

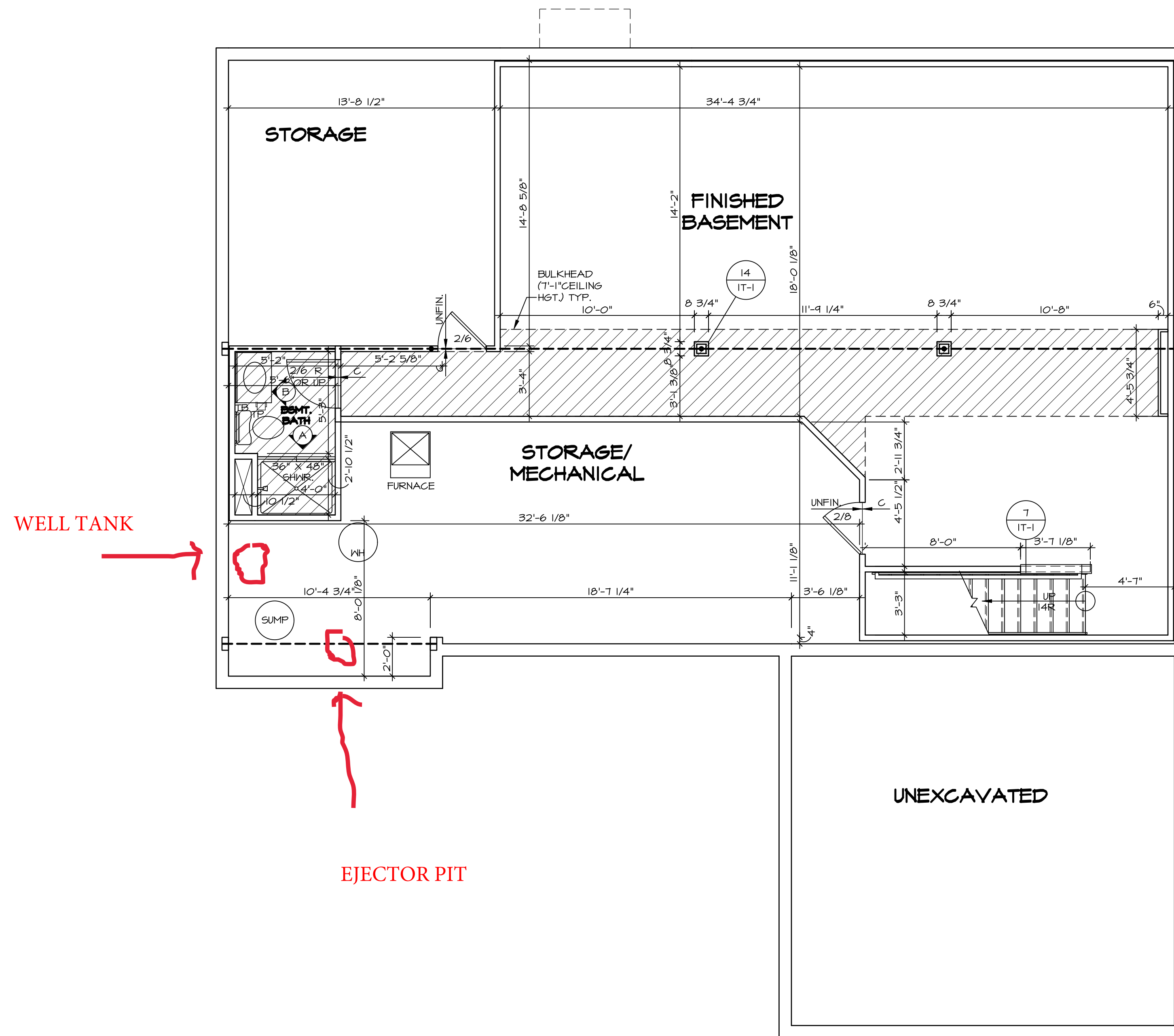
1
A-5 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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

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Frederick, MD 21703

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DIV-COMM-LOT-UNIT DCY-TE-0079	
COMM-LOT TARA ESTATES - 0079	APT. NO. ----
STREET ADDRESS 1351 TIMBER WOLF DRIVE	STATE OH
CITY FRANKLIN	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 ASSEMBLY OR AS REQUIRED BY LOCAL CODE.
- AT STAIRS:
 1/2" GYPSUM BOARD AT UNDERSIDE OF STAIRS AND WALLS IN CLOSET

WELL TANK →

EJECTOR PIT →



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

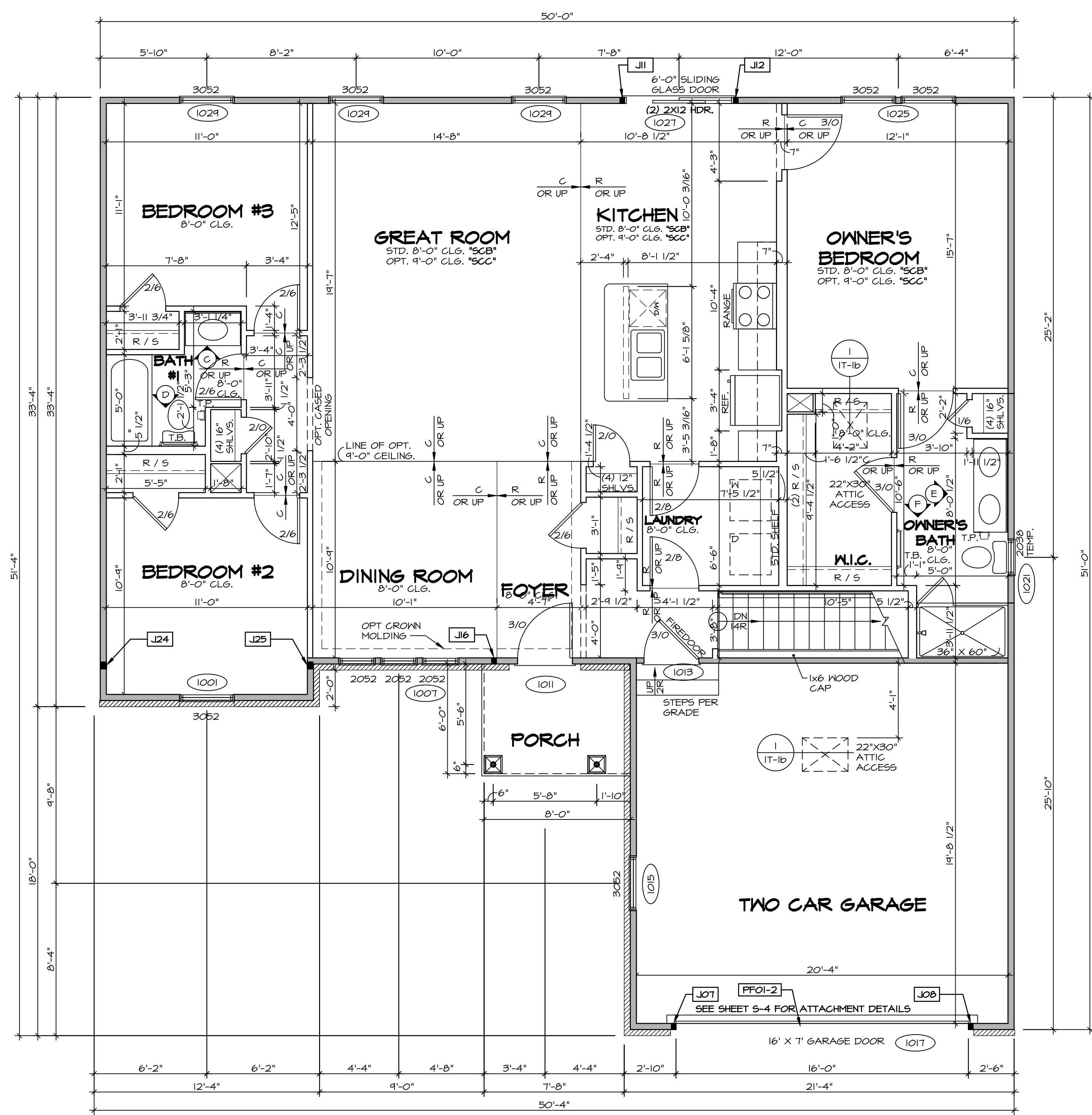
SHEET NO. A-6	MODEL AVIANO	SET NO. A/A00	OPTION DESCRIPTION BASEMENT FLOOR PLAN
	DRAWING TITLE BASEMENT FLOOR PLAN	VERSION 01	
29	DATE: 4/1/15	DRAWN BY: SGA	OPTION
	DATE: 4/1/15	DRAWN BY: SGA	

DIV-COMM-LOT-UNIT DCY-TE-0079	
COMM-LOT TARA ESTATES - 0079	APT. NO. -----
STREET ADDRESS 1351 TIMBER WOLF DRIVE	CITY STATE OH ZIP FRANKLIN OH 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	
J02	JACK - (2) 2X4 SFF STUD GRADE	GCB	1017	
J11	JACK - (2) 2X4 SFF STUD GRADE		1021	
J12	JACK - (2) 2X4 SFF STUD GRADE		1021	
J16	JACK - (2) 2X4 SFF STUD GRADE	ELB	1033	
J24	JACK - (3) 2X4 SFF STUD GRADE		1036	
J25	JACK - (3) 2X4 SFF STUD GRADE		1036	

DCY-TE-0079
TARA ESTATES - 0079
1751 TIMBER WOLF DRIVE
FRANKLIN, OH 45005

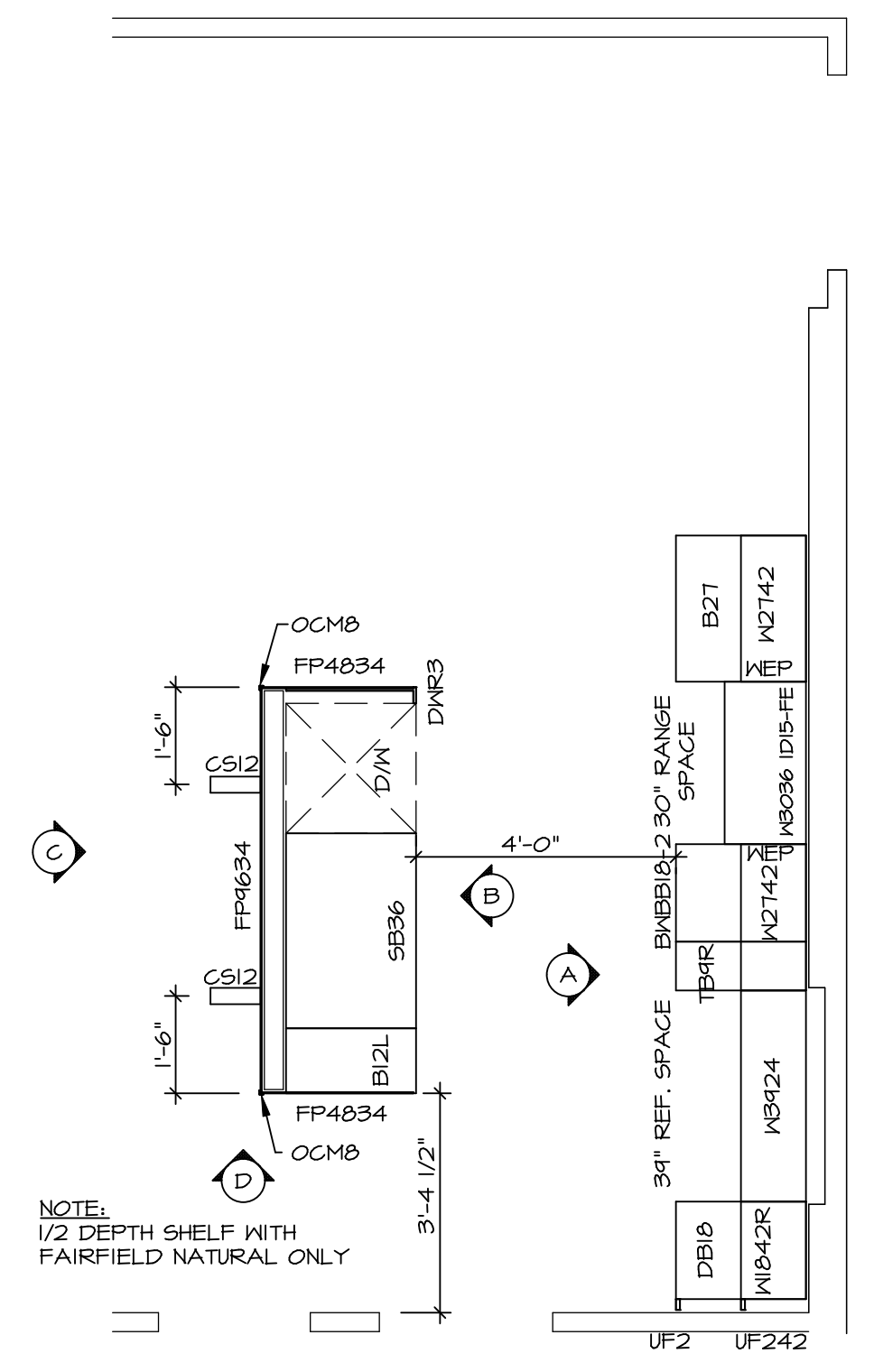
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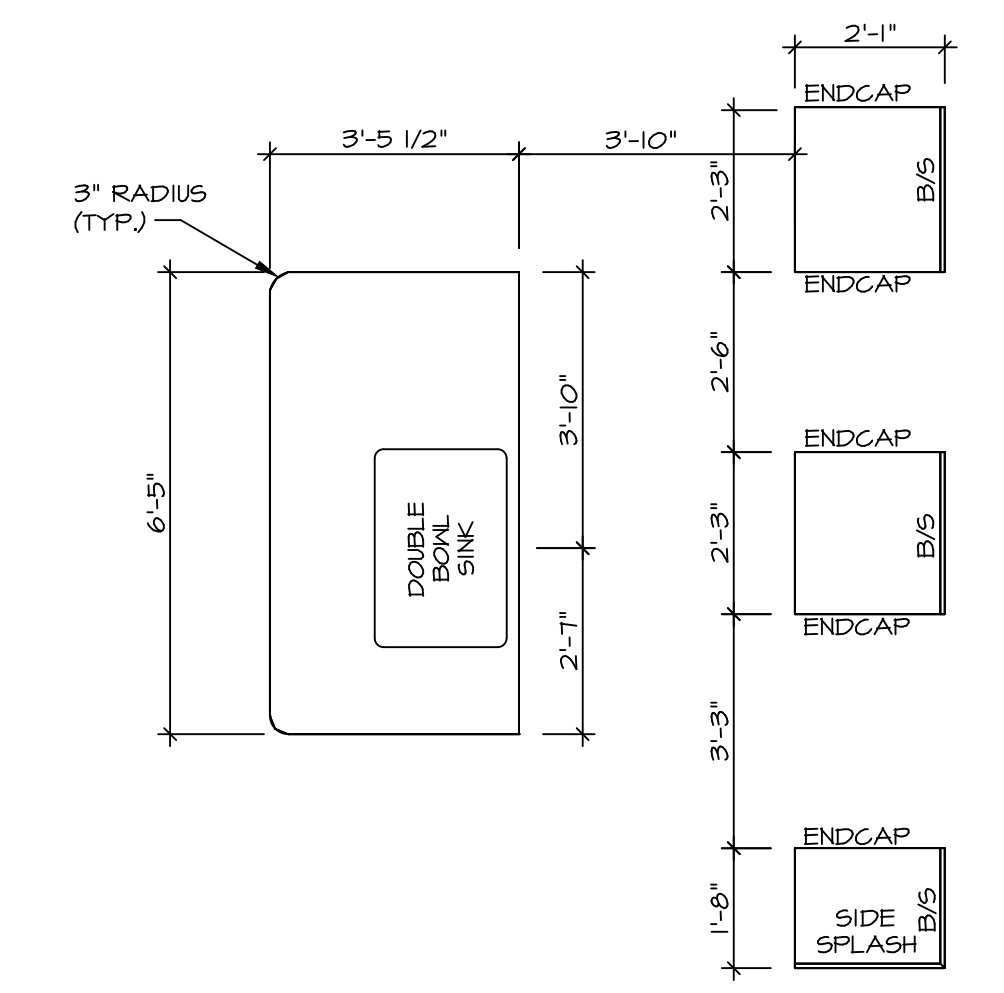
MODEL: AVIANO
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION: 31

SET NO. A/A00
VERSION 01
DRAWN BY: SGA
DATE: 9/17/15
OPTION

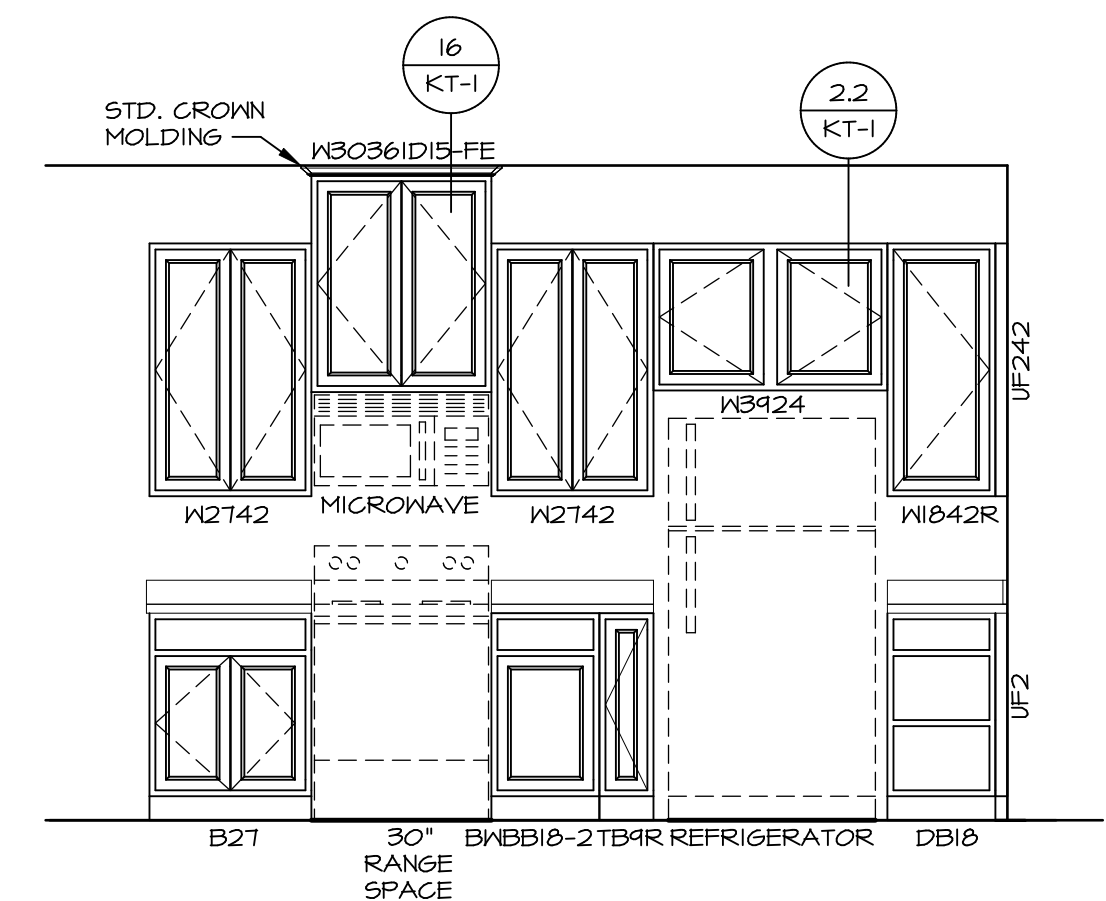
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (J/F) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET, SHIMMED, LEVELED AND PLUMB W/ ADJOINING BASE CABINETS.
 - 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.
 - HARDWARE INSTALL NOTE: KNOBS GO ON OPERABLE DOORS AND DRAWERS FOR ALL KITCHEN AND BATH AREAS. DRAWER FRONTS AND DOORS GET (I) KNOB/FULL. NO HARDWARE ON FALSE DRAWER FRONTS.



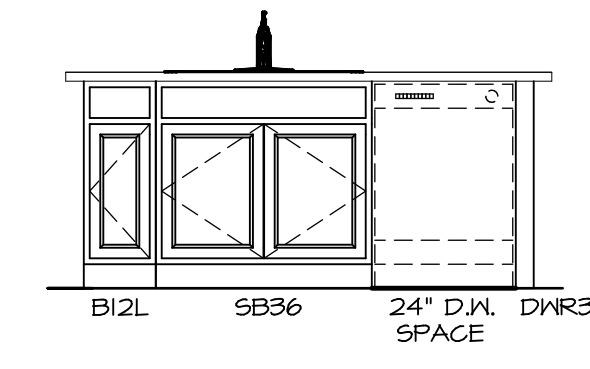
1
A-II
KITCHEN CABINET PLAN / KC-343(TC)
SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) *KD2*



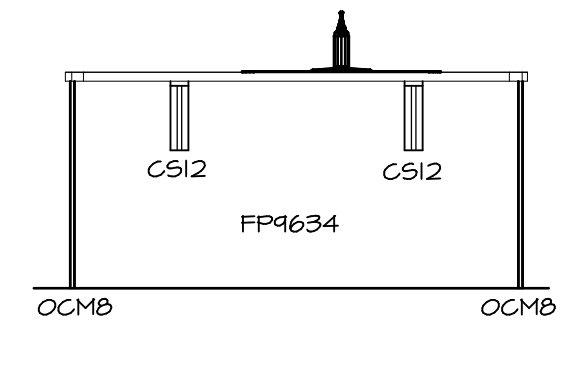
2
A-II
KITCHEN COUNTERTOP PLAN / KC-343(TC)
SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) *KD2*



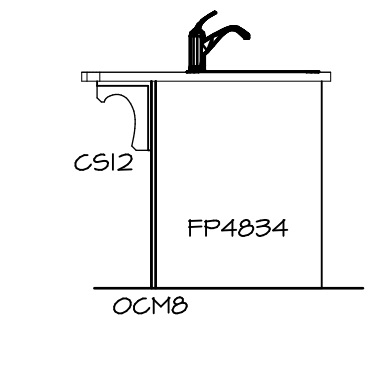
A
KITCHEN ELEVATION
SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) *KD2*



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

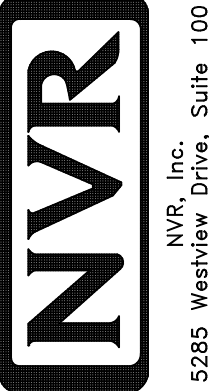


C
KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



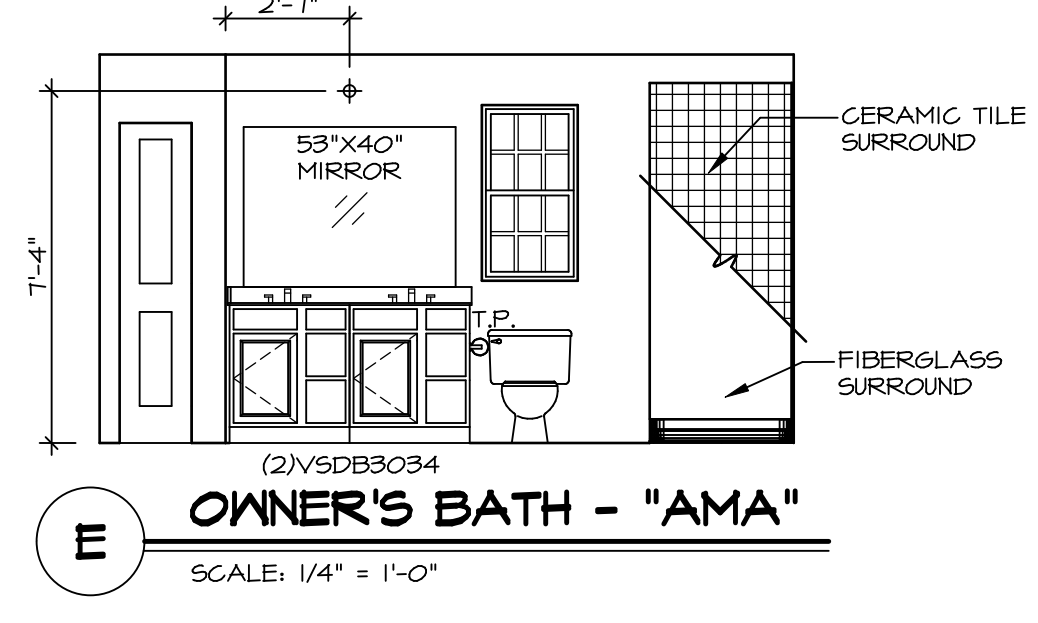
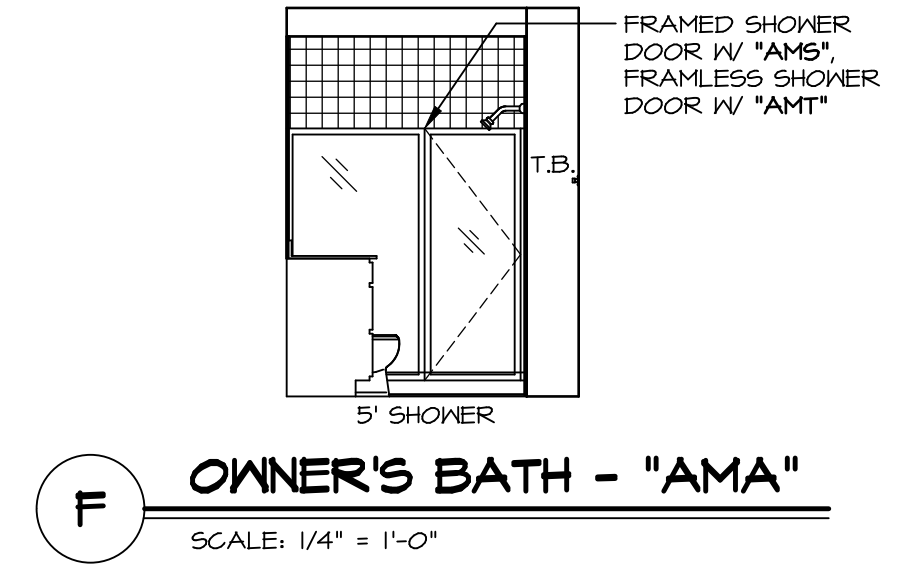
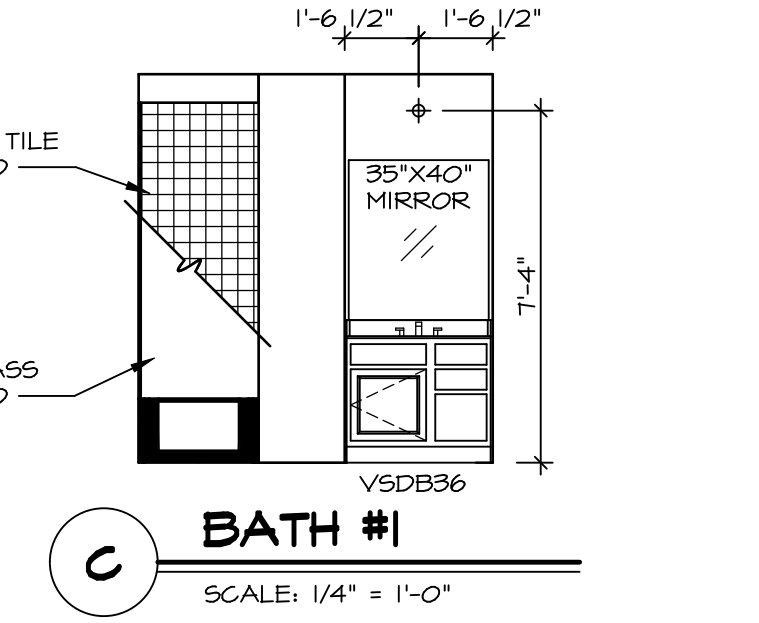
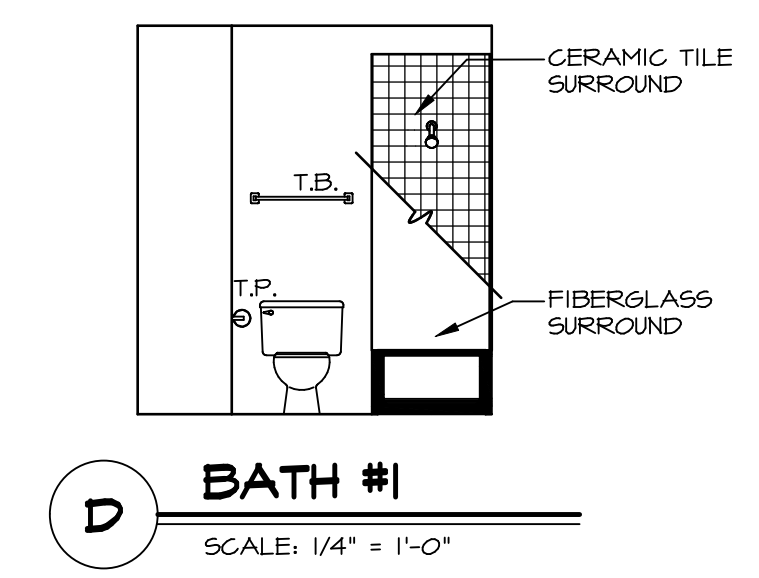
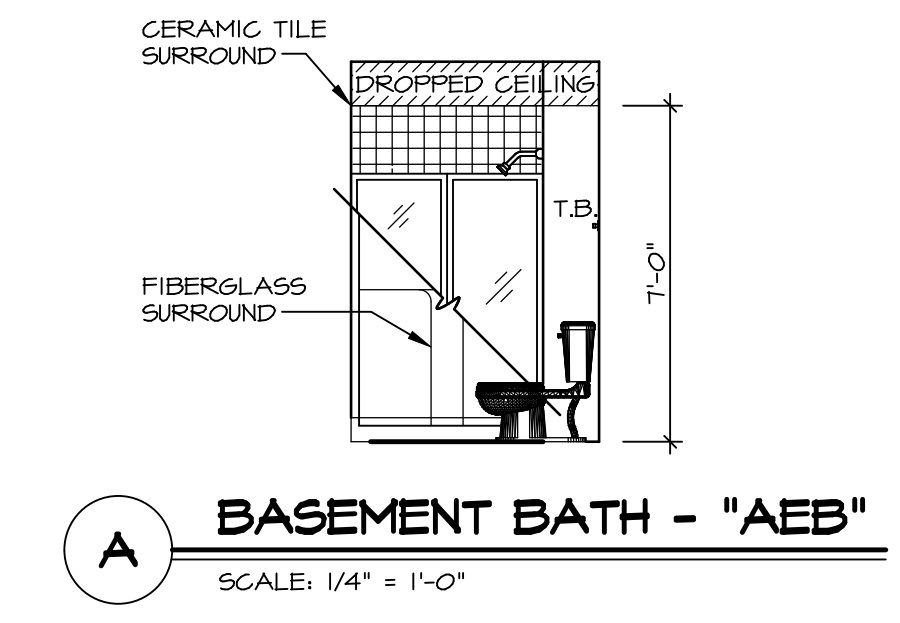
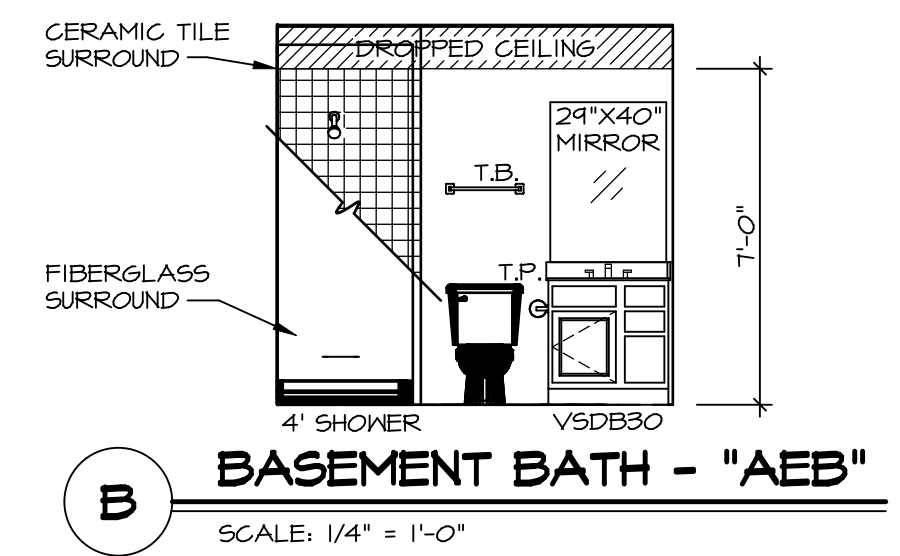
D
KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"

3
A-II
KITCHEN ELEVATIONS
SCALE: 1/4" = 1'-0"

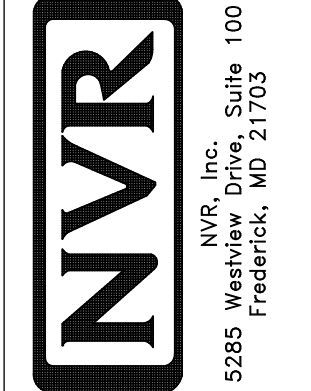
SHEET NO. A-11	MODEL AVIANO	SET NO. A/A00	OPTION DESCRIPTION 38
	DRAWING TITLE KITCHEN LAYOUT	VERSION 01	
DIV-COMM-LOT-UNIT DCY-TE-0079	COMM-LOT TARA ESTATES - 0079	DRAWN BY RJC	DATE: 4/11/15
	STREET ADDRESS 1351 TIMBER WOLF DRIVE	APRT. NO. ----	
CITY FRANKLIN	STATE OH	ZIP 45005	
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NOTES:

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.



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SET NO. A/A00
 VERSION 01
 DRAWN BY SGA
 DATE: 4/11/15
 OPTION

MODEL: AVIANO
 DRAWING TITLE: BATH ELEVATIONS
 OPTION DESCRIPTION

SHEET NO. A-12
 42

DIV-COMM-LOT-UNIT
DCY-TE-0079
 COMM-LOT
 TARA ESTATES - 0079
 STREET ADDRESS
 1151 TIMBER WOLF DRIVE
 CITY FRANKLIN STATE OH ZIP 45005