DR HORTON HOMES
30' SERIES
MODEL 'DARWIN - G'
PEAVINE CROSSINGS

ABBREVIATIONS

ABV	ABOVE
A/C	AIR CONDITIONING
A.D.	AREA DRAIN
ADJ	ADJUSTABLE
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH.	ARCHITECTURAL
BA	BATHROOM
BD	BOARD
BF	BI-FOLD (DOOR)
BLDG	BUILDING
BLK	BLOCK (CMU)
BLW	BELOW
BM	BEAM
BP	BI-PASS (DOOR)
BOT	BOTTOM
BTWN	BETWEEN
CAB	CABINET
CER	CERAMIC
C.J.	CONTROL JOINT OR CONSTRUCTION JOINT
CL	CLOSET OR CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
C	CARPET
CR	CORROSION RESISTANT
CSMT	CASEMENT
C.T.	CERAMIC TILE
D	DRYER
DBL	DOUBLE
DH	DOUBLE HUNG
DIM	DIMENSION
DISP	DISPOSAL
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DW	DISH WASHER
DWG	DRAWING
E	EAST
EA	EACH
ELEV	ELEVATION
ELEC.	ELECTRICAL
EQ	EQUAL
EXT	EXTERIOR
FAU	FORCED AIR UNIT
F.C.	FLOOR CHANGE
F.D.	FLOOR DRAIN
FFL	FINISH FLOOR LINE
F.G.	FINISHED GRADE
FLR	FLOOR(ING)
FL	FLOURESCENT (LIGHT)
FND	FOUNDATION
F.O.S.	FACE OF STUD
FTG	FOOTING
FX	FIXED GLASS
GALV	GALVANIZED
GAR	GARAGE
G.B.	GYPSUM BOARD
GD	GRADE OR GRADING
G.D.O.	GARAGE DOOR OPENER
GFI	GROUND FAULT INTERRUPTER
GL	GLASS OR GLAZING
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HD	HEAD OR HARD
HDR	HEADER
HGT	HEIGHT
HVAC	HEATING/VENTILATING/AIR COND.
HWD	HARDWOOD
INT	INTERIOR
JST	JOIST
JT	JOINT
KIT	KITCHEN
L	LENGTH
LA	LAUNDRY
LAV	LAVATORY
LVR	LOUVER
MAX	MAXIMUM
MECH	MECHANICAL
MFR.	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
N.T.S.	NOT TO SCALE
O.S.D.	OVERHEAD GARAGE DOOR
OH	OVERHEAD
OPT	OPTIONAL
PAR	PARALLEL
P.B.	PUSH BUTTON
PDR	POWDER
PED	PEDESTAL
PL	PLATE
PR	PAIR
P.T.	PRESSURE TREATED WOOD
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
P.W.	PRE-WIRE
PWD	PLYWOOD
R	RISER
RAG	RETURN AIR GRILL
REF	REFERENCE
REFR	REFRIGERATOR
REQ	REQUIRED
S	SOUTH
SD	SMOKE DETECTOR
S.F.	SQUARE FEET
S.G.D.	SLIDING GLASS DOOR
SH	SINGLE HUNG OR SHELF
SIM	SIMILAR
SL	SLOPE / SLIDING
S&P	SHELF AND POLE
SPEC	SPECIFICATIONS
STD	STANDARD
STR	STRUCTURAL
SQ	SQUARE
SYM	SYMBOL
S4S	SMOOTH FOUR SIDES
T	TREAD (AT STAIRS) OR TILE
T.B.	TOWEL BAR
TEMP	TEMPERED (GLASS)
T&G	TONGUE & GROOVE
T.O.C.	TOP OF CURB
TV	TELEVISION
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER
VERT	VERTICAL
V.T.R.	VENT THRU ROOF
W	WASHING MACHINE
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WI	WROUGHT IRON
WIC	WALK-IN CLOSET
W/ W/O	WITH OR WITHOUT
WP	WATERPROOF(ING)
WWM	WELDED WIRE MESH
℄	PROPERTY LINE
Ø	ROUND / DIAMETER
&	AND
℄	CENTERLINE
#	POUND / NUMBER

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

INDEX

MODEL 'DARWIN - G'

0	TITLE SHEET / COVER SHEET
1 G	FRONT ELEVATION 'G'
1.2 G	ROOF PLAN 'G'
2 G	SIDE AND REAR ELEVATIONS 'G'
3 MS G	MONOLITHIC SLAB PLAN 'G'
4 G	1ST FLOOR PLAN 'G'
5 G	1ST FLOOR PLAN 'G'
1 CS	BUILDING SECTIONS
2.1	ELEVATION OPTIONS
6	1ST FLOOR UTILITY PLAN
7	2ND FLOOR UTILITY PLAN
11	ARCHITECTURAL SHEETS

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.

PLAN CHANGES:

DATE:	DESCRIPTION:
05.02.24	INITIAL PLAN RELEASE

CONSULTANTS:

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CONTACT: DONALD J. MCGRATH
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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 INCONSISTENCES 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 DESIGNER'S 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 TOWEL BAR, TOWEL 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 MANUFACTURE'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 DISTRIBUSTION, 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 CONTRCATOR 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 HEREINAFTER 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 'DARWIN' SQUARE FOOTAGES

AREA	ELEV 'G'
1st FLOOR	725 SF
2nd FLOOR	1024 SF
TOTAL LIVING	1749 SF
GARAGE	455 SF
PORCH	45 SF
COVERED PATIO	120 SF

NO:	DATE:	REVISION:
1	05.02.24	

PROFESSIONAL SEAL:

PROJECT TITLE:
30' Series

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD-GA14065

SHEET TITLE:
TITLE SHEET

PRINT DATE:
May 02, 2024

SHEET NO:
0

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:

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 ROWLOCK COURSE
6 DECORATIVE KEY. SEE DETAIL.

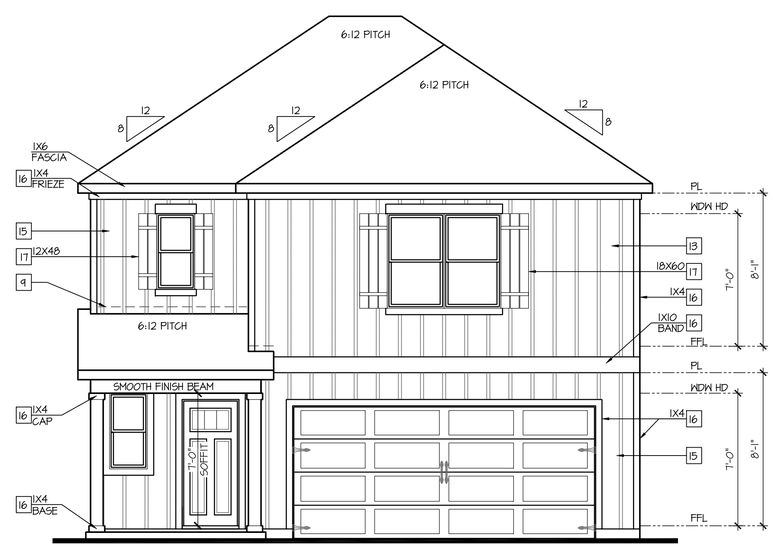
TYPICALS:

7 CORROSION RESISTANT SCREEN LOUVERED VENTS, SIZE AS NOTED.
8 CODE APPROVED TERMINATION CHIMNEY CAP.
9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12 FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
13 FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
14 FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
15 FIBER CEMENT PANEL SIDING W/ 1x3 BATTS AT 12" O.C. (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



Front Elevation 'G'

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

NO:	DATE:	REVISION:
1	05.02.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

30' Series

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD-GA14065

SHEET TITLE:

'DARWIN' EXTERIOR ELEVATIONS '4DBF-GF'

PRINT DATE: May 02, 2024

SHEET NO: **1G**

ATTIC VENT CALCULATION FOR PLAN 'DARWIN': 1:150 RATIO.

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.

PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

(PER IRC SECTION R806.2)

1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) X 144 = BLDG (SQ. IN)
BLDG. (SQ. IN) / 150 = SQ. IN. OF VENT REQUIRED

ROOF AREA 1.= 1084 SF
1084 SQ. FT. X 144 = 156096 SQ. IN.
156096 SQ. IN. / 150 = 1040.64 SQ. IN. OF VENT REQ'D

ROOF AREA 2.= 76 SF
76 SQ. FT. X 144 = 10944 SQ. IN.
10944 SQ. IN. / 150 = 72.96 SQ. IN. OF VENT REQ'D

ROOF AREA 3.= 232 SF
232 SQ. FT. X 144 = 33408 SQ. IN.
33408 SQ. IN. / 150 = 222.72 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE HALL BELOW.
- LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.
- PITCHED ROOFS AS NOTED.
- TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWINGS TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.
- ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.

ATTIC VENT CALCULATION FOR PLAN 'DARWIN': 1:300 RATIO.

AS AN ALTERNATE TO THE 1/150 RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 PER IRC SECTION R806.2

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO CBC REQUIREMENTS.

PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

(PER IRC SECTION R806.2)

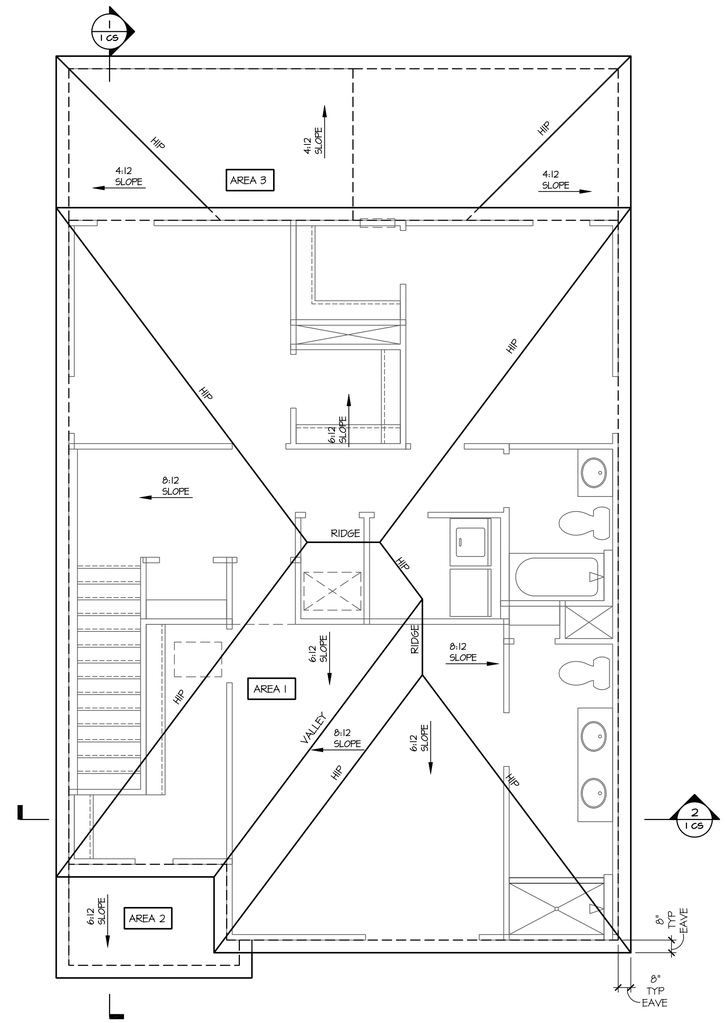
1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) X 144 = BLDG (SQ. IN)
BLDG. (SQ. IN) / 300 = SQ. IN. OF VENT REQUIRED
SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW.

ROOF AREA 1. = 1084 SF
1084 SQ. FT. X 144 = 156096 SQ. IN.
156096 SQ. FT. / 300 = 520.32 SQ. IN. OF VENT REQ'D
520.32 SQ. IN. / 2 = 260.16 SQ. IN.
260.16 SQ. IN. OF VENT AT HIGH & 260.16 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2. = 76 SF
76 SQ. FT. X 144 = 10944 SQ. IN.
10944 SQ. FT. / 300 = 36.48 SQ. IN. OF VENT REQ'D
36.48 SQ. IN. / 2 = 18.24 SQ. IN.
18.24 SQ. IN. OF VENT AT HIGH & 18.24 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 3. = 232 SF
232 SQ. FT. X 144 = 33408 SQ. IN.
33408 SQ. FT. / 300 = 111.36 SQ. IN. OF VENT REQ'D
111.36 SQ. IN. / 2 = 55.68 SQ. IN.
55.68 SQ. IN. OF VENT AT HIGH & 55.68 SQ. IN. OF VENT AT LOW REQUIRED.

BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12



Roof Plan 'G'

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

NO:	DATE:	REVISION:
1	05.02.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

30' Series

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD-GA14065

SHEET TITLE:

'DARWIN'

ROOF PLAN '4DBF-G'

PRINT DATE:

May 02, 2024

SHEET NO:

1.2 G

NOTES: IRC

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KEY NOTES:

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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. ROWLOCK COURSE
6. DECORATIVE KEY. SEE DETAIL.

TYPICALS:

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8. CODE APPROVED TERMINATION CHIMNEY CAP.
9. CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
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SIDING:

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13. FIBER CEMENT LAP SIDING PER DEVELOPER W/ 5/4x4 CORNER TRIM BOARDS.
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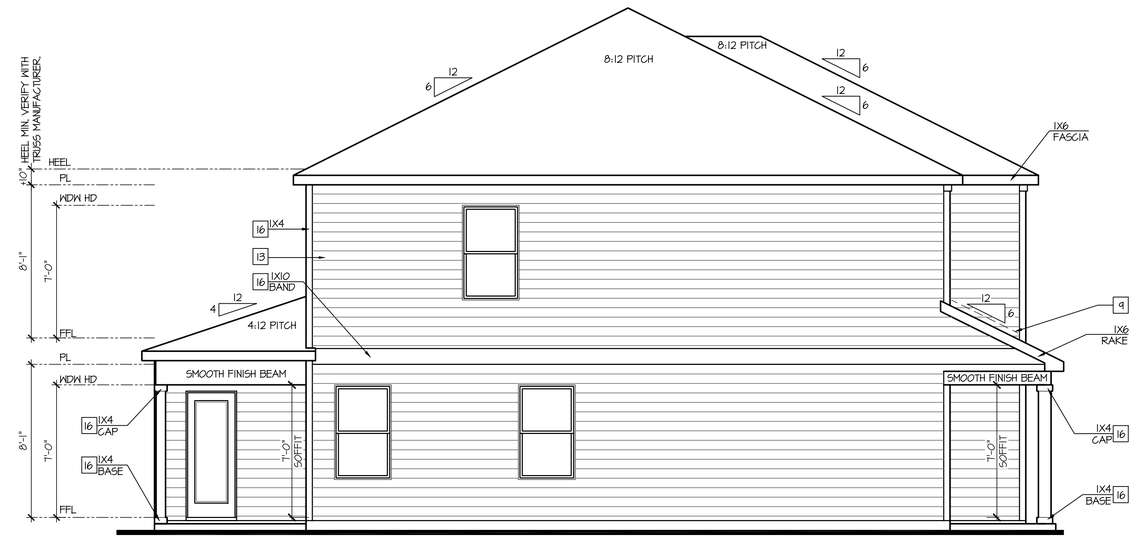
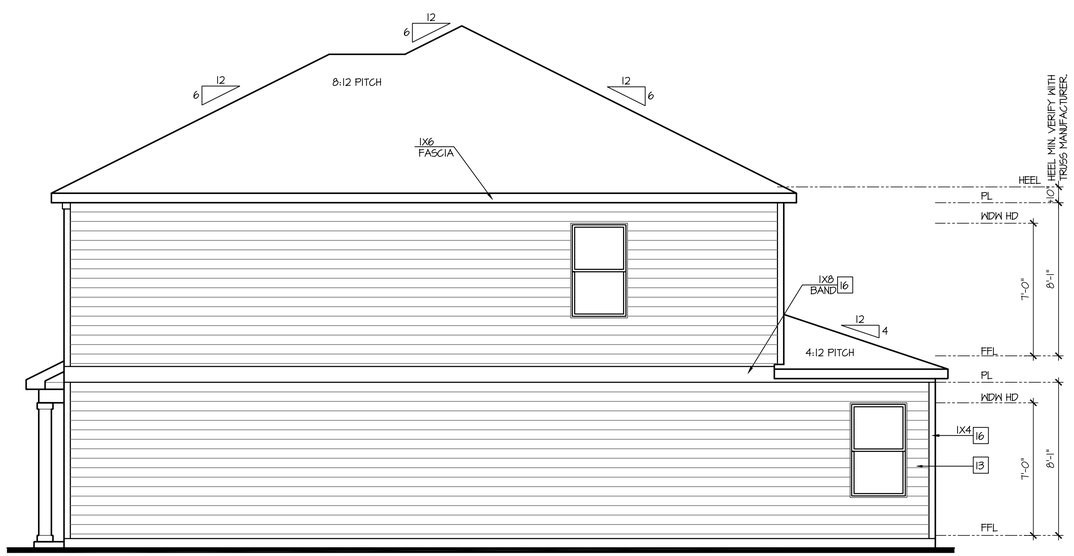
16. 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17. FALSE WOOD SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

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



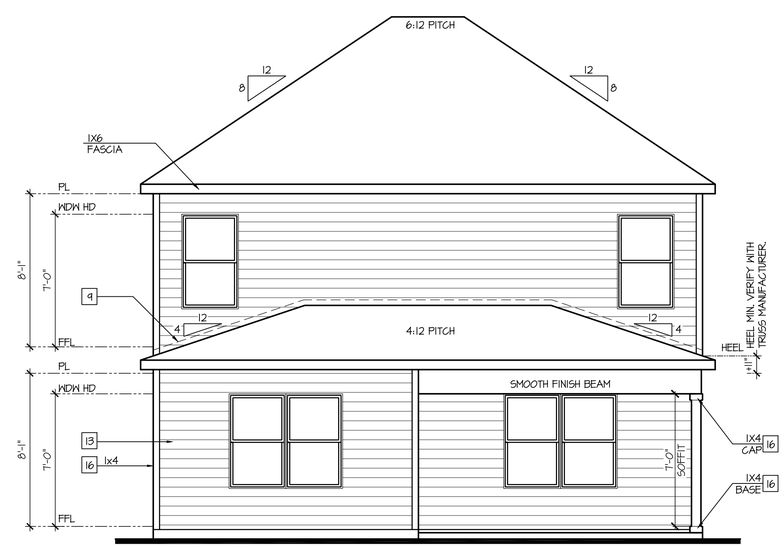
Left Elevation 'G'

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



Right Elevation 'G'

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



Rear Elevation 'G'

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

NO:	DATE:	REVISION:
1	05.02.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

30' Series

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD-GA14065

SHEET TITLE:

'DARWIN' EXTERIOR ELEVATIONS '4DBF-G'

PRINT DATE: May 02, 2024

SHEET NO: **2G**

8'-1" STAIR NOTE:

(USE 16" TJI WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.11" = 113 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:

1 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 HORIZONTIAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER LOCAL CODES)

2 HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER LOCAL CODES)

3 BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER LOCAL CODES)

MEP'S

4 GAS WATER HEATER ON 18" HIGH PLATFORM. (PER LOCAL CODES)

5 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.)

6 A/C CONDENSER PAD. (VERIFY)

7 PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

8 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:

9 TEMPERED SAFETY GLASS. (PER LOCAL CODES)

10 PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.

11 HALF WALL, HEIGHT AS NOTED.

12 INTERIOR SOFFITS: FFL = 7'-6" U.N.O. SFL = 7'-6" U.N.O.

BATHS:

13 SHOWER. TEMPERED GLASS ENCLOSURE.

14 TUB-SHOWER COMBO. TEMPERED GLASS ENCLOSURE.

15 CERAMIC TILE SHOWER AND FLOOR. TEMPERED GLASS ENCLOSURE.

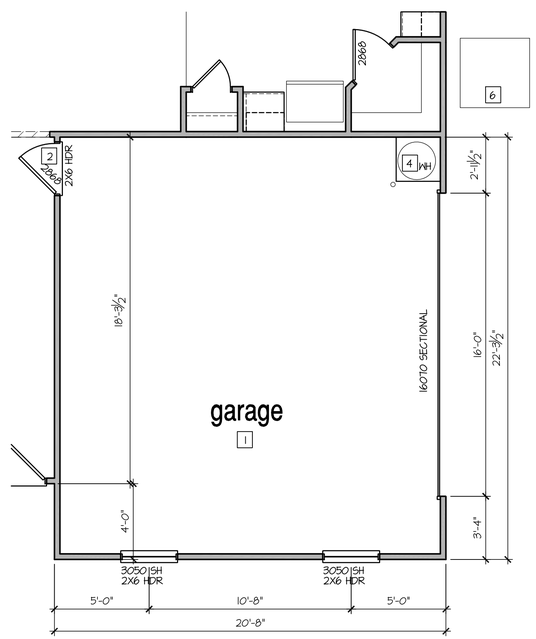
16 ACRYLIC TUB W/ CERAMIC PLATFORM

KITCHEN:

17 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD AND MICRO ABV. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

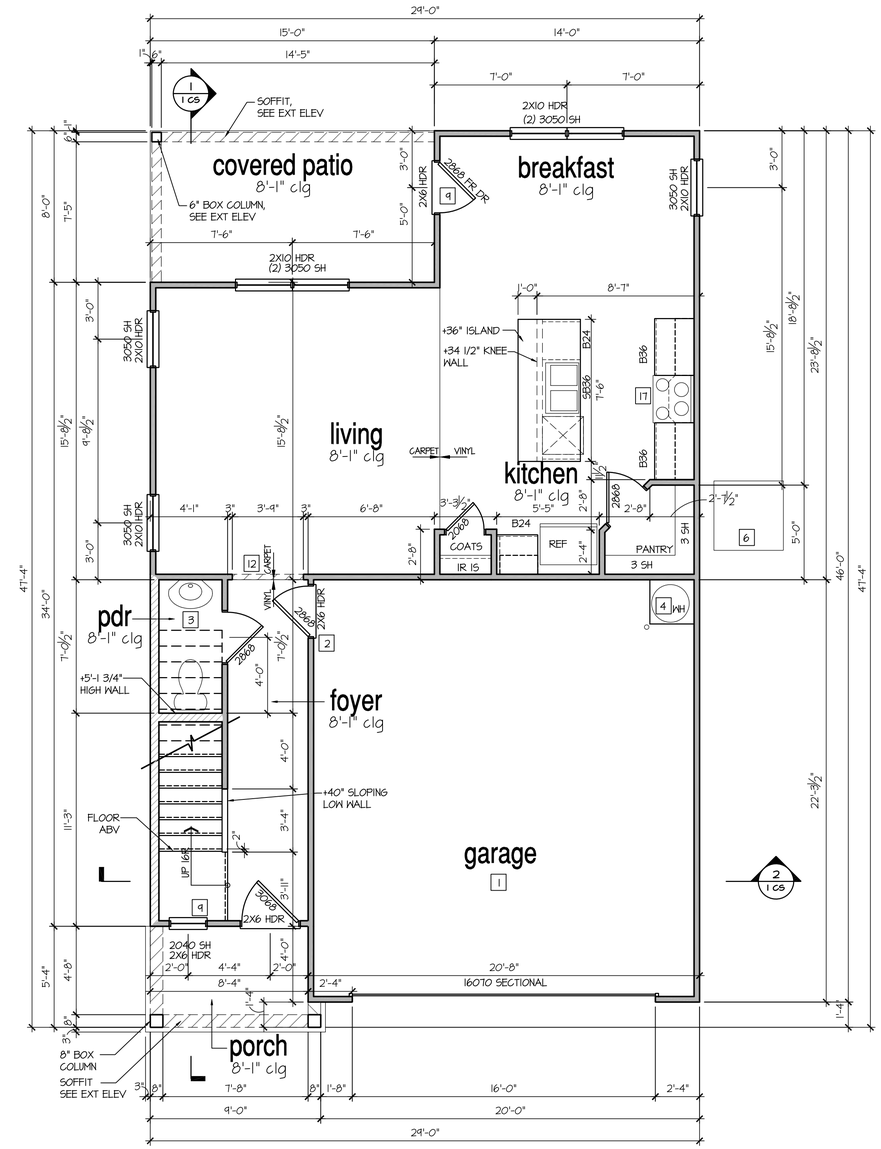
18 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

19 ELECTRIC OVEN WITH MICROWAVE OVEN.



Opt Side Load Garage 'G'

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



1st Floor Plan 'G'

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

NO:	DATE:	REVISION:
1	05.02.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

30' Series

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD-GA14065

SHEET TITLE:

'DARWIN'
1st FLOOR PLAN '3DWF-G'

PRINT DATE: May 02, 2024

SHEET NO: **4 G**

8'-1" STAIR NOTE:

(USE 16" TJI WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.11" = 113 3/4" TOTAL RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
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- LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED
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3. BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER LOCAL CODES)

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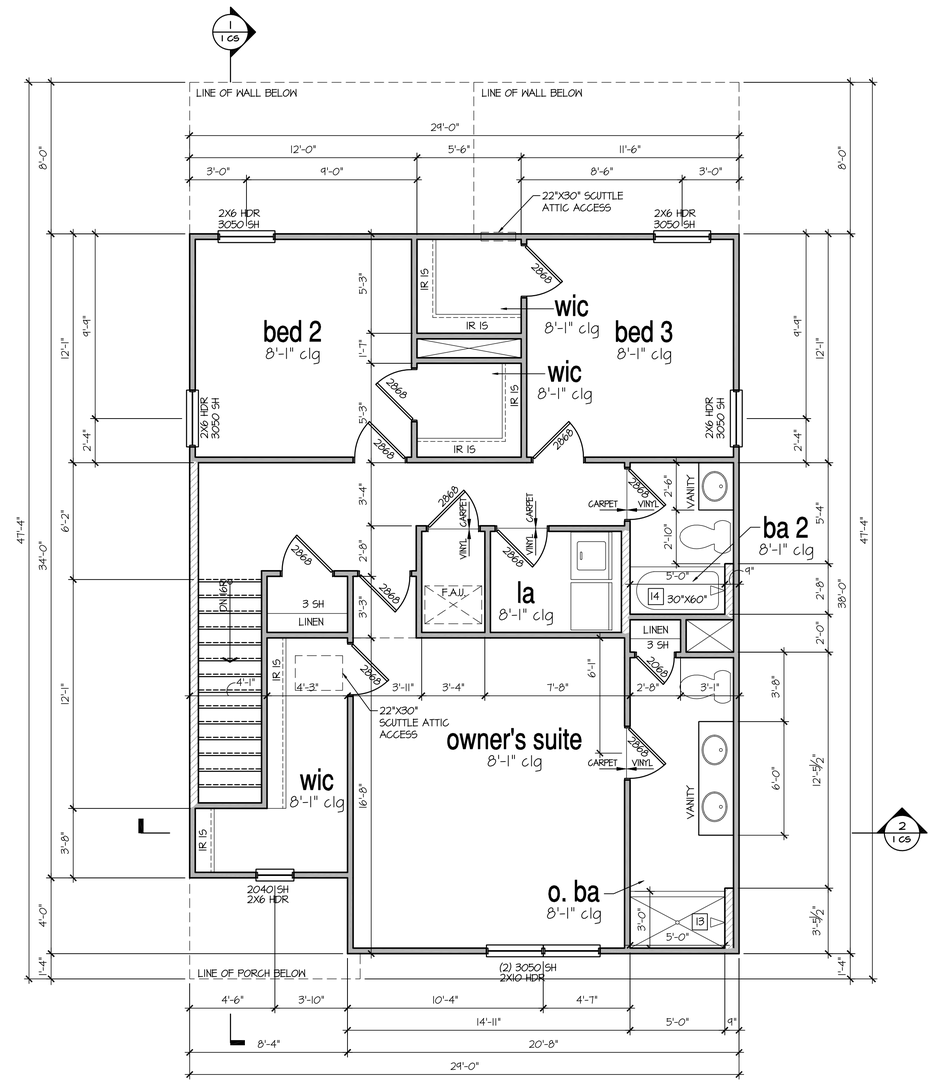
19. ELECTRIC OVEN WITH MICROWAVE OVEN.



2nd Floor Plan 'G'

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

NO:	DATE:	REVISION:
1	05.02.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

30' Series

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON America's Builder

PROJECT NO: GMD-GA14065

SHEET TITLE:

'DARWIN'
2nd FLOOR PLAN '3DWF-G'

PRINT DATE:

May 02, 2024

SHEET NO:

5 G