

S2 463  
5905 CRESTING DRIVE  
MIDDLETOWN, OH 45042

1 Story Basement

3 pc rough

2 hose bibs - no valves required

Vent Kitchen

ice maker

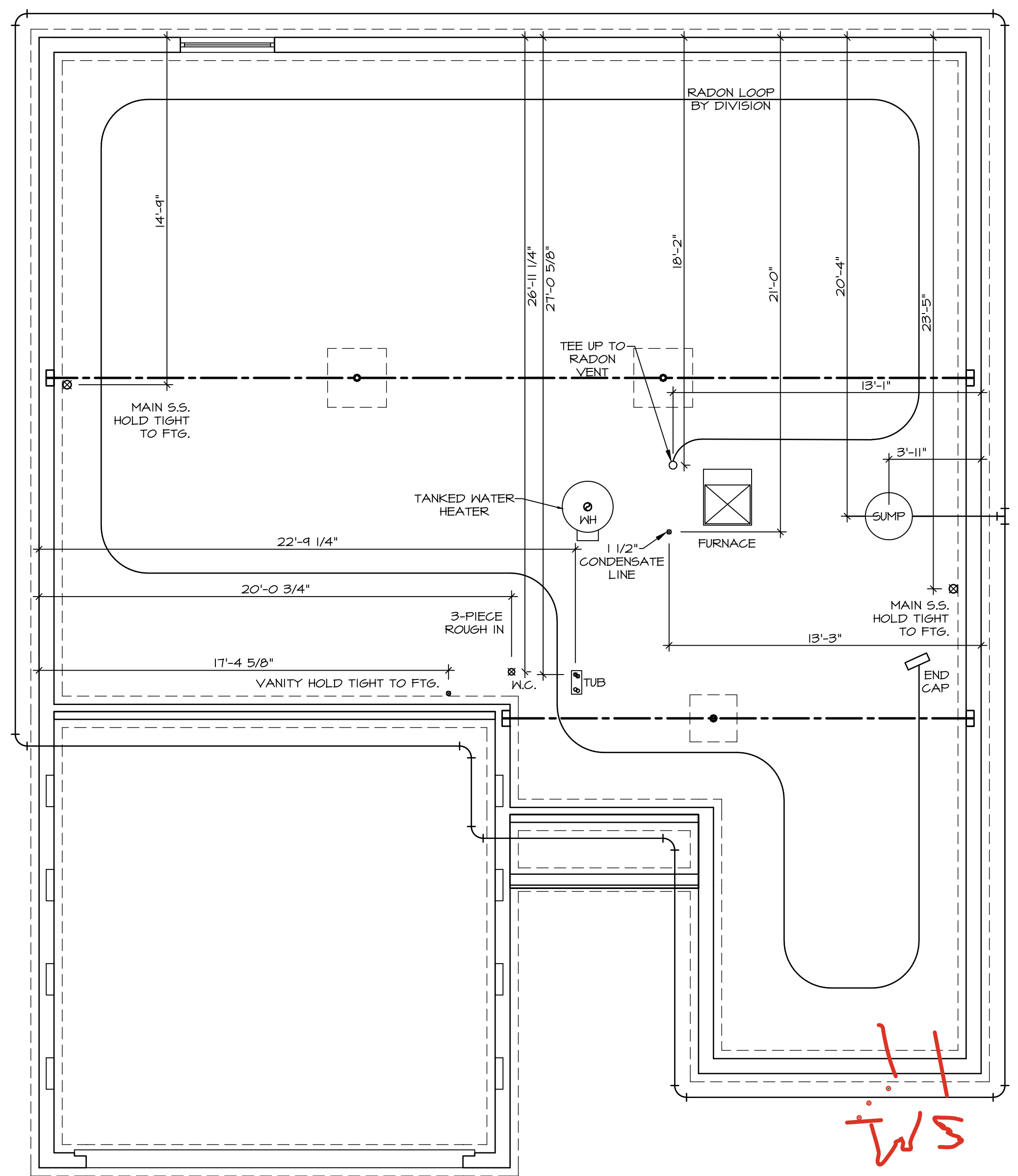
1 tub

1 shower

WATER HEATER ELECTRIC 40 GALLON

Inside Water Meter setup

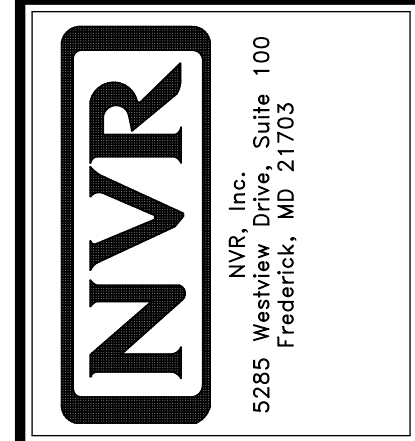
Gas Furnace



**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.

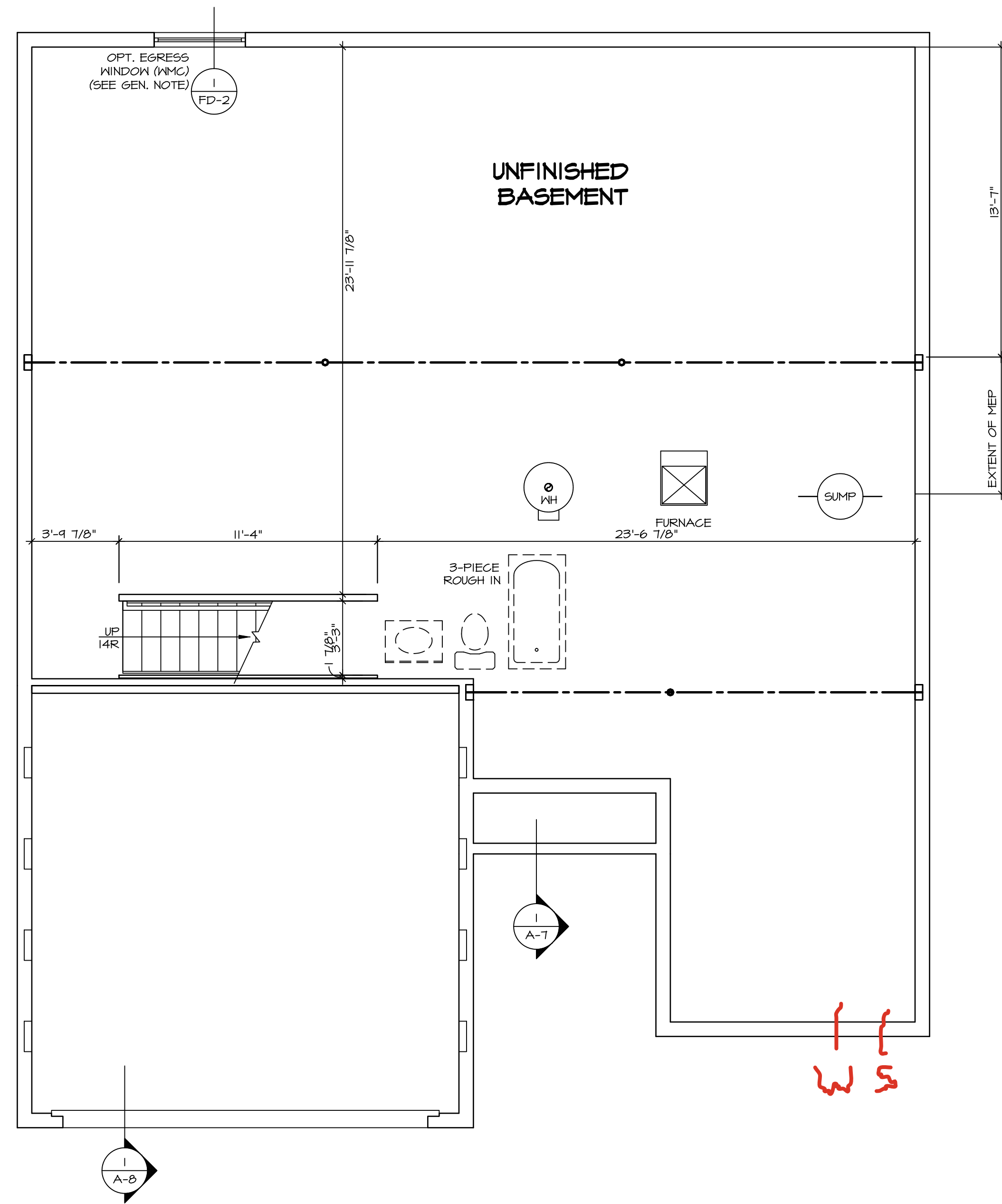
**PLUMBING PLAN**  
 SCALE: 1/4" = 1'-0"

SHEET NO. <b>A-4</b>	MODEL <b>SPRUCE</b>	SET NO. <b>SP000</b>
OPTION DESCRIPTION <b>PLUMBING</b>	VERSION <b>01</b>	RELEASE NO. <b>----</b>
<b>10</b>	DRAWN BY <b>RJC</b>	DATE: <b>12/30/14</b>
	OPTION	



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DIV-COMM-LOT-UNIT <b>DCY-S2-0463</b>	
COM-LOT	SAIYERS MILL - SIMPLY RYAN - 0463
STREET ADDRESS	9905 CRESTING DRIVE
CITY	MIDDLETOWN
STATE	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

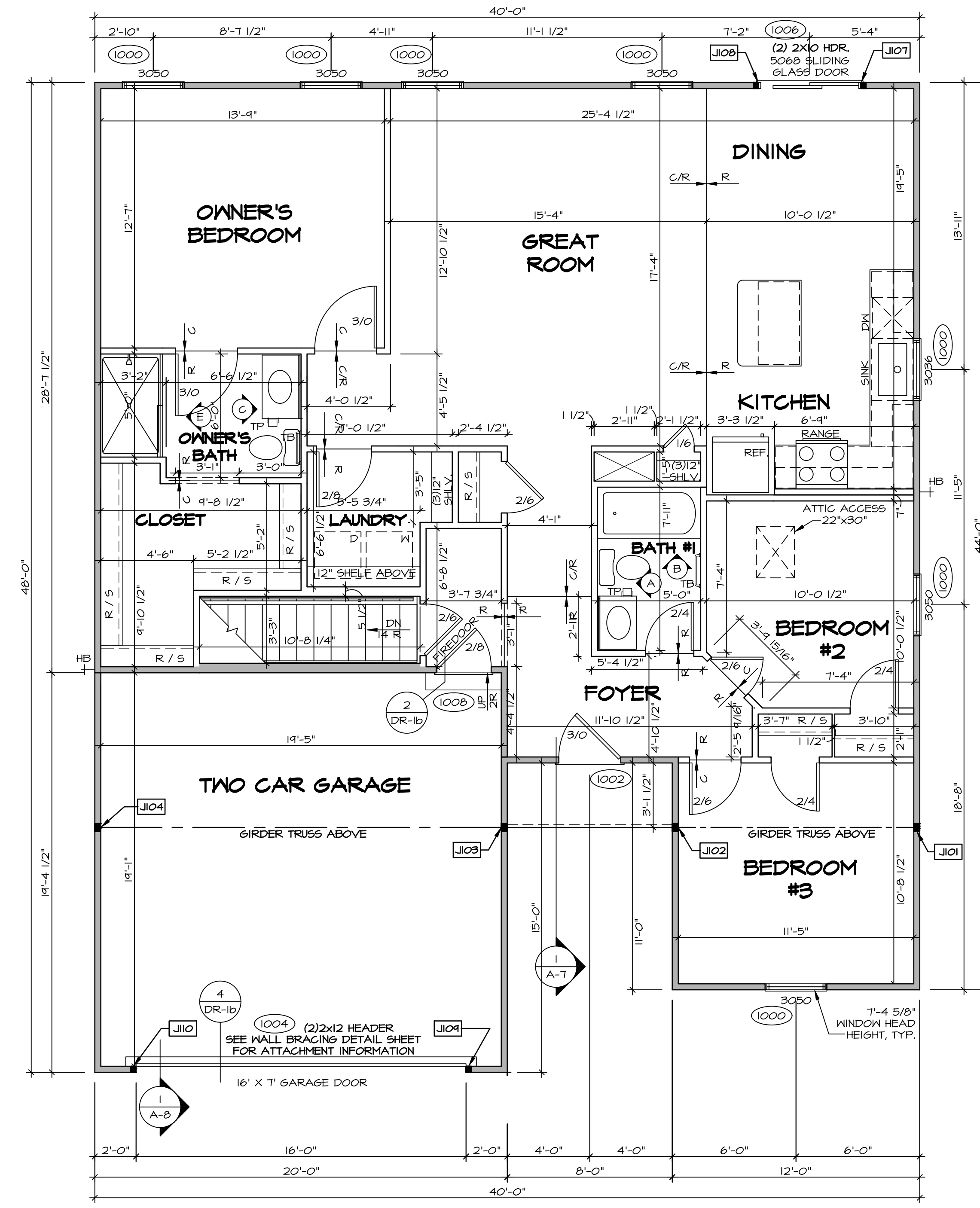
- FLOOR PLAN NOTES**
- ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
  - ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
  - ALL EXTERIOR WALLS TO BE 4" w/ OSB OR 3 1/2" w/ LAMINATED FIBROUS STRUCTURAL SHEATHING, ALL INTERIOR 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. <b>A-5</b>	NOBEL <b>SPRUCE</b> DRAWING TITLE BASEMENT FLOOR PLAN	SET NO. SP000	VERSION 01
		RELEASE NO. ----	DRAWN BY ASJ
OPTION DESCRIPTION 	OPTION	DATE: 06/14/19	OPTION
DIV-COMM-LOT-UNIT <b>DCY-S2-0463</b>		COMM-LOT	
STREET ADDRESS 9905 CRESTING DRIVE		APT. NO. ----	
CITY MIDDLETOWN		STATE OH	ZIP 45042
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		<p><small>NVR, Inc., Suite 100 5285 Westpark Drive Frederick, MD 21703</small></p>	
<p><small>C:\NVR\Software\SPRUCE_SP000_01\DCY-S2-0463\31522611_Sheets\Lot_Specific\A-5_BSM_LS.dwg 07/17/24 - 4:04 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-S2-0463**

COM-LOT  
SAYERS MILL - SIMPLY RYAN - 0463

STREET ADDRESS  
9905 CRESTING DRIVE

CITY  
MIDDLETOWN

STATE  
OH

ZIP  
45042

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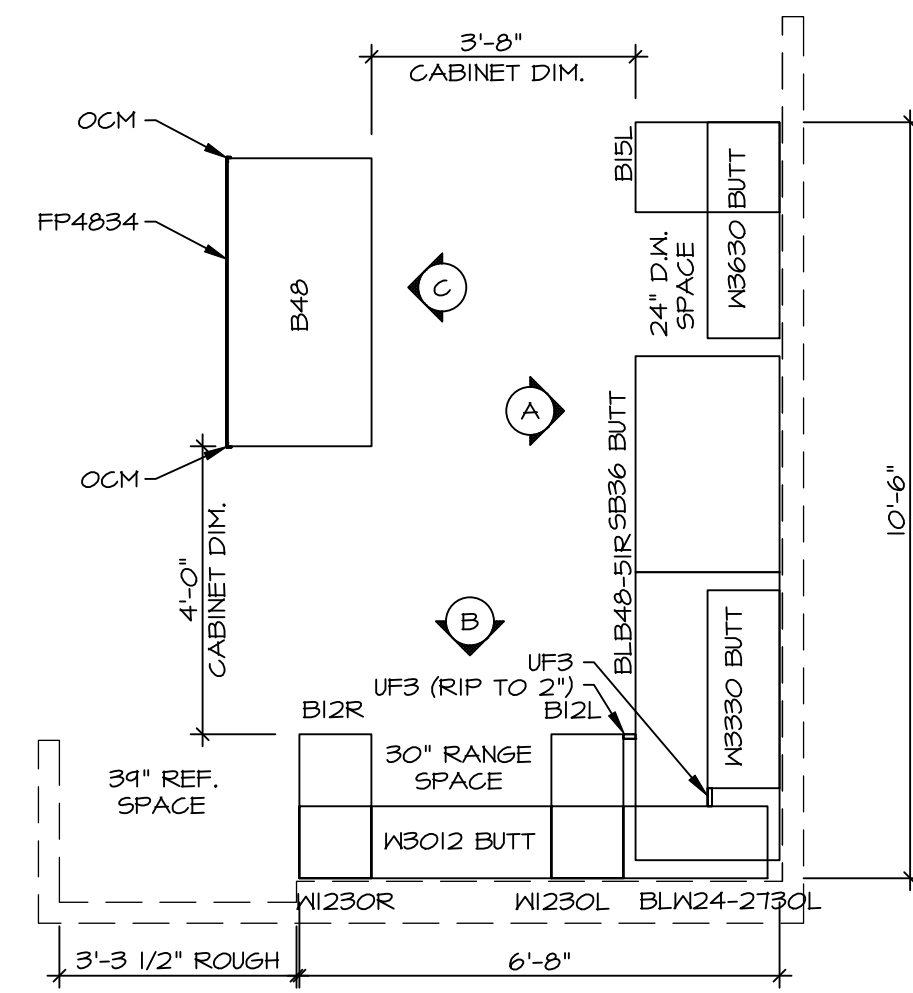
SET NO. SP000  
VERSION 01  
RELEASE NO. ----  
DRAWN BY SGA  
DATE: 12/14/14  
OPTION

NOBEL  
**SPRUCE**  
DRAWING TITLE  
FIRST FLOOR PLAN

SHEET NO.  
**A-6**

OPTION DESCRIPTION  
12

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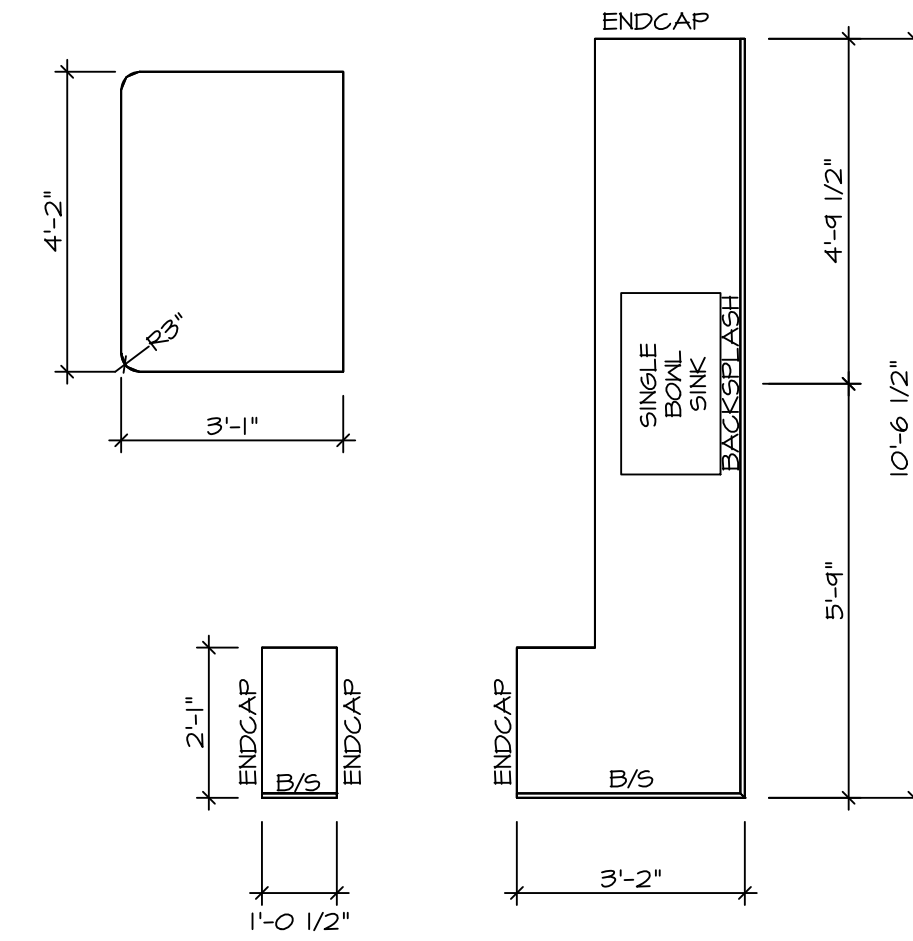


**KITCHEN CABINET PLAN / KC-364I**

KITCHEN VENTILATION RE-CIRCULATING "KFI"

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

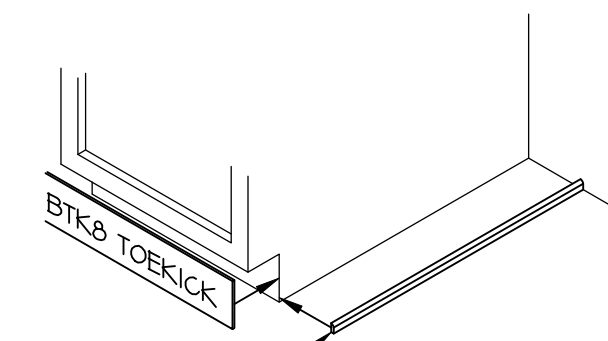
1  
A-II



**KITCHEN COUNTERTOP PLAN KT-364I**

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

2  
A-II

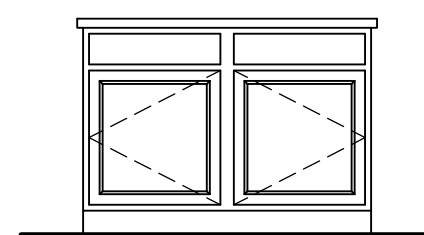


NOTE: OMIT SMB SCRIBE MOLDING AT DISHWASHER SPACES

**TOEKICK / SCRIBE DETAIL**

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

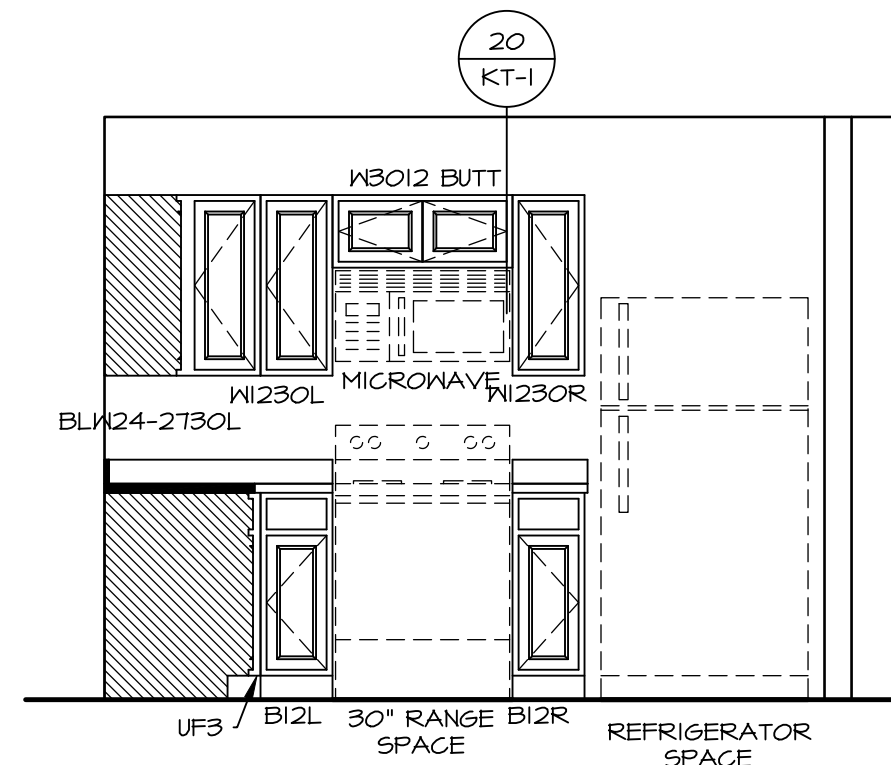
3  
A-II



**CABINET ELEVATION C**

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

C

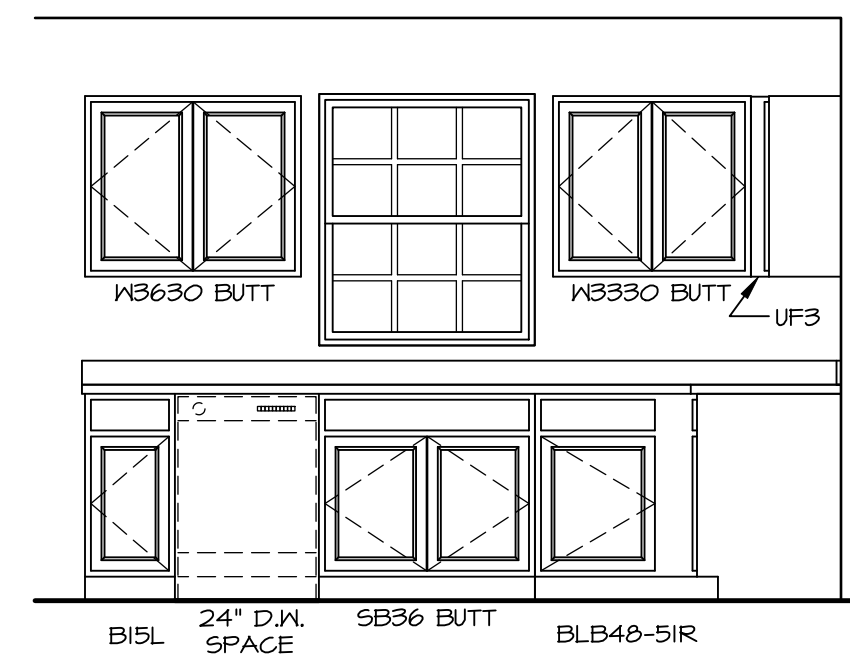


**CABINET ELEVATION B**

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

"KFI"

B



**CABINET ELEVATION A**

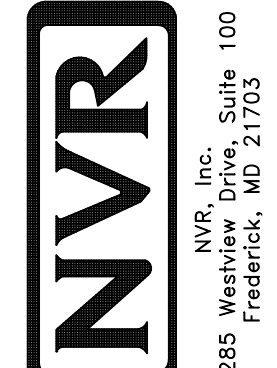
SCALE: 3/8" = 1'-0"

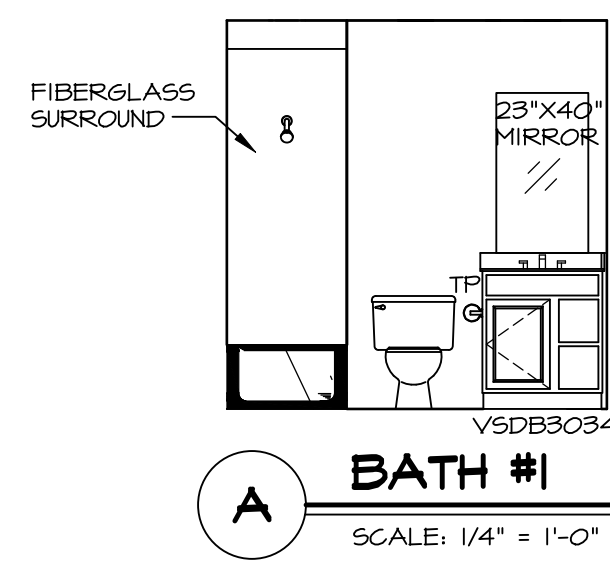
A

- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
  - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/ACT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
  - ALL (WF) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  - CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
  - 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.

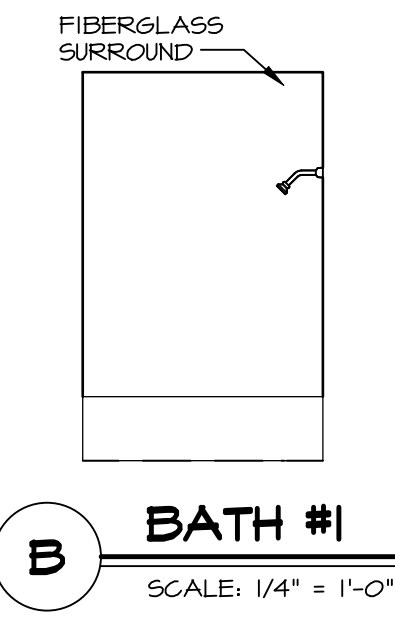
SHEET NO. <b>A-II</b>	MODEL <b>SPRUCE</b> DRAWING TITLE KITCHEN	SET NO. <b>SPC00</b>	VERSION <b>01</b>	RELEASE NO. <b>----</b>	DRAWN BY <b>RJC</b>	DATE: <b>12/23/15</b>	OPTION
		OPTION DESCRIPTION					
16		C:\NVR\Sales\SPRUCE\SPC00_01.DCY-S2-0463\3.152261.Sheets\Lot_Spec\A-II_KIT_LS.dwg 07/17/24 - 4:04 am					
DIV-COMM-LOT-UNIT <b>DCY-S2-0463</b>		COM-LOT SAIYERS MILL - SIMPLY RYAN - 0463					
STREET ADDRESS <b>9905 CRESTING DRIVE</b>		APT. NO. <b>----</b>		STATE <b>OH</b>		ZIP <b>45042</b>	
CITY <b>MIDDLETOWN</b>							

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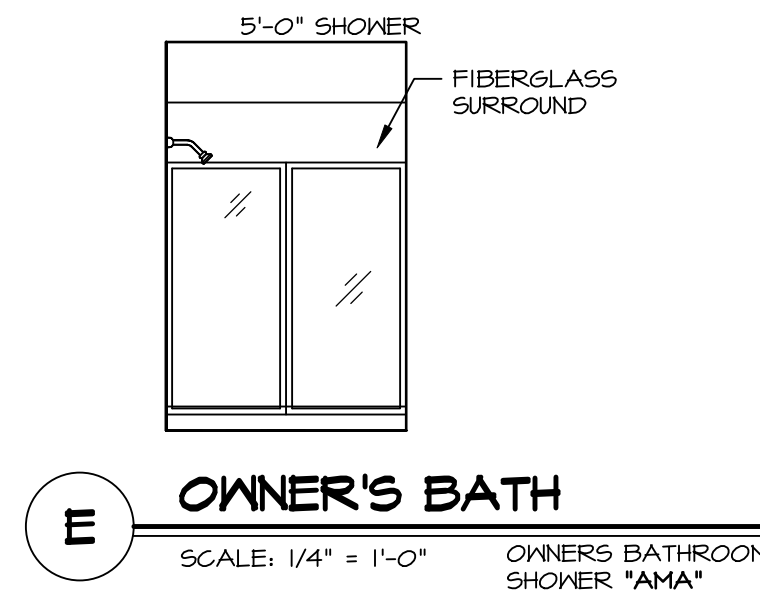




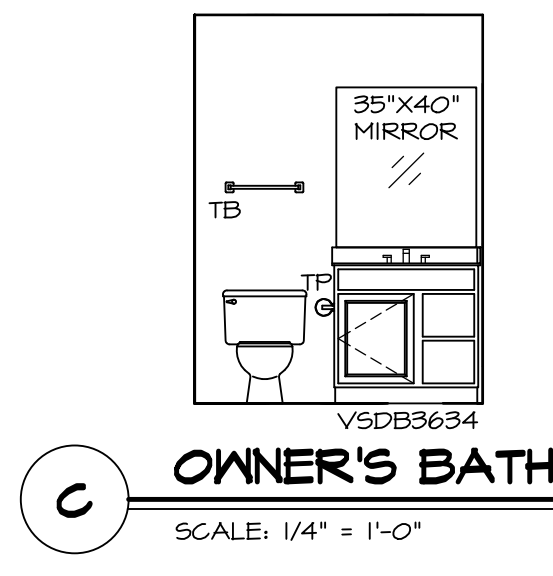
**A BATH #1**  
SCALE: 1/4" = 1'-0"



**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:**

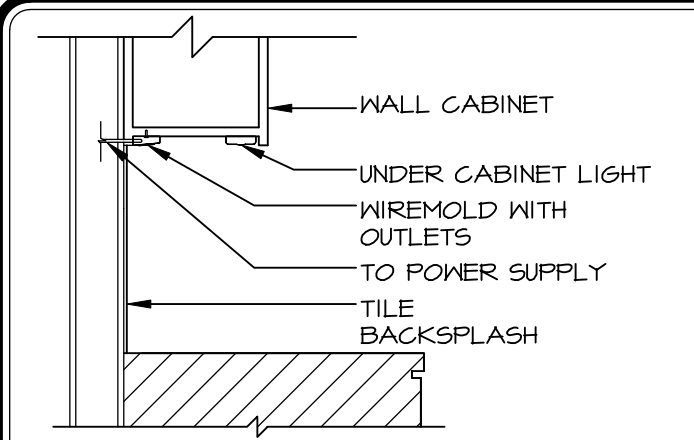
1. TEMPERED GLASS SHOWER ENCLOSURE WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
3. ALL BATH ELEVATIONS SHOWN PER PLAN.
4. ALL VANITIES WITH DRAWERS TO BE SET WITH DRAWERS ON RIGHT HAND SIDE.
5. BATH ELEVATIONS ARE SHOWN PER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

SHEET NO.	MODEL	SET NO.
A-12	SPRUCE	SPC000
	DRAWING TITLE	VERSION 01
	BATH ELEVATIONS	RELEASE NO. ----
	OPTION DESCRIPTION	DRAWN BY SGA
		DATE: 12/19/14
		OPTION

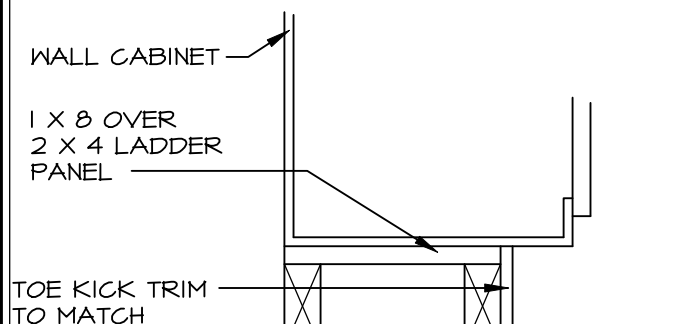
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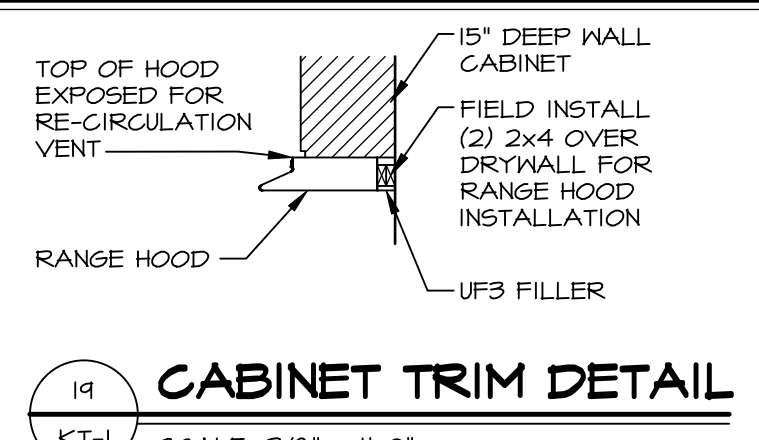
DIV-COMM-LOT-UNIT	
DCY-S2-0463	
COM-LOT	
SAYERS MILL - SIMPLY RYAN - 0463	
STREET ADDRESS	APT. NO.
9905 CRESTING DRIVE	----
CITY	STATE
MIDDLETOWN	OH
	ZIP
	45042



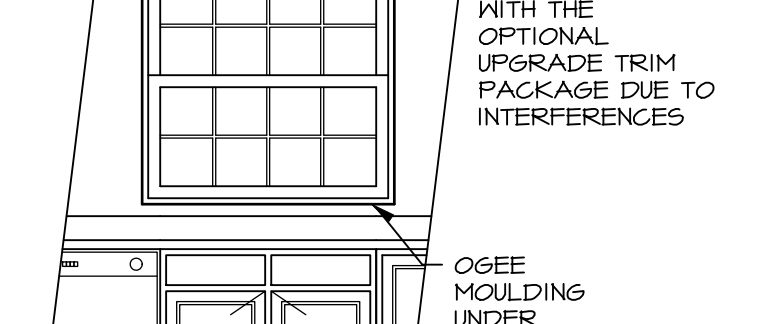
6 UNDER CABINET WIREMOLD  
KT-1 SCALE: 3/4" = 1'-0"



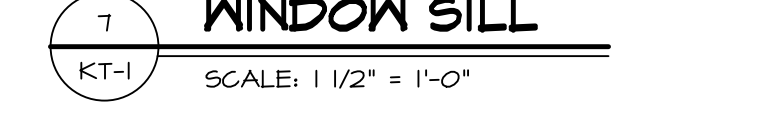
12 WALL CABINET TOE KICK DETAIL  
KT-1 1-1/2" = 1'-0"



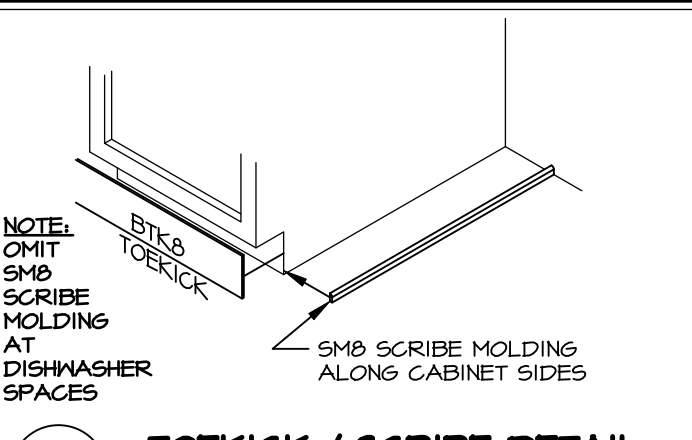
19 CABINET TRIM DETAIL  
KT-1 SCALE: 3/8" = 1'-0"



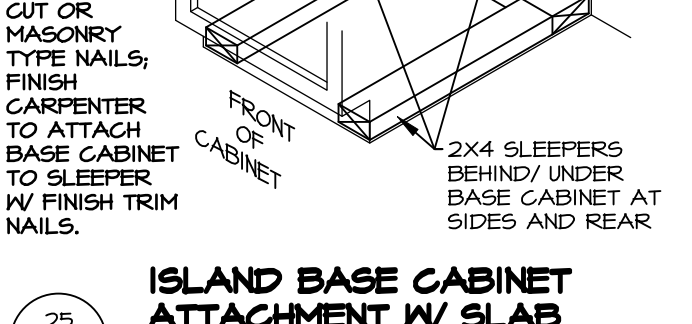
25 ISLAND BASE CABINET ATTACHMENT W/ SLAB  
KT-1 SCALE: 3/4" = 1'-0"



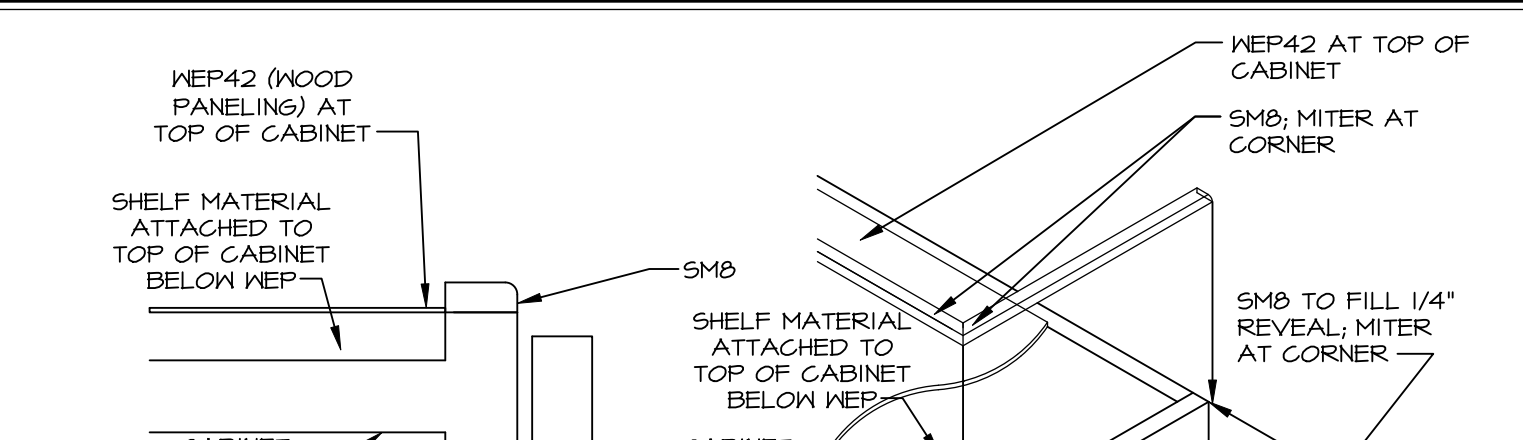
7 TRIM AT KITCHEN WINDOW SILL  
KT-1 SCALE: 1/2" = 1'-0"



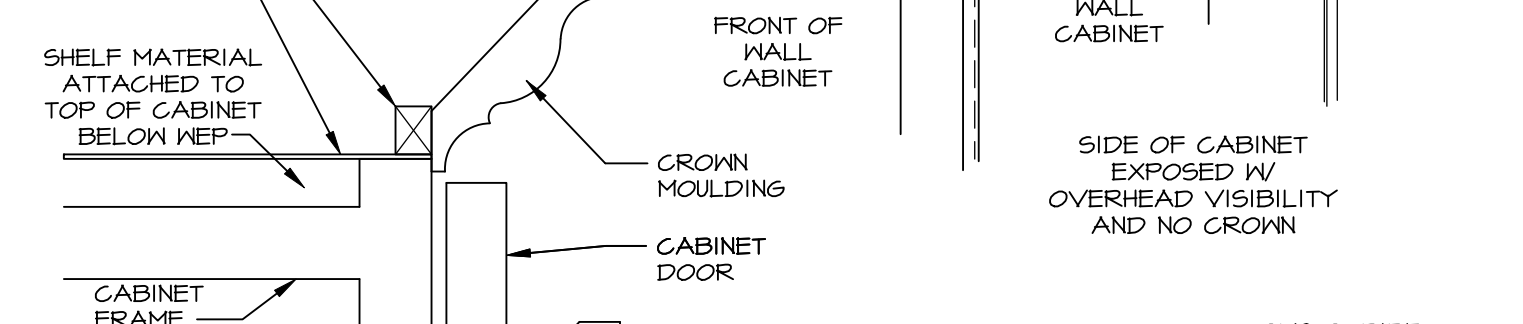
18 TOEKICK / SCRIBE DETAIL  
KT-1 SCALE: 3/4" = 1'-0"



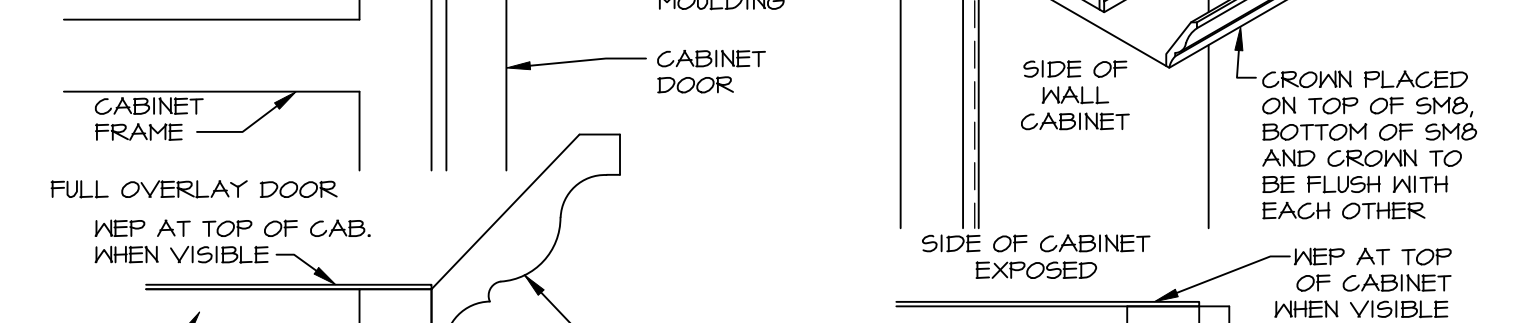
22 FARMHOUSE SINK INSTALLATION  
KT-1 SCALE: 3/8" = 1'-0"



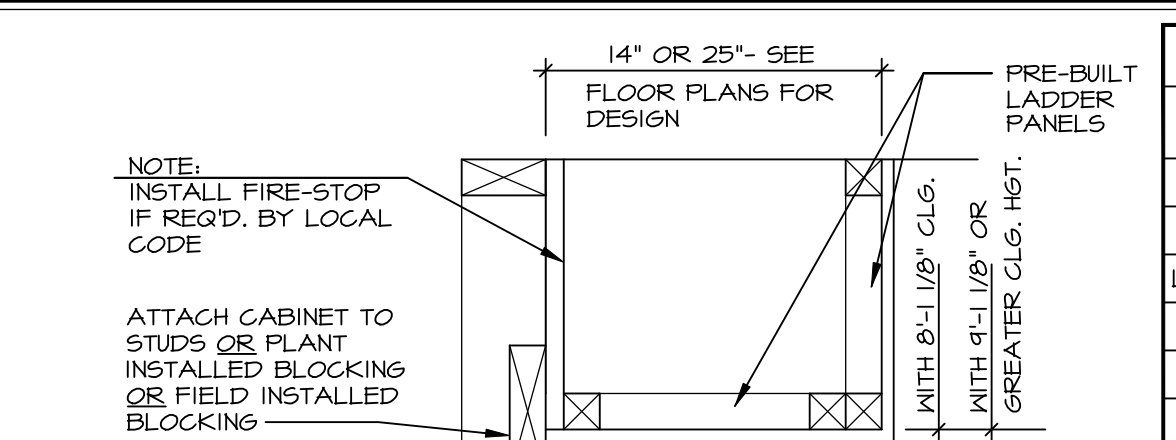
1 CABINET BULKHEAD  
KT-1 SCALE: 1-1/2" = 1'-0"



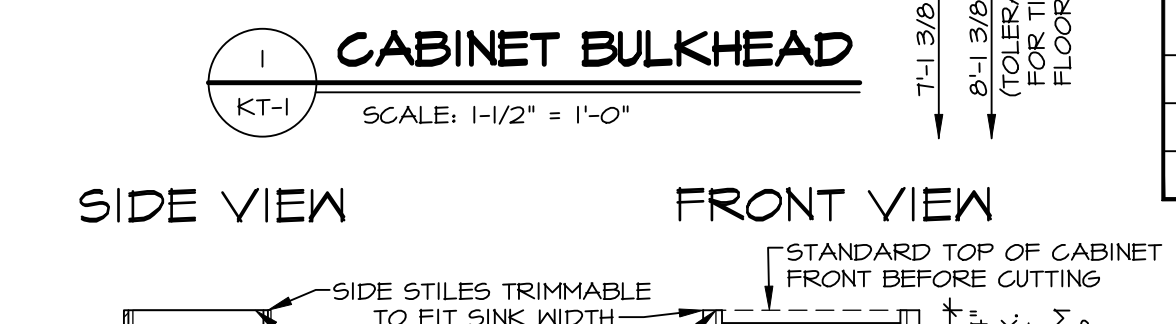
2.1 CABINET MOULDING  
KT-1 SCALE: 1-1/2" = 1'-0"



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



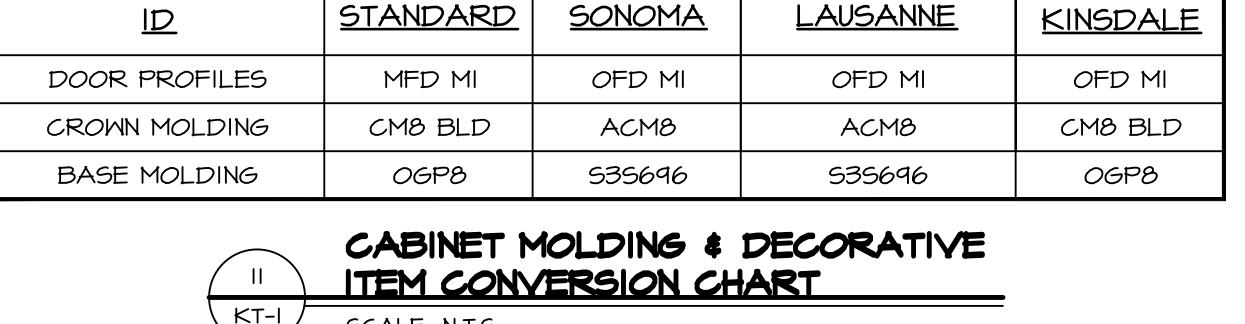
11 CABINET MOLDING & DECORATIVE ITEM CONVERSION CHART  
SCALE: N.T.S.



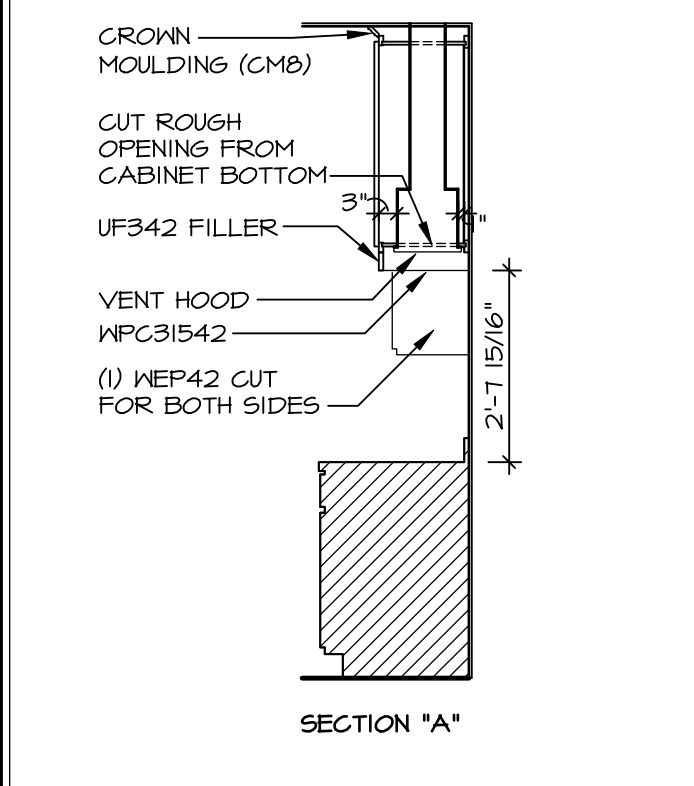
24 DECORATOR DOORS AT CABINET ENDS  
KT-1 SCALE: 1/4" = 1'-0"

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	OSPB	S35646	S35646	OSPB
EDGE MOLDING	TLRB	CTMB WD	CTMB WD	TLRB

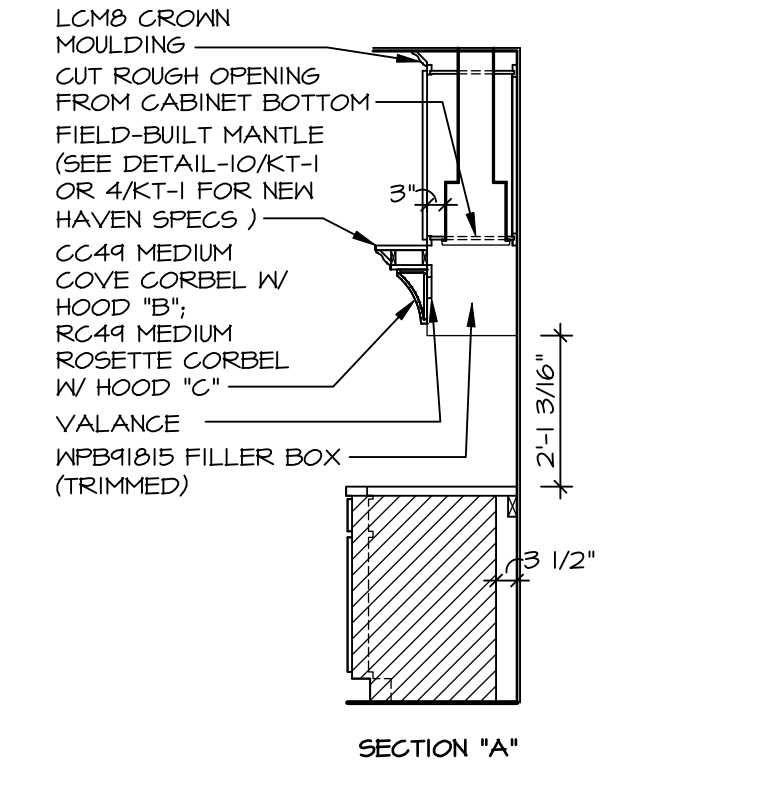
ID	STANDARD	RYAN		
		SONOMA	LAUSANNE	KINGDALE
DOOR PROFILES	MFD MI	OFD MI	OFD MI	OFD MI
CROWN MOLDING	CMB BLD	ACMB	ACMB	CMB BLD
BASE MOLDING	OSPB	S35646	S35646	OSPB



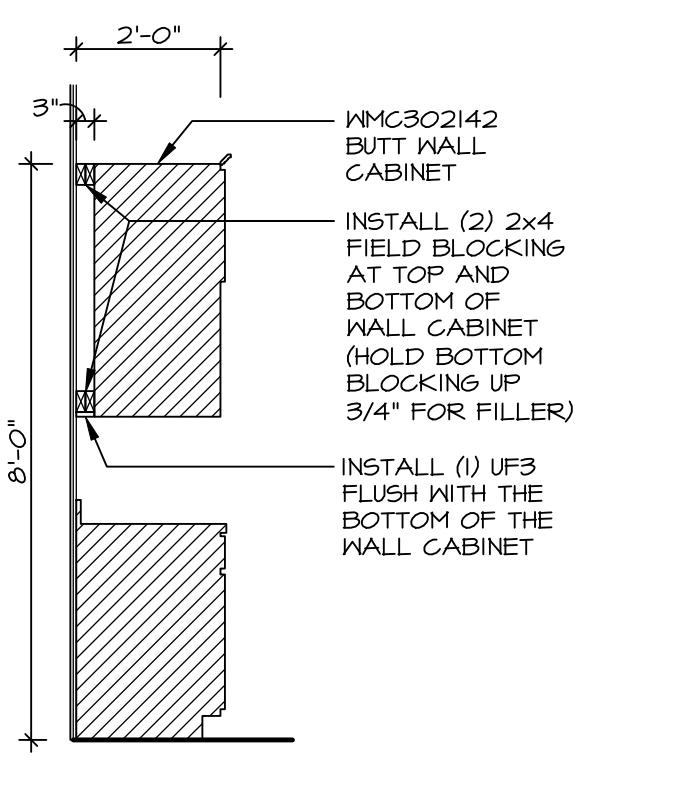
10 KITCHEN TRIM DETAIL  
KT-1 SCALE: 1/2" = 1'-0"



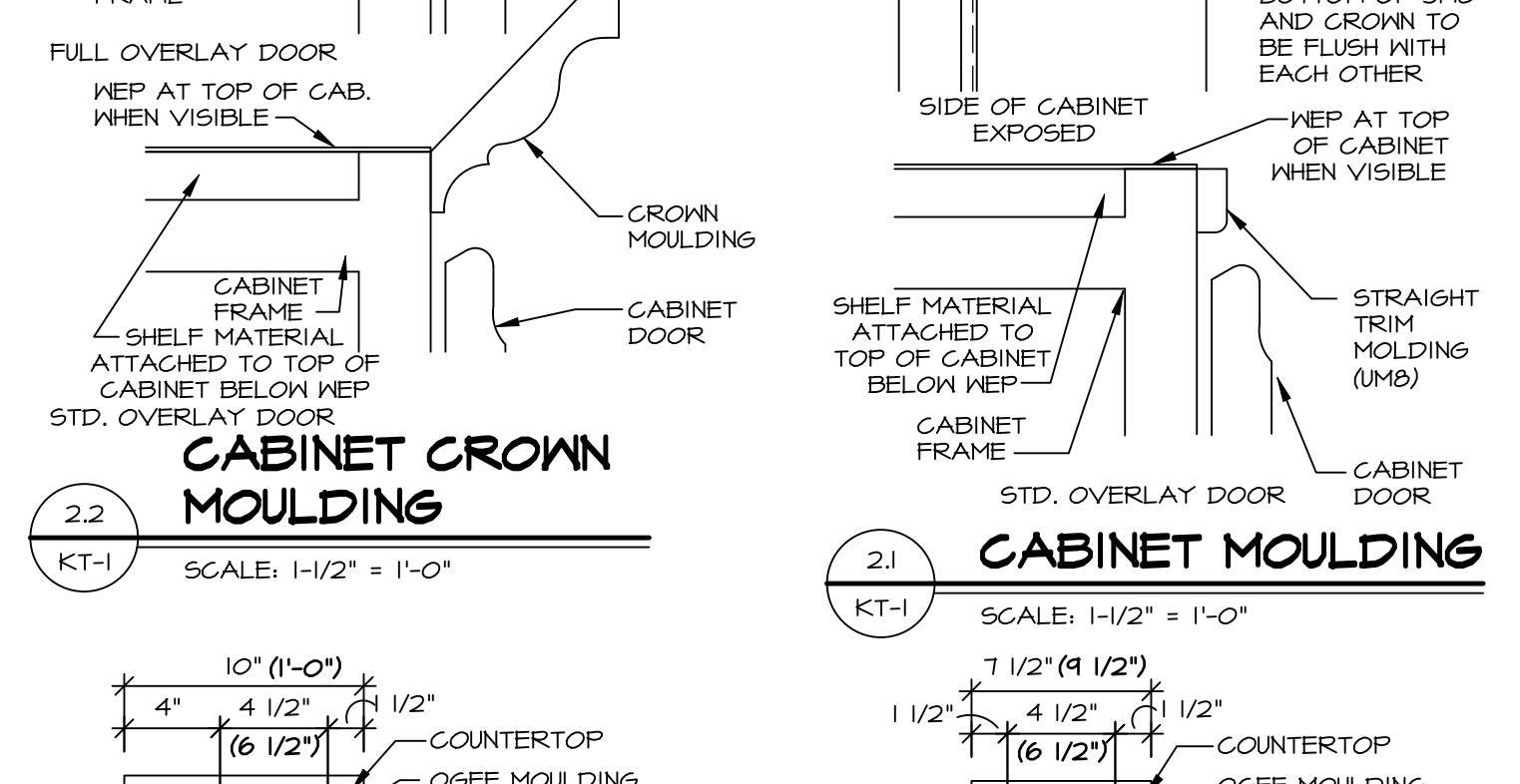
8 CABINET ELEVATION  
KT-1 SCALE: 3/8" = 1'-0"



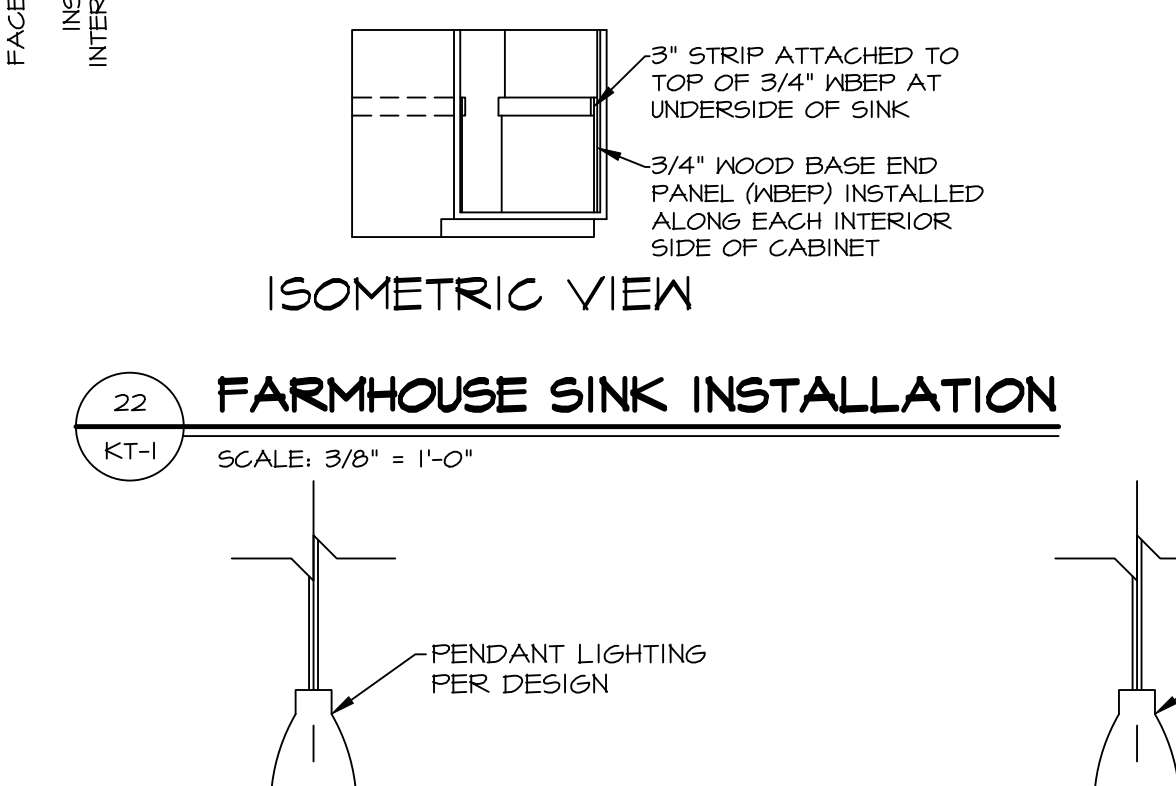
9 CABINET ELEVATION  
KT-1 SCALE: 3/8" = 1'-0"



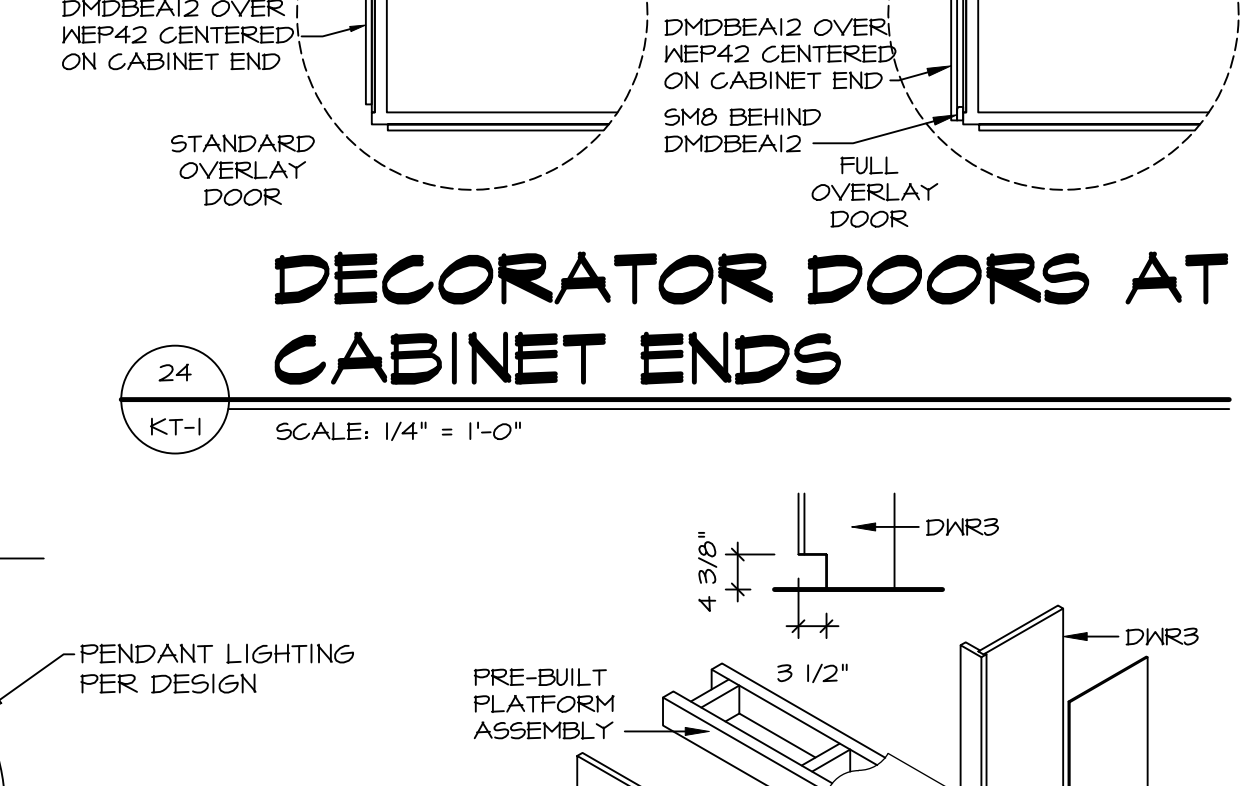
14 CABINET SECTION  
KT-1 SCALE: 3/8" = 1'-0"



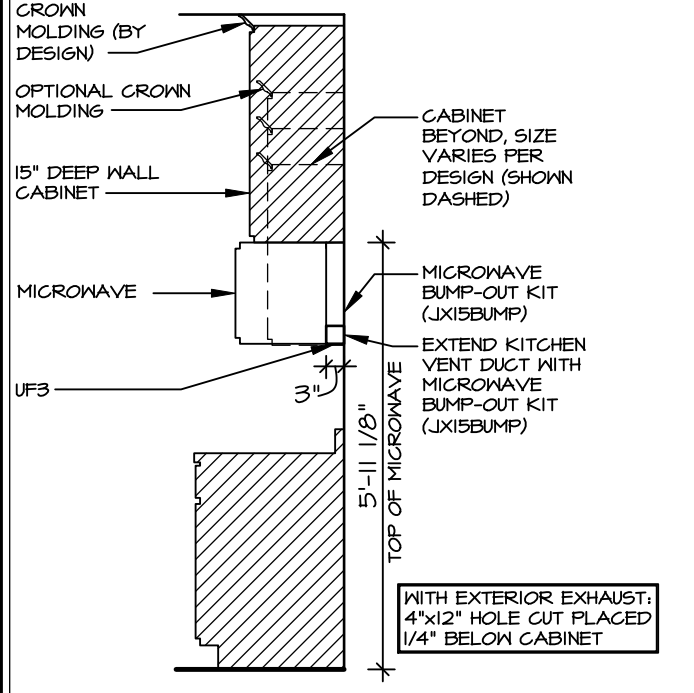
17 COUNTERTOP OVERHANG DETAILS/ISLAND WALL ASSEMBLY  
KT-1 SCALE: 1-1/2" = 1'-0"



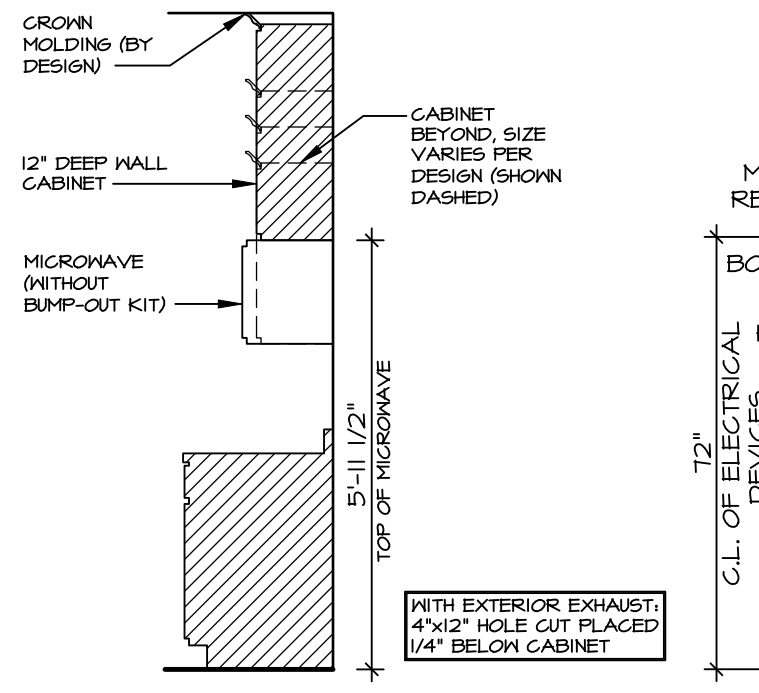
23 ISOMETRIC VIEW  
KT-1 SCALE: 1-1/2" = 1'-0"



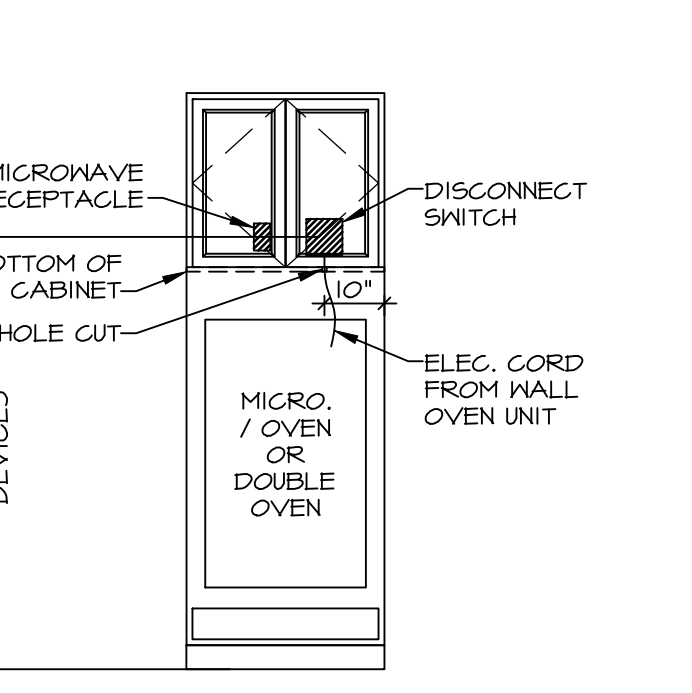
13 CABINET TOE KICK TRIM  
KT-1 SCALE: 1/2" = 1'-0"



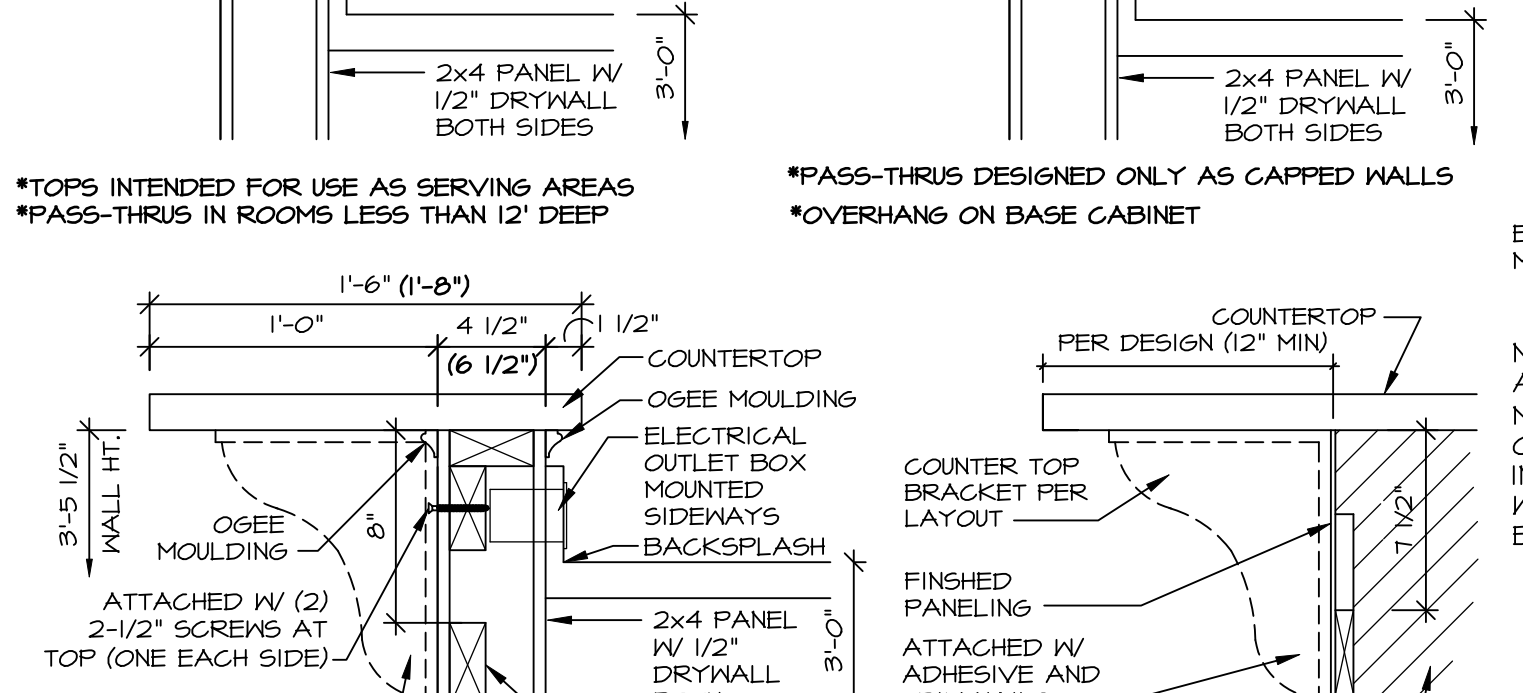
16 CABINET TRIM DETAIL  
KT-1 SCALE: 3/8" = 1'-0"



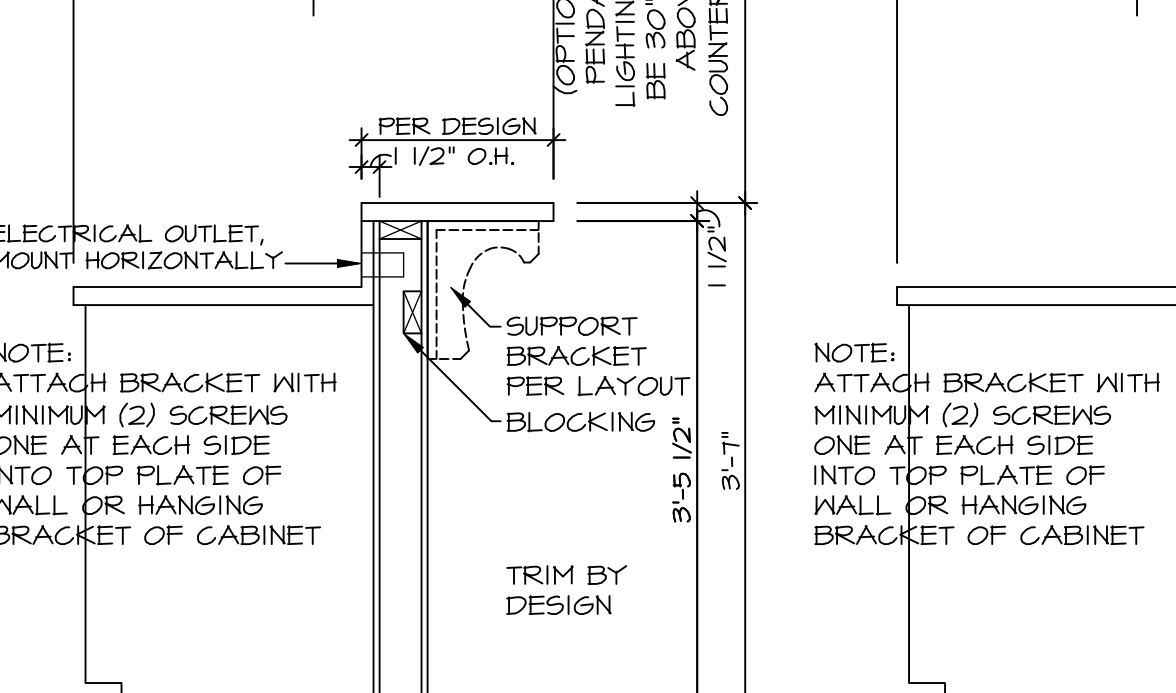
20 CABINET TRIM DETAIL  
KT-1 SCALE: 3/8" = 1'-0"



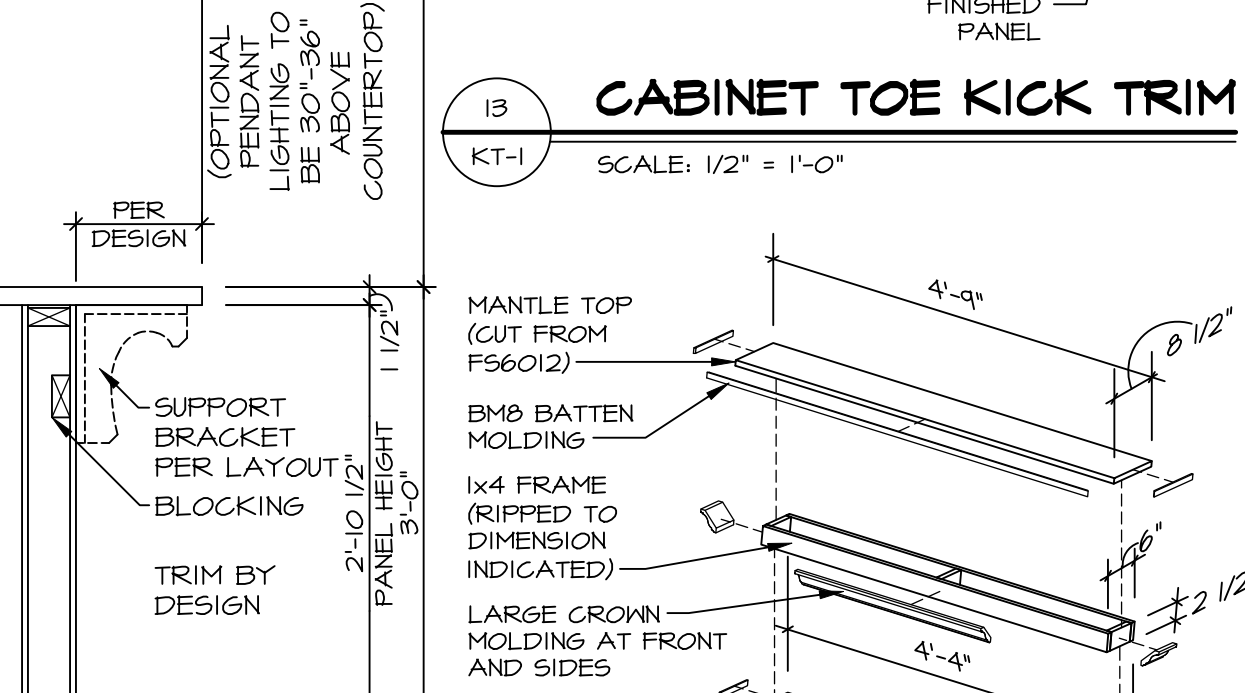
21 OVEN JUNCTION BOX LOCATION  
KT-1 SCALE: 3/8" = 1'-0"



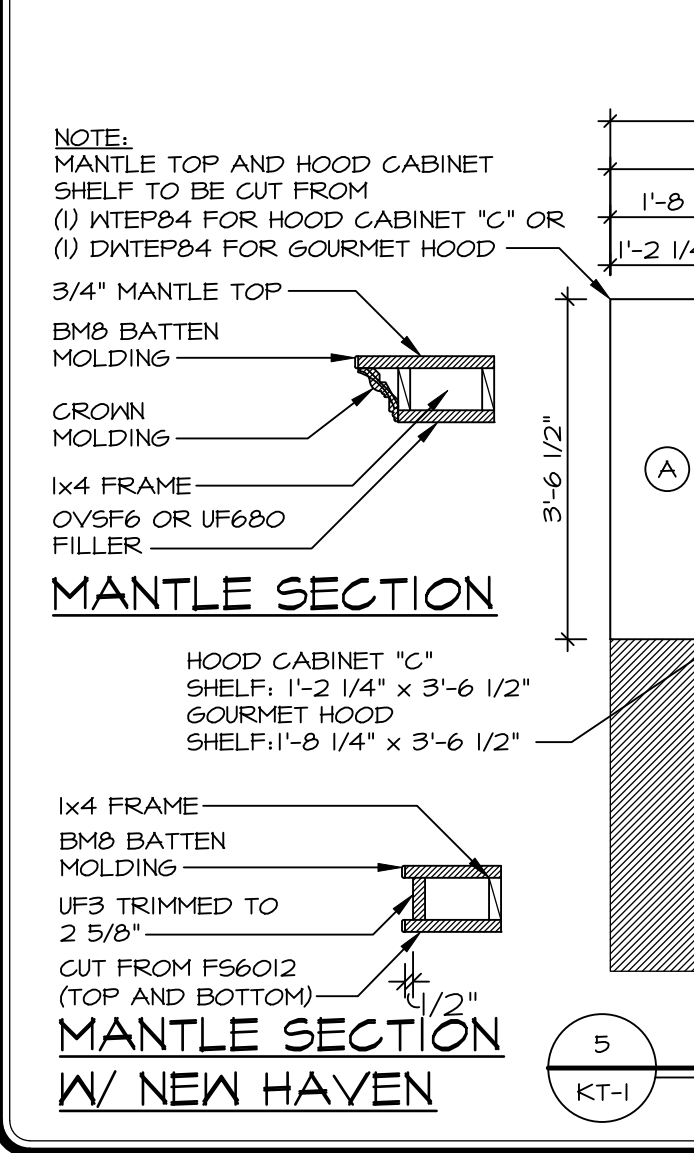
3 BAR DETAIL  
KT-1 SCALE: 3/4" = 1'-0"



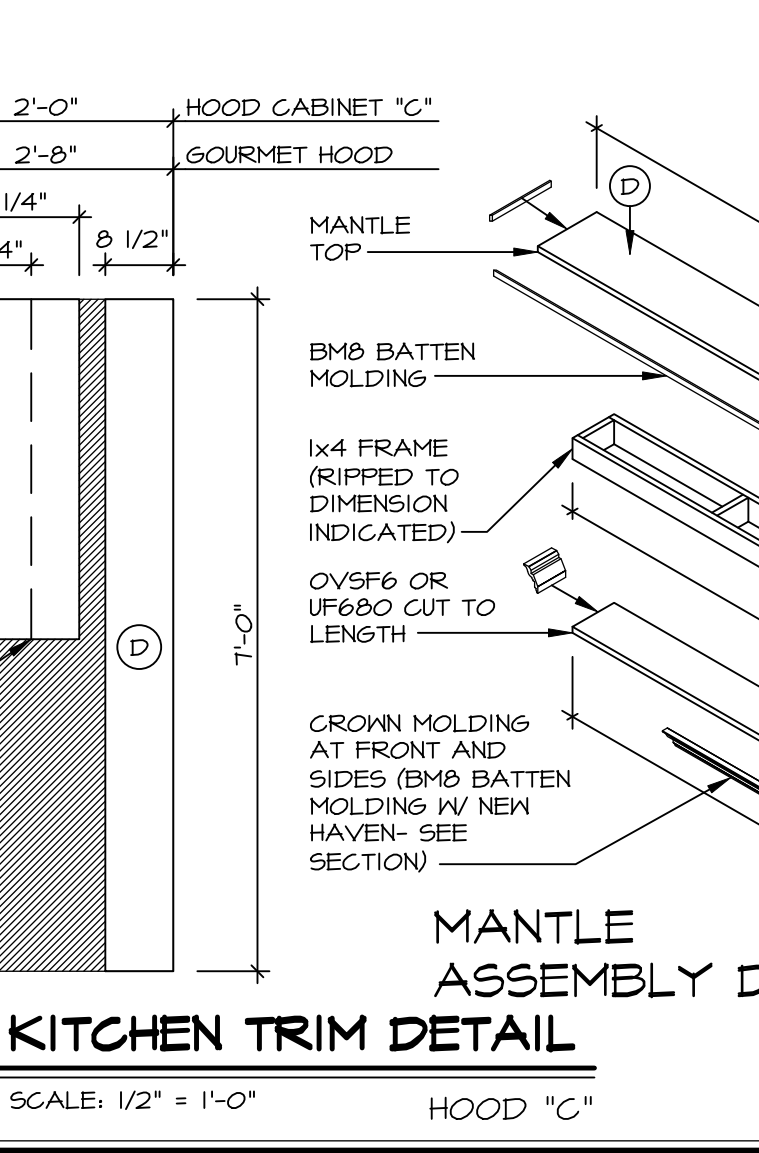
10 KITCHEN TRIM DETAIL  
KT-1 SCALE: 1/2" = 1'-0"



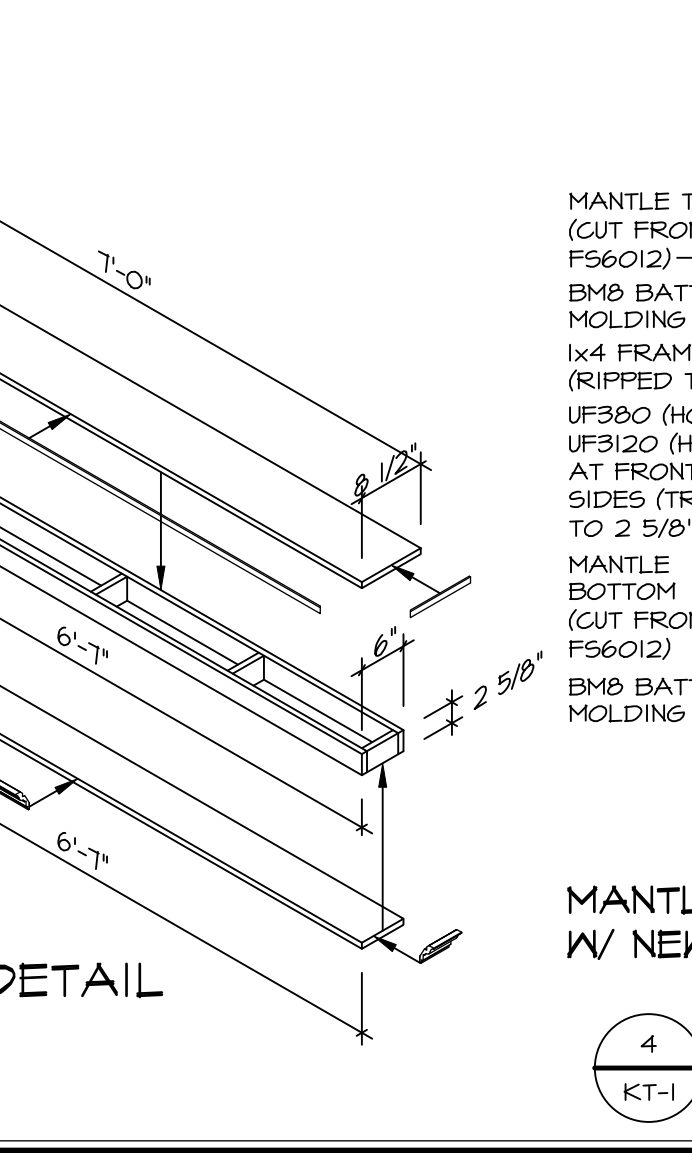
10 KITCHEN TRIM DETAIL  
KT-1 SCALE: 1/2" = 1'-0"



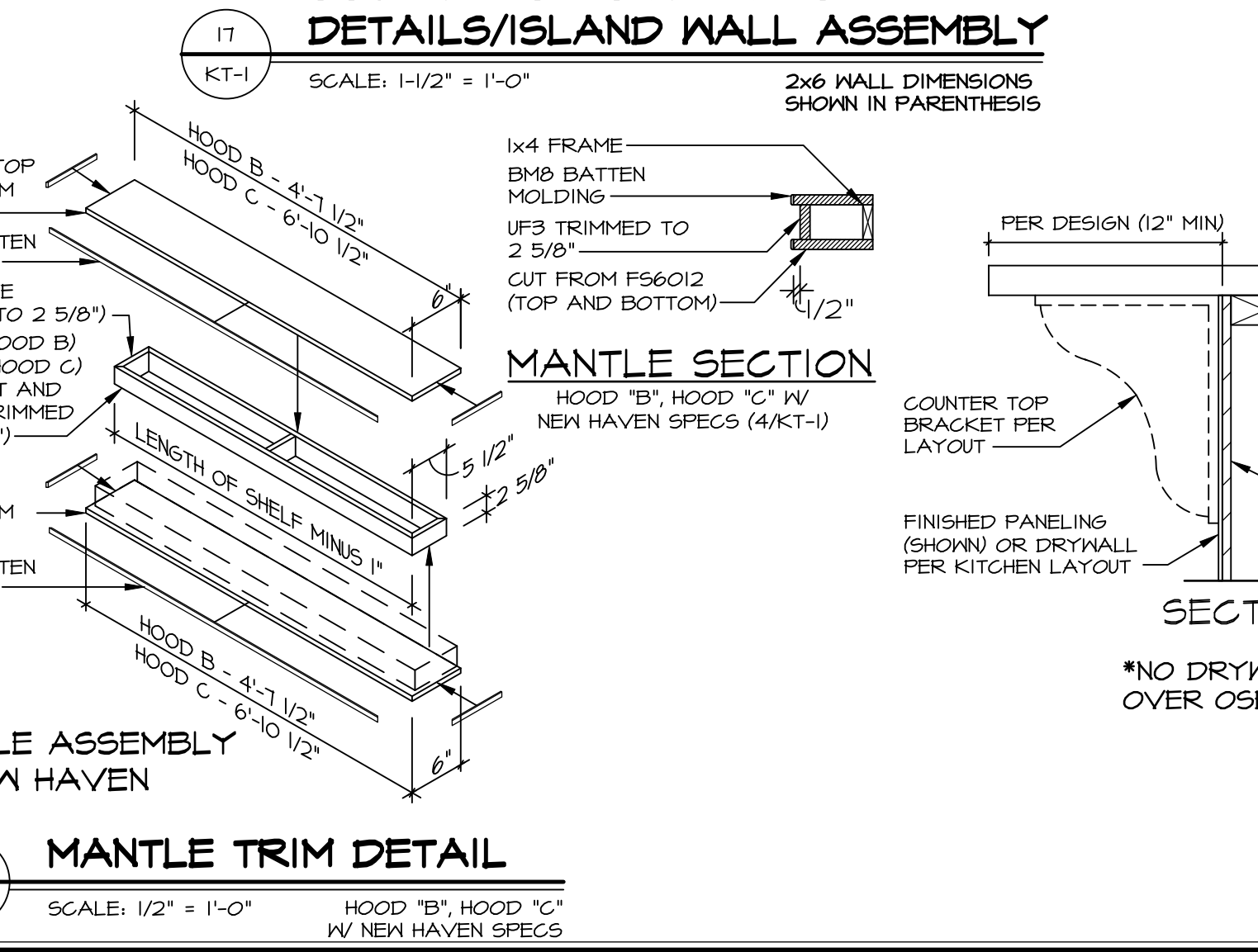
5 KITCHEN TRIM DETAIL  
KT-1 SCALE: 1/2" = 1'-0"



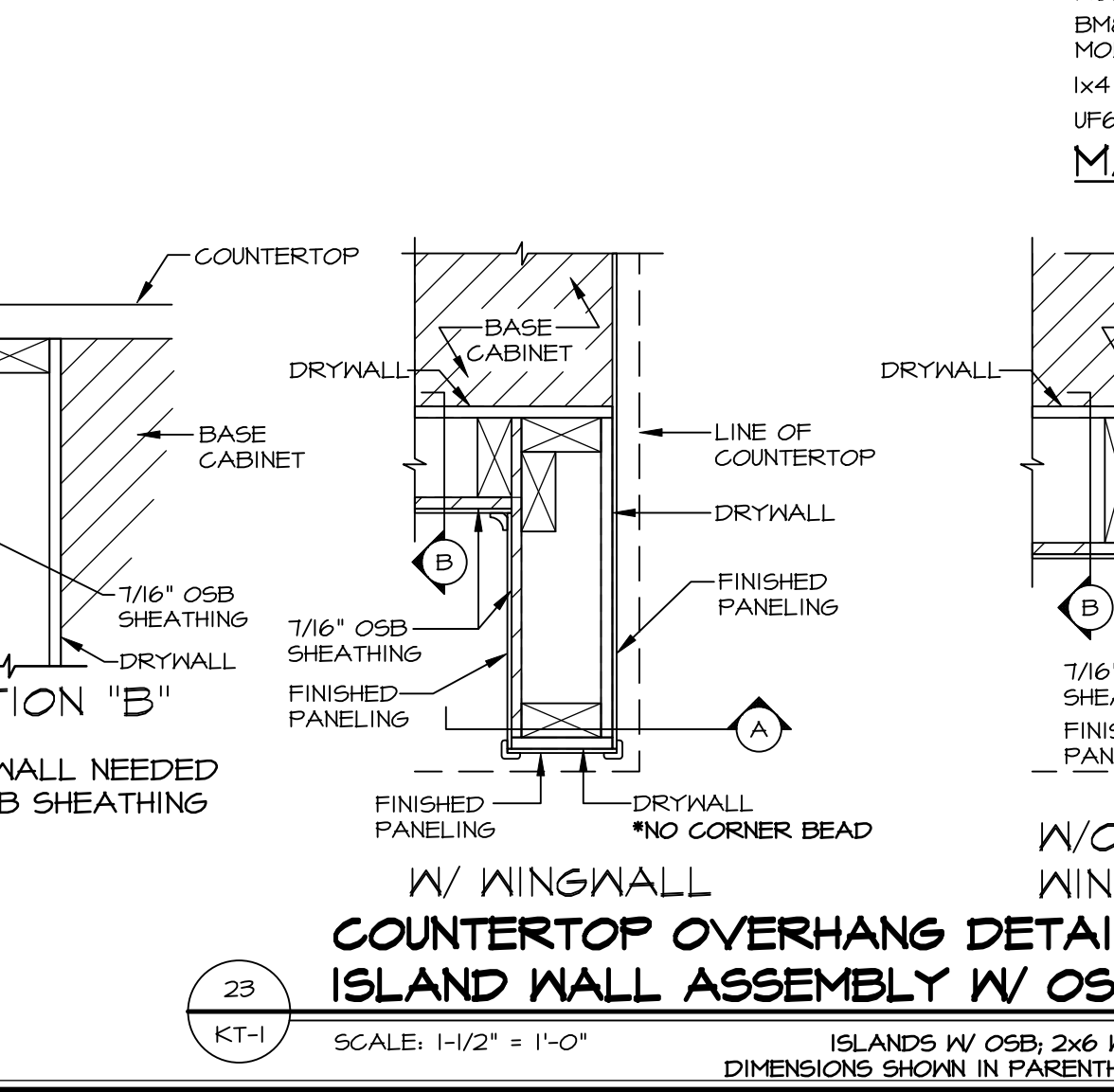
4 MANTLE TRIM DETAIL  
KT-1 SCALE: 1/2" = 1'-0"



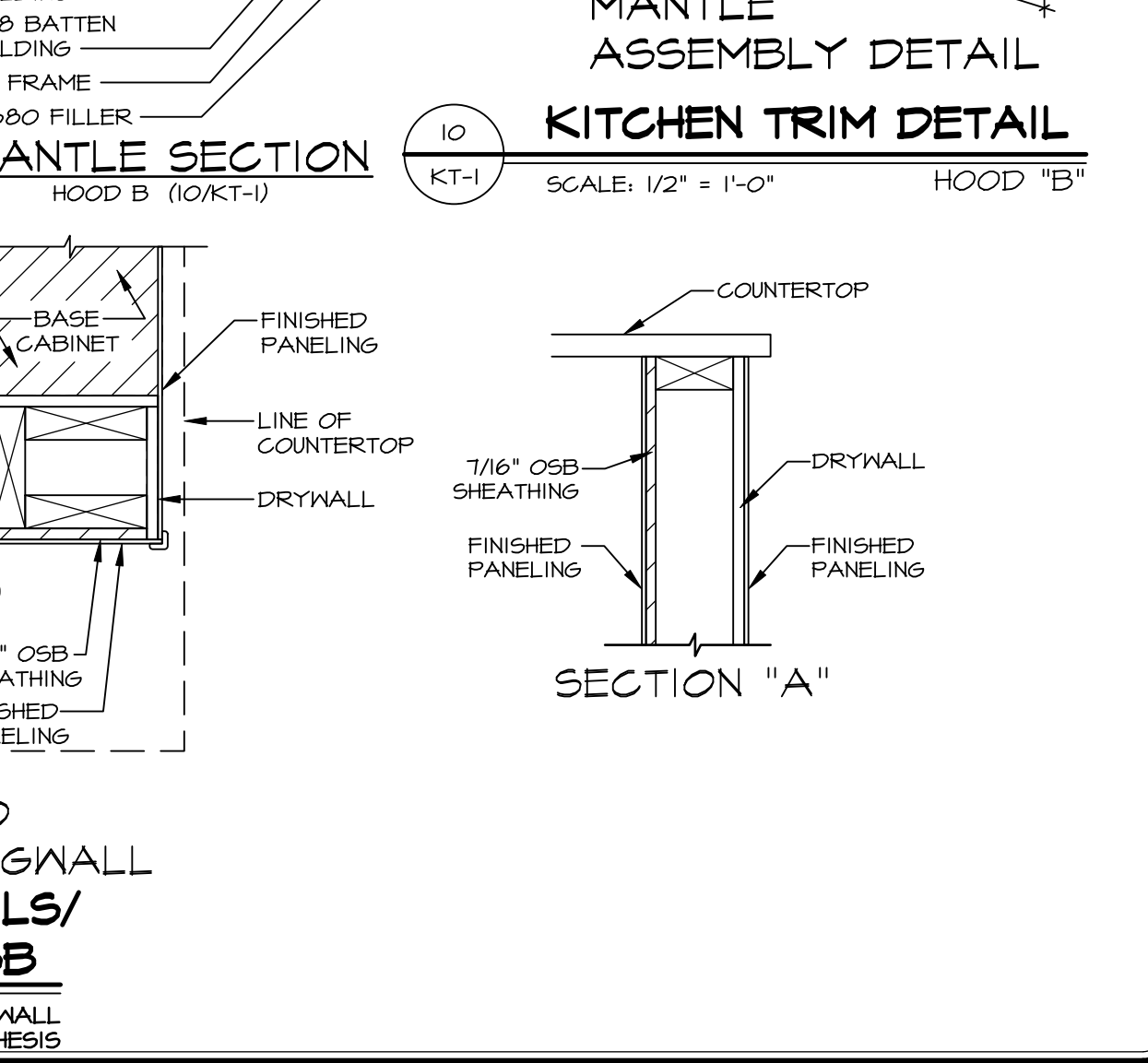
4 MANTLE TRIM DETAIL  
KT-1 SCALE: 1/2" = 1'-0"



23 ISLAND WALL ASSEMBLY W/ OSB  
KT-1 SCALE: 1-1/2" = 1'-0"



23 ISLAND WALL ASSEMBLY W/ OSB  
KT-1 SCALE: 1-1/2" = 1'-0"



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

REMARKS  
4/27/18 R/W - MODIFIED AND ADDED NEW INFORMATION TO DTL #11 - TO SHOW ISLAND WALL ASSEMBLY  
11/10/18 S/P - ADDED DETAIL #21 FOR WALL OVEN JUNCTION BOX LOCATION  
11/21/18 S/P - ADDED DETAIL #22 FOR NV FARM SINK INSTALLATION  
1/14/19 S/P - MODIFIED DETAIL #11 TO REFLECT RE-CIRCULATING RANGE HOOD  
12/18/20 S/P - REMOVED DETAIL #11 (GC #61792)  
5/26/21 S/P - REVISED DETAIL #11 BRACKET ATTACHMENT W/ LEVEL CENTER (GC #1072)  
6/10/21 S/P - REVISED DETAIL #5 AND #11 TO CORRESPOND WITH DETAIL 4  
2/5/19 R/W - REVISED DETAIL #11 TO CALL OUT PLANT INSTALLED BLOCKING.

REV. NO.	DATE	DESCRIPTION
10	4/27/18	R/W - MODIFIED AND ADDED NEW INFORMATION TO DTL #11 - TO SHOW ISLAND WALL ASSEMBLY
11	11/10/18	S/P - ADDED DETAIL #21 FOR WALL OVEN JUNCTION BOX LOCATION
12	11/21/18	S/P - ADDED DETAIL #22 FOR NV FARM SINK INSTALLATION
13	1/14/19	S/P - MODIFIED DETAIL #11 TO REFLECT RE-CIRCULATING RANGE HOOD
14	12/18/20	S/P - REMOVED DETAIL #11 (GC #61792)
15	5/26/21	S/P - REVISED DETAIL #11 BRACKET ATTACHMENT W/ LEVEL CENTER (GC #1072)
16	6/10/21	S/P - REVISED DETAIL #5 AND #11 TO CORRESPOND WITH DETAIL 4
17	2/5/19	R/W - REVISED DETAIL #11 TO CALL OUT PLANT INSTALLED BLOCKING.

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MODEL	SET NO.	VERSION	DATE	OPTION
STANDARD DETAILS				
KITCHEN TRIM DETAILS				
GENERAL				
DESCRIPTION				