

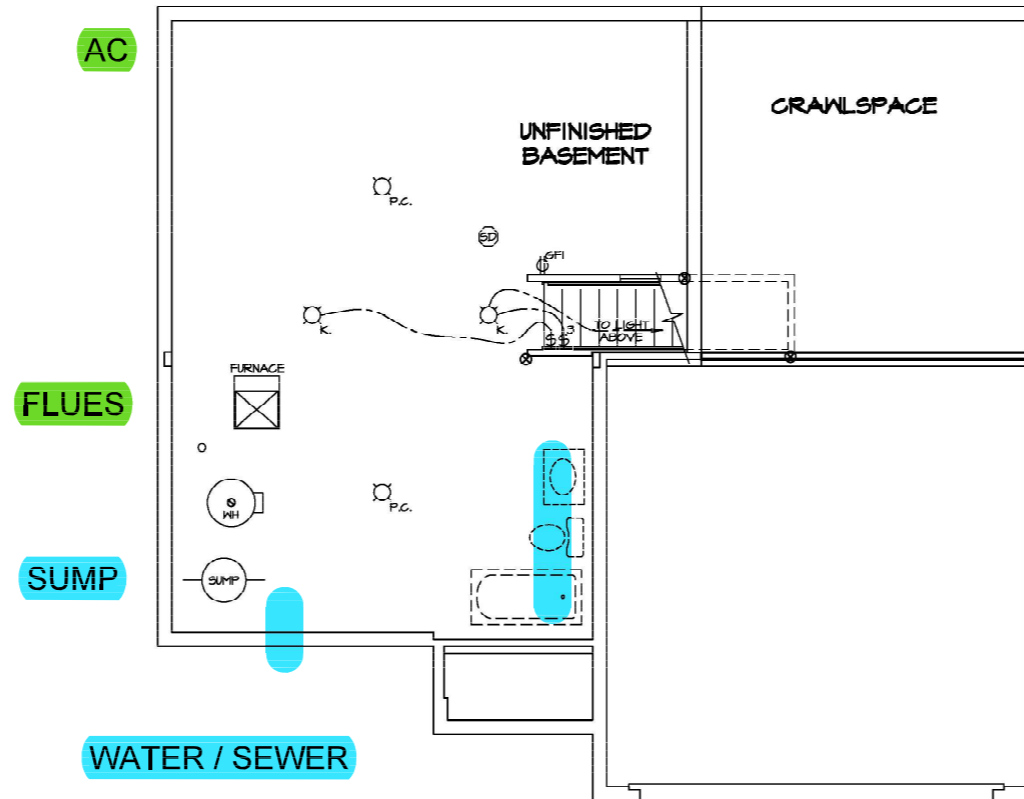
S2-0098

X _____
 X _____

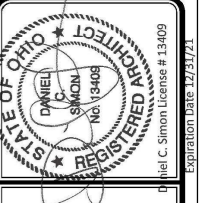
- NOTES:
1. ALL ELECTRICAL PLANS ARE SCHEMATIC ONLY AND NOT INTENDED AS ENGINEERED DRAWINGS. THESE PLANS REPRESENT THE DESIGN INTENT FOR SWITCH AND RECEPTACLE LOCATIONS. ADDITIONAL INFORMATION, IF REQUIRED, SHALL BE PROVIDED BY A LICENSED ELECTRICAL SUBCONTRACTOR OR ENGINEER.
 2. ALL KITCHEN, GARAGES, UNFINISHED BASEMENT, NETBARS AND ALL OUTDOOR RECEPTACLES ARE TO BE GFI PROTECTED.
 3. PROVIDE DUPLEX RECEPTACLE ON DEDICATED CIRCUIT FOR DISHWASHER IN CABINET UNDER THE SINK.
 4. PROVIDE DUPLEX RECEPTACLE FOR GARBAGE DISPOSAL IN CABINET UNDER THE SINK.
 5. PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACE.
 6. PROVIDE SWITCH W/ KEYLESS LIGHT AND GFI RECEPTACLE WHEN HVAC EQUIPMENT IS IN ATTIC SPACE.
 7. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL ROOMS EXCEPT BATH AND EXTERIOR RECEPTACLES.
 8. WASHER ON LEFT, DRYER ON RIGHT (PER PLAN OR REVERSED).
 9. DRYER RECEPTACLE 110 V/ 6AS OR 220 V/ ELECTRIC.

ELECTRICAL LEGEND

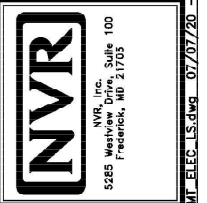
⊕	SINGLE POLE SWITCH
⊕	THREE WAY SWITCH
⊕	FOUR WAY SWITCH
⊕	DUPLEX RECEPTACLE
⊕	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
⊕	DUPLEX RECEPTACLE - FLOOR MOUNTED
⊕	RECEPTACLE - 220V
⊕	DUPLEX RECEPTACLE - USB
⊕	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
⊕	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT
⊕	DUPLEX RECEPTACLE - MICROWAVE
⊕	SMOKE DETECTOR - WIRED IN SERIES
⊕	CARBON MONOXIDE DETECTOR
⊕	EXHAUST FAN MOTOR
⊕	EXHAUST FAN MOTOR WITH LIGHT
⊕	TELEVISION RECEPTACLE
⊕	TELEPHONE RECEPTACLE
⊕	DOOR CHIME
⊕	LIGHT FIXTURE - WALL MOUNTED
⊕	LIGHT FIXTURE - CEILING MOUNTED
⊕	LIGHT FIXTURE - RECESSED
⊕	LIGHT FIXTURE - RECESSED WEATHER PROOF
⊕	LIGHT FIXTURE - CEILING MOUNTED LED
⊕	LIGHT FIXTURE - HANGING
⊕	LIGHT FIXTURE - PENDANT
⊕	LIGHT FIXTURE - FLUORESCENT
⊕	LIGHT FIXTURE - UNDER CABINET LIGHT
⊕	FULLCHAIN LAMPHOLDER
⊕	KEYLESS LAMPHOLDER



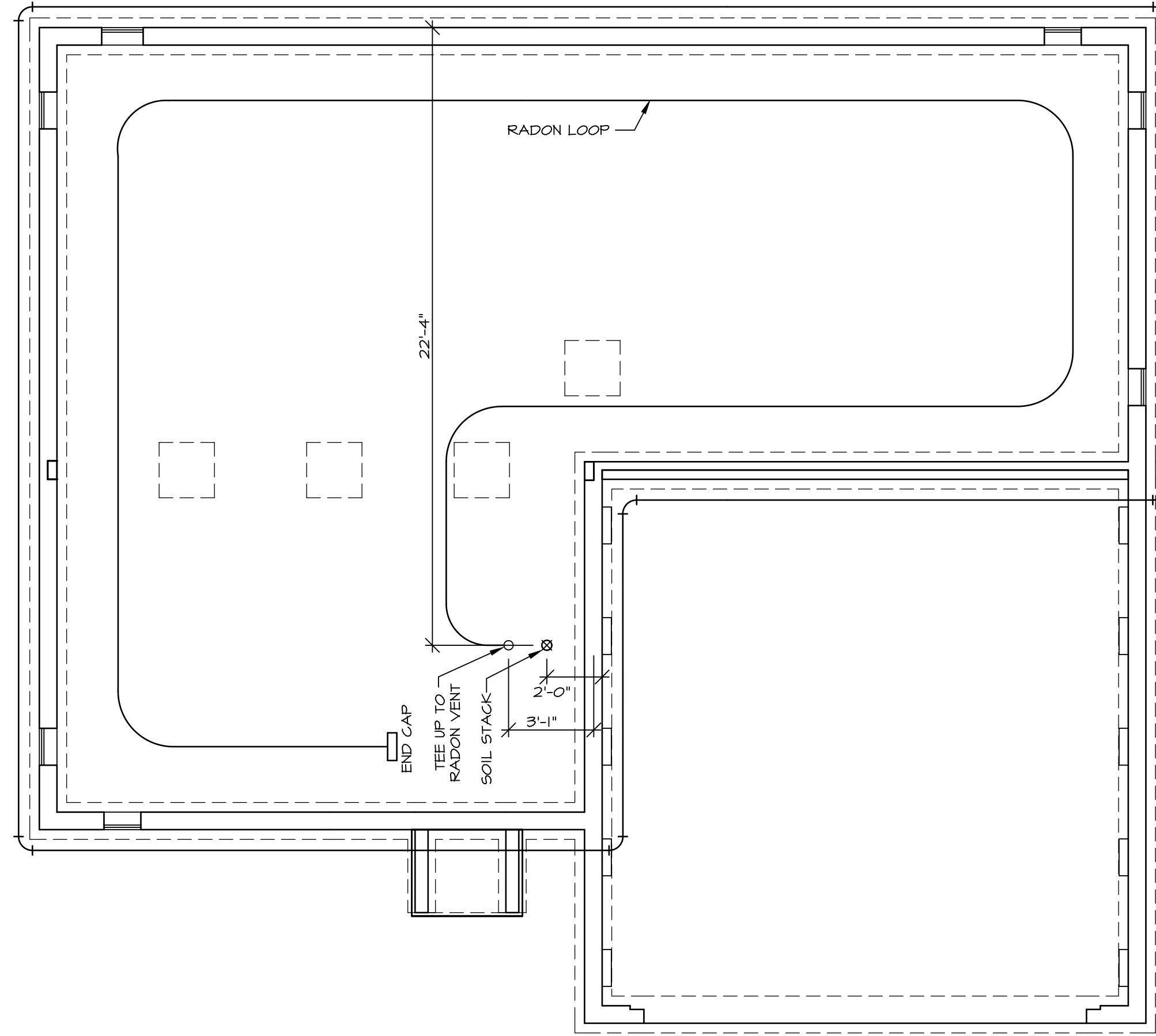
BASEMENT ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"



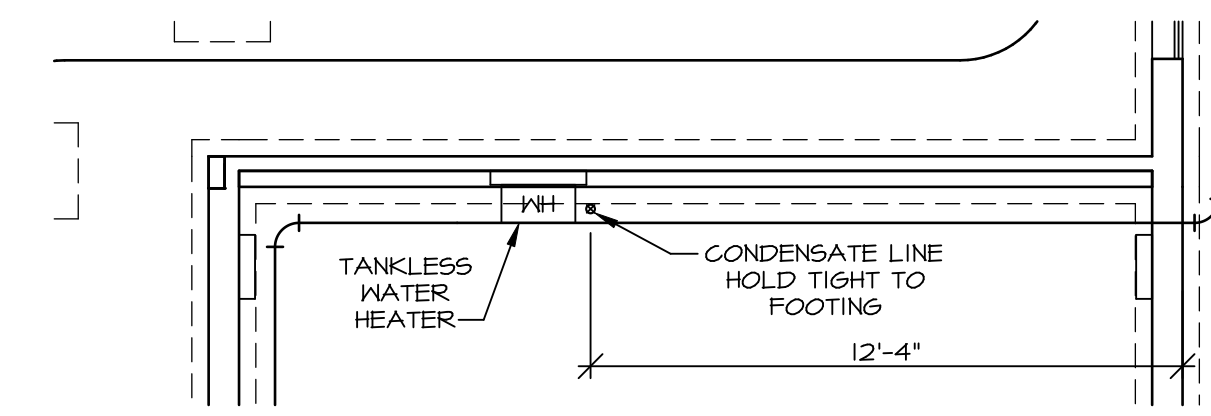
PROJECT NO.	DCY / S2 / 0098
CONTRACTOR	SAWYERS MILL - SIMPLY RYAN - 0098
APPT. NO.	
STREET ADDRESS	5744 SAWYERS MILL DRIVE
CITY	MIDDLETOWN
STATE	OHIO
ZIP	45042



MODEL	ELM
DRAWING TITLE	BASEMENT ELECTRICAL PLAN
OPTION DESCRIPTION	FULL BASEMENT FOUNDATION
SHEET NO.	E-1
15	

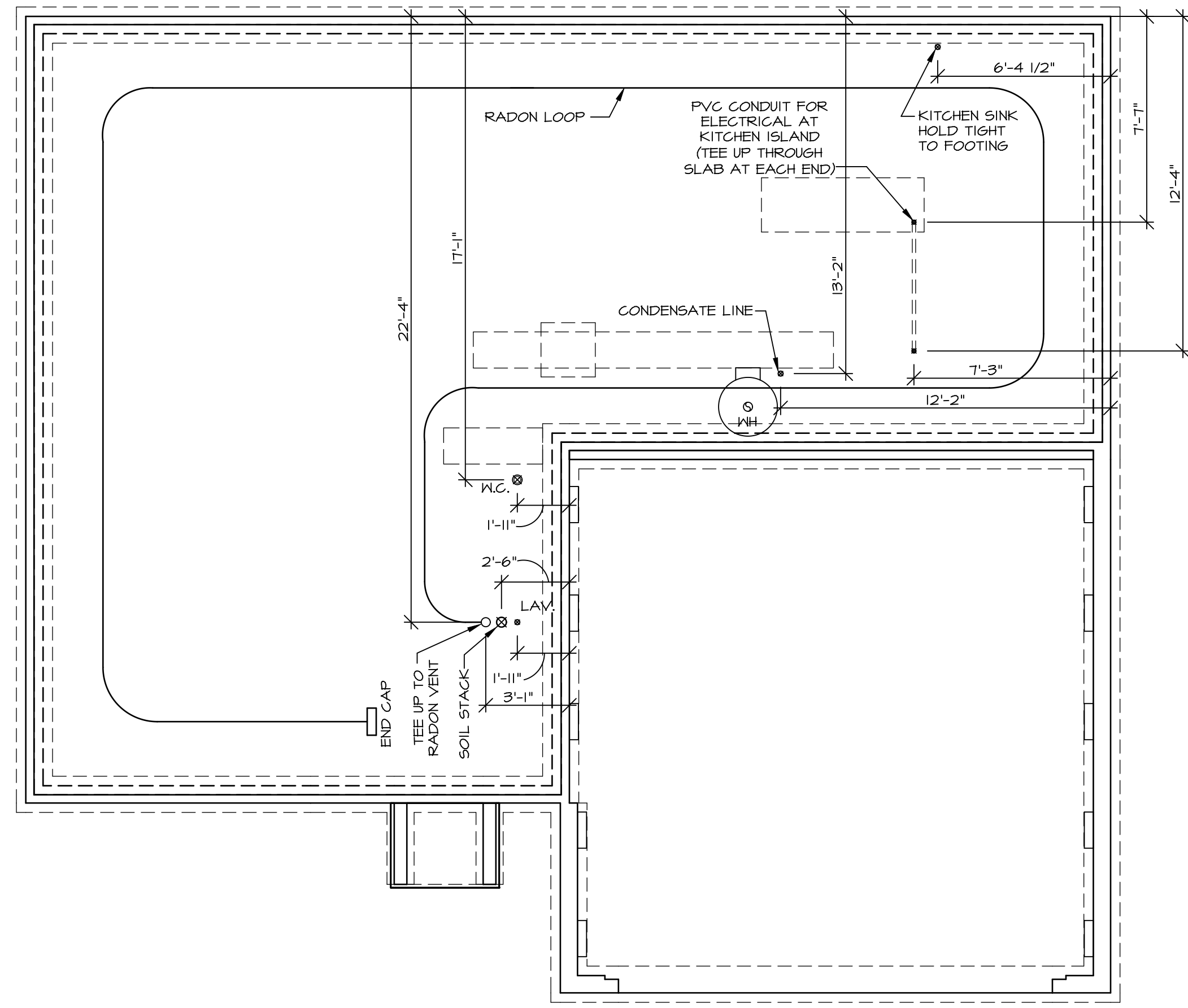


1
A-5
PLUMBING PLAN
SCALE: 1/4" = 1'-0"

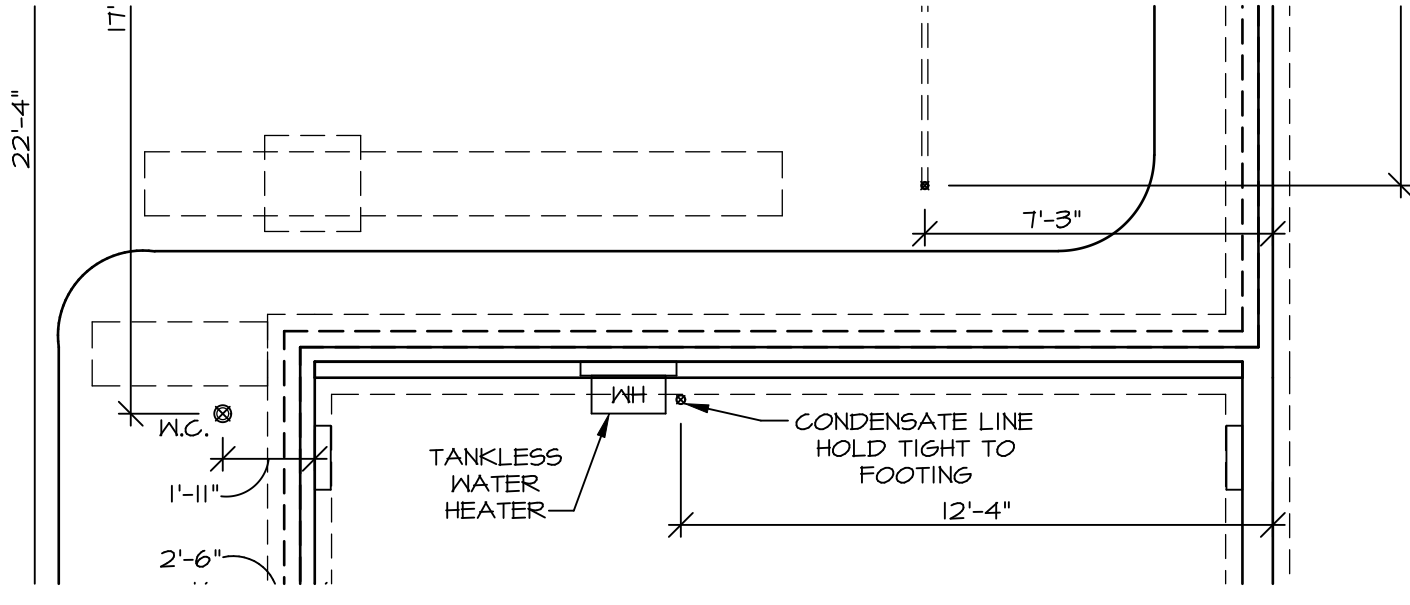


2
A-5
PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0" OPT. TANKLESS WATER HEATER

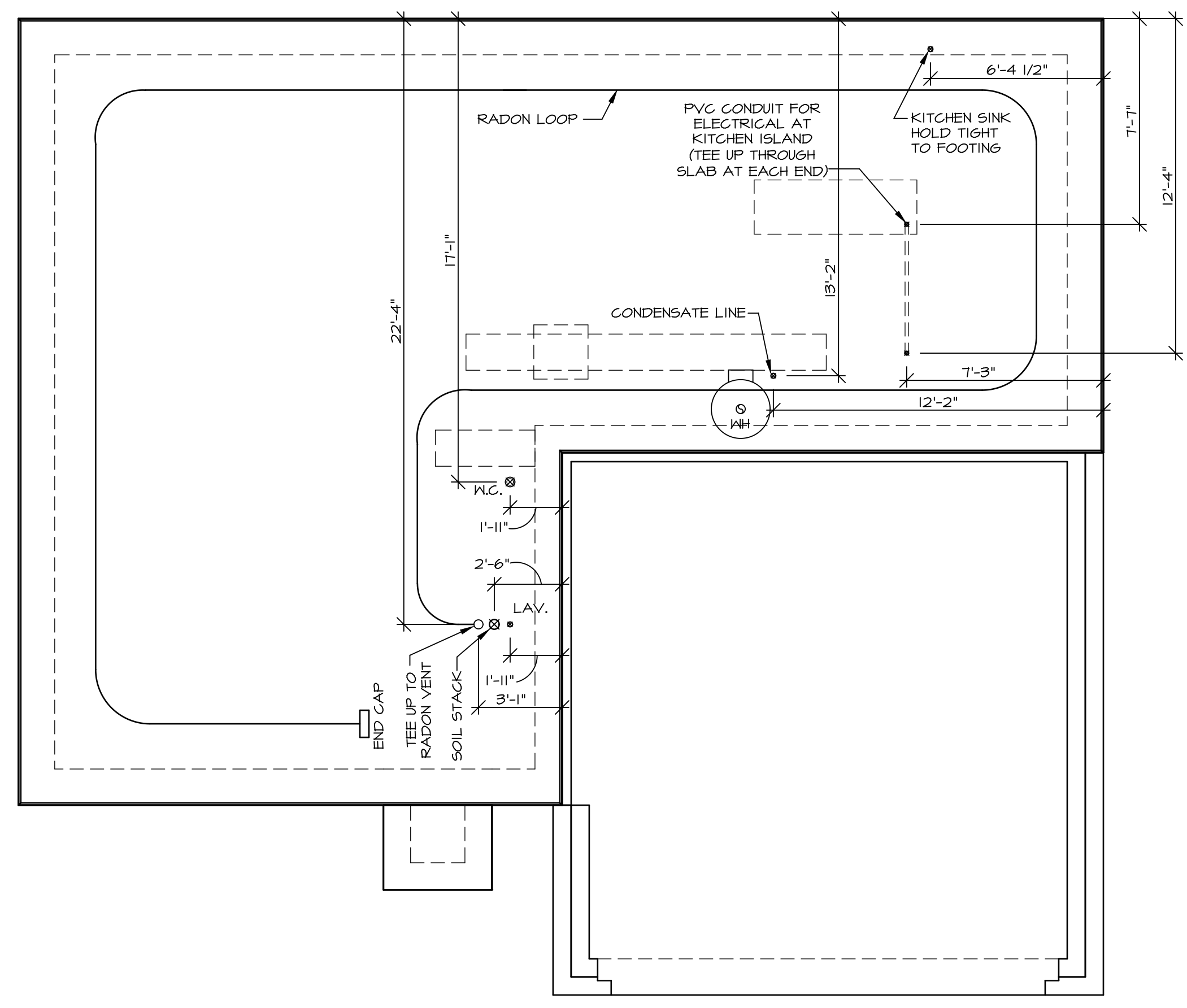
SHEET NO. A-5	MODEL ELM	SET NO. EMM00	REV. NO. 1	DATE	REMARKS
		VERSION 01	2		
DRAWING TITLE PLUMBING PLAN	OPTION DESCRIPTION CRAWL SPACE FOUNDATION	DRAWN BY AKG	© NVR, Inc. expressly reserves the right to modify or amend these plans at any time without notice. These plans are not to be reproduced, changed or altered in any way without the written consent of NVR, Inc.		
		DATE: 6/6/19			
16		OPTION FCA	NVR, Inc. Suite 100 Frederick, MD 21703		



1 PLUMBING PLAN
 SCALE: 1/4" = 1'-0"
 SLAB STEINWALL FOUNDATION "FSW"
 SLAB FOURED WALL FOUNDATION "FSC"



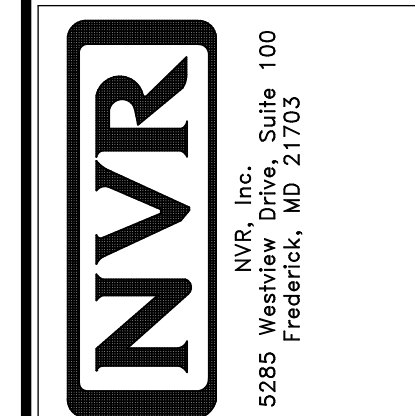
3 PARTIAL PLUMBING PLAN
 SCALE: 1/4" = 1'-0"
 OPT. TANKLESS WATER HEATER
 SHOWN W/ SLAB STEINWALL
 FOUNDATION "FSW"



2 PLUMBING PLAN
 SCALE: 1/4" = 1'-0"
 SLAB MONOLITHIC FOUNDATION "FSM"

SHEET NO. A-5	MODEL ELM	DRAWING TITLE PLUMBING PLAN	SET NO. EMM00	VERSION 01	DRAWN BY AKG	DATE: 6/11/19	OPTION FSA	REMARKS
			OPTION DESCRIPTION SLAB FOUNDATION					
17								

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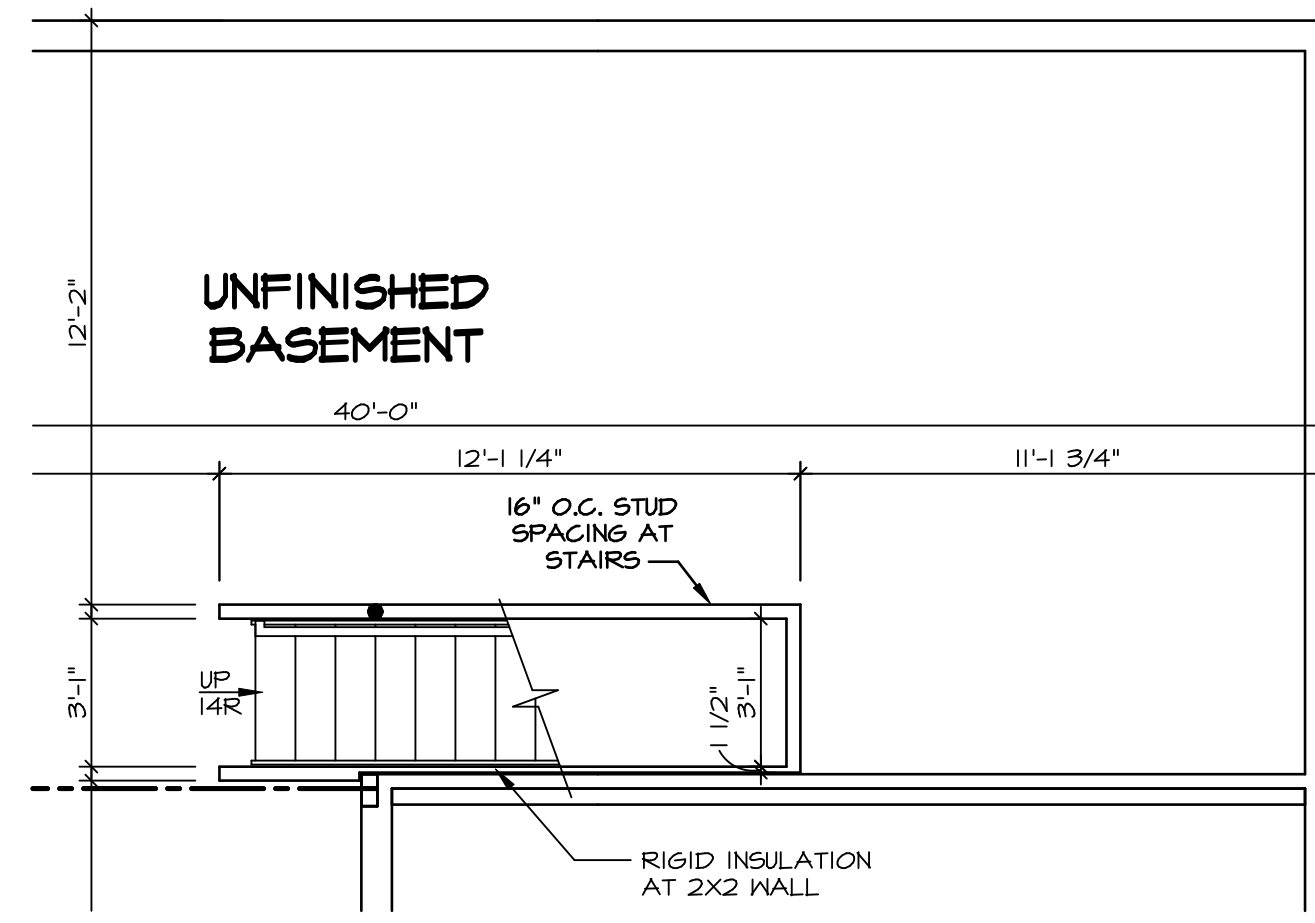


NOTES:
 1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)

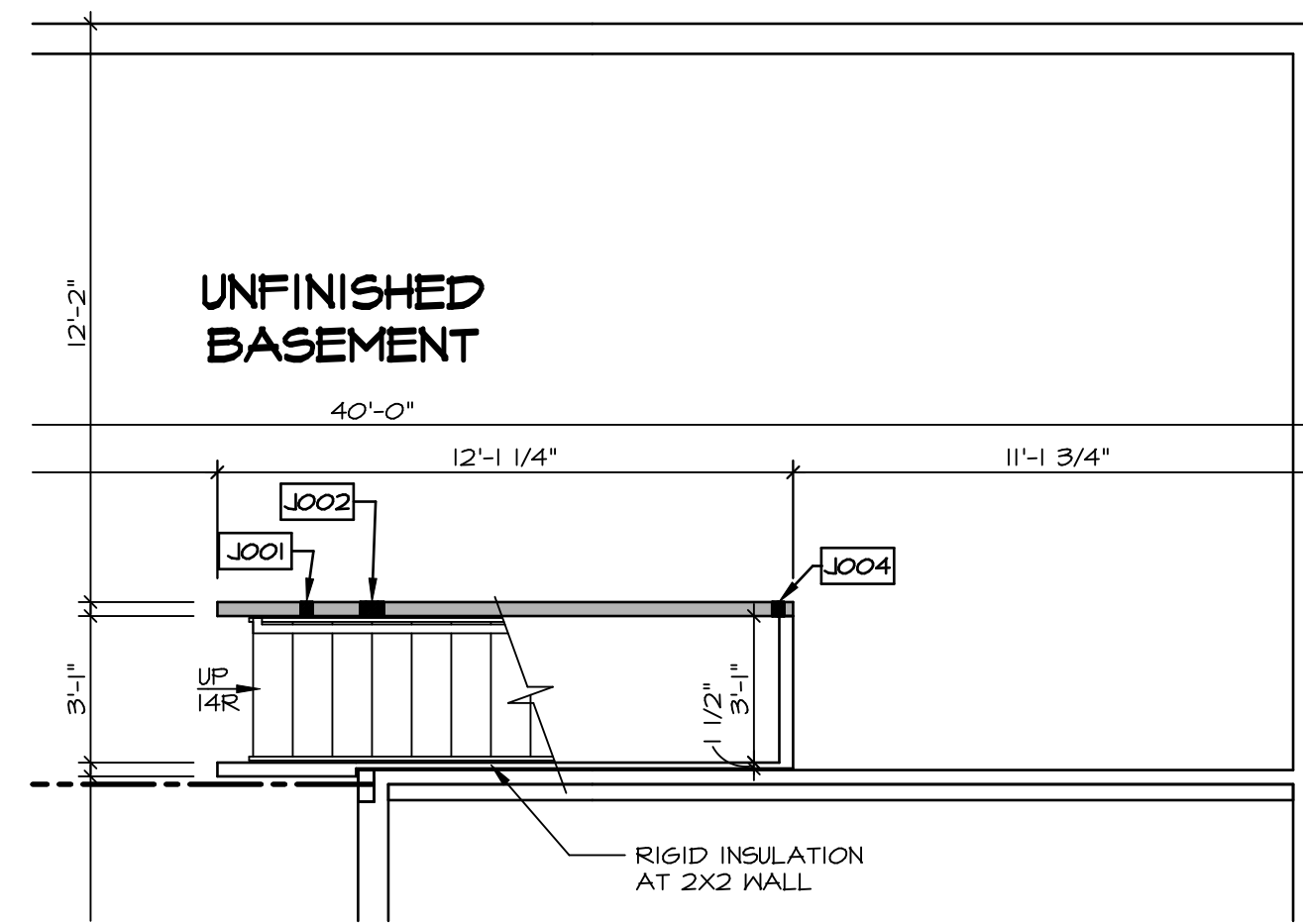
LEGEND

- BEARING WALL
- - - NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- C STEEL COLUMN
- X TRUSS TIE DOWN
- X PORTAL FRAME
- X JOIST/TRUSS
- LVL LVL
- (X) ENGINEERING PAGE NUMBER

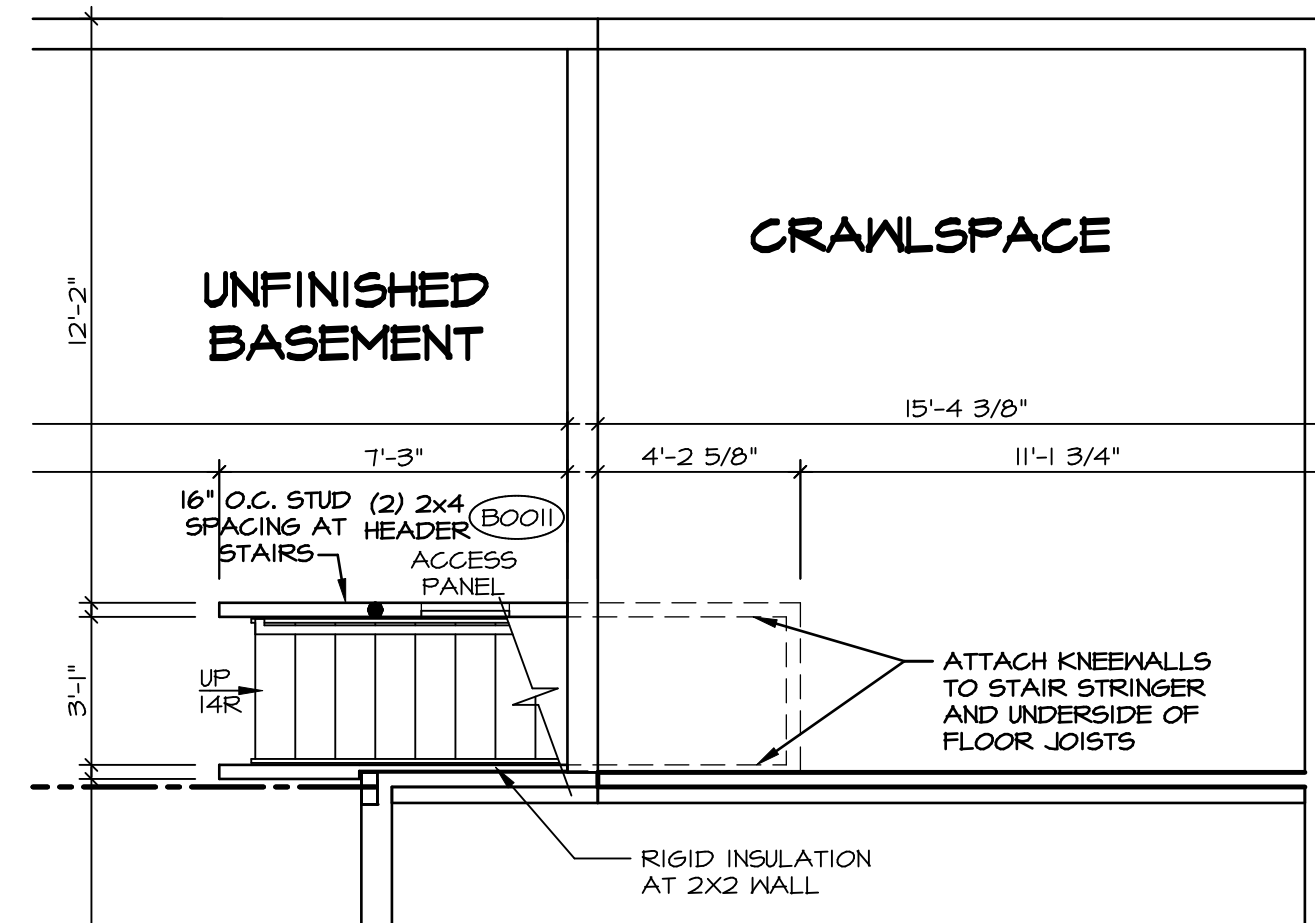
SEE FG DETAILS FOR FRAMING CONNECTORS



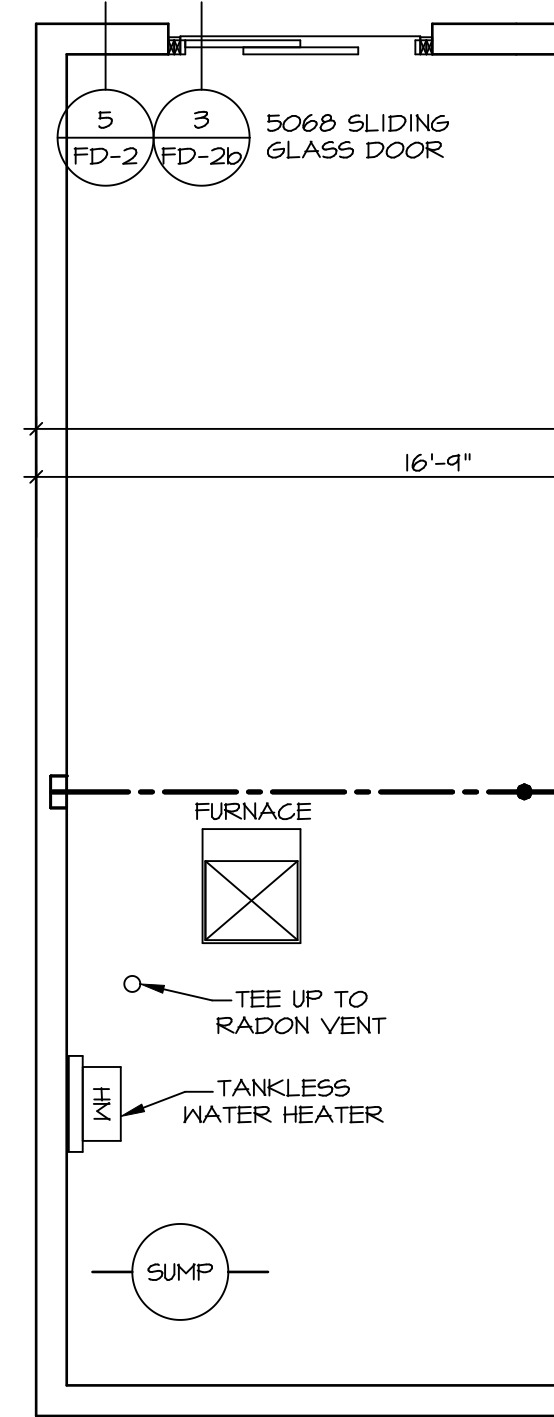
5 PARTIAL BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0" BASEMENT BEHIND GARAGE "FBM"
 BASEMENT FOUNDATION STAIR FLOOR FRAMING "FBS"



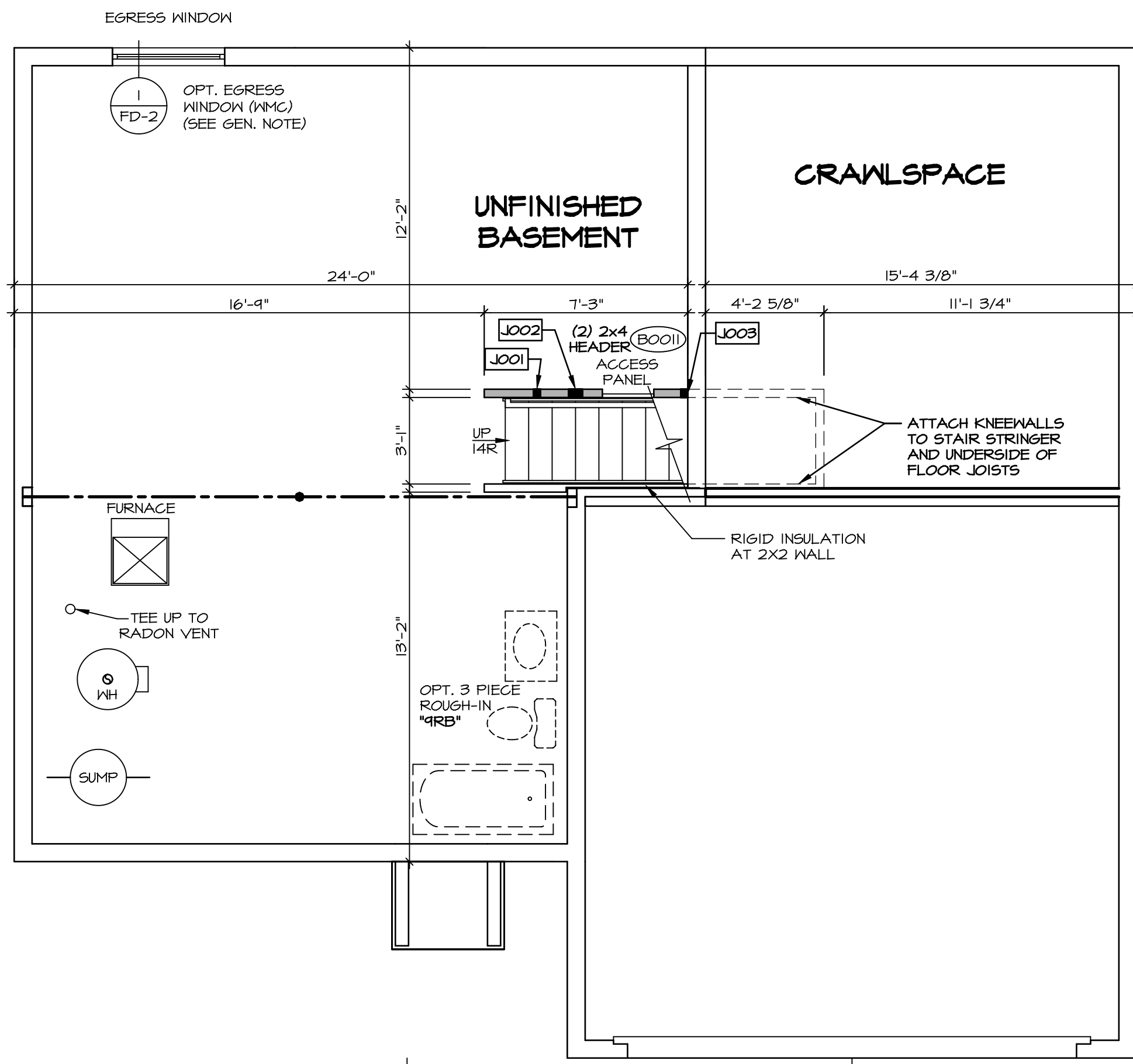
4 PARTIAL BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0" BASEMENT BEHIND GARAGE "FBM"
 BASEMENT FOUNDATION STAIR BEARING WALL "FBW"



3 PARTIAL BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0" CRAWL SPACE BEHIND GARAGE "FCM"
 BASEMENT FOUNDATION STAIR FLOOR FRAMING "FBS"



2 PARTIAL BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0" OPT. SLIDING GLASS DOOR WALKOUT "D6C"
 OPT. TANKLESS WATER HEATER



1 BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0" CRAWL SPACE BEHIND GARAGE "FCM"
 BASEMENT FOUNDATION STAIR BEARING WALL "FBW"

REVISION NO.	DATE	REMARKS

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 Frederick, MD 21703

MODEL	ELM
DRAWING TITLE	BASEMENT FLOOR PLAN
OPTION DESCRIPTION	FULL BASEMENT FOUNDATION
SHEET NO.	A-6
SET NO.	EMMO0
VERSION	01
DRAWN BY	AKG
DATE	6/6/19
OPTION	FBA

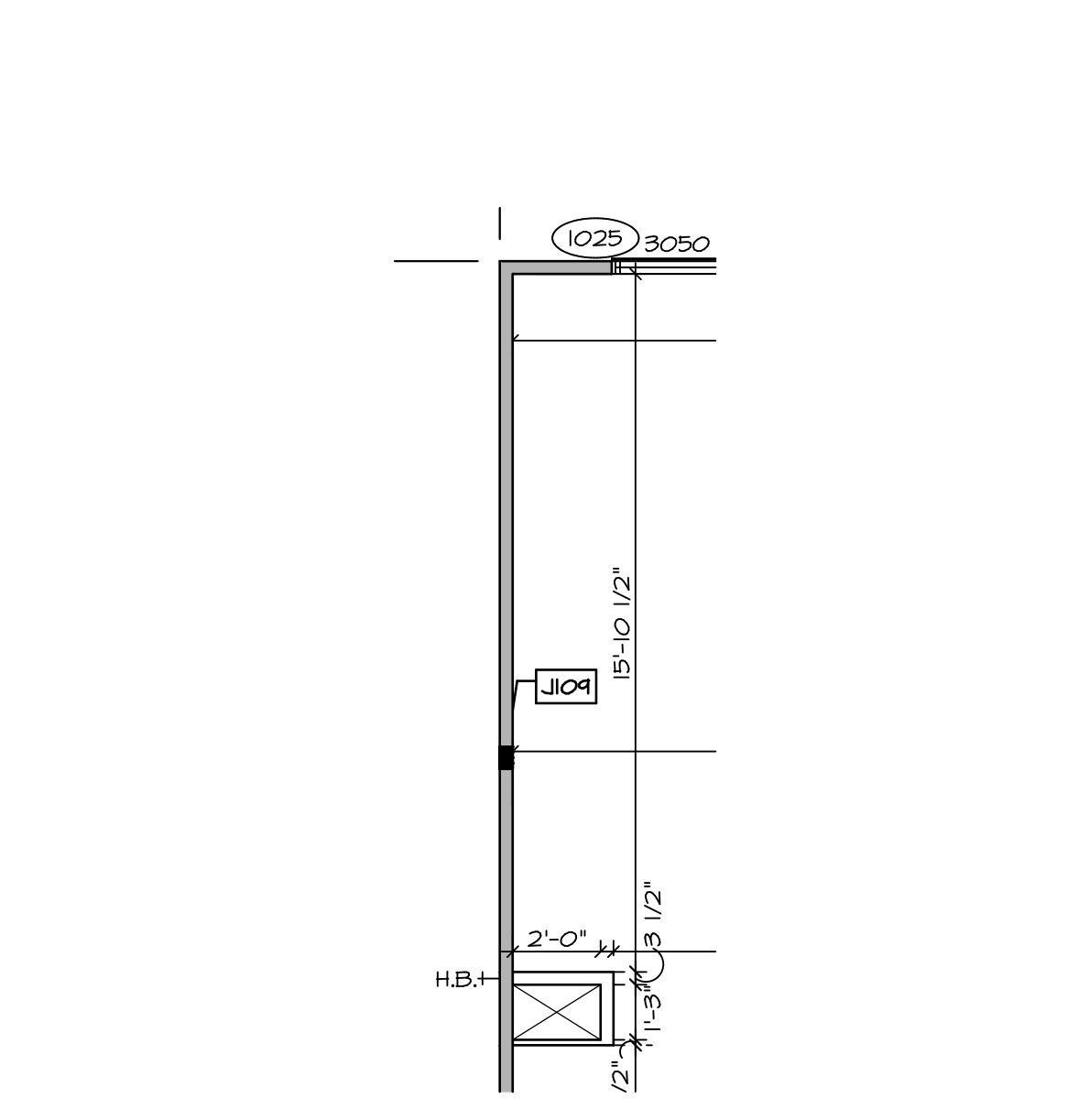
- NOTES:**
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)

LEGEND

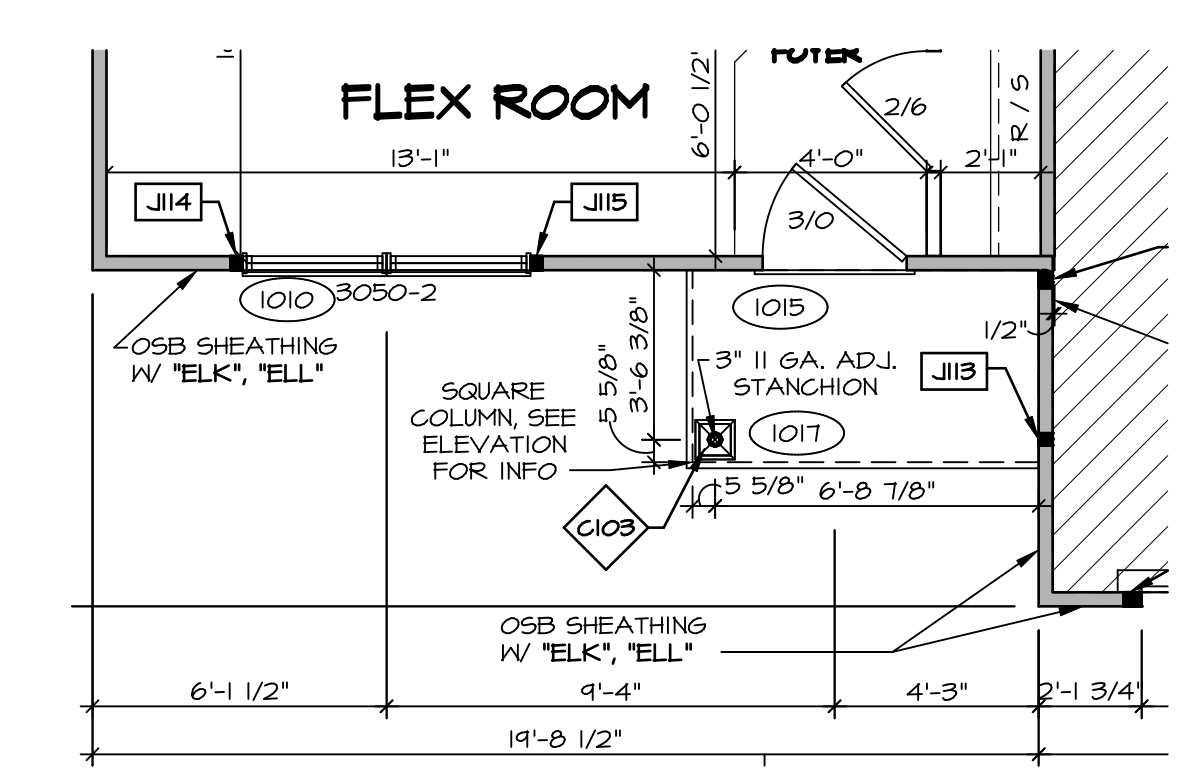
- BEARING WALL
- NON BEARING WALL
- INDICATES BEARINGS FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

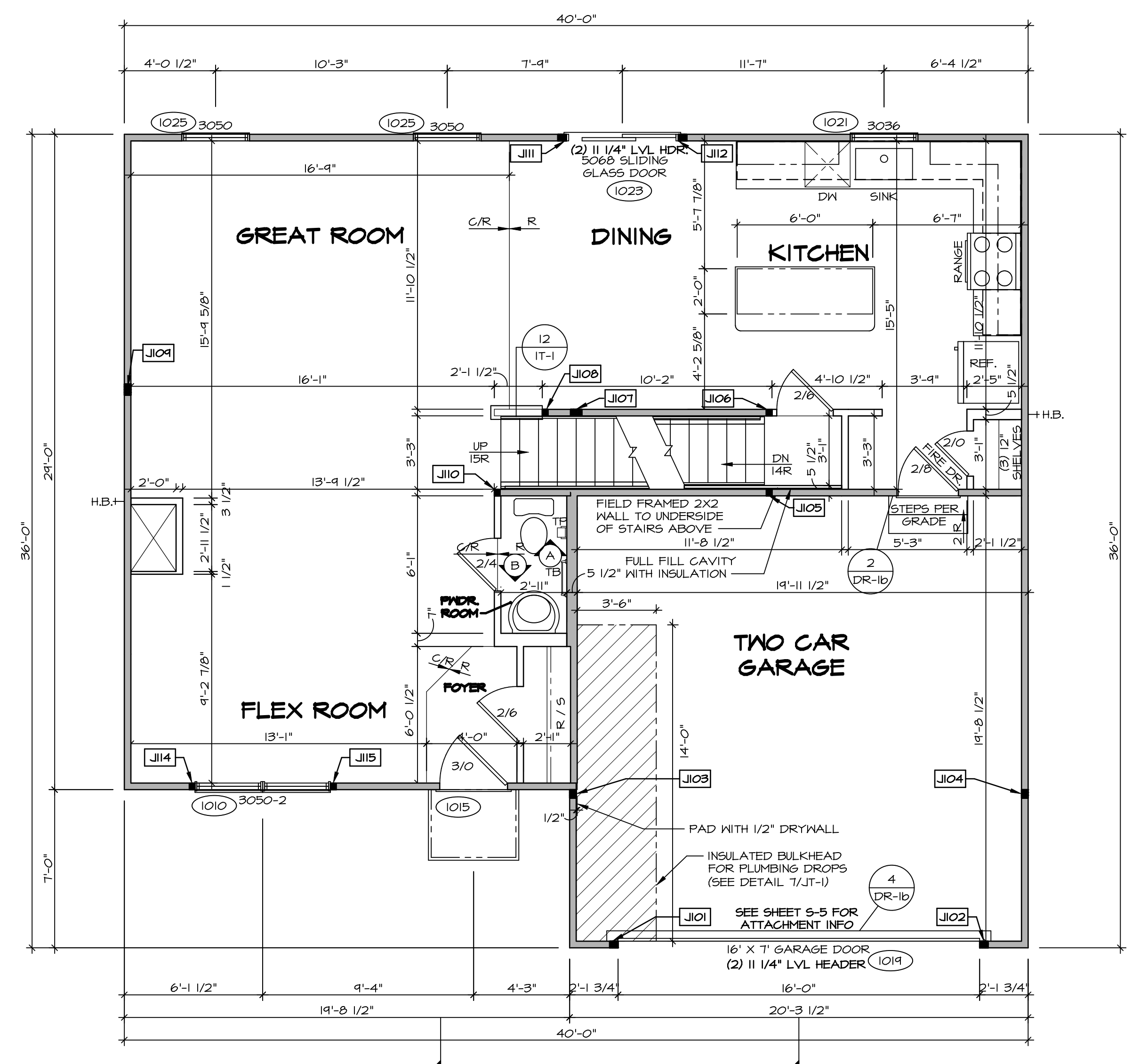
ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED



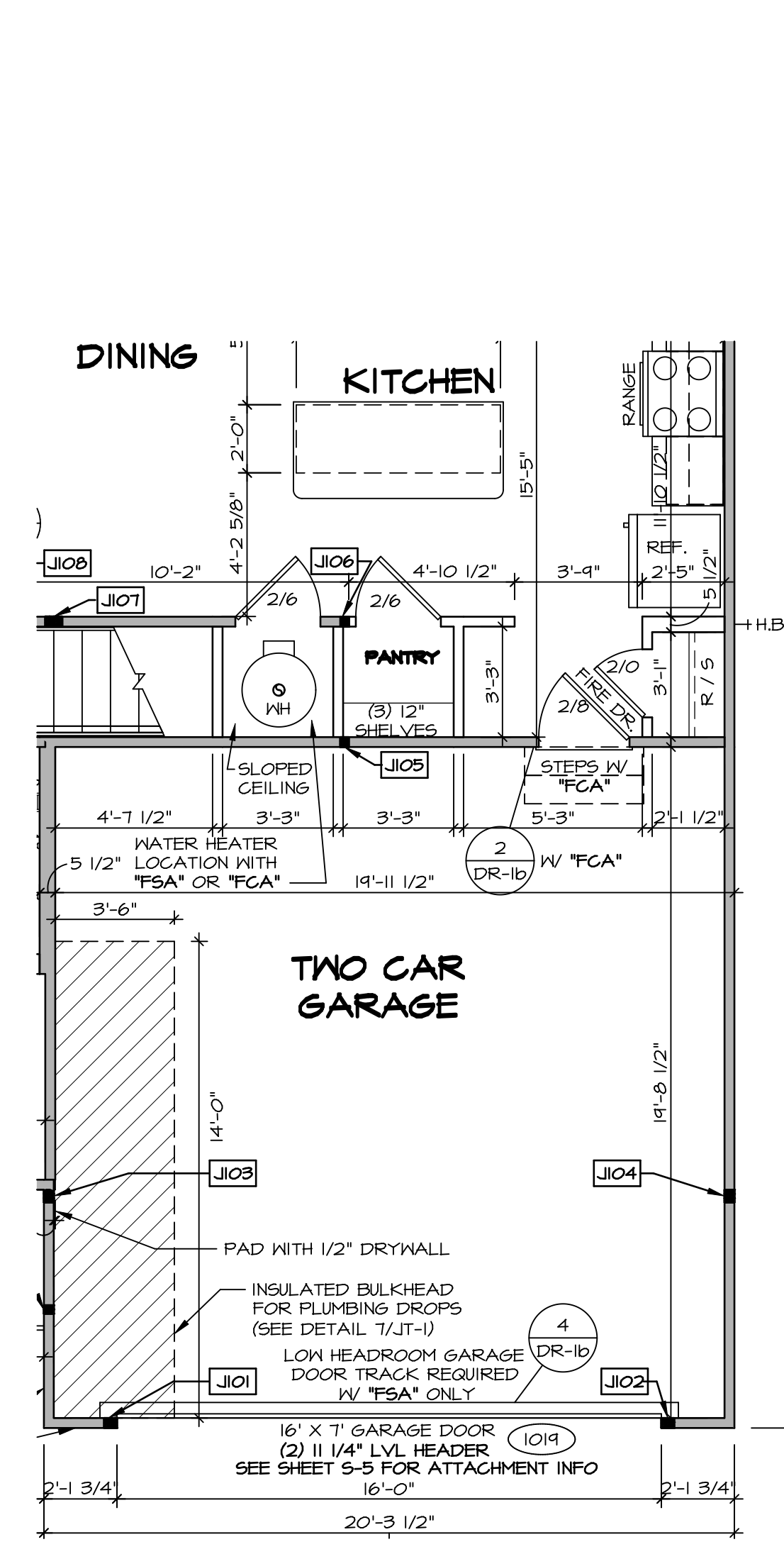
3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SLAB FOUNDATION "FSA"
CRAWL FOUNDATION "FCA"



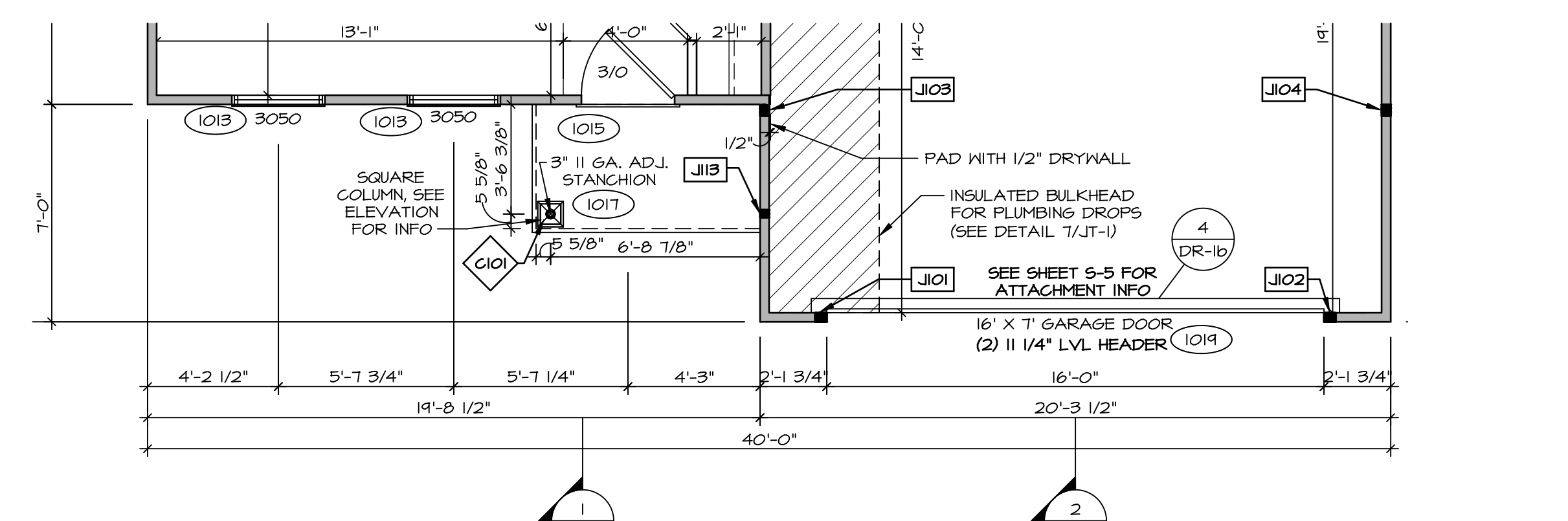
4 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION "A" AND PARTIAL PORCH "ELA", "EPB"
ELEVATION "B" "ELB"
ELEVATION "C" "ELK"
ELEVATION "L" "ELL"



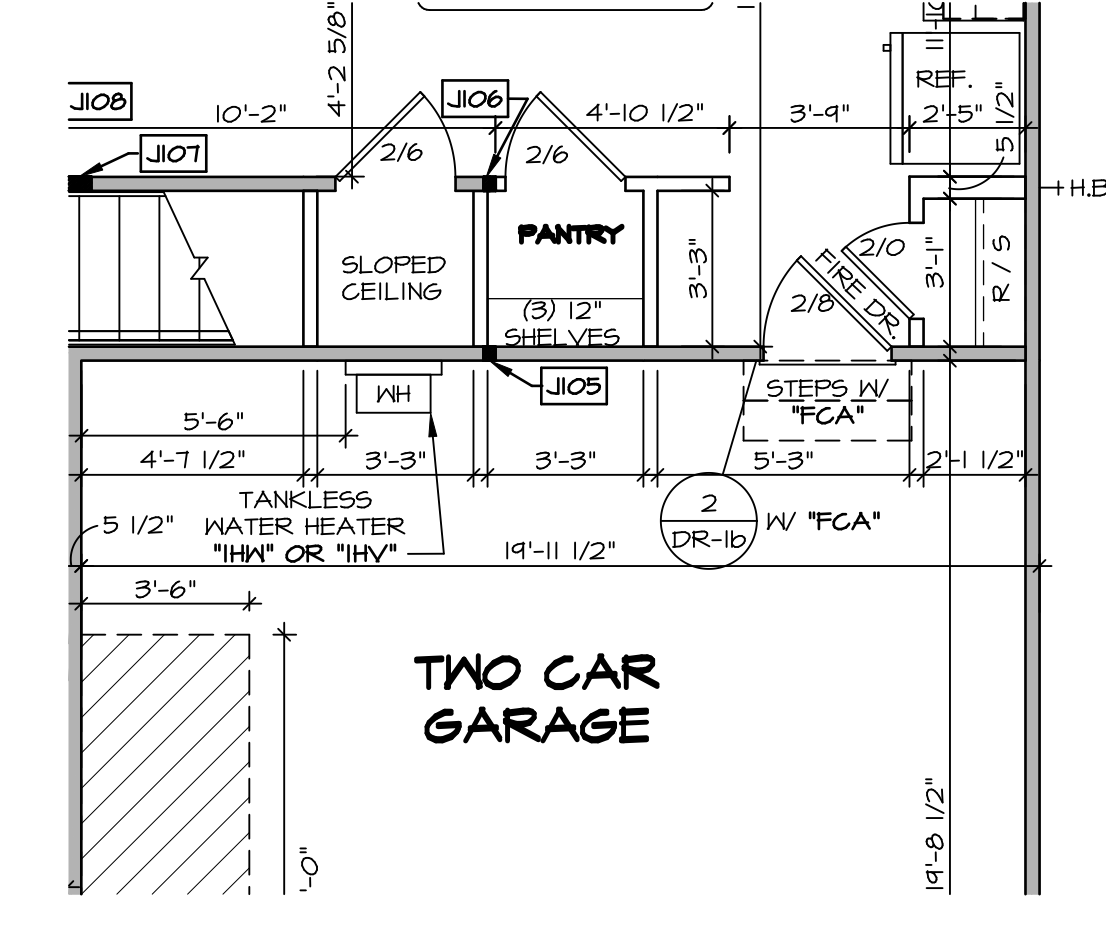
1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION A "ELA"
BASEMENT FOUNDATION "FBA"



2 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
SLAB FOUNDATION "FSA"
CRAWL FOUNDATION "FCA"



5 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
ELEVATION F "ELF"



6 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
TANKLESS WATER HEATER "HV", "HIV"
SLAB FOUNDATION "FSA"
CRAWL FOUNDATION "FCA"

REV. NO.	DATE	REMARKS

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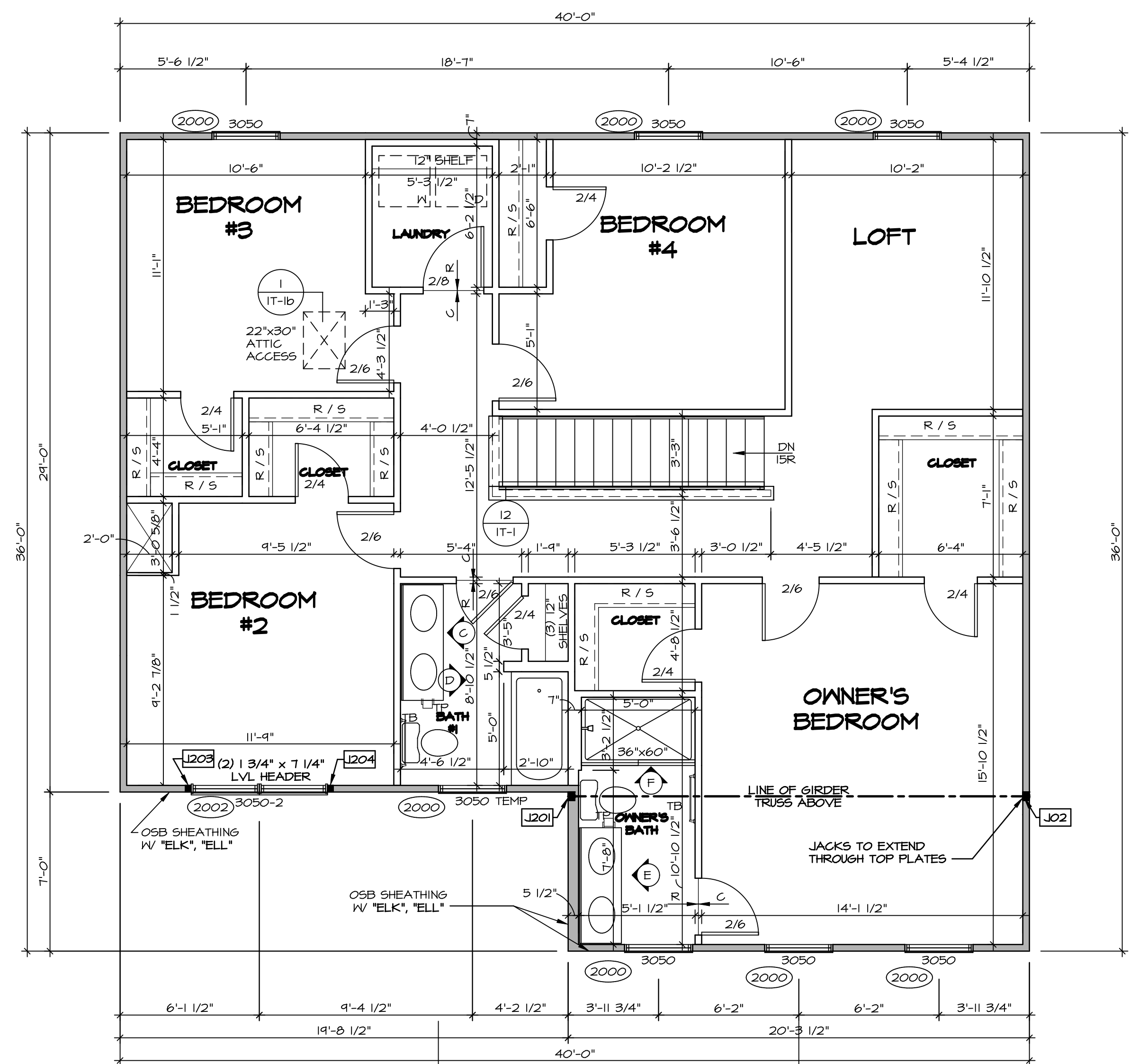
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Frederick, MD 21703

MODEL ELM	SET NO. EMM00	VERSION 01
DRAWING TITLE FIRST FLOOR PLAN	DRAWN BY GDP	DATE: 6/11/19
OPTION DESCRIPTION	OPTION	
SHEET NO. A-7	19	

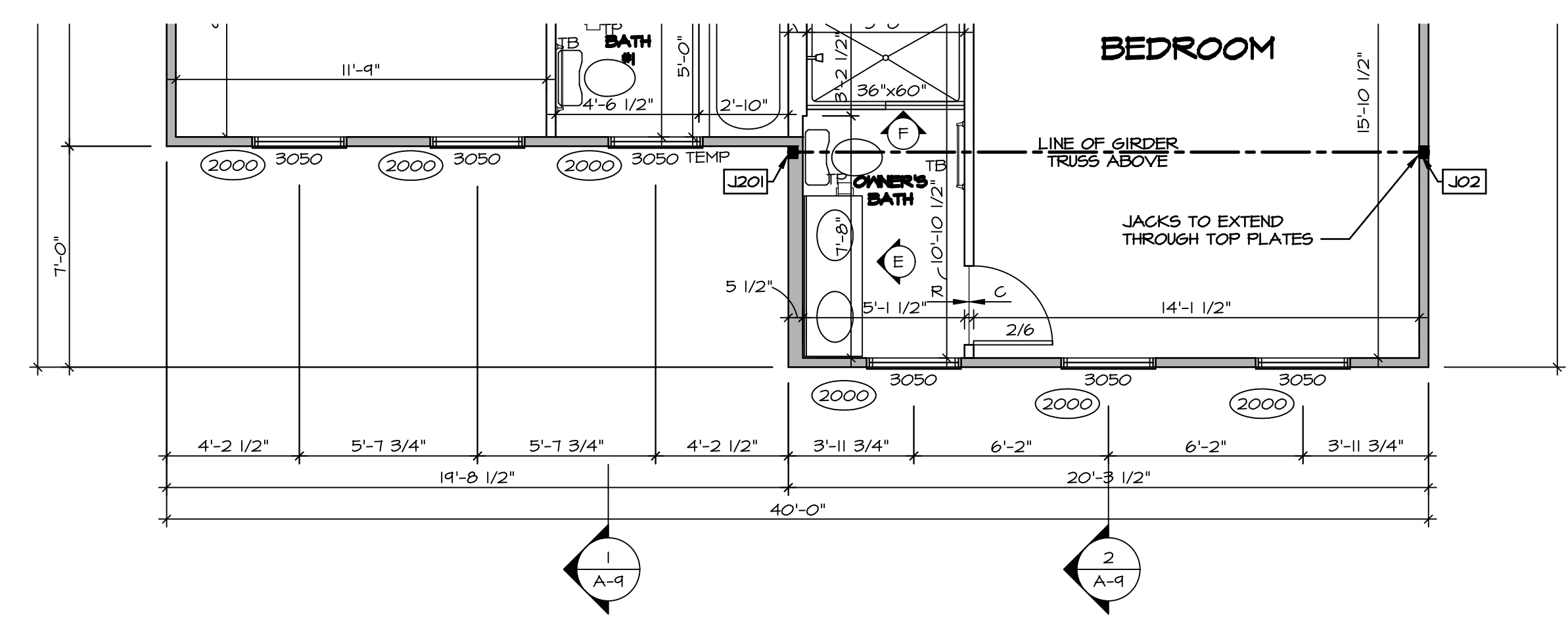
NOTES:
 1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)

- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - TRUSS TIE DOWN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE FC DETAILS FOR FRAMING CONNECTORS

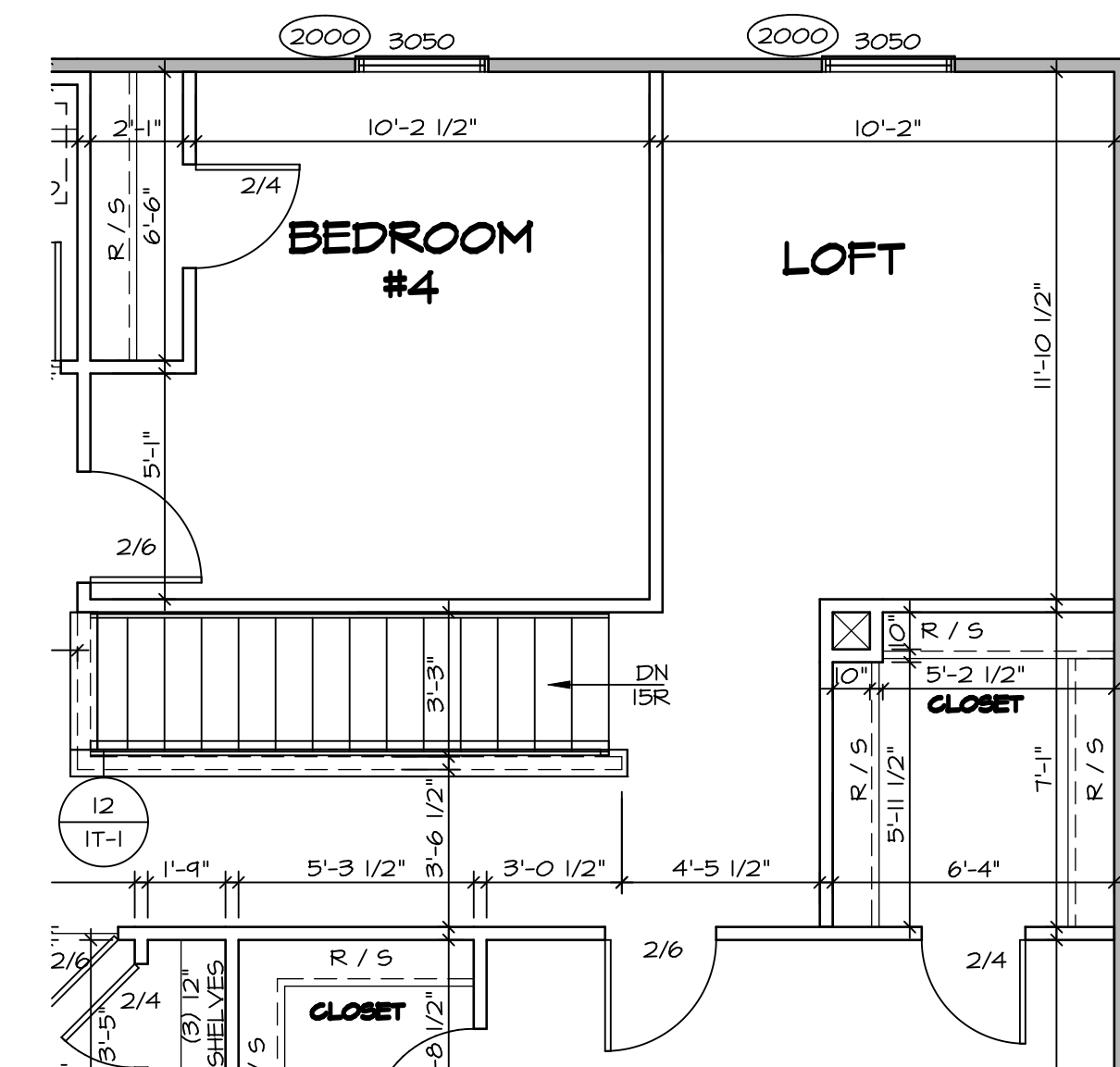
ALL WINDOWS HAVE 1'-4" 5/8" HEADER HEIGHT UNLESS OTHERWISE NOTED



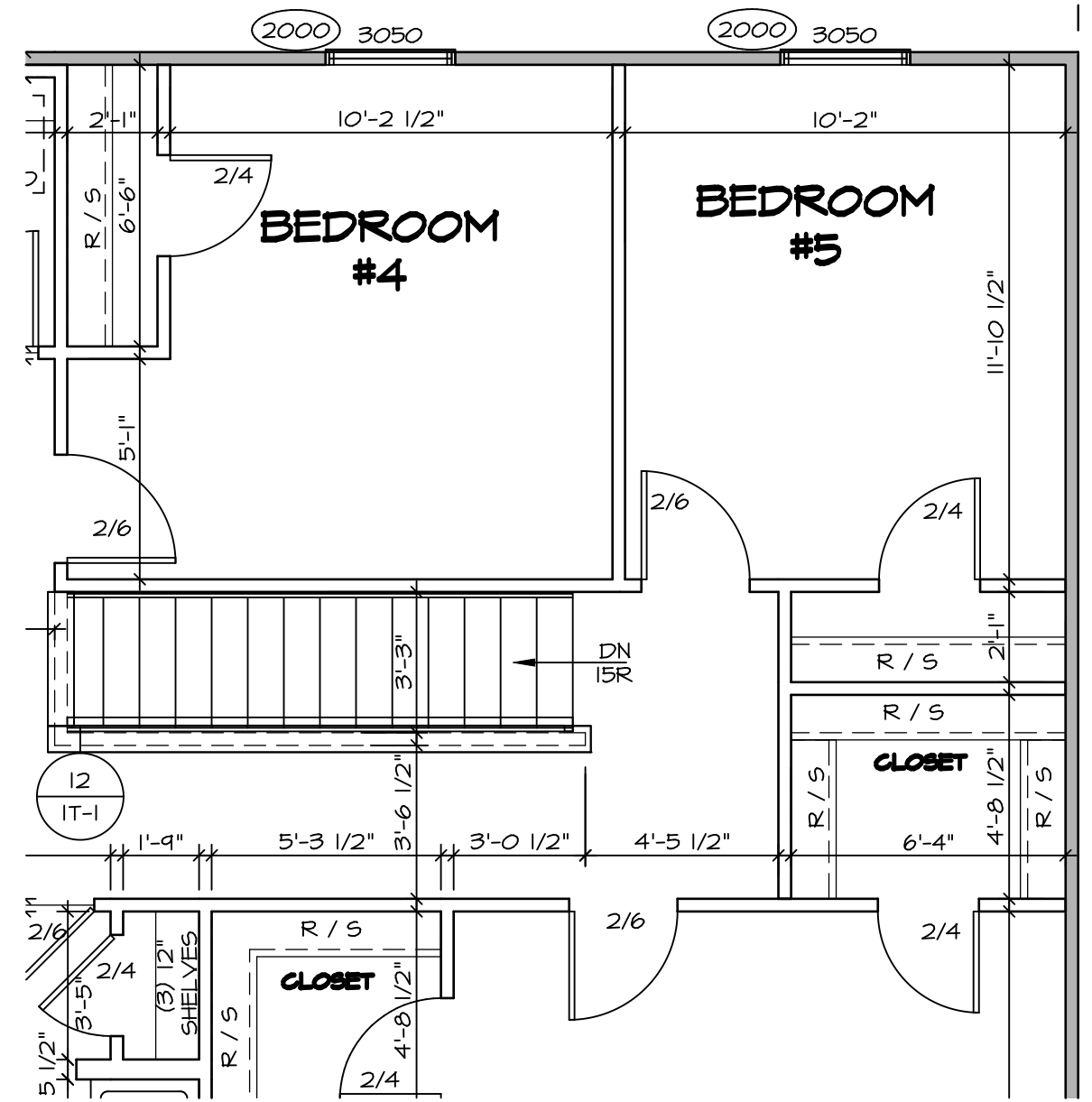
1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION A "ELA"
 ELEVATION B "ELB"
 ELEVATION K "ELK"
 ELEVATION L "ELL"
 FOUR BEDROOM W/ LOFT "BDH"
 BASEMENT FOUNDATION "FBA"



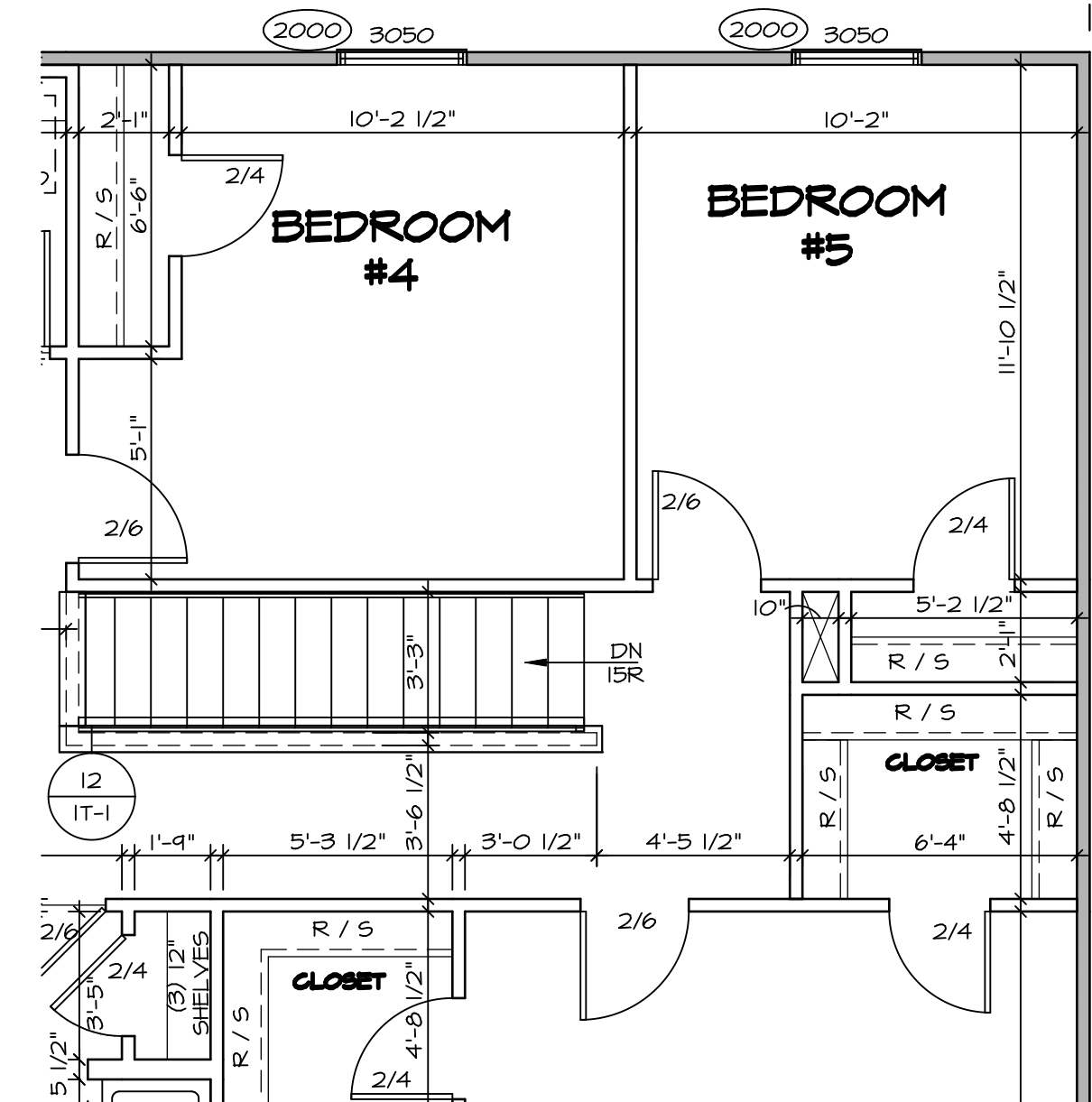
2 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 ELEVATION F "ELF"



3 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FOUR BEDROOM W/ LOFT "BDH"
 CRAWL SPACE FOUNDATION "FGA"
 SLAB FOUNDATION "FSA"



4 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FIVE BEDROOM "BED"
 CRAWL SPACE FOUNDATION "FGA"
 SLAB FOUNDATION "FSA"



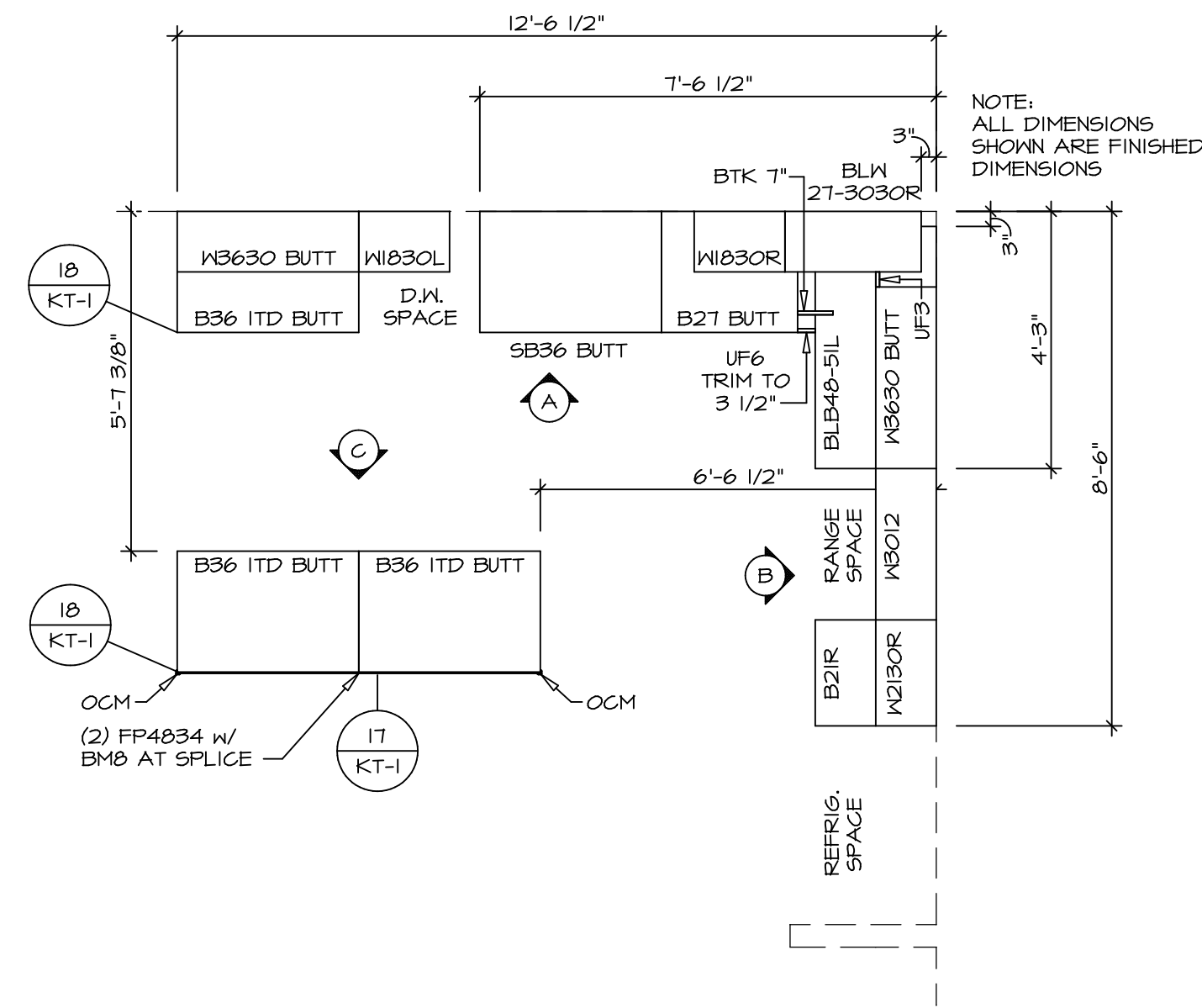
5 PARTIAL SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 FIVE BEDROOM "BED"
 CRAWL SPACE FOUNDATION "FGA"
 SLAB FOUNDATION "FSA"

REV. NO.	DATE	REMARKS

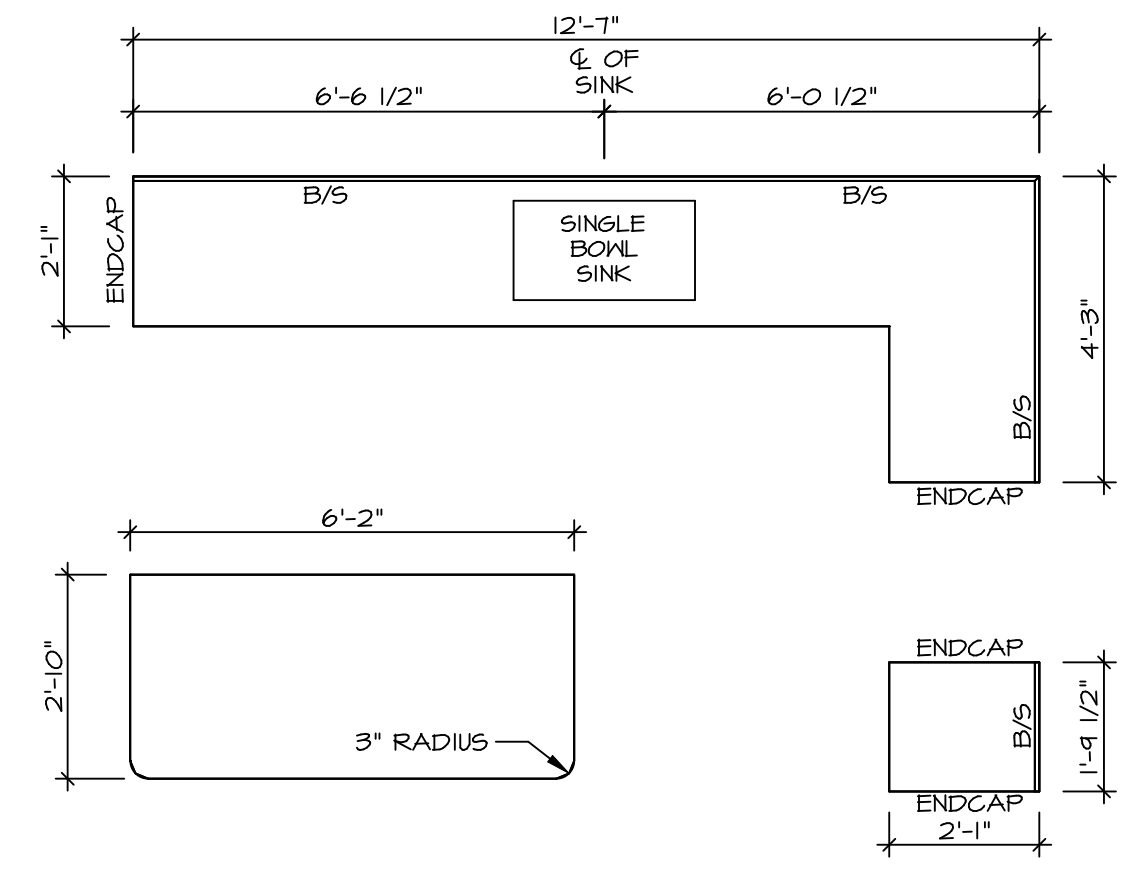
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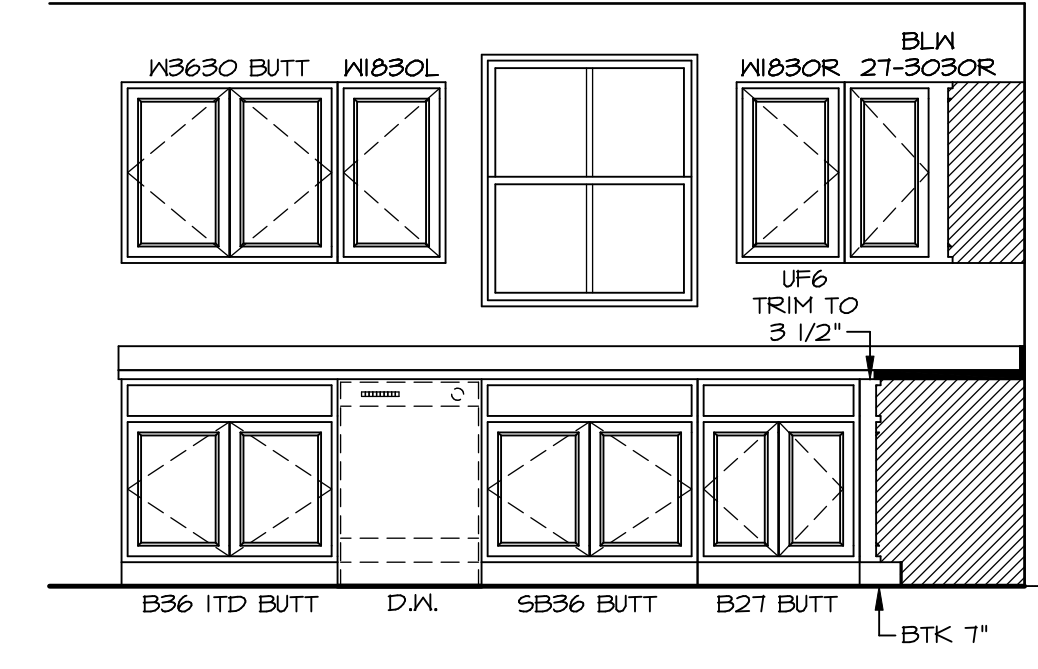
MODEL ELM	SET NO. EMM00
DRAWING TITLE SECOND FLOOR PLAN	VERSION 01
OPTION DESCRIPTION	DRAWN BY GDP
	DATE: 6/11/19
	OPTION
SHEET NO. A-8	PROJECT: RYANOMES_ELM_EMM00_01\Sheets\Master_Set\Second Floor Plan_A-8_PLN2.dwg
	05/07/20 - 10:09 am



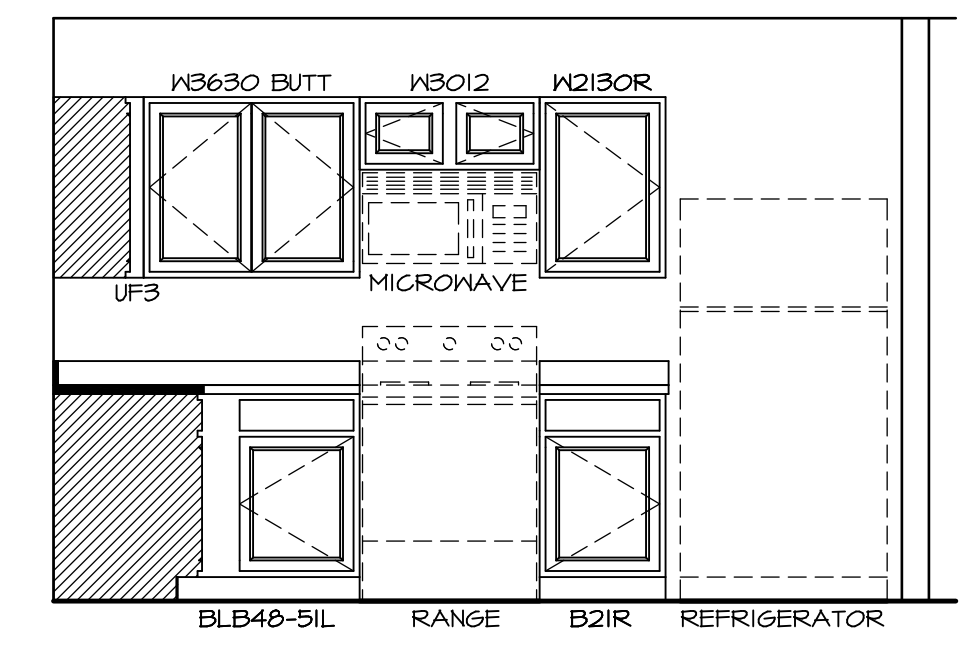
1 **KITCHEN CABINET PLAN (KC-3644)**
A-12 SCALE: 3/8" = 1'-0"



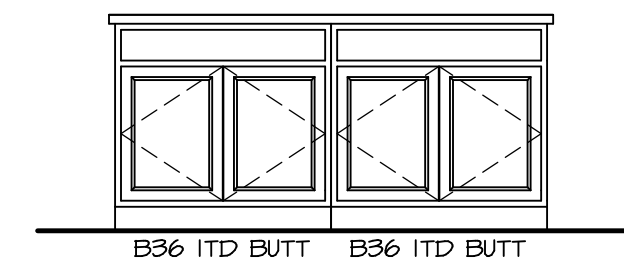
2 **KITCHEN COUNTERTOP PLAN (KT-3644)**
A-12 SCALE: 3/8" = 1'-0"



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



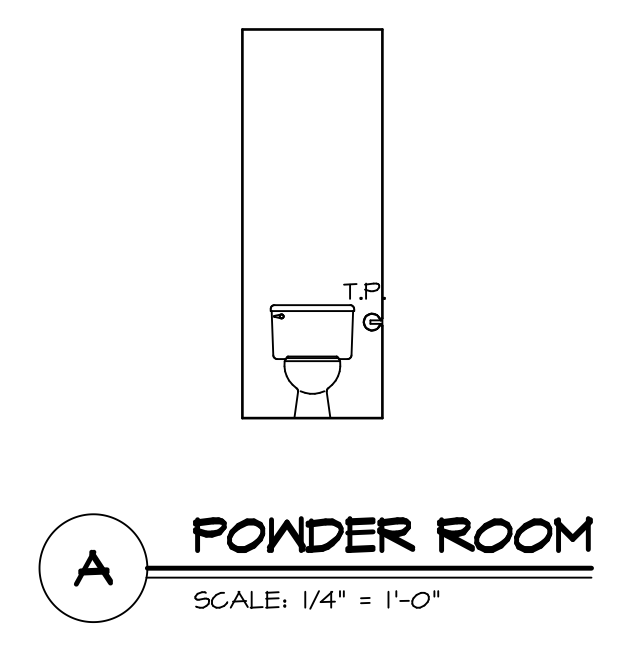
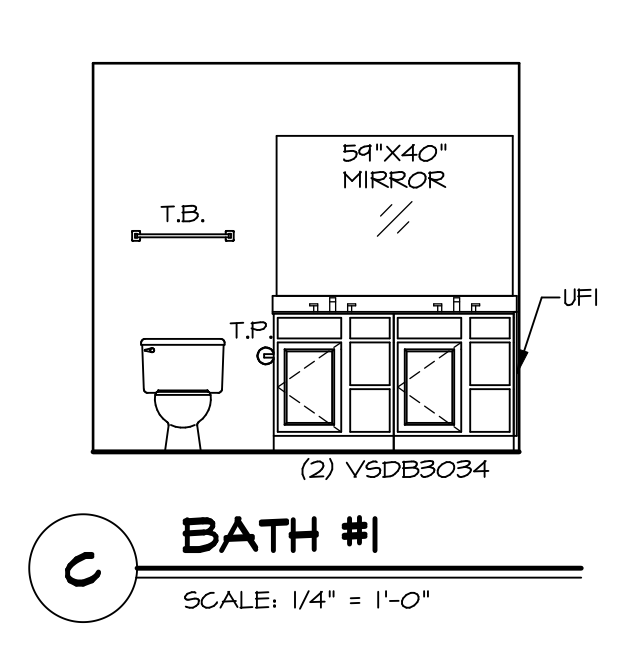
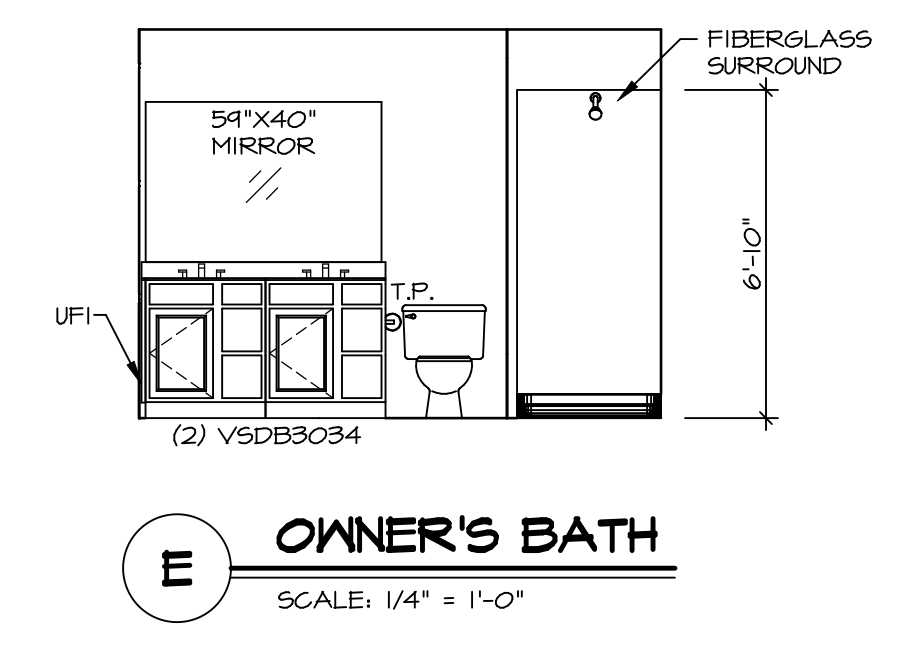
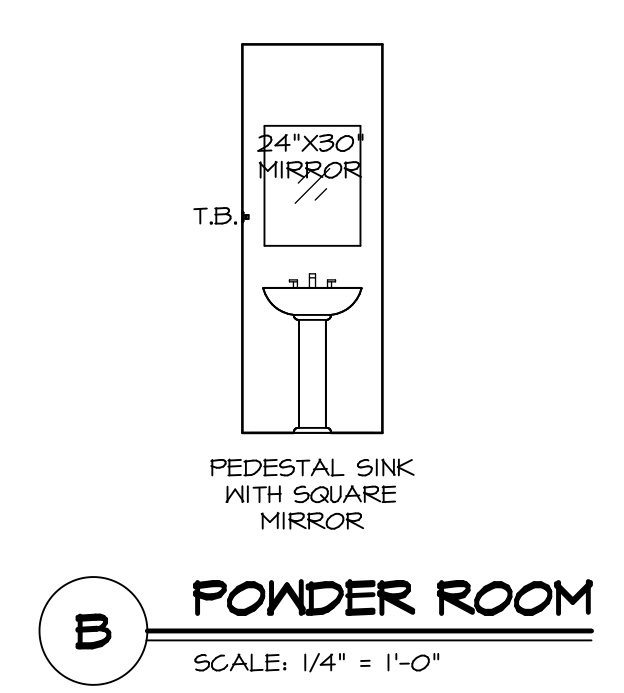
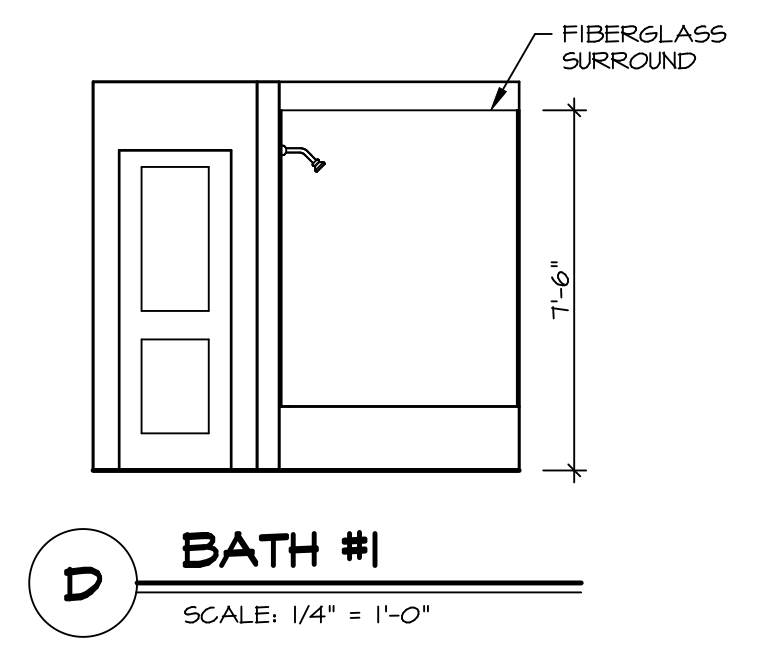
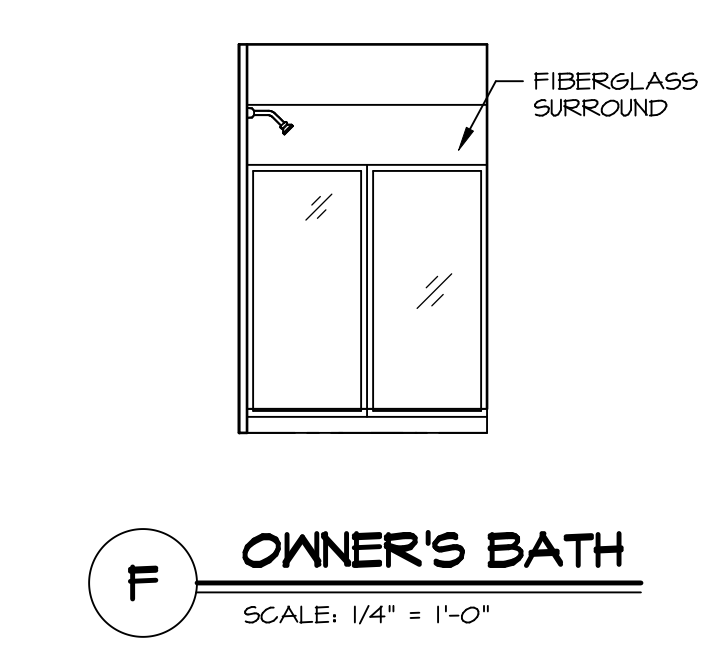
B **KITCHEN ELEVATION**
SCALE: 3/8" = 1'-0"



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

1. CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
2. IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (U/CT-1) 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.

SHEET NO. A-12	MODEL ELM DRAWING TITLE KITCHENS	SET NO. EMMOO	VERSION 01	DRAWN BY GDP	DATE: 6/21/19	OPTION
		OPTION DESCRIPTION				
SHEET NO. 23		REMARKS				
SHEET NO. 23		REV. NO. DATE				
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NOTES:

1. TEMPERED GLASS SHOWER ENCLOSURE WITH SLIDING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION.
2. TUB ACCESS PANELS PROVIDED AS NEEDED, ALL MATERIALS BY DIVISION.
3. ALL BATH ELEVATIONS ARE SHOWN PER PLAN.
4. ALL VSDB24-42 DRAWERS TO BE SET ON RIGHT HAND.

SHEET NO. A-13	MODEL ELM	DRAWING TITLE BATH ELEVATIONS	OPTION DESCRIPTION	SET NO. EMM00	REV. NO. DATE	REMARKS
				VERSION 01	1	
				DRAWN BY GDP		
				DATE: 6/21/19		
				OPTION		

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