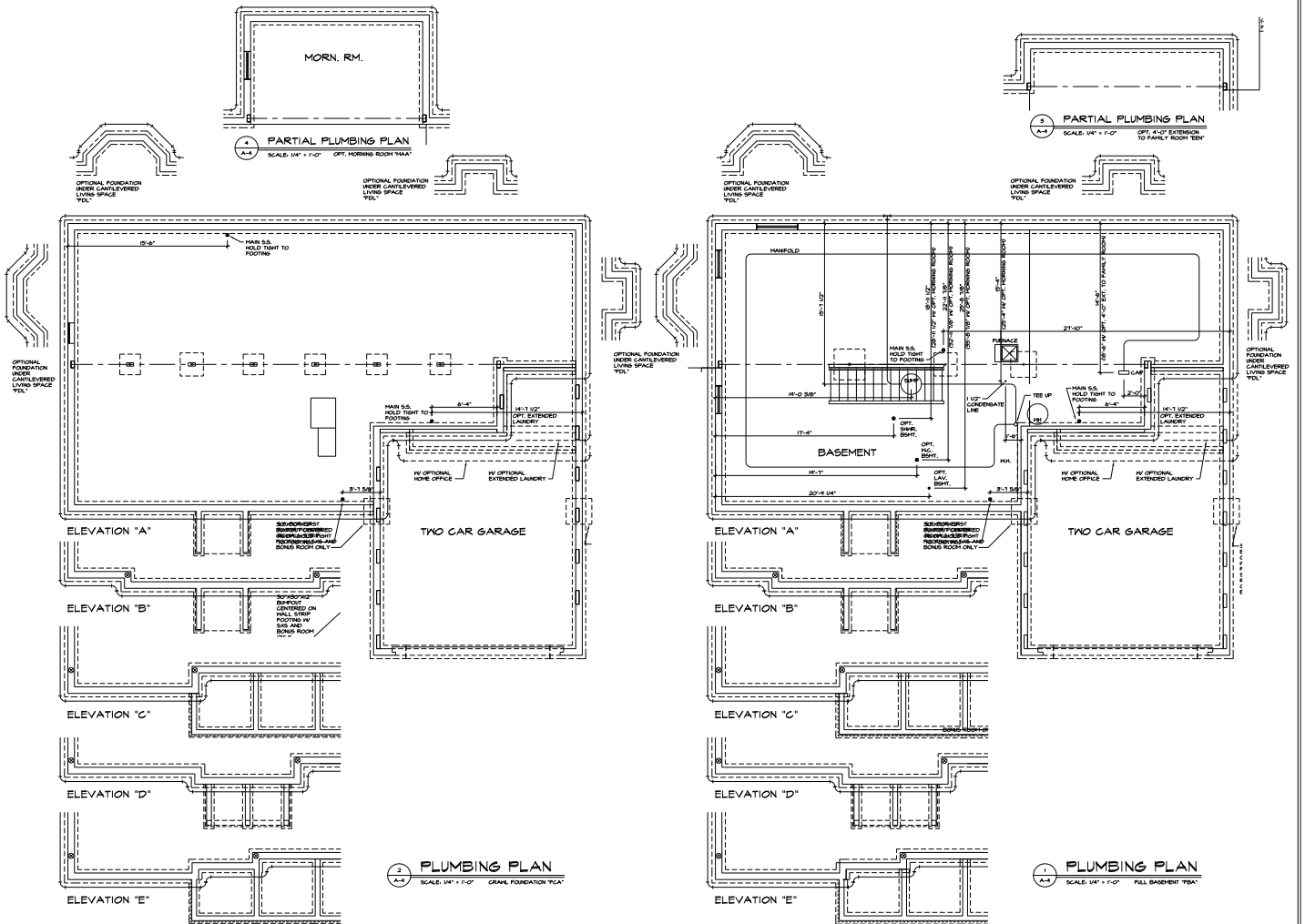


REV. NO.	DATE	REMARKS
1	11/5/04	SHW. - PROTOTYPE REVISIONS
2	11/10/04	SHW. - CREATE VERSION 01 / ADDA AL. BROCHURE LAYOUTS
3	11/17/04	SHW. - ADDED OPT. 4'-0" EXTENSION TO FAMILY ROOM LOCATION
4	8/24/05	TDW. - RELOCATED CONDENSATE LINE 12" FOR PLUMB INSPECTION - PAB 8/24/05
5	4/11	JCK. - ADDED OPT. ALAB FOUNDATION AND OPT. MORN RM / BEDRM.

FYI, the owner/ownership is/was/will be not/was/will not be involved in the design process. Plans given are not to be used for any other purpose than the specified project. Plans are not to be changed in any way, parts, whole or sections without written consent of Ryan Homes.

Ryan Homes
Architectural Services
Ryan Homes
Architectural Services
7.1 Ryan Road 2.1 Ryan Road
Cranberry Twp., PA 16066

SET NO. VCF00
VERSION 01
DRAWN BY GLS
DATE: 7/31/04

OPTION
FBA
FCA

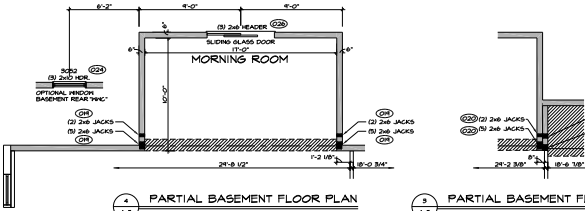
SHEET NO.
A-4

MODEL
VICTORIA FALLS
DRAWING TITLE
PLUMBING PLAN

OPTION DESCRIPTION
FULL BASEMENT FOUNDATION
CRAWL FOUNDATION

3.01

J:\Dwg\VA\VICFAL\GEN\VICTORIA FALLS_VCF00_01\PLUMB.dwg 08/12/14 - 7:27 am



4 A-5 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" OPT. MORNING ROOM "MAA"

3 A-5 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" OPT. MEDIA ROOM "MAH" W/ OPT. MORNING ROOM "MAA" AND OPT. 4'-0" EXTENSION TO FAMILY ROOM "EEN"

STRUCTURAL LEGEND

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

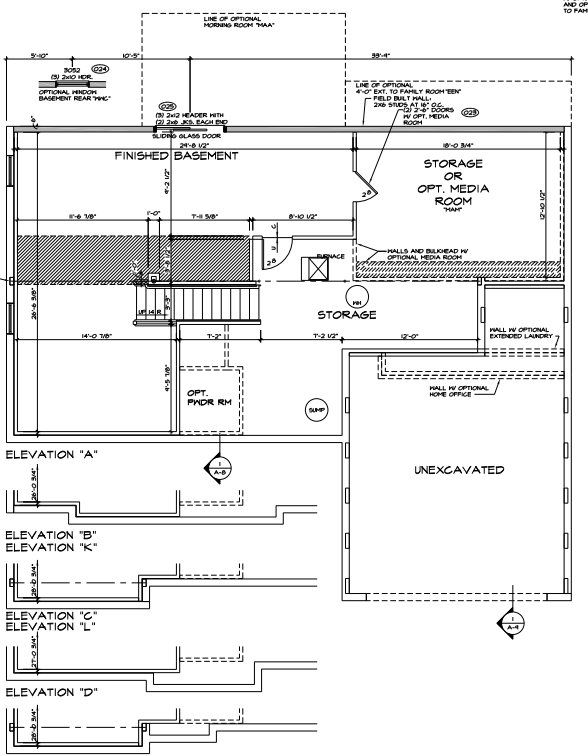
* REINFORCEMENT ADDED AT POINT-LOADS FROM ABOVE OR PER ENGINEERING. QUANTITY/SIZING VARIES PER DESIGN.

STRUCTURAL NOTES:

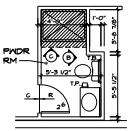
BEARING WALL
NON BEARING WALL

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 3 1/2", UNLESS OTHERWISE NOTED
4. HATCHED AREAS INDICATE DROPPED CEILINGS.
5. SEE REFLECTED WALL PANEL DETAIL SHEET FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.

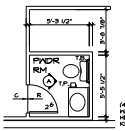
7 ENGINEERING PAGE NUMBER



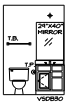
1 A-5 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" FINISHED BASEMENT "MAC"



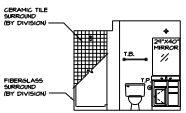
6 A-5 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" OPT. POWDER ROOM BASEMENT "APC" W/ OPT. SHOWER BASEMENT "AFA"



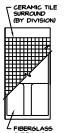
5 A-5 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" OPT. POWDER ROOM BASEMENT "APC"



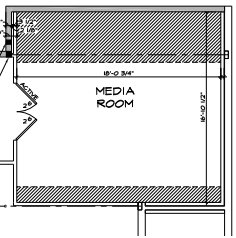
A A-5 POWDER ROOM BASEMENT
SCALE: 1/4" = 1'-0"



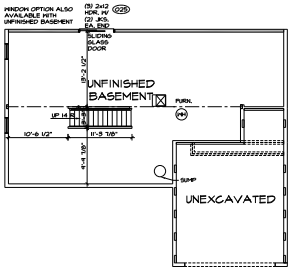
B A-5 POWDER ROOM BASEMENT
SCALE: 1/4" = 1'-0" SHOWN W/ OPT. SHOWER BASEMENT "AFA"



C A-5 POWDER ROOM BASEMENT
SCALE: 1/4" = 1'-0" W/ OPT. SHOWER BASEMENT "AFA"



2 A-5 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" OPT. MEDIA ROOM "MAH" W/ OPT. 4'-0" EXTENSION TO FAMILY ROOM "EEN"



7 A-5 PARTIAL BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0" UNFINISHED BASEMENT "HEC"

THE ARCHITECT BEARING THE SEAL HAS PREPARED THIS DRAWING AND SPECIFICATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER. THE ARCHITECT DOES NOT REPRESENT THAT THE DRAWINGS AND SPECIFICATIONS ARE ADEQUATE OR SUFFICIENT FOR ANY PURPOSE OTHER THAN THAT INTENDED BY THE OWNER AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE DRAWINGS AND SPECIFICATIONS, OR ANY PORTION THEREOF, IS THE RESPONSIBILITY OF SUCH THIRD PARTY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THIRD PARTY USE OF THE DRAWINGS AND SPECIFICATIONS.

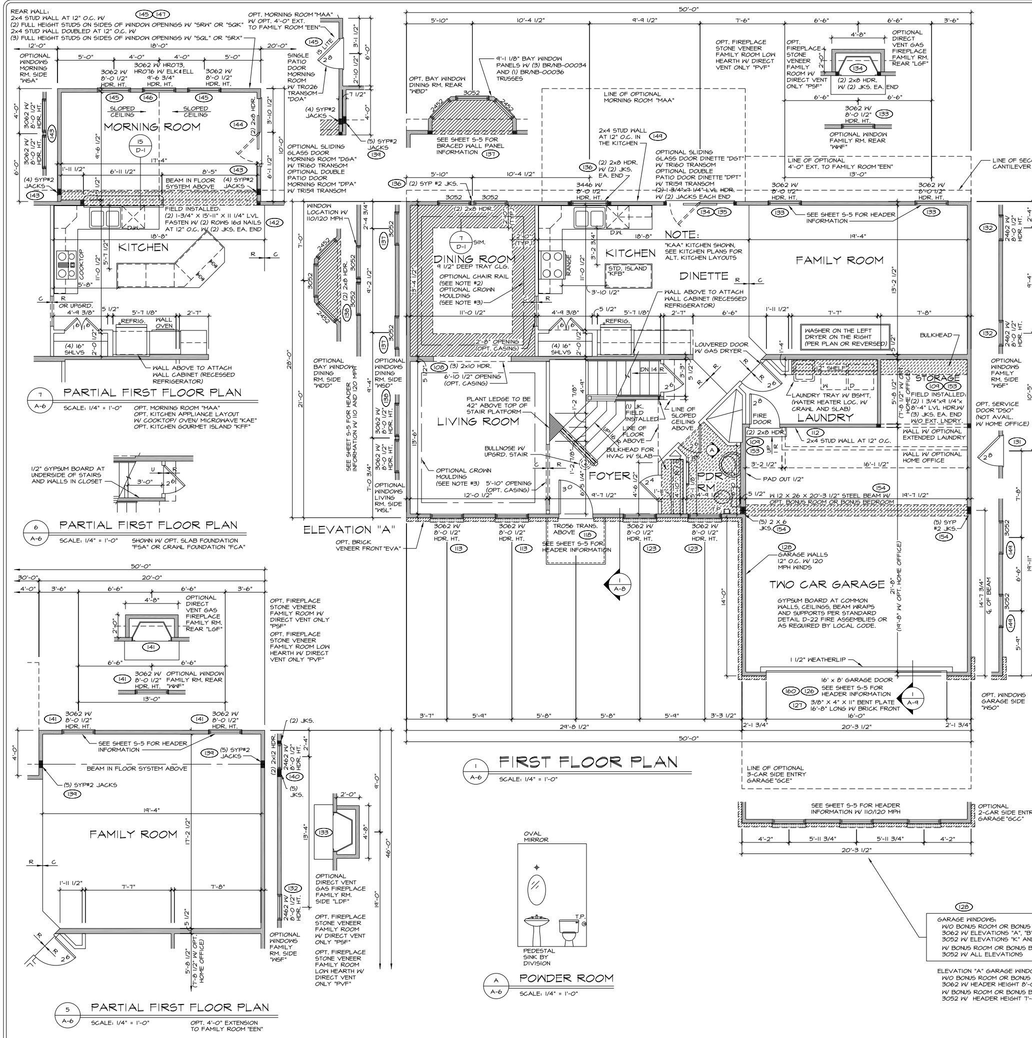
REV. NO.	DATE	REMARKS
10	4/14/08	2x4 - REVISED SEC. 8x11 TILE HEIGHT
9	3/14/08	SUN - CIRCUITS VERIFIED BY / MANDETING REVISEL
8	1/25/08	2x4 - REVISED WALL TO 2x4 FOR ENERGY CODE
7	1/22/08	2x4 - ADDED NOTE TO BEAM WALL REFERENCING 8x8, W/ 8x4 WINDOW ABOVE
6	8/17/07	2x4 - REMOVED NOTE AT BEAM WALL REFERENCING 8x8
5	8/17/07	2x4 - REVISED WALL TO 2x4 FOR ENERGY CODE
4	5/22/07	AMT - RELOCATED WATER HEATER PER CAD 5/22/07
3	5/22/07	2x4 - REVISED WALL TO 2x4 FOR ENERGY CODE
2	3/20/07	POSTS - FIELD ADDED FOR OPTIONAL STORAGE ROOM
1	3/20/07	POSTS - FIELD ADDED

Ryan Homes
RYH, Inc.
Architectural Services
Ryan Homes
23 Apple Creek Blvd.
Hamilton, OH 45011

SET NO. V2F00
VERSION 02
DRAWN BY G.L.S.
DATE: 7/8/04
OPTION FFA

SHEET NO. A-5
MODEL VICTORIA FALLS
DRAWING TITLE BASEMENT FLOOR PLAN
OPTION DESCRIPTION FOUNDATION REAR STUD WALL
33

\\JUPIT\V2FOEXPORT\VICTORIA FALLS\V2F00_FLVSBMF_MO.dwg 06/19/13 - 3:38 pm



STRUCTURAL NOTES:

BEARING WALL
NON BEARING WALL

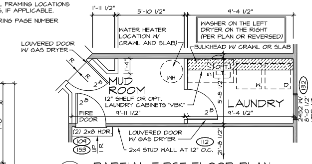
1. ALL HEADERS ARE (2) 2x6 w/ 2x4 WALLS OR (3) 2x6 w/ 2x6 WALLS, UNLESS OTHERWISE NOTED.
2. ALL HEADERS TO HAVE (1) 2x4 OR 2x6 JACK EACH END, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED
4. HATCHED AREAS INDICATE DROPPED CEILINGS.
5.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

(X) ENGINEERING PAGE NUMBER

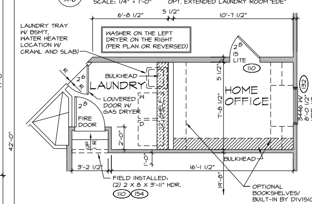
TRIM NOTES:

1. OPT. INTERIOR CASED OPENINGS "TIC" INCLUDES CASING AS NOTED PER (21/D-1) AND BI-FOLD AS NOTED PER (10/D-1)
2. CHAIR RAIL LOCATIONS w/ "TID", "TIH"
   "STD"- DINING ROOM
   "STE"- DINING ROOM, UP THE STAIRS, SECOND FLOOR HALL, FOYER
3. CROWN MOULDING LOCATIONS w/ "TIF"
   "STD"- DINING ROOM, LIVING ROOM, FOYER, SECOND FLOOR HALLS (IF OPEN FOYER)
   "STE"- DINING ROOM, LIVING ROOM, FOYER, SECOND FLOOR HALLS,

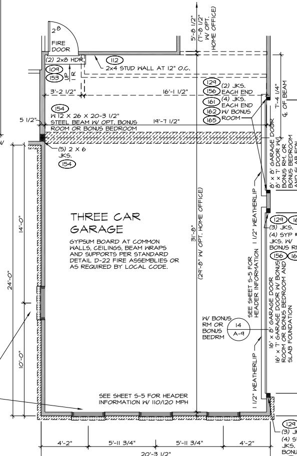
(SEE (19/D-1) FOR 2-PIECE CROWN MOULDING)



PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPT. EXTENDED LAUNDRY ROOM "EDE"



PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPT. HOME OFFICE "MAP"



PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" OPT. THREE CAR CONTIGUOUS GARAGE SIDE ENTRY "GCE"

REV. NO.	DATE	REMARKS
19	7/3 12	RJC - REMOVED "BY DIV." FROM LAUNDRY TRAY NOTE
20	8/13/12	CHB - REVISED KITCHEN FOR REFRIGERATOR CLEARANCES
21	10/8/12	SMW - REV. WALL FOR RECESSED REFRIGERATOR PER PAR 14426
22	10/26/12	CLS - REV. WALLS AT REFRIG. TO ALLOW FOR CROWN MOULDING (PAR ID 14735)
23	1/29/13	RJC - STANDARDIZED DINING ROOM TRAY CLG. - PAR #16147
24	3/4/13	CSB - ADDED BULKHEAD TO HOME OFFICE FOR DRYER VENT
25	3/13/13	MBT - REVISED KITCHEN ISLAND LOCATION (PAR ID: 16978)
26	4/10/13	CEL - ADDED STONE FIREPLACE LOW HEARTH
18	6/11/12	SMW - ADDED NOTE AT REAR BAY WNDW FOR CLARIFICATION WHEN STICK FRAMED

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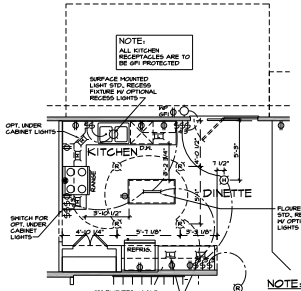
Ryan Homes
NVR, Inc.
Architectural Services
Architects
21 Byte Court, Suite A
Frederick, MD 21702

SET NO. VCF00
VERSION 01
DRAWN BY CLS
DATE: 7/1/09
OPTION

MODEL VICTORIA FALLS
DRAWING TITLE FIRST FLOOR PLAN
OPTION DESCRIPTION

SHEET NO. A-6
34

J:\Dwg\ry\DETACHED\VICTORIA FALLS_VCF00_01\PLN1.dwg 04/10/13 - 7:36 am

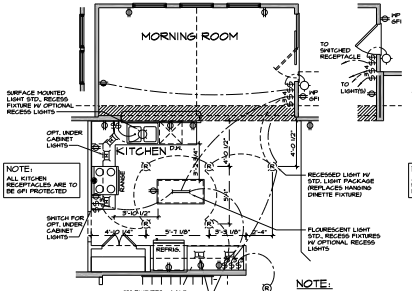


NOTE:
"KAA" KITCHEN SHOWN. SEE KITCHEN PLANS FOR ALTERNATE KITCHEN LAYOUTS

1 A-6c **FIRST FLOOR PLAN**

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

STANDARD KITCHEN "KAA"
STANDARD ISLAND "KFB"

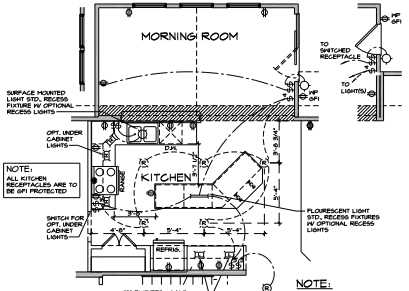


NOTE:
"KAA" KITCHEN SHOWN. SEE KITCHEN PLANS FOR ALTERNATE KITCHEN LAYOUTS

2 A-6c **FIRST FLOOR PLAN**

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

STANDARD KITCHEN "KAA"
STANDARD ISLAND "KFB"
OPT. MORNING ROOM "MAA"

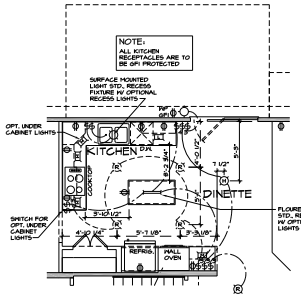


NOTE:
"KAA" KITCHEN SHOWN. SEE KITCHEN PLANS FOR ALTERNATE KITCHEN LAYOUTS

3 A-6c **FIRST FLOOR PLAN**

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

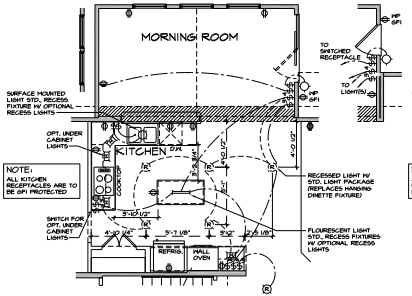
STANDARD KITCHEN "KAA"
OPT. GOURMET ISLAND "KFF"
OPT. MORNING ROOM "MAA"



4 A-6c **FIRST FLOOR PLAN**

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

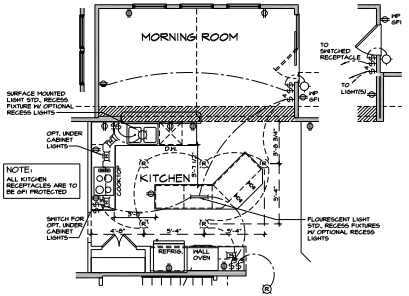
UPGRADE KITCHEN "KAE"
STANDARD ISLAND "KFB"



5 A-6c **FIRST FLOOR PLAN**

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

UPGRADE KITCHEN "KAE"
STANDARD ISLAND "KFB"
OPT. MORNING ROOM "MAA"



6 A-6c **FIRST FLOOR PLAN**

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

UPGRADE KITCHEN "KAE"
GOURMET ISLAND "KFF"
OPT. MORNING ROOM "MAA"

ELECTRICAL LEGEND

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

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.

REV. NO.	DATE	REMARKS
1	10/12/11	SHEET - PROGRESSIVE REVISIONS
2	10/12/11	G.0 - UPDATED VERSION 01 / MINOR REVISIONS
3	10/12/11	G.0 - UPDATED VERSION 02 / MINOR REVISIONS
4	10-12-11	SHEET - ENERGY STAR 3.0 REVISIONS
5	10/12/11	SHEET - KITCHEN FAN REMOVED
6	10/12/11	SHEET - REVISED REFRIGERATOR CLEARANCES
7	10/20/11	G.0 - REV. HALLS AT REFRIG. TO ALLOW FOR GROWN HOUSING (PAR ID 147191)

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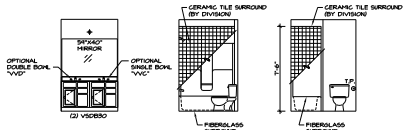
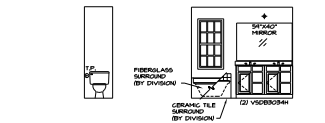
Ryan Homes

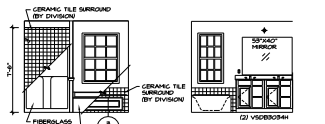
RYL Inc.
Architectural Services
Ryan Homes Tower
7A Park Center Drive
Pittsburgh, PA 15275

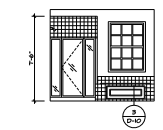
SET NO. V2F00
VERSION 02
DRAWN BY SMW
DATE: 7/1/04
OPTION

SHEET NO. A-6c
MODEL VICTORIA FALLS
DRAWING TITLE FRACTIONAL FIRST FLOOR PLAN
OPTION DESCRIPTION
37

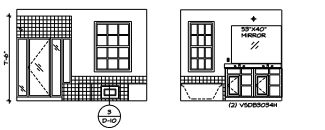


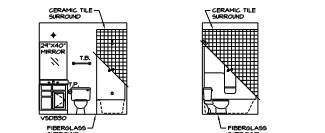


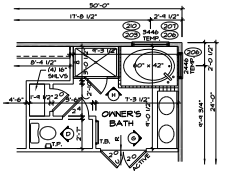


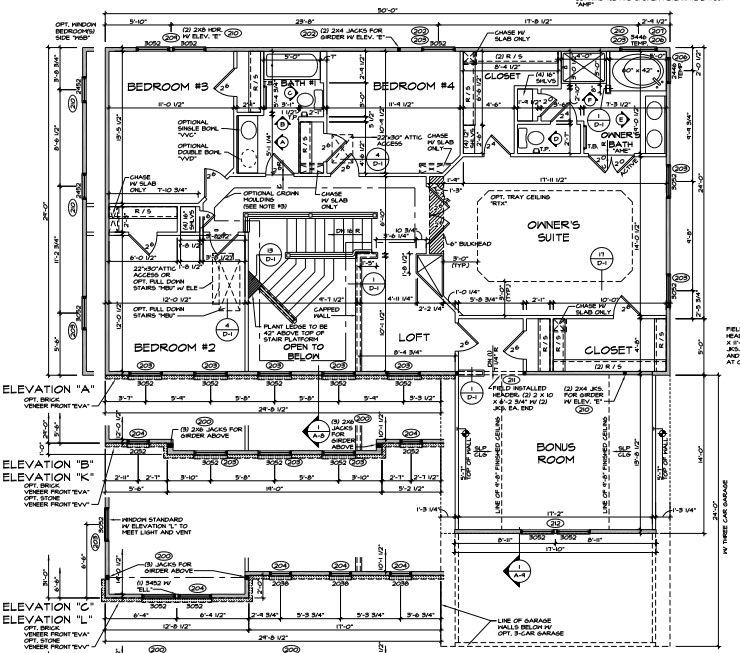


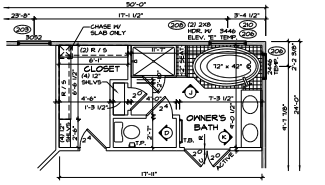
NOTES:
1. TEMPERED GLASS SHOWER ENCLOSURE (WITH SWING DOOR OR OPTIONAL SLIDING DOOR BY DIVISION
2. TUB ACCESS PANELS PROVIDED AS NEEDED. ALL MATERIALS BY DIVISION.
3. REFER TO SHEET D-10 FOR TUB AND SHOWER DETAILS.

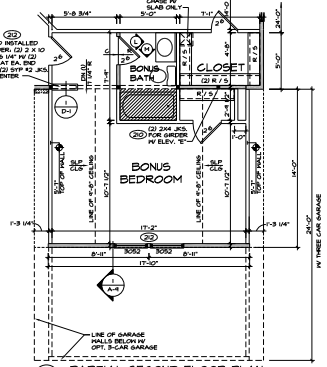












TRIM NOTES:

1. OPT. INTERIOR CASED OPENINGS "TIC" INCLUDES CASING AS NOTED PER (2/D-1) AND BI-FOLD AS NOTED PER (5/D-1)
2. CHAIR RAIL LOCATIONS W/ "TID", "TIB" "STD"- DINING ROOM "STE"- DINING ROOM UP THE STAIRS
3. CROWN MOULDING LOCATIONS W/ "TIP" "STP"- DINING ROOM, LIVING ROOM, FOYER, SECOND FLOOR HALLS (IF OPEN FOYER) "STE"- DINING ROOM, LIVING ROOM, FOYER, SECOND FLOOR HALLS, (SEE D/VD-1) FOR 2-PIECE CROWN MOLDING)

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 SIDE UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALLS TO BE 2x6 AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED
4. HATCHED AREAS INDICATE DROPPED CEILINGS.
5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.

X ENGINEERING PAGE NUMBER

REV. NO.	DATE	REMARKS
1	4/4/08	SHT. - REVISED BSL, BATH TILE REDIRECT
2	10/08/11	AHE - ADDED BLK/OVERS, BLK AND "BLL"
3	10/10/11	AHE - ADDED BLK/OVERS, BLK AND "BLL"
4	3/1/12	AHE - FLIPPED TUB DIRECTION FOR "AHE" AND "AHP", FIRE PAGE (D/TB)
5	3/7/12	GAS - REVISED CHASE AT DINERS, ADDED FOR NATURAL FRAME (S-1.1)
6	4/9/12	AHE - ADDED "BLL" (CARPET WALL), FIRE PAGE (D/TB)
7	6/28/12	SHH - ADDED "BLV" (CARPET WALL), FIRE PAGE (D/TB)
8	8/28/12	SHH - REVISED BONUS BATH, FIRE PAGE (D/TB)
9	1/8/13	BLV - REVISED 2X10 DOORS, WIDE BONUS BR, TO 28, DOOR PAGE (D/D-2.1 & D/D-3)

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SET NO. VC-100
VERSION 01
DRAWN BY A.T.K.
DATE: 9/6/11
OPTION DESCRIPTION
OPTION VICTORIA FALLS
BONUS BEDROOM

SHEET NO. A-7
MODEL VICTORIA FALLS
DRAWING TITLE SECOND FLOOR PLAN

39.01

J:\Dwgs\BETHCREK\VICTORIA FALLS_VC100_01\VC100_BB.dwg 01/15/13 - 3:32 pm