

S2 458
6865 RIVULET DRIVE
MIDDLETOWN, OH 45042

1 Story Basement - 3 pc rough
2 hose bibs - no valves required

Vent Kitchen

ice maker

1 tub

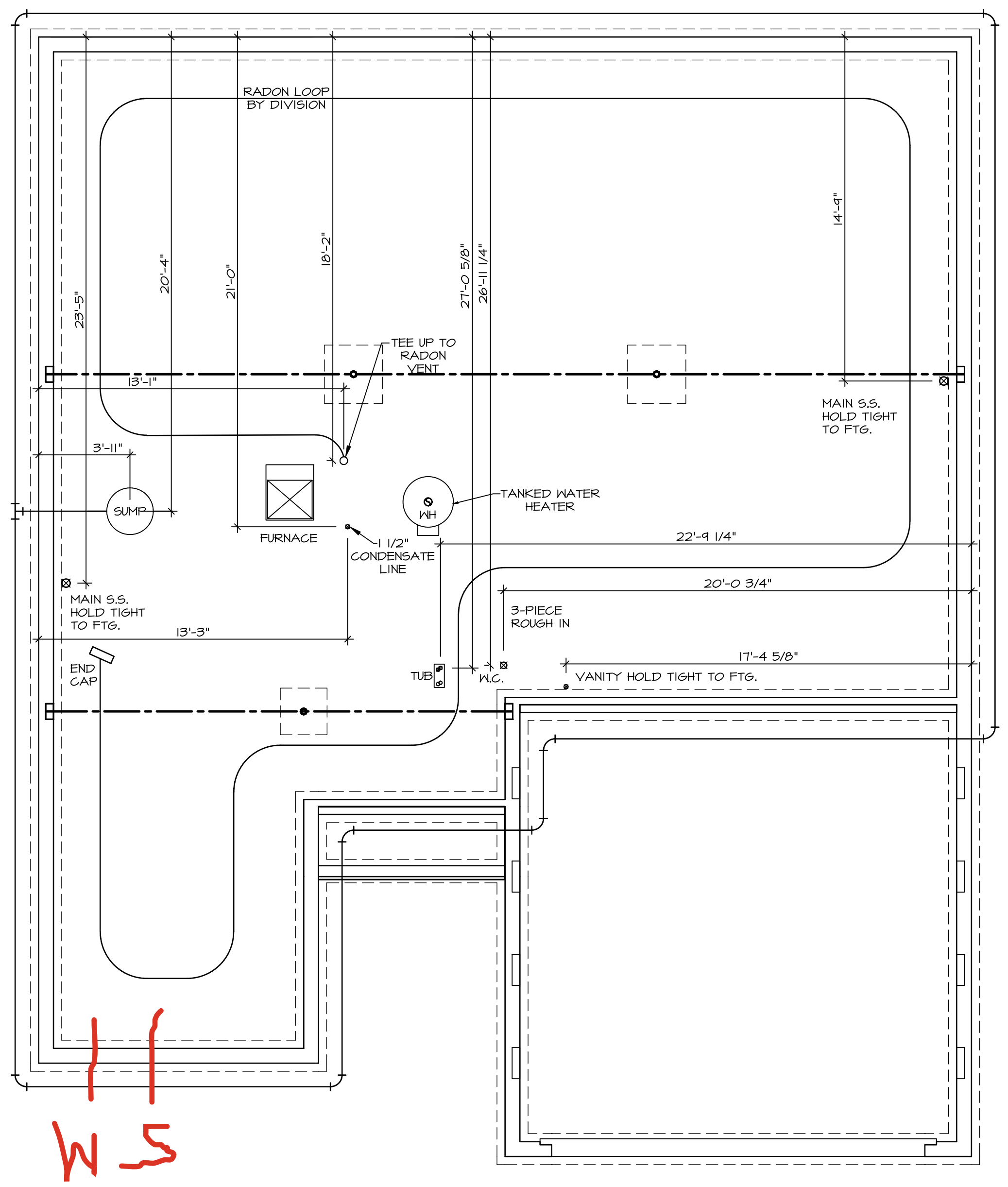
1 shower

WATER HEATER ELECTRIC 40 GALLON

Inside Water Meter setup

Gas Furnace

PLUMBING NOTES:
 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
 - SCREENS 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"

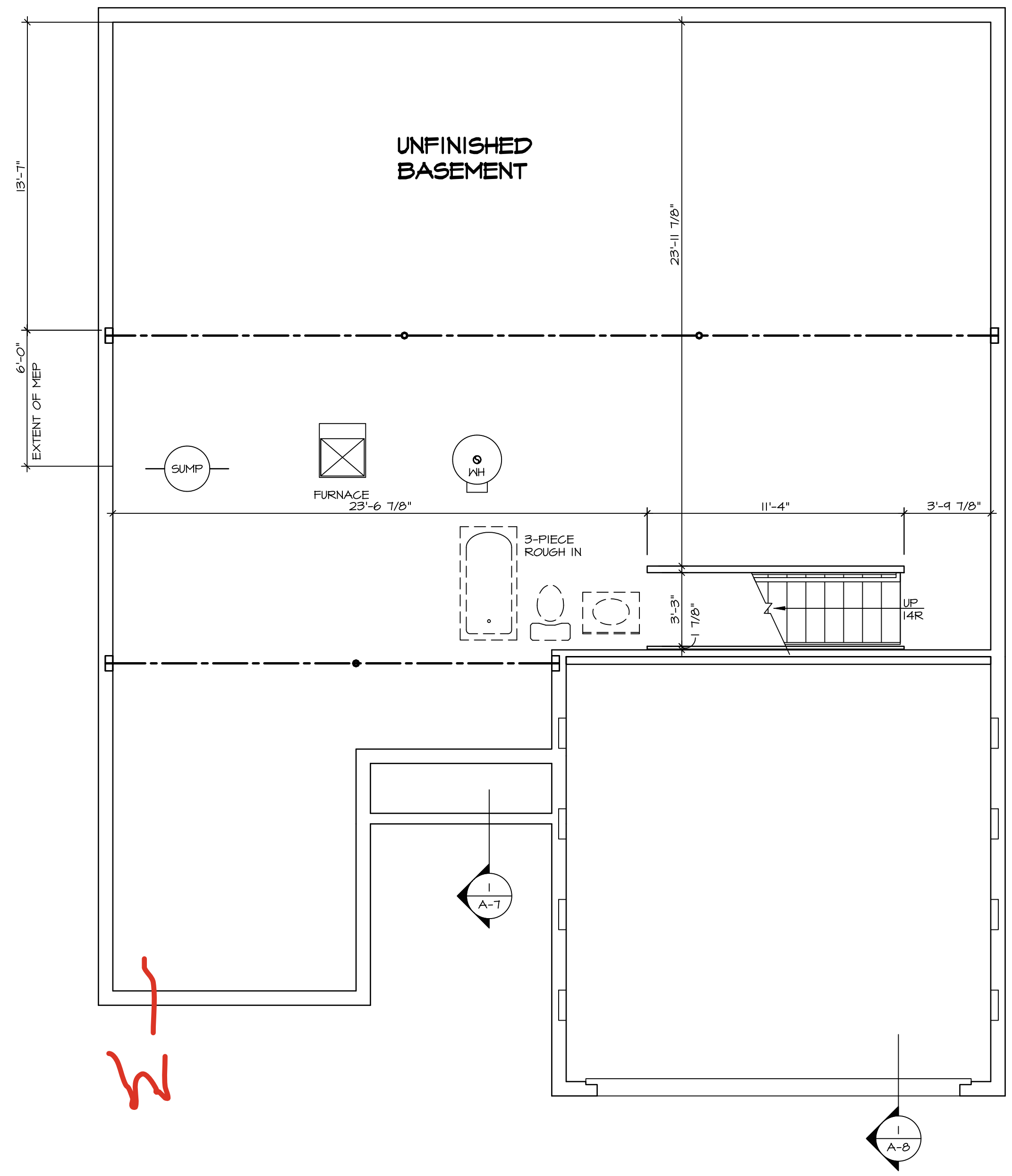
| | | | | |
|-------------------------|----------------------------------|--|---|---|
| SHEET NO. A-4 | MODEL SPRUCE | SET NO. SP000 | NVR, Inc. 5285 Westwick, Suite 100 Frederick, MD 21703 NVR, Inc. Suite 100 Frederick, MD 21703 | DIV-COMM-LOT-UNIT DCY-S2-045B |
| | DRAWING TITLE PLUMBING | VERSION 01 RELEASE NO. ---- | | |
| | OPTION DESCRIPTION 10 | DRAWN BY RJC DATE: 12/30/14 | © 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 distributed, sold, or otherwise made available in any way without the prior written consent of NVR, Inc. | STREET ADDRESS 6865 RIVULET DRIVE |
| | | OPTION | CITY MIDDLETOWN | APT. NO. ---- |
| | | | STATE OH | ZIP 45042 |

| LEGEND | |
|--------|---|
| | BEARING WALL |
| | NON BEARING WALL |
| | INDICATES BEARING FROM POINT-LOAD ABOVE |
| | JACKS |
| | BEAM/HEADER |
| | FOOTING/THICKENED SLAB |
| | STEEL COLUMN |
| | TRUSS TIE DOWN |
| | PORTAL FRAME |
| | JOIST/TRUSS |
| | LVL |
| | ENGINEERING PAGE NUMBER |

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

- 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. MULTI-OPENING HEADERS TO HAVE (2) JACKS AT INTERMEDIATE BEARINGS, UNLESS OTHERWISE NOTED. NO ADDITIONAL FLOOR SYSTEM BLOCKING OR CONTINUOUS LOAD PATH JACKS ARE REQUIRED UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" OR 6" AND 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 ARCHITECTURAL DETAIL 8/IT-1B FOR 3/4" FIRE STOPPING AT BULKHEAD / CEILING PANELS.
 - 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 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.
 - INTERIOR HEADER HEIGHT FOR 8' CEILING WILL BE 6'-11", 9' CEILING WILL BE 7'-11", 10' CEILING WILL BE 8'-3", UNLESS OTHERWISE NOTED.
 - BASEMENT FINISH DIMENSIONS ASSUME A 1/2" GAP BETWEEN FRAME WALL AND CONCRETE WALL.
 - ALL INTERIOR BEARING WALLS SHALL HAVE GYPSUM APPLIED TO AT LEAST ONE SIDE OR HAVE MID-HEIGHT BLOCKING INSTALLED.
 - NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

- 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"

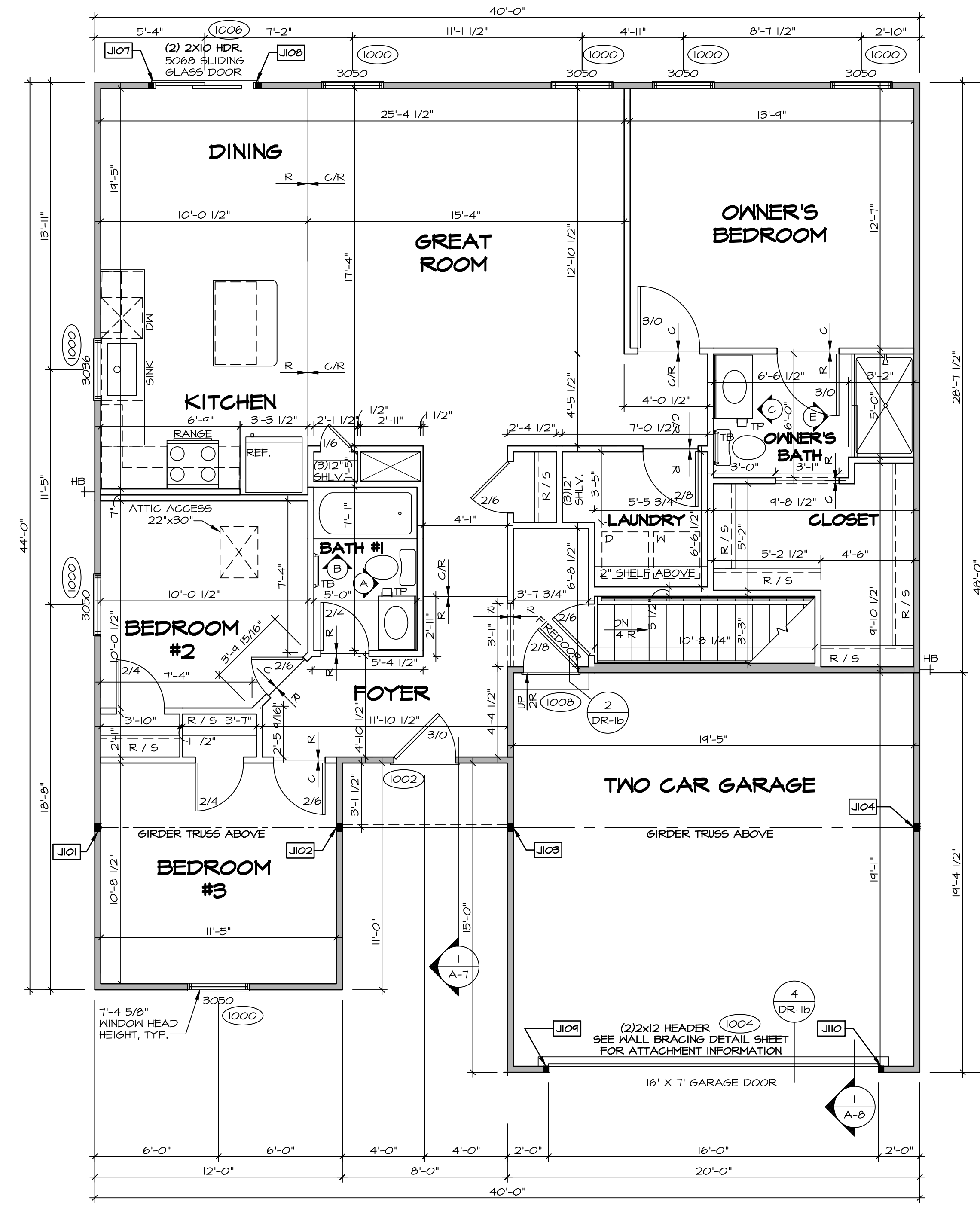
| | | | |
|-------------------------|---|-----------------------|---|
| SHEET NO. A-5 | MODEL SPRUCE | SET NO. SP000 | DIV-COMM-LOT-UNIT DCY-S2-045B |
| | DRAWING TITLE BASEMENT FLOOR PLAN | VERSION 01 | |
| | OPTION DESCRIPTION | DRAWN BY ASJ | SAIYERS MILL - SIMPLY RYAN - 045B |
| | OPTION | DATE: 06/14/19 | STREET ADDRESS 6865 RIVULET DRIVE |
| | | | APT. NO. ----- |
| | | | CITY STATE OH ZIP MIDDLETOWN OH 45042 |

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5285 Westchase, 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 | |



ALL WINDOWS HAVE 7'-4 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED

| LEGEND | |
|--------|---|
| | BEARING WALL |
| | NON BEARING WALL |
| | INDICATES BEARING FROM POINT-LOAD ABOVE |
| | JACKS |
| | BEAM/HEADER |
| | FOOTING/THICKENED SLAB |
| | STEEL COLUMN |
| | TRUSS TIE DOWN |
| | PORTAL FRAME |
| | JOIST/TRUSS |
| | LVL |
| | ENGINEERING PAGE NUMBER |

-SEE FA DETAILS FOR FIRE ASSEMBLIES
-SEE FA DETAILS FOR FRAMING CONNECTORS AND MATERIAL USAGE

FLOOR PLAN NOTES:

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- 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.
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- NON-BEARING WALLS OVER CONCRETE TO BE HELD 1/2" SHORT OF FRAMING ABOVE.

GYPSUM NOTES:

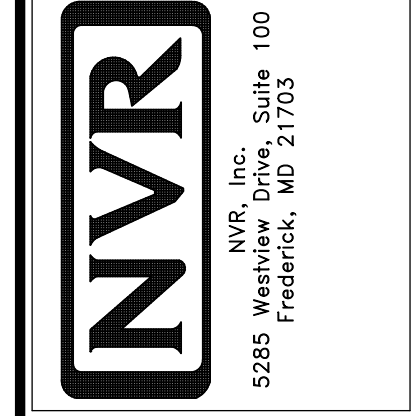
AT GARAGE:
GYPSUM BOARD AT COMMON WALLS, CEILINGS, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.

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

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

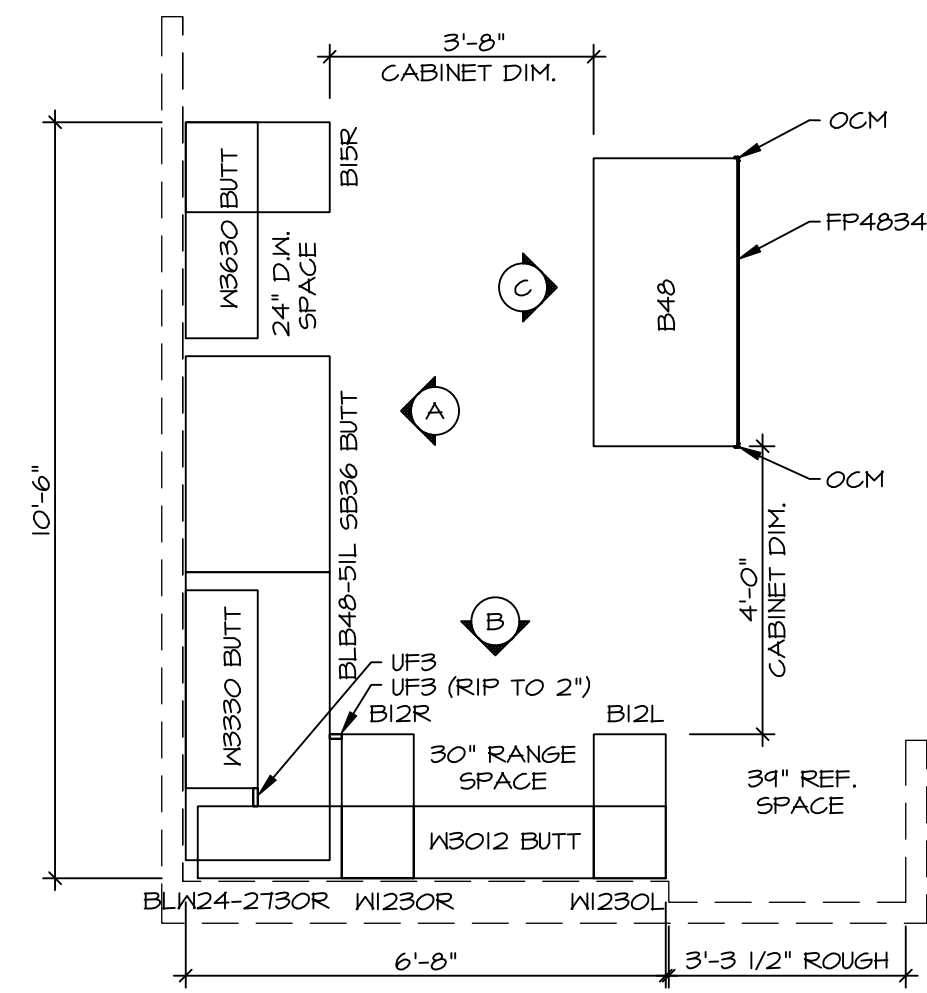
DIV-COMM-LOT-UNIT
DCY-S2-0458
COM-LOT
SAMMY'S MILL - SIMPLY RYAN - 0458
STREET ADDRESS
6865 RIVULET DRIVE
CITY MIDDLETOWN STATE OH ZIP 45042

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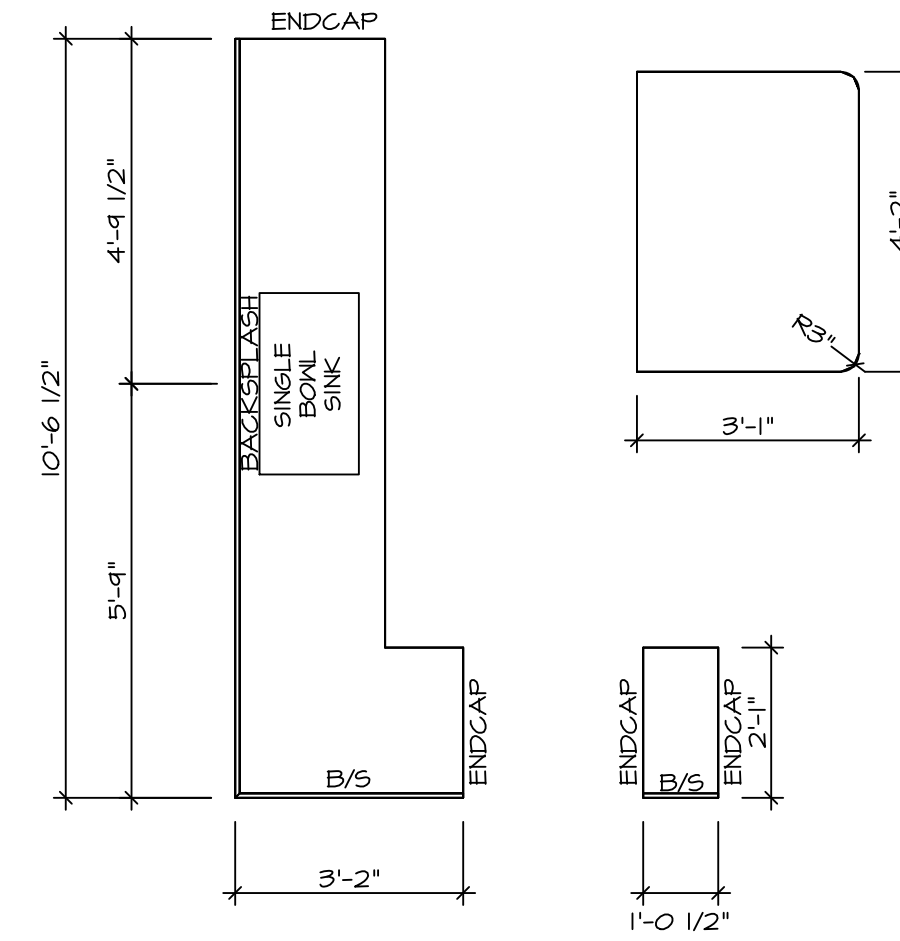


SET NO. SPC00
VERSION 01
RELEASE NO. ---
DRAWN BY SGA
DATE: 12/14/14
OPTION

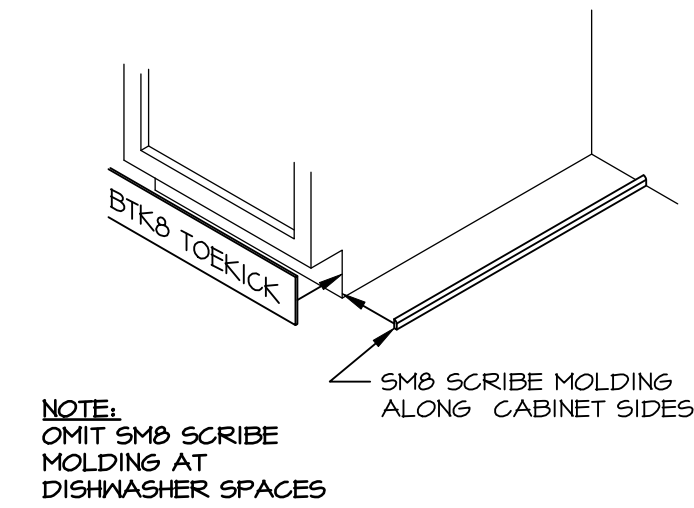
SHEET NO. **A-6**
MODEL **SPRUCE**
DRAWING TITLE **FIRST FLOOR PLAN**
OPTION DESCRIPTION
12



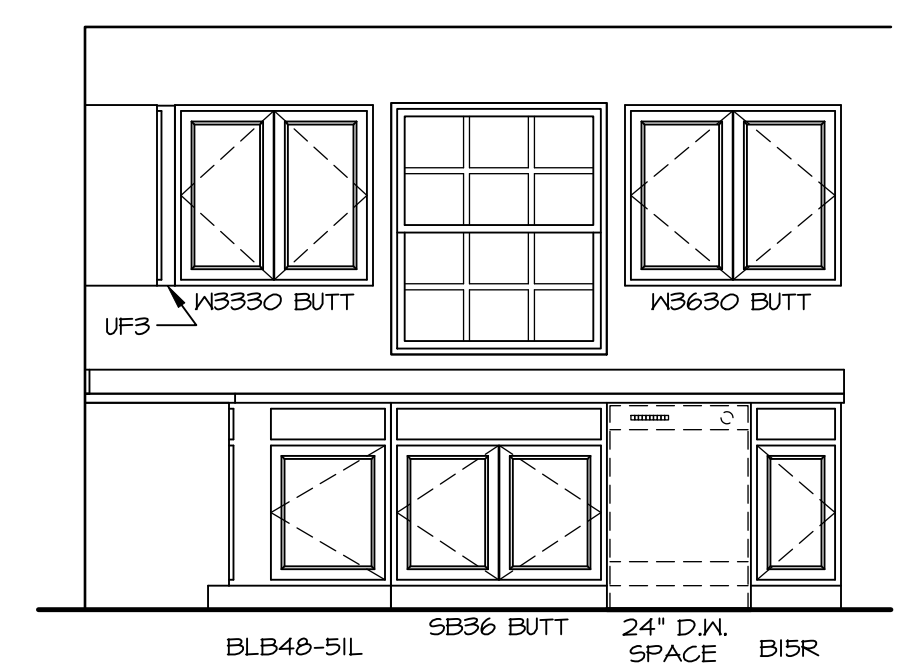
1 KITCHEN CABINET PLAN / KC-364I
 SCALE: 3/8" = 1'-0" KITCHEN VENTILATION RE-CIRCULATING "KFI"



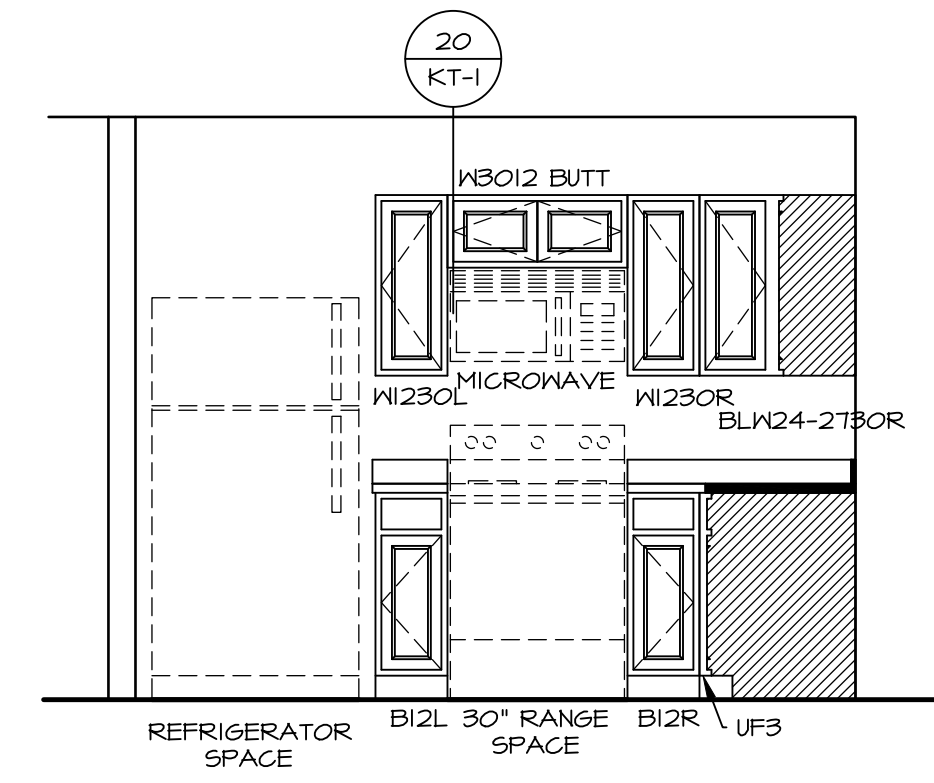
2 KITCHEN COUNTERTOP PLAN KT-364I
 SCALE: 3/8" = 1'-0"



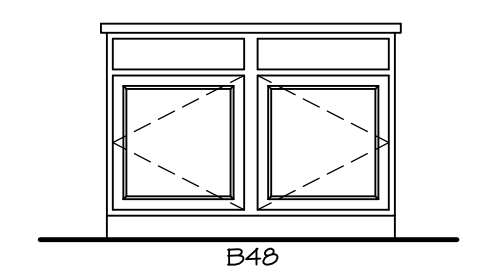
3 TOEKICK / SCRIBE DETAIL
 SCALE: 3/4" = 1'-0"



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"

- KITCHEN 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 (IKT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 3. ALL (UF#) 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.

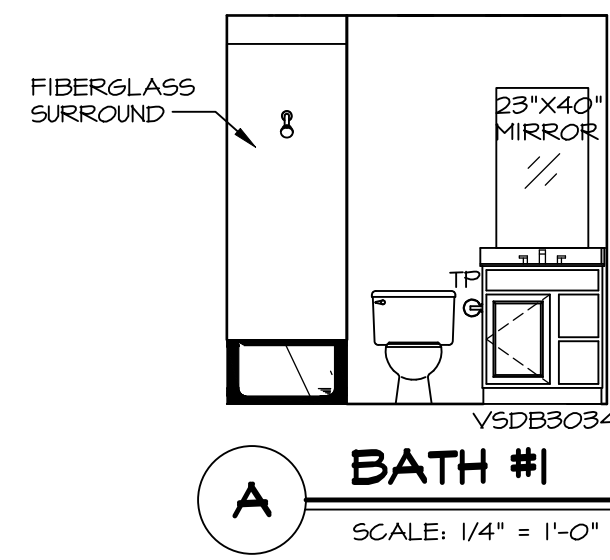
NOTES:
 CABINETS ARE NOT REPRESENTATIVE OF ALL STYLES AND ARE MEANT AS A GENERAL DEPICTION OF THE INTENDED CABINET LAYOUT

| | | | |
|--------------------------------------|--|--|--------------|
| SHEET NO. A-11 | NOBEL SPRUCE DRAWING TITLE KITCHEN | SET NO. SP000 | VERSION 01 |
| | | RELEASE NO. ---- | DRAWN BY RJC |
| 16 | OPTION DESCRIPTION | DATE: 12/23/15 | OPTION |
| | | DIV-COMM-LOT-UNIT DCY-S2-0458 | |
| CITY MIDDLETOWN STATE OH ZIP 45042 | | COM-LOT SAATERS MILL - SIMPLY RYAN - 0458 | |
| STREET ADDRESS 6865 RIVULET DRIVE | | APT. NO. ---- | |

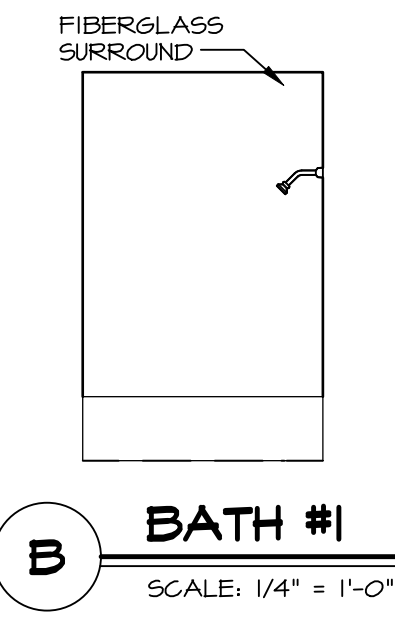
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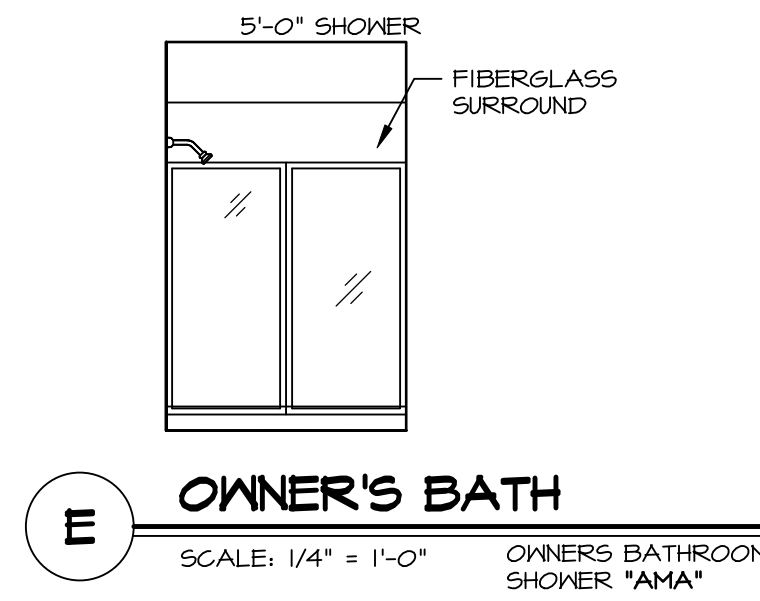
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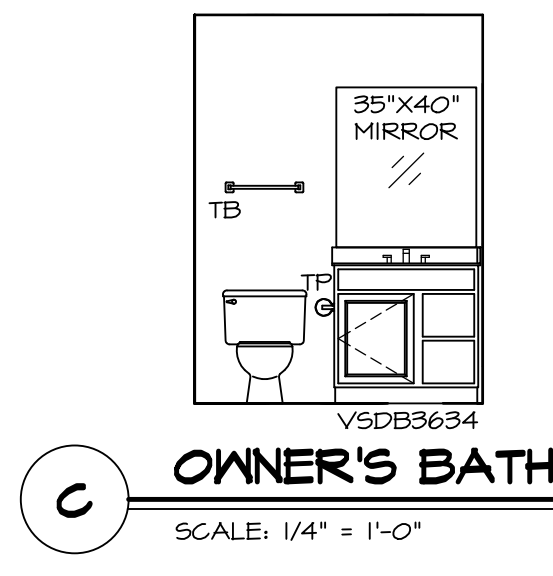
A BATH #1
SCALE: 1/4" = 1'-0"



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"

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

| | | | |
|---|---|--|---------------------|
| SHEET NO. A-12 | MODEL SPRUCE | SET NO. SP000 | VERSION 01 |
| | | RELEASE NO. ---- | DRAWN BY SGA |
| 17 | DRAWING TITLE BATH ELEVATIONS | DATE: 12/19/14 | OPTION |
| | | OPTION DESCRIPTION | |
| DIV-COMM-LOT-UNIT DCY-S2-045B | | COMM-LOT SAWYERS MILL - SIMPLY RYAN - 045B | |
| STREET ADDRESS 6865 RIVULET DRIVE | | APT. NO. ---- | STATE OH |
| CITY MIDDLETOWN | | ZIP 45042 | |

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