

10M000005 Birmingham Division Peavine Crossings

NO:	DATE:	REVISION:	
\bigvee	05.02.24		
PROFESSIONAL SEAL:			

PLAN CHANGES:

DATE: DESCRIPTION: INITIAL PLAN RELEASE 05.02.24

PROJECT TITLE: Townhome Series (Birmingham)

FOR CONSTRUCTION

CONSULTANTS:

BUILDER: LOCAL JURISDICTION:

DR HORTON 2188 PARKWAY LAKE DRIVE SUITE 200 HOOVER, AL PHONE: (770) 730-7900

CONTACT: GENE VANDEVENDER EMAIL: GVANDEVENDER@DRHORTON.COM

STRUCTURAL ENGINEER: DESIGNER:

1845 SATELLITE BLVD. STE 850 SUMANEE, GA. 30097 PHONE: (770) 375-7351

GMD DESIGN GROUP

CONTACT: DONALD J. MCGRATH EMAIL: DONNIE@GMDDESIGNGROUP.COM

COVERED PATIO AT

ENHANCED REAR

CLIENTS NAME:

THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR, TOWEL RING AND/OR 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 DESIGNERS ATTENTION IMMEDIATELY.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED

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 ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO

ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. PROVIDE FIREBLOCKING. (PER LOCAL CODES)

RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY

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

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 CONTROATOR 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.

MINDOW SUPPLIER TO VERIFY AT LEAST ONE MINDOW 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

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:

PLAN 'PATTISON' SQUARE FOOTAGES ELEV 'A' st FLOOR 642 SF 2nd FLOOR 1016 SF TOTAL LIVING 1658 SF GARAGE 393 SF PORCH 25 SF

COVERED PATIO AT ENHANCED REAR ELEVATIONS	72 SF			
PLAN 'TATUM' SQUARE FOOTAGES				
AREA	ELEV 'A'			
st FLOOR	620 SF			
2nd FLOOR	878 SF			
TOTAL LIVING	1498 SF			
GARAGE	395 SF			
PORCH	25 SF			

72 SF

PROJECT NO: GMD21038.7

D·R·HORTON

| TITLE SHEET

May 02, 2024

NOTES: IRC

GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.

- BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS:
- IST FLOOR = 7'-0" U.N.O. ON ELEVATIONS. 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: COMPOSITE PITCHED SHINGLE ROOFING SYSTEM 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.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 ADHERED BRICK VENEER 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.
- GORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- IO STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- II ROOFING FINISH, PER SPECS

SIDING:

12 SHAKE SIDING PER DEVELOPER

13 LAP SIDING PER DEVELOPER

[4] N/A

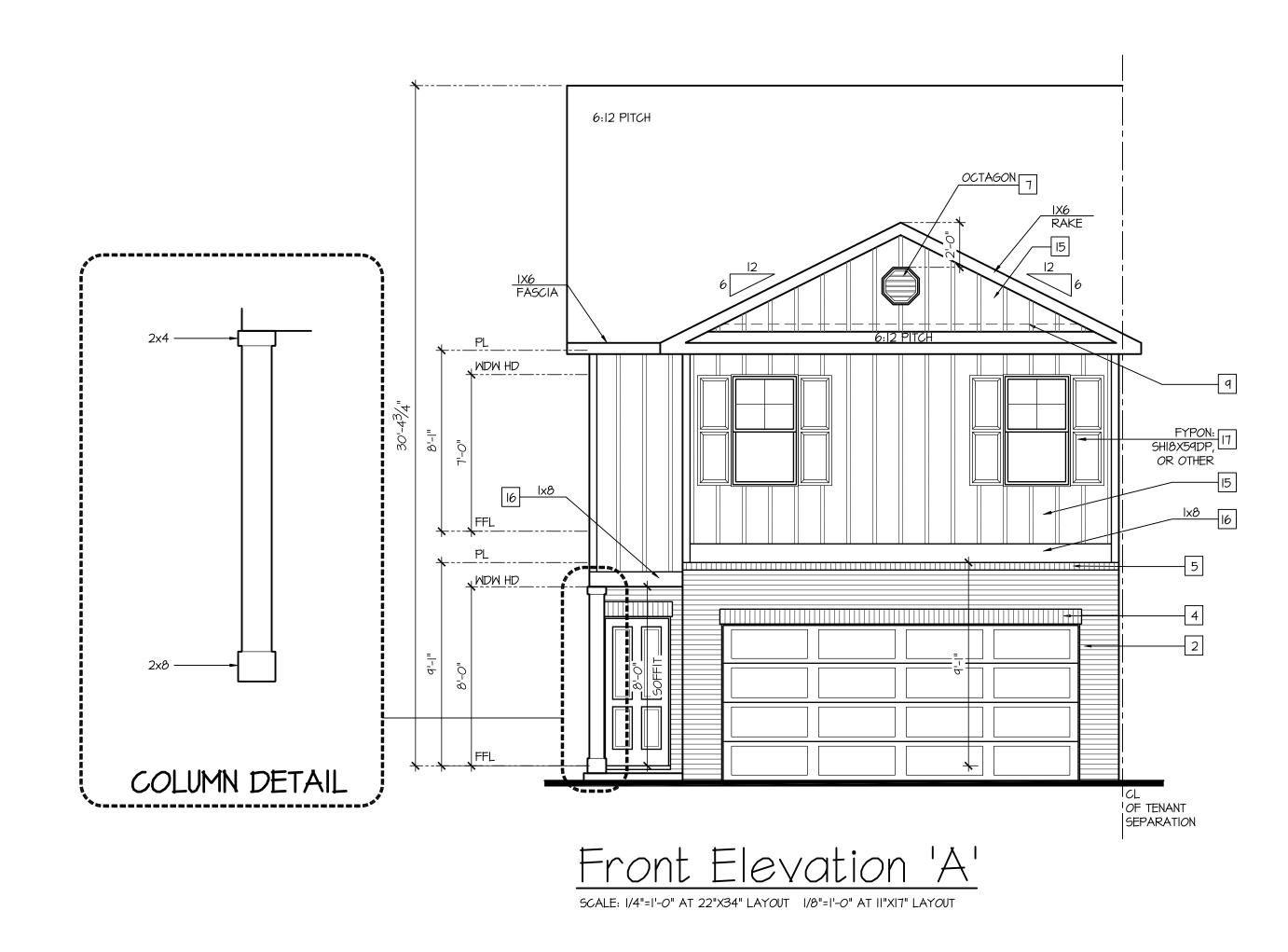
15 PANEL SIDING W IX3 BATTS AT 12" O.C.

(BATT SIDING)

16 IX TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 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



05.02.24 PROFESSIONAL SEAL:

Townhome Series **Pattison**

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON° America's Builder

PROJECT NO: GMD21038.7

SHEET TITLE:

EXTERIOR ELEVATIONS 'A'

PRINT DATE:

May 02, 2024

NOTES: IRC

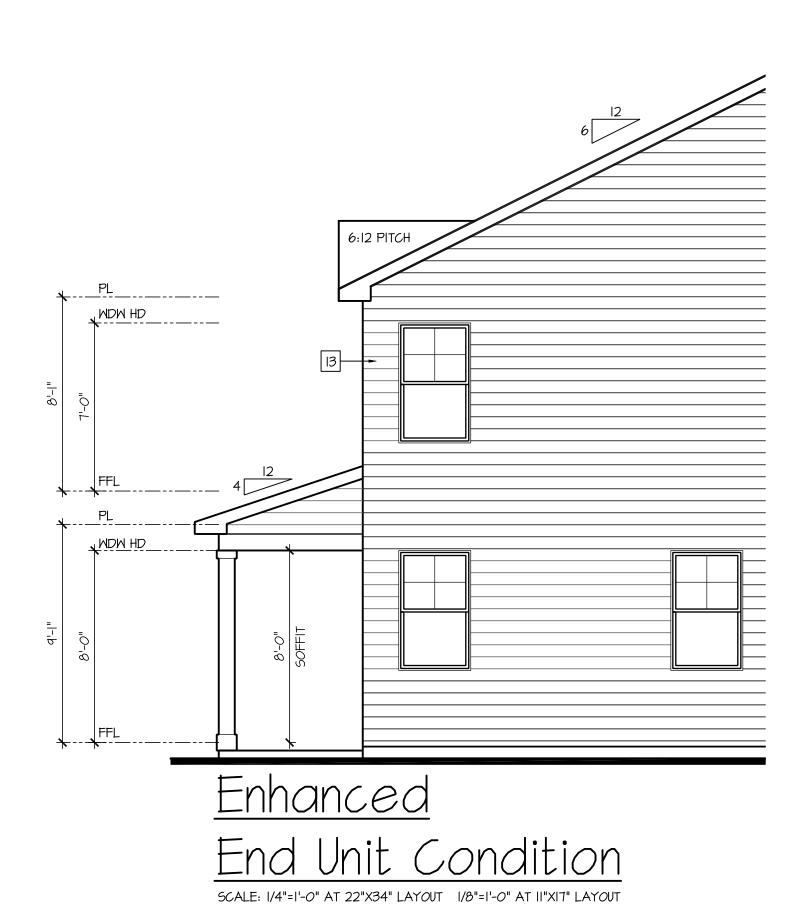
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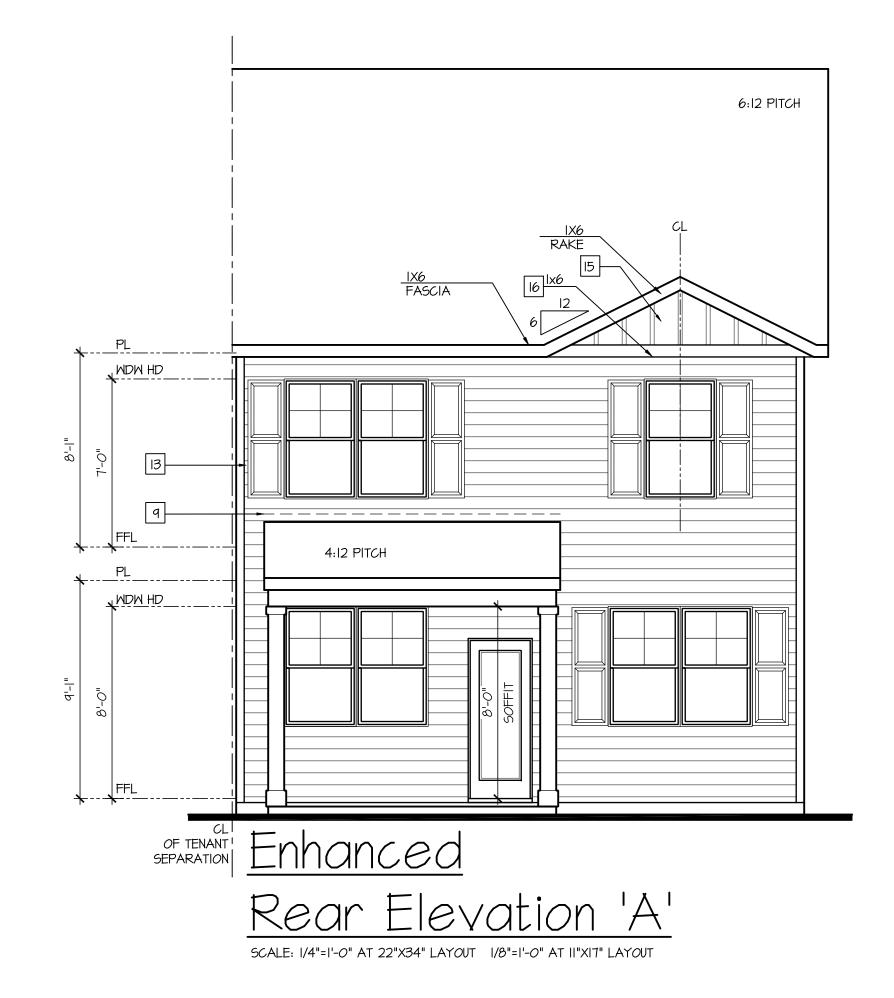
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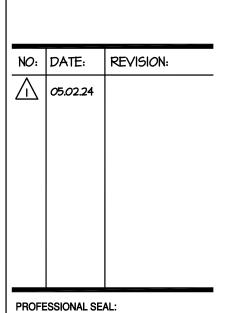
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- III ROOFING FINISH, PER SPECS
- 12 SHAKE SIDING PER DEVELOPER
- 13 LAP SIDING PER DEVELOPER
- [4] N/A
- 15 PANEL SIDING W/ IX3 BATTS AT 12" O.C.
- (BATT SIDING)
- 16 IX TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

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







PROJECT TITLE: Townhome Series (Birmingham) **Pattison**

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21038.7

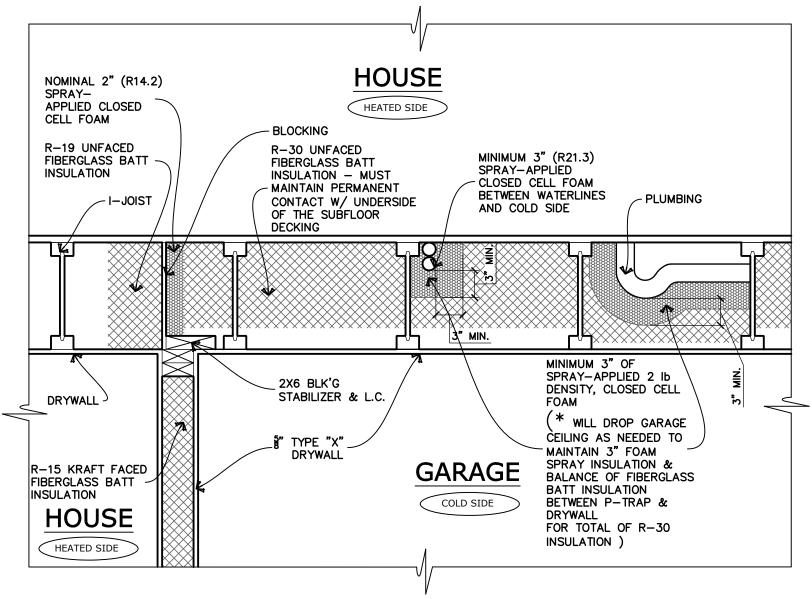
EXTERIOR ELEVATIONS 'A'

May 02, 2024

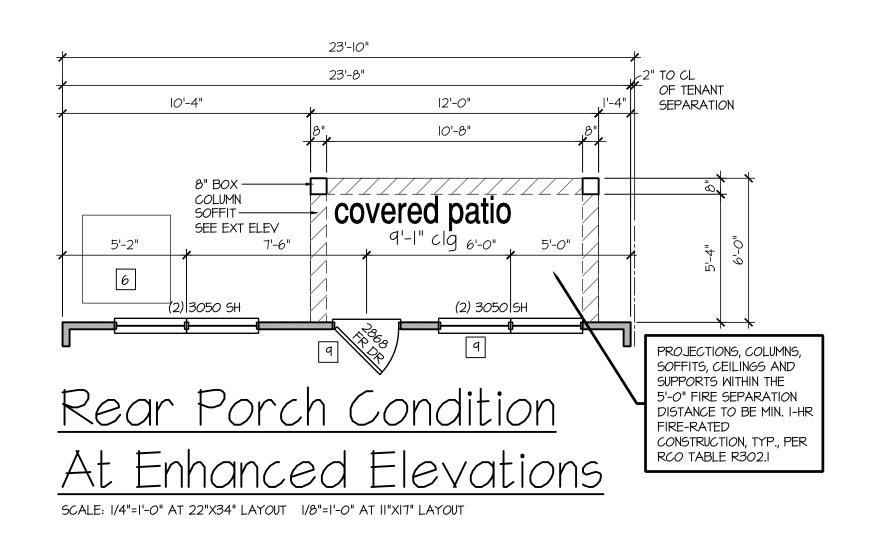
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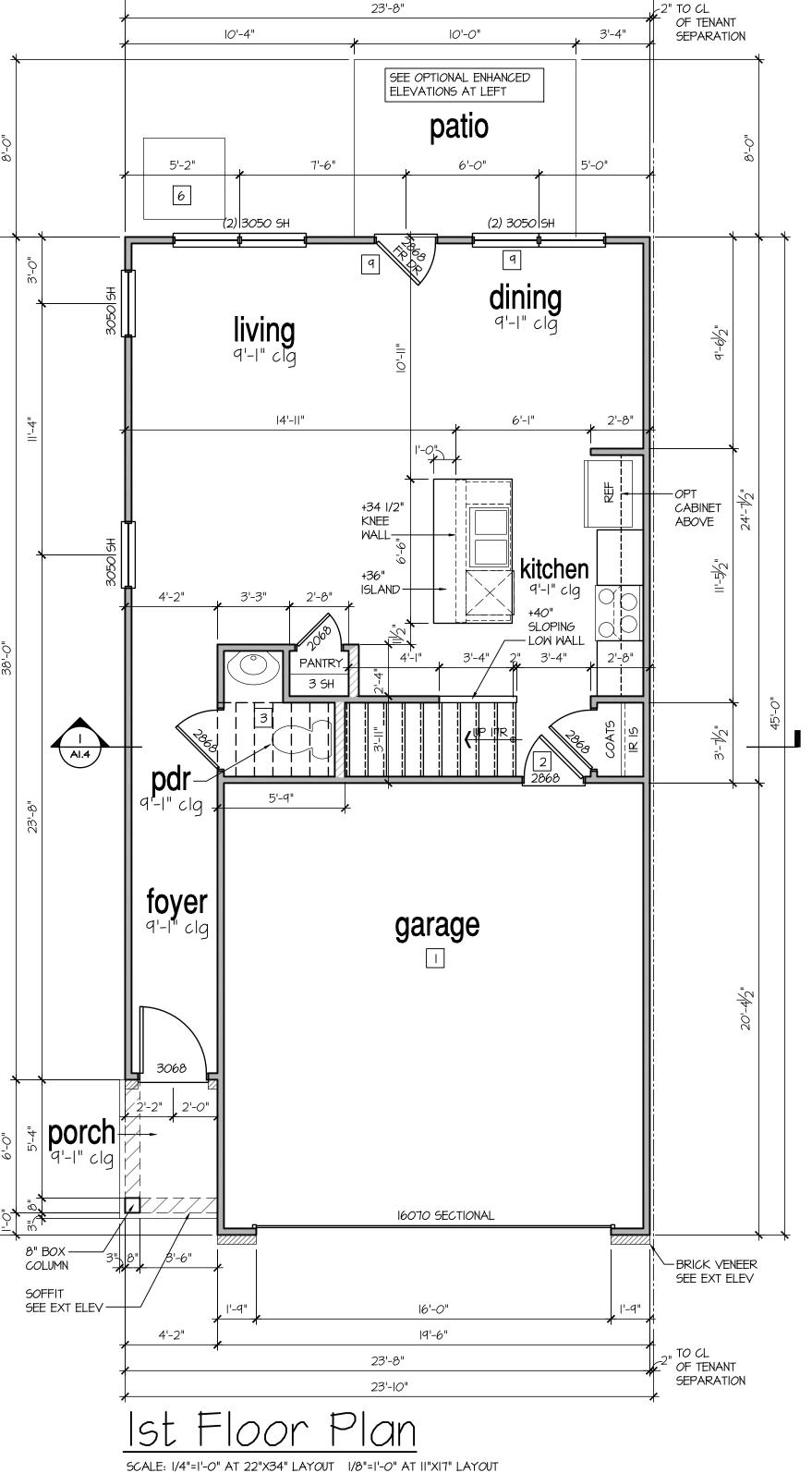
PLUMBING PROTECTION DETAIL

APPLICATION: CANTILEVERED AND FLOOR OVER GARAGE AREAS



PURPOSE: TO BRING THE PLUMBING INTO THE HEATED SPACE BY PROTECTING THE PLUMBING PIPING FROM AIR INFILTRATION AND THERMAL FAILURES. THE OHIO BUILDING CODE REGUIRES THAT PLUMBING PIPES ARE PROTECTED FROM FREEZING. THIS APPLICATION MEETS THAT REQUIREMENT AND ELIMINATES THE NEED FOR A HVAC BLEEDER AND A DROP OF THE GARAGE CEILING.







FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. **WINDOW HEAD HEIGHTS:**

FULL HEIGHT

IST FLOOR = 7'-0" U.N.O. ON ELEVATIONS. 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.

9'-1" STAIR NOTE:

16 TREADS AT IO" EACH VERIFY

(USE 16" TJI WITH 3/4" PLYWOOD SUBFLOOR)

17 RISERS AT +/- 7 25/64" = 125 3/4" TOTAL

ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

WALL LEGEND:

RISE VERIFY

----2X4 WOOD STUD PARTITION

2X6 WOOD STUD PARTITION STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED

BRICK / STONE VENEER

DRYWALL OPENING. HEIGHT

HEIGHT AND STUD SIZE AS NOTED AS NOTED ON PLAN.

KEY NOTES:

LOW GYPSUM BOARD WALL

FIRE PROTECTION:

HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (I) LAYER I/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)

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

4 WATER HEATER, PER LOCAL CODES

5 N/A

6 A/C CONDENSER PAD. (VERIFY)

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

8 ATTIC ACCESS - REMOVABLE 22"X30" PANEL. MINIMUM 30" CLEAR HEADROOM ABOVE ACCESS OPENING.

1 TEMPERED SAFETY GLASS. (PER LOCAL CODES)

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

II HALF WALL, HEIGHT AS NOTED.

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

13 SHOWER.

14 TUB-SHOWER COMBO.

[5] N/A

16 ACRYLIC TUB W/ CERAMIC PLATFORM

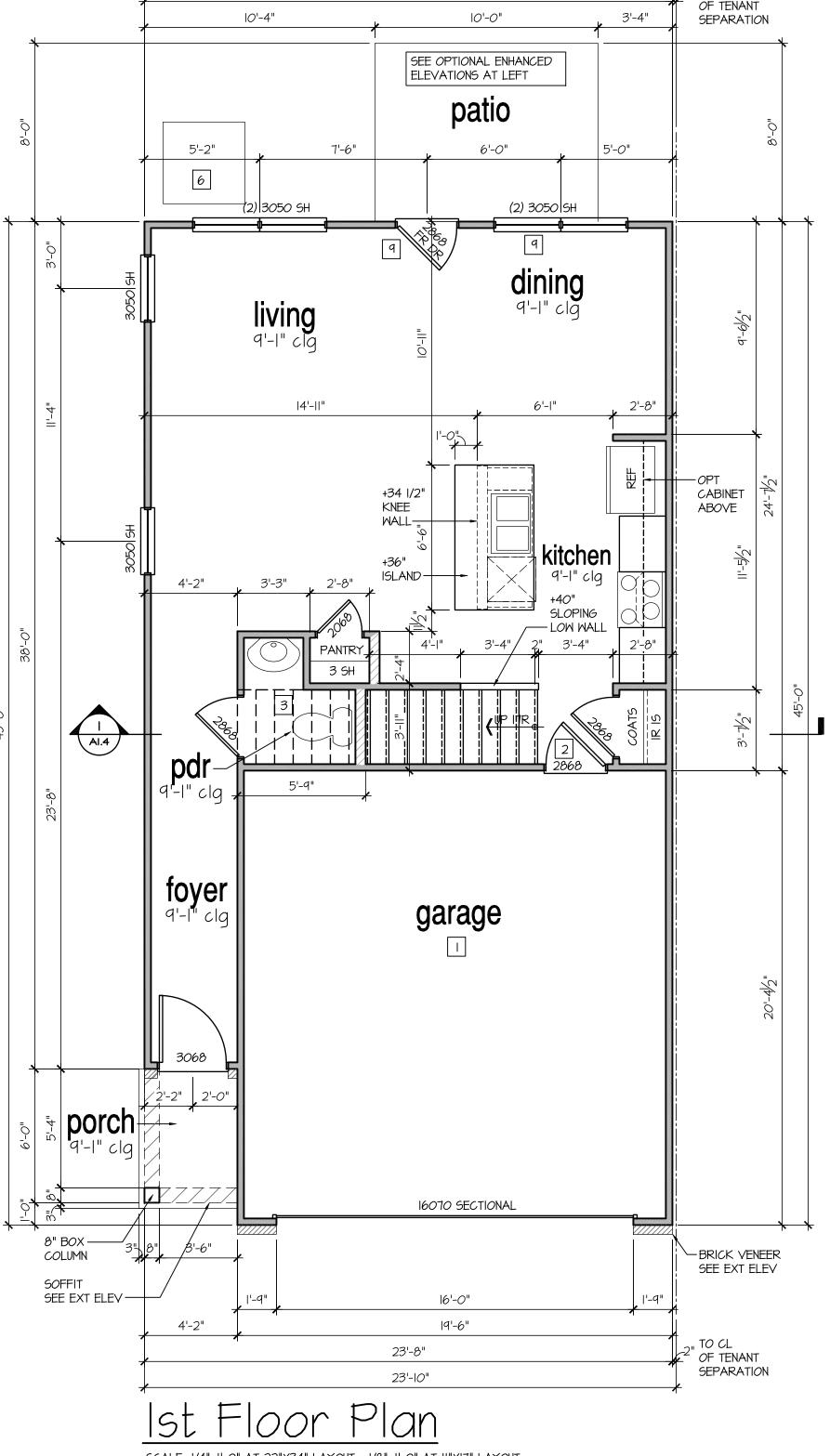
KITCHEN:

7 OPTIONAL 30" SLIDE-IN RANGE, PACKAGE PER BUILDER VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

18 30" GAS COOKTOP AND HOOD.

VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS. 19 ELECTRIC OVEN WITH MICROWAVE OVEN.

DO LAUNDRY CLOSETS, AN OPENING HAVING AN AREA NOT LESS THAN 100 SQ IN SHALL BE PROVIDED IN THE CLOSET ENCLOSURE OR MAKEUP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS PER LOCAL CODES LOUVERED DOORS OR PROVIDING A TRANSFER GRILLE ABOVE THE DOOR OR THE DOOR MAY BE UNDERCUT TO PROVIDE ADDITIONAL VENTILATION



23'-10"

NO: DATE: REVISION: 05.02.24

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series (Birmingham) **Pattison**

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21038.7

SHEET TITLE:

1st FLOOR **PLAN**

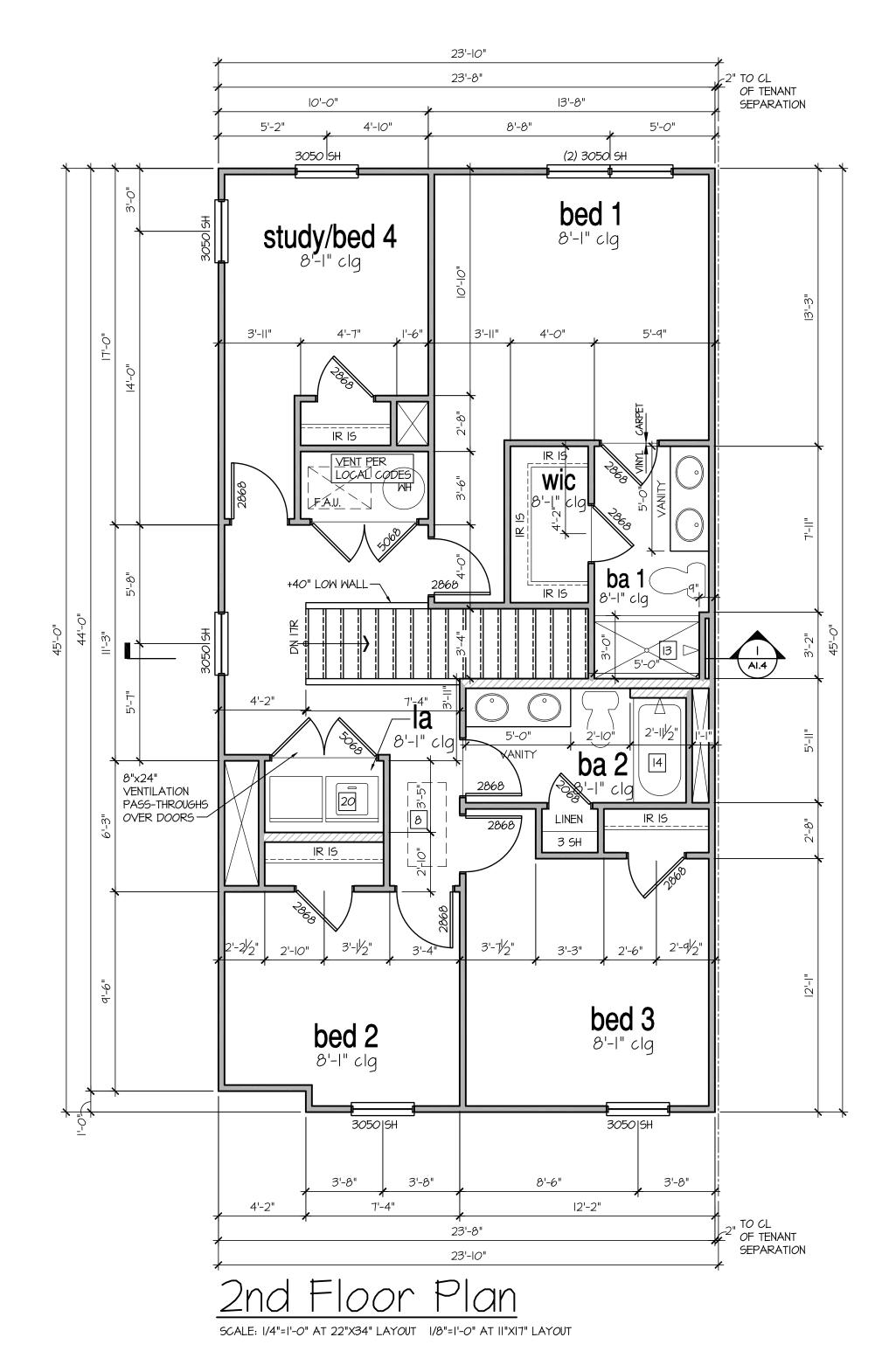
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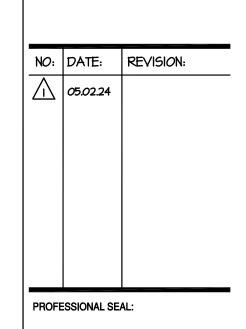
May 02, 2024

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RISE VERIFY





PROJECT TITLE:

Townhome
Series
(Birmingham)
Pattison

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21038.7

SHEET TITLE:

2nd FLOOR PLAN 'A'

PRINT DATE:

May 02, 2024

°A1.2

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II ROOFING FINISH, PER SPECS

12 SHAKE SIDING PER DEVELOPER

SIDING:

13 LAP SIDING PER DEVELOPER

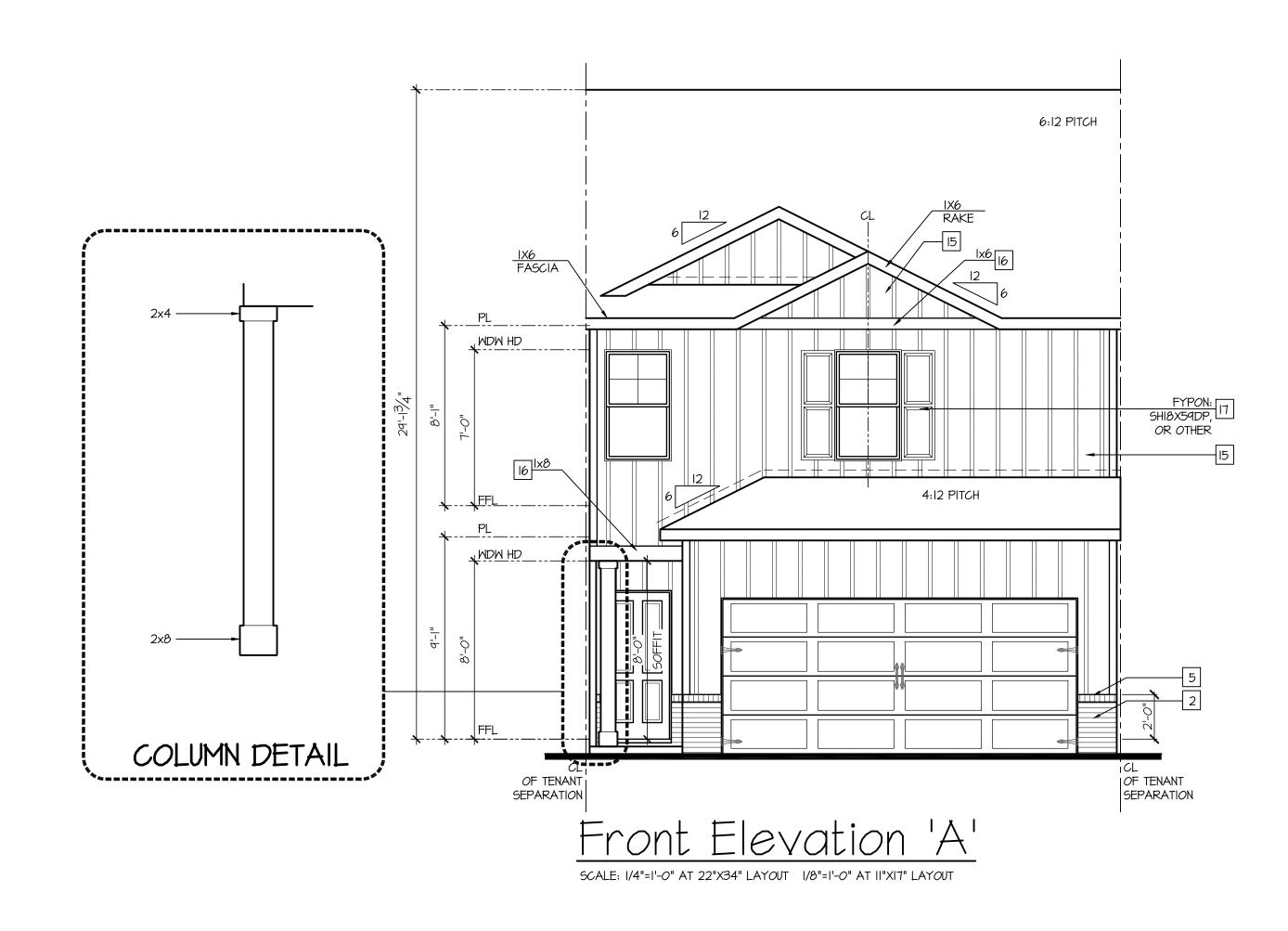
[4] N/A

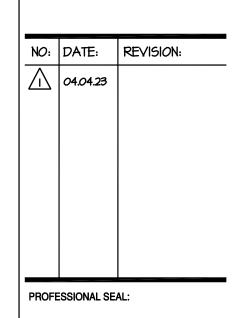
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Townhome Series Tatum

FOR CONSTRUCTION

CLIENTS NAME:

D·R·HORTON° America's Builder

PROJECT NO: GMD21038.7

SHEET TITLE:

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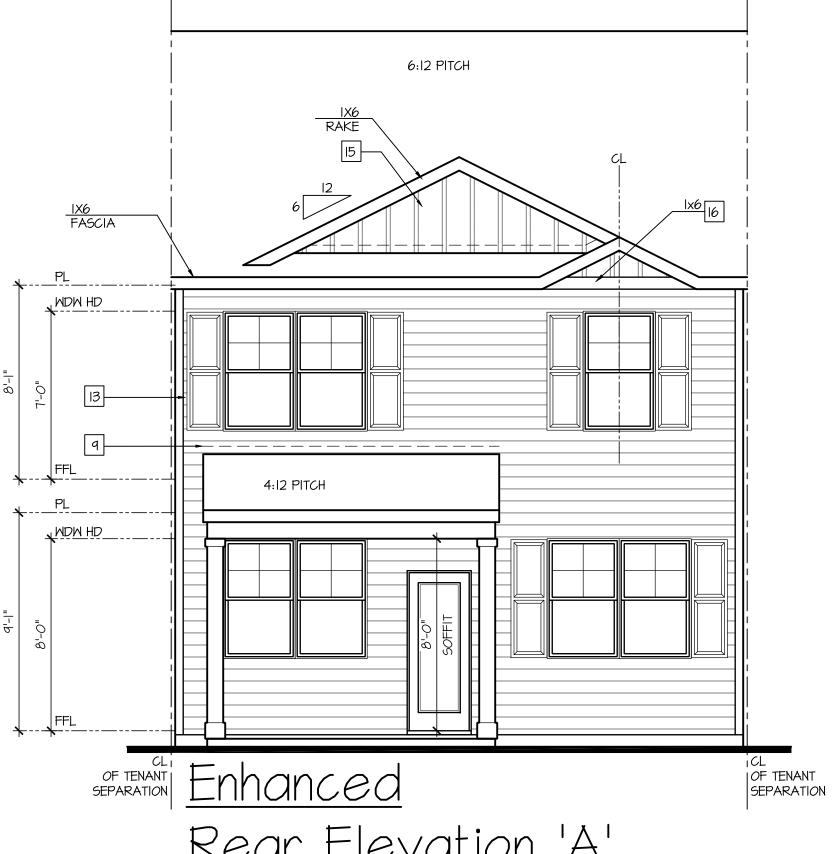
PROTECTION AGAINST DECAY:

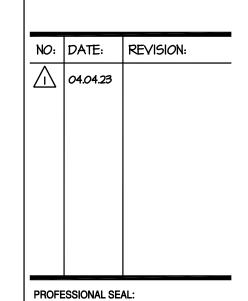
THE HEADER DOWN, INCLUDING POST, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.) KEY NOTES: MASONRY: ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED. 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED. 3 ADHERED BRICK VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED. 4 8" SOLDIER 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. 4 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS. O STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. 12 SHAKE SIDING PER DEVELOPER 13 LAP SIDING PER DEVELOPER [4] N/A 15 PANEL SIDING W/ IX3 BATTS AT 12" O.C. (BATT SIDING) 16 IX TRIM OR EQUAL, U.N.O. SIZE AS NOTED [17] 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





Rear Elevation 'A'

PROJECT TITLE:

Townhome Series (Birmingham) Tatum

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21038.7

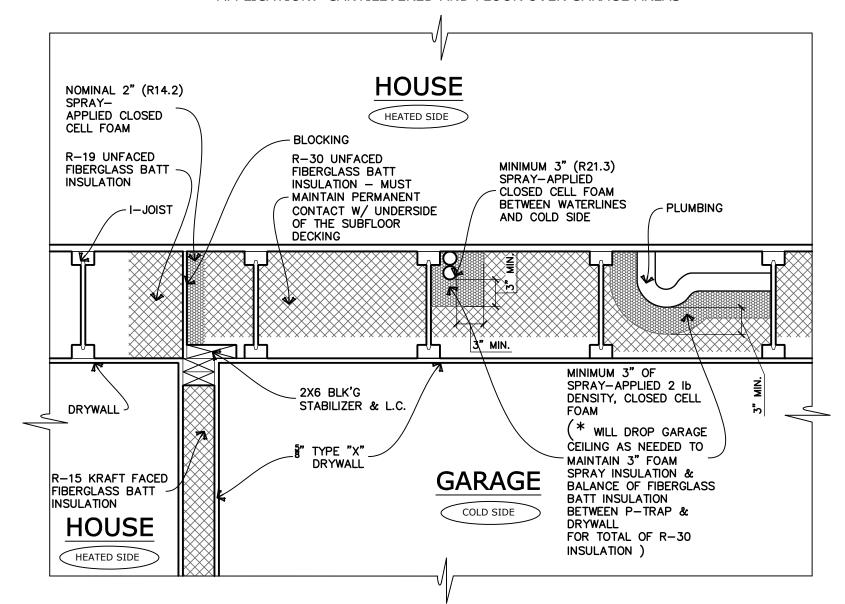
EXTERIOR ELEVATIONS 'A'

May 02, 2024

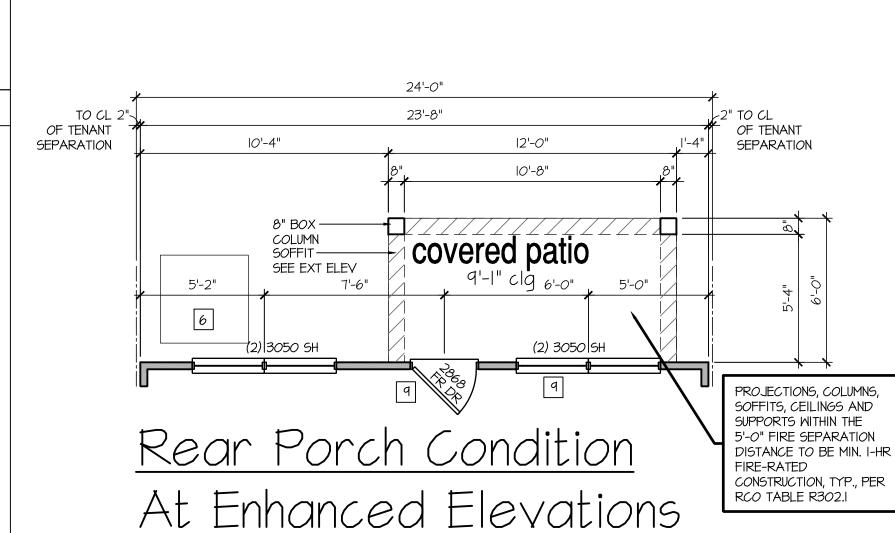
A2.5.7

PLUMBING PROTECTION DETAIL

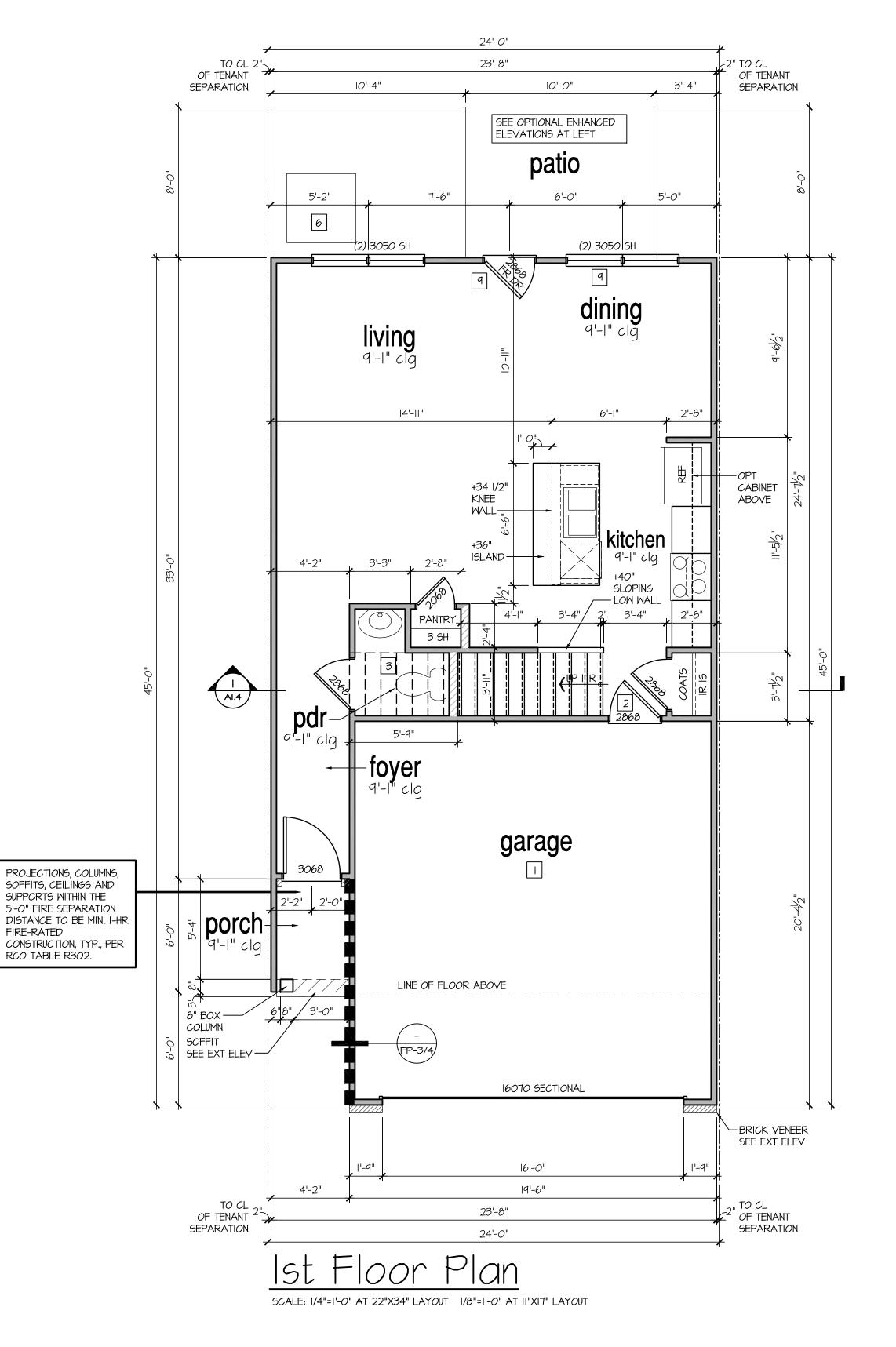
APPLICATION: CANTILEVERED AND FLOOR OVER GARAGE AREAS

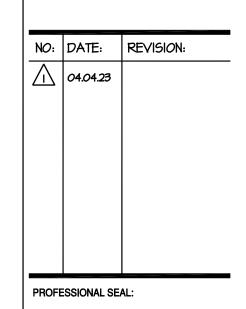


PURPOSE: TO BRING THE PLUMBING INTO THE HEATED SPACE BY PROTECTING THE PLUMBING PIPING FROM AIR INFILTRATION AND THERMAL FAILURES. THE OHIO BUILDING CODE REGUIRES THAT PLUMBING PIPES ARE PROTECTED FROM FREEZING. THIS APPLICATION MEETS THAT REQUIREMENT AND ELIMINATES THE NEED FOR A HVAC BLEEDER AND A DROP OF THE GARAGE CEILING.



SCALE: I/4"=I'-0" AT 22"X34" LAYOUT I/8"=I'-0" AT II"XI7" LAYOUT





PROJECT TITLE:

Townhome
Series
(Birmingham
Tatum

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: 6MD21038.7

SHEET TITLE:

1st FLOOR PLAN

PRINT DATE:

May 02, 2024

A2.1



7 PRE-FABRICATED METAL FIREPLACE.

II HALF WALL, HEIGHT AS NOTED.

16 ACRYLIC TUB W CERAMIC PLATFORM

19 ELECTRIC OVEN WITH MICROWAVE OVEN.

18 30" GAS COOKTOP AND HOOD.

TYPICALS:

BATHS:

15 N/A

13 SHOWER.

14 TUB-SHOWER COMBO.

8 ATTIC ACCESS - REMOVABLE 22"X30" PANEL.

1 TEMPERED SAFETY GLASS. (PER LOCAL CODES)

INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

MINIMUM 30" CLEAR HEADROOM ABOVE ACCESS OPENING.

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

17 OPTIONAL 30" SLIDE-IN RANGE, PACKAGE PER BUILDER

VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

20 LAUNDRY CLOSETS, AN OPENING HAVING AN AREA NOT LESS THAN

IOO SQ IN SHALL BE PROVIDED IN THE CLOSET ENCLOSURE OR MAKEUP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS PER LOCAL CODES LOUVERED DOORS OR PROVIDING A TRANSFER GRILLE ABOVE THE DOOR OR THE DOOR MAY BE UNDERCUT TO PROVIDE ADDITIONAL VENTILATION

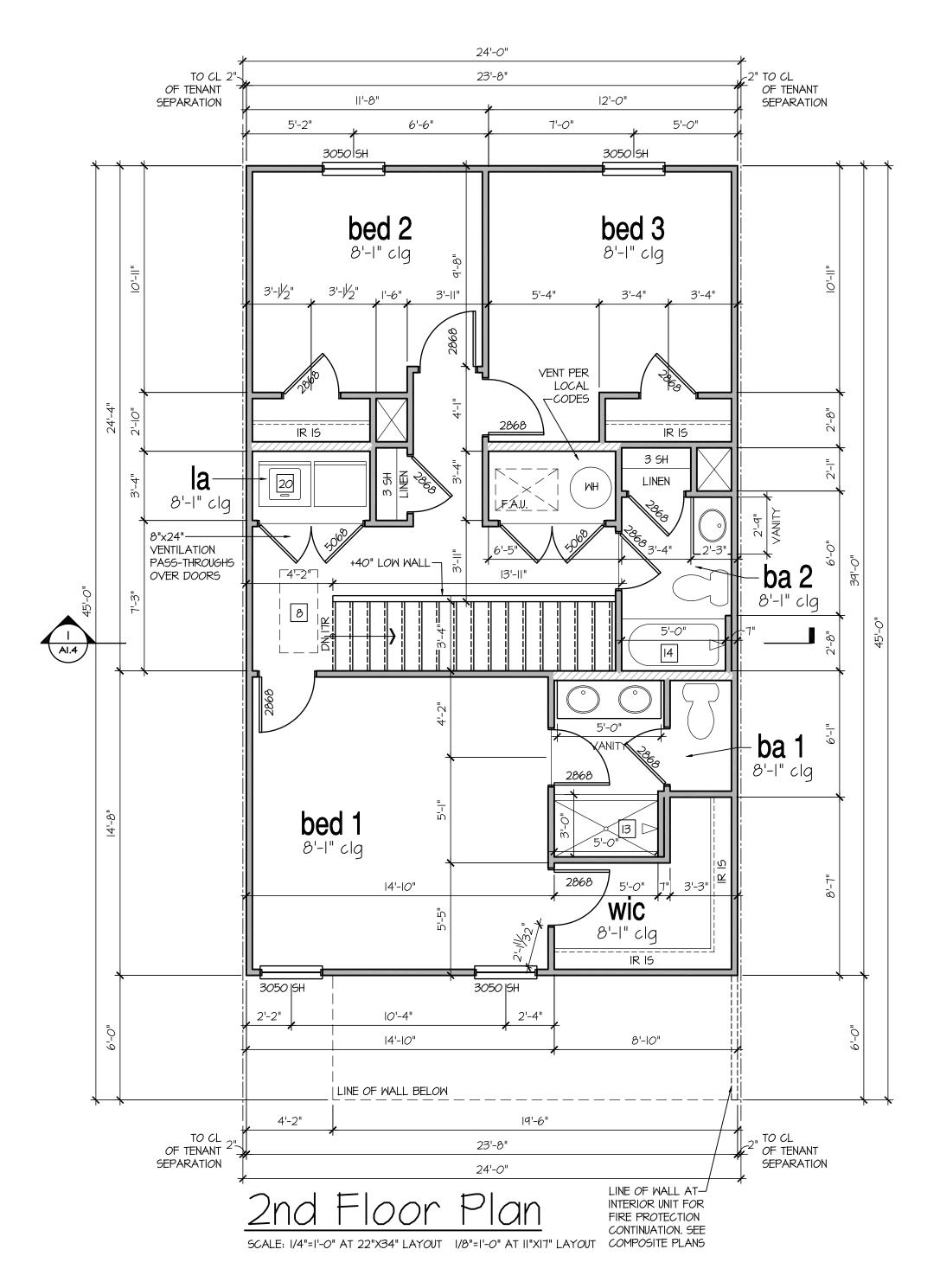
O PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER, HEIGHT AS NOTED.

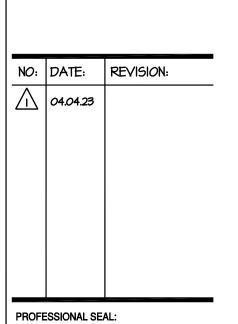
9'-1" STAIR NOTE:

(USE 16" TJI WITH 3/4" PLYWOOD SUBFLOOR)

FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. WINDOW HEAD HEIGHTS: IST 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 FULL HEIGHT 2X4 WOOD STUD PARTITION 2X6 WOOD STUD PARTITION ======STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED BRICK / STONE VENEER LOW GYPSUM BOARD WALL DRYWALL OPENING. HEIGHT HEIGHT AND STUD SIZE AS NOTED AS NOTED ON PLAN. KEY NOTES: FIRE PROTECTION: HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (I) LAYER I/2" GYPSUM BOARD. (PER LOCAL CODES) GARAGE/HOUSE SEPARATION AT HORIZONTIAL SURFACES SHALL BE PROTECTED WITH ONE (I) 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) BENEATH STAIRS AND LANDINGS. I/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER LOCAL CODES) 4 WATER HEATER, PER LOCAL CODES 5 N/A 6 A/C CONDENSER PAD. (VERIFY) 7 PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. 8 ATTIC ACCESS - REMOVABLE 22"X30" PANEL. MINIMUM 30" CLEAR HEADROOM ABOVE ACCESS OPENING. 9 TEMPERED SAFETY GLASS. (PER LOCAL CODES) PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED. | | | HALF WALL, HEIGHT AS NOTED. 12 INTERIOR SOFFITS: FFL = 7'-6" U.N.O. SFL = 7'-6" U.N.O. BATHS: 13 SHOWER. 14 TUB-SHOWER COMBO. 6 ACRYLIC TUB W CERAMIC PLATFORM KITCHEN: 17 OPTIONAL 30" SLIDE-IN RANGE, PACKAGE PER BUILDER VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS. 18 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS. 19 ELECTRIC OVEN WITH MICROWAVE OVEN. 20 LAUNDRY CLOSETS, AN OPENING HAVING AN AREA NOT LESS THAN 100 SQ IN SHALL BE PROVIDED IN THE CLOSET ENCLOSURE OR MAKEUP AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS PER LOCAL CODES LOUVERED DOORS OR PROVIDING A TRANSFER GRILLE ABOVE THE DOOR OR THE DOOR MAY BE UNDERCUT TO PROVIDE ADDITIONAL VENTILATION

9'-1" STAIR NOTE:
(USE 16" TJI WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7 25/64" = 125 3/4" TOTAL
RISE VERIFY





PROJECT TITLE:

Townhome
Series
(Birmingham)
Tatum

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21038.7

SHEET TITLE:

2nd FLOOR PLAN 'A'

PRINT DATE:

May 02, 2024

A2.2

· REFER TO FIRE PROTECTION SHEETS FOR ALL TYPICAL FIRE PROTECTION DETAILS REFER TO LARGER INDIVIDUAL PLANS AND ELEVATIONS FOR ALL TYPICAL NOTES AND DIMENSIONS NOT SHOWN HERE.

THESE COMPOSITE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL BUILDING LOCATIONS AND PAD HEIGHTS.

4 Plex example:

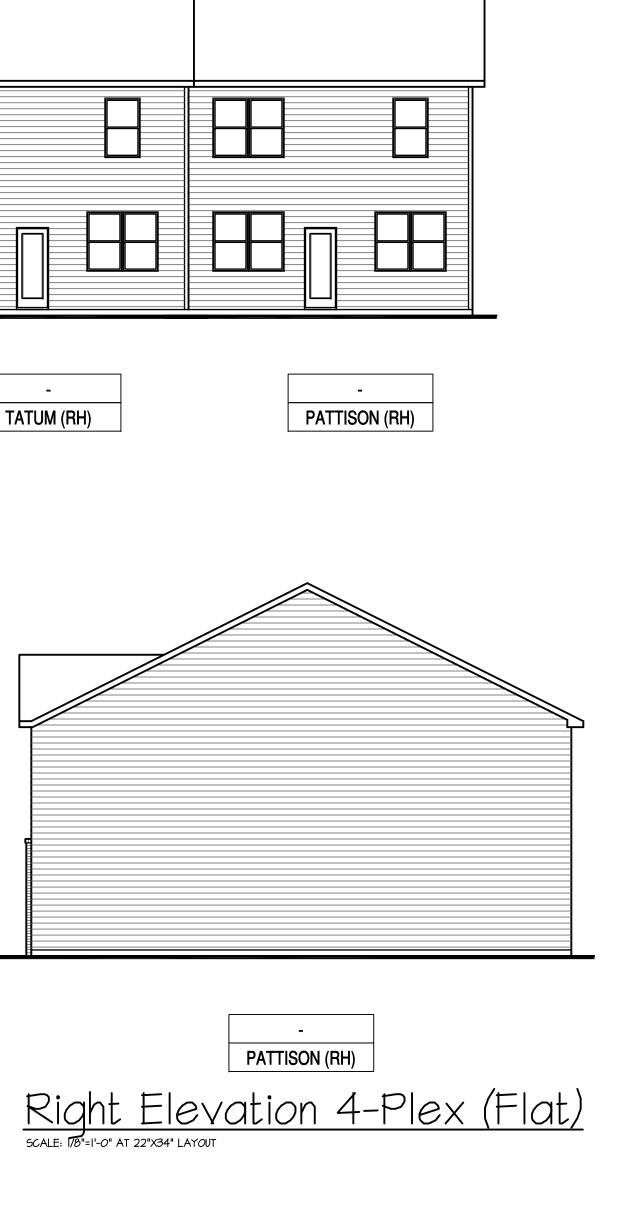
Level Building Pads 3' offset foundations

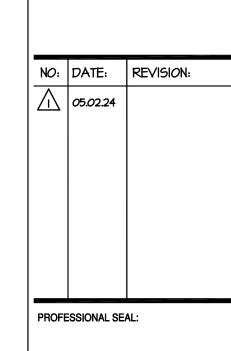


PATTISON (RH)

Left Elevation 4-Plex (Flat)

SCALE: I/8"=I'-0" AT 22"X34" LAY**0U**T





PROJECT TITLE:

Townhome Series (Birmingham)

FOR CONSTRUCTION

CLIENTS NAME:

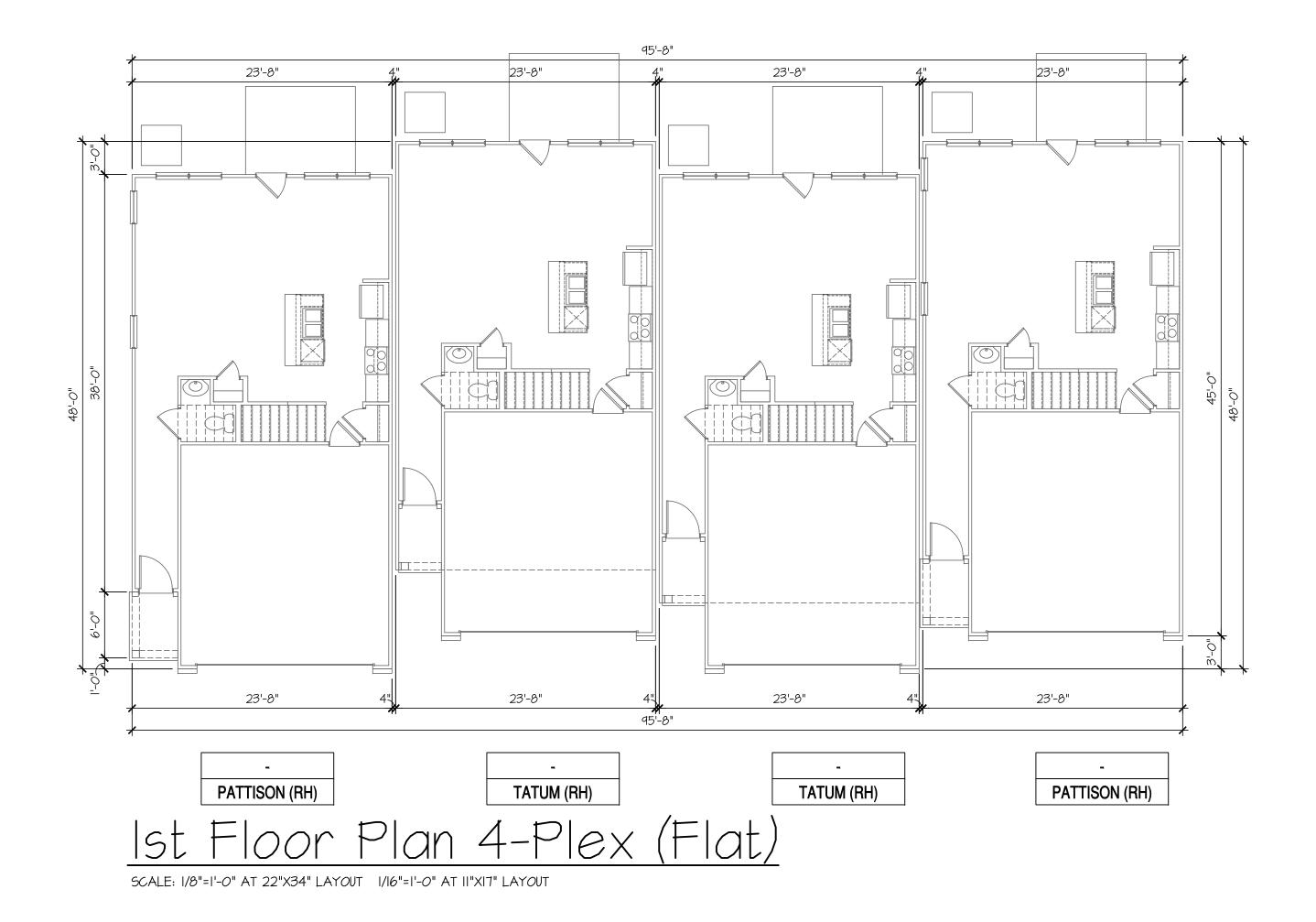


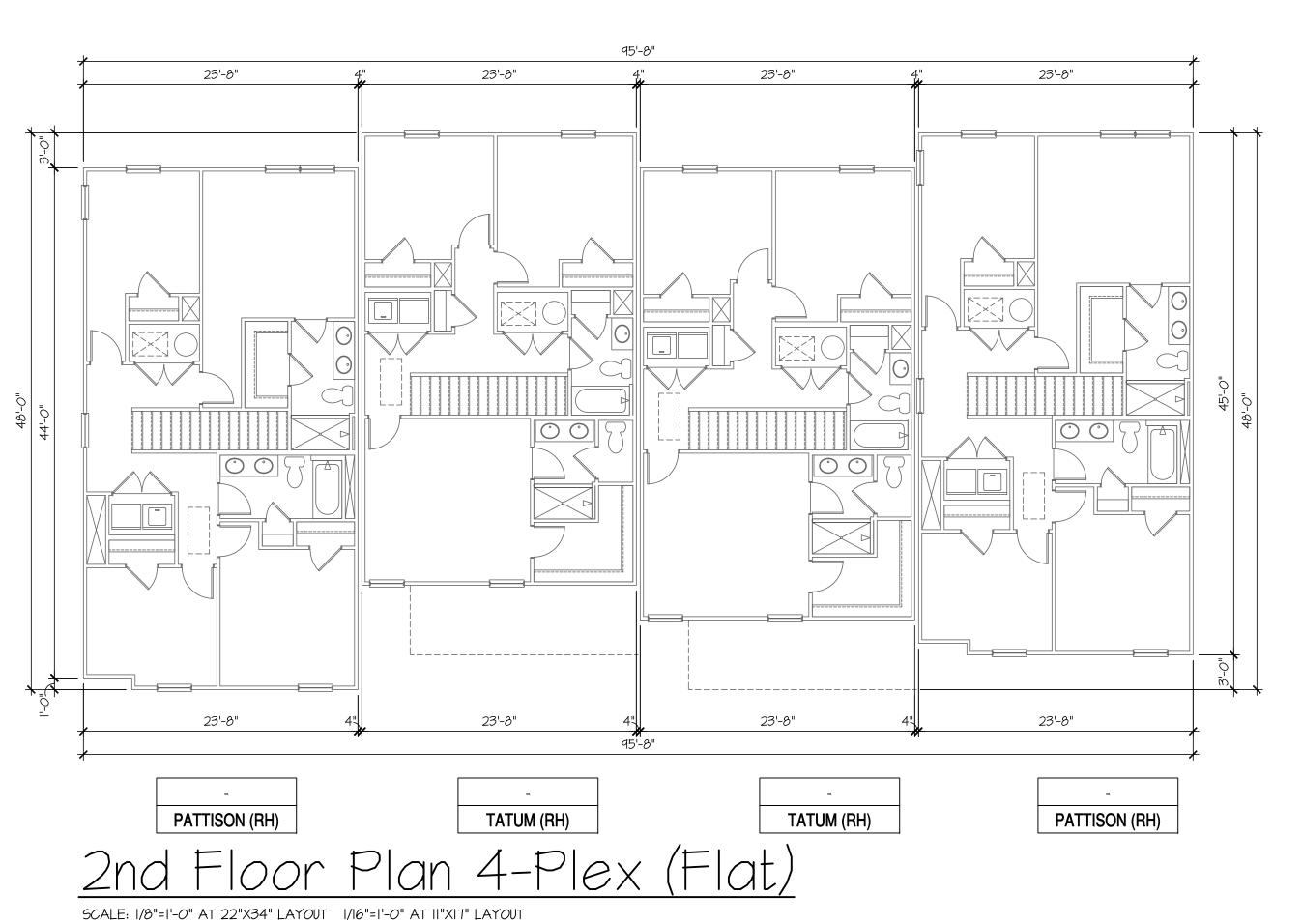
PROJECT NO: GMD21038.7

EXTERIOR ELEVATIONS COMPOSITES

May 02, 2024

A3.3





NO: DATE: REVISION:

O5.02.24

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series (Birmingham)

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21038.7

SHEET TITLE:

FLOOR COMPOSITE PLANS

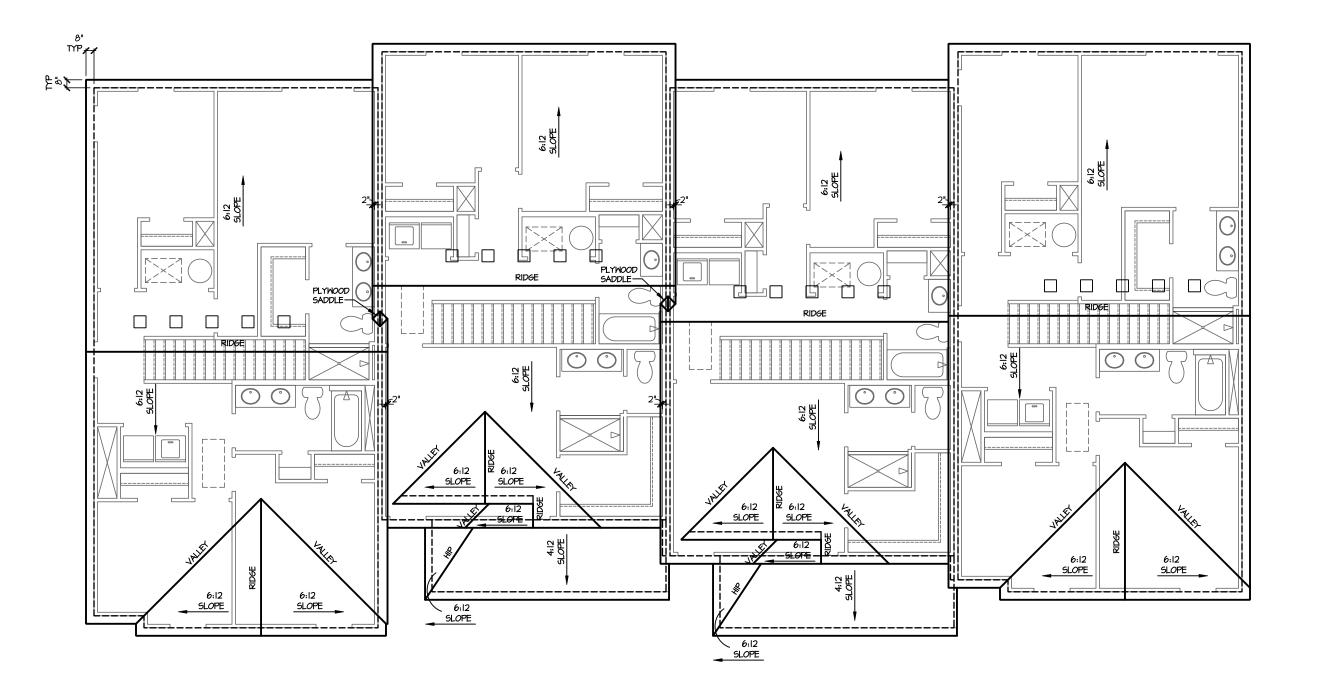
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May 02, 2024

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NOTES:

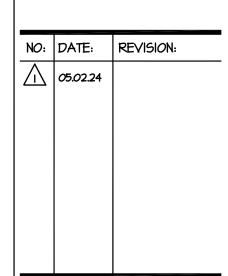
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 AND PAD HEIGHTS.



TATUM (RH)

PATTISON (RH)





PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series (Birmingham)

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: 6MD2I038.7

SHEET TITLE:

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ROOF COMPOSITE PLANS

PRINT DAT

May 02, 2024

ΓNO:

A3.2

OTES:

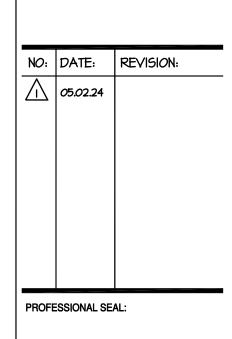
REFER TO FIRE PROTECTION SHEETS FOR ALL TYPICAL FIRE PROTECTION DETAILS
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REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL BUILDING LOCATIONS
AND PAD HEIGHTS.

4 Plex example:

Staggered Building Pads 3' offset foundations





PROJECT TITLE:

Townhome
Series
(Birmingham)

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21038.7

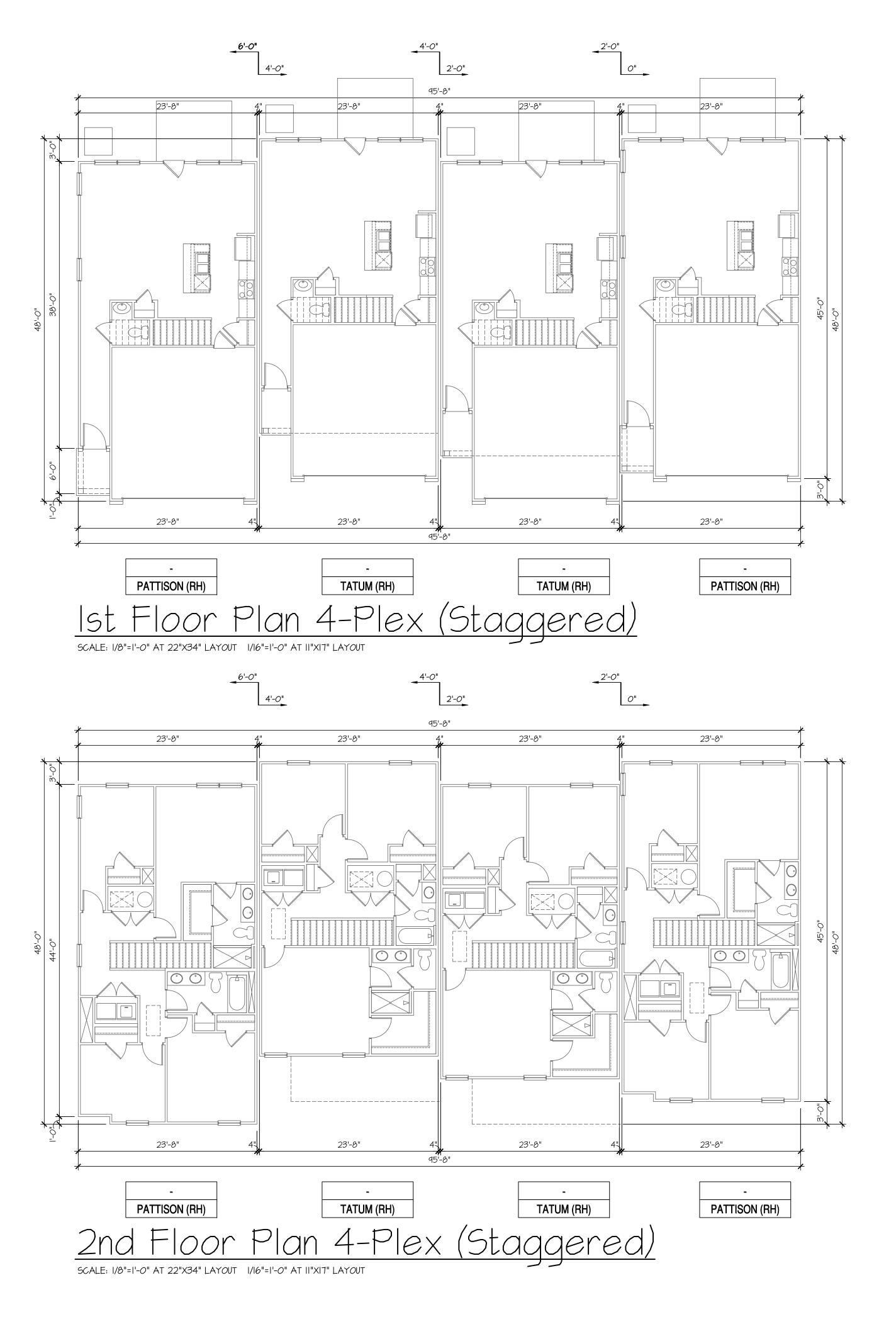
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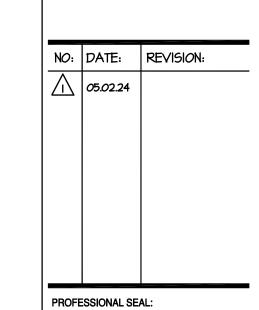
EXTERIOR ELEVATIONS COMPOSITES

PRINT DATE: May 02, 2024

HEET NO:

A4.3





PROJECT TITLE:

Townhome Series (Birmingham)

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: GMD21038.7

SHEET TITLE:

FLOOR COMPOSITE PLANS

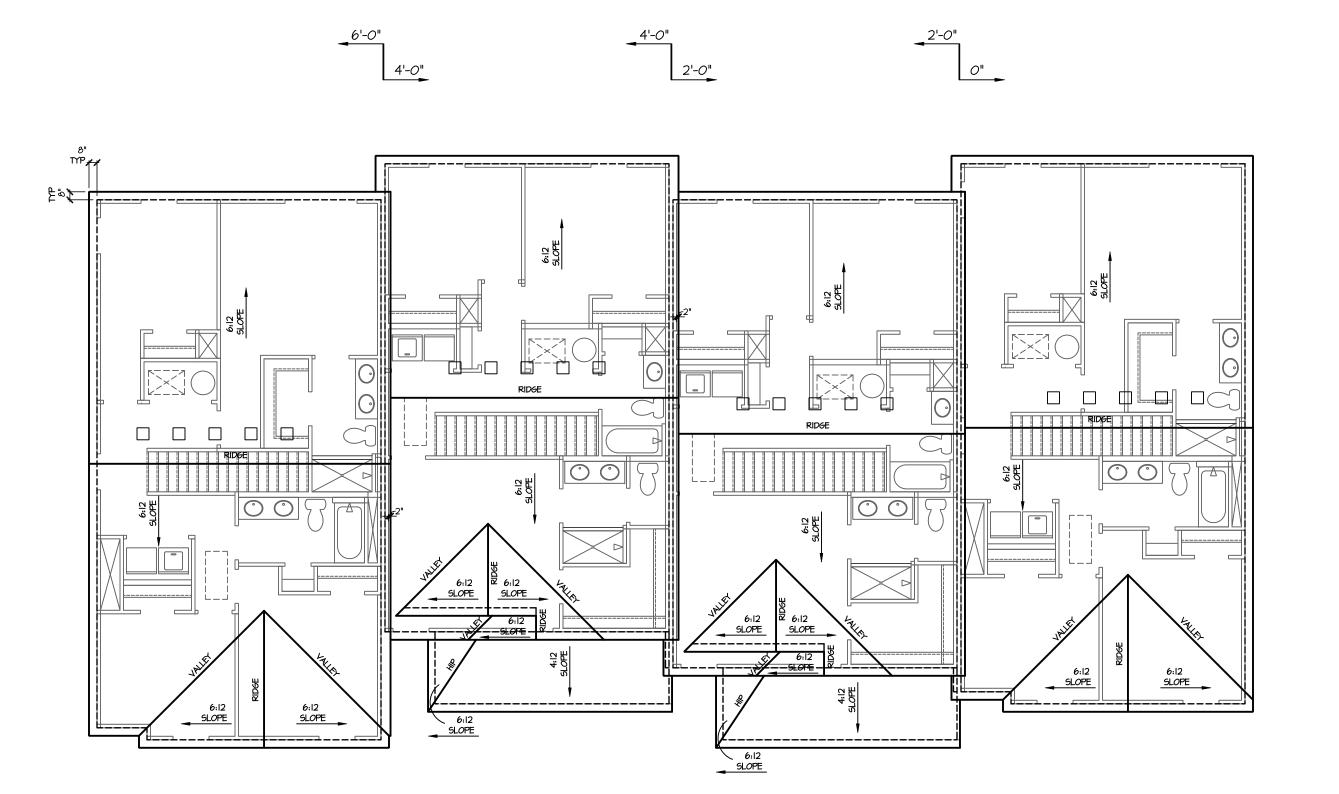
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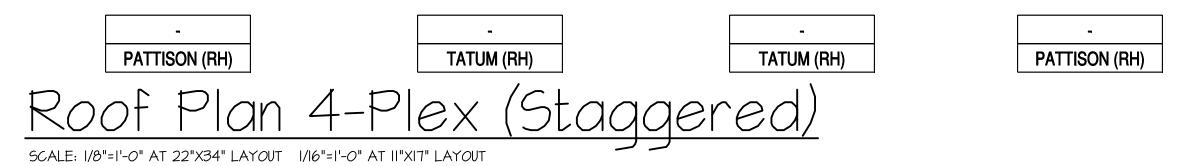
May 02, 2024

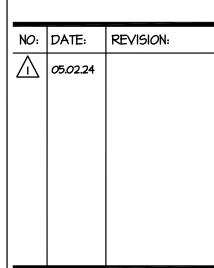
A4.1

NOTES

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 AND PAD HEIGHTS.







PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series (Birmingham)

FOR CONSTRUCTION

CLIENTS NAME:



PROJECT NO: 6MD2I038.7

SHEET TITLE:

ROOF COMPOSITE PLANS

PRINT DAT

May 02, 2024

EET NO:

A4.2