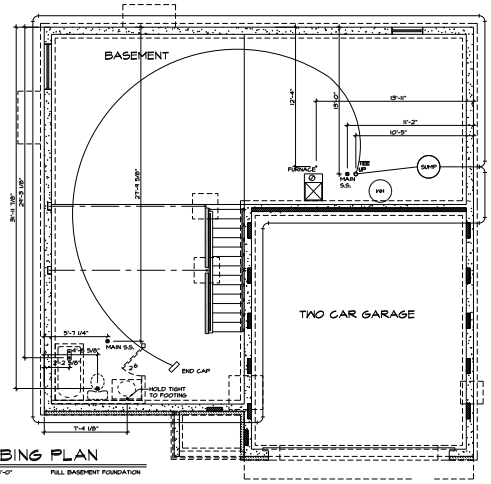
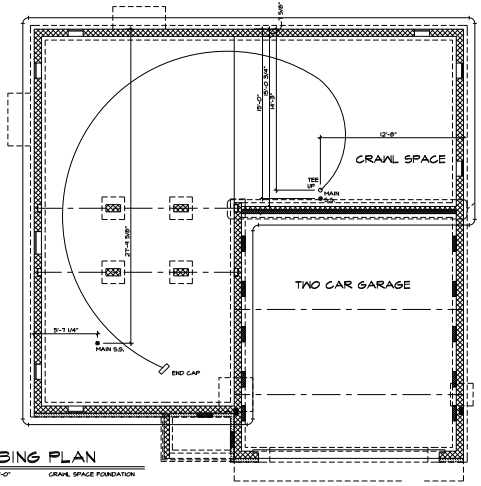
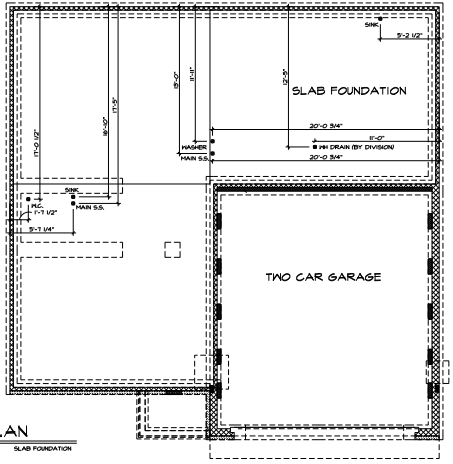


1 A-4 **PLUMBING PLAN**
SCALE: 1/4" = 1'-0" FULL BASEMENT FOUNDATION



2 A-4 **PLUMBING PLAN**
SCALE: 1/4" = 1'-0" CRAWL SPACE FOUNDATION



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

REVISIONS		
REV. NO.	DATE	

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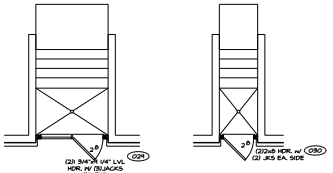
Ryan Homes
Architectural Services
1111 Metropolitan Avenue
Ft. Myers, FL 33916
Phone: (239) 337-3434

SET UP: FL-800
VERSION: 08
DRAWN BY: MPD
DATE: 2-5-13
OPTION

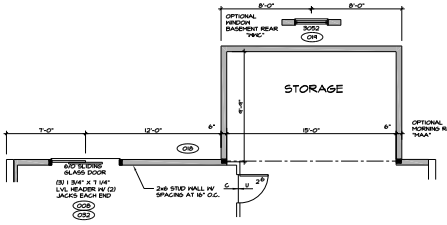
SHEET NO. A-4
MODEL FLORENCE
DRAWING TITLE PLUMBING PLAN
OPTION DESCRIPTION 28

J:\Dwg\vrs\DETACHED\FLORENCE_FL800_08\EMS.dwg 03/15/13 - 10:44 am

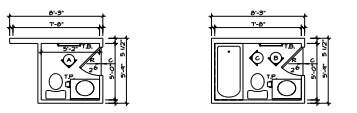


5 A-5 PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0" DOUBLE PATIO DOOR "DBD"

6 A-5 PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0" SINGLE PATIO DOOR "DBS"

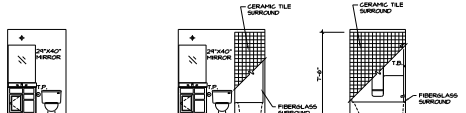


4 A-5 PARTIAL FLOOR PLANS
SCALE: 1/4" = 1'-0" FOUNDATION REAR STUD WALL "FFA"



2 A-5 PARTIAL BSMT. PLAN
SCALE: 1/4" = 1'-0" OPT. POWDER ROOM "APC"

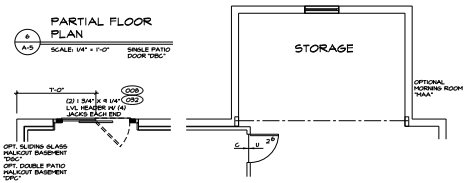
3 A-5 PARTIAL BSMT. PLAN
SCALE: 1/4" = 1'-0" OPT. POWDER ROOM W/ TUB "APD"

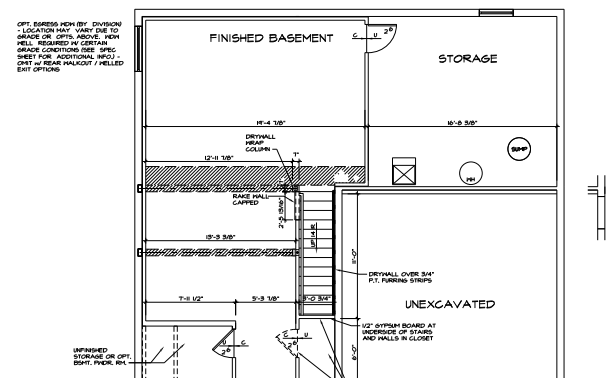


A A-5 BASEMENT PWDR. RM.
SCALE: 1/4" = 1'-0"

B A-5 BASEMENT PWDR. RM. W/ TUB
SCALE: 1/4" = 1'-0"

C A-5 BASEMENT PWDR. RM. W/ TUB
SCALE: 1/4" = 1'-0"





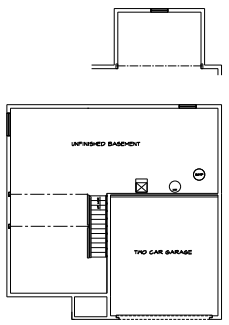
ELEVATIONS "A", "C", "D", "E", "L", "M" AND "N" "ELA", "ELC", "ELD", "ELE", "ELL", "ELM", "ELN"

ELEVATION "A" "D", AND "M" — 1 A-5
ELEVATION "A", "C", "D", "E", AND "N" — 2 A-5
LINE OF OPT. 2'-0" EXT. TO GARAGE "EEB"
ELEVATION "C" — 1 A-5
ELEVATION "L" — 2 A-5
ELEVATION "L" OR "N" — 1 A-5

ELEVATION "B" "ELB"
ELEVATION "K" "ELK"

II A-5
2 A-5
LINE OF OPT. 2'-0" EXT. TO GARAGE "EEB"

1 A-5 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" "MAC"



1 A-5 UNFINISHED BASEMENT
SCALE: 1/8" = 1'-0" "MBC"

REV. NO.	DATE	REMARKS
0	4/2/13	TWS - SECRET, TILE CANVAS
2	4/4/13	BRF - RELOCATED CEILING MOUNT LIGHT AT BOTTOM OF STAIRS TO STAIRWELL
3	4/5/13	GSB - ADDED ELEVATIONS D, E, K, L & N
4	8/10/13	GSB - ADDED ELEVATIONS D, E, K, L & N
5	9/10/13	BWK - FIRST ARCH
6	10/8/13	BWK - RELOCATED CEILING LIGHT AT BOTTOM OF STAIRS (FARA SPEC)
1	10/8/13	GSB - ADDED THE WORD UNFINISHED TO CLOSET UNDER STAIRS "VC" (FARA MBW)
8	2/28/13	BWK - CREATED VERSION 08 OF APPROVED CAD FILE
9	3/4/13	BWK - CREATED VERSION 09 OF APPROVED CAD FILE

ATTN: The drawings and plans, in whole or in part, are and shall remain the property of Ryan Homes. They are not to be used in any way without the written permission of Ryan Homes. Ryan Homes will not be responsible for any changes made to these plans without our knowledge.

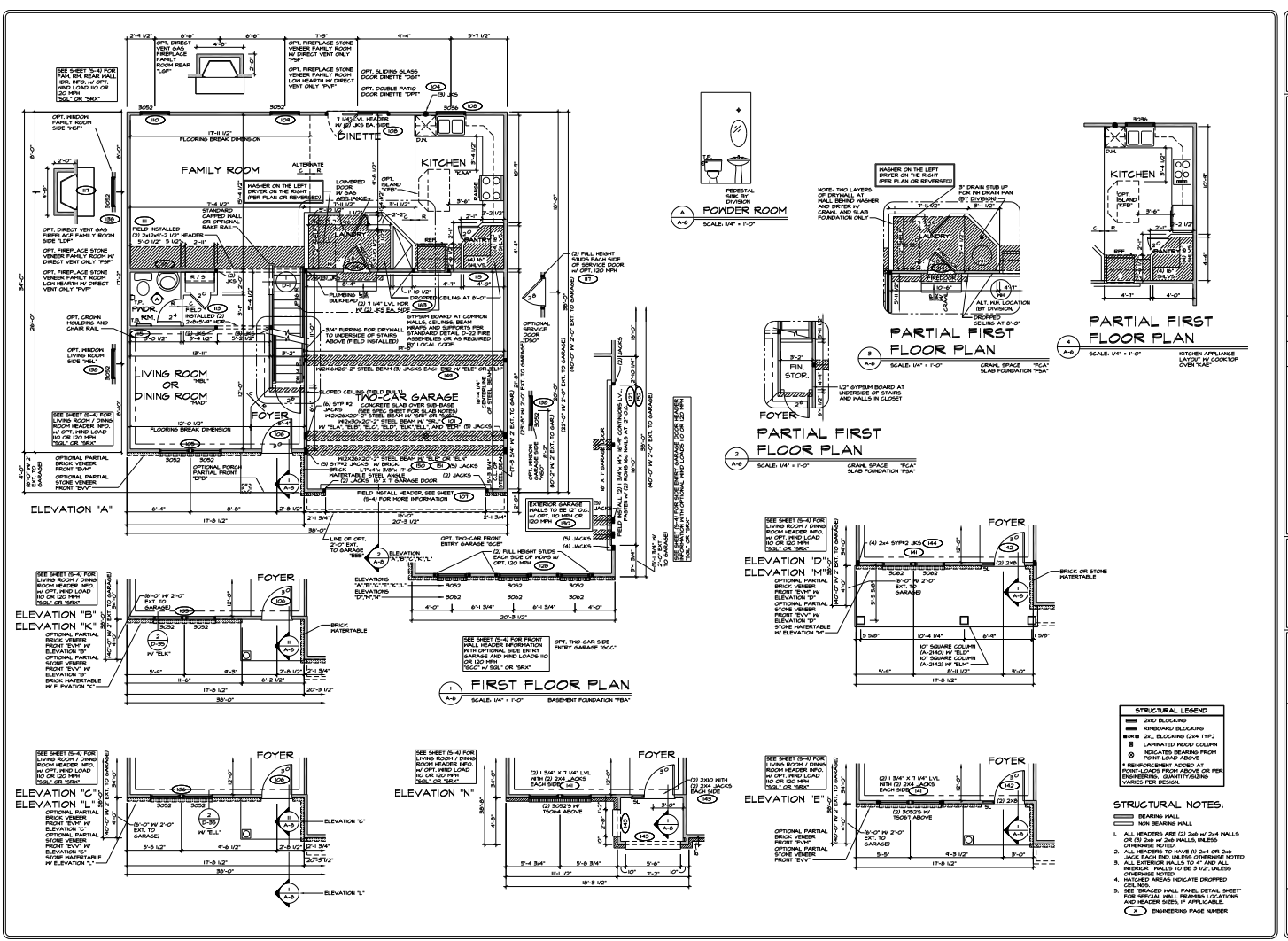
Ryan Homes
NVR, Inc.
Architectural Services
21 Aldom Road, Suite A
Hanover, MD 21076

SET NO. FLOOR
VERSION 08
DRAWN BY SHA
DATE: 2/11/13
OPTION MAC

MODEL FLORENCE
DRAWING TITLE
BASEMENT PLAN
OPTION DESCRIPTION
FULL BASEMENT

SHEET NO. A-5
29

A:\Data\FLORENCE\FLORENCE_FLR00_REV_BSMT.dwg - 04/22/13 - 2:21 pm


ELEVATION "A"
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
BASEMENT FOUNDATION "FBA"
FAMILY ROOM
DINETTE
KITCHEN
LIVING ROOM OR DINING ROOM
FOYER
TWO-CAR GARAGE
POWDER ROOM
SCALE: 1/4" = 1'-0"
PEDESTAL SINK BY DIVISION
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
CRAWL SPACE "FCA" SLAB FOUNDATION "FSA"
WASHER ON THE LEFT DRYER ON THE RIGHT (PER PLAN OR REVERSED)
3" DRAIN STUB UP FOR HH DRAIN PAN BY DIVISION
ALT. H.H. LOCATION (BY DIVISION)
DROPPED CEILING AT 8'-0"
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
KITCHEN APPLIANCE LAYOUT w/ COOKTOP OVEN "KAE"
FIN. STOR.
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET
PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
CRAWL SPACE "FCA" SLAB FOUNDATION "FSA"
ELEVATION "B"
ELEVATION "K"
ELEVATION "C"
ELEVATION "L"
ELEVATION "N"
ELEVATION "D"
ELEVATION "M"
ELEVATION "E"
STRUCTURAL LEGEND
2x10 BLOCKING
RIMBOARD BLOCKING
2x_ BLOCKING (2x4 TYP.)
LAMINATED HOOD COLUMN
INDICATES BEARING FROM POINT-LOAD ABOVE
* REINFORCEMENT ADDED AT POINT-LOADS FROM ABOVE OR PER ENGINEERING. QUANTITY/SIZING VARIES PER DESIGN.
STRUCTURAL NOTES:
BEARING WALL
NON BEARING WALL
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 NAILS OR (3) 2x6 w/ 2x6 NAILS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO 6" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILINGS.
5. SEE TRACED WALL PANEL DETAIL SHEET FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
(X) ENGINEERING PAGE NUMBER
REV. NO. | DATE | REMARKS
#4 | 3/20/06 | ERP - ADDED 8X8x2 MISSING TO 2 CAR SIDE ENTRY GARAGE ELEVATIONS D,M,N
#5 | 4/4/06 | GR - ADDED STONE FINISH AS LOW AS GRADE
#6 | 4/4/06 | GR - ADDED OPTIONAL SIDE WINDOWS
#7 | 4/5/06 | BDH - ADDED OPTIONAL SIDE WINDOWS
#8 | 5/2/06 | ARK - ADD 2 PRODUCT UPDATES
#9 | 5/26/06 | GR - ADDED OPTIONAL SIDE WINDOWS
#10 | 6/20/06 | GS - REMOVED DROPPED CEILING & PICKED ROOM (PER ID USED)
#11 | 8/3/06 | GS - ADDED OPTIONAL SIDE WINDOWS
#12 | 8/8/06 | BKS - CREATED ONE PLAN OPT. W/ LVL VENT. ON SIDE ENTRY GARAGE (PER ID USED)
Ryan Homes
Architectural Services
Pittsburgh Region
21 Bank Street, Suite A
Washington, PA 15301
SET NO. FLOOR
VERSION 05
DRAWN BY MPD
DATE: 10/30/06
OPTION
HOUSE: FLORENCE
DRAWING TITLE: FIRST FLOOR PLANS
SHEET NO.: A-6
OPTION DESCRIPTION
30
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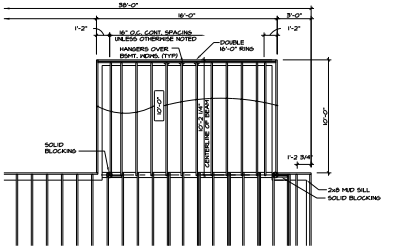
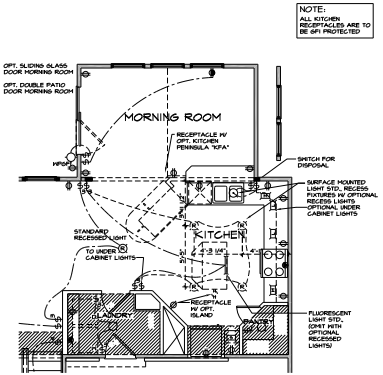
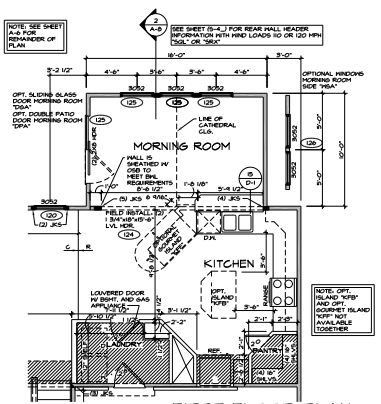




2 A-6c — FLOOR ELECTRICAL PLAN

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



3 A-6c — FIRST FLOOR PLAN

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

REV. NO.	DATE	REMARKS
31	6/13	GFA - PARKINGS - REVISED LOCATION OF WASHER AND DRYER
29	5/13	GFA - ADDED MBS ELEVATION, REVISED 2-PANE WINDOWS
28	5/13	GFA - ADDED MBS ELEVATION, REVISED 2-PANE WINDOWS
26	3/13	DGA - REVISED OUTLET LOCATION WITH PENINSULA ISLAND (PAR \u0026)
25	3/13	PDGA - ADDED MBS ELEVATION, REVISED 2-PANE WINDOWS
24	2/13	GFA - BOX BAY, WINDOWS / DRAWER, DOOR LOCATION
23	2/13	PDGA - BOX BAY, WINDOWS / DRAWER, DOOR LOCATION
22	1/13	MRE - KITCHEN PAR REMOVED
21	1/13	MRE - KITCHEN PAR REMOVED
20	12/12	BFA - FIELD CHECK VERSION 05
19	12/12	BFA - FIELD CHECK VERSION 05

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ISSUED FOR CONSTRUCTION

BY: _____

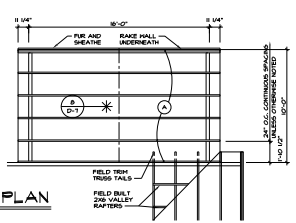
BY: _____

Ryan Homes

175 Pro Drive
Washington Pennsylvania 15301
724.225.1818

TRUSS SCHEDULE

	COMMON TRUSS @ 24" O.C.	HIP TRUSS @ 24" O.C.	VALLEY TRUSS @ 24" O.C.				
A	EA	SE	NE	9'6/12	16'-0"	6/12	SPECIAL



4 A-6c — ROOF FRAMING PLAN

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

STRUCTURAL NOTES:

BEARING WALL

NON BEARING WALL

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 NAILS ON EXTERIOR WALLS, UNLESS OTHERWISE NOTED
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL HALLS ARE 3 1/2", UNLESS OTHERWISE NOTED.
4. HATCHED AREAS INDICATE DROPPED CEILINGS.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL BRACING LOCATIONS AND HEADER SIZES, IF APPLICABLE.

STRUCTURAL LEGEND

X	ENGINEERING PAGE NUMBER
	2x10 BLOCKING
	RIMBOARD BLOCKING
	2x_ BLOCKING (2x4 TYP.)
	LAMINATED WOOD COLUMN
	INDICATES BEARING FROM POINT-LOAD ABOVE

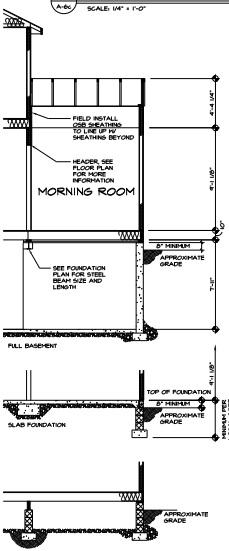
* REINFORCEMENT ADDED AT POINT-LOADS FROM ABOVE OR PER ENGINEERING. QUANTITY/SIZING VARIES PER DESIGN.

ELECTRICAL LEGEND

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - BOTTOM HALF SWITCHED
	DUPLEX RECEPTACLE - FLOOR MOUNTED
	RECEPTACLE - 220V
GFI	DUPLEX RECEPTACLE - GROUND FAULT INTERRUPT
WPGFI	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT
SD	SMOKE DETECTOR - WIRED IN SERIES
CO	CARBON MONOXIDE DETECTOR
EF	EXHAUST FAN MOTOR
DC	DOOR CHIME
	LIGHT FIXTURE - WALL MOUNTED
	LIGHT FIXTURE - CEILING MOUNTED
	LIGHT FIXTURE - RECESSED
	LIGHT FIXTURE - HANGING
	LIGHT FIXTURE - FLUORESCENT
	LIGHT FIXTURE - UNDER CABINET LIGHT
P.C.	PULLCHAIN LAMPHOLDER
K.	KEYLESS LAMPHOLDER

NOTE:
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.

NOTE:
ALL KITCHEN RECEPTACLES ARE TO BE GFI PROTECTED



5 A-6c — BUILDING SECTION

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

SHEET NO. A-6c

MODEL FLORENCE

DRAWING TITLE MORNING ROOM RIDER

SET NO. PLROD

VERSION 05

DRAWN BY EBP

DATE: 4/1/07

OPTION MRA

OPTION DESCRIPTION MORNING ROOM

32

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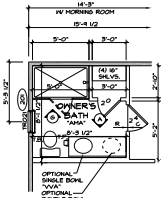
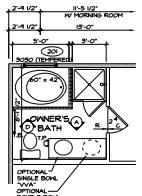
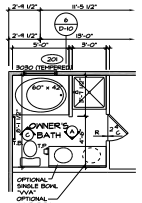


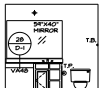
3 A-1 UPGRADE OWNER'S BATH
SCALE: 1/4" = 1'-0" "AMA"



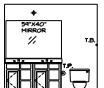
4 A-1 UPGRADE OWNER'S BATH
SCALE: 1/4" = 1'-0" "AMB"



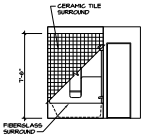
5 A-1 UPGRADE OWNER'S BATH
SCALE: 1/4" = 1'-0" "AME"



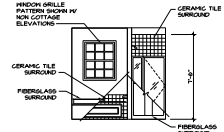
A A-1 OWNER'S BATH
SCALE: 1/4" = 1'-0"
SHOWN WITH SINGLE BOWL VANITY "VVA"



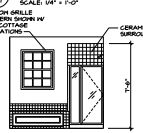
A A-1 OWNER'S BATH
SCALE: 1/4" = 1'-0"
SHOWN WITH DOUBLE BOWL VANITY "VVB"



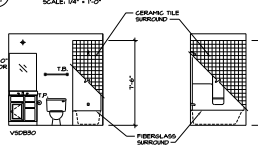
B A-1 OWNER'S BATH
SCALE: 1/4" = 1'-0"



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



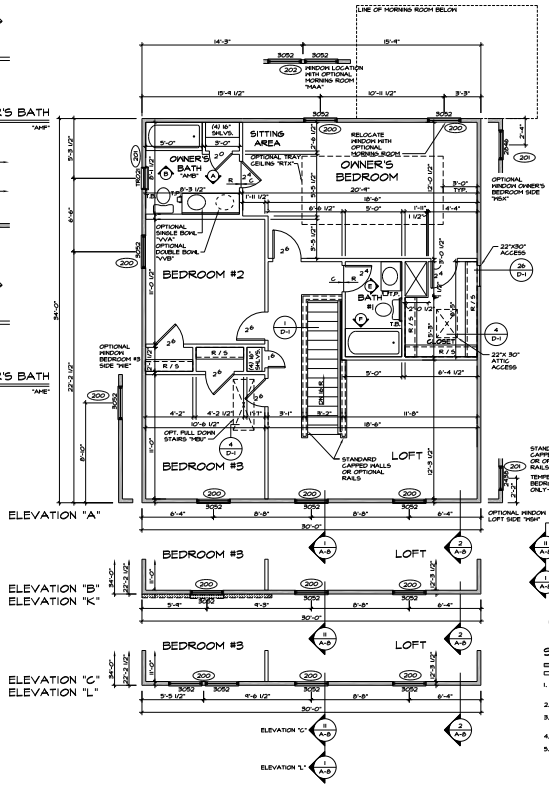
D A-1 OWNER'S BATH
SCALE: 1/4" = 1'-0"



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

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

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



1 A-1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" THREE BEDROOM W/ LOFT "BGH"

2 A-1 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" OPTIONAL BEDROOM #4 "BDB"

STRUCTURAL NOTES:

BEARING WALL
NON BEARING WALL

1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO 4" AND ALL INTERIOR WALLS TO BE 5 1/2", UNLESS OTHERWISE NOTED
4. HATCHED AREAS INDICATE DROPPED CEILINGS.
5. SEE 'BRACED WALL PANEL DETAIL SHEET' FOR SPECIAL WALL PANEL LOCATIONS AND HEADER SIZES, IF APPLICABLE.

(X) ENGINEERING PAGE NUMBER

STRUCTURAL LEGEND

- 2x10 BLOCKING
- RIMBOARD BLOCKING
- 2x_ BLOCKING (2x4 TYP.)
- LAMINATED HOOD COLUMN
- INDICATES BEARING FROM POINT-LOAD ABOVE

* REINFORCEMENT ADDED AT POINT-LOADS FROM ABOVE OR PER ENGINEERING. QUANTITY/SIZING VARIES PER DESIGN.

REV. NO.	DATE	REMARKS
46	5/24/13	DCH - REVISED OWNER'S BATH TILE HEIGHT
38	8/09	BLH - RELOCATED SIZE OF LOUVRE IN OWNER'S CLOSET TO ALIGN FOR R/A ROOMS
44	10/09	BLH - ADDED OPTIONAL WINDOW IN BEDROOM #3 AT LEFT SIDE SHOT CHANGES
43	6/10	HRT - REVISED VANITY JOINT SPACE
42	6/10	HRT - ADDED SOFFIT NOTE TO PLAN
41	10/10	BLH - REVISED OPTIONAL WINDOW
48	1/2011	BLH - REMOVED LOUVRE IN OWNER'S CLOSET
49	7/13	BLH - CORRECTED TYP. OPENING CB
45	2/8/13	BLH - CREATED NOV. VERSION

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SET MK: FLR600
VERSION: C6
DRAWN BY: MPD
DATE: 10/30/06
OPTION:

MODEL: FLORENCE
DRAWING TITLE: SECOND FLOOR PLAN

OPTION DESCRIPTION: 34

SHEET NO.: A-1

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