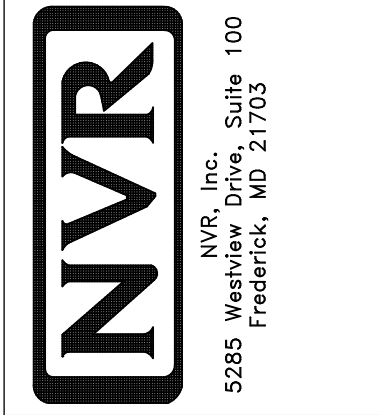


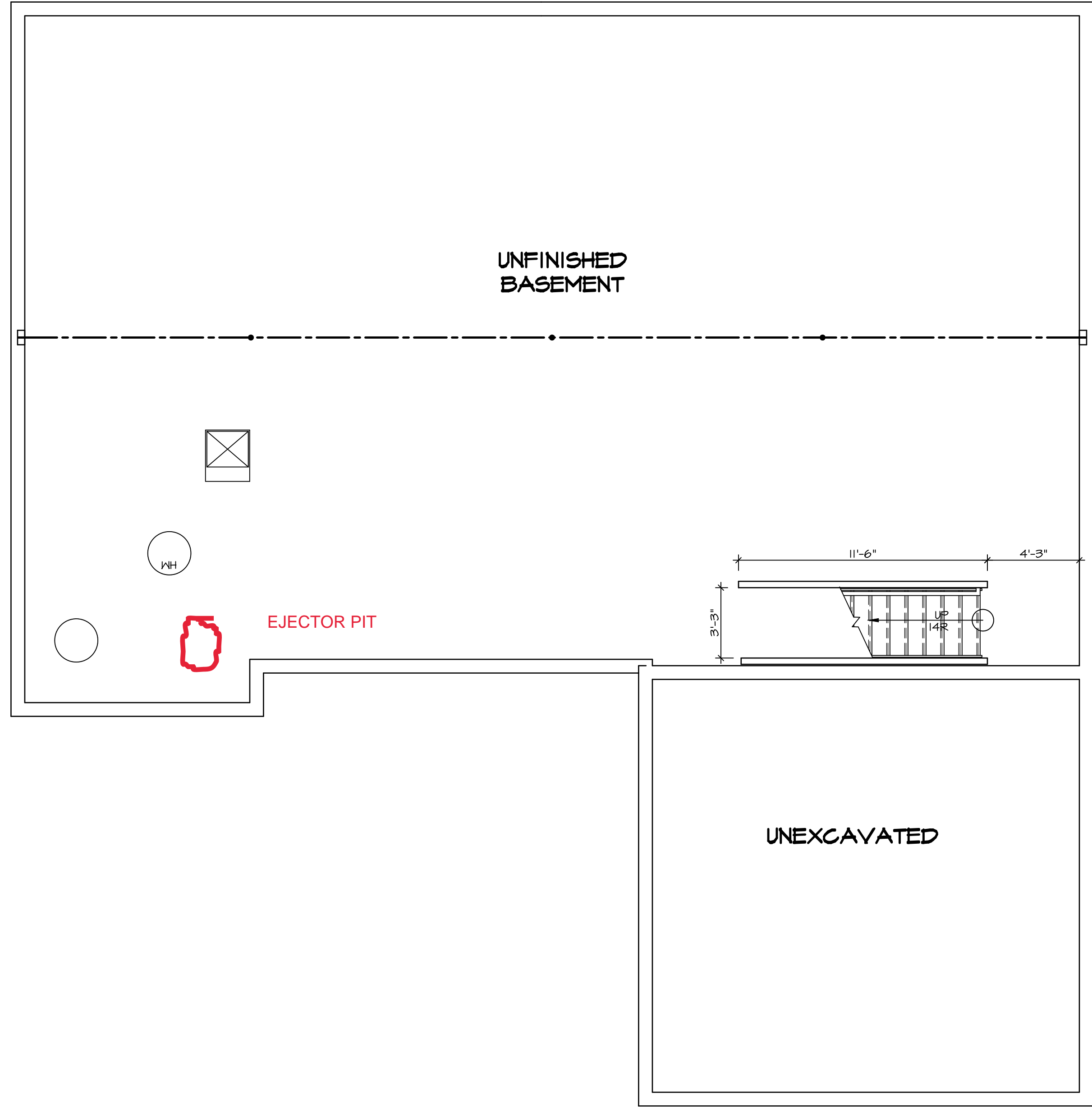
1  
A-5 **PLUMBING PLAN**  
SCALE: 1/4" = 1'-0"

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



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DIV-COMM-LOT-UNIT <b>DCY-TE-0085</b>	
COMM-LOT <b>TARA ESTATES - 0085</b>	APT. NO. ----
STREET ADDRESS <b>1849 TIMBERVIEW COURT</b>	
CITY <b>FRANKLIN</b>	STATE <b>OH</b>
ZIP <b>45005</b>	



**LEGEND**

- BEARING WALL
- NON BEARING WALL
- ⊗ INDICATES BEARING FROM POINT-LOAD ABOVE
- J JACKS
- B BEAM/HEADER
- F PAD FOOTING
- C STEEL COLUMN
- X PORTAL FRAME
- X JOIST/TRUSS
- LVL LVL
- X ENGINEERING PAGE NUMBER

SEE FC DETAILS FOR FRAMING CONNECTORS

- FLOOR PLAN NOTES**
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 BE 4" AND ALL INTERIOR WALLS TO BE 3 1/2", UNLESS OTHERWISE NOTED.
  4. HATCHED AREAS INDICATE DROPPED CEILINGS. ALL DROPPED CEILINGS ARE 12" UNLESS OTHERWISE NOTED.
  5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
  6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
  7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  8. ALL WINDOWS HAVE 7'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.

**GYPSUM NOTES**

AT GARAGE:  
GYPSUM BOARD AT COMMON WALLS, CEILINGS, 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

<b>SHEET NO.</b> A-6	<b>MODEL</b> AVIANO	<b>SET NO.</b> A-6	<b>DRAWING TITLE</b> BASEMENT FLOOR PLAN
	<b>VERSION</b> 01	<b>DATE</b> 9/1/15	<b>OPTION</b> OPTION
	<b>DRAWN BY</b> SGA		

<b>DIV-COMM-LOT-UNIT</b> DCY-TE-0085	<b>COMM-LOT</b> TARA ESTATES - 0085	<b>APT. NO.</b> ----	<b>ZIP</b> 45005
<b>STREET ADDRESS</b> 1899 TIMBERVIEW COURT		<b>CITY</b> FRANKLIN	<b>STATE</b> OH

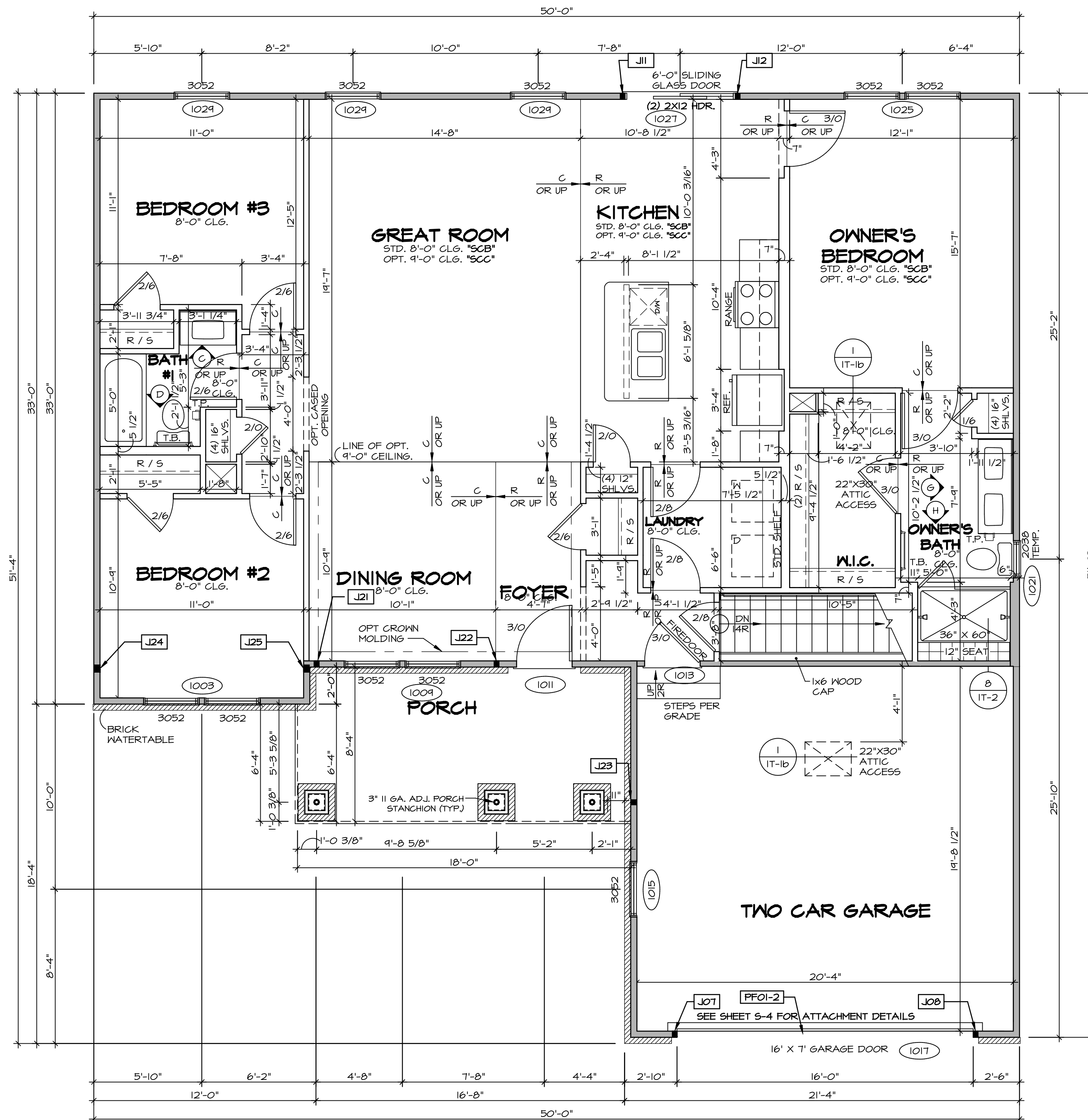
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**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**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**
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 AND KING STUD EACH END, UNLESS OTHERWISE NOTED.
  3. 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.
  4. HATCHED AREAS INDICATE DROPPED CEILING. ALL DROPPED CEILING ARE 12" UNLESS OTHERWISE NOTED.
  5. SEE "BRACED WALL PANEL DETAIL SHEET" FOR SPECIAL WALL FRAMING LOCATIONS AND HEADER SIZES, IF APPLICABLE.
  6. SEE STANDARD DETAIL CATEGORY "IT" SHEET(S) FOR INTERIOR TRIM DETAILS.
  7. SEE ARCHITECTURAL DETAIL SHEET "AD" FOR HOUSE SPECIFIC INTERIOR TRIM OPTION TABLE.
  8. ALL WINDOWS HAVE 7'-0" 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED.
  9. 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:**

- 1.A - (2) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C.
- 2.A - (2) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C.
- 3.A - (2) PLY 20" TALL AND OVER; FASTEN PLYS W/ (4) ROWS 16D NAILS AT 12" O.C.
- 4.A - (3) PLY UP TO AND INCLUDING 11 7/8" TALL; FASTEN PLYS W/ (2) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 5.A - (3) PLY 14" TO AND 18" TALL (INCLUSIVE); FASTEN PLYS W/ (3) ROWS 16D NAILS AT 12" O.C. FROM EACH SIDE
- 6.A - (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	
J21	JACK - (2) 2X4 SFF STUD GRADE	ELL	1033	
J22	JACK - (2) 2X4 SFF STUD GRADE	ELL	1033	
J23	JACK - (2) 2X4 SFF STUD GRADE	ELL	1033	
J24	JACK - (3) 2X4 SFF STUD GRADE		1036	
J25	JACK - (3) 2X4 SFF STUD GRADE		1036	

MODEL: AVIANO

SHEET NO: A-7

SET NO: A1A00

VERSION: 01

DRAWN BY: SGA

DATE: 9/9/15

OPTION

DCY-TE-0085

COMM-LOT: TARA ESTATES - 0085

STREET ADDRESS: 1899 TIMBERVIEW COURT

CITY: FRANKLIN STATE: OH ZIP: 45005

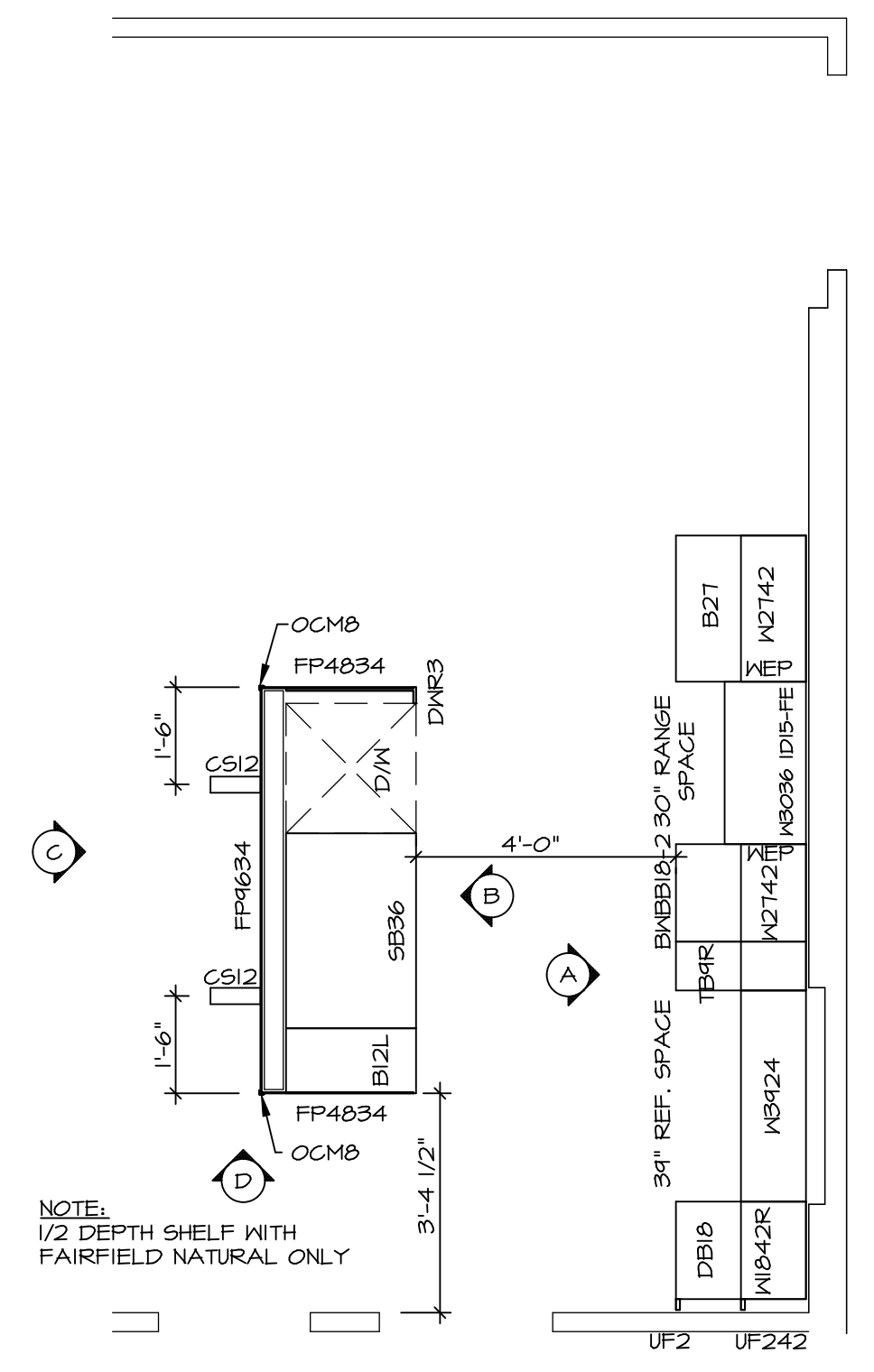
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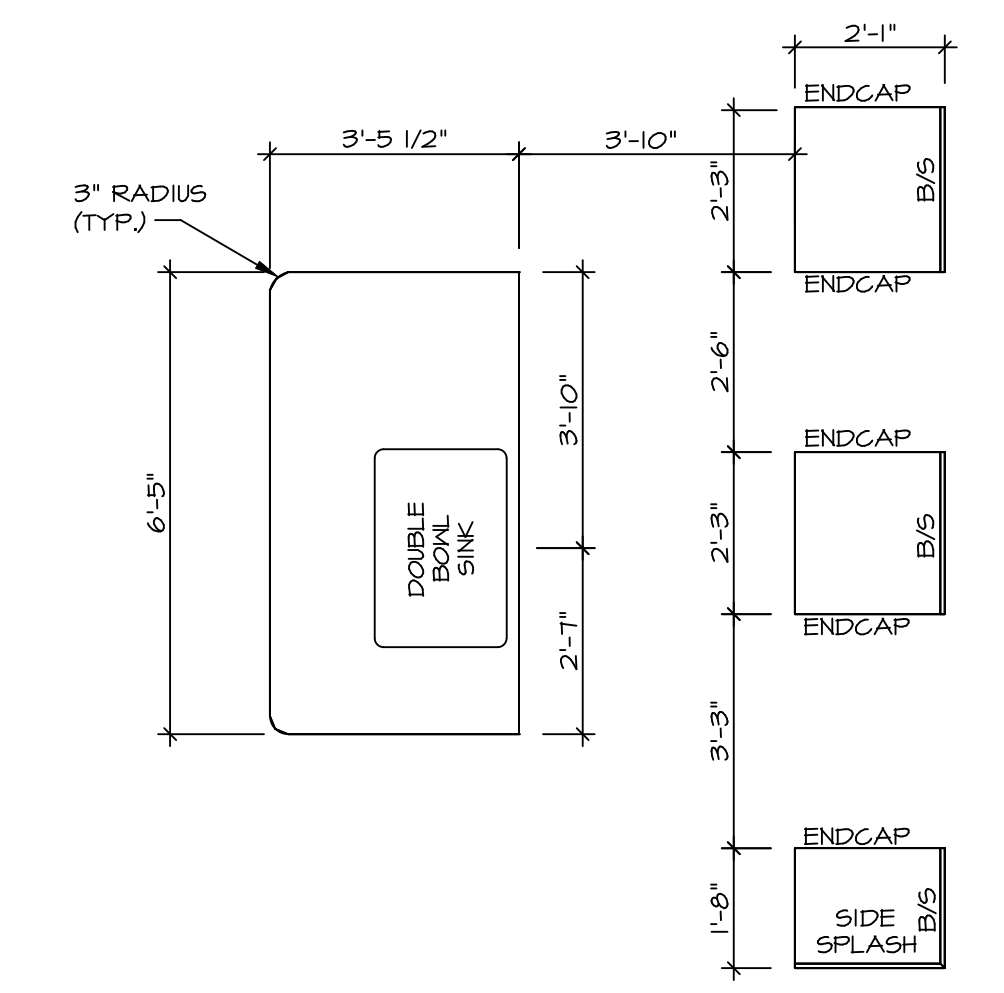
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Frederick, MD 21703

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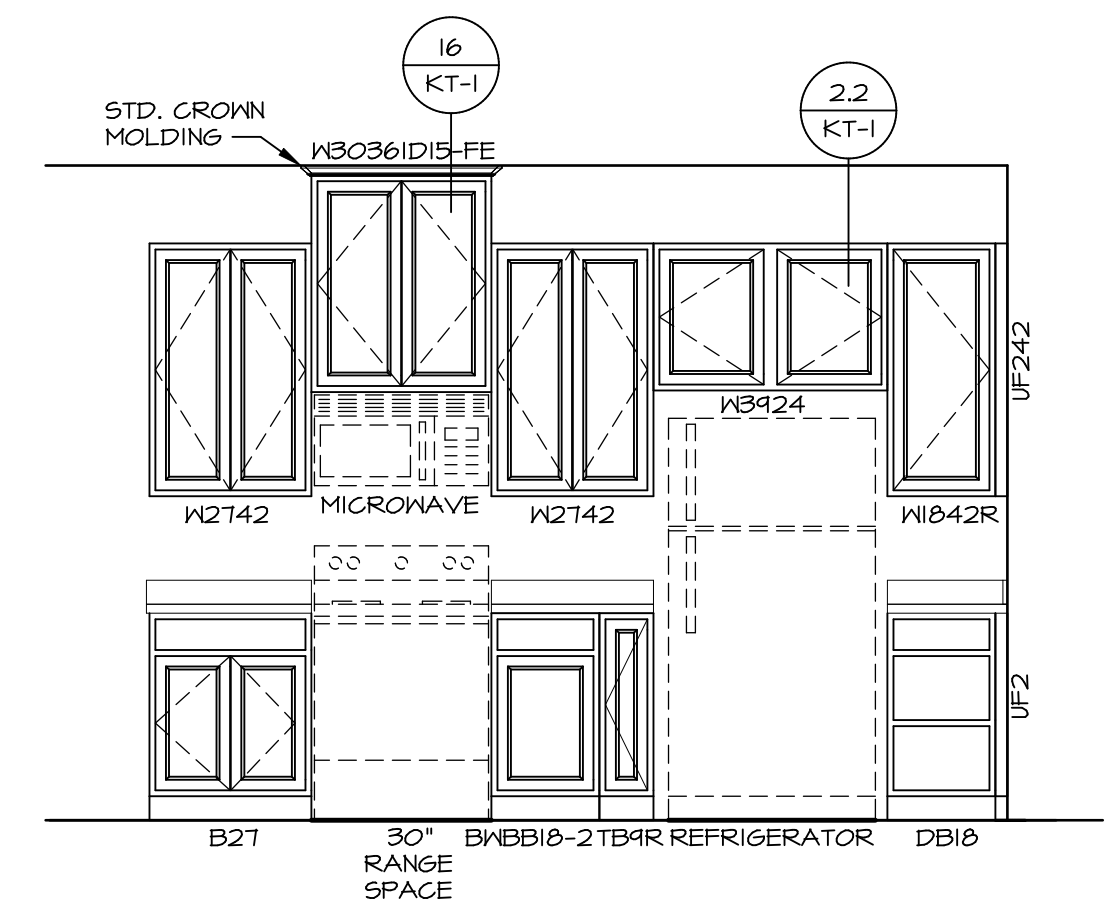
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
  - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
  - ALL (J/F) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
  - CABINET MUST BE SET, 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.



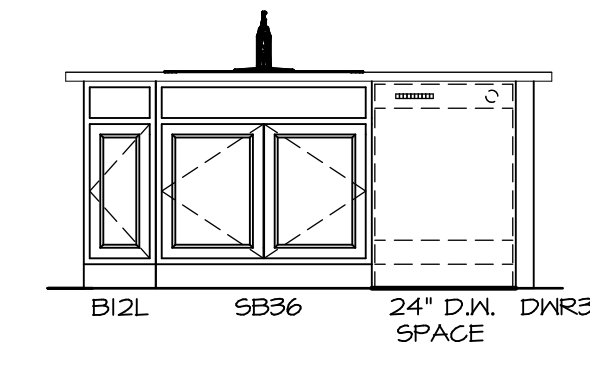
**1**  
A-II  
**KITCHEN CABINET PLAN / KC-343(TC)**  
SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) \*KD2\*



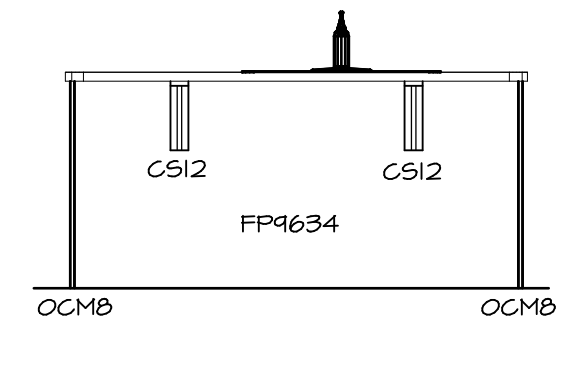
**2**  
A-II  
**KITCHEN COUNTERTOP PLAN / KC-343(TC)**  
SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) \*KD2\*



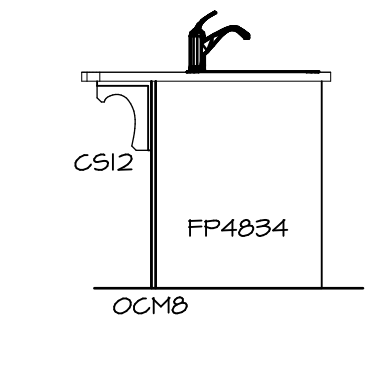
**A**  
**KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) \*KD2\*



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

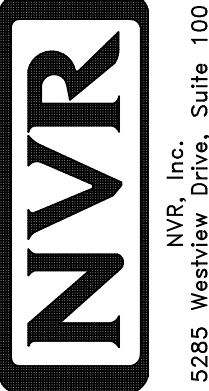


**C**  
**KITCHEN ELEVATION**  
SCALE: 3/8" = 1'-0"



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

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

SHEET NO. <b>A-11</b>	MODEL <b>AVIANO</b>	SET NO. A1A00	OPTION DESCRIPTION <b>38</b>
	DRAWING TITLE <b>KITCHEN LAYOUT</b>	VERSION 01 DRAWN BY RJC DATE: 4/11/15 OPTION	
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STREET ADDRESS <b>1849 TIMBERVIEW COURT</b>			
CITY <b>FRANKLIN</b>	STATE <b>OH</b>	ZIP <b>45005</b>	

**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.

**A-12**

42

MODEL

**AVIANO**

SET NO. A/A00

VERSION 01

DRAWN BY SGA

DATE: 9/11/15

OPTION

DRAWING TITLE

**BATH ELEVATIONS**

OPTION DESCRIPTION

DIV-COMM-LOT-UNIT

**DCY-TE-0085**

COMM-LOT

TARA ESTATES - 0085

STREET ADDRESS

1899 TIMBERVIEW COURT

CITY

FRANKLIN

STATE

OH

ZIP

45005

APT. NO.

----

FRANKLIN

FRANKLIN

FRANKLIN

FRANKLIN

FRANKLIN

FRANKLIN

FRANKLIN

DATE

9/11/15

SCALE

1/4" = 1'-0"

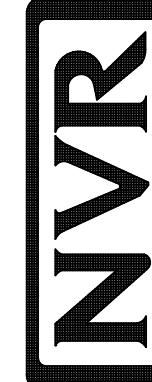
PROJECT

DCY-TE-0085

SHEET

42

DATE



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