

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

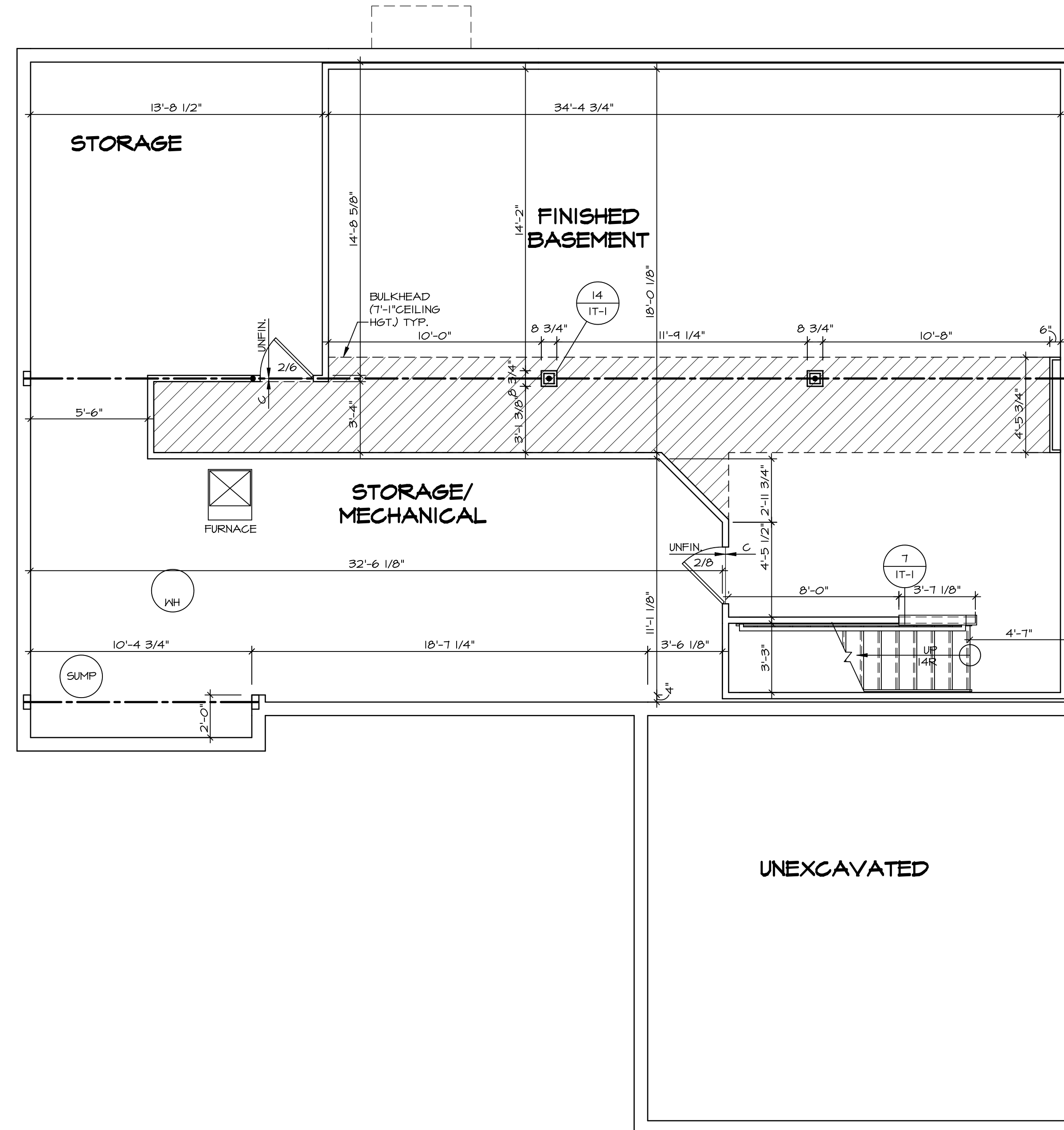
SHEET NO. A-5	MODEL AVIANO	SET NO. A/A00 VERSION 01
OPTION DESCRIPTION 26	DRAWING TITLE PLUMBING PLAN	DRAWN BY
	DATE:	OPTION

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Frederick, MD 21703

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DIV-COMM-LOT-UNIT
DCY-TE-0088
COMM-LOT
TARA ESTATES - 0088
STREET ADDRESS
TIBIT TIMBER WOLF DRIVE
CITY
FRANKLIN

STATE OH
ZIP 45005
APT. NO. A



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

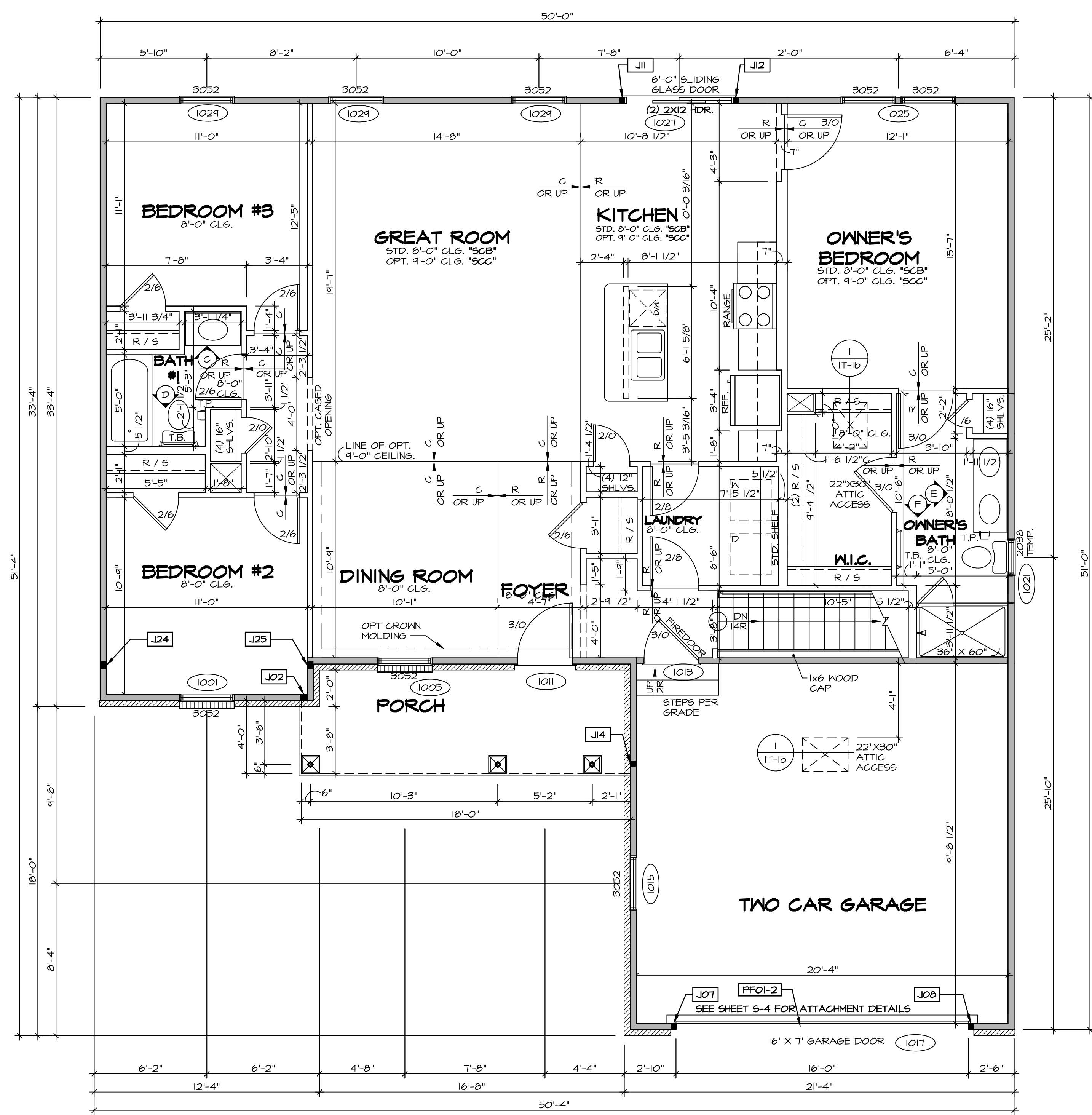
SEE FC DETAILS FOR FRAMING CONNECTORS

- 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, 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

SHEET NO. A-6	MODEL AVIANO	SET NO. A/A00	DRAWING TITLE BASEMENT FLOOR PLAN	OPTION DESCRIPTION
		VERSION 01		
29	DRAWN BY SGA	DATE: 4/1/15	DRAWING NO. DCY-TE-0088	COMM-LOT TARA ESTATES - 0088
		OPTION		
		DIV-COMM-LOT-UNIT DCY-TE-0088 COMM-LOT TARA ESTATES - 0088 STREET ADDRESS 1811 TIMBER WOLF DRIVE CITY STATE OH ZIP FRANKLIN OH 45005		
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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
J02	JACK - (3) 2X4 SPF STUD GRADE	ELA, EPA		
J07	JACK - (2) 2X4 SPF STUD GRADE	GCB	1017	
J08	JACK - (2) 2X4 SPF STUD GRADE	GCB	1017	
J11	JACK - (2) 2X4 SPF STUD GRADE		1027	
J12	JACK - (2) 2X4 SPF STUD GRADE		1027	
J14	JACK - (2) 2X4 SPF STUD GRADE	ELA, EPA, EVM	1033	
J24	JACK - (3) 2X4 SPF STUD GRADE		1036	
J25	JACK - (3) 2X4 SPF STUD GRADE		1036	

DIV-COMM-LOT-UNIT
DCY-TE-0088

COMM-LOT
TARA ESTATES - 0088
STREET ADDRESS
1717 TIMBER WOLF DRIVE
CITY
FRANKLIN
STATE
OH
ZIP
45005

APT. NO. A

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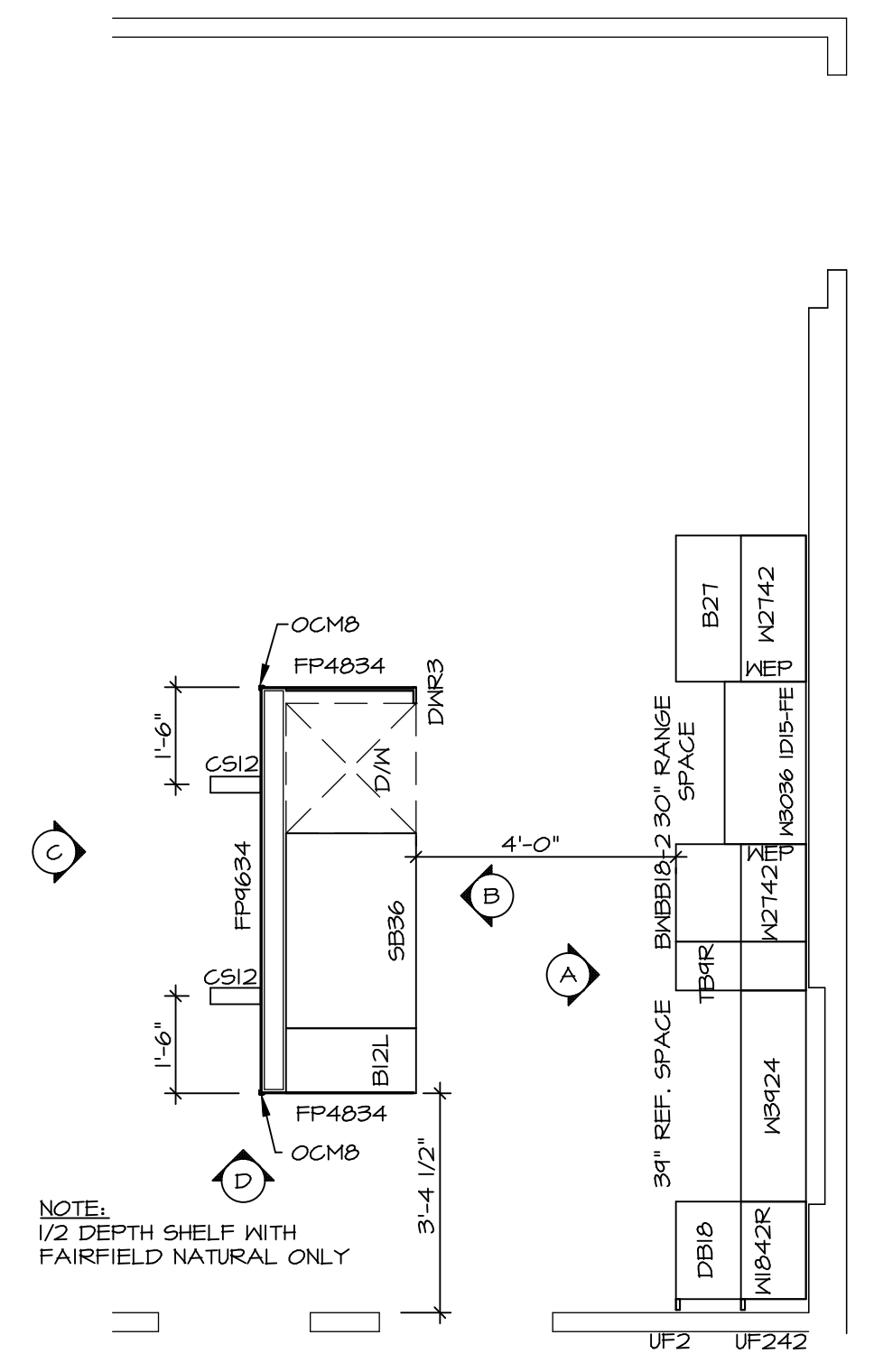
SET NO. A/A00
VERSION 01
DRAWN BY SGA
DATE: 9/9/15
OPTION

MODEL
AVIANO
DRAWING TITLE
FIRST FLOOR PLAN
OPTION DESCRIPTION

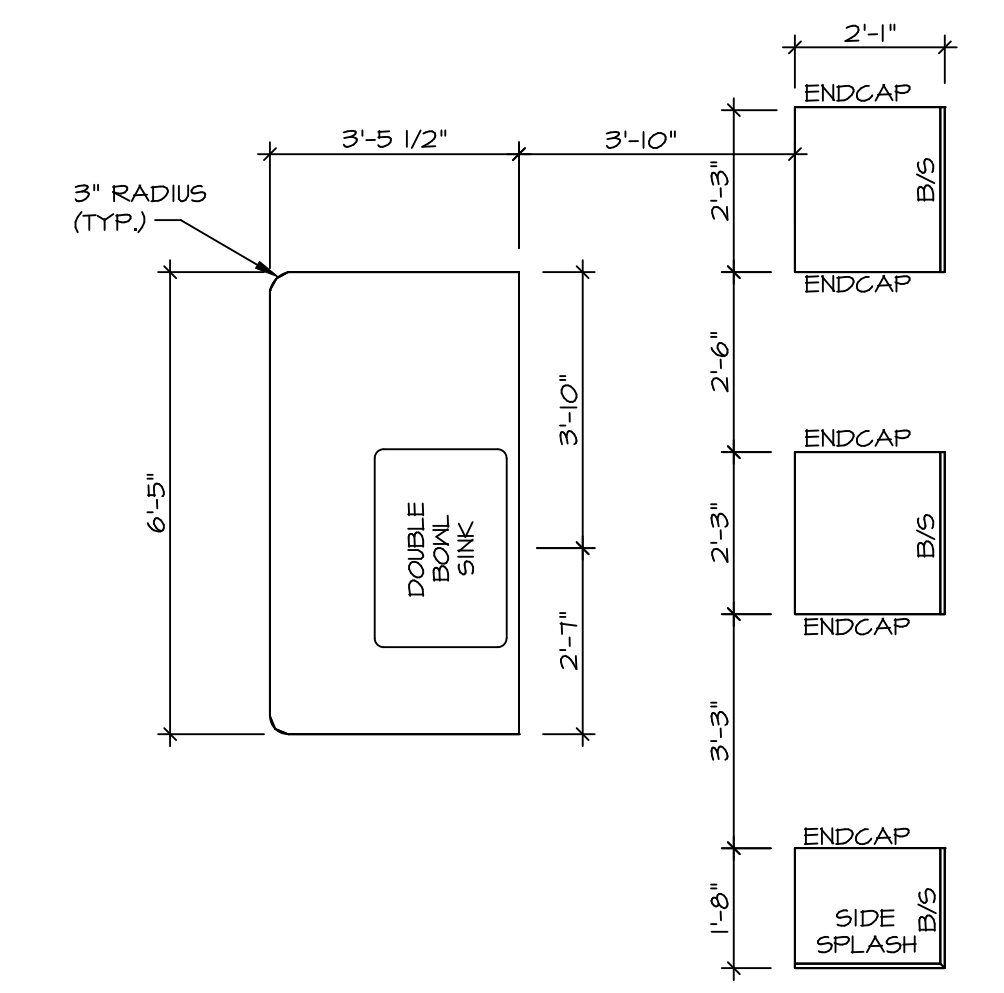
SHEET NO.
A-7
31

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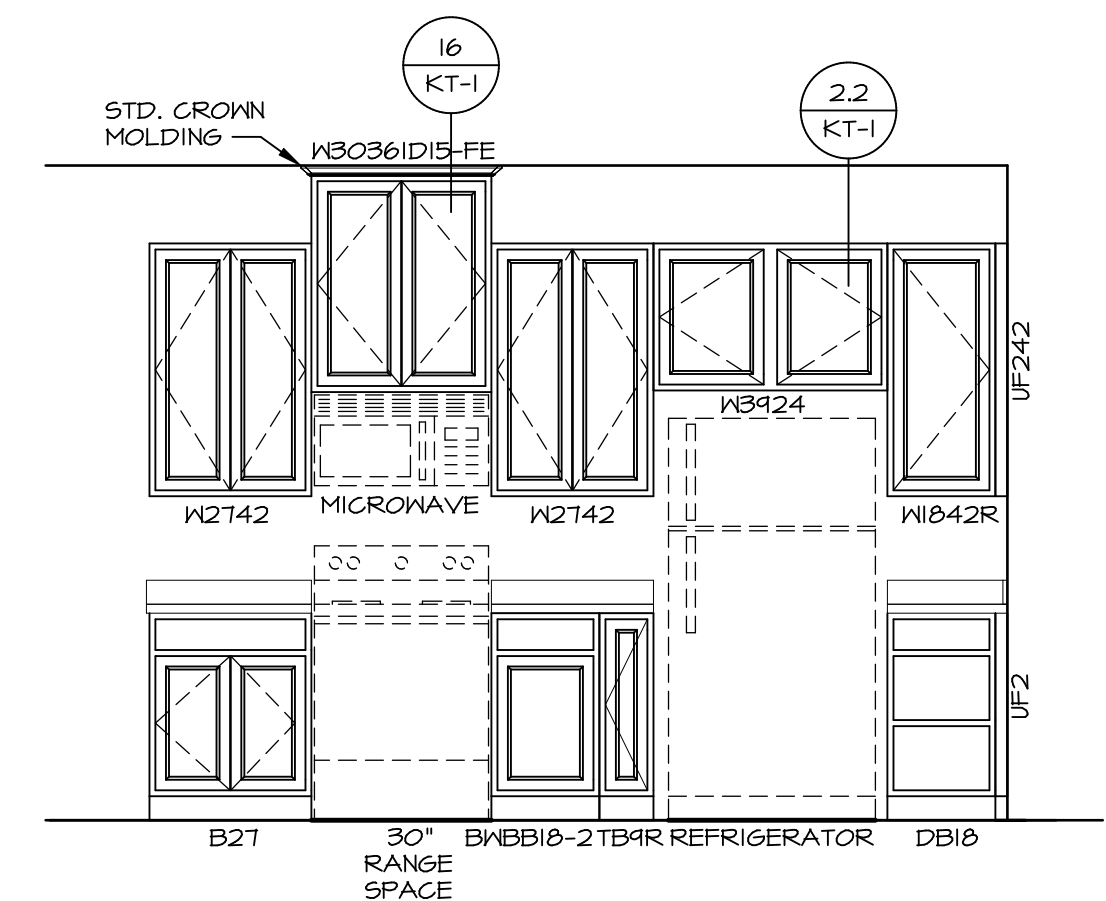
- NOTES:**
- CABINET LAYOUT (S) ARE BASED ON FINISHED DIMENSIONS TO DRYWALL.
 - IF KITCHEN PLANS/ELEVATIONS CALL-OUT STANDARD MOLDING, REFER TO STANDARD DETAIL (I/KT-I) FOR REPLACEMENT BASED ON CABINET STYLE.
 - ALL (J/F) FILLERS ARE TO BE "TRIM TO FIT" UNLESS OTHERWISE NOTED.
 - CABINET MUST BE SET,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



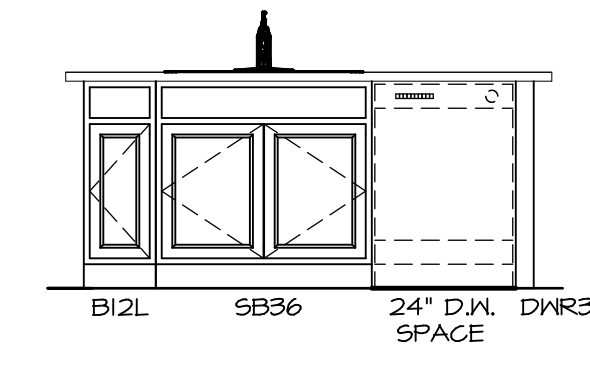
1
A-II
KITCHEN CABINET PLAN / KC-343(TC)
SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) *KD2*



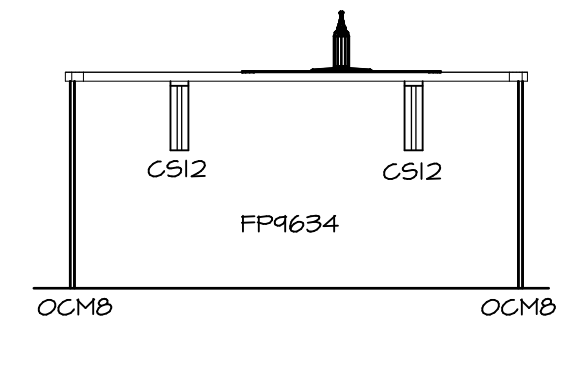
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A-II
KITCHEN COUNTERTOP PLAN / KC-343(TC)
SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) *KD2*



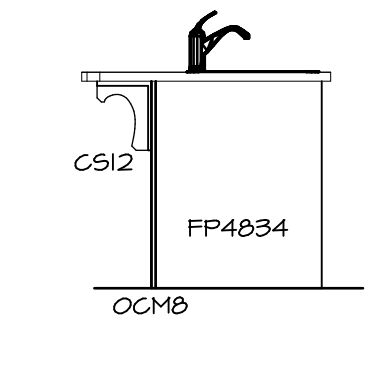
A
KITCHEN ELEVATION
SCALE: 3/8" = 1'-0" ALTERNATE KITCHEN LAYOUT (TC) *KD2*



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 DRAWN BY RJC DATE: 4/11/15	
DIV-COMM-LOT-UNIT DCY-TE-0088		COMM-LOT TARA ESTATES - 0088	
STREET ADDRESS TIBIT TIMBER WOLF DRIVE		CITY FRANKLIN	STATE OH
APT. NO. A		ZIP 45005	

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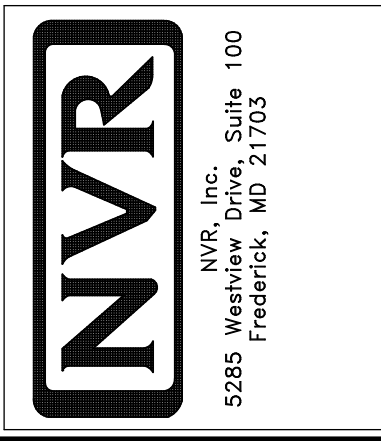
NOTES:

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.

DIV-COMM-LOT-UNIT
DCY-TE-0088

COMM-LOT
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7817 TIMBER WOLF DRIVE
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SET NO. A/A00
VERSION 01
DRAWN BY SGA
DATE: 9/11/15
OPTION

MODEL
AVIANO
DRAWING TITLE
BATH ELEVATIONS
OPTION DESCRIPTION

SHEET NO.
A-12
42

