

ABBREVIATIONS	
ABV ABOVE AC AIR CONDITIONING AD AREA DRAIN ADJ ADJUSTABLE ALT ALTERNATE ALUM ALUMINUM ARCHL ARCHITECTURAL BA BATHROOM BD BOARD BF BIFOLD (DOOR) BLDG BUILDING BLK BLOCK (CMU) BLM BELON 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 CLS CEILING CLR CLEAR CMU CONCRETE MASONRY UNIT COL COLUMN CONC CONCRETE C CARPET CR CORROSION RESISTANT CSMT CEMENT C.T. CERAMIC TILE D DRYER DBL DOUBLE DH DOUBLE HUNG DIM DIMENSION DISP DISPOSAL DN DOWN DR DOOR DS DOWNSPOUT DW DISH WASHER DWS DRAWING E EAST EA EACH ELEV ELEVATION ELEC ELECTRICAL EQ EQUAL EXT EXTERIOR FAU FORCED AIR UNIT F.G. FLOOR GANGE 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 HD HOSE BIBB HD HEAD OR HARD HDR HEADER HGT HEIGHT HVAC HEATING/VENTILATING/AIR COND. HHD 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 MSC 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 P.V.C. POLY(VINYL) CHLORIDE PIPE P.V.M.T. PAVEMENT P.V. PRE-PIPE PND PLTWOOD 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 SHP SHELF AND POLE SPEC SPECIFICATIONS STD STANDARD STR STRUCTURAL SQ SQUARE SYM SYMBOL S4S SMOOTH FOUR SIDES T TREAD (AT STAIRS) OR TILE TB TOWEL BAR TEMP TEMPERED (GLASS) T&G TONGUE & GROOVE T.O.C. TOP OF CURB TV TELEVISION TYP TYPICAL UNO. UNLESS NOTED OTHERWISE V.B. VAPOR BARRIER VERT VERTICAL V.T.R. VENT THRU ROOF W WASHING MACHINE WD WOOD WDM WINDOW WH WATER HEATER WIR WROUGHT IRON WIC WALK-IN CLOSET W/O W/TH OR WITHOUT WP WATERPROOFING WM WELDED WIRE MESH # PROPERTY LINE Ø ROUND / DIAMETER ∠ AND CL CENTERLINE # FOUND / 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 - F'	
0	TITLE SHEET / COVER SHEET
1 F	FRONT ELEVATION 'F'
1.2 F	ROOF PLAN 'F'
2 F	SIDE AND REAR ELEVATIONS 'F'
3 MS F	MONOLITHIC SLAB PLAN 'F'
4 F	1ST FLOOR PLAN 'F'
5 F	2ND FLOOR PLAN 'F'
1 CS	BUILDING SECTIONS
2.I	ELEVATION OPTIONS
6	1ST FLOOR UTILITY PLAN
7	2ND FLOOR UTILITY PLAN
II	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.	

DR HORTON HOMES

30' SERIES

MODEL 'DARWIN - F'

PEAVINE CROSSINGS

PLAN CHANGES:

DATE:	DESCRIPTION:
05.02.24	INITIAL PLAN RELEASE

CONSULTANTS:

BUILDER:	DESIGNER:		
DR HORTON 2188 PARKWAY LAKE DRIVE SUITE 200 HOOVER, AL PHONE: (770) 730-7400	GMD DESIGN GROUP 1138 SATELLITE BLVD. STE 300 SUWANEE, GA. 30024 PHONE: (770) 375-7351		
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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 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 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 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 'F'
1st FLOOR	725 SF
2nd FLOOR	1024 SF
TOTAL LIVING	1749 SF
GARAGE	455 SF
PORCH	42 SF
COVERED PATIO	120 SF

NO:	DATE:	REVISION:
Δ	05.02.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

30' Series

CLIENTS NAME:

**D-R HORTON**  
*America's Builder*

PROJECT NO: GMD-GAI4065

SHEET TITLE:

TITLE SHEET

PRINT DATE:

May 02, 2024

SHEET NO:

0

FOR CONSTRUCTION



- 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.)

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.

Architectural elevation drawing of a house with a gambrel roof and a garage. The drawing includes various callouts for materials and dimensions.

**Roof:** 6:12 PITCH

**Materials and Callouts:**

- 1X6 FASCIA
- 1X4 FRIEZE
- 1X6 BAND
- 1X8 BAND
- 1X4 CAP
- 1X4 BASE
- 1X4 FRIEZE

**Dimensions:**

- 8'-1" (Main body height)
- 7'-0" (Garage door height)
- 6:12 PITCH (Main roof pitch)
- 6:12 PITCH (Gambrel roof pitch)
- 1'-0" SOFFIT

**Other Features:**

- SMOOTH FINISH BEAM
- Garage door with multiple panels
- Windows with shutters
- Octagonal vent in the gambrel roof

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

PROFESSIONAL SEAL:

### 30' Series

**SHEET TITLE:**  
**'DARWIN'**  
**EXTERIOR**  
**ELEVATIONS**  
**'4DBF-F'**

**1F**

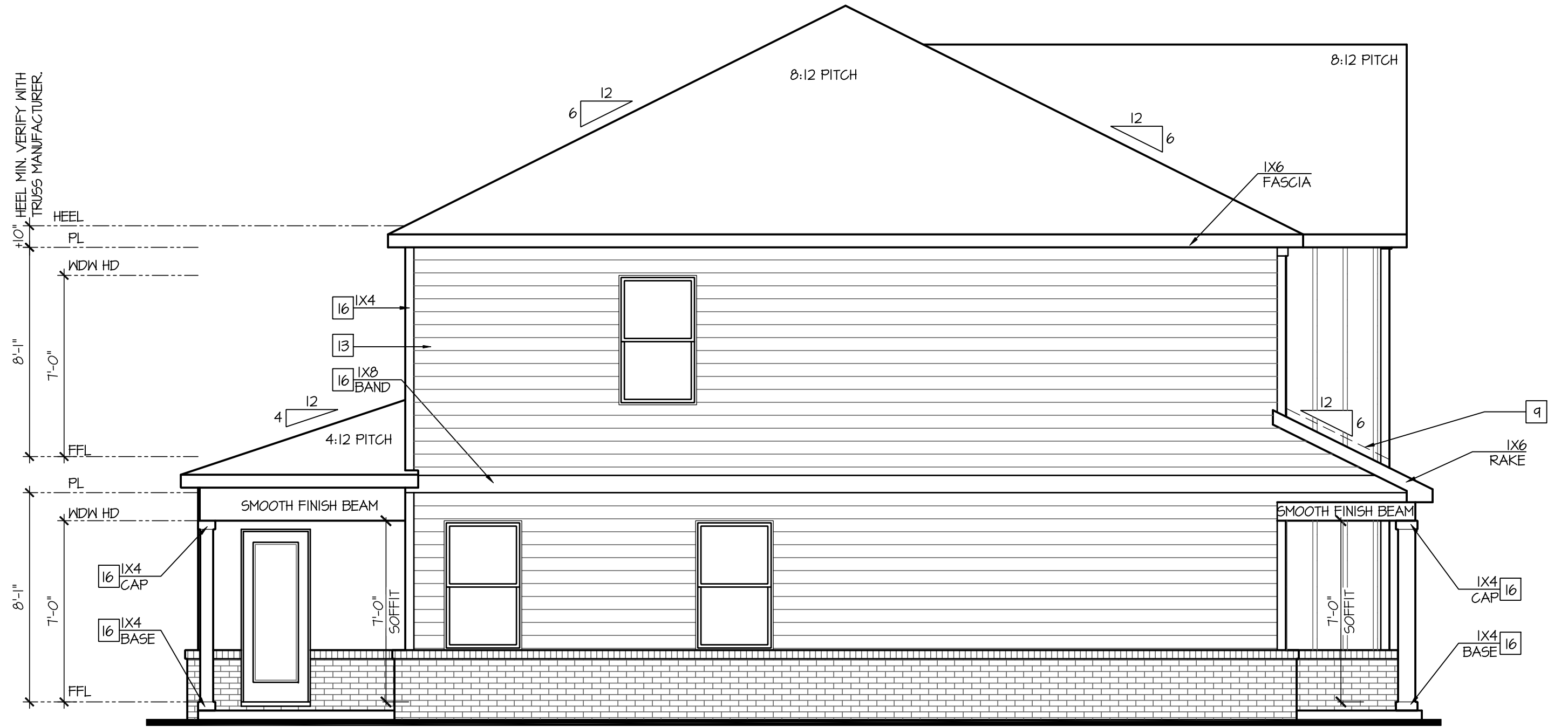
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(ALL PORTIONS OF A PORCH, SCREEN PORCH OR DECK FROM THE BOTTOM OF THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)

KEY NOTES:

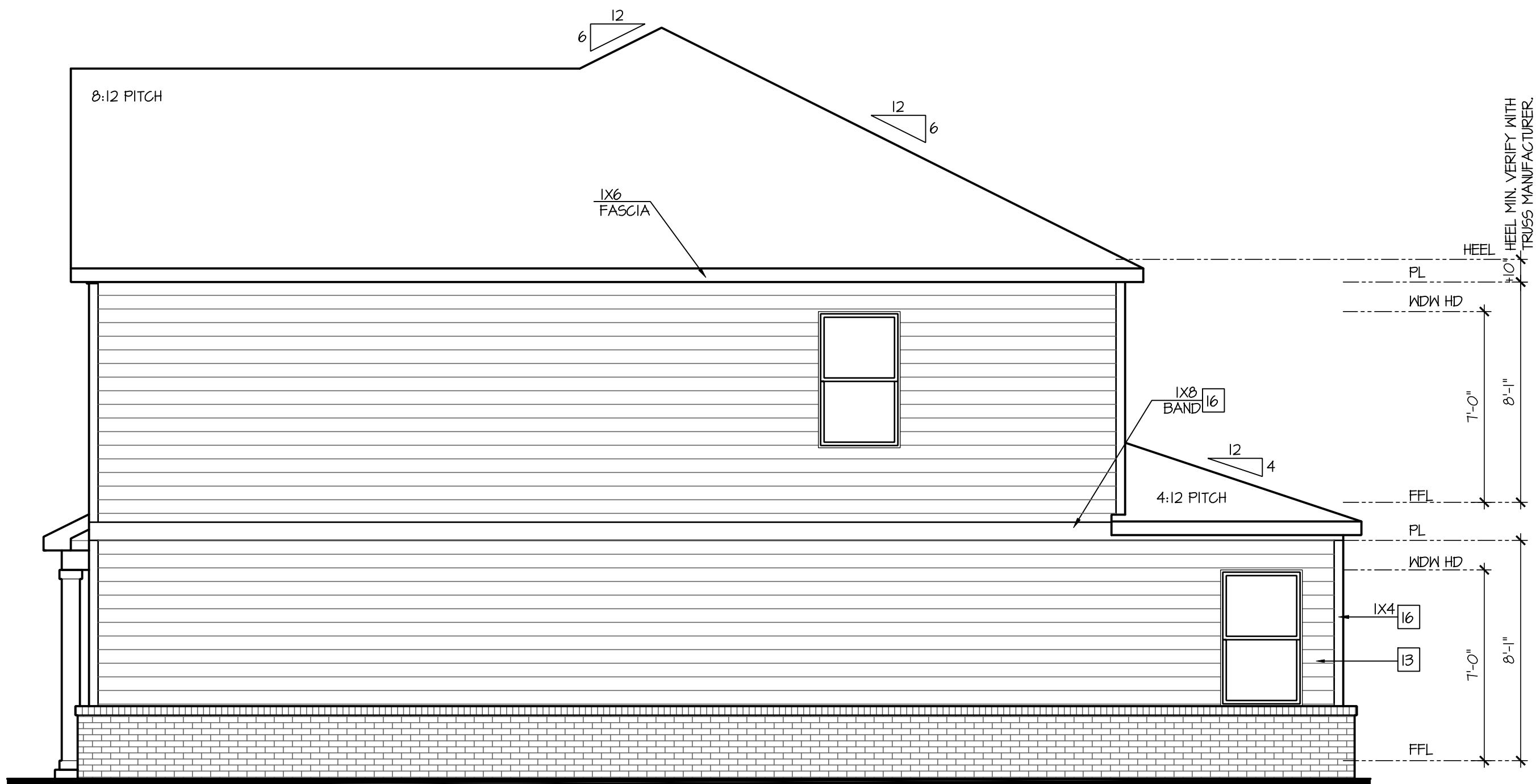
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  - [13] FIBER CEMENT LAP SIDING PER DEVELOPER  
W/ 5/4x4 CORNER TRIM BOARDS.
  - [14] FIBER CEMENT NAVY SIDING PER DEVELOPER  
W/ 5/4x4 CORNER TRIM BOARDS.
  - [15] FIBER CEMENT PANEL SIDING W/ X3 BATT5 AT 12" O.C.  
(VINYL BOARD AND BATT SIDING)
  - [16] 1X FIBER CEMENT TRIM OR EQUAL, UNO. 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 'F'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Right Elevation 'F'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Rear Elevation 'F'

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

CLIENTS NAME:

**D-R-HORTON**  
*America's Builder*

PROJECT NO: GMD-GA14065

SHEET TITLE:  
**'DARWIN'**  
**EXTERIOR**  
**ELEVATIONS**  
**'4DBF-F'**

PRINT DATE:  
May 02, 2024

SHEET NO:

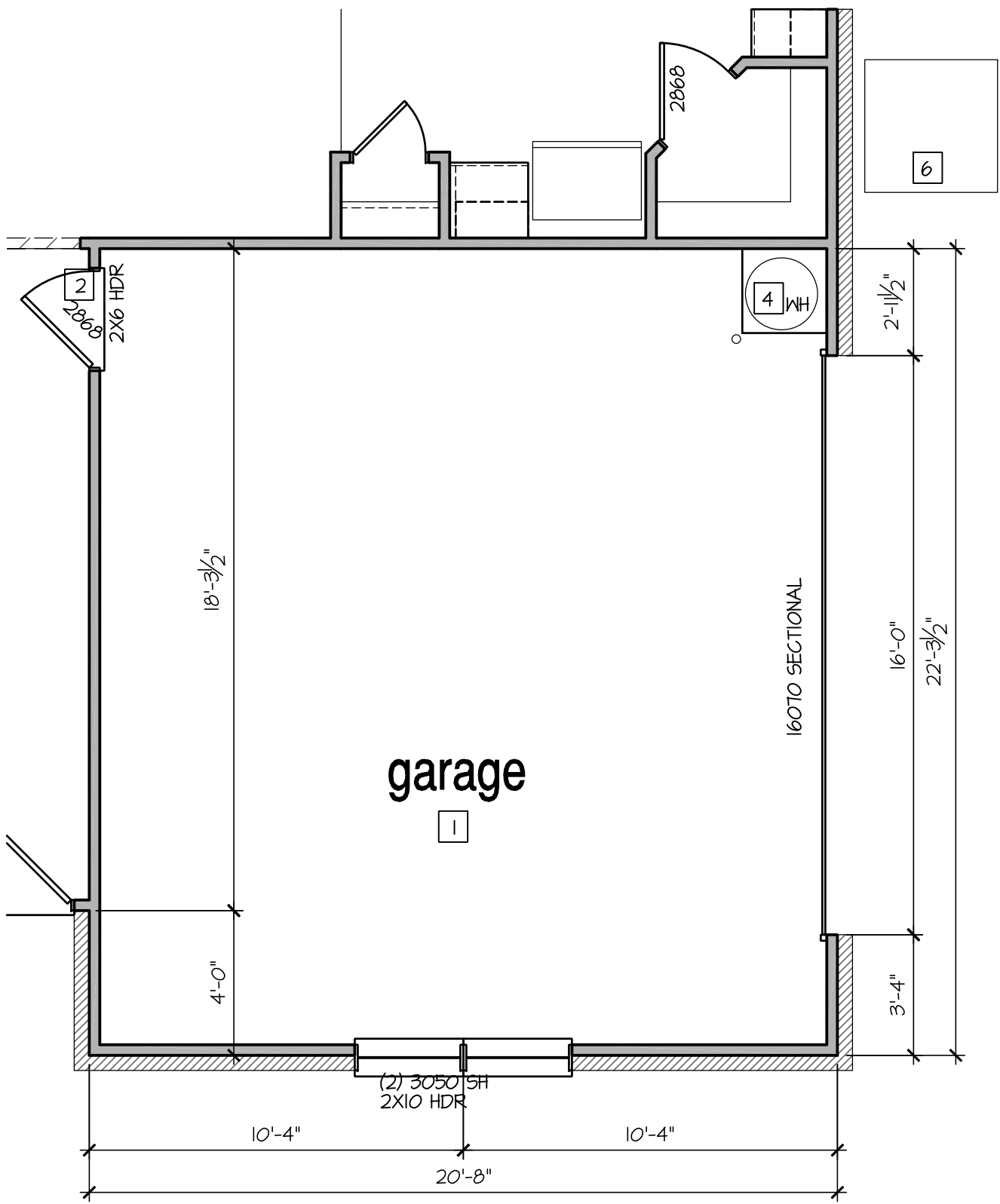
2F

FOR  
CONSTRUCTION

8'-1" STAIR NOTE:

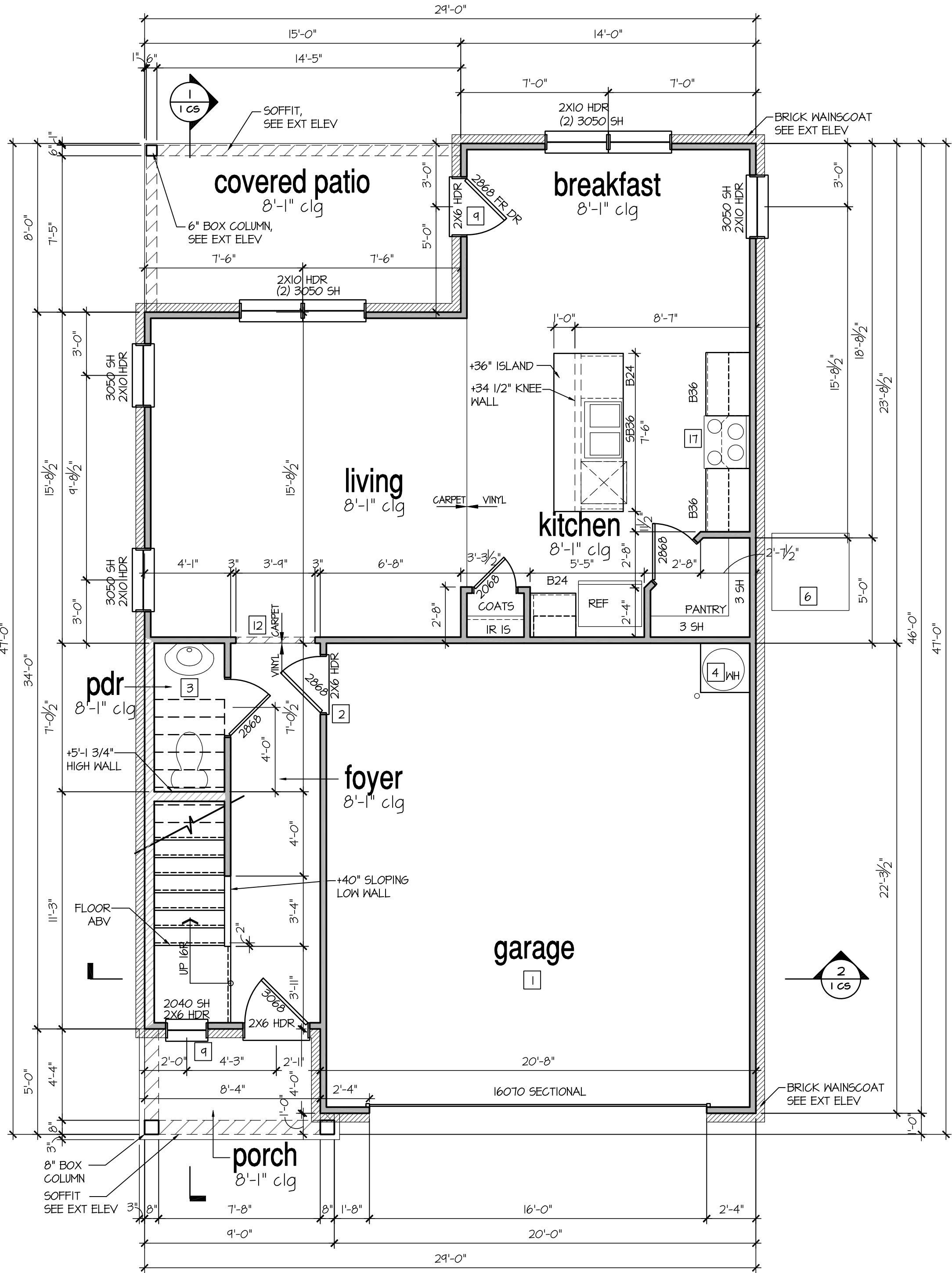
(USE 16" TJI WITH 3/4" PLYWOOD SUBFLOOR)  
15 TREADS AT 10" EACH VERIFY  
16 RISERS AT +/- TJI" = 113 3/4" TOTAL  
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.	
- WINDOW HEAD HEIGHTS: 1ST FLOOR = T'-0" U.N.O. ON ELEVATIONS. 2ND FLOOR = T'-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 HORIZONTAL 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 = T'-6" U.N.O. SFL = T'-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 'F'

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



1st Floor Plan 'F'

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

NO.	DATE:	REVISION:
1	05.02.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

30' Series

CLIENTS NAME:



PROJECT NO: GMD-GA14065

SHEET TITLE:

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

PRINT DATE:

May 02, 2024

SHEET NO:

4 F

FOR  
CONSTRUCTION




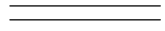




8'-1" STAIR NOTE:  
(USE 16" TJI WITH 3/4" PLYWOOD SUBFLOOR).  
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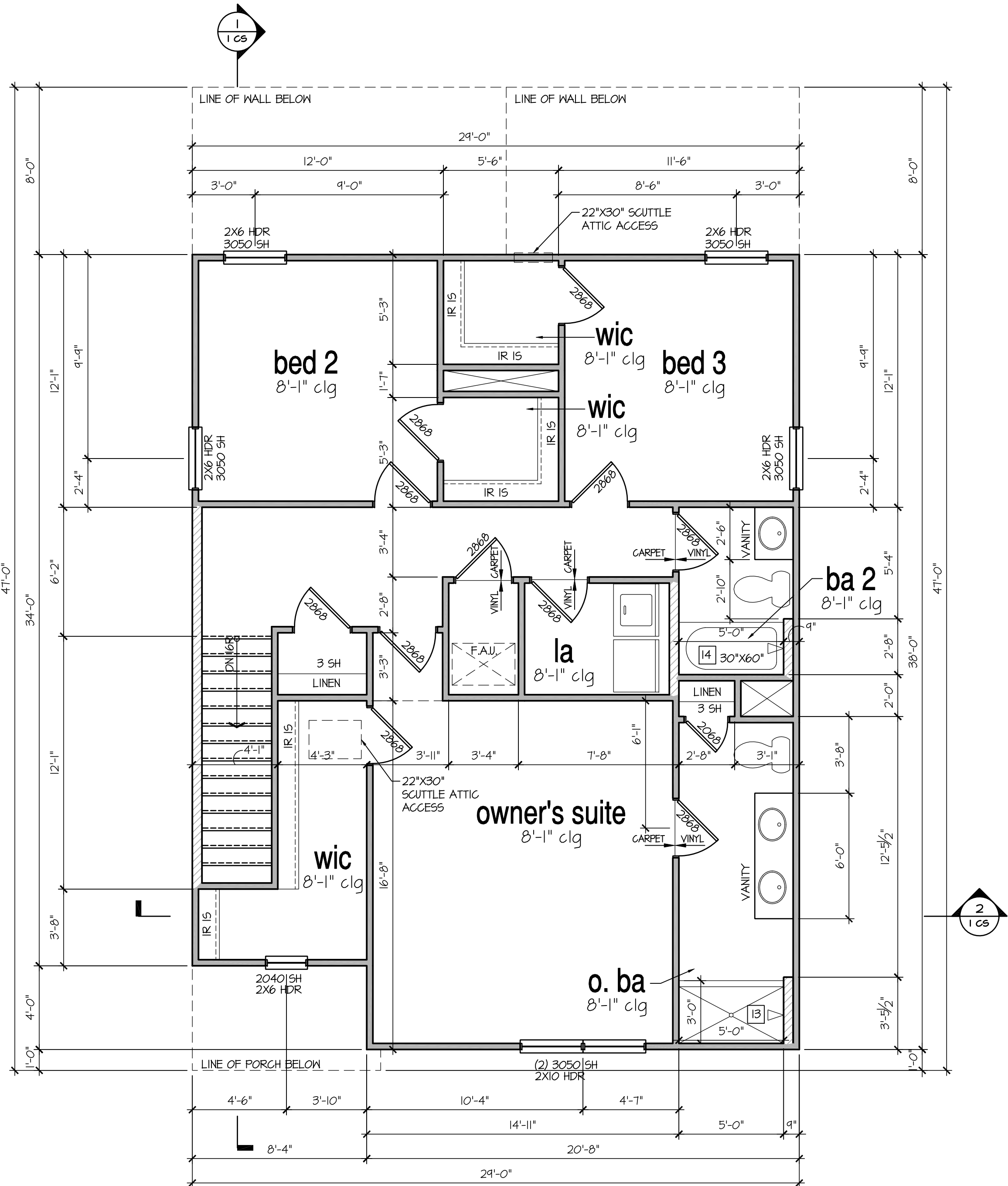
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

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.
  - 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 = T'-6" U.N.O. SFL = T'-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.



NO.	DATE:	REVISION:
1	05.02.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

30' Series

CLIENTS NAME:



PROJECT NO: GMD-GAI4065

SHEET TITLE:  
'DARWIN'  
2nd FLOOR  
PLAN '3DWF-F'

PRINT DATE:

May 02, 2024

SHEET NO:

5 F

FOR  
CONSTRUCTION