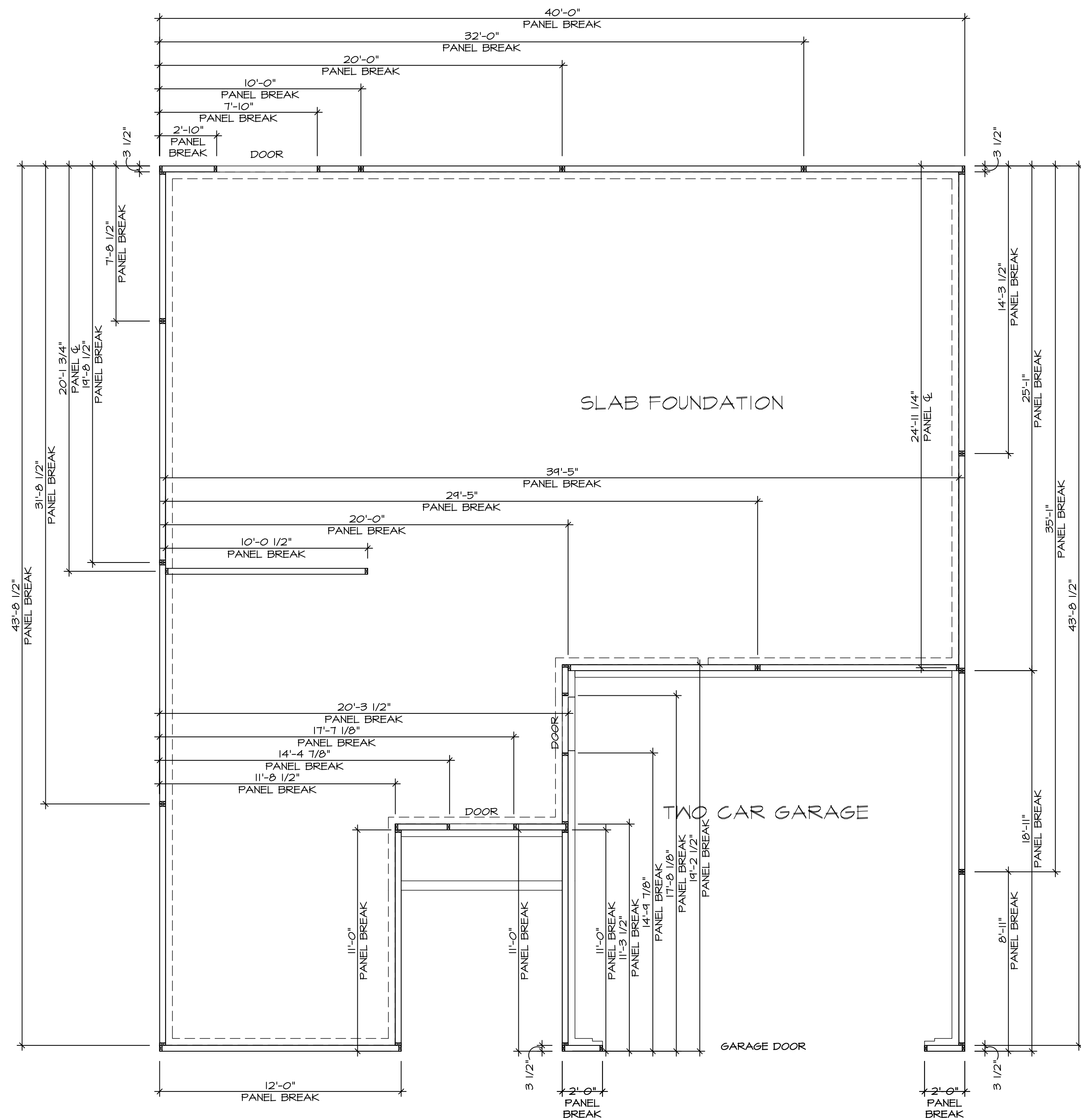


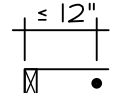


FOUNDATION HOLD DOWN DETAIL

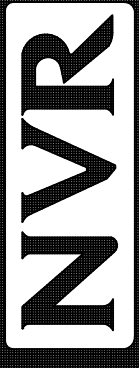
SCALE: 1/4" = 1'-0"

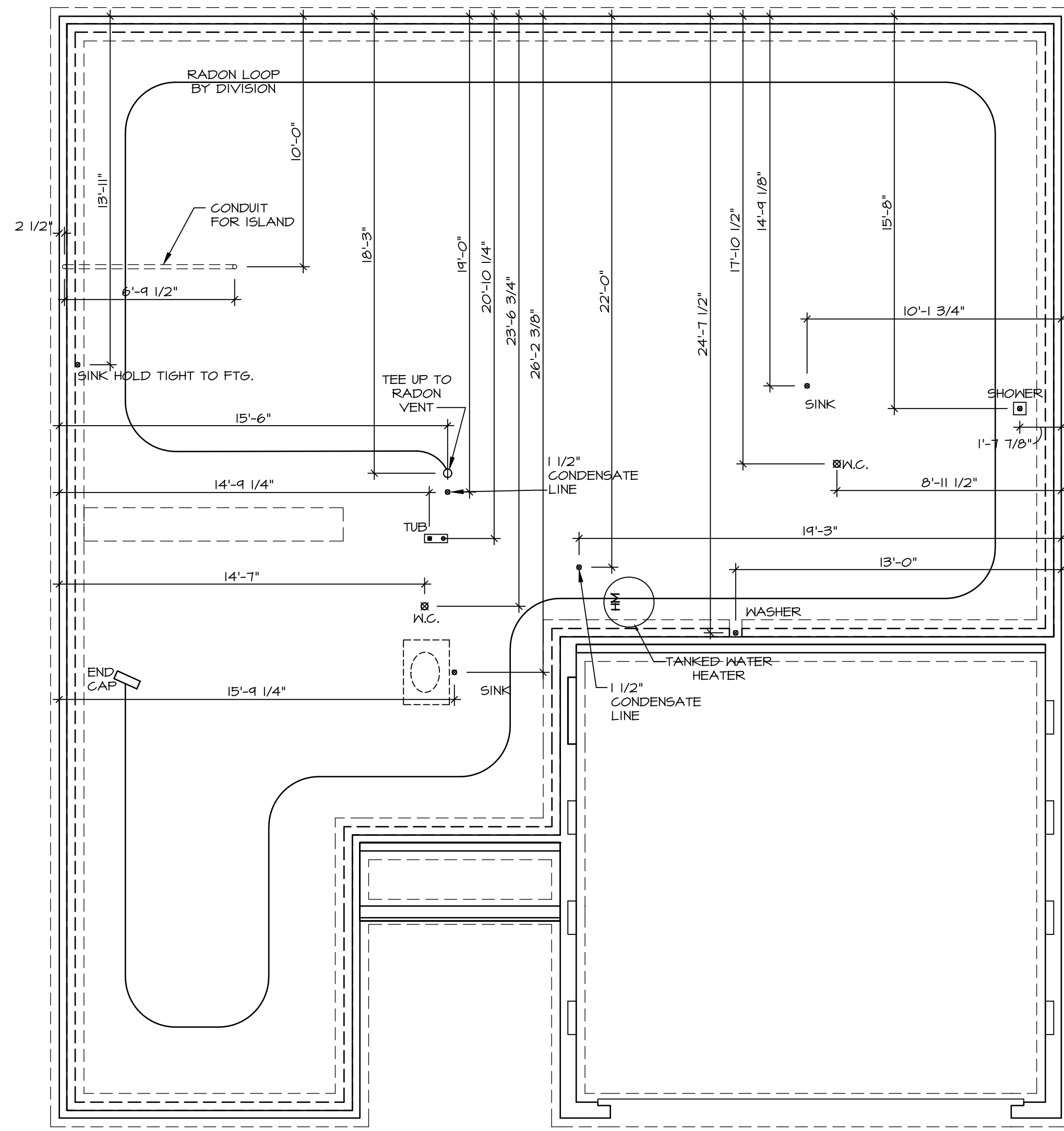


FOUNDATION PANEL BREAK DETAIL

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

HOLD DOWN NOTES	
REFER TO DETAIL (4/FD-1) FOR HOLD DOWN OFFSET DIMENSIONS. REFER TO DETAIL (12/FD-1) FOR HOLD DOWNS ON CMU BLOCK.	
	1. ALL PANELS GREATER THAN 24" SHALL HAVE AN ANCHOR WITHIN 12" OF THE PANEL BREAKS / ENDS. (SEE DETAIL SHEET FC-1 FOR MORE INFORMATION ON ANCHOR DETAILS.)
	1. STRAP: a. ON FOUNDATION USE (5THD4) b. ON FLOOR SYSTEM USE (5THD4RJ) 2. ALL OTHER HOLD DOWN SEE DETAIL (NB-1, 2) FOR MORE INFORMATION. 3. STRAP LOCATION ON PLANS SHOWN BY DASHED DIMENSION TO CENTER OF STUDS
OR	
	1. THREADED ROD 2. ALL OTHER HOLD DOWN SEE DETAIL (NB-1, 2) FOR MORE INFORMATION. 3. BOLT LOCATION ON PLANS SHOWN BY SOLID DIMENSION TO CENTER OF BOLT

SHEET NO.	A-3	4			
MODEL	SPRUCE				
DRAWING TITLE	FOUNDATION HOLD DOWN DETAILS				
DRAWN BY	MBT				
DATE:	6/21/19				
OPTION					
					
NVR, Inc., Suite 100 5285 Westwick, Frederick, MD 21703					
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DIV-COMM-LOT-UNIT	DCY-YC-5647				
COM-LOT	WRIGHT LANDING - 5647				
STREET ADDRESS	6000 AVIATION TRAIL				
CITY	DAYTON	STATE	OH	ZIP	45454



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

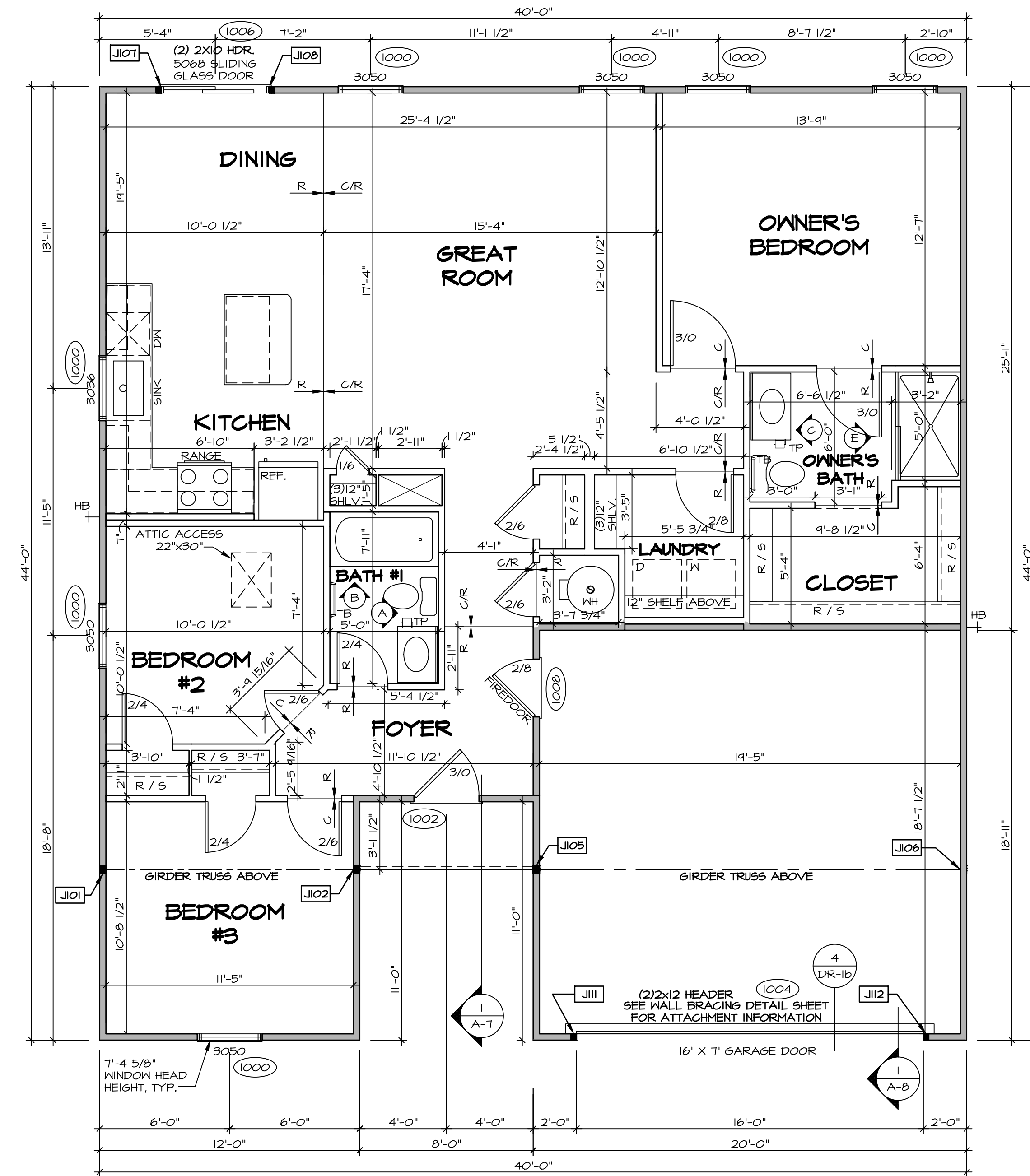
NOTE
 RADON REMEDIATION
 RADON LOOP:
 - (4") PERFORATED HDPE "LOOP"
 - MUST BE PLACED IN STONE BED SLIGHTLY HIGHER THAN ANY INTERIOR DRAINTILE
 - LOOP TO BE SEPARATE FROM ANY DRAINTILE ELEMENTS
 - TO BE CORRUGATED HDPE PIPE
 - SCREWS TO BE INSTALLED THROUGH LOOP AT TEE UP INTO STACK
 STACK REQUIREMENTS:
 - 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.

SHEET NO. A-4	MODEL SPRUCE	SET NO. SP000	DIV-COMM-LOT-UNIT DCY-VC-5647
	DRAWING TITLE PLUMBING PLAN	VERSION 01	
OPTION DESCRIPTION 5	DATE: 12/30/14	DRAWN BY RJC	STREET ADDRESS 6000 AVIATION TRAIL
	OPTION		APT. NO. A
C:\NVR\Solmes\SPRUCE_SP000_01\DCY-VC-5647\2576053\Sheets\Lot_Specific\A-4_PLMG_LS.dwg 05/25/22 - 4:23 am		CITY PAYTON	
		STATE OH	ZIP 45484

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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	
J105	JACK - (3) 2X4 SFF STUD GRADE	F5A	1010	
J106	JACK - (3) 2X4 SFF STUD GRADE	F5A	1010	
J107	JACK - (2) 2X4 SFF STUD GRADE		1006	
J108	JACK - (2) 2X4 SFF STUD GRADE		1006	
J111	JACK - (2) 2X4 SFF STUD GRADE	F5A	1004	
J112	JACK - (2) 2X4 SFF STUD GRADE	F5A	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, CEILING, BEAM HEADS AND SUPPORTS PER STANDARD DETAIL FA-10(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-VC-5647

COM-LOT
WRIGHT LANDING - 5647

STREET ADDRESS
6000 AVIATION TRAIL

CITY
DAYTON

STATE
OH

ZIP
45454

APT. NO.
A

APR. NO.
A

DATE
12/14/14

OPTION

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

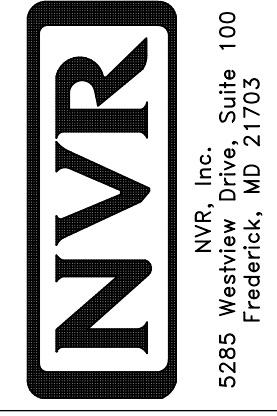
NOBEL
SPRUCE
DRAWING TITLE
FIRST FLOOR PLAN

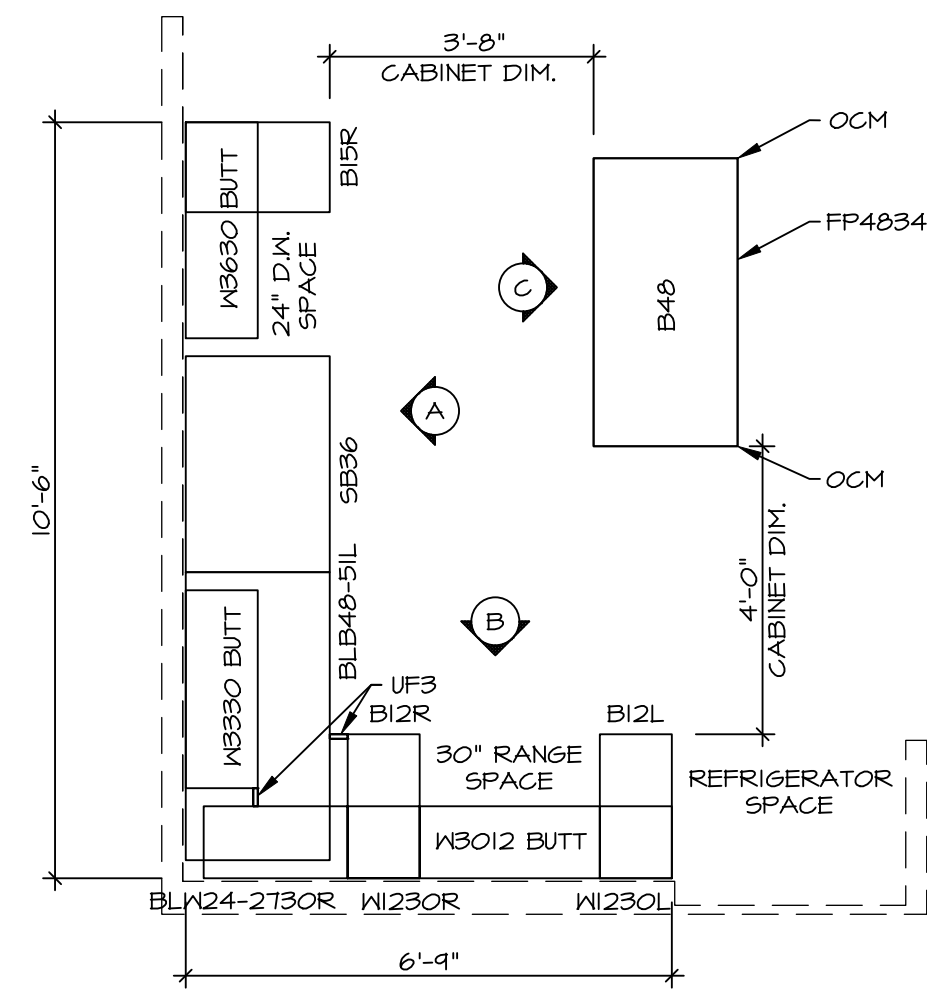
SHEET NO.
A-6

OPTION DESCRIPTION
7

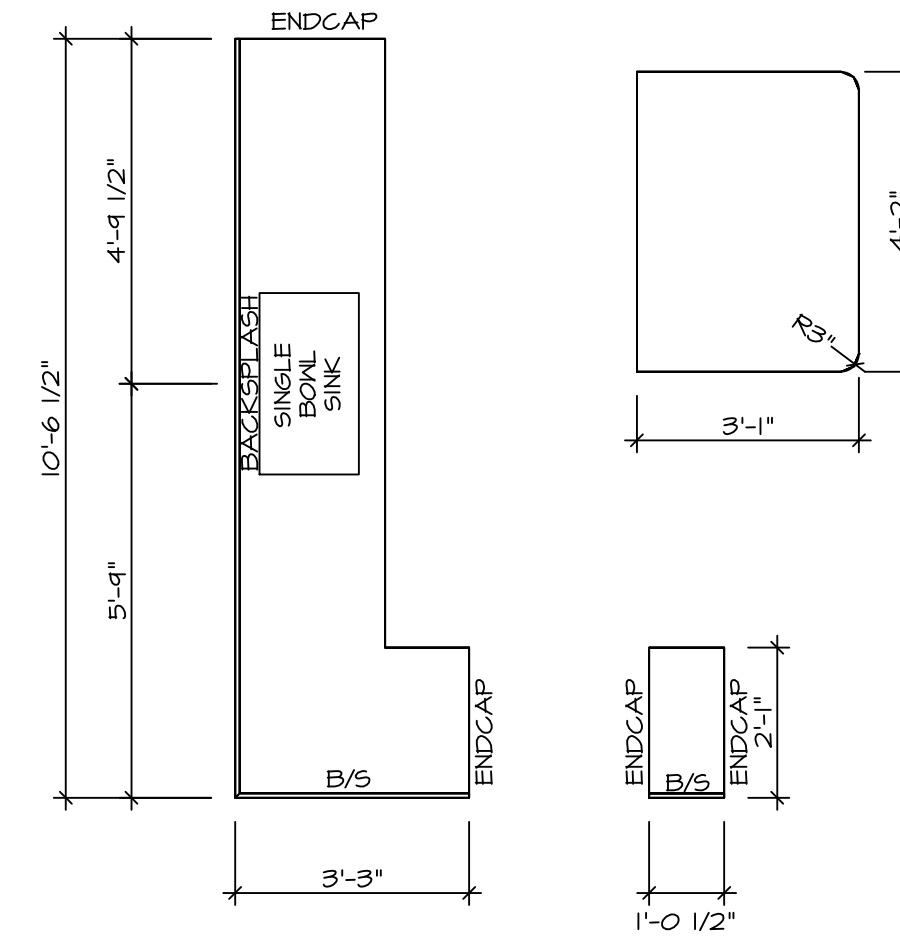
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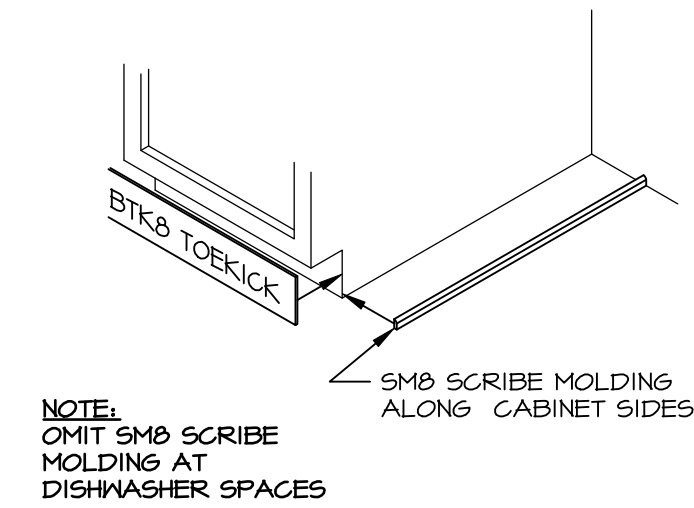




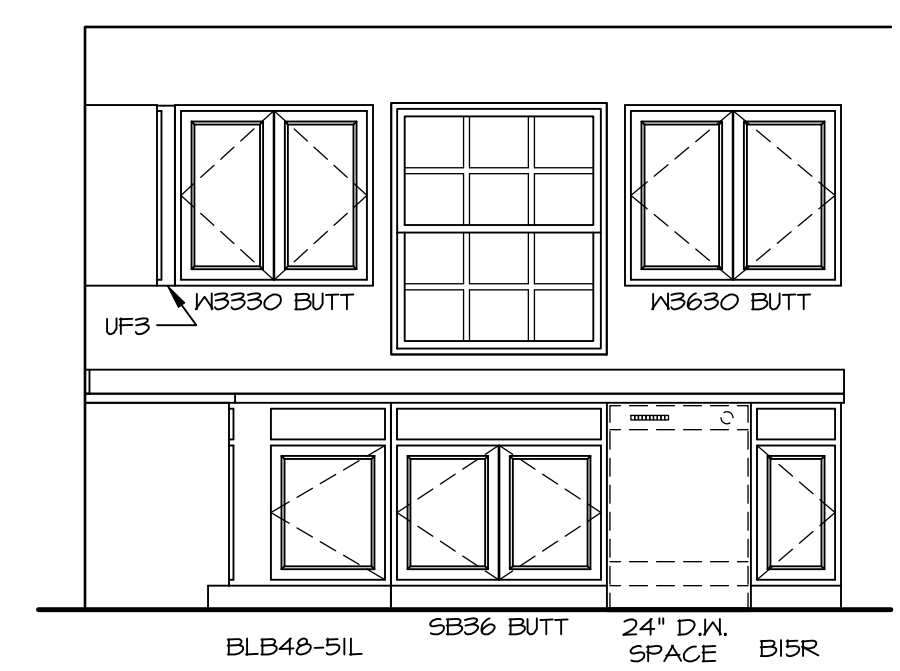
1
A-II
KITCHEN CABINET PLAN / KC-364I
SCALE: 3/8" = 1'-0"
KITCHEN VENTILATION RE-CIRCULATING "KFI"



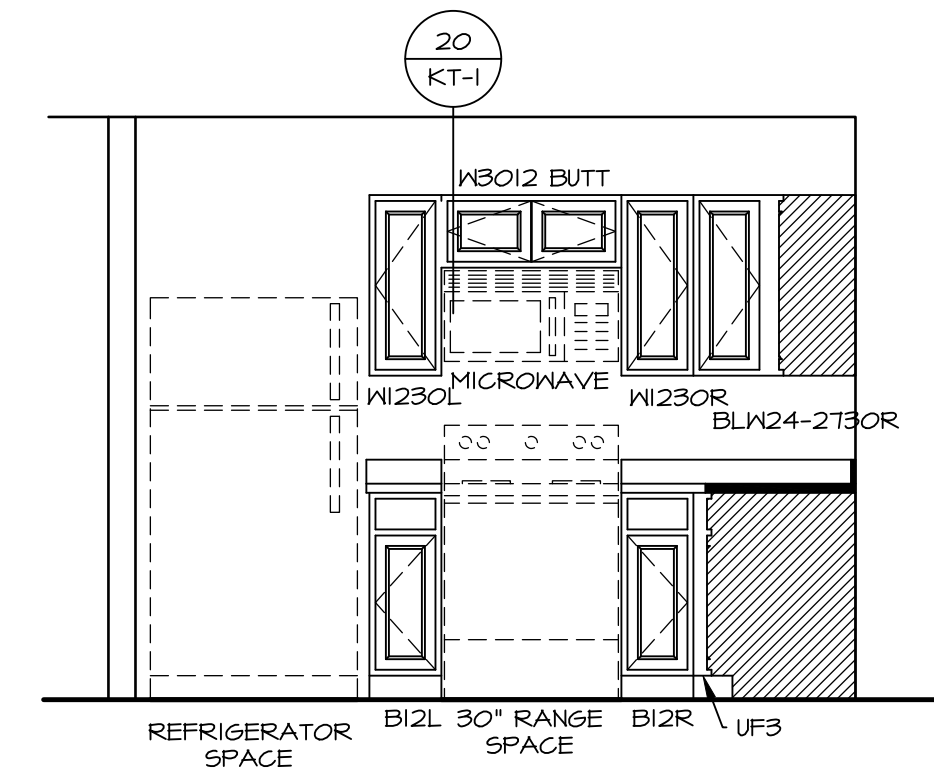
2
A-II
KITCHEN COUNTERTOP PLAN KT-364I
SCALE: 3/8" = 1'-0"



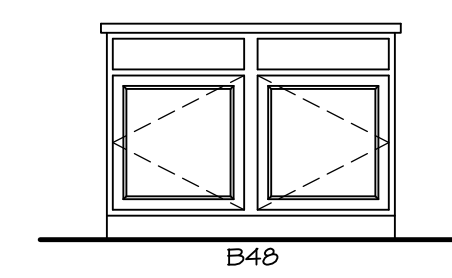
3
A-II
TOEKICK / SCRIBE DETAIL
SCALE: 3/4" = 1'-0"



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

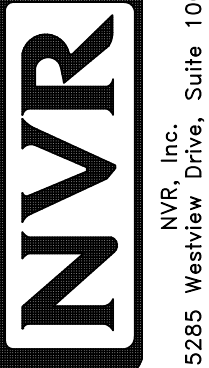


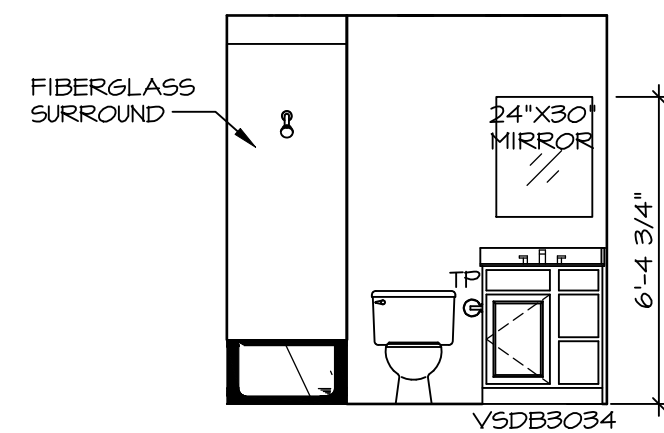
B
CABINET ELEVATION
SCALE: 3/8" = 1'-0"
"KFI"



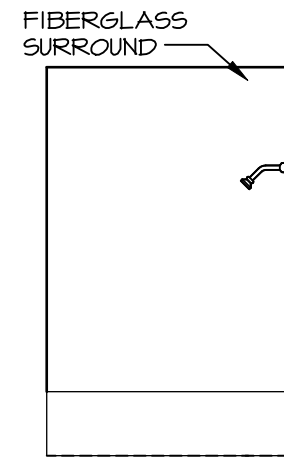
C
CABINET ELEVATION
SCALE: 3/8" = 1'-0"

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 (11KT-1) FOR REPLACEMENT BASED ON CABINET STYLE.
3. ALL (UF#) FILLERS ARE TO BE "TRIM TO FIT".

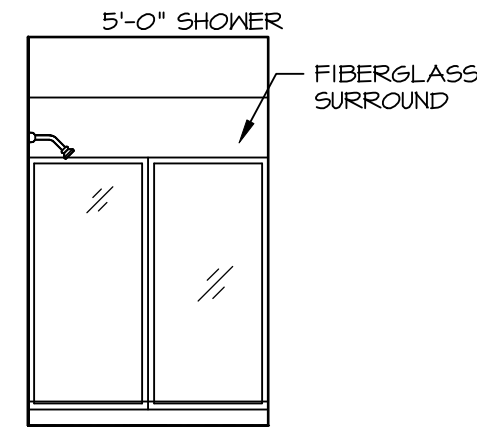
SHEET NO. A-II	MODEL SPRUCE	SET NO. SPC00	VERSION 01
		DRAWN BY RJC	DATE: 12/29/15
OPTION DESCRIPTION 	DRAWING TITLE KITCHENS	OPTION	
		DIV-COMM-LOT-UNIT DCY-VC-5647	
STREET ADDRESS WRIGHT LANDING - 5647		APT. NO. A	STATE OH
CITY DAYTON		ZIP 45484	
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 <p><small>NVR, Inc., Suite 100 5285 Westpark Drive Frederick, MD 21703</small></p>			
<p><small>C:\NVR\Drawings\SPRUCE_SPC00_01\DCY-VC-5647\2576053\Sheets\Lot_Specific\11 A-11_KIT_LS.dwg 05/25/22 - 4:23 am</small></p>			



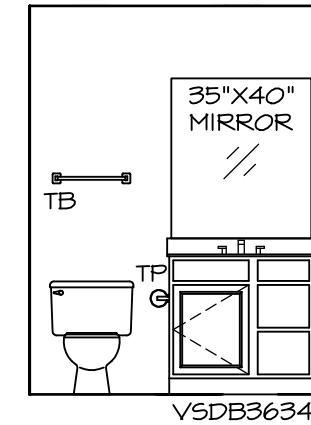
A BATH #1
SCALE: 1/4" = 1'-0"



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



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



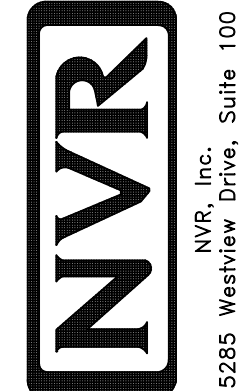
C OWNER'S BATH
SCALE: 1/4" = 1'-0"

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 ARE SHOWN PER PLAN.
- ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO. **A-12**
MODEL **SPRUCE**
DRAWING TITLE **BATH ELEVATIONS**
OPTION DESCRIPTION

SET NO. **SP000**
VERSION **01**
DRAWN BY **SGA**
DATE: **12/19/14**
OPTION



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DIV-COMM-LOT-UNIT **DCY-VC-5647**
COM-LOT
STREET ADDRESS **WRIGHT LANDING - 5647**
APT. NO. **A**
CITY **PAYTON** STATE **OH** ZIP **45454**