

RYLAND HOMES reserves the right to change plans, specifications, and prices without notice.

RYLAND HOMES
AUSTIN SAN ANTONIO DALLAS HOUSTON

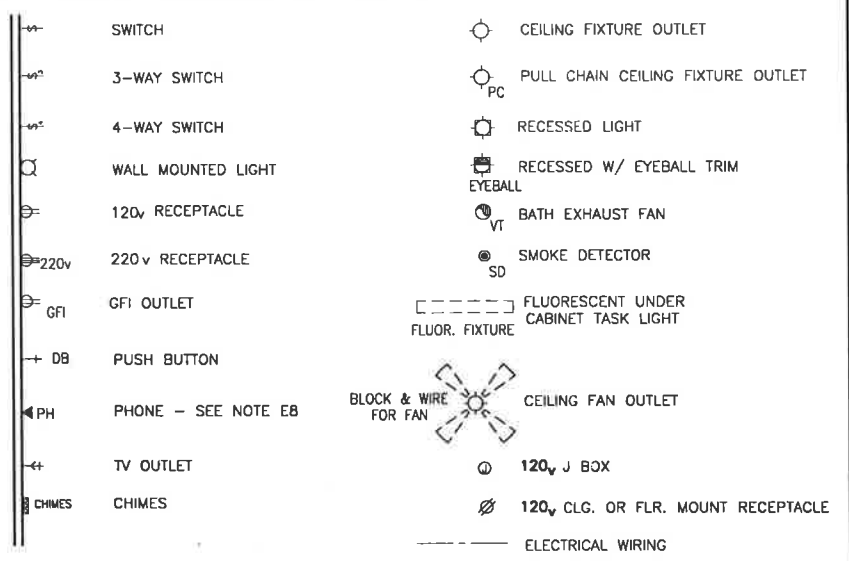
2864-RF
MIRAMAR

These drawings and concepts herein are the property of T.R.C.L. and may not be copied or used without written consent by T.R.C.L.

ELECTRICAL NOTES

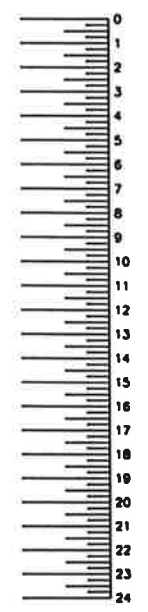
- E1 ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION NATIONAL ELECTRICAL CODE, NFPA-70.
- E2 ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES BY A LICENSED CONTRACTOR WHO SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND INSPECTIONS.
- E3 RECEPTACLES/TV OUTLETS SHALL BE MOUNTED AT 12" AFF U.N.O.
- E4 MICROWAVE OVEN SHALL BE INSTALLED WITH SEPERATE 20 AMP SINGLE RECEPTACLE AT 78" AFF.
- E5 BATHROOM RECEPTACLES SHALL BE GFI MOUNTED AT 42" AFF.
- E6 EXTERIOR RECEPTACLES SHALL BE GFI AND WEATHER PROTECTED.
- E7 WASHER\DRYER RECEPTACLES SHALL BE MOUNTED AT 44" AFF.
- E8 TELEPHONE OUTLETS SHALL BE MOUNTED AT 12" AFF. WALL MOUNTED TELEPHONE OUTLETS SHALL BE MOUNTED AT 54" AFF. WITH COVER PLATE, TERMINATE NEAR PANEL.
- E9 KITCHEN COUNTER AND REFRIGERATOR RECEPTACLES SHALL BE MOUNTED AT 44" AFF.
- E10 SWITCHES SHALL BE MOUNTED AT 48" AFF.
- E11 SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING AREAS A MINIMUM OF 3'-0" FROM DUCT OPENINGS AND SHALL BE PERMANENTLY WIRED WITH A BATTERY BACKUP. REFERENCE SEC. R-215 CABO.

ELECTRICAL LEGEND



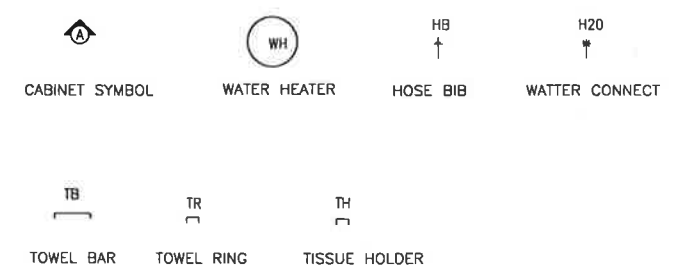
GENERAL NOTES

- (APPLY PER LOCAL CITY CODE)
1. - PROVIDE WP/GFI ON ALL EXTERIOR OUTLETS.
 2. - PROVIDE GFI ON OUTLETS AT BATHROOM LAVATORIES, KITCHEN SINKS, AND AT GARAGES.
 3. - PROVIDE SAFETY GLAZING AT ALL GLASS DOORS, ALL WINDOWS WITHIN A 24" ARC OF DOORS, ALL SHOWER ENCLOSURES, AND ALL WINDOWS LESS THAN 60" ABOVE BATHTUB STANDING SURFACES.
 4. - PROVIDE SOLID CORE DOOR FROM GARAGE INTO LIVING SPACE
 5. - PROVIDE ACCESS TO WHIRLPOOL MOTOR AT TUBS WHEN APPLICABLE.
 6. - ATTIC HVAC UNITS & WH LOCATE WITHIN 20 FEET SERVICE OPENING.
 7. - VENT ALL GAS OUT.
 8. - PROVIDE ATTIC VENTILATION.
 9. - INSTALL SWITCHES & OUTLETS VERTICALLY AT 43" HIGH BAR IN KITCHEN.
 10. - PROVIDE GAS IN ATTIC FOR W.H. AND HEATING SYSTEM.
 11. - CENTER OF EXTERIOR LIGHTS TO BE LOCATED AT 7'-2" A.F.F. (6'-2" A.F.F. WITH 8'-1" PLATES).
 12. - WHEN PLAN IS BUILT REVERSED, WASHER IS TO REMAIN ON THE LEFT, AND DRYER ON THE RIGHT



MIRAMAR

KEY TO SYMBOLS



BRICK VENEER LINTEL SCHEDULE	
UP TO 3'-0"	3 1/2" x 3 1/2" x 1/4"
UP TO 5'-6"	5" x 3 1/2" x 5/16" LLV
UP TO 8'-0"	6" x 3 1/2" x 3/8" LLV

SQUARE FOOTAGES

"A" ELEVATION		"B" ELEVATION		"C" ELEVATION	
1ST FLR. FRM	1789	1ST FLR. FRM	1789	1ST FLR. FRM	1789
1ST FLR. MAS.	1825	1ST FLR. MAS.	1837	1ST FLR. MAS.	1836
2ND FLR. FRM	1001	2ND FLR. FRM	1001	2ND FLR. FRM	1001
2ND FLR. MAS.	1009	2ND FLR. MAS.	1029	2ND FLR. MAS.	1001
TOT. FRM	2790	TOT. FRM	2790	TOT. FRM	2790
TOT. MAS.	2834	TOT. MAS.	2864	TOT. MAS.	2837
GAR. FRM.	616	GAR. FRM.	616	GAR. FRM.	616
GAR. MAS.	635	GAR. MAS.	646	GAR. MAS.	626
PORCH FRM.	20	PORCH FRM.	20	PORCH FRM.	20
PORCH MAS.	20	PORCH MAS.	16	PORCH MAS.	16
SLAB MAS.	2614	SLAB MAS.	2641	SLAB MAS.	2599
TOT. FRM.	3569	TOT. FRM.	3585	TOT. FRM.	3547
TOT. MAS.	3623	TOT. MAS.	3670	TOT. MAS.	3600
PORTE COCHERE F.	143	PORTE COCHERE F.	159	PORTE COCHERE F.	121
PORTE COCHERE M.	134	PORTE COCHERE M.	142	PORTE COCHERE M.	121
PATIO / DECK PER SPECS		PATIO / DECK PER SPECS		PATIO / DECK PER SPECS	

ABBREVIATIONS

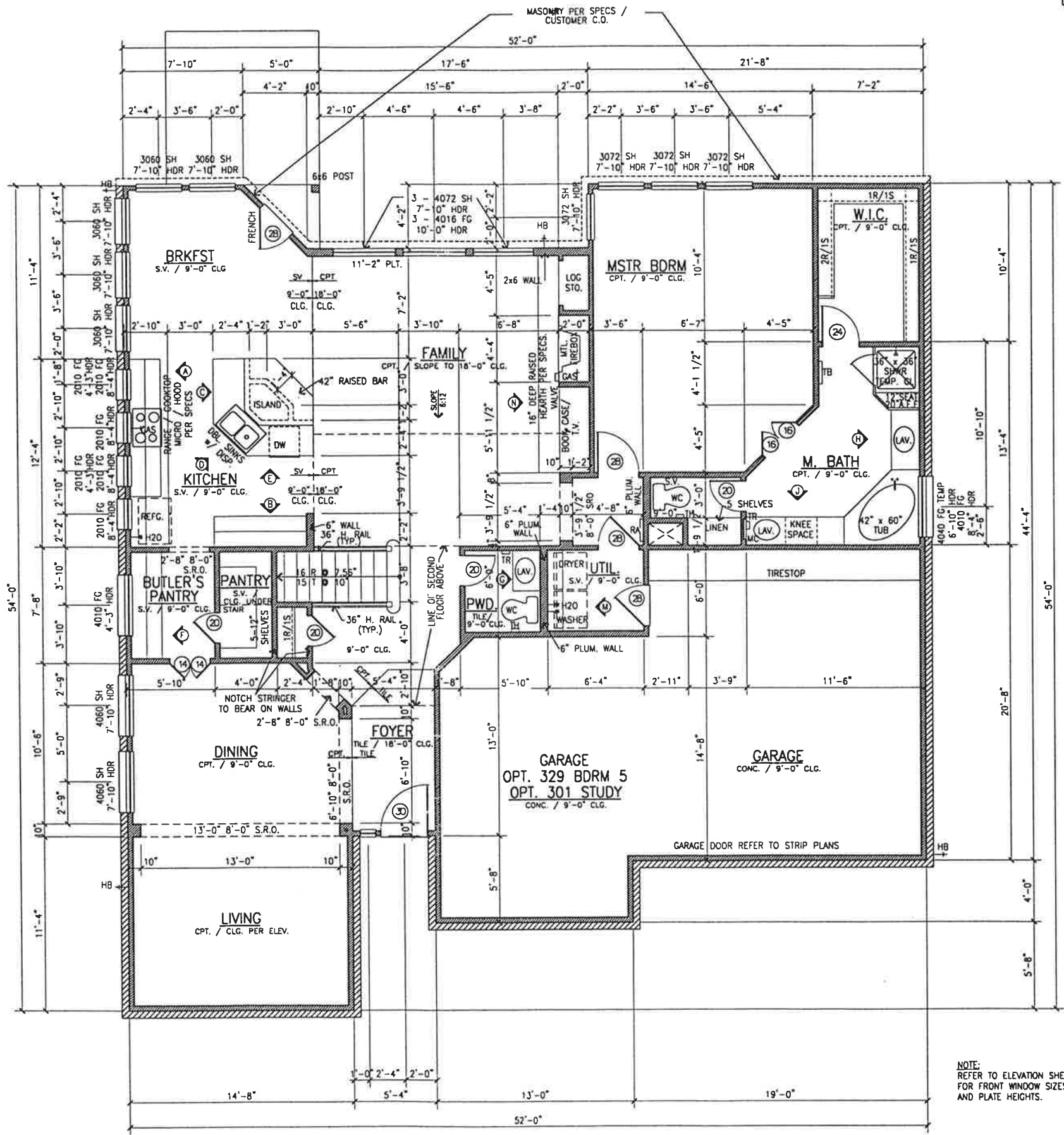
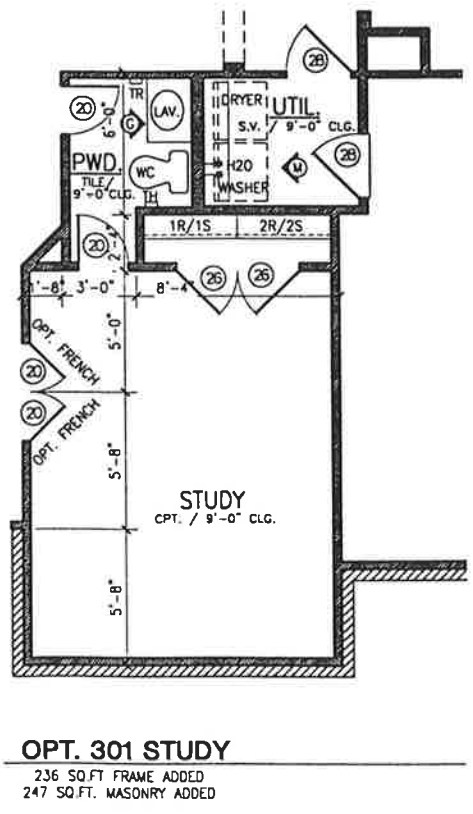
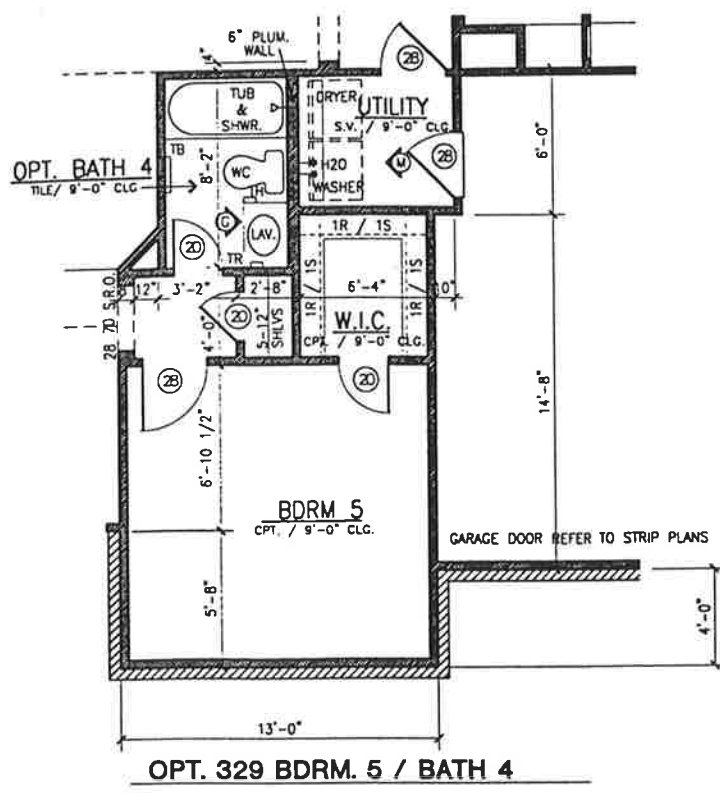
AFF	ABOVE FINISHED FLOOR	MIN	MINIMUM
AT	ARCH TOP	MO	MASONRY OPENING
BM	BEAM	NTS	NOT TO SCALE
CL.	CENTER LINE	PLT	PLATE HEIGHT
CLG	CEILING	REF	REFRIGERATOR
CONC	CONCRETE	SRO	SHEET ROCK OPENING
CPT	CARPET	SV	SHEET VINYL
DW	DISH WASHER	TB	TOWEL BAR
FF	FINISH FLOOR	TR	TOWEL RING
FP	FIREPLACE	TH	TISSUE HOLDER
HB	HOSE BIB	TYP	TYPICAL
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
LAV	LAVATORY	WD	WOOD
		WH	WATER HEATER

REVISIONS	
date	des / room
10/6/98	NEW PLAN
11/17/98	RELEASED FOR CONST
11/24/98	REVISED ELEV A & C
01/12/99	CLEANED UP ROOF OPT ELEV A & C
2/15/99	FINAL PRE-CONST. REV.
4/21/99	MISC. REVISIONS
5/27/99	ADDED ELEV. NOTE
8/27/99	MISC. REVISIONS
7/23/99	FRAME WALK REV.

COVER SHEET
SCALE: 1/8" = 1'-0"
7/23/99

SHEET
OF
2864-RF

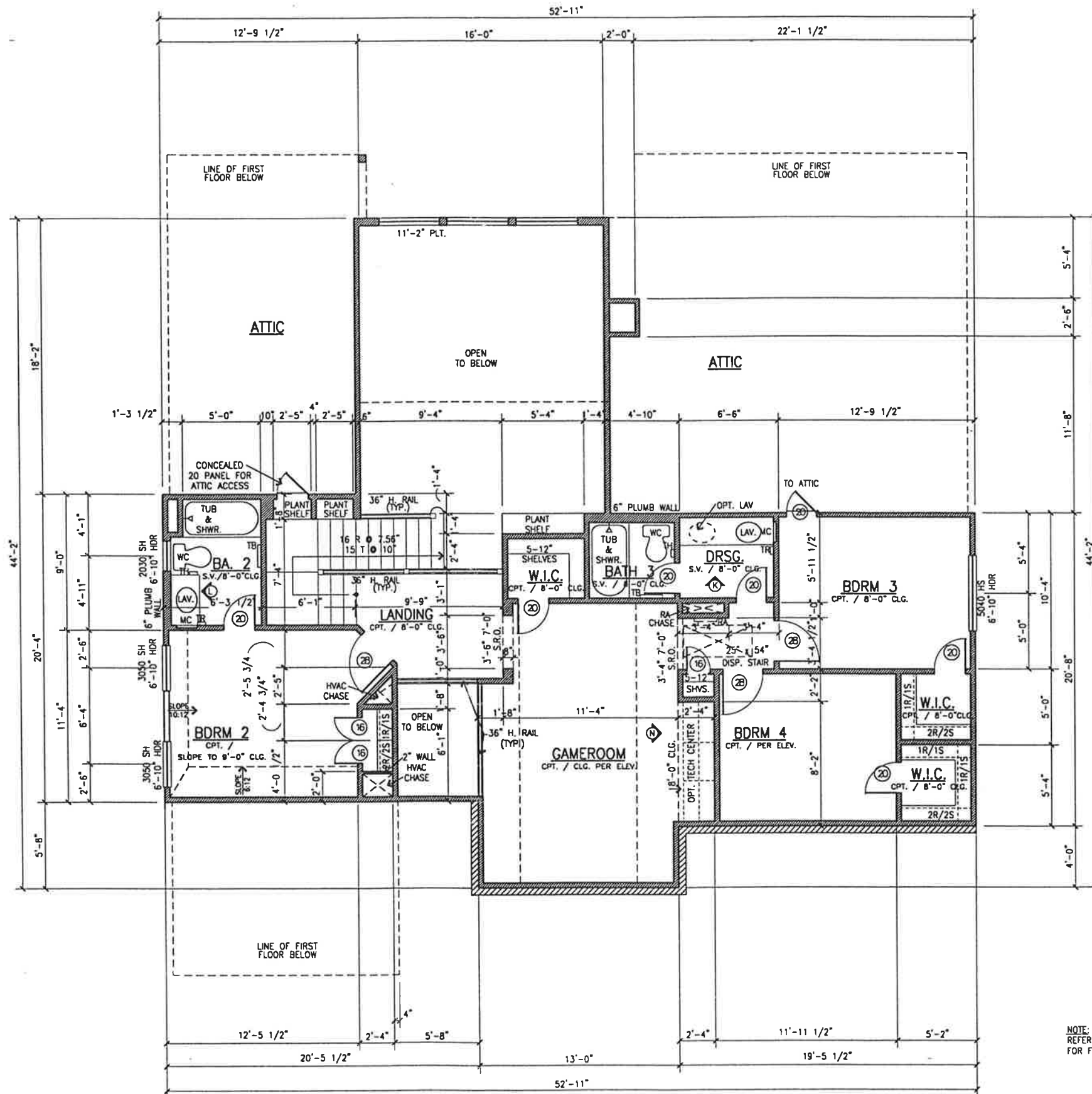
RYLAND HOMES reserves the right to change plans, specifications, and prices without notice.



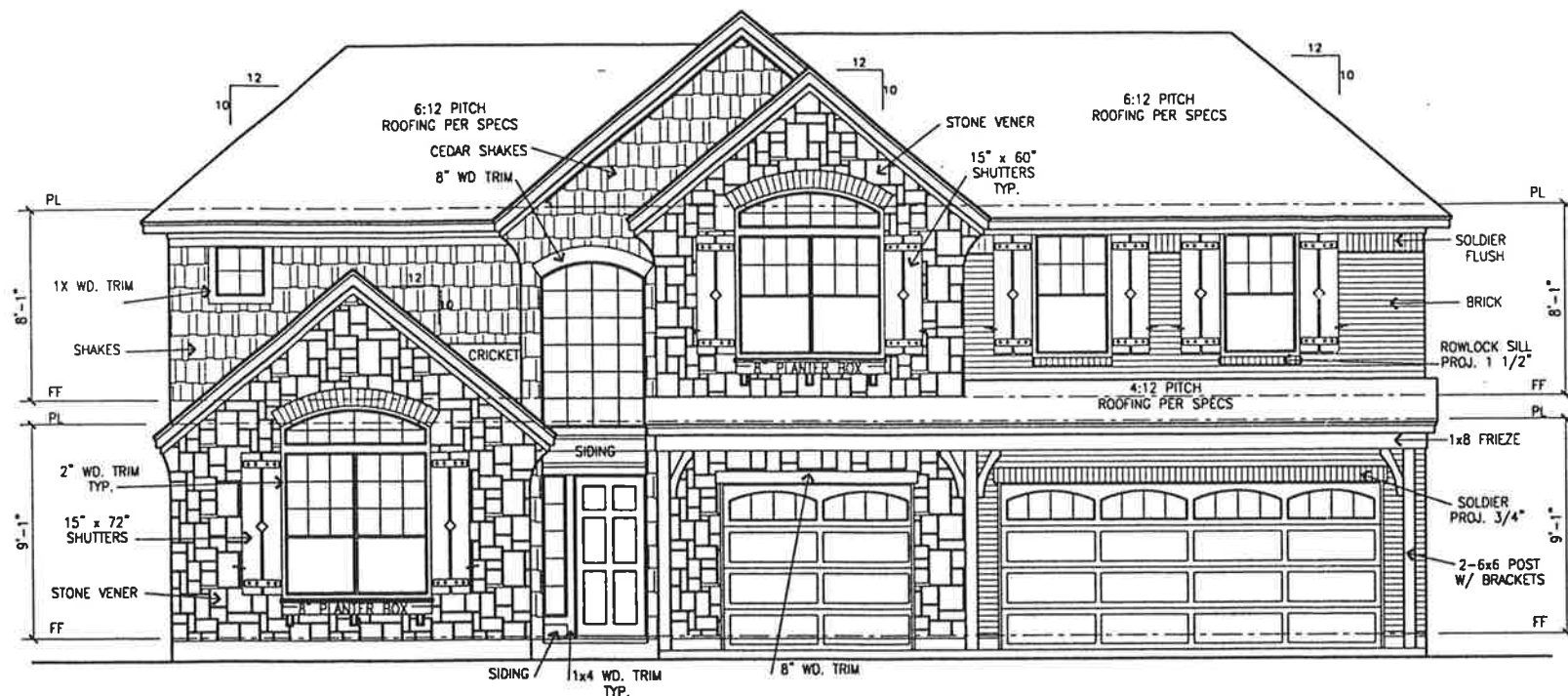
- GENERAL NOTES:**
(APPLY PER LOCAL CITY CODE)
1. - PROVIDE WP/GFI ON ALL EXTERIOR OUTLETS.
 2. - PROVIDE GFI ON OUTLETS AT BATHROOM LAVATORIES, KITCHEN SINKS, AND AT GARAGES.
 3. - PROVIDE SAFETY GLAZING AT ALL GLASS DOORS, ALL WINDOWS WITHIN A 24" ARC OF DOORS, ALL SHOWER ENCLOSURES, AND ALL WINDOWS LESS THAN 60" ABOVE BATHTUB STANDING SURFACES.
 4. - PROVIDE SOLID CORE DOOR FROM GARAGE INTO LIVING SPACE.
 5. - PROVIDE ACCESS TO WHIRLPOOL MOTOR AT TUBS WHEN APPLICABLE.
 6. - ATTIC HVAC UNITS & WH LOCATE WITHIN 20 FEET SERVICE OPENING.
 7. - YENT ALL GAS OUT.
 8. - PROVIDE ATTIC VENTILATION.
 9. - INSTALL SWITCHES & OUTLETS VERTICALLY AT 43" HIGH BAR IN KITCHEN.
 10. - PROVIDE GAS IN ATTIC FOR W.H. AND HEATING SYSTEM.
 11. - CENTER OF EXTERIOR LIGHTS TO BE LOCATED AT 7'-2" A.F.F. (6'-2" A.F.F. WITH 8'-1" PLATES).
 12. - WHEN PLAN IS BUILT REVERSED, WASHER IS TO REMAIN ON THE LEFT, AND DRYER ON THE RIGHT.

NOTE:
REFER TO ELEVATION SHEETS
FOR FRONT WINDOW SIZES, LOCATIONS
AND PLATE HEIGHTS.

© COPYRIGHT 1999 THE RYLAND GROUP, INC.

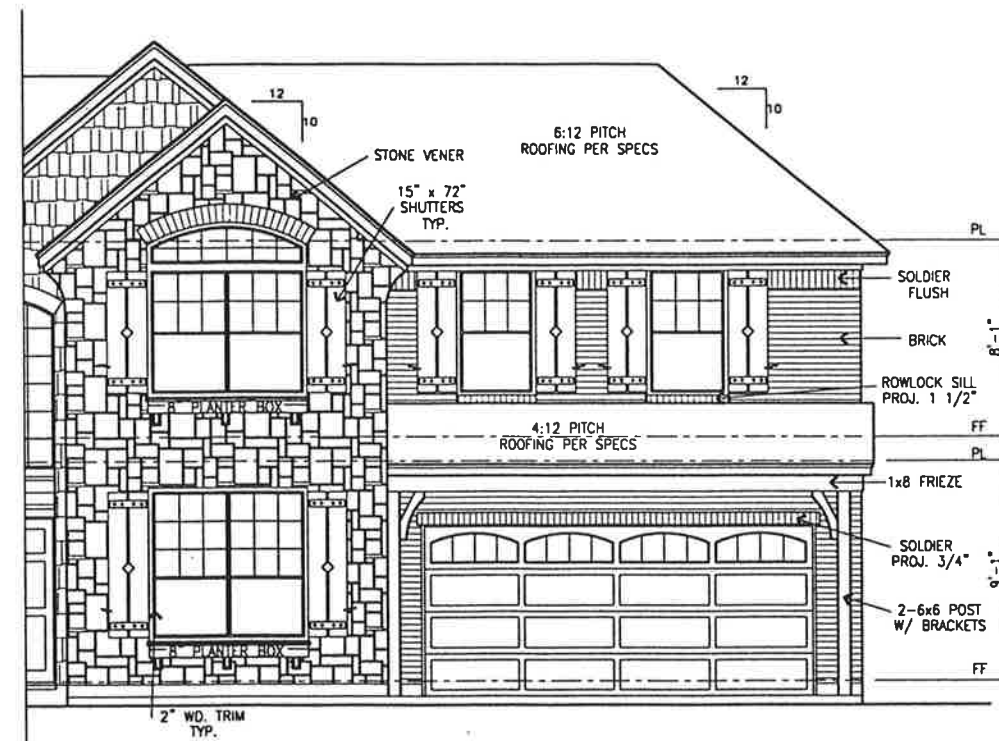


NOTE:
REFER TO ELEVATION SHEETS
FOR FRONT WINDOW SIZES AND LOCATIONS



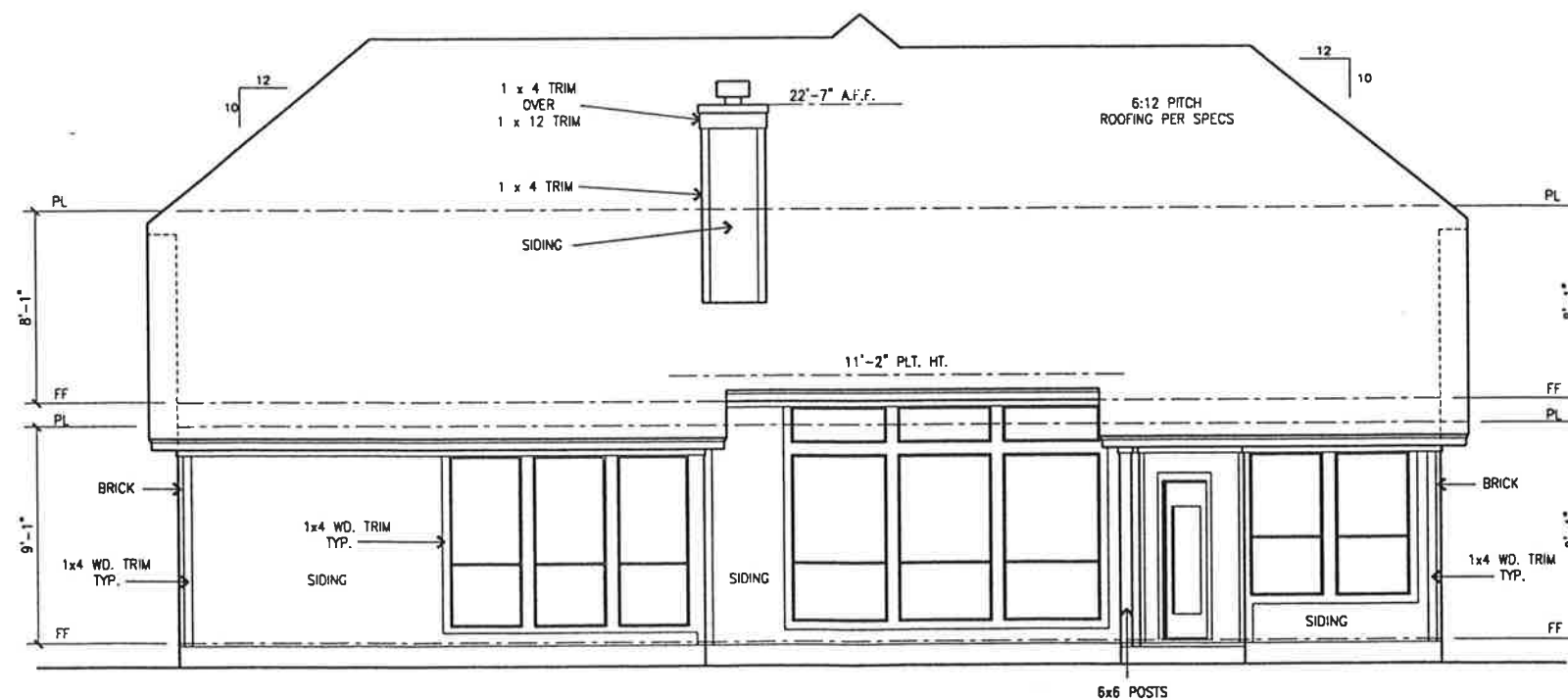
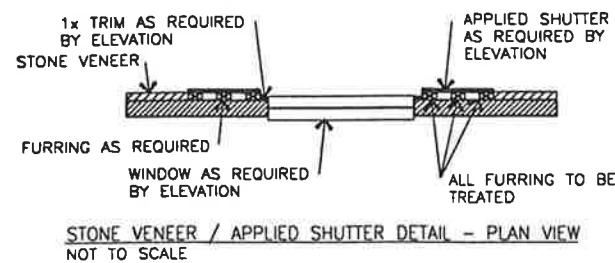
FRONT ELEVATION

IF DRYSTACK (OR OTHER NON-APPLICABLE) STONES ARE SELECTED, NO STONE SOLDIER COURSE WILL BE USED.



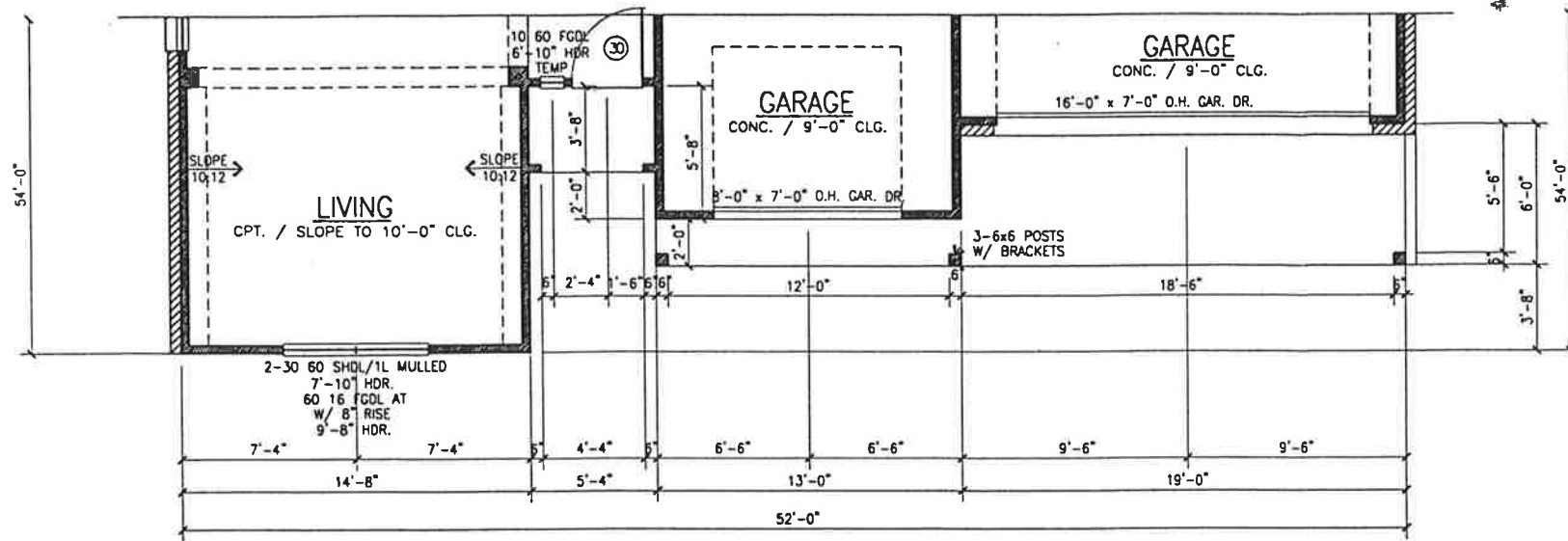
OPT. 301 STUDY/OPT. 329 BDRM 5 ELEVATION

IF DRYSTACK (OR OTHER NON-APPLICABLE) STONES ARE SELECTED, NO STONE SOLDIER COURSE WILL BE USED.

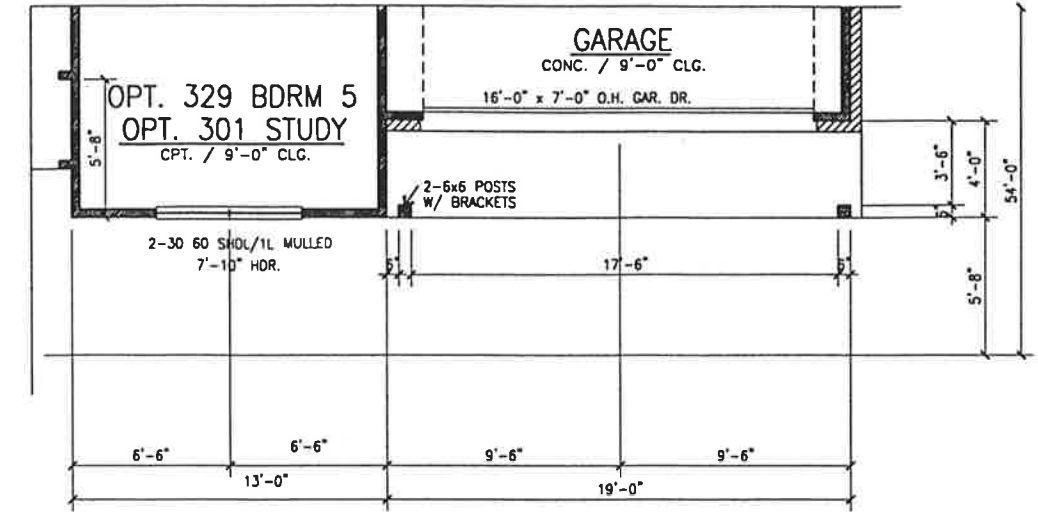


REAR ELEVATION

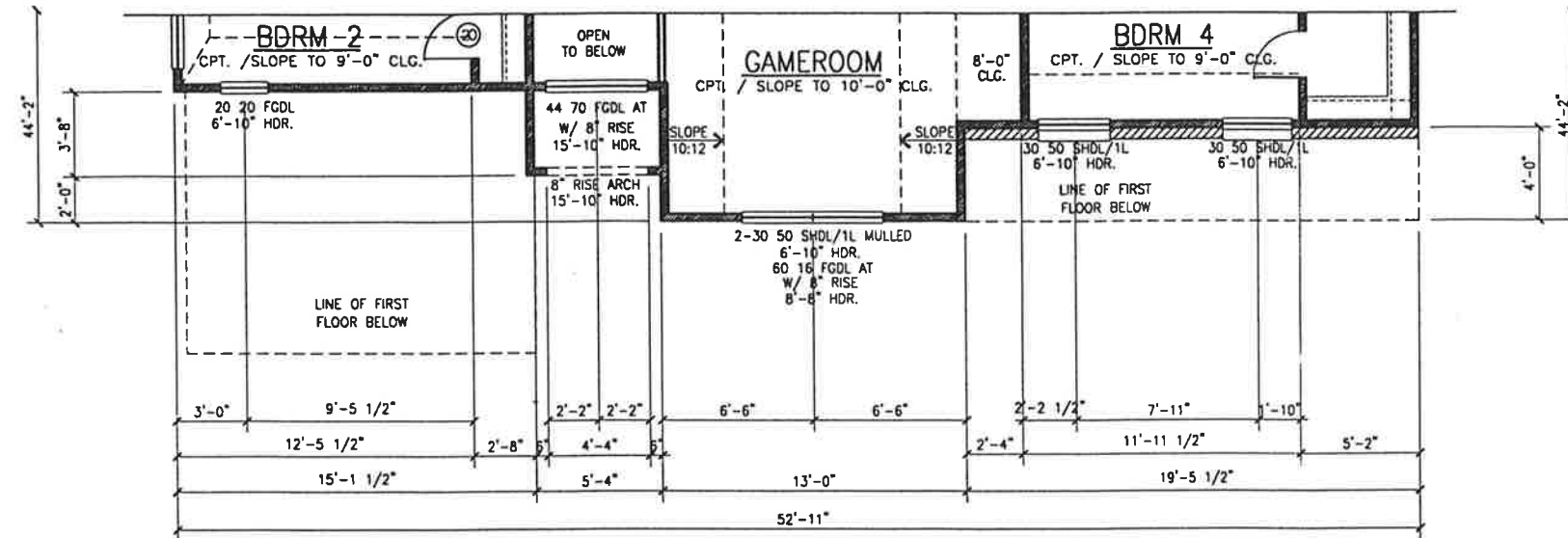
NOTE:
FIRST FLOOR TO HAVE SIDING OR MASONRY PER SUBDIVISION / CUSTOMER C.O. SPECS.
MASONRY DETAIL @ REAR ELEV. TO BE SAME AS SIDE ELEVATIONS.



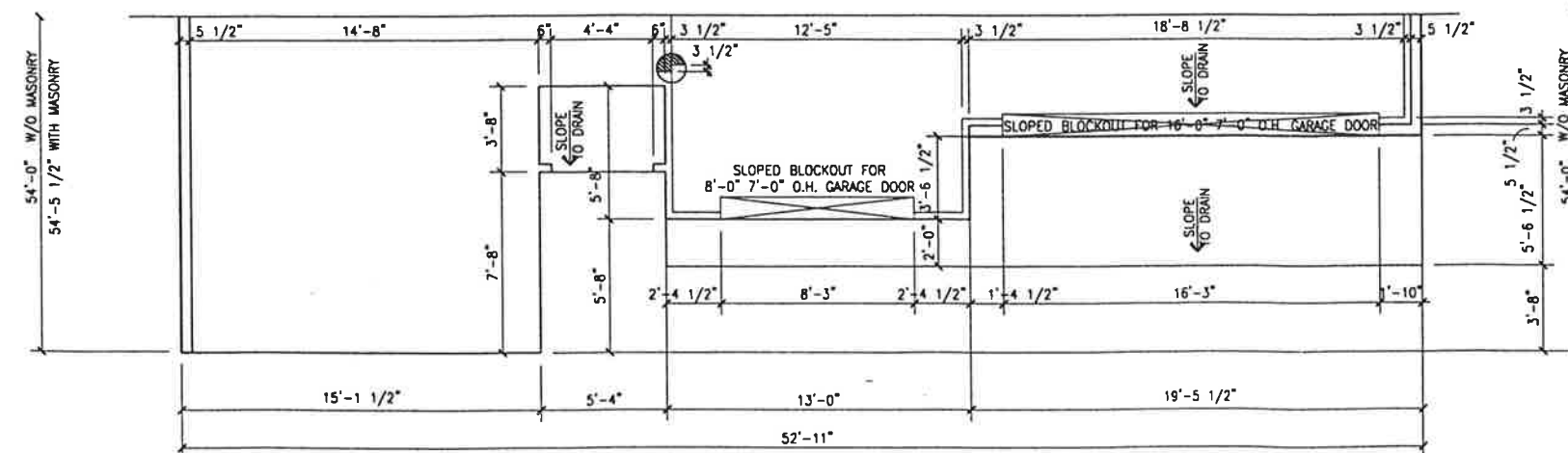
FIRST FLOOR PLAN



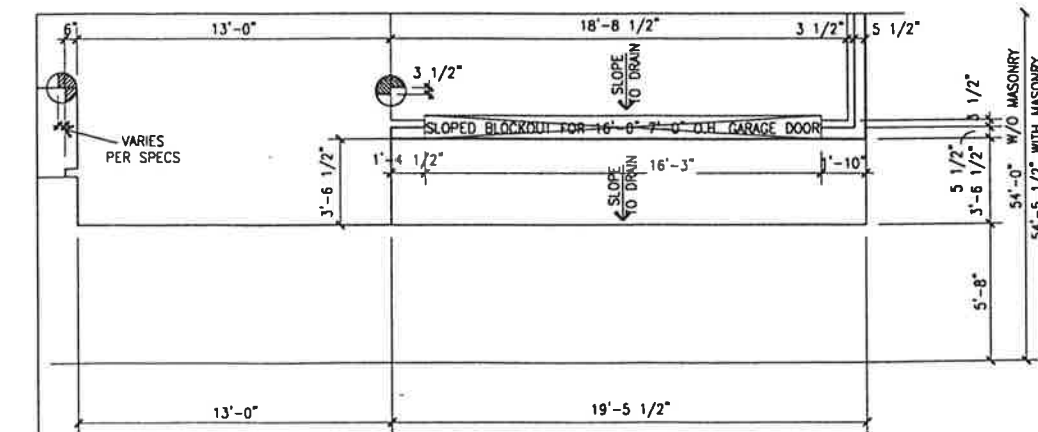
OPT. 301 STUDY / OPT. 329 BDRM 5 FIRST FLOOR PLAN



SECOND FLOOR PLAN

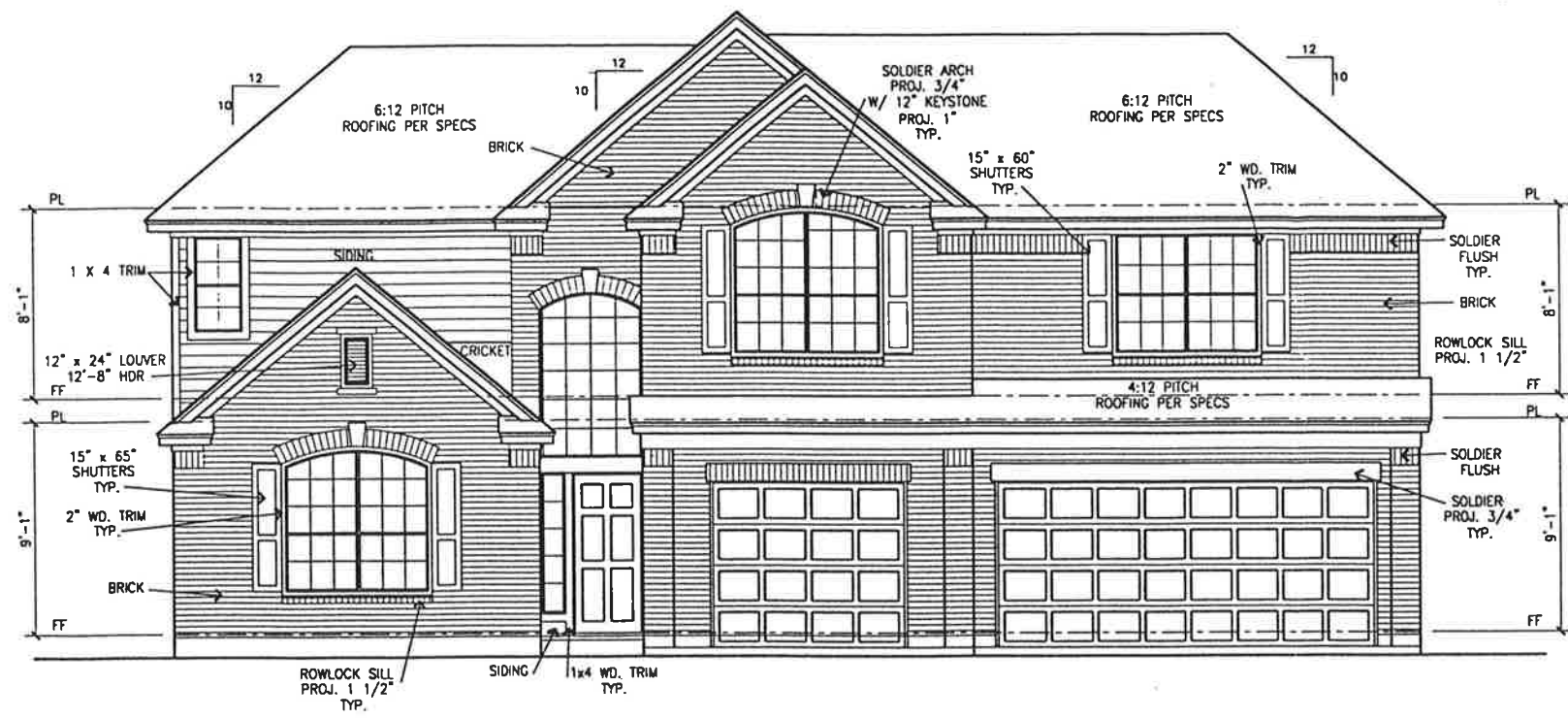


FOUNDATION PLAN

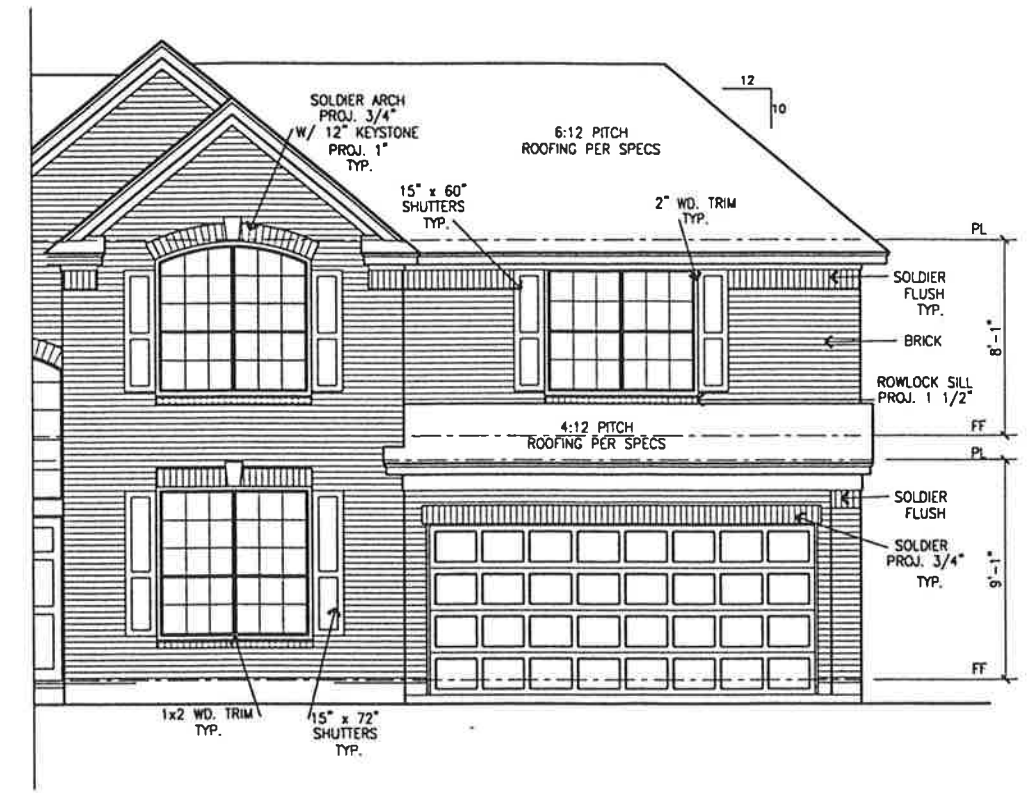


OPT. 301 STUDY / OPT. 329 BDRM 5 FOUNDATION PLAN

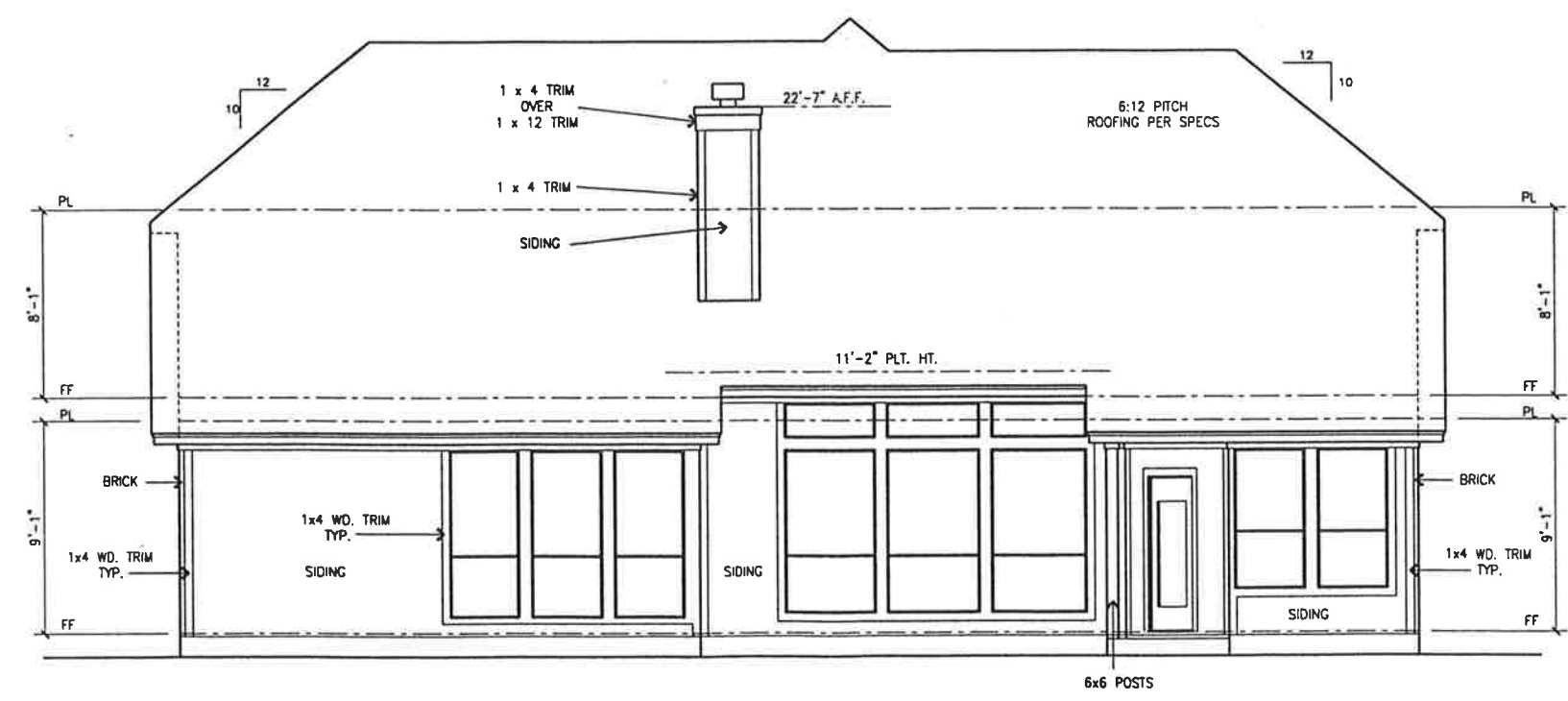
These drawings and concepts herein are the property of R.H.D. and may not be copied or used without written consent by R.H.D.



FRONT ELEVATION

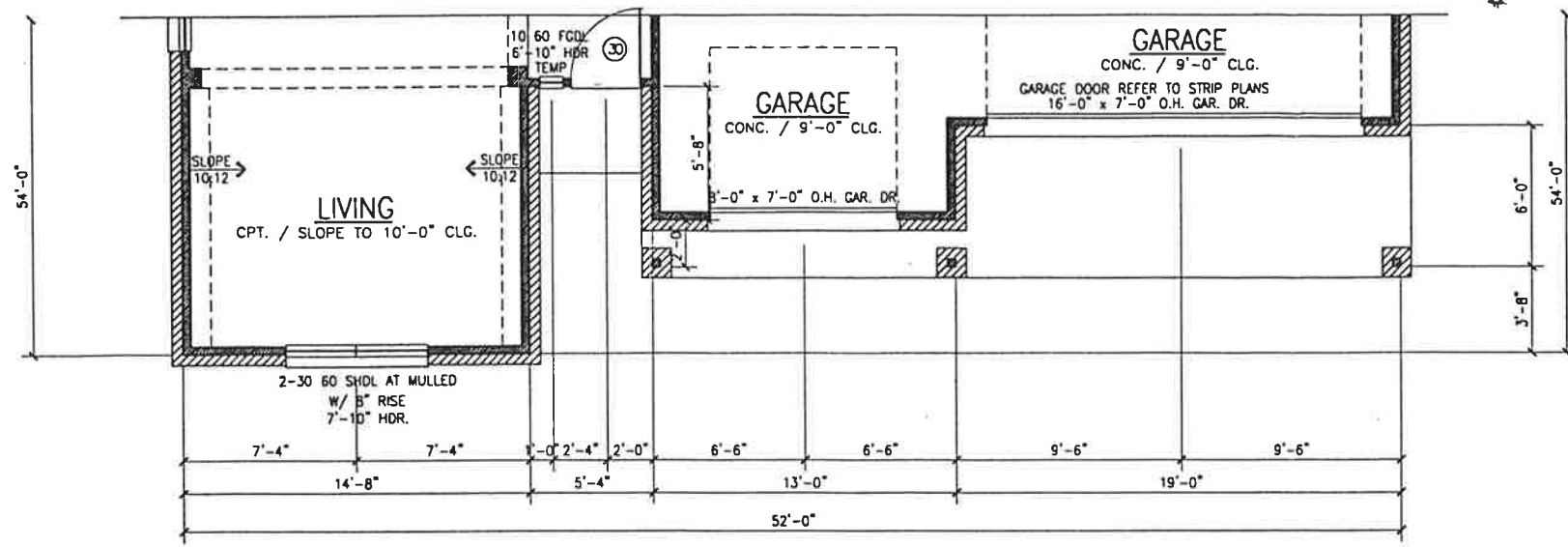


OPT. 301 STUDY / OPT 329 BEDRM 5 ELEVATION

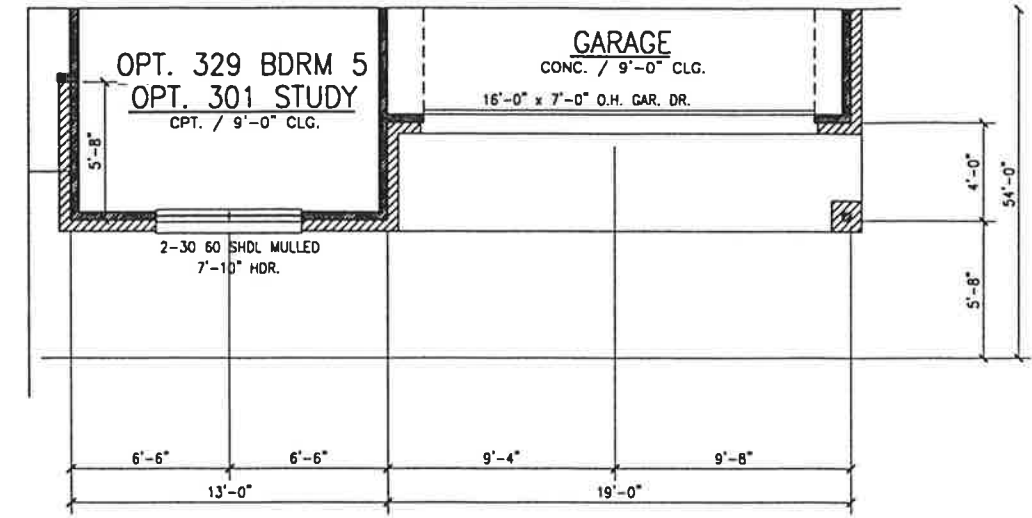


REAR ELEVATION

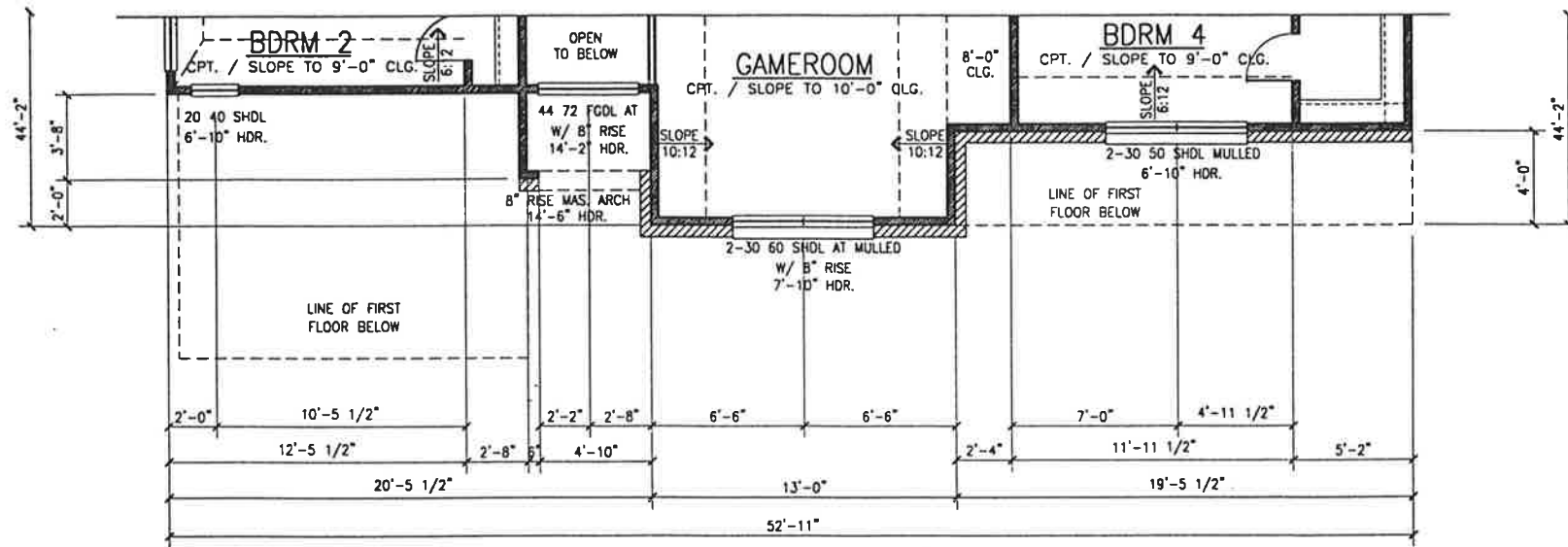
NOTE:
 FIRST FLOOR TO HAVE SIDING OR MASONRY PER SUBMISSION / CUSTOMER C.O. SPECS. MASONRY DETAIL @ REAR ELEV. TO BE SAME AS SIDE ELEVATIONS.



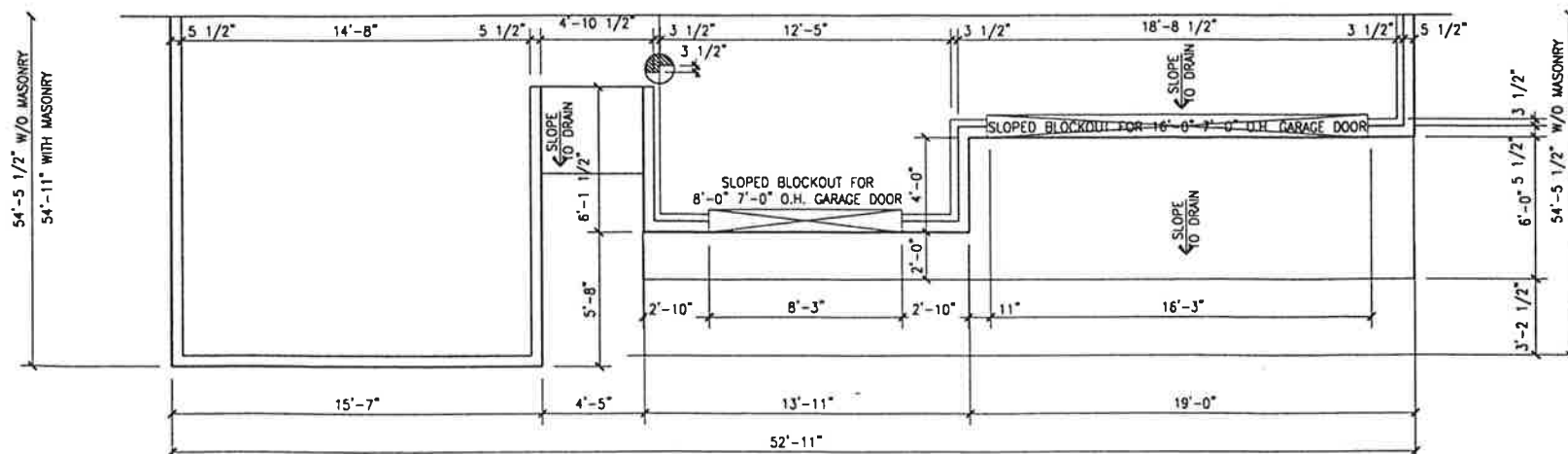
FIRST FLOOR PLAN



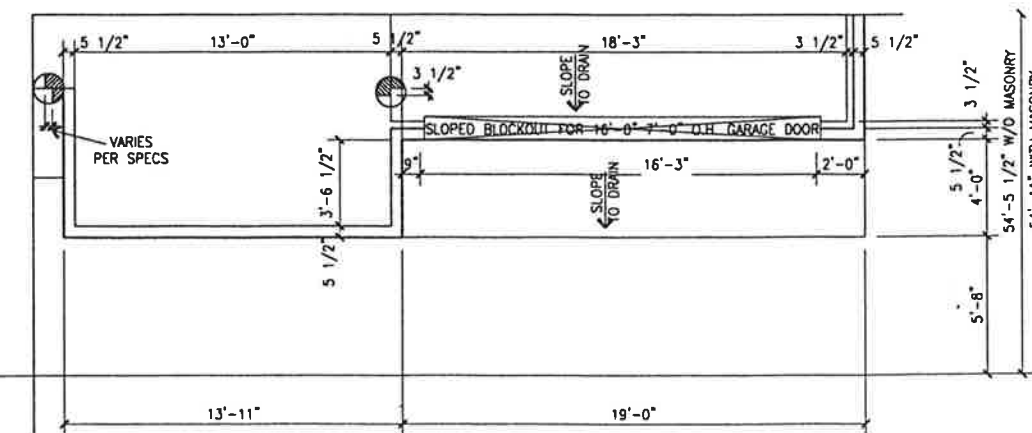
OPT. 301 STUDY / OPT. 329 BDRM 5 FIRST FLOOR PLAN



SECOND FLOOR PLAN



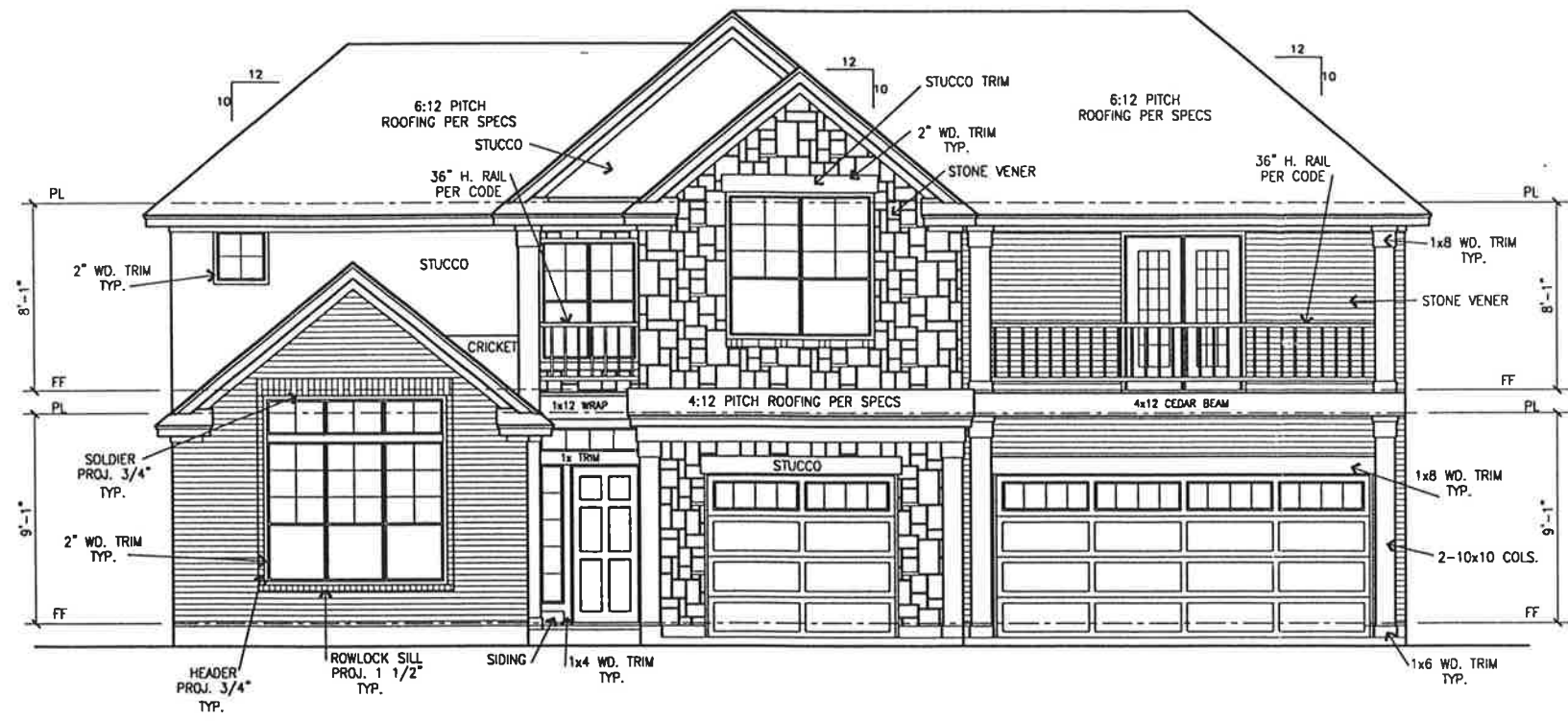
FOUNDATION PLAN



OPT. 301 STUDY / OPT. 329 BDRM 5 FOUNDATION PLAN

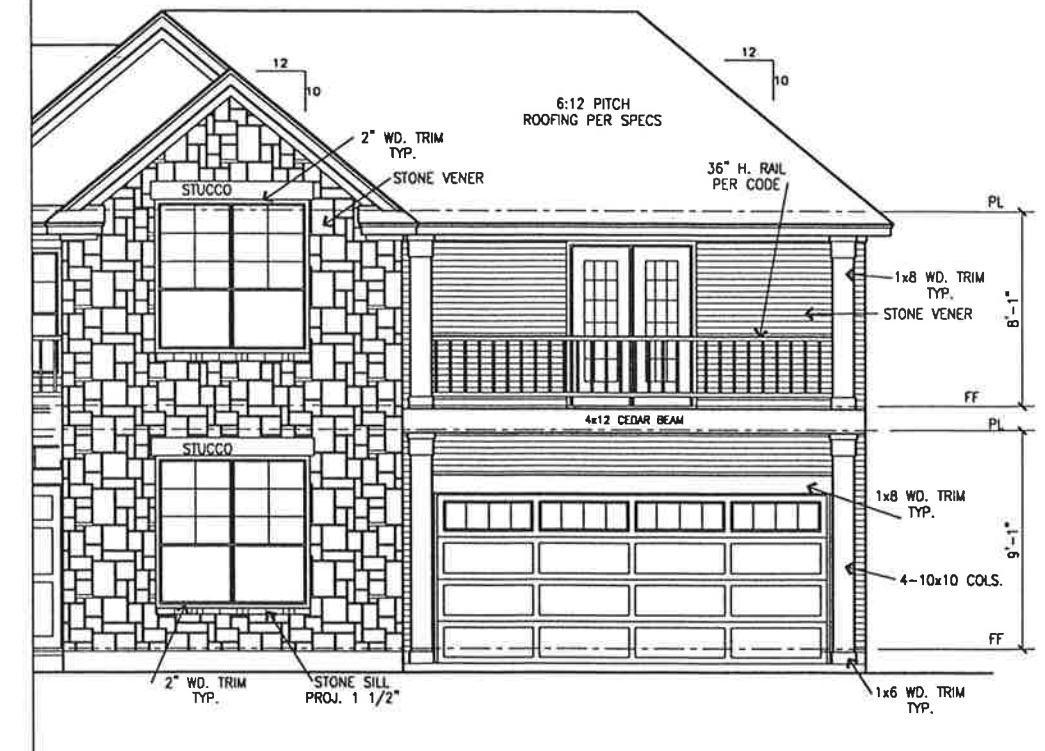
These drawings and concepts herein are the property of R.H.G. and may not be copied or used without written consent by R.H.G.

© COPYRIGHT 1999 R.H. RYLAND GROUP, INC.



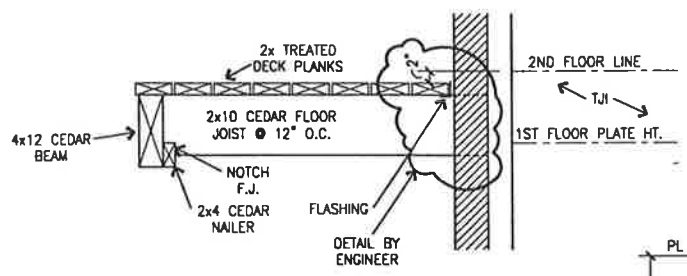
FRONT ELEVATION

IF DRYSTACK (OR OTHER NON-APPLICABLE) STONES ARE SELECTED, NO STONE SOLDIER COURSE WILL BE USED.

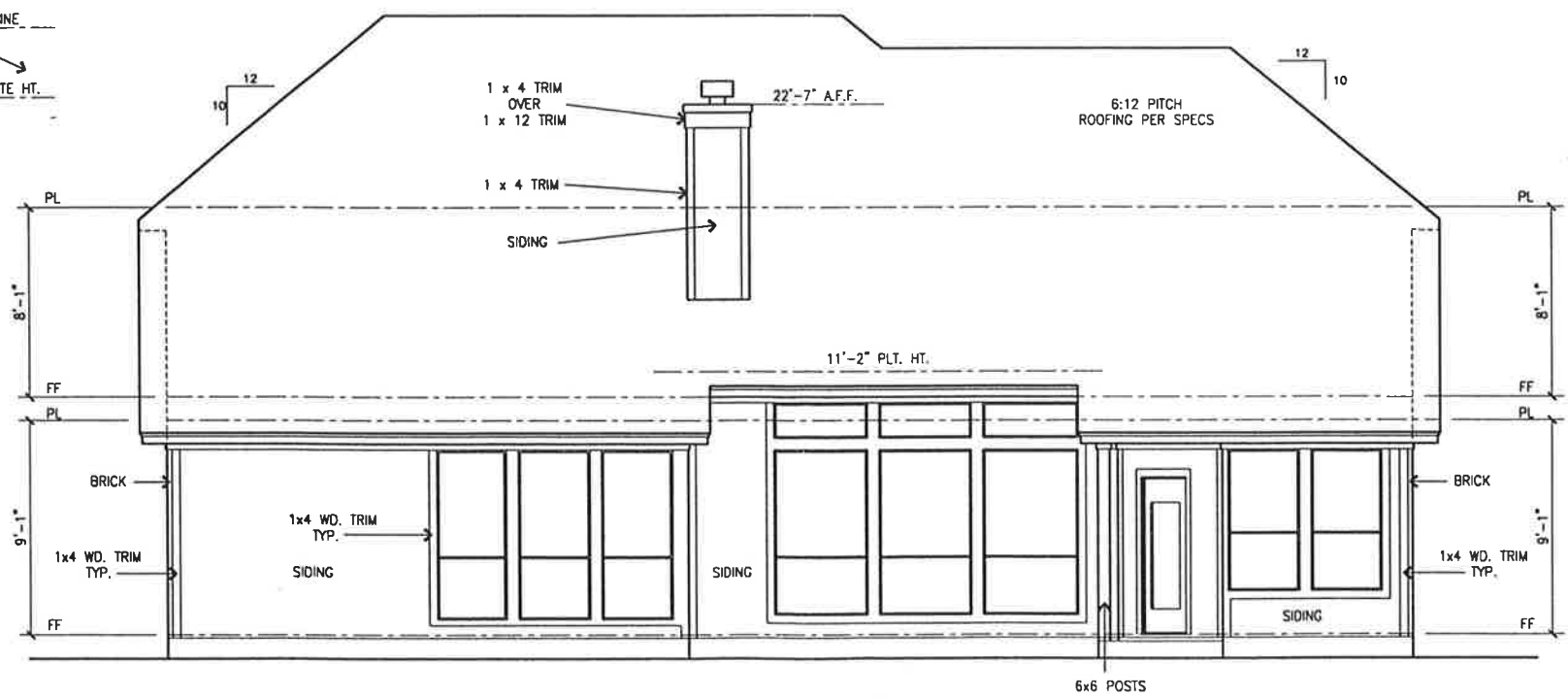


OPT. 301 STUDY / OPT 329 BDRM 5 ELEVATION

IF DRYSTACK (OR OTHER NON-APPLICABLE) STONES ARE SELECTED, NO STONE SOLDIER COURSE WILL BE USED.

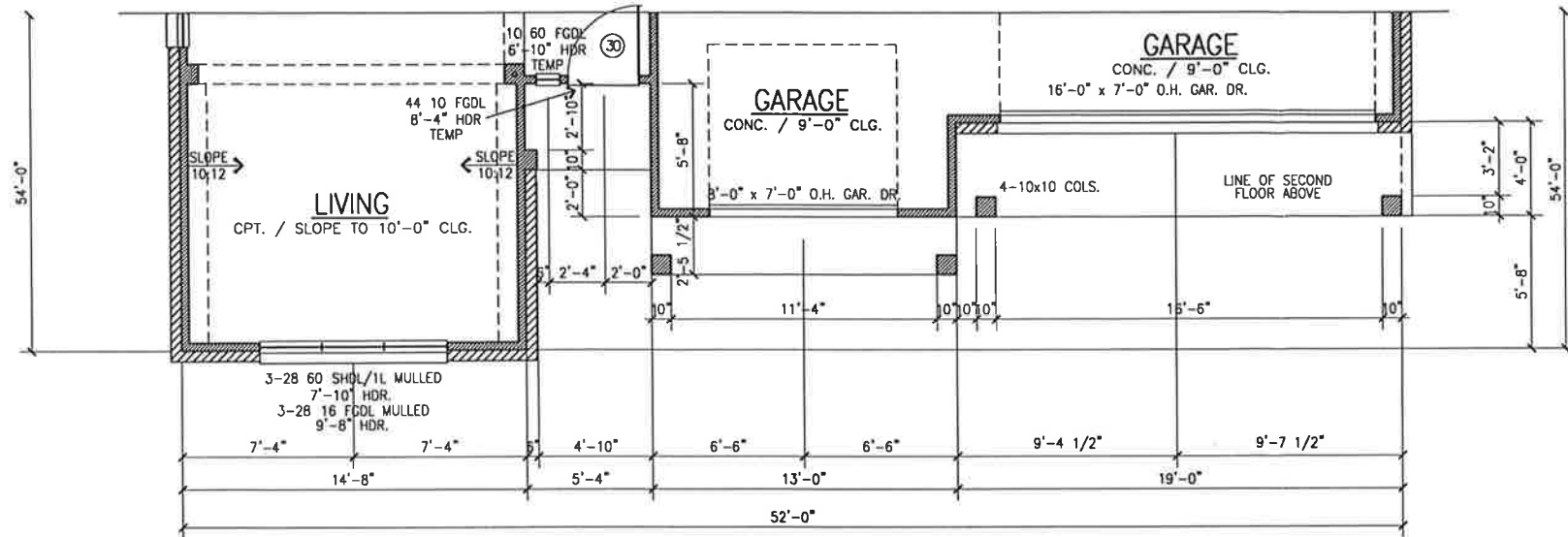


BALCONY DETAIL
 SCALE: 3/4" = 1'-0"

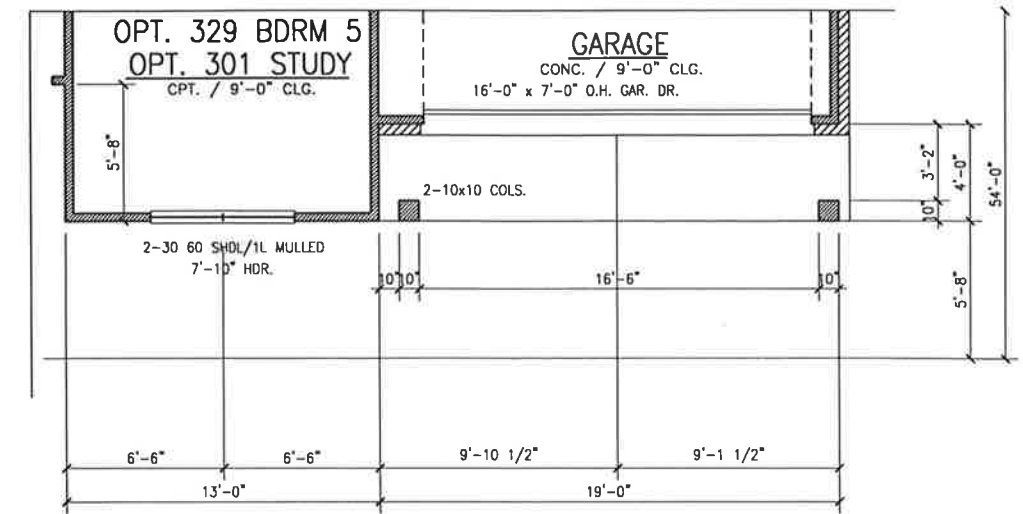


REAR ELEVATION

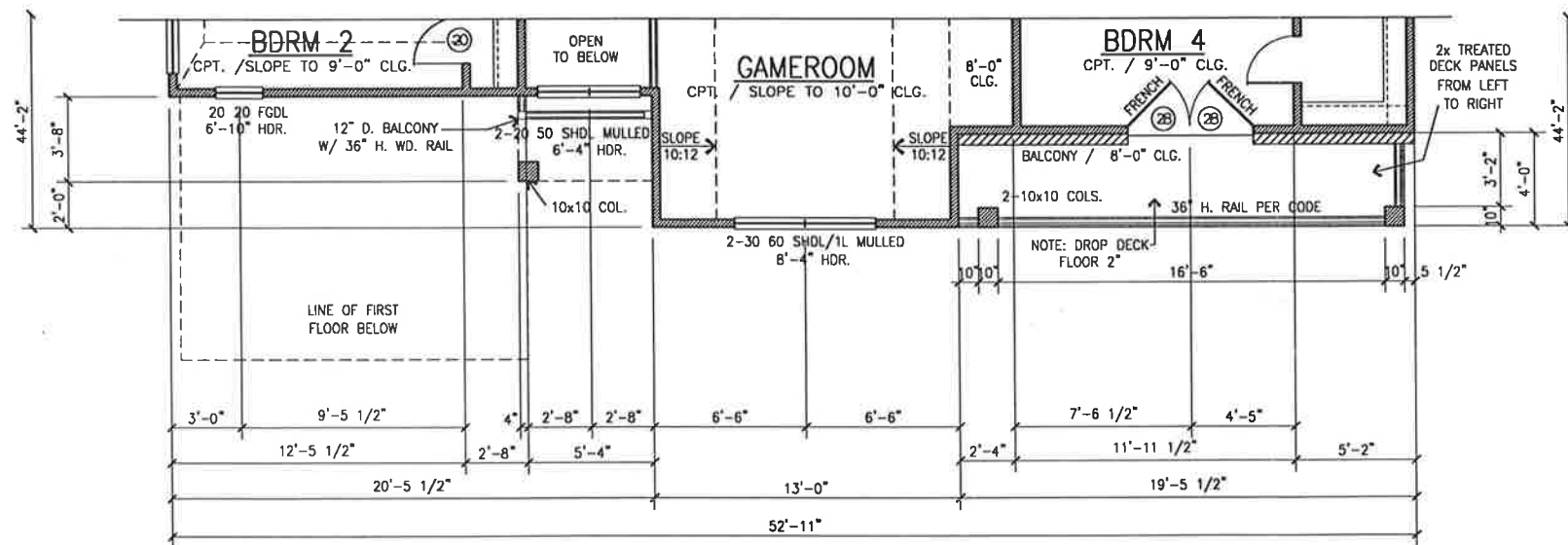
NOTE:
 FIRST FLOOR TO HAVE SIDING OR MASONRY PER SUBDIVISION / CUSTOMER C.D. SPECS.
 MASONRY DETAIL @ REAR ELEV. TO BE SAME AS SIDE ELEVATIONS.



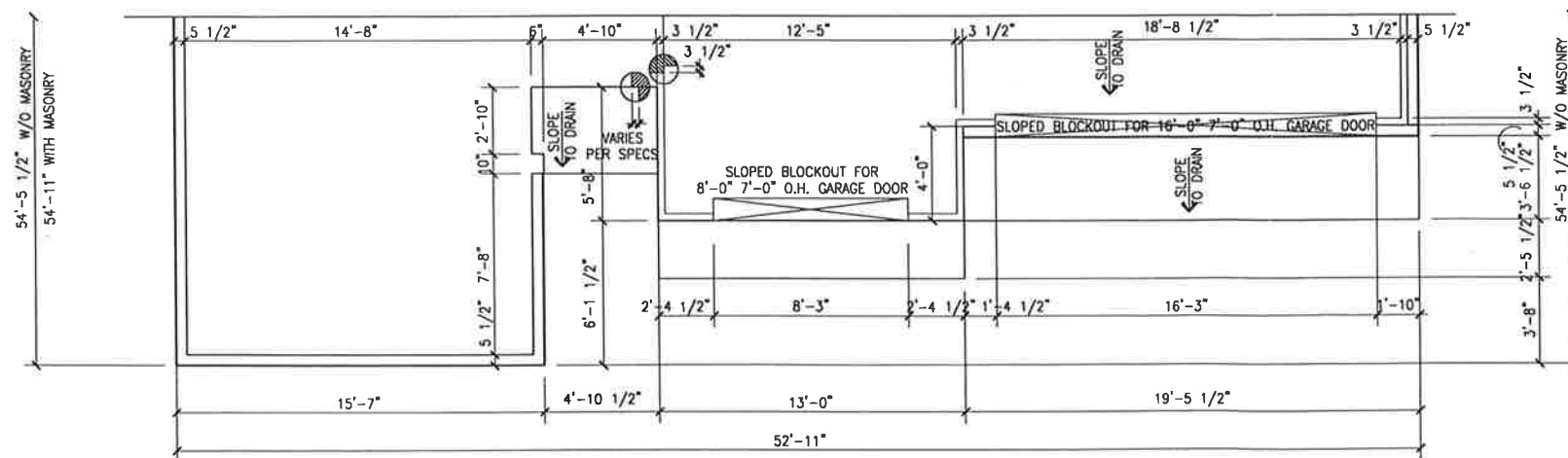
FIRST FLOOR PLAN



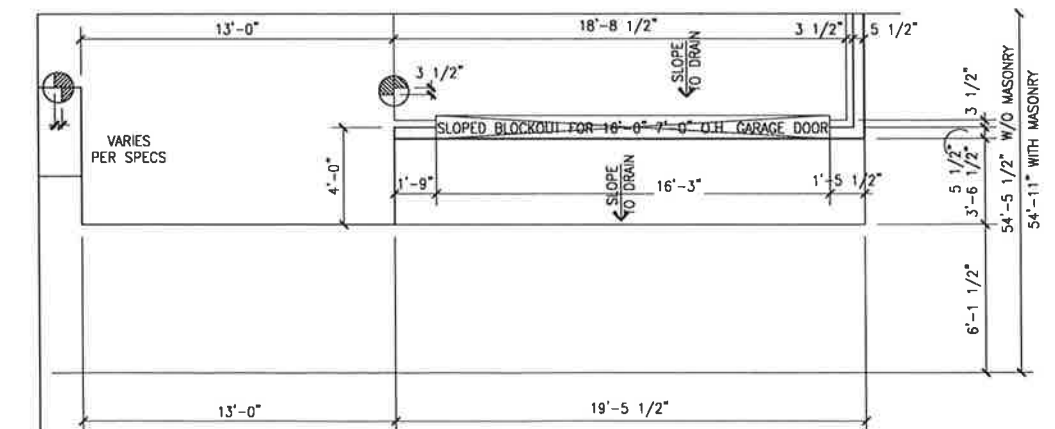
OPT. 301 STUDY / OPT 329 BDRM 5 FIRST FLOOR PLAN



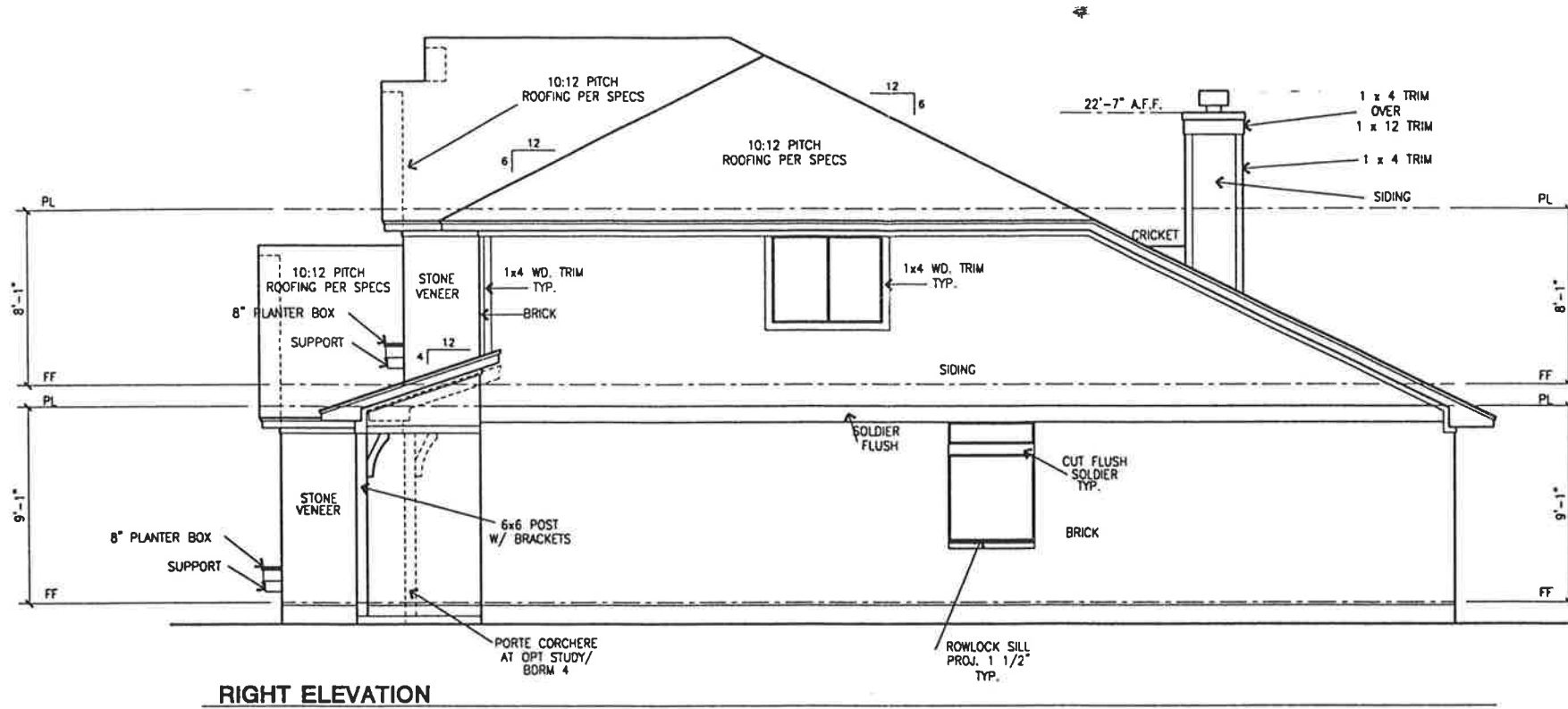
SECOND FLOOR PLAN



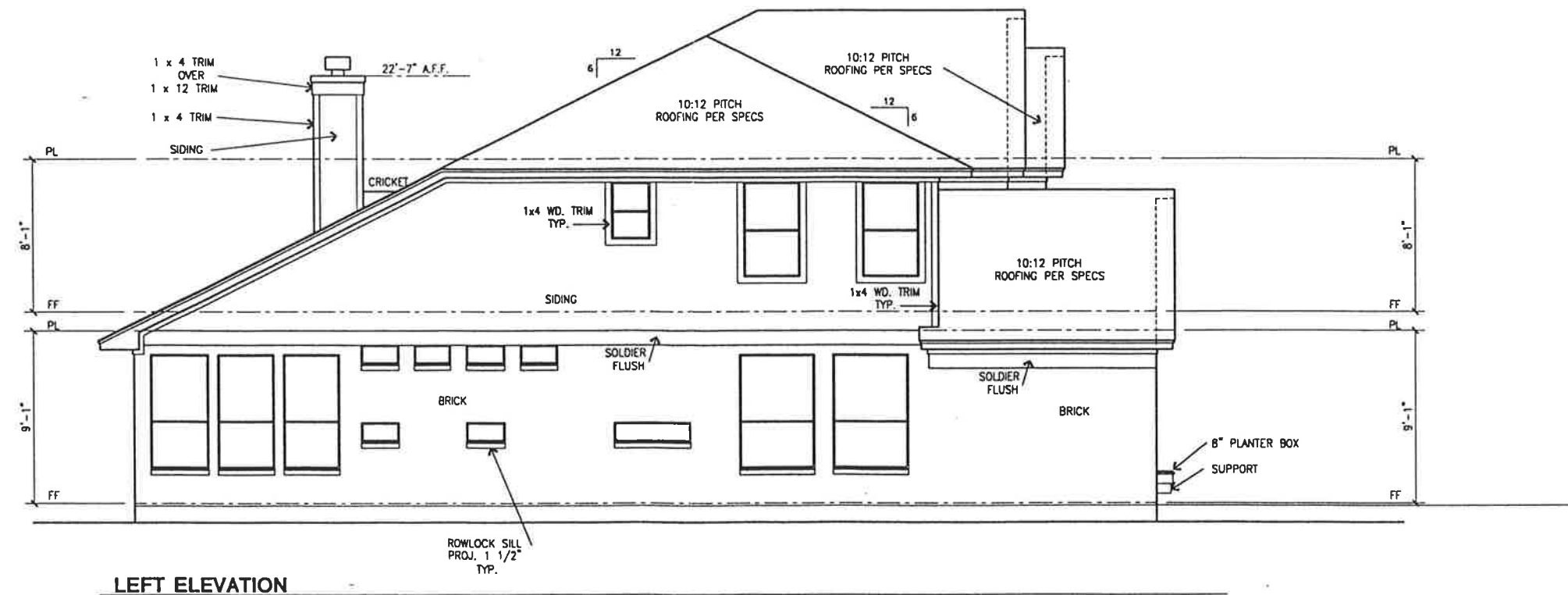
FOUNDATION PLAN



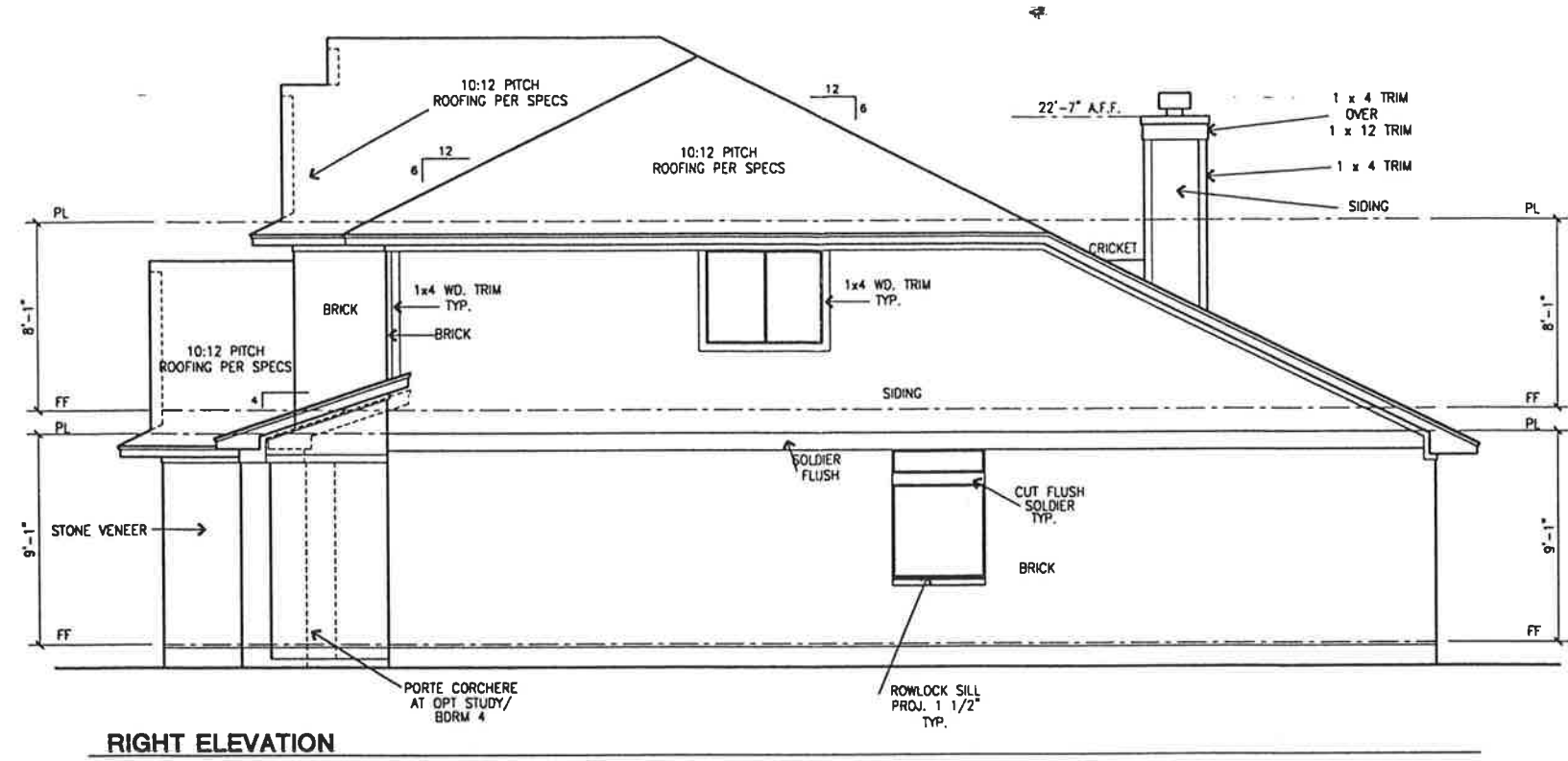
OPT. 301 STUDY / OPT. 329 BDRM 5 FOUNDATION PLAN



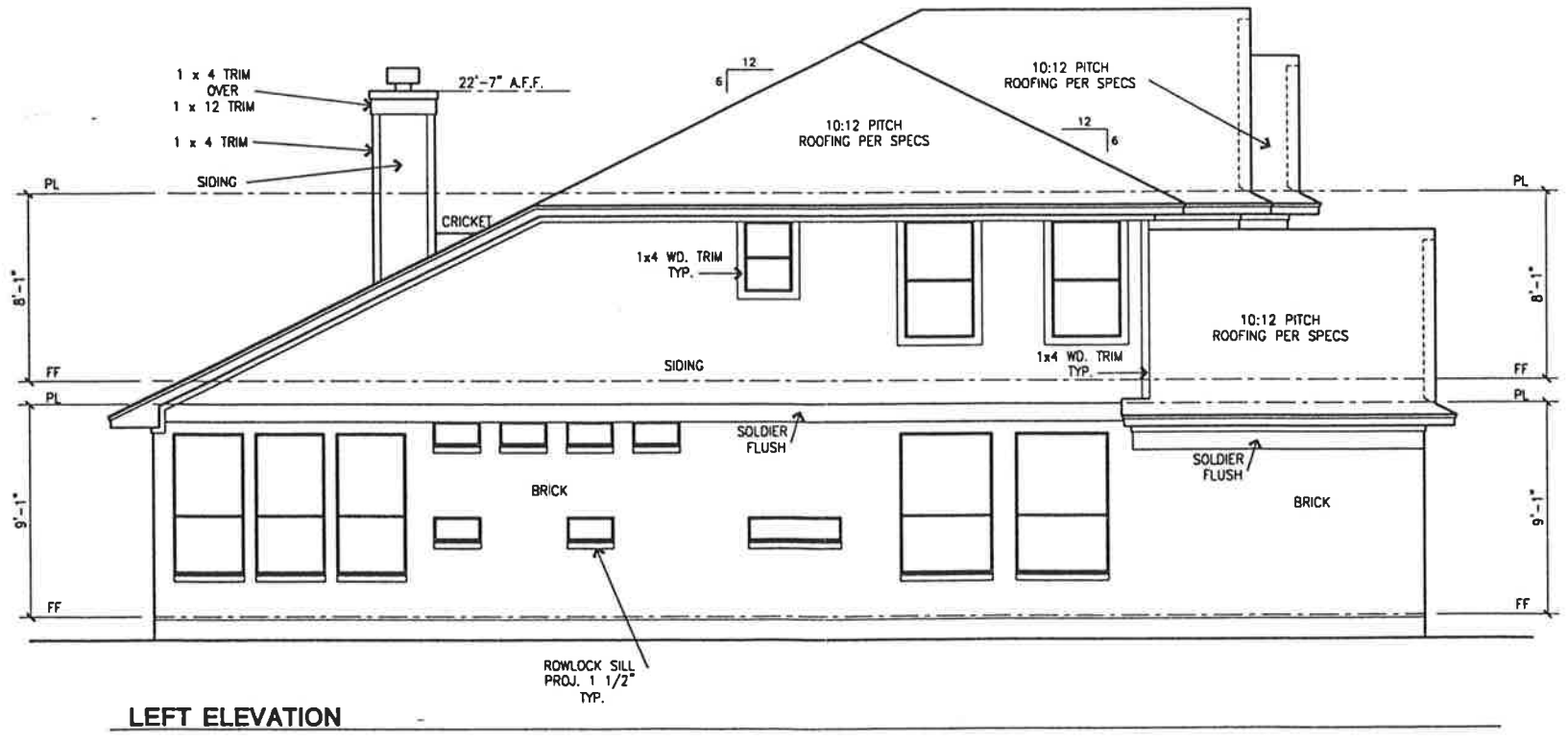
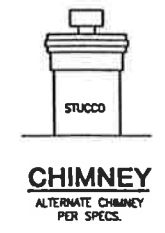
RIGHT ELEVATION



LEFT ELEVATION

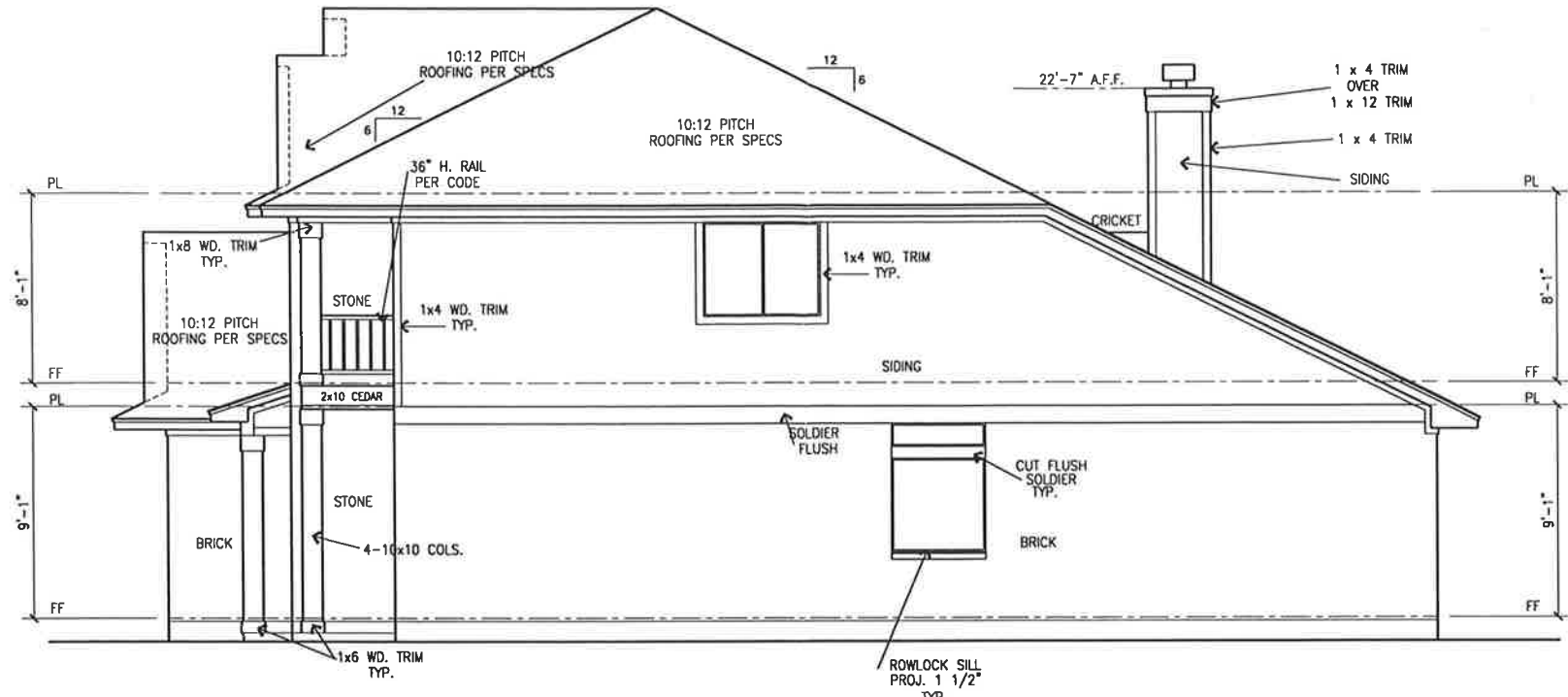


RIGHT ELEVATION

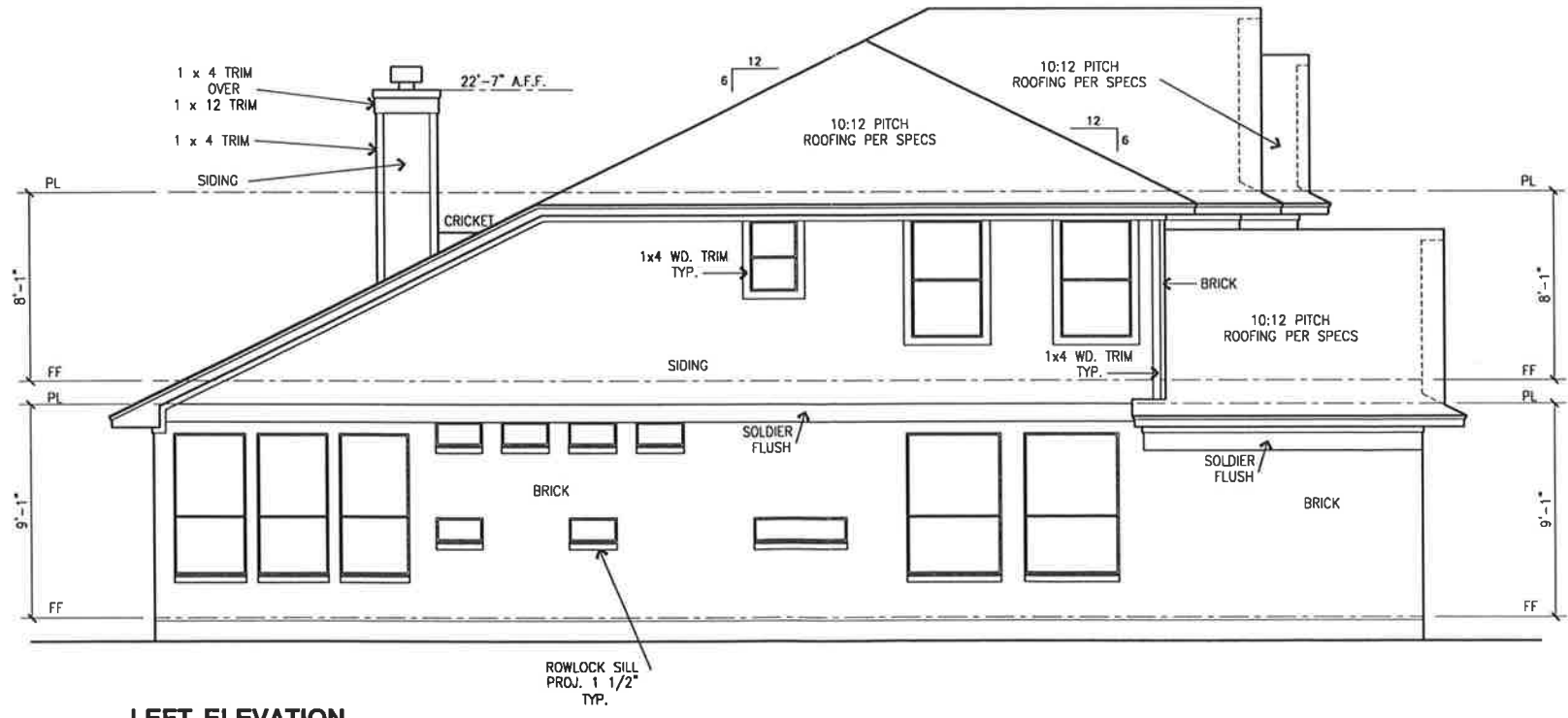


LEFT ELEVATION

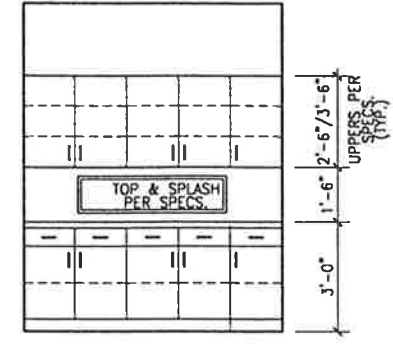
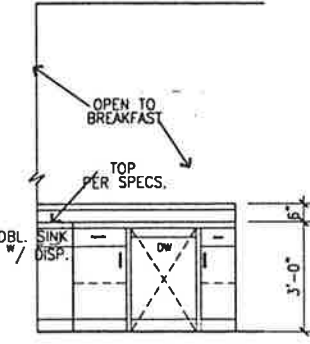
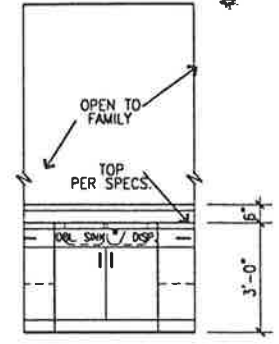
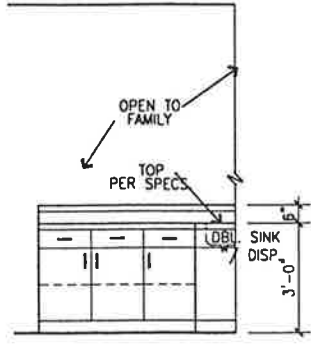
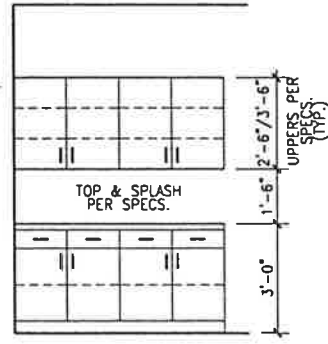
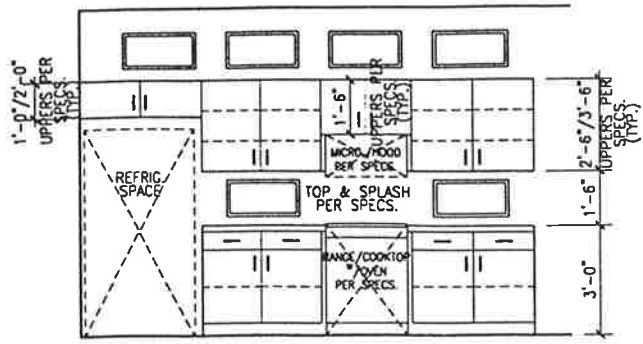
These drawings and concepts herein are the property of R.H.O. and may not be copied or used without written consent by R.H.O.
 © COPYRIGHT 1999 THE RYLAND GROUP, INC.



RIGHT ELEVATION



LEFT ELEVATION

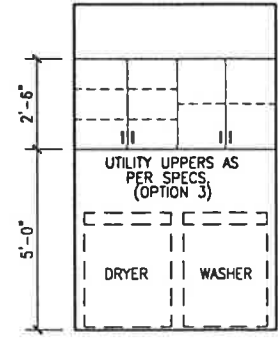
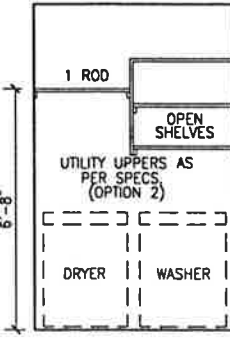
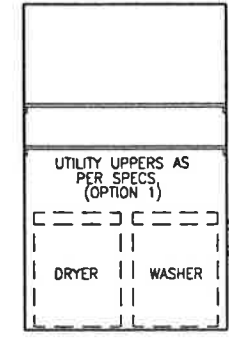
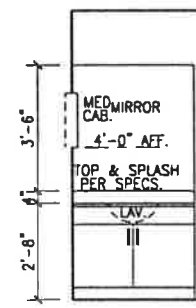
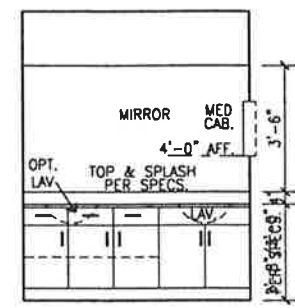
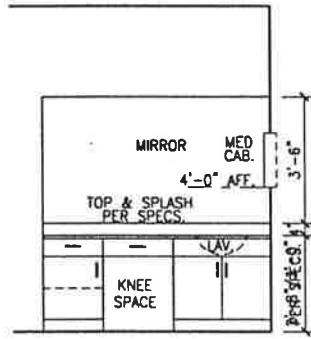
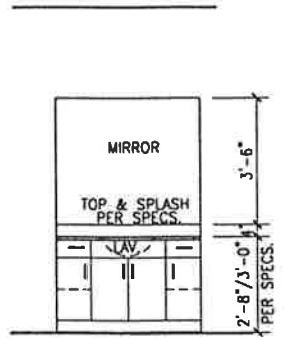
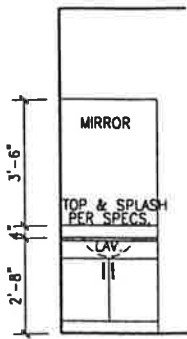


KITCHEN

ALTERNATE KITCHEN SHOWN ON FLOOR PLAN

BUTLER'S PANTRY

INSTALL SWITCHES & PLUGS VERTICALLY AT BAR (TYP) AT ALL BAR AREAS



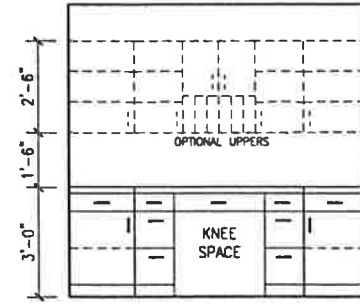
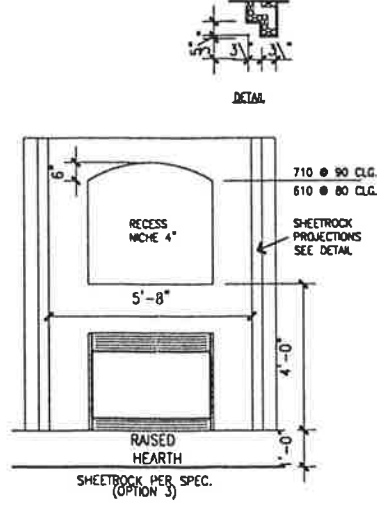
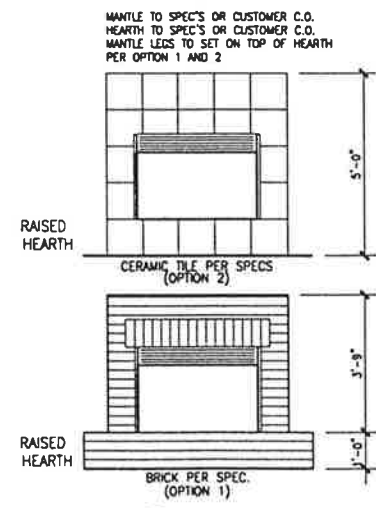
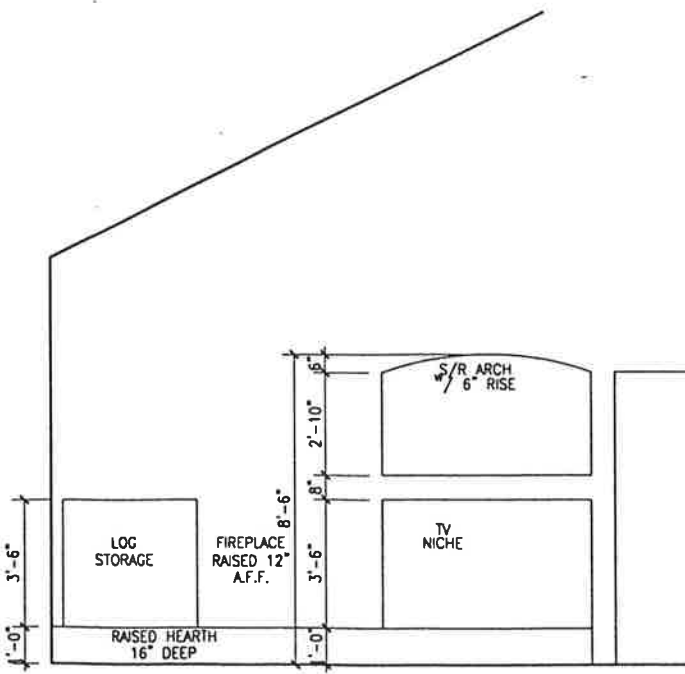
P.W.D.
SIM. AT OPT. BATH 4

M. BATH

DRSG.

BATH 2

UTILITY



OPT. TECH CENTER

FIREPLACE/ ENTERTAINMENT CENTER