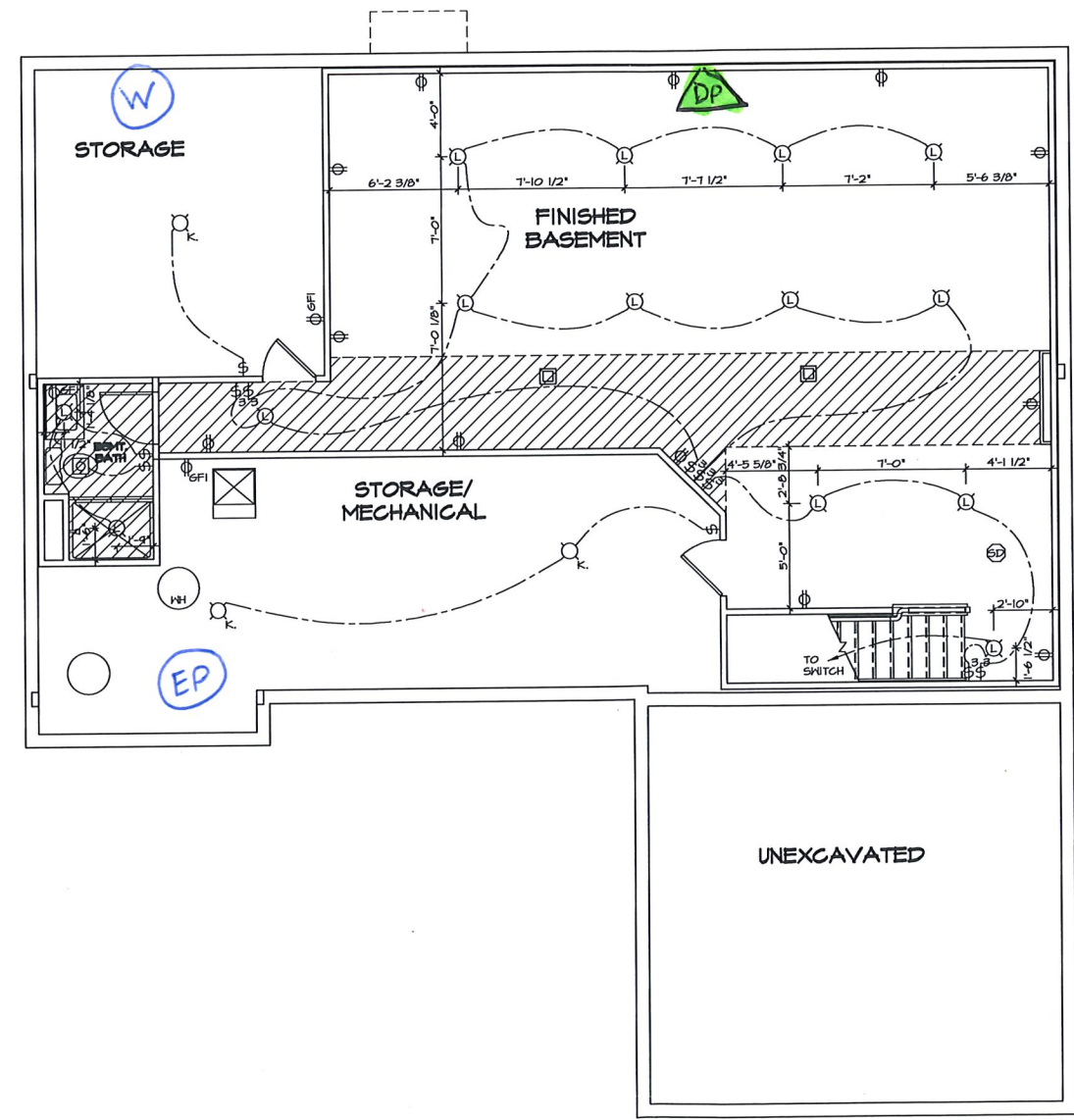


(W) - Well Tank
 (EP) - Ejector Pit
 (DP) - DP
 (P) - P
 (LED) - Added LED

- 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, BATHS, GARAGES, LAUNDRY ROOM, UNFINISHED BASEMENT, NETBARS AND ALL OUTDOOR RECEPTACLES ARE TO BE GFI PROTECTED.
 3. PROVIDE SWITCH W/ KEYLESS LIGHT IN ATTIC SPACE.
 4. PROVIDE SWITCH W/ KEYLESS LIGHT AND GFI RECEPTACLE WHEN HVAC EQUIPMENT IS IN ATTIC SPACE.
 5. PROVIDE ARC-FAULT CIRCUIT INTERRUPTERS TO ALL BEDROOM RECEPTACLES.
 6. WASHER ON LEFT, DRYER ON RIGHT (PER PLAN OR REVERSED).
 7. DRYER RECEPTACLE 110 W/ GAS OR 220 W/ 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 - GROUND FAULT INTERRUPT
⊕	DUPLEX RECEPTACLE - WEATHER PROOF AND GROUND FAULT INTERRUPT
⊕	SMOKE DETECTOR - W/ WIRE 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



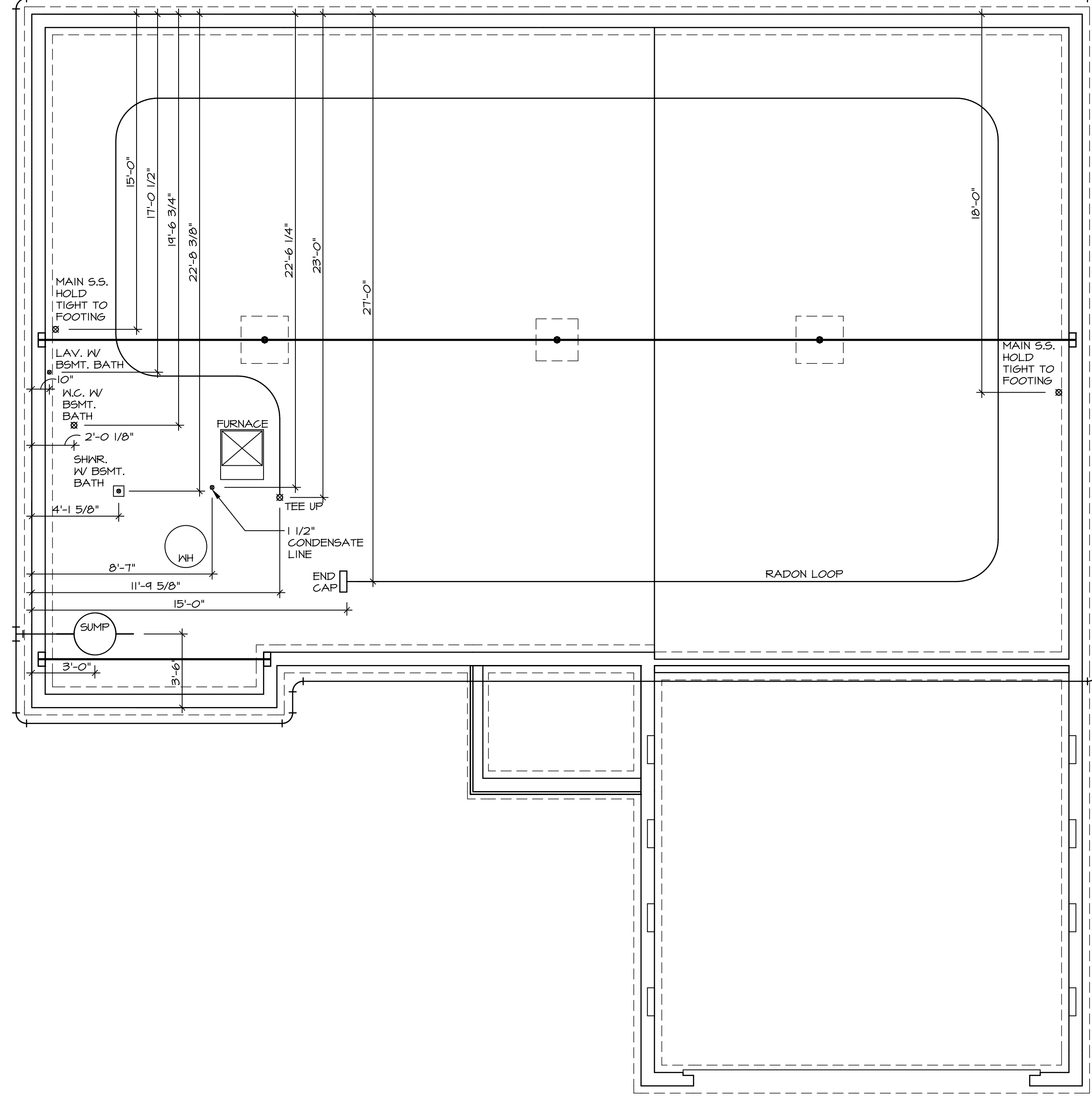
1
 E-1
BASEMENT ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"

SHEET NO. E-1	MODEL AYIANO	SET NO. A1A00	VERSION 01
	DRAWING TITLE BASEMENT ELECTRICAL PLAN	DRAWN BY S6A	DATE: 6/19/15
43	OPTION DESCRIPTION	OPTION	
	DIV-COMM-LOT-UNIT DCY-TE-0063 COMM-LOT TAKA ESTATES - 0063 STREET ADDRESS 1467 TIMBER VALLEY DR CITY FRANKLIN STATE OH ZIP 45005		

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 Frederick, MD 21703

CA:\NVA_Solives\AYIANO_A1A00_01\DCY-TE-0063\1653013\SheetE-1.dwg 02/07/20 - 5:44 am



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

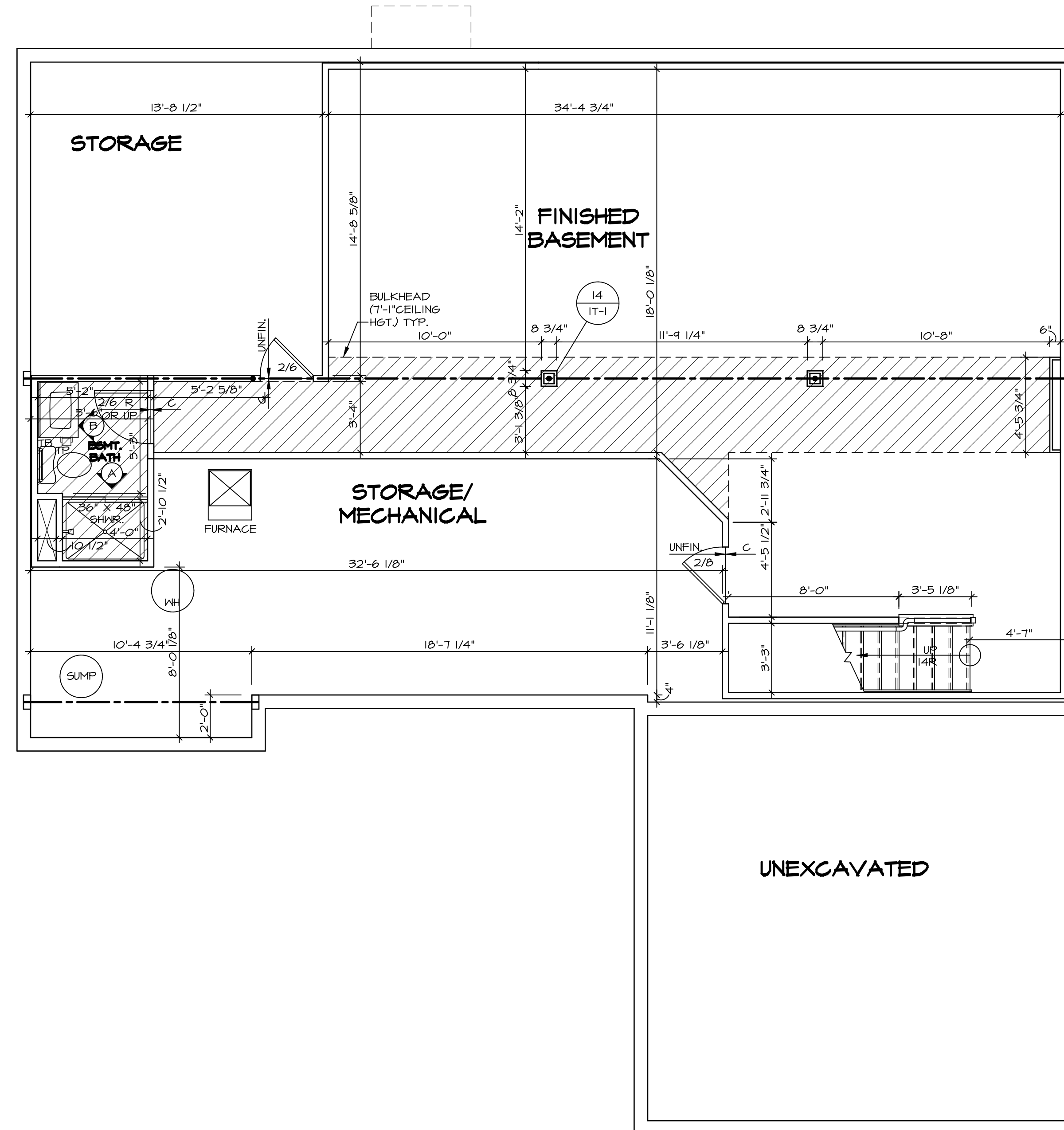
SHEET NO. A-5	MODEL AVIANO	SET NO. A/A00 VERSION 01
	DRAWING TITLE PLUMBING PLAN	DRAWN BY
	OPTION DESCRIPTION	DATE:
26		OPTION

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DIV-COMM-LOT-UNIT
DCY-TE-0063
COMM-LOT
TARA ESTATES - 0063
STREET ADDRESS
14671 TIMBER VALLEY DR
CITY
FRANKLIN

APT. NO. ----
STATE OH
ZIP 45005



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

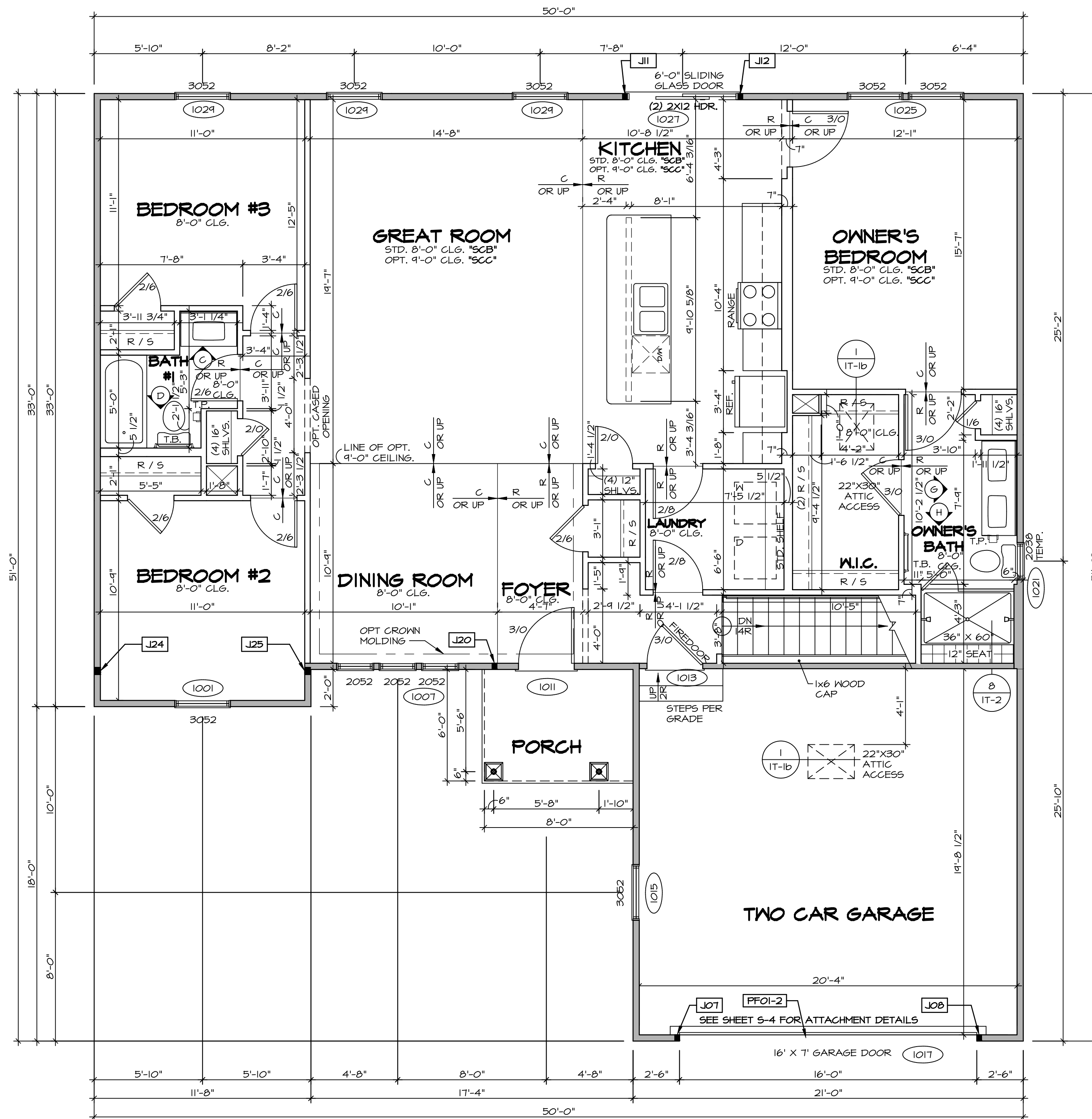
SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
- 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 EACH END, UNLESS OTHERWISE NOTED.
 - ALL EXTERIOR WALLS TO BE 4" AND 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 "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

- GYPSUM NOTES**
- AT GARAGE:
 GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

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

SHEET NO. A-6	MODEL AVIANO DRAWING TITLE BASEMENT FLOOR PLAN OPTION DESCRIPTION OPTION	SET NO. A/A00 VERSION 01 DRAWN BY SGA DATE: 4/1/15 OPTION	DIV-COMM-LOT-UNIT DCY-TE-0063 COMM-LOT TARA ESTATES - 0063 STREET ADDRESS 14671 TIMBER VALLEY DR CITY FRANKLIN STATE OH ZIP 45005
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- BEARING WALL
- NON BEARING WALL
- INDICATES BEARING 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

- FLOOR PLAN NOTES**
- 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/ T-PLY, ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
 - HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING 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 "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
 - SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
 - ALL WINDOWS HAVE 7'-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.

- GYPSUM NOTES**
- AT GARAGE:**
GYPSUM BOARD AT COMMON WALLS, CEILING, BEAM WRAPS AND SUPPORTS PER STANDARD DETAIL FA-1(b) FIRE ASSEMBLIES OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:**
1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

LVL PLY TO PLY FASTENING SCHEDULE:

- 1A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D NAILS AT 12" O.C.
- 2A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D NAILS AT 12" O.C.
- 3A - (2) PLY 20" TALL AND OVER; FASTEN PLYS w/ (4) ROWS 16D NAILS AT 12" O.C.
- 4A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS w/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS w/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6A - (3) PLY 20" TALL AND OVER; FASTEN PLYS w/ (4) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE

FIELD INSTALLED FIRST FLOOR BEAM/HEADER SCHEDULE

IDENTIFIER	DESCRIPTION	LENGTH	OPTIONS	ENG. NUM.	REMARKS
PF01-2	EXT HEADER - 2X12 - 2 PLY	20'-4"	GCB	1017	

FIRST FLOOR JACK SCHEDULE

IDENTIFIER	DESCRIPTION	OPTIONS	ENG. NUM.	REMARKS
J01	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J08	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J11	JACK - (2) 2X4 SFF STUD GRADE		1021	
J12	JACK - (2) 2X4 SFF STUD GRADE		1021	
J20	JACK - (2) 2X4 SFF STUD GRADE	ELK	1033	
J24	JACK - (3) 2X4 SFF STUD GRADE		1036	
J25	JACK - (3) 2X4 SFF STUD GRADE		1036	

DCY-TE-0063

AVIANO
DRAWING TITLE
FIRST FLOOR PLAN

SET NO. A/A00
VERSION 01
DRAWN BY SGA
DATE: 9/9/15
OPTION

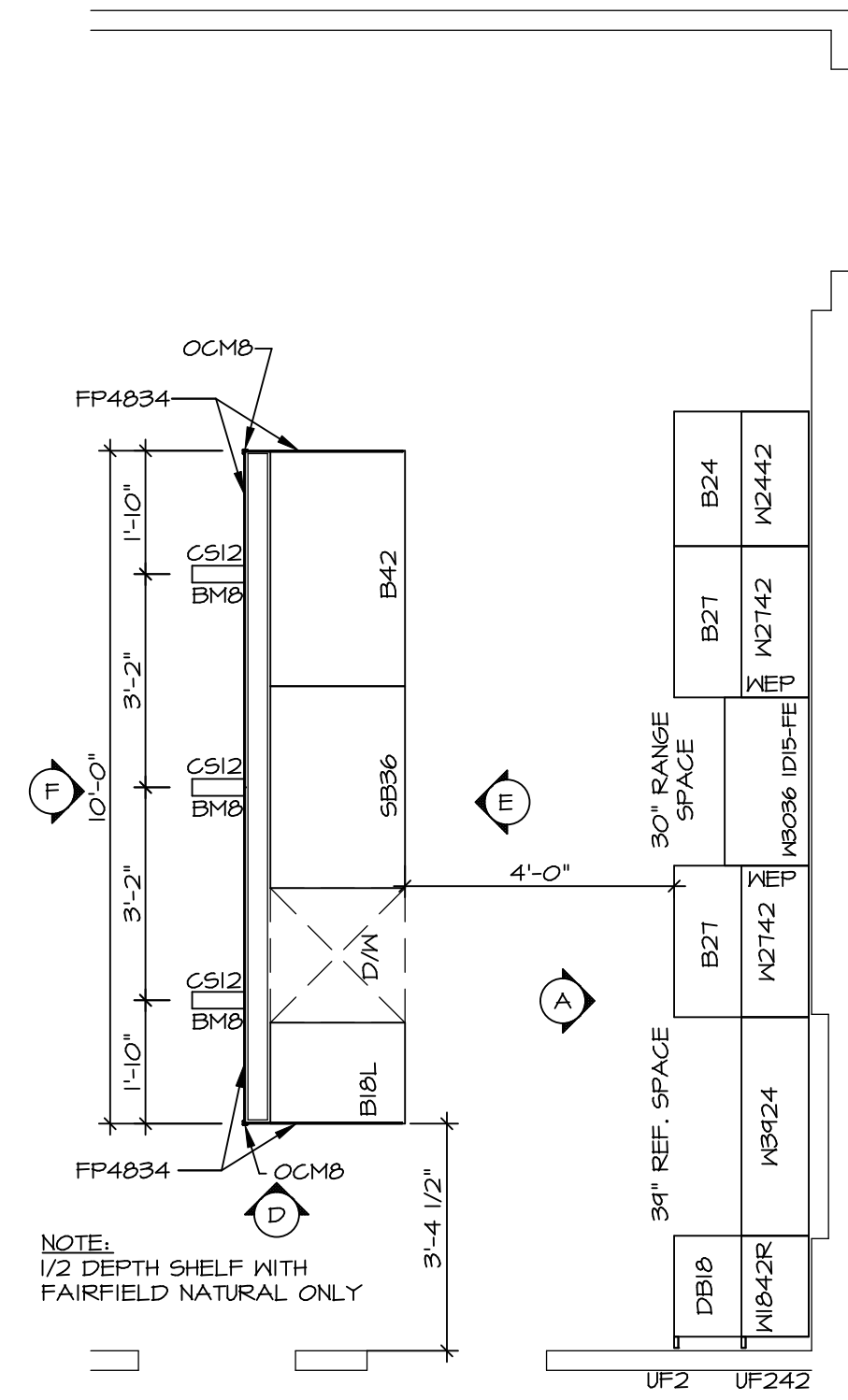
AVIANO
SHEET NO. A-7

5285 Washington Ave., Suite 100
Frederick, MD 21703

NVR

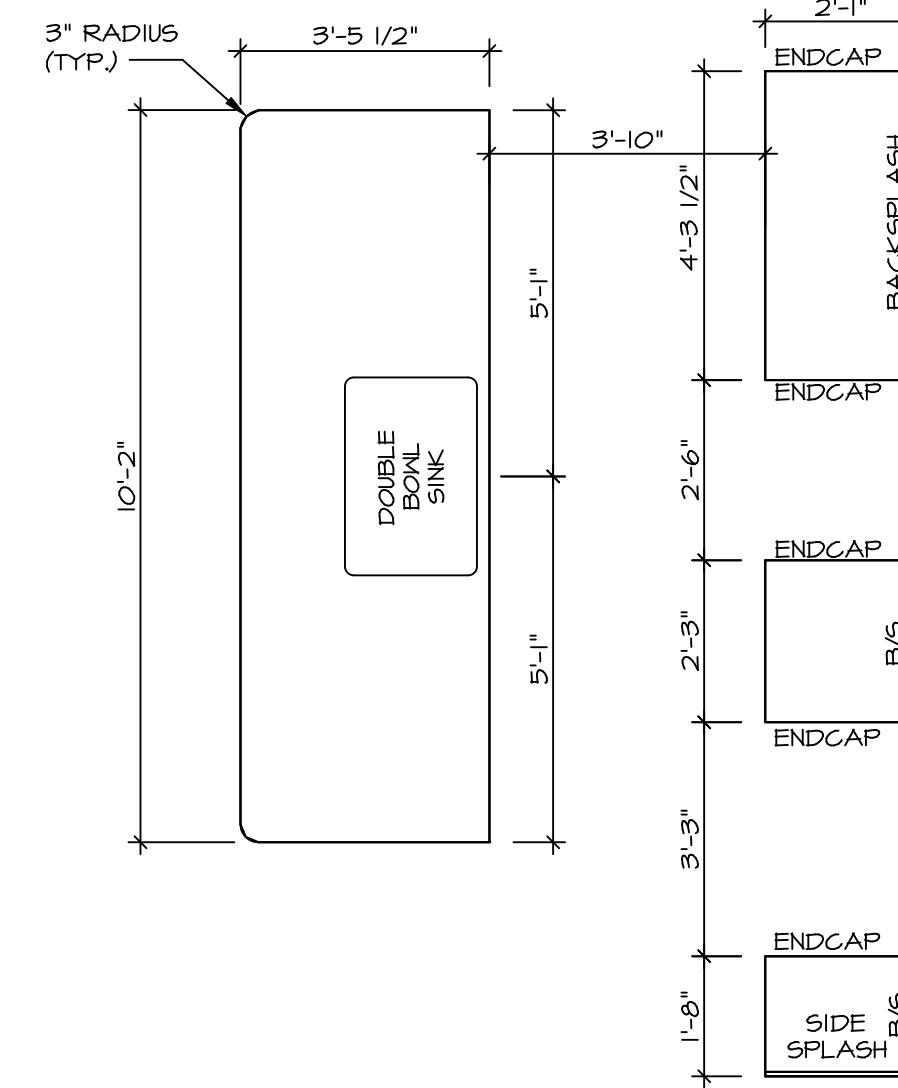
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COMM-LOT
TARA ESTATES - 0063
STREET ADDRESS
14671 TIMBER VALLEY DR
CITY
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STATE
OH
ZIP
45005



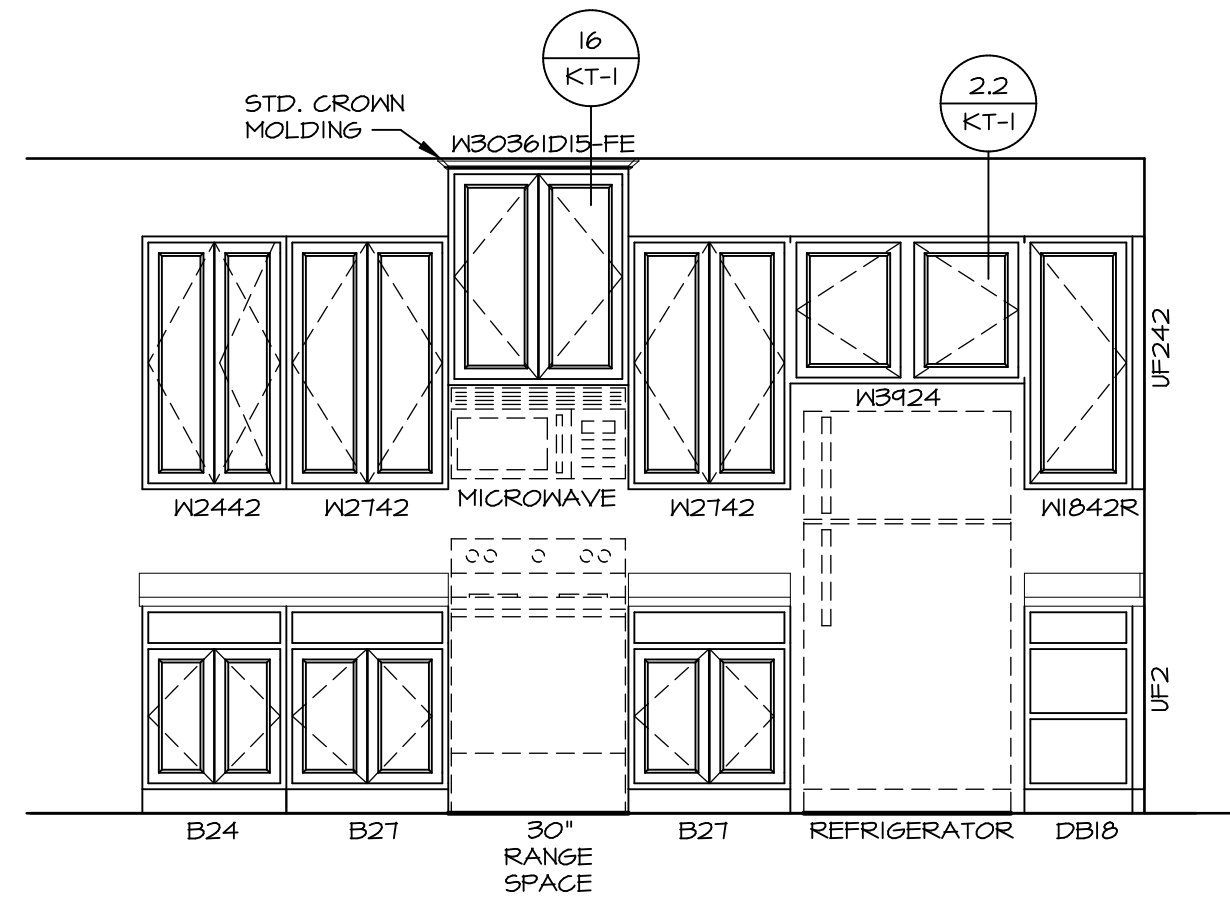
**KITCHEN CABINET
PLAN / KC-3432**

SCALE: 3/8" = 1'-0"



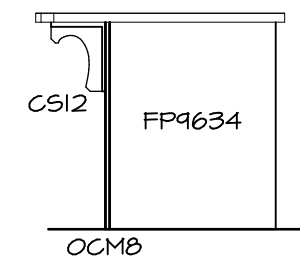
**KITCHEN COUNTERTOP
PLAN / KC-3432**

SCALE: 3/8" = 1'-0"



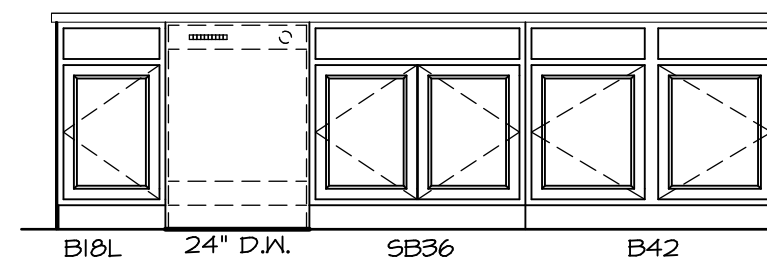
A KITCHEN ELEVATION

SCALE: 3/8" = 1'-0"



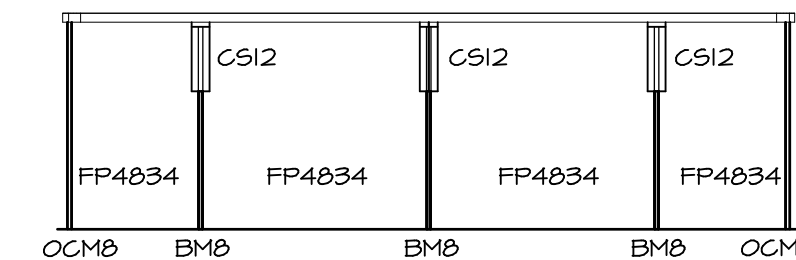
D KITCHEN ELEVATION

SCALE: 3/8" = 1'-0"



E KITCHEN ELEVATION

SCALE: 3/8" = 1'-0"



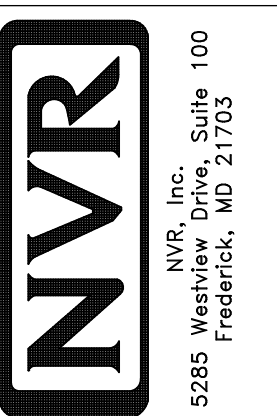
F KITCHEN ELEVATION

SCALE: 3/8" = 1'-0"

3 KITCHEN ELEVATIONS

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

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SET NO. A1A00
VERSION 01
DRAWN BY RJC
DATE: 4/11/15
OPTION

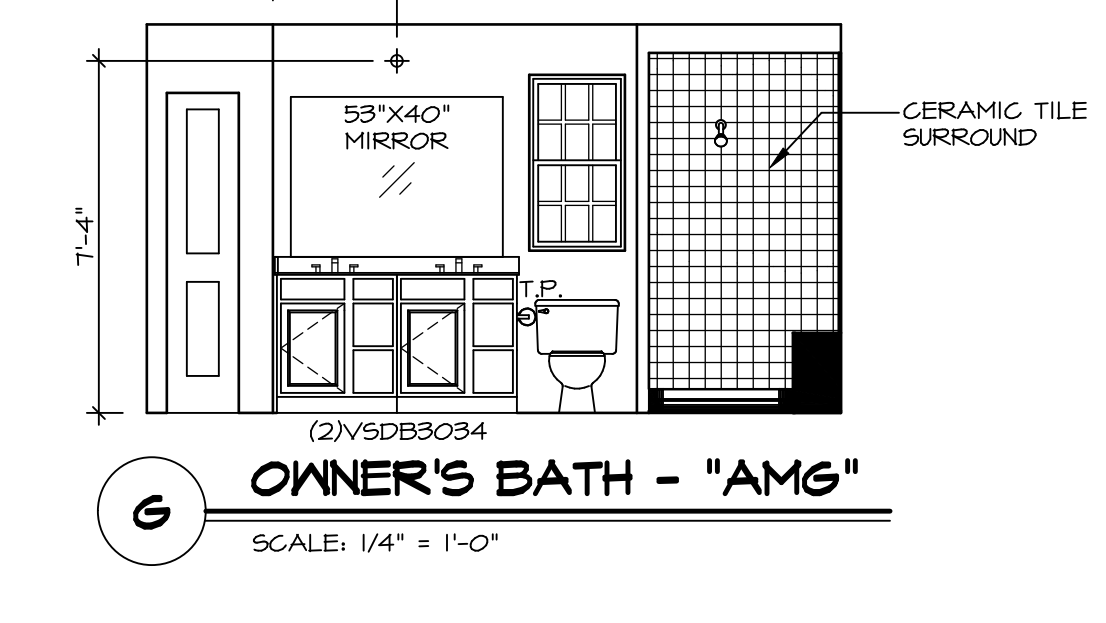
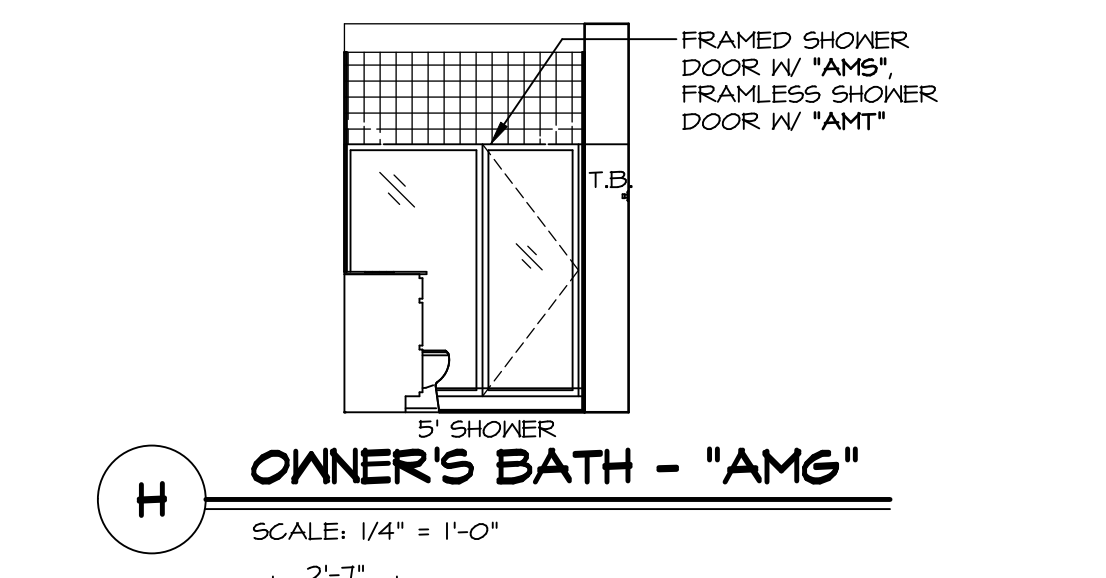
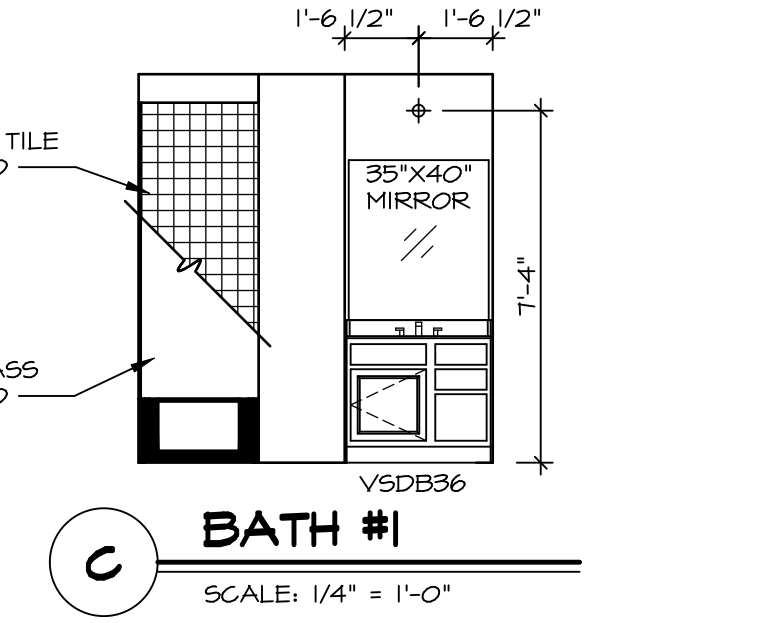
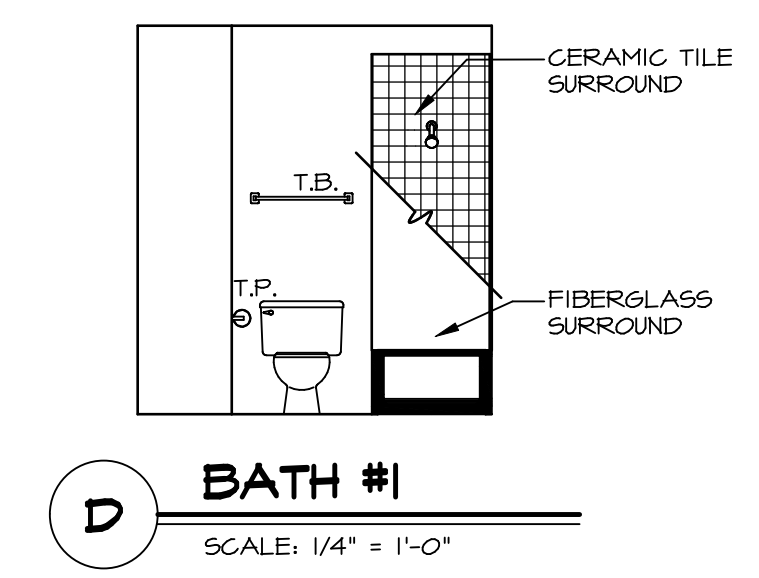
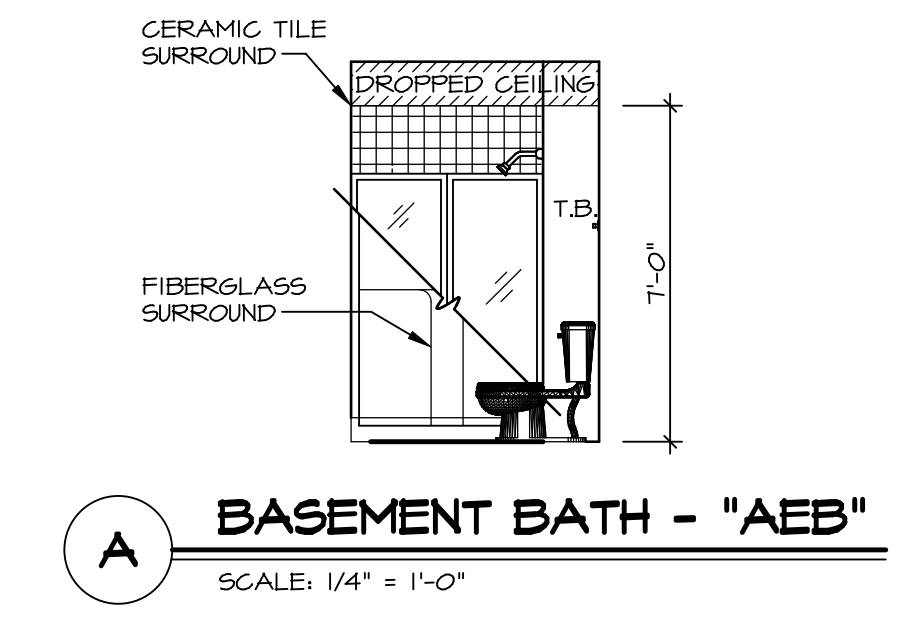
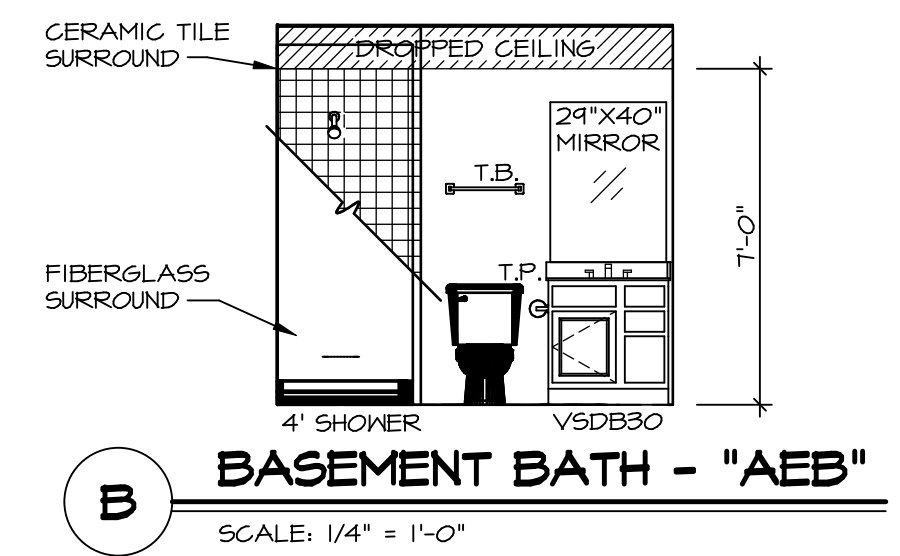
MODEL: AVIANO
DRAWING TITLE: KITCHEN LAYOUT
OPTION DESCRIPTION

SHEET NO. A-11
38

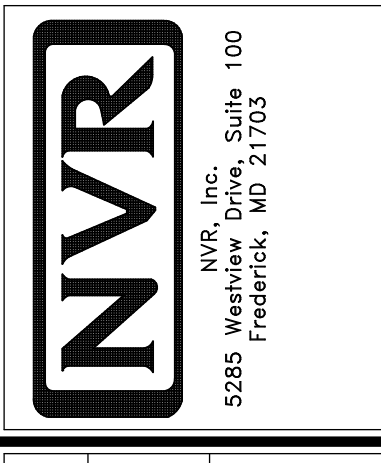
DIV-COMM-LOT-UNIT
DCY-TE-0063
COMM-LOT
TARA ESTATES - 0063
STREET ADDRESS
1487 TIMBER VALLEY DR
CITY FRANKLIN
STATE OH
ZIP 45005
APT. NO. ----

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 IT-2 FOR TUB AND SHOWER DETAILS.
4. ALL V5DB24-42 DRAWERS TO BE SET ON RIGHT HAND.
5. BATH ELEVATIONS ARE SHOWN PER PLAN.



SHEET NO.	MODEL	SET NO.
A-12	AVIANO	A/1A00
	DRAWING TITLE	VERSION 01
	BATH ELEVATIONS	DRAWN BY SGA
	OPTION DESCRIPTION	DATE: 4/11/15
42		OPTION



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COMM-LOT	TARA ESTATES - 0063
STREET ADDRESS	14671 TIMBER VALLEY DR
CITY	FRANKLIN
STATE	OH
ZIP	45005
APT. NO.	----