

# ABBREVIATIONS

|  |                                |
|--|--------------------------------|
| ABV ABOVE                                | L LENGTH                       |
| AC AIR CONDITIONING                      | LA LAUNDRY                     |
| AD AREA DRAIN                            | LAV LAVATORY                   |
| ADJ ADJUSTABLE                           | LVR LOUVER                     |
| ALT ALTERNATE                            | MAX MAXIMUM                    |
| ALUM ALUMINUM                            | MCH MECHANICAL                 |
| ARCH ARCHITECTURAL                       | MFR MANUFACTURER               |
| BA BATHROOM                              | MIN MINIMUM                    |
| BD BOARD                                 | MISC MISCELLANEOUS             |
| BF BI-FOLD (DOOR)                        | N NORTH                        |
| BLDG BUILDING                            | NT.S. NOT TO SCALE             |
| BLK BLOCK (CMU)                          | OS.D. OVERHEAD GARAGE DOOR     |
| BLM BELOW                                | OH OVERHEAD                    |
| BM BEAM                                  | OPT OPTIONAL                   |
| BP BI-PASS (DOOR)                        | PAR PARALLEL                   |
| BOT BOTTOM                               | P.B. PUSH BUTTON               |
| BTWN BETWEEN                             | PDR POWDER                     |
| CAB CABINET                              | PED PEDESTAL                   |
| CER CERAMIC                              | PL PLATE                       |
| C.J. CONTROL JOINT OR CONSTRUCTION JOINT | PR PAIR                        |
| CL CLOSET OR CENTER LINE                 | P.T. PRESSURE TREATED WOOD     |
| CLG CEILING                              | P.V.C. POLYVINYL CHLORIDE PIPE |
| CLR CLEAR                                | P.V.M.T. PAVEMENT              |
| CMU CONCRETE MASONRY UNIT                | P.W. PRES-WIRE                 |
| COL COLUMN                               | P.W. PLYWOOD                   |
| CONC CONCRETE                            | R RISER                        |
| C CARPET                                 | RAG RETURN AIR GRILL           |
| CR CORROSION RESISTANT                   | REF REFERENCE                  |
| CSMT CASHEMENT                           | REFR REFRIGERATOR              |
| C.T. CERAMIC TILE                        | REQ REQUIRED                   |
| D DRYER                                  | S SOUTH                        |
| DBL DOUBLE HUNG                          | SD SMOKE DETECTOR              |
| DM DIMENSION                             | S.F. SQUARE FEET               |
| DISP DISPOSAL                            | S.G.D. SLIDING GLASS DOOR      |
| DN DOWN                                  | SH SINGLE HUNG OR SHELF        |
| DR DOOR                                  | SH SIMILAR                     |
| DS DOWNSPOUT                             | SL SLOPE / SLIDING             |
| DW DISH WASHER                           | SHF SHELF AND POLE             |
| DWG DRAWING                              | SPEC SPECIFICATIONS            |
| E EAST                                   | STD STANDARD                   |
| EA EACH                                  | STR STRUCTURAL                 |
| ELEV ELEVATION                           | SQ SQUARE                      |
| ELEC ELECTRICAL                          | SYM SYMBOL                     |
| EQ EQUAL                                 | S45 SMOOTH FOUR SIDES          |
| EXT EXTERIOR                             | T TREAD (AT STAIRS) OR TILE    |
| FAU FORCED AIR UNIT                      | T.B. TOPEL BAR                 |
| F.C. FLOOR CHANGE                        | TEMP TEMPERED (GLASS)          |
| F.D. FLOOR DRAIN                         | T&G TONGUE & GROOVE            |
| FFL FINISH FLOOR LINE                    | T.O.C. TOP OF CURB             |
| F.G. FINISHED GRADE                      | TV TELEVISION                  |
| FLR FLOORING(S)                          | TYP TYPICAL                    |
| FL FLOURESCENT (LIGHT)                   | UNO. UNLESS NOTED OTHERWISE    |
| FND FOUNDATION                           | V.B. VAPOR BARRIER             |
| F.O.S. FACE OF STUD                      | VERT VERTICAL                  |
| FTG FOOTING                              | V.T.R. VENT THRU ROOF          |
| FX FIXED GLASS                           | W WASHING MACHINE              |
| GALV GALVANIZED                          | W HOOD                         |
| GAR GARAGE                               | WDR WINDOW                     |
| G.B. GYPSUM BOARD                        | WH WATER HEATER                |
| GD GRADE OR GRADING                      | WIR WROUGHT IRON               |
| G.D.O. GARAGE DOOR OPENER                | WIC WALK-IN CLOSET             |
| GTI GROUND FAULT INTERRUPTER             | W/NO WITH OR WITHOUT           |
| GL GLASS OR GLAZING                      | W.P. WATERPROOFING             |
| GYP BD GYPSUM BOARD                      | W.M. WELDED WIRE MESH          |
| HB HOSE BIBB                             | IL PROPERTY LINE               |
| HD HEAD OR HARD                          | Ø ROUND / DIAMETER             |
| HDR HEADER                               | ∠ AND                          |
| HGT HEIGHT                               | CL CENTERLINE                  |
| HVAC HEATING/VENTILATING/AIR COND.       | # POUND / NUMBER               |
| HWD HARDWOOD                             |                                |
| INT INTERIOR                             |                                |
| JST JOIST                                |                                |
| JT JOINT                                 |                                |
| KIT KITCHEN                              |                                |

# INDEX

|                |                              |       |                        |
|----------------|------------------------------|-------|------------------------|
| MODEL 'TAYLOR' |                              |       |                        |
| 0              | TITLE SHEET / COVER SHEET    | 1 A 5 | BUILDING SECTIONS      |
| 1 A            | FRONT ELEVATION 'A'-1        | 2.1   | ELEVATION OPTIONS      |
|                |                              | 2.2   | ELEVATION OPTIONS      |
| 1.5 A          | ROOF PLAN 'A'                |       |                        |
| 2 A            | SIDE AND REAR ELEVATIONS 'A' | 6     | 1ST FLOOR UTILITY PLAN |
|                |                              | 7     | 2ND FLOOR UTILITY PLAN |
| 3 M5 A         | MONOLITHIC SLAB PLAN 'A'     |       |                        |
| 3 SW A         | STEM WALL PLAN 'A'           |       |                        |
|                |                              | 20    | ARCHITECTURAL SHEETS   |
| 4 A            | 1ST FLOOR PLAN 'A'           |       |                        |
| 5 A            | 2ND FLOOR PLAN 'A'           |       |                        |
| 1 B            | FRONT ELEVATION 'B'-1        |       |                        |
| 1.5 B          | ROOF PLAN 'B'                |       |                        |
| 2 B            | SIDE AND REAR ELEVATIONS 'B' |       |                        |
| 3 M5 B         | MONOLITHIC SLAB PLAN 'B'     |       |                        |
| 3 SW B         | STEM WALL PLAN 'B'           |       |                        |
| 4 B            | 1ST FLOOR PLAN 'B'           |       |                        |
| 5 B            | 2ND FLOOR PLAN 'B'           |       |                        |

ALL CONSULTANT DRAWINGS ACCOMPANYING THESE ARCHITECTURAL DRAWINGS HAVE NOT BEEN PREPARED BY OR UNDER THE DIRECTION OF GMD DESIGN GROUP, INC. GMD DESIGN GROUP, INC. THEREFORE ASSUMES NO LIABILITY FOR THE COMPLETENESS OR CORRECTNESS OF THESE DRAWINGS.

# EXPRESS HOMES 30' SERIES MODEL 'TAYLOR' BIRMINGHAM DIVISION

| NO: | DATE:    | REVISION: |
|-----|----------|-----------|
| △   | 01.26.23 |           |

PROFESSIONAL SEAL:

PROJECT TITLE:

**30' Series**

CLIENTS NAME:



PROJECT NO: GMD14066

SHEET TITLE:  
**TITLE SHEET**

PRINT DATE:  
Nov.15, 2022

SHEET NO:  
**0**

**FOR CONSTRUCTION**

## BUILDING CODE COMPLIANCE / PROJECT INFORMATION 2018

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH THE LOCAL JURISDICTION.

- APPLICABLE CODES:  
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES, ALABAMA STATE SUPPLEMENTS AND AMENDMENTS 2012
- 2018- INTERNATIONAL RESIDENTIAL CODE (BUILDING)
  - 2018- INTERNATIONAL FIRE PREVENTION CODE
  - 2018- INTERNATIONAL PLUMBING CODE (BUILDING)
  - 2018- INTERNATIONAL MECHANICAL CODE (BUILDING)
  - 2018- INTERNATIONAL FUEL GAS CODE (BUILDING)
  - 2018- INTERNATIONAL ENERGY CONSERVATION CODE (BUILDING)
  - 2017- NATIONAL ELECTRICAL CODE

PRODUCT:  
SINGLE FAMILY RESIDENCE

OCCUPANCY CLASSIFICATION  
RESIDENTIAL R-3

CONSTRUCTION TYPE:  
TYPE VB

## PLAN CHANGES:

| DATE:                | DESCRIPTION:                        |
|----------------------|-------------------------------------|
| 11.15.22<br>01.26.23 | INITIAL RELEASE<br>CLIENT REVISIONS |

## CONSULTANTS:

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## GENERAL NOTES DESIGNER:

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.

ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.

ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.

ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.

PROVIDE FIREBLOCKING. (PER LOCAL CODES)

ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.

PROVIDE BLOCKING AND/OR BACKING AT ALL TONEL BAR, TONEL RING AND/OR TOILET PAPER HOLDER LOCATIONS, AS SHOWN PER PLAN. TYPICAL AT ALL BATHROOMS AND POWDER ROOMS. VERIFY LOCATIONS AT FRAMING WALK.

ELASTOMERIC SHEET WATERPROOFING: FURNISH AND INSTALL ALL WATERPROOFING COMPLETE. A 40 MIL SELF-ADHERING MEMBRANE OF RUBBERIZED ASPHALT INTEGRALLY BONDED TO POLYETHYLENE SHEETING, OR EQUAL. INSTALL PER MANUFACTURER'S AND TRADE ASSOCIATION'S PRINTED INSTALLATION INSTRUCTIONS. 6" MINIMUM LAP AT ALL ADJACENT WALL SURFACES.

TO THE BEST OF THE DESIGNER'S KNOWLEDGE THESE DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.

SHOP DRAWING REVIEW AND DISTRIBUTION, ALONG WITH PRODUCT SUBMITTALS, REQUESTED IN THE CONSTRUCTION DOCUMENTS, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, UNLESS DIRECTED OTHERWISE UNDER A SEPARATE AGREEMENT.

DEVIATIONS FROM THESE DOCUMENTS IN THE CONSTRUCTION PHASE SHALL BE REVIEWED BY THE DESIGNER AND THE OWNER PRIOR TO THE START OF WORK IN QUESTION. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT PRIOR REVIEW, SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REPRESENTED ON THESE DOCUMENTS INCLUDING THE WORK AND MATERIALS FURNISHED BY SUBCONTRACTORS AND VENDORS.

THE BUILDER SHALL FURNISH ANY AND ALL REPORTS RECEIVED FROM THE GEOTECHNICAL ENGINEER (SOILS REPORT), ON THE STUDY OF THE PROPOSED SITE, TO THE DESIGNER, STRUCTURAL ENGINEER, AND GENERAL CONTRACTOR. IN THE EVENT THE GEOTECHNICAL REPORTS DO NOT EXIST, THE SOILS CONDITION SHALL BE ASSUMED TO BE A MINIMUM DESIGN SOIL PRESSURE STATED BY THE STRUCTURAL ENGINEER OF RECORD FOR THE PURPOSE OF STRUCTURAL DESIGN. GENERAL CONTRACTOR SHALL ASSURE THE SOIL CONDITIONS MEET OR EXCEED THE CRITERIA.

ALL WORK PERFORMED BY THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM WITH LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS, ALONG WITH ALL OTHER AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR IS RESPONSIBLE TO BE AWARE OF THESE REQUIREMENTS AND GOVERNING REGULATIONS.

PROVIDE AN APPROVED WASHER DRAIN PAN AT SECOND FLOOR ONLY THAT DRAINS TO EXTERIOR.

WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ FT WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR. (PER LOCAL CODES)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER LOCAL CODES)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER LOCAL CODES

## BUILDER SET:

THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A 'BUILDER'S SET' OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HERINAFTER REFERRED TO AS 'PLANS'. THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT; HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS, AND GENERAL METHODS OF ASSEMBLING OR FASTENING. THEY ARE NOT INTENDED TO SPECIFY PARTICULAR PRODUCTS OR OTHER METHODS OF ANY SPECIFIC MATERIALS, PRODUCT OR METHOD. THE IMPLEMENTATION OF THE PLANS REQUIRES A CLIENT / CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION.

CONSTRUCTION REQUIREMENTS AND QUALITY: PROVIDE WORK OF THE SPECIFIC QUALITY, WHERE QUALITY LEVEL IS NOT INDICATED, PROVIDE WORK OF QUALITY CUSTOMARY IN SIMILAR TYPES OF WORK. WHERE THE PLANS AND SPECIFICATIONS, CODES, LAWS, REGULATIONS, MANUFACTURER'S RECOMMENDATIONS OR INDUSTRY STANDARDS REQUIRE WORK OF HIGHER QUALITY OR PERFORMANCE, PROVIDE WORK COMPLYING WITH THOSE REQUIREMENTS AND QUALITY. WHERE TWO OR MORE QUALITY PROVISIONS OF THOSE REQUIREMENTS CONFLICT WITH THE MOST STRINGENT REQUIREMENT, WHERE REQUIREMENTS ARE DIFFERENT BUT APPARENTLY EQUAL, AND WHERE IT IS UNCERTAIN WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.

## AREA CALCULATIONS:

| MODEL 'TAYLOR' SQUARE FOOTAGES |          |          |  |
|--------------------------------|----------|----------|--|
| AREA                           | ELEV 'A' | ELEV 'B' |  |
| 1st FLOOR                      | 620 SF   | 620 SF   |  |
| 2nd FLOOR                      | 993 SF   | 993 SF   |  |
| TOTAL LIVING                   | 1613 SF  | 1613 SF  |  |
| GARAGE                         | 416 SF   | 416 SF   |  |
| PORCH                          | 42 SF    | 42 SF    |  |
| OPT. COVERED PORCH             | 80 SF    | 80 SF    |  |
|                                |          |          |  |
|                                |          |          |  |

NOTES: IRC

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.  
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:  
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)

KEY NOTES:

MASONRY:

- ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 8" SOLDIER COURSE.
- ROWLOCK COURSE
- DECORATIVE KEY. SEE DETAIL.

TYPICALS:

- CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
- CODE APPROVED TERMINATION CHIMNEY CAP.
- CORROSION RESISTANT ROOF TO WALL FLASHINGS. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.

SIDING:

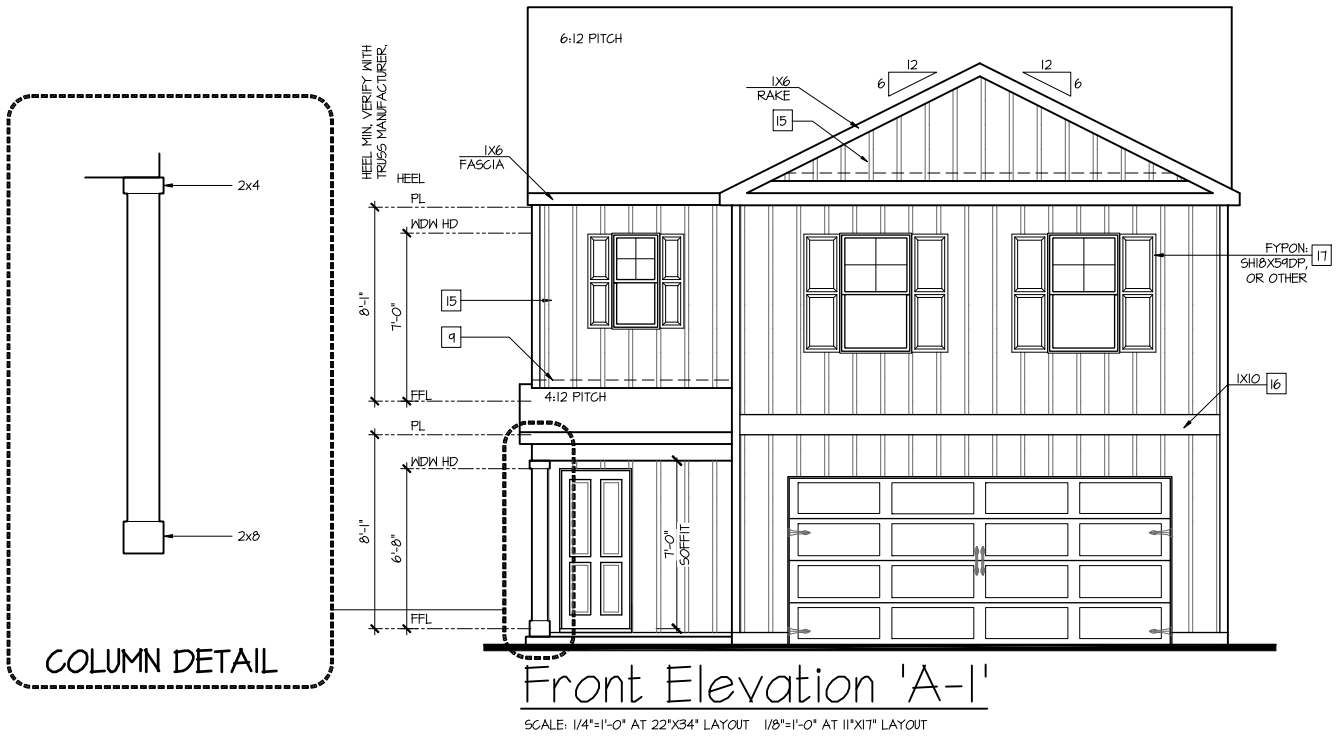
- FIBER CEMENT SHAKE SIDING PER DEVELOPER  
W/ 5/4x4 CORNER TRIM BOARDS.
- FIBER CEMENT LAP SIDING PER DEVELOPER  
W/ 5/4x4 CORNER TRIM BOARDS.
- FIBER CEMENT WAVY SIDING PER DEVELOPER  
W/ 5/4x4 CORNER TRIM BOARDS.
- FIBER CEMENT PANEL SIDING W/ 1/3" BATTS AT 12" O.C.  
(VINYL BOARD AND BATT SIDING)
- 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES

AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

NOTES AT OPT 9'-1" PLT:

- WDW HT SET AT 7'-6"
- INTERIOR SOFFITS AT 8'-0"
- EXTERIOR SOFFITS AT 8'-0"



| NO: | DATE:    | REVISION: |
|-----|----------|-----------|
| △   | 01.26.23 |           |

PROFESSIONAL SEAL:

PROJECT TITLE:  
**30' Series**

CLIENTS NAME:



PROJECT NO: GMD14066

SHEET TITLE:  
**'TAYLOR'  
EXTERIOR  
ELEVATIONS  
'3EFF-A'**

PRINT DATE:  
Nov.15, 2022

SHEET NO:  
**1A**

FOR CONSTRUCTION

NOTES: IRC

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KEY NOTES:

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- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - 4 8" SOLDIER COURSE.
  - 5 RANLOCK COURSE.
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- ROOFING:
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- 2 FIBER CEMENT SHAKE SIDING PER DEVELOPER  
W/ 5/4x4 CORNER TRIM BOARDS.
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  - 4 FIBER CEMENT NAVY SIDING PER DEVELOPER  
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NOTES AT OPT 9'-1" PLT:

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Left Elevation 'A'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



Right Elevation 'A'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



Rear Elevation 'A'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

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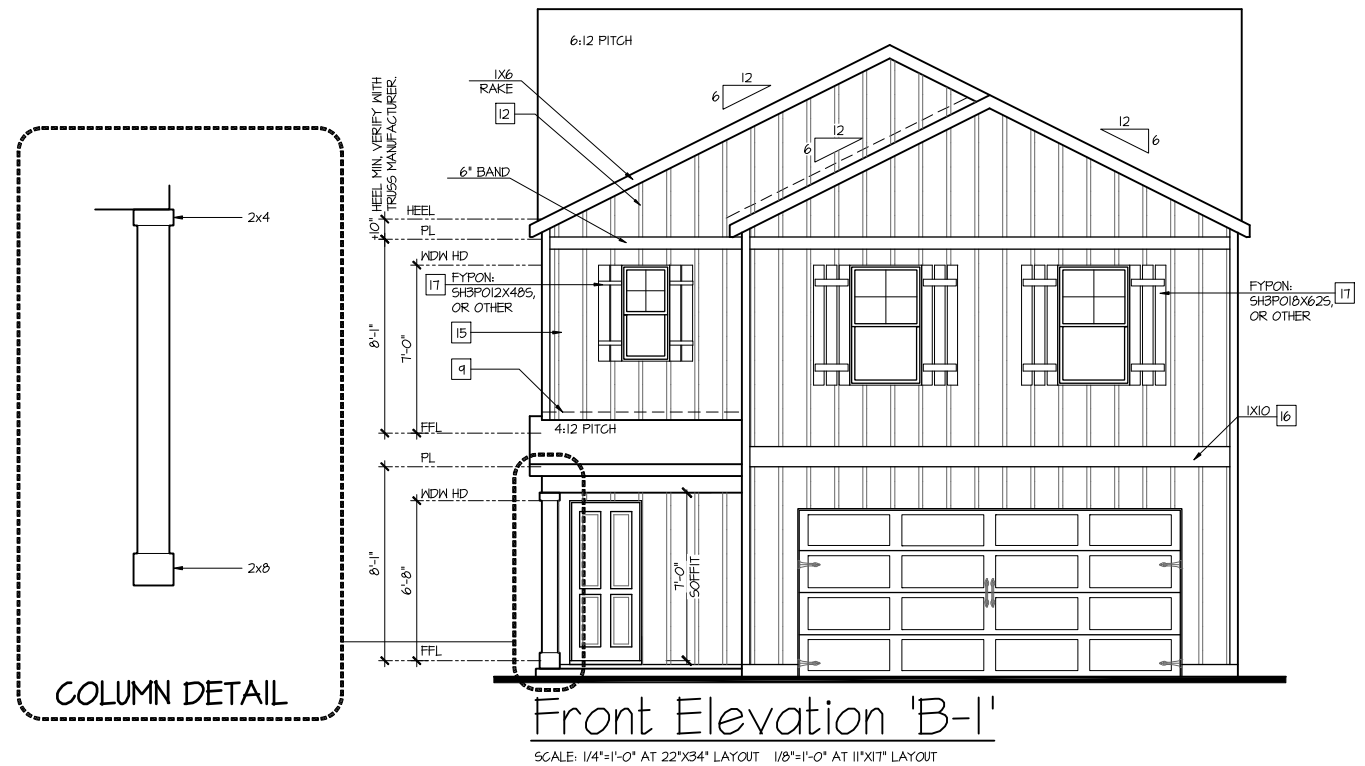
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2 A

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| TYPICALS:  |  |
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| [11] DECORATIVE WROUGHT IRON. SEE DETAILS.   |  |
| SIDING:  |  |
| [12] FIBER CEMENT SHAKE SIDING PER DEVELOPER<br>W/ 5/4x4 CORNER TRIM BOARDS.   |  |
| [13] FIBER CEMENT LAP SIDING PER DEVELOPER<br>W/ 5/4x4 CORNER TRIM BOARDS.   |  |
| [14] FIBER CEMENT WAVY SIDING PER DEVELOPER<br>W/ 5/4x4 CORNER TRIM BOARDS.  |  |
| [15] FIBER CEMENT PANEL SIDING W/ 1/3" BATTS AT 12" O.C.<br>(VINYL BOARD AND BATT SIDING)  |  |
| [16] 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED   |  |
| [17] FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.  |  |
| ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES |  |

AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

NOTES AT OPT 9'-1" PLT:  
- WDW HT SET AT 7'-6"  
- INTERIOR SOFFITS AT 8'-0"  
- EXTERIOR SOFFITS AT 8'-0"



| NO: | DATE:    | REVISION: |
|-----|----------|-----------|
| △   | 01.26.23 |           |

PROFESSIONAL SEAL:

PROJECT TITLE:

30' Series

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD14066

SHEET TITLE:

'TAYLOR'  
EXTERIOR  
ELEVATIONS  
'3EFF-B'

PRINT DATE:

Nov.15, 2022

SHEET NO:

1 B

**NOTES: IRC**

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:  
1ST FLOOR = 7'-0" UNO. ON ELEVATIONS.  
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- CHIMNEY AS OCCURS: TOP OF CHIMNEYS TO BE A MINIMUM OF 24" ABOVE ANY ROOF WITHIN 10'-0" OF CHIMNEY.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAY:  
(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)

**KEY NOTES:**

- MASONRY:**
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
  - 4 8" SOLDIER COURSE.
  - 5 RANLOCK COURSE.
  - 6 DECORATIVE KEY. SEE DETAIL.
- TYPICALS:**
- 1 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
  - 2 CODE APPROVED TERMINATION CHIMNEY CAP.
  - 4 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- ROOFING:**
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 11 DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:**
- 2 FIBER CEMENT SHAKE SIDING PER DEVELOPER  
W/ 5/4x4 CORNER TRIM BOARDS.
  - 3 FIBER CEMENT LAP SIDING PER DEVELOPER  
W/ 5/4x4 CORNER TRIM BOARDS.
  - 4 FIBER CEMENT NAVY SIDING PER DEVELOPER  
W/ 5/4x4 CORNER TRIM BOARDS.
  - 5 FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C.  
(VINYL BOARD AND BATT SIDING)
  - 6 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
  - 7 FALSE WOOD SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
- ALL WINDOWS WHOSE OPENING IS LESS THAN 24" ABOVE THE FINISH FLOOR AND WHOSE OPENING IS GREATER THAN 72" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES

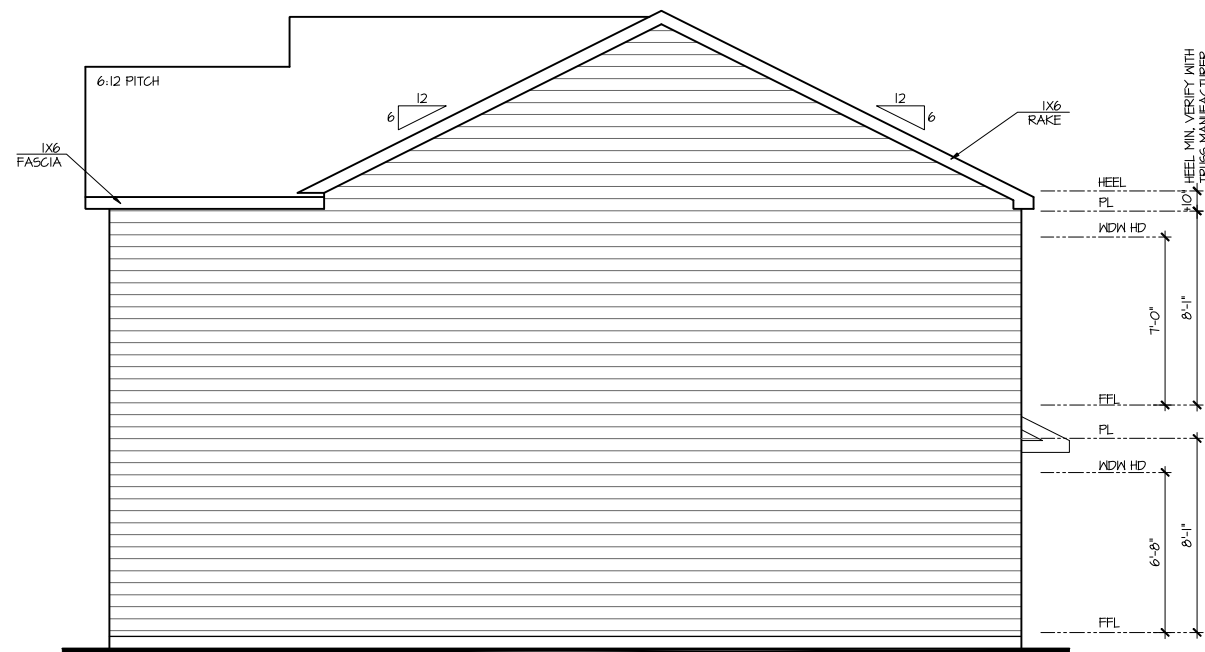
AVAILABLE WITH OPTIONAL  
9'-1" FIRST FLOOR PLATE

NOTES AT OPT 9'-1" PLT:  
- WDW HT SET AT 7'-6"  
- INTERIOR SOFFITS AT 8'-0"  
- EXTERIOR SOFFITS AT 8'-0"



**Left Elevation 'B'**

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



**Right Elevation 'B'**

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



**Rear Elevation 'B'**

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

| NO: | DATE:    | REVISION: |
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| 1   | 01.26.23 |           |

PROFESSIONAL SEAL:

PROJECT TITLE:  
**30' Series**

**FOR CONSTRUCTION**



PROJECT NO: GMD14066

SHEET TITLE:  
**'TAYLOR'  
EXTERIOR  
ELEVATIONS  
'3EFF-B'**

PRINT DATE:  
Nov.15, 2022

SHEET NO:  
**2 B**

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
 - WINDOW HEAD HEIGHTS:  
 1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.  
 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.  
 ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**8'-1" STAIR NOTE:**  
 (USE 16" T.J.I. WITH 3/4" PLYWOOD SUBFLOOR)  
 15 TREADS AT 10" EACH VERIFY  
 16 RISERS AT +/- T.J.I." = 113 3/4" TOTAL  
 RISE VERIFY

**WALL LEGEND:**

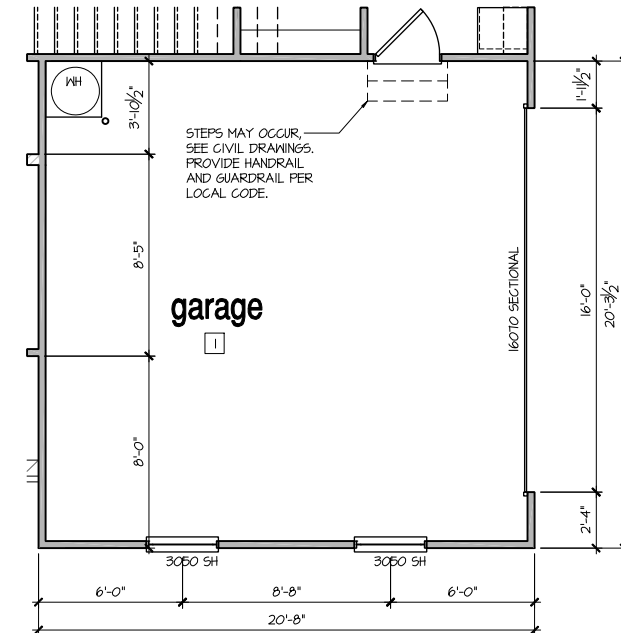
|  |   |  |   |
|--|---|--|---|
|  | FULL HEIGHT 2X4 WOOD STUD PARTITION                 |  | FULL HEIGHT 2X6 WOOD STUD PARTITION           |
|  | BRICK / STONE VENEER                                |  | STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED |
|  | LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED |  | DRYWALL OPENING, HEIGHT AS NOTED ON PLAN.     |

**9'-1" STAIR NOTE:**  
 (USE 14" T.J.I. WITH 3/4" PLYWOOD SUBFLOOR)  
 16 TREADS AT 10" EACH VERIFY  
 17 RISERS AT +/- 1.28" = 123 3/4" TOTAL  
 RISE VERIFY

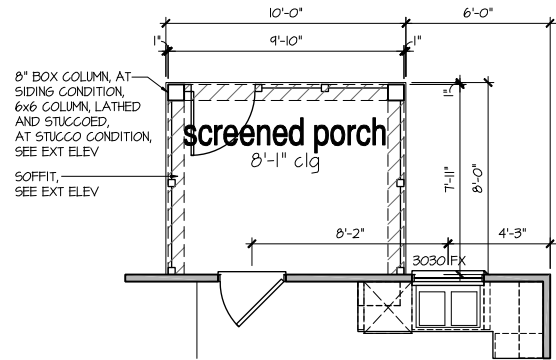
AVAILABLE WITH OPTIONAL 9'-1" FIRST FLOOR PLATE

NOTES AT OPT 9'-1" PLT:  
 - WDW HT SET AT 7'-6"  
 - INTERIOR SOFFITS AT 8'-0"  
 - EXTERIOR SOFFITS AT 8'-0"

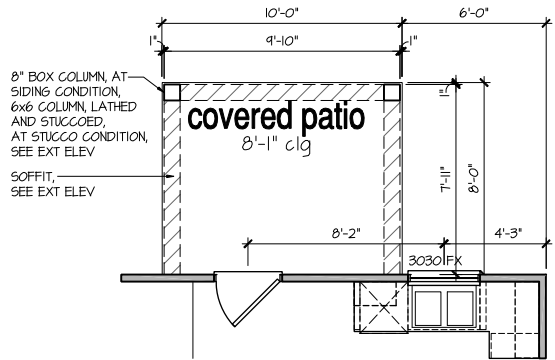
- KEY NOTES:**
- FIRE PROTECTION:**
- HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER LOCAL CODES)
  - GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER LOCAL CODES)
  - HOUSE TO GARAGE DOOR SEPARATION, PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER LOCAL CODES)
  - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER LOCAL CODES)
- MEP'S**
- GAS WATER HEATER ON 18" HIGH PLATFORM. (PER LOCAL CODES)
  - FAU 8'X8' PLATFORM, VERIFY WITH TRUSS MANUFACTURER. (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2'X6" OVER 2'X4" BOTTOM CHORD, OF TRUSS, VERIFY W/ TRUSSES.)
  - A/C CONDENSER PAD. (VERIFY)
  - PRE-FABRICATED METAL FIREPLACE, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22". FIRE RATED ACCESS AS NOTED. (PER LOCAL CODES) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.)
- TYPICALS:**
- TEMPERED SAFETY GLASS. (PER LOCAL CODES)
  - PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
  - HALF WALL, HEIGHT AS NOTED.
  - INTERIOR SOFFITS: FFL = 7'-6" U.N.O. SFL = 7'-6" U.N.O.
- BATHS:**
- SHOWER, TEMPERED GLASS ENCLOSURE.
  - TUB-SHOWER COMBO, TEMPERED GLASS ENCLOSURE.
  - CERAMIC TILE SHOWER AND FLOOR, TEMPERED GLASS ENCLOSURE.
  - ACRYLIC TUB W/ CERAMIC PLATFORM
- KITCHEN:**
- 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ELECTRIC OVEN WITH MICROWAVE OVEN.



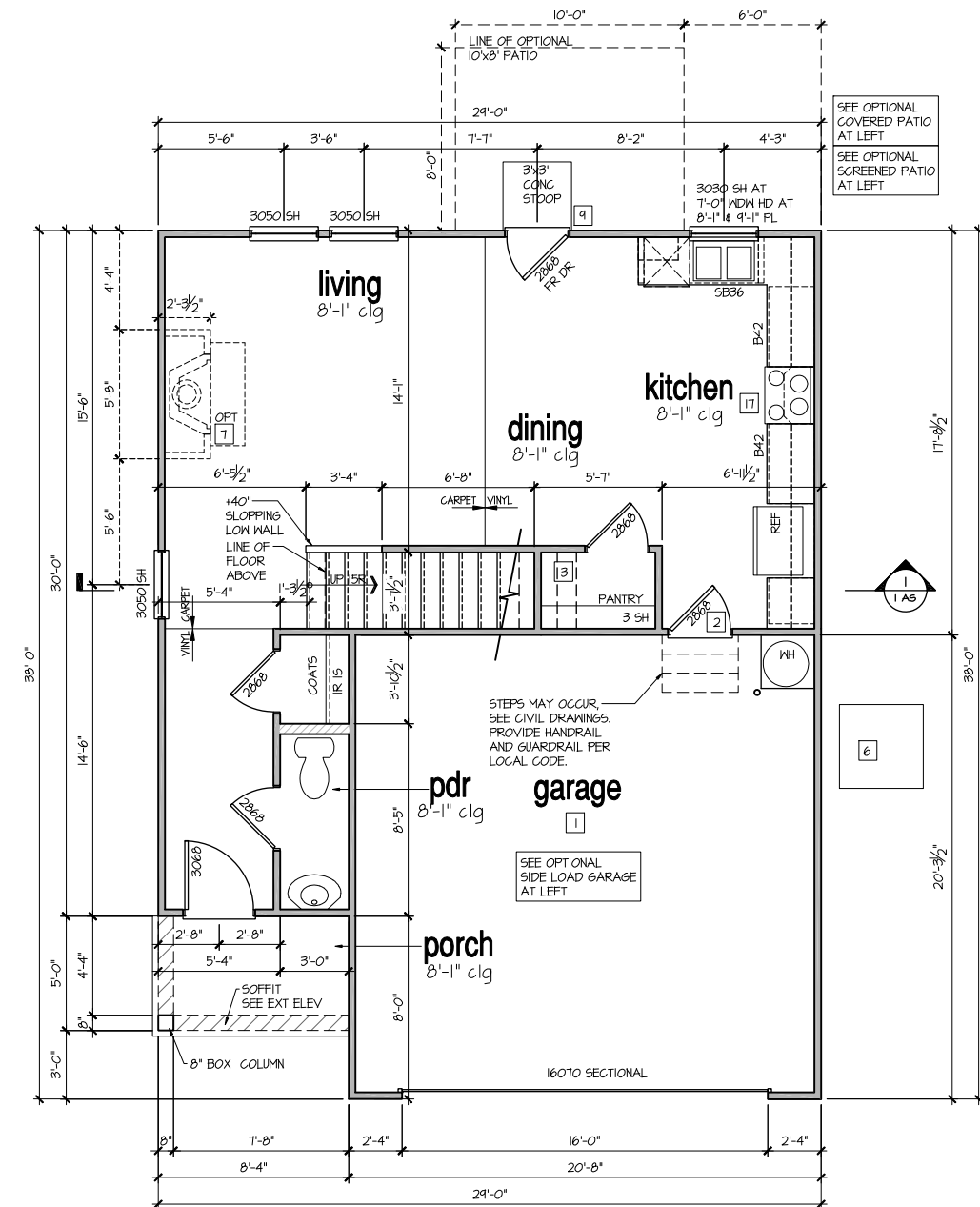
**Opt Side Load Garage**  
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



**Opt Screened Porch**  
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



**Opt Covered Porch**  
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



**1st Floor Plan 'A'**  
 SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

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| 1   | 01.26.23 |           |

PROFESSIONAL SEAL:

PROJECT TITLE:  
**30' Series**

FOR CONSTRUCTION

CLIENTS NAME:

PROJECT NO: GMD14066

SHEET TITLE:  
**'TAYLOR'**  
 1st FLOOR  
 PLAN '3EFF-A'


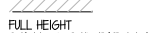

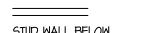

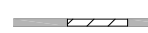
PRINT DATE:  
 Nov.15, 2022

SHEET NO:  
**4 A**

**9'-1" STAIR NOTE:**  
 (USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
 16 TREADS AT 10" EACH VERIFY  
 17 RISERS AT +/- 7.28" = 123 3/4" TOTAL  
 RISE VERIFY

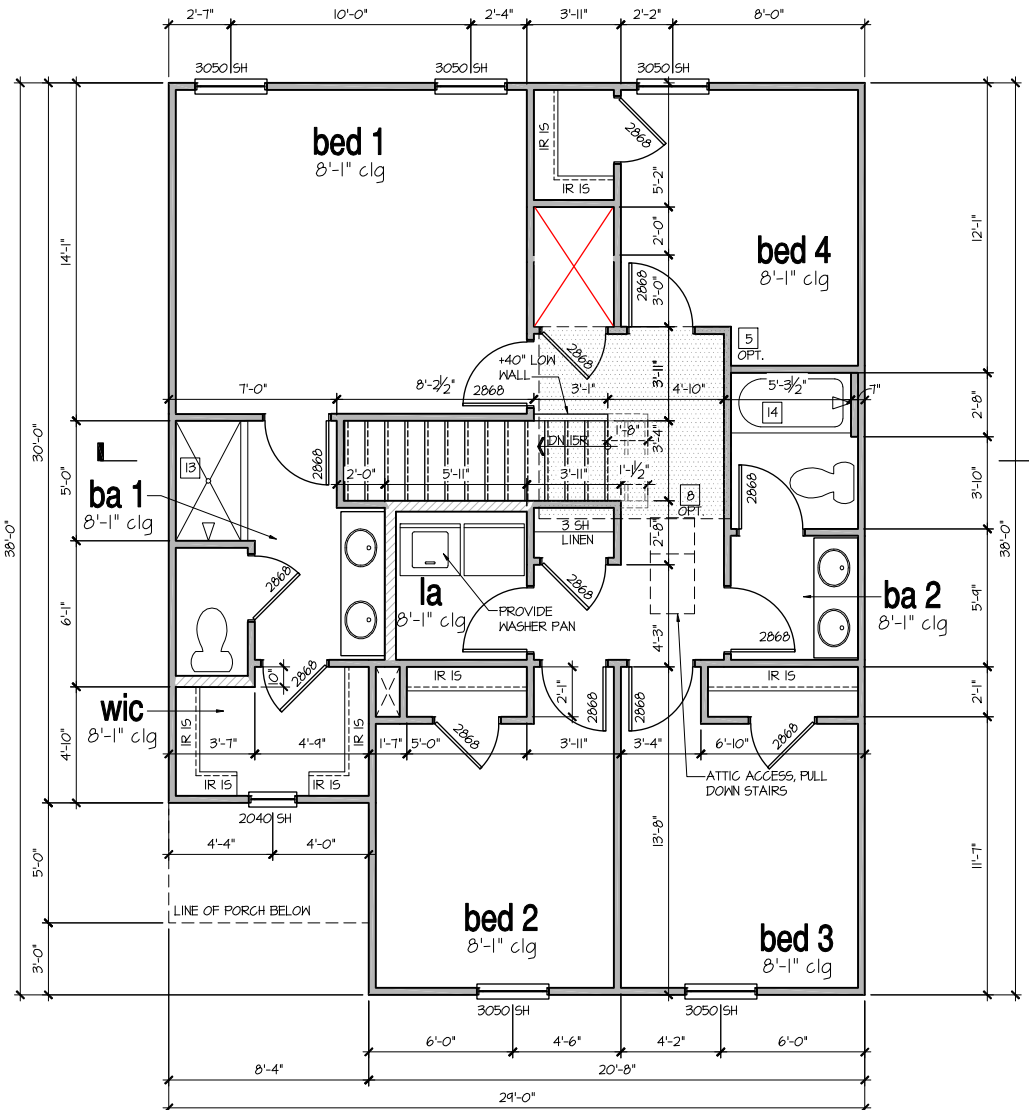
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.  
 - WINDOW HEAD HEIGHTS:  
 1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.  
 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.  
 ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

**WALL LEGEND:**

|   |   |
|---|---|
|  FULL HEIGHT 2X4 WOOD STUD PARTITION                 |  FULL HEIGHT 2X6 WOOD STUD PARTITION           |
|  BRICK / STONE VENEER                                |  STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED |
|  LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED |  DRYWALL OPENING, HEIGHT AS NOTED ON PLAN.     |

**KEY NOTES:**

- FIRE PROTECTION:**
- HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER LOCAL CODES)  
 GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER LOCAL CODES)
  - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER LOCAL CODES)
  - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER LOCAL CODES)
- MEP'S:**
- GAS WATER HEATER ON 18" HIGH PLATFORM. (PER LOCAL CODES)
  - FAU 8'X8' PLATFORM. VERIFY WITH TRUSS MANUFACTURER. (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"X6" OVER 2"X4" BOTTOM CHORD OF TRUSS, VERIFY W/ TRUSSES.)
  - A/C CONDENSER PAD. (VERIFY)
  - PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
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 ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
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- SHOWER. TEMPERED GLASS ENCLOSURE.
  - TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.
  - CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.
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- KITCHEN:**
- 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
  - ELECTRIC OVEN WITH MICROWAVE OVEN.



**2nd Floor Plan 'A'**

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

| NO: | DATE:    | REVISION: |
|-----|----------|-----------|
| 1   | 01.26.23 |           |

PROFESSIONAL SEAL:

PROJECT TITLE:  
**30' Series**

CLIENTS NAME:  


PROJECT NO: GMD14066

SHEET TITLE:  
**'TAYLOR'  
 2nd FLOOR  
 PLAN '3EFF-A'**

PRINT DATE:  
 Nov.15, 2022

SHEET NO:  
**5 A**

**FOR CONSTRUCTION**