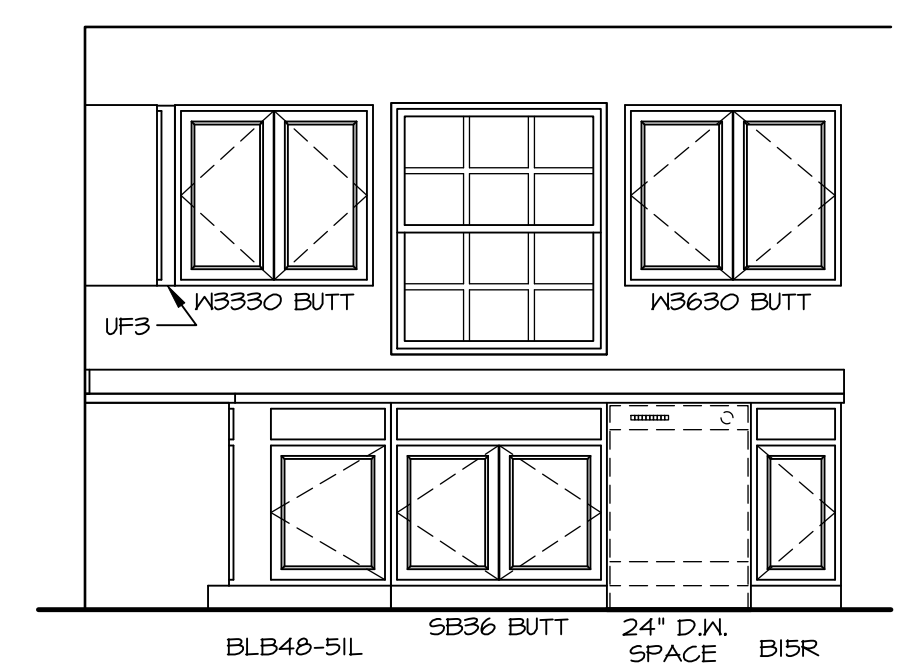
1 **KITCHEN CABINET PLAN / KC-364I**  
 SCALE: 3/8" = 1'-0" KITCHEN VENTILATION RE-CIRCULATING "KFI"



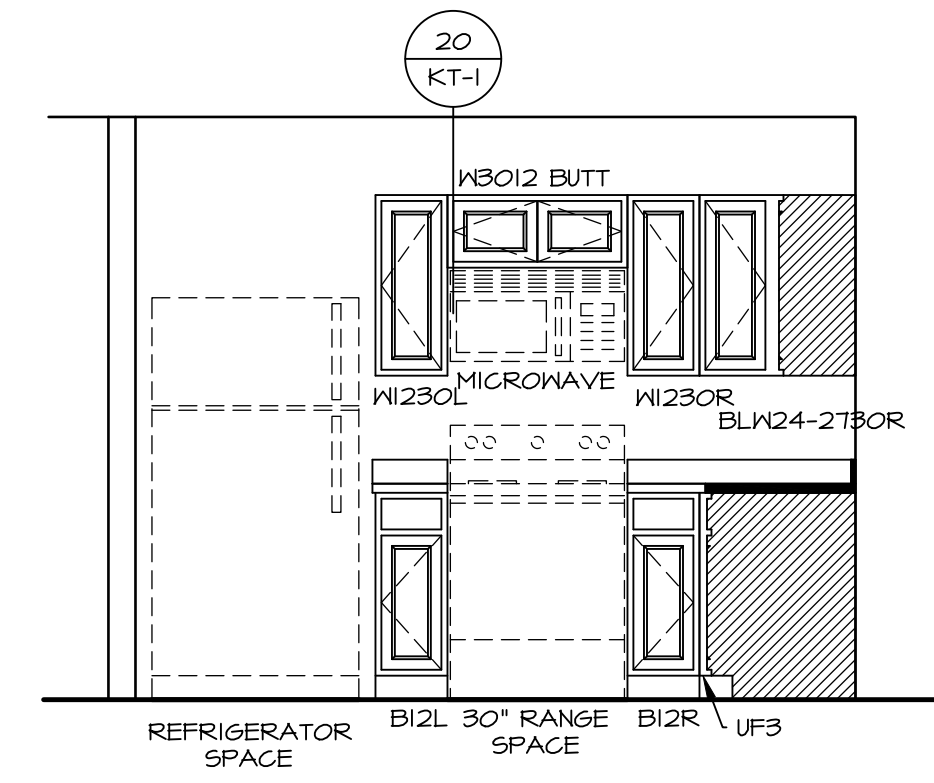
2 **KITCHEN COUNTERTOP PLAN KT-364I**  
 SCALE: 3/8" = 1'-0"



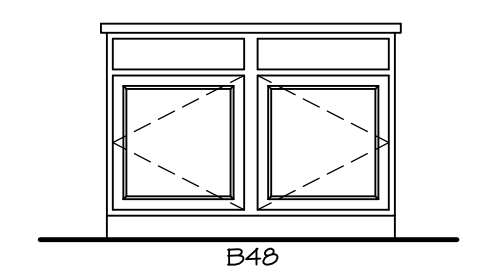
3 **TOEKICK / SCRIBE DETAIL**  
 SCALE: 3/4" = 1'-0"



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"

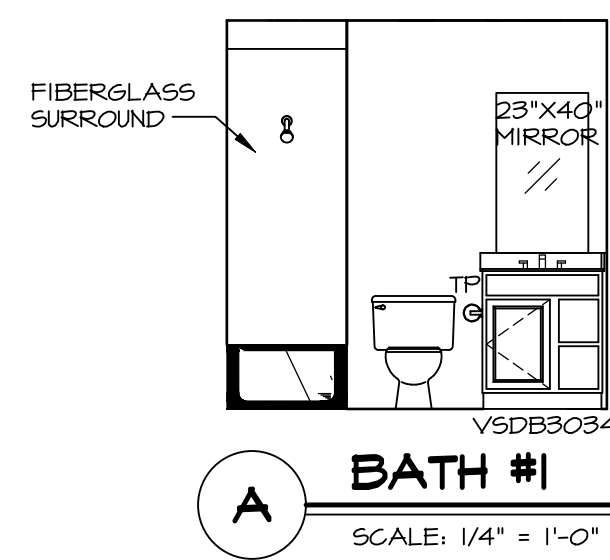
- NOTES:**
1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
  2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/K-T-1) FOR REPLACEMENT BASED ON CABINET STYLE.
  3. ALL (F/W) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  4. CABINET MUST 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. <b>A-11</b>	MODEL <b>SPRUCE</b>	SET NO. <b>SPC00</b>	VERSION <b>01</b>
	DRAWING TITLE <b>KITCHENS</b>	DRAWN BY <b>RJC</b>	DATE: <b>12/29/15</b>
OPTION DESCRIPTION <b>  </b>		OPTION	
DIV-COMM-LOT-UNIT <b>DCY-S2-0452</b>		COMM-LOT SAATERS MILL - SIMPLY RYAN - 0452	
CITY MIDDLETOWN		STATE OH	ZIP 45042
STREET ADDRESS 5714 MILLBROOK DRIVE		APT. NO. ----	

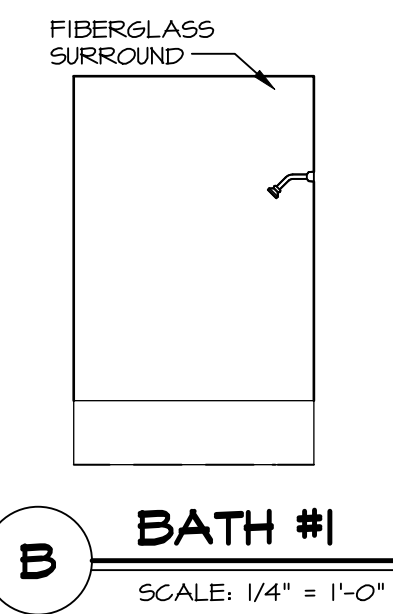
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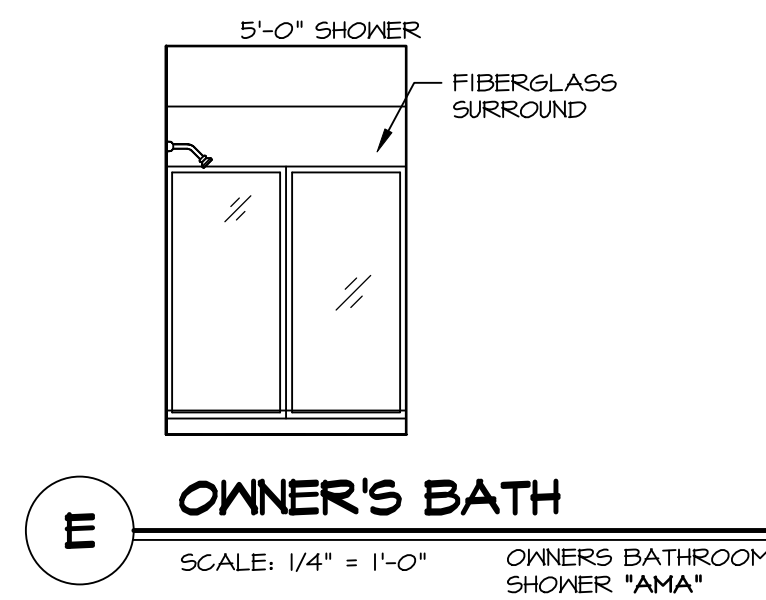
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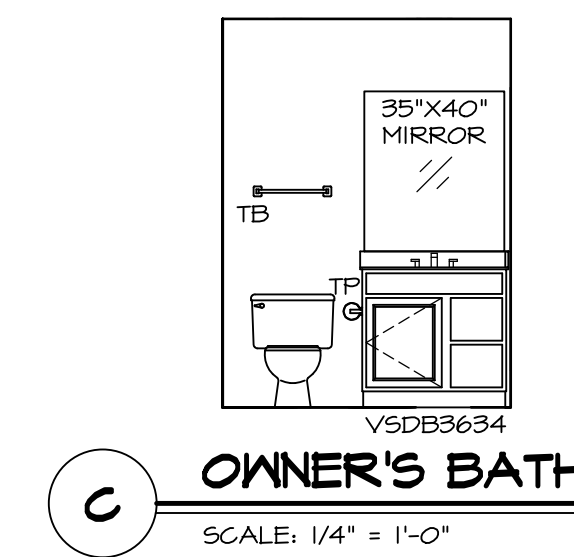
**A BATH #1**  
SCALE: 1/4" = 1'-0"



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



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



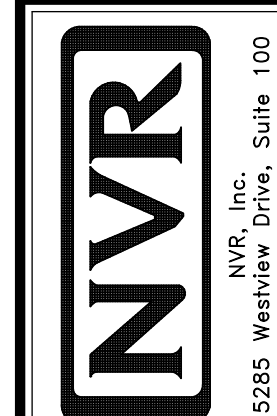
**C OWNER'S BATH**  
SCALE: 1/4" = 1'-0"

**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.	<b>A-12</b>
MODEL	<b>SPRUCE</b>
DRAWING TITLE	<b>BATH ELEVATIONS</b>
OPTION DESCRIPTION	
12	

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



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DIV-COMM-LOT-UNIT	<b>DCY-S2-0452</b>
COMM-LOT	
STREET ADDRESS	<b>SAMYERS MILL - SIMPLY RYAN - 0452</b>
CITY	<b>7114 MILLBROOK DRIVE</b>
STATE	<b>OH</b>
ZIP	<b>45042</b>