

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 = T'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = T'-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:

1 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.

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 ROOFING FINISH, PER SPECS

SIDING:

12 SHAKE SIDING PER DEVELOPER

13 LAP SIDING PER DEVELOPER

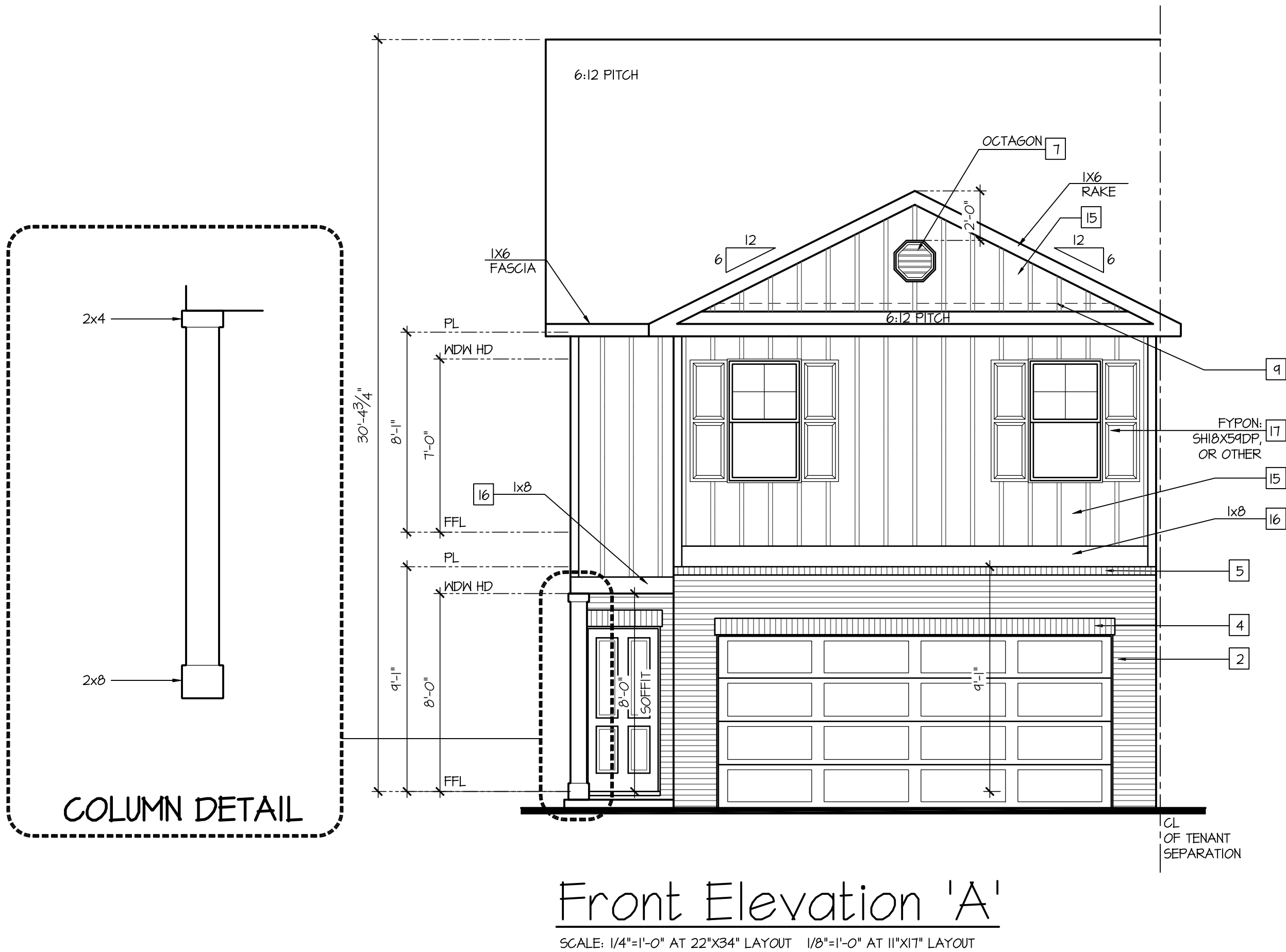
14 N/A

15 PANEL SIDING W/ 1X3 BATTS AT 12" O.C.
(BATT SIDING)

16 1X 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 12" ABOVE THE OUTSIDE WALKING SURFACE MUST HAVE WINDOW OPENING LIMITING DEVICES COMPLYING WITH LOCAL CODES



NO.	DATE:	REVISION:
<div>⚠</div>	05.02.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome
Series
(Birmingham)
Pattison

CLIENTS NAME:

D-R HORTON
America's Builder

PROJECT NO: GMD21038.7

SHEET TITLE:

EXTERIOR
ELEVATIONS 'A'

PRINT DATE:

May 02, 2024

SHEET NO:

A1.5

FOR
CONSTRUCTION

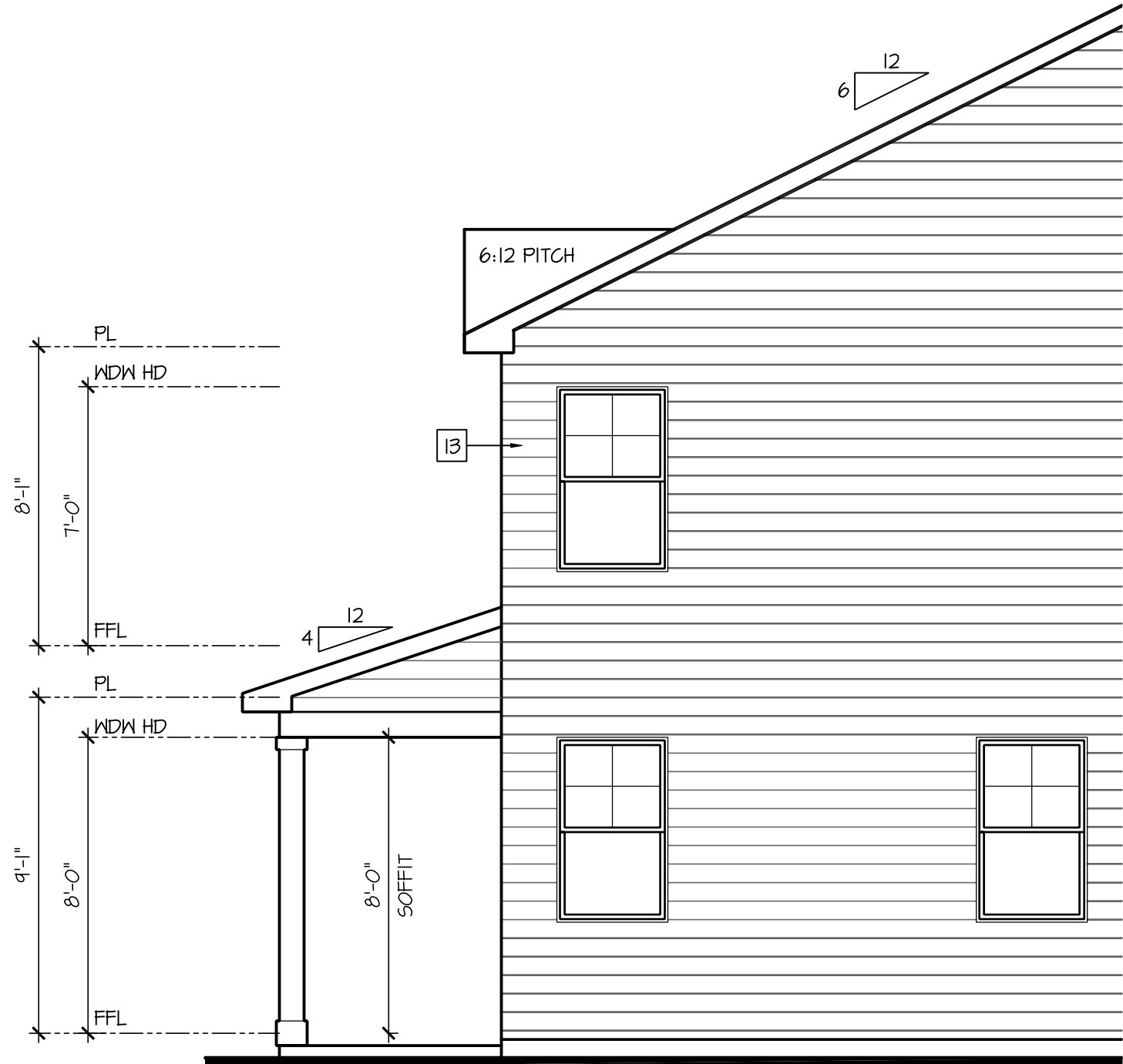
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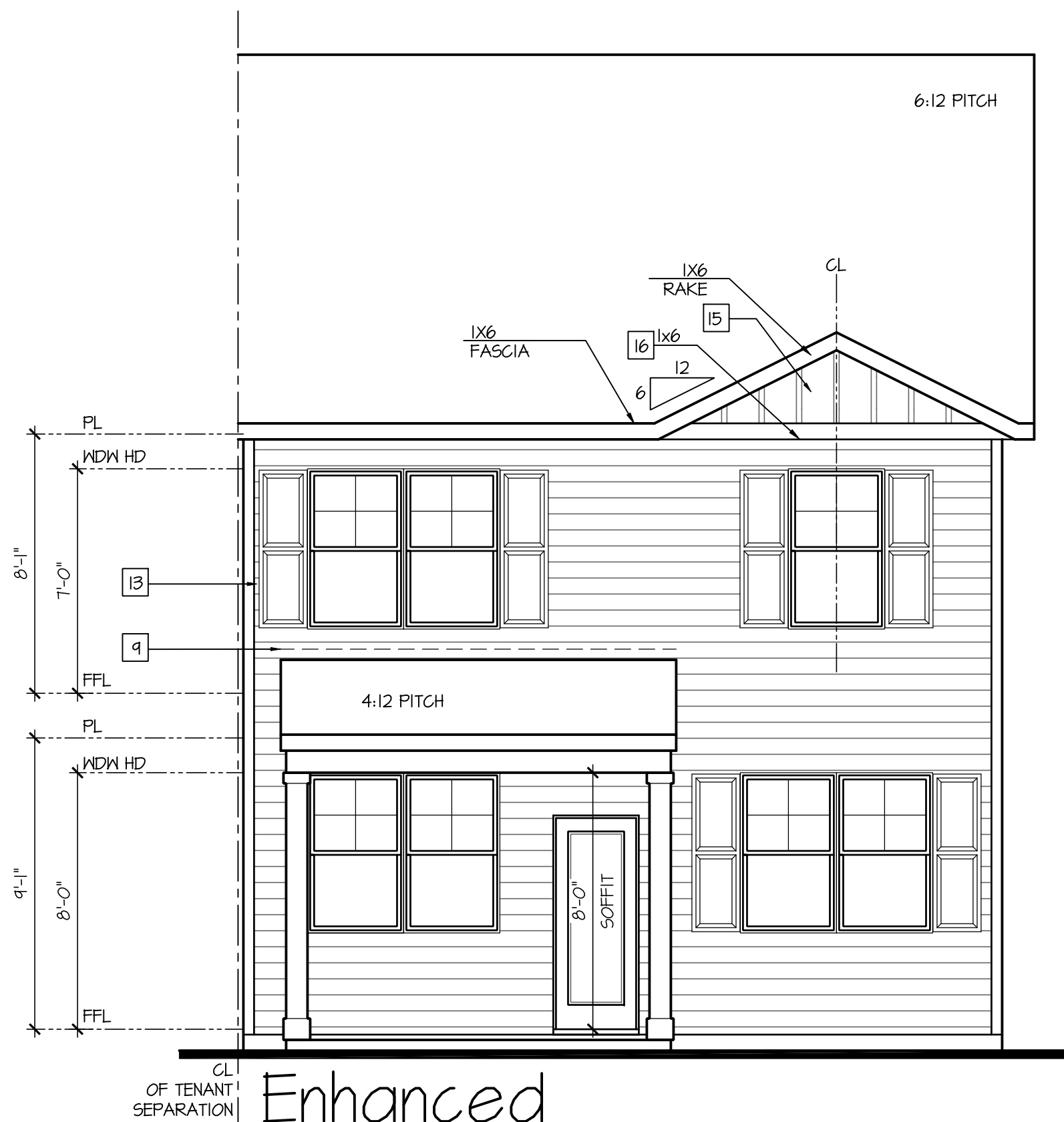
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Enhanced
End Unit Condition

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



Enhanced
Rear Elevation 'A'

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

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America's Builder

PROJECT NO: GMD21038.7

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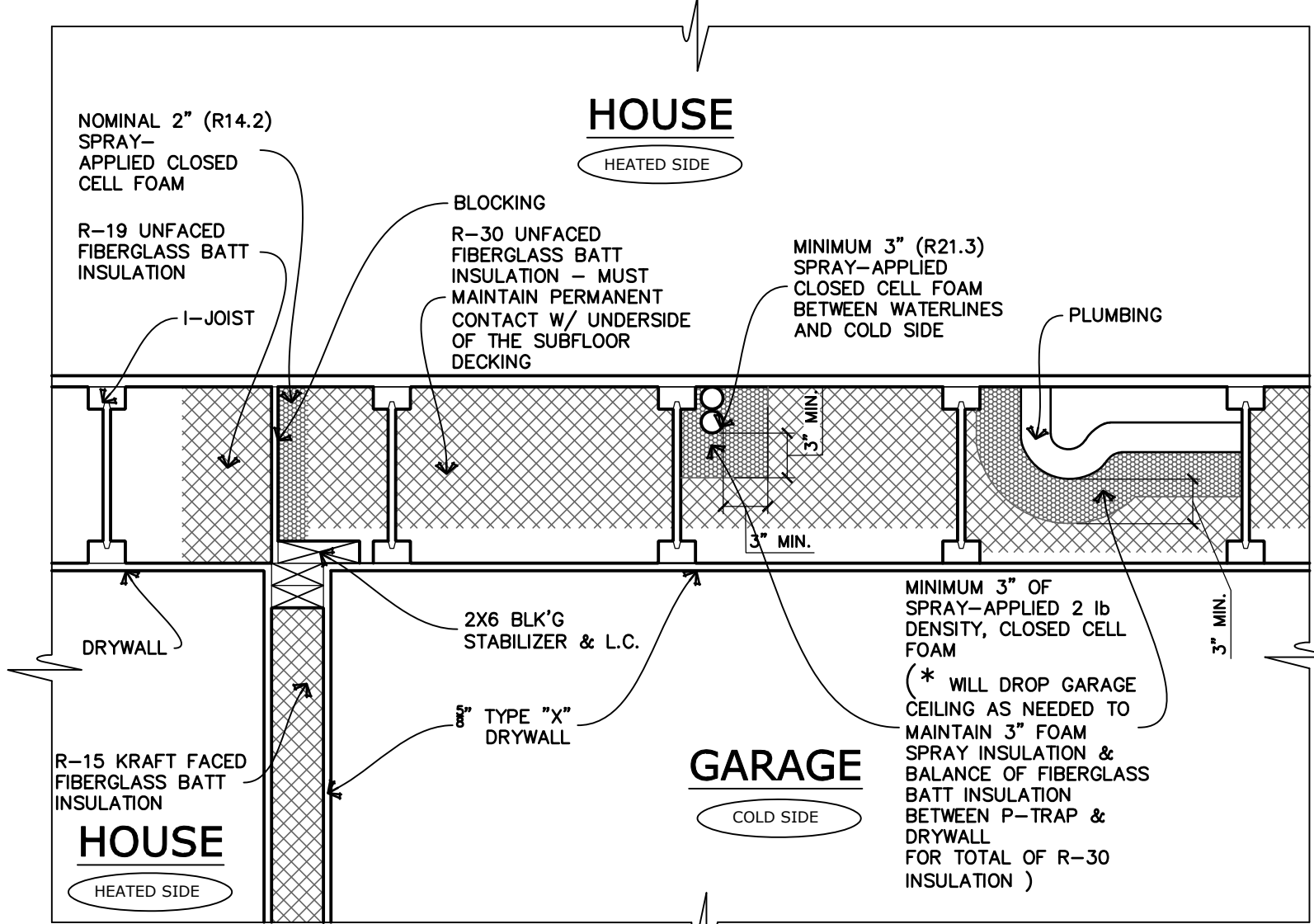
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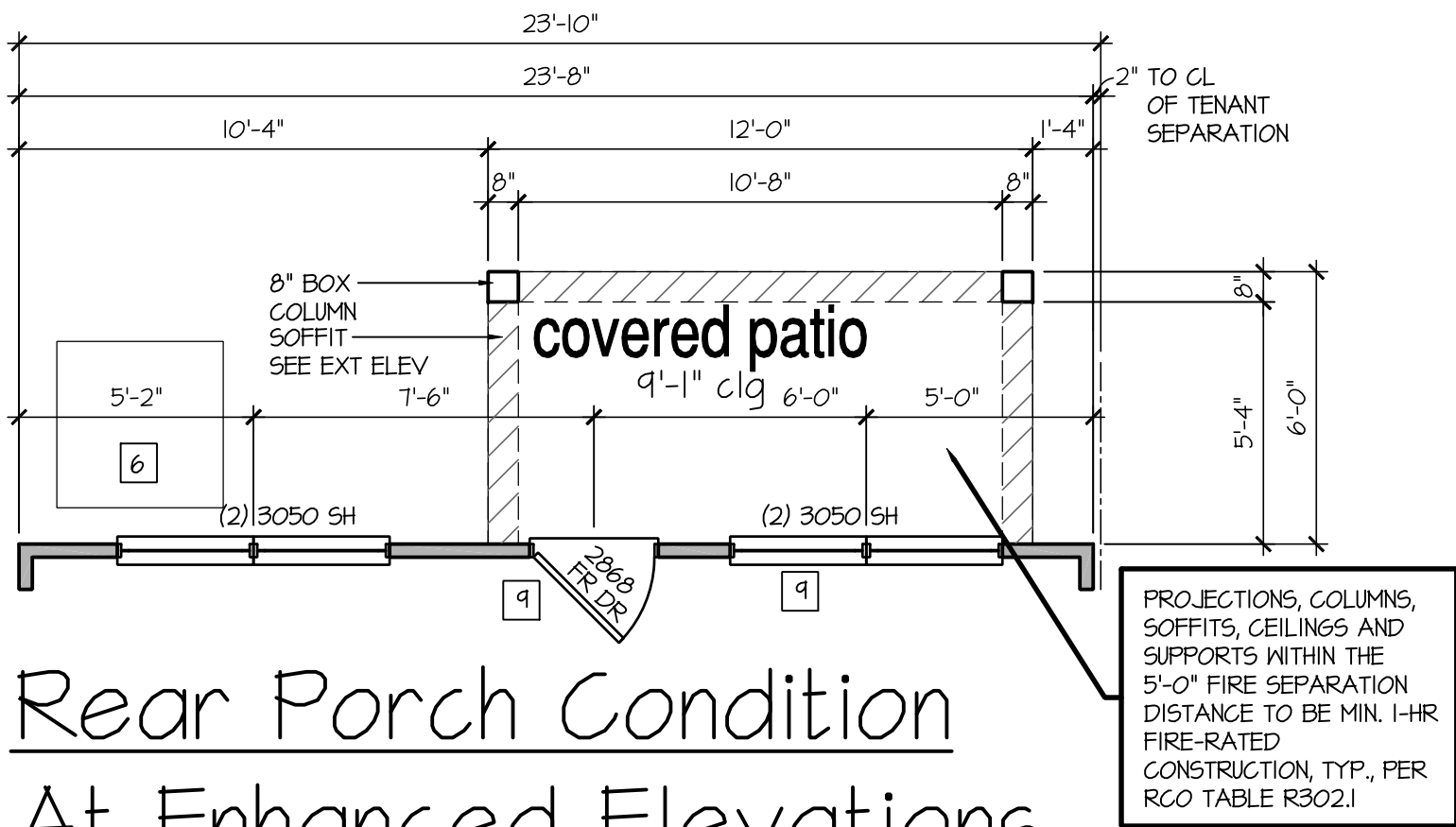
FOR
CONSTRUCTION

PLUMBING PROTECTION DETAIL

APPLICATION: CANTILEVERED AND FLOOR OVER GARAGE AREAS

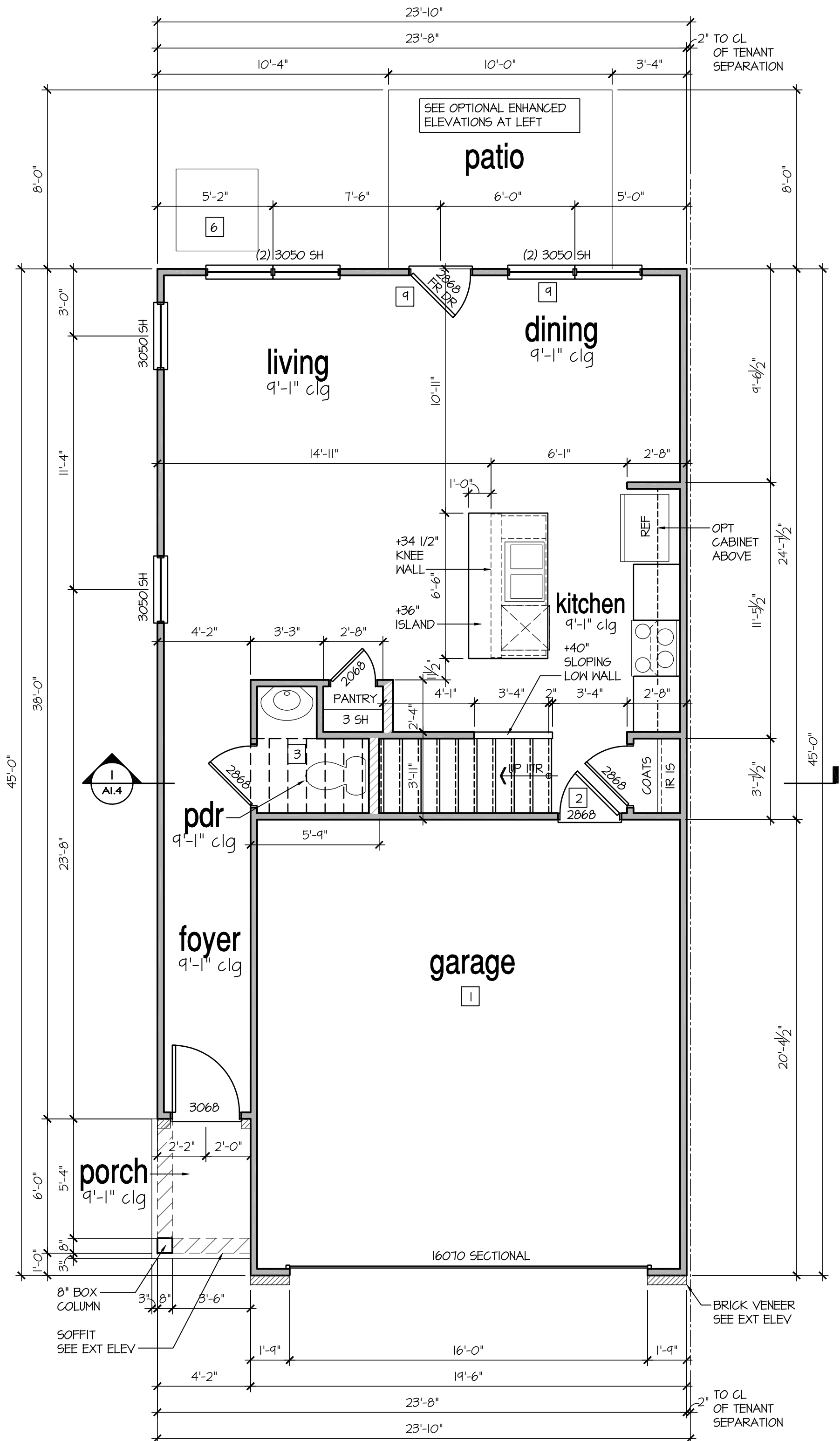


PURPOSE: TO BRING THE PLUMBING INTO THE HEATED SPACE BY PROTECTING THE PLUMBING PIPING FROM AIR INFILTRATION AND THERMAL FAILURES. THE OHIO BUILDING CODE REQUIRES THAT PLUMBING PIPES ARE PROTECTED FROM FREEZING. THIS APPLICATION MEETS THAT REQUIREMENT AND ELIMINATES THE NEED FOR A HVAC BLEEDER AND A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



Rear Porch Condition
At Enhanced Elevations

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



1st Floor Plan

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

9'-1" STAIR NOTE:
(USE 16" T-J WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7 25/64" = 125 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
 - WATER HEATER, PER LOCAL CODES
 - N/A
 - A/C CONDENSER PAD. (VERIFY)
 - PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ATTIC ACCESS - REMOVABLE 22"X30" PANEL. MINIMUM 30" CLEAR HEADROOM ABOVE ACCESS OPENING.

- 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.
 - TUB-SHOWER COMBO.
 - N/A
 - ACRYLIC TUB W/ CERAMIC PLATFORM
 - KITCHEN:
 - OPTIONAL 30" SLIDE-IN RANGE, PACKAGE PER BUILDER VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
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 - 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. LOWERED DOORS OR PROVIDING A TRANSFER GRILLE ABOVE THE DOOR OR THE DOOR MAY BE UNDERCUT TO PROVIDE ADDITIONAL VENTILATION

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Townhome
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CLIENTS NAME:

D-R-HORTON
America's Builder

PROJECT NO: GMD21038.7

SHEET TITLE:

1st FLOOR
PLAN

PRINT DATE:

May 02, 2024

SHEET NO:

A1.1

FOR
CONSTRUCTION

9'-1" STAIR NOTE:
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A1.2

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8" SOLDIER COURSE.

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DECORATIVE KEY. SEE DETAIL.

TYPICALS:

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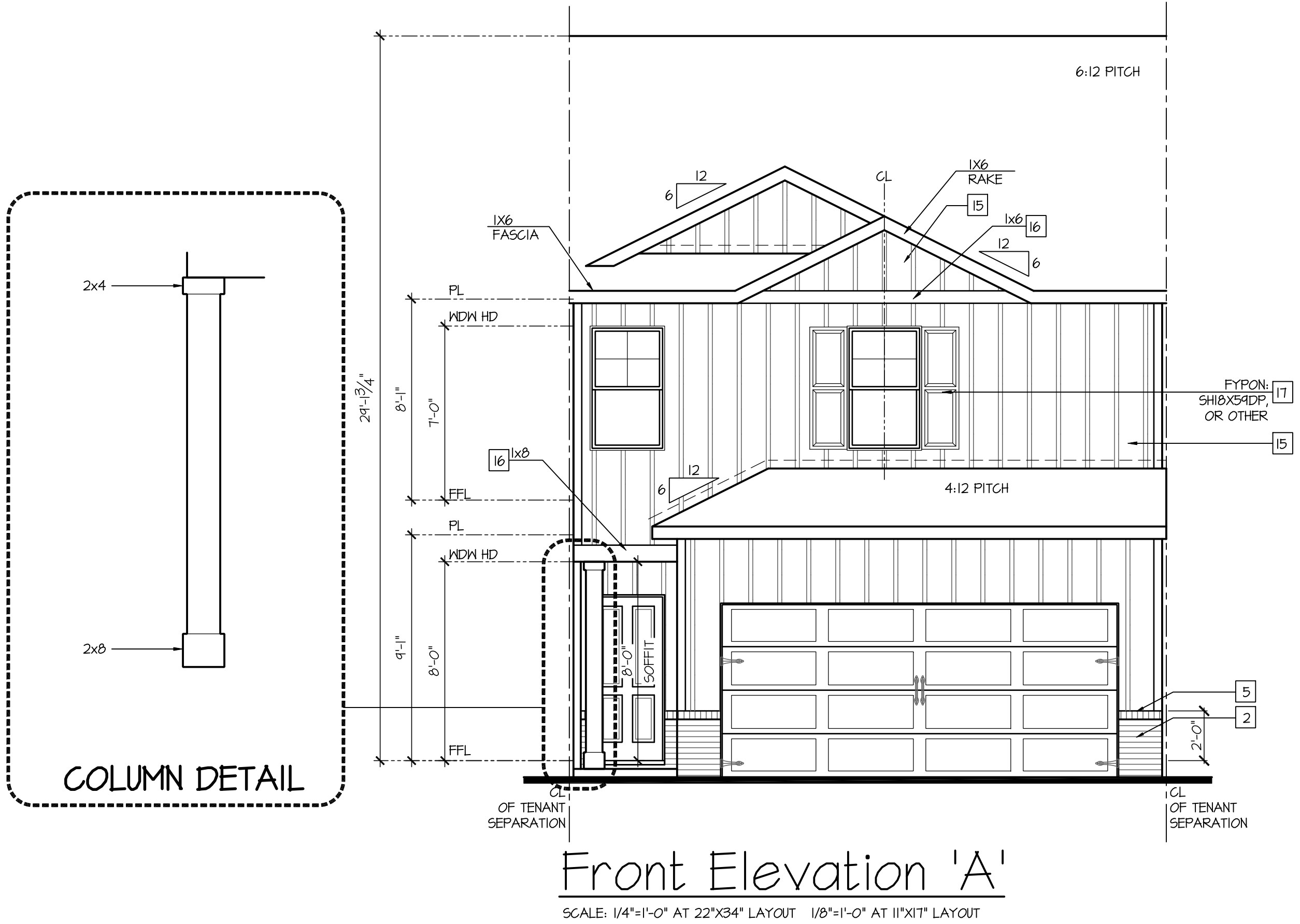
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D-R-HORTON
America's Builder

PROJECT NO: GMD21038.7

SHEET TITLE:

EXTERIOR
ELEVATIONS 'A'

PRINT DATE:

May 02, 2024

SHEET NO:

A2.5

FOR
CONSTRUCTION

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**Townhome
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Tatum**

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D-R-HORTON
America's Builder

PROJECT NO: GMD21038.7

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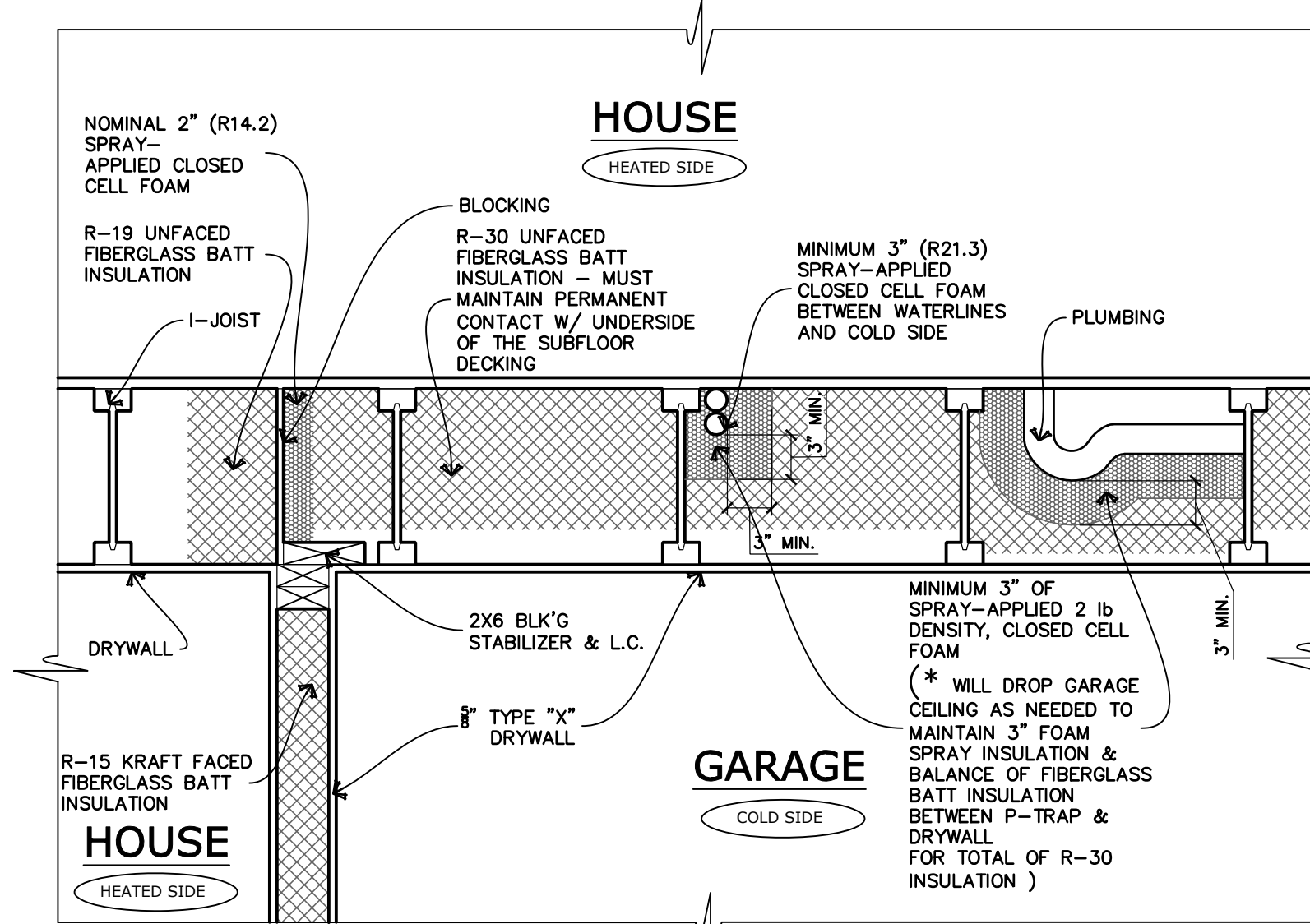
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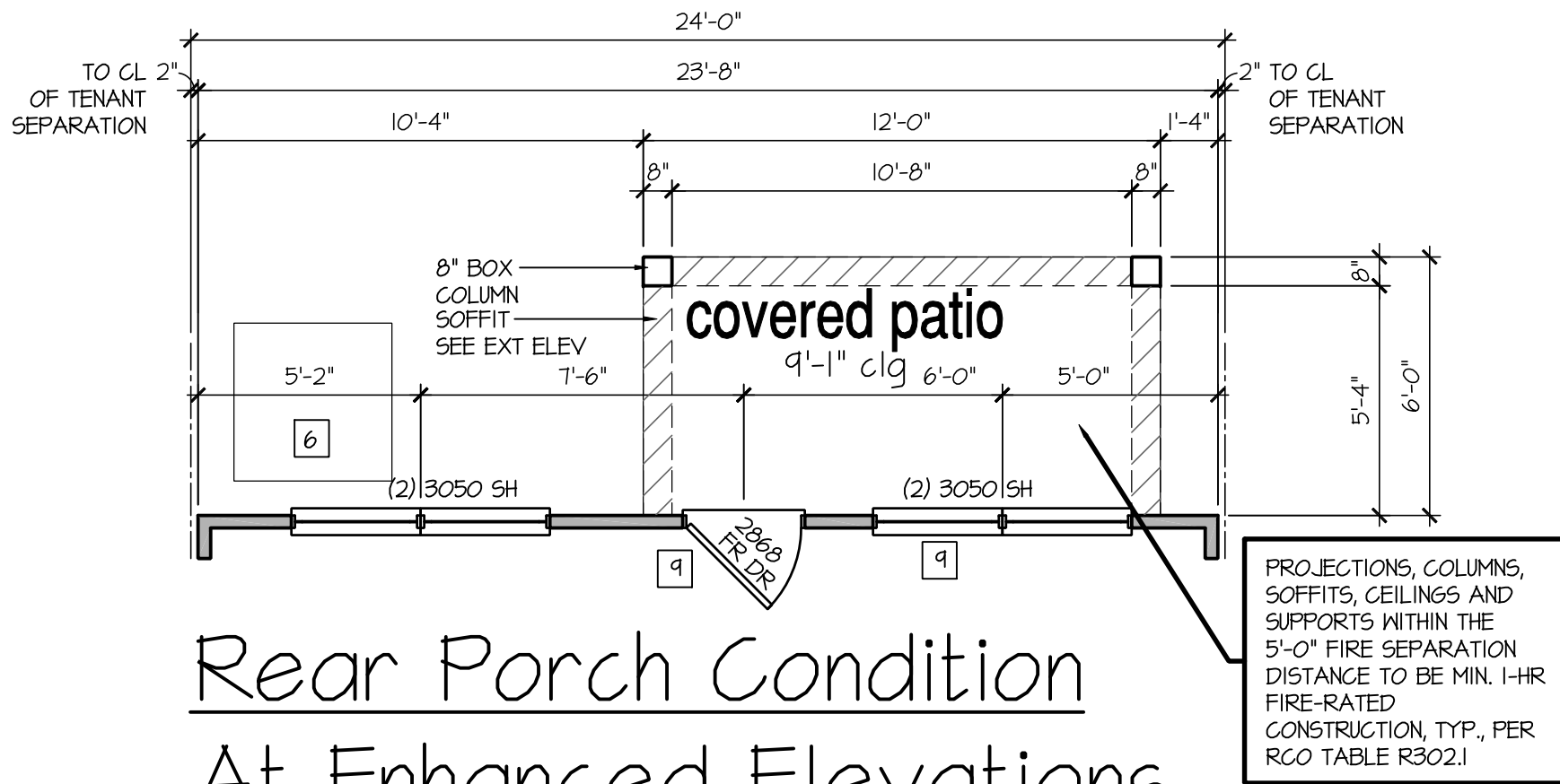
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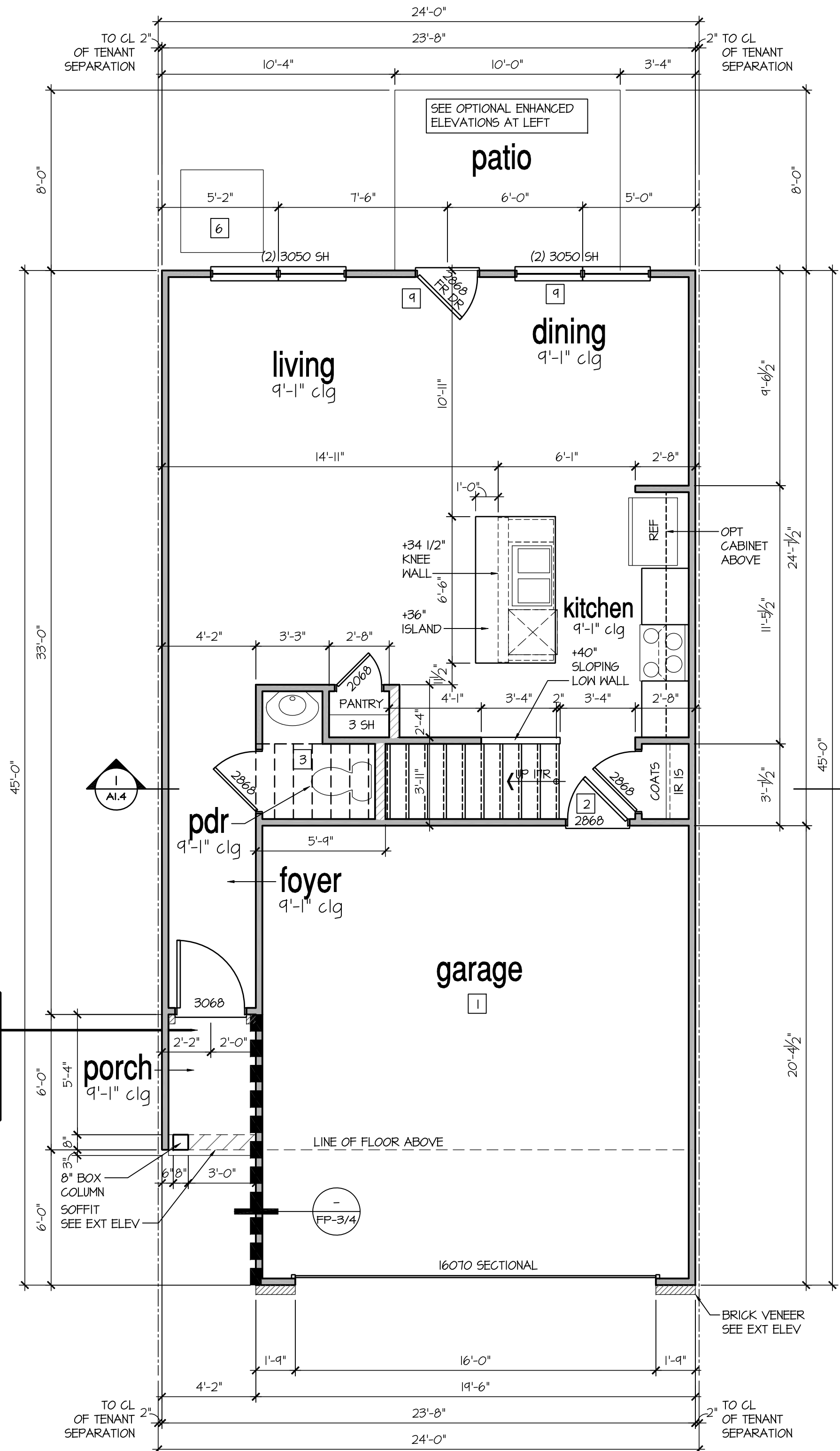
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Rear Porch Condition
At Enhanced Elevations

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



1st Floor Plan

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

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America's Builder

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**1st FLOOR
PLAN**

PRINT DATE:

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A2.1

FOR
CONSTRUCTION

A2.2

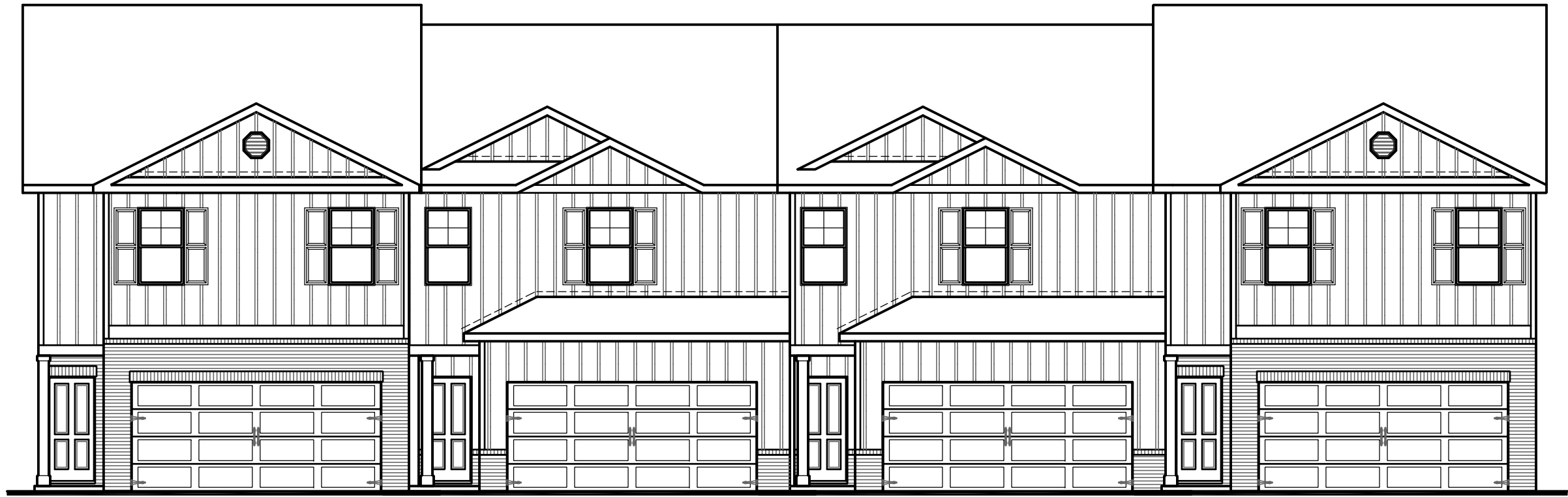
NOTES:

- 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) TATUM (RH) TATUM (RH) PATTISON (RH)

Front Elevation 4-Plex (Flat)

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



PATTISON (RH) TATUM (RH) TATUM (RH) PATTISON (RH)

Rear Elevation 4-Plex (Flat)

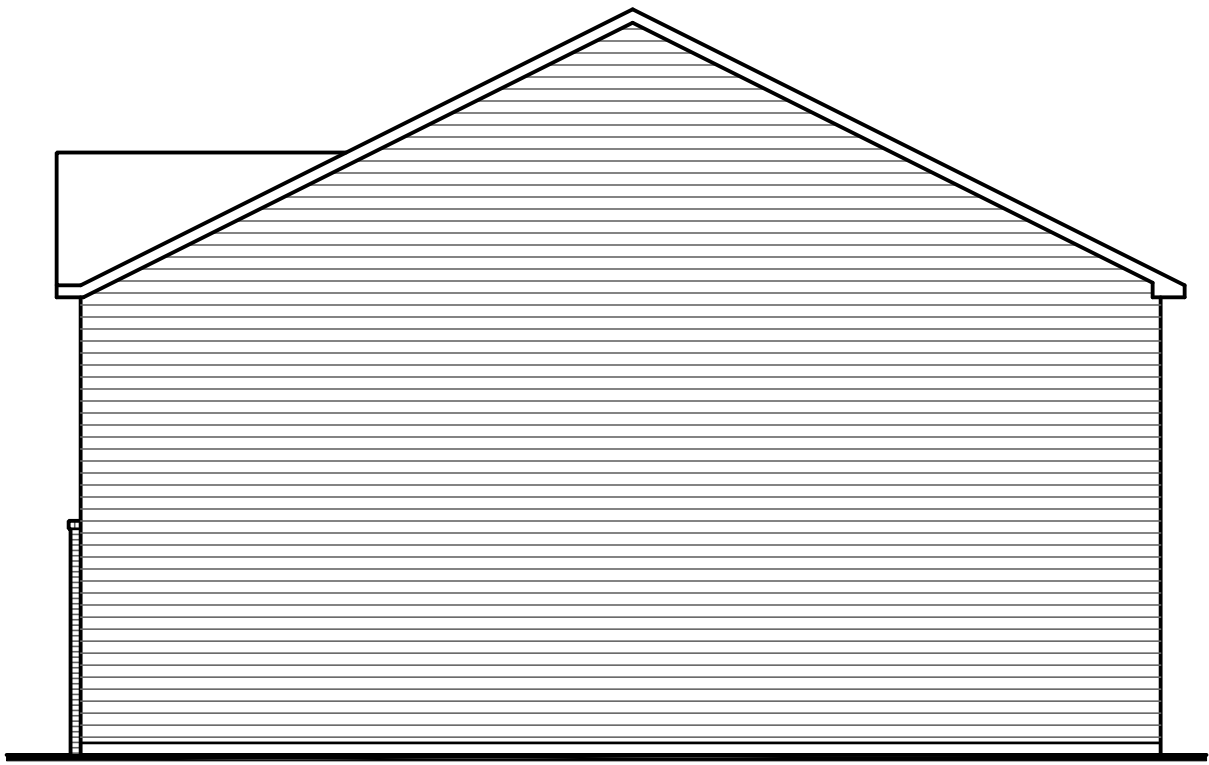
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PATTISON (RH)

Left Elevation 4-Plex (Flat)

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



PATTISON (RH)

Right Elevation 4-Plex (Flat)

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

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ELEVATIONS
COMPOSITES

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May 02, 2024

SHEET NO:

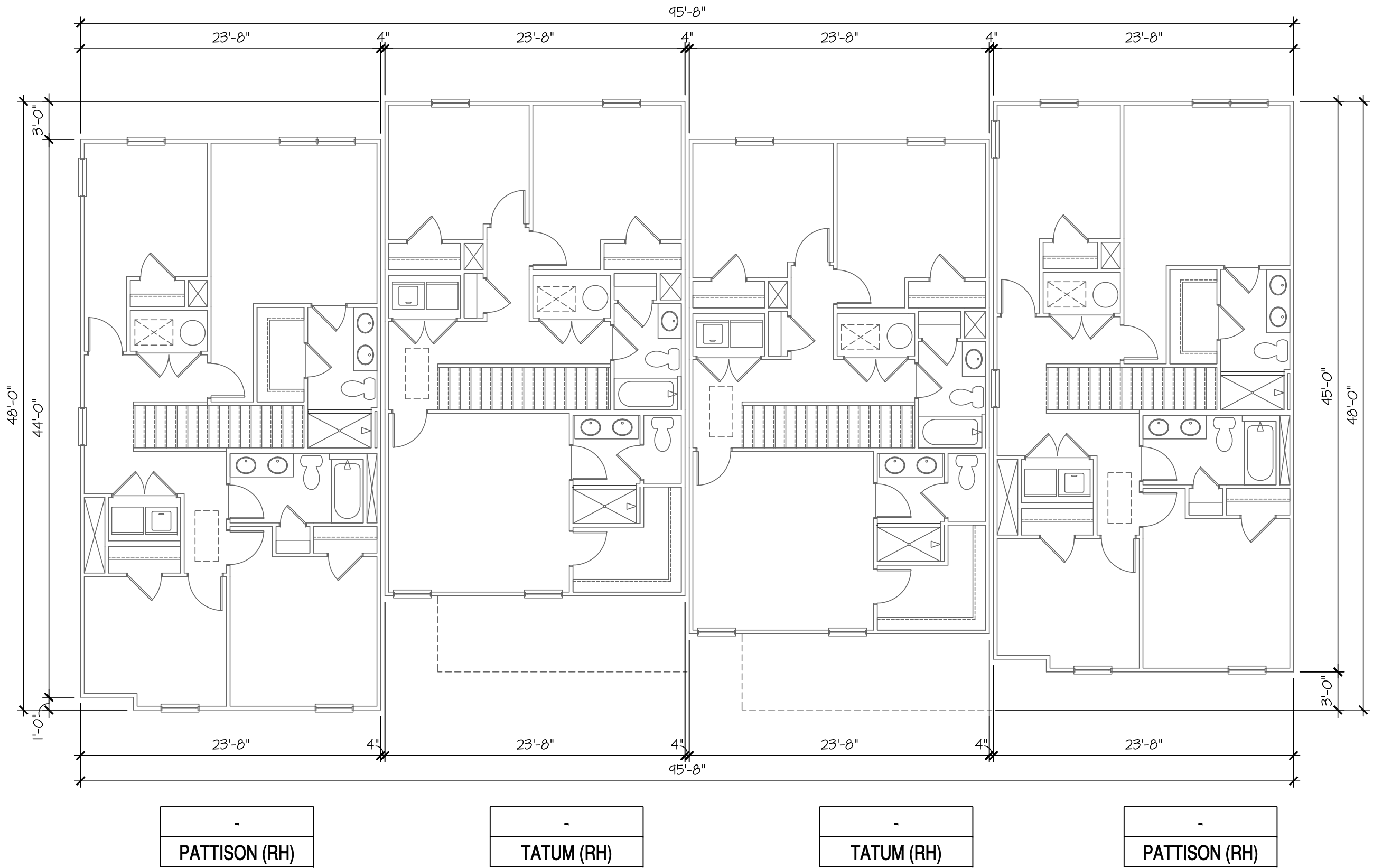
A3.3

FOR
CONSTRUCTION



1st Floor Plan 4-Plex (Flat)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT



2nd Floor Plan 4-Plex (Flat)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

NO.	DATE:	REVISION:
1	05.02.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

**Townhome
Series
(Birmingham)**

CLIENTS NAME:

D-R-HORTON
America's Builder

PROJECT NO: GMD21038.1

SHEET TITLE:

**FLOOR
COMPOSITE
PLANS**

PRINT DATE:

May 02, 2024

SHEET NO:

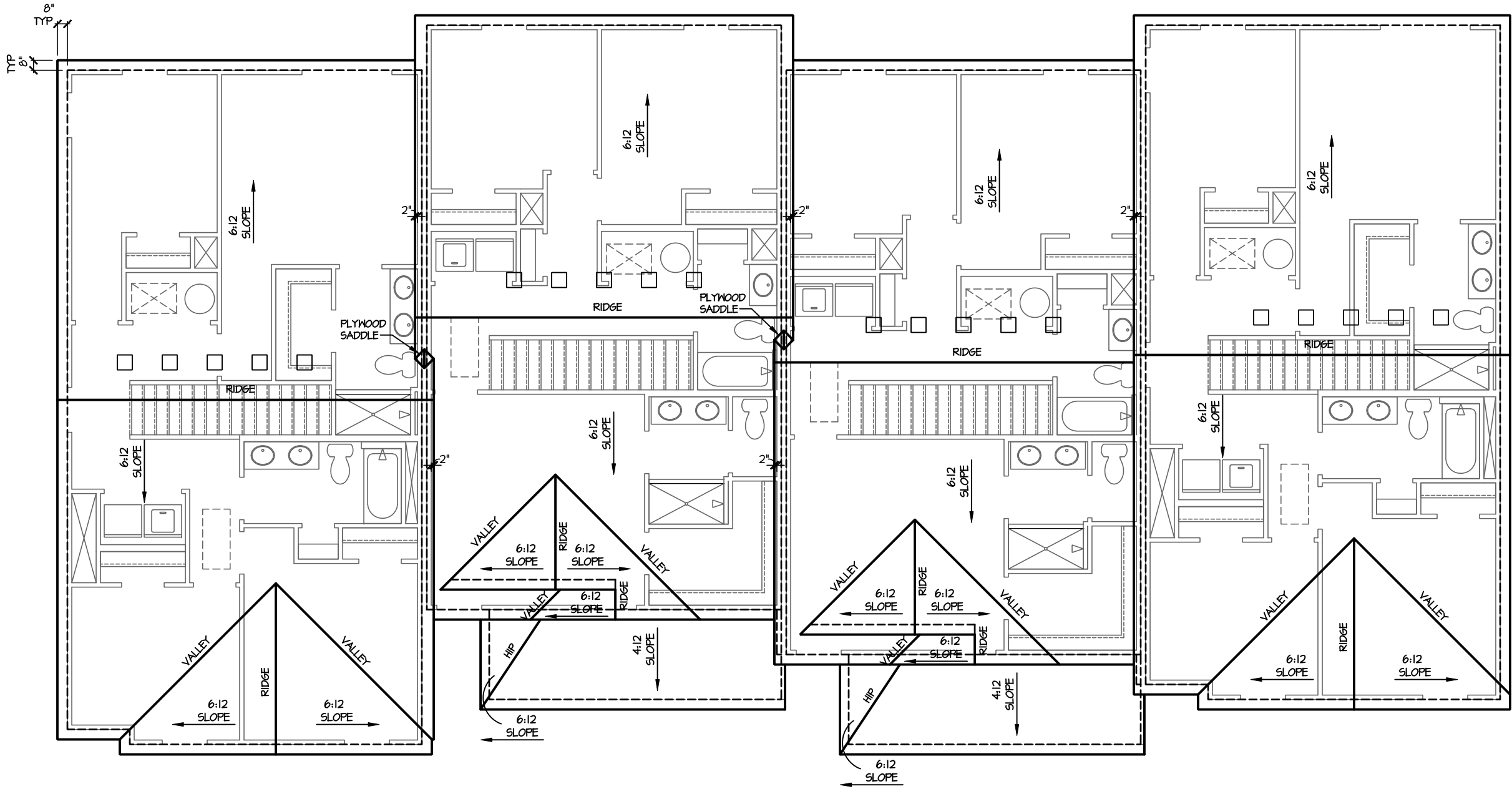
A3.1

**FOR
CONSTRUCTION**

- NOTES:
- 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.



-

PATTISON (RH)

-

TATUM (RH)

-

TATUM (RH)

-

PATTISON (RH)

Roof Plan 4-Plex (Flat)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

NO:	DATE:	REVISION:
⚠	05.02.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome
Series
(Birmingham)

FOR
CONSTRUCTION

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21038.1

SHEET TITLE:

ROOF
COMPOSITE
PLANS

PRINT DATE:

May 02, 2024

SHEET NO:

A3.2

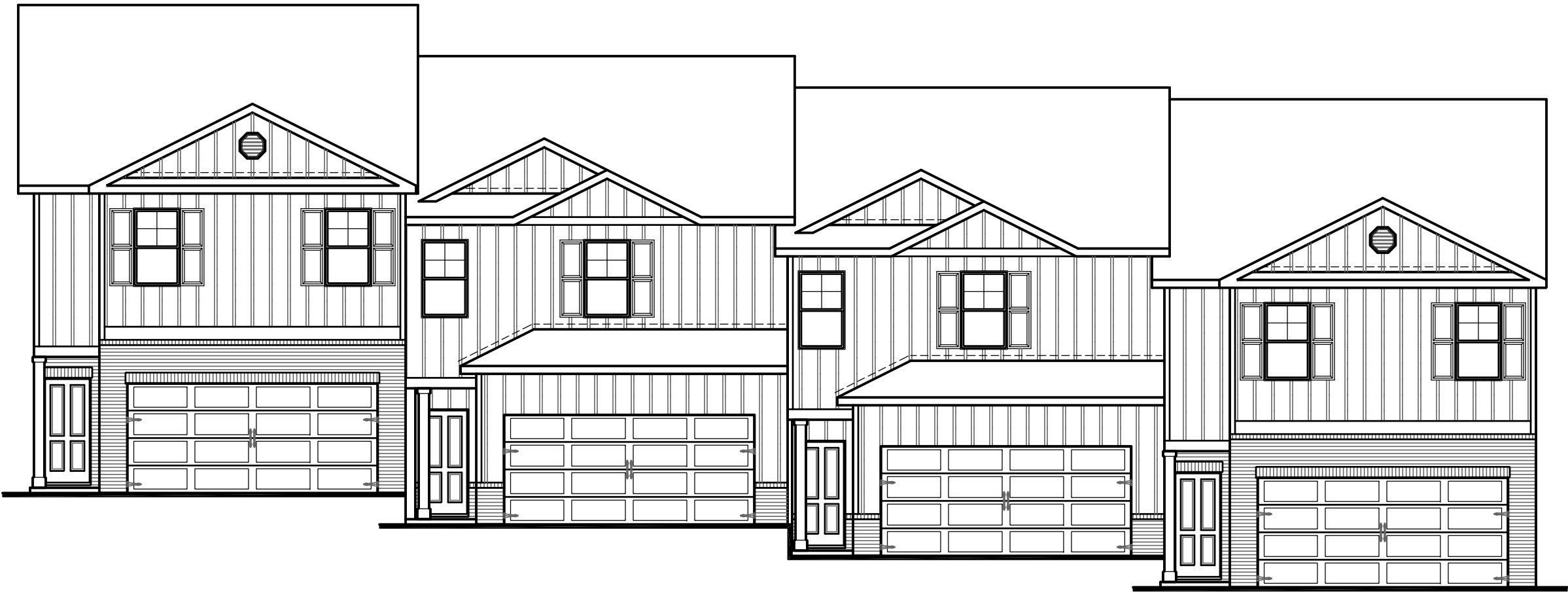
NOTES:

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4 Plex example:

Staggered Building Pads

3' offset foundations



PATTISON (RH) TATUM (RH) TATUM (RH) PATTISON (RH)

Front Elevation 4-Plex (Staggered)

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



PATTISON (RH) TATUM (RH) TATUM (RH) PATTISON (RH)

Rear Elevation 4-Plex (Staggered)

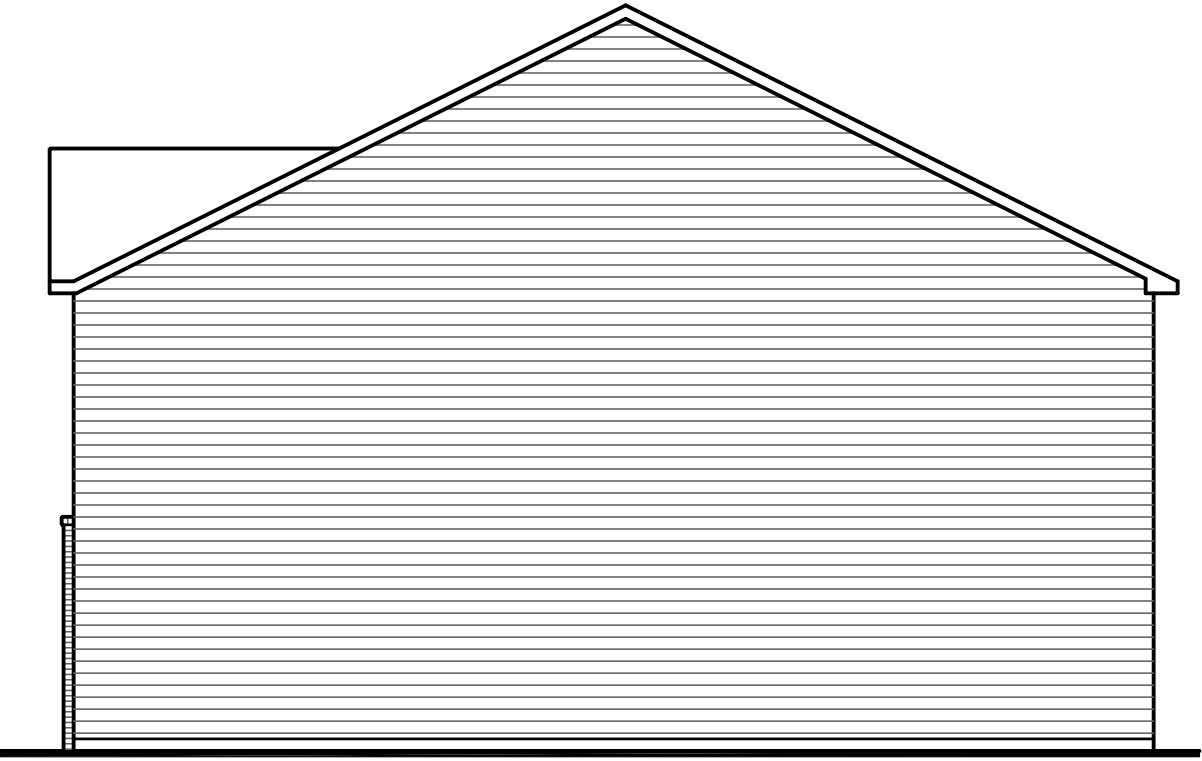
SCALE: 1/8"=1'-0" AT 22"x34" LAYOUT



PATTISON (RH)

Left Elevation 4-Plex (Staggered)

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



PATTISON (RH)

Right Elevation 4-Plex (Staggered)

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

see enhanced rear elevation pages

NO.	DATE:	REVISION:
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PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome Series (Birmingham)

CLIENTS NAME:

D-R-HORTON
America's Builder

PROJECT NO: GMD21038.7

SHEET TITLE:

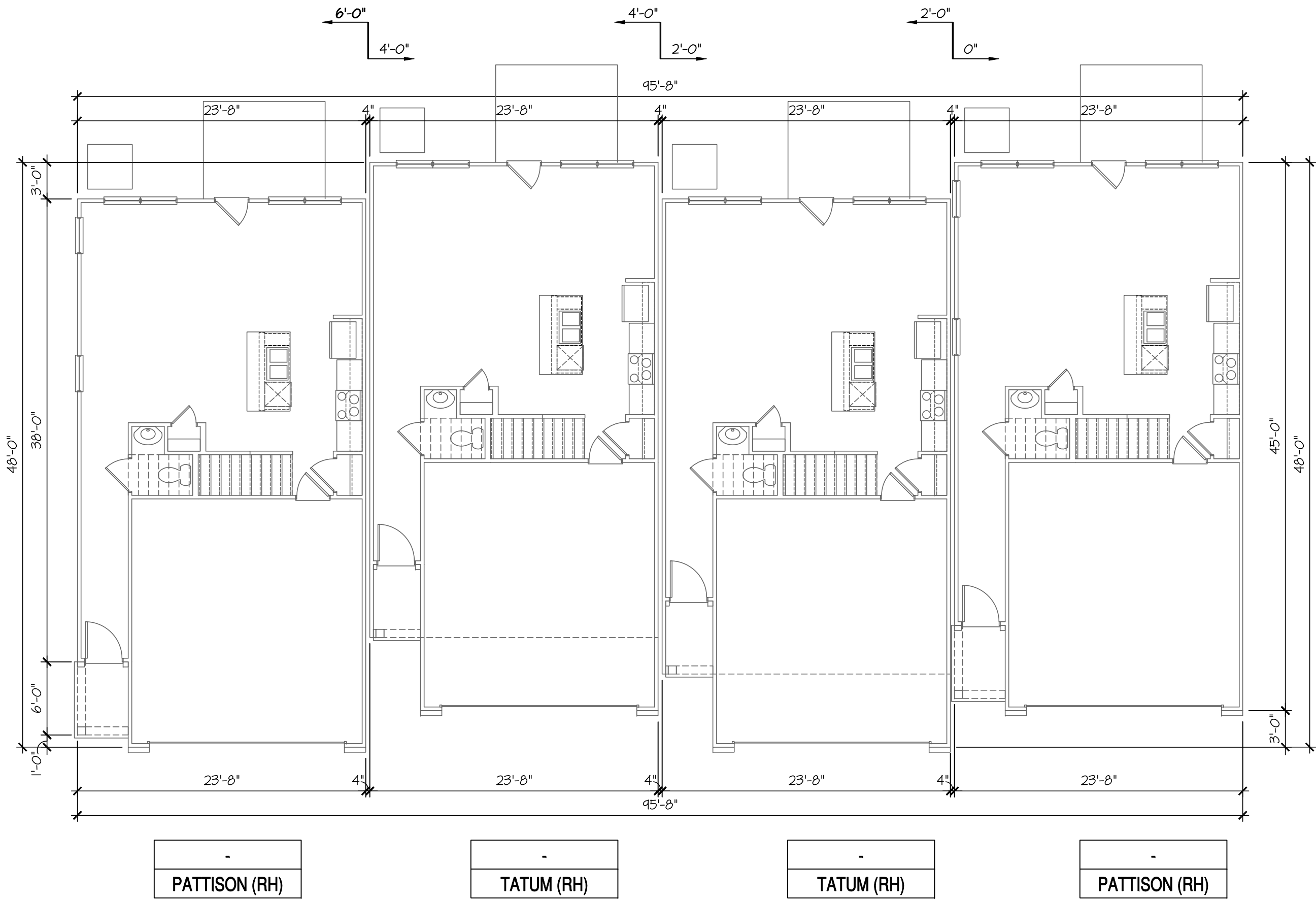
EXTERIOR ELEVATIONS COMPOSITES

PRINT DATE: May 02, 2024

SHEET NO:

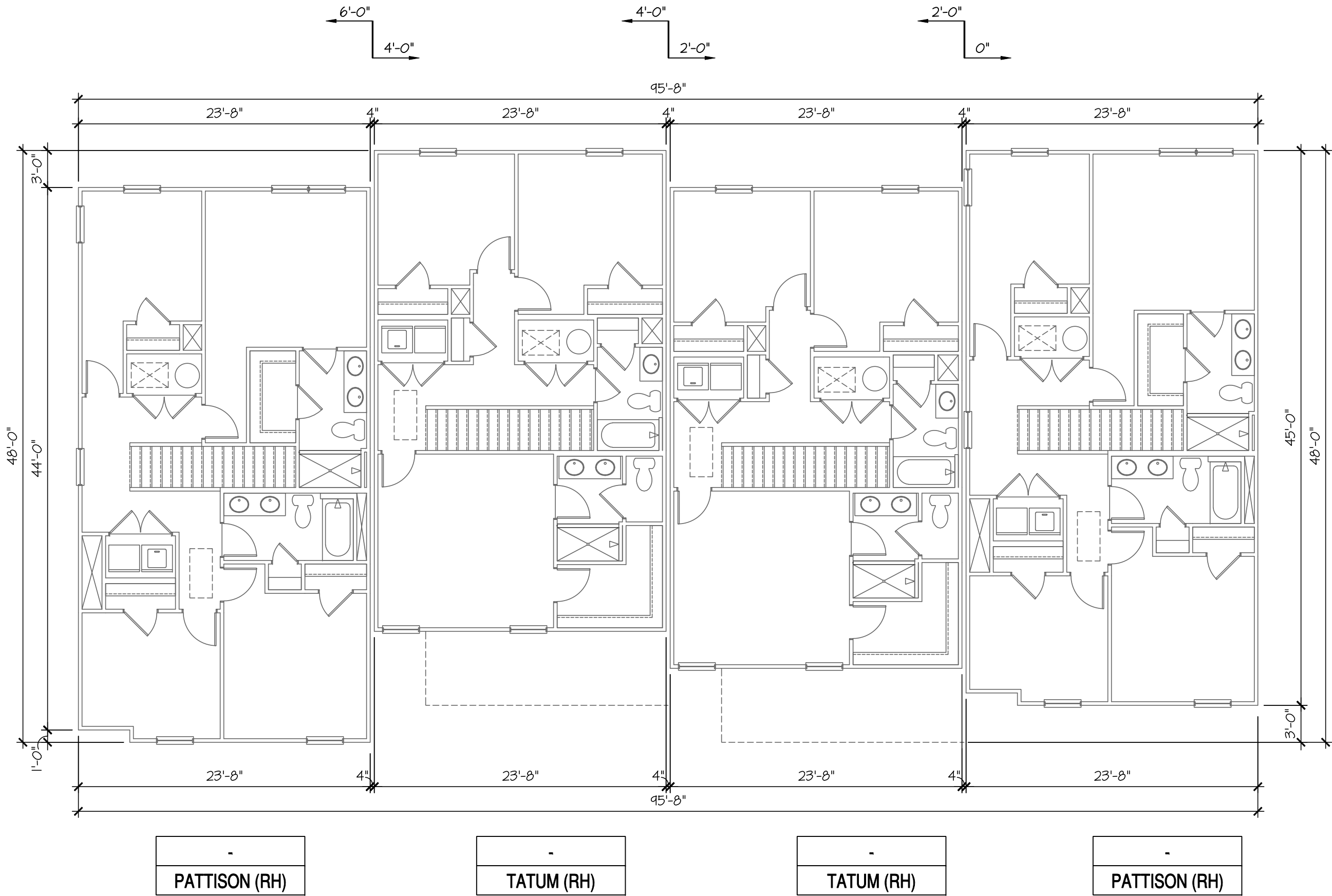
A4.3

FOR CONSTRUCTION



1st Floor Plan 4-Plex (Staggered)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT



2nd Floor Plan 4-Plex (Staggered)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

NO.	DATE:	REVISION:
Δ1	05.02.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome
Series
(Birmingham)

CLIENTS NAME:



PROJECT NO: GMD21038.7

SHEET TITLE:

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FLOOR
COMPOSITE
PLANS

PRINT DATE:

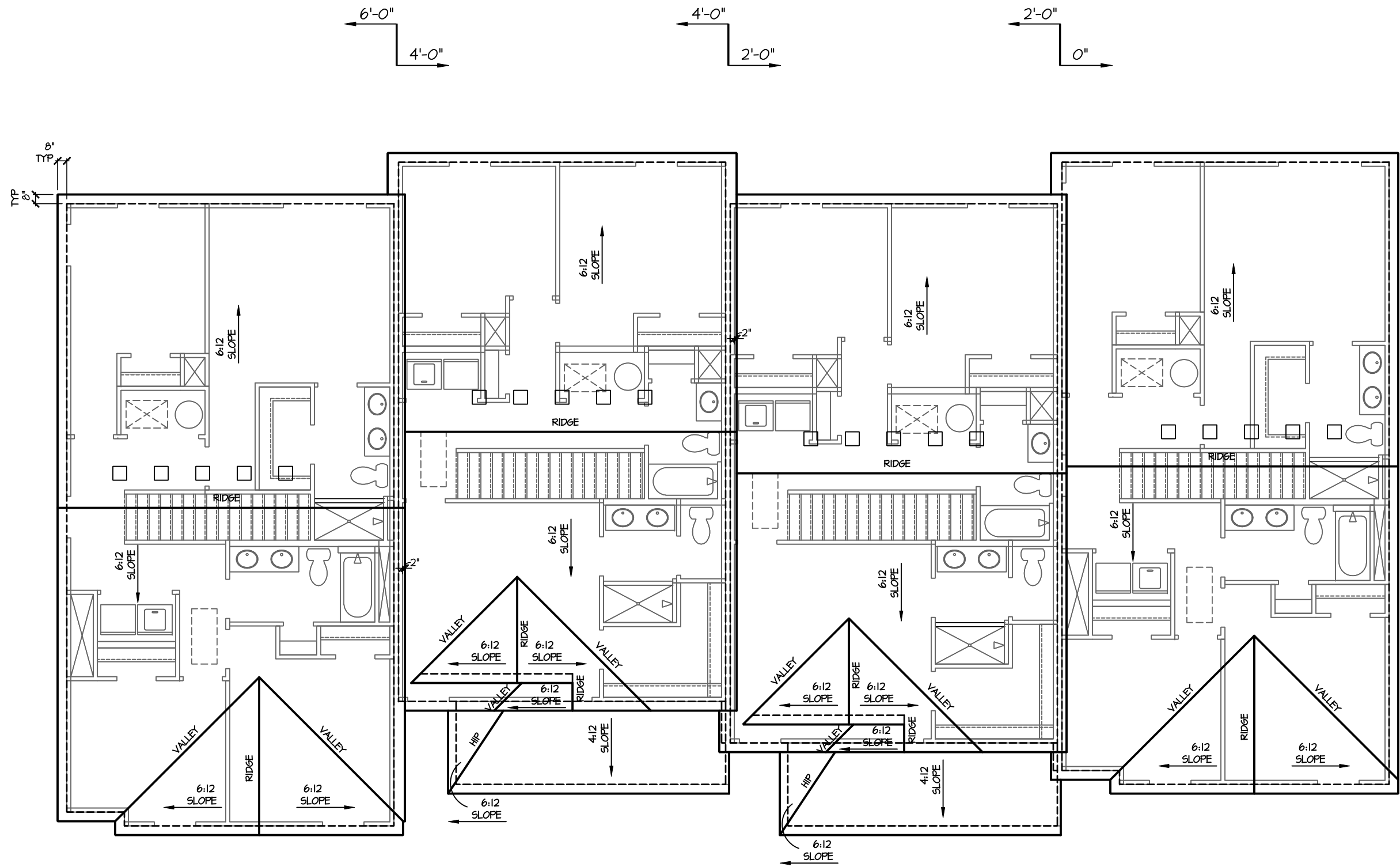
May 02, 2024

SHEET NO:

A4.1

FOR
CONSTRUCTION

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REFER TO CIVIL ENGINEERS DRAWINGSS FOR ALL BUILDING LOCATIONS AND PAD HEIGHTS.



-
PATTISON (RH)

-
TATUM (RH)

-
TATUM (RH)

-
PATTISON (RH)

Roof Plan 4-Plex (Staggered)

SCALE: 1/8"=1'-0" AT 22"X34" LAYOUT 1/16"=1'-0" AT 11"X17" LAYOUT

NO:	DATE:	REVISION:
⚠	05.02.24	

PROFESSIONAL SEAL:

PROJECT TITLE:

Townhome
Series
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FOR
CONSTRUCTION

CLIENTS NAME:

D·R·HORTON
America's Builder

PROJECT NO: GMD21038.1

SHEET TITLE:

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ROOF
COMPOSITE
PLANS

PRINT DATE:

May 02, 2024

SHEET NO:

A4.2