



Planning Commission MEETING AGENDA

Thursday, December 19, 2024 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Call to Order

2. Approval of Minutes

- a. Approval of the Draft Decision Summary from the November 21, 2024 meeting.

3. New Business

- a. **Application Number:** 2024 - 1349
Applicant: Torchio Architects
Location: 412 S. Harrison Street (Easton Church of the Brethren)
Tax Map 0105, Grid 00EA, Parcel 2315
Zoning District: R-10A
Request: Supplemental waiver request from the minimum number of parking spaces required for a house of worship.
- b. **Application Number:** 2024 - 1199
Applicant: Rauch Inc.
Location: 1180 S. Washington Street (YMCA of Chesapeake)
Tax Map 0108, Grid 0000, Parcel 2677
Zoning District: R-10A
Request: Sketch site plan approval for the construction of a 6,119 square foot addition with associated stormwater management improvements. The Applicant is also seeking a supplemental waiver from the landscaping and bufferyard requirements of Chapter 28-1014 and Chapter 28-1001.3.L of the Zoning Code.

4. Old Business

- a. **Application Number:** 2021 - 0473
 Applicant: Armistead, Lee, Rust & Wright, P.A.
 c/o Zachary A. Smith, *Esq.*
 Location: 29659 Matthewstown Road - Gannon
 Range
 Tax Map 0026, Grid 0020, Parcel 0045
 Zoning District: PUD with a base zoning district of A-1
 Request: Architectural approval for a proposed
 set of house models pursuant to a
 previously approved Planned Unit
 Development (PUD) site plan for the
 development of the Gannon Range
 Community (*Ordinance No. 773*).

 On February 21, 2022, the Town
 Council approved *Ordinance No. 773*,
 granting the application for a PUD under
 the provisions of the Easton Zoning
 Ordinance, effective March 13, 2022.
 Condition No. 7 in Section E of the
 Finding of Fact stipulates that the
 Applicant should provide a greater
 variation of architectural styles than
 what was provided in the PUD
 application to which shall be subject to
 the approval of the Easton Planning and
 Zoning Commission.

5. Discussion Item

- a. Follow Up from the December 12, 2024 Comprehensive Plan Workshop.

6. Adjournment



**Town of Easton Planning Commission
Draft Decision Summary**

Thursday, November 21, 2024 at 1:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

[Town of Easton Agendas and Minutes](https://www.eastonmd.gov/Agendas/Agendas%20and%20Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Philip Toussaint, Chairperson
Michael Ports, Vice Chairperson
Tom Klein
Victoria McAndrews
William Ryall

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Planner
Sharon Van Emburgh, Esq. Town Attorney
Rick Van Emburgh, Town Engineer
Sierra Clem, Engineering Technician
Susan Filbird, Code Enforcement Officer
Samantha Smith, Administrative Specialist

1. Call to Order — Chairperson Toussaint called the meeting to order at 1:00 pm.

2. Decision Summary Review —

a. October 17, 2024 - The Commission noted the following correction to the draft decision summary:

i. Line 244: Review discussion for the record regarding recommended time period for long term permits.

Commissioner Ryall moved to approve the October 17, 2024 Decision Summary with amendments. Vice Chairperson Ports seconded the motion.

Vote 5 - 0

FOR: 5 - Toussaint, Ports, Klein, McAndrews, Ryall

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

53
54
55 **3. Old Business**
56

- 57 **a. File No.:** **2024 - 1335**
58 **Applicant:** **Lane Engineering LLC**
59 **Location:** 29311 Cecil Drive Easton, MD 21601
60 Tax Map 0025, Grid 0024, Parcel 0089, Lot 4
61 **Zoning:** CL
62 **Request:** The Applicant is seeking approval to allow an existing 40' x 8'
63 storage container to remain on-site for a long term basis.
64

65 **Background:** At their August 17, 2023 meeting the Town of Easton Planning
66 Commission unanimously approved a Sketch Site Plan for the construction of a
67 2,334 square foot building addition and storage space with the condition that the
68 Applicant shall address all stormwater management procedures in the event that
69 the Limit of Disturbance exceeds 5,000 square feet during construction. All on
70 site construction for Phase One has since been completed, and a Certificate of
71 Occupancy was issued on May 17, 2024 from the Town of Easton Building
72 Inspection Division.
73

74 Staff recommends the following condition:
75

- 76 1. Establish a time limit to remain through November 21, 2026 and prior to
77 the two year limit, the Applicant may return to the Planning Commission
78 seeking a renewal of the temporary use.
79

80 **Staff Presentation:**

81 Joseph Mayer, Plan Reviewer
82 Lynn Thomas, Town Planner
83 Miguel Salinas, Director of Planning and Zoning
84

85 **Applicant Presentation:**

86 Donna Wolk, Austin Medical Supplies
87

88 **Public Comment:**

89 Michael Forester
90 Lori Forester
91

92 **Public Comment Written — None**
93

94 **Commissioner McAndrews moved to approve the placement of the storage**
95 **container through November 21, 2026. If necessary, the Applicant shall submit any**
96 **requests for an extension to staff with 60 days notice, and an administrative**
97 **determination shall be made concerning whether that request can be reviewed by**

staff or shall require the Applicant to return to the Planning Commission for review. Commissioner Klein seconded the motion.

Vote 5 - 0

FOR: 5 - Toussaint, Ports, Klein, McAndrews, Ryall

AGAINST: 0

ABSTAIN: 0

ABSENT: 0

b. File No.: 2021 - 0473

Applicant: Armistead, Lee, Rust & Wright, P.A.

% Zachary A. Smith, Esq.

Location: 29659 Matthewstown Road, Easton, MD 21601

Tax Map 0025, Grid 0020, Parcel 0045

Zoning: PUD with a base zoning district of A-1

Request: The request for architectural approval pursuant to Ordinance No. 773 has been withdrawn from the November 21, 2024 Planning Commission agenda.

4. New Business

a. File No.: 2024 - 1303

Applicant: Naima Ventures LLC

Location: 605 South Street, Easton, MD 21601

Tax Map 0105, Grid 0000, Parcel 1632

Current Zoning

District: R-7A

Proposed Zoning

District: CB

Request: The Applicant is requesting a recommendation from the Planning Commission (Commission) to the Town Council for the zoning reclassification of 0.327 screws of property located at 605 South Street, also known as Tax Map 0105, Grid 0000, Parcel 1632 from Residential zoning district (R-7A) to Commercial Business zoning district (CB).

Background: On September 17, 2020, the Commission reviewed a zoning reclassification request from 411 Needwood LLC for the zoning reclassification of the subject property from R-7A to Central Business Commercial District (CR). The Commission voted 4-0 recommending to the Town Council to continue the existing zoning of R-7A, with an additional recommendation to include the property in the Planned Redevelopment Overlay District. In 2021, the Town Council ultimately approved the request as suggested by the Commission's recommendation in a comprehensive revision of the Zoning Map in the Town of Easton Zoning Ordinance.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn Thomas, Town Planner
Miguel Salinas, Director of Planning and Zoning
Sharon Van Emburgh, Esq. Town Attorney

Applicant Presentation:

Kendrick Daly, Naima Ventures LLC
Bill Ryan

Public Comment:

Derick Daly, Polaris Village Academy

Public Comment Written — None

Chairperson Toussaint moved to table a recommendation to the Town Council for their approval of the zoning reclassification from Residential (R-7A) to Commercial Business (CB). The Commission has requested for the Applicant to demonstrate that substantial change in the character of the neighborhood has occurred; and that there was a mistake in the existing zoning classification. The Commission has also requested for the Applicant to explore development for the area within the existing Planned Redevelopment Overlay District (PRD) standards, or pursuant to a Planned Unit Development (PUD). Commissioner McAndrews seconded the motion.

<u>Vote</u>	<u>5 - 0</u>
FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

b. File No.: 2024 - 1328

Applicant: Town of Easton

Location: 305 South Street, Easton, MD 21601
Tax Map 0104, Grid 0000, Parcel 1589

Zoning: R-7A

Request: The Planned Redevelopment (PR) Overlay application for side yard and rear yard setback relief has been withdrawn from the November 21, 2024 Planning Commission Agenda.

c. Applicant: Town of Easton

Request: The Town of Easton and the Friends of the Easton Volunteer Fire Department (Friends of EVFD) is requesting a recommendation from the Planning Commission to the Town Council on the naming and dedication of the Easton Volunteer Fire Department training facility. The A. James Clark Emergency Services Training Campus, and the Preston Automotive Group Building shall be dedicated in gratitude to the A. James Clark and Alice B. Clark

Foundation and Preston Automotive Group for their significant contribution to the Easton Volunteer Fire Department and the Town of Easton.

Staff Presentation:

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Brett Whitehead, Friends of EVFD

Public Comment — None

Public Comment Written — None

Chairperson Toussaint moved to forward a favorable recommendation to the Town Council on the naming and dedication of the Easton Volunteer Fire Department training facility. Vice Chairperson Ports seconded the motion.

<u>Vote</u>	5 - 0
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FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
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AGAINST:	0
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ABSTAIN:	0
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ABSENT:	0
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d. Applicant: Town of Easton (Planning Staff)

Request: The Town of Easton Planning Staff is requesting a recommendation from the Planning Commission to the Town Council for a draft Inclusionary Zoning Ordinance to require developers to include a certain percentage of residential dwelling units as affordable housing; for those households earning up to 100% of the Area Median Income for ownership housing and for those households earning up to 60% of the Area Median Income for rental housing.

Background: The original draft of the Inclusionary Zoning Ordinance was first considered by the Planning Commission (Commission) in April of 2007, and was supported by the Affordable Housing Board. A recommendation of this draft was forwarded to the Council, and no final action was taken at that time. In 2023, the original draft was discussed at three (3) Town Council Workshops. In their July 2023 workshop, the Council requisitioned for the establishment of a Housing Work group to revise the original draft.

A second draft of the Ordinance was reviewed by the Planning Commission at their February 15, 2024 meeting. The Commission held scheduled workshops on April 17, 2024 and May 23, 2024 for the purpose of reviewing the components of the draft ordinance, and to prepare a formal recommendation to the Town Council prior to the introduction of new legislation. In the duration of the May 23rd meeting, the Commission opted to postpone a formal recommendation to the Council until the Attainable Housing Task Force provided a proposal of their

strategies.

The Attainable Housing Task Force was an accelerated Task Force established to provide strategies for the implementation of policies, regulations, programs, and incentives to further attainable housing in Easton. With the assistance of David Rosen and Associates (DRA), staff revised the second draft of the Ordinance. A third draft was introduced, and through a prioritized list of housing strategies, the Attainable Housing Task Force supported the third draft at their October 10, 2024 meeting; indicating it to be of their highest priorities in their list of recommendations.

Staff Presentation:

Miguel Salinas, Director of Planning and Zoning

Public Comment — None

Public Comment Written — None

Chairperson Toussaint moved to forward a favorable recommendation of the draft Inclusionary Zoning Ordinance to the Town Council. Commissioner McAndrews seconded the motion.

Vote	4 - 0 - 1
FOR:	4 - Toussaint, Ports, McAndrews, Ryall
AGAINST:	1 - Klein
ABSTAIN:	0
ABSENT:	0

- e. Applicant:** Town of Easton (Planning Staff)
- Request:** The Town of Easton Planning Staff is requesting the Commission's consideration of potential Amendments to the Town Zoning Code and Map. Starting in May of 2024, the Commission has held expanded discussion on a number of potential Amendment topics including:
- i. Donation Centers
 - ii. Single Family Home Criteria
 - iii. Revised Internal Illumination Standards for Signage
 - iv. Site Triangle Distance
 - v. Minimum Parking Space Requirements
 - vi. Parking Space Dimensions
 - vii. Article 12: Non-conformities
 - viii. Fuel Price Regulations for Freestanding Signs
 - ix. Driveway Materials (Impervious Surfaces)
 - x. Corrections to the Zoning Map
 - xi. MXW Standards
 - xii. Food Trucks
 - xiii. Parking Standards

- xiv. Sheds
- xv. Swimming Pools and Patios
- xvi. Restaurant Use Types
- xvii. Removal of Parking Districts and “Tree of Heaven” language

Staff has now presented a finalized proposal of these revisions for the Commission’s consideration, and is seeking a formal recommendation to the Town Council for their adaptation.

* In the duration of the November meeting, the Commission furthered their discussion on Food Trucks. Considering public feedback, the Commission indicated that they wished to consider a separate Mobile Food Use that was potentially designated to a particular zoning district at a future time. The Commission added language that included Sawtooth Oaks to the list of prohibited trees types; and corrected the language for “for profit” Donation Bins for clarity. The Town Engineering Department recommended additional revisions to the visibility triangle requirements, Driveway Materials, and off street parking facilities. Staff introduced a new Amendment for the extension of Historic District Certificate of Appropriateness (COA) approvals for commercial and residential projects from six (6) months to three (3) years.

Staff Presentation:

Miguel Salinas, Director of Planning and Zoning
Sharon Van Emburgh, Esq. Town Attorney
Sierra Clem, Engineering Technician

Public Comment:

Holly DeKarske, Executive Director of Easton Economic Development Corporation

Public Comment Written — None

Commissioner Klein moved to forward a favorable recommendation to the Council for the adoption of the Subdivision and Zoning Code Amendments. Vice Chairperson Ports seconded the motion.

<u>Vote</u>	<u>5 - 0</u>
FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

5. Discussion Items

- 327 a. Continued discussion of the Comprehensive Plan update — The Commission
328 scheduled a special workshop for Thursday, December 12, 2024 at 1:00 p.m. for
329 the purpose of reviewing six (6) new Draft Chapters of the Plan including:
330 Municipal Growth, Historic Preservation, Sensitive Areas, Water Resources,
331 Parks, Rec & Open Space, and Sustainability. The Commission is working toward
332 the creation of an initial Draft version of the Plan, which will be made available
333 for public review and comment. The Commission will ultimately conduct a
334 Public Hearing on a proposed new Plan, with at least 60 days public notice of the
335 Hearing.

336 **Public Comment:**

337 Tom Alspach
338
339
340

- 341 **6. Adjournment** — Commissioner McAndrews moved to adjourn. Chairperson Toussaint
342 seconded the motion. The meeting was adjourned at 4:16 p.m.



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Date of Hearing: December 19, 2024

3a

**PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT**

SUBJECT: 412 South Harrison Street - Parking Waiver

ELECTION WARD: Ward 2

CRITICAL ACTION DATE: At the pleasure of the Commission

STAFF CONTACTS: Joseph Mayer, Plan Reviewer
Miguel Salinas, Director of Planning and Zoning

APPLICANT: Easton Church of the Brethren

DOCUMENT CREATED ON: December 6, 2024

PURPOSE: Torchio Architects Inc. (Applicant) on behalf of the Easton Church of the Brethren (Owner) is seeking approval for a supplemental waiver from Section 28-1001.3.C of the Town of Easton Zoning Ordinance. The Applicant is seeking a Supplemental Waiver Request of twelve (12) parking spaces from the minimum number of twenty-six (26) parking spaces required for a house of worship.

RECOMMENDATION: Should the Planning Commission (Commission) approve the supplemental waiver request, staff recommends approval with conditions (see below).

APPLICATION INFORMATION:	
APPLICANT: Church of Brethren	REPRESENTATIVE: Torchio Architects % JoAnne Baker-Gebelein
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 105, Grid 00EA, Parcels 2314 & 2315	0.619
ACCEPTANCE DATE: December 2, 2024	LOCATION: 410 & 412 South Harrison Street
EXISTING ZONING R-10A	EXISTING LAND USE: #410 Residential (Parsonage) #412 Church
HISTORIC DISTRICT: Nt applicable	FUTURE LAND USE MAP: Residential

CONTEXT:

Location/Site Access – The subject property is located on the corner of South Harrison Street and Stewart Street. South Harrison Street is a two-lane street with on-street parking on the east and west side of the street. Stewart Street is a one-lane street with on-street parking on the south side of the street.

Existing Conditions – 412 S. Harrison Street is an existing church. 410 S. Harrison Street is an existing 1 ½ story house (parsonage).

Surrounding Properties

- 406, 407, 409, 413, & 417 S Harrison Street - R-10A
- 100, 104, 108, & 109 Stewart Street - R-10A
- 405 & 411 Hanson Street - R-10A

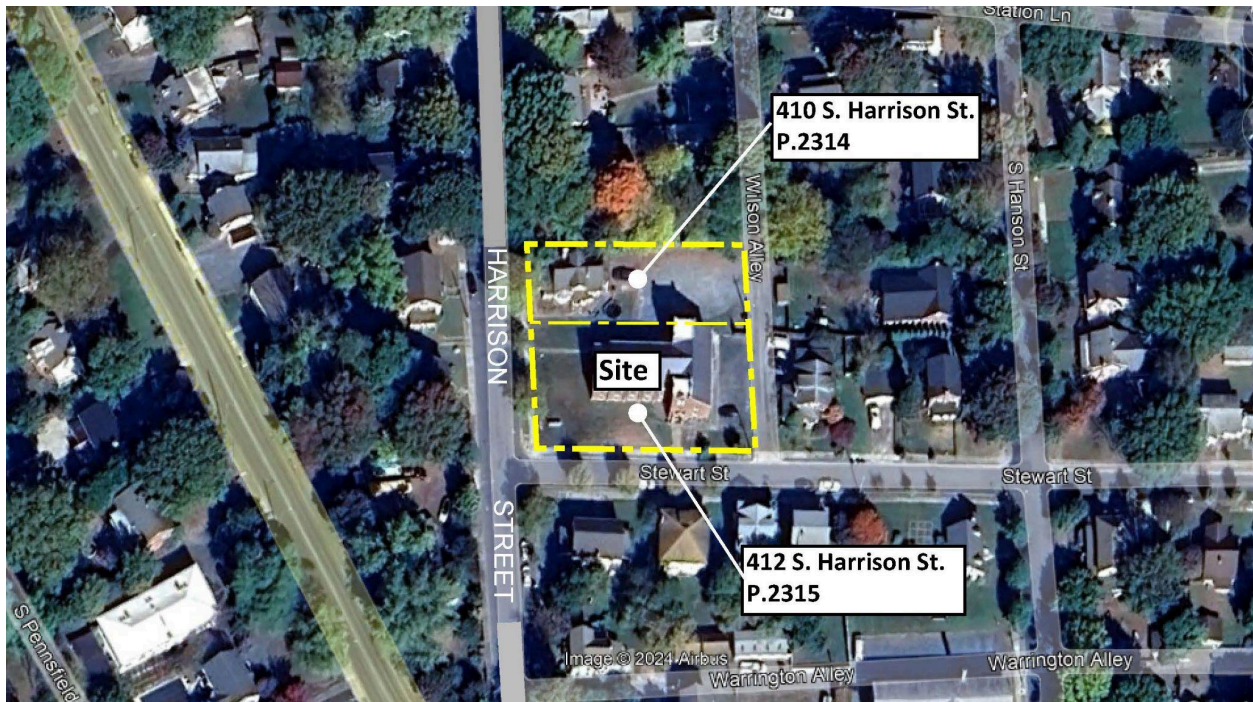


Figure 1: Vicinity Map

PROPOSAL: The applicant is proposing a 243 square foot structure that consists of an ADA lift and staircase to provide access to the first floor sanctuary and lower-level multi-purpose room (basement). There are eight (8) existing parking spaces on site and nine (9) existing parking spaces on the parsonage parcel with two (2) existing parking spaces required for the parsonage. The proposed structure will reduce the off-street parking to five (5) spaces. The sanctuary holds 208 seats which requires a minimum of twenty-six (26) vehicle spaces. The Applicant is seeking a Supplemental Waiver Request of twelve (12) parking spaces from the minimum number of twenty-six (26) parking spaces required for a house of worship.

BACKGROUND: The property has functioned as a house of worship since 1950. Staff has determined that a Special Exception is not required per § Section 28-1207 from the Town's Zoning Ordinance, *Any use for which a special exception is permitted as provided in this Ordinance shall not be deemed a non-conforming use, but shall without further action be deemed a conforming use in such a zone.*

OUTSTANDING ISSUES:

There are no outstanding issues.

ZONING ANALYSIS:

A. Permissible Land Uses

28-201 table 2.1 (1) 106

R-10A

106	Single Family Detached*	P	P	P	P	P	-	-	-	-	-	
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28-201 table 2.1 (3) 305

R-10A

305	Houses of Worship	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	
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Analysis – The proposed project is presented and described by the Applicant as a House of Worship and Single Family Detached located in the R-10A Zoning District. The Single Family Detached use is outright permitted within Table 2.1 Table of Permissible Uses The House of Worship use is permitted by special exception in the R-7A zoning district within Table 2.1 Table of Permissible Uses.

B. Off-Street Parking

28-1001.3 Parking Requirements

	Use/Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces	Notes
1	Single Family Detached	2 per du	-	-	

28-1001.3 Parking Requirements

	Use/Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces	Notes
50	House of Worship	1 per 8 seats	1 per 2 seats	1 per 20 vehicle spaces	

Total Site Parking Required :

Single Family Detached, use #1:

2 Spaces per dwelling unit – Minimum

Total spaces provided: 2

House of Worship, use #50:

1 Space per 8 sets required - Minimum

208 sets = 26 spaces required-Minimum

1 per 2 sets required - Maximum

208 sets = 104 spaces required-Maximum

Total spaces provided: 14

Bicycle Spaces: 1 per 20 vehicle spaces required
 26 vehicle spaces required
 14 vehicle spaces proposed
Total bicycle spaces required: 0

Analysis- Twenty-six (26) off-street parking spaces would need to be provided to meet the minimum requirement. There are fourteen (14) off-street parking spaces proposed. Since there is no room on site to place the remaining twelve (12) off-street parking spaces on site, a parking waiver is required. There are two (2) existing parking spaces designated for the single family dwelling (parsonage).

C. Development Standards

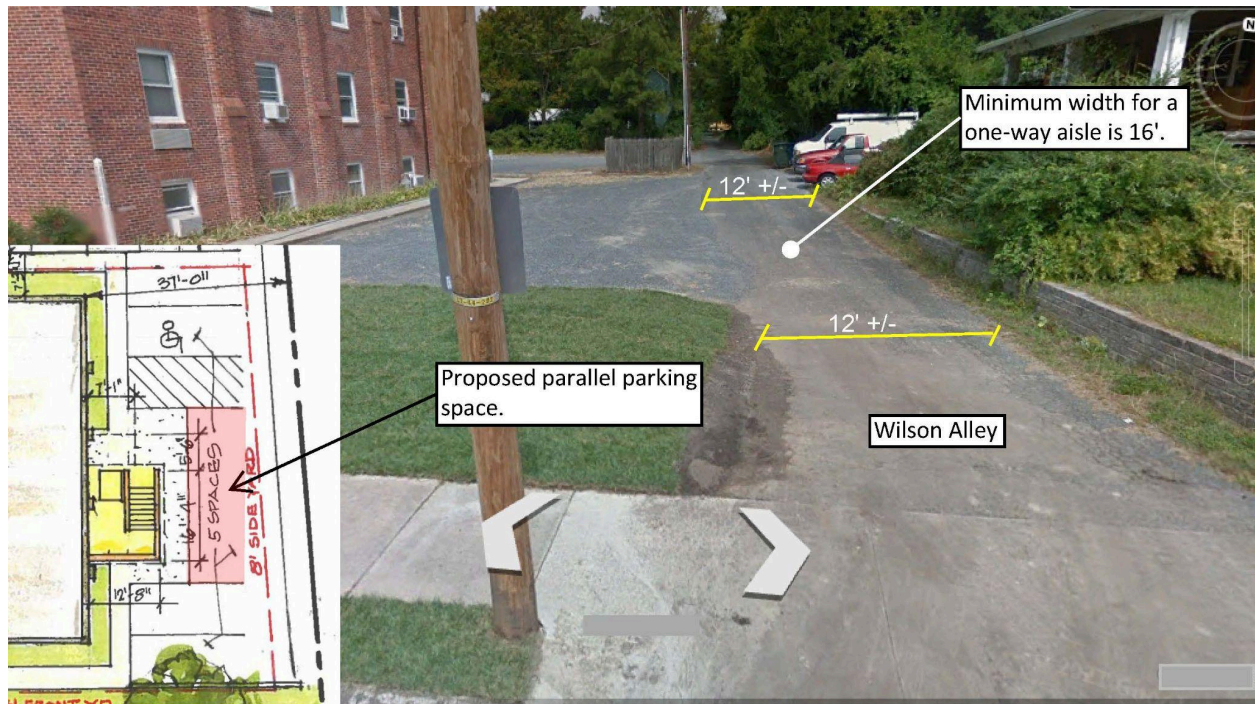
3. Easton Zoning Ordinance, Chapter 28-1001.2 Table 10.1

Angle	Minimum Stall Width (W)	Minimum Stall Length (L)	(Minimum Aisle Width Maneuvering Space) (A)
90°	9 feet	18 feet **	24 feet
60°	9 feet	18 feet **	18 feet one-way 22 feet two-way
45°	9 feet	18 feet **	16 feet one-way 22 feet two-way
30°	9 feet	18 feet **	14 feet one-way 22 feet two-way
Parallel	8 feet	22 feet	16 feet one-way 22 feet two-way

**** - Vehicle Overhang:** Up to two (2) feet of vehicle overhang into any planter area is allowed provided the planter is a minimum of six feet wide, in this situation the minimum required depth of the parking stall may be reduced by up to two 2 feet When utilizing this option, curbing shall be utilized at the edge of the paved area, rather than wheel stops.

28-1001.3 C: Parking Waiver

In determining whether or not it is appropriate to allow such deviations, the applicant shall have the burden of supplying evidence that such a change is warranted. This evidence shall include the applicant's experience with the same use in other jurisdictions, alternate standards (and an assessment of their adequacy) for the same use in other communities, or a suggested standard by a nationally recognized authority in parking (e.g. The Institute of Transportation Engineers, the American Planning Association, etc.).



Analysis - The applicant bears the burden of proving to the Commission that it is appropriate to allow a deviation from the zoning ordinance's parking requirements. There are twenty-six (26) off-street parking spaces that would need to be provided to meet the minimum requirement. Fourteen (14) off-street parking spaces are proposed; nine (9) existing spaces are located on the parsonage parcel and five (5) spaces are proposed on the sanctuary parcel due to the proposed 243 square foot structure reducing available space. Since there is no room on site to place the remaining twelve (12) off-street parking spaces on site, a parking waiver is required. The parsonage parcel does have two (2) designated parking spaces for a 1 ½ story house. The Town's development standards (Easton Zoning Ordinance, Chapter 28-1001.2, Table 10.1) require the aisle width to be a minimum of sixteen feet for a one-way aisle and twenty-two feet for a two-way aisle for parallel parking. The existing aisle width for Wilson Alley is approximately twelve feet +/- . The proposed parallel parking space would not provide enough maneuverability to allow the vehicle doors to open and would impede the ADA access aisle for the van accessible parking space. Staff would have no objection if that proposed parking space was waived as well. The applicant has indicated that the church has functioned on-site since 1950 with no adverse impacts to parking. Currently attendance is 35-40 on an average Sunday and 50-60 present on special yearly events. Additionally there's ample availability of on-street parking within a walkable distance of this property along South Harrison Street and Stewart Street. Staff recommends approval of the waiver with the condition that the request be revised to thirteen parking spaces from the minimum number of twenty-six (26) parking spaces required for a house of worship.

D. R-10A District Development Standards

Table 1. Development Standards		
R-10A Zoning District	Standard	Proposed
Setbacks	Front = 15 feet Side = 8 feet Rear = 30 feet	Front = 15 feet Side = 8 feet Rear = 30 feet
Lot Size (min.)	A. The minimum lot size for all uses shall be 10,000 square feet except as modified below. 1. Minimum lot sizes – Up to 50% of the lots within an R-10A subdivision may be less than the required minimum lot size. Of these smaller lots, 75% must have a minimum lot size of at least 7,000 square feet.	#412 17,955 square feet #410 9,000 square feet
Lot Frontage (min.)	2. Each lot hereinafter established shall have a minimum frontage on a public street or way of thirty-five (35) feet. However, houses served by rear alleys may front directly onto parks or public open space, which shall have perimeter sidewalks.	#412 100 feet on Harrison St 180 feet on Stewart St #410 50 feet on Harrison St
Building Envelope (min.)	55 feet deep x 30 feet wide	#412 157 feet X 84 feet #410 157 feet X 34 feet
Lot Coverage (max.)	100% (Building Envelope) 50% (Rear Yard)	100% (Building Envelope) 0% (Rear Yard)
Height (max.)	35 feet	35 feet
Maximum Density	Single Family 3.5 dwelling units per acre. Multi-Family 5 dwelling units per acre.	Not Applicable.

§ 303.2 of the Zoning Ordinance states that development within the R-10A Residential District shall also meet these additional requirements:

- Off-Street Parking shall be provided for all uses in accordance with the standards of Section 28 – 1001.***

Analysis - The site falls under the R10A - Residential District Area and meets the § 28-303.2 Development Standards, except for the off-street parking requirements. There's a required minimum of 26 off-street parking spaces that would need to be provided. There are fourteen (14) off-street parking spaces proposed. Since there is no room on site to place the remaining twelve (12) off-street parking spaces on site, the applicant requested a parking waiver.

E. Forest Conservation

The Easton Forest Conservation Requirements of the Town Code, Article III, § 31-3.1 Relevance, states that the requirements are applicable to any person making application for a subdivision, project plan, grading, or sediment and erosion control approval on units of land 40,000 square feet or greater after the effective date of the Ordinance.

Analysis - The development of this site is within the priority funding area that's within the proximity of residential dwellings. The overall site area is 26,955 square feet and is under the required 40,000 square foot minimum. Therefore, Forest Conservation is not required.

POLICY ANALYSIS:



Figure 3: Zoning Map

Section 28-901.2.G of the Town Code states that the submission of a site plan for a proposed use or development activity shall not be approved unless it meets the factors below:

1. The site plan meets the design principles and standards and required improvements set forth in this Ordinance, the Town Comprehensive Plan, the Town of Easton Subdivision

Regulations, and other ordinances, regulations, and policies established by the Town of Easton.

Analysis -

Town of Easton 2010 Comprehensive Plan Design Principles (Principle #1) Integrated uses are desirable- *Staff notes that the proposed project would provide ADA access to the existing church.*

(Principle #2) Natural features should determine design – *Staff notes that there are no compelling natural features on site.*

(Principle #3) Automobiles should not determine design – *Staff notes that the applicant has requested a waiver for off-street parking.*

(Principle #4) Ample Open Space should be provided within & around neighborhoods – *Staff notes that usable open space is not applicable here.*

(Principle #5) Architecture should respect Easton's Historical Development – *Staff notes that the application proposes architecture compatible with the existing structure.*

(Principle #6) Signs should inform but not dominate – *Staff notes that any proposed monument sign will require a Signage Application to be submitted prior to installation. Signs should inform but not dominate the area.*

(Principle #7) Neighborhoods should contain a diversity of housing types – *Staff notes that this is not applicable to this application.*

(Principle #8) Residential neighborhoods should be interesting places – *Staff notes that the proposed expansion for ADA access serves the community.*

(Principle #9) Neighborhoods should connect – *Staff notes that existing sidewalks along South Harrison Street and Stewart Street enhance neighborhood connectivity.*

2. The site plan avoids or minimizes adverse impacts upon features (whether on-site or off-site) of historical, cultural or ecological significance- *Staff notes that is not within the Critical Area. This project would provide ADA access at the rear of the church.*

3. The proposed use or development activity will not substantially increase traffic hazards due to traffic generated by the proposed use, the location of curb cuts or the layout of internal traffic circulation- *Staff notes that the proposed use and activity will not increase traffic hazards in the surrounding area.*

4. The site plan and the proposed use or uses do not cause any adverse impact upon the health or safety of persons residing or working in the area surrounding the site or upon the character of the neighborhood surrounding the site; and

Analysis - There would be no adverse impacts. The proposed use would provide a small renovation and expansion of the existing structure for ADA accessibility.

5. The site plan improves the water quality of the Chesapeake Bay or its tributaries.

Analysis - The overall proposed structure is a 243 square foot structure that consists of a ADA lift and staircase to provide access to the first floor sanctuary and lower-level multi-purpose room (basement). Site work for parking spaces is roughly 3,500 square feet of disturbance; well under the required 5,000 square foot minimum for a Grading Permit.

RECOMMENDED CONDITIONS:

Staff recommends the Planning Commission approve the request with the following conditions:

- Staff supports a Planning Commission approval of the waiver request subject to the condition that the waiver be modified to request for thirteen (13) parking spaces from the minimum number of twenty-six (26) parking spaces required for a house of worship.
- Submit a Site Plan with slope information for the ADA van space, ramps, access aisles and landing areas, including cross-slopes. Show all ADA related spot elevations and obtain approval from the Building Inspection Department for all ADA references prior to Site Plan approval. The Site Plan should have all applicable details for ADA signs and bollards.
- In the event that the Limit of Disturbance exceeds 5,000 square feet during construction, the Applicant will need to address stormwater management practices.

DRAFT MOTIONS:

1. I move that the Planning Commission approve the request subject to staff's Conditions of Approval.

OR

2. I move that the Planning Commission forward the application to the January 16th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:

1. 1931.05.12 Deed, paper copy & PDF
2. 2013.04.02 Plat_ 412 S. Harrison Street, paper copy & PDF
3. 2024.11.27 Conceptual Site Plan & Elevations, paper copy & PDF
4. 2024.11.27 Parking Waiver Request, paper copy & PDF
5. 2024.11.27 Supplemental Waiver Application, paper copy & PDF
6. 2024.12.11 TE ReviewLetter-1-BOZA, paper copy & PDF



TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: December 11th, 2024
TO: JoAnne Baker-Gebelein – Applicant
Cc: Rick Van Emburgh – Town Engineer
Lynn Thomas – Town Planner
Aaron Goller – EUC
FROM: Sierra Clem – Engineering Department
SUBJECT: 412 S Harrison St Church of the Brethren– Parking Waiver Request

Our Office has reviewed the Application for the Subject project received on 12/03/2024. Our office has no comments regarding the request to waiver request.

Please contact our office regarding grading and ROW permits that may be required associated with the proposed addition for ADA access.



Town of Easton
Engineering, Planning and Zoning
14 South Harrison Street, Easton, MD 21601

RECEIVED
NOV 27 2024
TOWN OF EASTON

Supplemental Waiver Request Application

Waiver Request Type

Sidewalk ☐ Parking Spaces ☒ Parking/Aisle Dimension ☐
Landscaping & Buffering ☐ Signage ☐ Other ☐

Project Information

Address 412 S. HARRISON STREET EASTON MD 21601
Tax Map 0105 Grid 00EA Parcel 2315 Lot
Zoning District R10A PC Meeting Date 12/19/24 Historic District Yes ☐ No ☒
Owner or Agent JoAnne Baker - Gebelein (TORCHIO Architects INC)
Mailing Address 205 E Water Street Centreville MD 21617
Telephone No. 410-758-1000 ext. 12 Email janne@torchioarchitects.com

Request Details

Please attach a detailed description of the waiver request(s) being made and the justification(s) for requesting said waiver(s).

see Attached description

☒ Ordinance Section Supporting Waiver Request. Article X Section 28-10d.3.51

Any modifications during review shall warrant an updated application.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

JoAnne Baker - Gebelein
11/20/24
JoAnne - Baker - Gebelein

2024 - 1349 / W 24 -02

Easton Church of the Brethren – Parking Waiver Request
 412 S. Harrison Street, Easton Maryland
 Waiver request for parking – Article X Section 28-1001.3.51

The Easton Church of the Brethren located at 412 S. Harrison Street, Easton Maryland is requesting a waiver from the Town of Easton, 2018 Zoning Code Article X Section 28-1001.3.51 parking requirements for a house of worship which requires 1 space for each 8 seats in the worship space.

The church is requesting a waiver to reduce the number of parking spaces on site as required by code as they are proposing a small addition to the church which will provide handicapped accessibility to the existing structure. Currently there are 8 spaces on site and 9 spaces on the parsonage parcel, not including the 2 spaces required for the parsonage. The HC lift addition will reduce the on-site parking to 5 spaces. The original structure was constructed in 1950 prior to the Town's first zoning ordinance which was adopted 1953, therefore when this was originally constructed, no on-site parking was required.

This new 243 SF structure will consist of a handicapped lift and a stair to provide accessibility to the building allowing those with disabilities and older members to access the first-floor sanctuary and the lower-level multi-purpose room (basement). Location of the addition was determined not only by the building restriction lines but also the best accessible path from ADA parking to the lift (least grade change and distance). Stewart street is several steps from the building to grade the street grade, making the South elevation not suitable. The north face of the building is too close to the building restriction line for the addition. Due to these constraints and the desire to not have the addition not facing Harrison Street, the lift is being placed on the east side of the building. The church owns both parcel 412 (church lot) and parcel 410 (parsonage lot) and park in both of these locations. The church has existed since 1950 with no parking issues, and the building predates the zoning ordinance. This addition is not looking to grow or expand the church but to provide much needed ADA access to the existing building. Current attendance is 35 – 40 on an average Sunday. A special yearly concert has approximately 50 – 60 present.

Required Parking per code.

208 (ex. sanctuary seats) / 8 spaces per person = 26 spaces required

Required Parking for existing church use.

Special Concert 60 people / 8 = 8 spaces required

Existing Parking

Existing Parking (Parcels 412 (8 spaces) & 410 (9 spaces))= 17 spaces existing

Proposed Parking (loss of 3 on site spaces)

Proposed parking P 412 (5 spaces) & P410 (9 spaces) = 14 spaces proposed

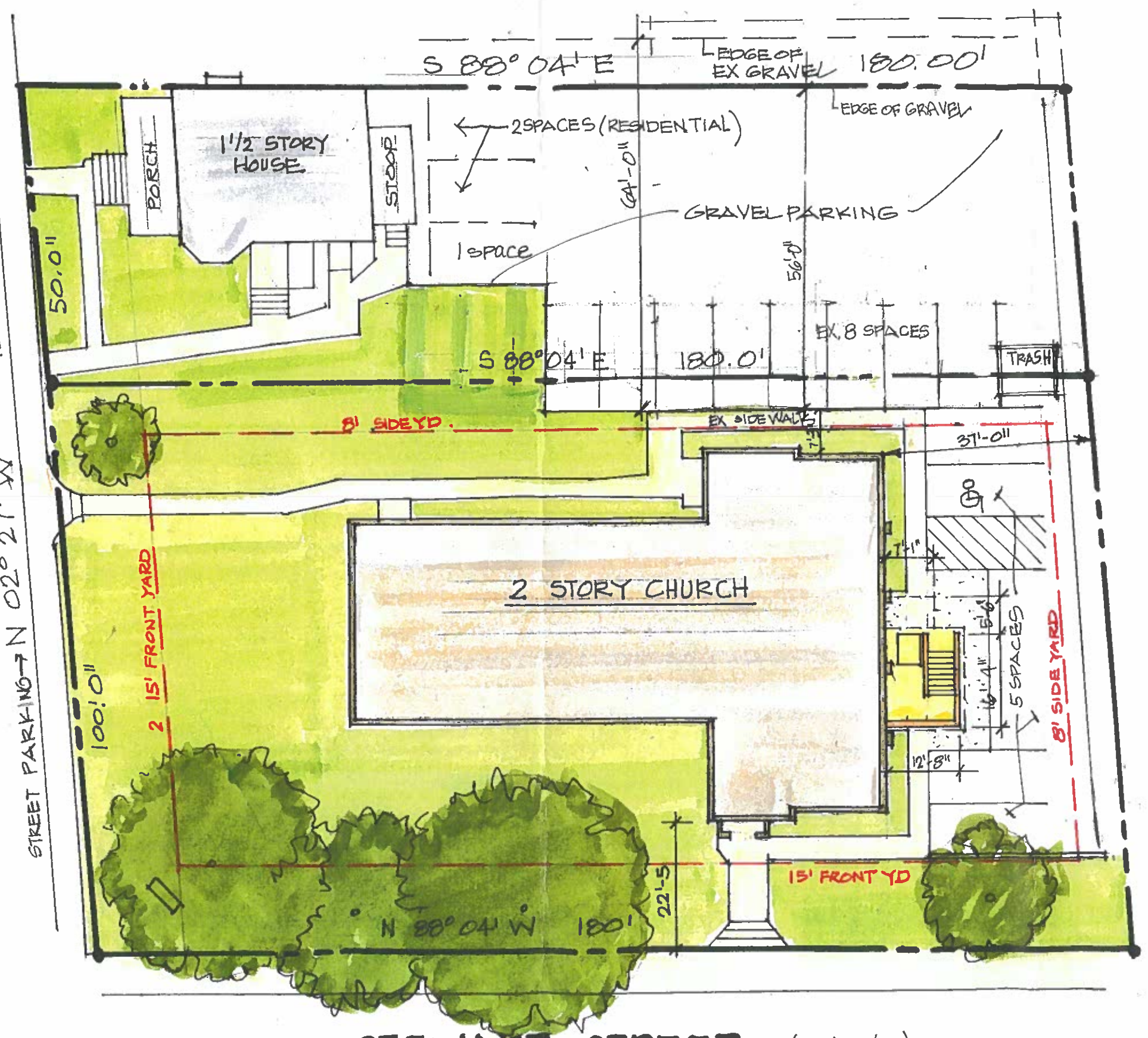
In order to use older buildings, upgrades are required to bring the building into compliance with current codes and regulations, thus is the case with the church. Granting this waiver for parking will not confer any special privilege on the applicant but rather brings the building into compliance with federal and state law by providing accessibility to all individuals with disabilities.

It has been determined that a special exception is not required for this addition per section 28-1207 – Special Exception Uses Not Non- Conforming Uses- any use for which a special exception is permitted as provided in this ordinance shall not be deemed a non-conforming use, but shall without further action be deemed a conforming use.

← STREET PARKING →

HARRISON (40' R/W)

STREET PARKING → N 02° 27' W 150.0'

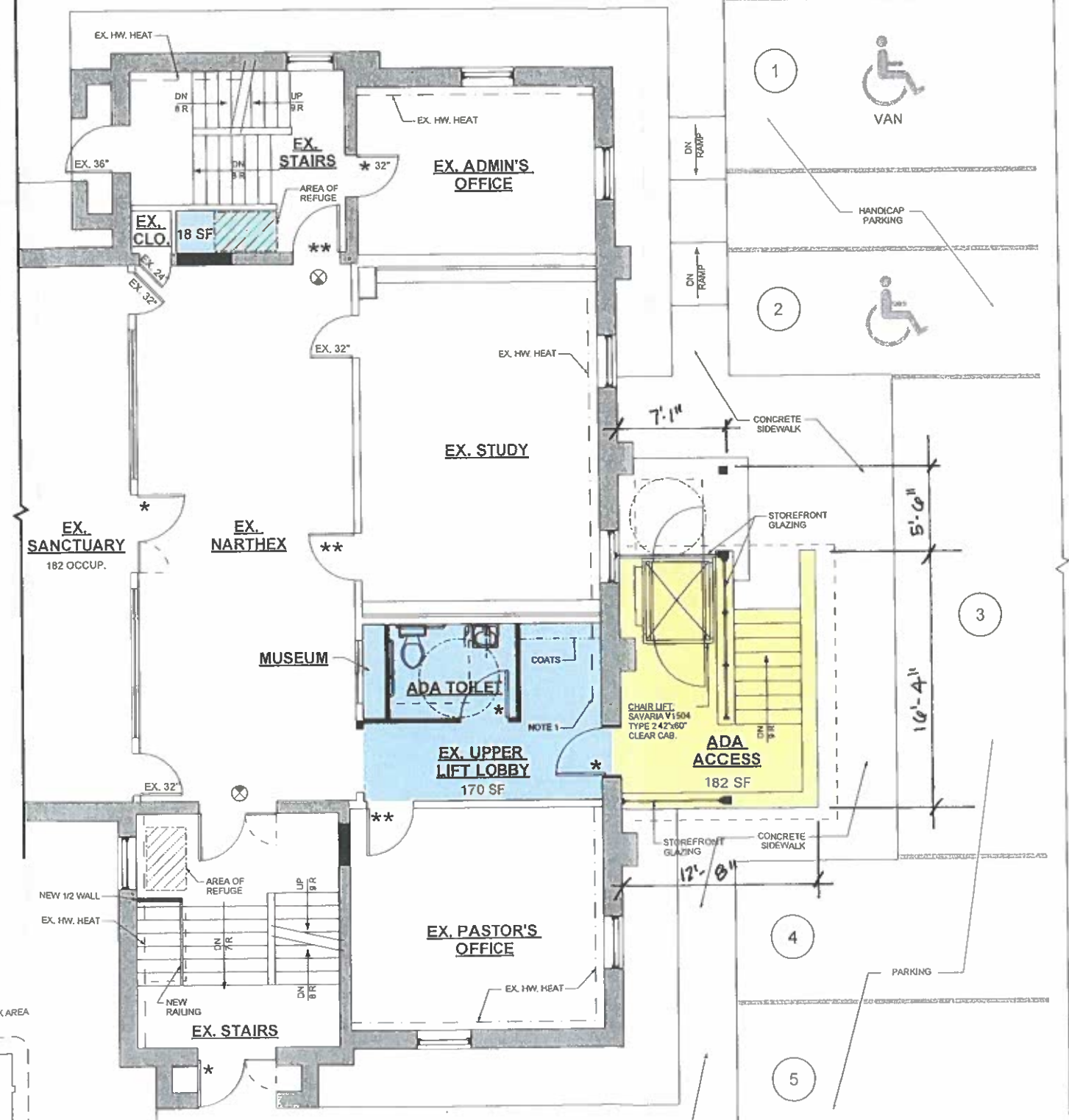
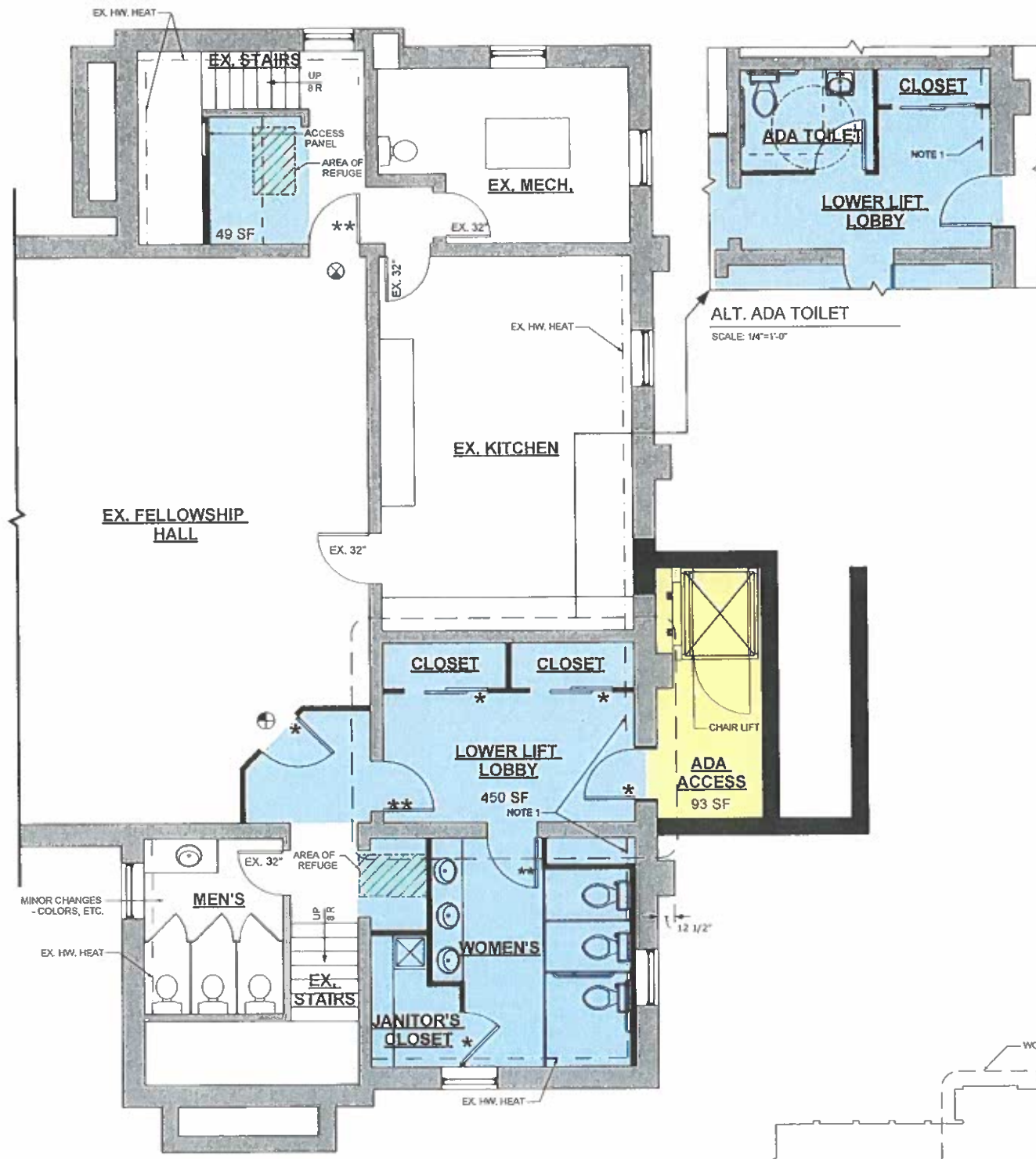


STEWART STREET (40' R/W)

← STREET PARKING →

 **TORCHIO ARCHITECTS**
205 East Water Street, Suite A
Centerville, Maryland 21617

Easton Church of the Brethren
Site Conceptual Site Plan
SCALE: 1" = 20' 11.01.23 KEY 11.16.23



NOTE 1: Remove portion of hot water base board heat. Reconnect as required.

NEW CONSTRUCTION
RENOVATED AREAS



WEST ELEVATION

SCALE: 1/4"=1'-0"



NORTH WEST PERSPECTIVE



SOUTH WEST PERSPECTIVE



SOUTH ELEVATION

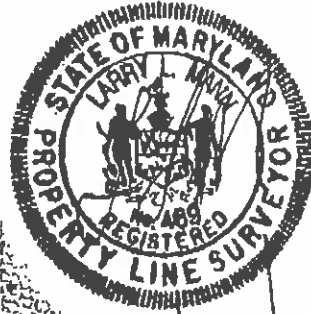
SCALE: 1/4"=1'-0"



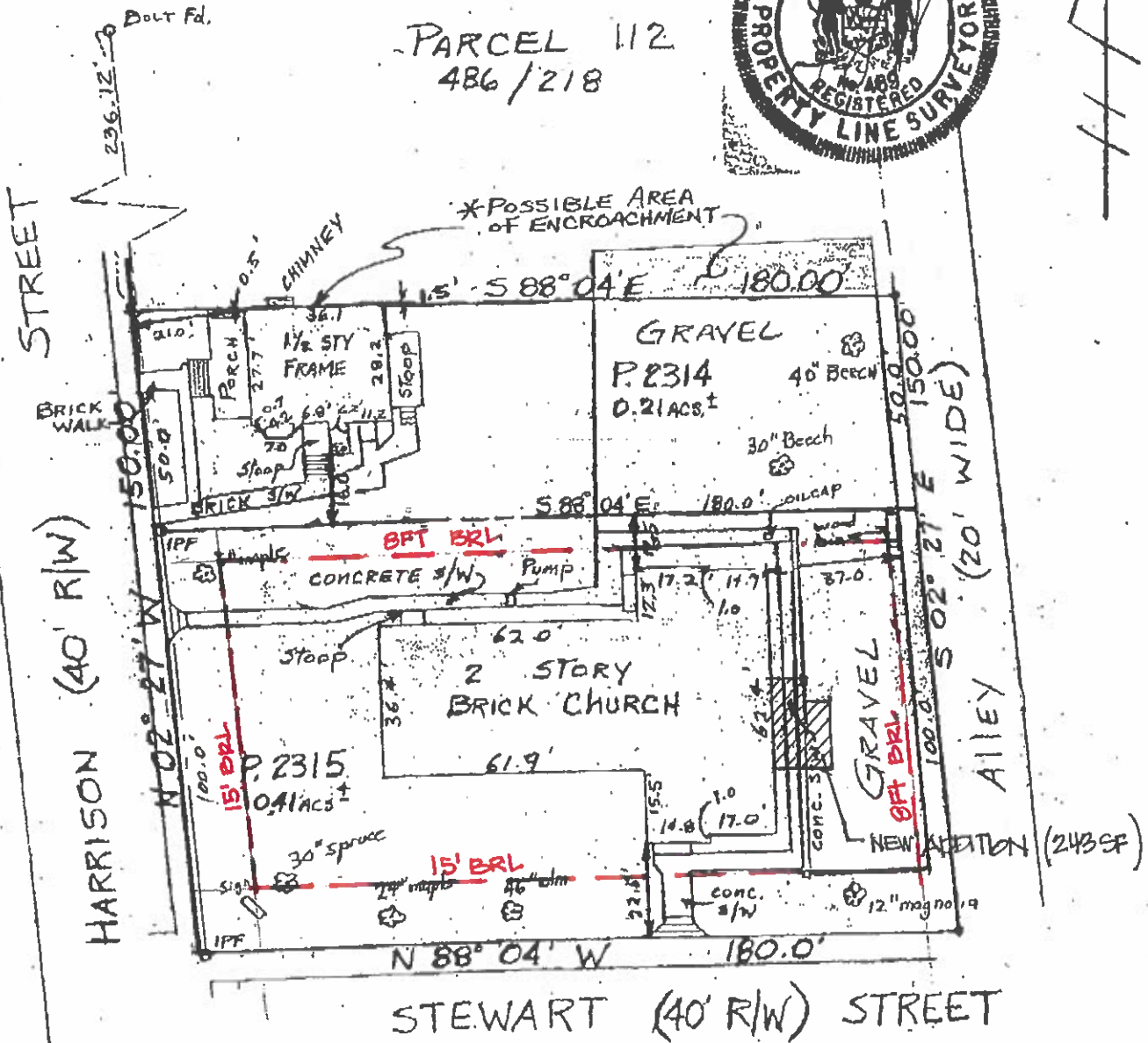
NORTH ELEVATION

SCALE: 1/4"=1'-0"

NOTE: This plat is NOT
INTENDED for use in
the establishment
of property lines.



PARCEL 112
486/218



PEACHBLOSSOM CONGREGATION of the
Church of the BRETHREN

SURVEYORS CERTIFICATION

This is to certify that I have surveyed the property
shown hereon for the purpose of locating the improvements
and the improvements are located as shown.

Parcel 2314 and Parcel 2315
Town of Easton
Talbot County, Maryland
Scale 1" = 40' AUG. 1990
P.B. 46B, Page 376 ; P.B. 226, Page 358

Larry L. Mann 8/1/90
Date

LANDFORM TECHNICAL
SERVICES, INC.
P.O. Box 317
Chester Maryland, 21619
Phone (301) 643-3612
Fax No. (301) 643-5102

THIS DEED made this 12th day of May, A.D. 1931, by and between Mary Corkran Camper and Casper C. Camper, her husband, of Easton, Talbot County, Maryland, of the First part, and The Trustees of THE PEACH BLOSSOM CONGREGATION OF THE CHURCH OF THE BRETHREN of Talbot County, Maryland, a corporation of the State of Maryland, its principal office being in Easton, Talbot County, Maryland, of the Second part.

WHEREAS the Congregation of the PEACH BLOSSOM CONGREGATION OF THE CHURCH OF THE BRETHREN of Talbot County, at a meeting duly called, by the Elder of the Church, notice of which meeting was given from the pulpit of said Church on two successive Sabbaths, next preceeding the date of meeting, a Resolution was passed by more than two-thirds of the qualified members of the said Church, giving authority to the Trustees of this Church to purchase a certain lot on Stewart and Harrison Streets, Easton, which lot is hereinafter described.

In pursuance of this Resolution the Trustees have purchased said lot.

NOW, THEREFORE, This Deed Witnesseth, That in consideration of the premises and the sum of TWENTY FOUR HUNDRED Dollars the said Mary Corkran Camper and Casper C. Camper, her husband, do grant and convey unto The Trustees of THE PEACH BLOSSOM CONGREGATION OF THE CHURCH OF THE BRETHREN, of Talbot County, Maryland its successors and assigns, all those three lots or parcels of ground on Harrison and Stewart Streets in the town of Easton, Talbot County, Maryland and more particularly described as follows, that is to say; now embraced in one lot and

BEGINNING for the same at the Northeast Corner of Harrison Street and Stewart Street and running thence Northerly with the East side of said Harrison Street, 105 feet, to the property now owned by Elva L. Camper, thence Easterly and parallel with said

Stewart Street 180 feet, more or less, to Wilson Alley, thence Southwardly, with said Wilson Alley 105 feet, more or less, to the North Side of said Stewart Street, thence Westwardly with the North side of said Stewart Street 180 feet, more or less, to said Harrison Street, or the place of Beginning.

BEING part of the property conveyed by Samuel Hambleton and the Easton National Bank to Mary E. Corkran, now Mary Corkran Camper, by Deed dated July 26, 1928 and recorded in Liber CBL 215, folio 235, and designated in said deed as Parcel No. 1 and Parcel No. 2, as by reference thereto will more fully and at large appear, AND ALSO designated in the Certificate of Survey recorded in liber C.E.L. 193, folio 354 as the "Percy Corkran Lot", with no number.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said The Trustees of THE PEACH BLOSSOM CONGREGATION OF THE CHURCH OF THE BRETHREN of Talbot County, Maryland, its successors and assigns, in fee-simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will execute such further assurances of the same as may be requisite; the grantors hereby covenant that they will warrant specially the property hereby granted and conveyed.

Witness the hands and seals of said Grantors

TEST:

Anna R. James.

Mary Corkran Camper (SEAL)

Casper C. Camper (SEAL)

STATE OF MARYLAND, TALBOT COUNTY, to wit:

I HEREBY CERTIFY, That on this 12th day of May,
in the year one thousand nine hundred and thirty one, before me
the subscriber, a Notary Public of the State of Maryland, in and
for Talbot County, Aforesaid, personally appeared Mary Corkran
Camper and Casper C. Camper, her husband, the above named
Grantors, and each acknowledged the foregoing Deed to be their
act.

As Witness my hand and Notarial Seal.

Anna R. James.
Notary Public.



1
358

D E E D

FROM

Mary Corkran Camper and
Casper Camper, her husband

To

The Trustees of the Peach
Blossom Congregation of the
Church of the Brethren.

of Maryland, To-wit:
Talbot County,

Received the 1st day of
May A. D. 1921, of
clock 5 M. to be recorded and
some day recorded in the
book of the 1st day of the
Record Books of
Talbot County
per [Signature]
Clerk

[Signature]



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

December 4, 2024

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, December 19, 2024 at 1:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Application 2024 - 1349 has been filed by Torchio Architects Inc. (Applicant) on behalf of the Easton Church of the Brethren (Owner) to request a supplemental waiver from Section 28-1001.3.50 of the Town of Easton Zoning Ordinance. The Applicant is seeking a waiver from the minimum number of parking spaces required for a house of worship. The property is located at 412 S. Harrison Street, also known as Tax Map 0105, Grid 00EA, Parcel 2315.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at <https://www.eastonmd.gov/129/Agendas-Minutes>.** If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via email at ssmith@eastonMD.gov.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov



***Subject property posting pursuant to Section
28-901.2.H.2 of the Town of Easton Zoning Code -
December 4, 2024.***



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Date of Hearing: December 19, 2024

3b

**PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT**

SUBJECT: Sketch Site Plan Review for 1180 South Washington Street

ELECTION WARD: Ward 2

CRITICAL ACTION DATE: At the pleasure of the Commission

STAFF CONTACTS: Joseph Mayer, Plan Reviewer
Miguel Salinas, Director of Planning and Zoning

APPLICANT: Young Men's Christian Association of the Chesapeake, Inc.

DOCUMENT CREATED ON: December 2, 2024

PURPOSE: Young Men's Christian Association of the Chesapeake, Inc. (Applicant), is seeking Sketch Site Plan approval for the construction of a two 2-story addition on the south side of the existing building comprising 6,545 square feet (SF) of gross floor area (GFA) with a total gross floor area of 45,538 square feet (SF). The Applicant is also proposing a renovation to the entrance of the building with associated site improvements including renovating and expanding the parking facilities, a stormwater management facility, and landscaping. In addition, the applicant is seeking a landscape and buffering waiver from § Section 28-1014.7 E.4 (*Bufferyard 'D'*), § Section 28-1014.7 E.5 (*Bufferyard 'E'*) and § Section 28-1001.3 L of the Zoning Code.

RECOMMENDATION: Should the Planning Commission (Commission) approve the sketch site plan, staff recommends approval with conditions (see below).

APPLICATION INFORMATION:	
APPLICANT: Young Men's Christian Association of the Chesapeake, Inc. % Robbie Gill	REPRESENTATIVE: Rauch Inc.: Brian Fitzgerald, Casey Rauch, Chris Schoenster Young Men's Christian Association of the Chesapeake, Inc. % Robbie Gill
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 108, Grid 0000E, Parcel 2677	4.782
ACCEPTANCE DATE: December 2, 2024	LOCATION: 1180 South Washington Street
EXISTING ZONING R-10A	EXISTING LAND USE: Exempt Commercial
HISTORIC DISTRICT: Not Applicable	FUTURE LAND USE MAP: Residential

CONTEXT:

Location/Site Access – The subject property is located along South Washington Street, fronting on the east side of the road.

Existing Conditions – The subject property is a YMCA building with two gravel parking lots and tennis courts.

Surrounding Properties

- South Washington Street - R-10A
- 1200 South Washington Street - R-10A
- Oxford Road - R-10A

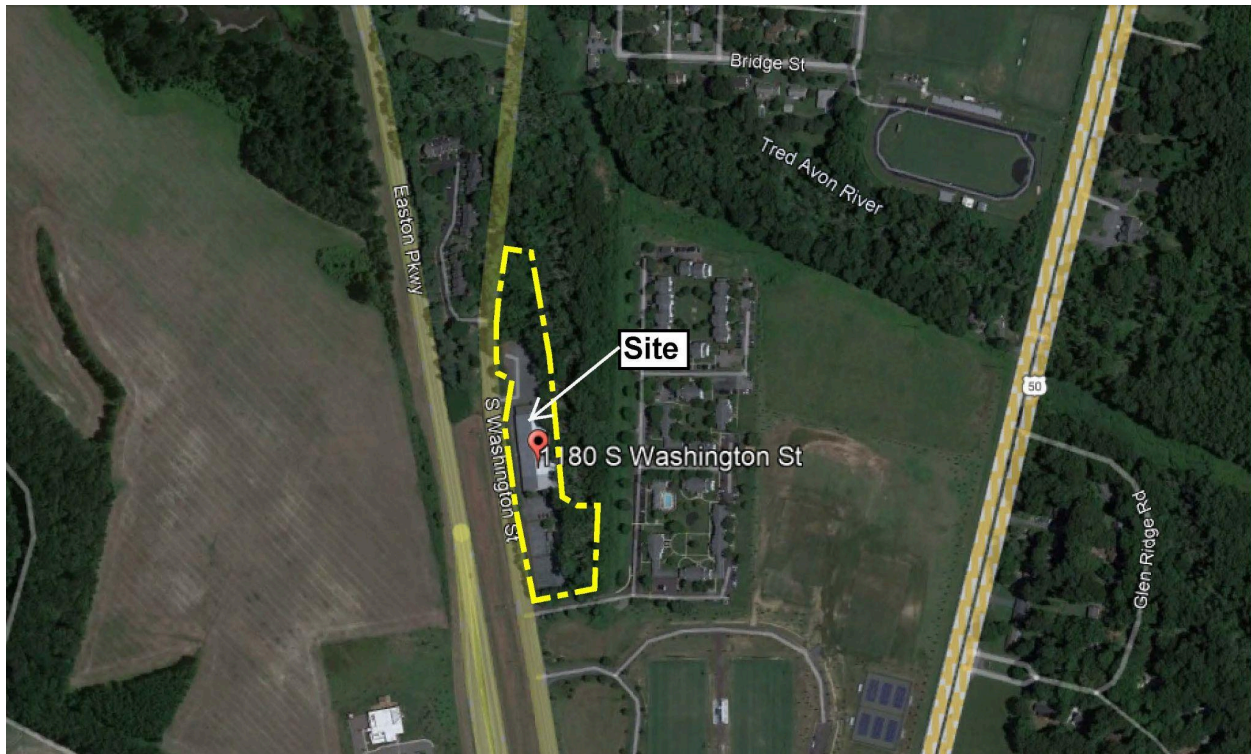


Figure 1: Vicinity Map

PROPOSAL: The applicant is proposing to construct a two (2)-story addition on the south side of the existing building comprising 6,545 square feet (SF) of gross floor area (GFA) which would increase the revised building size to a total gross floor area of 45,538 square feet (SF). In addition, the Applicant is proposing a renovation to the entrance of the building. Associated site improvements include renovating and expanding the parking facilities, a stormwater management facility, and landscaping. In addition, the applicant is seeking a landscape and buffering waiver from § Section 28-1014.7 E.4 (*Bufferyard 'D'*), § Section 28-1014.7 E.5 (*Bufferyard 'E'*) and § Section 28-1001.3 L of the Zoning Code. The application proposes that the existing conditions at the YMCA already have street trees which act as a bufferyard. Additionally, there's not enough room for an expanded bufferyard. The YMCA wants to plant new trees and shrubs where they are trying to remove a section of existing pine trees along Washington Street. The waiver request from parking spaces designed to abut other parking spaces in the front shall be separated by a landscaping area. The minimum six (6) foot wide landscaping area would impede the use of the existing footprint of the parking facility.

BACKGROUND: The subject property received Board of Zoning Appeals approval on May 13, 1998 for Special Exception #SE-544 for the use of the property and Variance #V-511 for a reduction in the minimum 5 acre lot size as well as approval to exceed the maximum permitted height of fences. At the conclusion of the hearing, the Board voted (3-0) to approve the Special Exception and Variance request as submitted by the applicant. The applicant submitted an

application to the Easton Staff Development Review Committee on May 22, 2024 and August 28, 2024.

OUTSTANDING ISSUES:

There are no outstanding issues.

ZONING ANALYSIS:

A. Permissible Land Uses

28-201 table 2.1 (4) 411

R-10A

411	Indoor Recreation Facilities for Swimming, Tennis, Basketball, etc. *	--	SE	SE	SE	--	SE	SE	--	--	P	
-----	---	----	----	----	----	----	----	----	----	----	---	--

28-201 table 2.1 (4) 413

R-10A

413	Outdoor Recreation Areas such as Country Clubs, Golf, Tennis, or Swim Clubs *	SE	SE	SE	SE	--	SE	SE	--	--	P	
-----	---	----	----	----	----	----	----	----	----	----	---	--

Analysis –The proposed project is presented and described by the Applicant as Indoor and Outdoor Recreation Facilities located in the R-10A Zoning District. The proposed use is permitted by special exception in the R-10A zoning district within Table 2.1 Table of Permissible Uses.

B. Off-Street Parking

28-1001.3 Parking Requirements

	Use/Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces	Notes
--	--------------	------------------------	------------------------	------------------------	-------

Public Assembly Structures					
46	Fitness, recreational sports, gym, or athletic club	1.5 per 1,000 sf GFA	10 per 1,000 sf GFA	1 per 10 vehicle spaces	

Total Site Parking Required (when not proposed as a PR application):

#46: 1.5 Space per 1,000 sf GFA: 68 spaces required-Minimum
 10 Spaces per 1,000 sf GFA; 455 spaces required-Maximum
Total spaces provided: 72

Bicycle Spaces: 1 per 10 vehicle spaces required
 7.2 x 1 = 7.2 bicycle spaces required
Total bicycle spaces provided: 9

Analysis- The Applicant is proposing 72 off-street parking spaces and 9 bicycle spaces. The overall proposed parking spaces are 0.05% over the minimum required parking spaces for the project. The Applicant believes the proposed parking is adequate to support the daily operation of this complex.

C. R-10A District Development Standards

Table 1. Development Standards		
R-10A Zoning District	Standard	Proposed
Setbacks	Front = 15 feet Side = 8 feet Rear = 30 feet	Front = 15 feet Side = 8 feet Rear = 30 feet
Lot Size (min.)	A. The minimum lot size for all uses shall be 10,000 square feet except as modified below. 1. Minimum lot sizes – Up to 50% of the lots within an R-10A subdivision may be less than the required minimum lot size. Of these smaller lots, 75% must have a minimum lot size of at least 7,000 square feet.	2,691,136 square feet
Lot Frontage (min.)	2. Each lot hereinafter established shall have a minimum frontage on a public street or way of thirty-five (35) feet. However, houses served by rear alleys may front directly onto parks or public open space, which shall have perimeter sidewalks.	200 feet
Building Envelope (min.)	55 feet deep x 30 feet wide	700 feet X 400 feet
Lot Coverage (max.)	100% (Building Envelope) 50% (Rear Yard)	100% (Building Envelope) 0% (Rear Yard)
Height (max.)	35 feet	35 feet
Maximum Density	Single Family 3.5 dwelling units per acre. Multi-Family 5 dwelling units per acre.	Not Applicable.

§ 303.2 of the Zoning Ordinance states that development within the R-10A Residential District shall also meet these additional requirements:

- ***Off-Street Parking shall be provided for all uses in accordance with the standards of Section 28 – 1001.***

Analysis - The site falls under the R10A - Residential District Area and meets the § 28-303.2 Development Standards.

D. Forest Conservation

Easton Forest Conservation Ordinance #718, Article III, § 31-3.2 Exemptions

O. An activity on a previously developed area covered by impervious surface and located in the priority funding area.

Analysis - The site is within the priority funding area and is an existing developed area covered by impervious surface; existing building, parking lot and utilities. The overall site area is 4.719 acres with associated parking, stormwater management and landscaping. Required Forest Conservation would be 0.708 acres or 30,840 square feet. The intent of the project is to maximize density within the infill area and provide adequate facilities to accommodate the site. Based on the existing conditions and priority funding area, the staff supports the exemption under *Ordinance #718, Article III, § 31-3.2 Exemption, “O”, an activity on a previously developed area covered by impervious surface and located in the priority funding area.*

E. Supplemental Waiver Request: landscaping & Buffering

28 – 1014.7.E.4 & 5 BUFFERYARD STANDARDS

4. Bufferyard ‘D’ (for all non-residentially zoned lots or land use applications (excluding CR zoned parcels) to buffer all other streets equaling or exceeding Town of Easton “Residential Collector Designation)

a. 15’ width

b. Plant unit: 1 shade/canopy trees, 1 evergreen trees & 5 shrubs

Note: when this Bufferyard is located between a parking lot and street r/w, delete the shrub requirement

5. Bufferyard ‘E’ (along non-street, exterior property lines adjoining more or less intense zoning or land use) The Planning and Zoning Commission may require additional buffering above the minimum standards listed below when the proposed or adjoining land uses are substantially incompatible.

c. 10’ width

d. Plant unit: 1 shade/canopy and 3 evergreen trees

e. Option:

1. 2 shade/canopy trees and 8 large evergreen shrubs

2. 4 evergreen trees

3. *wall/fence with 3 large evergreen shrubs*

28 – 1001.3. PARKING REQUIREMENTS

L. Parking spaces designed to abut other parking spaces in the front shall be separated by a landscaping area. Such landscaping areas shall be a minimum of six (6) feet wide and shall be planted with native landscaping material. Such landscaping areas should be designed to receive runoff from adjoining parking areas and utilize minimal impediments to the sheet flow of water (such as precast wheel stops as opposed to continuous standing curb). The application of bio-retention in these areas is strongly encouraged.

Analysis - The applicant for 1180 South Washington Street has requested a landscape and buffering waiver from Chapter 28-1014.7 E.4 (*Bufferyard 'D'*), 28-1014.7 E.5 (*Bufferyard 'E'*) and 28-1001.3 L of the Zoning Code. The applicant intends to utilize *Bufferyard 'D'* with the existing mature plant species along South Washington Street that acts as a buffer now. In addition, there's not enough room for an expanded bufferyard at the southern location along South Washington Street. The owner, YMCA, wants to plant new trees and shrubs where they are trying to remove a section of existing trees. The applicant is also intending to make an effective use of *Bufferyard 'E'* with the adequate number of existing trees that provide ample buffering from the adjacent property. Additionally, the applicant is requesting a waiver from § Section 28-1001.3 L. The minimum six (6) foot wide landscaping area between abutting parking spaces would impede the use of the existing parking facilities footprint. The staff supports the waiver request of the modified Bufferyard "D" and "E" along the adjacent property lines. The applicant's modified design captures the spirit and intent of the buffer requirements with additional plantings and retaining existing trees. This alternate design promotes adequate screening requirements between the overall site and adjacent parcels. Additionally, the staff supports the waiver request from § Section 28-1001.3 L. The overall parking facilities are essentially limited to the perimeter between the 25' non-tidal wetland buffer and front property line.

POLICY ANALYSIS:



Figure 2: Zoning Map

Section 28-901.2.G of the Town Code states that the submission of a site plan for a proposed use or development activity shall not be approved unless it meets the factors below:

1. The site plan meets the design principles and standards and required improvements set forth in this Ordinance, the Town Comprehensive Plan, the Town of Easton Subdivision Regulations, and other ordinances, regulations, and policies established by the Town of Easton.

Analysis -

Town of Easton 2010 Comprehensive Plan Design Principles (Principle #1) Integrated uses are desirable- Applicant's response: *Design expands the service offerings of the YMCA and makes the building exterior and interior more cohesive.*

Staff notes that the expansion to the existing facility is compatible with its current use.

(Principle #2) Natural features should determine design – Applicant's response: *The site modifications of the building and exterior site expansions respect the existing environmental constraints, buffers, and stream corridor to the maximum extent possible.*

Staff notes that there's a small portion of non-tidal wetlands on the east side of the property. Overall there are no compelling natural features on site.

(Principle #3) Automobiles should not determine design – Applicant's response: *The modified parking spaces renovate existing impervious surfaces and are constrained by the site's natural features.*

Staff notes that the applicant has provided adequate off-street parking interior to the site.

(Principle #4) Ample Open Space should be provided within & around neighborhoods – Applicant's response: *The site maintains most of the natural stream corridor buffer.*

Staff notes that open space is not applicable.

(Principle #5) Architecture should respect Easton's Historical Development – Applicant's response: *Not applicable in this zone.*

Staff notes that this project is an expansion of an existing building, which is consistent with the current architecture of the building.

(Principle #6) Signs should inform but not dominate – Applicant's response: *Signage will be modest. Most of the advertising for the YMCA will be achieved through exterior facade renovations that make it visibly attractive from the road with minimal signage..*

Staff notes that any proposed monument sign will require a Signage Application to be submitted prior to installation. Signs should inform but not dominate the area.

(Principle #7) Neighborhoods should contain a diversity of housing types – Applicant's response: *Not applicable.*

(Principle #8) Residential neighborhoods should be interesting places – Applicant's response: *The YMCA's building and site modifications will make this athletic center an attractive place for the community and further anchor it as a treasured community resource.*

(Principle #9) Neighborhoods should connect – Applicant's response: *The site modifications will allow safe access into, through, and out of the site's parking areas.*

2. The site plan avoids or minimizes adverse impacts upon features (whether on-site or off-site) of historical, cultural or ecological significance.

Analysis - The proposed site is not within the Historic District or the Critical Area. This project would provide an expansion to the YMCA with improved amenities; adequate parking, stormwater management facilities and landscaping.

3. The proposed use or development activity will not substantially increase traffic hazards due to traffic generated by the proposed use, the location of curb cuts or the layout of internal traffic circulation.

Analysis - According to the applicant, the proposed use and activity will not increase traffic hazards in the surrounding area. Off-street parking is onsite and the applicant has provided two primary means of ingress and egress.

4. The site plan and the proposed use or uses do not cause any adverse impact upon the health or safety of persons residing or working in the area surrounding the site or upon the character of the neighborhood surrounding the site; and

Analysis - There would be no adverse impacts. Proposed use would provide adequate parking, landscaping features and stormwater management facilities.

5. The site plan improves the water quality of the Chesapeake Bay or its tributaries.

Analysis - The proposed site would meet required design practices for stormwater management.

RECOMMENDED CONDITIONS:

Staff recommends the Planning Commission approve the request with the following conditions:

- The applicant is to address all remaining ESDR review comments.
- Please obtain approval from the State Highway Administration prior to Development Site Plan approval for the removal of existing pine trees within the public right-of-way along South Washington Street and a portion of the proposed parking being within the public right-of-way.
- Per § Section 28-1001.2 K from the Town's Zoning Ordinance, *no part of any parking or maneuvering space shall be closer than ten (10) feet to any street line, sidewalk or property line for commercial or industrial uses.* Remove the parking spaces that are within South Washington Street and maintain a ten (10') distance from the property line **or** obtain a Variance from the Board of Zoning Appeals.

DRAFT MOTIONS:

1. I move that the Planning Commission approve the request subject to staff's Conditions of Approval.

OR

2. I move that the Planning Commission forward the application to the January 16th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:

1. 2024.04.23 ESDR Application, paper copy & PDF
2. 2024.08.07 Waiver Request_Landscape and Buffers_YMCA, paper copy & PDF
3. 2024.08.28 ESDR Determination Letter 1180 South Washington Street, paper copy & PDF
4. 2024.12.02 PC Application_YMCA, paper copy & PDF
5. 2024.12.02 PC Submission - ARCH, paper copy & PDF
6. 2024.12.02 PC Submission - Site Plan - CIVIL, paper copy & PDF
7. 2024.12.02 STORMWATER MANAGEMENT REPORT, PDF

**Town of Easton**

Engineering, Planning and Zoning

14 South Harrison Street, Easton, MD 21601

Site Plan, PUD, Planned Healthcare Application**Application Type**Planned Unit Development ☐Amendment ☐Health Care (HC) ☐Site Plan ☒**Subdivision Information**

Name

Original Property Size

Telephone No. Email

Site Plan Information

Property Size

Structure's Floor Area Structure's Square Feet

Area of Disturbance Number of Dwelling Units

Property Information

Address

Tax Map Grid Parcel Lot

Deed Reference: Liber Folio

Plat Reference: Liber Folio

Base Zoning District Historic Y ☐ N ☒ Planned Redevelopment Y ☐ N ☒

Source of Electricity

Owner

Name

Mailing Address

Telephone No. Email

Applicant or Agent

Name

Mailing Address

Telephone No. Email

Surveyor / Engineer

Name License No. Expiration Date

Mailing Address

Telephone No. Email

Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed and satisfied the Town of Easton Development Standards and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent



Date 12/2/24

Printed Name of Applicant or Agent

Robert Rauch

For Office Use Only

Planning Commission Required	Y ☒ N ☐	
Planning Commission Meeting Date	12/19/2024	
Sketch Approval Date		Project No. ESDR 24-09
Prelim/Dev. Approval Date		Application No. 2024 - 1199
Final Approval Date		Sketch Fee Paid 12/04/2024
Recordation Date		Develop. Fee Paid

Revised 02-2019



Town of Easton
Engineering, Planning and Zoning
14 South Harrison Street, Easton, MD 21601

RECEIVED
AUG 07 2024
TOWN OF EASTON

2024 - 1199 / ESDR 24 - 09

Supplemental Waiver Request Application

Waiver Request Type

Sidewalk ☐ Parking Spaces ☐ Parking/Aisle Dimension ☐
Landscaping & Buffering ☒ Signage ☐ Other ☐

Project Information

Address	1180 S. WASHINGTON ST, EASTON, MD 21601				
Tax Map	0108	Grid	0000	Parcel	2677
Zoning District	Residential	PC Meeting Date		Historic District	Yes ☐ No ☒
Owner or Agent	RAUCH INC. (AGENT) ON BEHALF OF YMCA OF THE CHESAPEAKE (OWNER)				
Mailing Address	106 N. HARRISON ST, EASTON, MD 21601				
Telephone No.	410-770-9081	Email	casey@raucheng.com		

Request Details

Please attach a detailed description of the waiver request(s) being made and the justification(s) for requesting said waiver(s).

THE EXISTING CONDITIONS AT THE YMCA ALREADY HAVE STREET TREES WHICH ACT AS A BUFFERYARD. ADDITIONALLY, THERE IS NOT ENOUGH ROOM FOR AN EXPANDED BUFFERYARD. THE YMCA WANTS TO PLANT NEW TREES AND SHRUBS WHERE THEY ARE TRYING TO REMOVE A SECTION OF EXISTING PINE TREES.

☐ Ordinance Section Supporting Waiver Request.

SECT. 28 - 1014

Any modifications during review shall warrant an updated application.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent

Chris Schoenster

Date 8-7-24

Printed Name of Applicant or Agent

Chris Schoenster



TOWN OF EASTON
Planning & Zoning Department
14 South Harrison Street
P.O. Box 520
Easton, Maryland 21601

Easton Staff Development Review Worksheet

Date: August 28, 2024

Project: 1180 South Washington Street

To: Mr. Casey Rauch, Rauch, Inc.

CC: Mr. Chris Schoenster, Rauch, Inc.

CC: Mr. Brian Fitzgerald, Rauch, Inc.

CC: Mr. Robbie Gill, YMCA of the Chesapeake

The Easton Staff Development Review (ESDR) Committee meeting was held on August 28th at 11:00 am. Staff reviewed the proposed Site Sketch Plan for two proposed parking lots, renovated entrance and addition located at 1180 South Washington Street, also known as Tax Map 108, Parcel 2677.

The Committee determined that the project will need to address all agency comments as specified in the attached review letters and at ESDR. It was determined by the Committee that the application may be scheduled for Planning Commission review. Please submit all revised documents.

At this time, based on the ESDR sketch plan submission, Staff did identify constraints which require action by the Board of Zoning Appeals.

The next Planning Commission meeting is scheduled for **Thursday, September 19, 2024 at 1:00 pm.**

Submit all documentation to the Planning and Zoning Department no later than Tuesday, September 3rd at 1:00 pm. All files for presentation at the Planning Commission, as described under **§Section 28-901.3.A.(1 through 13) of the Town's Zoning Ordinance**, need to be provided on a flash drive. In addition, provide a digital submittal (via email) of all supporting documents necessary for the Planning Commissions review, including **six paper copies.**

Please contact the Planning & Zoning Department at 410 822-1943 with any questions.

Sincerely,

Joseph A. Mayer
Plan Reviewer



TOWN OF EASTON PLANNING & ZONING DEPARTMENT

P.O. Box 520
Easton, Maryland 21601
410-822-1943
www.EastonMD.gov

DATE: August 28, 2024
TO: Casey Rauch & Chris Schoenster – Rauch, Inc. (Agent)
Robbie Gill - % YMCA of the Chesapeake(Owner)
Cc: Miguel Salinas – Director of Planning & Zoning Department
Rick VanEmburch – Town Engineer

FROM: Joseph A. Mayer - Plan Reviewer, Planning & Zoning Department
SUBJECT: 1180 South Washington Street - YMCA of the Chesapeake

We reviewed the **August 7, 2024** Sketch Plan Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan Review #1

1. Per Appendix B, Sketch Plan Submittal Checklist requires, *general location and description (r.e. Intended function, proposed species. etc.) of proposed landscaping. List the proposed native species on a plan view and a Landscape Legend.*
2. Revise the Site Data on sheet G-100 to include the lot coverage percentage.
3. Per Appendix B, Sketch Plan Submittal Checklist requires the location of the refuse collection to be referenced on the plan.
4. Sheet C-200.01(6 of 18) is missing the title block and border in pdf format. Please revise.
5. Per § Section 31-3.2 from the Town's Forest Conservation Ordinance #718, add note on sheet G-100 exemption "O", *the proposed activity is on a previously developed area covered by impervious surface and is located within the priority funding area.*
6. Dimension the proposed drive aisle widths on all applicable plan views.
7. Indicate within the Site Data the overall proposed parking spaces, including the minimum and maximum parking space requirements for designated use.
8. Per § Section 28-1001.2 K from the Town's Zoning Ordinance, *no part of any parking or maneuvering space shall be closer than ten (10) feet to any street line, sidewalk or*

property line for commercial or industrial uses. Remove the parking spaces that are within South Washington Street and maintain a ten (10') distance from the property line or obtain a Variance from the Board of Zoning Appeals with approval from the State Highway Administration. See attached markup below.

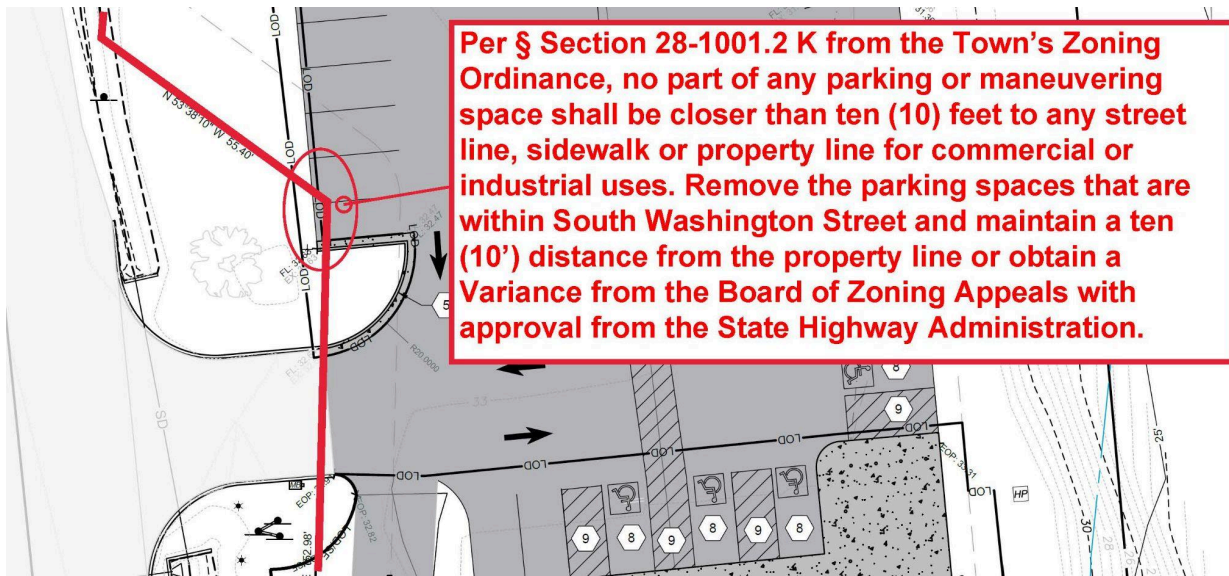
9. Per § Section 28-1001.3 L from the Town's Zoning Ordinance, *Parking spaces designed to abut other parking spaces in the front shall be separated by a landscaping area. Such landscaping areas shall be a minimum of six (6) feet wide and shall be planted with native landscaping material.* The applicant needs to expand the description of their Supplemental Waiver Request Application for Landscaping & Buffering in regards to the the parking spaces abutting each other. **See attached markup below.**
10. Clearly label the building restriction lines on all plan views with dimension setbacks.
11. The proposed "south elevation", from the architectural plans, has three 12' x 16' glazed overhead doors and a standard door. There's also bollards located in front of the doors. Verify the distance between the door openings and proposed bollards. Also show the landing area. Are the overhead doors being utilized for a loading area? **See attached markup below.**
12. The proposed "west elevation", from the architectural plans, has four(4) exit doors with landing areas. Clearly show the landing areas on all plan views. Verify the distance between the landing areas and bollards. **See attached markup below.**
13. The Demolition Plan, sheet V-101.02, proposes to remove twenty-three (23) existing pine trees along South Washington Street. Seventeen (17) of the pine trees to be removed are within the public right-of-way. Obtain approval from the State Highway Administration. **See attached markup below.**
14. Per § Section 28-901.2 E from the Town's Zoning Ordinance, the proposed addition is greater than a 10% increase in the floor area of the building and will require Planning and Zoning Commission approval. Provide digital 3D renderings accurately depicting all building facades as well as those on all buildings within 200 feet in either direction on the same block as the proposed building, per § Section 28-901.3 A.12 from the Town's Zoning Ordinance.
15. There are two proposed parking facilities onsite. Per § 208.2 from the ADA Standards for Accessible Design, *the number of parking spaces required to be accessible is to be calculated separately for each parking facility; the required number is not to be based on the total number of parking spaces provided in aloof the parking facilities provided on the site.* Add the required number of accessible parking spaces on the South parking facility.
16. Verify that the proposed ADA parking spaces will be within the required cross slopes for the landing area, ramp run and overall parking space. Please note on plan view any spot elevations to confirm the spaces are compliant to ADA regulations. **Address this**

comment during Development Site Plan review.

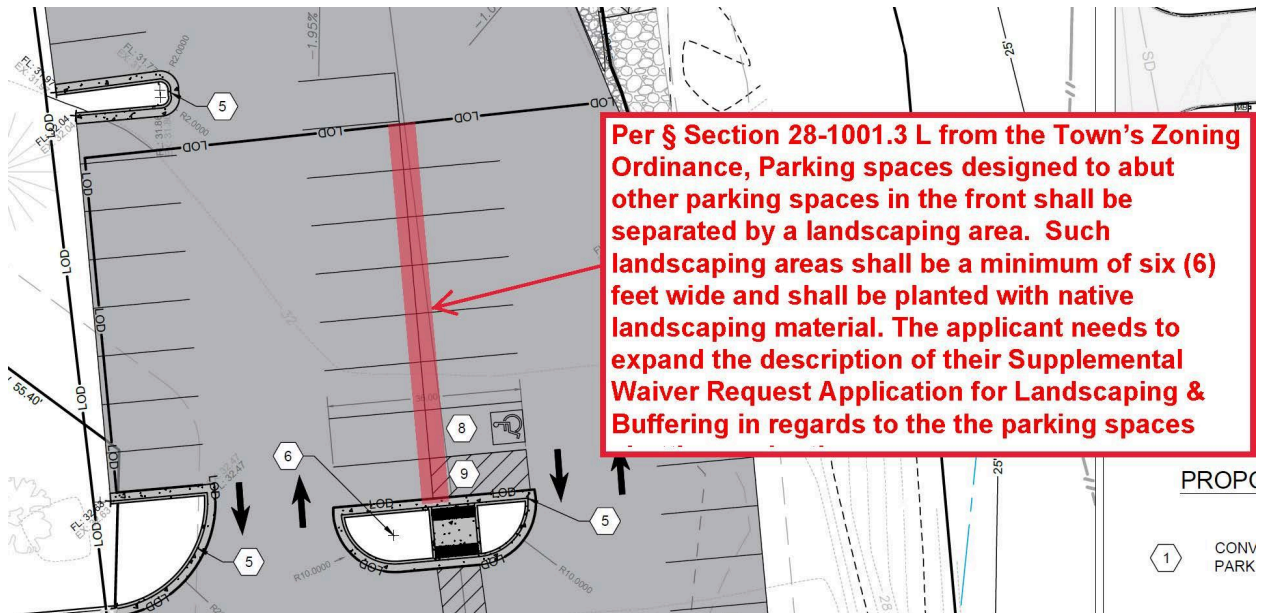
17. Please list the previous Board of Zoning Appeals approvals for Special Exception SE-554 and Variance V-511. Add note to read: On May 13, 1998, the Board of Zoning Appeals approval of Special Exception #SE-544 for the five acre minimum lot size and Variance #V-511 for the maximum permitted height of fences. At the conclusion of the hearing, the Board voted (3-0) to approve the Special Exception and Variance request as submitted by the applicant. **Address this comment during Development Site Plan review.**

Please address review comments 1, 3, 7, 9, 14 & 15 prior to your Planning Commission submission. All remaining comments are to be addressed prior to Preliminary Site Plan review.

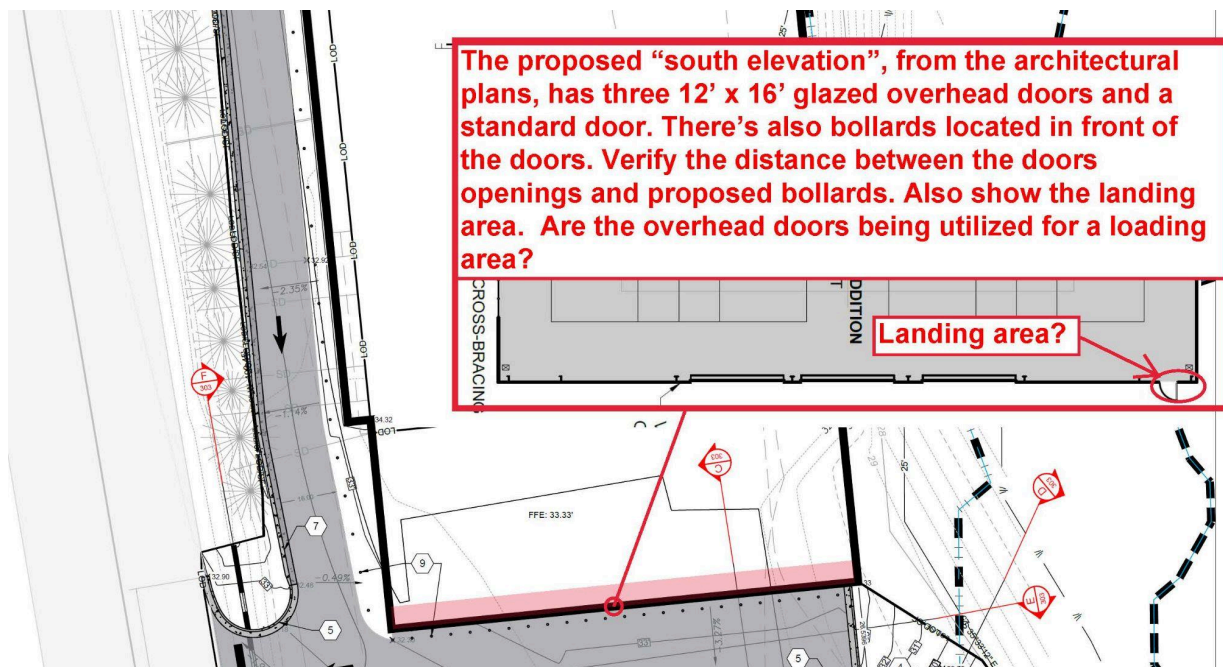
Review Comment #8



Review Comment #9



Review Comment #11



The proposed “west elevation”, from the architectural plans, has four(4) exit doors with landing areas. Clearly show the landing areas on all plan views. Verify the distance between the landing areas and bollards.

Plan Review Status

Sketch Site Plan Review		Comments
Plans Approved	☐ Y ☒ N	Please review the comments above. Revise and resubmit.
Forest Stand Delineation & Forest Conservation Plan		
☐ Required ☐ Submitted ☐ Approved ☒ Exempt		Exempt from Forest Conservation per Article III, § 31-3.2 O. The proposed activity is on a previously developed area covered by impervious surface and is located within the priority funding area. To be noted on the Sketch Site Plans, sheet G-100. Analysis - The site is within the priority funding area and is an existing developed area covered by impervious surface; existing building, parking lot and utilities. The overall site area is 4.719 acres with associated parking, stormwater management and landscaping. Required Forest Conservation would be 0.708 acres or 30,840 square feet. The intent of the project is to maximize density within the infill area and provide adequate facilities to accommodate the site. Based on the existing conditions and priority funding area, the staff supports the exemption.
Other		
☒ Required ☐ Submitted ☐ Approved		<u>IMPACT FEES</u> Please note, any future expansion to the existing building will require Impact Fees. The Town's Impact Fees and Inspection Fees are to be paid upon the time you pick up your Building Permit. Please provide building square footage with appropriate use for calculation of Impact Fee. Talbot County Impact Fees are due prior to obtaining your Building Permit. Please provide receipt of payment to the Town's Building Inspection Division. SHA Access approval is required. <u>Supplemental Waiver Request Application</u> The applicant for 1180 South Washington Street has requested a landscape and buffering waiver from Chapter 28-1014. The application proposes that the existing conditions at the YMCA already have street trees which act as a bufferyard. Additionally, there's not enough room for an expanded bufferyard. The YMCA wants to plant new trees and shrubs where they are trying to remove a section of existing pine trees.

	Analysis - The applicant needs to provide the complete ordinance section that supports the waiver requests; § Section 28-1014.7 E.4 (<i>Bufferyard 'D'</i>), § Section 28-1014.7 E.5 (<i>Bufferyard 'E'</i>) and § Section 28-1014.7 E.4 from the Town's Zoning Ordinance. Bufferyard 'D' is required along South Washington Street. The applicant requests the waiver because there's existing mature plant species along South Washington Street that acts as a buffer now. In addition, there's not enough room for an expanded bufferyard at the southern location along South Washington Street. The owner, YMCA, wants to plant new trees and shrubs where they are trying to remove a section of existing trees. Multiple existing trees proposed to be removed are within the public right-of-way and would require approval from the State Highway Administration. The staff supports the waiver request from <i>Bufferyard 'D'</i>, conditioned that the applicant obtains approval from the State Highway Administration. The staff does support the waiver request from § Section 28-1014.7 E.5 (<i>Bufferyard 'E'</i>). There's an adequate number of existing trees that provide ample buffering to meet the design requirements for <i>Bufferyard 'E'</i>. Further clarification of § Section 28-1014.7 E.4 from the Town's Zoning Ordinance by the applicant is required for <i>parking spaces designed to abut other parking spaces in the front shall be separated by a landscaping area. Such landscaping areas shall be a minimum of six (6) feet wide and shall be planted with native landscaping material.</i> The applicant may request a waiver from the requirement or adjust the design of the parking lot. Upon the applicant's response, the staff can further review the request and make a determination.
--	--

Please contact me if you have any questions. Thank you.



TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: August 27, 2024
TO: Brian Fitzgerald - Rauch
cc: Sierra Clem - Town of Easton
FROM: Rick Van Emburgh, P.E. – Town Engineer
SUBJECT: YMCA - 1180 S Washington Street
Sketch Plan Review

I reviewed the Application for the Subject project received on 8/7/2024.

The **Sketch Plan** is **Acceptable to the Engineering Department with the following Conditions:**

1. **SHEET C-200.00 - ENVIRONMENTAL NOTE #1** - Revise the note to indicate a portion of the site is in the Critical Area. Show the Critical Area Boundary on all applicable plans.

The **Sketch Stormwater Management Plan** is **Approved with the following condition:**

2. **SHEET C-301.01 - ESD SUMMARY** - The Actual ESDv values are less than the Target ESDv values and are not consistent with the SWM Report. Please revise.

Please contact me if you have any questions. Thank you.

END OF DOCUMENT



TOWN OF EASTON
PO Box 520
Easton, Maryland 21601
(410)-822-2526 Fax (410)-822-8738
Office of Building Inspection.



ESDR- Building Inspection and Permit Department Comments

Date: August 13, 2024

**Project; YMCA of the Chesapeake
Addition
1180 S Washington Street
Easton, Maryland 21601**

A Town of Easton Building Permit is required for all new construction.

Contact this Department to verify current Building Codes including the Town of Easton's modifications prior to preparation of Building plans.

The following lists items required on the construction drawings in order to apply for a Building Permit.

- Construction Documents (3 sets) for new construction will be required when application is made. Documents must be prepared by a registered Maryland Registered Architect, with original plans signed and sealed. Plans must include a code listing classification (use group), construction type, and occupant loads. Items that must be addressed by the construction documents will be structural strength, means of egress (include travel distance), facilities, stability, sanitation, light and ventilation, **energy conservation** and safety to life and property from fire and other hazards attributed to the built environment, **Accessibility**, and other safety requirements for public access.
- The Town of Easton, in accordance with the International Building Code Chapter 17, establishes a building inspections procedure that utilizes qualified, third-party professionals, when necessary, in addition to the Town's Building Inspectors. A copy of this can be found on the Town's Web Site.
- All mechanical, electrical, and plumbing permits as required must include construction documents signed and sealed by a professional engineer and by a responsible party for the contractor receiving the permit. Be sure the Town of Easton modifications are included. Section 6-16 of the Town Code.
- Pursuant to Town of Easton Ordinance 477, Chapter 9 Fire Protection, Article VII Security Key Lock Boxes, a lockbox shall be provided on the exterior of the building and shall be located as required by the chief of the Easton Volunteer Fire Department, Inc. (410-822-4848).

- An appointment may be set up with this department to review your permit application materials prior to permit application submission.
- **State Fire Marshal**, (410-822-7609) plan review and inspections are required. It is your responsibility to contact them and make application.



EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date: 08/26/24

To: Joe Mayer; Nicholas Johnson; Sierra Clem

From: Kia Gibbs on behalf of Aaron Goller, PE

No. of Pages: 1

Regarding: 1180 S. Washington Street

Phase: Sketch Site Plan - 30%

SUBM: 1

Status: Approved

Easton Utilities Commission has reviewed the above referenced plans do not have any comments to provide.

Please contact Kia Gibbs, Admin Support at kgibbs@eucmail.com should you have any questions.



Town of Easton
Engineering, Planning and Zoning
14 South Harrison Street, Easton, MD 21601

RECEIVED
APR 23 2024
TOWN OF EASTON

Easton Staff Development Review

Property Information

Address **1180 S. WASHINGTON ST, EASTON, MD 21601**

Tax Map **0108** Grid **0000** Parcel **2677** Lot

Deed Reference: Liber **02414** Folio **00448**

Plat Reference: Liber Folio

Base Zoning District **COMMERCIAL** Historic District Y ☐ N ☒ Planning Redevelopment Y ☐ N ☒

Purpose of Application / Description of Work:

The Easton Family YMCA at S. Washington St is renovating and expanding parking facilities on their property. Two gravel parking lots will be converted to new asphalt parking. The existing asphalt parking lot there now, will be renovated through mill and overlay of new surface course.

The YMCA is also renovating the south entrance coming into the new parking lot. A new stormwater management facility is being added in the southeast corner of the new south parking lot. The YMCA is also proposing tree removal south of the new entrance.

Owner

Name **YMCA OF THE CHESAPEAKE**

Mailing Address **202 PEACHBLOSSOM RD, EASTON, MD 21601**

Telephone No. **410-822-0566** Email **rgill@ymcachesapeake.org**

Applicant / Agent

Name **RAUCH Inc.**

Mailing Address **106 N. Harrison Street, Easton, MD 21601**

Telephone No. **410-770-9081** Email **casey@raucheng.com**

Surveyor / Engineer

Name **RAUCH Inc.** License No. **11024** Expiration Date **7-24-24**

Mailing Address **106 N. Harrison Street, Easton, MD 21601**

Telephone No. **410-770-9081** Email **robert@raucheng.com**

Any modifications during review shall warrant an updated application.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent 

Date **4/19/2024**

Printed Name of Applicant or Agent **Robert Rauch**

For Office Use Only

Easton Staff Development Review Meeting Required Y ☒ N ☐

Easton Staff Development Review Meeting Date

2024-1199 / ESDR 24-09

Completeness Check Date

Revisions/Resubmissions Required Y ☒ N ☐

Resubmission Date

Documents Received Y ☒ N ☐

Staff Determination

Rescheduled for August 28, 2024 Easton Staff Development Review Meeting

Scheduled for December 19, 2024 Planning Commission Meeting.

Planning Commission Required Y ☒ N ☐

BOZA Required Y ☐ N ☒

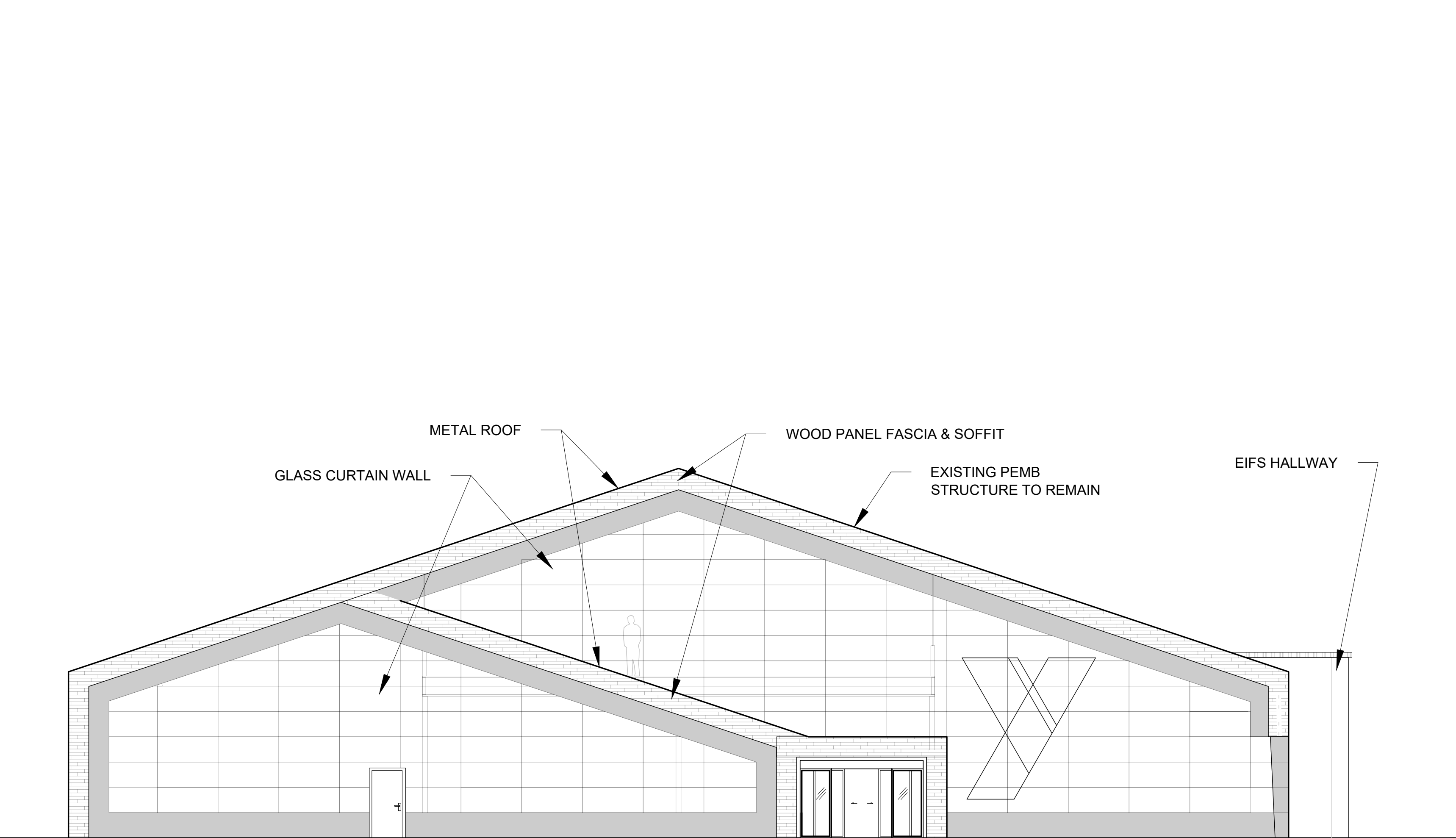
Historic District Commission Required Y ☐ N ☒

Resubmission for ESDR Required Y ☐ N ☒

Staff Signature

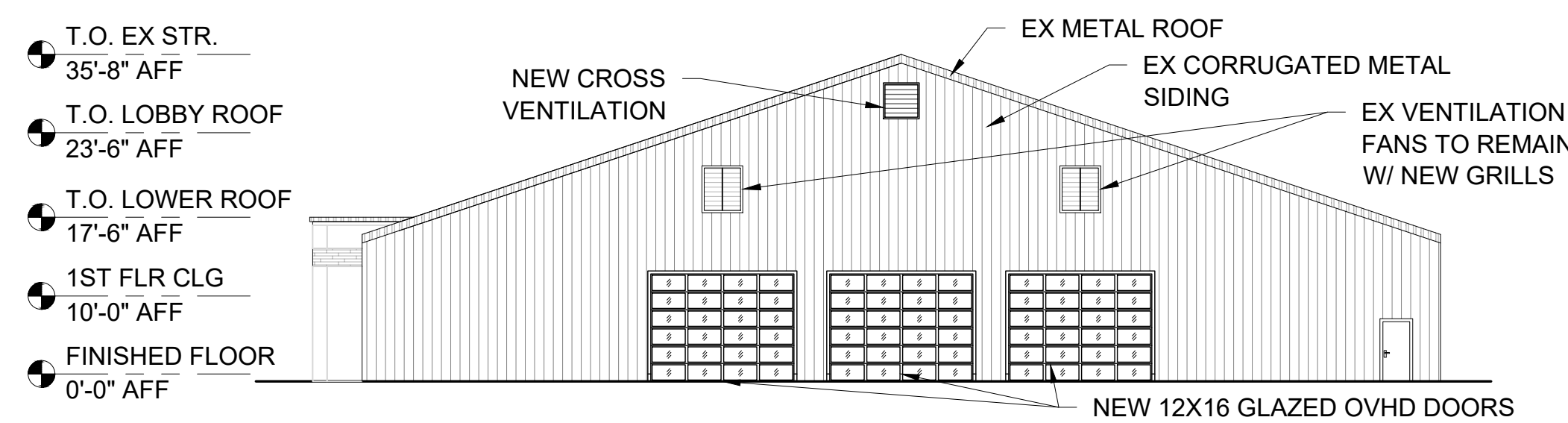
Date

Revised 02-2019



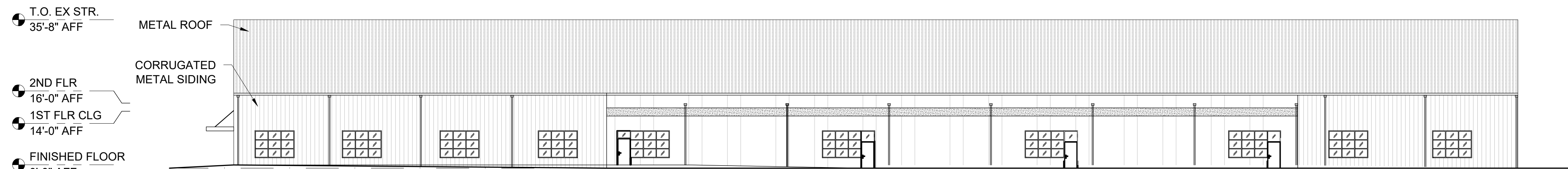
1 PROPOSED NORTH ELEVATION

Scale: 1/8" = 1'-0"



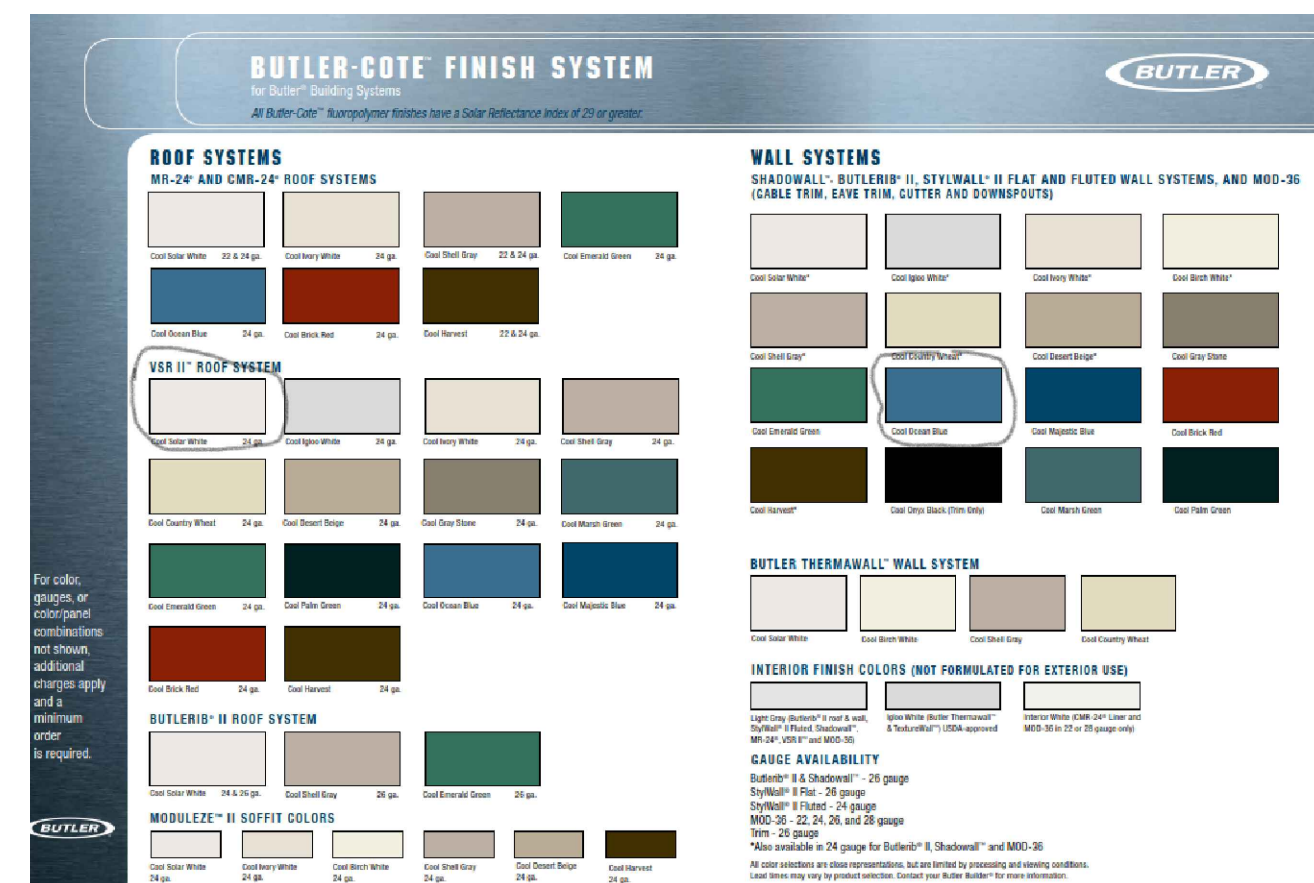
2 PROPOSED SOUTH ELEVATION

Scale: 1/16" = 1'-0"



4 PROPOSED WEST ELEVATION

Scale: 1/16" = 1'-0"



X COLOR OPTIONS



X BUTLER METAL PANELS







CONTACT INFORMATION

OWNER/DEVELOPER: YOUNG MEN'S CHRISTIAN ASSOCIATION (YMCA)
C/O ROBBIE GILL
202 PEACHBLOSSOM RD
EASTON, MD 21601
(410)822-1515

ENGINEER: RAUCH Inc.
106 N HARRISON ST
EASTON, MARYLAND 21301
(410)770-9081

SITE DATA

PROPERTY ADDRESS:	1180 S WASHINGTON STREET EASTON, MD 21601
LONGITUDE:	38.751157° N
LATITUDE:	-76.071732° W
PRESENT ZONING CLASSIFICATION:	R10A
PROPOSED USE:	COMMERCIAL/INDUSTRIAL USE OUTSIDE OF CBD
TAX MAP:	0108
GRID:	0000
PARCEL:	2677
DEED REFERENCE:	02414/ 0488
SITE AREA:	205,603 SF / 4.72 ACRES
PROPOSED TOTAL LIMIT OF DISTURBANCE:	52,667 SF / 1.209 ACRES
TOTAL EXISTING IMPERVIOUS:	96,267.6 SF / 2.21 ACRES
TOTAL NEW IMPERVIOUS:	5,936 SF / 0.136 ACRES
TOTAL IMPERVIOUS AFTER IMPROVEMENTS	102,203 / 2.34 ACRES
MAXIMUM BUILDING HEIGHT:	35'
ACTUAL BUILDING HEIGHT:	36'-6"
MINIMUM BUILDING ENVELOPE:	60' DEEP X 30' WIDE
ACTUAL BUILDING ENVELOPE:	315'-3" DEEP X 120'-7" WIDE
EXISTING BUILDING ENVELOPE:	276'-8" DEEP X 120'-7" WIDE
BUILDING GROSS FLOOR AREA(GFA):	FIRST FLOOR = 38,993 SF SECOND FLOOR = 6,545 SF TOTAL GFA = 45,538 SF
SETBACKS:	FRONT = 15', REAR = 30', SIDE = 8'
TOTAL CUT:	513 CY
TOTAL FILL:	354 CY
NET CUT/FILL:	159 (CUT)
PARKING CALCULATIONS:	MINIMUM VEHICLE SPACES REQUIRED (1.5 PER 1,000 SF OF GFA): 68 SPACES MAXIMUM VEHICLES SPACES REQUIRED (10 PER 1,000 SF OF GFA): 455 SPACES ESTIMATED EXISTING PARKING SPACES: 81 SPACES PROPOSED PARKING SPACES: 72 SPACES (3 ADA SPACES REQUIRED) - NORTH PARKING LOT: 60 5 ADA SPACES PROVIDED - SOUTH PARKING LOT: 12 MINIMUM REQUIRED BICYCLE SPACES = 9 SPACES
LANDSCAPE REQUIREMENTS:	28-1014.6 (F) INDUSTRIALBUSINESS AND SERVICE USE 1) TOTAL TREES REQUIRED = 18 REQ. 36 PROVIDED 2. a) INTERIOR PARKING LOT TREES = 6 REQ. 8 PROVIDED - UNINTERRUPTED ROW REQUIREMENT PROVIDED b) EVERGREEN LANDSCAPING FOR PARKING LOTS - PROVIDED c) BUILDING ENVELOPE PLANTINGS - PROVIDED d) SERVICE LOADING AREAS - N/A e) EARTHEN BERMING / SWM FEATURES - BERMING N/A, SWM FACILITY TO RECEIVE ACCENT PLANTINGS
BUFFERYARD REQUIREMENTS:	C - ALONG WEST PROPERTY LINES - REQUESTING BUFFERYARD WAIVER: EXISTING CONDITIONS AT THE YMCA ALREADY HAVE STREET TREES WITHIN 20' WIDTH FOR BUFFERYARD 'C'. THERE IS NOT ENOUGH ROOM TO PROVIDE AN EXPANDED BUFFERYARD AND MOST OF EXISTING SCREENING TREES WILL REMAIN. THE YMCA WANTS TO PLANT NEW SCREENING WHERE THEY PLAN ON REMOVING A SECTION OF EXISTING PINE TREES. LARGE EVERGREEN SHRUBS ARE PROPOSED TO REPLACE THE TREES THE YMCA WANTS TO REMOVE AS SCREENING AND SHOULD PROVIDE AN ADEQUATE BUFFER - THERE IS LIMITED SPACE BETWEEN THE TOP OF SWALE AND THE EDGE OF TENNIS COURTS. E - ALONG NORTH, EAST, AND SOUTH PROPERTY LINES - REQUIREMENTS MET WITH EXISTING UNDISTURBED FOREST
FOREST CONSERVATION:	N/A
FEMA FLOOD MAP:	PANEL 24041C0189D
SURVEY DATUM:	
HORIZONTAL:	NAVD83
VERTICAL:	NAVD88
EPSG CODE:	2248

DESIGN PRINCIPLES FOR EASTON	
(2010 COMPREHENSIVE PLAN, PG. 94 - 111)	
1.	INTEGRATED USES ARE DESIRABLE - DESIGN EXPANDS THE SERVICE OFFERINGS OF THE YMCA AND MAKES THE BUILDING EXTERIOR AND INTERIOR MORE COHESIVE.
2.	NATURAL FEATURES SHOULD DETERMINE DESIGN - THE SITE MODIFICATIONS OF THE BUILDING AND EXTERIOR SITE EXPANSIONS RESPECT THE EXISTING ENVIRONMENTAL CONSTRAINTS, BUFFERS, AND STREAM CORRIDOR TO THE MAXIMUM EXTENT POSSIBLE.
3.	AUTOMOBILES SHOULD NOT DETERMINE DESIGN - THE MODIFIED PARKING SPACES RENOVATE EXISTING IMPERVIOUS SURFACES AND IS CONSTRAINED BY THE SITES NATURAL FEATURES.
4.	AMPLE OPEN SPACES SHOULD BE PROVIDED WITHIN AND AROUND NEIGHBORHOODS - THE SITE MAINTAINS MOST OF THE NATURAL STREAM CORRIDOR RIPARIAN BUFFER.
5.	ARCHITECTURE SHOULD RESPECT EASTON'S HISTORIC DISTRICT - NOT APPLICABLE IN THIS ZONE.
6.	SIGNS SHOULD INFORM BUT NOT DOMINATE - SIGNAGE WILL BE MODEST. MOST OF THE ADVERTISING FOR THE YMCA WILL BE ACHIEVED THROUGH EXTERIOR FAÇADE RENOVATIONS THAT MAKE IT VISIBLY ATTRACTIVE FROM THE ROAD WITH MINIMAL SIGNAGE.
7.	NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES - NOT APPLICABLE.
8.	RESIDENTIAL DEVELOPMENTS SHOULD BE INTERESTING PLACES - THE YMCA'S BUILDING AND SITE MODIFICATIONS WILL MAKE THIS ATHLETIC CENTER AN ATTRACTIVE PLACE FOR THE COMMUNITY AND FURTHER ANCHOR IT AS A TREASURED COMMUNITY RESOURCE.
9.	NEIGHBORHOODS SHOULD CONNECT - THE SITE MODIFICATIONS WILL ALLOW SAFE ACCESS INTO, THROUGH, AND OUT OF THE SITES PARKING AREAS.

YMCA - SOUTH WASHINGTON STREET

INFRASTRUCTURE IMPROVEMENT PLAN



VICINITY MAP
SCALE: 1" = 2000'

ESTIMATED TOWN IMPACT FEES

TOTAL FEE COST: \$1,500.00

ZONING & SUBDIVISION FEES

PLAN REVIEWS:
STORMWATER MANAGEMENT - UP TO 1 ACRE:
\$1,250.00

PLANNING COMMISSION FEES

CONCEPT, USE & DESIGN REVIEW: \$250.00

NOTE: THE IMPACT FEES INDICATED IN THIS NOTATION SHALL NOT BE CONSTRUCTED AS VESTED AND UNTIL SUBMISSION OF THE BUILDING APPLICATION.

DRAWING SHEET LIST

SHEET NO.	DRAWING TITLE
G-100	COVER SHEET
G-101	LEGEND AND ABBREVIATIONS
C-101	OVERALL SITE PLAN
V-101.01	EXISTING CONDITIONS
V-101.02	DEMOLITION PLAN
C-200	EROSION & SEDIMENT CONTROL COVER
C-201.00	EROSION & SEDIMENT CONTROL PLAN
C-205.01 - 02	EROSION & SEDIMENT CONTROL DETAILS
C-301.01 - 03	COMBINED SITE GRADING AND STORMWATER PLAN
C-301.04 - 05	PRE & POST-DEVELOPMENT DRAINAGE MAPS
C-303	PROFILES
C-305.01 - 03	SITE & STORMWATER DETAILS
L-401	LANDSCAPE PLAN
L-405	LANDSCAPE DETAILS

GENERAL NOTES

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS. SPECIFICATIONS, LOCAL BUILDING CODES, BEST PRACTICES OF THE RESPECTIVE TRADES AND THE STANDARD SPECIFICATIONS AND DETAILS REFERRED TO HEREON.

THIS DRAWING SHOWS INFORMATION OBTAINED FROM AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST WITHIN LIMITS OF THE WORK AT AND BELOW THE SURFACE OF THE GROUND. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORTING AND PROTECTING ALL PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES.

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO START OF CONSTRUCTION AND SHALL COORDINATE ALL CONSTRUCTION PHASES WITH THEM:

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MDE (Eastern Shore Field Office)	410-901-4020
TOWN OF EASTON DPW	410-882-0513
TALBOT COUNTY SCD	410-882-1577 x 3
MISS UTILITY	800-257-7777 or 811

SHOULD ANY DAMAGE OCCUR TO ANY MARKED UTILITIES, THEY SHALL BE REPAIRED SOLELY AT THE CONTRACTORS EXPENSE.

ALL LANDSCAPING SHALL BE PERFORMED BY QUALIFIED PROFESSIONALS. ALL PLANT MATERIALS SHALL BE FROM CERTIFIED NURSERYMAN AND BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF PLANTING.

ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTORS EXPENSE.

LINETYPES

TOPOGRAPHY
MAJOR CONTOURS
MINOR CONTOURS
TOP OF SLOPE BREAKLINE
BOTTOM OF SLOPE BREAKLINE
TOPOGRAPHY BREAKLINE

CATCHMENT AREA

Tc FLOW PATH

PARCEL BOUNDARY
PARCEL SETBACK/EASEMENT
FENCELINE WOOD
FENCELINE STEEL
TREELINE/VEGETATION
ROADWAY CENTERLINE
HIGHWAY BARRIER

UTILITIES
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
TELEPHONE LINE
GAS PIPE LINE
CABLE TV
WATER PIPE
STORMWATER PIPE

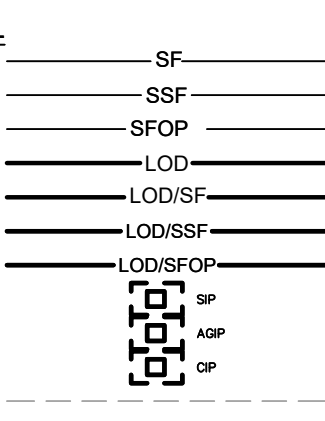
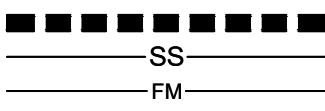
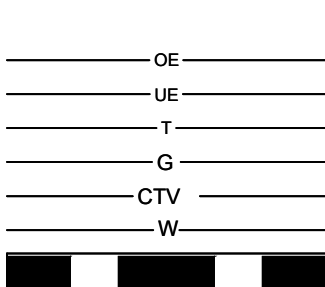
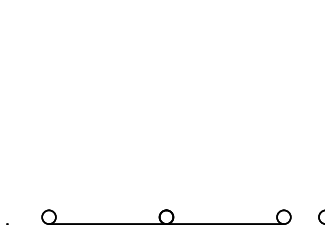
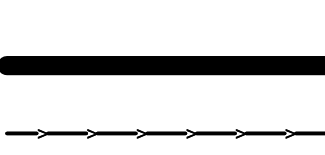
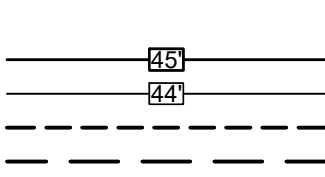
UNDERDRAIN
SANITARY SEWER
FORCE MAIN SEWER

ENVIRONMENTAL
WETLAND LINE
FLOOD PLANE 100/500 YR
MEAN HIGH WATER
MEAN LOW WATER
CRITICAL AREA BOUNDARY
BUFFER 25'/100'
SOILS BOUNDARY

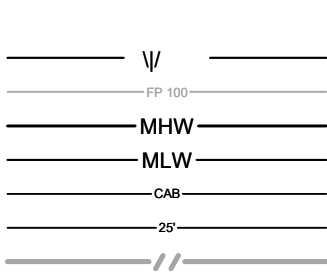
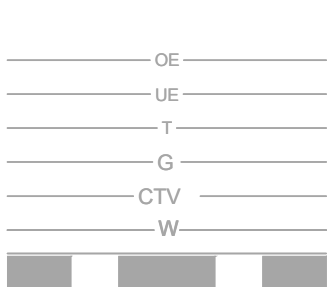
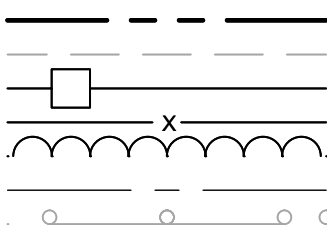
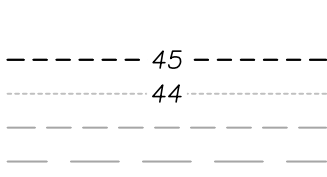
EROSION AND SEDIMENT CONTROL

SILT FENCE
SUPER SILT FENCE
SILT FENCE ON PAVEMENT
LIMITS OF DISTURBANCE
LOD & SILT FENCE
LOD & SUPER SILT FENCE
LOD & SILT FENCE ON PAVEMENT
STANDARD INLET PROTECTION
AT-GRADE INLET PROTECTION
CURB INLET PROTECTION
SWM EASEMENT 5'/10'

PROPOSED



EXISTING



SYMBOLS

FLARED END SECTION

YARD INLET

CURB INLET

CUSTOM INLET

NYLOPLAST INLET

STORM DRAIN MANHOLE

SANITARY SEWER MANHOLE

CLEANOUT

GATE VALVE

STUB

SIGN

WATER METER

FIRE HYDRANT

WELL

BOLLARD

ELECTRIC TRANSFORMER

TELEPHONE PEDESTAL

UTILITY POLE

GUY WIRE

CONIFEROUS TREE

DECIDUOUS TREE

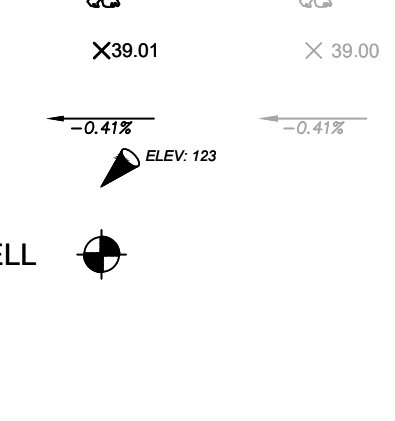
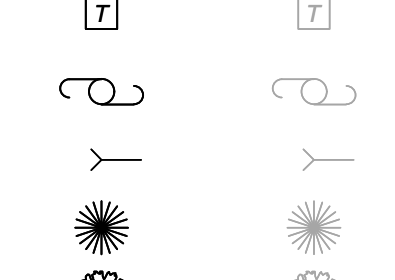
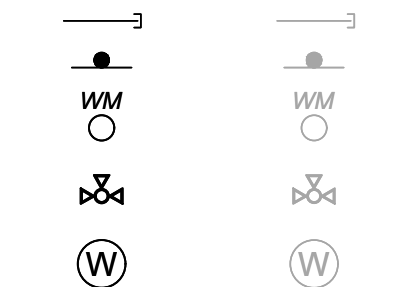
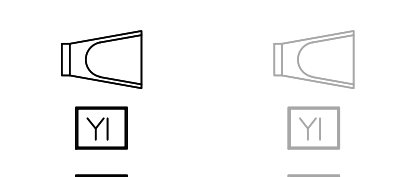
SPOT ELEVATION

LAND SLOPE

BENCHMARK

BOREHOLE/MONITORING WELL

PROPOSED



EXISTING



HATCHES

ASPHALT

GRAVEL

CONCRETE

RIPRAP/ROCK

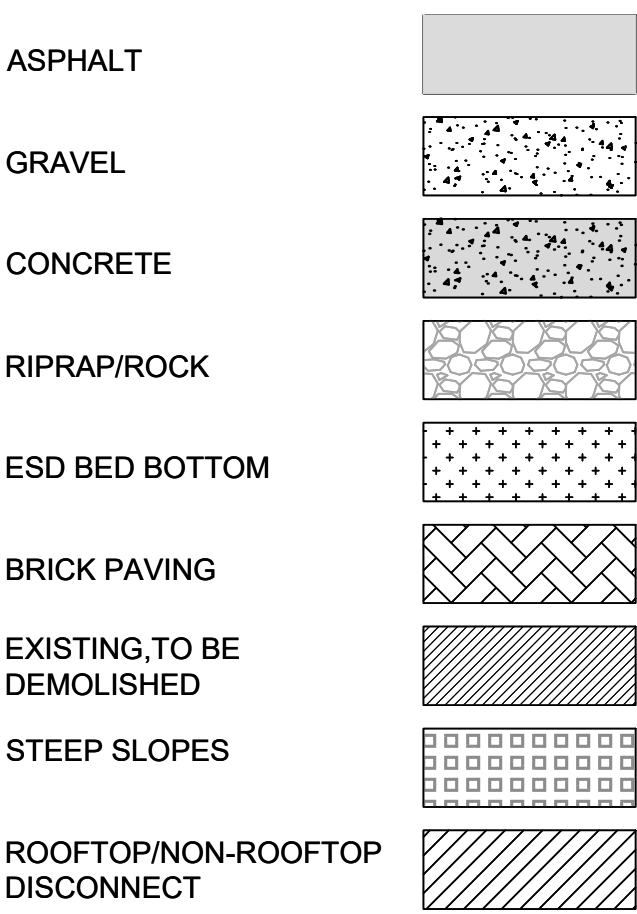
ESD BED BOTTOM

BRICK PAVING

EXISTING, TO BE
DEMOLISHED

STEEP SLOPES

ROOFTOP/NON-ROOFTOP
DISCONNECT



ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AGIP	AT GRADE INLET PROTECTION
@	AT
BC	BACK OF CURB
BM	BENCHMARK
BRL	BUILDING RESTRICTION LINE
CES	CONCRETE END SECTION
C/O	CLEAN OUT
CHRD	CHORD
CI	CURB INLET
CIP	CURB INLET PROTECTION
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
Cul	CUSTOM INLET
CY	CUBIC YARD
DI	DUCTILE IRON
E	EAST
EL/ELEV	ELEVATION
EP	EDGE OF PAVE
ESC	EROSION AND SEDIMENT CONTROL
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT
GFA	GROSS FLOOR AREA
GPD	GALLONS PER DAY
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
I	INLET
INV	INVERT
KV	KILOVOLTS
L	ARC LENGTH
LF	LINEAR FEET
LOD	LIMITS OF DISTURBED AREA
LT	LEFT
MAX	MAXIMUM
MBR	MICRO-BIORETENTION
MD	MARYLAND
MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
MH	MANHOLE
MHW	MEAN HIGH WATER

COVER SHEET

OF THE LANDS OF

YMCA INC.

TAX MAP 108, GRID 0, PARCEL 2677

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR YMCA INC.

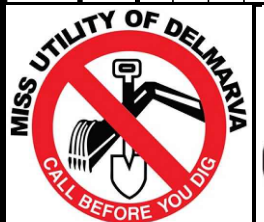
RAUCH

Engineering | Survey | Architecture | Environmental

Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3987

REVISIONS

REV. #	DATE	DESCRIPTION
1		



DATE:	12/2/2024
SCALE:	AS SHOWN
DRAWN BY:	WCS
DESIGNED BY:	WCS
APPROVED BY:	BBF

SHEET NO.: G-100

FOR REVIEW

EROSION & SEDIMENT CONTROL LEGEND

OF THE LANDS OF

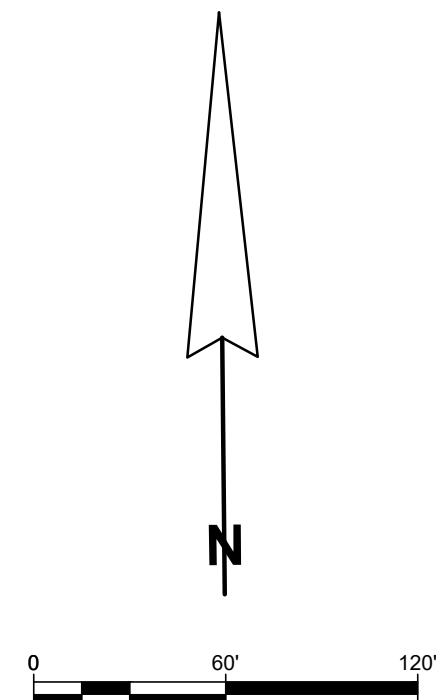
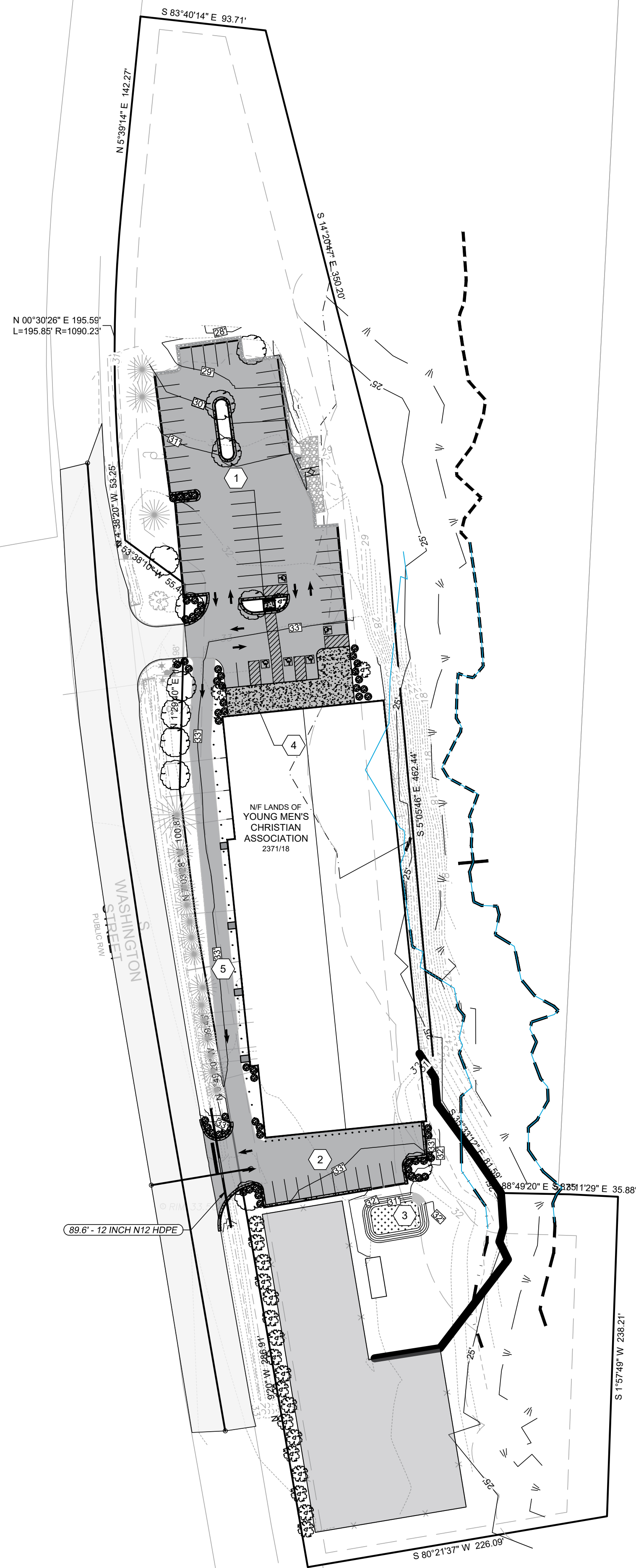
YMCA INC.

TAX MAP 108, GRID 0, PARCEL 2877

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR YMCA INC.

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PROPOSED SITE FEATURES

- 1 ASPHALT PARKING LOT #1 (62 PARKING SPACES)
- PROPOSED EXPANDED ASPHALT (10,040 S.F.)
- PROPOSED RENOVATED ASPHALT (14,005 S.F.)
- 2 ASPHALT PARKING LOT #2 (12 PARKING SPACES)
- 3 MICRO BIORETENTION
- 4 CONCRETE SIDEWALK
- 5 GRAVEL ACCESS ROAD CONVERTED TO 16' WIDE ONE WAY ASPHALT DRIVE TO SOUTH PARKING LOT

HATCH LEGEND

- | | |
|------------------------|---|
| CONCRETE |  |
| ROCK PROTECTION/GRAVEL |  |
| ASPHALT |  |
| MICRO BIORENTION |  |

OVERALL SITE PLAN

OVERALL SITE PLAN

OF THE LANDS OF

YMCA INC.

TAX MAP 108, GRID 0, PARCEL 2677

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR YMCA INC.

RAUCH

Engineering | Survey | Architecture | Environmental

Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3667

REVISIONS

[illegible]

DATE:	12/2/2024
SCALE:	1" = 60'
DRAWN BY:	BAOC/AFK
DESIGNED BY:	WCS
APPROVED BY:	BBF

SHEET NO.:
C-101

**FOR
REVIEW**



- ### HATCH LEGEND

**FOR
REVIEW**

EXISTING CONDITIONS

OF THE LANDS OF

YMCA INC.

TAX MAP 108, GRID 0, PARCEL 2677

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

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Inc.

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EXISTING OVERGROWN UNDERGROWTH
VEGETATION TO BE DEMOLISHED



- 1 NORTH GRAVEL LOT TO BE DEMOLISHED
- 2 SOUTH GRAVEL LOT AND ACCESS DRIVE TO BE DEMOLISHED
- 3 FENCE POST TO BE DEMOLISHED
- 4 WOODEN FENCE TO BE DEMOLISHED
- 5 MILL AND OVERLAY TO RESURFACE EXISTING ASPHALT PARKING LOT (14,005 S.F.)
- 6 23 PINE TREES TO BE REMOVED
- 7 REMOVE EXISTING 12" CULVERT PIPE CMP
- 8 REMOVE AND RENOVATE 4,207 SF OF EXISTING BUILDING

**FOR
REVIEW**

PREPARED FOR YMCA INC.

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Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3887

STANDARD EROSION AND SEDIMENT CONTROL NOTES

- The contractor shall notify the Maryland Department of the Environment (MDE) Sediment Control Inspector at 410-901-4020 and the Talbot County Department of Public Works (DPW) at 410-770-8170 at least 48 hours prior to commencing any land disturbing activities and, unless waived by the Sediment Control inspector, shall be required to hold a pre-construction meeting at the project site. The contractor must provide the name of the person on the site who is responsible for inspection and maintenance of erosion and sediment control measures and a copy of their green card to the Sediment Control Inspector.
- All projects with construction activities disturbing 1 acre or more are required to submit a General Permit (NOI) to MDE to comply with the General Permit for Construction Activity for Stormwater Discharges. The General Permit must be approved prior to disturbance activities. To obtain a General Permit (NOI) form, contact the Permits Coordinator at the MDE Compliance Program at 410-537-3510.
- The limit of disturbance shall be clearly delineated in the field prior to the pre-construction meeting and any grading activities to ensure compliance with the approved plan.
- The approved Erosion and Sediment Control Plan must be kept at the project site.
- The Talbot Soil Conservation District (TSCD) reserves the right to modify the Erosion and Sediment Control Plans.
- The TSCD may revoke the approval of the Erosion and Sediment Control Plan if work performed at the project site does not conform to the provisions of the grading permit, to the approved plan or to any written instructions from MDE, Talbot County DPW or the TSCD.
- The contractor must request that the Sediment Control Inspector approve work completed in accordance with the approved Erosion and Sediment Control Plan, the grading or building permit and the Talbot County Erosion and Sediment Control Ordinance at the following points of project development:
 - Upon completion of the installation of perimeter erosion and sediment control measures but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by MDE is made.
 - Prior to removal or modification of any sediment control structure(s).
 - Upon final stabilization of the site and prior to the removal of any sediment control measures.
- The contractor shall construct all erosion and sediment control measures per the approved plan and construction sequence and shall have them inspected and approved by the Sediment Control Inspector prior to beginning any other land disturbances.
- The contractor shall ensure that all runoff from disturbed areas is directed to the sediment control devices and shall not remove any erosion or sediment control measure without prior permission from the Sediment Control Inspector.
- The following minor plan modifications may be approved by the Sediment Control Inspector in the field:
 - Sediment control structures (except basins and traps) may be moved to meet the existing contours and field conditions, when moving these structures would have no impact on their function or design criteria.
 - Substitution of perimeter control measures may be made provided the measure substituted is equivalent (i.e., silt fence for straw bales) or is an upgrade of the original measure (i.e., silt fence to a perimeter berm with properly sized outlet).
 - Addition and extension of perimeter controls (including stone construction entrances) may be made to meet field conditions. Any modifications to the plan which are not listed above require the plan to be submitted to the TSCD for review and approval.
- The contractor shall protect all points of construction ingress and egress to prevent the deposition of materials onto public roads. All materials deposited onto public roads shall be removed immediately.
- On-site temporary stockpile areas must be placed as shown on the approved plan. If the construction schedule is to exceed 3 days, the stockpile areas must be stabilized. Stockpile areas should not exceed fifteen feet in height. If a stockpile is to exceed fifteen feet in height, it must be shown on the plan to be terraced with pipe slope drains installed and approved by TSCD. Upon the completion of the use of the stockpile area, existing ground surfaces shall be restored to their original conditions and permanently stabilized.
- Various steps in the sequence of construction may require the contractor to remove excess excavated material to an approved location or to import material from an approved location. For purposes of this plan, an approved location shall be one which is operating under an approved erosion and sediment control plan and an active grading permit at the time of construction.
- The contractor shall inspect daily and maintain continuously in an effective operating condition all erosion and sediment control measures until such time as they are removed with prior permission from the Sediment Control Inspector.
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within:
 - Three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes equal to or greater than 3 horizontal to 1 vertical (3:1), and
 - Seven (7) days as to all other disturbed or graded areas on the project site. The above requirements do not apply to those areas which are shown on the plan and are currently being used for material storage or for those areas on which actual construction activities are currently being performed or to interior areas of a surface mine site where the stabilization material would contaminate the recoverable resource. Maintenance shall be performed as necessary to ensure that the stabilized areas continuously meet the appropriate requirements of the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- Sediment control practices will be maintained until the entire contributing area to the practice has been permanently stabilized and meets the satisfaction of the Sediment Control Inspector. Sediment controls may only be removed with the authorization of the Sediment Control Inspector.
- All areas disturbed by the removal of sediment control devices must be immediately stabilized.
- Surface drainage flows over unstabilized cut and fill slopes shall be controlled by either preventing drainage flows from traversing the slopes or by installing protective devices to convey the water downslope without causing erosion. Dikes shall be installed and maintained at the top of cut or fill slopes until the slope and drainage area to it are fully stabilized, at which time the dikes must be removed and final grading done to promote sheet flow drainage. Erosion control measures must be implemented at points of concentrated flow where erosion is likely to occur.
- No permanent cut or fill slope with a gradient steeper than 3:1 will be permitted in lawn maintenance areas. A slope gradient of up to 2:1 will be permitted in non-maintenance areas provided that those areas are indicated on the erosion and sediment control plans with a low-maintenance ground cover specified for permanent stabilization. Slope gradient steeper than 2:1 will not be permitted with vegetation stabilization.
- All flow lines are to be stabilized with sod or seed with erosion control matting to a depth of flow of 1 foot.
- Sediment traps or basins are not permitted within 20 feet of a foundation which is existing or under construction. No structure may be constructed within 20 feet of an active sediment trap or basin.
- Temporary sediment traps and sediment basins shall be cleaned out and restored to the original dimensions when sediment has accumulated to one half (1/2) the wet storage depth of the trap or basin.
- Sediment removed from traps (and basins) shall be placed and stabilized in approved areas, but not within a floodplain, wetland or forest retention area. When pumping sediment laden water, the discharge must be directed to a sediment trapping device prior to release from the site.
- For approved dewatering strategies for traps and basins, see section F of the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. Pumping sediment laden water into the waters of the State without filtration is strictly forbidden.
- Sediment control devices placed in infiltration areas must have bottom elevations at least two (2) feet higher than the finished grade elevation of the infiltration practice. When converting a sediment trap to an infiltration device, all accumulated sediment must be removed and disposed of prior to final grading of infiltration device.
- The developer is responsible for obtaining all necessary permits prior to any construction activities. Further, the issuance of a grading permit does not relieve the developer of the responsibility to obtain any additional local, state or federal permits.

ENVIRONMENTAL NOTES:

- THE PROJECT SITE IS NOT LOCATED WITHIN THE CRITICAL AREA BUFFER
- THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR

TEMPORARY STABILIZATION MUST BE COMPLETE WITHIN:

- THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND
- SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING

HYDROLOGY NOTES:

- THE PROJECT WILL NOT ALTER HYDROLOGY TO OR FROM THE SITE
- NO OUTLETS WILL BE ALTERED BY THIS PROJECT

GENERAL NOTES

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MDE (Eastern Shore Field Office) 410-901-4020
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TALBOT COUNTY SCD 410-882-1577 x 3
MISS UTILITY 800-257-7777 or 811

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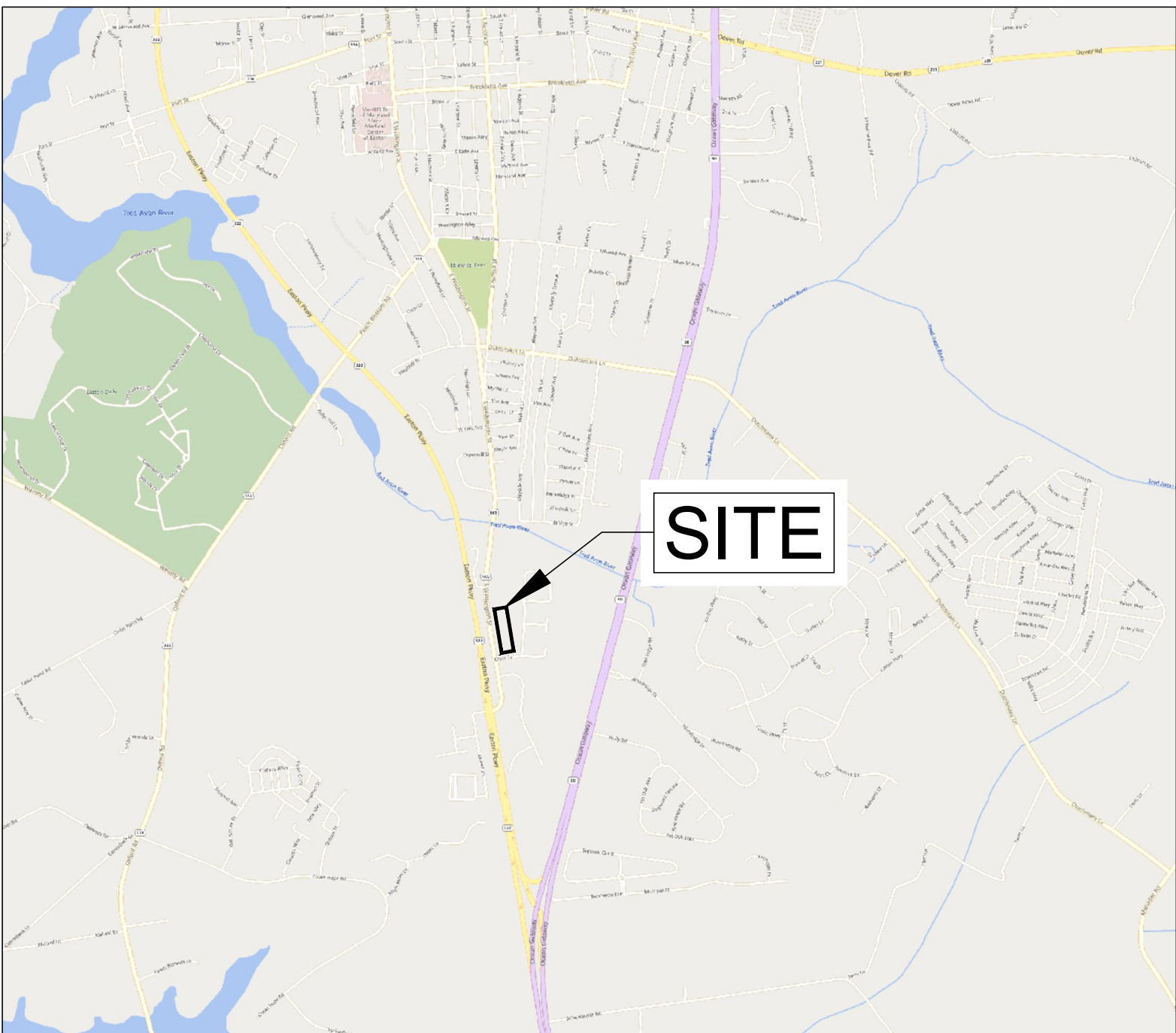
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ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTORS EXPENSE.

YMCA - SOUTH WASHINGTON STREET

EROSION & SEDIMENT CONTROL PLANS

FOR
YOUNG MENS CHRISTIAN ASSOCIATION (YMCA)
OF THE CHESAPEAKE INC



VICINITY MAP
SCALE: 1" = 2000'

REVIEWED FOR THE TALBOT SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

APPROVED:

TALBOT SOIL CONSERVATION DISTRICT DATE

NOTE: THE TALBOT SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY OR OTHERWISE ALTER THE EROSION CONTROL PROVISIONS OF THIS PLAN IN THE EVENT THAT ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPER'S CERTIFICATION

I HEREBY CERTIFY THAT ALL OF THE DEVELOPMENT AND/OR CONSTRUCTION SHALL BE DONE IN ACCORDANCE TO THIS PLAN OF EROSION AND SEDIMENT CONTROL.

SIGNATURE DATE

- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION MADE IN THIS PLAN. ANY CHANGE MADE TO THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.
- ANY RESPONSIBLE PERSONNEL INVOLVED IN THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT.

CONTACT INFORMATION

OWNER/DEVELOPER: YOUNG MENS CHRISTIAN ASSOCIATION
C/O ROBBIE GILL
202 PEACHBLOSSOM RD
EASTON, MD 21601
(410)822-1515

ENGINEER: RAUCH Inc.
106 N HARRISON ST
EASTON, MARYLAND 21301
(410)770-9081

SITE DATA

PROPERTY ADDRESS: 1180 S WASHINGTON STREET
EASTON, MD 21601

LONGITUDE: 38.751157° N

LATITUDE: -76.071732° W

PRESENT ZONING CLASSIFICATION: R10A
PRESENT USE: COMMERCIAL/INDUSTRIAL USE OUTSIDE OF CBD
PROPOSED USE: CONTINUED USE
TAX MAP: 0108
GRID: 0000
PARCEL: 2677
DEED REFERENCE: 02414/ 0488

SITE AREA: 205,603 SF / 4.72 ACRES
PROPOSED TOTAL LIMIT OF DISTURBANCE: 52,667 SF / 1.209 ACRES
TOTAL EXISTING IMPERVIOUS: 96,267.6 SF / 2.21 ACRES
TOTAL NEW IMPERVIOUS: 5,936 SF / 0.136 ACRES
TOTAL IMPERVIOUS AFTER IMPROVEMENTS 102,203 / 2.34 ACRES

MAXIMUM BUILDING HEIGHT: 35'
ACTUAL BUILDING HEIGHT: 36'-8"
MINIMUM BUILDING ENVELOPE: 60' DEEP X 30' WIDE
ACTUAL BUILDING ENVELOPE: 315'-3" DEEP X 120'-7" WIDE
EXISTING BUILDING ENVELOPE: 276'-8" DEEP X 120'-7" WIDE

BUILDING GROSS FLOOR AREA(GFA): FIRST FLOOR = 38,993 SF
SECOND FLOOR = 6,545 SF
TOTAL GFA = 45,538 SF

SETBACKS: FRONT = 15', REAR = 30', SIDE = 8'

TOTAL CUT: 513 CY
TOTAL FILL: 354 CY
NET CUT/FILL: 159 (CUT)

FEMA FLOOD MAP: PANEL 24041C0189D

SURVEY DATUM:
HORIZONTAL: NAVD83
VERTICAL: NAVD88
EPSG CODE: 2248

SOILS DATA					
SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	HYDROLOGIC CLASSIFICATION
HFA	HAMBROOK-SASSAFRAS COMPLEX	0-2%	NO	NO	B
HFB	HAMBROOK-SASSAFRAS COMPLEX	2-5%	NO	NO	B

ESC DRAWING SHEET LIST

SHEET NO.	DRAWING TITLE
C-200.00	COVER SHEET
C-201	EROSION & SEDIMENT CONTROL PLAN
C-205.01 - 02	EROSION & SEDIMENT CONTROL DETAILS

EROSION AND SEDIMENT CONTROL COVER

OF THE LANDS OF

YMCA INC.

TAX MAP 108, GRID 0, PARCEL 2677

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR YMCA INC.

RAUCH
Engineering | Survey | Architecture | Environmental

Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3467

REVISIONS

DESCRIPTION

DATE

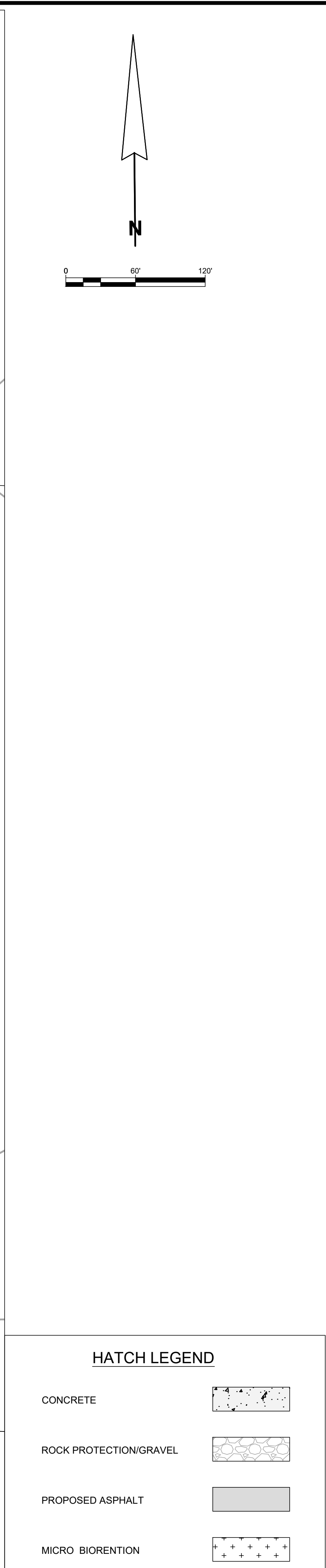
REV. #



DATE: 12/2/2024
SCALE: AS SHOWN
DRAWN BY: BACC/AFK
DESIGNED BY: WCS
APPROVED BY: BBF

SHEET NO.:
C-200.00

FOR
REVIEW



NOTE: STABILIZED CONSTRUCTION ENTRANCE NOT NECESSARY FOR EXISTING GRAVEL AND ASPHALT ENTRANCES.

SOILS DATA					
SYMBOL	SOIL SERIES	SLOPE	HYDRIC	HIGHLY ERODIBLE	HYDROLOGIC CLASSIFICATION
Hfa	HAMBROOK-SASSAFRAS COMPLEX	0-2%	NO	NO	B
Hfb	HAMBROOK-SASSAFRAS COMPLEX	0-5%	NO	NO	B

REVISIONS		DESCRIPTION
DATE	REV. #	
	1	



DATE: 12/2/2024

SCALE: 1" = 60'

DRAWN BY: BAOC/AFK

DESIGNED BY: WCS

APPROVED BY: BBF



SHEET NO.:

C-201

FOR REVIEW

OF THE LANDS OF

YMCA INC.

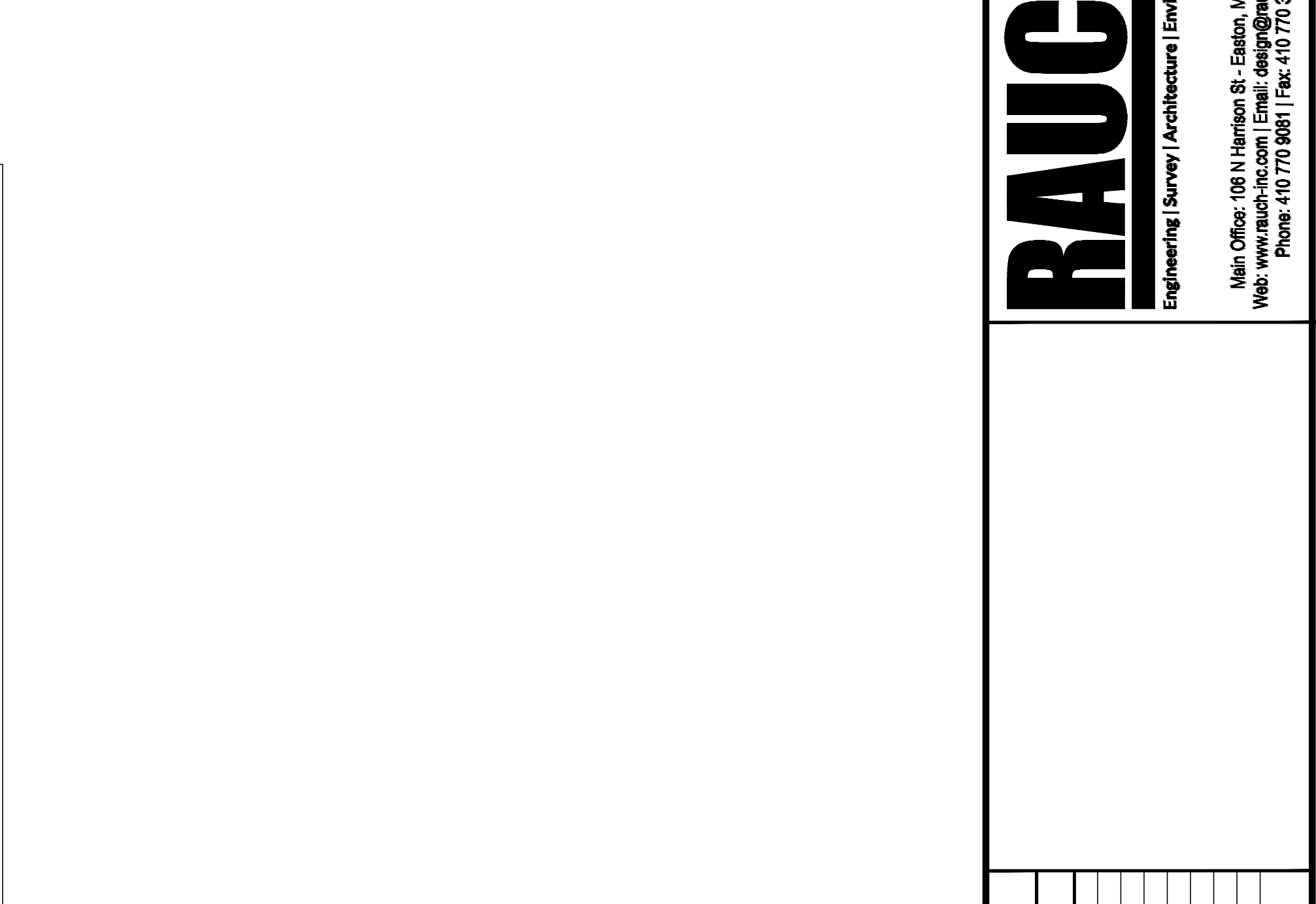
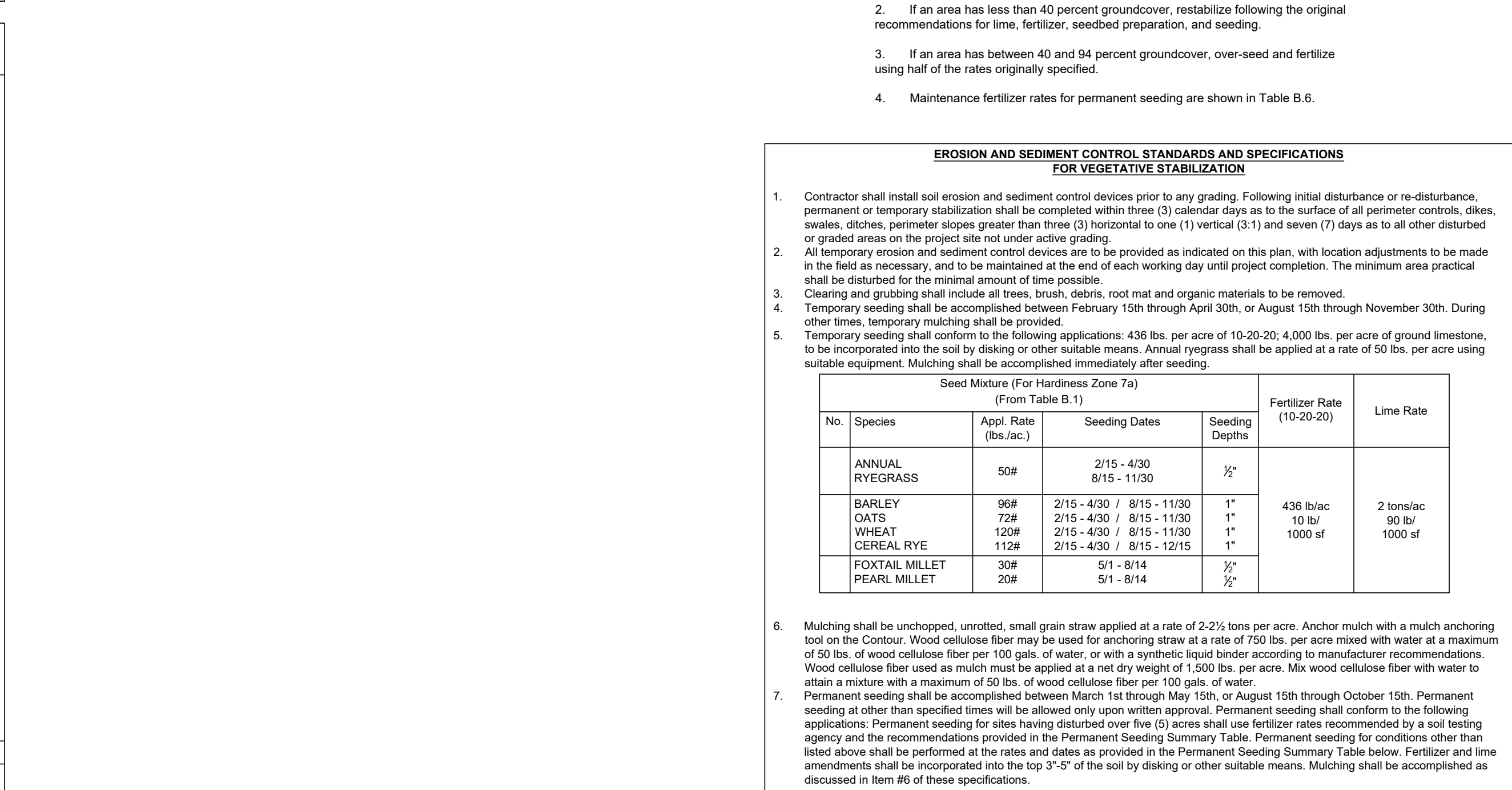
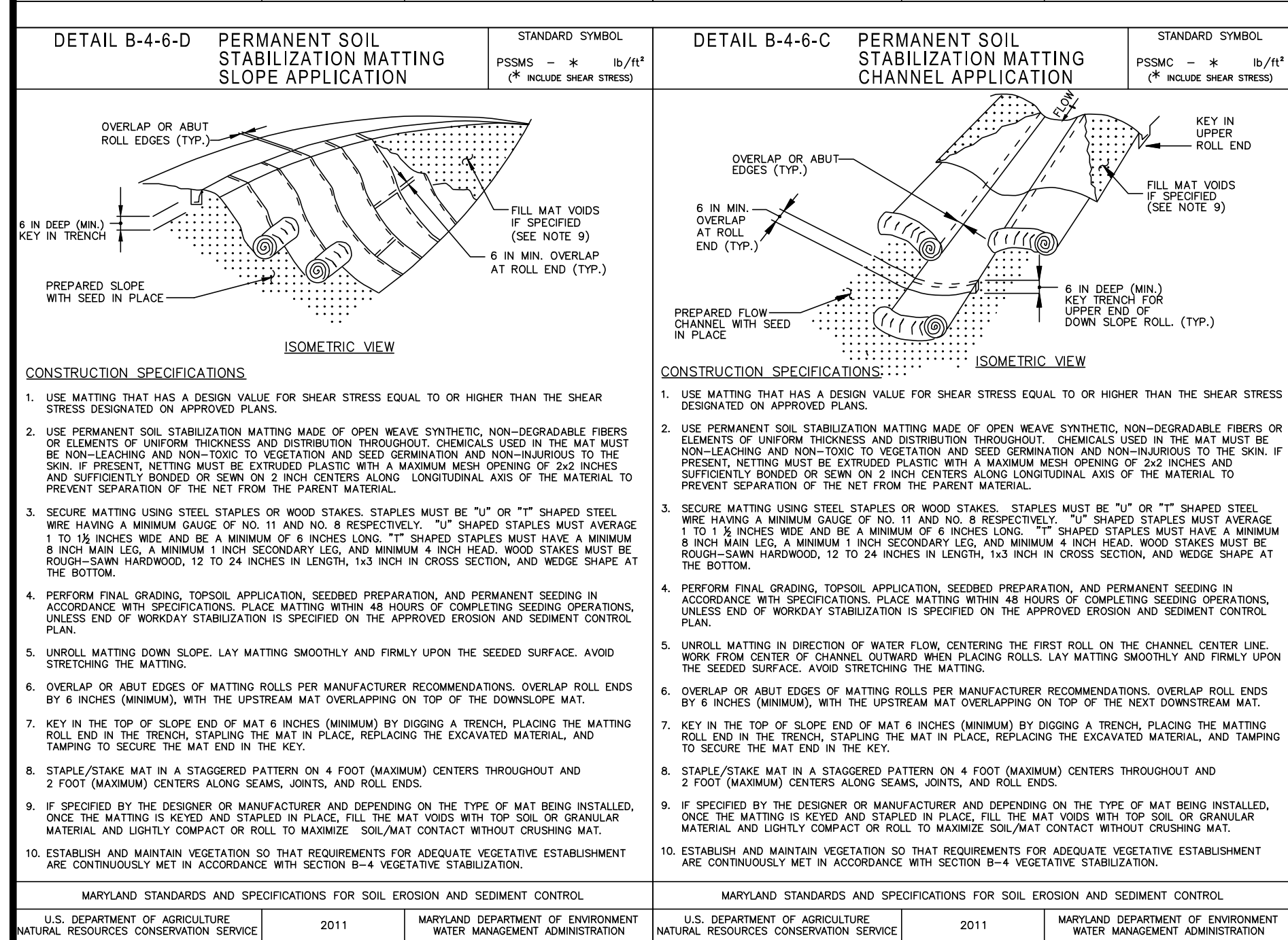
TAX MAP 108, GRID 0, PARCEL 2677

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

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B-4-2 STANDARDS AND SPECIFICATIONS
FOR
SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

Definition
The process of preparing the soils to sustain adequate vegetative stabilization.
Purpose
To provide a suitable soil medium for vegetative growth.
Conditions Where Practice Applies
Where vegetative stabilization is to be established.

- A. Soil Preparation
- Temporary Stabilization
 - Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.
 - Permanent Stabilization
 - A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
 - Soil pH between 6.0 and 7.0.
 - Soluble salts less than 500 parts per million (ppm).
 - Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: If loessgrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
 - Soil contains 1.5 percent minimum organic matter by weight.
 - Soil contains sufficient pore space to permit adequate root penetration.
 - Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
 - Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
 - Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.
 - Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

- B. Topsoiling
- Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
 - Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.
 - Topsoiling is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
 - Areas having slopes steeper than 2:1 require special consideration and design.
 - Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
 - Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1½ inches in diameter.
 - Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.
 - Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
 - Topsoil Application
 - Erosion and sediment control practices must be maintained when applying topsoil.
 - Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.
 - Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.

- C. Soil Amendments (Fertilizer and Lime Specifications)
- Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
 - Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
 - Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.
 - Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.
 - Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

B-4-3 STANDARDS AND SPECIFICATIONS
FOR
SEEDING AND MULCHING

Definition
The application of seed and mulch to establish vegetative cover.
Purpose
To protect disturbed soils from erosion during and at the end of construction.
Conditions Where Practice Applies
To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

- A. Seeding
- Specifications
 - All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.
 - Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
 - Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective. Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyo-toxic materials.
 - Application
 - Dry Seeding: This includes use of conventional drop or broadcast spreaders.
 - Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil contact.
 - Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
 - Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planing.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.
 - Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).
 - If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P2O5 (phosphorus), 200 pounds per acre; K2O (potassium), 200 pounds per acre.
 - Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Mix seed and fertilizer on site and seed immediately and without interruption.
 - When hydroseeding do not incorporate seed into the soil.
- B. Mulching
- Mulch Materials (in order of preference)
 - Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.
 - Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into a uniform fibrous physical state.
 - WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
 - WCFM, including dye, must contain no germination or growth inhibiting factors.
 - WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCFM material must not contain elements or compounds at concentration levels that will be phyo-toxic.
 - WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum.
 - Application
 - Apply mulch to all seeded areas immediately after seeding.
 - When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre.
 - Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
 - Anchoring
 - Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard:
 - A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour.
 - Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the wood cellulose fiber with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
 - Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited.
 - Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to 3,000 feet long.

B-4-4 STANDARDS AND SPECIFICATIONS
FOR
TEMPORARY STABILIZATION

Definition
To stabilize disturbed soils with vegetation for up to 6 months.
Purpose
To use fast growing vegetation that provides cover on disturbed soils.
Conditions Where Practice Applies
Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.

- Criteria
- Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardiness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.
 - For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
 - When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3.A.1.b and maintain until the next seeding season.

Hardiness Zone (from Figure B.3): _____ 7a _____ Seed Mixture (from Table B.1): _____						Fertilizer Rate (10-20-20)		Lime Rate
No.	Species	Appl. Rate (lb./ac.)	Seeding Dates	Seeding Depths				
	ANNUAL RYEGRASS	40	FEB 15 - APR 30 AUG 15 - NOV 30	0.5				
	BARLEY	96	FEB 15 - APR 30 AUG 15 - NOV 30	1.0		438 lb/ac 10 lb/1000 sf	2 tons/ac 90 lb/1000 sf	

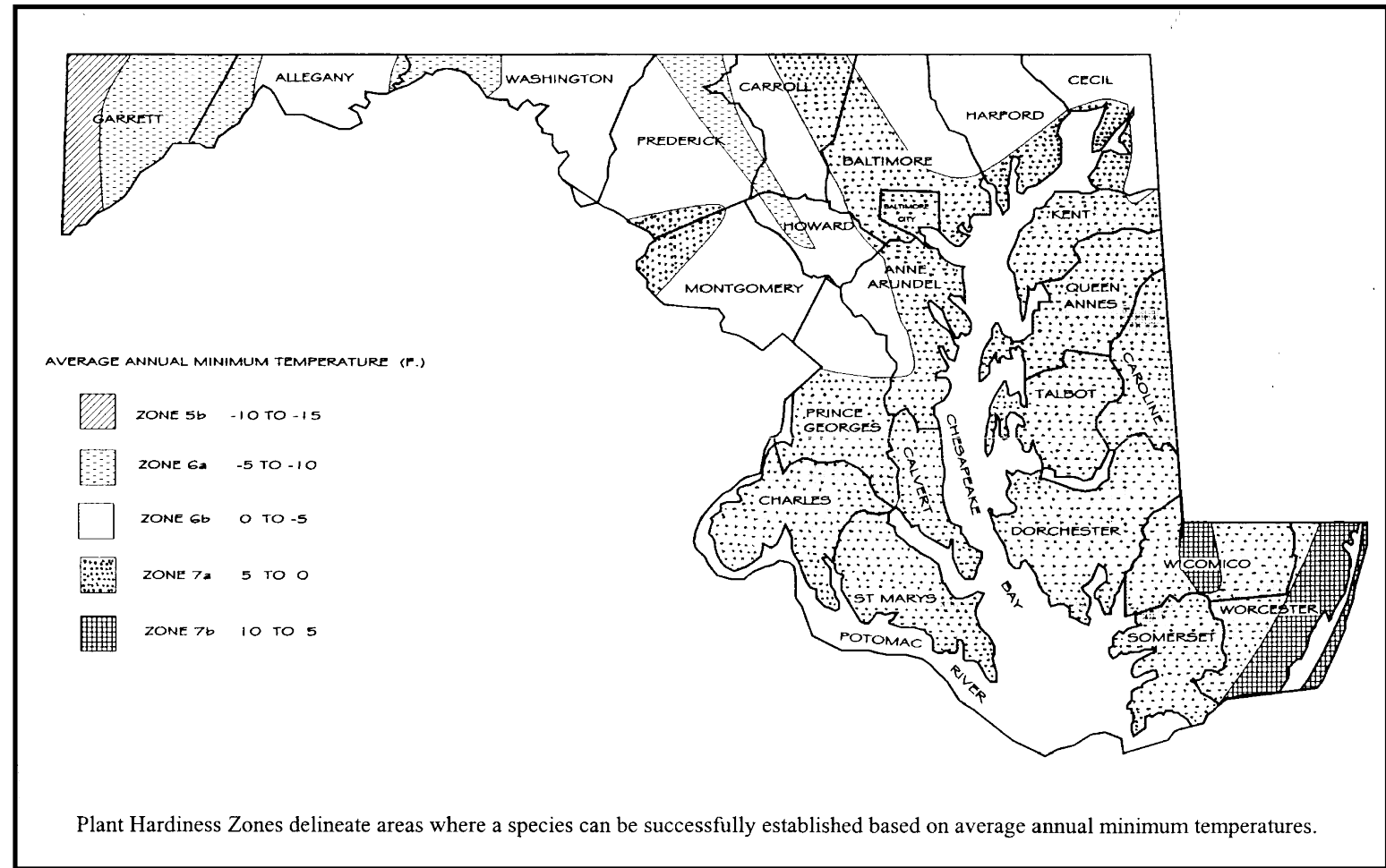


Figure B.3: U.S.D.A. Plant Hardiness Zones

Table B.1: Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate ^{1/}		Seeding Depth ^{2/} (inches)	Recommended Seeding Dates by Plant Hardiness Zone ^{3/}		
	lb/ac	lb/1000 ft ²		5b and 6a	6b	7a and 7b
Cool-Season Grasses						
Annual Ryegrass (<i>Lolium perenne</i> ssp. <i>multiflorum</i>)	40	1.0	0.5	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Barley (<i>Hordeum vulgare</i>)	96	2.2	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Oats (<i>Avena sativa</i>)	72	1.7	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Wheat (<i>Triticum aestivum</i>)	120	2.8	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Cereal Rye (<i>Secale cereale</i>)	112	2.8	1.0	Mar 15 to May 31; Aug 1 to Oct 31	Mar 1 to May 15; Aug 1 to Nov 15	Feb 15 to Apr 30; Aug 15 to Dec 15
Warm-Season Grasses						
Foxtail Millet (<i>Setaria italica</i>)	30	0.7	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14
Pearl Millet (<i>Pennisetum glaucum</i>)	20	0.5	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14

- NOTES:
- Seeding rates for the warm-season grasses are in pounds of Pure Live Seed (PLS). Actual planting rates shall be adjusted to reflect percent seed germination and purity, as tested. Adjustments are usually not needed for the cool-season grasses.
 - Seeding rates listed above are for temporary seedings, when planted alone. When planted as a nurse crop with permanent seed mixes, use 1/3 of the seeding rate listed above for barley, oats, and wheat. For smaller-seeded grasses (annual ryegrass, pearl millet, foxtail millet), do not exceed more than 5% (by weight) of the overall permanent seeding mix. Cereal rye generally should not be used as a nurse crop, unless planting will occur in very late fall beyond the seeding dates for other temporary seedlings. Cereal rye has allelopathic properties that inhibit the germination and growth of other plants. If it must be used as a nurse crop, seed at 1/3 of the rate listed above.
 - Oats are the recommended nurse crop for warm-season grasses.
 - For sandy soils, plant seeds at twice the depth listed above.
 - The planting dates listed are averages for each Zone and may require adjustment to reflect local conditions, especially near the boundaries of the zone.

B-4-5 STANDARDS AND SPECIFICATIONS
FOR
PERMANENT STABILIZATION

Definition
To stabilize disturbed soils with permanent vegetation.
Purpose
To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.
Conditions Where Practice Applies
Exposed soils where ground cover is needed for 6 months or more.

- A. Seed Mixtures
- General Use
 - Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardiness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.
 - Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planting.
 - For sites having disturbed area over 5 acres, use and show the rates recommended by the soil testing agency.
 - For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 ½ pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary.
 - Turfgrass Mixtures
 - Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a minimum to high level of maintenance.
 - Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.
 - Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
 - Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
 - Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes: Certified Tall Fescue Cultivars 95 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 5 percent. Seeding Rate: 5 to 8 pounds per 1000 square feet. One or more cultivars may be blended.
 - Kentucky Bluegrass/Fescue: Shade Mixture: For use in areas with shade in Bluegrass Lawns. For establishment in high quality, intensively managed turf area. Mixture includes: Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1½ to 3 pounds per 1000 square feet.

- Notes:
- Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultivar Recommendations for Maryland"
- Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line

- C. Ideal Times of Seeding for Turf Grass Mixtures
- Western MD: March 15 to June 1, August 1 to October 1 (Hardiness Zones: 5b, 6a)
- Central MD: March 1 to May 15, August 15 to October 15 (Hardiness Zone: 6b)
- Southern MD: Eastern Shore: March 1 to May 15, August 15 to October 15 (Hardiness Zones: 7a, 7b)
- Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seedbed. Remove stones and debris over 1½ inches in diameter. The resulting seedbed must be in such condition that future mowing of grasses will pose no difficulty. If soil moisture is deficient, supply new seedlings with adequate water for plant growth (½ to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedlings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

Seed Mixtures (See Hardiness Zone 7a) (From Table B.3)					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Appl. Rate (lb./ac.)	Seeding Dates	Seeding Depths	N	P2O5	K2O	
7	CREeping BEEd FESCUE PERENNIAL BLUEGRASS	60w 15w	2/15-4/30 8/15-10/31	1/4"-1/2"				
8	TALL FESCUE	100w	2/15-4/30 8/15-10/31	1/4"-1/2"		45 lb/ac 10 lb/1000 sf	90 lb/ac 100 lb/1000 sf	2 tons/ac 90 lb/1000 sf
9	TALL FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	60w 40w 20w	2/15-4/30 8/15-10/31	1/4"-1/2"				

- B. Sod: To provide quick cover on disturbed areas (2:1 grade or flatter).
- General Specifications
 - Class of turfgrass sod must be Maryland State Certified. Sod labels must be made available to the job foreman and inspector.
 - Sod must be machine cut at a uniform soil thickness of ¾ inch, plus or minus ¼ inch, at the time of cutting. Measurement for thickness must exclude top growth and thatch. Broken pads and torn or uneven ends will not be acceptable.
 - Standard size sections of sod must be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.
 - Sod must not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
 - Sod must be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period must be approved by an agronomist or soil scientist prior to its installation.
 - Sod Installation
 - During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
 - Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other. Stagger lateral joints to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots.
 - Wherever possible, lay sod with the long edges parallel to the contour and with staggering joints. Roll and tamp, peg or otherwise secure the sod to prevent slippage on slopes. Ensure solid contact exists between sod roots and the underlying soil surface.
 - Water the sod immediately following rolling and tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. Complete the operations of laying, tamping and irrigating for any piece of sod within eight hours.
 - Sod Maintenance
 - In the absence of adequate rainfall, water daily during the first week or as often and sufficiently as necessary to maintain moist soil to a depth of 4 inches. Water sod during the heat of the day to prevent wilting.
 - After the first week, sod watering is required as necessary to maintain adequate moisture content.
 - Do not mow until the sod is firmly rooted. No more than ½ of the grass leaf must be removed by the initial cutting or subsequent cuttings. Maintain a grass height of at least 3 inches unless otherwise specified.

EROSION AND SEDIMENT CONTROL DETAILS

OF THE LANDS OF

YMCA INC.

TAX MAP 108, GRID 6, PARCEL 2677

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR YMCA INC.

RAUCH
Engineering | Survey | Architecture | Environmental
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Web: www.rauch-inc.com | Email: design@raucheng.com
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REVISIONS

DESCRIPTION

DATE

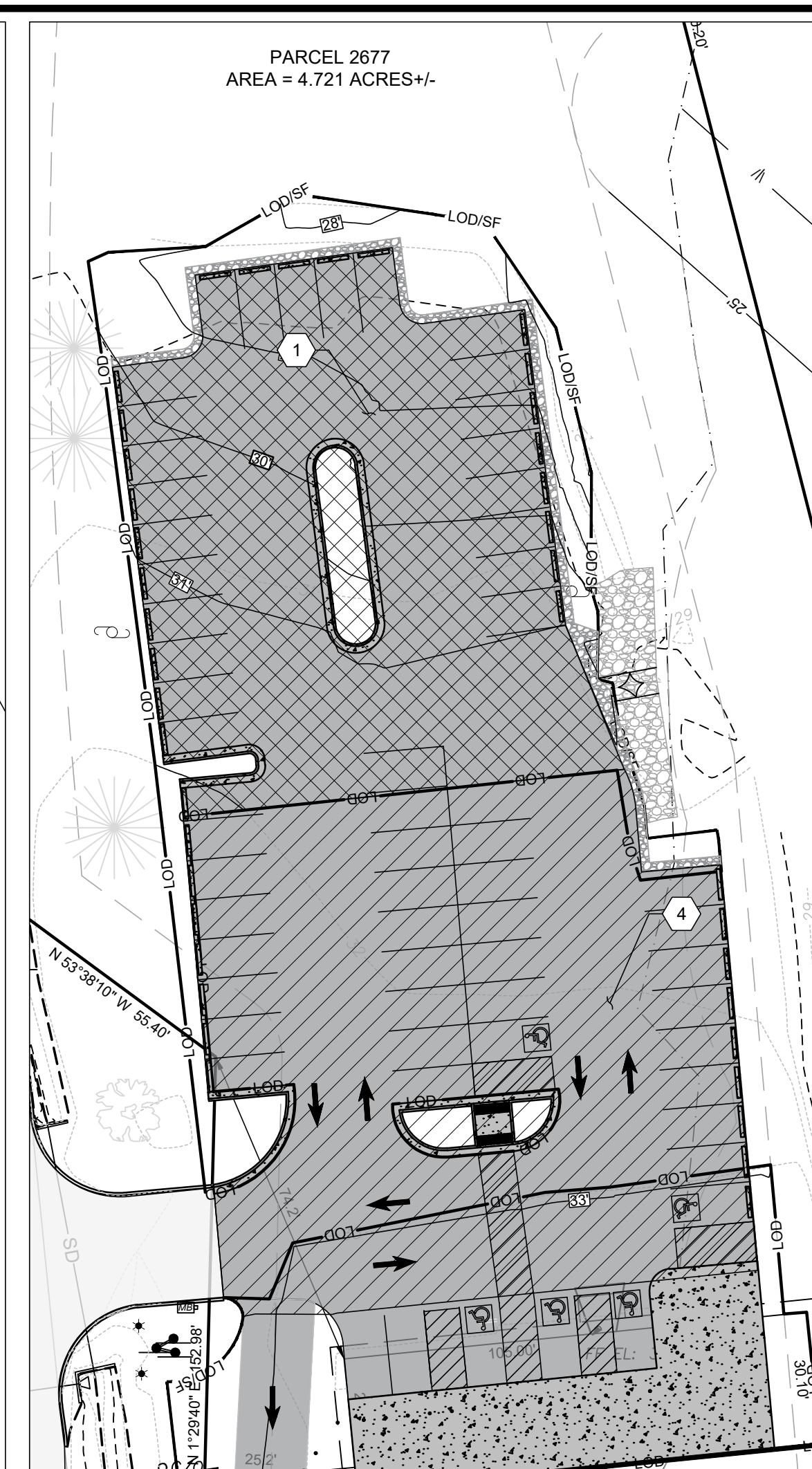
REV. #



DATE: 12/2/2024
SCALE: N/A
DRAWN BY: BADC/AFK
DESIGNED BY: WCS
APPROVED BY: BBF

SHEET NO.: C-205.02

FOR
REVIEW

[illegible]

PROPOSED SITE FEATURES

1	CONVERT GRAVEL PARKING LOT INTO EXPANDED ASPHALT PARKING LOT (10,040 S.F.). SEE DETAIL SHEET C-305.01.
2	PROVIDE CONCRETE SIDEWALK. SEE DETAIL SHEET C-305.02
3	NON ROOFTOP DISCONNECT AREA (1,951 SF)
4	RENOVATE ASPHALT PARKING LOT (14,005 S.F.) THROUGH MILL AND OVERLAY. SEE DETAIL SHEET C-305.02.
5	STANDARD CURB AND GUTTER. SEE DETAIL SHEET C-305.01
6	PROVIDE PARKING ISLAND.
7	PROVIDE ROCK STRIP.
8	PROVIDE A.D.A. PARKING SPACE
9	PROVIDE VAN ACCESSIBLE A.D.A. PARKING SPACE WITH 8' ACCESS AISLE
10	PROVIDE STEEL PIPE BOLLARDS. SEE DETAIL SHEET C-305.03.
11	PROVIDE AND REINSTALL ALL DOWNSPOUT DRAIN PIPES TO RECONNECT TO RENOVATED STRUCTURE IN SAME LOCATIONS AS EXISTING DOWNSPOUTS ON THE WEST SIDE OF STRUCTURE.
12	REUSE EXISTING CURB STOPS AND PROVIDE ADDITIONAL CURB STOPS AS NEEDED FOR PERMETER PARKING SPACES. SEE DETAIL SHEET C-305.01.

HATCH LEGEND

GRAVEL	
PROPOSED ASPHALT	
EXPANDED ASPHALT	
MILL AND OVERLAY OF EXISTING ASPHALT	

GENERAL NOTES:

1. NO LOD IS REQUIRED FOR MILL AND OVERLAY.
2. CURB STOPS ALONG ALL PERIMETER PARKING SPACES.
3. TYPICAL PARKING SPACES ARE 18' L x 9' W.
4. TWO WAY DRIVE AISLES ARE 24' W.

[illegible]

COMBINED SITE GRADING AND STORMWATER PLAN

OF THE LANDS OF
YMCA INC.

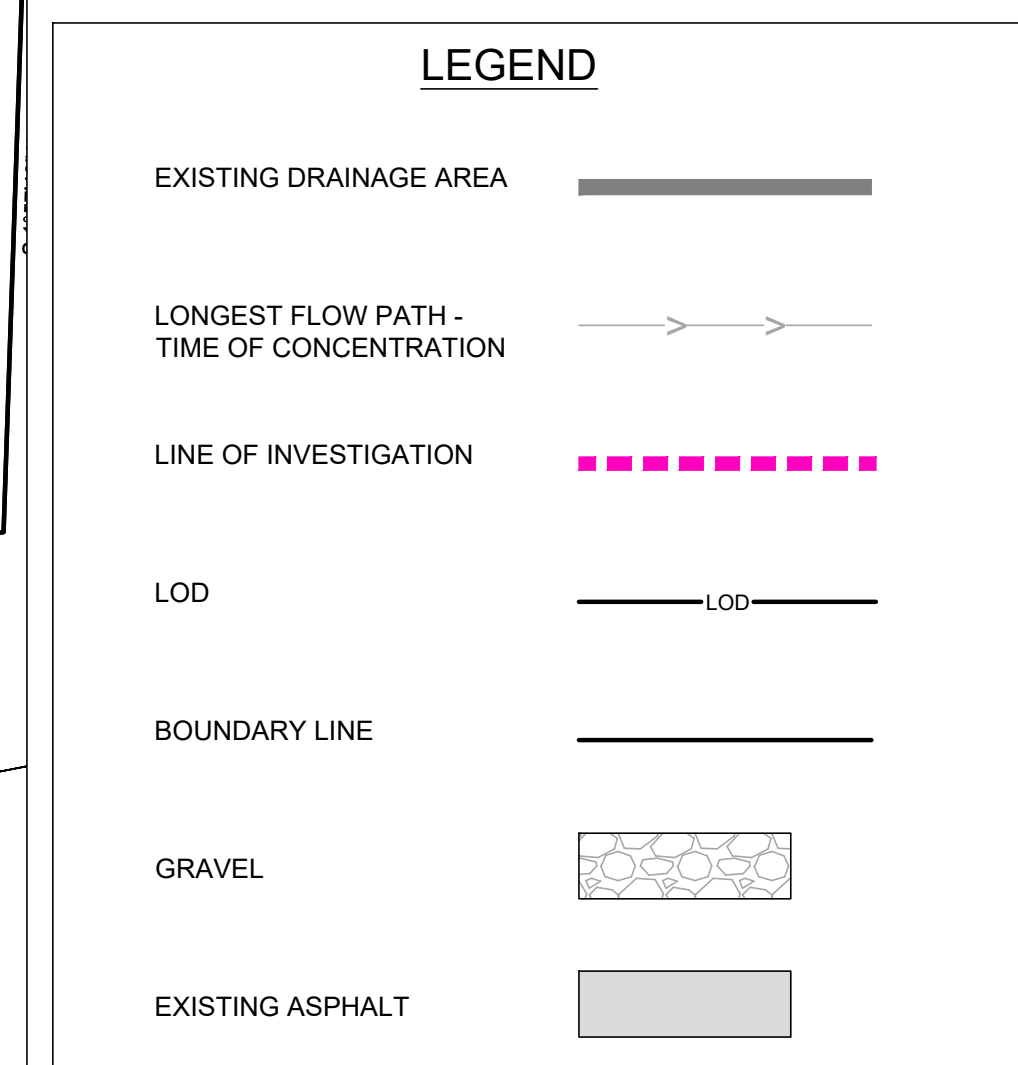
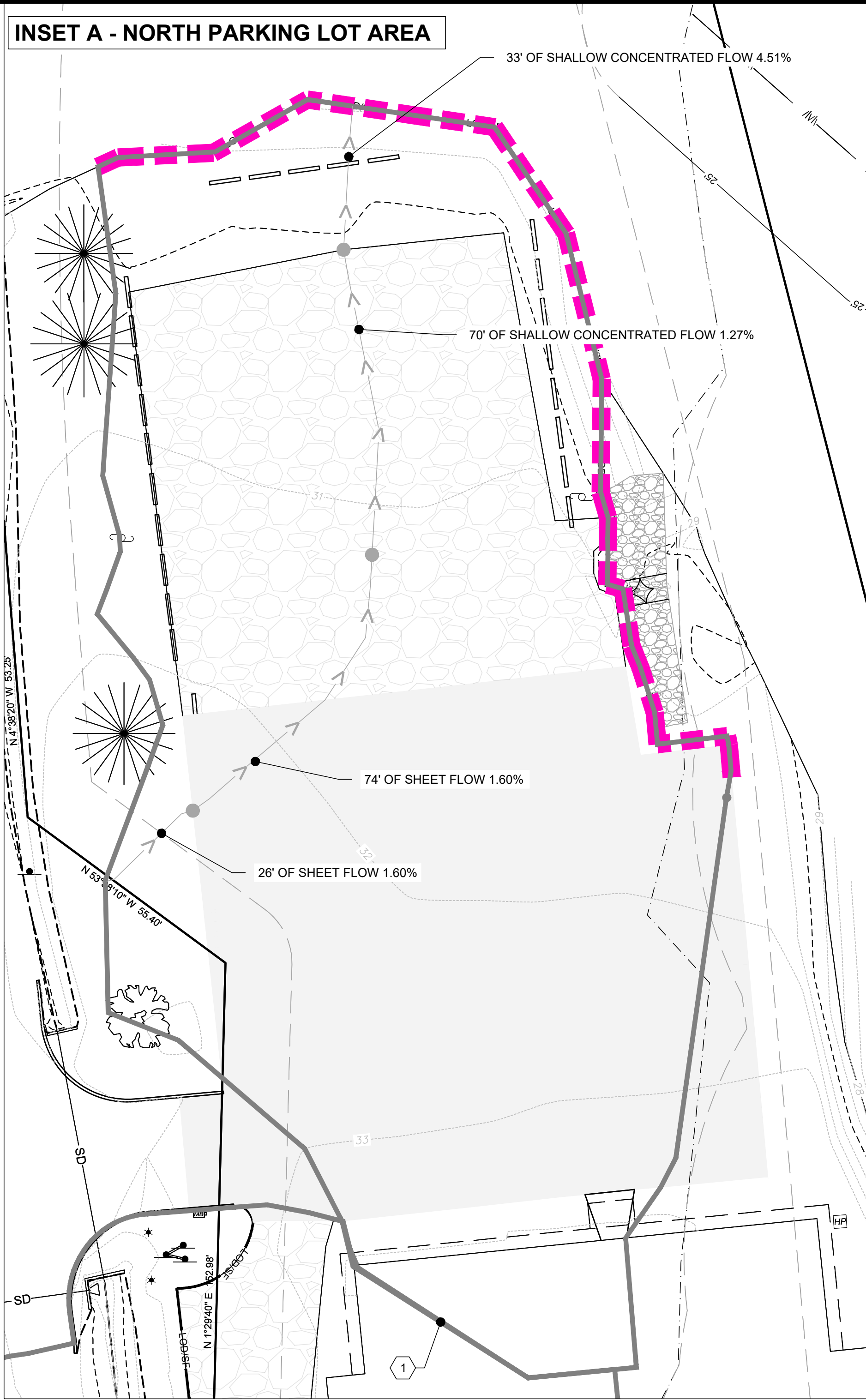
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FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

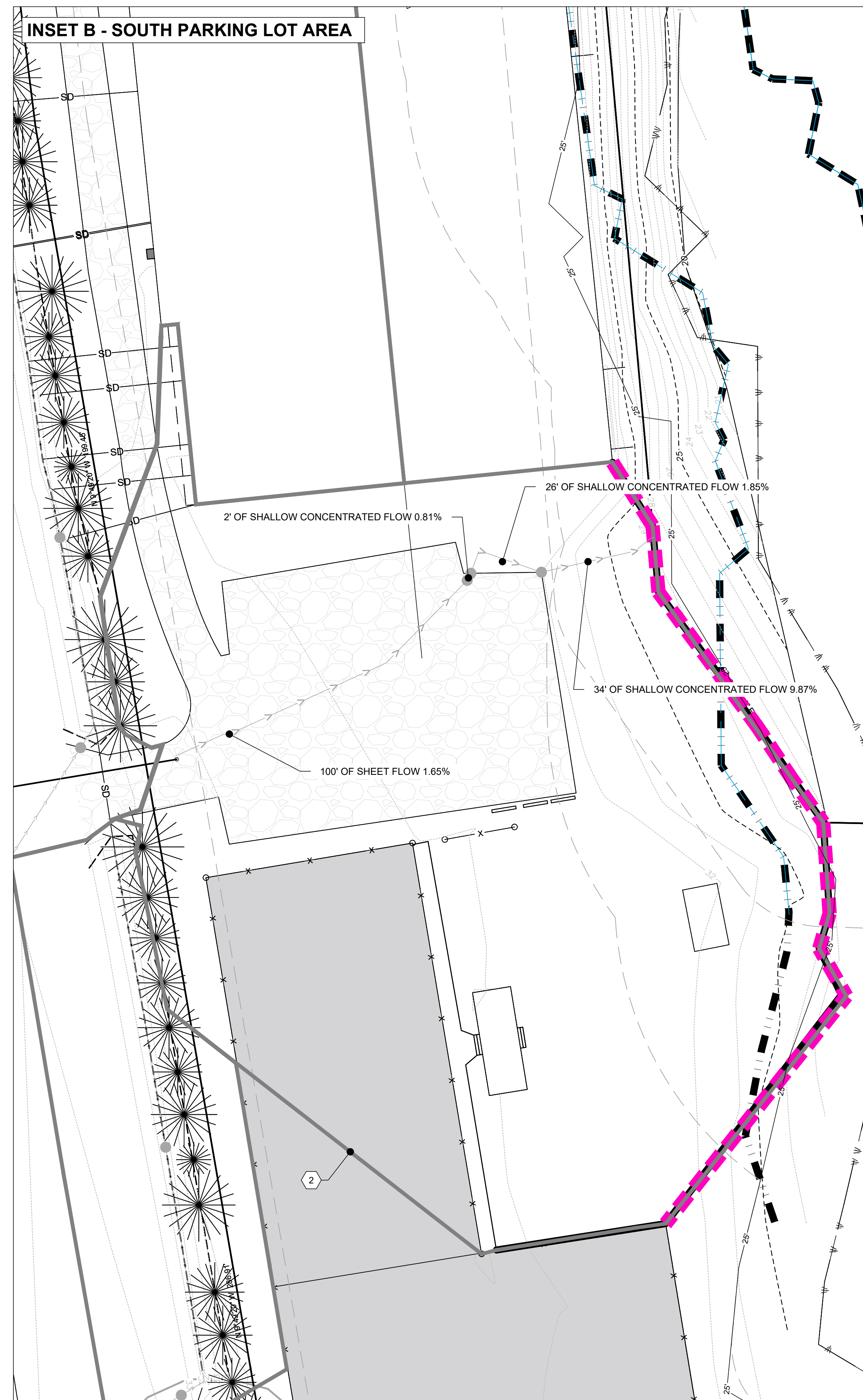
PREPARED FOR YMCA INC.

RAUCH
INC.
Engineering | Survey | Architecture | Environmental

Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3667



- | PROPOSED SITE FEATURES | |
|------------------------|---|
| 1 | DRAINAGE AREA 1 (NORTH PARKING LOT): 29,402 SF (0.675 AC) |
| 2 | DRAINAGE AREA 2 (SOUTH PARKING LOT): 35,808 SF (0.822 AC) |
| 3 | DRAINAGE AREA 3 (SHA SWALE SOUTH): 43,898 SF (1.007 AC) |
| 4 | DRAINAGE AREA 4 (SHA SWALE NORTH): 8,036 SF (0.184 AC) |



REVISIONS	DESCRIPTION	DATE	REV. #
			1

DATE:	12/2/2024
SCALE:	AS SHOWN
DRAWN BY:	WCS
DESIGNED BY:	WCS
APPROVED BY:	BBF

SHEET NO.: C-2019.04

FOR REVIEW

EXISTING DRAINAGE MAPS

OF THE LANDS OF

YMCA INC.

TAX MAP 108, GRID 0, PARCEL 2677

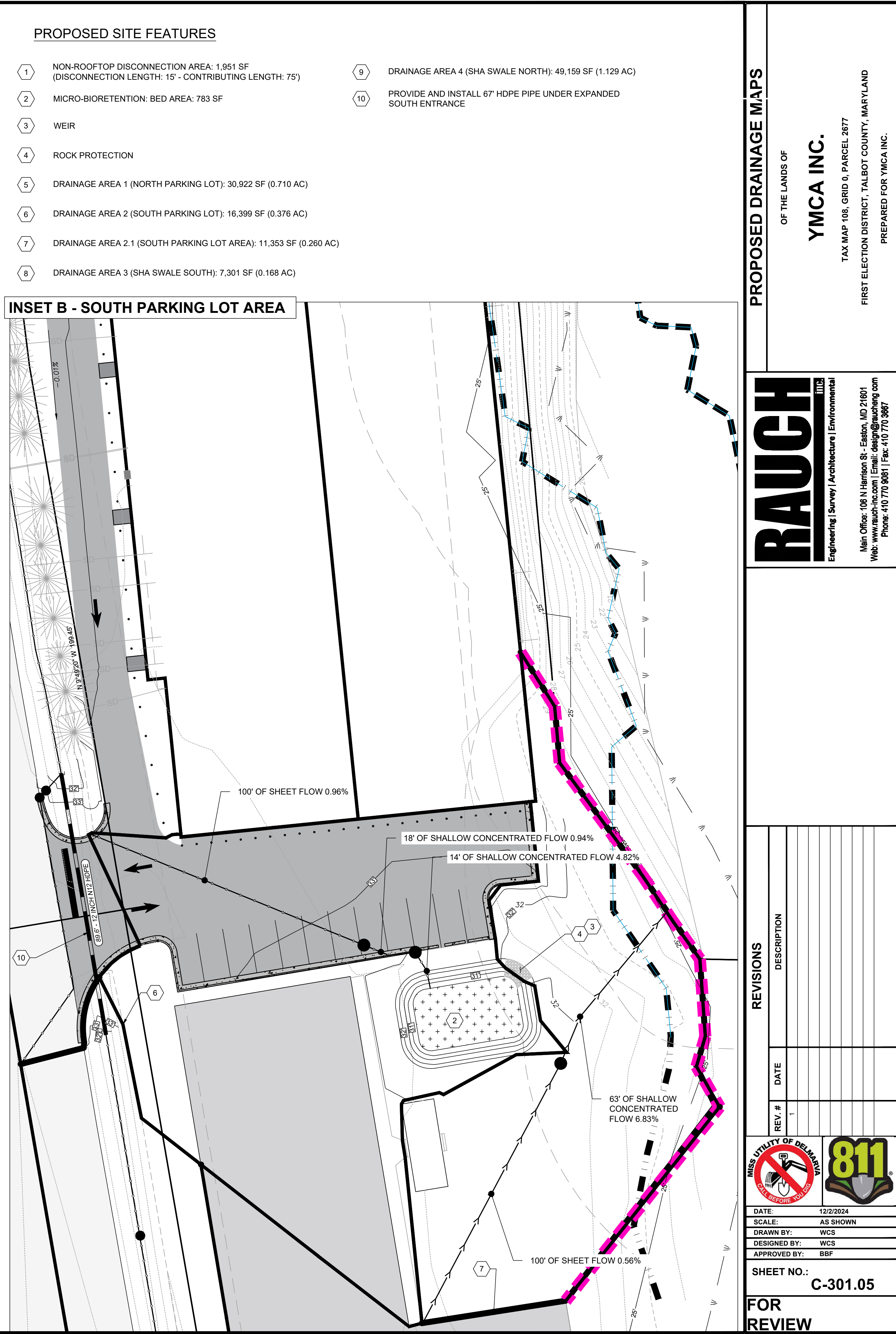
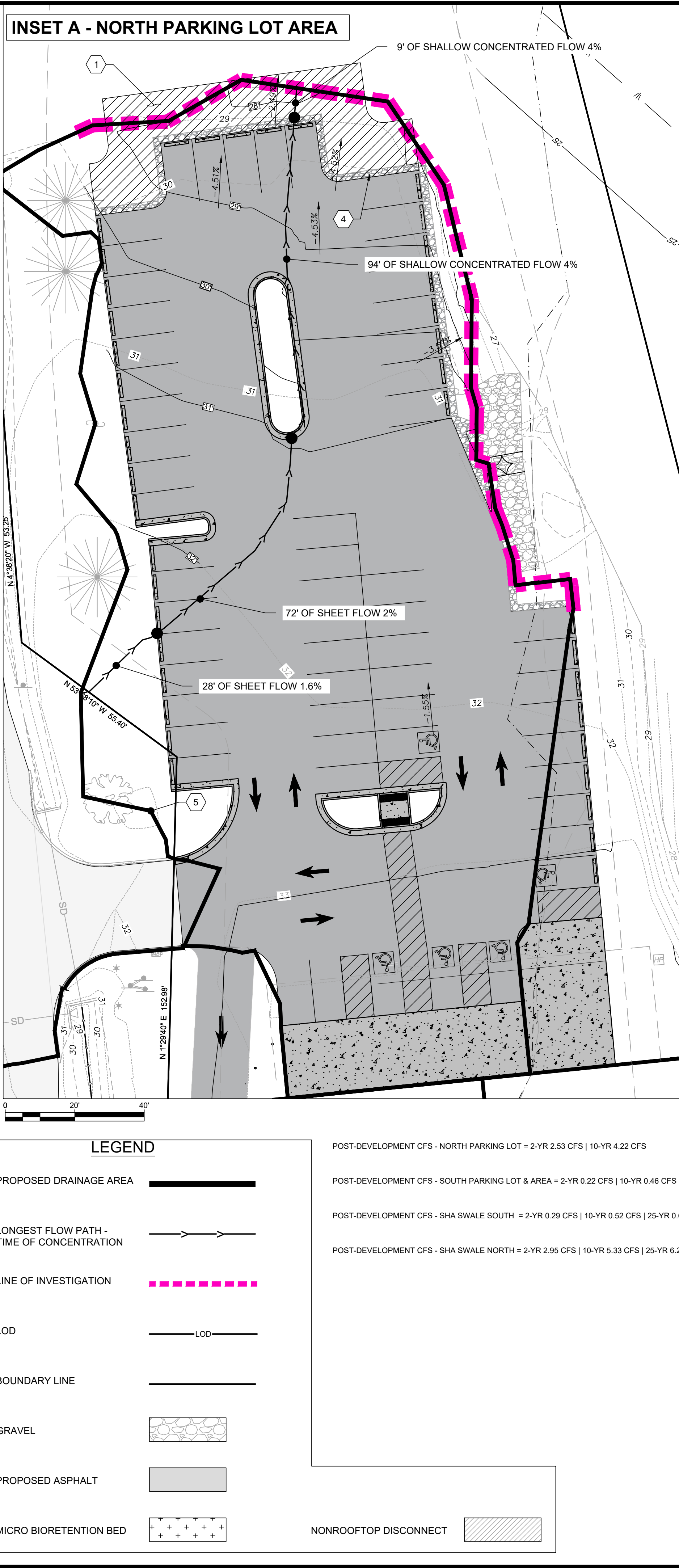
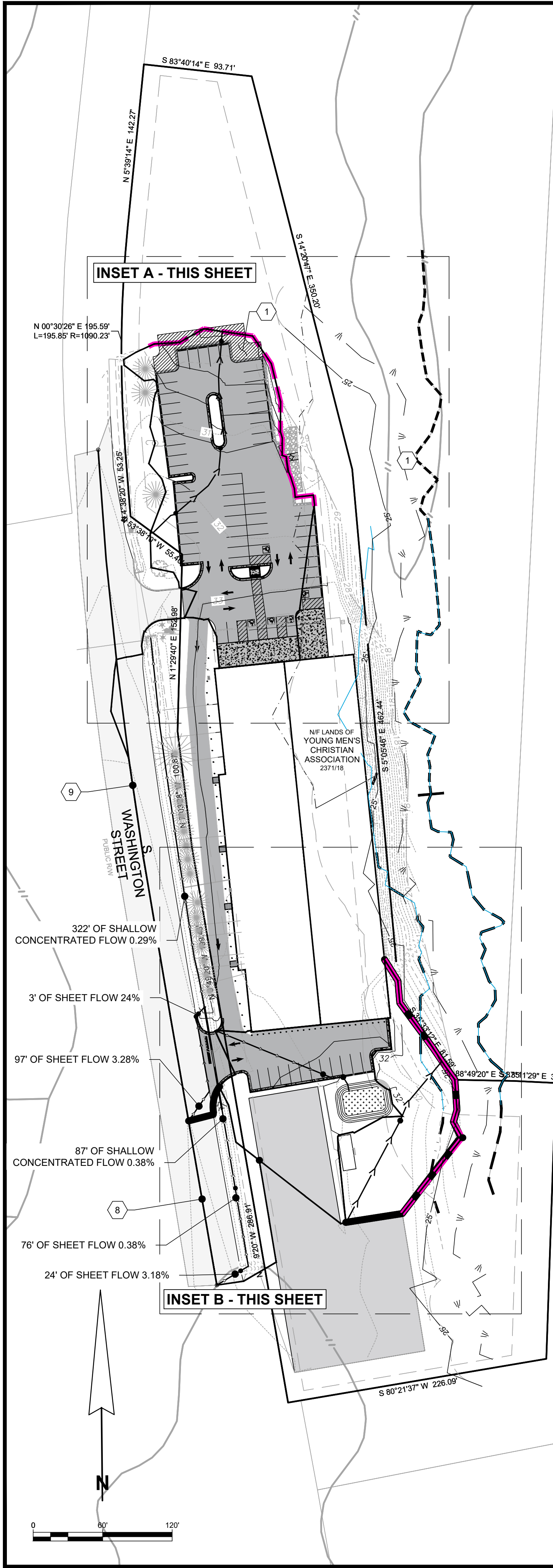
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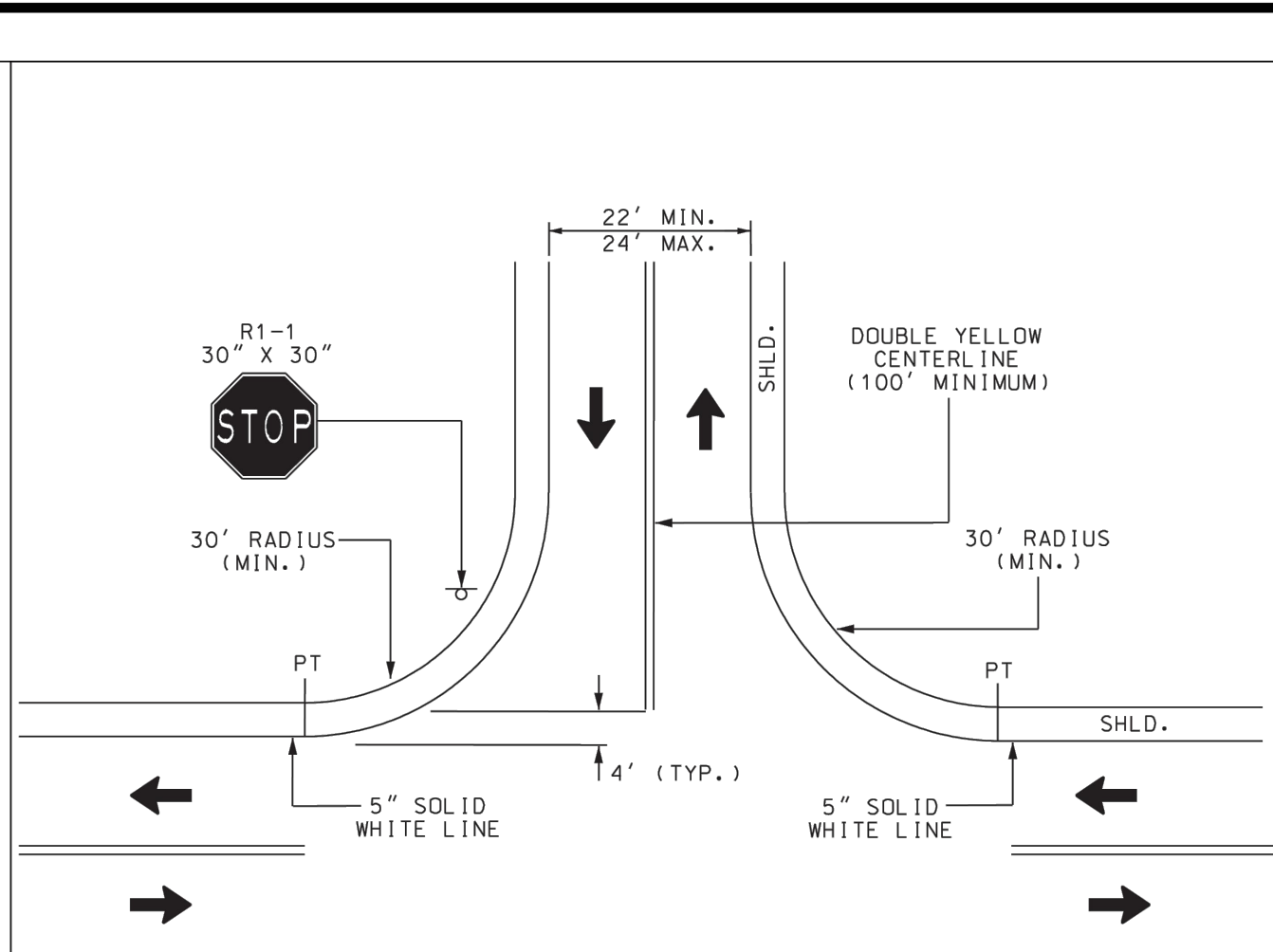
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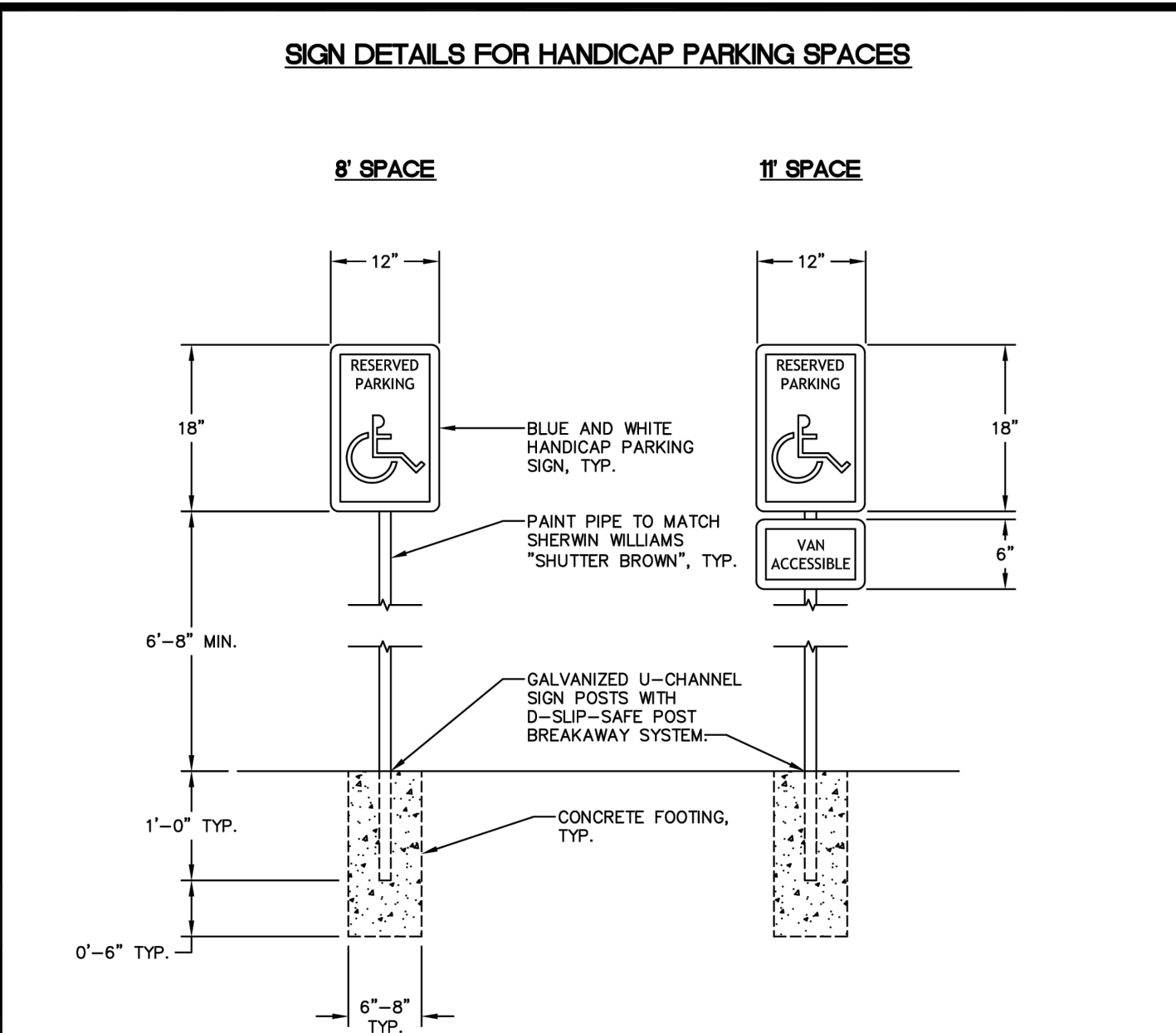
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Page 79 of 998





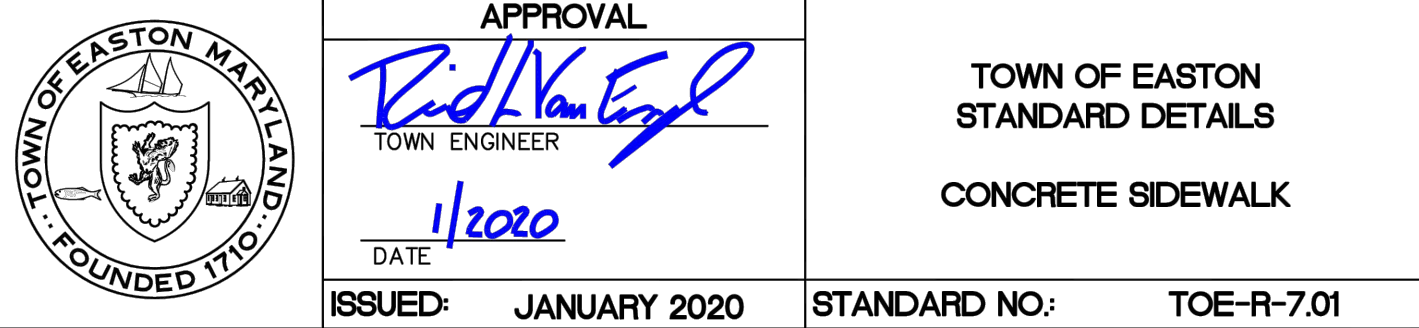
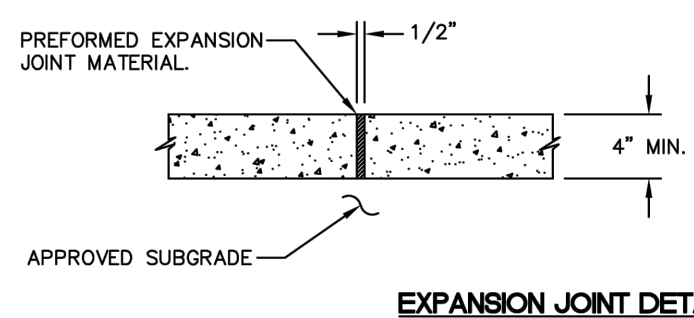
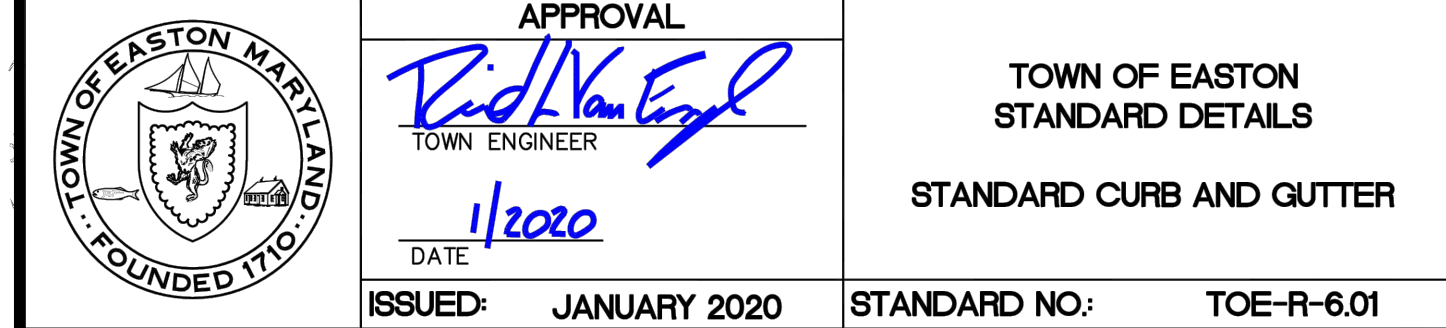
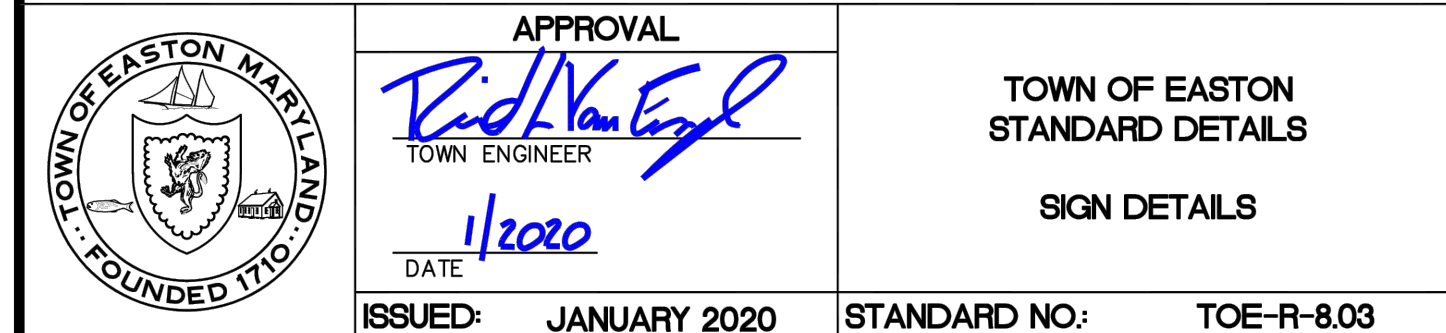
TYPICAL OPEN SECTION
STREET CONNECTION
ENGINEERING ACCESS PERMITS



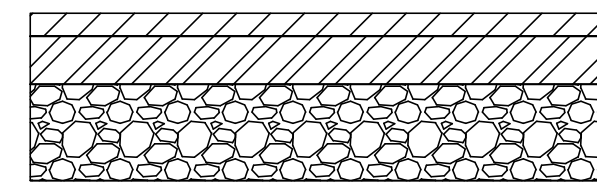
	APPROVAL <i>[Signature]</i> TOWN ENGINEER <u>1/2020</u> DATE	TOWN OF EASTON STANDARD DETAILS SIGN DETAILS FOR HANDICAP PARKING SPACES
	ISSUED: JANUARY 2020	STANDARD NO.: TOE-SI-4.01

The drawing consists of three views of a bridge deck:

- PLAN VIEW:** Shows the top of the bridge deck. It is a rectangular section with a total length of 6' - 0" and a width of 9". A centerline is marked with a circle 'A' at each end. A 3/4" DIA. TYP. hole is shown near the right end.
- FRONT VIEW:** Shows the side profile of the bridge deck. The total length is 5' - 11". The deck has a 1/2" thickness at the ends. The bottom profile shows a 6 3/4" overhang on the left, a 1" TYP. gap, a 1'-6" TYP. gap, and a 12" TYP. gap on the right.
- SECTION VIEW A-A:** Shows a cross-section of the bridge deck. The total width is 8 1/2". The deck has a 2" TYP. thickness at the top and a 2 3/4" thickness at the bottom. The bottom profile shows a 4 1/2" overhang on the left, a 1" CLR. gap, and a 2 3/4" gap on the right. The deck is reinforced with #4 REBAR (TYP.) and has a 9" width at the base.



1.5" Superpave Asphalt Mix 9.5mm for Surface – PG 64S-22, Level 2
3" Superpave Asphalt Mix 19.0mm for Base – PG 64S-22, Level 2
6" Graded Aggregate Base or 12" Capping Borrow



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**FOR
REVIEW**

STORMWATER BIORETENTION DETAIL
(MODIFIED RAIN GARDEN DETAIL FROM TOWN OF EASTON STANDARD DETAILS)

CONSTRUCTION INSPECTIONS

CALL THE TOWN OF EASTON ENGINEERING DEPARTMENT AT 410-820-8822 PRIOR TO CONSTRUCTION AND IMMEDIATELY FOLLOWING EACH OF THE FOLLOWING PHASES:

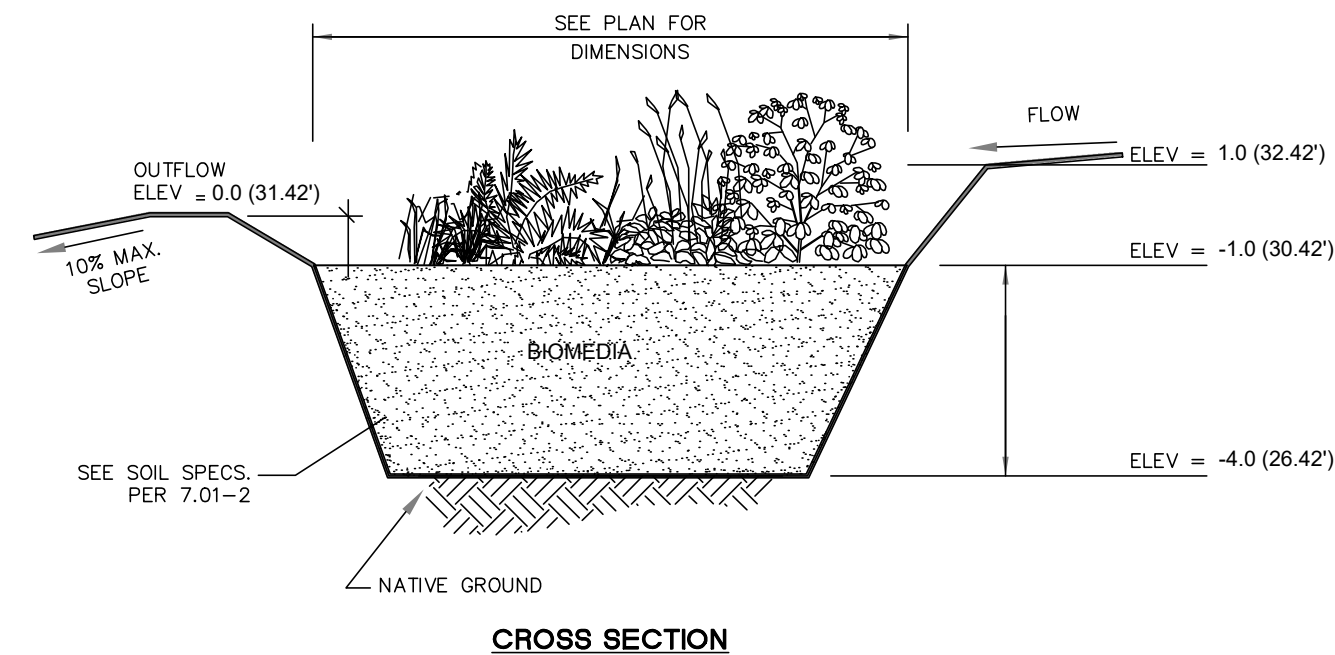
- EXCAVATION TO SUB-GRADE AND BEFORE PLACEMENT OF SOIL.
- FINE GRADING AND PERMANENT STABILIZATION OF ADJACENT SOILS.

CONSTRUCTION NOTES

- RAIN GARDENS SHALL BE CONSTRUCTED AFTER ALL UPSTREAM AREAS HAVE BEEN STABILIZED WITH EITHER IMPERVIOUS SURFACES OR TOPSOIL AND VEGETATION.
- RAIN GARDEN EXCAVATION SHALL BE ROUGH AND UNCOMPACTED. IF SMEARING OF BOTTOM OR WALLS OCCURS, SCRATCH WITH A RAKE AS NECESSARY TO EXPOSE ROUGH EARTH.
- LANDSCAPING MATERIALS SHOULD BE INSTALLED DURING THE SPRING OR FALL IF POSSIBLE.
- OVERFLOW FROM RAIN GARDEN SHALL BE DIRECTED OVER A 10' WIDE MINIMUM EARTH SPILLWAY STABILIZED WITH TURF AND SHALL NOT BE A SOURCE OF DOWNSTREAM EROSION.
- THE OWNER IS ENCOURAGED TO ENHANCE THE VISUAL APPEAL OF THE RAIN GARDEN BY ADDING STONE OR TIMBER RETAINING WALLS.

MINIMUM SETBACKS

- 10 FEET FROM A BUILDING OR PROPERTY LINE



PLANT SELECTION

- THE OWNER IS ENCOURAGED TO WORK WITH A REGISTERED LANDSCAPE ARCHITECT OR NURSERY TO CREATE AN ATTRACTIVE AND FUNCTIONAL MIX OF NATIVE PLANT SPECIES THAT ARE TOLERANT OF BOTH SATURATED AND DRY CONDITIONS.
- INFORMATION ON APPROPRIATE SPECIES IS AVAILABLE BY TYPING "BAYSCAPES NATIVE PLANTS" INTO YOUR FAVORITE SEARCH ENGINE.
- THE SCHEDULE AND TYPICAL DETAIL BELOW CAN BE USED AS A BASIS FOR PLANT SELECTION AND GROUPINGS, IF DESIRED.

SOIL SPECIFICATIONS

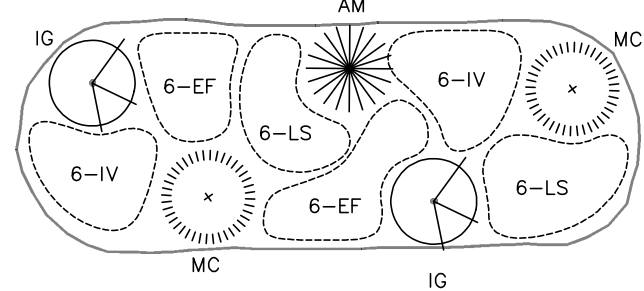
- THE RAIN GARDEN PLANTING SOIL SHALL HAVE A COMPOSITION OF 50% SAND, 20% COMPOSTED LEAVES, AND 30% TOPSOIL.
- SOIL SHALL BE OF UNIFORM COMPOSITION, FREE OF STONES, DEBRIS, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN ONE INCH.
- SOIL SHALL BE FREE OF PLANTS (OR PLANT PARTS) OF BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, MUONWORT, NUTSEDGE, POISON IVY, OR CANADIAN THISTLE.
- PLANTING SOIL SHALL BE OVERFILLED BY 1" TO 2" TO ALLOW FOR SETTLING. DO NOT COMPACT.

RAIN GARDEN PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	SYMB.	SIZE	RAIN GARDEN SIZE (SQ. FT.)			
				70	140	210	280
				QTY.	QTY.	QTY.	QTY.
SHRUBS:							
ILEX GLABRA	INKBERRY	IG	2 GAL.	1	2	3	3
ARONIA MELANOCARPA	BLACK CHOKEBERRY	AM	2 GAL.	1	1	2	3
MYRTICA CERIFERA	BAYBERRY	MC	2 GAL.	1	2	2	3
GROUND COVER:							
ANDROPOGON VIRGINICUS	BROOMSEDGE	IV	PLUG	6	12	18	24
LIATRIS SPICATA	BLAZING STAR	LS	PLUG	6	12	18	24
EUPATORIUM FISTULOSUM	JOE-PYE WEED	EF	PLUG	6	12	18	24

PLANTING EXAMPLE

FOR 140 SQ. FT. RAIN GARDEN



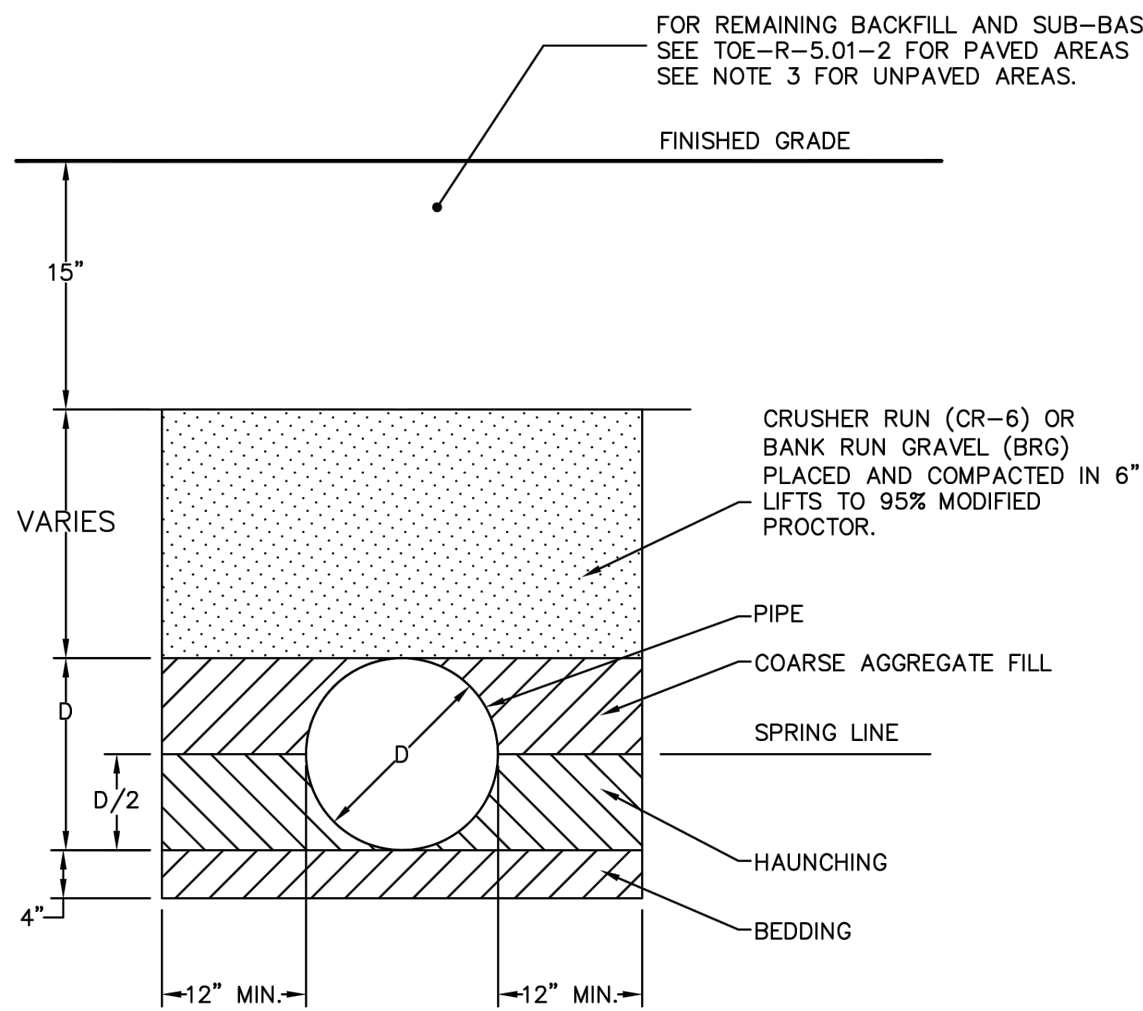
MAINTENANCE CRITERIA:

- WATER PLANTS LIBERALLY THE FIRST GROWING SEASON AND DURING PERIODS OF DROUGHT THEREAFTER.
- REMOVE ACCUMULATED TRASH AND VEGETATIVE DEBRIS EVERY FEW MONTHS.
- PRUNE AND REMOVE DEAD VEGETATION PERIODICALLY, AS WITH ANY LANDSCAPE BED. IF SPECIFIC PLANTS ARE NOT SURVIVING, REPLACE WITH A DIFFERENT SPECIES. WATERING MAY BE REQUIRED DURING PROLONGED DRY PERIODS.
- SILTS AND SEDIMENT SHOULD BE REMOVED FROM THE SURFACE OF THE FILTER BED WHEN ACCUMULATION EXCEEDS ONE INCH. THE TOP FEW INCHES OF FILTER MEDIA SHOULD BE REMOVED AND REPLACED WHEN WATER PONDS FOR MORE THAN 48 HOURS.
- REFRESH MULCH WITH AN ADDITIONAL THIN LAYER ANNUALLY. REMOVE ALL MULCH AND REPLACE WITH A NEW THREE-INCH LAYER EVERY 3-5 YEARS.



APPROVAL
TOWN ENGINEER
DATE
ISSUED: JANUARY 2020

TOWN OF EASTON
STANDARD DETAILS
RAIN GARDEN LANDSCAPING
DETAILS AND NOTES
STANDARD NO.: TOE-SWM-6.01-2



NOTES:

- BEDDING, HAUNCHING AND FILL MATERIAL TO THE TOP OF THE PIPE SHALL BE COARSE AGGREGATE, MEETING THE REQUIREMENTS OF ASHTO M43-SIZE NUMBER 57, UNLESS OTHERWISE SPECIFIED BY THE PIPE MANUFACTURER AND APPROVED BY THE TOWN ENGINEER.
- DURING HAUNCHING, CONTRACTOR SHALL CAREFULLY WORK GRAVEL DOWN AROUND THE BOTTOM OF THE PIPE.
- IN UNPAVED AREAS, FILL CR-6 OR BRG TO 6" BELOW FINISHED GRADE, PLACED AND COMPACTED IN 6" LIFTS TO 95% MODIFIED PROCTOR. TOP 6" SHALL BE TOPSOIL.



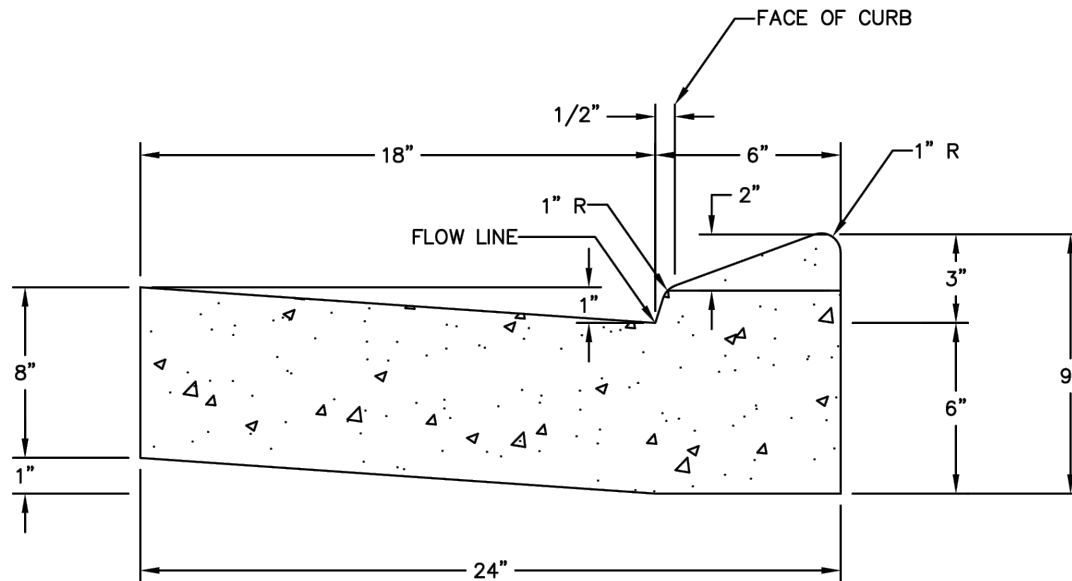
APPROVAL
TOWN ENGINEER
DATE
ISSUED: JANUARY 2020

TOWN OF EASTON
STANDARD DETAILS
TRENCH DETAIL
STANDARD NO.: TOE-R-5.01-1



APPROVAL
TOWN ENGINEER
DATE
ISSUED: JANUARY 2020

TOWN OF EASTON
STANDARD DETAILS
MEDIAN CURB AND GUTTER
(SHA TYPE C)
STANDARD NO.: TOE-R-6.04



NOTES:

- ALL CONCRETE USED FOR CURB AND GUTTER SHALL BE SHA MIX NO. 7.
- CURB AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10'-0", AND EXPANSION JOINTS EVERY 40'-0". EXTRUDED CONCRETE CURB AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10'-0", AND EXPANSION JOINTS EVERY 100'-0".
- MEDIAN CURB AND GUTTER TO BE USED AT MEDIANS ONLY. SEE TOE-R-8.07 FOR MEDIAN RAMP DETAILS.

PAVING NOTES

PAVING REQUIREMENTS

A. BASE COURSE

- SUB-GRADE SHALL BE PLACED ON PREPARED AND COMPACTED REFILLED EXCAVATIONS TO THE COMPACTED DEPTH AS SHOWN ON DETAIL 9W-1.03. MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET THE PROVISIONS OF MD SHA STANDARDS, SECTION 208.

2. GRADED AGGREGATE BASE COURSE:

- GRADED AGGREGATE BASE COURSE SHALL BE SPREAD ON PREPARED AND COMPACTED REFILLED EXCAVATION TO THE COMPACTED DEPTH SHOWN ON THE DRAWING DETAILS.
- GRADED AGGREGATE SHALL BE PER MD SHA STANDARD, SECTION 901.
- RECYCLED CRUSHED CONCRETE IS AN ACCEPTABLE ALTERNATIVE PROVIDED THICKNESS ADJUSTMENTS ARE MADE BASED ON SUPPLEMENTAL TESTING TO BE SUBMITTED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE TOWN ENGINEER.

B. TACK COAT

- COATING SHALL BE RESIDUAL ASPHALT UNIFORMLY SPREAD BETWEEN .01 AND .05 GALLONS/SQ. YARD.
- CONTRACTOR SHALL TAKE CARE NOT TO TACK COAT ON SURFACE COURSES.

C. HOT MIX ASPHALT PAVEMENT

- HOT MIX ASPHALT PAVEMENT SHALL CONSIST OF A NUMBER OF COURSES OF HMA SUPERPAVE MATERIAL AND AGGREGATE ON A PREPARED SUB-BASE AS SHOWN WITHIN THE TOWN STANDARDS.
- MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET THE PROVISIONS OF SECTION 504 AND SECTION 504 OF THE MD SHA STANDARDS AND DETAILS.
- SURFACE COURSES OF BITUMINOUS CONCRETE MIXES SHALL HAVE LESS THAN 15% OF RECYCLED ASPHALT PAVEMENT (RAP).
- BASE COURSES SHALL HAVE NO MORE THAN 20% RAP.
- WEATHER RESTRICTIONS:

- PLANT MIXED SEAL - MINIMUM SURFACE TEMPERATURE 60°F AND RISING.
- SURFACE COURSE - MINIMUM SURFACE TEMPERATURE 40°F AND RISING.
- BASE COURSE - MINIMUM SURFACE TEMPERATURE 32°F AND RISING.

D. CONCRETE PAVEMENT

- CONCRETE USED IN THE RESTORATION OF STREET AND ROADS SHALL BE PLACED TO THE MINIMUM THICKNESS THAT SHALL BE APPROVED BY THE TOWN. CONCRETE MAY BE A BASE COURSE WITH A BITUMINOUS CONCRETE OVERLAY OR A FINISHED SURFACE COURSE.
- CONCRETE PAVEMENT SHALL MEET THE PROVISIONS OF MD SHA STANDARDS, SECTION 522.
- CONCRETE SIDEWALK AND CURB AND GUTTER RESTORATION SHALL BE AS INDICATED WITHIN THE TOWN STANDARDS.

E. SOIL CEMENT

- WHERE THE CBR VALUES ARE FOUND TO BE LOW WITHIN THE PAVED AREA, THE TOWN WILL ALLOW THE SUB-GRADE BE REINFORCED BY A CEMENTIOUS MATERIAL BEING MIXED IN THE SUBGRADE. APPLICATION SHALL BE SUBJECT TO THE GEOTECHNICAL INVESTIGATION.
- A MINIMUM OF 2" OF GRADED AGGREGATE SHALL BE INSTALLED BETWEEN THE AMENDED SOIL AND BITUMINOUS PAVEMENT.
- MINIMUM MIX DEPTH OF THE SOIL CEMENT MIXTURE SHALL BE 8" WITH A 5-5.5% MINIMUM CEMENT CONTENT.

CONCRETE QUICK REFERENCE LIST

CAST-IN-PLACE CONCRETE SIDEWALKS AND CURBING

A. SUBMITTALS

- SUBMIT MIX DESIGN FOR APPROVAL PRIOR TO PLACING CONCRETE (MSHA MIX #3 FOR ALL CONCRETE SIDEWALKS, AIR ENTRAINED, MINIMUM 3500 PSI MIX). FOR CURB AND GUTTER, UTILIZE MSHA MIX #7, EXCEPT MAXIMUM WATER CEMENTITIOUS RATIO OF 0.45 AND 611 POUNDS MINIMUM CEMENTITIOUS MATERIALS - AIR ENTRAINED, MINIMUM 4200 PSI MIX.
- SUBMIT CONCRETE TESTING AGENCY FOR APPROVAL, WHICH CONTRACTOR OR PROJECT OWNER SHALL EMPLOY FOR INFIELD AND LABORATORY TESTING.

B. CONCRETE PLACEMENT

- NOTIFY TOWN OF INTENTION TO POUR CONCRETE 24 HOURS PRIOR TO PERFORMING WORK. (PHONE: 410-822-8822).
- DRIVER SHALL PRESENT COMPUTER GENERATED MIX DELIVERY TICKET UPON ARRIVAL TO SITE.
- DO NOT ADD WATER TO MIX AT JOB SITE UNLESS APPROVED BY ENGINEER. DO NOT POUR CONCRETE DURING RAIN EVENTS.
- TESTING AGENCY SHALL TEST FOR SLUMP, TEMPERATURE AND AIR ENTRAINMENT AT THE JOB SITE, PRIOR TO POURING EACH TRUCK LOAD DELIVERED TO SITE. THE MAXIMUM TIME FROM ADDING WATER TO BATCH AT PLANT TO DISCHARGE AT SITE SHALL BE WITHIN 1 1/2 HOURS. TESTING AGENCY SHALL VERIFY THAT SUB-GRADE IS PROPERLY COMPACTED.
- TESTING AGENCY SHALL COLLECT CYLINDERS FOR COMPRESSION TESTING ON EACH TRUCK LOAD OF CONCRETE DELIVERED TO SITE PER ACI REQUIREMENTS. TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER WITHIN 48 HOURS OF 7 AND 28 DAY BREAKS. REPORT SHALL INCLUDE LOCATION OF POUR PER PLAN STATIONING.
- ENGINEER OR HIS/HER REPRESENTATIVE SHALL VERIFY THAT AREA OF CONCRETE WORK IS PROPERLY PREPARED, FREE OF WATER, FREE OF UNSTABLE MATERIALS AND THAT ALL REINFORCEMENT REQUIRED AT DRIVEWAYS, RAMP, VALLEY GUTTERS, ETC. IS IN PLACE AND PROPERLY SUPPORTED.
- COLD WEATHER CONCRETE PLACEMENT SHALL BE PROTECTED FROM DAMAGE AND FROST, FREEZING ACTION OR LOW TEMPERATURES. NO UNAPPROVED ADMIXTURES ARE PERMITTED.
- CONCRETE CURB AND SIDEWALKS SHALL HAVE PROPER CONTROL JOINTS INSTALLED AT 10 FOOT INTERVALS FOR CURB AND 5 FOOT INTERVALS FOR SIDEWALK. EXPANSION JOINTS FOR CURBING SHALL BE AT EACH 100 FOOT INTERVAL PLUS AT EACH POINT OF TANGENT OR CURVE. SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 20 FOOT INTERVALS OR AT CHANGE OF DIRECTION.

PAVEMENT MARKINGS

- CENTERLINE PAVEMENT MARKINGS SHALL BE USED TO DELINEATE THE SEPARATION OF TRAFFIC LANES THAT HAVE OPPOSITE DIRECTIONS OF TRAVEL.

- THE CENTERLINE SHALL BE IN THE GEOMETRICAL CENTER OF THE ROADWAY UNLESS OTHERWISE REQUIRED BY FIELD CONDITIONS.
- ALL TWO WAY STREETS GREATER THAN 16' WIDE SHALL HAVE A CENTERLINE.
- THE CENTERLINE MARKING SHALL BE YELLOW LINES, CONFIGURATION TO BE APPROVED BY THE TOWN ENGINEER.

- EDGE LINE PAVEMENT MARKINGS SHALL BE USED TO DELINEATE THE SHOULDER AND TRAVEL LANES.

- THE EDGE OF THE TRAVEL LANE SHALL CONSIST OF A SINGLE SOLID WHITE LINE.
- EXCEPT FOR DOTTED EDGE LINE EXTENSIONS, EDGE LINES SHALL NOT BE EXTENDED THROUGH INTERSECTIONS OR MAJOR DRIVEWAYS.

- WHILE SEPARATING TRAFFIC LANES TRAVELING IN THE SAME DIRECTION A SINGLE BROKEN WHITE LINE SHALL BE USED WHERE CROSSING LANES IS PERMITTED.

- LONGITUDINAL PAVEMENT MARKINGS SHALL BE READY-MIXED WHITE OR YELLOW PAINT WHICH MAY BE USED AS A BASE FOR DROP-ON REFLECTING GLASS BEADS, OR FOR USE AS A PLAIN NON-REFLECTIVE TRAFFIC PAINT SUITABLE FOR EITHER BITUMINOUS OR CONCRETE SURFACES.

- GLASS BEADS SHALL CONFORM TO AASHTO M 247 WITH A MOISTURE RESISTANCE COATING.
- IMMEDIATELY BEFORE APPLYING THE PAVEMENT MARKING PAINT TO THE PAVEMENT, THE CONTRACTOR SHALL INSURE THE SURFACE IS DRY AND ENTIRELY FREE FROM DIRT, SAND, GREASE, OIL, OR OTHER MATTER WHICH WOULD PREVENT EFFECTIVE ADHESION OF THE PAINT TO THE PAVEMENT.
- THE SURFACE TEMPERATURE OF THE PAVEMENT SHALL BE A MINIMUM OF 5°C (40°F).
- EVERY EFFORT SHALL BE MADE TO APPLY PAINT ACCORDINGLY TO THE REQUIREMENTS STATED IN THIS SECTION. WHEN PAINT MUST BE APPLIED BETWEEN THE DATES OF OCTOBER 15 THROUGH APRIL 15 INCLUSIVE OR ON PAVEMENT WITH A SURFACE TEMPERATURE BELOW 5°C (40°F), COLD WEATHER PAINT CAN BE USED WHICH DOES NOT EXCEED EPA'S FEDERAL REGISTER/RULES AND REGULATIONS (40 CFR PART 59 [AD-FRL-6149-7] RIN 2060-AE55), AS AMENDED, FOR VOC CONTENT LIMIT AND SHALL MEET THE AASHTO M248 F AND REQUIREMENTS NOTED BELOW. THESE PRODUCTS SHALL BE APPLIED ACCORDING TO THE MANUFACTURERS REQUIREMENTS.
- THE COLD WEATHER PAINT SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS.

- PROPERTY TEST METHOD REQUIREMENT.
- DRY OPACITY (CONTRAST RATIO) ASTM D2244-WITH A WET FILM THICKNESS OF 18 ± 1 mils.
- VOC ASTM D3960 150 g/L (1.25 lb/gal) MAX.
- DRYING TIME ASTM D7111 WITH WET FILM THICKNESS OF 15 mils. 15 MINUTES MAX @ 25°C (77°F).

- GLASS BEADS SHALL BE EVENLY APPLIED THROUGH THE ENTIRE PAINT THICKNESS AT A RATE OF 7 TO 9 lbs. TO EACH GALLON OF PAINT. GLASS BEADS SHALL BE APPLIED SIMULTANEOUSLY WITH PAINT, BY PRESSURIZED OR MECHANICAL DROP METHODS.
- PAINTED LANE LINES, EDGE LINES, AND CENTERLINES SHALL HAVE A MINIMUM RETROREFLECTIVITY OF 250 MILLICANDELAS FOR WHITE AND 150 MILLICANDELAS FOR YELLOW. THE RETROREFLECTIVITY MEASUREMENT WILL BE TAKEN BY THE TOWN ON LINES THAT ARE CLEAN AND DRY WITHIN 30 DAYS OF APPLICATION, BEFORE ANY WINTER MAINTENANCE PLACEMENT.
- PAINT SHALL BE MARYLAND FAST DRY WATERBORNE TRAFFIC PAINT, LEAD FREE BY SHERMAN WILLIAMS OR APPROVED EQUAL. (FEDERAL STANDARD 595-38907 YELLOW OR 37925 WHITE).
- PAVEMENT MARKINGS SHALL BE WARRANTED FOR A MINIMUM OF 2 YEARS FROM FINAL ACCEPTANCE BY THE TOWN.



APPROVAL
TOWN ENGINEER
DATE
ISSUED: JANUARY 2020

TOWN OF EASTON
STANDARD DETAILS
PAVING
SPECIFICATIONS
STANDARD NO.: TOE-R-1.01



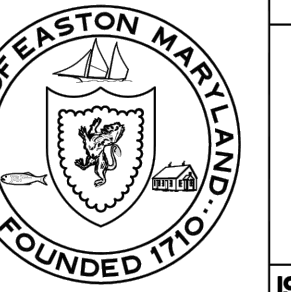
APPROVAL
TOWN ENGINEER
DATE
ISSUED: JANUARY 2020

TOWN OF EASTON
STANDARD DETAILS
PAVING NOTES
STANDARD NO.: TOE-R-1.02



APPROVAL
TOWN ENGINEER
DATE
ISSUED: JANUARY 2020

TOWN OF EASTON
STANDARD DETAILS
CONCRETE QUICK REFERENCE LIST
STANDARD NO.: TOE-R-1.03

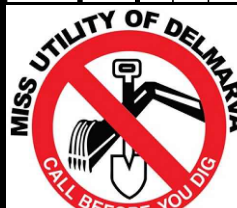


APPROVAL
TOWN ENGINEER
DATE
ISSUED: JANUARY 2020

TOWN OF EASTON
STANDARD DETAILS
LONGITUDINAL PAVEMENT MARKINGS
STANDARD NO.: TOE-R-1.04

REVISIONS

REV. #	DATE	DESCRIPTION
1		



DATE: 12/2/2024
SCALE: 1" = 60'
DRAWN BY: BACD/AFK
DESIGNED BY: WCS
APPROVED BY: BBF

SHEET NO.: C-305.02

FOR
REVIEW

SITE & STORMWATER DETAILS

OF THE LANDS OF

YMCA INC.

TAX MAP 108, GRID 6, PARCEL 2677

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR YMCA INC.



Engineering | Survey | Architecture | Environmental

Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauch.com
Phone: 410 770 8081 | Fax: 410 770 3887



NOTES



NO SCALE



NO SCALE

SITE & STORMWATER DETAILS

OF THE LANDS OF

YMCA INC.

TAX MAP 108, GRID 0, PARCEL 2677

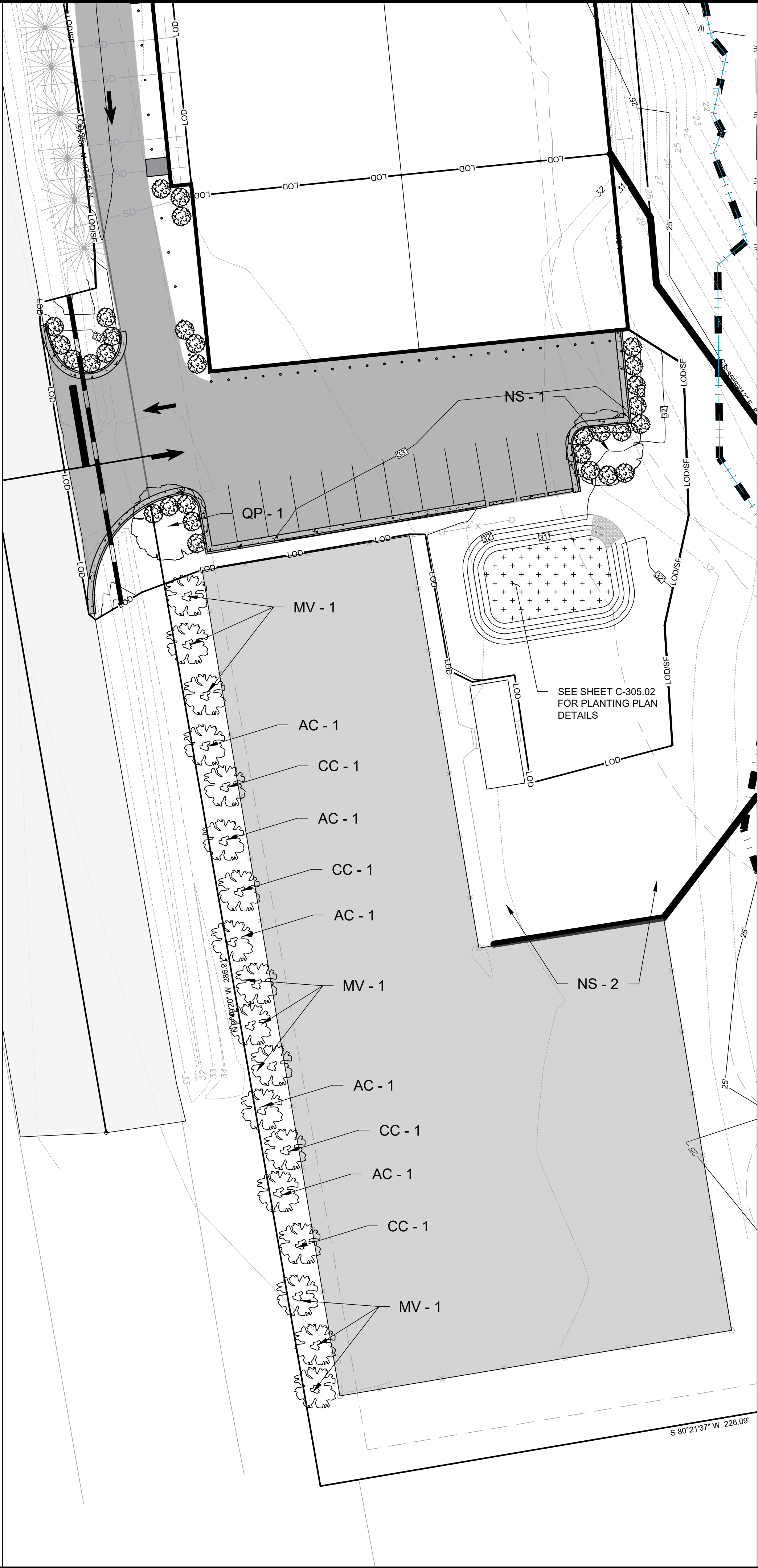
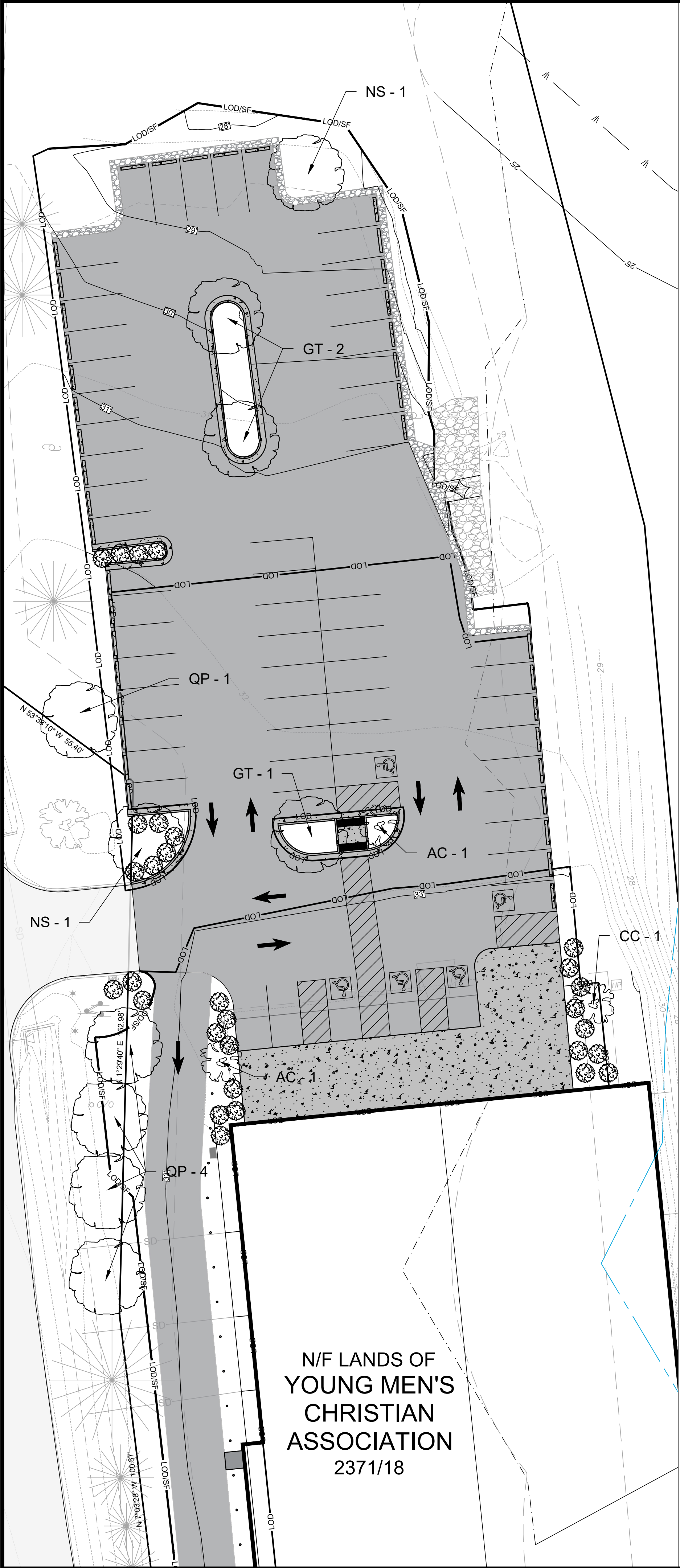
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR YMCA INC.

RAUCH

Engineering | Survey | Architecture | Environmental

Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3667

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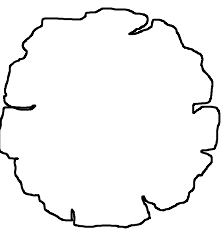
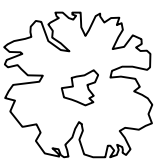
PROPOSED PLANTINGS:

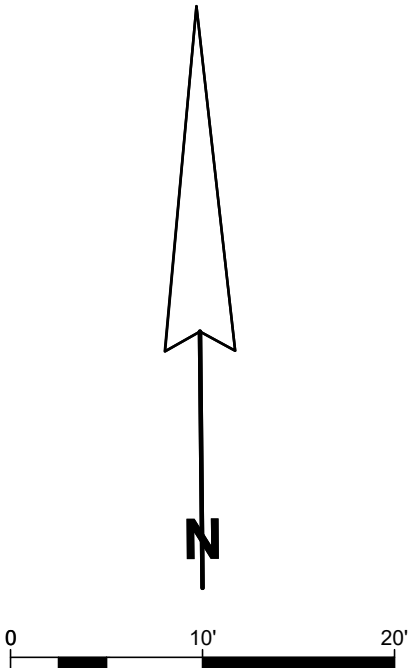
15 DECIDUOUS CANOPY TREES
21 UNDERSTORY TREES
64 EVERGREEN SHRUBS

36 TOTAL TREES PROVIDED

18 TREES OVERALL TREES REQUIRED
(52,667 SQ-FT LOD / 3,000 = 18 TREES REQUIRED PER LANDSCAPE
IMPROVEMENT SECTION 28-1014.6.F (INDUSTRY/BUSINESS AND SERVICE
USES)

PLANT LIST:			
SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME SPECIFICATION
LARGE CANOPY TREES			
NS	5	NYSSA SYLVATICA	BLACK GUM / TUPELO 2" CALIPER
QP	6	QUERCUS PHELLOS	WILLOW OAK 2" CALIPER
GT	4	GLEDITSIA TRIACANTHOS	HONEY LOCUST 2" CALIPER
UNDERSTORY TREES			
AC	7	AMELANCHIER CANADENSIS	SERVICEBERRY 1.25" CALIPER AND MINIMUM 7' HEIGHT
CC	5	CERCIS CANADENSIS	REDBUD 1.25" CALIPER AND MINIMUM 7' HEIGHT
MV	9	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA (SEMI-EVERGREEN) 1.25" CALIPER AND MINIMUM 7' HEIGHT (MULTI-STEM ACCEPTABLE)
NATIVE SHRUBS			
IG	64	ILEX GLABRA	INK BERRY (EVERGREEN) 3 GALLON (SMALL-MEDIUM SHRUB)

- DECIDUOUS CANOPY TREE
- UNDERSTORY TREE
- SMALL EVERGREEN SHRUB (ALL INKBERRIES)



LANDSCAPE PLAN
OF THE LANDS OF
YMCA INC.
TAX MAP 108, GRID 0, PARCEL 2677
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
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REVISIONS

REV. #	DATE	DESCRIPTION
1		



DATE: 12/2/2024
SCALE: 1" = 60'
DRAWN BY: BAOC/AFK
DESIGNED BY: WCS
APPROVED BY:

SHEET NO.: **L-401**

FOR REVIEW

GENERAL REQUIREMENTS:

- PLANT MATERIAL:**

- ### PLANT MATERIAL HANDLING:

- PLANTING SCHEDULE:**

- TREE & SHRUB PLANTINGS:**

- ### TREE STAKING/ GUYING:

- HERBACEOUS PLANT INSTALLATION:**

- MULCHING:**

- ## MAINTENANCE

DURING CONSTRUCTION PERIOD:

- DURING WARRANTY PERIOD:**

- ## LANDSCAPE WARRANTIES

FROM THE 2018 TOWN OF EASTON ZONING ORDINANCE:

- MAINTENANCE:

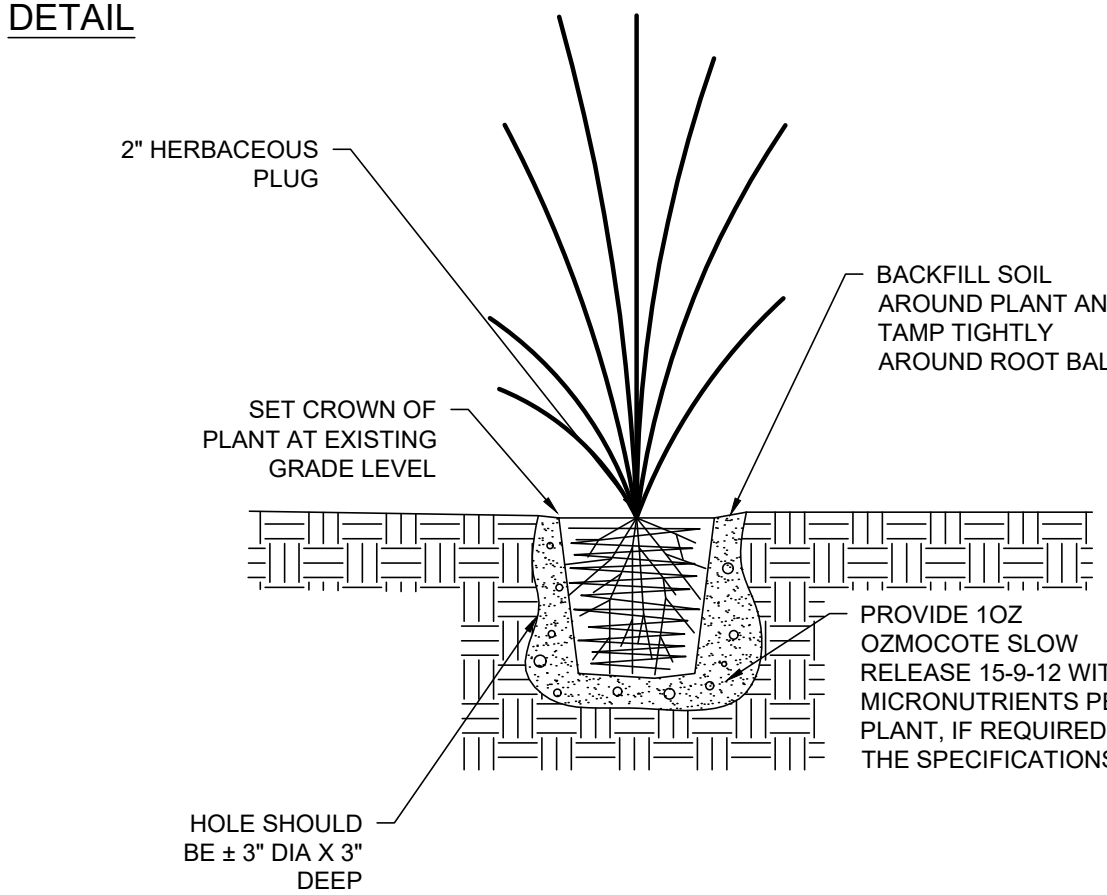
DURING CONSTRUCTION PERIOD:

LANDSCAPING NOTES:

-
- Diagram illustrating the correct planting technique for a container tree or shrub. The diagram shows a cross-section of the plant being placed into a hole in the ground. The root ball is shown with its original container material (likely burlap or plastic) intact. The soil around the root ball is being tamped down with foot pressure. The diagram includes several callouts with text instructions:
- SET TOP OF ROOT BALL FLUSH WITH GRADE OR 1-2 INCHES HIGHER IN SLOWLY DRAINING SOILS.
 - TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.
 - DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 - DIG A HOLE SLIGHTLY WIDER AND NO DEEPER THAN CONTAINER.
 - PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
 - LOOSEN OR SCORE CIRCLING ROOTS.

CONTAINER TREE & SHRUB PLANTING DETAIL

2" PLUG PLANTING DETAIL



LANDSCAPE DETAILS

OF THE LANDS OF

TAX MAP 108, GRID 0, PARCEL 2677

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

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Site Development Stormwater Management Analysis

FOR

Easton Family YMCA @ Washington
1180 S Washington St
Easton, Md 21601

PREPARED FOR:

Young Men's Christian Association (YMCA) of the Chesa
101 N Wasker Drive
Chicago, IL 60606

PREPARED BY:

RAUCH, INC
106 N. HARRISON STREET
EASTON, MD 21601

December 2, 2024



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM
A DULY LICENCED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

12/2/2024

ROBERT D. RAUCH, LICENCE NO. 11024
EXPIRATION DATE 7/24/2026

DATE

TABLE OF CONTENTS

SECTION 1.....Stormwater Management Narrative

SECTION 2.....Existing & Proposed Drainage Area Plans

SECTION 3.....ESD Water Quality Calculations

SECTION 4.....Pre/Post-Development Quantity Calculations

SECTION 5.....Soil Report

SECTION 6.....Percolation Test

SECTION 1 – STORMWATER MANAGEMENT NARRATIVE

SITE DEVELOPMENT STORMWATER MANAGEMENT NARRATIVE

The proposed parking lot renovations at the Easton Family YMCA at 1180 S Washington is located on 4.72-acre lot of land. The site is outside of the Critical Area, does not qualify for Forest Conservation, is outside of the floodplain, and outside of the Tanyard Branch watershed. Minimal vegetation will be cleared for this project as most of the redevelopment is on existing impervious surface. The entire limit of disturbance is 52,667 sq-ft, which requires a state discharge permit through the NPDES. The dominant Hydrologic Soil Type is Type B. The unique site constraints of the YMCA being located on a ridge above a nearby stream valley have made the use of ‘lines of investigation’, versus commonly used study points, as the main way to estimate the water volume leaving the proposed site developments.

Within the LOD development, the plan will add 0.018 acres (820 sq-ft) of impervious surfaces, or a 1% increase. Based on the conditions of the existing parcel, the proposed development will be categorized as “Re-Development”. The spreadsheets found in Section 2 of this report calculate the required ESD volume to be 1,375 CF of ESD storage.

Water quality will be met through non-rooftop disconnection to treat the northern parking lot and one micro-bioretenention to treat the south parking lot. The proposed ESD practices overtreat 3,006 CF of water, compared to the required and calculated 1,375 CF (1,631 CF difference). The existing site conditions received geotechnical soil borings and gauged ground water to be at least 9’ down and below the proposed stormwater facilities due to existing topography, being on top of a ridge before rapidly falling into a nearby stream valley. The percolation infiltrometer test discovered that over 24” of water drains per hour. Additionally, the proposed micro-bioretenention will have a maximum of four feet of planting media depth and water will primarily exfiltrate through the bottom of the bioretention media. A weir is provided for the micro-bioretenention to overflow during large stormwater events, where water can overflow and roll downhill into the stream below. No underdrains are provided as they are estimated to be unnecessary for this site and configuration.

Water quantity control is required for a post-development 10-year storm event to be less than the pre-development 10-year storm event within the Town of Easton, except within the Tanyard Branch. The proposed stormwater management practices reduce the combined 10-year CFS rate from 7.53 CFS to 4.68 CFS. The table for all lines of investigation are shown below for existing and proposed. Water quantity control is accomplished through both the non-rooftop disconnection and the one micro-bioretenention, but primarily through the micro-bioretenention.

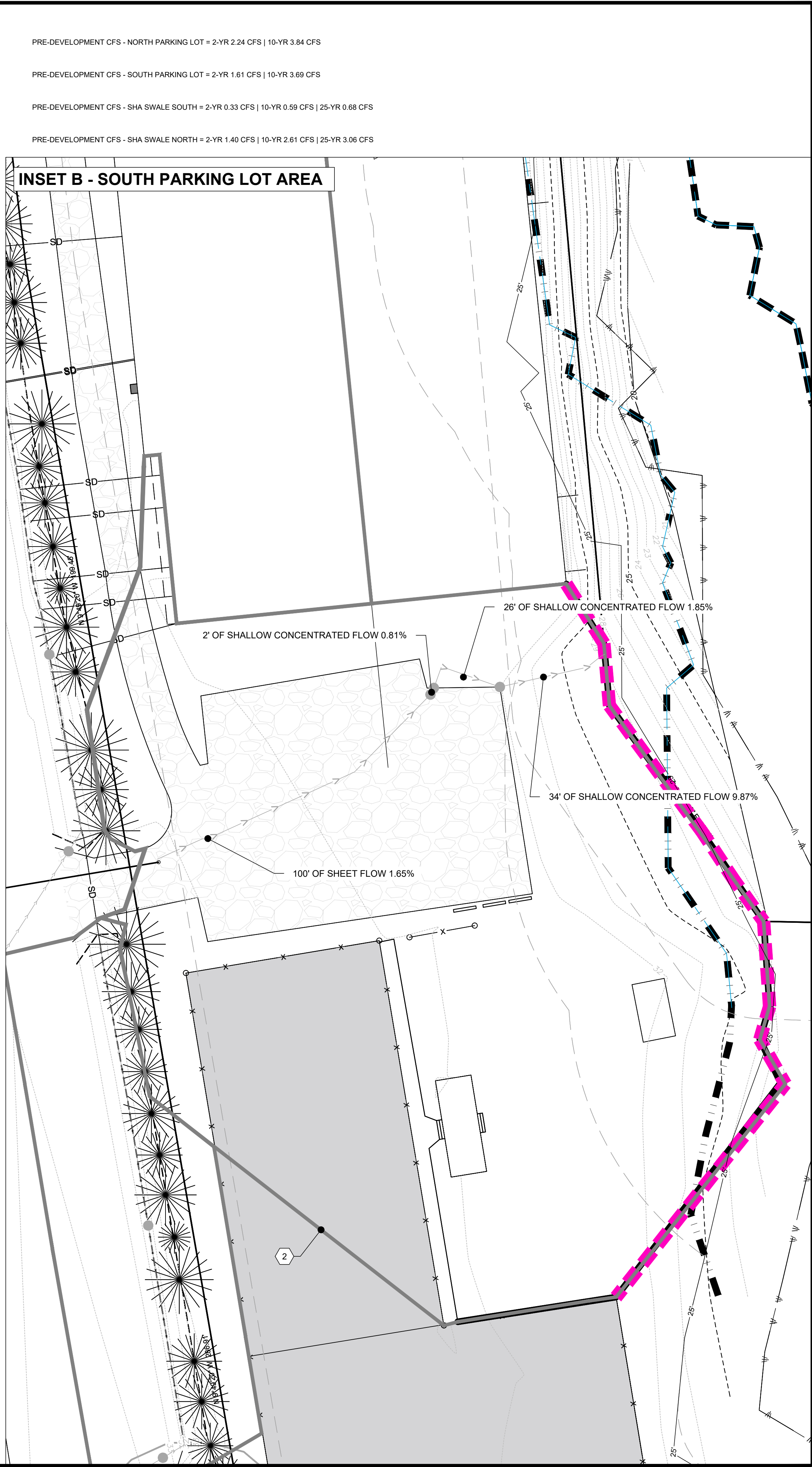
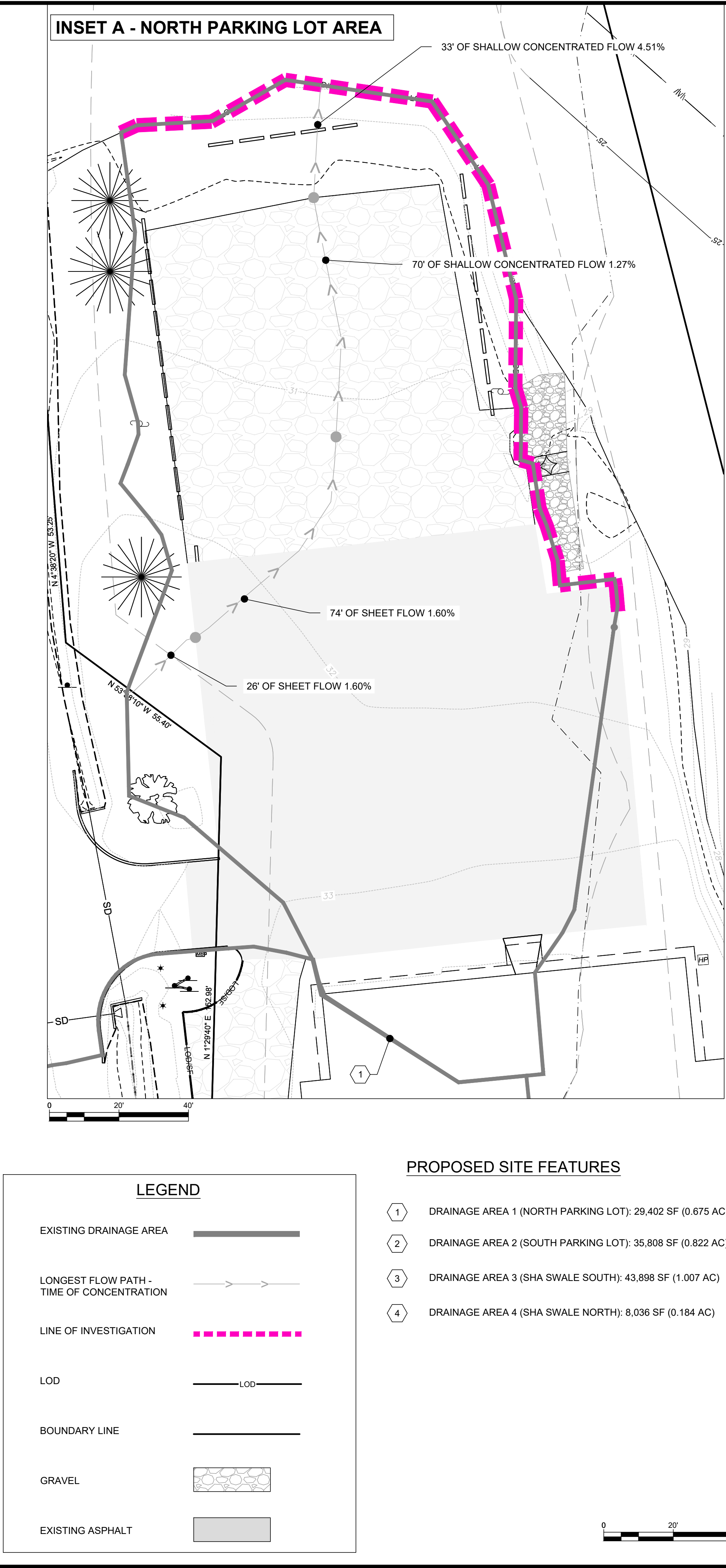
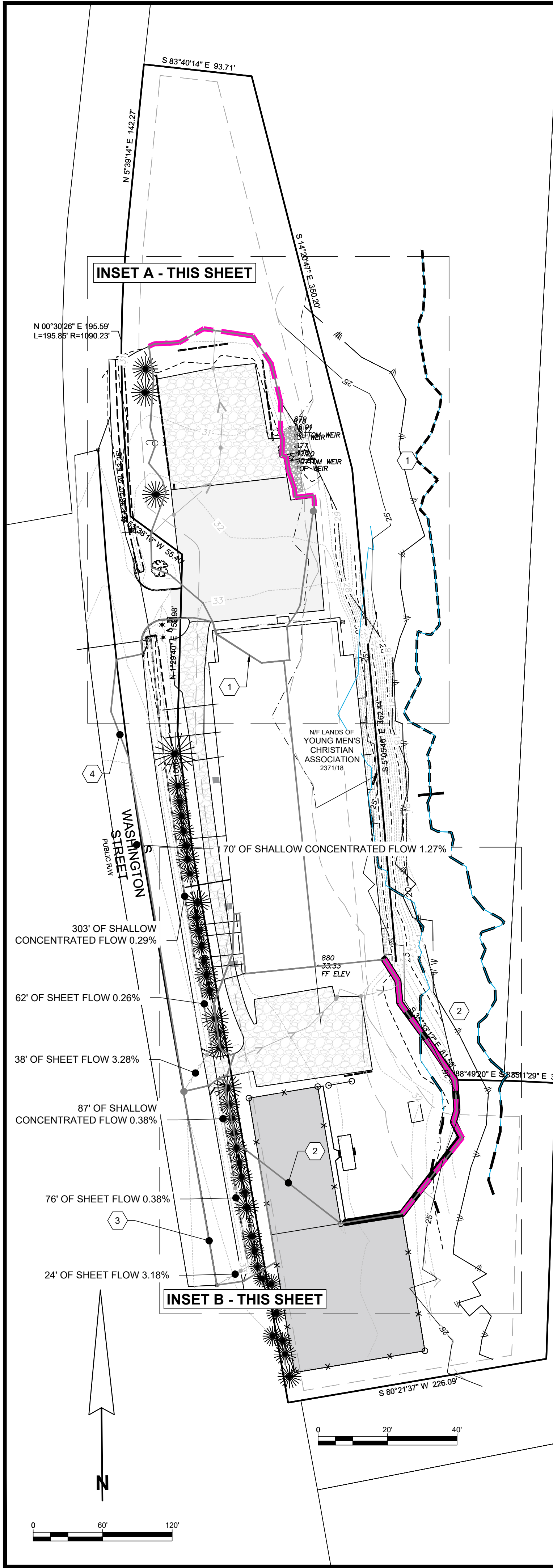
Line of Investigation 1 – North Parking Area		
	2-YR (CFS)	10-YR (CFS)
Existing	2.24	3.84
Proposed	2.53	4.22

Line of Investigation 2 – South Parking Area		
	2-YR (CFS)	10-YR (CFS)
Existing	1.61	3.69
Proposed	0.22	0.46

Pre-Development Combined 10-Year CFS = 7.53 CFS

Post-Development Combined 10-Year CFS = 4.68 CFS

SECTION 2 – EXISTING & PROPOSED DRAINAGE AREA MAPS



EXISTING DRAINAGE MAPS

OF THE LANDS OF

YMCA INC.

TAX MAP 108, GRID 0, PARCEL 2677

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR YMCA INC.

RAUCH

Engineering | Survey | Architecture | Environmental

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Phone: 410 770 8081 | Fax: 410 770 3987

REVISIONS	
REV. #	DESCRIPTION
1	

DATE: 12/2/2024

SCALE: AS SHOWN

DRAWN BY: WCS

DESIGNED BY: WCS

APPROVED BY: BBF

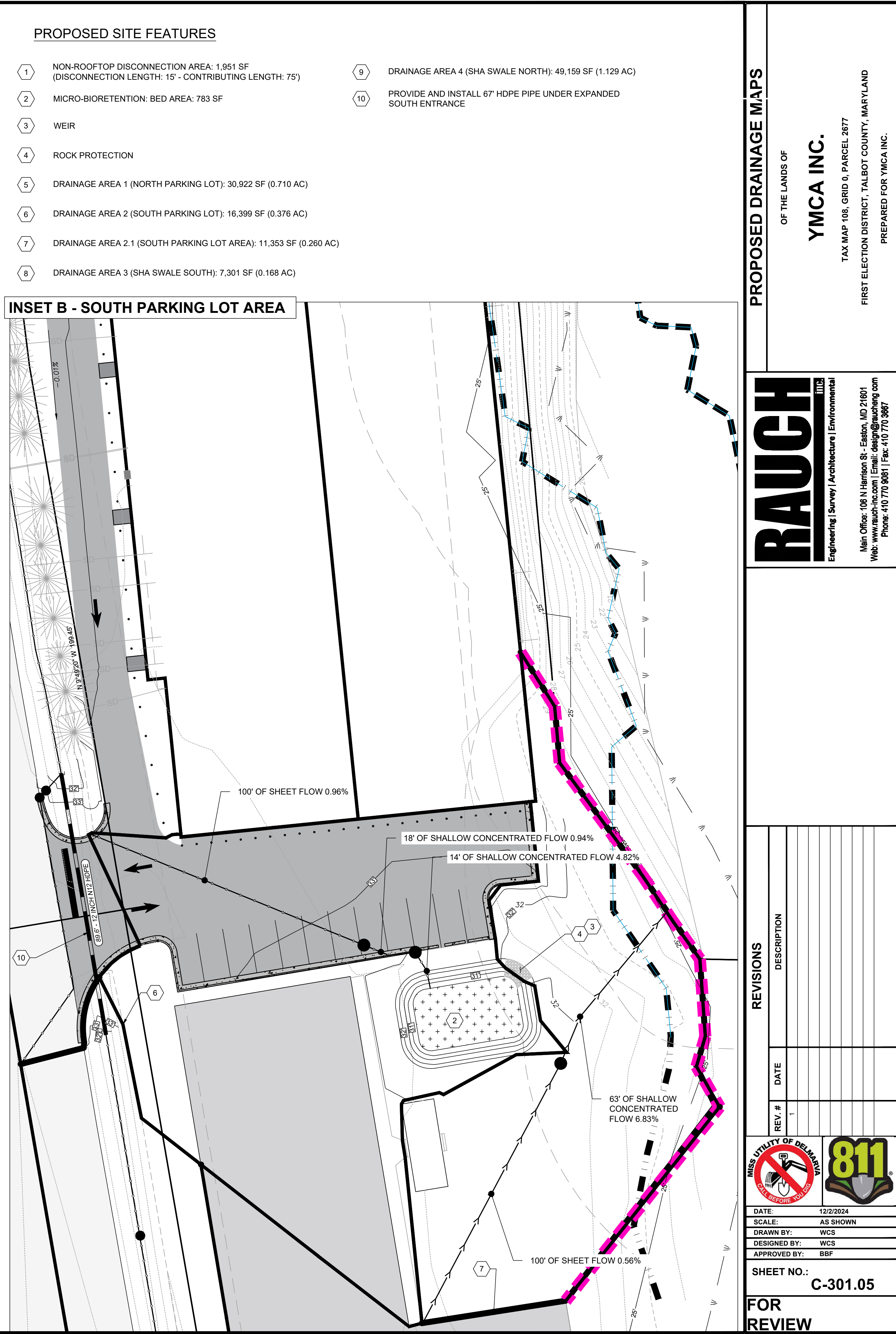
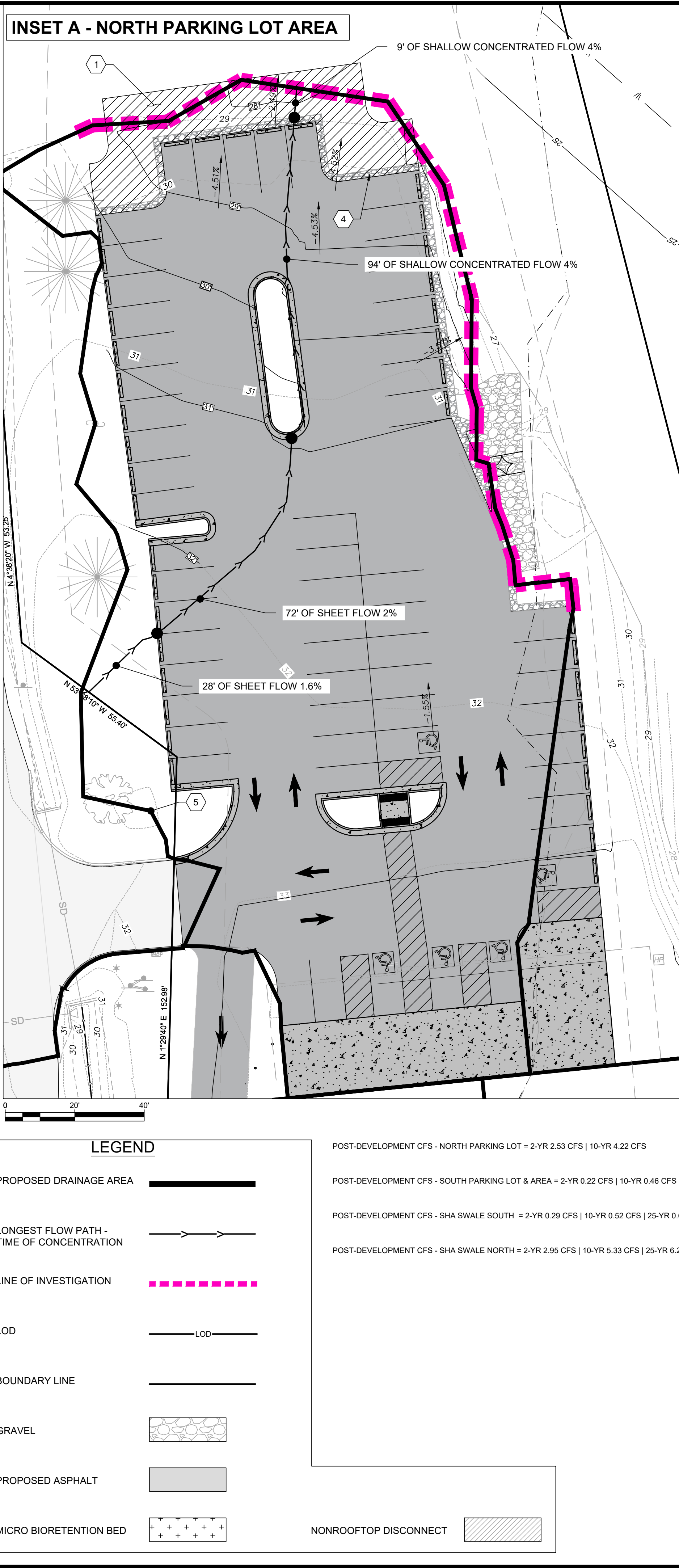
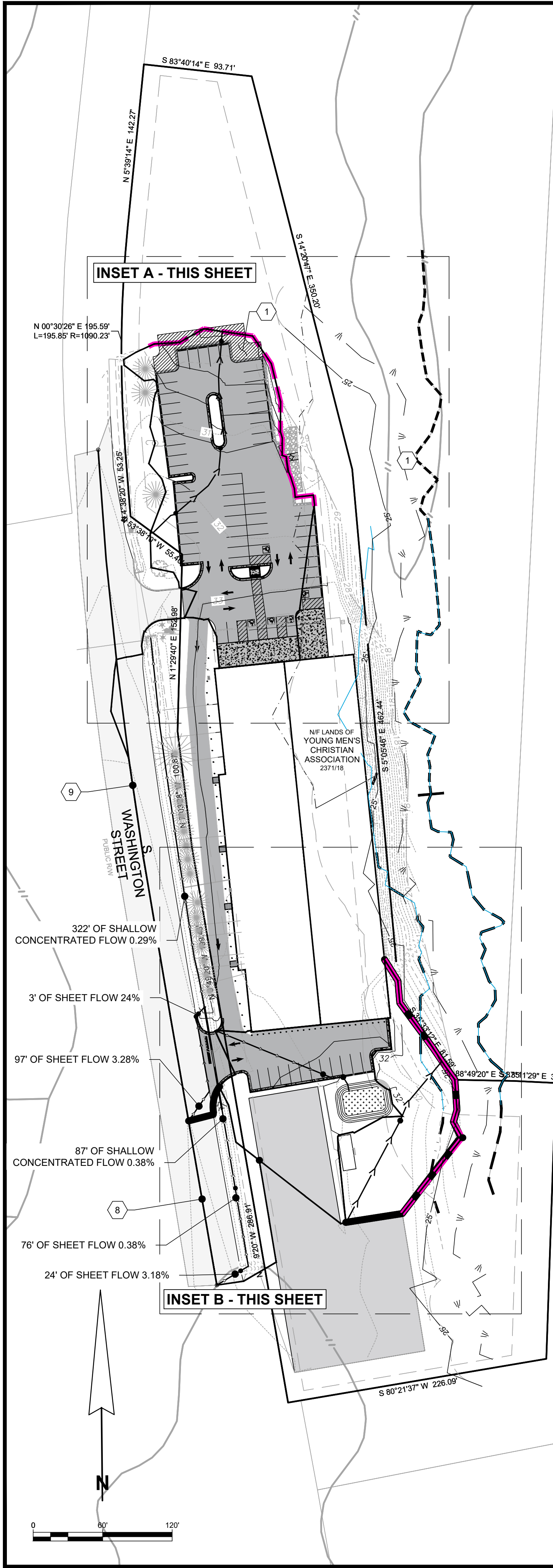
SHEET NO.: C-301.04

FOR REVIEW

MARYLAND
OFFICE OF THE
COMPTROLLER
OF THE TREASURY

811

MISS UTILITY OF DELAWARE



SECTION 3 – ESD WATER QUALITY CALCULATIONS

LIMITS OF DISTURBANCE

EXISTING LOD COVERAGE			
COVERAGE DESCRIPTION	COVERAGE CATEGORY	COVERAGE AREA SQ-FT	SOIL TYPE
GRAVEL	IMPERVIOUS	22513	B
ROOFS	IMPERVIOUS	4208	B
PAVEMENT	IMPERVIOUS	3767	B
TREES/VEGETA	PERVIOUS	22179	B

TOTAL SITE AREA 52667 SQ-FT
EXISTING IMPERVIOUS AREA 30488 SQ-FT
PERCENT IMPERVIOUS 58%

PROPOSED LOD COVERAGE		
COVERAGE DESCRIPTION	COVERAGE CATEGORY	COVERAGE AREA SQ-FT
IMPERVIOUS PAR	IMPERVIOUS	10126
IMPERVIOUS PAR	IMPERVIOUS	16401
ROOFS	IMPERVIOUS	987
PAVEMENT	IMPERVIOUS	3794

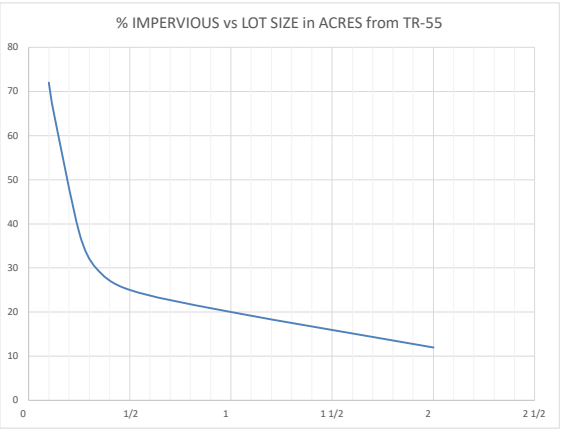
TOTAL SITE AREA 52667 SQ-FT
PROPOSED IMPERVIOUS AREA 31308 SQ-FT
PERCENT IMPERVIOUS 59%

north parking lot
remainder

PERCENT HSG A 0%
PERCENT HSG B 100%
PERCENT HSG C 0%
PERCENT HSG D 0%

FROM TR-55		
LOT SIZE	% IMPERVIOUS	
2.00	12	
1.00	20	
1/2	25	
1/3	30	
1/4	38	
1/8	65	
0.10	72	

0.166667



PERVIOUS A GRAVEL IMPERVIOUS
IMPERVIOUS B ROOFS IMPERVIOUS
C DUS PARKING IMPERVIOUS
D DRIVEWAY IMPERVIOUS
ROADWAY IMPERVIOUS
WATER IMPERVIOUS
PAVEMENT IMPERVIOUS
SIDEWALK IMPERVIOUS
LANDSCAPING PERVIOUS
PERVIOUS PARKING PERVIOUS
TREES/VEGETATION PERVIOUS
TURF LAWN PERVIOUS
CONSERVATION AREA PERVIOUS
PERMEABLE PAVEMENT PERVIOUS

Calculation Summary

0.5 acre site
.25 acres to .38 acres
50% to 75%

Critical Area 10% Calculations

Removal Requirement, RR (lbs P / yr) after non-structural and micro-scale BMPs (Steps 5 and 6)	0.21
Total Load Reduction (lbs P / year)	#DIV/0!
Total Load Reduction Remaining (lbs P / yr) after structural practices (Step 9)	#DIV/0!
Total Load Reduction (lbs P / year)	#DIV/0!
Total Load Reduction Remaining (lbs P / yr)	#DIV/0!

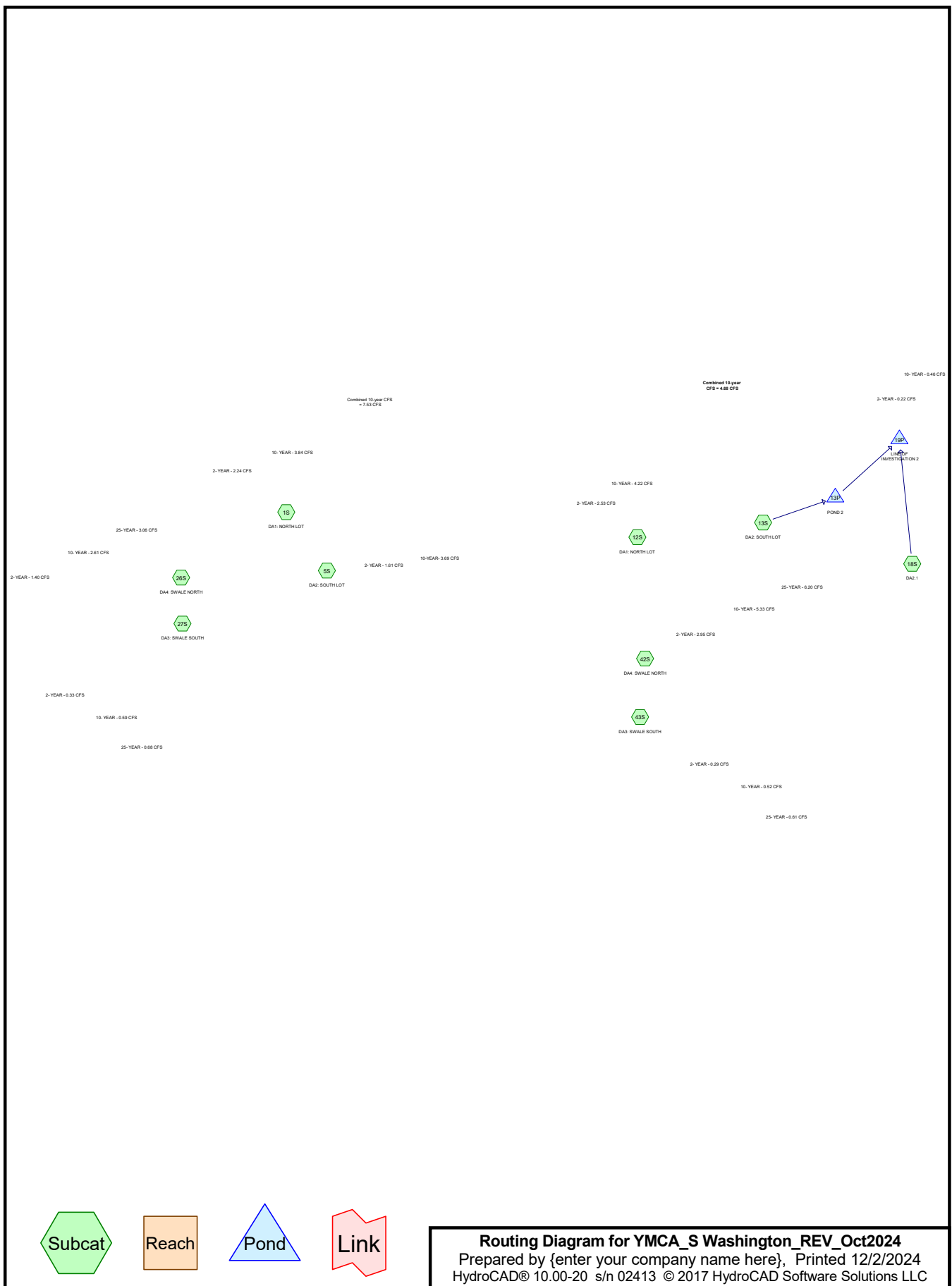
MDE's ESD to the MEP Calculations

ESD Runoff Volume, ESDv (cf)	168.00
Total Treatment Volume (cf)	1374.82
WQv or ESDv Treated (cf) using ESD practices	3006.46
PE achieved (inches)	2.61
Entire ESDv Treated Through ESD Practices?	YES
ESDv Remaining? (cf)	0.00
If ESDV is not fully treated, is ESD to MEP achieved?	NO
Redevelopment WQv Requirements Met Through ESD Practices?	YES
WQv Remaining? (cf)	0.00
New Development WQv Requirements Met Through ESD Practices?	N/A
WQv Remaining? (cf)	0.00

Nonstructural Practices	Contributing Drainage Area (sf)	% Impervious Cover ----- RV	To fully treat sub area ----- PE required ----- WQV required	Max available WQv or ESDv from CDA (cf)	Practice Specific Parameter(s)		P _E Credit (in)	WQV or ESDv provided (cf)	Runoff Volume Remaining (cf)	Down-Gradient Practice and Row	SOIL TYPE	Baseline Phosphor ous Removal Efficiency	Adjusted Removal Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)	Watershed- inches treated (PE Provided)	Annual Rainfall Treated (%)
Disconnection of Non- Rooftop Runoff 1	9,362	100%	2.60	2,001	Disconnection Length (ft)	Contributing Length (ft) (Impervious)	1.00	741.16	1,260		A/B	50%	50.00%	0.50	0.25	0.25	1.00	82.57%
		0.95	1927		15	15												
Disconnection of Non- Rooftop Runoff 1		100%	2.60	0	Disconnection Length (ft)	Contributing Length (ft) (Impervious)	0.00	0.00	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0.95	0															
Disconnection of Non- Rooftop Runoff 1		100%	2.60	0	Disconnection Length (ft)	Contributing Length (ft) (Impervious)	0.00	0.00	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0.95	0															
Disconnection of Non- Rooftop Runoff 1		100%	2.60	0	Disconnection Length (ft)	Contributing Length (ft) (Impervious)	0.00	0.00	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0.95	0															
Disconnection of Non- Rooftop Runoff 1		100%	2.60	0	Disconnection Length (ft)	Contributing Length (ft) (Impervious)	0.00	0.00	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0.95	0															
Disconnection of Non- Rooftop Runoff 1		100%	2.60	0	Disconnection Length (ft)	Contributing Length (ft) (Impervious)	0.00	0.00	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0.95	0															
Disconnection of Non- Rooftop Runoff 1		100%	2.60	0	Disconnection Length (ft)	Contributing Length (ft) (Impervious)	0.00	0.00	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0.95	0															
Disconnection of Non- Rooftop Runoff 1		100%	2.60	0	Disconnection Length (ft)	Contributing Length (ft) (Impervious)	0.00	0.00	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0.95	0															
Disconnection of Non- Rooftop Runoff 1		100%	2.60	0	Disconnection Length (ft)	Contributing Length (ft) (Impervious)	0.00	0.00	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0.95	0															
Disconnection of Non- Rooftop Runoff 1		100%	2.60	0	Disconnection Length (ft)	Contributing Length (ft) (Impervious)	0.00	0.00	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0.95	0															
Disconnection of Non- Rooftop Runoff 1		100%	2.60	0	Disconnection Length (ft)	Contributing Length (ft) (Impervious)	0.00	0.00	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0.95	0															
Total	9,362			2,001			1	741	1,260			50%	50.00%	0.50	0.25	0.25	1.00	82.57%

Micro-Scale Practices	Contributing Drainage Area (sf)	% Impervious Cover ----- RV	To fully treat sub area ----- PE required ----- WQV required	Max available WQv or ESDv from CDA (cf)	Area of upstream catchment (sf)	WQv or ESDv from Up- Gradient Practices (cf)	Total catchment area ----- Total ESDv to practice	Practice Specific Parameter(s)				Bed area % of direct catchment area	WQV or ESDv provided (cf)	Runoff Volume Remainin g (cf)	Down-Gradient Practice and Row	SOIL TYPE	Baseline Phosphorous Removal Efficiency	Adjusted Removal Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remainin g Load (lbs/yr)	Watershe d-inches treated (PE Provided)	Annual Rainfall Treated (%)
		75%	2.20				16,399	Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)												
Micro-Bioretention 1	16,399	0.725	2180	2,675	0	0	2675	728	1,473	1	4	4.4%	2,265	410		A/B	75%	94.38%	0.67	0.63	0.04	2.29	103.91%
		0%	1.00				0	Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)												
Micro-Bioretention 1		0.05	0	0	0	0	0					#DIV/0!	0	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0%	1.00				0	Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)												
Micro-Bioretention 1		0.05	0	0	0	0	0					#DIV/0!	0	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0%	1.00				0	Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)												
Micro-Bioretention 1		0.05	0	0	0	0	0					#DIV/0!	0	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0%	100%				0	Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)												
Micro-Bioretention 1		0.05	0	0	0	0	0					#DIV/0!	0	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0%	1.00				0	Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)												
Micro-Bioretention 1		0.05	0	0	0	0	0					#DIV/0!	0	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0%	1.00				0	Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)												
Micro-Bioretention 1		0.05	0	0	0	0	0					#DIV/0!	0	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0%	1.00				0	Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)												
Micro-Bioretention 1		0.05	0	0	0	0	0					#DIV/0!	0	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0%	1.00				0	Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)												
Micro-Bioretention 1		0.05	0	0	0	0	0					#DIV/0!	0	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0%	1				0	Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)												
Micro-Bioretention 1		0.05	0	0	0	0	0					#DIV/0!	0	0				0.00%	0.00	0.00	0.00	0.00	0.00%
		0%					0	Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)												
Micro-Bioretention 1		0.05					0					#DIV/0!											
Total	16,399			2,675		0							2,265	410			75%	94.38%	0.67	0.63	0.04	2.29	103.91%

SECTION 4 – PRE/POST-DEVELOPMENT QUANTITY CALCULATIONS



YMCA_S Washington_REV_Oct2024

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.748	69	50-75% Grass cover, Fair, HSG B (1S, 12S, 26S, 42S)
0.440	79	<50% Grass cover, Poor, HSG B (18S, 27S, 43S)
0.577	61	>75% Grass cover, Good, HSG B (5S, 13S)
0.116	85	Gravel roads, HSG B (26S)
0.400	96	Gravel surface, HSG B (1S, 5S)
0.282	98	Paved parking, HSG B (13S)
0.568	89	Paved roads w/open ditches, 50% imp, HSG B (26S, 42S)
0.862	98	Roofs, HSG B (26S, 42S)
1.191	98	Unconnected pavement, HSG B (1S, 5S, 12S, 26S, 27S, 43S)
0.012	98	Unconnected roofs, HSG B (18S)
0.135	65	Woods/grass comb., Fair, HSG B (1S)
5.332	86	TOTAL AREA

YMCA_S Washington_REV_Oct2024

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Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
5.332	HSG B	1S, 5S, 12S, 13S, 18S, 26S, 27S, 42S, 43S
0.000	HSG C	
0.000	HSG D	
0.000	Other	
5.332		TOTAL AREA

YMCA_S Washington_REV_Oct2024

Prepared by {enter your company name here}

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Page 4

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.748	0.000	0.000	0.000	0.748	50-75% Grass cover, Fair	
0.000	0.440	0.000	0.000	0.000	0.440	<50% Grass cover, Poor	
0.000	0.577	0.000	0.000	0.000	0.577	>75% Grass cover, Good	
0.000	0.116	0.000	0.000	0.000	0.116	Gravel roads	
0.000	0.400	0.000	0.000	0.000	0.400	Gravel surface	
0.000	0.282	0.000	0.000	0.000	0.282	Paved parking	
0.000	0.568	0.000	0.000	0.000	0.568	Paved roads w/open ditches, 50% imp	
0.000	0.862	0.000	0.000	0.000	0.862	Roofs	
0.000	1.191	0.000	0.000	0.000	1.191	Unconnected pavement	
0.000	0.012	0.000	0.000	0.000	0.012	Unconnected roofs	
0.000	0.135	0.000	0.000	0.000	0.135	Woods/grass comb., Fair	
0.000	5.332	0.000	0.000	0.000	5.332	TOTAL AREA	

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
 Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA1: NORTH LOT Runoff Area=29,402 sf 46.43% Impervious Runoff Depth=2.35"
 Flow Length=203' Tc=5.4 min CN=90 Runoff=2.24 cfs 0.132 af

Subcatchment 5S: DA2: SOUTH LOT Runoff Area=35,763 sf 17.78% Impervious Runoff Depth=1.11"
 Flow Length=162' Tc=2.5 min UI Adjusted CN=73 Runoff=1.61 cfs 0.076 af

Subcatchment 12S: DA1: NORTH LOT Runoff Area=30,966 sf 80.29% Impervious Runoff Depth=2.54"
 Flow Length=203' Tc=5.2 min CN=92 Runoff=2.53 cfs 0.151 af

Subcatchment 13S: DA2: SOUTH LOT Runoff Area=16,399 sf 75.00% Impervious Runoff Depth=2.26"
 Flow Length=132' Tc=2.0 min CN=89 Runoff=1.51 cfs 0.071 af

Subcatchment 18S: DA2.1 Runoff Area=11,353 sf 4.70% Impervious Runoff Depth=1.49"
 Flow Length=163' Tc=27.5 min UI Adjusted CN=79 Runoff=0.22 cfs 0.032 af

Subcatchment 26S: DA4: SWALE NORTH Runoff Area=43,898 sf 49.91% Impervious Runoff Depth=2.01"
 Flow Length=403' Tc=21.4 min CN=86 Runoff=1.40 cfs 0.169 af

Subcatchment 27S: DA3: SWALE SOUTH Runoff Area=8,036 sf 47.03% Impervious Runoff Depth=2.18"
 Flow Length=187' Tc=16.7 min CN=88 Runoff=0.33 cfs 0.033 af

Subcatchment 42S: DA4: SWALE NORTH Runoff Area=49,159 sf 57.01% Impervious Runoff Depth=2.09"
 Flow Length=422' Tc=7.7 min CN=87 Runoff=2.95 cfs 0.197 af

Subcatchment 43S: DA3: SWALE SOUTH Runoff Area=7,301 sf 43.88% Impervious Runoff Depth=2.09"
 Flow Length=187' Tc=16.7 min CN=87 Runoff=0.29 cfs 0.029 af

Pond 13P: POND 2 Peak Elev=28.60' Storage=635 cf Inflow=1.51 cfs 0.071 af
 Discarded=0.46 cfs 0.071 af Primary=0.00 cfs 0.000 af Outflow=0.46 cfs 0.071 af

Pond 19P: LINE OF INVESTIGATION 2 Inflow=0.22 cfs 0.032 af
 Primary=0.22 cfs 0.032 af

Total Runoff Area = 5.332 ac Runoff Volume = 0.891 af Average Runoff Depth = 2.00"
50.65% Pervious = 2.701 ac 49.35% Impervious = 2.631 ac

Summary for Subcatchment 1S: DA1: NORTH LOT

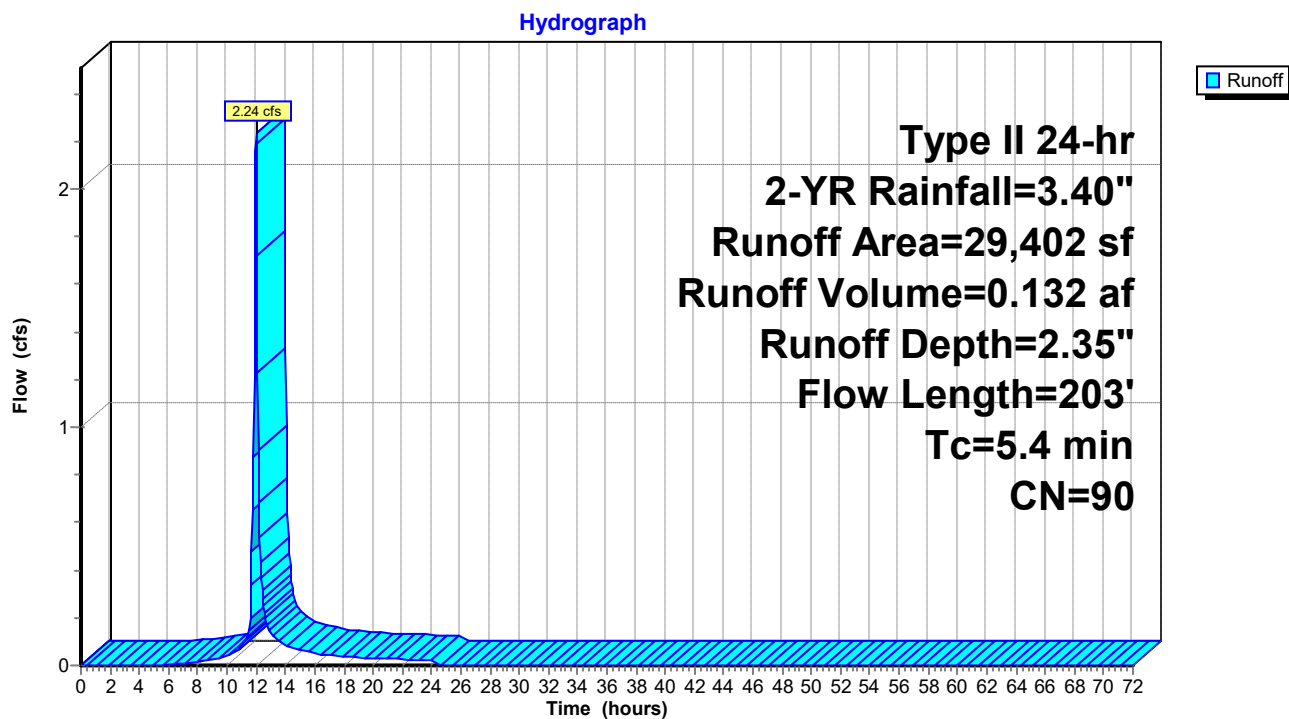
Runoff = 2.24 cfs @ 11.98 hrs, Volume= 0.132 af, Depth= 2.35"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
800	69	50-75% Grass cover, Fair, HSG B
9,076	96	Gravel surface, HSG B
13,650	98	Unconnected pavement, HSG B
5,876	65	Woods/grass comb., Fair, HSG B
29,402	90	Weighted Average
15,752		53.57% Pervious Area
13,650		46.43% Impervious Area
13,650		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	26	0.0160	0.12		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
1.0	74	0.0160	1.22		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.5	70	0.0127	2.29		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.4	33	0.0451	1.49		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
5.4	203	Total			

Subcatchment 1S: DA1: NORTH LOT



Hydrograph for Subcatchment 1S: DA1: NORTH LOT

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	3.40	2.35	0.00
1.00	0.04	0.00	0.00	53.00	3.40	2.35	0.00
2.00	0.07	0.00	0.00	54.00	3.40	2.35	0.00
3.00	0.12	0.00	0.00	55.00	3.40	2.35	0.00
4.00	0.16	0.00	0.00	56.00	3.40	2.35	0.00
5.00	0.21	0.00	0.00	57.00	3.40	2.35	0.00
6.00	0.27	0.00	0.00	58.00	3.40	2.35	0.00
7.00	0.34	0.01	0.01	59.00	3.40	2.35	0.00
8.00	0.41	0.03	0.01	60.00	3.40	2.35	0.00
9.00	0.50	0.06	0.02	61.00	3.40	2.35	0.00
10.00	0.62	0.10	0.04	62.00	3.40	2.35	0.00
11.00	0.80	0.20	0.08	63.00	3.40	2.35	0.00
12.00	2.25	1.31	2.19	64.00	3.40	2.35	0.00
13.00	2.62	1.64	0.14	65.00	3.40	2.35	0.00
14.00	2.79	1.79	0.08	66.00	3.40	2.35	0.00
15.00	2.90	1.89	0.07	67.00	3.40	2.35	0.00
16.00	2.99	1.98	0.05	68.00	3.40	2.35	0.00
17.00	3.07	2.04	0.04	69.00	3.40	2.35	0.00
18.00	3.13	2.11	0.04	70.00	3.40	2.35	0.00
19.00	3.19	2.16	0.03	71.00	3.40	2.35	0.00
20.00	3.24	2.20	0.03	72.00	3.40	2.35	0.00
21.00	3.28	2.24	0.03				
22.00	3.32	2.28	0.03				
23.00	3.36	2.32	0.02				
24.00	3.40	2.35	0.02				
25.00	3.40	2.35	0.00				
26.00	3.40	2.35	0.00				
27.00	3.40	2.35	0.00				
28.00	3.40	2.35	0.00				
29.00	3.40	2.35	0.00				
30.00	3.40	2.35	0.00				
31.00	3.40	2.35	0.00				
32.00	3.40	2.35	0.00				
33.00	3.40	2.35	0.00				
34.00	3.40	2.35	0.00				
35.00	3.40	2.35	0.00				
36.00	3.40	2.35	0.00				
37.00	3.40	2.35	0.00				
38.00	3.40	2.35	0.00				
39.00	3.40	2.35	0.00				
40.00	3.40	2.35	0.00				
41.00	3.40	2.35	0.00				
42.00	3.40	2.35	0.00				
43.00	3.40	2.35	0.00				
44.00	3.40	2.35	0.00				
45.00	3.40	2.35	0.00				
46.00	3.40	2.35	0.00				
47.00	3.40	2.35	0.00				
48.00	3.40	2.35	0.00				
49.00	3.40	2.35	0.00				
50.00	3.40	2.35	0.00				
51.00	3.40	2.35	0.00				

Summary for Subcatchment 5S: DA2: SOUTH LOT

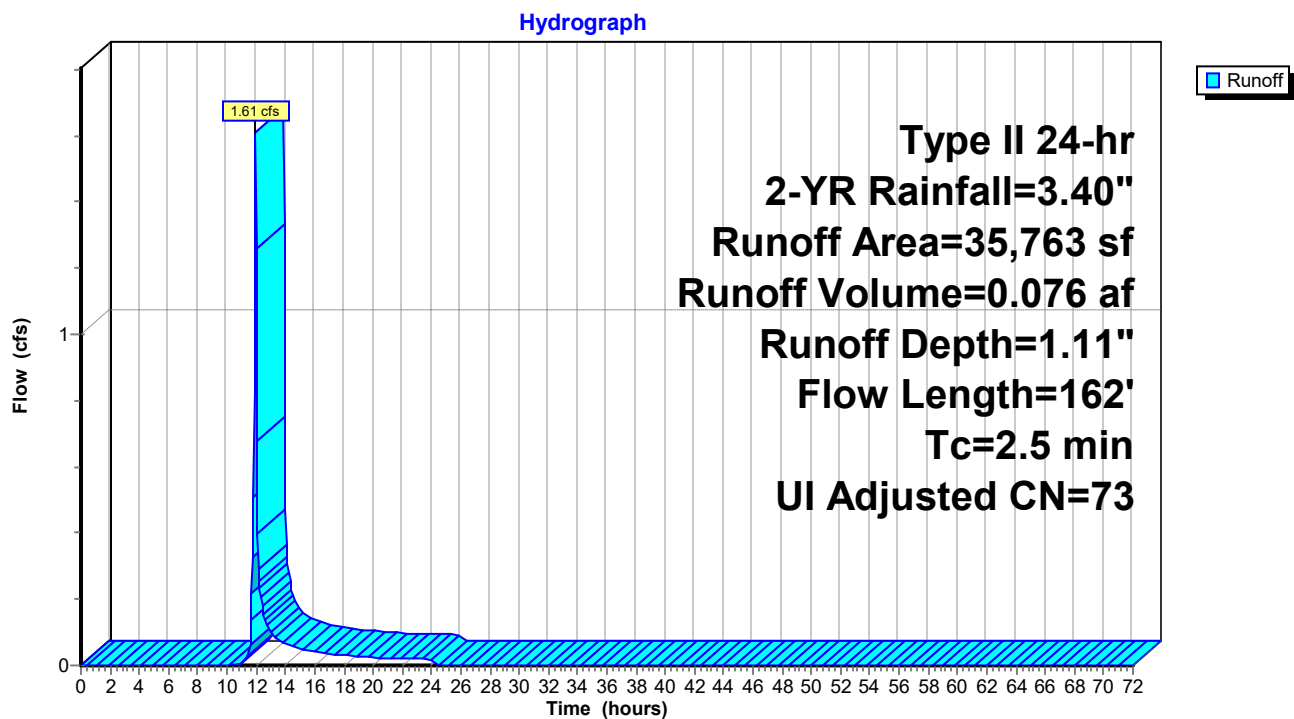
Runoff = 1.61 cfs @ 11.95 hrs, Volume= 0.076 af, Depth= 1.11"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Adj	Description
8,364	96		Gravel surface, HSG B
21,039	61		>75% Grass cover, Good, HSG B
6,360	98		Unconnected pavement, HSG B
35,763	76	73	Weighted Average, UI Adjusted
29,403			82.22% Pervious Area
6,360			17.78% Impervious Area
6,360			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	100	0.0165	1.31		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.0	2	0.0081	1.83		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	26	0.0185	0.95		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.7	34	0.0987	0.79		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
2.5	162	Total			

Subcatchment 5S: DA2: SOUTH LOT



Hydrograph for Subcatchment 5S: DA2: SOUTH LOT

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	3.40	1.11	0.00
1.00	0.04	0.00	0.00	53.00	3.40	1.11	0.00
2.00	0.07	0.00	0.00	54.00	3.40	1.11	0.00
3.00	0.12	0.00	0.00	55.00	3.40	1.11	0.00
4.00	0.16	0.00	0.00	56.00	3.40	1.11	0.00
5.00	0.21	0.00	0.00	57.00	3.40	1.11	0.00
6.00	0.27	0.00	0.00	58.00	3.40	1.11	0.00
7.00	0.34	0.00	0.00	59.00	3.40	1.11	0.00
8.00	0.41	0.00	0.00	60.00	3.40	1.11	0.00
9.00	0.50	0.00	0.00	61.00	3.40	1.11	0.00
10.00	0.62	0.00	0.00	62.00	3.40	1.11	0.00
11.00	0.80	0.00	0.00	63.00	3.40	1.11	0.00
12.00	2.25	0.44	1.26	64.00	3.40	1.11	0.00
13.00	2.62	0.64	0.10	65.00	3.40	1.11	0.00
14.00	2.79	0.73	0.06	66.00	3.40	1.11	0.00
15.00	2.90	0.80	0.05	67.00	3.40	1.11	0.00
16.00	2.99	0.85	0.04	68.00	3.40	1.11	0.00
17.00	3.07	0.90	0.04	69.00	3.40	1.11	0.00
18.00	3.13	0.94	0.03	70.00	3.40	1.11	0.00
19.00	3.19	0.98	0.03	71.00	3.40	1.11	0.00
20.00	3.24	1.01	0.02	72.00	3.40	1.11	0.00
21.00	3.28	1.03	0.02				
22.00	3.32	1.06	0.02				
23.00	3.36	1.09	0.02				
24.00	3.40	1.11	0.02				
25.00	3.40	1.11	0.00				
26.00	3.40	1.11	0.00				
27.00	3.40	1.11	0.00				
28.00	3.40	1.11	0.00				
29.00	3.40	1.11	0.00				
30.00	3.40	1.11	0.00				
31.00	3.40	1.11	0.00				
32.00	3.40	1.11	0.00				
33.00	3.40	1.11	0.00				
34.00	3.40	1.11	0.00				
35.00	3.40	1.11	0.00				
36.00	3.40	1.11	0.00				
37.00	3.40	1.11	0.00				
38.00	3.40	1.11	0.00				
39.00	3.40	1.11	0.00				
40.00	3.40	1.11	0.00				
41.00	3.40	1.11	0.00				
42.00	3.40	1.11	0.00				
43.00	3.40	1.11	0.00				
44.00	3.40	1.11	0.00				
45.00	3.40	1.11	0.00				
46.00	3.40	1.11	0.00				
47.00	3.40	1.11	0.00				
48.00	3.40	1.11	0.00				
49.00	3.40	1.11	0.00				
50.00	3.40	1.11	0.00				
51.00	3.40	1.11	0.00				

Summary for Subcatchment 12S: DA1: NORTH LOT

Runoff = 2.53 cfs @ 11.97 hrs, Volume= 0.151 af, Depth= 2.54"

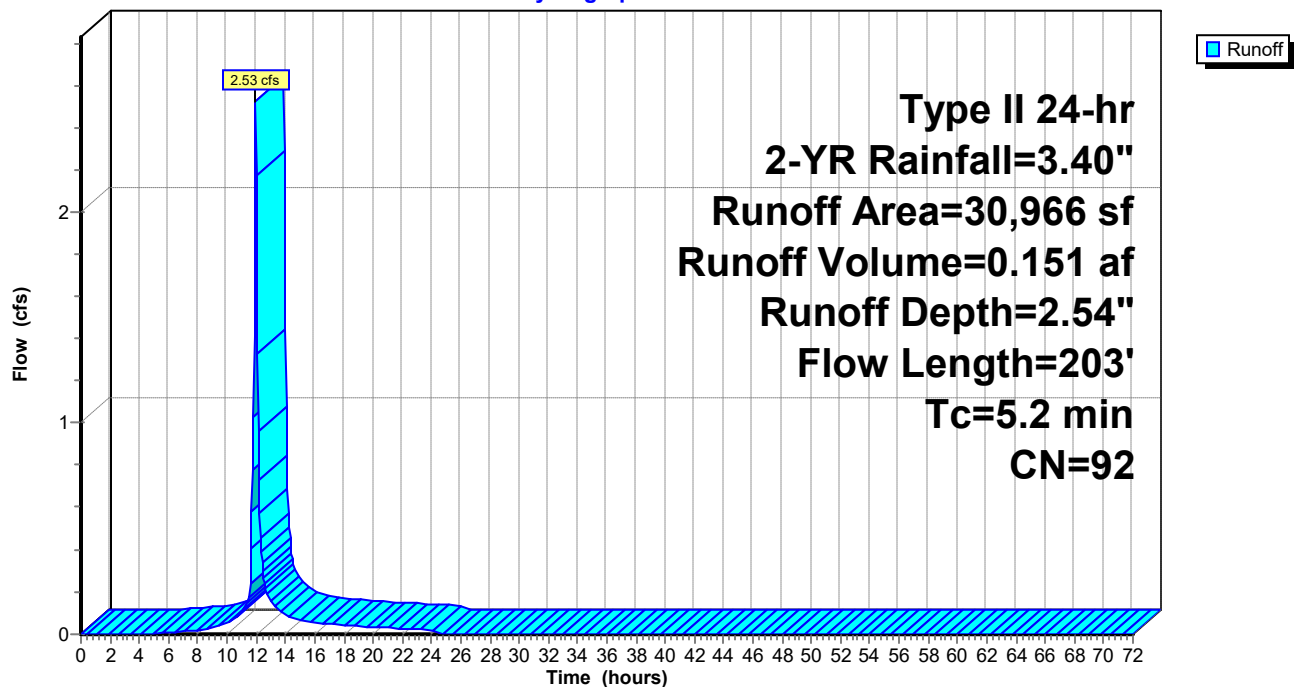
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
6,104	69	50-75% Grass cover, Fair, HSG B
24,862	98	Unconnected pavement, HSG B
30,966	92	Weighted Average
6,104		19.71% Pervious Area
24,862		80.29% Impervious Area
24,862		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.8	28	0.0160	0.12		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
0.9	72	0.0200	1.33		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.4	94	0.0400	4.06		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.1	9	0.0234	1.07		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
5.2	203	Total			

Subcatchment 12S: DA1: NORTH LOT

Hydrograph



Hydrograph for Subcatchment 12S: DA1: NORTH LOT

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	3.40	2.54	0.00
1.00	0.04	0.00	0.00	53.00	3.40	2.54	0.00
2.00	0.07	0.00	0.00	54.00	3.40	2.54	0.00
3.00	0.12	0.00	0.00	55.00	3.40	2.54	0.00
4.00	0.16	0.00	0.00	56.00	3.40	2.54	0.00
5.00	0.21	0.00	0.00	57.00	3.40	2.54	0.00
6.00	0.27	0.01	0.01	58.00	3.40	2.54	0.00
7.00	0.34	0.03	0.01	59.00	3.40	2.54	0.00
8.00	0.41	0.05	0.02	60.00	3.40	2.54	0.00
9.00	0.50	0.09	0.03	61.00	3.40	2.54	0.00
10.00	0.62	0.15	0.05	62.00	3.40	2.54	0.00
11.00	0.80	0.26	0.11	63.00	3.40	2.54	0.00
12.00	2.25	1.47	2.45	64.00	3.40	2.54	0.00
13.00	2.62	1.81	0.15	65.00	3.40	2.54	0.00
14.00	2.79	1.96	0.09	66.00	3.40	2.54	0.00
15.00	2.90	2.07	0.07	67.00	3.40	2.54	0.00
16.00	2.99	2.15	0.06	68.00	3.40	2.54	0.00
17.00	3.07	2.22	0.05	69.00	3.40	2.54	0.00
18.00	3.13	2.29	0.04	70.00	3.40	2.54	0.00
19.00	3.19	2.34	0.04	71.00	3.40	2.54	0.00
20.00	3.24	2.39	0.03	72.00	3.40	2.54	0.00
21.00	3.28	2.43	0.03				
22.00	3.32	2.47	0.03				
23.00	3.36	2.50	0.03				
24.00	3.40	2.54	0.03				
25.00	3.40	2.54	0.00				
26.00	3.40	2.54	0.00				
27.00	3.40	2.54	0.00				
28.00	3.40	2.54	0.00				
29.00	3.40	2.54	0.00				
30.00	3.40	2.54	0.00				
31.00	3.40	2.54	0.00				
32.00	3.40	2.54	0.00				
33.00	3.40	2.54	0.00				
34.00	3.40	2.54	0.00				
35.00	3.40	2.54	0.00				
36.00	3.40	2.54	0.00				
37.00	3.40	2.54	0.00				
38.00	3.40	2.54	0.00				
39.00	3.40	2.54	0.00				
40.00	3.40	2.54	0.00				
41.00	3.40	2.54	0.00				
42.00	3.40	2.54	0.00				
43.00	3.40	2.54	0.00				
44.00	3.40	2.54	0.00				
45.00	3.40	2.54	0.00				
46.00	3.40	2.54	0.00				
47.00	3.40	2.54	0.00				
48.00	3.40	2.54	0.00				
49.00	3.40	2.54	0.00				
50.00	3.40	2.54	0.00				
51.00	3.40	2.54	0.00				

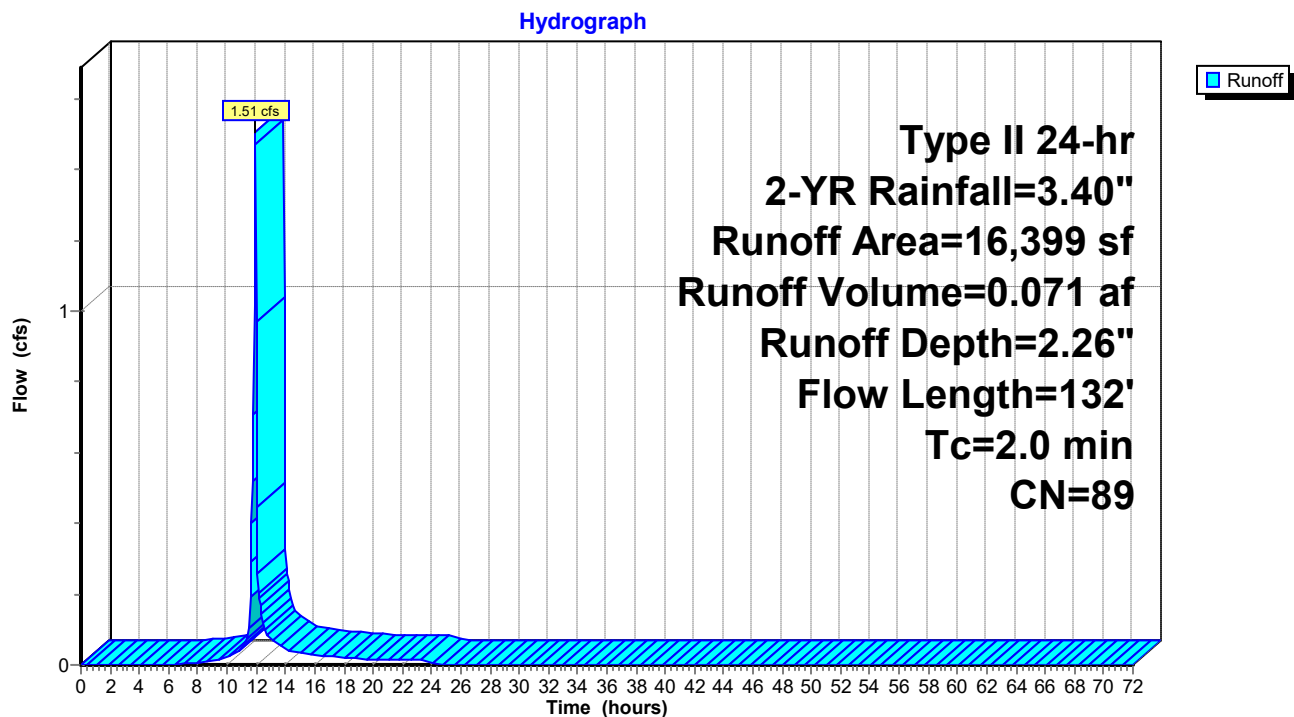
Summary for Subcatchment 13S: DA2: SOUTH LOT

Runoff = 1.51 cfs @ 11.93 hrs, Volume= 0.071 af, Depth= 2.26"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
4,100	61	>75% Grass cover, Good, HSG B
12,299	98	Paved parking, HSG B
16,399	89	Weighted Average
4,100		25.00% Pervious Area
12,299		75.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0096	1.06		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.2	18	0.0094	1.97		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.2	14	0.0482	1.54		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
2.0	132	Total			

Subcatchment 13S: DA2: SOUTH LOT

Hydrograph for Subcatchment 13S: DA2: SOUTH LOT

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	3.40	2.26	0.00
1.00	0.04	0.00	0.00	53.00	3.40	2.26	0.00
2.00	0.07	0.00	0.00	54.00	3.40	2.26	0.00
3.00	0.12	0.00	0.00	55.00	3.40	2.26	0.00
4.00	0.16	0.00	0.00	56.00	3.40	2.26	0.00
5.00	0.21	0.00	0.00	57.00	3.40	2.26	0.00
6.00	0.27	0.00	0.00	58.00	3.40	2.26	0.00
7.00	0.34	0.01	0.00	59.00	3.40	2.26	0.00
8.00	0.41	0.02	0.01	60.00	3.40	2.26	0.00
9.00	0.50	0.04	0.01	61.00	3.40	2.26	0.00
10.00	0.62	0.08	0.02	62.00	3.40	2.26	0.00
11.00	0.80	0.17	0.05	63.00	3.40	2.26	0.00
12.00	2.25	1.24	0.97	64.00	3.40	2.26	0.00
13.00	2.62	1.56	0.07	65.00	3.40	2.26	0.00
14.00	2.79	1.71	0.04	66.00	3.40	2.26	0.00
15.00	2.90	1.81	0.04	67.00	3.40	2.26	0.00
16.00	2.99	1.89	0.03	68.00	3.40	2.26	0.00
17.00	3.07	1.96	0.02	69.00	3.40	2.26	0.00
18.00	3.13	2.02	0.02	70.00	3.40	2.26	0.00
19.00	3.19	2.07	0.02	71.00	3.40	2.26	0.00
20.00	3.24	2.12	0.02	72.00	3.40	2.26	0.00
21.00	3.28	2.15	0.01				
22.00	3.32	2.19	0.01				
23.00	3.36	2.23	0.01				
24.00	3.40	2.26	0.01				
25.00	3.40	2.26	0.00				
26.00	3.40	2.26	0.00				
27.00	3.40	2.26	0.00				
28.00	3.40	2.26	0.00				
29.00	3.40	2.26	0.00				
30.00	3.40	2.26	0.00				
31.00	3.40	2.26	0.00				
32.00	3.40	2.26	0.00				
33.00	3.40	2.26	0.00				
34.00	3.40	2.26	0.00				
35.00	3.40	2.26	0.00				
36.00	3.40	2.26	0.00				
37.00	3.40	2.26	0.00				
38.00	3.40	2.26	0.00				
39.00	3.40	2.26	0.00				
40.00	3.40	2.26	0.00				
41.00	3.40	2.26	0.00				
42.00	3.40	2.26	0.00				
43.00	3.40	2.26	0.00				
44.00	3.40	2.26	0.00				
45.00	3.40	2.26	0.00				
46.00	3.40	2.26	0.00				
47.00	3.40	2.26	0.00				
48.00	3.40	2.26	0.00				
49.00	3.40	2.26	0.00				
50.00	3.40	2.26	0.00				
51.00	3.40	2.26	0.00				

Summary for Subcatchment 18S: DA2.1

Runoff = 0.22 cfs @ 12.25 hrs, Volume= 0.032 af, Depth= 1.49"

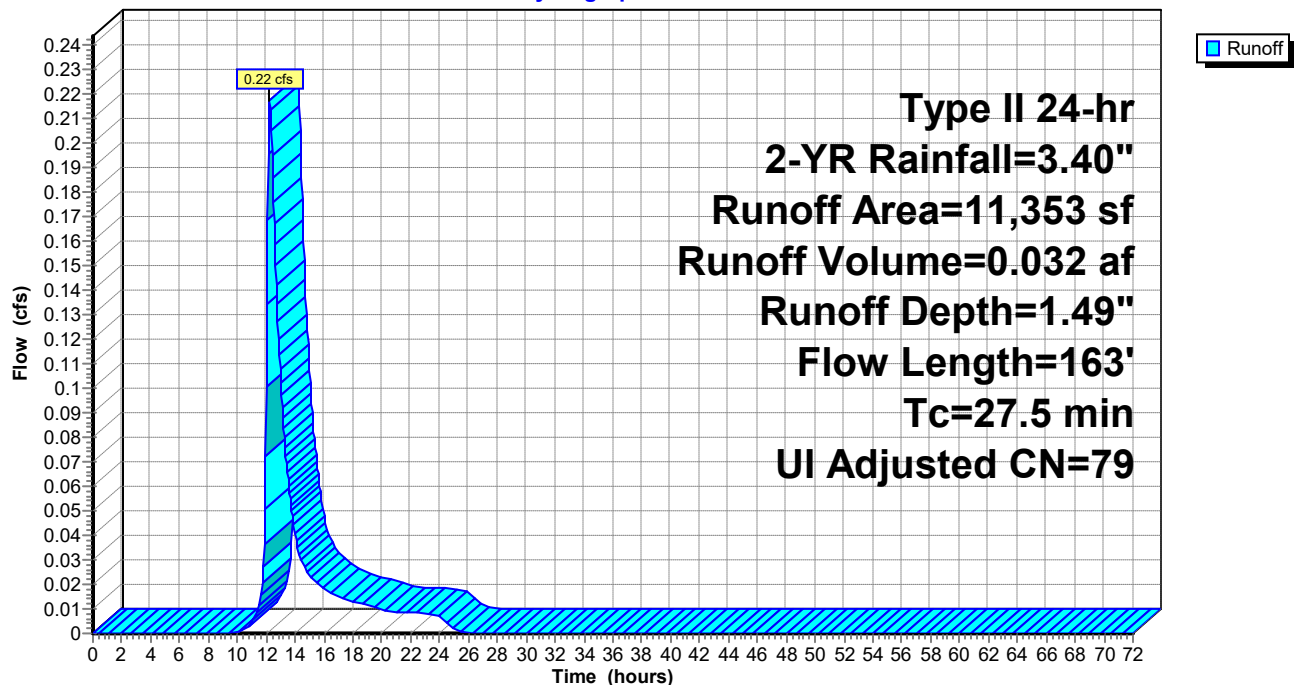
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Adj	Description
10,819	79		<50% Grass cover, Poor, HSG B
534	98		Unconnected roofs, HSG B
11,353	80	79	Weighted Average, UI Adjusted
10,819			95.30% Pervious Area
534			4.70% Impervious Area
534			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.9	100	0.0116	0.06		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.40"
1.6	63	0.0683	0.65		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.5	163	Total			

Subcatchment 18S: DA2.1

Hydrograph



Hydrograph for Subcatchment 18S: DA2.1

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	3.40	1.49	0.00
1.00	0.04	0.00	0.00	53.00	3.40	1.49	0.00
2.00	0.07	0.00	0.00	54.00	3.40	1.49	0.00
3.00	0.12	0.00	0.00	55.00	3.40	1.49	0.00
4.00	0.16	0.00	0.00	56.00	3.40	1.49	0.00
5.00	0.21	0.00	0.00	57.00	3.40	1.49	0.00
6.00	0.27	0.00	0.00	58.00	3.40	1.49	0.00
7.00	0.34	0.00	0.00	59.00	3.40	1.49	0.00
8.00	0.41	0.00	0.00	60.00	3.40	1.49	0.00
9.00	0.50	0.00	0.00	61.00	3.40	1.49	0.00
10.00	0.62	0.00	0.00	62.00	3.40	1.49	0.00
11.00	0.80	0.02	0.00	63.00	3.40	1.49	0.00
12.00	2.25	0.68	0.10	64.00	3.40	1.49	0.00
13.00	2.62	0.92	0.10	65.00	3.40	1.49	0.00
14.00	2.79	1.04	0.04	66.00	3.40	1.49	0.00
15.00	2.90	1.12	0.02	67.00	3.40	1.49	0.00
16.00	2.99	1.18	0.02	68.00	3.40	1.49	0.00
17.00	3.07	1.24	0.01	69.00	3.40	1.49	0.00
18.00	3.13	1.29	0.01	70.00	3.40	1.49	0.00
19.00	3.19	1.33	0.01	71.00	3.40	1.49	0.00
20.00	3.24	1.36	0.01	72.00	3.40	1.49	0.00
21.00	3.28	1.40	0.01				
22.00	3.32	1.43	0.01				
23.00	3.36	1.46	0.01				
24.00	3.40	1.49	0.01				
25.00	3.40	1.49	0.00				
26.00	3.40	1.49	0.00				
27.00	3.40	1.49	0.00				
28.00	3.40	1.49	0.00				
29.00	3.40	1.49	0.00				
30.00	3.40	1.49	0.00				
31.00	3.40	1.49	0.00				
32.00	3.40	1.49	0.00				
33.00	3.40	1.49	0.00				
34.00	3.40	1.49	0.00				
35.00	3.40	1.49	0.00				
36.00	3.40	1.49	0.00				
37.00	3.40	1.49	0.00				
38.00	3.40	1.49	0.00				
39.00	3.40	1.49	0.00				
40.00	3.40	1.49	0.00				
41.00	3.40	1.49	0.00				
42.00	3.40	1.49	0.00				
43.00	3.40	1.49	0.00				
44.00	3.40	1.49	0.00				
45.00	3.40	1.49	0.00				
46.00	3.40	1.49	0.00				
47.00	3.40	1.49	0.00				
48.00	3.40	1.49	0.00				
49.00	3.40	1.49	0.00				
50.00	3.40	1.49	0.00				
51.00	3.40	1.49	0.00				

Summary for Subcatchment 26S: DA4: SWALE NORTH

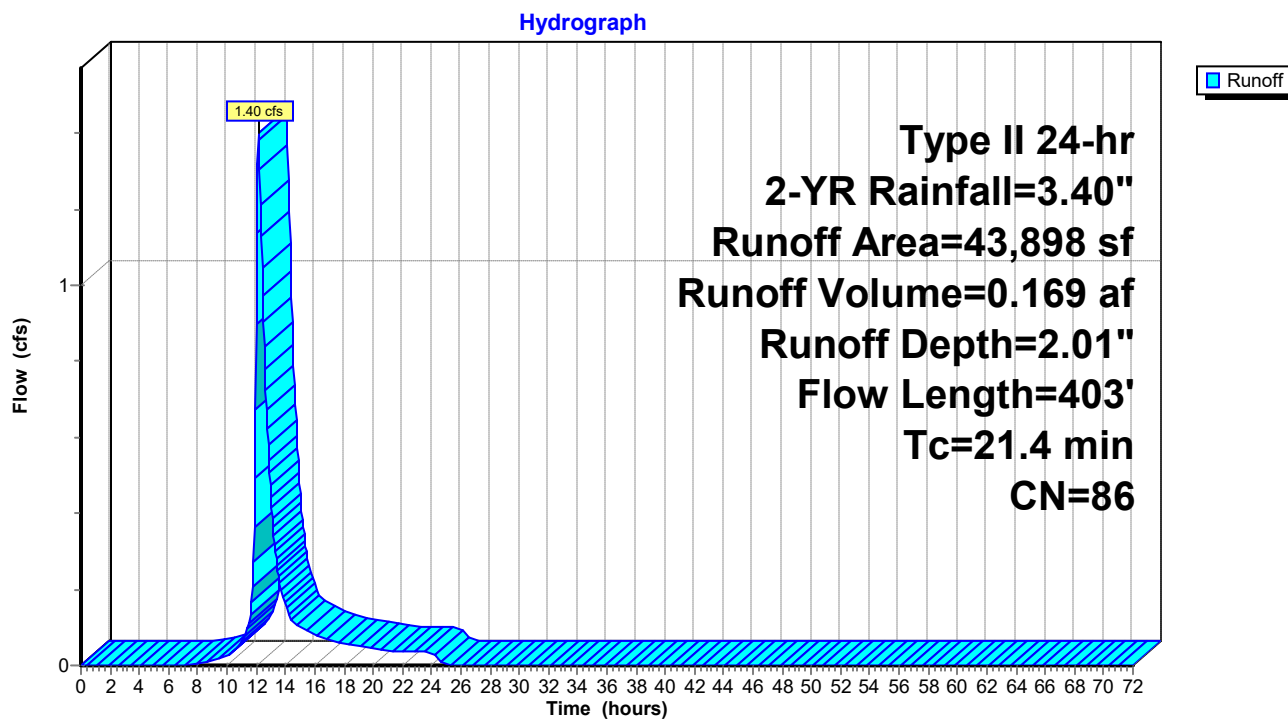
Runoff = 1.40 cfs @ 12.17 hrs, Volume= 0.169 af, Depth= 2.01"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
17,582	98	Roofs, HSG B
5,067	85	Gravel roads, HSG B
8,636	89	Paved roads w/open ditches, 50% imp, HSG B
12,602	69	50-75% Grass cover, Fair, HSG B
11	98	Unconnected pavement, HSG B
43,898	86	Weighted Average
21,987		50.09% Pervious Area
21,911		49.91% Impervious Area
11		0.05% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	38	0.0328	1.42		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
14.7	62	0.0026	0.07		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
6.3	303	0.0029	0.81		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
21.4	403	Total			

Subcatchment 26S: DA4: SWALE NORTH



Hydrograph for Subcatchment 26S: DA4: SWALE NORTH

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	3.40	2.01	0.00
1.00	0.04	0.00	0.00	53.00	3.40	2.01	0.00
2.00	0.07	0.00	0.00	54.00	3.40	2.01	0.00
3.00	0.12	0.00	0.00	55.00	3.40	2.01	0.00
4.00	0.16	0.00	0.00	56.00	3.40	2.01	0.00
5.00	0.21	0.00	0.00	57.00	3.40	2.01	0.00
6.00	0.27	0.00	0.00	58.00	3.40	2.01	0.00
7.00	0.34	0.00	0.00	59.00	3.40	2.01	0.00
8.00	0.41	0.00	0.00	60.00	3.40	2.01	0.00
9.00	0.50	0.02	0.01	61.00	3.40	2.01	0.00
10.00	0.62	0.04	0.03	62.00	3.40	2.01	0.00
11.00	0.80	0.11	0.06	63.00	3.40	2.01	0.00
12.00	2.25	1.05	0.90	64.00	3.40	2.01	0.00
13.00	2.62	1.35	0.44	65.00	3.40	2.01	0.00
14.00	2.79	1.48	0.15	66.00	3.40	2.01	0.00
15.00	2.90	1.58	0.10	67.00	3.40	2.01	0.00
16.00	2.99	1.66	0.08	68.00	3.40	2.01	0.00
17.00	3.07	1.72	0.07	69.00	3.40	2.01	0.00
18.00	3.13	1.78	0.06	70.00	3.40	2.01	0.00
19.00	3.19	1.82	0.05	71.00	3.40	2.01	0.00
20.00	3.24	1.87	0.04	72.00	3.40	2.01	0.00
21.00	3.28	1.90	0.04				
22.00	3.32	1.94	0.04				
23.00	3.36	1.98	0.04				
24.00	3.40	2.01	0.03				
25.00	3.40	2.01	0.00				
26.00	3.40	2.01	0.00				
27.00	3.40	2.01	0.00				
28.00	3.40	2.01	0.00				
29.00	3.40	2.01	0.00				
30.00	3.40	2.01	0.00				
31.00	3.40	2.01	0.00				
32.00	3.40	2.01	0.00				
33.00	3.40	2.01	0.00				
34.00	3.40	2.01	0.00				
35.00	3.40	2.01	0.00				
36.00	3.40	2.01	0.00				
37.00	3.40	2.01	0.00				
38.00	3.40	2.01	0.00				
39.00	3.40	2.01	0.00				
40.00	3.40	2.01	0.00				
41.00	3.40	2.01	0.00				
42.00	3.40	2.01	0.00				
43.00	3.40	2.01	0.00				
44.00	3.40	2.01	0.00				
45.00	3.40	2.01	0.00				
46.00	3.40	2.01	0.00				
47.00	3.40	2.01	0.00				
48.00	3.40	2.01	0.00				
49.00	3.40	2.01	0.00				
50.00	3.40	2.01	0.00				
51.00	3.40	2.01	0.00				

Summary for Subcatchment 27S: DA3: SWALE SOUTH

Runoff = 0.33 cfs @ 12.11 hrs, Volume= 0.033 af, Depth= 2.18"

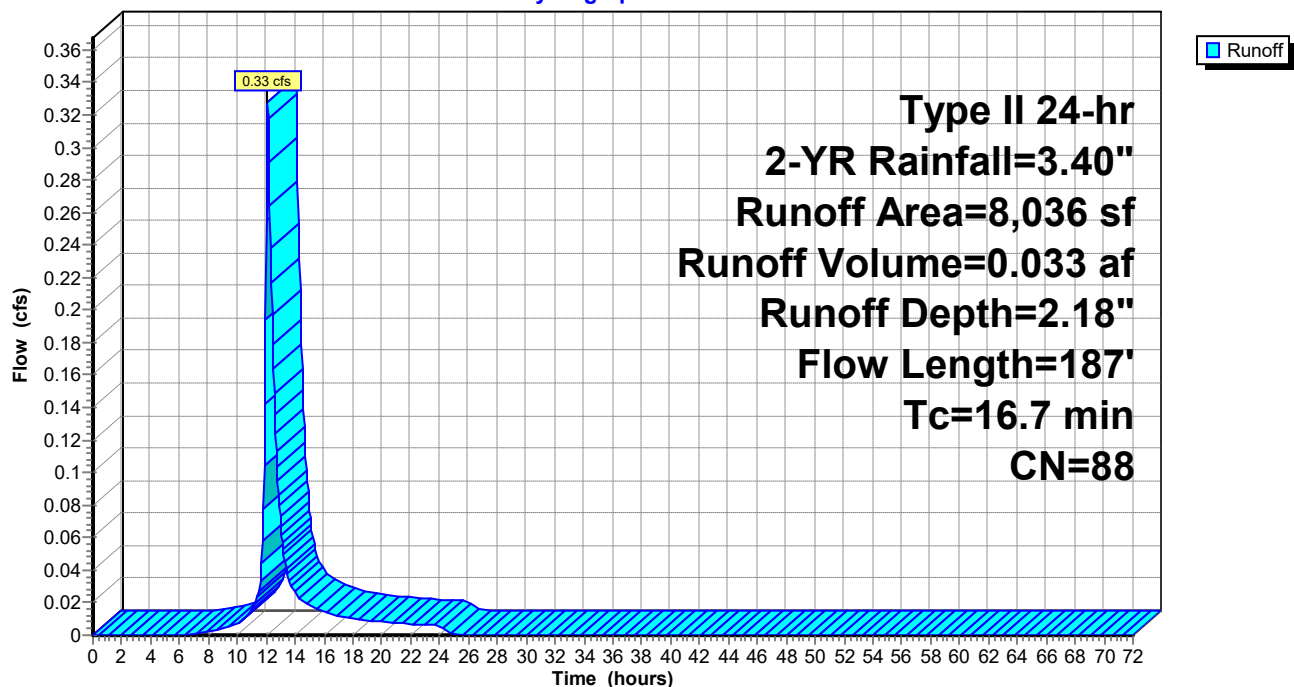
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
3,779	98	Unconnected pavement, HSG B
4,257	79	<50% Grass cover, Poor, HSG B
8,036	88	Weighted Average
4,257		52.97% Pervious Area
3,779		47.03% Impervious Area
3,779		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	24	0.0318	1.28		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
14.8	76	0.0038	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
1.6	87	0.0038	0.92		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
16.7	187	Total			

Subcatchment 27S: DA3: SWALE SOUTH

Hydrograph



Hydrograph for Subcatchment 27S: DA3: SWALE SOUTH

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	3.40	2.18	0.00
1.00	0.04	0.00	0.00	53.00	3.40	2.18	0.00
2.00	0.07	0.00	0.00	54.00	3.40	2.18	0.00
3.00	0.12	0.00	0.00	55.00	3.40	2.18	0.00
4.00	0.16	0.00	0.00	56.00	3.40	2.18	0.00
5.00	0.21	0.00	0.00	57.00	3.40	2.18	0.00
6.00	0.27	0.00	0.00	58.00	3.40	2.18	0.00
7.00	0.34	0.00	0.00	59.00	3.40	2.18	0.00
8.00	0.41	0.01	0.00	60.00	3.40	2.18	0.00
9.00	0.50	0.03	0.00	61.00	3.40	2.18	0.00
10.00	0.62	0.07	0.01	62.00	3.40	2.18	0.00
11.00	0.80	0.15	0.02	63.00	3.40	2.18	0.00
12.00	2.25	1.17	0.25	64.00	3.40	2.18	0.00
13.00	2.62	1.49	0.07	65.00	3.40	2.18	0.00
14.00	2.79	1.63	0.03	66.00	3.40	2.18	0.00
15.00	2.90	1.73	0.02	67.00	3.40	2.18	0.00
16.00	2.99	1.81	0.01	68.00	3.40	2.18	0.00
17.00	3.07	1.88	0.01	69.00	3.40	2.18	0.00
18.00	3.13	1.94	0.01	70.00	3.40	2.18	0.00
19.00	3.19	1.99	0.01	71.00	3.40	2.18	0.00
20.00	3.24	2.03	0.01	72.00	3.40	2.18	0.00
21.00	3.28	2.07	0.01				
22.00	3.32	2.11	0.01				
23.00	3.36	2.14	0.01				
24.00	3.40	2.18	0.01				
25.00	3.40	2.18	0.00				
26.00	3.40	2.18	0.00				
27.00	3.40	2.18	0.00				
28.00	3.40	2.18	0.00				
29.00	3.40	2.18	0.00				
30.00	3.40	2.18	0.00				
31.00	3.40	2.18	0.00				
32.00	3.40	2.18	0.00				
33.00	3.40	2.18	0.00				
34.00	3.40	2.18	0.00				
35.00	3.40	2.18	0.00				
36.00	3.40	2.18	0.00				
37.00	3.40	2.18	0.00				
38.00	3.40	2.18	0.00				
39.00	3.40	2.18	0.00				
40.00	3.40	2.18	0.00				
41.00	3.40	2.18	0.00				
42.00	3.40	2.18	0.00				
43.00	3.40	2.18	0.00				
44.00	3.40	2.18	0.00				
45.00	3.40	2.18	0.00				
46.00	3.40	2.18	0.00				
47.00	3.40	2.18	0.00				
48.00	3.40	2.18	0.00				
49.00	3.40	2.18	0.00				
50.00	3.40	2.18	0.00				
51.00	3.40	2.18	0.00				

Summary for Subcatchment 42S: DA4: SWALE NORTH

Runoff = 2.95 cfs @ 12.01 hrs, Volume= 0.197 af, Depth= 2.09"

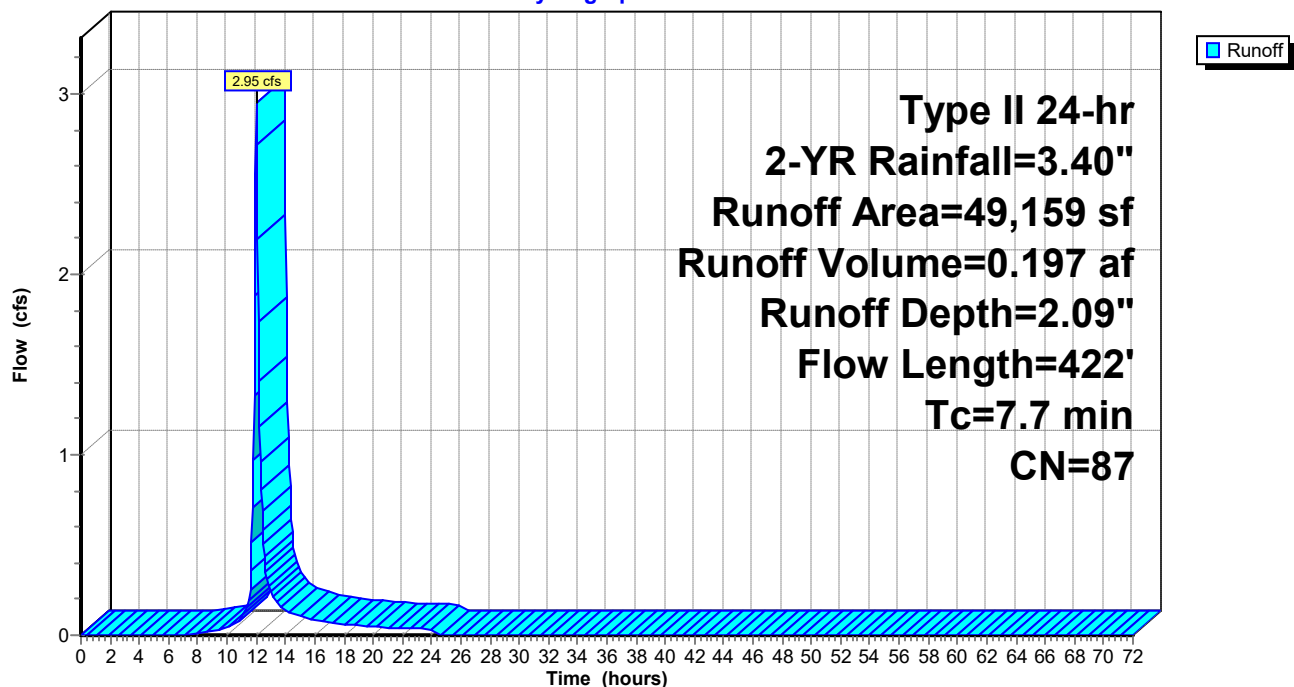
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
19,978	98	Roofs, HSG B
16,098	89	Paved roads w/open ditches, 50% imp, HSG B
13,083	69	50-75% Grass cover, Fair, HSG B
49,159	87	Weighted Average
21,132		42.99% Pervious Area
28,027		57.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	97	0.0328	1.72		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.2	3	0.2425	0.24		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
6.6	322	0.0029	0.81		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
7.7	422	Total			

Subcatchment 42S: DA4: SWALE NORTH

Hydrograph



Hydrograph for Subcatchment 42S: DA4: SWALE NORTH

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	3.40	2.09	0.00
1.00	0.04	0.00	0.00	53.00	3.40	2.09	0.00
2.00	0.07	0.00	0.00	54.00	3.40	2.09	0.00
3.00	0.12	0.00	0.00	55.00	3.40	2.09	0.00
4.00	0.16	0.00	0.00	56.00	3.40	2.09	0.00
5.00	0.21	0.00	0.00	57.00	3.40	2.09	0.00
6.00	0.27	0.00	0.00	58.00	3.40	2.09	0.00
7.00	0.34	0.00	0.00	59.00	3.40	2.09	0.00
8.00	0.41	0.01	0.01	60.00	3.40	2.09	0.00
9.00	0.50	0.02	0.02	61.00	3.40	2.09	0.00
10.00	0.62	0.06	0.04	62.00	3.40	2.09	0.00
11.00	0.80	0.13	0.10	63.00	3.40	2.09	0.00
12.00	2.25	1.11	2.95	64.00	3.40	2.09	0.00
13.00	2.62	1.42	0.23	65.00	3.40	2.09	0.00
14.00	2.79	1.56	0.14	66.00	3.40	2.09	0.00
15.00	2.90	1.65	0.11	67.00	3.40	2.09	0.00
16.00	2.99	1.73	0.08	68.00	3.40	2.09	0.00
17.00	3.07	1.80	0.07	69.00	3.40	2.09	0.00
18.00	3.13	1.85	0.06	70.00	3.40	2.09	0.00
19.00	3.19	1.90	0.05	71.00	3.40	2.09	0.00
20.00	3.24	1.95	0.05	72.00	3.40	2.09	0.00
21.00	3.28	1.99	0.04				
22.00	3.32	2.02	0.04				
23.00	3.36	2.06	0.04				
24.00	3.40	2.09	0.04				
25.00	3.40	2.09	0.00				
26.00	3.40	2.09	0.00				
27.00	3.40	2.09	0.00				
28.00	3.40	2.09	0.00				
29.00	3.40	2.09	0.00				
30.00	3.40	2.09	0.00				
31.00	3.40	2.09	0.00				
32.00	3.40	2.09	0.00				
33.00	3.40	2.09	0.00				
34.00	3.40	2.09	0.00				
35.00	3.40	2.09	0.00				
36.00	3.40	2.09	0.00				
37.00	3.40	2.09	0.00				
38.00	3.40	2.09	0.00				
39.00	3.40	2.09	0.00				
40.00	3.40	2.09	0.00				
41.00	3.40	2.09	0.00				
42.00	3.40	2.09	0.00				
43.00	3.40	2.09	0.00				
44.00	3.40	2.09	0.00				
45.00	3.40	2.09	0.00				
46.00	3.40	2.09	0.00				
47.00	3.40	2.09	0.00				
48.00	3.40	2.09	0.00				
49.00	3.40	2.09	0.00				
50.00	3.40	2.09	0.00				
51.00	3.40	2.09	0.00				

Summary for Subcatchment 43S: DA3: SWALE SOUTH

Runoff = 0.29 cfs @ 12.11 hrs, Volume= 0.029 af, Depth= 2.09"

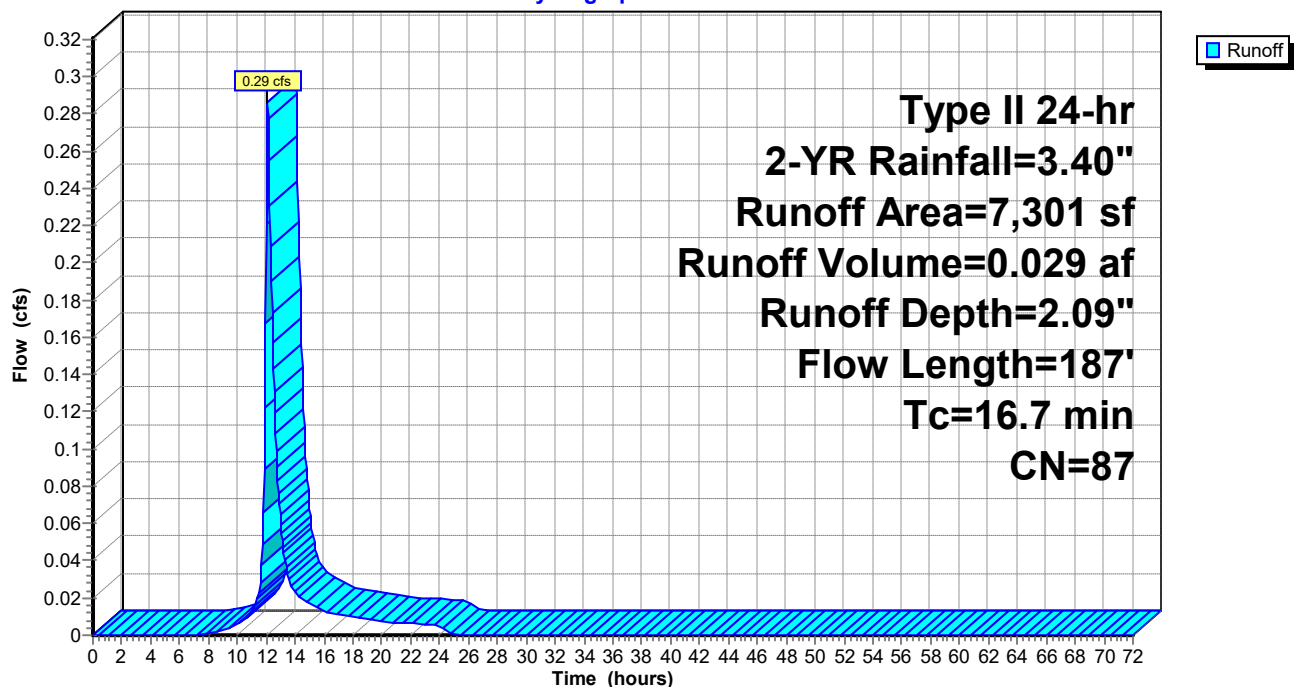
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
3,204	98	Unconnected pavement, HSG B
4,097	79	<50% Grass cover, Poor, HSG B
7,301	87	Weighted Average
4,097		56.12% Pervious Area
3,204		43.88% Impervious Area
3,204		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	24	0.0318	1.28		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
14.8	76	0.0038	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
1.6	87	0.0038	0.92		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
16.7	187	Total			

Subcatchment 43S: DA3: SWALE SOUTH

Hydrograph



Hydrograph for Subcatchment 43S: DA3: SWALE SOUTH

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	3.40	2.09	0.00
1.00	0.04	0.00	0.00	53.00	3.40	2.09	0.00
2.00	0.07	0.00	0.00	54.00	3.40	2.09	0.00
3.00	0.12	0.00	0.00	55.00	3.40	2.09	0.00
4.00	0.16	0.00	0.00	56.00	3.40	2.09	0.00
5.00	0.21	0.00	0.00	57.00	3.40	2.09	0.00
6.00	0.27	0.00	0.00	58.00	3.40	2.09	0.00
7.00	0.34	0.00	0.00	59.00	3.40	2.09	0.00
8.00	0.41	0.01	0.00	60.00	3.40	2.09	0.00
9.00	0.50	0.02	0.00	61.00	3.40	2.09	0.00
10.00	0.62	0.06	0.01	62.00	3.40	2.09	0.00
11.00	0.80	0.13	0.01	63.00	3.40	2.09	0.00
12.00	2.25	1.11	0.22	64.00	3.40	2.09	0.00
13.00	2.62	1.42	0.06	65.00	3.40	2.09	0.00
14.00	2.79	1.56	0.02	66.00	3.40	2.09	0.00
15.00	2.90	1.65	0.02	67.00	3.40	2.09	0.00
16.00	2.99	1.73	0.01	68.00	3.40	2.09	0.00
17.00	3.07	1.80	0.01	69.00	3.40	2.09	0.00
18.00	3.13	1.85	0.01	70.00	3.40	2.09	0.00
19.00	3.19	1.90	0.01	71.00	3.40	2.09	0.00
20.00	3.24	1.95	0.01	72.00	3.40	2.09	0.00
21.00	3.28	1.99	0.01				
22.00	3.32	2.02	0.01				
23.00	3.36	2.06	0.01				
24.00	3.40	2.09	0.01				
25.00	3.40	2.09	0.00				
26.00	3.40	2.09	0.00				
27.00	3.40	2.09	0.00				
28.00	3.40	2.09	0.00				
29.00	3.40	2.09	0.00				
30.00	3.40	2.09	0.00				
31.00	3.40	2.09	0.00				
32.00	3.40	2.09	0.00				
33.00	3.40	2.09	0.00				
34.00	3.40	2.09	0.00				
35.00	3.40	2.09	0.00				
36.00	3.40	2.09	0.00				
37.00	3.40	2.09	0.00				
38.00	3.40	2.09	0.00				
39.00	3.40	2.09	0.00				
40.00	3.40	2.09	0.00				
41.00	3.40	2.09	0.00				
42.00	3.40	2.09	0.00				
43.00	3.40	2.09	0.00				
44.00	3.40	2.09	0.00				
45.00	3.40	2.09	0.00				
46.00	3.40	2.09	0.00				
47.00	3.40	2.09	0.00				
48.00	3.40	2.09	0.00				
49.00	3.40	2.09	0.00				
50.00	3.40	2.09	0.00				
51.00	3.40	2.09	0.00				

Summary for Pond 13P: POND 2

Inflow Area = 0.376 ac, 75.00% Impervious, Inflow Depth = 2.26" for 2-YR event
 Inflow = 1.51 cfs @ 11.93 hrs, Volume= 0.071 af
 Outflow = 0.46 cfs @ 12.06 hrs, Volume= 0.071 af, Atten= 69%, Lag= 7.6 min
 Discarded = 0.46 cfs @ 12.06 hrs, Volume= 0.071 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Peak Elev= 28.60' @ 12.06 hrs Surf.Area= 728 sf Storage= 635 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 6.1 min (809.2 - 803.1)

Volume	Invert	Avail.Storage	Storage Description	
#1	26.41'	3,529 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
26.41	0	0.0	0	0
26.42	728	40.0	1	1
30.41	728	40.0	1,162	1,163
30.42	728	100.0	7	1,171
32.42	1,473	100.0	2,201	3,372
32.43	30,000	100.0	157	3,529

Device	Routing	Invert	Outlet Devices
#1	Discarded	26.41'	24.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 12.00'
#2	Primary	31.42'	10.0' long x 3.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.46 cfs @ 12.06 hrs HW=28.58' (Free Discharge)

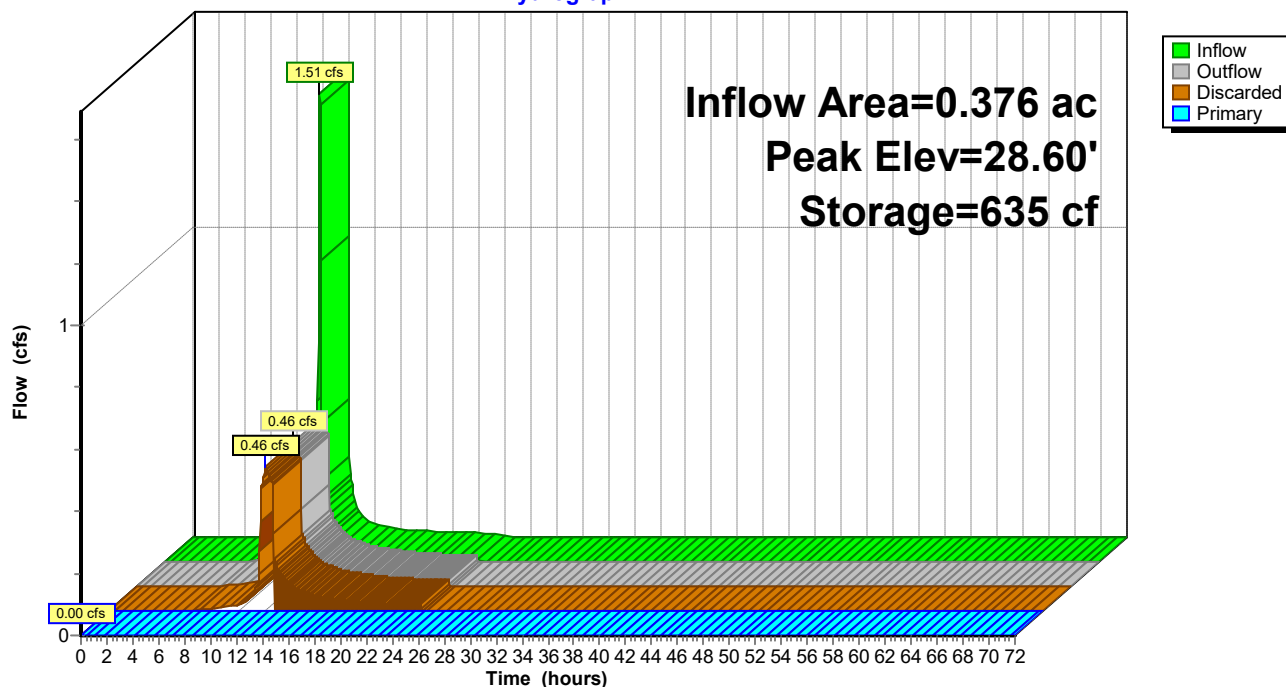
↑1=Exfiltration (Controls 0.46 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=26.41' TW=0.00' (Dynamic Tailwater)

↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

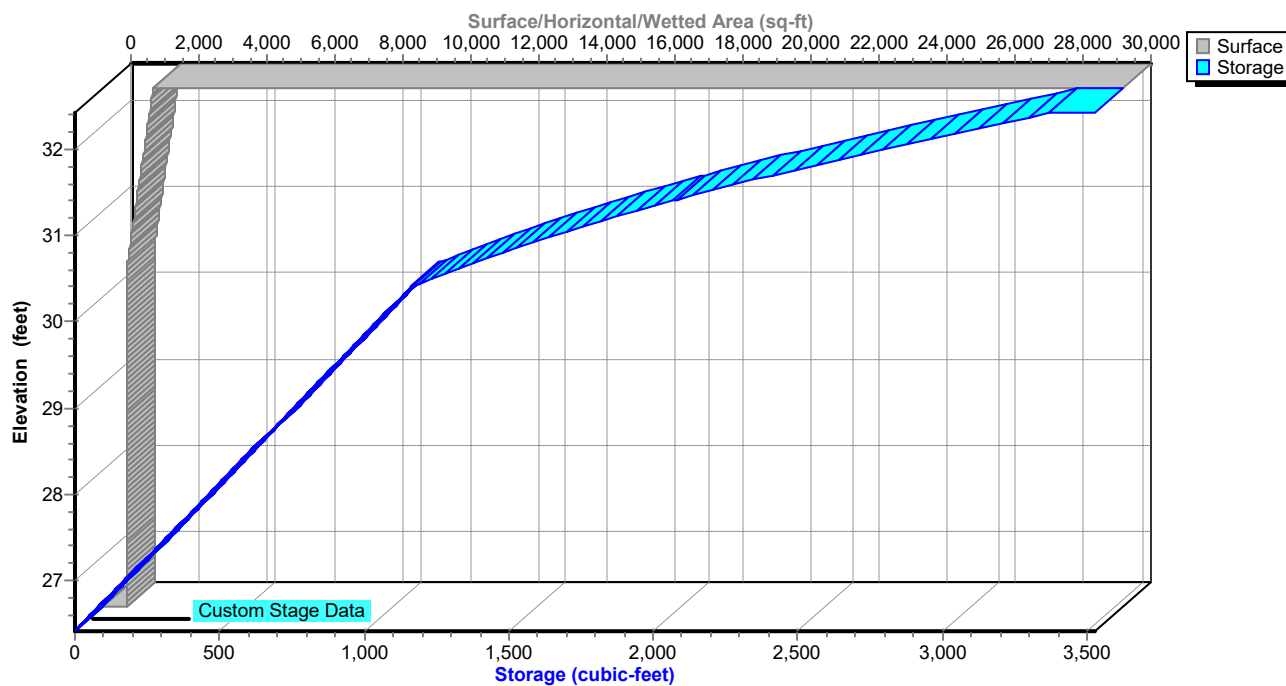
Pond 13P: POND 2

Hydrograph



Pond 13P: POND 2

Stage-Area-Storage



Hydrograph for Pond 13P: POND 2

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	0.00	0	26.41	0.00	0.00	0.00
2.50	0.00	0	26.41	0.00	0.00	0.00
5.00	0.00	0	26.41	0.00	0.00	0.00
7.50	0.00	0	26.41	0.00	0.00	0.00
10.00	0.02	0	26.41	0.02	0.02	0.00
12.50	0.11	213	27.15	0.42	0.42	0.00
15.00	0.04	0	26.41	0.07	0.07	0.00
17.50	0.02	0	26.41	0.04	0.04	0.00
20.00	0.02	0	26.41	0.03	0.03	0.00
22.50	0.01	0	26.41	0.02	0.02	0.00
25.00	0.00	0	26.41	0.00	0.00	0.00
27.50	0.00	0	26.41	0.00	0.00	0.00
30.00	0.00	0	26.41	0.00	0.00	0.00
32.50	0.00	0	26.41	0.00	0.00	0.00
35.00	0.00	0	26.41	0.00	0.00	0.00
37.50	0.00	0	26.41	0.00	0.00	0.00
40.00	0.00	0	26.41	0.00	0.00	0.00
42.50	0.00	0	26.41	0.00	0.00	0.00
45.00	0.00	0	26.41	0.00	0.00	0.00
47.50	0.00	0	26.41	0.00	0.00	0.00
50.00	0.00	0	26.41	0.00	0.00	0.00
52.50	0.00	0	26.41	0.00	0.00	0.00
55.00	0.00	0	26.41	0.00	0.00	0.00
57.50	0.00	0	26.41	0.00	0.00	0.00
60.00	0.00	0	26.41	0.00	0.00	0.00
62.50	0.00	0	26.41	0.00	0.00	0.00
65.00	0.00	0	26.41	0.00	0.00	0.00
67.50	0.00	0	26.41	0.00	0.00	0.00
70.00	0.00	0	26.41	0.00	0.00	0.00

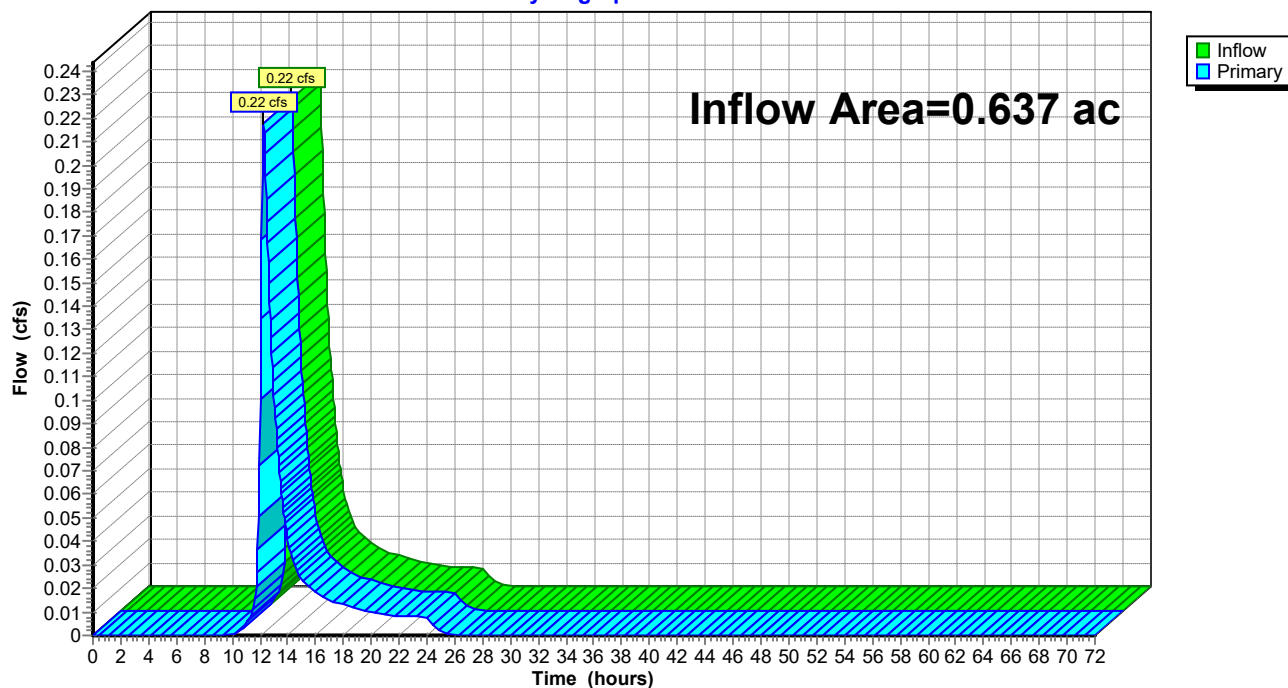
Summary for Pond 19P: LINE OF INVESTIGATION 2

Inflow Area = 0.637 ac, 46.24% Impervious, Inflow Depth = 0.61" for 2-YR event
Inflow = 0.22 cfs @ 12.25 hrs, Volume= 0.032 af
Primary = 0.22 cfs @ 12.25 hrs, Volume= 0.032 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 19P: LINE OF INVESTIGATION 2

Hydrograph



Hydrograph for Pond 19P: LINE OF INVESTIGATION 2

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.00		0.00	52.00	0.00		0.00
1.00	0.00		0.00	53.00	0.00		0.00
2.00	0.00		0.00	54.00	0.00		0.00
3.00	0.00		0.00	55.00	0.00		0.00
4.00	0.00		0.00	56.00	0.00		0.00
5.00	0.00		0.00	57.00	0.00		0.00
6.00	0.00		0.00	58.00	0.00		0.00
7.00	0.00		0.00	59.00	0.00		0.00
8.00	0.00		0.00	60.00	0.00		0.00
9.00	0.00		0.00	61.00	0.00		0.00
10.00	0.00		0.00	62.00	0.00		0.00
11.00	0.00		0.00	63.00	0.00		0.00
12.00	0.10		0.10	64.00	0.00		0.00
13.00	0.10		0.10	65.00	0.00		0.00
14.00	0.04		0.04	66.00	0.00		0.00
15.00	0.02		0.02	67.00	0.00		0.00
16.00	0.02		0.02	68.00	0.00		0.00
17.00	0.01		0.01	69.00	0.00		0.00
18.00	0.01		0.01	70.00	0.00		0.00
19.00	0.01		0.01	71.00	0.00		0.00
20.00	0.01		0.01	72.00	0.00		0.00
21.00	0.01		0.01				
22.00	0.01		0.01				
23.00	0.01		0.01				
24.00	0.01		0.01				
25.00	0.00		0.00				
26.00	0.00		0.00				
27.00	0.00		0.00				
28.00	0.00		0.00				
29.00	0.00		0.00				
30.00	0.00		0.00				
31.00	0.00		0.00				
32.00	0.00		0.00				
33.00	0.00		0.00				
34.00	0.00		0.00				
35.00	0.00		0.00				
36.00	0.00		0.00				
37.00	0.00		0.00				
38.00	0.00		0.00				
39.00	0.00		0.00				
40.00	0.00		0.00				
41.00	0.00		0.00				
42.00	0.00		0.00				
43.00	0.00		0.00				
44.00	0.00		0.00				
45.00	0.00		0.00				
46.00	0.00		0.00				
47.00	0.00		0.00				
48.00	0.00		0.00				
49.00	0.00		0.00				
50.00	0.00		0.00				
51.00	0.00		0.00				

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
 Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA1: NORTH LOT Runoff Area=29,402 sf 46.43% Impervious Runoff Depth=4.17"
 Flow Length=203' Tc=5.4 min CN=90 Runoff=3.84 cfs 0.234 af

Subcatchment 5S: DA2: SOUTH LOT Runoff Area=35,763 sf 17.78% Impervious Runoff Depth=2.52"
 Flow Length=162' Tc=2.5 min UI Adjusted CN=73 Runoff=3.69 cfs 0.172 af

Subcatchment 12S: DA1: NORTH LOT Runoff Area=30,966 sf 80.29% Impervious Runoff Depth=4.38"
 Flow Length=203' Tc=5.2 min CN=92 Runoff=4.22 cfs 0.260 af

Subcatchment 13S: DA2: SOUTH LOT Runoff Area=16,399 sf 75.00% Impervious Runoff Depth=4.06"
 Flow Length=132' Tc=2.0 min CN=89 Runoff=2.61 cfs 0.127 af

Subcatchment 18S: DA2.1 Runoff Area=11,353 sf 4.70% Impervious Runoff Depth=3.06"
 Flow Length=163' Tc=27.5 min UI Adjusted CN=79 Runoff=0.46 cfs 0.066 af

Subcatchment 26S: DA4: SWALE NORTH Runoff Area=43,898 sf 49.91% Impervious Runoff Depth=3.75"
 Flow Length=403' Tc=21.4 min CN=86 Runoff=2.61 cfs 0.315 af

Subcatchment 27S: DA3: SWALE SOUTH Runoff Area=8,036 sf 47.03% Impervious Runoff Depth=3.95"
 Flow Length=187' Tc=16.7 min CN=88 Runoff=0.59 cfs 0.061 af

Subcatchment 42S: DA4: SWALE NORTH Runoff Area=49,159 sf 57.01% Impervious Runoff Depth=3.85"
 Flow Length=422' Tc=7.7 min CN=87 Runoff=5.33 cfs 0.362 af

Subcatchment 43S: DA3: SWALE SOUTH Runoff Area=7,301 sf 43.88% Impervious Runoff Depth=3.85"
 Flow Length=187' Tc=16.7 min CN=87 Runoff=0.52 cfs 0.054 af

Pond 13P: POND 2 Peak Elev=30.86' Storage=1,527 cf Inflow=2.61 cfs 0.127 af
 Discarded=0.62 cfs 0.127 af Primary=0.00 cfs 0.000 af Outflow=0.62 cfs 0.127 af

Pond 19P: LINE OF INVESTIGATION 2 Inflow=0.46 cfs 0.066 af
 Primary=0.46 cfs 0.066 af

Total Runoff Area = 5.332 ac Runoff Volume = 1.652 af Average Runoff Depth = 3.72"
50.65% Pervious = 2.701 ac 49.35% Impervious = 2.631 ac

Summary for Subcatchment 1S: DA1: NORTH LOT

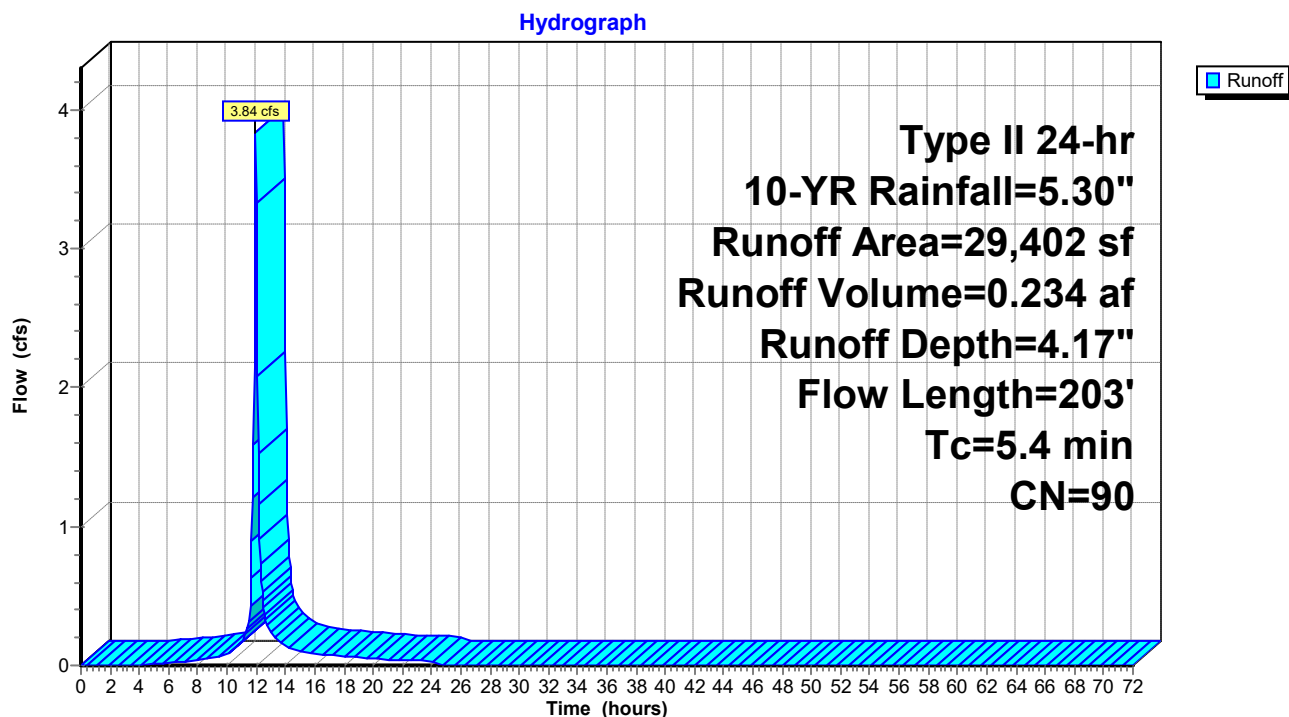
Runoff = 3.84 cfs @ 11.98 hrs, Volume= 0.234 af, Depth= 4.17"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
800	69	50-75% Grass cover, Fair, HSG B
9,076	96	Gravel surface, HSG B
13,650	98	Unconnected pavement, HSG B
5,876	65	Woods/grass comb., Fair, HSG B
29,402	90	Weighted Average
15,752		53.57% Pervious Area
13,650		46.43% Impervious Area
13,650		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	26	0.0160	0.12		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
1.0	74	0.0160	1.22		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.5	70	0.0127	2.29		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.4	33	0.0451	1.49		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
5.4	203	Total			

Subcatchment 1S: DA1: NORTH LOT



Hydrograph for Subcatchment 1S: DA1: NORTH LOT

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	5.30	4.17	0.00
1.00	0.06	0.00	0.00	53.00	5.30	4.17	0.00
2.00	0.12	0.00	0.00	54.00	5.30	4.17	0.00
3.00	0.18	0.00	0.00	55.00	5.30	4.17	0.00
4.00	0.25	0.00	0.00	56.00	5.30	4.17	0.00
5.00	0.33	0.01	0.01	57.00	5.30	4.17	0.00
6.00	0.42	0.03	0.02	58.00	5.30	4.17	0.00
7.00	0.52	0.06	0.03	59.00	5.30	4.17	0.00
8.00	0.64	0.11	0.04	60.00	5.30	4.17	0.00
9.00	0.78	0.19	0.06	61.00	5.30	4.17	0.00
10.00	0.96	0.29	0.09	62.00	5.30	4.17	0.00
11.00	1.25	0.49	0.17	63.00	5.30	4.17	0.00
12.00	3.51	2.46	3.75	64.00	5.30	4.17	0.00
13.00	4.09	3.01	0.23	65.00	5.30	4.17	0.00
14.00	4.35	3.25	0.14	66.00	5.30	4.17	0.00
15.00	4.52	3.42	0.11	67.00	5.30	4.17	0.00
16.00	4.66	3.55	0.08	68.00	5.30	4.17	0.00
17.00	4.78	3.66	0.07	69.00	5.30	4.17	0.00
18.00	4.88	3.76	0.06	70.00	5.30	4.17	0.00
19.00	4.97	3.85	0.06	71.00	5.30	4.17	0.00
20.00	5.05	3.92	0.05	72.00	5.30	4.17	0.00
21.00	5.11	3.99	0.04				
22.00	5.18	4.05	0.04				
23.00	5.24	4.11	0.04				
24.00	5.30	4.17	0.04				
25.00	5.30	4.17	0.00				
26.00	5.30	4.17	0.00				
27.00	5.30	4.17	0.00				
28.00	5.30	4.17	0.00				
29.00	5.30	4.17	0.00				
30.00	5.30	4.17	0.00				
31.00	5.30	4.17	0.00				
32.00	5.30	4.17	0.00				
33.00	5.30	4.17	0.00				
34.00	5.30	4.17	0.00				
35.00	5.30	4.17	0.00				
36.00	5.30	4.17	0.00				
37.00	5.30	4.17	0.00				
38.00	5.30	4.17	0.00				
39.00	5.30	4.17	0.00				
40.00	5.30	4.17	0.00				
41.00	5.30	4.17	0.00				
42.00	5.30	4.17	0.00				
43.00	5.30	4.17	0.00				
44.00	5.30	4.17	0.00				
45.00	5.30	4.17	0.00				
46.00	5.30	4.17	0.00				
47.00	5.30	4.17	0.00				
48.00	5.30	4.17	0.00				
49.00	5.30	4.17	0.00				
50.00	5.30	4.17	0.00				
51.00	5.30	4.17	0.00				

Summary for Subcatchment 5S: DA2: SOUTH LOT

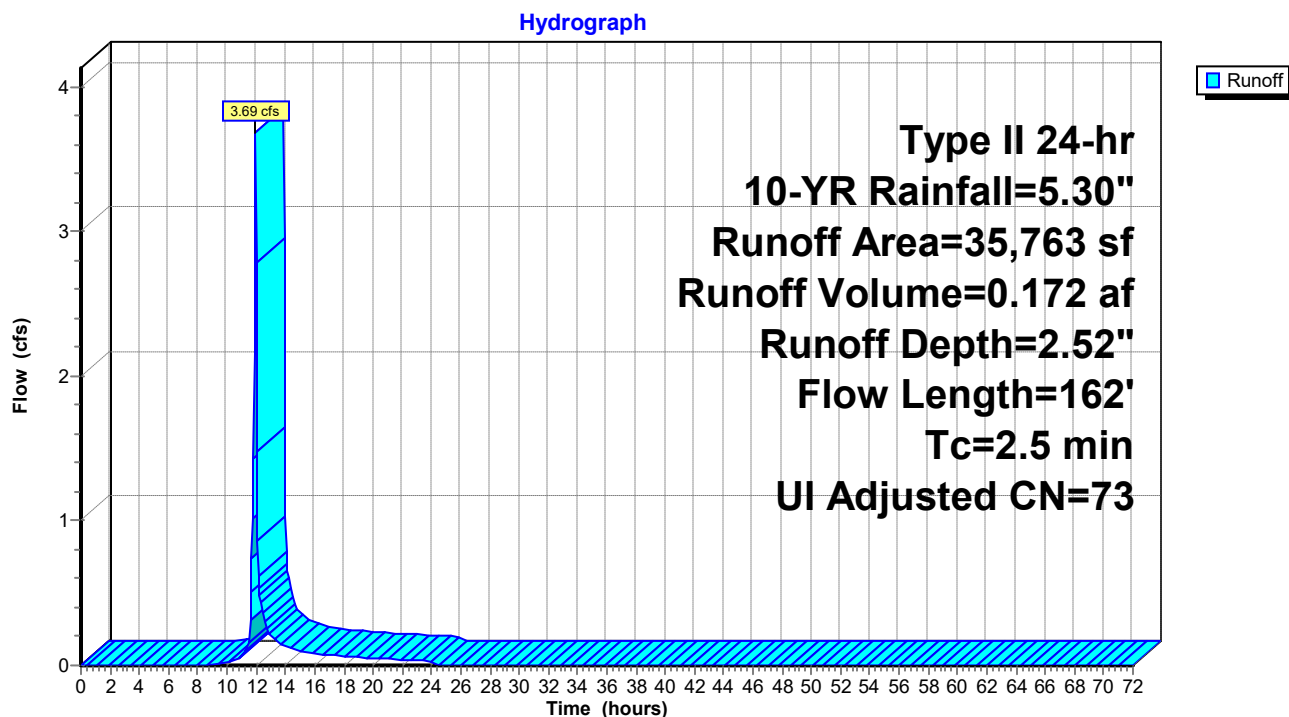
Runoff = 3.69 cfs @ 11.94 hrs, Volume= 0.172 af, Depth= 2.52"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Adj	Description
8,364	96		Gravel surface, HSG B
21,039	61		>75% Grass cover, Good, HSG B
6,360	98		Unconnected pavement, HSG B
35,763	76	73	Weighted Average, UI Adjusted
29,403			82.22% Pervious Area
6,360			17.78% Impervious Area
6,360			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	100	0.0165	1.31		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.0	2	0.0081	1.83		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	26	0.0185	0.95		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.7	34	0.0987	0.79		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
2.5	162	Total			

Subcatchment 5S: DA2: SOUTH LOT



Hydrograph for Subcatchment 5S: DA2: SOUTH LOT

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	5.30	2.52	0.00
1.00	0.06	0.00	0.00	53.00	5.30	2.52	0.00
2.00	0.12	0.00	0.00	54.00	5.30	2.52	0.00
3.00	0.18	0.00	0.00	55.00	5.30	2.52	0.00
4.00	0.25	0.00	0.00	56.00	5.30	2.52	0.00
5.00	0.33	0.00	0.00	57.00	5.30	2.52	0.00
6.00	0.42	0.00	0.00	58.00	5.30	2.52	0.00
7.00	0.52	0.00	0.00	59.00	5.30	2.52	0.00
8.00	0.64	0.00	0.00	60.00	5.30	2.52	0.00
9.00	0.78	0.00	0.00	61.00	5.30	2.52	0.00
10.00	0.96	0.01	0.02	62.00	5.30	2.52	0.00
11.00	1.25	0.06	0.07	63.00	5.30	2.52	0.00
12.00	3.51	1.19	2.78	64.00	5.30	2.52	0.00
13.00	4.09	1.59	0.20	65.00	5.30	2.52	0.00
14.00	4.35	1.78	0.12	66.00	5.30	2.52	0.00
15.00	4.52	1.91	0.10	67.00	5.30	2.52	0.00
16.00	4.66	2.02	0.08	68.00	5.30	2.52	0.00
17.00	4.78	2.11	0.07	69.00	5.30	2.52	0.00
18.00	4.88	2.19	0.06	70.00	5.30	2.52	0.00
19.00	4.97	2.26	0.05	71.00	5.30	2.52	0.00
20.00	5.05	2.32	0.05	72.00	5.30	2.52	0.00
21.00	5.11	2.37	0.04				
22.00	5.18	2.42	0.04				
23.00	5.24	2.47	0.04				
24.00	5.30	2.52	0.04				
25.00	5.30	2.52	0.00				
26.00	5.30	2.52	0.00				
27.00	5.30	2.52	0.00				
28.00	5.30	2.52	0.00				
29.00	5.30	2.52	0.00				
30.00	5.30	2.52	0.00				
31.00	5.30	2.52	0.00				
32.00	5.30	2.52	0.00				
33.00	5.30	2.52	0.00				
34.00	5.30	2.52	0.00				
35.00	5.30	2.52	0.00				
36.00	5.30	2.52	0.00				
37.00	5.30	2.52	0.00				
38.00	5.30	2.52	0.00				
39.00	5.30	2.52	0.00				
40.00	5.30	2.52	0.00				
41.00	5.30	2.52	0.00				
42.00	5.30	2.52	0.00				
43.00	5.30	2.52	0.00				
44.00	5.30	2.52	0.00				
45.00	5.30	2.52	0.00				
46.00	5.30	2.52	0.00				
47.00	5.30	2.52	0.00				
48.00	5.30	2.52	0.00				
49.00	5.30	2.52	0.00				
50.00	5.30	2.52	0.00				
51.00	5.30	2.52	0.00				

Summary for Subcatchment 12S: DA1: NORTH LOT

Runoff = 4.22 cfs @ 11.97 hrs, Volume= 0.260 af, Depth= 4.38"

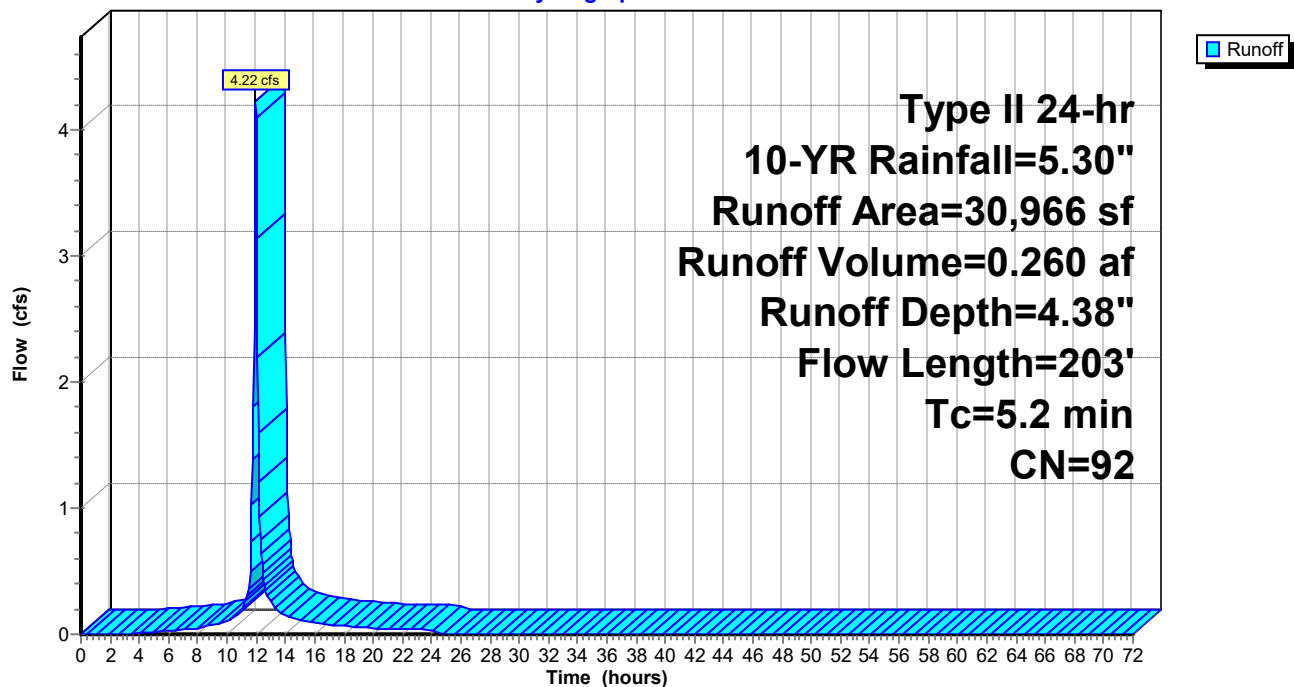
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
6,104	69	50-75% Grass cover, Fair, HSG B
24,862	98	Unconnected pavement, HSG B
30,966	92	Weighted Average
6,104		19.71% Pervious Area
24,862		80.29% Impervious Area
24,862		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.8	28	0.0160	0.12		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
0.9	72	0.0200	1.33		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.4	94	0.0400	4.06		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.1	9	0.0234	1.07		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
5.2	203	Total			

Subcatchment 12S: DA1: NORTH LOT

Hydrograph



Hydrograph for Subcatchment 12S: DA1: NORTH LOT

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	5.30	4.38	0.00
1.00	0.06	0.00	0.00	53.00	5.30	4.38	0.00
2.00	0.12	0.00	0.00	54.00	5.30	4.38	0.00
3.00	0.18	0.00	0.00	55.00	5.30	4.38	0.00
4.00	0.25	0.01	0.01	56.00	5.30	4.38	0.00
5.00	0.33	0.02	0.02	57.00	5.30	4.38	0.00
6.00	0.42	0.06	0.03	58.00	5.30	4.38	0.00
7.00	0.52	0.10	0.04	59.00	5.30	4.38	0.00
8.00	0.64	0.16	0.05	60.00	5.30	4.38	0.00
9.00	0.78	0.25	0.07	61.00	5.30	4.38	0.00
10.00	0.96	0.37	0.10	62.00	5.30	4.38	0.00
11.00	1.25	0.59	0.20	63.00	5.30	4.38	0.00
12.00	3.51	2.65	4.09	64.00	5.30	4.38	0.00
13.00	4.09	3.21	0.25	65.00	5.30	4.38	0.00
14.00	4.35	3.45	0.15	66.00	5.30	4.38	0.00
15.00	4.52	3.62	0.11	67.00	5.30	4.38	0.00
16.00	4.66	3.76	0.09	68.00	5.30	4.38	0.00
17.00	4.78	3.87	0.08	69.00	5.30	4.38	0.00
18.00	4.88	3.97	0.07	70.00	5.30	4.38	0.00
19.00	4.97	4.06	0.06	71.00	5.30	4.38	0.00
20.00	5.05	4.13	0.05	72.00	5.30	4.38	0.00
21.00	5.11	4.20	0.05				
22.00	5.18	4.26	0.04				
23.00	5.24	4.32	0.04				
24.00	5.30	4.38	0.04				
25.00	5.30	4.38	0.00				
26.00	5.30	4.38	0.00				
27.00	5.30	4.38	0.00				
28.00	5.30	4.38	0.00				
29.00	5.30	4.38	0.00				
30.00	5.30	4.38	0.00				
31.00	5.30	4.38	0.00				
32.00	5.30	4.38	0.00				
33.00	5.30	4.38	0.00				
34.00	5.30	4.38	0.00				
35.00	5.30	4.38	0.00				
36.00	5.30	4.38	0.00				
37.00	5.30	4.38	0.00				
38.00	5.30	4.38	0.00				
39.00	5.30	4.38	0.00				
40.00	5.30	4.38	0.00				
41.00	5.30	4.38	0.00				
42.00	5.30	4.38	0.00				
43.00	5.30	4.38	0.00				
44.00	5.30	4.38	0.00				
45.00	5.30	4.38	0.00				
46.00	5.30	4.38	0.00				
47.00	5.30	4.38	0.00				
48.00	5.30	4.38	0.00				
49.00	5.30	4.38	0.00				
50.00	5.30	4.38	0.00				
51.00	5.30	4.38	0.00				

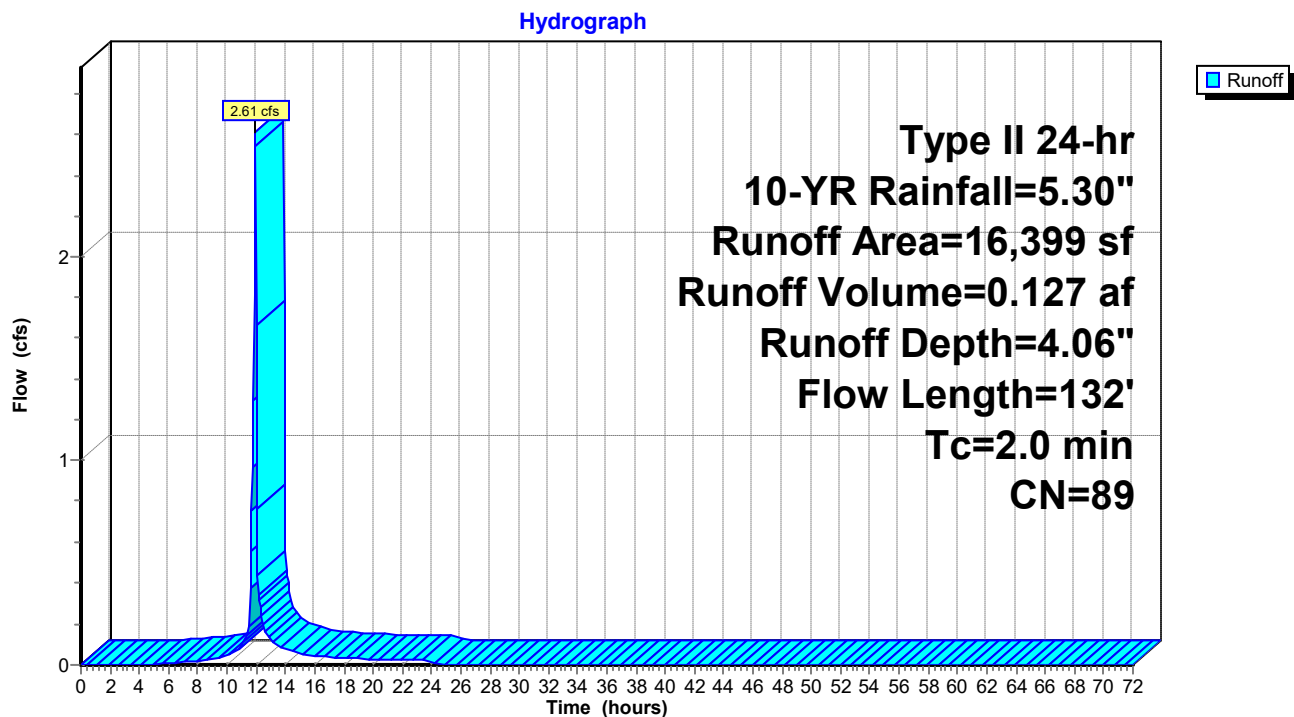
Summary for Subcatchment 13S: DA2: SOUTH LOT

Runoff = 2.61 cfs @ 11.93 hrs, Volume= 0.127 af, Depth= 4.06"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
4,100	61	>75% Grass cover, Good, HSG B
12,299	98	Paved parking, HSG B
16,399	89	Weighted Average
4,100		25.00% Pervious Area
12,299		75.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0096	1.06		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.2	18	0.0094	1.97		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.2	14	0.0482	1.54		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
2.0	132	Total			

Subcatchment 13S: DA2: SOUTH LOT

Hydrograph for Subcatchment 13S: DA2: SOUTH LOT

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	5.30	4.06	0.00
1.00	0.06	0.00	0.00	53.00	5.30	4.06	0.00
2.00	0.12	0.00	0.00	54.00	5.30	4.06	0.00
3.00	0.18	0.00	0.00	55.00	5.30	4.06	0.00
4.00	0.25	0.00	0.00	56.00	5.30	4.06	0.00
5.00	0.33	0.01	0.00	57.00	5.30	4.06	0.00
6.00	0.42	0.02	0.01	58.00	5.30	4.06	0.00
7.00	0.52	0.05	0.01	59.00	5.30	4.06	0.00
8.00	0.64	0.09	0.02	60.00	5.30	4.06	0.00
9.00	0.78	0.16	0.03	61.00	5.30	4.06	0.00
10.00	0.96	0.26	0.05	62.00	5.30	4.06	0.00
11.00	1.25	0.45	0.10	63.00	5.30	4.06	0.00
12.00	3.51	2.37	1.66	64.00	5.30	4.06	0.00
13.00	4.09	2.91	0.12	65.00	5.30	4.06	0.00
14.00	4.35	3.15	0.07	66.00	5.30	4.06	0.00
15.00	4.52	3.32	0.06	67.00	5.30	4.06	0.00
16.00	4.66	3.45	0.04	68.00	5.30	4.06	0.00
17.00	4.78	3.56	0.04	69.00	5.30	4.06	0.00
18.00	4.88	3.66	0.03	70.00	5.30	4.06	0.00
19.00	4.97	3.74	0.03	71.00	5.30	4.06	0.00
20.00	5.05	3.82	0.03	72.00	5.30	4.06	0.00
21.00	5.11	3.88	0.02				
22.00	5.18	3.94	0.02				
23.00	5.24	4.00	0.02				
24.00	5.30	4.06	0.02				
25.00	5.30	4.06	0.00				
26.00	5.30	4.06	0.00				
27.00	5.30	4.06	0.00				
28.00	5.30	4.06	0.00				
29.00	5.30	4.06	0.00				
30.00	5.30	4.06	0.00				
31.00	5.30	4.06	0.00				
32.00	5.30	4.06	0.00				
33.00	5.30	4.06	0.00				
34.00	5.30	4.06	0.00				
35.00	5.30	4.06	0.00				
36.00	5.30	4.06	0.00				
37.00	5.30	4.06	0.00				
38.00	5.30	4.06	0.00				
39.00	5.30	4.06	0.00				
40.00	5.30	4.06	0.00				
41.00	5.30	4.06	0.00				
42.00	5.30	4.06	0.00				
43.00	5.30	4.06	0.00				
44.00	5.30	4.06	0.00				
45.00	5.30	4.06	0.00				
46.00	5.30	4.06	0.00				
47.00	5.30	4.06	0.00				
48.00	5.30	4.06	0.00				
49.00	5.30	4.06	0.00				
50.00	5.30	4.06	0.00				
51.00	5.30	4.06	0.00				

Summary for Subcatchment 18S: DA2.1

Runoff = 0.46 cfs @ 12.24 hrs, Volume= 0.066 af, Depth= 3.06"

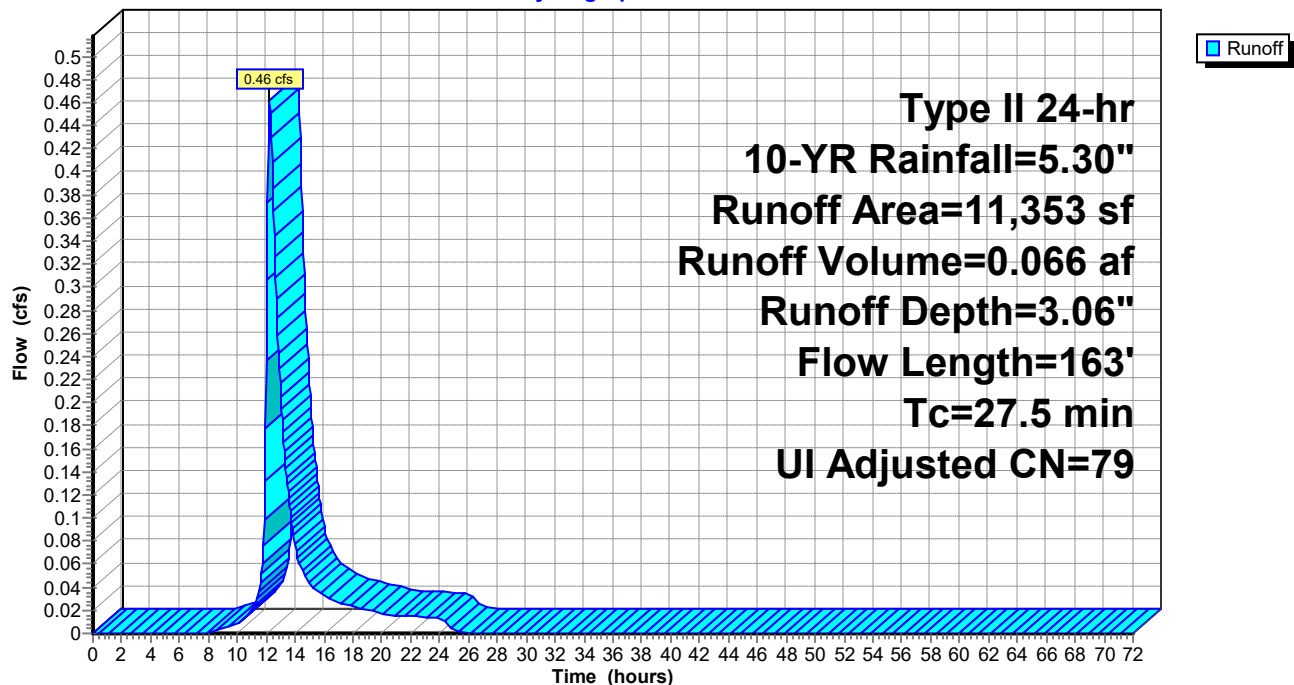
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Adj	Description
10,819	79		<50% Grass cover, Poor, HSG B
534	98		Unconnected roofs, HSG B
11,353	80	79	Weighted Average, UI Adjusted
10,819			95.30% Pervious Area
534			4.70% Impervious Area
534			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.9	100	0.0116	0.06		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.40"
1.6	63	0.0683	0.65		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.5	163	Total			

Subcatchment 18S: DA2.1

Hydrograph



Hydrograph for Subcatchment 18S: DA2.1

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	5.30	3.06	0.00
1.00	0.06	0.00	0.00	53.00	5.30	3.06	0.00
2.00	0.12	0.00	0.00	54.00	5.30	3.06	0.00
3.00	0.18	0.00	0.00	55.00	5.30	3.06	0.00
4.00	0.25	0.00	0.00	56.00	5.30	3.06	0.00
5.00	0.33	0.00	0.00	57.00	5.30	3.06	0.00
6.00	0.42	0.00	0.00	58.00	5.30	3.06	0.00
7.00	0.52	0.00	0.00	59.00	5.30	3.06	0.00
8.00	0.64	0.00	0.00	60.00	5.30	3.06	0.00
9.00	0.78	0.02	0.00	61.00	5.30	3.06	0.00
10.00	0.96	0.06	0.01	62.00	5.30	3.06	0.00
11.00	1.25	0.15	0.02	63.00	5.30	3.06	0.00
12.00	3.51	1.58	0.24	64.00	5.30	3.06	0.00
13.00	4.09	2.04	0.21	65.00	5.30	3.06	0.00
14.00	4.35	2.25	0.08	66.00	5.30	3.06	0.00
15.00	4.52	2.40	0.04	67.00	5.30	3.06	0.00
16.00	4.66	2.51	0.03	68.00	5.30	3.06	0.00
17.00	4.78	2.61	0.03	69.00	5.30	3.06	0.00
18.00	4.88	2.70	0.02	70.00	5.30	3.06	0.00
19.00	4.97	2.78	0.02	71.00	5.30	3.06	0.00
20.00	5.05	2.84	0.02	72.00	5.30	3.06	0.00
21.00	5.11	2.90	0.02				
22.00	5.18	2.96	0.01				
23.00	5.24	3.01	0.01				
24.00	5.30	3.06	0.01				
25.00	5.30	3.06	0.00				
26.00	5.30	3.06	0.00				
27.00	5.30	3.06	0.00				
28.00	5.30	3.06	0.00				
29.00	5.30	3.06	0.00				
30.00	5.30	3.06	0.00				
31.00	5.30	3.06	0.00				
32.00	5.30	3.06	0.00				
33.00	5.30	3.06	0.00				
34.00	5.30	3.06	0.00				
35.00	5.30	3.06	0.00				
36.00	5.30	3.06	0.00				
37.00	5.30	3.06	0.00				
38.00	5.30	3.06	0.00				
39.00	5.30	3.06	0.00				
40.00	5.30	3.06	0.00				
41.00	5.30	3.06	0.00				
42.00	5.30	3.06	0.00				
43.00	5.30	3.06	0.00				
44.00	5.30	3.06	0.00				
45.00	5.30	3.06	0.00				
46.00	5.30	3.06	0.00				
47.00	5.30	3.06	0.00				
48.00	5.30	3.06	0.00				
49.00	5.30	3.06	0.00				
50.00	5.30	3.06	0.00				
51.00	5.30	3.06	0.00				

Summary for Subcatchment 26S: DA4: SWALE NORTH

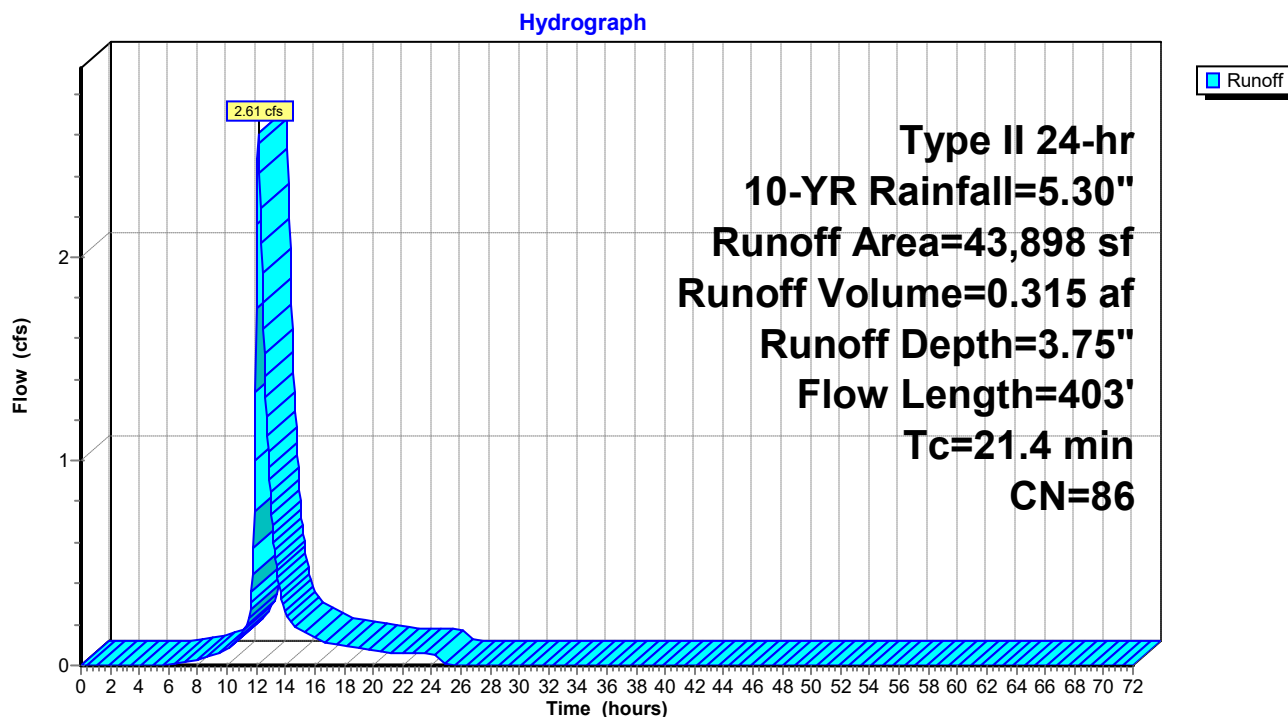
Runoff = 2.61 cfs @ 12.16 hrs, Volume= 0.315 af, Depth= 3.75"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
17,582	98	Roofs, HSG B
5,067	85	Gravel roads, HSG B
8,636	89	Paved roads w/open ditches, 50% imp, HSG B
12,602	69	50-75% Grass cover, Fair, HSG B
11	98	Unconnected pavement, HSG B
43,898	86	Weighted Average
21,987		50.09% Pervious Area
21,911		49.91% Impervious Area
11		0.05% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	38	0.0328	1.42		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
14.7	62	0.0026	0.07		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
6.3	303	0.0029	0.81		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
21.4	403	Total			

Subcatchment 26S: DA4: SWALE NORTH



Hydrograph for Subcatchment 26S: DA4: SWALE NORTH

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	5.30	3.75	0.00
1.00	0.06	0.00	0.00	53.00	5.30	3.75	0.00
2.00	0.12	0.00	0.00	54.00	5.30	3.75	0.00
3.00	0.18	0.00	0.00	55.00	5.30	3.75	0.00
4.00	0.25	0.00	0.00	56.00	5.30	3.75	0.00
5.00	0.33	0.00	0.00	57.00	5.30	3.75	0.00
6.00	0.42	0.01	0.01	58.00	5.30	3.75	0.00
7.00	0.52	0.02	0.02	59.00	5.30	3.75	0.00
8.00	0.64	0.05	0.03	60.00	5.30	3.75	0.00
9.00	0.78	0.10	0.05	61.00	5.30	3.75	0.00
10.00	0.96	0.18	0.08	62.00	5.30	3.75	0.00
11.00	1.25	0.33	0.15	63.00	5.30	3.75	0.00
12.00	3.51	2.11	1.75	64.00	5.30	3.75	0.00
13.00	4.09	2.63	0.79	65.00	5.30	3.75	0.00
14.00	4.35	2.86	0.27	66.00	5.30	3.75	0.00
15.00	4.52	3.02	0.17	67.00	5.30	3.75	0.00
16.00	4.66	3.15	0.13	68.00	5.30	3.75	0.00
17.00	4.78	3.26	0.11	69.00	5.30	3.75	0.00
18.00	4.88	3.36	0.10	70.00	5.30	3.75	0.00
19.00	4.97	3.44	0.08	71.00	5.30	3.75	0.00
20.00	5.05	3.51	0.07	72.00	5.30	3.75	0.00
21.00	5.11	3.57	0.06				
22.00	5.18	3.63	0.06				
23.00	5.24	3.69	0.06				
24.00	5.30	3.75	0.06				
25.00	5.30	3.75	0.01				
26.00	5.30	3.75	0.00				
27.00	5.30	3.75	0.00				
28.00	5.30	3.75	0.00				
29.00	5.30	3.75	0.00				
30.00	5.30	3.75	0.00				
31.00	5.30	3.75	0.00				
32.00	5.30	3.75	0.00				
33.00	5.30	3.75	0.00				
34.00	5.30	3.75	0.00				
35.00	5.30	3.75	0.00				
36.00	5.30	3.75	0.00				
37.00	5.30	3.75	0.00				
38.00	5.30	3.75	0.00				
39.00	5.30	3.75	0.00				
40.00	5.30	3.75	0.00				
41.00	5.30	3.75	0.00				
42.00	5.30	3.75	0.00				
43.00	5.30	3.75	0.00				
44.00	5.30	3.75	0.00				
45.00	5.30	3.75	0.00				
46.00	5.30	3.75	0.00				
47.00	5.30	3.75	0.00				
48.00	5.30	3.75	0.00				
49.00	5.30	3.75	0.00				
50.00	5.30	3.75	0.00				
51.00	5.30	3.75	0.00				

Summary for Subcatchment 27S: DA3: SWALE SOUTH

Runoff = 0.59 cfs @ 12.11 hrs, Volume= 0.061 af, Depth= 3.95"

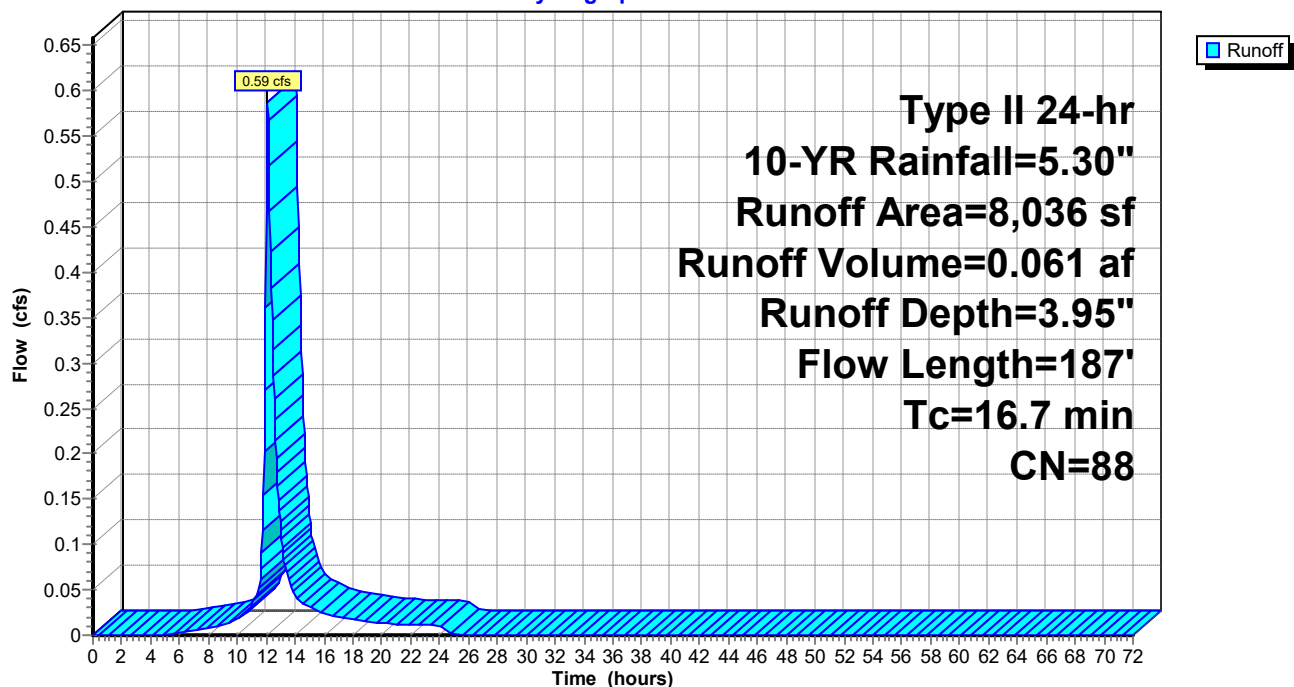
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
3,779	98	Unconnected pavement, HSG B
4,257	79	<50% Grass cover, Poor, HSG B
8,036	88	Weighted Average
4,257		52.97% Pervious Area
3,779		47.03% Impervious Area
3,779		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	24	0.0318	1.28		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
14.8	76	0.0038	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
1.6	87	0.0038	0.92		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
16.7	187	Total			

Subcatchment 27S: DA3: SWALE SOUTH

Hydrograph



Hydrograph for Subcatchment 27S: DA3: SWALE SOUTH

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	5.30	3.95	0.00
1.00	0.06	0.00	0.00	53.00	5.30	3.95	0.00
2.00	0.12	0.00	0.00	54.00	5.30	3.95	0.00
3.00	0.18	0.00	0.00	55.00	5.30	3.95	0.00
4.00	0.25	0.00	0.00	56.00	5.30	3.95	0.00
5.00	0.33	0.00	0.00	57.00	5.30	3.95	0.00
6.00	0.42	0.02	0.00	58.00	5.30	3.95	0.00
7.00	0.52	0.04	0.00	59.00	5.30	3.95	0.00
8.00	0.64	0.08	0.01	60.00	5.30	3.95	0.00
9.00	0.78	0.14	0.01	61.00	5.30	3.95	0.00
10.00	0.96	0.23	0.02	62.00	5.30	3.95	0.00
11.00	1.25	0.41	0.03	63.00	5.30	3.95	0.00
12.00	3.51	2.28	0.47	64.00	5.30	3.95	0.00
13.00	4.09	2.81	0.12	65.00	5.30	3.95	0.00
14.00	4.35	3.05	0.04	66.00	5.30	3.95	0.00
15.00	4.52	3.22	0.03	67.00	5.30	3.95	0.00
16.00	4.66	3.35	0.02	68.00	5.30	3.95	0.00
17.00	4.78	3.46	0.02	69.00	5.30	3.95	0.00
18.00	4.88	3.56	0.02	70.00	5.30	3.95	0.00
19.00	4.97	3.64	0.02	71.00	5.30	3.95	0.00
20.00	5.05	3.71	0.01	72.00	5.30	3.95	0.00
21.00	5.11	3.78	0.01				
22.00	5.18	3.84	0.01				
23.00	5.24	3.90	0.01				
24.00	5.30	3.95	0.01				
25.00	5.30	3.95	0.00				
26.00	5.30	3.95	0.00				
27.00	5.30	3.95	0.00				
28.00	5.30	3.95	0.00				
29.00	5.30	3.95	0.00				
30.00	5.30	3.95	0.00				
31.00	5.30	3.95	0.00				
32.00	5.30	3.95	0.00				
33.00	5.30	3.95	0.00				
34.00	5.30	3.95	0.00				
35.00	5.30	3.95	0.00				
36.00	5.30	3.95	0.00				
37.00	5.30	3.95	0.00				
38.00	5.30	3.95	0.00				
39.00	5.30	3.95	0.00				
40.00	5.30	3.95	0.00				
41.00	5.30	3.95	0.00				
42.00	5.30	3.95	0.00				
43.00	5.30	3.95	0.00				
44.00	5.30	3.95	0.00				
45.00	5.30	3.95	0.00				
46.00	5.30	3.95	0.00				
47.00	5.30	3.95	0.00				
48.00	5.30	3.95	0.00				
49.00	5.30	3.95	0.00				
50.00	5.30	3.95	0.00				
51.00	5.30	3.95	0.00				

Summary for Subcatchment 42S: DA4: SWALE NORTH

Runoff = 5.33 cfs @ 12.00 hrs, Volume= 0.362 af, Depth= 3.85"

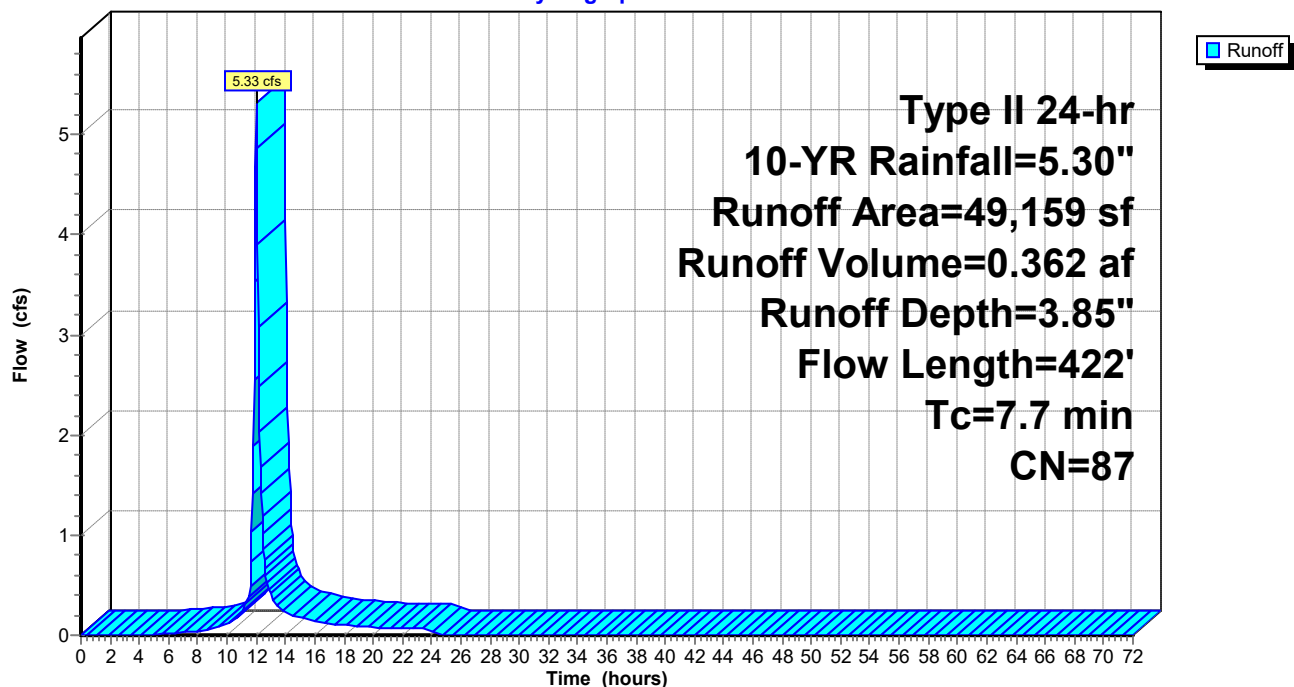
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
19,978	98	Roofs, HSG B
16,098	89	Paved roads w/open ditches, 50% imp, HSG B
13,083	69	50-75% Grass cover, Fair, HSG B
49,159	87	Weighted Average
21,132		42.99% Pervious Area
28,027		57.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	97	0.0328	1.72		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.2	3	0.2425	0.24		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
6.6	322	0.0029	0.81		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
7.7	422	Total			

Subcatchment 42S: DA4: SWALE NORTH

Hydrograph



Hydrograph for Subcatchment 42S: DA4: SWALE NORTH

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	5.30	3.85	0.00
1.00	0.06	0.00	0.00	53.00	5.30	3.85	0.00
2.00	0.12	0.00	0.00	54.00	5.30	3.85	0.00
3.00	0.18	0.00	0.00	55.00	5.30	3.85	0.00
4.00	0.25	0.00	0.00	56.00	5.30	3.85	0.00
5.00	0.33	0.00	0.00	57.00	5.30	3.85	0.00
6.00	0.42	0.01	0.01	58.00	5.30	3.85	0.00
7.00	0.52	0.03	0.03	59.00	5.30	3.85	0.00
8.00	0.64	0.06	0.04	60.00	5.30	3.85	0.00
9.00	0.78	0.12	0.07	61.00	5.30	3.85	0.00
10.00	0.96	0.20	0.11	62.00	5.30	3.85	0.00
11.00	1.25	0.37	0.23	63.00	5.30	3.85	0.00
12.00	3.51	2.19	5.32	64.00	5.30	3.85	0.00
13.00	4.09	2.72	0.40	65.00	5.30	3.85	0.00
14.00	4.35	2.96	0.23	66.00	5.30	3.85	0.00
15.00	4.52	3.12	0.18	67.00	5.30	3.85	0.00
16.00	4.66	3.25	0.14	68.00	5.30	3.85	0.00
17.00	4.78	3.36	0.12	69.00	5.30	3.85	0.00
18.00	4.88	3.46	0.10	70.00	5.30	3.85	0.00
19.00	4.97	3.54	0.09	71.00	5.30	3.85	0.00
20.00	5.05	3.61	0.08	72.00	5.30	3.85	0.00
21.00	5.11	3.67	0.07				
22.00	5.18	3.74	0.07				
23.00	5.24	3.79	0.07				
24.00	5.30	3.85	0.06				
25.00	5.30	3.85	0.00				
26.00	5.30	3.85	0.00				
27.00	5.30	3.85	0.00				
28.00	5.30	3.85	0.00				
29.00	5.30	3.85	0.00				
30.00	5.30	3.85	0.00				
31.00	5.30	3.85	0.00				
32.00	5.30	3.85	0.00				
33.00	5.30	3.85	0.00				
34.00	5.30	3.85	0.00				
35.00	5.30	3.85	0.00				
36.00	5.30	3.85	0.00				
37.00	5.30	3.85	0.00				
38.00	5.30	3.85	0.00				
39.00	5.30	3.85	0.00				
40.00	5.30	3.85	0.00				
41.00	5.30	3.85	0.00				
42.00	5.30	3.85	0.00				
43.00	5.30	3.85	0.00				
44.00	5.30	3.85	0.00				
45.00	5.30	3.85	0.00				
46.00	5.30	3.85	0.00				
47.00	5.30	3.85	0.00				
48.00	5.30	3.85	0.00				
49.00	5.30	3.85	0.00				
50.00	5.30	3.85	0.00				
51.00	5.30	3.85	0.00				

Summary for Subcatchment 43S: DA3: SWALE SOUTH

Runoff = 0.52 cfs @ 12.11 hrs, Volume= 0.054 af, Depth= 3.85"

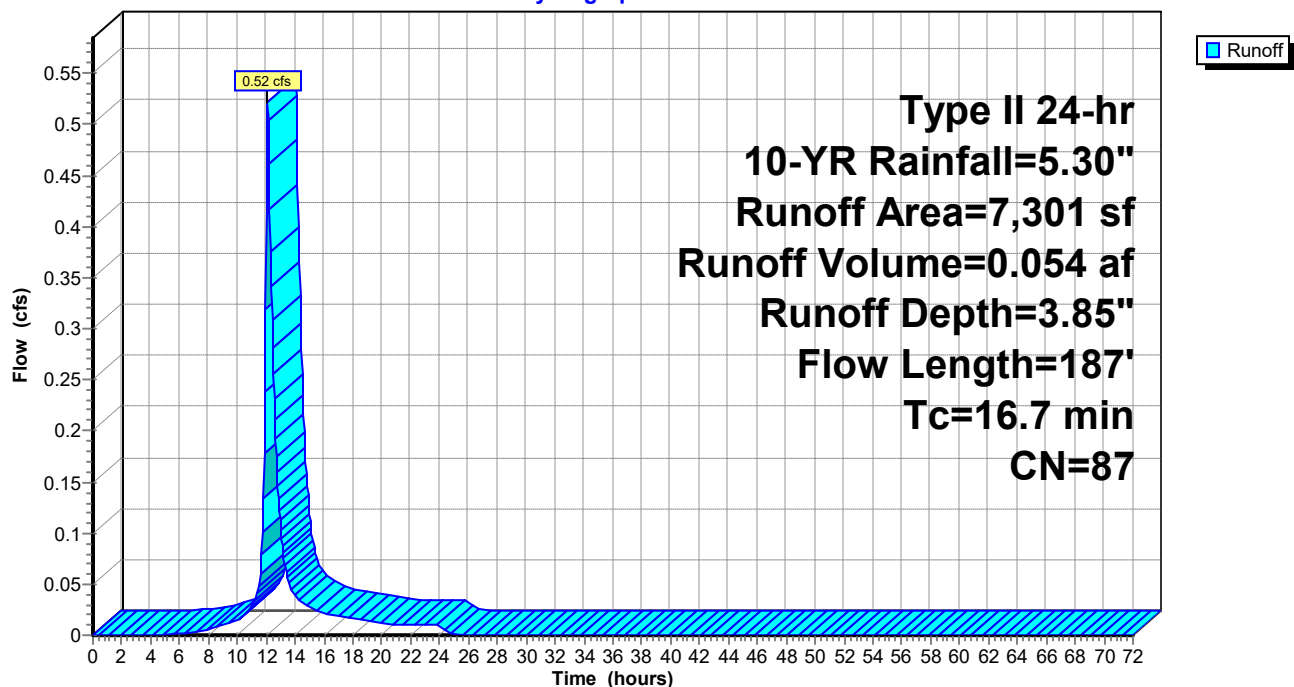
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
3,204	98	Unconnected pavement, HSG B
4,097	79	<50% Grass cover, Poor, HSG B
7,301	87	Weighted Average
4,097		56.12% Pervious Area
3,204		43.88% Impervious Area
3,204		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	24	0.0318	1.28		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
14.8	76	0.0038	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
1.6	87	0.0038	0.92		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
16.7	187	Total			

Subcatchment 43S: DA3: SWALE SOUTH

Hydrograph



Hydrograph for Subcatchment 43S: DA3: SWALE SOUTH

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	5.30	3.85	0.00
1.00	0.06	0.00	0.00	53.00	5.30	3.85	0.00
2.00	0.12	0.00	0.00	54.00	5.30	3.85	0.00
3.00	0.18	0.00	0.00	55.00	5.30	3.85	0.00
4.00	0.25	0.00	0.00	56.00	5.30	3.85	0.00
5.00	0.33	0.00	0.00	57.00	5.30	3.85	0.00
6.00	0.42	0.01	0.00	58.00	5.30	3.85	0.00
7.00	0.52	0.03	0.00	59.00	5.30	3.85	0.00
8.00	0.64	0.06	0.01	60.00	5.30	3.85	0.00
9.00	0.78	0.12	0.01	61.00	5.30	3.85	0.00
10.00	0.96	0.20	0.01	62.00	5.30	3.85	0.00
11.00	1.25	0.37	0.03	63.00	5.30	3.85	0.00
12.00	3.51	2.19	0.41	64.00	5.30	3.85	0.00
13.00	4.09	2.72	0.10	65.00	5.30	3.85	0.00
14.00	4.35	2.96	0.04	66.00	5.30	3.85	0.00
15.00	4.52	3.12	0.03	67.00	5.30	3.85	0.00
16.00	4.66	3.25	0.02	68.00	5.30	3.85	0.00
17.00	4.78	3.36	0.02	69.00	5.30	3.85	0.00
18.00	4.88	3.46	0.02	70.00	5.30	3.85	0.00
19.00	4.97	3.54	0.01	71.00	5.30	3.85	0.00
20.00	5.05	3.61	0.01	72.00	5.30	3.85	0.00
21.00	5.11	3.67	0.01				
22.00	5.18	3.74	0.01				
23.00	5.24	3.79	0.01				
24.00	5.30	3.85	0.01				
25.00	5.30	3.85	0.00				
26.00	5.30	3.85	0.00				
27.00	5.30	3.85	0.00				
28.00	5.30	3.85	0.00				
29.00	5.30	3.85	0.00				
30.00	5.30	3.85	0.00				
31.00	5.30	3.85	0.00				
32.00	5.30	3.85	0.00				
33.00	5.30	3.85	0.00				
34.00	5.30	3.85	0.00				
35.00	5.30	3.85	0.00				
36.00	5.30	3.85	0.00				
37.00	5.30	3.85	0.00				
38.00	5.30	3.85	0.00				
39.00	5.30	3.85	0.00				
40.00	5.30	3.85	0.00				
41.00	5.30	3.85	0.00				
42.00	5.30	3.85	0.00				
43.00	5.30	3.85	0.00				
44.00	5.30	3.85	0.00				
45.00	5.30	3.85	0.00				
46.00	5.30	3.85	0.00				
47.00	5.30	3.85	0.00				
48.00	5.30	3.85	0.00				
49.00	5.30	3.85	0.00				
50.00	5.30	3.85	0.00				
51.00	5.30	3.85	0.00				

Summary for Pond 13P: POND 2

Inflow Area = 0.376 ac, 75.00% Impervious, Inflow Depth = 4.06" for 10-YR event
 Inflow = 2.61 cfs @ 11.93 hrs, Volume= 0.127 af
 Outflow = 0.62 cfs @ 12.07 hrs, Volume= 0.127 af, Atten= 76%, Lag= 8.6 min
 Discarded = 0.62 cfs @ 12.07 hrs, Volume= 0.127 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Peak Elev= 30.86' @ 12.07 hrs Surf.Area= 892 sf Storage= 1,527 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 14.8 min (801.5 - 786.7)

Volume	Invert	Avail.Storage	Storage Description
#1	26.41'	3,529 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
26.41	0	0.0	0	0
26.42	728	40.0	1	1
30.41	728	40.0	1,162	1,163
30.42	728	100.0	7	1,171
32.42	1,473	100.0	2,201	3,372
32.43	30,000	100.0	157	3,529

Device	Routing	Invert	Outlet Devices
#1	Discarded	26.41'	24.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 12.00'
#2	Primary	31.42'	10.0' long x 3.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.62 cfs @ 12.07 hrs HW=30.84' (Free Discharge)

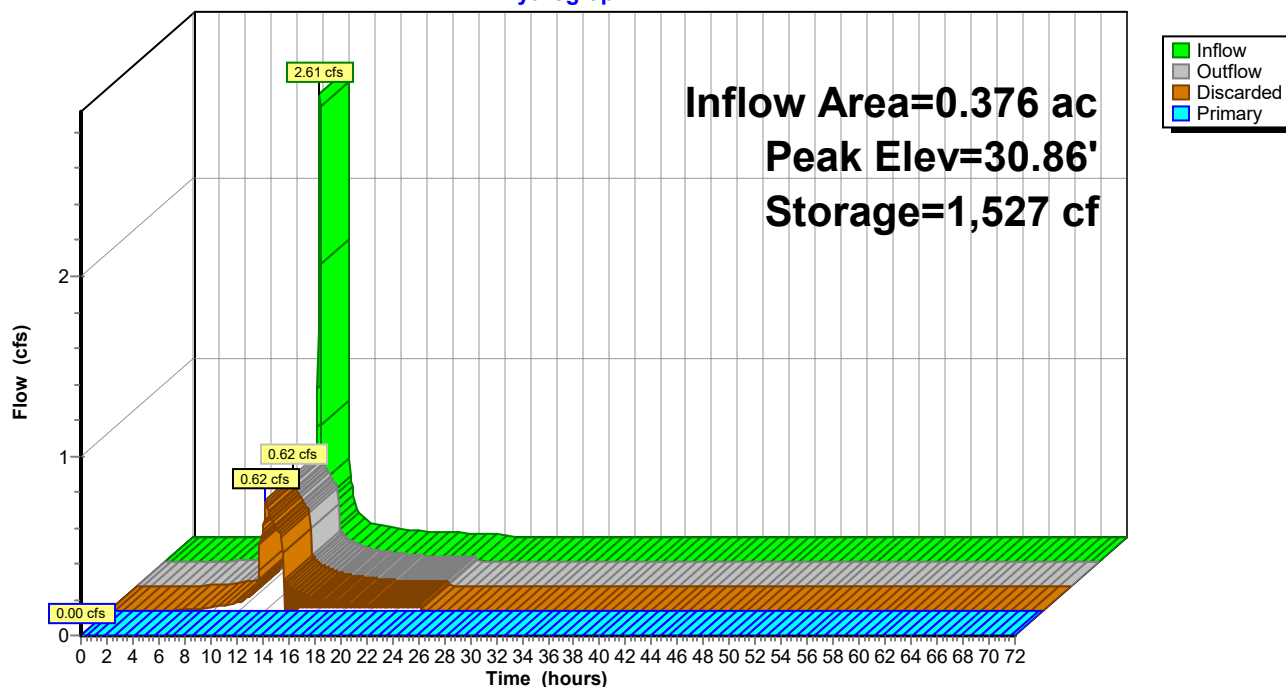
↑1=Exfiltration (Controls 0.62 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=26.41' TW=0.00' (Dynamic Tailwater)

↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

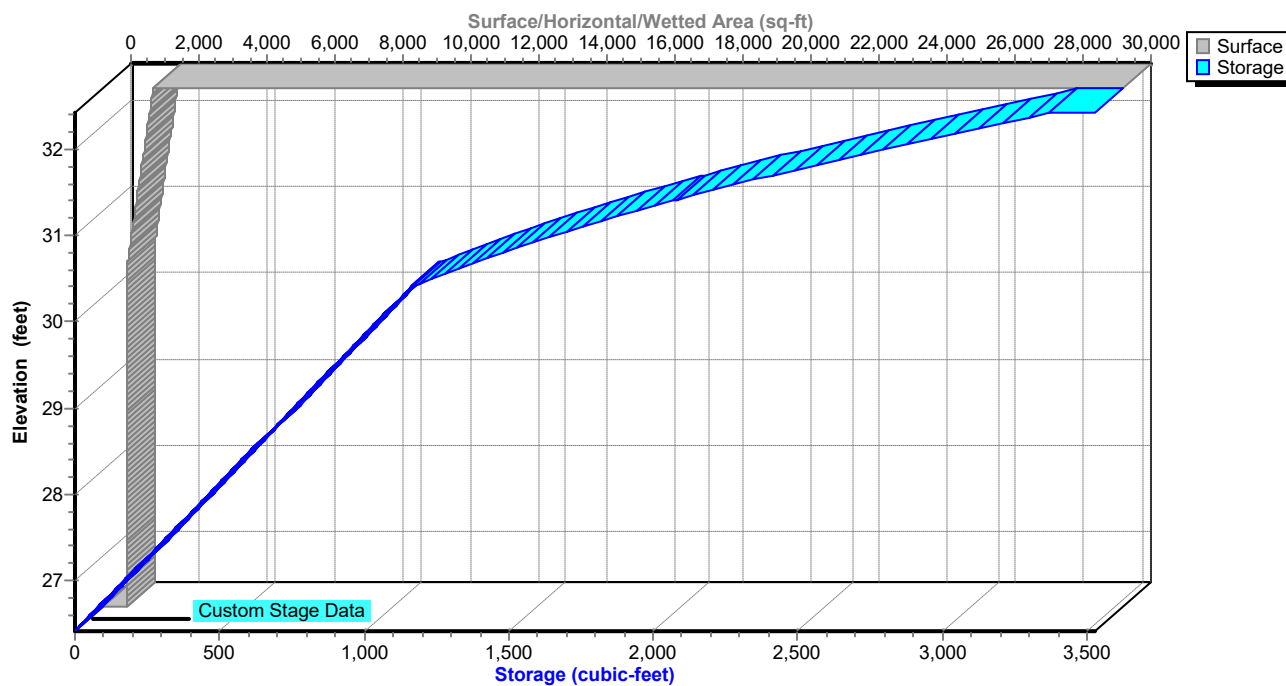
Pond 13P: POND 2

Hydrograph



Pond 13P: POND 2

Stage-Area-Storage



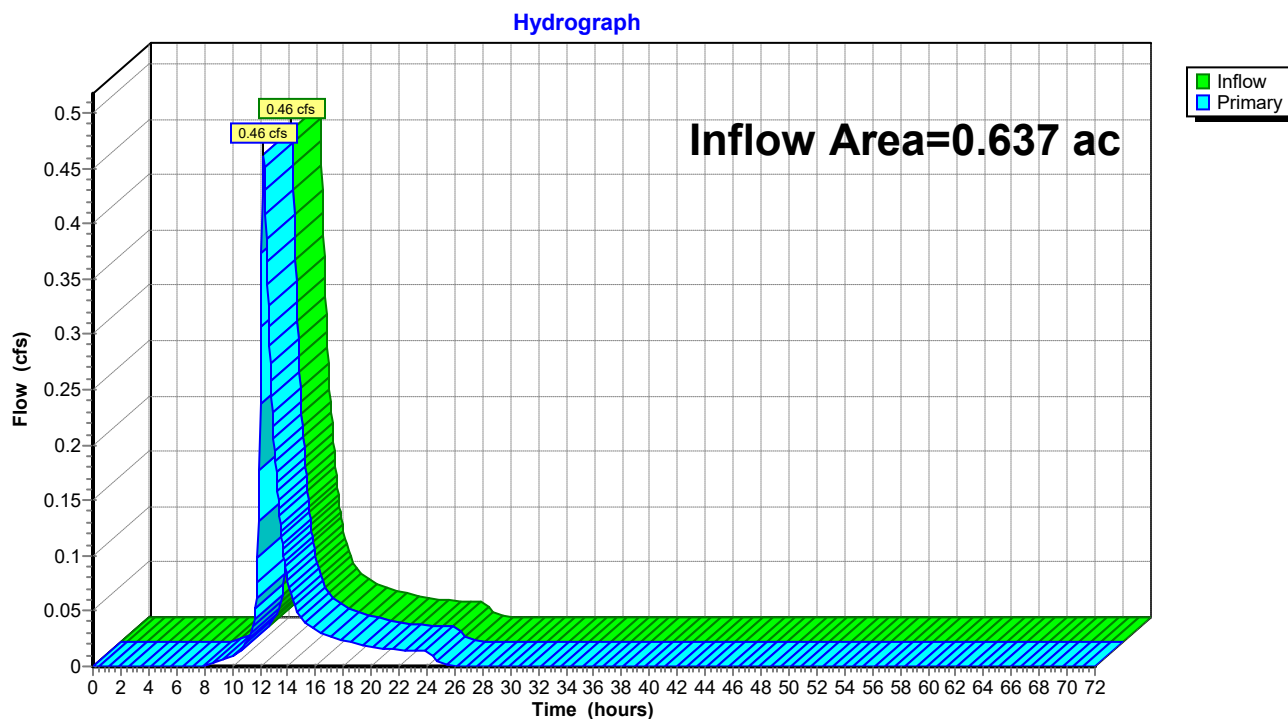
Hydrograph for Pond 13P: POND 2

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	0.00	0	26.41	0.00	0.00	0.00
2.50	0.00	0	26.41	0.00	0.00	0.00
5.00	0.00	0	26.41	0.00	0.00	0.00
7.50	0.02	0	26.41	0.02	0.02	0.00
10.00	0.05	0	26.41	0.05	0.05	0.00
12.50	0.19	1,103	30.20	0.51	0.51	0.00
15.00	0.06	0	26.41	0.02	0.02	0.00
17.50	0.04	0	26.41	0.02	0.02	0.00
20.00	0.03	0	26.41	0.02	0.02	0.00
22.50	0.02	0	26.41	0.02	0.02	0.00
25.00	0.00	0	26.41	0.00	0.00	0.00
27.50	0.00	0	26.41	0.00	0.00	0.00
30.00	0.00	0	26.41	0.00	0.00	0.00
32.50	0.00	0	26.41	0.00	0.00	0.00
35.00	0.00	0	26.41	0.00	0.00	0.00
37.50	0.00	0	26.41	0.00	0.00	0.00
40.00	0.00	0	26.41	0.00	0.00	0.00
42.50	0.00	0	26.41	0.00	0.00	0.00
45.00	0.00	0	26.41	0.00	0.00	0.00
47.50	0.00	0	26.41	0.00	0.00	0.00
50.00	0.00	0	26.41	0.00	0.00	0.00
52.50	0.00	0	26.41	0.00	0.00	0.00
55.00	0.00	0	26.41	0.00	0.00	0.00
57.50	0.00	0	26.41	0.00	0.00	0.00
60.00	0.00	0	26.41	0.00	0.00	0.00
62.50	0.00	0	26.41	0.00	0.00	0.00
65.00	0.00	0	26.41	0.00	0.00	0.00
67.50	0.00	0	26.41	0.00	0.00	0.00
70.00	0.00	0	26.41	0.00	0.00	0.00

Summary for Pond 19P: LINE OF INVESTIGATION 2

Inflow Area = 0.637 ac, 46.24% Impervious, Inflow Depth = 1.25" for 10-YR event
Inflow = 0.46 cfs @ 12.24 hrs, Volume= 0.066 af
Primary = 0.46 cfs @ 12.24 hrs, Volume= 0.066 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 19P: LINE OF INVESTIGATION 2

Hydrograph for Pond 19P: LINE OF INVESTIGATION 2

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.00		0.00	52.00	0.00		0.00
1.00	0.00		0.00	53.00	0.00		0.00
2.00	0.00		0.00	54.00	0.00		0.00
3.00	0.00		0.00	55.00	0.00		0.00
4.00	0.00		0.00	56.00	0.00		0.00
5.00	0.00		0.00	57.00	0.00		0.00
6.00	0.00		0.00	58.00	0.00		0.00
7.00	0.00		0.00	59.00	0.00		0.00
8.00	0.00		0.00	60.00	0.00		0.00
9.00	0.00		0.00	61.00	0.00		0.00
10.00	0.01		0.01	62.00	0.00		0.00
11.00	0.02		0.02	63.00	0.00		0.00
12.00	0.24		0.24	64.00	0.00		0.00
13.00	0.21		0.21	65.00	0.00		0.00
14.00	0.08		0.08	66.00	0.00		0.00
15.00	0.04		0.04	67.00	0.00		0.00
16.00	0.03		0.03	68.00	0.00		0.00
17.00	0.03		0.03	69.00	0.00		0.00
18.00	0.02		0.02	70.00	0.00		0.00
19.00	0.02		0.02	71.00	0.00		0.00
20.00	0.02		0.02	72.00	0.00		0.00
21.00	0.02		0.02				
22.00	0.01		0.01				
23.00	0.01		0.01				
24.00	0.01		0.01				
25.00	0.00		0.00				
26.00	0.00		0.00				
27.00	0.00		0.00				
28.00	0.00		0.00				
29.00	0.00		0.00				
30.00	0.00		0.00				
31.00	0.00		0.00				
32.00	0.00		0.00				
33.00	0.00		0.00				
34.00	0.00		0.00				
35.00	0.00		0.00				
36.00	0.00		0.00				
37.00	0.00		0.00				
38.00	0.00		0.00				
39.00	0.00		0.00				
40.00	0.00		0.00				
41.00	0.00		0.00				
42.00	0.00		0.00				
43.00	0.00		0.00				
44.00	0.00		0.00				
45.00	0.00		0.00				
46.00	0.00		0.00				
47.00	0.00		0.00				
48.00	0.00		0.00				
49.00	0.00		0.00				
50.00	0.00		0.00				
51.00	0.00		0.00				

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
 Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN
 Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: DA1: NORTH LOT Runoff Area=29,402 sf 46.43% Impervious Runoff Depth=4.85"
 Flow Length=203' Tc=5.4 min CN=90 Runoff=4.43 cfs 0.273 af

Subcatchment 5S: DA2: SOUTH LOT Runoff Area=35,763 sf 17.78% Impervious Runoff Depth=3.09"
 Flow Length=162' Tc=2.5 min UI Adjusted CN=73 Runoff=4.50 cfs 0.211 af

Subcatchment 12S: DA1: NORTH LOT Runoff Area=30,966 sf 80.29% Impervious Runoff Depth=5.07"
 Flow Length=203' Tc=5.2 min CN=92 Runoff=4.84 cfs 0.300 af

Subcatchment 13S: DA2: SOUTH LOT Runoff Area=16,399 sf 75.00% Impervious Runoff Depth=4.74"
 Flow Length=132' Tc=2.0 min CN=89 Runoff=3.01 cfs 0.149 af

Subcatchment 18S: DA2.1 Runoff Area=11,353 sf 4.70% Impervious Runoff Depth=3.68"
 Flow Length=163' Tc=27.5 min UI Adjusted CN=79 Runoff=0.56 cfs 0.080 af

Subcatchment 26S: DA4: SWALE NORTH Runoff Area=43,898 sf 49.91% Impervious Runoff Depth=4.41"
 Flow Length=403' Tc=21.4 min CN=86 Runoff=3.06 cfs 0.370 af

Subcatchment 27S: DA3: SWALE SOUTH Runoff Area=8,036 sf 47.03% Impervious Runoff Depth=4.63"
 Flow Length=187' Tc=16.7 min CN=88 Runoff=0.68 cfs 0.071 af

Subcatchment 42S: DA4: SWALE NORTH Runoff Area=49,159 sf 57.01% Impervious Runoff Depth=4.52"
 Flow Length=422' Tc=7.7 min CN=87 Runoff=6.20 cfs 0.425 af

Subcatchment 43S: DA3: SWALE SOUTH Runoff Area=7,301 sf 43.88% Impervious Runoff Depth=4.52"
 Flow Length=187' Tc=16.7 min CN=87 Runoff=0.61 cfs 0.063 af

Pond 13P: POND 2 Peak Elev=31.20' Storage=1,849 cf Inflow=3.01 cfs 0.149 af
 Discarded=0.70 cfs 0.149 af Primary=0.00 cfs 0.000 af Outflow=0.70 cfs 0.149 af

Pond 19P: LINE OF INVESTIGATION 2 Inflow=0.56 cfs 0.080 af
 Primary=0.56 cfs 0.080 af

Total Runoff Area = 5.332 ac Runoff Volume = 1.942 af Average Runoff Depth = 4.37"
50.65% Pervious = 2.701 ac 49.35% Impervious = 2.631 ac

Summary for Subcatchment 1S: DA1: NORTH LOT

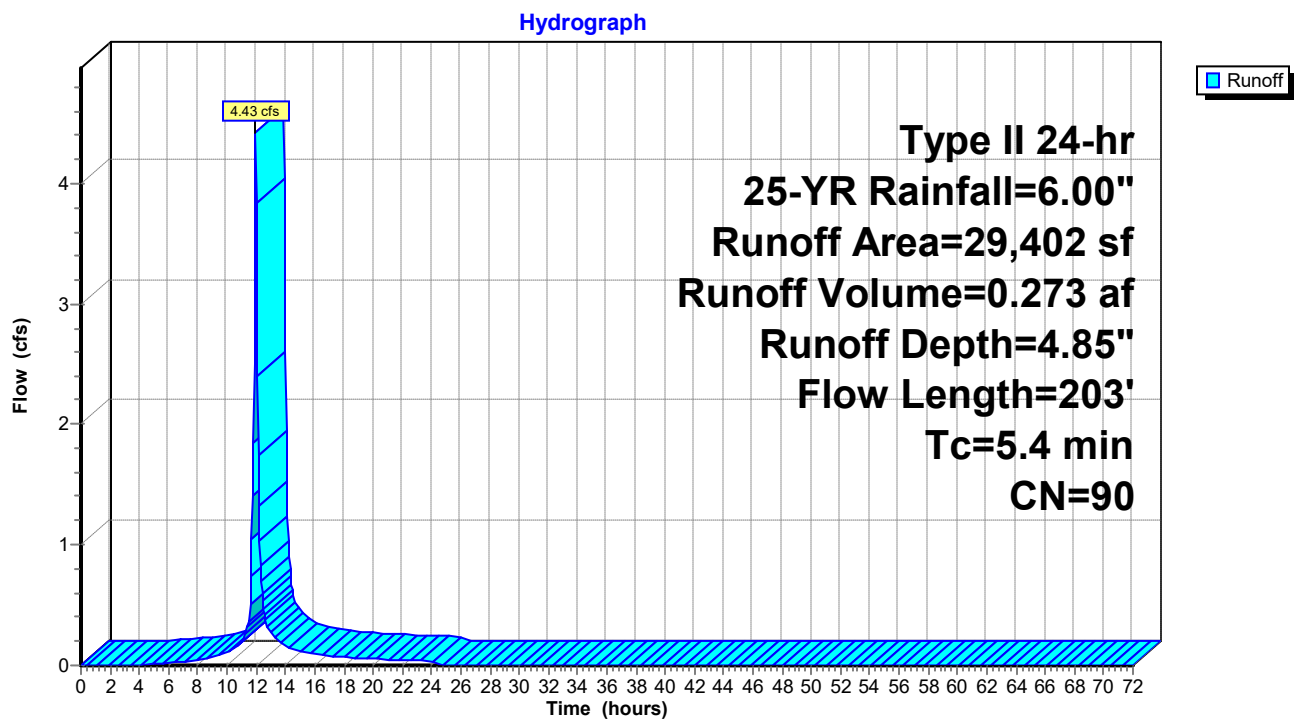
Runoff = 4.43 cfs @ 11.98 hrs, Volume= 0.273 af, Depth= 4.85"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YR Rainfall=6.00"

Area (sf)	CN	Description
800	69	50-75% Grass cover, Fair, HSG B
9,076	96	Gravel surface, HSG B
13,650	98	Unconnected pavement, HSG B
5,876	65	Woods/grass comb., Fair, HSG B
29,402	90	Weighted Average
15,752		53.57% Pervious Area
13,650		46.43% Impervious Area
13,650		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.5	26	0.0160	0.12		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
1.0	74	0.0160	1.22		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.5	70	0.0127	2.29		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.4	33	0.0451	1.49		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
5.4	203	Total			

Subcatchment 1S: DA1: NORTH LOT



Hydrograph for Subcatchment 1S: DA1: NORTH LOT

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	6.00	4.85	0.00
1.00	0.06	0.00	0.00	53.00	6.00	4.85	0.00
2.00	0.13	0.00	0.00	54.00	6.00	4.85	0.00
3.00	0.21	0.00	0.00	55.00	6.00	4.85	0.00
4.00	0.29	0.00	0.01	56.00	6.00	4.85	0.00
5.00	0.38	0.02	0.01	57.00	6.00	4.85	0.00
6.00	0.48	0.05	0.02	58.00	6.00	4.85	0.00
7.00	0.59	0.09	0.03	59.00	6.00	4.85	0.00
8.00	0.72	0.15	0.05	60.00	6.00	4.85	0.00
9.00	0.88	0.25	0.07	61.00	6.00	4.85	0.00
10.00	1.09	0.38	0.10	62.00	6.00	4.85	0.00
11.00	1.41	0.61	0.20	63.00	6.00	4.85	0.00
12.00	3.98	2.90	4.31	64.00	6.00	4.85	0.00
13.00	4.63	3.52	0.27	65.00	6.00	4.85	0.00
14.00	4.92	3.80	0.16	66.00	6.00	4.85	0.00
15.00	5.12	3.99	0.12	67.00	6.00	4.85	0.00
16.00	5.28	4.15	0.09	68.00	6.00	4.85	0.00
17.00	5.41	4.27	0.08	69.00	6.00	4.85	0.00
18.00	5.53	4.39	0.07	70.00	6.00	4.85	0.00
19.00	5.63	4.48	0.06	71.00	6.00	4.85	0.00
20.00	5.71	4.57	0.05	72.00	6.00	4.85	0.00
21.00	5.79	4.64	0.05				
22.00	5.86	4.71	0.05				
23.00	5.93	4.78	0.05				
24.00	6.00	4.85	0.04				
25.00	6.00	4.85	0.00				
26.00	6.00	4.85	0.00				
27.00	6.00	4.85	0.00				
28.00	6.00	4.85	0.00				
29.00	6.00	4.85	0.00				
30.00	6.00	4.85	0.00				
31.00	6.00	4.85	0.00				
32.00	6.00	4.85	0.00				
33.00	6.00	4.85	0.00				
34.00	6.00	4.85	0.00				
35.00	6.00	4.85	0.00				
36.00	6.00	4.85	0.00				
37.00	6.00	4.85	0.00				
38.00	6.00	4.85	0.00				
39.00	6.00	4.85	0.00				
40.00	6.00	4.85	0.00				
41.00	6.00	4.85	0.00				
42.00	6.00	4.85	0.00				
43.00	6.00	4.85	0.00				
44.00	6.00	4.85	0.00				
45.00	6.00	4.85	0.00				
46.00	6.00	4.85	0.00				
47.00	6.00	4.85	0.00				
48.00	6.00	4.85	0.00				
49.00	6.00	4.85	0.00				
50.00	6.00	4.85	0.00				
51.00	6.00	4.85	0.00				

Summary for Subcatchment 5S: DA2: SOUTH LOT

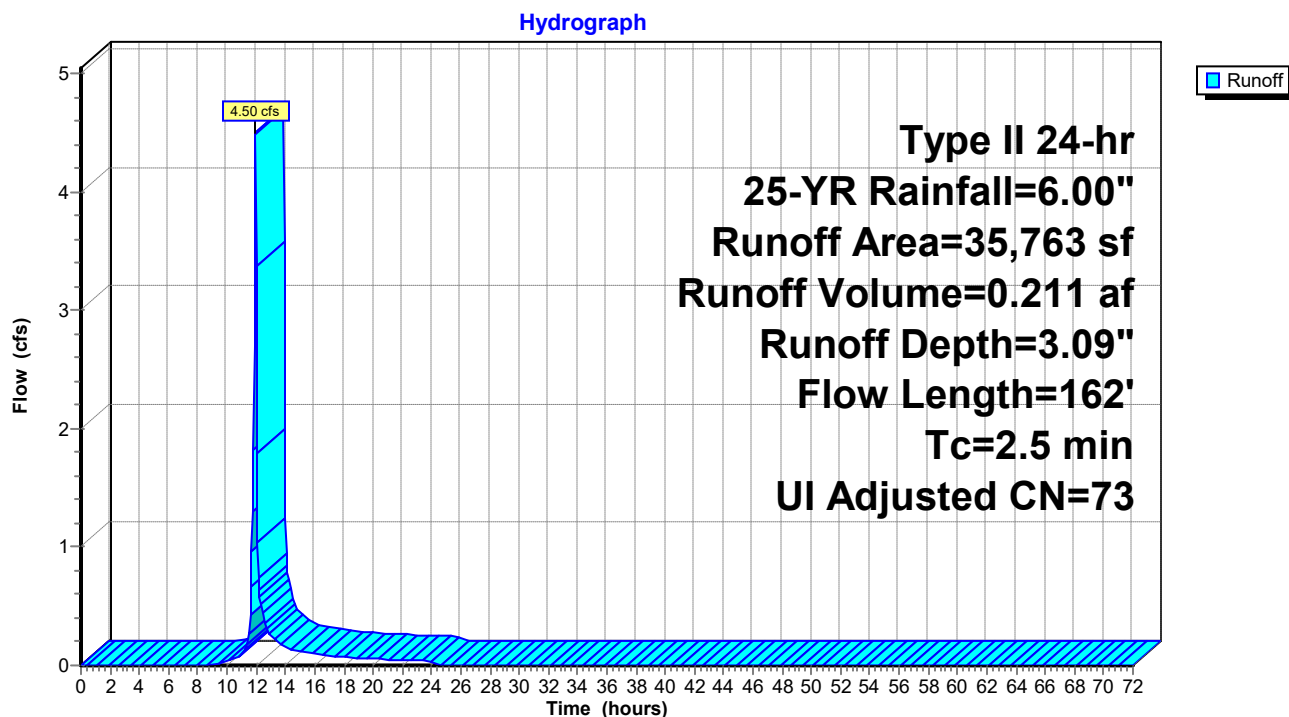
Runoff = 4.50 cfs @ 11.94 hrs, Volume= 0.211 af, Depth= 3.09"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YR Rainfall=6.00"

Area (sf)	CN	Adj	Description
8,364	96		Gravel surface, HSG B
21,039	61		>75% Grass cover, Good, HSG B
6,360	98		Unconnected pavement, HSG B
35,763	76	73	Weighted Average, UI Adjusted
29,403			82.22% Pervious Area
6,360			17.78% Impervious Area
6,360			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	100	0.0165	1.31		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.0	2	0.0081	1.83		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.5	26	0.0185	0.95		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
0.7	34	0.0987	0.79		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
2.5	162	Total			

Subcatchment 5S: DA2: SOUTH LOT



Hydrograph for Subcatchment 5S: DA2: SOUTH LOT

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	6.00	3.09	0.00
1.00	0.06	0.00	0.00	53.00	6.00	3.09	0.00
2.00	0.13	0.00	0.00	54.00	6.00	3.09	0.00
3.00	0.21	0.00	0.00	55.00	6.00	3.09	0.00
4.00	0.29	0.00	0.00	56.00	6.00	3.09	0.00
5.00	0.38	0.00	0.00	57.00	6.00	3.09	0.00
6.00	0.48	0.00	0.00	58.00	6.00	3.09	0.00
7.00	0.59	0.00	0.00	59.00	6.00	3.09	0.00
8.00	0.72	0.00	0.00	60.00	6.00	3.09	0.00
9.00	0.88	0.01	0.01	61.00	6.00	3.09	0.00
10.00	1.09	0.03	0.03	62.00	6.00	3.09	0.00
11.00	1.41	0.10	0.09	63.00	6.00	3.09	0.00
12.00	3.98	1.51	3.37	64.00	6.00	3.09	0.00
13.00	4.63	2.00	0.24	65.00	6.00	3.09	0.00
14.00	4.92	2.22	0.15	66.00	6.00	3.09	0.00
15.00	5.12	2.38	0.12	67.00	6.00	3.09	0.00
16.00	5.28	2.50	0.09	68.00	6.00	3.09	0.00
17.00	5.41	2.61	0.08	69.00	6.00	3.09	0.00
18.00	5.53	2.70	0.07	70.00	6.00	3.09	0.00
19.00	5.63	2.78	0.06	71.00	6.00	3.09	0.00
20.00	5.71	2.85	0.05	72.00	6.00	3.09	0.00
21.00	5.79	2.91	0.05				
22.00	5.86	2.97	0.05				
23.00	5.93	3.03	0.05				
24.00	6.00	3.09	0.04				
25.00	6.00	3.09	0.00				
26.00	6.00	3.09	0.00				
27.00	6.00	3.09	0.00				
28.00	6.00	3.09	0.00				
29.00	6.00	3.09	0.00				
30.00	6.00	3.09	0.00				
31.00	6.00	3.09	0.00				
32.00	6.00	3.09	0.00				
33.00	6.00	3.09	0.00				
34.00	6.00	3.09	0.00				
35.00	6.00	3.09	0.00				
36.00	6.00	3.09	0.00				
37.00	6.00	3.09	0.00				
38.00	6.00	3.09	0.00				
39.00	6.00	3.09	0.00				
40.00	6.00	3.09	0.00				
41.00	6.00	3.09	0.00				
42.00	6.00	3.09	0.00				
43.00	6.00	3.09	0.00				
44.00	6.00	3.09	0.00				
45.00	6.00	3.09	0.00				
46.00	6.00	3.09	0.00				
47.00	6.00	3.09	0.00				
48.00	6.00	3.09	0.00				
49.00	6.00	3.09	0.00				
50.00	6.00	3.09	0.00				
51.00	6.00	3.09	0.00				

Summary for Subcatchment 12S: DA1: NORTH LOT

Runoff = 4.84 cfs @ 11.97 hrs, Volume= 0.300 af, Depth= 5.07"

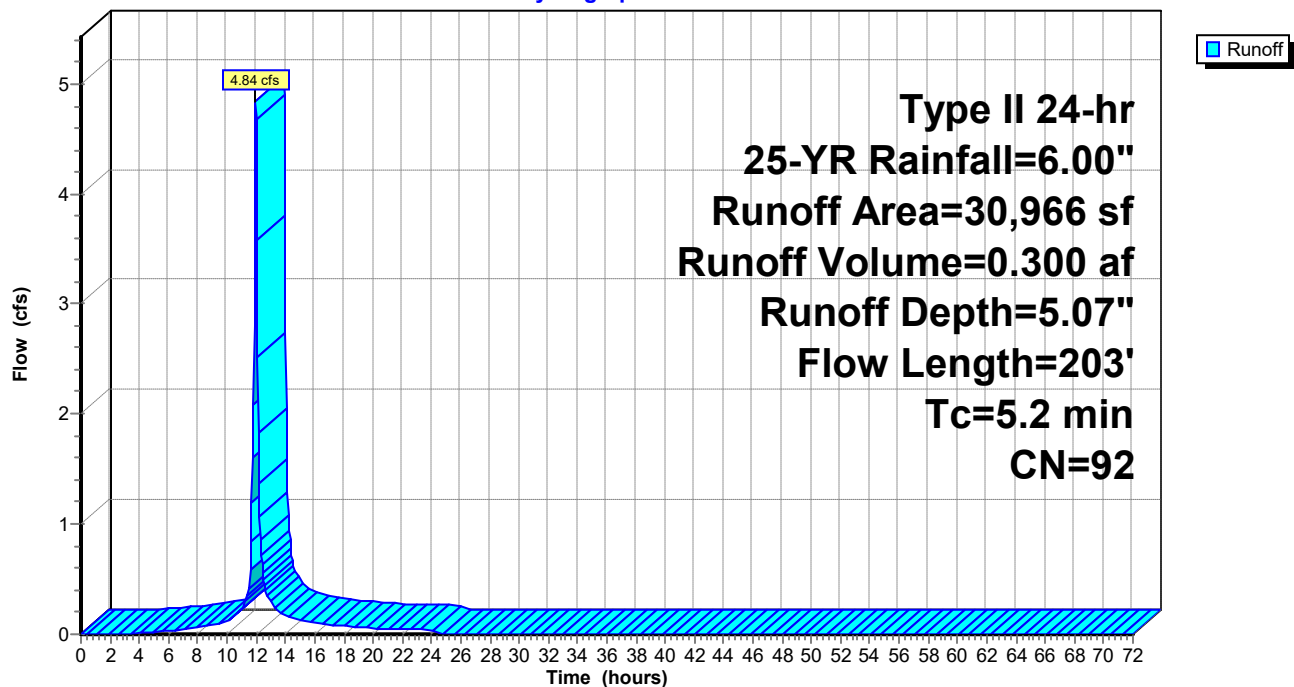
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YR Rainfall=6.00"

Area (sf)	CN	Description
6,104	69	50-75% Grass cover, Fair, HSG B
24,862	98	Unconnected pavement, HSG B
30,966	92	Weighted Average
6,104		19.71% Pervious Area
24,862		80.29% Impervious Area
24,862		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.8	28	0.0160	0.12		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
0.9	72	0.0200	1.33		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.4	94	0.0400	4.06		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.1	9	0.0234	1.07		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
5.2	203	Total			

Subcatchment 12S: DA1: NORTH LOT

Hydrograph



Hydrograph for Subcatchment 12S: DA1: NORTH LOT

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	6.00	5.07	0.00
1.00	0.06	0.00	0.00	53.00	6.00	5.07	0.00
2.00	0.13	0.00	0.00	54.00	6.00	5.07	0.00
3.00	0.21	0.00	0.00	55.00	6.00	5.07	0.00
4.00	0.29	0.01	0.01	56.00	6.00	5.07	0.00
5.00	0.38	0.04	0.02	57.00	6.00	5.07	0.00
6.00	0.48	0.08	0.03	58.00	6.00	5.07	0.00
7.00	0.59	0.14	0.05	59.00	6.00	5.07	0.00
8.00	0.72	0.21	0.06	60.00	6.00	5.07	0.00
9.00	0.88	0.32	0.09	61.00	6.00	5.07	0.00
10.00	1.09	0.47	0.12	62.00	6.00	5.07	0.00
11.00	1.41	0.73	0.24	63.00	6.00	5.07	0.00
12.00	3.98	3.10	4.68	64.00	6.00	5.07	0.00
13.00	4.63	3.73	0.28	65.00	6.00	5.07	0.00
14.00	4.92	4.01	0.17	66.00	6.00	5.07	0.00
15.00	5.12	4.21	0.13	67.00	6.00	5.07	0.00
16.00	5.28	4.36	0.10	68.00	6.00	5.07	0.00
17.00	5.41	4.49	0.09	69.00	6.00	5.07	0.00
18.00	5.53	4.60	0.08	70.00	6.00	5.07	0.00
19.00	5.63	4.70	0.07	71.00	6.00	5.07	0.00
20.00	5.71	4.79	0.06	72.00	6.00	5.07	0.00
21.00	5.79	4.86	0.05				
22.00	5.86	4.93	0.05				
23.00	5.93	5.00	0.05				
24.00	6.00	5.07	0.05				
25.00	6.00	5.07	0.00				
26.00	6.00	5.07	0.00				
27.00	6.00	5.07	0.00				
28.00	6.00	5.07	0.00				
29.00	6.00	5.07	0.00				
30.00	6.00	5.07	0.00				
31.00	6.00	5.07	0.00				
32.00	6.00	5.07	0.00				
33.00	6.00	5.07	0.00				
34.00	6.00	5.07	0.00				
35.00	6.00	5.07	0.00				
36.00	6.00	5.07	0.00				
37.00	6.00	5.07	0.00				
38.00	6.00	5.07	0.00				
39.00	6.00	5.07	0.00				
40.00	6.00	5.07	0.00				
41.00	6.00	5.07	0.00				
42.00	6.00	5.07	0.00				
43.00	6.00	5.07	0.00				
44.00	6.00	5.07	0.00				
45.00	6.00	5.07	0.00				
46.00	6.00	5.07	0.00				
47.00	6.00	5.07	0.00				
48.00	6.00	5.07	0.00				
49.00	6.00	5.07	0.00				
50.00	6.00	5.07	0.00				
51.00	6.00	5.07	0.00				

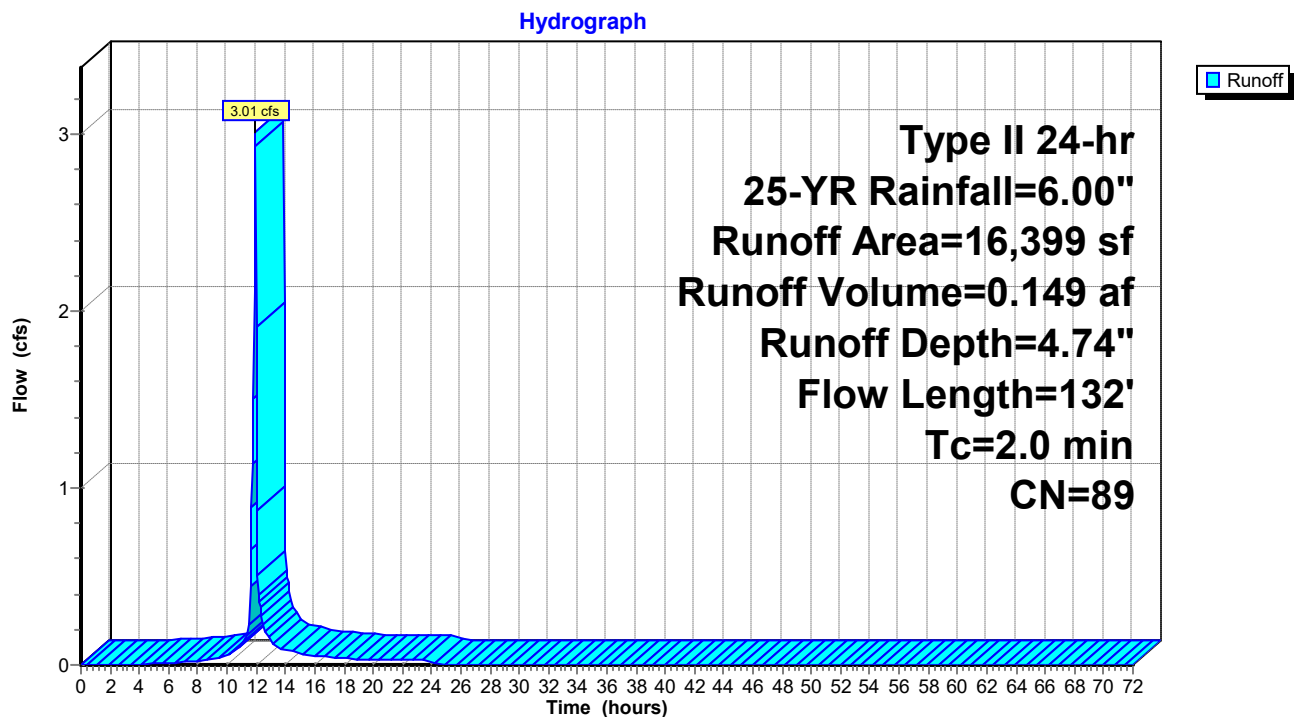
Summary for Subcatchment 13S: DA2: SOUTH LOT

Runoff = 3.01 cfs @ 11.93 hrs, Volume= 0.149 af, Depth= 4.74"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YR Rainfall=6.00"

Area (sf)	CN	Description
4,100	61	>75% Grass cover, Good, HSG B
12,299	98	Paved parking, HSG B
16,399	89	Weighted Average
4,100		25.00% Pervious Area
12,299		75.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	100	0.0096	1.06		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.2	18	0.0094	1.97		Shallow Concentrated Flow, Paved Kv= 20.3 fps
0.2	14	0.0482	1.54		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
2.0	132	Total			

Subcatchment 13S: DA2: SOUTH LOT

Hydrograph for Subcatchment 13S: DA2: SOUTH LOT

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	6.00	4.74	0.00
1.00	0.06	0.00	0.00	53.00	6.00	4.74	0.00
2.00	0.13	0.00	0.00	54.00	6.00	4.74	0.00
3.00	0.21	0.00	0.00	55.00	6.00	4.74	0.00
4.00	0.29	0.00	0.00	56.00	6.00	4.74	0.00
5.00	0.38	0.01	0.01	57.00	6.00	4.74	0.00
6.00	0.48	0.04	0.01	58.00	6.00	4.74	0.00
7.00	0.59	0.08	0.02	59.00	6.00	4.74	0.00
8.00	0.72	0.13	0.02	60.00	6.00	4.74	0.00
9.00	0.88	0.22	0.04	61.00	6.00	4.74	0.00
10.00	1.09	0.34	0.06	62.00	6.00	4.74	0.00
11.00	1.41	0.56	0.12	63.00	6.00	4.74	0.00
12.00	3.98	2.80	1.91	64.00	6.00	4.74	0.00
13.00	4.63	3.42	0.14	65.00	6.00	4.74	0.00
14.00	4.92	3.70	0.08	66.00	6.00	4.74	0.00
15.00	5.12	3.89	0.07	67.00	6.00	4.74	0.00
16.00	5.28	4.04	0.05	68.00	6.00	4.74	0.00
17.00	5.41	4.17	0.05	69.00	6.00	4.74	0.00
18.00	5.53	4.28	0.04	70.00	6.00	4.74	0.00
19.00	5.63	4.37	0.03	71.00	6.00	4.74	0.00
20.00	5.71	4.46	0.03	72.00	6.00	4.74	0.00
21.00	5.79	4.53	0.03				
22.00	5.86	4.60	0.03				
23.00	5.93	4.67	0.03				
24.00	6.00	4.74	0.02				
25.00	6.00	4.74	0.00				
26.00	6.00	4.74	0.00				
27.00	6.00	4.74	0.00				
28.00	6.00	4.74	0.00				
29.00	6.00	4.74	0.00				
30.00	6.00	4.74	0.00				
31.00	6.00	4.74	0.00				
32.00	6.00	4.74	0.00				
33.00	6.00	4.74	0.00				
34.00	6.00	4.74	0.00				
35.00	6.00	4.74	0.00				
36.00	6.00	4.74	0.00				
37.00	6.00	4.74	0.00				
38.00	6.00	4.74	0.00				
39.00	6.00	4.74	0.00				
40.00	6.00	4.74	0.00				
41.00	6.00	4.74	0.00				
42.00	6.00	4.74	0.00				
43.00	6.00	4.74	0.00				
44.00	6.00	4.74	0.00				
45.00	6.00	4.74	0.00				
46.00	6.00	4.74	0.00				
47.00	6.00	4.74	0.00				
48.00	6.00	4.74	0.00				
49.00	6.00	4.74	0.00				
50.00	6.00	4.74	0.00				
51.00	6.00	4.74	0.00				

Summary for Subcatchment 18S: DA2.1

Runoff = 0.56 cfs @ 12.24 hrs, Volume= 0.080 af, Depth= 3.68"

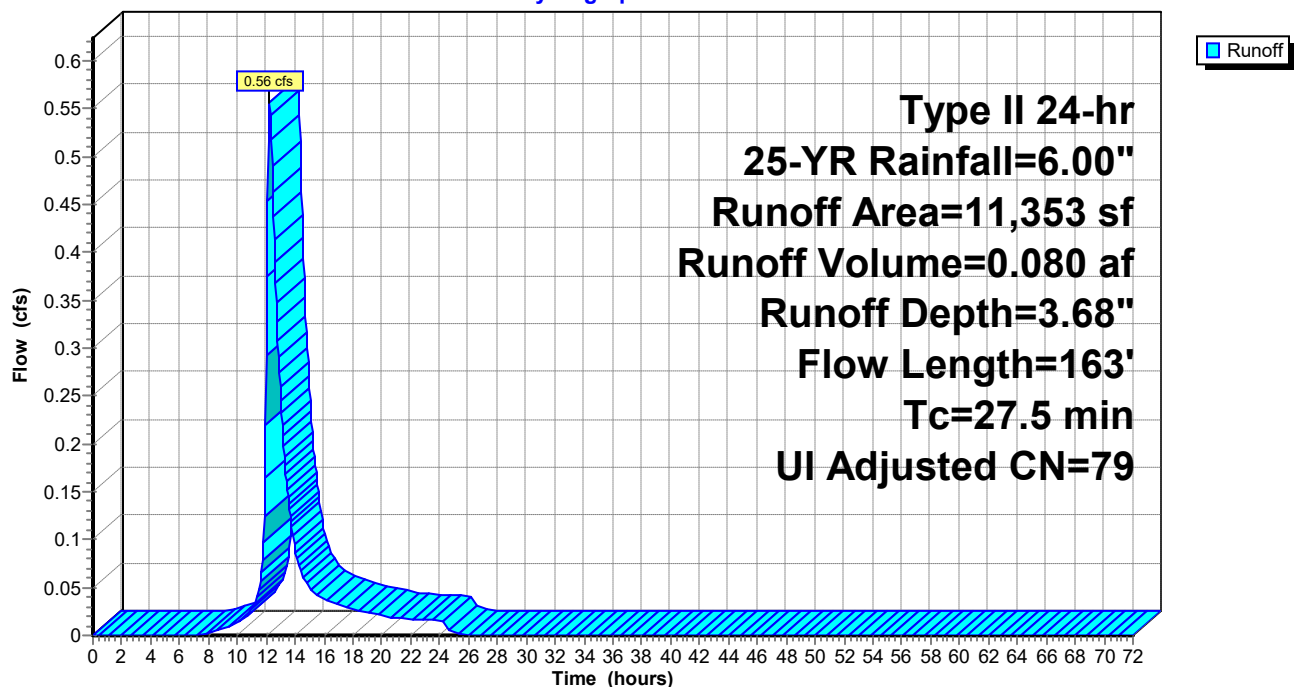
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YR Rainfall=6.00"

Area (sf)	CN	Adj	Description
10,819	79		<50% Grass cover, Poor, HSG B
534	98		Unconnected roofs, HSG B
11,353	80	79	Weighted Average, UI Adjusted
10,819			95.30% Pervious Area
534			4.70% Impervious Area
534			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.9	100	0.0116	0.06		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.40"
1.6	63	0.0683	0.65		Shallow Concentrated Flow, Forest w/Heavy Litter Kv= 2.5 fps
27.5	163	Total			

Subcatchment 18S: DA2.1

Hydrograph



Hydrograph for Subcatchment 18S: DA2.1

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	6.00	3.68	0.00
1.00	0.06	0.00	0.00	53.00	6.00	3.68	0.00
2.00	0.13	0.00	0.00	54.00	6.00	3.68	0.00
3.00	0.21	0.00	0.00	55.00	6.00	3.68	0.00
4.00	0.29	0.00	0.00	56.00	6.00	3.68	0.00
5.00	0.38	0.00	0.00	57.00	6.00	3.68	0.00
6.00	0.48	0.00	0.00	58.00	6.00	3.68	0.00
7.00	0.59	0.00	0.00	59.00	6.00	3.68	0.00
8.00	0.72	0.01	0.00	60.00	6.00	3.68	0.00
9.00	0.88	0.04	0.01	61.00	6.00	3.68	0.00
10.00	1.09	0.10	0.01	62.00	6.00	3.68	0.00
11.00	1.41	0.22	0.03	63.00	6.00	3.68	0.00
12.00	3.98	1.95	0.29	64.00	6.00	3.68	0.00
13.00	4.63	2.49	0.24	65.00	6.00	3.68	0.00
14.00	4.92	2.73	0.09	66.00	6.00	3.68	0.00
15.00	5.12	2.91	0.05	67.00	6.00	3.68	0.00
16.00	5.28	3.04	0.04	68.00	6.00	3.68	0.00
17.00	5.41	3.16	0.03	69.00	6.00	3.68	0.00
18.00	5.53	3.26	0.03	70.00	6.00	3.68	0.00
19.00	5.63	3.35	0.02	71.00	6.00	3.68	0.00
20.00	5.71	3.42	0.02	72.00	6.00	3.68	0.00
21.00	5.79	3.49	0.02				
22.00	5.86	3.56	0.02				
23.00	5.93	3.62	0.02				
24.00	6.00	3.68	0.02				
25.00	6.00	3.68	0.00				
26.00	6.00	3.68	0.00				
27.00	6.00	3.68	0.00				
28.00	6.00	3.68	0.00				
29.00	6.00	3.68	0.00				
30.00	6.00	3.68	0.00				
31.00	6.00	3.68	0.00				
32.00	6.00	3.68	0.00				
33.00	6.00	3.68	0.00				
34.00	6.00	3.68	0.00				
35.00	6.00	3.68	0.00				
36.00	6.00	3.68	0.00				
37.00	6.00	3.68	0.00				
38.00	6.00	3.68	0.00				
39.00	6.00	3.68	0.00				
40.00	6.00	3.68	0.00				
41.00	6.00	3.68	0.00				
42.00	6.00	3.68	0.00				
43.00	6.00	3.68	0.00				
44.00	6.00	3.68	0.00				
45.00	6.00	3.68	0.00				
46.00	6.00	3.68	0.00				
47.00	6.00	3.68	0.00				
48.00	6.00	3.68	0.00				
49.00	6.00	3.68	0.00				
50.00	6.00	3.68	0.00				
51.00	6.00	3.68	0.00				

Summary for Subcatchment 26S: DA4: SWALE NORTH

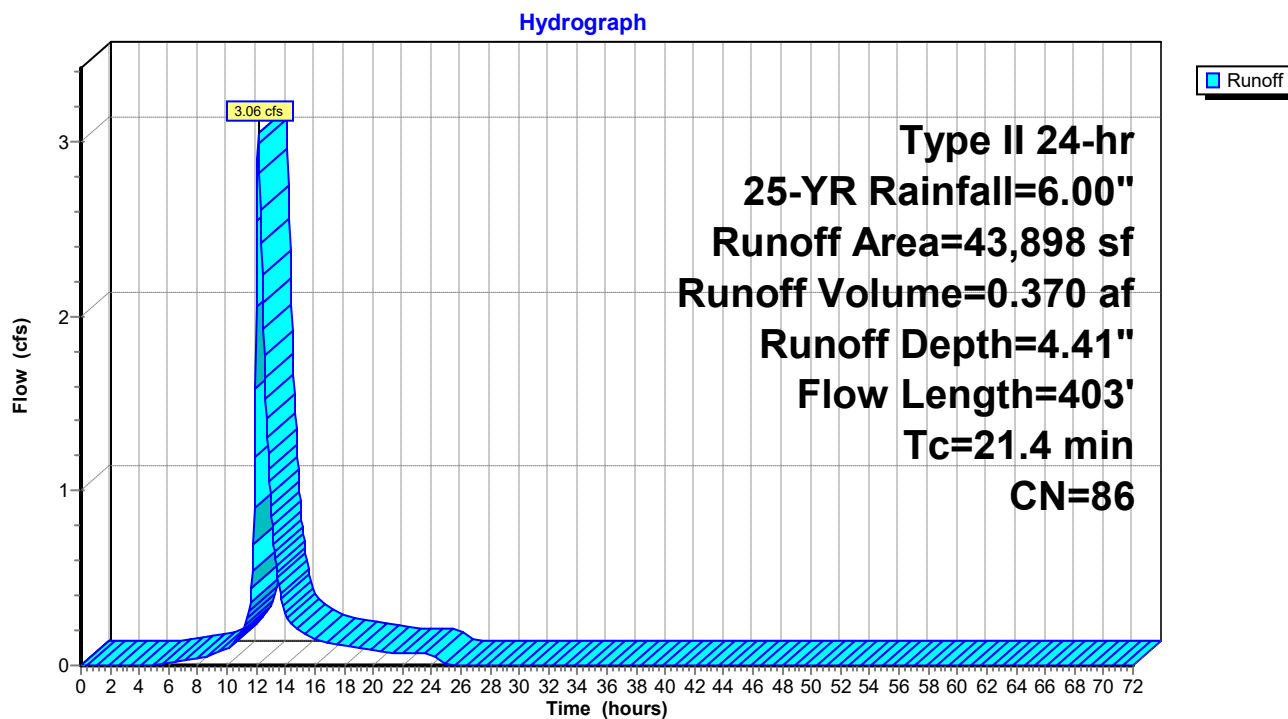
Runoff = 3.06 cfs @ 12.16 hrs, Volume= 0.370 af, Depth= 4.41"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YR Rainfall=6.00"

Area (sf)	CN	Description
17,582	98	Roofs, HSG B
5,067	85	Gravel roads, HSG B
8,636	89	Paved roads w/open ditches, 50% imp, HSG B
12,602	69	50-75% Grass cover, Fair, HSG B
11	98	Unconnected pavement, HSG B
43,898	86	Weighted Average
21,987		50.09% Pervious Area
21,911		49.91% Impervious Area
11		0.05% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	38	0.0328	1.42		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
14.7	62	0.0026	0.07		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
6.3	303	0.0029	0.81		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
21.4	403	Total			

Subcatchment 26S: DA4: SWALE NORTH



Hydrograph for Subcatchment 26S: DA4: SWALE NORTH

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	6.00	4.41	0.00
1.00	0.06	0.00	0.00	53.00	6.00	4.41	0.00
2.00	0.13	0.00	0.00	54.00	6.00	4.41	0.00
3.00	0.21	0.00	0.00	55.00	6.00	4.41	0.00
4.00	0.29	0.00	0.00	56.00	6.00	4.41	0.00
5.00	0.38	0.00	0.00	57.00	6.00	4.41	0.00
6.00	0.48	0.01	0.01	58.00	6.00	4.41	0.00
7.00	0.59	0.04	0.02	59.00	6.00	4.41	0.00
8.00	0.72	0.08	0.04	60.00	6.00	4.41	0.00
9.00	0.88	0.14	0.06	61.00	6.00	4.41	0.00
10.00	1.09	0.24	0.10	62.00	6.00	4.41	0.00
11.00	1.41	0.43	0.19	63.00	6.00	4.41	0.00
12.00	3.98	2.53	2.06	64.00	6.00	4.41	0.00
13.00	4.63	3.13	0.92	65.00	6.00	4.41	0.00
14.00	4.92	3.39	0.31	66.00	6.00	4.41	0.00
15.00	5.12	3.58	0.20	67.00	6.00	4.41	0.00
16.00	5.28	3.73	0.15	68.00	6.00	4.41	0.00
17.00	5.41	3.85	0.13	69.00	6.00	4.41	0.00
18.00	5.53	3.96	0.11	70.00	6.00	4.41	0.00
19.00	5.63	4.06	0.10	71.00	6.00	4.41	0.00
20.00	5.71	4.14	0.08	72.00	6.00	4.41	0.00
21.00	5.79	4.21	0.07				
22.00	5.86	4.28	0.07				
23.00	5.93	4.35	0.07				
24.00	6.00	4.41	0.07				
25.00	6.00	4.41	0.01				
26.00	6.00	4.41	0.00				
27.00	6.00	4.41	0.00				
28.00	6.00	4.41	0.00				
29.00	6.00	4.41	0.00				
30.00	6.00	4.41	0.00				
31.00	6.00	4.41	0.00				
32.00	6.00	4.41	0.00				
33.00	6.00	4.41	0.00				
34.00	6.00	4.41	0.00				
35.00	6.00	4.41	0.00				
36.00	6.00	4.41	0.00				
37.00	6.00	4.41	0.00				
38.00	6.00	4.41	0.00				
39.00	6.00	4.41	0.00				
40.00	6.00	4.41	0.00				
41.00	6.00	4.41	0.00				
42.00	6.00	4.41	0.00				
43.00	6.00	4.41	0.00				
44.00	6.00	4.41	0.00				
45.00	6.00	4.41	0.00				
46.00	6.00	4.41	0.00				
47.00	6.00	4.41	0.00				
48.00	6.00	4.41	0.00				
49.00	6.00	4.41	0.00				
50.00	6.00	4.41	0.00				
51.00	6.00	4.41	0.00				

Summary for Subcatchment 27S: DA3: SWALE SOUTH

Runoff = 0.68 cfs @ 12.11 hrs, Volume= 0.071 af, Depth= 4.63"

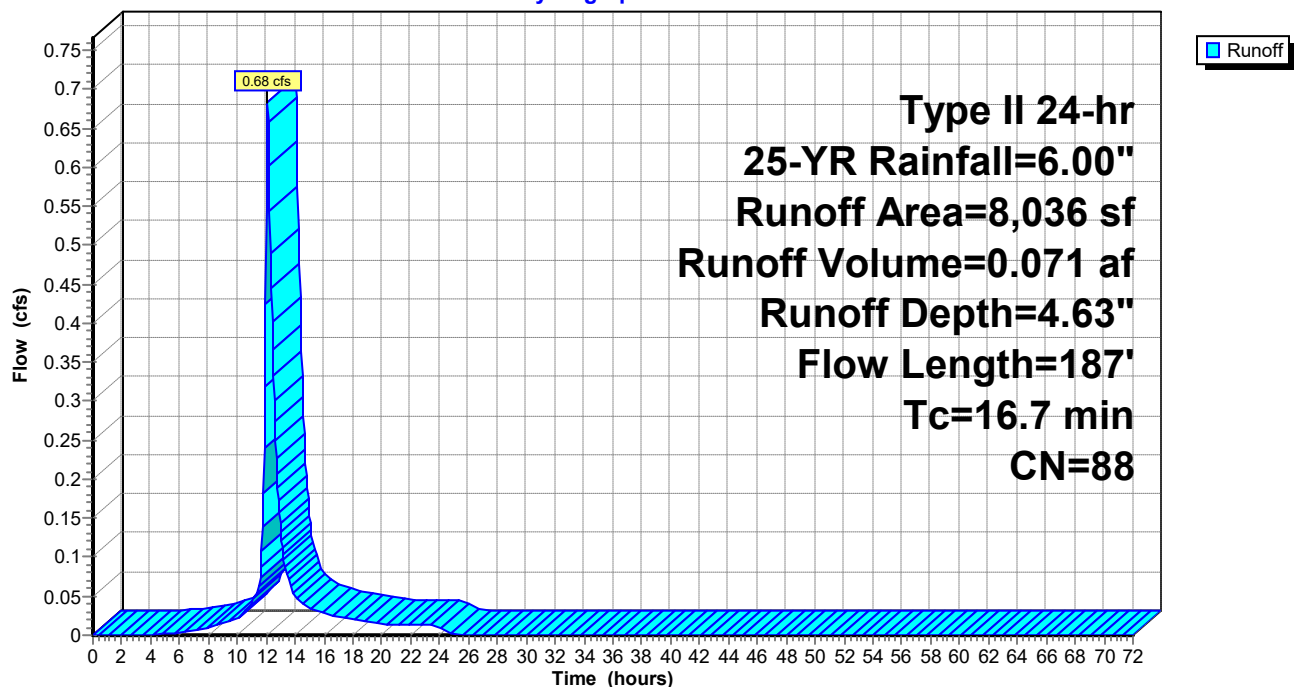
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YR Rainfall=6.00"

Area (sf)	CN	Description
3,779	98	Unconnected pavement, HSG B
4,257	79	<50% Grass cover, Poor, HSG B
8,036	88	Weighted Average
4,257		52.97% Pervious Area
3,779		47.03% Impervious Area
3,779		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	24	0.0318	1.28		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
14.8	76	0.0038	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
1.6	87	0.0038	0.92		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
16.7	187	Total			

Subcatchment 27S: DA3: SWALE SOUTH

Hydrograph



Hydrograph for Subcatchment 27S: DA3: SWALE SOUTH

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	6.00	4.63	0.00
1.00	0.06	0.00	0.00	53.00	6.00	4.63	0.00
2.00	0.13	0.00	0.00	54.00	6.00	4.63	0.00
3.00	0.21	0.00	0.00	55.00	6.00	4.63	0.00
4.00	0.29	0.00	0.00	56.00	6.00	4.63	0.00
5.00	0.38	0.01	0.00	57.00	6.00	4.63	0.00
6.00	0.48	0.03	0.00	58.00	6.00	4.63	0.00
7.00	0.59	0.06	0.01	59.00	6.00	4.63	0.00
8.00	0.72	0.11	0.01	60.00	6.00	4.63	0.00
9.00	0.88	0.19	0.02	61.00	6.00	4.63	0.00
10.00	1.09	0.30	0.02	62.00	6.00	4.63	0.00
11.00	1.41	0.52	0.04	63.00	6.00	4.63	0.00
12.00	3.98	2.71	0.55	64.00	6.00	4.63	0.00
13.00	4.63	3.32	0.13	65.00	6.00	4.63	0.00
14.00	4.92	3.59	0.05	66.00	6.00	4.63	0.00
15.00	5.12	3.78	0.04	67.00	6.00	4.63	0.00
16.00	5.28	3.94	0.03	68.00	6.00	4.63	0.00
17.00	5.41	4.06	0.02	69.00	6.00	4.63	0.00
18.00	5.53	4.17	0.02	70.00	6.00	4.63	0.00
19.00	5.63	4.27	0.02	71.00	6.00	4.63	0.00
20.00	5.71	4.35	0.02	72.00	6.00	4.63	0.00
21.00	5.79	4.42	0.01				
22.00	5.86	4.49	0.01				
23.00	5.93	4.56	0.01				
24.00	6.00	4.63	0.01				
25.00	6.00	4.63	0.00				
26.00	6.00	4.63	0.00				
27.00	6.00	4.63	0.00				
28.00	6.00	4.63	0.00				
29.00	6.00	4.63	0.00				
30.00	6.00	4.63	0.00				
31.00	6.00	4.63	0.00				
32.00	6.00	4.63	0.00				
33.00	6.00	4.63	0.00				
34.00	6.00	4.63	0.00				
35.00	6.00	4.63	0.00				
36.00	6.00	4.63	0.00				
37.00	6.00	4.63	0.00				
38.00	6.00	4.63	0.00				
39.00	6.00	4.63	0.00				
40.00	6.00	4.63	0.00				
41.00	6.00	4.63	0.00				
42.00	6.00	4.63	0.00				
43.00	6.00	4.63	0.00				
44.00	6.00	4.63	0.00				
45.00	6.00	4.63	0.00				
46.00	6.00	4.63	0.00				
47.00	6.00	4.63	0.00				
48.00	6.00	4.63	0.00				
49.00	6.00	4.63	0.00				
50.00	6.00	4.63	0.00				
51.00	6.00	4.63	0.00				

Summary for Subcatchment 42S: DA4: SWALE NORTH

Runoff = 6.20 cfs @ 12.00 hrs, Volume= 0.425 af, Depth= 4.52"

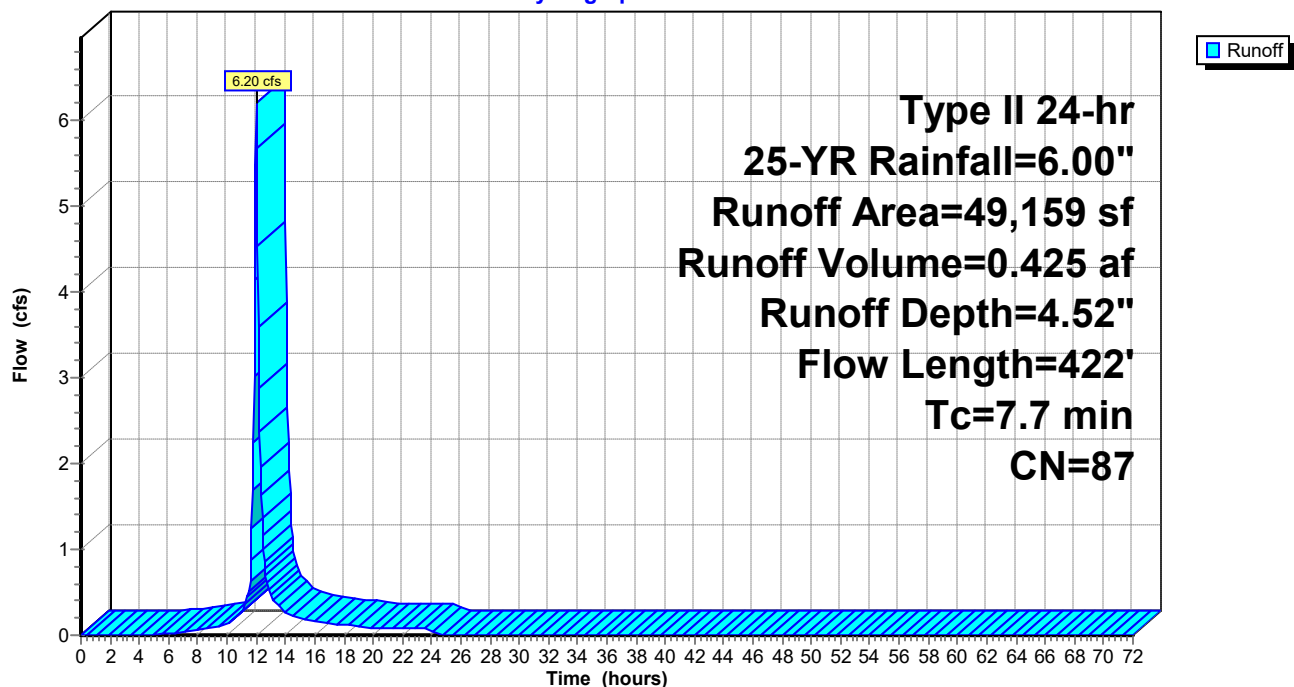
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YR Rainfall=6.00"

Area (sf)	CN	Description
19,978	98	Roofs, HSG B
16,098	89	Paved roads w/open ditches, 50% imp, HSG B
13,083	69	50-75% Grass cover, Fair, HSG B
49,159	87	Weighted Average
21,132		42.99% Pervious Area
28,027		57.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.9	97	0.0328	1.72		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
0.2	3	0.2425	0.24		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
6.6	322	0.0029	0.81		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
7.7	422	Total			

Subcatchment 42S: DA4: SWALE NORTH

Hydrograph



Hydrograph for Subcatchment 42S: DA4: SWALE NORTH

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	6.00	4.52	0.00
1.00	0.06	0.00	0.00	53.00	6.00	4.52	0.00
2.00	0.13	0.00	0.00	54.00	6.00	4.52	0.00
3.00	0.21	0.00	0.00	55.00	6.00	4.52	0.00
4.00	0.29	0.00	0.00	56.00	6.00	4.52	0.00
5.00	0.38	0.00	0.01	57.00	6.00	4.52	0.00
6.00	0.48	0.02	0.02	58.00	6.00	4.52	0.00
7.00	0.59	0.05	0.04	59.00	6.00	4.52	0.00
8.00	0.72	0.09	0.06	60.00	6.00	4.52	0.00
9.00	0.88	0.16	0.10	61.00	6.00	4.52	0.00
10.00	1.09	0.27	0.14	62.00	6.00	4.52	0.00
11.00	1.41	0.47	0.29	63.00	6.00	4.52	0.00
12.00	3.98	2.62	6.20	64.00	6.00	4.52	0.00
13.00	4.63	3.22	0.46	65.00	6.00	4.52	0.00
14.00	4.92	3.49	0.26	66.00	6.00	4.52	0.00
15.00	5.12	3.68	0.20	67.00	6.00	4.52	0.00
16.00	5.28	3.83	0.16	68.00	6.00	4.52	0.00
17.00	5.41	3.96	0.14	69.00	6.00	4.52	0.00
18.00	5.53	4.07	0.12	70.00	6.00	4.52	0.00
19.00	5.63	4.16	0.10	71.00	6.00	4.52	0.00
20.00	5.71	4.24	0.09	72.00	6.00	4.52	0.00
21.00	5.79	4.32	0.08				
22.00	5.86	4.39	0.08				
23.00	5.93	4.45	0.08				
24.00	6.00	4.52	0.07				
25.00	6.00	4.52	0.00				
26.00	6.00	4.52	0.00				
27.00	6.00	4.52	0.00				
28.00	6.00	4.52	0.00				
29.00	6.00	4.52	0.00				
30.00	6.00	4.52	0.00				
31.00	6.00	4.52	0.00				
32.00	6.00	4.52	0.00				
33.00	6.00	4.52	0.00				
34.00	6.00	4.52	0.00				
35.00	6.00	4.52	0.00				
36.00	6.00	4.52	0.00				
37.00	6.00	4.52	0.00				
38.00	6.00	4.52	0.00				
39.00	6.00	4.52	0.00				
40.00	6.00	4.52	0.00				
41.00	6.00	4.52	0.00				
42.00	6.00	4.52	0.00				
43.00	6.00	4.52	0.00				
44.00	6.00	4.52	0.00				
45.00	6.00	4.52	0.00				
46.00	6.00	4.52	0.00				
47.00	6.00	4.52	0.00				
48.00	6.00	4.52	0.00				
49.00	6.00	4.52	0.00				
50.00	6.00	4.52	0.00				
51.00	6.00	4.52	0.00				

Summary for Subcatchment 43S: DA3: SWALE SOUTH

Runoff = 0.61 cfs @ 12.11 hrs, Volume= 0.063 af, Depth= 4.52"

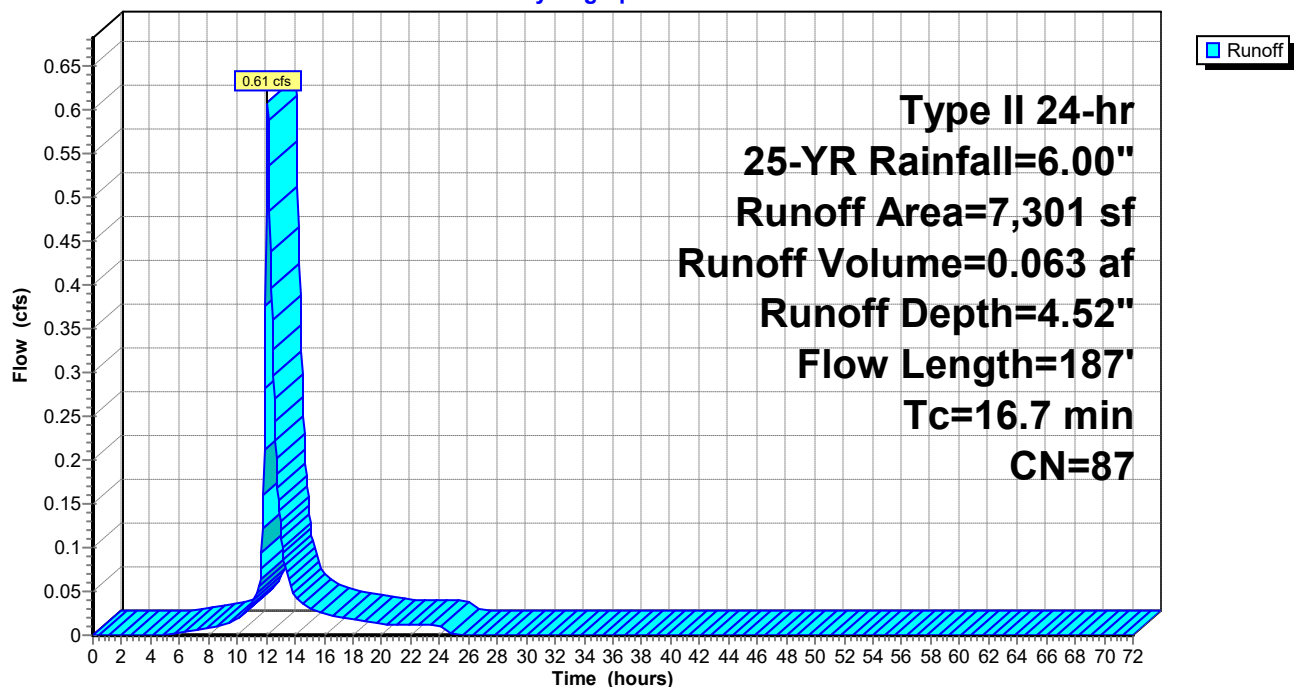
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-YR Rainfall=6.00"

Area (sf)	CN	Description
3,204	98	Unconnected pavement, HSG B
4,097	79	<50% Grass cover, Poor, HSG B
7,301	87	Weighted Average
4,097		56.12% Pervious Area
3,204		43.88% Impervious Area
3,204		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	24	0.0318	1.28		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.40"
14.8	76	0.0038	0.09		Sheet Flow, Grass: Short n= 0.150 P2= 3.40"
1.6	87	0.0038	0.92		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
16.7	187	Total			

Subcatchment 43S: DA3: SWALE SOUTH

Hydrograph



Hydrograph for Subcatchment 43S: DA3: SWALE SOUTH

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	6.00	4.52	0.00
1.00	0.06	0.00	0.00	53.00	6.00	4.52	0.00
2.00	0.13	0.00	0.00	54.00	6.00	4.52	0.00
3.00	0.21	0.00	0.00	55.00	6.00	4.52	0.00
4.00	0.29	0.00	0.00	56.00	6.00	4.52	0.00
5.00	0.38	0.00	0.00	57.00	6.00	4.52	0.00
6.00	0.48	0.02	0.00	58.00	6.00	4.52	0.00
7.00	0.59	0.05	0.01	59.00	6.00	4.52	0.00
8.00	0.72	0.09	0.01	60.00	6.00	4.52	0.00
9.00	0.88	0.16	0.01	61.00	6.00	4.52	0.00
10.00	1.09	0.27	0.02	62.00	6.00	4.52	0.00
11.00	1.41	0.47	0.04	63.00	6.00	4.52	0.00
12.00	3.98	2.62	0.49	64.00	6.00	4.52	0.00
13.00	4.63	3.22	0.12	65.00	6.00	4.52	0.00
14.00	4.92	3.49	0.04	66.00	6.00	4.52	0.00
15.00	5.12	3.68	0.03	67.00	6.00	4.52	0.00
16.00	5.28	3.83	0.02	68.00	6.00	4.52	0.00
17.00	5.41	3.96	0.02	69.00	6.00	4.52	0.00
18.00	5.53	4.07	0.02	70.00	6.00	4.52	0.00
19.00	5.63	4.16	0.02	71.00	6.00	4.52	0.00
20.00	5.71	4.24	0.01	72.00	6.00	4.52	0.00
21.00	5.79	4.32	0.01				
22.00	5.86	4.39	0.01				
23.00	5.93	4.45	0.01				
24.00	6.00	4.52	0.01				
25.00	6.00	4.52	0.00				
26.00	6.00	4.52	0.00				
27.00	6.00	4.52	0.00				
28.00	6.00	4.52	0.00				
29.00	6.00	4.52	0.00				
30.00	6.00	4.52	0.00				
31.00	6.00	4.52	0.00				
32.00	6.00	4.52	0.00				
33.00	6.00	4.52	0.00				
34.00	6.00	4.52	0.00				
35.00	6.00	4.52	0.00				
36.00	6.00	4.52	0.00				
37.00	6.00	4.52	0.00				
38.00	6.00	4.52	0.00				
39.00	6.00	4.52	0.00				
40.00	6.00	4.52	0.00				
41.00	6.00	4.52	0.00				
42.00	6.00	4.52	0.00				
43.00	6.00	4.52	0.00				
44.00	6.00	4.52	0.00				
45.00	6.00	4.52	0.00				
46.00	6.00	4.52	0.00				
47.00	6.00	4.52	0.00				
48.00	6.00	4.52	0.00				
49.00	6.00	4.52	0.00				
50.00	6.00	4.52	0.00				
51.00	6.00	4.52	0.00				

Summary for Pond 13P: POND 2

Inflow Area = 0.376 ac, 75.00% Impervious, Inflow Depth = 4.74" for 25-YR event
 Inflow = 3.01 cfs @ 11.93 hrs, Volume= 0.149 af
 Outflow = 0.70 cfs @ 12.07 hrs, Volume= 0.149 af, Atten= 77%, Lag= 8.6 min
 Discarded = 0.70 cfs @ 12.07 hrs, Volume= 0.149 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Peak Elev= 31.20' @ 12.07 hrs Surf.Area= 1,018 sf Storage= 1,849 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)

Center-of-Mass det. time= 16.9 min (799.3 - 782.4)

Volume	Invert	Avail.Storage	Storage Description	
#1	26.41'	3,529 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
26.41	0	0.0	0	0
26.42	728	40.0	1	1
30.41	728	40.0	1,162	1,163
30.42	728	100.0	7	1,171
32.42	1,473	100.0	2,201	3,372
32.43	30,000	100.0	157	3,529

Device	Routing	Invert	Outlet Devices
#1	Discarded	26.41'	24.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 12.00'
#2	Primary	31.42'	10.0' long x 3.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.70 cfs @ 12.07 hrs HW=31.18' (Free Discharge)

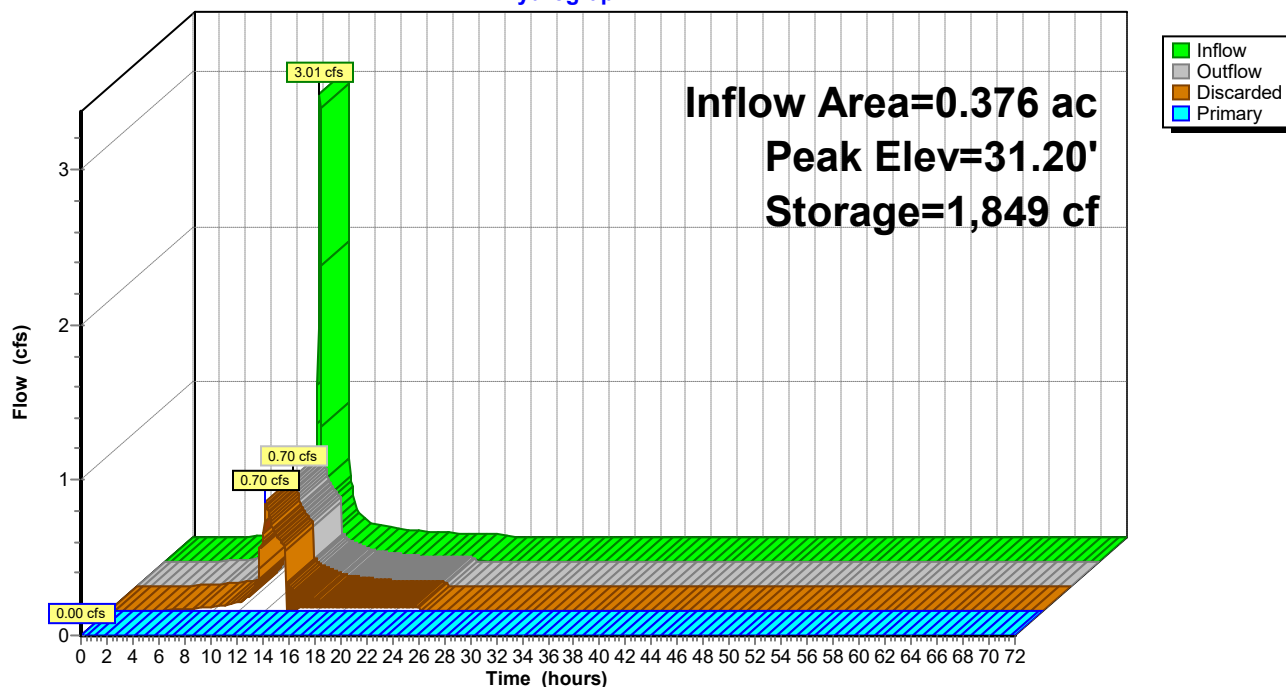
↑1=Exfiltration (Controls 0.70 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=26.41' TW=0.00' (Dynamic Tailwater)

↑2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

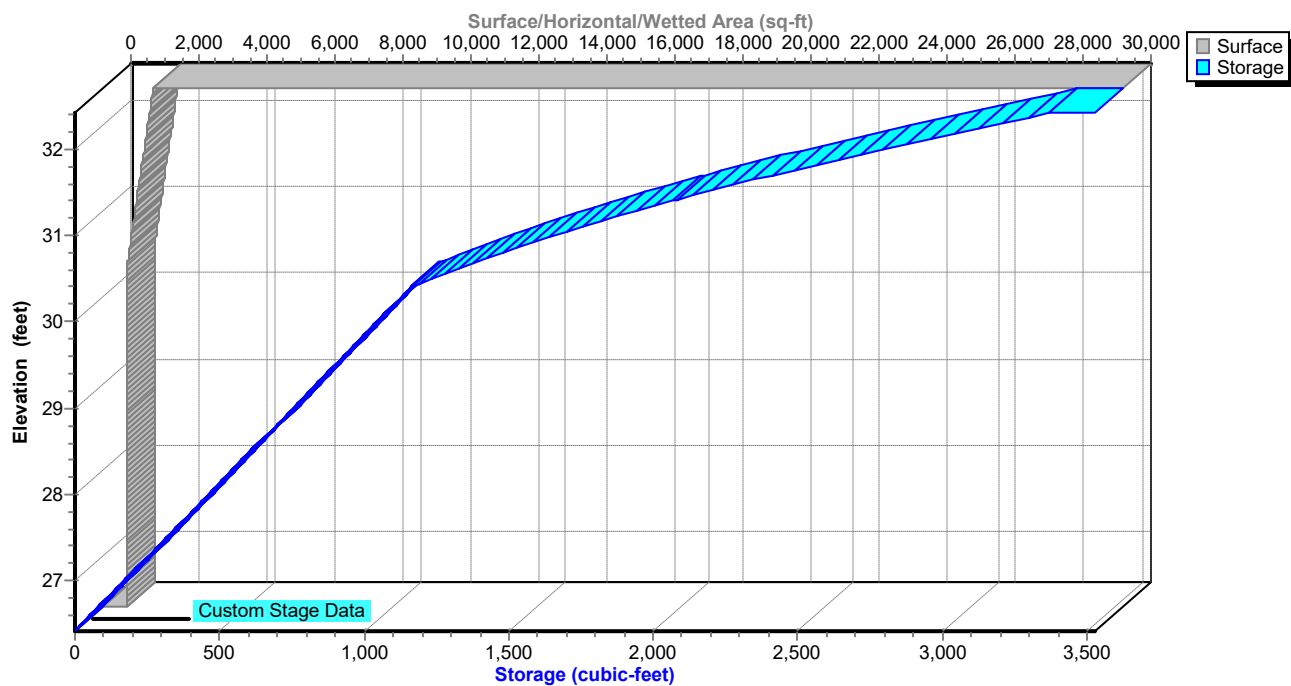
Pond 13P: POND 2

Hydrograph



Pond 13P: POND 2

Stage-Area-Storage



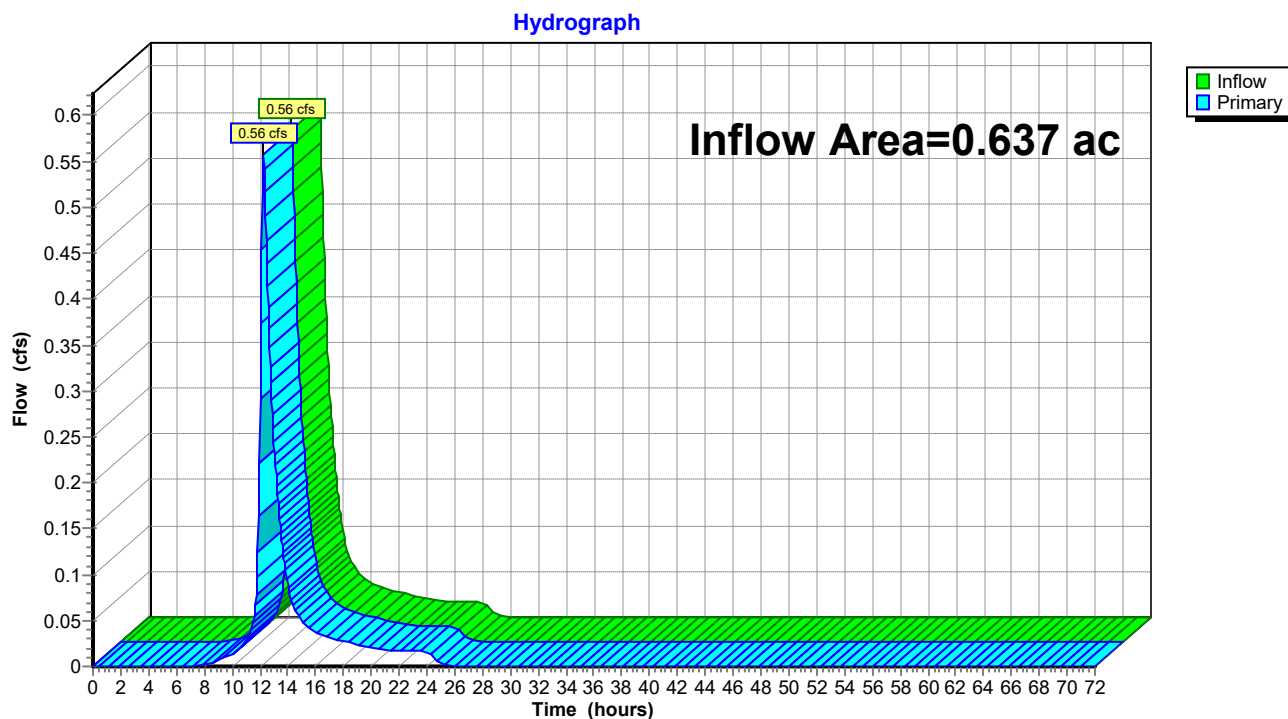
Hydrograph for Pond 13P: POND 2

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Discarded (cfs)	Primary (cfs)
0.00	0.00	0	26.41	0.00	0.00	0.00
2.50	0.00	0	26.41	0.00	0.00	0.00
5.00	0.01	0	26.41	0.01	0.01	0.00
7.50	0.02	0	26.41	0.02	0.02	0.00
10.00	0.06	0	26.41	0.06	0.06	0.00
12.50	0.21	1,367	30.67	0.57	0.57	0.00
15.00	0.07	0	26.41	0.02	0.02	0.00
17.50	0.04	0	26.41	0.03	0.03	0.00
20.00	0.03	0	26.41	0.02	0.02	0.00
22.50	0.03	0	26.41	0.02	0.02	0.00
25.00	0.00	0	26.41	0.00	0.00	0.00
27.50	0.00	0	26.41	0.00	0.00	0.00
30.00	0.00	0	26.41	0.00	0.00	0.00
32.50	0.00	0	26.41	0.00	0.00	0.00
35.00	0.00	0	26.41	0.00	0.00	0.00
37.50	0.00	0	26.41	0.00	0.00	0.00
40.00	0.00	0	26.41	0.00	0.00	0.00
42.50	0.00	0	26.41	0.00	0.00	0.00
45.00	0.00	0	26.41	0.00	0.00	0.00
47.50	0.00	0	26.41	0.00	0.00	0.00
50.00	0.00	0	26.41	0.00	0.00	0.00
52.50	0.00	0	26.41	0.00	0.00	0.00
55.00	0.00	0	26.41	0.00	0.00	0.00
57.50	0.00	0	26.41	0.00	0.00	0.00
60.00	0.00	0	26.41	0.00	0.00	0.00
62.50	0.00	0	26.41	0.00	0.00	0.00
65.00	0.00	0	26.41	0.00	0.00	0.00
67.50	0.00	0	26.41	0.00	0.00	0.00
70.00	0.00	0	26.41	0.00	0.00	0.00

Summary for Pond 19P: LINE OF INVESTIGATION 2

Inflow Area = 0.637 ac, 46.24% Impervious, Inflow Depth = 1.51" for 25-YR event
Inflow = 0.56 cfs @ 12.24 hrs, Volume= 0.080 af
Primary = 0.56 cfs @ 12.24 hrs, Volume= 0.080 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Pond 19P: LINE OF INVESTIGATION 2

Hydrograph for Pond 19P: LINE OF INVESTIGATION 2

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.00		0.00	52.00	0.00		0.00
1.00	0.00		0.00	53.00	0.00		0.00
2.00	0.00		0.00	54.00	0.00		0.00
3.00	0.00		0.00	55.00	0.00		0.00
4.00	0.00		0.00	56.00	0.00		0.00
5.00	0.00		0.00	57.00	0.00		0.00
6.00	0.00		0.00	58.00	0.00		0.00
7.00	0.00		0.00	59.00	0.00		0.00
8.00	0.00		0.00	60.00	0.00		0.00
9.00	0.01		0.01	61.00	0.00		0.00
10.00	0.01		0.01	62.00	0.00		0.00
11.00	0.03		0.03	63.00	0.00		0.00
12.00	0.29		0.29	64.00	0.00		0.00
13.00	0.24		0.24	65.00	0.00		0.00
14.00	0.09		0.09	66.00	0.00		0.00
15.00	0.05		0.05	67.00	0.00		0.00
16.00	0.04		0.04	68.00	0.00		0.00
17.00	0.03		0.03	69.00	0.00		0.00
18.00	0.03		0.03	70.00	0.00		0.00
19.00	0.02		0.02	71.00	0.00		0.00
20.00	0.02		0.02	72.00	0.00		0.00
21.00	0.02		0.02				
22.00	0.02		0.02				
23.00	0.02		0.02				
24.00	0.02		0.02				
25.00	0.00		0.00				
26.00	0.00		0.00				
27.00	0.00		0.00				
28.00	0.00		0.00				
29.00	0.00		0.00				
30.00	0.00		0.00				
31.00	0.00		0.00				
32.00	0.00		0.00				
33.00	0.00		0.00				
34.00	0.00		0.00				
35.00	0.00		0.00				
36.00	0.00		0.00				
37.00	0.00		0.00				
38.00	0.00		0.00				
39.00	0.00		0.00				
40.00	0.00		0.00				
41.00	0.00		0.00				
42.00	0.00		0.00				
43.00	0.00		0.00				
44.00	0.00		0.00				
45.00	0.00		0.00				
46.00	0.00		0.00				
47.00	0.00		0.00				
48.00	0.00		0.00				
49.00	0.00		0.00				
50.00	0.00		0.00				
51.00	0.00		0.00				

SECTION 5 – SOIL REPORTS

SECTION 6 – PERCOLATION TEST

Custom Soil Resource Report for Talbot County, Maryland



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

Preface	2
How Soil Surveys Are Made	5
Soil Map	8
Soil Map.....	9
Legend.....	10
Map Unit Legend.....	11
Map Unit Descriptions.....	11
Talbot County, Maryland.....	13
CsA—Crosiadore silt loam, 0 to 2 percent slopes.....	13
HfA—Hambrook-Sassafras complex, 0 to 2 percent slopes.....	14
HfB—Hambrook-Sassafras complex, 2 to 5 percent slopes.....	16
HfC—Hambrook-Sassafras complex, 5 to 10 percent slopes.....	18
OtA—Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain.....	20
UbB—Udorthents, borrow area, 0 to 5 percent slopes.....	22
WdcA—Woodstown sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain.....	24
Zk—Zekiah silt loam, frequently flooded.....	26
References	28

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

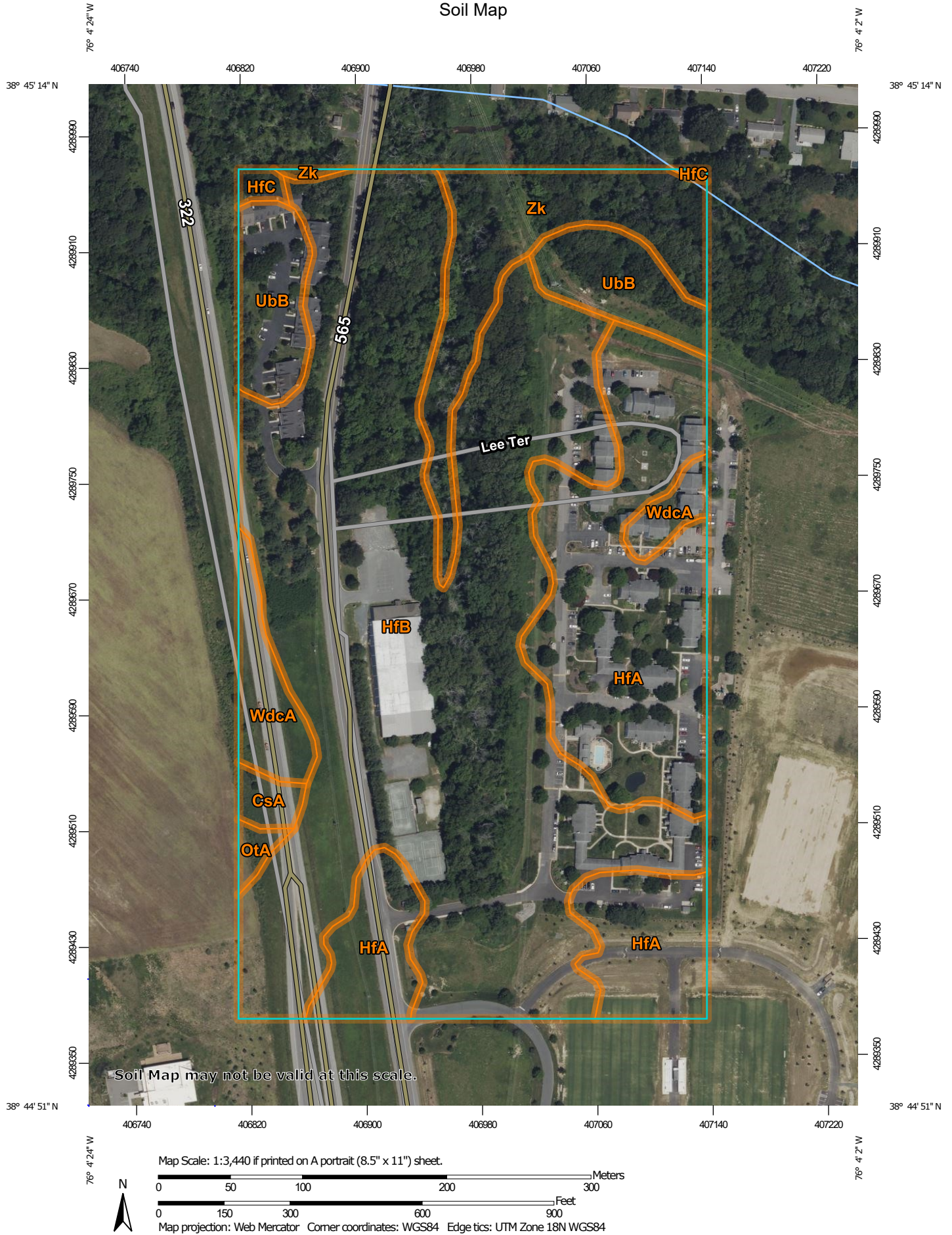
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Talbot County, Maryland
Survey Area Data: Version 20, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 30, 2022—Jul 4, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CsA	Crosiadore silt loam, 0 to 2 percent slopes	0.4	0.8%
HfA	Hambrook-Sassafras complex, 0 to 2 percent slopes	11.1	23.4%
HfB	Hambrook-Sassafras complex, 2 to 5 percent slopes	26.8	56.6%
HfC	Hambrook-Sassafras complex, 5 to 10 percent slopes	0.2	0.4%
OtA	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	0.2	0.5%
UbB	Udorthents, borrow area, 0 to 5 percent slopes	3.1	6.5%
WdcA	Woodstown sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	1.7	3.6%
Zk	Zekiah silt loam, frequently flooded	3.9	8.2%
Totals for Area of Interest		47.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the

scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Talbot County, Maryland

CsA—Crosiadore silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: nmd5

Elevation: 0 to 100 feet

Mean annual precipitation: 42 to 48 inches

Mean annual air temperature: 52 to 58 degrees F

Frost-free period: 180 to 220 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Crosiadore and similar soils: 75 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Crosiadore

Setting

Landform: Depressions, flats

Landform position (three-dimensional): Talf

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Parent material: Silty eolian deposits over fluviomarine sediments

Typical profile

Ap - 0 to 10 inches: silt loam

Bt - 10 to 28 inches: silt loam

2Btg - 28 to 33 inches: sandy loam

2Cg - 33 to 50 inches: sandy loam

2C1 - 50 to 57 inches: gravelly loamy sand

2C2 - 57 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)

Depth to water table: About 10 to 20 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C/D

Ecological site: F153CY020MD - Moist Loess Upland

Hydric soil rating: No

Minor Components

Mattapex

Percent of map unit: 10 percent

Landform: Flats

Landform position (three-dimensional): Rise

Ecological site: F153CY020MD - Moist Loess Upland

Hydric soil rating: No

Kentuck

Percent of map unit: 5 percent

Landform: Depressions

Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp

Hydric soil rating: Yes

Elkton

Percent of map unit: 5 percent

Landform: Swales, flats, depressions

Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp

Hydric soil rating: Yes

Othello

Percent of map unit: 5 percent

Landform: Flats, depressions, drainageways, swales

Landform position (three-dimensional): Dip

Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp

Hydric soil rating: Yes

HfA—Hambrook-Sassafras complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 1vh08

Elevation: 0 to 330 feet

Mean annual precipitation: 42 to 48 inches

Mean annual air temperature: 52 to 58 degrees F

Frost-free period: 180 to 220 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Hambrook and similar soils: 41 percent

Sassafras and similar soils: 39 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hambrook

Setting

Landform: Depressions, flats, fluviomarine terraces

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Typical profile

Ap - 0 to 10 inches: sandy loam
BE - 10 to 14 inches: loam
Bt - 14 to 28 inches: sandy clay loam
BC - 28 to 65 inches: loamy sand
2Cg - 65 to 80 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 1.98 in/hr)
Depth to water table: About 42 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B
Ecological site: F149AY170MD - Well Drained Fine-Loamy Upland
Hydric soil rating: No

Description of Sassafras

Setting

Landform: Low hills, flats, fluviomarine terraces, knolls
Landform position (three-dimensional): Riser, dip
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear

Typical profile

Ap - 0 to 9 inches: sandy loam
E - 9 to 15 inches: sandy loam
Bt - 15 to 30 inches: loam
BC - 30 to 37 inches: sandy loam
C - 37 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B

Custom Soil Resource Report

Ecological site: F149AY170MD - Well Drained Fine-Loamy Upland

Hydric soil rating: No

Minor Components

Woodstown

Percent of map unit: 10 percent

Landform: Flats, depressions

Landform position (three-dimensional): Dip

Ecological site: F149AY130NJ - Moist Loamy Upland

Hydric soil rating: No

Mattapex

Percent of map unit: 5 percent

Landform: Depressions, flats

Landform position (three-dimensional): Dip

Ecological site: F153CY020MD - Moist Loess Upland

Hydric soil rating: No

Ingleside

Percent of map unit: 5 percent

Landform: Flats

Landform position (three-dimensional): Talf

Ecological site: F153DY160NJ - Well Drained Coarse-Loamy Upland

Hydric soil rating: No

HfB—Hambrook-Sassafras complex, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1vh09

Elevation: 0 to 330 feet

Mean annual precipitation: 42 to 48 inches

Mean annual air temperature: 52 to 58 degrees F

Frost-free period: 180 to 220 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Hambrook and similar soils: 41 percent

Sassafras and similar soils: 39 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hambrook

Setting

Landform: Flats, depressions, knolls, fluvimarine terraces

Landform position (three-dimensional): Rise

Down-slope shape: Linear, concave, convex

Across-slope shape: Linear, concave, convex

Typical profile

Ap - 0 to 10 inches: sandy loam
BE - 10 to 14 inches: loam
Bt - 14 to 28 inches: sandy clay loam
BC - 28 to 65 inches: loamy sand
2Cg - 65 to 80 inches: silt loam

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 1.98 in/hr)
Depth to water table: About 40 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: F149AY170MD - Well Drained Fine-Loamy Upland
Hydric soil rating: No

Description of Sassafras

Setting

Landform: Low hills, flats, fluviomarine terraces, knolls
Landform position (three-dimensional): Riser, dip
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear

Typical profile

Ap - 0 to 9 inches: sandy loam
E - 9 to 15 inches: sandy loam
Bt - 15 to 30 inches: loam
BC - 30 to 37 inches: sandy loam
C - 37 to 80 inches: loamy sand

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B

Custom Soil Resource Report

Ecological site: F149AY170MD - Well Drained Fine-Loamy Upland
Hydric soil rating: No

Minor Components

Woodstown

Percent of map unit: 10 percent
Landform: Flats, depressions
Landform position (three-dimensional): Dip
Ecological site: F149AY130NJ - Moist Loamy Upland
Hydric soil rating: No

Mattapex

Percent of map unit: 5 percent
Landform: Flats, depressions
Landform position (three-dimensional): Dip
Ecological site: F153CY020MD - Moist Loess Upland
Hydric soil rating: No

Ingleside

Percent of map unit: 5 percent
Landform: Flats
Landform position (three-dimensional): Talf
Ecological site: F153DY160NJ - Well Drained Coarse-Loamy Upland
Hydric soil rating: No

HfC—Hambrook-Sassafras complex, 5 to 10 percent slopes

Map Unit Setting

National map unit symbol: 1vh0b
Elevation: 20 to 120 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Hambrook and similar soils: 60 percent
Sassafras and similar soils: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hambrook

Setting

Landform: Knolls, fluviomarine terraces, low hills
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear

Typical profile

Ap - 0 to 10 inches: sandy loam
BE - 10 to 14 inches: loam
Bt - 14 to 28 inches: sandy clay loam
BC - 28 to 65 inches: loamy sand
2Cg - 65 to 80 inches: silt loam

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 1.98 in/hr)
Depth to water table: About 40 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Ecological site: F149AY170MD - Well Drained Fine-Loamy Upland
Hydric soil rating: No

Description of Sassafras

Setting

Landform: Low hills, fluviomarine terraces, knolls
Landform position (three-dimensional): Side slope, riser
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear

Typical profile

Ap - 0 to 9 inches: sandy loam
E - 9 to 15 inches: sandy loam
Bt - 15 to 30 inches: loam
BC - 30 to 37 inches: sandy loam
C - 37 to 80 inches: loamy sand

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B

Custom Soil Resource Report

Ecological site: F149AY170MD - Well Drained Fine-Loamy Upland

Hydric soil rating: No

Minor Components

Galestown

Percent of map unit: 5 percent

Landform: Knolls, low hills

Landform position (three-dimensional): Side slope

Ecological site: F153DY170NJ - Sandy, Excessively Drained Upland

Hydric soil rating: No

Mattapex

Percent of map unit: 5 percent

Landform: Low hills

Landform position (three-dimensional): Base slope

Ecological site: F153CY020MD - Moist Loess Upland

Hydric soil rating: No

OtA—Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain

Map Unit Setting

National map unit symbol: 2thwn

Elevation: 0 to 100 feet

Mean annual precipitation: 40 to 50 inches

Mean annual air temperature: 46 to 68 degrees F

Frost-free period: 210 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Othello, drained, and similar soils: 48 percent

Othello, undrained, and similar soils: 28 percent

Minor components: 24 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Othello, Drained

Setting

Landform: Swales, depressions, flats

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Dip, tal

Down-slope shape: Concave, linear

Across-slope shape: Linear, concave

Parent material: Silty eolian deposits over fluviomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam

Btg - 9 to 29 inches: silt loam

Custom Soil Resource Report

2BCg - 29 to 34 inches: sandy loam

2Cg - 34 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)

Depth to water table: About 10 to 20 inches

Frequency of flooding: None

Frequency of ponding: Rare

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C/D

Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp

Hydric soil rating: Yes

Description of Othello, Undrained

Setting

Landform: Drainageways, swales, depressions, flats

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Dip, tal

Down-slope shape: Concave, linear

Across-slope shape: Linear, concave

Parent material: Silty eolian deposits over fluviomarine deposits

Typical profile

Oe - 0 to 2 inches: peat

A - 2 to 4 inches: silt loam

Eg - 4 to 10 inches: silt loam

Btg - 10 to 29 inches: silt loam

2BCg - 29 to 35 inches: sandy loam

2Cg - 35 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)

Depth to water table: About 0 to 10 inches

Frequency of flooding: None

Frequency of ponding: Occasional

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 5w

Hydrologic Soil Group: C/D

Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp

Hydric soil rating: Yes

Minor Components

Mattapex

Percent of map unit: 7 percent
Landform: Broad interstream divides, swales, depressions, flats
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F153CY020MD - Moist Loess Upland
Hydric soil rating: No

Crosiadore

Percent of map unit: 7 percent
Landform: Depressions, fluviomarine terraces, flats
Landform position (two-dimensional): Footslope, summit
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: F153CY020MD - Moist Loess Upland
Hydric soil rating: No

Kentuck, undrained

Percent of map unit: 5 percent
Landform: Swales, depressions, flats
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Fallsington, undrained

Percent of map unit: 5 percent
Landform: Drainageways, swales, depressions, flats
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

UbB—Udorthents, borrow area, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1vh0s
Elevation: 0 to 150 feet
Mean annual precipitation: 42 to 48 inches

Custom Soil Resource Report

Mean annual air temperature: 52 to 58 degrees F

Frost-free period: 180 to 220 days

Farmland classification: Not prime farmland

Map Unit Composition

Udorthents, borrow area, and similar soils: 75 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Borrow Area

Setting

Landform: Knolls, flats

Down-slope shape: Convex, linear

Across-slope shape: Convex, linear

Parent material: Fluvio-marine sediments fluvio-marine deposits

Typical profile

AC - 0 to 2 inches: loam

C - 2 to 80 inches: sandy loam

Properties and qualities

Slope: 0 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 19.98 in/hr)

Depth to water table: About 20 to 40 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Udorthents, loamy

Percent of map unit: 10 percent

Landform: Broad interstream divides

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Talf

Down-slope shape: Linear, convex

Across-slope shape: Linear

Hydric soil rating: No

Water

Percent of map unit: 5 percent

Hydric soil rating: No

Askecksy, drained

Percent of map unit: 5 percent

Landform: Swales, depressions, flats

Landform position (three-dimensional): Talf

Custom Soil Resource Report

Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Ecological site: F153DY130MD - Sandy Coastal Plain Swamp
Hydric soil rating: Yes

Klej

Percent of map unit: 5 percent
Landform: Depressions, flats
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: F153DY150NJ - Moist Sandy Upland
Hydric soil rating: No

WdcA—Woodstown sandy loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain

Map Unit Setting

National map unit symbol: 2thvt
Elevation: 0 to 90 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Woodstown and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodstown

Setting

Landform: Flats, broad interstream divides, depressions, fluvio-marine terraces
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Tread, tal, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Loamy fluvio-marine deposits

Typical profile

Ap - 0 to 7 inches: sandy loam
E - 7 to 11 inches: sandy loam
Bt - 11 to 29 inches: sandy loam
BCg - 29 to 45 inches: fine sandy loam
Cg - 45 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: About 20 to 40 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C

Ecological site: F149AY130NJ - Moist Loamy Upland

Hydric soil rating: No

Minor Components

Fallsington

Percent of map unit: 6 percent

Landform: Flats, swales, depressions, drainageways

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Talf, dip

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp

Hydric soil rating: Yes

Hammonton

Percent of map unit: 6 percent

Landform: Broad interstream divides, flats

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F149AY130NJ - Moist Loamy Upland

Hydric soil rating: No

Mattapex

Percent of map unit: 4 percent

Landform: Broad interstream divides, swales, depressions, flats

Landform position (two-dimensional): Summit, footslope

Landform position (three-dimensional): Talf, dip

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Ecological site: F153CY020MD - Moist Loess Upland

Hydric soil rating: No

Hambrook

Percent of map unit: 4 percent

Landform: Flats, fluviomarine terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F149AY170MD - Well Drained Fine-Loamy Upland

Hydric soil rating: No

Zk—Zekiah silt loam, frequently flooded

Map Unit Setting

National map unit symbol: 1vh0y
Elevation: 0 to 120 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Not prime farmland

Map Unit Composition

Zekiah and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Zekiah

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile

A - 0 to 3 inches: silt loam
Cg - 3 to 20 inches: silt loam
2Ab - 20 to 27 inches: sandy loam
2Cg1 - 27 to 37 inches: sandy loam
2Cg2 - 37 to 50 inches: loam
2Cg3 - 50 to 80 inches: sand

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.38 to 1.98 in/hr)
Depth to water table: About 0 to 10 inches
Frequency of flooding: Frequent
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C/D
Ecological site: R149AY060DE - Wet Alluvial Floodplain
Hydric soil rating: Yes

Minor Components

Longmarsh

Percent of map unit: 10 percent

Landform: Flood plains

Ecological site: R149AY060DE - Wet Alluvial Floodplain

Hydric soil rating: Yes

Hurlock

Percent of map unit: 5 percent

Landform: Flood plains

Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp

Hydric soil rating: Yes

Hammonton

Percent of map unit: 5 percent

Landform: Flats

Landform position (three-dimensional): Rise

Ecological site: F149AY130NJ - Moist Loamy Upland

Hydric soil rating: No

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

December 4, 2024

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, December 19, 2024 at 1:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Rauch Inc., (Applicant) has filed application 2024 - 1199 on behalf of YMCA of the Chesapeake to request Sketch Site Plan approval for the construction of a 6,119 square foot addition with two proposed parking lots, and renovation to the South entrance. The Applicant is also seeking a supplemental waiver from the landscaping and bufferyard requirements of Chapter 28-1014 and Chapter 28-1001.3 L of the Zoning Code. The property is located at 1180 S. Washington Street, also known as Tax Map 0108, Grid 0000, Parcel 2677.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at <https://www.eastonmd.gov/129/Agendas-Minutes>.** If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via email at ssmith@eastonMD.gov.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov



Subject property posting pursuant to Section 28-901.2.H.2 of the Town of Easton Zoning Code - December 4, 2024.



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Date of Meeting: December 19, 2024

4a

**PLANNING COMMISSION
SUPPLEMENTAL ITEM**

SUBJECT: Request Architectural approval for the addition of proposed house models pursuant to a previously approved Planned Unit Development (PUD) site plan for the development of the Gannon Range Community (Ordinance No. 773).

ELECTION WARD: Ward 2

CRITICAL ACTION DATE: At the pleasure of the Commission

STAFF CONTACTS: Joseph Mayer, Plan Reviewer
Miguel Salinas, Director of Planning and Zoning

DOCUMENT CREATED ON: December 6, 2024

PURPOSE: The PUD approval for the Gannon Range community per the Town of Easton Ordinance No. 773 requires the applicant, D.R. Horton, to provide a greater variety of home design and architectural styles subject to the approval of the Easton Planning and Zoning Commission. The applicant is seeking approval from the Planning Commission for six (6) proposed house products with various architectural elevations.

RECOMMENDATIONS:

Planning Commission: The Town Council, at their February 21, 2021 meeting, moved (3-2) to approve Ordinance 773, granting the application of D.R.Horton, Inc. for a Planned Unit Development under the provisions of the Easton Zoning Ordinance, effective March 13, 2022. The PUD approval requires D.R.Horton to propose additional architectural elevations for the community, to be reviewed by the Planning Commission under Ordinance 773, Condition No. 7 in Section E of the Finding of Fact; *"The Town Council believes that the Applicant should provide greater variety of home design and variation of architectural styles than what was provided with the PUD application. The specific elevations for the home designs shall be subject to the approval of the Easton Planning and Zoning Commission."*

Staff: Should the Planning Commission approve the proposed house products, staff recommends approval with a condition (see below).

UPDATE:

On December 20, 2023, the Improvement Plans for Gannon Range were approved.

On February 5, 2024, the Town Council approved Ordinance 803, amending Chapter 28 of the Town Code (Zoning), revising the language governing the treatment of approved PUDs that do not start, or cease construction between phases in multi-phased projects. Under the new ordinance, a PUD approval will lapse at three (3) years (rather than the previous 2 years) if no action is taken by the owner or developer indicating that they plan to begin construction of the development.

On February 15, 2024, the Town of Easton Planning Commission reviewed an extension request for a previously approved a Planned Unit Development (PUD) application pursuant to Ordinance No. 773 for the development of a mixed-use subdivision. The Commission voted 5-0 to grant the PUD extension request through December 31, 2024.

On August 9, 2024, the Final Plat Phase 1 “Gannon Range” was recorded; KMD 92/96.

On September 5, 2024, the Forest Stand Delineation Plan was approved.

On October 17, 2024, the Town of Easton Planning Commission (Commission) reviewed the above application to request approval for six (6) proposed architectural models pursuant to a previously approved Planned Unit Development (PUD) site plan for the development of the Gannon Range community (Ordinance No. 773). The Commission voted 5 - 0 to table the application pending the submission of additional architectural products that provide a greater variety in the home design including side-load garages, driveway options, and an enhanced variation of architectural styles.

ISSUES: There are no outstanding issues.

POLICY ANALYSIS:

§28 – 1007.1 RESIDENTIAL USES

16. Single-Family Detached Dwelling Units

a. Similarity Restricted

No building permit shall be issued for any new single-family dwelling unit, which is similar in appearance to any dwelling unit near the proposed building, as further defined below.

b. Exemptions

The following dwelling units or projects shall be exempt from the provisions of this Section:

- 1. Dwellings for which a building permit was approved before the effective date of these*

- Regulations, including dwellings that are being remodeled, reconstructed, or replaced after damage by fire, flood, or other casualty.*
2. *Subdivisions already in progress, and developing under the provisions of Section 28 – 106 (applicability).*
 3. *Multi-family projects, including apartments.*
 4. *Planned Unit Development or Planned Redevelopment Projects in which similarity of architectural form and style among dwelling units is clearly indicated in the Plans for such projects and such similarity is determined by the approving body to be integral to the success of a unified plan.*
- c. *Calculations of Differences in Appearance*
1. *Differences in bulk and massing shall be reviewed for two (2) lots on either side of the proposed unit on the same side of the street.*
 2. *Where lots are interrupted by an intervening street, parkland or similar feature of at least fifty (50) feet in width, no review shall be necessary.*
 3. *The proposed unit shall be considered different from any vacant lot for which no building permit has been issued without requiring further documentation.*
- d. *Differentiation*
- The proposed unit shall differ from each other house in at least two (2) of the five criteria listed below, unless the units differ with respect to the number of full stories (#2) then only #2 is required.*
1. *The unit is a different housing type.*
 - a. *Single-family detached;*
 - b. *Zero lot line (where allowed);*
 - c. *Single-family attached; or*
 - d. *Single-family detached rotated ninety (90) degrees (i.e. the narrower façade fronts the street as opposed to the wider façade).*
 2. *The unit differs in the number of full stories.*
 3. *The unit is served by a different type of garage.*
 - a. *Front-load garage;*
 - b. *Side-load garage;*
 - c. *Rear-load garage;*
 - d. *Detached garage;*
 - e. *Carport; or*
 - f. *No Garage.*
 4. *The unit has a different roof type*
 - a. *Gable*
 - b. *Hip;*
 - c. *Gambrel*
 - d. *Mansard;*
 - e. *Roof types a through d rotated ninety (90) degrees; or*
 - f. *Flat.*

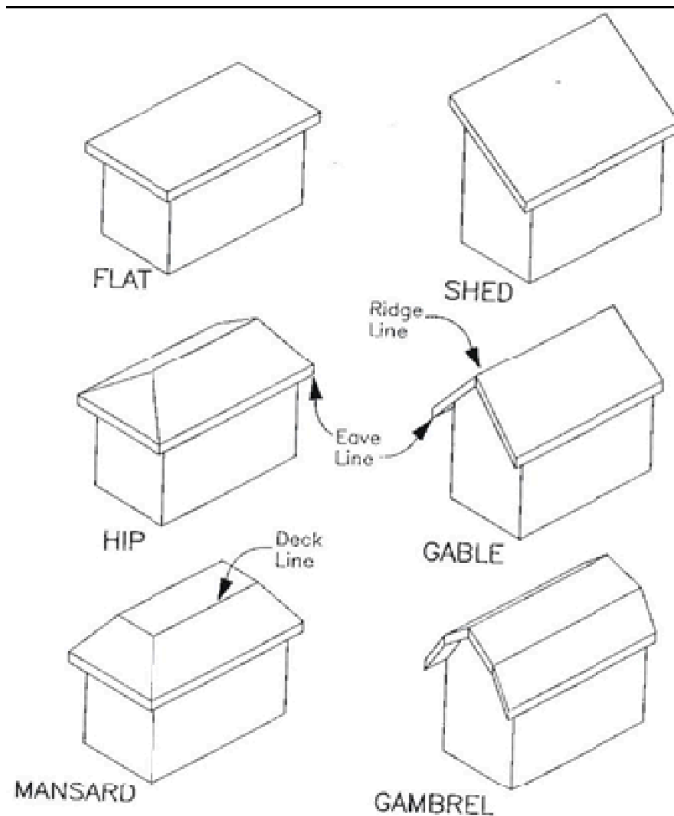


Figure 10.1 Sample Roof Types

5. *The unit has variation in the articulation of the front façade.*
 - a. *Garage setback from the front façade of at least four (4) feet;*
 - b. *Covered, open walled porch of at least six (6) feet in depth extending at least thirty-three (33) percent of the width of the front façade; or*
 - c. *Other articulations of the front façade are at least four (4) feet in depth, extending at least thirty-three (33) percent of the width of the front façade.*
 6. *Although not required, differentiation in color between adjacent homes is strongly encouraged.*
- e. *Permit Review*
- i. *Acceptable documentation may include photographs of the other structures in question (no building elevations are required).*
 - ii. *A subdivision or phase thereof may be reviewed as a whole for conformity with this requirement, provided that adequate documentation to ensure conformity is submitted with the plat. Such documentation is not required to be recorded as part of the plat.*

Analysis - The applicant has demonstrated within the approved subdivision that various lot sizes are mixed throughout the property. This will provide the opportunity to

accommodate a variety of house types and sizes as shown on the elevation rendering with various model types selected. The Town Council requested the applicant to provide a greater variety of home design and variation of architectural styles that was provided with the PUD application. Furthermore, the additional elevations for home design shall be subject to the approval of the Easton Planning and Zoning Commission. The applicant's elevation rendering and architectural documents meet the requirements as defined under §28 – 1007.1 Residential Uses from the Town of Easton Zoning Ordinance. In summary, the elevation rendering shows the proposed houses differing from each other in at least two (2) of the five criteria as listed in §28 – 1007.1.1.16.d. Upon permit review, the Town's Staff will determine whether the single-family dwelling unit is similar in appearance to any dwelling unit near the proposed building prior to permit approval.

RECOMMENDED CONDITION:

Staff recommends the Planning Commission approve the request with the following condition:

- In order to ensure a variety of house designs and styles along all streets, models cannot be constructed on lots directly next to one another, including corner lots sharing a side or back property line. In addition the same model cannot be constructed on lots directly across the street.

DRAFT MOTIONS:

1. I move that the Planning Commission approve the additional architectural elevations for the Gannon Range community subject to staff's Condition of Approval.

OR

2. I move that the Planning Commission continue the application to the January 16th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:

1. 2022.03.13 PUD Ordinance 773, paper copy & PDF
2. 2022.03.17 Planning Commission Minutes Final, paper copy & PDF
3. 2024.11.12 Azalea_DE Brochure, paper copy & PDF
4. 2024.11.12 Azalea_Easton MD, paper copy & PDF
5. 2024.11.12 Bristol_DE Brochure, paper copy & PDF
6. 2024.11.12 Bristol_Easton MD, paper copy & PDF
7. 2024.11.12 Cali_DE Brochure, paper copy & PDF
8. 2024.11.12 Cali_Easton MD, paper copy & PDF

9. 2024.11.12 Elm_DE Brochure, paper copy & PDF
10. 2024.11.12 Elm_Easton MD, paper copy & PDF
11. 2024.11.12 Freeport_DE Brochure, paper copy & PDF
12. 2024.11.12 Freeport_Easton MD, paper copy & PDF
13. 2024.11.12 Galen_DE Brochure, paper copy & PDF
14. 2024.11.12 Galen_Easton MD, paper copy & PDF
15. 2024.11.12 Galveston_DE Brochure, paper copy & PDF
16. 2024.11.12 Galveston_Easton MD, paper copy & PDF
17. 2024.11.12 Glendale_DE Brochure, paper copy & PDF
18. 2024.11.12 Glendale_Easton MD, paper copy & PDF
19. 2024.11.12 Hanover_DE Brochure, paper copy & PDF
20. 2024.11.12 Hanover_Easton MD, paper copy & PDF
21. 2024.11.12 Hayden_DE Brochure, paper copy & PDF
22. 2024.11.12 Hayden_Easton MD, paper copy & PDF
23. 2024.11.12 Pine_DE Brochure, paper copy & PDF
24. 2024.11.12 Pine_Easton MD, paper copy & PDF
25. 2024.11.12 Wheaton_DE Brochure, paper copy & PDF
26. 2024.11.12 Wheaton_Easton MD, paper copy & PDF
27. 2024.11.12 Wheaton_Easton MD, paper copy & PDF

ORDINANCE NO. 773

AN ORDINANCE OF THE TOWN OF EASTON GRANTING THE APPLICATION OF D.R. HORTON, INC. FOR A PLANNED UNIT DEVELOPMENT UNDER THE PROVISIONS OF THE EASTON ZONING ORDINANCE

INTRODUCED BY Mr. Silverstein

WHEREAS, the Town of Easton is authorized by the Land Use Article of the Maryland Annotated Code (the "Code") to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code; and

WHEREAS, the Town is authorized by Section 4-201 *et seq.* of the Land Use Article of the Code to divide land within the municipal boundaries into zoning districts in a manner it deems best suited to execute the purposes of the Land Use Article; and

WHEREAS, Section 28-701 of the Easton Zoning Ordinance authorizes the Easton Town Council to approve, deny and amend Planned Unit Development ("PUD") zoning districts in order to encourage the development of land in certain areas of the Town according to a total development concept incorporating a detailed development plan; and

WHEREAS, D.R. Horton, Inc. submitted an application for a PUD as described in the Town Council's findings of fact supporting this Ordinance and shown in detail on the plans referenced and attached hereto as Exhibit "A" (collectively, the "PUD Plan").

WHEREAS, the Easton Town Council held a duly noticed public hearing regarding the PUD application and this Ordinance on November 1, 2021, November 15, 2021, and December 6, 2021; and

WHEREAS, for the reasons expressed in the findings of fact of the Town Council, which are attached to this Ordinance as Exhibit "B", the Town Council concludes that the request for the PUD should be granted.

NOW, THEREFORE, the Town of Easton hereby ordains:

Section 1. The Findings of Fact attached hereto as Exhibit "B" are hereby incorporated into this Ordinance by reference.

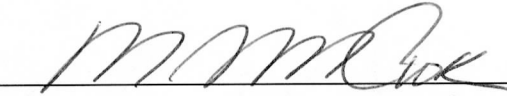
Section 2. The application of D.R. Horton, Inc. for a PUD as depicted by Exhibit "A" and described by Exhibit B is hereby approved subject to the conditions set forth in Exhibit "B".

Section 3. Severability. The Easton Town Council intends that, if a court of competent jurisdiction issues a final decision holding that any part of this ordinance is invalid, the remaining provisions hereof remain in full force and effect.

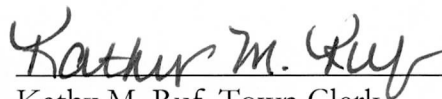
Section 4. In accordance with Article II, Section 9 of the Easton Town Charter, this ordinance shall become effective on the later of (a) twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor's veto; or (b) the effective date of Ordinance 774 to amend the Subdivision Regulations to allow the waiver of the alley requirement for PUDs.

Silverstein	-	Yea
Abbatiello	-	Nay
Engle	-	Yea
Davis	-	Yea
Cook	-	Nay

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this 21st day of February, 2022.

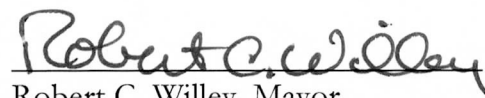

Megan J. M. Cook, Town Council President

Delivered to the Mayor by me this 21st day of February, 2022.


Kathy M. Ruf, Town Clerk

APPROVED: February 21, 2022

Date: February 21, 2022


Robert C. Willey, Mayor

EFFECTIVE DATE: March 13, 2022.

EXHIBIT "A"

The following materials are referred to as the "PUD Plan":

"PUD SKETCH PLAN FOR 'THE ESTATES AT GANNON FARM' IN THE TOWN OF EASTON TALBOT COUNTY, MD" (Sheets 1-5) prepared by Lane Engineering, LLC and dated August 24, 2001.

COPIES ARE ON FILE AT THE TOWN OFFICE



TALBOT COUNTY SOILS				
MAP SYMBOL	SOILS NAME	HYDRC. SOILS	K FACTOR	SOIL GROUP
OAa	CRASSOCADE SILT LOAM	*	0.49	C/D
HBb	HANGROOK-SASSAFRAS COMPLEX		0.37	B
MAa	MATAPEAKE SILT LOAM		0.49	C
MAb	MATAPEAKE SILT LOAM		0.49	C
MAcA	MATTAPEX SILT LOAM	*	0.49	C
MAcB	MATTAPEX SILT LOAM	*	0.49	C
NAa	NASSANANGO SILT LOAM	*	0.49	C
OAa	OTHELLO SILT LOAM	YES	0.43	C/D
WOcA	WOODSTOWN LOAM	*	0.32	C

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Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors



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15 Boulevard W. Centerville, MD 21031 (410) 221-0818
354 Pennsylvania Ave. Centerville, MD 21017 (410) 758-2095

EXISTING CONDITIONS & SIMPLIFIED FSD	
"THE ESTATES AT GANNON FARM" ON THE LANDS OF GANNON FAMILY, LLC	
IN THE TOWN OF EASTON, MARYLAND TALBOT COUNTY, MARYLAND TAX MAP 26 GR1D 20 PARCEL 45	
ISSUED FOR: PUD SKETCH SITE PLAN TOWN COUNCIL PUD FINAL APPROVAL	DATE: BY: 05/09/21 BCE 08/24/21 BCE 03/02/22 BCE
SHEET NO. 2 OF 4	DATE:
SCALE: AS NOTED	JOB NO. 210109 FILE NO. 1659



LOT TYPE	MINIMUM LOT SIZE (SF)	# OF LOTS	TOTAL AREA IN LOT TYPE (AC±)	% OF SITE	FRONT BRL	SIDE BRL	REAR BRL
GARDEN HOMESTE	6,900	124	19,629	26%	10'	5'	15'
MEADOW HOMESTE	7,500	52	9,444	12%	10'	5'	25'
COUNTRY HOMESTE	8,500	24	5,489	7%	10'	5'	15'/25'

BUFFERYARD LEGEND		LAND USE LEGEND	
	40' WIDE BUFFERYARD 'A'		GARDEN HOMESITE
	25' WIDE BUFFERYARD 'B'		MEADOW HOMESITE
	20' WIDE BUFFERYARD 'C'		COUNTRY HOMESITE
	15' WIDE BUFFERYARD 'D'		USABLE & ACCESSIBLE OPEN SPACE
	10' WIDE BUFFERYARD 'E'		FOREST CONSERVATION/ BUFFERYARD
			COMMERCIAL

[illegible]

Lane Engineering, LLC
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15 Washington St. Cambridge, MD (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 756-2085

SEAL	
DATE	

PUD CONCEPT & LAND USE PLAN		
"THE ESTATES AT GANNON FARM" ON THE LANDS OF GANNON FAMILY, LLC		
IN THE TOWN OF EASTON, MARYLAND TALBOT COUNTY, MARYLAND TAX MAP 26 GRID 20 PARCEL 45		
ISSUED FOR: PUD SKETCH SITE PLAN TOWN COUNCIL PUD FINAL APPROVAL	DATE: 05/05/21 BCE 08/24/21 BCE 03/02/22 BCE	BY:

SHEET No. 3 OF 4	DATE:
SCALE: AS NOTED	JOB No. 210109
	FILE No. 1659

EXHIBIT "B" TO ORDINANCE NO. 773

IN THE MATTER OF : BEFORE THE
THE APPLICATION OF : EASTON TOWN COUNCIL
D.R. HORTON, INC. :

FINDINGS OF FACT

During meetings of the Easton Town Council held on November 1, 2021, November 15, 2021, and December 6, 2021, a public hearing was held on the application of D.R. Horton, Inc. (the "Applicant" and/or "Developer") to establish a planned unit development ("PUD") in the Town of Easton for 200 single family residential homes and a two-acre commercial parcel. The PUD is located on Matthewstown Road and is Parcel 45 on Talbot County Tax Map 26 (the "Property"). The Applicant is the Contract Purchaser. The Property is owned by Gannon Family, LLC. The Property is more commonly known as 29659 Matthewstown Road, Easton, Maryland.

The Property and the proposed PUD are more particularly shown on plans entitled "PUD SKETCH PLAN FOR 'THE ESTATES AT GANNON FARM' IN THE TOWN OF EASTON TALBOT COUNTY, MD" (Sheets 1-5) prepared by Lane Engineering, LLC and dated August 24, 2001 (collectively, the "PUD Plan").

A. The PUD Application and the Public Hearing.

The Property is 76.274 acres more or less and is currently zoned A-1 under the Easton Zoning Ordinance. The Property is located on the Southeast side of Matthewstown Road. The Property is bounded on the north by a farm and farmhouse. To the Northeast is the Swann Haven Mobile Home Park. To the Southeast is a wooded parcel of land. To the South is a small residential subdivision. To the West is the Hunter's Mill residential subdivision and a wooded parcel, and further west is the Matthewstown Run residential subdivision. Across Matthewstown Road to the west is the Bretridge residential subdivision. The Applicant is requesting permission to build 200 single family residences on the Property and to carve out a two-acre commercial piece. No details were provided for proposed development of the commercial parcel, so any development on that portion of the Property will require a PUD Amendment. The Planning and Zoning Commission ("Planning Commission") reviewed the request and found the proposed PUD to be consistent with the Comprehensive Plan and recommended approval of the PUD to the Town Council conditioned on four items being addressed. The Planning Commission also reviewed and approved the sketch plan. However, the sketch plan was revised during the Town Council's process, and will need to go back to the Planning Commission for additional review and approval.

The Applicant was represented by Brett Ewing, AICP of Lane Engineering, LLC, Zach Smith, Esquire of Armistead, Lee, Rust, and Wright, and Jay Heilman, representative of D.R. Horton, Inc. who presented both testimonial and documentary evidence in support of the application. Following the close of the public hearing, during its regularly scheduled meeting on December 6, 2021, the Town Council developed a consensus concerning the application. The Council instructed the Town Attorney to prepare findings of fact reflecting these opinions and comments. In so doing, the Town Attorney has reviewed the evidence presented to the Council solely in the context of this application in order to set out the basis for the Council's decision.

B. Legal Background.

The Town of Easton Zoning Ordinance as recently updated (the "Ordinance") establishes the Planned Unit Development (PUD) Zoning District for "carefully planned residential, mixed use and certain commercial developments at appropriate locations" in Easton.

The standards and regulations for PUD districts are found in Article VII of the Ordinance. Section 28-701.A of the Ordinance explains that the PUD regulations are intended:

. . . to allow all aspects of a PUD District to be subject to public review and control by the Town with specific provisions to be made on a case-by-case basis for adequate open space, architectural appearance, the height, bulk and location of buildings, required public facilities, and a variety of housing types, densities, and/or compatible commercial or industrial uses as a part of a detailed development plan.

Section 28-701 sets out various development standards and procedures and, finally, establishes the standards by which PUD applications are reviewed by the Town Council. Section 28-701.C sets forth the uses that are permitted in a PUD District. Specifically, Section 28-701.C(1) provides that "Residential uses of all types" are permitted in a PUD District and 28-701.C(2) provides that Commercial uses in the A-1 District "shall be oriented to benefit the residents of the community and the Town." Section 28-701.G articulates eight specific development standards and a chart with varying standards for minimum size, maximum size, maximum residential density, and minimum open space requirement depending on the type of PUD being requested. In this case, the PUD-General is being proposed.

The PUD application procedure is described by Section 28-701.H. Upon receipt of a written recommendation by the Planning Commission, the Council shall conduct a public hearing on the application. The Council shall consider, but is not bound by, the recommendation of the Commission. The Ordinance establishes nine standards that must be met as precondition to granting an application. If the Council affirmatively finds that all

preconditions have been met, the Council is then authorized but not required to grant the application. In making its decision, the Council:

“may consider, in addition to the factors outlined above [i.e., the criteria set out in Section 28-701.H(3)A], other factors it deems appropriate including but not limited to the degree to which the proposed development:

1. helps accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs;
2. promotes health, safety, morals, order, convenience, prosperity, and general welfare; including among other things, adequate provisions for traffic, the promotion of public safety, adequate provisions for light and air, conservation of natural resources, the prevention of environmental pollution, the promotion of the healthful and convenient distribution of population;
3. exemplifies good civic design and arrangement and the stewardship of the Chesapeake Bay and the land as a universal ethic;
4. encourages the conservation of resources, including a reduction in resource consumption;
5. is located in a location suitable for it given existing and reasonably foreseeable development; and
6. encourages appropriate and sustainable economic growth.”

These six enumerated standards are paraphrases of the statement of intent of the Ordinance found in Section 28-103. In short, the Ordinance sets out a two-step decision-making process: first, the Council must determine whether or not an application satisfies certain minimum criteria and, if it does, then the Council considers whether to grant or deny the application based upon relevant factors including the degree to which the application satisfies the standards enunciated by the General Assembly as goals for land use planning in this State.

*C. Does the Proposed Development Meet the Minimum Criteria
Set Out in the Easton Zoning Ordinance for PUD Development?*

As required by Section 28-701.H(3)A of the Ordinance, the Town Council makes the following findings of fact with regard to the application¹:

¹ Given that no specific proposal was made for the commercial parcel proposed as part of the PUD, the findings articulated herein relate to the residential portion of the PUD only. Any future development in the commercial portion shall require a PUD Amendment and will have to satisfy all of the required findings for the commercial

1. The Town Council finds that the property was properly posted and that adequate legal notice of the public hearing was published in the Easton Star-Democrat.

2. The Town Council finds that the proposed development conforms to applicable standards set forth in this Zoning Ordinance for planned unit developments. In particular, the Town Council finds that the development standards set forth in Section 28-701.G of the Ordinance are satisfied as follows:

- (1) The land comprising the Property is in one ownership. Specifically, the Property is owned by Gannon Family, LLC. The contract purchaser is D.R. Horton, Inc., the Applicant.
- (2) The Property is of a configuration suitable for the development proposed. The size and configuration of the Property and the proposed site plan are suitable to accommodate the proposed 200 single family residential homes in a manner consistent with applicable Town design guidelines and requirements.
- (3) Public water and sewer systems are available to the Property for service of the PUD.
- (4) The Property is adjacent to adequate transportation facilities capable of serving existing traffic and that expected to be generated by the proposed development. The PUD site has frontage on Matthewstown Road. Matthewstown Road is a state road so the entrance and improvements required to Matthewstown Road are governed by the State Highway Administration ("SHA"). However, the Town Council requests that the Town Engineer communicate its preference to SHA. Specifically, the Town Council would like SHA to require the Applicant to construct acceleration and deceleration lanes to the entrance into the development and a dedicated left hand turn lane into the development when traveling southwest on Matthewstown Road. In addition, the Town Council believes that it is important for there to be multiple points of access to communities and interconnectivity between neighborhoods. Therefore, the Applicant shall construct an access to Swann Haven Road at the location designated as "Roadway Connection" on the PUD Concept & Land Use Plan. In addition, the Town Council is requiring the developer to designate and set aside land for a potential future connection to the property to the west of the Property. The Planning Commission shall approve the exact location of the access.

development proposed.

- (5) The owners or developers must begin construction of the development within two years after final approval. If there is no action on the part of the applicant at any point in the process for a period of two years, the zoning shall revert to its previous classification unless a time extension is requested and granted by the Planning Commission.
- (6) The setback, lot size, lot coverage, height, minimum frontage, minimum open space and yard requirements are as shown on the PUD Plan and reproduced here for convenience:

SETBACKS PROPOSED:

GARDEN HOMESITES: MINIMUM LOT SIZE - 6,900 SF

FRONT SETBACK - 10'
SIDE SETBACK - 5'
REAR SETBACK - 15'

MEADOW HOMESITES: MINIMUM LOT SIZE - 7,500 SF

FRONT SETBACK - 10'
SIDE SETBACK - 5'
REAR SETBACK - 25'

COUNTRY HOMESITES: MINIMUM LOT SIZE - 8,500 SF

FRONT SETBACK - 10'
SIDE SETBACK - 5'
REAR SETBACK - 25'

THE MINIMUM FRONTAGE, HEIGHT AND YARD REQUIREMENTS WILL REMAIN CONSISTENT WITH THE TOWN'S BASE RESIDENTIAL ZONING DISTRICT STANDARDS.

- (7) The off-street parking required for single family detached dwellings is a driveway at least 10 feet wide and 35 feet long. The Applicant is proposing driveways of 20 feet wide by 25 feet long which provide increased parking area.
- (8) The off-street parking requirements for major retail or shopping center use are not applicable.
- (9) The property is 76.274 acres in size which satisfies the 5-acre minimum size requirement.
- (10) Since the property is a PUD-General, there is no maximum size applicable.
- (11) The proposed density is 2.62 dwelling units per acre, which is significantly less than the 16 dwelling units per acre permissible.
- (12) The Applicant is proposing 22.882 acres for open space which is exactly the 30% open space required for PUD-General.

In summary, as is more specifically set forth above, the Town Council finds that the proposed PUD complies with applicable Development Standards in the Ordinance.

3. The proposed PUD is not necessarily superior to or more innovative than conventional development. In fact, it is very similar to a conventional development that could occur in R-10A Residential zoning. However, the Property is zoned Agricultural (A-1). In the A-1 zoning, the minimum lot size is one acre. By granting the PUD, the developer will be able to reach a density closer to Smart Growth standards without adding significant adverse impacts to public health, safety or the environment. The Town has not had a new residential subdivision of this size in quite a few years. With the shortage of available housing particularly in the price range for this project, this PUD provides a greater public benefit without the adverse impacts.

4. By letter dated August 23, 2021, the Easton Planning Commission made a favorable recommendation to the Town Council conditioned on the following four items:

a. The proposed PUD site plan shall be revised to comply with the alley requirement of the Town's Subdivision Regulations, as the flexibility afforded by the PUD does not extend to provisions of the Subdivision Regulations and we do not believe the application warrants the relief from this standard provided by these regulations (either there are too few lots proposed for alleys to be feasible or the standard poses a hardship for the Applicant);

b. A determination that two points of ingress/egress are sufficient in this instance to meet the objectives of connectivity called for in the Comprehensive Plan. Specifically, connections off of Matthewstown Road and to the Swann Haven Subdivision are deemed sufficient;

c. The Developer shall be responsible for the buildout of these remaining ingress/egress accesses subject to approval by the Town and Talbot County; and

d. The Developer shall provide some amount of greater variety in the home design including some models with rear garages/rear access and a variation of architectural styles.

The Town Council does not agree with the Planning Commission on condition a, b, and part of d, but does agree with c and part of d. Specifically, as to the alleys in condition a, the Town Council has simultaneously introduced legislation to amend the Subdivision Regulations to allow for the alley requirement to be waived for this PUD since this subdivision is not adjacent to other subdivisions that are served by alleys.

With respect to condition b, the Town Council believes that in addition to the ingress/egress to Matthewstown Road and to the Swann Haven Subdivision, the Applicant

shall preserve the ability to connect to the neighboring wooded property which is Parcel 186 on Talbot County Tax Map 26.

For condition d, since the Town Council is waiving the requirement for alleys, the Town Council does not believe that models with rear garages and rear access are required, but does agree that the Developer shall provide greater variety in the home design and variations of architectural styles, which is also included as a condition to these Findings of Fact.

5. Based upon the recommendation of the Planning Commission and information contained within the record, the Council finds that the proposed PUD conforms to the Town's Comprehensive Plan.

The Plan is intended to serve as the guide for land use decisions of the Town and articulates many broad policy issues and objectives intended to apply on a town-scale. The Plan has an entire chapter devoted to Housing. The Plan recognizes the problems in the housing market in Easton as housing cost, housing quality, and housing availability. (Plan p. 133).

Finally, at the end of the Housing Chapter in the Plan, the Town establishes Housing Goals and Objectives. Among them are to "Establish design standards and require physical distribution of different housing types that provide visual interest and a smooth blend of affordable housing in the community"; "Achieve a density that creates a sense of place, uses infrastructure efficiently, produces pedestrian-friendly neighborhoods and accommodates plans for transit." (Plan p. 140). The Council believes that the proposed PUD advances these goals and that the proposed PUD conforms with the Plan.

6. The proposed PUD, in conjunction with existing and reasonably anticipated development in the neighborhood surrounding the site for the proposed PUD, will not interfere with the adequate and orderly provision of public services to the area. Adequate water and sewer services to serve the proposed PUD exist and are within relatively close proximity to the Property. The Applicant will provide the utility extension that is necessary to connect the PUD to Town services. The Town's wastewater treatment plant has adequate capacity to serve the PUD. The Property currently has a "S2/W2" classification in the Talbot County Comprehensive Water and Sewer Plan. The Applicant will need to have the Property reclassified to "S1/W1".

7. The Town Council finds that the proposed PUD will not cause unacceptable traffic congestion or hazards either in or near the site for the proposed PUD development or elsewhere in the Town or Talbot County. The primary access to the Property will be from Matthewstown Road with a secondary access point connecting to the Swann Haven community and the potential for an additional secondary access point connecting to the west of the Property.

A Traffic Impact Analysis (“TIA”) was conducted by Mike Lenhart, P.E. PTOE and President of Lenhart Traffic Consulting, Inc. in July 2018 and updated in October 2020. The TIA analysis concludes that all intersections studied will operate at a Level of Service A after the PUD is completed. Matthewstown Road is a state road and the entrance and required improvements will be governed by the State Highway Administration (“SHA”). The Town Council requests that the Town Engineer communicate its preference to SHA. Specifically, the Town Council would like SHA to require the Applicant to construct acceleration and deceleration lanes to the entrance into the development and a dedicated left hand turn lane into the development when traveling southwest on Matthewstown Road. The Applicant will continue to work with SHA and the Town Engineer to determine the specific design of the entrance.

The Town Council does not make this finding regarding traffic lightly. A previous PUD approved for this same property was vetoed by the Mayor due, in large part, to the inadequacy of the transportation system at the time. Since then, a number of improvements have been made on Matthewstown Road between Black Dog Alley and Route 50. In addition, this PUD is proposing significantly less units than the previous PUD proposal.

8. The record contains no indication that there are any features of ecological, historical, or cultural significance on the Property, and the Council so finds. Ecologically, stormwater management techniques and practices that comply with State and local regulations and protect sensitive, downstream resources are proposed.

9. The Town Council finds that the proposed PUD is compatible with existing development in the surrounding neighborhood and with development reasonably anticipated to occur in the neighborhood in terms of size, scale, design, and appearance. The surrounding developments are residential. The site is identified as residential use on the Future Land Use Map in the Town’s Comprehensive Plan and will contain single family residential homes, consistent with the housing on all adjacent properties. Although consistent with adjacent housing types, a Town compliant landscaped bufferyard is proposed to help soften the impact on adjoining properties.

10. The proposed PUD will not adversely affect the value of property in the neighborhood surrounding the site. There is a significant demand for residential units in the Town of Easton. The values for Easton real estate have been escalating.

*D. Should the Town Council Exercise Its Legislative Discretion To
Grant The Application?*

The Council finds that the Applicant has met the minimum criteria for granting a PUD application. The Council has further concluded that it is appropriate for it to exercise its legislative discretion to grant the application.

The Council finds that the proposed PUD helps accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs and is located in a location suitable for its given existing and reasonably foreseeable development.

The Council further finds that the PUD is located in a location suitable for its given existing and reasonably foreseeable development and encourages appropriate and sustainable economic growth. The demand for housing in Easton outweighs the current supply. The PUD will enhance housing opportunities in the Town of Easton.

Based on the foregoing, the Town Council finds approval of the PUD to be in the public interest, subject to the conditions set forth below.

E. Conditions.

The following conditions are binding on the Applicant and any successor developer(s) of the land located within this PUD district:

1. To advance the Town's objectives related to making housing more affordable, the Developer shall establish a program for the community that offers closing assistance for individuals who are active military, law enforcement, firefighters, healthcare professionals, educators and/or social workers, whereby the developer pays the following closing costs associated with the purchase of a new home within the community, provided that the buyer(s) uses the developer's preferred lender: (i) cash contribution towards buyer's closing costs in an amount not less than 2% of the purchase price for the new home, and (ii) interest rate buy down of not less than one-quarter (0.25) of one (1) percentage point.

2. In furtherance of the Town's objective for affordable housing, the Applicant shall pay a fee to the Town's Affordable Housing Fund in the amount of Three Thousand Dollars (\$3,000.00) per lot payable at the time of application for a building permit for each lot.

3. Given that the Town Council has agreed to waive the requirement for alleys in accordance with the ordinance amending the Subdivision Regulations effective simultaneously with the PUD Ordinance, the Town Council believes that widening the proposed street sections to a 60-foot wide right of way with 36 foot wide street section (typical cross section for residential sub-collector street) is more appropriate to provide some on-street parking.

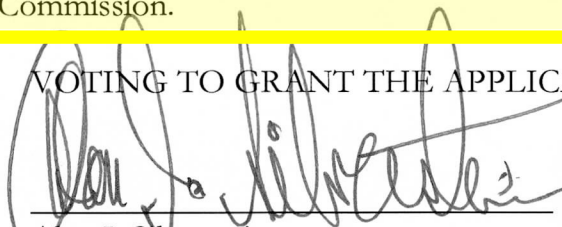
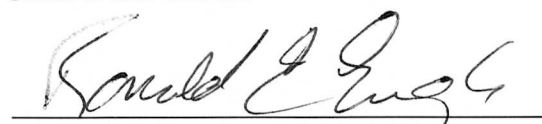
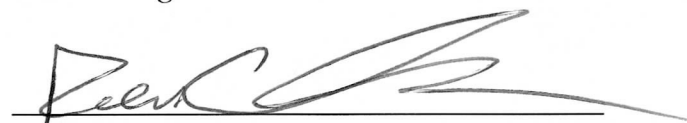
4. The Applicant shall construct a pedestrian pathway along the north side of the residential collector street that is shown on the site plan. The Applicant shall also establish and designate, to the Town, an easement along the entire frontage of the Property along Matthewstown Road for a future pedestrian pathway to be designed and constructed in accordance with the Maryland State Highway Administration. The easement shall be established prior to any building permit being issued for the Property.

5. Subject to approval by Talbot County, the Developer shall construct a vehicular connection, in accordance with applicable Town and County standards, between the community and Swann Haven Road in the location shown on the site plan. Provided that approval from Talbot County has been obtained, the vehicular connection shall be built concurrent with the construction of other roadways within the community. If the approval from Talbot County has not been obtained prior to the construction of the other roadways in the community, then the Applicant shall be required to continue to keep a bond in place to cover the cost of construction of the improvements until such time as the approval from Talbot County has been obtained and the road connection constructed to the Town's satisfaction.

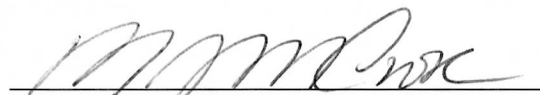
6. Developer shall plat a 60-foot right-of-way on the Property to provide for a future vehicular connection between the Property and the adjoining Parcel 186 on Talbot County Tax Map 26. The right-of-way shall be platted and dedicated to the Town simultaneously with the approval and recordation of the final plat for the Property, but the Applicant shall not be required to construct the road within the right-of-way.

7. The Town Council believes that the Applicant should provide a greater variety of home design and variation of architectural styles than what was provided with the PUD application. The specific elevations for the home designs shall be subject to the approval of the Easton Planning and Zoning Commission.

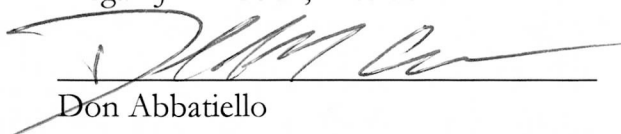
VOTING TO GRANT THE APPLICATION:


Alan I. Silverstein
Ron E. Engle
Rev. Elmer Davis

VOTING TO DENY THE APPLICATION:

A handwritten signature in cursive script, appearing to read 'Megan J. M. Cook', written over a horizontal line.

Megan J. M. Cook, President

A handwritten signature in cursive script, appearing to read 'Don Abbatiello', written over a horizontal line.

Don Abbatiello



Planning Commission MEETING MINUTES

Thursday, March 17, 2022 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Members Present:

Mr. Paul Weber-Chairman, Ms. Jennifer Dindinger-Vice Chairperson, Mr. Talbot Bone, Mr. William Ryal, and Mr. Philip Toussaint

Member Present (via zoom)

Ms. Victoria McAndrews

Staff Present:

Mr. Lynn Thomas-Town Planner, Ms. Katie Reedy-Director of Site Development, Mr. Joseph Mayer-Plan Reviewer, Nicolas Johnson-Planner 1

Staff Not Present:

Mr. Rick VanEmburch-Town Engineer and Ms. Sharon VanEmburch-Town Attorney

Approval of Minutes.

Approval of Minutes from previous meeting: 2022-02-17 Meeting Minutes.

Upon motion by Mr. Bone and seconded by Mr. Ryall, the Commission voted 5-0 to approve the February 17, 2022 minutes with corrections.

New Business

Applicant:	Rauch, Inc. c/o Brian Fitzgerald
Owner:	BAAM Academic Center
Location:	31 Jowite Street
Nature of Request:	Applicant requests Site Plan and Architectural approval. In addition, approval of building setbacks is requested. The proposed site includes the demolition of the existing school, proposed infrastructure improvements and construction of a new school.

Mr. Paul Rogers, Mr. Brian Fitzgerald and Ms. Virginia Richardson from Rauch Inc., Mr. Derick Daly from Polaris Ministries & Polaris Academies, Ms. Dina Daly and Mr. William Ryan from BAAM LLC, Mr. Kendrick Daley, President of Naima Ventures, Mr. Chris Daley, Project Manager of Jack Construction, and Mr. Romont Fletcher, Construction Assistant from Naima Ventures were present to represent the request of Naima LLC. The request was for site plan review and approval. The Applicants also requested the establishment of unique setbacks under the provisions of the Planned Redevelopment Overlay District. The site is within the PR Overlay.

Mr. Rogers opened the discussion by reviewing the proposed site and its architectural design. The site includes the demolition of the existing school, proposed infrastructure improvements and construction of a new school. The Commission discussed architecture, parking requirements, building codes, after-school activities and outdoor recreation. Projections for the number of staff and students, trash pad location, utility connections, building height and proposed setbacks were also discussed.

Upon motion by Ms. Dindinger and seconded by Mr. Bone, the Commission voted 5-0 to approve the PR Site Plan, architectural design and setback request with the following conditions: the red, green and yellow stripes should only extend up to the height of the awning on the east side of the building, the front setback is approved at 15', the rear setback is approved at 5' and the side setbacks are approved at 8', the building height is to be set at 55' and verify that all proposed landscaping will be native plants.

Old Business

Applicant:	Rauch, Inc. c/o Brian Fitzgerald
Owner:	Naima Ventures, LLC
Location:	35 & 43 Clay Street

Nature of Request: Establish building setback lines for the redevelopment of both parcels.

Mr. Paul Rogers, Mr. Brian Fitzgerald and Ms. Virginia Richardson from Raugh Inc., Mr. Derick Daly from Polaris Ministries & Polaris Academies, Mr. Kendrick Daly, President of Naima Ventures, Mr. Chris Daly, Project Manager of Jack Construction, and Mr. Romont Fletcher, Construction Assistant from Naima Ventures was present to represent Naima LLC. This request was a follow-up from a previous meeting and sought approval of uniquely established setbacks under the flexibility offered via the Planned Redevelopment Overlay District development standards. The subject property is within the PR Overlay.

The Applicant and Commission discussed the need for reduced setbacks, fence location and notification of a 5' setback to adjacent owners.

Upon motion by Ms. Dindinger and seconded by Ms. McAndrews , the Commission voted 5-0 to approve the request for a 5' side yard setback.

Applicant: Lowe's Home Centers, Inc. c/o Laura Grissinger
Owner: Lowe's Home Centers, Inc.
Location: 501 Glebe Road
Nature of Request: Request a permanent location for outside storage.

The item was withdrawn from the Agenda.

Applicant: Armistead, Lee, Rust & Wright, P.A. c/o Zach Smith
Owner: Rise Up Dover Road, LLC
Location: 625 Dover Road
Nature of Request: Temporary Use Approval for Tent

Mr. Zach Smith from Armistead, Lee, Rust & Wright, P.A. was present to represent Rise Up Dover Road LLC.

The Applicant and the Commission discussed the extension of the temporary use approval for a tent. Mr. Smith reviewed the history of this application. He explained that the extension is necessary to accommodate unforeseen delays associated with the project, most notably from the Supply Chain issues that are plaguing the country.

Upon motion by Mr. Ryall and seconded by Mr. Bone, the Commission voted 5-0 approving the request as submitted, allowing the tent to remain until November 30, 2022.

Applicant: Armistead, Lee, Rust, & Wright, P.A. c/o Zach Smith
Owner: Gannon Family, LLC (D.R. Horton-Contract Purchaser)
Location: 29659 Matthewstown Road
Nature of Request: Request approval of the revised sketch plan, as approved by the Town Council.

Mr. Zach Smith from Armistead, Lee, Rust & Wright, P.A. was present to represent Gannon Family LLC.

The Applicant and the Commission discussed the request to approve the revised sketch subdivision plat to be consistent with the PUD site plan that was approved by the Town Council. The PUD process was discussed. It was noted that additional housing products will be submitted for architectural review at a future date.

The Chair opened the floor to the public for comment.

Mr. Derick Daley from Aspire discussed the dire need for housing.

Upon motion by Ms. Dindinger and seconded by Ms. McAndrews, the Commission voted 3-2, approving the revised sketch plat, to be consistent with the PUD site plan approved by the Town Council.

Adjournment.

Discussion Item

Workshop discussion concerning Subdivision Regulations.

The Commission discussed the agenda for the upcoming Ward 3 Neighborhood Meeting and possibly wrapping up the Subdivision Regulations for Affordable Housing during the next scheduled Planning Commission Meeting.

Adjournment:

The meeting ended at 3:27 pm.



Azalea

3 bed | 2 bath | 2 car | 1 story | 1,905 sq ft



Elevation A



Elevation B



Elevation E



Elevation F

D.R. Horton is a Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Elevations and exterior materials may vary. Square footage dimensions are approximate.

PLAN CHANGES:		
DATE:	DESCRIPTION:	
11.28.17	INITIAL PLAN RELEASE	
03.16.18	CLIENT REVISIONS	
12.06.22	CLIENT REVISIONS	9' 1ST FLOOR CLG. OPT. NOTES: 1. 1ST FLOOR PLATE HEIGHTS REDUCED TO 9'-11" 2. NUMBER TO STAIR RISERS AT OPTIONAL 2ND FLOOR TO BE REDUCED TO 11R
01.27.23	CLIENT REVISIONS	
05.17.23	CLIENT REVISIONS	
06.05.23	CLIENT REVISIONS	
10.11.23	CLIENT REVISIONS	
11.12.24	CLIENT REVISIONS	

INDEX

MODEL 'AZALEA'					
0	TITLE SHEET / COVER SHEET	3 F	SIDE AND REAR ELEVATIONS 'F'	4.1 MS	MONOLITHIC SLAB PLAN OPTIONS
0.1	TECHNICAL INFORMATION	3 F-B5	SIDE AND REAR ELEVATIONS 'F' W/ OPT. BASEMENT	4.1 SW	STEM WALL SLAB PLAN OPTIONS
0.2	QUICK VIEW	4 MS F	MONOLITHIC SLAB PLAN 'F'	4.1 B5	BASEMENT PLAN OPTIONS
0.3	QUICK VIEW	4 SW F	STEM WALL PLAN 'F'	4.2 B5	BASEMENT PLAN OPTIONS
		4 B5 F	BASEMENT PLAN 'F'	4.3 B5	BASEMENT PLAN OPTIONS
1 A	FRONT ELEVATION 'A'	5 F	1ST FLOOR PLAN 'F'	4.4 B5	BASEMENT PLAN OPTIONS
1 A B5	FRONT ELEVATION 'A' W/ OPT. BASEMENT	6 F	2ND FLOOR PLAN 'F'		
2 A	ROOF PLAN 'A'			5.1	1ST FLOOR PLAN OPTIONS
3 A	SIDE AND REAR ELEVATIONS 'A'	3.1	SCREENED PORCH/ SUNROOM OPT. ELEVATIONS	5.2	1ST FLOOR PLAN OPTIONS
3 A-B5	SIDE AND REAR ELEVATIONS 'A' W/ OPT. BASEMENT	3.2-A	FRONT/REAR/RIGHT ELEVATIONS 'A' W/ OPT. 3RD CAR GARAGE	5.3	1ST FLOOR PLAN OPTIONS
4 MS A	MONOLITHIC SLAB PLAN 'A'	3.2-B	FRONT/REAR/RIGHT ELEVATIONS 'B' W/ OPT. 3RD CAR GARAGE		
4 SW A	STEM WALL PLAN 'A'			7	BASEMENT UTILITY PLAN
4 B5 A	BASEMENT PLAN 'A'			7.1	BASEMENT UTILITY PLAN OPTIONS
5 A	1ST FLOOR PLAN 'A'	3.2-E	FRONT/REAR/RIGHT ELEVATIONS 'E' W/ OPT. 3RD CAR GARAGE	7.2	BASEMENT UTILITY PLAN OPTIONS
6 A	2ND FLOOR PLAN 'A'	3.2-F	FRONT/REAR/RIGHT ELEVATIONS 'F' W/ OPT. 3RD CAR GARAGE	7.3	BASEMENT UTILITY PLAN OPTIONS
		3.3-A	FRONT/REAR/RIGHT ELEVATIONS 'A' W/ OPT. SIDE LOAD GARAGE	7.4	1ST FLOOR UTILITY PLAN
		3.3-B	FRONT/REAR/RIGHT ELEVATIONS 'B' W/ OPT. SIDE LOAD GARAGE	7.5	1ST FLOOR UTILITY PLAN OPTIONS
1 B	FRONT ELEVATION 'B'			7.6	1ST FLOOR UTILITY PLAN OPTIONS
1 B B5	FRONT ELEVATION 'B' W/ OPT. BASEMENT			7.7	1ST FLOOR UTILITY PLAN OPTIONS
2 B	ROOF PLAN 'B'			7.8	2ND FLOOR UTILITY PLAN
3 B	SIDE AND REAR ELEVATIONS 'B'	3.3-E	FRONT/REAR/RIGHT ELEVATIONS 'E' W/ OPT. SIDE LOAD GARAGE		
3 B-B5	SIDE AND REAR ELEVATIONS 'B' W/ OPT. BASEMENT	3.3-F	FRONT/REAR/RIGHT ELEVATIONS 'F' W/ OPT. SIDE LOAD GARAGE	8 MS	MONOLITHIC SLAB BUILDING SECTIONS
4 MS B	MONOLITHIC SLAB PLAN 'B'	3.4-A	FRONT/REAR/RIGHT ELEV. 'A' SIDE LOAD GARAGE W/ OPT. 3RD CAR SET BACK	8.1 MS	MONOLITHIC SLAB W/ OPT 2ND FLOOR SECTIONS
4 SW B	STEM WALL PLAN 'B'	3.4-B	FRONT/REAR/RIGHT ELEV. 'B' SIDE LOAD GARAGE W/ OPT. 3RD CAR SET BACK	8.2 MS	MONOLITHIC SLAB W/ OPT 2ND FLOOR SECTIONS
4 B5 B	BASEMENT PLAN 'B'			8 SW	STEM WALL BUILDING SECTIONS
5 B	1ST FLOOR PLAN 'B'	3.4-E	FRONT/REAR/RIGHT ELEV. 'E' SIDE LOAD GARAGE W/ OPT. 3RD CAR SET BACK	8.1 SW	STEM WALL W/ OPT 2ND FLOOR SECTIONS
6 B	2ND FLOOR PLAN 'B'	3.4-F	FRONT/REAR/RIGHT ELEV. 'F' SIDE LOAD GARAGE W/ OPT. 3RD CAR SET BACK	8.2 SW	STEM WALL W/ OPT 2ND FLOOR SECTIONS
		3.5-A	FRONT/REAR/RIGHT ELEV. 'A' W/ OPT. 2' GARAGE EXTENSION	8 B5	BASEMENT BUILDING SECTIONS
		3.5-B	FRONT/REAR/RIGHT ELEV. 'B' W/ OPT. 2' GARAGE EXTENSION	8.1 B5	BASEMENT BUILDING SECTIONS W/ OPT. 9' BSMNT
				8.2 B5	BASEMENT BUILDING SECTIONS W/ OPT. WALK OUT BSMNT
		3.5-E	FRONT/REAR/RIGHT ELEV. 'E' W/ OPT. 2' GARAGE EXTENSION	105	ARCHITECTURAL SHEETS
		3.5-F	FRONT/REAR/RIGHT ELEV. 'F' W/ OPT. 2' GARAGE EXTENSION		
		3.6-A	FRONT/REAR/RIGHT ELEV. 'A' W/ OPT. 2' SIDE LOAD GARAGE EXTENSION		
		3.6-B	FRONT/REAR/RIGHT ELEV. 'B' W/ OPT. 2' SIDE LOAD GARAGE EXTENSION		
		3.6-E	FRONT/REAR/RIGHT ELEV. 'E' W/ OPT. 2' SIDE LOAD GARAGE EXTENSION		
		3.6-F	FRONT/REAR/RIGHT ELEV. 'F' W/ OPT. 2' SIDE LOAD GARAGE EXTENSION		
		3.7	SUNROOM/ EXTENDED GREAT ROOM OPT. SIDE/REAR ELEV. W/ OPT. BASEMENT		
		3.8	COVERED PORCH OPT. SIDE/REAR ELEV. W/ OPT. WALK OUT BASEMENT		
		3.9	SUNROOM/ EXTENDED GREAT ROOM OPT. SIDE/REAR ELEV. W/ OPT. WALK OUT BASEMENT		
		3.10	OPTIONAL AREAWAY SIDE/REAR ELEVATIONS		
		3.11	OPTIONAL ALTERNATE AREAWAY SIDE/REAR ELEVATIONS		
		3.12	OPTIONAL FRONT ELEVATION 'A' AT HIGH VISIBILITY		
		3.13	OPTIONAL SIDE/ REAR ELEVATION 'A' AT HIGH VISIBILITY		
		3.14	OPTIONAL FRONT ELEVATION 'B' AT HIGH VISIBILITY		
		3.15	OPTIONAL SIDE/ REAR ELEVATION 'B' AT HIGH VISIBILITY		
1 E	FRONT ELEVATION 'E'				
1 E B5	FRONT ELEVATION 'E' W/ OPT. BASEMENT				
2 E	ROOF PLAN 'E'				
3 E	SIDE AND REAR ELEVATIONS 'E'	3.20	OPTIONAL FRONT ELEVATION 'E' AT HIGH VISIBILITY		
3 E-B5	SIDE AND REAR ELEVATIONS 'E' W/ OPT. BASEMENT	3.21	OPTIONAL SIDE/ REAR ELEVATION 'E' AT HIGH VISIBILITY		
4 MS E	MONOLITHIC SLAB PLAN 'E'	3.22	OPTIONAL FRONT ELEVATION 'F' AT HIGH VISIBILITY		
4 SW E	STEM WALL PLAN 'E'	3.23	OPTIONAL SIDE/ REAR ELEVATION 'F' AT HIGH VISIBILITY		
4 B5 E	BASEMENT PLAN 'E'				
5 E	1ST FLOOR PLAN 'E'				
6 E	2ND FLOOR PLAN 'E'				
1 F	FRONT ELEVATION 'F'				
1 F B5	FRONT ELEVATION 'F' W/ OPT. BASEMENT				
2 F	ROOF PLAN 'F'				

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.

Azalea - RH

Easton - MD

40' SERIES

PLAN # - D400

PLAN 'AZALEA' SQUARE FOOTAGES						
HEATED SQ. FT.	ELEV 'A'	ELEV 'B'			ELEV 'E'	ELEV 'F'
1st FLOOR	1905 SF	1905 SF			1905 SF	1905 SF
TOTAL HEATED SQ. FT.	1905 SF	1905 SF			1905 SF	1905 SF
HEATED OPTIONS						
OPT. SUNROOM	+110 SF	+110 SF			+110 SF	+110 SF
OPT.EXTENDED GREAT ROOM	+110 SF	+110 SF			+110 SF	+110 SF
OPT. SECOND FLOOR	+642 SF	+642 SF			+642 SF	+642 SF
OPT. UNCONDITIONED ATTIC	+492 SF	+492 SF			+492 SF	+492 SF
OPT. BASEMENT REC. ROOM	+873 SF	+873 SF			+873 SF	+873 SF
OPT. BASEMENT EXTENDED REC. ROOM	+118 SF	+118 SF			+118 SF	+118 SF
OPT. BSMNT BED 5	+255 SF	+255 SF			+255 SF	+255 SF
OPT. BSMNT BATH4	+102 SF	+102 SF			+102 SF	+102 SF
OPT. BAY WINDOW	+15 SF	+15 SF			+15 SF	+15 SF
UNHEATED SQ. FT.						
GARAGE	446 SF	446 SF			446 SF	446 SF
FRONT PORCH	29 SF	29 SF			29 SF	29 SF
REAR PATIO / DECK	110 SF	110 SF			110 SF	110 SF
UNHEATED OPTIONS						
OPT. 3 CAR GARAGE	220 SF	220 SF			220 SF	220 SF
OPT. BASEMENT	1760 SF	1760 SF			1760 SF	1760 SF
OPT. 2' GARAGE EXTENSION	+40 SF	+40 SF			+40 SF	+40 SF
OPT. UNCONDITIONED ATTIC	492 SF	492 SF			492 SF	492 SF
PLAN 'AZALEA' VOLUME OF HEATED AREAS (9' CLG HGT)						
VOLUME CU. FT.	ELEV 'A'	ELEV 'B'			ELEV 'E'	ELEV 'F'
1st FLOOR	17145 CF	17145 CF			17145 CF	17145 CF
2nd FLOOR	4136 CF	4136 CF			4136 CF	4136 CF
OPT. SUNROOM	991 CF	991 CF			991 CF	991 CF
OPT. FINISHED REC ROOM.	6802 CF	6802 CF			6802 CF	6802 CF
OPT FINISHED BED 5	1986 CF	1986 CF			1986 CF	1986 CF
OPT. BSMNT BATH4	795 CF	795 CF			795 CF	795 CF
PLAN 'AZALEA' VOLUME OF HEATED AREAS (10' CLG HGT)						
VOLUME CU. FT.	ELEV 'A'	ELEV 'B'			ELEV 'E'	ELEV 'F'
1st FLOOR	19208 CF	19208 CF			19208 CF	19208 CF
2nd FLOOR	4136 CF	4136 CF			4136 CF	4136 CF
OPT. SUNROOM	1100 CF	1100 CF			1100 CF	1100 CF
OPT. FINISHED REC ROOM.	6802 CF	6802 CF			6802 CF	6802 CF
OPT FINISHED BED 5	1986 CF	1986 CF			1986 CF	1986 CF
OPT. BSMNT BATH4	795 CF	795 CF			795 CF	795 CF



NO:	DATE:	REVISION:
Δ	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Azalea
'D400'

Easton - MD
North Region

PROJECT NO: GMD-GA16082

SHEET TITLE:
TITLE SHEET / COVER SHEET

PRINT DATE:
November 28, 2017

SHEET NO:

0

AVERAGE BUILDING HEIGHT

AT 9' CEILING HEIGHT

ELEVATION 'A'	18'-4 1/2"
ELEVATION 'B'	18'-4 1/2"
ELEVATION 'E'	18'-4 1/2"
ELEVATION 'F'	18'-4 1/2"

AT BASEMENT

ELEVATION 'A'	19'-10 3/4"
ELEVATION 'B'	19'-10 3/4"
ELEVATION 'E'	19'-10 3/4"
ELEVATION 'F'	19'-10 3/4"

AT WALK-OUT BASEMENT

ELEVATION 'A'	21'-6 3/4"
ELEVATION 'B'	21'-6 3/4"
ELEVATION 'E'	21'-6 3/4"
ELEVATION 'F'	21'-6 3/4"

AT 10' CEILING HEIGHT

ELEVATION 'A'	19'-4 1/2"
ELEVATION 'B'	19'-4 1/2"
ELEVATION 'E'	19'-4 1/2"
ELEVATION 'F'	19'-4 1/2"

AT BASEMENT

ELEVATION 'A'	20'-10 3/4"
ELEVATION 'B'	20'-10 3/4"
ELEVATION 'E'	20'-10 3/4"
ELEVATION 'F'	20'-10 3/4"

AT WALK-OUT BASEMENT

ELEVATION 'A'	28'-6 3/4"
ELEVATION 'B'	28'-6 3/4"
ELEVATION 'E'	28'-6 3/4"
ELEVATION 'F'	28'-6 3/4"

CONSULTANTS:

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GENERAL NOTES DESIGNER: IRC

THESE DOCUMENTS ARE THE PROPERTY OF DR HORTON HOMES AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF DR HORTON HOMES OR GMD DESIGN GROUP.

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 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 IRC SECTION R602.2)

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 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 IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.1.2 AND R312

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 UNCLEAR WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.

ABBREVIATIONS

ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDRY
A/D AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH 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
BLN 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	FED FEDESTAL
CER CERAMIC	FL FLATE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	FR PAIR
CL CLOSET OR CENTER LINE	P.T. PRESSURE TREATED WOOD
CLS CEILING	PVC POLYVINYL CHLORIDE PIPE
CLR CLEAR	PVMT PAVEMENT
CMU CONCRETE MASONRY UNIT	PJA PRE-WIRE
COL COLUMN	PWD PLYWOOD
CONC CONCRETE	R RISER
C CARPET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REQ REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DH DOUBLE HUNG	S.F. SQUARE FEET
DM DIMENSION	5.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HUNG OR SHELF
DN DOWN	SM SIMILAR
DR DOOR	SL SLOPE / SLIDING
DS DOWNSPOUT	SHP SHELF AND POLE
DN DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	S4S SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TOWEL BAR
FAU FORCED AIR UNIT	TEMP TEMPERED (GLASS)
FG FLOOR GAWAGE	T&G TONGUE & GROOVE
F.D. FLOOR DRAIN	T.O.C. TOP OF CURB
FFL FINISH FLOOR LINE	TV TELEVISION
F.G. FINISHED GRADE	TYP TYPICAL
FLR FLOORING	UNO. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
F.O.S. FACE OF STUD	V.T.R. VENT THRU ROOF
FTG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WM WINDOW
GAR GARAGE	WH WATER HEATER
GB. GYPSUM BOARD	W WROUGHT IRON
GD GRADE OR GRADING	WC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W/ W/O WITH OR WITHOUT
GFI GROUND FAULT INTERRUPTER	WATERPROOFING
GL GLASS OR GLAZING	WM WELDED WIRE MESH
GYP BD GYPSUM BOARD	RL PROPERTY LINE
HD HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	4 AND
HDR HEADER	CL CENTERLINE
HGT HEIGHT	# POUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HWD HARDWOOD	
INT INTERIOR	
JST JOIST	
JT JOINT	
KIT KITCHEN	

BUILDING CODE COMPLIANCE / PROJECT INFORMATION 2021

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.
STATE SUPPLEMENTS AND AMENDMENTS, CODE OF MARYLAND
2021- INTERNATIONAL RESIDENTIAL CODE (BUILDING)
2021- INTERNATIONAL FIRE PREVENTION CODE
2021- INTERNATIONAL PLUMBING CODE (BUILDING)
2021- INTERNATIONAL MECHANICAL CODE (BUILDING)
2021- INTERNATIONAL FUEL GAS CODE (BUILDING)
2021- INTERNATIONAL ENERGY CONSERVATION CODE (BUILDING)
2020- NATIONAL ELECTRICAL CODE

PRODUCT:
SINGLE FAMILY RESIDENCE
OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3
CONSTRUCTION TYPE:
TYPE VB



NO:	DATE:	REVISION:
II.12.24		-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Azalea
'D400'

Easton - MD
North Region

PROJECT NO: GMD-6A16082

SHEET TITLE:
TECHNICAL INFORMATION

PRINT DATE:
November 28, 2017

SHEET NO:
0.1



Front Elevation 'A'

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



Front Elevation 'B'

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

NO:	DATE:	REVISION:
1	11/2/24	-

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.



PROJECT TITLE:
**40' Series
Azalea
'D400'**

**Easton - MD
North Region**
PROJECT NO: *GMD-GA16082*



Front Elevation 'E'

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



Front Elevation 'F'

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

NO:	DATE:	REVISION:
△	11.12.24	-

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Azalea
'D400'

Easton - MD
North Region

PROJECT NO: GMD-GA16082

SHEET TITLE:
QUICK VIEW

PRINT DATE:
November 28, 2017

SHEET NO:

0.3

PROFESSIONAL SEAL:

Easton - MD North Region

FEET TITLE:
FRONT ELEVATION 'A'

SHEET NO:

Page 254 of 998

Architectural drawing of the front elevation of a house, labeled "Front Elevation 'A'". The drawing shows a two-story structure with a gabled roof, a central door, a large window, and a garage. Key features include a decorative bracket on the roof, a boxed arch valance, and various siding materials. Dimensions are provided for the roof pitch (12:12), window height (8'-0"), and door height (8'-0"). The drawing is oriented horizontally on the page.

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

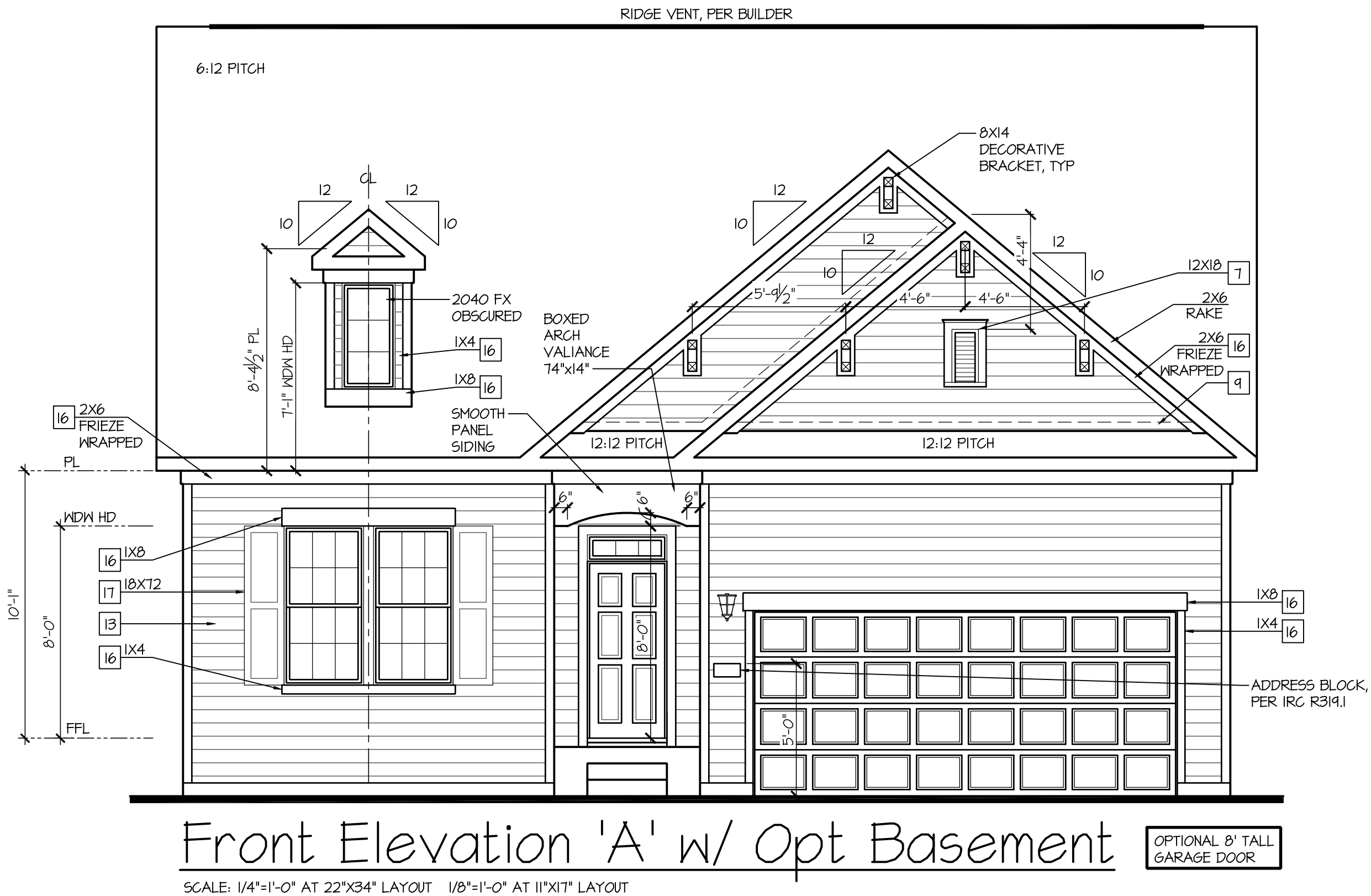
VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJAGENT
GRADE.



NO:	DATE:	REVISION:
△	11.12.24	-

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Azalea
'D400'

Easton - MD
North Region

PROJECT NO: GMD-GA16082

SHEET TITLE:
FRONT ELEVATION 'A'
W/ OPT. BASEMENT

PRINT DATE:
November 28, 2017

SHEET NO:
1A-BS

ATTIC VENT CALCULATION FOR PLAN 'AZALEA': 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: = 2489 SF

2489 SQ. FT. X 144 = 358416 SQ. IN.

358416 SQ. IN. / 150 = 2389 SQ. IN. OF VENT REQ'D

ROOF AREA 2: = 220 SF

220 SQ. FT. X 144 = 31680 SQ. IN.

31680 SQ. IN. / 150 = 211.20 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL 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 'AZALEA': 1:300 RATIO.

AS AN ALTERNATE TO THE 1/150 RATIO LISTED ABOVE, THE NET FREE GROSS-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: = 2489 SF

2489 SQ. FT. X 144 = 358416 SQ. IN.

358416 SQ. IN. / 300 = 1194.72 SQ. IN. OF VENT REQ'D

1194.72 SQ. IN. / 2 = 597.36 SQ. IN.

597.36 SQ. IN. OF VENT AT HIGH & 597.36 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2: = 220 SF

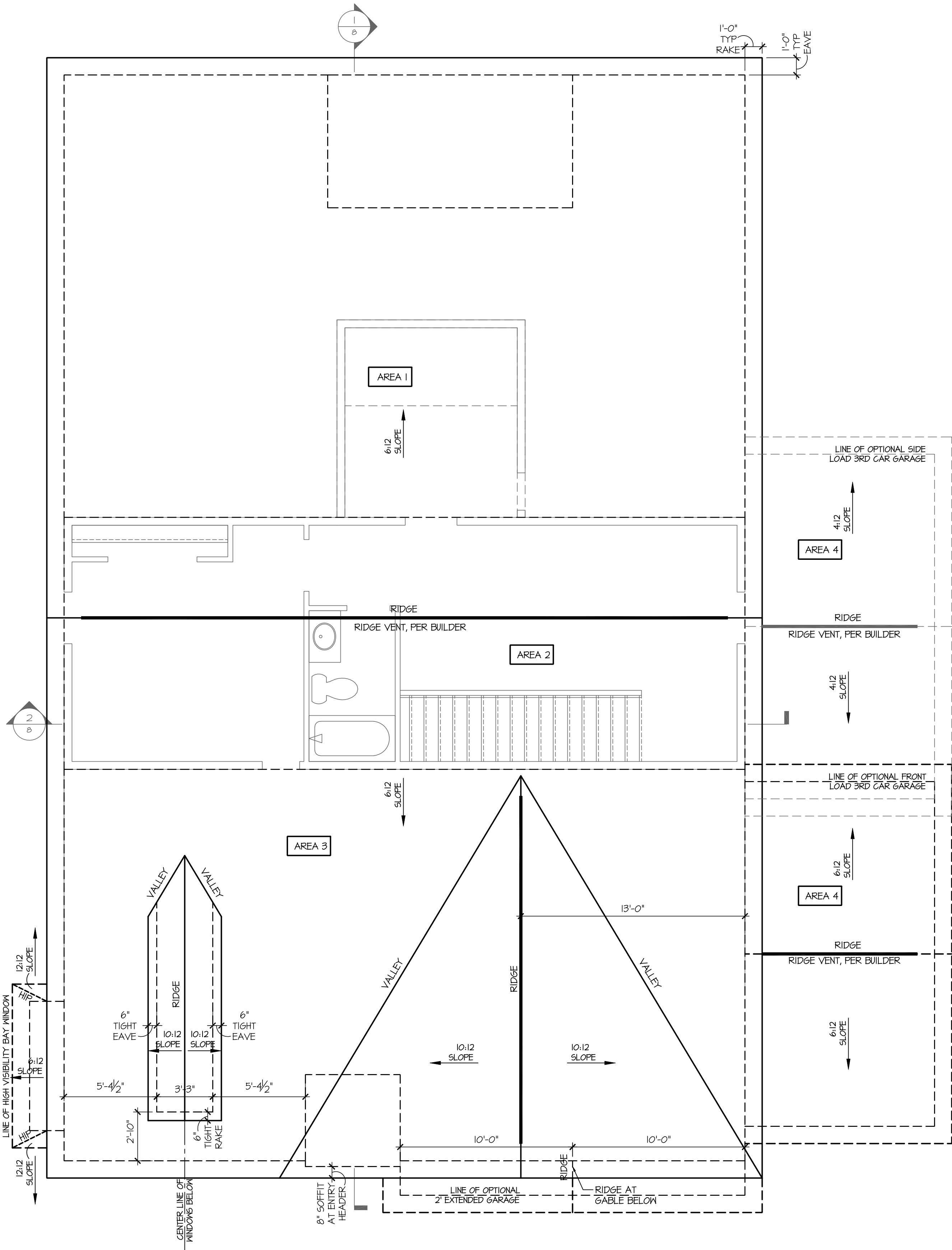
220 SQ. FT. X 144 = 31680 SQ. IN.

31680 SQ. IN. / 300 = 105.6 SQ. IN. OF VENT REQ'D

105.6 SQ. IN. / 2 = 52.8 SQ. IN.

52.8 SQ. IN. OF VENT AT HIGH & 52.8 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 'A'

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

NO:	DATE:	REVISION:
1	11/22/24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

PROJECT NO: GMD-GA16082

SHEET TITLE:
ROOF PLAN 'A'

PRINT DATE:
November 28, 2017

SHEET NO:

2 A

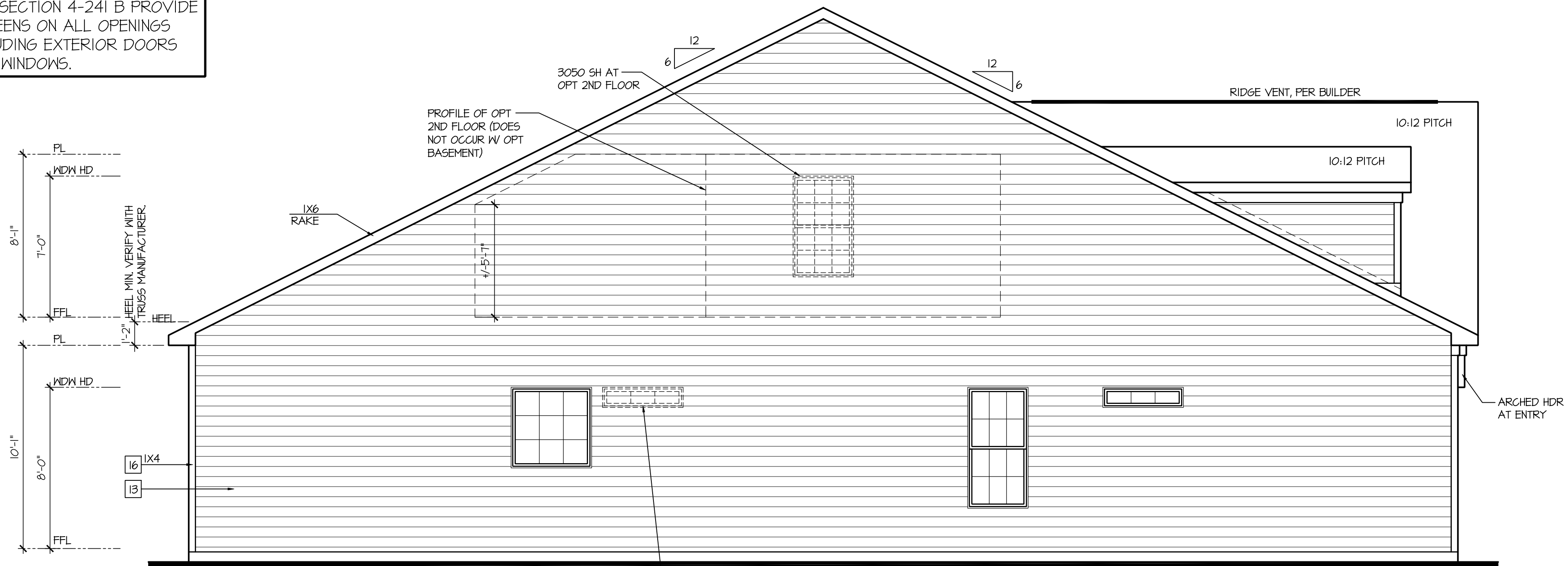
NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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:

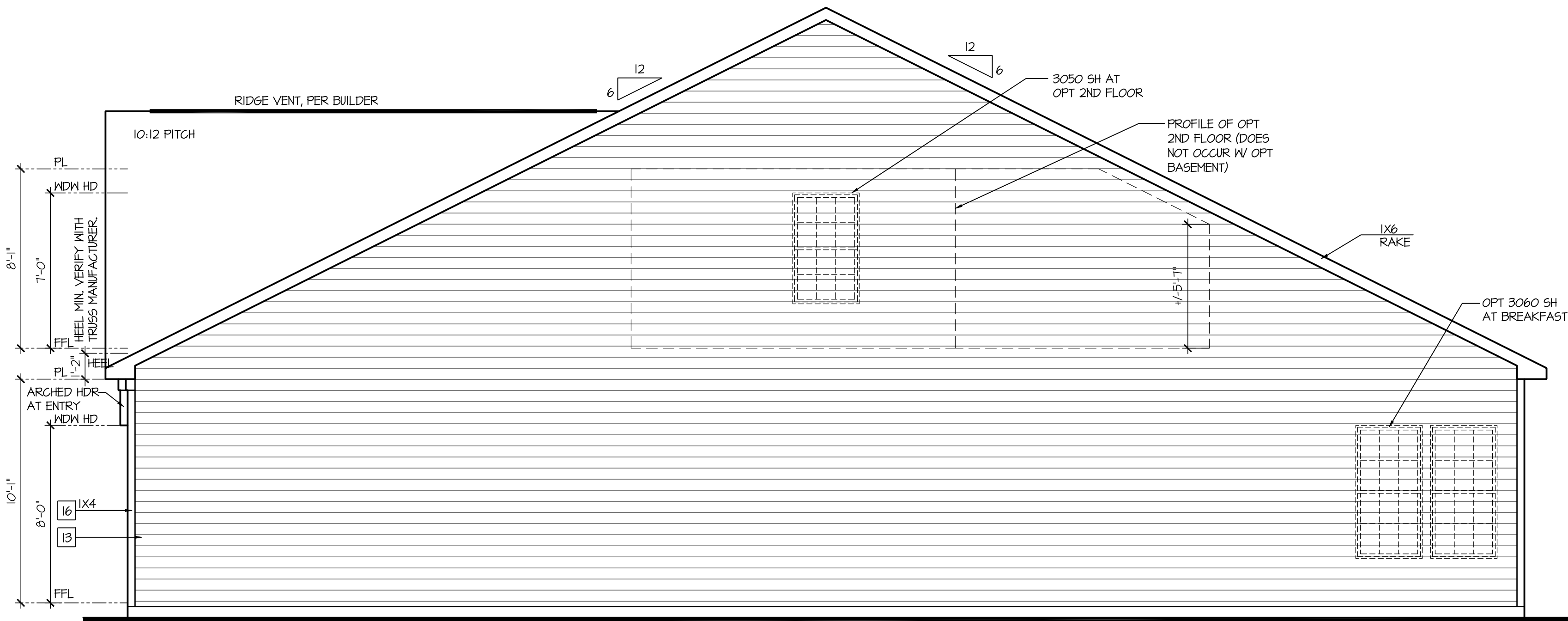
- MASONRY:
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [4] 8" SOLDIER COURSE.
 - [5] ROWLOCK COURSE
 - [6] N/A
- TYPICALS:
- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [17] PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



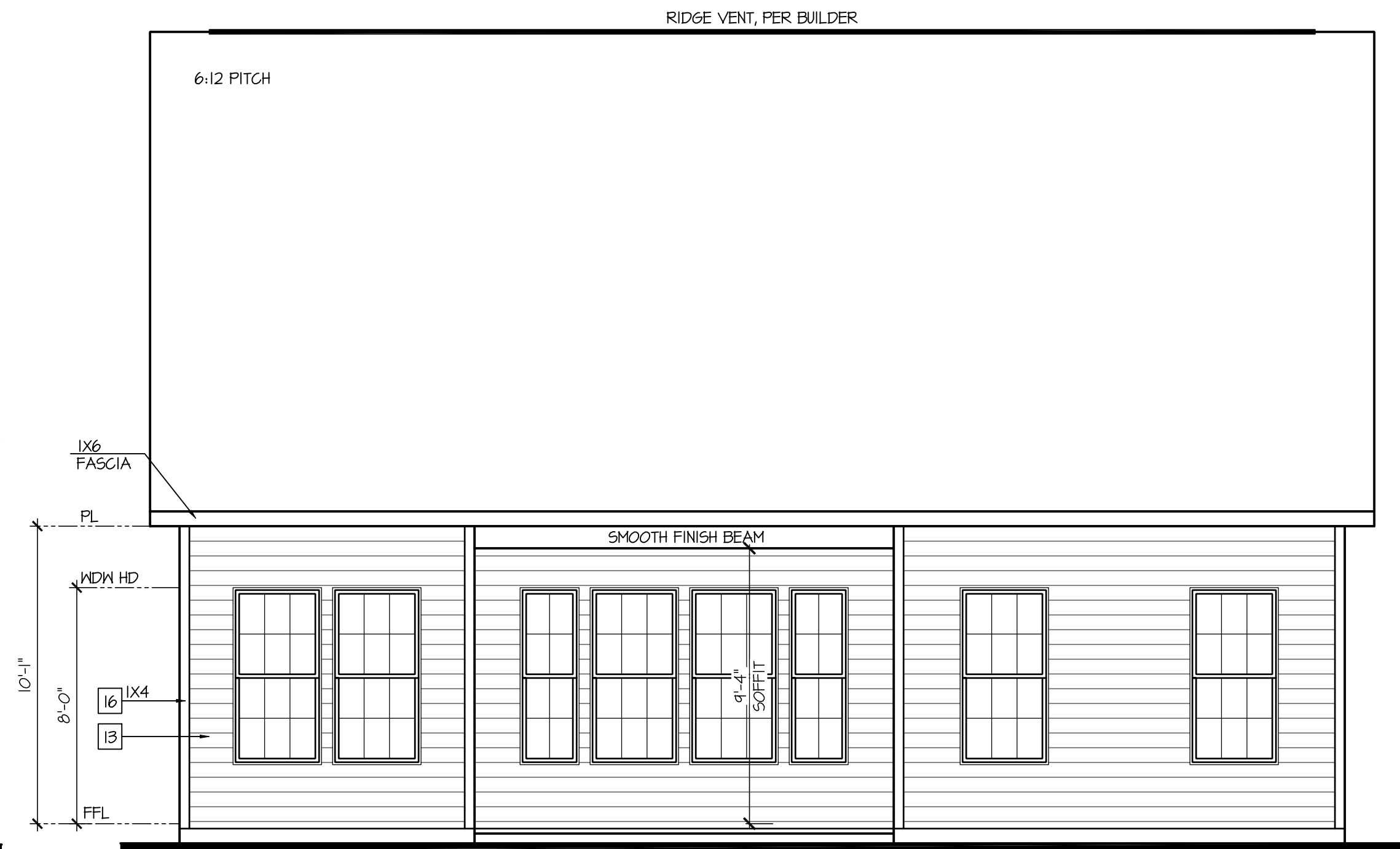
Left Elevation 'A'

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



Right Elevation 'A'

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



Rear Elevation 'A'

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

D·R·HORTON
America's Builder

NO:	DATE:	REVISION:
	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

PROJECT NO: GMD-GA16082

SHEET TITLE:
**SIDE AND REAR
ELEVATIONS 'A'**

PRINT DATE:
November 28, 2017

SHEET NO:

3 A

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 N/A

TYPICALS:

- 1 DECORATIVE 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.

SIDINGS:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.

[illegible]

Right Elevation 'A' w/
Opt Basement

EGRESS WINDOW WELL AS
REQUIRED PER LOCAL
CODE CONDITIONS. VARY
BY LOT AND GRADE.

Rear Elevation 'A' w/ Opt Basement

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NO:	DATE:	REVISION:
	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

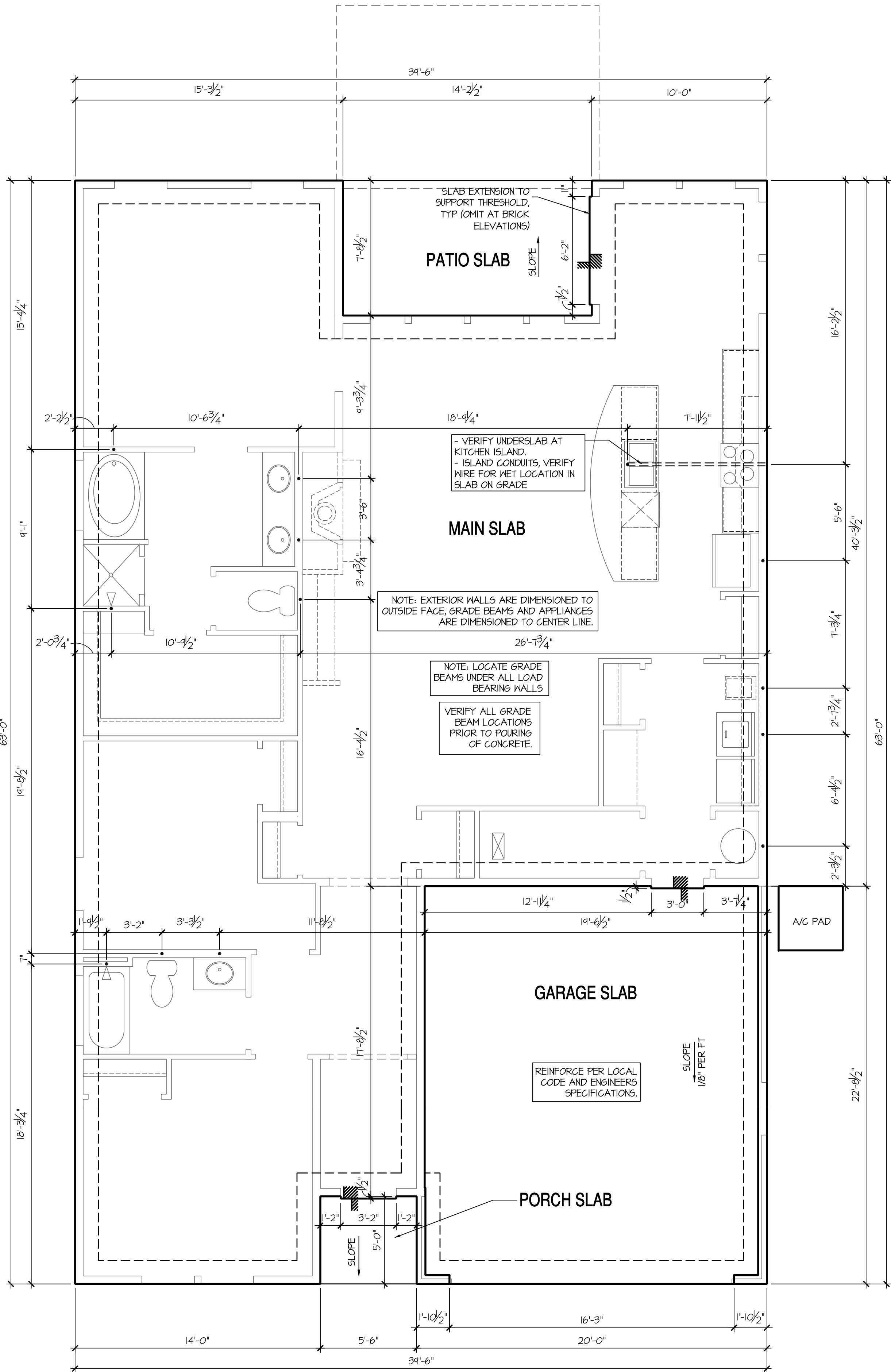
PROJECT NO: GMD-GAI6082

DEET TITLE:
**SIDE AND REAR
ELEVATIONS 'A'
W/ OPT. BASEMENT**

PRINT DATE:
November 28, 2017

SHEET NO:
3 A-BS

- NOTES: IRC
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
 - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
 - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
 - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
 - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
 - FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
 - REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
 - PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
 - VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
 - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
 - TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
 - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
 - SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES).
 - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
 - GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Monolithic Slab Plan 'A'

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

NO:	DATE:	REVISION:
IIJ224		

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.



PROJECT TITLE:
**40' Series
Azalea
'D400'**

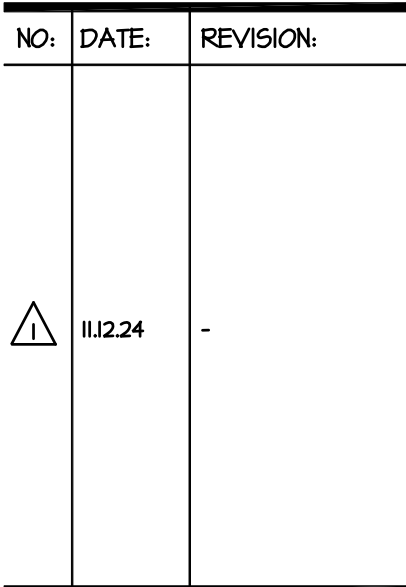
**Easton - MD
North Region**

PROJECT NO: GMD-GA16082

SHEET TITLE:
MONOLITHIC SLAB PLAN 'A'

PRINT DATE:
November 28, 2017

SHEET NO:
4 MS A

**PROFESSIONAL SEAL**

**40' Series
Azalea
'D400'**

PROJECT NO: GMD-GA16082

HEET TITLE: **STEM WALL PLAN 'A'**

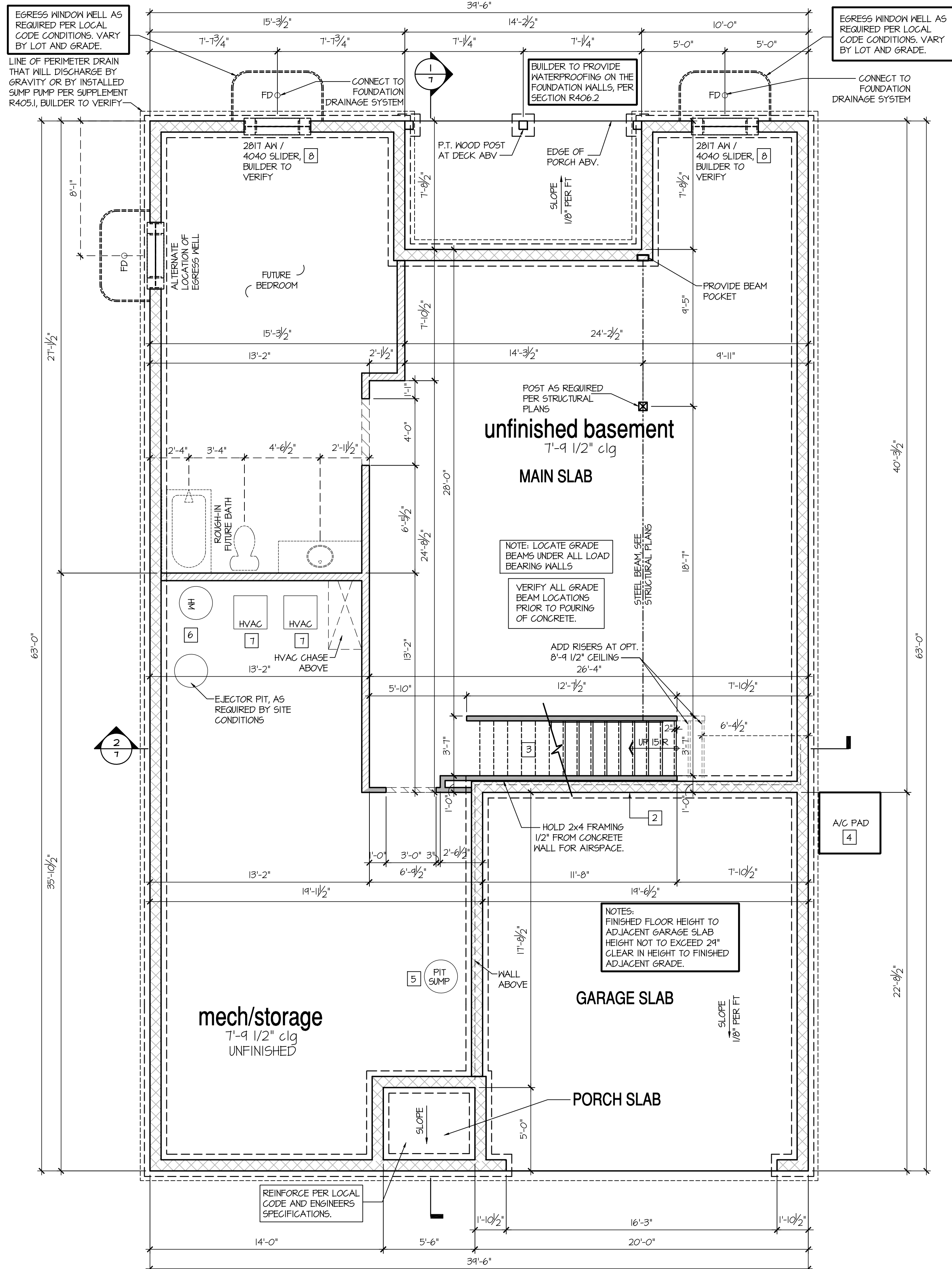
SHEET NO:

Page 260 of 998



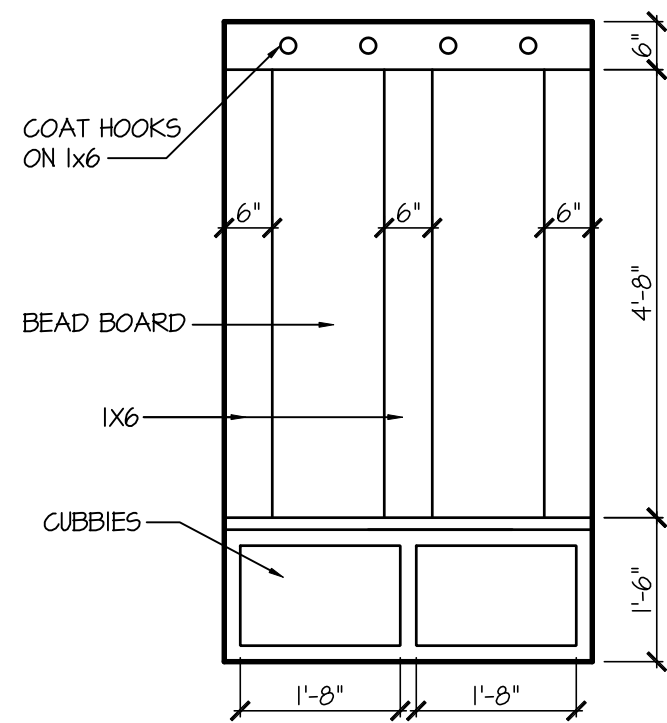
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOFS AND HARDCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLD-DOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
- 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R310.1.3)
- TYP STOOPT AT INSWING/GLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R310.1.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER 62400.2 AND P2801.6. PER 62400.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IRC 312.1.
- SOILS TREATMENT:
 - BORACARE TREATMENT TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
 - (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 3 BENEATH STAIRS AND LANDINGS,
1/2" GYPSUM BOARD ON WALLS
AND CEILING OF ENCLOSED ACCESSIBLE
AREAS. (PER IRC SECTION R302.7)
- 4 A/C CONDENSER PAD, (VERIFY)
- 5 SUMP PIT LOCATION AS REQUIRED
BY SITE CONDITIONS, VERIFY LOCATION.
- 6 WATER HEATER AND FLOOR DRAIN.
(PER IRC SECTION P2801.1)
- 7 FAU IN STORAGE SPACE, INSTALL PER
MANUFACTURER'S WRITTEN REQUIREMENTS.
VERIFY LOCATION BY MECHANICAL DRAWINGS
- 8 TEMPERED SAFETY GLASS,
(PER IRC SECTION R308.4)

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



Drop Zone

8'-9 1/2" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY

7'-9 1/2" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.

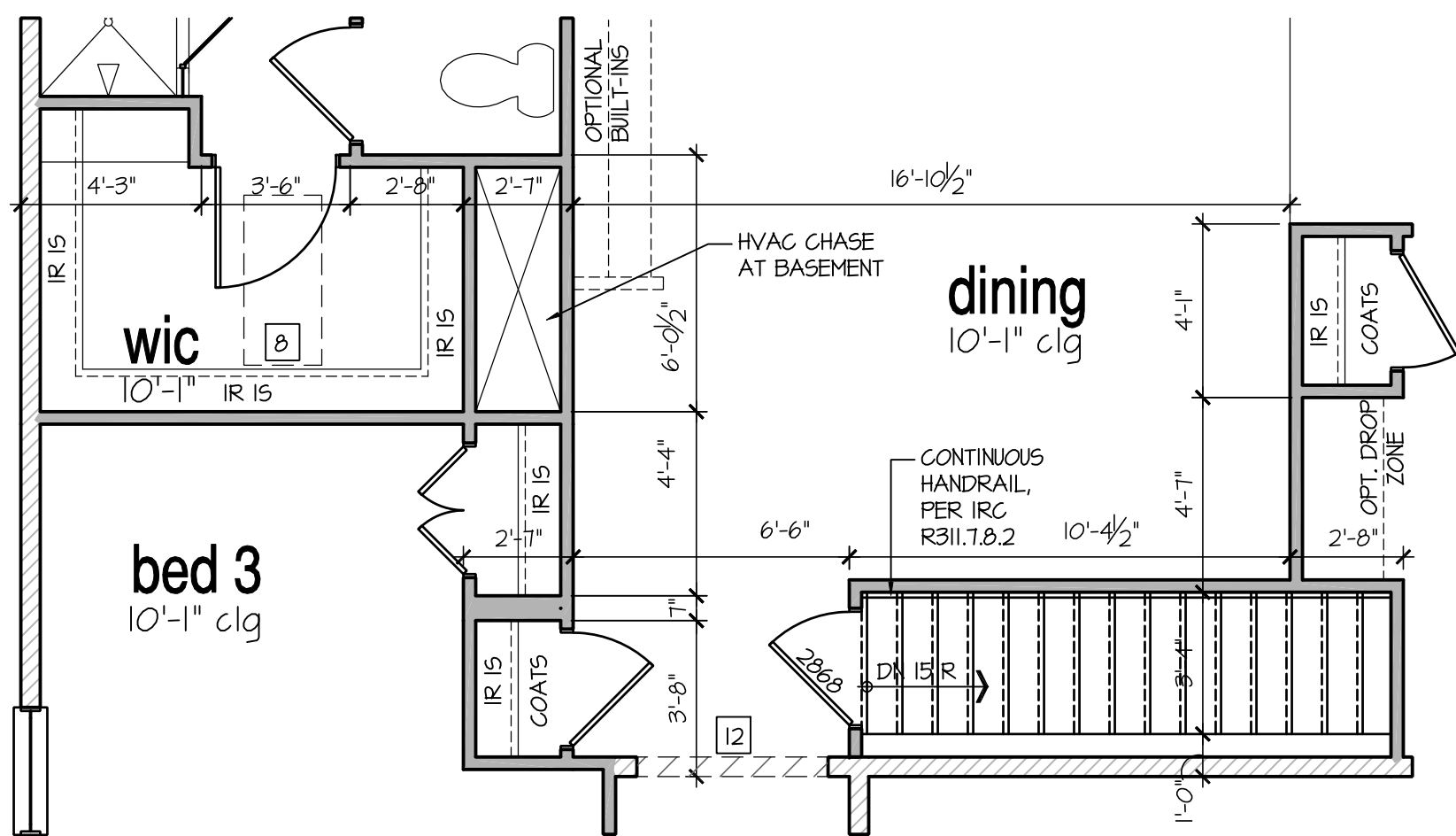
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOW AND DOORS ARE TO CENTERLINE.

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.

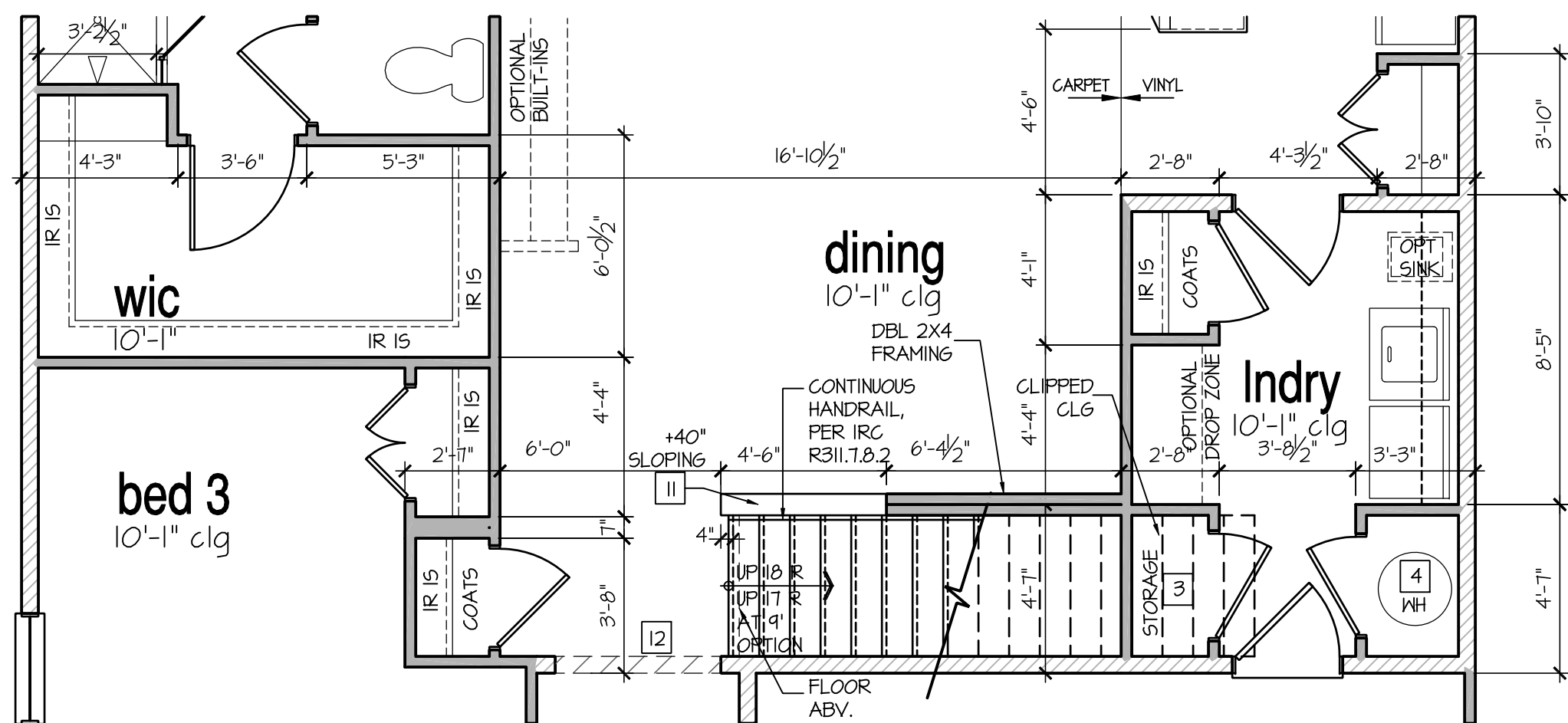
KEY NOTES: IRC

- 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 IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
 - MEPS
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M305.1.3)
 - ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
 - TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
 - KITCHEN:
 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.



Basement Access Option

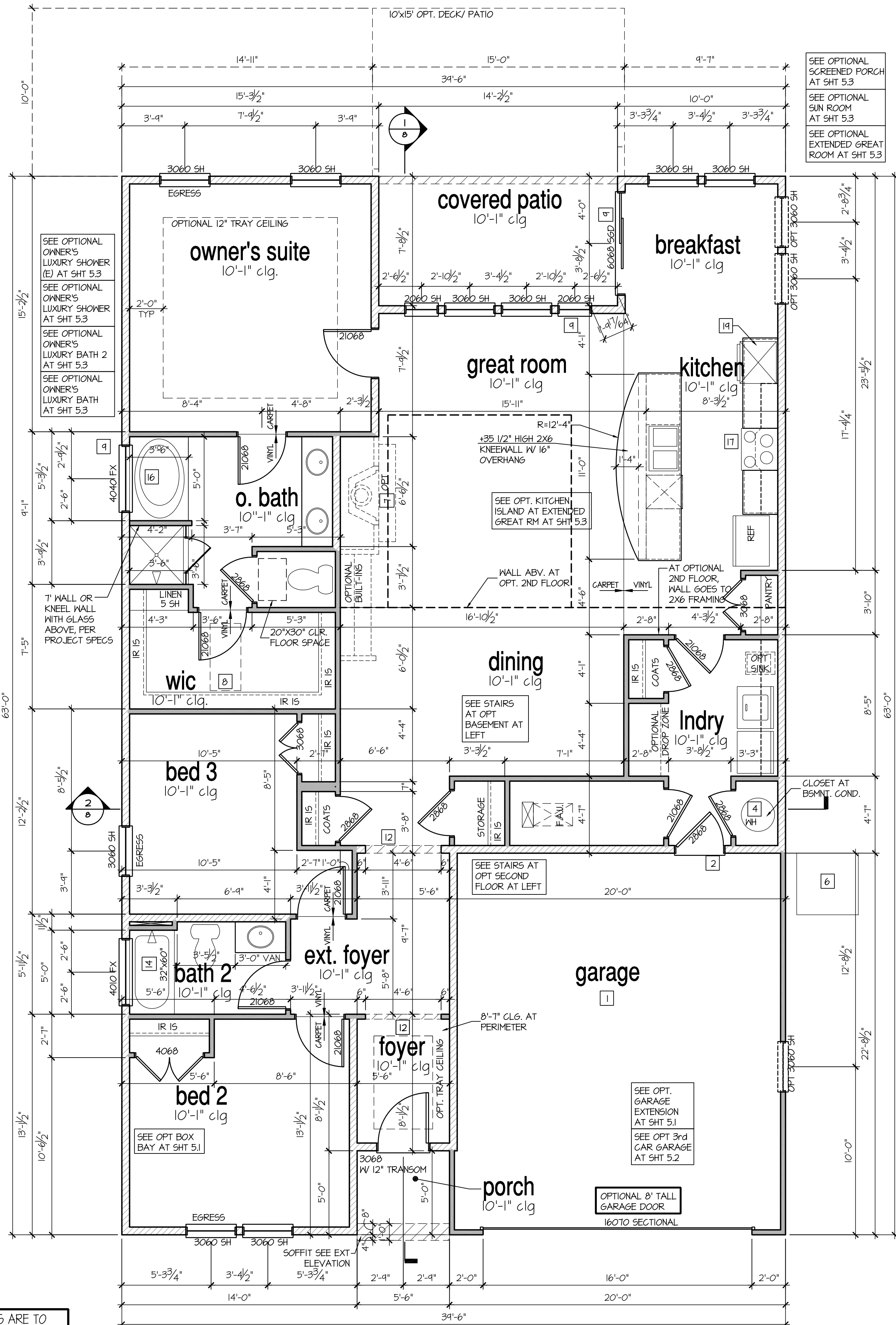
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Second Floor Option Access Floor Plan

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

IF EXTERIOR WALLS ARE TO
2x6, THEN THEY SHOULD BE 24"
O.C., UNLESS OTHERWISE NOTED
ON STRUCTURAL PLANS.



1st Floor Plan 'A'

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

D.R. HORTON
America's Builder

NO: DATE: REVISION:

II.12.24

PROFESSIONAL CERTIFICATION. I CERTIFY
THAT THESE DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND. LICENSE NUMBER
18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

PROJECT NO: GMD-GAI6082

SHEET TITLE:
1ST FLOOR PLAN 'A'

PRINT DATE:
November 28, 2017

SHEET NO:
5 A



NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

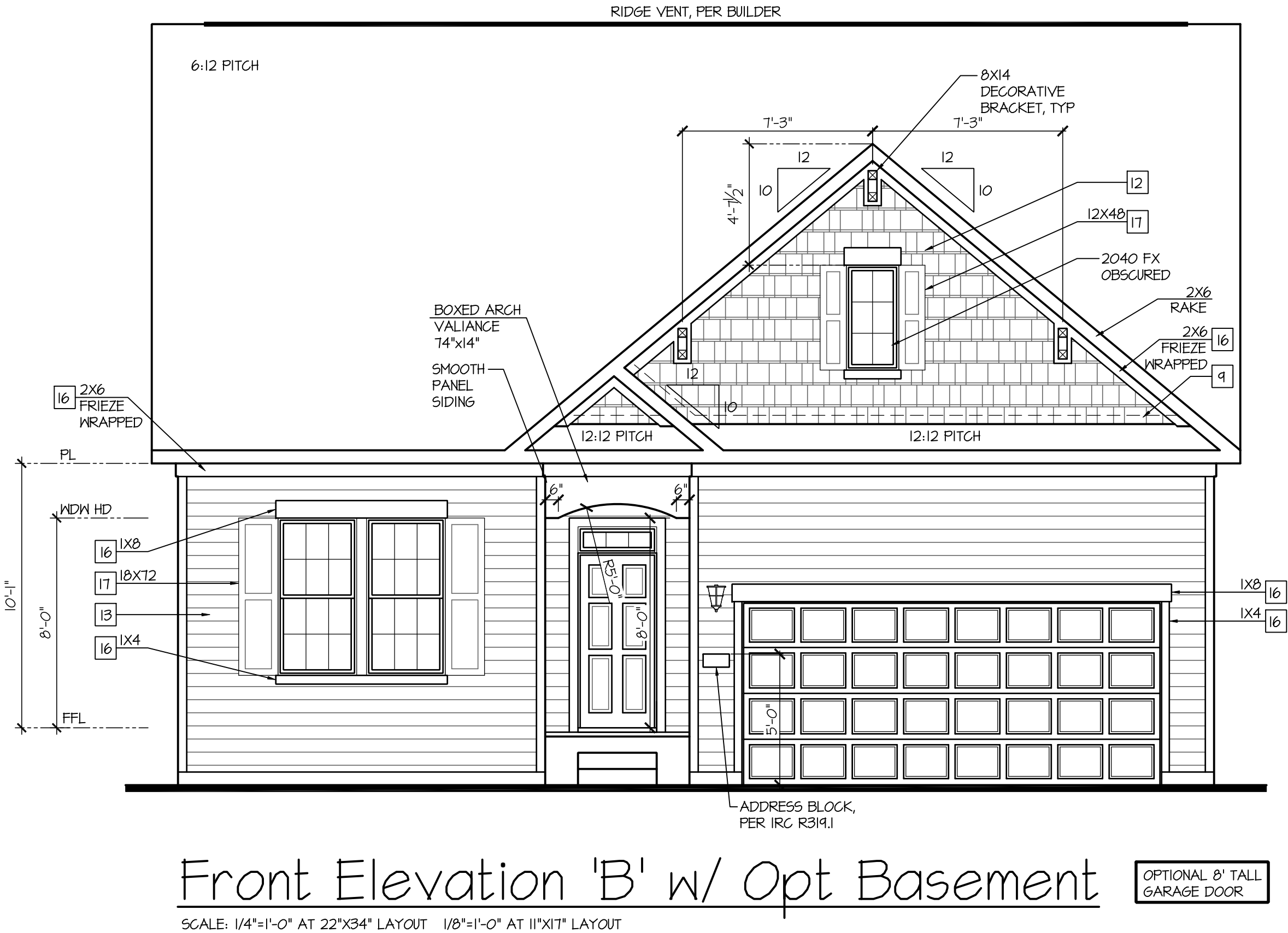
VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJAGENT
GRADE.



NO:	DATE:	REVISION:
△	11.12.24	-

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

PROJECT NO: GMD-6A16082

SHEET TITLE:
**FRONT ELEVATION 'B'
w/ OPT. BASEMENT**

PRINT DATE:
November 28, 2017

SHEET NO:
1B-BS

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 OF 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: = 2484 SF
2484 SQ. FT. X 144 = 358416 SQ. IN.
358416 SQ. IN. / 150 = 2389 SQ. IN. OF VENT REQ'D

ROOF AREA 2: = 220 SF
220 SQ. FT. X 144 = 31680 SQ. IN.
31680 SQ. IN. / 150 = 211.20 SQ. IN. OF VENT REQ'D

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE MALL 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 FABRICATION. - 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.
--	--

AS AN ALTERNATE TO THE 1/50 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 (5F) 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: = 2489 SF 2489 SQ. FT. X 144 = 358416 SQ. IN. 358416 SQ. IN. / 300 = 1194.72 SQ. IN. OF VENT REQ'D 1194.72 SQ. IN. / 2 = 597.36 SQ. IN. 597.36 SQ. IN. OF VENT AT HIGH & 597.36 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2: = 220 SF 220 SQ. FT. X 144 = 31680 SQ. IN. 31680 SQ. IN. / 300 = 105.6 SQ. IN. OF VENT REQ'D 105.6 SQ. IN. / 2 = 52.8 SQ. IN. 52.8 SQ. IN. OF VENT AT HIGH & 52.8 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	



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PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GAI6082

SHEET TITLE:
ROOF PLAN 'B'

PRINT DATE:
November 28, 2017

SHEET NO:

2 B

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

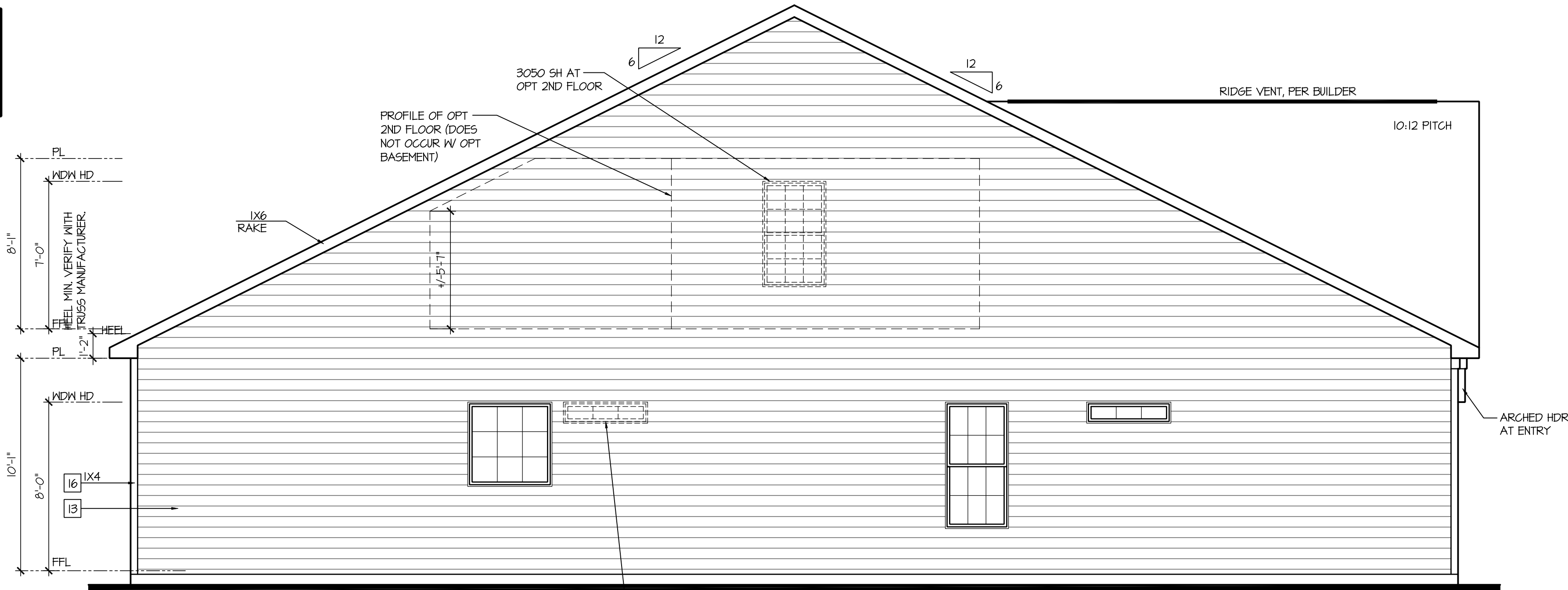
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VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

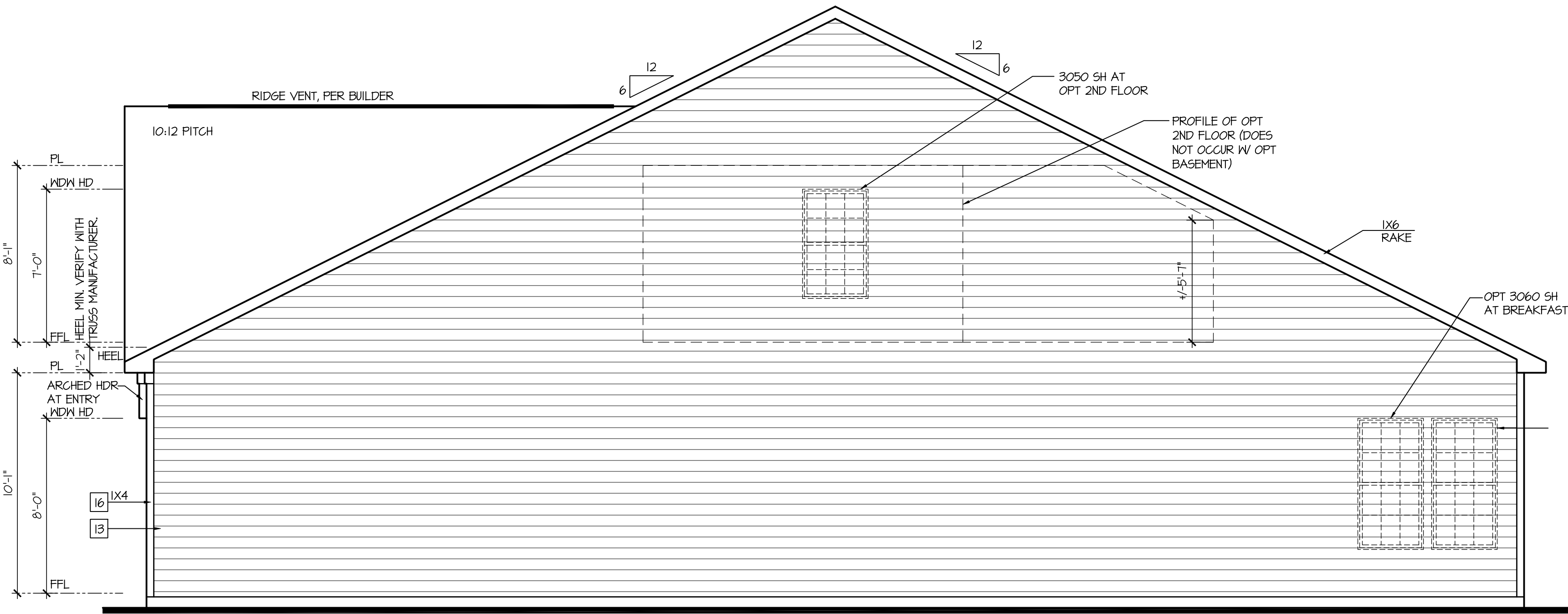
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FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

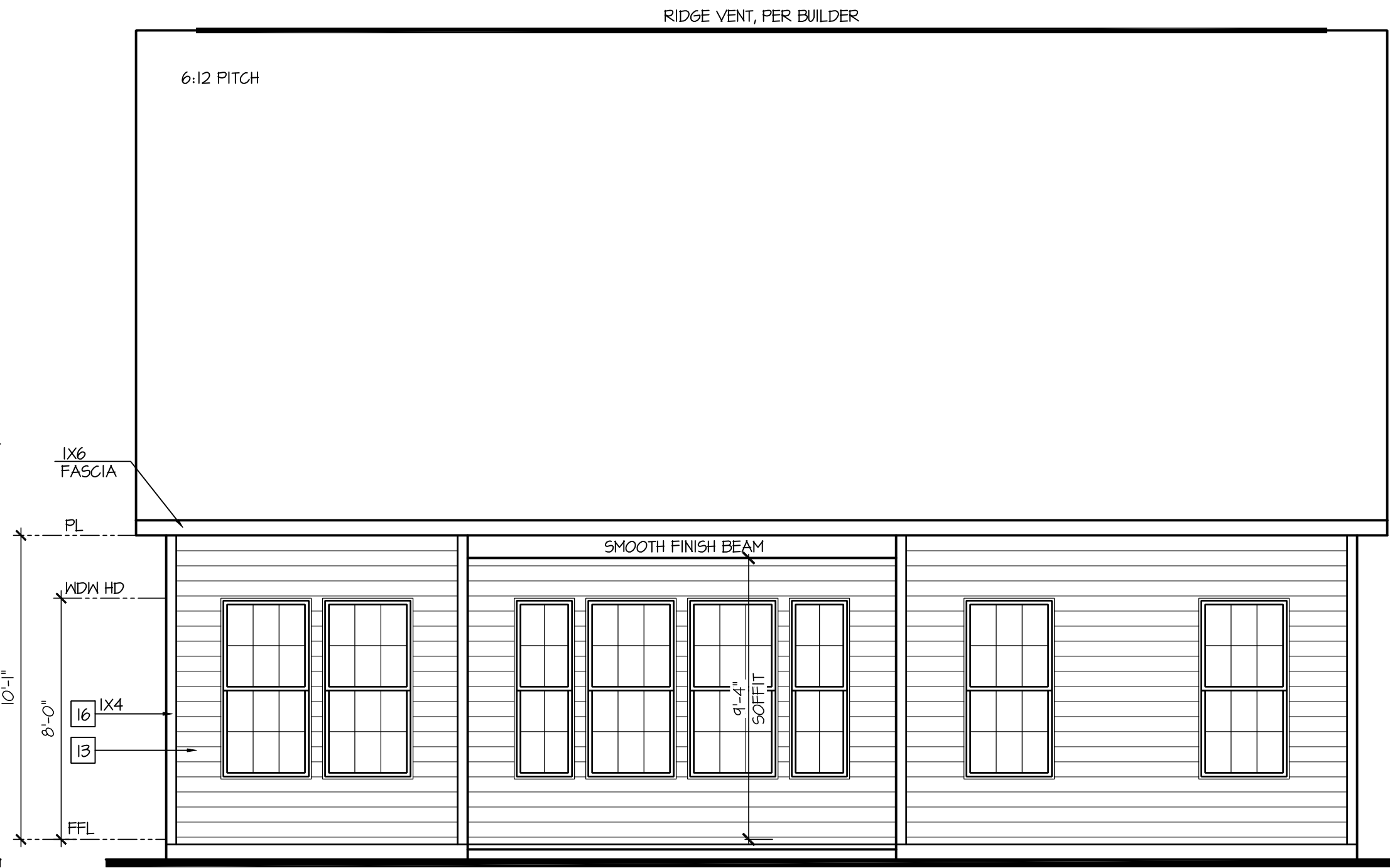
NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



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



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



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

D.R. HORTON

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NO:

DATE:

REVISION:

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PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

18685

2024

PROJECT TITLE:

40' Series Azalea 'D400'

Easton - MD North Region

PROJECT NO: GMD-GA16082

SHEET TITLE:

SIDE AND REAR ELEVATIONS 'B'

PRINT DATE:

November 28, 2017

SHEET NO:

3 B

Page 267 of 998

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 N/A

TYPICALS:

- 1 DECORATIVE 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.

SIDINGS:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.



Right Elevation 'B' w/
Opt Basement

Rear Elevation 'B' w/ Opt Basement

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

SHEET TITLE:
**SIDE AND REAR
ELEVATIONS 'B'
W/ OPT. BASEMENT**

PRINT DATE:
November 28, 2017

SHEET NO:
3 B-BS

Monolithic Slab Plan 'B'

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

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR MANUFACTURER.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IRC 312.1.
- SOILS TREATMENT:
BORACASE TERMITES TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION

NO:	DATE:	REVISION:
	11/12/24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

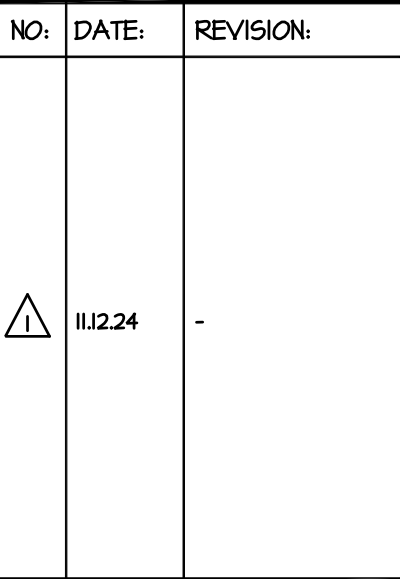
PROJECT NO: GMD-GA16082

HEET TITLE: **MONOLITHIC SLAB PLAN 'B'**

PRINT DATE:
November 28, 2017

SHEET NO:

4 MS B

**PROFESSIONAL SEAL:**

**40' Series
Azalea
'D400'**

PROJECT NO: GMD-GA16082

PRINT DATE:

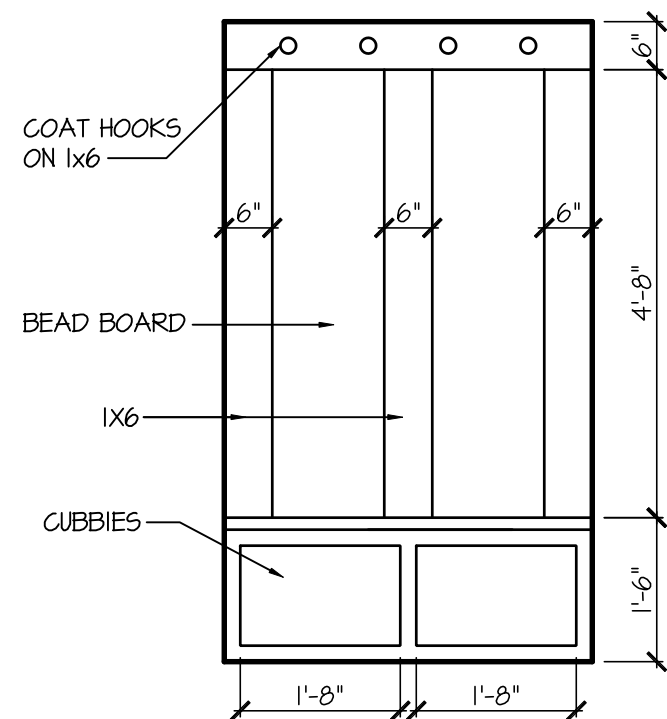
November 28, 2017

SHEET NO:

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DRAINAGE PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
T 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM.
(PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER 62408.2 AND P2801.6. PER 62408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFIC 312.1.
- SOILS TREATMENT:
BORACATE TREATMENT TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



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



Drop Zone

8'-9 1/2" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY

7'-9 1/2" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.

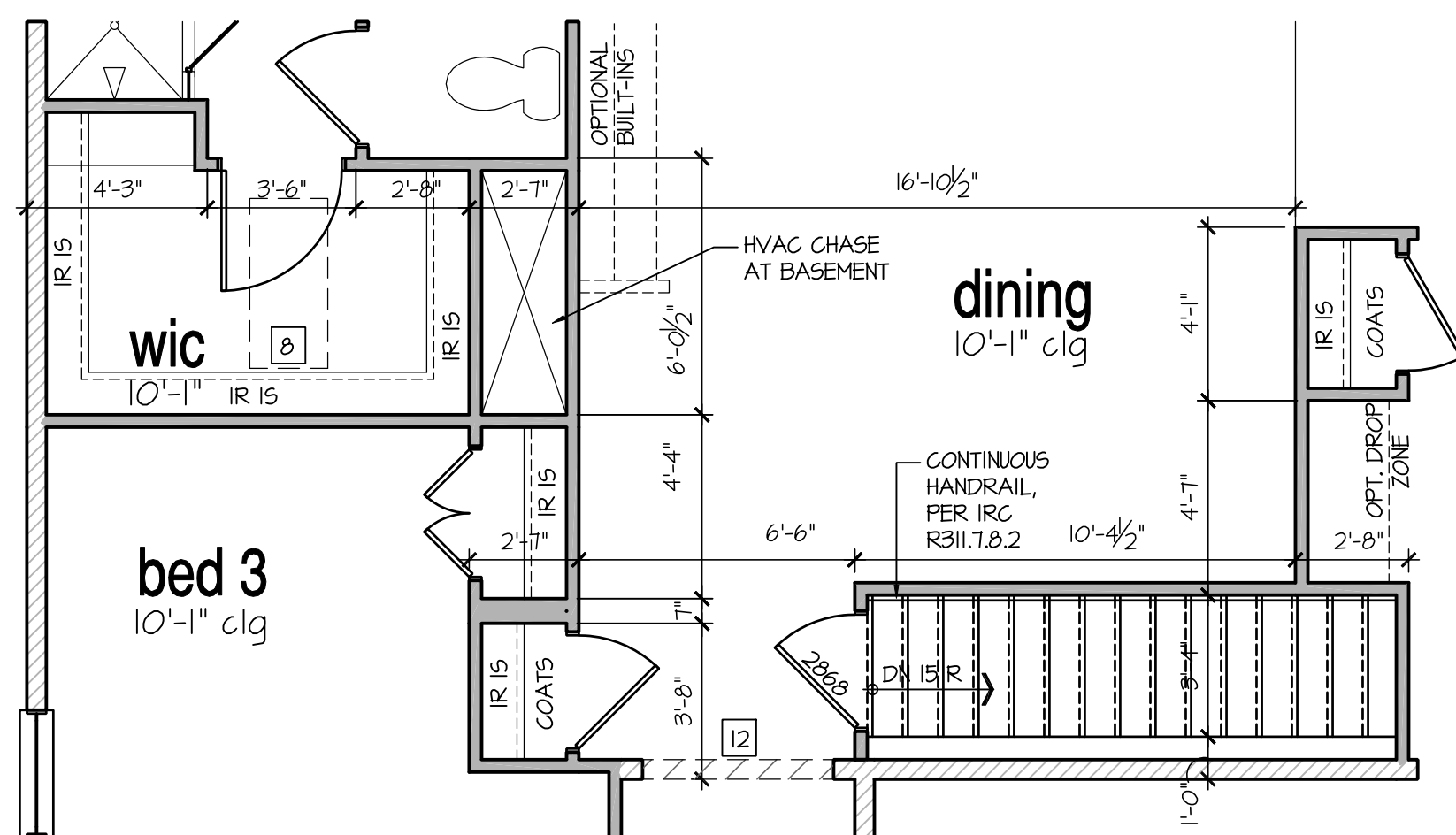
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

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.

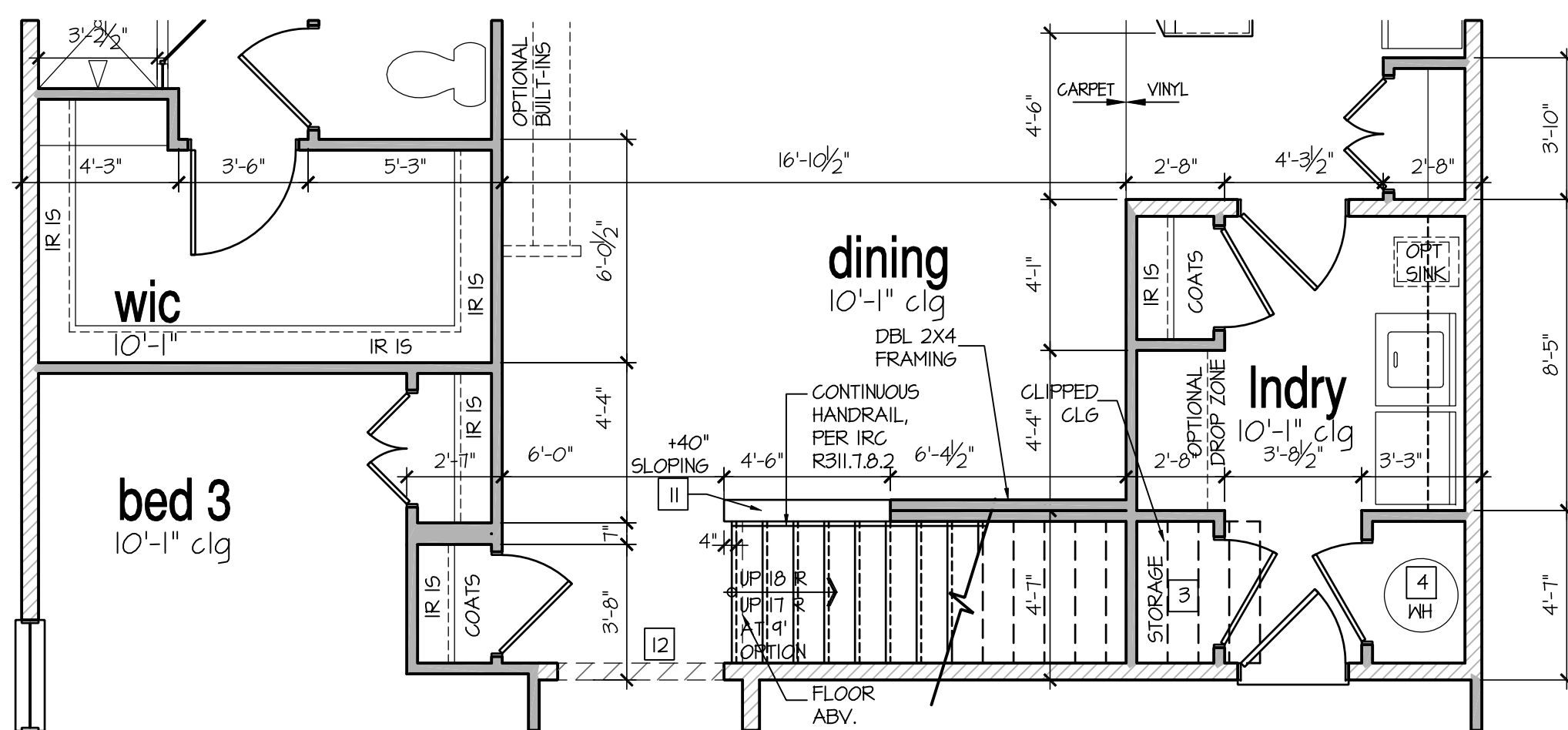
KEY NOTES: IRC

- 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 IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
 - MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M305.1.3)
 - ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.)
 - TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
 - BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
 - KITCHEN:
 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.



Basement Access Option

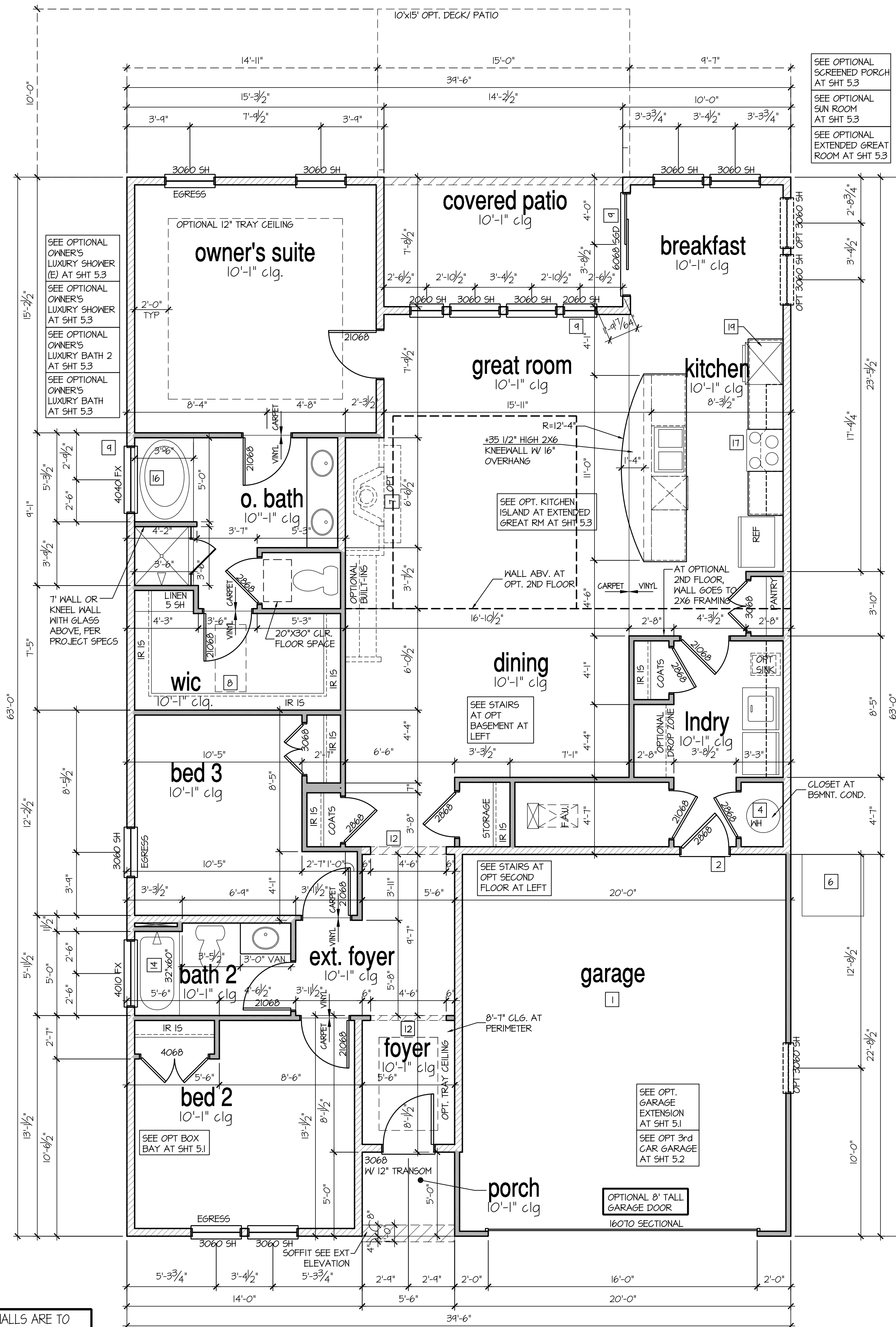
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Second Floor Option Access Floor Plan

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

IF EXTERIOR WALLS ARE TO
2x6, THEN THEY SHOULD BE 24"
O.C., UNLESS OTHERWISE NOTED
ON STRUCTURAL PLANS.



1st Floor Plan 'B'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

D.R.HORTON
America's Builder

NO: DATE: REVISION:

IIJ224

PROFESSIONAL CERTIFICATION. I CERTIFY
THAT THESE DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND. LICENSE NUMBER
18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

PROJECT NO: GMD-GAI6082

SHEET TITLE:
1ST FLOOR PLAN 'B'

PRINT DATE:
November 28, 2017

SHEET NO:
5 B

PROFESSIONAL SEAL:

Easton - MD North Region

FEET TITLE:
FRONT ELEVATION 'E'

SHEET NO:

Page 274 of 998

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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:

- TYPICALS:

- SIDING:

- [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Architectural drawing of the front elevation of a house, labeled "Front Elevation 'E'". The drawing shows a two-story structure with a gabled roof, a chimney, a central door, and a large garage. Key features include a 3:12 pitch chimney, a 6:12 main roof pitch, and a 12:12 gable pitch. The elevation includes a large window on the left, a central door with a transom, and a two-car garage on the right. Material callouts include stone, smooth panel siding, and various trim pieces. Dimensions for height, width, and pitch are provided throughout the drawing.

Front Elevation 'E'

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



NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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] N/A

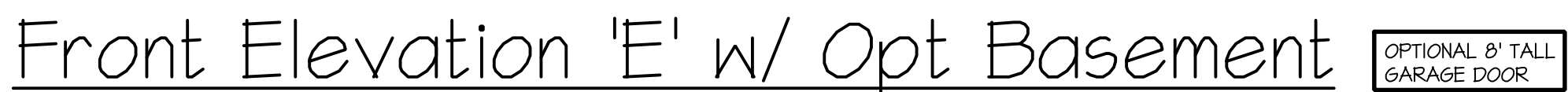
TYPICALS:

- 7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO:	DATE:	REVISION:
	11.12.24	-

**40' Series
Azalea
'D400'**

Easton - MD North Region

SHEET TITLE:
**FRONT ELEVATION 'E'
W/ OPT. BASEMENT**

SHEET NO:
1E-BS

ATTIC VENT CALCULATION FOR PLAN 'AZALEA': 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: = 2489 SF

2489 SQ. FT. X 144 = 358416 SQ. IN.
358416 SQ. IN. / 150 = 2389 SQ. IN. OF VENT REQ'D

ROOF AREA 2: = 220 SF

220 SQ. FT. X 144 = 31680 SQ. IN.
31680 SQ. IN. / 150 = 211.20 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL 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 'AZALEA': 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: = 2489 SF

2489 SQ. FT. X 144 = 358416 SQ. IN.
358416 SQ. IN. / 300 = 1194.72 SQ. IN. OF VENT REQ'D
1194.72 SQ. IN. / 2 = 597.36 SQ. IN.

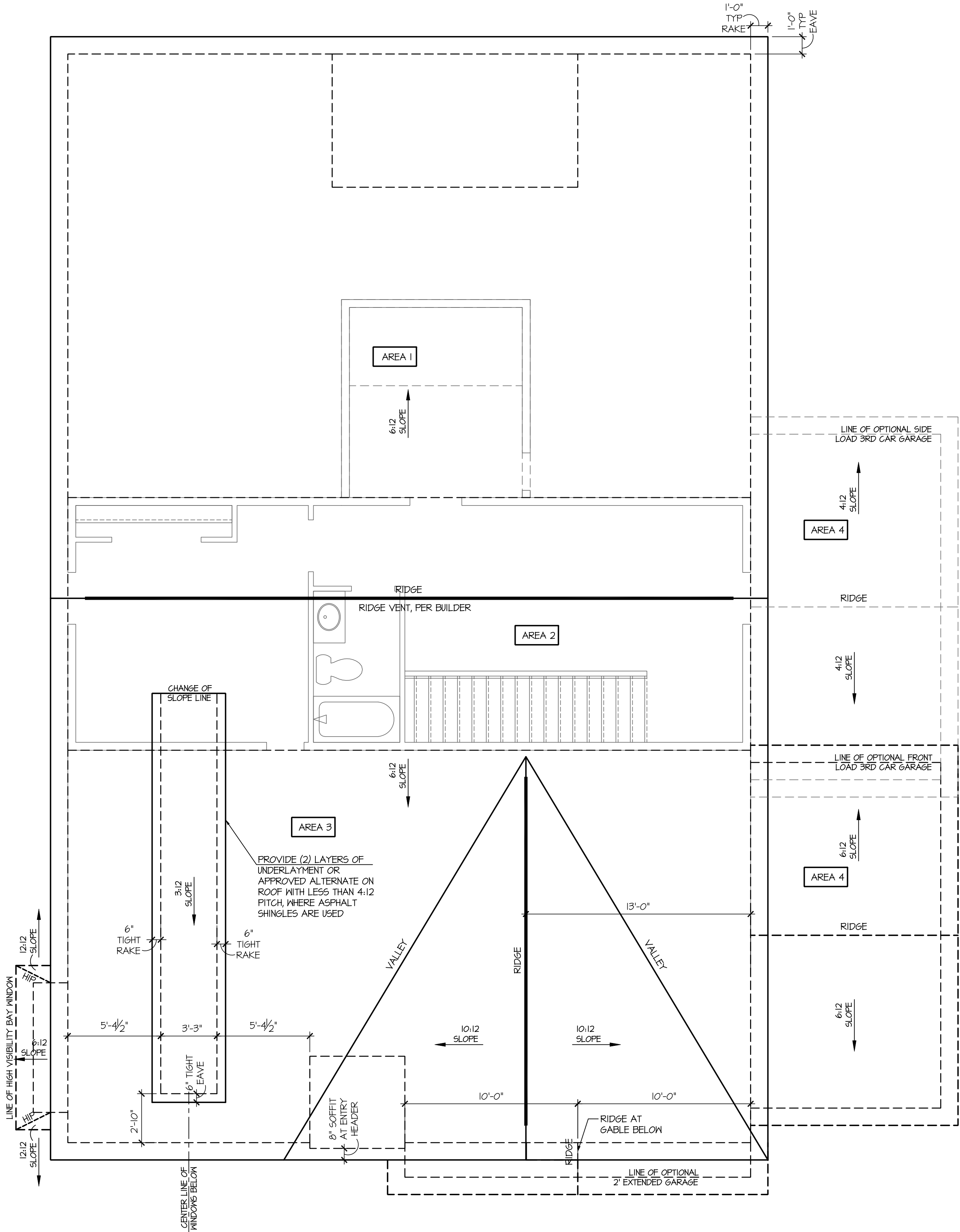
597.36 SQ. IN. OF VENT AT HIGH & 597.36 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2: = 220 SF

220 SQ. FT. X 144 = 31680 SQ. IN.
31680 SQ. IN. / 300 = 105.6 SQ. IN. OF VENT REQ'D
105.6 SQ. IN. / 2 = 52.8 SQ. IN.

52.8 SQ. IN. OF VENT AT HIGH & 52.8 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 'E'

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



NO:	DATE:	REVISION:
IIJ224		

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Azalea
'D400'

Easton - MD
North Region

PROJECT NO: GMD-GA16082

SHEET TITLE:
ROOF PLAN 'E'

PRINT DATE:
November 28, 2017

SHEET NO:

2 E

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 POSTS, 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] N/A

TYPICALS:

[7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

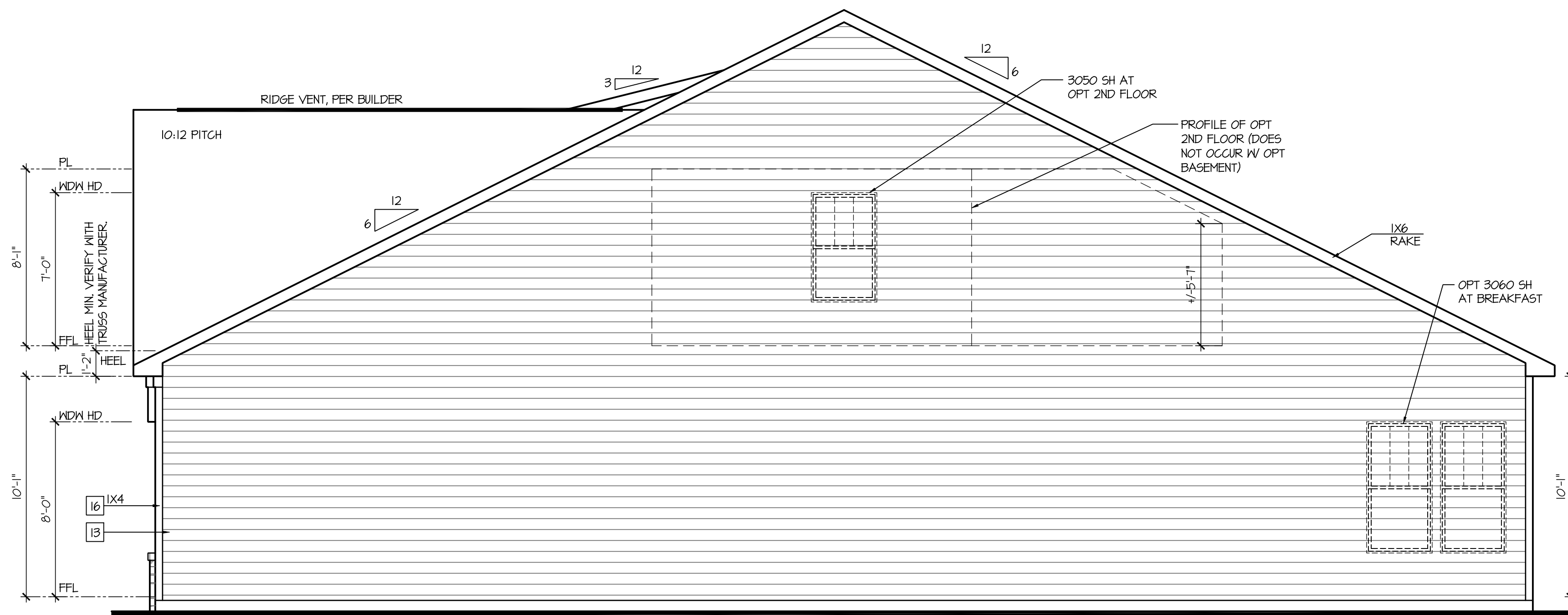
[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[17] FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

Architectural elevation drawing of a house. The drawing includes the following annotations and features:

- Roof:** Gabled roof with a 12:6 pitch on the left side and a 12:3 pitch on the right side. A ridge vent is indicated on the right side with the note "RIDGE VENT, PER BUILDER".
- Windows:**
 - A large double-hung window is located in the upper center of the elevation.
 - A smaller double-hung window is located on the lower left.
 - A single-hung window is located on the lower right.
 - A small rectangular window is located on the far right.
- Annotations:**
 - "3050 SH AT OPT 2ND FLOOR" points to the upper part of the central window.
 - "PROFILE OF OPT 2ND FLOOR (DOES NOT OCCUR W/ OPT BASEMENT)" points to the upper part of the central window.
 - "1X6 RAKE" points to the roofline on the left side.
 - "4'-5-1/2\" points to the height of the central window.
 - "12:6" and "12:3" indicate the roof pitches.
 - "RIDGE VENT, PER BUILDER" is located on the right side of the roof.
 - "10:12 PITCH" is located on the right side of the roof.
 - "HEEL MIN. VERIFY WITH TRUSS MANUFACTURER." is located on the left side, near the roofline.
 - "1X4" and "13" are located on the lower left side, near the foundation.
- Dimensions:**
 - "8'-1\" indicates the height from the finished floor (FFL) to the peak of the roof on the left side.
 - "7'-0\" indicates the height from the finished floor (FFL) to the top of the central window.
 - "10'-1\" indicates the height from the finished floor (FFL) to the top of the roof on the right side.
 - "8'-0\" indicates the height from the finished floor (FFL) to the top of the roof on the left side.
- Other:**
 - "PL" (Plumb Line) is indicated on the left side.
 - "FFL" (Finished Floor Level) is indicated on the left side.
 - "MDW HD" (Midway Head) is indicated on the left side.
 - "HEEL" is indicated on the left side, near the roofline.

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



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



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

NO:	DATE:	REVISION:
	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 06685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

MEET TITLE: SIDE AND REAR ELEVATIONS 'E'

PRINT DATE:
November 28, 2017

SHEET NO:

3 E

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 N/A

TYPICALS:

- 1 DECORATIVE 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.

SIDINGS:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

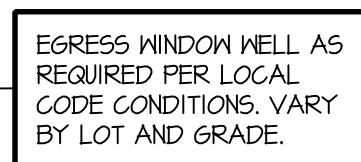
NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.



Architectural elevation drawing of a house with a gabled roof. The drawing includes the following annotations and features:

- Roof:** 10:12 PITCH. Ridge vent, PER BUILDER.
- Windows:**
 - Central window with a dashed outline.
 - Small window on the right side with a dashed outline.
 - Large window on the right side with a dashed outline.
- Annotations:**
 - 3050 SH AT OPT 2ND FLOOR
 - PROFILE OF OPT 2ND FLOOR (DOES NOT OCCUR W/ OPT BASEMENT)
 - IX6 RAKE
 - OPT 3060 SH AT BREAKFAST
- Dimensions and Levels:**
 - 8'-1" (Total height)
 - 7'-0" (Height to roofline)
 - 1'-2" (Height to roofline)
 - 10'-1" (Total height)
 - 8'-0" (Height to roofline)
 - 16 (Height to roofline)
 - 13 (Height to roofline)
 - FFL (Finish Floor Level)
 - PL (Plumb Line)
 - MDW HD (Midway Height)
 - HEEL MIN. VERIFY WITH TRUSS MANUFACTURER

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



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

- NOTES: IRC
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.

-

THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.

-

SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.

-

SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.

-

VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.

-

REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.

-

FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.

-

REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.

-

PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.

-

VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.

-

VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)

-

TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.

-

FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.

-

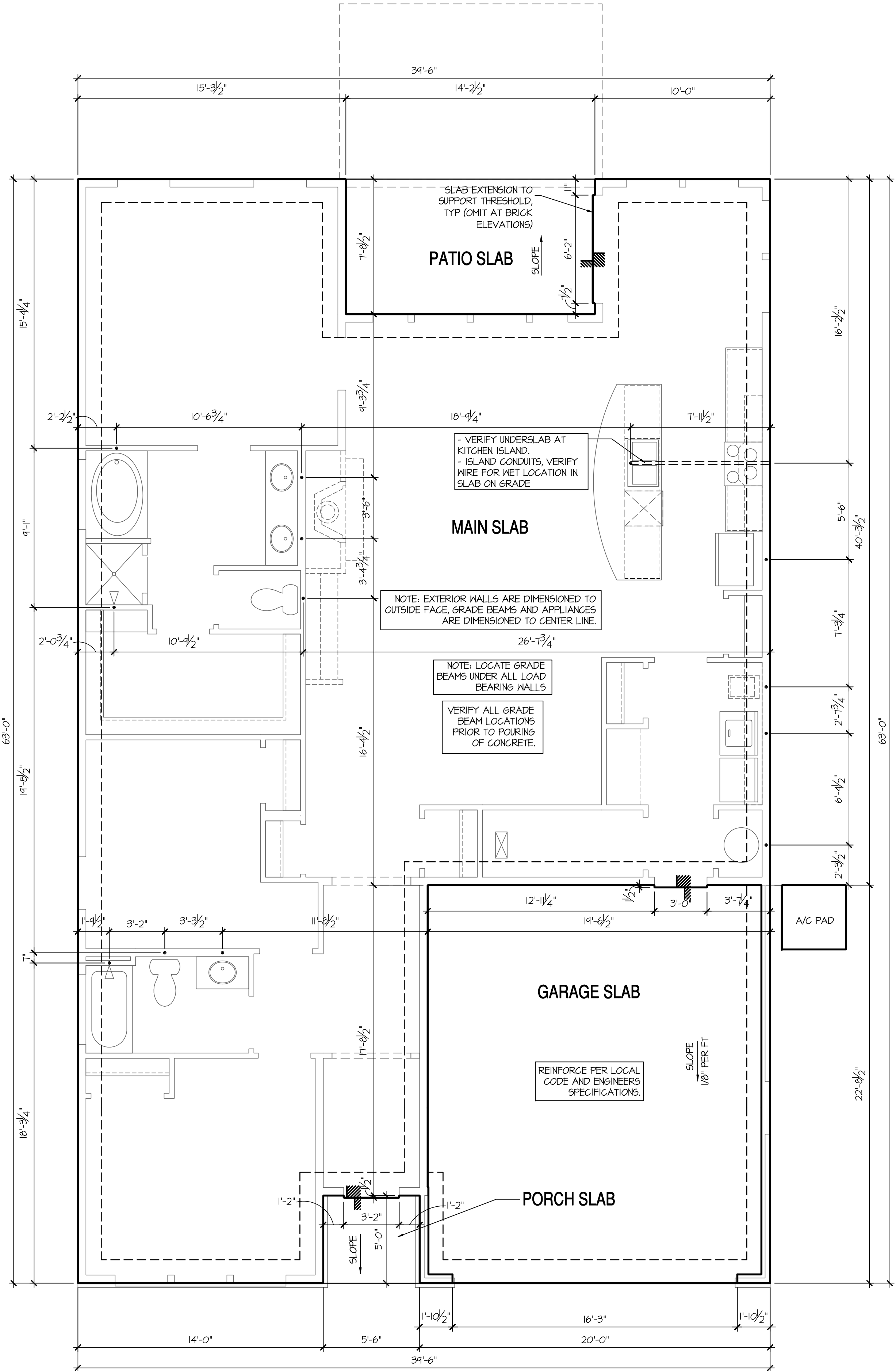
SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)

-

WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

-

GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Monolithic Slab Plan 'E'

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

NO:	DATE:	REVISION:
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II.12.24	-
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PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Azalea
'D400'

Easton - MD
North Region

PROJECT NO: GMD-6A16082

SHEET TITLE:
MONOLITHIC SLAB PLAN 'E'

PRINT DATE:
November 28, 2017

SHEET NO:
4 MS E

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION

NOTES: FRONT PORCH AND REAR DECKS FINISH ELEVATION NOT TO EXCEED 24" CLEAR IN HEIGHT TO FINISHED ADJACENT GRADE.

PATIO SLAB

MAIN SLAB

NOTE: EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE FACE, GRADE BEAMS AND APPLIANCES ARE DIMENSIONED TO CENTER LINE.

NOTE: LOCATE GRADE BEAMS UNDER ALL LOAD BEARING WALLS

VERIFY ALL GRADE BEAM LOCATIONS PRIOR TO POURING OF CONCRETE.

NOTES: FINISHED FLOOR HEIGHT TO ADJACENT GARAGE SLAB HEIGHT NOT TO EXCEED 24" CLEAR IN HEIGHT TO FINISHED ADJACENT GRADE.

GARAGE SLAB

REINFORCE PER LOCAL CODE AND ENGINEERS SPECIFICATIONS.

PORCH SLAB

A/C PAD

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO:

DATE:

REVISION:

II.12.24

-

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PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

18885

2024

PROJECT TITLE:

40' Series
Azalea
'D400'

Easton - MD
North Region

PROJECT NO: GMD-GA16082

SHEET TITLE:

STEM WALL PLAN 'E'

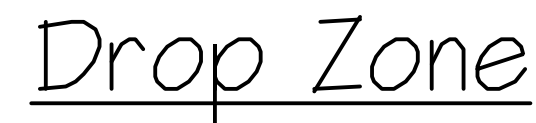
PRINT DATE:

November 28, 2017

SHEET NO:

4 SW E

Page 280 of 998



(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

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.

- 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 IRC SECTION R302.6)

GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
- [2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
- [3] BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)

MEP'S
- [4] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
- [5] N/A
- [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 IRC SECTION M305.1.3)

ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" x 54" SIZE).

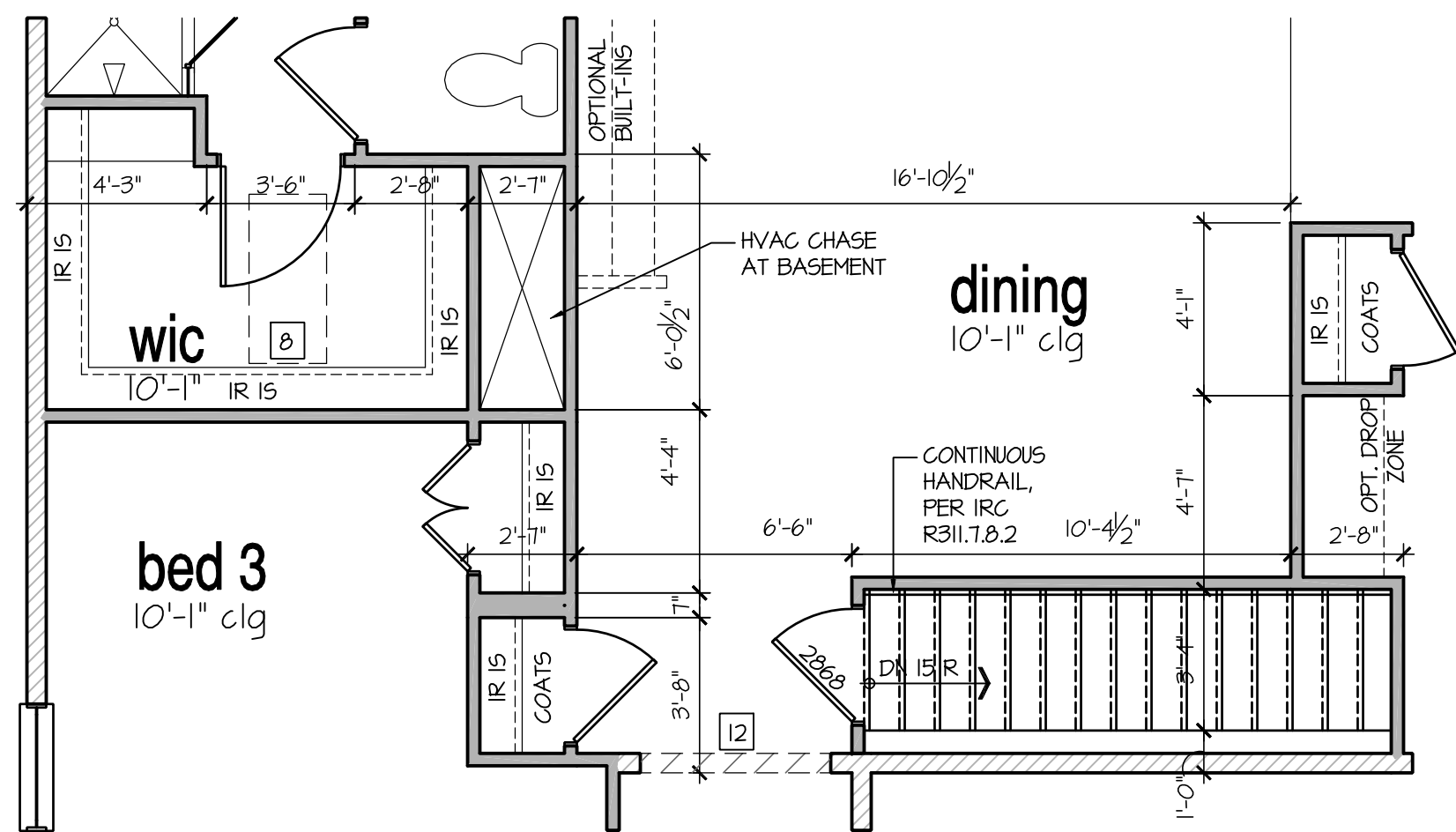
TYPICALS:
- [9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
- [10] N/A
- [11] HALF WALL, HEIGHT AS NOTED.
- [12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.

BATHS:
- [13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
- [14] 30"x60" TUB/SHOWER PAN
- [15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
- [16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)

KITCHEN:
- [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD

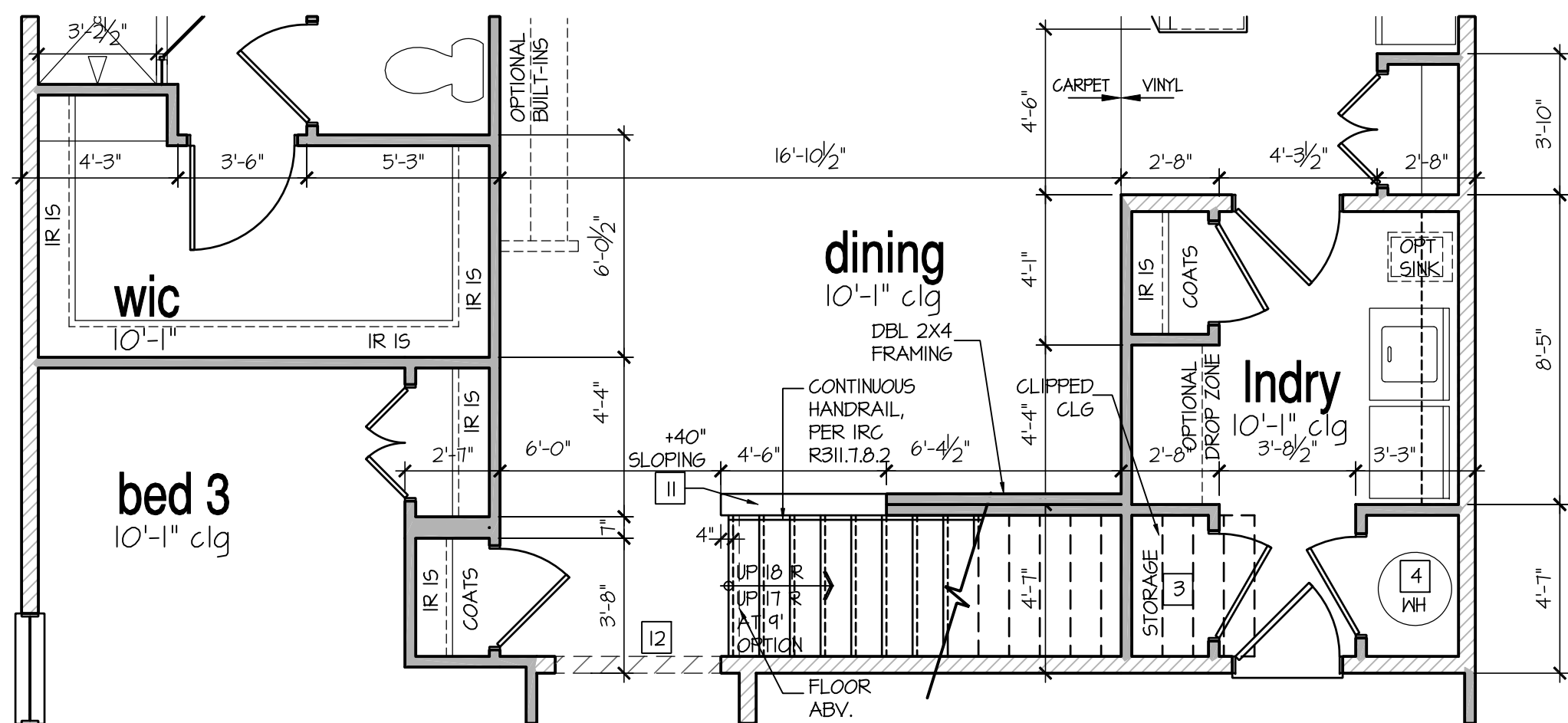
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [18] 30" GAS COOKTOP AND HOOD.

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



Basement Access Option

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

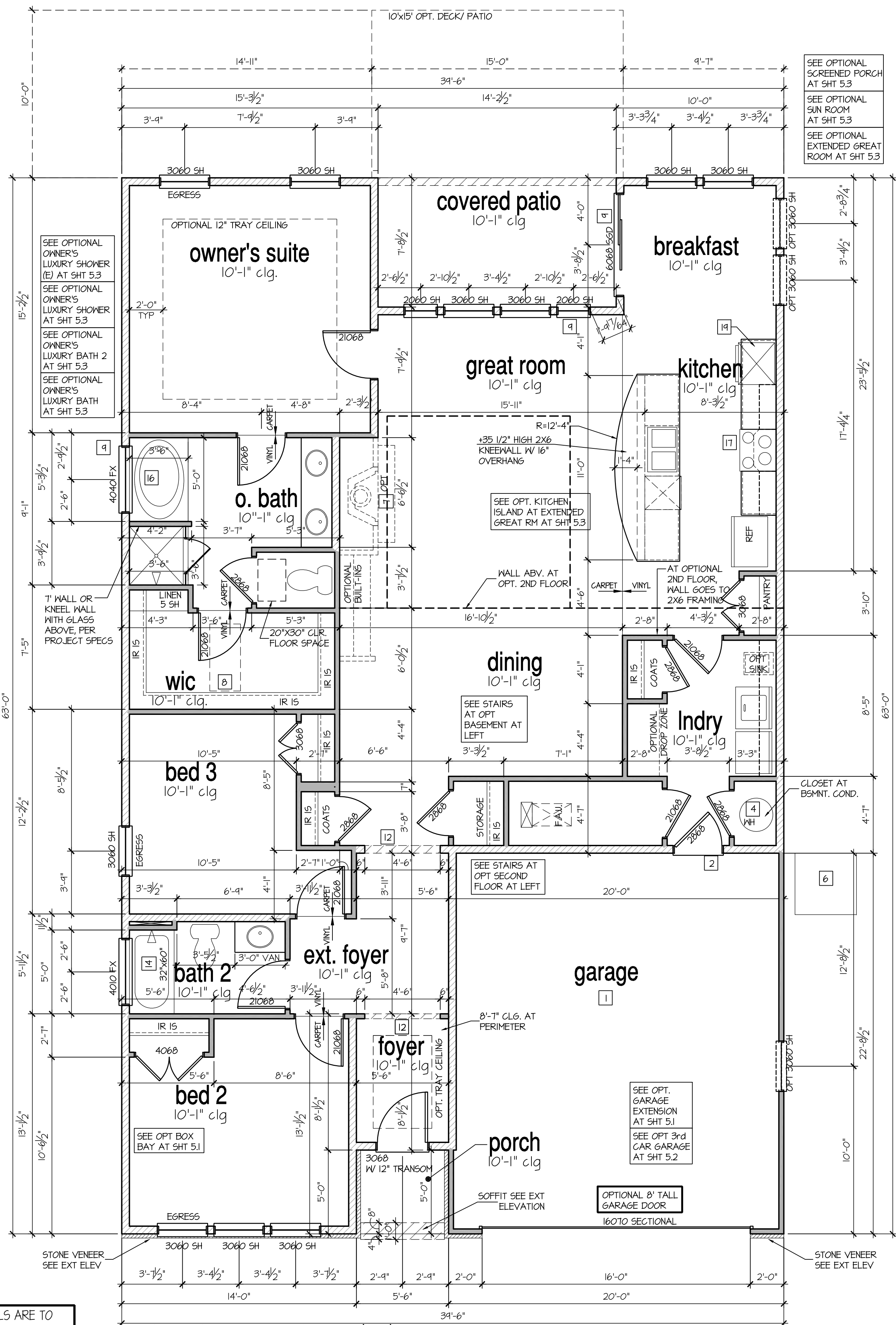


Second Floor Option

Access Floor Plan

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

IF EXTERIOR WALLS ARE TO
2x6, THEN THEY SHOULD BE 24"
O.C., UNLESS OTHERWISE NOTED
ON STRUCTURAL PLANS.



1st Floor Plan 'E

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

NO:	DATE:	REVISION:
	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

HEET TITLE:
1ST FLOOR PLAN 'E'

PRINT DATE:
November 28, 2017

SHEET NO:

5 E

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NO.:	DATE:	REVISION:
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PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

FEET TITLE:
FRONT ELEVATION 'F'

PRINT DATE:
November 28, 2017

SHEET NO:

1F

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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 | N/A |

TYPICALS:

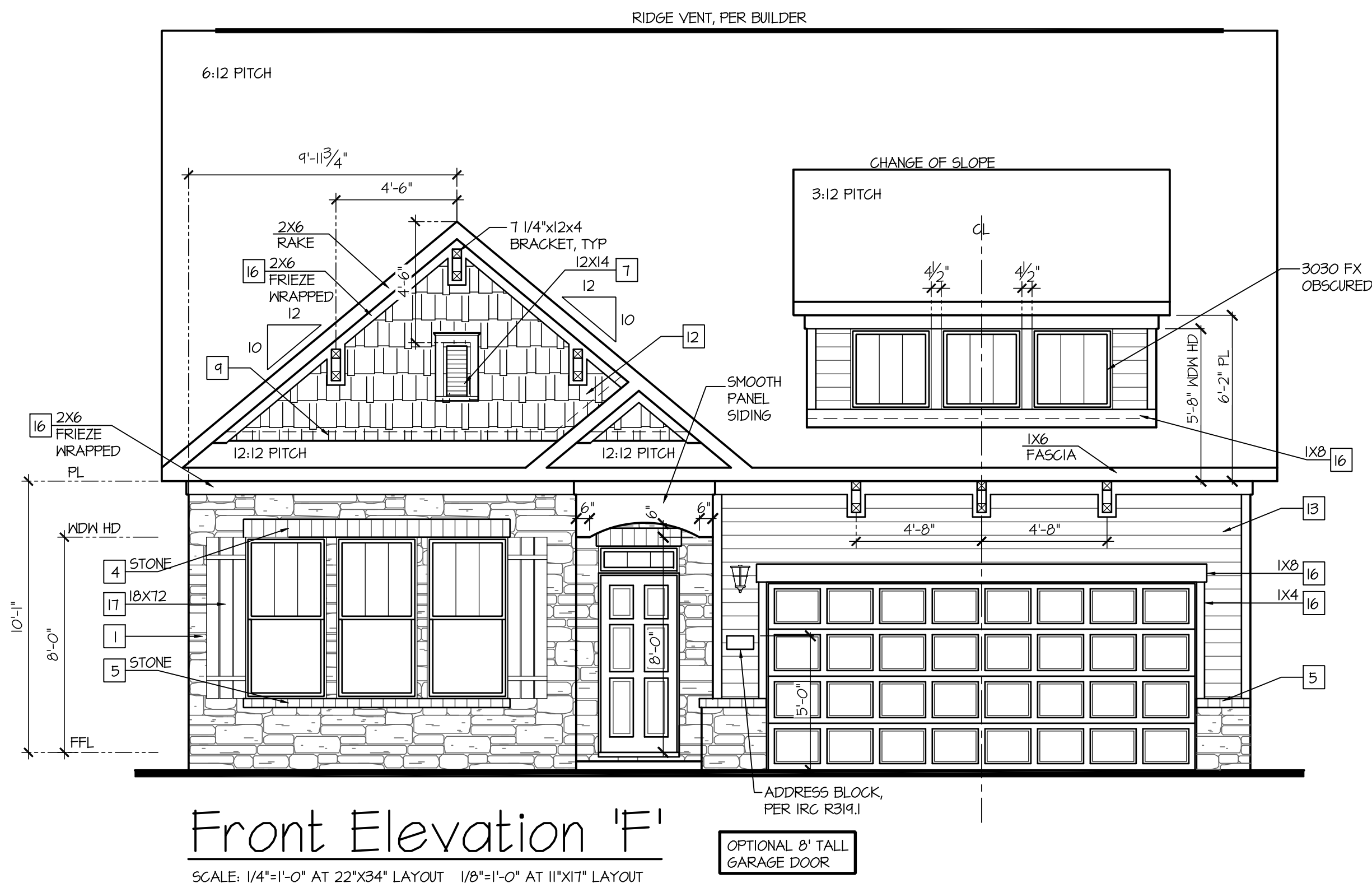
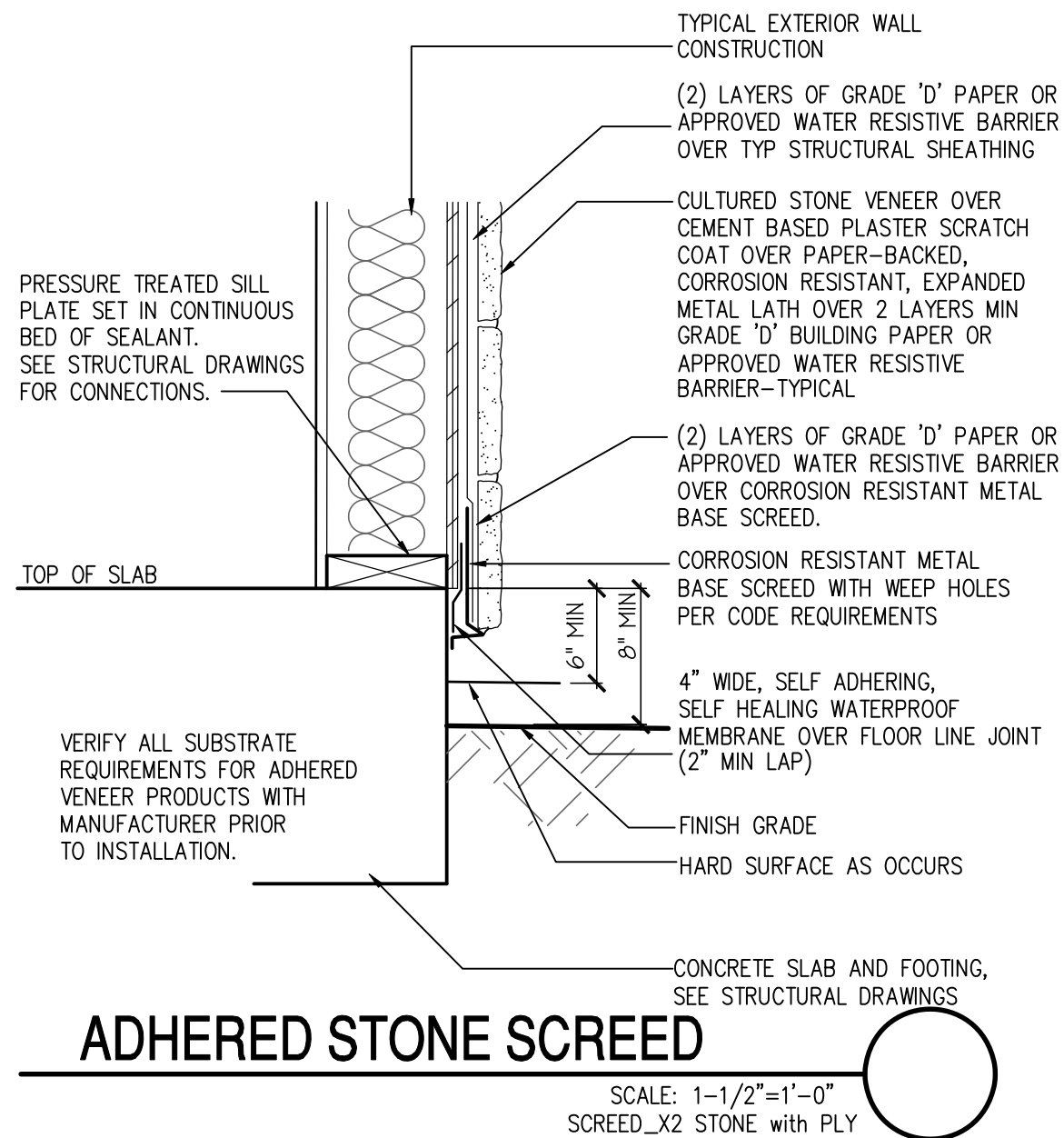
- 7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- 8 CODE APPROVED TERMINATION CHIMNEY CAP.
- 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE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

SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS;
FIBER CEMENT PANEL SIDING W/ X3 BATTS AT 12" O.C. PER DEVELOPER W/ X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

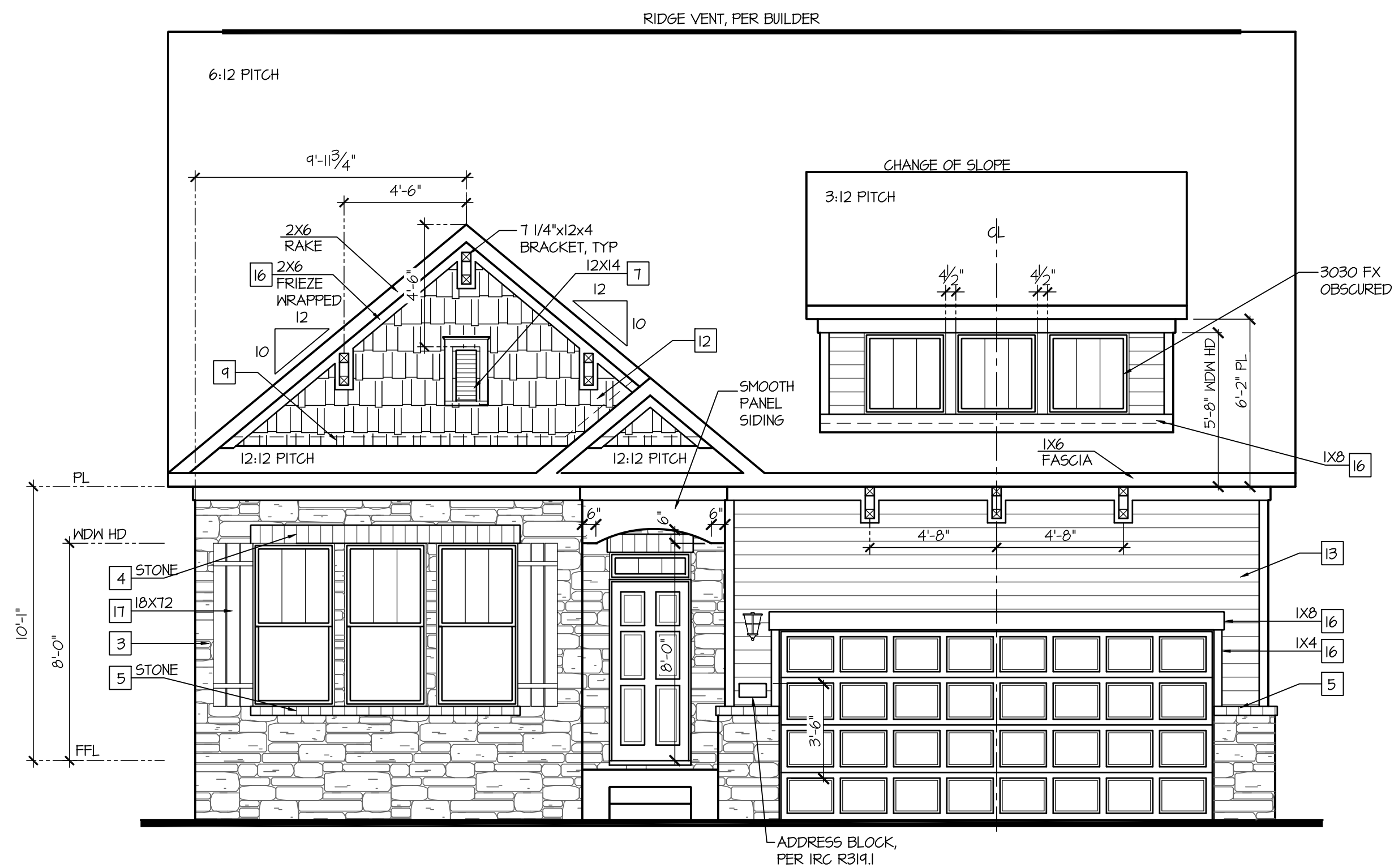


- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNO. ON ELEVATIONS.
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER, DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- 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:

- NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

- NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.



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

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NO:	DATE:	REVISION:
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PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

**FRONT ELEVATION 'F'
W/ OPT. BASEMENT**

PRINT DATE:
November 28, 2017

SHEET NO:
1F-BS

ATTIC VENT CALCULATION FOR PLAN 'AZALEA': 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: = 2489 SF

2489 SQ. FT. X 144 = 358416 SQ. IN.
358416 SQ. IN. / 150 = 2389 SQ. IN. OF VENT REQ'D

ROOF AREA 2: = 220 SF

220 SQ. FT. X 144 = 31680 SQ. IN.
31680 SQ. IN. / 150 = 211.20 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL 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 'AZALEA': 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: = 2489 SF

2489 SQ. FT. X 144 = 358416 SQ. IN.
358416 SQ. IN. / 300 = 1194.72 SQ. IN. OF VENT REQ'D
1194.72 SQ. IN. / 2 = 597.36 SQ. IN.

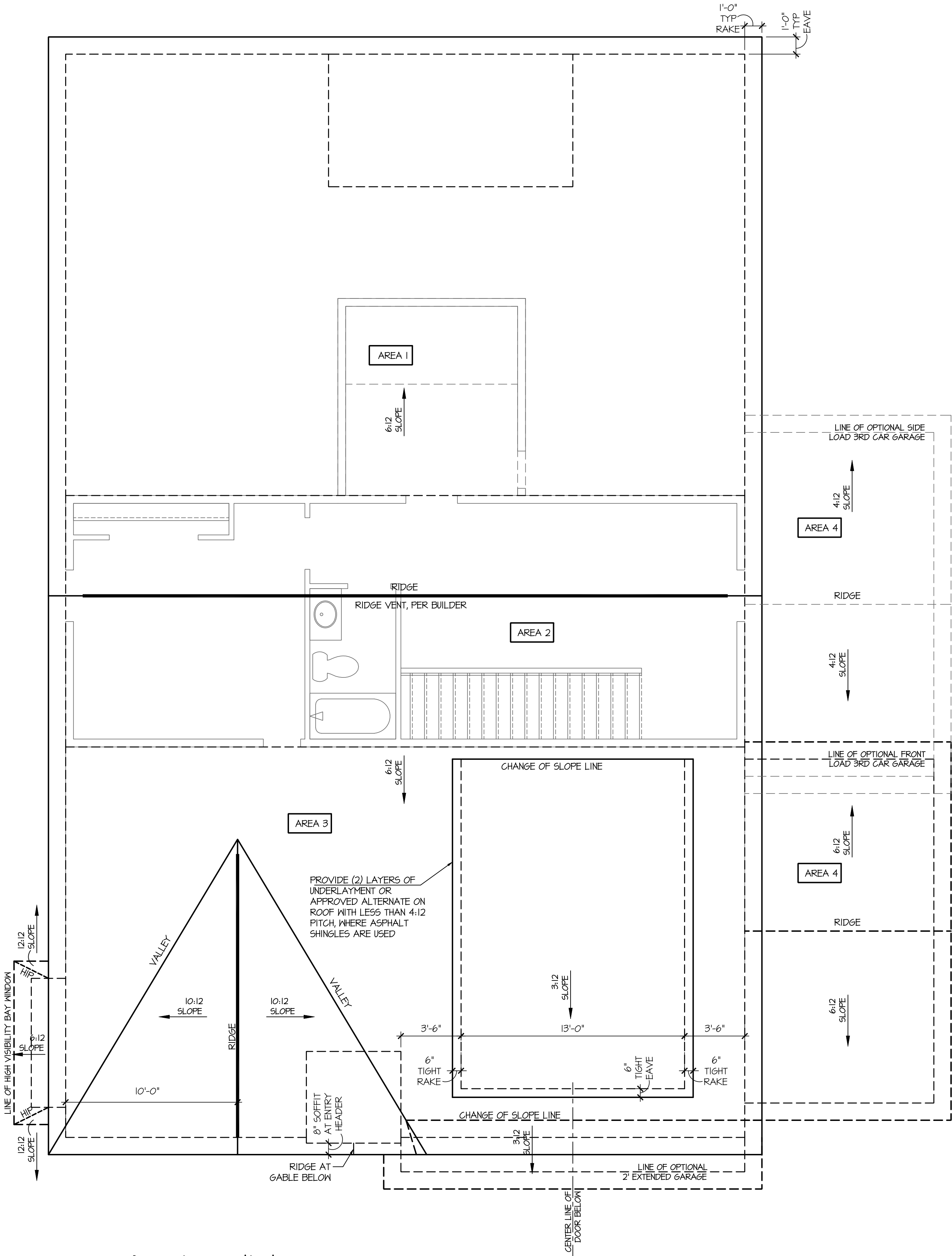
597.36 SQ. IN. OF VENT AT HIGH & 597.36 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2: = 220 SF

220 SQ. FT. X 144 = 31680 SQ. IN.
31680 SQ. IN. / 300 = 105.6 SQ. IN. OF VENT REQ'D
105.6 SQ. IN. / 2 = 52.8 SQ. IN.

52.8 SQ. IN. OF VENT AT HIGH & 52.8 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 'F'

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

NO:	DATE:	REVISION:
IIJ224	11/2/24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

PROJECT NO: GMD-GAI6082

SHEET TITLE:
ROOF PLAN 'F'

PRINT DATE:
November 28, 2017

SHEET NO:

2 F

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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 N/A

TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

ROOFING:

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

[illegible]

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



SCALE: $\frac{1}{4}" = 1'-0"$ AT 22"X34" LAYOUT $\frac{1}{8}" = 1'-0"$ AT 11"X17" LAYOUT



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

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- MINIMUM HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 RAINLOCK COURSE
- 6 N/A

TYPICALS:

- 1 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
(AT SPECIFIED LOCATIONS.)
- 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

FINISHES:

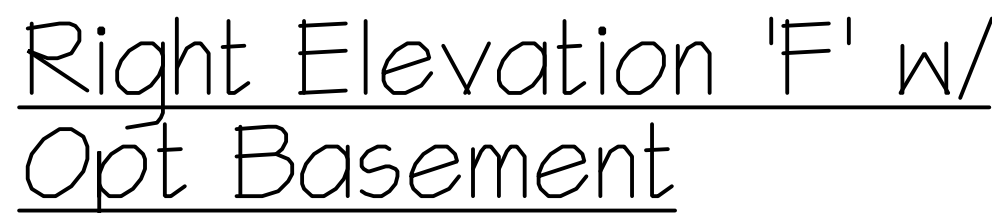
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED)

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
 - 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 & 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 N/A
- TYPICALS:
- 1 DECORATIVE 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:
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 - 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.



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



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



EGRESS WINDOW WELL AS
REQUIRED PER LOCAL
CODE CONDITIONS. VARY
BY LOT AND GRADE.

Rear Elevation 'F' w/ Opt Basement

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

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

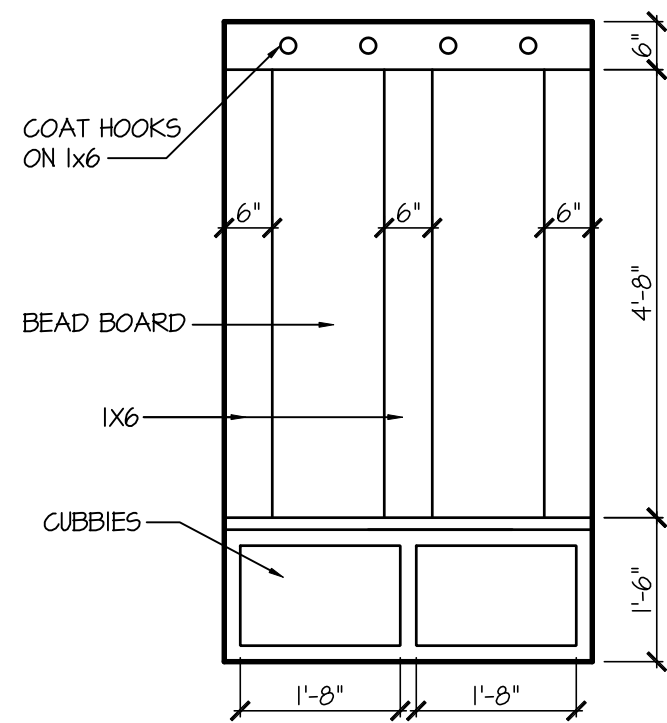
DEET TITLE:
**SIDE AND REAR
ELEVATIONS 'F'
W/ OPT. BASEMENT**

PRINT DATE:
November 28, 2017

SHEET NO:
3 F-BS



- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOFS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLD-DOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
(PER IRC SECTION R311.3.1)
- TYP STOOPT AT INSWING/GLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM.
(PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. FOR G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFCC 312.
- SOILS TREATMENT:
BORACARE TERMITICIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION
ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Drop Zone

8'-9 1/2" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY

7'-9 1/2" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.

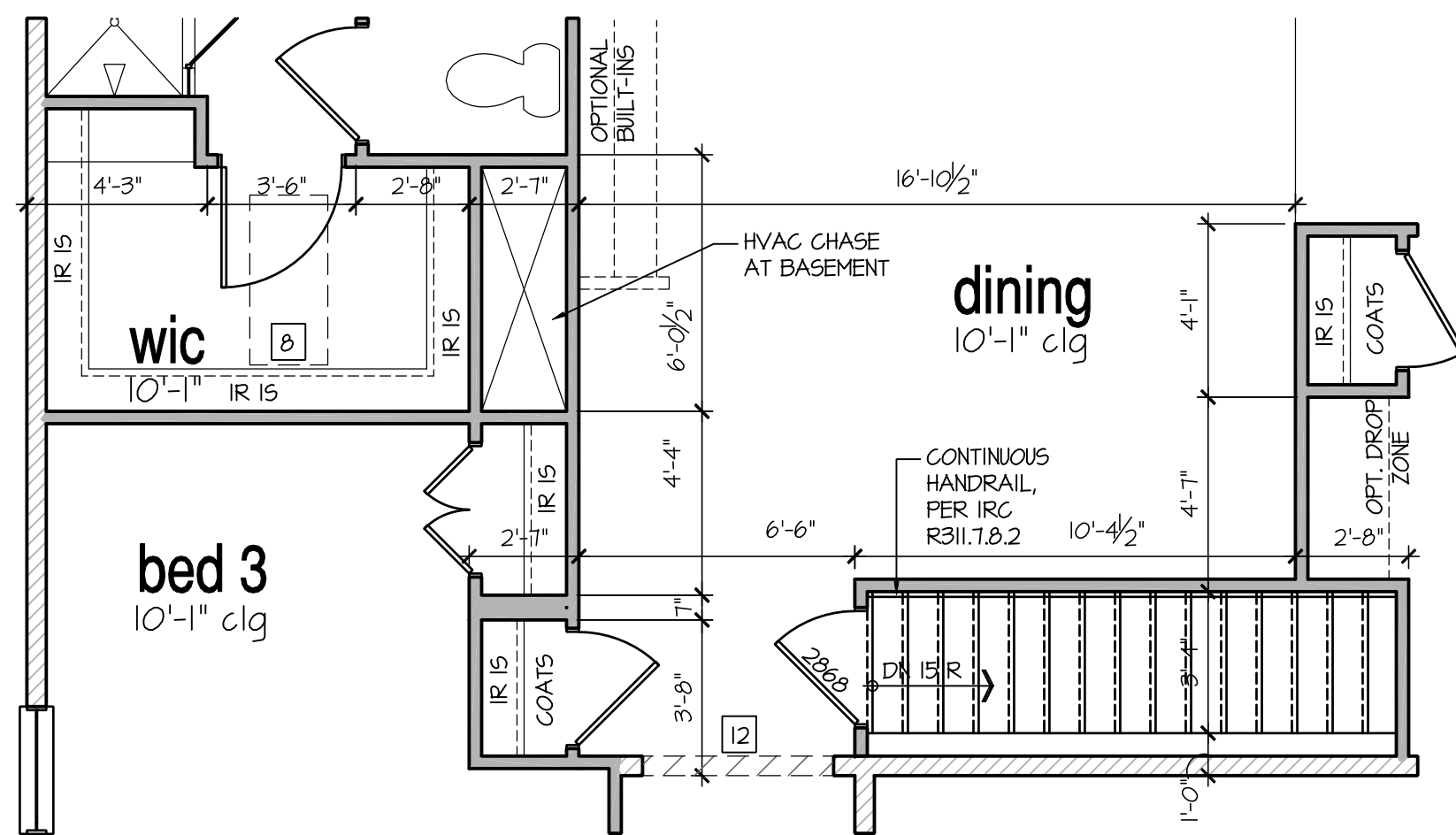
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

WALL LEGEND:

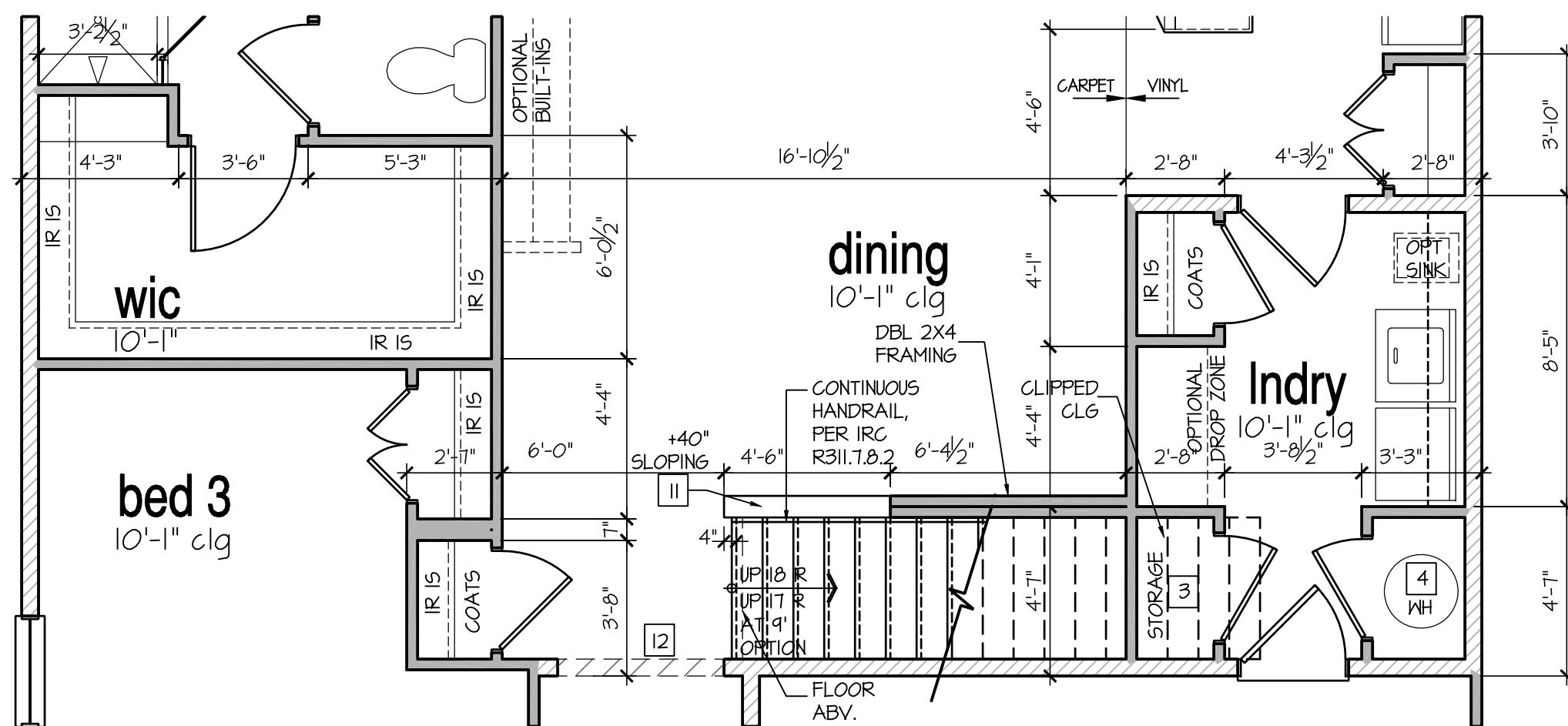
FULL HEIGHT 2X4 WOOD STUD PARTITION	FULL HEIGHT 2X6 WOOD STUD PARTITION
BRICK / STONE VENEER	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED	DRYWALL OPENING, HEIGHT AS NOTED ON PLAN.

KEY NOTES: IRC

- 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 IRC SECTION R302.6)
 - GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
 - MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M305.1.3)
 - ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
 - TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
 - KITCHEN:
 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.



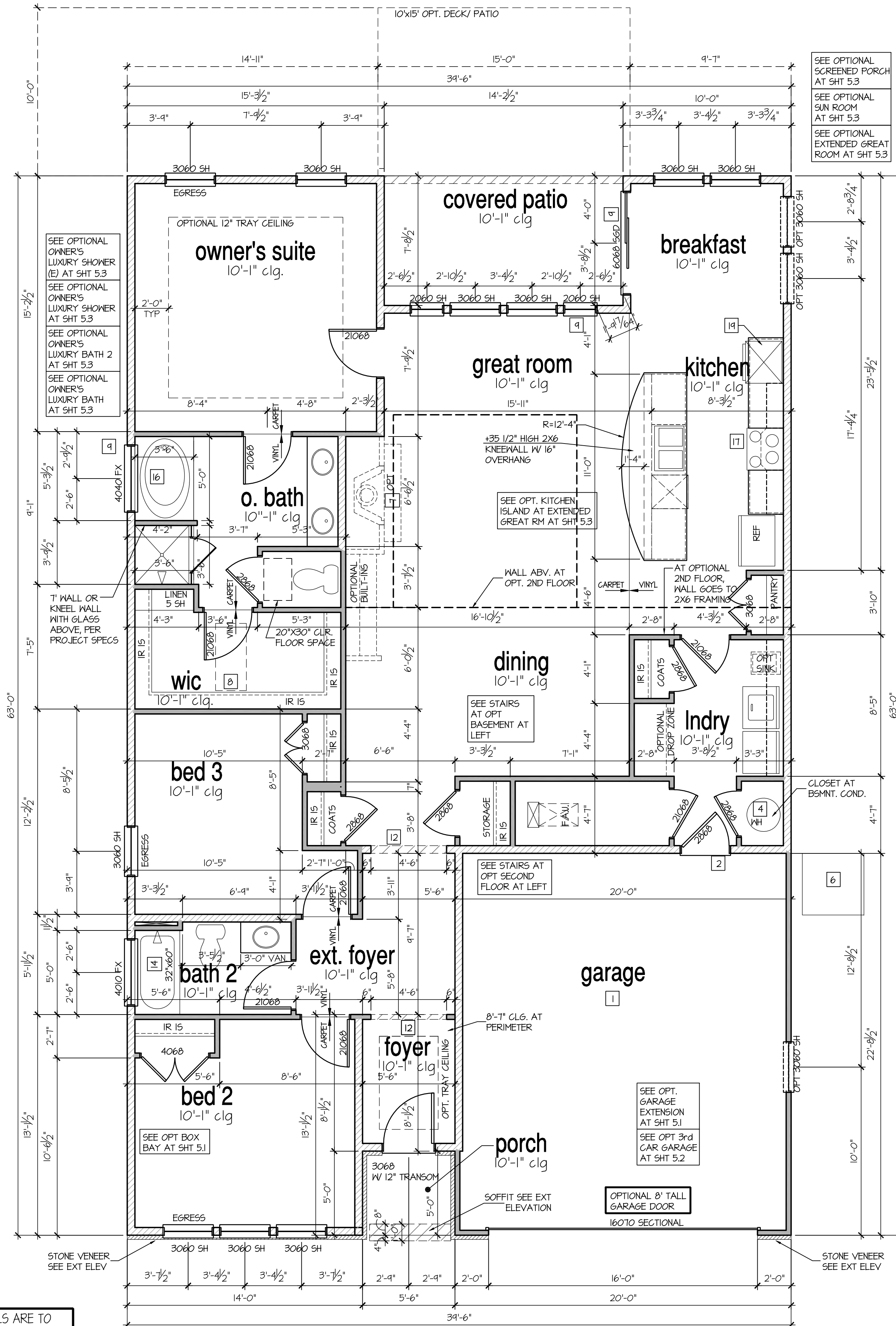
Basement Access Option



Second Floor Option Access Floor Plan

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

IF EXTERIOR WALLS ARE TO 2x6, THEN THEY SHOULD BE 24" O.C., UNLESS OTHERWISE NOTED ON STRUCTURAL PLANS.



1st Floor Plan 'F'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

D.R. HORTON
America's Builder

NO: DATE: REVISION:

II.12.24

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

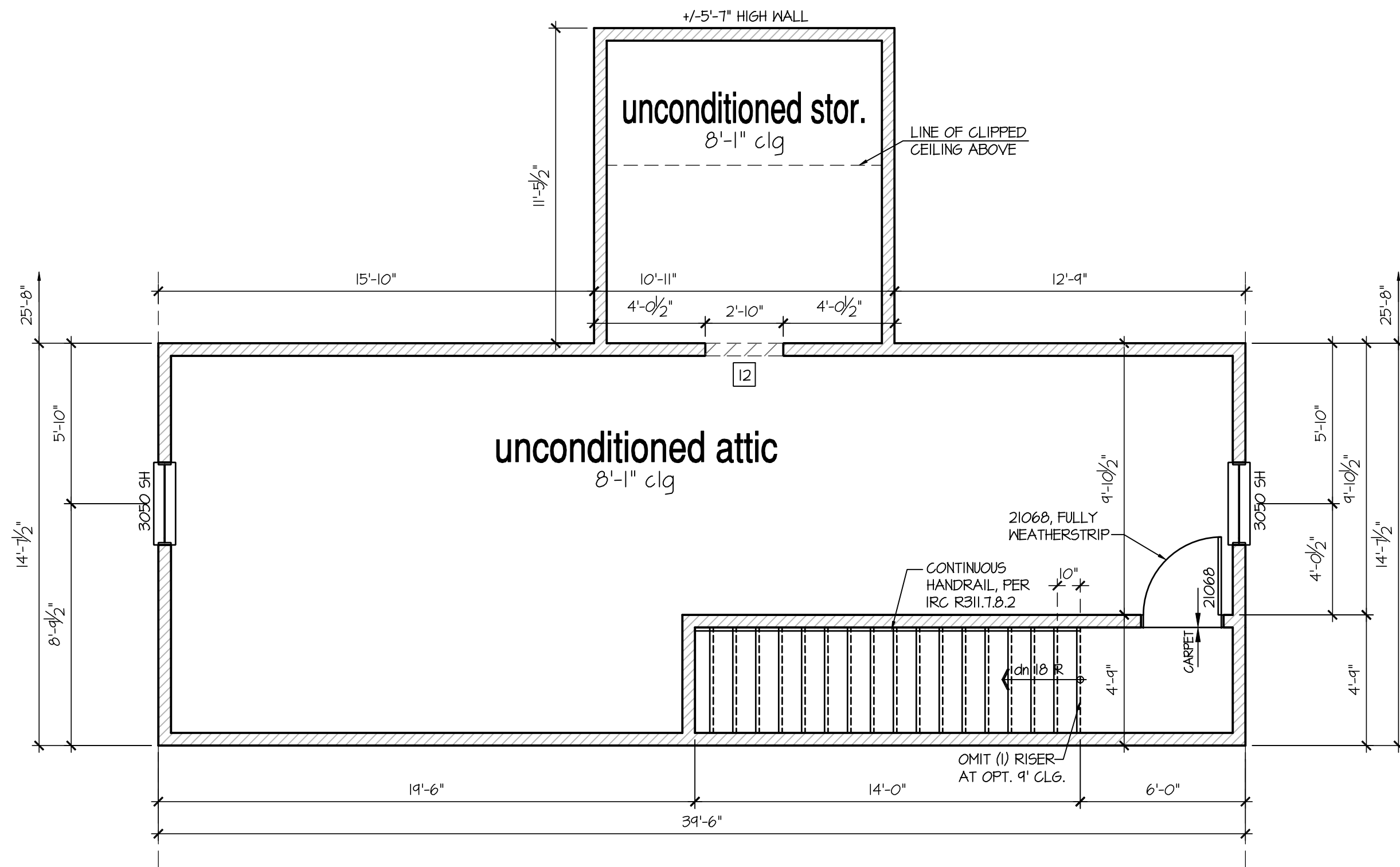
**Easton - MD
North Region**

PROJECT NO: GMD-GAI6082

SHEET TITLE:
1ST FLOOR PLAN 'F'

PRINT DATE:
November 28, 2017

SHEET NO:
5 F



Opt. Unconditioned Attic

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

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

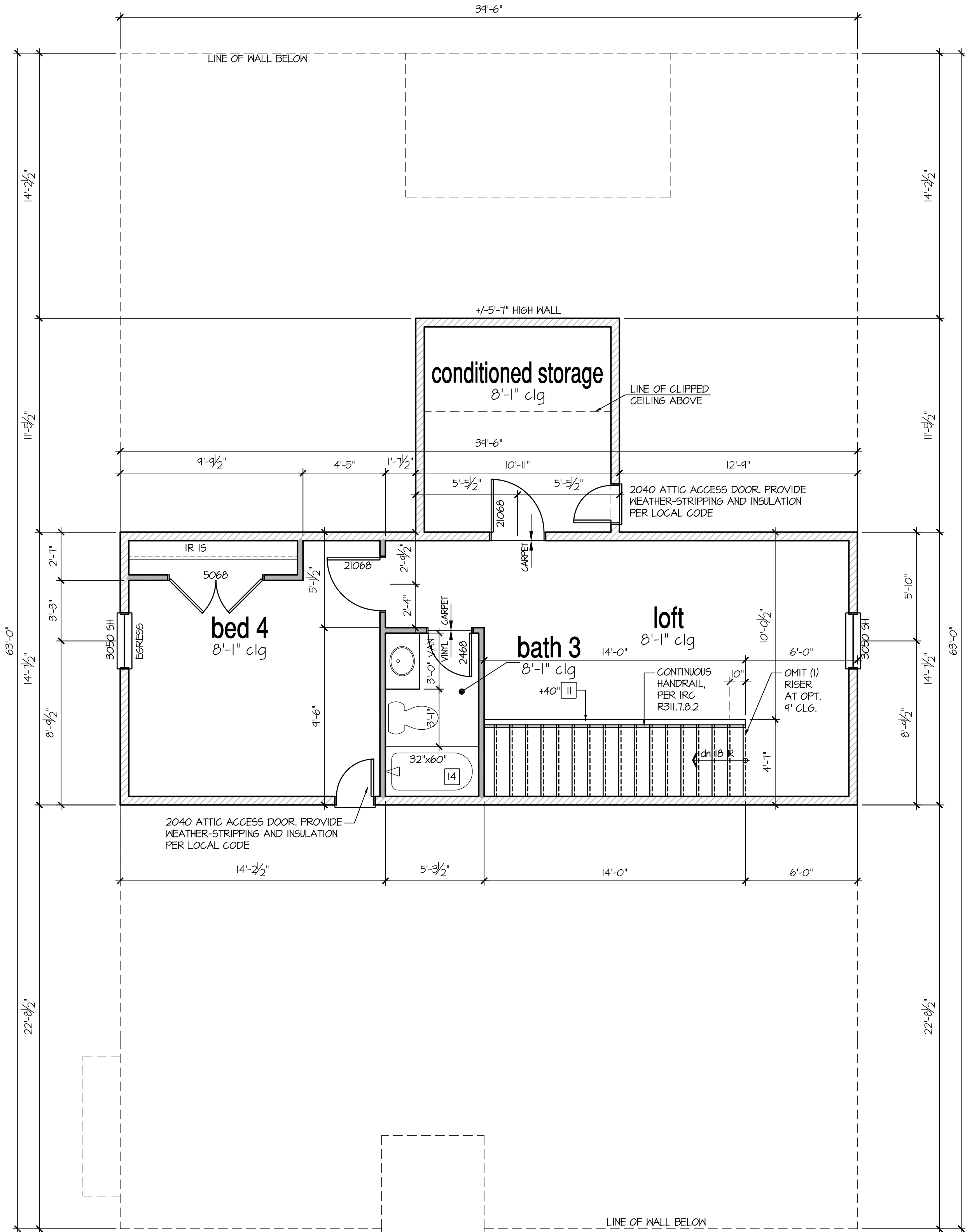
WALL LEGEND:

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: IRC

- 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 IRC SECTION R302.6) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
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 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
 - MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A

- 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 IRC SECTION M305.1.3) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE) TYPICALS:
- TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
- N/A
- HALF WALL, HEIGHT AS NOTED.
- INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
- BATHS:
- ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
- 30"x60" TUB/SHOWER PAN
- SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
- ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
- KITCHEN:
- 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD 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 'F'

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

NOT AVAILABLE
W/ BASEMENT
CONDITION

IF EXTERIOR WALLS ARE TO
2x6, THEN THEY SHOULD BE 24"
O.C., UNLESS OTHERWISE NOTED
ON STRUCTURAL PLANS.

NO: DATE: REVISION:

11.12.24

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

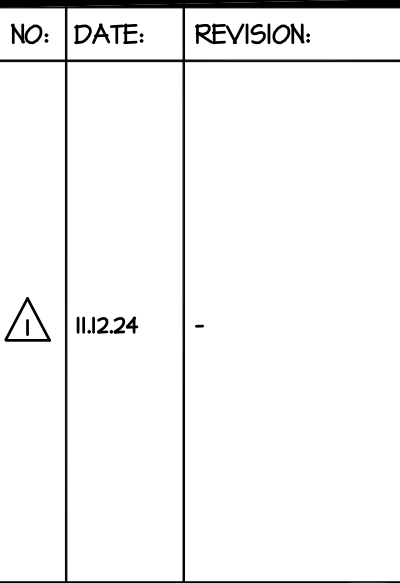
**Easton - MD
North Region**

PROJECT NO: GMD-6A16082

SHEET TITLE:
2ND FLOOR PLAN 'F'

PRINT DATE:
November 28, 2017

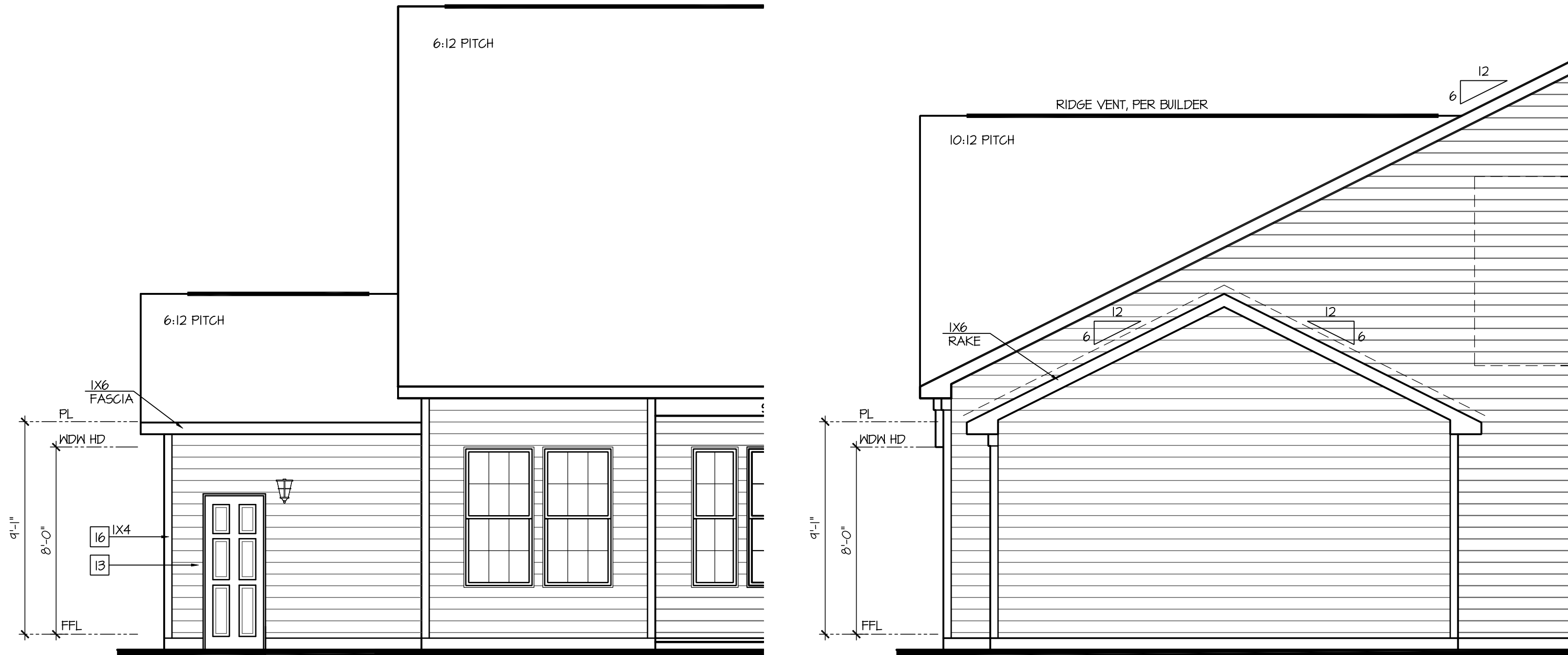
SHEET NO:
6 F

**PROFESSIONAL SEAL:**

PROJECT NO: GMD-GA16082

SHEET NO:

Page 295 of 998



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

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- 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:

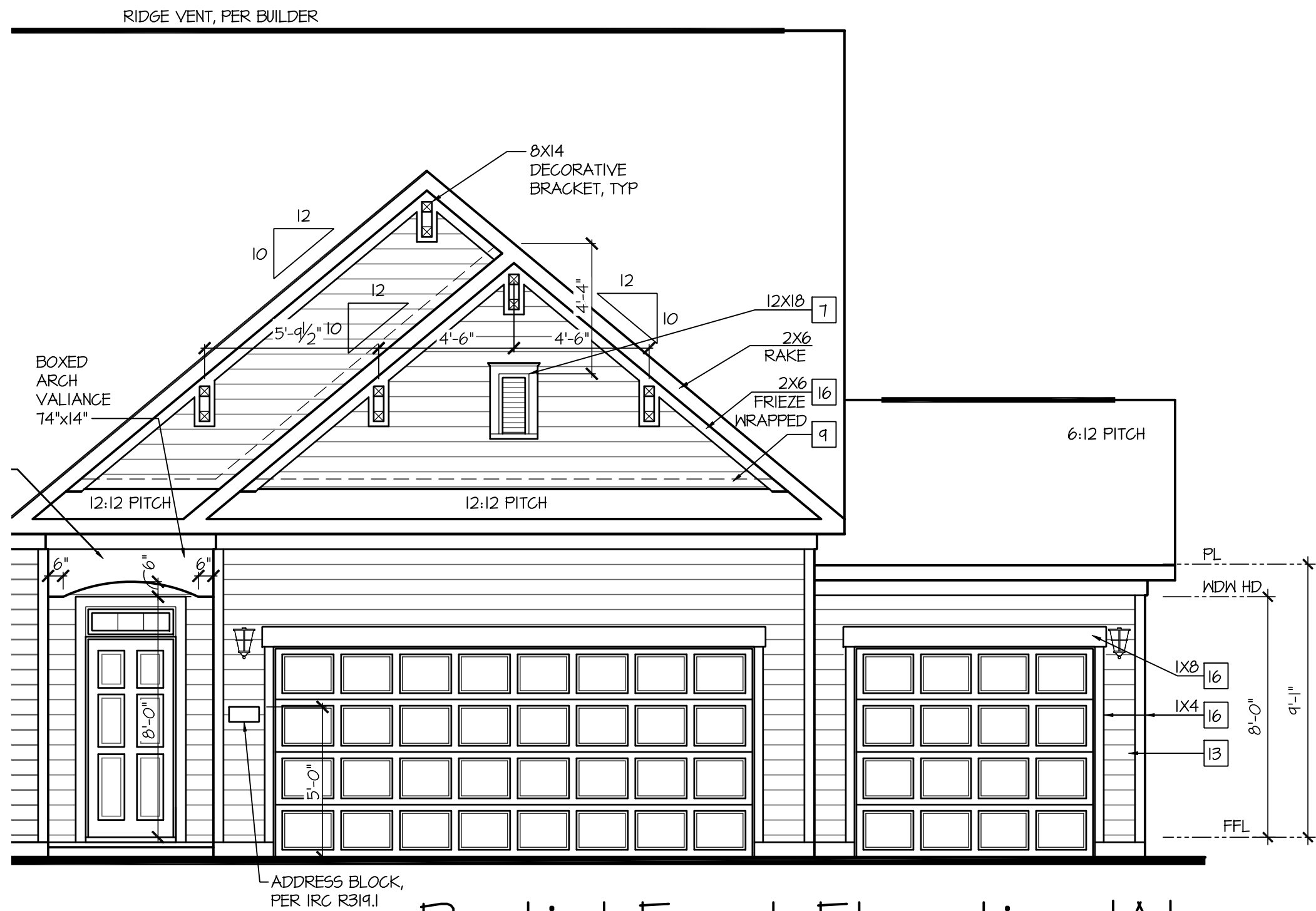
- TYPICALS:

- SIDING:**

- 16 VINYL TRIM SIZE AS NOTED

- IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
- (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



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



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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 | ROCKLOCK COURSE |
| 6 | N/A |

TYPICALS:

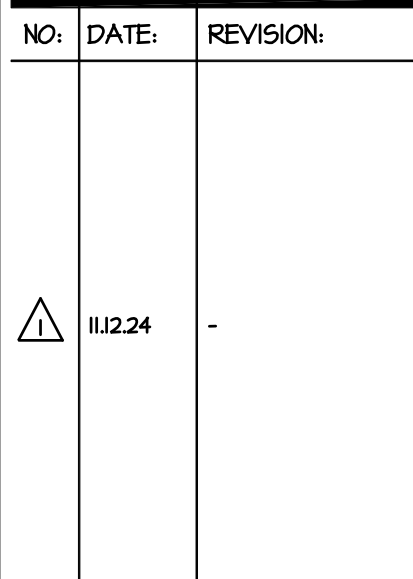
- | | |
|----|---|
| 7 | DECORATIVE LOUVERED VENTS, SIZE AS NOTED. |
| 8 | CODE APPROVED TERMINATION CHIMNEY CAP. |
| 9 | CORROSION RESISTANT ROOF TO WALL FLASHINGS, CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS. |
| 10 | STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S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

SIDING:

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(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
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NOTES:
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INCLUDING EXTERIOR DOORS
AND WINDOWS.



PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

SHEET TITLE:
**ELEVATIONS 'B' W/
OPT. SIDE LOAD GARAGE**

PRINT DATE:
November 28, 2017

SHEET NO:

3.2-B

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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.

10

STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

11

DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

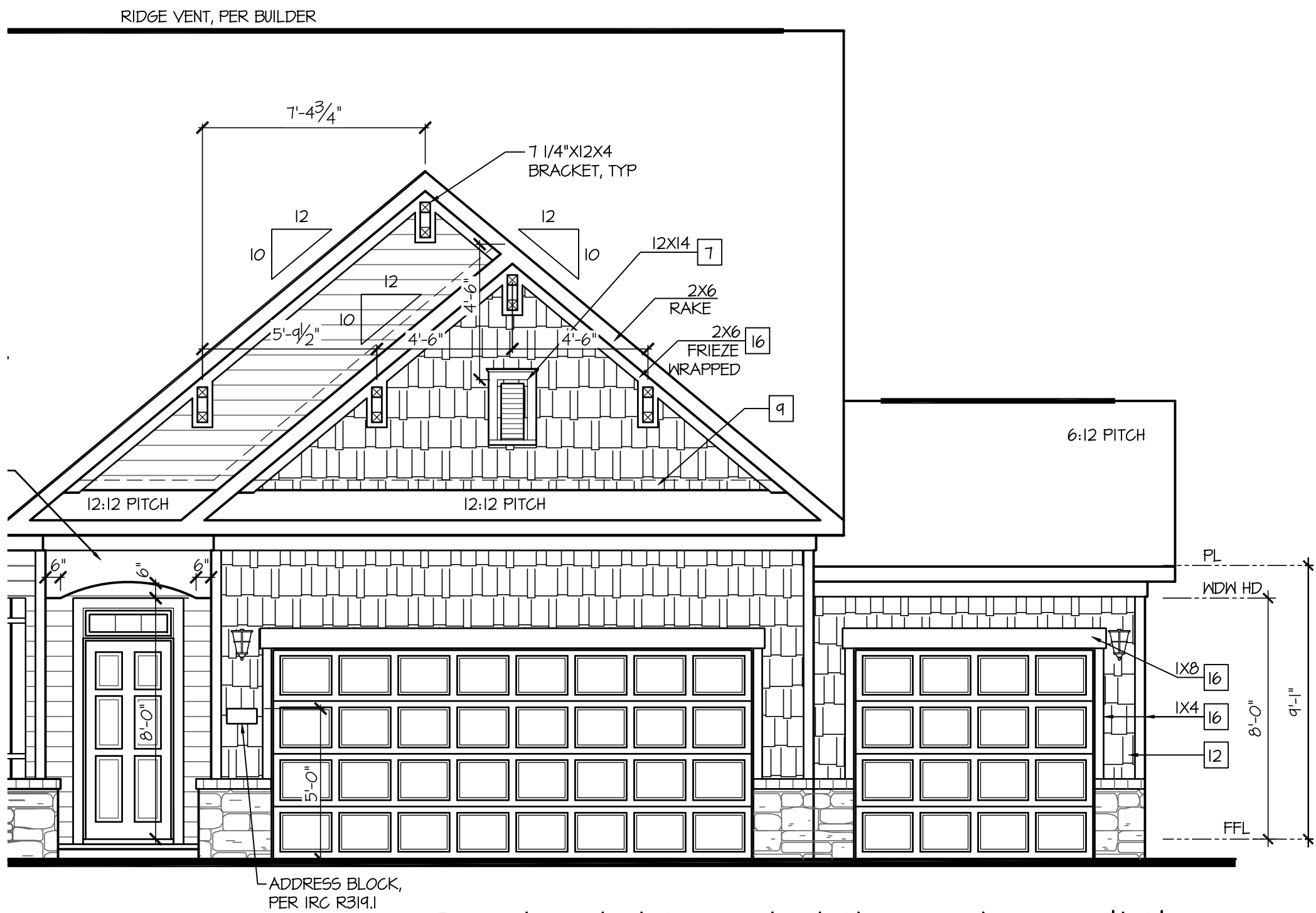
Partial Rear Elevation 'E'
w/ Opt 3rd Car Garage

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

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

Partial Right Elevation 'E'
w/ Opt 3rd Car Garage

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



Partial Front Elevation 'E'
w/ Opt 3rd Car Garage

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

NO:	DATE:	REVISION:
11J224		-

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

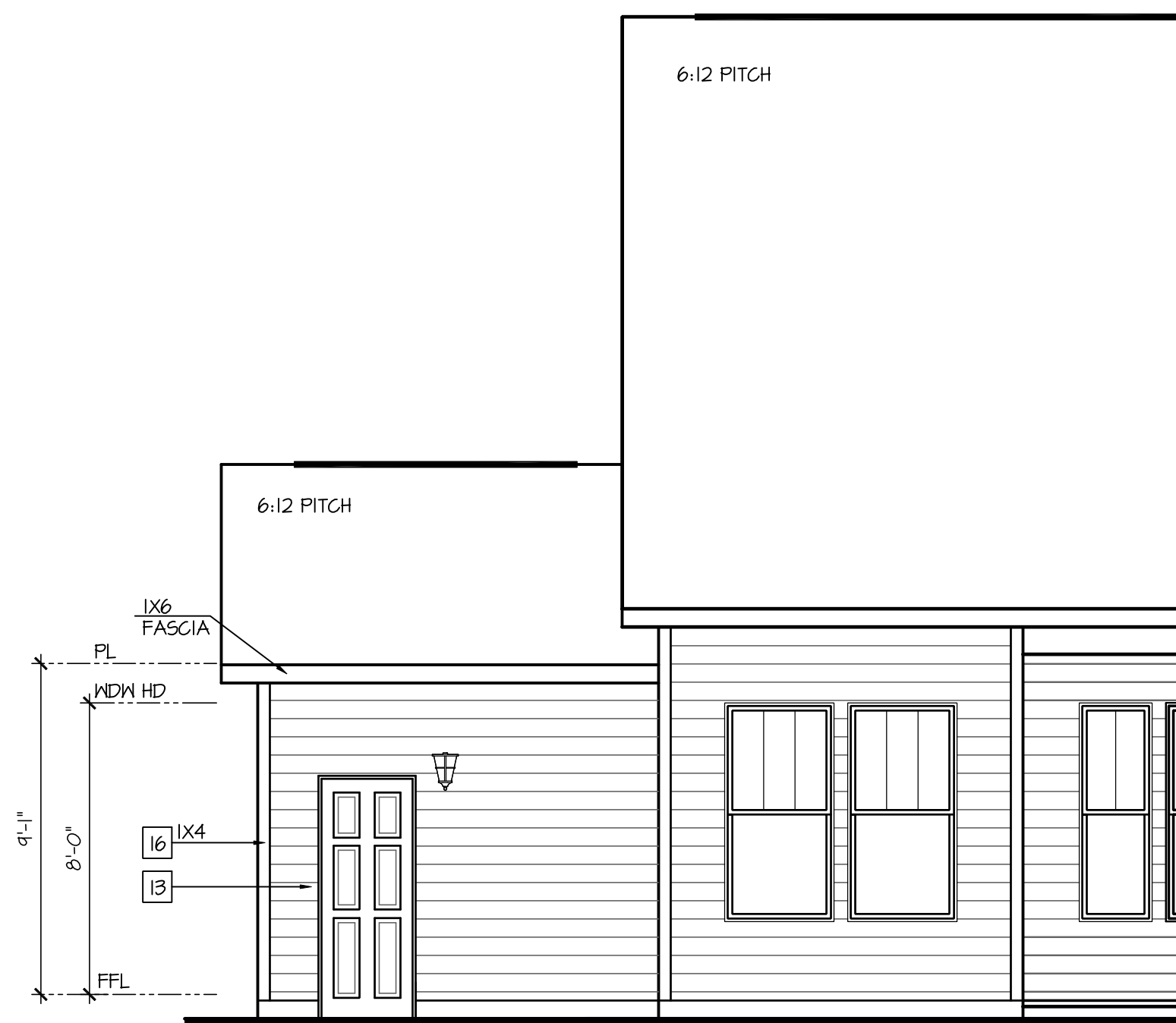
PROJECT NO: GMD-GA16082

SHEET TITLE:
**ELEVATIONS 'E' w/
3RD CAR GARAGE OPT.**

PRINT DATE:
November 28, 2017

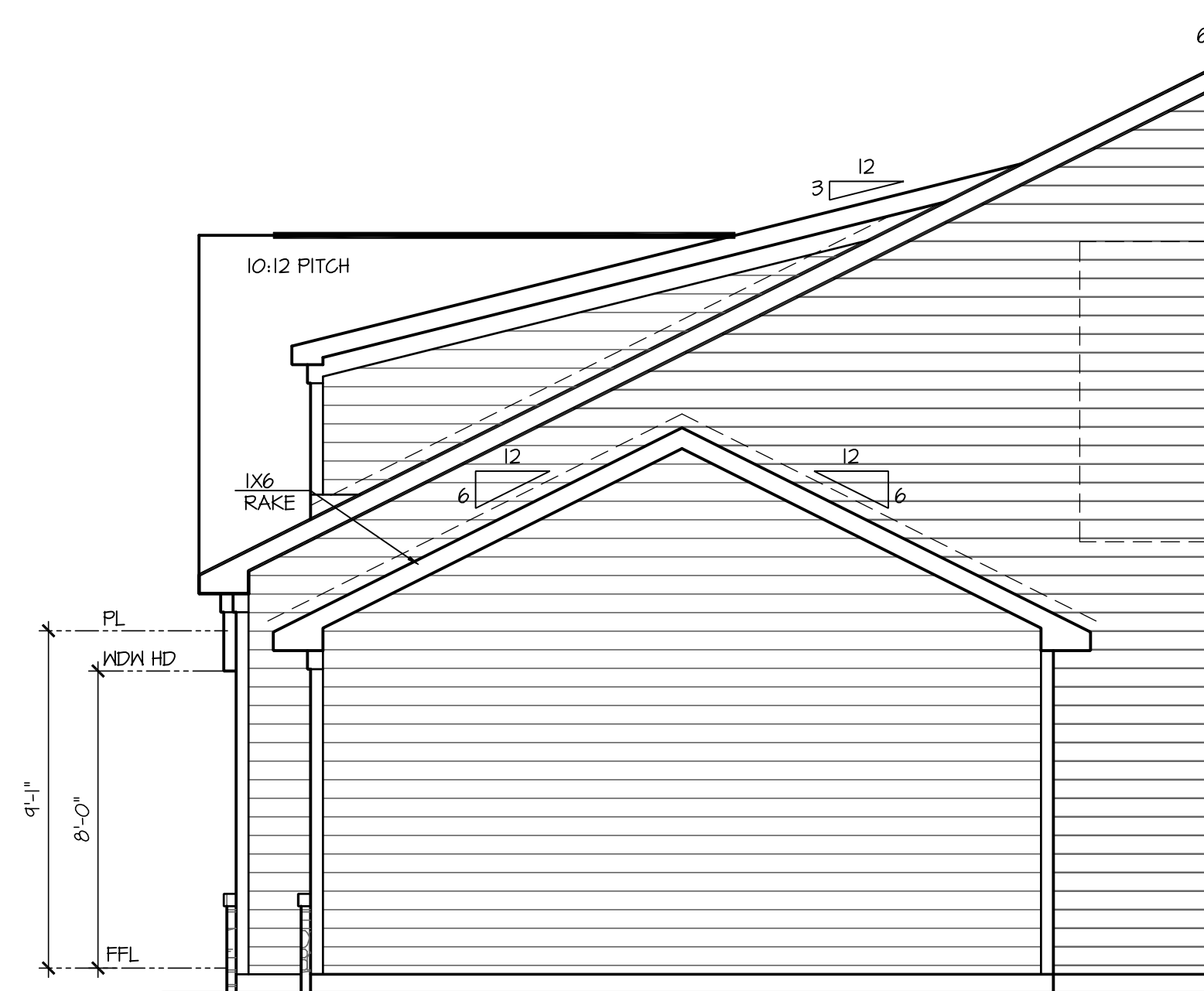
SHEET NO:

3.2-E



Partial Rear Elevation 'F'
w/ Opt 3rd Car Garage

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



Partial Right Elevation 'F'
w/ Opt 3rd Car Garage

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

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 | N/A |

TYPICALS:

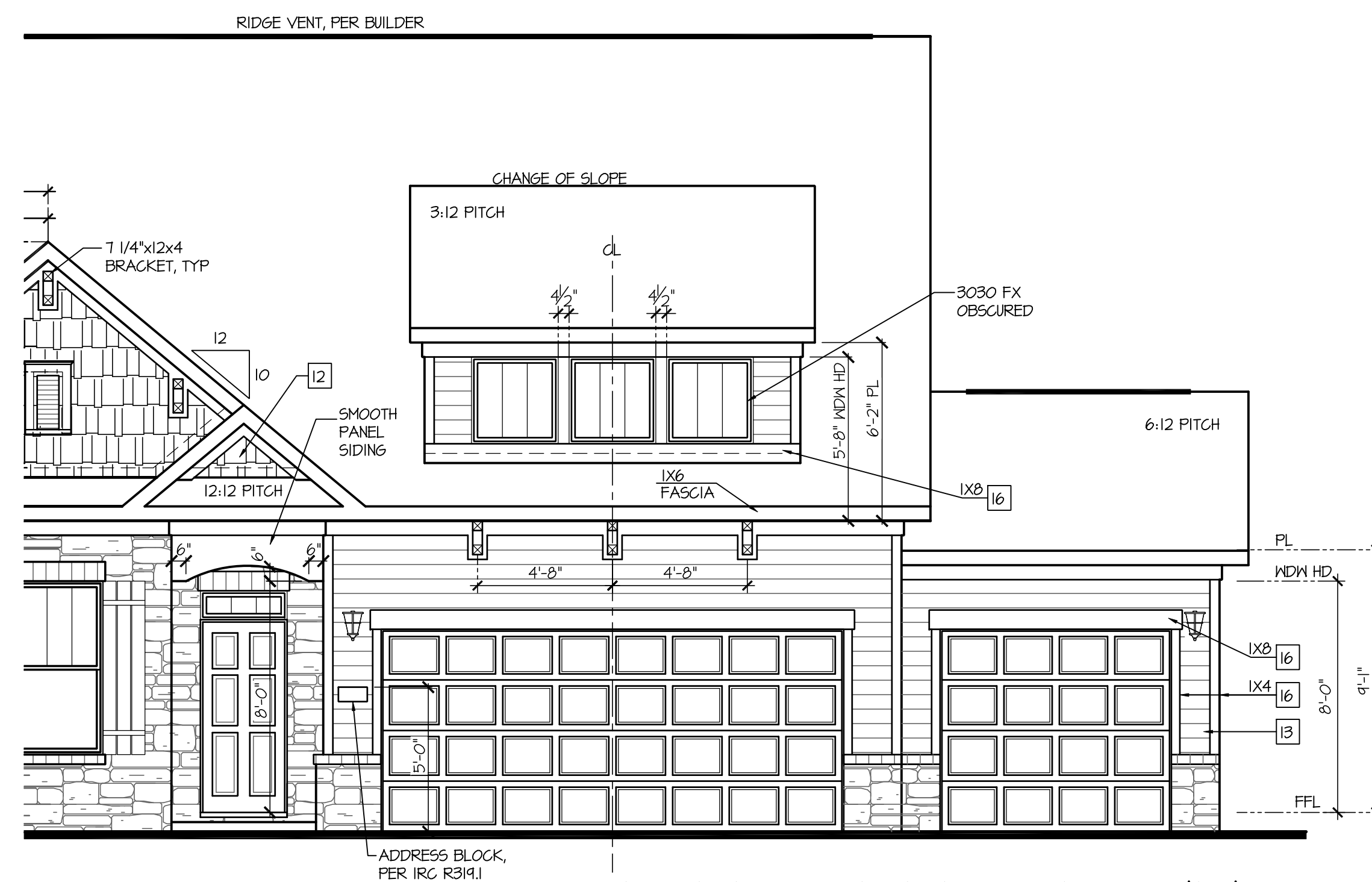
- 7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- 8 CODE APPROVED TERMINATION CHIMNEY CAP.
- 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE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

SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



Partial Front Elevation 'F'
w/ Opt 3rd Car Garage

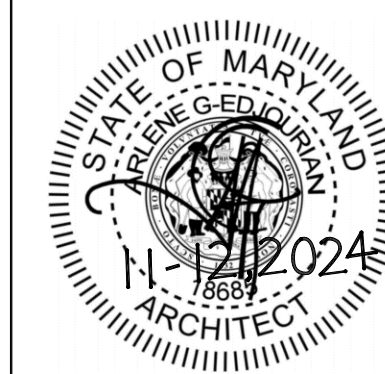
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



NO:	DATE:	REVISION:
△	11.12.24	-

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

SHEET TITLE:
**ELEVATIONS 'F' W/
3RD CAR GARAGE OPT.**

PRINT DATE:
November 28, 2017

SHEET NO:

3.2-F

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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] N/A

TYPICALS:

- [7] DECORATIVE 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:

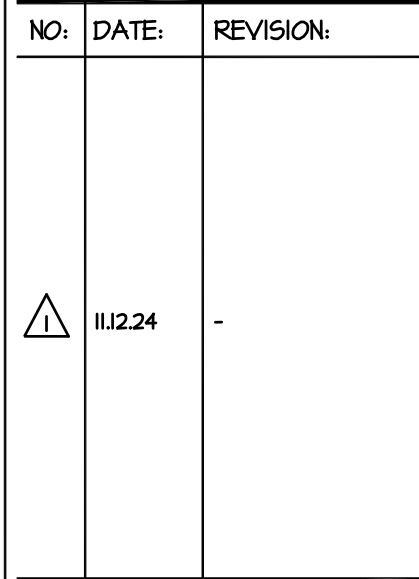
- [12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- [17] FIBER SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

This architectural drawing shows the exterior elevations and roof details of a house. The main elevation features a central entrance door with a pediment supported by columns, flanked by two windows with shutters. A small address block is mounted on the wall to the left of the first window. The roof is gabled with a 12:12 pitch, featuring decorative brackets at the peak and rafters. Various materials and dimensions are specified throughout the plan.

- Roof Details:**
 - Pitch: 12:12
 - Rafter spacing: 16"
 - Decorative bracket: 8x14 DECORATIVE BRACKET, TYP
 - Boxed Arch Valiance: 74"x14"
 - Frieze wrapped: 2X6 FRIEZE WRAPPED
 - Rake: 2X6 RAKE
 - Address Block: ADDRESS BLOCK, PER IRC R319.1
- Exterior Elevations:**
 - Door: 30" x 80"
 - Windows: 18" x 24"
 - Shutters: 18" x 24"
 - Address Block: 5'-0" high
- Material Callouts:**
 - 12x18
 - 2X6
 - 16"
 - q
 - 18x24
 - 1T
 - 1X4
 - 16"

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

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



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**40' Series
Azalea
'D400'**

PROJECT NO: GMD-GA16082

PRINT DATE:
November 28, 2017

3.3-A

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
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- 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 | NA |

TYPICALS:

- I DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- J CODE APPROVED TERMINATION CHIMNEY CAP.
- K CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- L STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
- M DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

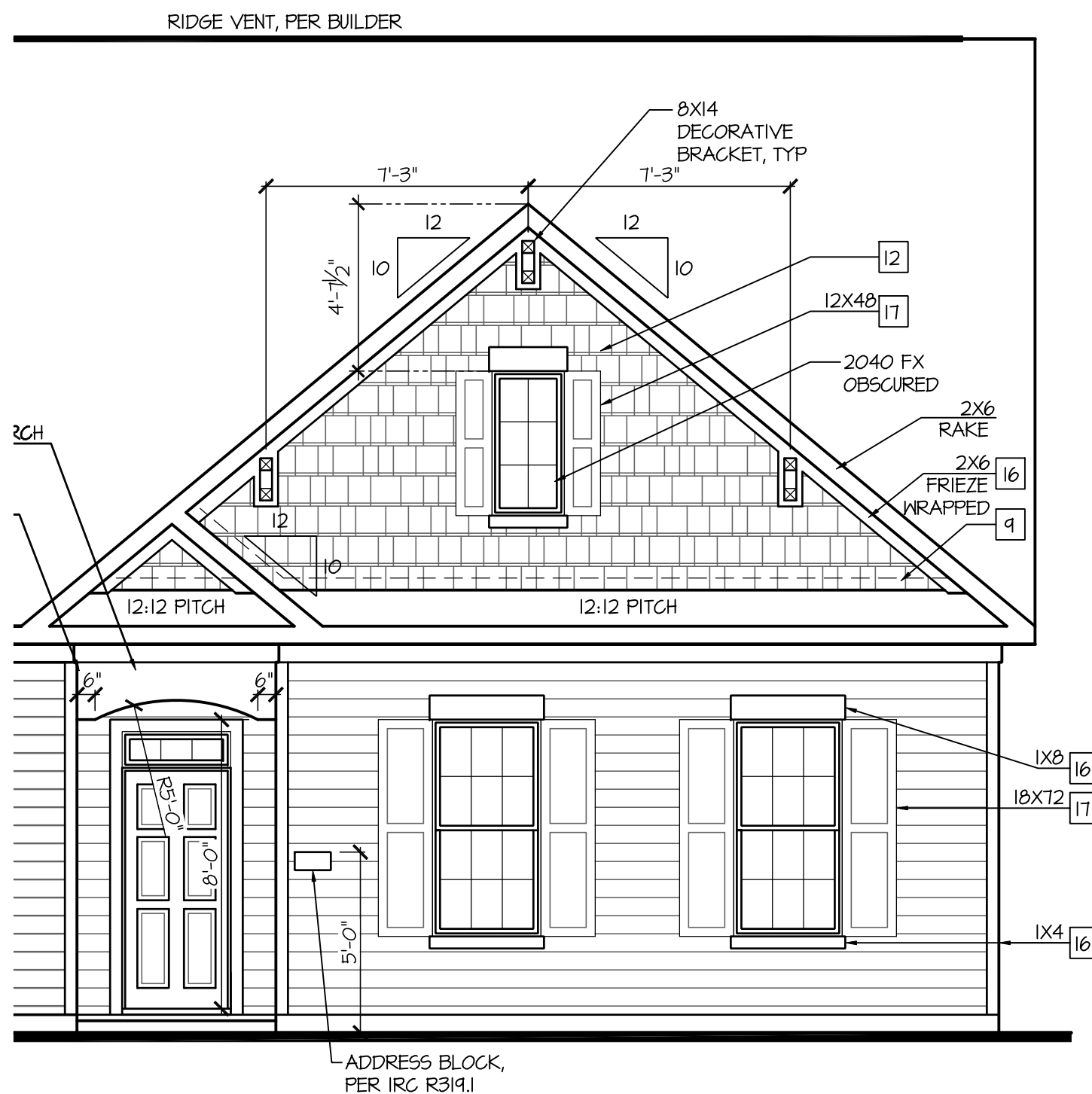
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

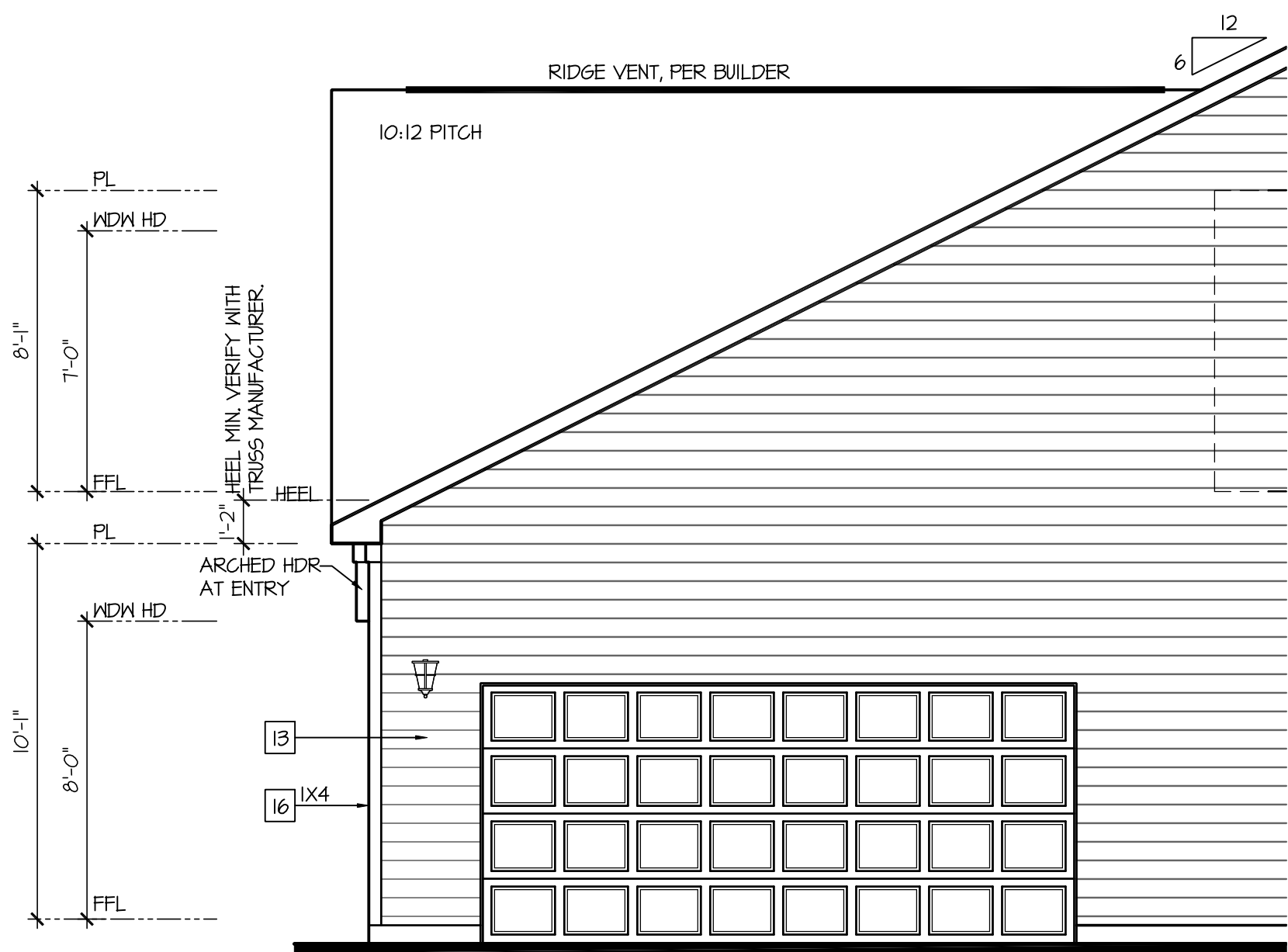
- [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



Partial Front Elevation 'B'
w/ Opt Side-Load Garage

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



Partial Right Elevation 'B'
w/ Opt Side-Load Garage

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

D·R·HORTON®
America's Builder

NO.:	DATE:	REVISION:
△	11.12.24	-

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

SHEET TITLE:
**ELEVATIONS 'E' w/
OPT. SIDE LOAD GARAGE**

PRINT DATE:
November 28, 2017

SHEET NO:

3.3-E

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
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2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
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- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
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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:

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 | N/A |

TYPICALS:

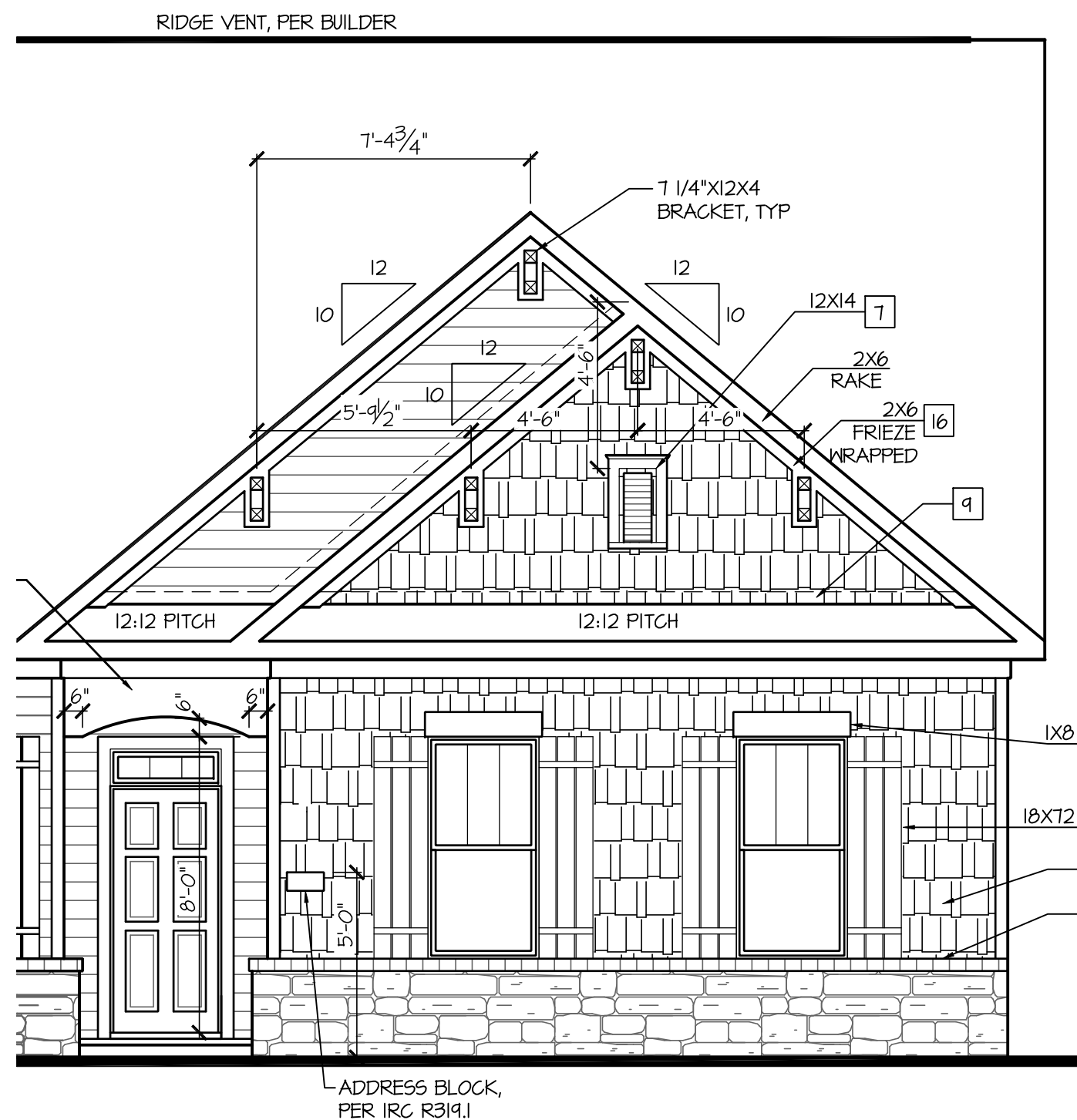
- | | |
|----|--|
| 7 | DECORATIVE LOUVERED VENTS, SIZE AS NOTED. |
| 8 | CODE APPROVED TERMINATION CHIMNEY CAP. |
| 9 | CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS. |
| 10 | STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN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

SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 18 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
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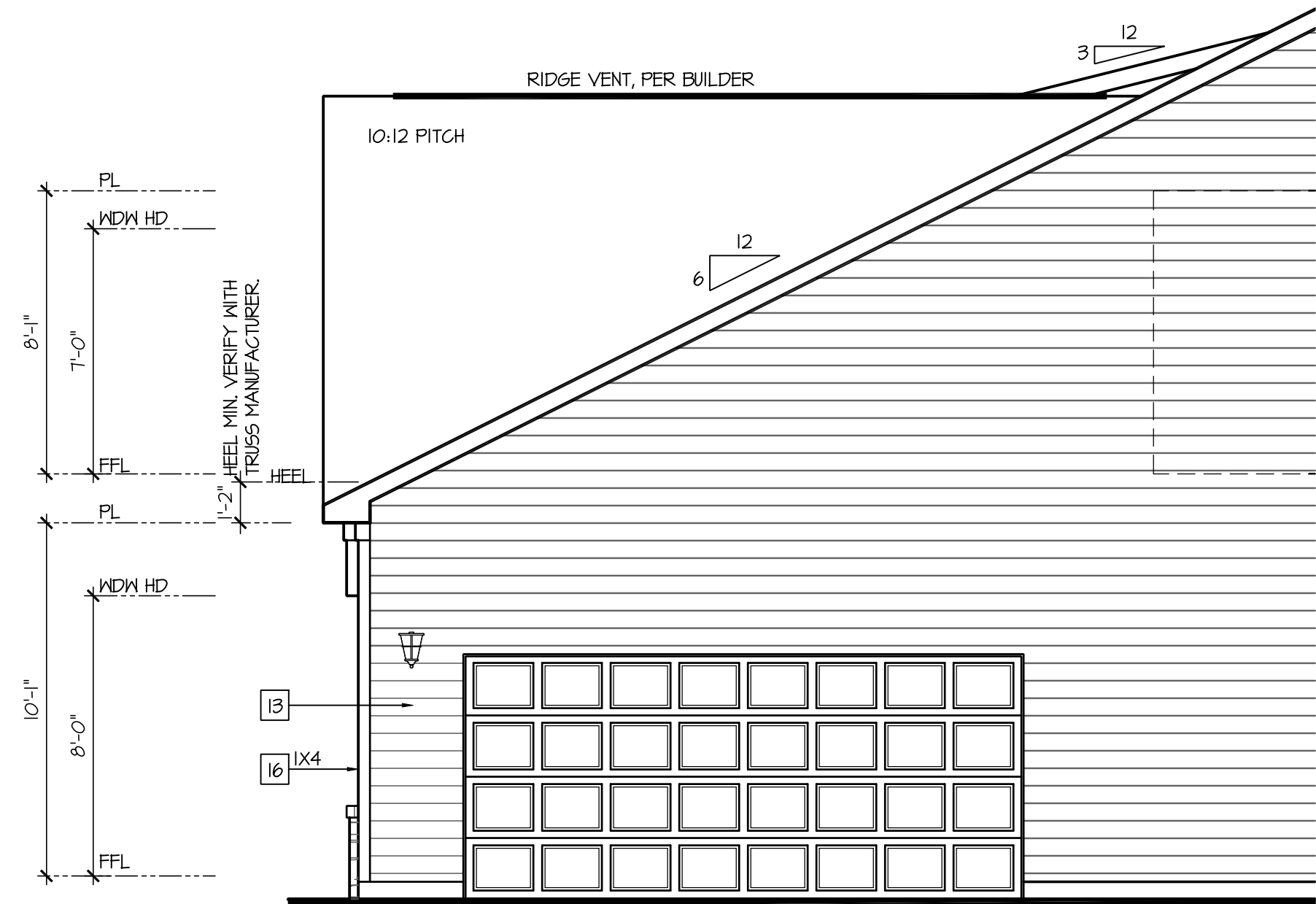
NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



Partial Front Elevation 'E'

w/ Opt Side-Load Garage

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



Partial Right Elevation 'E'
w/ Opt Side-Load Garage

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

D·R·HORTON®
America's Builder

NO.:	DATE:	REVISION:
	11.12.24	-

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

SHEET TITLE:
**ELEVATIONS 'F' w/
OPT. SIDE LOAD GARAGE**

PRINT DATE:
November 28, 2017

SHEET NO:

3.3-F

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
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- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER, DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
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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:

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 | RONLOCK COURSE |
| 6 | NA |

TYPICALS:

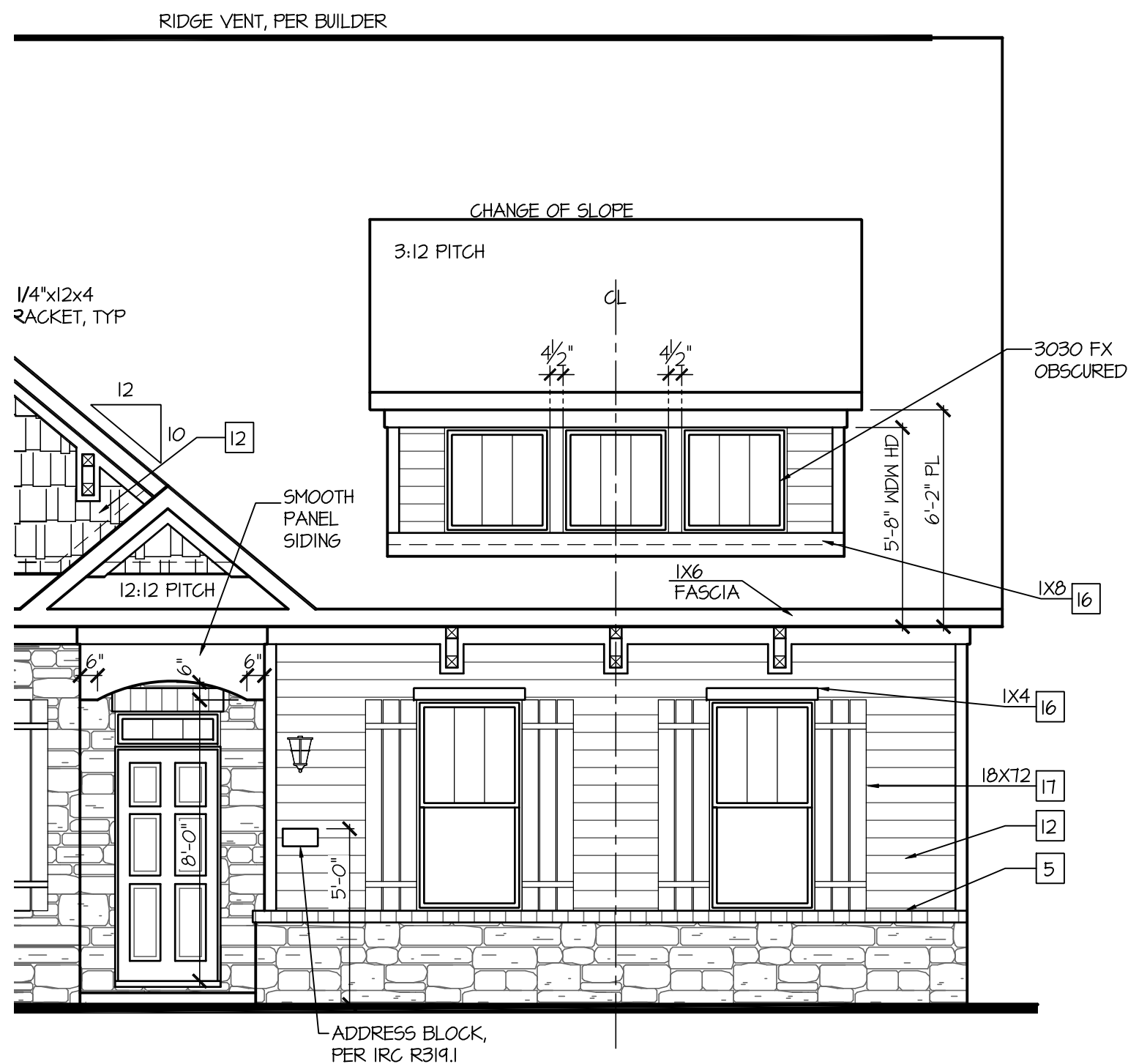
- I DECORATIVE LOWERED VENTS, SIZE AS NOTED.
- J CODE APPROVED TERMINATION CHIMNEY CAP.
- K CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- L STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- M DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

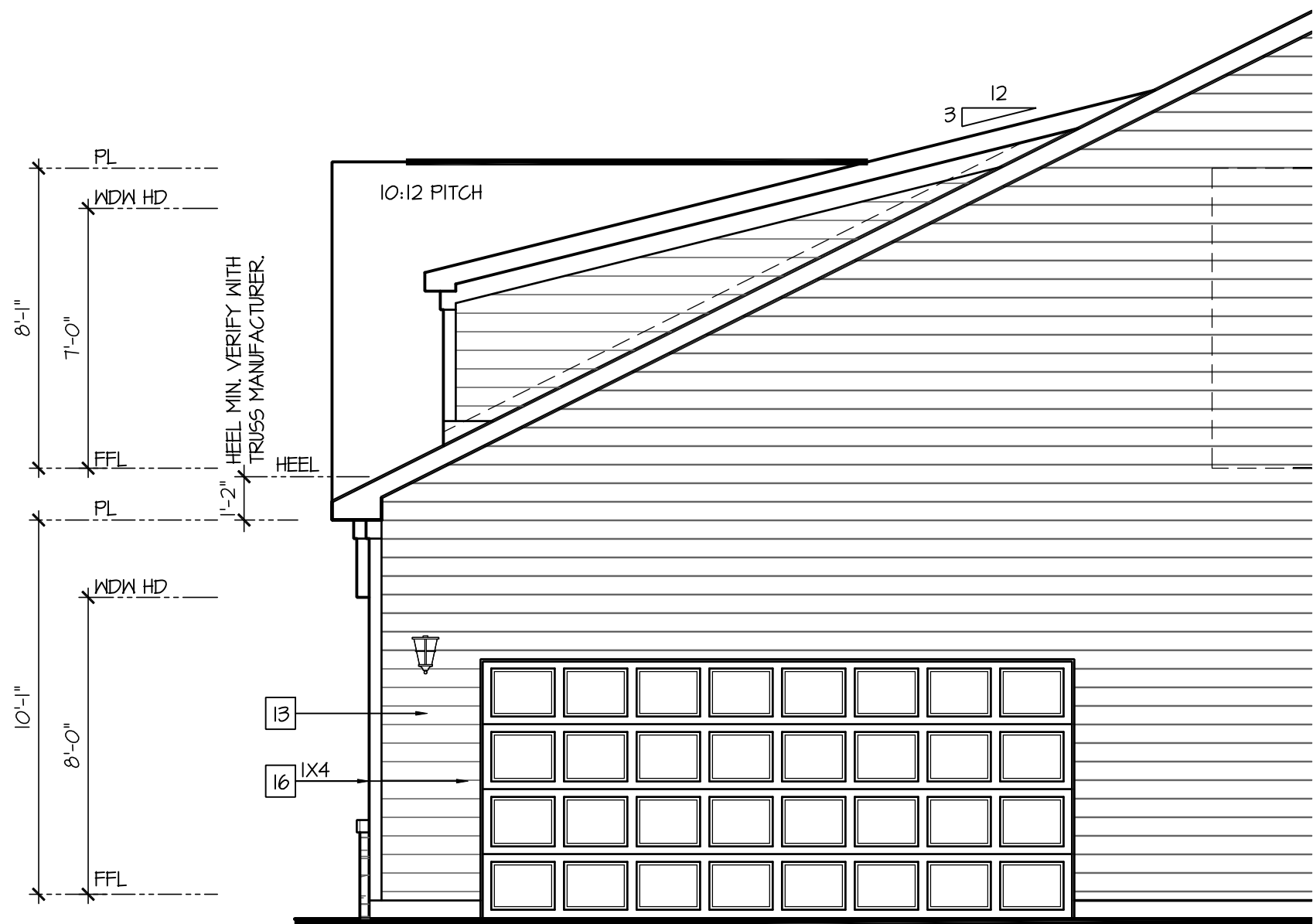
- [5] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [6] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
- [7] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



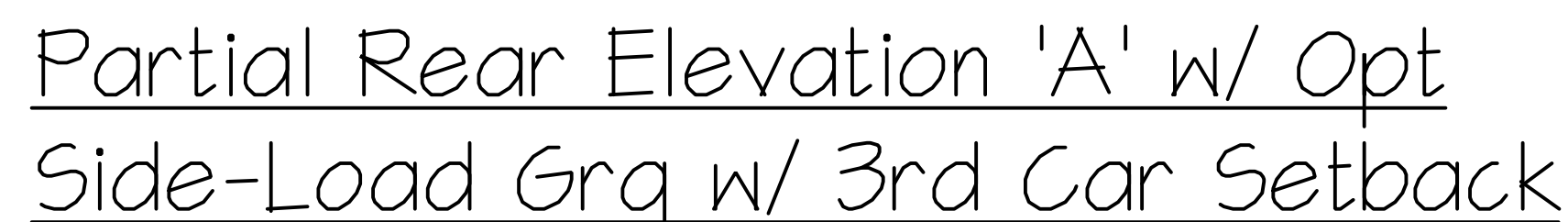
Partial Front Elevation 'F' w/ Opt Side-Load Garage

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



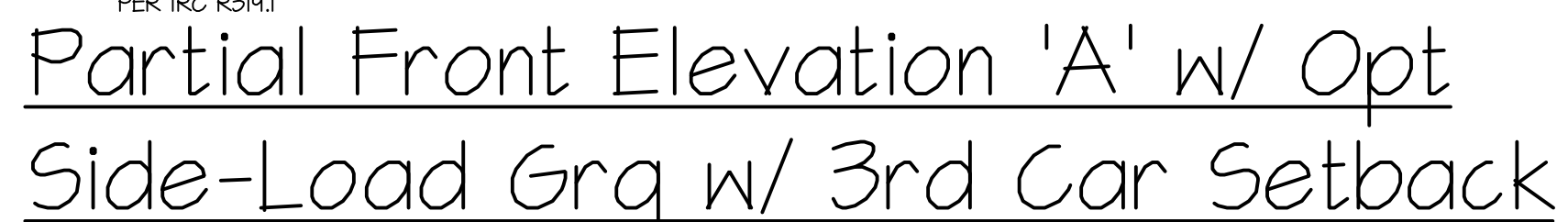
Partial Right Elevation 'F'
w/ Opt Side-Load Garage

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



Partial Right Elevation 'A' w/ Opt
Side-Load Grq w/ 3rd Car Setback

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



D·R·HORTON®
America's Builder

NO:	DATE:	REVISION:
	II.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

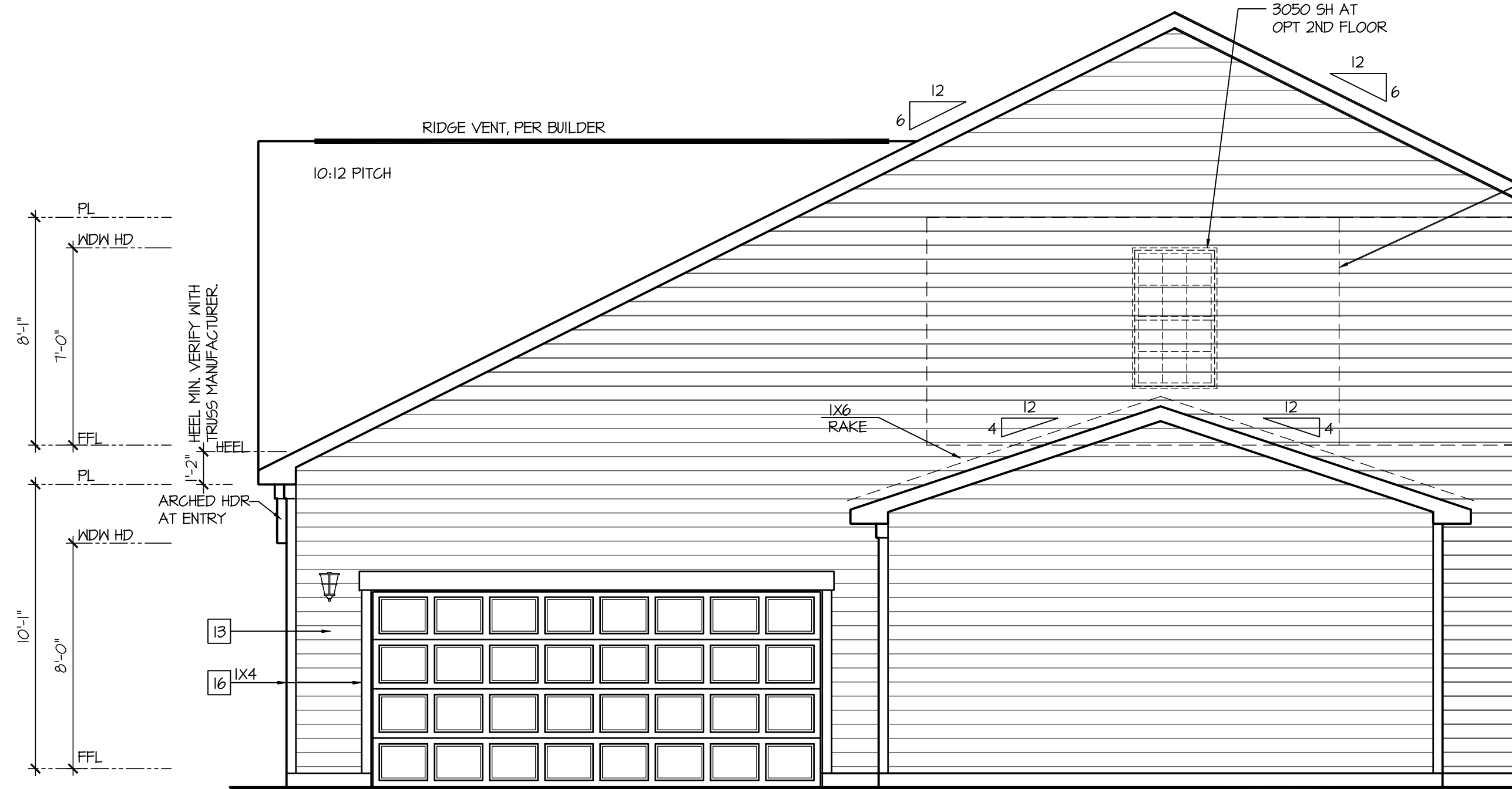
Easton - MD North Region

PROJECT NO: GMD-GA16082

HEET TITLE: **ELEVATIONS 'A' w/
OPT. SIDE LOAD GARAGE
w/ 3-CAR SETBACK GARAGE**

PRINT DATE:
November 28, 2017

SHEET NO:
3.4-A



Partial Right Elevation 'B' w/ Opt
Side-Load Grq w/ 3rd Car Setback

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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] N/A

TYPICALS:

[7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[17] FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

Architectural elevation drawing of a house. The drawing includes the following details and dimensions:

- Roof:** Ridge vent, per builder. Gabled roof with a 12:12 pitch. Ridge vent dimensions: 7'-3" (width), 4'-1/2" (height). Ridge vent material: 8x14 decorative bracket, typ.
- Dormer:** Central dormer window with a 12:12 pitch. Dormer dimensions: 7'-3" (width), 4'-1/2" (height). Dormer material: 12x48.
- Exterior Walls:** 2x6 rakes, 2x6 frieze wrapped. Material: 2040 FX obscured.
- Windows:** Two windows on the main level, each with a 12:12 pitch. Window dimensions: 6'-0" (width), 8'-0" (height). Window material: 12x48.
- Door:** Main entrance door with a 12:12 pitch. Door dimensions: 6'-0" (width), 8'-0" (height). Door material: 12x48.
- Garage:** Garage door with a 12:12 pitch. Garage door dimensions: 8'-0" (width), 8'-0" (height). Garage door material: 12x48.
- Address Block:** Address block, per IRC R319.1.
- Other Dimensions:** 12'-0" (width), 12'-0" (height), 12'-0" (width), 12'-0" (height), 12'-0" (width), 12'-0" (height).

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

NO:	DATE:	REVISION:
	11/12/24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Azalea
'D400'**

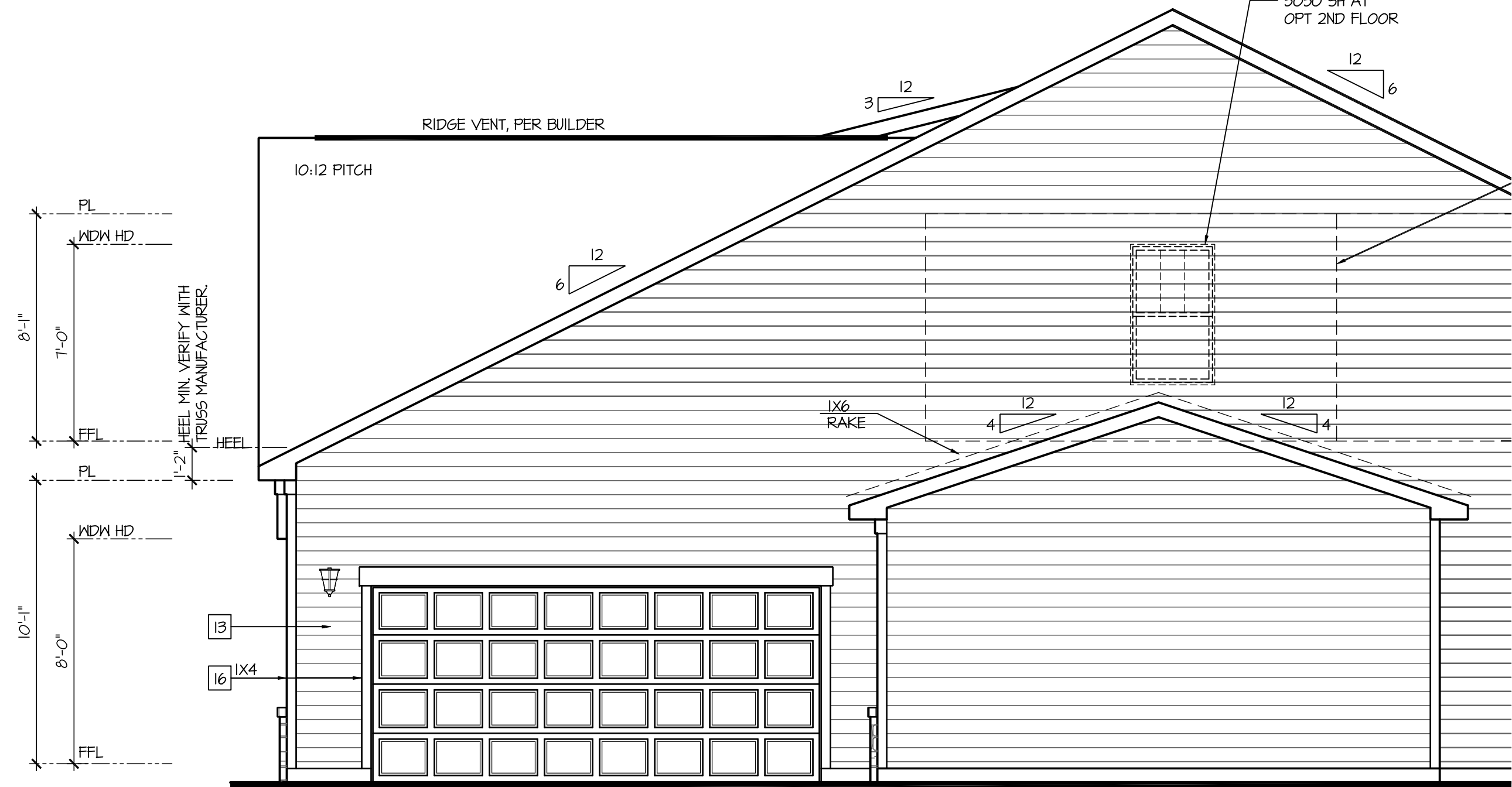
Easton - MD North Region

PROJECT NO: GMD-GA16082

HEET TITLE: **ELEVATIONS 'B' w/
OPT. SIDE LOAD GARAGE
w/ 3-CAR SETBACK GARAGE**

PRINT DATE:
November 28, 2017

SHEET NO:
3.4-B



Partial Right Elevation 'E' w/ Opt
Side-Load Grq w/ 3rd Car Setback

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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] N/A

TYPICALS:

[7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

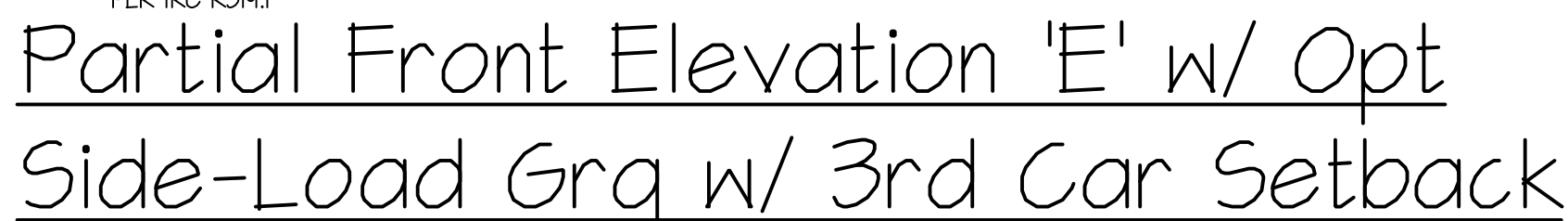
[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[11] FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

16

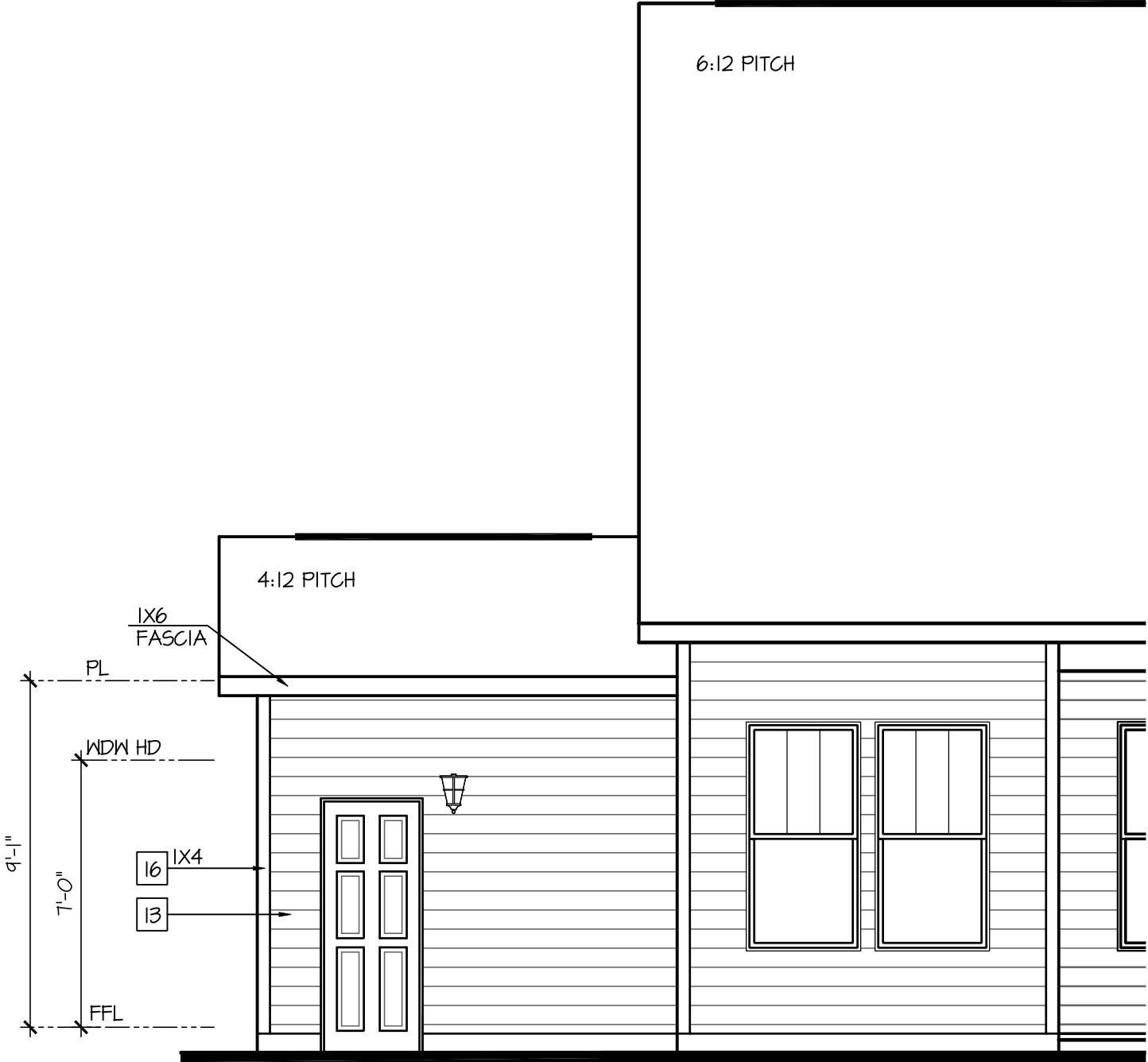
VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

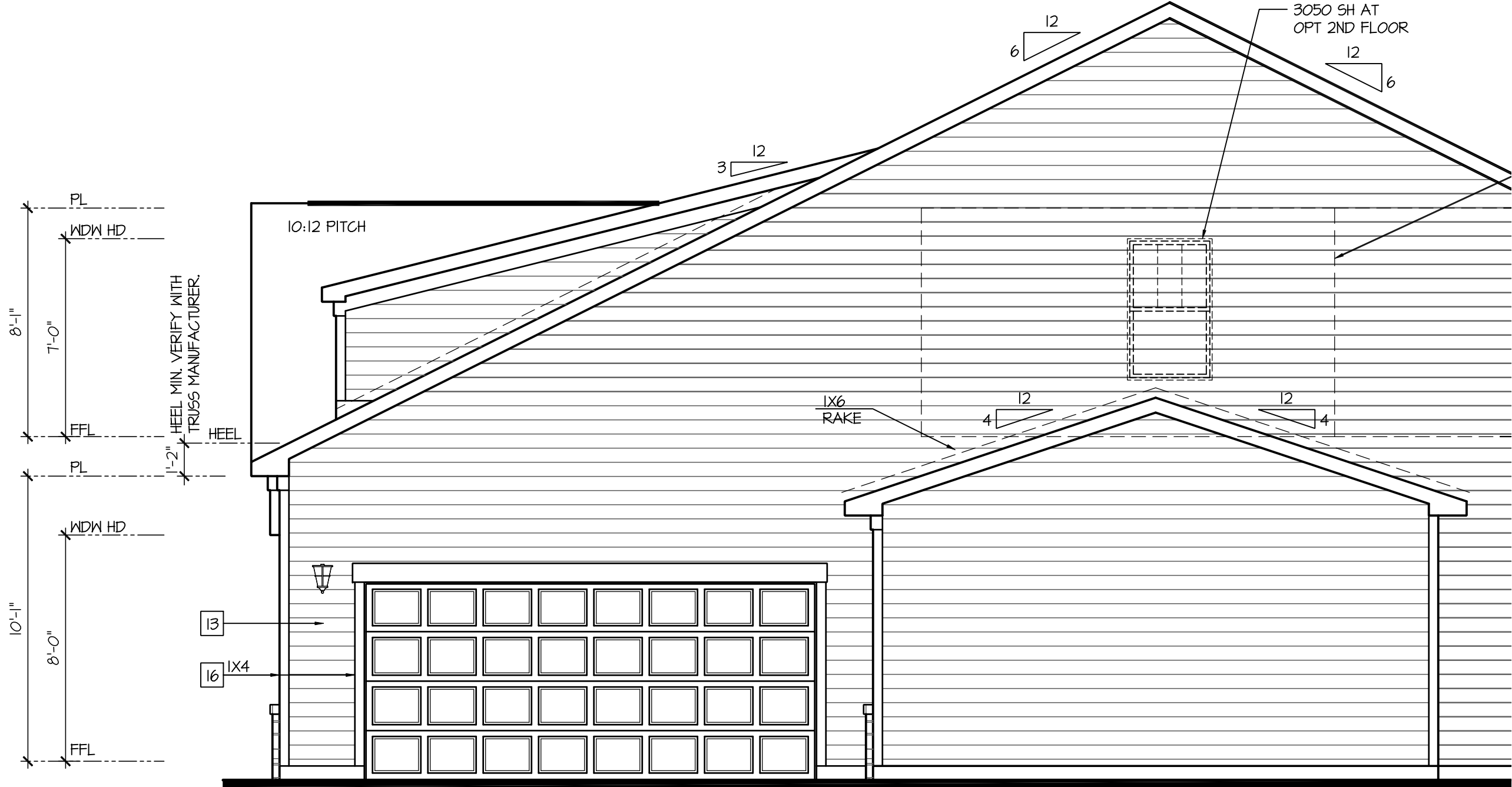
Partial Rear Elevation 'F' w/ Opt
Side-Load Grg w/ 3rd Car Setback

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

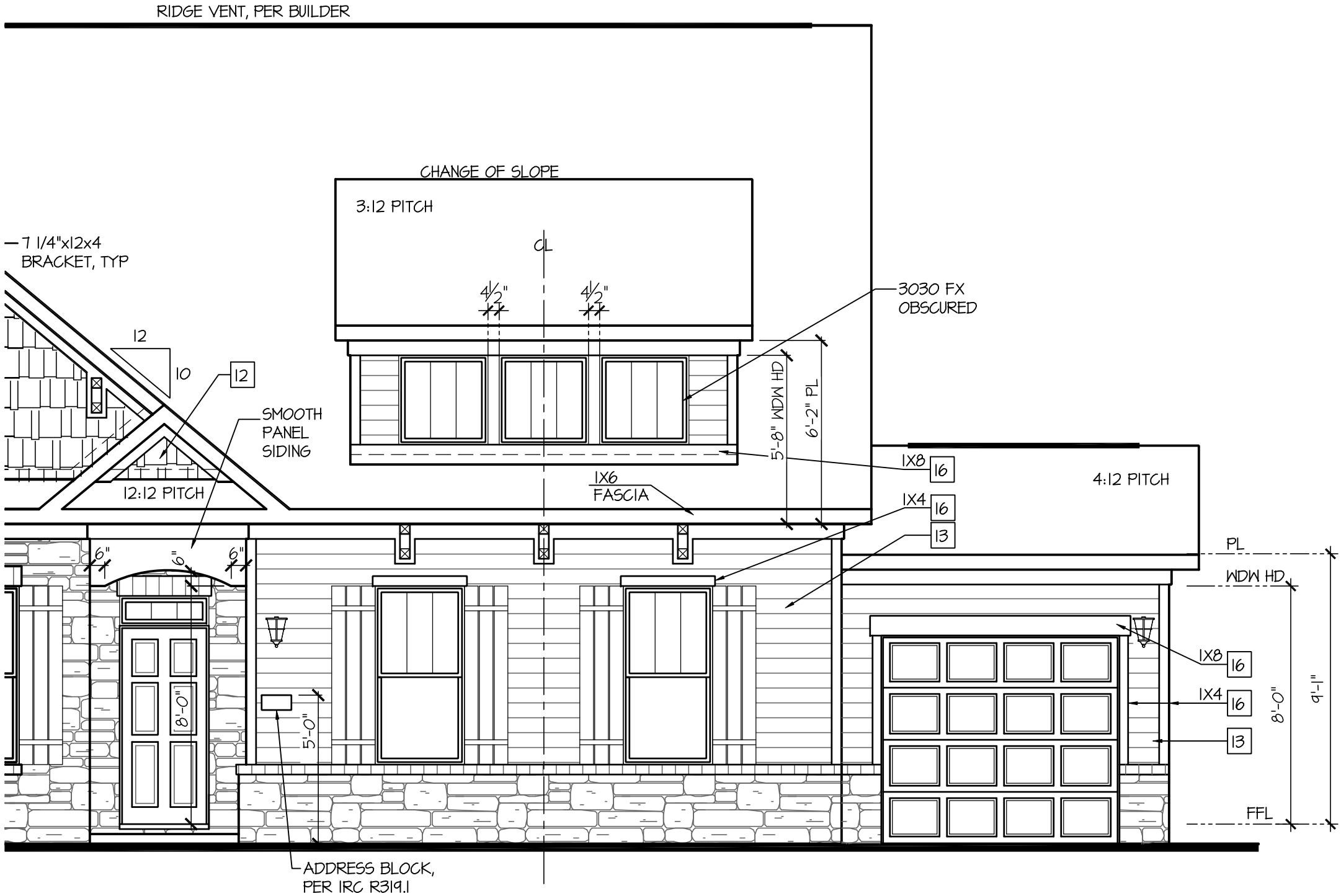


Partial Right Elevation 'F' w/ Opt
Side-Load Grg w/ 3rd Car Setback

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



NOTES:
PER SECTION 4-24I B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



Partial Front Elevation 'F' w/ Opt
Side-Load Grg w/ 3rd Car Setback

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

NO:	DATE:	REVISION:
II.12.24		

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

PROJECT NO: GMD-GA16082

SHEET TITLE:
**ELEVATIONS 'F' w/
OPT. SIDE LOAD GARAGE
w/ 3-CAR SETBACK GARAGE**

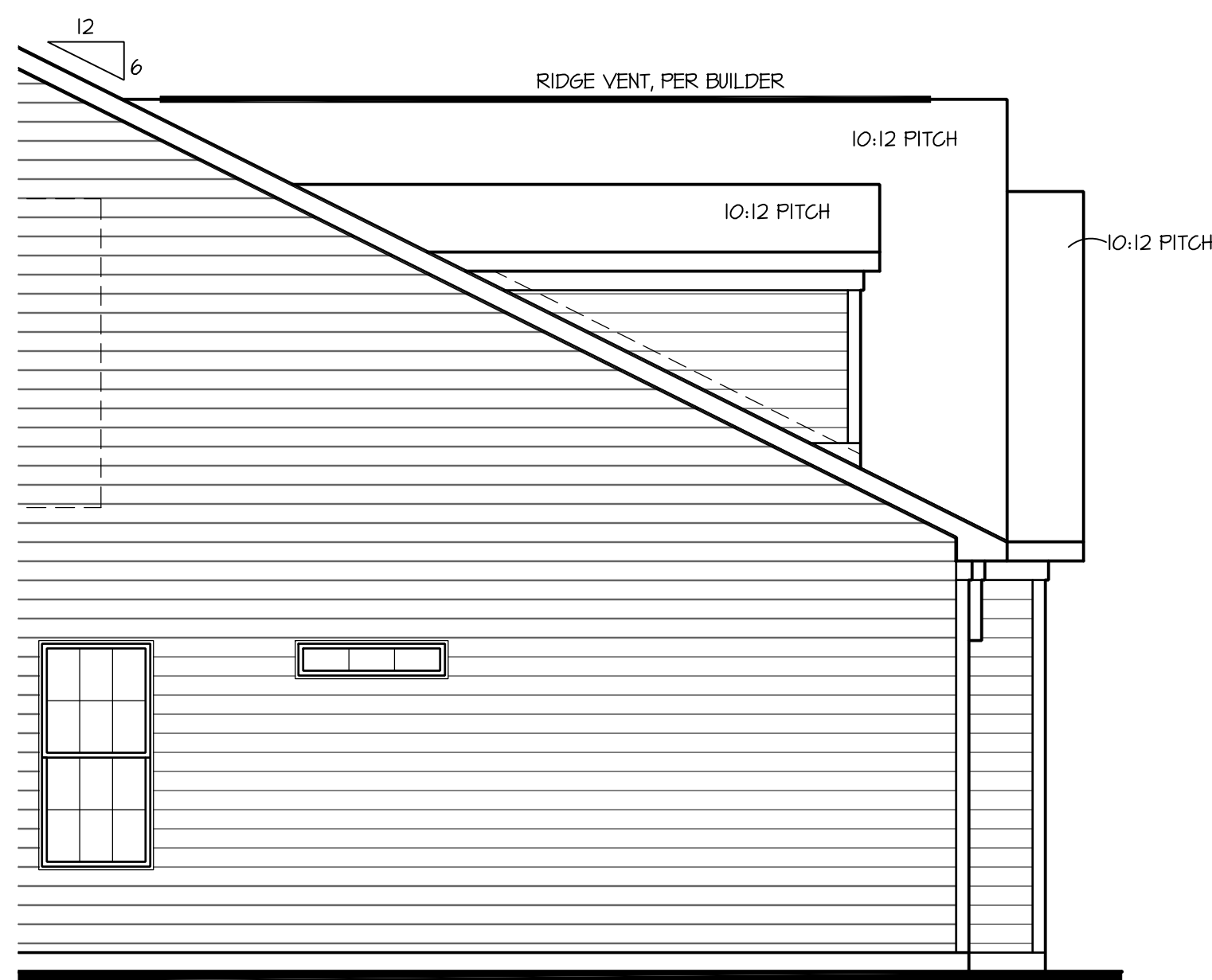
PRINT DATE:
November 28, 2017

SHEET NO:

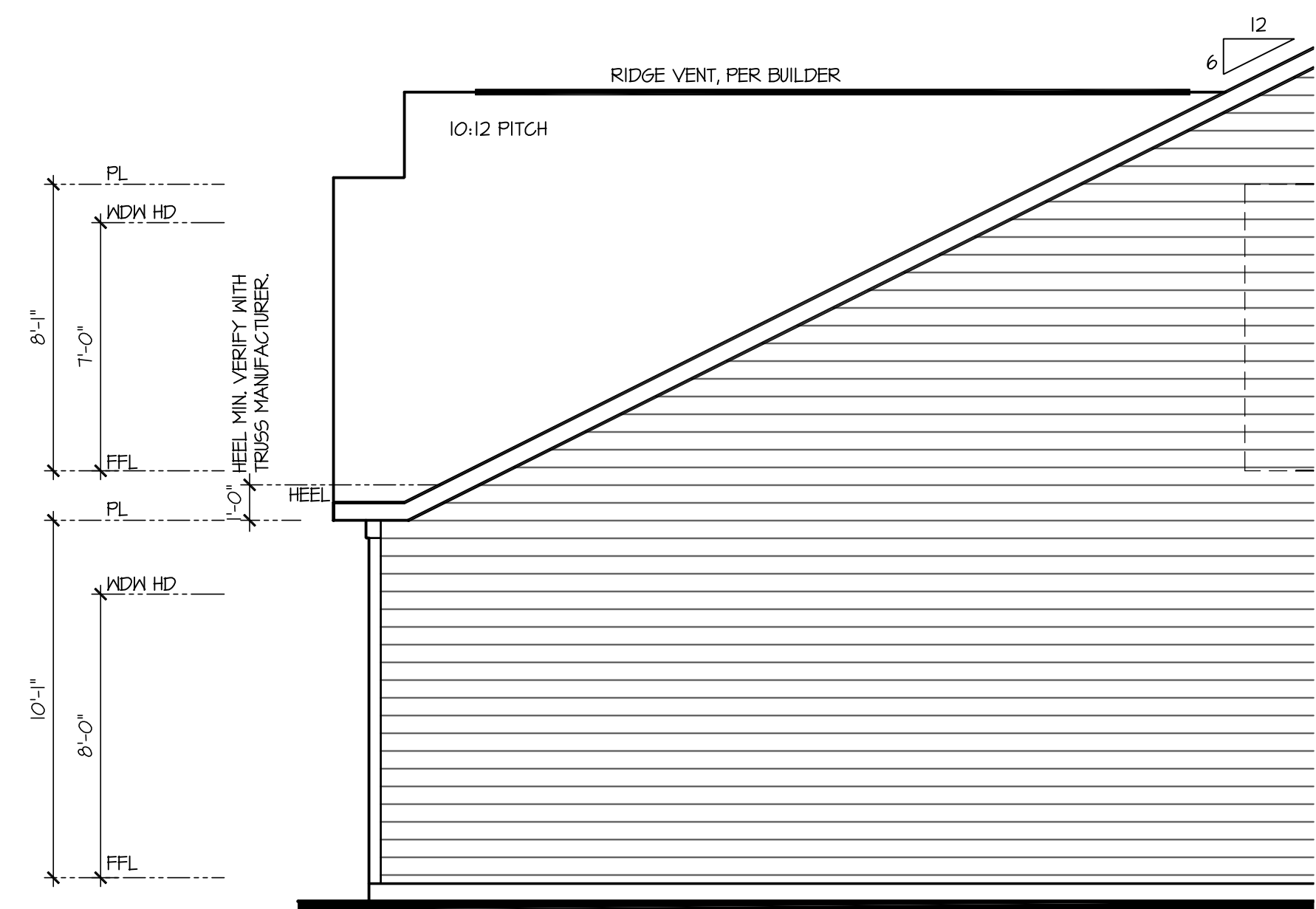
3.4-F

NOTES:	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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]	N/A
TYPICALS:	
[7]	DECORATIVE 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]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIC LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIC LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIC LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

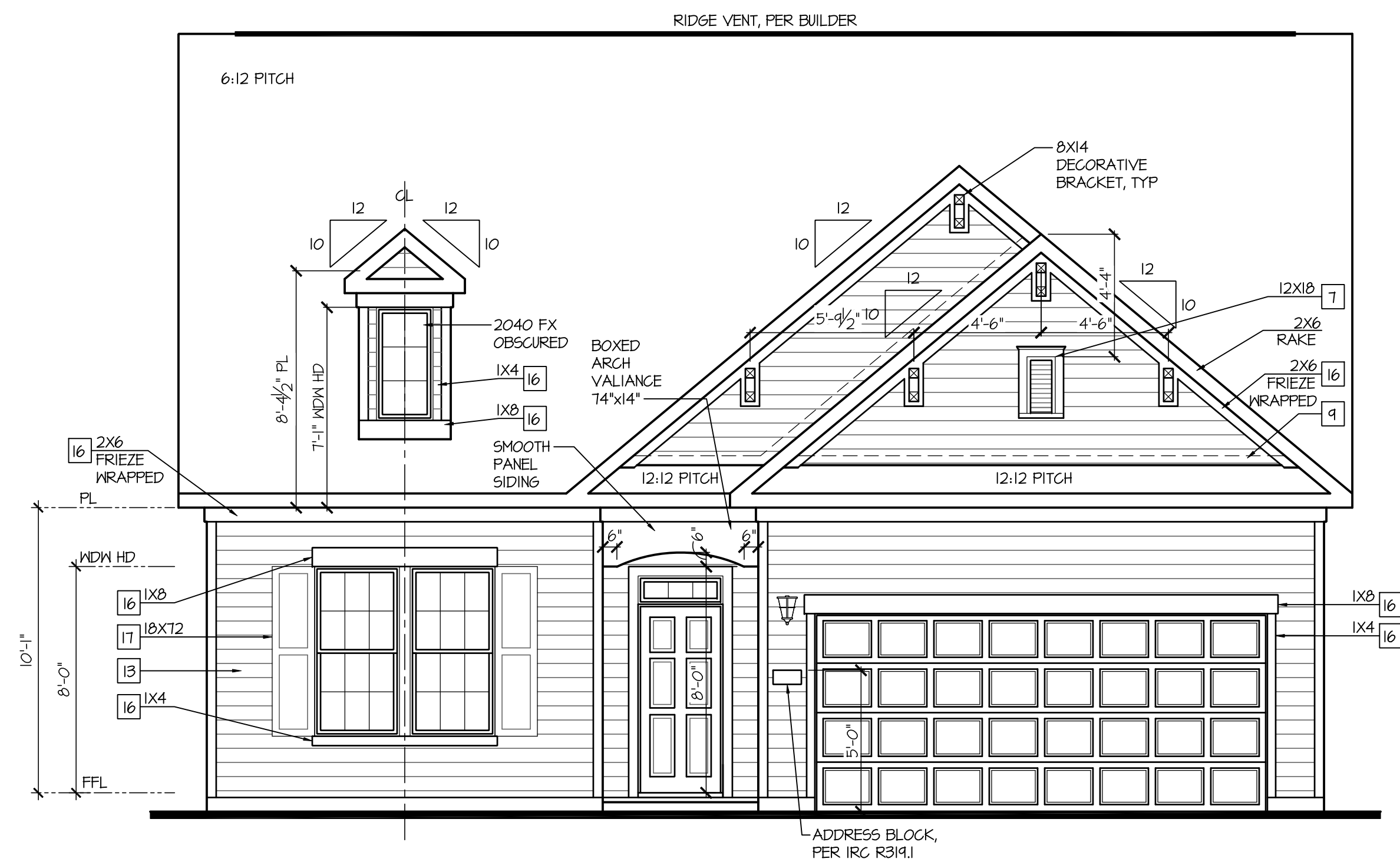
NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



Partial Left Elevation 'A'
w/ Opt 2' Ext Front-Load Grg



Partial Right Elevation 'A'
w/ Opt 2' Ext Front-Load Grg



Front Elevation 'A'
w/ Opt 2' Ext Front-Load Grd

NO:	DATE:	REVISION:
	II.12.24	-

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PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

HEET TITLE: ELEVATIONS 'A' w/ OPT. 2'-0" GARAGE EXTENSION

PRINT DATE:
November 28, 2017

SHEET NO:

3.5-A

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 RYONLOCK COURSE
- 6 N/A

TYPICALS:

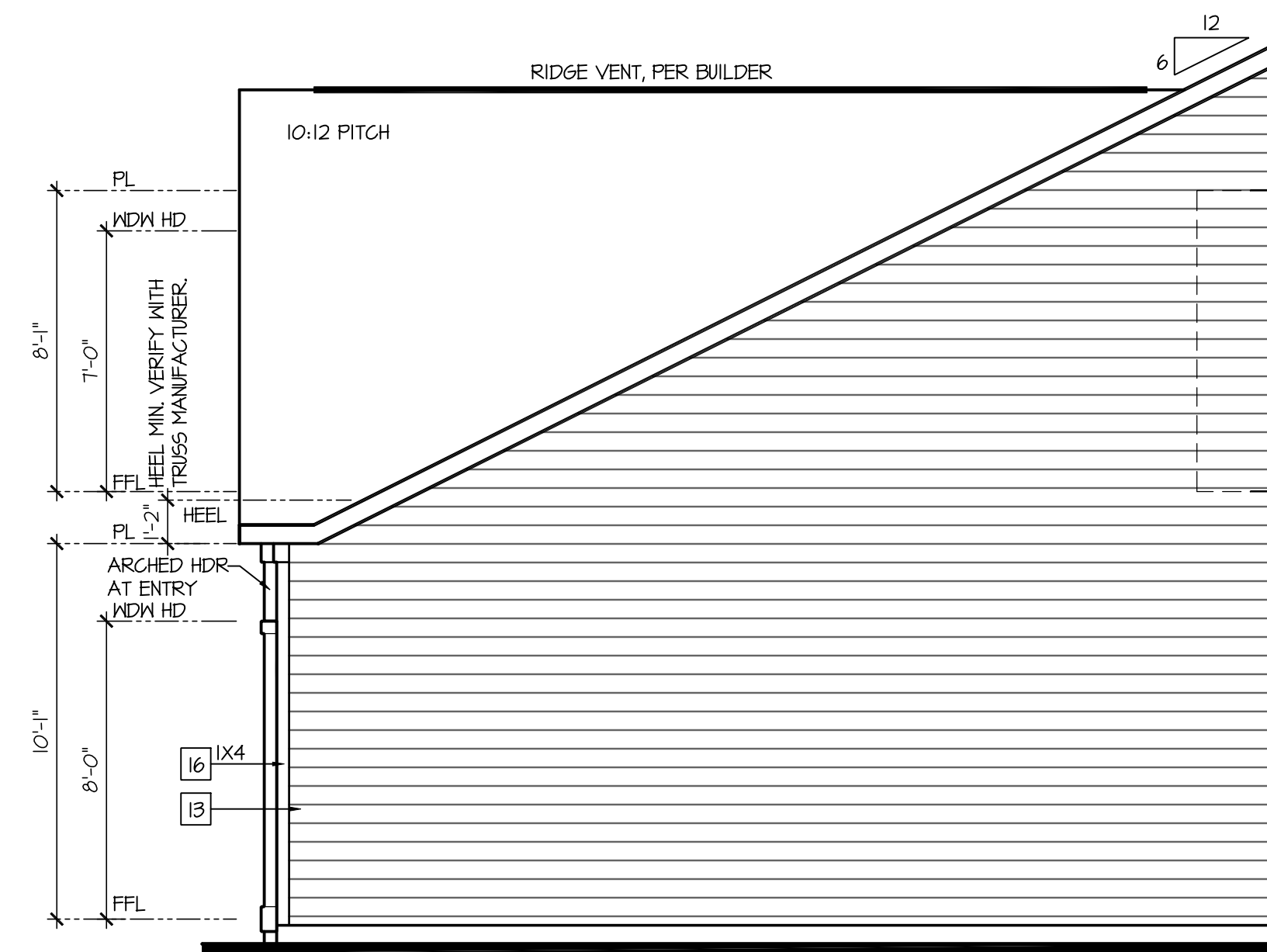
- 7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- 8 CODE APPROVED TERMINATION CHIMNEY CAP.
- 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE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

SIDING:

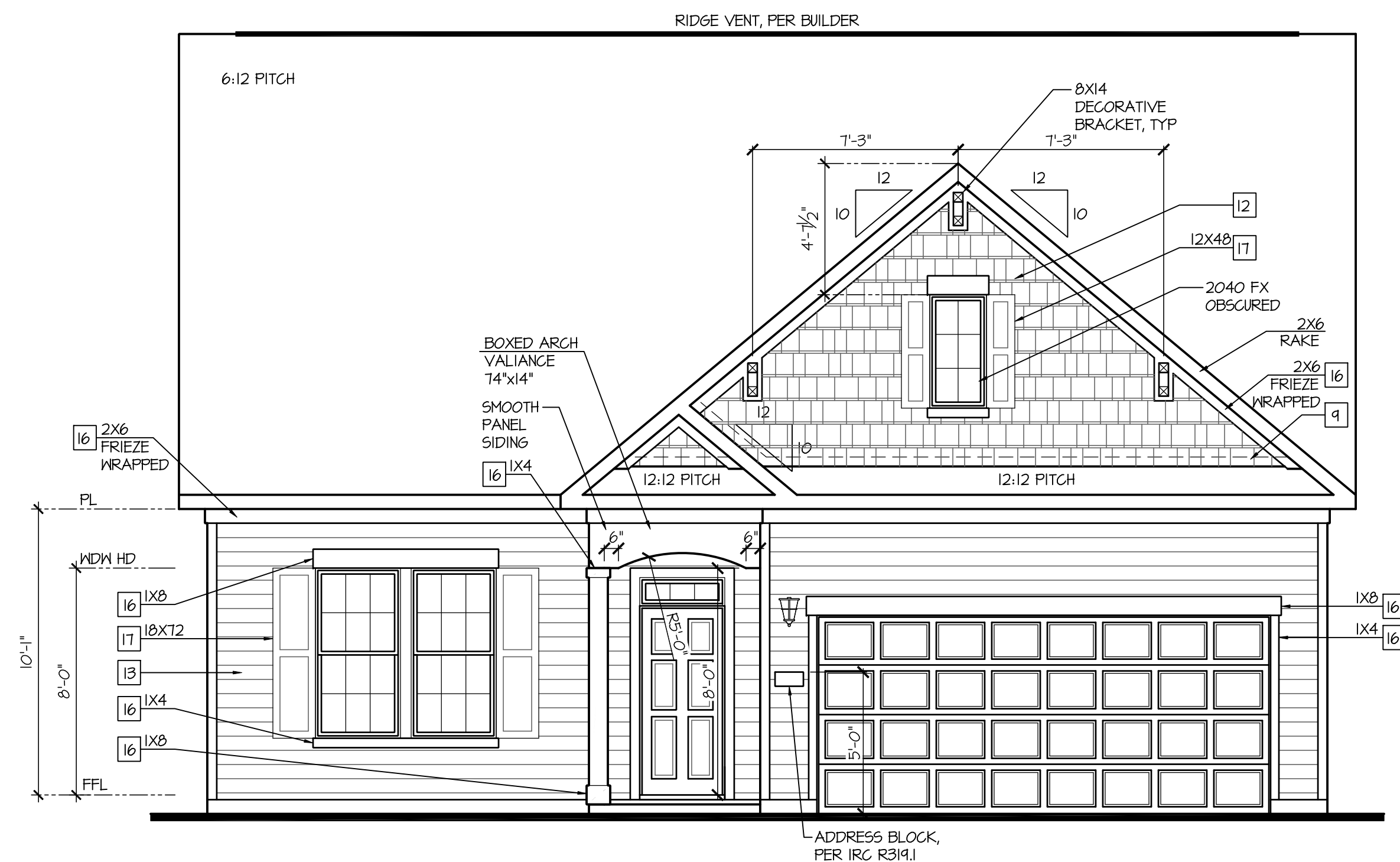
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Architectural elevation drawing of a building side. The roof is gabled with a 10:12 pitch, indicated by a triangle with a vertical side of 12 and a horizontal side of 6. The roofline is labeled "RIDGE VENT, PER BUILDER". The exterior walls are finished with horizontal siding. On the left side, there is a double-hung window and a small, narrow horizontal window. The right side of the drawing shows the corner of the building with vertical siding and a small square vent or cap.

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



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



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

NO:	DATE:	REVISION:
	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GAI6082

HEET TITLE:

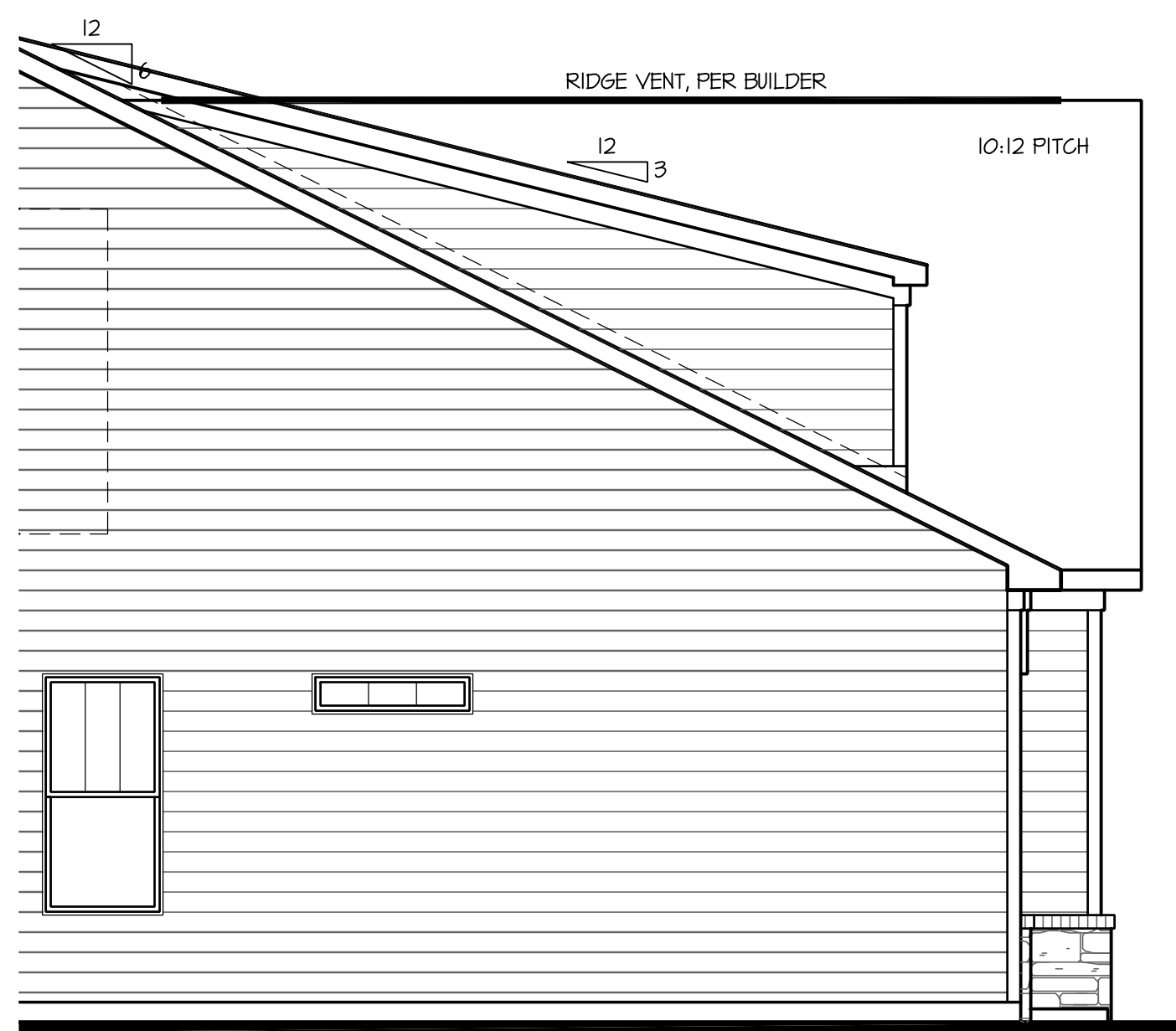
**ELEVATIONS 'B' w/
OPT. 2'-0" GARAGE EXTENSION**

PRINT DATE:
November 28, 2017

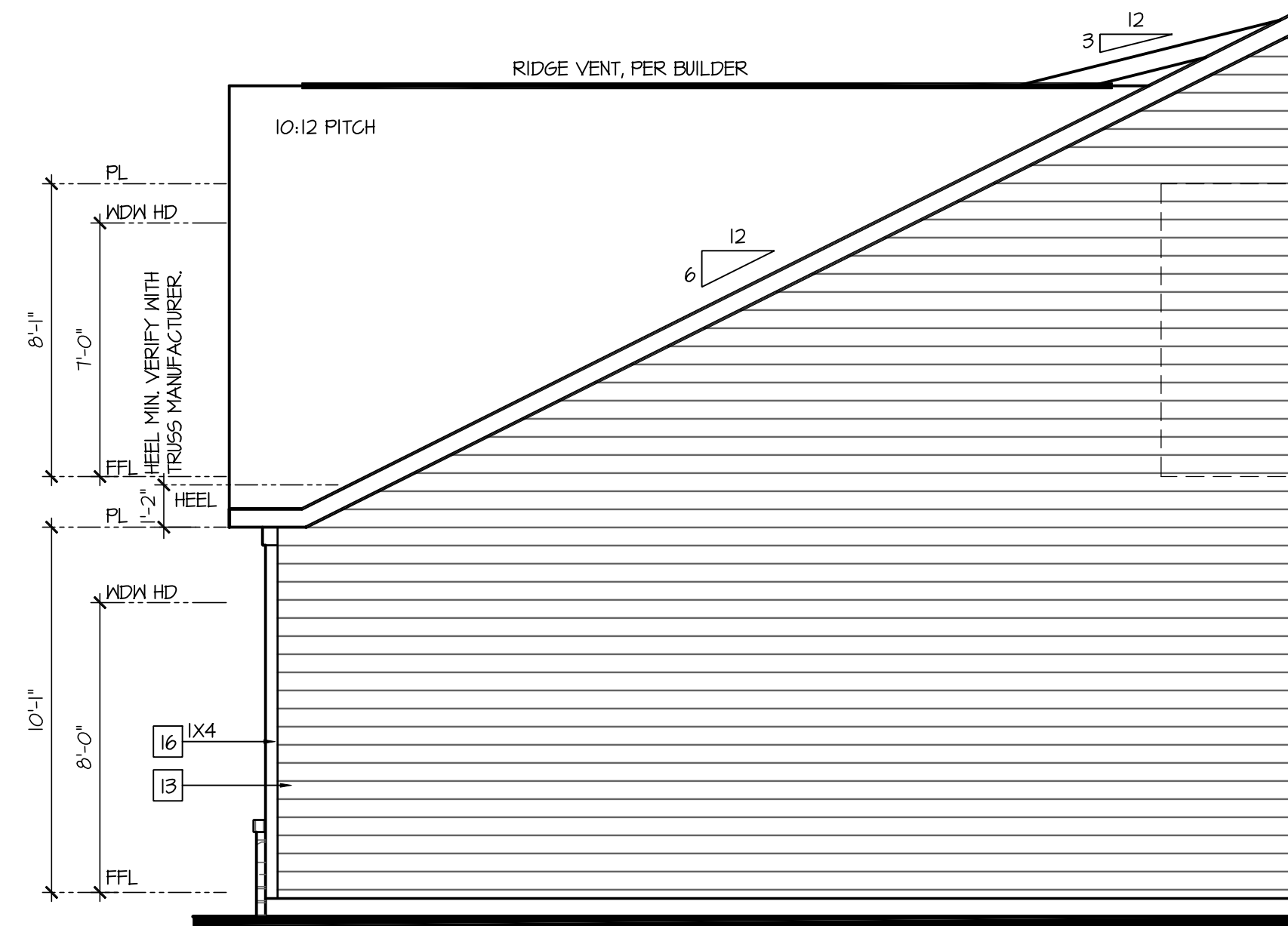
SHEET NO:
3.5-B

NOTES:	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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]	N/A
TYPICALS:	
[7]	DECORATIVE 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]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIC LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIC LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIC LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

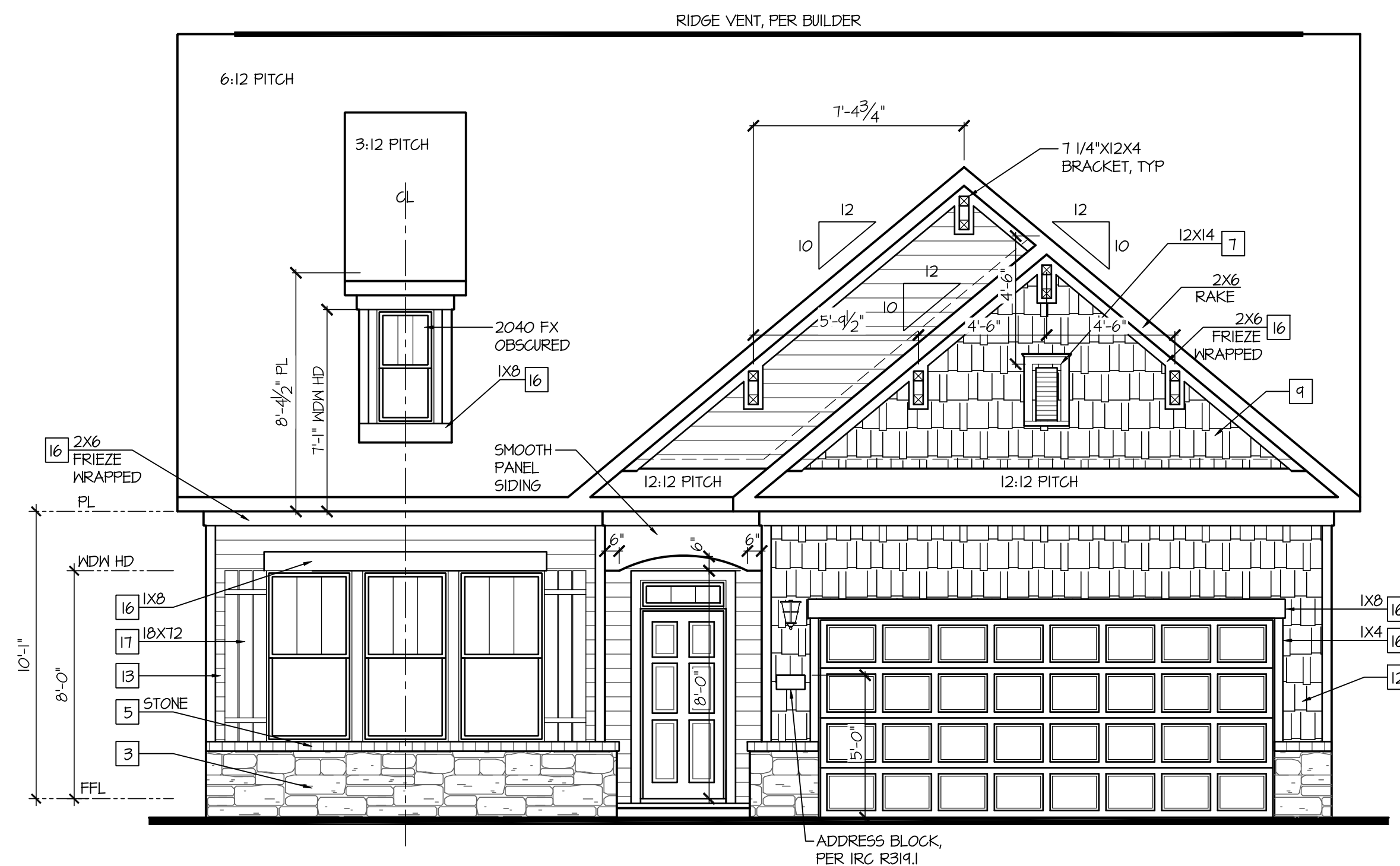
NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



Partial Left Elevation 'E'
w/ Opt 2' Ext Front-Load Grd



Partial Right Elevation 'E'
w/ Opt 2' Ext Front-Load Grg



Front Elevation 'E'
w/ Opt 2' Ext Front-Load Grg

NO:	DATE:	REVISION:
1	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

HEET TITLE:
**ELEVATIONS 'E' W/
OPT. 2'-0" GARAGE EXTENSION**

PRINT DATE:
November 28, 2017

SHEET NO:

3.5-E

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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 | N/A |

TYPICALS:

- I DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- J CODE APPROVED TERMINATION CHIMNEY CAP.
- K CROWN RESISTANT ROOF TO WALL FLASHINGS. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- L STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- M DECORATIVE WROUGHT IRON. SEE DETAILS.

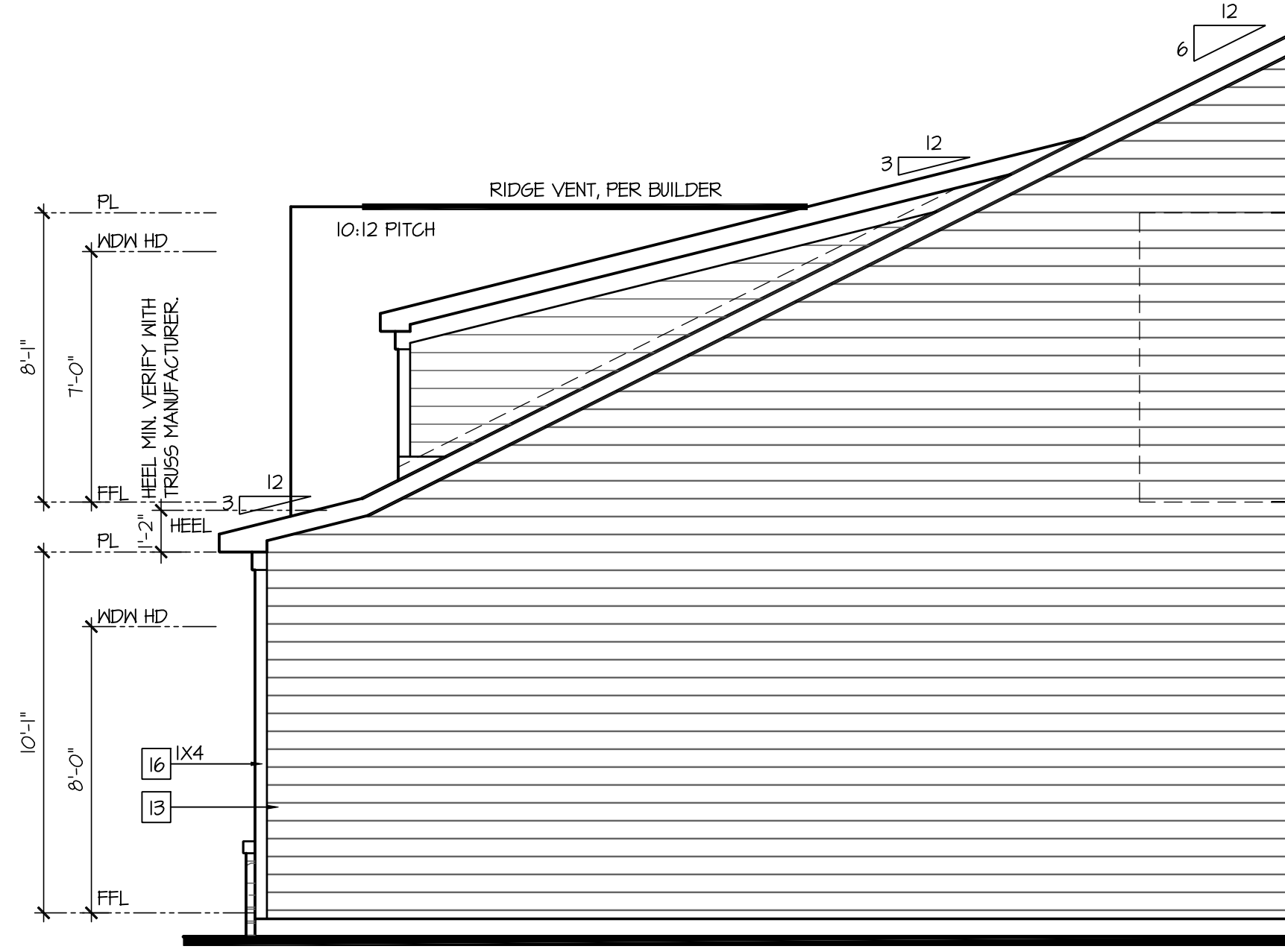
SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ (X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ (X4 CORNER TRIM BOARD.)

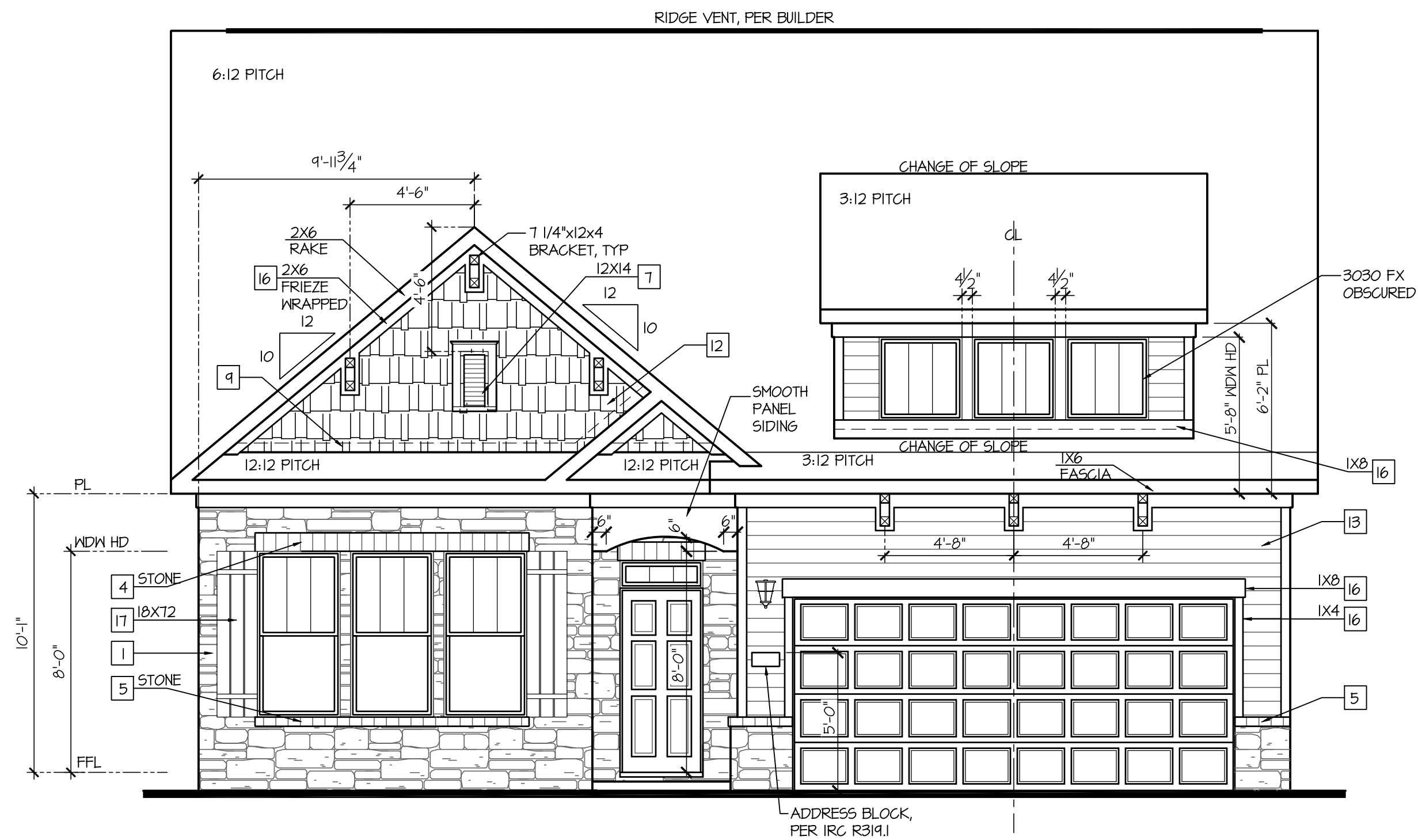
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Architectural drawing of a building exterior showing a 10:12 pitch roof. The roof is labeled "10:12 PITCH" and "RIDGE VENT, PER BUILDER". The drawing includes a large window on the left, a smaller window in the center, and a vertical window on the right. The roof pitch is indicated by a triangle with a vertical side of 12 and a horizontal side of 6. The ridge vent is indicated by a triangle with a vertical side of 12 and a horizontal side of 3.

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



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



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

NO.:	DATE:	REVISION:
	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

HEET TITLE: ELEVATIONS 'F' w/ OPT. 2'-0" GARAGE EXTENSION

PRINT DATE:
November 28, 2017

SHEET NO:

3.5-F

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 N/A

TYPICALS:

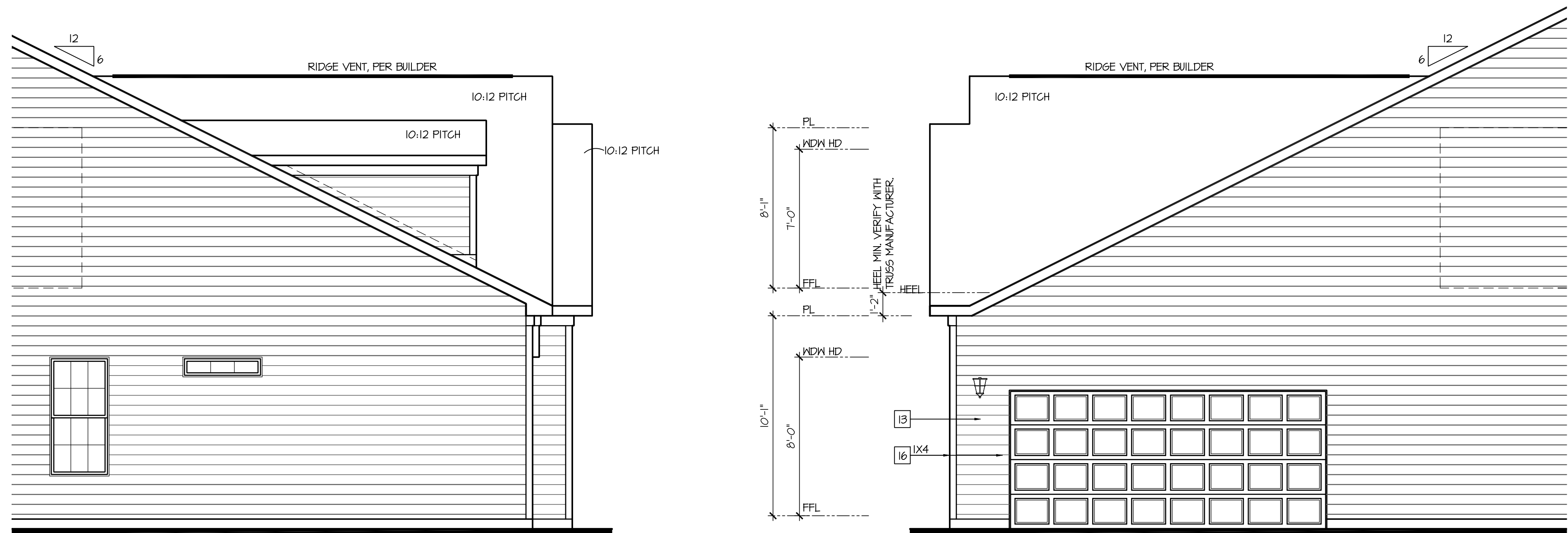
- 7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- 8 CODE APPROVED TERMINATION CHIMNEY CAP.
- 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE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

SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

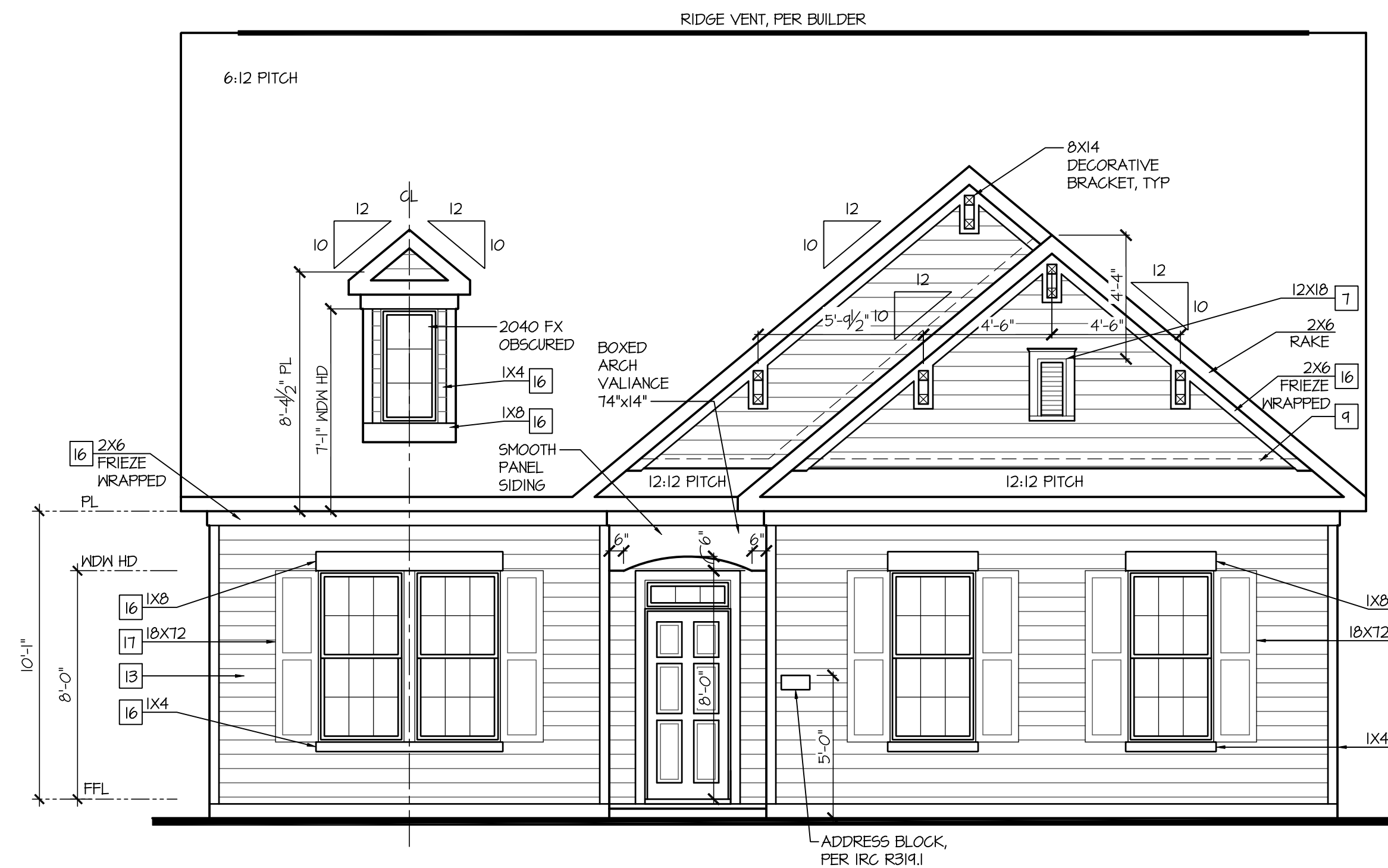
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIED LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIED LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



Partial Left Elevation 'A'
w/ Opt 2' Ext Side-Load Grd

Partial Right Elevation 'A'
w/ Opt 2' Ext Side-Load Grg



Front Elevation 'A'

w/ Opt 2' Ext Side-Load Grg

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

DATE:	REVISION:
11/2/24	-

PROFESSIONAL CERTIFICATION. I CERTIFY
THAT THESE DOCUMENTS WERE PREPARED
AND APPROVED BY ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER
1585, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:

STATE OF MARYLAND
ARLENE G. EDGERTON
ARCHITECT
11-212024
1888

PROJECT TITLE: _____

40' Series
Azalea
D400'

Easton - MD North Region

PROJECT NO: GMD-GA16082

**ELEVATIONS 'A' w/
OPT. SIDE LOAD GARAGE
w/ 2'-0" GARAGE EXTENSION**

PRINT DATE:
November 28, 2017

HEET NO:
3.6-A

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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] N/A

TYPICALS:

[7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

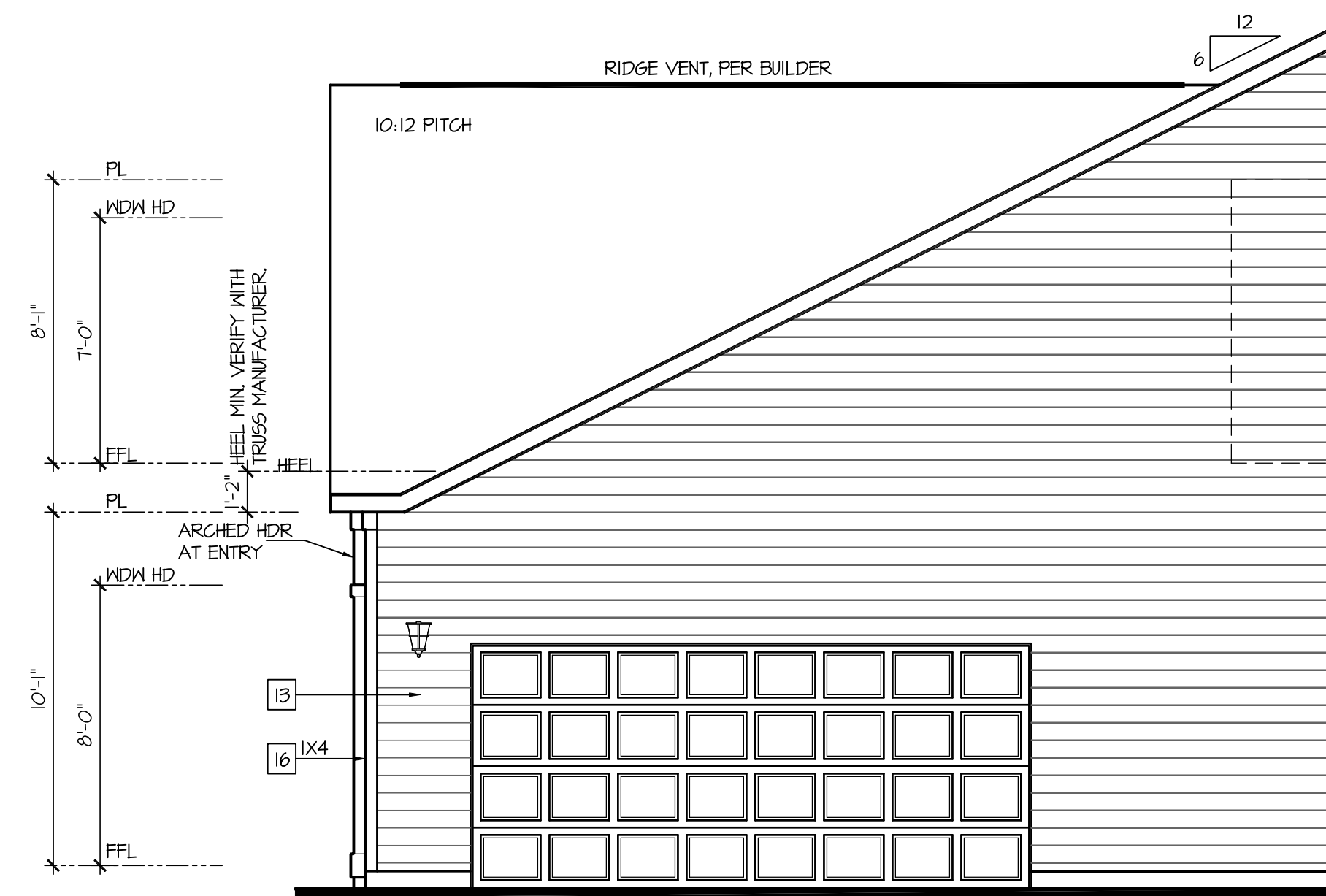
[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

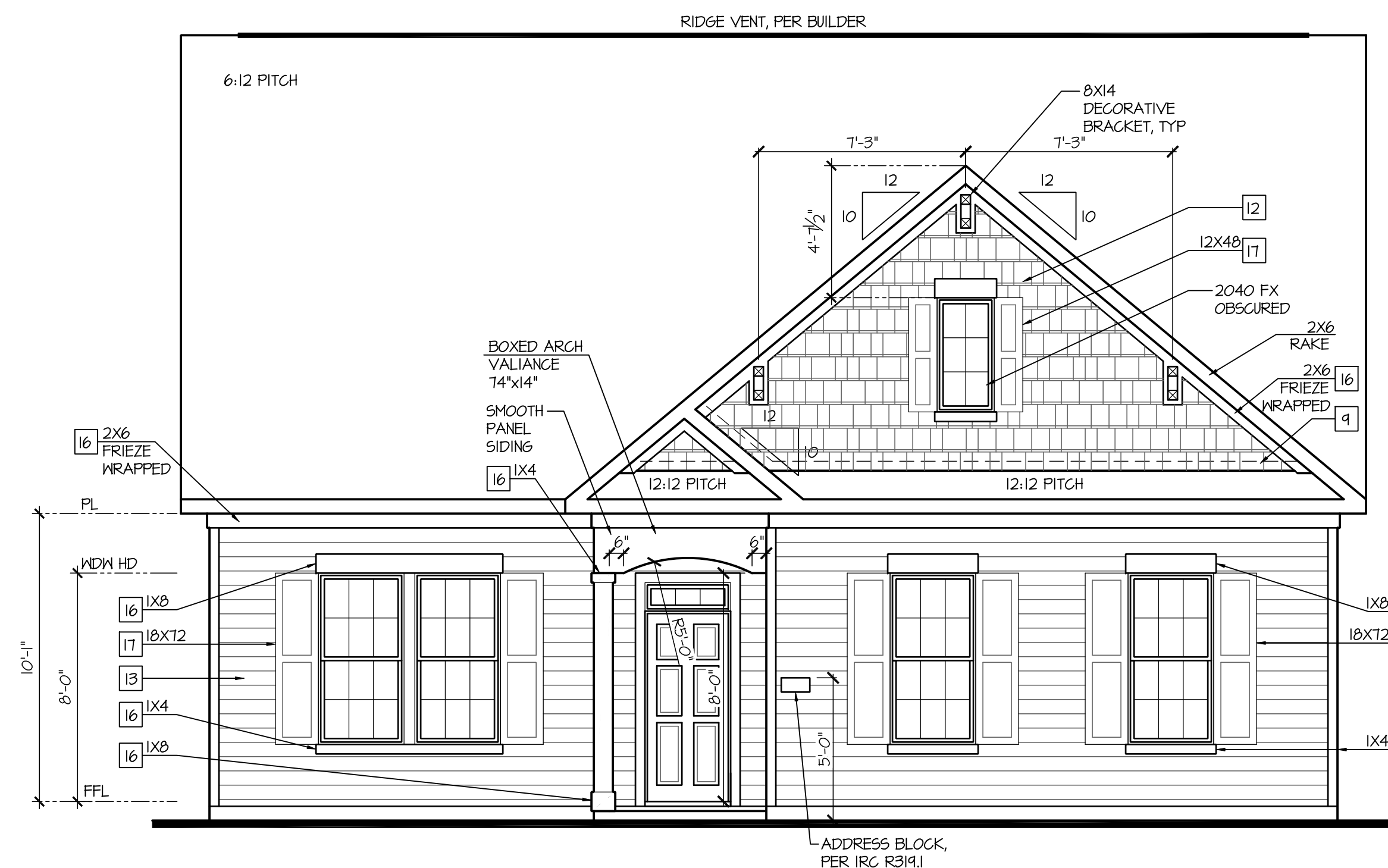
[17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Architectural drawing of a building elevation. The roof is labeled "10:12 PITCH" and "RIDGE VENT, PER BUILDER". The wall is covered in horizontal siding. There is a large double-hung window on the left and a smaller horizontal window in the center. A dashed line indicates a vertical break in the wall. The drawing is labeled "12" and "6" at the top left corner.

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



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



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

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

HEET TITLE: **ELEVATIONS 'B' w/
OPT. SIDE LOAD GARAGE
w/ 2'-0" GARAGE EXTENSION**

PRINT DATE:
November 28, 2017

SHEET NO:

3.6-B

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

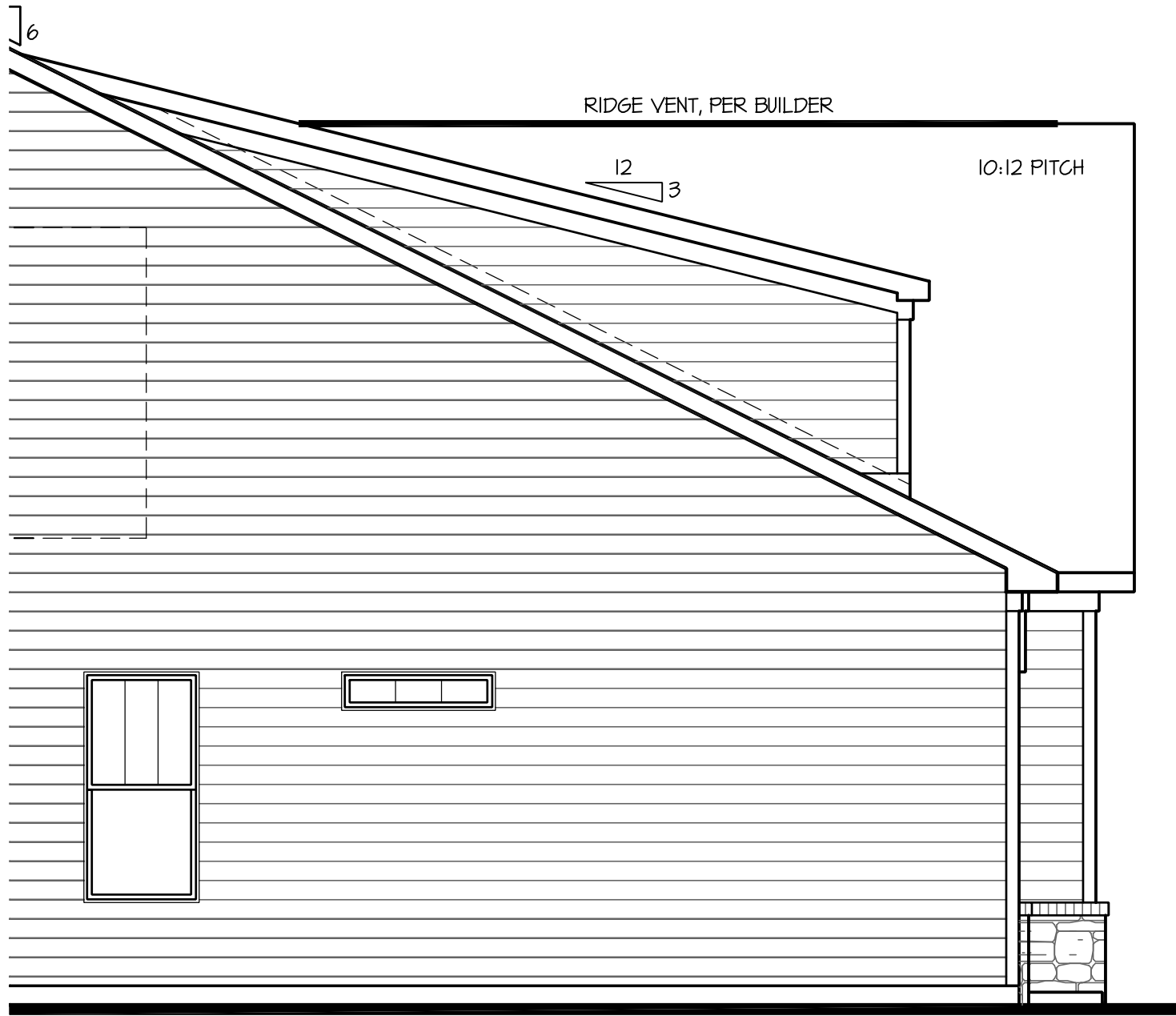
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

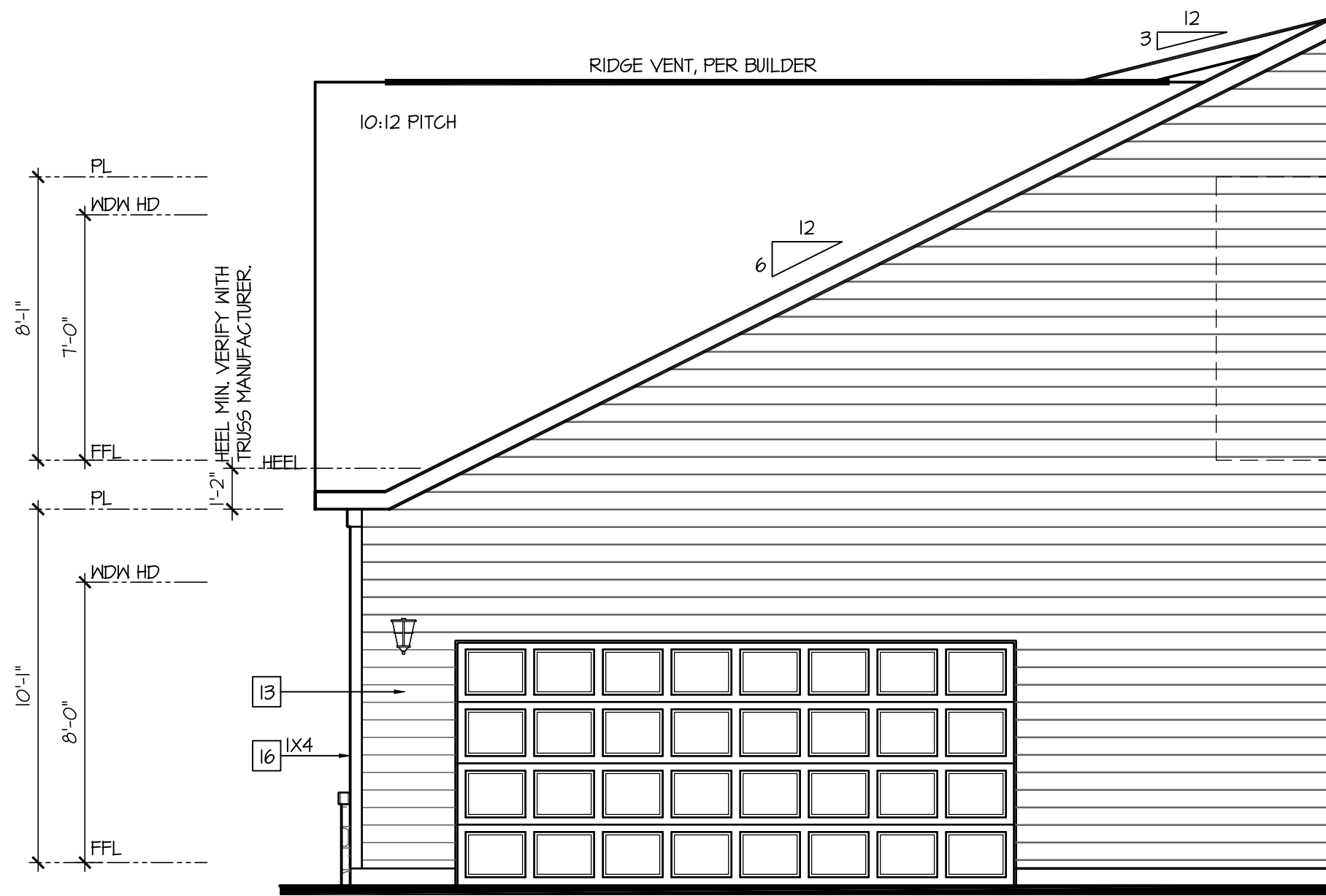
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



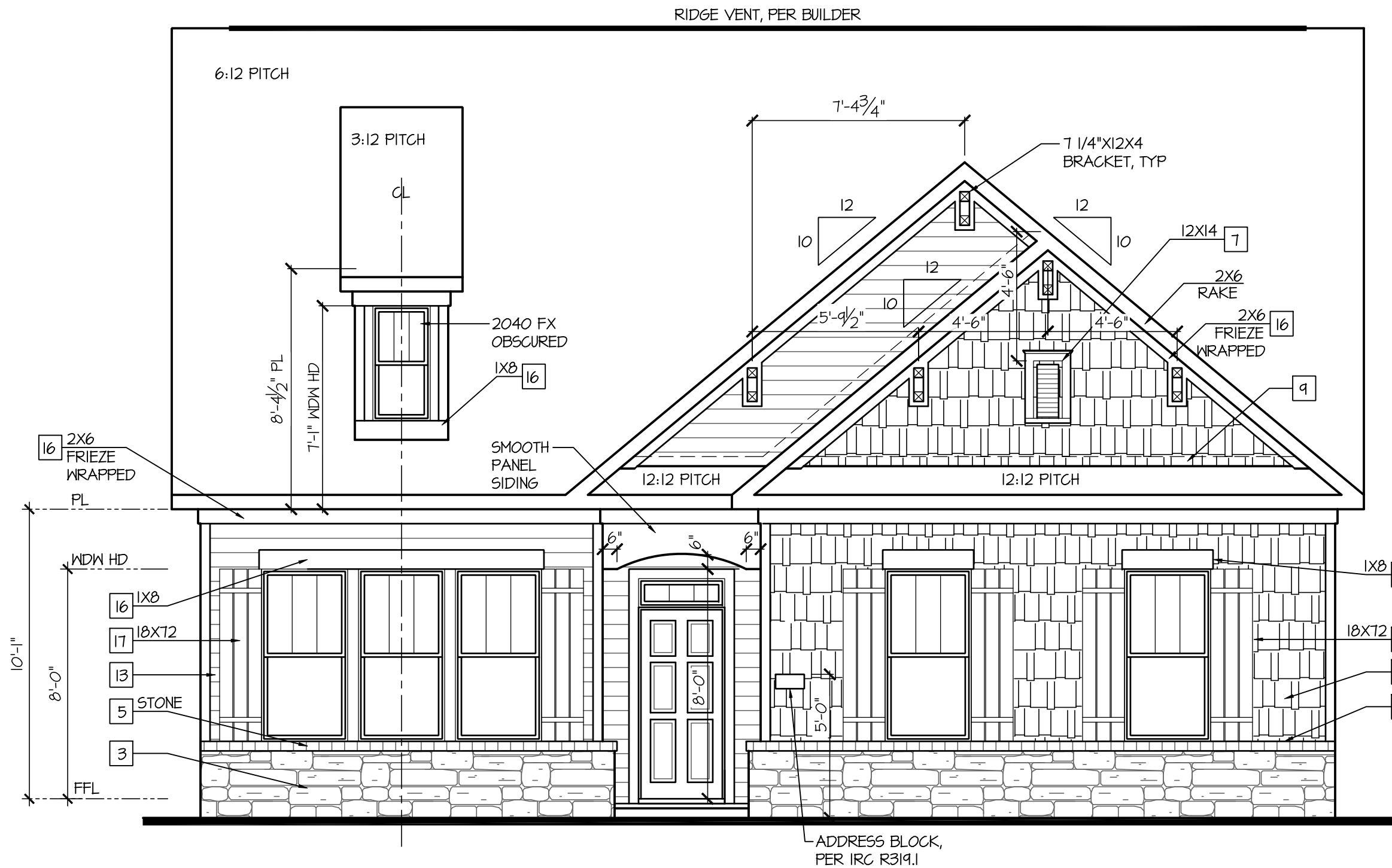
Partial Left Elevation 'E'
w/ Opt 2' Ext Side-Load Grg

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



Partial Right Elevation 'E'
w/ Opt 2' Ext Side-Load Grg

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



Front Elevation 'E'
w/ Opt 2' Ext Side-Load Grg

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

D.R. HORTON®
America's Builder

NO: DATE: REVISION:

11.12.24 -

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:
STATE OF MARYLAND
JAMES G. EDDY, JR.
ARCHITECT
11.12.24

PROJECT TITLE:
40' Series
Azalea
'D400'

PROJECT NO: GMD-6A16082

SHEET TITLE:
ELEVATIONS 'E' w/
OPT. SIDE LOAD GARAGE
w/ 2'-0" GARAGE EXTENSION

PRINT DATE:
November 28, 2017

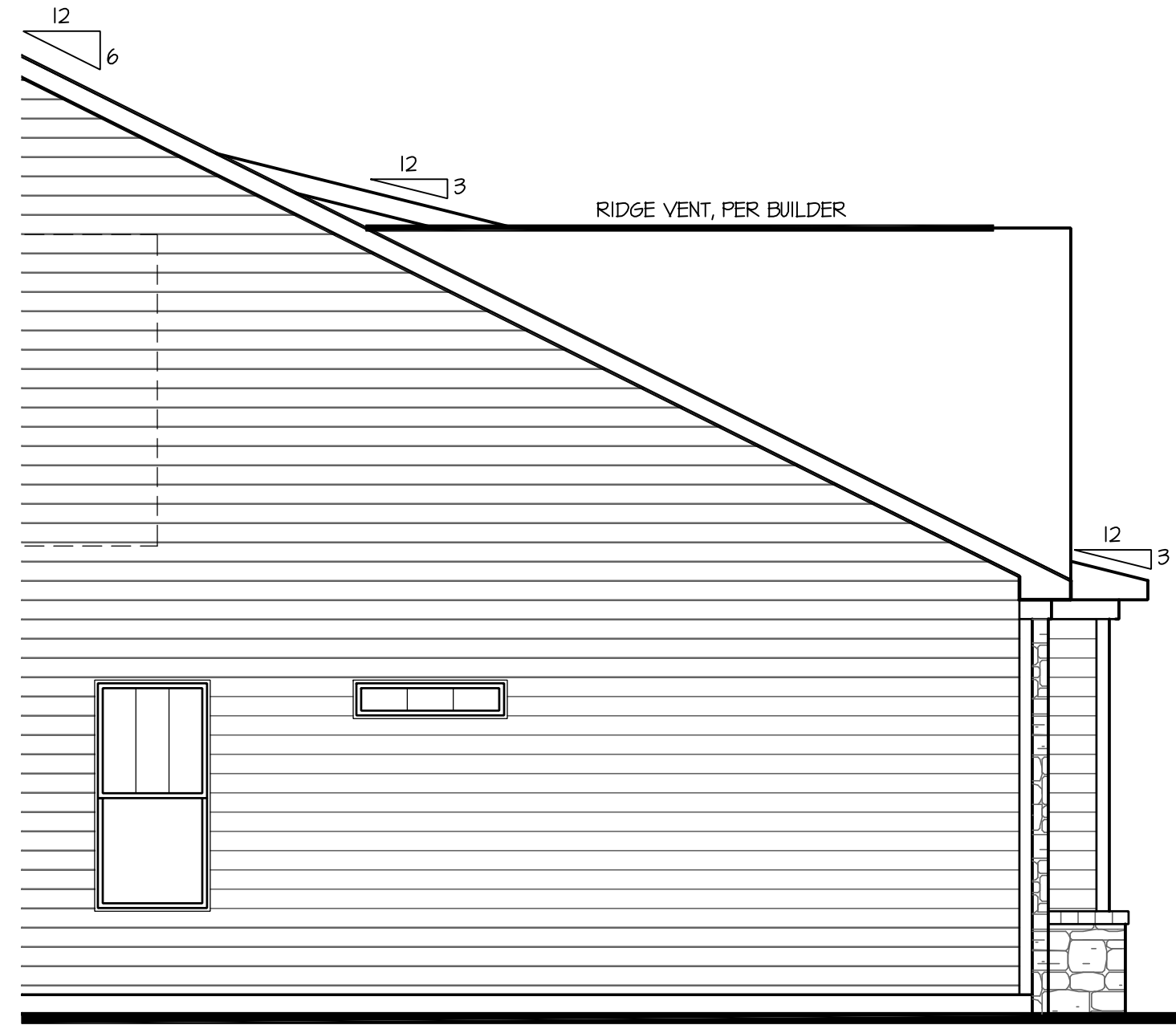
SHEET NO:
3.6-E

NOTES: - GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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.)

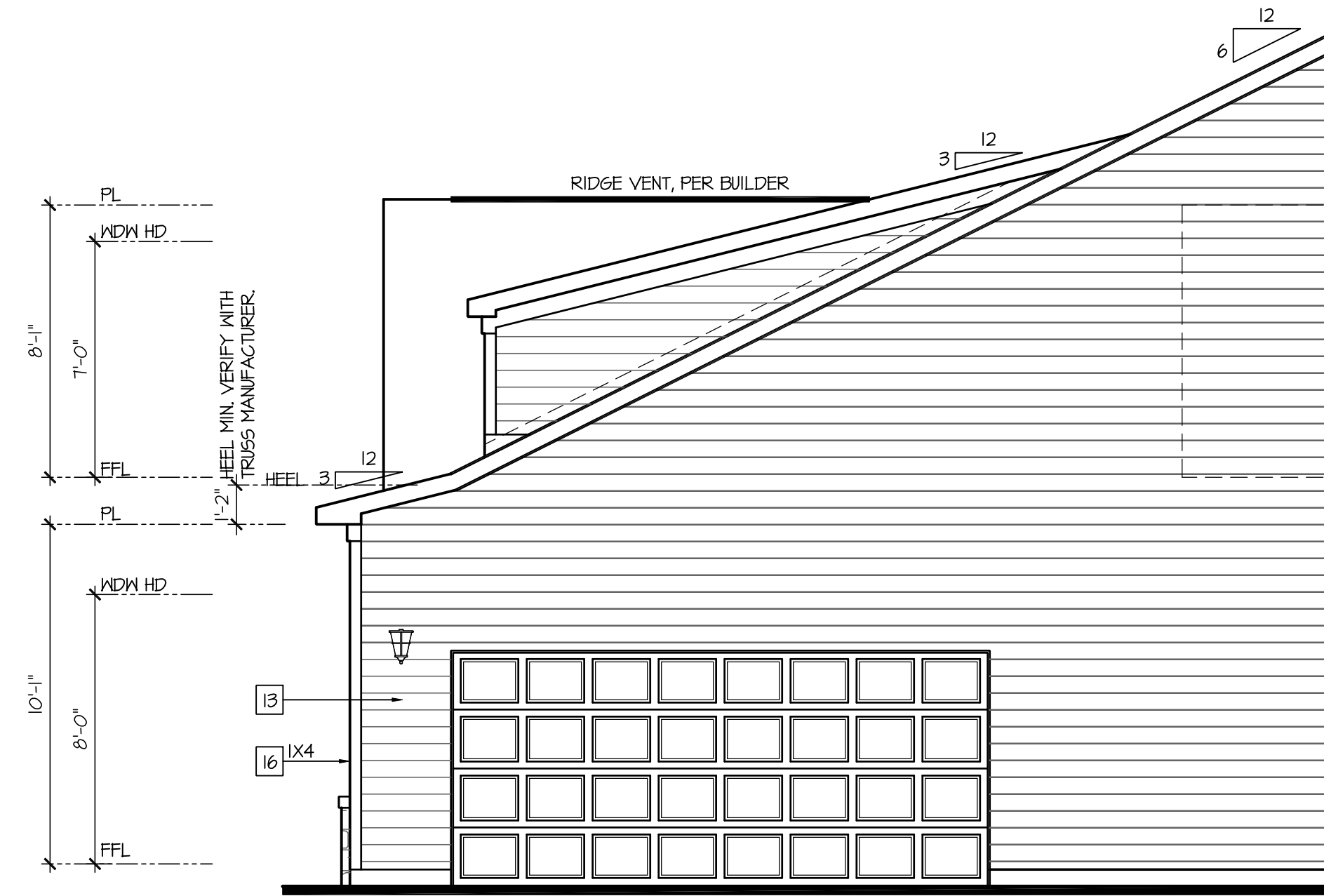
KEY NOTES:

<u>MASONRY:</u>	
[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]	N/A
<u>TYPICALS:</u>	
[7]	DECORATIVE 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.
<u>SIDING:</u>	
[12]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIED LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIED LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

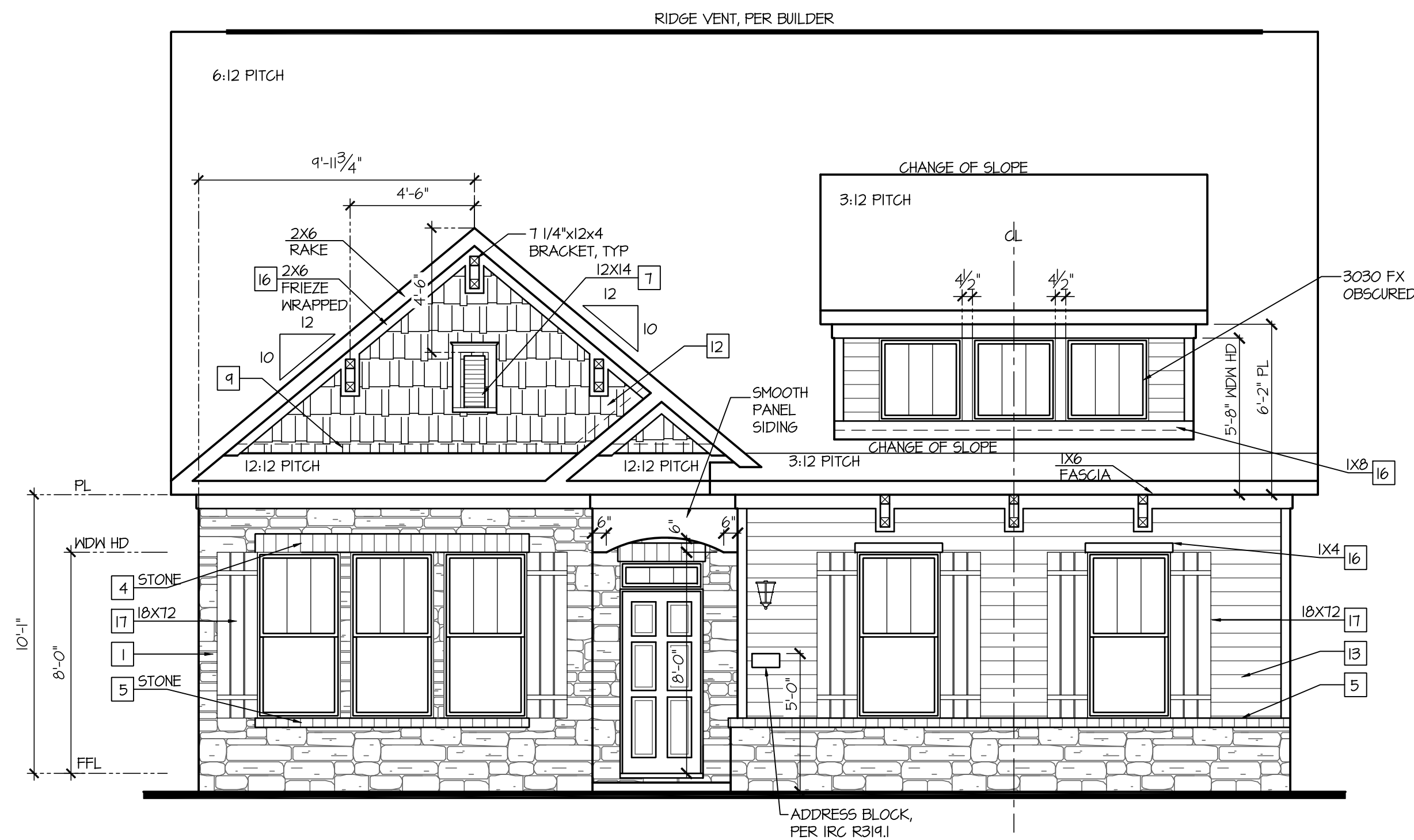


Partial Left Elevation 'F'
w/ Opt 2' Ext Side-Load Grd



Partial Right Elevation 'F'
w/ Opt 2' Ext Side-Load Grg

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



Front Elevation 'F'

w/ Opt 2' Ext Side-Load Grg

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 12"X12" LAYOUT

NO:	DATE:	REVISION:
1	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GAI6082

FEET TITLE:

**ELEVATIONS 'F' W/
OPT. SIDE LOAD GARAGE
W/ 2'-0" GARAGE EXTENSION**

PRINT DATE:
November 28, 2017

SHEET NO:
3.6-F

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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

16

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNO. ON ELEVATIONS.
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.

- ROOFING: PITCHED SHINGLES PER DEVELOPER.

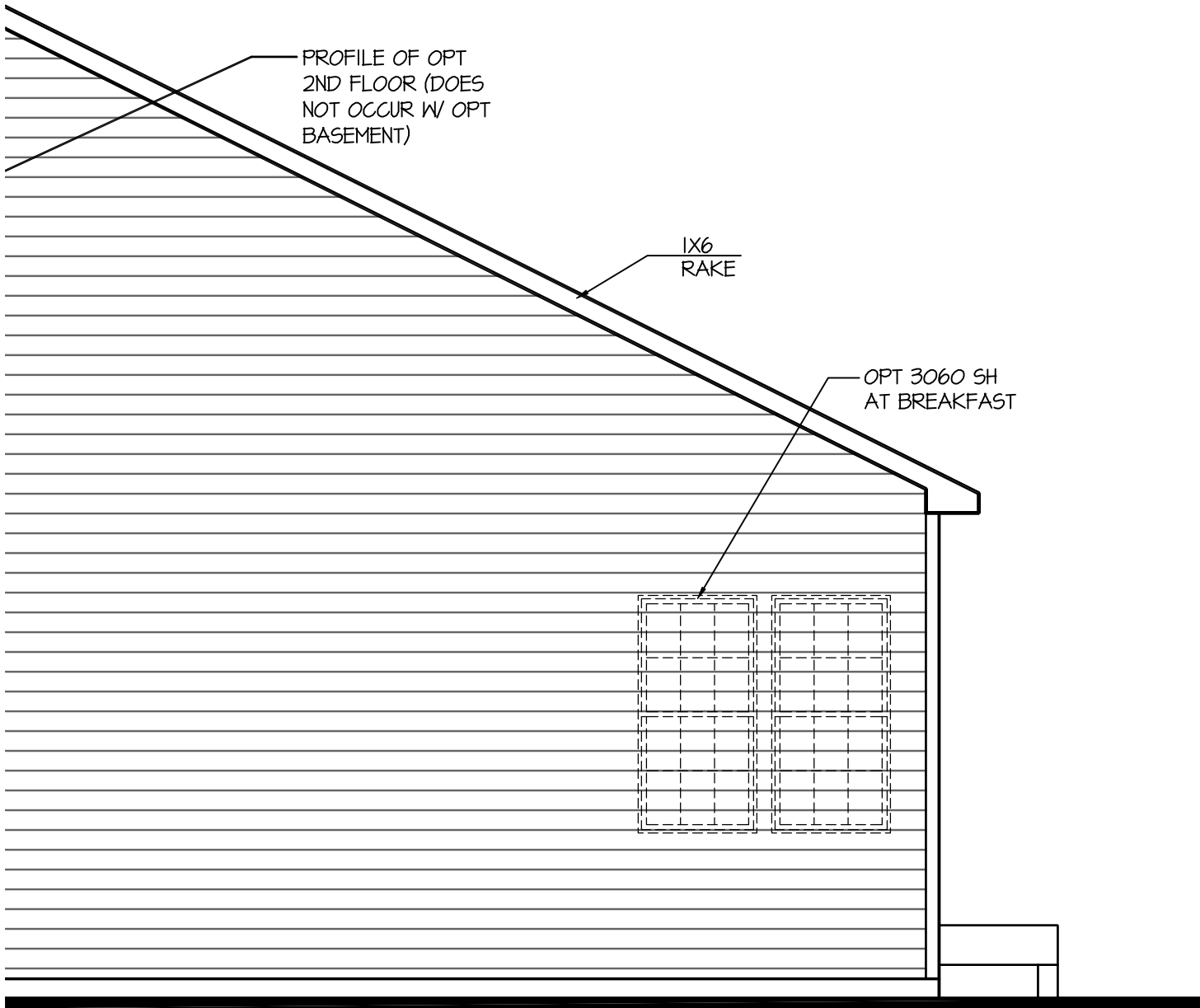
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS

- ENTRY DOOR: AS SELECTED BY DEVELOPER.

- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.

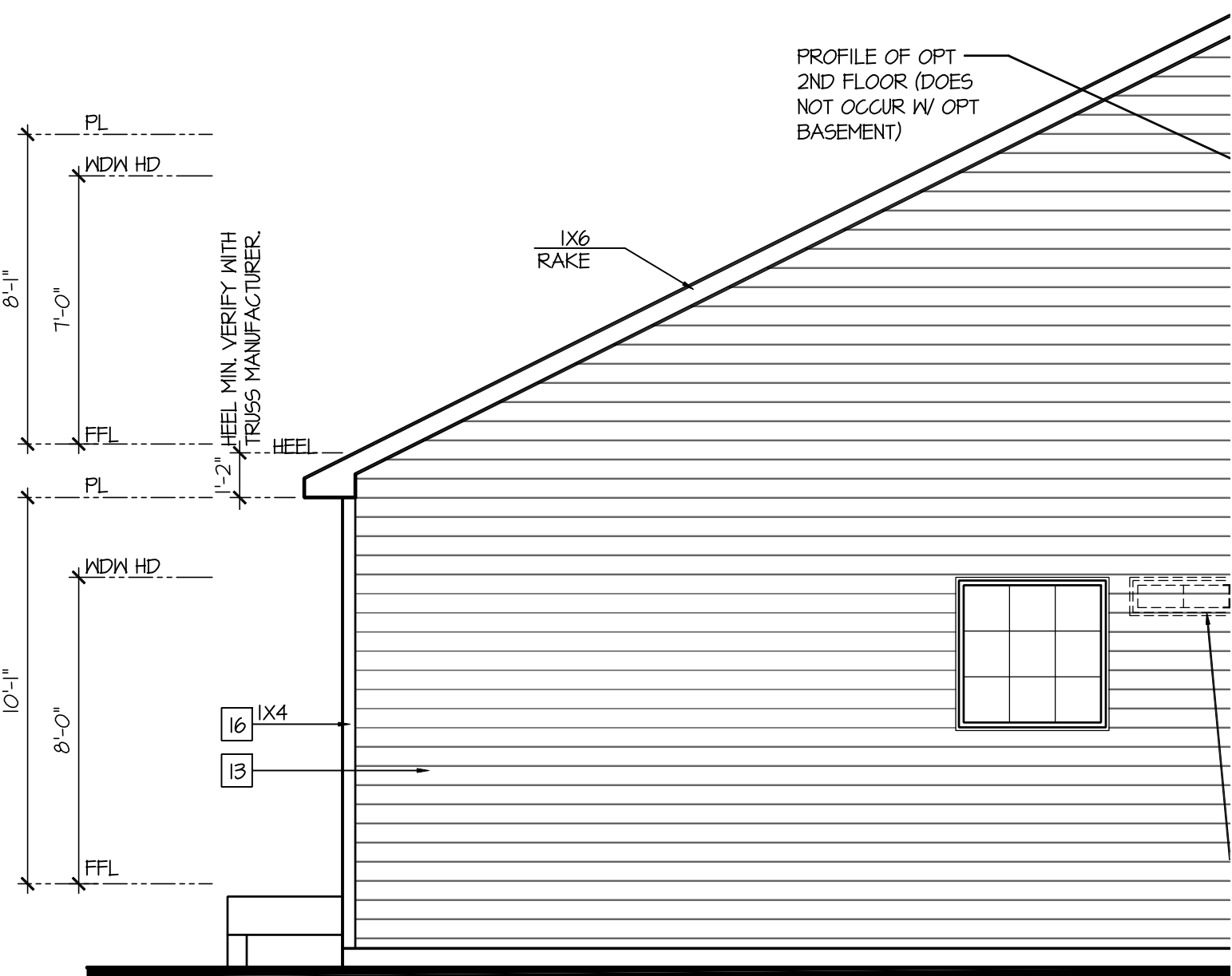
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

- 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.)



Partial Right Elevation
w/ Opt Screen Porch/ Sunroom
Opt Extended Great Room

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



Partial Left Elevation
w/ Opt Screen porch /Sunroom
/ Opt Extended Great Room

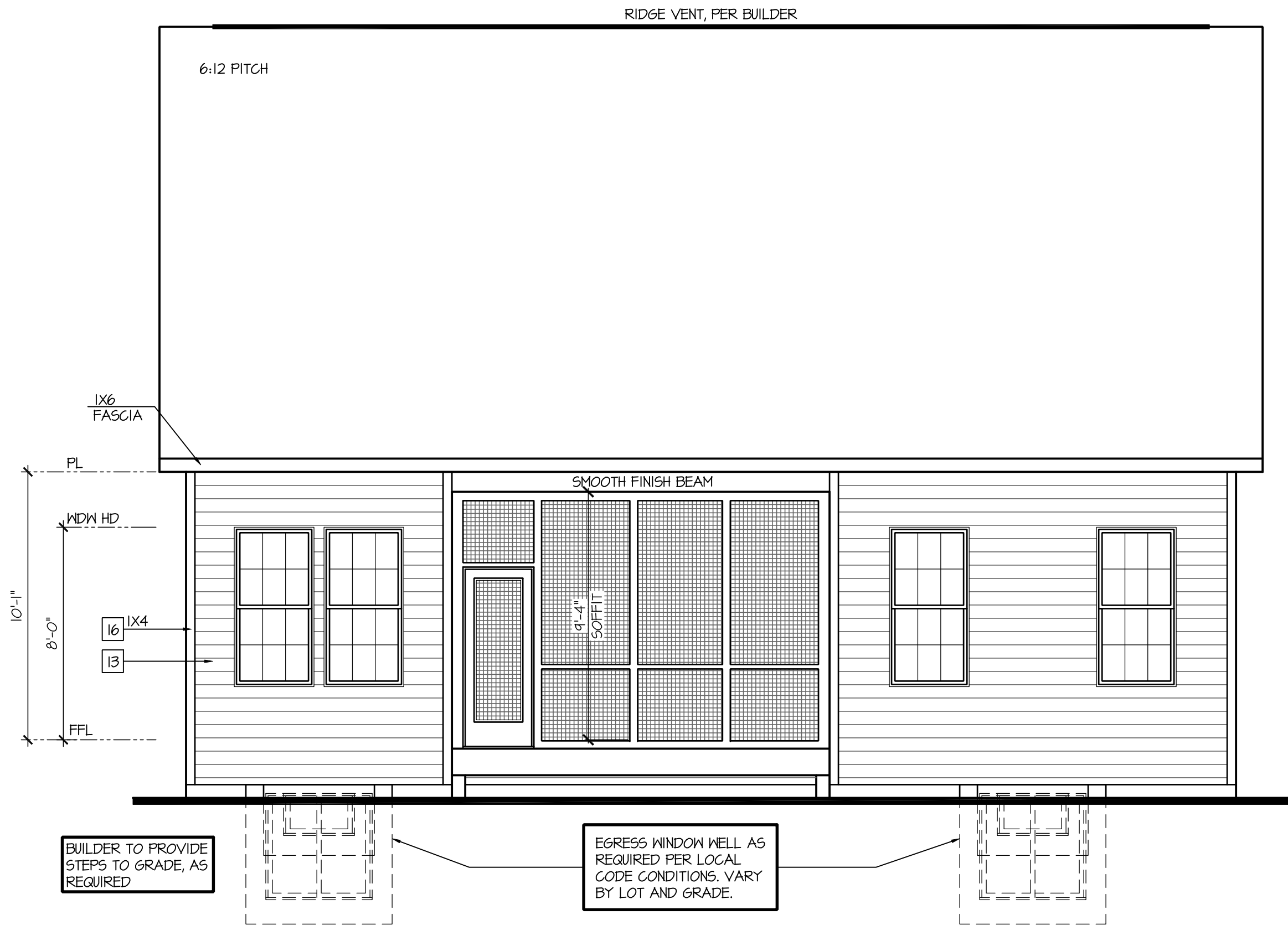
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

NOTES:
PER SECTION 4-241.B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 24" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.

SHOWN AT
BASEMENT

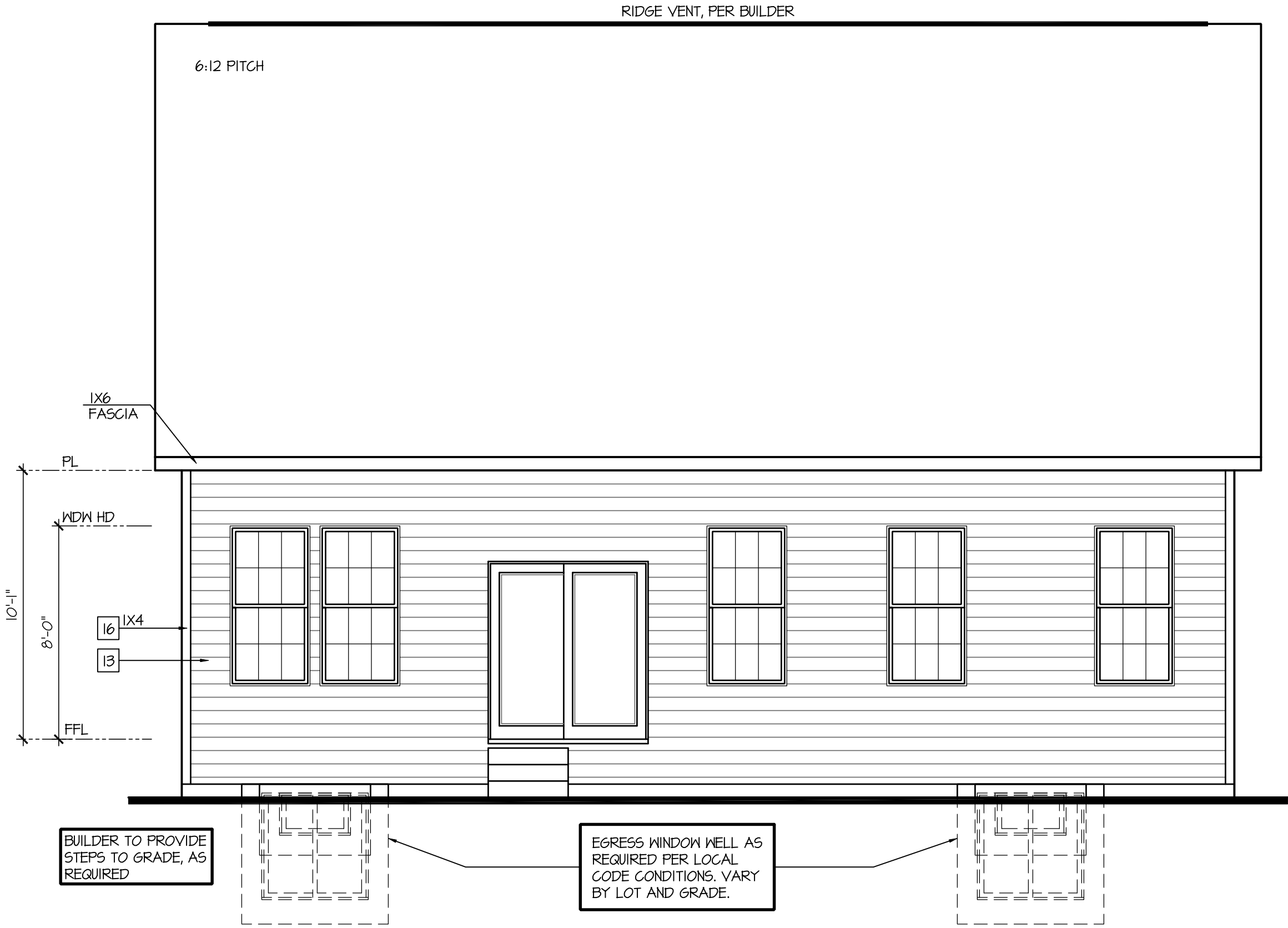
WINDOW GRIDS
TO MATCH
MAIN
ELEVATION



Rear Elevation
w/ Opt Screened Porch

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

PROVIDE AND INSTALL
SCREEN UNDER FRAMED
SCREEN PORCH FLOOR



Rear Elevation w/ Opt Sunroom /
Opt Extended Great Room

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

D.R. HORTON
America's Builder

NO:

DATE:

REVISION:

II.12.24

-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:

STATE OF MARYLAND

SHIRLEY G. EDDY, ARCHITECT

11-21-2024

PROJECT TITLE:

40' Series
Azalea
'D400'

Easton - MD
North Region

PROJECT NO: GMD-6A16082

SHEET TITLE:

OPT. SUNROOM / OPT.
EXTENDED GREAT ROOM
W/ OPT BASEMENT

PRINT DATE:

November 28, 2017

SHEET NO:

3.7

SHOWN AT BASEMENT	WINDOW GRIDS TO MATCH MAIN ELEVATION
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NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.



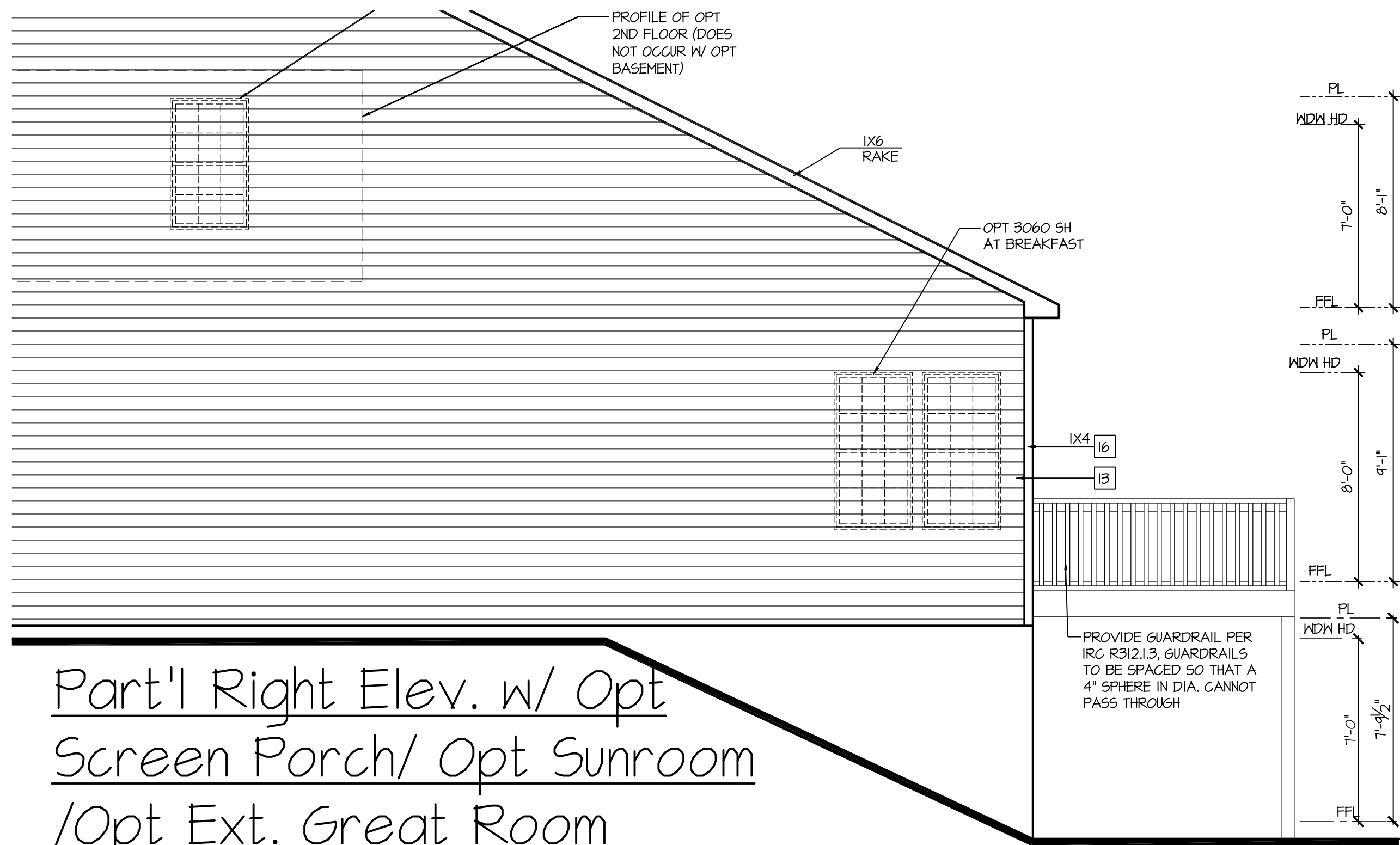
PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

**40' Series
Azalea
'D400'**

PROJECT NO: GMD-GA16082

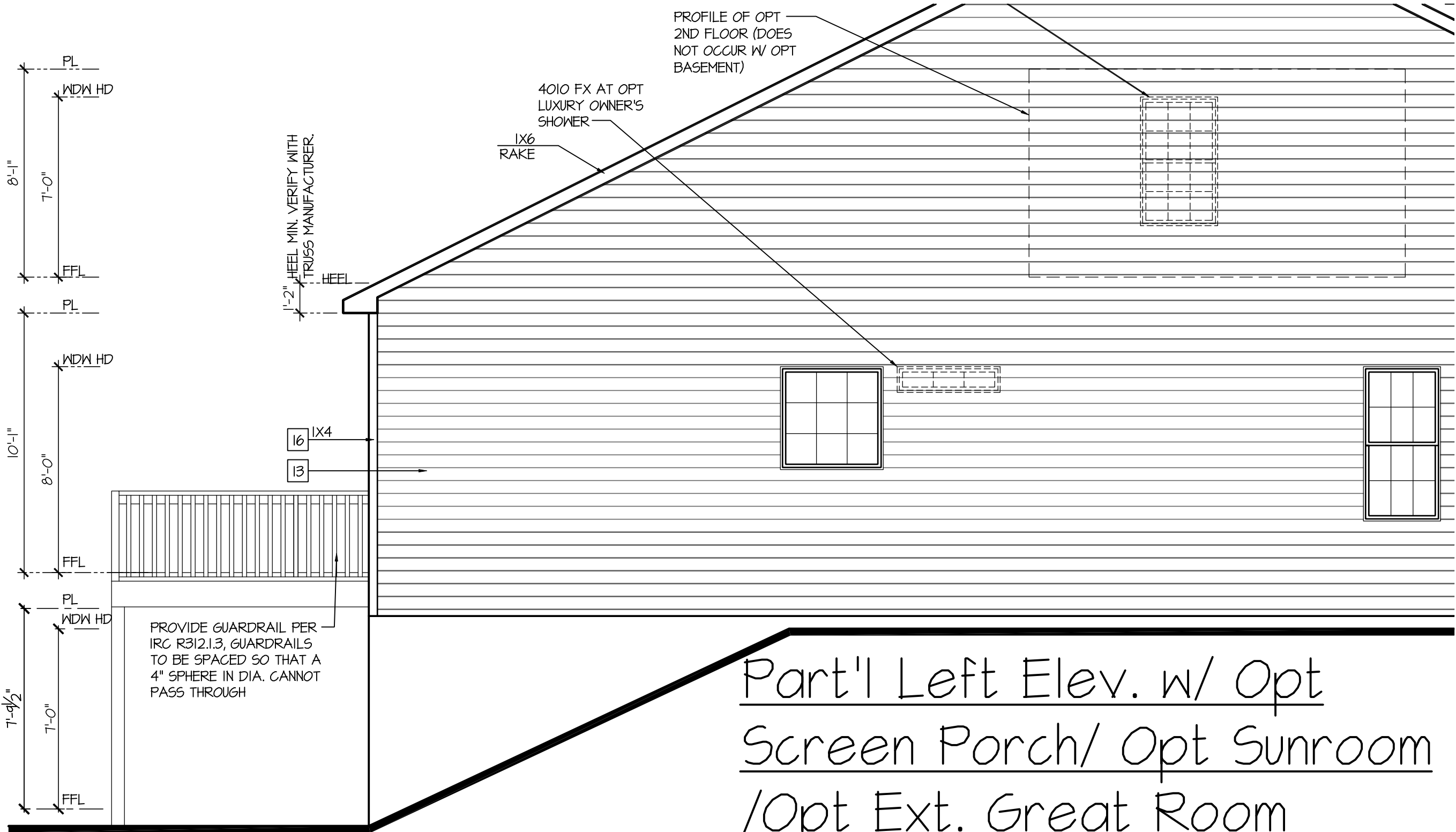
November 28, 2017

3.8



Part'I Right Elev. w/ Opt
Screen Porch/ Opt Sunroom
/Opt Ext. Great Room

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



Part'I Left Elev. w/ Opt
Screen Porch/ Opt Sunroom
/Opt Ext. Great Room

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

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

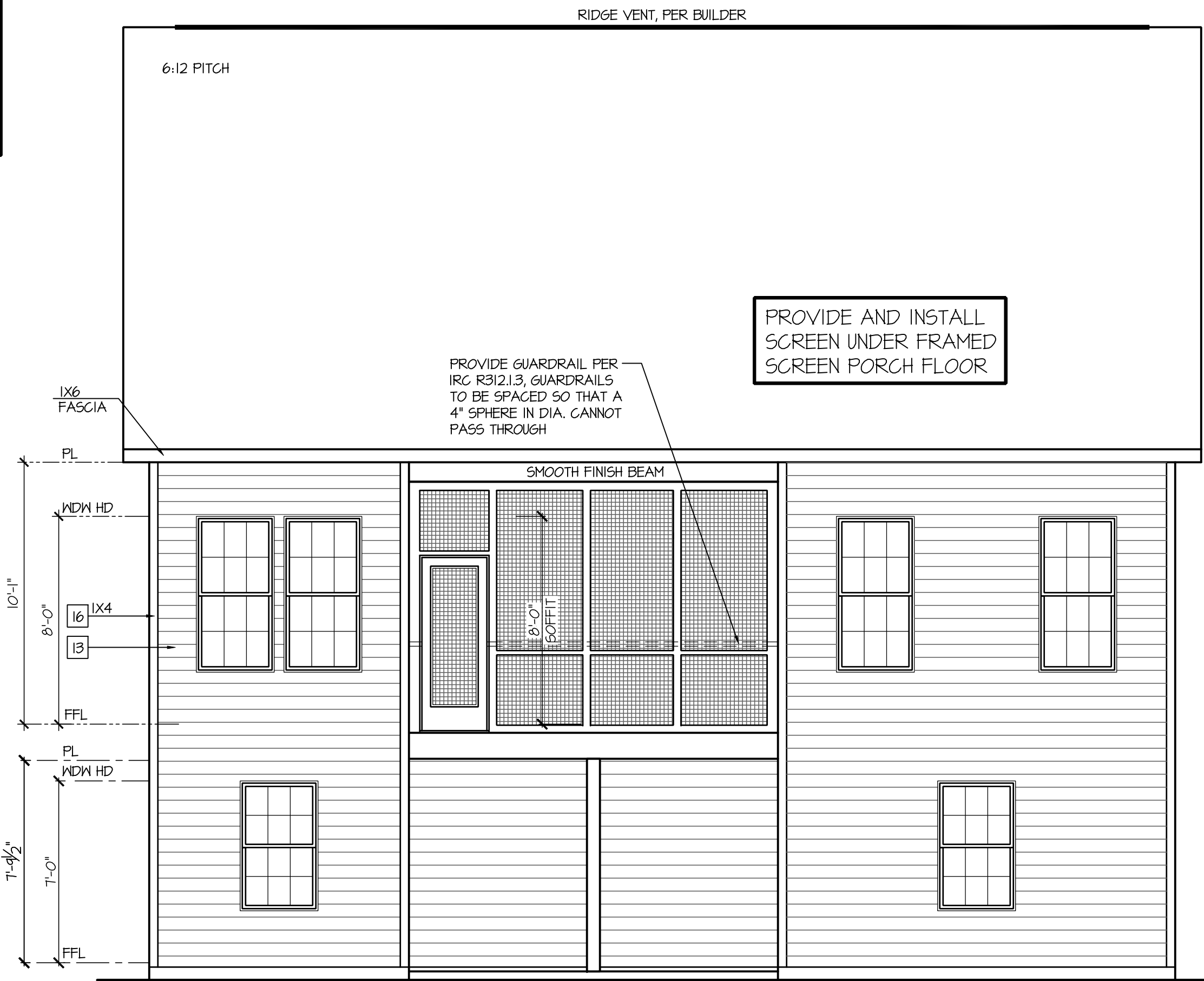
NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 24" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.

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 N/A
- TYPICALS:
- 7 DECORATIVE 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:
- 2 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
 - 9 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
 - 5 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
 - 16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: IX FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
 - 17 FYPON SHUTTERS, TYPE AS SHOWN SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN SIZE AS NOTED.)

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)



Rear Elevation
w/ Opt Screened Porch
w/ Walk Out Basement

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

SHOWN AT
WALKOUT



Rear Elevation w/ Opt Sunroom /
Opt Extended Great Room
w/ Walk out Basement

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

WINDOW GRIDS
TO MATCH
MAIN
ELEVATION

D·R·HORTON
America's Builder

NO: DATE: REVISION:

II.12.24

PROFESSIONAL CERTIFICATION. I CERTIFY
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OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND. LICENSE NUMBER
18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

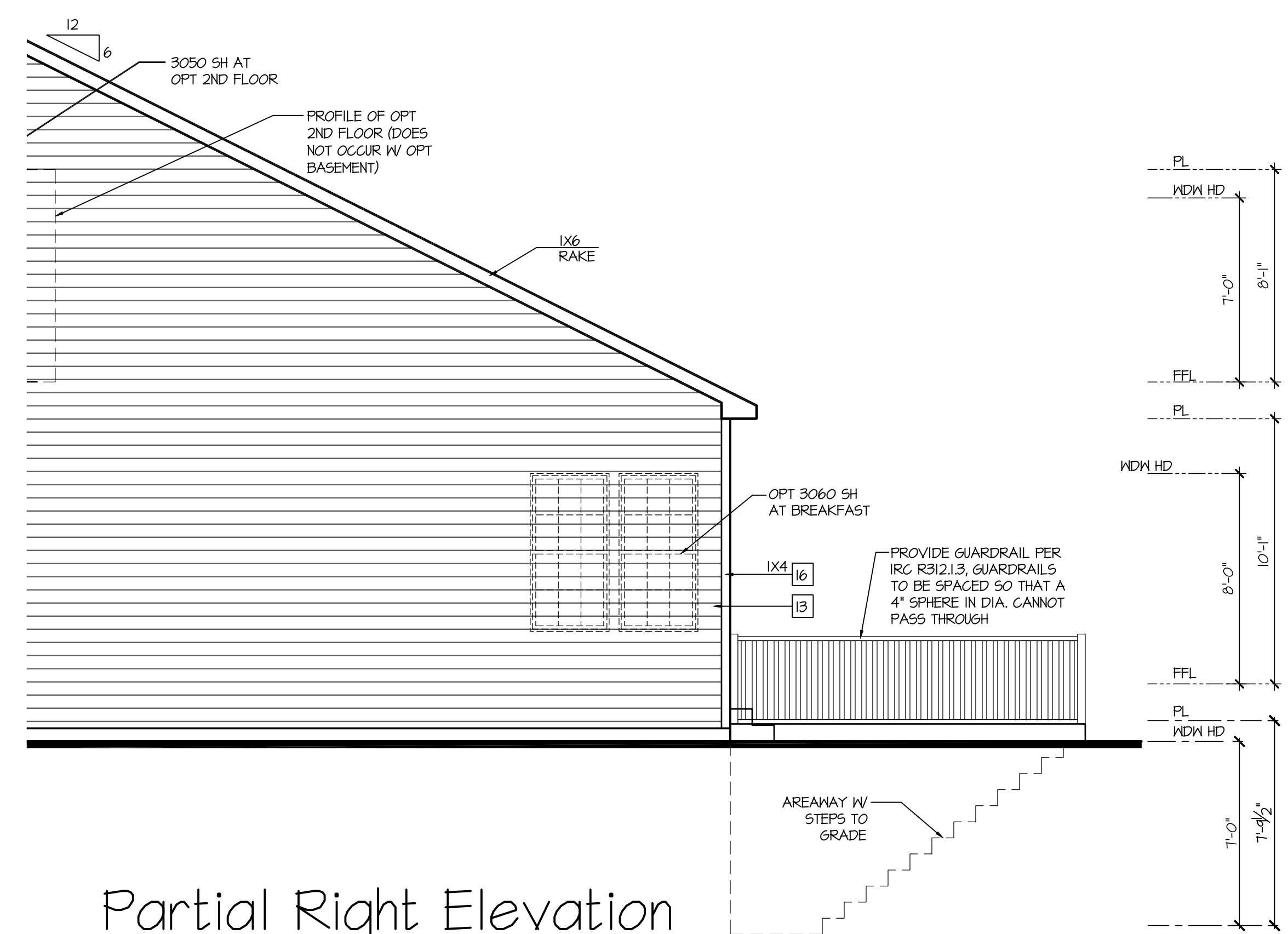
PROJECT NO: GMD-6A16082

SHEET TITLE:
**OPT. SUNROOM / OPT.
EXTENDED GREAT ROOM
W/ OPT WALK OUT BASEMENT**

PRINT DATE:
November 28, 2017

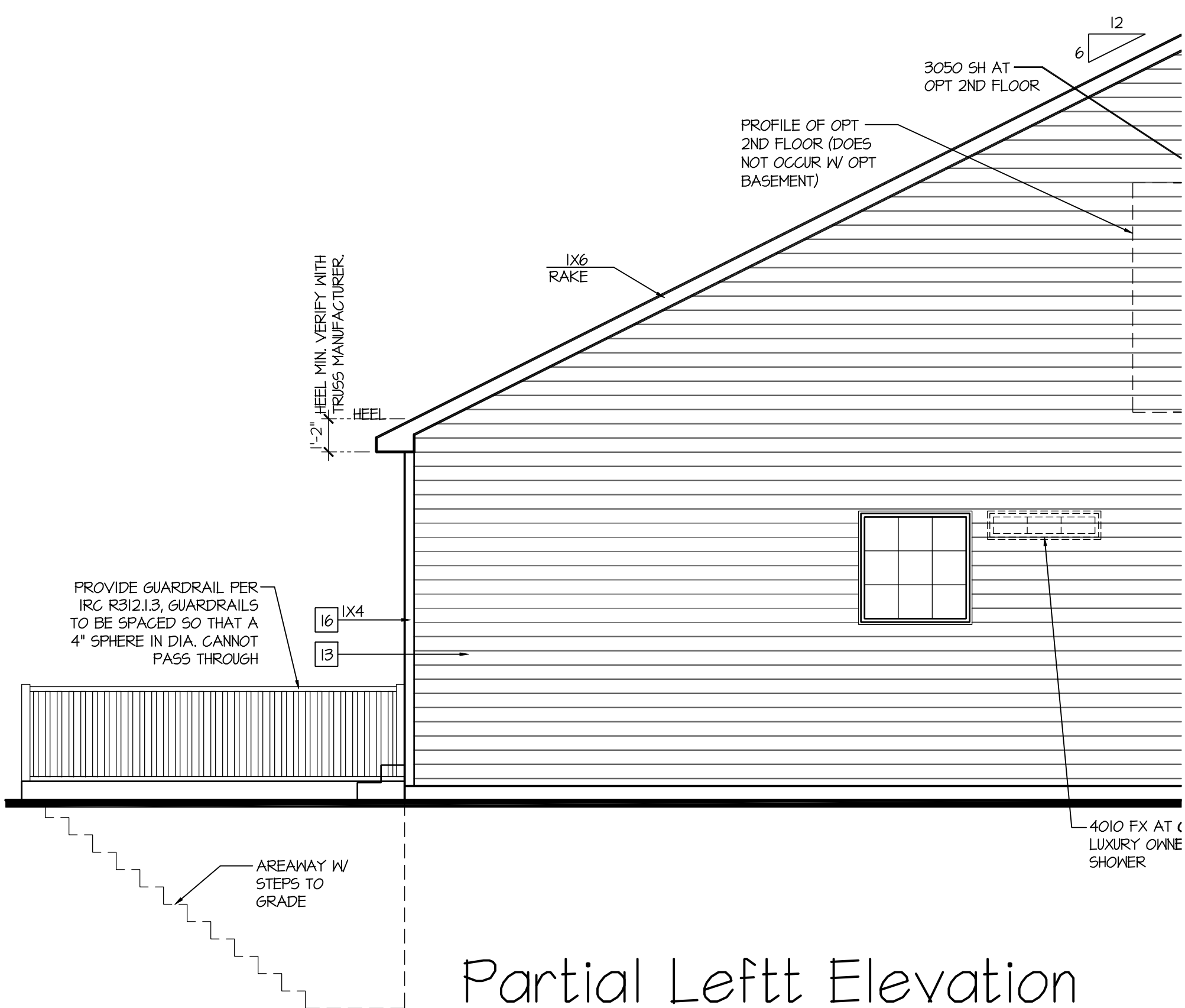
SHEET NO:

3.9



Partial Right Elevation
w/ Opt Areaway

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Partial Leftt Elevation
w/ Opt Areaway

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

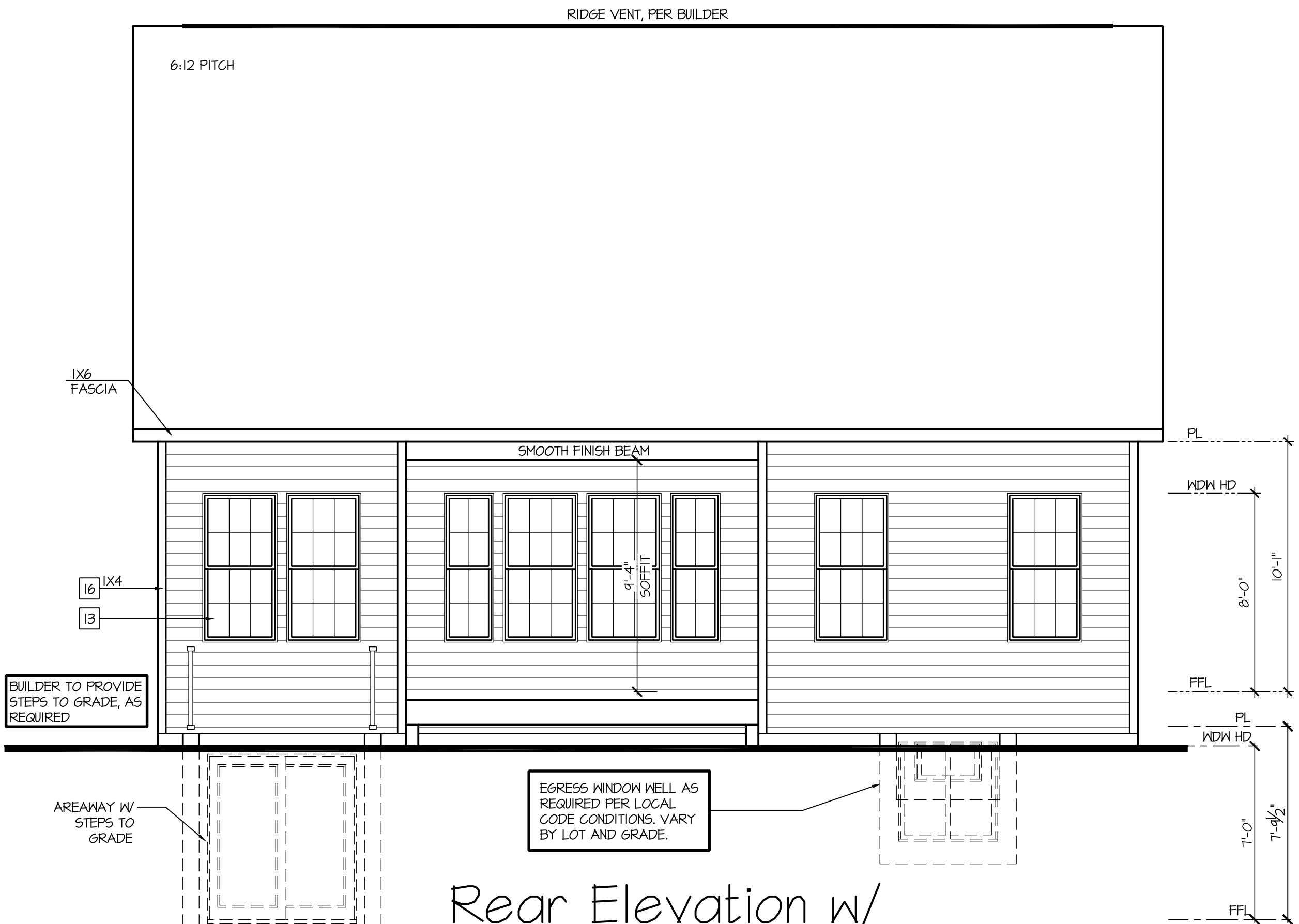
KEY NOTES:

- 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] N/A
- TYPICALS:
- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
 - [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [17] PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.

WINDOW GRIDS
TO MATCH
MAIN
ELEVATION



Rear Elevation w/
Opt Areaway

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO:	DATE:	REVISION:
II.12.24		-

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2026.



PROJECT TITLE:
**40' Series
Azalea
'D400'**

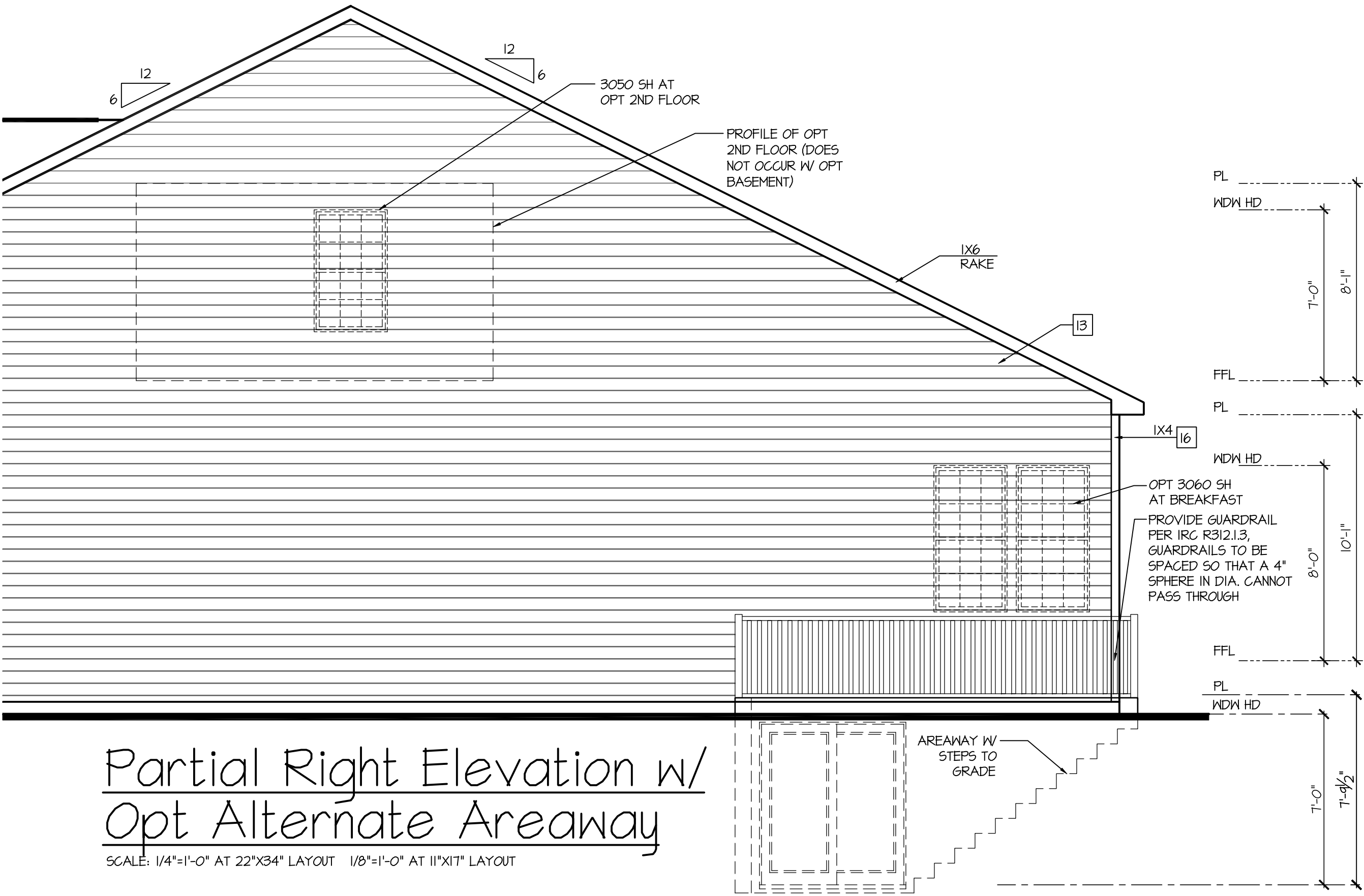
**Easton - MD
North Region**

PROJECT NO: GMD-GA16082

SHEET TITLE:
OPTIONAL AREAWAY

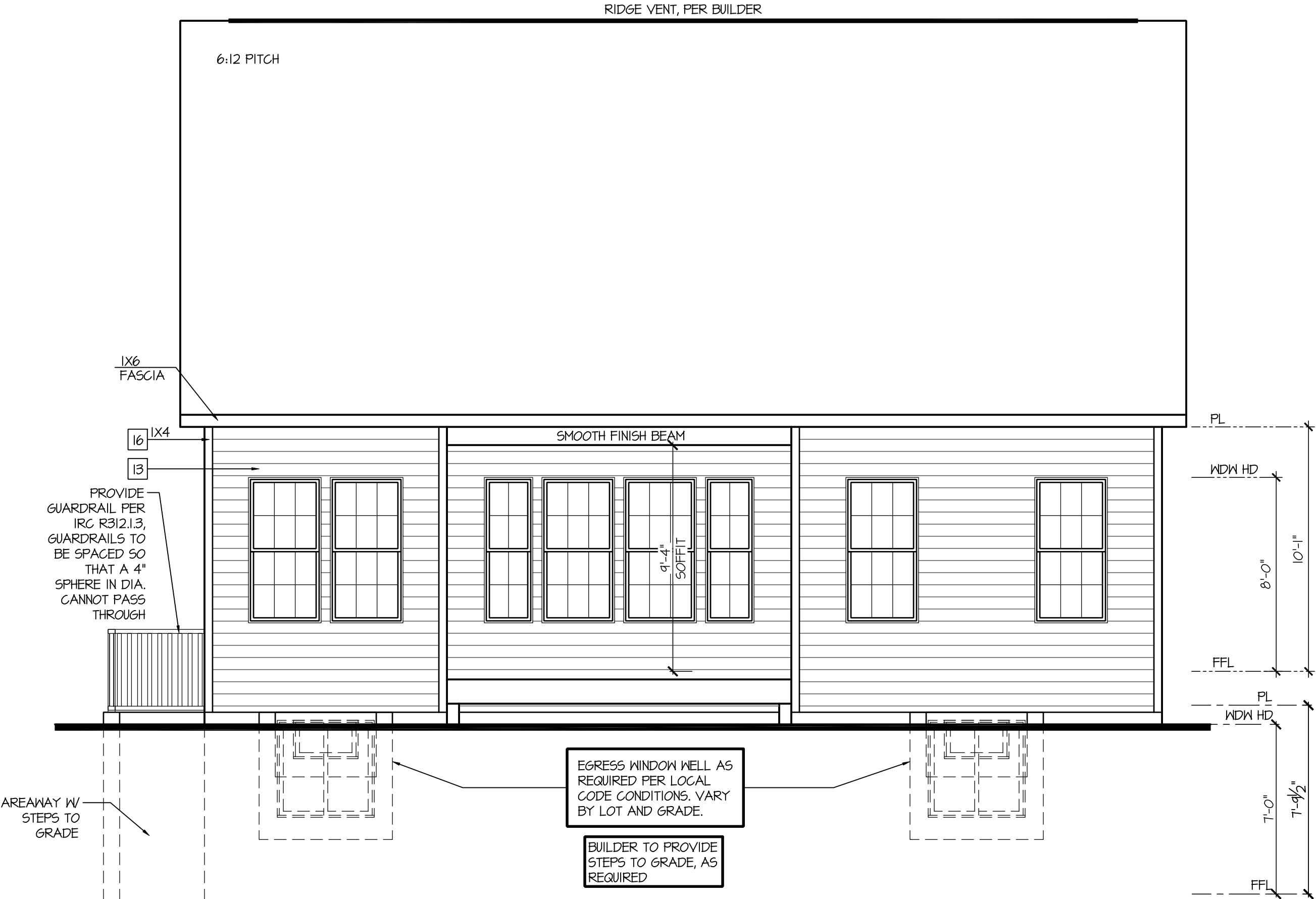
PRINT DATE:
November 28, 2017

SHEET NO:
3.10



Partial Right Elevation w/
Opt Alternate Areaway

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



Rear Elevation w/
Opt Alternate Areaway

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

NOTES:	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.	
- WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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.	
- 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]	ROMLOCK COURSE
[6]	N/A
TYPICALS:	
[7]	DECORATIVE 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]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS; FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS; FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS; FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS; 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	PLYON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.

WINDOW GRIDS
TO MATCH
MAIN
ELEVATION

NO:	DATE:	REVISION:
1	11/22/24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.



PROJECT TITLE:
**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

PROJECT NO: GMD-6A16082

SHEET TITLE:
OPTIONAL ALT. AREAWAY

PRINT DATE:
November 28, 2017

SHEET NO:
3.11

PROFESSIONAL SEAL:

**40' Series
Azalea
'D400'**

PROJECT NO: GMD-GA16082

PRINT DATE:
November 28, 2017

3.12

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOW: 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.
- 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:

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 8th SOLDIER COURSE.

5 ROWLOCK COURSE

6	N/A
---	-----

TYPICALS:

7 DECORATIVE 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.

|| DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

[12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER

(AT SPECIFIED LOCATIONS:

FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[3] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER
(AT SPECIFIED LOCATIONS.

FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.

[5] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER

(AT SPECIFIED LOCATIONS:

FIBER CEMENT PANEL SIDING W/ 1X3 BATTIS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM
MINI. TRIM SIZE AS NOTED

10 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:

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

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

PER SECTION 4-24I B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.

WINDOW GRIDS
TO MATCH
MAIN
ELEVATION



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

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
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- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
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- 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 N/A

TYPICALS:

- 1 DECORATIVE 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.

SIDINGS:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.

[illegible]

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



PROFESSIONAL SEAL:

**40' Series
Azalea
'D400'**

PROJECT NO: GMD-GA16082

PRINT DATE:
November 28, 2017

3.14

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- 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:

- TYPICALS:

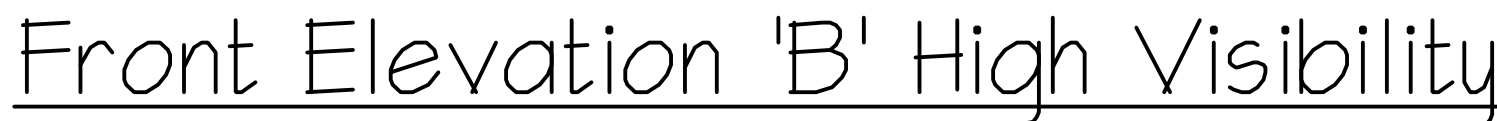
- SIDING:

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

PER SECTION 4-24I B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.

WINDOW GRIDS TO MATCH MAIN ELEVATION



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

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MASONRY:

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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 RANLOCK COURSE
- 6 N/A

TYPICALS:

- 1 DECORATIVE 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.

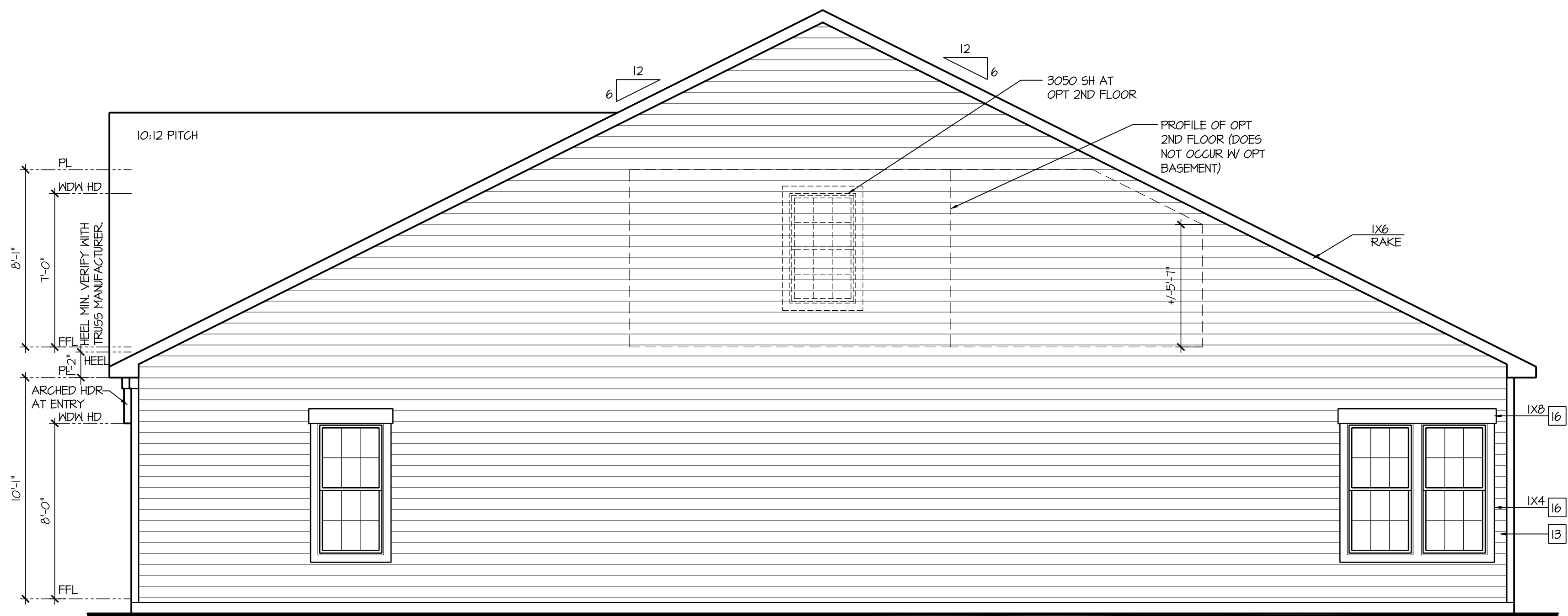
SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
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(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

PER SECTION 4-24I B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

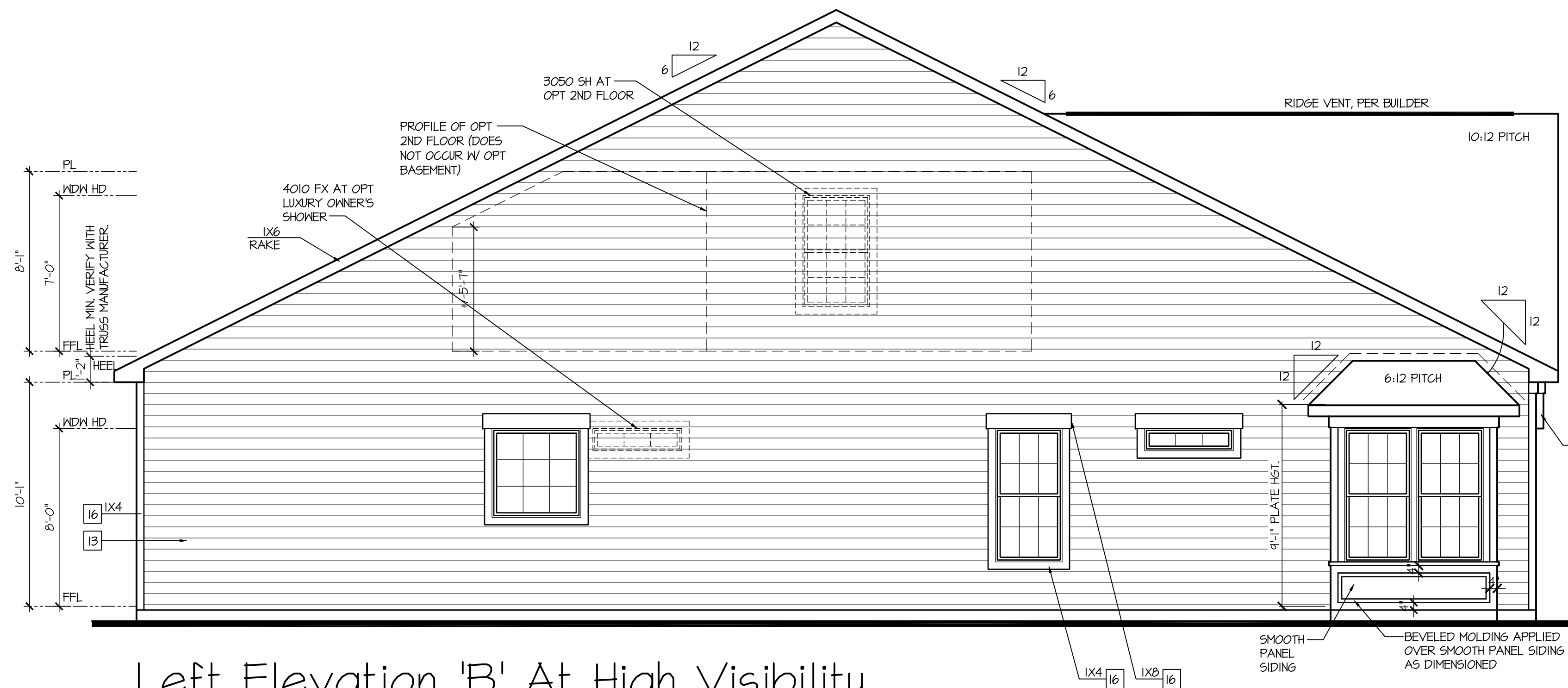
FRONT PORCH AND REAR
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WINDOW GRIDS
TO MATCH
MAIN
ELEVATION



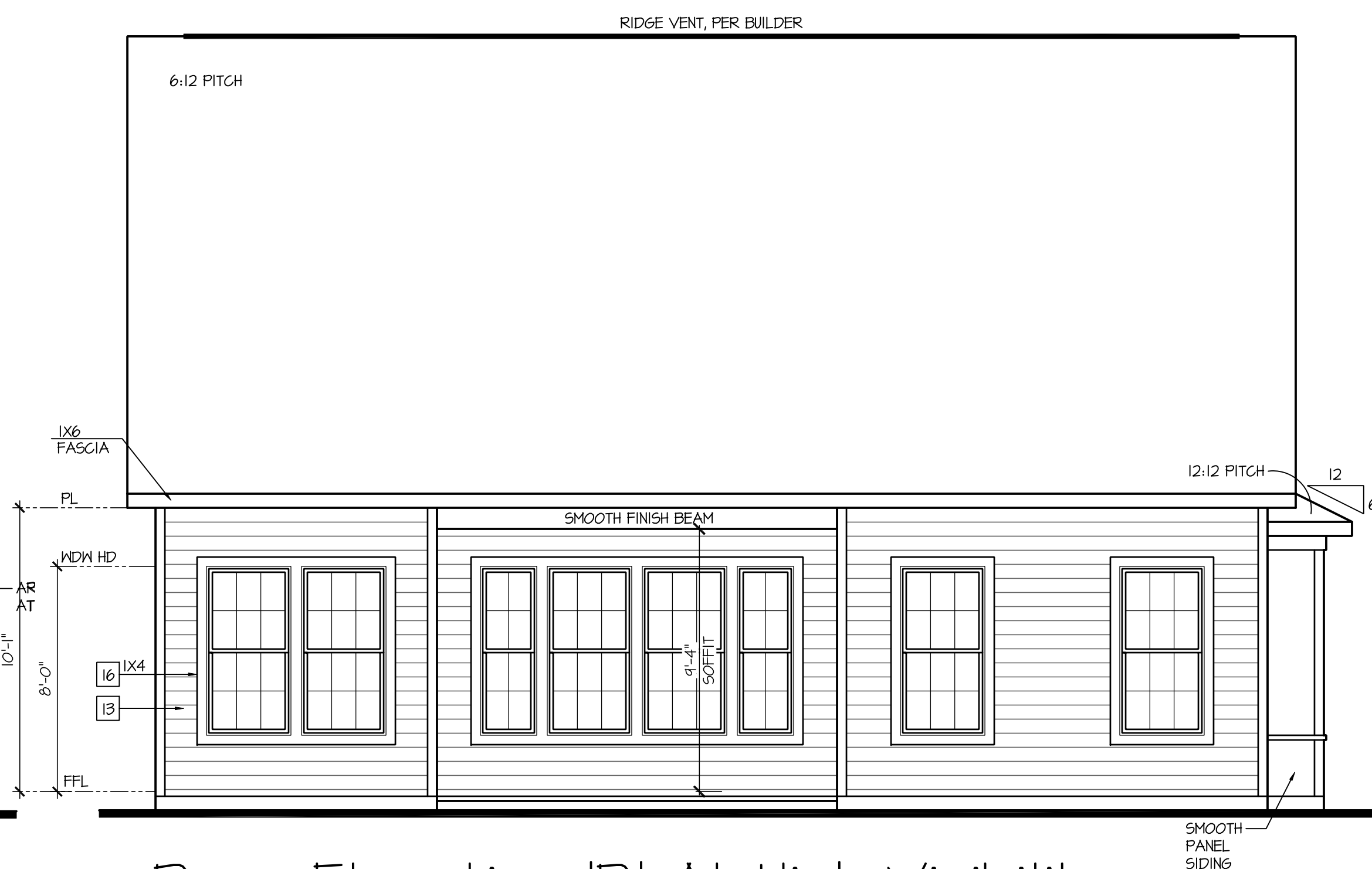
Right Elevation 'B' At High Visibility

SCALE: $\frac{1}{4}" = 1'-0"$ AT 22"X34" LAYOUT $\frac{1}{8}" = 1'-0"$ AT 11"X17" LAYOUT



Left Elevation 'B' At High Visibility

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



Rear Elevation 'B' At High Visibility

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

D·R·HORTON®
America's Builder

NO:	DATE:	REVISION:
	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

HEET TITLE: **OPTIONAL SIDE AND REAR
ELEVATION 'B'
AT HIGH VISIBILITY**

PRINT DATE:
November 28, 2017

SHEET NO:

3.15

PROFESSIONAL SEAL:

PROJECT TITLE:

Easton - MD North Region

PROJECT NO: GMD-GA16082

PRINT DATE:
November 28, 2017

SHEET NO:

Page 324 of 998

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
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MASONRY:

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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 0" SOLDIER COURSE.
- 5 ROWLOCK COURSE
- 6 N/A

TYPICALS:

- 7 DECORATIVE 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.
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- 11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

ROOFING:

- 14 1/2" ASPHALT/FLT SHINGLES PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHINGLE SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
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NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
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[illegible]

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

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MASONRY:

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- 5 ROWLOCK COURSE
- 6 N/A

TYPICALS:

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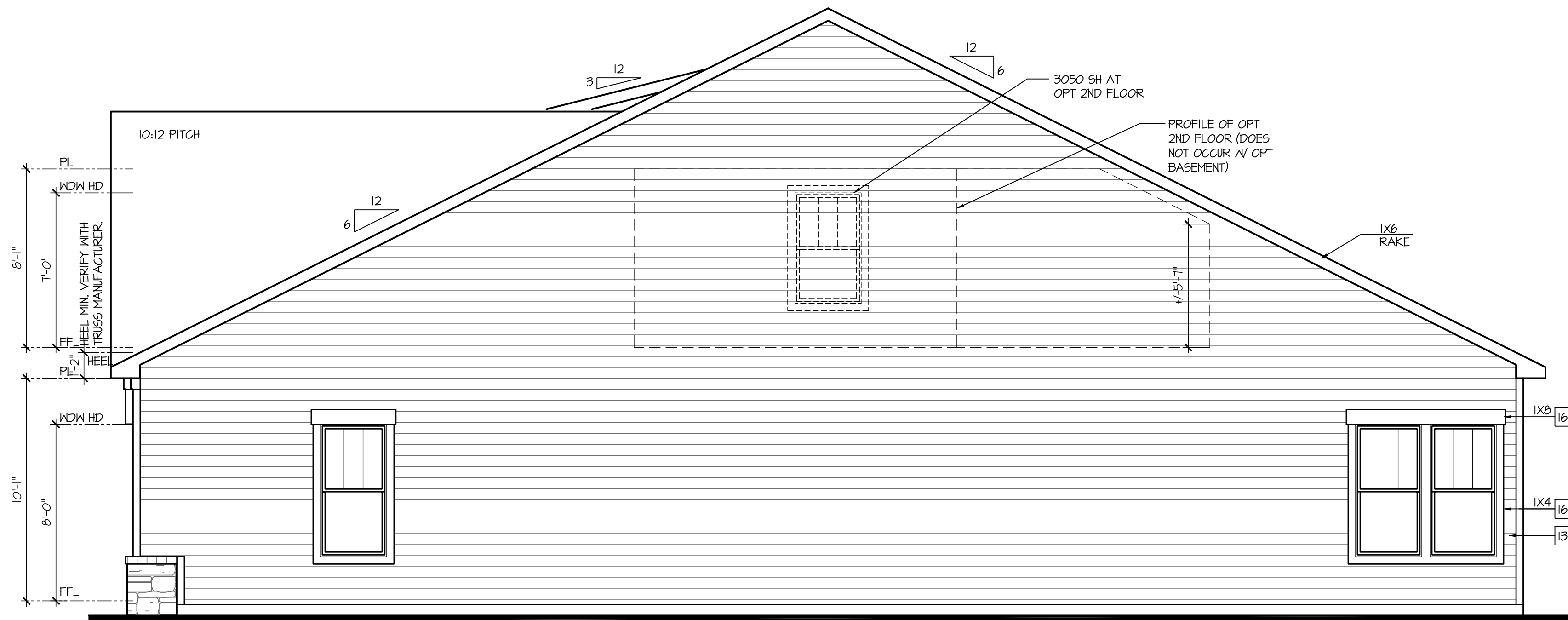
ROOFING:

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PER SECTION 4-24I B PROVIDE
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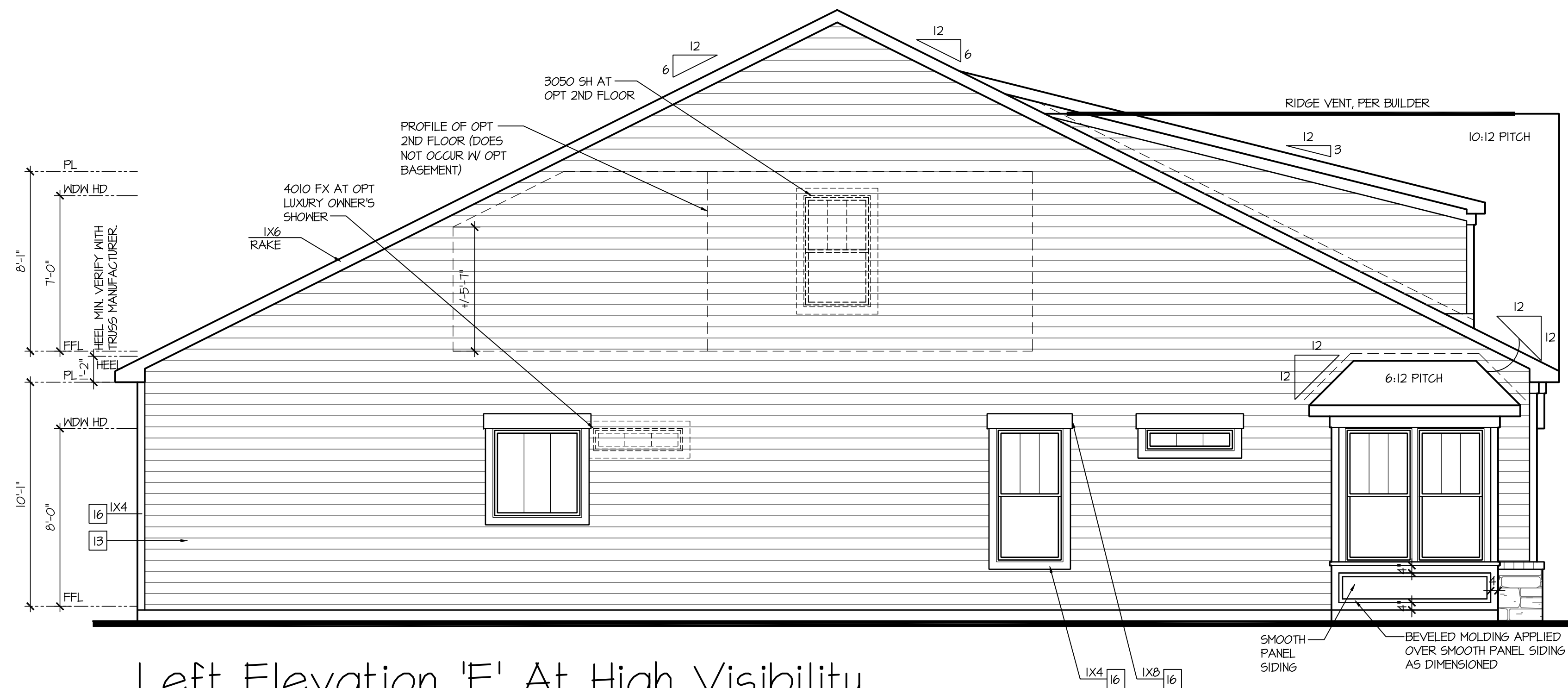
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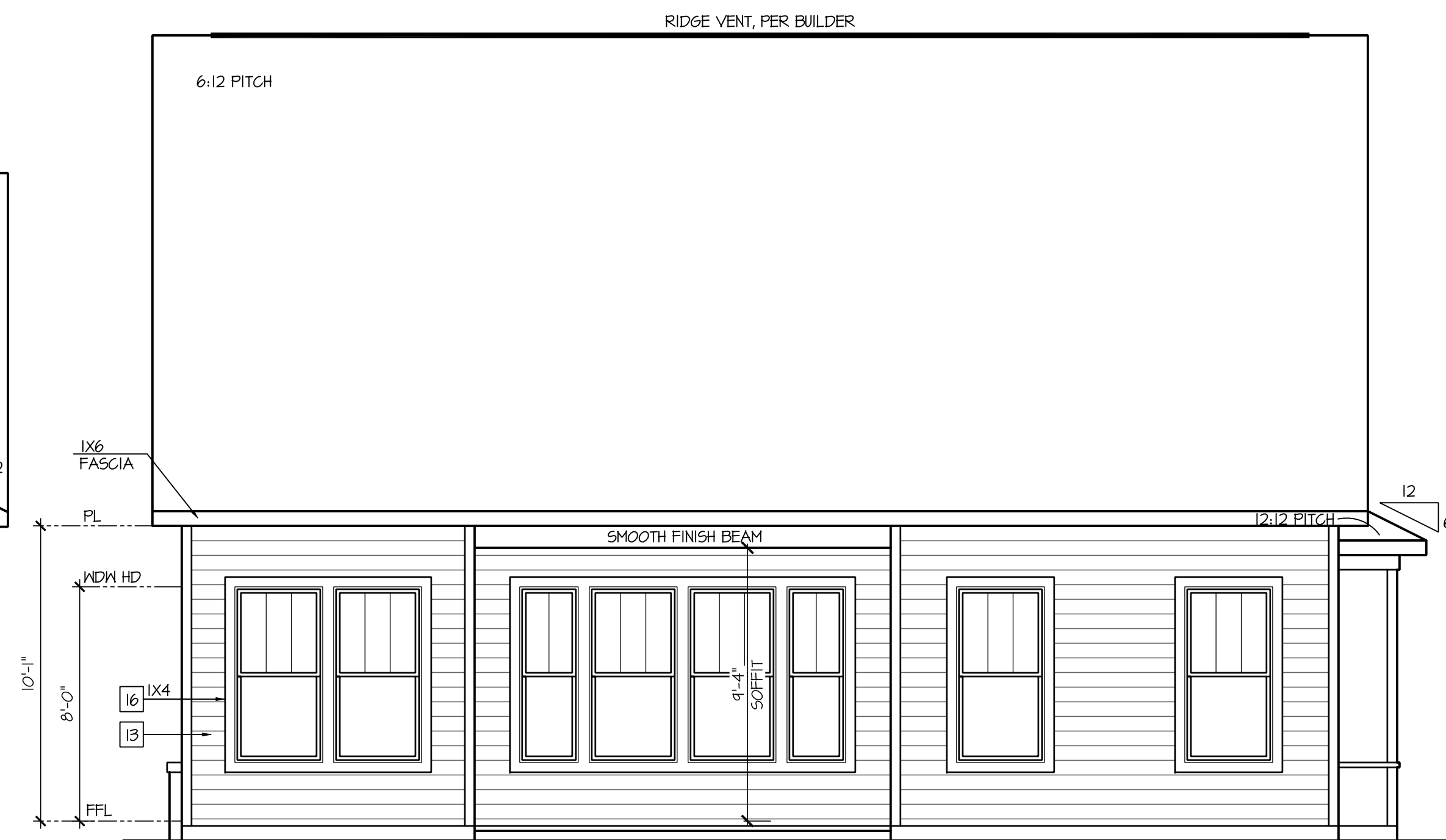
Right Elevation 'E' At High Visibility

SCALE: $\frac{1}{4}" = 1'-0"$ AT 22"X34" LAYOUT $\frac{1}{8}" = 1'-0"$ AT 11"X17" LAYOUT



Left Elevation 'E' At High Visibility

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



Rear Elevation 'E' At High Visibility

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

NO:	DATE:	REVISION:
△	11J24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

HEET TITLE:
**OPTIONAL SIDE AND REAR
ELEVATION 'E'
AT HIGH VISIBILITY**

PRINT DATE:
November 28, 2017

SHEET NO:

3.21

PROFESSIONAL SEAL:

**40' Series
Azalea
'D400'**

PROJECT NO: GMD-GA16082

PRINT DATE:
November 28, 2017

3.22

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
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MASONRY:

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 | N/A |

TYPICALS:

- | | |
|----|--|
| 7 | DECORATIVE 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 |
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SIDING:

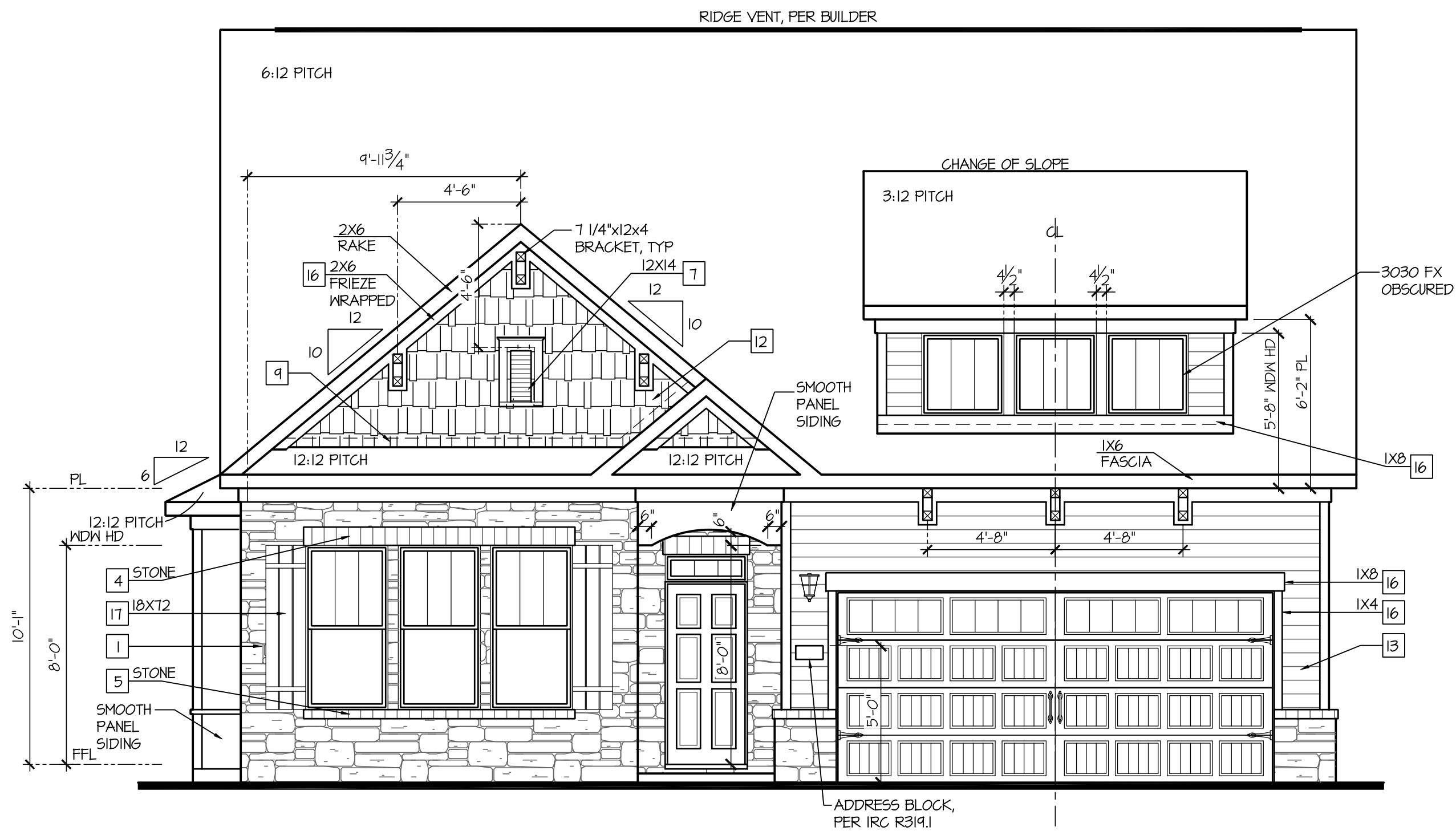
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

PER SECTION 4-24I B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.

WINDOW GRIDS TO MATCH MAIN ELEVATION



Front Elevation 'F' High Visibility

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

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 N/A

TYPICALS:

- 1 DECORATIVE 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.

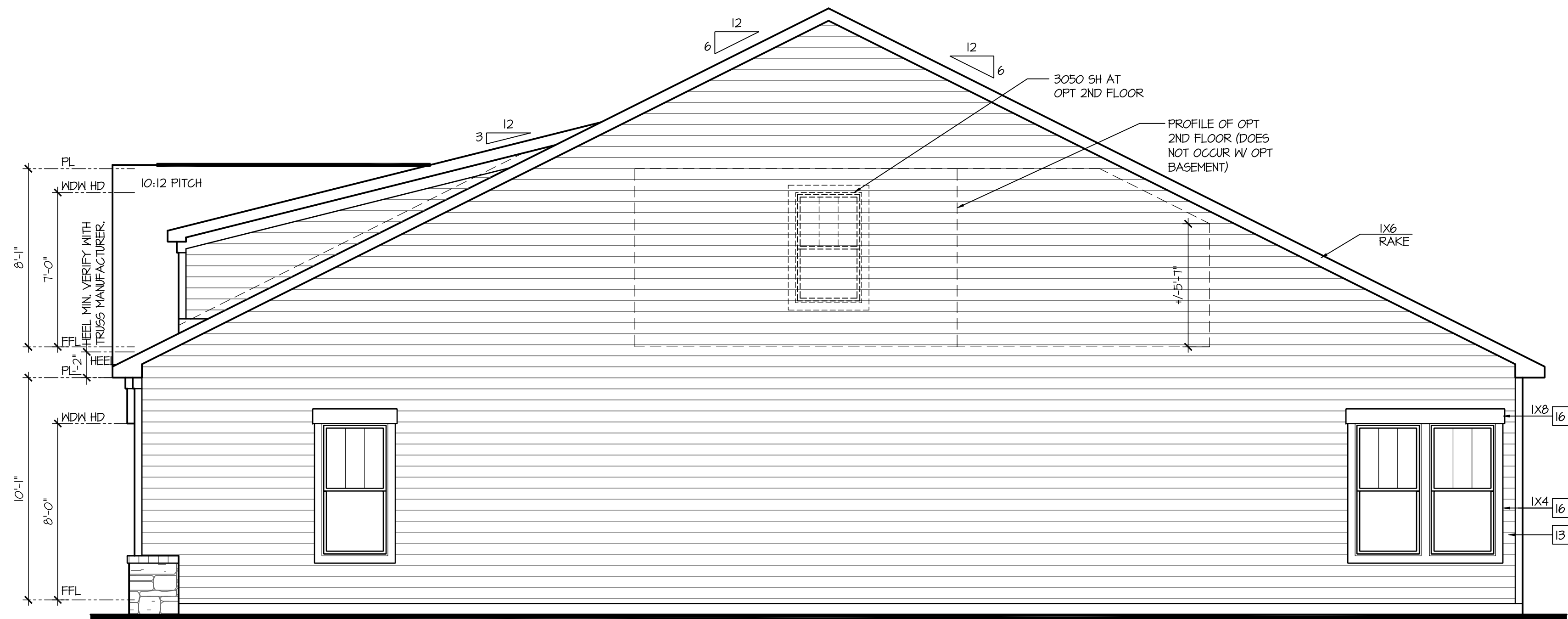
SIDINGS:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 11 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

PER SECTION 4-24I B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
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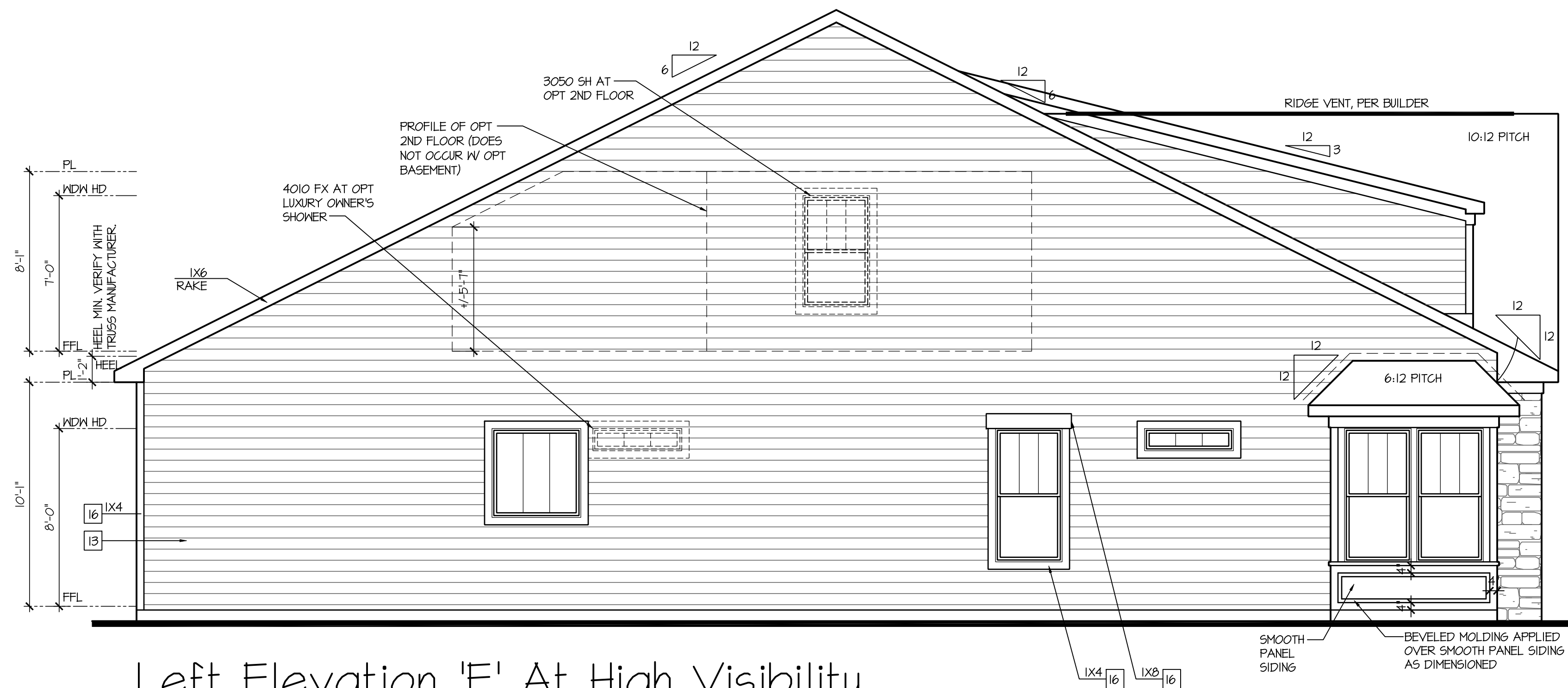
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.

WINDOW GRIDS
TO MATCH
MAIN
ELEVATION



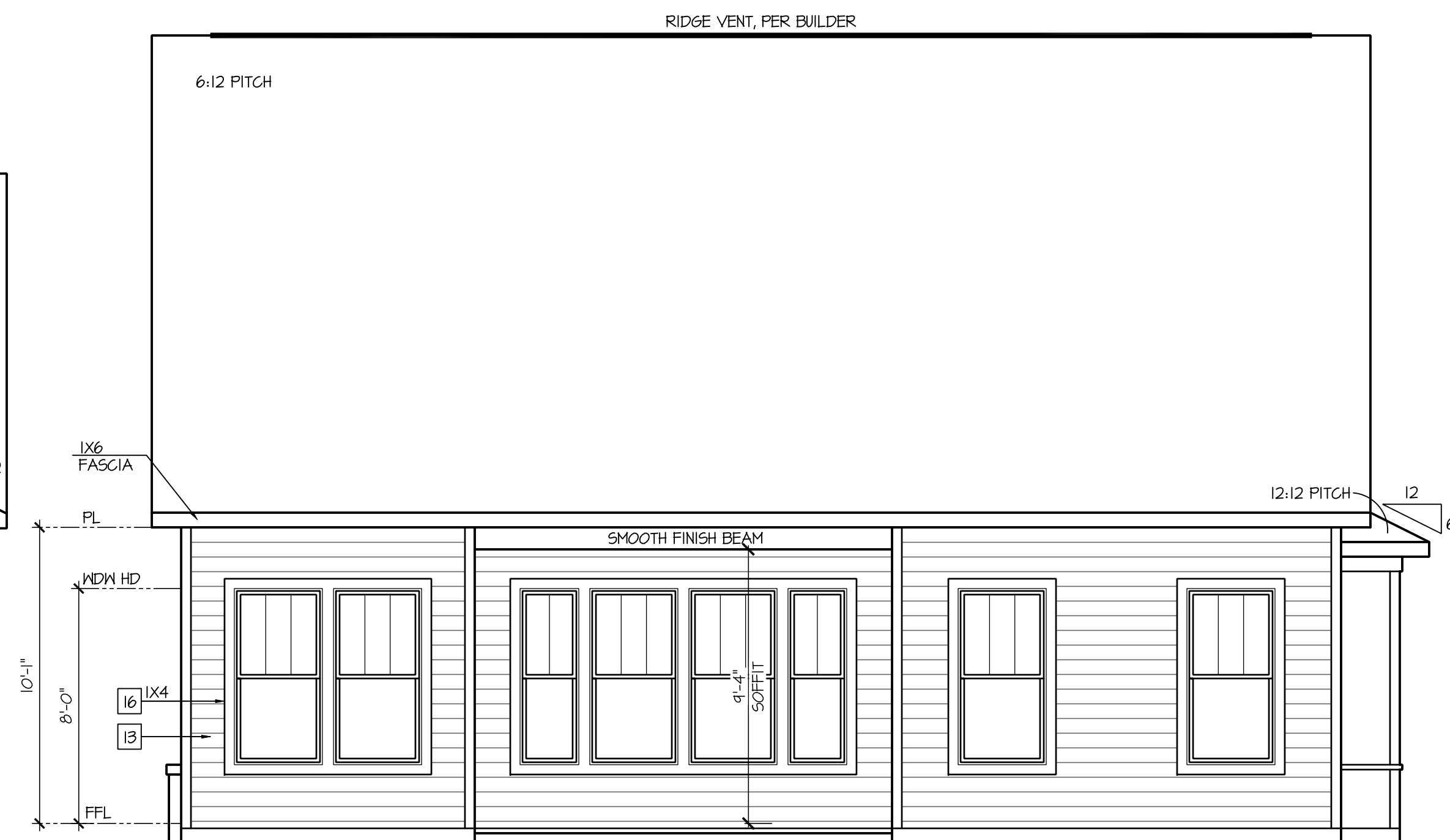
Right Elevation 'F' At High Visibility

SCALE: $\frac{1}{4}" = 1'-0"$ AT 22"X34" LAYOUT $\frac{1}{8}" = 1'-0"$ AT 11"X17" LAYOUT



Left Elevation 'F' At High Visibility

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



Rear Elevation 'F' At High Visibility

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

NO:	DATE:	REVISION:
	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

POST TITLE:

**OPTIONAL SIDE AND REAR
ELEVATION 'F'
AT HIGH VISIBILITY**

PRINT DATE:
November 28, 2017

SHEET NO: **3.23**



Diagram illustrating the layout of the kitchen island, showing dimensions and conduit locations:

- Overall width: 14'-0"
- Overall depth: 7'-6"
- Distance from left edge to centerline of conduits: 7'-11 1/2"
- Dimensions of the island sections: 4'-0" (left section), 4'-0" (middle section), and 4'-0" (right section).
- Conduit locations are marked with circles and dashed lines.

~ VERIFY UNDERSLAB AT KITCHEN ISLAND.
 ~ ISLAND CONDUITS, VERIFY WIRE FOR NET LOCATION IN SLAB ON GRADE

Kitchen Island w/
Extended Great Rm

Luxury Owner's Bath 2 Option

63'-0"

15'-3 1/2"

34'-6"

14'-2 1/2"

10'-0"

MAIN SLAB

PORCH SLAB

SLAB EXTENSION TO SUPPORT THRESHOLD, TYP (OMIT AT BRICK ELEVATIONS)

11"

1/2"

6'-2"

SLOPE

1/2"

16'-3 1/2"

40'-3 1/2"

63'-0"

NOTE: EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE FACE, GRADE BEAMS AND APPLIANCES ARE DIMENSIONED TO CENTER LINE.

Opt Screened Porch

34'-6"

15'-4 1/4"

6'-2"

11'-5"

16'-2 1/2"

40'-3 1/4"

63'-0"

MAIN SLAB

NOTE: EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE FACE, GRADE BEAMS AND APPLIANCES ARE DIMENSIONED TO CENTER LINE.

Opt Sunroom

34'-6"

15'-4 1/4"

6'-2"

11'-5"

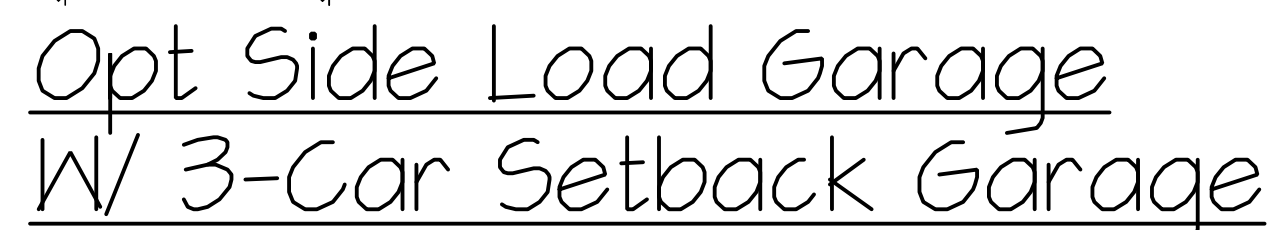
16'-7 1/2"

40'-3 1/4"

63'-0"

MAIN SLAB

NOTE: EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE FACE, GRADE BEAMS AND AFFLIANCES ARE DIMENSIONED TO CENTER LINE.



Luxury Owner's Shower Option Floor Plan

[illegible]

Opt Side Load Garage

Opt Extended Great room

Foundation plan showing the layout of the GARAGE SLAB and PORCH SLAB. The plan includes dimensions for the slabs, footings, and a note to provide a toe footing at the brick veneer.

Garage Slab Dimensions:

- Width: 19'-0 1/2"
- Depth: 20'-0"
- Reinforcement: REINFORCE PER LOCAL CODE AND ENGINEER'S SPECIFICATIONS.

Porch Slab Dimensions:

- Width: 11'-0"
- Depth: 20'-0"

Other Dimensions:

- Overall Width: 30'-0"
- Overall Depth: 20'-0"
- Footings: 1'-0 1/2" (garage), 1'-0 1/2" (porch)
- Toe Footing: 1'-0 1/2" (at brick veneer)

Notes:

- PROVIDE TOE FOOTING AT BRICK VENEER
- REINFORCE PER LOCAL CODE AND ENGINEER'S SPECIFICATIONS.

Opt 3 Car Garage

D·R·HORTON®
America's Builder

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1	11.12.24	-

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1385, EXPIRATION DATE JULY 28, 2026.

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PROJECT TITLE:

**40' Series
Azalea
D400'**

Easton - MD North Region

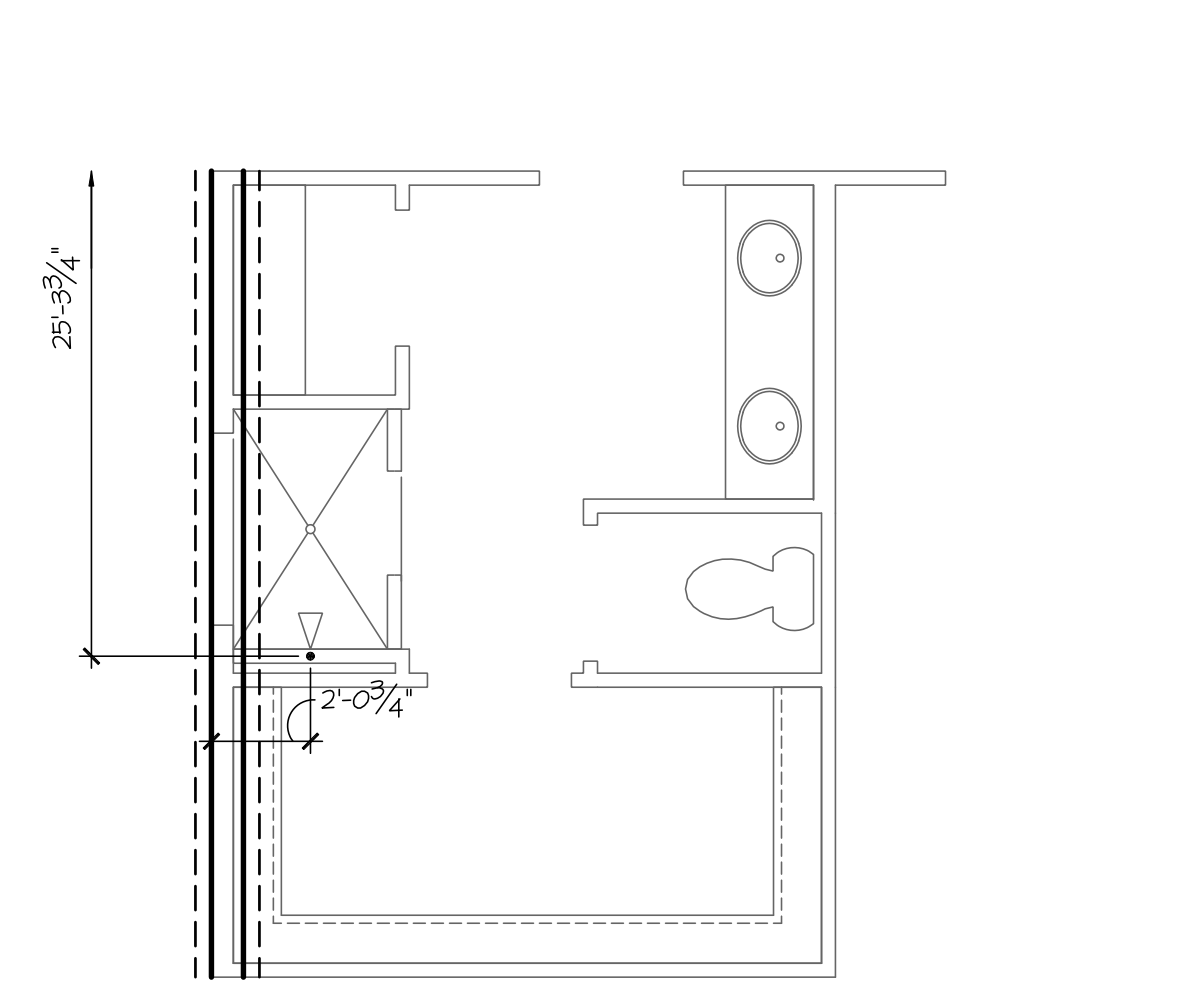
PROJECT NO: GMD-GA16082

SHEET TITLE:
**MONOLITHIC SLAB PLAN
OPTIONS**

PRINT DATE:
November 28, 2017

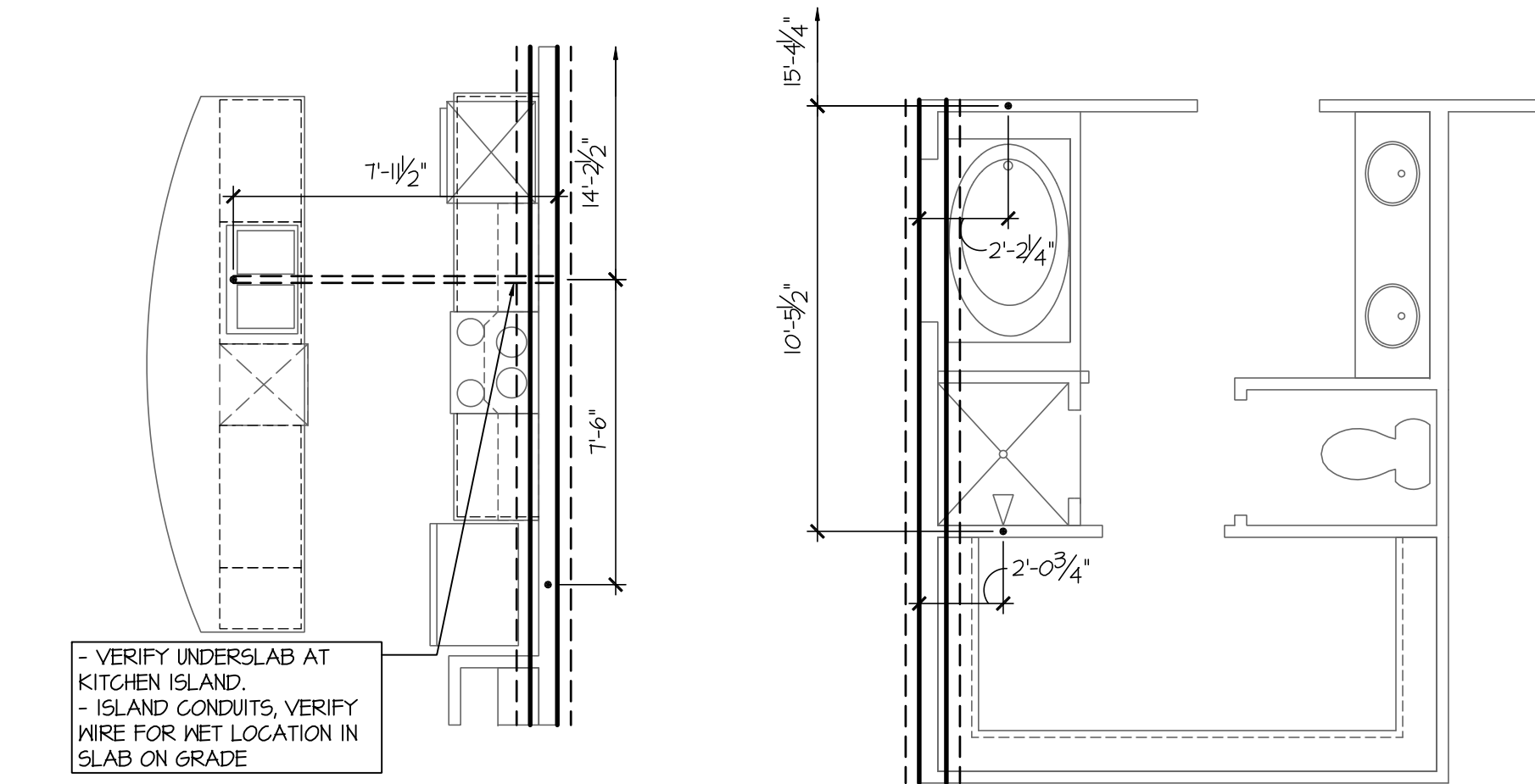
SHEET NO:

4.1 MS



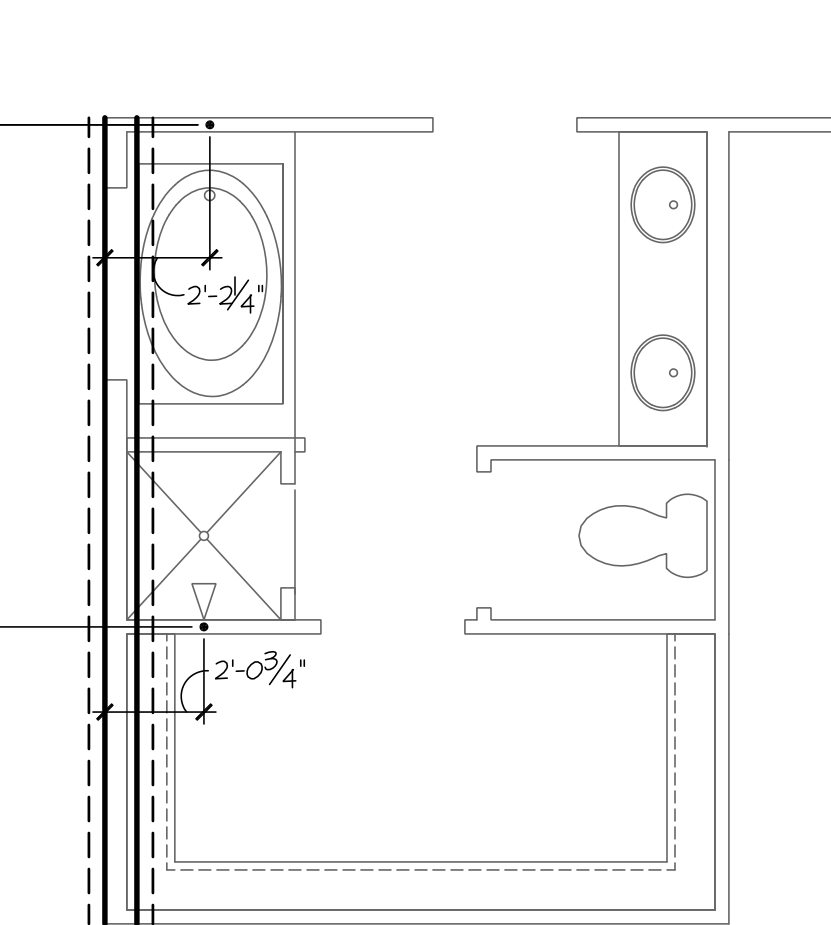
Luxury Owner's (E)
Shower Option Floor Plan

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



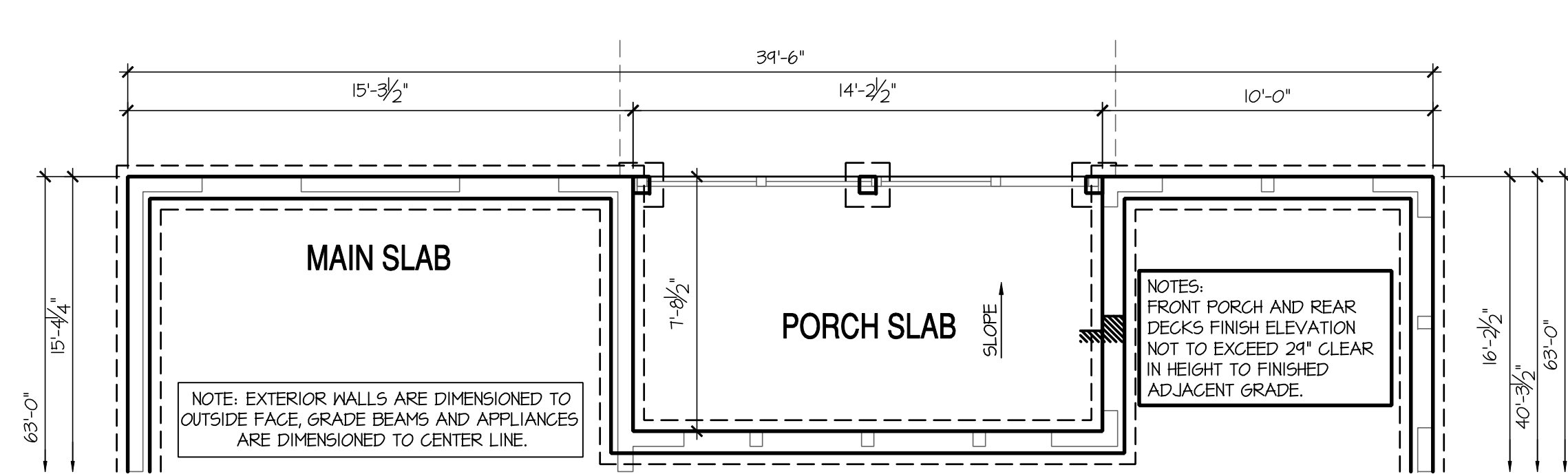
Kitchen Island w/
Extended Great Rm

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



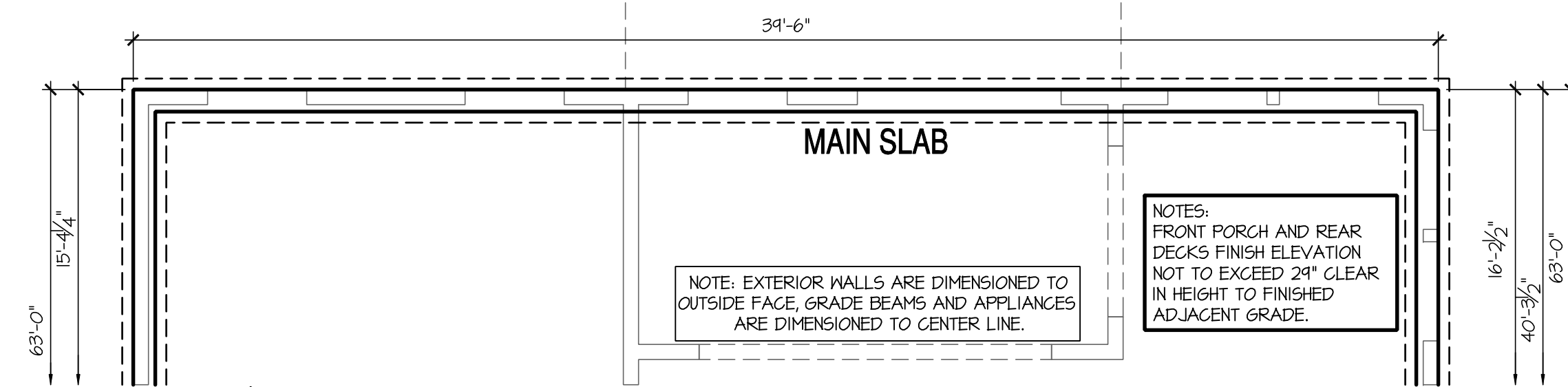
Luxury Owner's
Bath 2 Option

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



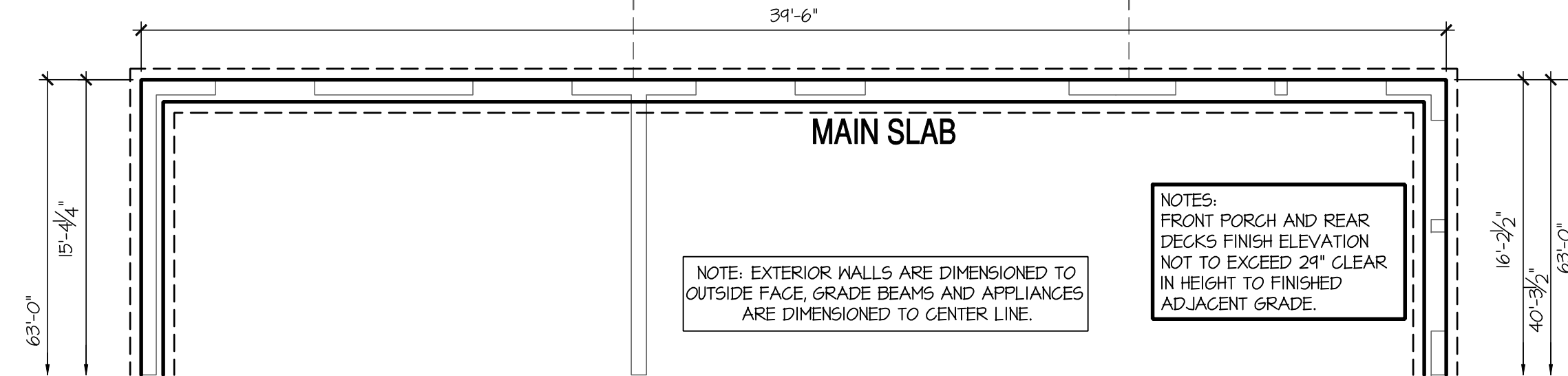
Opt Screened Porch

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



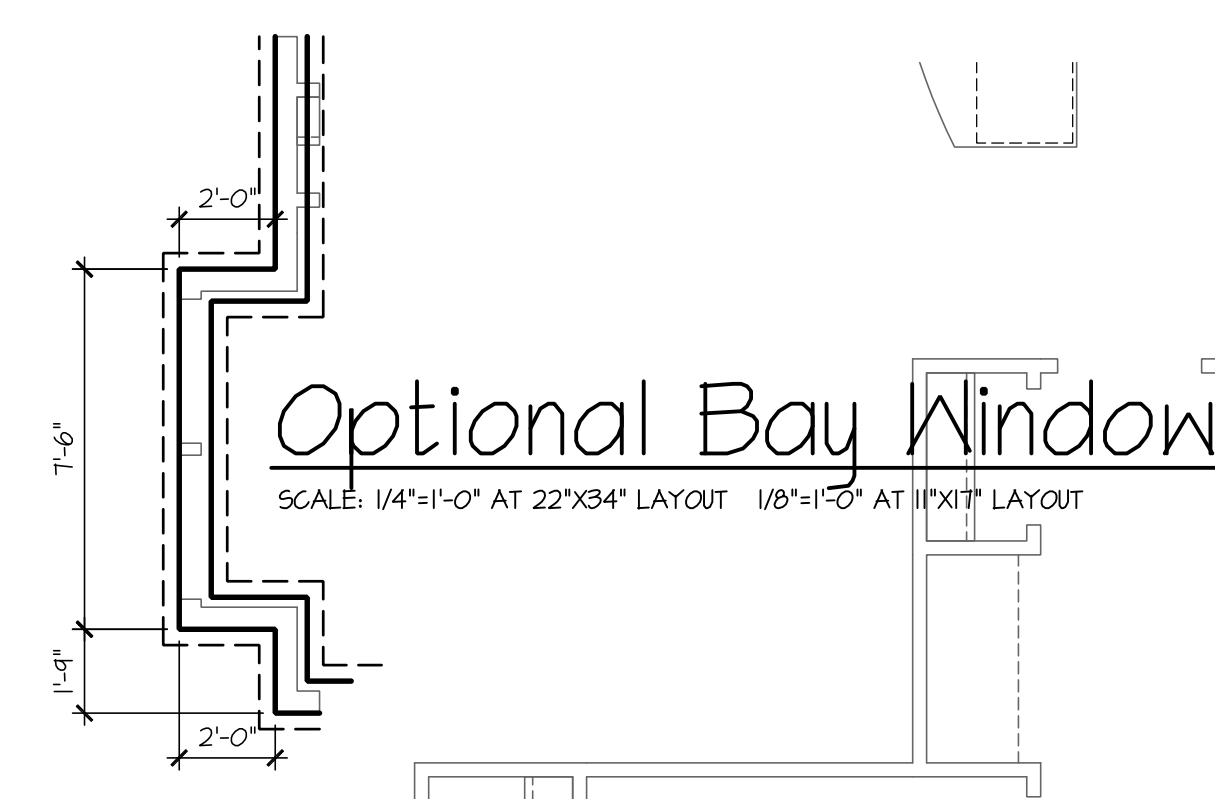
Opt Sunroom

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



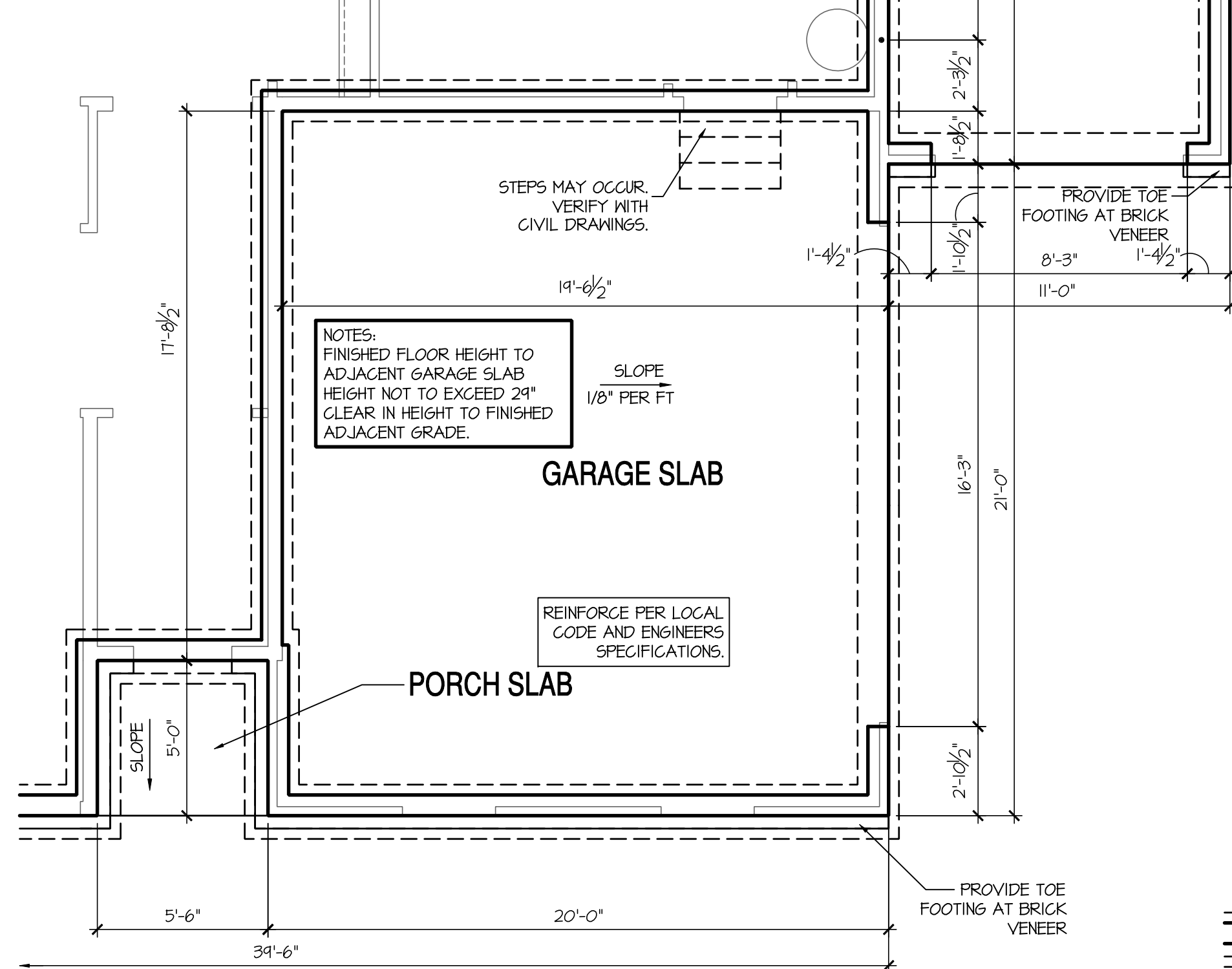
Opt Extended Great room

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



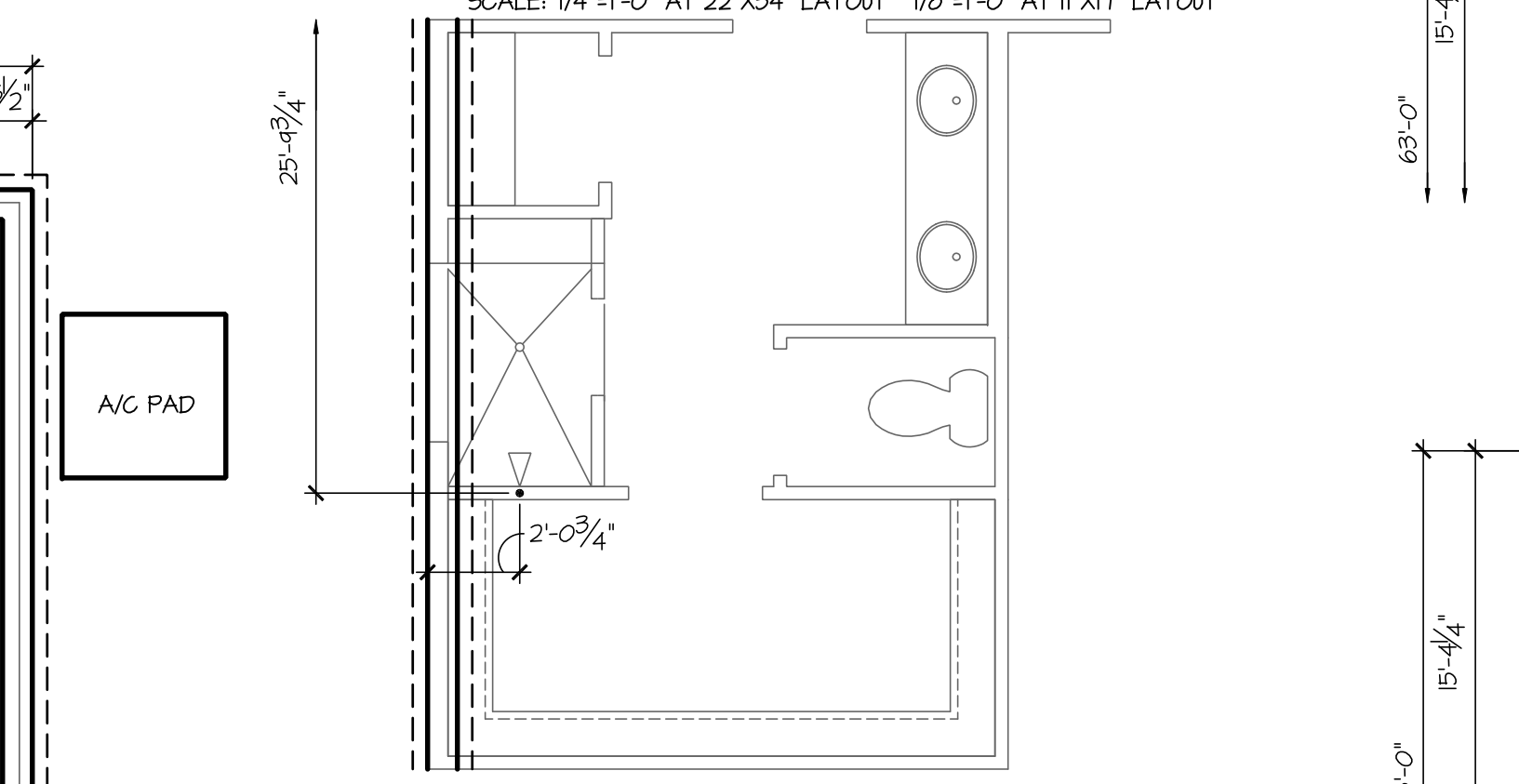
Optional Bay Window

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



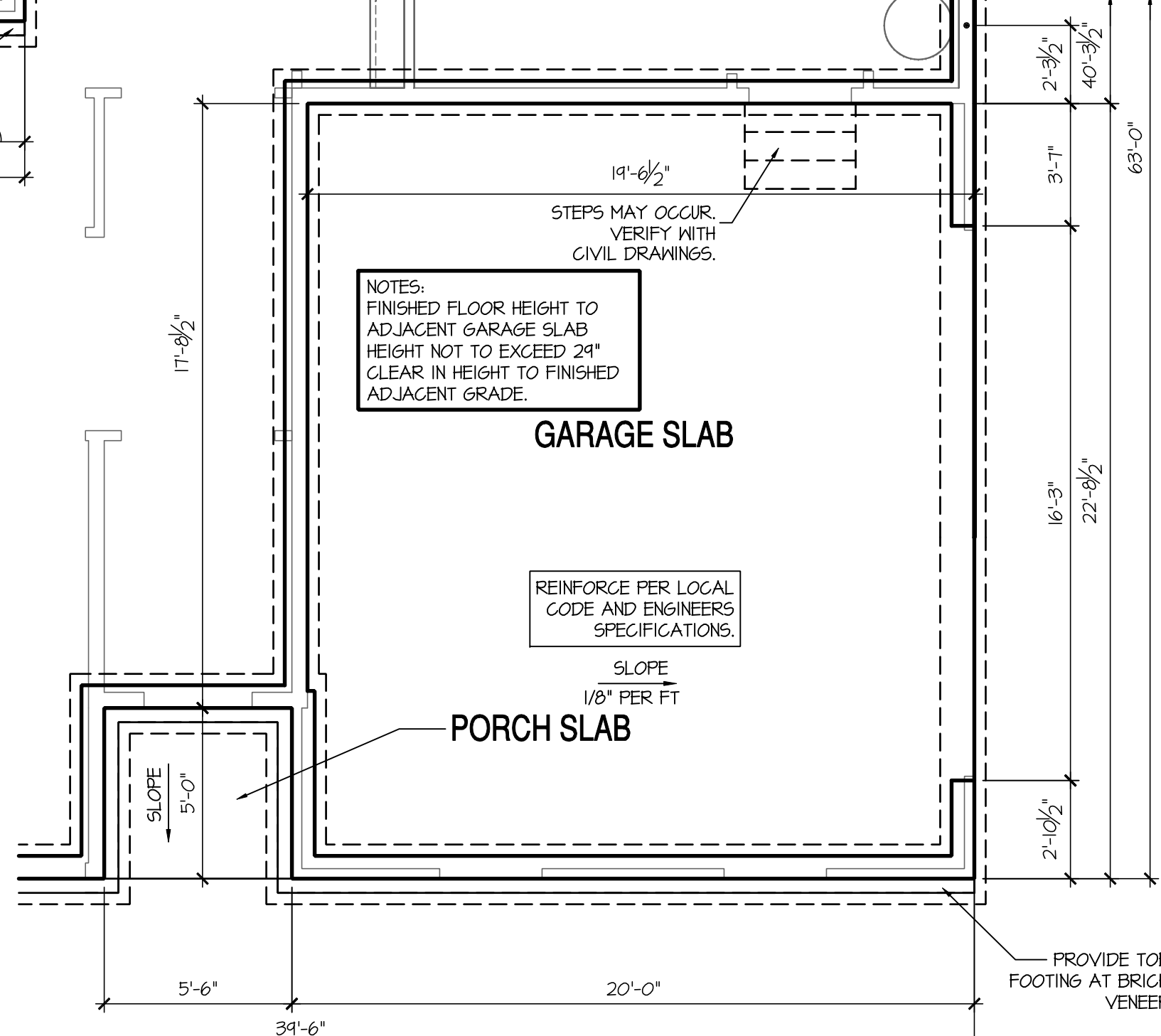
Opt Side Load Garage
W/ 3-Car Setback Garage

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



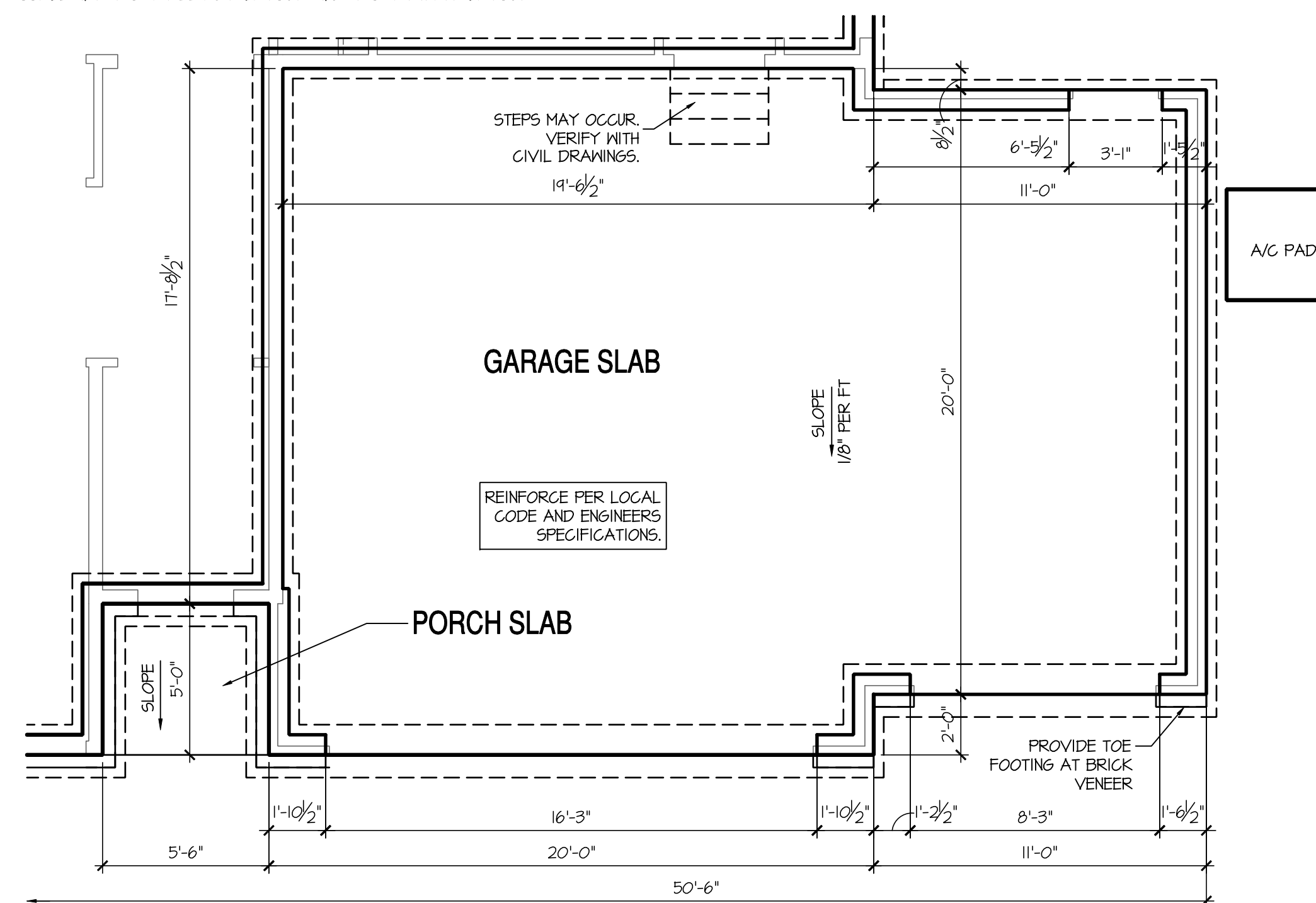
Luxury Owner's
Shower Option Floor Plan

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



Opt Side Load Garage

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

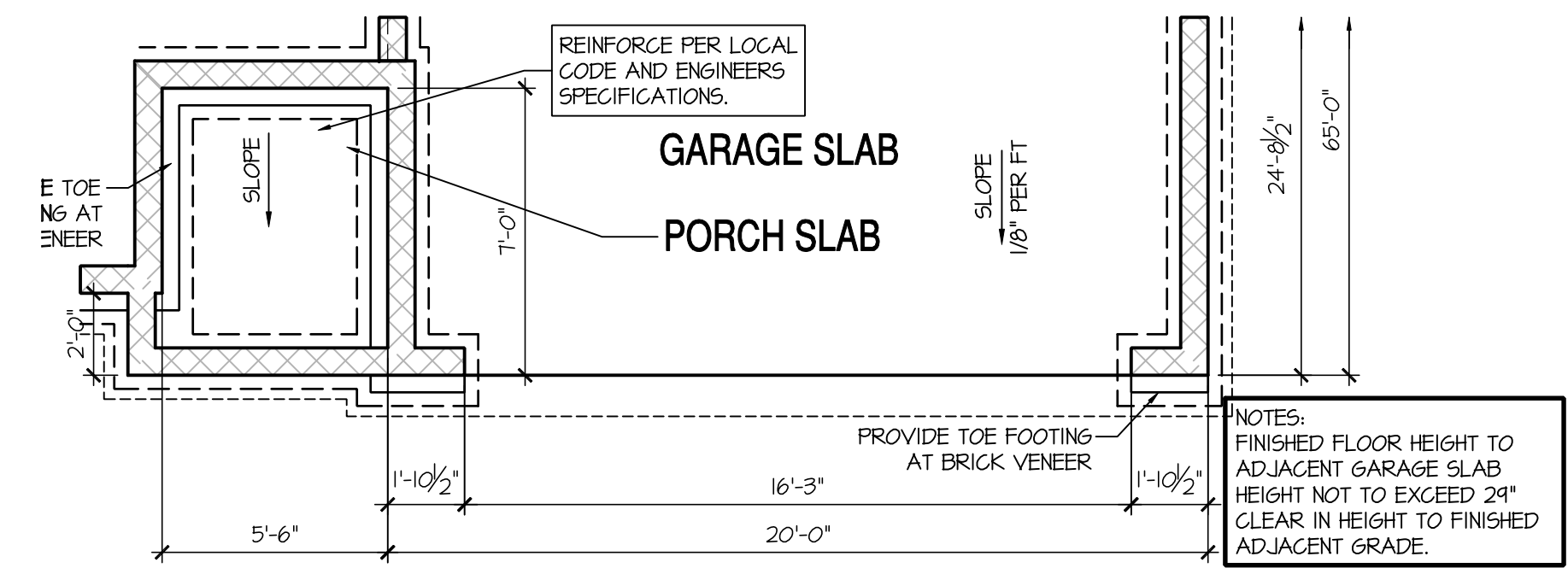
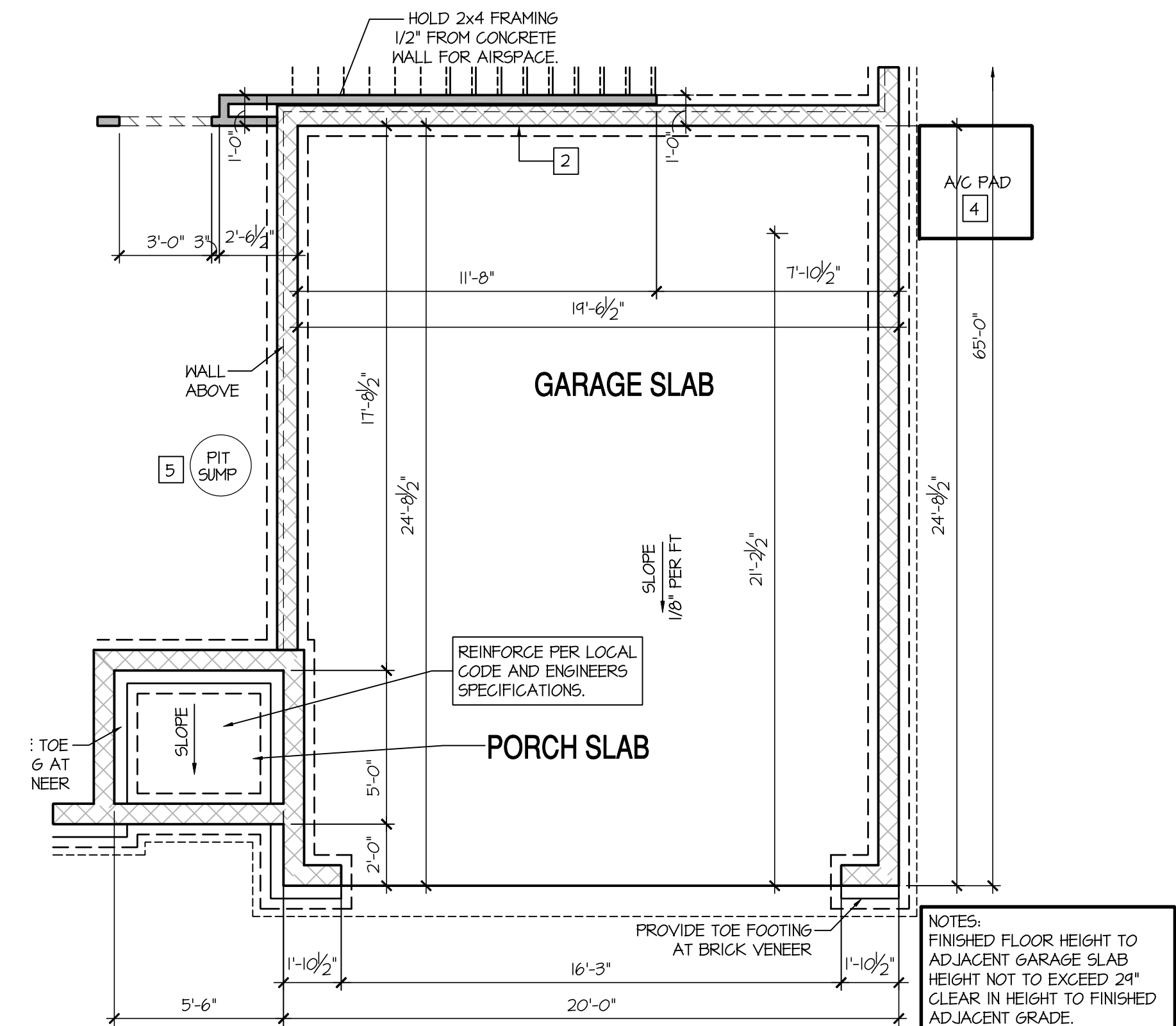
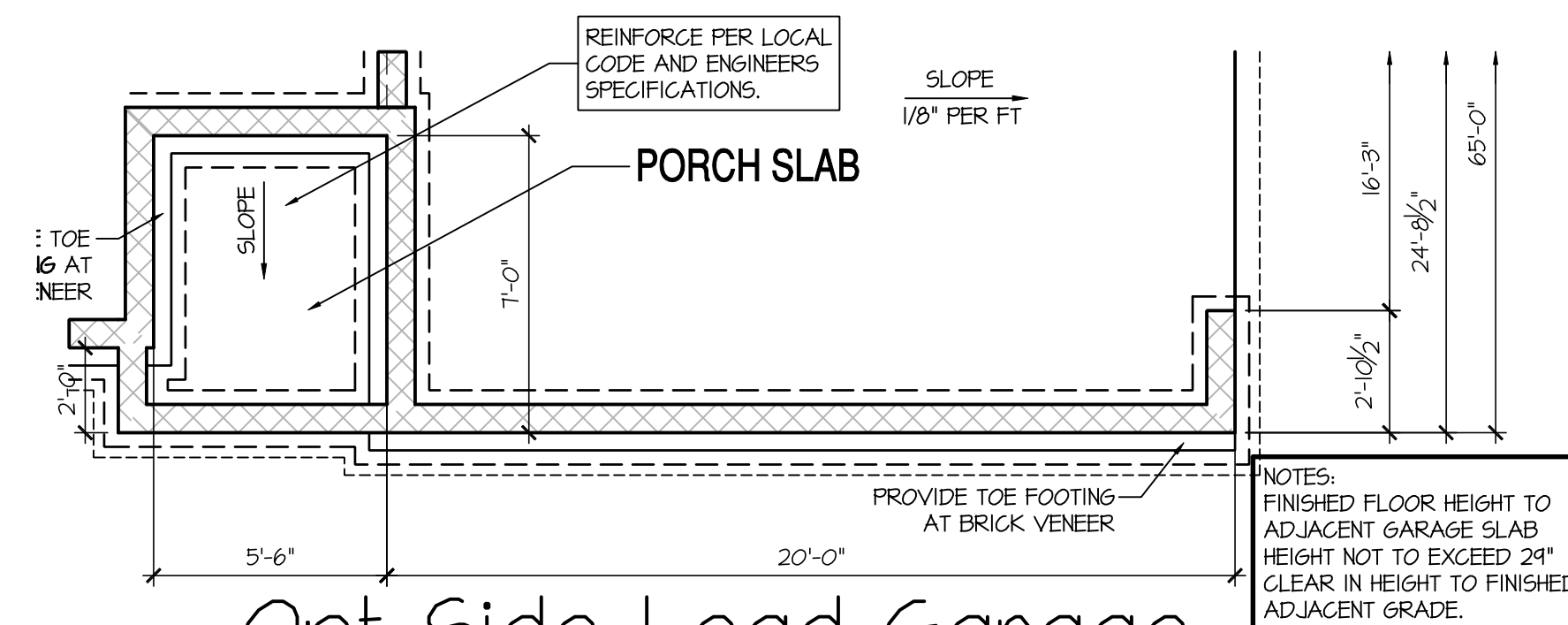
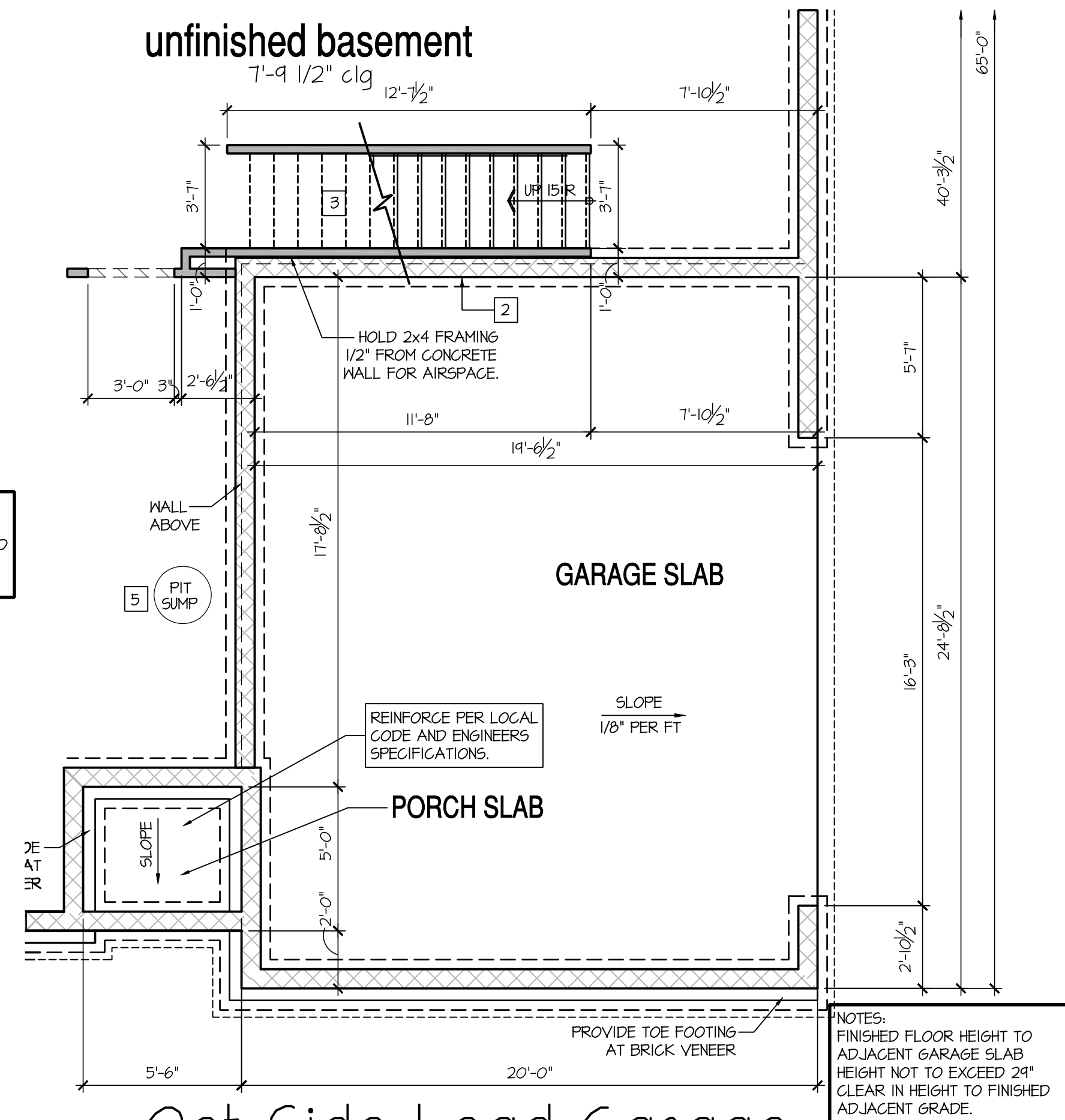
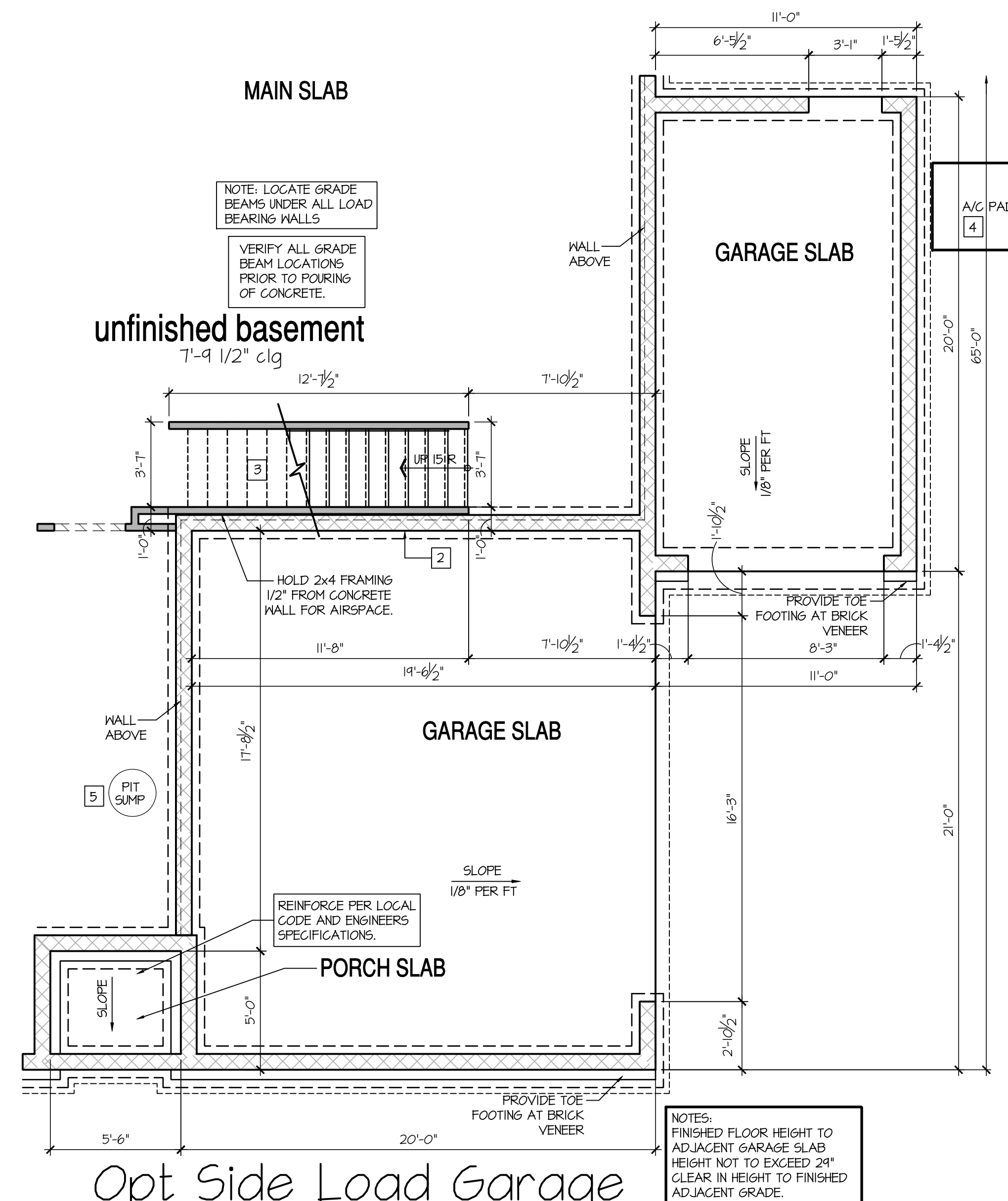


Opt 3 Car Garage

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



BASEMENT NOTES: IRC	KEY NOTES:
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: BASEMENT = T-0' UNO. ON ELEVATIONS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - 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 IRC SECTION R310.1.1) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOODS AND HARDCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED. MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	1 LINE OF SLAB ABOVE 2 LINE OF FRAMED WALL ABOVE 3 BENEATH STAIRS AND LANDINGS: 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1) 4 A/C CONDENSER PAD. (VERIFY) 5 SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS. VERIFY LOCATION. 6 WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION F2801.1) 7 FAV IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS 8 TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)



NO:	DATE:	REVISION:
1	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 06685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series Azalea D400'

Easton - MD North Region

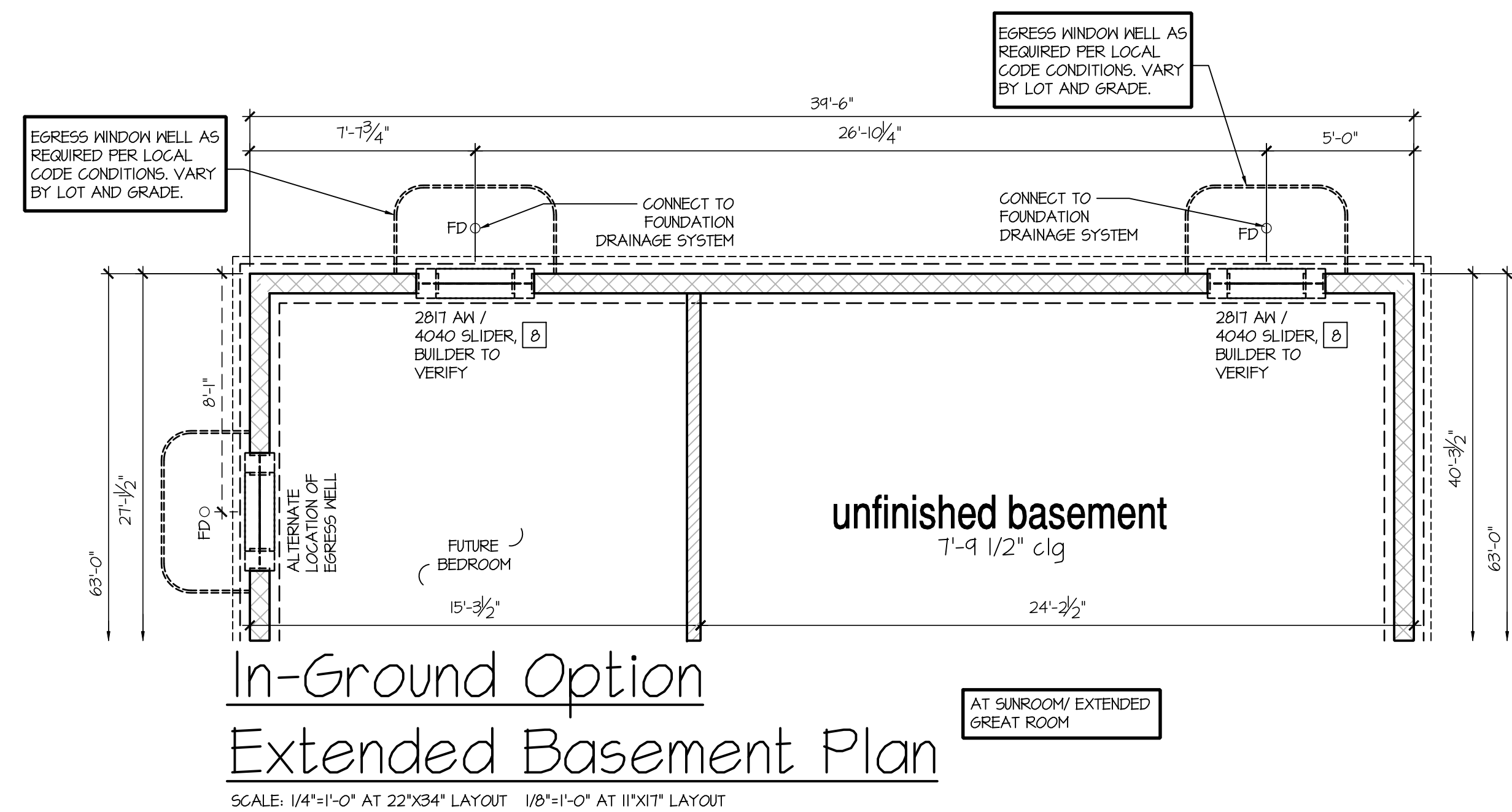
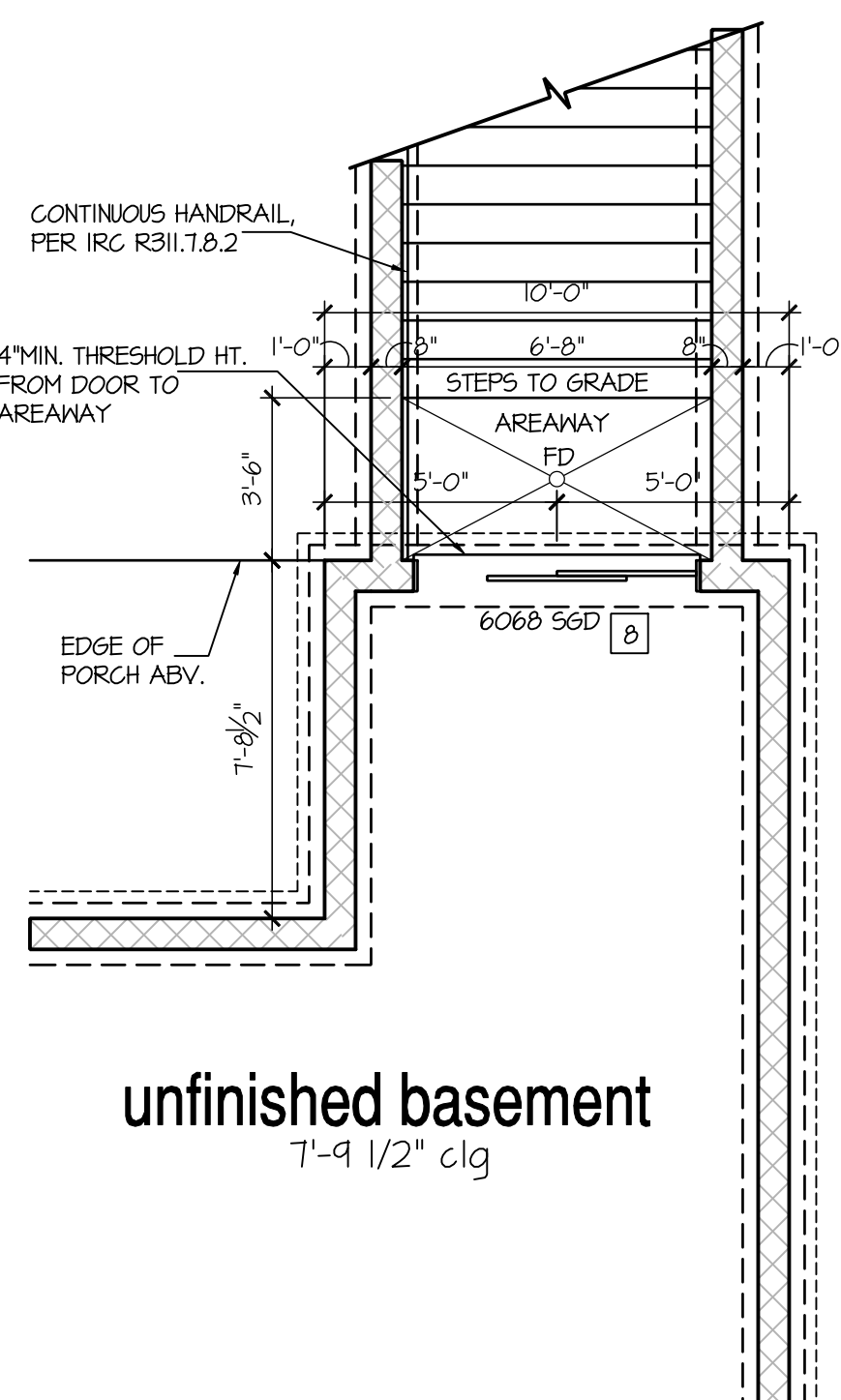
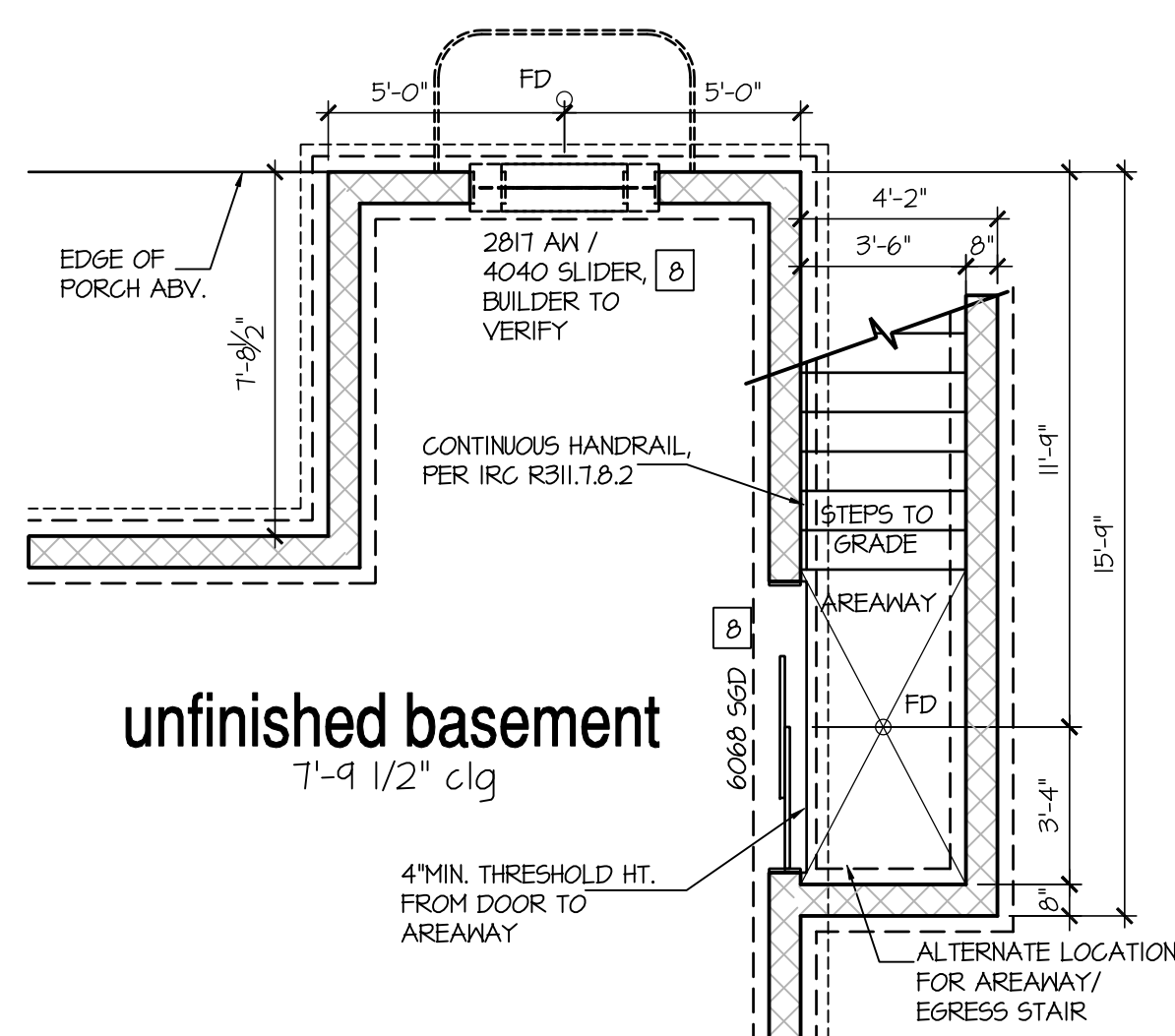
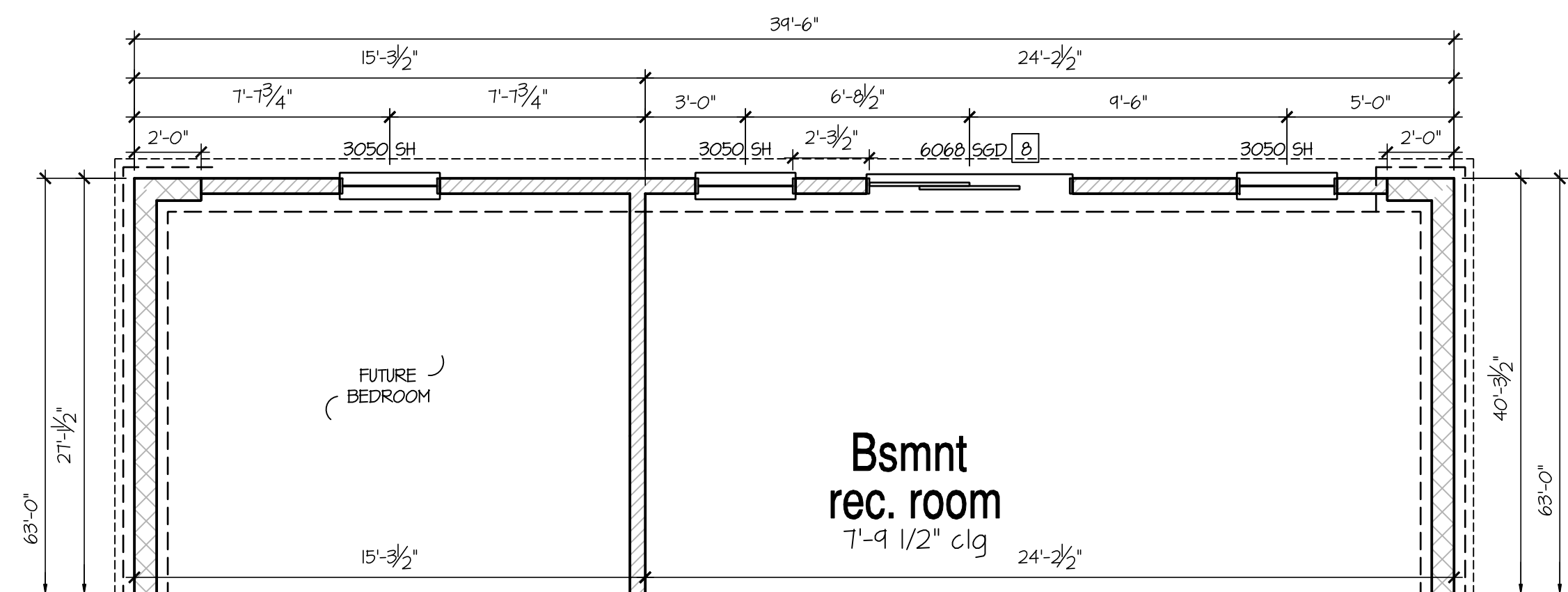
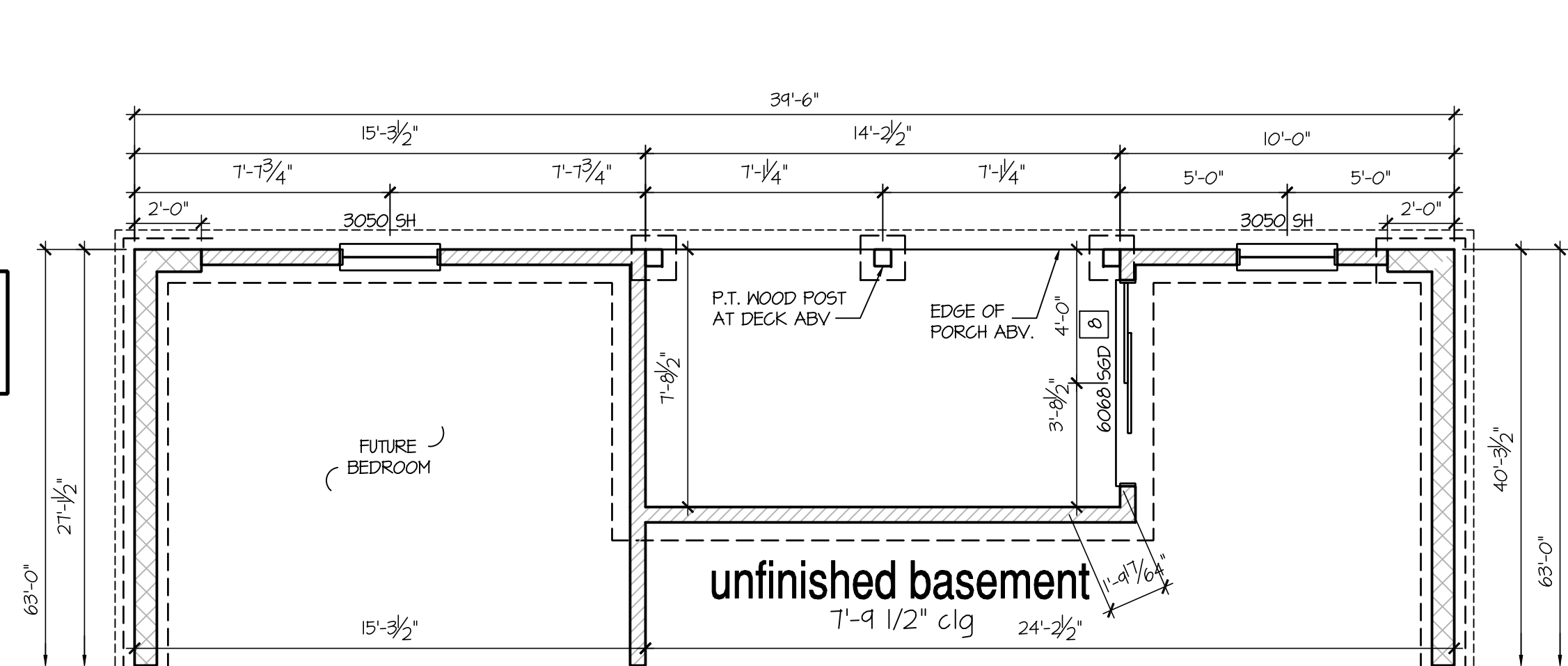
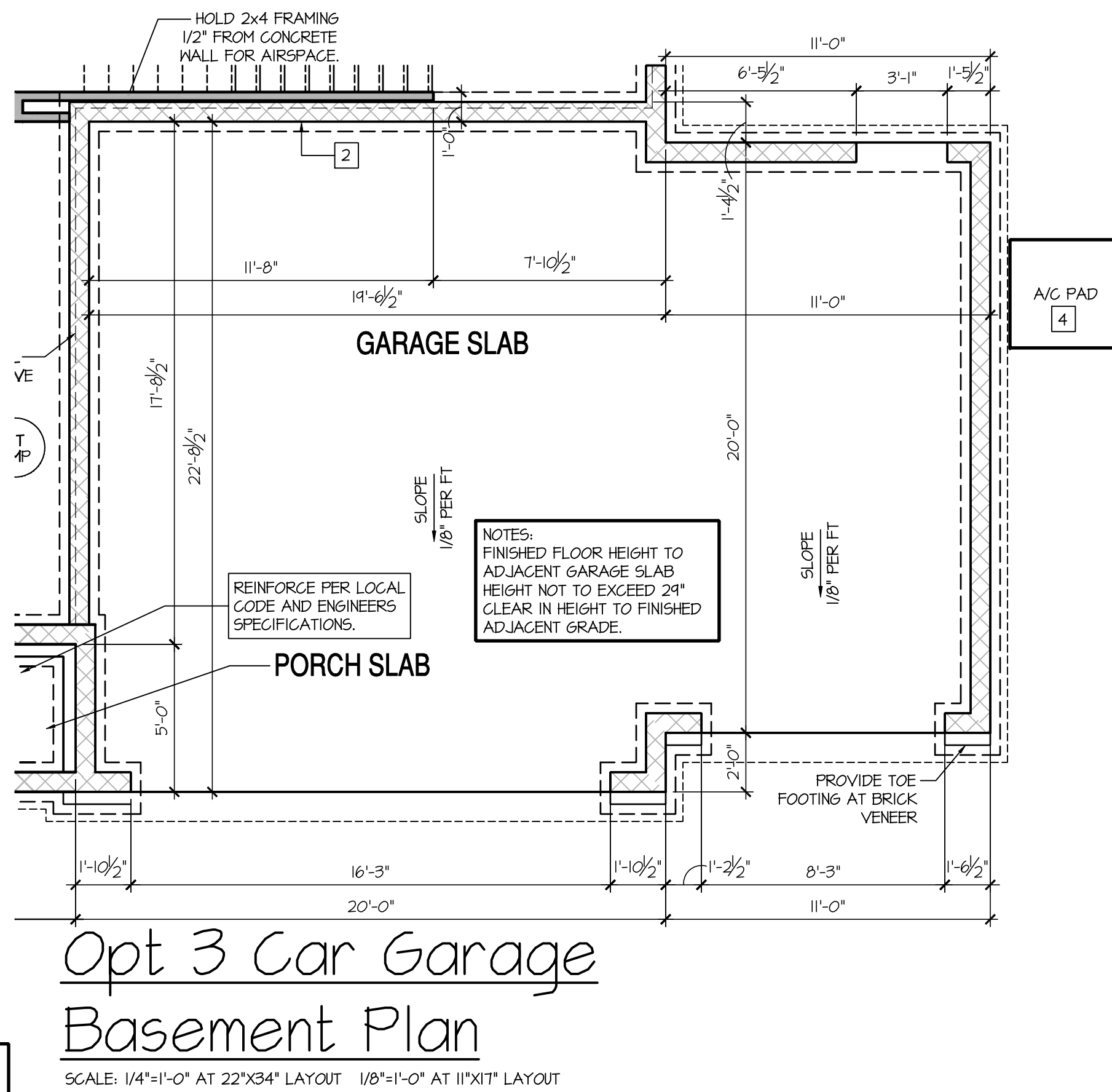
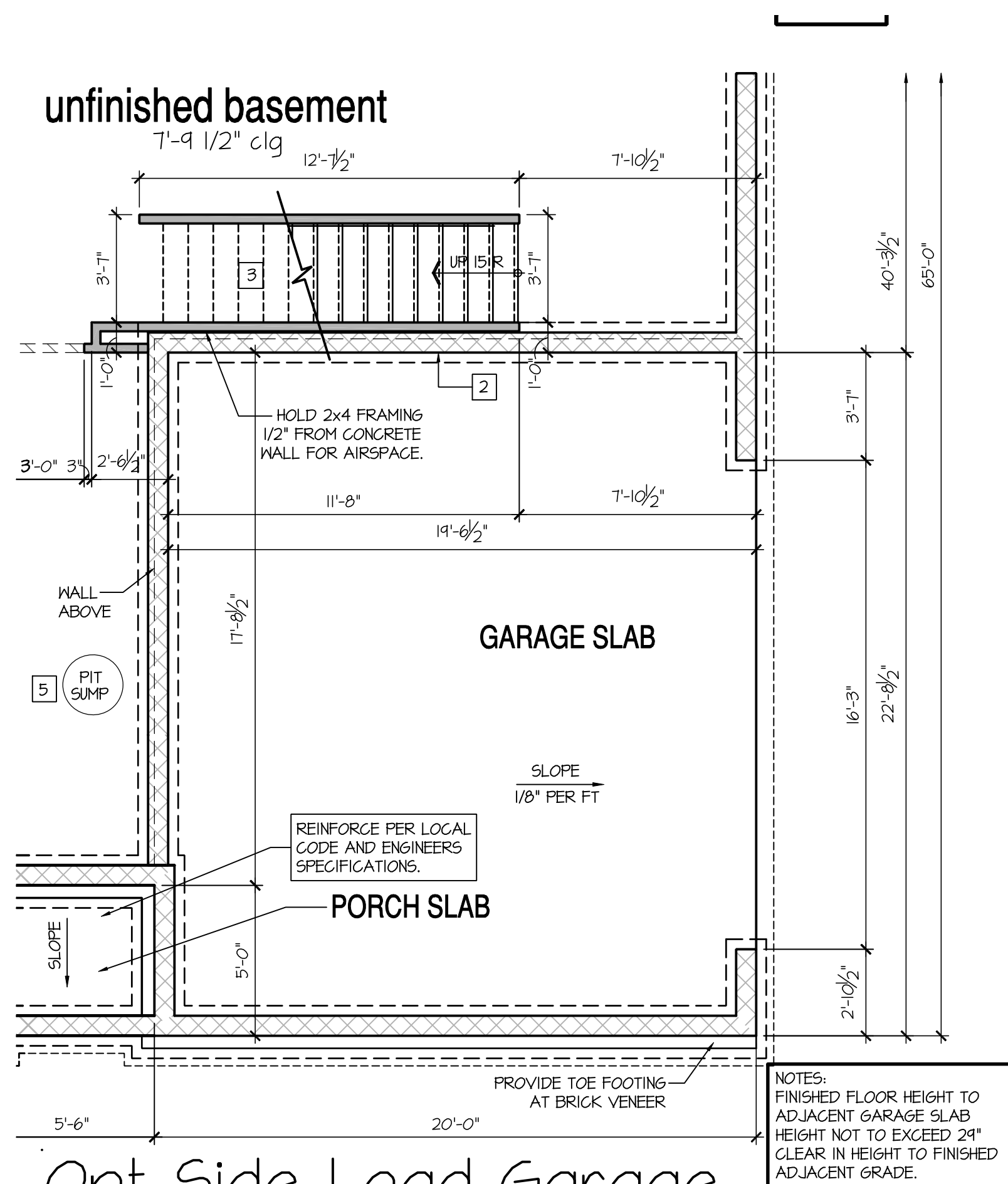
PROJECT NO: GMD-GA16082

BASEMENT PLAN OPTIONS

PRINT DATE:
November 28, 2017

SHEET NO:

4.1 BS



DATE:	REVISION:
11/12/24	-

PROFESSIONAL CERTIFICATION. I CERTIFY
THAT THESE DOCUMENTS WERE PREPARED
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THE STATE OF MARYLAND, LICENSE NUMBER
3885, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE: _____

40' Series Azalea D400'

Easton - MD North Region

PROJECT NO: GMD-GA16082

FREE TITLE: **BASEMENT PLAN OPTIONS**

PRINT DATE:
November 28, 2017

SHEET NO:

4.2 BS

BASEMENT NOTES: IRC

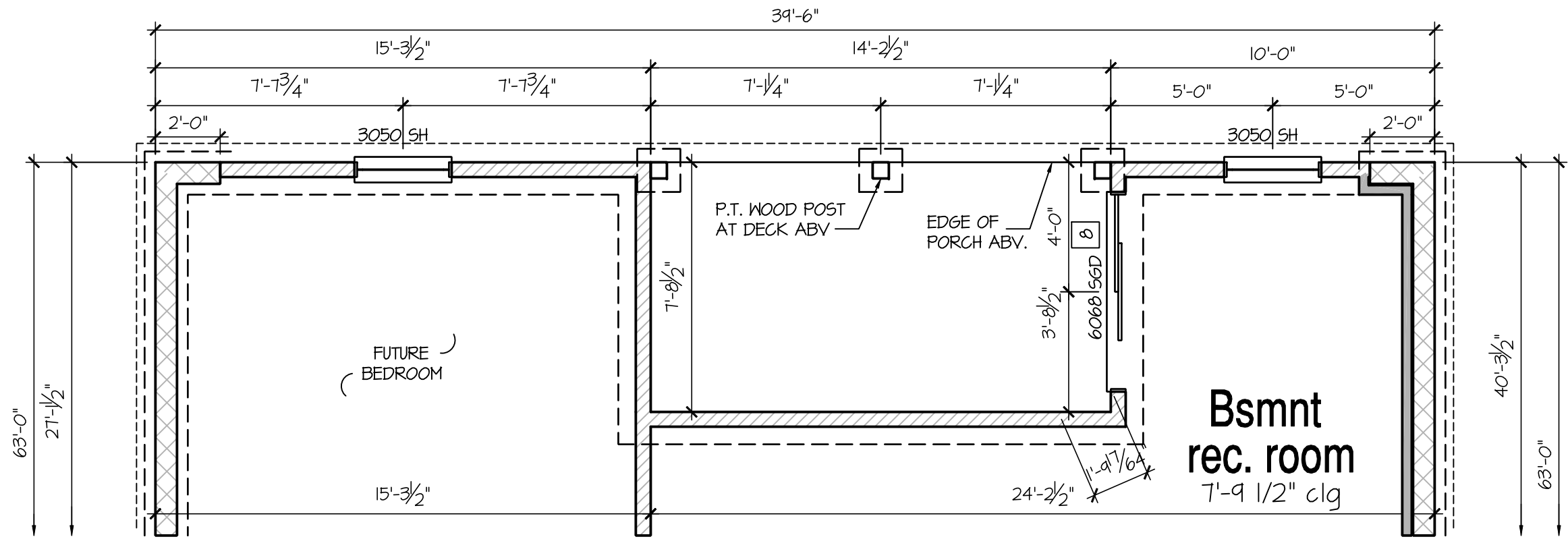
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" U.N.O. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS 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 IRC SECTION R310.1.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES:

- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 3 BENEATH STAIRS AND LANDINGS.
1/2" GYPSUM BOARD ON WALLS
AND CEILING OF ENCLOSED ACCESSIBLE
AREAS. (PER IRC SECTION R302.1)
- 4 A/C CONDENSER PAD. (VERIFY)
- 5 SUMP PIT LOCATION AS REQUIRED
BY SITE CONDITIONS, VERIFY LOCATION.
- 6 WATER HEATER AND FLOOR DRAIN.
(PER IRC SECTION P2801.1)
- 7 FAN IN STORAGE SPACE. INSTALL PER
MANUFACTURER'S WRITTEN REQUIREMENTS.
VERIFY LOCATION W/ MECHANICAL DRAWINGS
- 8 TEMPERED SAFETY GLASS.
(PER IRC SECTION R308.4)

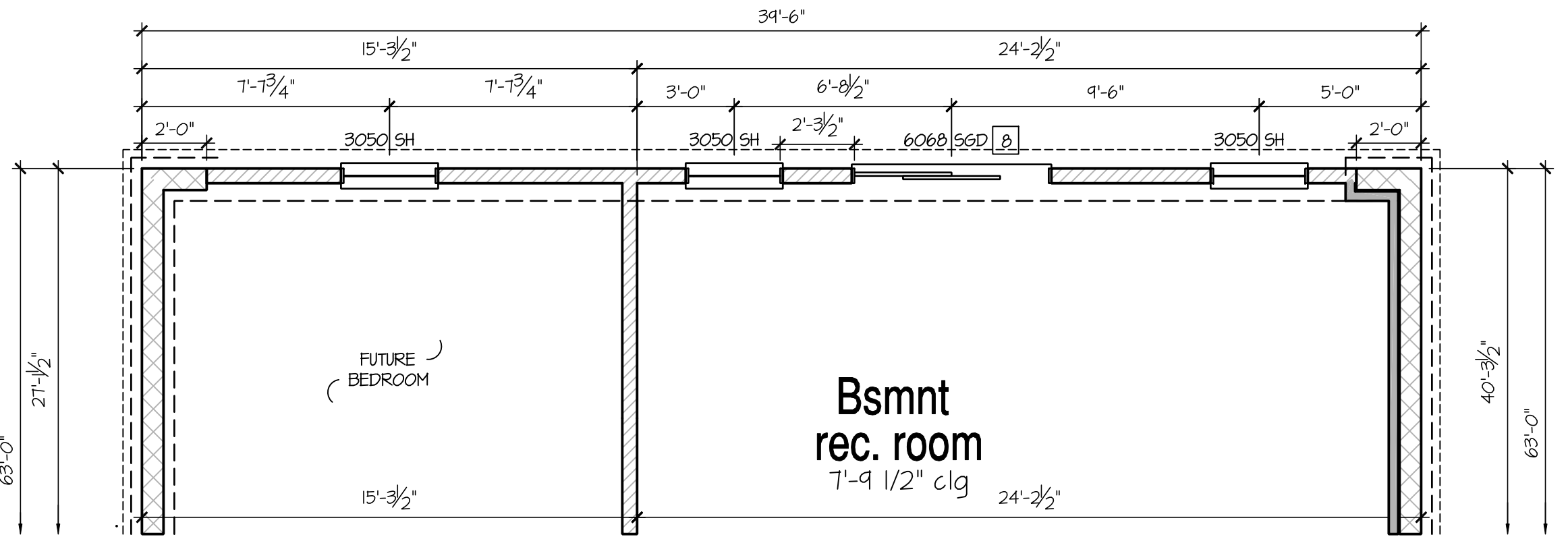
7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.52" = 120 1/4" TOTAL
RISE VERIFY



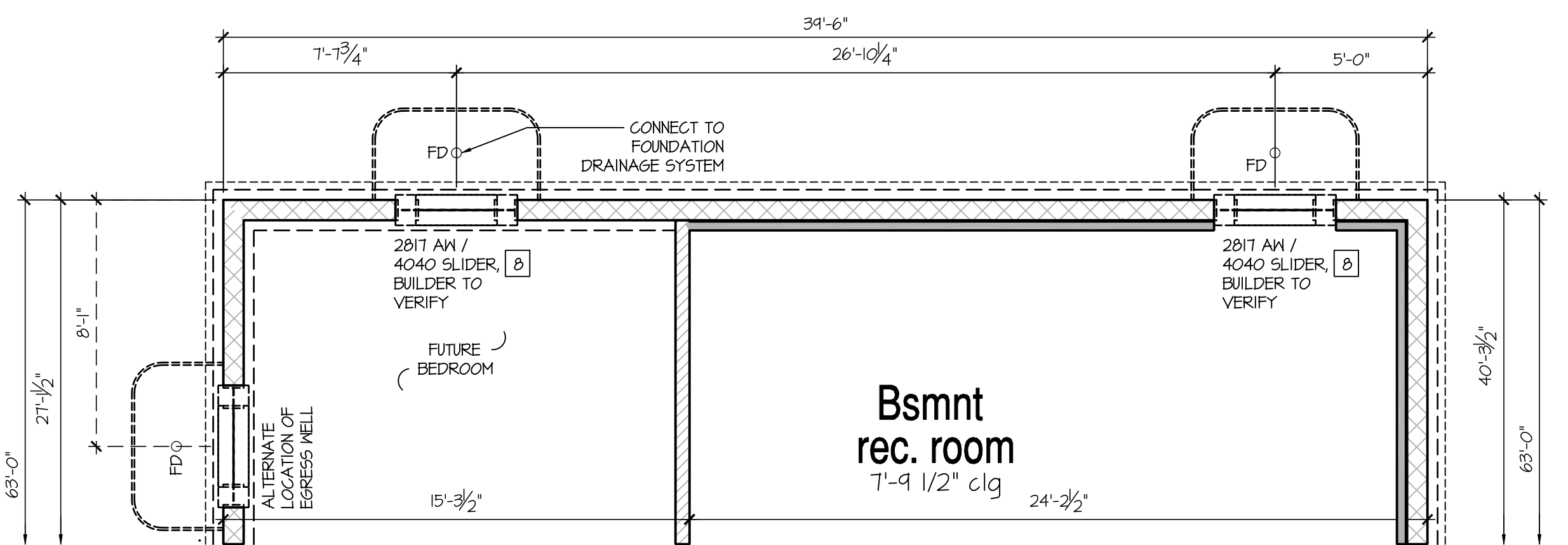
Walk Out Option w/ Finished Rec Room

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



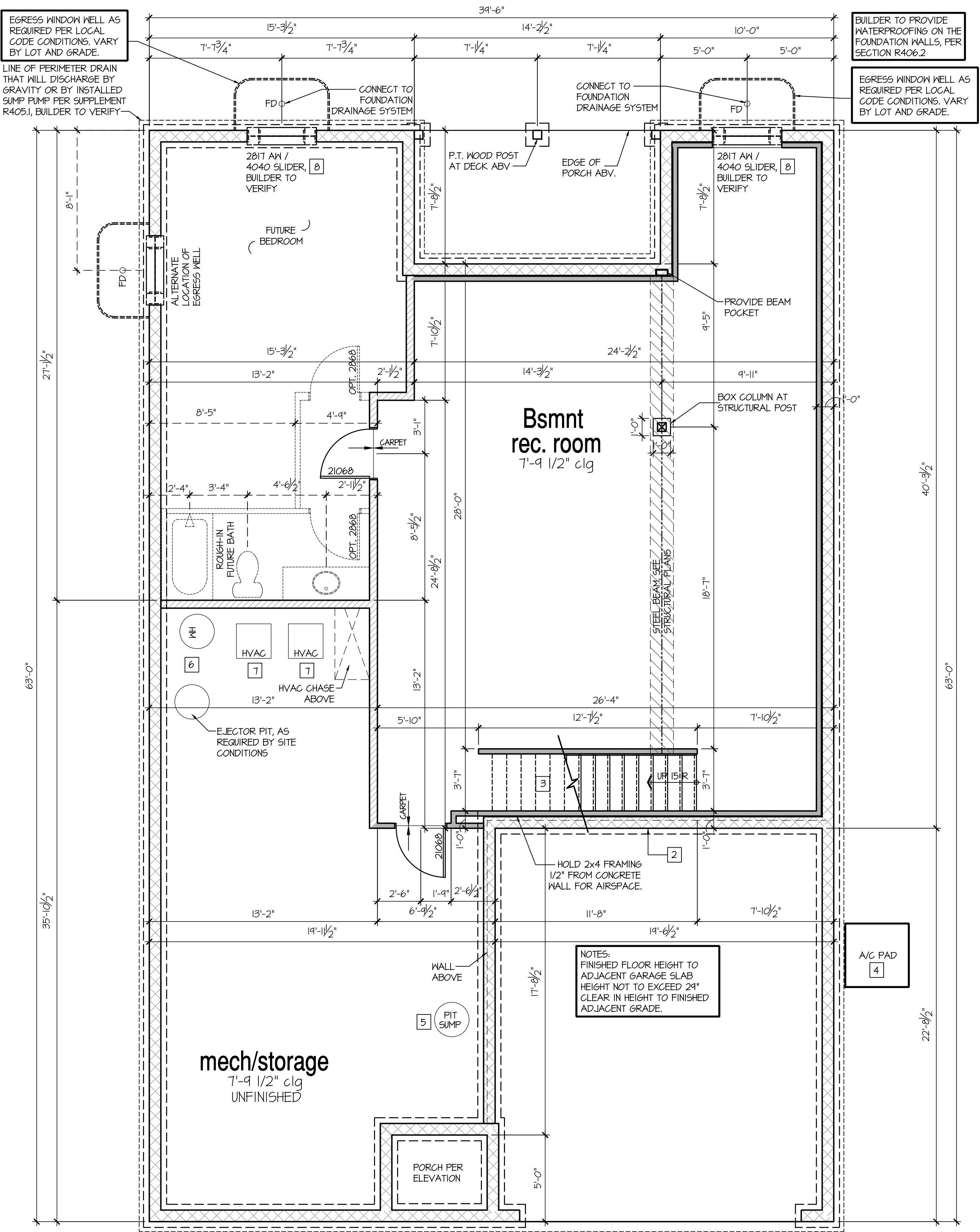
Walk Out Opt w/ Extended Finished Rec Room

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



In-Ground Option Extended Finished Rec Room

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Optional Finished Rec Room

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO:	DATE:	REVISION:
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II.12.24

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

PROJECT NO: GMD-6A16082

SHEET TITLE:
BASEMENT PLAN OPTIONS

PRINT DATE:
November 28, 2017

SHEET NO:
4.3 BS

BASEMENT NOTES: IRC

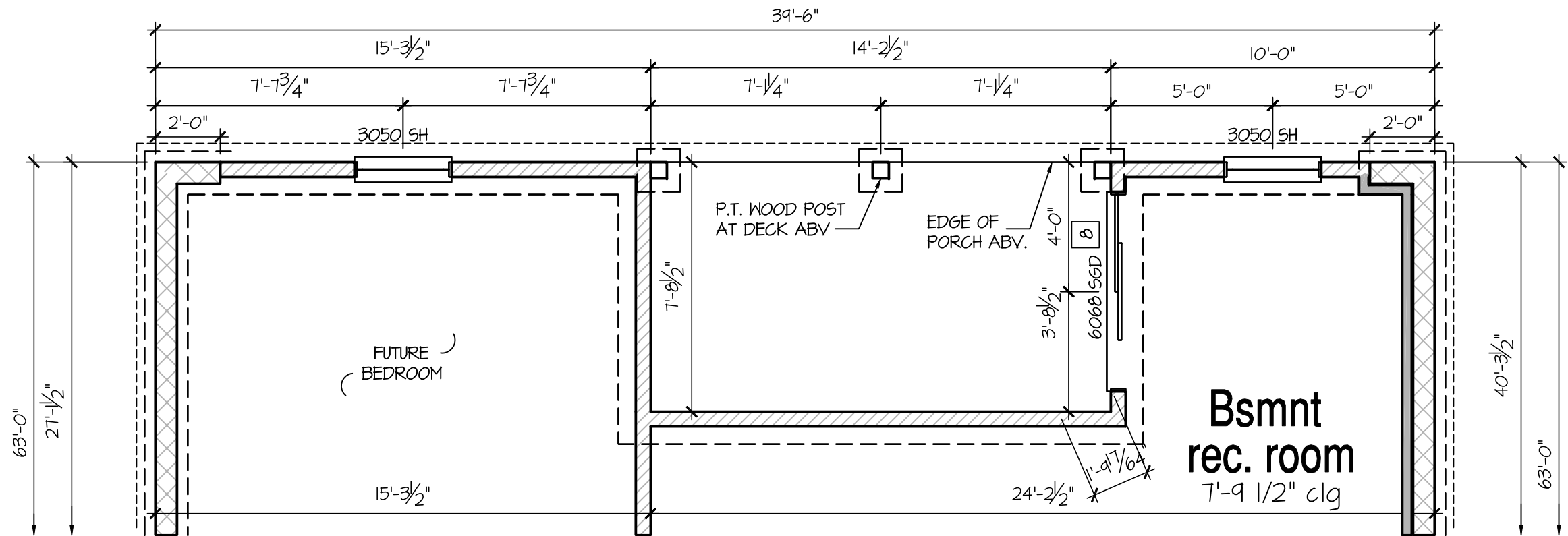
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" U.N.O. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS 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 IRC SECTION R310.1.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES:

- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 3 BENEATH STAIRS AND LANDINGS.
1/2" GYPSUM BOARD ON WALLS
AND CEILING OF ENCLOSED ACCESSIBLE
AREAS. (PER IRC SECTION R302.1)
- 4 A/C CONDENSER PAD. (VERIFY)
- 5 SUMP PIT LOCATION AS REQUIRED
BY SITE CONDITIONS, VERIFY LOCATION.
- 6 WATER HEATER AND FLOOR DRAIN.
(PER IRC SECTION P2801.1)
- 7 FAN IN STORAGE SPACE. INSTALL PER
MANUFACTURER'S WRITTEN REQUIREMENTS.
VERIFY LOCATION W/ MECHANICAL DRAWINGS
- 8 TEMPERED SAFETY GLASS.
(PER IRC SECTION R308.4)

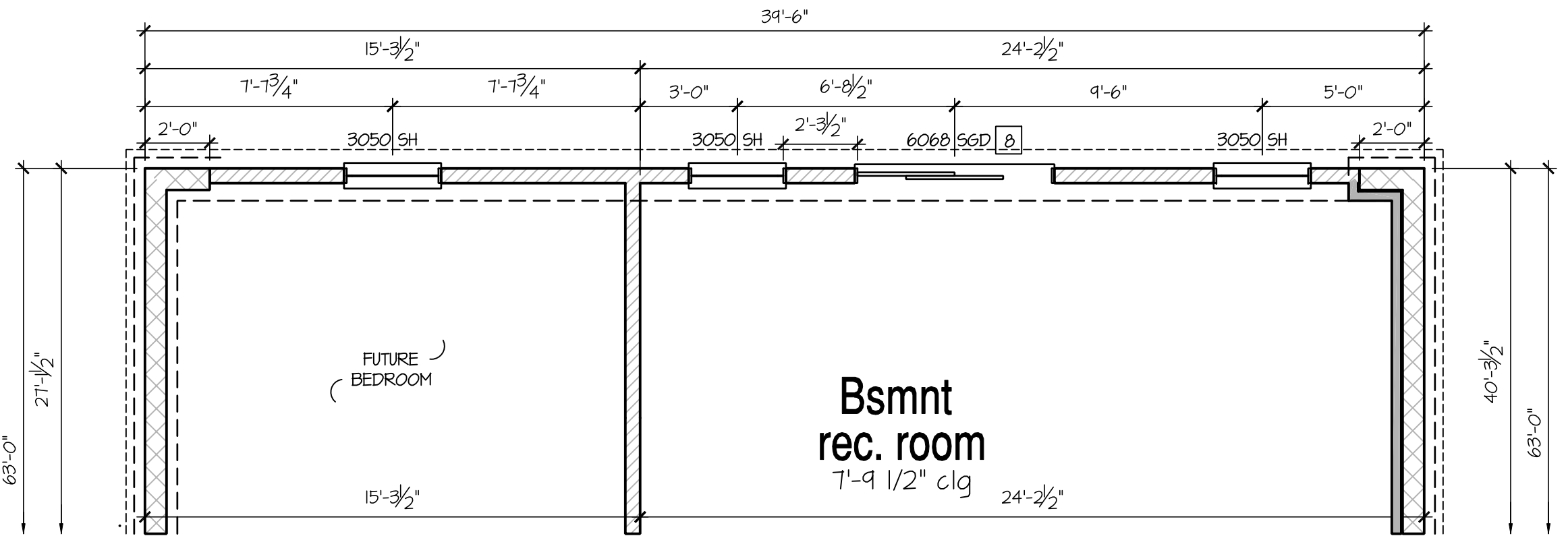
7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.52" = 120 1/4" TOTAL
RISE VERIFY



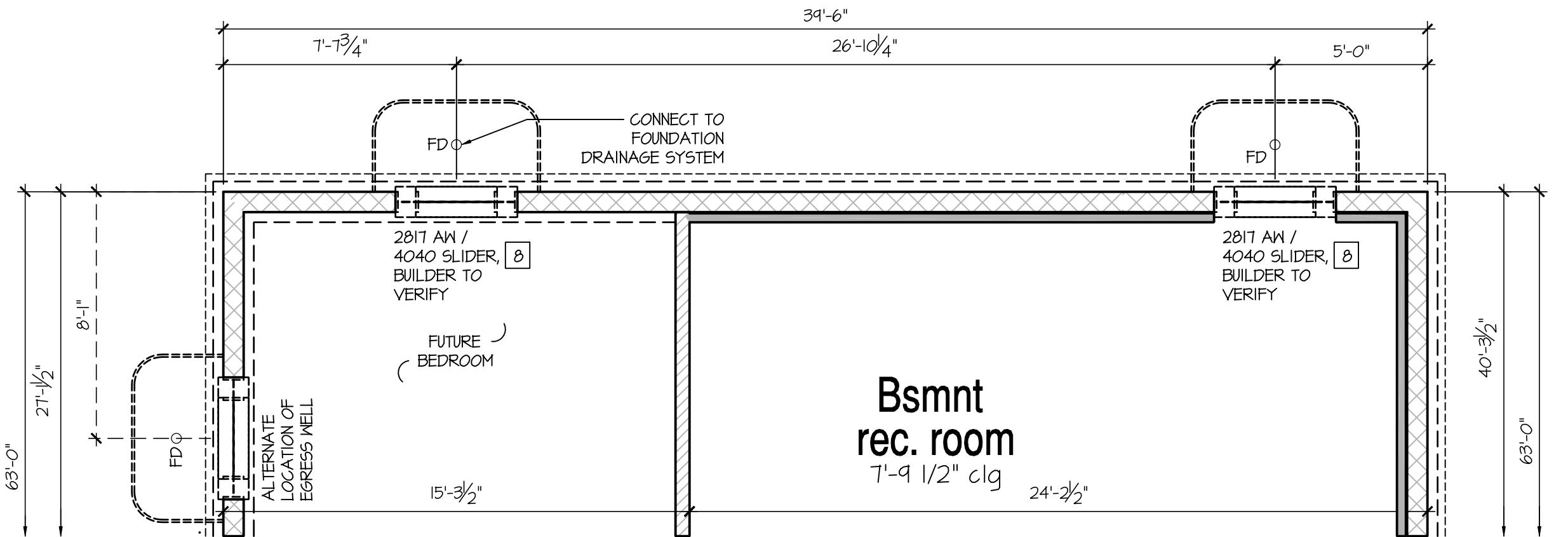
Walk Out Option w/ Finished Rec Room

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



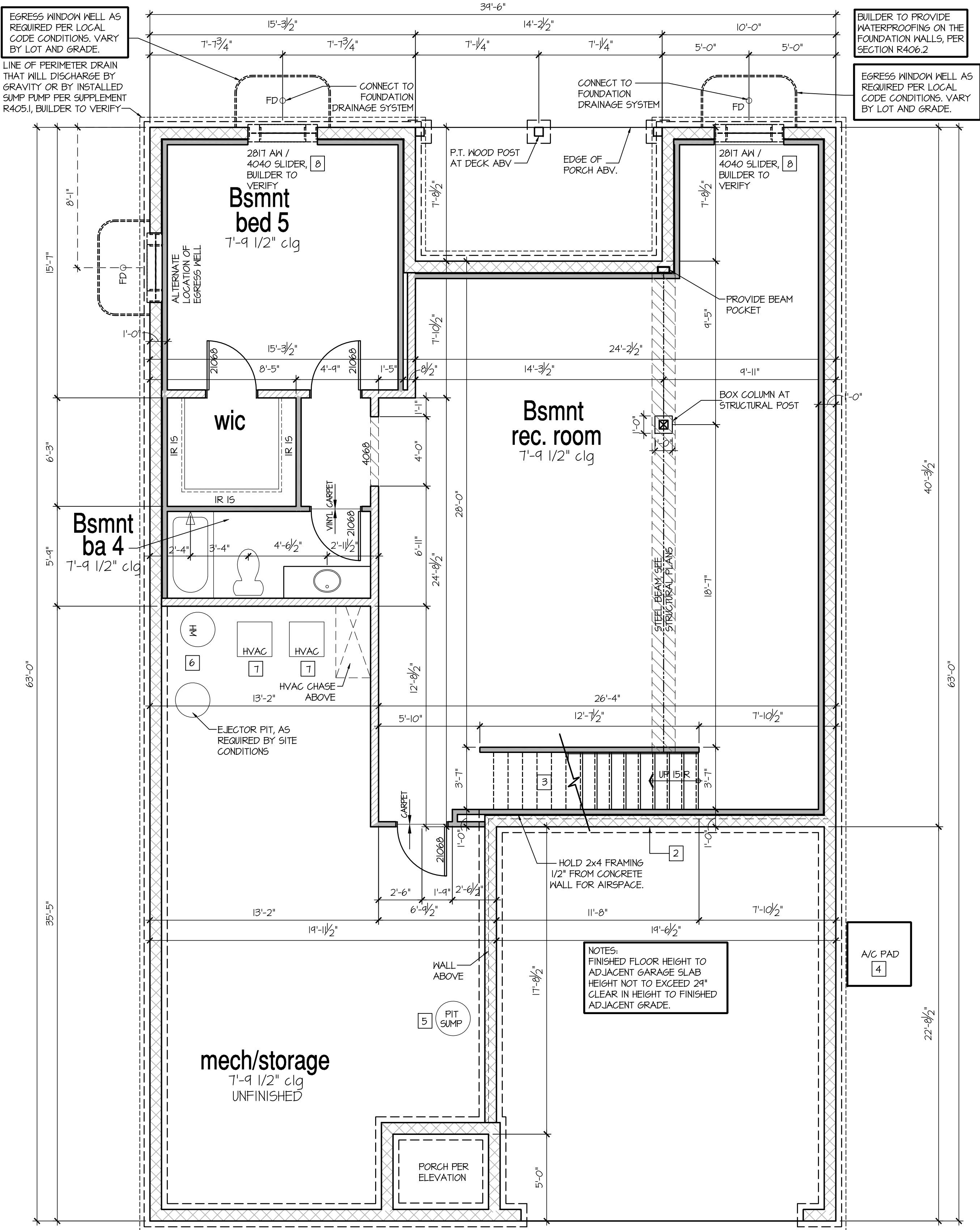
Walk Out Opt w/ Extended Finished Rec Room

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



In-Ground Option Extended Finished Rec Room

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



Optional Finished Rec Rm,
Bedroom and Bath

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

NO:	DATE:	REVISION:
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11.12.24

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

PROJECT NO: GMD-6A16082

SHEET TITLE:
BASEMENT PLAN OPTIONS

PRINT DATE:
November 28, 2017

SHEET NO:
4.4 BS

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

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.

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 IRC SECTION R302.6) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
- HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
- BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
MEP'S
- WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
- N/A

- 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 IRC SECTION M305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES (25 1/2" X 54" SIZE).
TYPICALS:
- 9 TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
- 10 N/A
- 11 HALF WALL, HEIGHT AS NOTED.
- 12 INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
BATHS:
- 13 ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
- 14 30"x60" TUB/SHOWER PAN
- 15 SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
- 16 ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
- KITCHEN:
- 17 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 18 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 19 ELECTRIC OVEN WITH MICROWAVE OVEN.

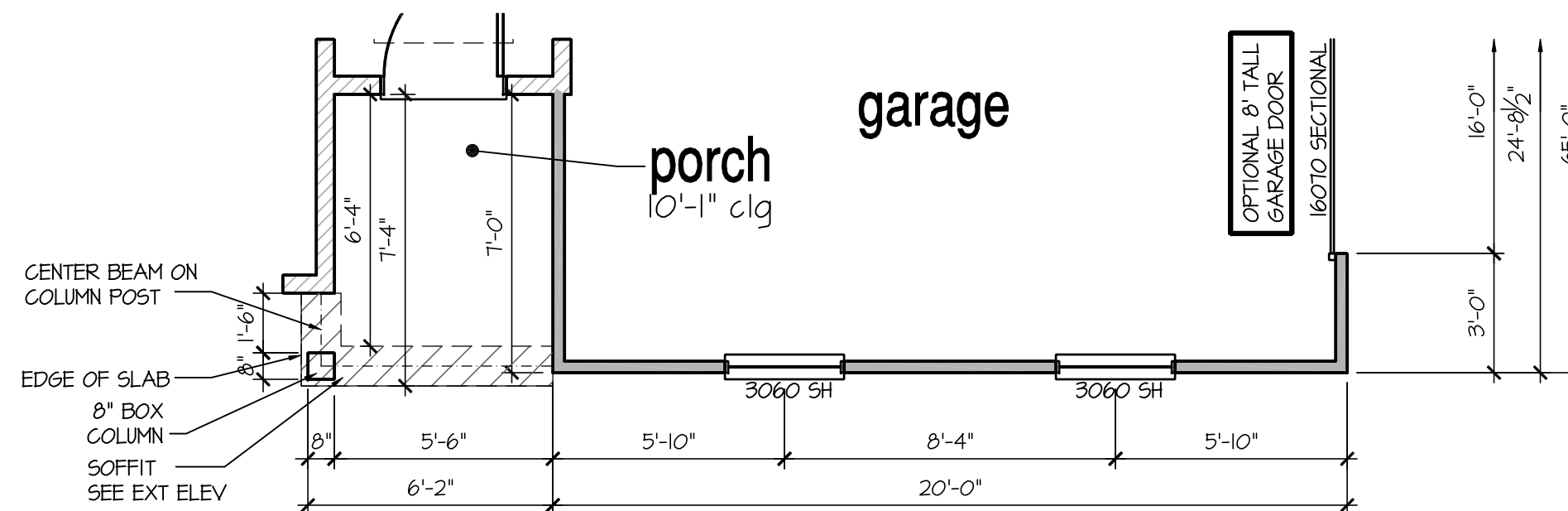
This is a detailed architectural floor plan of a house, showing the layout of rooms, dimensions, and structural elements. The plan includes the following rooms and features:

- dining:** 10'-1" clg, 3'-3 1/2" x 7'-1"
- Indry:** 10'-1" clg, 3'-8 1/2" x 2'-8"
- garage:** 20'-0" x 24'-8 1/2"
- foyer:** 10'-1" clg, 4'-4" x 5'-4"
- porch:** 10'-1" clg, 5'-6" x 20'-0"
- Storage:** 15' x 5' (IR 15)
- Coats:** 15' x 5' (COATS)
- Shower:** 5' x 6' (SH)
- Sink:** 3' x 3' (SINK)
- Optional 8' Tall Garage Door:** 16'0" SECTIONAL
- Structural Elements:** CENTERLINE OF BEAM, EDGE OF SLAB, SOFFIT SEE EXT ELEV

The plan also includes various dimensions for walls, doors, and windows, as well as a scale bar indicating 1" = 1'-0".

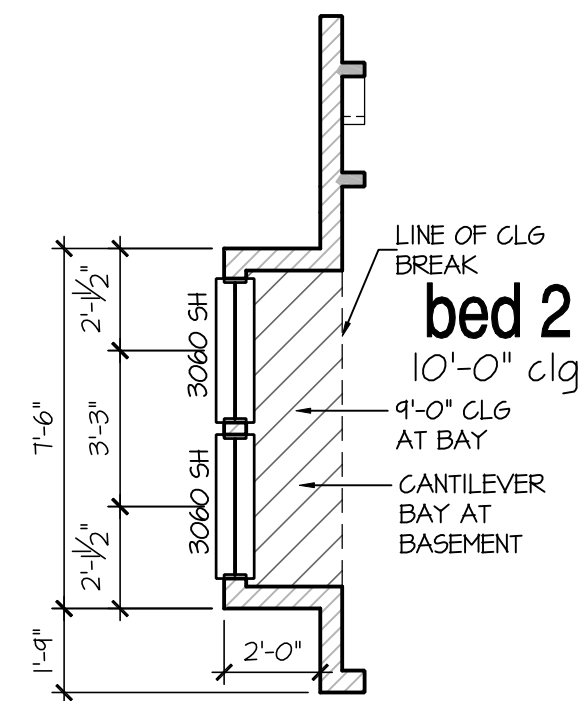
Opt Side Load Garage
W/ 2'-0" Extension 'A/E/F'

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



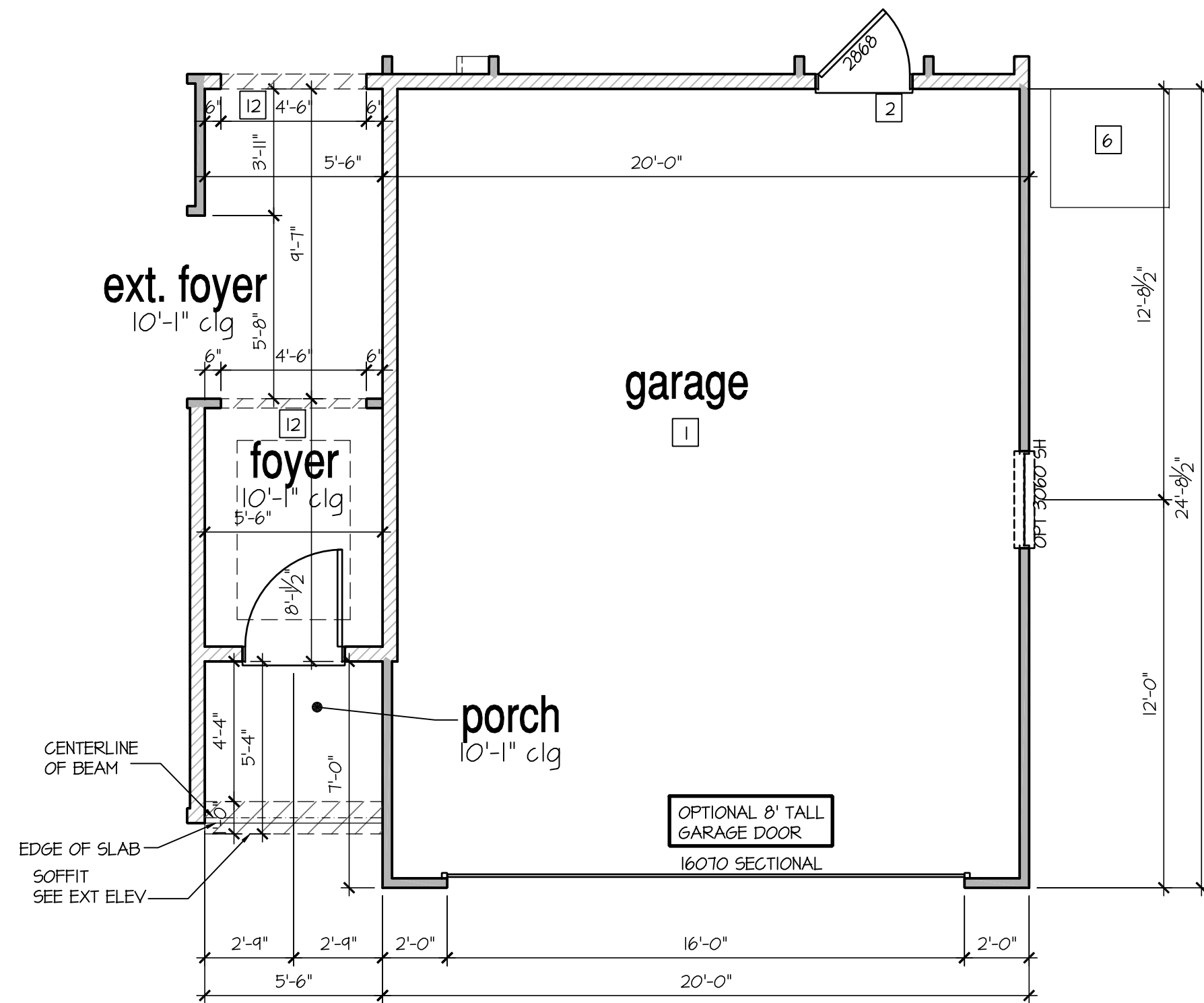
Opt Side Load Garage
W/ 2'-0" Extension 'B/C/D'

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



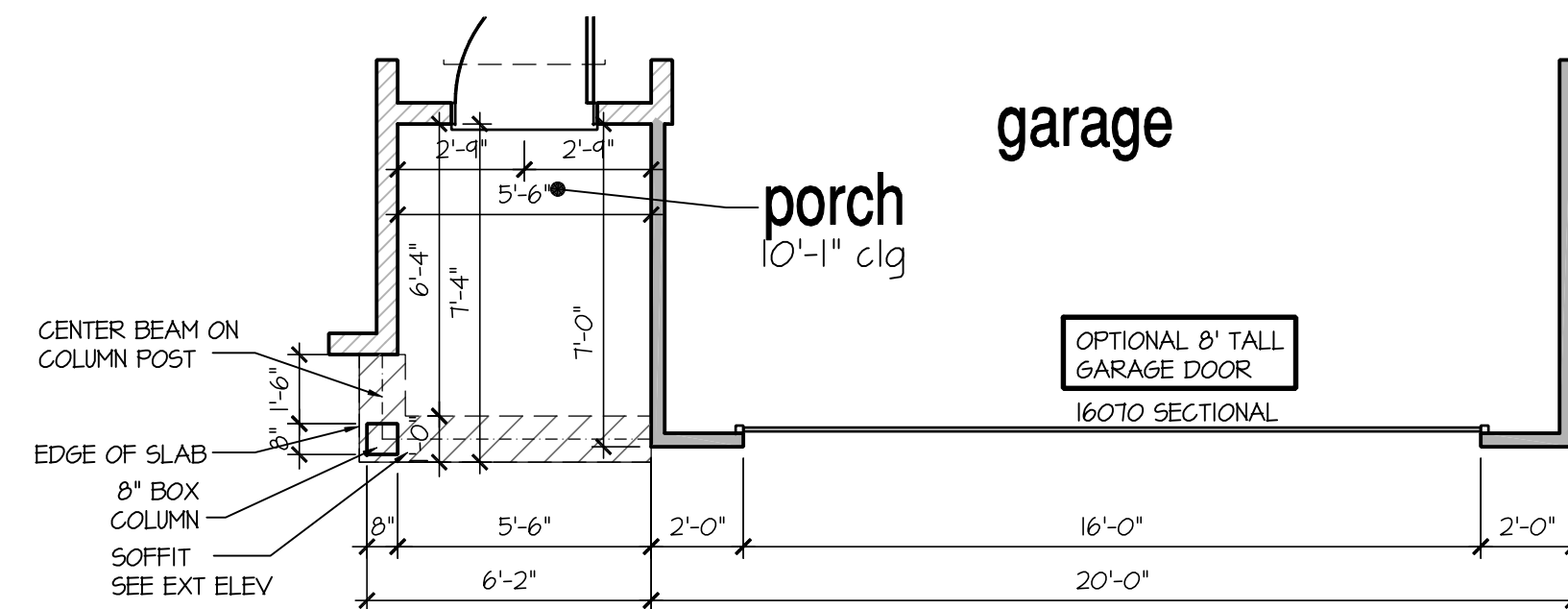
Optional Bay Window

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



Opt Garage Extension At 'A/E/F'

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



Opt Garage Extension At 'B/C/D'

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

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	11/12/24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

PROJECT NO: GMD-GA16082

HEET TITLE:

1ST FLOOR PLAN OPTIONS

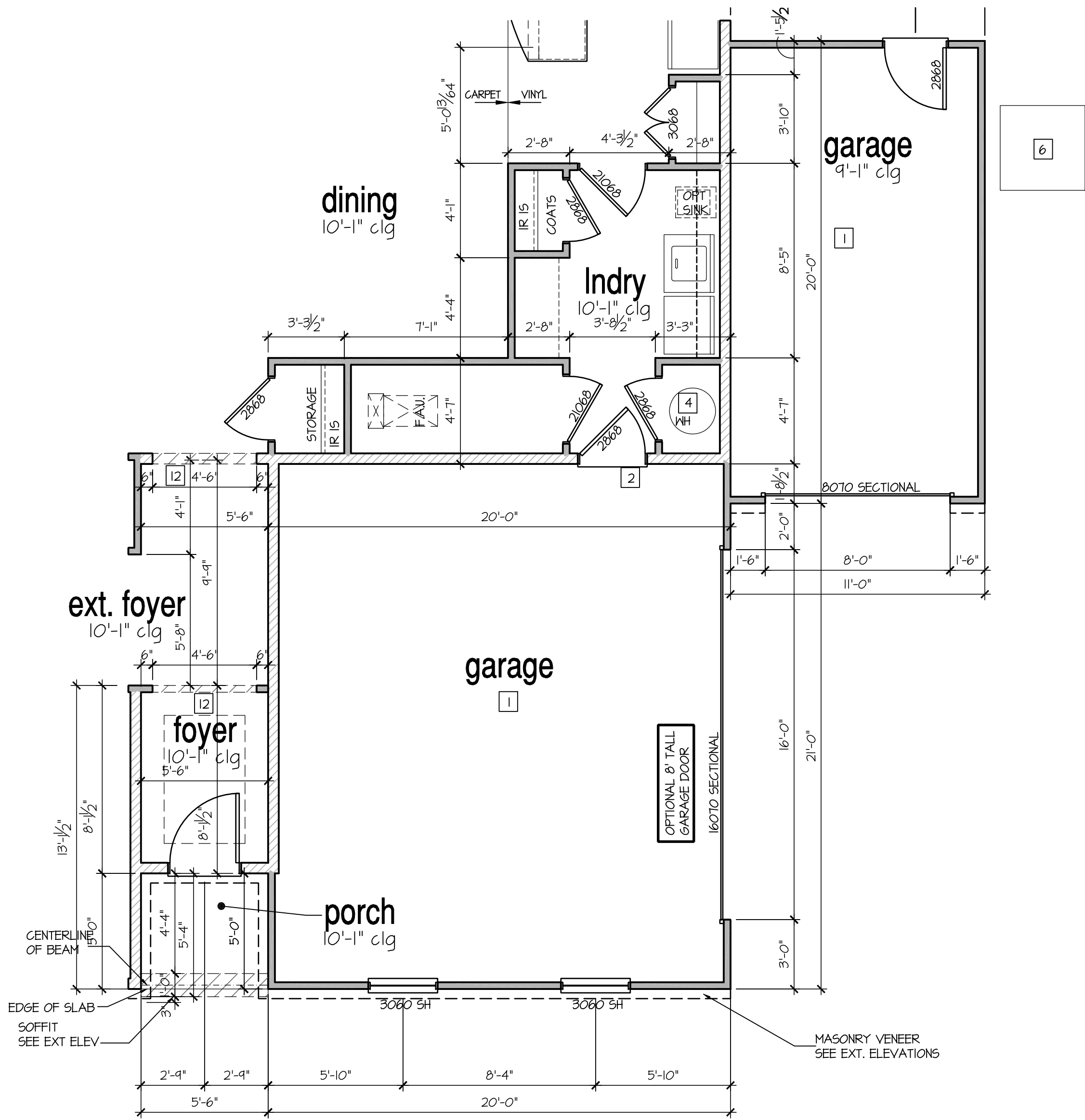
PRINT DATE:
November 28, 2017

SHEET NO:

5.1

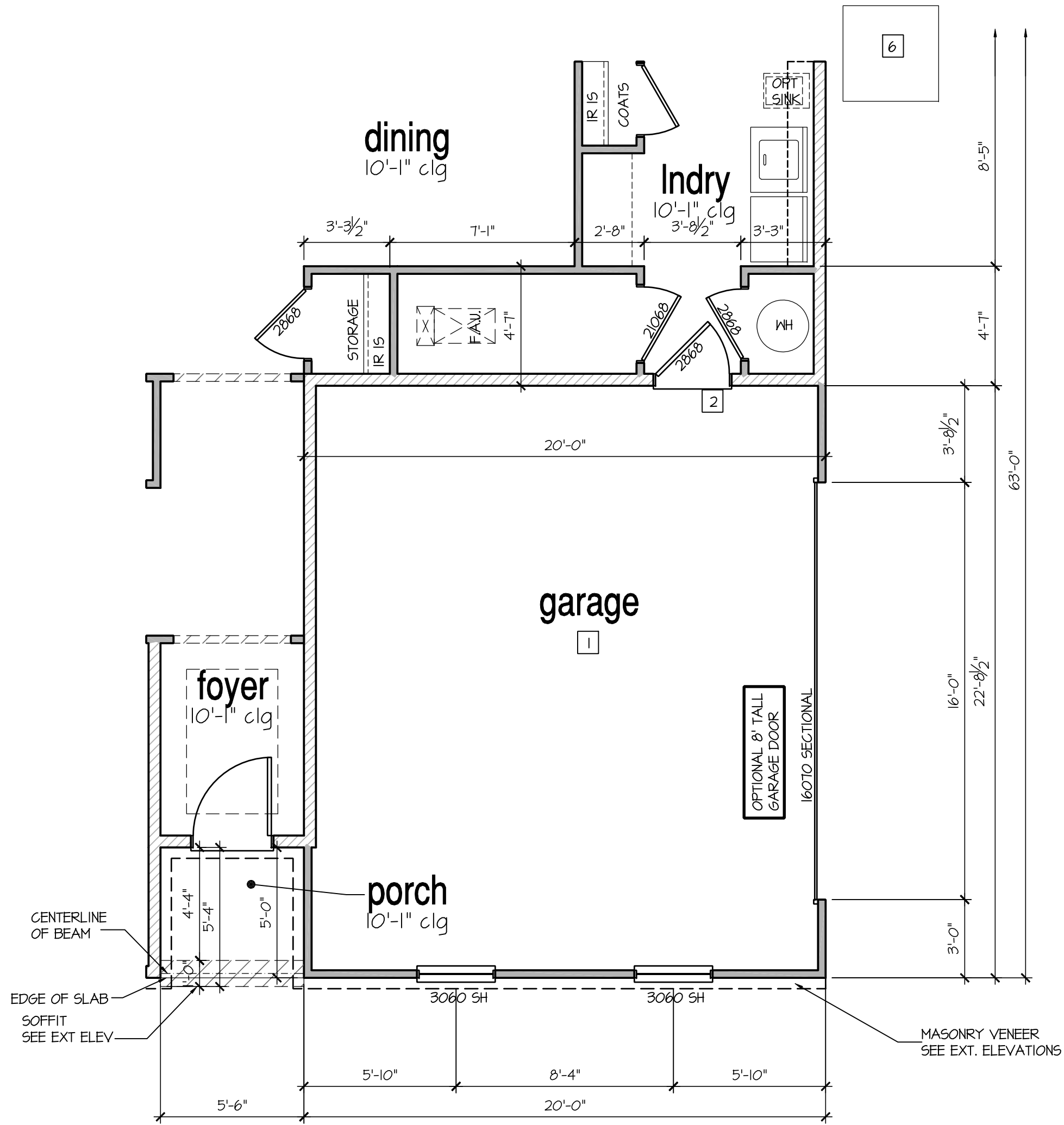
IF EXTERIOR WALLS ARE TO 2x6, THEN THEY SHOULD BE 24" O.C., UNLESS OTHERWISE NOTED ON STRUCTURAL PLANS.

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.	
- WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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: IRC	
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 IRC SECTION R302.6)	
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)	
[2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)	
[3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)	
MEP'S	
[4] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)	
[5] N/A	
[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 IRC SECTION M1305.1.3)	
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)	
TYPICALS:	
[9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)	
[10] N/A	
[11] HALF WALL, HEIGHT AS NOTED.	
[12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.	
BATHS:	
[13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)	
[14] 30"x60" TUB/SHOWER PAN	
[15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS	
[16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)	
KITCHEN:	
[17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[19] ELECTRIC OVEN WITH MICROWAVE OVEN.	



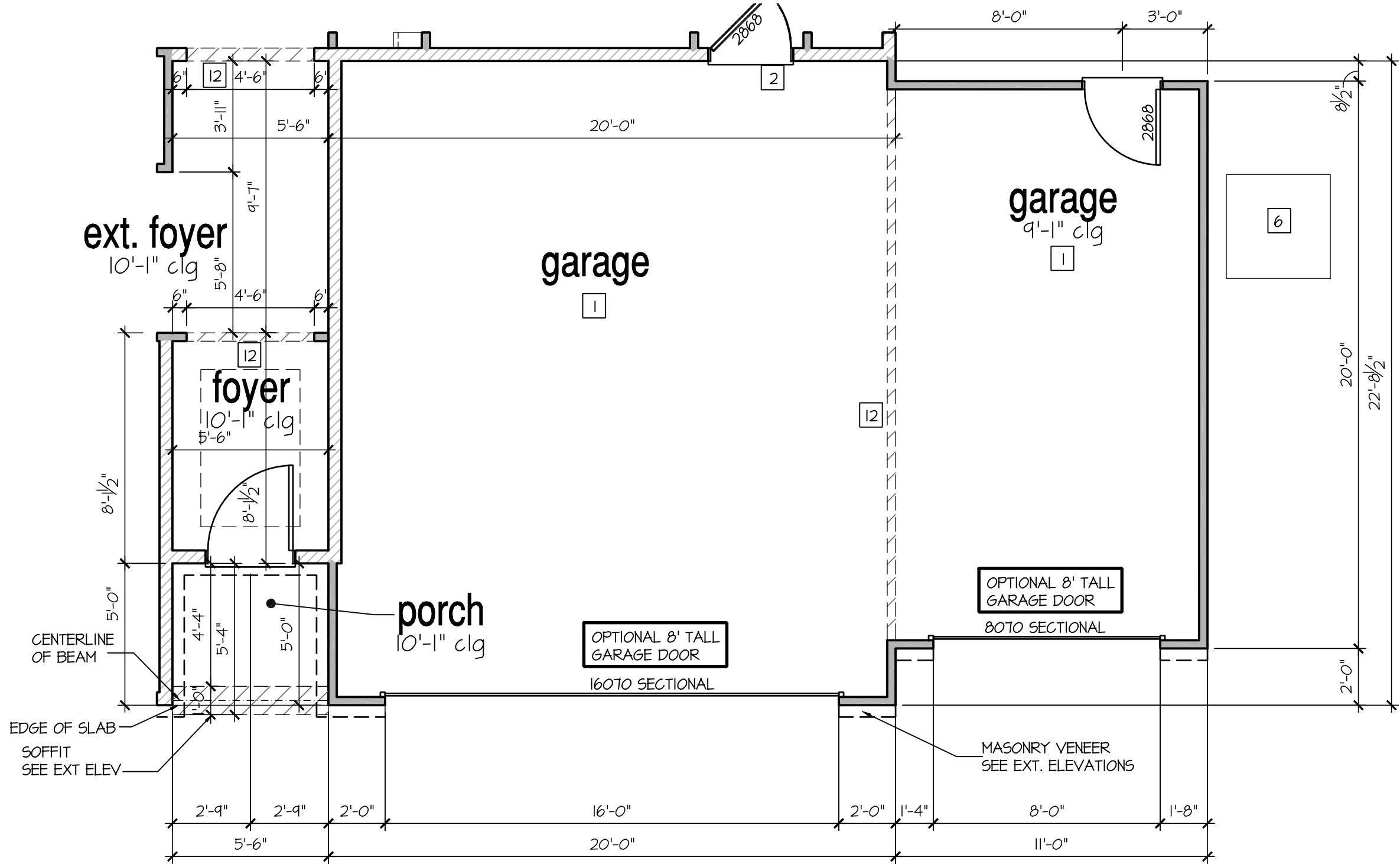
Opt Side Load Garage W/ 3-Car Setback Garage

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



Opt Side Load Garage

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



Opt 3 Car Garage

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

AT OPTIONAL 2'-0" GARAGE EXTENSION MAINTAIN 2'-0" GARAGE OFFSET

NO.	DATE:	REVISION:
IIJ224		

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

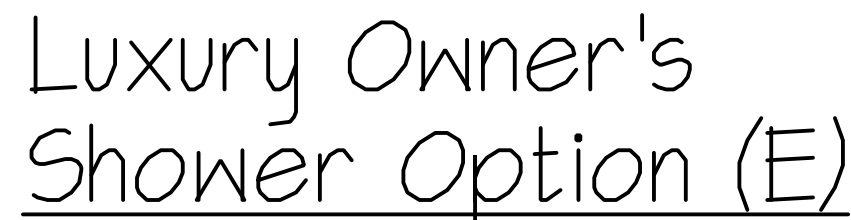
PROJECT NO: GMD-GA16082

SHEET TITLE:
1ST FLOOR PLAN OPTIONS

PRINT DATE:
November 28, 2017

SHEET NO:

5.2



Luxury Owner's Shower Option

Luxury Owner's Bath Option

[illegible]

Opt Screened Porch

[illegible]

Opt Sunroom

10'x15' OPT. DECK/ PATIO

34'-6"

15'-3 1/2"

14'-2 1/2"

10'-0"

3'-9"

7'-9 1/2"

3'-9"

3'-0"

6'-8 1/2"

4'-6"

3'-3 3/4"

3'-4 1/2"

3'-3 3/4"

2'-3 1/2"

3060 SH

3060 SH

3060 SH

6068 SGP

9

3060 SH

3060 SH

EGRESS

OPTIONAL TRAY CEILING

owner's suite

10'-1" clg

extended greatroom

10'-1" clg

breakfast

10'-1" clg

CARPET

VINYL

3060 SH

3060 SH

3060 SH

3060 SH

2'-8 3/4"

3'-4 1/2"

23'-9 1/2"

17'-4 1/4"

63'-0"

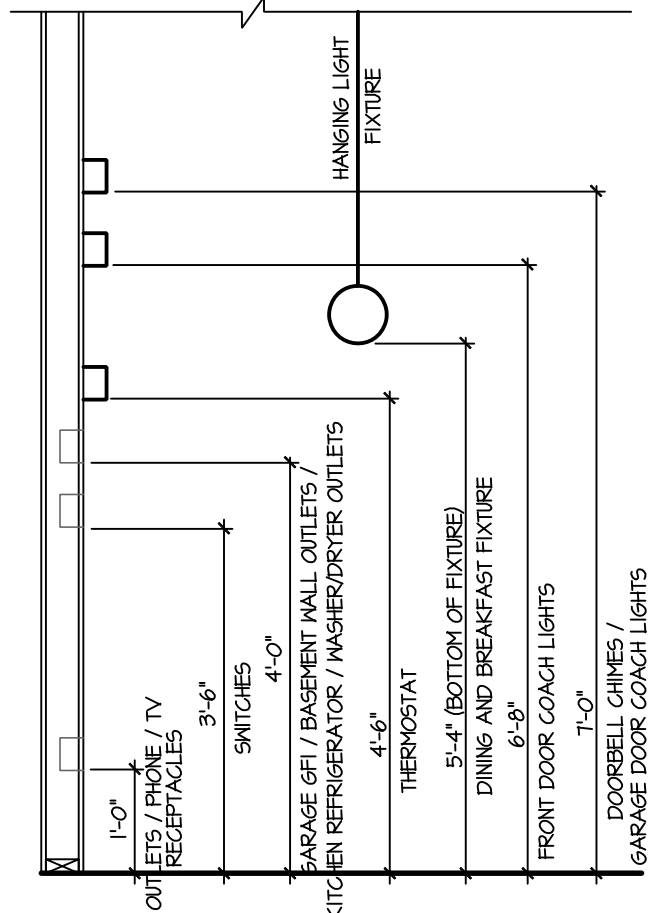
63'-0"

15'-3 1/2"

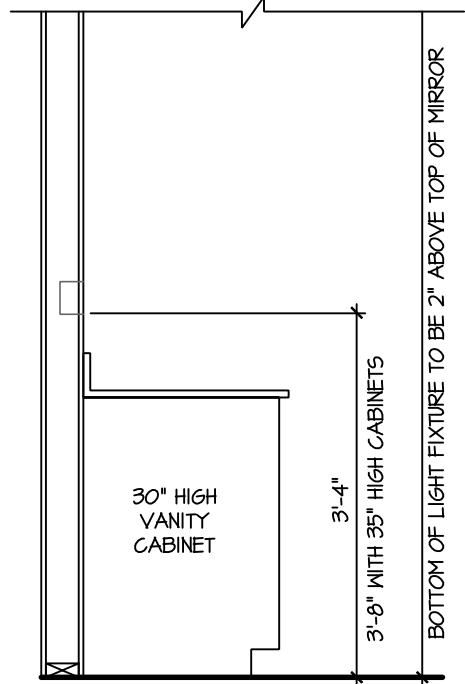
Opt Extended Great room

Luxury Owner's Bath 2 Option

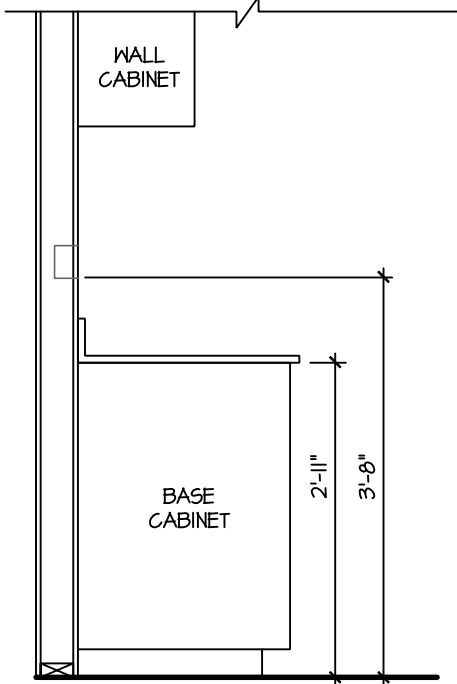
Page 336 of 998



STANDARD ELECTRICAL BOX HEIGHTS

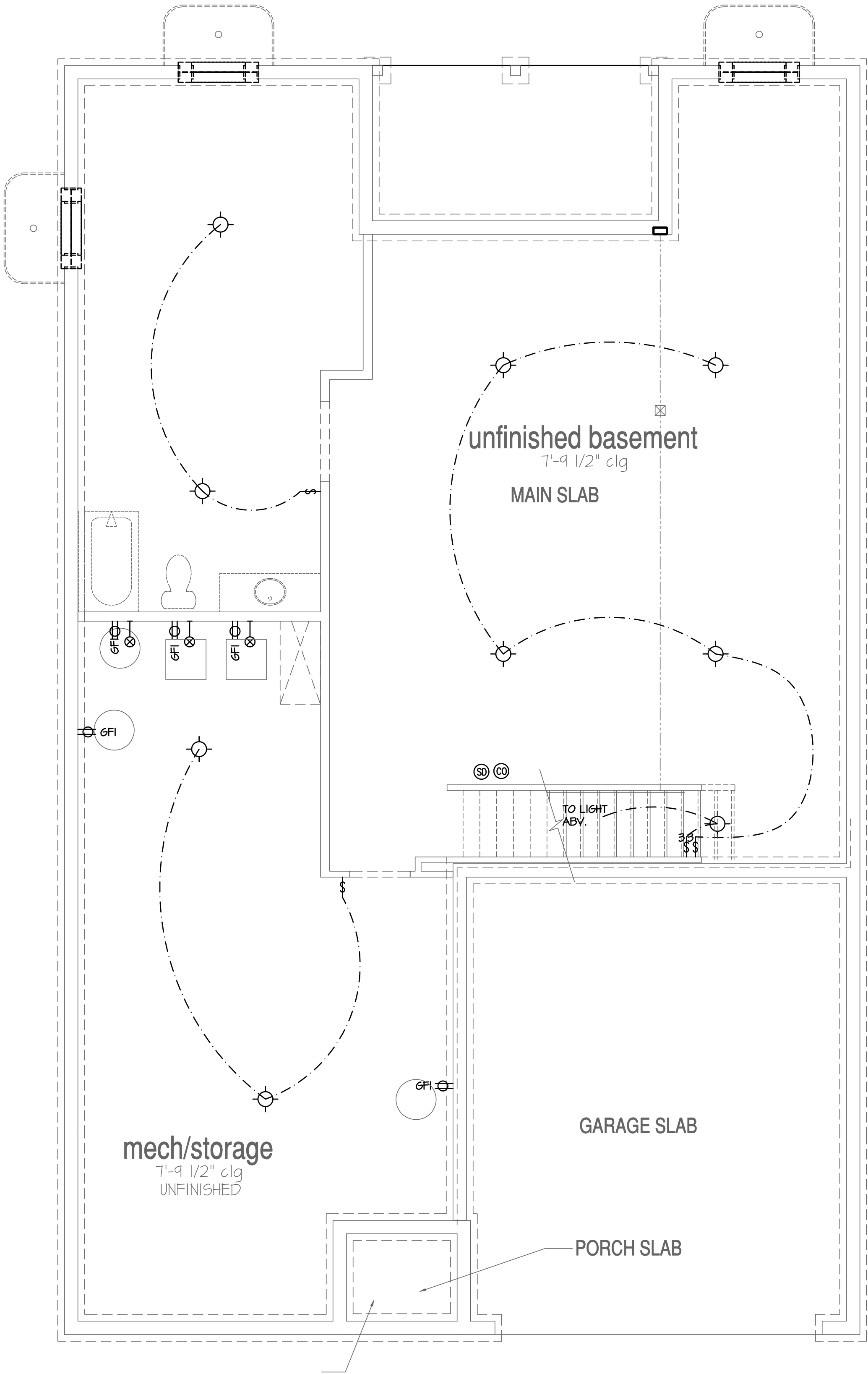


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:	
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.	
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.	
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.	
- FAN/LIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."	
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.	
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.	
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.	
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.	
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.	
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.	
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.	
LEGEND:	
DUPLEX OUTLET	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
WEATHERPROOF GFI DUPLEX OUTLET	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
GFI	RECESSED INCANDESCENT LIGHT FIXTURE (VP) - VAPOR PROOF
HALF-SWITCHED DUPLEX OUTLET	EXHAUST FAN (VENT TO EXTERIOR)
220V 220 VOLT OUTLET	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
REINFORCED JUNCTION BOX	LED PUCK LIGHT
WALL SWITCH	FLUORESCENT LIGHT FIXTURE
THREE-WAY SWITCH	TECH HUB SYSTEM
FOUR-WAY SWITCH	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
CHIMES	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
PUSHBUTTON SWITCH	GAS SUPPLY WITH VALVE
110V SMOKE DETECTOR w/ BATTERY BACKUP	HOSE BIBB
CO2 DETECTOR	1/4" WATER STUB OUT
THERMOSTAT	WALL SCONCE
TELEPHONE	
TELEVISION	
ELECTRIC METER	
ELECTRIC PANEL	
DISCONNECT SWITCH	



Unfinished Basement Plan 'A'

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

NO:	DATE:	REVISION:
1	11/2/24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

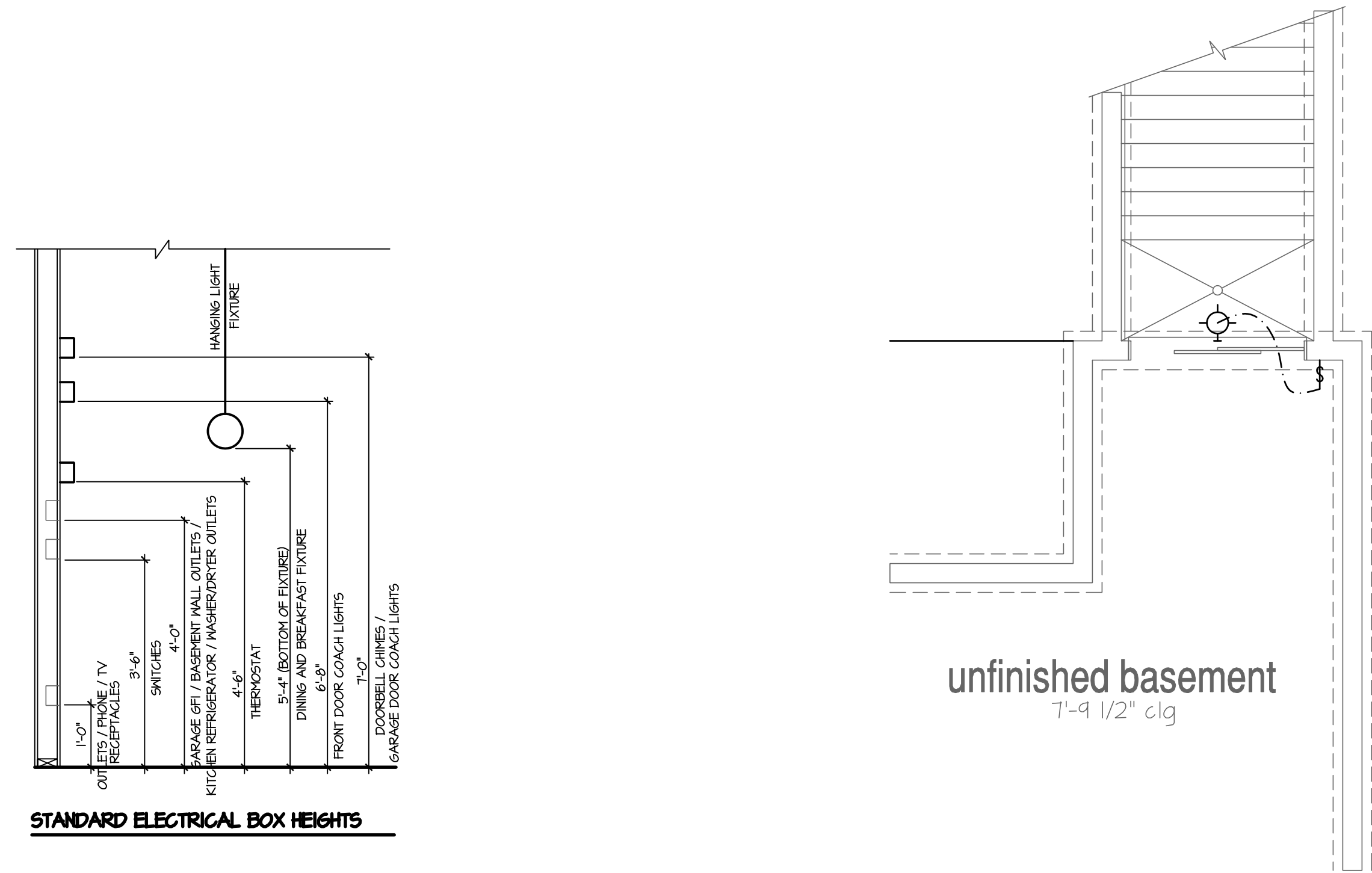
**Easton - MD
North Region**

PROJECT NO: GMD-6A16082

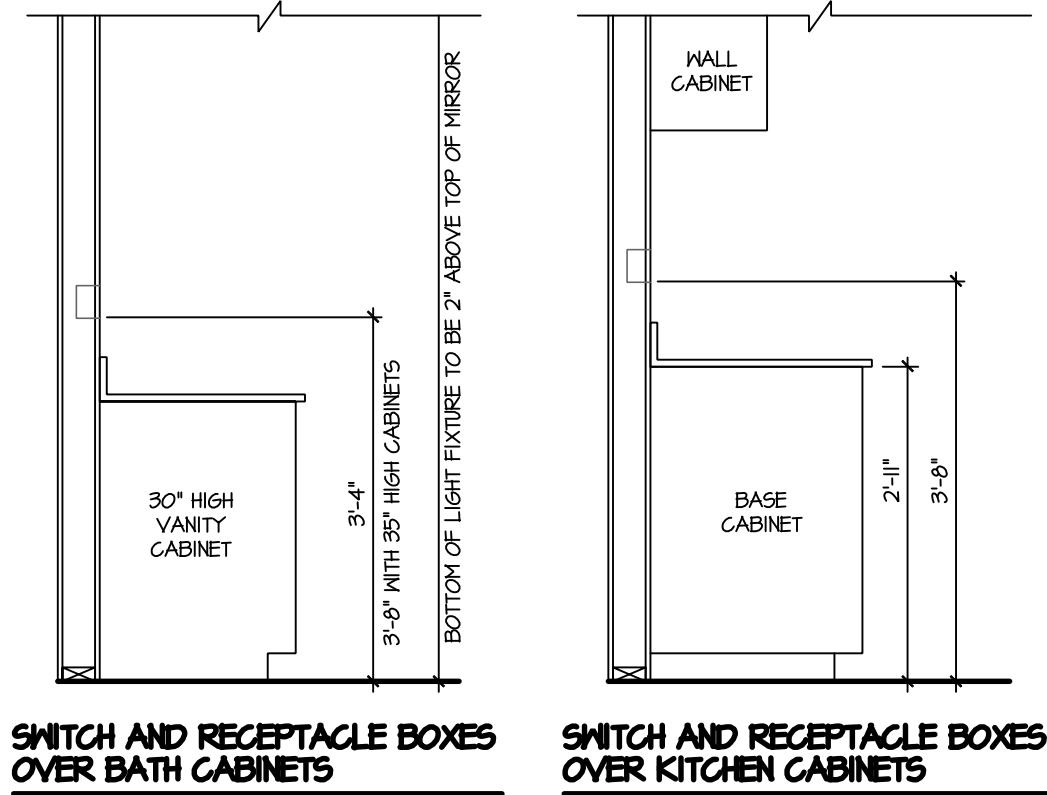
SHEET TITLE:
BASEMENT UTILITY PLAN

PRINT DATE:
November 28, 2017

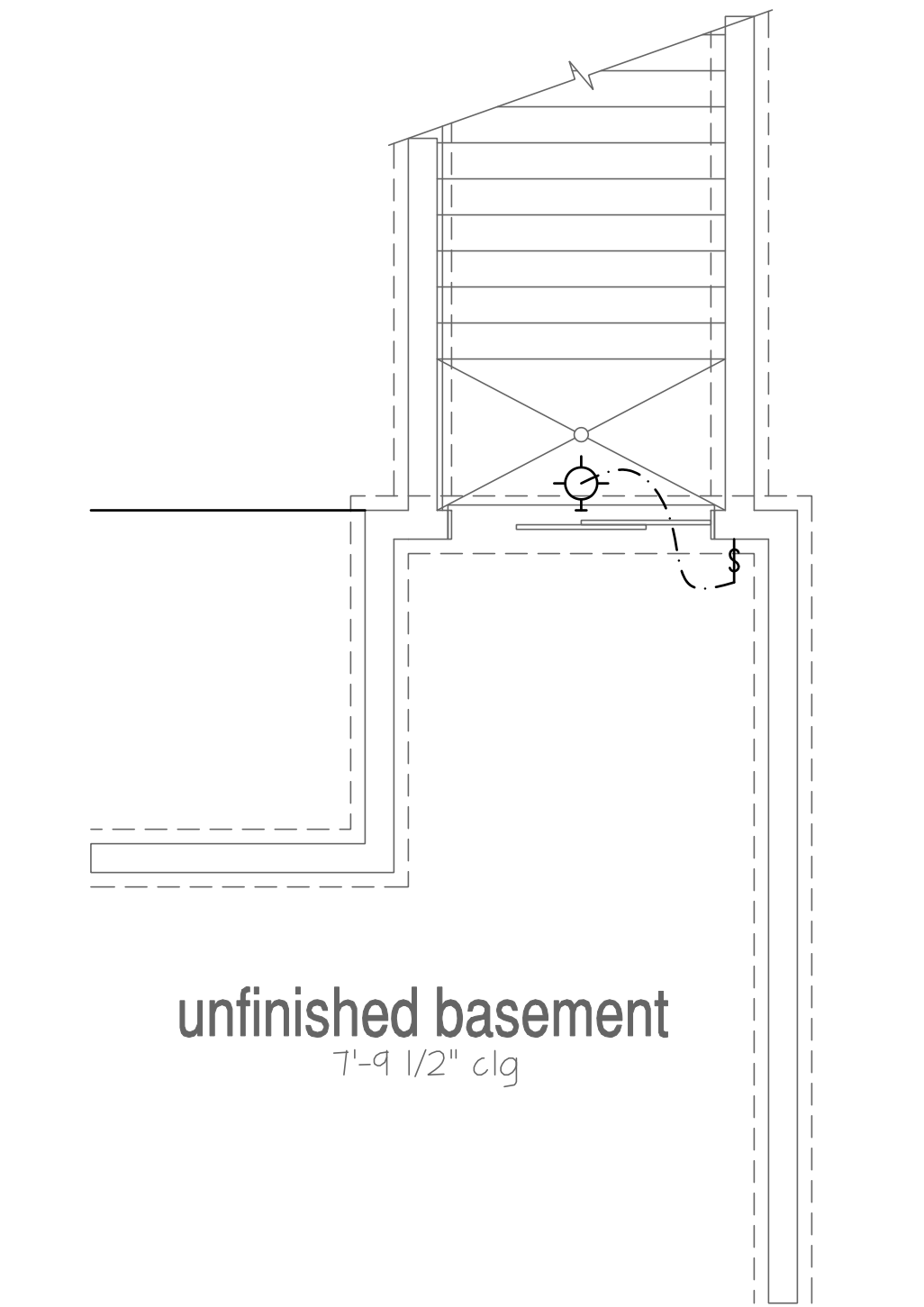
SHEET NO:



STANDARD ELECTRICAL BOX HEIGHTS

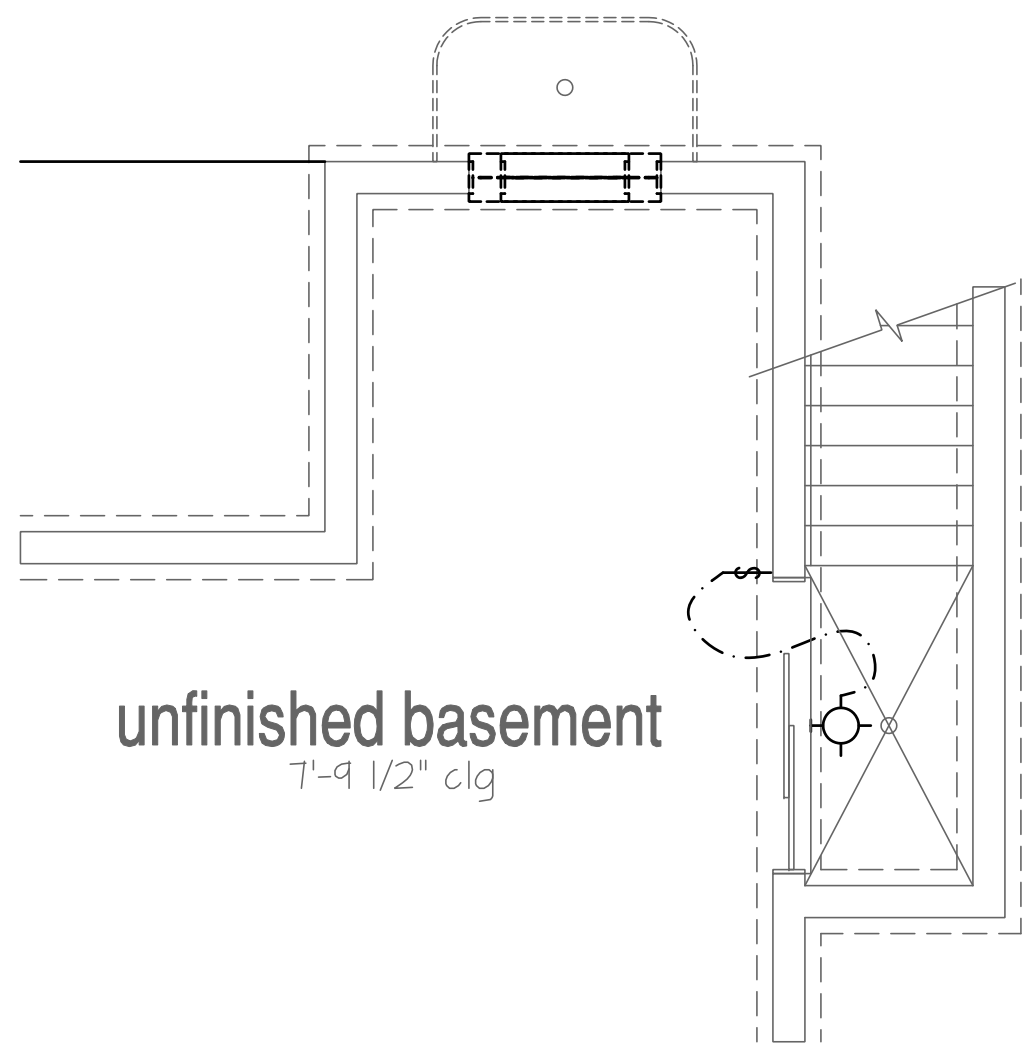


NOTES:	
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.	
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.	
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.	
- FAN/LIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."	
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.	
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.	
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.	
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.	
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.	
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.	
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.	
LEGEND:	
⊕	DUPLEX OUTLET
⊕WP/GFI	WEATHERPROOF GFI DUPLEX OUTLET
⊕GFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
⊕	HALF-SWITCHED DUPLEX OUTLET
⊕220V	220 VOLT OUTLET
Ⓜ	REINFORCED JUNCTION BOX
Ⓜ	WALL SWITCH
Ⓜ3	THREE-WAY SWITCH
Ⓜ4	FOUR-WAY SWITCH
Ⓜ	CHIMES
Ⓜ	PUSHBUTTON SWITCH
Ⓜ	110V SMOKE DETECTOR w/ BATTERY BACKUP
Ⓜ	CO2 DETECTOR
Ⓜ	THERMOSTAT
Ⓜ	TELEPHONE
Ⓜ	TELEVISION
Ⓜ	ELECTRIC METER
Ⓜ	ELECTRIC PANEL
Ⓜ	DISCONNECT SWITCH
⊕	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⊕	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊕	RECESSED INCANDESCENT LIGHT FIXTURE (VP) - VAPOR PROOF
⊕	EXHAUST FAN (VENT TO EXTERIOR)
⊕	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
⊕	LED PUCK LIGHT
⊕	FLUORESCENT LIGHT FIXTURE
⊕	TECH. HUB SYSTEM
⊕	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
⊕	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊕	GAS SUPPLY WITH VALVE
⊕	HOSE BIBB
⊕	1/4" WATER STUB OUT
⊕	WALL SCONCE



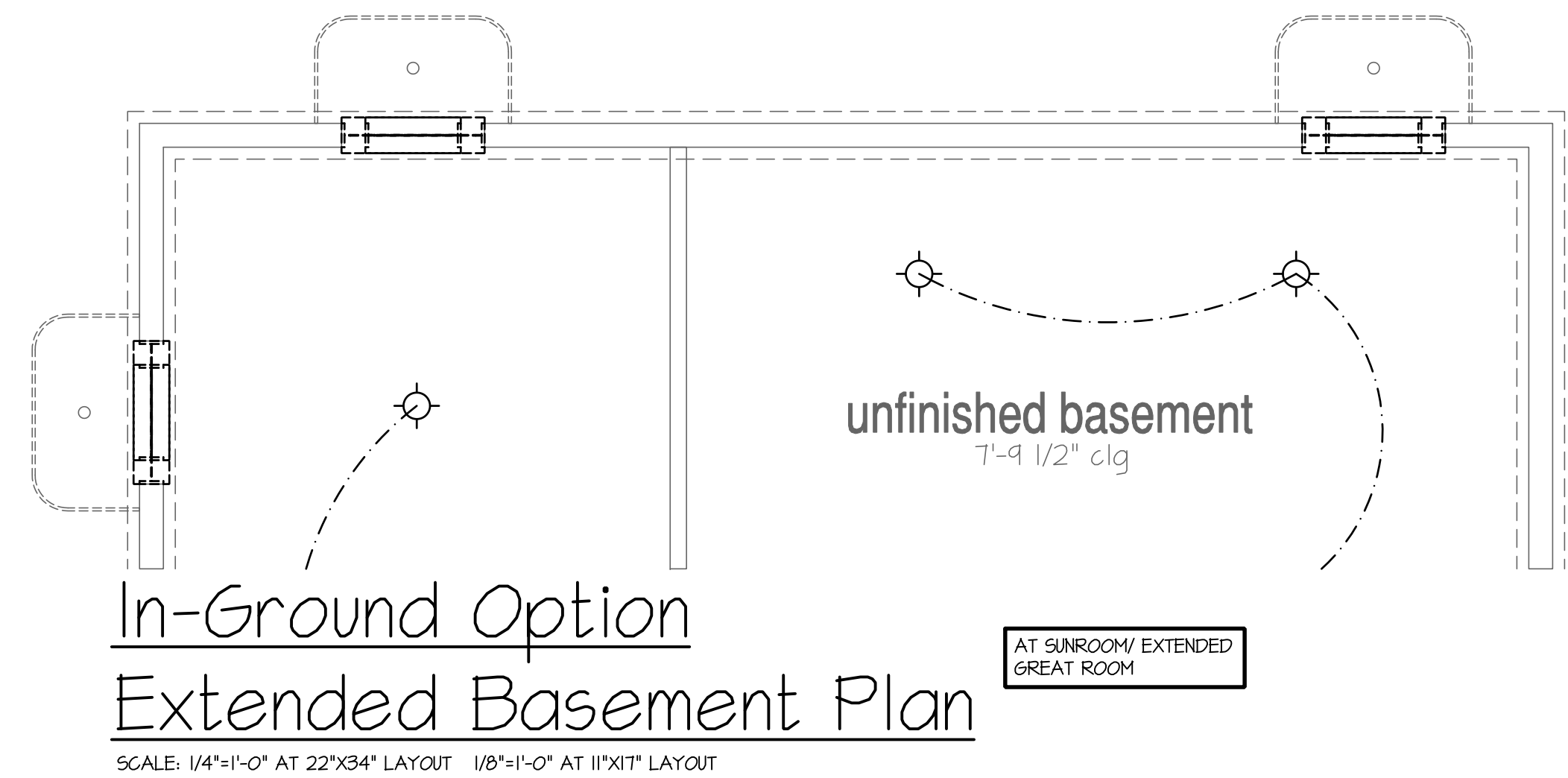
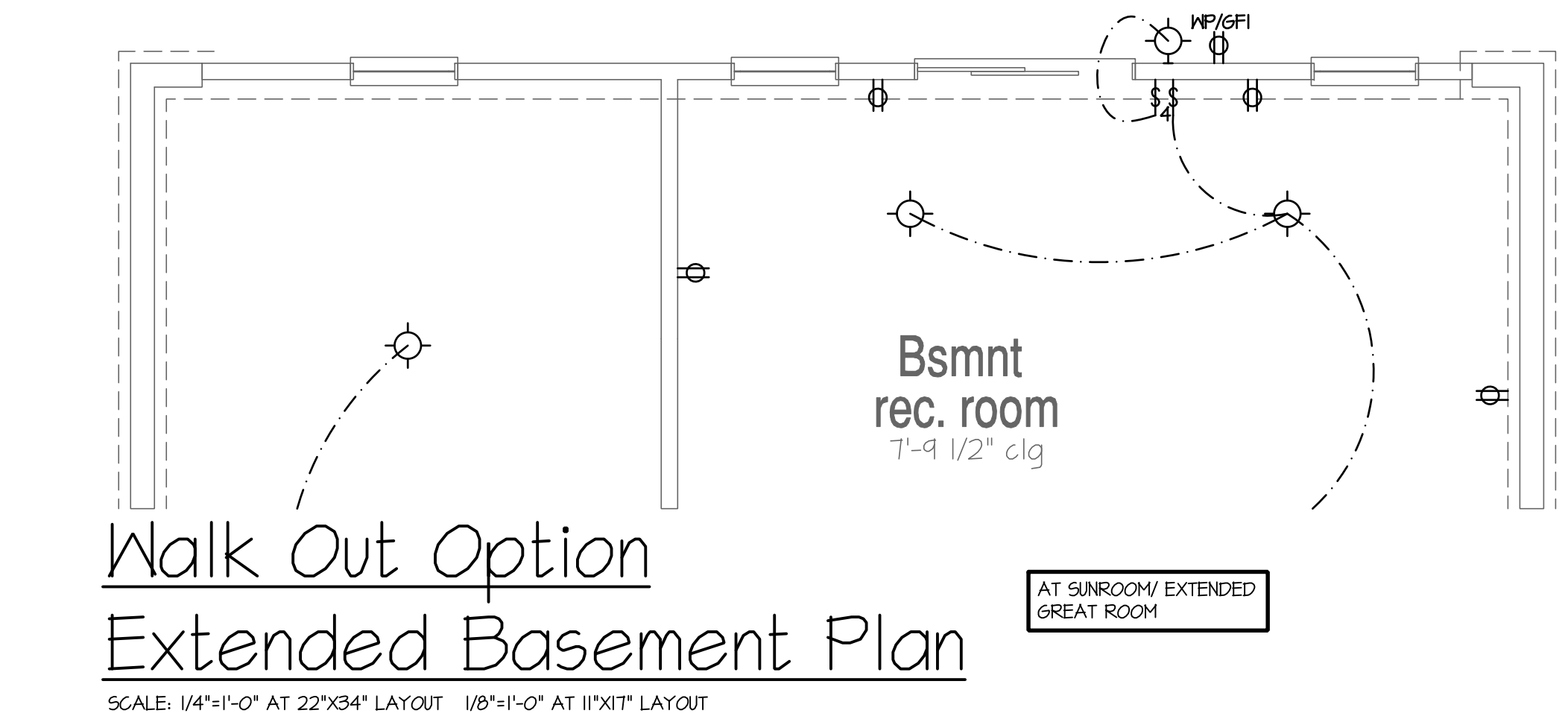
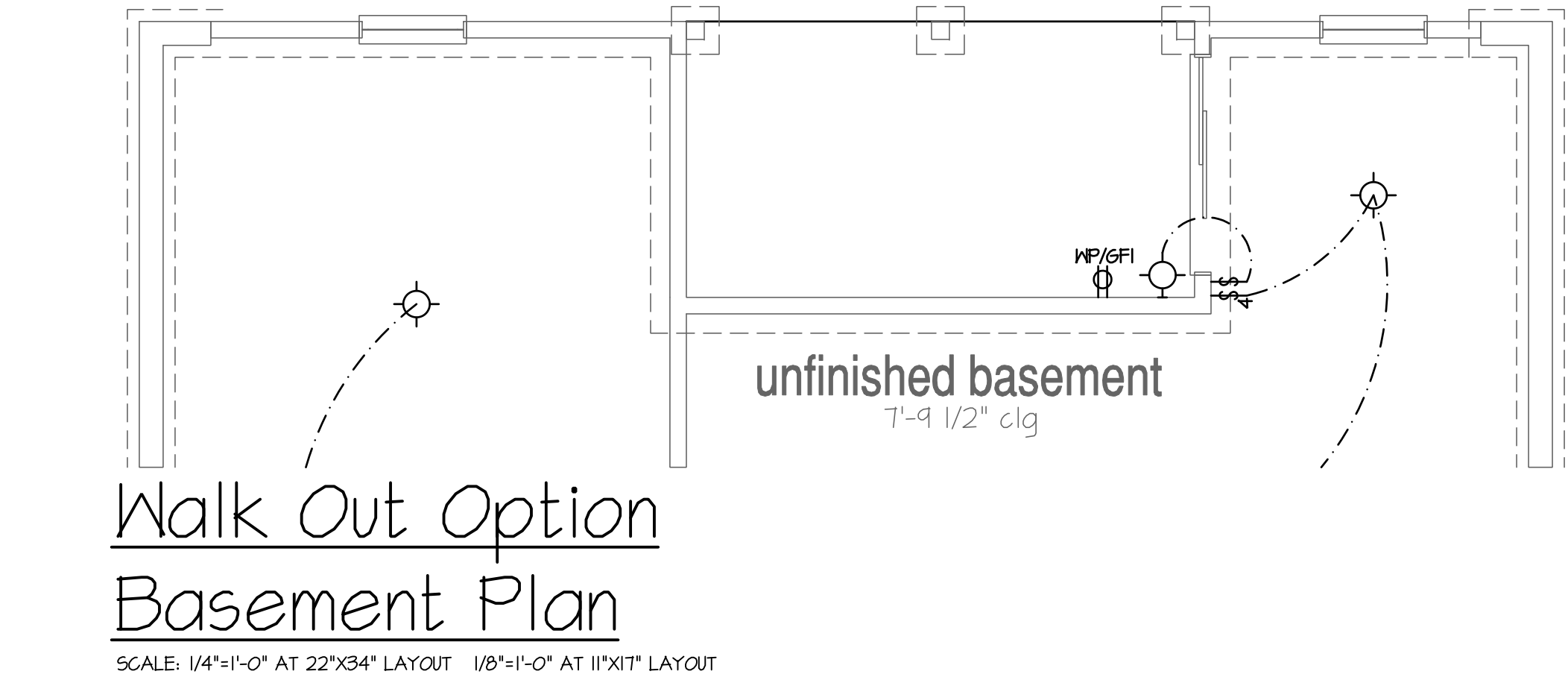
Opt. Areaway at Basement Plan

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



Opt. Alt. Areaway at Basement Plan

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



NO:	DATE:	REVISION:
II.12.24		

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.



PROJECT TITLE:
40' Series Azalea 'D400'

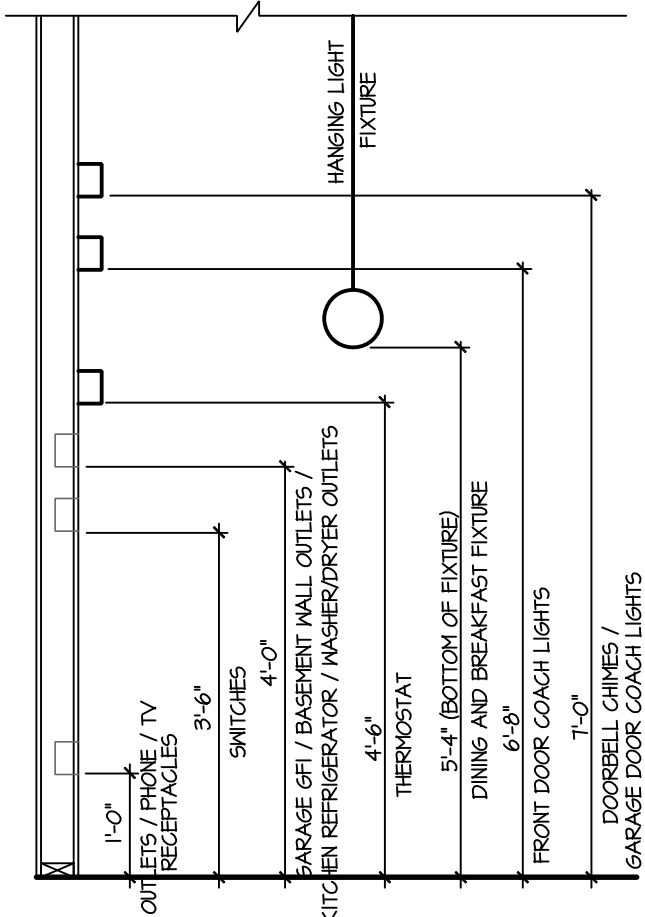
Easton - MD North Region

PROJECT NO: GMD-6A16082

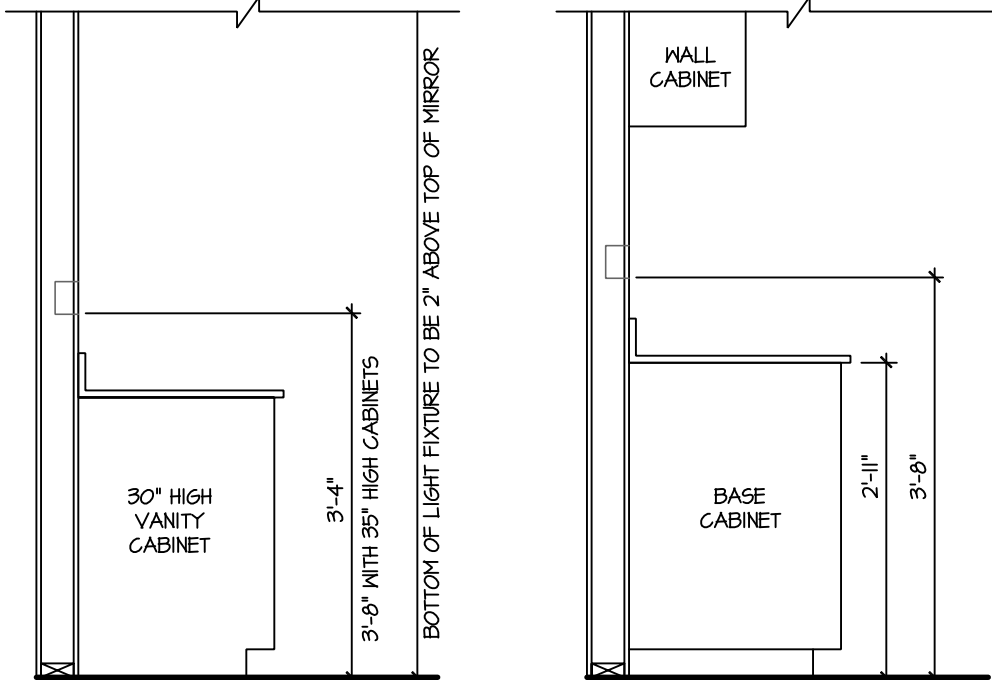
SHEET TITLE:
BASEMENT UTILITY PLAN

PRINT DATE:
November 28, 2017

SHEET NO:
7.1



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

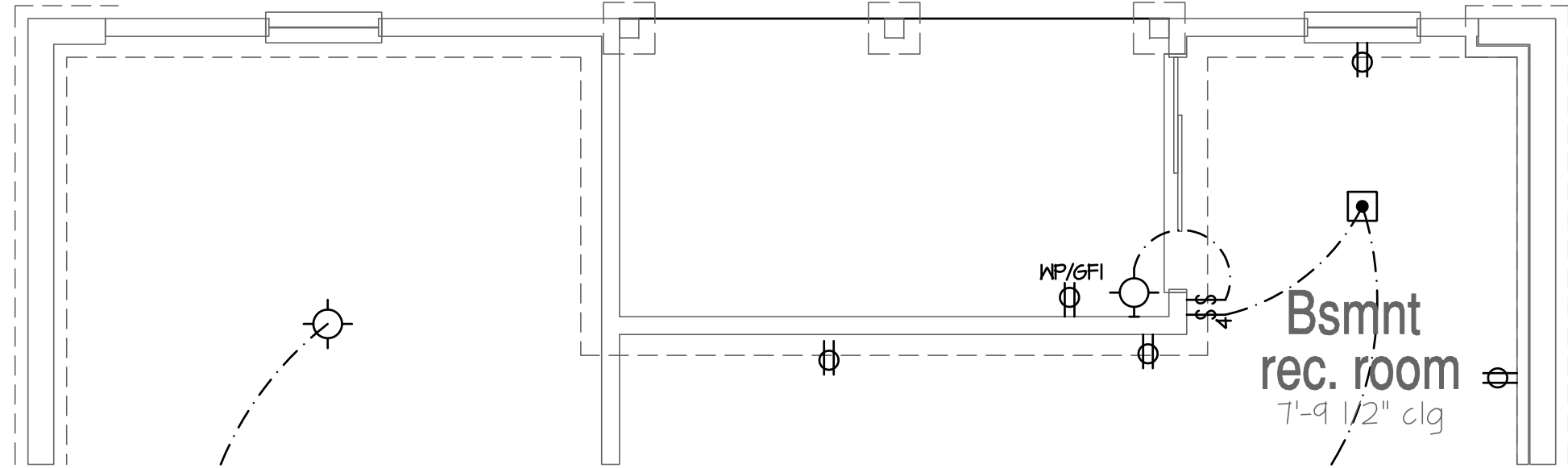
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

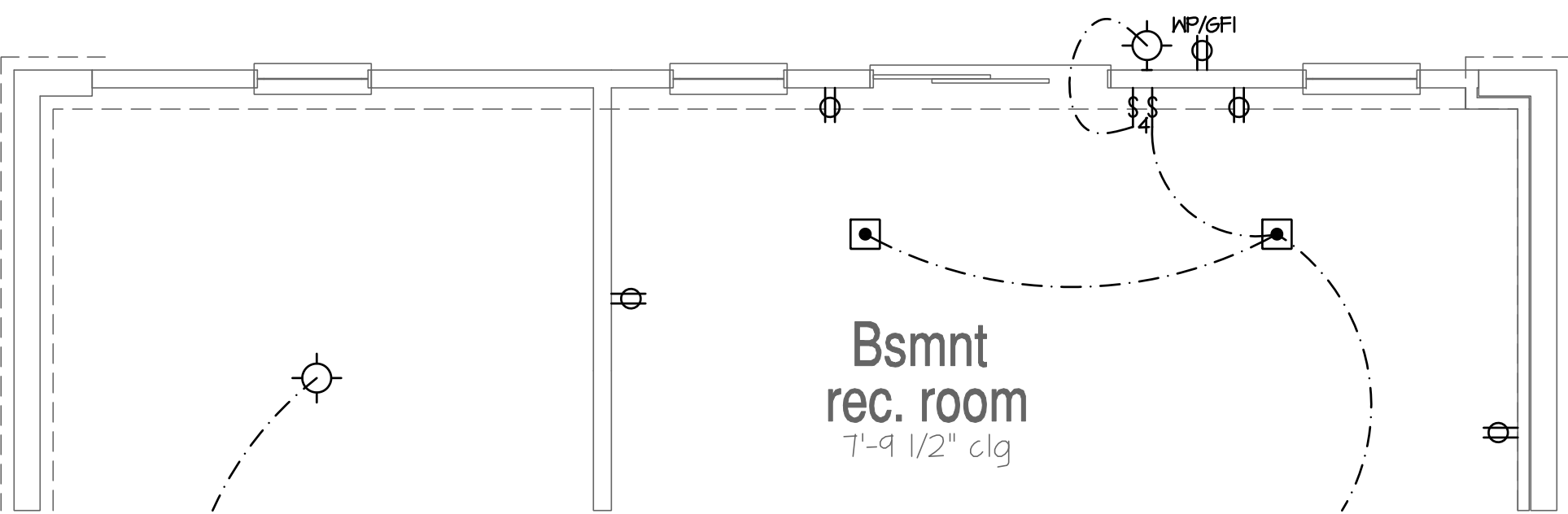
LEGEND:

⊕	DUPLEX OUTLET	⊙	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⊕WP/GFI	WEATHERPROOF GFI DUPLEX OUTLET	⊙	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
⊕GFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	⊙	RECESSED INCANDESCENT LIGHT FIXTURE (VP) - VAPOR PROOF
⊕	HALF-SWITCHED DUPLEX OUTLET	⊙	EXHAUST FAN (VENT TO EXTERIOR)
⊕220V	220 VOLT OUTLET	⊙	EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
⊙	REINFORCED JUNCTION BOX	⊙	LED PUCK LIGHT
⊕	WALL SWITCH	⊕	FLUORESCENT LIGHT FIXTURE
⊕3	THREE-WAY SWITCH	⊕	TECH. HUB SYSTEM
⊕4	FOUR-WAY SWITCH	⊕	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
⊕	GFI	⊕	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊕	110V SMOKE DETECTOR W/ BATTERY BACKUP	⊕	GAS SUPPLY WITH VALVE
⊕	CO2 DETECTOR	⊕	HOSE BIBB
⊕	THERMOSTAT	⊕	1/4" WATER STUB OUT
⊕	TELEPHONE	⊕	WALL SCONCE
⊕	TELEVISION		
⊕	ELECTRIC METER		
⊕	ELECTRIC PANEL		
⊕	DISCONNECT SWITCH		



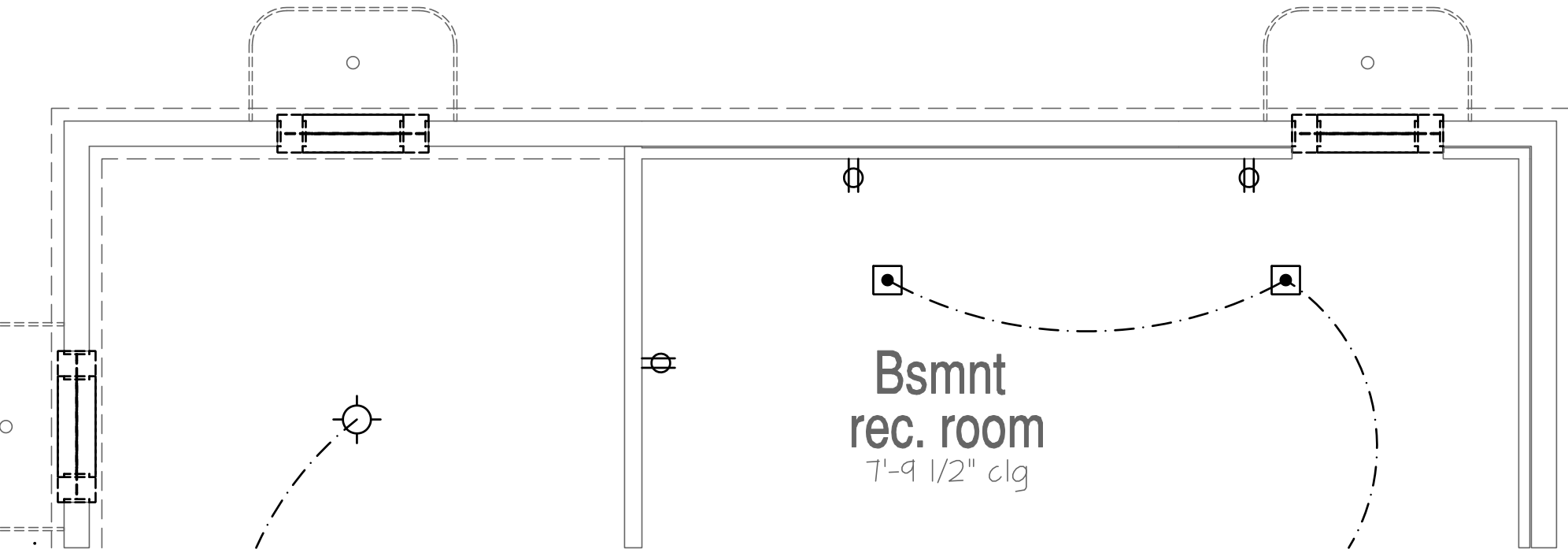
Walk Out Option w/ Finished Rec Room

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



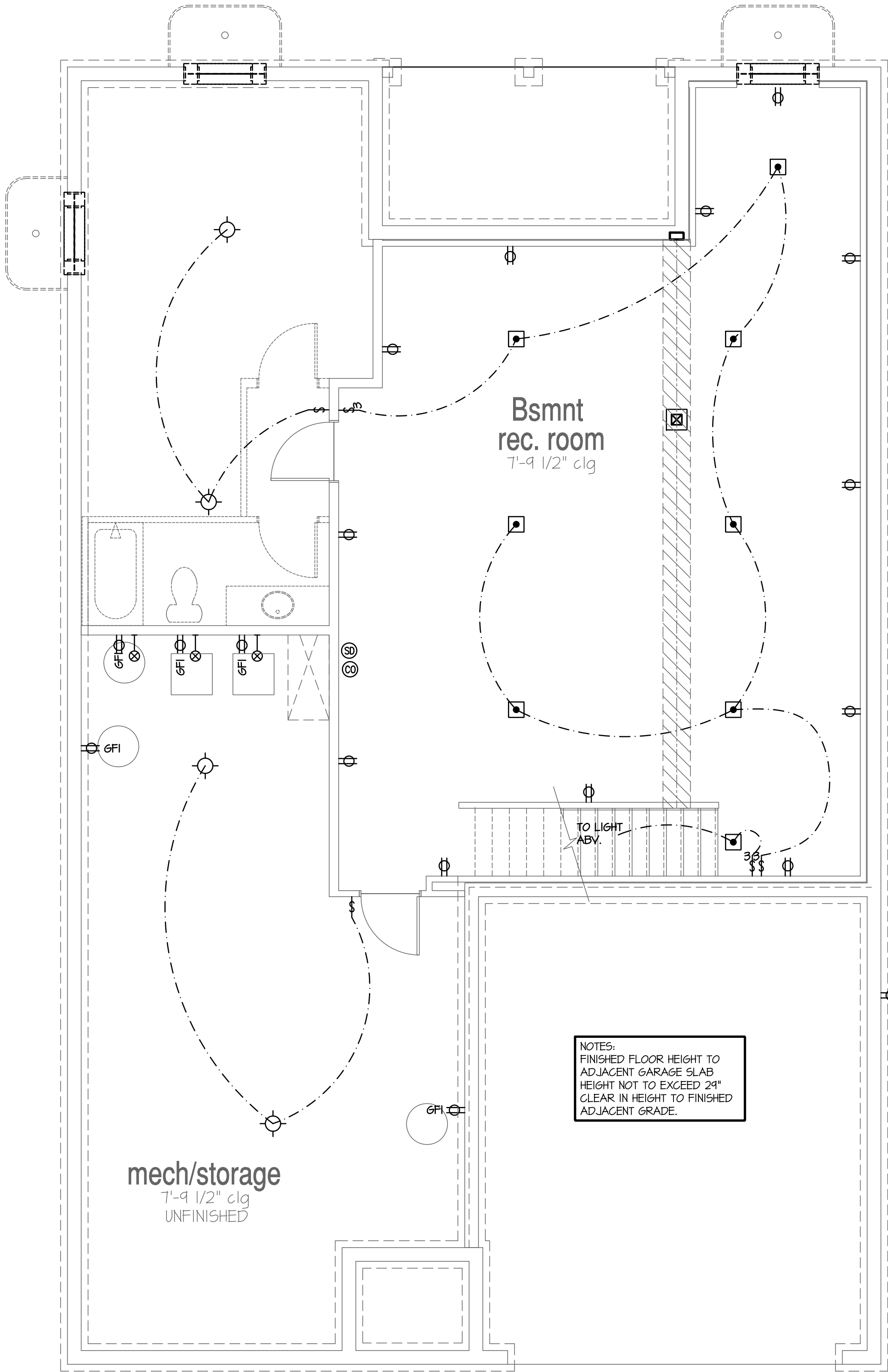
Walk Out Opt w/ Extended Finished Rec Room

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



In-Ground Option Extended Finished Rec Roor

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



Optional Finished Rec Room

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

NO:	DATE:	REVISION:
11J224		

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Azalea
'D400'

Easton - MD
North Region

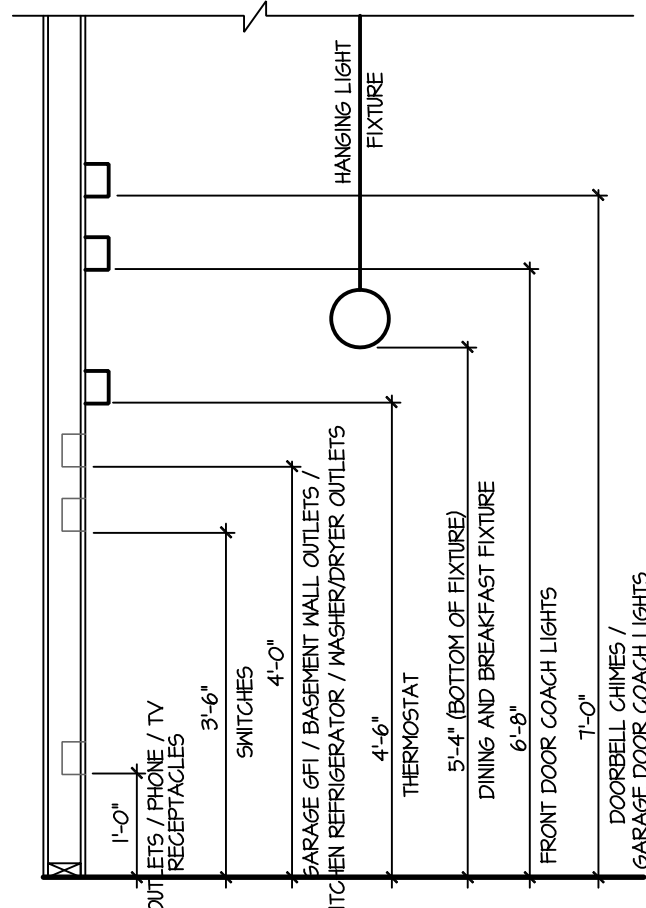
PROJECT NO: GMD-GA16082

SHEET TITLE:
BASEMENT UTILITY PLAN

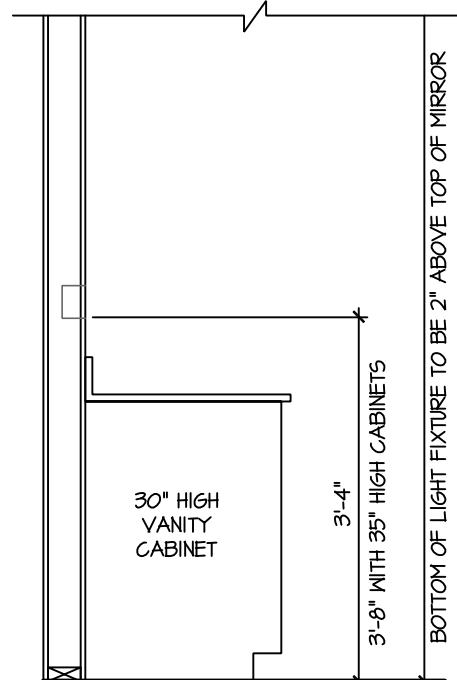
PRINT DATE:
November 28, 2017

SHEET NO:

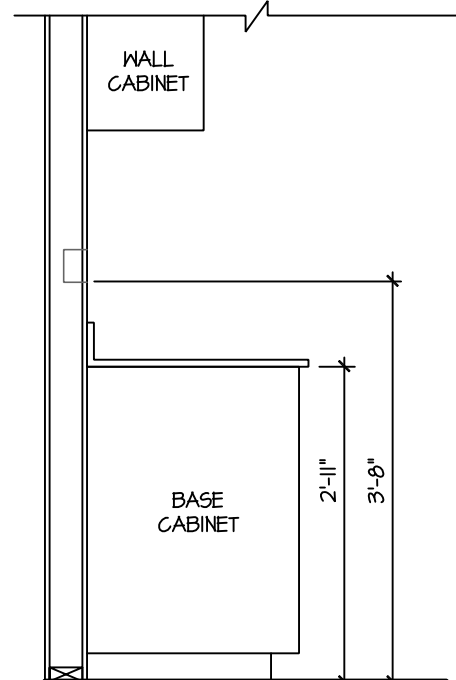
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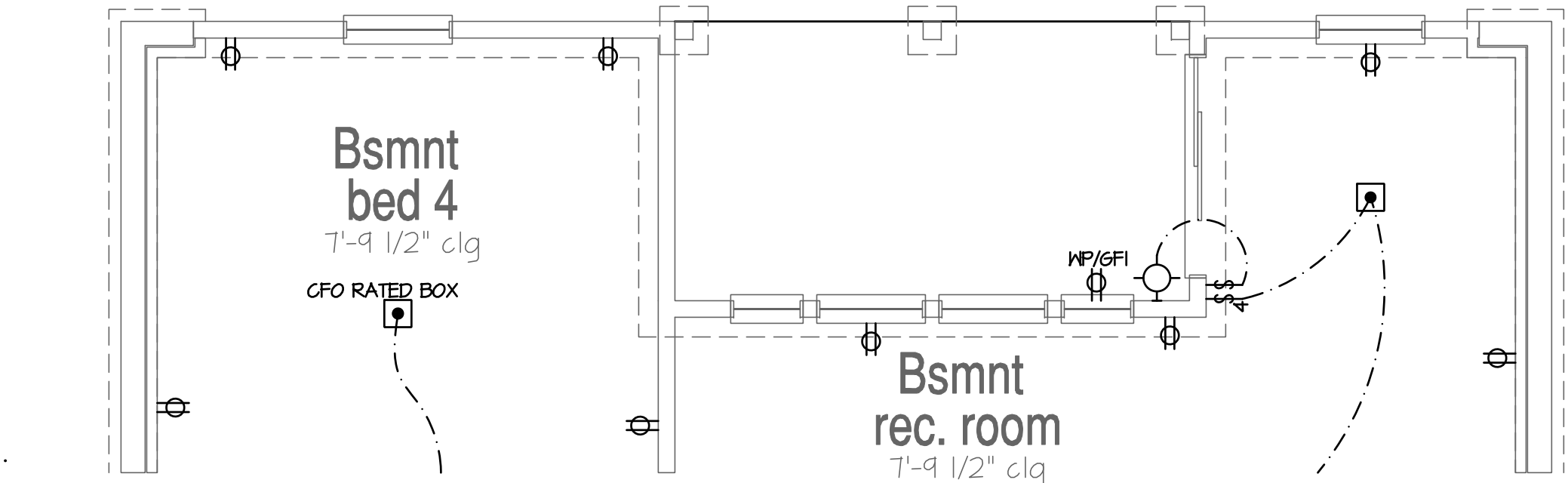
STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

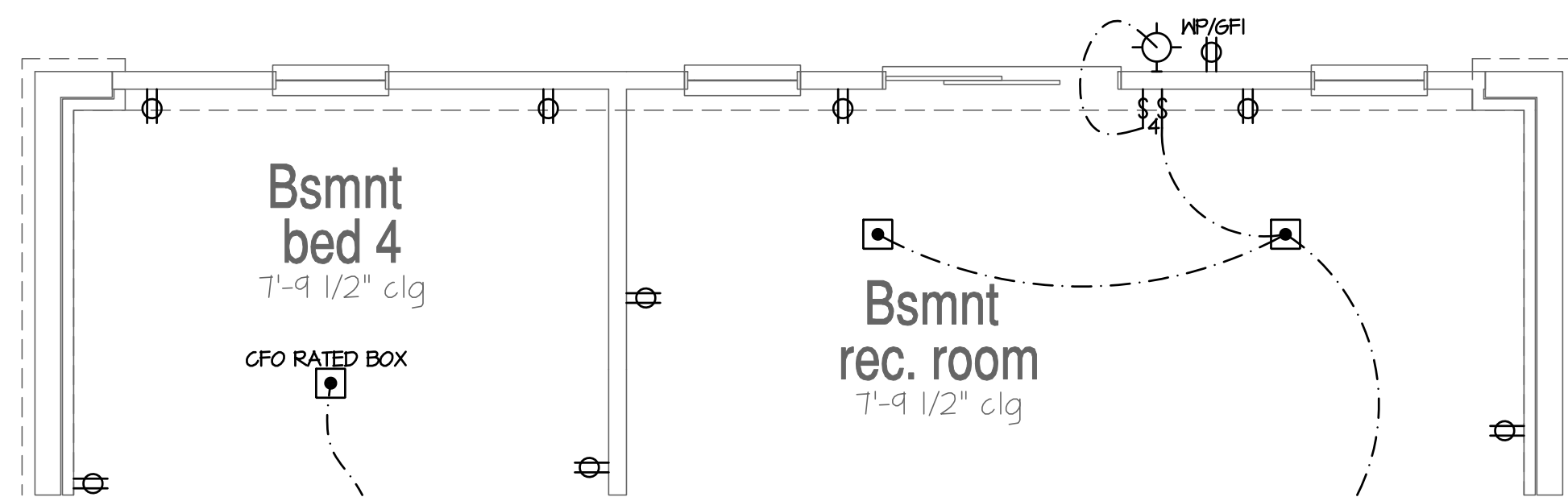


SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS



Walk Out Opt.Finished Rec Room and Bedroom

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

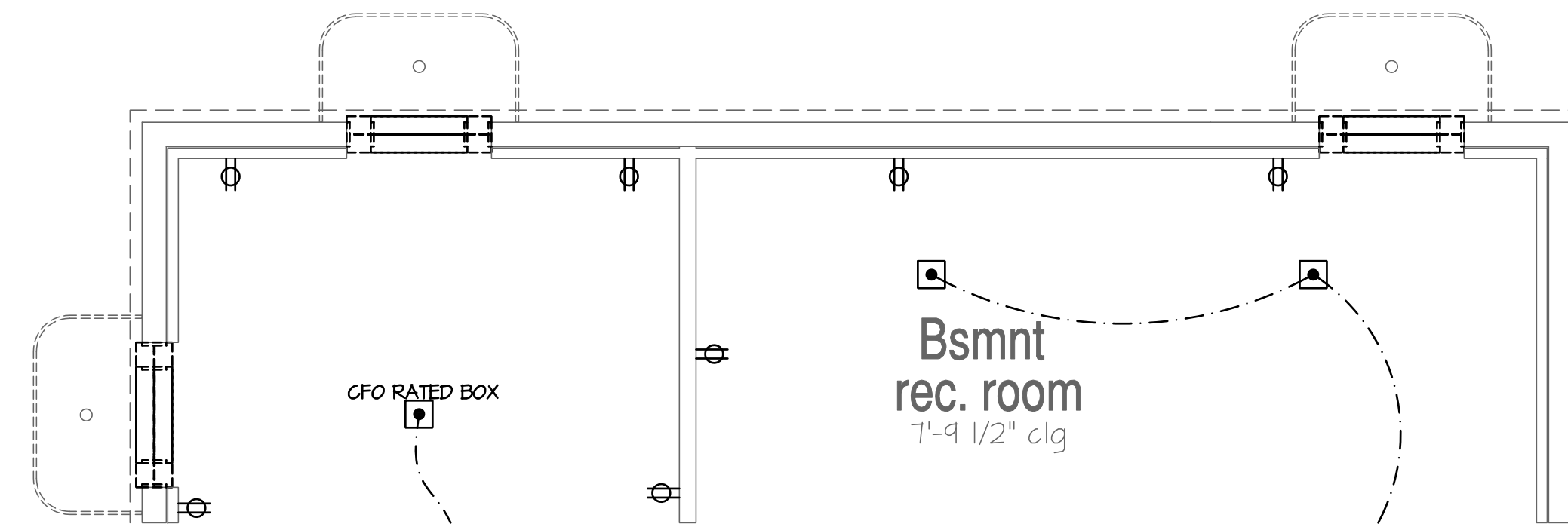


Walk Out Opt. Ext. Finished Rec Room and Bedroom

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

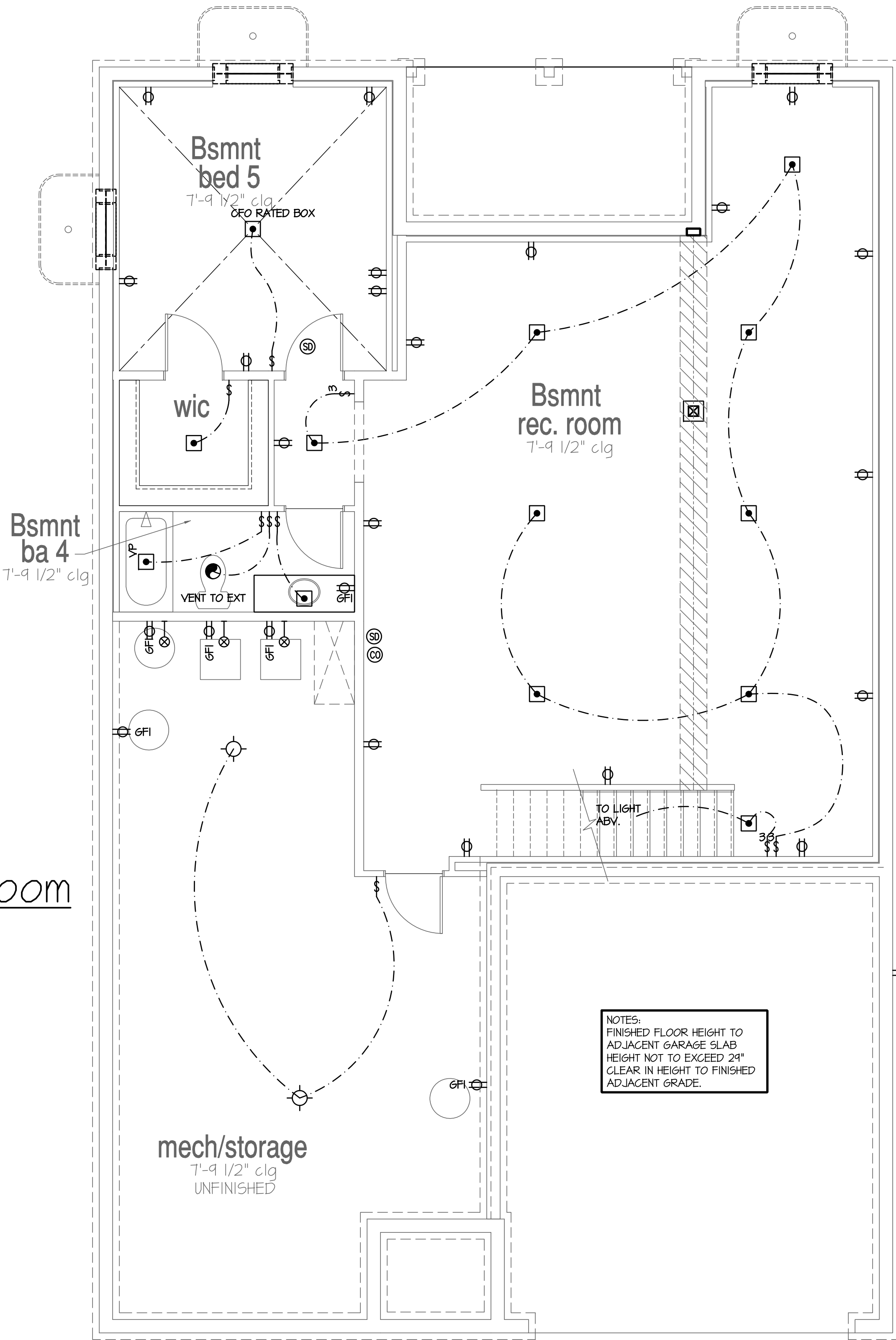
- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
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 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:	
	DUPLEX OUTLET
	WP/GFI HEATERSPROOF GFI DUPLEX OUTLET
	GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET
	HALF-SWITCHED DUPLEX OUTLET
	220V 220 VOLT OUTLET
	REINFORCED JUNCTION BOX
	WALL SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	GFI
	PUSHBUTTON SWITCH
	110V SMOKE DETECTOR w/ BATTERY BACKUP
	CO2 DETECTOR
	THERMOSTAT
	TELEPHONE
	TELEVISION
	ELECTRIC METER
	ELECTRIC PANEL
	DISCONNECT SWITCH
	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	RECESSED INCANDESCENT LIGHT FIXTURE (VP) - VAPOR PROOF
	EXHAUST FAN (VENT TO EXTERIOR)
	EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
	LED PUCK LIGHT
	FLUORESCENT LIGHT FIXTURE
	TECH HUB SYSTEM
	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	GAS SUPPLY WITH VALVE
	HOSE BIBB
	1/4" WATER STUB OUT
	WALL SCONCE



In-Ground Opt.Extended Finished Rec Room

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Optional Finished Rec Rm, Bedroom and Bath

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO:	DATE:	REVISION:
1	11/22/24	

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2026.



PROJECT TITLE:

**40' Series
Azalea
'D400'**

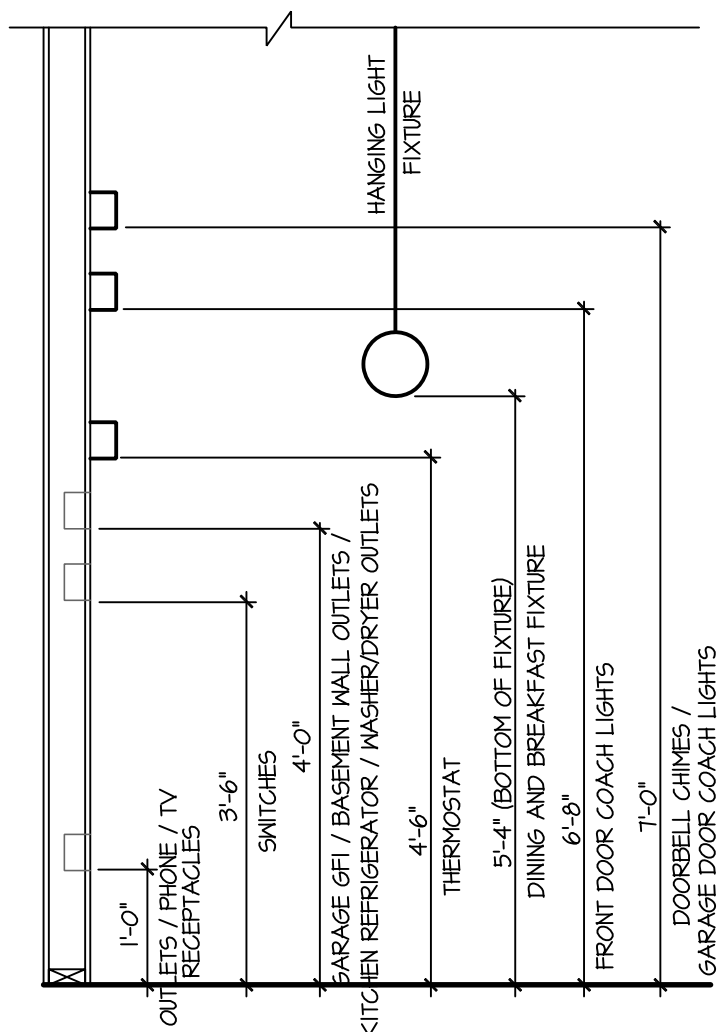
**Easton - MD
North Region**

PROJECT NO: GMD-6A16082

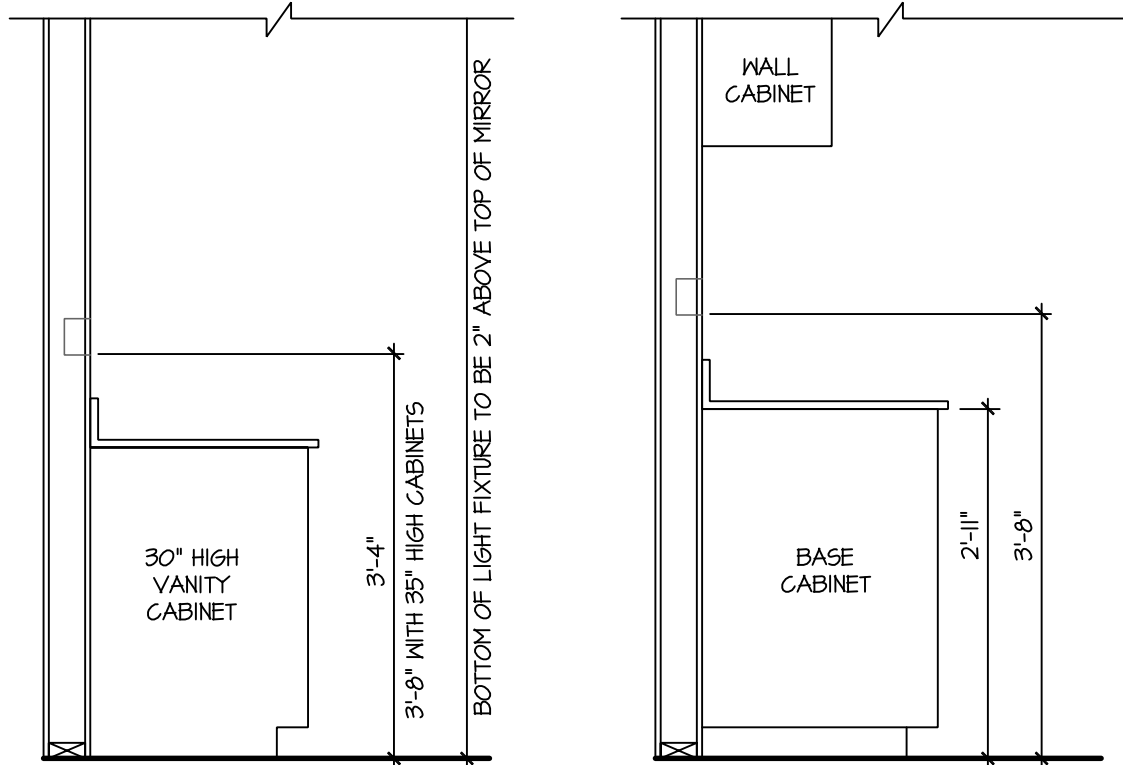
SHEET TITLE:
BASEMENT UTILITY PLAN

PRINT DATE:
November 28, 2017

SHEET NO:
7.3



STANDARD ELECTRICAL BOX HEIGHTS

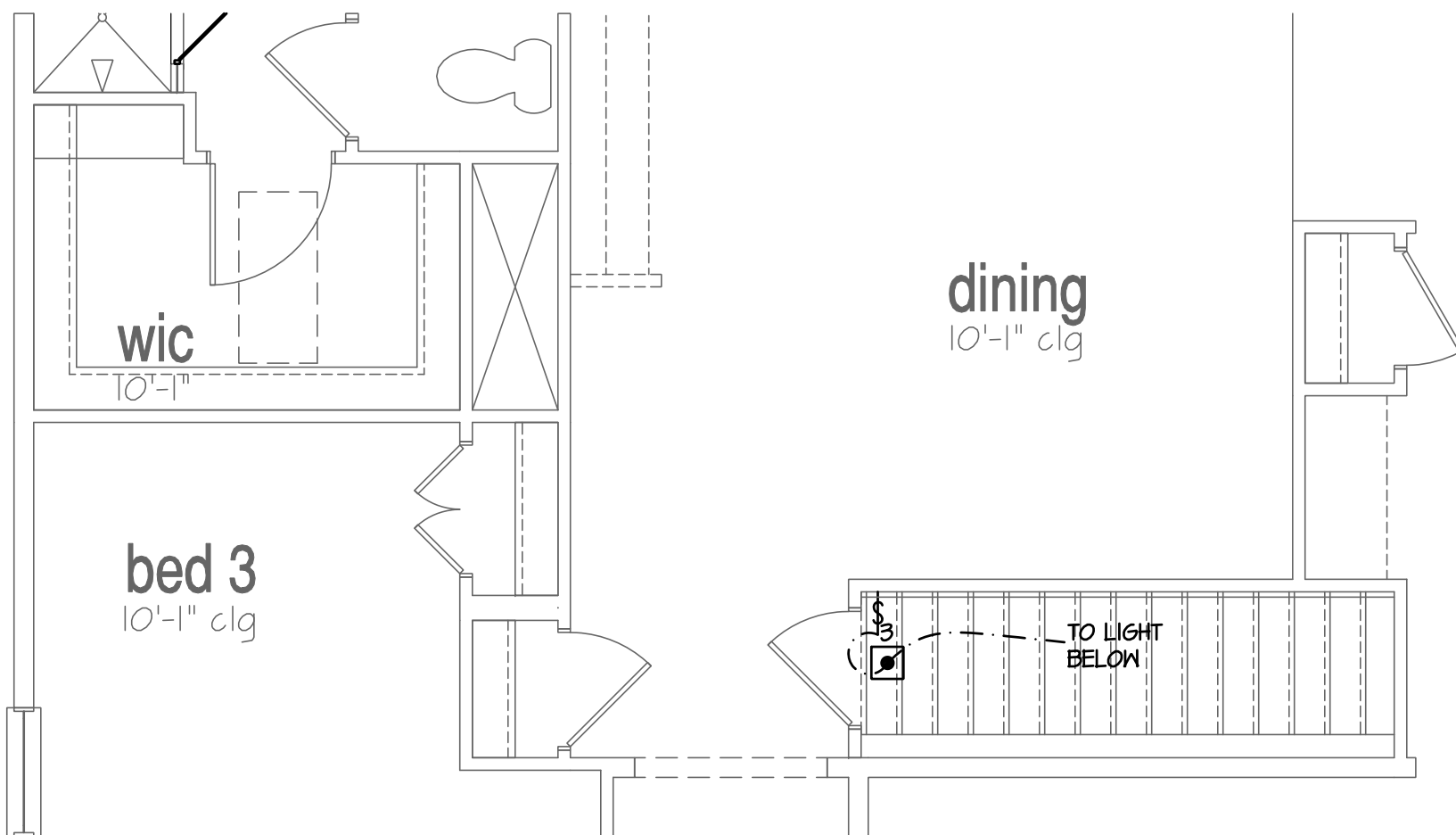


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

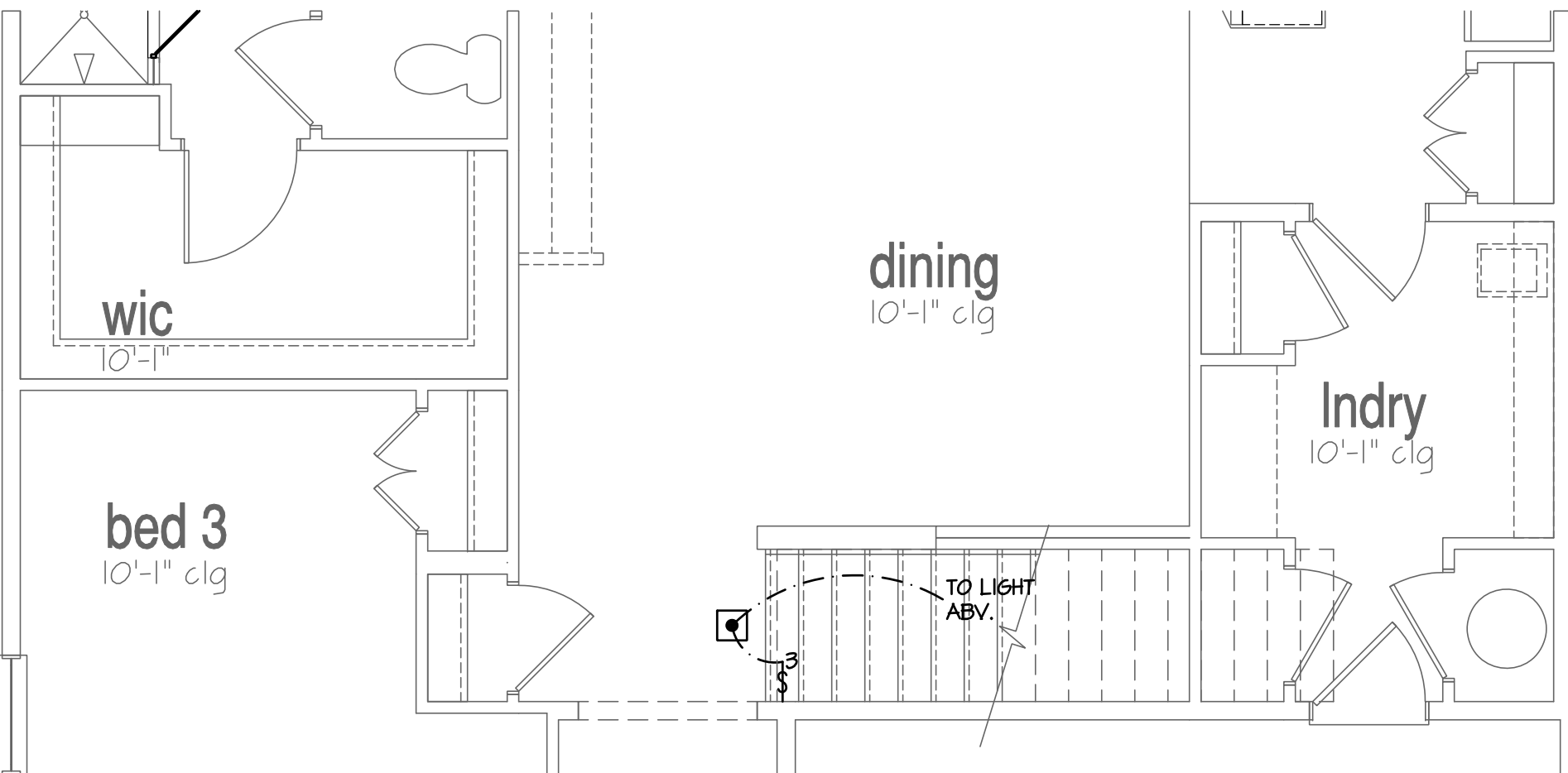
- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
	WALL SWITCH		
	THREE-WAY SWITCH		FLUORESCENT LIGHT FIXTURE
	FOUR-WAY SWITCH		TECH HUB SYSTEM
	CHIMES		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		
	110V SMOKE DETECTOR w/ BATTERY BACKUP		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	CO2 DETECTOR		
	THERMOSTAT		GAS SUPPLY WITH VALVE
	TELEPHONE		HOSE BIBB
	TELEVISION		1/4" WATER STUB OUT
	ELECTRIC METER		WALL SCONCE
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



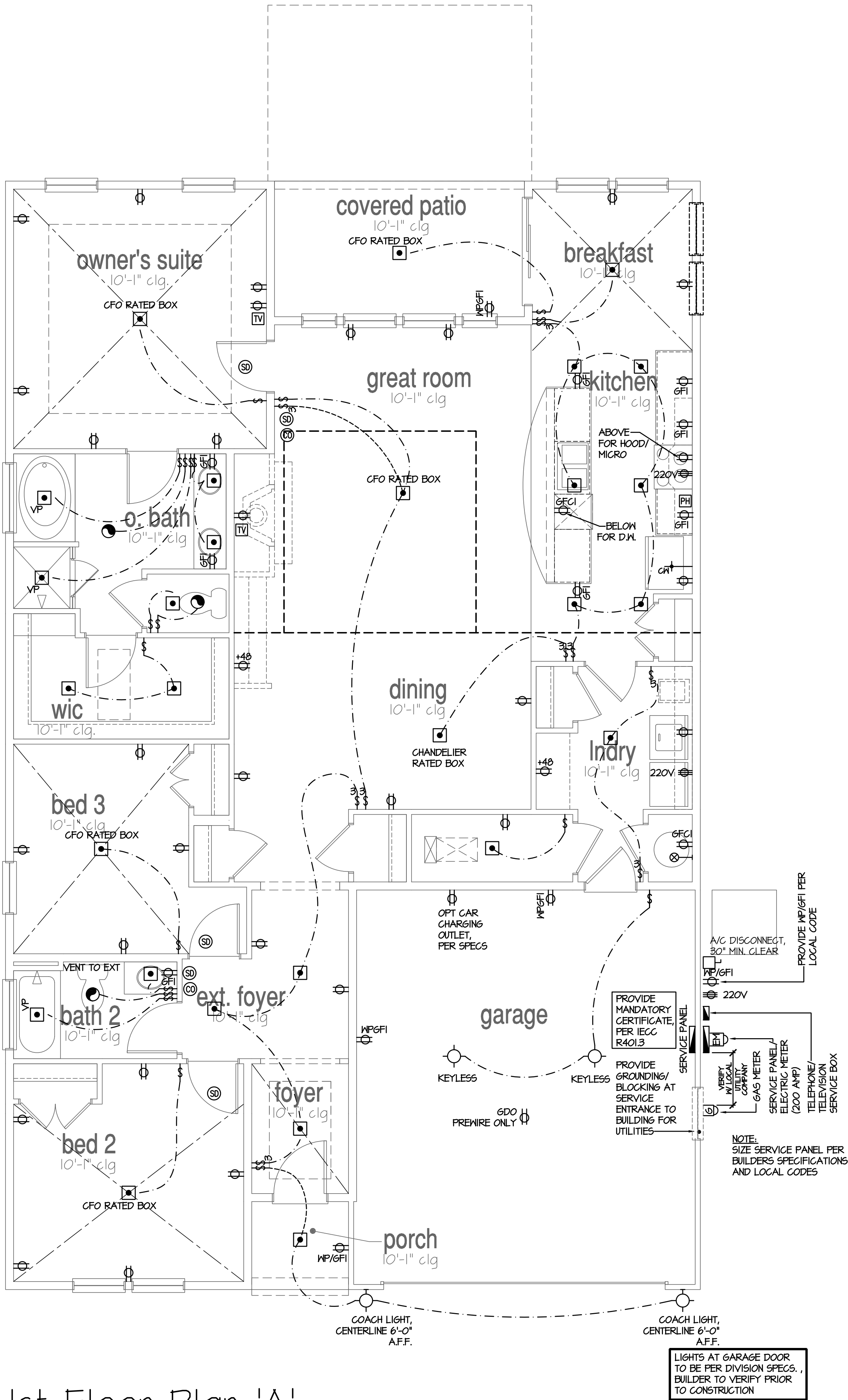
Basement Access Option

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



Second Floor Option Access Floor Plan

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



1st Floor Plan 'A'

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

NO:	DATE:	REVISION:
IIJ224		

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

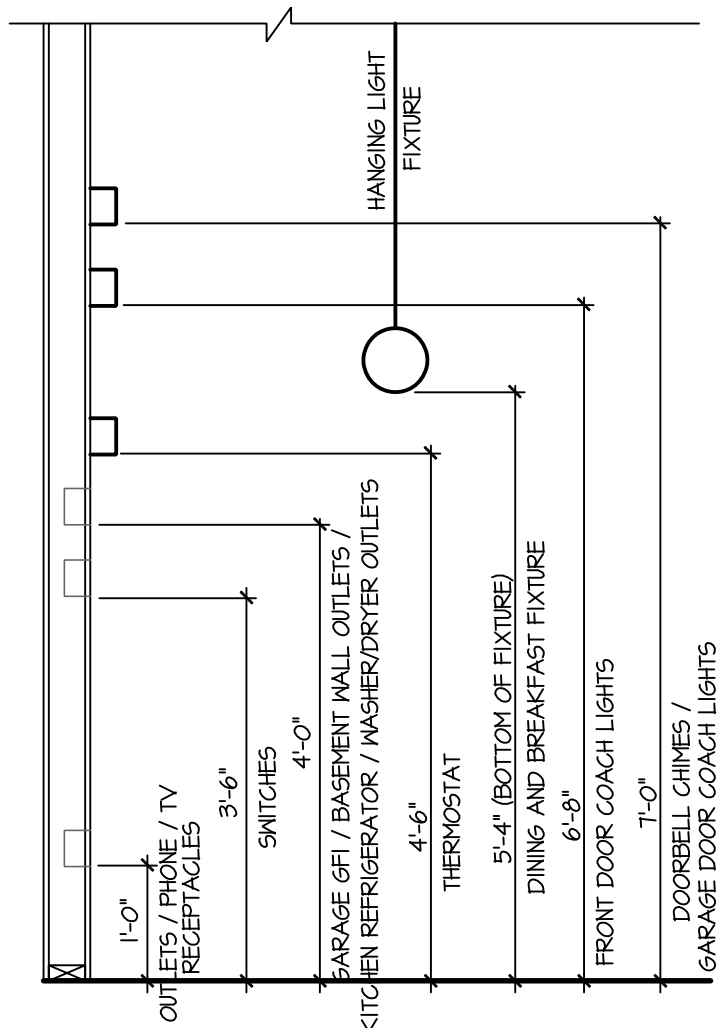
PROJECT NO: GMD-GA16082

SHEET TITLE:
1ST FLOOR UTILITY PLAN

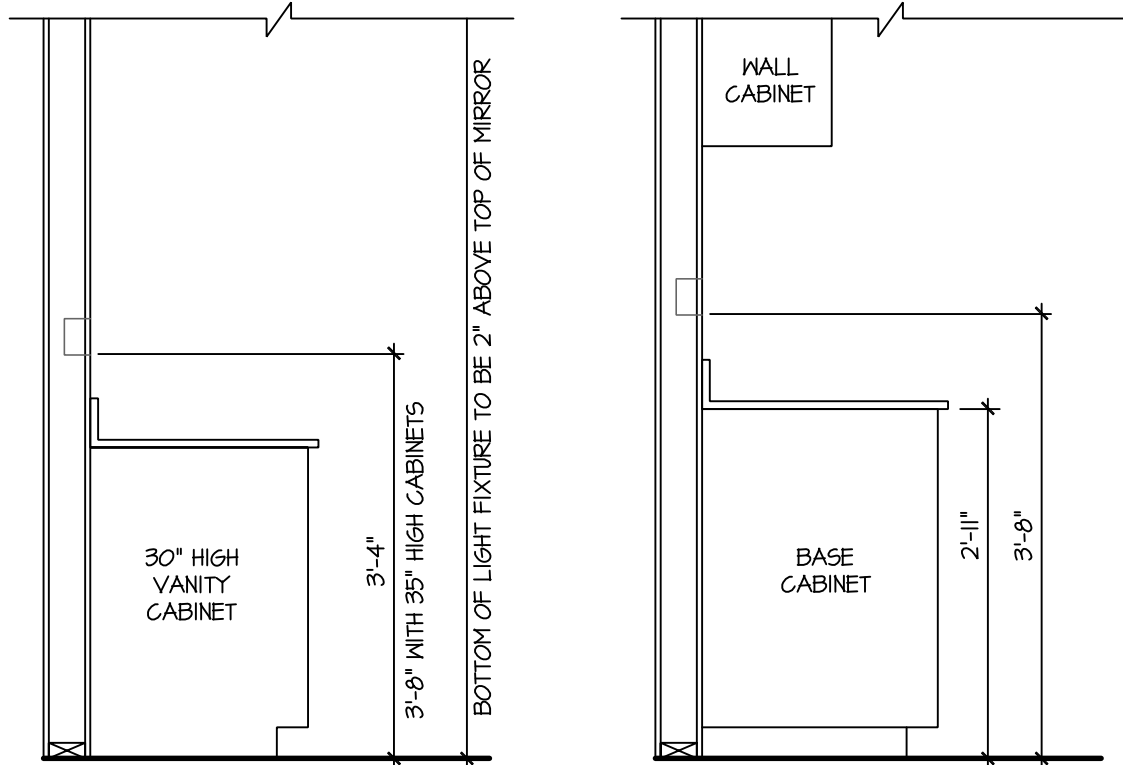
PRINT DATE:
November 28, 2017

SHEET NO:

7.4



STANDARD ELECTRICAL BOX HEIGHTS

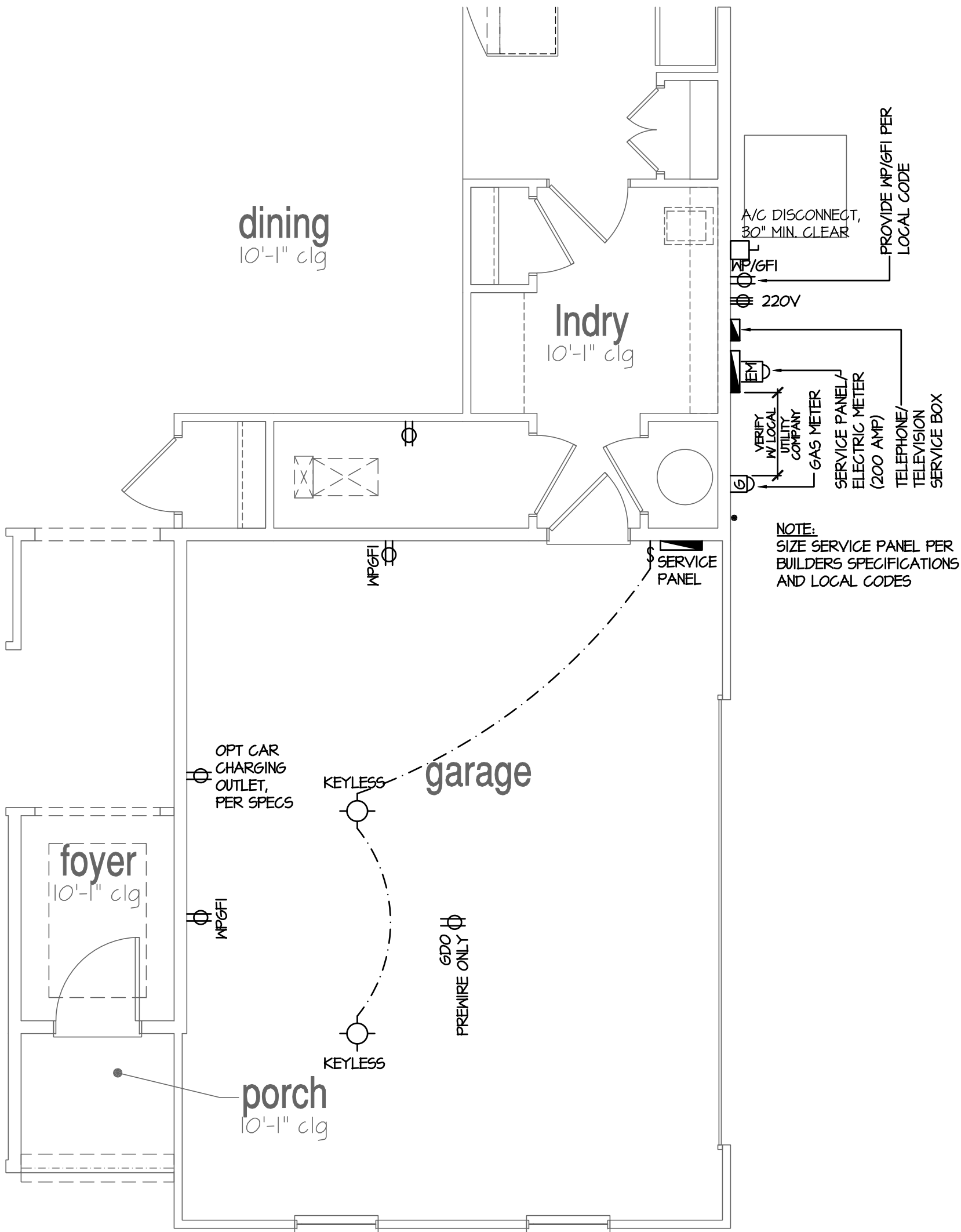


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

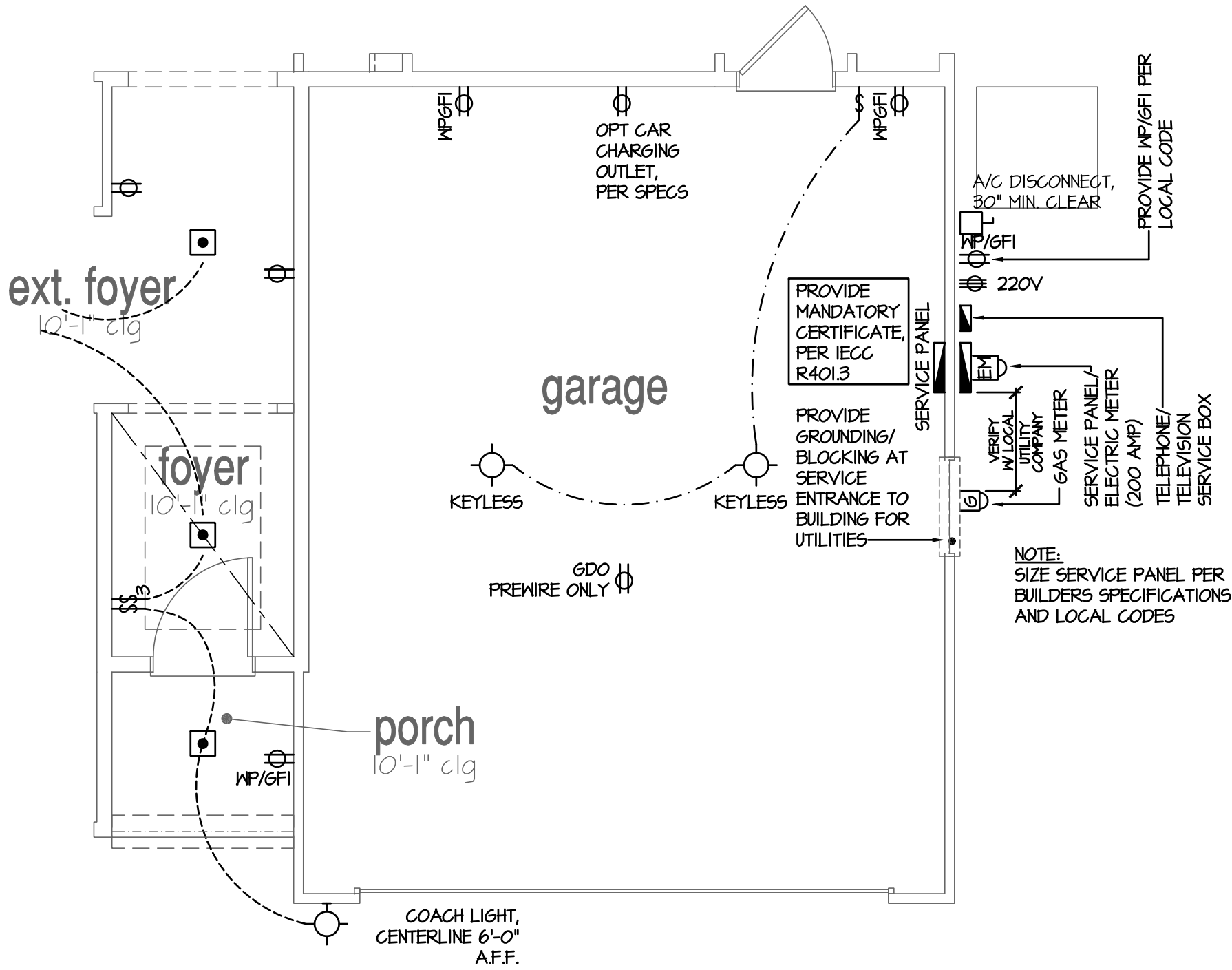
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		TECH HUB SYSTEM
	FOUR-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CHIMES		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		GAS SUPPLY WITH VALVE
	110V SMOKE DETECTOR W/ BATTERY BACKUP		HOSE BIBB
	CO2 DETECTOR		1/4\" data-bbox="445 835 485 865"/>
	THERMOSTAT		WALL SCONCE
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		

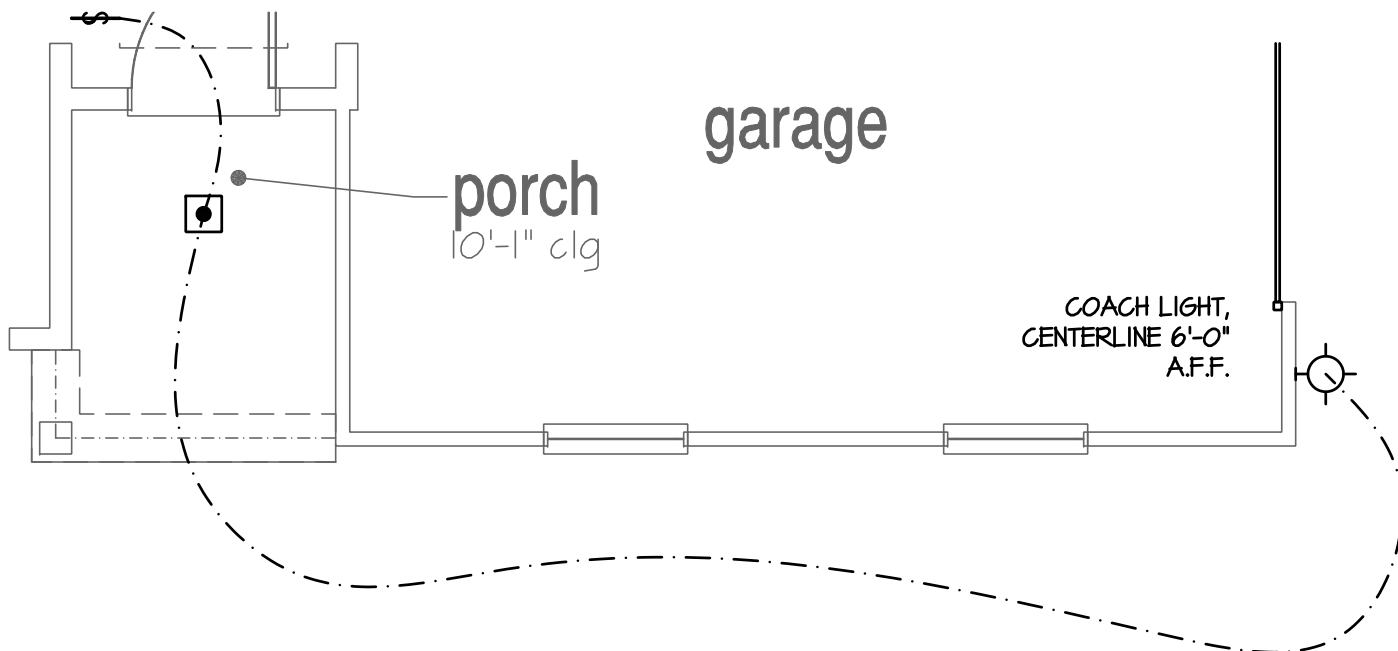


LIGHTS AT GARAGE DOOR TO BE PER DIVISION SPECS., BUILDER TO VERIFY PRIOR TO CONSTRUCTION



Opt Side Load Garage W/ 2'-0" Extension 'A/E/F'

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

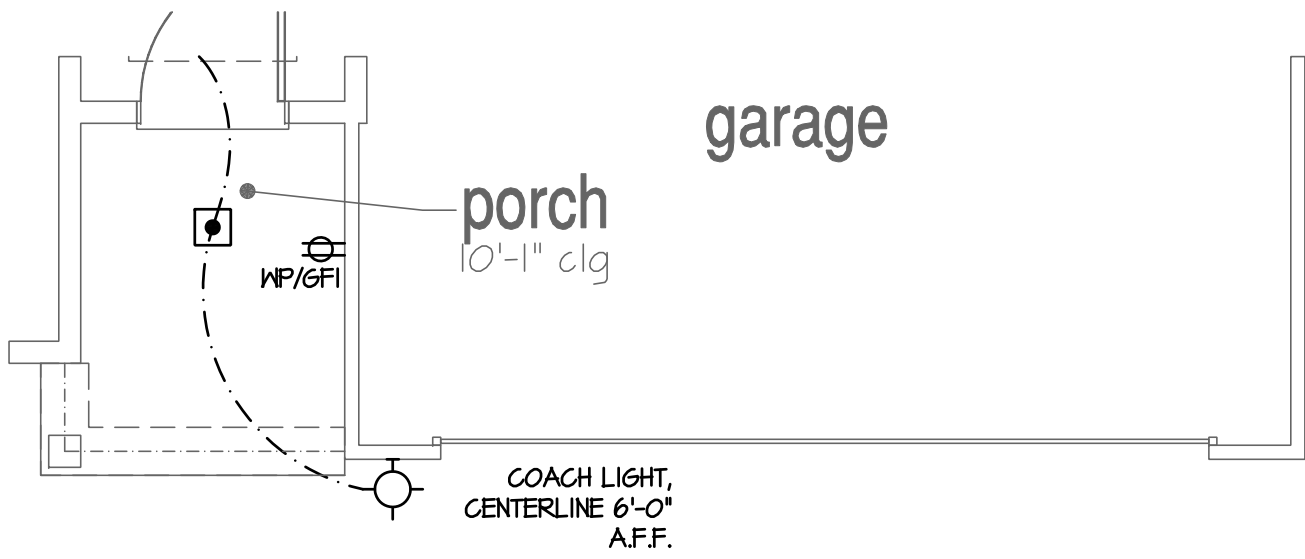


Opt Side Load Garage W/ 2'-0" Extension 'B/C/D'

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

Opt Garage Extension At 'A/E/F'

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



Opt Garage Extension At 'B/C/D'

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

NO:	DATE:	REVISION:
IIJ224		

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

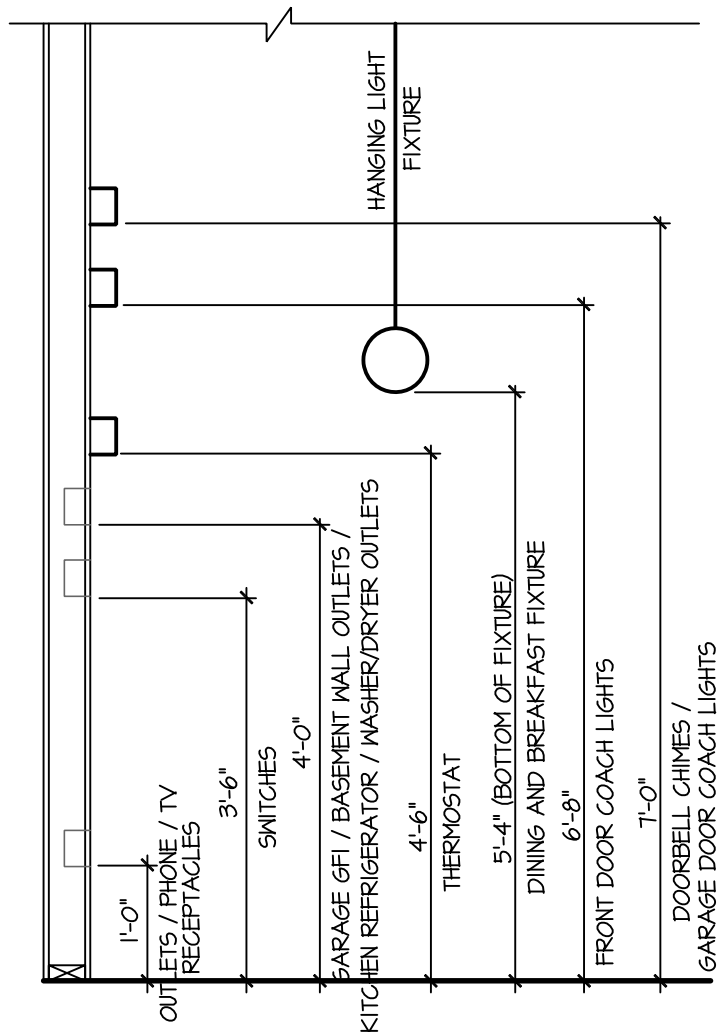
PROJECT NO: GMD-GA16082

SHEET TITLE:
1ST FLOOR UTILITY PLAN

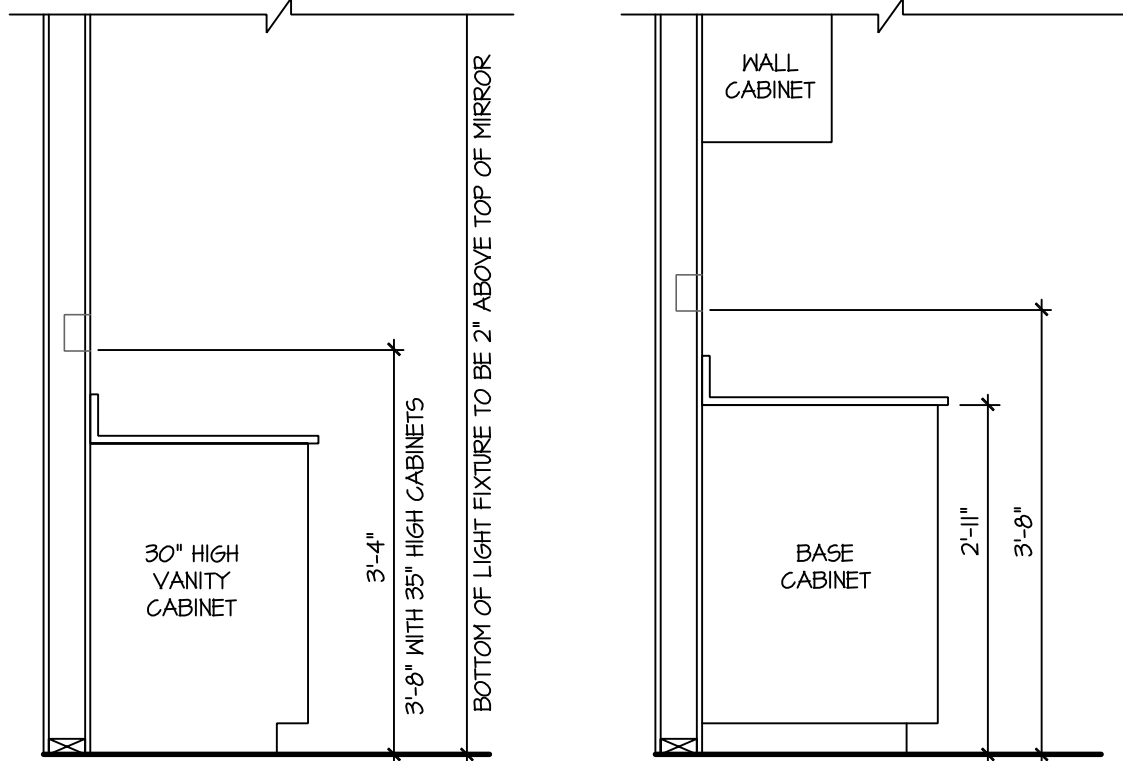
PRINT DATE:
November 28, 2017

SHEET NO:

7.5



STANDARD ELECTRICAL BOX HEIGHTS

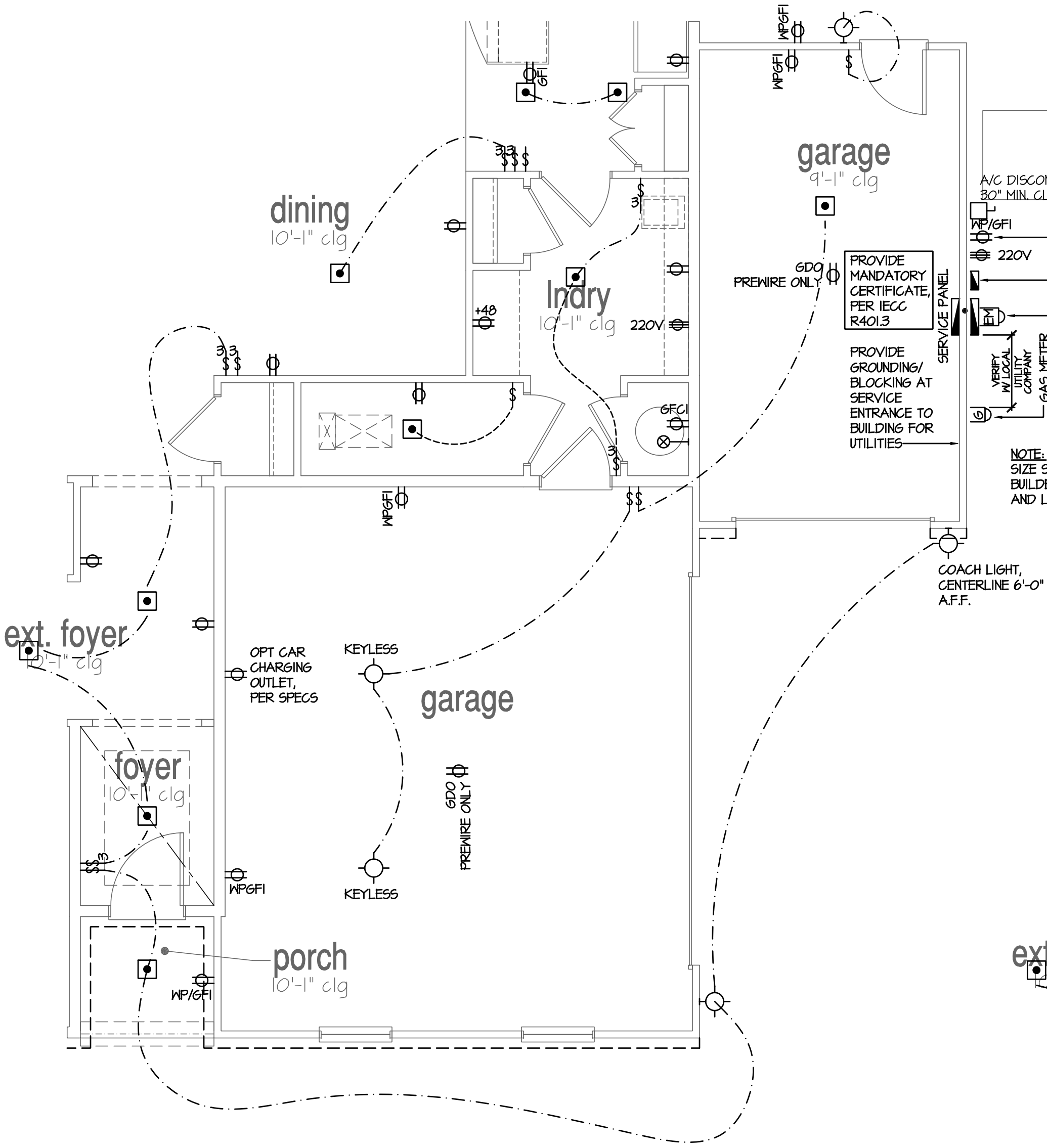


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 - FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		TECH HUB SYSTEM
	FOUR-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CHIMES		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		GAS SUPPLY WITH VALVE
	110V SMOKE DETECTOR W/ BATTERY BACKUP		HOSE BIBB
	CO2 DETECTOR		1/4" WATER STUB OUT
	THERMOSTAT		WALL SCONCE
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		

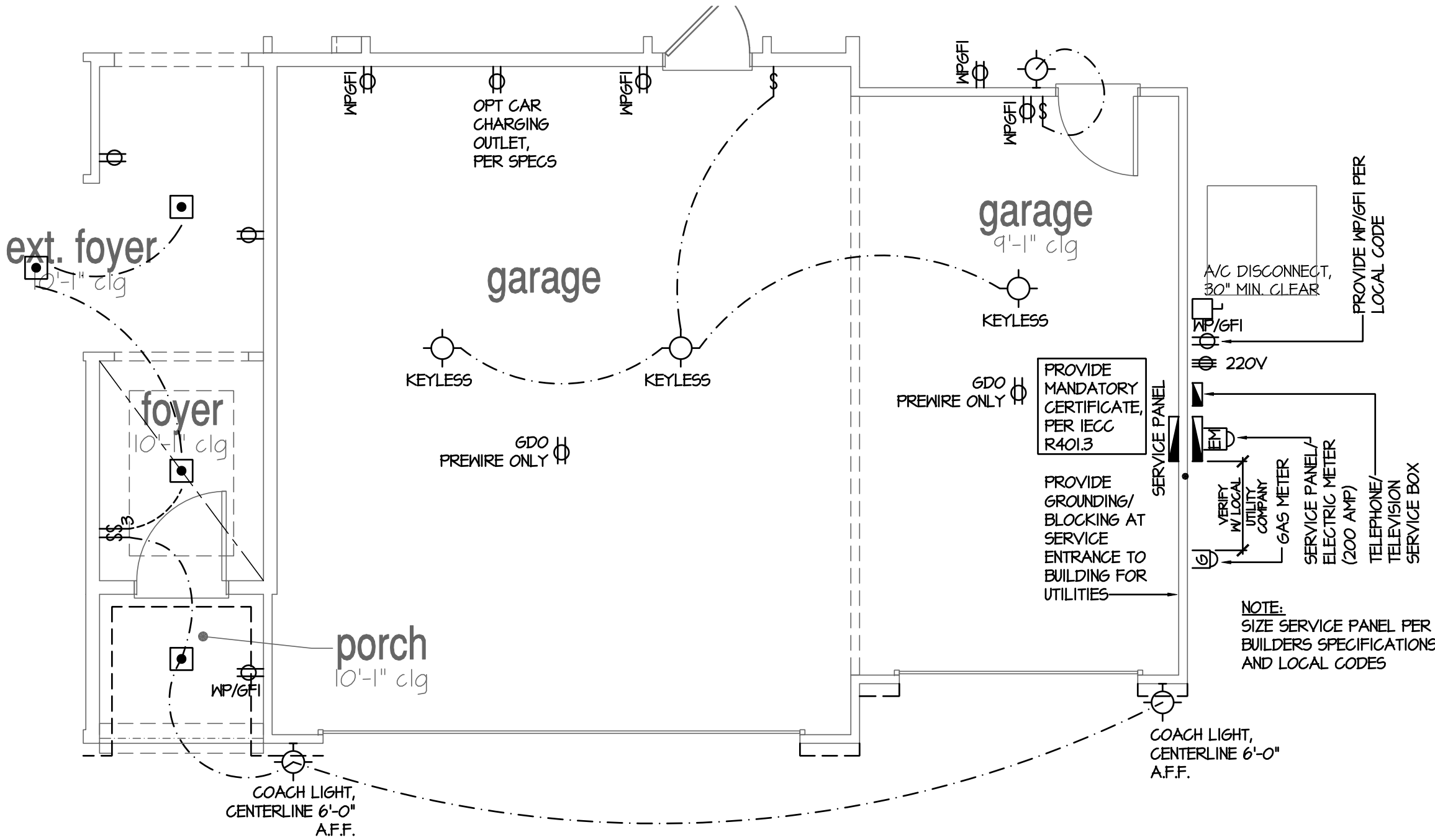


Opt Side Load Garage
W/ 3-Car Setback Garage

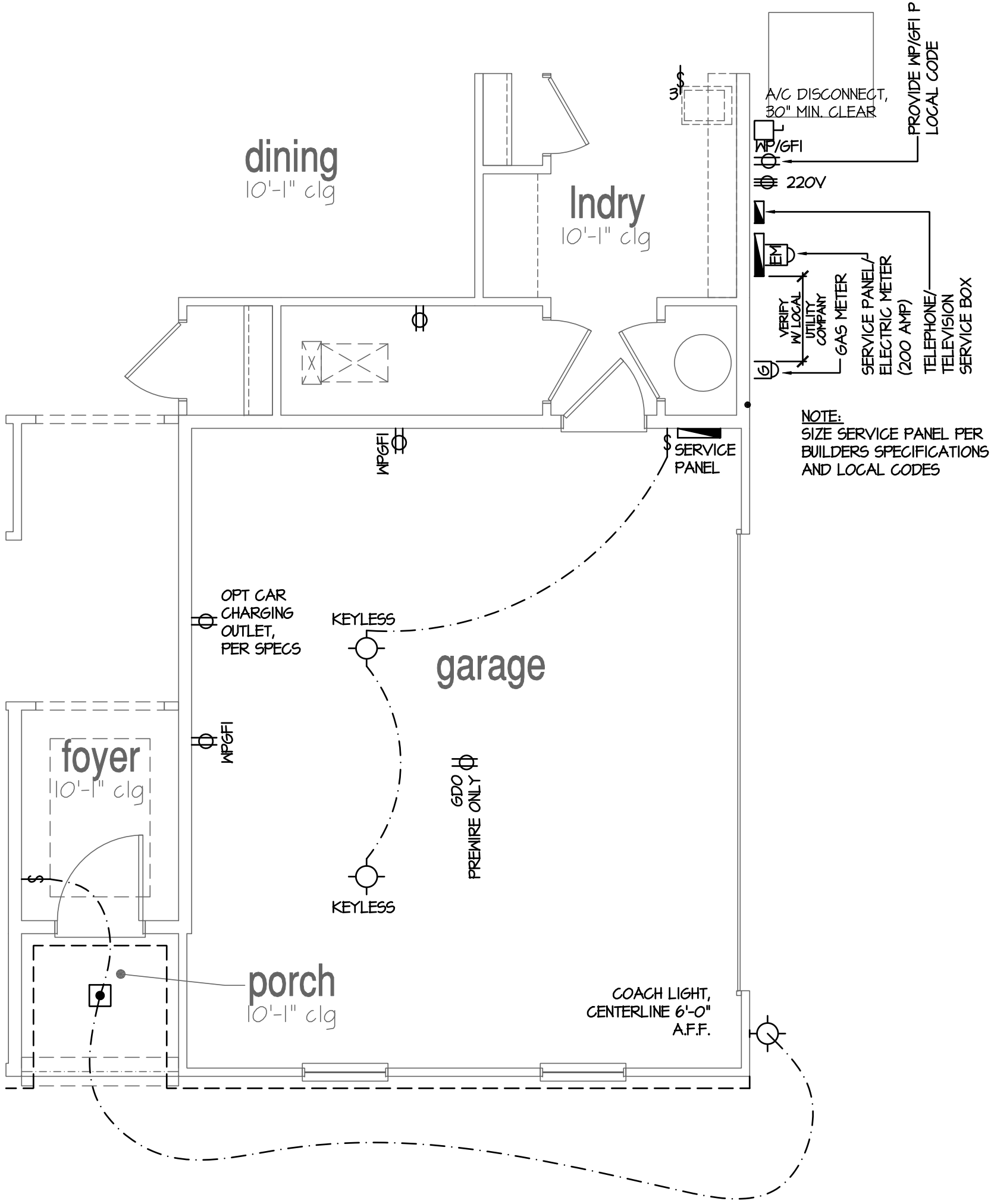
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

LIGHTS AT GARAGE DOOR TO BE PER DIVISION SPECS., BUILDER TO VERIFY PRIOR TO CONSTRUCTION

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



Opt 3 Car Garage
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



NO:	DATE:	REVISION:

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Azalea
'D400'

Easton - MD
North Region

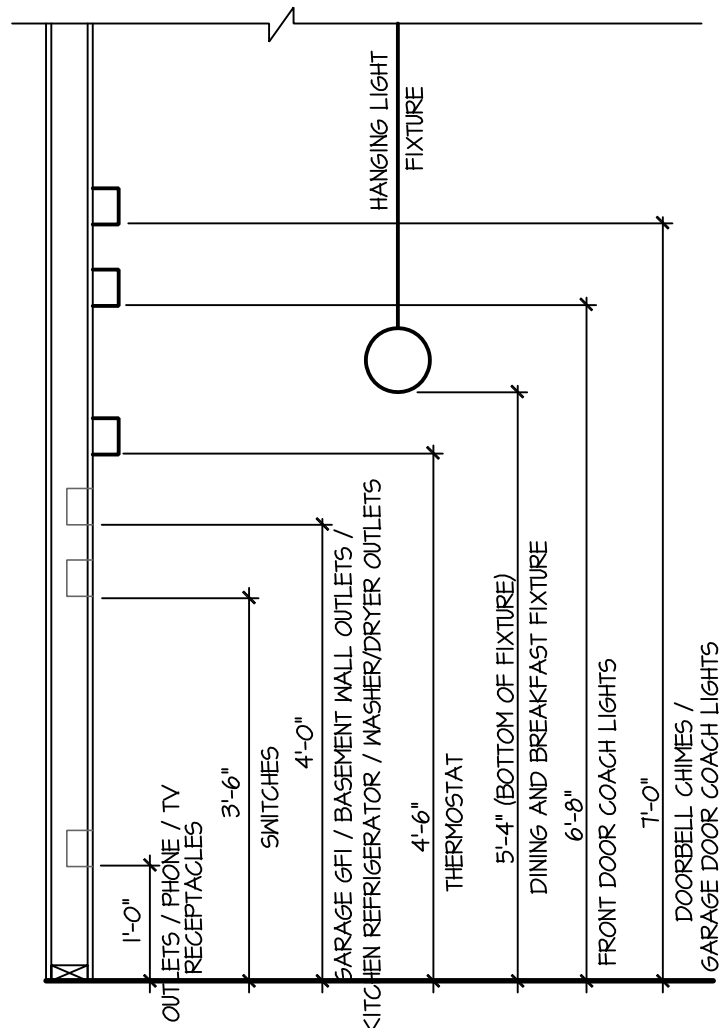
PROJECT NO: GMD-GA16082

SHEET TITLE:
1ST FLOOR UTILITY PLAN
OPTIONS

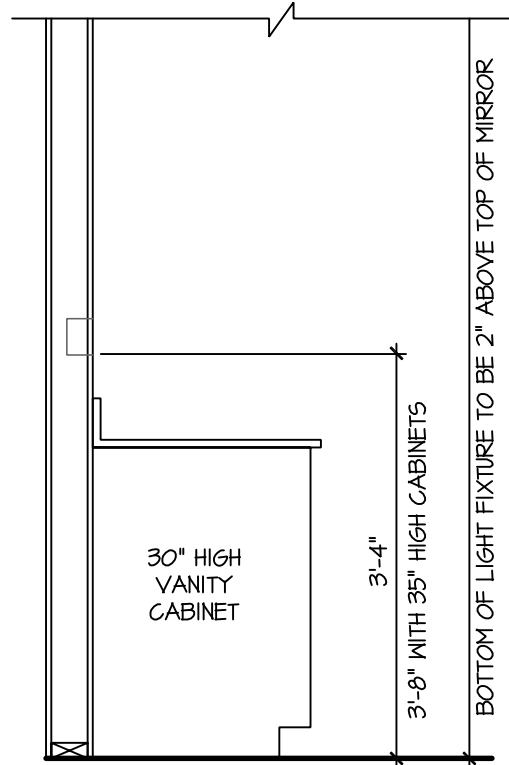
PRINT DATE:
November 28, 2017

SHEET NO:

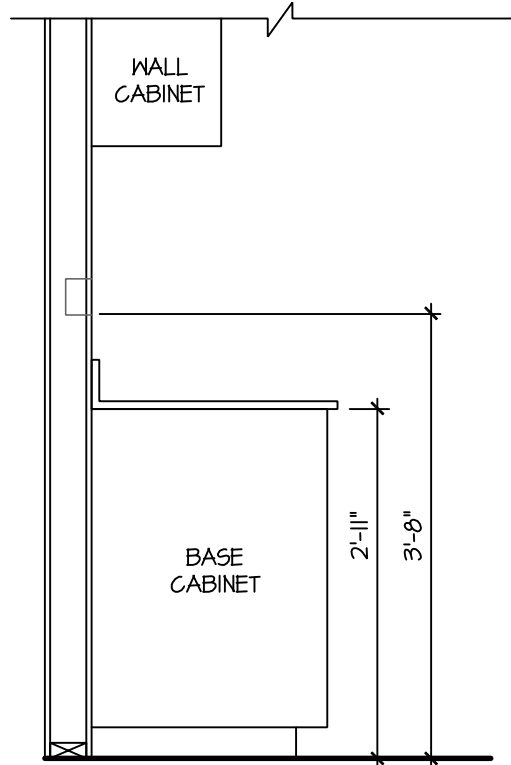
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STANDARD ELECTRICAL BOX HEIGHTS



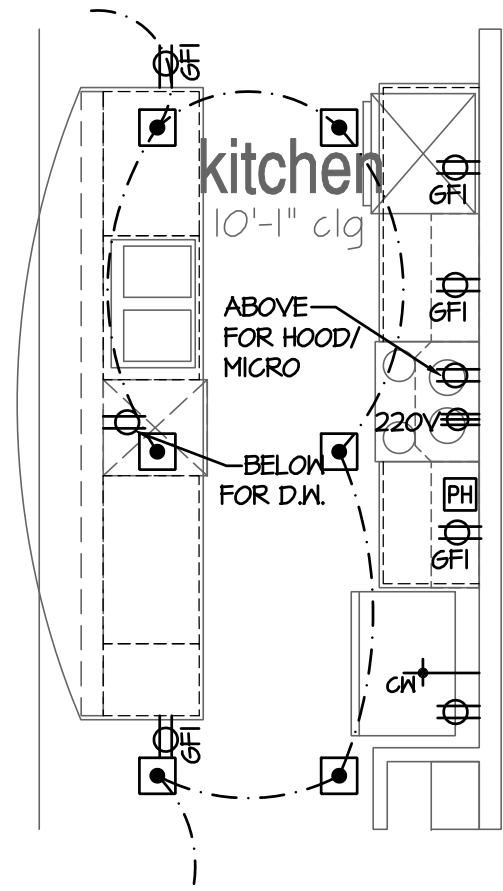
SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

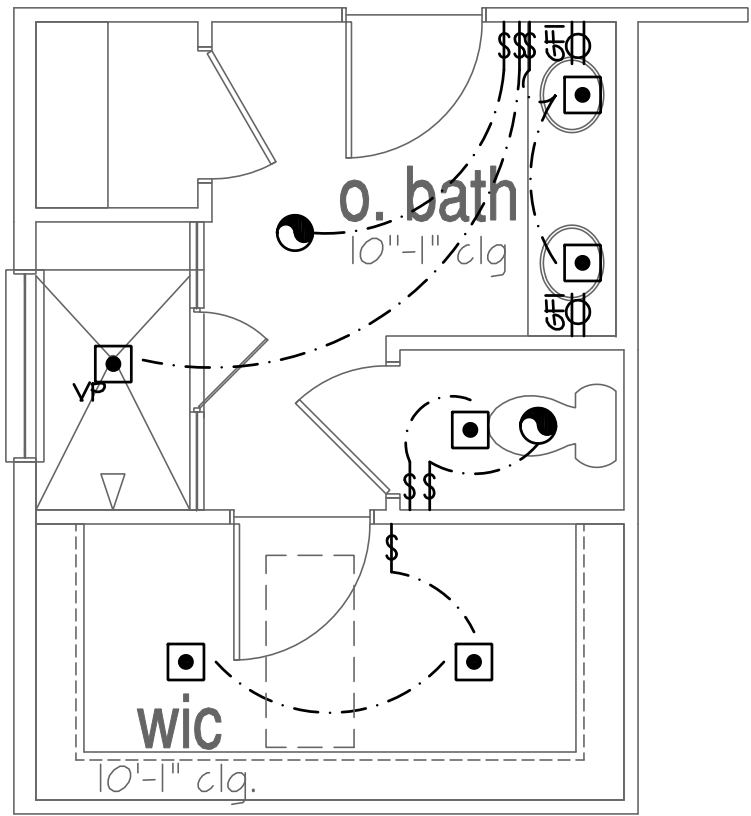
- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
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LEGEND:	
DUPLEX OUTLET	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
WEATHERPROOF GFI DUPLEX OUTLET	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
GFI	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
HALF-SWITCHED DUPLEX OUTLET	EXHAUST FAN (VENT TO EXTERIOR)
220V 220 VOLT OUTLET	EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
REINFORCED JUNCTION BOX	LED RUCK LIGHT
WALL SWITCH	FLUORESCENT LIGHT FIXTURE
THREE-WAY SWITCH	TECH HUB SYSTEM
FOUR-WAY SWITCH	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
CHIMES	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
PUSHBUTTON SWITCH	GAS SUPPLY WITH VALVE
110V SMOKE DETECTOR W/ BATTERY BACKUP	HOSE BIBB
CO2 DETECTOR	1/4" WATER STUB OUT
THERMOSTAT	WALL SCONCE
TELEPHONE	
TELEVISION	
ELECTRIC METER	
ELECTRIC PANEL	
DISCONNECT SWITCH	



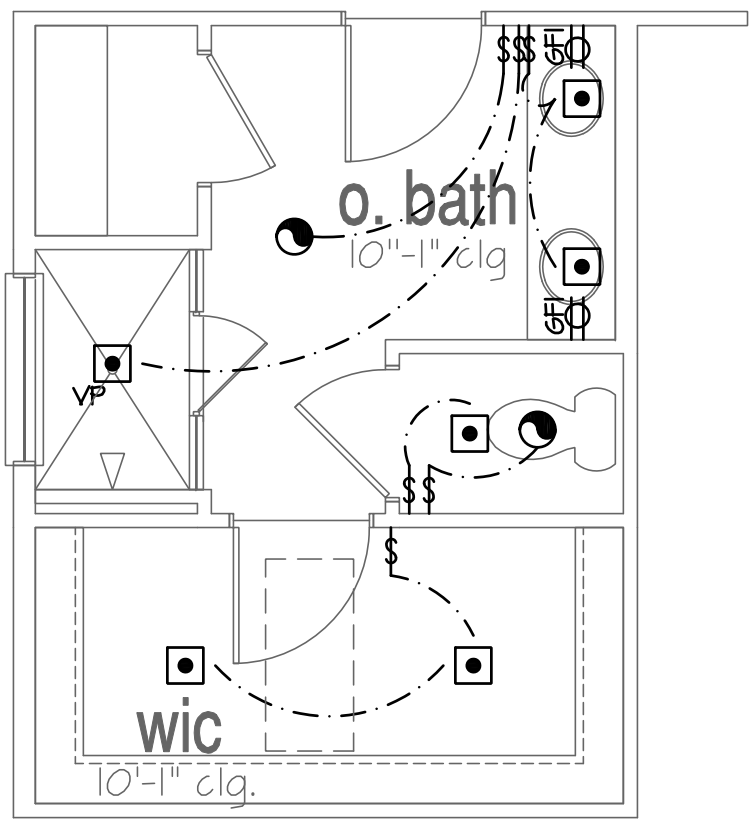
Kitchen Island w/
Extended Great Rm

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



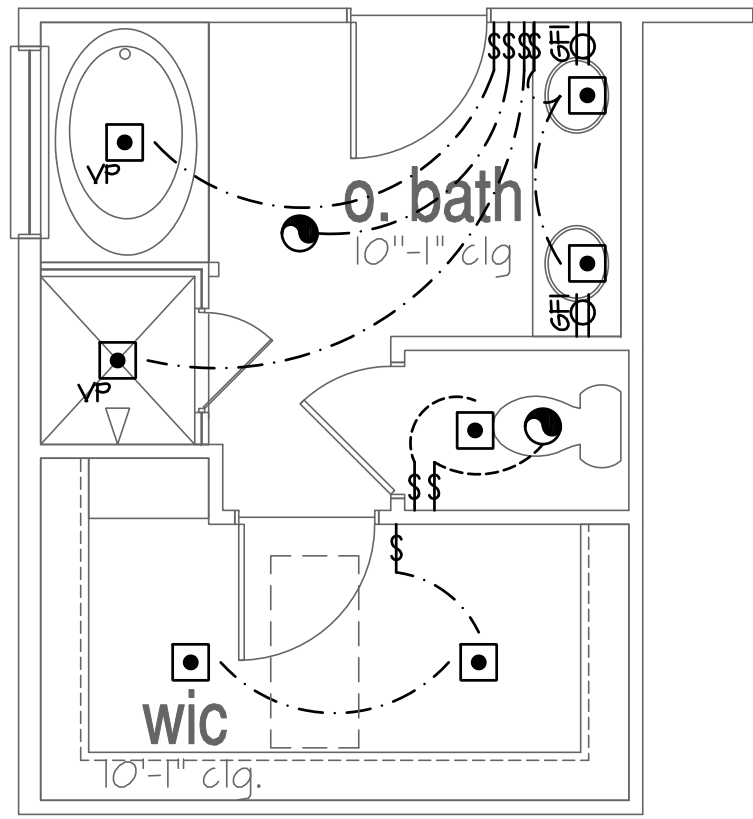
Luxury Owner's
Shower Option

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



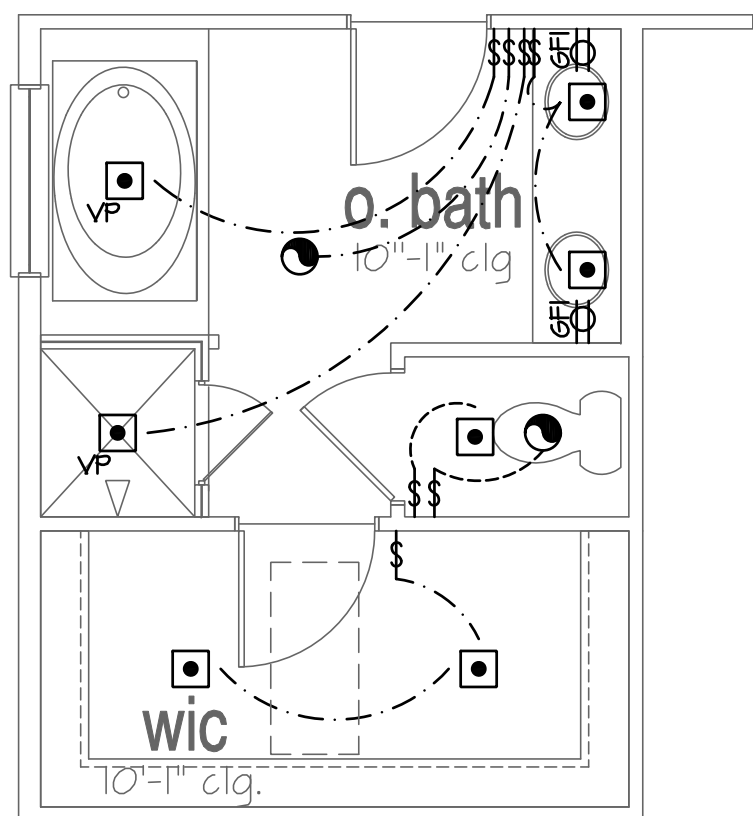
Luxury Owner's
Shower Option (E)

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



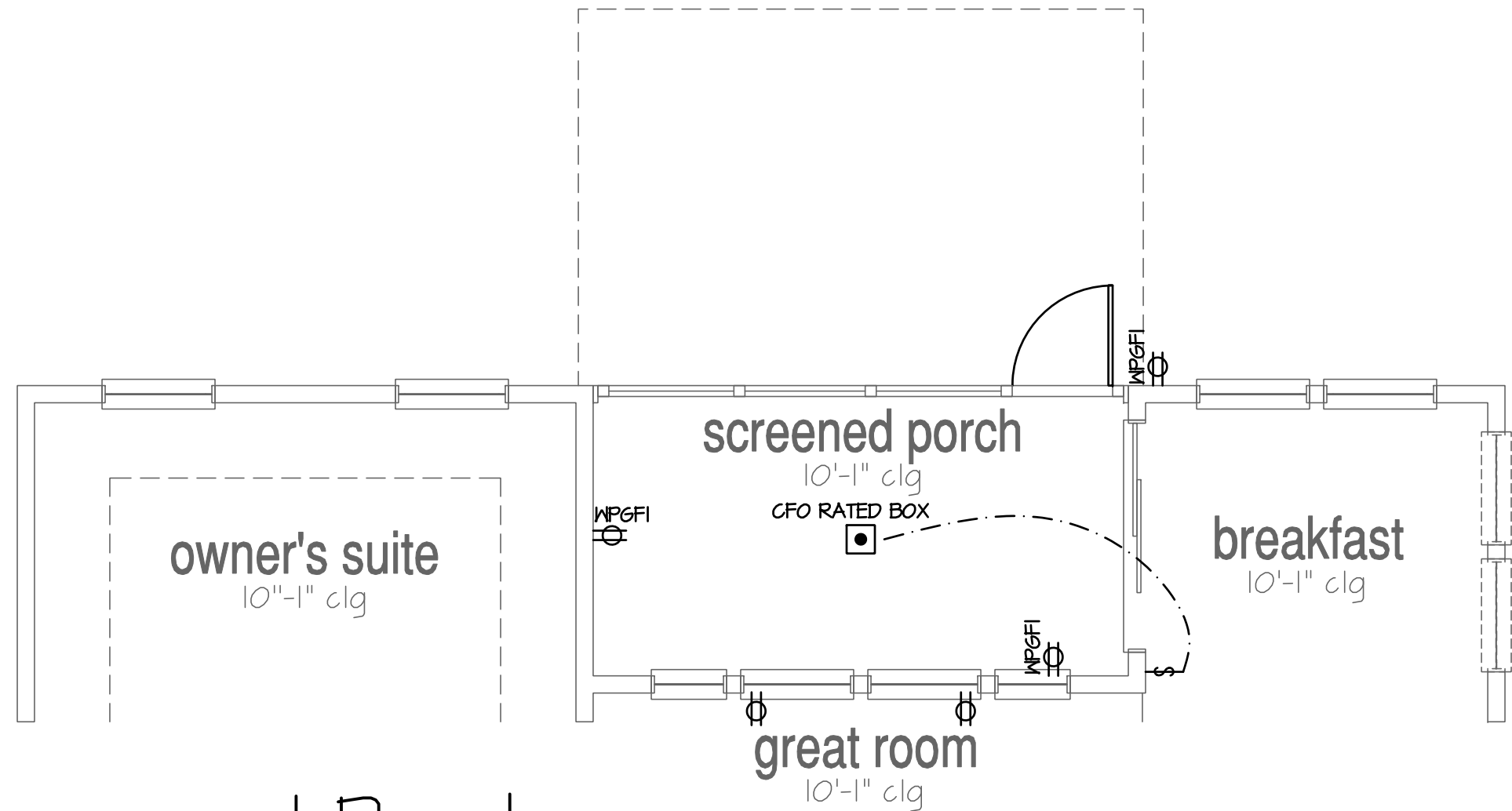
Luxury Owner's
Bath Option

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



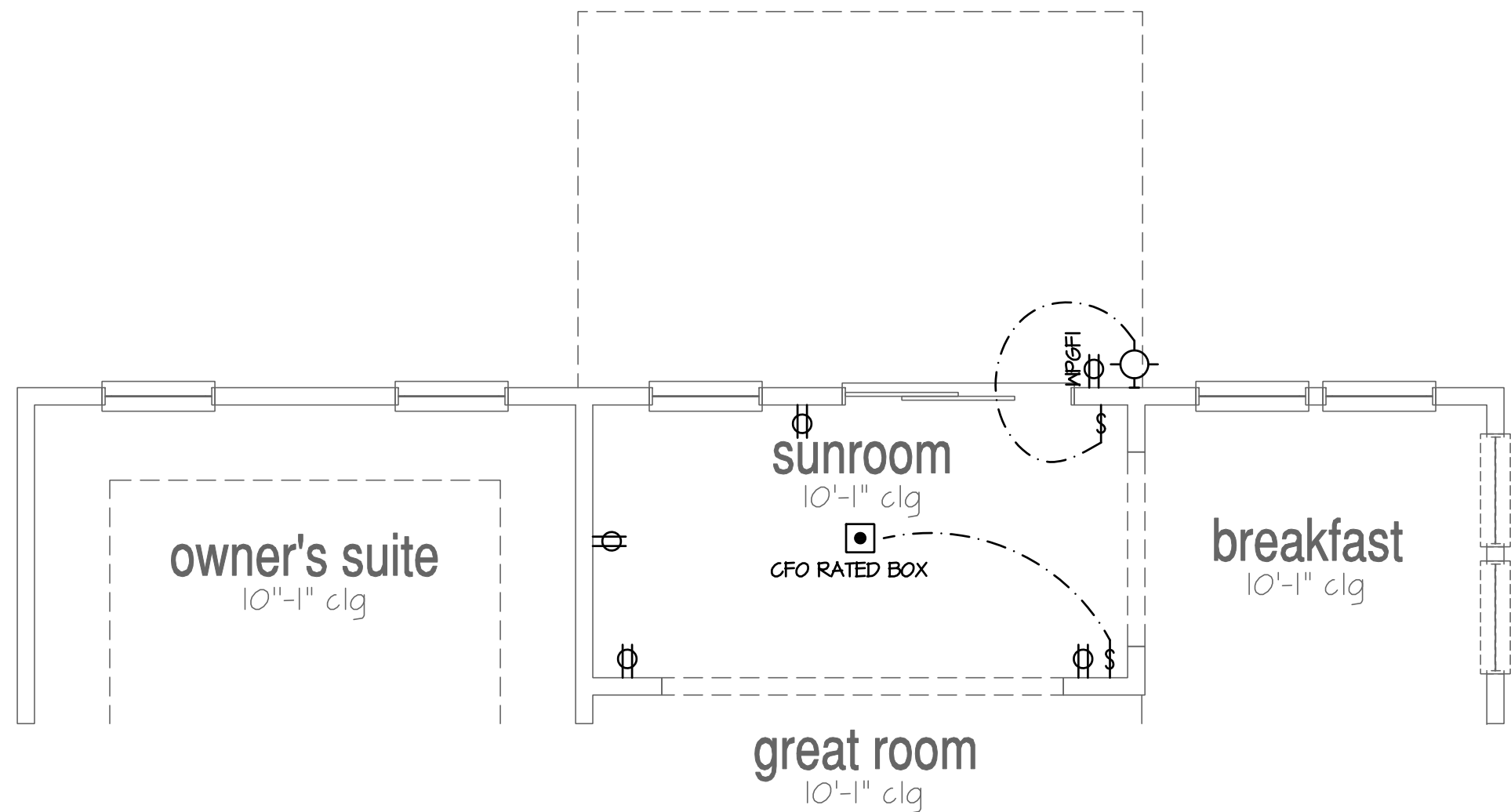
Luxury Owner's
Bath 2 Option

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



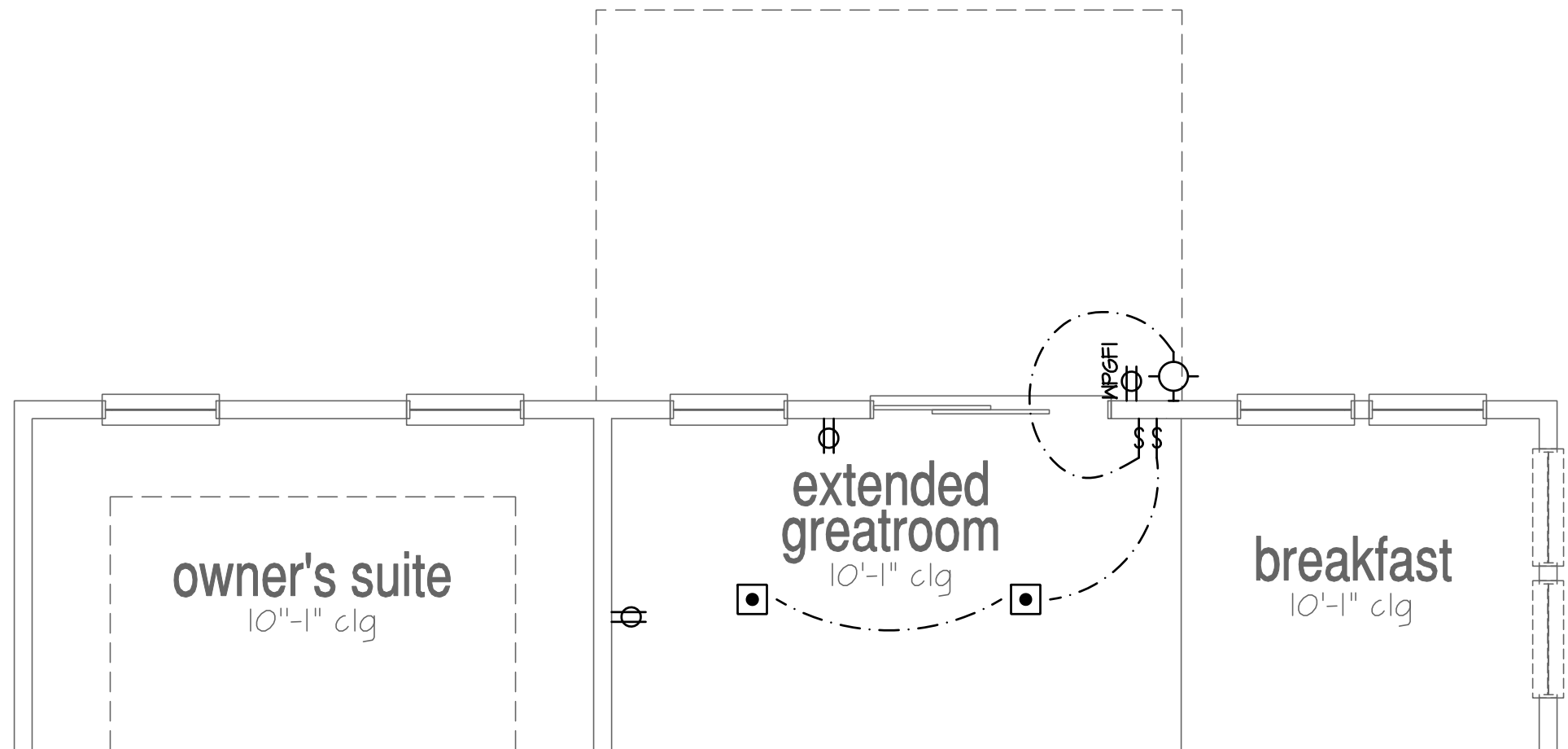
Opt Screened Porch

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Opt Sunroom

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Opt Extended Great room

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO:	DATE:	REVISION:
IIJ224		

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PROJECT TITLE:
**40' Series
Azalea
'D400'**

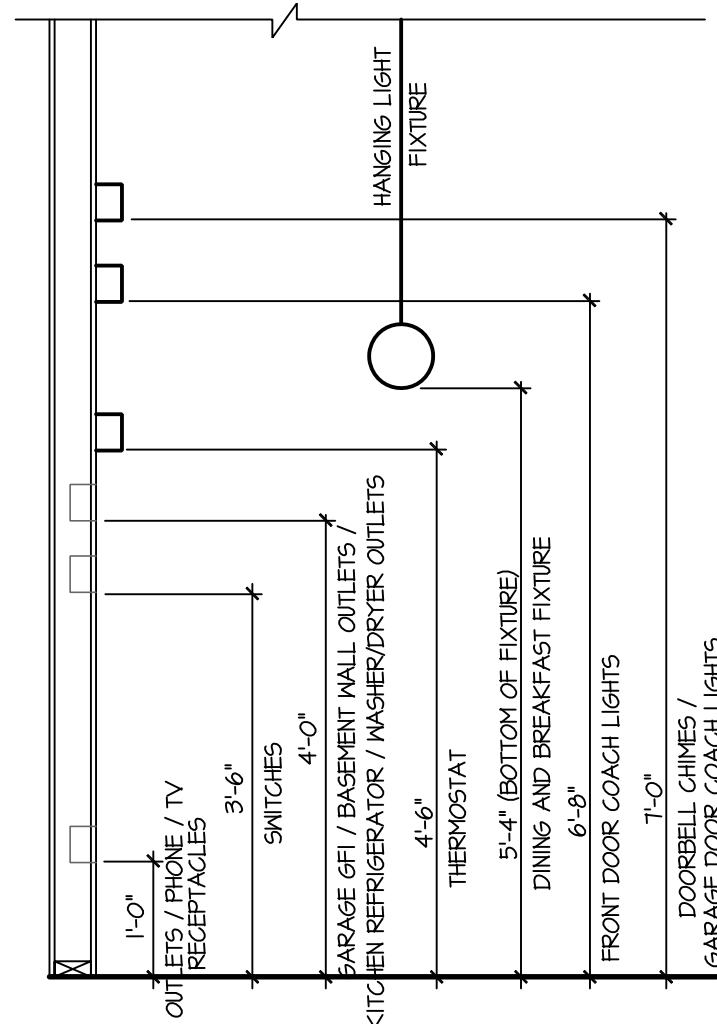
**Easton - MD
North Region**

PROJECT NO: GMD-6A16082

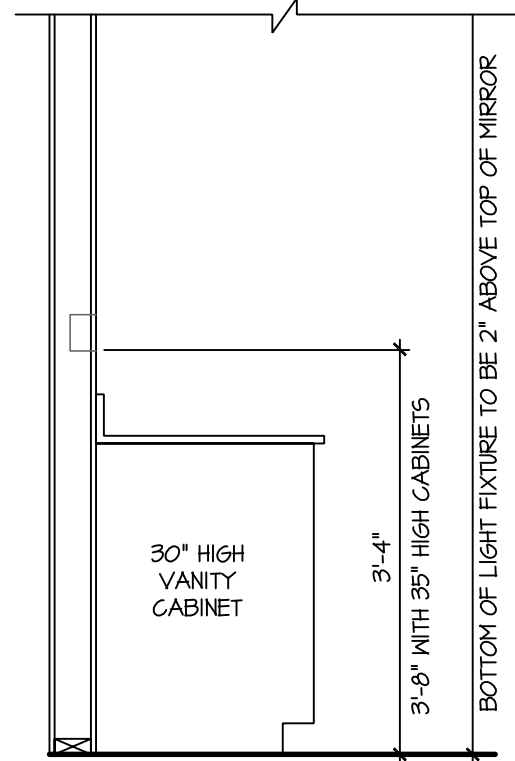
SHEET TITLE:
**1ST FLOOR UTILITY PLAN
OPTIONS**

PRINT DATE:
November 28, 2017

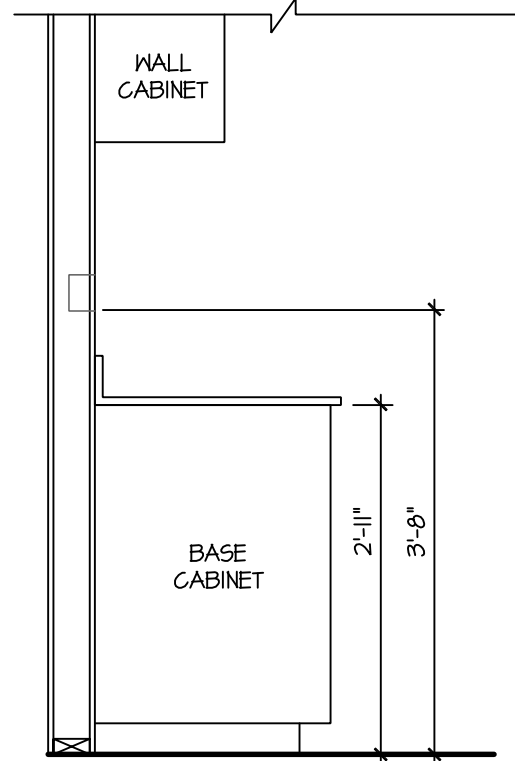
SHEET NO:
7.7



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



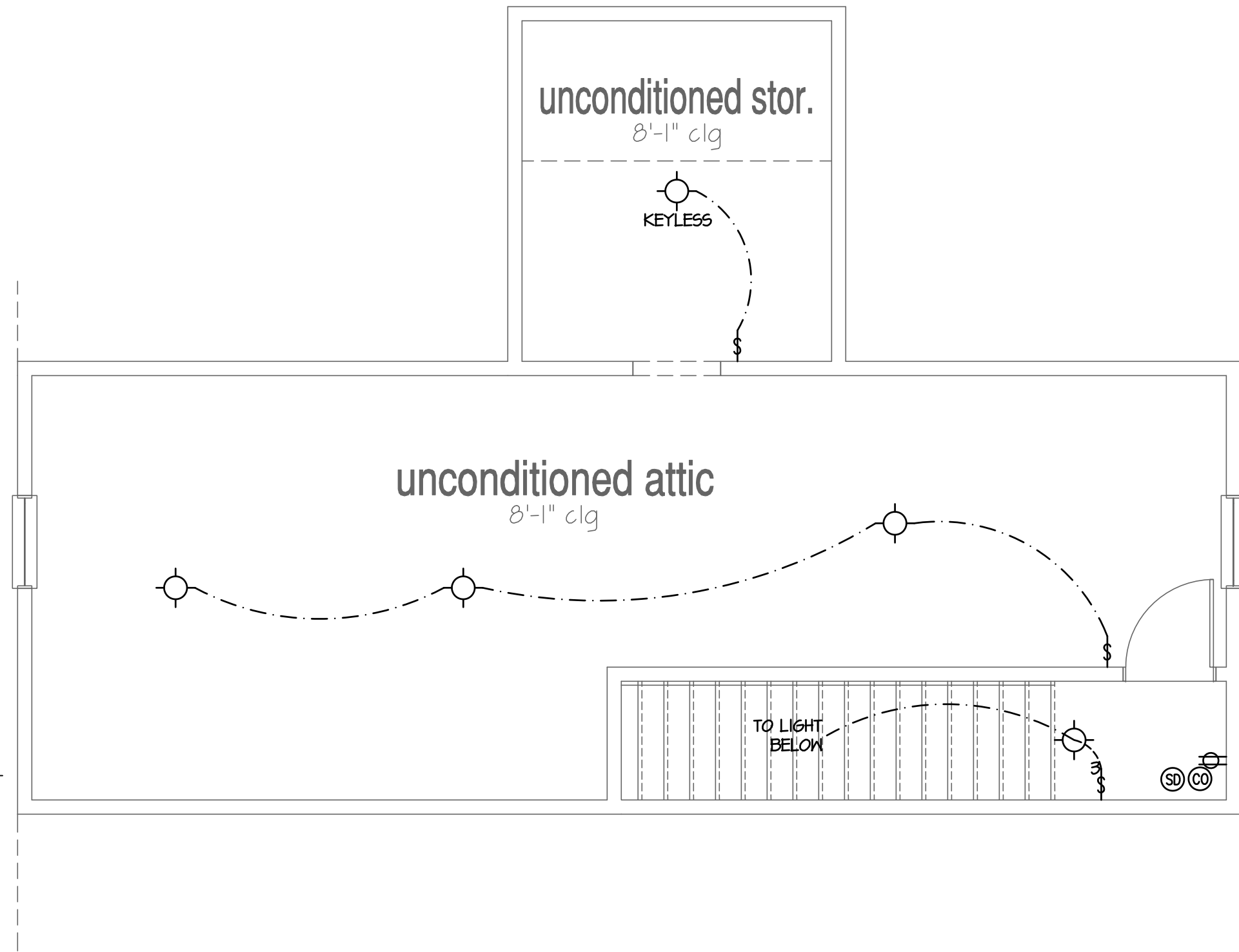
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

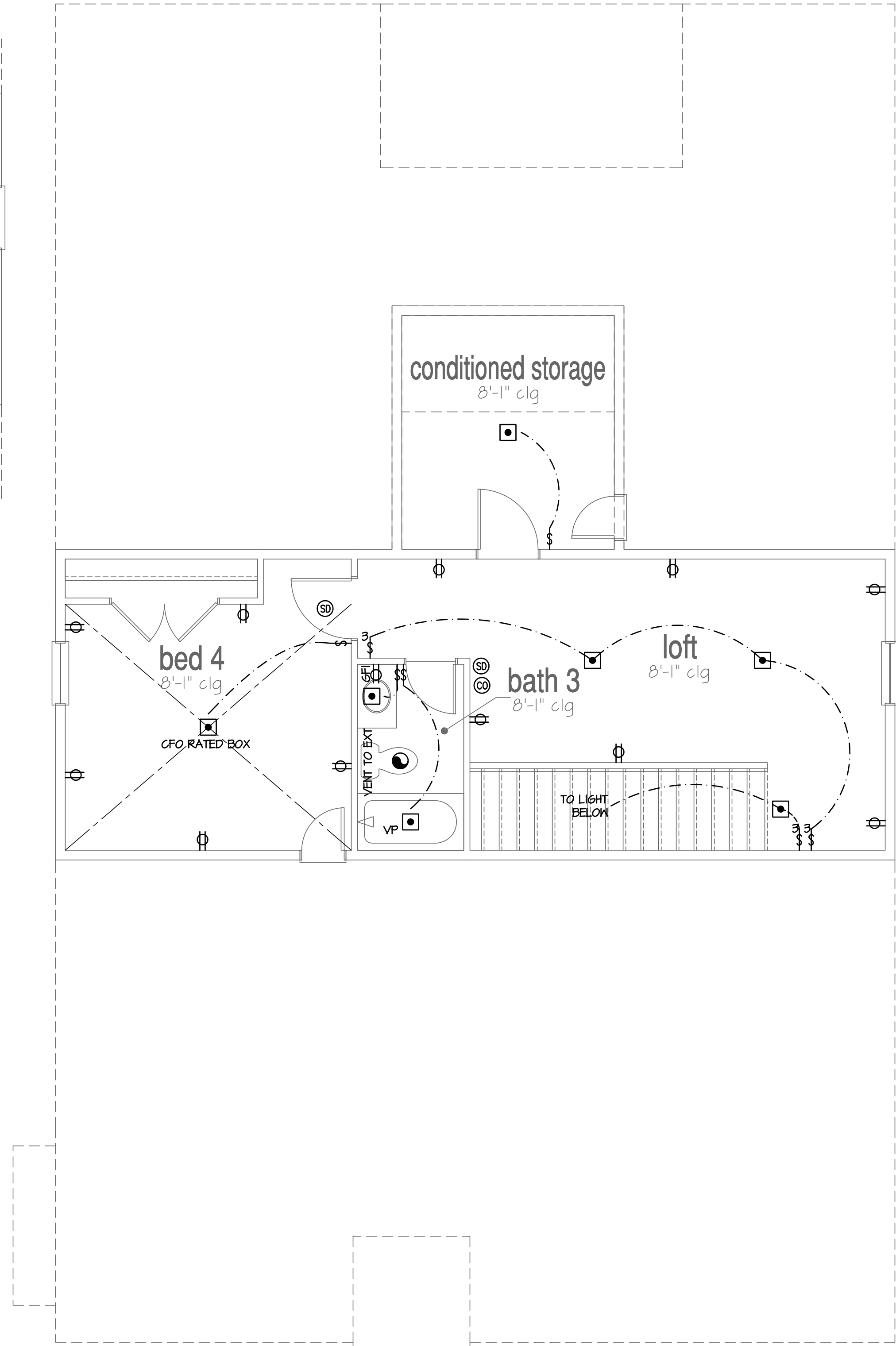
LEGEND:

	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WFI/GFI WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220V 220 VOLT OUTLET		EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		TECH HUB SYSTEM
	FOUR-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CHIMES		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		GAS SUPPLY WITH VALVE
	110V SMOKE DETECTOR w/ BATTERY BACKUP		HOSE BIBB
	CO2 DETECTOR		1/4" WATER STUB OUT
	THERMOSTAT		WALL SCONCE
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



Opt. Unconditioned Attic

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



2nd Floor Plan

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

ALL ELEVATIONS SIMILAR

NO.	DATE:	REVISION:
11J224		

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Azalea
'D400'

Easton - MD
North Region

PROJECT NO: GMD-GA16082

SHEET TITLE:
2ND FLOOR UTILITY PLAN

PRINT DATE:
November 28, 2017

SHEET NO:

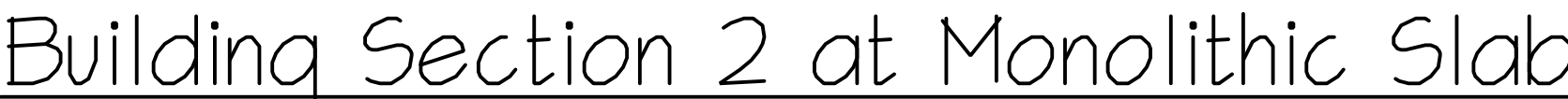
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NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUME SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST.
REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
EXTERIOR WALLS:
CEILING WITH ATTIC ABOVE:
FLOOR OVER GARAGE:
ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.



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

NO:	DATE:	REVISION:
	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

Easton - MD North Region

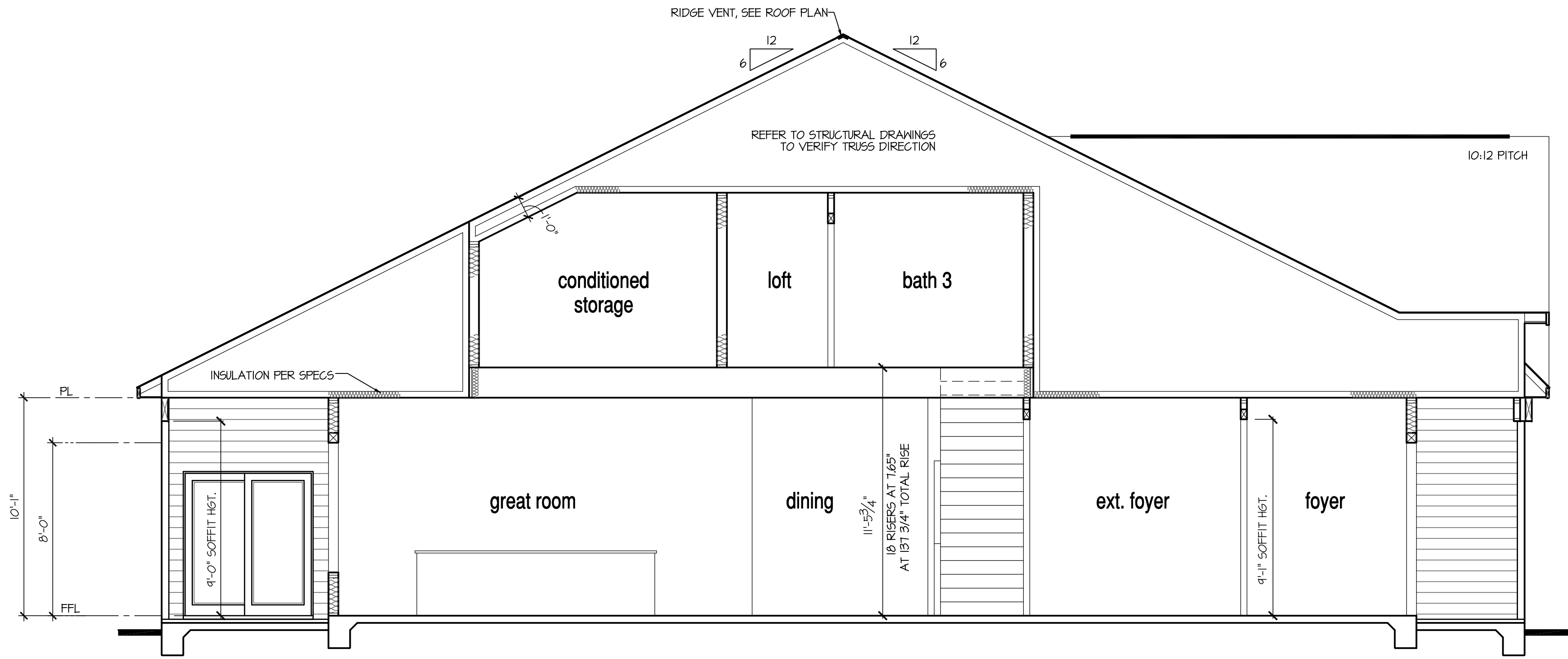
PROJECT NO: GMD-GA16082

MEET TITLE: MONOLITHIC SLAB BUILDING SECTIONS

PRINT DATE:
November 28, 2017

SHEET NO:

8 MS



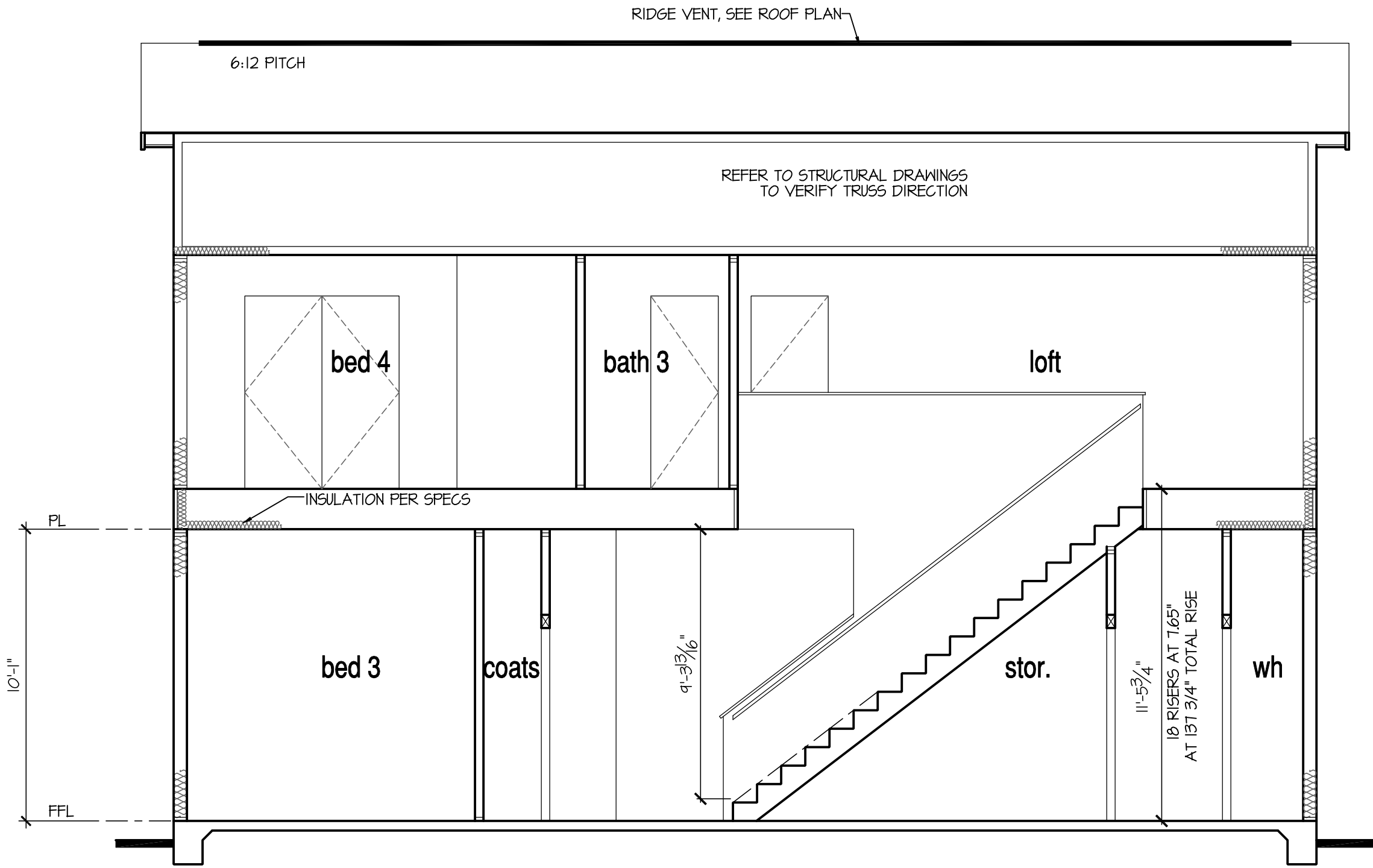
Building Section 1
w/ Opt. Second Floor at Monolithic Slab

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

NOTES:

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- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
- EXTERIOR WALLS:
- CEILING WITH ATTIC ABOVE:
- FLOOR OVER GARAGE:
- ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.



Building Section 2
w/ Opt. Second Floor at Monolithic Slab

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

NO:	DATE:	REVISION:
1	11/22/24	-

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Azalea
'D400'

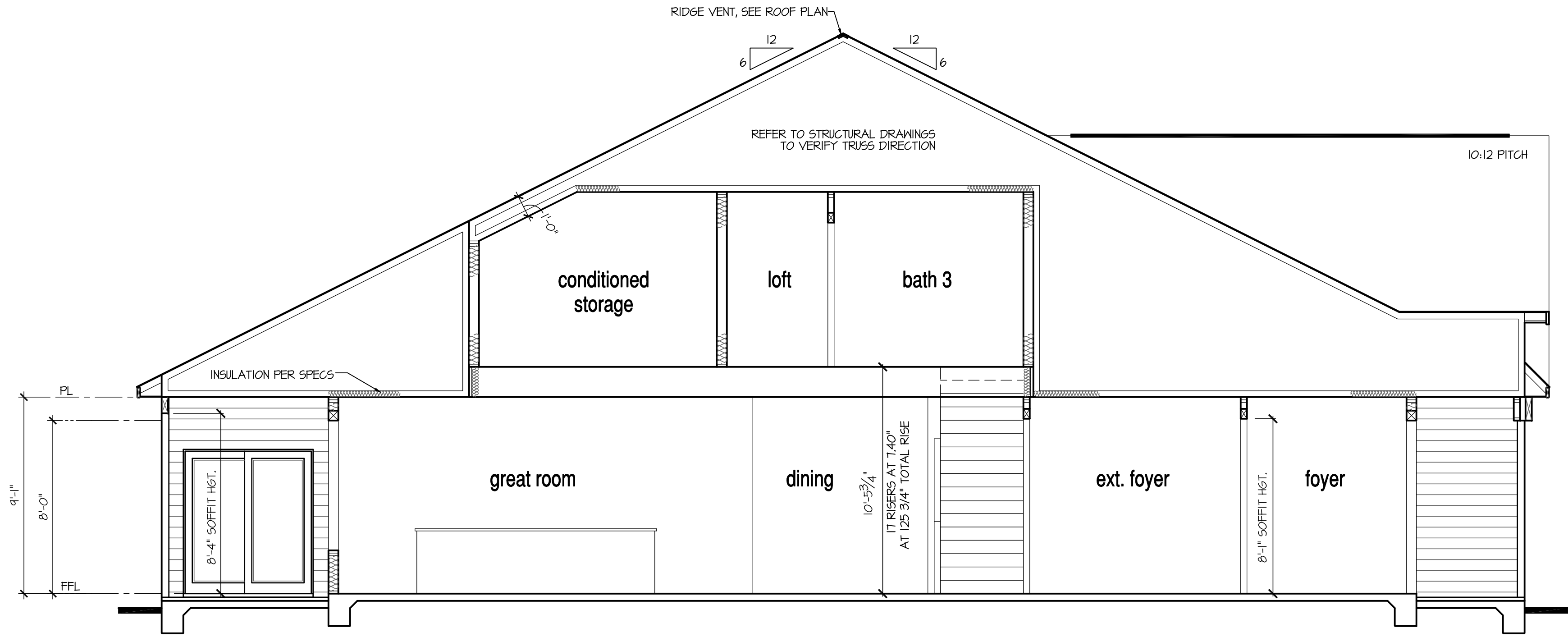
Easton - MD
North Region

PROJECT NO: GMD-GA16082

SHEET TITLE:
MONOLITHIC SLAB
BUILDING SECTIONS
W/ OPT. SECOND FLOOR

PRINT DATE:
November 28, 2017

SHEET NO:
8.1 MS



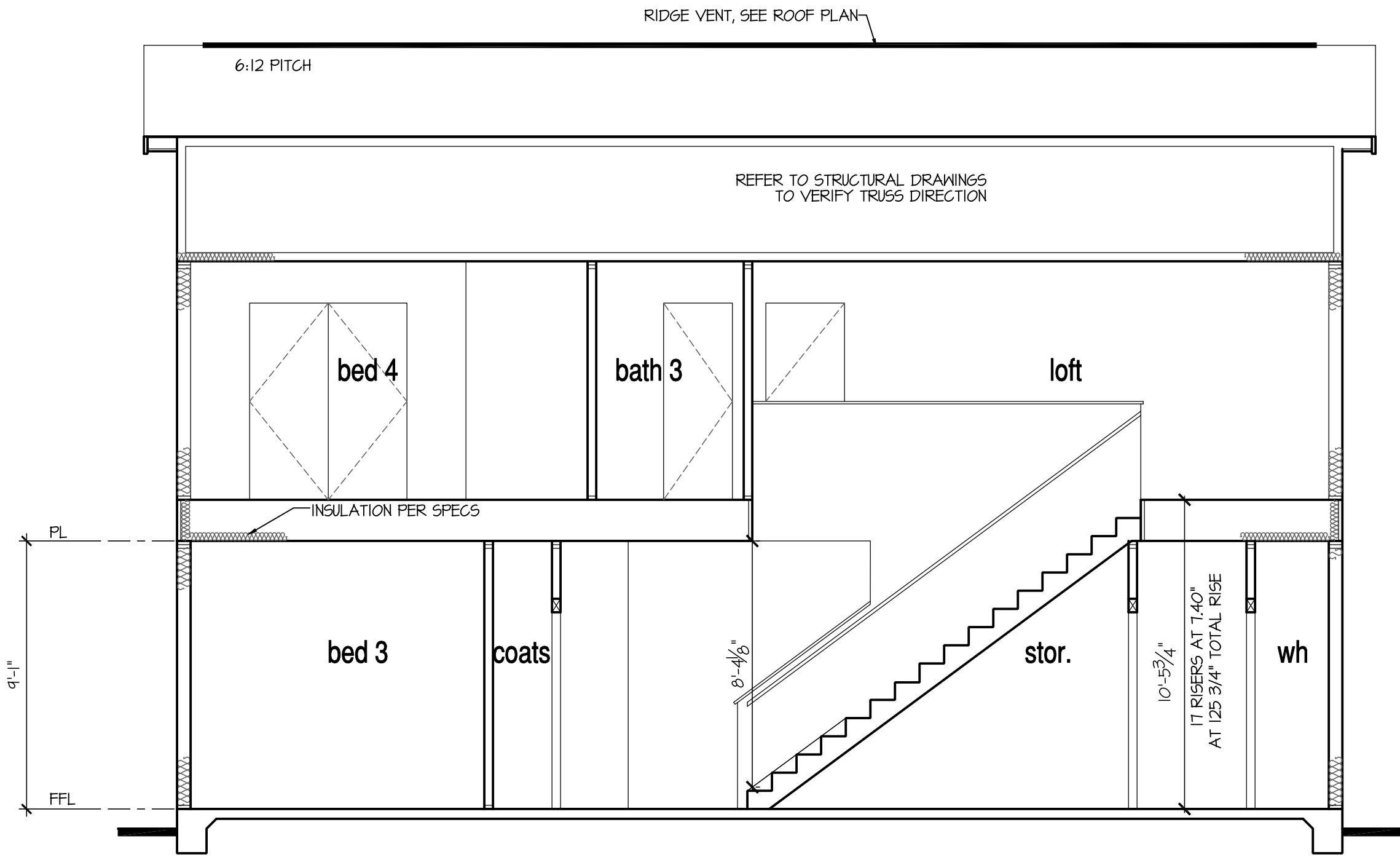
Building Section 1 at 9' Ceiling Option
w/ Opt. Second Floor at Monolithic Slab

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

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
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- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
- EXTERIOR WALLS:
- CEILING WITH ATTIC ABOVE:
- FLOOR OVER GARAGE:
- ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.



Building Section 2 at 9' Ceiling Option
w/ Opt. Second Floor at Monolithic Slab

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

NO:	DATE:	REVISION:
1	11/2/24	-

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.



PROJECT TITLE:

40' Series
Azalea
'D400'

Easton - MD
North Region

PROJECT NO: GMD-GA16082

SHEET TITLE:

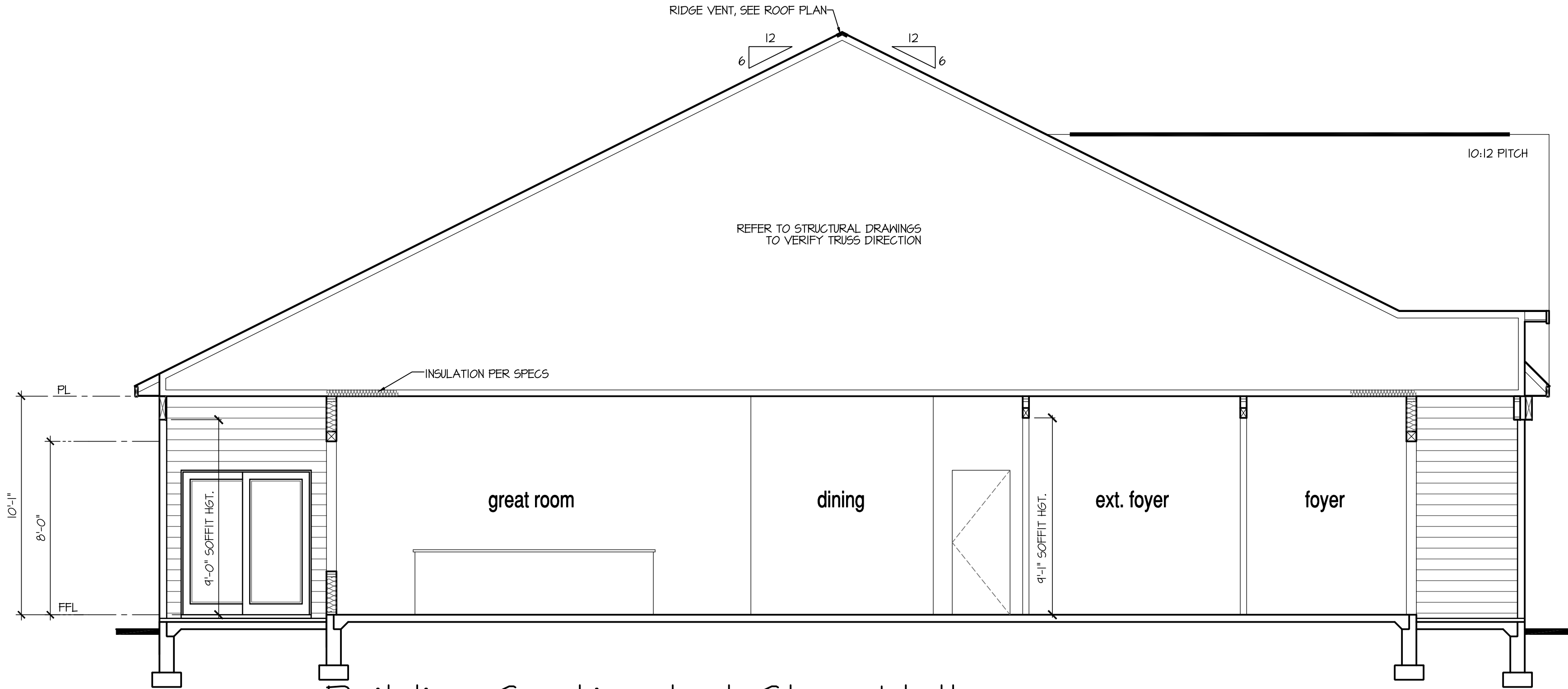
MONOLITHIC SLAB
BUILDING SECTIONS
W/ OPT. SECOND FLOOR

PRINT DATE:

November 28, 2017

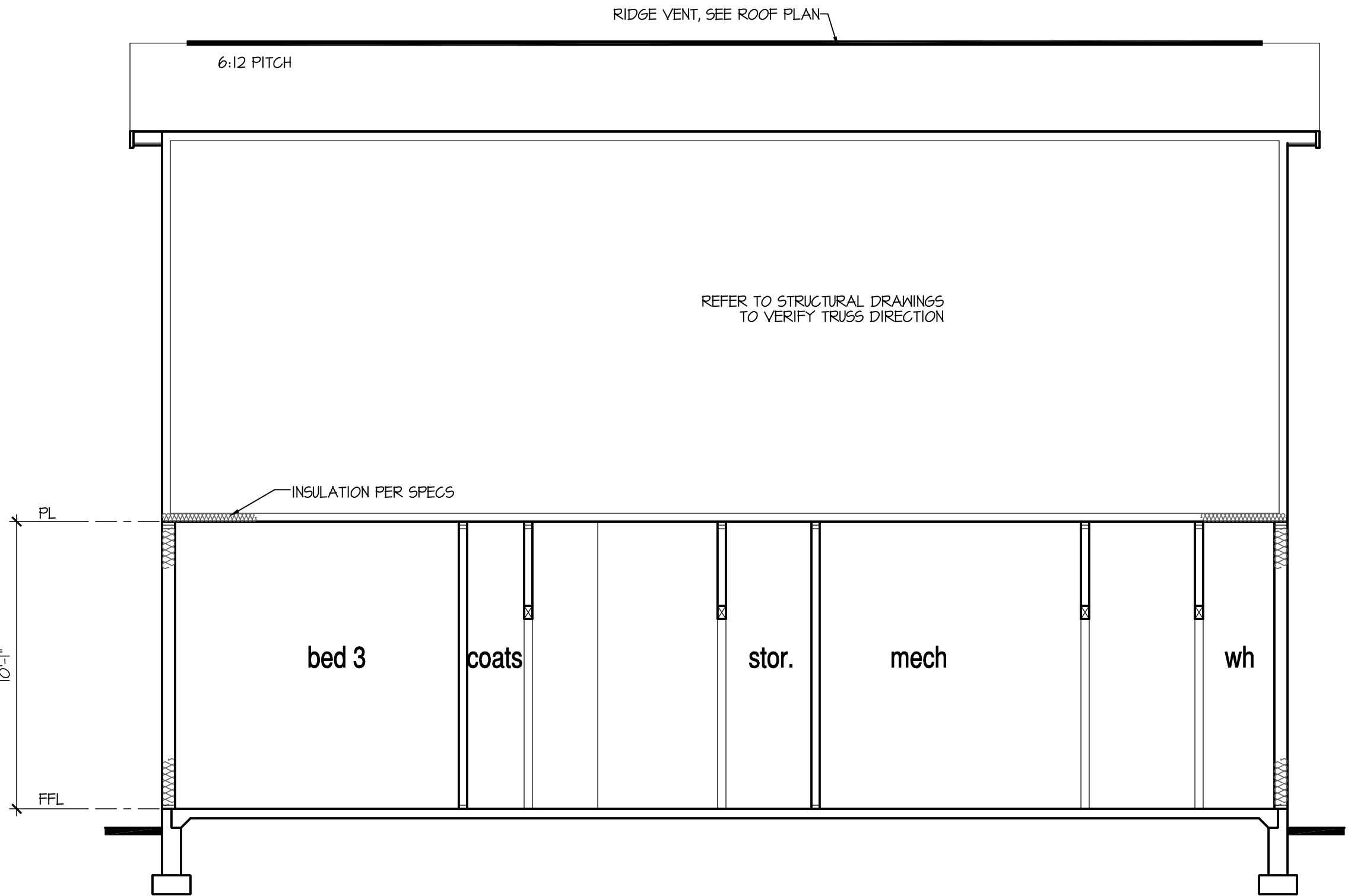
SHEET NO:

8.2 MS



Building Section 1 at Stem Wall

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



Building Section 2 at Stem Wall

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

NOTES:

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- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.

D·R·HORTON
America's Builder

NO:	DATE:	REVISION:
	11.12.24	-

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

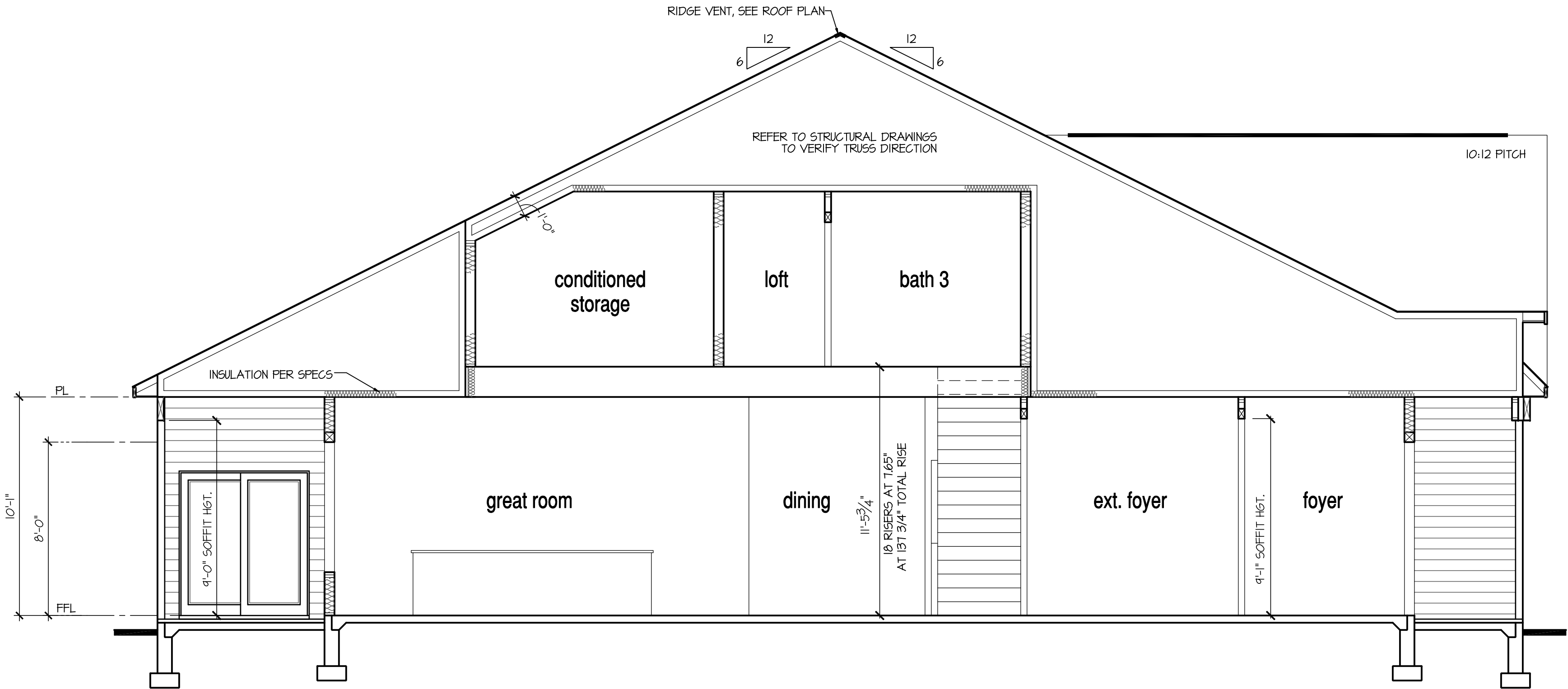
**Easton - MD
North Region**

PROJECT NO: GMD-6A16082

SHEET TITLE:
**STEM WALL
BUILDING SECTIONS**

PRINT DATE:
November 28, 2017

SHEET NO:
8 SW



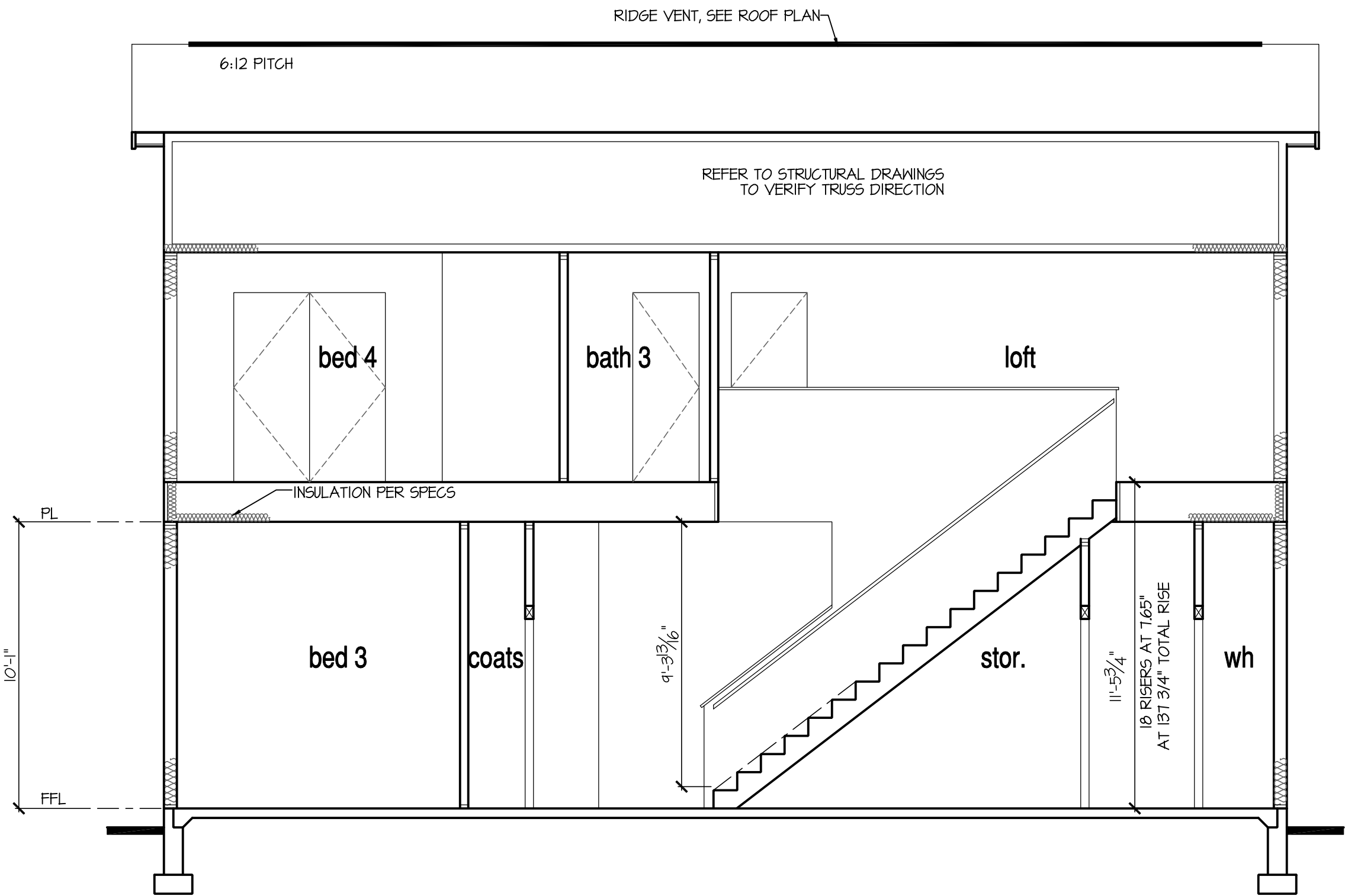
Building Section 1
w/ Opt. Second Floor at Stem Wall

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NOTES:

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- EXTERIOR WALLS:
- CEILING WITH ATTIC ABOVE:
- FLOOR OVER GARAGE:
- ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

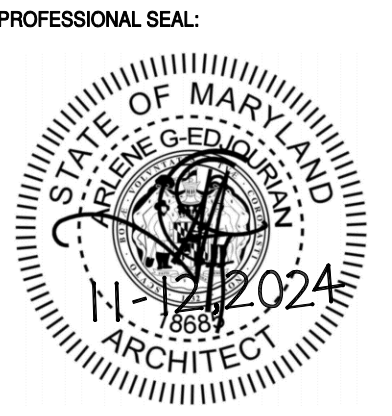


Building Section 2
w/ Opt. Second Floor at Stem Wall

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO:	DATE:	REVISION:
1	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.



PROJECT TITLE:
**40' Series
Azalea
'D400'**

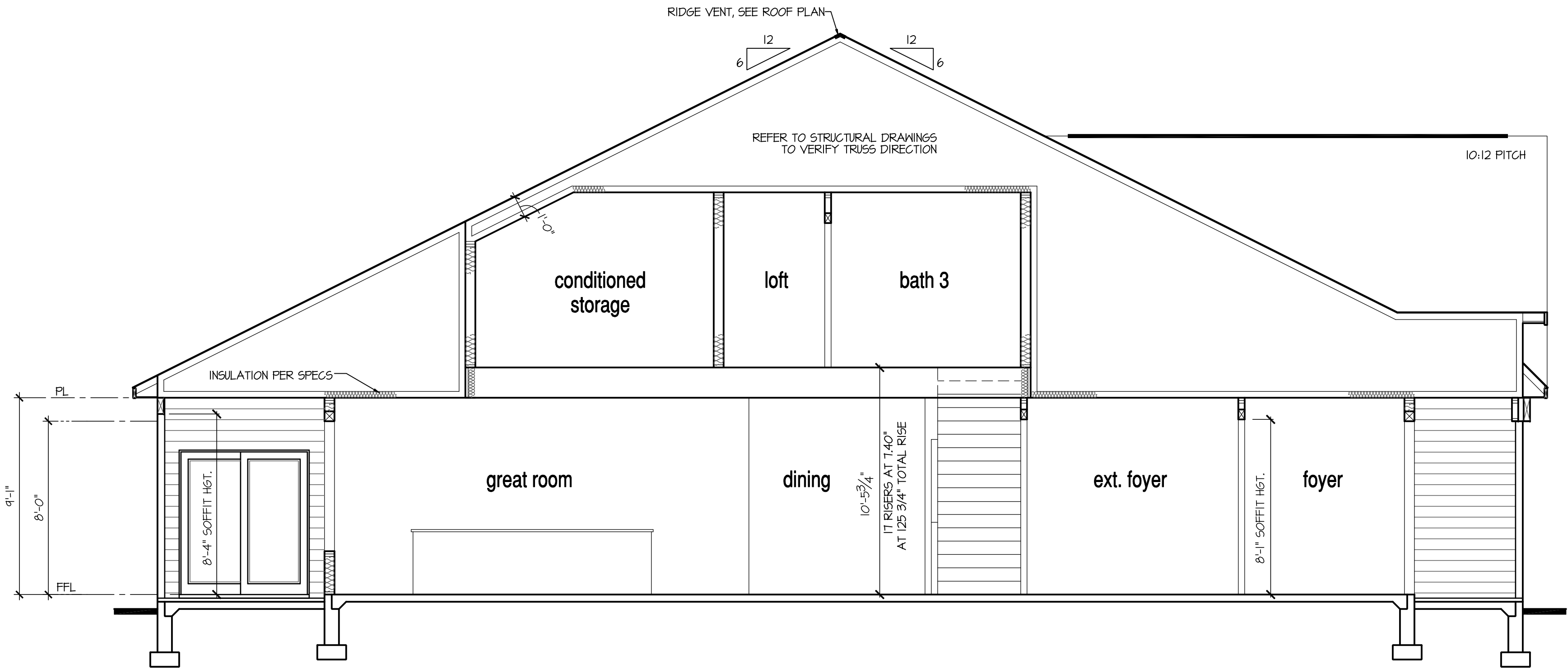
**Easton - MD
North Region**

PROJECT NO: GMD-6A16082

SHEET TITLE:
**STEM WALL
BUILDING SECTIONS
W/ OPT. SECOND FLOOR**

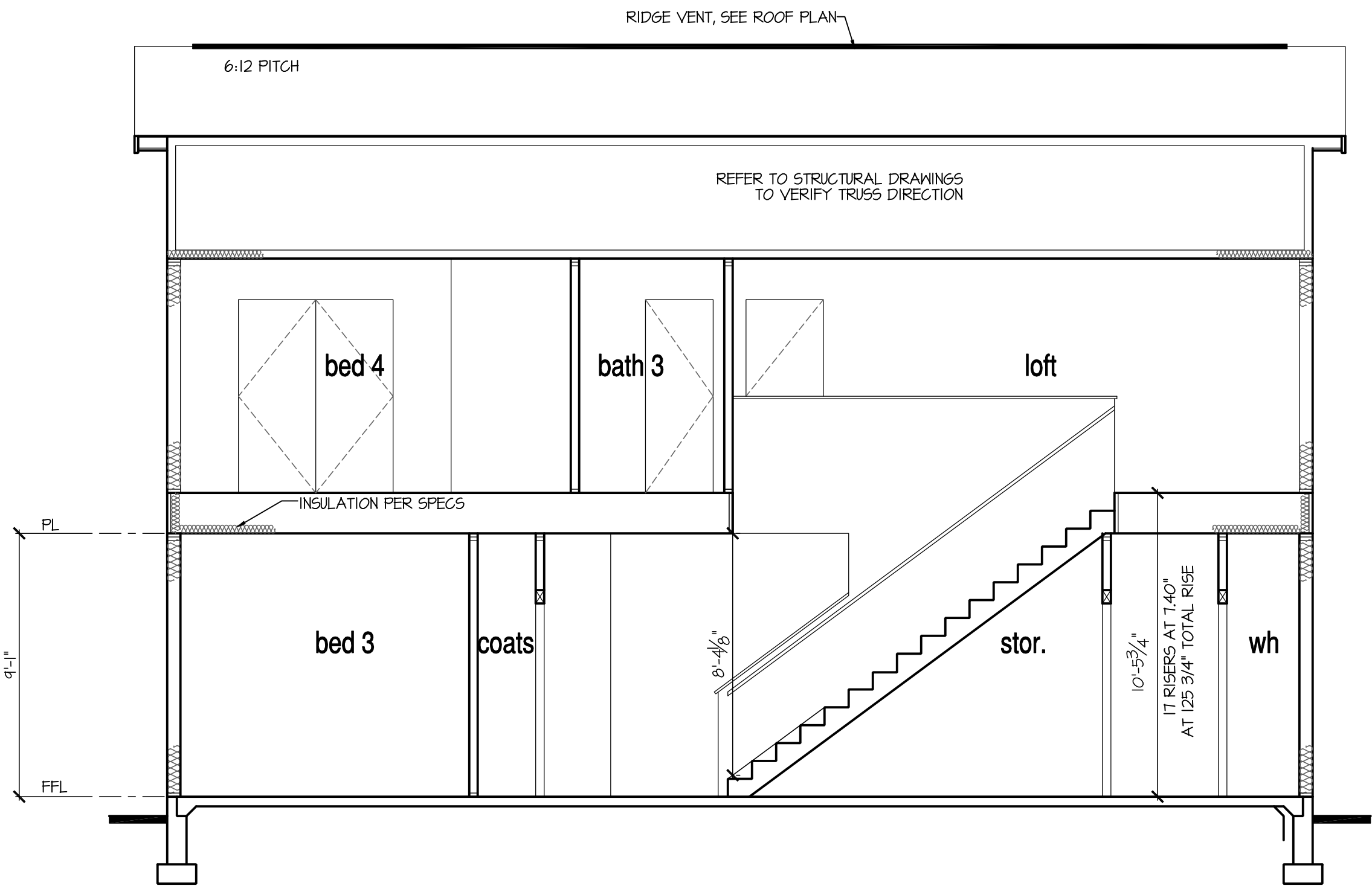
PRINT DATE:
November 28, 2017

SHEET NO:
8.1 SW



Building Section 1 at 9' Ceiling Option
w/ Opt. Second Floor at Stem Wall

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



Building Section 2 at 9' Ceiling Option
w/ Opt. Second Floor at Stem Wall

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

NOTES:
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- INSULATION:
EXTERIOR WALLS:
CEILING WITH ATTIC ABOVE:
FLOOR OVER GARAGE:
ATTIC KNEEWALL:
PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.

NO:	DATE:	REVISION:
1	11.12.24	-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2026.



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

PROJECT NO: GMD-6A16082

SHEET TITLE:

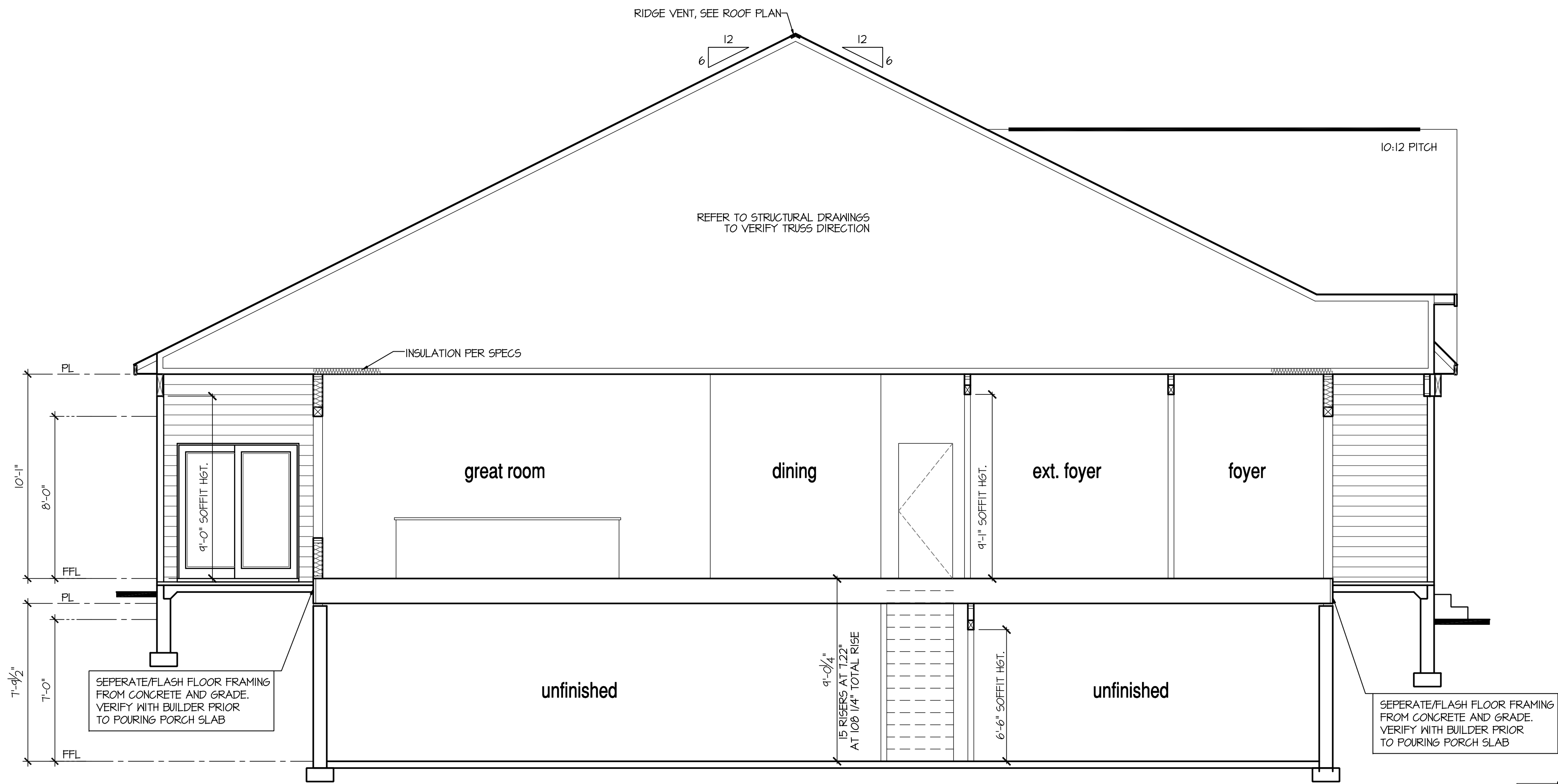
**STEM WALL
BUILDING SECTIONS
W/ OPT. SECOND FLOOR**

PRINT DATE:

November 28, 2017

SHEET NO:

8.2 SW



Building Section 1 at Opt. Basement

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

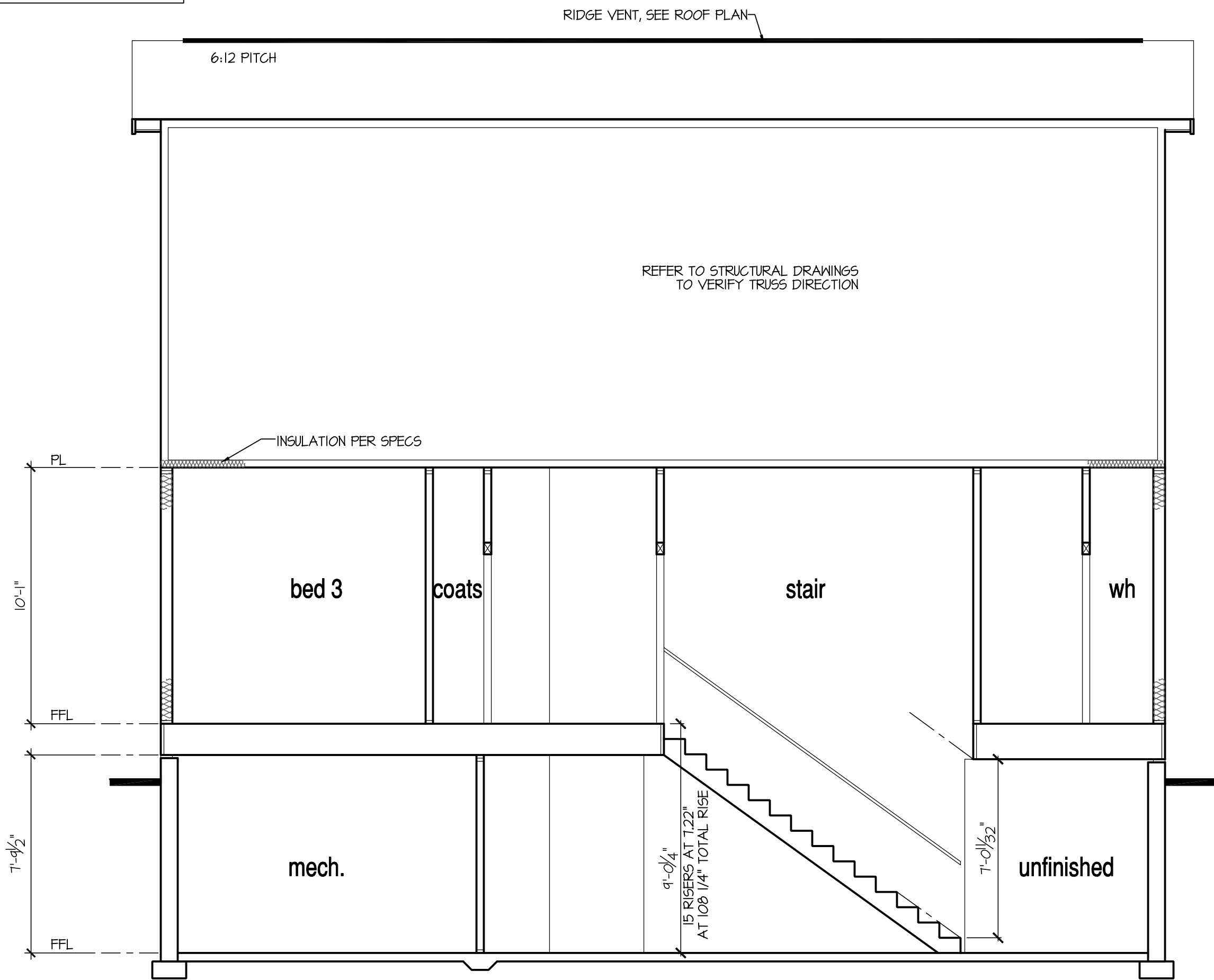
7'-9 1/2" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 12.2" = 108 1/4" TOTAL
RISE VERIFY

NOTES:

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- INSULATION:
- EXTERIOR WALLS:
- CEILING WITH ATTIC ABOVE:
- FLOOR OVER GARAGE:
- ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.



Building Section 2 at Opt. Basement

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

NO:	DATE:	REVISION:
11J224		-

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

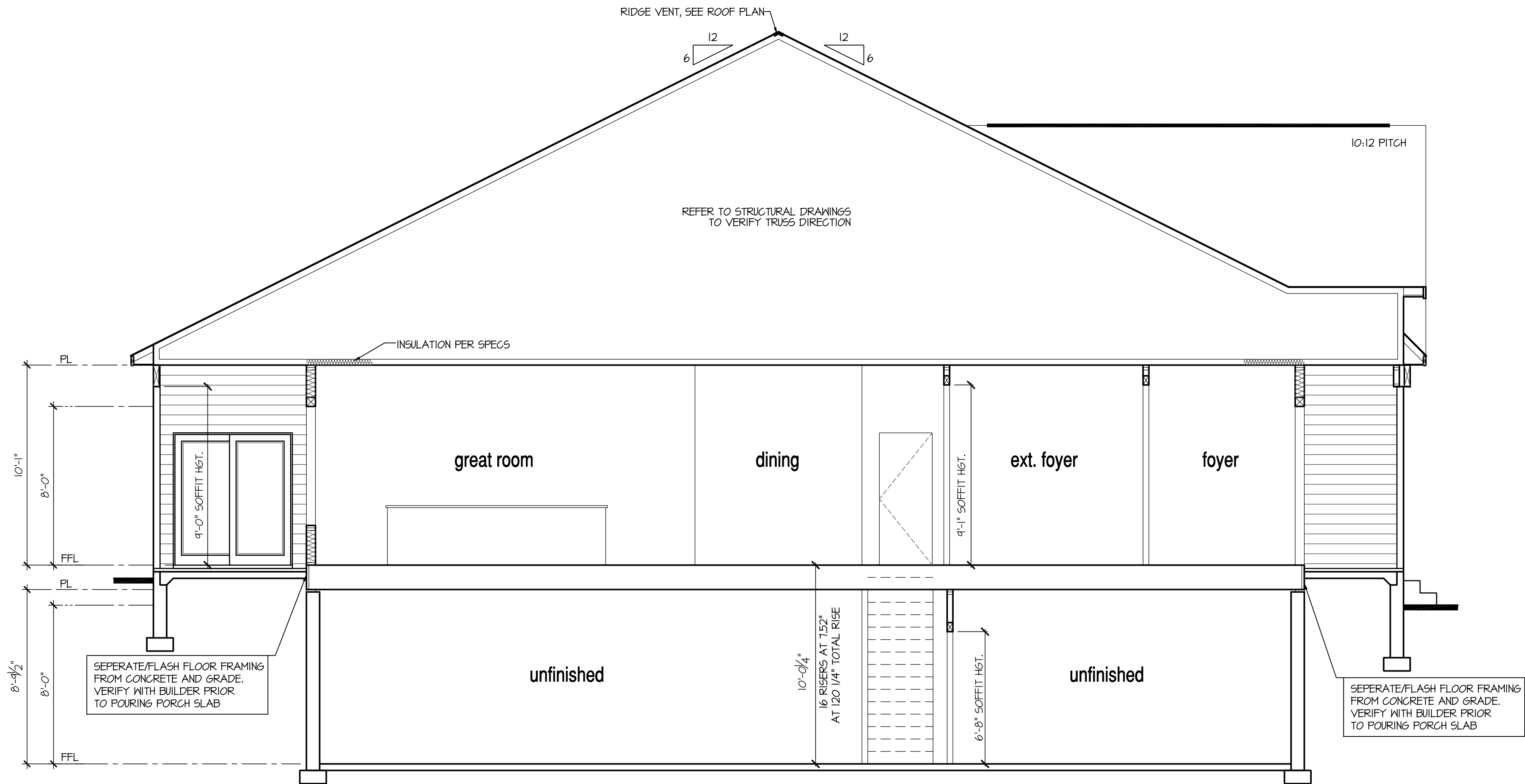
PROJECT NO: GMD-6A16082

SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:
November 28, 2017

SHEET NO:

8 BS



Building Section 1 at Opt. 9' Basement

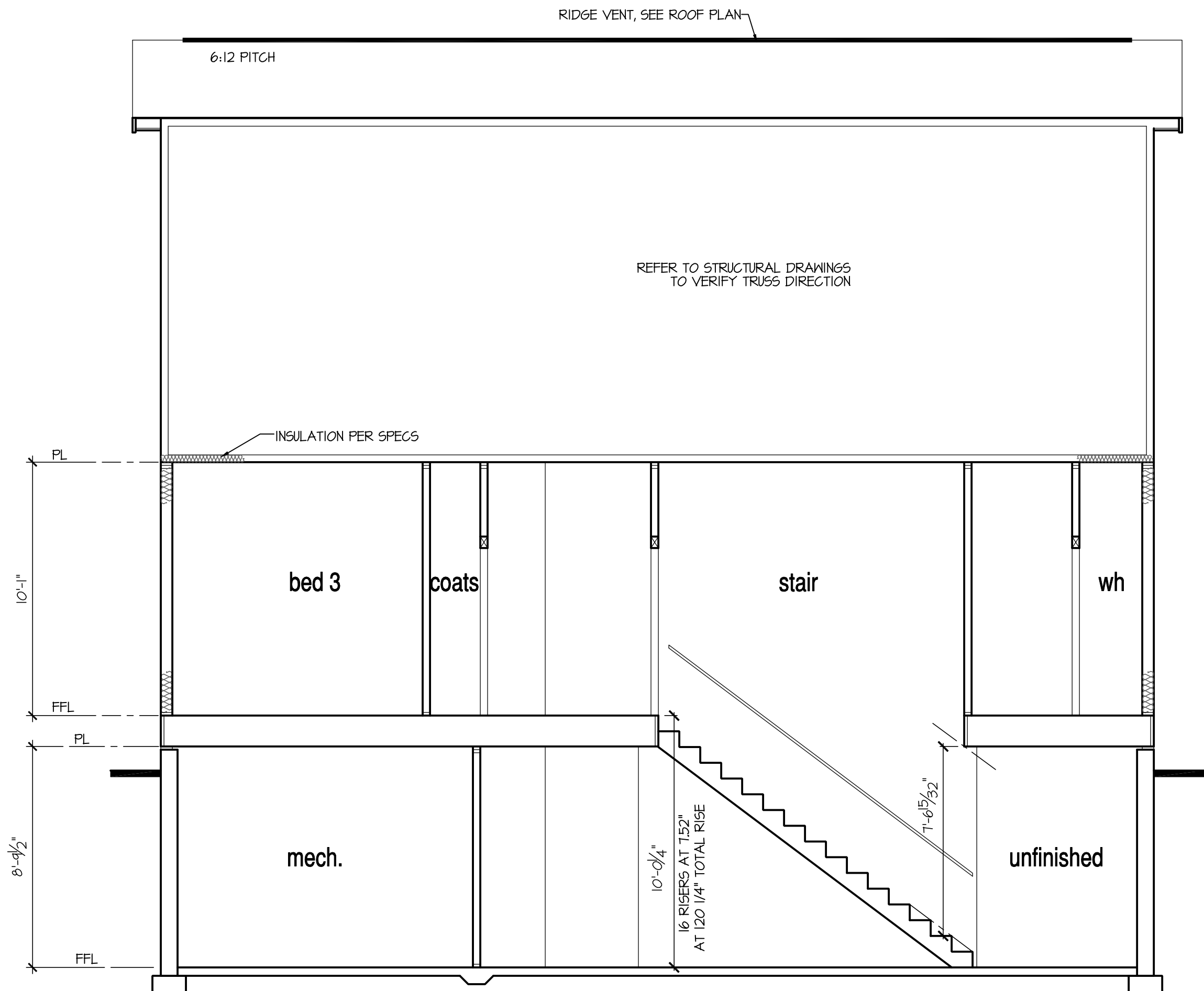
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 152" = 120 1/4" TOTAL RISE VERIFY

NOTES:

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- EXTERIOR WALLS:
- CEILING WITH ATTIC ABOVE:
- FLOOR OVER GARAGE:
- ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.



Building Section 2 at Opt. 9' Basement

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

D·R·HORTON
America's Builder

NO:	DATE:	REVISION:
1	11.12.24	-

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Azalea
'D400'**

**Easton - MD
North Region**

PROJECT NO: GMD-GA16082

SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:
November 28, 2017

SHEET NO:
8.1 BS

NO:	DATE:	REVISION:
△	11.12.24	-

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Azalea
'D400'

Easton - MD
North Region

PROJECT NO: GMD-6A16082

SHEET TITLE:
BASEMENT
BUILDING SECTIONS
W/ WALK OUT CONDITION

PRINT DATE:
November 28, 2017

SHEET NO:
8.2 BS

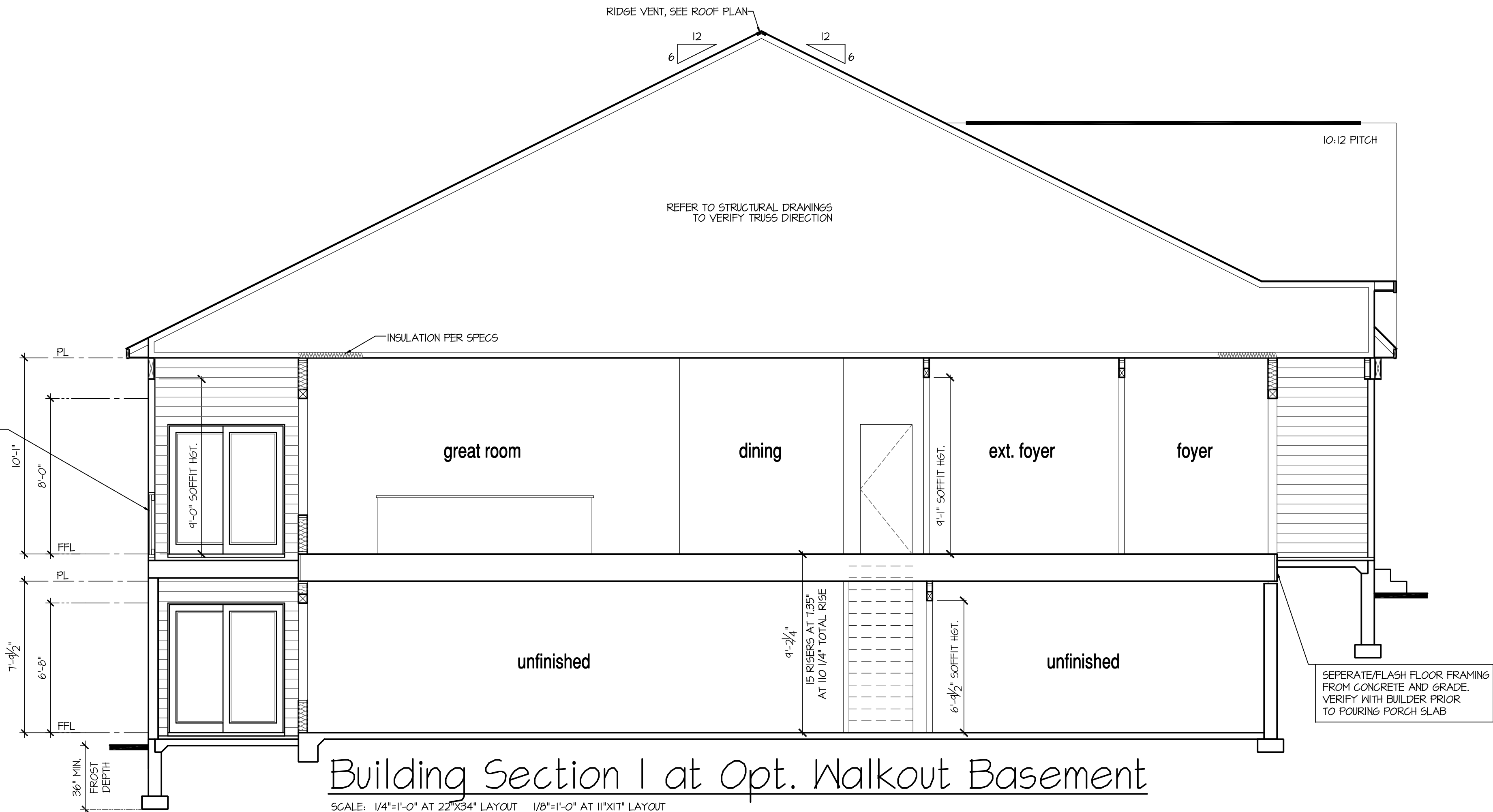
7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

NOTES:

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- FLOOR OVER GARAGE:
- ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

PROVIDE GUARDRAIL PER
IRC R312.1.3, GUARDRAILS
TO BE SPACED SO THAT A
4" SPHERE IN DIA. CANNOT
PASS THROUGH



Building Section I at Opt. Walkout Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

Bristol

2 bed | 2 bath | 2 car | 1 story | 1,748 sq ft



Elevation A3



Elevation B1



Elevation C3

Bristol - RH

Sussex County - DE

40' SERIES ACTIVE ADULT PLAN # - F401

PLAN 'BRISTOL' SQUARE FOOTAGES			
HEATED SQ. FT.	ELEV 'A'	ELEV 'B'	ELEV 'C'
1st FLOOR	1748 SF	1748 SF	1748 SF
TOTAL HEATED SQ. FT.	1748 SF	1748 SF	1748 SF
HEATED OPTIONS			
OPT. WALK-UP ATTIC	+653 SF	+653 SF	+653 SF
OPT. REC. ROOM	+687 SF	+687 SF	+687 SF
OPT. BASEMENT BEDROOM 5	+217 SF	+217 SF	+217 SF
OPT. BASEMENT BATH 4	+50 SF	+50 SF	+50 SF
UNHEATED SQ. FT.			
GARAGE	464 SF	464 SF	464 SF
PORCH	32 SF	32 SF	151 SF
REAR COVERED PORCH	140 SF	140 SF	140 SF
UNHEATED OPTIONS			
OPT. EXT. COVERED PORCH	289 SF	289 SF	289 SF
OPT. BASEMENT	1562 SF	1562 SF	1562 SF
OPT. 2' GARAGE EXTENSION	506 SF	506 SF	506 SF
OPT. 3-CAR GARAGE	210 SF	210 SF	210 SF
OPT. UNCONDITIONED STORAGE	361 SF	361 SF	361 SF

PLAN 'BRISTOL' VOLUME OF HEATED AREAS			
VOLUME CU. FT.	ELEV 'A'	ELEV 'B'	ELEV 'C'
1st FLOOR	15872 CF	15872 CF	15872 CF
OPT. WALK-UP ATTIC	5276 CF	5276 CF	5276 CF
OPT. BASEMENT	668 CF	668 CF	668 CF
OPT. REC. ROOM	5496 CF	5496 CF	5496 CF
OPT. BASEMENT BEDROOM 5	1736 CF	1736 CF	1736 CF
OPT. BASEMENT BATH 4	400 CF	400 CF	400 CF

PLAN CHANGES:				GENERAL NOTES:	
DATE:	DESCRIPTION:				
01.02.18	INITIAL PLAN RELEASE	4/28/2023- Add rear porch coach light and switch to match 2018 plan set. 2/28/2024- Change walk up attic option exterior door from 21068 to 2868. 3/5/24- Move flex room light switch to hallway with option door B. 6/5/24- Move location of scuttle door in WIC to work with base house and optional walk-up attic. Delete wall attic access with option walk-up attic. 6/11/24- Change heel height to 1'2". 8/13/24- Move mechanical room light switch to inside of room.		1. WINDOW SIZE/SERIES/MANUFACTURE INFORMATION: M1 3500 SERIES 5H VINYL 2. THE GRADE SHALL FALL A MINIMUM OF 6" (INCHES) IN THE FIRST 10' (FEET), FROM THE STRUCTURE, PER IRC (R401.3)	
03.07.18	CLIENT REVISIONS				
03.30.18	CLIENT REVISIONS				
04.09.18	CLIENT REVISIONS				
06.01.18	CLIENT REVISIONS				
06.15.18	CLIENT REVISIONS				
06.20.18	CLIENT REVISIONS				
09.19.18	ADDED ELEVATIONS 'G', 'H', & 'J'				
08.31.21	CLIENT REVISIONS				
02.28.22	CLIENT REVISIONS				
12.06.22	CLIENT REVISIONS				
01.27.23	CLIENT REVISIONS				
INDEX					
MODEL 'BRISTOL'					
O	TITLE SHEET / COVER SHEET	I C-1	FRONT ELEVATION 'C-1'	4.1 MS	MONOLITHIC SLAB PLAN OPTIONS
O.1	TECHNICAL INFORMATION	I C-1 BS	FRONT ELEVATION 'C-1' W/ OPT. BASEMENT	4.1 SW	STEM WALL SLAB PLAN OPTIONS
O.2-A	QUICK VIEW - 'A'	I C-2	FRONT ELEVATION 'C-2'	4.1 BS	BASEMENT PLAN OPTIONS
O.2-B	QUICK VIEW - 'B'	I C-2 BS	FRONT ELEVATION 'C-2' W/ OPT. BASEMENT	4.2 BS	BASEMENT PLAN OPTIONS
O.2-C	QUICK VIEW - 'C'	I C-3	FRONT ELEVATION 'C-3'	4.3 BS	BASEMENT PLAN OPTIONS
		I C-3 BS	FRONT ELEVATION 'C-3' W/ OPT. BASEMENT		
I A-1	FRONT ELEVATION 'A-1'	I C-4	FRONT ELEVATION 'C-4'	5.1	1ST FLOOR PLAN OPTIONS
I A-1 BS	FRONT ELEVATION 'A-1' W/ OPT. BASEMENT	I C-4 BS	FRONT ELEVATION 'C-4' W/ OPT. BASEMENT	5.2	2ND FLOOR PLAN OPTIONS
I A-2	FRONT ELEVATION 'A-2'	I C-5	FRONT ELEVATION 'C-5'	6	BASEMENT UTILITY PLAN
I A-2 BS	FRONT ELEVATION 'A-2' W/ OPT. BASEMENT	I C-5 BS	FRONT ELEVATION 'C-5' W/ OPT. BASEMENT	6.1	BASEMENT UTILITY PLAN OPTIONS
I A-3	FRONT ELEVATION 'A-3'	2 C	ROOF PLAN 'C'	6.2	BASEMENT UTILITY PLAN OPTIONS
I A-3 BS	FRONT ELEVATION 'A-3' W/ OPT. BASEMENT	2.1 C	ROOF PLAN 'C' W/ OPTIONAL WALK-UP ATTIC	6.3	1ST FLOOR UTILITY PLAN
I A-4	FRONT ELEVATION 'A-4'	3 C	SIDE AND REAR ELEVATIONS 'C'	6.4	1ST FLOOR UTILITY PLAN OPTIONS
I A-4 BS	FRONT ELEVATION 'A-4' W/ OPT. BASEMENT	3 C-BS	SIDE AND REAR ELEVATIONS 'C' W/ OPT. BASEMENT	6.5	2ND FLOOR UTILITY PLAN OPTIONS
I A-5	FRONT ELEVATION 'A-5'	4 MS C	MONOLITHIC SLAB PLAN 'C'		
I A-5 BS	FRONT ELEVATION 'A-5' W/ OPT. BASEMENT	4 SW C	STEM WALL PLAN 'C'	7 MS	MONOLITHIC SLAB BUILDING SECTIONS
2 A	ROOF PLAN 'A'	4 BS C	BASEMENT PLAN 'C'	7.1 MS	MONOLITHIC SLAB BUILDING SECTIONS W/ OPT. 2ND FLOOR
2.1 A	ROOF PLAN 'A' W/ OPTIONAL WALK-UP ATTIC	5 C	1ST FLOOR PLAN 'C'	7 SW	STEM WALL BUILDING SECTIONS
3 A	SIDE AND REAR ELEVATIONS 'A'			7.1 SW	STEM WALL BUILDING SECTIONS W/ OPT. 2ND FLOOR
3 A-BS	SIDE AND REAR ELEVATIONS 'A' W/ OPT. BASEMENT	3.1	PORCH OPT. ELEVATIONS	7 BS	BASEMENT BUILDING SECTIONS
4 MS A	MONOLITHIC SLAB PLAN 'A'	3.2	PORCH OPT. ELEVATIONS W/ OPT. 2ND FLOOR	7.1 BS	BASEMENT BUILDING SECTIONS AT OPT. 9'-0" BSMT
4 SW A	STEM WALL PLAN 'A'	3.3	FRONT/REAR ELEVATIONS W/ OPT. 2ND FLOOR	7.2 BS	BASEMENT BUILDING SECTIONS W/ OPT. WALK-OUT CONDITIONS
4 BS A	BASEMENT PLAN 'A'	3.4-A	SIDE ELEVATIONS 'A' W/ OPT. WALK-UP ATTIC		
5 A	1ST FLOOR PLAN 'A'	3.4.1-A	SIDE ELEV. 'A' W/ OPT. UNCONDITIONED STORAGE	108	ARCHITECTURAL SHEETS
		3.4-B	SIDE ELEVATIONS 'B' W/ OPT. WALK-UP ATTIC		
I B-1	FRONT ELEVATION 'B-1'	3.4.1-B	SIDE ELEV. 'B' W/ OPT. UNCONDITIONED STORAGE		
I B-1 BS	FRONT ELEVATION 'B-1' W/ OPT. BASEMENT	3.4-C	SIDE ELEVATIONS 'C' W/ OPT. WALK-UP ATTIC		
I B-2	FRONT ELEVATION 'B-2'	3.4.1-C	SIDE ELEV. 'C' W/ OPT. UNCONDITIONED STORAGE		
I B-2 BS	FRONT ELEVATION 'B-2' W/ OPT. BASEMENT	3.5	PORCH OPT. ELEVATIONS W/ OPT. BASEMENT		
I B-3	FRONT ELEVATION 'B-3'	3.6	SIDE/REAR ELEV W/ OPT. WALK-OUT BASEMENT		
I B-3 BS	FRONT ELEVATION 'B-3' W/ OPT. BASEMENT	3.7 A-1	ELEVATION 'A-1' W/ OPT. 3RD CAR GARAGE		
I B-4	FRONT ELEVATION 'B-4'	3.7 A-2	ELEVATION 'A-2' W/ OPT. 3RD CAR GARAGE		
I B-4 BS	FRONT ELEVATION 'B-4' W/ OPT. BASEMENT	3.7 A-3	ELEVATION 'A-3' W/ OPT. 3RD CAR GARAGE		
I B-5	FRONT ELEVATION 'B-5'	3.7 A-4	ELEVATION 'A-4' W/ OPT. 3RD CAR GARAGE		
I B-5 BS	FRONT ELEVATION 'B-5' W/ OPT. BASEMENT	3.7 A-5	ELEVATION 'A-5' W/ OPT. 3RD CAR GARAGE		
2 B	ROOF PLAN 'B'	3.7 B-1	ELEVATION 'B-1' W/ OPT. 3RD CAR GARAGE		
2.1 B	ROOF PLAN 'B' W/ OPTIONAL WALK-UP ATTIC	3.7 B-2	ELEVATION 'B-2' W/ OPT. 3RD CAR GARAGE		
3 B	SIDE AND REAR ELEVATIONS 'B'	3.7 B-3	ELEVATION 'B-3' W/ OPT. 3RD CAR GARAGE		
3 B-BS	SIDE AND REAR ELEVATIONS 'B' W/ OPT. BASEMENT	3.7 B-4	ELEVATION 'B-4' W/ OPT. 3RD CAR GARAGE		
4 MS B	MONOLITHIC SLAB PLAN 'B'	3.7 B-5	ELEVATION 'B-5' W/ OPT. 3RD CAR GARAGE		
4 SW B	STEM WALL PLAN 'B'	3.7 C-1	ELEVATION 'C-1' W/ OPT. 3RD CAR GARAGE		
4 BS B	BASEMENT PLAN 'B'	3.7 C-2	ELEVATION 'C-2' W/ OPT. 3RD CAR GARAGE		
5 B	1ST FLOOR PLAN 'B'	3.7 C-3	ELEVATION 'C-3' W/ OPT. 3RD CAR GARAGE		
		3.7 C-4	ELEVATION 'C-4' W/ OPT. 3RD CAR GARAGE		
		3.7 C-5	ELEVATION 'C-5' W/ OPT. 3RD CAR GARAGE		
		3.8	SIDE/ REAR ELEVATIONS AT OPT. AREAWAY		
		3.9	SIDE/ REAR ELEV. AT OPT. ALT. AREAWAY		
		3.10	ELEVATION W/ OPTIONAL TRELLIS		
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.					

THE PROFESSIONAL SERVICES OF THE ARCHITECT UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF D.R. HORTON, INC. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.



NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
TITLE SHEET / COVER SHEET

PRINT DATE:

September 16, 2016

SHEET NO:

0

AVERAGE BUILDING HEIGHT

ELEVATION 'A'	16'-9"
ELEVATION 'B'	16'-9"
ELEVATION 'C'	16'-9"

AT BASEMENT

ELEVATION 'A'	18'-3 1/4"
ELEVATION 'B'	18'-3 1/4"
ELEVATION 'C'	18'-3 1/4"

AT WALK-OUT BASEMENT

ELEVATION 'A'	26'-11 1/4"
ELEVATION 'B'	26'-11 1/4"
ELEVATION 'C'	26'-11 1/4"

ABBREVIATIONS

ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDRY
A/D AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH 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
BLN 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	FED FEDESTAL
CER CERAMIC	FL FLATE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	FR PAIR
CL CLOSET OR CENTER LINE	F.T. PRESSURE TREATED WOOD
CLS CEILING	PVC POLYVINYL CHLORIDE PIPE
CLR CLEAR	PVMT PAVEMENT
CMU CONCRETE MASONRY UNIT	PJA PRE-JIRE
COL COLUMN	PWD FLYWOOD
CONC CONCRETE	R RISER
C CARPET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REQ REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DH DOUBLE HUNG	SF SQUARE FEET
DIM DIMENSION	S.G.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HUNG OR SHELF
DN DOWN	SM SIMILAR
DR DOOR	SL SLOPE / SLIDING
DS DOWNSPOUT	SHP SHELF AND POLE
DN DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	SAS SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TONEL BAR
FAU FORCED AIR UNIT	TEMP TEMPERED (GLASS)
FG FLOOR GAWAGE	T&G TONGAE & GROOVE
F.D. FLOOR DRAIN	T.O.C. TOP OF CURB
FFL FINISH FLOOR LINE	TV TELEVISION
FG FINISHED GRADE	TYP TYPICAL
FLR FLOORING)	UNO. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
F.O.S. FACE OF STUD	V.T.R. VENT THRU ROOF
FTG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WM WINDOW
GAR GARAGE	WH WATER HEATER
GB. GYPSUM BOARD	W WROUGHT IRON
GD GRADE OR GRADING	WC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W WO WITH OR WITHOUT
GFI GROUND FAULT INTERRUPTER	WF WATERPROOFING
GL GLASS OR GLAZING	WM WELDED WIRE MESH
GYP BD GYPSUM BOARD	PL PROPERTY LINE
HD HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	4 AND
HDR HEADER	CL CENTERLINE
HGT HEIGHT	# POUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HWD HARDWOOD	
INT INTERIOR	
JOI JOIST	
JT JOINT	
KIT KITCHEN	

BUILDING CODE COMPLIANCE / PROJECT INFORMATION

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, DELAWARE ADDITION.

2021- INTERNATIONAL RESIDENTIAL CODE (BUILDING)
2018- INTERNATIONAL ENERGY CONSERVATION CODE (BUILDING)
2020- NATIONAL ELECTRICAL CODE

PRODUCT:
SINGLE FAMILY RESIDENCE

OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3

CONSTRUCTION TYPE:
TYPE VB

CONSULTANTS:

GENERAL NOTES DESIGNER: IRC

THESE DOCUMENTS ARE THE PROPERTY OF DR HORTON HOMES AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF DR HORTON HOMES OR GMD DESIGN GROUP.

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 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 IRC SECTION R602.8)

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 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 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 IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.1.8 AND R31.2

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 UNCLEAR WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.



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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A16053

SHEET TITLE:
TECHNICAL INFORMATION

PRINT DATE:

September 16, 2016

SHEET NO:

0.1



Front Elevation 'A-1'

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



Front Elevation 'A-2'

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



Front Elevation 'A-3'

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



Front Elevation 'A-4'

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



Front Elevation 'A-5'

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

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
QUICK VIEW - 'A'

PRINT DATE:
September 16, 2016

SHEET NO:
0.2-A



Front Elevation 'B-1'

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



Front Elevation 'B-2'

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



Front Elevation 'B-3'

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



Front Elevation 'B-4'

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



Front Elevation 'B-5'

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

NO:	DATE:	REVISION:
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PROJECT TITLE:
**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
QUICK VIEW - 'B'

PRINT DATE:
September 16, 2016

SHEET NO:
0.2-B



Front Elevation 'C-1'

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



Front Elevation 'C-2'

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



Front Elevation 'C-3'

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



Front Elevation 'C-4'

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



Front Elevation 'C-5'

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

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PROJECT TITLE:
**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
QUICK VIEW - 'C'

PRINT DATE:
September 16, 2016

SHEET NO:
0.2-C

NO:	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

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Bristol
'F401'

Sussex
County - DE
North Region

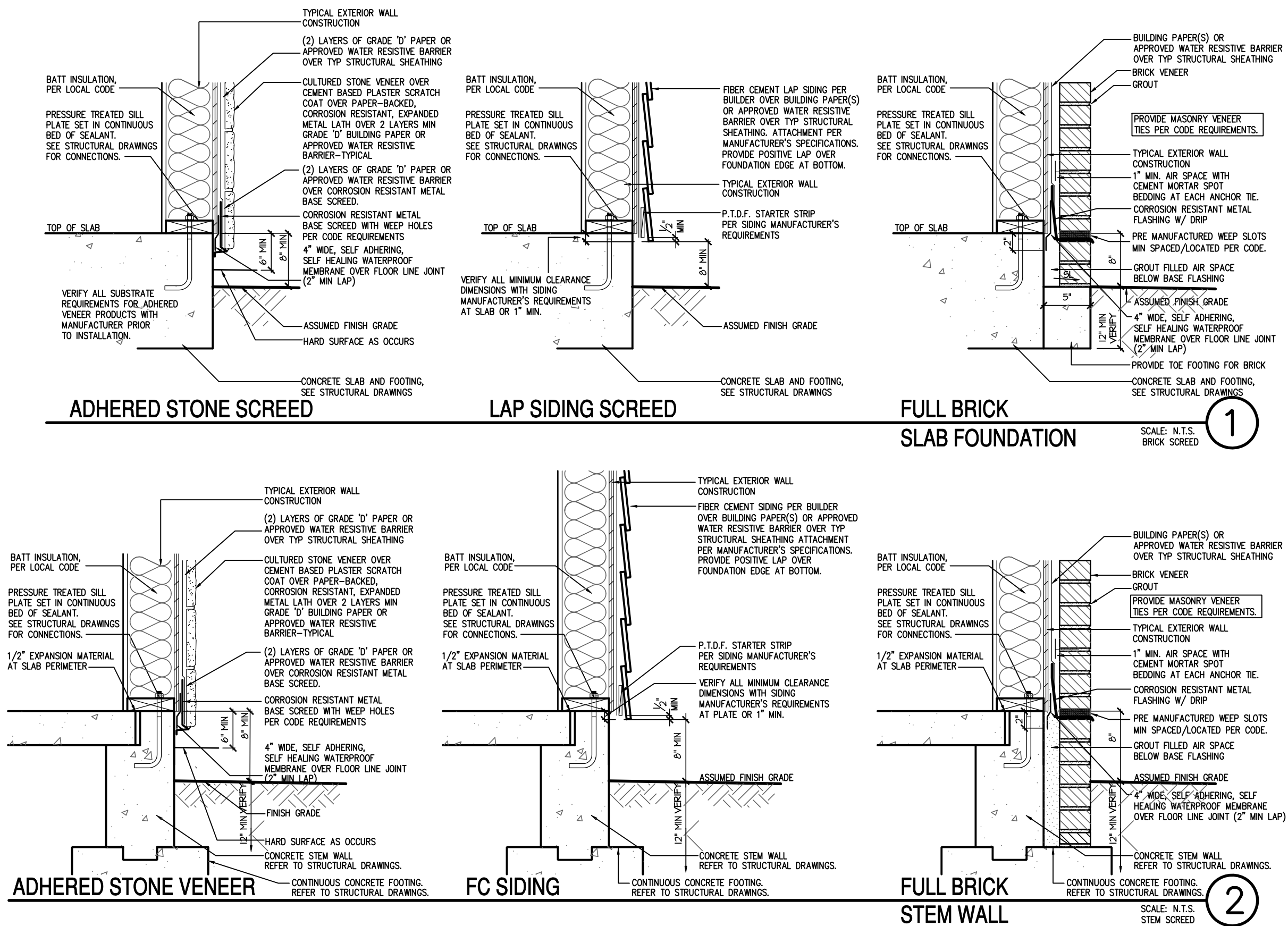
PROJECT NO: GMD-6A16053

SHEET TITLE:
FRONT ELEVATION 'A-1'

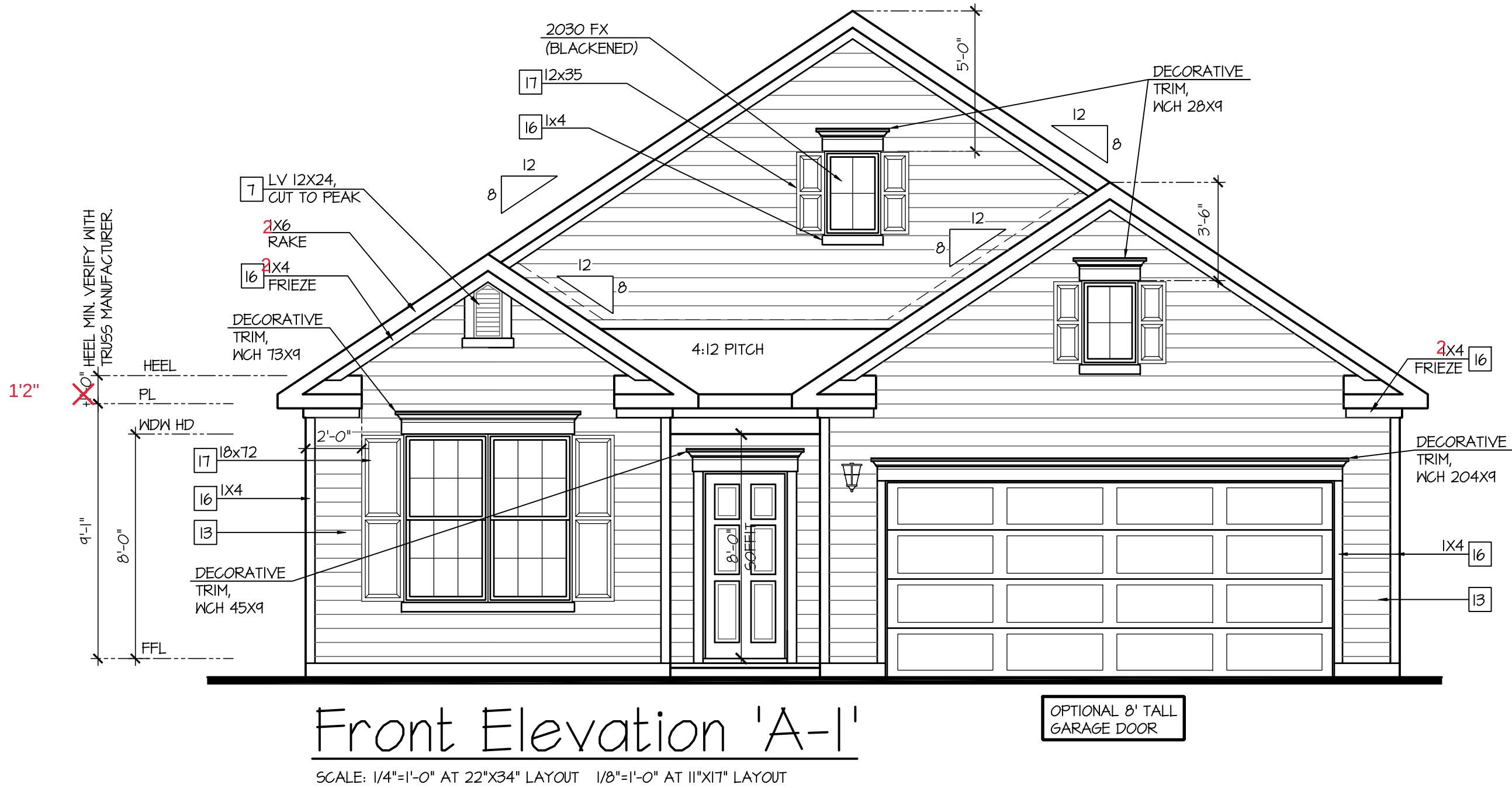
PRINT DATE:
September 16, 2016

SHEET NO:

1A-1



NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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 N/A
TYPICALS:
7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)





NO.:	DATE:	REVISION:
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40' Series
Active Adult
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'F401'

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SHEET NO:
1A-1BS

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

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	N/A

- 7 DECORATIVE 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.

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

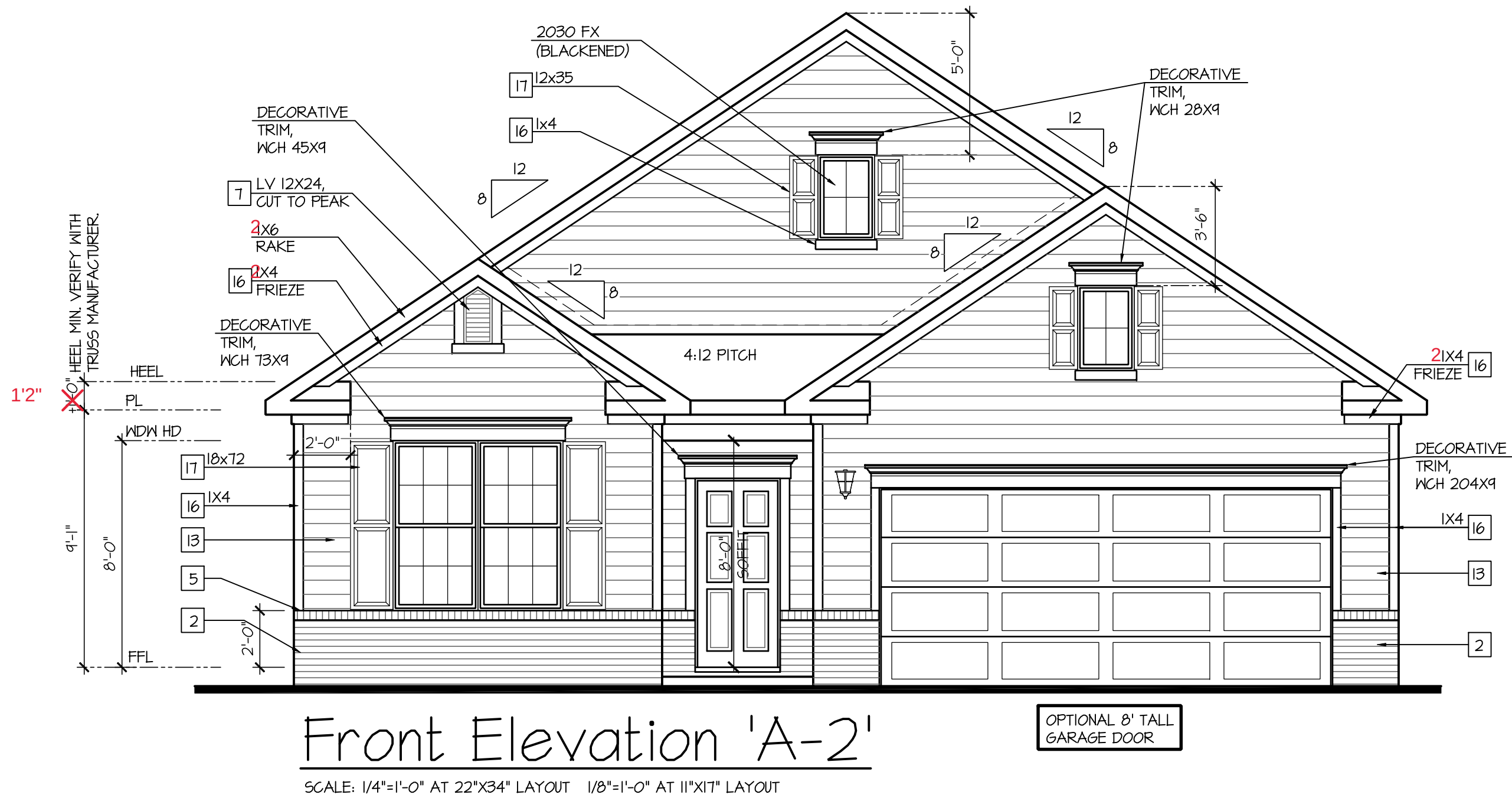
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)







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PROJECT NO: GMD-GA16053

PRINT DATE:
September 16, 2016

1A-2BS

Page 365 of 998

-

NO:	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



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Bristol
'F401'

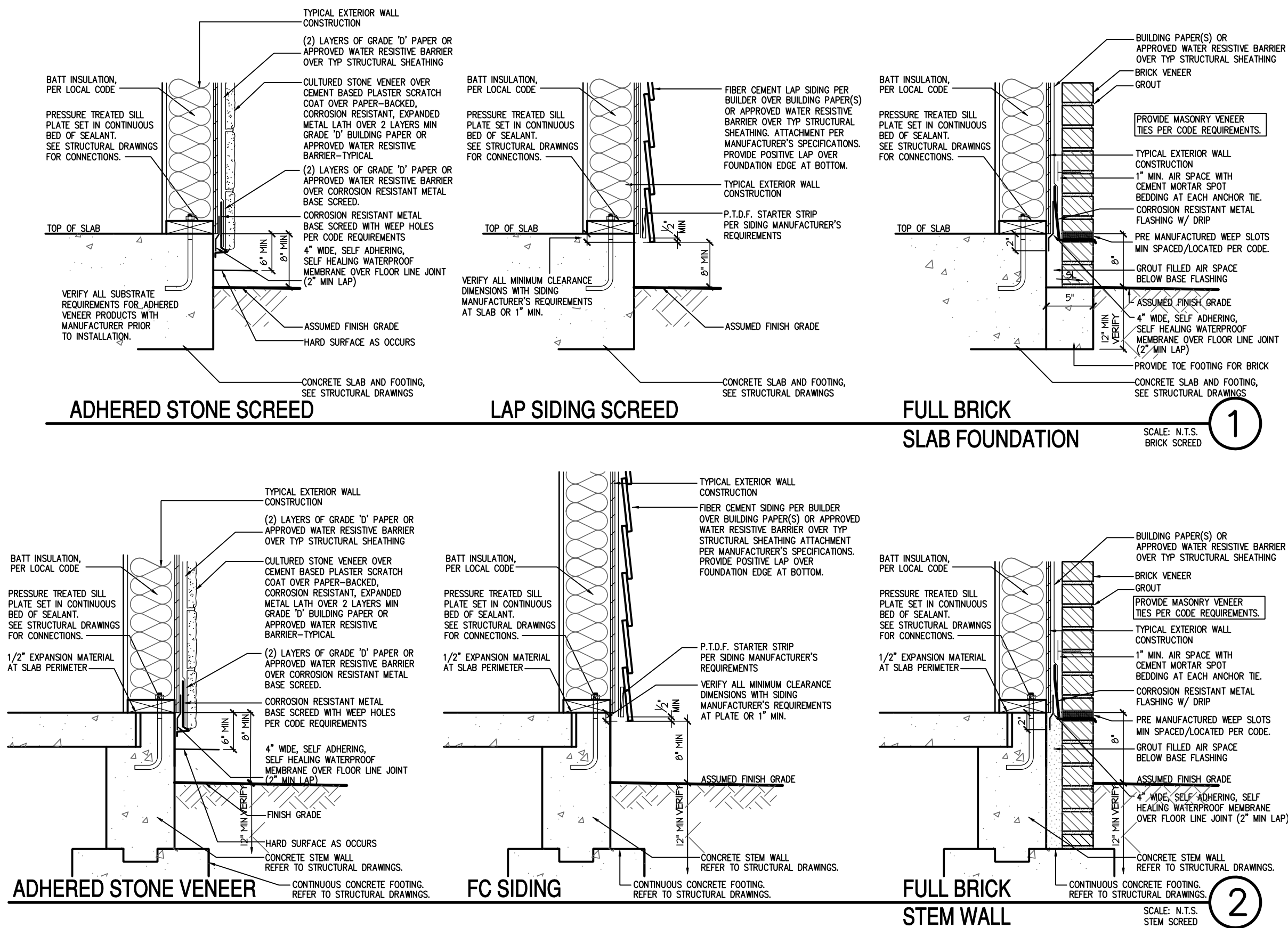
Sussex
County - DE
North Region

PROJECT NO: GMD-6A16053

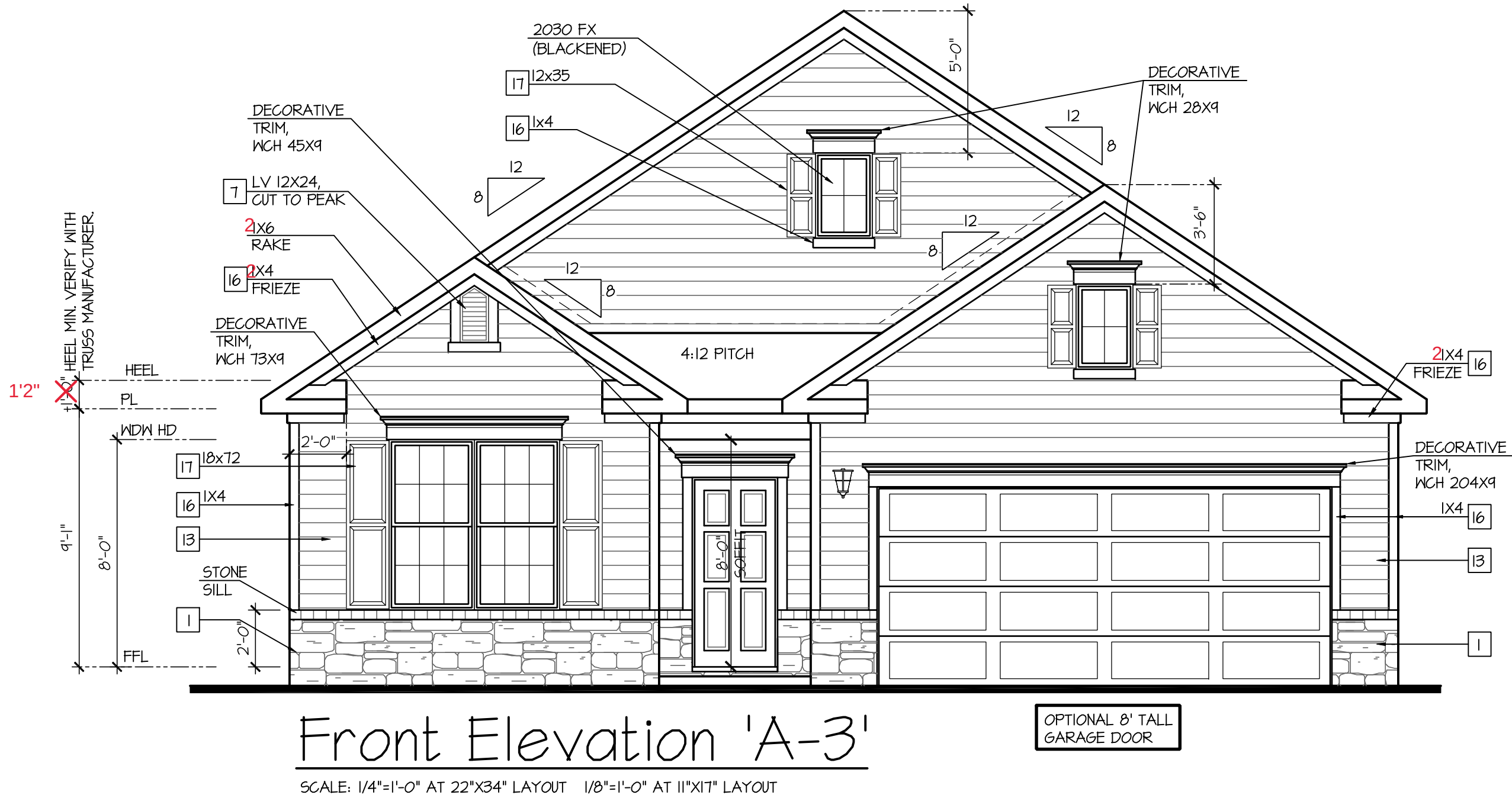
SHEET TITLE:
FRONT ELEVATION 'A-3'

PRINT DATE:
September 16, 2016

SHEET NO:
1A-3



- NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
 - 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 N/A
- TYPICALS:
- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 14 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 15 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 16 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)





NO:	DATE:	REVISION:
	04.10.23	

40' Series
Active Adult
Bristol
'F401'

PROJECT NO: GMD-GA16053

PRINT DATE:
September 16, 2016

1A-3BS

Page 367 of 998

- ## NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - WINDOW HEAD HEIGHTS:
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-
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 - 4] 8" SOLDIER COURSE.
 - 5] ROWLOCK COURSE
 - 6] N/A
- TYPICALS:
- 7] DECORATIVE 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.
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- 12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
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- 16] VINYL TRIM SIZE AS NOTED
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 - 17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NO:	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

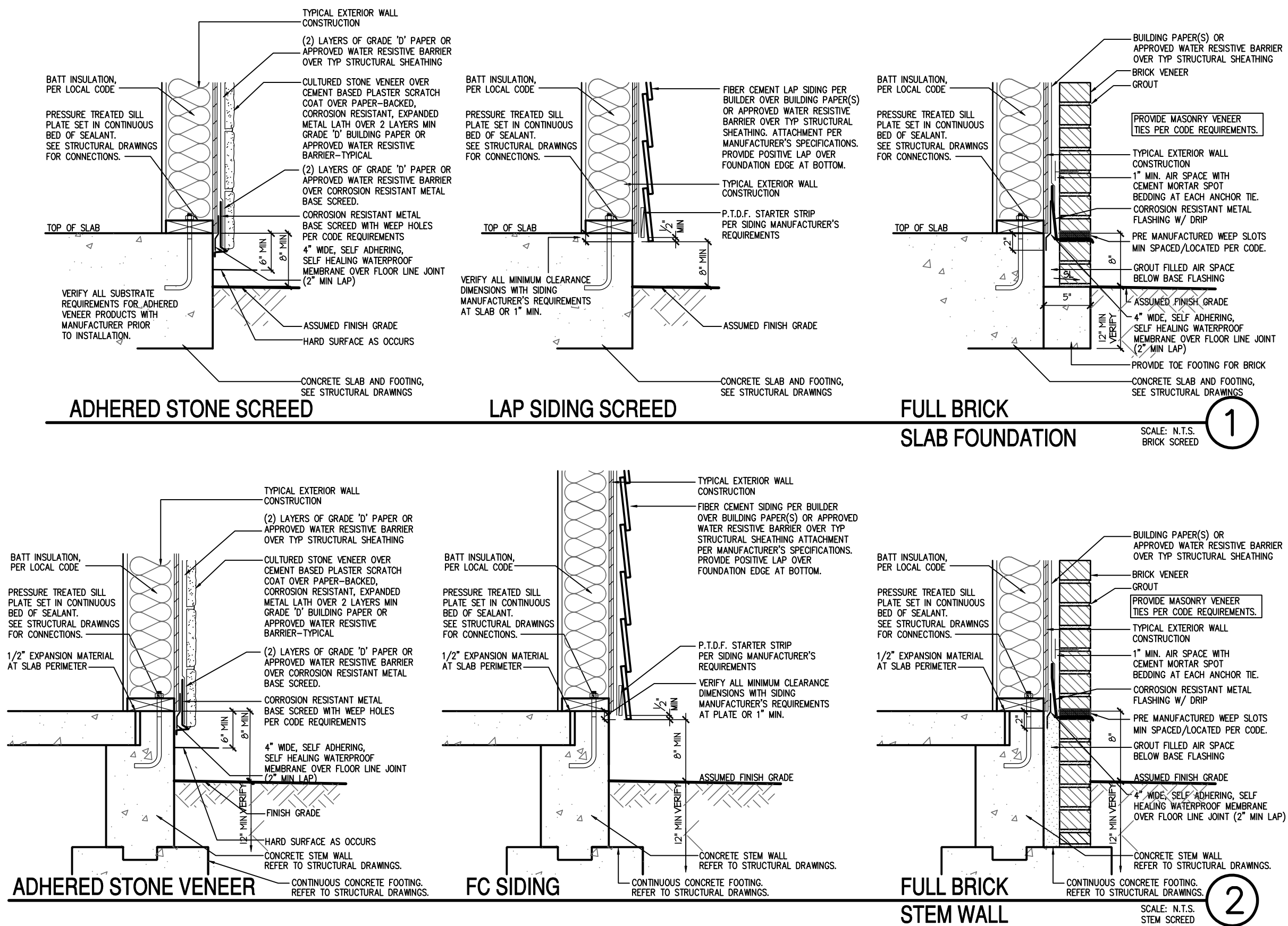
Sussex
County - DE
North Region

PROJECT NO: GMD-6A16053

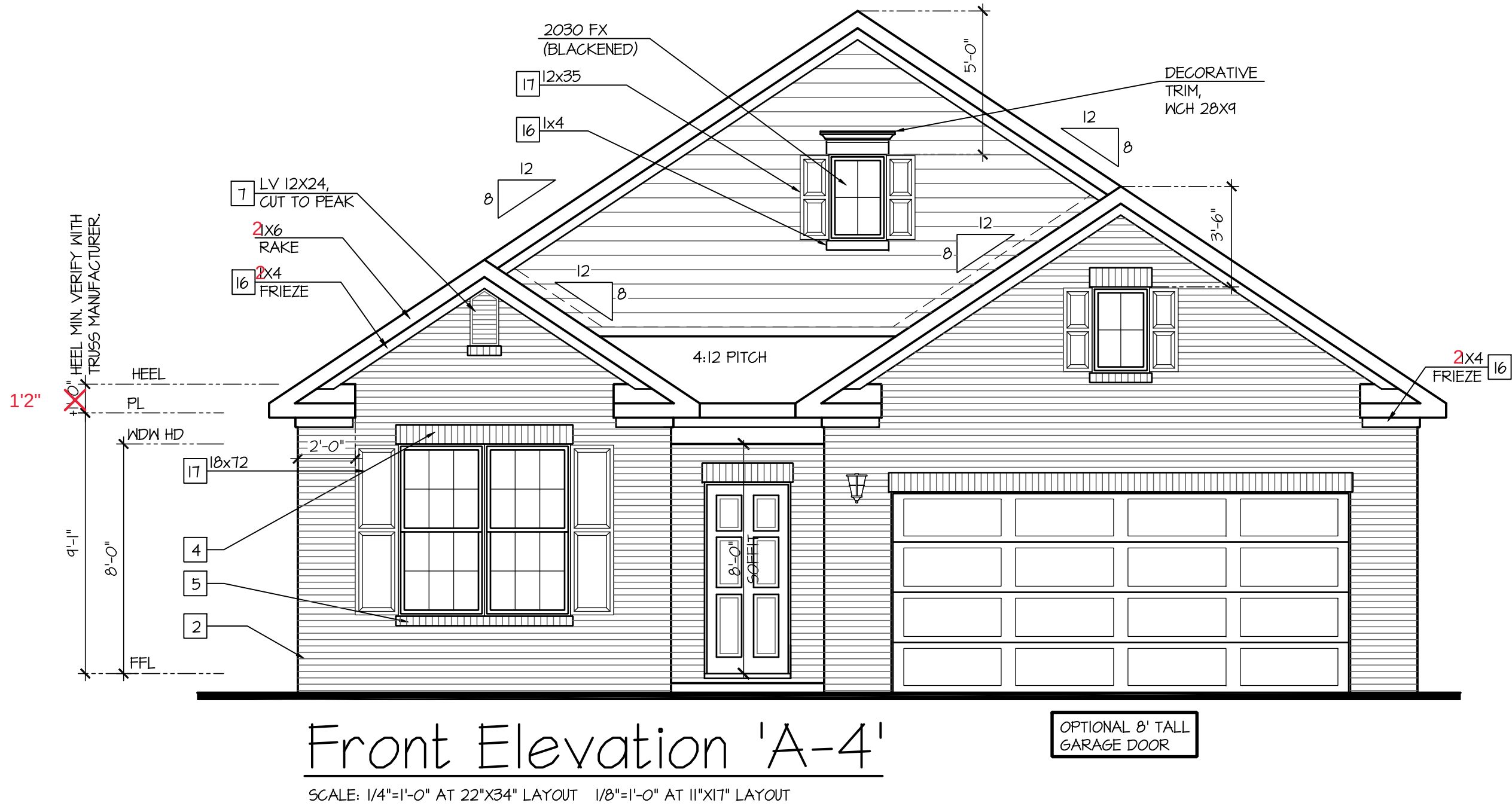
SHEET TITLE:
FRONT ELEVATION 'A-4'

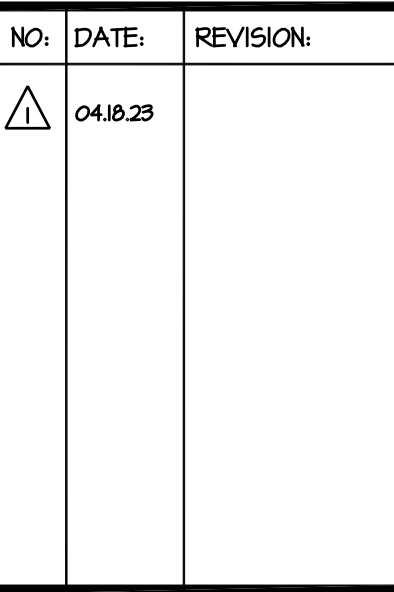
PRINT DATE:
September 16, 2016

SHEET NO:
1A-4



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MASONRY:	
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Sussex County - DE North Region

SHEET NO:
1A-4BS

NO:	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

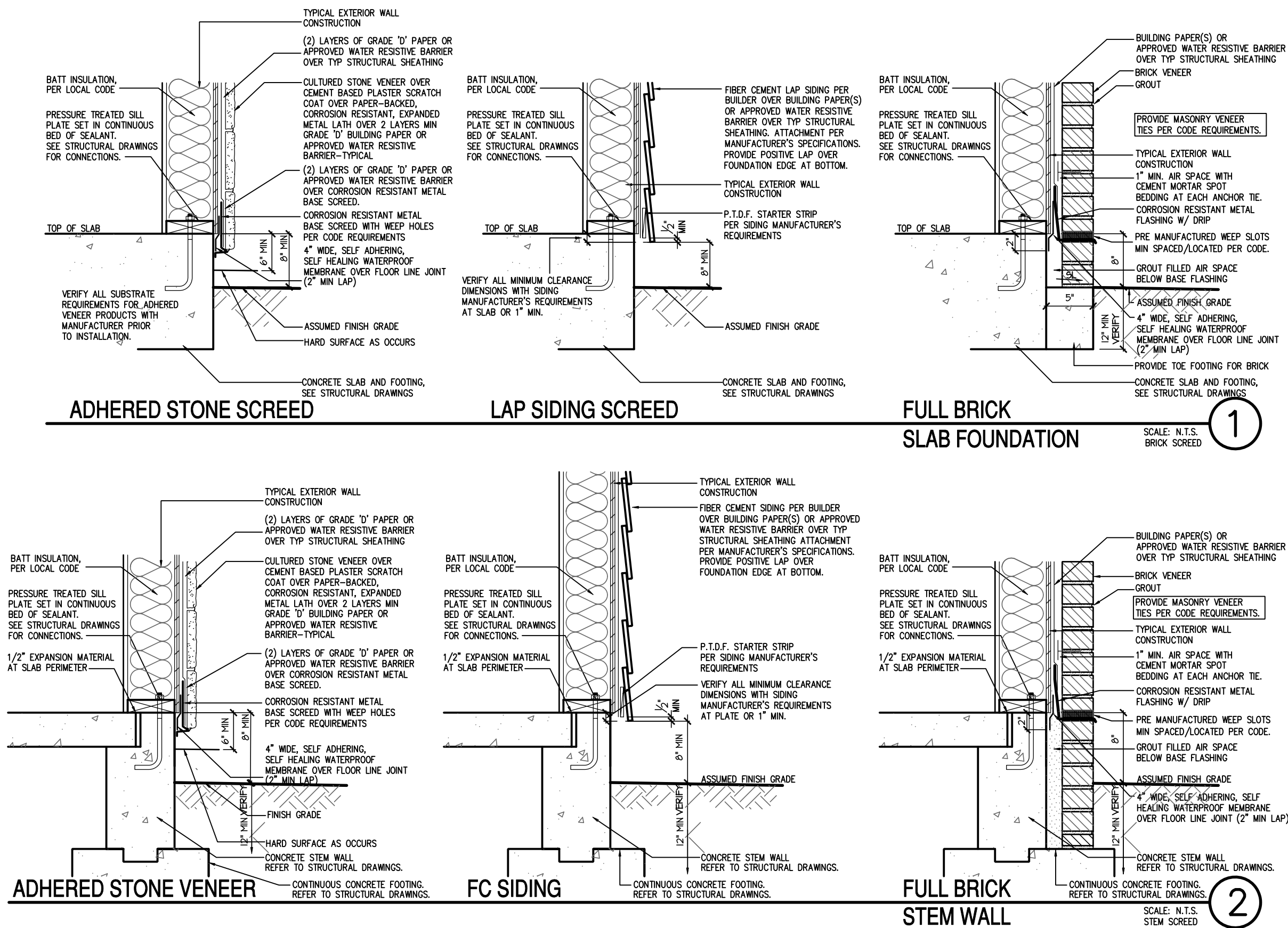
PROJECT NO: GMD-6A16053

SHEET TITLE:
FRONT ELEVATION 'A-5'

PRINT DATE:
September 16, 2016

SHEET NO:

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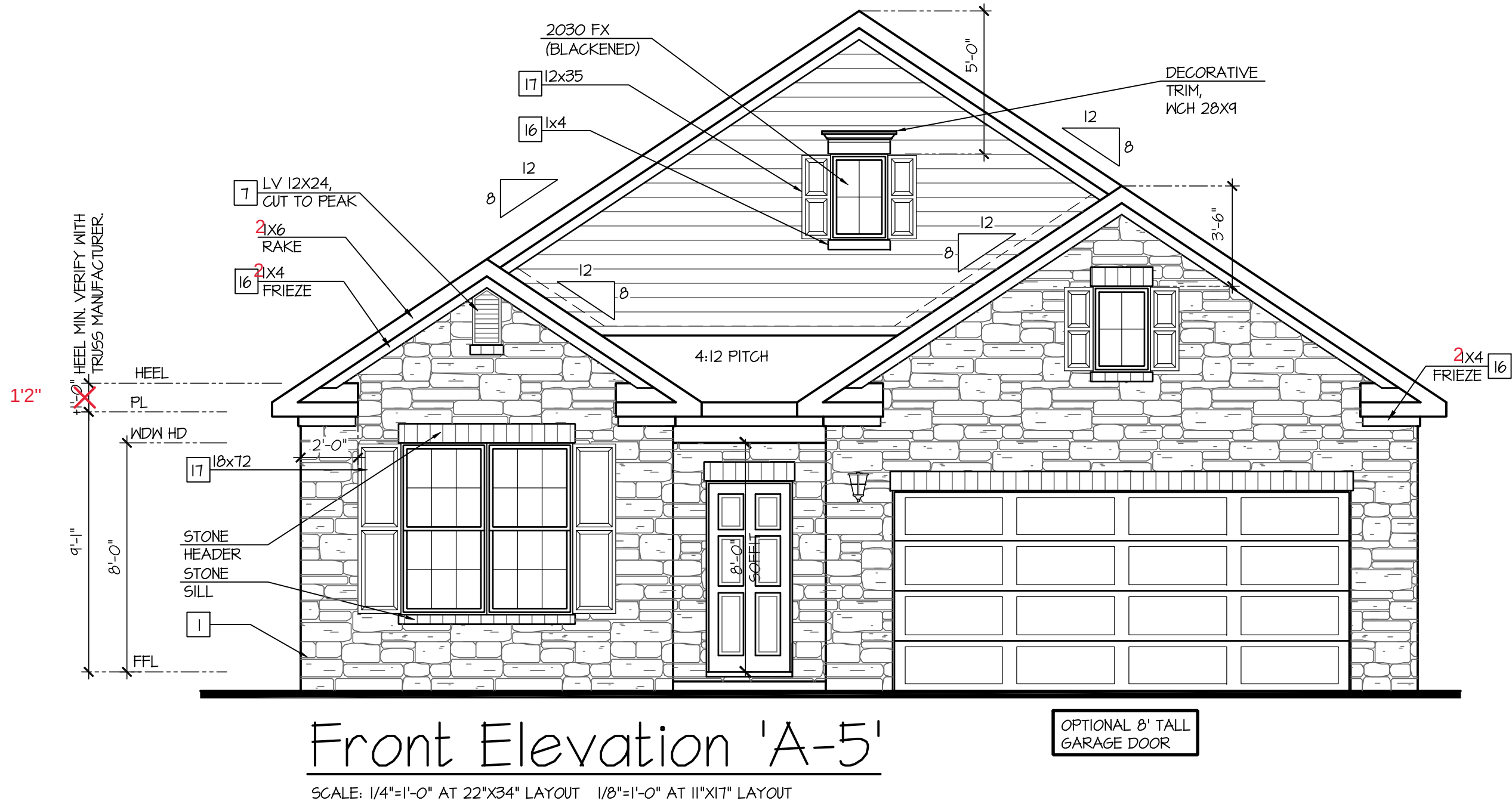


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KEY NOTES:

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40' Series
Active Adult
Bristol
'F401'

PROJECT NO: GMD-GA16053

PRINT DATE:
September 16, 2016

1A-5BS

Page 371 of 998

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
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MASONRY:

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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 N/A

TYPICALS:

- 7 DECORATIVE 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.
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SIDING:

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(AT SPECIFIED LOCATIONS;
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(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ATTIC VENT CALCULATION FOR PLAN 'BRISTOL': 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 R906.2)
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: = 2381 SF
2381 SQ. FT. X 144 = 342864 SQ. IN.
342864 SQ. IN. / 150 = 2285.76 SQ. IN. OF VENT REQ'D

ROOF AREA 2: = 141 SF
141 SQ. FT. X 144 = 20296 SQ. IN.
20296 SQ. IN. / 150 = 135.31 SQ. IN. OF VENT REQ'D

ROOF AREA 3: = 210 SF
210 SQ. FT. X 144 = 30240 SQ. IN.
30240 SQ. IN. / 150 = 201.6 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL 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 'BRISTOL': 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 R906.2

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.

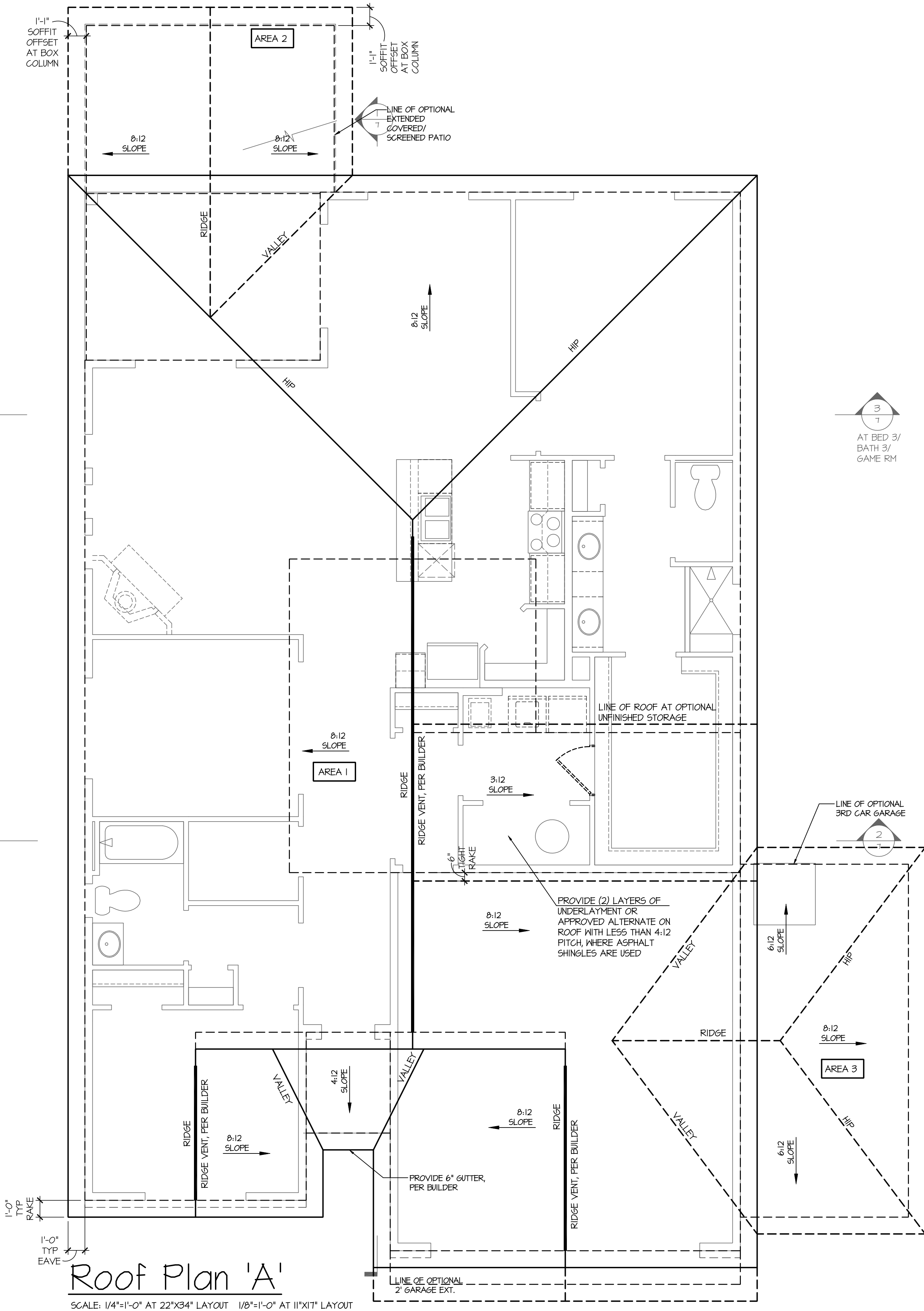
(PER IRC SECTION R906.2)
1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
*144 SQ. IN. = 1 SQ. FT.
BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.)
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED
SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW

ROOF AREA 1: = 2381 SF
2381 SQ. FT. X 144 = 342864 SQ. IN.
342864 SQ. IN. / 300 = 1142.88 SQ. IN. OF VENT REQ'D
1142.88 SQ. IN. / 2 = 571.44 SQ. IN.

ROOF AREA 2: = 141 SF
141 SQ. FT. X 144 = 20296 SQ. IN.
20296 SQ. IN. / 300 = 67.65 SQ. IN. OF VENT REQ'D
67.65 SQ. IN. / 2 = 33.83 SQ. IN.

ROOF AREA 3: = 210 SF
210 SQ. FT. X 144 = 30240 SQ. IN.
30240 SQ. IN. / 300 = 100.8 SQ. IN. OF VENT REQ'D
100.8 SQ. IN. / 2 = 50.4 SQ. IN.

BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT (TAR PAPER) AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12, PER SECTION R905.7



NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
ROOF PLAN 'A'

PRINT DATE:
September 16, 2016

SHEET NO:

2 A

40' Series
Active Adult
Bristol
'F401'

PROJECT NO: GMD-GA16053

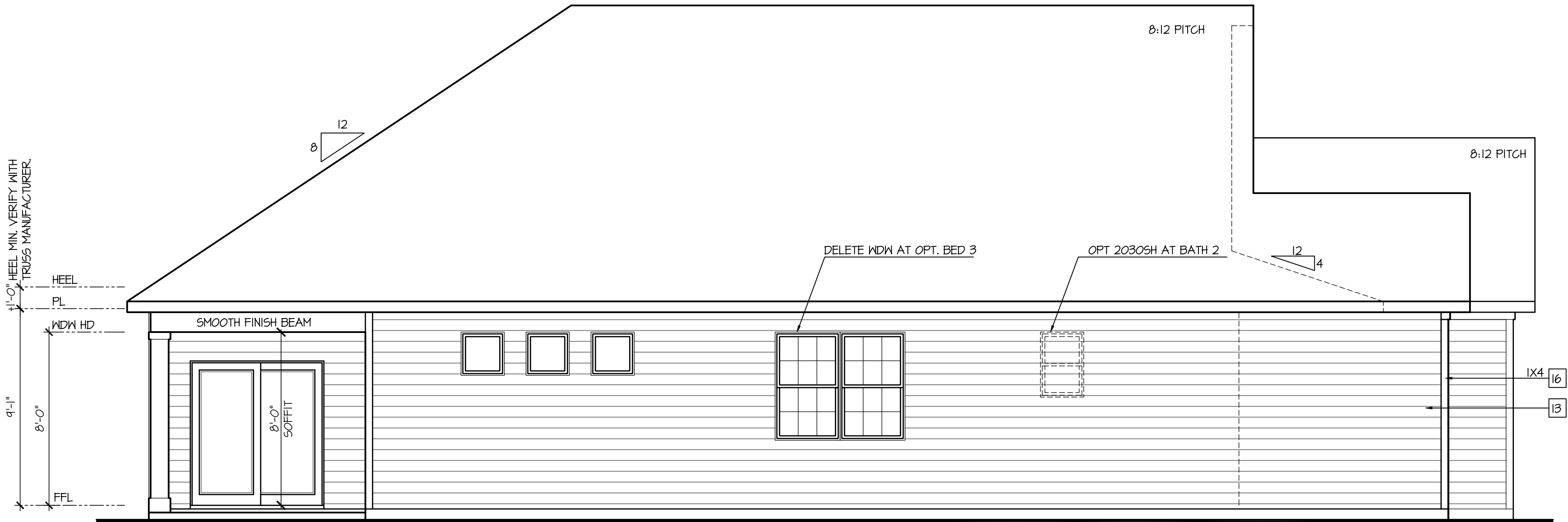
PRINT DATE:
September 16, 2016

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- NOTES:
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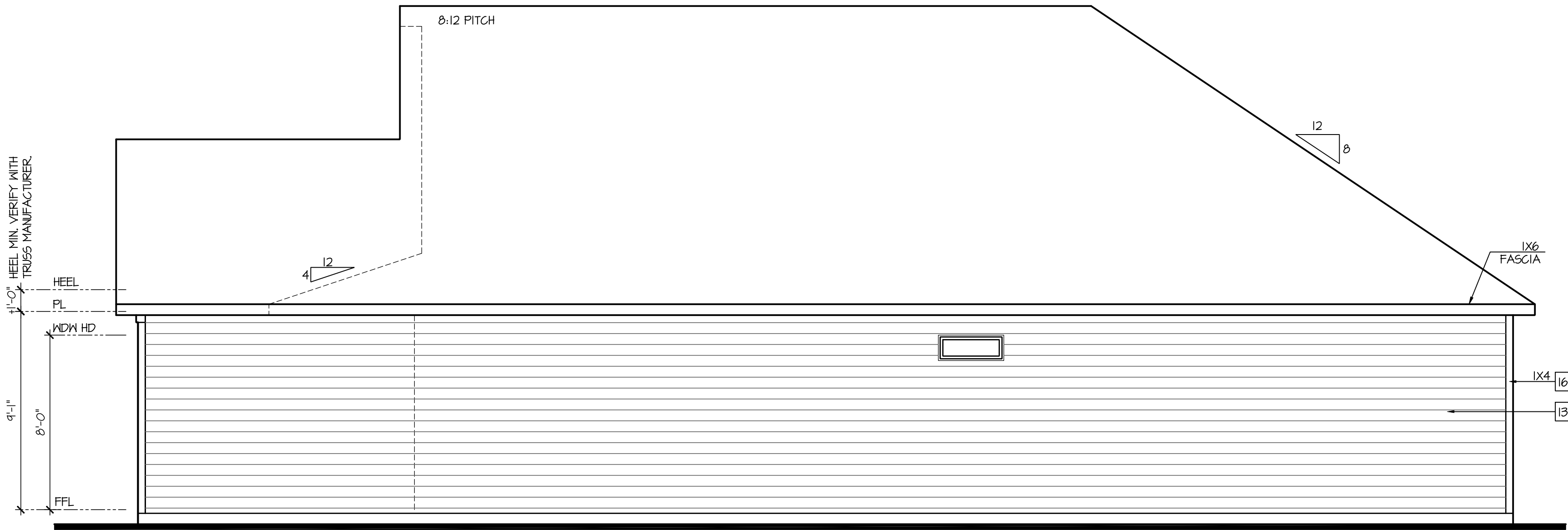
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 - [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
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 - [4] 8" SOLDIER COURSE.
 - [5] ROWLOCK COURSE
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- SIDING:
- [12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Left Elevation 'A'

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

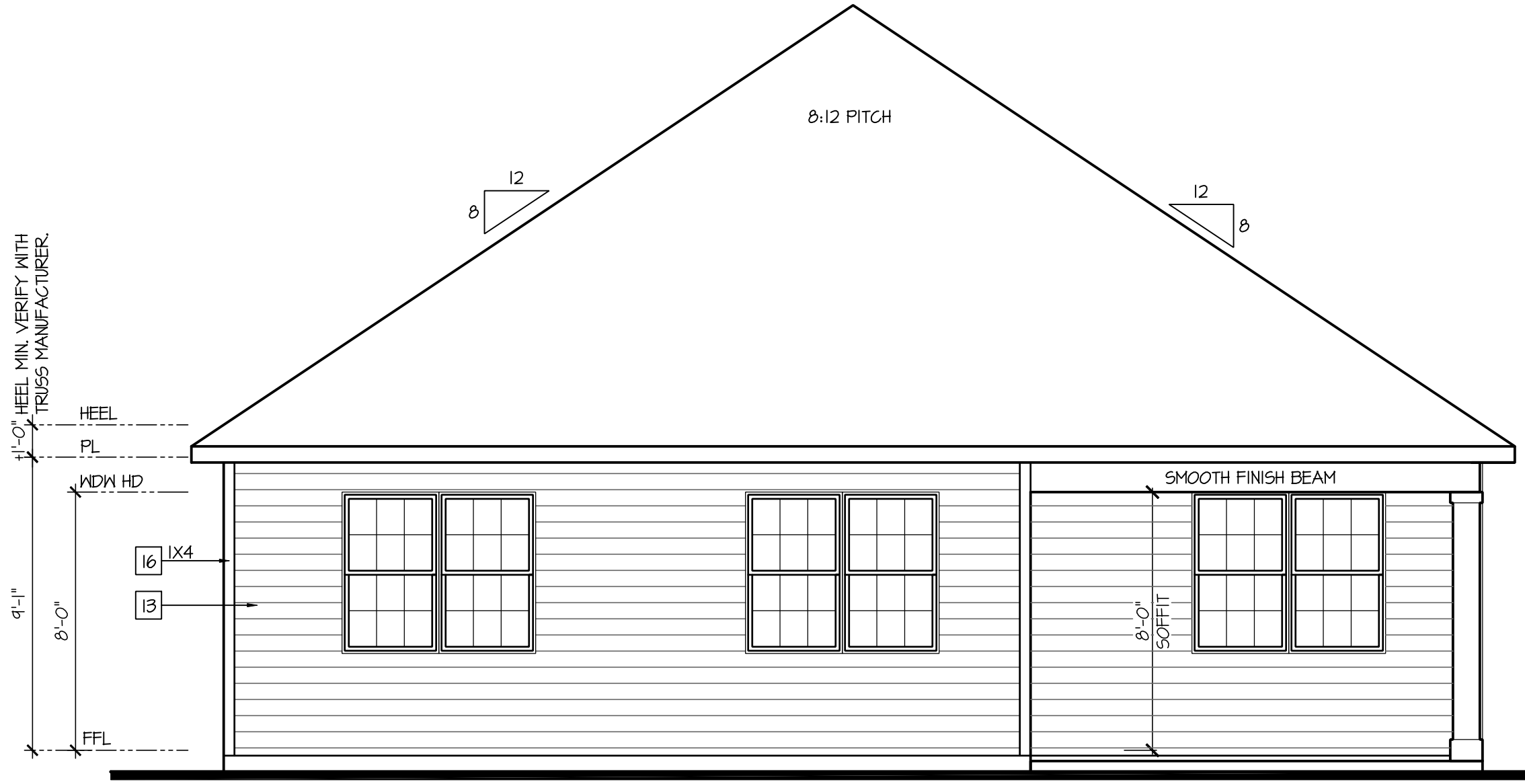
ELEVATIONS 'A-1', 'A-2', 'A-3', 'A-4' AND 'A-5' ARE SIMILAR



Right Elevation 'A'

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

ELEVATIONS 'A-1', 'A-2', 'A-3', 'A-4' AND 'A-5' ARE SIMILAR



Rear Elevation 'A'

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

ELEVATIONS 'A-1', 'A-2', 'A-3', 'A-4' AND 'A-5' ARE SIMILAR

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'A'

PRINT DATE:
September 16, 2016

SHEET NO:

3 A

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

17

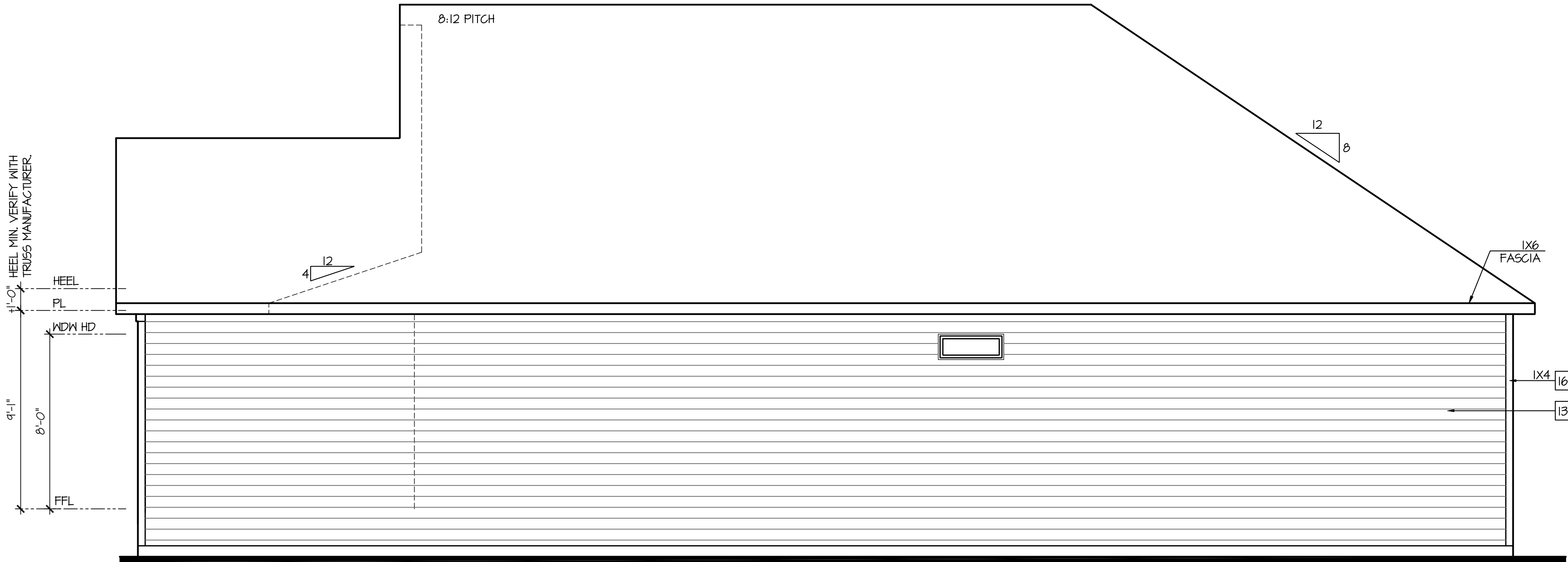
FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Left Elevation 'A' w/
Opt Basement

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

ELEVATIONS 'A-1',
'A-2', 'A-3', 'A-4' AND
'A-5' ARE SIMILAR.



Right Elevation 'A' w/
Opt Basement

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

ELEVATIONS 'A-1',
'A-2', 'A-3', 'A-4' AND
'A-5' ARE SIMILAR



Rear Elevation 'A' w/
Opt Basement

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

ELEVATIONS 'A-1',
'A-2', 'A-3', 'A-4' AND
'A-5' ARE SIMILAR

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

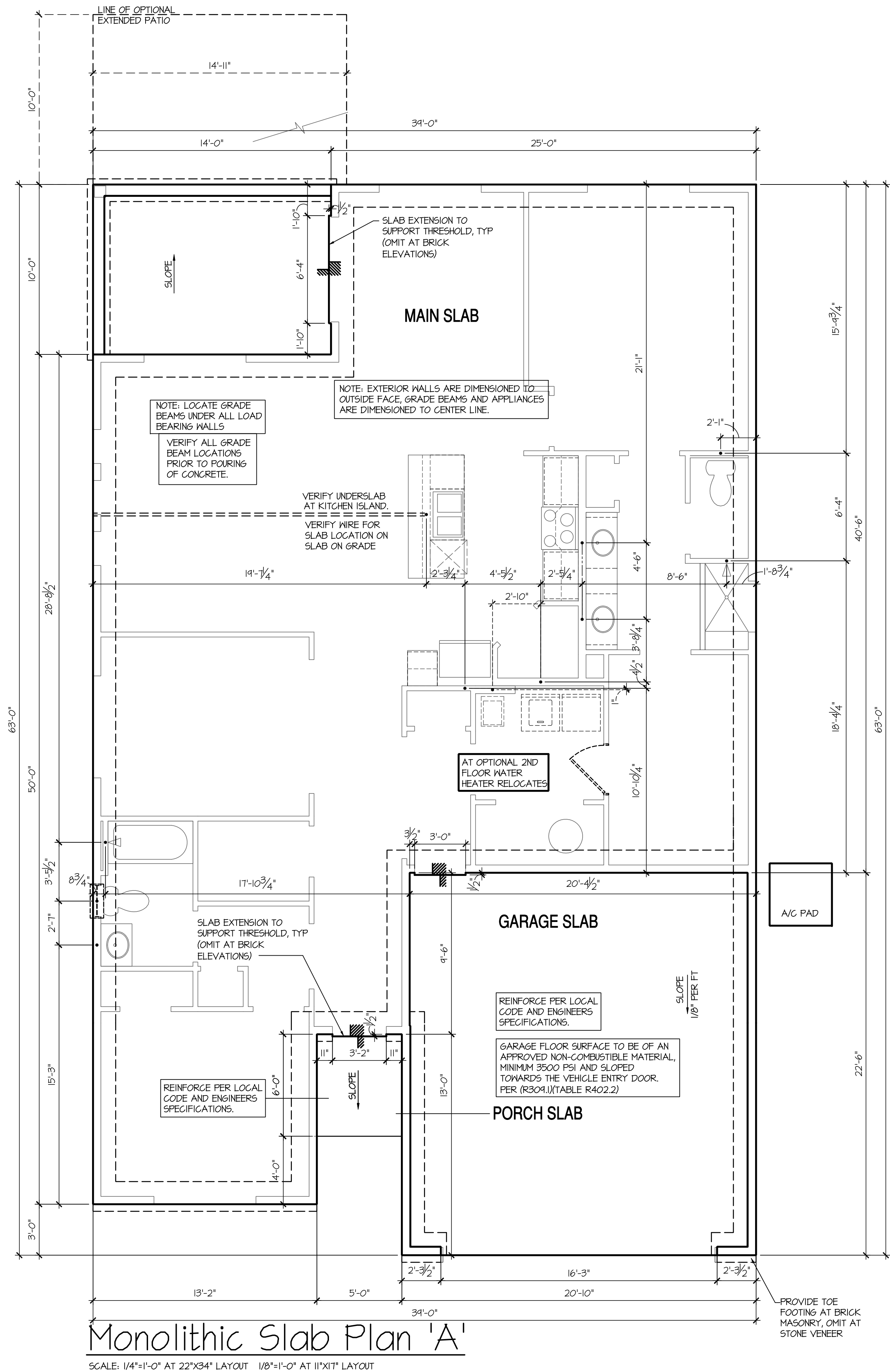
SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'A'
W/ OPT. BASEMENT

PRINT DATE:
September 16, 2016

SHEET NO:
3 A-BS

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

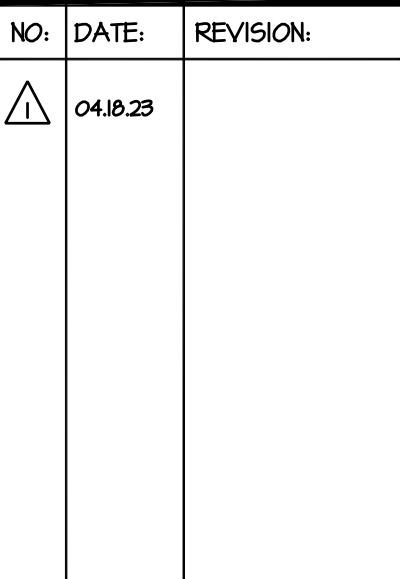
**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
MONOLITHIC SLAB PLAN 'A'

PRINT DATE:
September 16, 2016

SHEET NO:
4 MS A

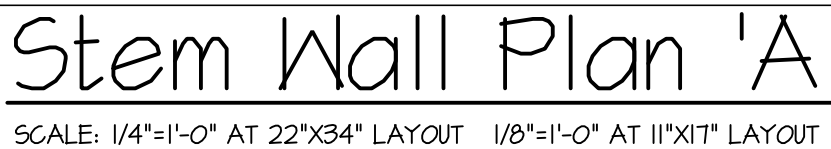


40' Series
Active Adult
Bristol
'F401'

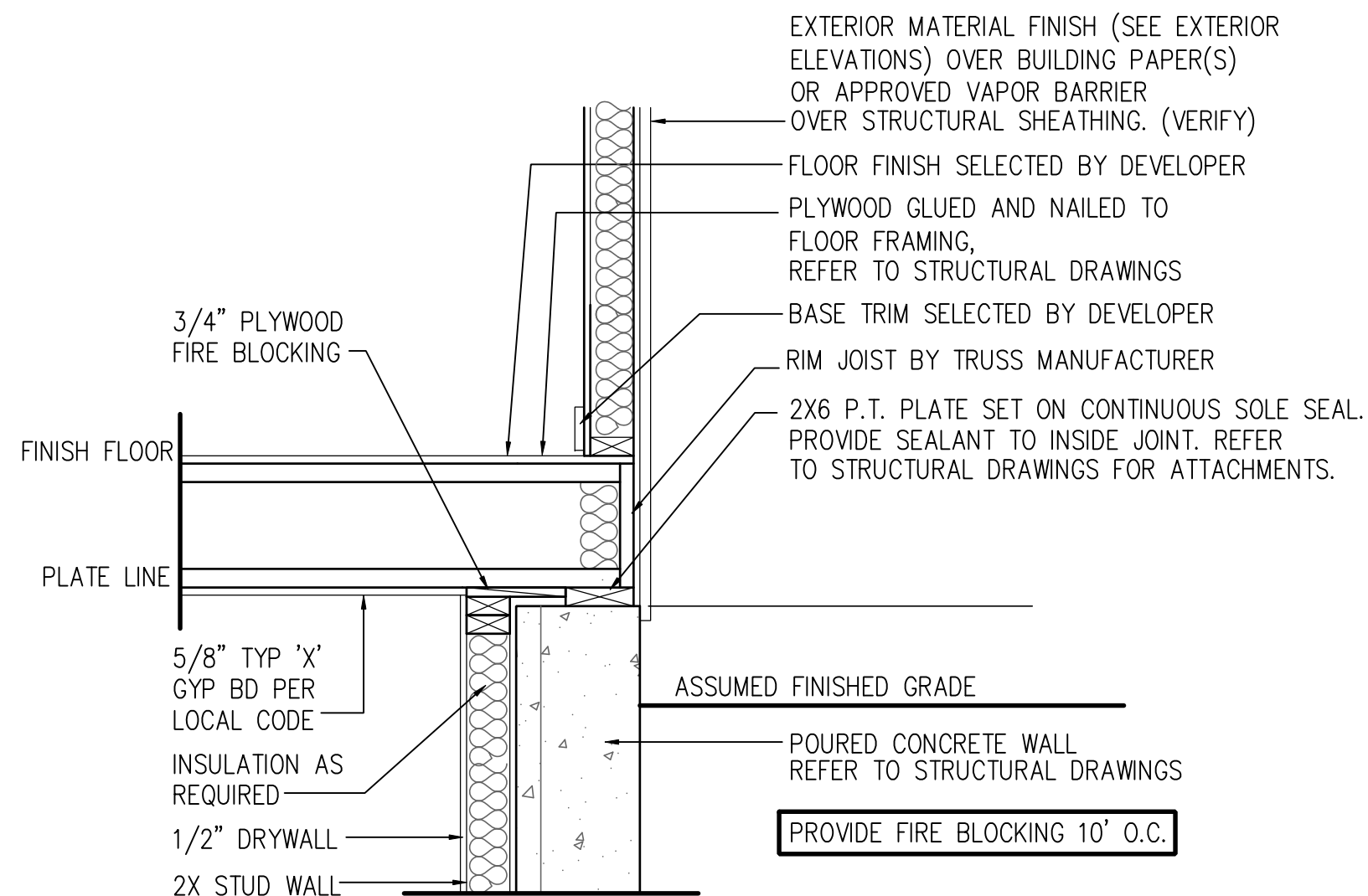
PROJECT NO: GMD-GA16053

PRINT DATE:
September 16, 2016

4 SW A

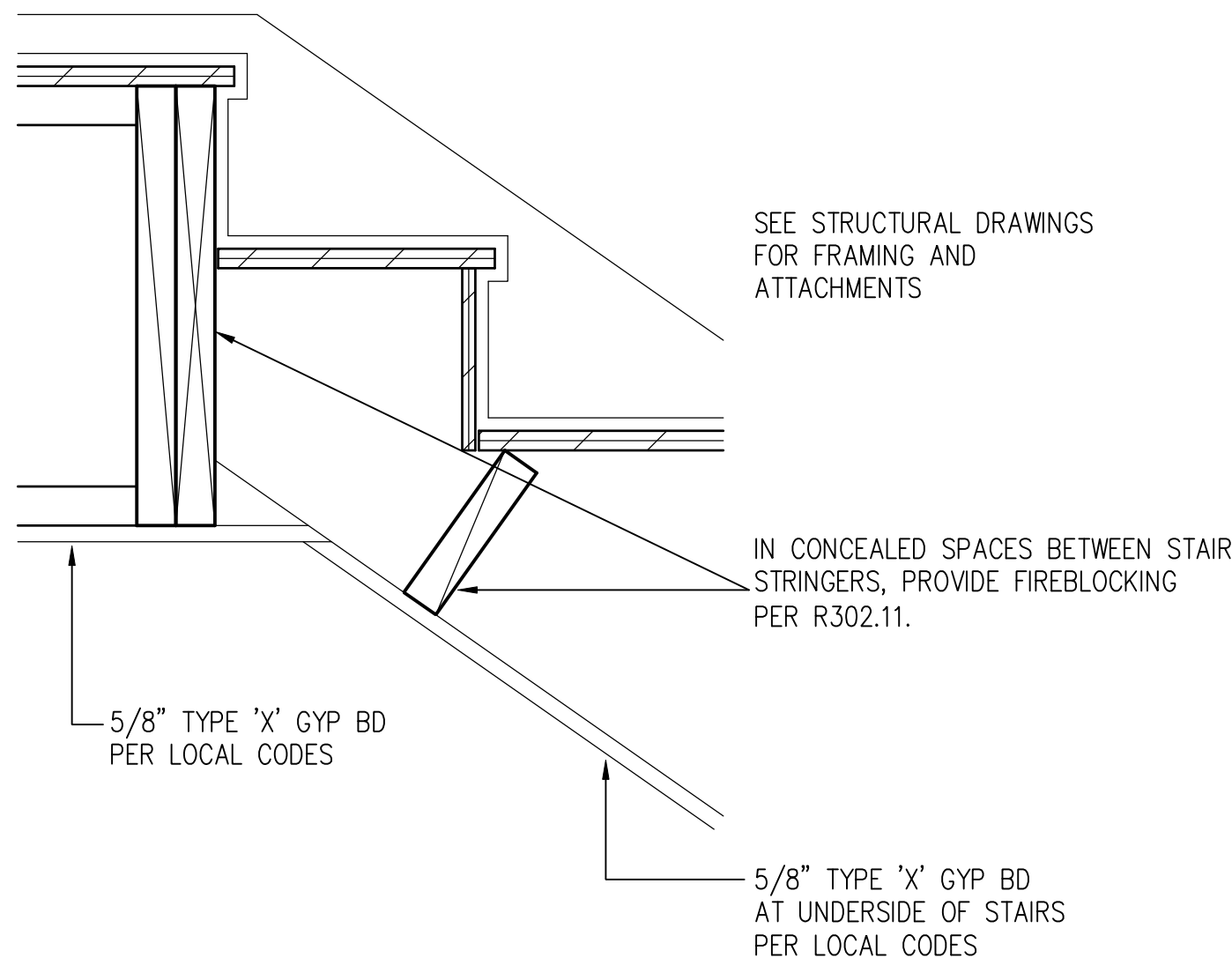


- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
T 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1.)
- TYP STPOO AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM.
(PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



WALL FIRE BLOCKING DETAIL

SCALE: 1"=1'-0"
WALL SECTION BASEMENT IRC



STAIR FIRE BLOCKING DETAIL

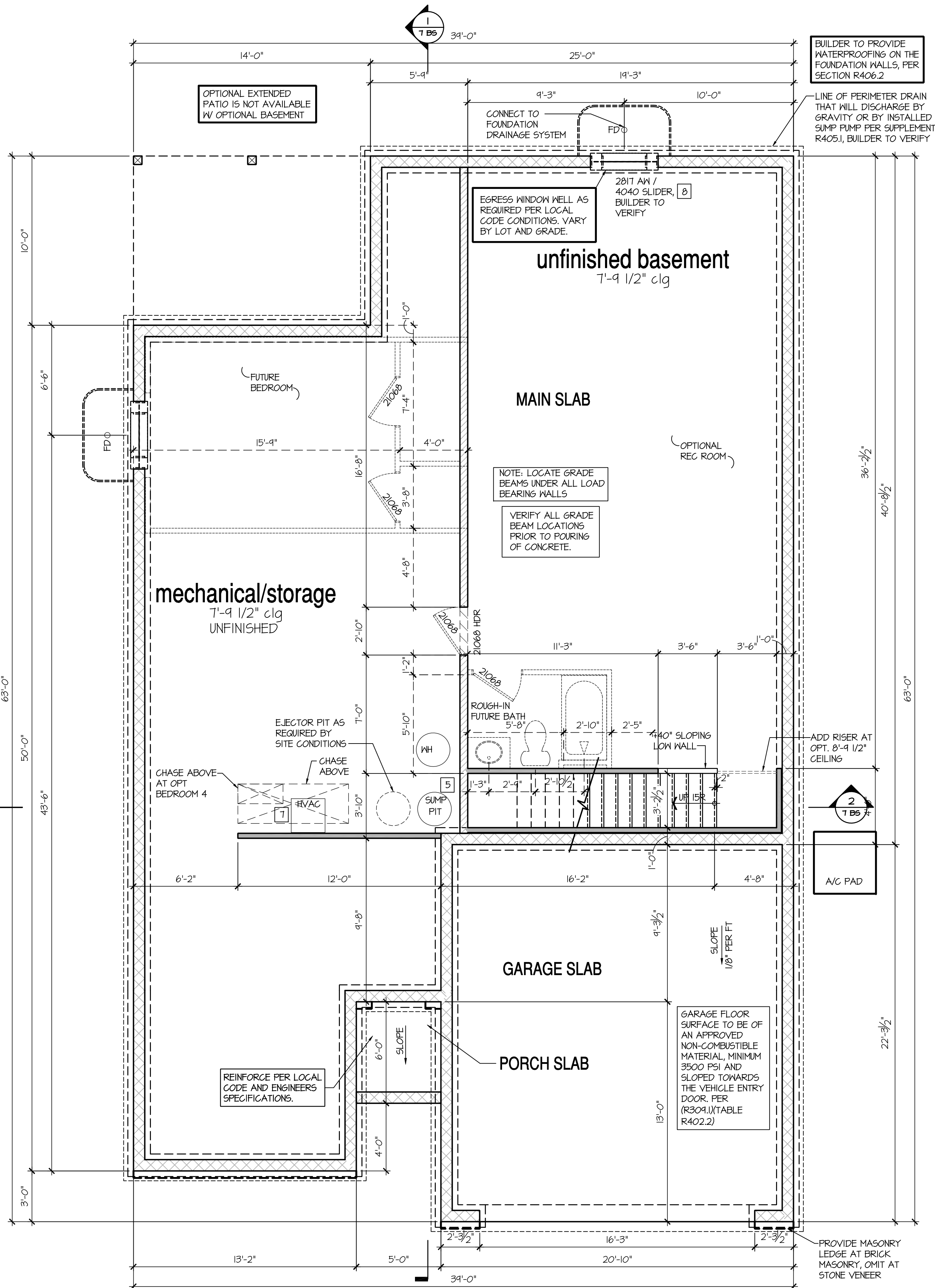
SCALE: 1'-1/2"=1'-0"
STAIR_X1

BASEMENT NOTES: IRC

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" UNO. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- 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 IRC SECTION R310.1.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES:

- [1] LINE OF SLAB ABOVE
- [2] LINE OF FRAMED WALL ABOVE
- [3] BENEATH STAIRS AND LANDINGS.
1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
- [4] A/C CONDENSER PAD. (VERIFY)
- [5] SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS, VERIFY LOCATION.
- [6] WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION P2201.1)
- [7] FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION IN MECHANICAL DRAWINGS
- [8] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)



Basement Plan 'A'

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A16053

SHEET TITLE:
BASEMENT PLAN 'A'

PRINT DATE:
September 16, 2016

SHEET NO:
4 BS A

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

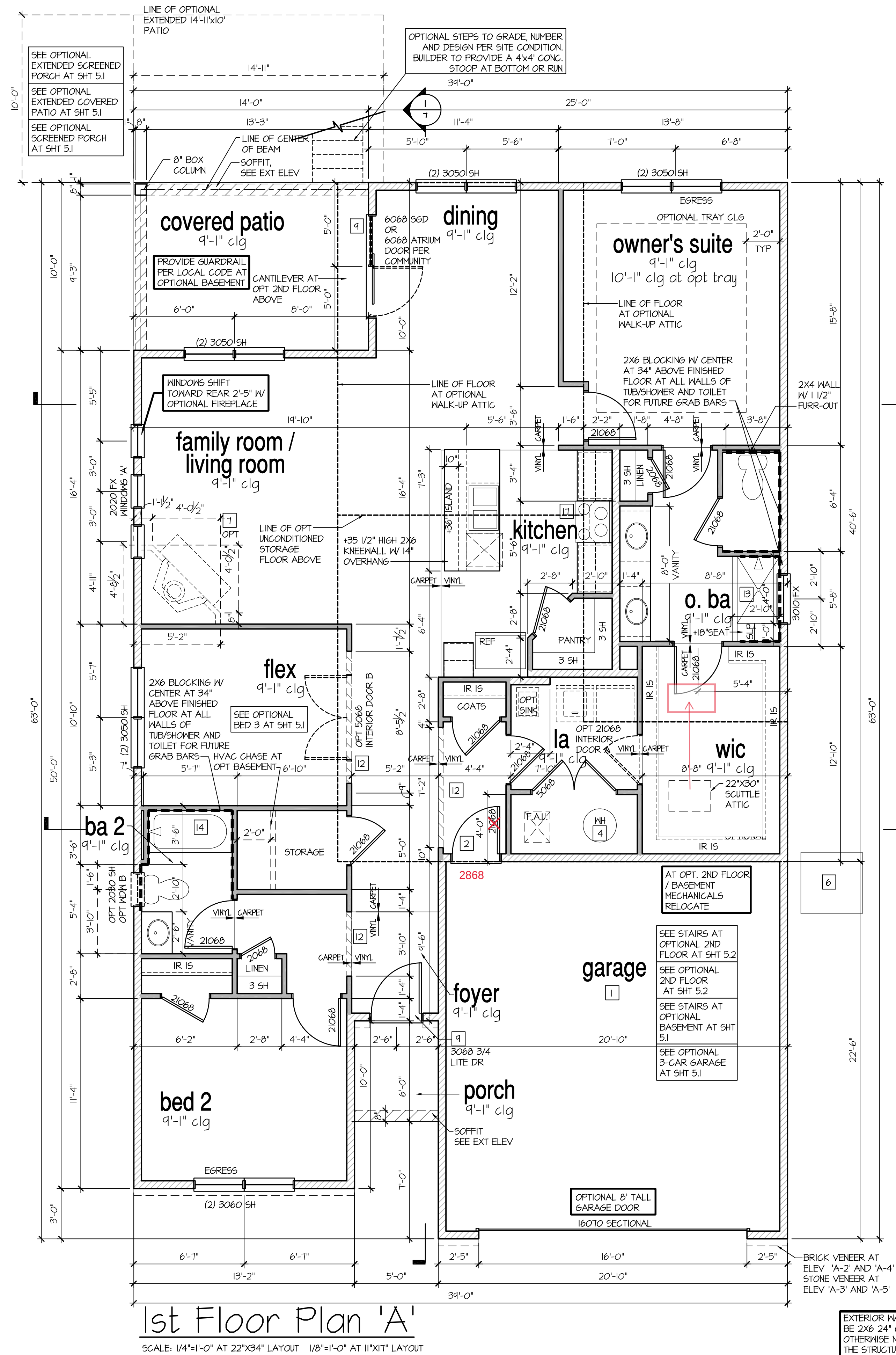
PROJECT NO: GMD-GA16053

SHEET TITLE:
1ST FLOOR PLAN 'A'

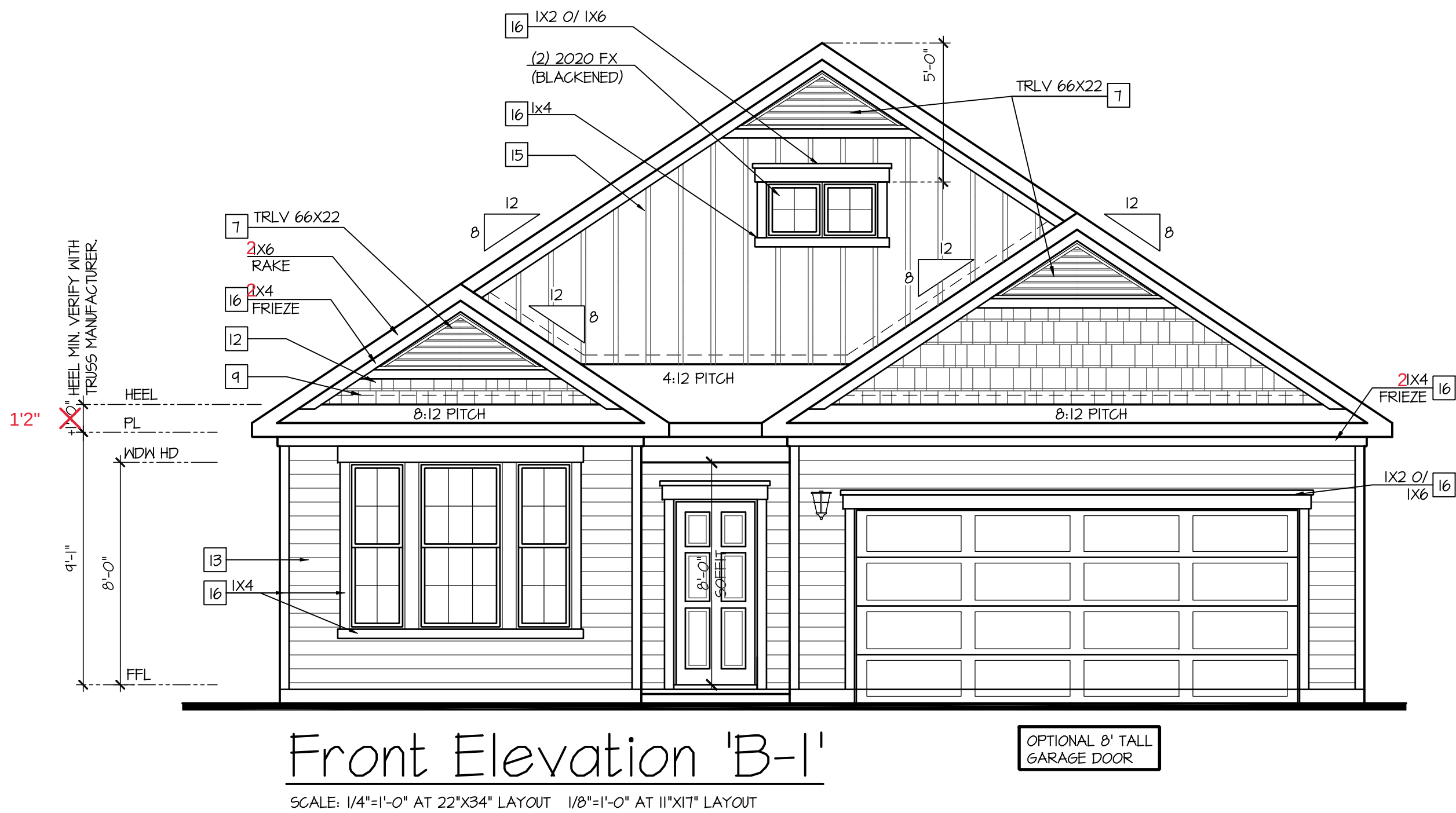
PRINT DATE:
September 16, 2016

SHEET NO:
5 A

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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: IRC	
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 IRC SECTION R302.6)	
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)	
[2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)	
[3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)	
MEP'S	
[4] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)	
[5] N/A	
[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 IRC SECTION M305.1.3) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSEES. (25 1/2" X 54" SIZE)	
TYPICALS:	
[9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)	
[10] N/A	
[11] HALF WALL, HEIGHT AS NOTED.	
[12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:	
[13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)	
[14] 30"x60" TUB/SHOWER PAN	
[15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS	
[16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)	
KITCHEN:	
[17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[19] ELECTRIC OVEN WITH MICROWAVE OVEN.	



EXTERIOR WALLS ARE TO BE 2X6 24" O.C., UNLESS OTHERWISE NOTED ON THE STRUCTURAL PLANS



- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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 POSTS, RAILS, PICKETS, STEPS AND FLOOR STRUCTURE.)

- 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 N/A
- TYPICALS:
 - 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- ROOFING:
 - 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO.:	DATE:	REVISION:
	04.10.23	

40' Series
Active Adult
Bristol
'F401'

PROJECT NO: GMD-GA16053

PRINT DATE:
September 16, 2016

1B-1BS

Page 381 of 998

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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.)

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	N/A

- 7 DECORATIVE 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.

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

-

Front Elevation 'B-1' w/ Opt Basement

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

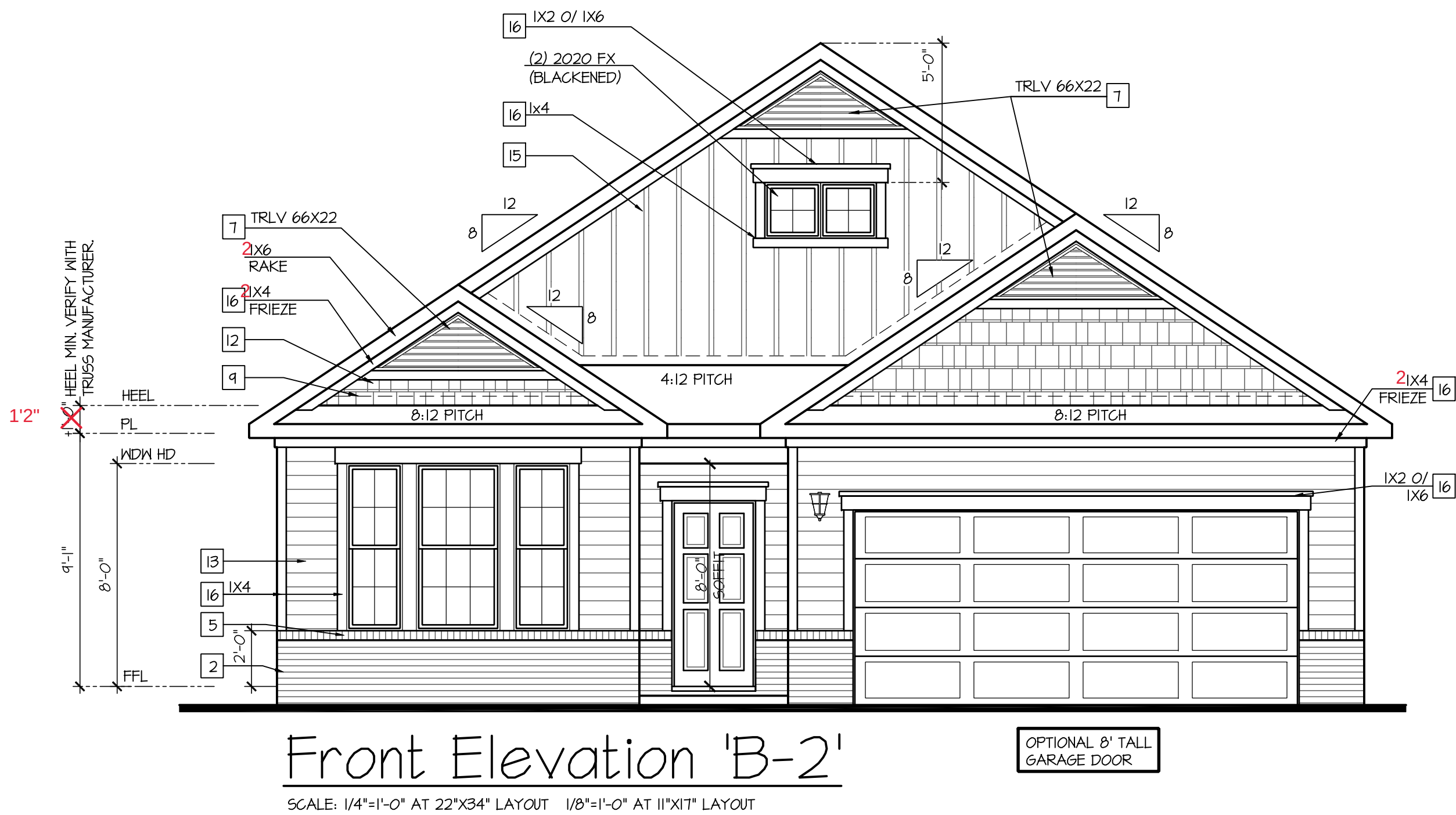


Sussex County - DE North Region

HEET TITLE: **FRONT ELEVATION 'B-2'**

SHEET NO:

1B-2





NO:	DATE:	REVISION:
1	04.10.23	

40' Series
Active Adult
Bristol
'F401'

PROJECT NO: GMD-GA16053

PRINT DATE:
September 16, 2016

1B-2BS

Page 383 of 998

- # NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
 - 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] RANKING COURSE
 - [6] N/A
- ### TYPICALS:
- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NO:	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

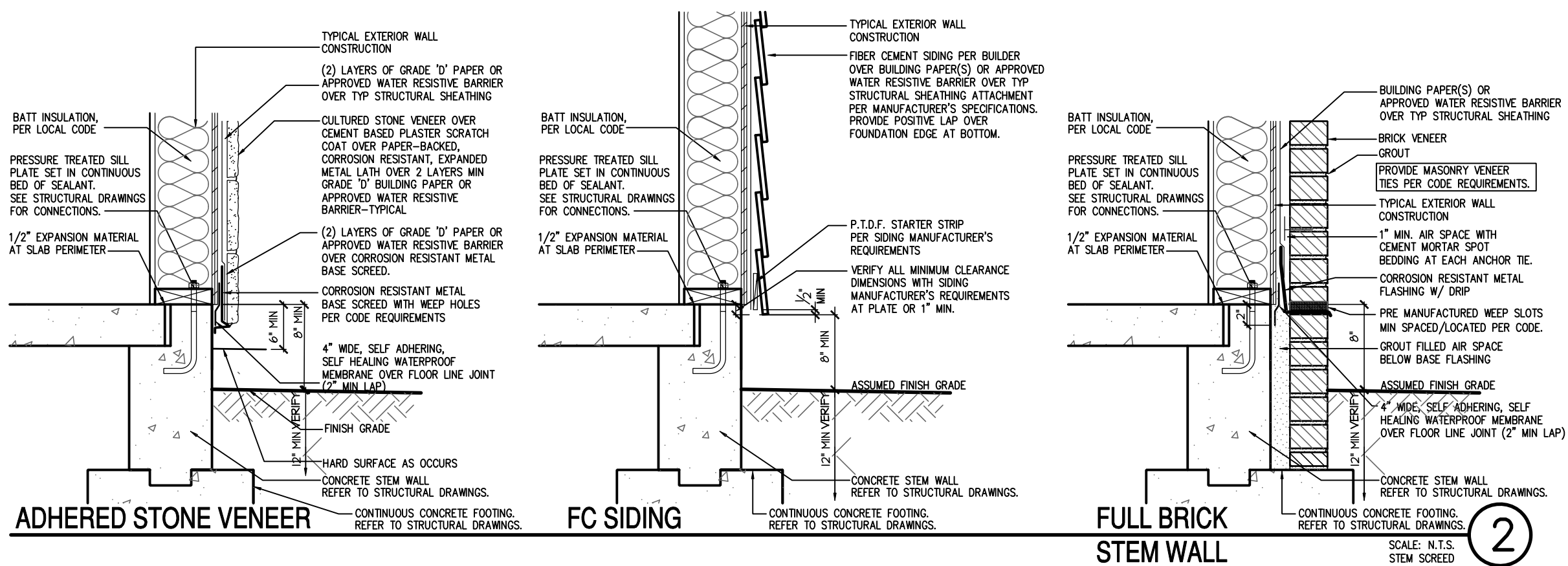
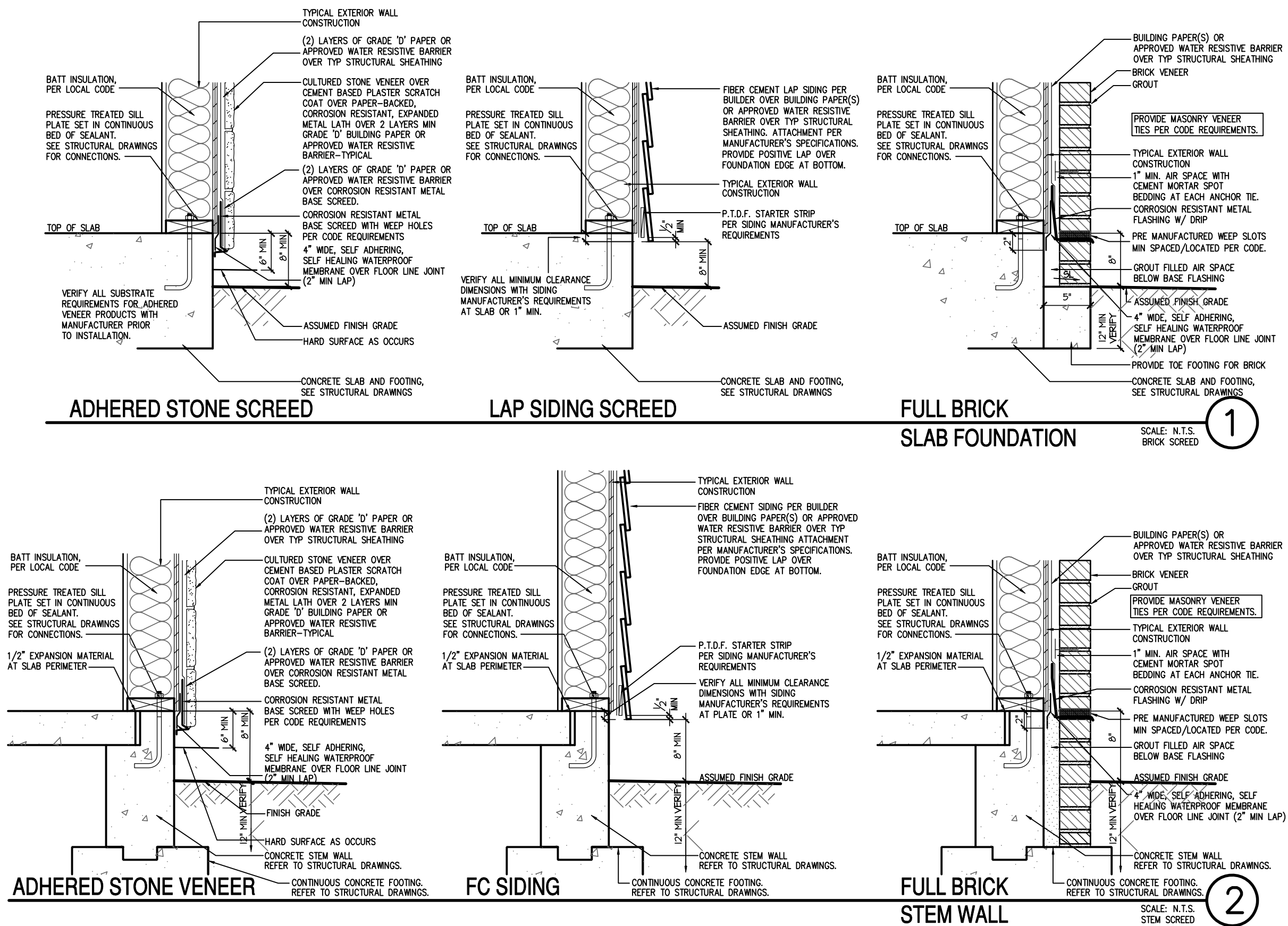
Sussex
County - DE
North Region

PROJECT NO: GMD-6A16053

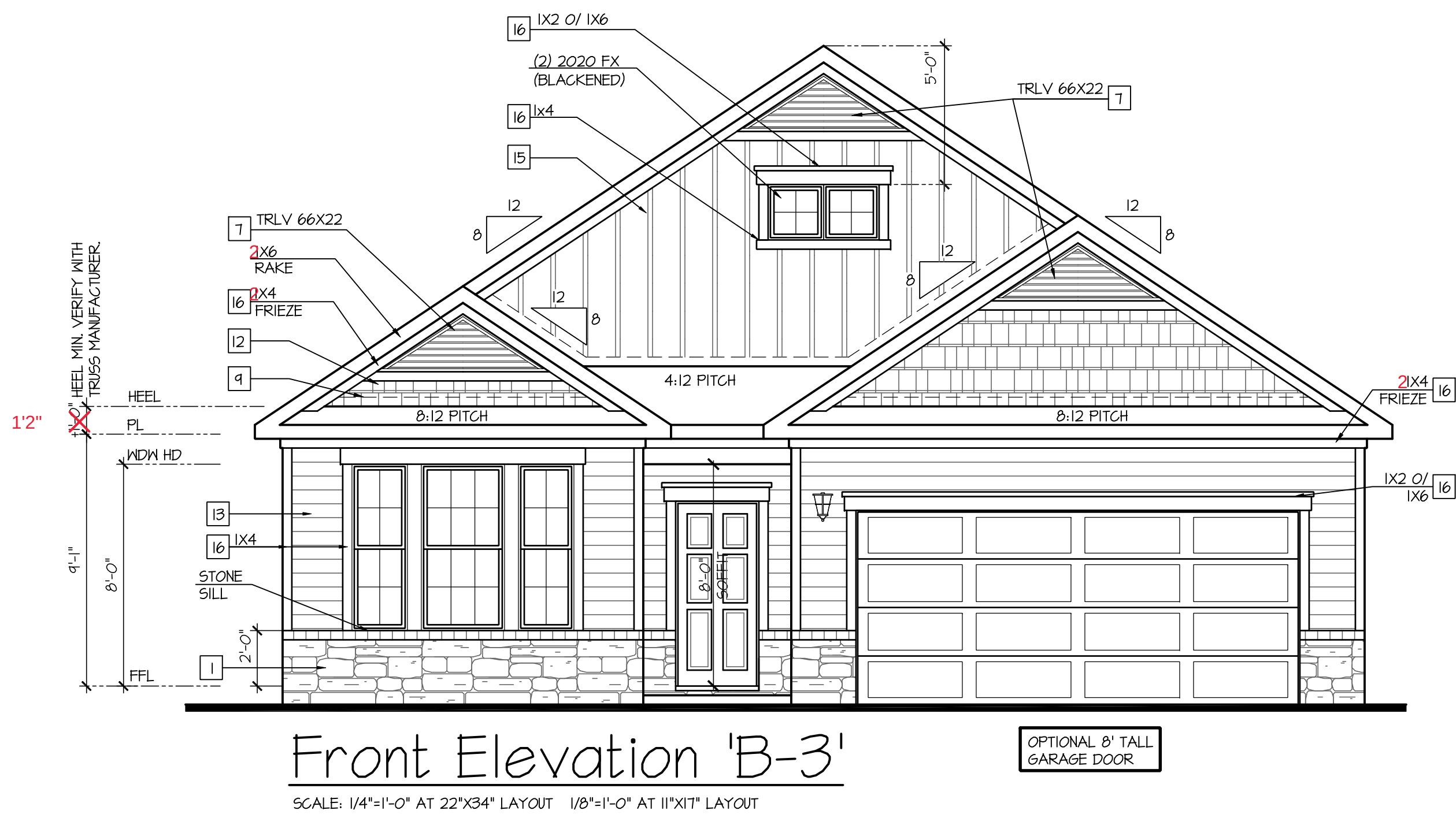
SHEET TITLE:
FRONT ELEVATION 'B-3'

PRINT DATE:
September 16, 2016

SHEET NO:
1B-3



NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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 N/A
TYPICALS:
7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)





NO:	DATE:	REVISION:
	04.10.23	

40' Series
Active Adult
Bristol
'F401'

PROJECT NO: GMD-GA16053

HEET TITLE:

SHEET NO:
1B-3BS

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

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	RONLOCK COURSE
6	N/A

- 7 DECORATIVE 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.

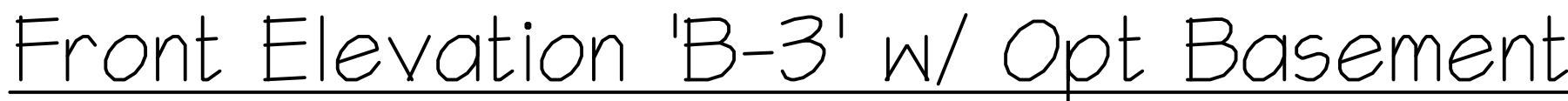
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



OPTIONAL 8' TALL
GARAGE DOOR

NO:	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

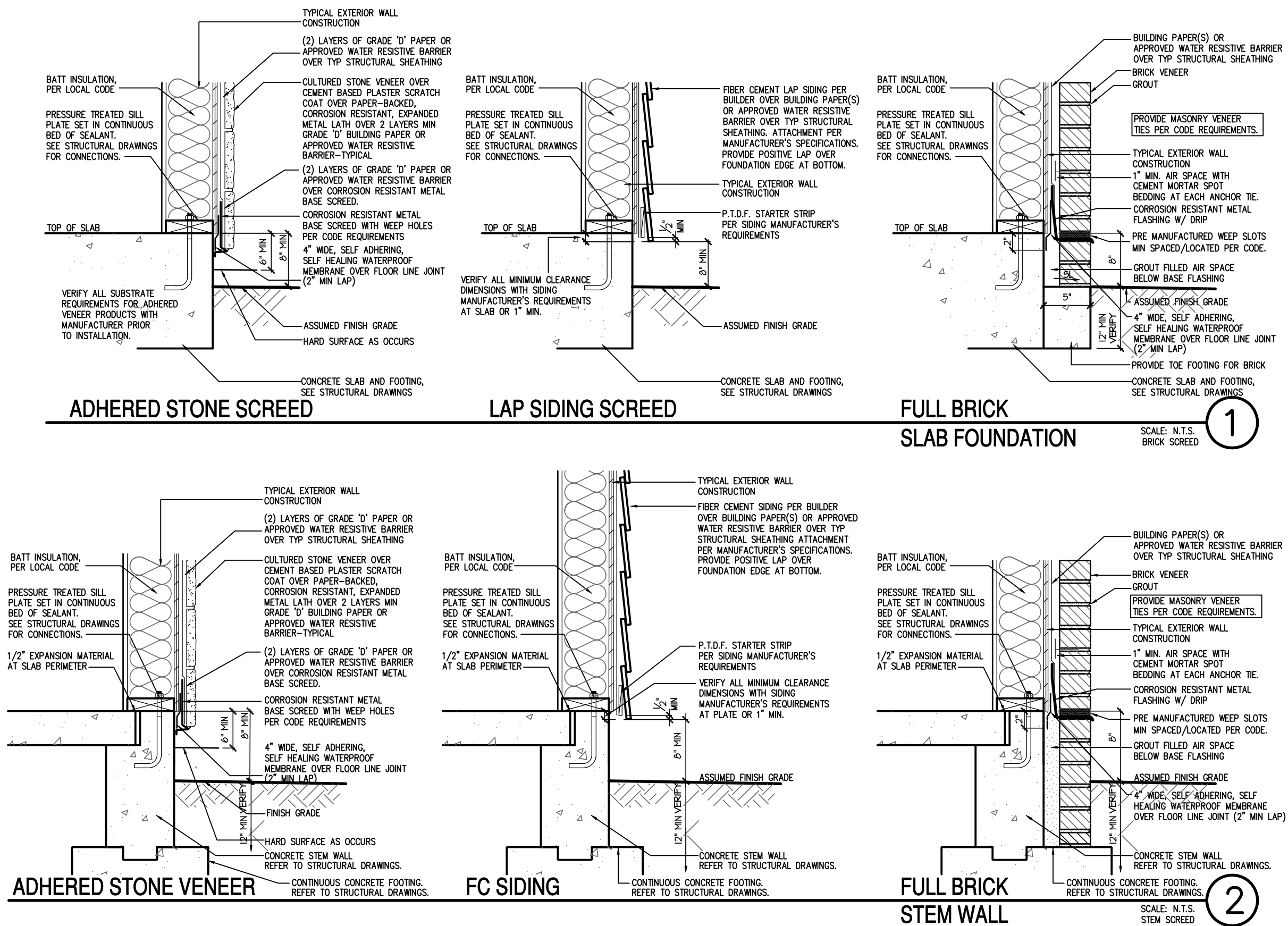
PROJECT NO: GMD-6A16053

SHEET TITLE:
FRONT ELEVATION 'B-4'

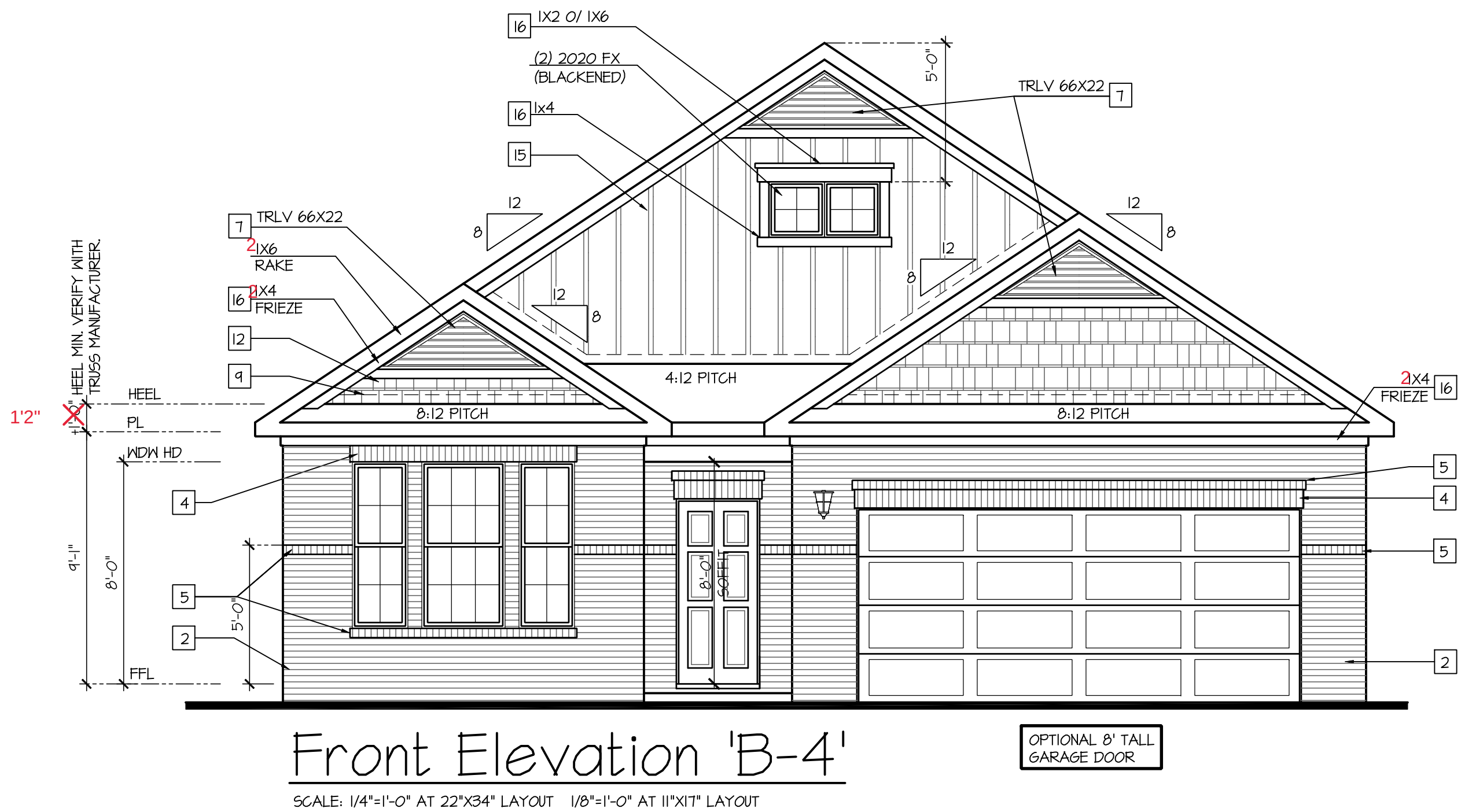
PRINT DATE:
September 16, 2016

SHEET NO:

1B-4



NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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.
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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 N/A
TYPICALS:
7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)





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1	04.10.23	

**40' Series
Active Adult
Bristol
'F401'**

PROJECT NO: GMD-GA16053

HEET TITLE:

SHEET NO:
1B-4BS

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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- 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.
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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.)

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	N/A

7	DECORATIVE 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.

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO:	DATE:	REVISION:
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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

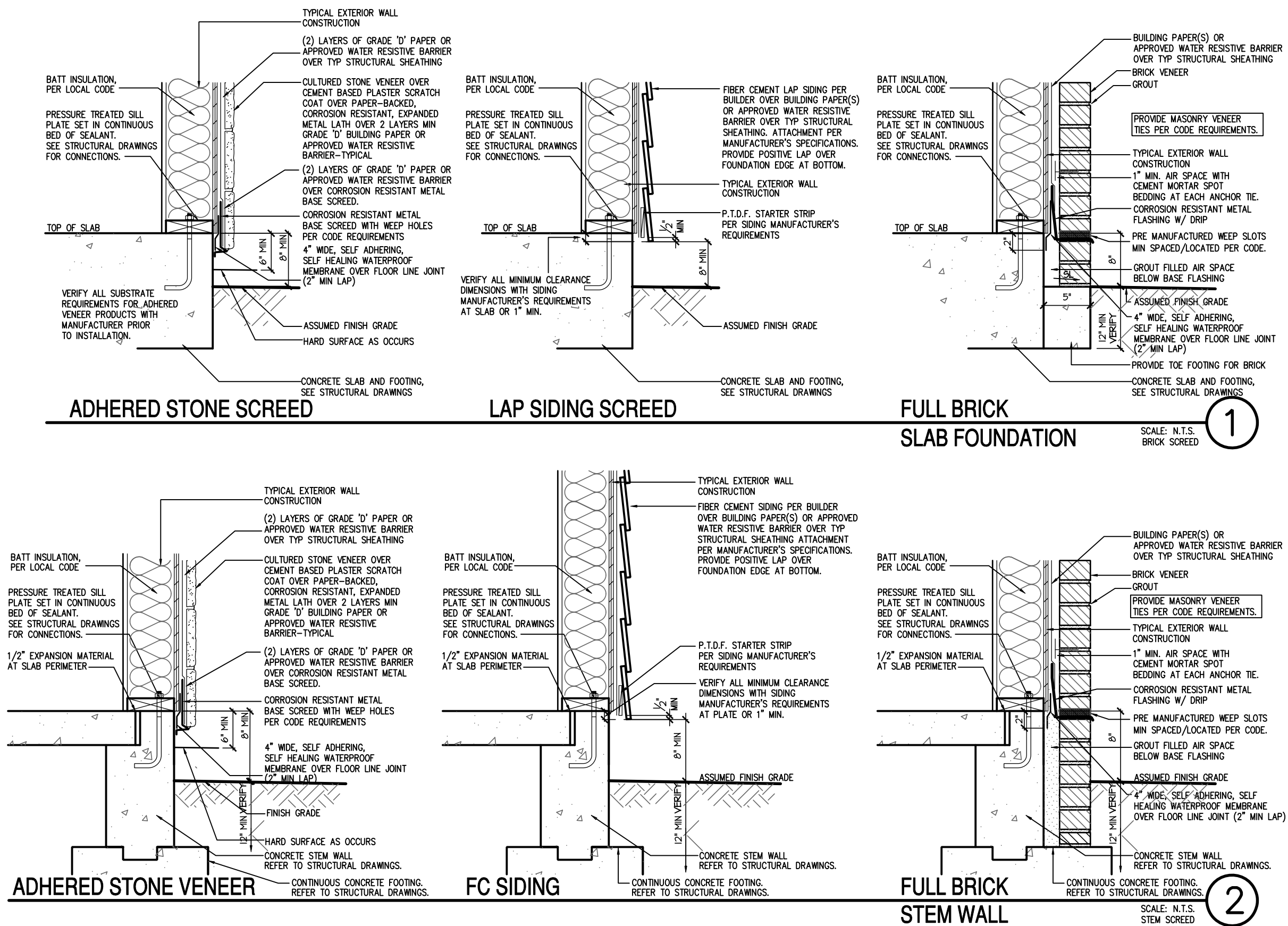
PROJECT NO: GMD-6A16053

SHEET TITLE:
FRONT ELEVATION 'B-5'

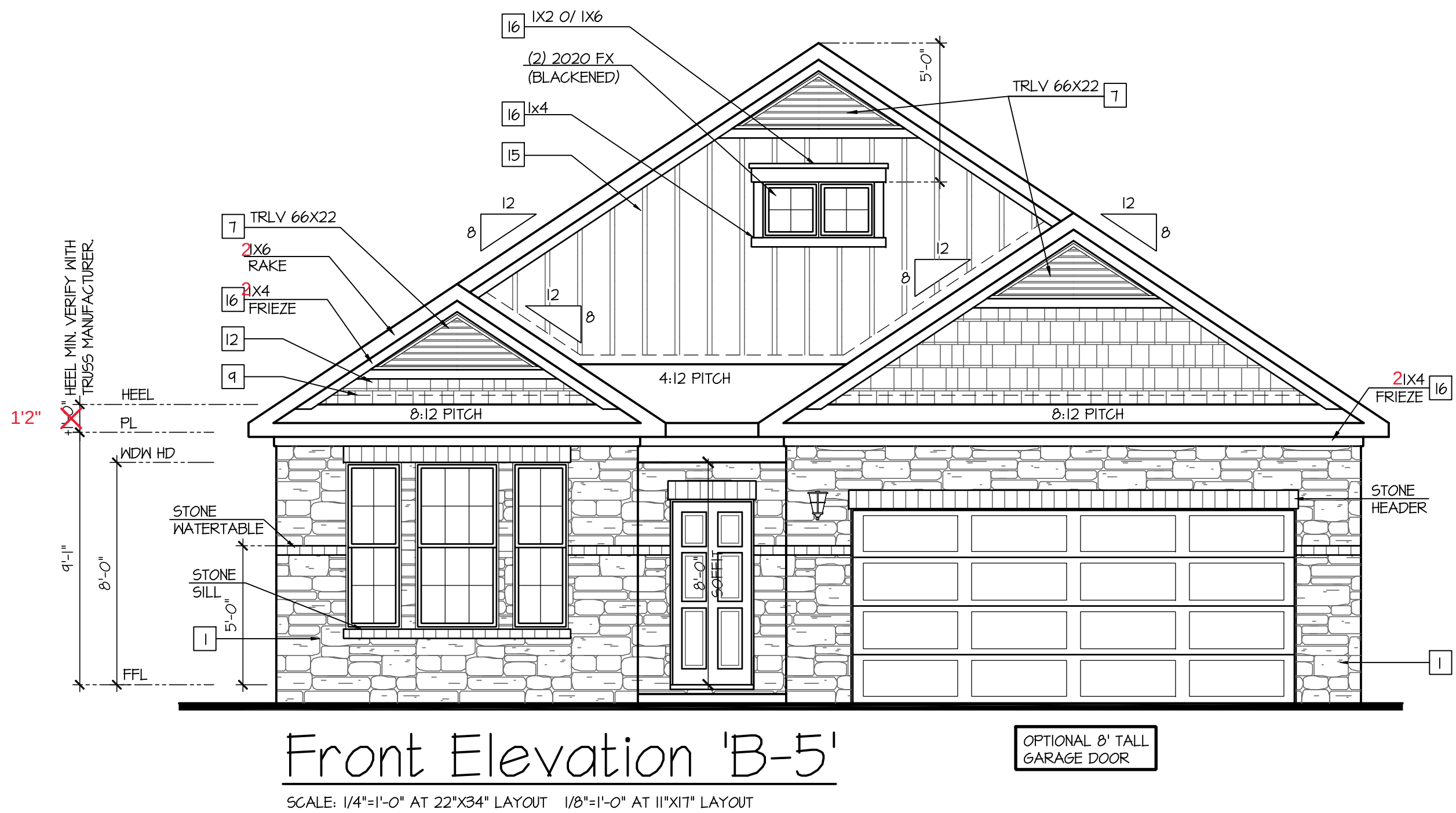
PRINT DATE:
September 16, 2016

SHEET NO:

1B-5



NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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 N/A
TYPICALS:
7 DECORATIVE 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.
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16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)





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40' Series
Active Adult
Bristol
'F401'

PROJECT NO: GMD-GA16053

PRINT DATE:
September 16, 2016

1B-5BS

Page 389 of 998

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

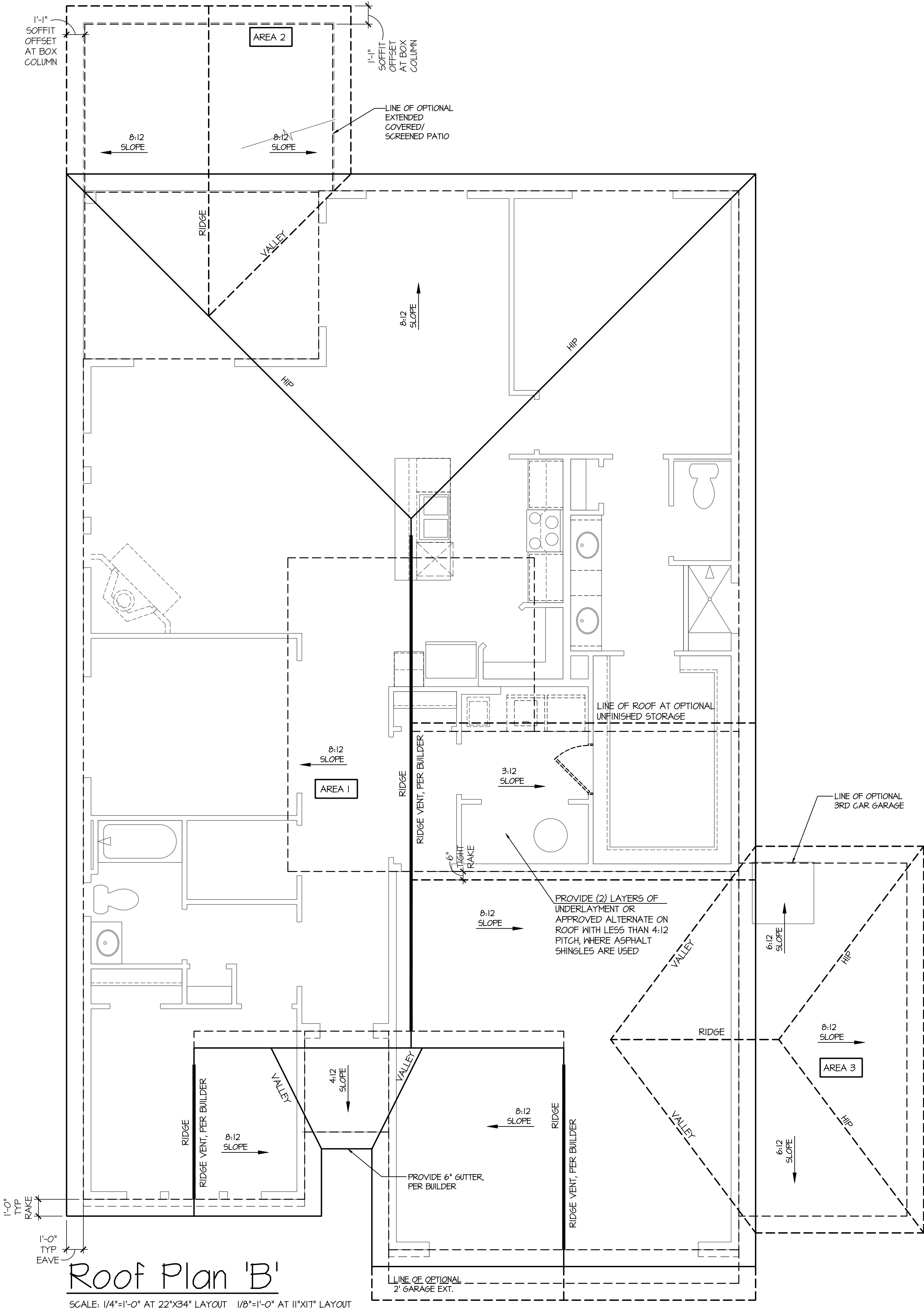
THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.	(PER IRC SECTION R806.2) 1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING 1444 SQ. IN. = 1 SQ. FT. BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.) BLDG. (SQ. IN.) / 150 = SQ. IN. OF VENT REQUIRED ROOF AREA 1: = 2381 SF 2381 SQ. FT. X 144 = 342864 SQ. IN. 342864 SQ. IN. / 150 = 2285.76 SQ. IN. OF VENT REQ'D ROOF AREA 2: = 149 SF 149 SQ. FT. X 144 = 21456 SQ. IN. 21456 SQ. IN. / 150 = 143.04 SQ. IN. OF VENT REQ'D ROOF AREA 3: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 150 = 201.6 SQ. IN. OF VENT REQ'D
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 SAGA 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.	

NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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.
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ATTIC VENT CALCULATION FOR PLAN 'BRISTOL': 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	(PER IRC SECTION R806.2) 1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING 1444 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: = 2381 SF 2381 SQ. FT. X 144 = 342864 SQ. IN. 342864 SQ. IN. / 300 = 1142.88 SQ. IN. OF VENT REQ'D 1142.88 SQ. IN. / 2 = 571.44 SQ. IN. 571.44 SQ. IN. OF VENT AT HIGH & 571.44 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2: = 149 SF 149 SQ. FT. X 144 = 21456 SQ. IN. 21456 SQ. IN. / 300 = 71.52 SQ. IN. OF VENT REQ'D 71.52 SQ. IN. / 2 = 35.76 SQ. IN. 35.76 SQ. IN. OF VENT AT HIGH & 35.76 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 3: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 300 = 100.8 SQ. IN. OF VENT REQ'D 100.8 SQ. IN. / 2 = 50.4 SQ. IN. 50.4 SQ. IN. OF VENT AT HIGH & 50.4 SQ. IN. OF VENT AT LOW REQUIRED.
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 SAGA 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.	

BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT (TAR PAPER) AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12, PER SECTION R905.7



Roof Plan 'B'

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

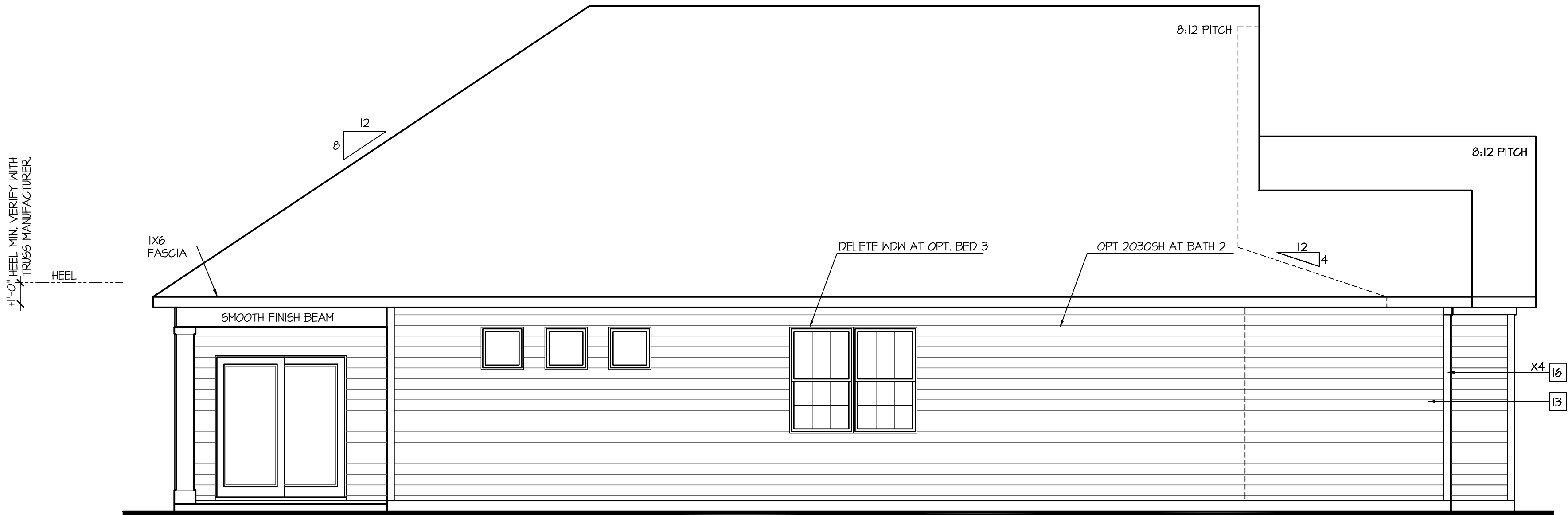
SHEET TITLE:
ROOF PLAN 'B'

PRINT DATE:
September 16, 2016

SHEET NO:
2 B

- NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
 - 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.)

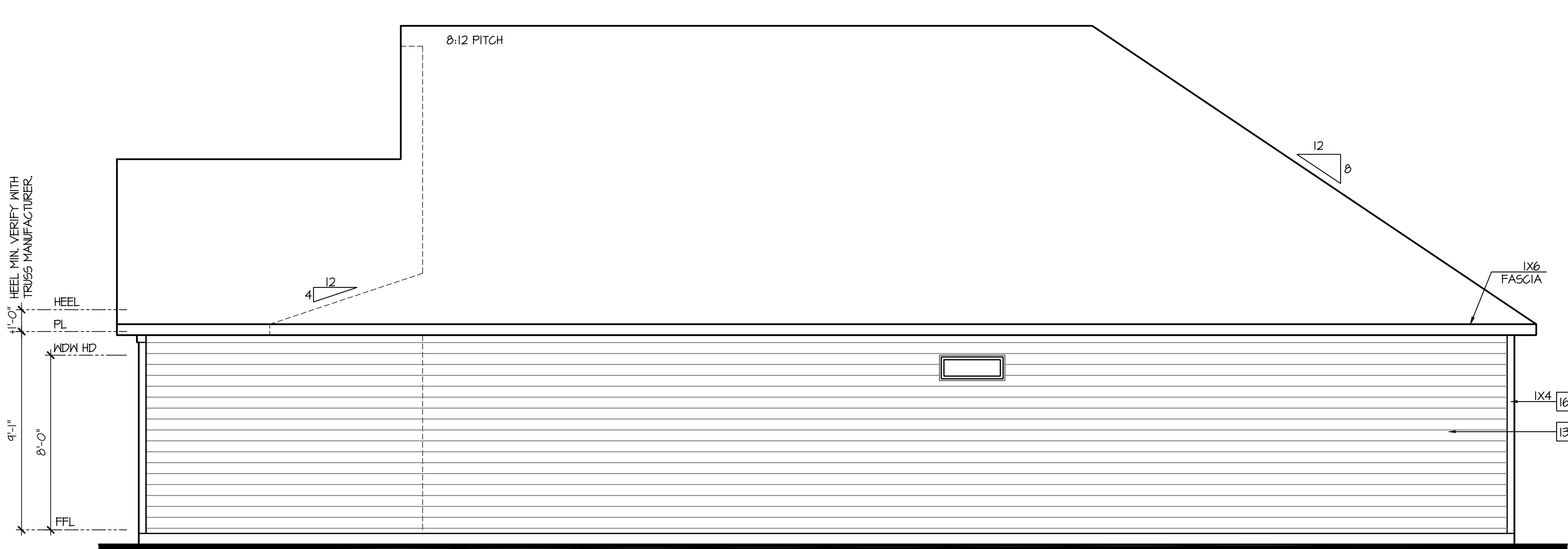
- KEY NOTES:
- MASONRY:
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 4 8" SOLDIER COURSE.
 - 5 ROWLOCK COURSE
 - 6 N/A
- TYPICALS:
- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Left Elevation 'B'

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

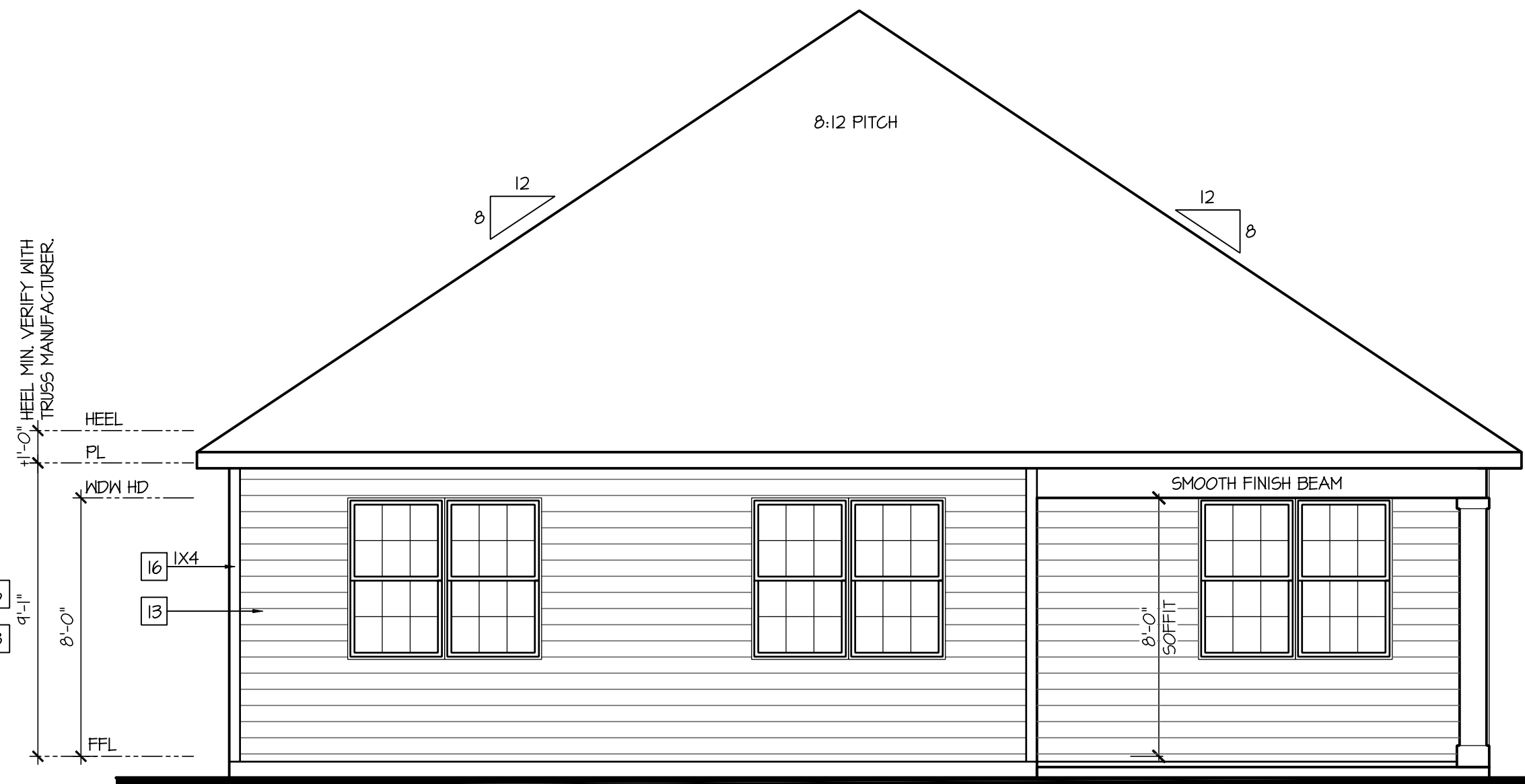
ELEVATIONS 'B-1', 'B-2', 'B-3', 'B-4' AND 'B-5' ARE SIMILAR



Right Elevation 'B'

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

ELEVATIONS 'B-1', 'B-2', 'B-3', 'B-4' AND 'B-5' ARE SIMILAR



Rear Elevation 'B'

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

ELEVATIONS 'B-1', 'B-2', 'B-3', 'B-4' AND 'B-5' ARE SIMILAR

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'B'

PRINT DATE:

September 16, 2016

SHEET NO:

3 B

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:

1ST FLOOR = 8'-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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED

(AT SPECIFIC LOCATIONS:

1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Left Elevation 'B' w/
Opt Basement

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

Right Elevation 'B' w/
Opt Basement

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

Rear Elevation 'B' w/
Opt Basement

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

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America's Builder

NO:	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
**SIDE AND REAR
ELEVATIONS 'B'
W/ OPT. BASEMENT**

PRINT DATE:

September 16, 2016

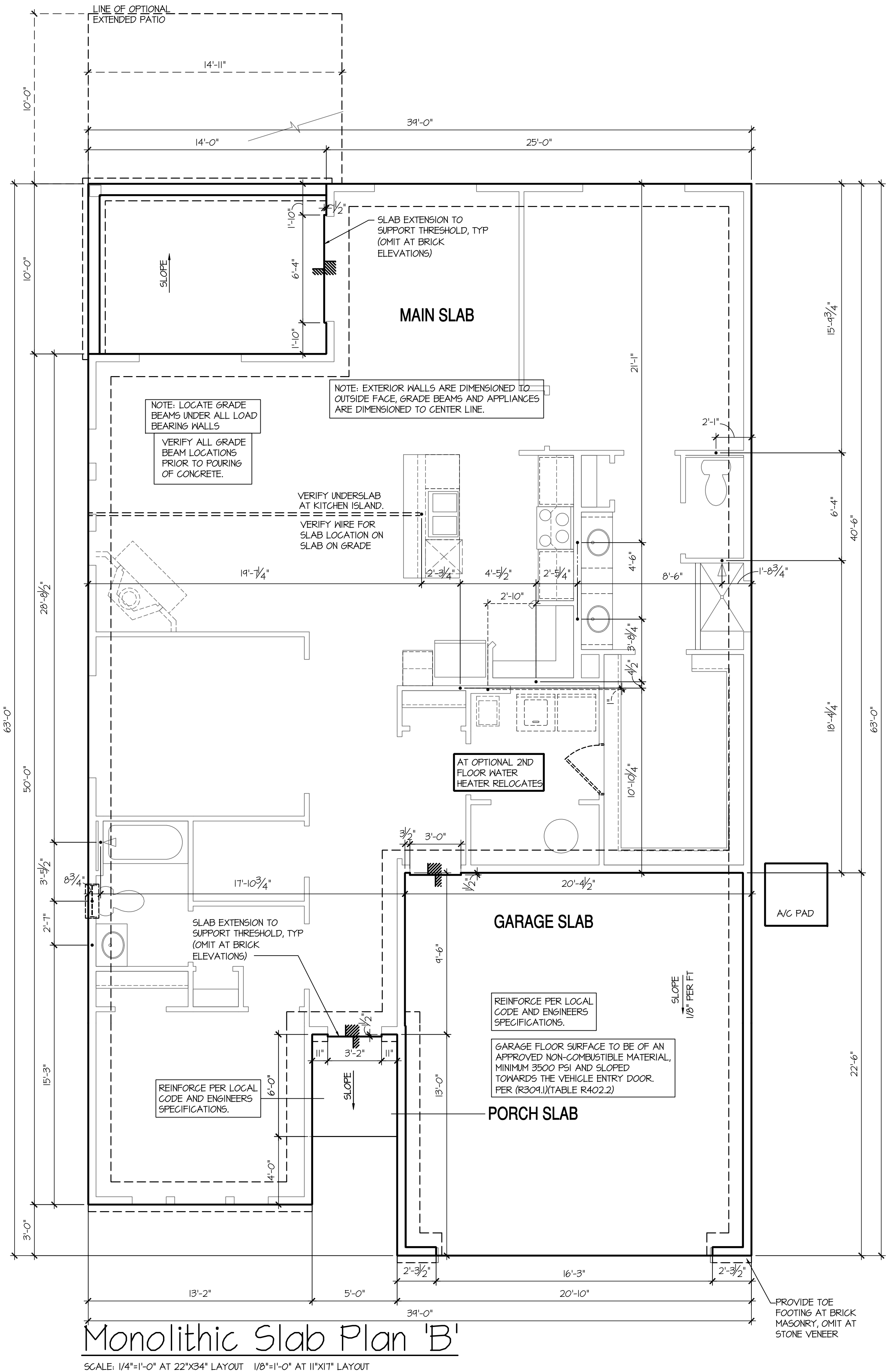
SHEET NO:

3 B-BS

Page 393 of 998

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A16053

SHEET TITLE:
MONOLITHIC SLAB PLAN 'B'

PRINT DATE:
September 16, 2016

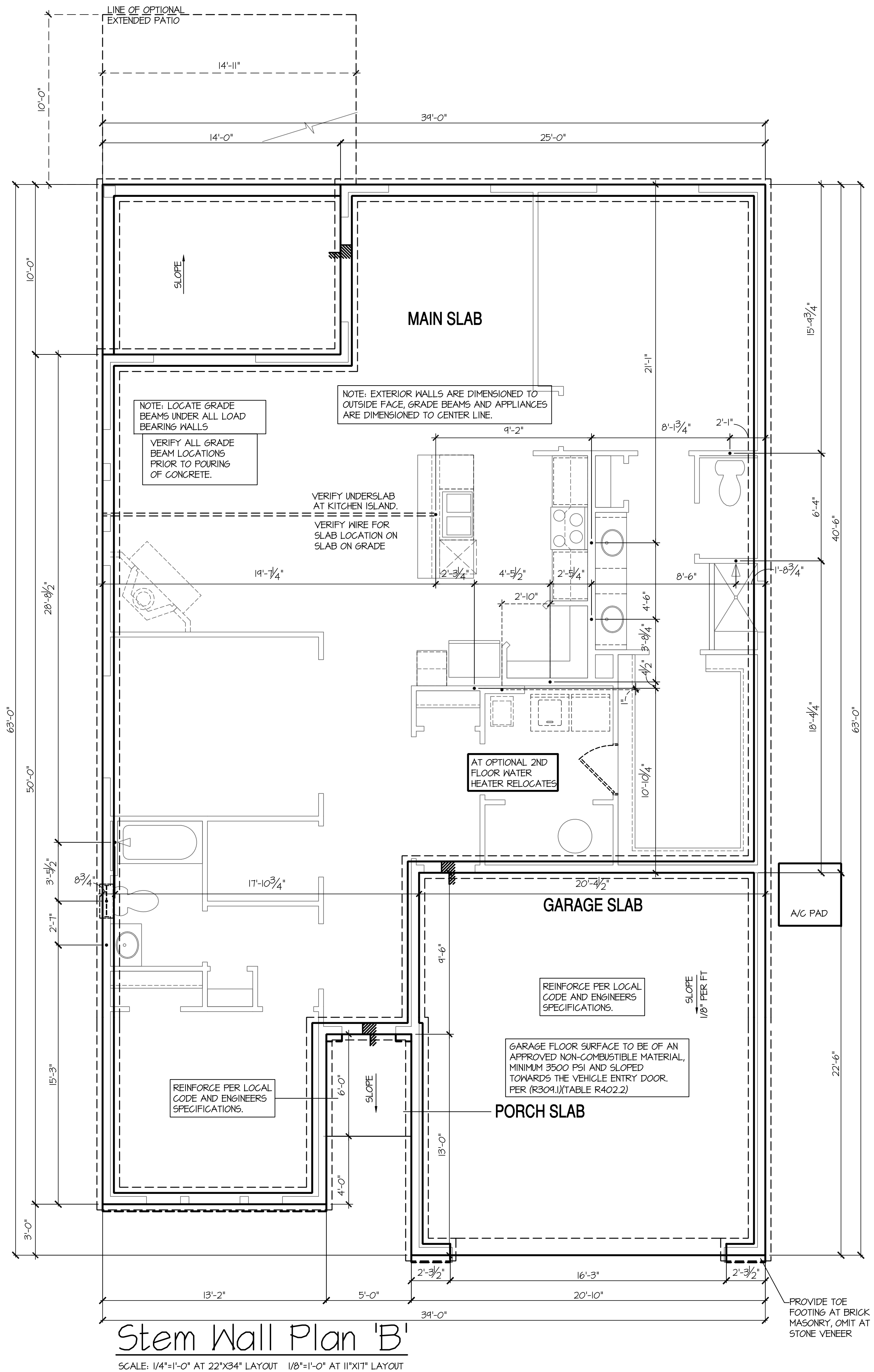
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4 MS B

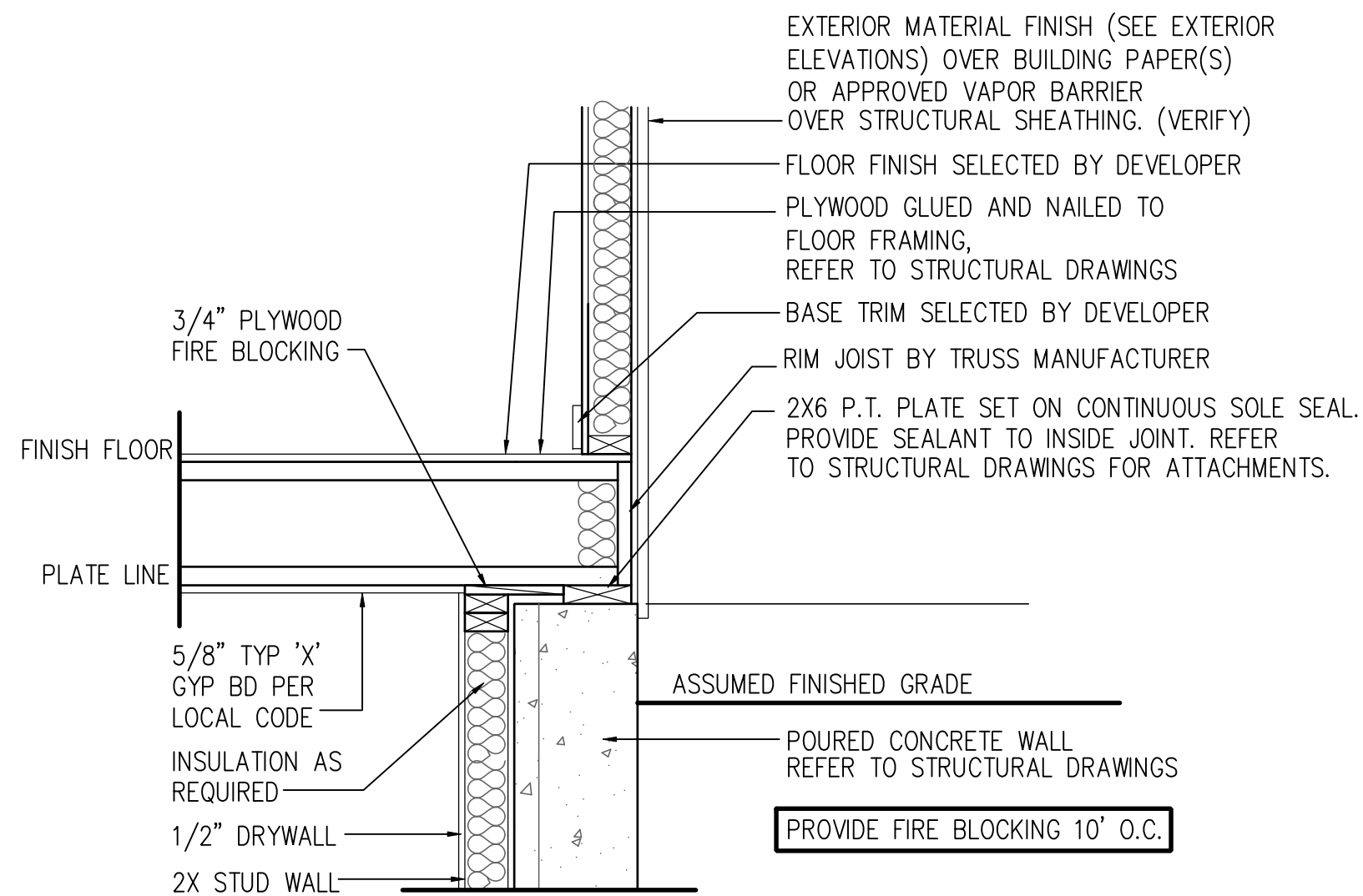
40' Series
Active Adult
Bristol
'F401'

PROJECT NO: GMD-GA16053

PRINT DATE:
September 16, 2016

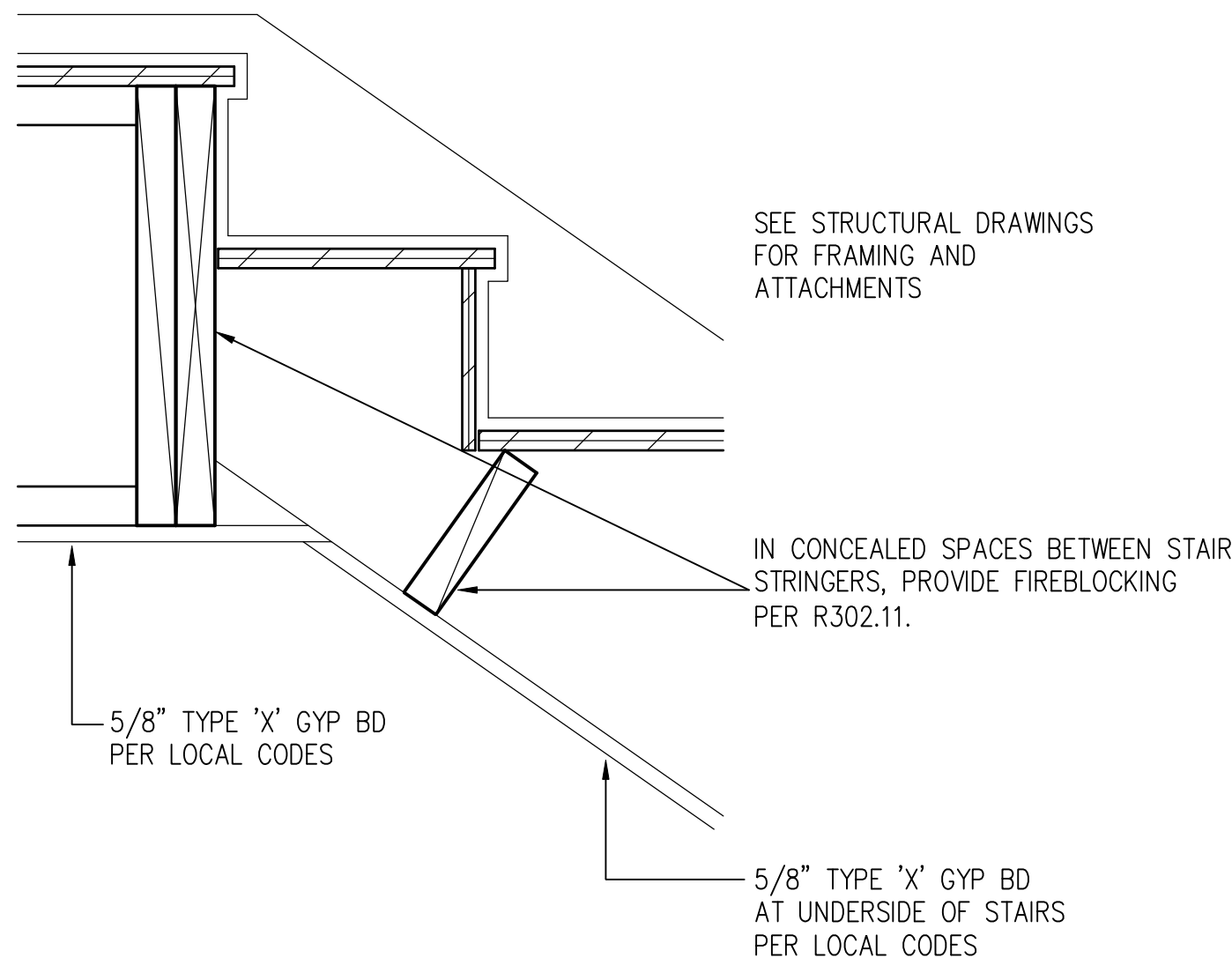
Page 395 of 998





WALL FIRE BLOCKING DETAIL

SCALE: 1"=1'-0"
WALL SECTION BASEMENT IRC



STAIR FIRE BLOCKING DETAIL

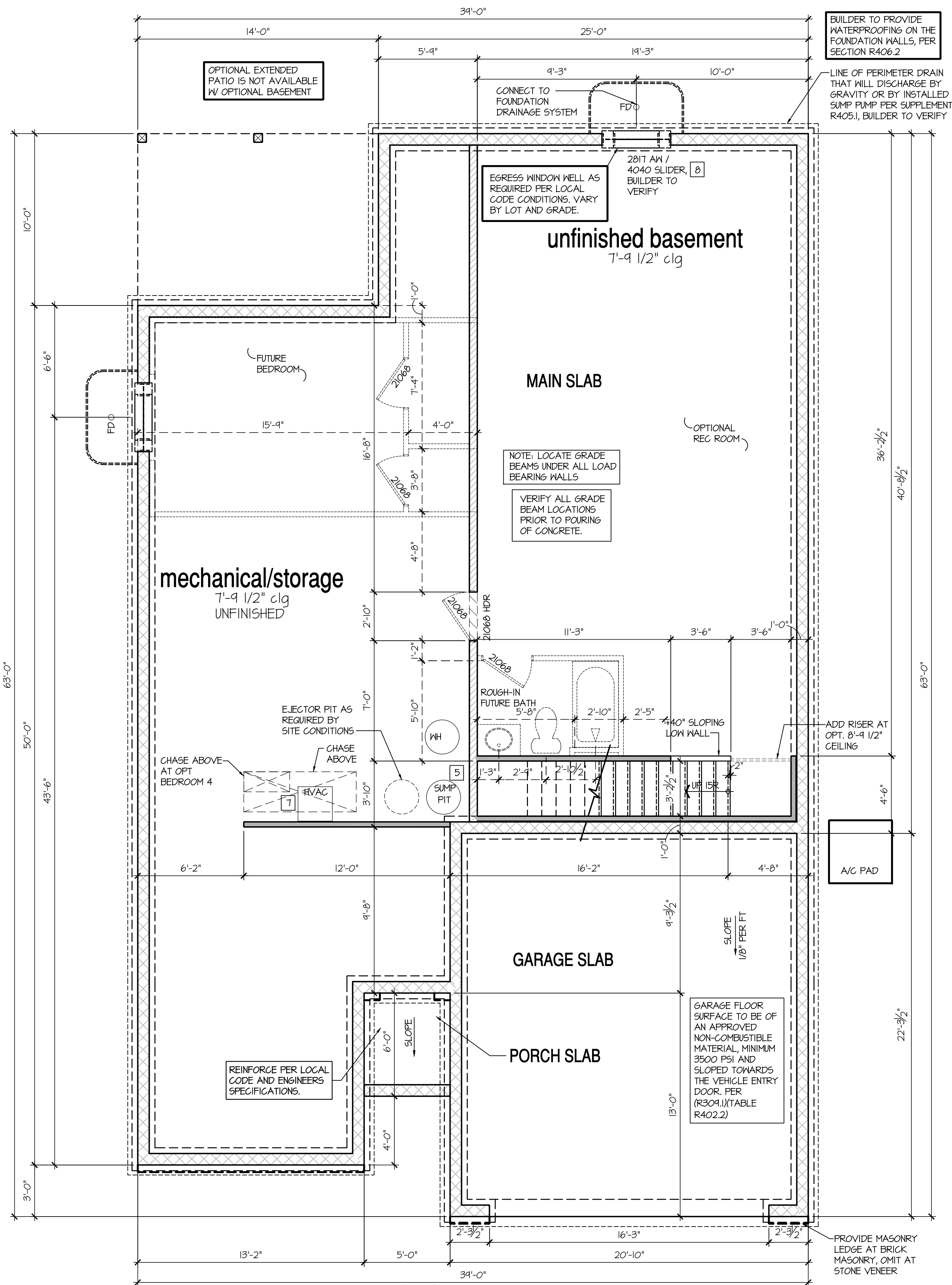
SCALE: 1-1/2"=1'-0"
STAIR_X1

BASEMENT NOTES: IRC

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" UNO. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- 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 IRC SECTION R310.1.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES:

- [1] LINE OF SLAB ABOVE
- [2] LINE OF FRAMED WALL ABOVE
- [3] BENEATH STAIRS AND LANDINGS.
1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
- [4] A/C CONDENSER PAD. (VERIFY)
- [5] SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS, VERIFY LOCATION.
- [6] WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION P2201.1)
- [7] FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS
- [8] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)



Basement Plan 'B'

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

NO.	DATE:	REVISION:
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04.18.23

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
BASEMENT PLAN 'B'

PRINT DATE:

September 16, 2016

SHEET NO:

4 BS B

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

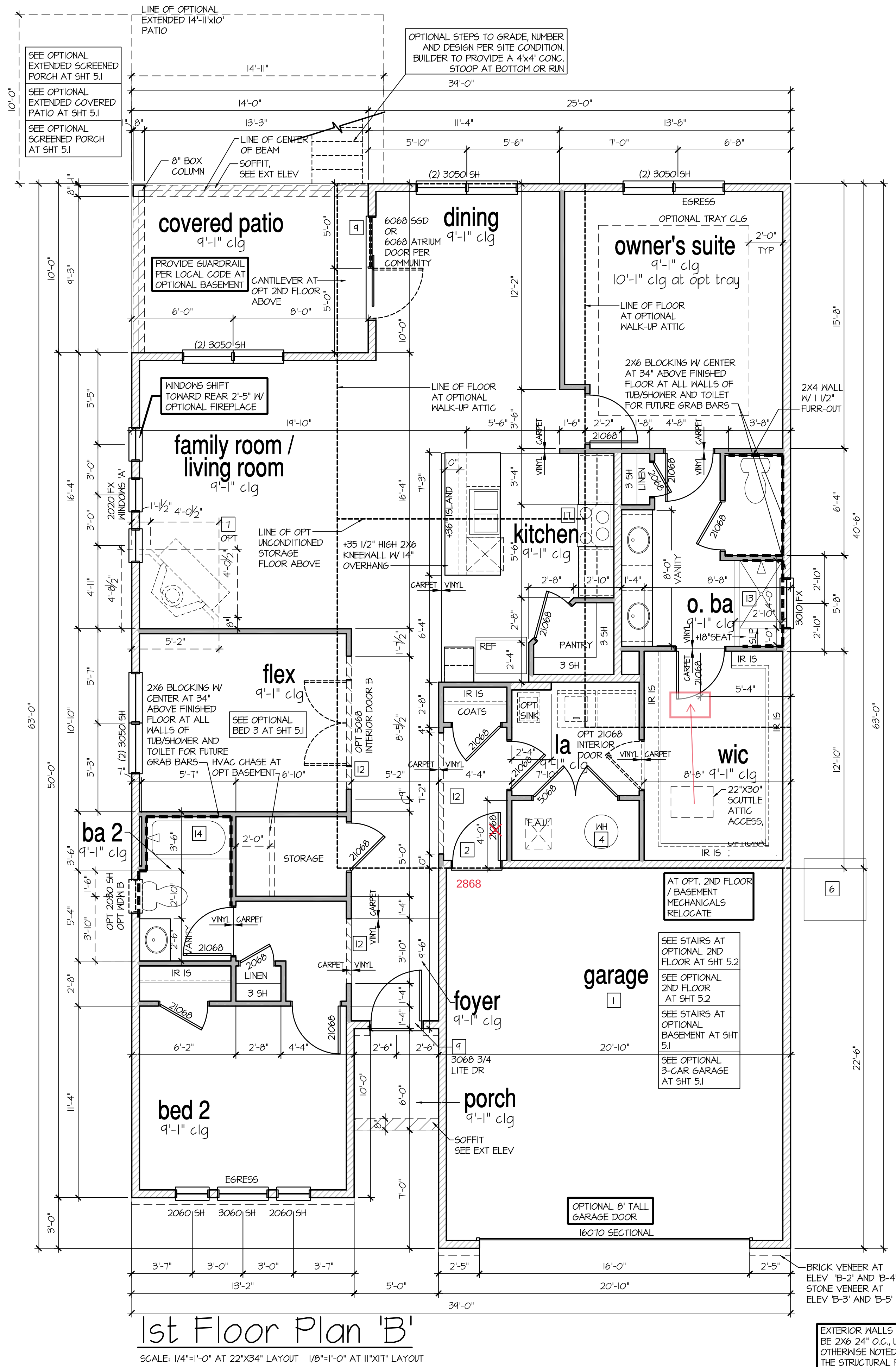
PROJECT NO: GMD-GA16053

SHEET TITLE:
1ST FLOOR PLAN 'B'

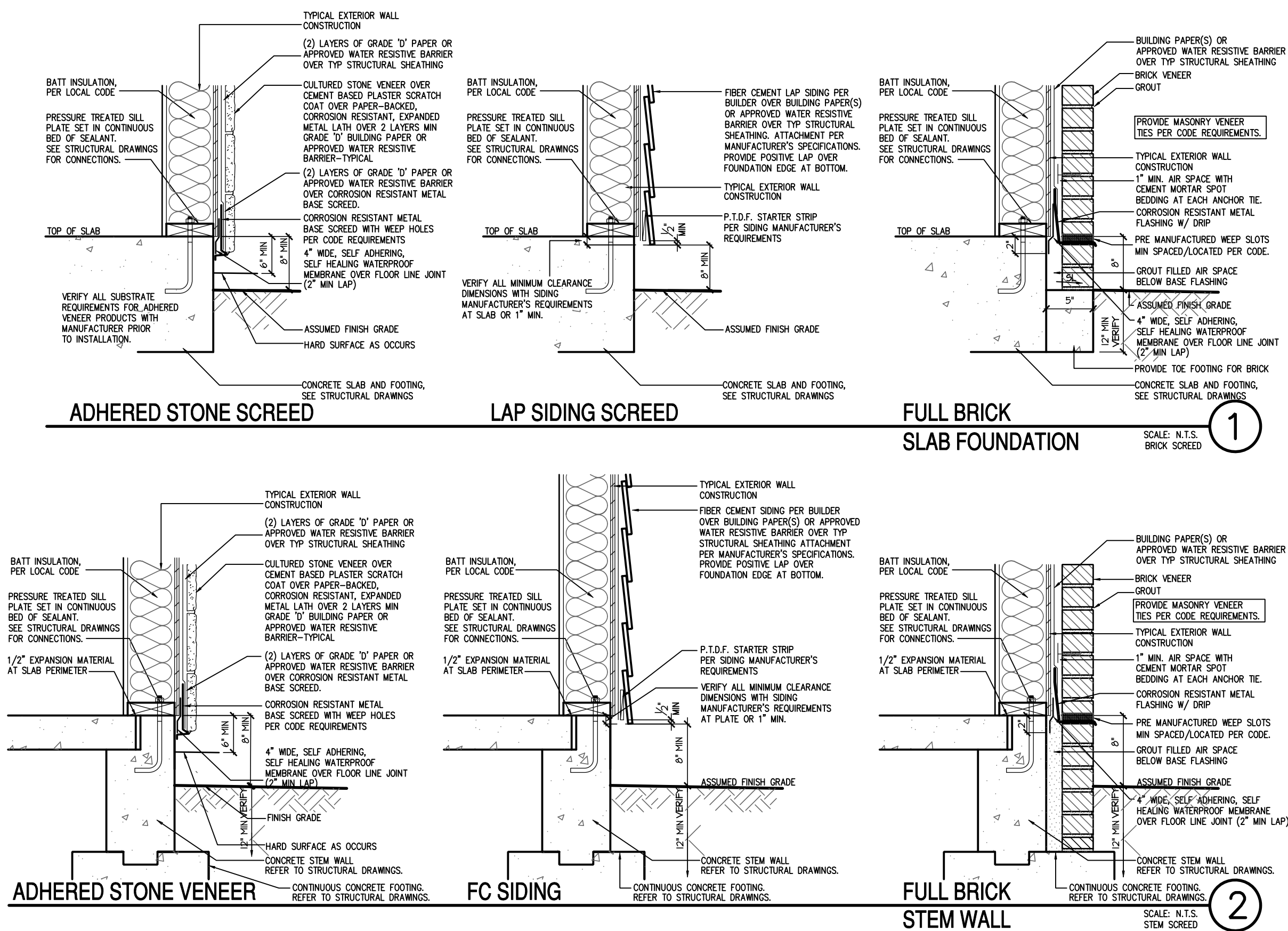
PRINT DATE:
September 16, 2016

SHEET NO:
5 B

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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: IRC	
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 IRC SECTION R302.6)	
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)	
[2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)	
[3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)	
MEP'S	
[4] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)	
[5] N/A	
[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 IRC SECTION M305.1.3) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSEES. (25 1/2" X 54" SIZE.)	
TYPICALS:	
[9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)	
[10] N/A	
[11] HALF WALL, HEIGHT AS NOTED.	
[12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.	
BATHS:	
[13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)	
[14] 30"x60" TUB/SHOWER PAN	
[15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS	
[16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)	
KITCHEN:	
[17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[19] ELECTRIC OVEN WITH MICROWAVE OVEN.	



EXTERIOR WALLS ARE TO
BE 2X6 24" O.C., UNLESS
OTHERWISE NOTED ON
THE STRUCTURAL PLANS

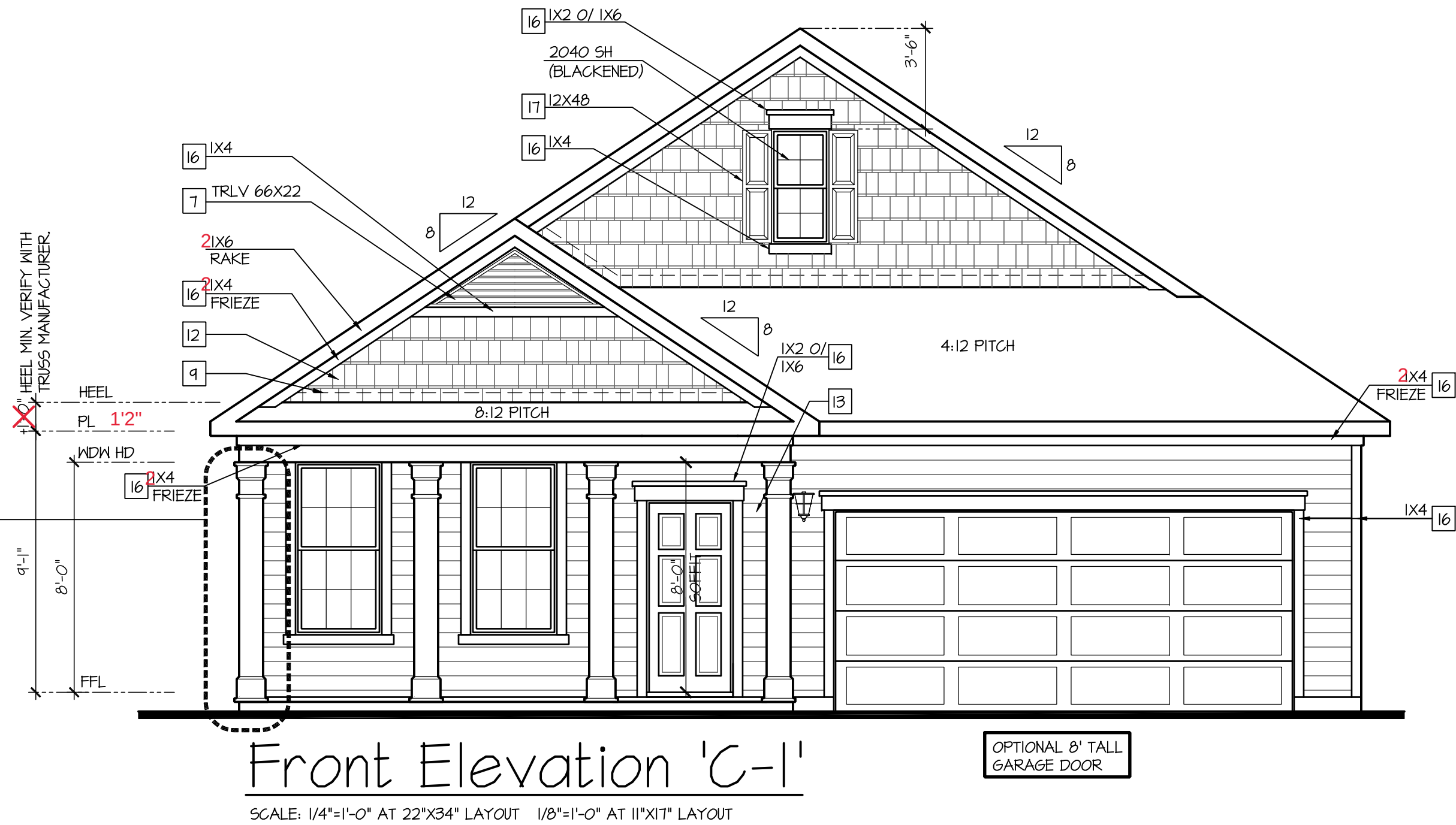
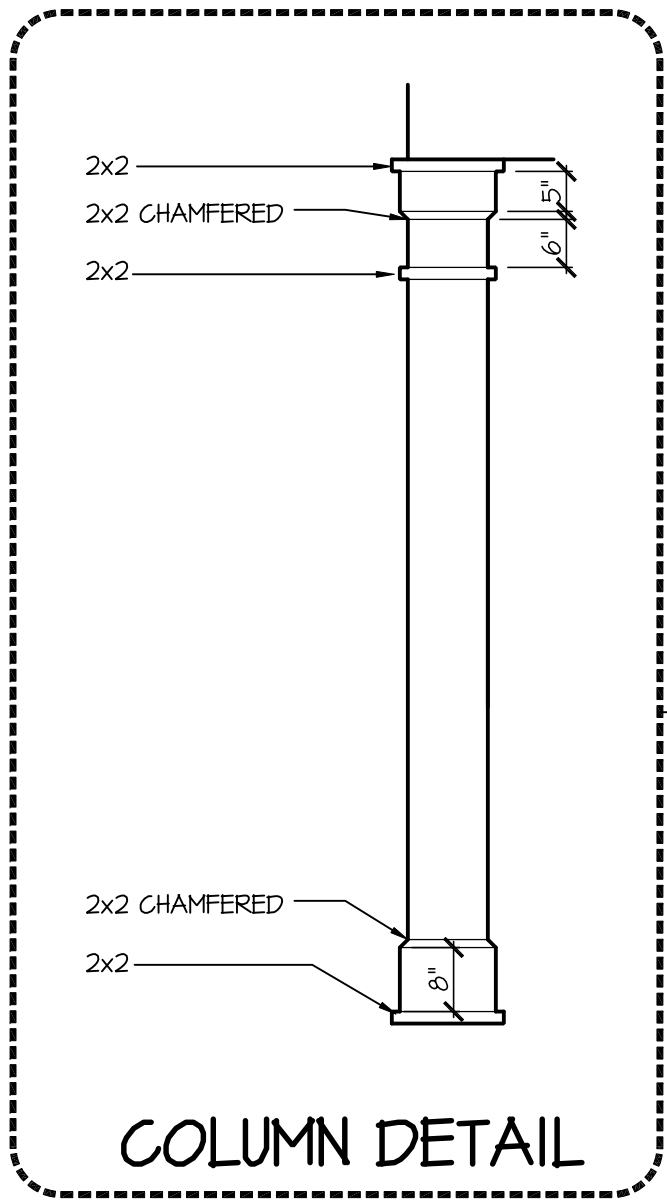


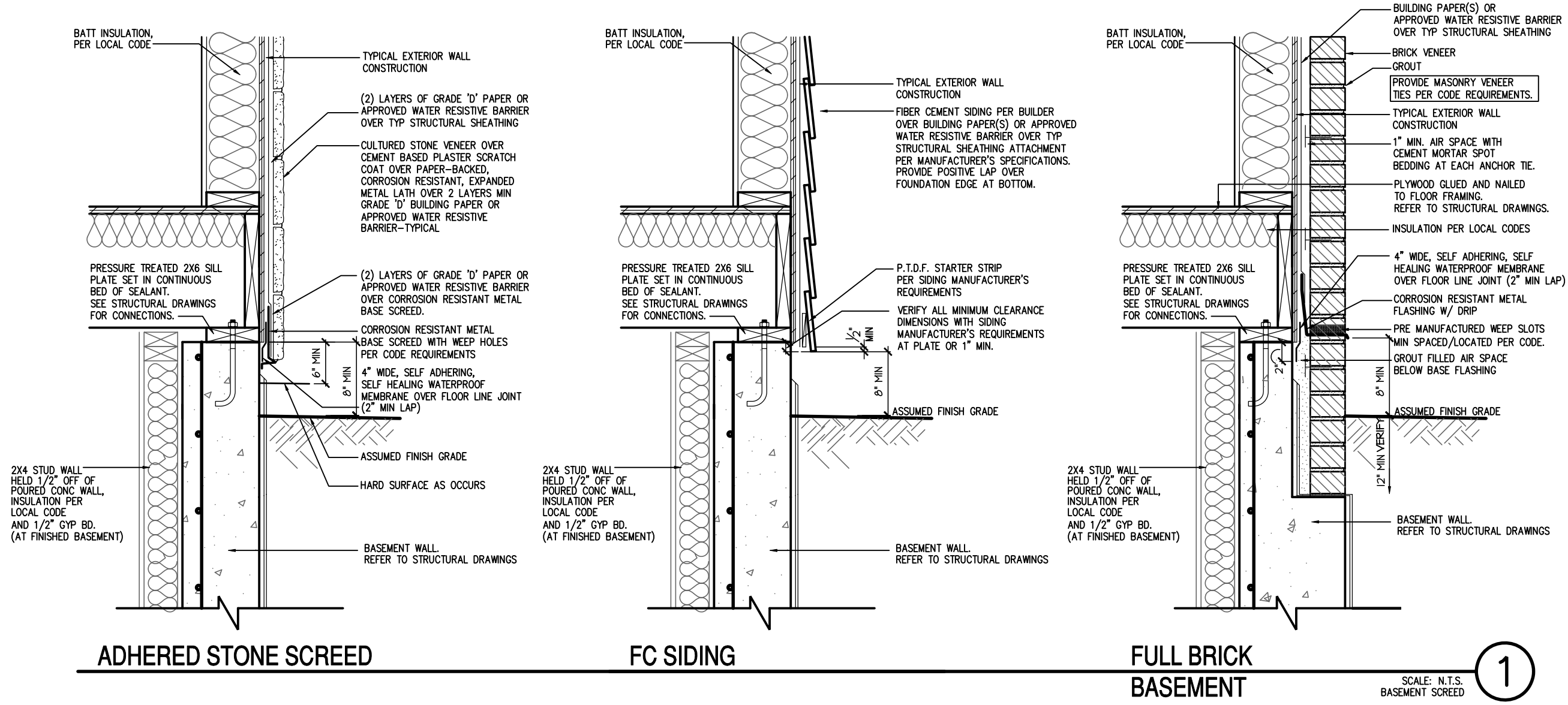
NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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	ROMLOCK COURSE
6	N/A
TYPICALS:	
7	DECORATIVE 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	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS; FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS; FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS; FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
16	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS; 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
17	PYFON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)





NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.
- RONLOCK COURSE
- N/A

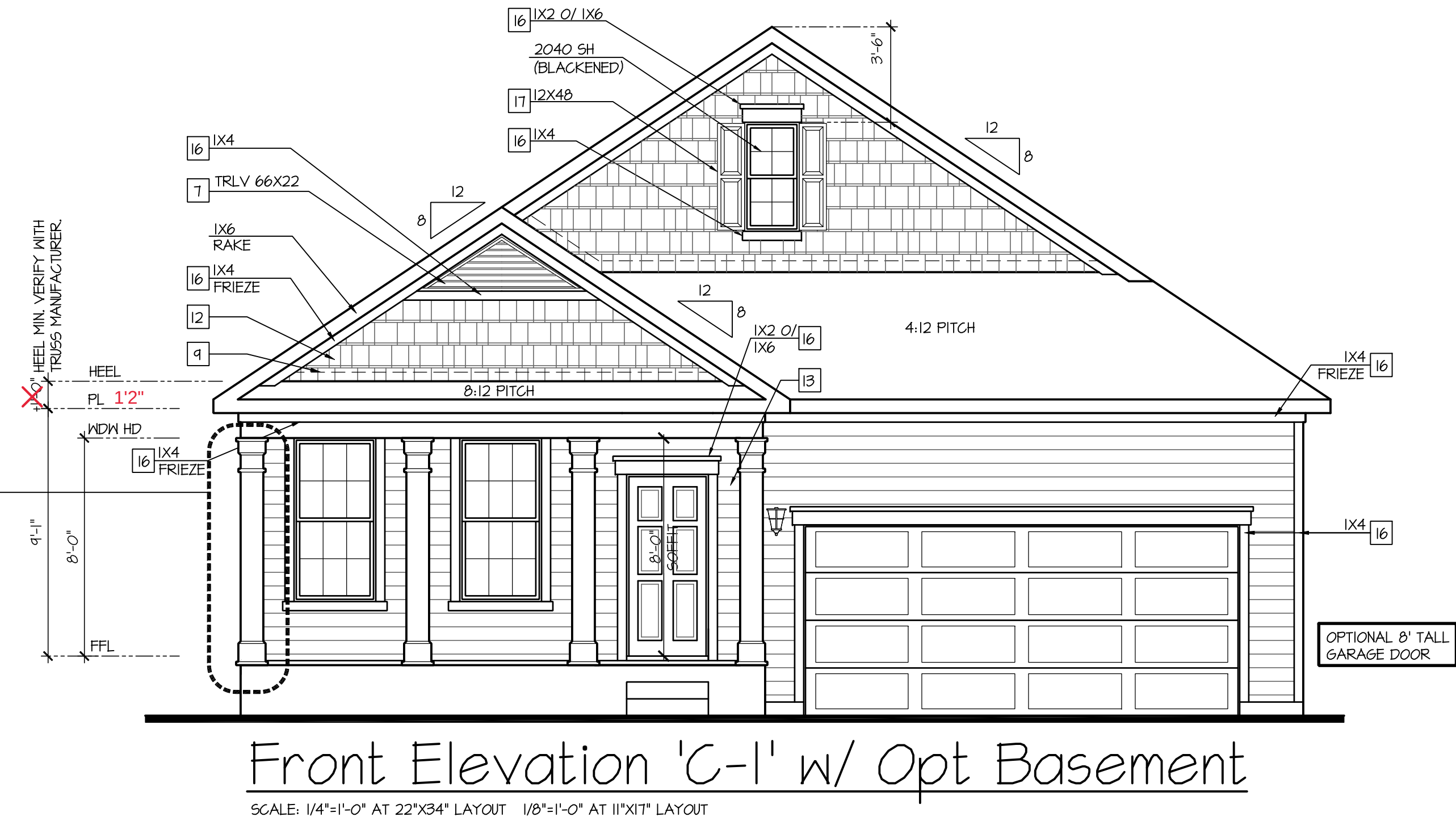
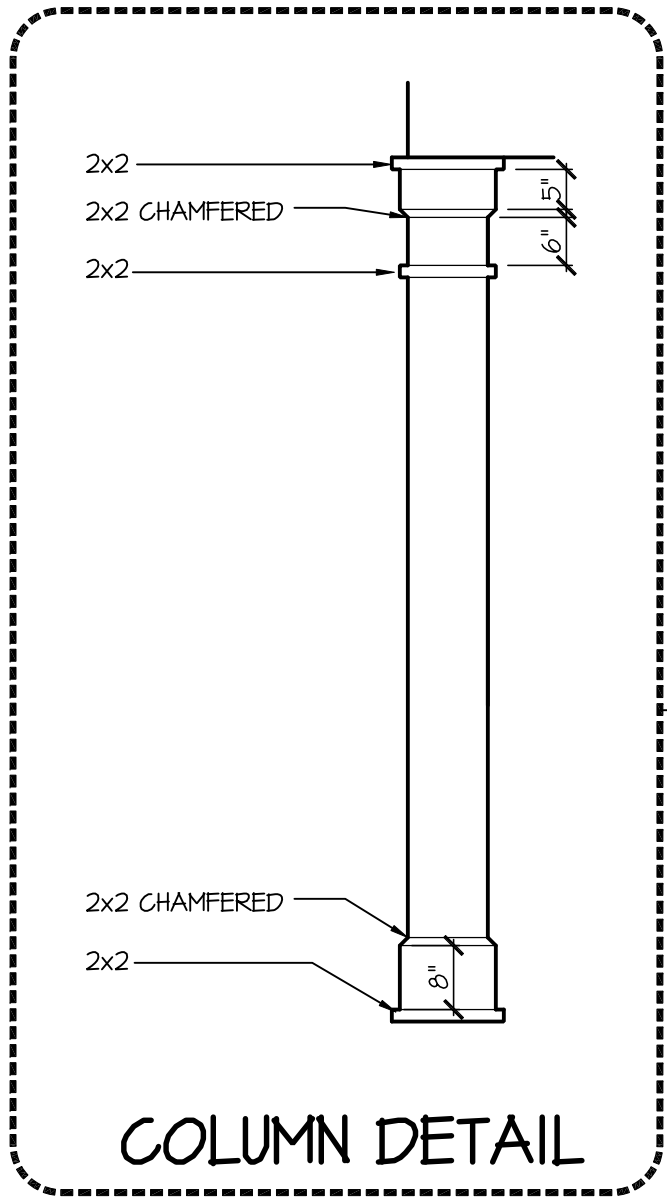
TYPICALS:

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

SIDING:

- VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
- VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

- VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
- VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



D·R·HORTON

America's Builder

NO:	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:

PALENE WARE-GULBENKIAN,EDU,PA,ARCH

NO. SS-0008296

04.18.23

STATE OF DELAWARE

REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:

FRONT ELEVATION 'C-1'
W/ OPT. BASEMENT

PRINT DATE:

September 16, 2016

SHEET NO:

1C-1BS

Page 399 of 998

NO:	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

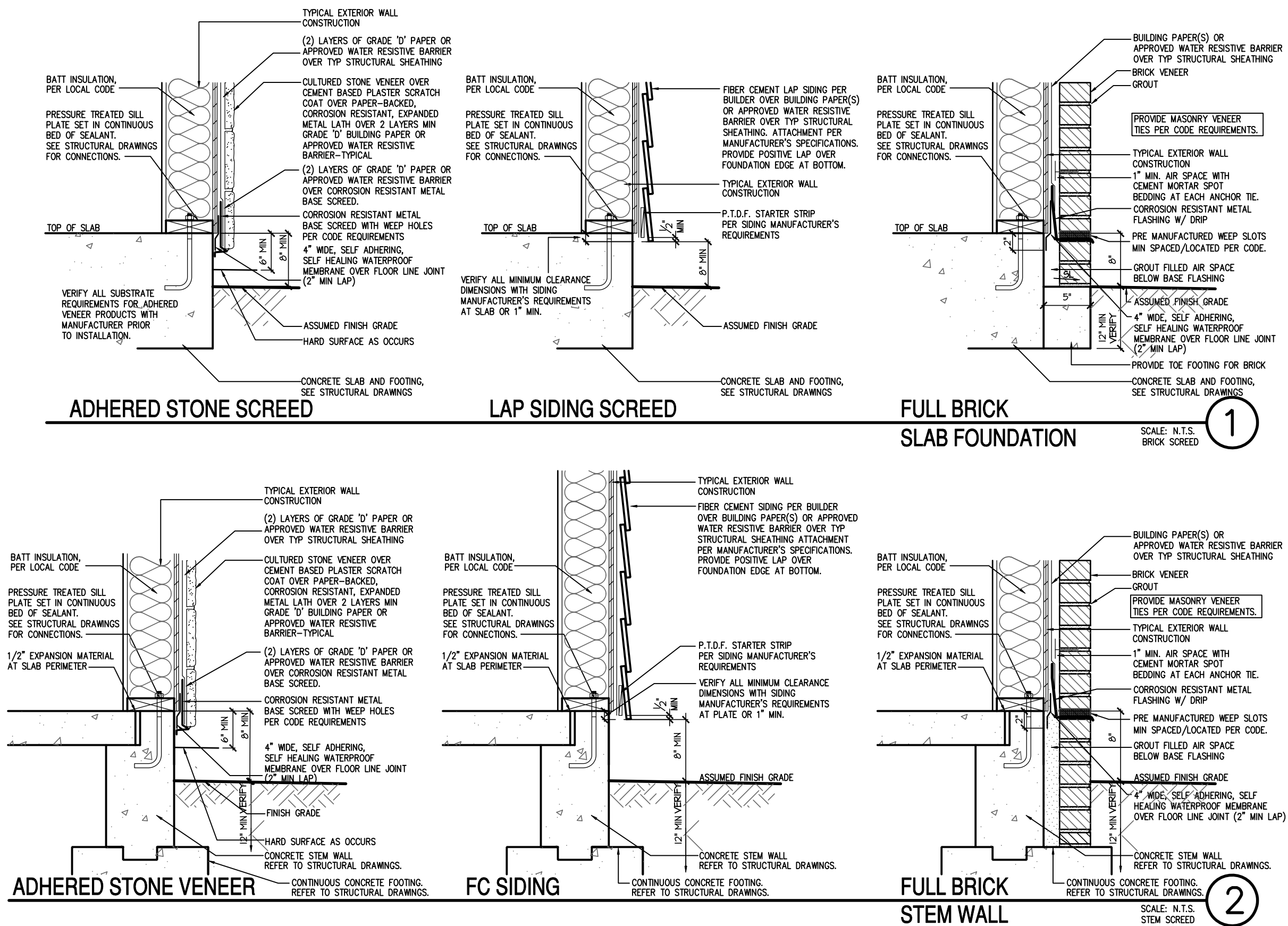
Sussex
County - DE
North Region

PROJECT NO: GMD-6A16053

SHEET TITLE:
FRONT ELEVATION 'C-2'

PRINT DATE:
September 16, 2016

SHEET NO:
1C-2



NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
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- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

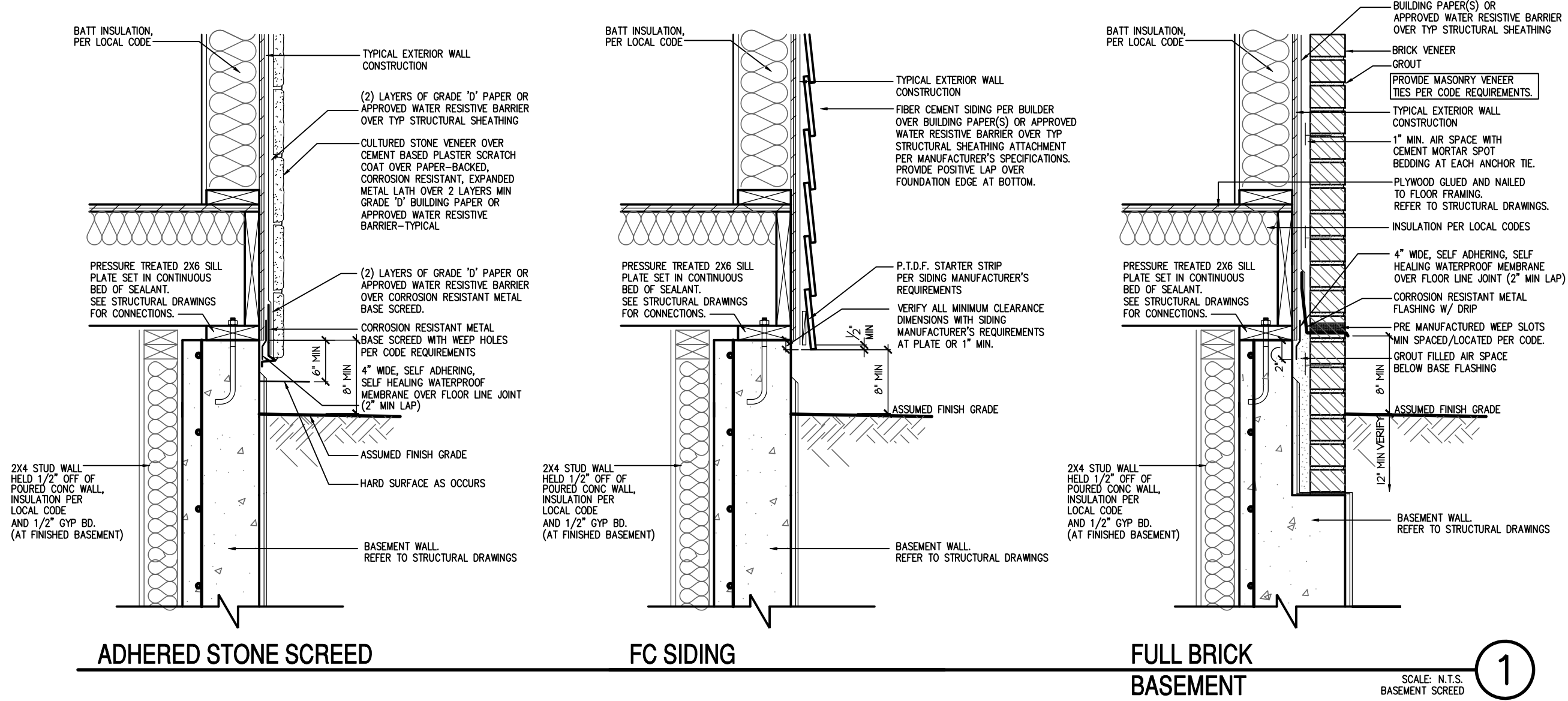
16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Page 400 of 998



NOTES:

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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:

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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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.

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STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

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DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

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VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

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VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

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VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

COLUMN DETAIL

Front Elevation 'C-2' w/ Opt Basement

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

D·R·HORTON

America's Builder

NO:

DATE:

REVISION:

△

04.18.23

PROFESSIONAL SEAL:

PALENE WARE-GULBEIN/INDEPENDENT

NO. SS-0008296

04.18.23

STATE OF DELAWARE

REGISTERED ARCHITECT

PROJECT TITLE:

40' Series

Active Adult

Bristol

'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:

FRONT ELEVATION 'C-2'
W/ OPT. BASEMENT

PRINT DATE:

September 16, 2016

SHEET NO:

1C-2BS

Page 401 of 998

NO:	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

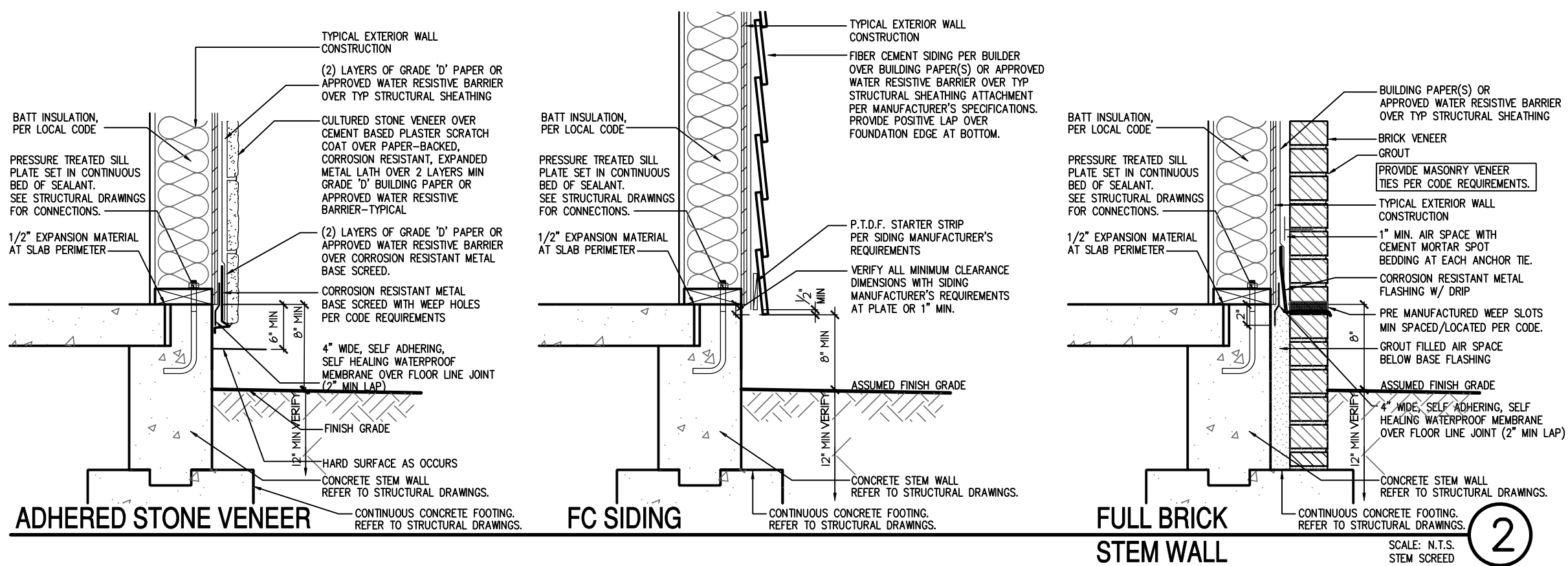
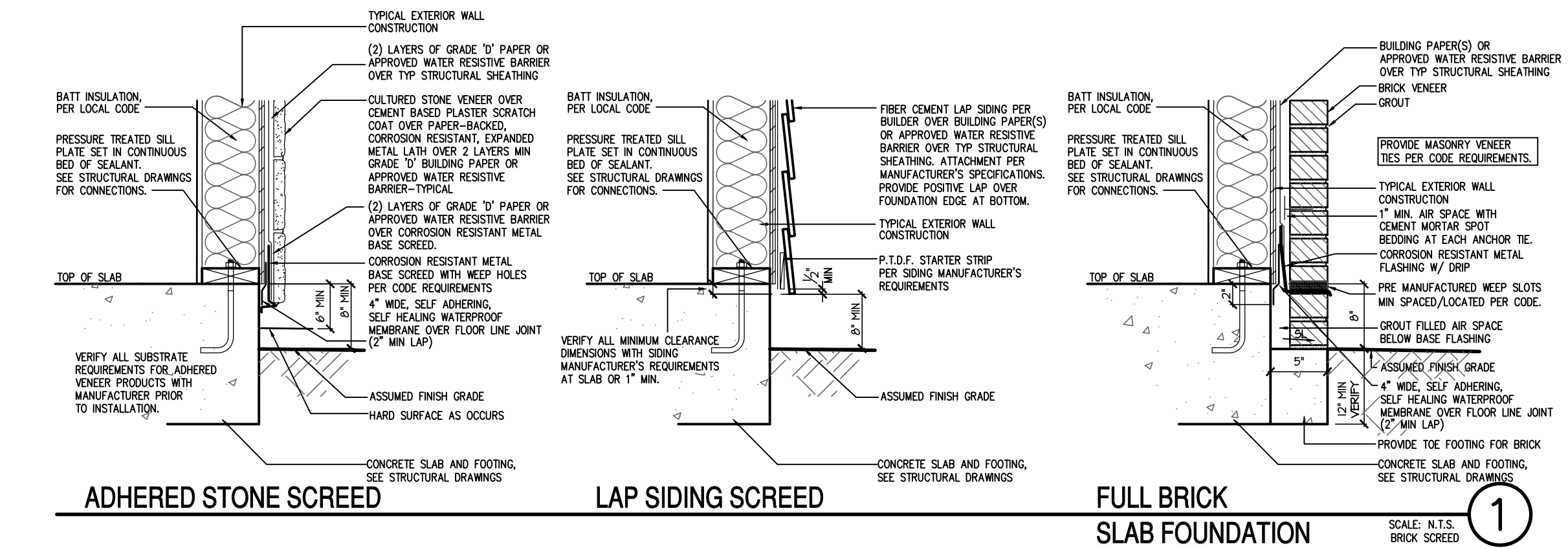
PROJECT NO: GMD-6A16053

SHEET TITLE:
FRONT ELEVATION 'C-3'

PRINT DATE:
September 16, 2016

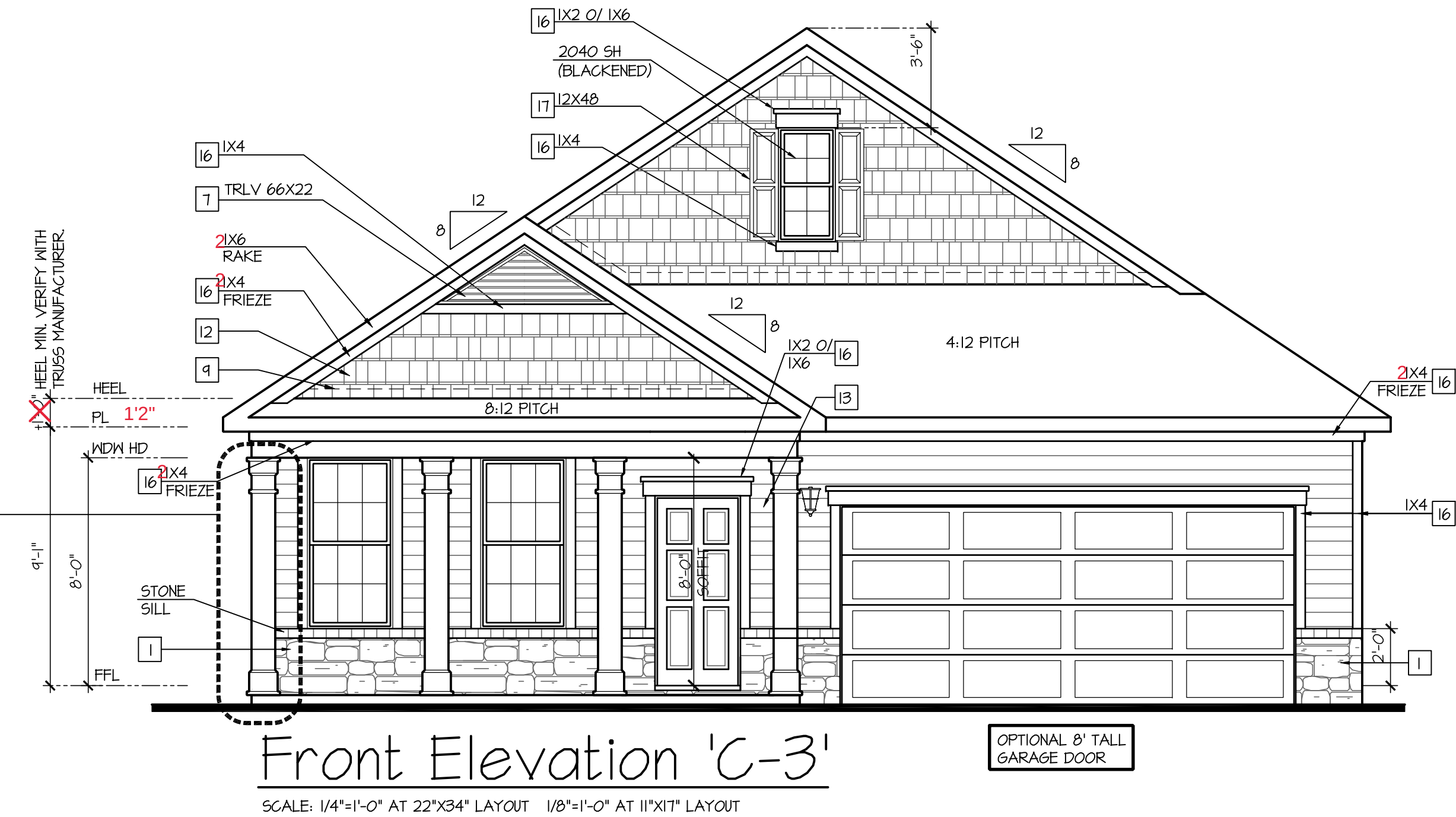
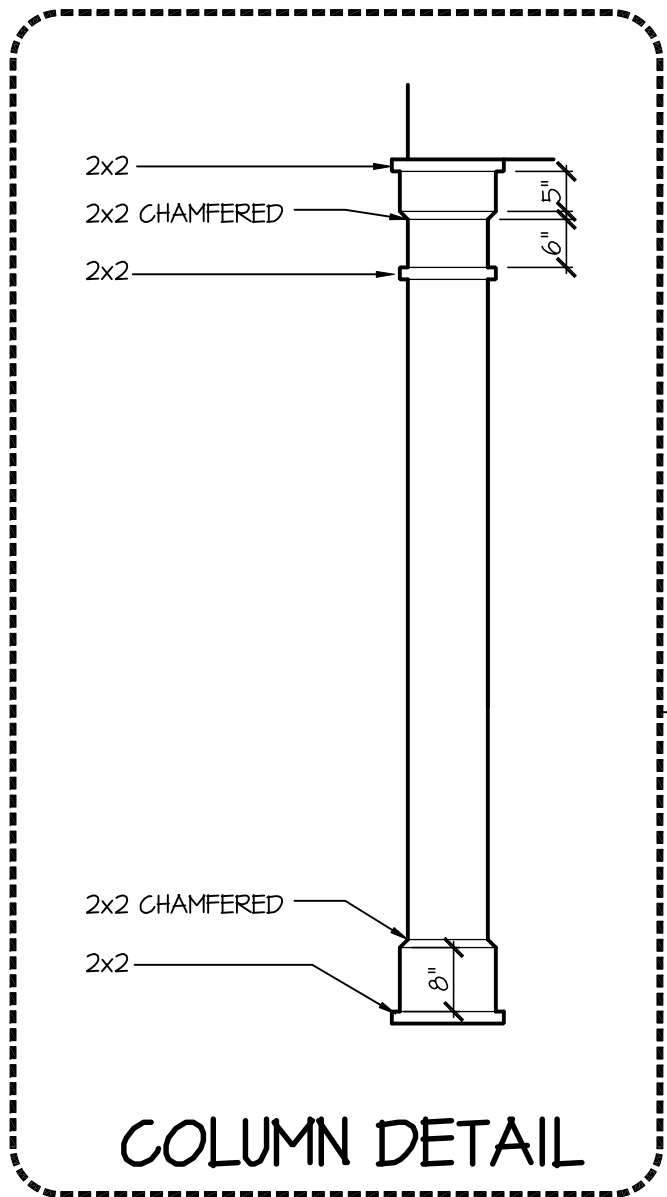
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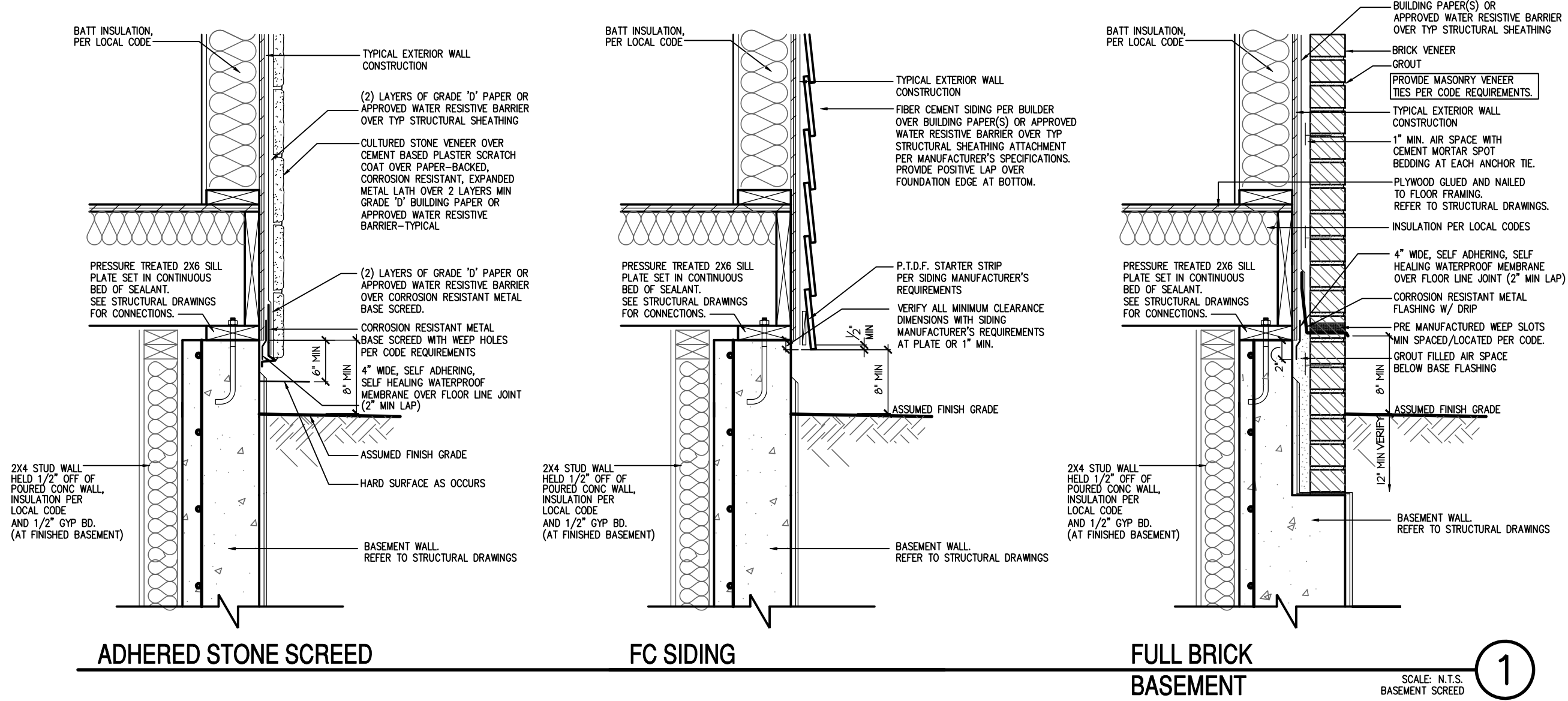
1C-3



- NOTES:
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- 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 N/A
- TYPICALS:
- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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(AT SPECIFIC LOCATIONS:
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(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)





NOTES:

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- WINDOW HEAD HEIGHTS:
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- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Front Elevation 'C-3' w/ Opt Basement

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

D·R·HORTON

America's Builder

NO:

DATE:

REVISION:

△

04.18.23

PROFESSIONAL SEAL:

PALENE WARE-GULBENKIAN EDUCATION

NO. SS-0008296

04.18.23

STATE OF DELAWARE

REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:

FRONT ELEVATION 'C-3'
W/ OPT. BASEMENT

PRINT DATE:

September 16, 2016

SHEET NO:

1C-3BS

Page 403 of 998

NO:	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

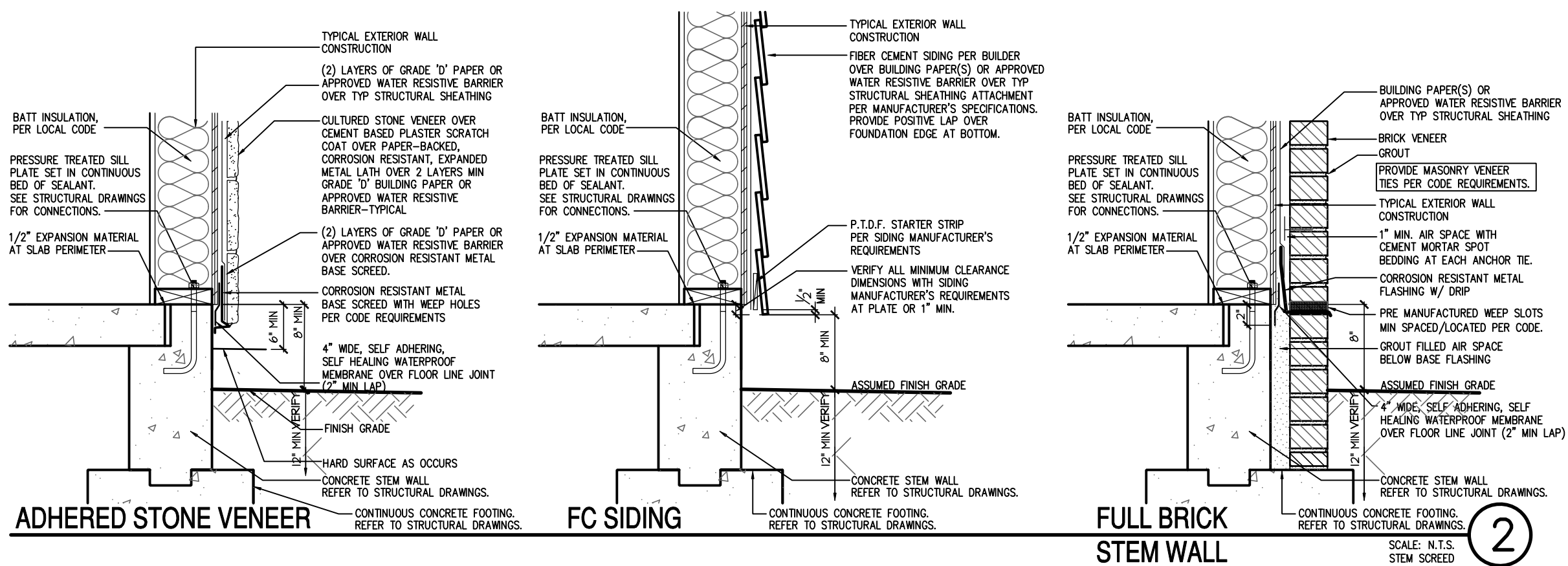
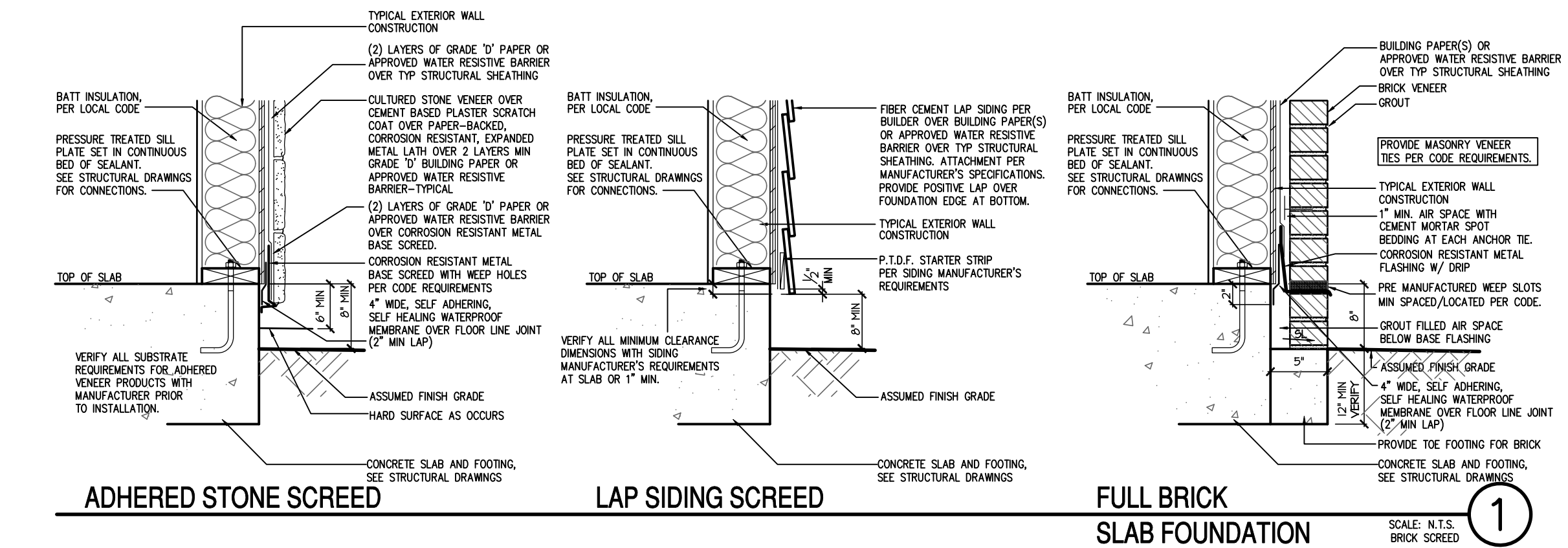
Sussex
County - DE
North Region

PROJECT NO: GMD-6A16053

SHEET TITLE:
FRONT ELEVATION 'C-4'

PRINT DATE:
September 16, 2016

SHEET NO:
1C-4

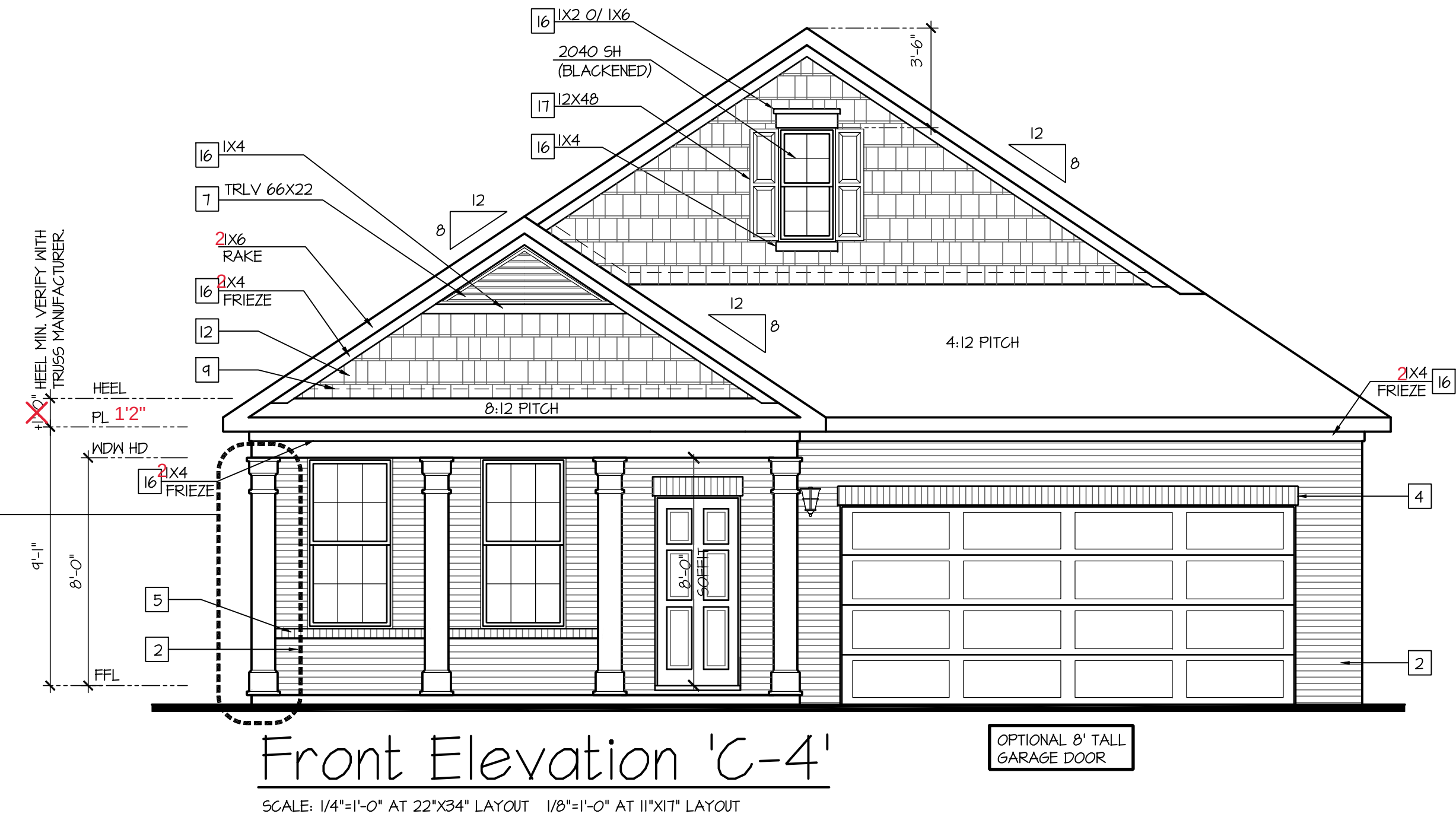
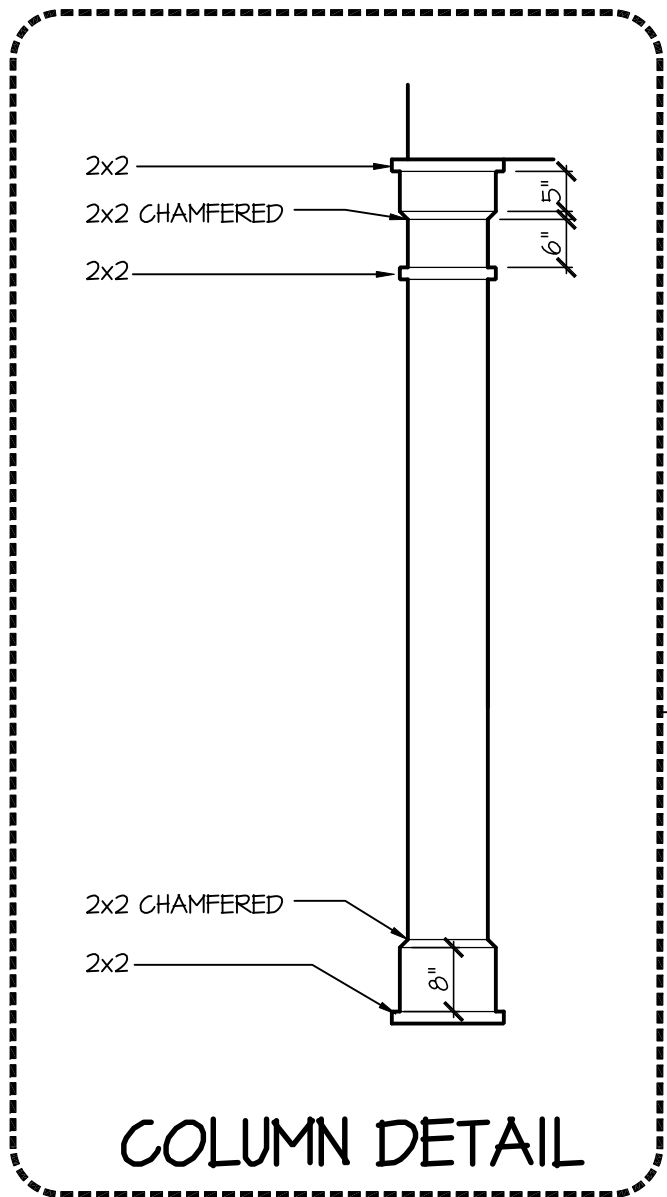


NOTES:

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KEY NOTES:

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 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
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NO.:	DATE:	REVISION:
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40' Series
Active Adult
Bristol
'F401'

PROJECT NO: GMD-GA16053

PRINT DATE:
September 16, 2016

SHEET NO:
1C-4BS

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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 N/A

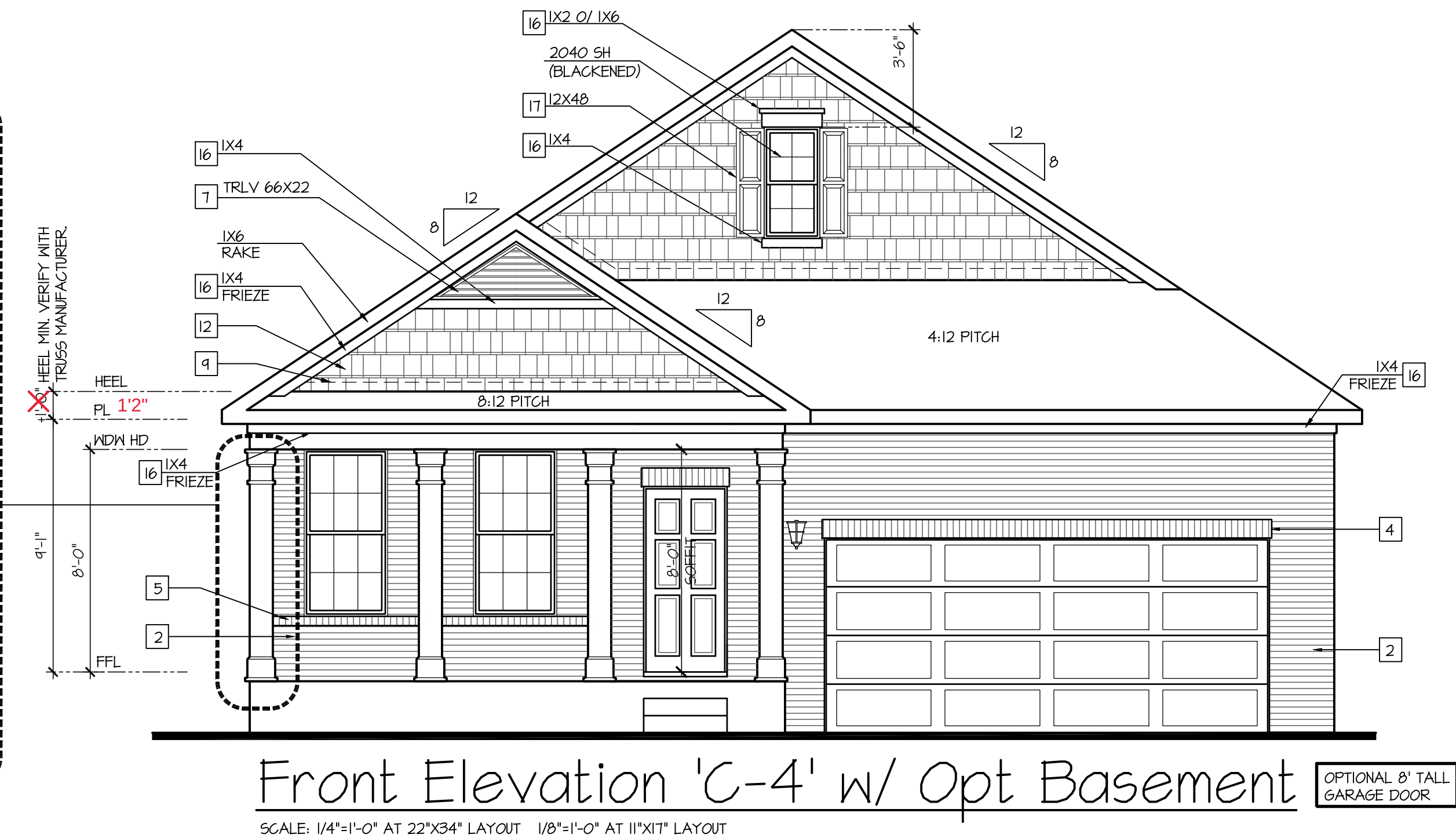
TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



NO:	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

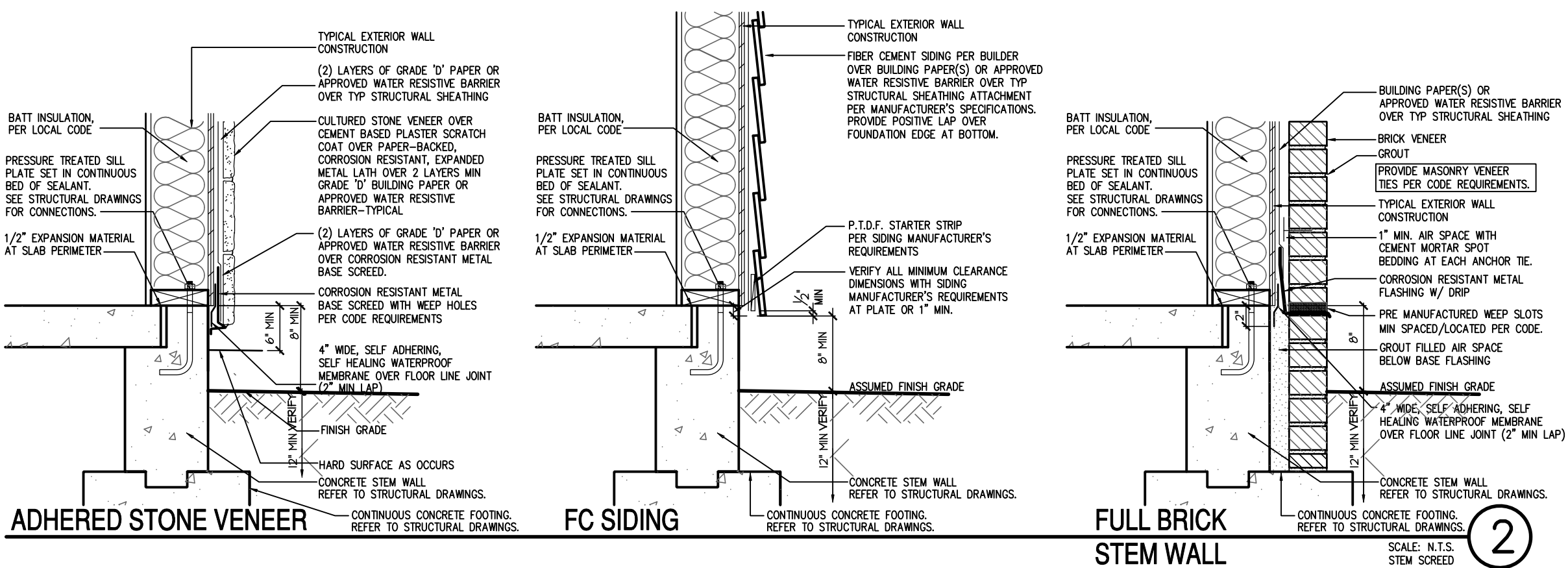
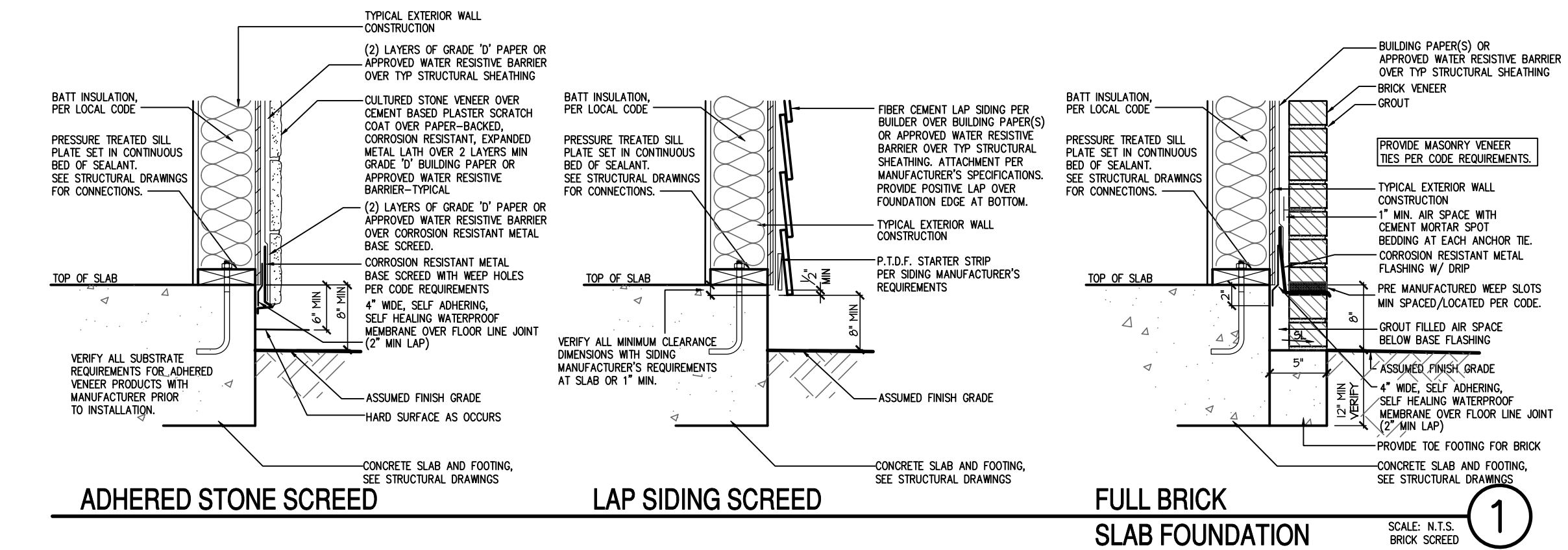
Sussex
County - DE
North Region

PROJECT NO: GMD-6A16053

SHEET TITLE:
FRONT ELEVATION 'C-5'

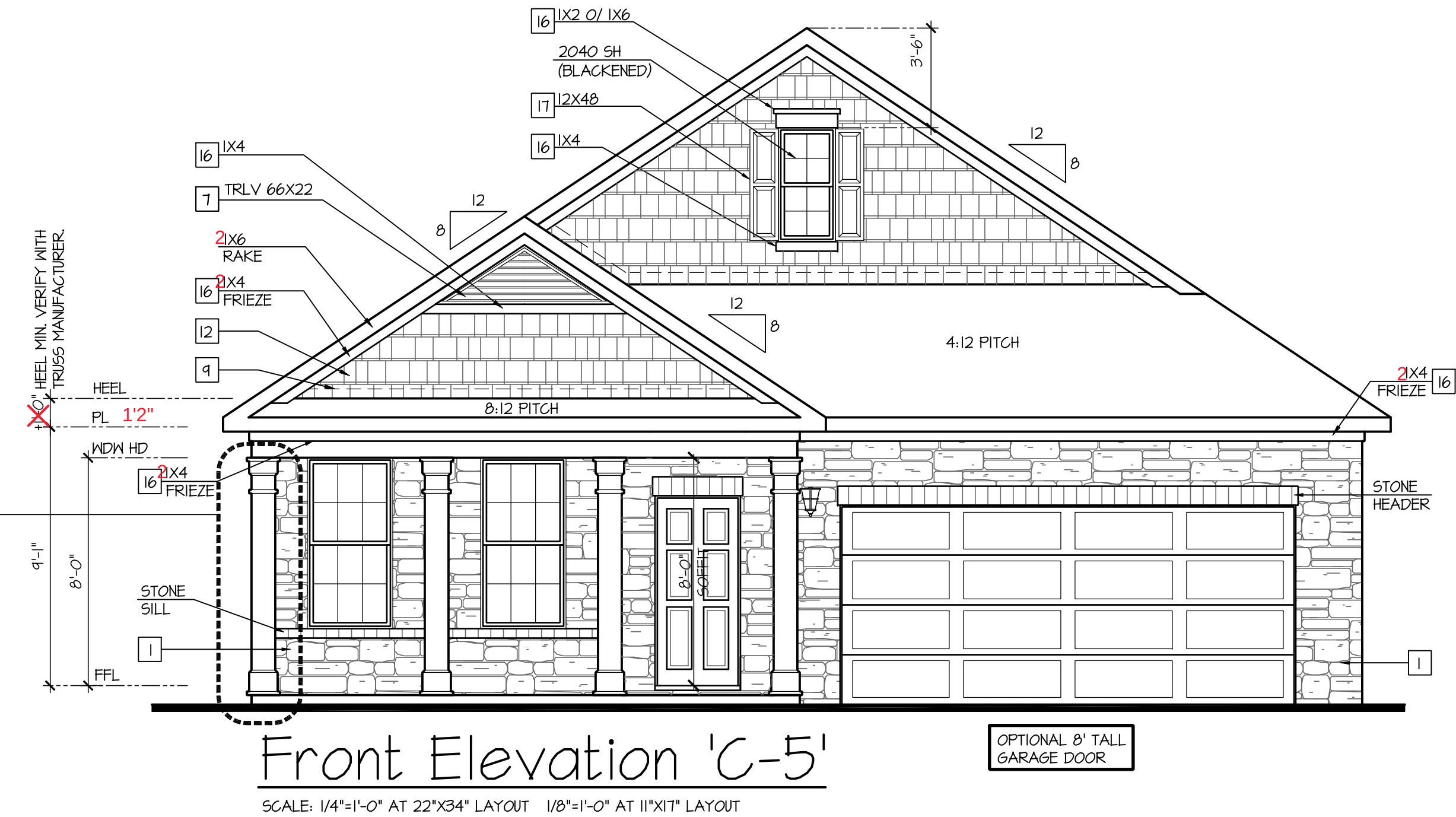
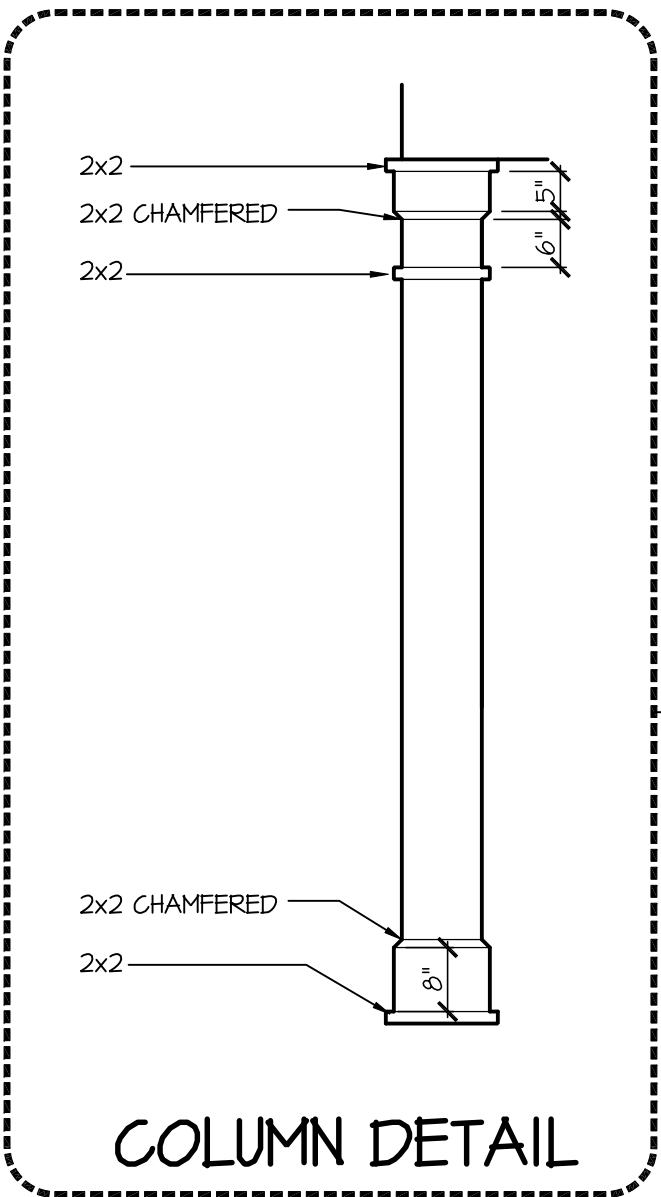
PRINT DATE:
September 16, 2016

SHEET NO:
1C-5



- NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
 - 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 N/A
- TYPICALS:
- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)





NO.:	DATE:	REVISION:
	04.10.23	

40' Series
Active Adult
Bristol
'F401'

PROJECT NO: GMD-GA16053

SHEET NO:
1C-5BS

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 N/A

TYPICALS:

- 7 DECORATIVE 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.

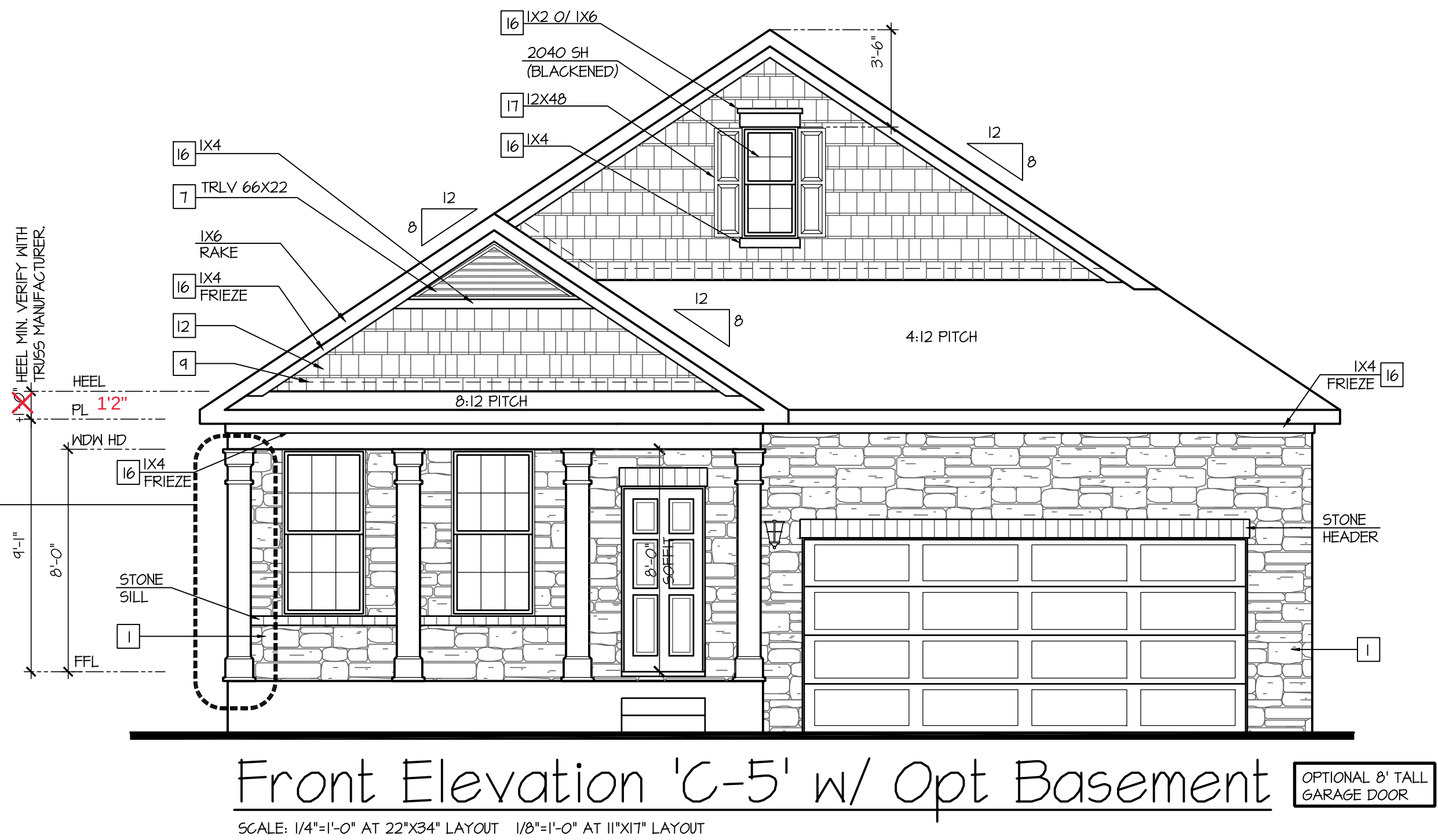
SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



ATTIC VENT CALCULATION FOR PLAN 'BRISTOL': 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 CBS 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 R906.2)

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: = 2391 SF

2391 SQ. FT. X 144 = 342864 SQ. IN.

342864 SQ. IN. / 150 = 2285.76 SQ. IN. OF VENT REQ'D

ROOF AREA 2: = 141 SF

141 SQ. FT. X 144 = 20456 SQ. IN.

20456 SQ. IN. / 150 = 136.37 SQ. IN. OF VENT REQ'D

ROOF AREA 3: = 210 SF

210 SQ. FT. X 144 = 30240 SQ. IN.

30240 SQ. IN. / 150 = 201.6 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL 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 CORNERED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.

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

AS AN ALTERNATE TO THE 1/150 RATIO LISTED ABOVE, THE NET FREE GROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 PER IRC SECTION R906.2

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 CBS 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 R906.2)

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: = 2391 SF

2391 SQ. FT. X 144 = 342864 SQ. IN.

342864 SQ. IN. / 300 = 1142.88 SQ. IN. OF VENT REQ'D

1142.88 SQ. IN. / 2 = 571.44 SQ. IN.

ROOF AREA 2: = 141 SF

141 SQ. FT. X 144 = 20456 SQ. IN.

20456 SQ. IN. / 300 = 68.19 SQ. IN. OF VENT REQ'D

68.19 SQ. IN. / 2 = 34.09 SQ. IN.

ROOF AREA 3: = 210 SF

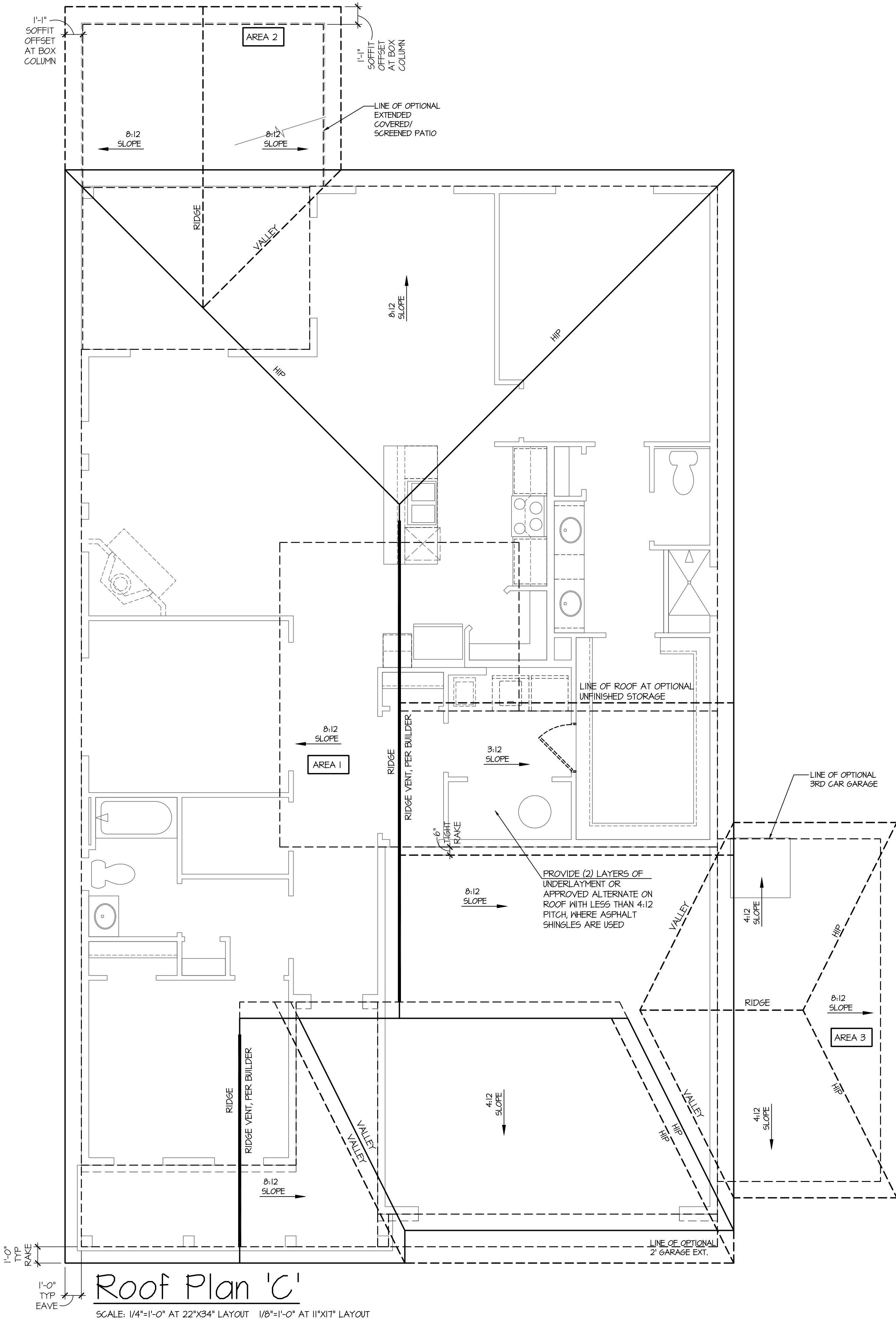
210 SQ. FT. X 144 = 30240 SQ. IN.

30240 SQ. IN. / 300 = 100.8 SQ. IN. OF VENT REQ'D

100.8 SQ. IN. / 2 = 50.4 SQ. IN.

50.4 SQ. IN. OF VENT AT HIGH & 50.4 SQ. IN. OF VENT AT LOW REQUIRED.

BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT (TAR PAPER) AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12, PER SECTION R905.7



Roof Plan 'C'

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
ROOF PLAN 'C'

PRINT DATE:
September 16, 2016

SHEET NO:

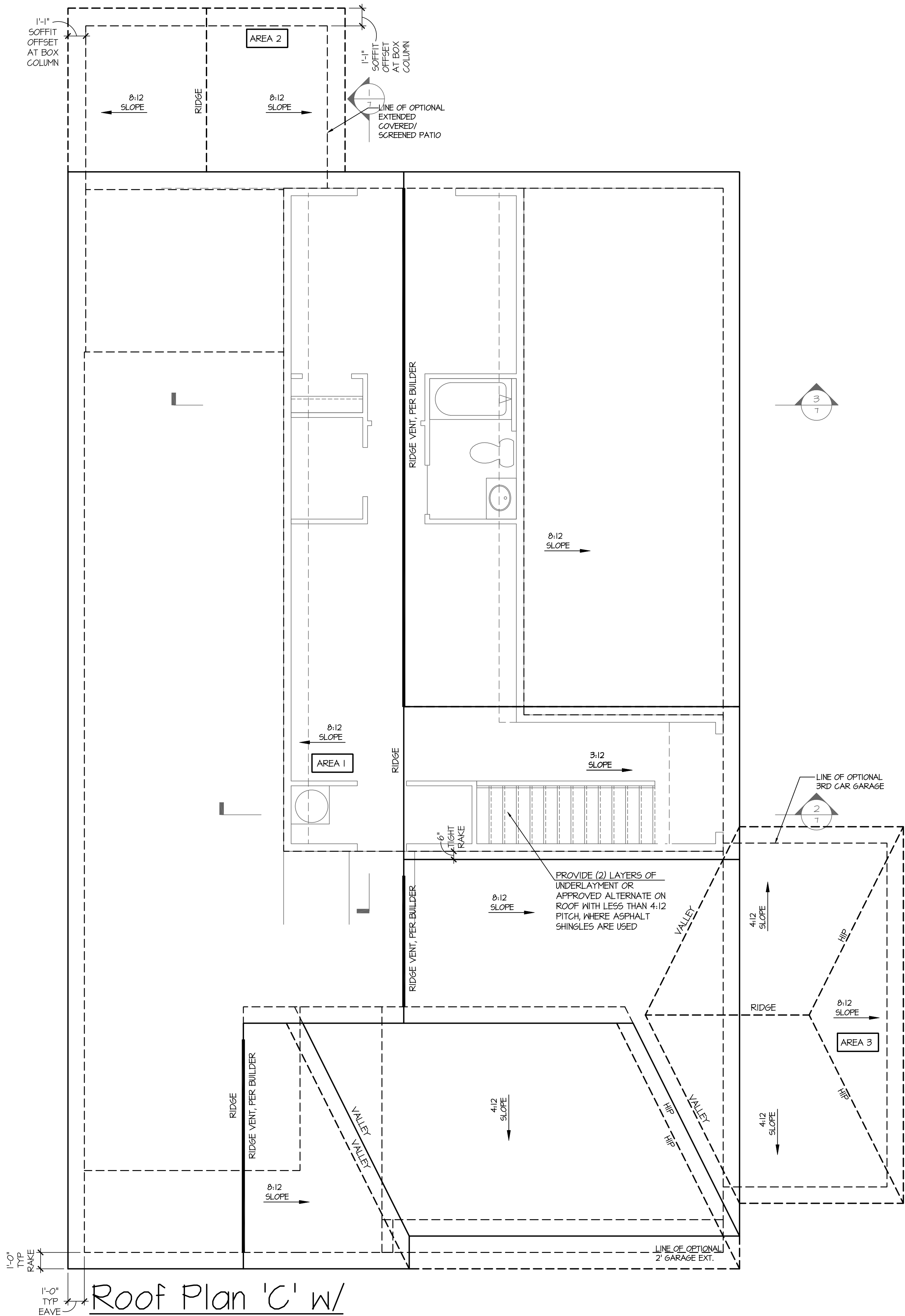
2 C

40' Series
Active Adult
Bristol
'F401'

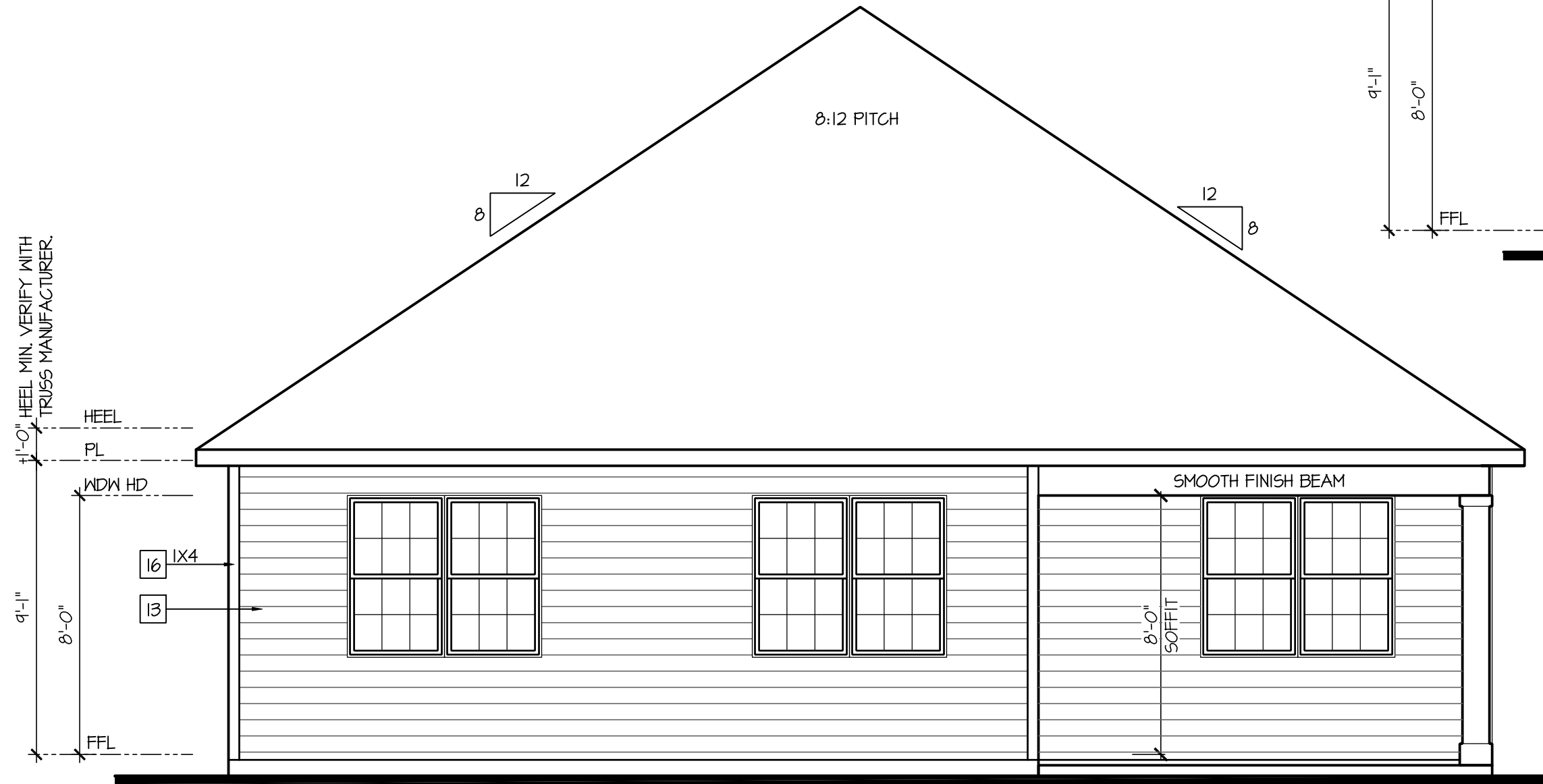
PROJECT NO: GMD-GA16053

PRINT DATE:
September 16, 2016

2.1 C



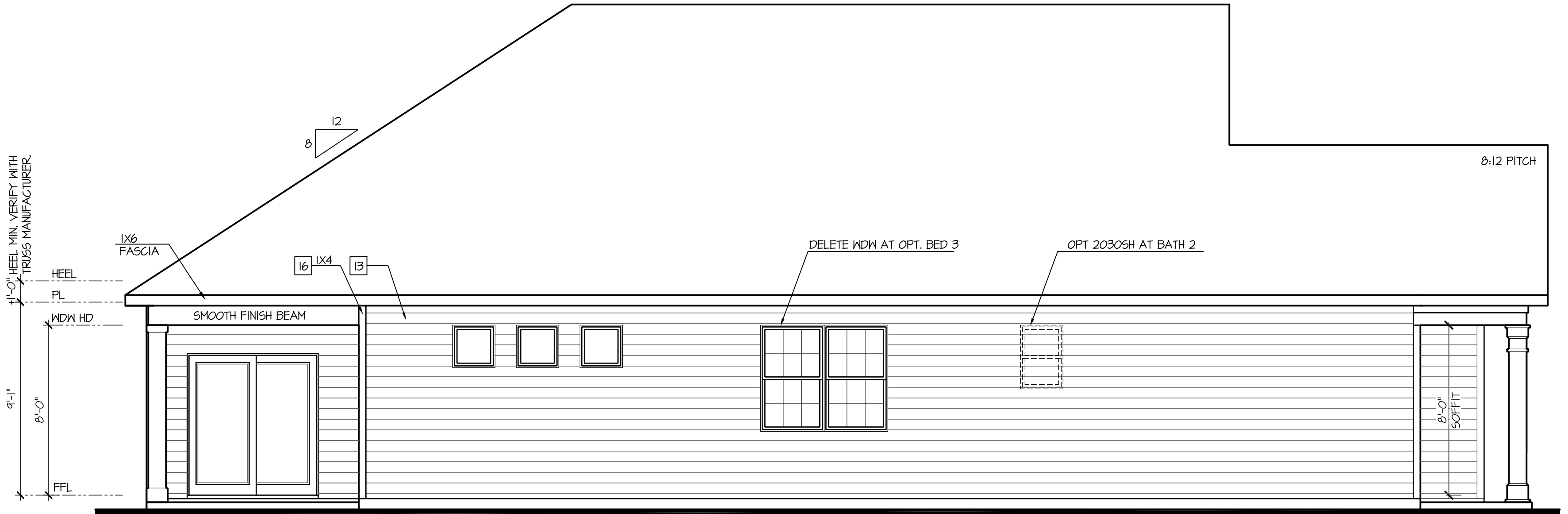
- NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
 - ROOFING: PITCHED SHINGLES PER DEVELOPER.
 - WINDOWS: MANUFACTURER 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.
 - 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.)



Rear Elevation 'C'

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

ELEVATIONS 'C-1', 'C-2', 'C-3', 'C-4' AND 'C-5' ARE SIMILAR

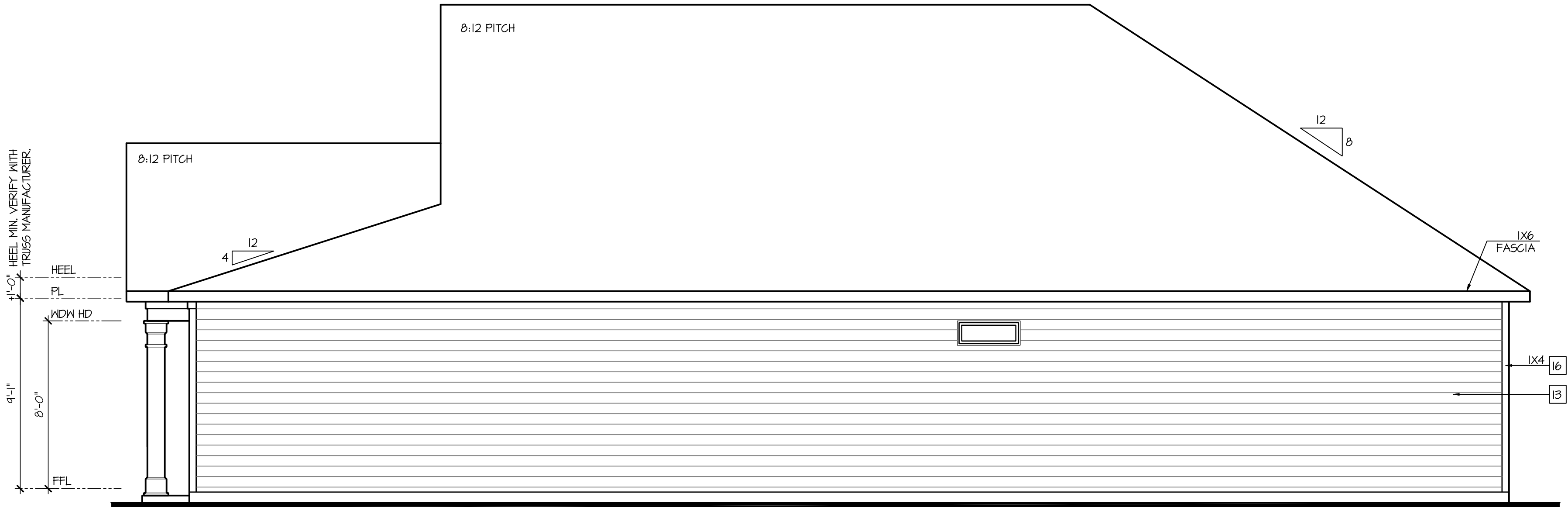


Left Elevation 'C'

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

ELEVATIONS 'C-1', 'C-2', 'C-3', 'C-4' AND 'C-5' ARE SIMILAR

- 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 N/A
- TYPICALS:
- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Right Elevation 'C'

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

ELEVATIONS 'C-1', 'C-2', 'C-3', 'C-4' AND 'C-5' ARE SIMILAR

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
**SIDE AND REAR
ELEVATIONS 'C'**

PRINT DATE:
September 16, 2016

SHEET NO:

3 C

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:

1ST FLOOR = 8'-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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL TRIM SIZE AS NOTED

(AT SPECIFIC LOCATIONS:

1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

16

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

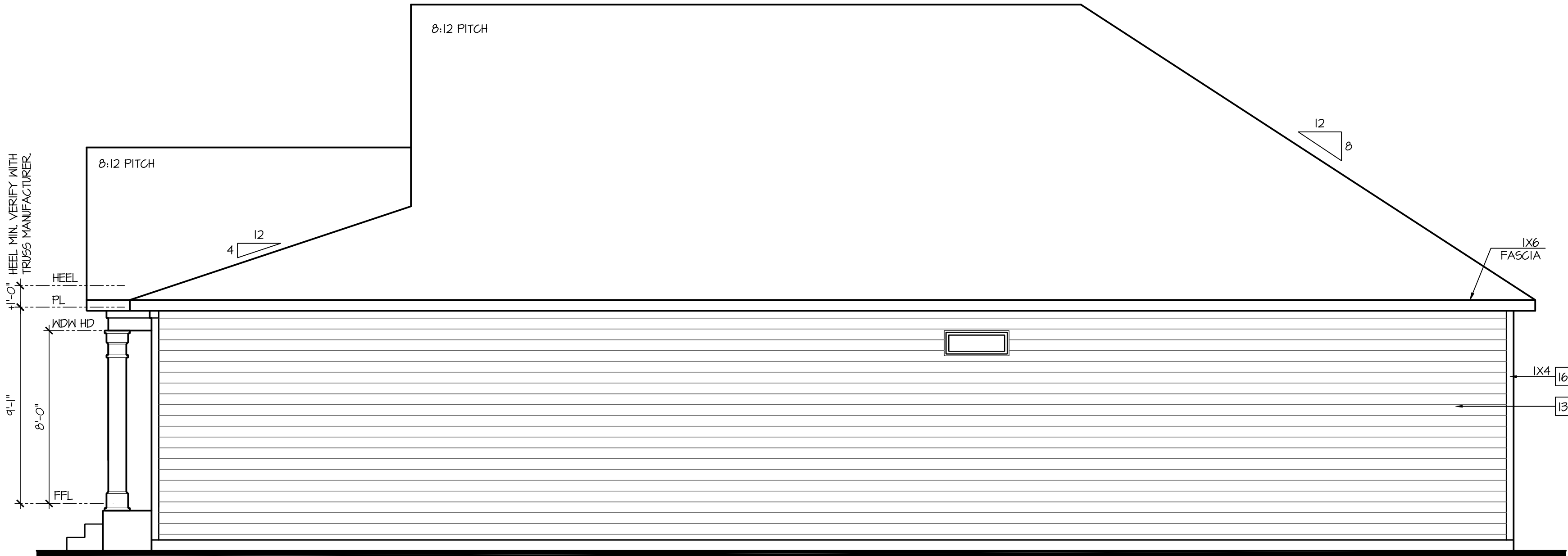
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Left Elevation 'C' w/
Opt Basement

ELEVATIONS 'C-1',
'C-2', 'C-3', 'C-4' AND
'C-5' ARE SIMILAR

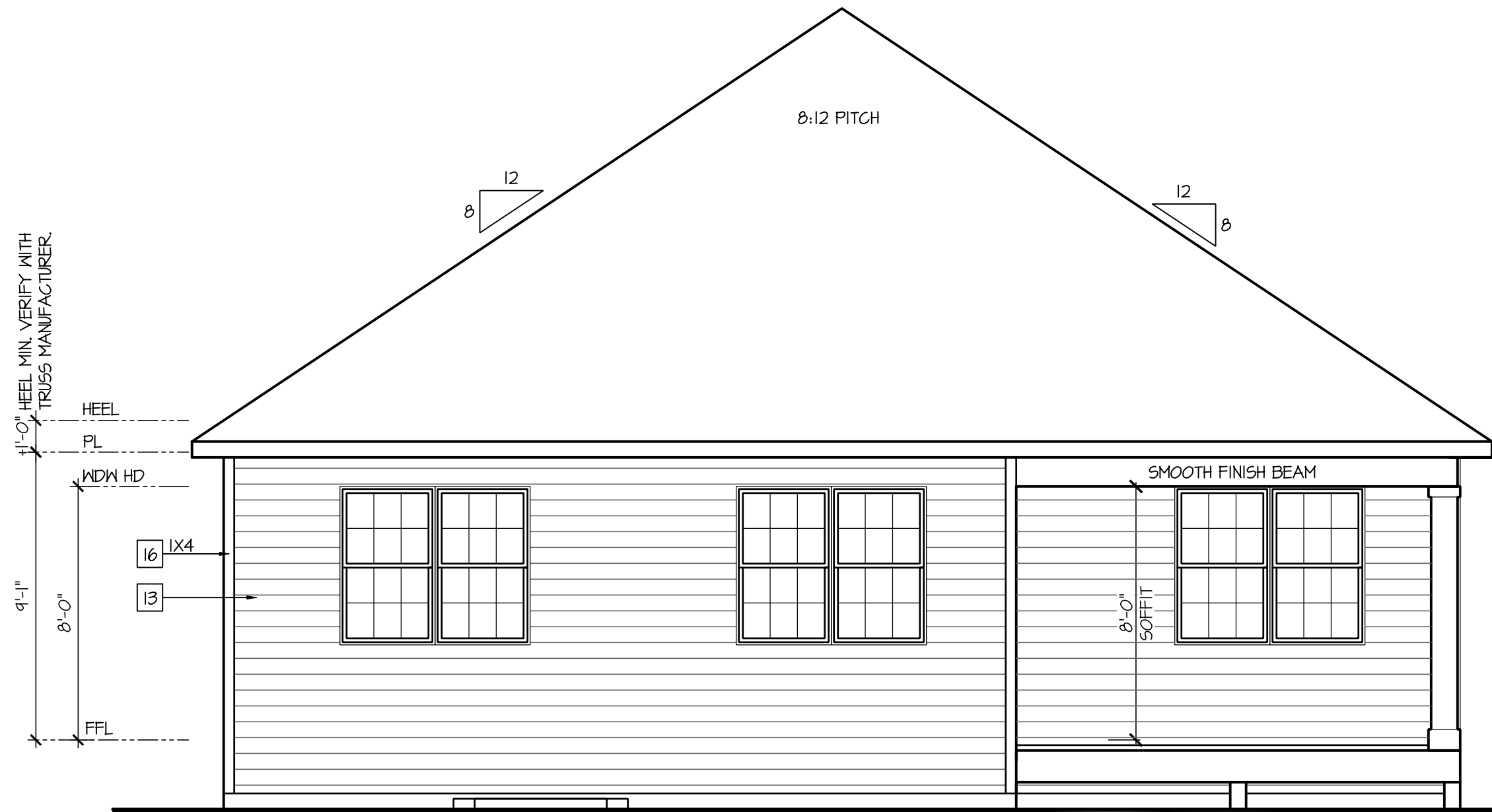
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Right Elevation 'C' w/
Opt Basement

ELEVATIONS 'C-1',
'C-2', 'C-3', 'C-4' AND
'C-5' ARE SIMILAR

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



Rear Elevation 'C' w/
Opt Basement

BUILDER TO PROVIDE
STEPS TO GRADE, AS
REQUIRED

ELEVATIONS 'C-1',
'C-2', 'C-3', 'C-4' AND
'C-5' ARE SIMILAR

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'C'
W/ OPT. BASEMENT

PRINT DATE:

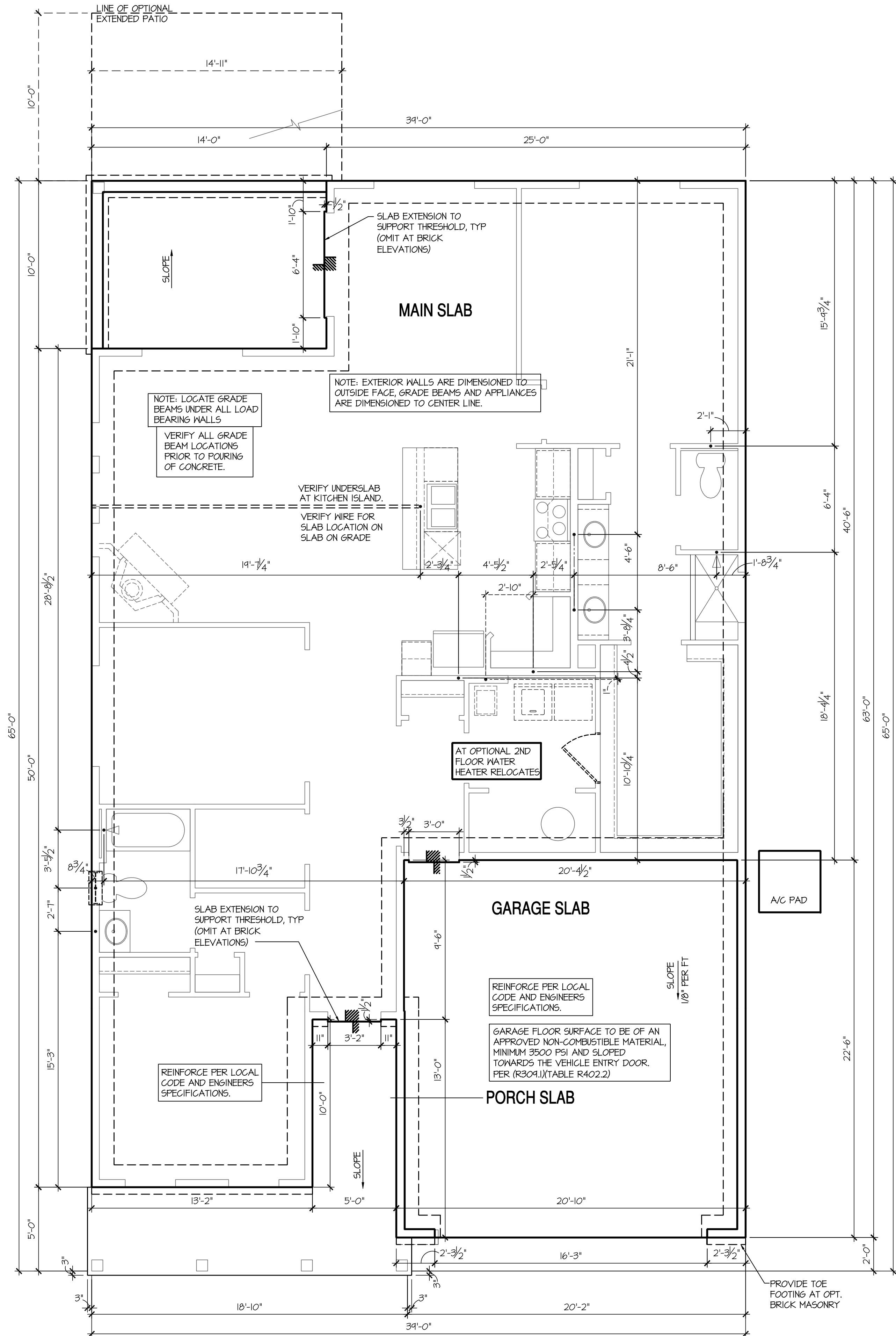
September 16, 2016

SHEET NO:

3 C-BS

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Monolithic Slab Plan 'C'

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

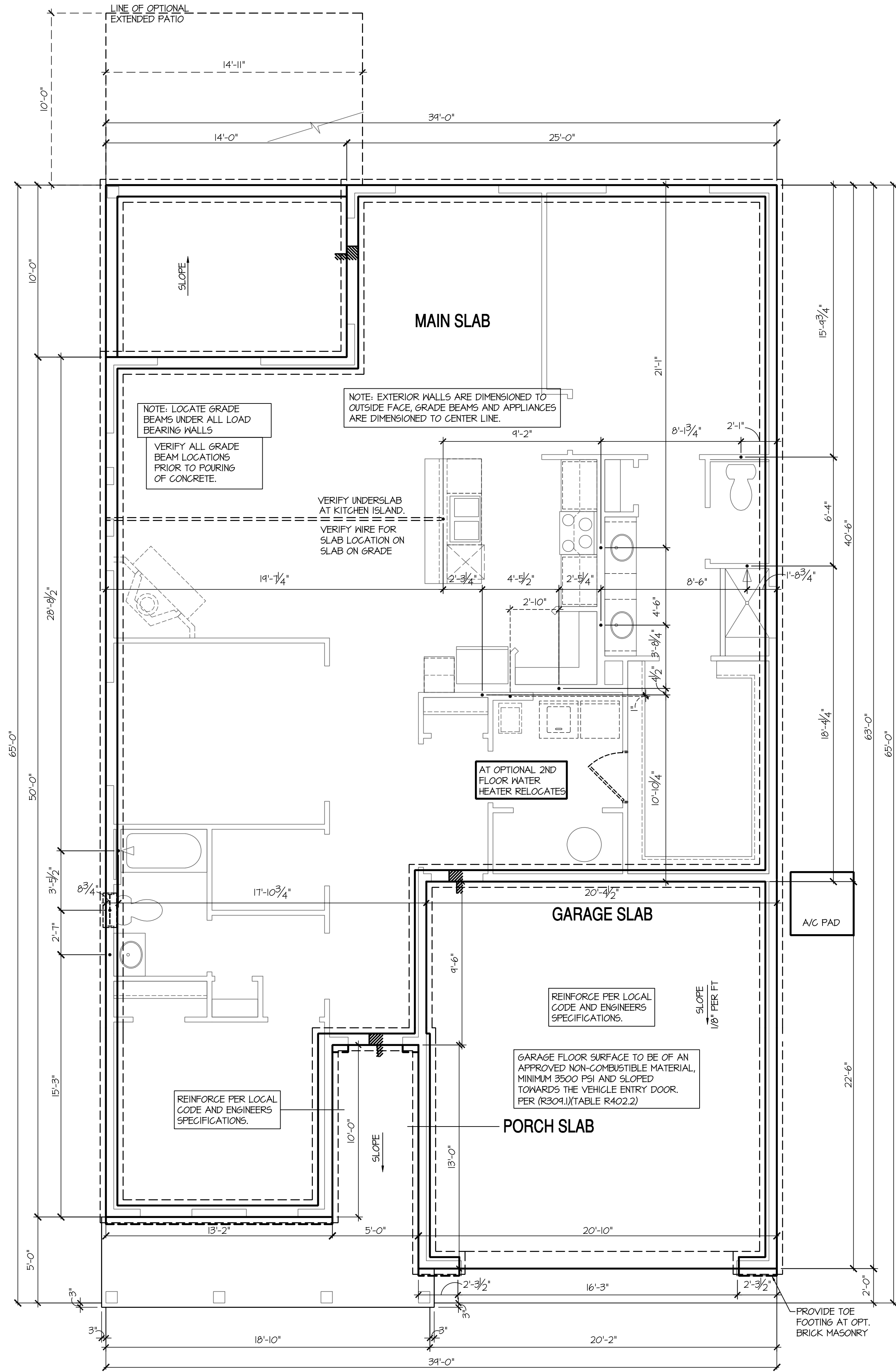
SHEET TITLE:
MONOLITHIC SLAB PLAN 'C'

PRINT DATE:
September 16, 2016

SHEET NO:
4 MS C

NOTES: IRC

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- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED. MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



NO.	DATE:	REVISION:
△	04.18.23	



PROJECT TITLE:
**40' Series
Active Adult
Bristol
'F401'**

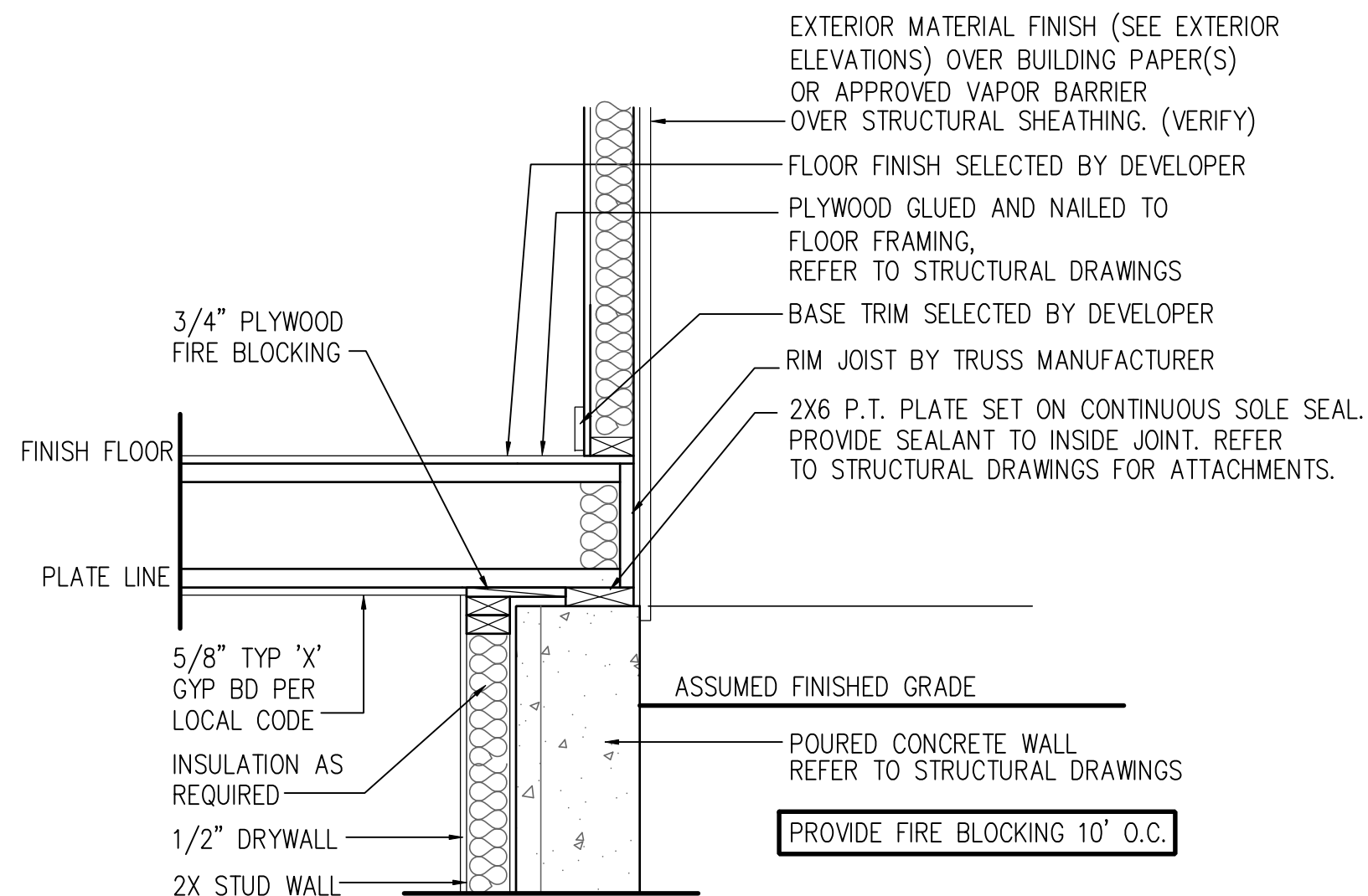
**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
STEM WALL PLAN 'C'

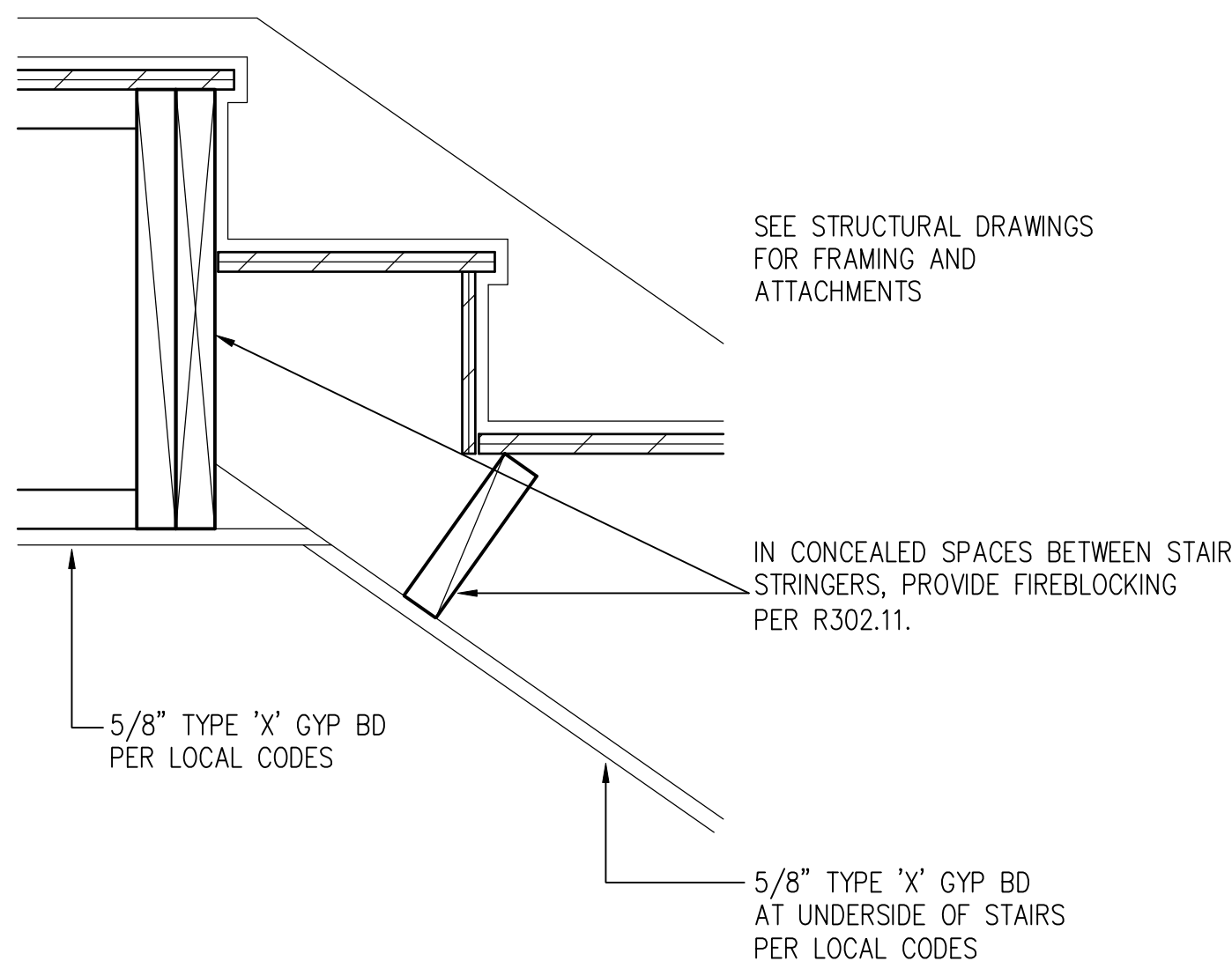
PRINT DATE:
September 16, 2016

SHEET NO:
4 SW C



WALL FIRE BLOCKING DETAIL

SCALE: 1"=1'-0"
WALL SECTION BASEMENT IRC



STAIR FIRE BLOCKING DETAIL

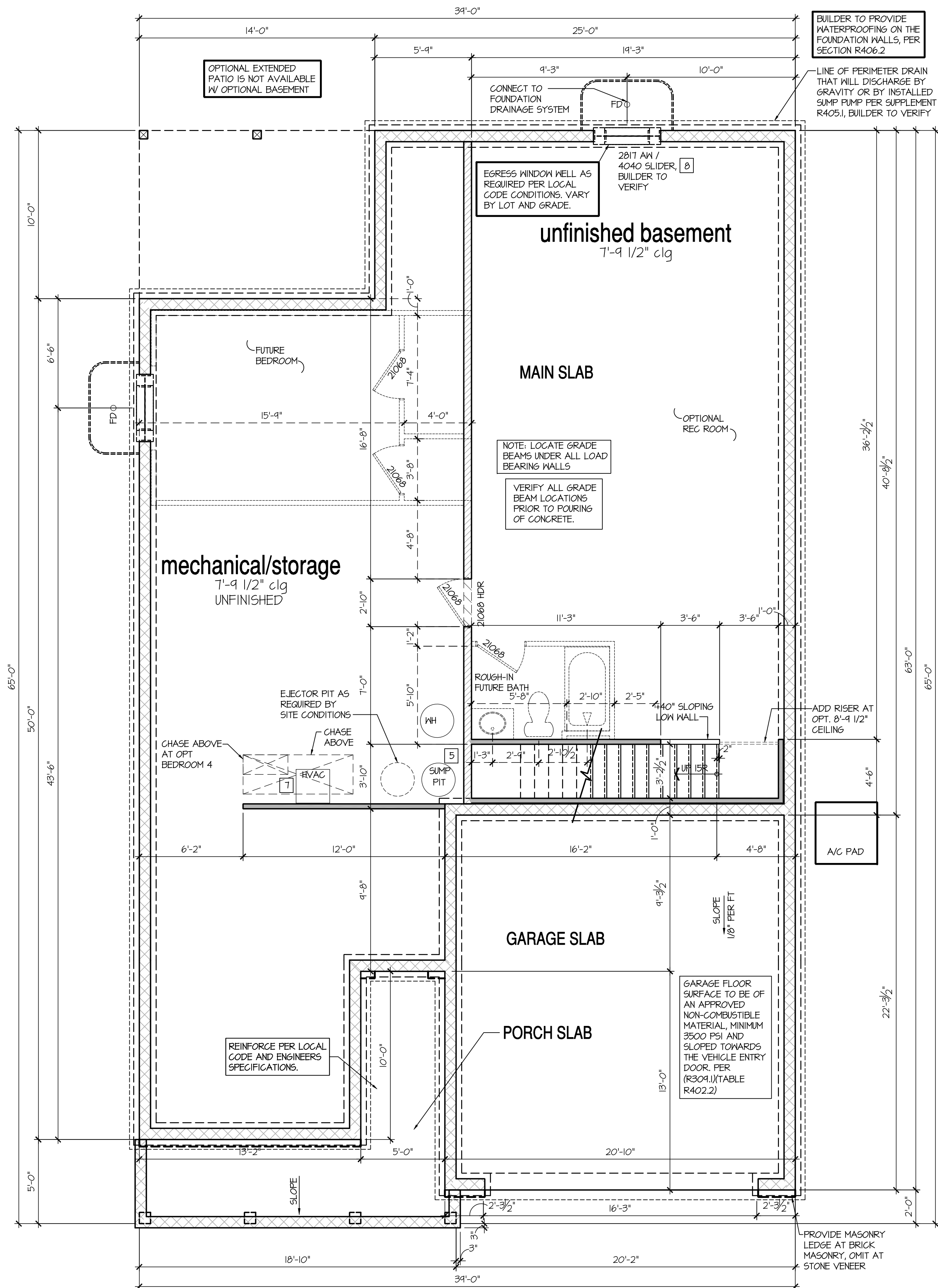
SCALE: 1-1/2"=1'-0"
STAIR_X1

BASEMENT NOTES: IRC

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" UNO. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- 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 IRC SECTION R310.1.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INFESTATION ACCORDING TO LOCAL CODES)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES:

- 1] LINE OF SLAB ABOVE
- 2] LINE OF FRAMED WALL ABOVE
- 3] BENEATH STAIRS AND LANDINGS.
1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
- 4] A/C CONDENSER PAD. (VERIFY)
- 5] SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS, VERIFY LOCATION.
- 6] WATER HEATER AND FLOOR DRAIN.
(PER IRC SECTION P2201.1)
- 7] FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS
- 8] TEMPERED SAFETY GLASS.
(PER IRC SECTION R308.4)



Basement Plan 'C'

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A16053

SHEET TITLE:
BASEMENT PLAN 'C'

PRINT DATE:

September 16, 2016

SHEET NO:

4 BS C

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GAI6053

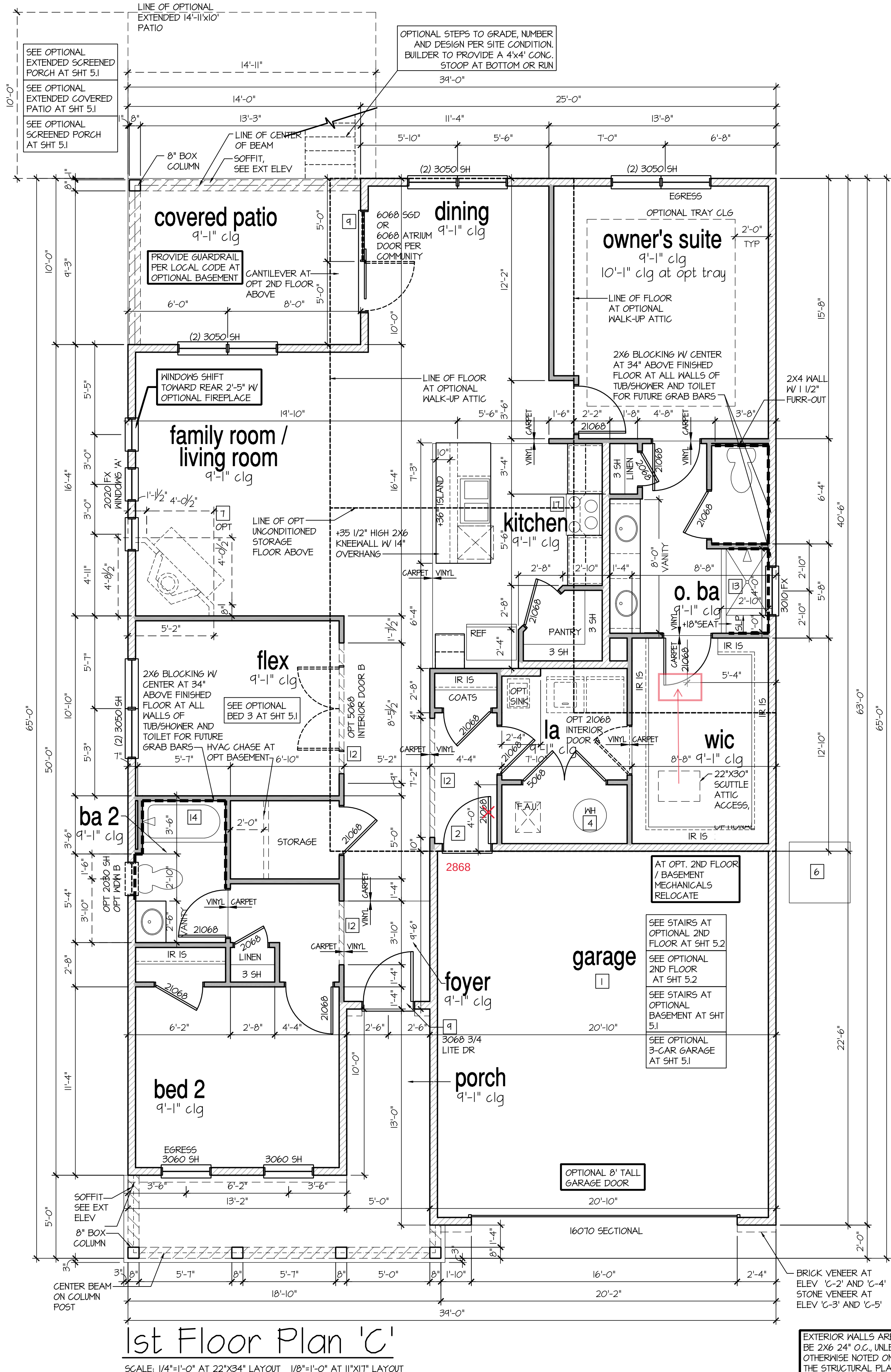
SHEET TITLE:
1ST FLOOR PLAN 'C'

PRINT DATE:
September 16, 2016

SHEET NO:

5 C

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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: IRC	
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 IRC SECTION R302.6)	
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)	
[2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)	
[3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)	
MEP'S	
[4] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)	
[5] N/A	
[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 IRC SECTION M305.1.3) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSEES. (25 1/2" X 54" SIZE)	
TYPICALS:	
[9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)	
[10] N/A	
[11] HALF WALL, HEIGHT AS NOTED.	
[12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:	
[13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)	
[14] 30"x60" TUB/SHOWER PAN	
[15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS	
[16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)	
KITCHEN:	
[17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[19] ELECTRIC OVEN WITH MICROWAVE OVEN.	



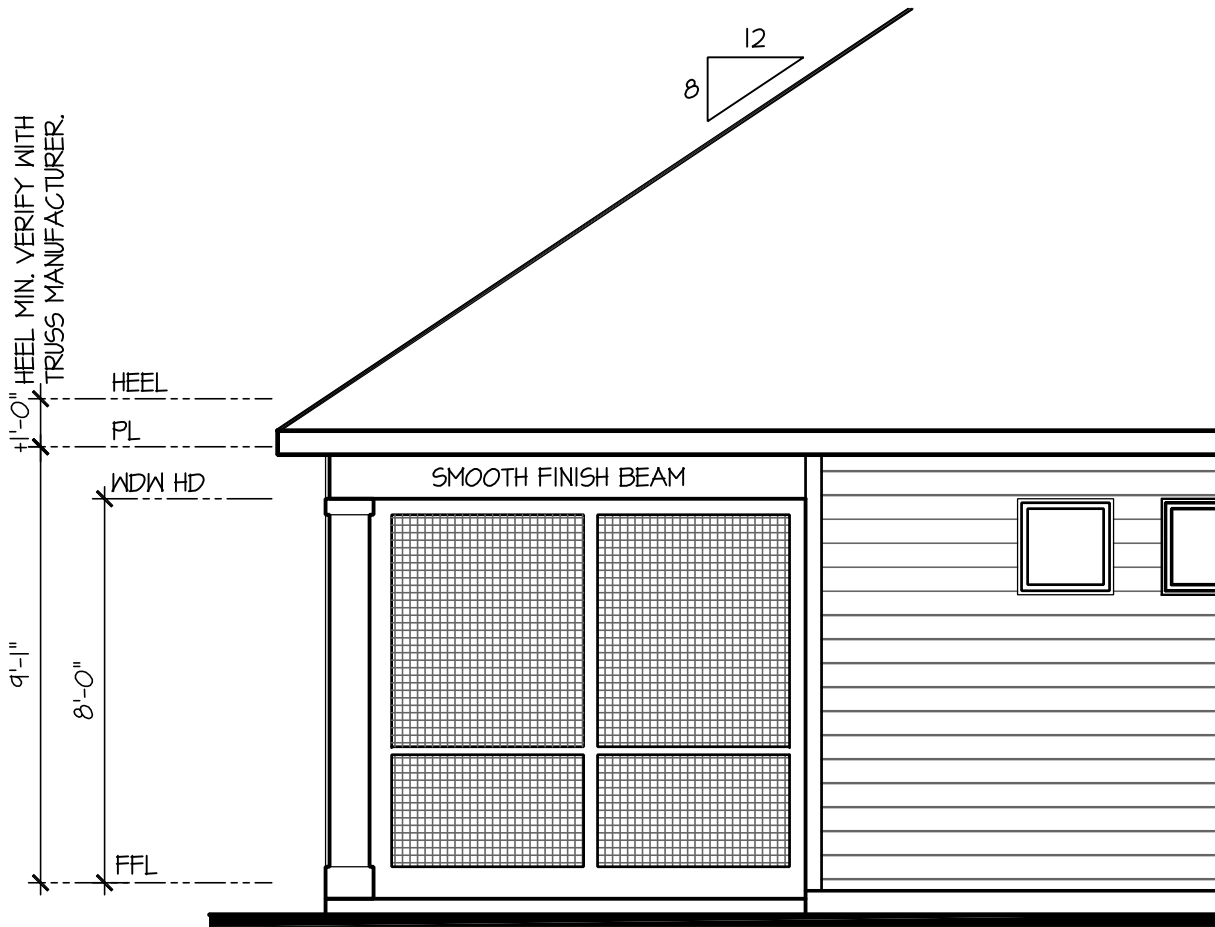
1st Floor Plan 'C'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

EXTERIOR WALLS ARE TO BE 2X6 24" O.C., UNLESS OTHERWISE NOTED ON THE STRUCTURAL PLANS

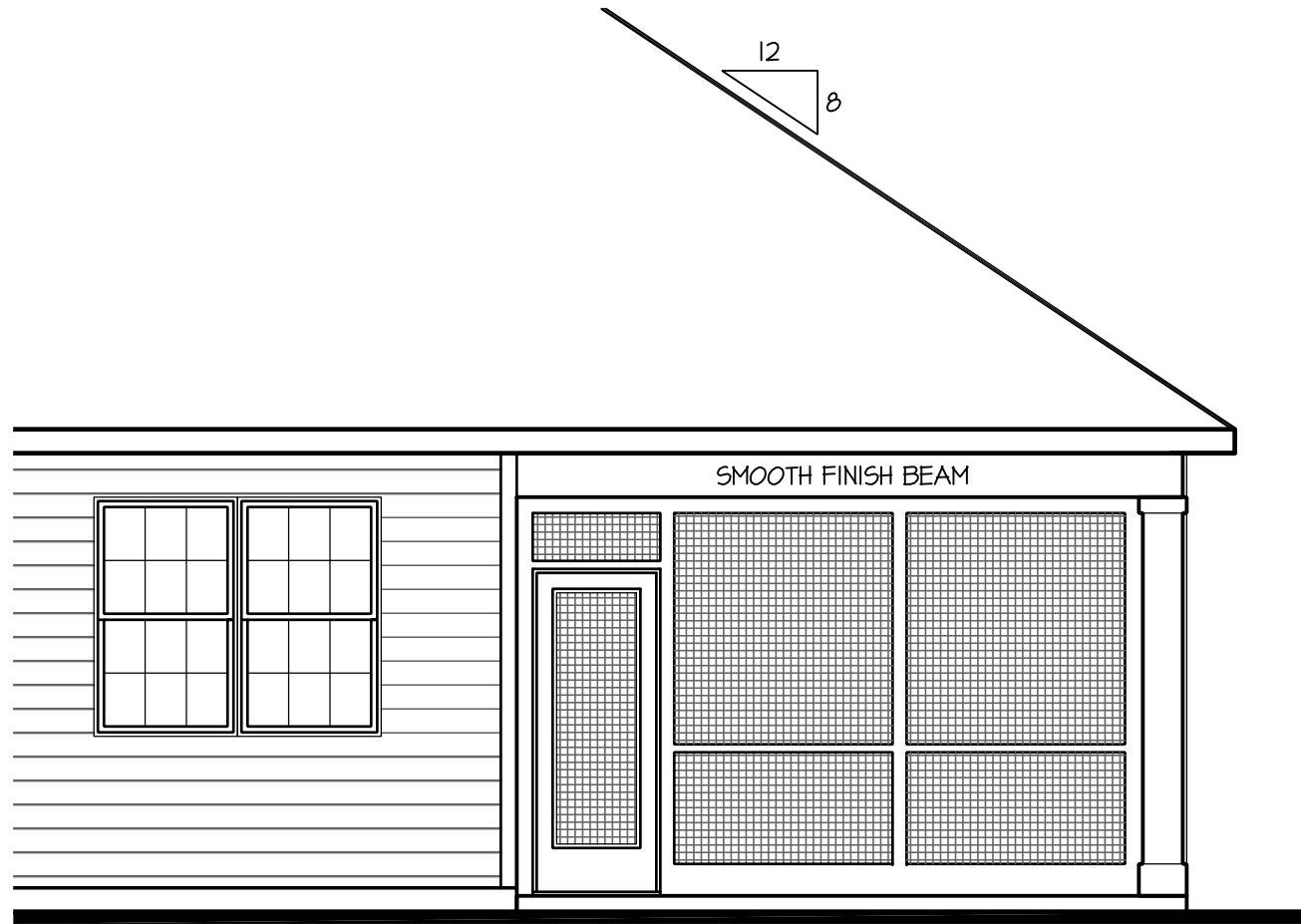
KEY NOTES:	NOTES:
MASONRY: 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED. 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED. 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED. 4 8" SOLDIER COURSE. 5 RANLOCK COURSE 6 N/A TYPICALS: 7 DECORATIVE LOUVERED VENTS, 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 14 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 15 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED 16 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)	- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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.)

PROVIDE AND INSTALL
SCREEN UNDER FRAMED
SCREEN PORCH FLOOR



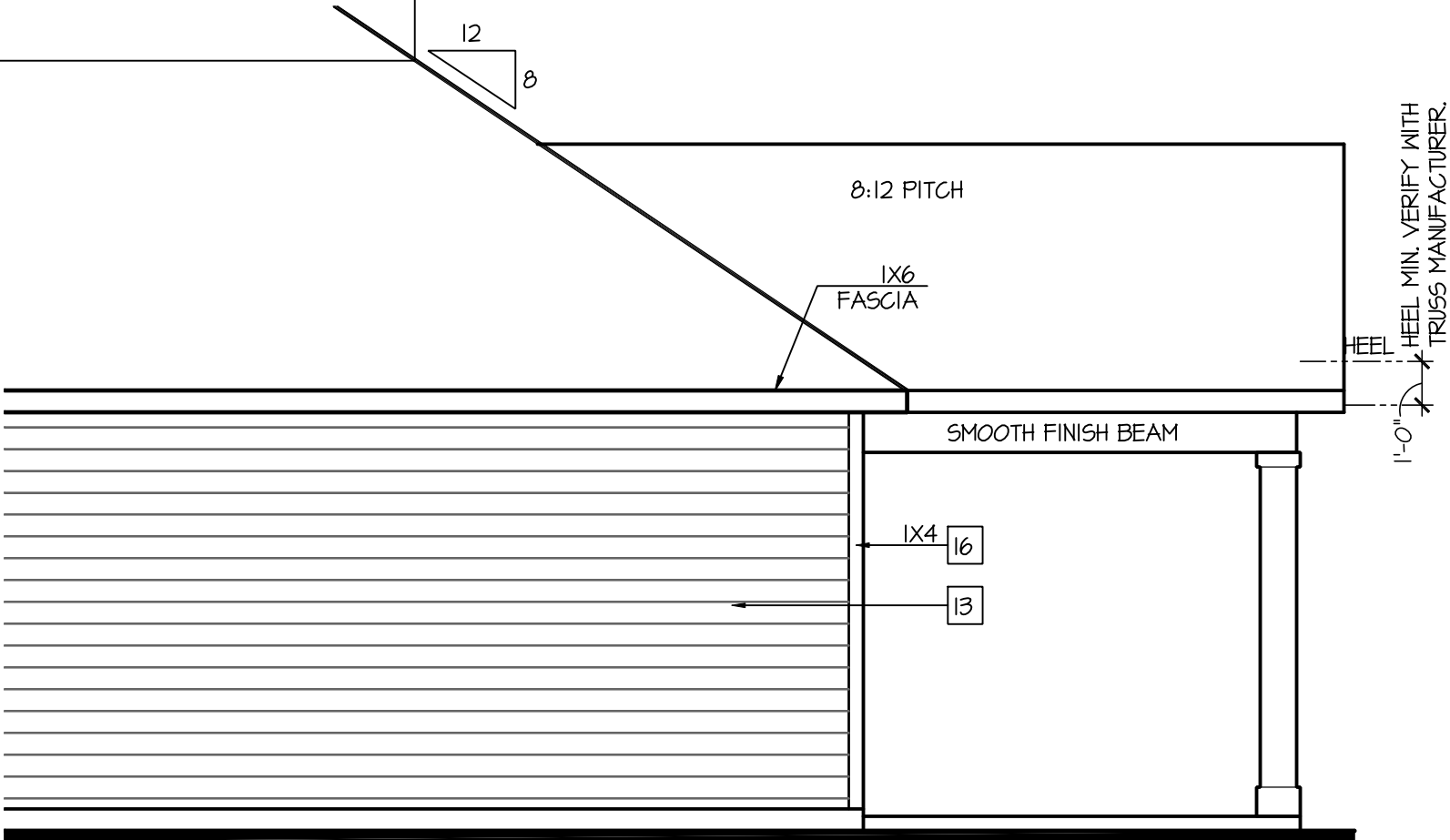
Partial Left Elevation
w/ Opt Screened Porch

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



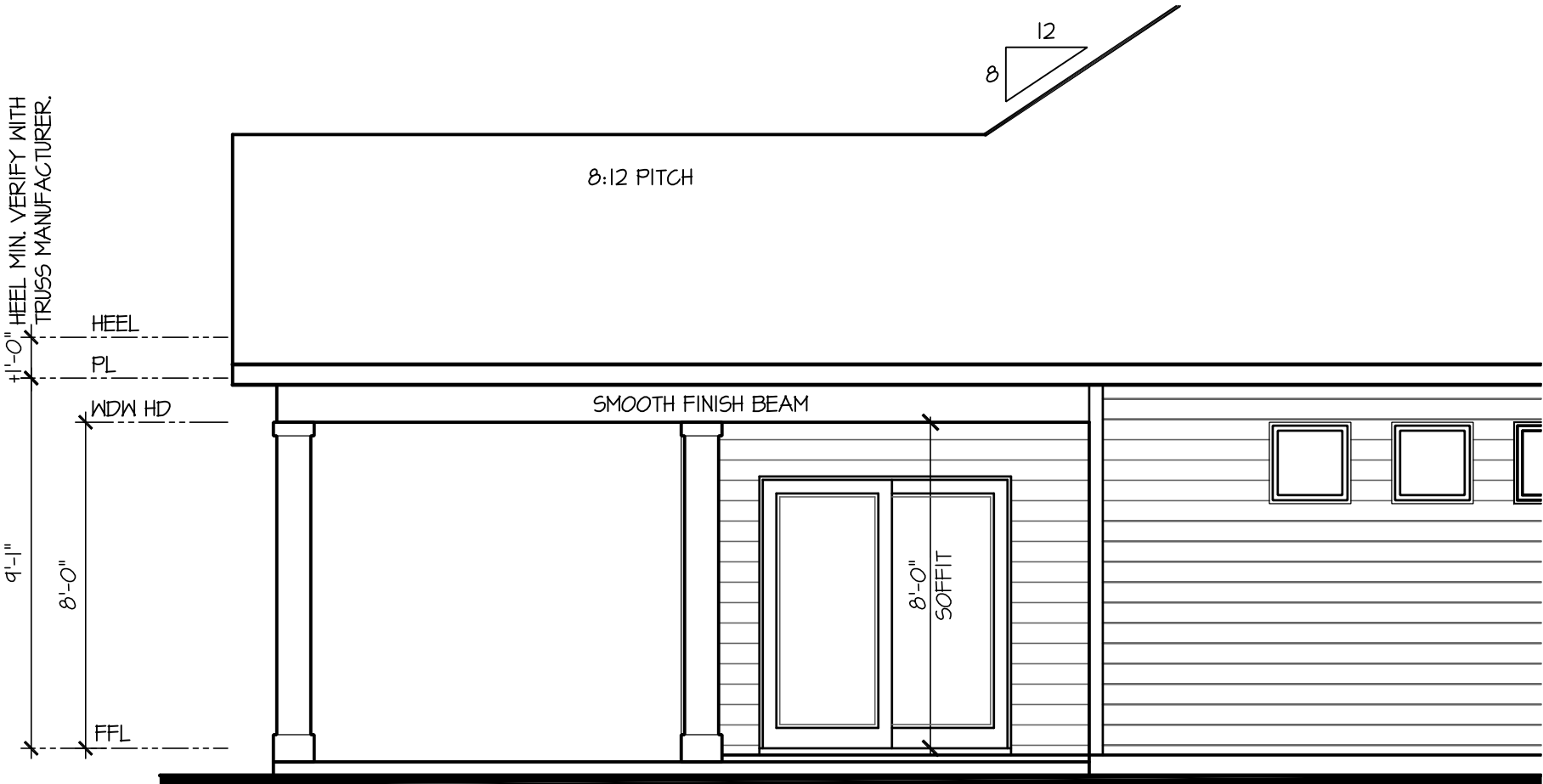
Partial Rear Elevation
w/ Opt Screened Porch

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



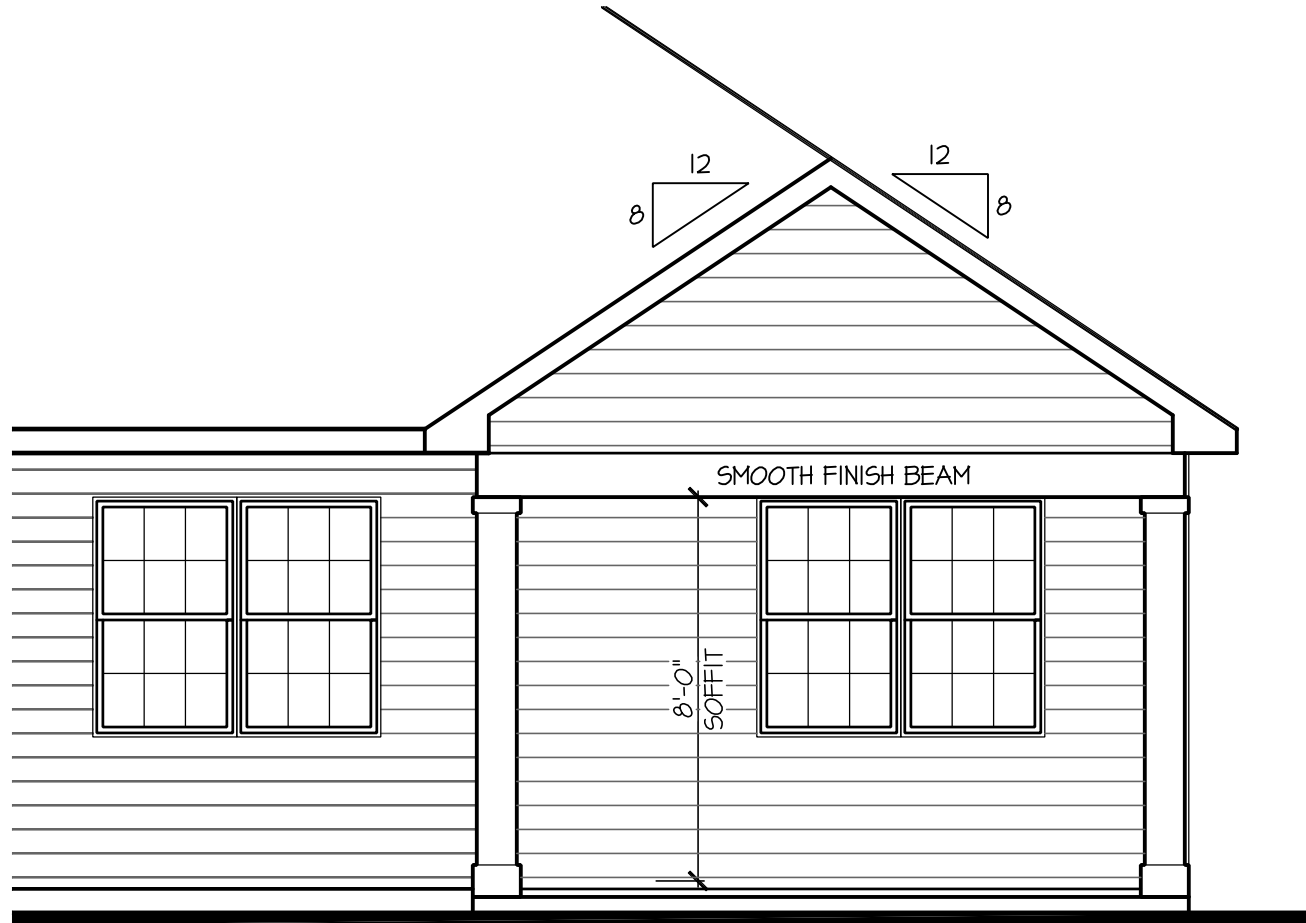
Partial Right Elevation w/
Opt Extended Covered Porch

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



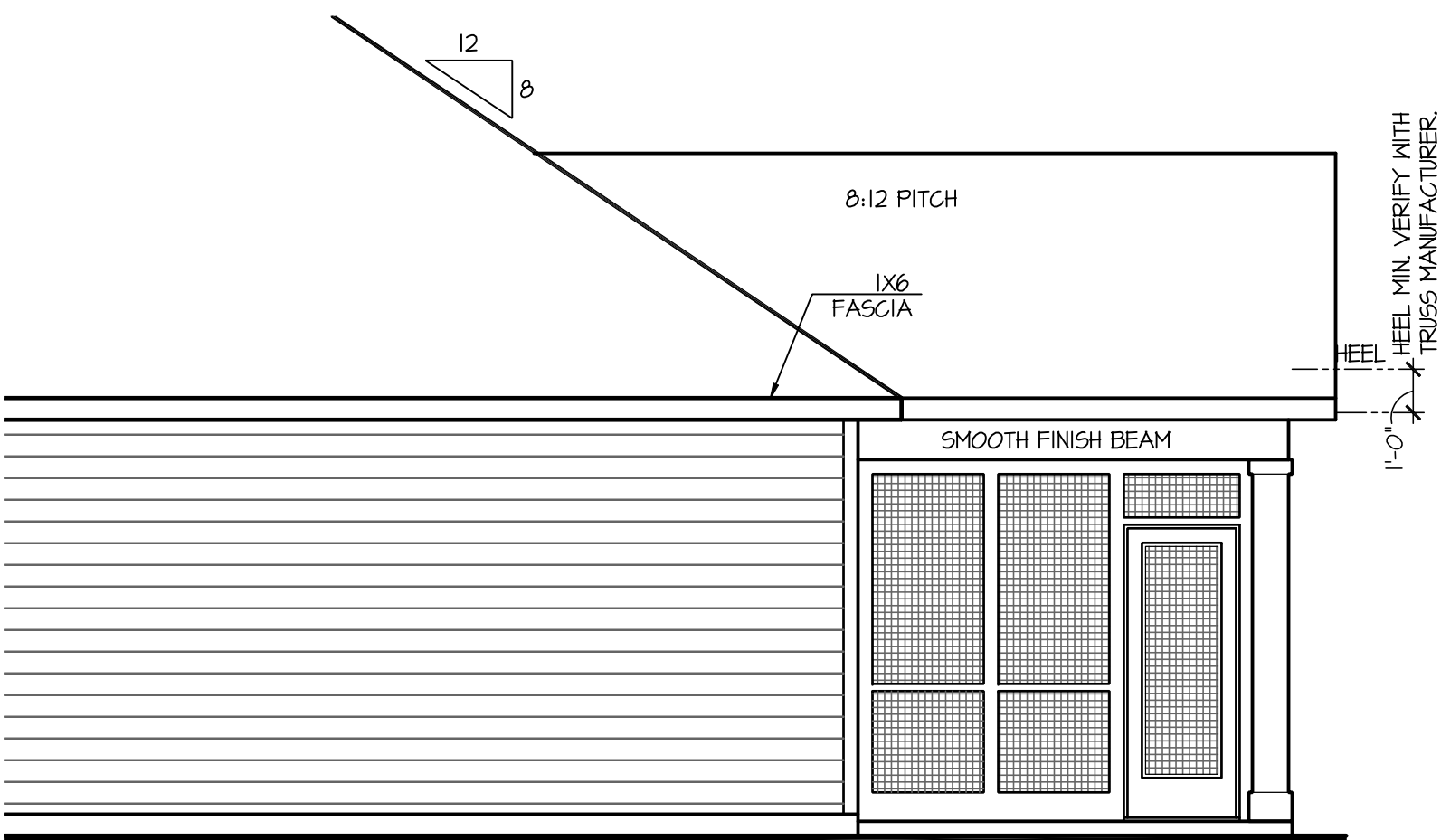
Partial Left Elevation w/
Opt Extended Covered Porch

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



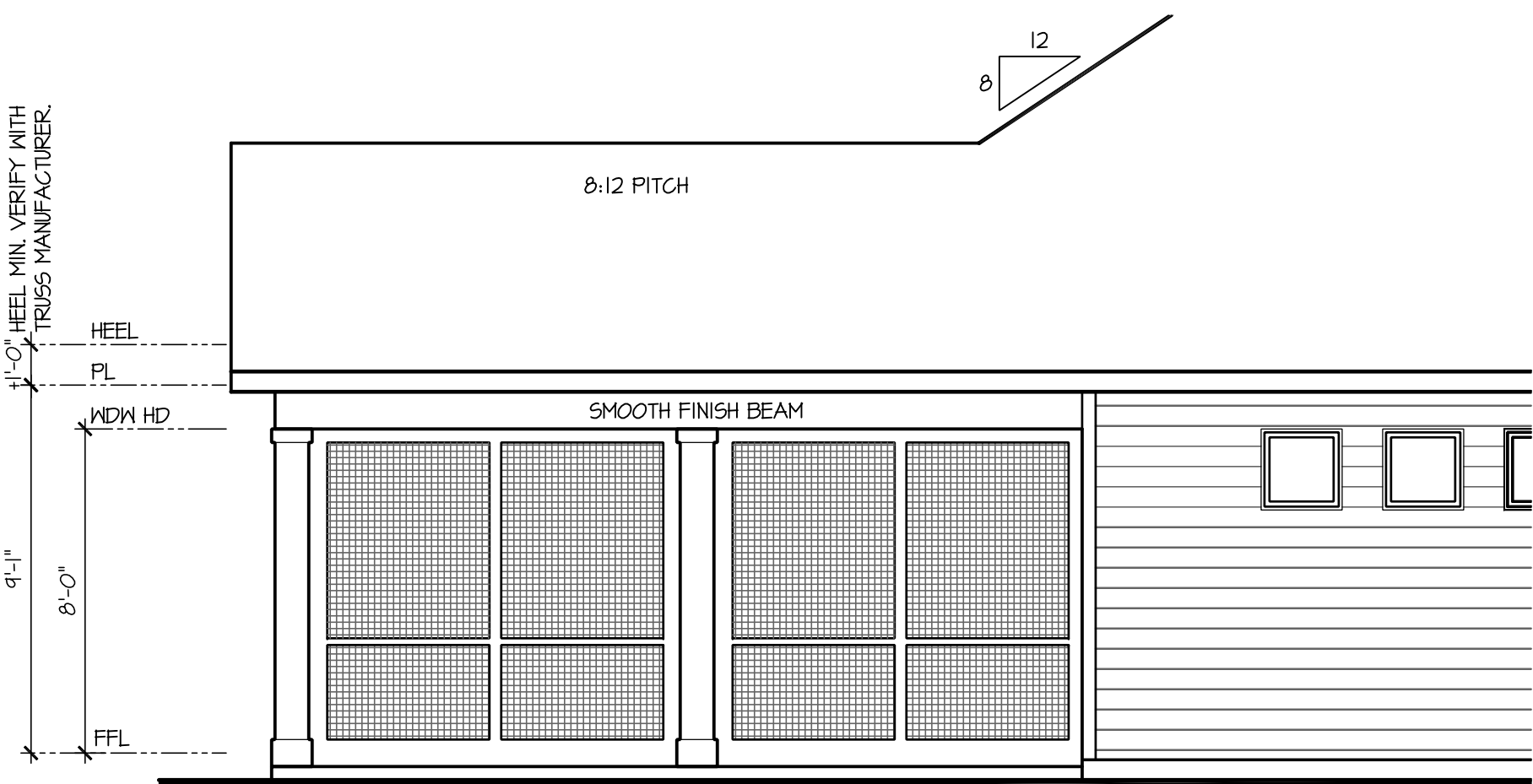
Partial Rear Elevation w/
Opt Extended Covered Porch

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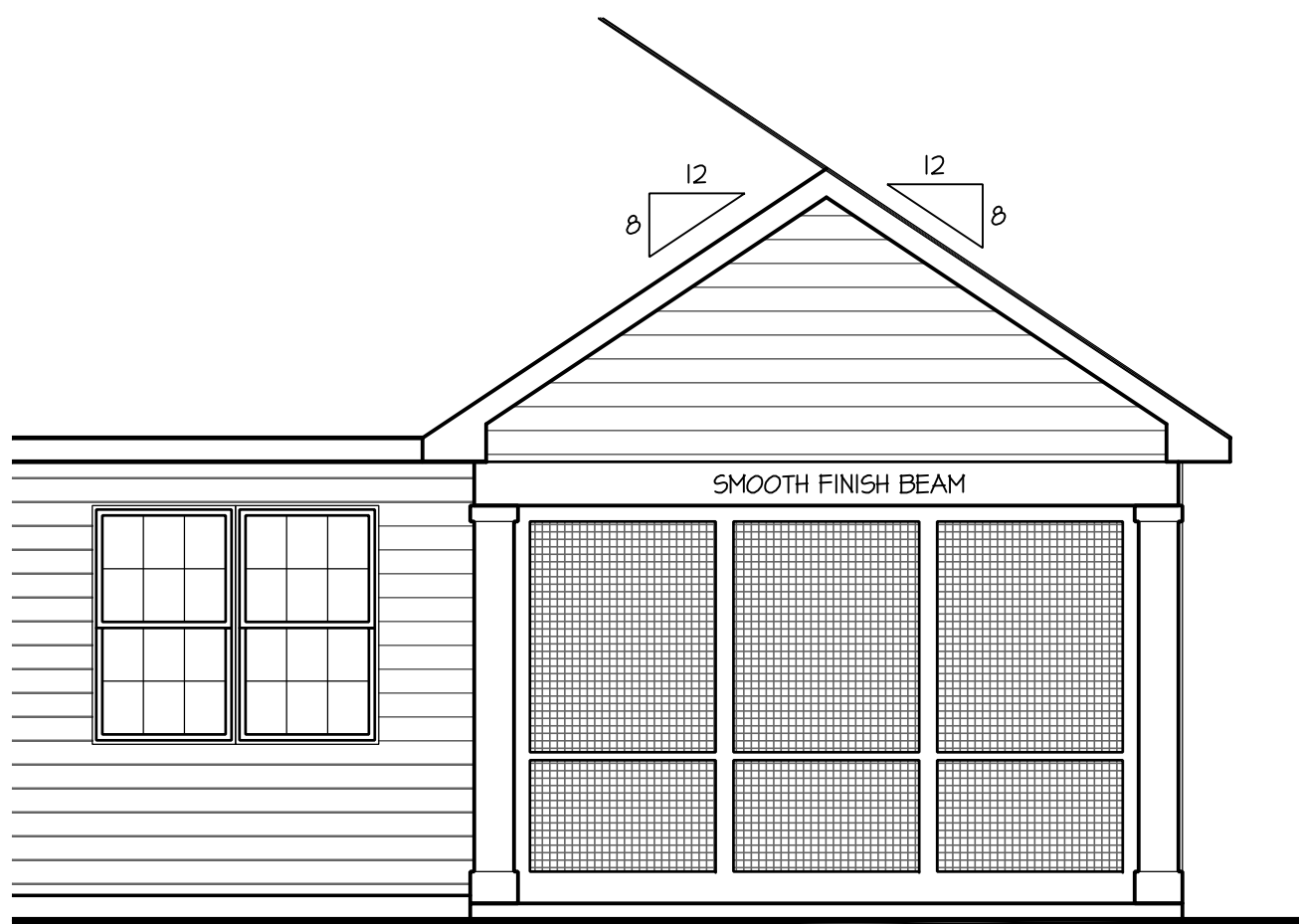
Partial Right Elevation w/
Opt Extended Screened Porch

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



Partial Left Elevation w/
Opt Extended Screened Porch

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



Partial Rear Elevation w/
Opt Extended Screened Porch

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
PORCH OPT. ELEVATIONS

PRINT DATE:
September 16, 2016

SHEET NO:

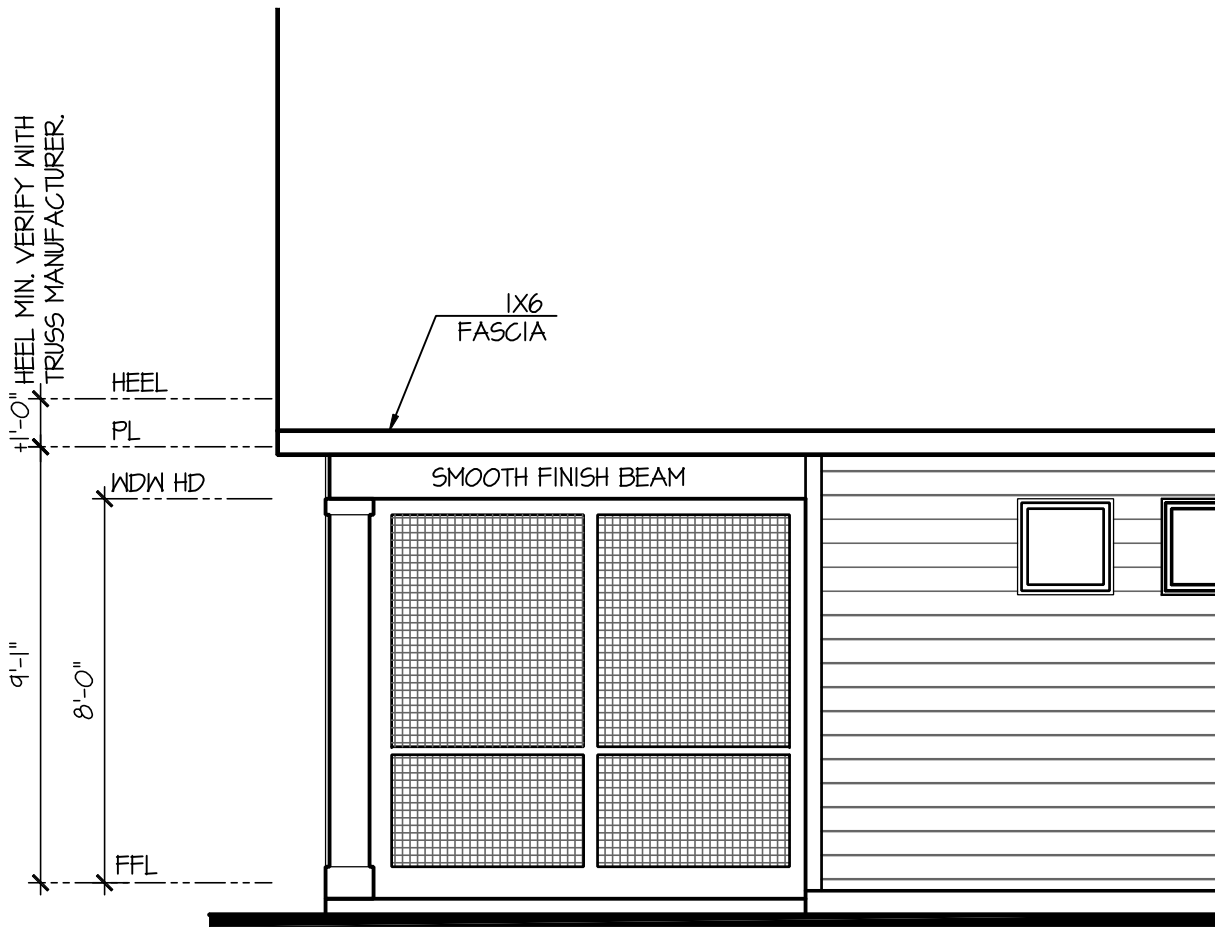
3.1

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 N/A TYPICALS: 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED) 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
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SHOWN W/
OPTIONAL
WALK-UP
ATTIC

PROVIDE AND INSTALL
SCREEN UNDER FRAMED
SCREEN PORCH FLOOR



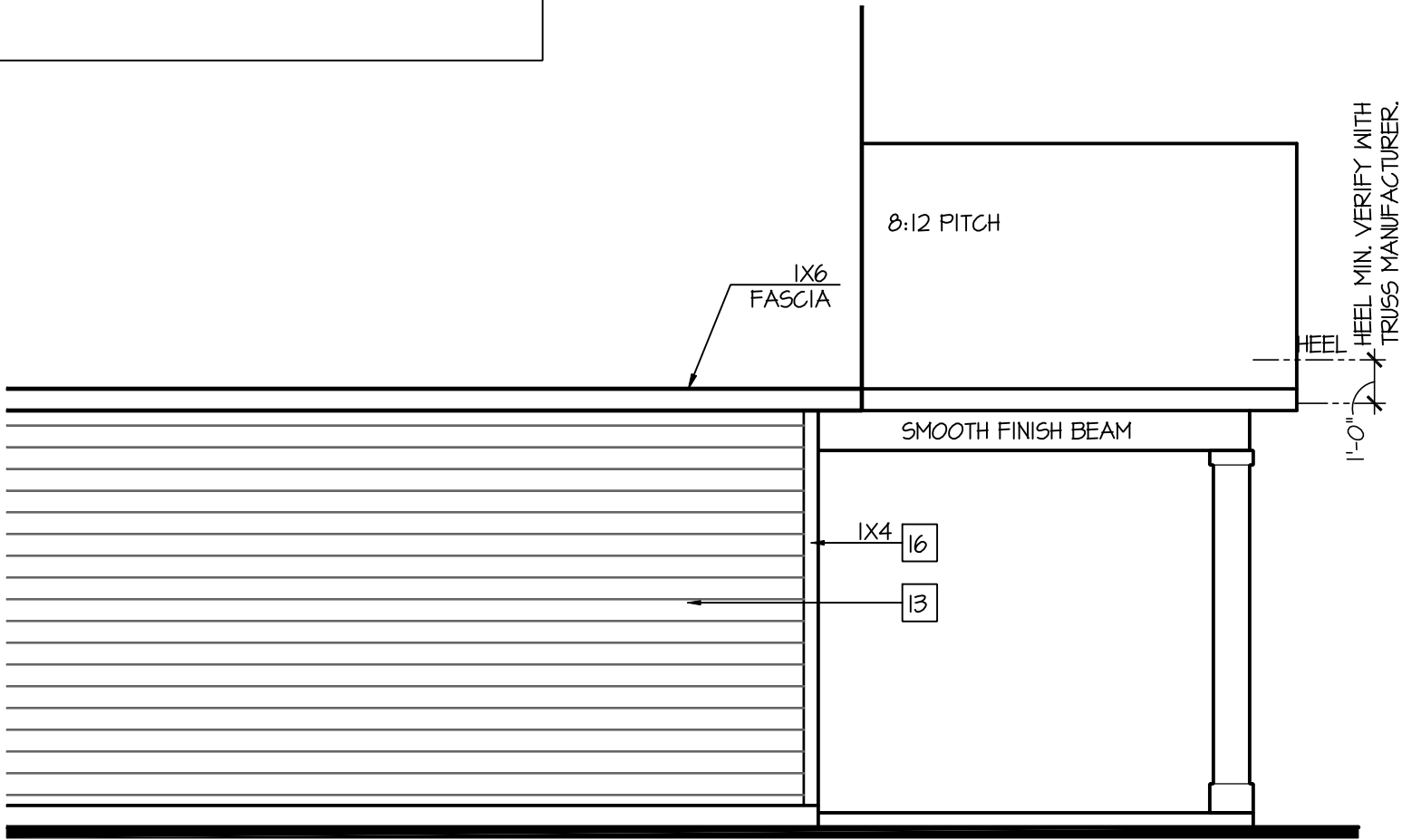
Partial Left Elevation
w/ Opt Screened Porch

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



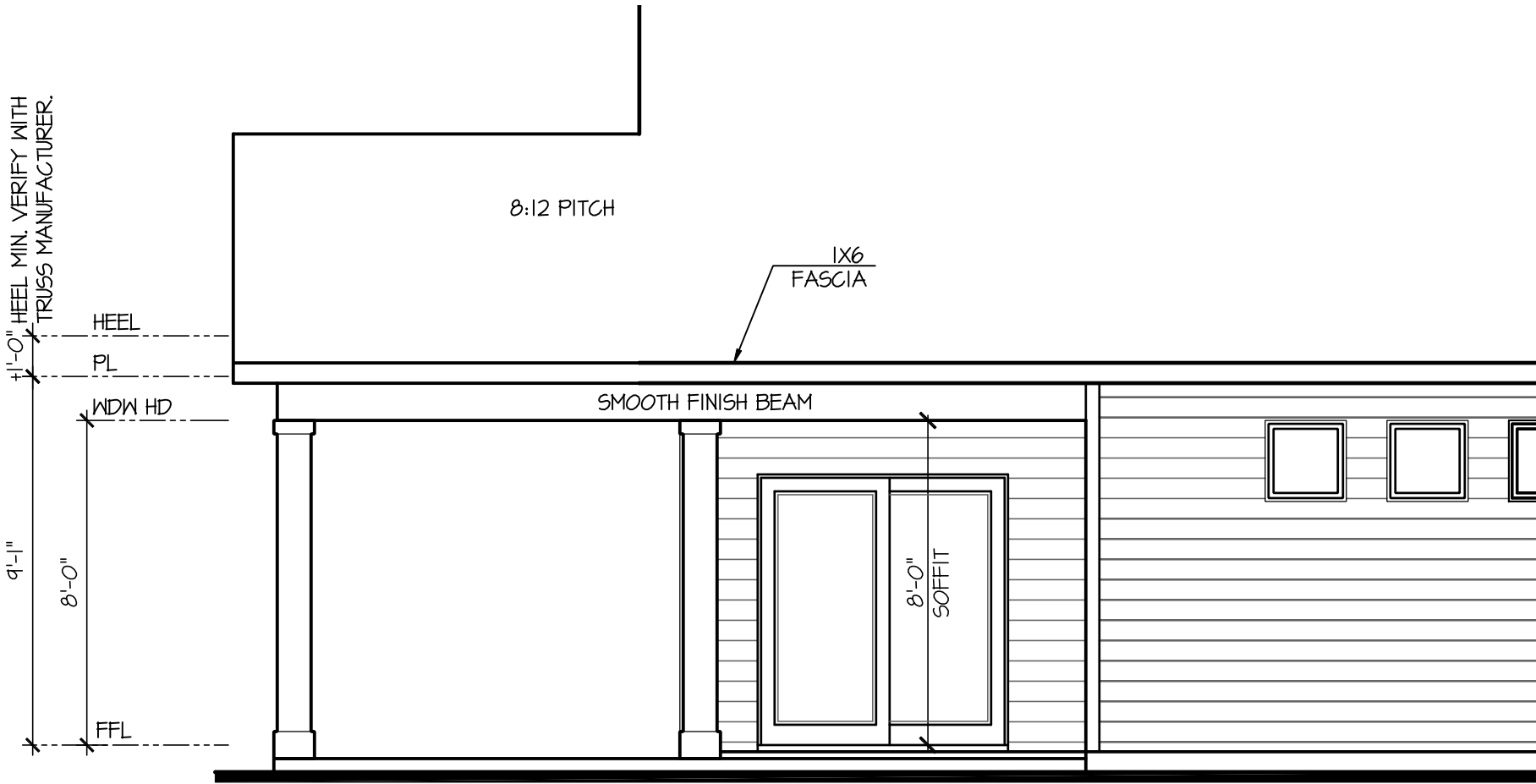
Partial Rear Elevation
w/ Opt Screened Porch

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



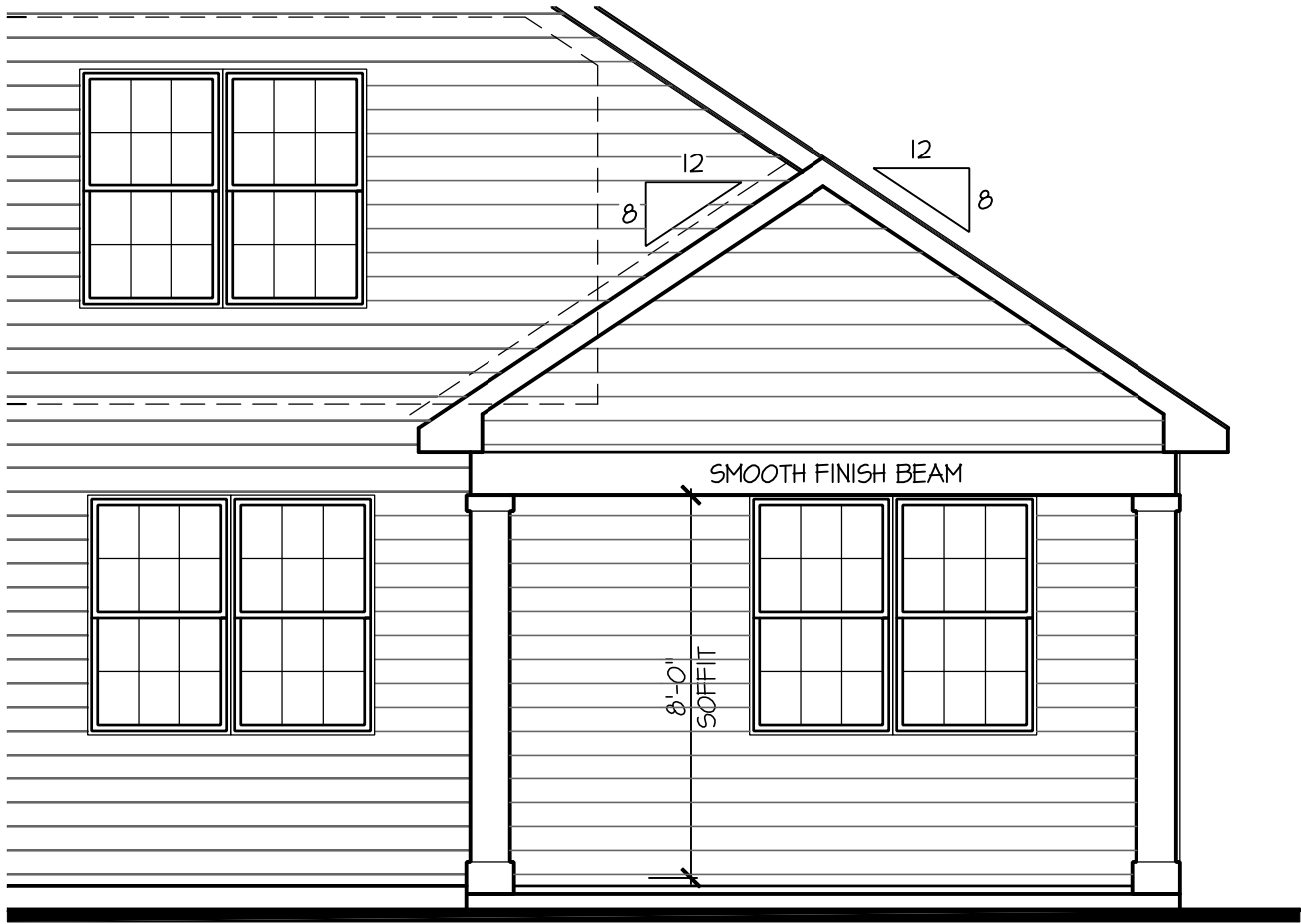
Partial Right Elevation w/
Opt Extended Covered Porch

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



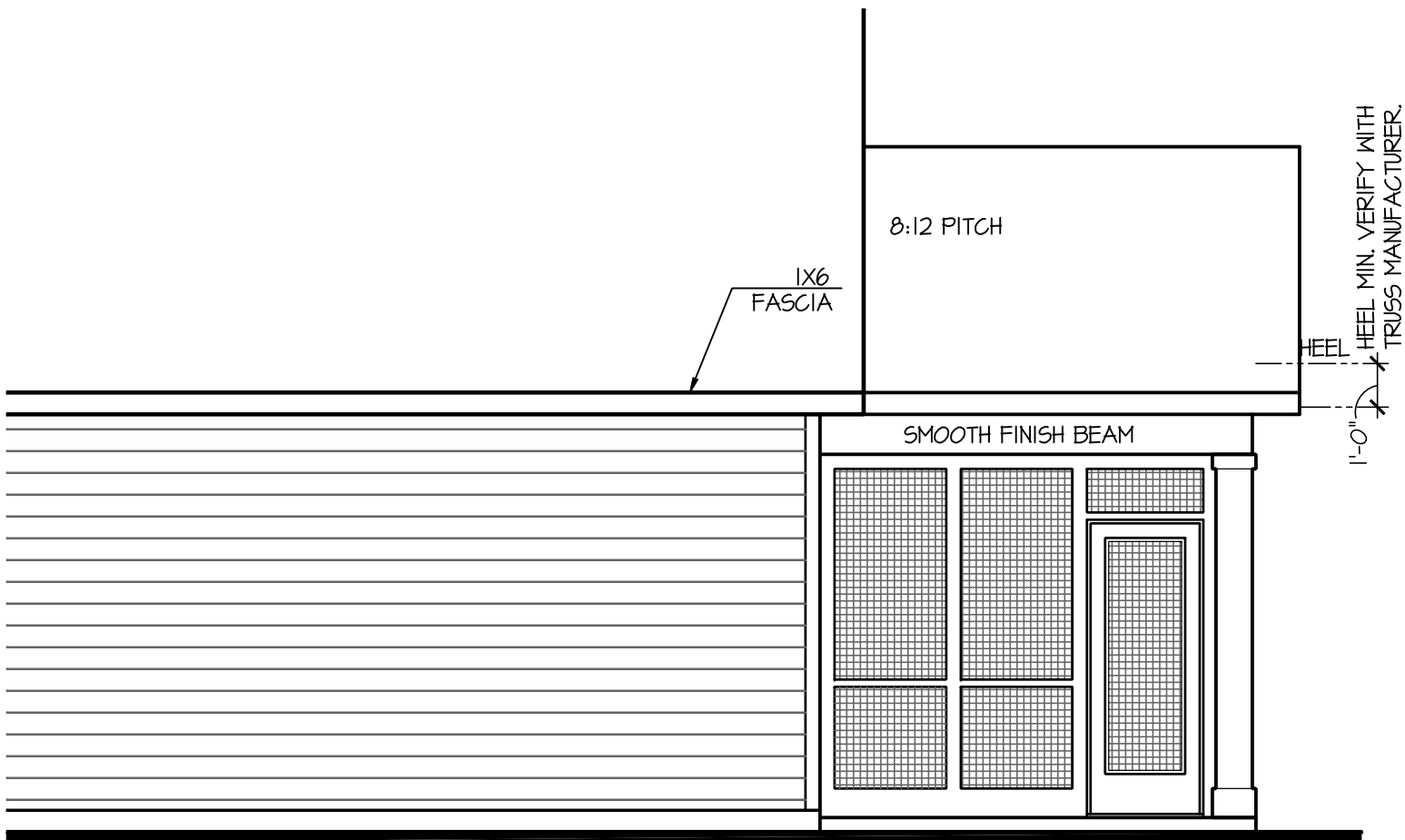
Partial Left Elevation w/
Opt Extended Covered Porch

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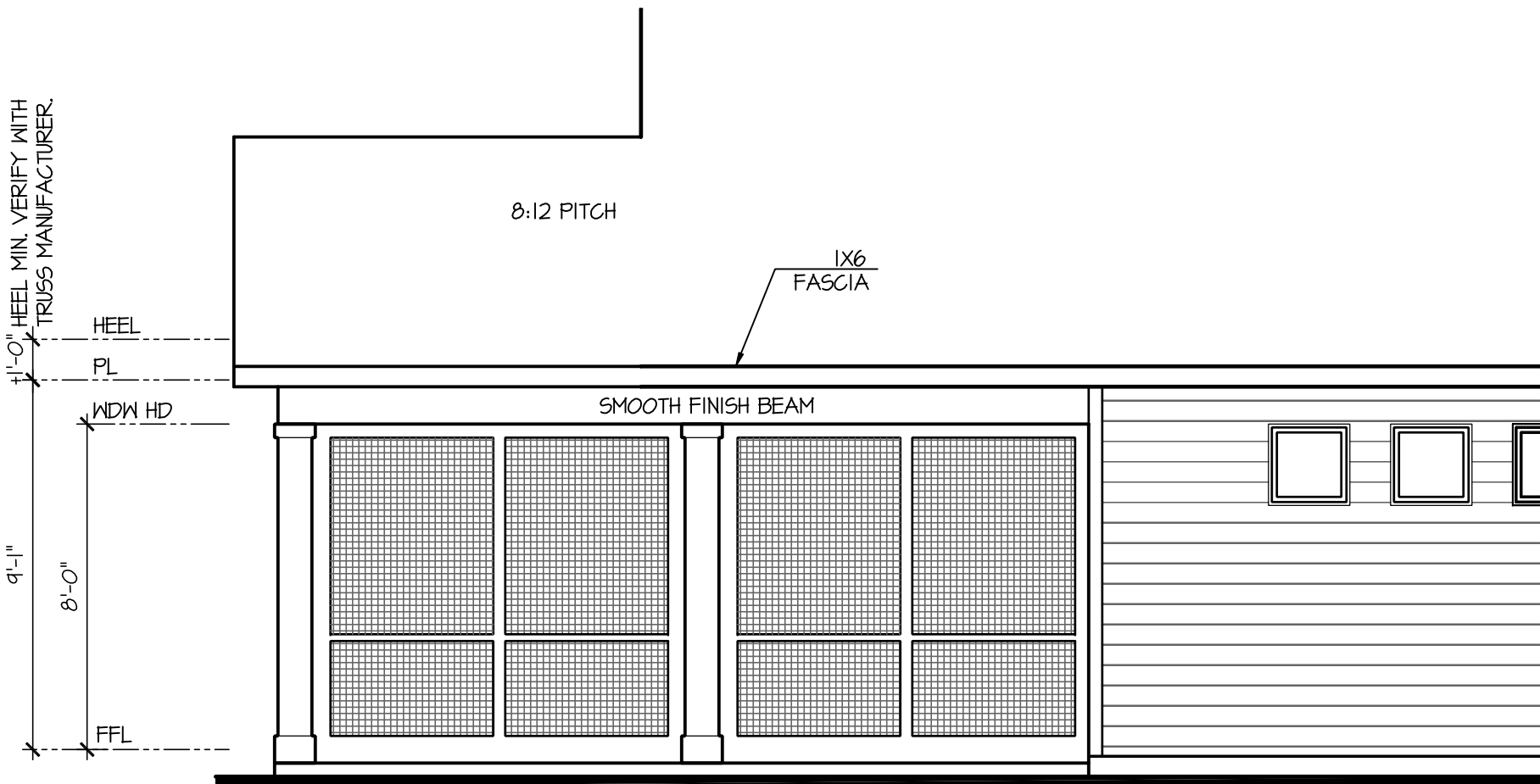
Partial Rear Elevation w/
Opt Extended Covered Porch

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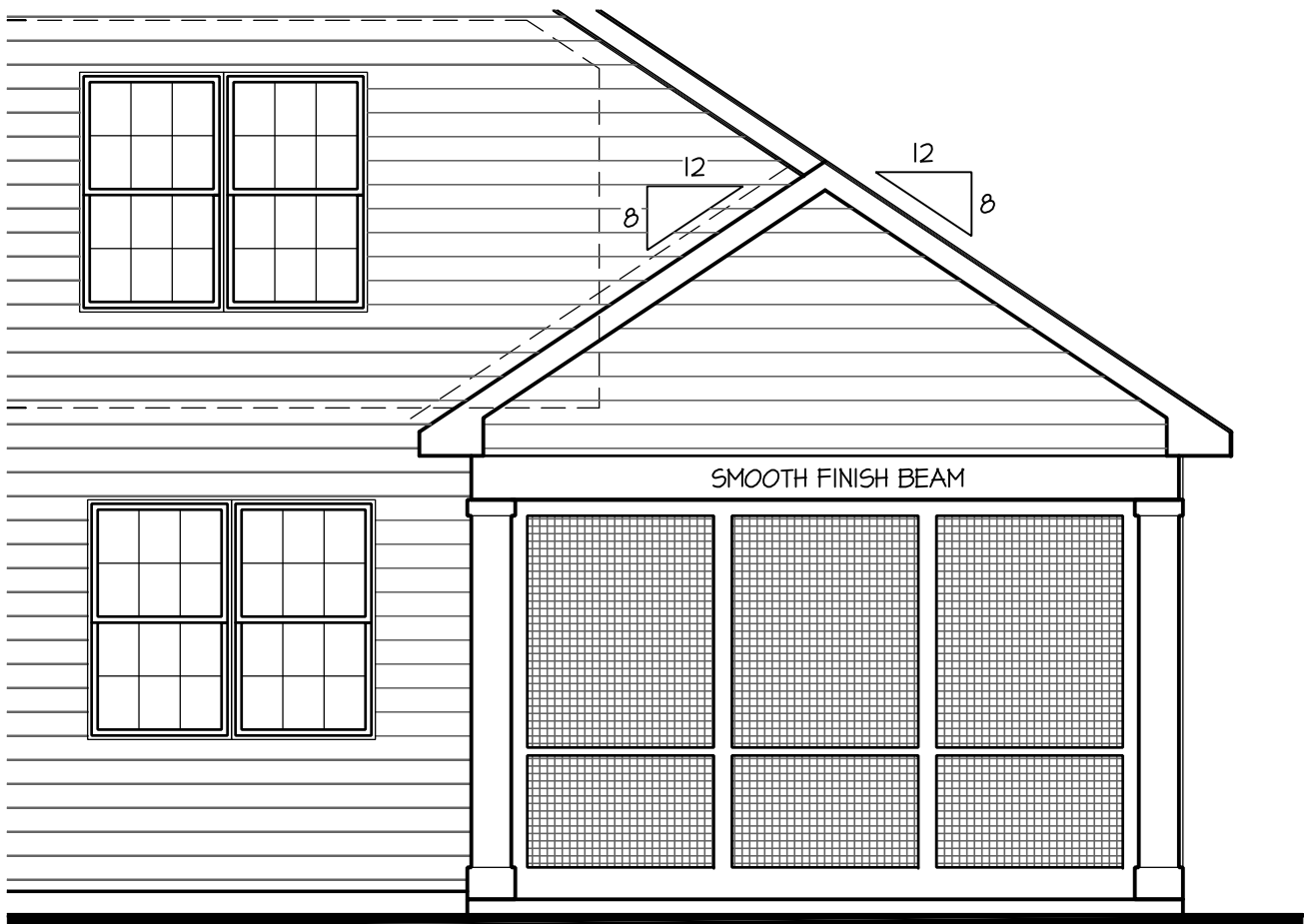
Partial Right Elevation w/
Opt Extended Screened Porch

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



Partial Left Elevation w/
Opt Extended Screened Porch

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



Partial Rear Elevation w/
Opt Extended Screened Porch

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

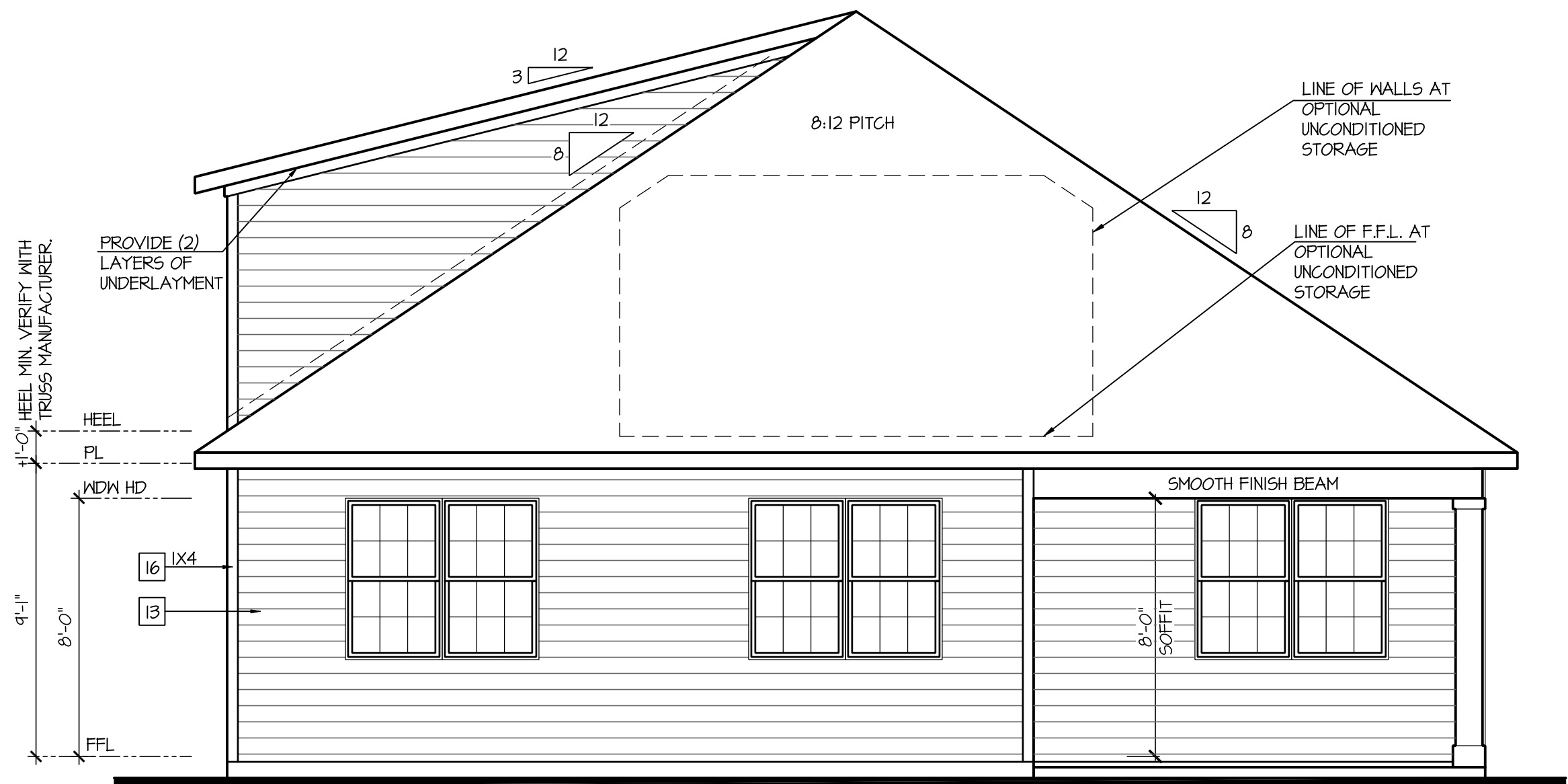
SHEET TITLE:
**PORCH OPT. ELEVATIONS
W/ OPT. 2ND FLOOR**

PRINT DATE:

September 16, 2016

SHEET NO:

3.2



Rear Elevation At
Optional Unconditioned Storage

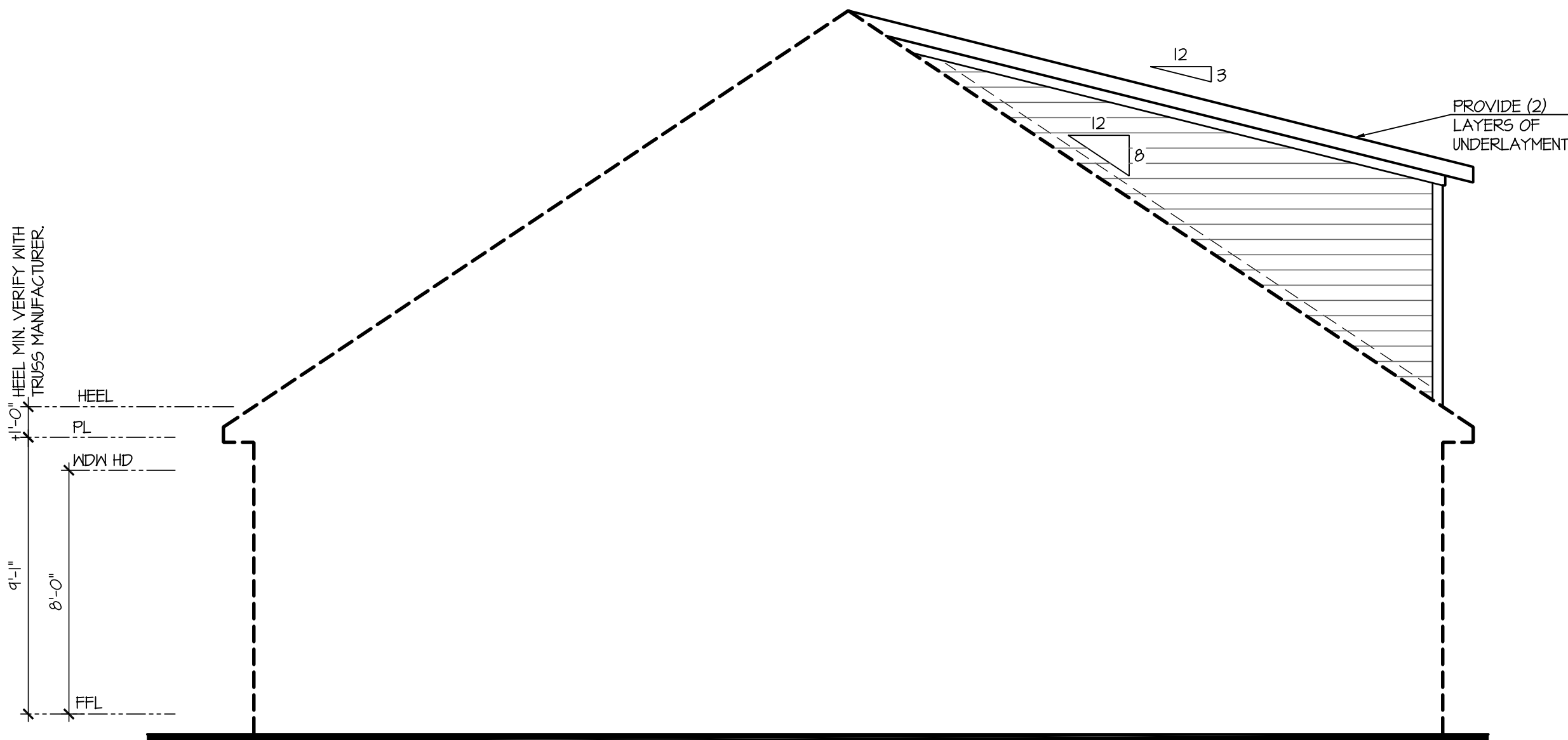
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



Rear Elevation At
Optional Walk-Up Attic

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

NOTES:	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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]	N/A
TYPICALS:	
[7]	DECORATIVE 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]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Front Elevation At
Opt. Unconditioned Storage or Walk-Up Attic

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

SEE FRONT ELEVATIONS:	SEE FRONT ELEVATIONS:	SEE FRONT ELEVATIONS:
'A-1' = SHT 1A-1	'B-1' = SHT 1B-1	'C-1' = SHT 1C-1
'A-2' = SHT 1A-2	'B-2' = SHT 1B-2	'C-2' = SHT 1C-2
'A-3' = SHT 1A-3	'B-3' = SHT 1B-3	'C-3' = SHT 1C-3
'A-4' = SHT 1A-4	'B-4' = SHT 1B-4	'C-4' = SHT 1C-4
'A-5' = SHT 1A-5	'B-5' = SHT 1B-5	'C-5' = SHT 1C-5

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
**FRONT/REAR ELEVATIONS
W/ OPT. 2ND FLOOR**

PRINT DATE:
September 16, 2016

SHEET NO:

3.3

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

15

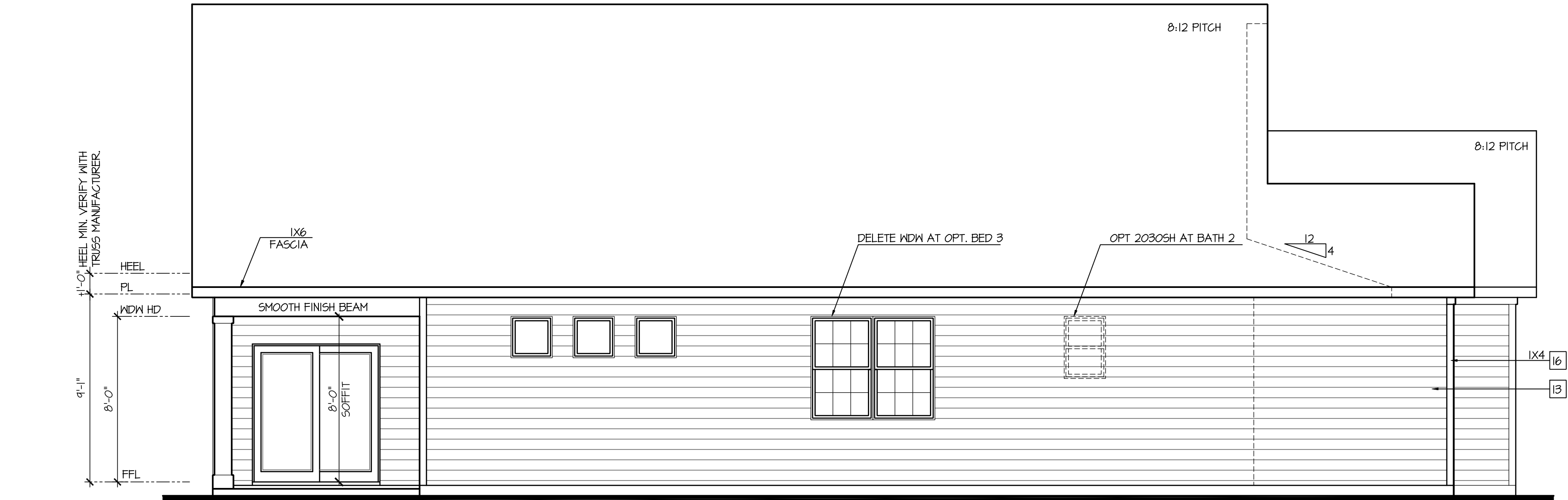
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

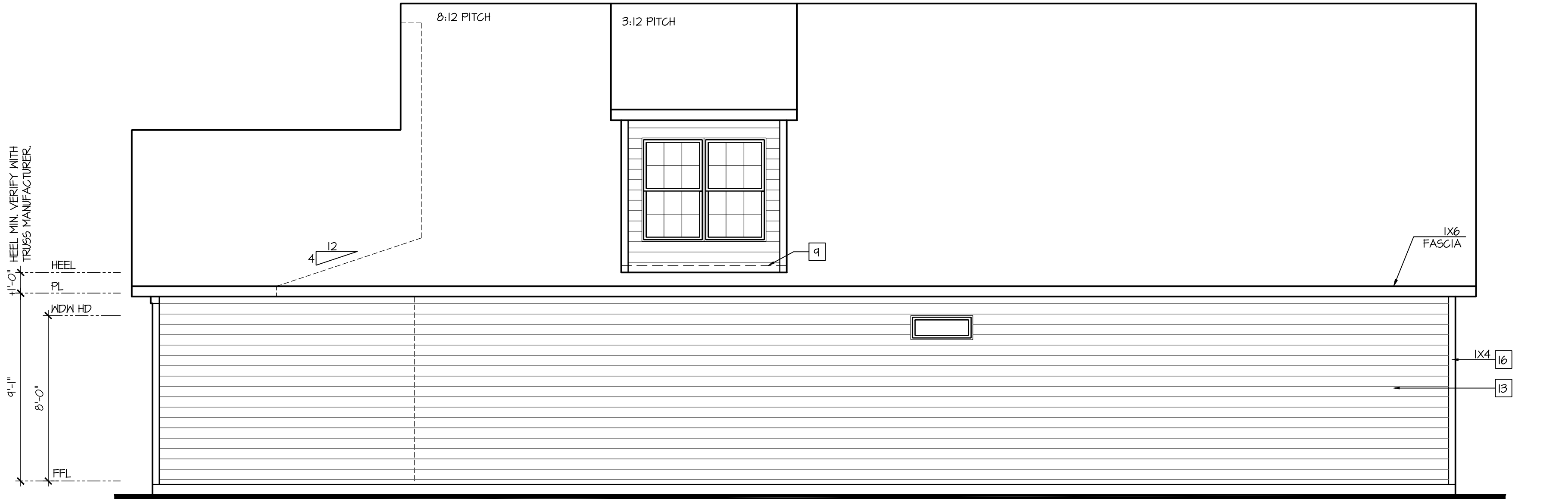
FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Left Elevation 'A' At
Optional Walk-Up Attic

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

ELEVATIONS 'A-1',
'A-2', 'A-3', 'A-4' AND
'A-5' ARE SIMILAR



Right Elevation 'A' At
Optional Walk-Up Attic

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

ELEVATIONS 'A-1',
'A-2', 'A-3', 'A-4' AND
'A-5' ARE SIMILAR

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

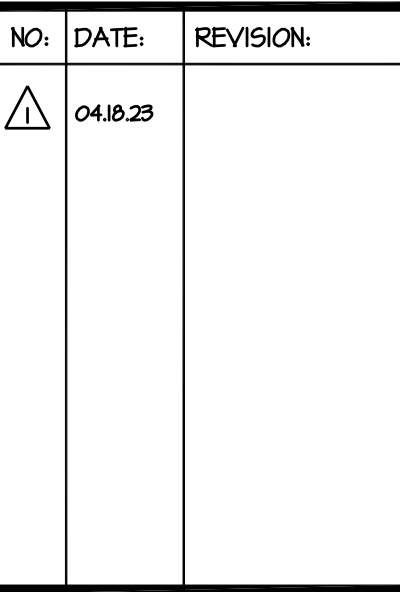
SHEET TITLE:
**SIDE ELEVATIONS 'A'
W/ OPT. GAME RM.**

PRINT DATE:

September 16, 2016

SHEET NO:

3.4-A

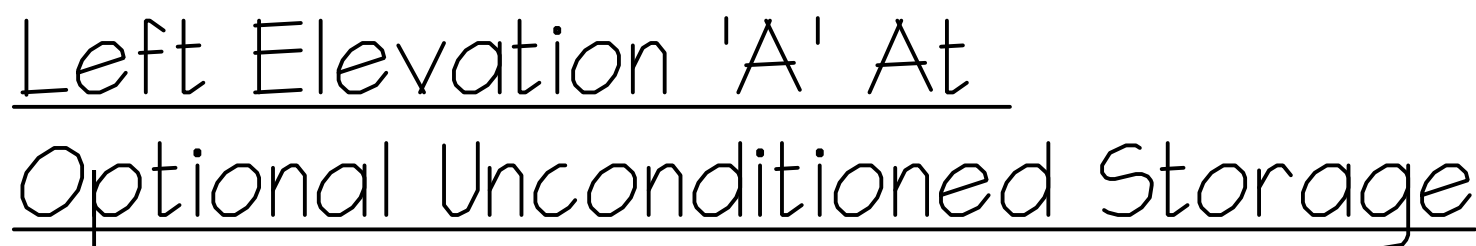


40' Series
Active Adult
Bristol
'F401'

PROJECT NO: GMD-GA16053

PRINT DATE:
September 16, 2016

3.4.1-A



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

Architectural elevation drawing of a building facade. The drawing shows a gabled roof structure with a main roof pitch of 12/12 and a smaller section with a 3/12 pitch. A window is located on the upper level, and a door is on the lower level. The drawing includes various annotations for dimensions, pitches, and structural details.

Annotations and Dimensions:

- Roof Pitches:** 8:12 PITCH, 3:12 PITCH, 12/12, 12/8.
- Structural Details:** HEEL, PL, FFL, WDN HD, 1X6 FASCIA, 1X4, 1X6.
- Dimensions:** 4'-0" (total height), 8'-0" (height to FFL), 9'-1" (height to PL), 4'-0" (width of door).
- Other Labels:** LINE OF WALL AT OPTIONAL UNCONDITIONED STORAGE, LINE OF F.F.L. AT OPTIONAL UNCONDITIONED STORAGE, 1/2" MIN. VERIFY WITH TRUSS MANUFACTURER.

Right Elevation 'A' At
Optional Unconditioned Storage

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

ELEVATIONS 'A-1',
'A-2', 'A-3', 'A-4' AND
'A-5' ARE SIMILAR

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 N/A

TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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:

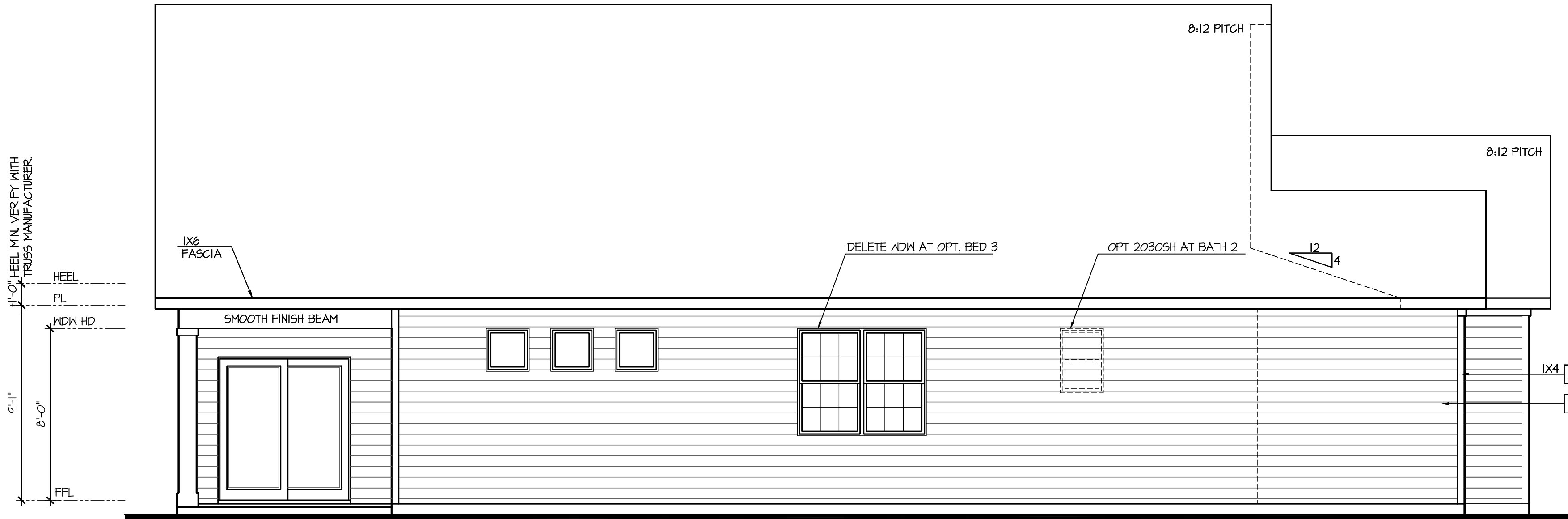
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

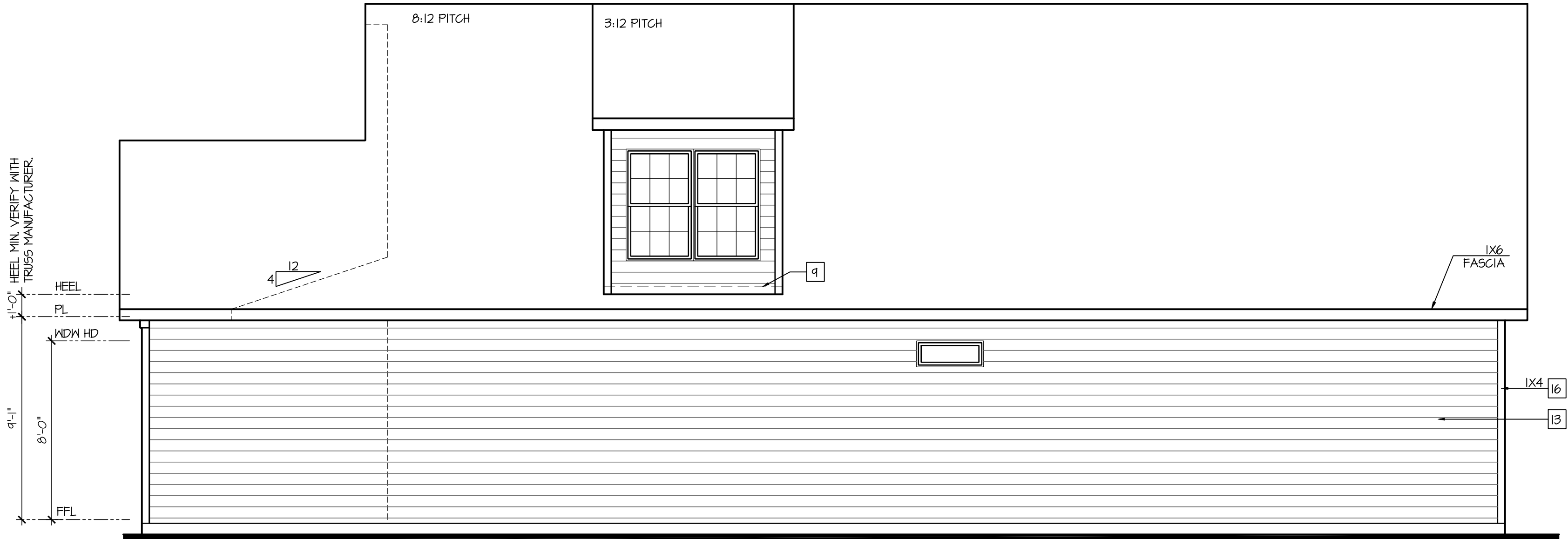
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Left Elevation 'B' At
Optional Walk-Up Attic

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

ELEVATIONS 'B-1',
'B-2', 'B-3', 'B-4' AND
'B-5' ARE SIMILAR



Right Elevation 'B' At
Optional Walk-Up Attic

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

ELEVATIONS 'B-1',
'B-2', 'B-3', 'B-4' AND
'B-5' ARE SIMILAR

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

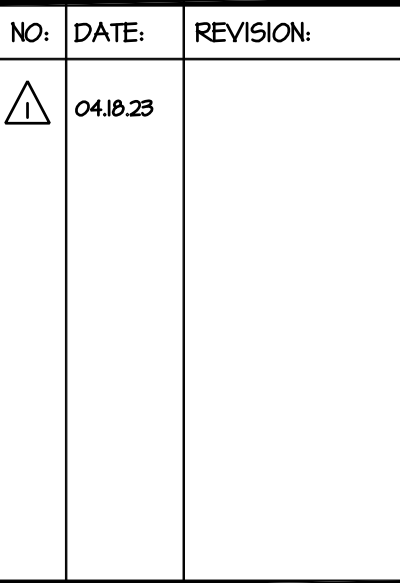
SHEET TITLE:
SIDE ELEVATIONS 'B'
W/ OPT. GAME RM.

PRINT DATE:

September 16, 2016

SHEET NO:

3.4-B

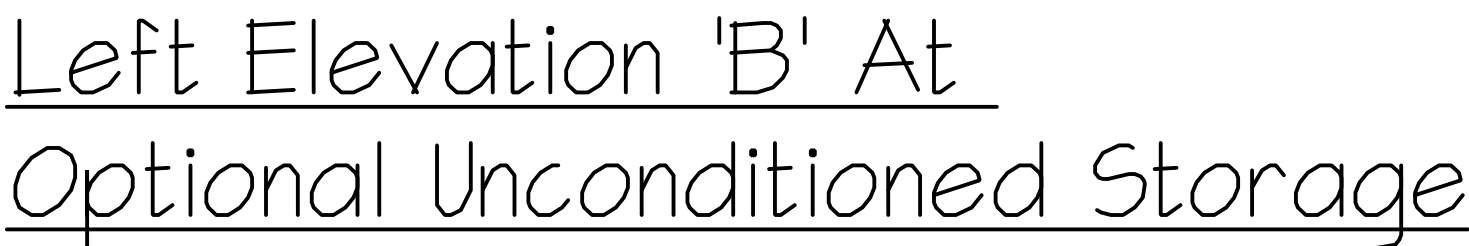


40' Series
Active Adult
Bristol
'F401'

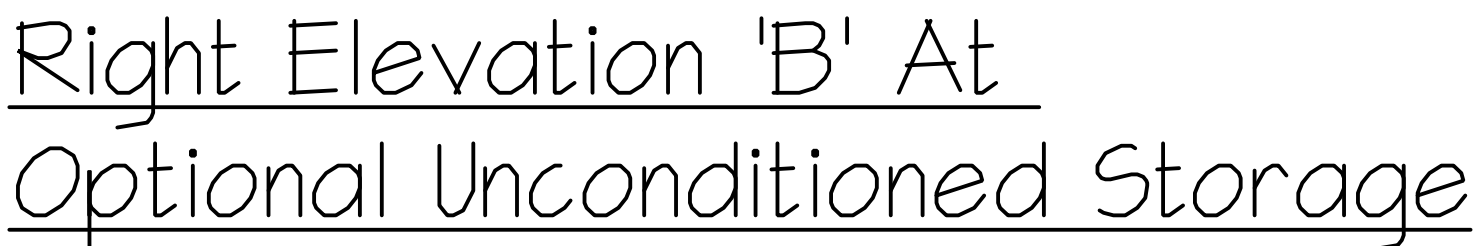
PROJECT NO: GMD-GA16053

PRINT DATE:
September 16, 2016

3.4.1-B



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



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

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = 1'-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.
- 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 N/A

TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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:

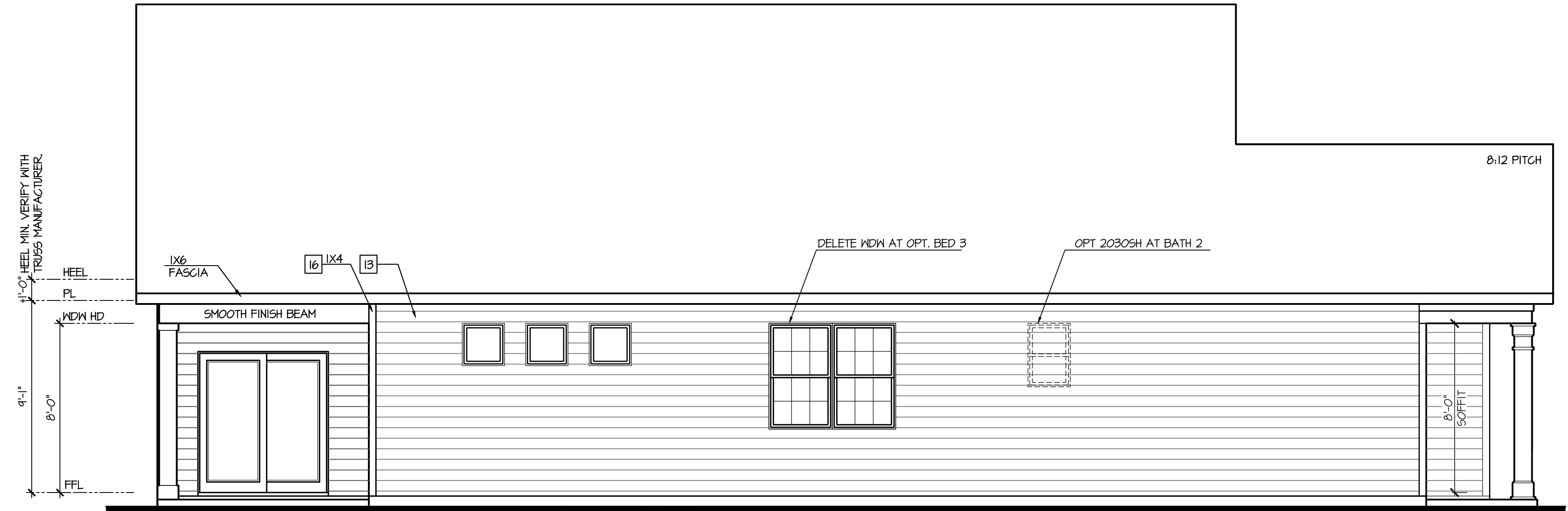
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

14 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS. FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

15 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

16 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Left Elevation 'C' At
Optional Walk-Up Attic

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

ELEVATIONS 'C'-1',
'C'-2', 'C'-3', 'C'-4' AND
'C'-5' ARE SIMILAR



Right Elevation 'C' At
Optional Walk-Up Attic

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

ELEVATIONS 'C'-1',
'C'-2', 'C'-3', 'C'-4' AND
'C'-5' ARE SIMILAR

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
SIDE ELEVATIONS 'C'
W/ OPT. GAME RM.

PRINT DATE:

September 16, 2016

SHEET NO:

3.4-C

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Left Elevation 'C' At
Optional Unconditioned Storage

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

ELEVATIONS 'C-1',
'C-2', 'C-3', 'C-4' AND
'C-5' ARE SIMILAR

Right Elevation 'C' At
Optional Unconditioned Storage

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

ELEVATIONS 'C-1',
'C-2', 'C-3', 'C-4' AND
'C-5' ARE SIMILAR

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America's Builder

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
SIDE ELEVATIONS 'C'
W/ OPT. UNCONDITIONED
STORAGE

PRINT DATE:

September 16, 2016

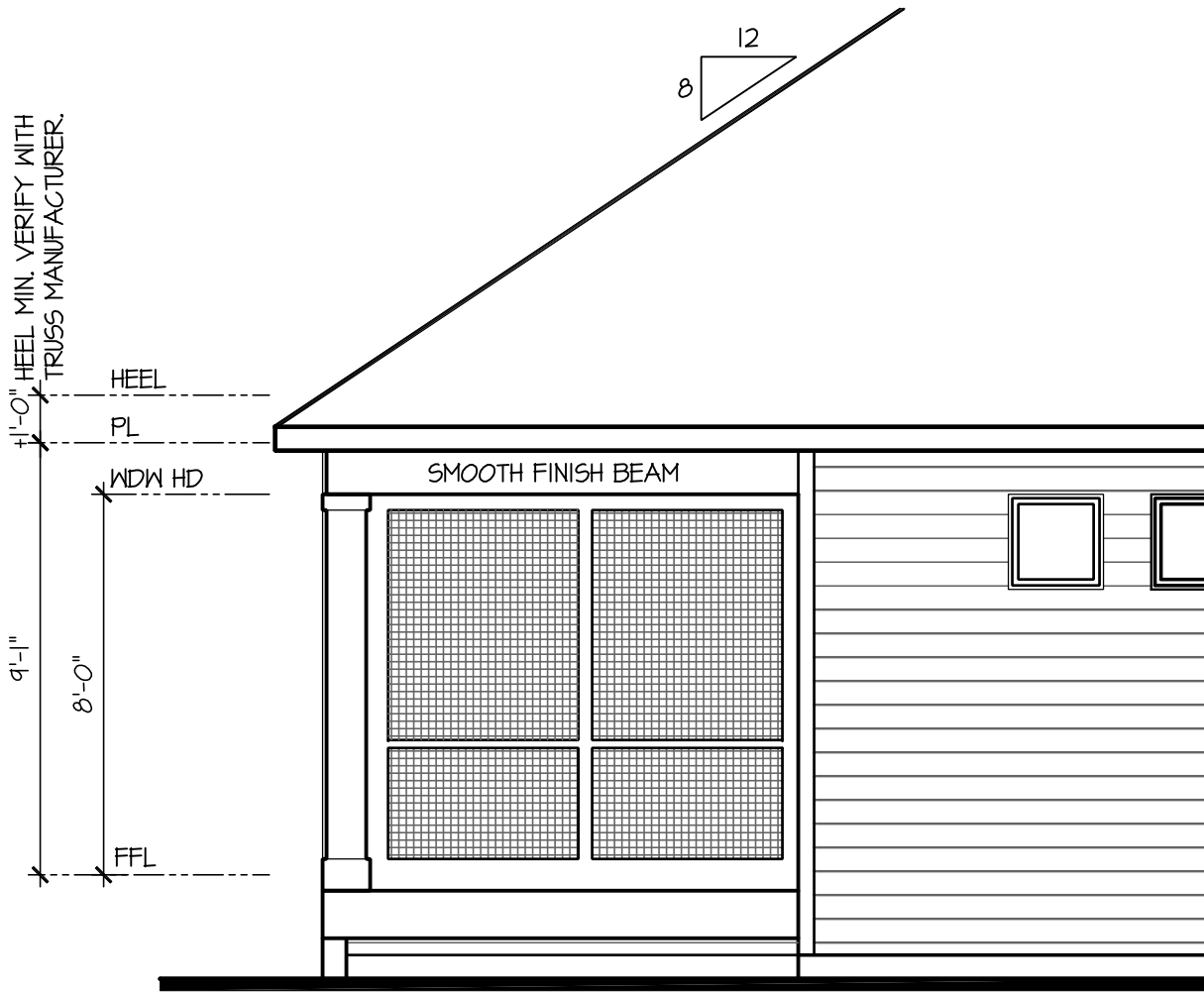
SHEET NO:

3.4.1-C

Page 424 of 998

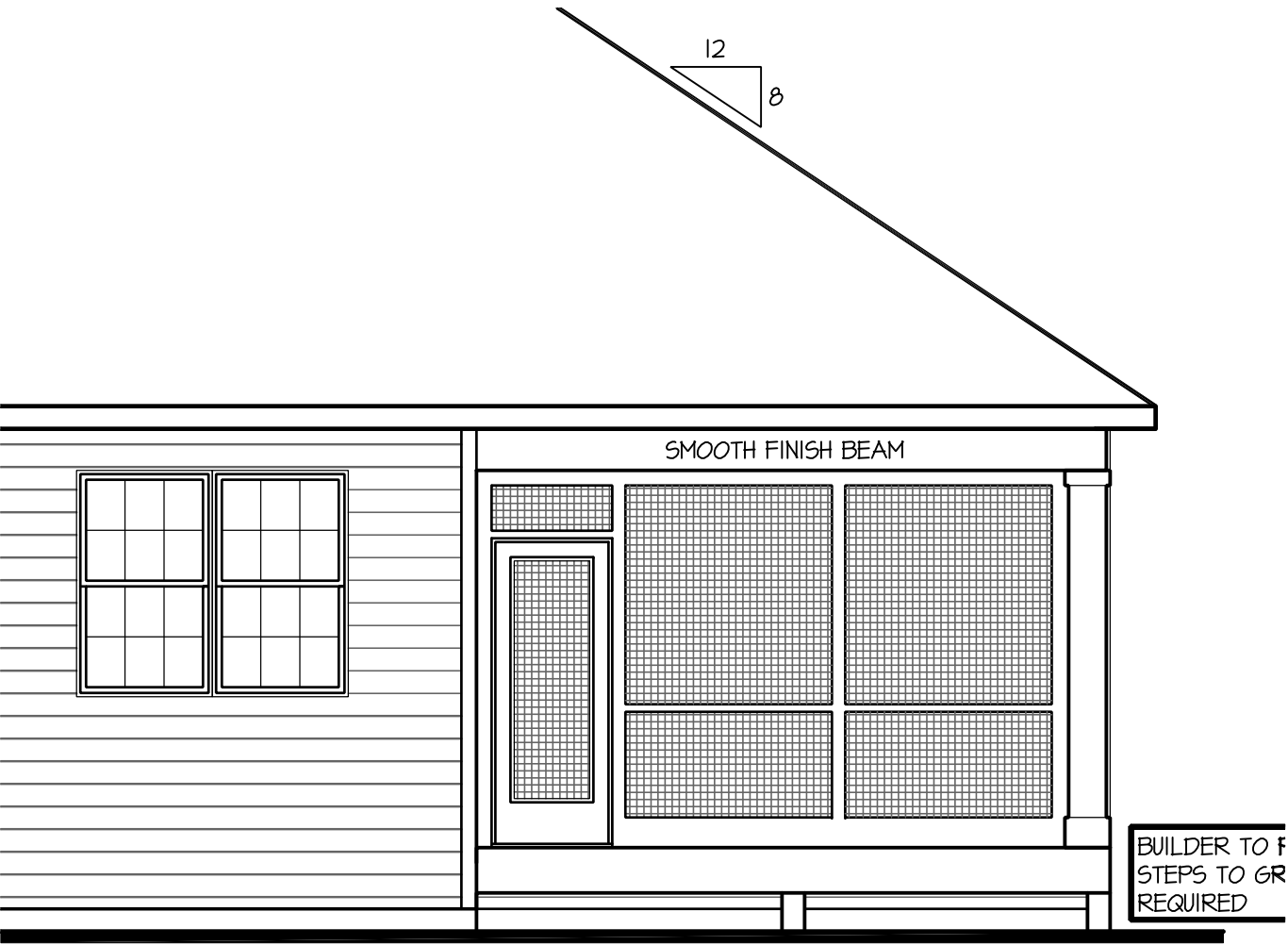
KEY NOTES:
MASONRY: 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED. 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED. 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED. 4 8" SOLDIER COURSE. 5 ROWLOCK COURSE 6 N/A TYPICALS: 7 DECORATIVE LOUVERED VENTS, SIZE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED) 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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.)



Partial Left Elevation
w/ Opt Screened Porch
and Opt Basement

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



Partial Rear Elevation
w/ Opt Screened Porch
and Opt Basement

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

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NO:	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO:

GMD-GA16053

SHEET TITLE:

PORCH OPT. ELEVATIONS
W/ OPT. BASEMENT

PRINT DATE:

September 16, 2016

SHEET NO:

3.5

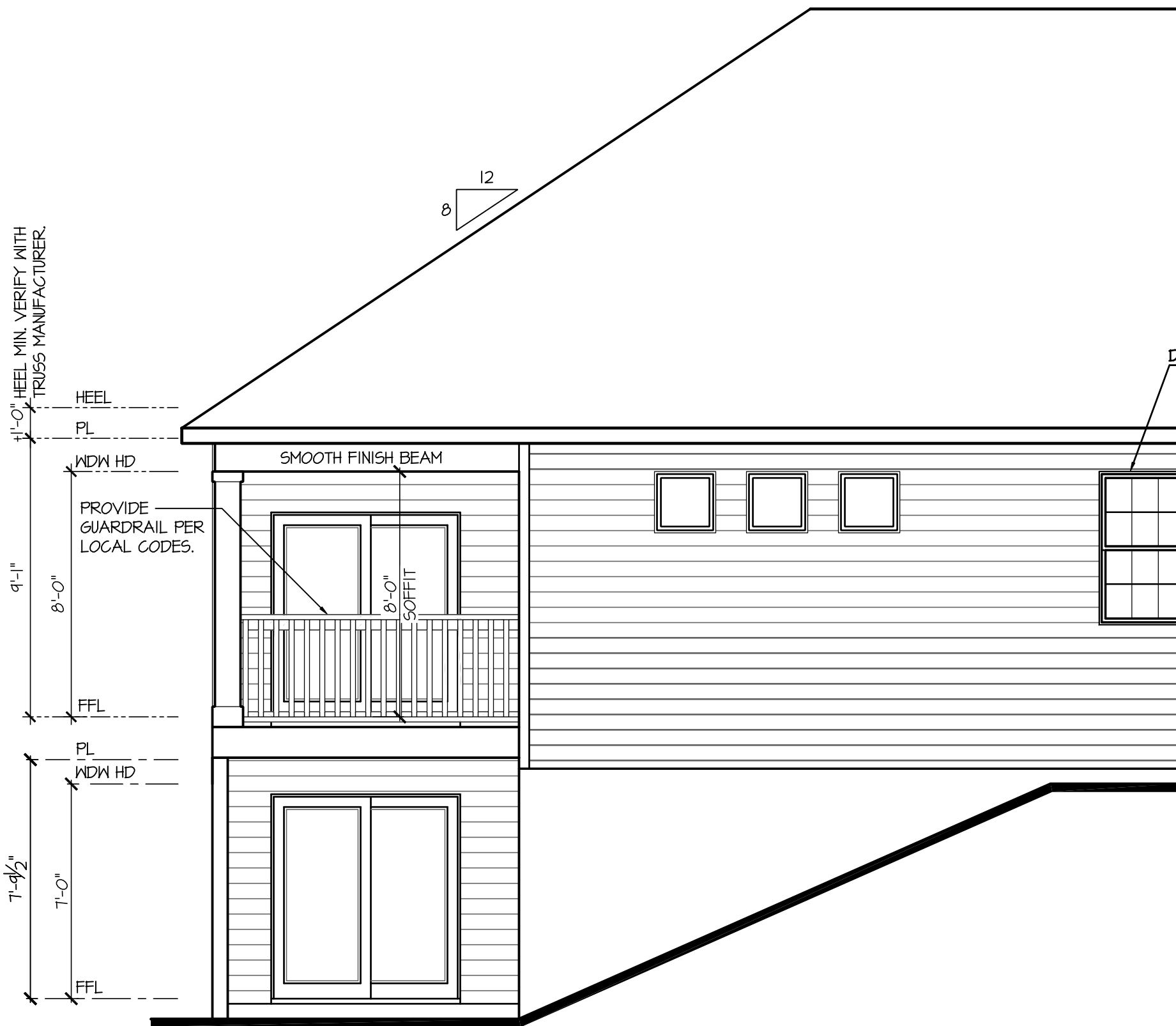
Page 425 of 998

KEY NOTES:	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 N/A TYPICALS: 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 14 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 15 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED 16 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)	- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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.)



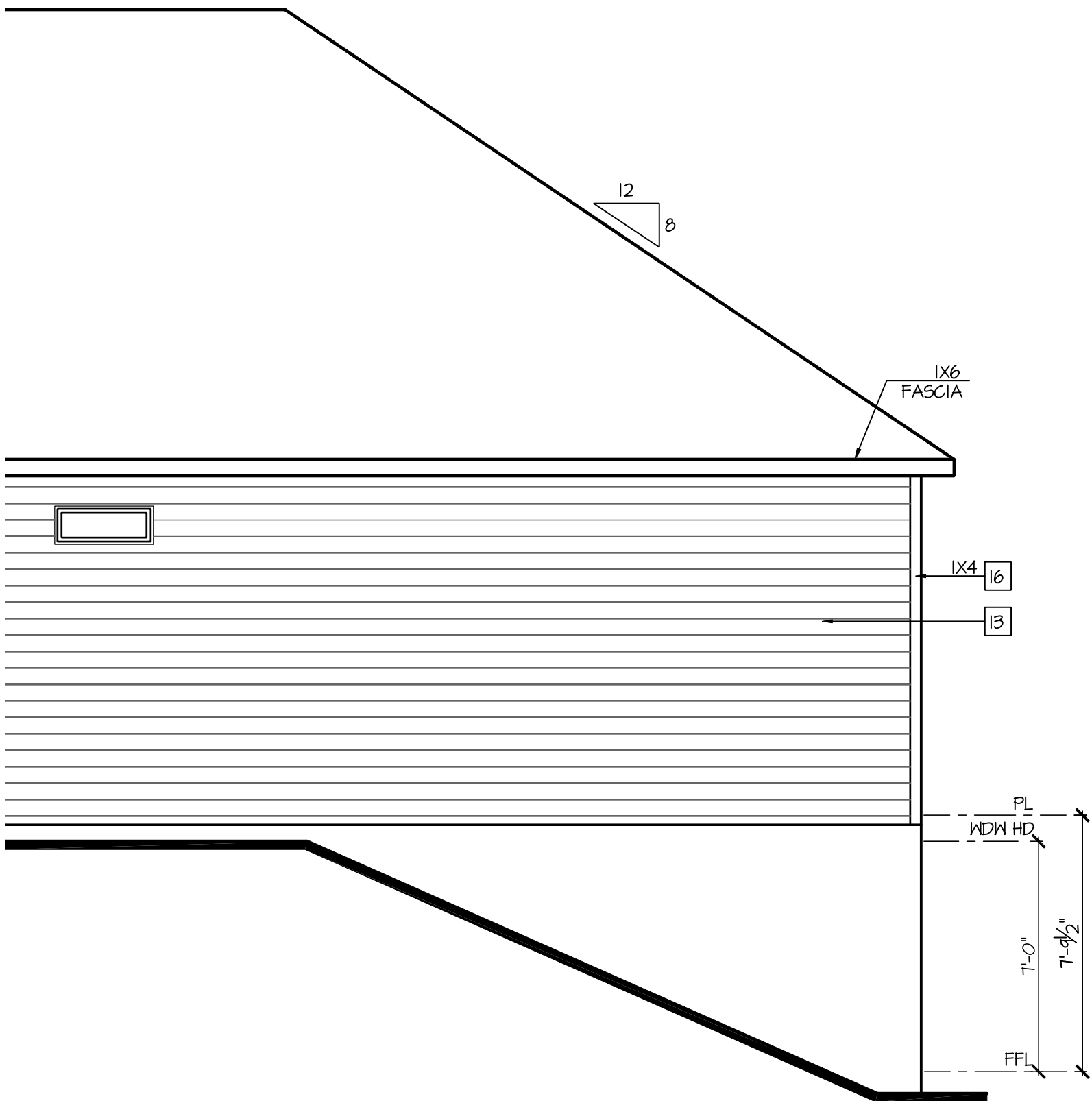
Rear Elevation w/
Opt Walk-Out Basement

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



Partial Left Elevation w/
Opt Walk-Out Basement

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



Partial Right Elevation w/
Opt Walk-Out Basement

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

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America's Builder

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO:

GMD-GA16053

SHEET TITLE:

OPT. WALK-OUT BASEMENT

PRINT DATE:

September 16, 2016

SHEET NO:

3.6

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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.

SIDINGS:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

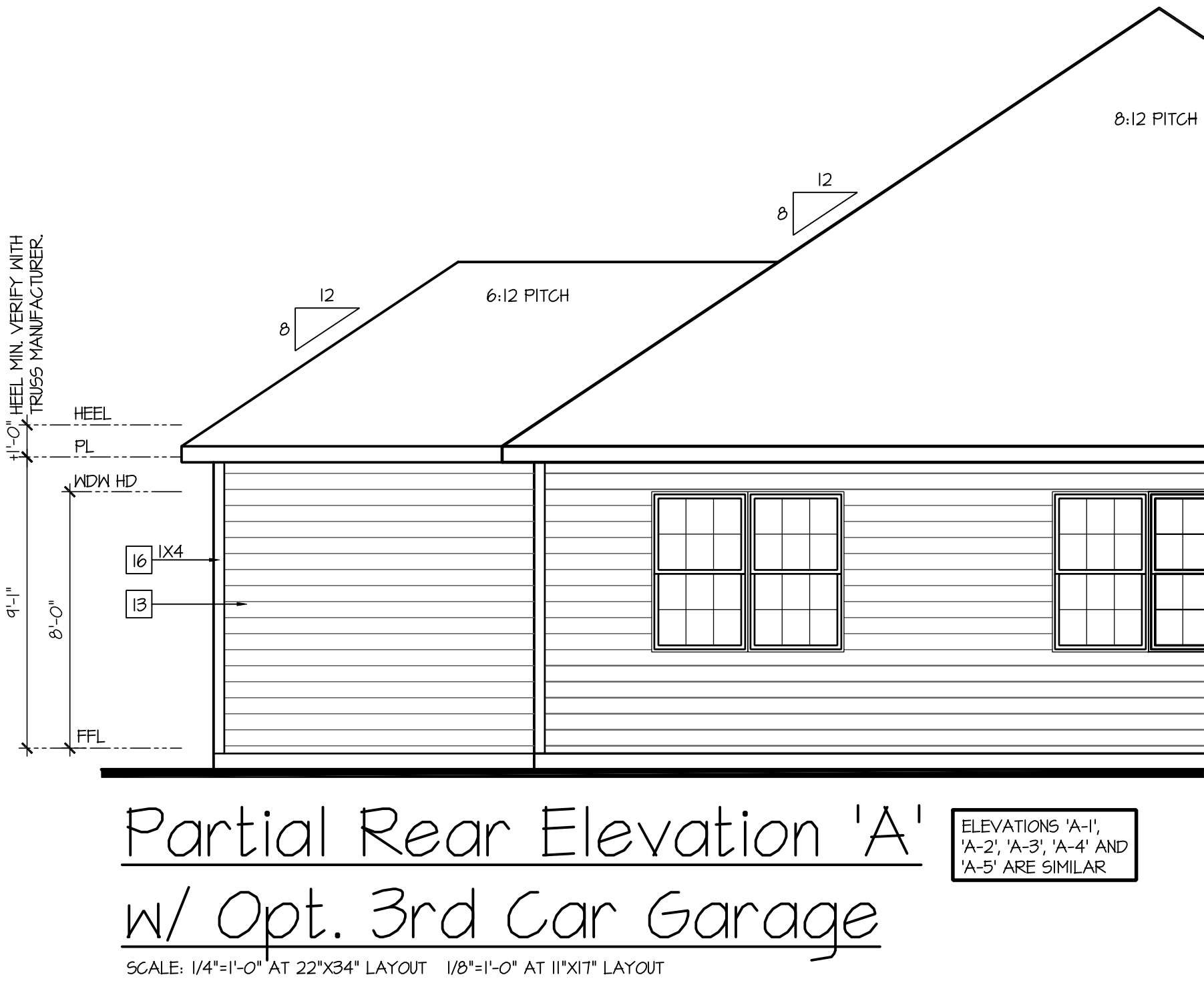
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

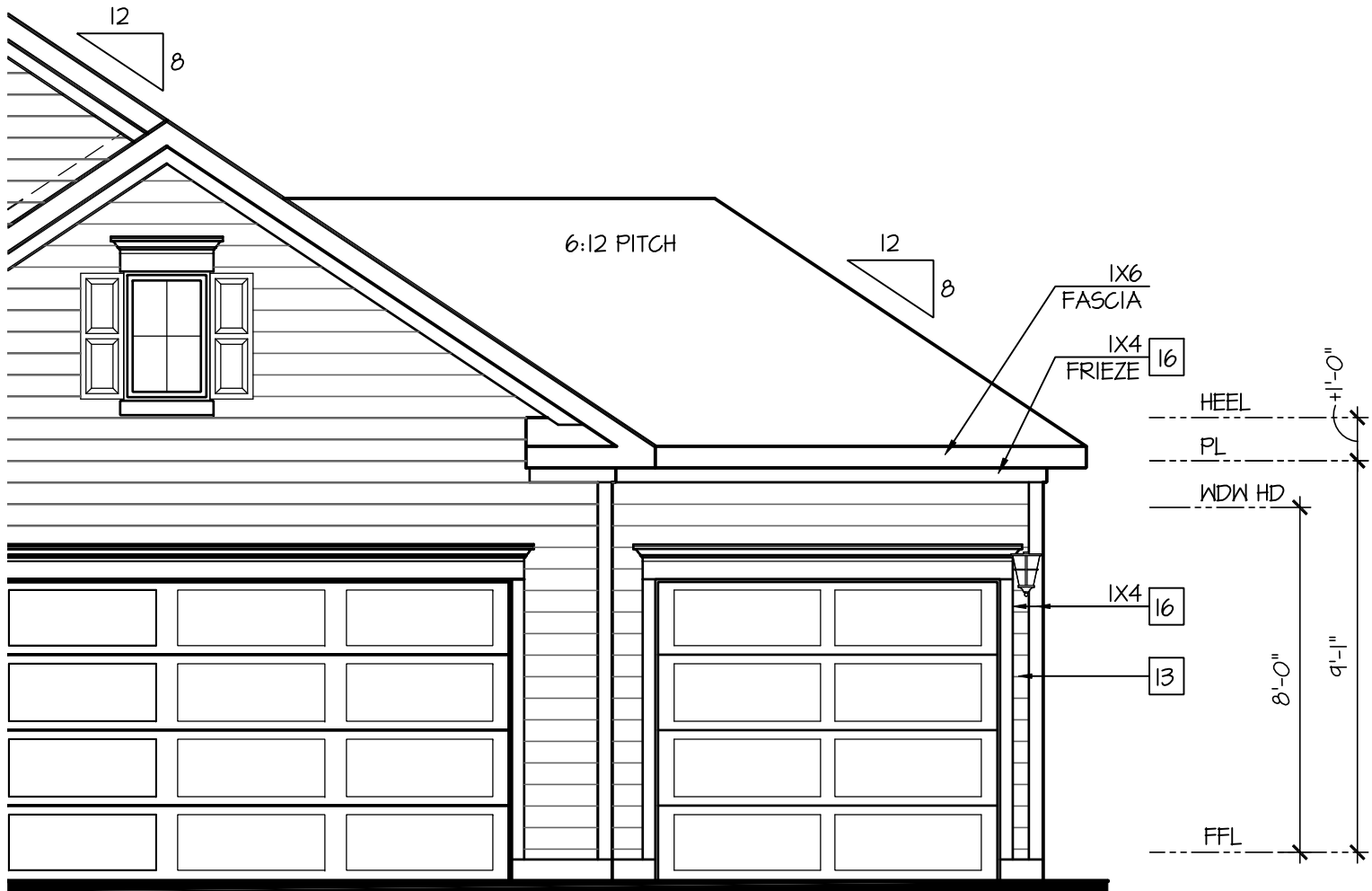
16

FYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



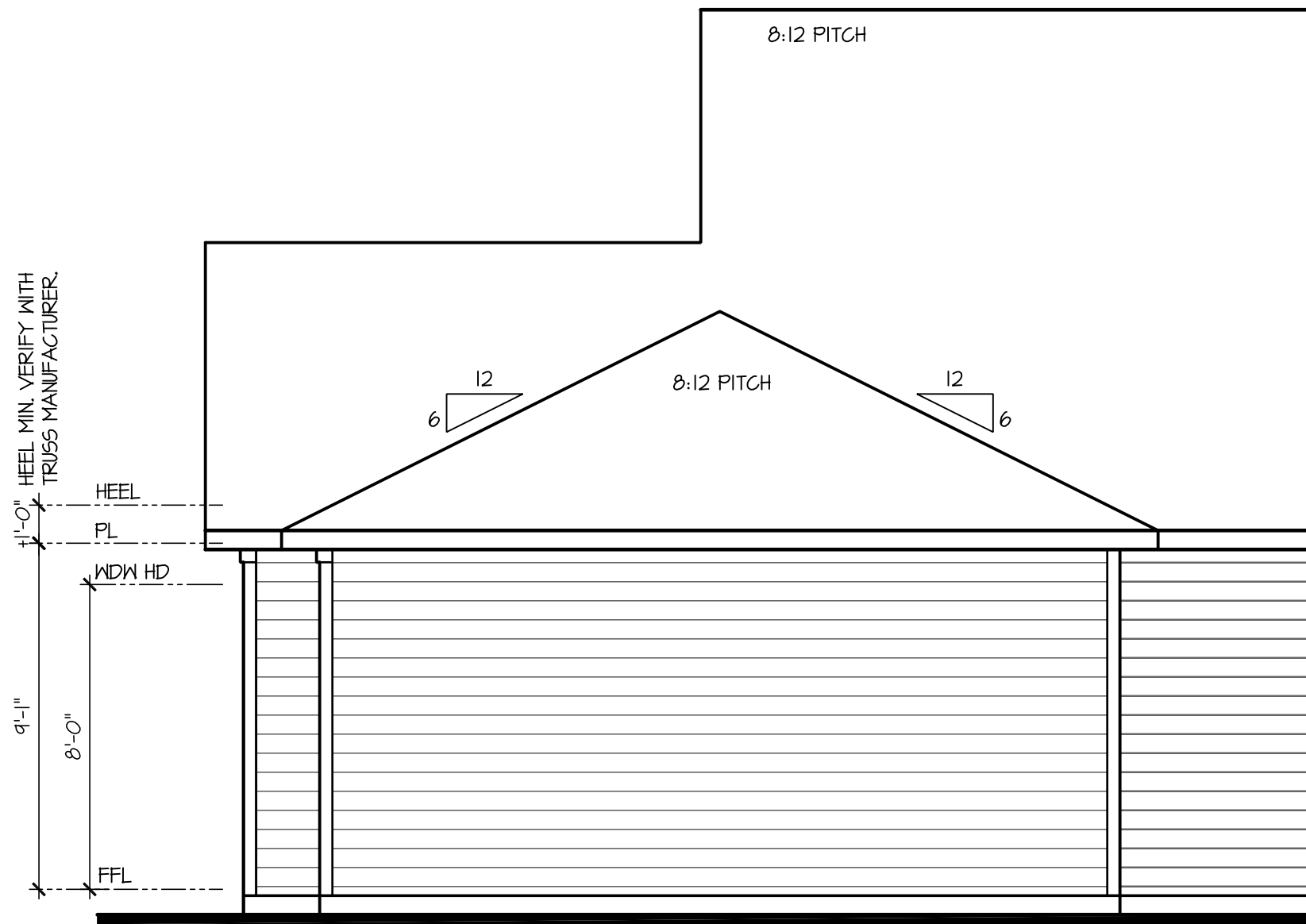
Partial Rear Elevation 'A'

w/ Opt. 3rd Car Garage



Partial Front Elevation 'A-1'

w/ Opt. 3rd Car Garage



Partial Right Elevation 'A'

w/ Opt. 3rd Car Garage

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America's Builder

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:

PALENE WARE-GULBEINIAN EDWARDS

NO. SS-0008296

04.18.23

STATE OF DELAWARE

REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
OPT. 3RD CAR GARAGE

PRINT DATE:
September 16, 2016

SHEET NO:
3.7 A-1

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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.

SIDINGS:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

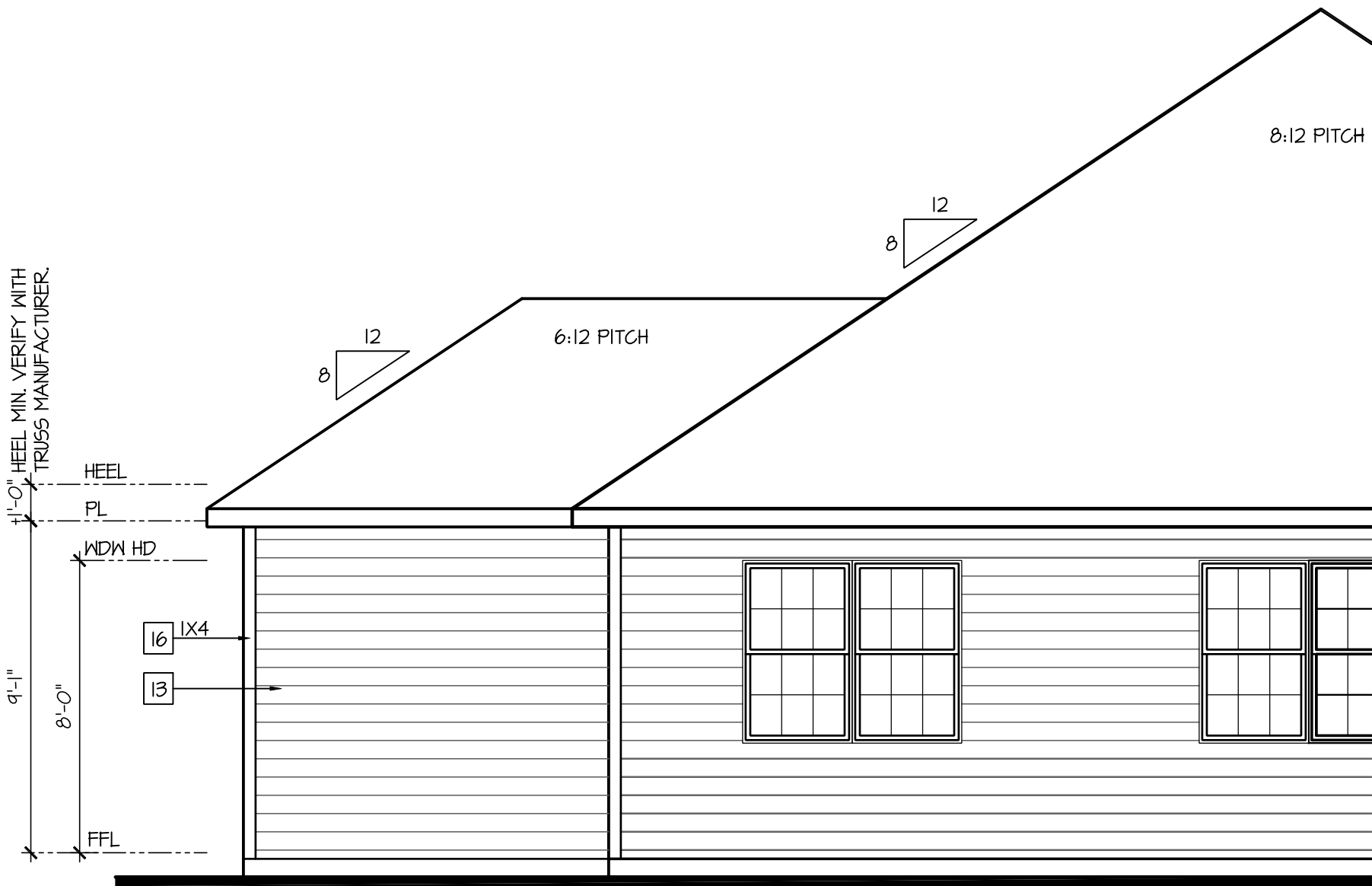
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL TRIM SIZE AS NOTED
(AT SPECIFIED LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

16

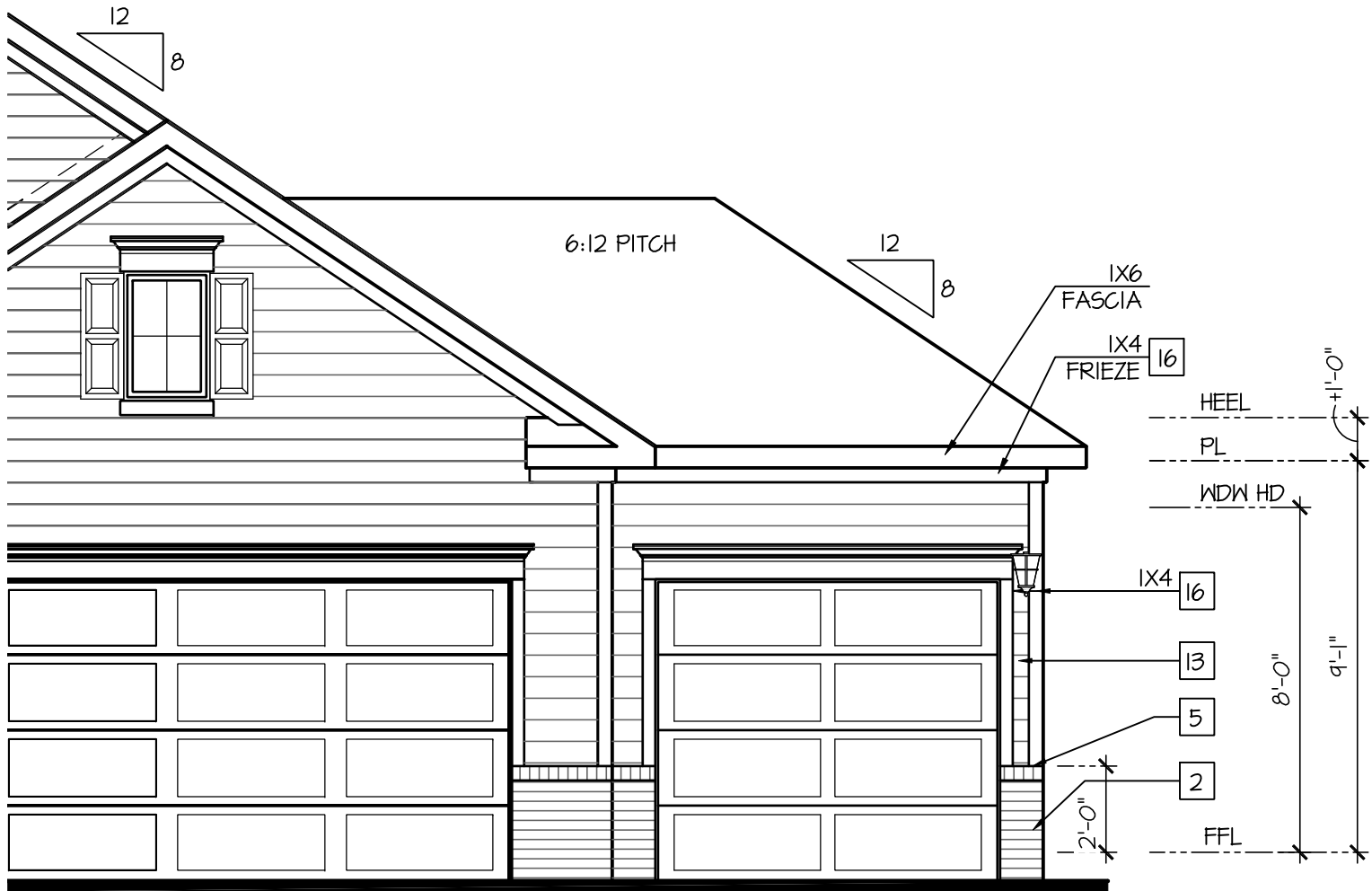
FYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIED LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Partial Rear Elevation 'A'
w/ Opt. 3rd Car Garage

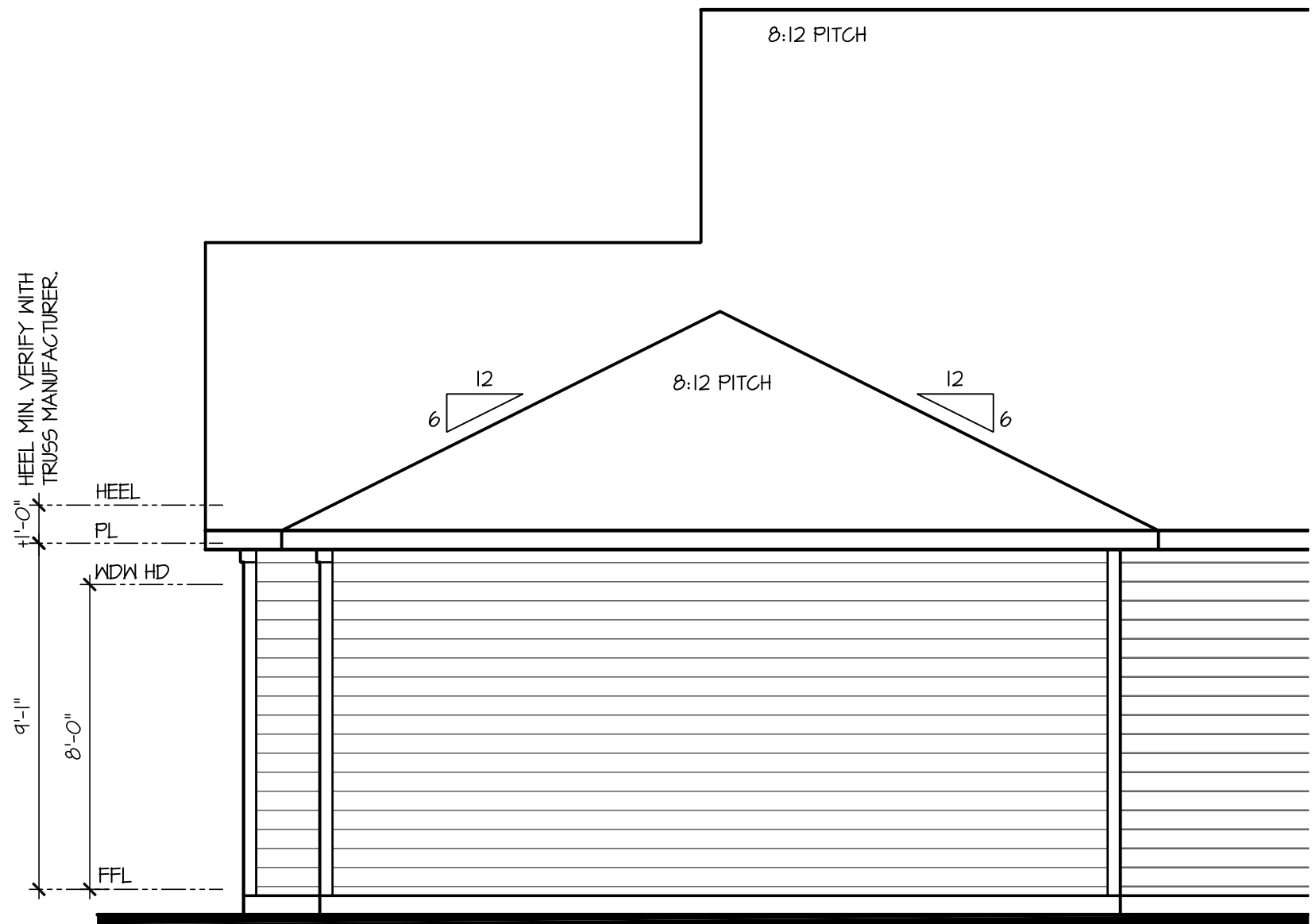
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

ELEVATIONS 'A-1',
'A-2', 'A-3', 'A-4' AND
'A-5' ARE SIMILAR



Partial Front Elevation 'A-2'
w/ Opt. 3rd Car Garage

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



Partial Right Elevation 'A'
w/ Opt. 3rd Car Garage

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

ELEVATIONS 'A-1',
'A-2', 'A-3', 'A-4' AND
'A-5' ARE SIMILAR

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
OPT. 3RD CAR GARAGE

PRINT DATE:
September 16, 2016

SHEET NO:
3.7 A-2

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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.

SIDINGS:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

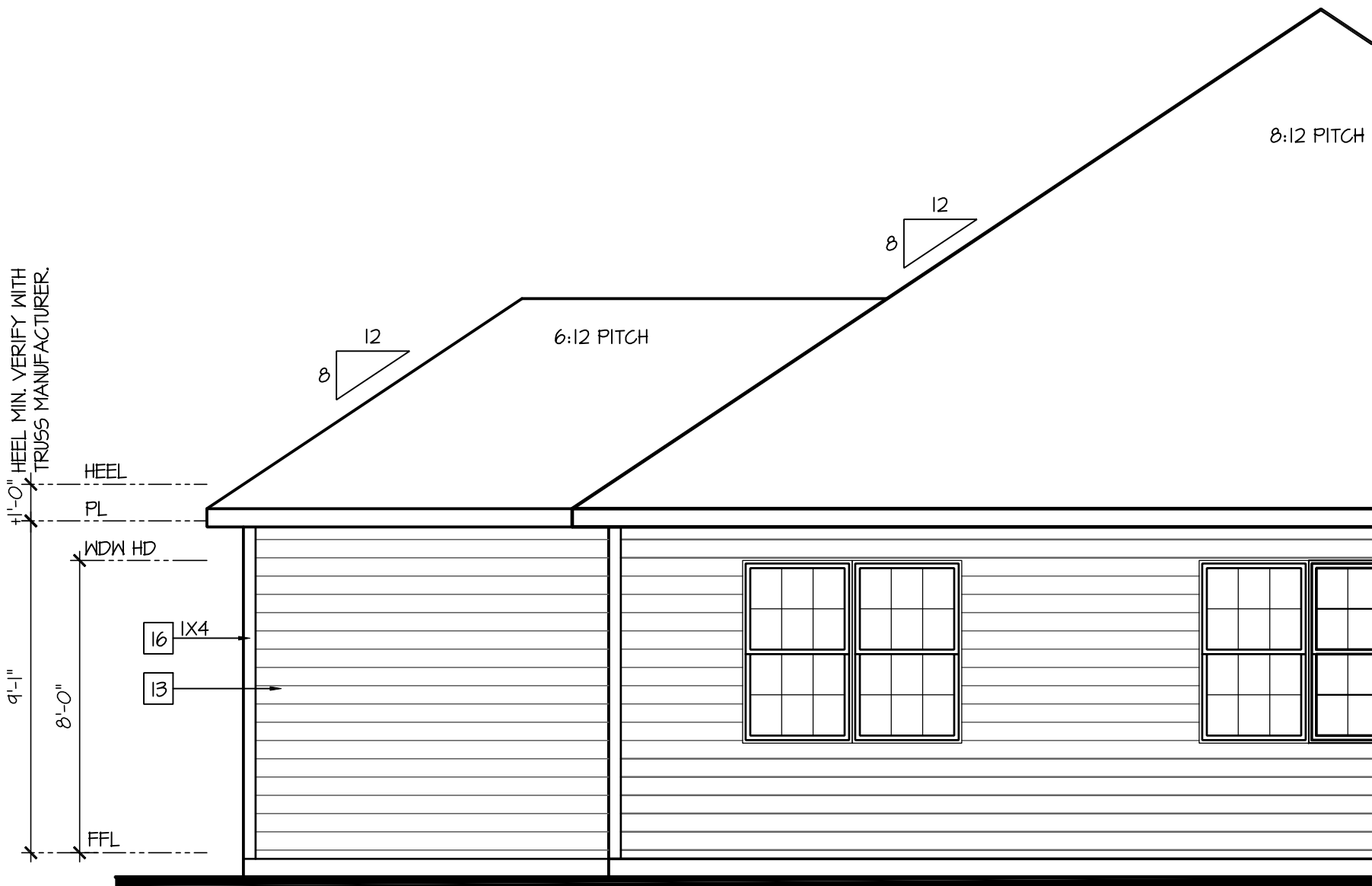
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

16

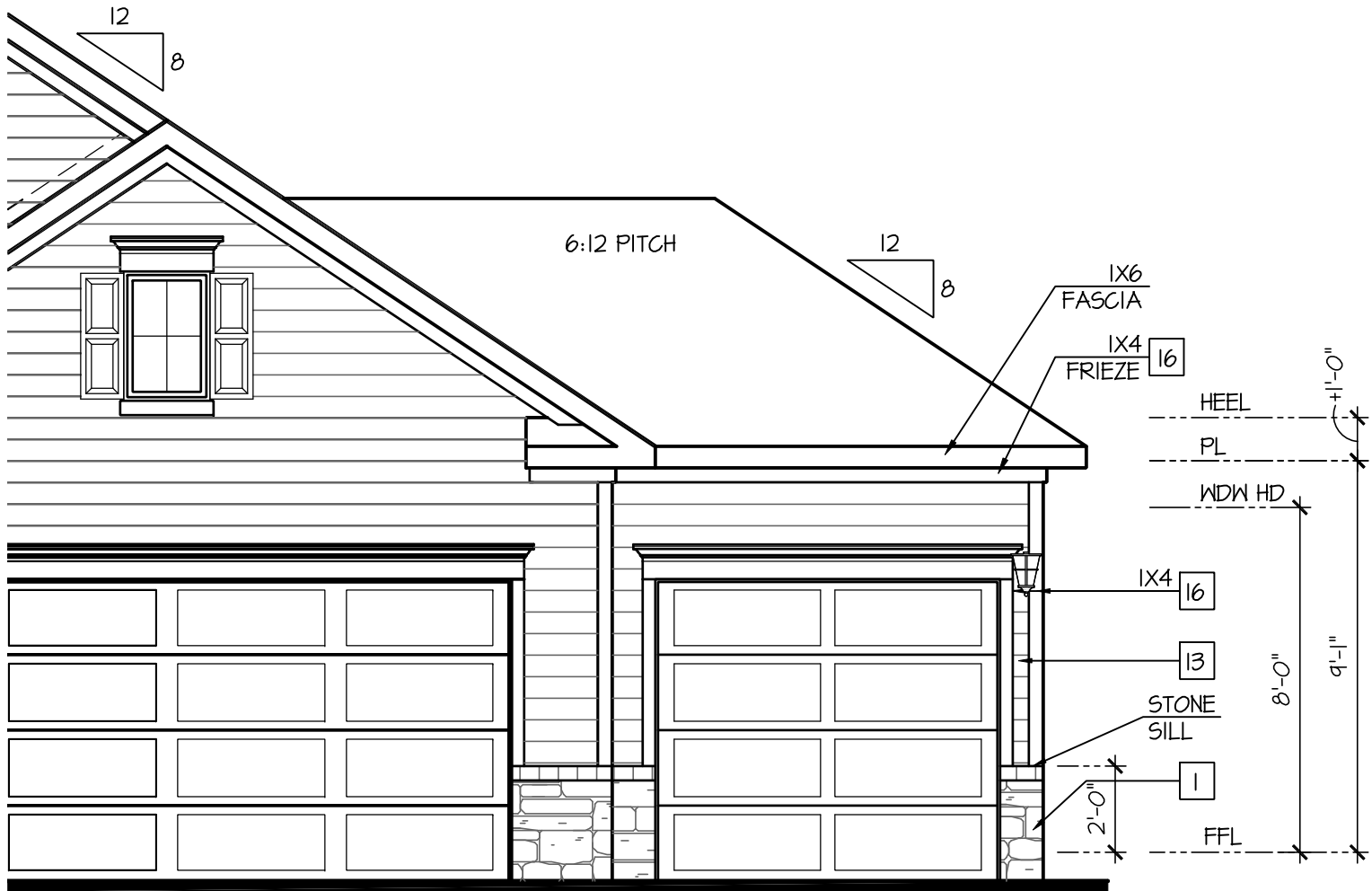
FYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Partial Rear Elevation 'A'
w/ Opt. 3rd Car Garage

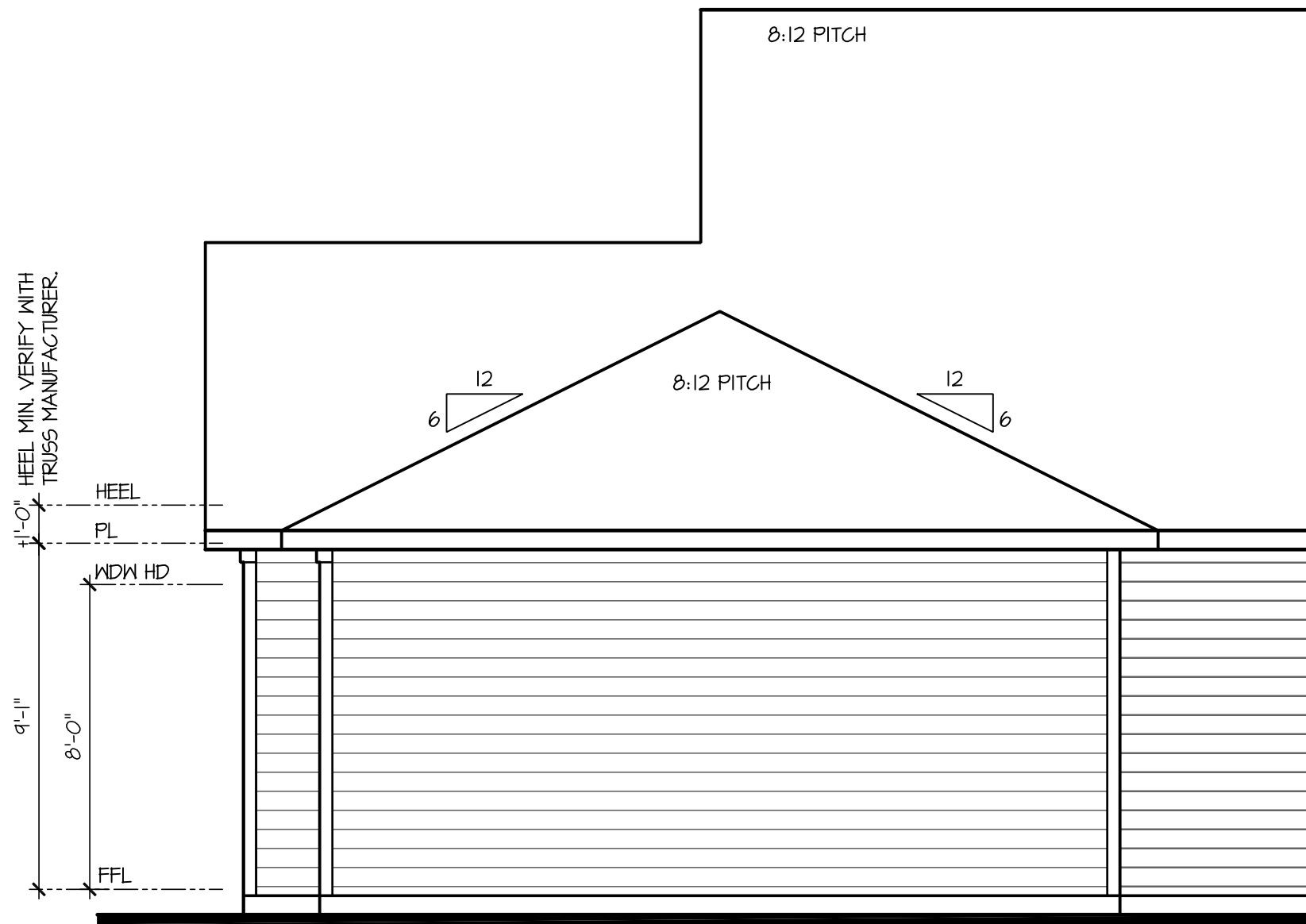
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

ELEVATIONS 'A-1',
'A-2', 'A-3', 'A-4' AND
'A-5' ARE SIMILAR



Partial Front Elevation 'A-3'
w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Partial Right Elevation 'A'
w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

ELEVATIONS 'A-1',
'A-2', 'A-3', 'A-4' AND
'A-5' ARE SIMILAR

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

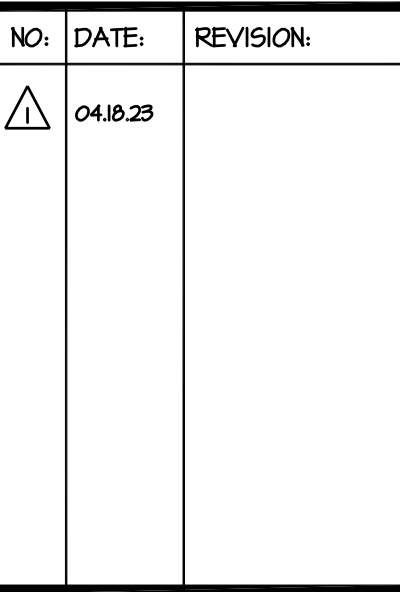
Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
OPT. 3RD CAR GARAGE

PRINT DATE:
September 16, 2016

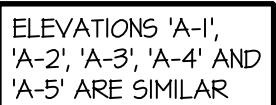
SHEET NO:
3.7 A-3



40' Series
Active Adult
Bristol
'F401'

PROJECT NO: GMD-GA16053

SHEET NO:
3.7 A-4



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



- GARAGE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDERS SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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.)

Page 430 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNO. ON ELEVATIONS.
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- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
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- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
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- 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

N/A

TYPICALS:

7

DECORATIVE 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.

SIDINGS:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

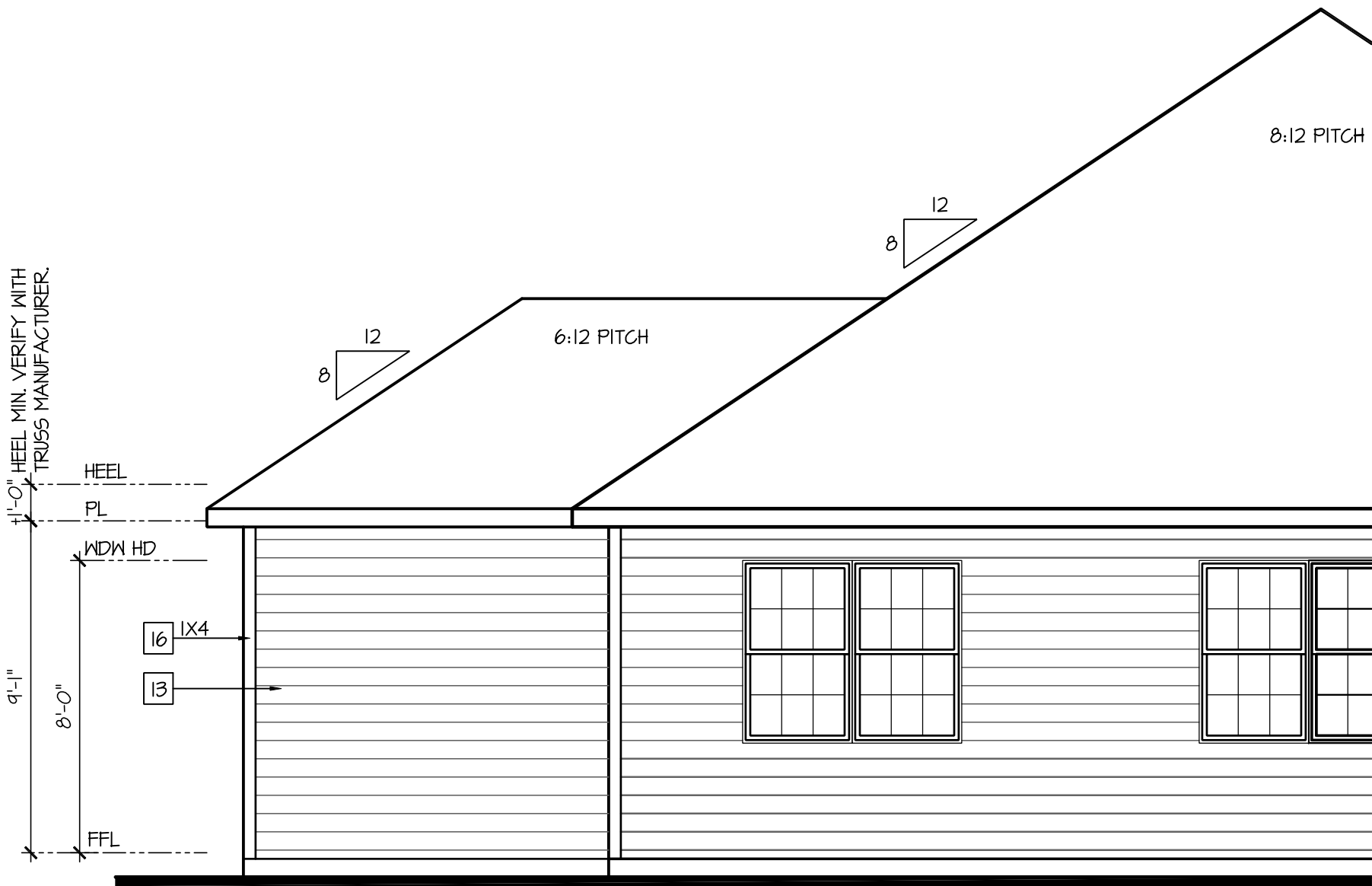
14

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

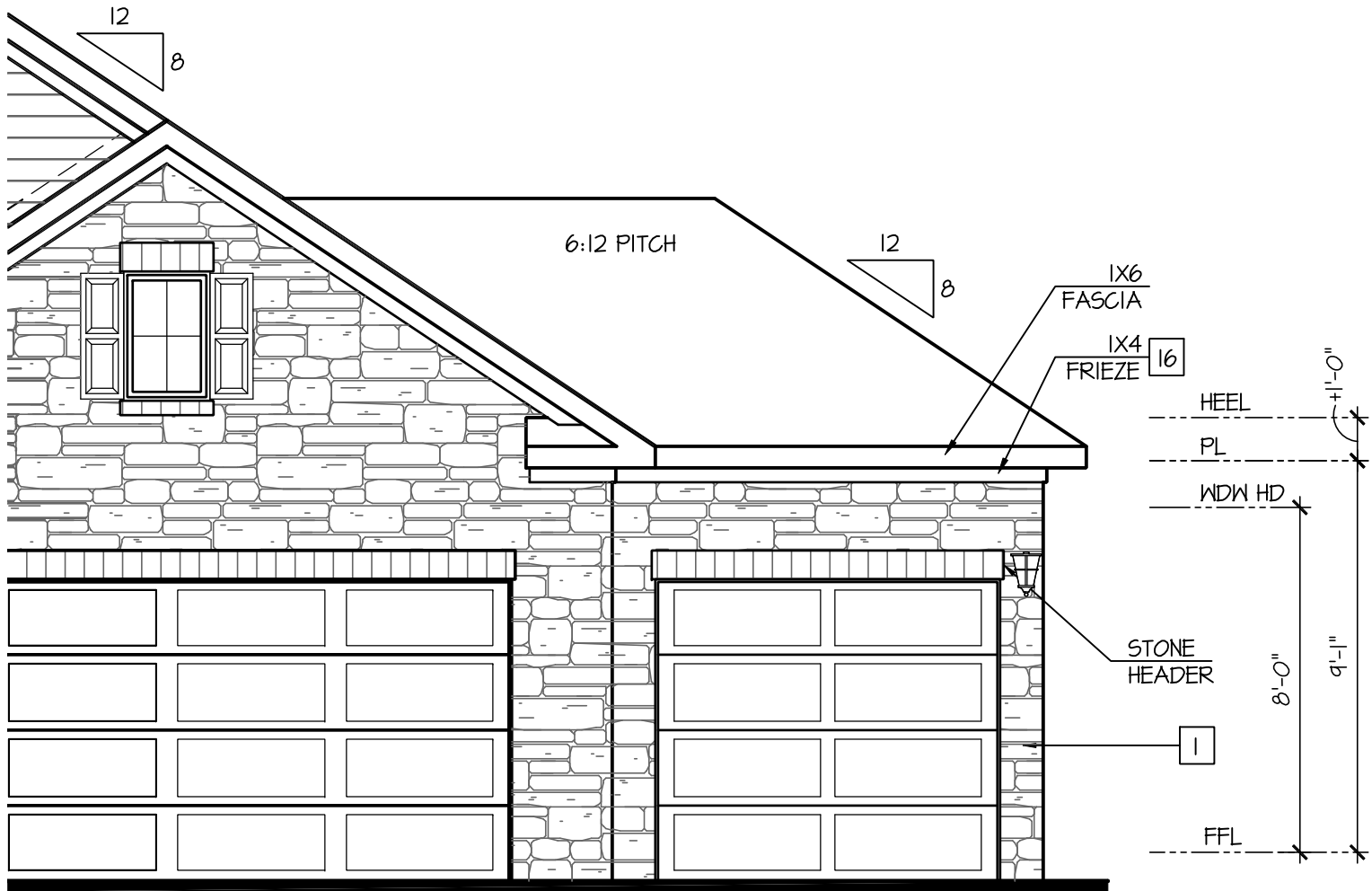
16

FYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Rear Elevation 'A'
w/ Opt. 3rd Car Garage

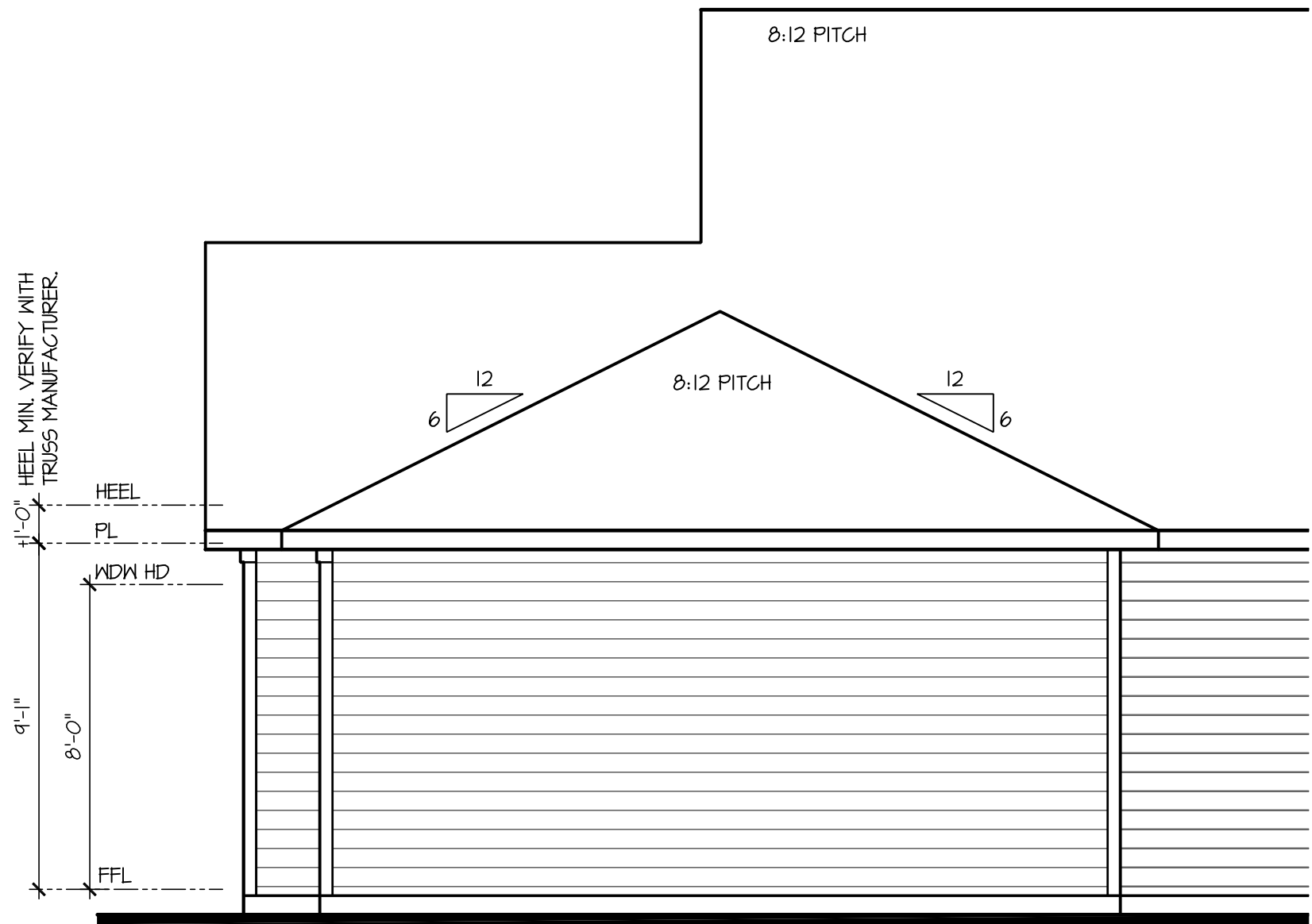
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

ELEVATIONS 'A-1',
'A-2', 'A-3', 'A-4' AND
'A-5' ARE SIMILAR



Partial Front Elevation 'A-5'
w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Partial Right Elevation 'A'
w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

ELEVATIONS 'A-1',
'A-2', 'A-3', 'A-4' AND
'A-5' ARE SIMILAR

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NO. DATE. REVISION:

△

04.18.23

PROFESSIONAL SEAL:

PAULEN WARE-GULBEINIAN EDUARDY
NO. SS-0008296
04.18.23
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
OPT. 3RD CAR GARAGE

PRINT DATE:
September 16, 2016

SHEET NO:
3.7 A-5

Page 431 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNO. ON ELEVATIONS.
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- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
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- 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:

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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

N/A

TYPICALS:

7

DECORATIVE 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.

SIDINGS:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

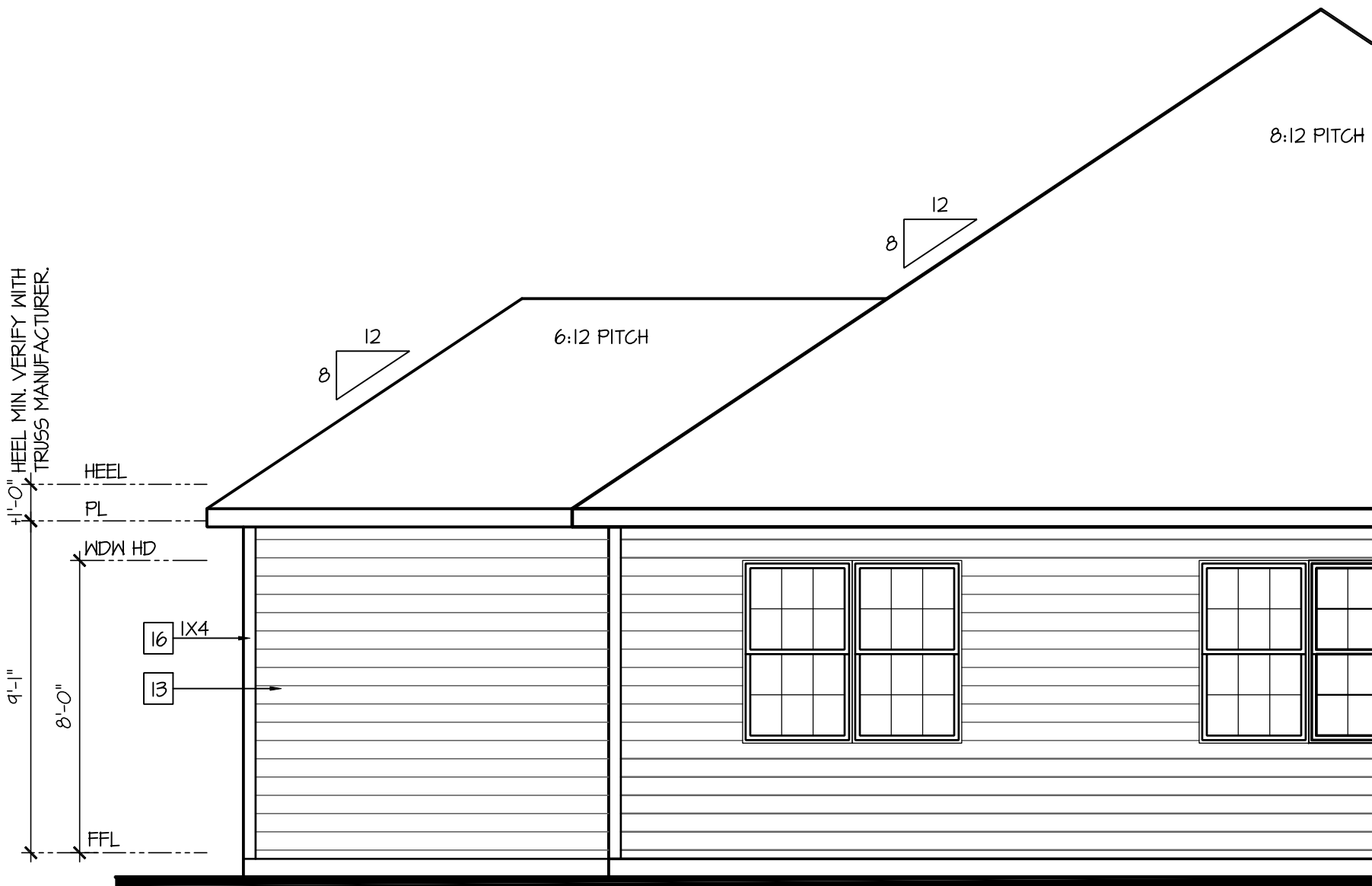
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

16

FYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

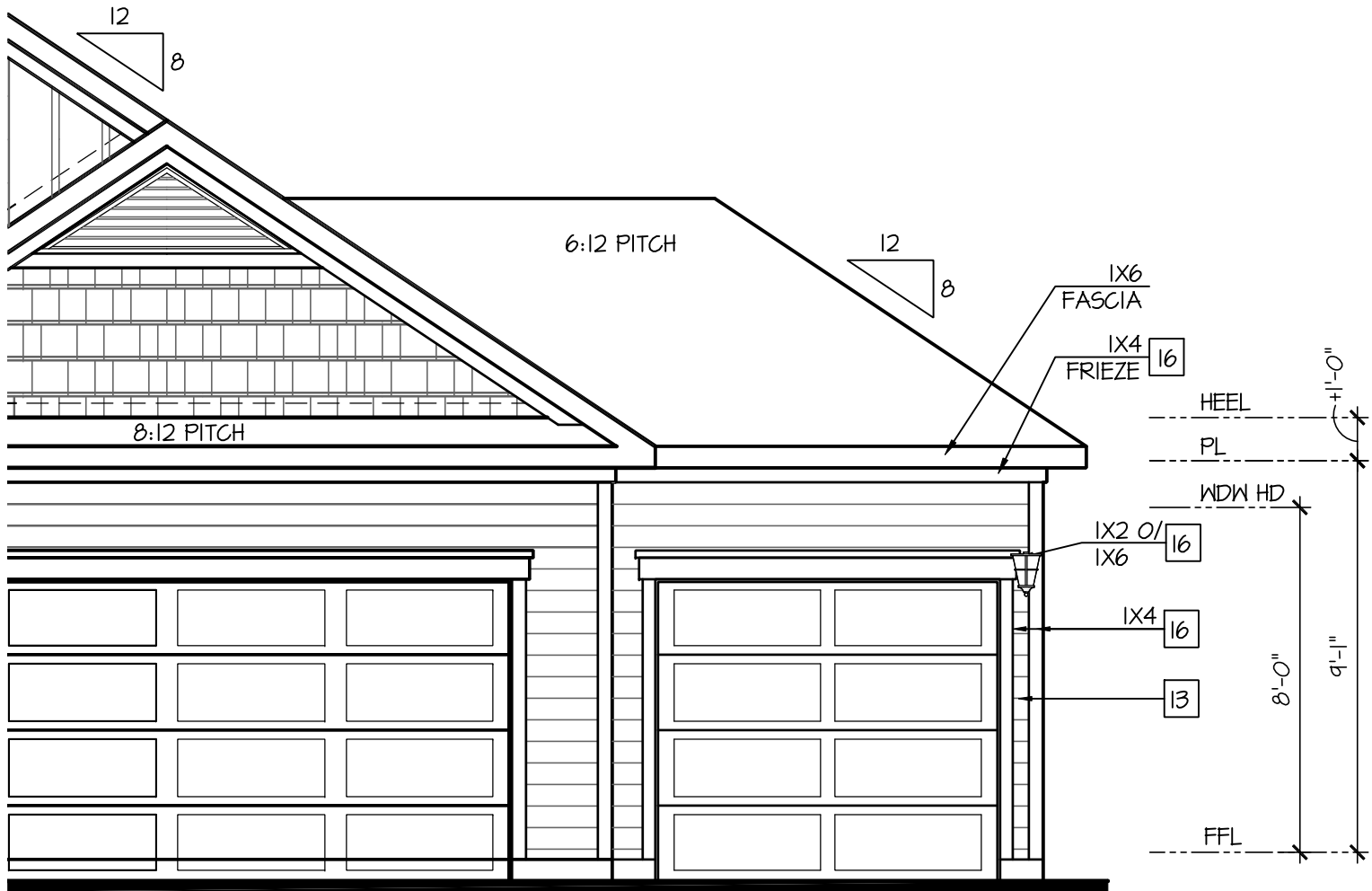


Partial Rear Elevation 'B'

w/ Opt. 3rd Car Garage

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

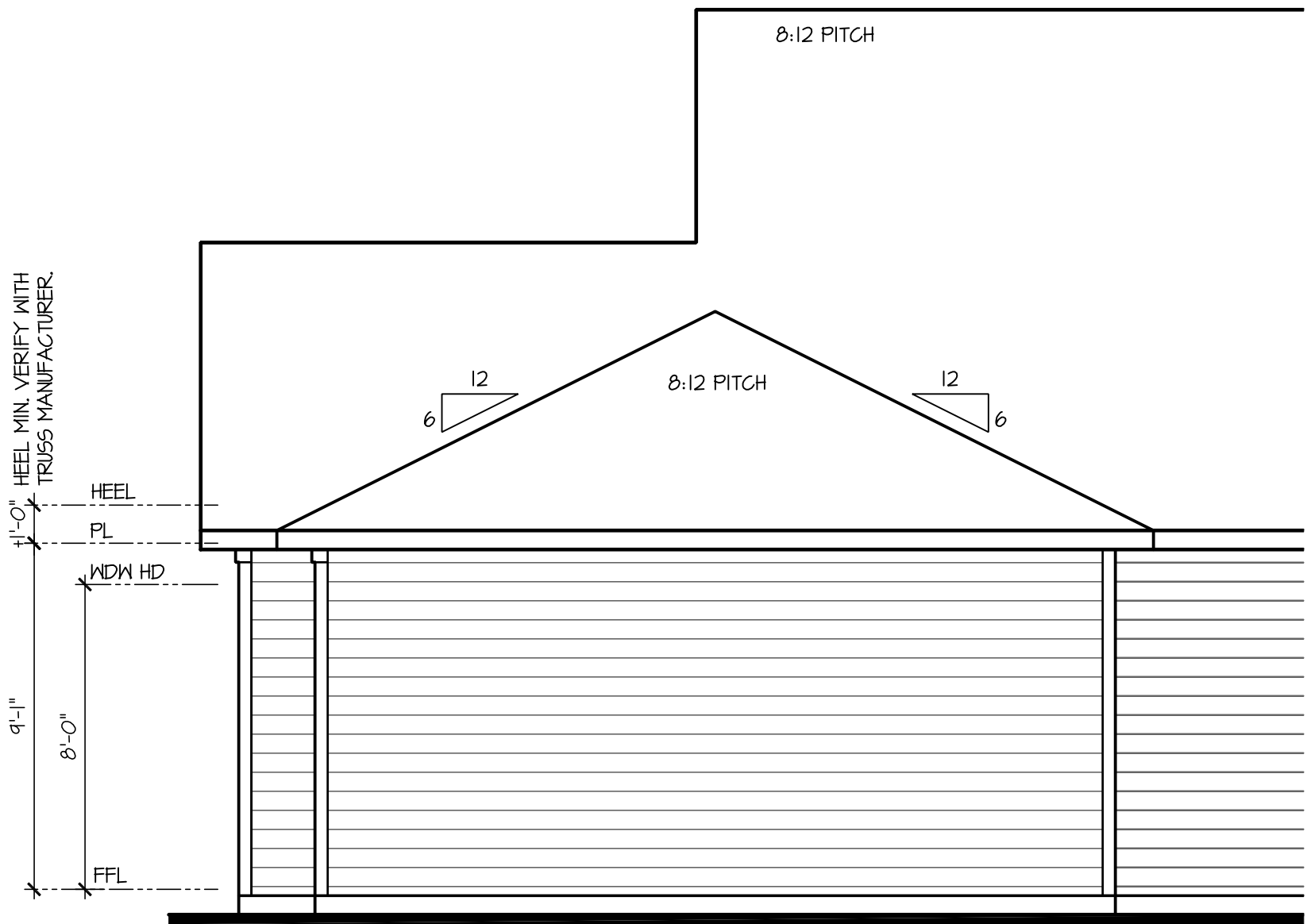
ELEVATIONS 'B-1', 'B-2', 'B-3', 'B-4' AND 'B-5' ARE SIMILAR



Partial Front Elevation 'B-1'

w/ Opt. 3rd Car Garage

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



Partial Right Elevation 'B'

w/ Opt. 3rd Car Garage

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

ELEVATIONS 'B-1', 'B-2', 'B-3', 'B-4' AND 'B-5' ARE SIMILAR

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NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:

PALENE WARE-GULBENKIAN, ESQ., P.A.

NO. SS-0008296

04.18.23

STATE OF DELAWARE

REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:

OPT. 3RD CAR GARAGE

PRINT DATE:

September 16, 2016

SHEET NO:

3.7 B-1

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNO. ON ELEVATIONS.
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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

N/A

TYPICALS:

7

DECORATIVE 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.

SIDINGS:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

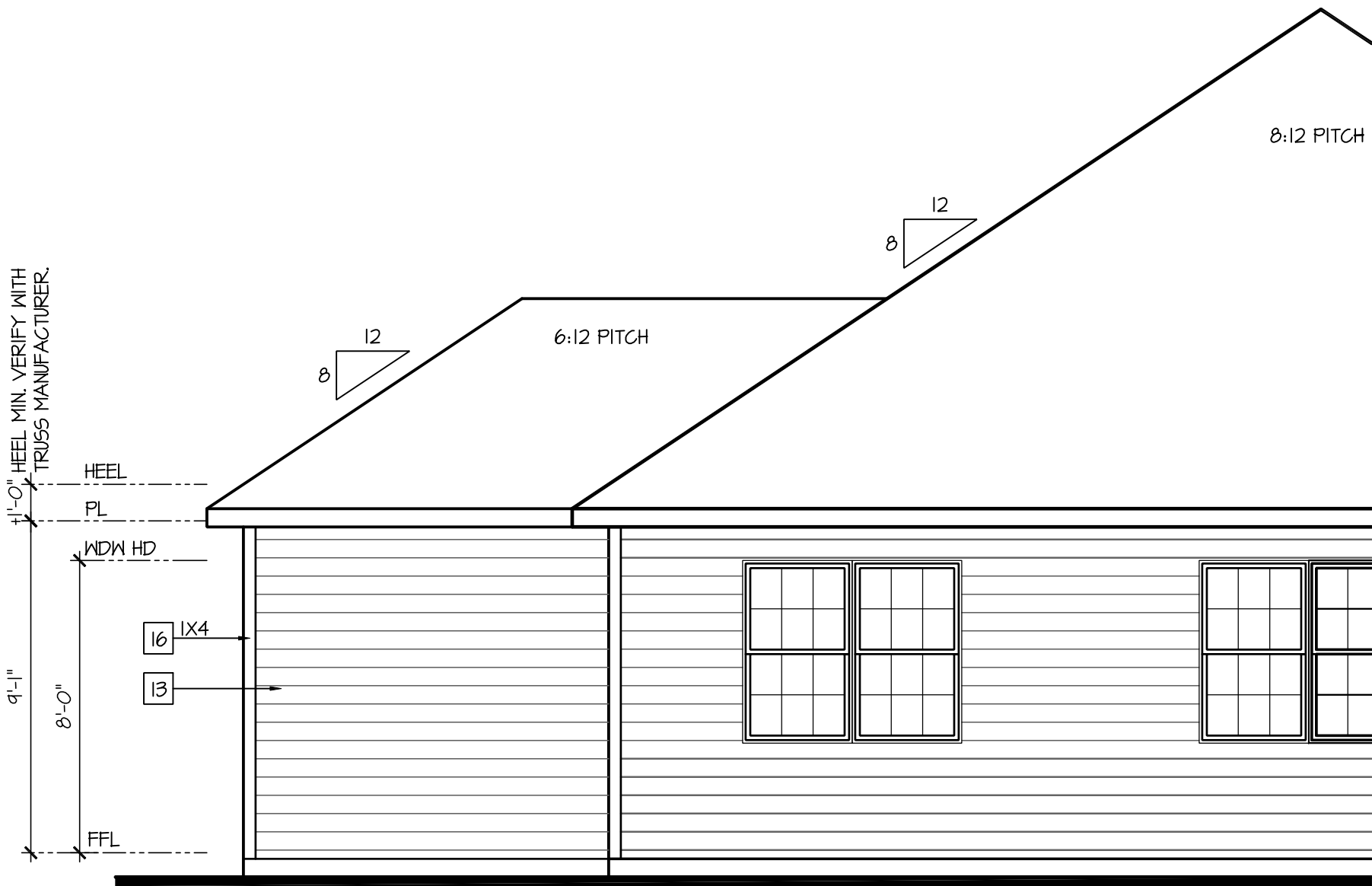
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VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

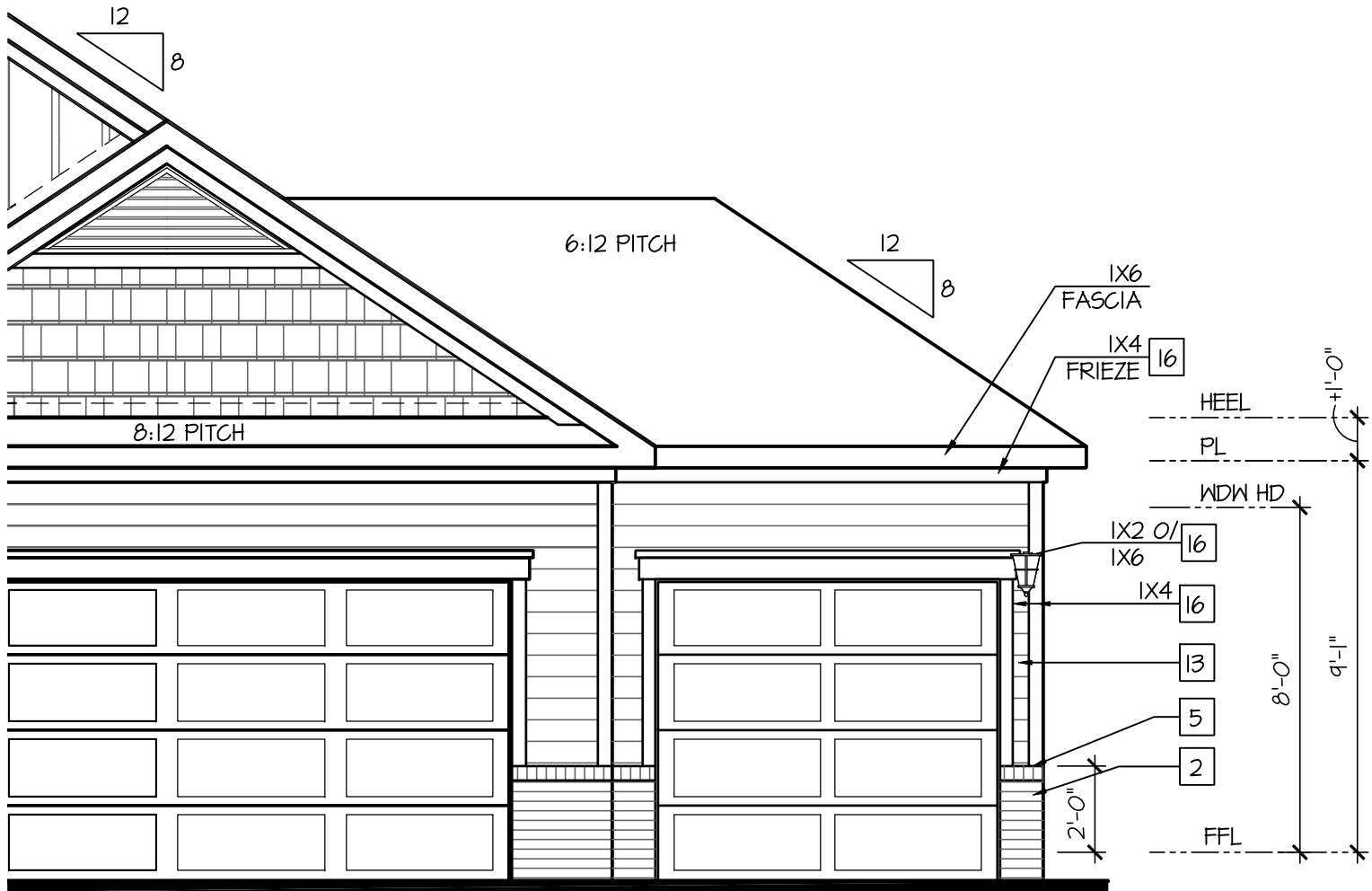
16

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Rear Elevation 'B'
w/ Opt. 3rd Car Garage

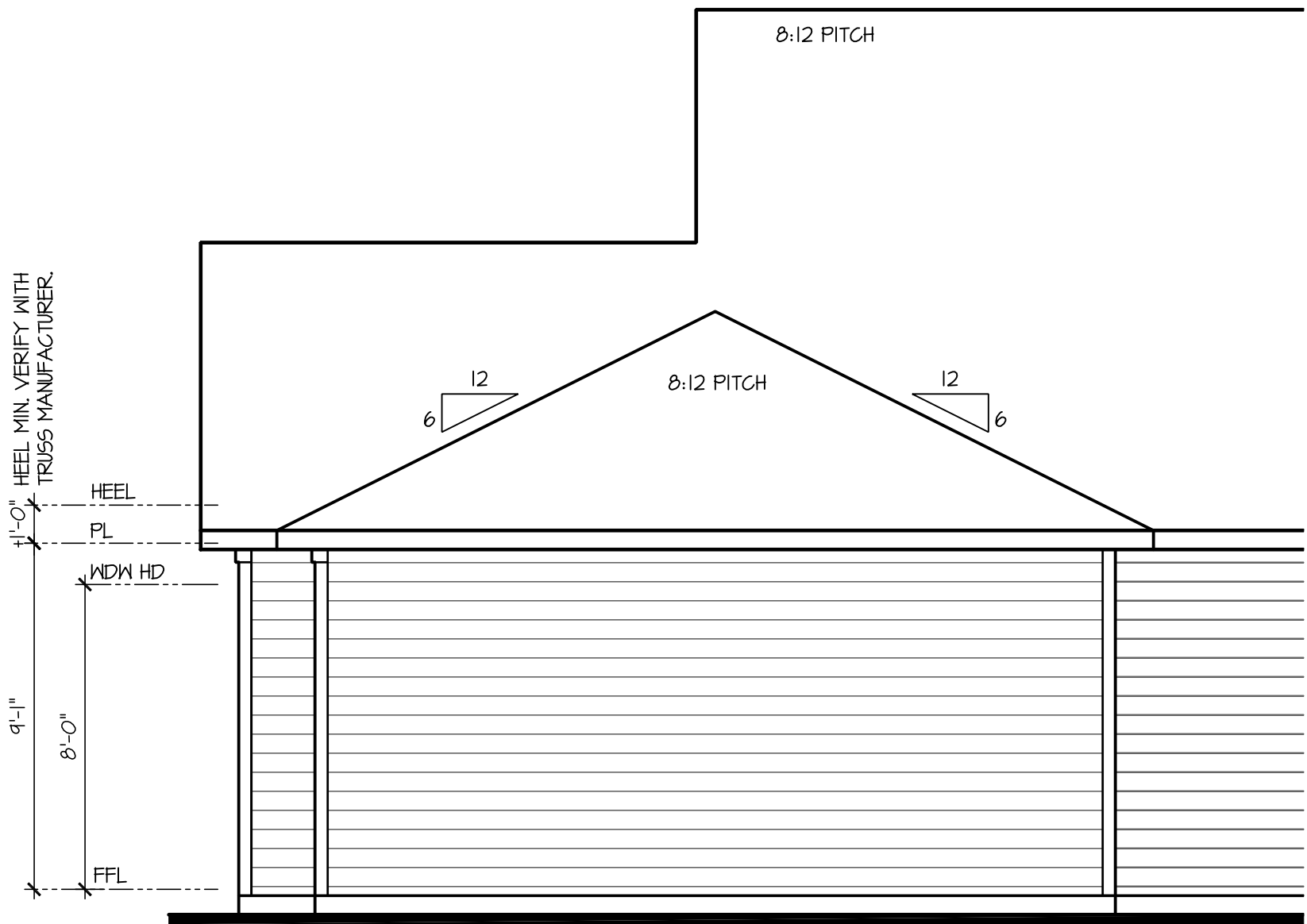
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

ELEVATIONS 'B-1',
'B-2', 'B-3', 'B-4' AND
'B-5' ARE SIMILAR



Partial Front Elevation 'B-2'
w/ Opt. 3rd Car Garage

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



ELEVATIONS 'B-1',
'B-2', 'B-3', 'B-4' AND
'B-5' ARE SIMILAR

Partial Right Elevation 'B'
w/ Opt. 3rd Car Garage

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

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NO.	DATE:	REVISION:
	04.18.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:

OPT. 3RD CAR GARAGE

PRINT DATE:

September 16, 2016

SHEET NO:

3.7 B-2

Page 433 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNO. ON ELEVATIONS.
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- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- 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

N/A

TYPICALS:

7

DECORATIVE 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.

SIDINGS:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

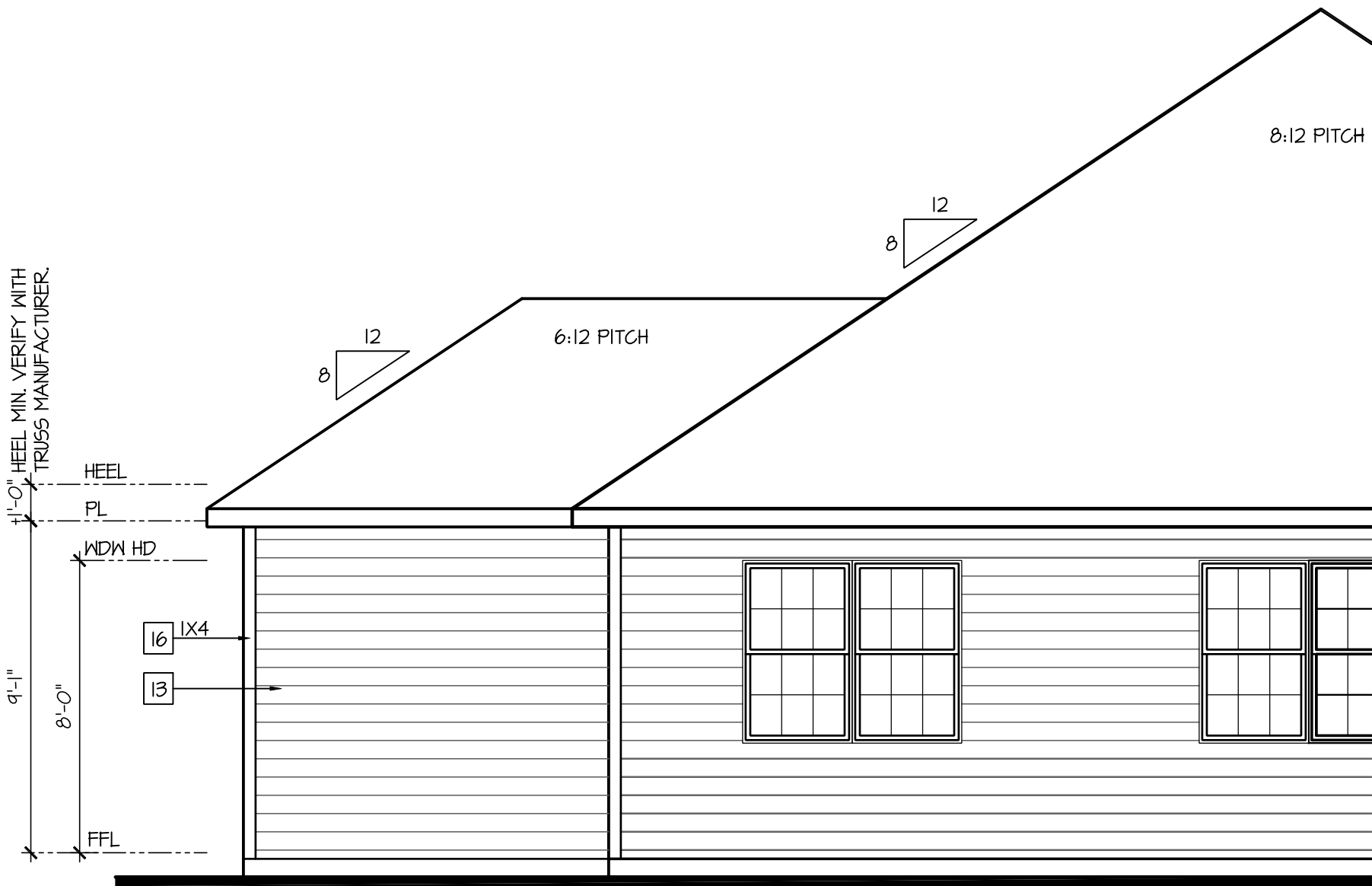
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
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15

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

16

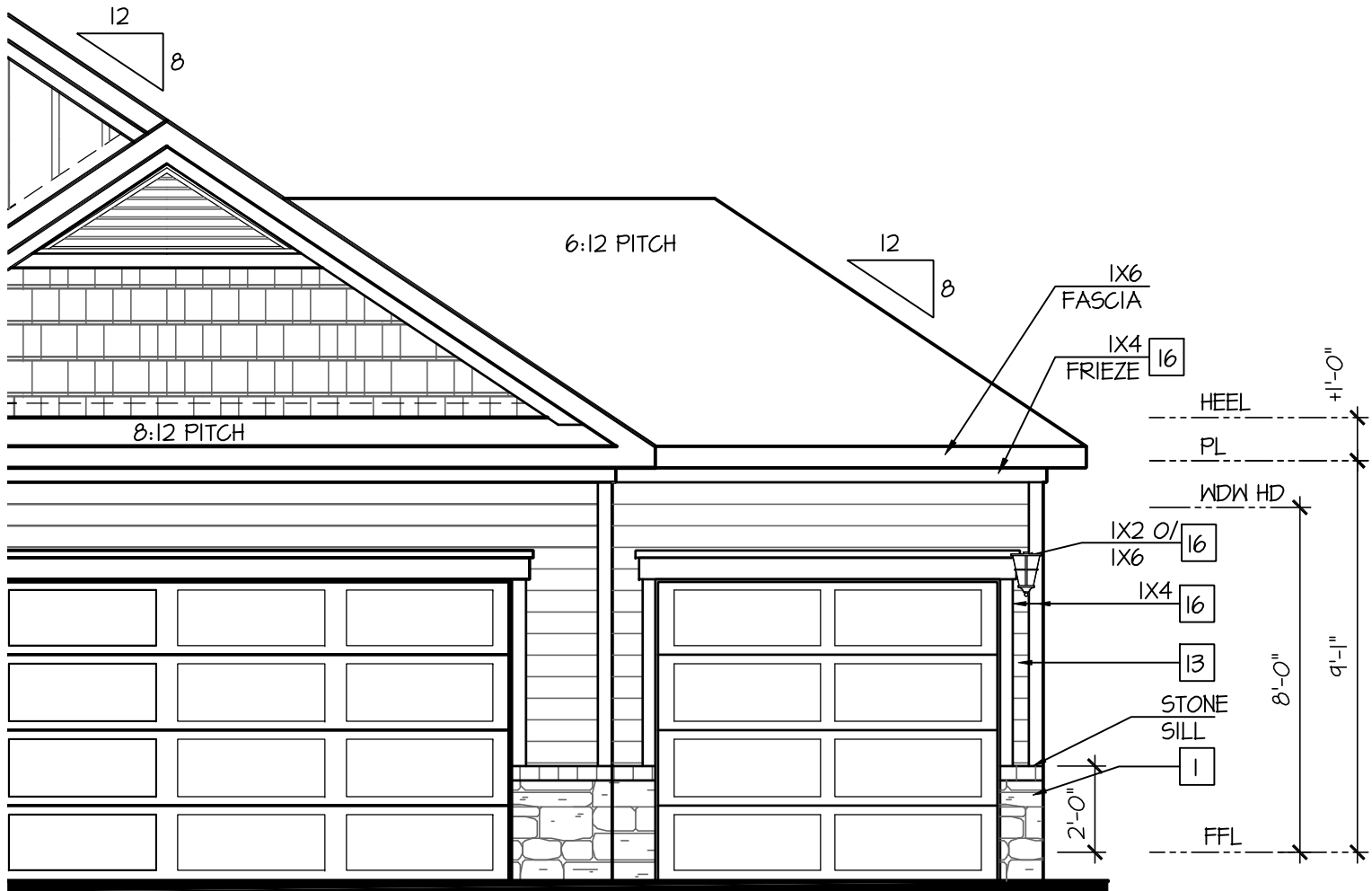
FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
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Partial Rear Elevation 'B'
w/ Opt. 3rd Car Garage

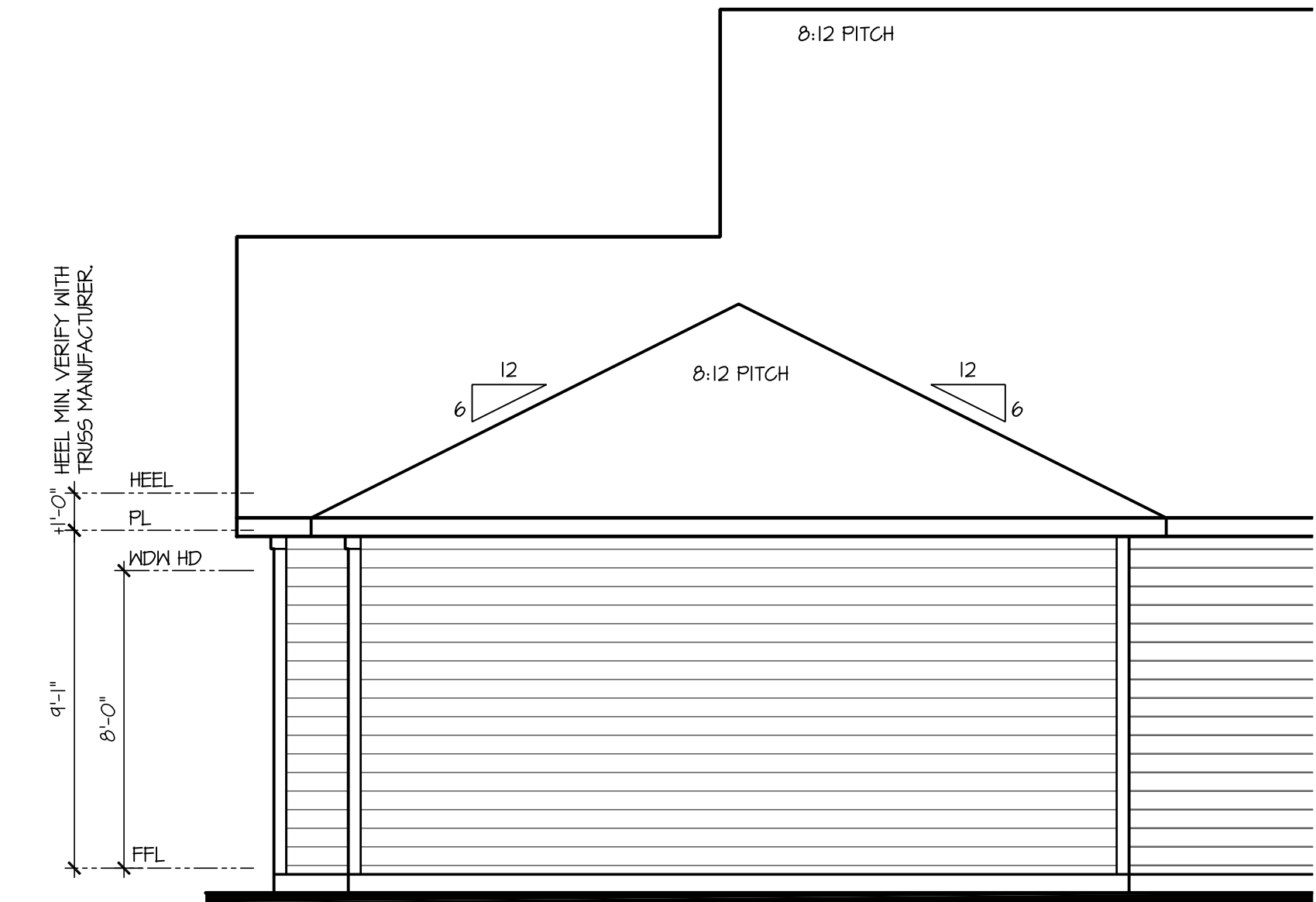
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ELEVATIONS 'B-1',
'B-2', 'B-3', 'B-4' AND
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Partial Front Elevation 'B-3'
w/ Opt. 3rd Car Garage

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



ELEVATIONS 'B-1',
'B-2', 'B-3', 'B-4' AND
'B-5' ARE SIMILAR

Partial Right Elevation 'B'
w/ Opt. 3rd Car Garage

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

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NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:

PALENE WARE-GULBEINIAN EDWARDS
NO. SS-0008296
04.18.23
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:

OPT. 3RD CAR GARAGE

PRINT DATE:

September 16, 2016

SHEET NO:

3.7 B-3

Page 434 of 998

NOTES:

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MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.

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8" SOLDIER COURSE.

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ROWLOCK COURSE

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N/A

TYPICALS:

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DECORATIVE LOUVERED VENTS, SIZE AS NOTED.

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DECORATIVE WROUGHT IRON. SEE DETAILS.

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VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
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(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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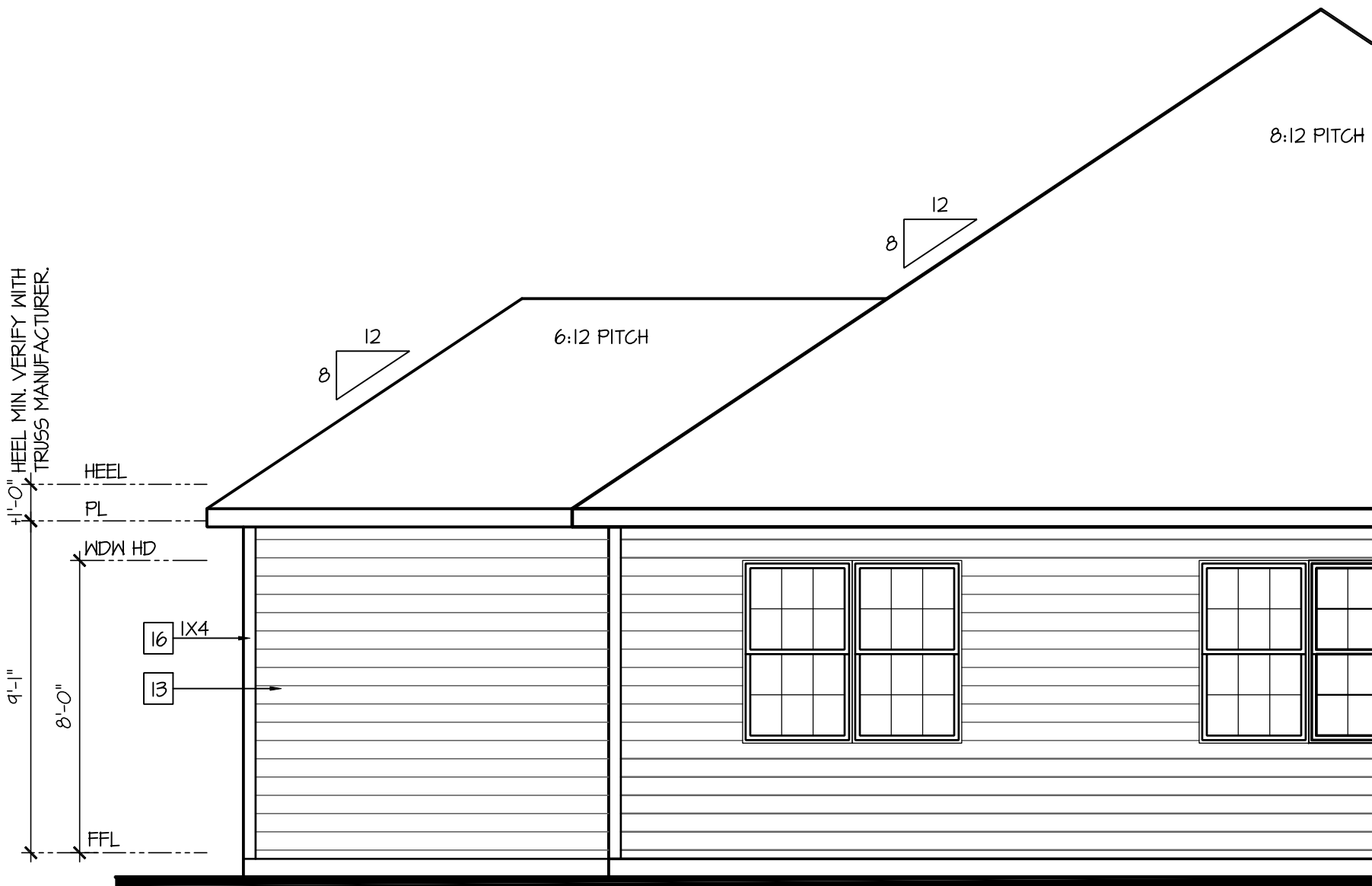
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
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VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

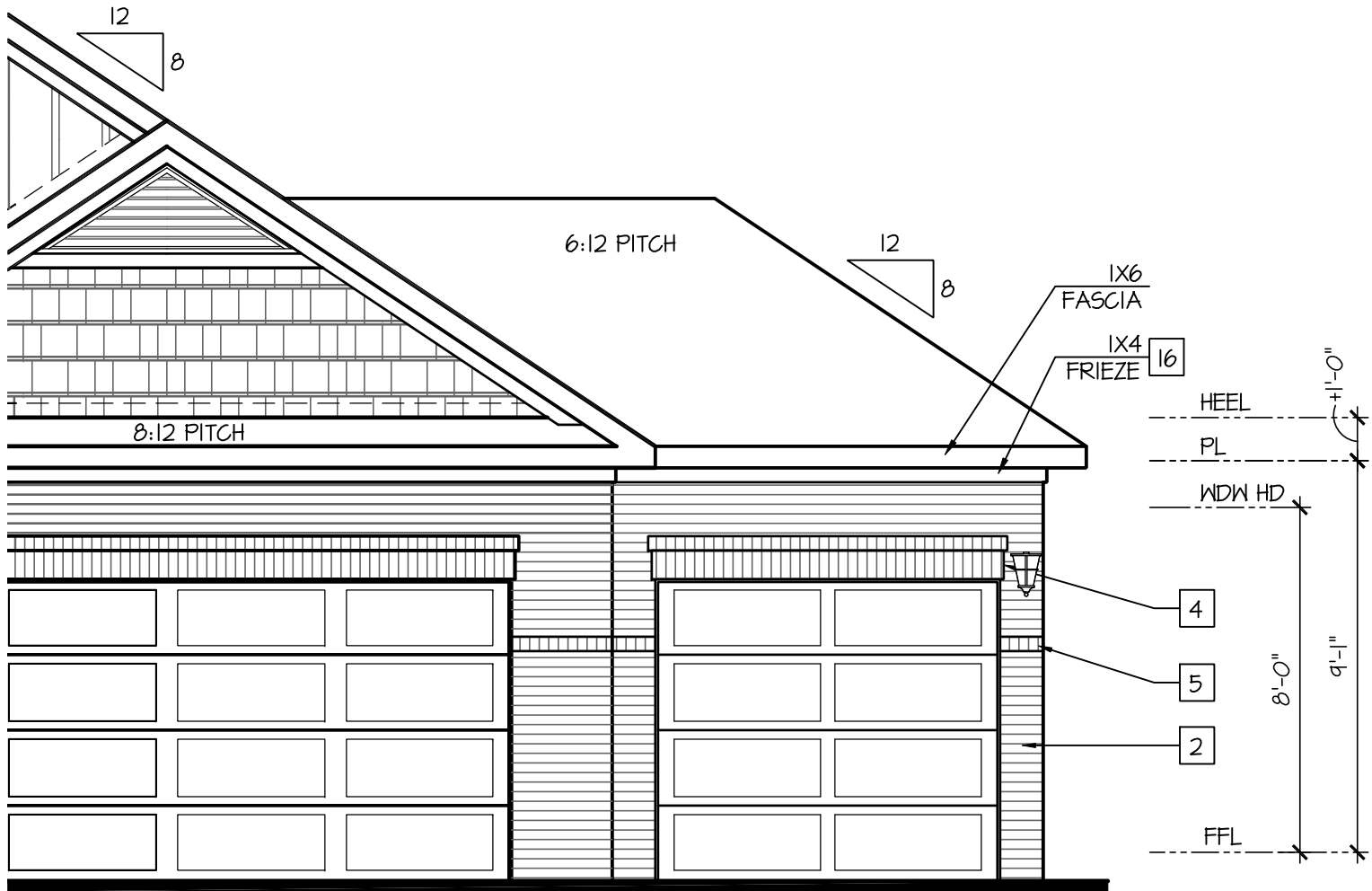
16

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



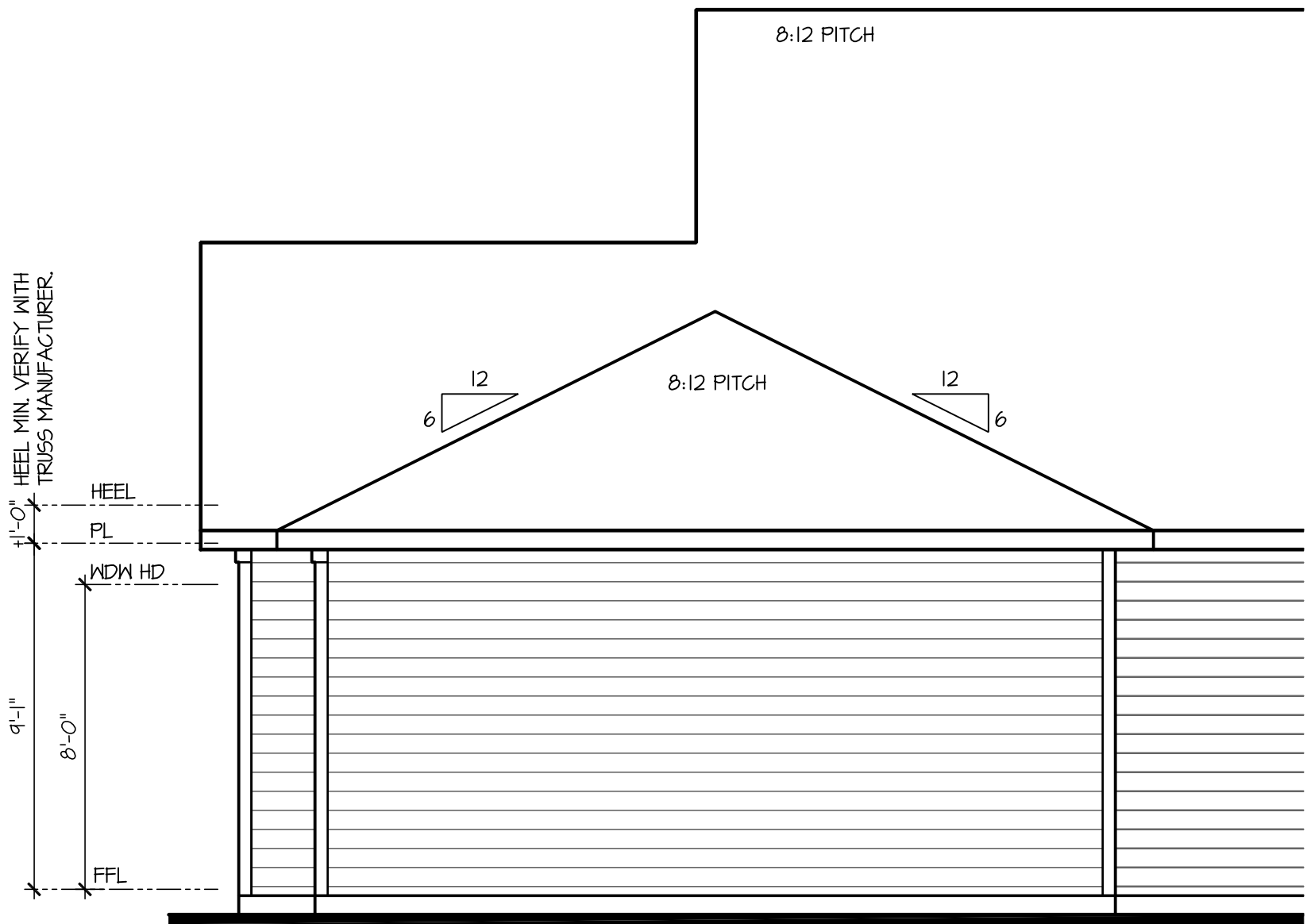
Partial Rear Elevation 'B'
w/ Opt. 3rd Car Garage

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



Partial Front Elevation 'B-4'
w/ Opt. 3rd Car Garage

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



Partial Right Elevation 'B'
w/ Opt. 3rd Car Garage

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

D·R·HORTON®
America's Builder

NO. DATE REVISION:

△

04.18.23

PROFESSIONAL SEAL:

PALENE WARE-GULBEINIAN EDWARDS
NO. SS-0008296
04.18.23
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:

OPT. 3RD CAR GARAGE

PRINT DATE:

September 16, 2016

SHEET NO:

3.7 B-4

Page 435 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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.

SIDINGS:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

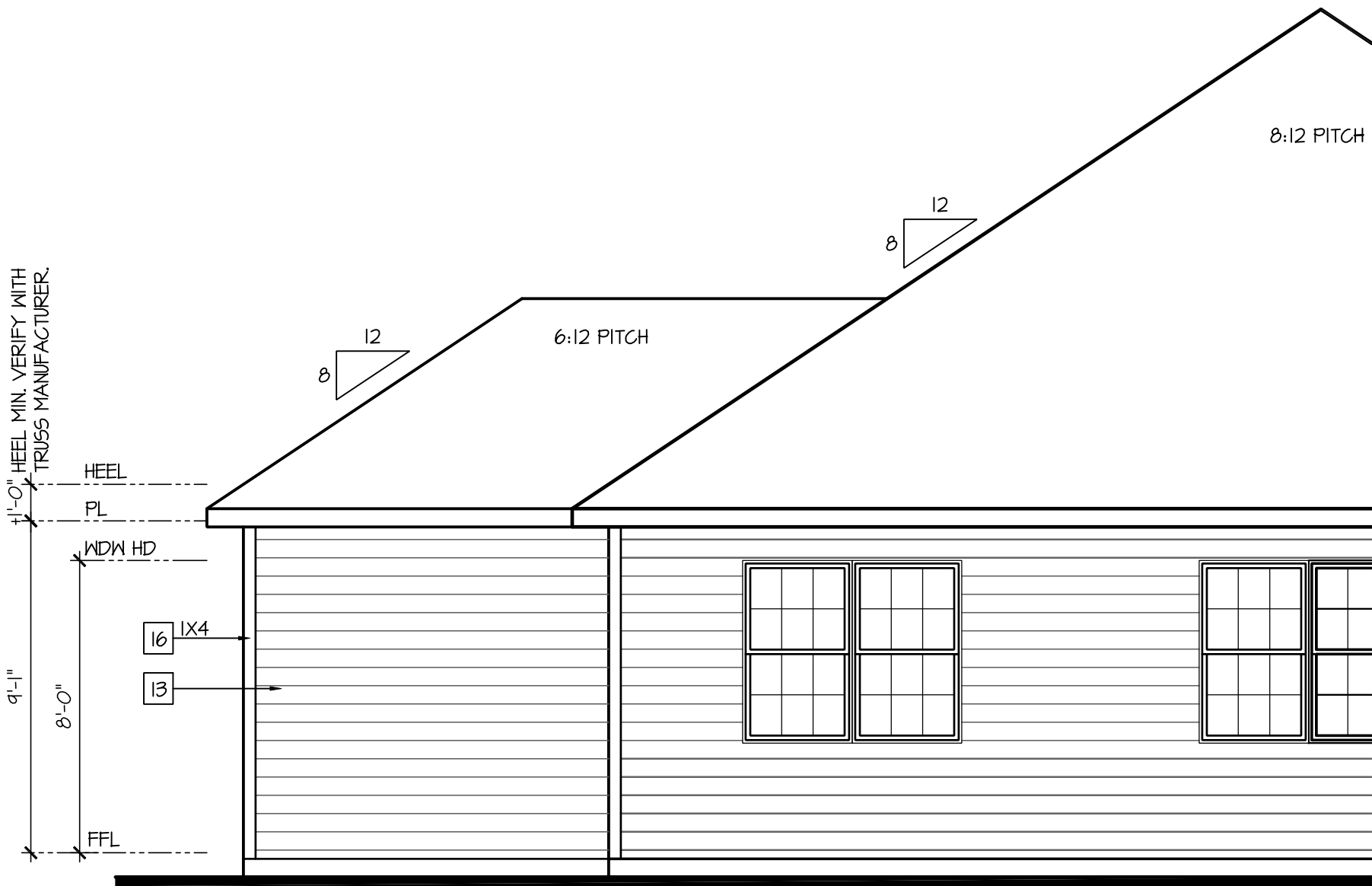
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

16

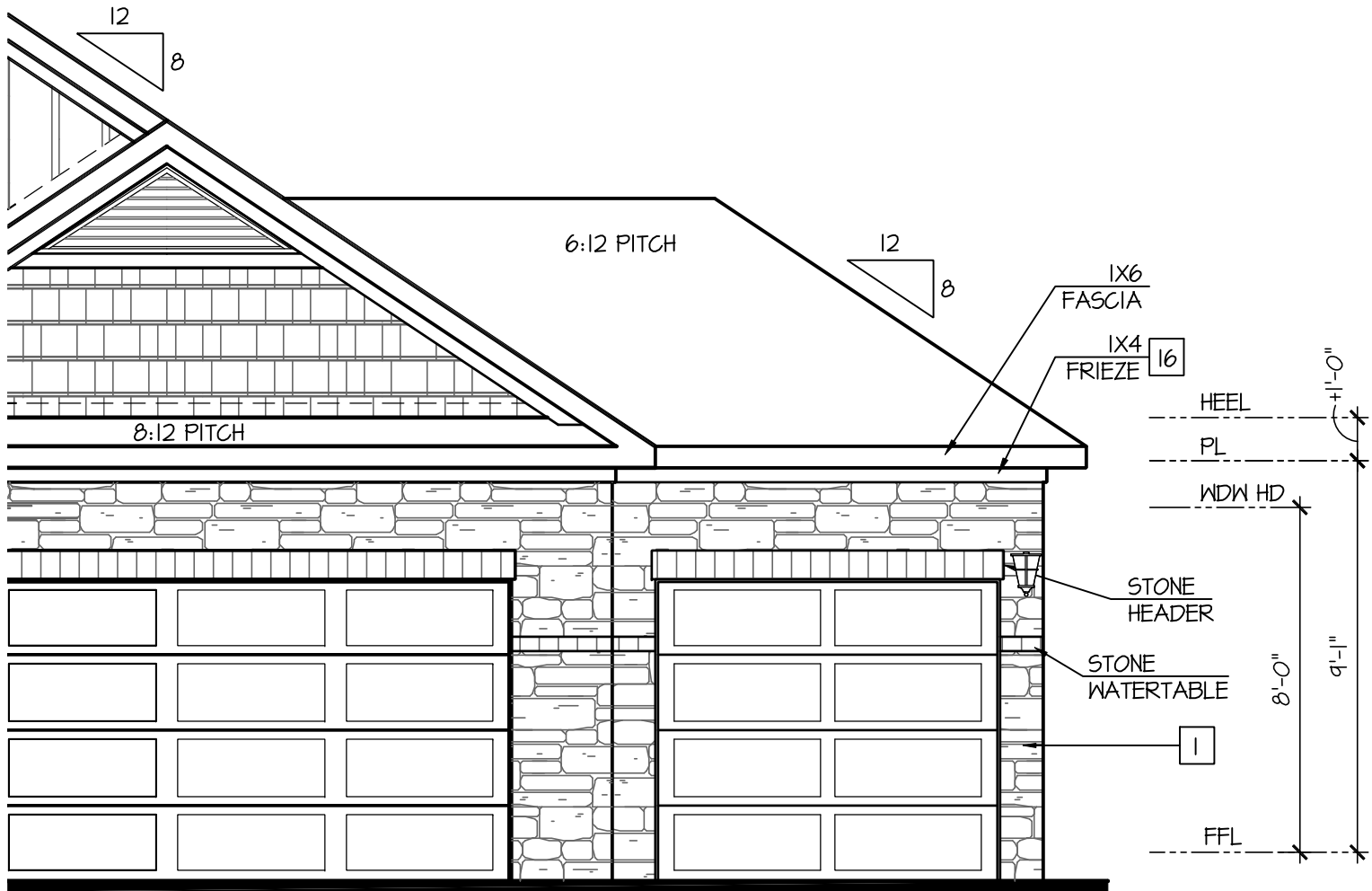
FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Partial Rear Elevation 'B'
w/ Opt. 3rd Car Garage

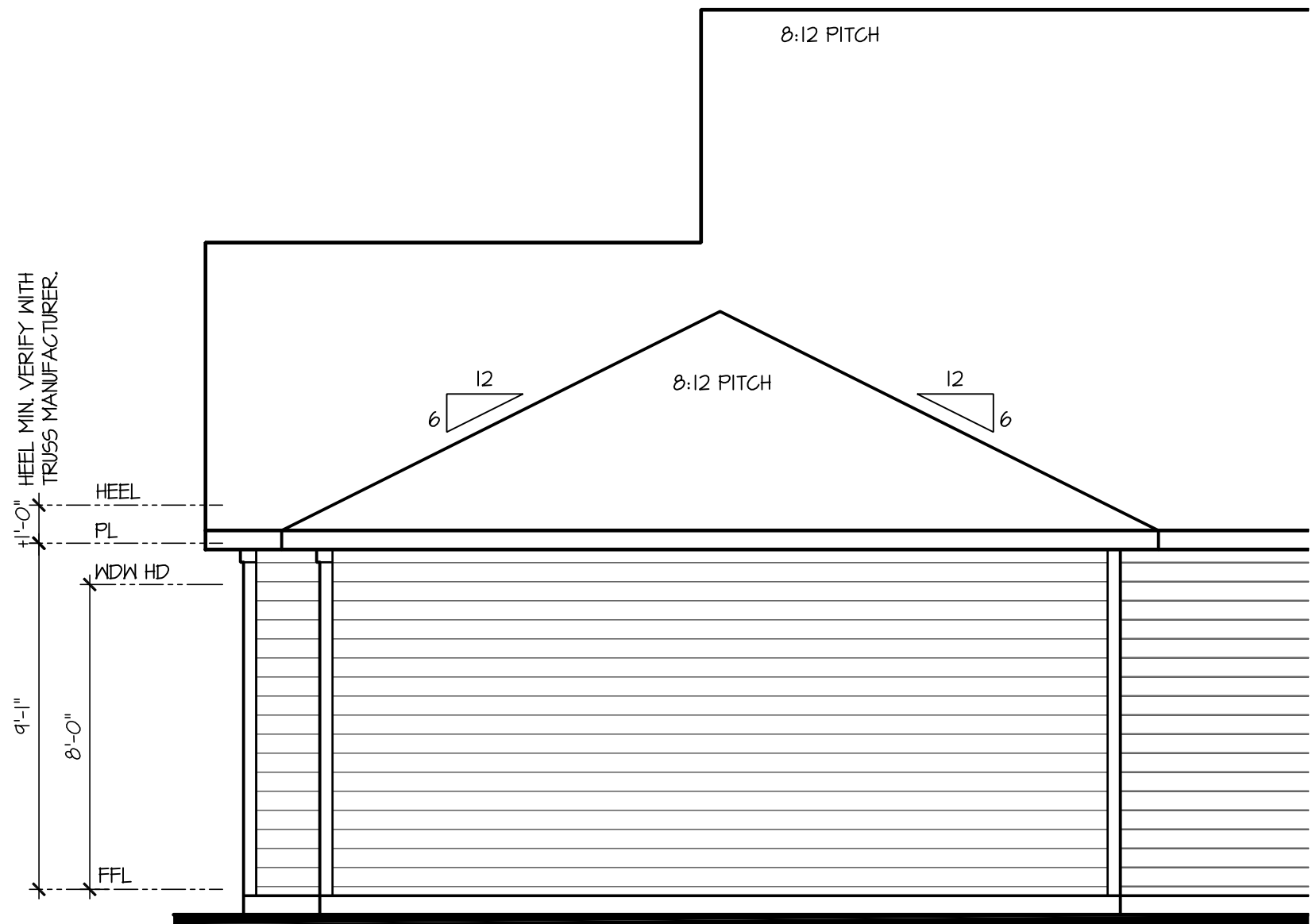
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

ELEVATIONS 'B-1',
'B-2', 'B-3', 'B-4' AND
'B-5' ARE SIMILAR



Partial Front Elevation 'B-5'
w/ Opt. 3rd Car Garage

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



Partial Right Elevation 'B'
w/ Opt. 3rd Car Garage

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

ELEVATIONS 'B-1',
'B-2', 'B-3', 'B-4' AND
'B-5' ARE SIMILAR

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
OPT. 3RD CAR GARAGE

PRINT DATE:
September 16, 2016

SHEET NO:
3.7 B-5

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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.

SIDINGS:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

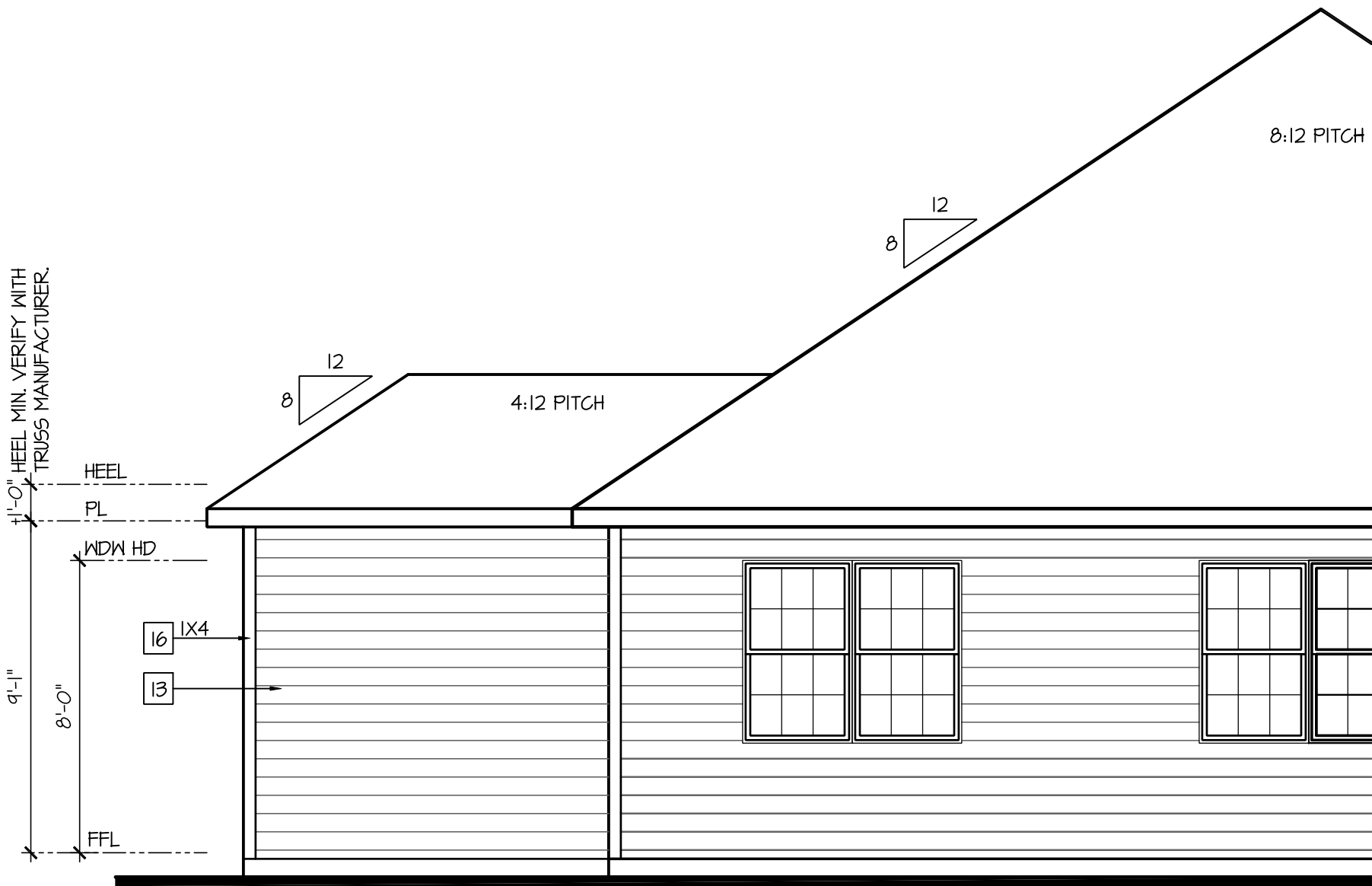
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

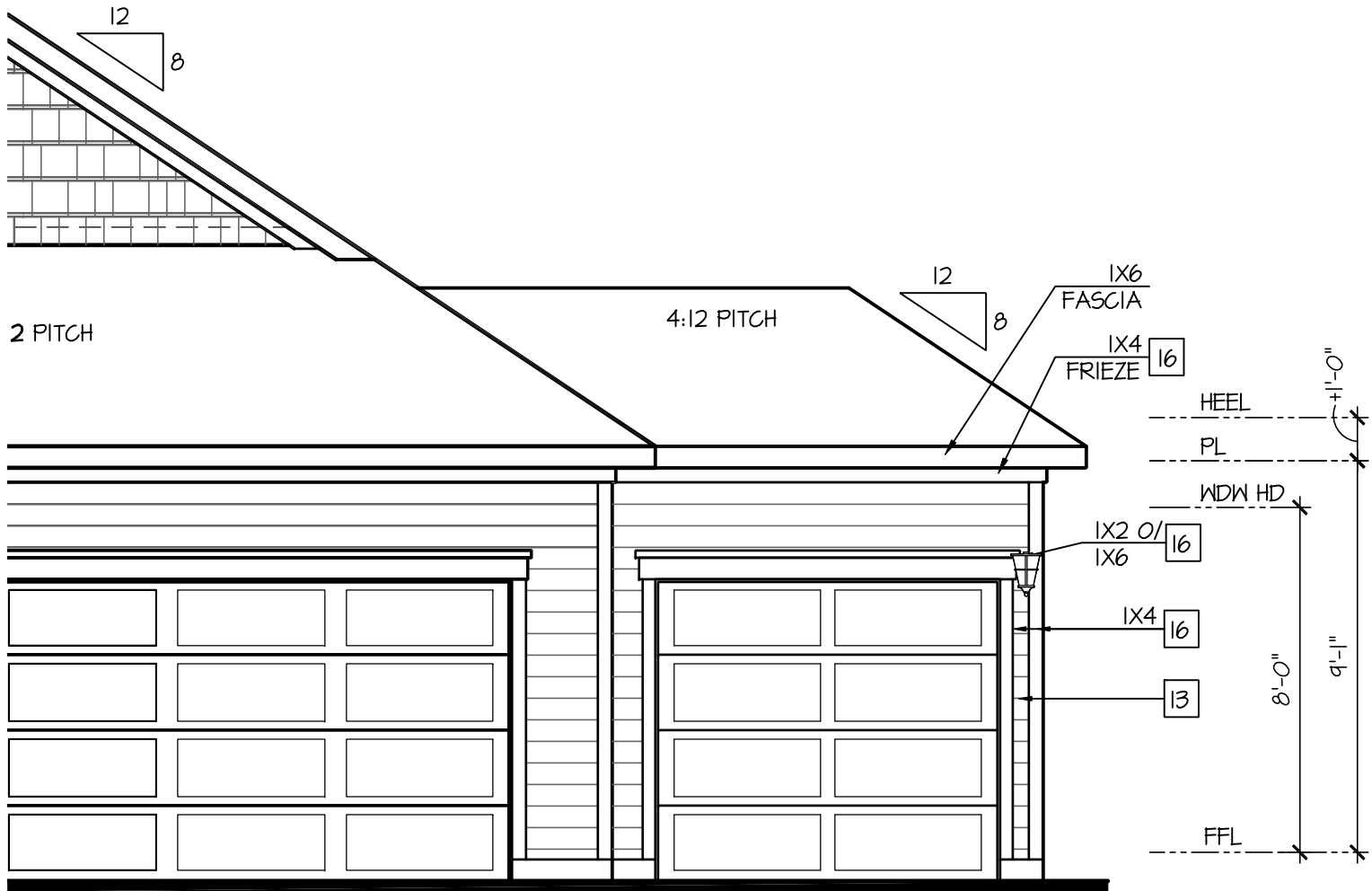
16

FYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



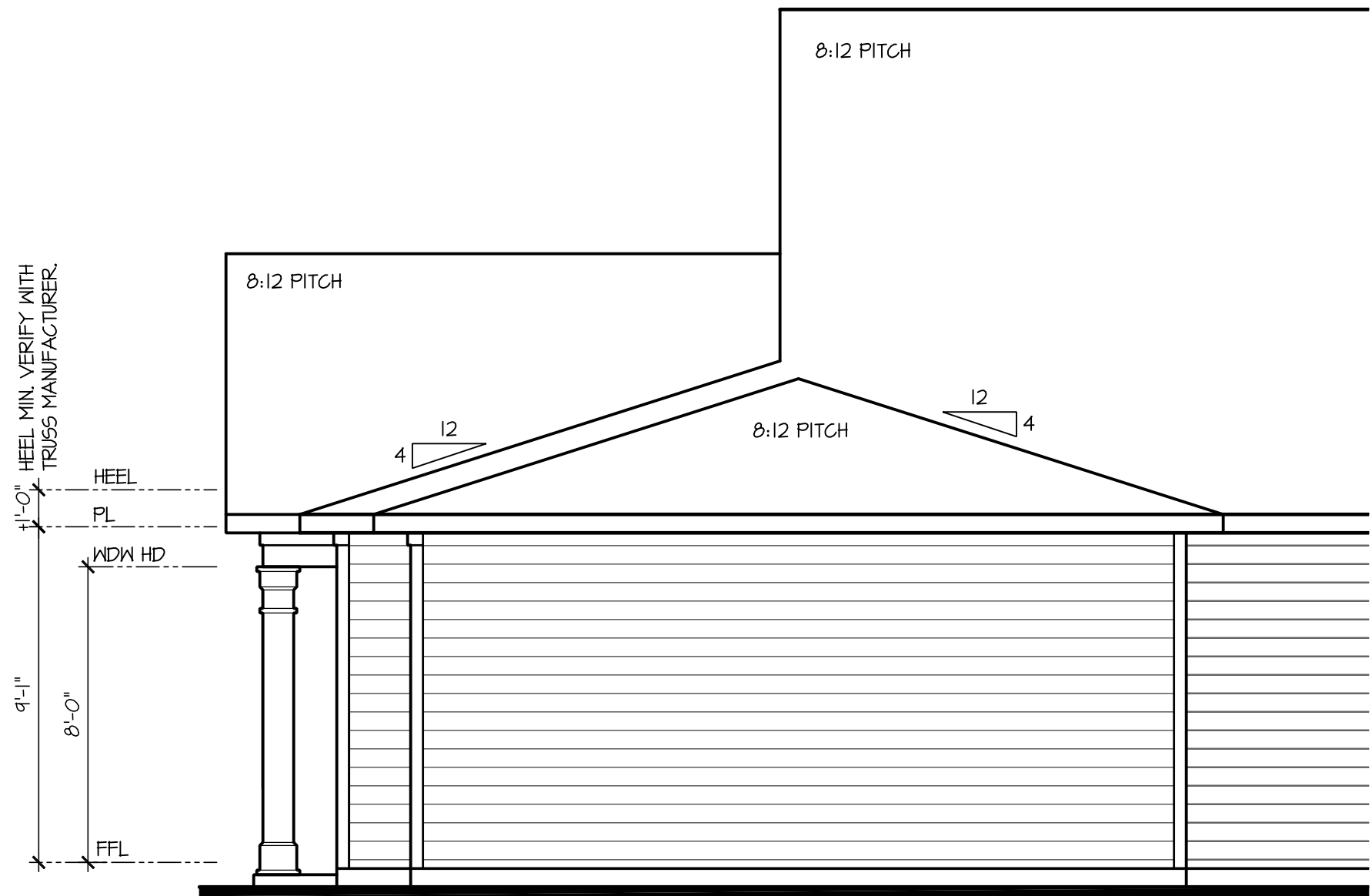
Partial Rear Elevation 'C'
w/ Opt. 3rd Car Garage

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



Partial Front Elevation 'C-1'
w/ Opt. 3rd Car Garage

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



Partial Right Elevation 'C'
w/ Opt. 3rd Car Garage

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
OPT. 3RD CAR GARAGE

PRINT DATE:
September 16, 2016

SHEET NO:
3.7 C-1

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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.

SIDINGS:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

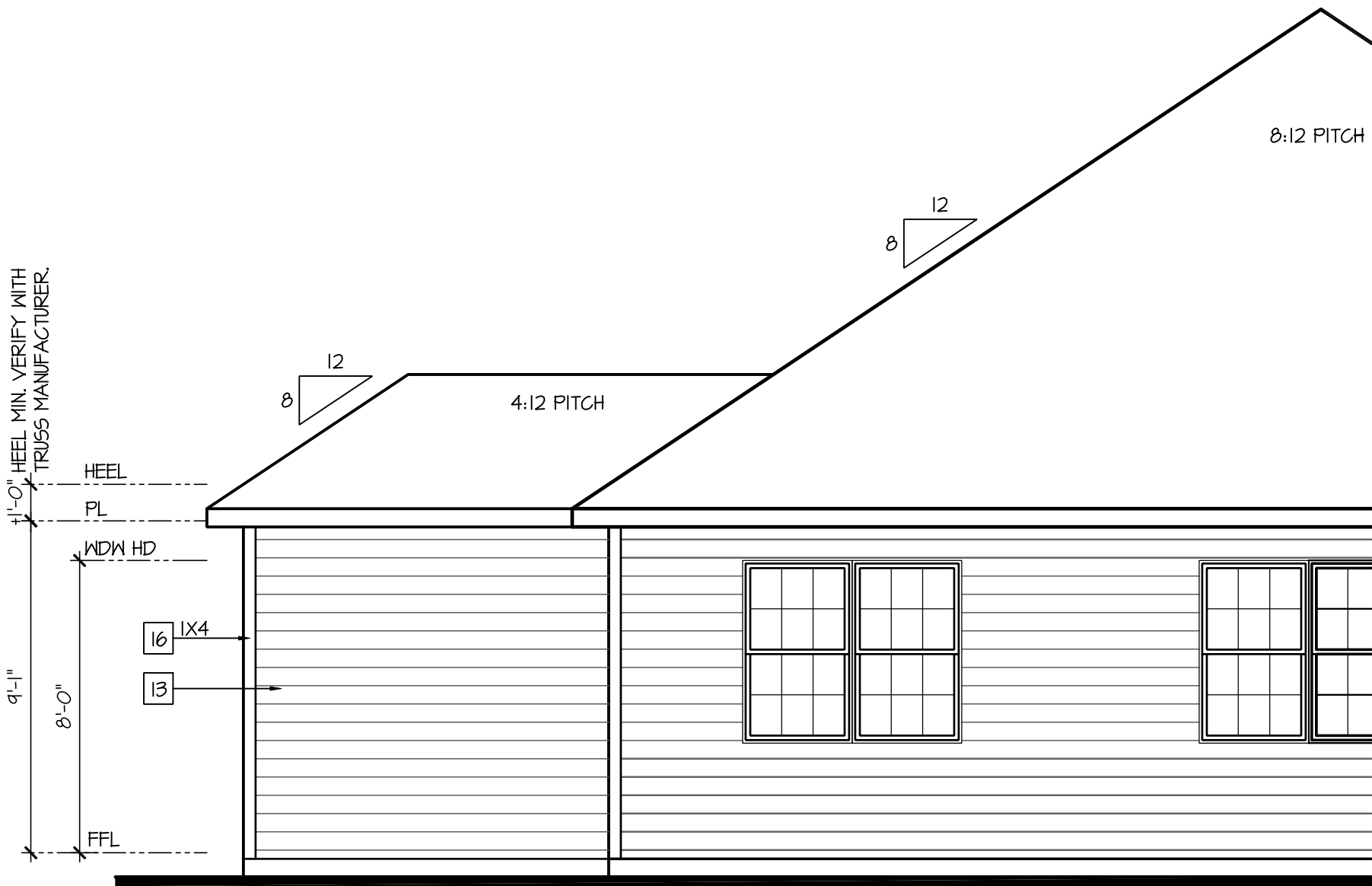
14

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

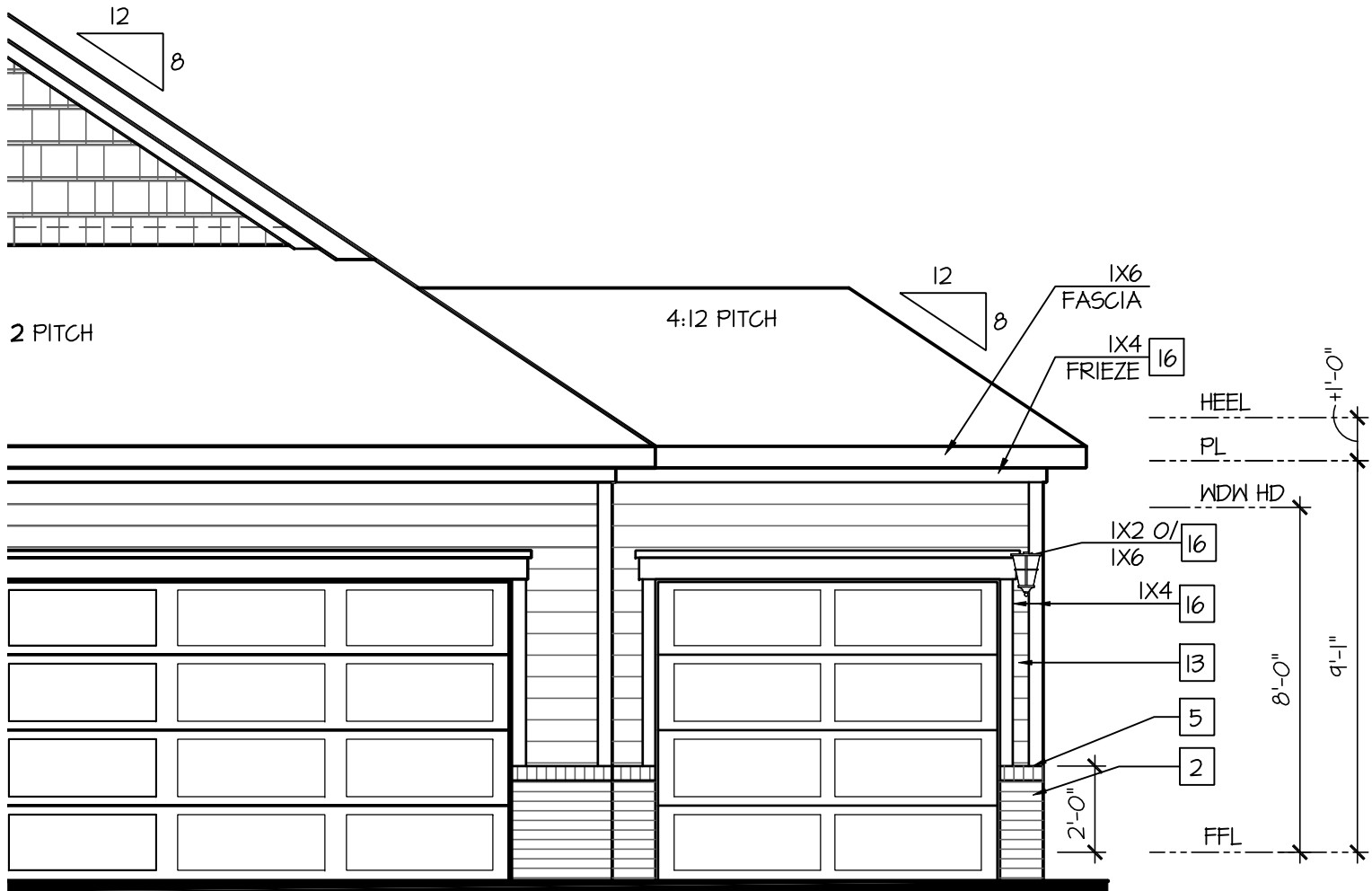
16

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Rear Elevation 'C'
w/ Opt. 3rd Car Garage

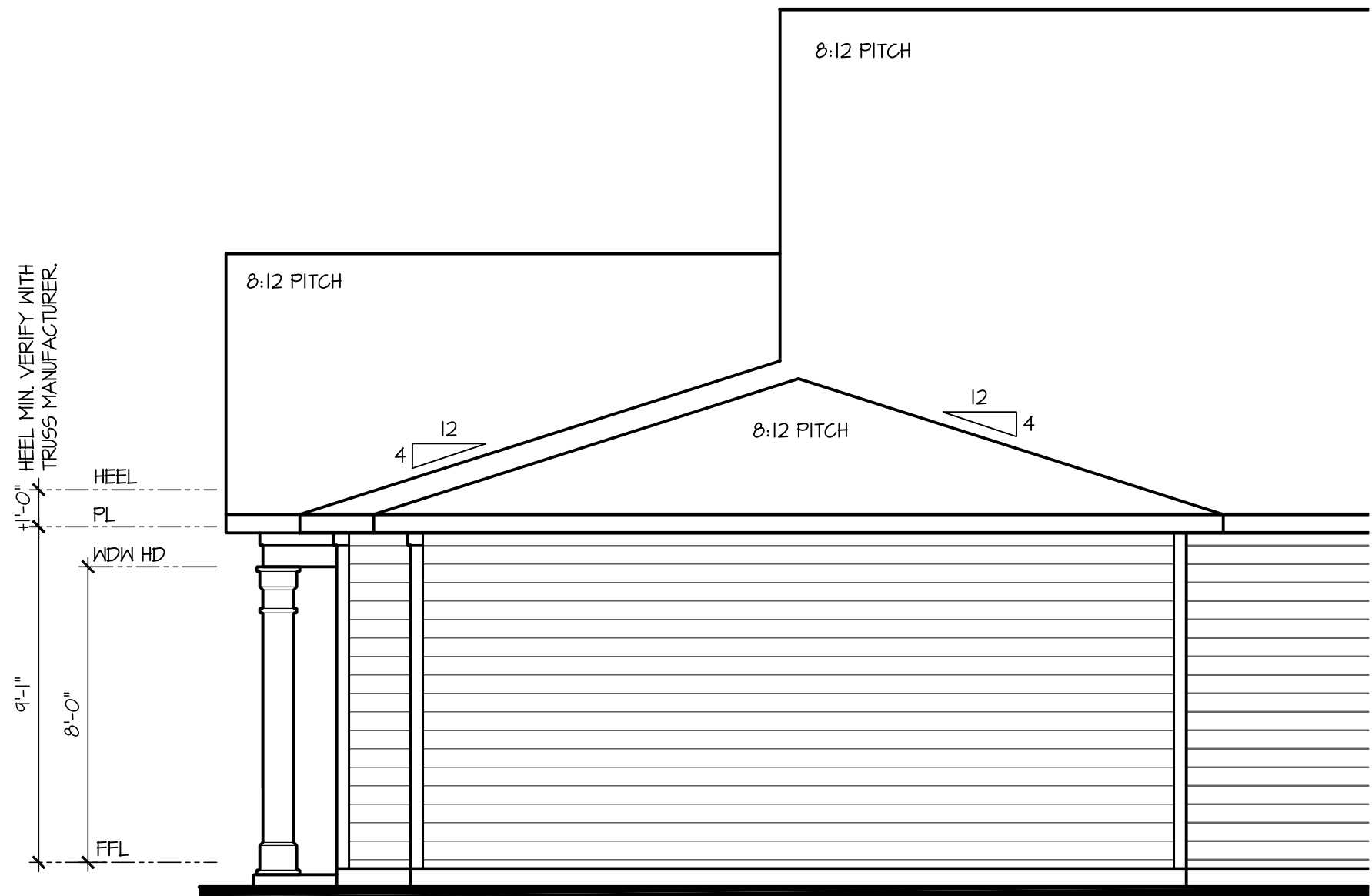
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

ELEVATIONS 'C-1',
'C-2', 'C-3', 'C-4' AND
'C-5' ARE SIMILAR



Partial Front Elevation 'C-2'
w/ Opt. 3rd Car Garage

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



Partial Right Elevation 'C'
w/ Opt. 3rd Car Garage

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

ELEVATIONS 'C-1',
'C-2', 'C-3', 'C-4' AND
'C-5' ARE SIMILAR

NO.	DATE:	REVISION:
1	04.18.23	



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
OPT. 3RD CAR GARAGE

PRINT DATE:
September 16, 2016

SHEET NO:
3.7 C-2

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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.

SIDINGS:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

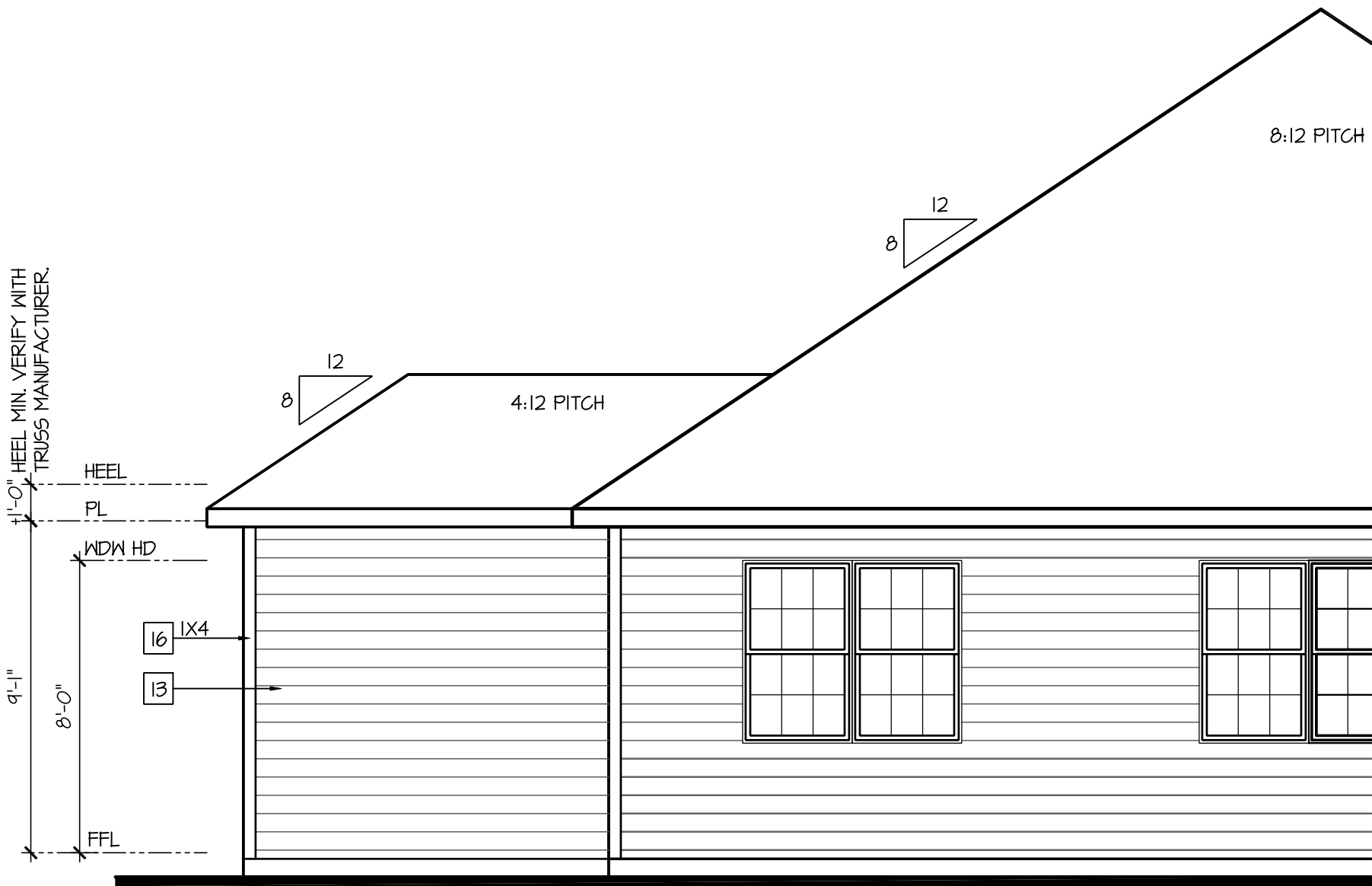
14

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

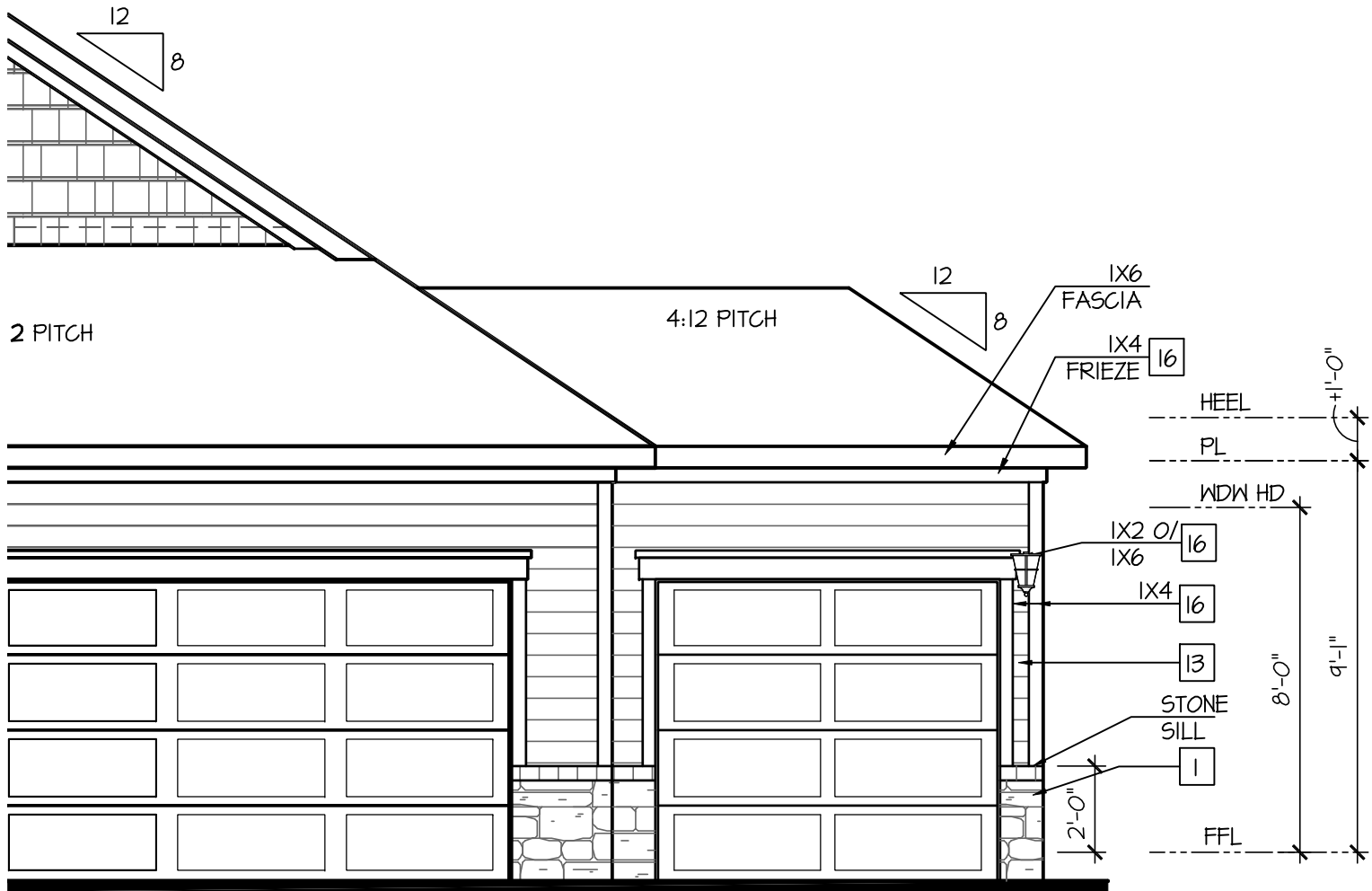
16

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Rear Elevation 'C'
w/ Opt. 3rd Car Garage

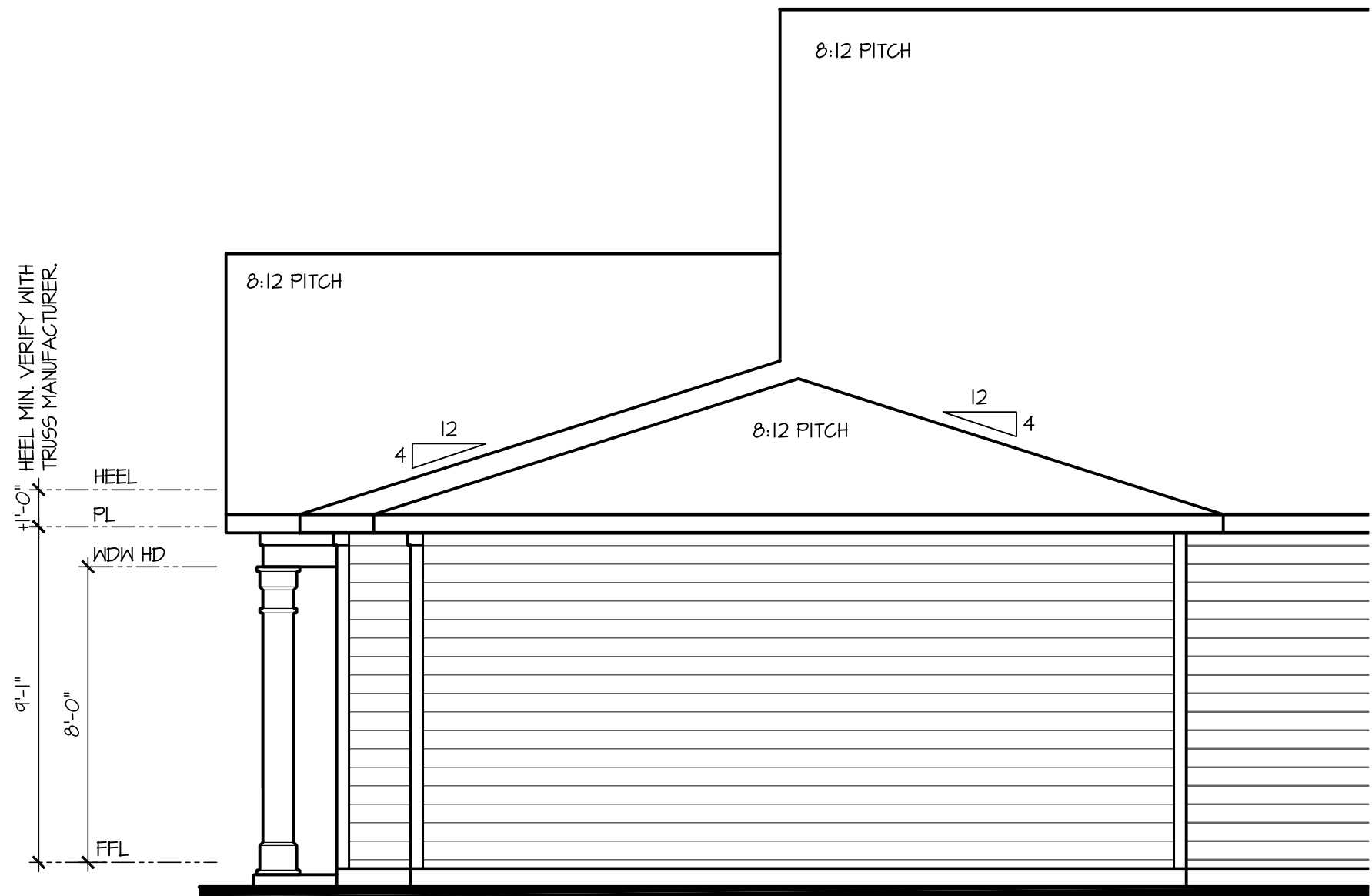
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

ELEVATIONS 'C-1',
'C-2', 'C-3', 'C-4' AND
'C-5' ARE SIMILAR



Partial Front Elevation 'C-3'
w/ Opt. 3rd Car Garage

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



Partial Right Elevation 'C'
w/ Opt. 3rd Car Garage

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

ELEVATIONS 'C-1',
'C-2', 'C-3', 'C-4' AND
'C-5' ARE SIMILAR

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
OPT. 3RD CAR GARAGE

PRINT DATE:
September 16, 2016

SHEET NO:
3.7 C-3

D·R·HORTON®
America's Builder

NO:	DATE:	REVISION:
	04.10.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex County - DE North Region

PROJECT NO: GMD-GA16053

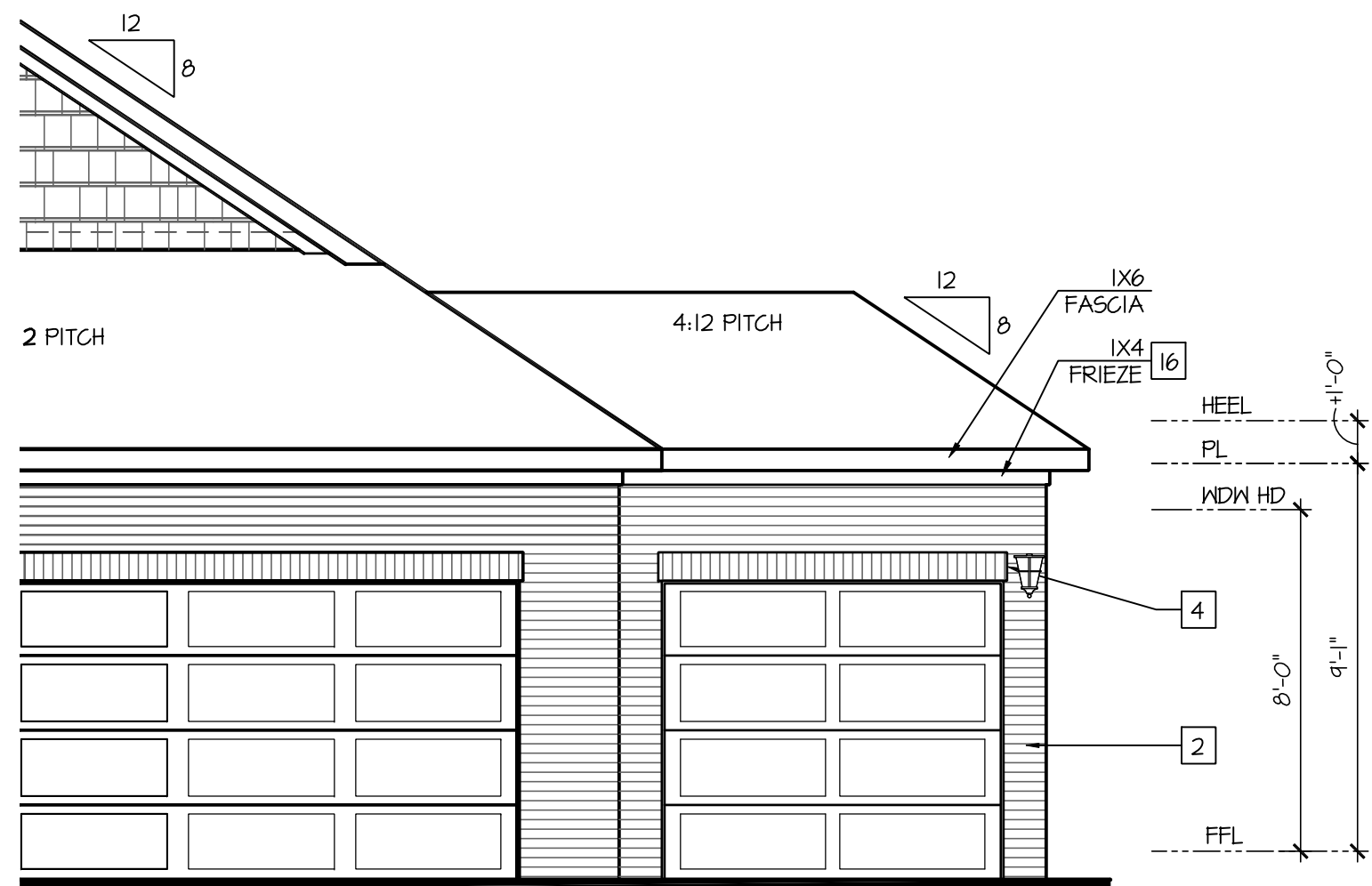
HEET TITLE: OPT. 3RD CAR GARAGE

PRINT DATE

September 16, 2016

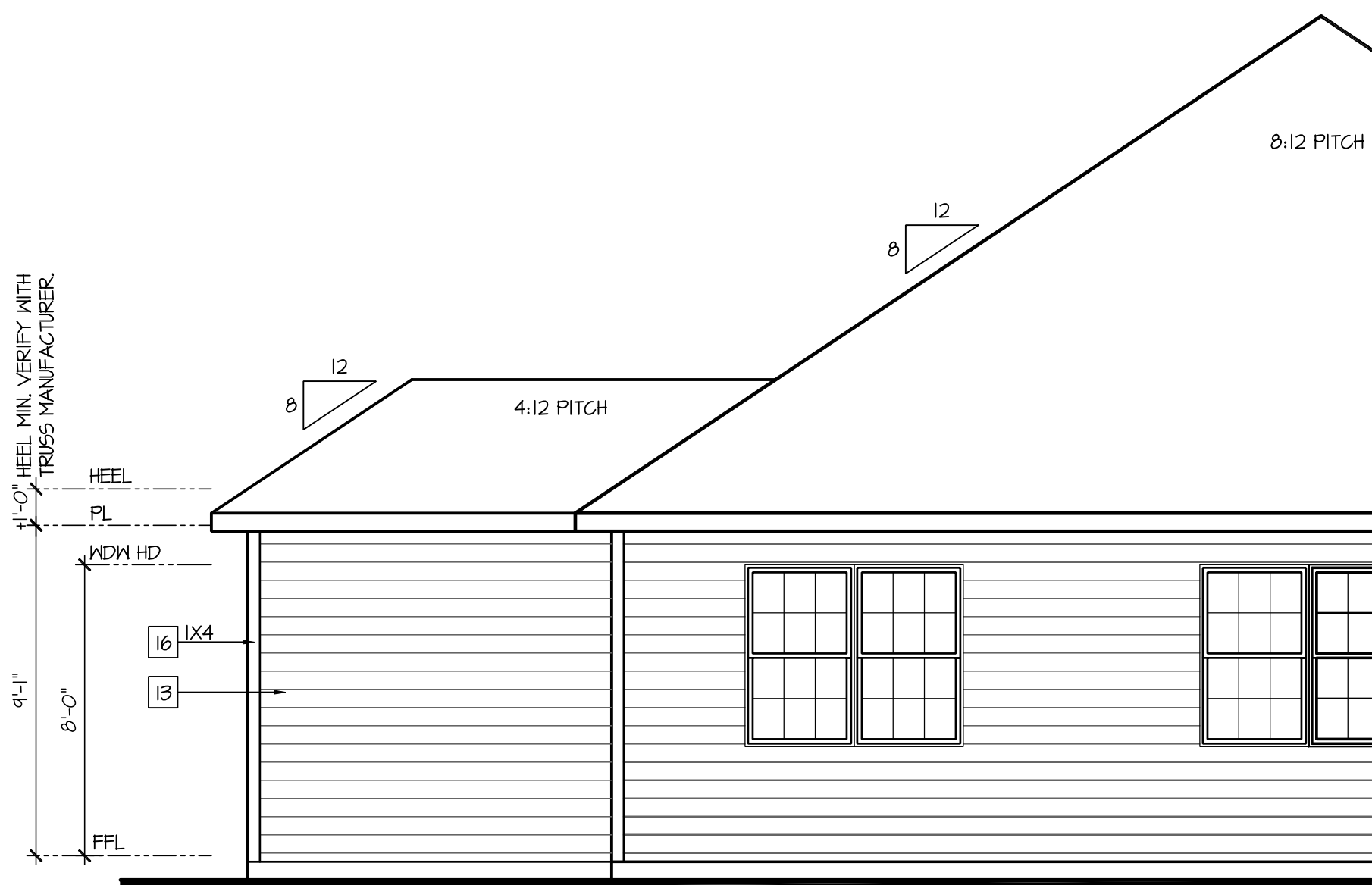
SHEET NO:

3.7 C-4



Partial Front Elevation 'C-4'
w/ Opt. 3rd Car Garage

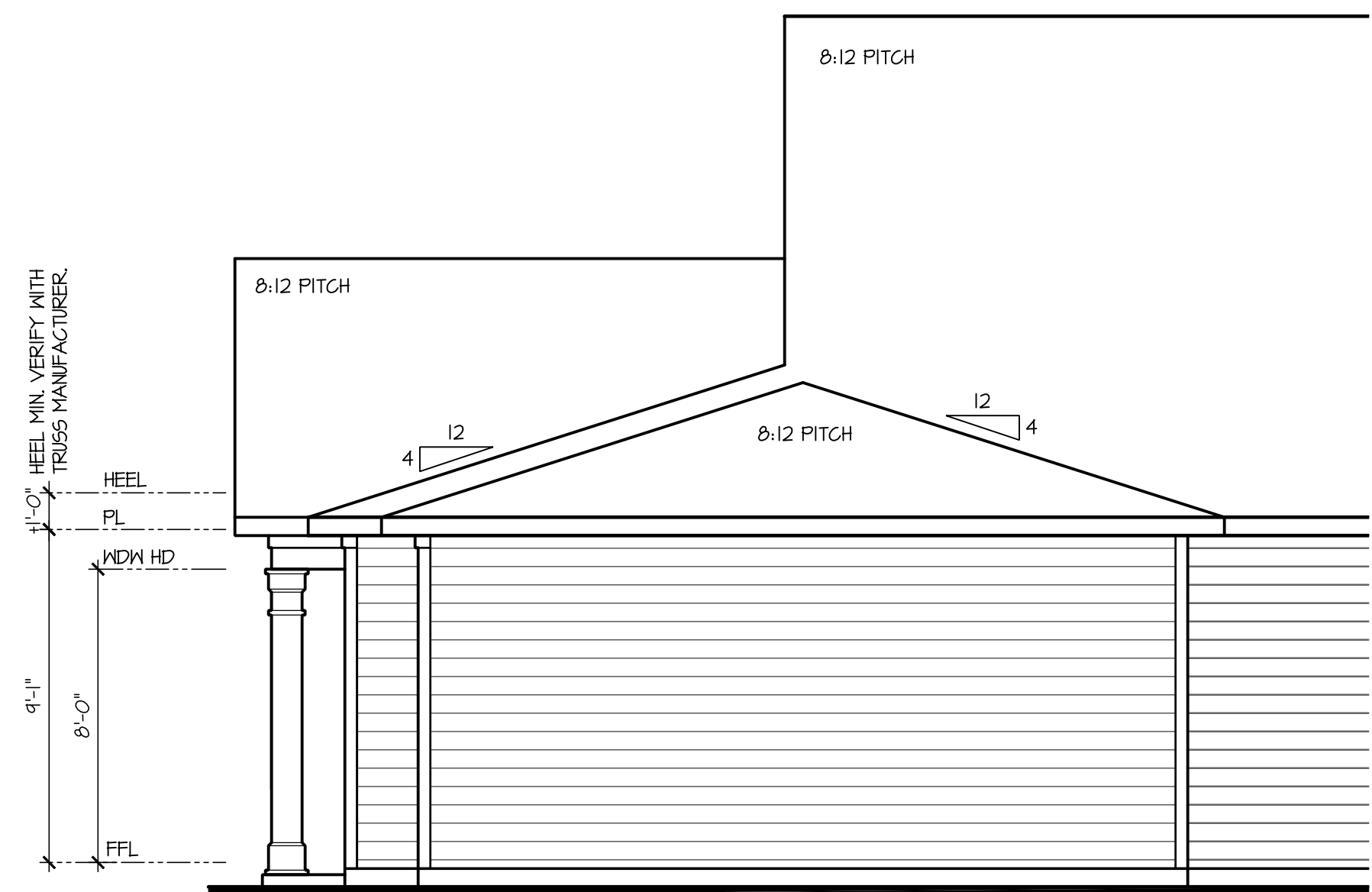
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Partial Rear Elevation 'C'
w/ Opt. 3rd Car Garage

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

ELEVATIONS 'C-1',
'C-2', 'C-3', 'C-4' AND
'C-5' ARE SIMILAR



ELEVATIONS 'C-1',
'C-2', 'C-3', 'C-4' AND
'C-5' ARE SIMILAR

Partial Right Elevation 'C' w/ Opt. 3rd Car Garage

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

- NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 | N/A |

TYPICALS:

- | | |
|----|--|
| 7 | DECORATIVE LOWERED 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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.

SIDINGS:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

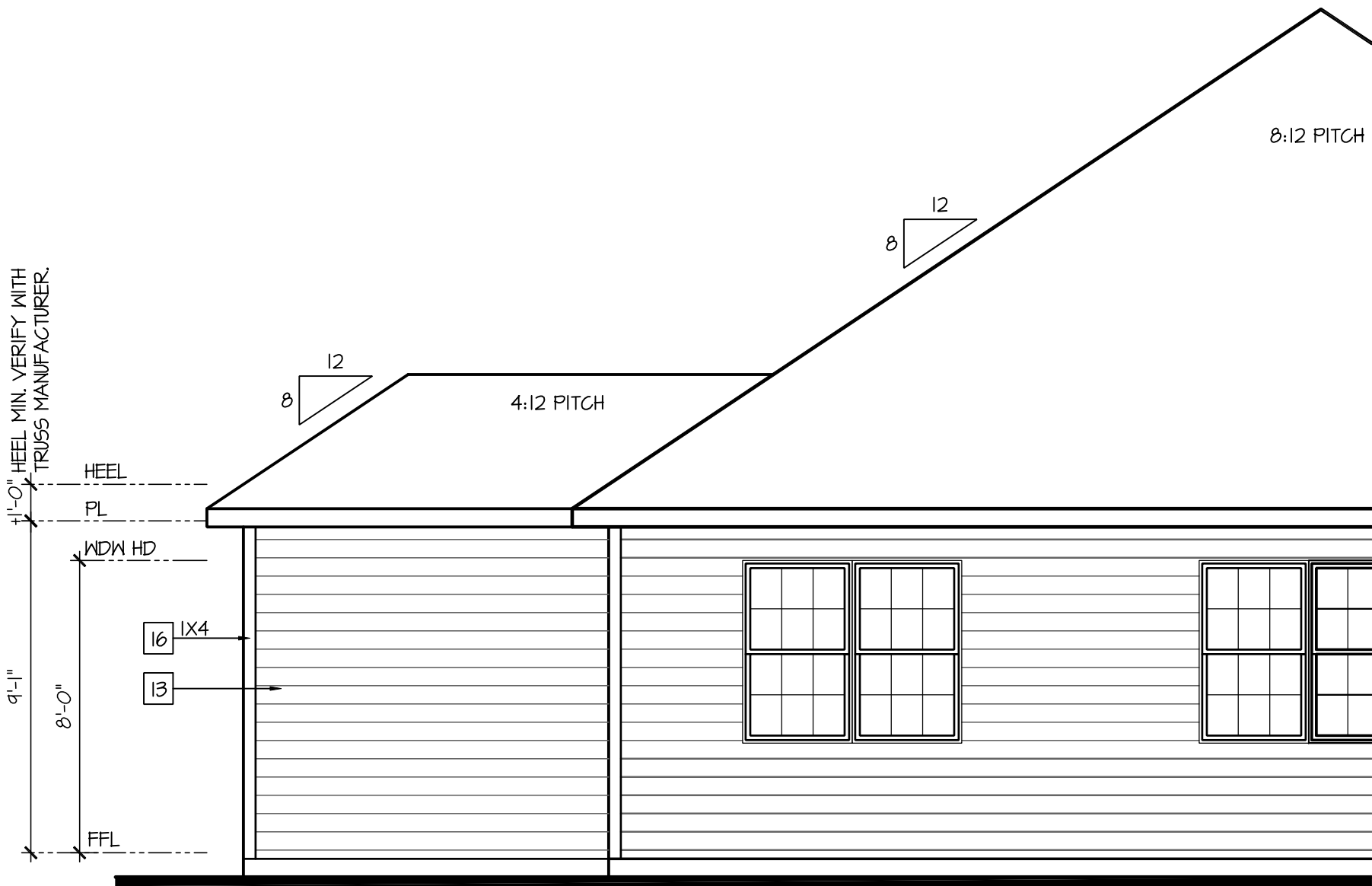
14

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

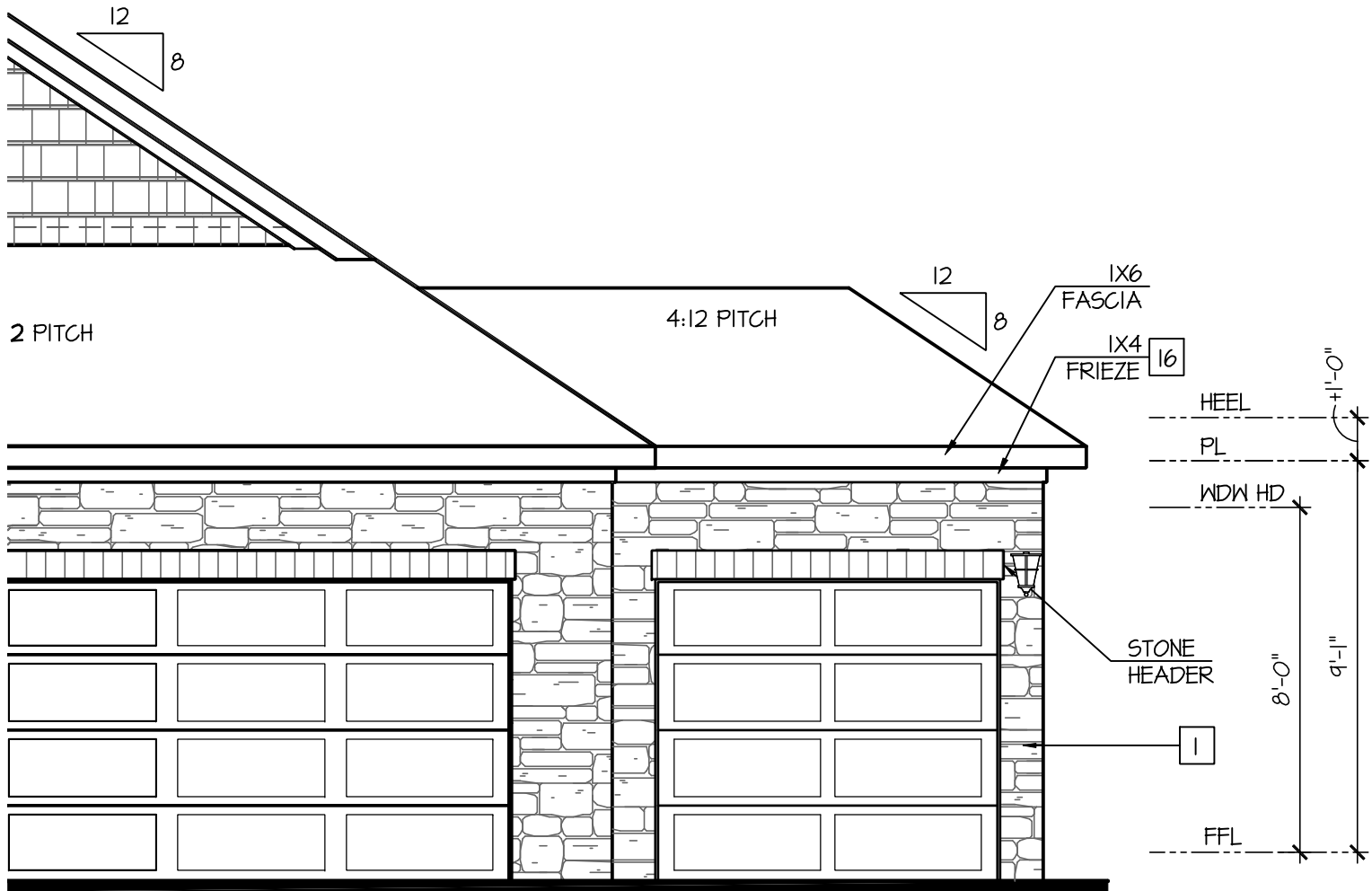
VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

16

FYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

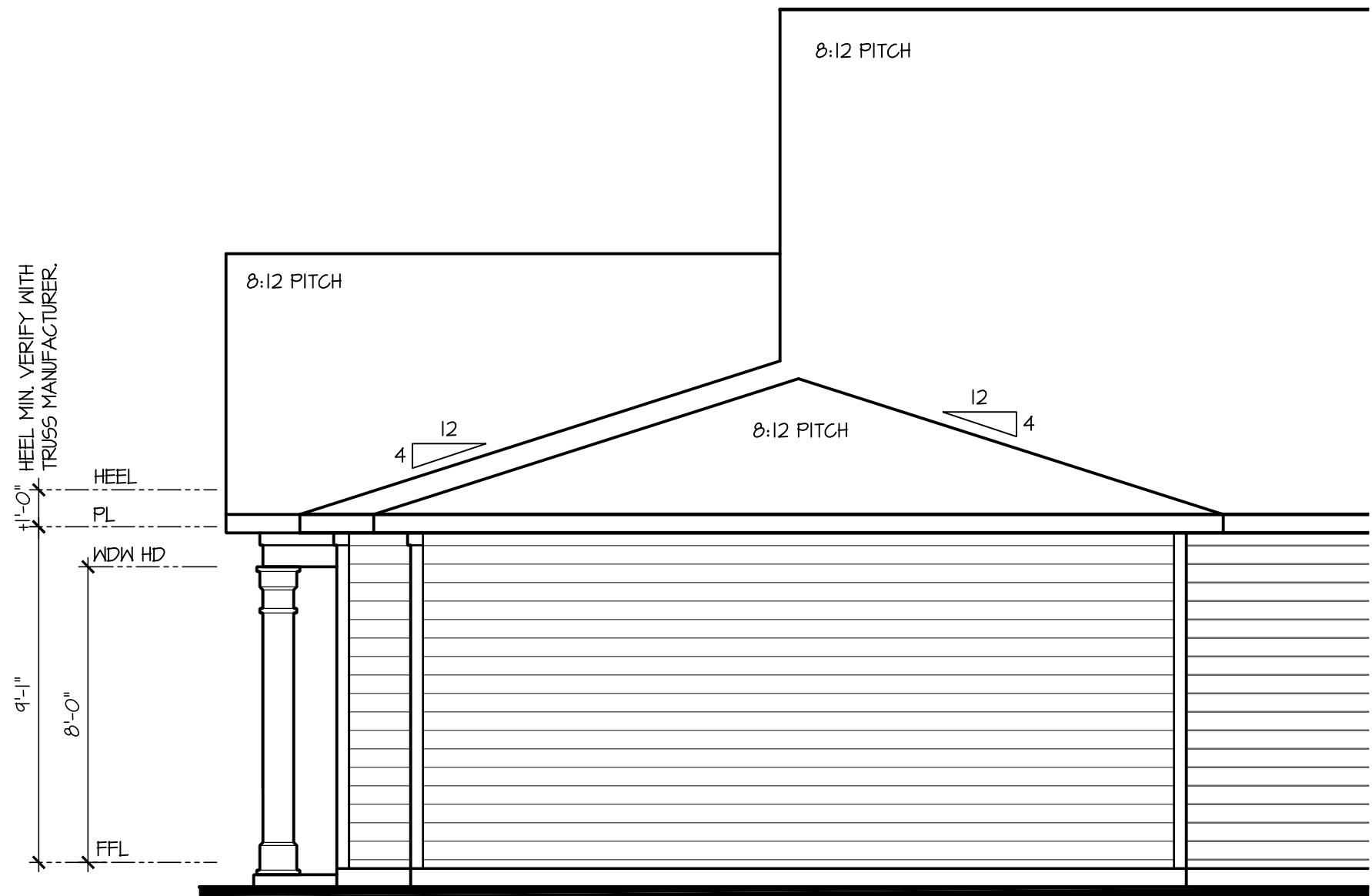
Partial Rear Elevation 'C'
w/ Opt. 3rd Car Garage

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



Partial Front Elevation 'C-5'
w/ Opt. 3rd Car Garage

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



Partial Right Elevation 'C'
w/ Opt. 3rd Car Garage

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

D·R·HORTON®
America's Builder

NO. DATE: REVISION:

△ 04.18.23

PROFESSIONAL SEAL:

PALENE WARE-GULBENKIAN EDWARDS
NO. SS-0008296
04.18.23
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:

OPT. 3RD CAR GARAGE

PRINT DATE:

September 16, 2016

SHEET NO:

3.7 C-5

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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] N/A

TYPICALS:

[7] DECORATIVE 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:

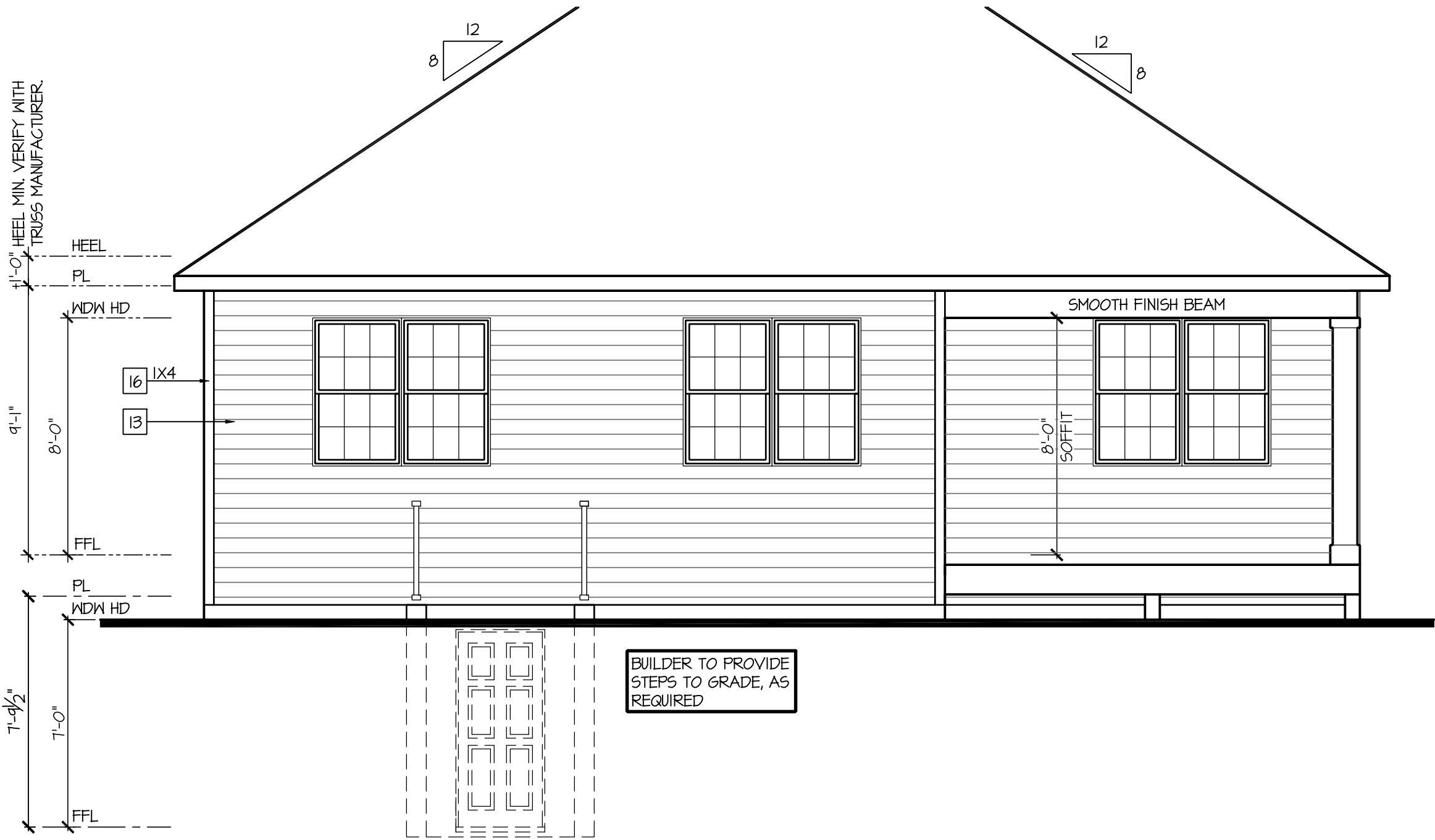
[12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

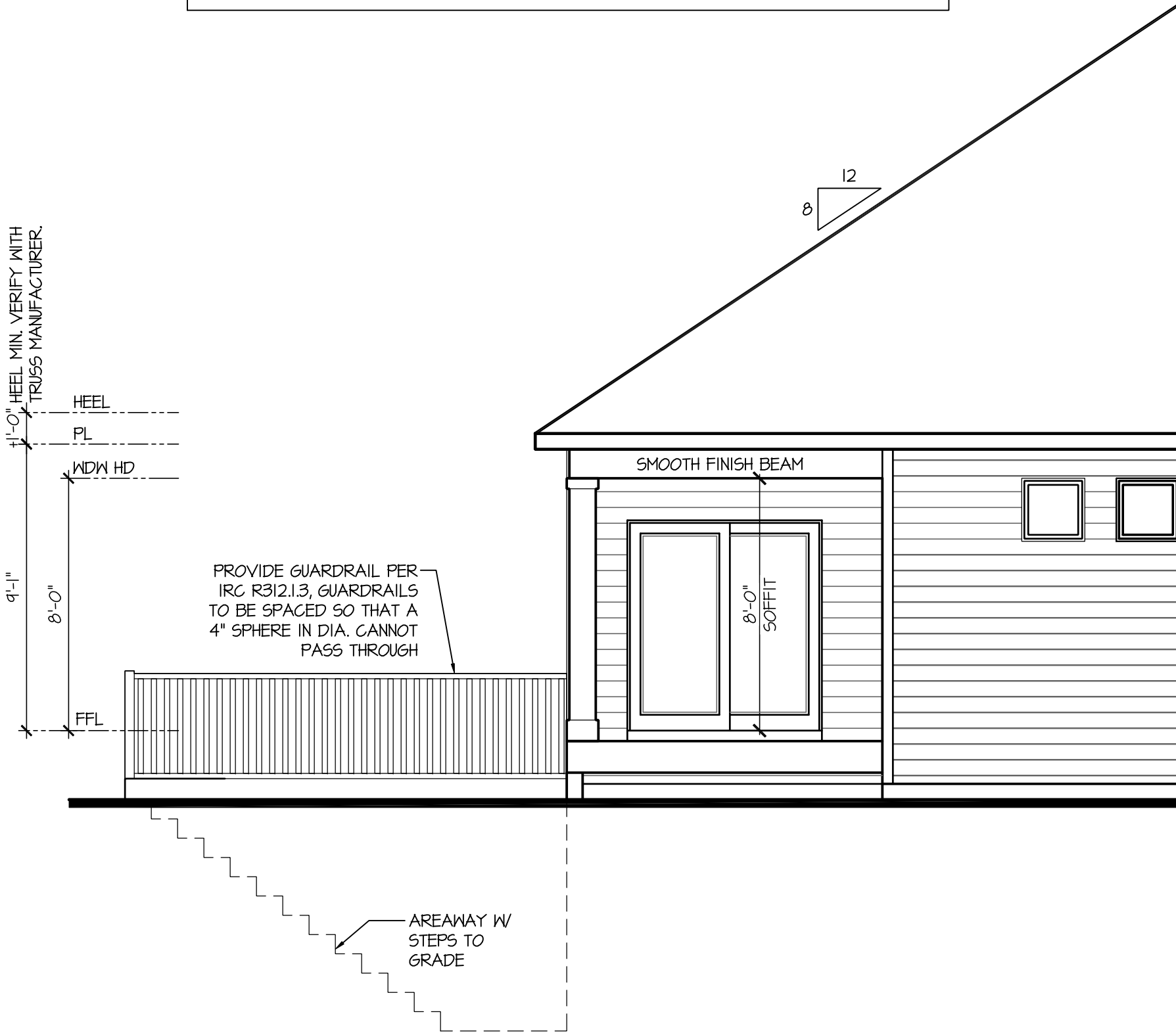
[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

[17] PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



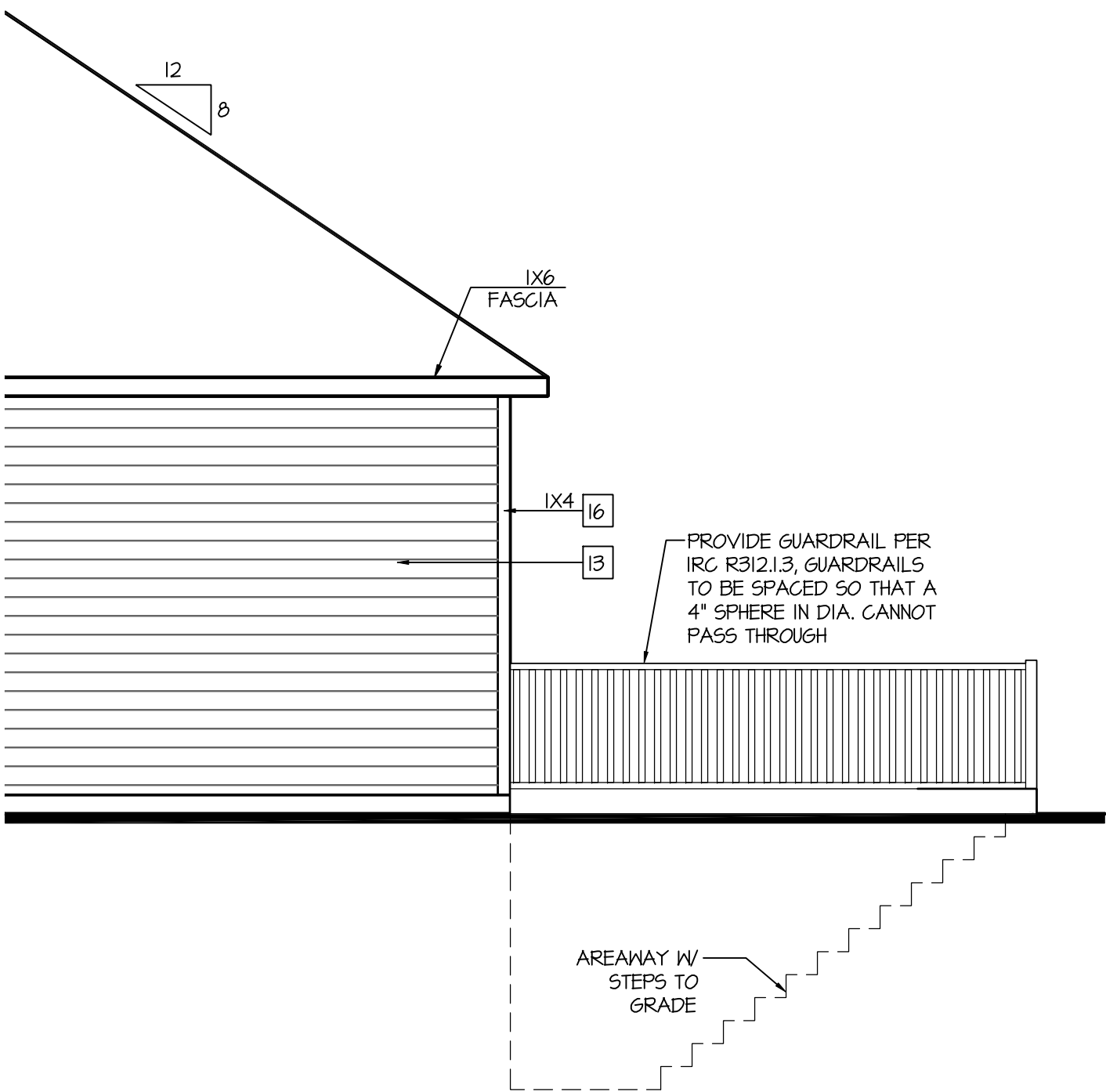
Partial Rear Elevation w/
Opt Areaway

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



Partial Left Elevation w/
Opt Areaway

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



Partial Right Elevation w/
Opt Areaway

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

NO:	DATE:	REVISION:
1	04.18.23	



PROJECT TITLE:
**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
OPTIONAL AREAWAY

PRINT DATE:
September 16, 2016

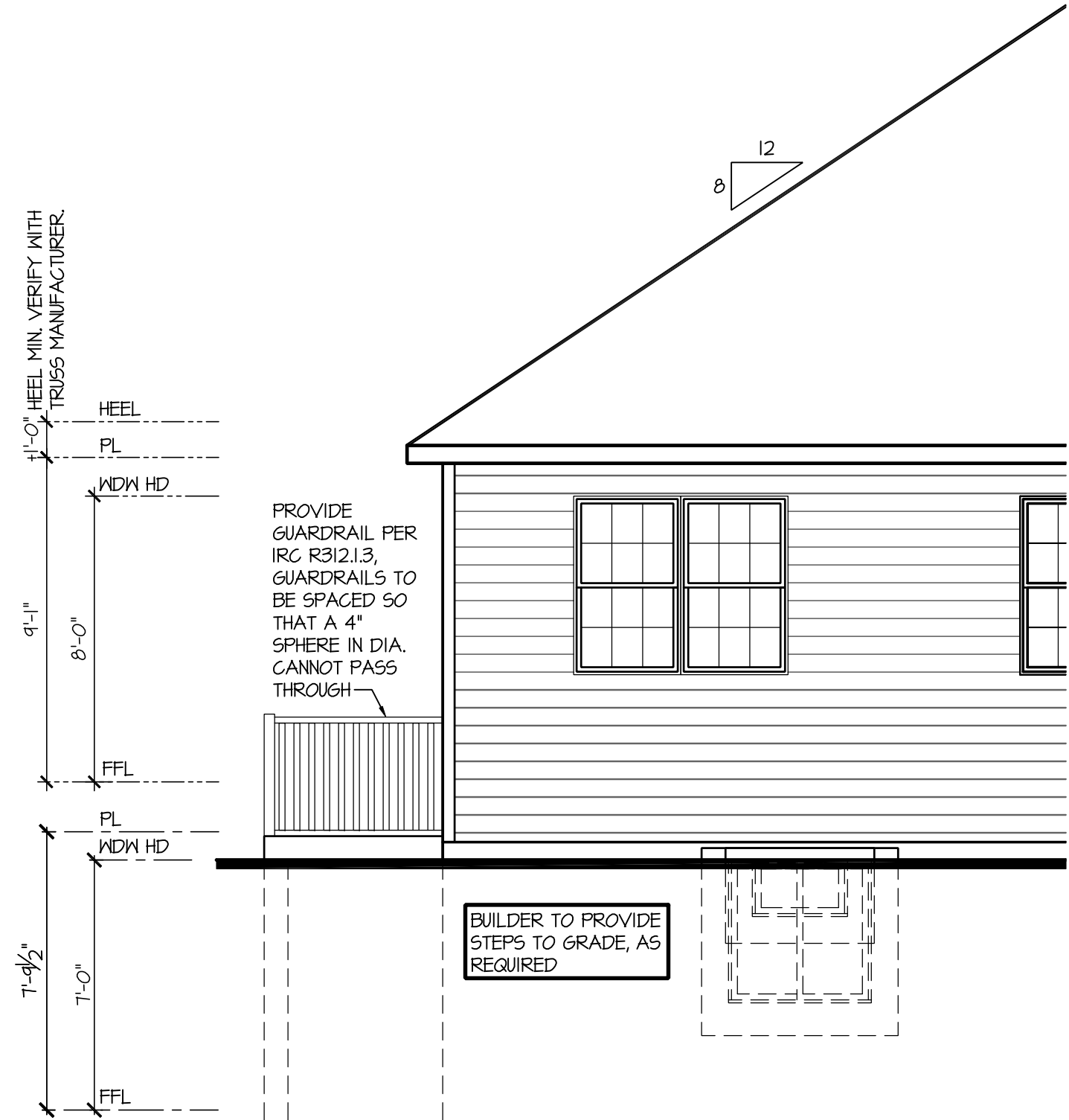
SHEET NO:
3.8

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

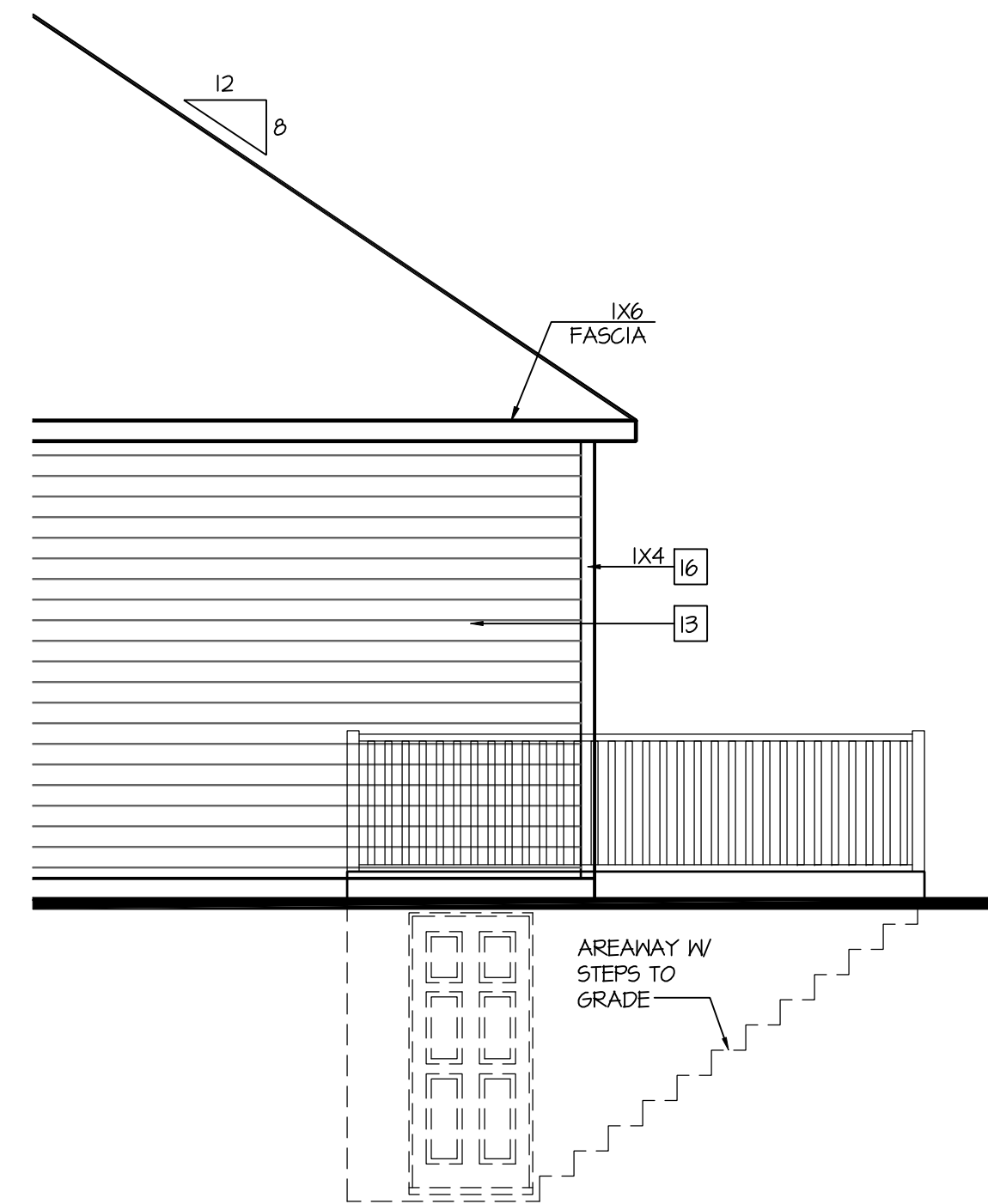
KEY NOTES:

- 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] N/A
- TYPICALS:
- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
 - [17] PYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



Partial Rear Elevation w/
Opt Alternate Areaway

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



Partial Right Elevation w/
Opt Alternate Areaway

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

NO:	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
OPT. ALTERNATE AREAWAY

PRINT DATE:
September 16, 2016

SHEET NO:

3.9

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

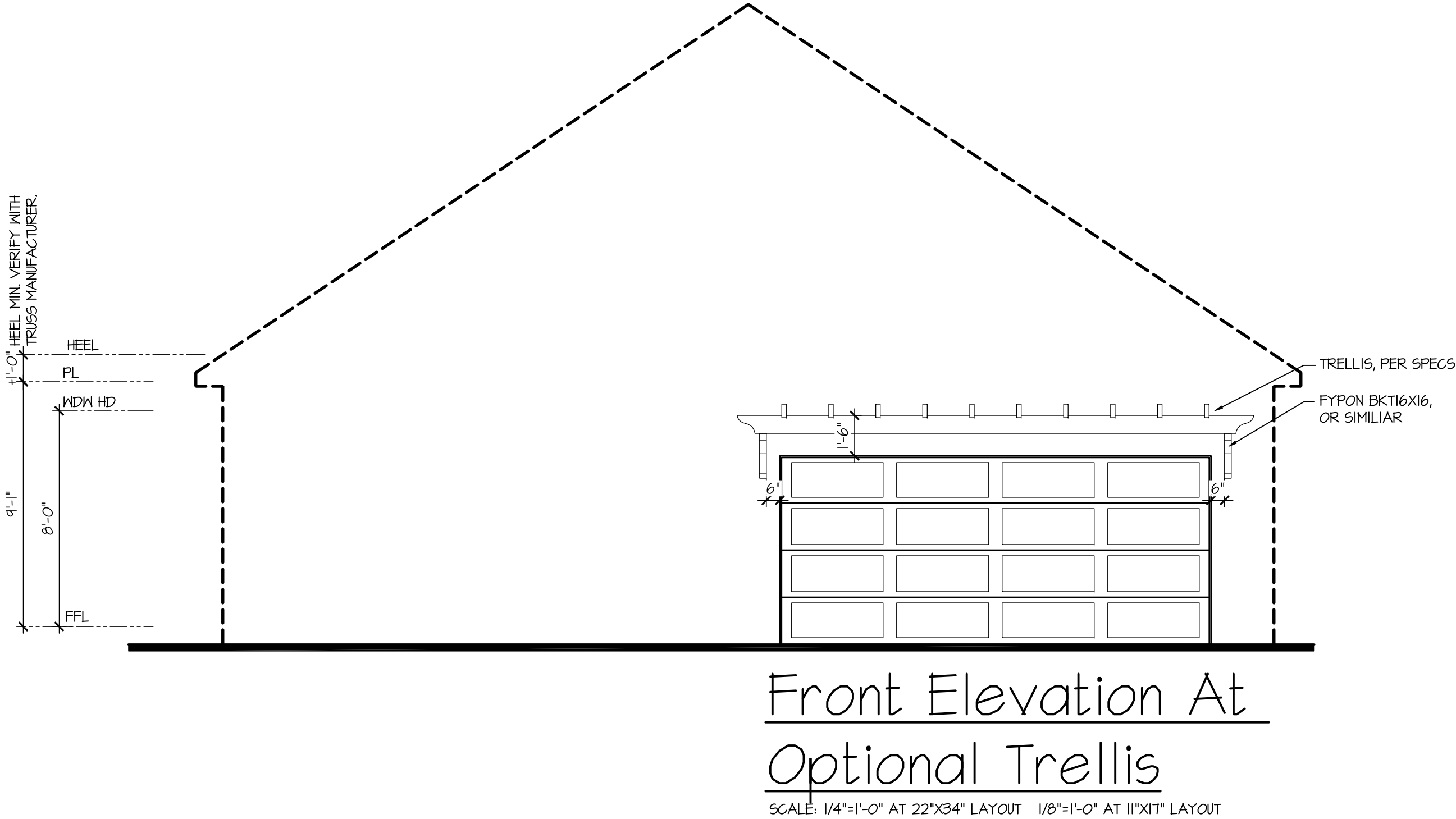
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



D·R·HORTON®

America's Builder

NO:

DATE:

REVISION:

△

04.18.23

PROFESSIONAL SEAL:

PALEN, WARE, GULBENKIAN, EDWARDS
NO. SS-0008296
04.18.23
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:

FRONT ELEVATIONS
W/ OPT. TRELLIS

PRINT DATE:

September 16, 2016

SHEET NO:

3.10

NO.	DATE:	REVISION:
△	04.18.23	



PROJECT TITLE:
**40' Series
Active Adult
Bristol
'F401'**

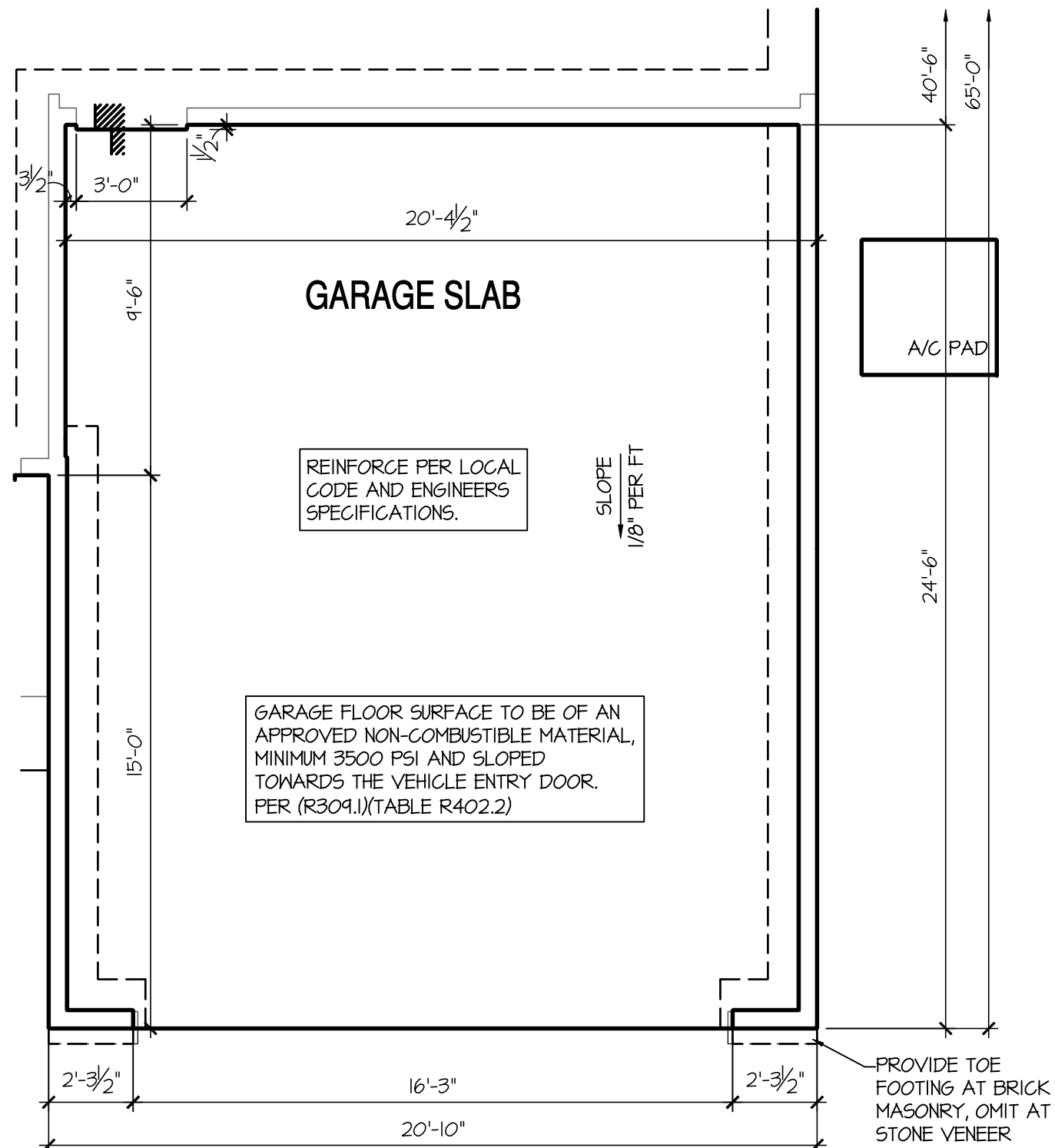
**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
**MONOLITHIC SLAB PLAN
OPTIONS**

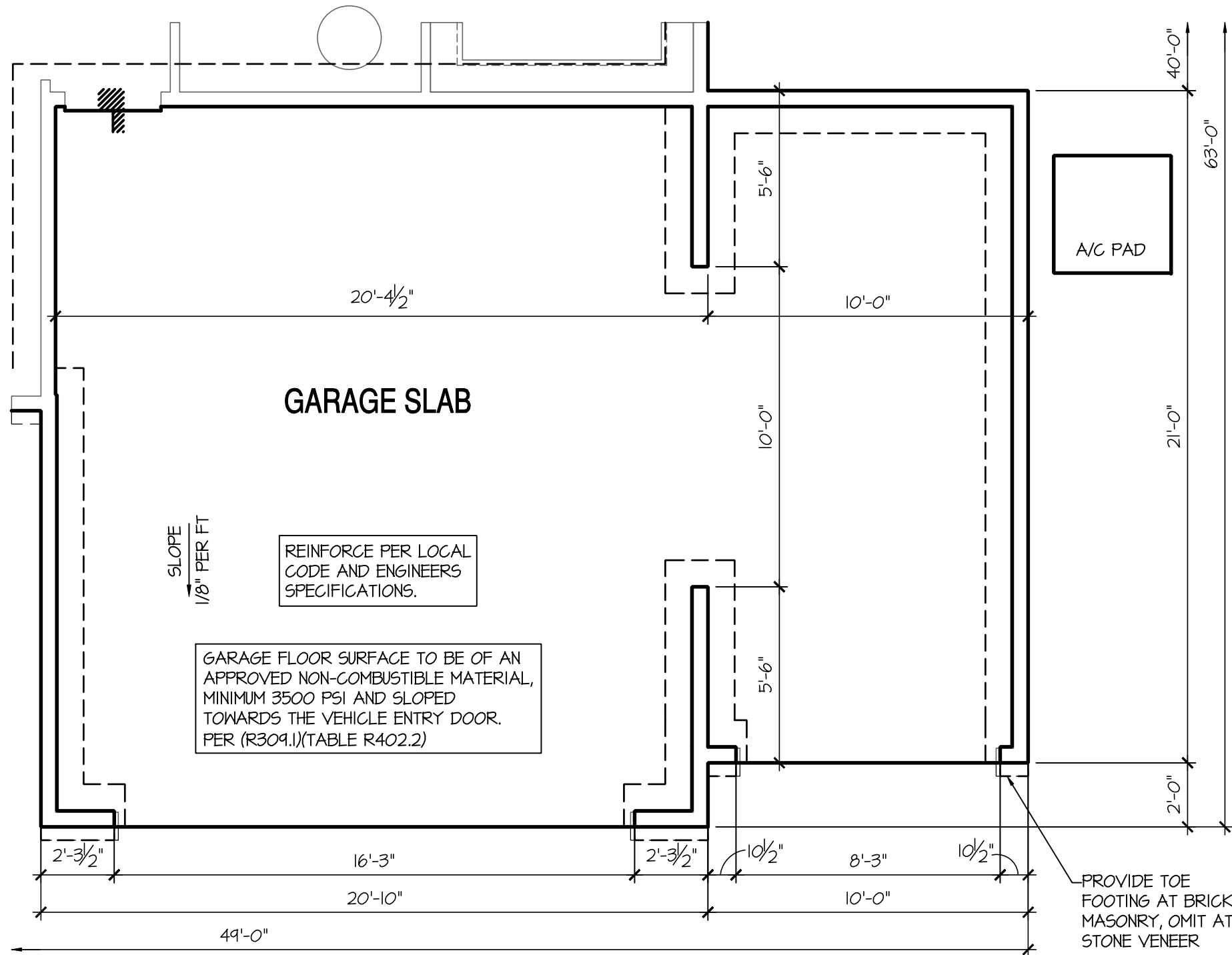
PRINT DATE:
September 16, 2016

SHEET NO:
4.1 MS



Opt. 2' Garage Ext.

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

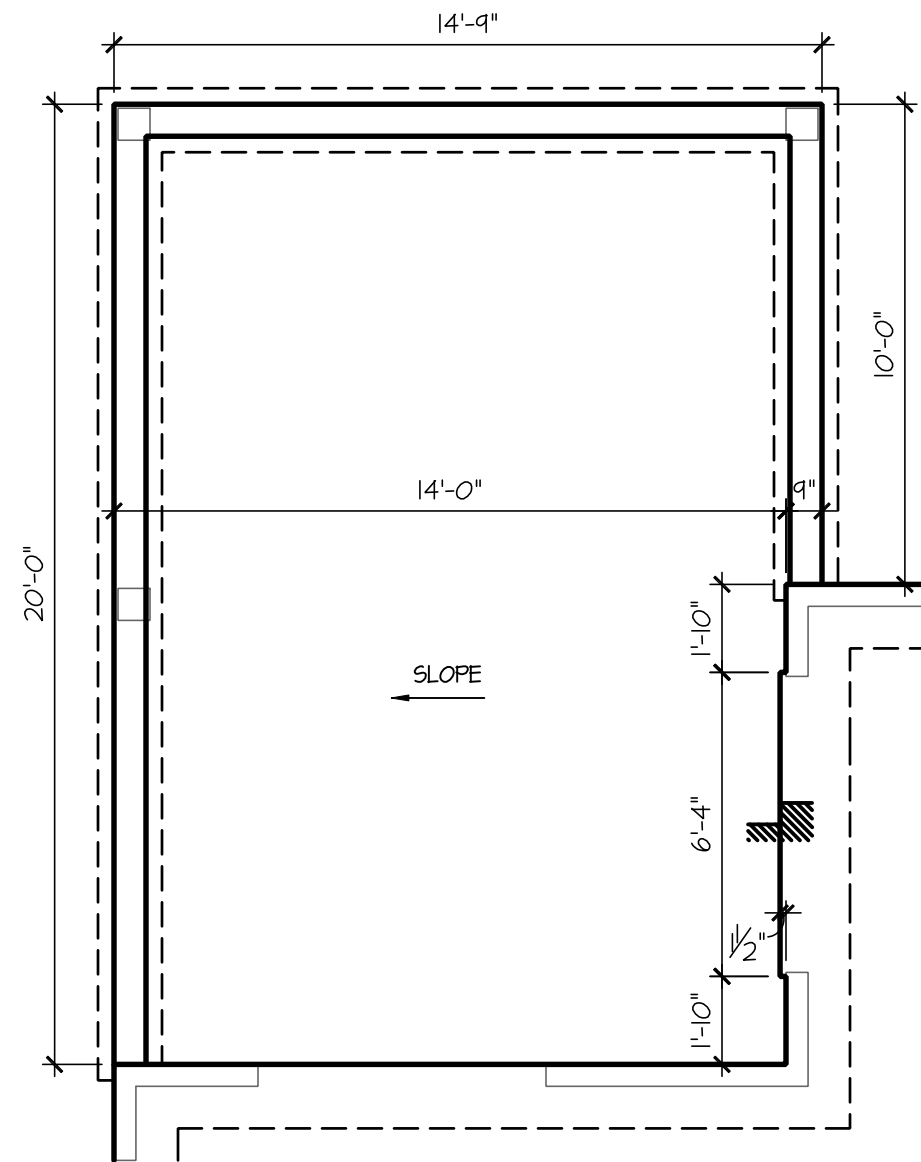


Optional 3rd Car Garage

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

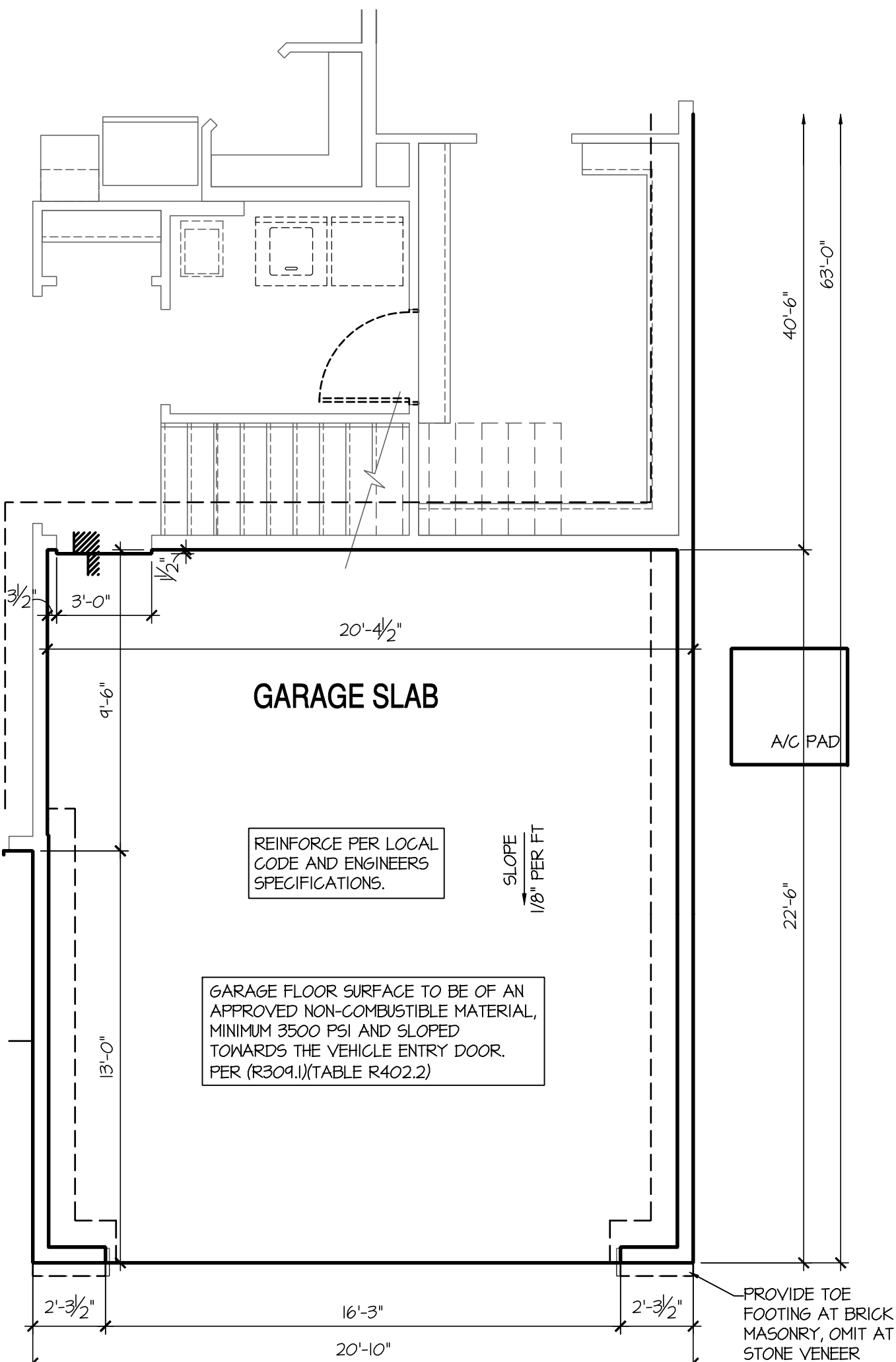
NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1.)
- TYP STOOP AT INSWING/GLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- MOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILL IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



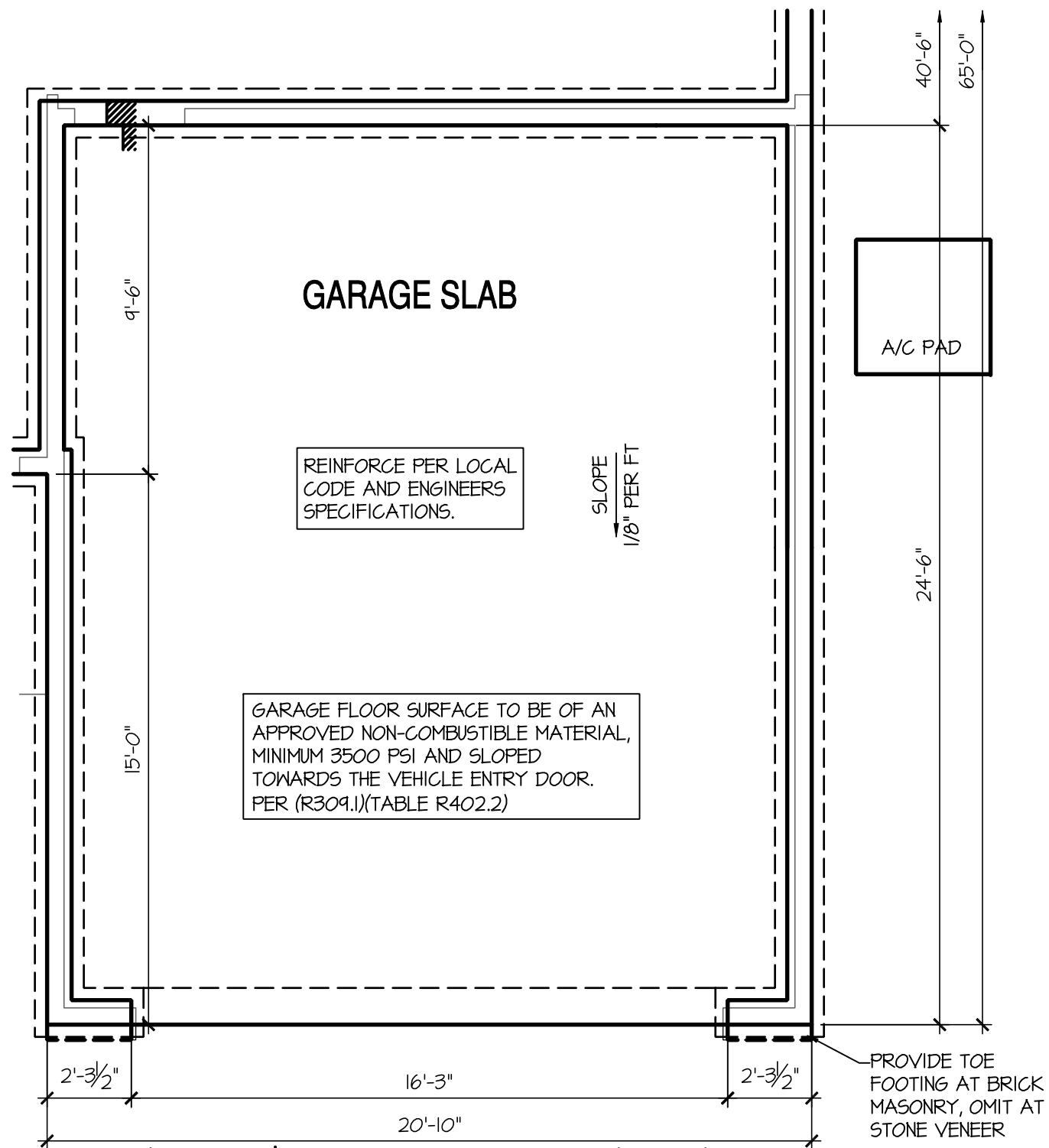
Opt Extended Covered Porch

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



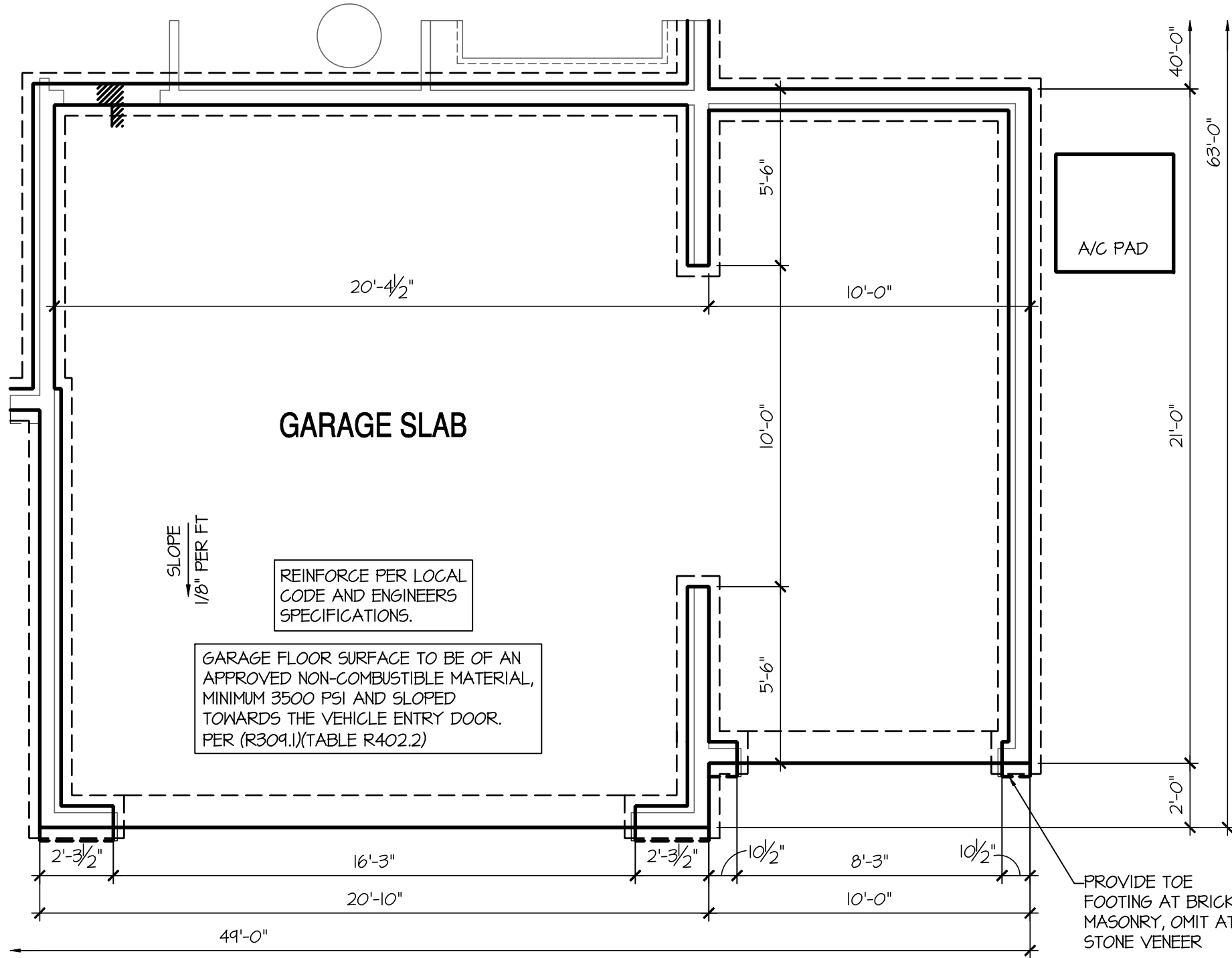
Garage Slab at Opt 2nd Floor

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



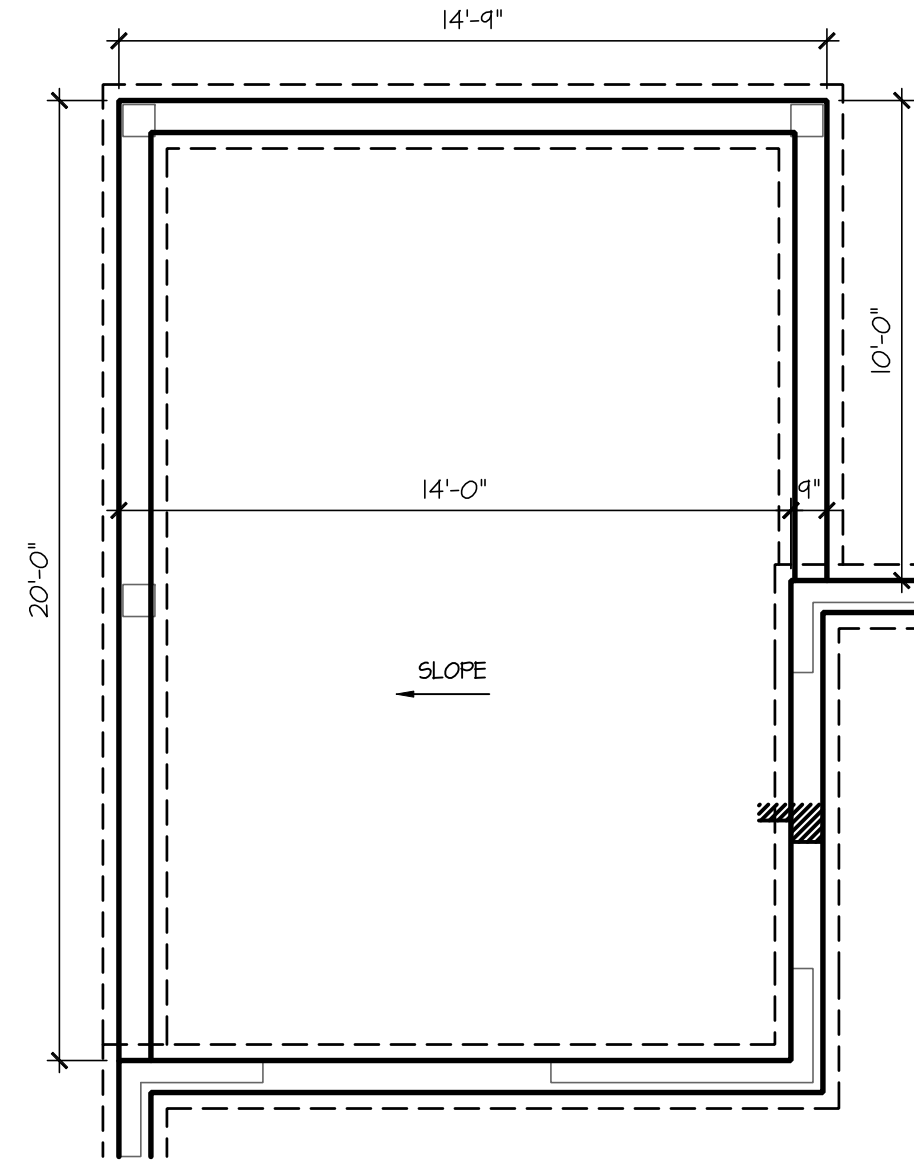
Opt. 2' Garage Ext.

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



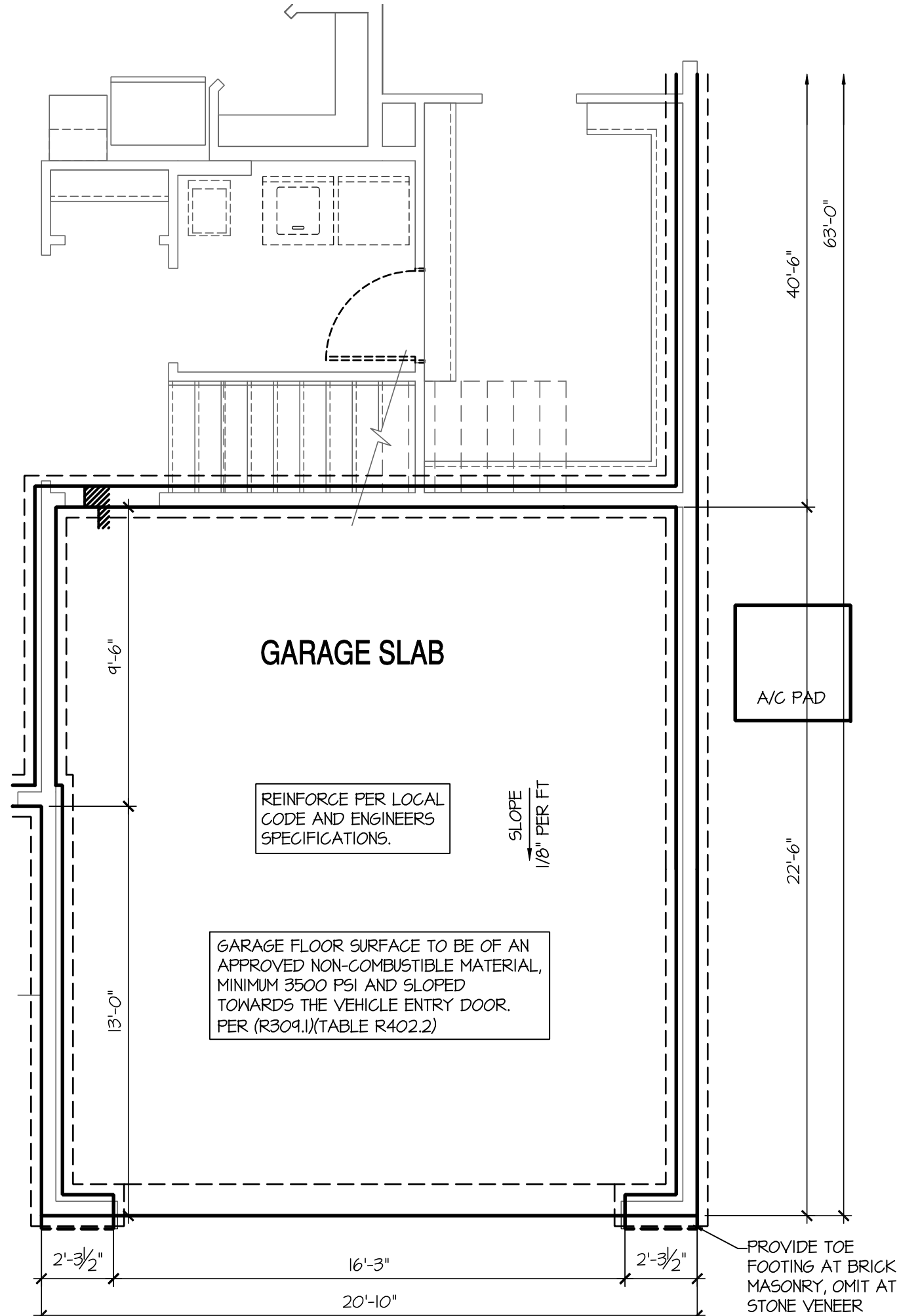
Optional 3rd Car Garage

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



Opt Extended Covered Porch

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



Garage Slab at Opt 2nd Floor

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

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER 62408.2 AND P2801.6. PER 62408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORAGARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A16053

SHEET TITLE:
STEM WALL PLAN OPTIONS

PRINT DATE:

September 16, 2016

SHEET NO:

4.1 SW

NO.	DATE:	REVISION:
1	04.18.23	



PROJECT TITLE:
**40' Series
Active Adult
Bristol
'F401'**

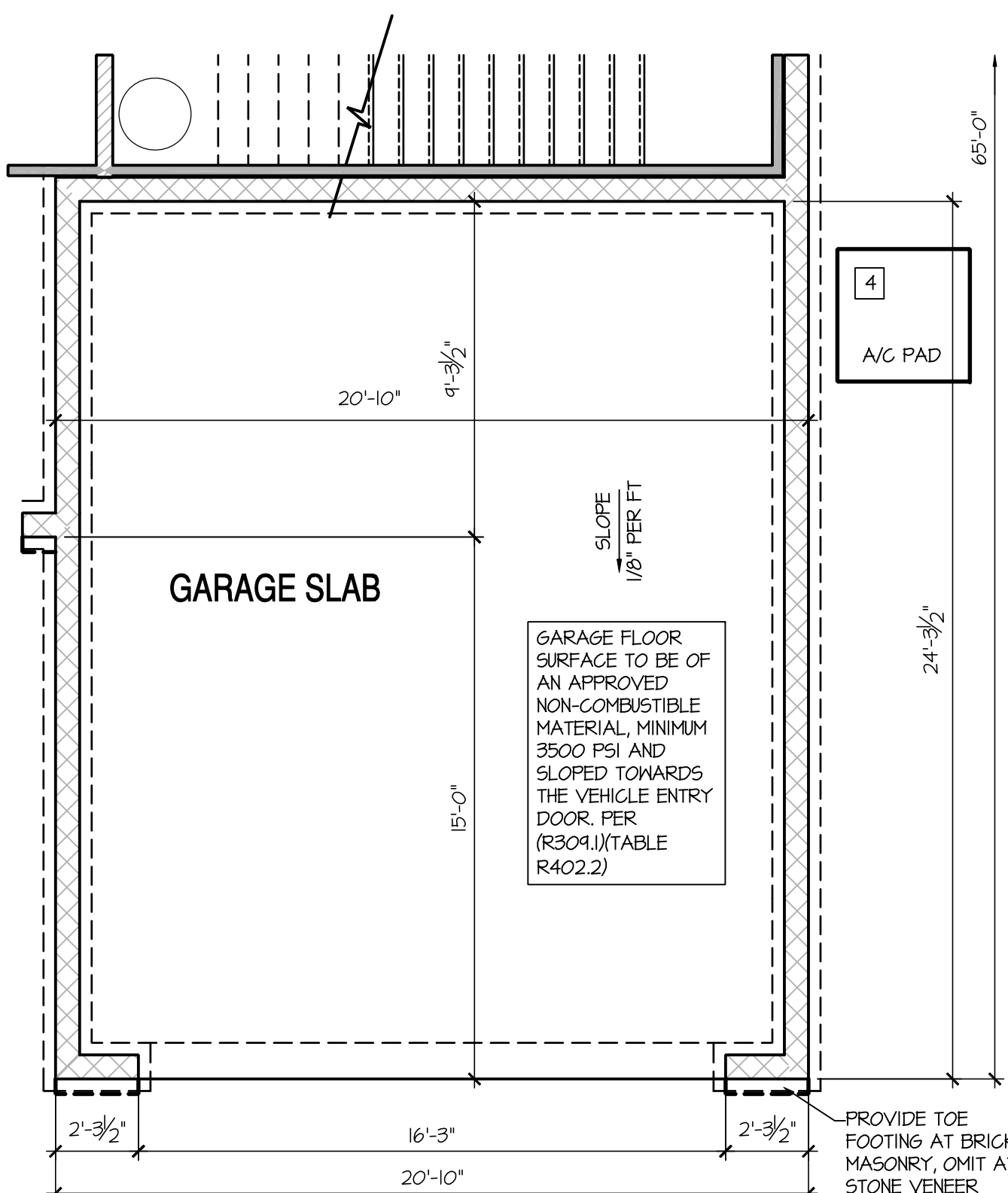
**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
BASEMENT PLAN 'A'

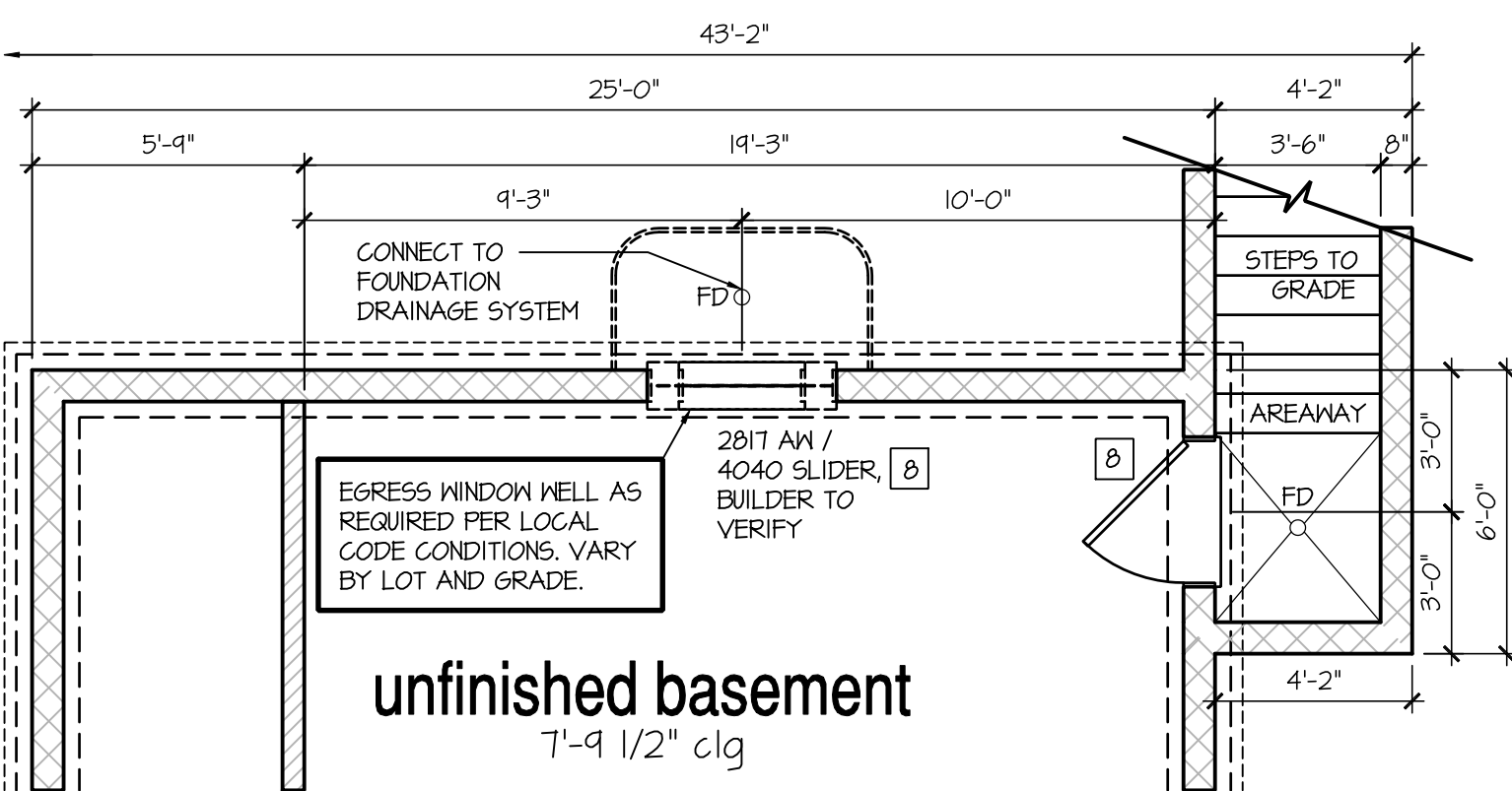
PRINT DATE:
September 16, 2016

SHEET NO:
4.1 BS



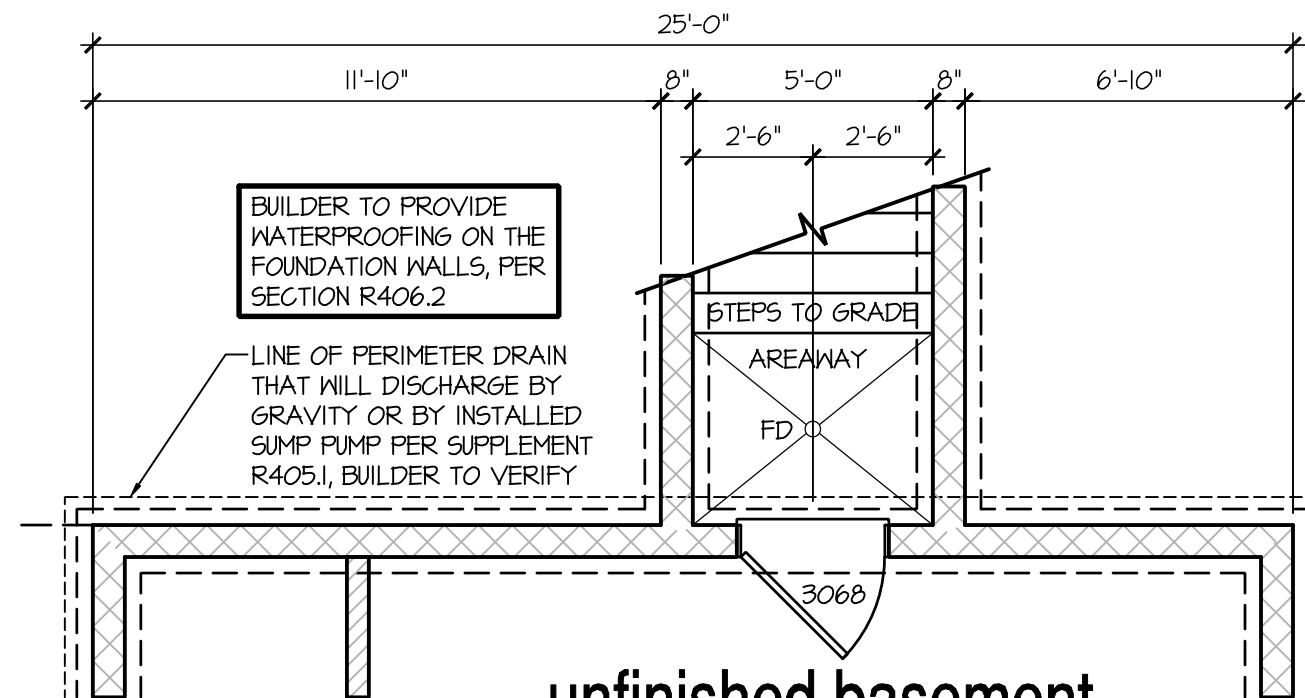
Opt. 2' Garage Ext.

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



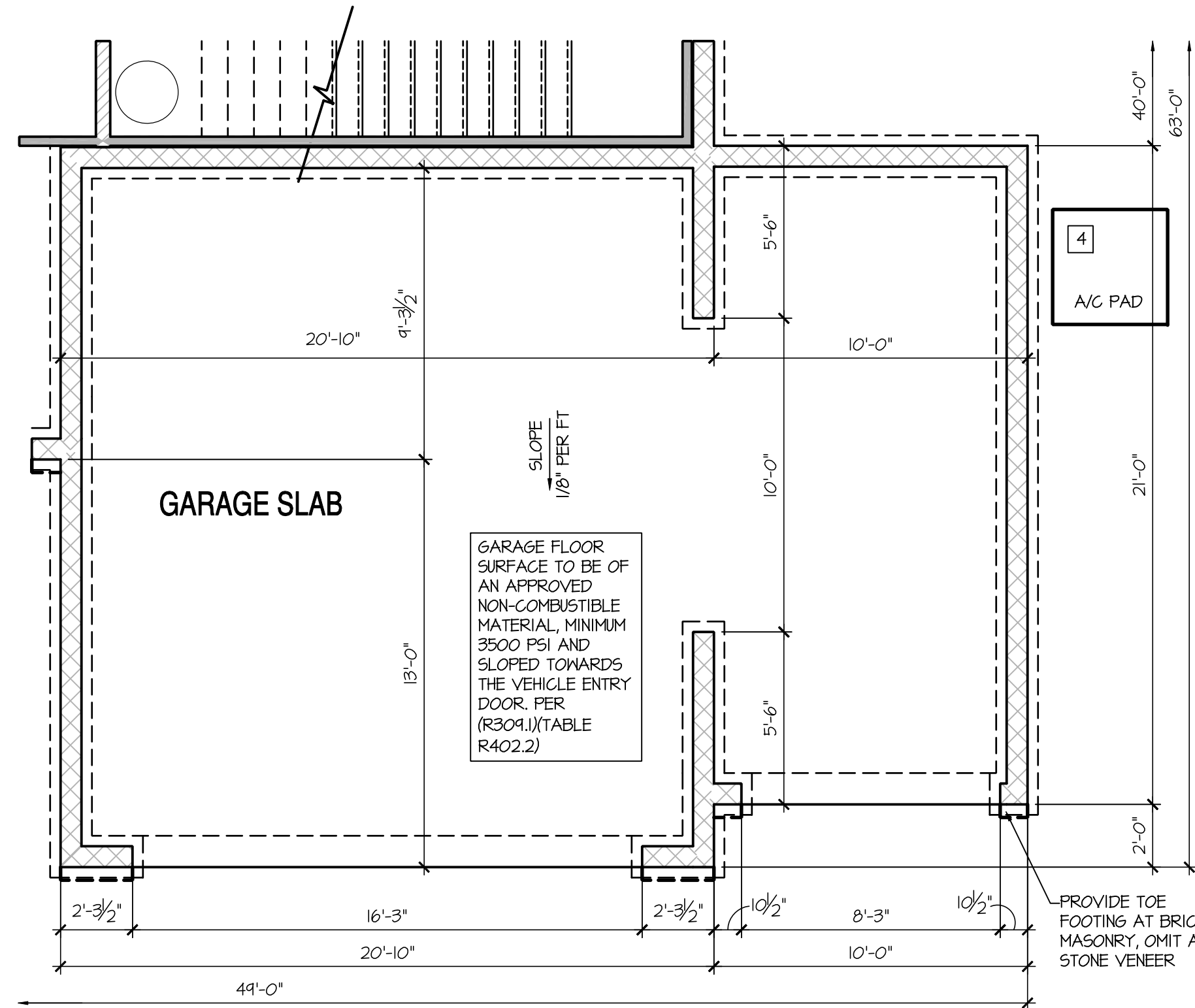
Opt Alt. Areaway

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



Opt Areaway at Basement Plan

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

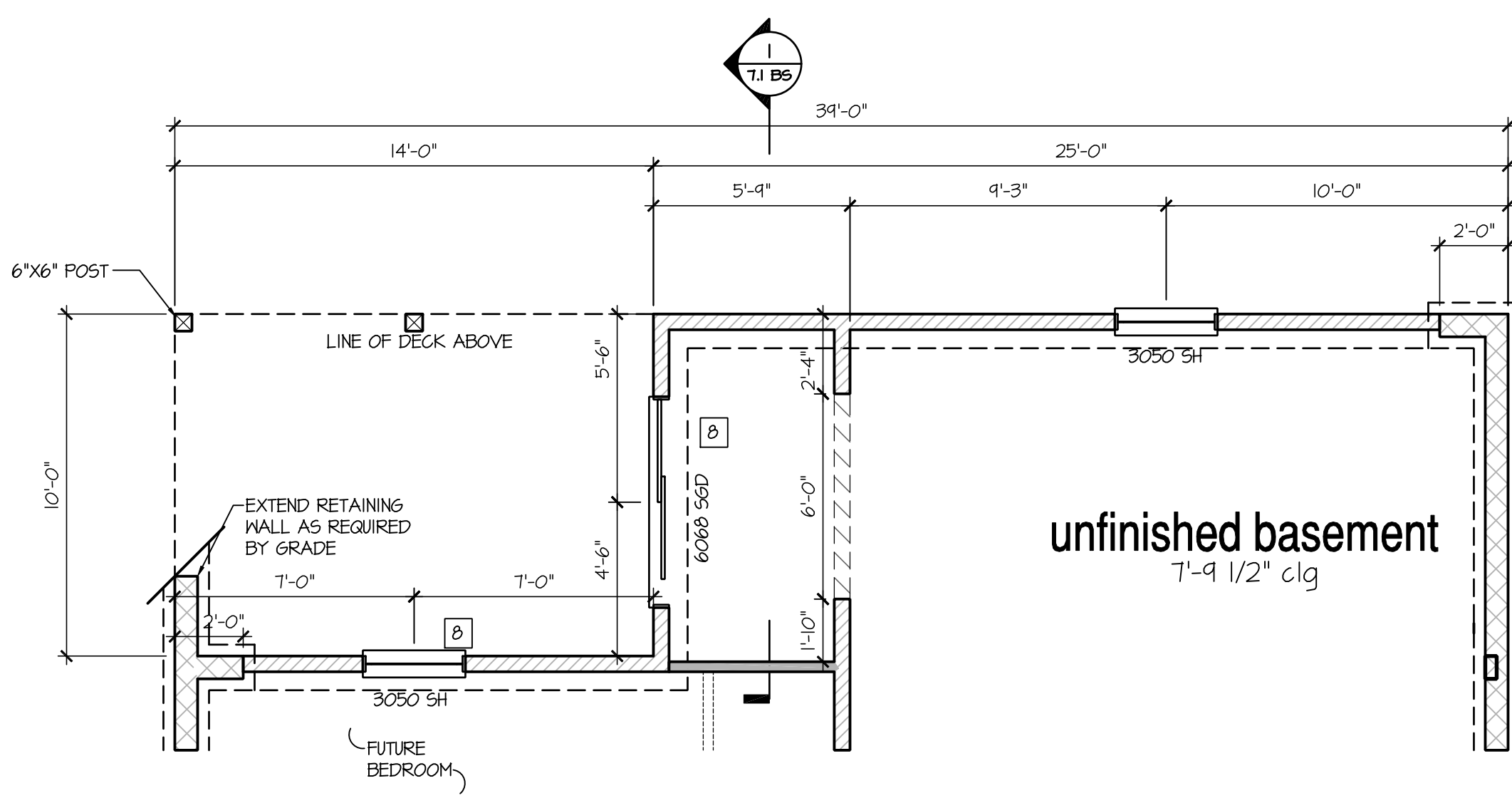


Optional 3rd Car Garage

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

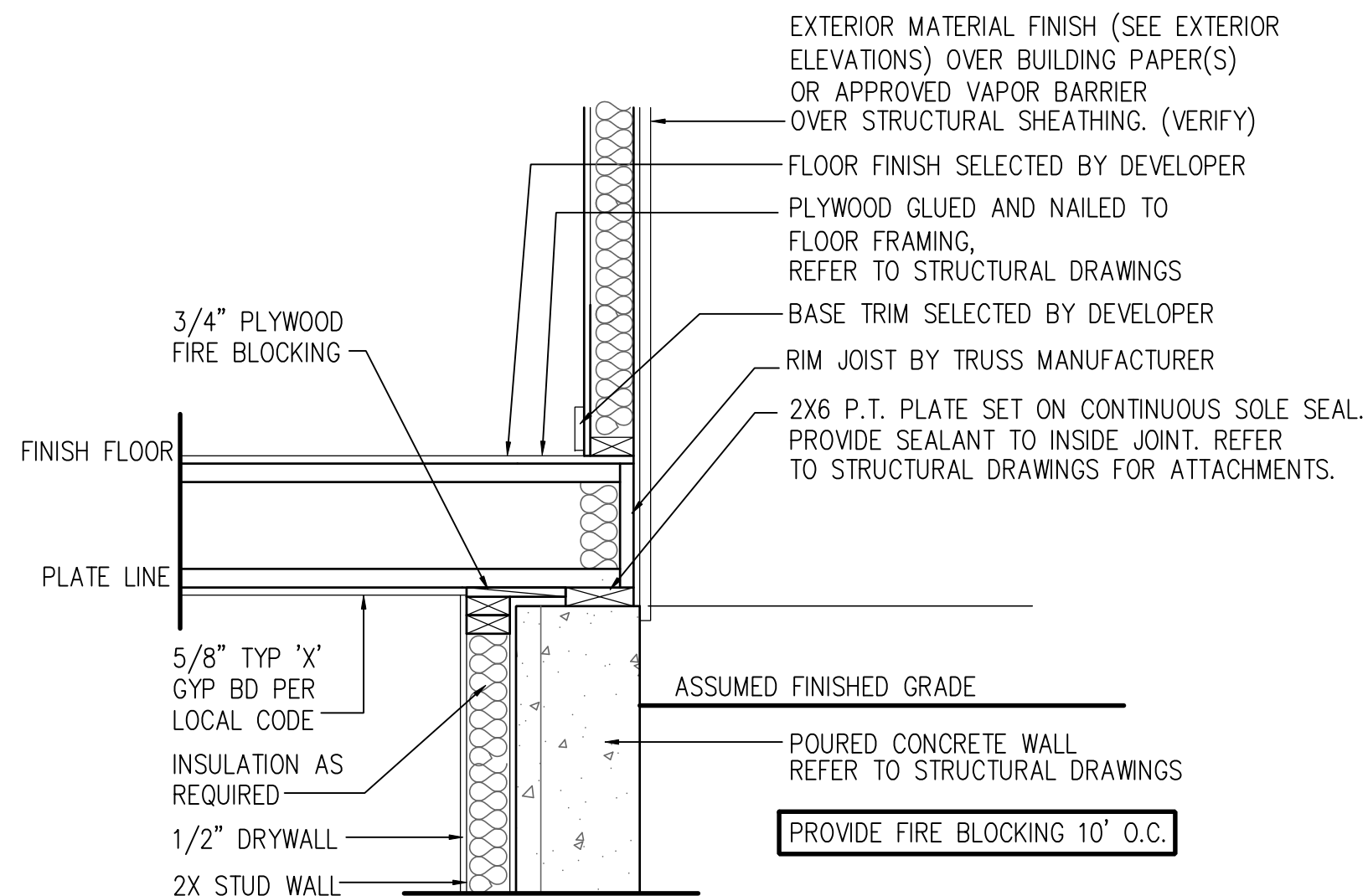
- 7'-9 1/2" STAIR NOTE:**
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY
- 9'-1" STAIR NOTE:**
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY
- 8'-9 1/2" STAIR NOTE:**
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY

BASEMENT NOTES: IRC	KEY NOTES:
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: BASEMENT = 7'-0" UNO. ON ELEVATIONS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.2) - 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 IRC SECTION R310.1.1) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	1 LINE OF SLAB ABOVE 2 LINE OF FRAMED WALL ABOVE 3 BENEATH STAIRS AND LANDINGS. 1/2" GYP/SUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1) 4 A/C CONDENSER PAD. (VERIFY) 5 SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS, VERIFY LOCATION. 6 WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION P2801.1) 7 FAN IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION IN MECHANICAL DRAWINGS 8 TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)



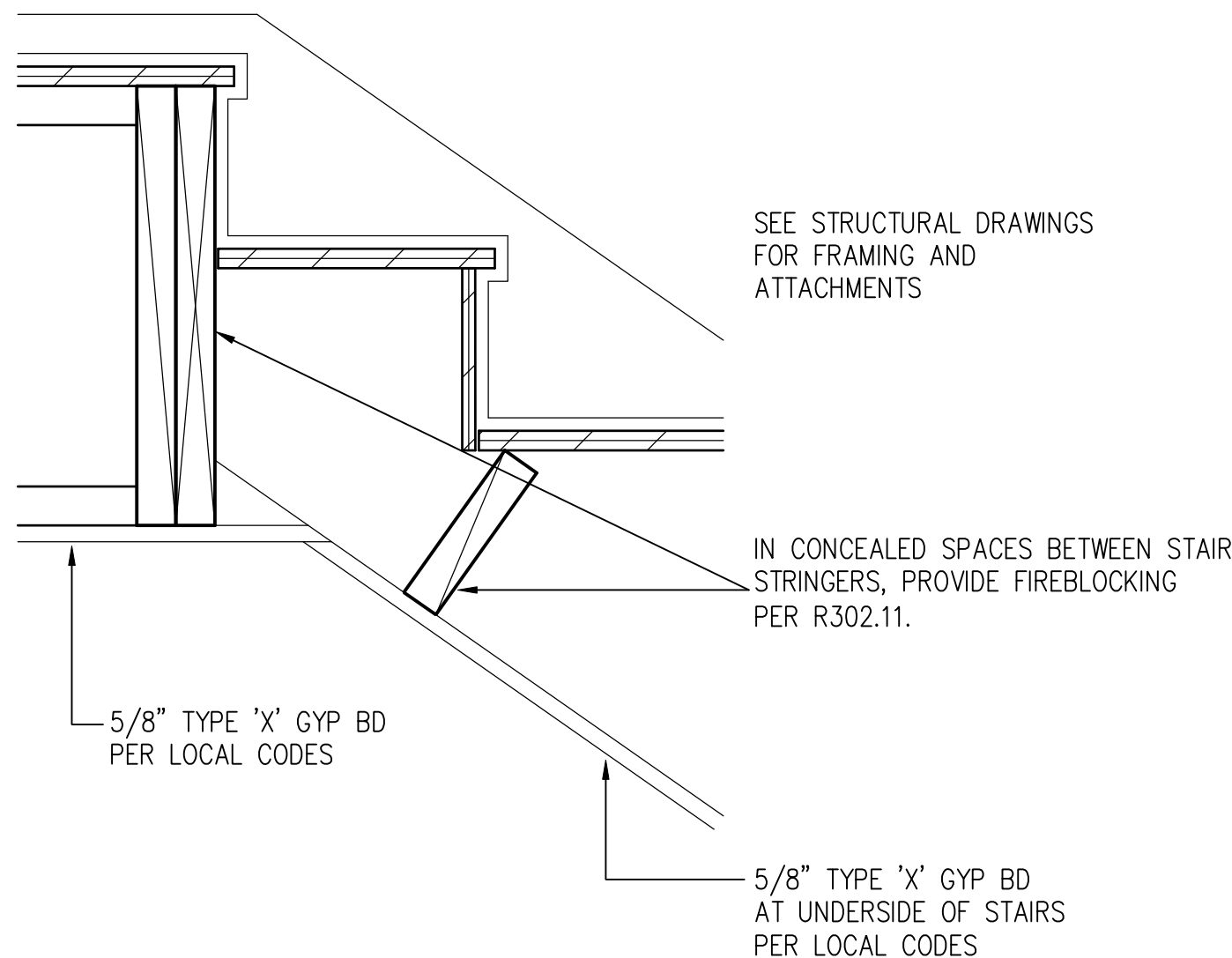
Opt Walk-Out Basement Plan

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



WALL FIRE BLOCKING DETAIL

SCALE: 1"=1'-0"
WALL SECTION BASEMENT IRC



STAIR FIRE BLOCKING DETAIL

SCALE: 1-1/2"=1'-0"
STAIR_X1

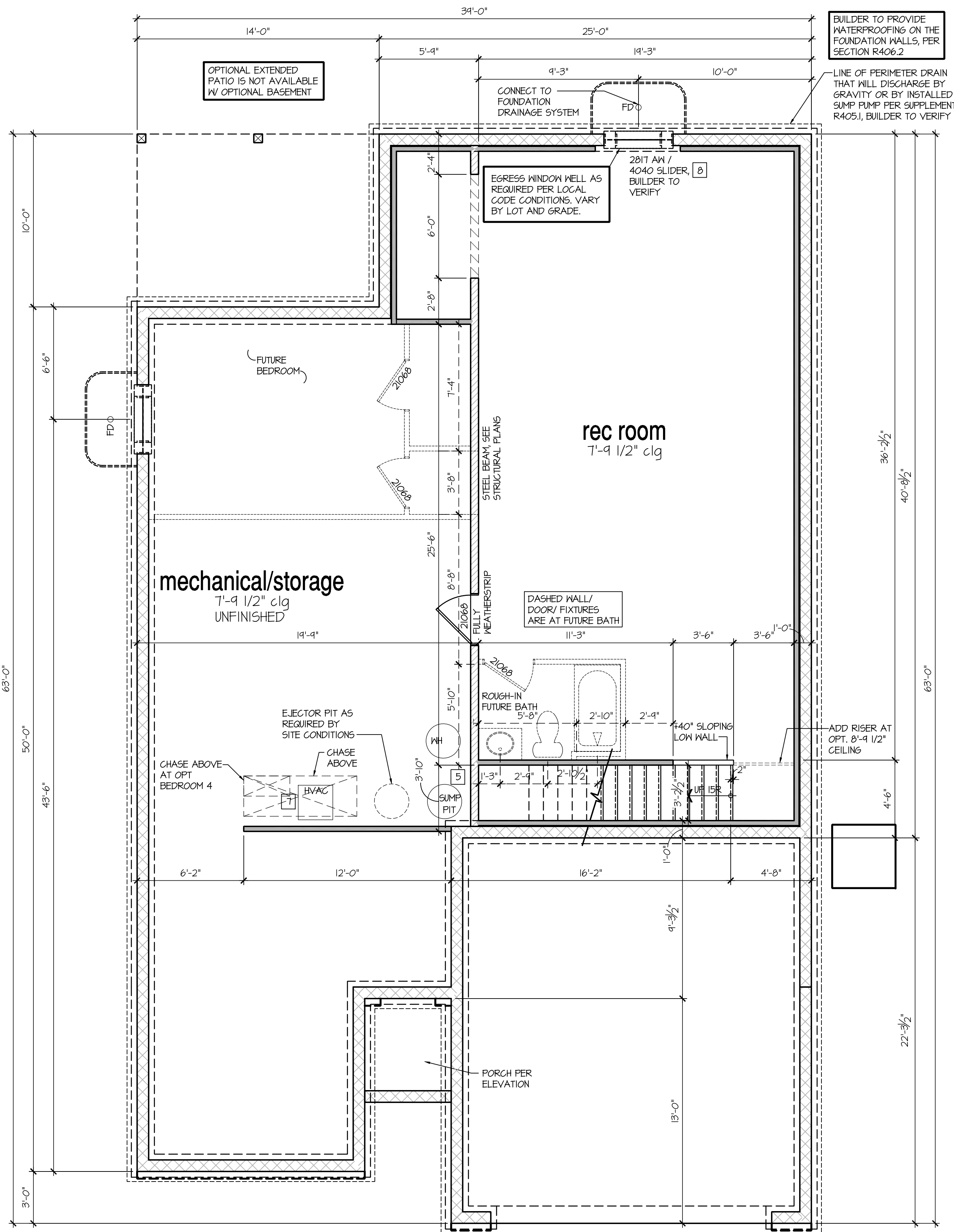
- 7'-9 1/2" STAIR NOTE:**
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR).
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY
- 9'-1" STAIR NOTE:**
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR).
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY
- 8'-9 1/2" STAIR NOTE:**
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR).
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY

BASEMENT NOTES: IRC

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" U.N.O. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- 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 IRC SECTION R310.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED
SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES:

- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 3 BENEATH STAIRS AND LANDINGS,
1/2" GYPSUM BOARD ON WALLS
AND CEILING OF ENCLOSED ACCESSIBLE
AREAS. (PER IRC SECTION R302.1)
- 4 A/C CONDENSER PAD. (VERIFY)
- 5 SUMP PIT LOCATION AS REQUIRED
BY SITE CONDITIONS, VERIFY LOCATION.
- 6 WATER HEATER AND FLOOR DRAIN.
(PER IRC SECTION F2801.1)
- 7 FAV IN STORAGE SPACE. INSTALL PER
MANUFACTURER'S WRITTEN REQUIREMENTS.
VERIFY LOCATION W/ MECHANICAL DRAWINGS
- 8 TEMPERED SAFETY GLASS.
(PER IRC SECTION R308.4)



Optional Finished Rec. Room

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A16053

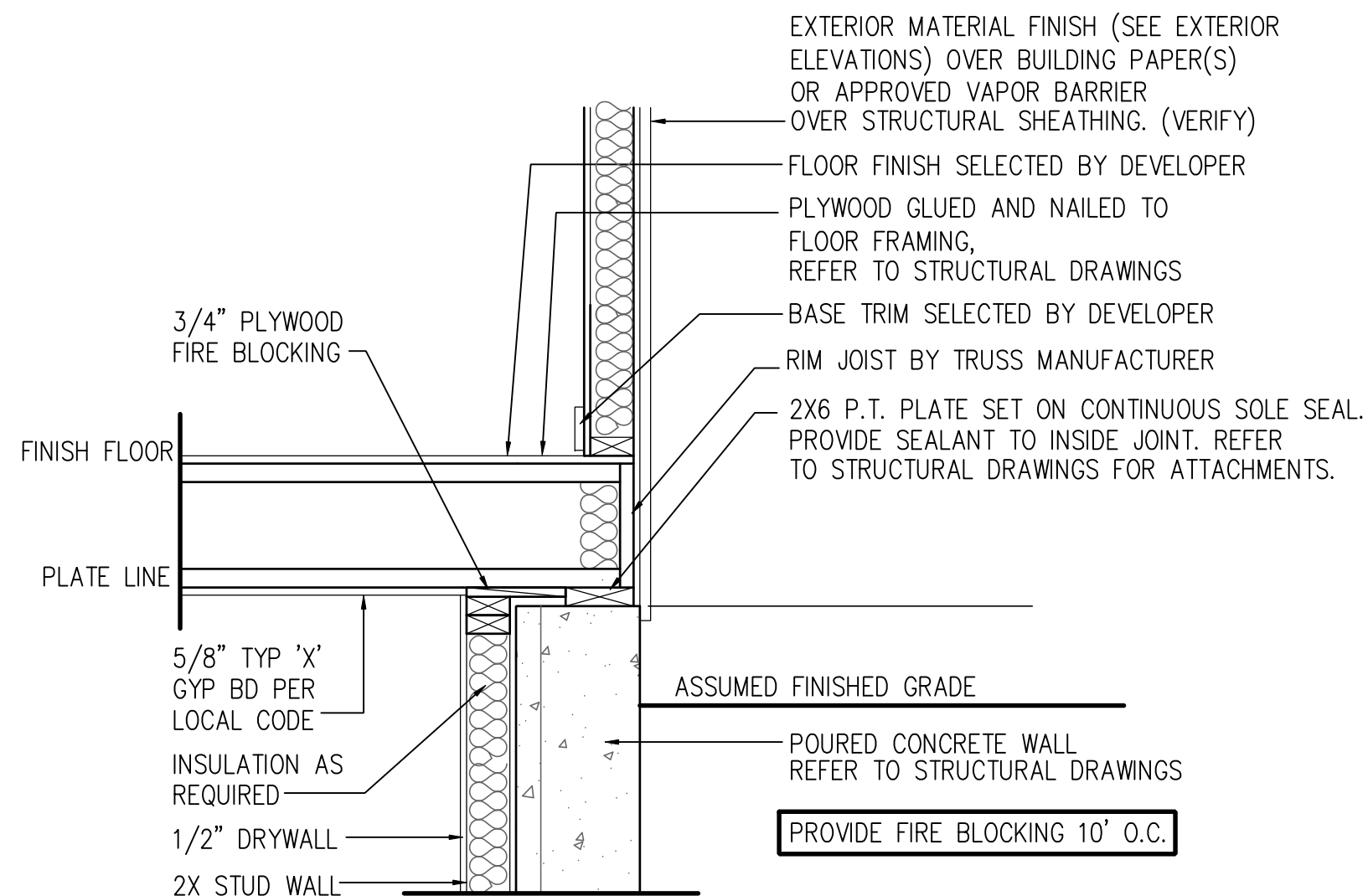
SHEET TITLE:
BASEMENT PLAN 'A'

PRINT DATE:

September 16, 2016

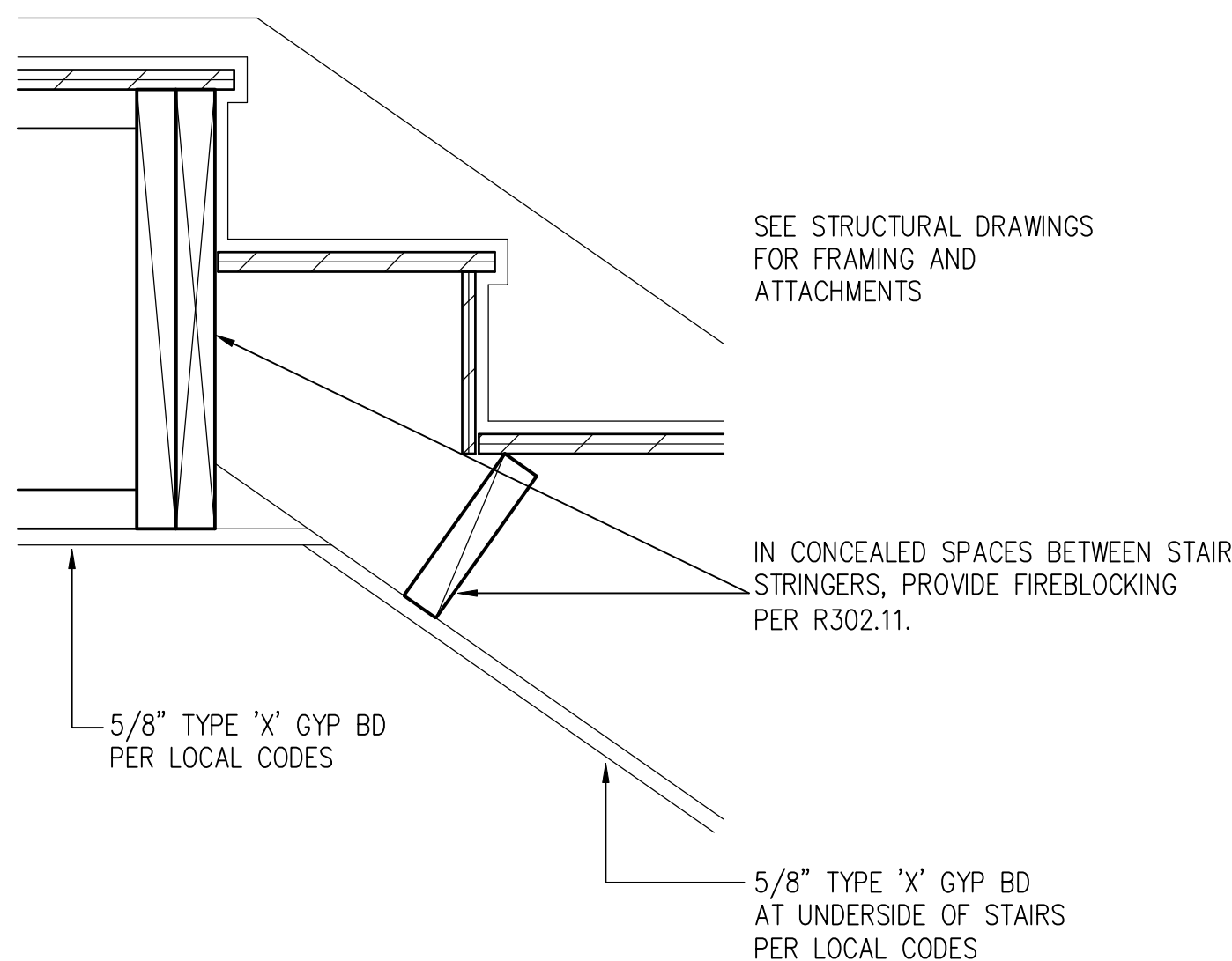
SHEET NO:

4.2 BS



WALL FIRE BLOCKING DETAIL

SCALE: 1"=1'-0"
WALL SECTION BASEMENT IRC



STAIR FIRE BLOCKING DETAIL

SCALE: 1-1/2"=1'-0"
STAIR_X1

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL RISE VERIFY

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
11 RISERS AT +/- 1.40" = 125 3/4" TOTAL RISE VERIFY

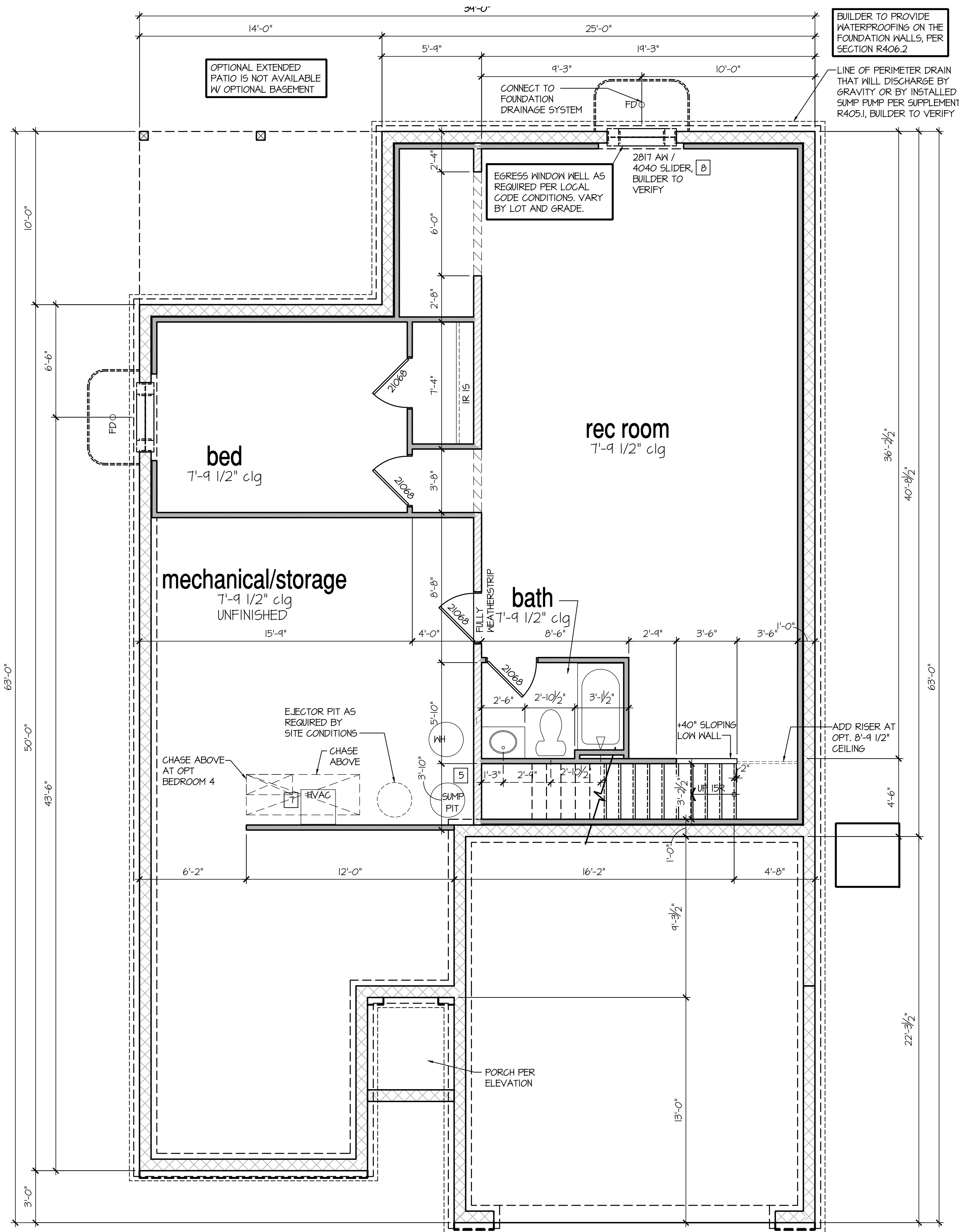
8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.52" = 120 1/4" TOTAL RISE VERIFY

BASEMENT NOTES: IRC

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" U.N.O. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- 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 IRC SECTION R310.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES:

- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 3 BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
- 4 A/C CONDENSER PAD. (VERIFY)
- 5 SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS, VERIFY LOCATION.
- 6 WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION F2801.1)
- 7 FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS
- 8 TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)



Optional Finished Rec Room, Bedroom, & Bath

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

NO.	DATE:	REVISION:
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04.18.23

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A16053

SHEET TITLE:
BASEMENT PLAN 'A'

PRINT DATE:
September 16, 2016

SHEET NO:
4.3 BS

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

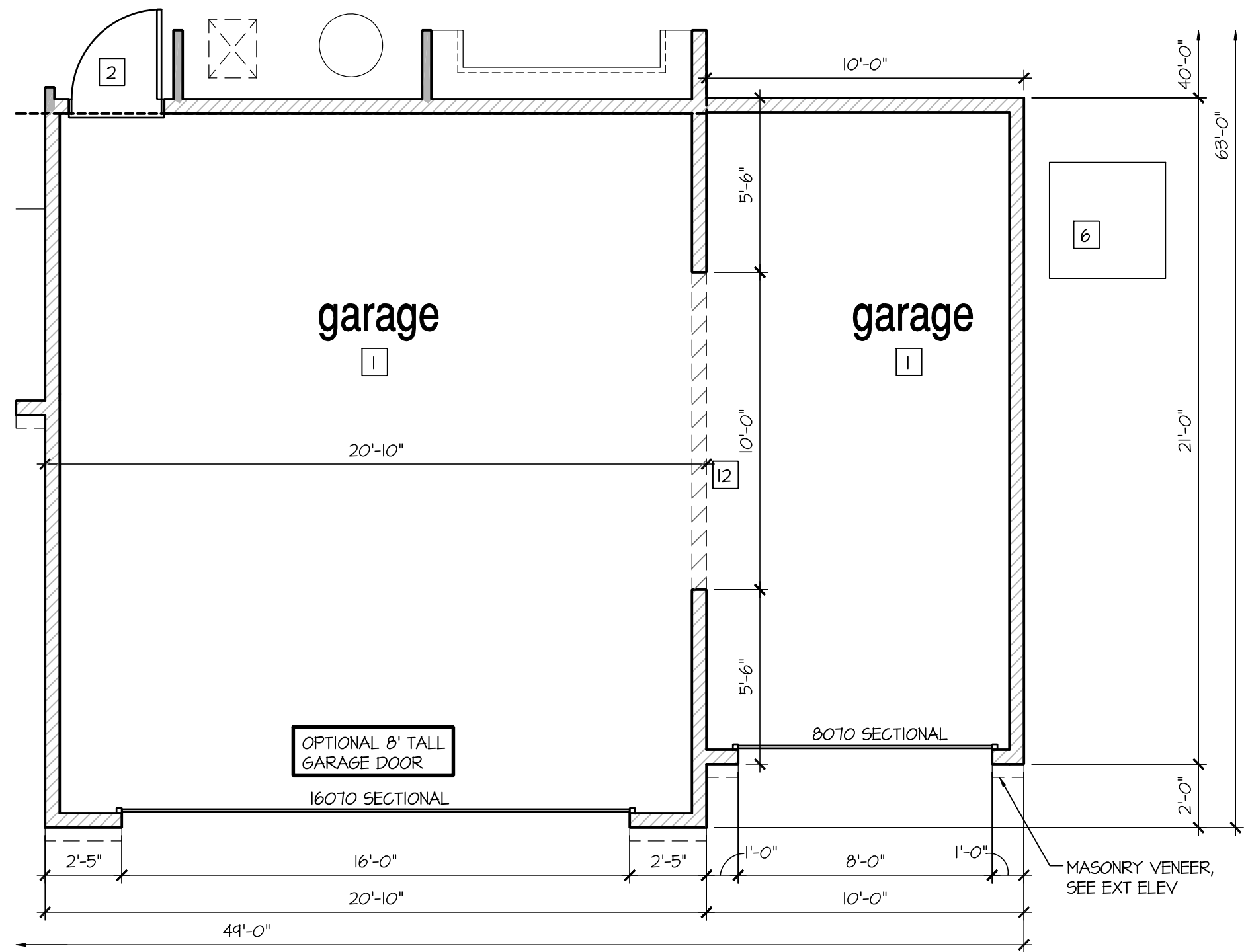
KEY NOTES: IRC

- 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 IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.1)
 - BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
 - MEPS
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - NA

- 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 IRC SECTION M305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
TYPICALS:
- TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
- NA
- HALF WALL, HEIGHT AS NOTED.
- INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
BATHS:
- ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
- 30"x60" TUB/SHOWER PAN
- SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
- ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
- KITCHEN:
- 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 8" GAS COOKTOP AND HOOD. 1/4" TOTAL RISE PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ELECTRIC OVEN WITH MICROWAVE OVEN

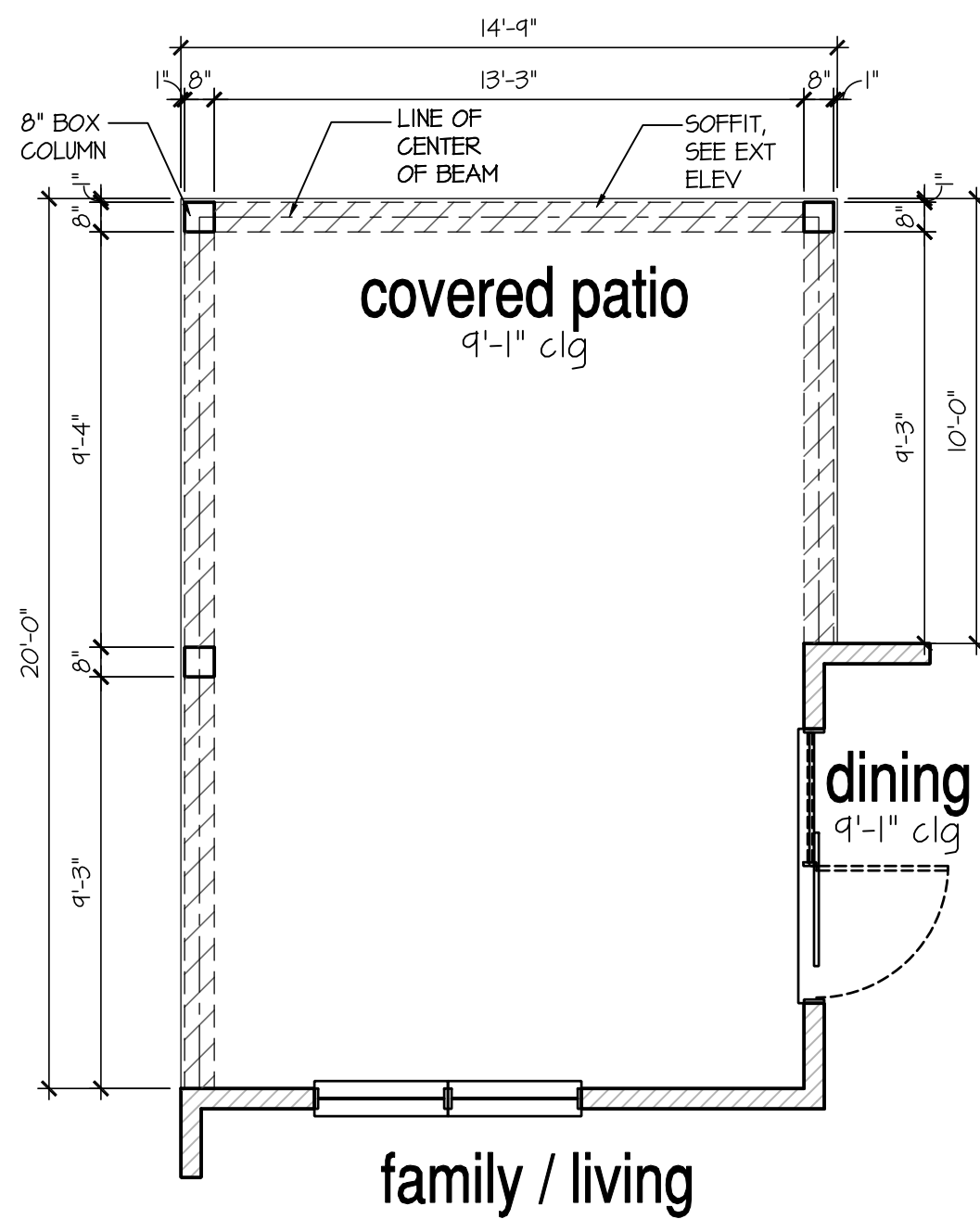
9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR).
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL RISE. VERIFY

EXTERIOR WALLS ARE TO BE 2X6 24" O.C., UNLESS OTHERWISE NOTED ON THE STRUCTURAL PLANS



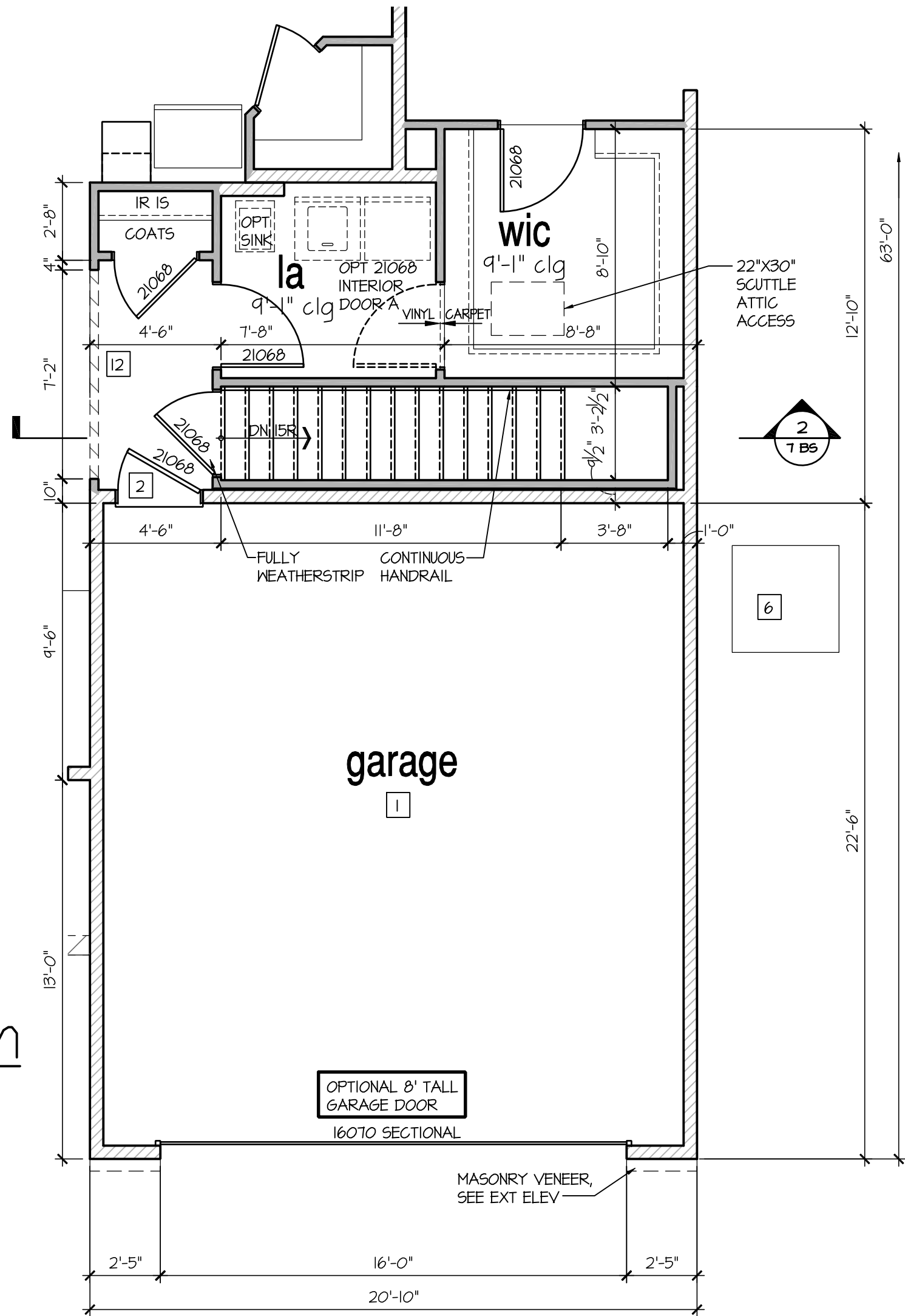
Optional 3rd Car Garage

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



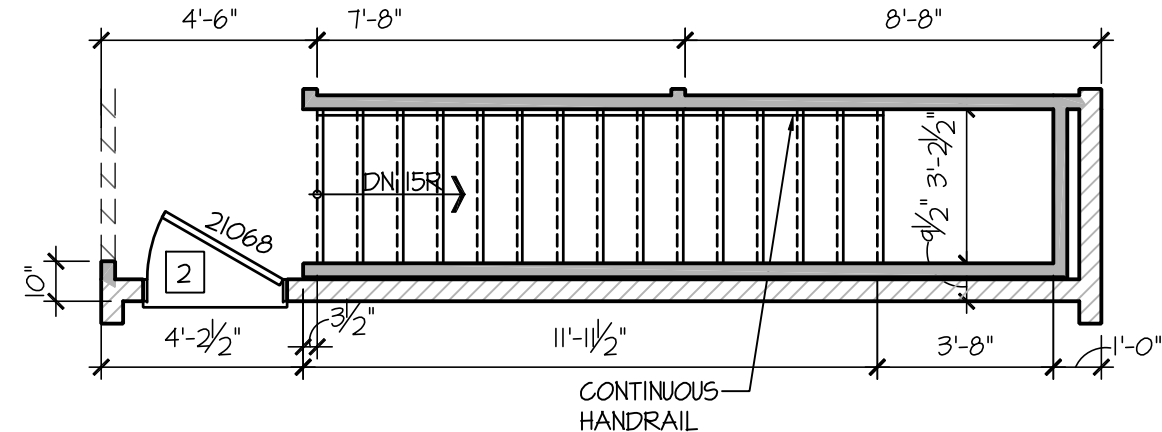
Opt Extended Covered Porch

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



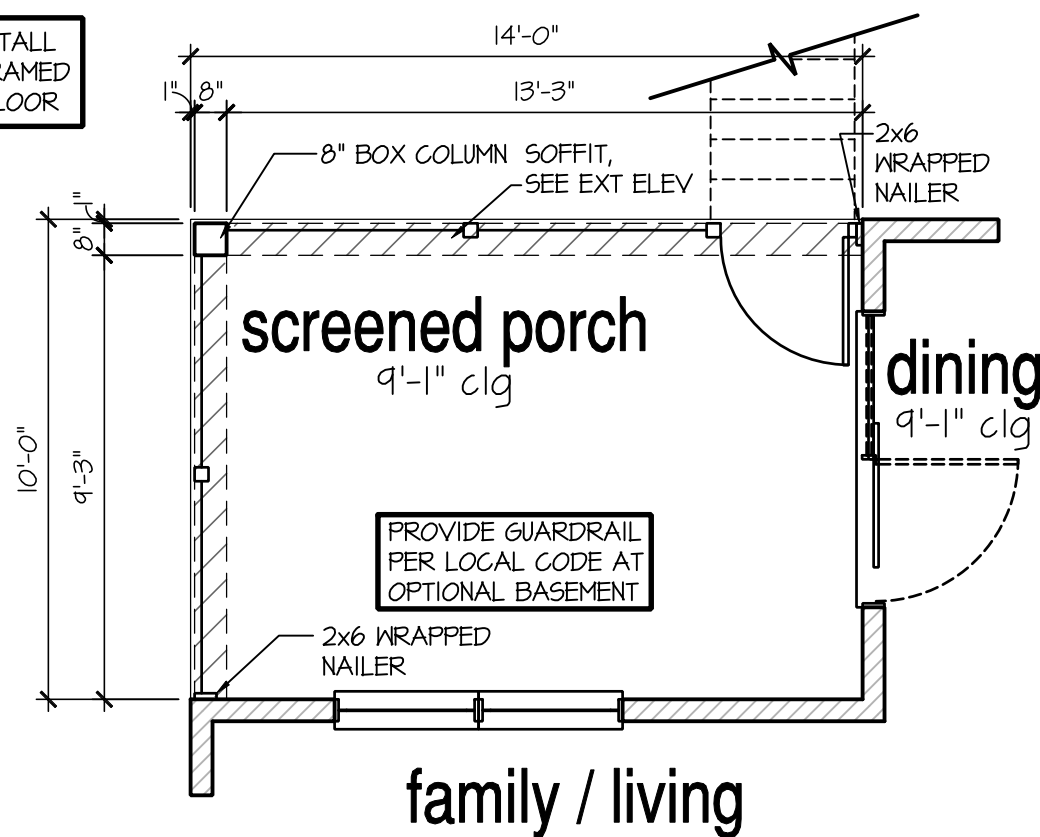
Opt Stairs to Basement

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



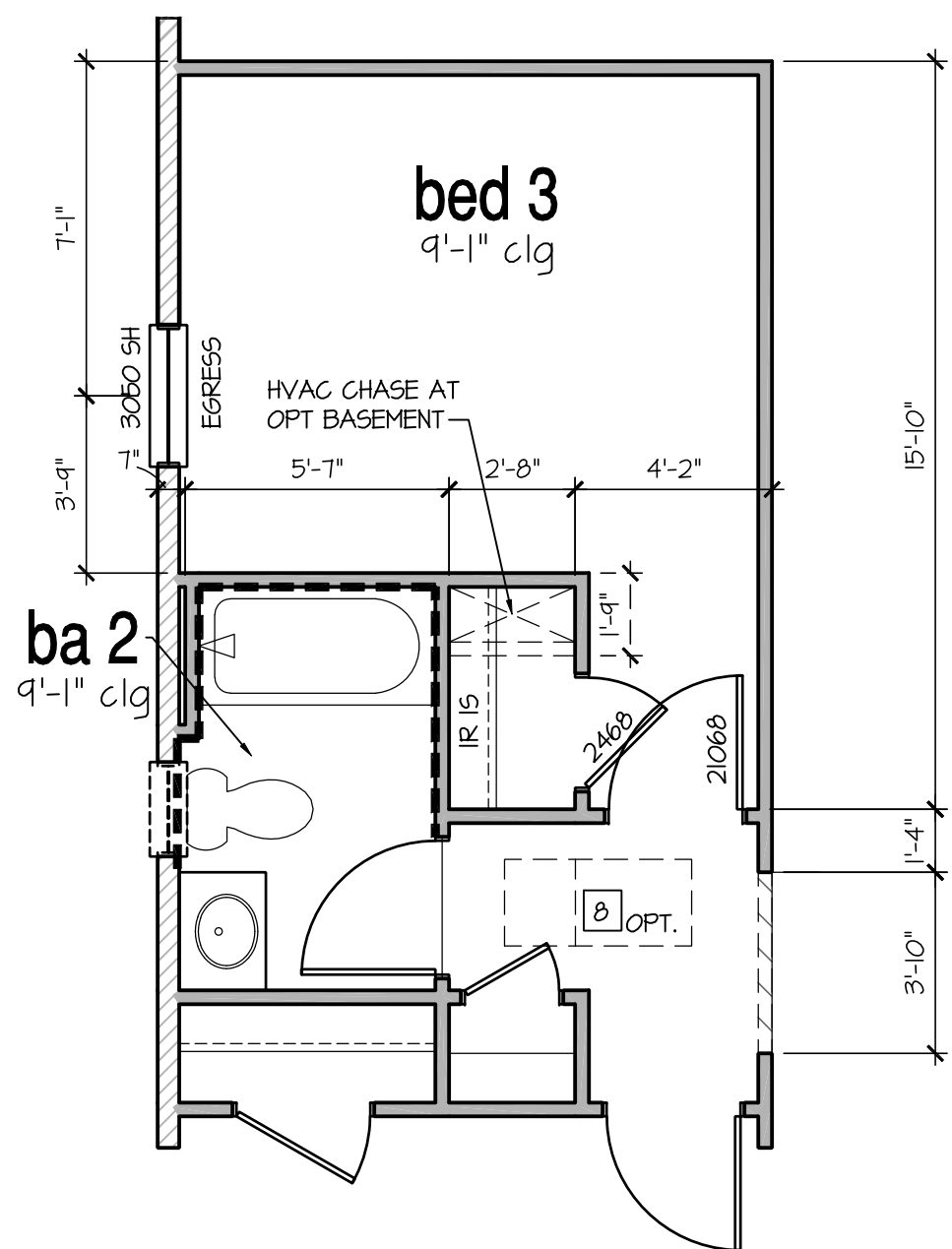
Stairs at Opt. Finished Basement

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



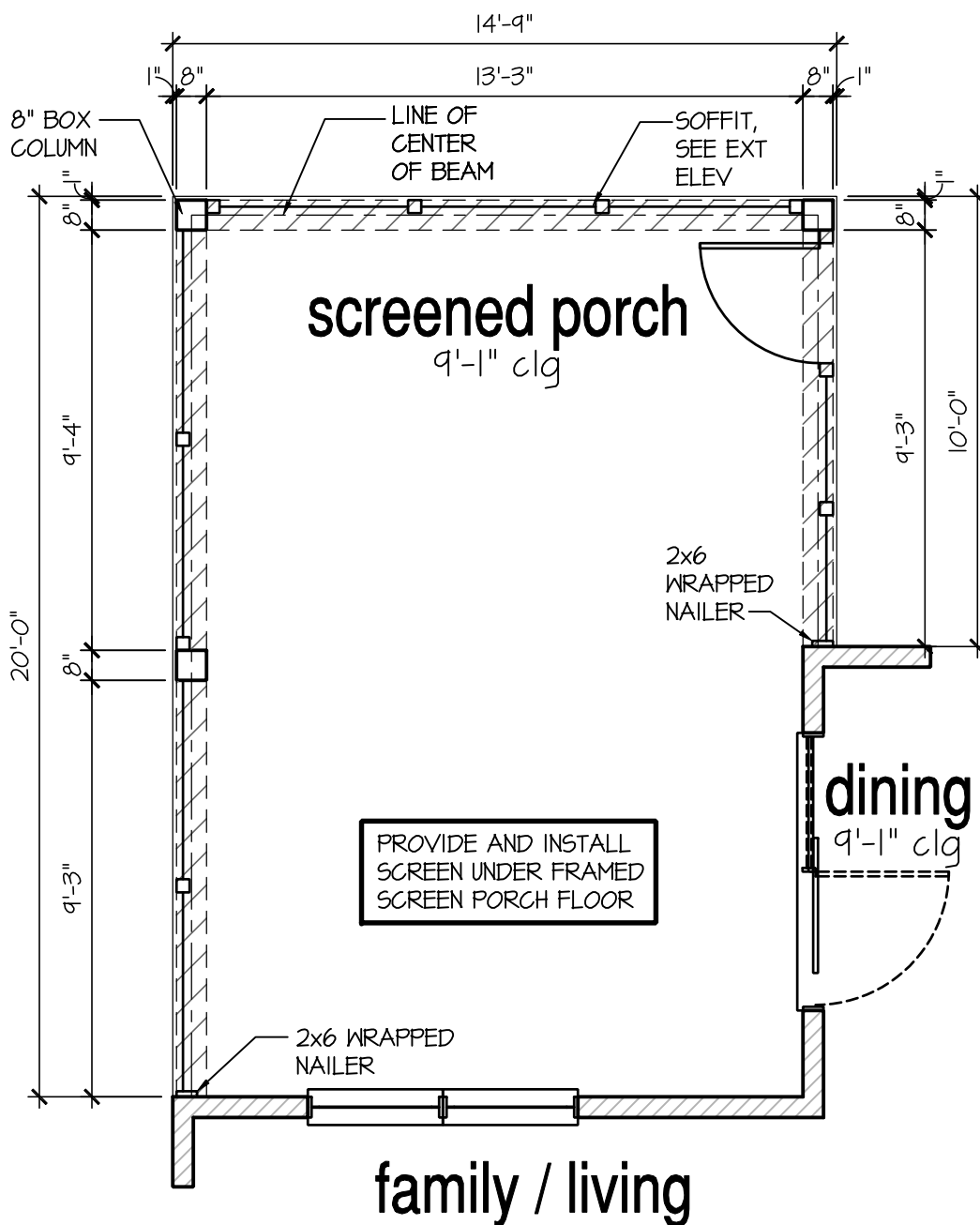
Opt Screened Porch

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



Opt Bedroom 3

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



Opt Screened Porch At Extended Covered Porch

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
1ST FLOOR PLAN OPTIONS

PRINT DATE:
September 16, 2016

SHEET NO:

5.1

NO.	DATE:	REVISION:
△	04.18.23	



PROJECT TITLE:
**40' Series
Active Adult
Bristol
'F401'**

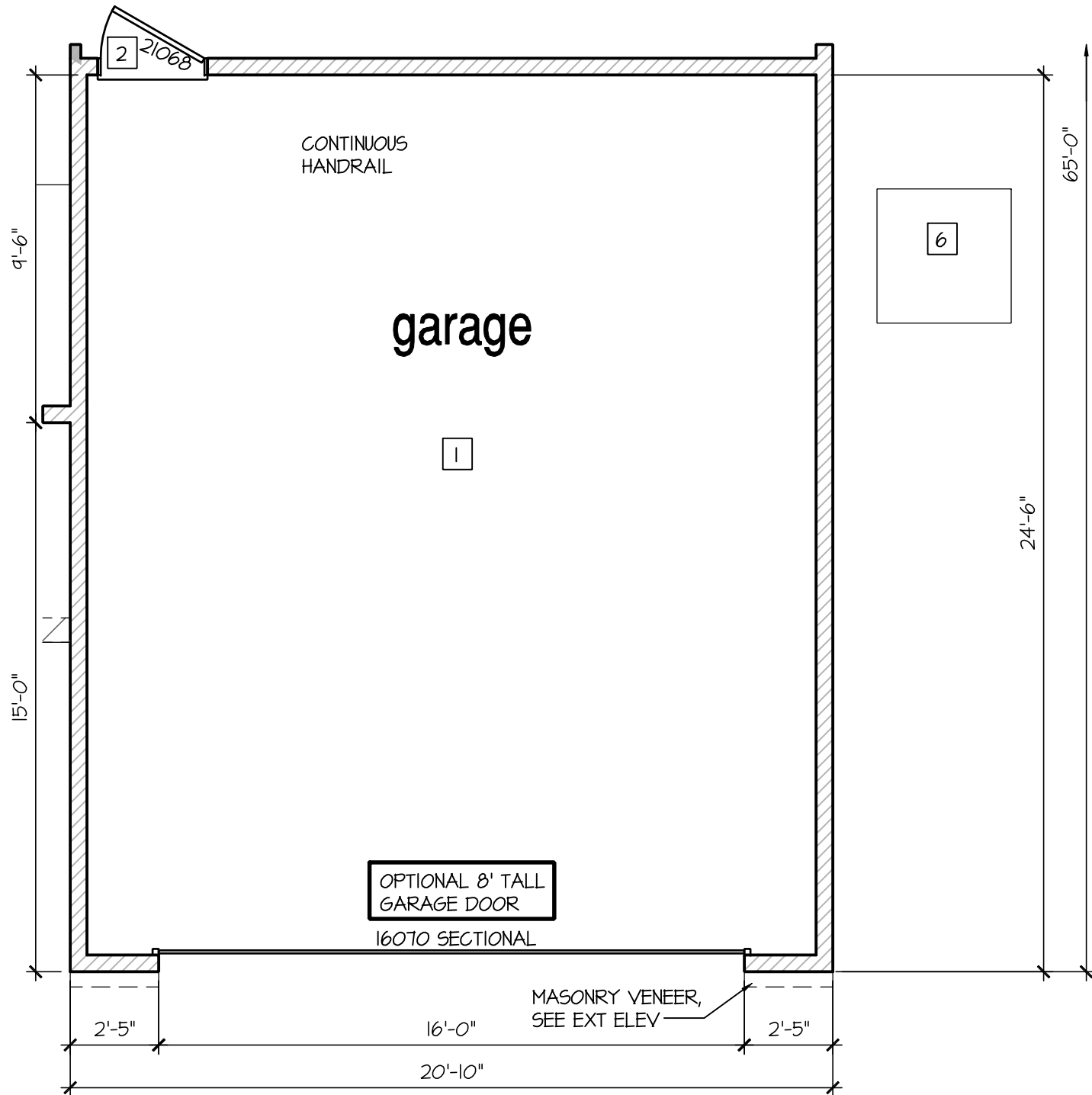
**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
2ND FLOOR PLAN OPTIONS

PRINT DATE:
September 16, 2016

SHEET NO:
5.2



Opt 2' Garage Ext.

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

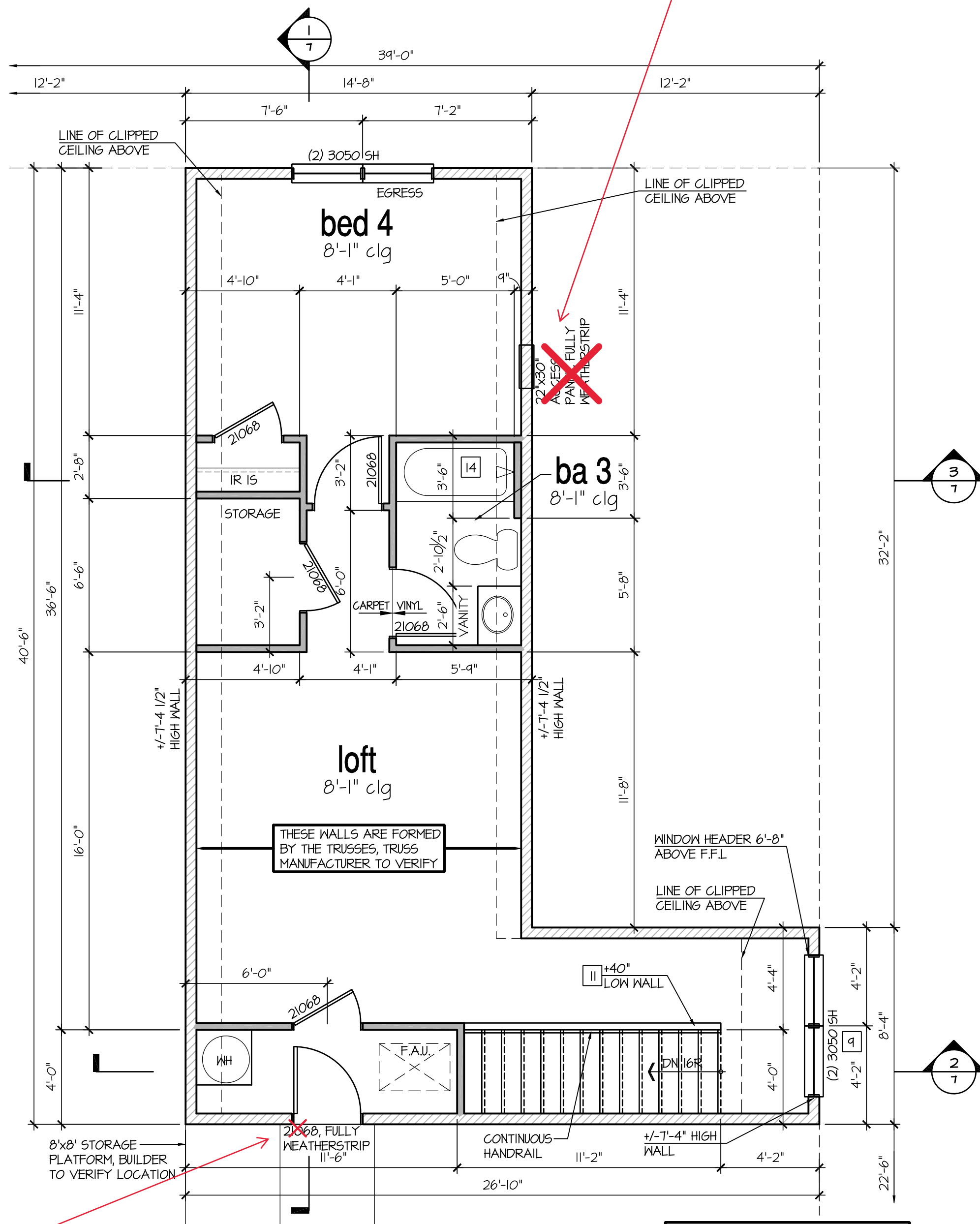
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

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: IRC

- 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 IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION, PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR IV, SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
MEPS
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
- [5] N/A
- [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 IRC SECTION M305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
TYPICALS:
- [4] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
- [0] N/A
- [11] HALF WALL, HEIGHT AS NOTED.
- [12] INTERIOR SOFFITS: FFL = 8'-4" U.N.O. SFL = 7'-6" U.N.O.
- BATHS:**
- [13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
- [14] 30"x60" TUB/SHOWER PAN
- [5] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
- [6] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
- KITCHEN:**
- [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [18] 30" GAS COOKTOP AND HOOD, VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [14] ELECTRIC OVEN WITH MICROWAVE OVEN.

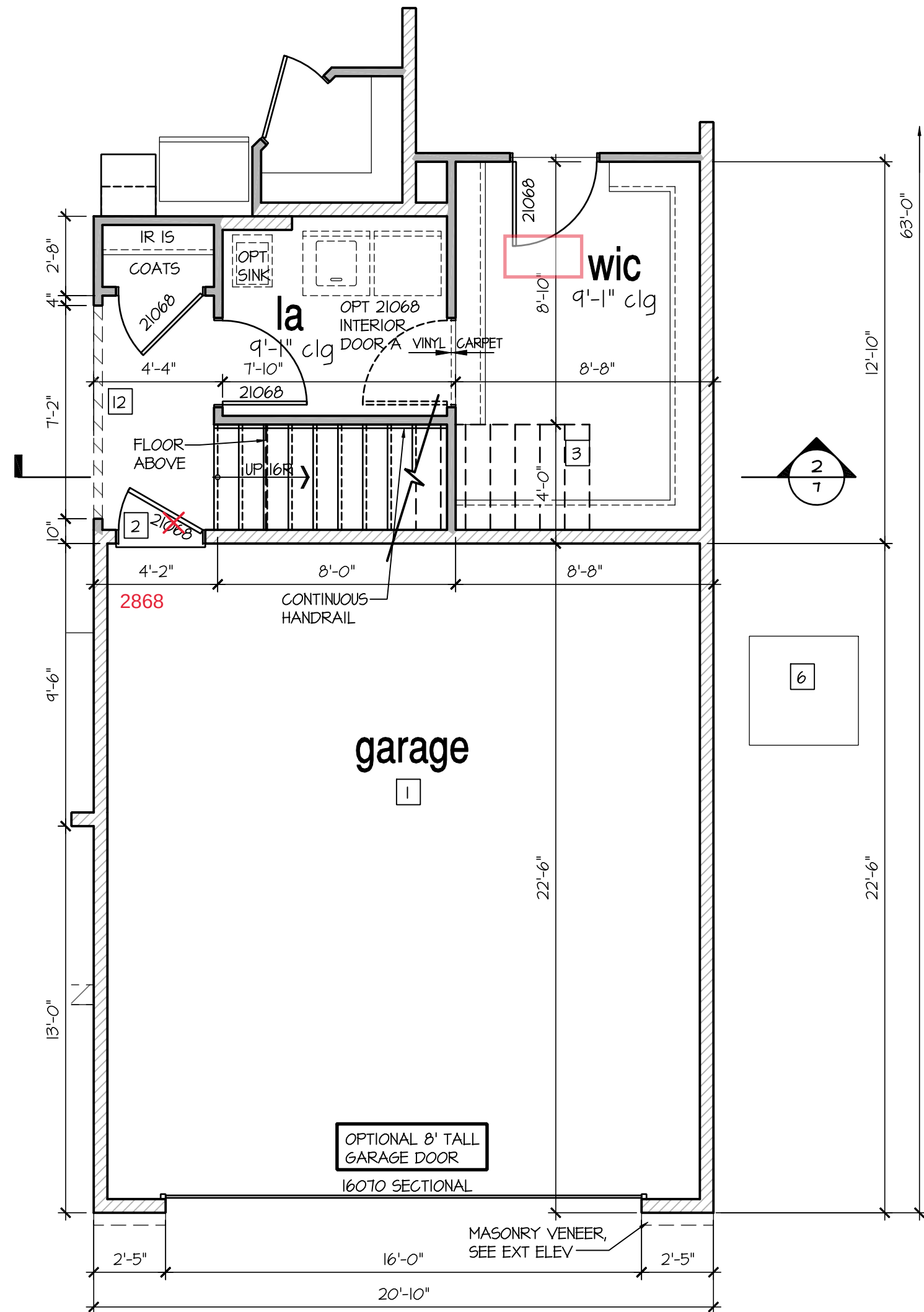


Optional Walk-Up Attic

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

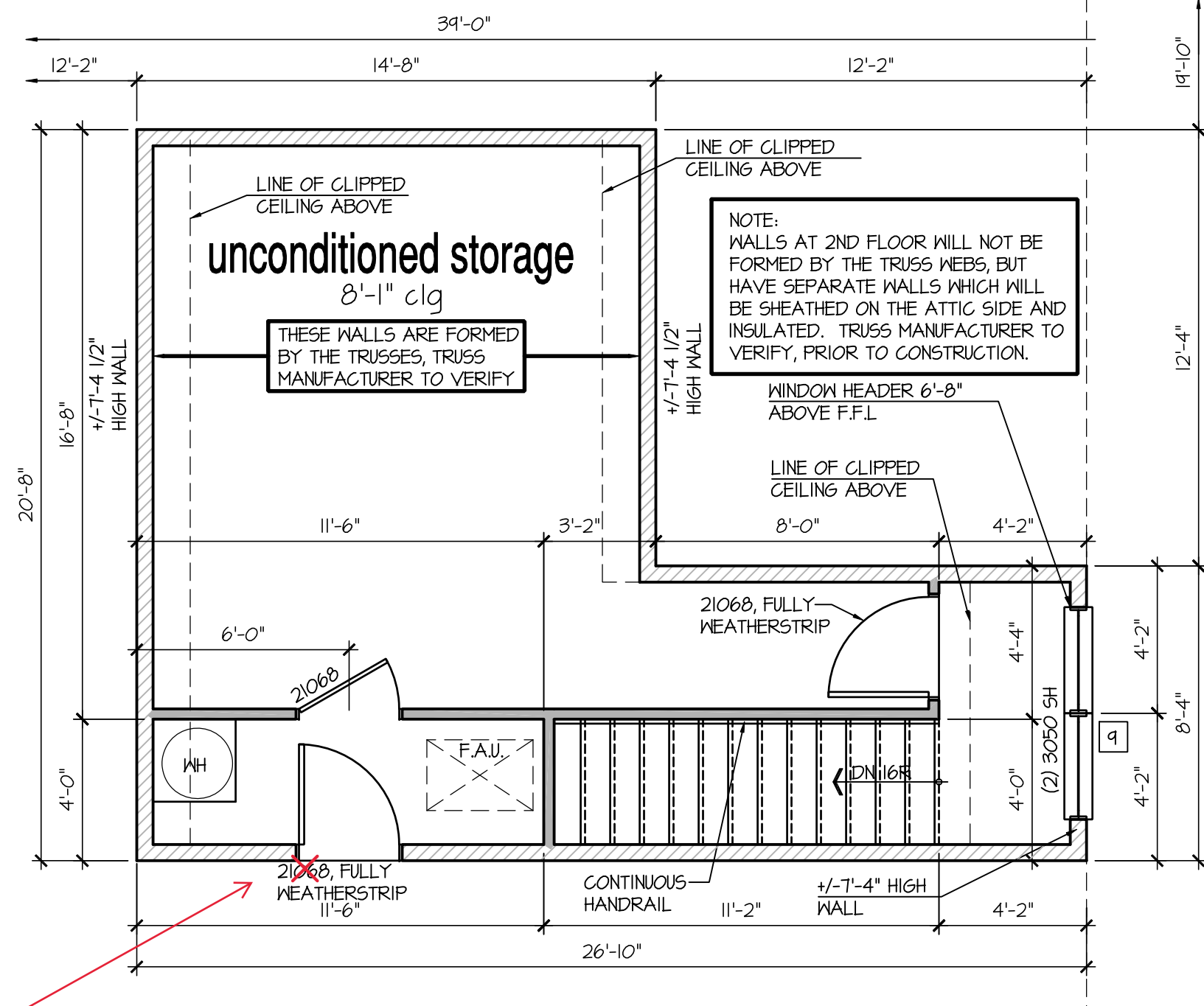
Change from
21068 to 2868
exterior door

NOTE:
WALLS AT 2ND FLOOR WILL NOT BE FORMED BY THE TRUSS WEBS, BUT HAVE SEPARATE WALLS WHICH WILL BE SHEATHED ON THE ATTIC SIDE AND INSULATED. TRUSS MANUFACTURER TO VERIFY, PRIOR TO CONSTRUCTION.



Opt Stairs to Second Floor

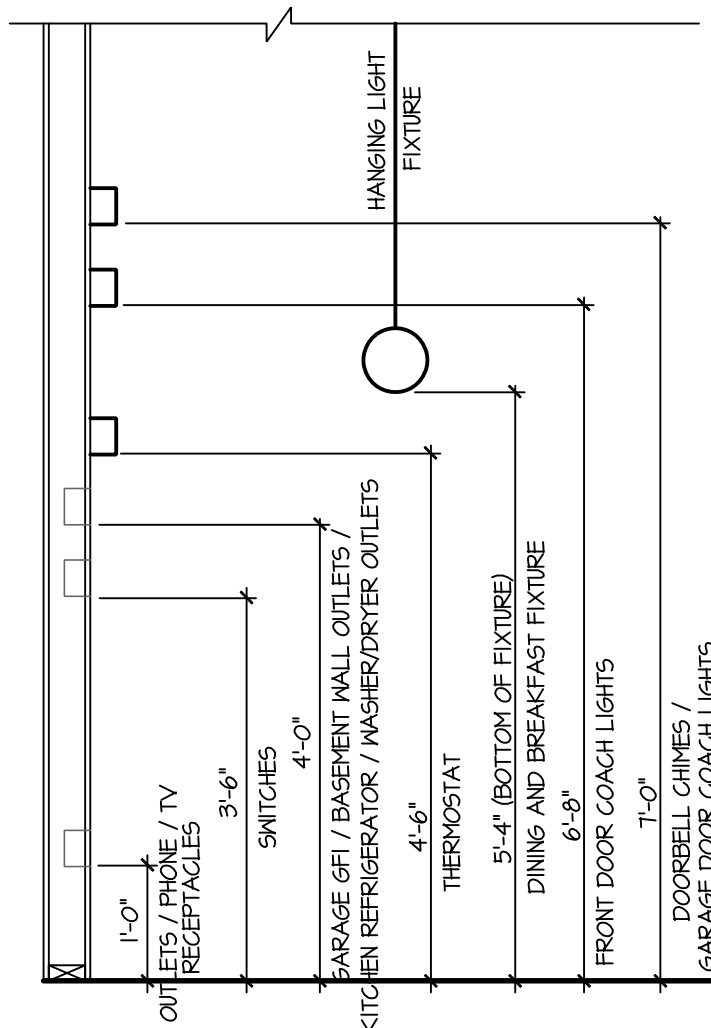
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



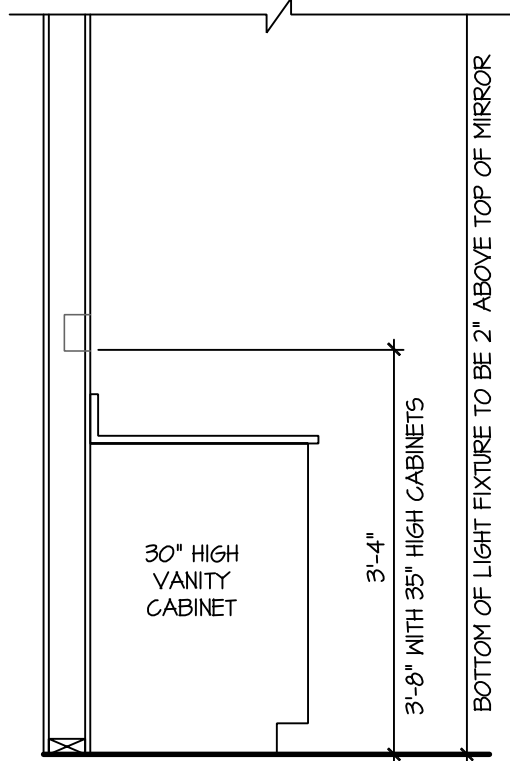
Opt. Unconditioned Storage

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

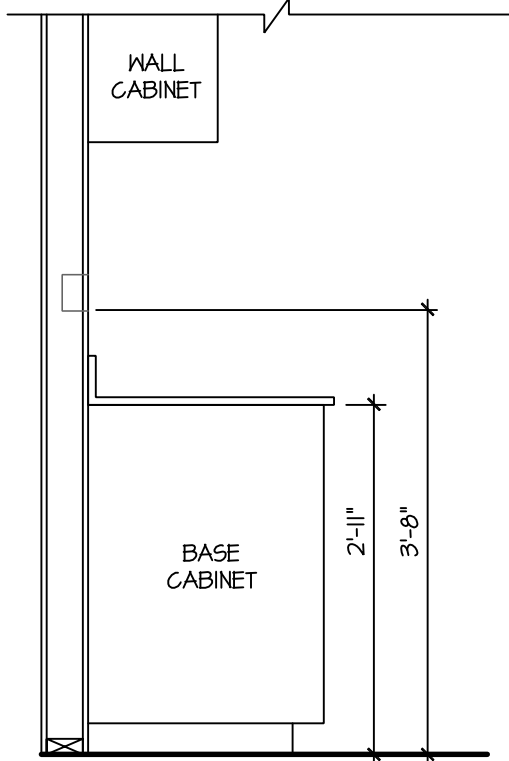
Change from
21068 to 2868
exterior door



STANDARD ELECTRICAL BOX HEIGHTS



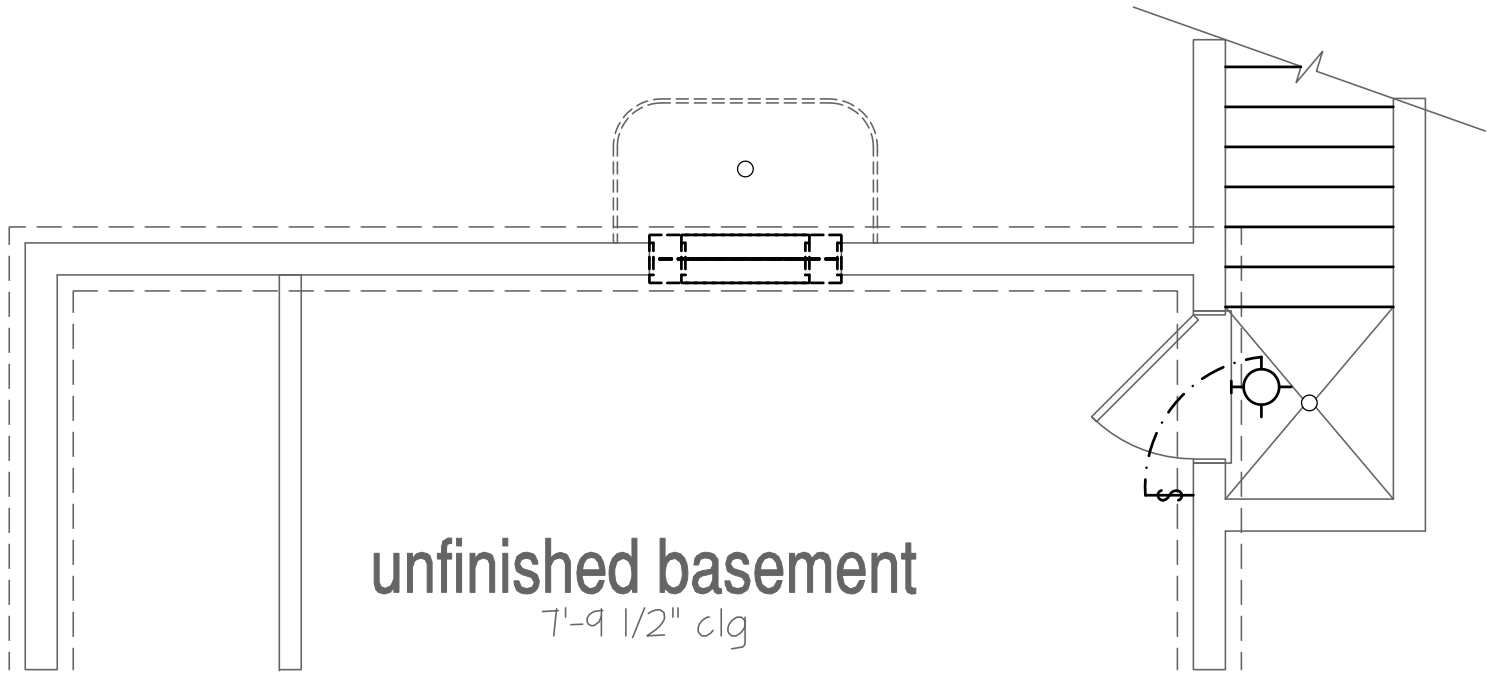
SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

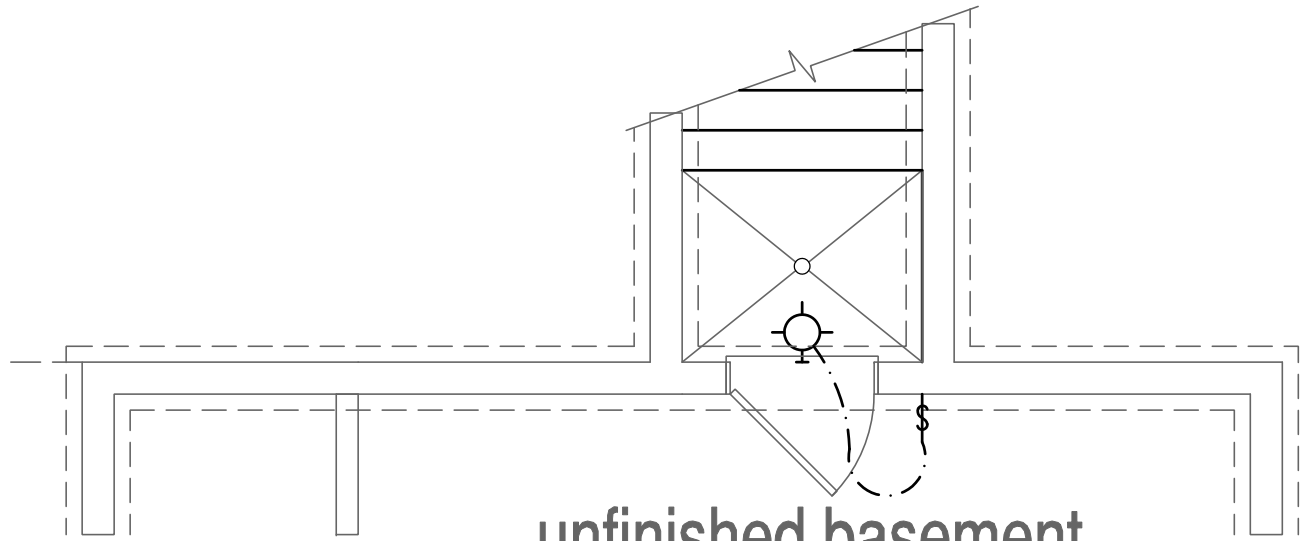
- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 - FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		FLUORESCENT LIGHT FIXTURE
	WALL SWITCH		TECH HUB SYSTEM
	THREE-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	FOUR-WAY SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	CHIMES		GAS SUPPLY WITH VALVE
	PUSHBUTTON SWITCH		HOSE BIBB
	110V SMOKE DETECTOR w/ BATTERY BACKUP		1/4" WATER STUB OUT
	CO2 DETECTOR		WALL SCONCE
	THERMOSTAT		
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



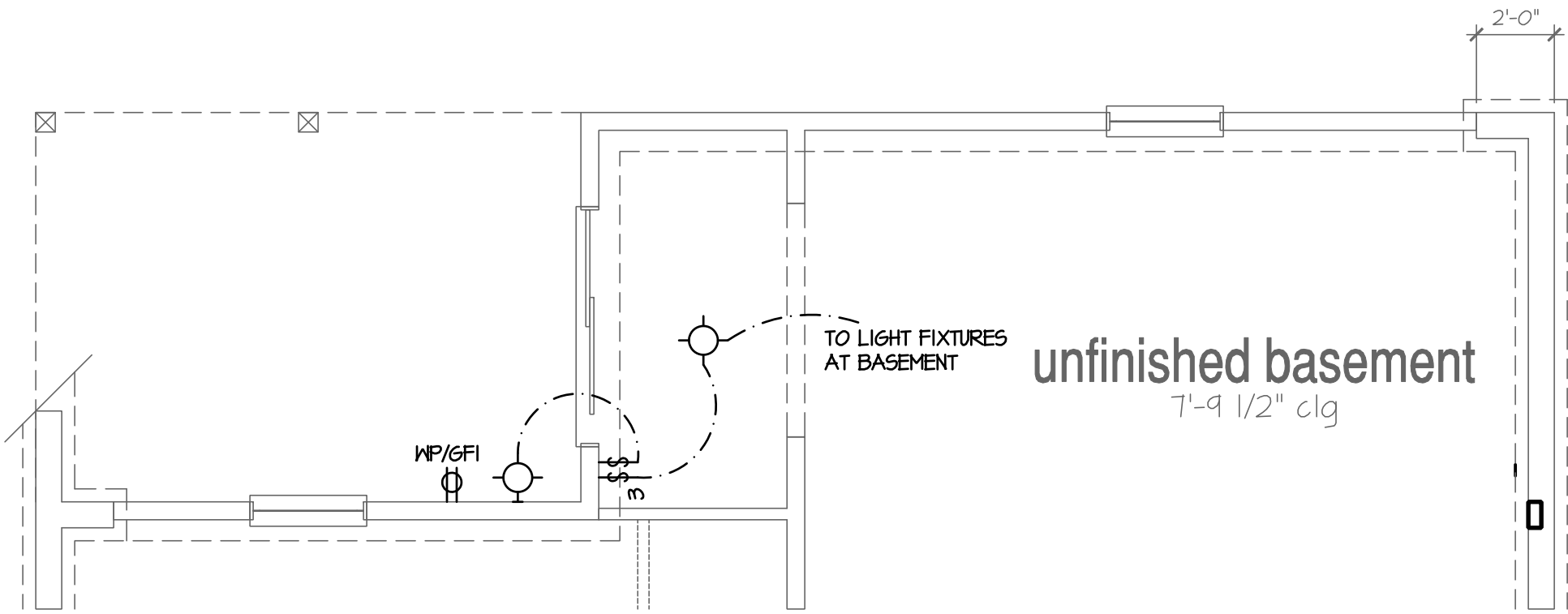
Opt Alt. Areaway

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



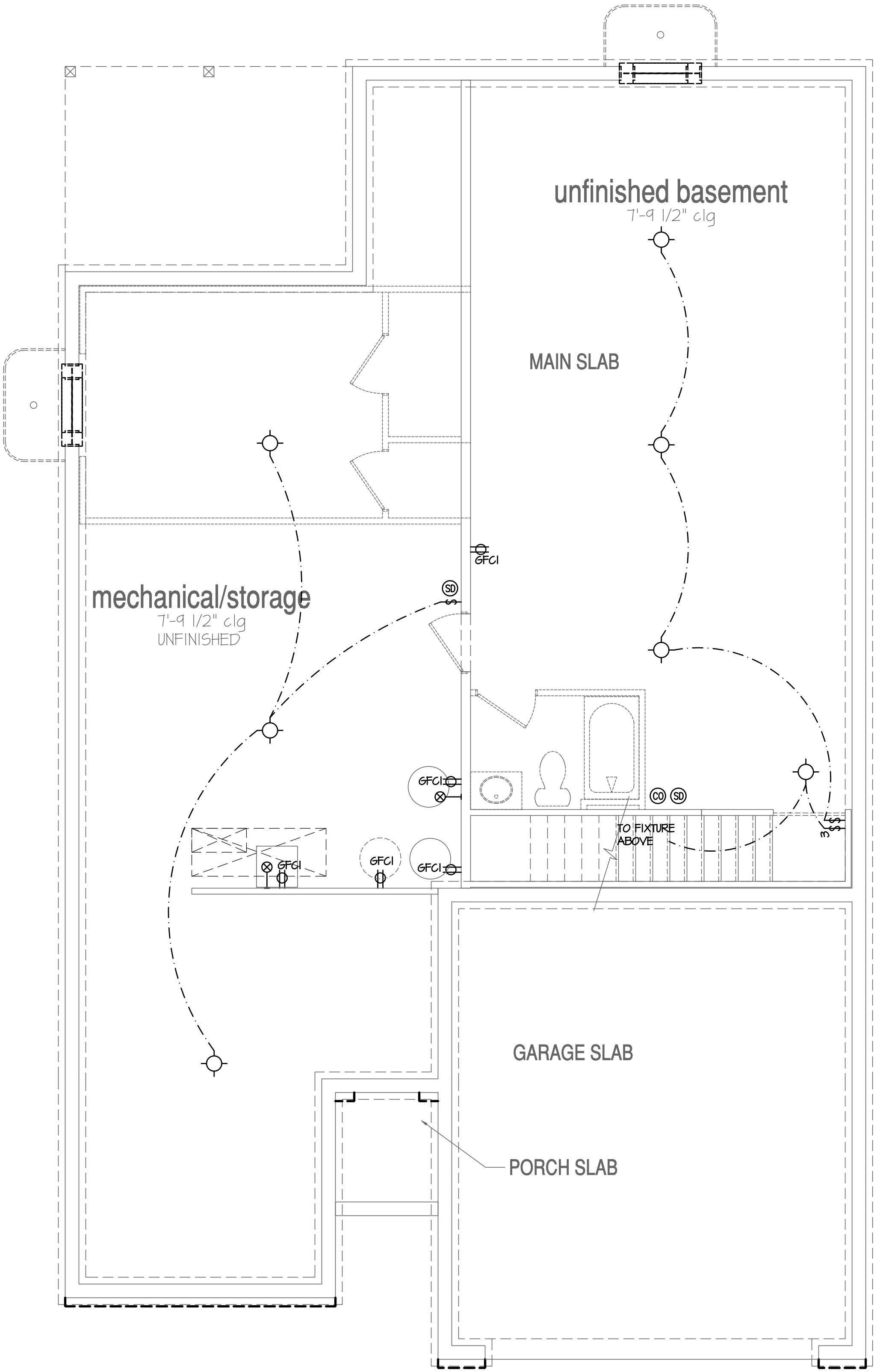
Opt Areaway at Basement Plan

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



Opt Walk-Out Basement Plan

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



Basement Plan 'A'

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

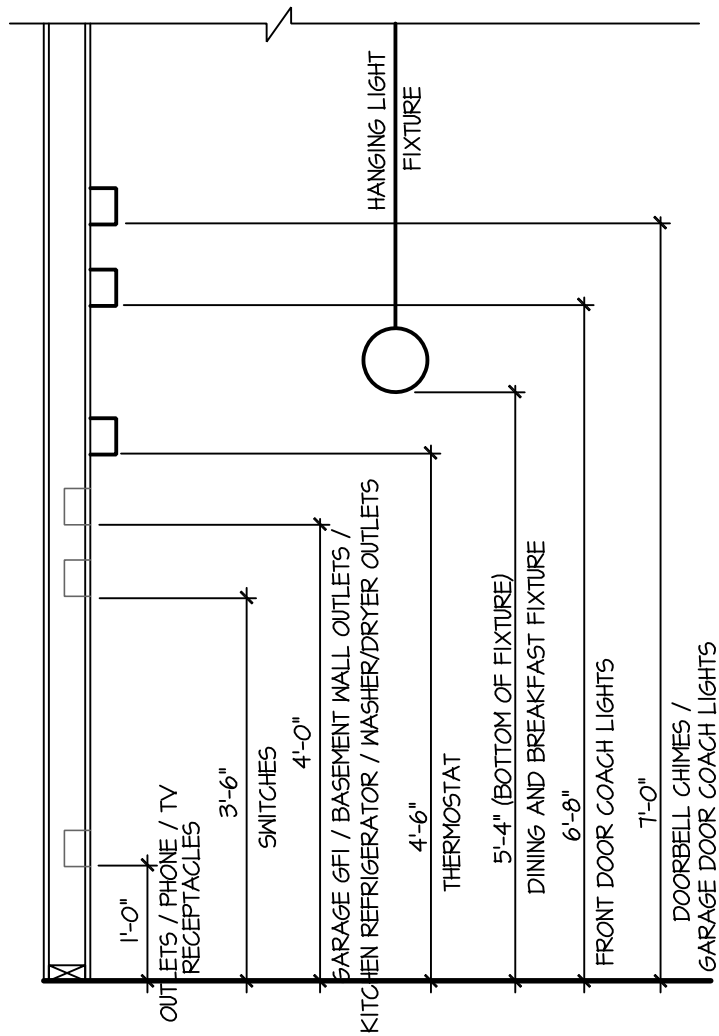
PROJECT NO: GMD-GA16053

SHEET TITLE:
BASEMENT UTILITY PLAN

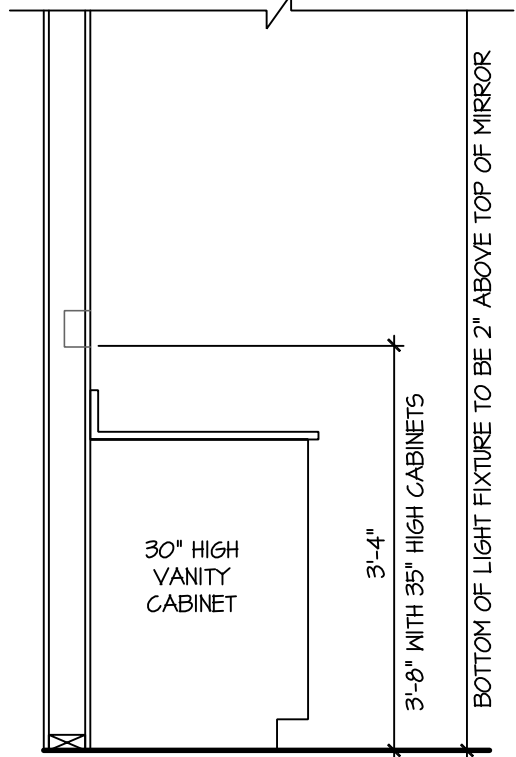
PRINT DATE:

September 16, 2016

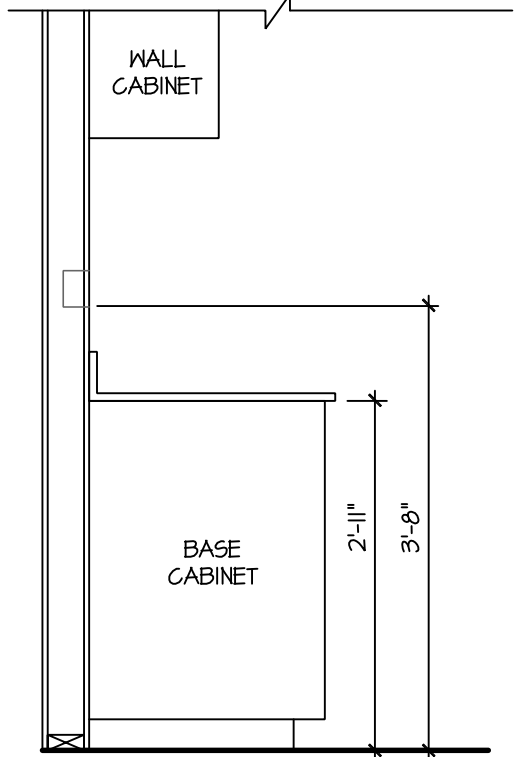
SHEET NO:



STANDARD ELECTRICAL BOX HEIGHTS



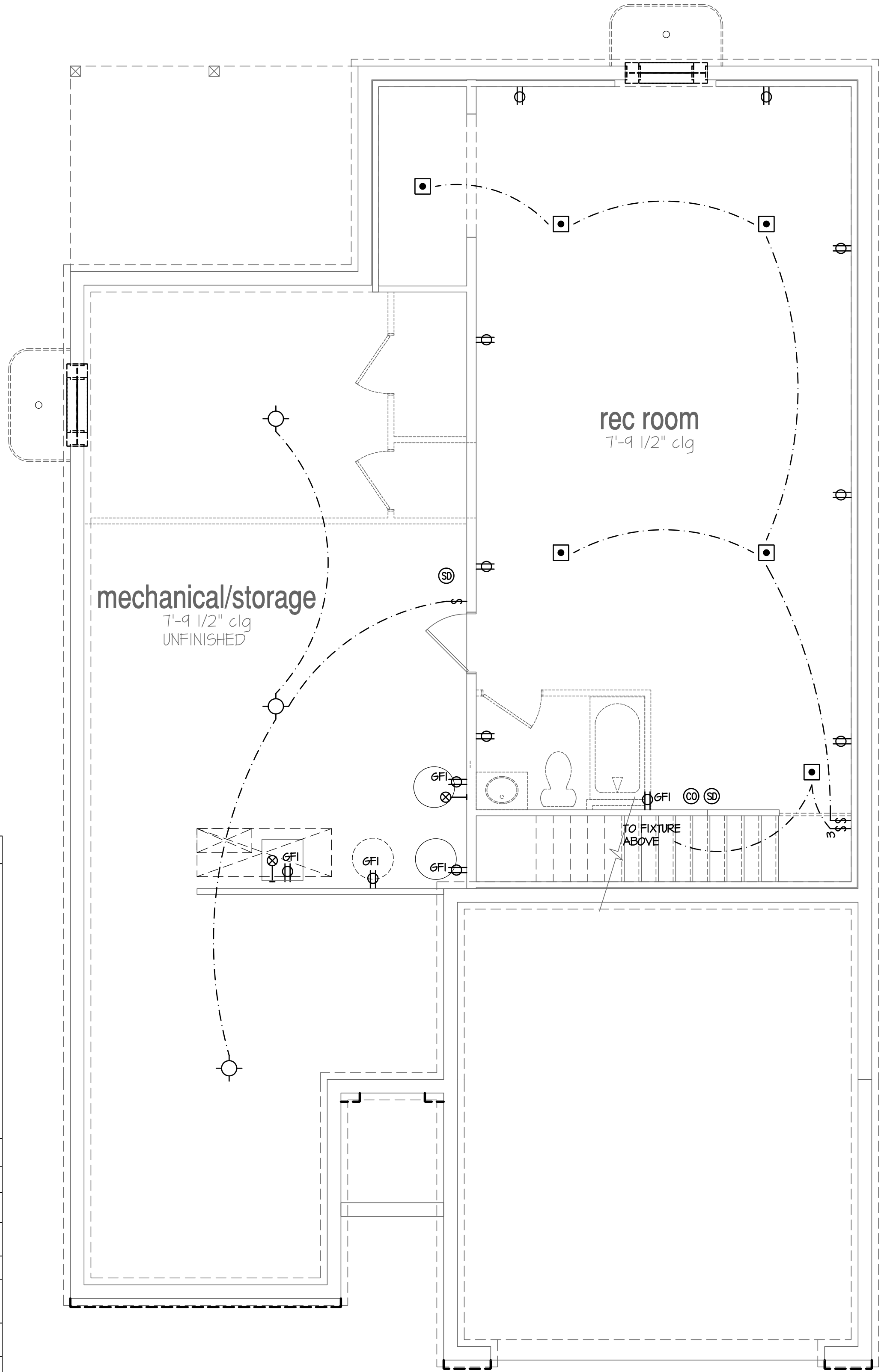
SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:	
DUPLEX OUTLET	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
WEATHERPROOF GFI DUPLEX OUTLET	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
GFI	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
HALF-SWITCHED DUPLEX OUTLET	EXHAUST FAN (VENT TO EXTERIOR)
220V 220 VOLT OUTLET	EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
REINFORCED JUNCTION BOX	FLUORESCENT LIGHT FIXTURE
WALL SWITCH	TECH HUB SYSTEM
3 THREE-WAY SWITCH	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
4 FOUR-WAY SWITCH	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
CHIMES	GAS SUPPLY WITH VALVE
PUSHBUTTON SWITCH	HOSE BIBB
110V SMOKE DETECTOR w/ BATTERY BACKUP	1/4" WATER STUB OUT
CO2 DETECTOR	WALL SCONCE
THERMOSTAT	
TELEPHONE	
TELEVISION	
ELECTRIC METER	
ELECTRIC PANEL	
DISCONNECT SWITCH	



Optional Finished Rec. Room

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO.	DATE:	REVISION:
1	04.18.23	



PROJECT TITLE:
**40' Series
Active Adult
Bristol
'F401'**

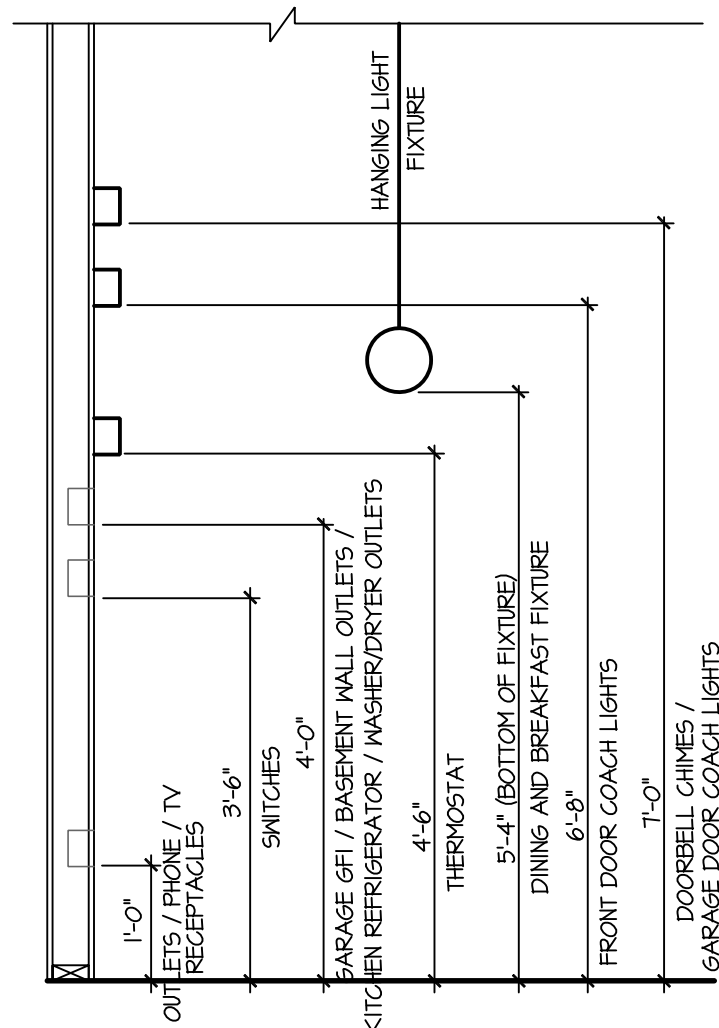
**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

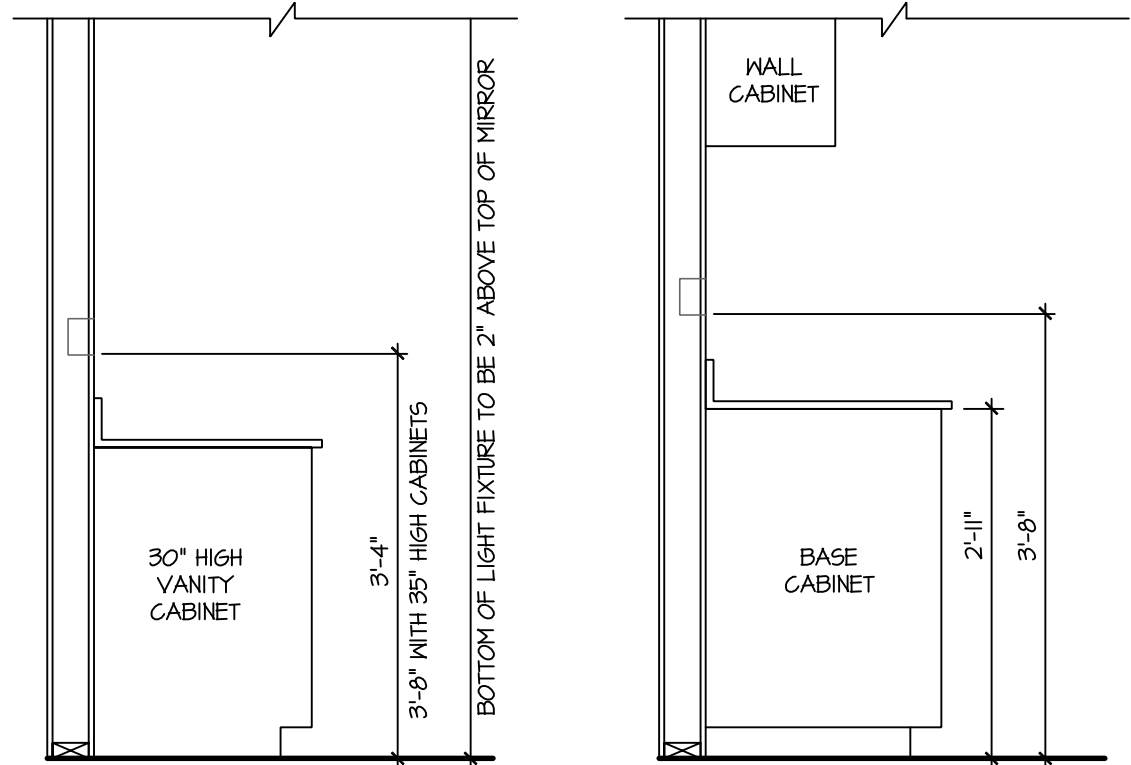
SHEET TITLE:
BASEMENT UTILITY PLAN

PRINT DATE:
September 16, 2016

SHEET NO:
6.1



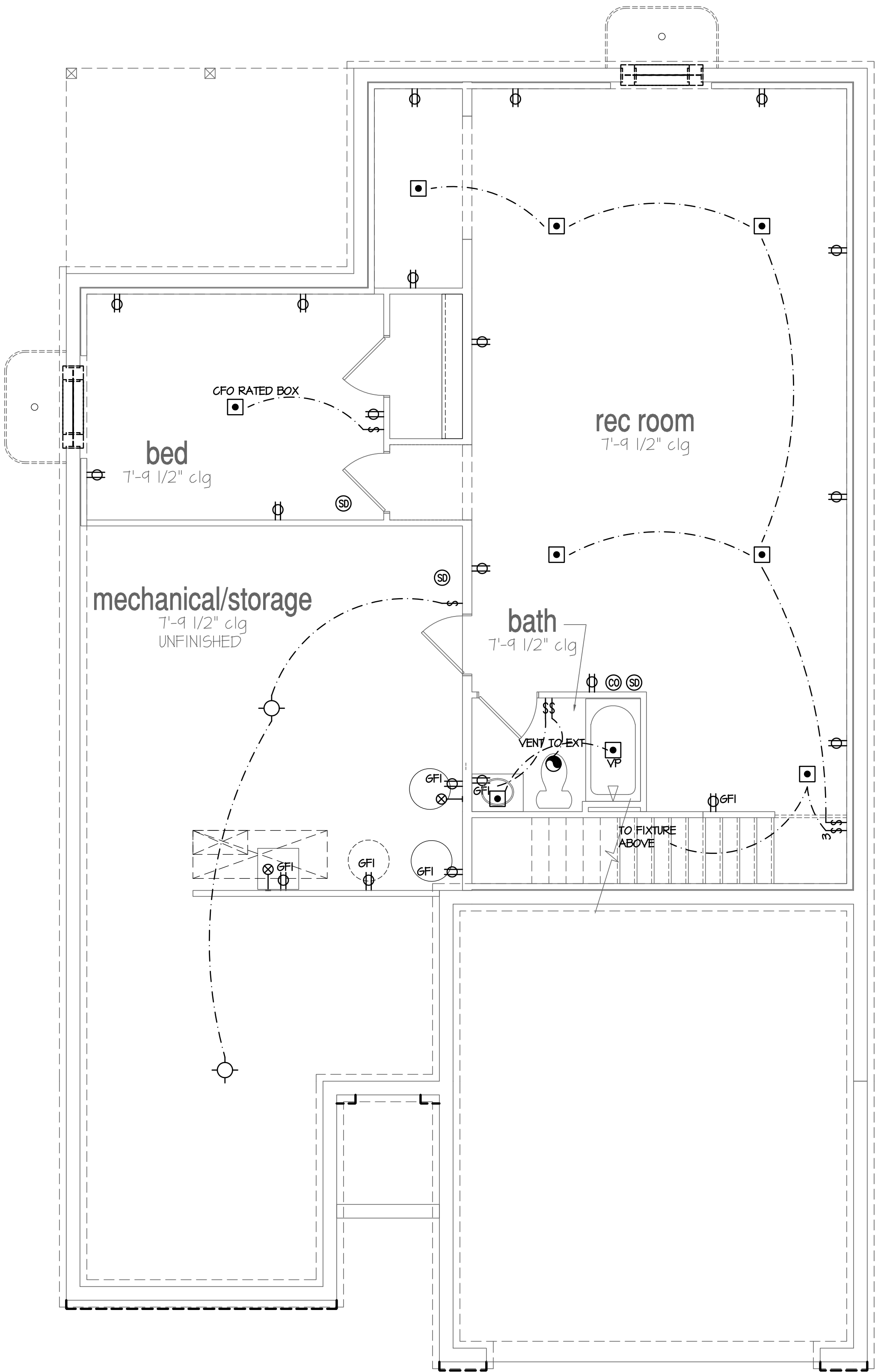
STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:	
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES. - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS. - FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS." - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT. - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS. - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS. - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.	
LEGEND:	
DUPLEX OUTLET	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
WEATHERPROOF GFI DUPLEX OUTLET	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
HALF-SWITCHED DUPLEX OUTLET	EXHAUST FAN (VENT TO EXTERIOR)
220V 220 VOLT OUTLET	EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
REINFORCED JUNCTION BOX	FLUORESCENT LIGHT FIXTURE
WALL SWITCH	TECH HUB SYSTEM
THREE-WAY SWITCH	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
FOUR-WAY SWITCH	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
CHIMES	GAS SUPPLY WITH VALVE
PUSHBUTTON SWITCH	HOSE BIBB
110V SMOKE DETECTOR W/ BATTERY BACKUP	1/4" WATER STUB OUT
CO2 DETECTOR	WALL SCONCE
THERMOSTAT	
TELEPHONE	
TELEVISION	
ELECTRIC METER	
ELECTRIC PANEL	
DISCONNECT SWITCH	



Optional Finished Rec Room, Bedroom, & Bath

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

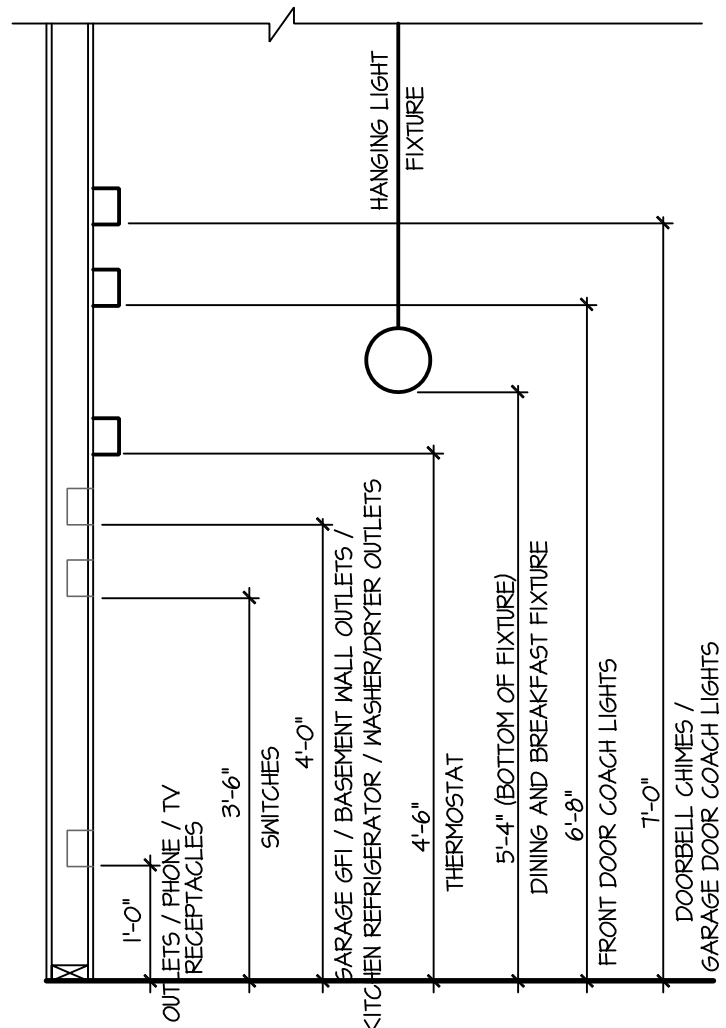
PROJECT NO: GMD-GA16053

SHEET TITLE:
BASEMENT UTILITY PLAN

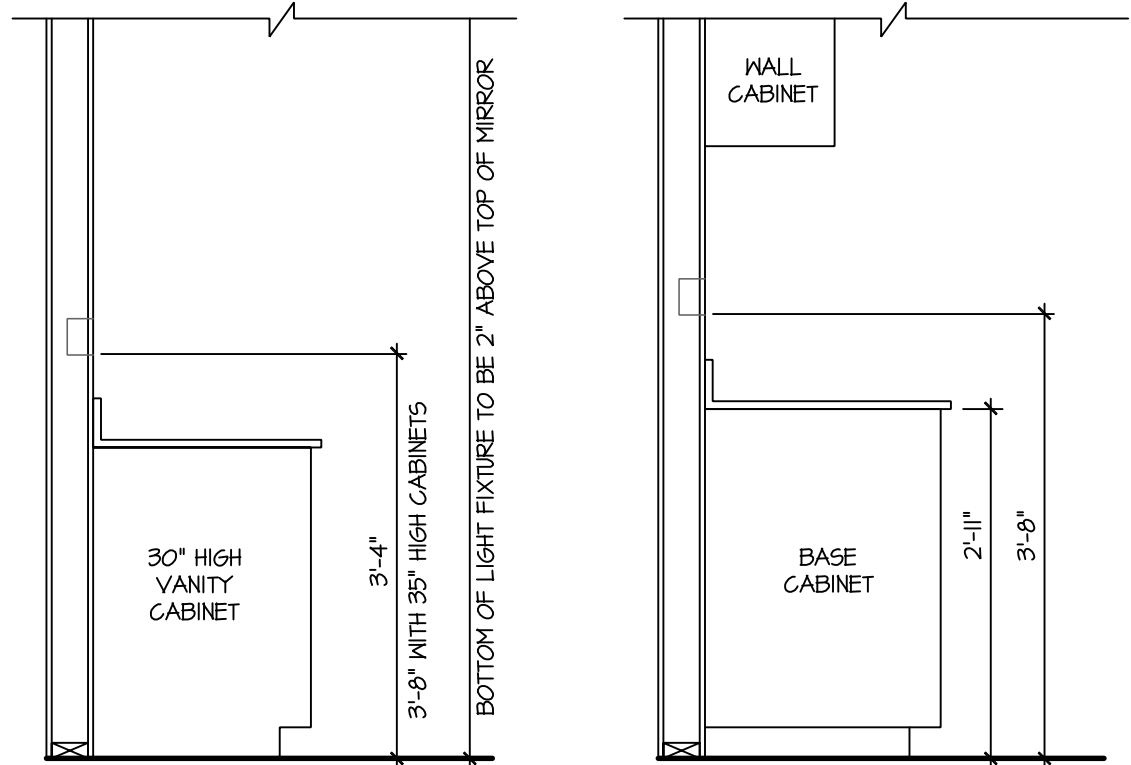
PRINT DATE:
September 16, 2016

SHEET NO:

6.2



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

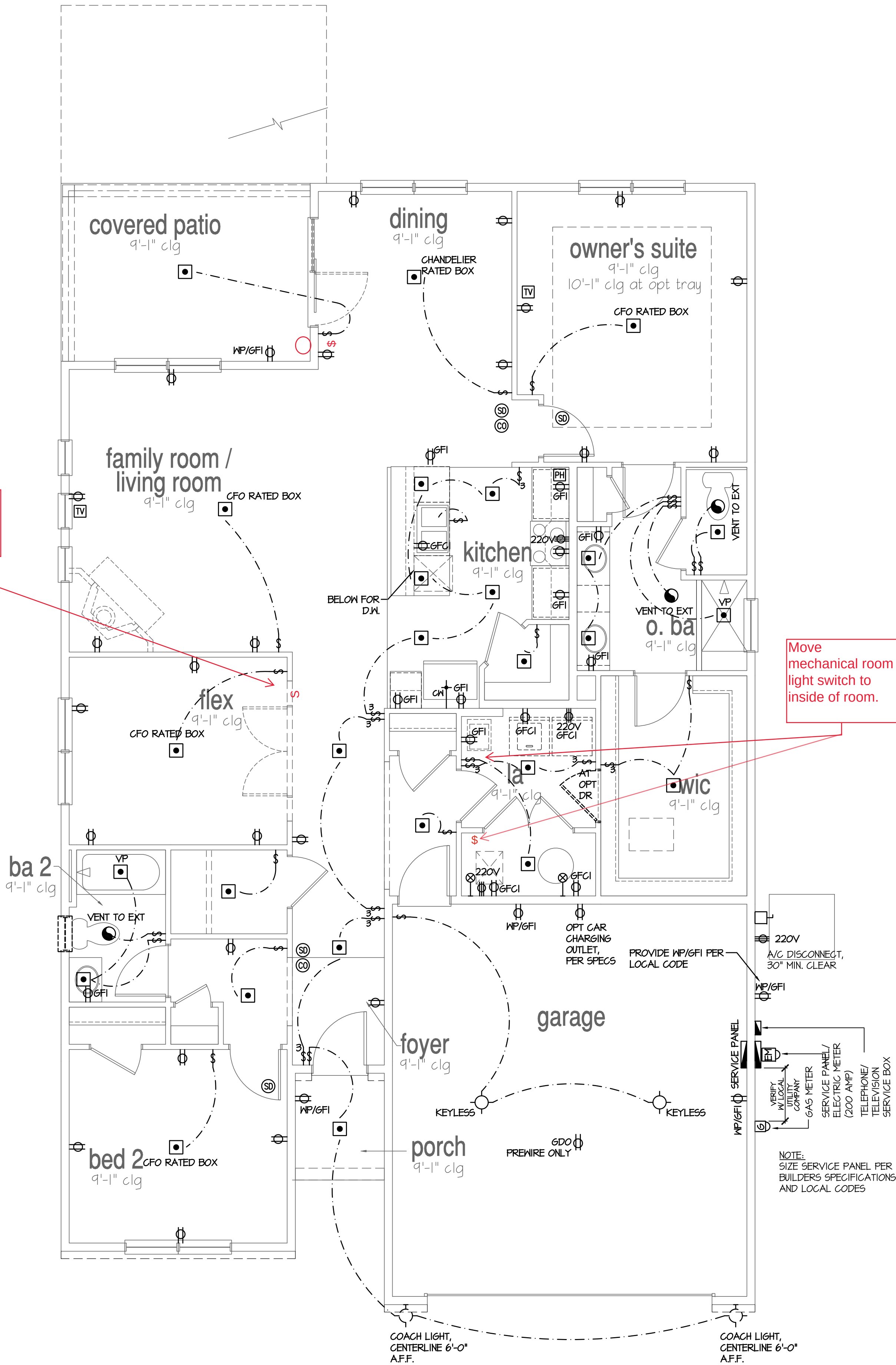
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:

	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		TECH HUB SYSTEM
	FOUR-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CHIMES		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		GAS SUPPLY WITH VALVE
	110V SMOKE DETECTOR w/ BATTERY BACKUP		HOSE BIBB
	CO2 DETECTOR		1/4" WATER STUB OUT
	THERMOSTAT		WALL SCONCE
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



1st Floor Plan

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

ALL ELEVATIONS SIMILAR

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

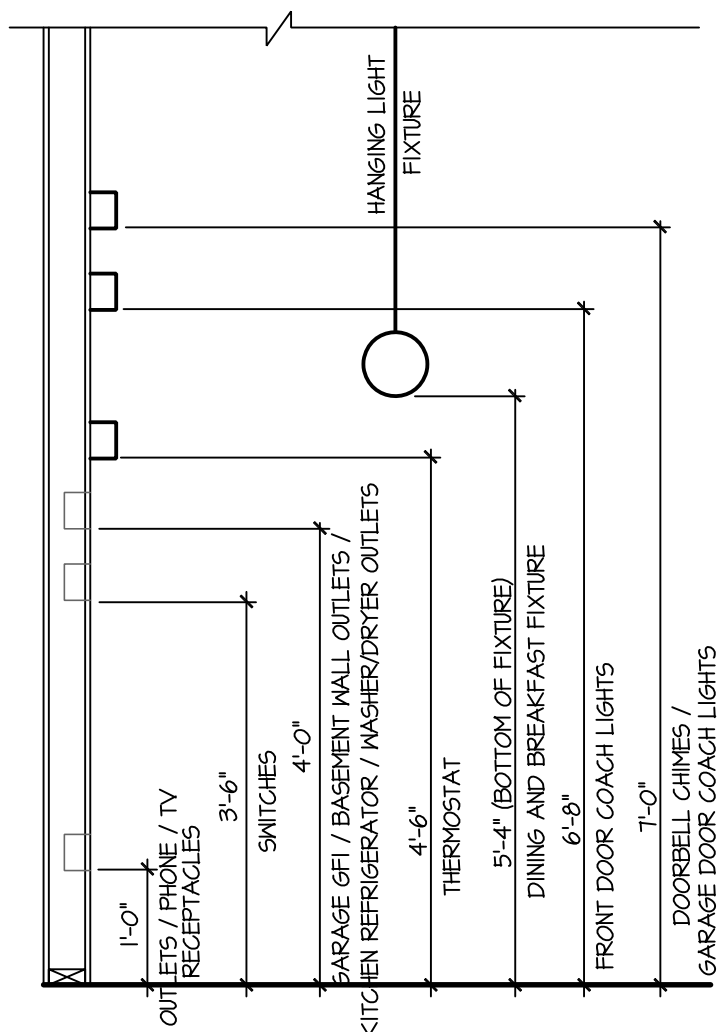
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1ST FLOOR UTILITY PLAN

PRINT DATE:

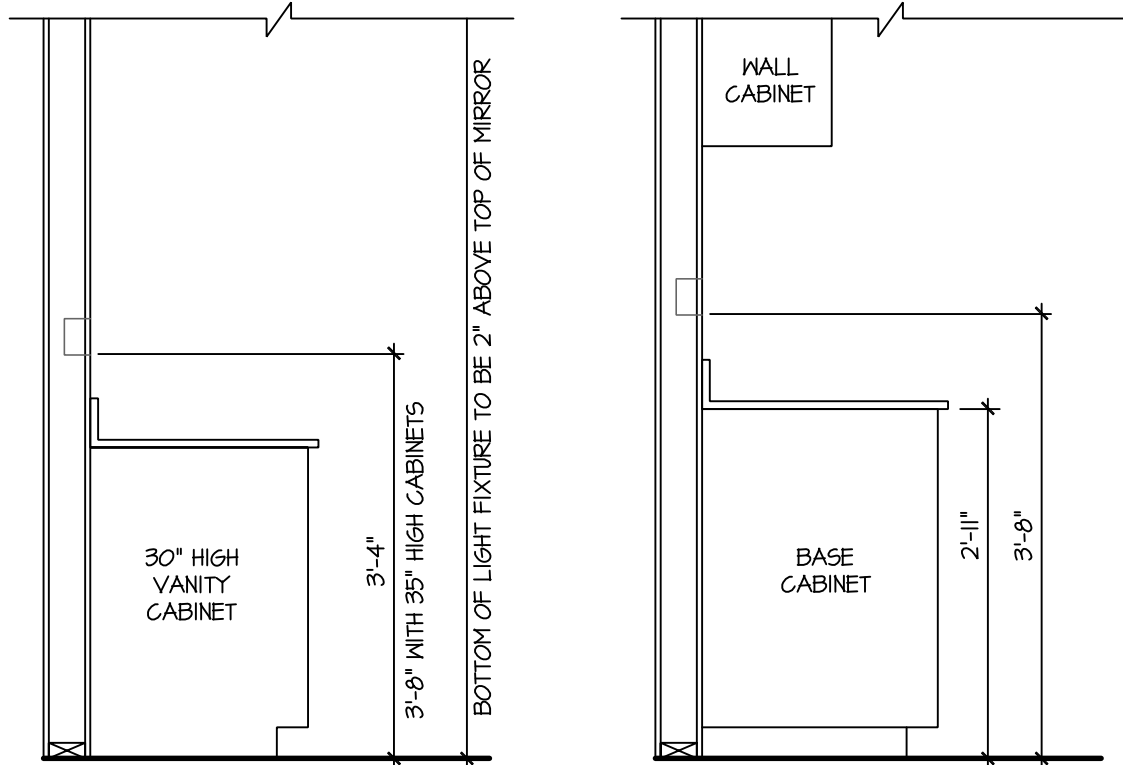
September 16, 2016

SHEET NO:

6.3



STANDARD ELECTRICAL BOX HEIGHTS

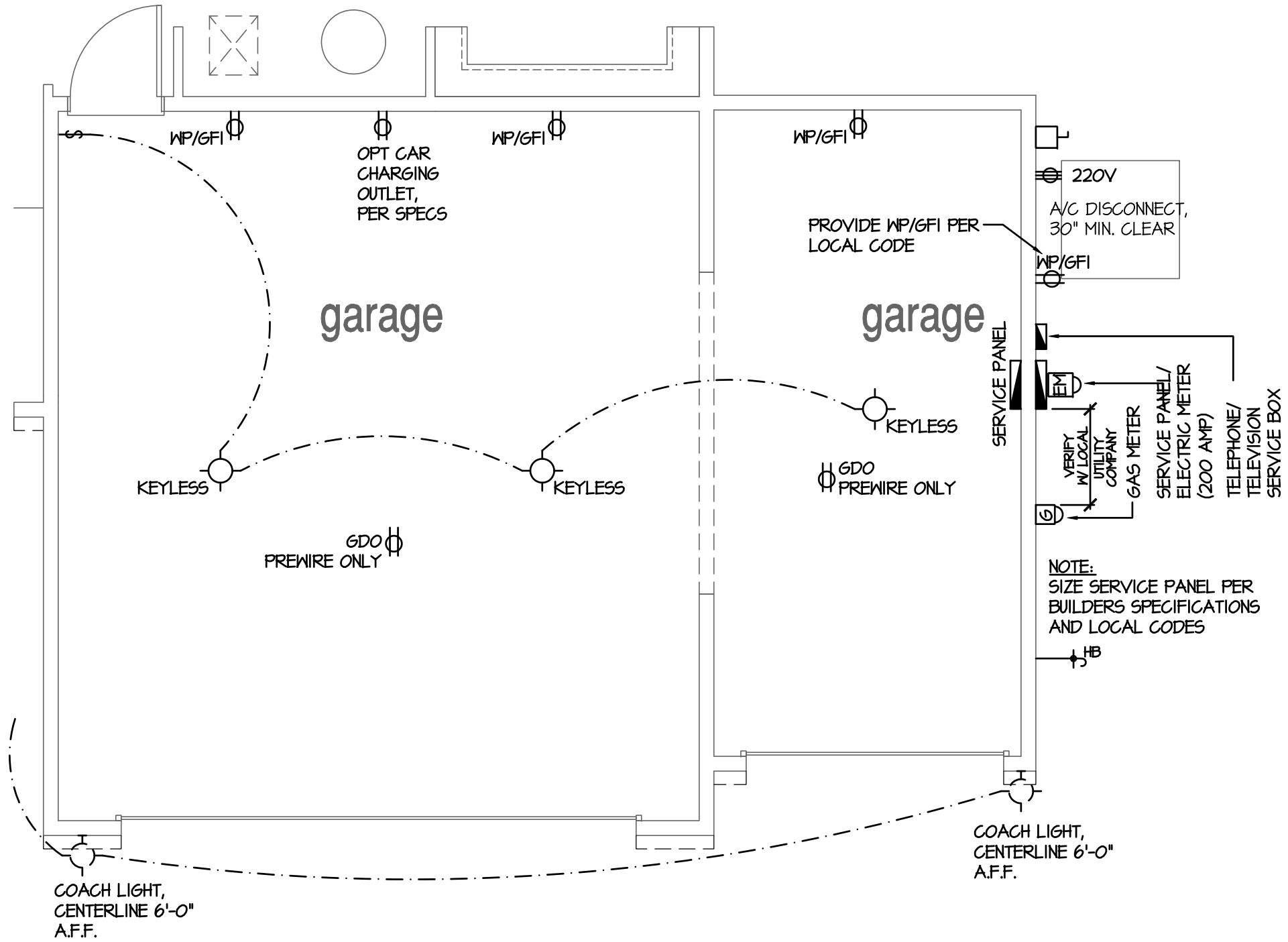


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

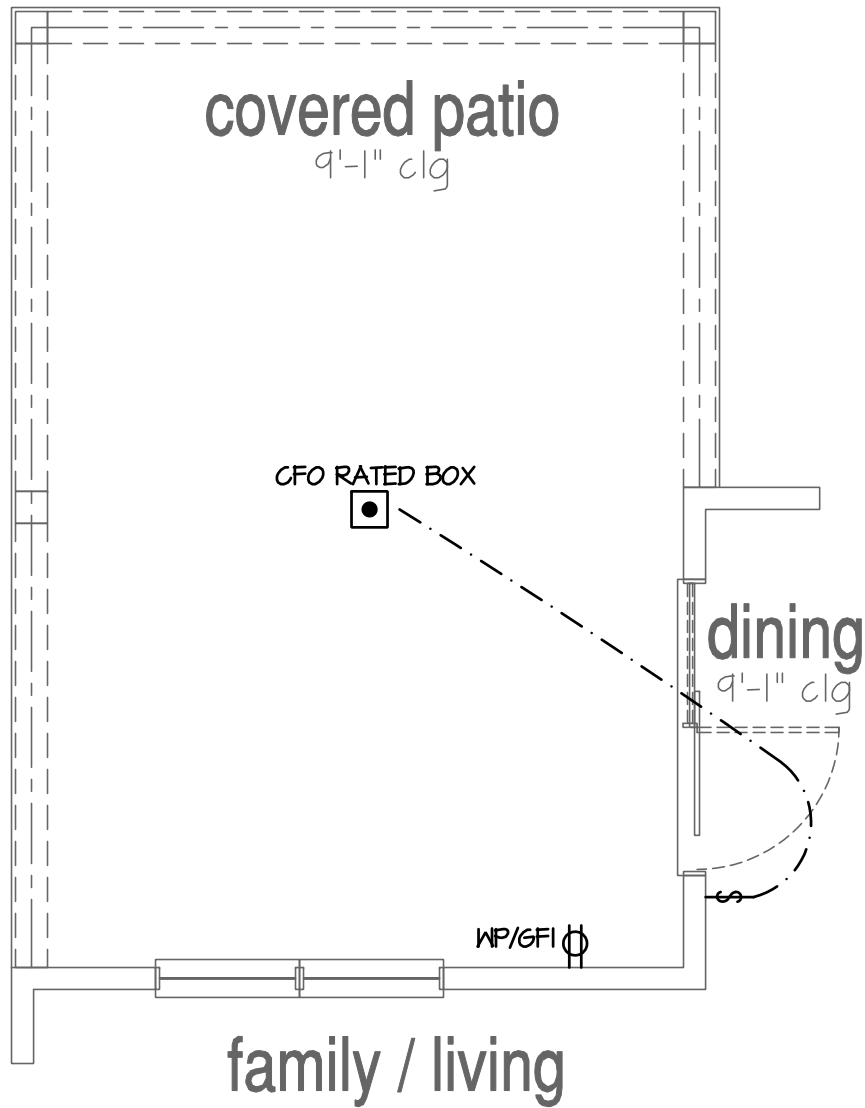
- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
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LEGEND:			
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	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
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	220 VOLT OUTLET		EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
	WALL SWITCH		
	THREE-WAY SWITCH		FLUORESCENT LIGHT FIXTURE
	FOUR-WAY SWITCH		TECH HUB SYSTEM
	CHIMES		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		
	110V SMOKE DETECTOR W/ BATTERY BACKUP		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	CO2 DETECTOR		
	THERMOSTAT		GAS SUPPLY WITH VALVE
	TELEPHONE		HOSE BIBB
	TELEVISION		1/4\"/>
	ELECTRIC METER		WALL SCONCE
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



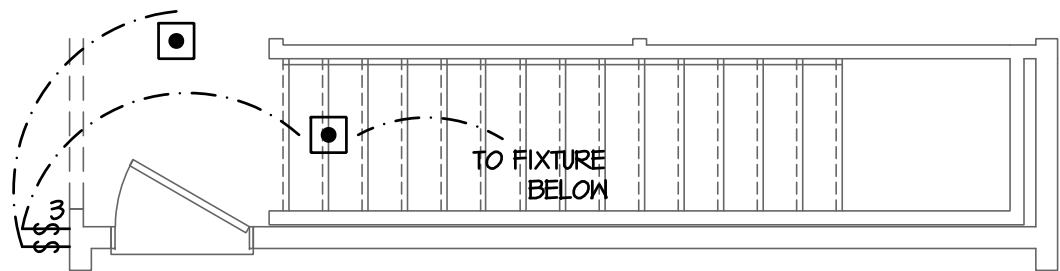
Optional 3rd Car Garage

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



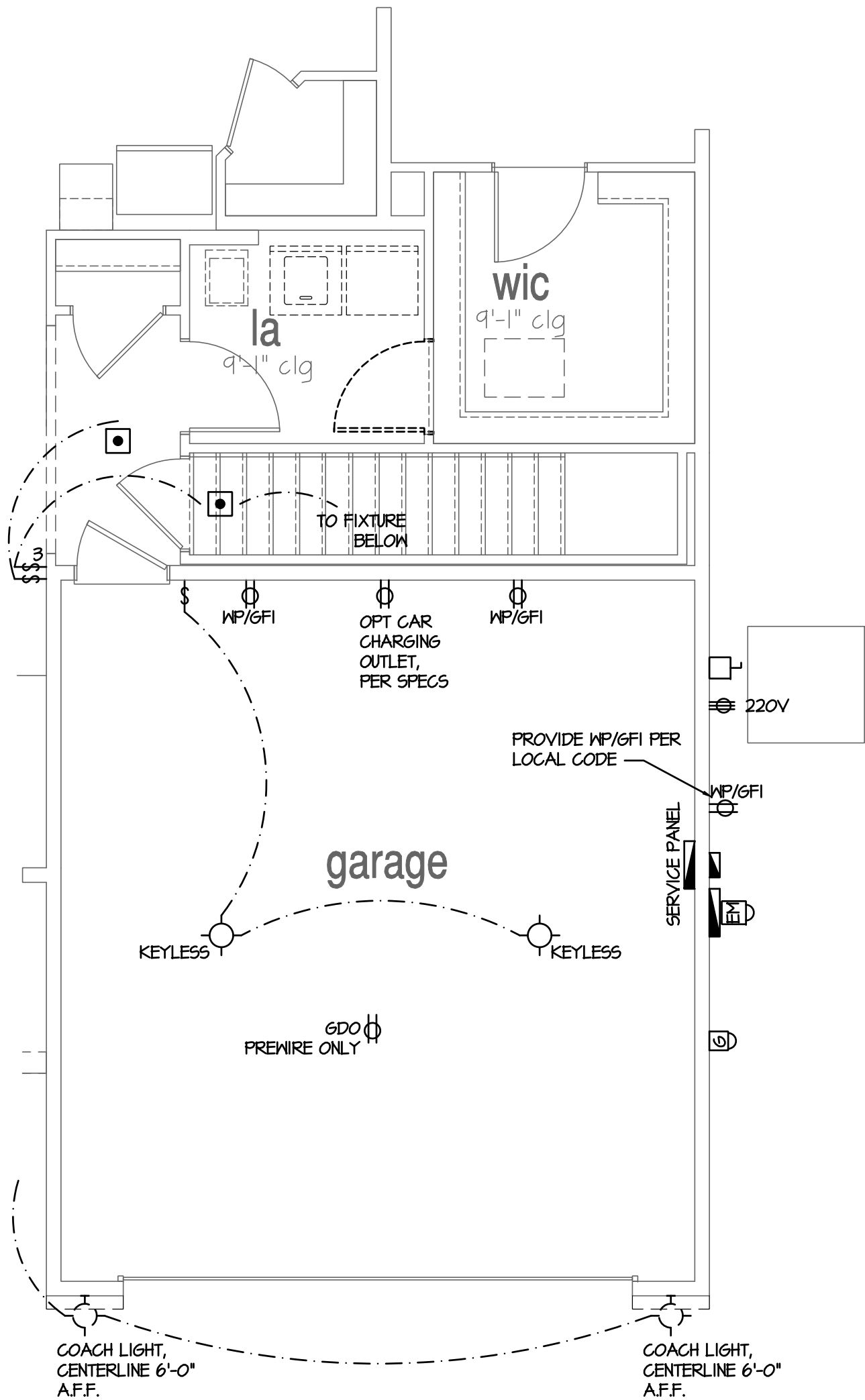
Opt Extended Covered Porch

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



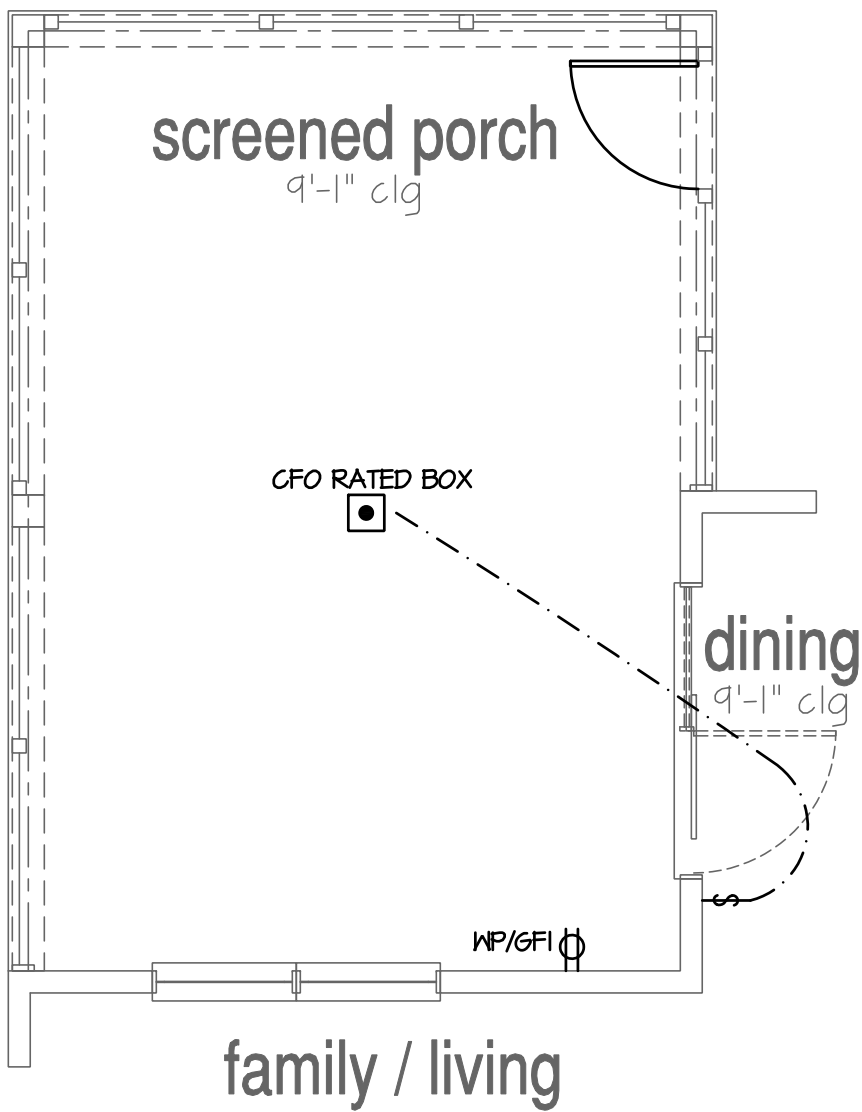
Stairs at Opt. Finished Basement

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



Opt Stairs to Basement

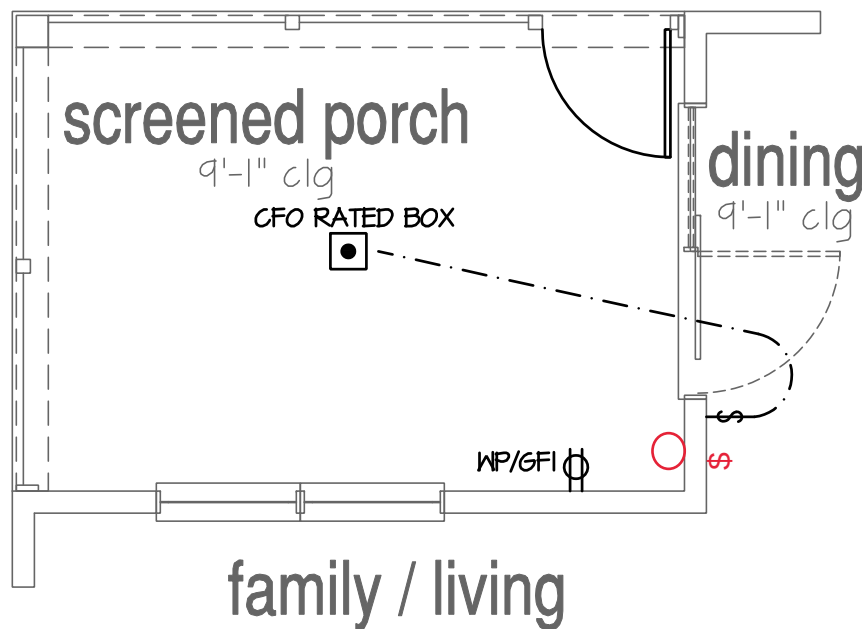
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Opt Screened Porch

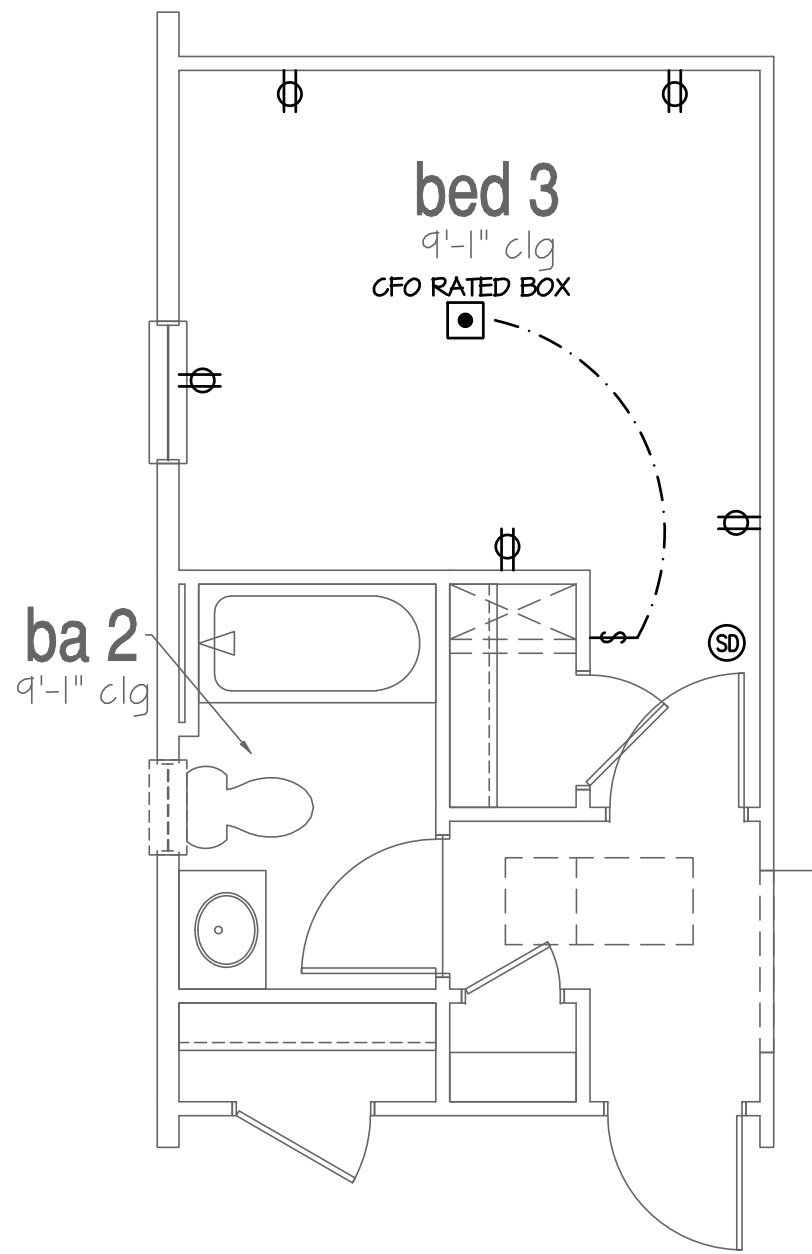
At Extended Covered Porch

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 Bedroom 3

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A16053

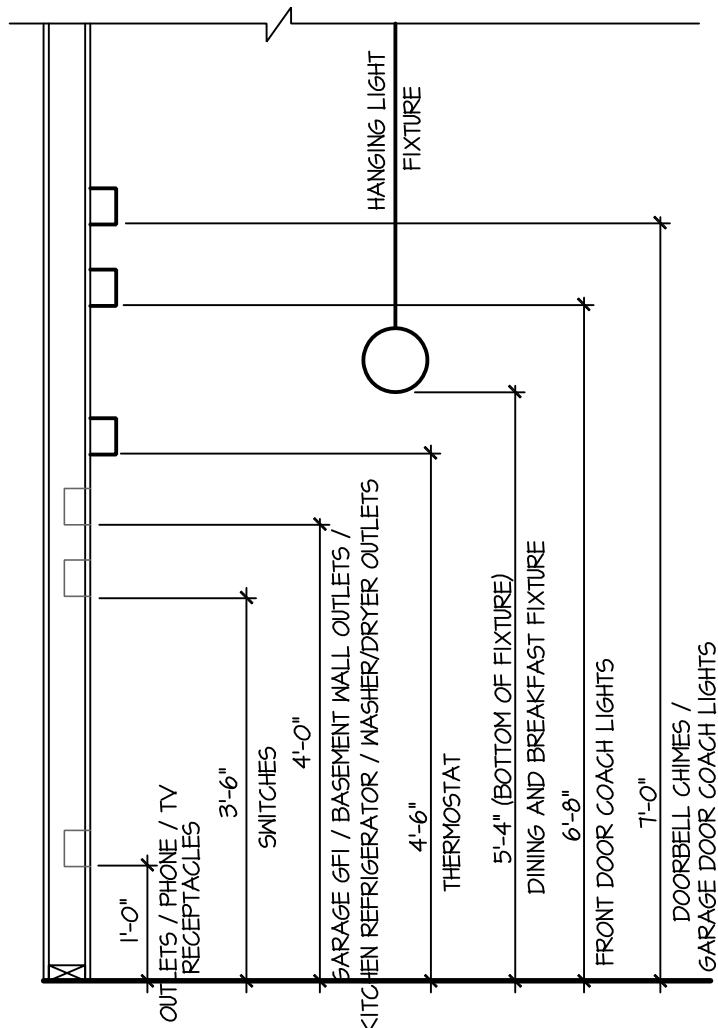
SHEET TITLE:
1ST FLOOR UTILITY PLAN
OPTIONS

PRINT DATE:

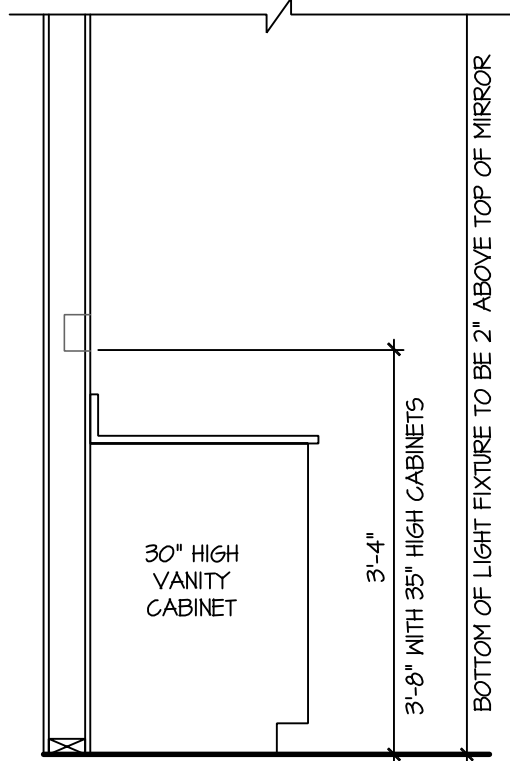
September 16, 2016

SHEET NO:

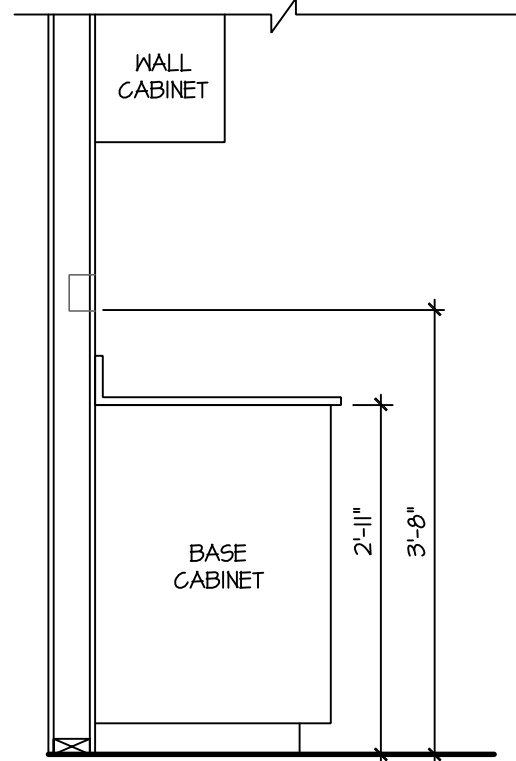
6.4



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



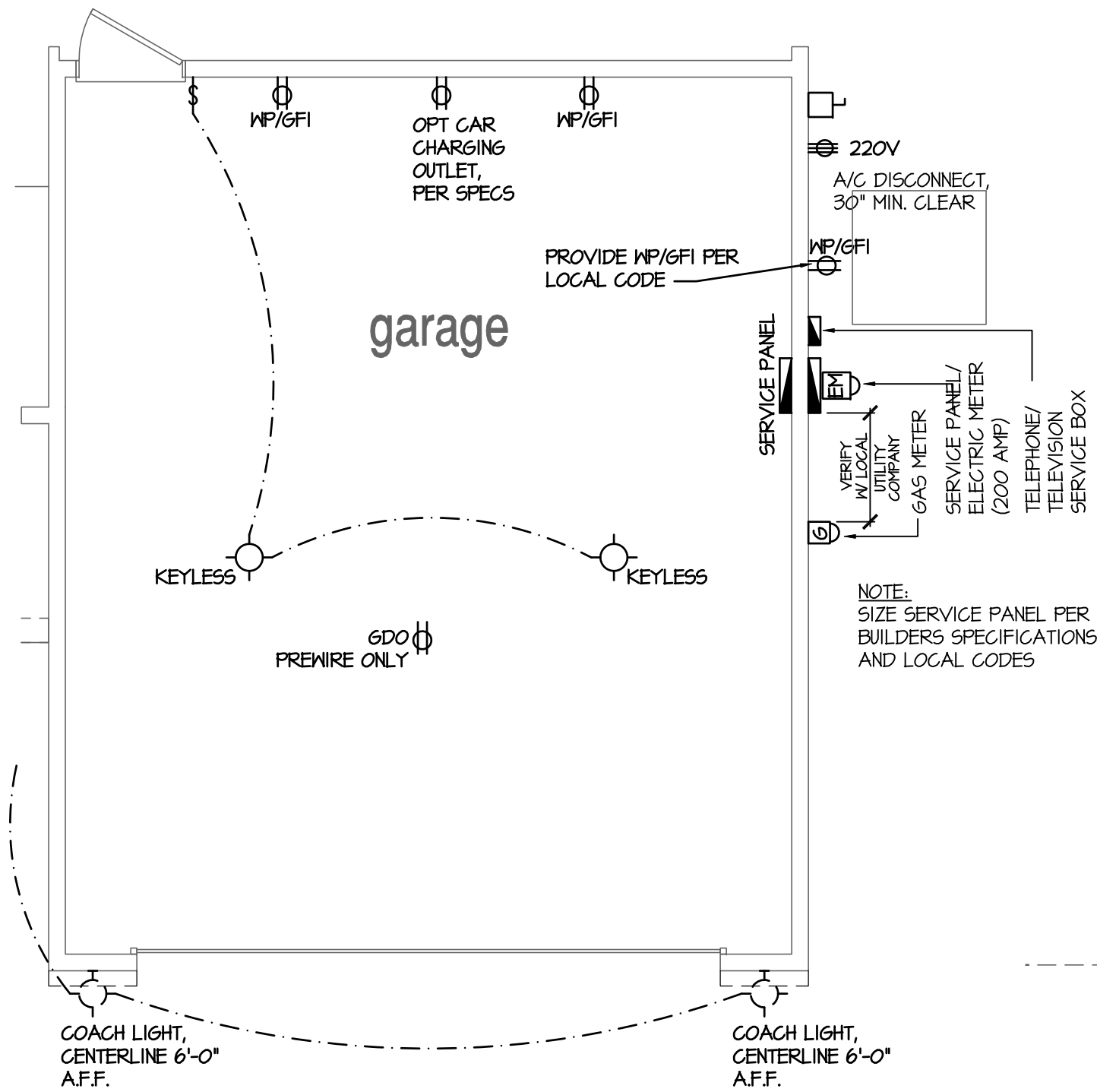
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE PUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

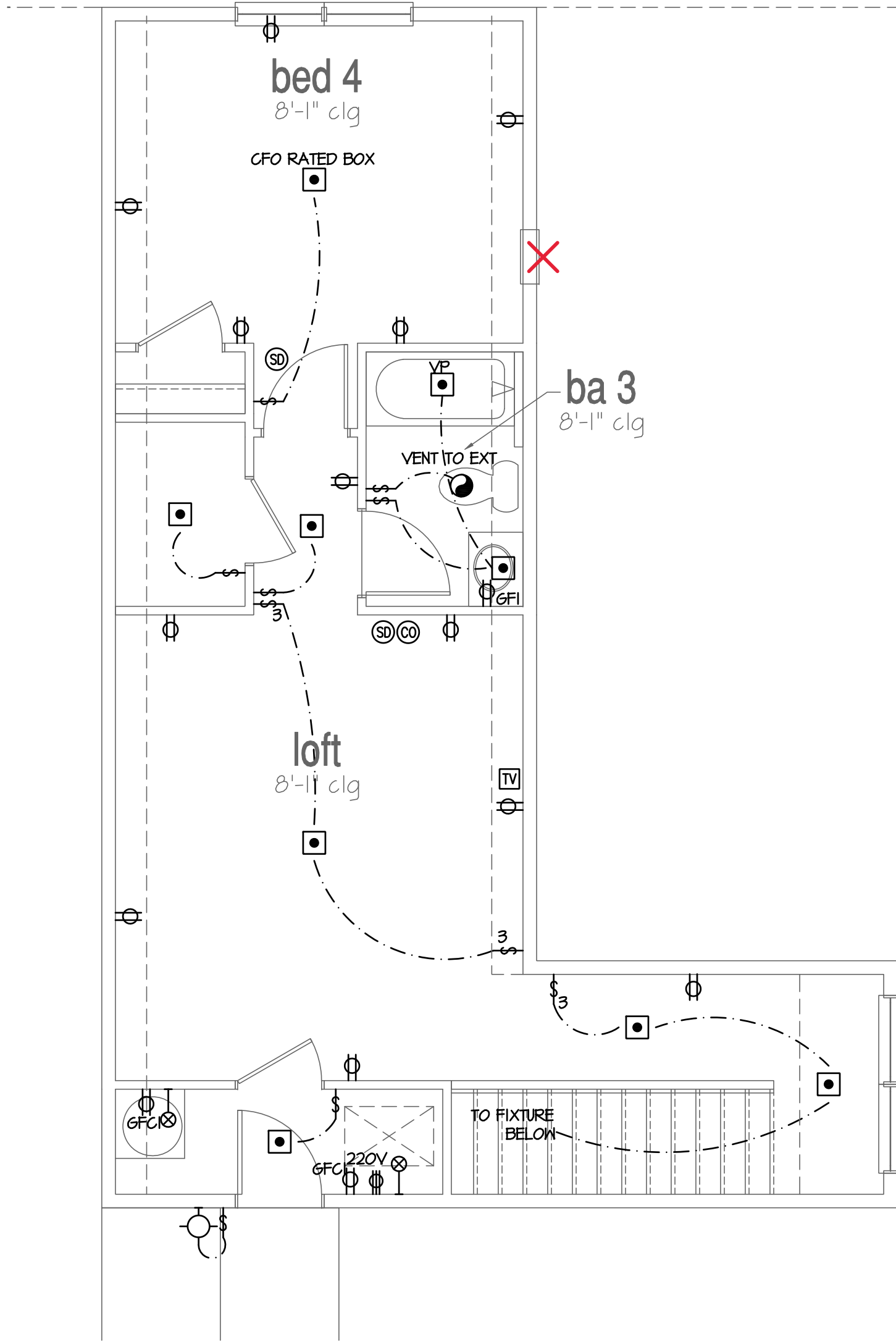
LEGEND:

⌀	DUPLEX OUTLET	⊙	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⌀WP/GFI	WEATHERPROOF GFI DUPLEX OUTLET	⊙	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
⌀GFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	⊙	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
⌀	HALF-SWITCHED DUPLEX OUTLET	⊙	EXHAUST FAN (VENT TO EXTERIOR)
⌀220V	220 VOLT OUTLET	⊙	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
⊙	REINFORCED JUNCTION BOX	⊙	LED PUCK LIGHT
\$	WALL SWITCH	⊙	FLUORESCENT LIGHT FIXTURE
\$3	THREE-WAY SWITCH	⊙	TECH HUB SYSTEM
\$4	FOUR-WAY SWITCH	⊙	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
⊙	CHIMES	⊙	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊙	PUSHBUTTON SWITCH	⊙	GAS SUPPLY WITH VALVE
⊙	110V SMOKE DETECTOR W/ BATTERY BACKUP	⊙	HOSE BIBB
⊙	CO2 DETECTOR	⊙	1/4" WATER STUB OUT
⊙	THERMOSTAT	⊙	WALL SCOFF
⊙	TELEPHONE		
⊙	TELEVISION		
⊙	ELECTRIC METER		
⊙	ELECTRIC PANEL		
⊙	DISCONNECT SWITCH		



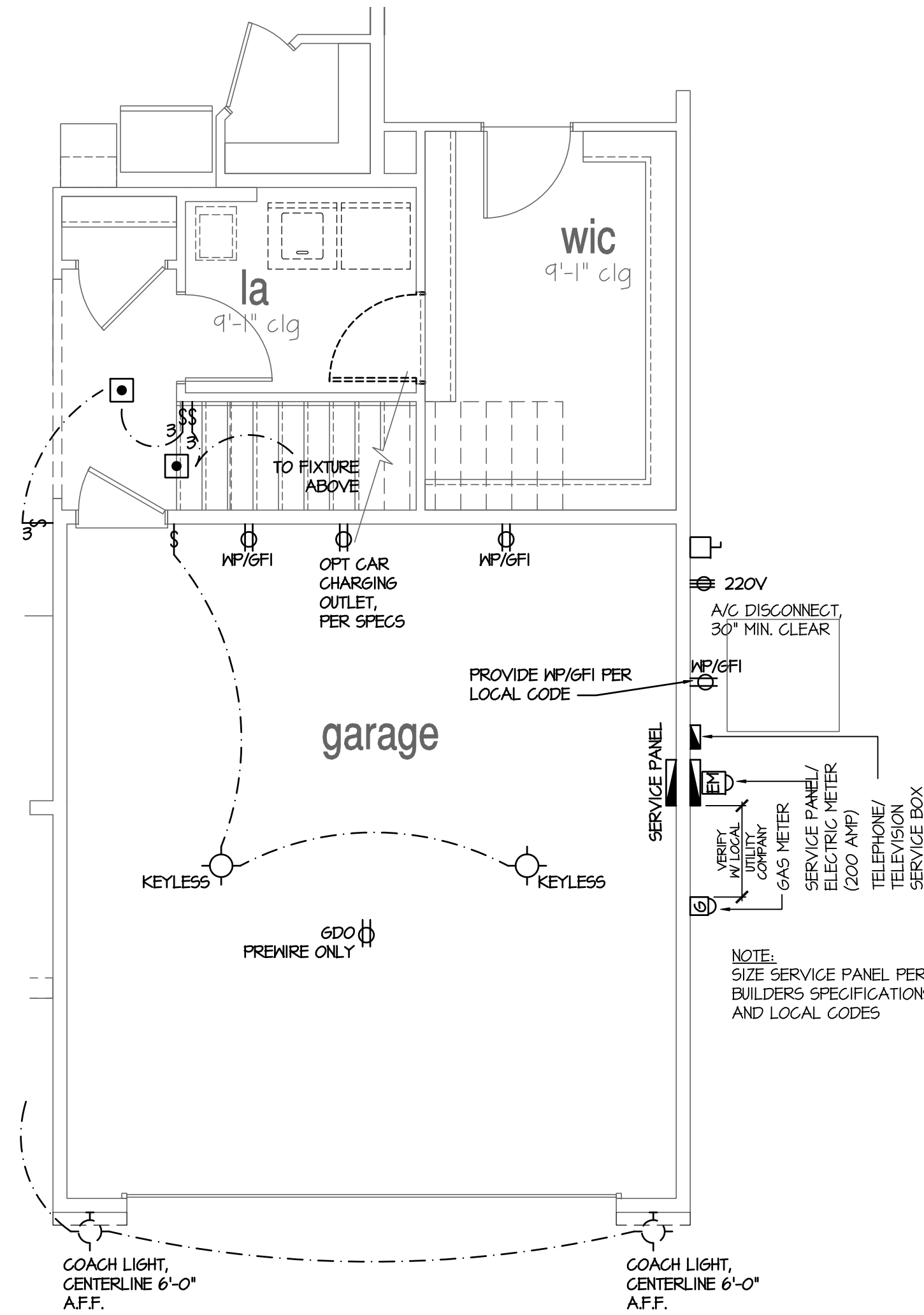
Opt 2' Garage Ext.

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



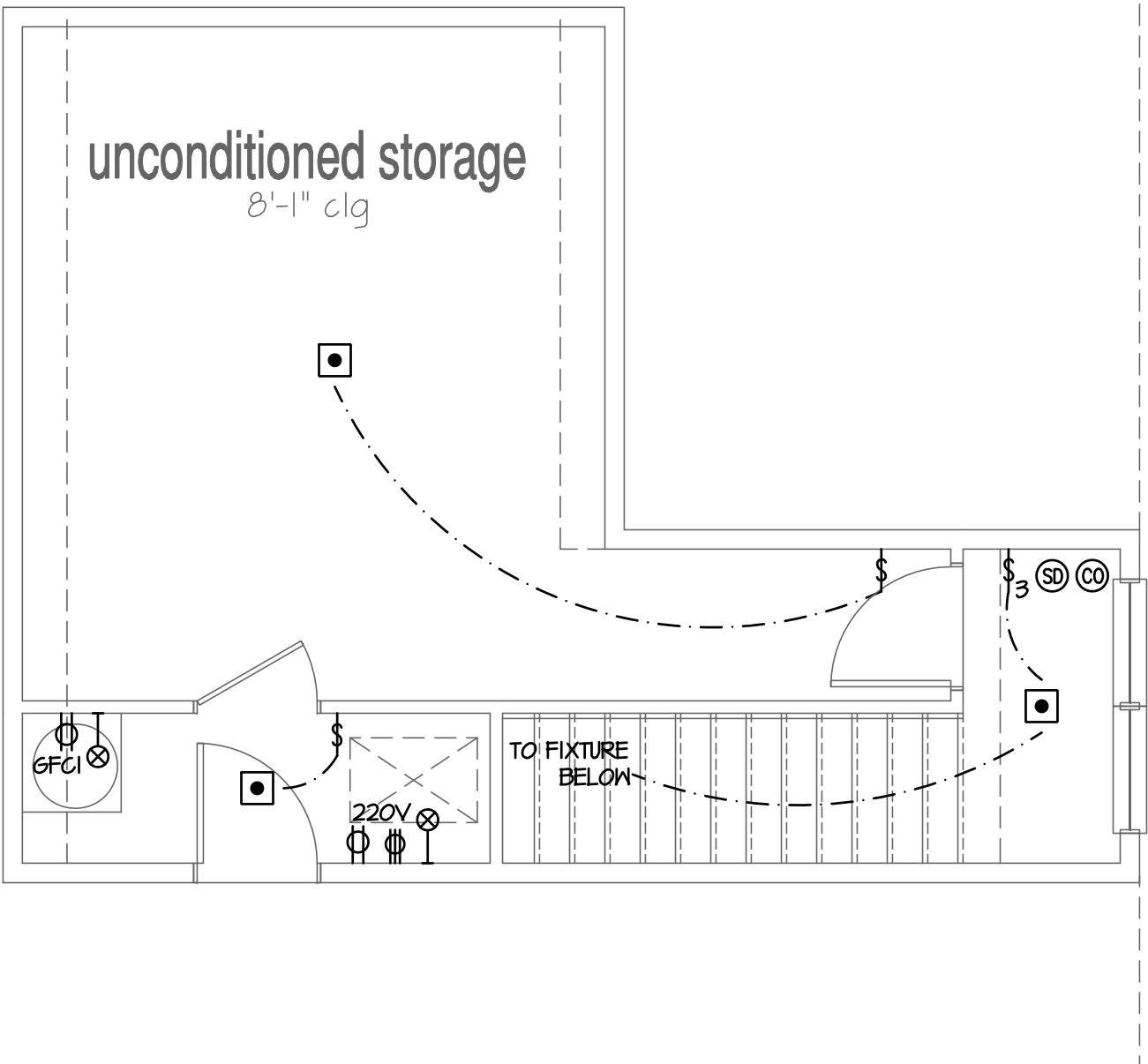
Optional Walk-Up Attic

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



Opt Stairs to Second Floor

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



Opt. Unconditioned Storage

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
2ND FLOOR UTILITY PLAN
OPTIONS

PRINT DATE:

September 16, 2016

SHEET NO:

6.5

NO.	DATE:	REVISION:
⚠	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

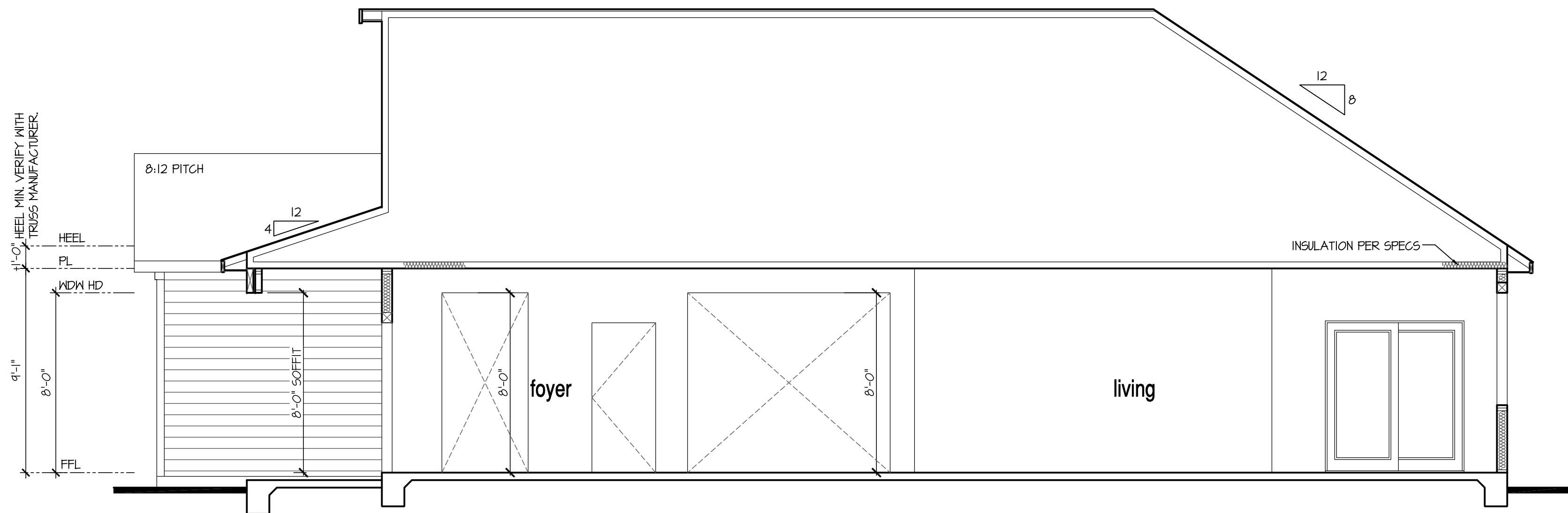
Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
MONOLITHIC SLAB
BUILDING SECTIONS

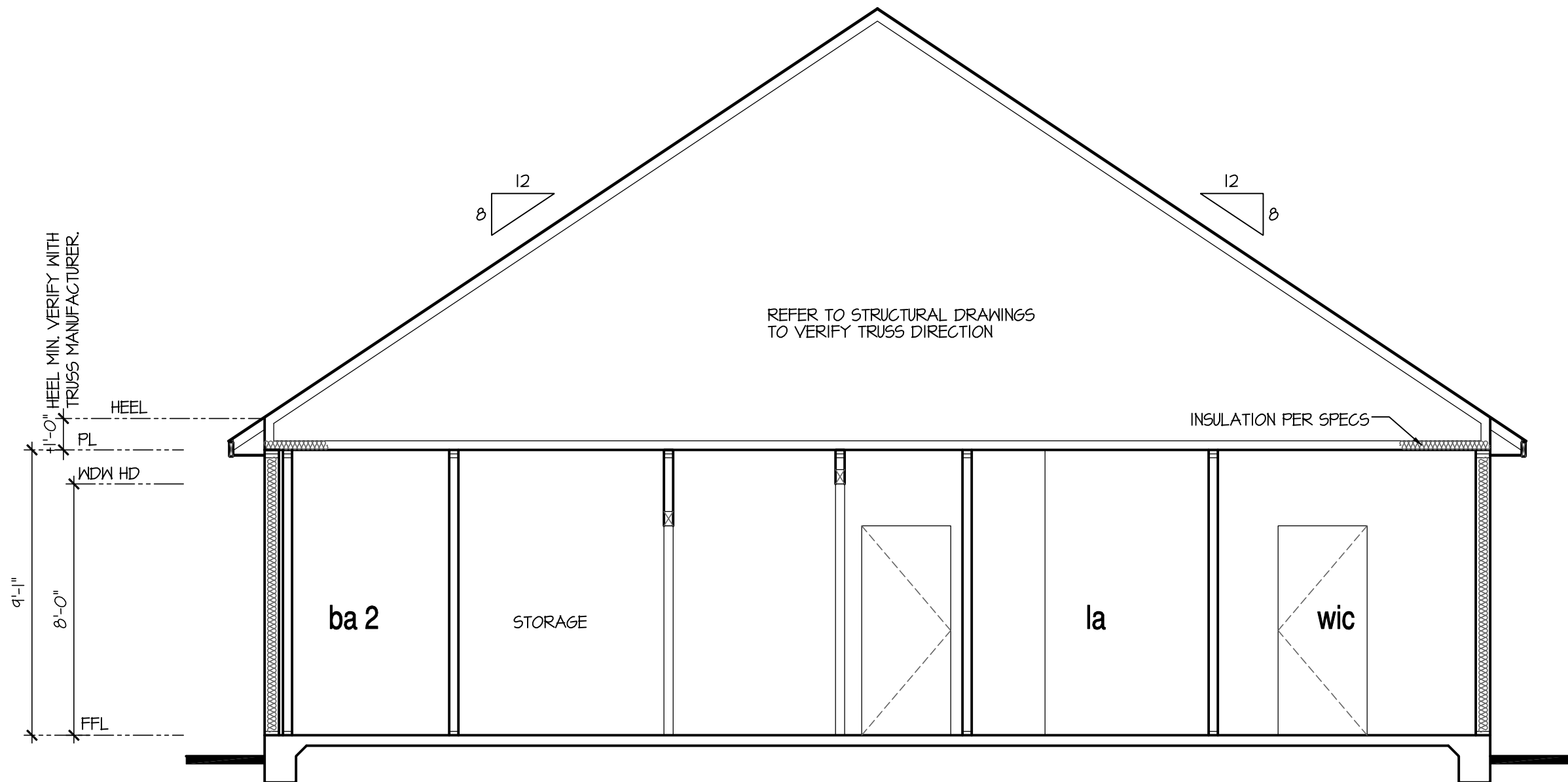
PRINT DATE:
September 16, 2016

SHEET NO:
7 MS



Building Section 1 at Monolithic Slab

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



Building Section 2 at Monolithic Slab

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

NOTES:

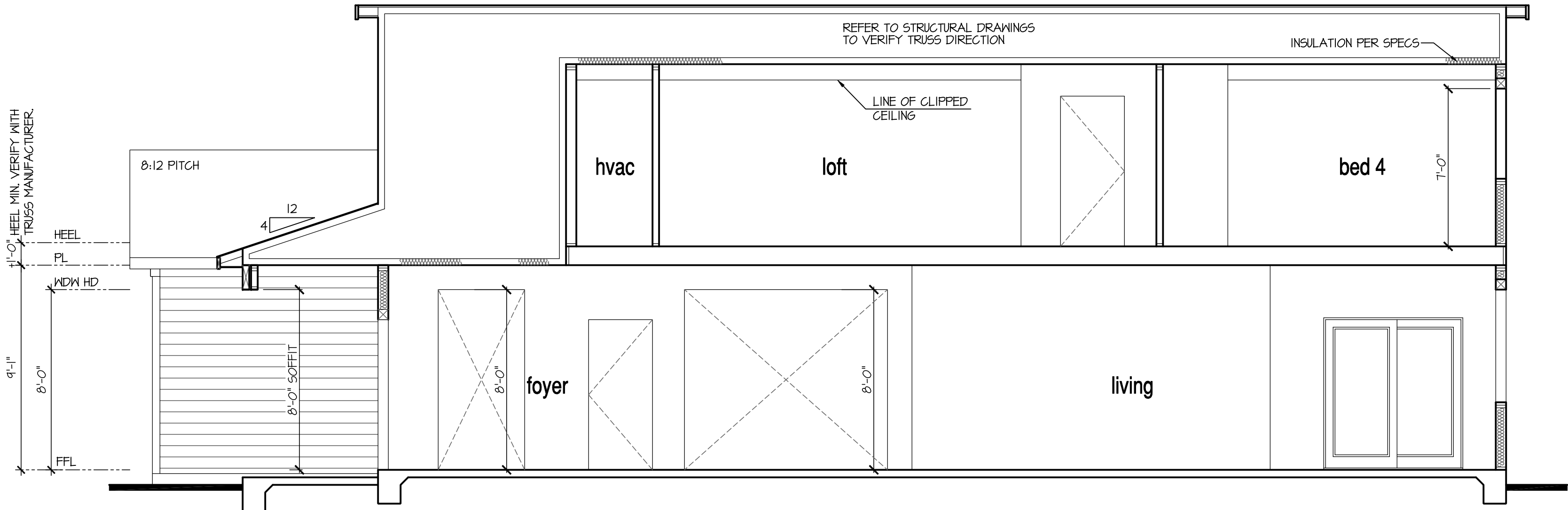
- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOGAL CODES.
- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

NOTES:

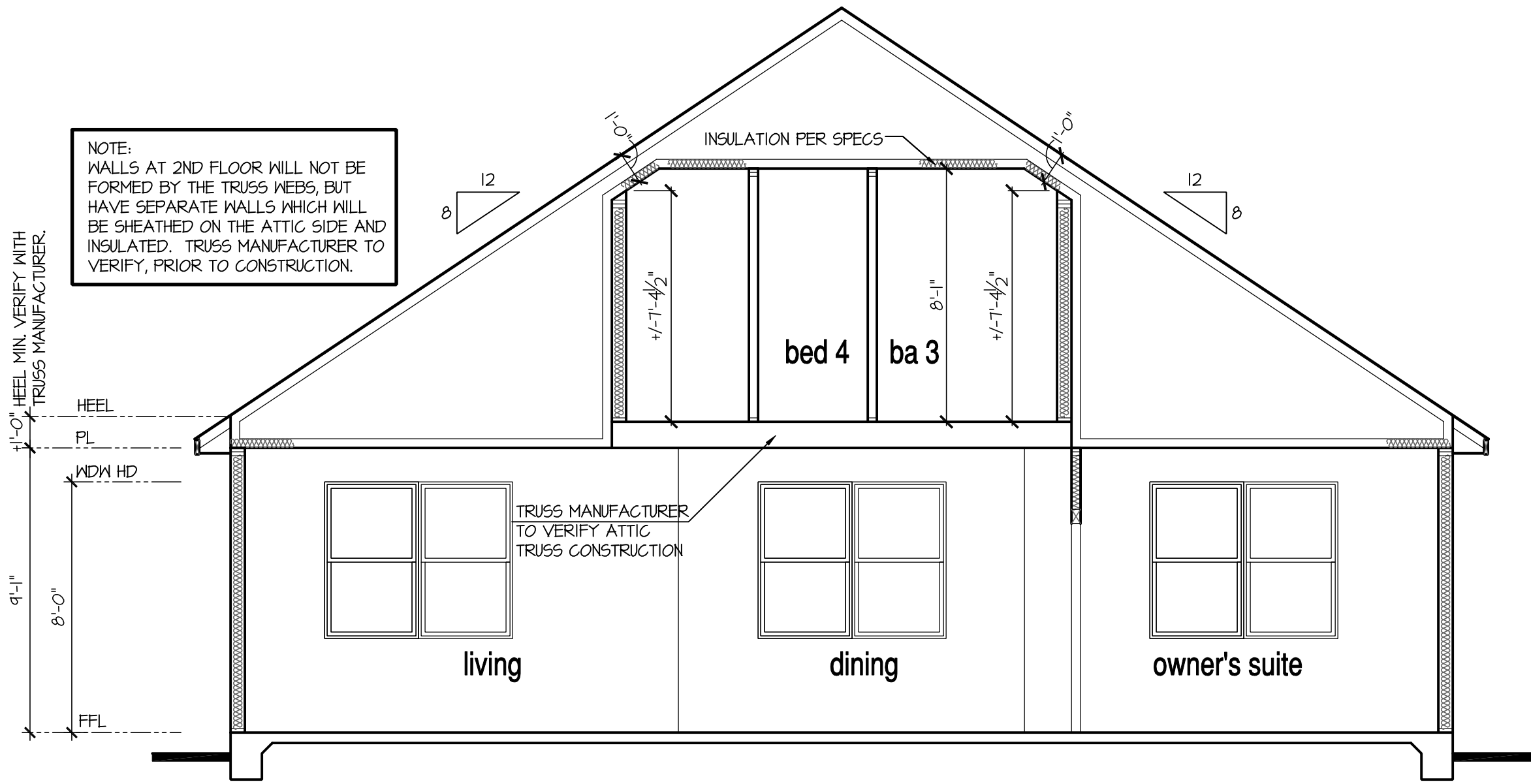
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- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.



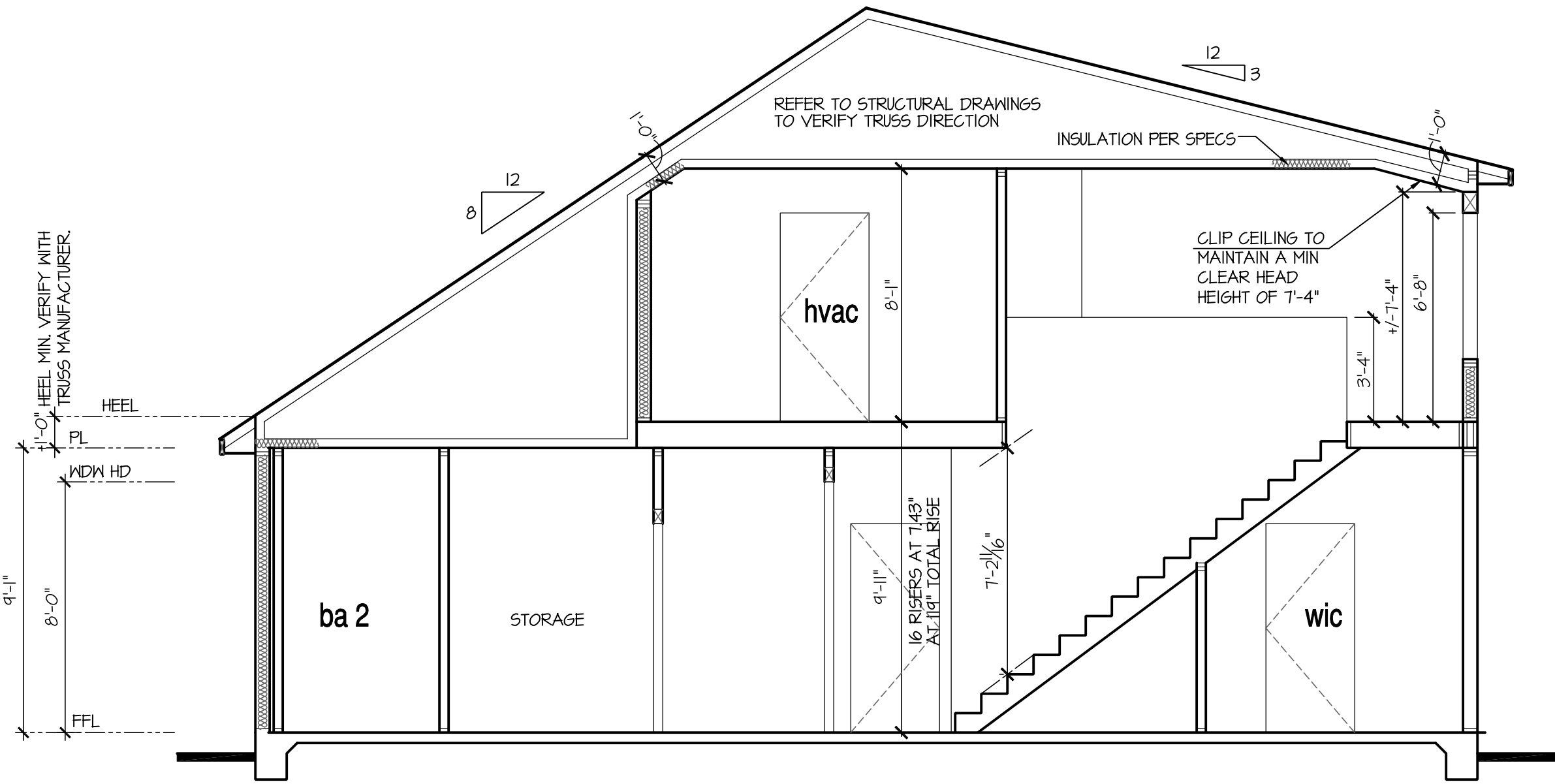
Building Section I at Monolithic Slab w/ Walk-Up attic

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



Building Section 3 at Monolithic Slab w/ Walk-Up attic

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



Building Section 2 at Monolithic Slab w/ Walk-Up attic

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
MONOLITHIC SLAB
BUILDING SECTIONS
W/ OPT. 2ND FLOOR

PRINT DATE:
September 16, 2016

SHEET NO:
7.1 MS

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Active Adult
Bristol
'F401'

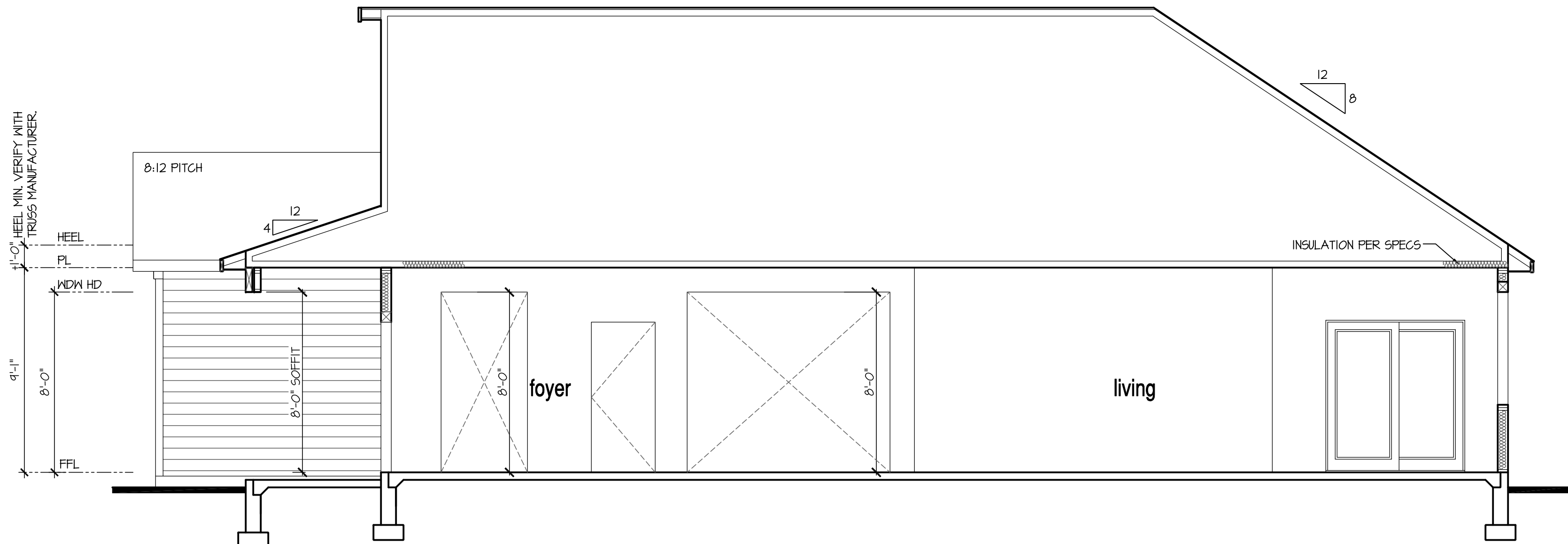
Sussex
County - DE
North Region

PROJECT NO: GMD-GA16053

SHEET TITLE:
STEM WALL
BUILDING SECTIONS

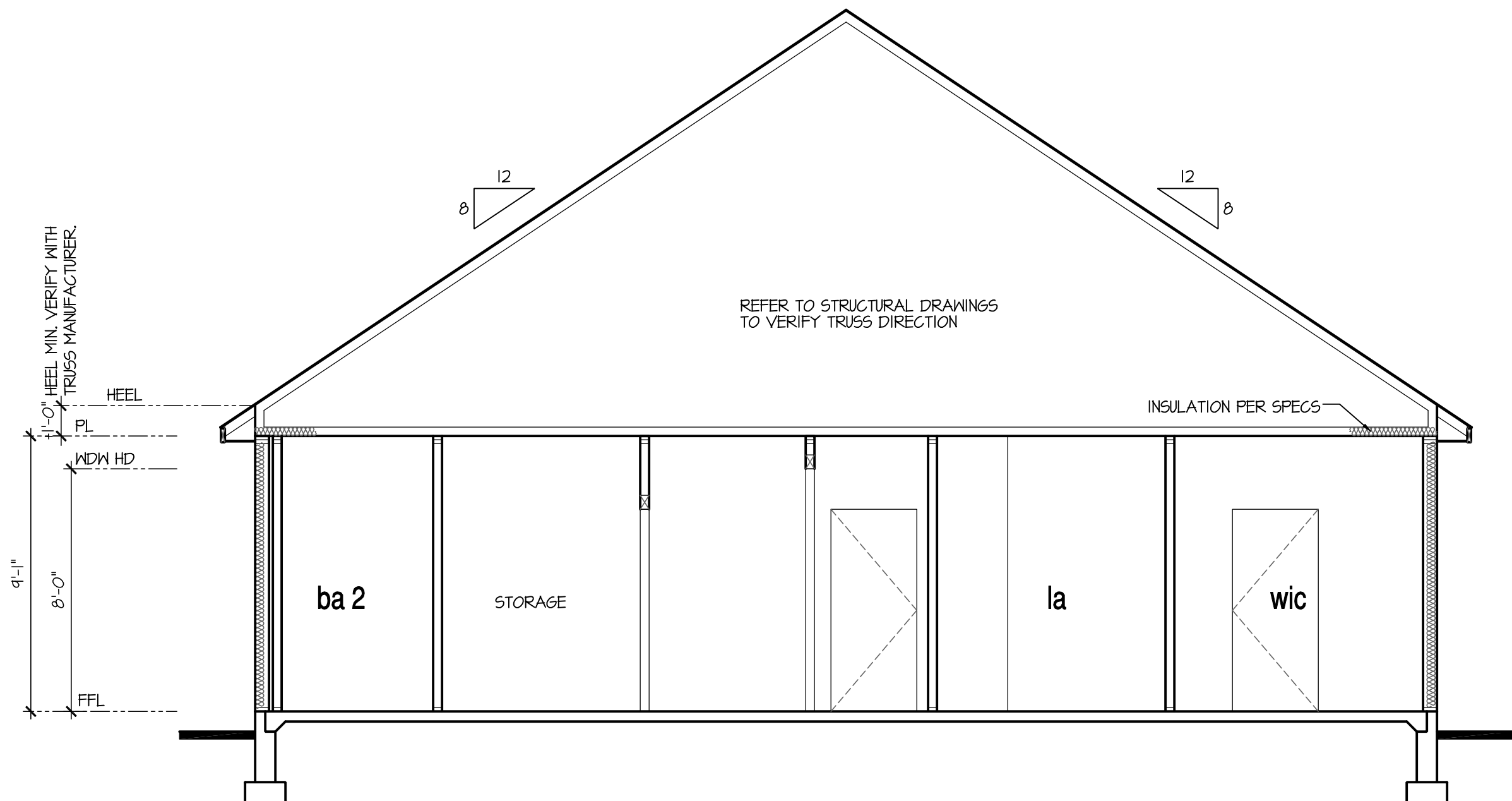
PRINT DATE:
September 16, 2016

SHEET NO:
7 SW



Building Section 1 at Stem Wall

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



Building Section 2 at Stem Wall

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

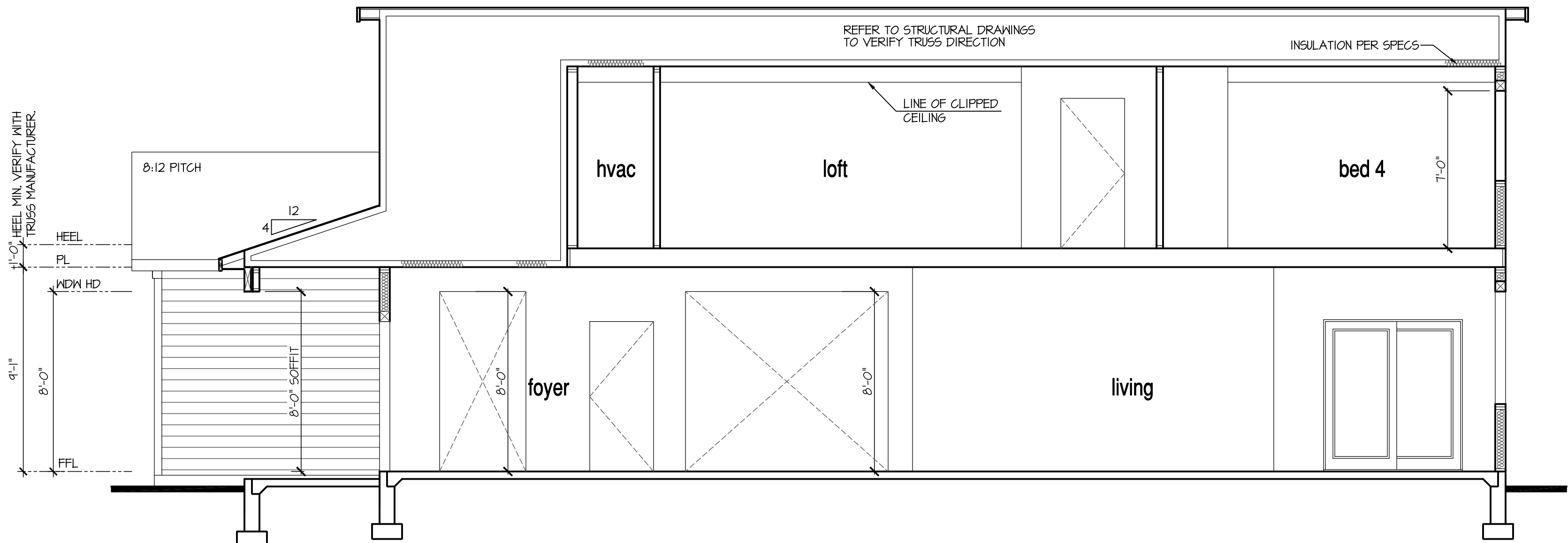
NOTES:

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- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

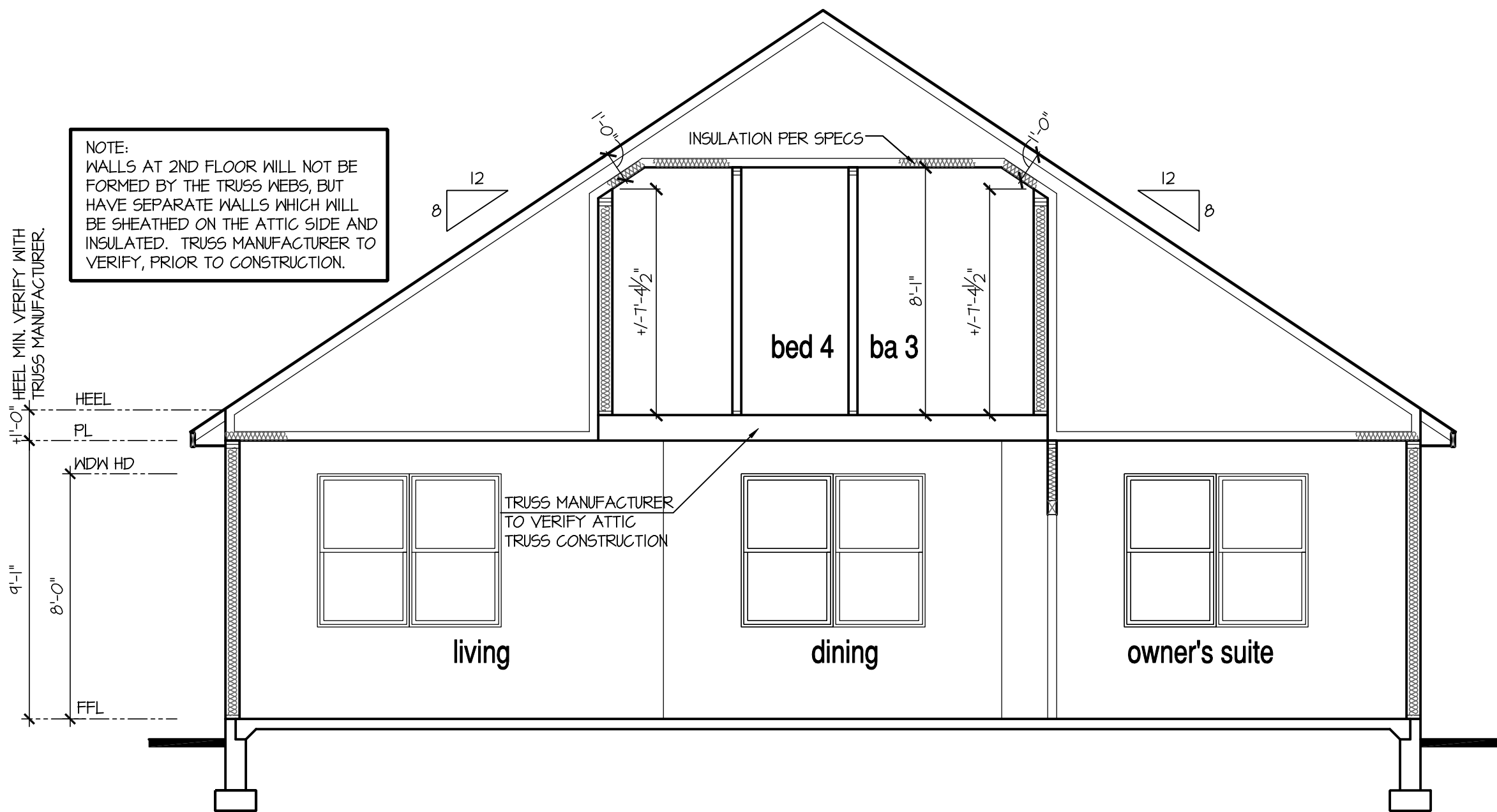
NOTES:

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 - INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:
- PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.



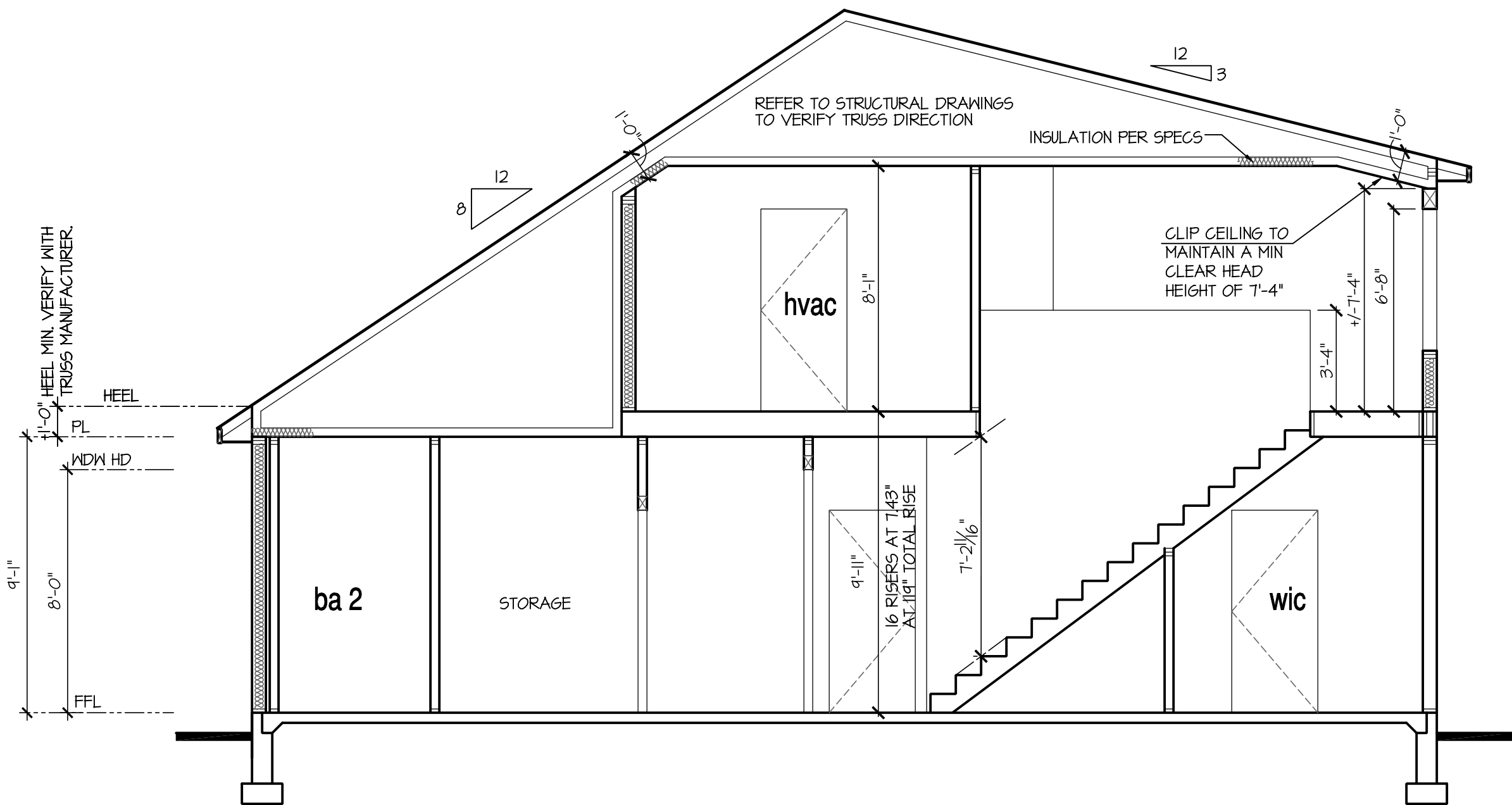
Building Section I at Stem Wall w/ Walk-Up attic

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



Building Section 3 at Stem Wall w/ Walk-Up attic

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



Building Section 2 at Stem Wall w/ Walk-Up attic

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

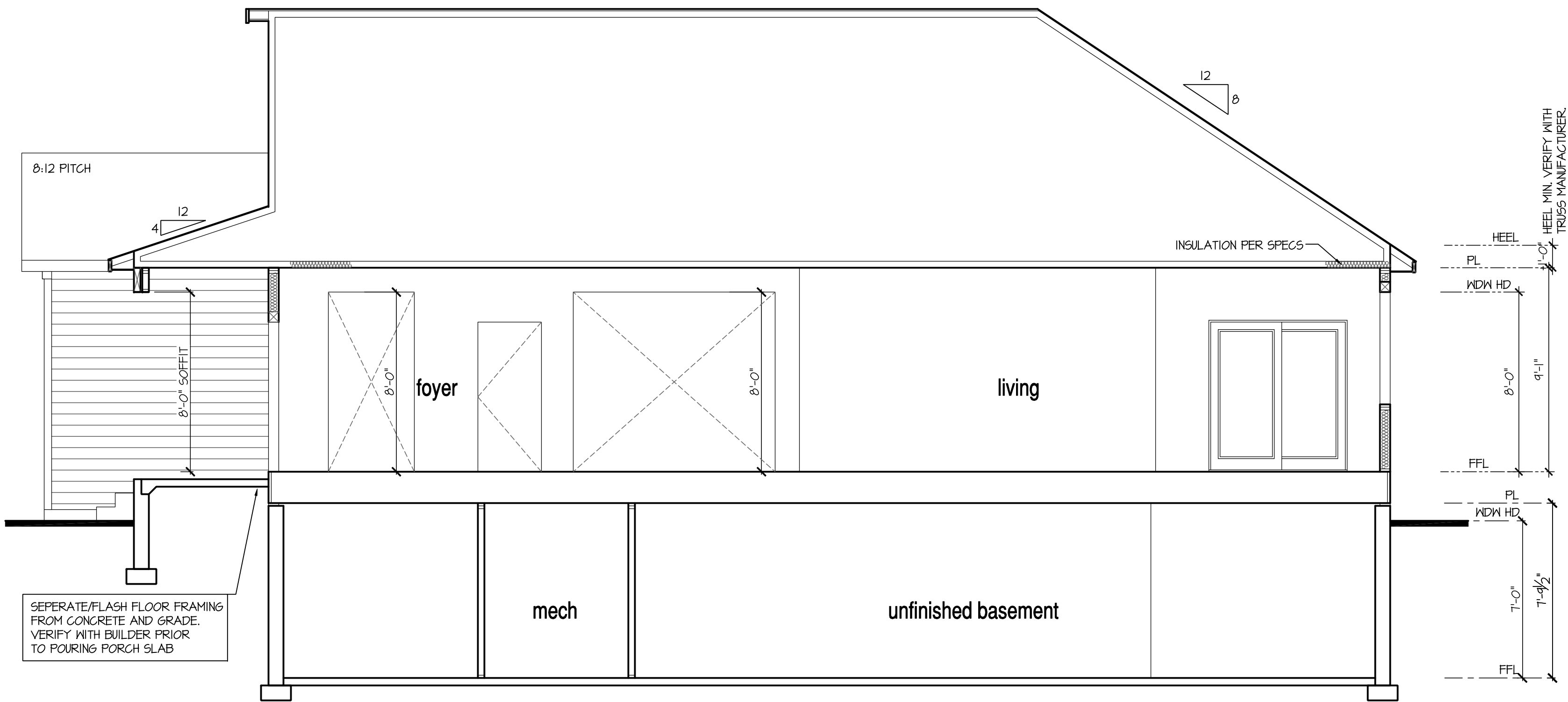
**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:
**STEM WALL
BUILDING SECTIONS
W/ OPT. 2ND FLOOR**

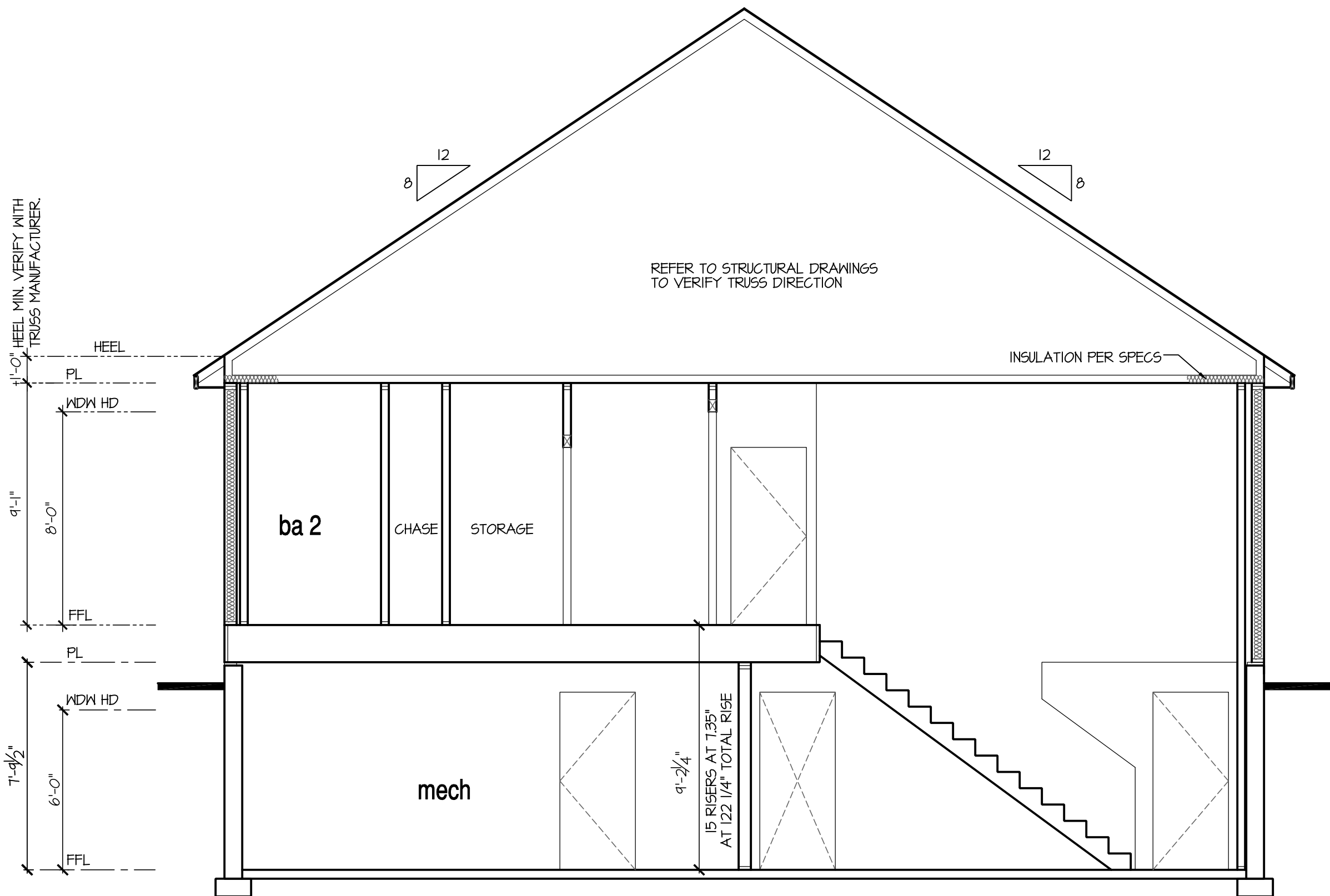
PRINT DATE:
September 16, 2016

SHEET NO:
7.1 SW



Building Section 1 at Opt Basement

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



Building Section 2 at Opt Basement

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

7'-1 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY

NOTES:

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- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
- EXTERIOR WALLS:
- CEILING WITH ATTIC ABOVE:
- FLOOR OVER GARAGE:
- ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

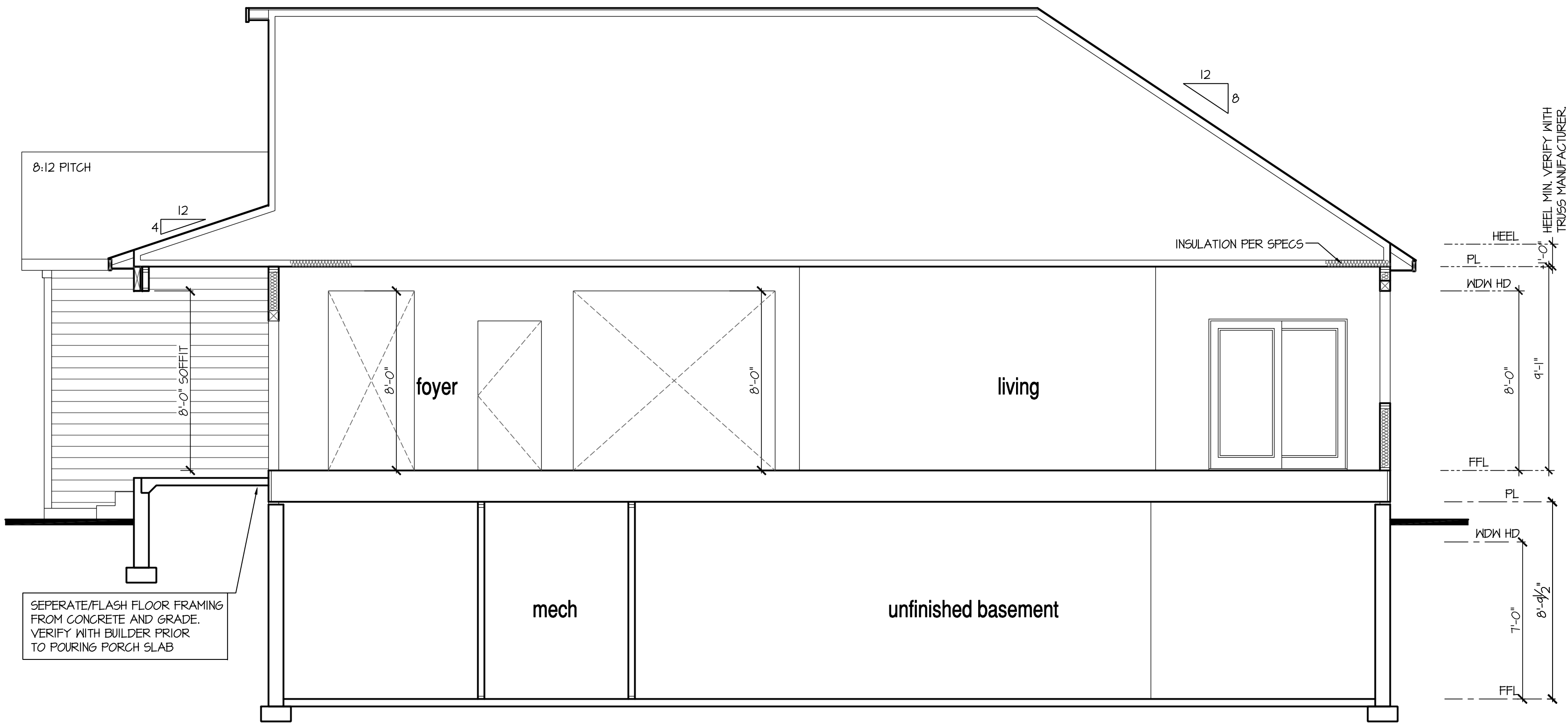
SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:

September 16, 2016

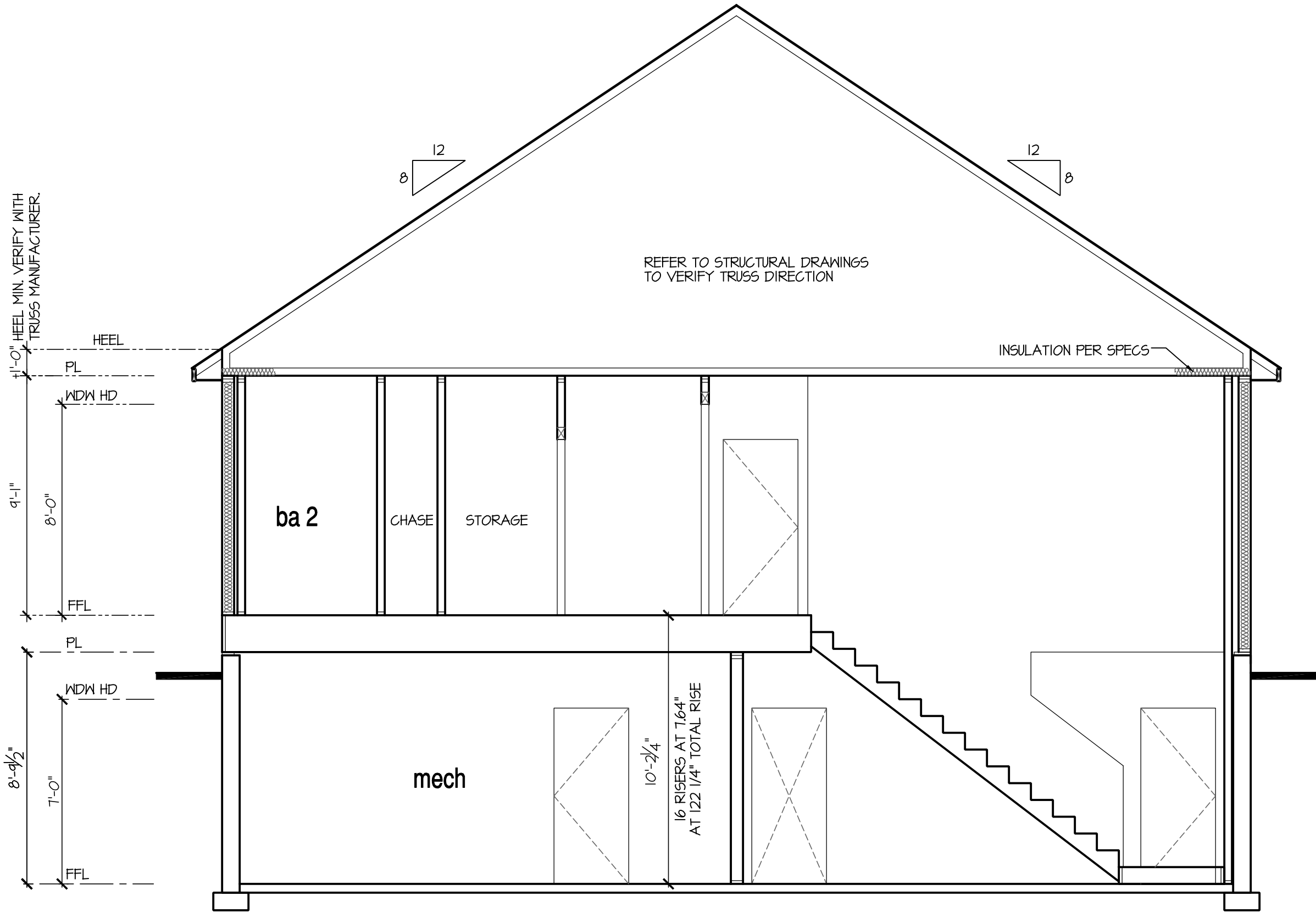
SHEET NO:

7 BS



Building Section 1 at Opt 9'-0" Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Building Section 2 at Opt 9'-0" Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

8'-9 1/2" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 152" = 120 1/4" TOTAL
RISE VERIFY

NOTES:

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- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
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- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A16053

SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:

September 16, 2016

SHEET NO:

7.1 BS

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY

NOTES:

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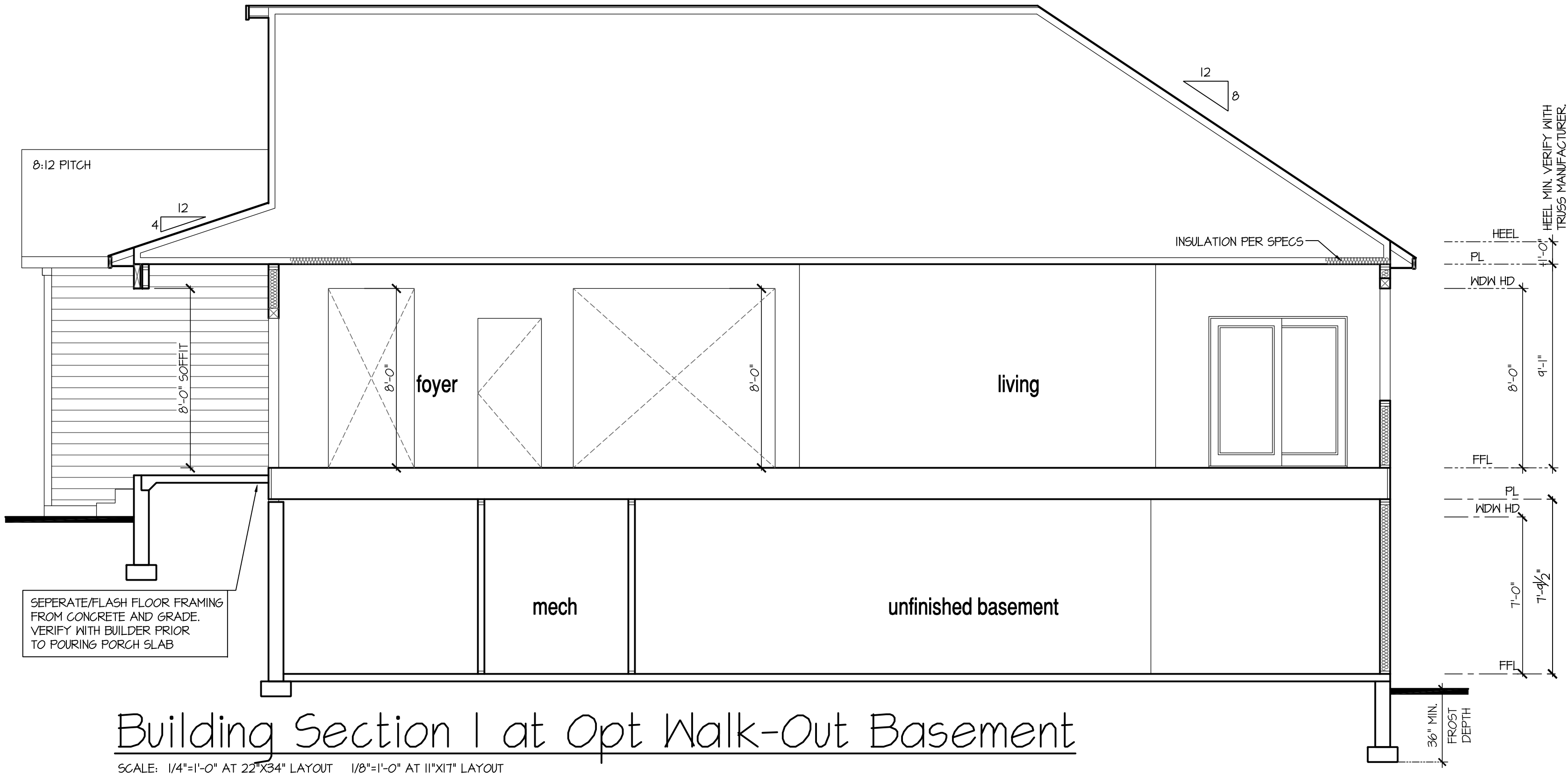
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.

- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.

- INSULATION:

EXTERIOR WALLS:
CEILING WITH ATTIC ABOVE:
FLOOR OVER GARAGE:
ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.



NO:	DATE:	REVISION:
△	04.18.23	



PROJECT TITLE:

**40' Series
Active Adult
Bristol
'F401'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16053

SHEET TITLE:

**BASEMENT
BUILDING SECTIONS
W/ LOOK-OUT/WALK-OUT
CONDITIONS**

PRINT DATE:

September 16, 2016

SHEET NO:

7.2 BS

Cali

4 bed | 2 bath | 2 car | 1 story | 1,774 sq ft



Elevation A

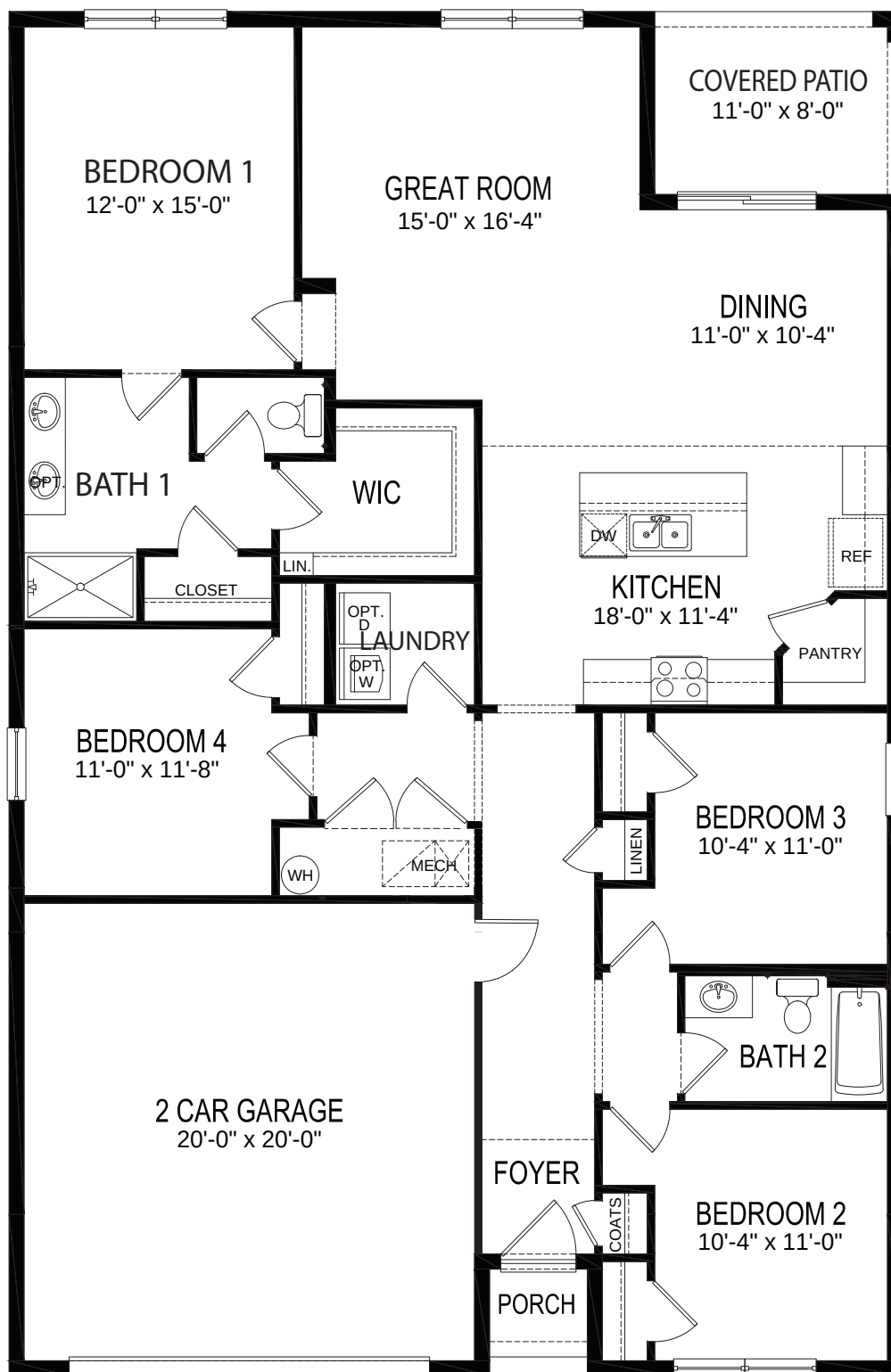


Elevation B



Elevation C

DRHORTON.COM



DRHORTON.COM

Cali - LH

(RH VERSION ARE MIRRORED)

Easton - MD
40' SERIES
PLAN # - X412

PLAN CHANGES:	
DATE:	DESCRIPTION:
08.22.19	INITIAL PLAN RELEASE
10.04.19	CLIENT REVISIONS
06.17.20	ADDED ELEVATIONS 'C' AND 'D'
07.29.20	CLIENT REVISIONS
12.06.22	CLIENT REVISIONS
02.03.23	CLIENT REVISIONS

INDEX

MODEL 'CALI'	
0	TITLE SHEET / COVER SHEET
0.1	TECHNICAL INFORMATION
0.2	QUICK VIEW
1 A	FRONT ELEVATION 'A'
2 A	ROOF PLAN 'A'
3 A	SIDE AND REAR ELEVATIONS 'A'
1 B	FRONT ELEVATION 'B'
2 B	ROOF PLAN 'B'
3 B	SIDE AND REAR ELEVATIONS 'B'
1 C	FRONT ELEVATION 'C'
2 C	ROOF PLAN 'C'
3 C	SIDE AND REAR ELEVATIONS 'C'
3.1	ELEVATION OPTIONS 'A'
3.2	ELEVATION OPTIONS 'B'
3.3	ELEVATION OPTIONS 'C'
4 SW	STEM WALL PLAN 'A'/'B'
4.1 SW	STEM WALL PLAN 'C'
5	1ST FLOOR PLAN 'A'/'B'
5.1	1ST FLOOR PLAN 'C'
7	1ST FLOOR UTILITY PLAN
8 SW	STEM WALL BUILDING SECTIONS
21	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 'CALI' SQUARE FOOTAGES		
HEATED SQ. FT.	ELEV 'A'/B'	ELEV 'C'
1st FLOOR	1774 SF	1774 SF
TOTAL HEATED SQ. FT.	1774 SF	1774 SF
HEATED OPTIONS		
UNHEATED SQ. FT.		
GARAGE	385 SF	385 SF
FRONT PORCH	18 SF	137 SF
UNHEATED OPTIONS		
OPT. 3RD CAR GARAGE	210 SF	210 SF

PLAN 'CALI' VOLUME OF HEATED AREAS			
VOLUME CU. FT.	ELEV 'A'/B'	ELEV 'C'	
1st FLOOR	14192 CF	14192 CF	



NO:	DATE:	REVISION:
	02.09.23	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series Cali

Easton - MD North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
TITLE SHEET / COVER SHEET

PRINT DATE:

August 21, 2019

SHEET NO:

0

AVERAGE BUILDING HEIGHT

ELEVATION 'A'	17'-9 1/2"
ELEVATION 'B'	17'-9 1/2"
ELEVATION 'C'	20'-4 1/4"

ABBREVIATIONS

ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDRY
A/D AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH 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
BLN 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	FED FEDESTAL
CER CERAMIC	PL PLATE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	PR PAIR
CL CLOSET OR CENTER LINE	P.T. PRESSURE TREATED WOOD
CLS CEILING	PVC POLYVINYL CHLORIDE PIPE
CLR CLEAR	PVMT PAVEMENT
CMU CONCRETE MASONRY UNIT	P.H. FIRE-HIRE
COL COLUMN	PWD FLYWOOD
CONC CONCRETE	R RISER
C CARPET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REQ REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DH DOUBLE HUNG	SF SQUARE FEET
DM DIMENSION	5.6.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HUNG OR SHELF
DN DOWN	SM SIMILAR
DR DOOR	SL SLOPE / SLIDING
DS DOWNSPOUT	SHP SHELF AND POLE
DW DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	S4S SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TONEL BAR
FAU FORCED AIR UNIT	TEMP TEMPERED (GLASS)
F.G. FLOOR GAWAGE	T&G TONGAE & GROOVE
F.D. FLOOR DRAIN	T.O.C. TOP OF CURB
FFL FINISH FLOOR LINE	TV TELEVISION
F.G. FINISHED GRADE	TYP TYPICAL
FLR FLOORING)	UNO. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
F.O.S. FACE OF STUD	V.T.R. VENT THRU ROOF
FTG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WDM WINDOW
GAR GARAGE	WH WATER HEATER
G.B. GYPSUM BOARD	W WROUGHT IRON
GD GRADE OR GRADING	WIC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W WO WITH OR WITHOUT
GFI GROUND FAULT INTERRUPTER	WF WATERPROOFING)
GL GLASS OR GLAZING	WM WELDED WIRE MESH
GYP BD GYPSUM BOARD	RL PROPERTY LINE
HD HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	4 AND
HDR HEADER	CL CENTERLINE
HGT HEIGHT	# POUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HWD HARDWOOD	
INT INTERIOR	
JST JOIST	
JT JOINT	
KIT KITCHEN	

BUILDING CODE COMPLIANCE / PROJECT INFORMATION 2021

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.
STATE SUPPLEMENTS AND AMENDMENTS, CODE OF MARYLAND
2021- INTERNATIONAL RESIDENTIAL CODE (BUILDING)
2021- INTERNATIONAL FIRE PREVENTION CODE
2021- INTERNATIONAL PLUMBING CODE (BUILDING)
2021- INTERNATIONAL MECHANICAL CODE (BUILDING)
2021- INTERNATIONAL FUEL GAS CODE (BUILDING)
2021- INTERNATIONAL ENERGY CONSERVATION CODE (BUILDING)
2020- NATIONAL ELECTRICAL CODE

PRODUCT:
SINGLE FAMILY RESIDENCE
OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3
CONSTRUCTION TYPE:
TYPE VB

CONSULTANTS:

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GENERAL NOTES DESIGNER: IRC

THESE DOCUMENTS ARE THE PROPERTY OF DR HORTON HOMES AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF DR HORTON HOMES OR GMD DESIGN GROUP.

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 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 IRC SECTION R602.8)

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 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 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 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 IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.1.8 AND R312

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 UNCLEAR WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.



NO:	DATE:	REVISION:
△	02.03.23	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2028.



PROJECT TITLE:
40' Series Cali

Easton - MD North Region

PROJECT NO: GMD-6A16082.1

TECHNICAL INFORMATION

SHEET TITLE:

PRINT DATE:
August 21, 2019

SHEET NO:
0.1



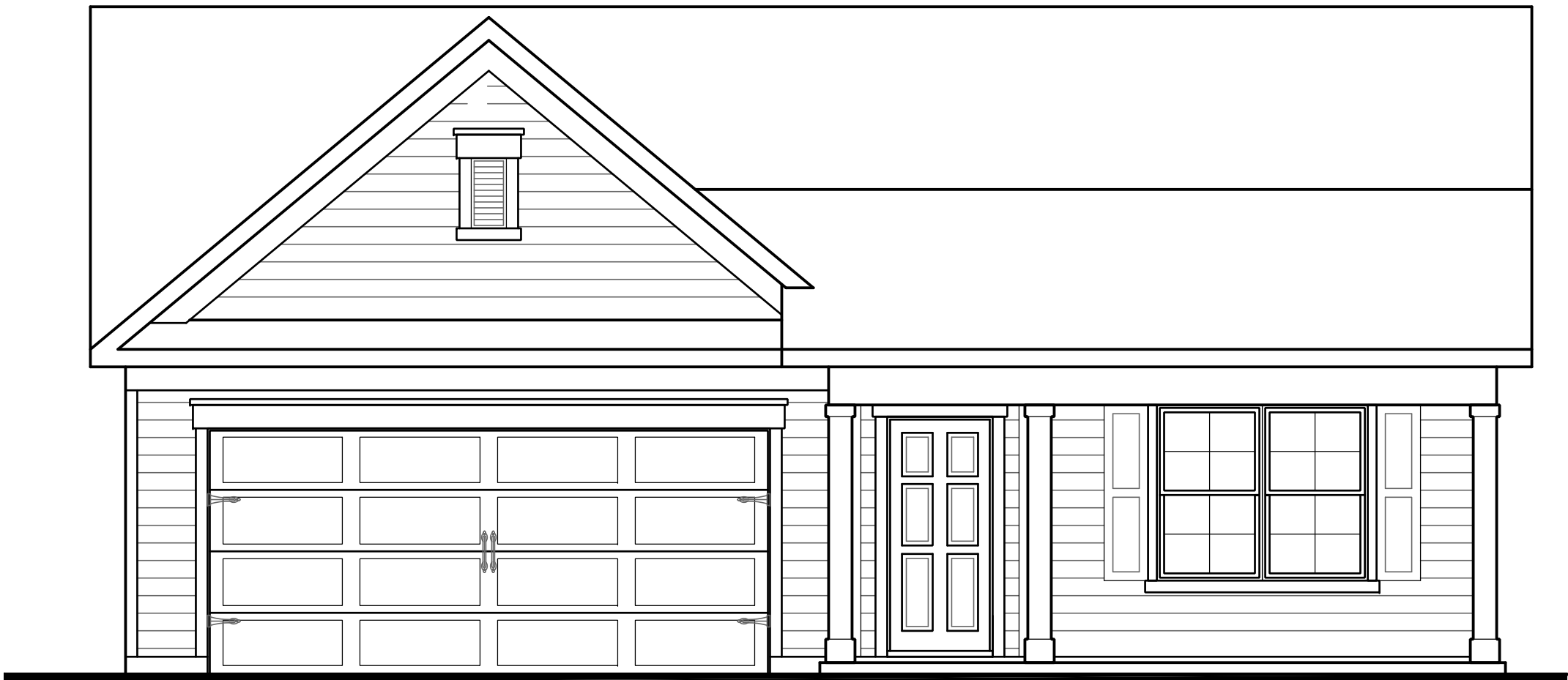
Front Elevation 'A'

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



Front Elevation 'B'

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



Front Elevation 'C'

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

NO:	DATE:	REVISION:

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PROFESSIONAL SEAL:



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40' Series
Cali

Easton - MD
North Region

PROJECT NO: GMD-GA16082.1

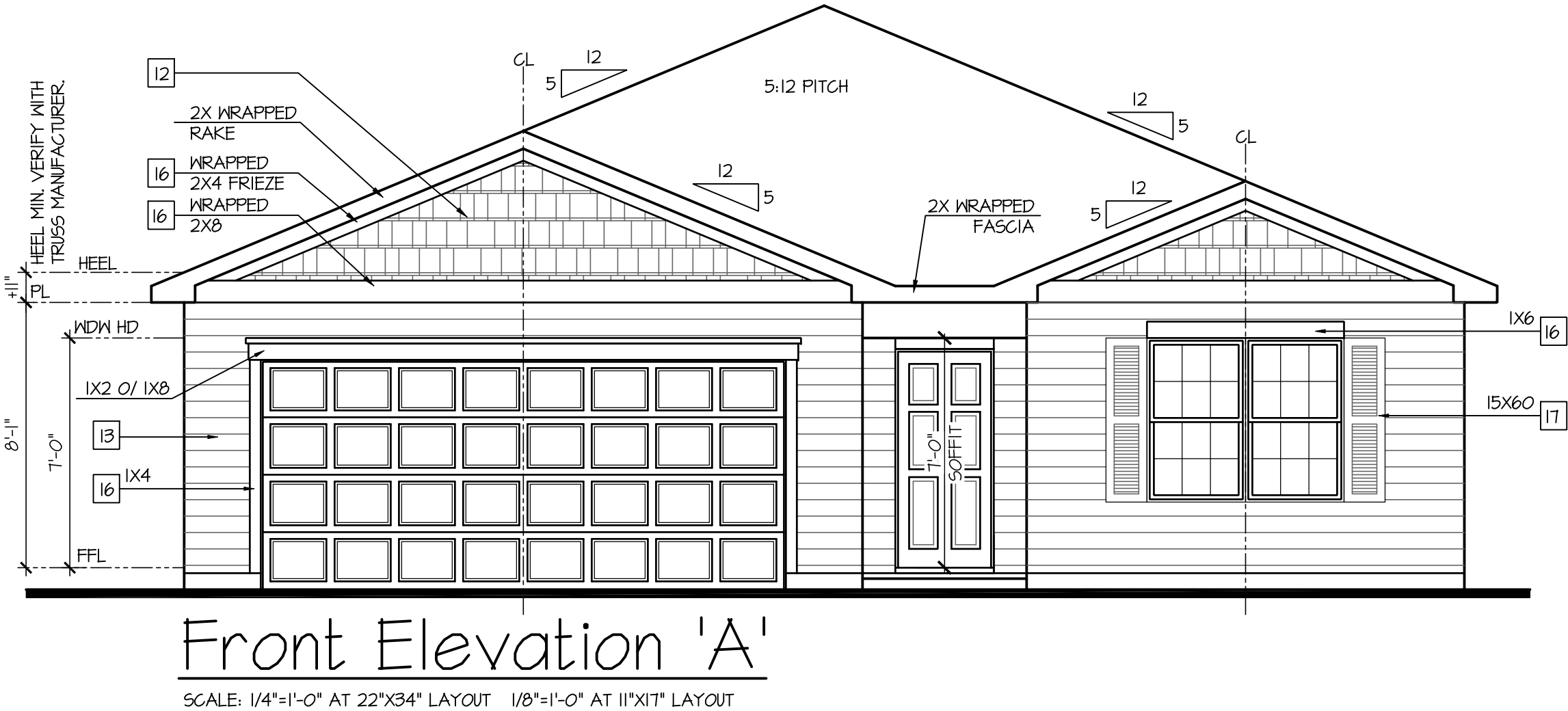
SHEET TITLE:
QUICK VIEW

PRINT DATE:
August 21, 2019

SHEET NO:

0.2

NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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: 11 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 N/A TYPICALS: 7 DECORATIVE 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. 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. 11 DECORATIVE WROUGHT IRON. SEE DETAILS. SIDING: 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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	02.03.23	

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PROFESSIONAL SEAL:

STATE OF MARYLAND

CHARLES G. EDDY, JR.

11-21-2024

18885

ARCHITECT

PROJECT TITLE:

40' Series Cali

Easton - MD

North Region

PROJECT NO:

GMD-6A16082.1

SHEET TITLE:

FRONT ELEVATION 'A'

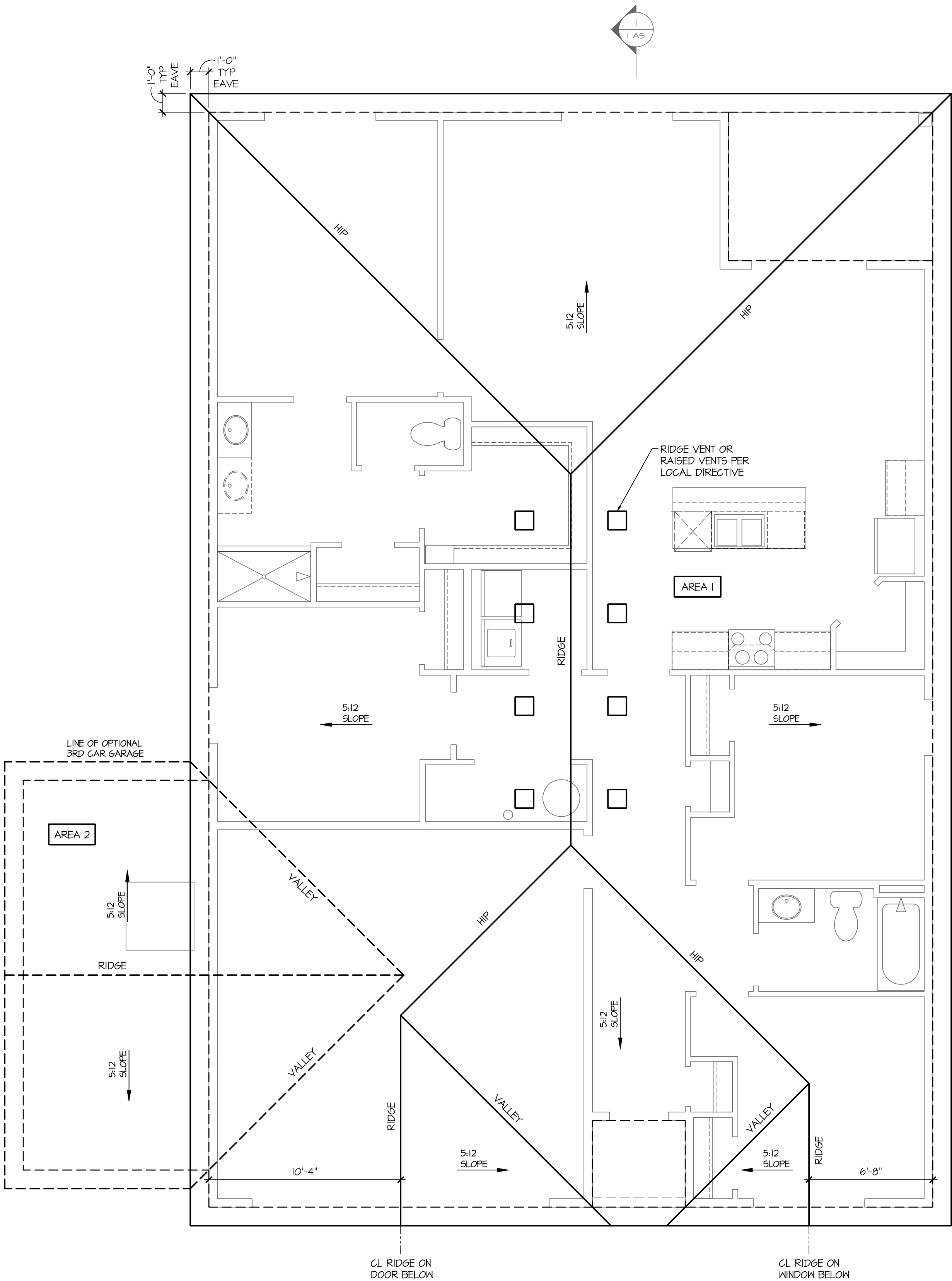
PRINT DATE:

August 21, 2019

SHEET NO:

1A

ATTIC VENT CALCULATION FOR MODEL 'CALI': 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 SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW. ROOF AREA 1: = 2301 SF 2301 SQ. FT. X 144 = 331344 SQ. IN. 331344 SQ. IN. / 150 = 2208.96 SQ. IN. OF VENT REQ'D 2208.96 SQ. IN. / 2 = 1104.48 SQ. IN. 1104.48 SQ. IN. OF VENT AT HIGH & 1104.48 SQ. IN. OF VENT AT LOW REQ'D. ROOF AREA 2: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 150 = 201.6 SQ. IN. OF VENT REQ'D
NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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 MODEL 'CALI': 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: = 2301 SF 2301 SQ. FT. X 144 = 331344 SQ. IN. 331344 SQ. IN. / 300 = 1104.48 SQ. IN. OF VENT REQ'D 1104.48 SQ. IN. / 2 = 552.24 SQ. IN. 552.24 SQ. IN. OF VENT AT HIGH & 552.24 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 300 = 100.8 SQ. IN. OF VENT REQ'D 100.8 SQ. IN. / 2 = 50.4 SQ. IN. 50.4 SQ. IN. OF VENT AT HIGH & 50.4 SQ. IN. OF VENT AT LOW REQUIRED.



Roof Plan 'A'

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

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NO: DATE: REVISION:

△02.03.23

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PROFESSIONAL SEAL:

STATE OF MARYLAND
CHIEF REGISTERED
ARCHITECT
18885
JULY 28, 2028

PROJECT TITLE:

40' Series
Cali

PROJECT NO:

GMD-GA16082.1

SHEET TITLE:
ROOF PLAN 'A'

PRINT DATE:
August 21, 2019

SHEET NO:
2 A

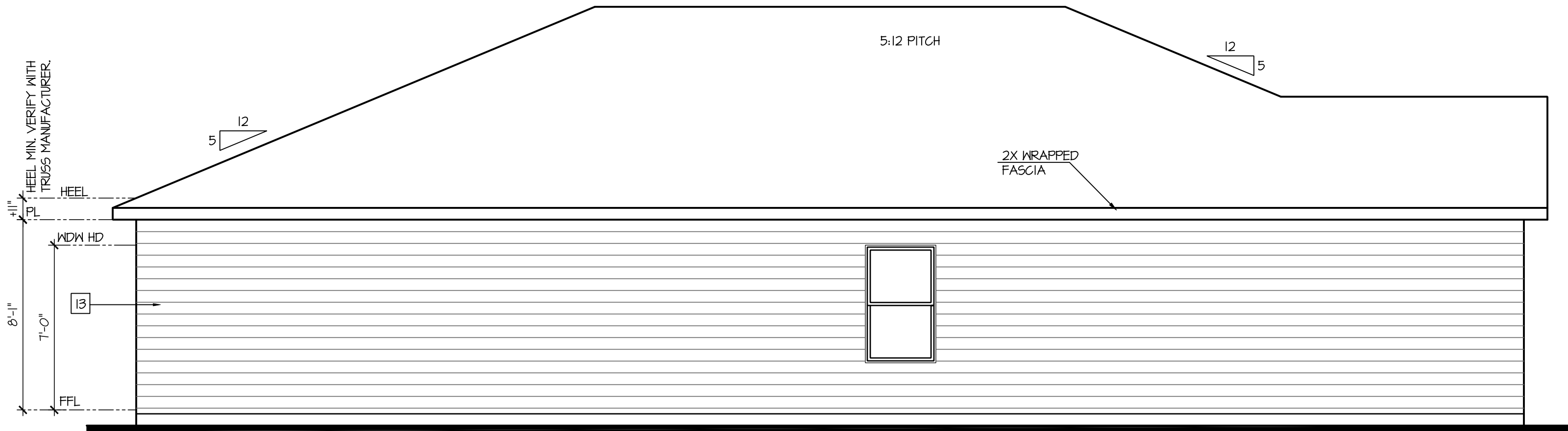
Page 471 of 998

NOTES:

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- 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.)

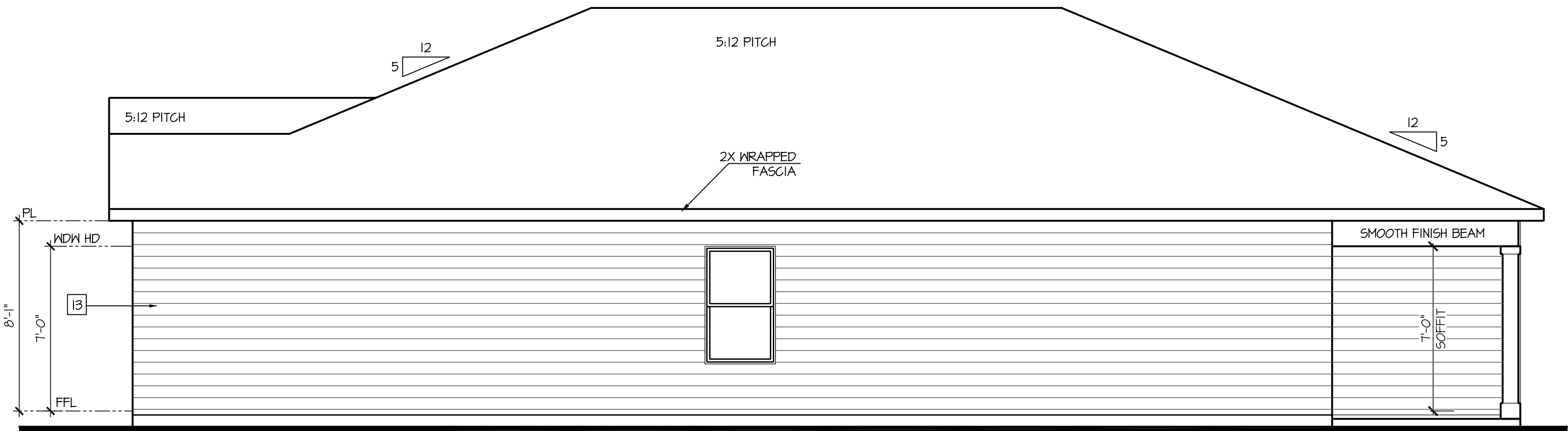
KEY NOTES:

- 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] N/A
- TYPICALS:
- [1] DECORATIVE 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.
 - [10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - [11] DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- [12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
-
- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



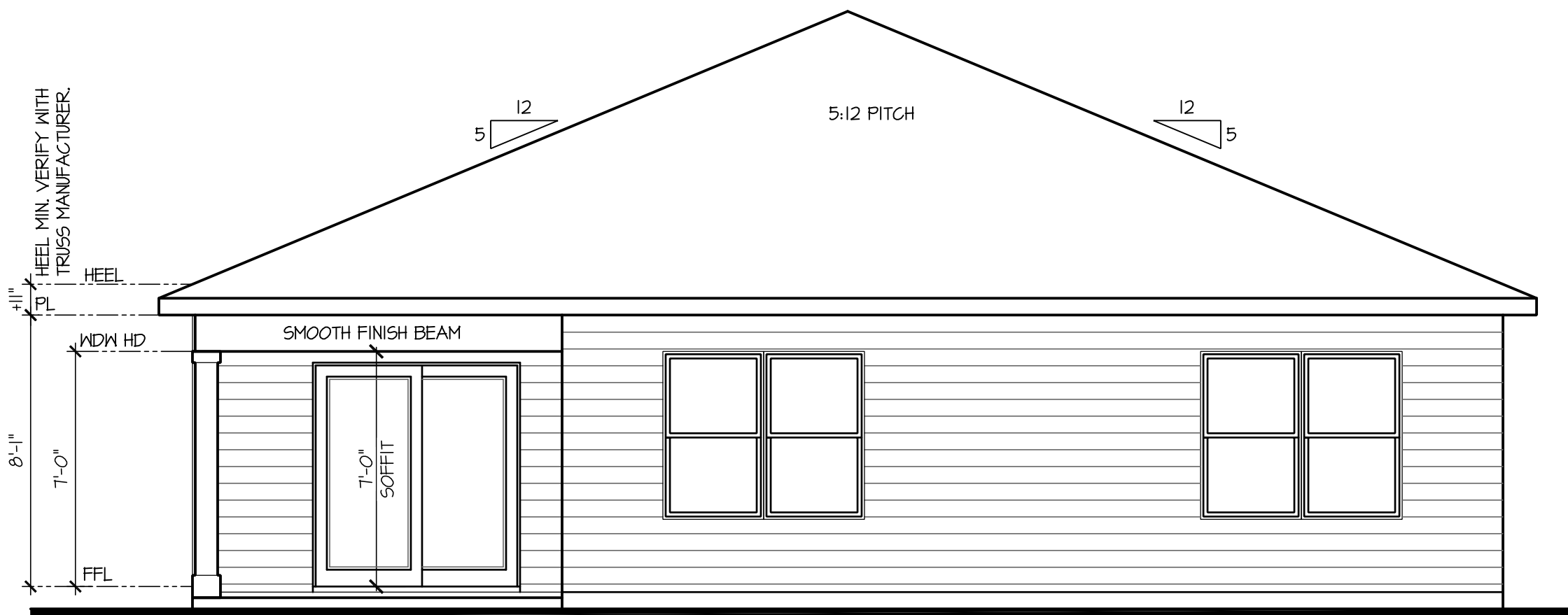
Left Elevation 'A'

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



Right Elevation 'A'

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



Rear Elevation 'A'

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



NO:	DATE:	REVISION:
	02.03.23	

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Cali

Easton - MD
North Region

PROJECT NO: GMD-GA16082.1

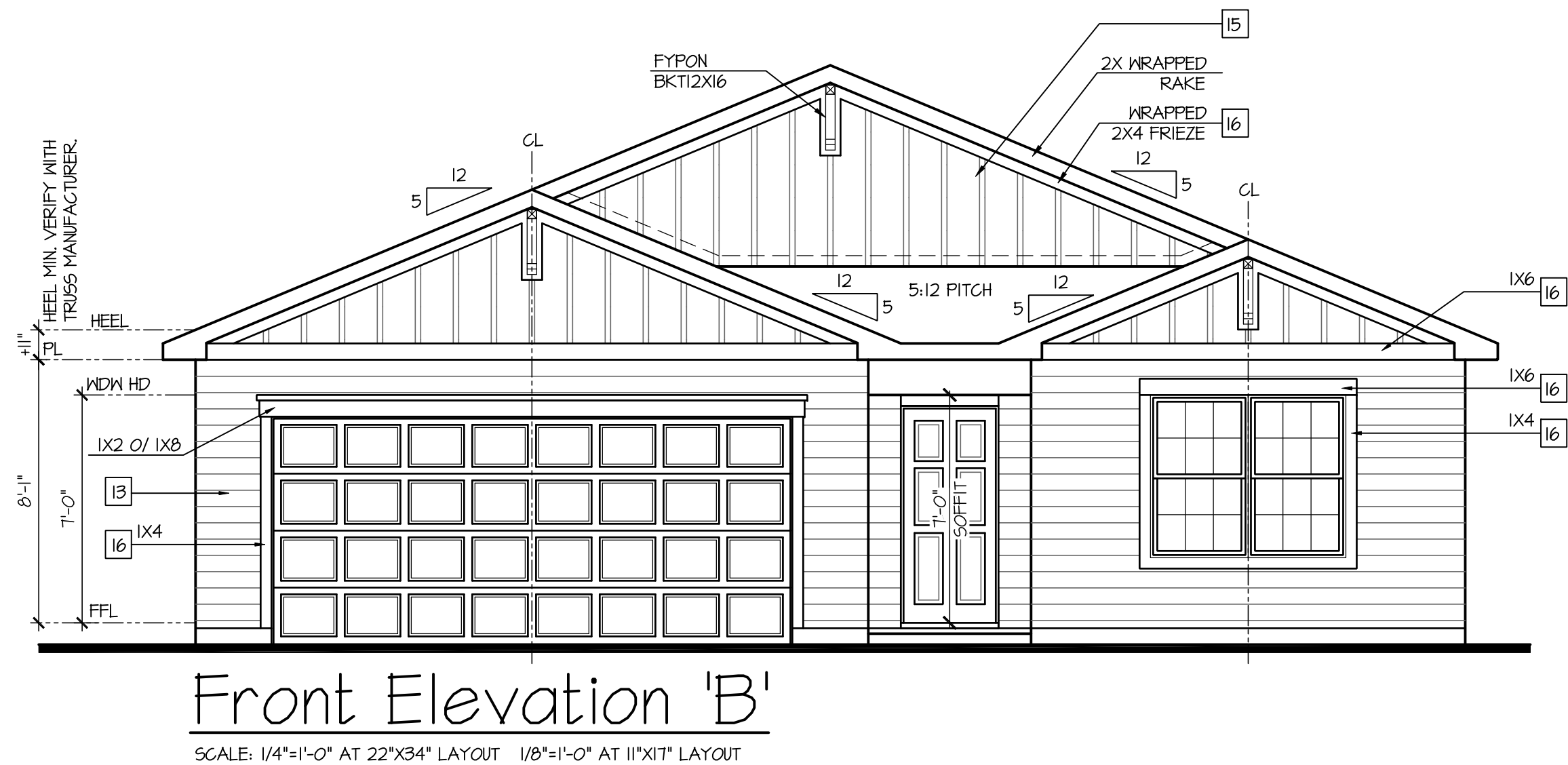
SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'A'

PRINT DATE:
August 21, 2019

SHEET NO:

3 A

NOTES:	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS. 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS. - ROOFING: PITCHED SHINGLES PER DEVELOPER. - ENTRY DOOR: AS SELECTED BY DEVELOPER. - GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN. - 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]	N/A
TYPICALS:	
[7]	DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
[8]	CODE APPROVED TERMINATION CHIMNEY CAP.
[9]	CORROSION RESISTANT ROOF TO WALL FLASHINGS, 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]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO.:	DATE:	REVISION:
	02.09.23	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series Cali

Easton - MD North Region

PROJECT NO: GMD-GA16082.

HEET TITLE:
FRONT ELEVATION 'B'

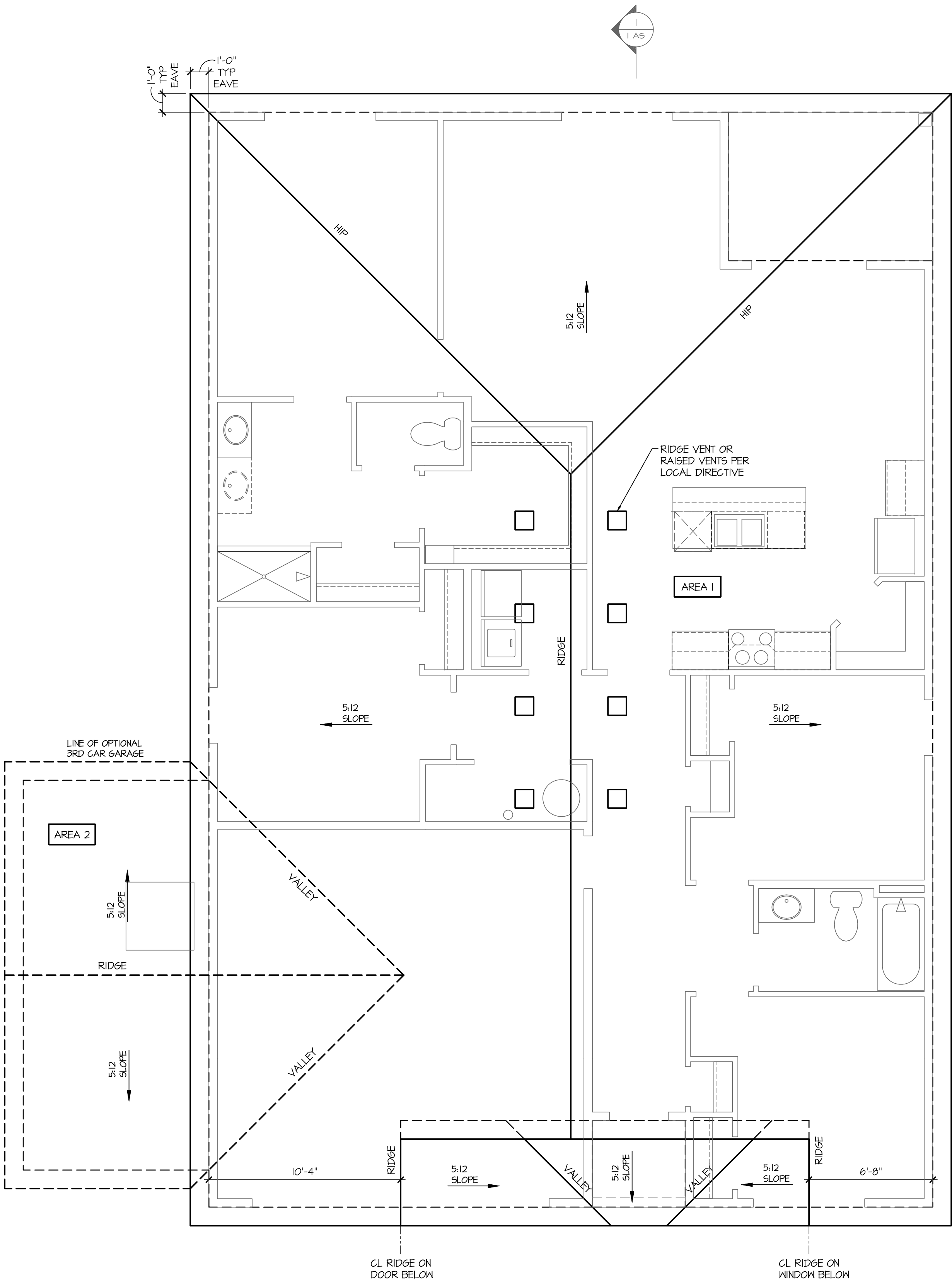
PRINT DATE:

August 21, 2019

SHEET NO:

1B

ATTIC VENT CALCULATION FOR MODEL 'CALI': 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 SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW. ROOF AREA 1: = 2301 SF 2301 SQ. FT. X 144 = 331344 SQ. IN. 331344 SQ. IN. / 150 = 2208.96 SQ. IN. OF VENT REQ'D 2208.96 SQ. IN. / 2 = 1104.48 SQ. IN. 1104.48 SQ. IN. OF VENT AT HIGH & 1104.48 SQ. IN. OF VENT AT LOW REQ'D. ROOF AREA 2: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 150 = 201.6 SQ. IN. OF VENT REQ'D
NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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 MODEL 'CALI': 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: = 2301 SF 2301 SQ. FT. X 144 = 331344 SQ. IN. 331344 SQ. IN. / 300 = 1104.48 SQ. IN. OF VENT REQ'D 1104.48 SQ. IN. / 2 = 552.24 SQ. IN. 552.24 SQ. IN. OF VENT AT HIGH & 552.24 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 300 = 100.8 SQ. IN. OF VENT REQ'D 100.8 SQ. IN. / 2 = 50.4 SQ. IN. 50.4 SQ. IN. OF VENT AT HIGH & 50.4 SQ. IN. OF VENT AT LOW REQUIRED.



Roof Plan 'B'

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

D·R·HORTON®
America's Builder

NO: DATE: REVISION:

02.03.23

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:

STATE OF MARYLAND
JENNIFER G. EDDY
ARCHITECT
18885
02/28/2024

PROJECT TITLE:

40' Series
Cali

PROJECT NO: GMD-6A16082.1

SHEET TITLE:

ROOF PLAN 'B'

PRINT DATE:

August 21, 2019

SHEET NO:

2 B

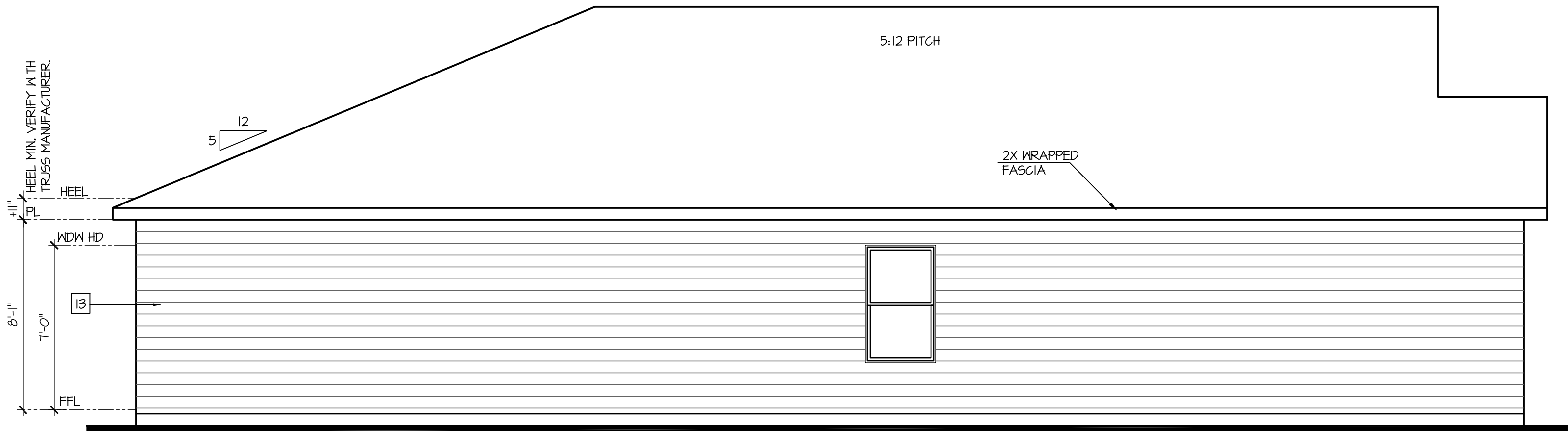
Page 474 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
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- 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.
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- 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.)

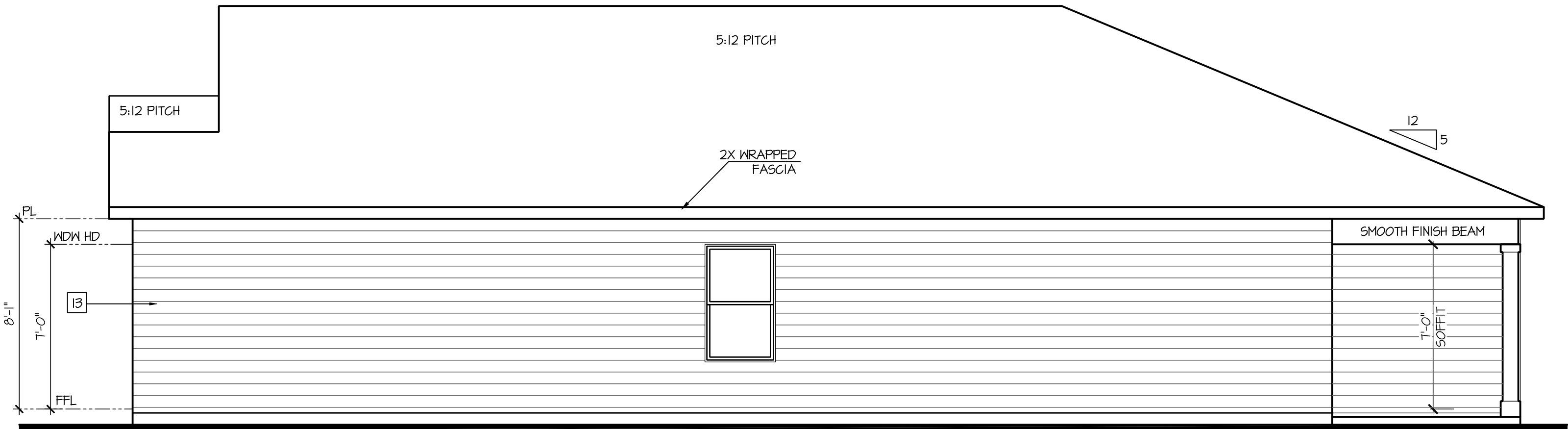
KEY NOTES:

- MASONRY:
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
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 - [8] CODE APPROVED TERMINATION CHIMNEY CAP.
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 - [10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - [11] DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- [12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
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 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
-
- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [17] PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



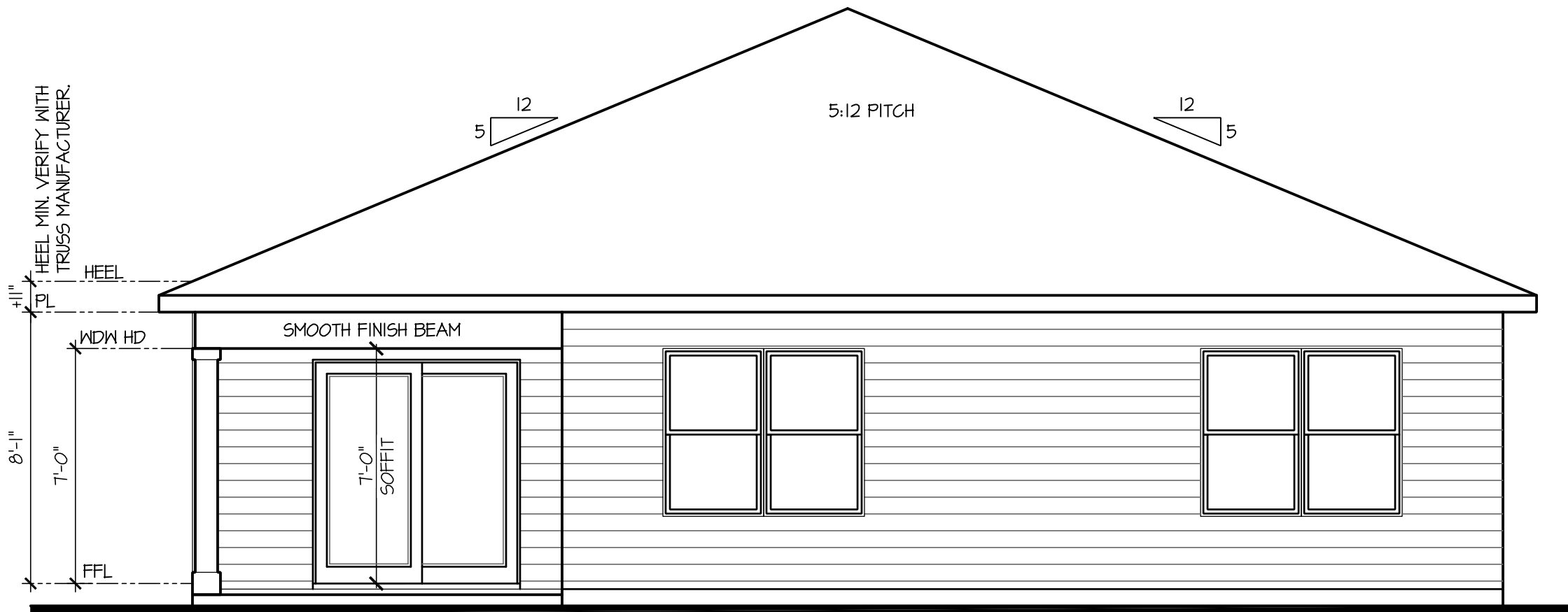
Left Elevation 'B'

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



Right Elevation 'B'

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



Rear Elevation 'B'

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



NO:	DATE:	REVISION:
	02.03.23	

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Cali

Easton - MD
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'B'

PRINT DATE:
August 21, 2019

SHEET NO:

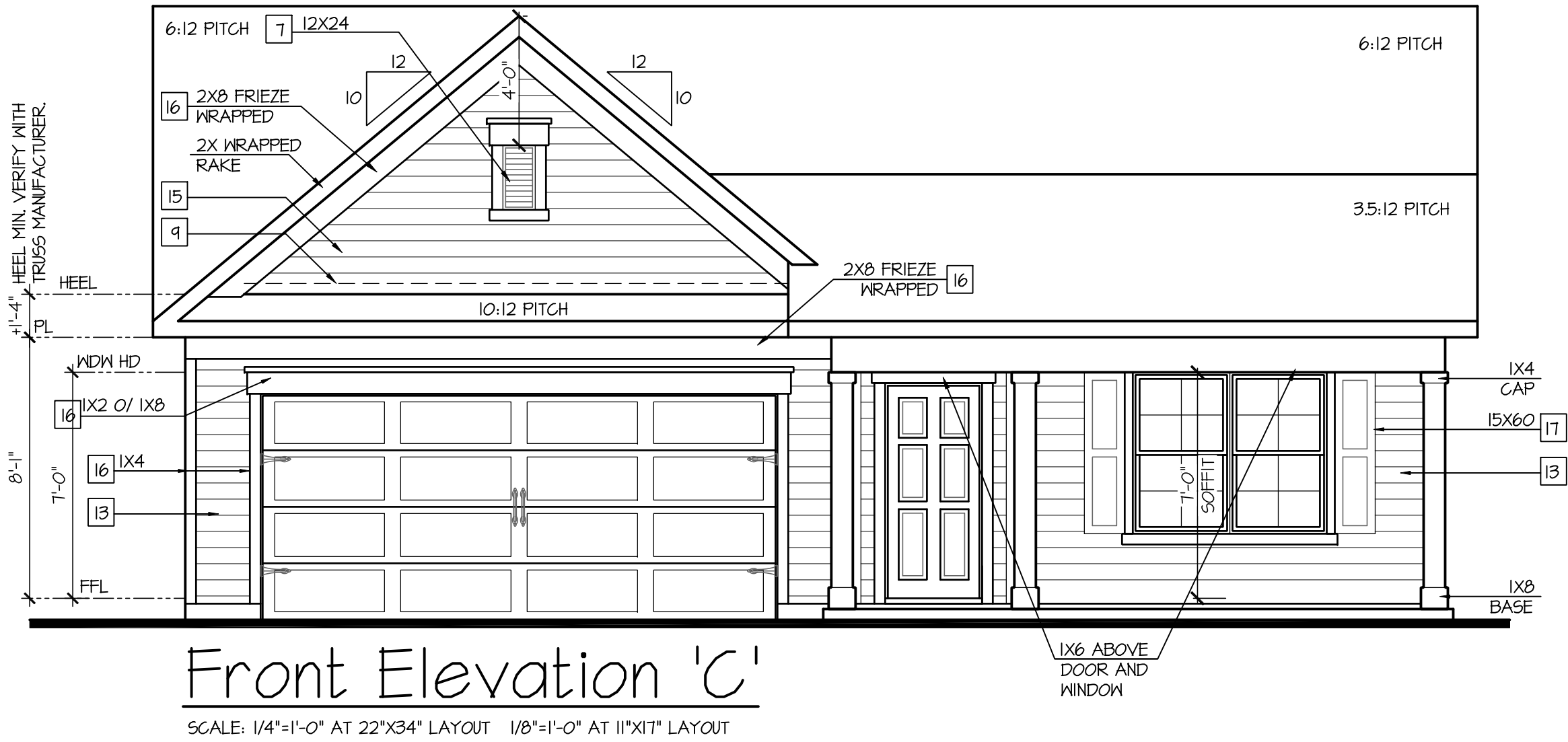
3 B

NOTES:

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- 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.
- 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:

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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.
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- TYPICALS:
- [7] DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
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 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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	02.03.23	

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PROJECT TITLE:
**40' Series
Cali**

**Easton - MD
North Region**

PROJECT NO: GMD-6A16082.1

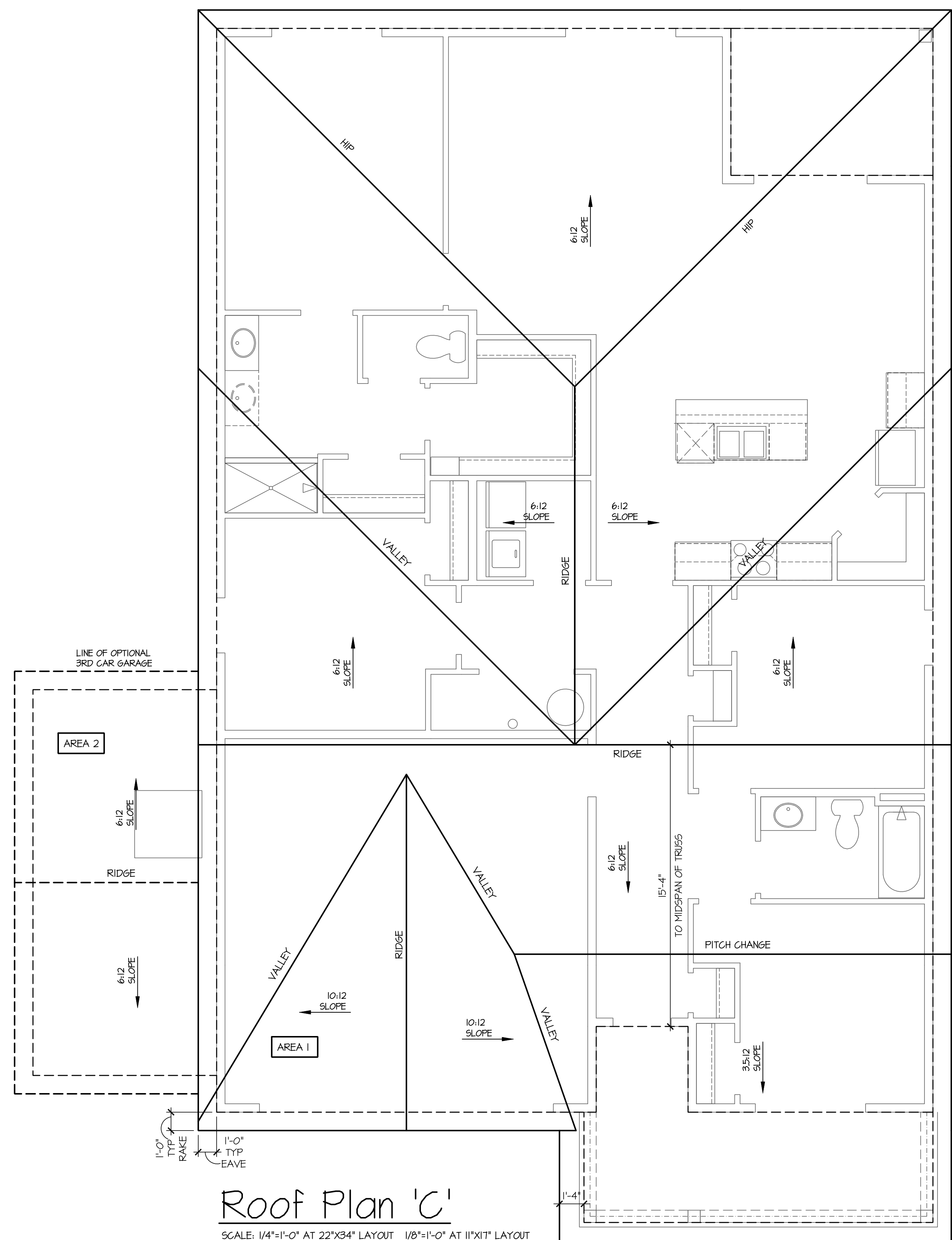
ATTIC VENT CALCULATION FOR MODEL 'CALI': 1:150 RATIO.

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 SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW. ROOF AREA 1: = 2301 SF 2301 SQ. FT. X 144 = 331344 SQ. IN. 331344 SQ. IN. / 150 = 2208.96 SQ. IN. OF VENT REQ'D 2208.96 SQ. IN. / 2 = 1104.48 SQ. IN. 1104.48 SQ. IN. OF VENT AT HIGH & 1104.48 SQ. IN. OF VENT AT LOW REQ'D. ROOF AREA 2: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 150 = 201.6 SQ. IN. OF VENT REQ'D
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NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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.
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ATTIC VENT CALCULATION FOR MODEL 'CALI': 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: = 2301 SF 2301 SQ. FT. X 144 = 331344 SQ. IN. 331344 SQ. IN. / 300 = 1104.48 SQ. IN. OF VENT REQ'D 1104.48 SQ. IN. / 2 = 552.24 SQ. IN. 552.24 SQ. IN. OF VENT AT HIGH & 552.24 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 300 = 100.8 SQ. IN. OF VENT REQ'D 100.8 SQ. IN. / 2 = 50.4 SQ. IN. 50.4 SQ. IN. OF VENT AT HIGH & 50.4 SQ. IN. OF VENT AT LOW REQUIRED.
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Roof Plan 'C'

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

NO:	DATE:	REVISION:
	02.03.23	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.



PROJECT TITLE:
**40' Series
Cali**

**Easton - MD
North Region**

PROJECT NO: GMD-6A16082.1

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

1 DECORATIVE 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.

10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

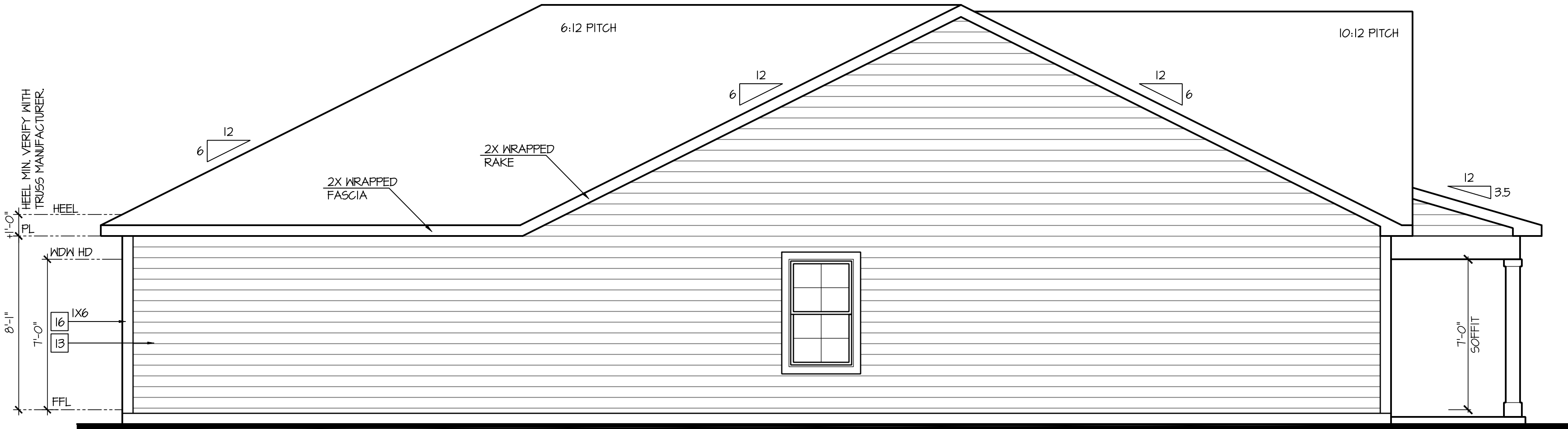
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

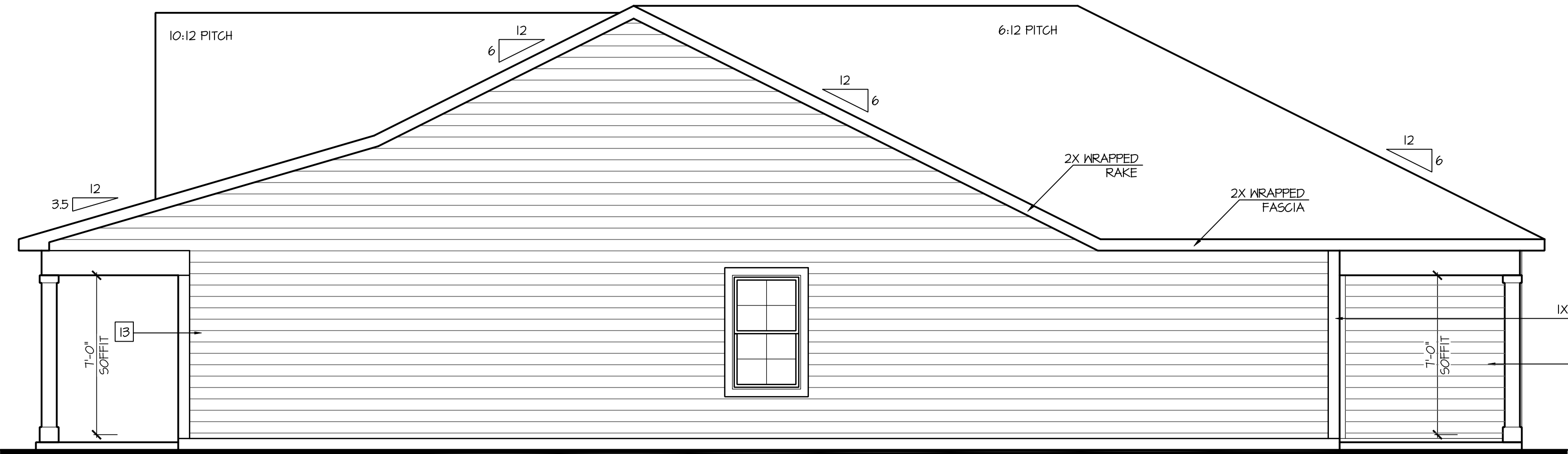
16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



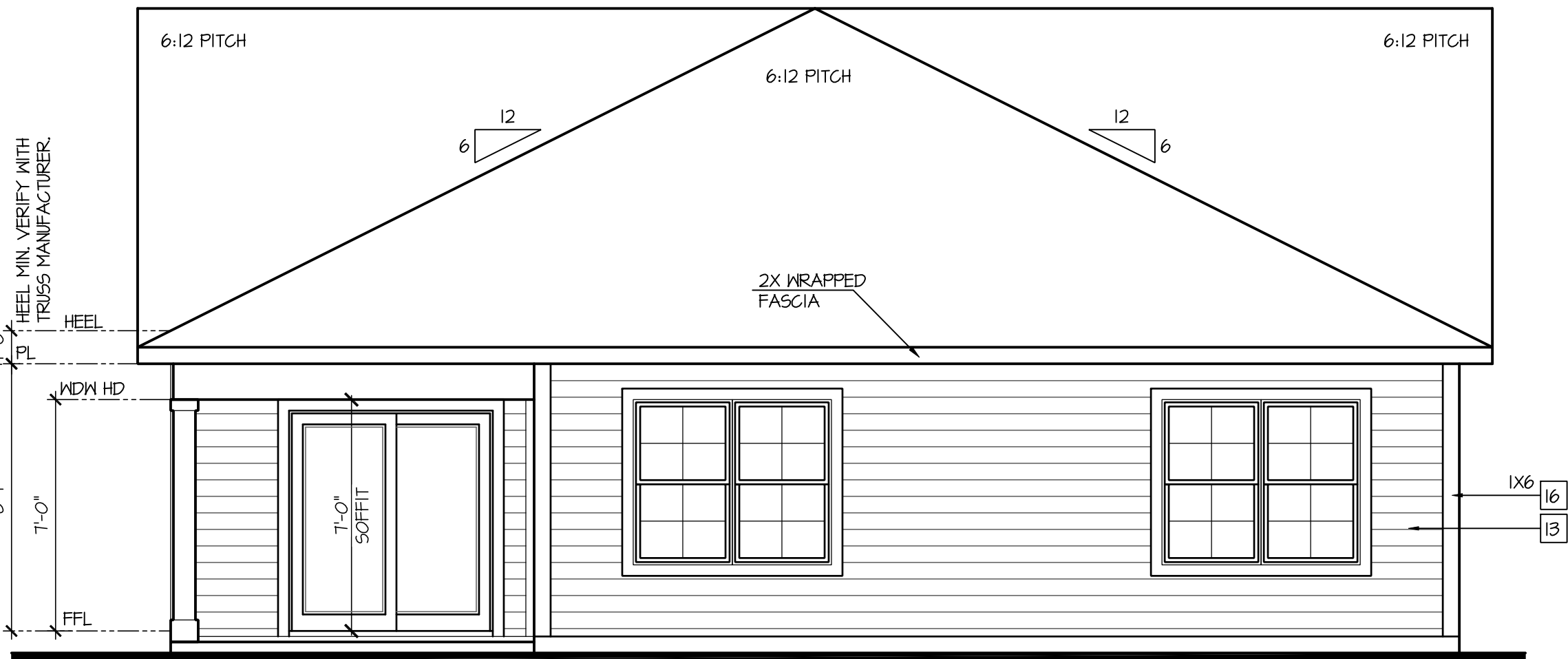
Left Elevation 'C'

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



Right Elevation 'C'

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



Rear Elevation 'C'

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

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America's Builder

NO: DATE: REVISION:

02.03.23

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PROFESSIONAL SEAL:

STATE OF MARYLAND
JENNIFER G. EDWARDS
ARCHITECT
18885
2024

PROJECT TITLE:

40' Series
Cali

Easton - MD
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:

SIDE AND REAR
ELEVATIONS 'C'

PRINT DATE:

August 21, 2019

SHEET NO:

3 C

Page 478 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
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- 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.
- 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:

- 6 N/A

TYPICALS:

- II DECORATIVE WROUGHT IRON. SEE DETAILS.

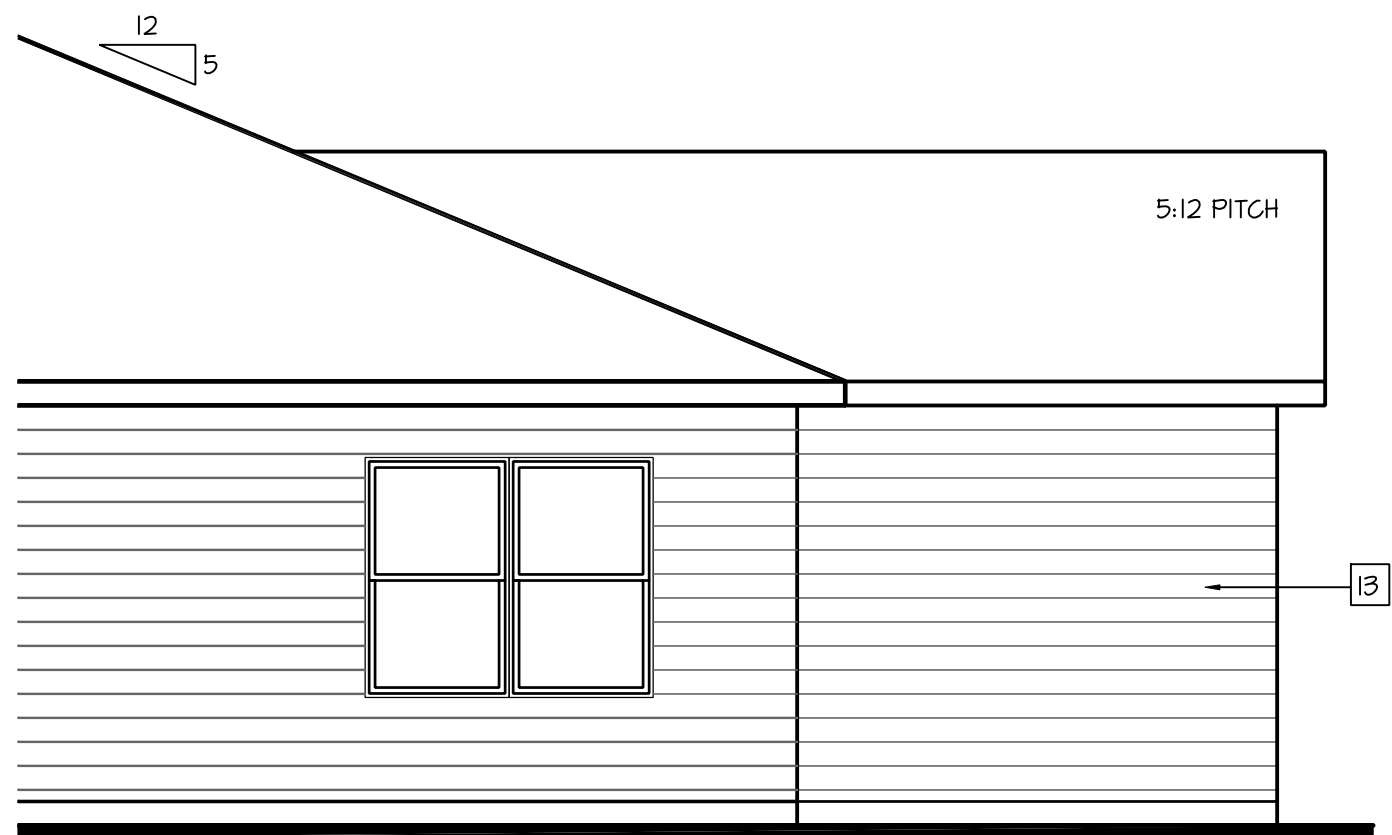
SIDING:

- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER
(AT SPECIFIED LOCATIONS.

- FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.

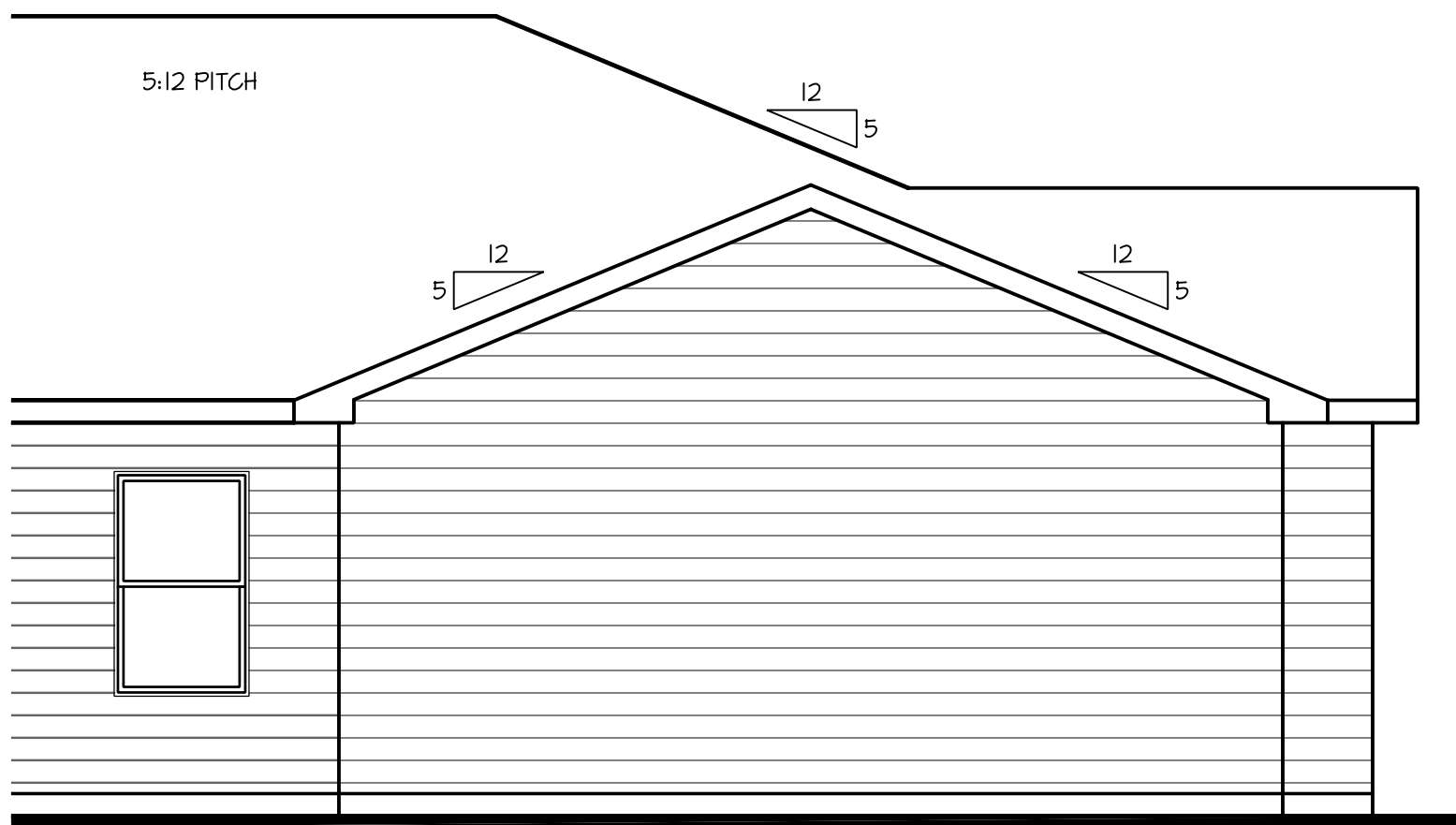
- (AT SPECIFIC LOCATIONS:
IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

- 17 (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



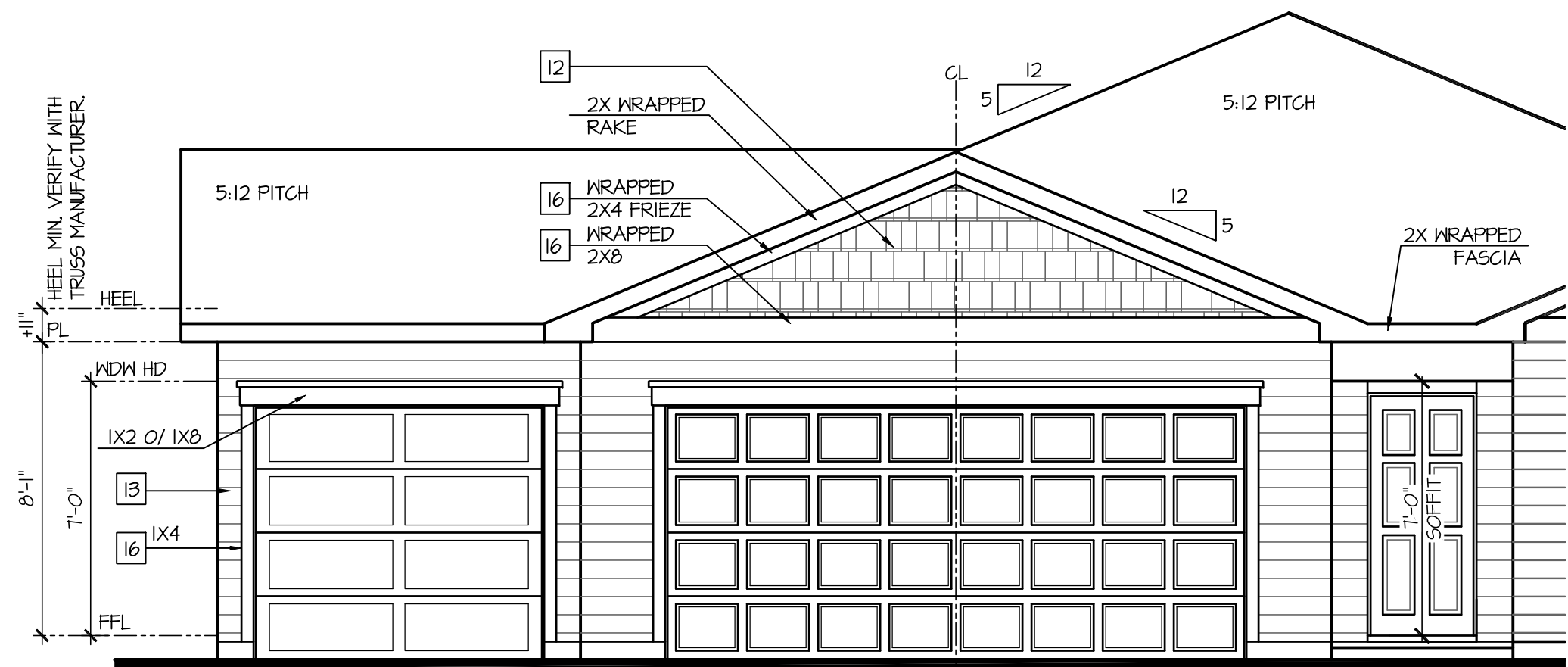
Partial Rear Elevation 'A'
w/ Opt. 3rd Car Garage

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



Partial Left Elevation 'A'
w/ Opt. 3rd Car Garage

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



Partial Front Elevation 'A'
w/ Opt. 3rd Car Garage

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



NO:	DATE:	REVISION:
	02.03.23	

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series Cali

Easton - MD North Region

PROJECT NO: GMD-GA16082.

HEET TITLE:
**ELEVATION
OPTIONS 'A'**

PRINT DATE:
August 21, 2019

SHEET NO:

3.1

NOTES:

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- WINDOW HEAD HEIGHTS:
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- 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.
- 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 | Ø" SOLDIER COURSE. |
| 5 | ROWLOCK COURSE |
| 6 | N/A |

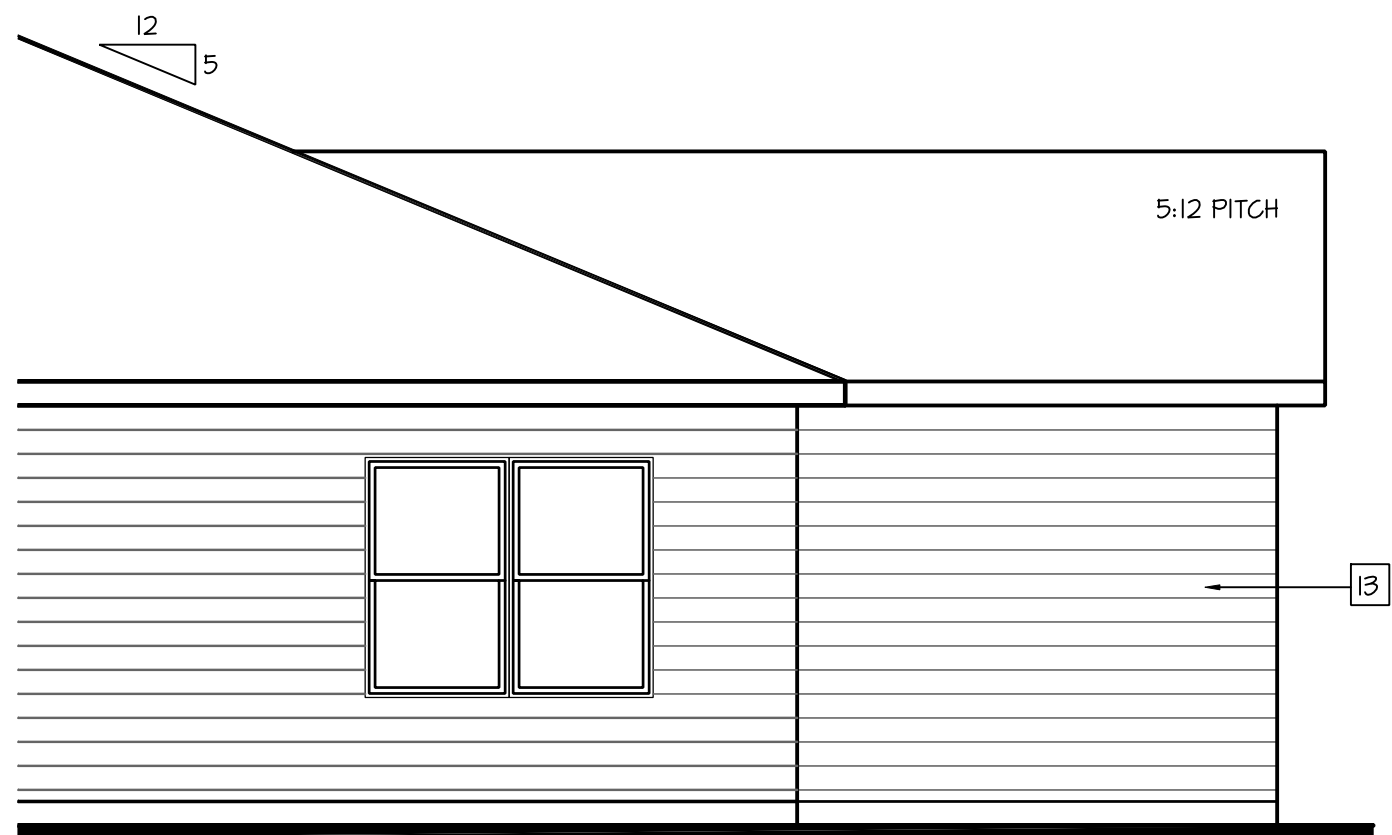
TYPICALS:

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

SIDING:

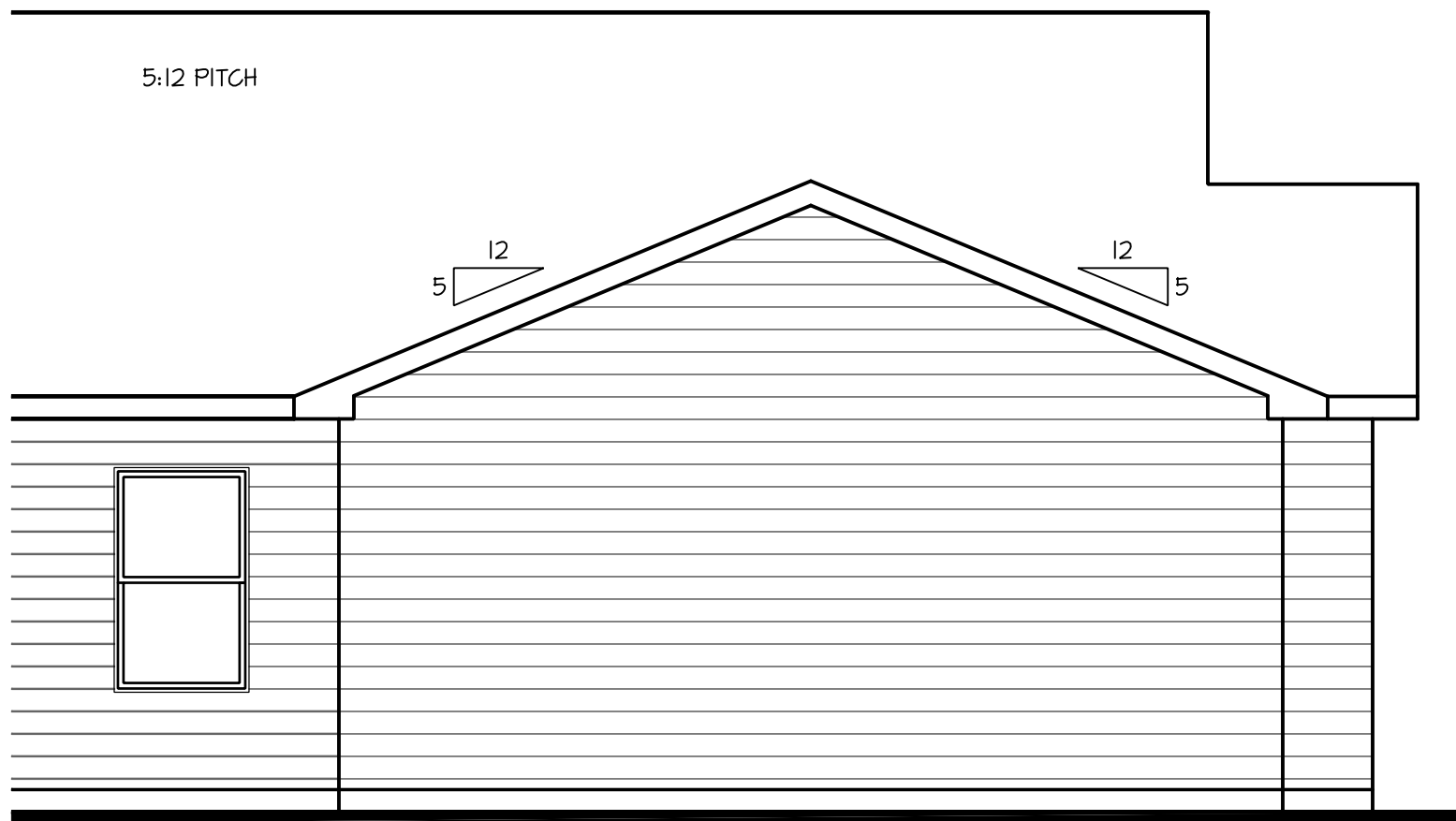
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



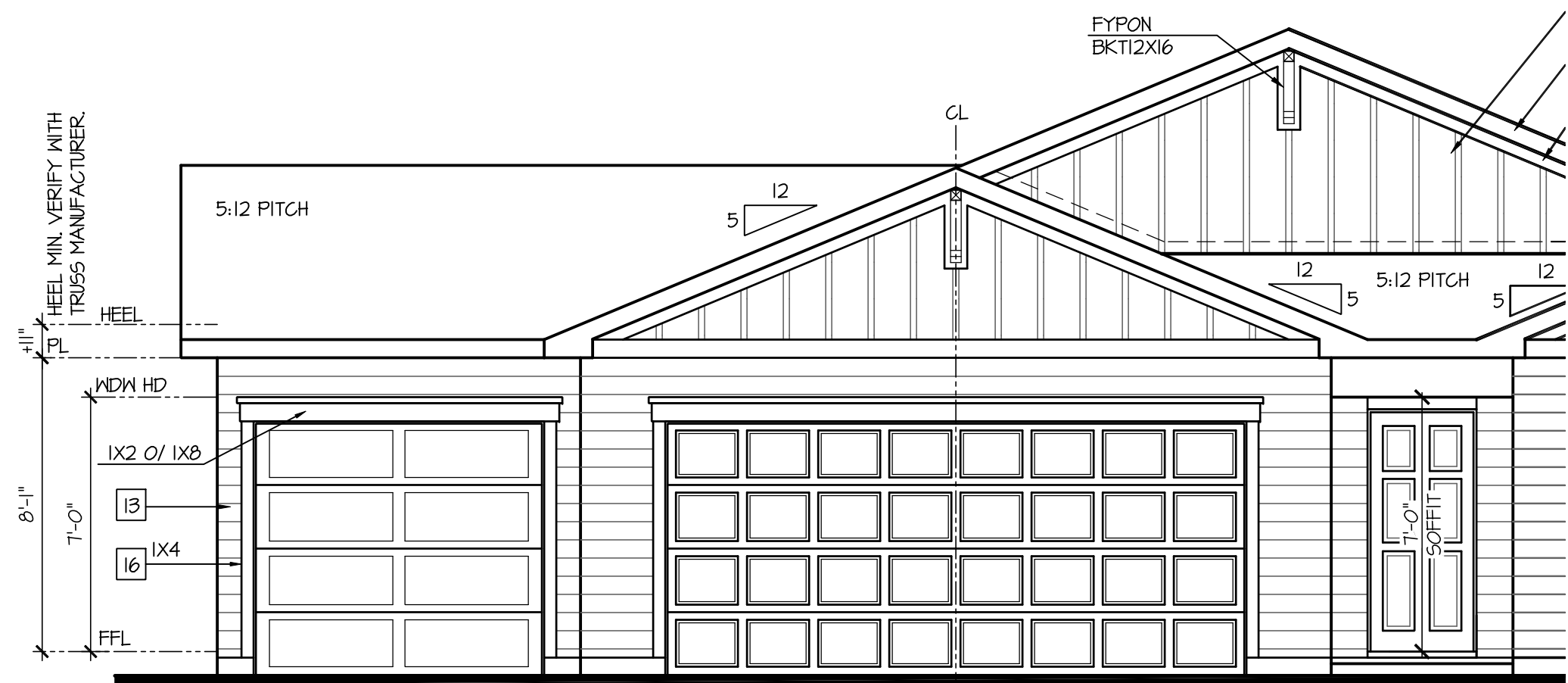
Partial Rear Elevation 'B'
w/ Opt. 3rd Car Garage

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



Partial Left Elevation 'B'
w/ Opt. 3rd Car Garage

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



Partial Front Elevation 'B'
w/ Opt. 3rd Car Garage

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



NO:	DATE:	REVISION:
	02.03.23	

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series Cali

Easton - MD North Region

PROJECT NO: GMD-GA16082.

HEET TITLE:
**ELEVATION
OPTIONS 'B'**

PRINT DATE:
August 21, 2019

SHEET NO: _____

3.2

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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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:

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 | Ø" SOLDIER COURSE. |
| 5 | ROWLOCK COURSE |
| 6 | N/A |

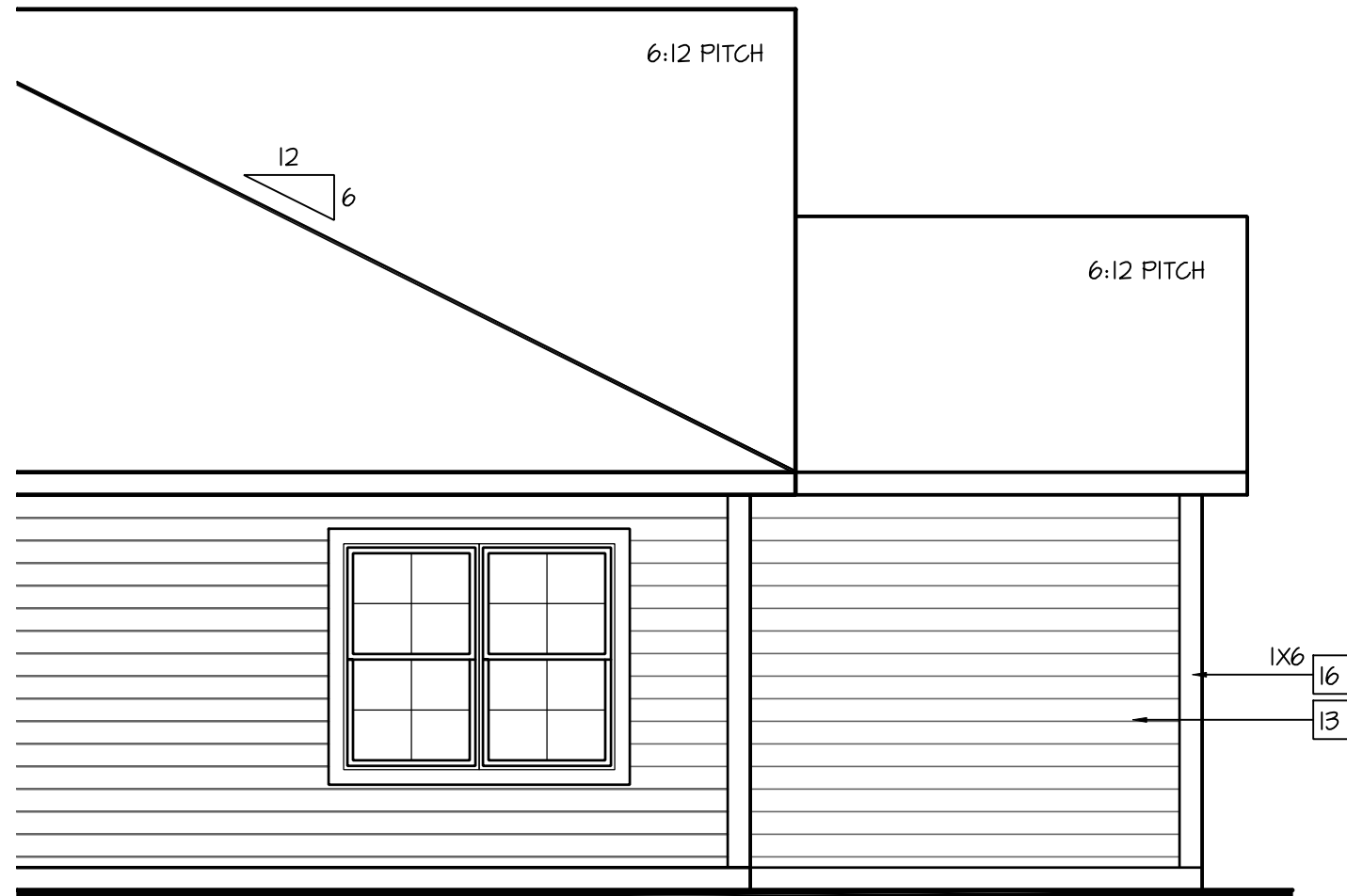
TYPICALS:

- | | |
|----|--|
| 7 | DECORATIVE 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 PROUGH IRON. SEE DETAILS. |

SIDING:

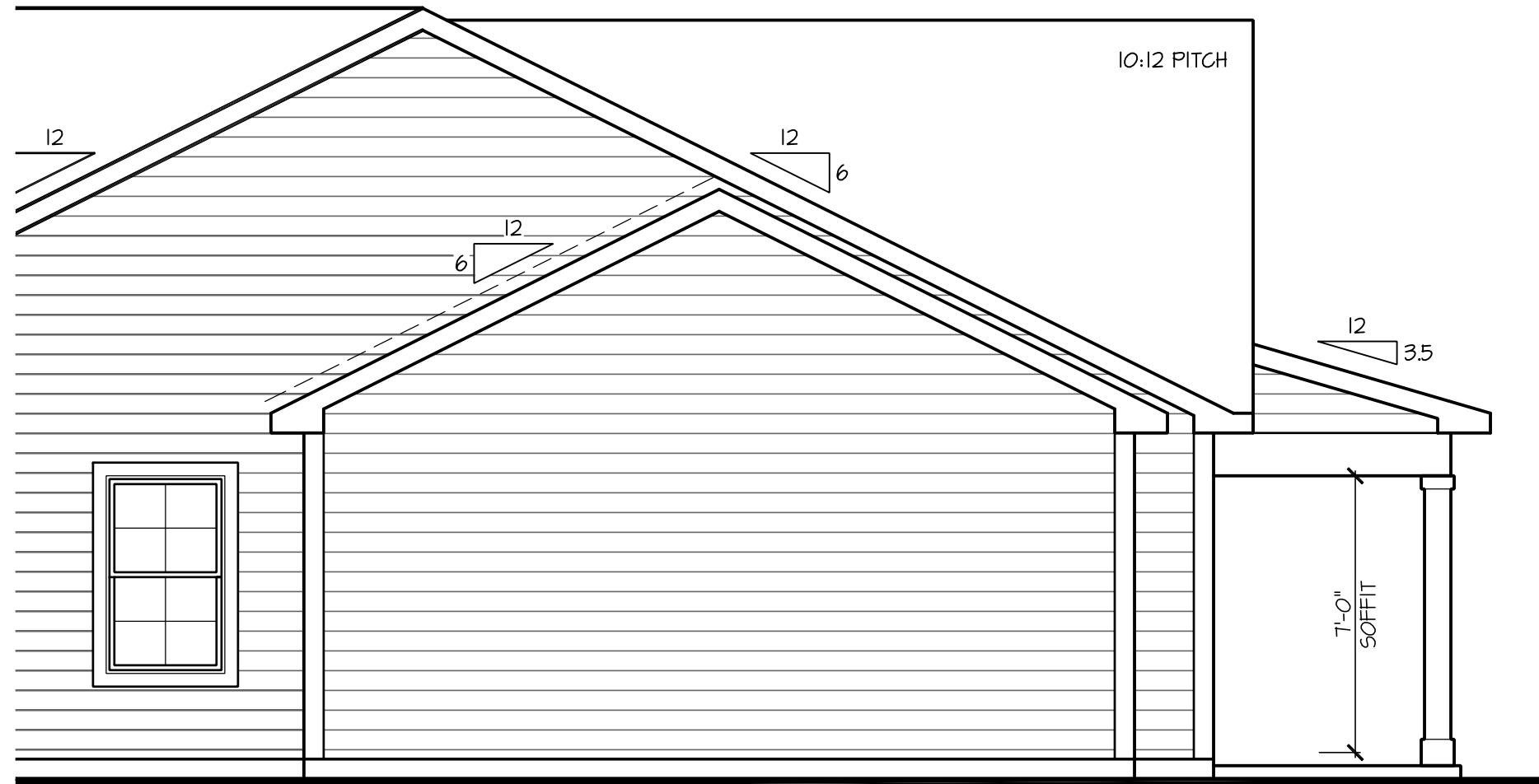
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
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(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- | | |
|----|---|
| 15 | VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) |
| 16 | VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED |
| 17 | FYRON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.) |



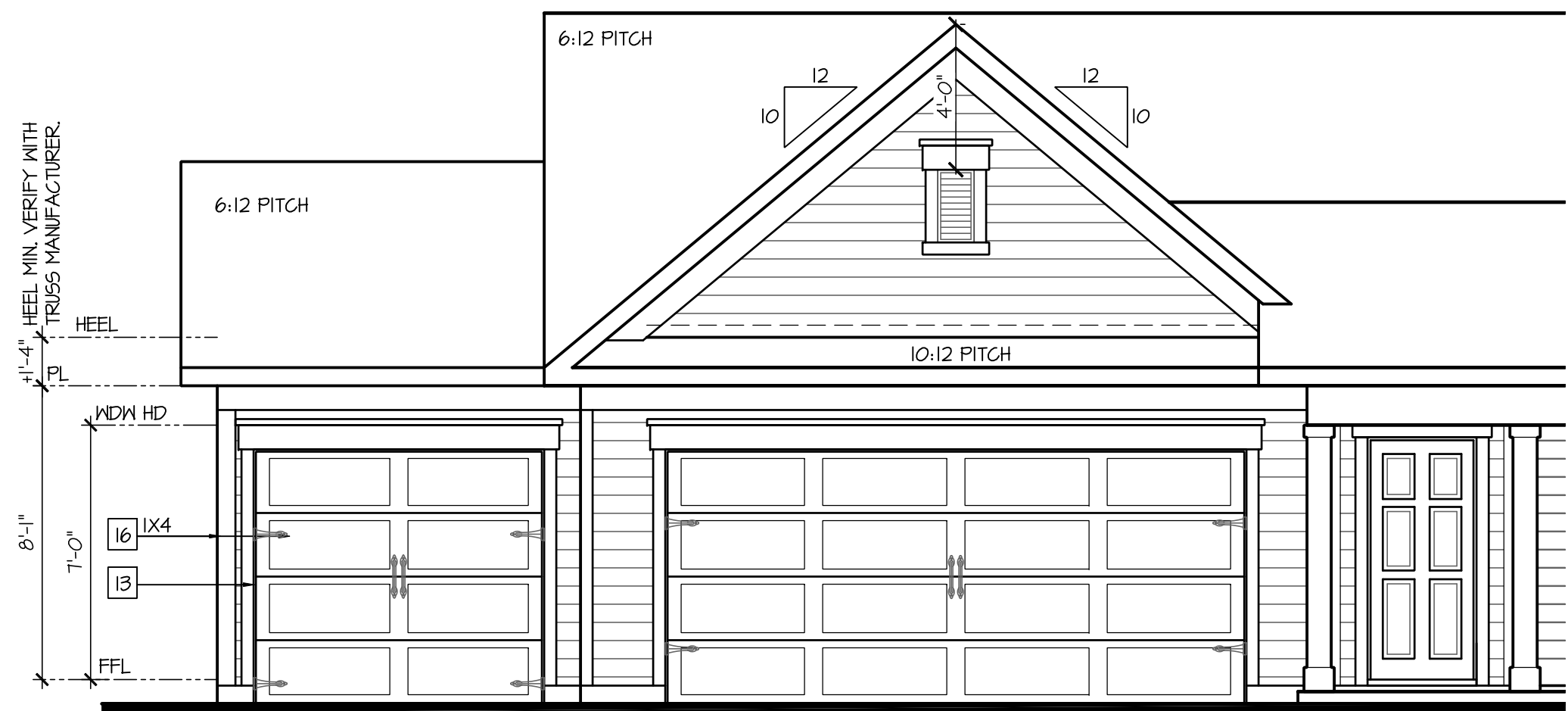
Partial Rear Elevation 'C'
w/ Opt. 3rd Car Garage

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



Partial Left Elevation 'C'
w/ Opt. 3rd Car Garage

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



Partial Front Elevation 'C'
w/ Opt. 3rd Car Garage

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

NO:	DATE:	REVISION:
	02.03.23	

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series Cali

Easton - MD North Region

PROJECT NO: GMD-GA16082.

HEET TITLE: ELEVATION OPTIONS 'C'

PRINT DATE: _____

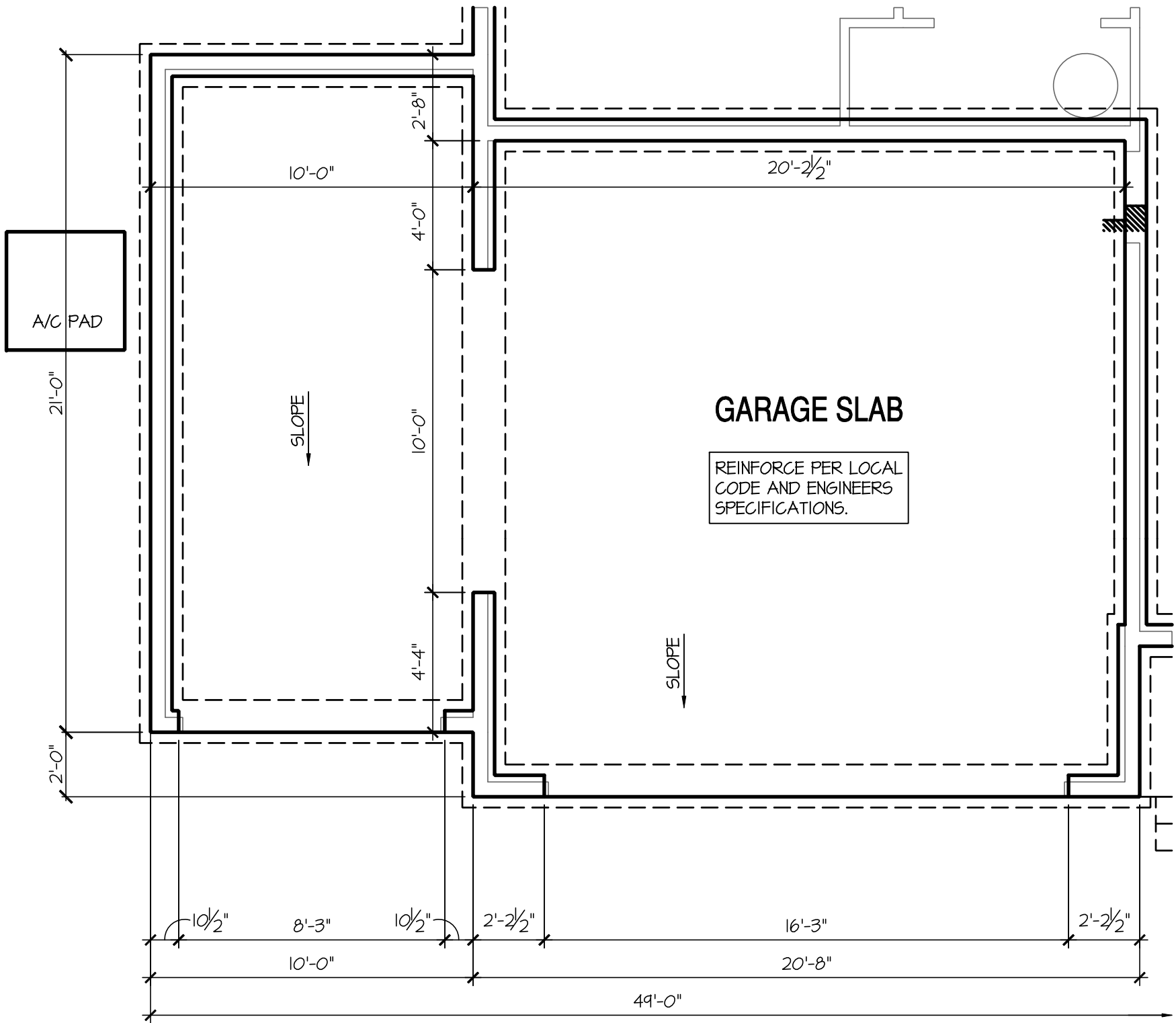
August 21, 2019

SHEET NO: _____

3.3

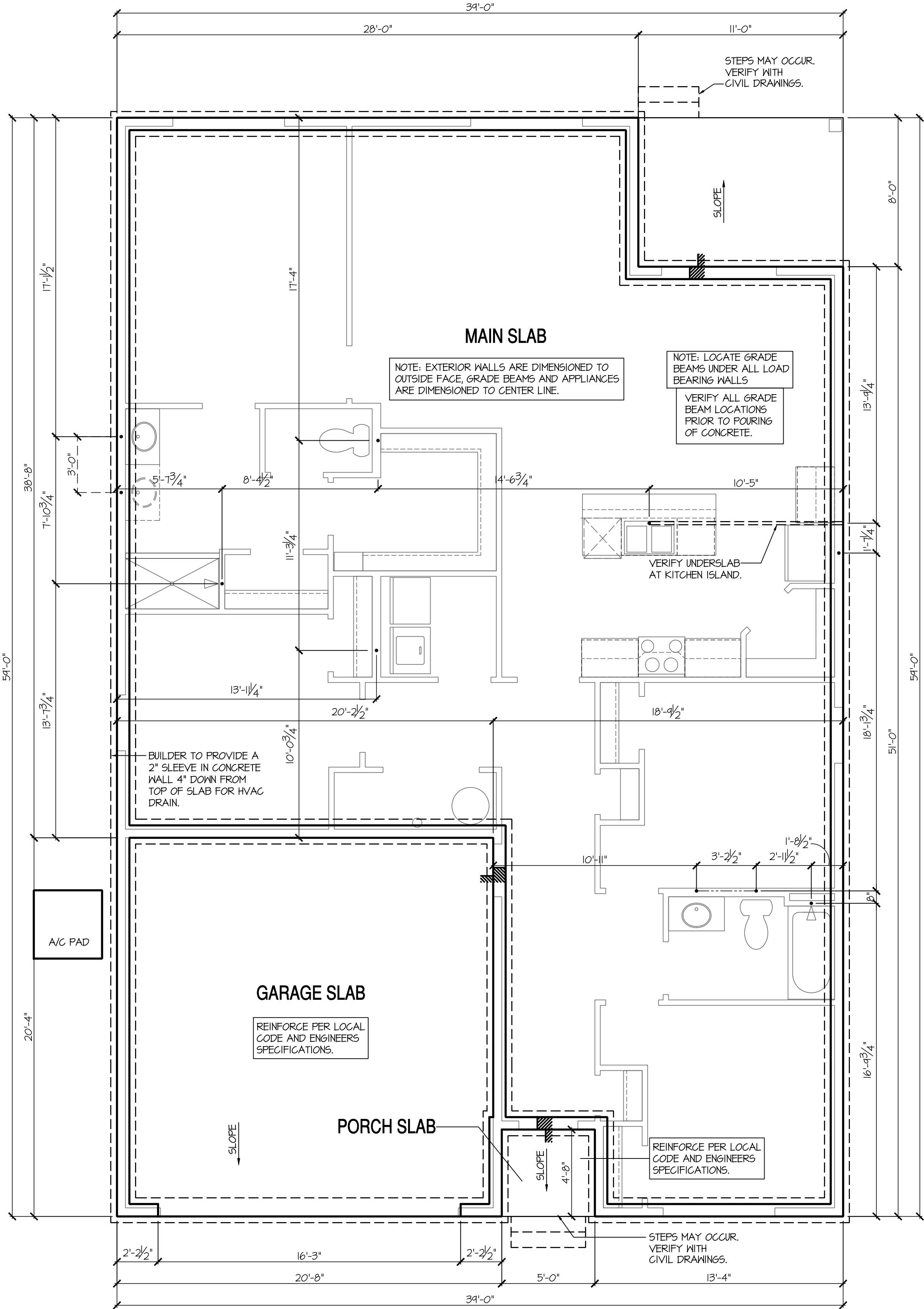
NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC., ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND F2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Opt 3rd Car Garage

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



Stem Wall Plan 'A'/B'

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

D·R·HORTON®
America's Builder

NO: DATE: REVISION:

02.03.23

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PROFESSIONAL SEAL:

STATE OF MARYLAND
JENNIFER G. EDDY, ARCHITECT
11-21-2024

PROJECT TITLE:

40' Series
Cali

Easton - MD
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
STEM WALL PLAN 'A'/'B'

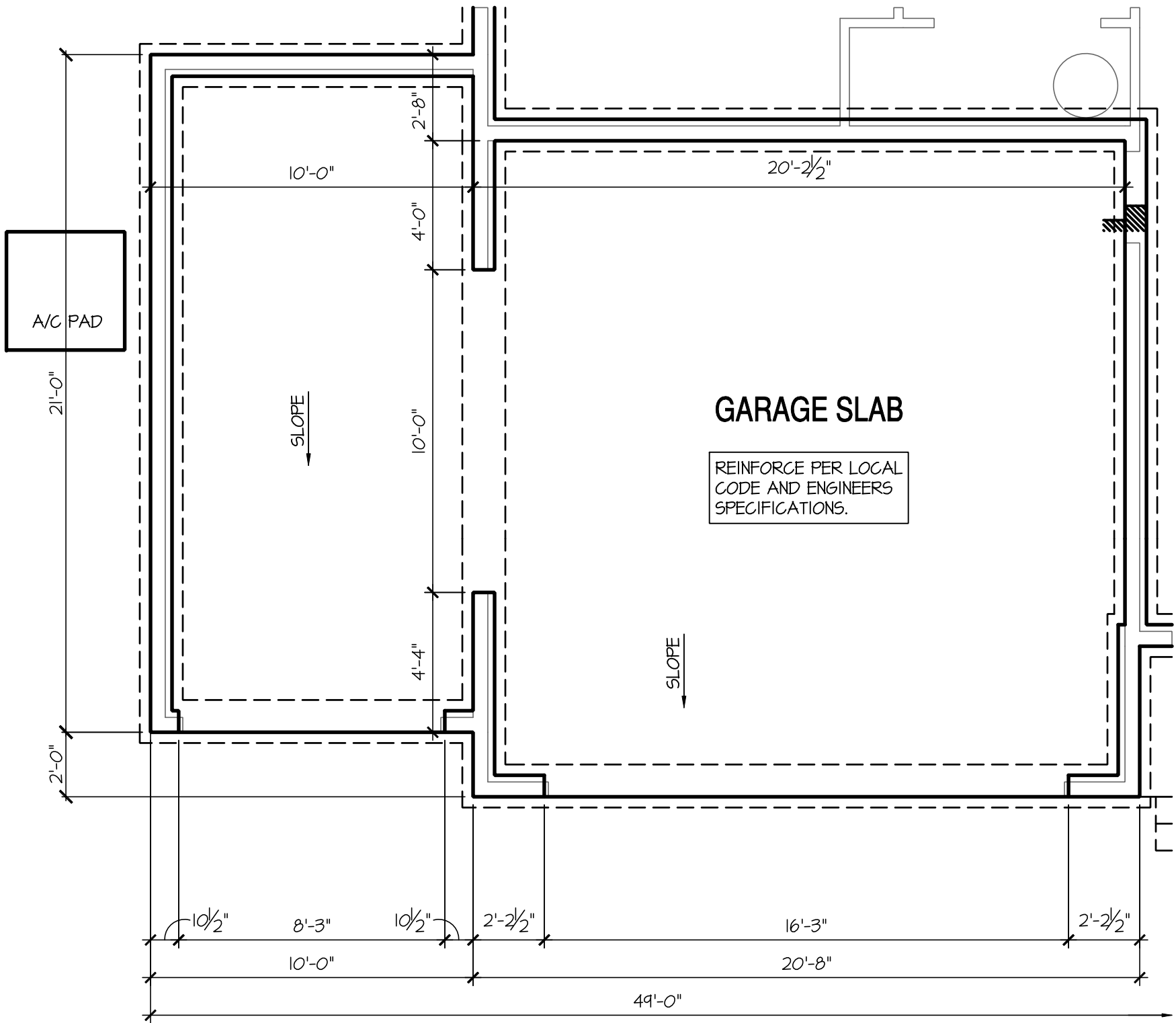
PRINT DATE:
August 21, 2019

SHEET NO:
4 SW

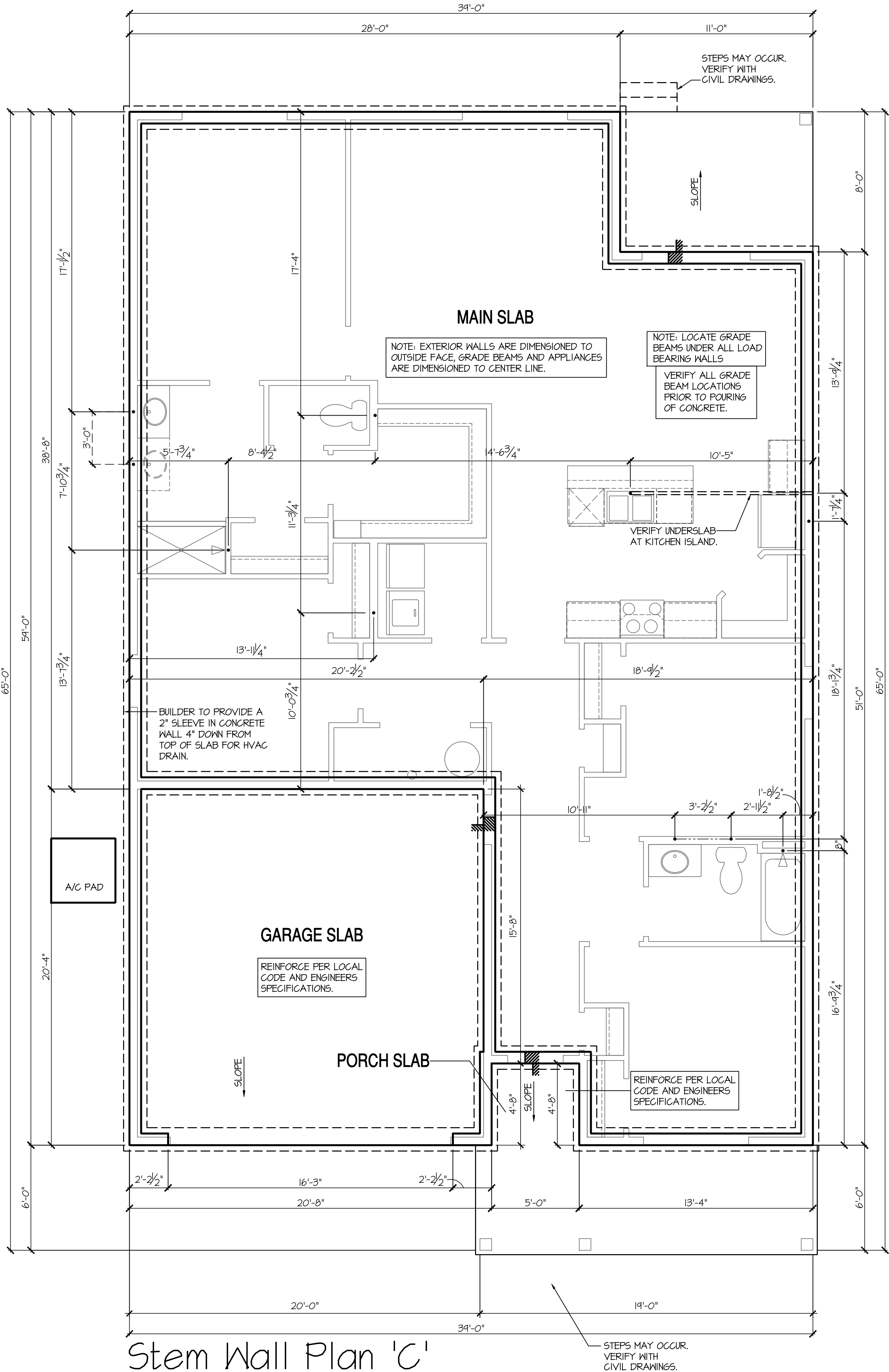
Page 482 of 998

NOTES: IRC

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- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC., ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1.)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND F2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Opt 3rd Car Garage
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



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

D.R. HORTON®
America's Builder

NO: DATE: REVISION:

02.03.23

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:

PROJECT TITLE:
40' Series Cali

Easton - MD
North Region

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
STEM WALL PLAN 'C'

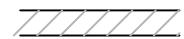
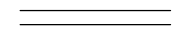
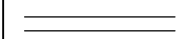
PRINT DATE:
August 21, 2019

SHEET NO:
4.1 SW

Page 483 of 998

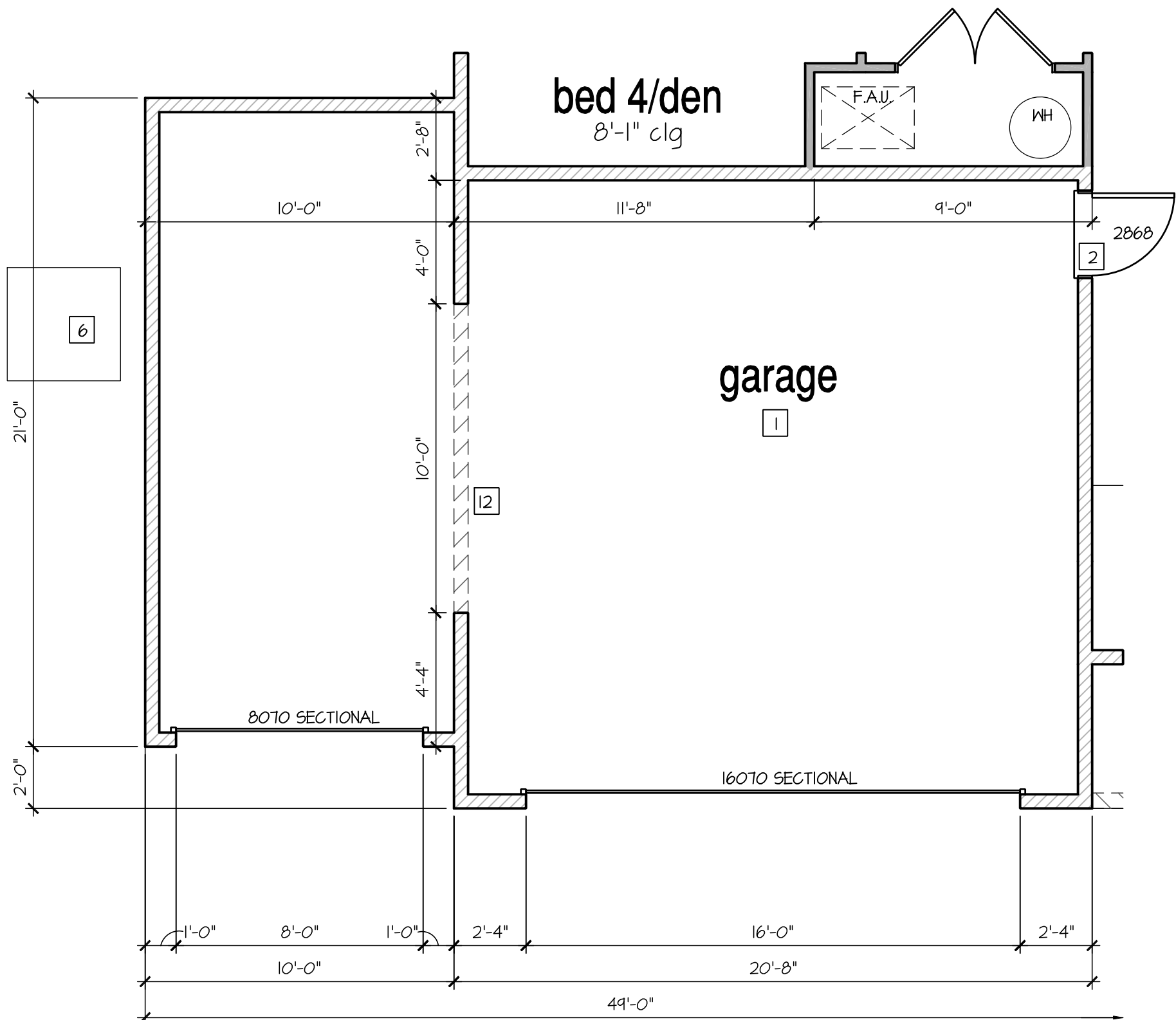
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

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.

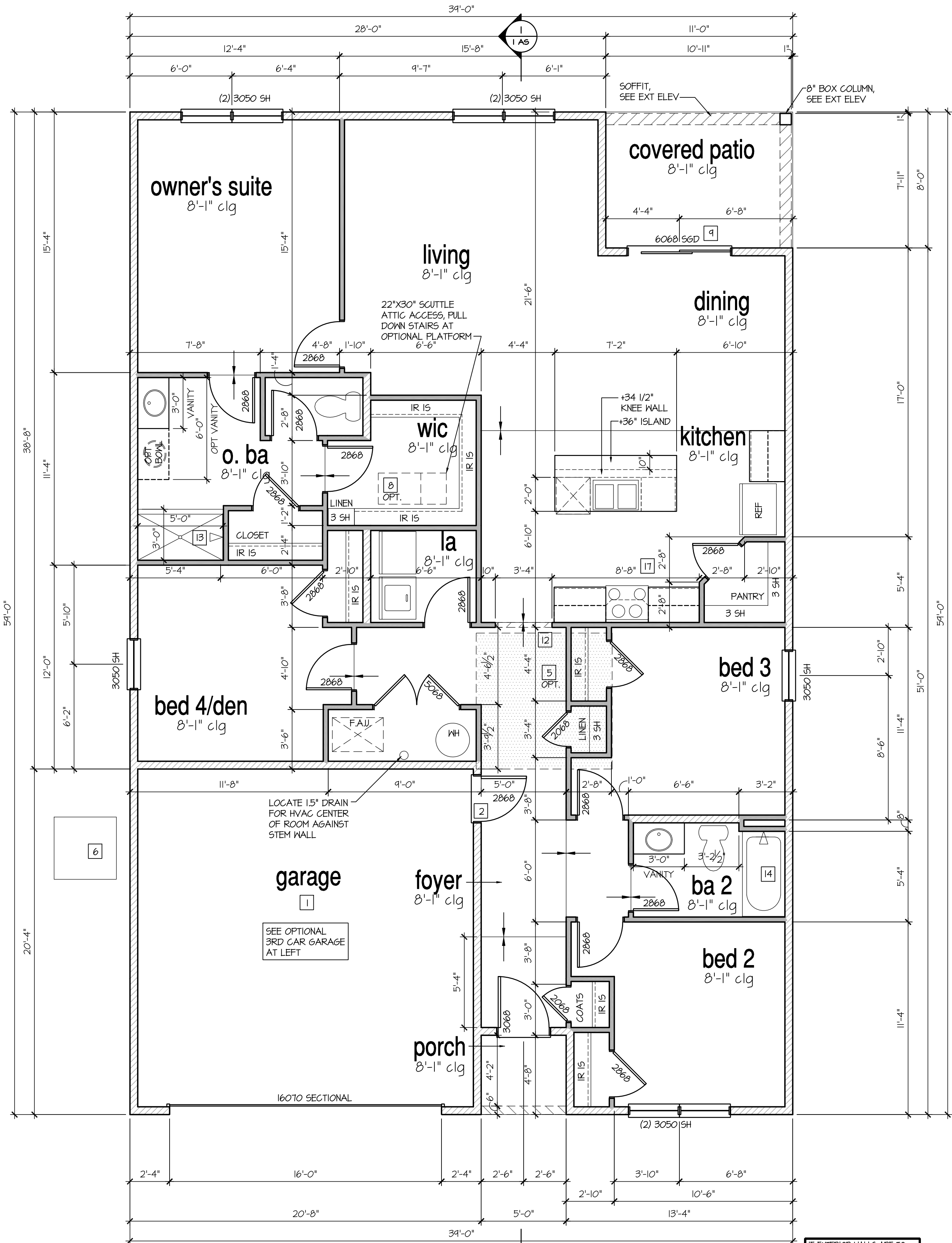
KEY NOTES: IRC

- 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 IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
- [2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER IRC SECTION R302.5.1)
- [3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
MEP'S
- [4] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
- [5] N/A
- [6] A/C CONDENSER PAD. (VERIFY)
- [7] PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [8]
- ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.)
TYPICALS:
- [9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
- [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] 36"x60" ACRYLIC SHOWER PAN W/ VIKRELL SURROUND
- [14] 30"x60" TUB/SHOWER PAN W/ VIKRELL SURROUND
- [15] CERAMIC TILE SHOWER AND FLOOR.
- [16] 42"x60" ACRYLIC ALCOVE TUB
- KITCHEN:
- [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD 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 3rd Car Garage

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



1st Floor Plan 'A'/'B'

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



NO:	DATE:	REVISION:
	02.03.23	

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Cali

Easton - MD
North Region

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
1ST FLOOR PLAN 'A'/'B'

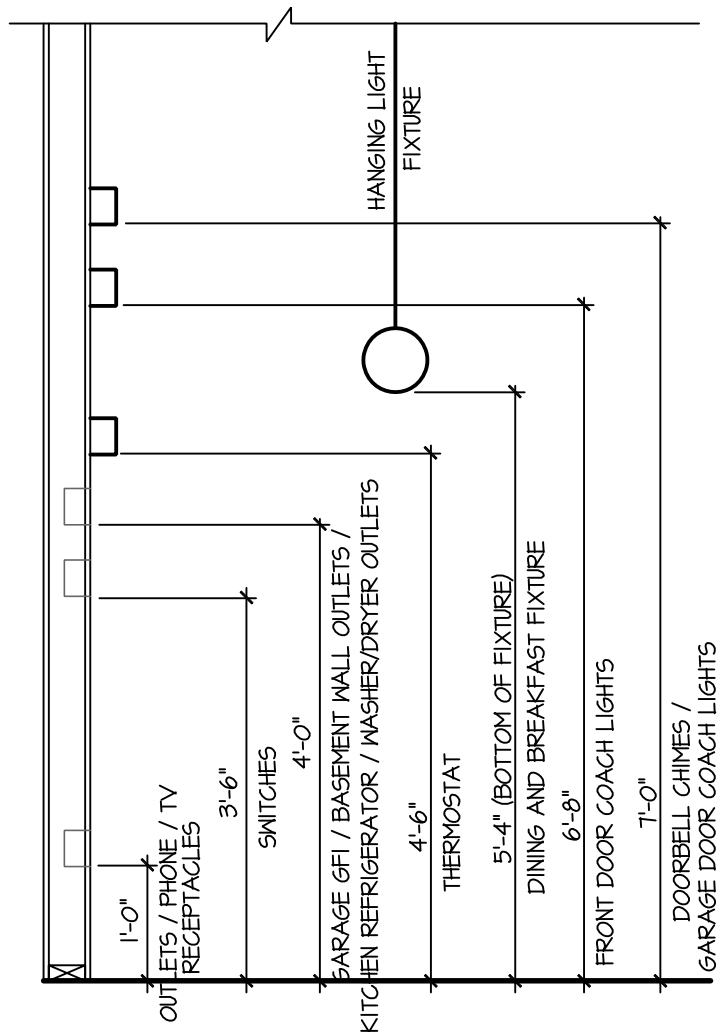
PRINT DATE:
August 21, 2019

SHEET NO:

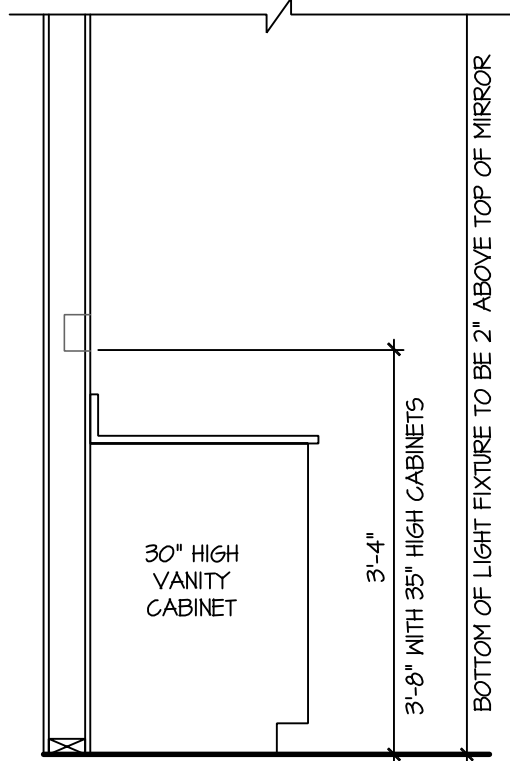
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Opt 3rd Car Garage

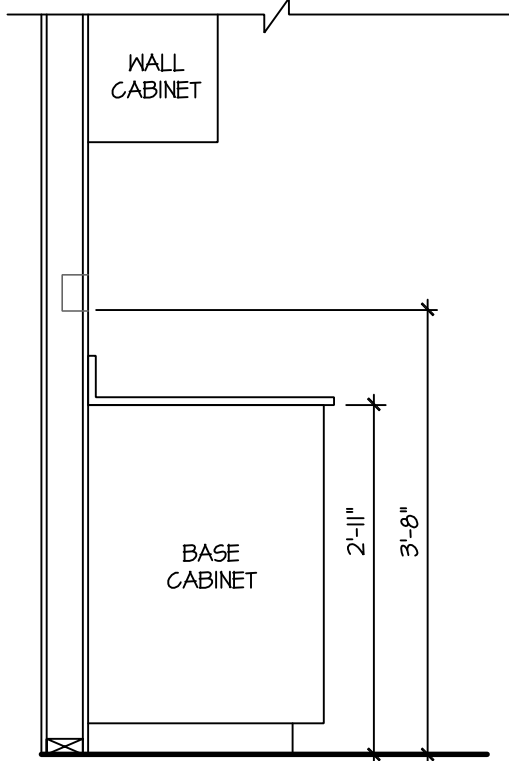
1st Floor Plan 'C'



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

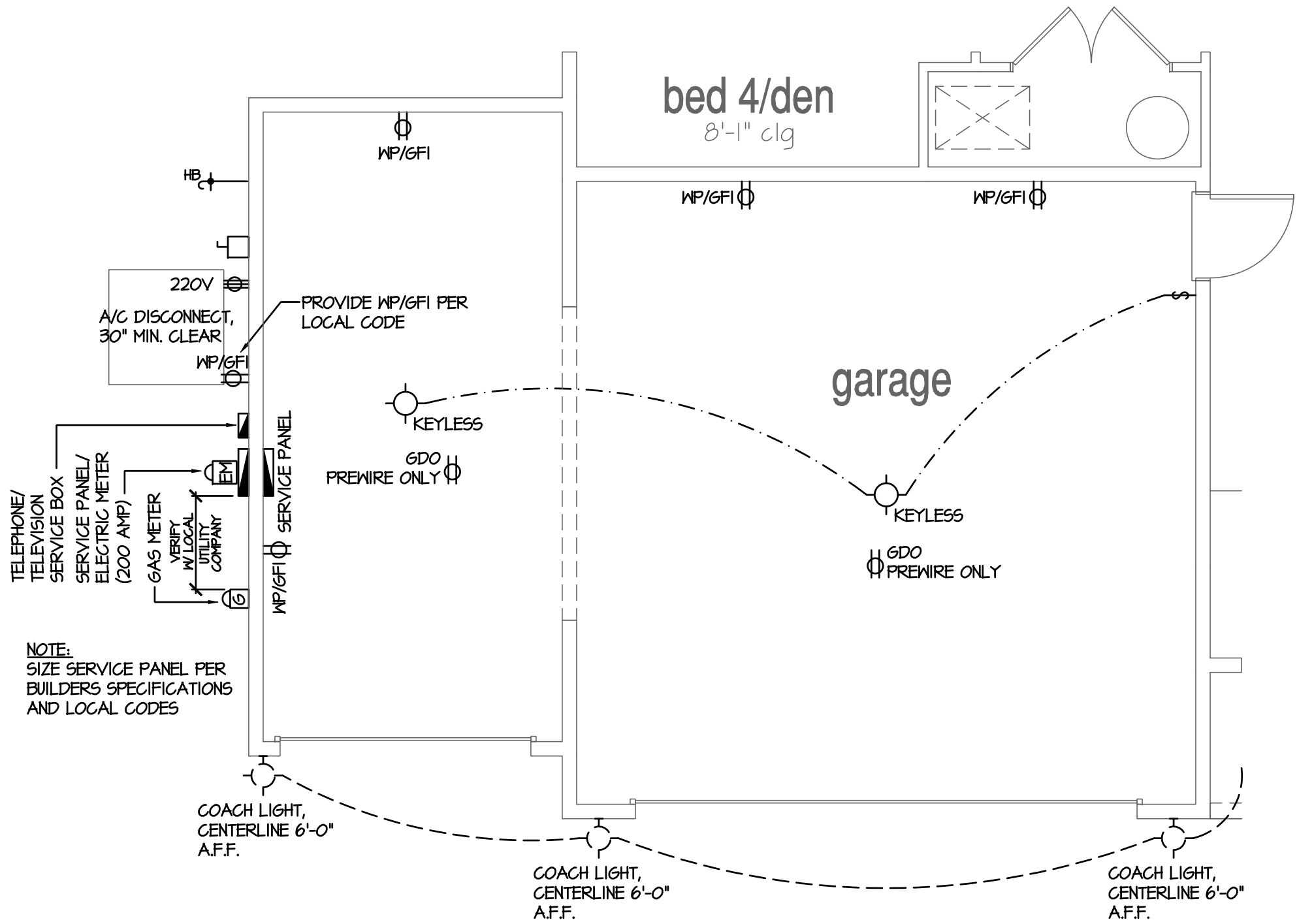


SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 - FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

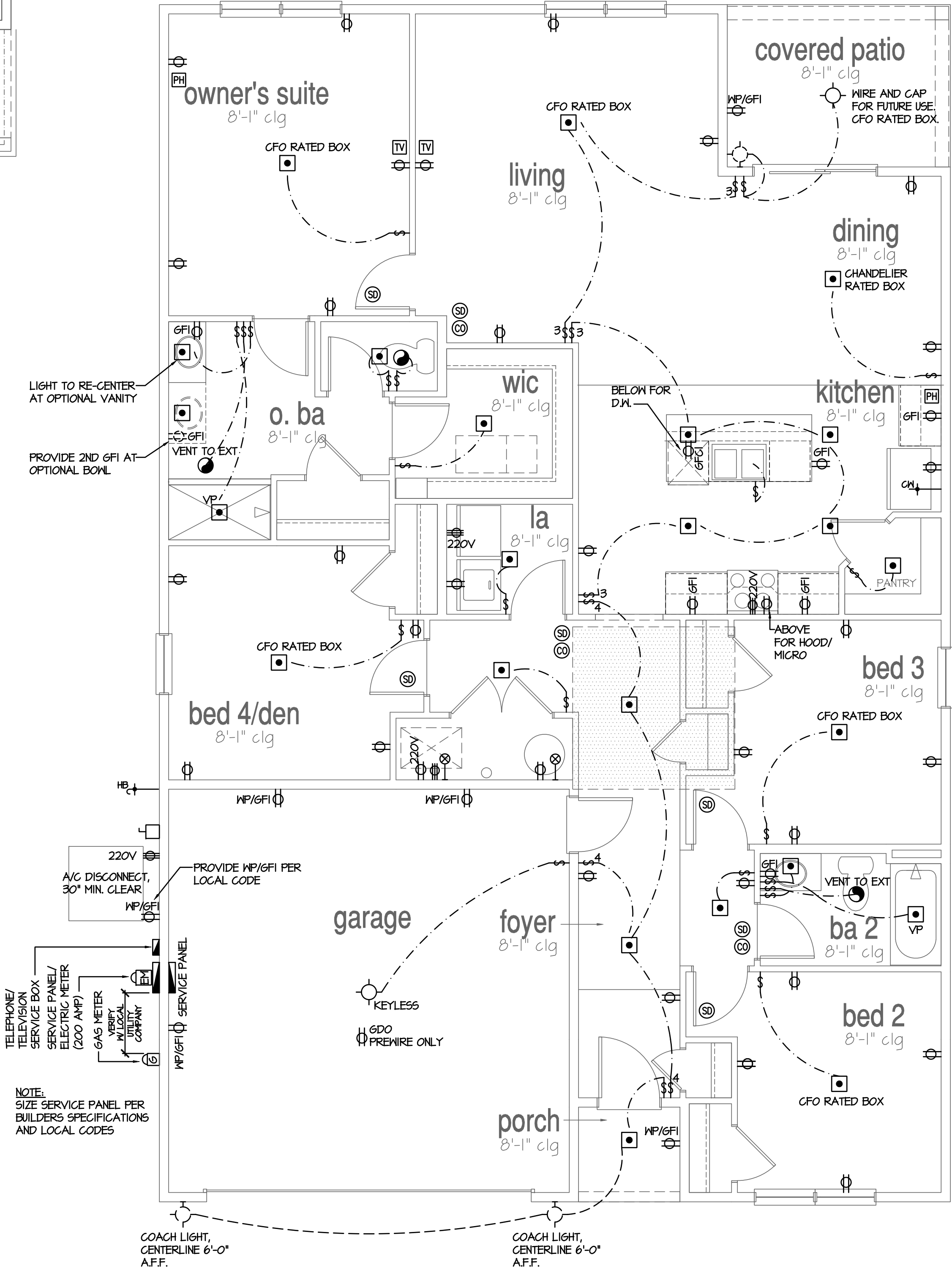
LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
	WALL SWITCH		
	THREE-WAY SWITCH		FLUORESCENT LIGHT FIXTURE
	FOUR-WAY SWITCH		TECH HUB SYSTEM
	CHIMES		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		
	110V SMOKE DETECTOR w/ BATTERY BACKUP		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	CO2 DETECTOR		
	THERMOSTAT		GAS SUPPLY WITH VALVE
	TELEPHONE		HOSE BIBB
	TELEVISION		1/4" WATER STUB OUT
	ELECTRIC METER		WALL SCONCE
	ELECTRIC PANEL		
	DISCONNECT SWITCH		

NOTE:
SIZE SERVICE PANEL PER BUILDERS SPECIFICATIONS AND LOCAL CODES



Opt 3rd Car Garage

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



1st Floor Plan 'A'/'B'

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

NO: DATE: REVISION:

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Cali

Easton - MD
North Region

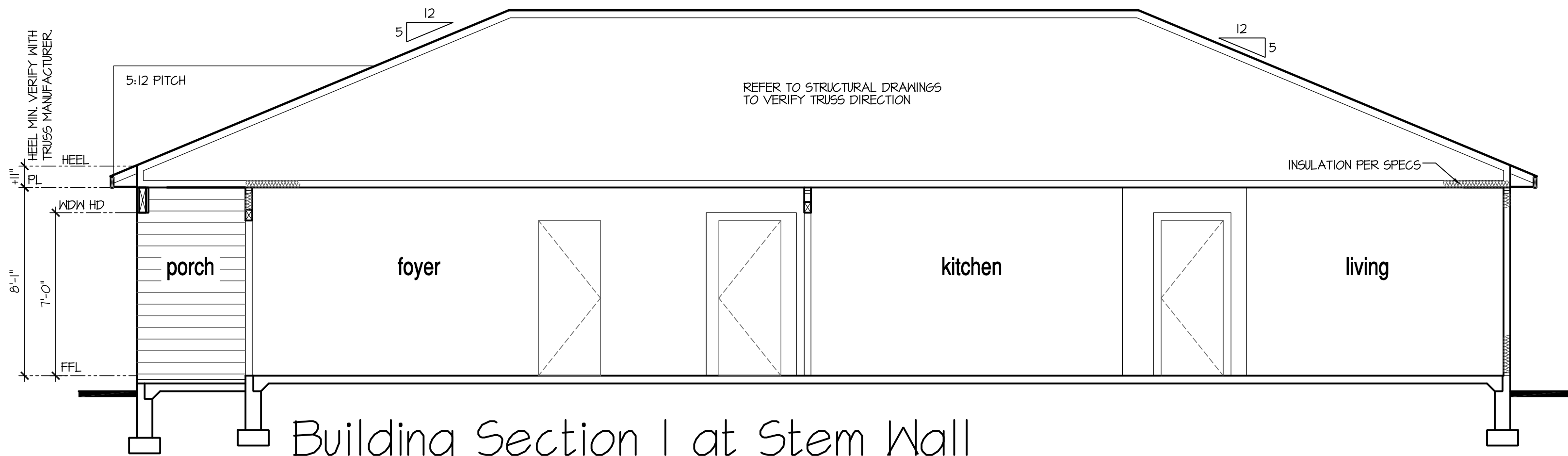
PROJECT NO: GMD-6A16082.1

1ST FLOOR UTILITY PLAN

PRINT DATE:

August 21, 2019

SHEET NO:



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

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.

D·R·HORTON®
America's Builder

NO:DATE:REVISION:

02.03.23

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PROFESSIONAL SEAL:

STATE OF MARYLAND
ARCHITECT
18885
02/28/2024

PROJECT TITLE:

40' Series
Cali

Easton - MD
North Region

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
STEM WALL
BUILDING SECTIONS

PRINT DATE:
August 21, 2019

SHEET NO:
8 SW

Page 487 of 998

Elm

5 bed | 3 bath | 2 car | 2 story | 2,415 sq ft



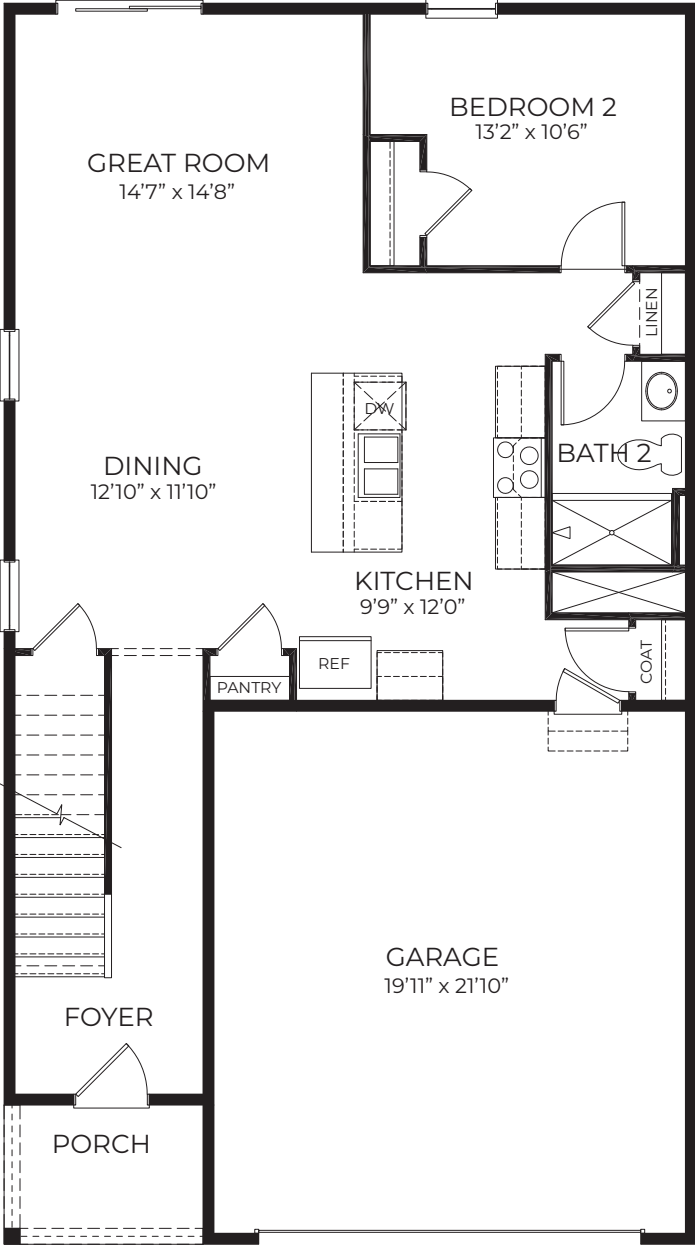
Elevation A



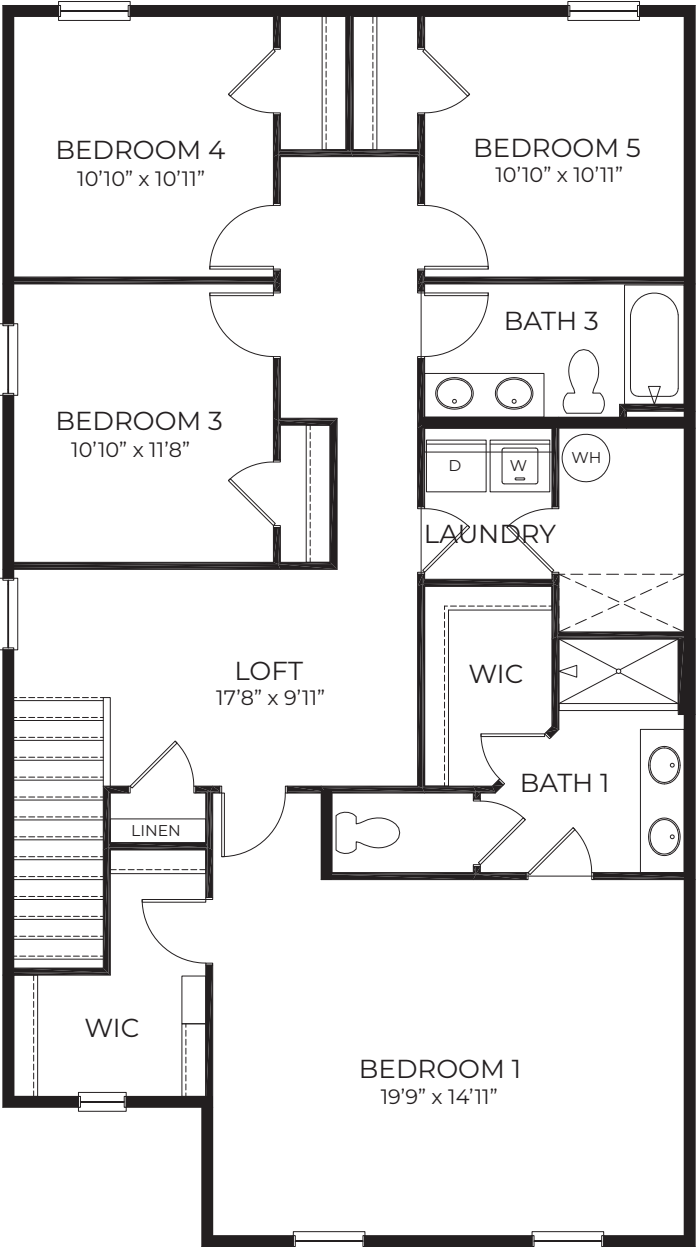
Elevation B



Elevation C



FIRST FLOOR



SECOND FLOOR

PLAN CHANGES:	
DATE:	DESCRIPTION:
03.11.21 12.06.22 01.21.23	INITIAL PLAN RELEASE CLIENT REVISIONS CLIENT REVISIONS

INDEX	
MODEL 'ELM'	
0	TITLE SHEET / COVER SHEET
0.1	TECHNICAL INFORMATION
0.2	QUICK VIEW
1 A	FRONT ELEVATION 'A'
1.1 A	FRONT ELEVATION 'A' W/ OPT BASEMENT
2 A	ROOF PLAN 'A'
3 A	SIDE AND REAR ELEVATIONS 'A'
3.1 A	SIDE AND REAR ELEVATIONS 'A' W/ OPT BASEMENT
1 C	FRONT ELEVATION 'C'
1.1 C	FRONT ELEVATION 'C' W/ OPT BASEMENT
2 C	ROOF PLAN 'C'
3 C	SIDE AND REAR ELEVATIONS 'C'
3.1 C	SIDE AND REAR ELEVATIONS 'C' W/ OPT BASEMENT
2.1	OPTIONAL 3RD CAR GARAGE ELEVATIONS
2.3	OPTIONAL 3RD CAR GARAGE ELEVATIONS
2.4	OPTIONAL 3RD CAR GARAGE ELEVATIONS
2.6	OPTIONAL 3RD CAR GARAGE ELEVATIONS
2.7	OPTIONAL LOOK-OUT BASEMENT ELEVATIONS
2.8	OPTIONAL WALK-OUT BASEMENT ELEVATIONS
4 SW	STEM WALL PLAN
4.1 SW	STEM WALL PLAN OPTIONS
4 BS	UNFINISHED BASEMENT PLAN
4.1 BS	UNFINISHED BASEMENT PLAN OPTIONS
5	1ST FLOOR PLAN
5.1	1ST FLOOR PLAN OPTIONS
6	2ND FLOOR PLAN
7	1ST FLOOR UTILITY PLAN
7.01	1ST FLOOR UTILITY PLAN
7.1	2ND FLOOR UTILITY PLAN
7.2	BASEMENT UTILITY PLAN
8 SW	STEM WALL BUILDING SECTIONS
8 BS	BASEMENT BUILDING SECTIONS
32	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.	

GENERAL NOTES:	
1. WINDOW SIZE/SERIES/MANUFACTURE INFORMATION: MI 3500 SERIES SH VINYL 2. THE GRADE SHALL FALL A MINIMUM OF 6" (INCHES) IN THE FIRST 10' (FEET), FROM THE STRUCTURE, PER IRC (R401.3)	

Elm - RH

(LH VERSION ARE MIRRORED)

Sussex County - DE

40' SERIES

PLAN # - X305

PLAN 'ELM' SQUARE FOOTAGES			
HEATED SQ. FT.	ELEV 'A'		ELEV 'C'
1st FLOOR	1003 SF		1003 SF
2nd FLOOR	1412 SF		1412 SF
TOTAL HEATED SQ. FT.	2415 SF		2415 SF
UNHEATED SQ. FT.			
GARAGE	457 SF		457 SF
FRONT PORCH	49 SF		62 SF
UNHEATED OPTIONS			
OPT. BASEMENT	918 SF		918 SF
OPT. 3RD CAR GARAGE	220 SF		220 SF
OPT. OVERSIZED 3RD CAR GARAGE	290 SF		290 SF

PLAN 'ELM' VOLUME OF HEATED AREAS			
VOLUME CU. FT.	ELEV 'A'		ELEV 'C'
1st FLOOR	8108 CF		8108 CF
2nd FLOOR	11409 CF		11409 CF

THE PROFESSIONAL SERVICES OF THE ARCHITECT UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF D.R. HORTON, INC. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.



NO:	DATE:	REVISION:
△	01.21.23	



PROJECT TITLE:

40' Series
Elm
'X305'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:

TITLE SHEET / COVER SHEET

PRINT DATE:

February 05, 2019

SHEET NO:

0

NO:	DATE:	REVISION:
△	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Elm
'X305'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
TECHNICAL INFORMATION

PRINT DATE:

February 05, 2019

SHEET NO:

0.1

ABBREVIATIONS

ABV	ABOVE	L	LENGTH
A/C	AIR CONDITIONING	LA	LAANDRY
A/D	AREA DRAIN	LAV	LAVATORY
ADJ	ADJUSTABLE	LVR	LOUVER
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MECH	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
BLN	BELOW	OH	OVERHEAD
BM	BEAM	OPT	OPTIONAL
BP	BI-PASS (DOOR)	PAR	PARALLEL
BOT	BOTTOM	P.B.	PUSH BUTTON
BTWN	BETWEEN	PDR	PONDER
CAB	CABINET	FED	FESTIVAL
CER	CERAMIC	PL	PLATE
C.J.	CONTROL JOINT OR CONSTRUCTION JOINT	PR	PAIR
CL	CLOSET OR CENTER LINE	P.T.	PRESSURE TREATED WOOD
CLS	CEILING	PVC	POLYVINYL CHLORIDE PIPE
CLR	CLEAR	PVMT	PAVEMENT
CMU	CONCRETE MASONRY UNIT	PJA	PRE-JIRE
COL	COLUMN	PWD	PLYWOOD
CONC	CONCRETE	R	RISER
C	CARPET	RAG	RETURN AIR GRILL
CR	CORROSION RESISTANT	REF	REFERENCE
CSMT	CASEMENT	REFR	REFRIGERATOR
C.T.	CERAMIC TILE	REQ	REQUIRED
D	DRYER	S	SOUTH
DBL	DOUBLE	SD	SMOKE DETECTOR
DH	DOUBLE HUNG	S.F.	SQUARE FEET
DIM	DIMENSION	S.G.D.	SLIDING GLASS DOOR
DISP	DISPOSAL	SH	SINGLE HUNG OR SHELF
DN	DOWN	SM	SIMILAR
DR	DOOR	SL	SLOPE / SLIDING
DS	DOWNSPOUT	SHP	SHELF AND POLE
DN	DISH WASHER	SPEC	SPECIFICATIONS
DWG	DRAWING	STD	STANDARD
E	EAST	STR	STRUCTURAL
EA	EACH	SQ	SQUARE
ELEV	ELEVATION	SYM	SYMBOL
ELEC	ELECTRICAL	S4S	SMOOTH FOUR SIDES
EQ	EQUAL	T	TREAD (AT STAIRS) OR TILE
EXT	EXTERIOR	T.B.	TONEI BAR
FAU	FORCED AIR UNIT	TEMP	TEMPERED (GLASS)
F.G.	FLOOR GAWAGE	T&G	TONGUE & GROOVE
F.D.	FLOOR DRAIN	T.O.C.	TOP OF CURB
FFL	FINISH FLOOR LINE	TV	TELEVISION
F.G.	FINISHED GRADE	TYP	TYPICAL
FLR	FLOORING)	UNO.	UNLESS NOTED OTHERWISE
FL	FLOURESCENT (LIGHT)	V.B.	VAPOR BARRIER
FND	FOUNDATION	VERT	VERTICAL
F.O.S.	FACE OF STUD	V.T.R.	VENT THRU ROOF
FTG	FOOTING	W	WASHING MACHINE
FX	FIXED GLASS	WD	WOOD
GALV	GALVANIZED	WDM	WINDOM
GAR	GARAGE	WH	WATER HEATER
G.B.	GYPNUM BOARD	WI	WROUGHT IRON
GD	GRADE OR GRADING	WIC	WALK-IN CLOSET
G.D.O.	GARAGE DOOR OPENER	W/O	WITH OR WITHOUT
GFI	GROUND FAULT INTERRUPTER	WFR	WATERPROOFING
GL	GLASS OR GLAZING	WWM	WELDED WIRE MESH
GYP	GYPNUM BOARD	RL	PROPERTY LINE
HD	HOSE BIBB	Ø	ROUND / DIAMETER
HD	HEAD OR HARD	4	AND
HDR	HEADER	CL	CENTERLINE
HGT	HEIGHT	#	POUND / NUMBER
HVAC	HEATING/VENTILATING/AIR COND.		
HWD	HARDWOOD		
INT	INTERIOR		
JST	JOIST		
JT	JOINT		
KIT	KITCHEN		

BUILDING CODE COMPLIANCE / PROJECT INFORMATION

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, DELAWARE ADDITION.

2021- INTERNATIONAL RESIDENTIAL CODE (BUILDING)
2018- INTERNATIONAL ENERGY CONSERVATION CODE (BUILDING)
2020- NATIONAL ELECTRICAL CODE

PRODUCT:
SINGLE FAMILY RESIDENCE

OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3

CONSTRUCTION TYPE:
TYPE VB

BUILDING HEIGHT

ELEVATION 'A'	26'-6 3/4"
ELEVATION 'C'	26'-5 3/4"

AT LOOK-OUT BASEMENT

ELEVATION 'A'	32'-8"
ELEVATION 'C'	32'-8"

AT WALK-OUT BASEMENT

ELEVATION 'A'	35'-8"
ELEVATION 'C'	35'-8"

CONSULTANTS:

GENERAL NOTES DESIGNER: IRC

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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 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 IRC SECTION R602.8)

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 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 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 IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.1.8 AND R312

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 UNCLEAR WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.



Front Elevation 'A'

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



Front Elevation 'C'

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

NO.	DATE:	REVISION:
△	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Elm
'X305'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
QUICK VIEW

PRINT DATE:
February 05, 2019

SHEET NO:

0.2

NO:	DATE:	REVISION:
	01.21.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Elm
'X305'**

Sussex County - DE North Region

PROJECT NO: GMD-GA16082.

FEET TITLE:
FRONT ELEVATION 'A'

PRINT DATE

February 05, 2019

SHEET NO:

1A

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = "1'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = "1'-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.
- 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 | N/A |

TYPICALS:

- I DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- J CODE APPROVED TERMINATION CHIMNEY CAP.
- K CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- L STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS
- M DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Front Elevation 'A'

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

NOTES:

- 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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Front Elevation 'A' w/ Opt Basement

NO.	DATE:	REVISION:
△	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Elm
'X305'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
FRONT ELEVATION 'A'
W/ OPTIONAL BASEMENT

PRINT DATE:

February 05, 2019

SHEET NO:

1.1A

ATTIC VENT CALCULATION FOR PLAN 'ELM': 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 (9F) X 144 = BLDG (SQ. IN.)

BLDG. (SQ. IN.) / 150 = SQ. IN. OF VENT REQUIRED

ROOF AREA 1: = 1454 SF

1454 SQ. FT. X 144 = 210096 SQ. IN.

210096 SQ. IN. / 150 = 1400.64 SQ. IN. OF VENT REQ'D

ROOF AREA 2: = 62 SF

62 SQ. FT. X 144 = 8928 SQ. IN.

8928 SQ. IN. / 150 = 59.52 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.

- DASHED LINES INDICATE WALL 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 'ELM': 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 (9F) 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: = 1454 SF

1454 SQ. FT. X 144 = 210096 SQ. IN.

210096 SQ. FT. / 300 = 700.32 SQ. IN. OF VENT REQ'D

700.32 SQ. IN. / 2 = 350.16 SQ. IN.

350.16 SQ. IN. OF VENT AT HIGH & 350.16 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2: = 62 SF

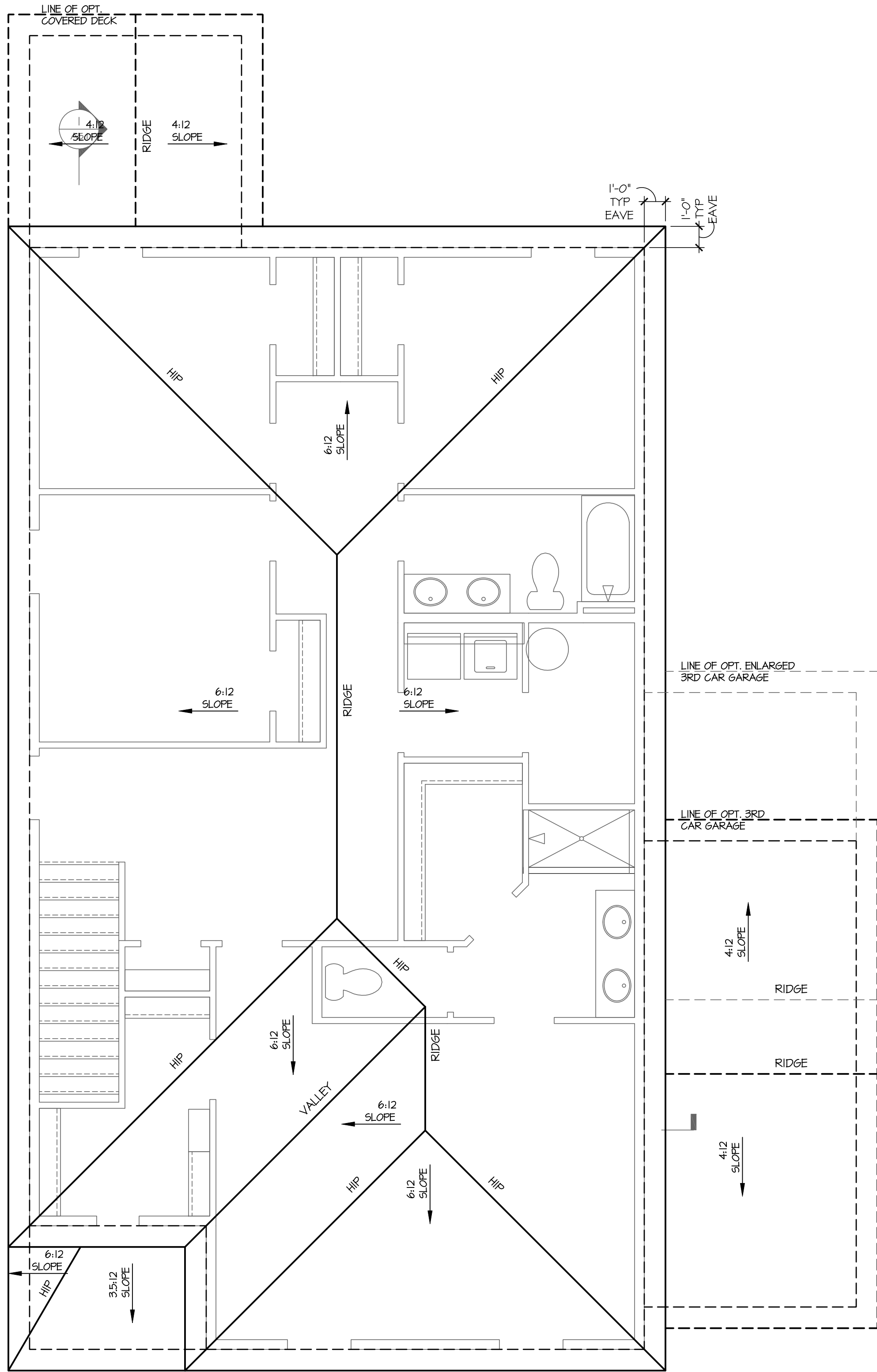
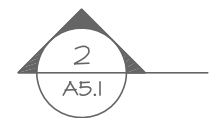
62 SQ. FT. X 144 = 8928 SQ. IN.

8928 SQ. FT. / 300 = 29.76 SQ. IN. OF VENT REQ'D

29.76 SQ. IN. / 2 = 14.88 SQ. IN.

14.88 SQ. IN. OF VENT AT HIGH & 14.88 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 'A'

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

NO.	DATE:	REVISION:
△	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Elm
'X305'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
ROOF PLAN 'A'

PRINT DATE:

February 05, 2019

SHEET NO:

2 A

NOTES:

- 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.
- 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 | Ø" SOLDIER COURSE. |
| 5 | ROWLOCK COURSE |
| 6 | N/A |

TYPICALS:

- | | |
|----|--|
| 7 | DECORATIVE 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. |

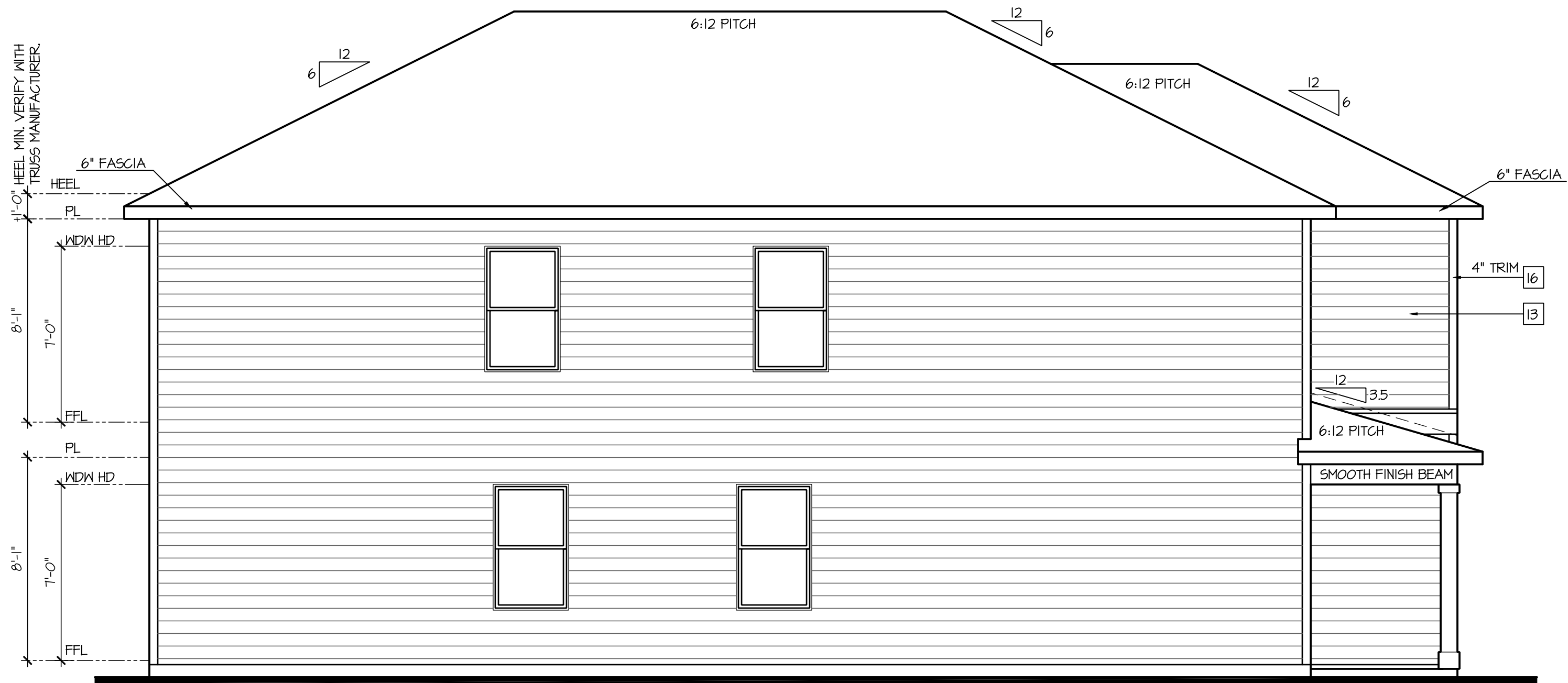
SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

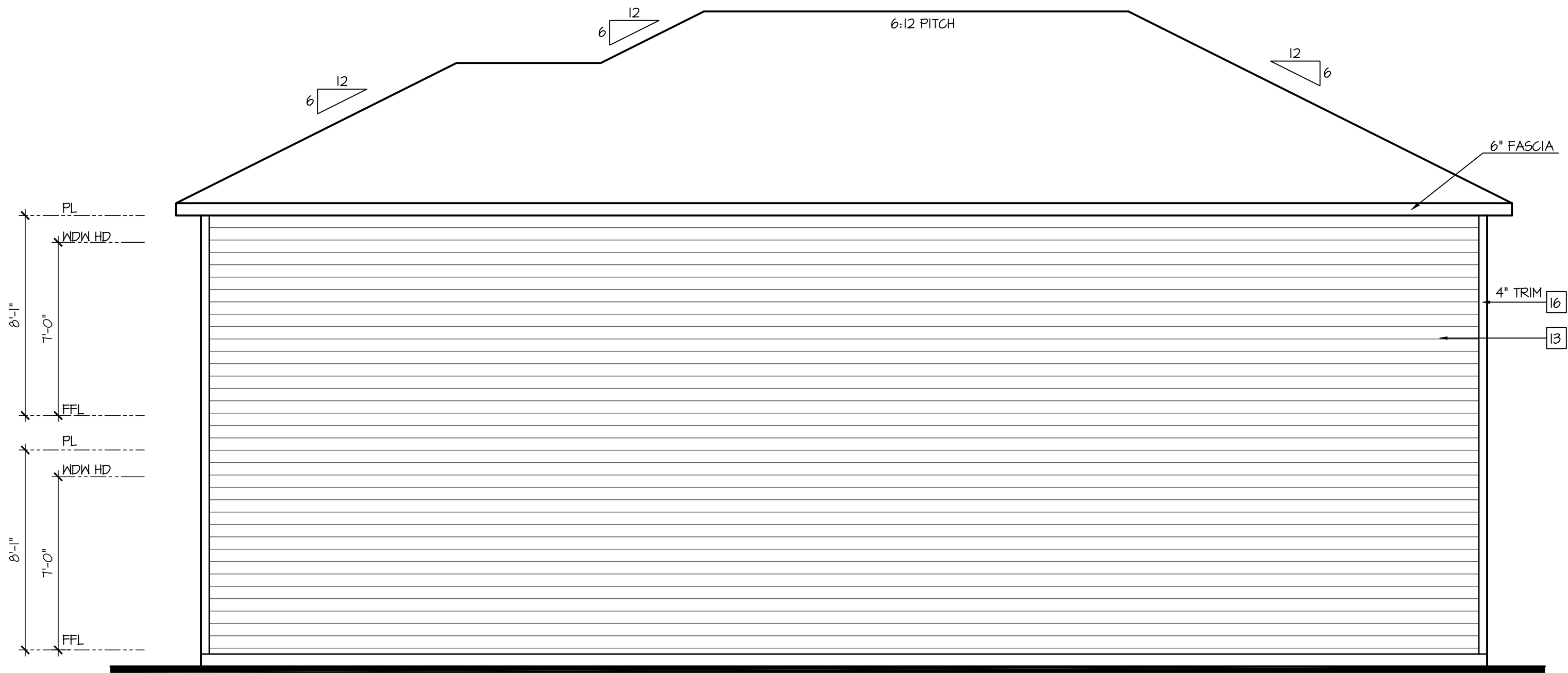
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



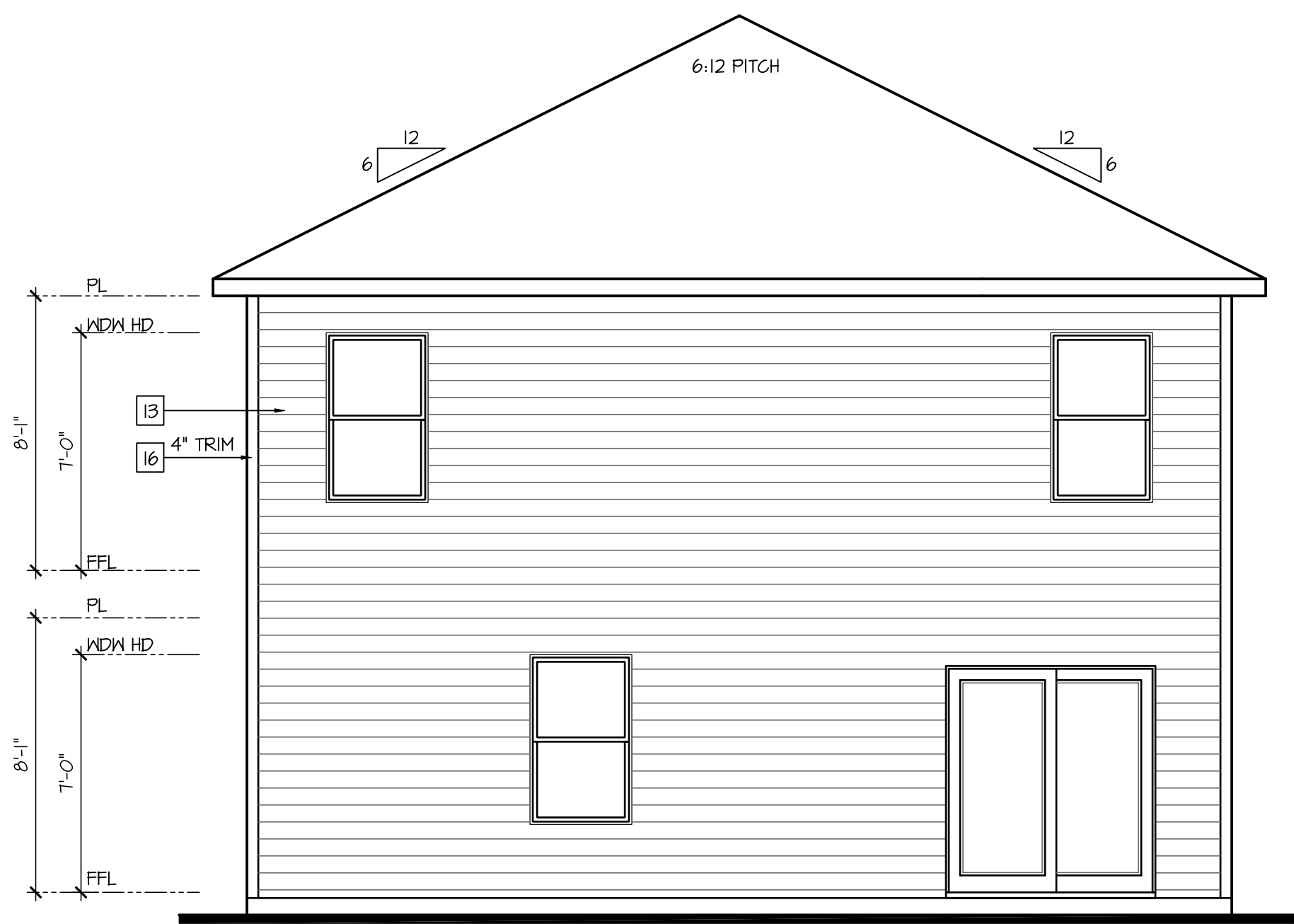
Left Elevation 'A'

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



Right Elevation 'A'

SCALE: $\frac{1}{4}" = 1'-0"$ AT 22"X34" LAYOUT $\frac{1}{8}" = 1'-0"$ AT 11"X17" LAYOUT



Rear Elevation 'A'

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



NO:	DATE:	REVISION:
	01.21.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Elm
'X305'**

Sussex County - DE North Region

PROJECT NO: GMD-GA16082.1

HEET TITLE:
SIDE AND REAR
ELEVATIONS 'A'

PRINT DATE:

February 05, 2019

SHEET NO:

3 A

- NOTES:
- 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.

- 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 N/A

TYPICALS:

1 DECORATIVE 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:

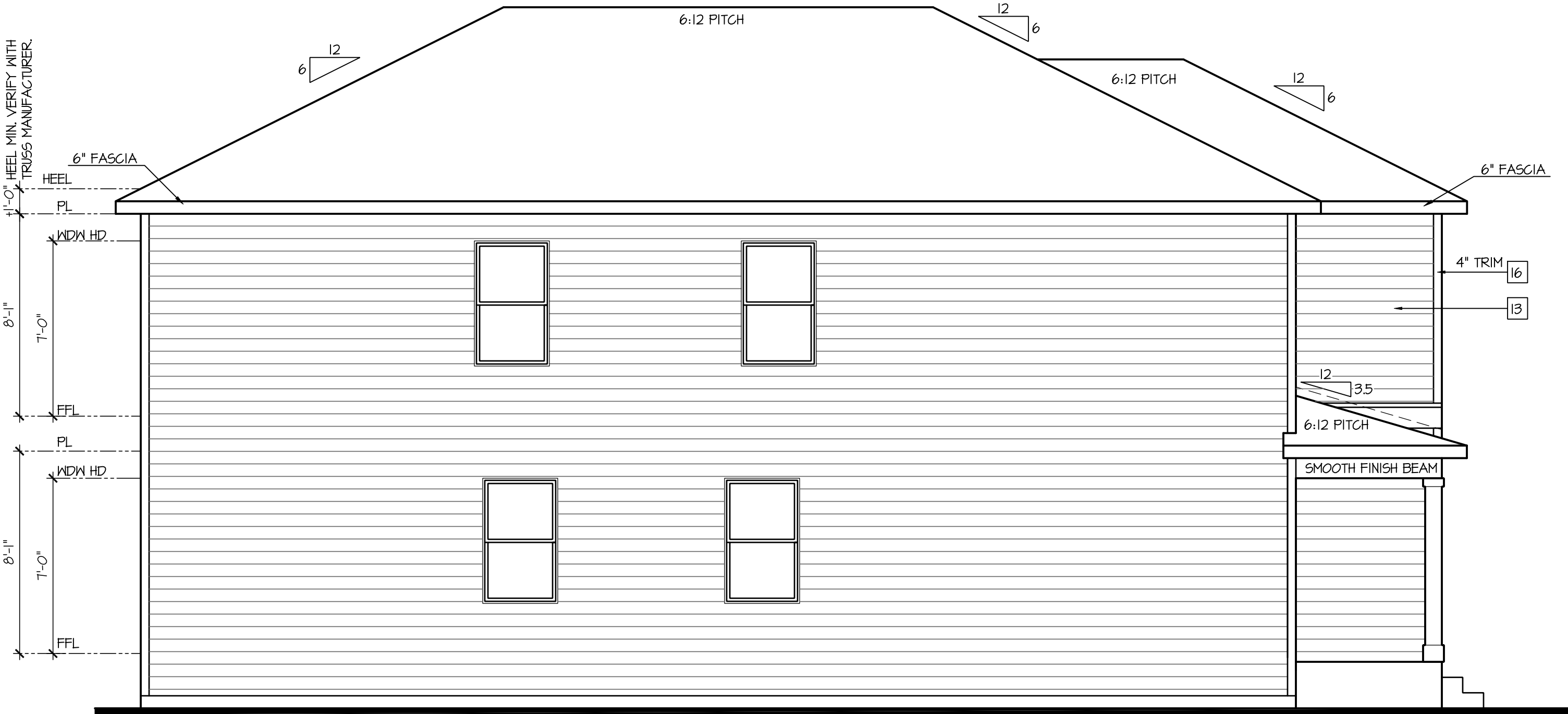
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

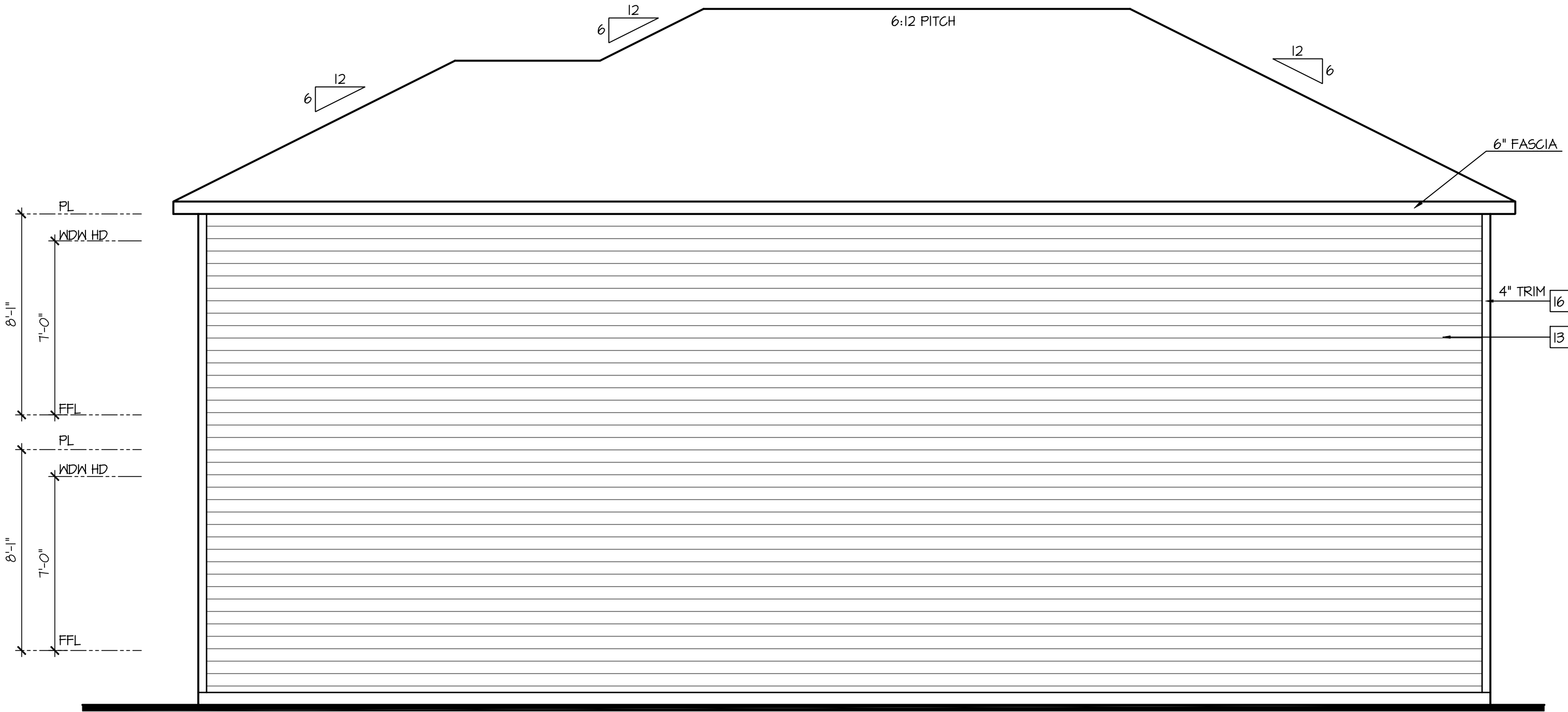
16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



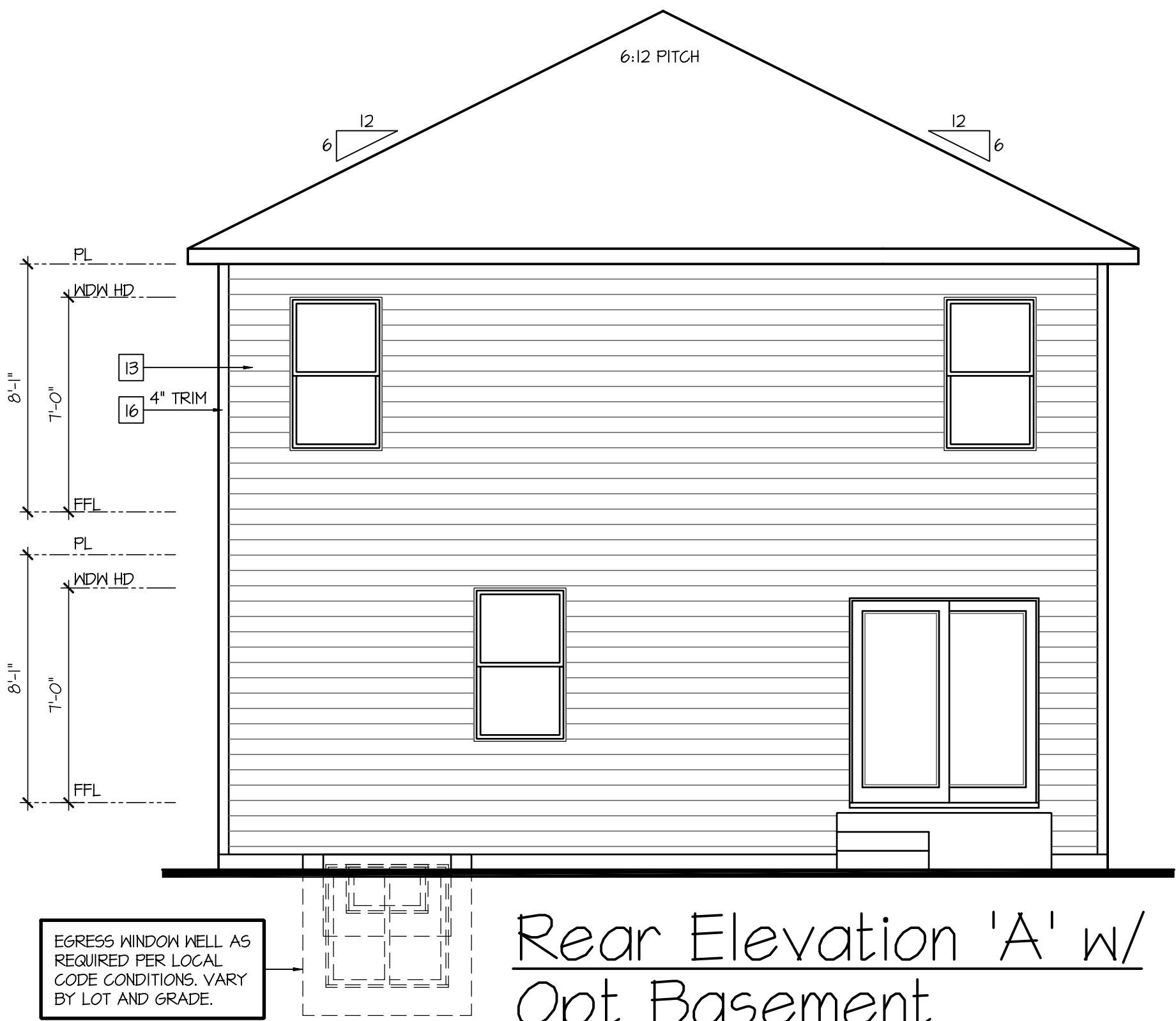
Left Elevation 'A' w/
Opt Basement

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



Right Elevation 'A' w/
Opt Basement

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



Rear Elevation 'A' w/
Opt Basement

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



NO.	DATE:	REVISION:
1	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Elm
'X305'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'A'
W/ OPTIONAL BASEMENT

PRINT DATE:

February 05, 2019

SHEET NO:

3.1 A

NO:	DATE:	REVISION:
	01.27.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Elm
'X305'**

Sussex County - DE North Region

PROJECT NO: GMD-GA16082.

FEET TITLE:
FRONT ELEVATION 'C'

PRINT DATE:
February 05, 2019

SHEET NO.

1C

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = "1'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = "1'-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.
- 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 | N/A |

TYPICALS:

- I DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- J CODE APPROVED TERMINATION CHIMNEY CAP.
- K CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- L STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- M DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Front Elevation 'C'

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

NO.	DATE:	REVISION:
△	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Elm
'X305'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
FRONT ELEVATION 'C'
W/ OPTIONAL BASEMENT

PRINT DATE:
February 05, 2019

SHEET NO:

1.1C

NOTES:

- 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.
- 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] N/A

TYPICALS:

- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- [16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

- [17] FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



Front Elevation 'C' w/ Opt Basement

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

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

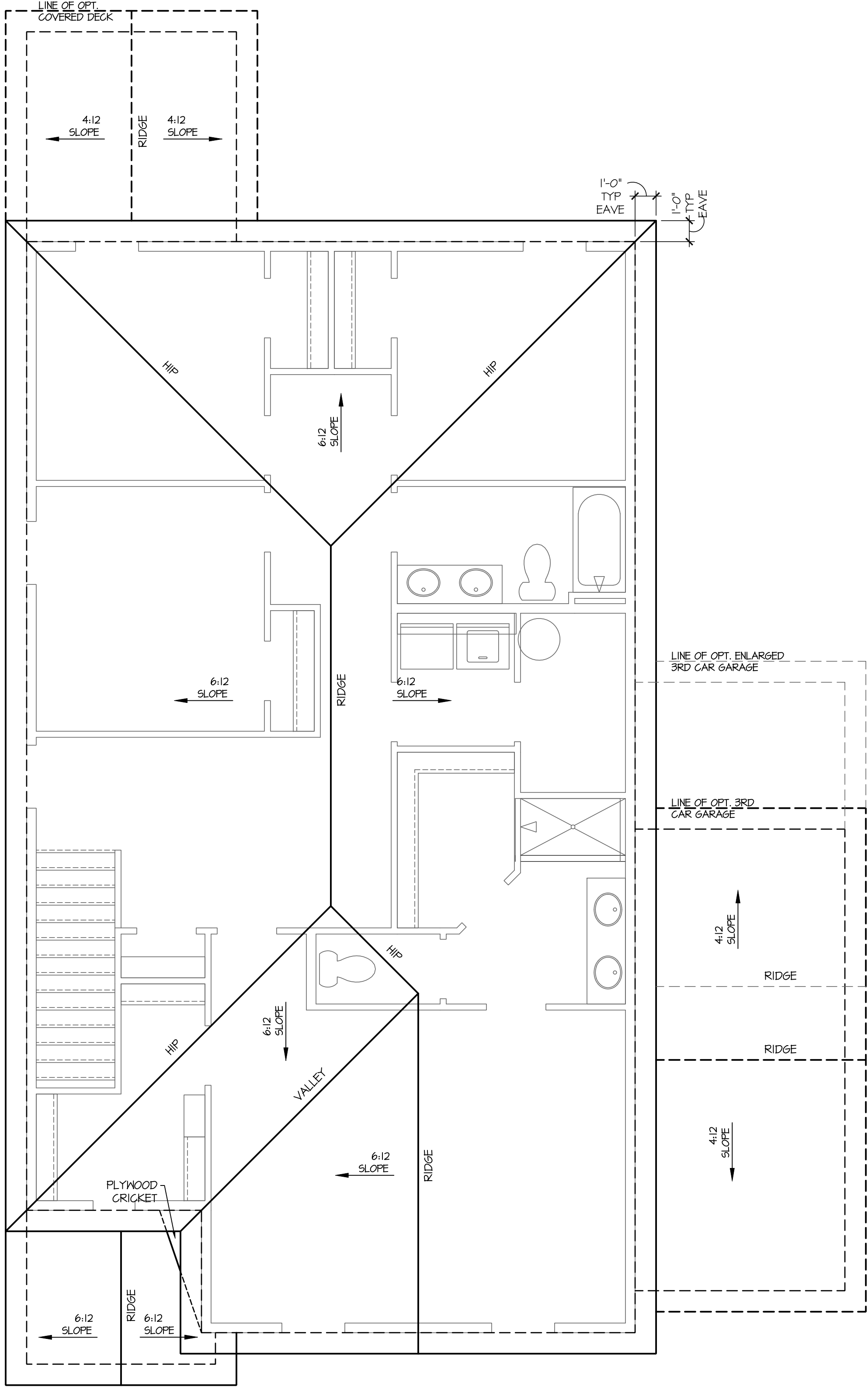
THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED 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: = 1454 SF 1454 SQ. FT. X 144 = 210096 SQ. IN. 210096 SQ. IN. / 150 = 1400.64 SQ. IN. OF VENT REQ'D ROOF AREA 2: = 62 SF 62 SQ. FT. X 144 = 8928 SQ. IN. 8928 SQ. IN. / 150 = 59.52 SQ. IN. OF VENT REQ'D
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NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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.
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ATTIC VENT CALCULATION FOR PLAN 'ELM': 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: = 1454 SF 1454 SQ. FT. X 144 = 210096 SQ. IN. 210096 SQ. FT. / 300 = 700.32 SQ. IN. OF VENT REQ'D 700.32 SQ. IN. / 2 = 350.16 SQ. IN. 350.16 SQ. IN. OF VENT AT HIGH & 350.16 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2: = 62 SF 62 SQ. FT. X 144 = 8928 SQ. IN. 8928 SQ. FT. / 300 = 29.76 SQ. IN. OF VENT REQ'D 29.76 SQ. IN. / 2 = 14.88 SQ. IN. 14.88 SQ. IN. OF VENT AT HIGH & 14.88 SQ. IN. OF VENT AT LOW REQUIRED.
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BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12



Roof Plan 'C'

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

NO.	DATE:	REVISION:
△	01.21.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Elm
'X305'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:

ROOF PLAN 'C'

PRINT DATE:

February 05, 2019

SHEET NO:

2 C

- 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.
- 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] N/A

TYPICALS:

[7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS W/ 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[11] FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

**PROFESSIONAL SEAL:**

PROJECT TITLE:

40' Series Elm X305'

Sussex County - DE North Region

PROJECT NO: GMD-GA16082.

FEET TITLE: SIDE AND REAR ELEVATIONS 'C'

PRINT DATE:
February 05, 2019

SHEET NO:

3 C

- 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.
- 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] N/A

TYPICALS:

[7] DECORATIVE 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:

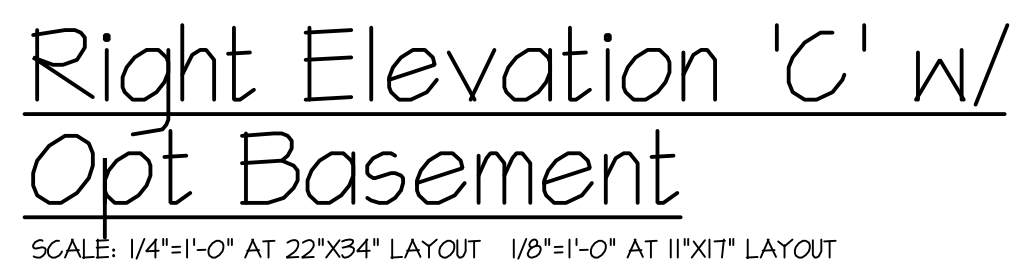
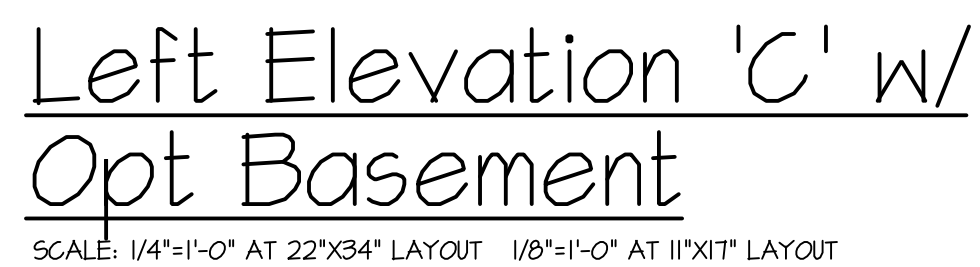
[12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[11] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = "1'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = "1'-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.
- 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 | Ø" SOLDIER COURSE. |
| 5 | ROWLOCK COURSE |
| 6 | N/A |

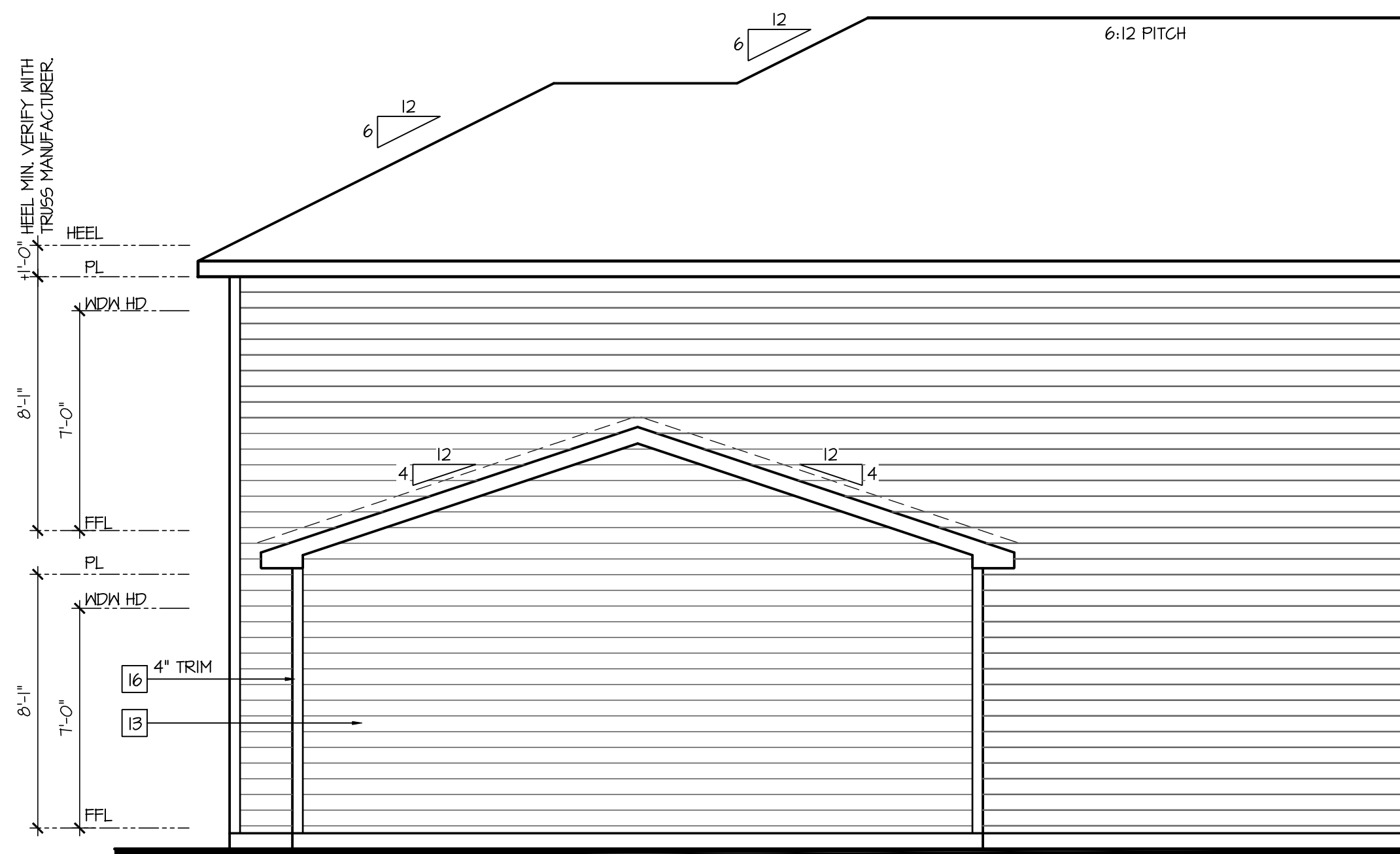
TYPICALS:

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

SIDING:

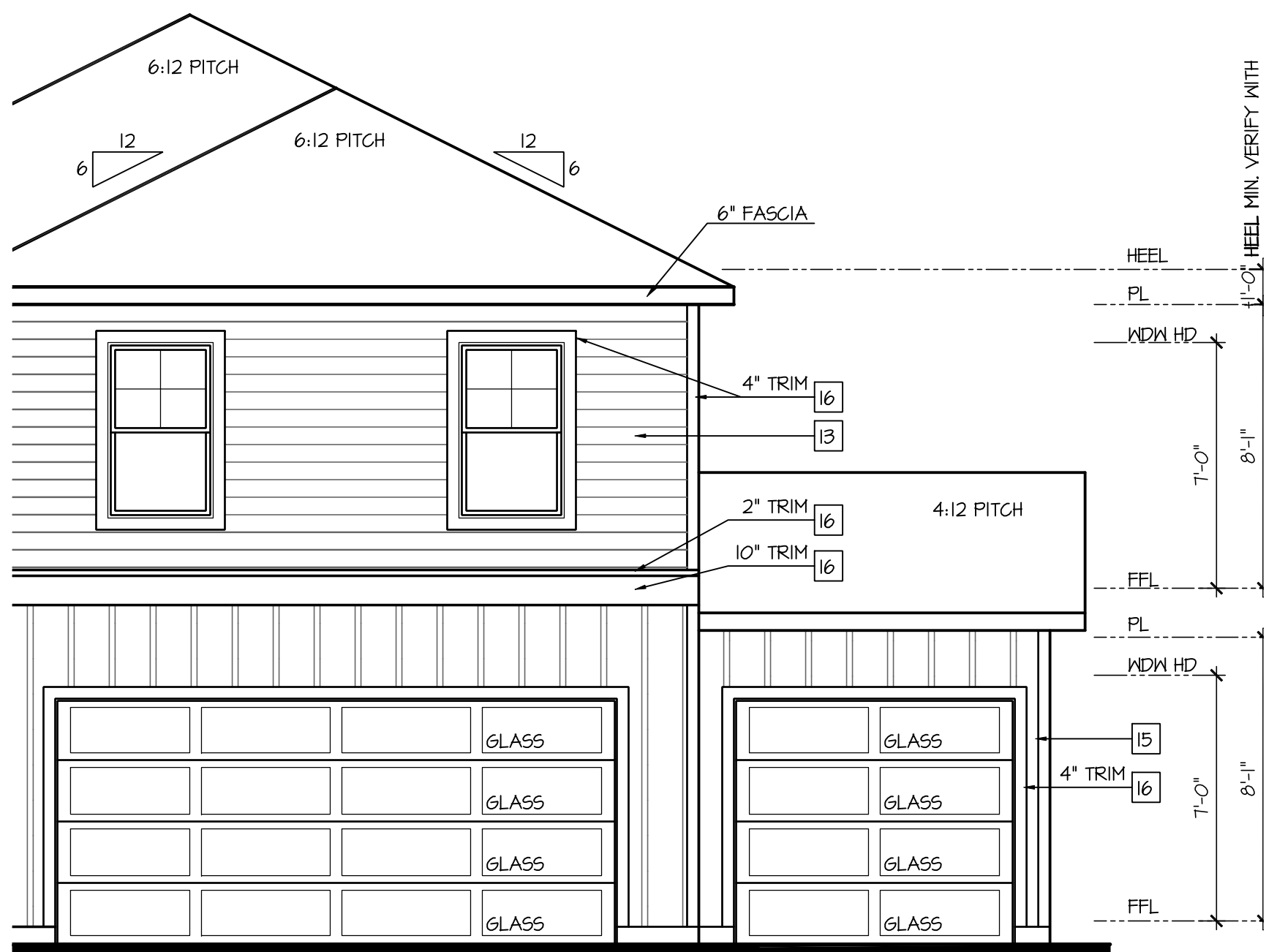
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
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FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



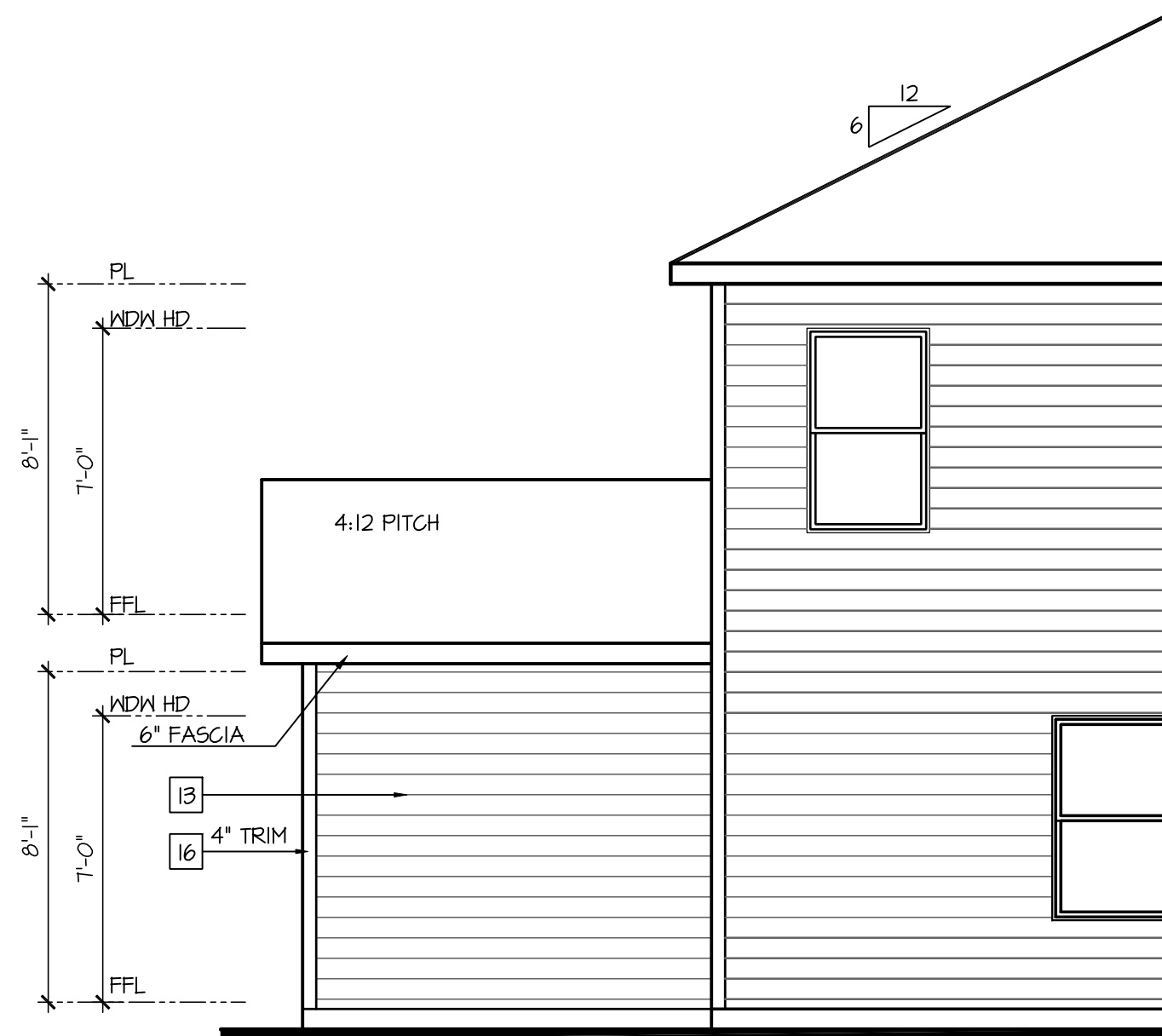
Partial Right Elevation 'A'
w/ Opt 3rd Car Garage

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



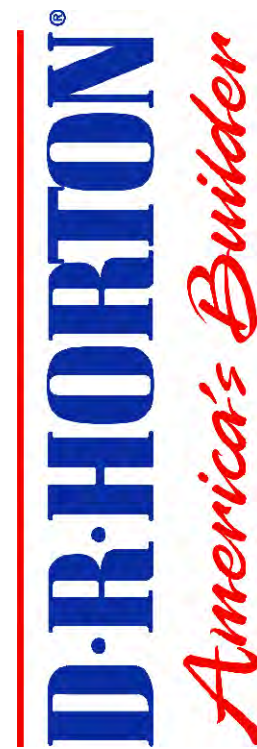
Front Elevation 'A'
w/ Opt 3rd Car Garage

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



Partial Rear Elevation 'A'
w/ Opt 3rd Car Garage

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



NO:	DATE:	REVISION:
	01.21.23	

PROFESSIONAL SEAL

PROJECT TITLE:

**40' Series
Elm
'X305'**

Sussex County - DE North Region

PROJECT NO: GMD-GA16082.

SHEET TITLE:
**OPTIONAL 3RD CAR GARAGE
ELEVATIONS**

PRINT DATE

February 05, 2019

SHEET NO:

2.1

NOTES:

- 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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

PYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Right Elevation 'C'

w/ Opt 3rd Car Garage

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

Front Elevation 'C'

w/ Opt 3rd Car Garage

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

Partial Rear Elevation 'C'

w/ Opt 3rd Car Garage

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

D·R·HORTON®
America's Builder

NO: 01.21.23

DATE: 01.21.23

REVISION:

PROFESSIONAL SEAL:

PALENE WARE-GULBENKIAN EDUCATION
NO. SS-0008296
01.21.23
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Elm
'X305'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
OPTIONAL 3RD CAR GARAGE
ELEVATIONS

PRINT DATE:
February 05, 2019

SHEET NO:
2.3

- 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.
- 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:

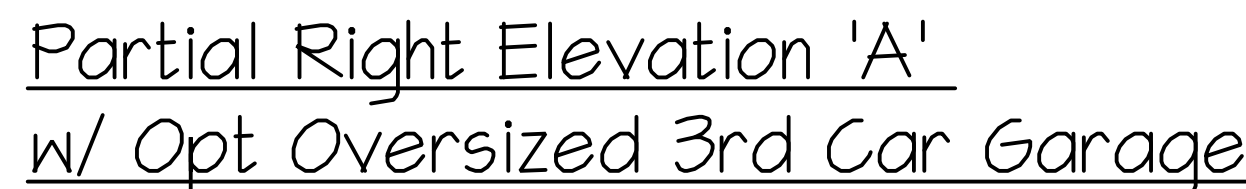
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 ROWLOCK COURSE
- 6 N/A

TYPICALS:

- 1 DECORATIVE 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:

- 2 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 3 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 5 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 6 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 7 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



Front Elevation 'A'
w/ Opt 3rd Car Garage

Partial Rear Elevation 'A'
n/ Opt Oversized 3rd Car Garage

D·R·HORTON®
America's Builder

PROFESSIONAL SEAL

**40' Series
Elm
'X305'**

Sussex County - DE North Region

PROJECT NO: GMD-GA16082.

SHEET TITLE:
**OPTIONAL OVERSIZED
3RD CAR GARAGE
ELEVATIONS**

PRINT DATE

February 05, 2019

SHEET NO:

2.4

- 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.
- 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] N/A

TYPICALS:

[7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

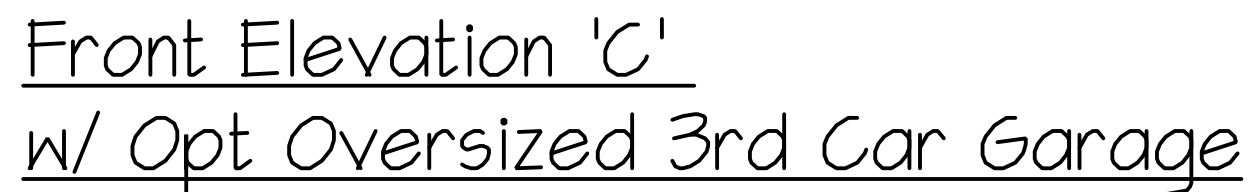
[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIED LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[17] FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIED LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



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



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



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

NOTES:

- 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.
- 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 | Ø" SOLDIER COURSE. |
| 5 | ROWLOCK COURSE |
| 6 | N/A |

TYPICALS:

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

SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

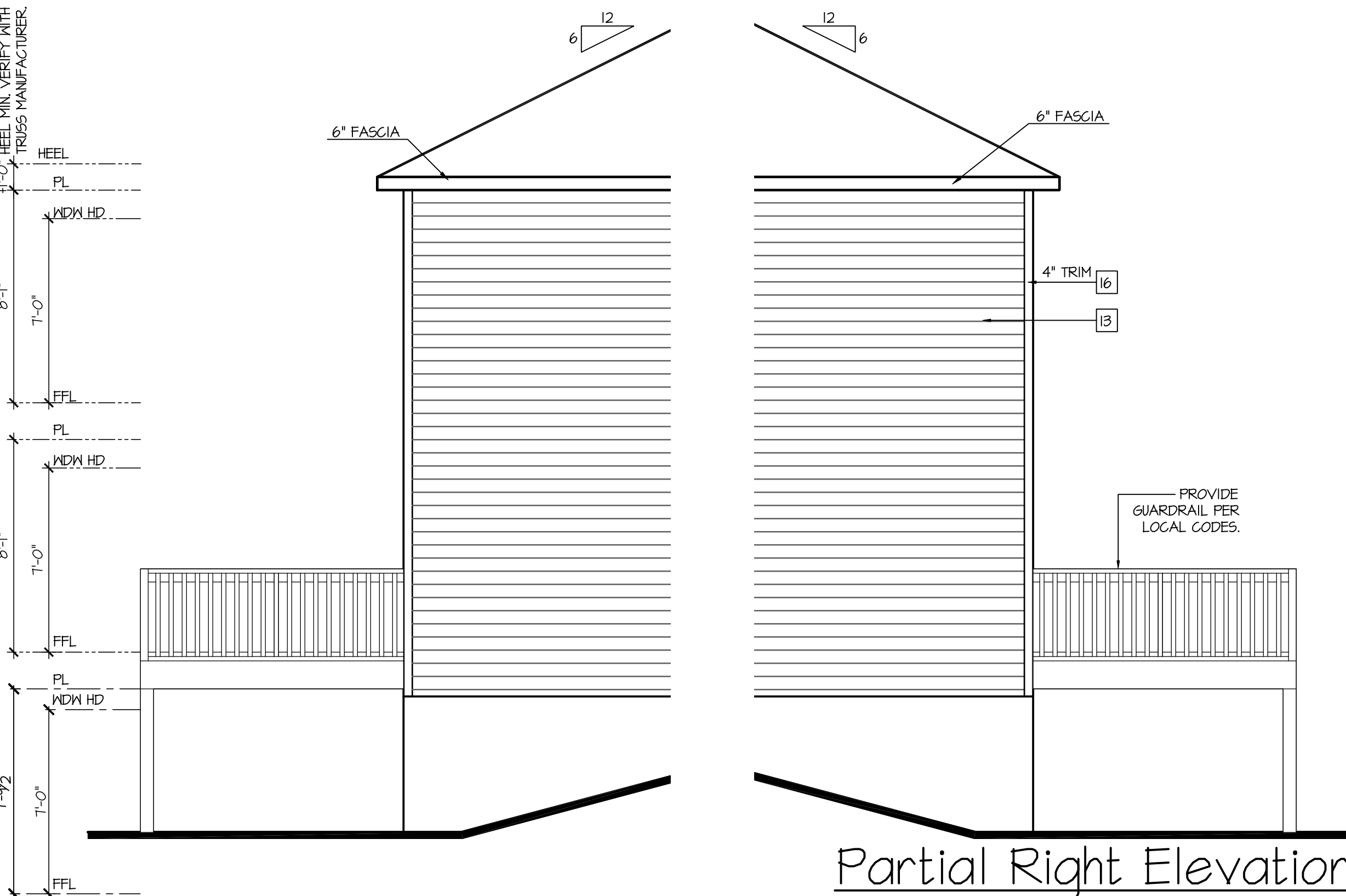
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Rear Elevation w/ CODE CONDITIONS, VARY
BY LOT AND GRADE.

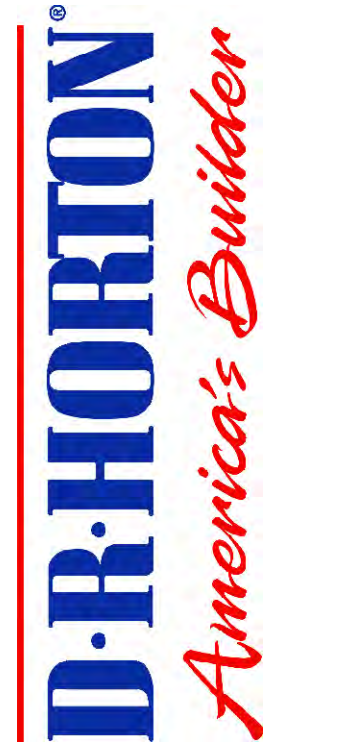
Opt Look-Out Basement

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



Partial Left Elevation
w/ Look-Out Basement

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



NO:	DATE:	REVISION:
	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Elm
'X305'**

Sussex County - DE North Region

PROJECT NO: GMD-GA16082.

OPT. LOOK-OUT BASEMENT ELEVATIONS

PRINT DATE:

February 05, 2019

SHEET NO: _____

2.7

NOTES:

- 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.
- 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

N/A

TYPICALS:

1

DECORATIVE 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.

10

STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

11

DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

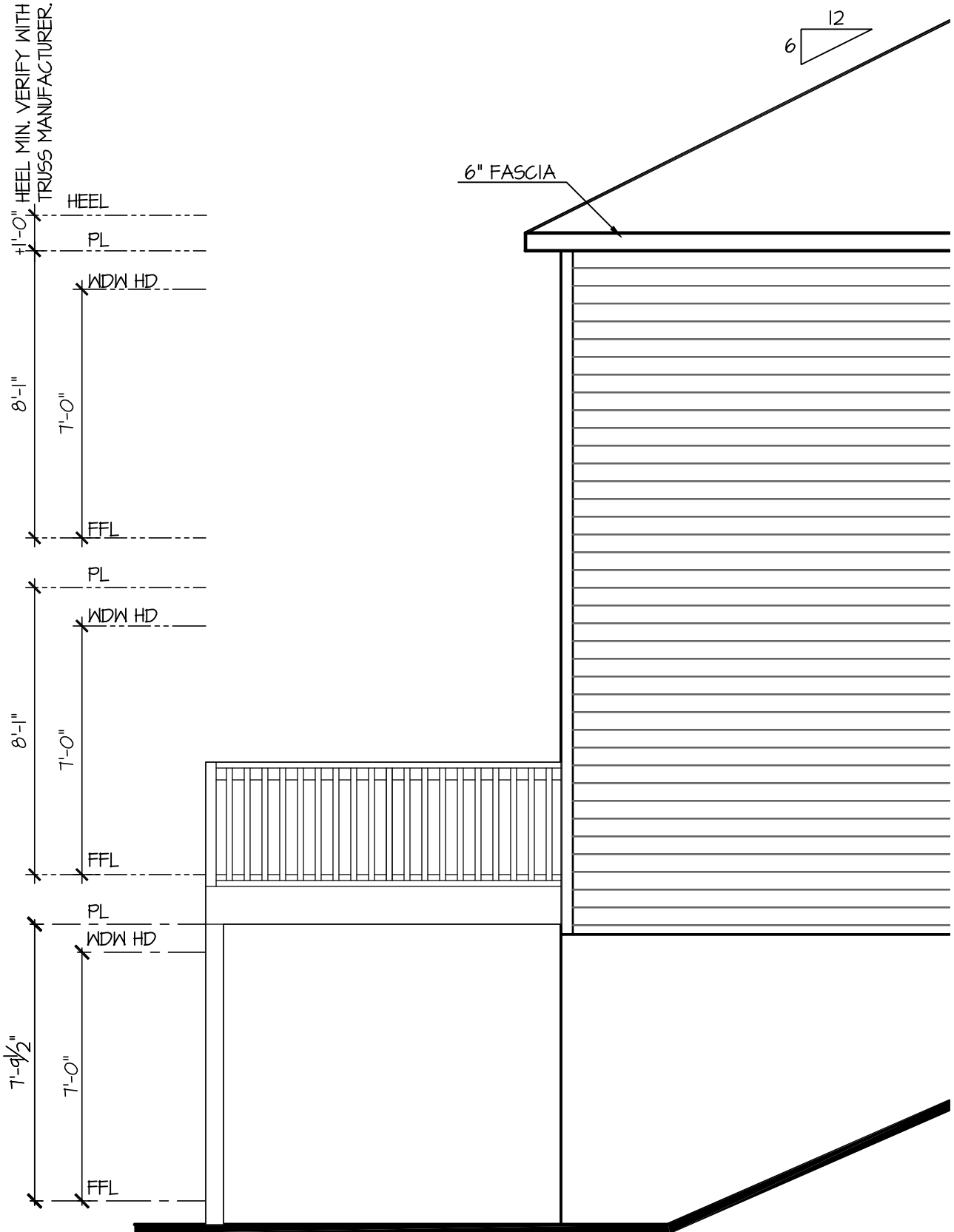
17

PYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



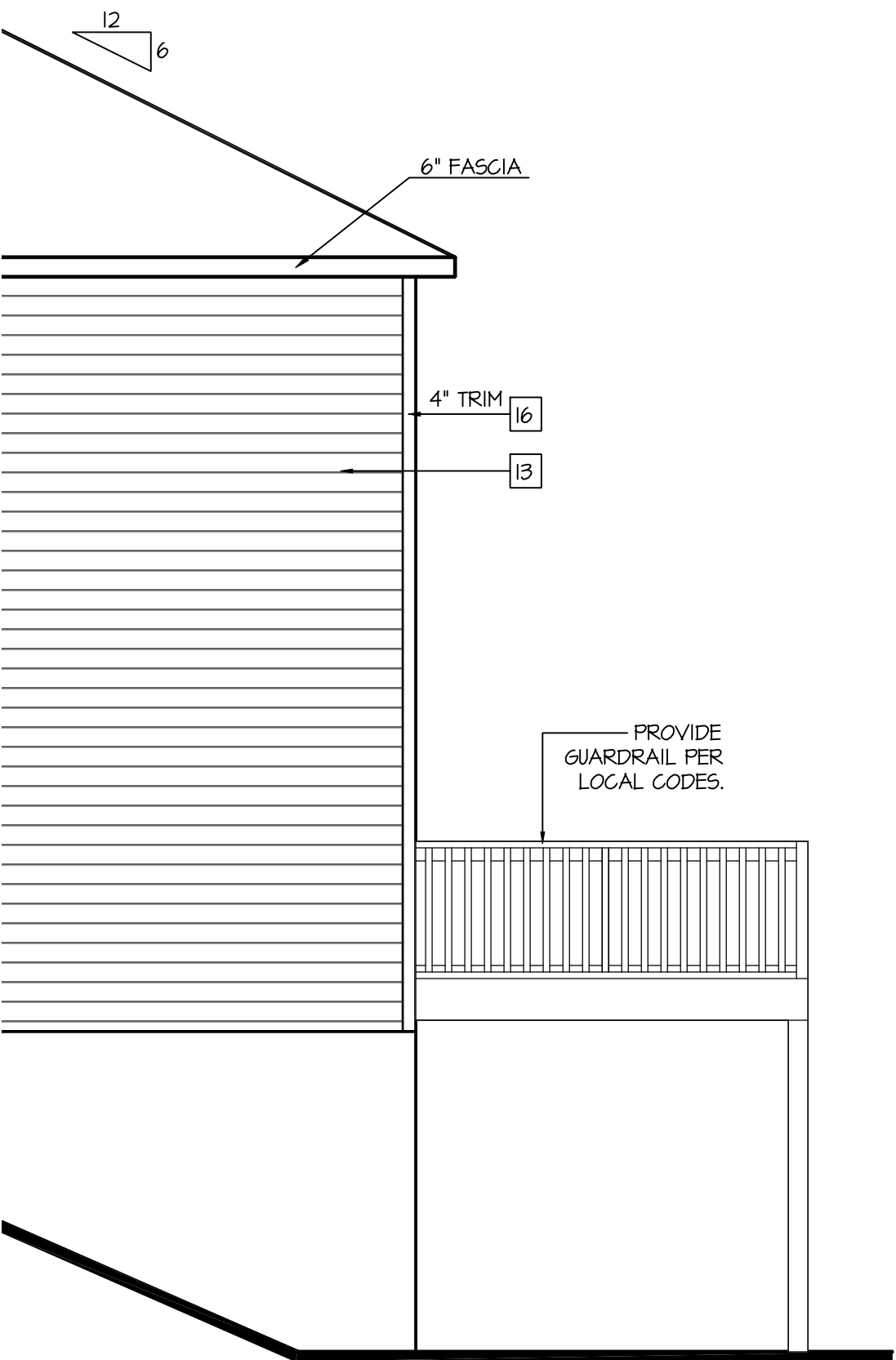
Rear Elevation w/
Opt Walk-Out Basement

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



Partial Left Elevation
w/ Walk-Out Basement

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



Partial Right Elevation
w/ Walk-Out Basement

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

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America's Builder

NO.	DATE:	REVISION:
1	01.21.23	

PROFESSIONAL SEAL:

PROJECT TITLE:
**40' Series
Elm
'X305'**

Sussex
County - DE
North Region

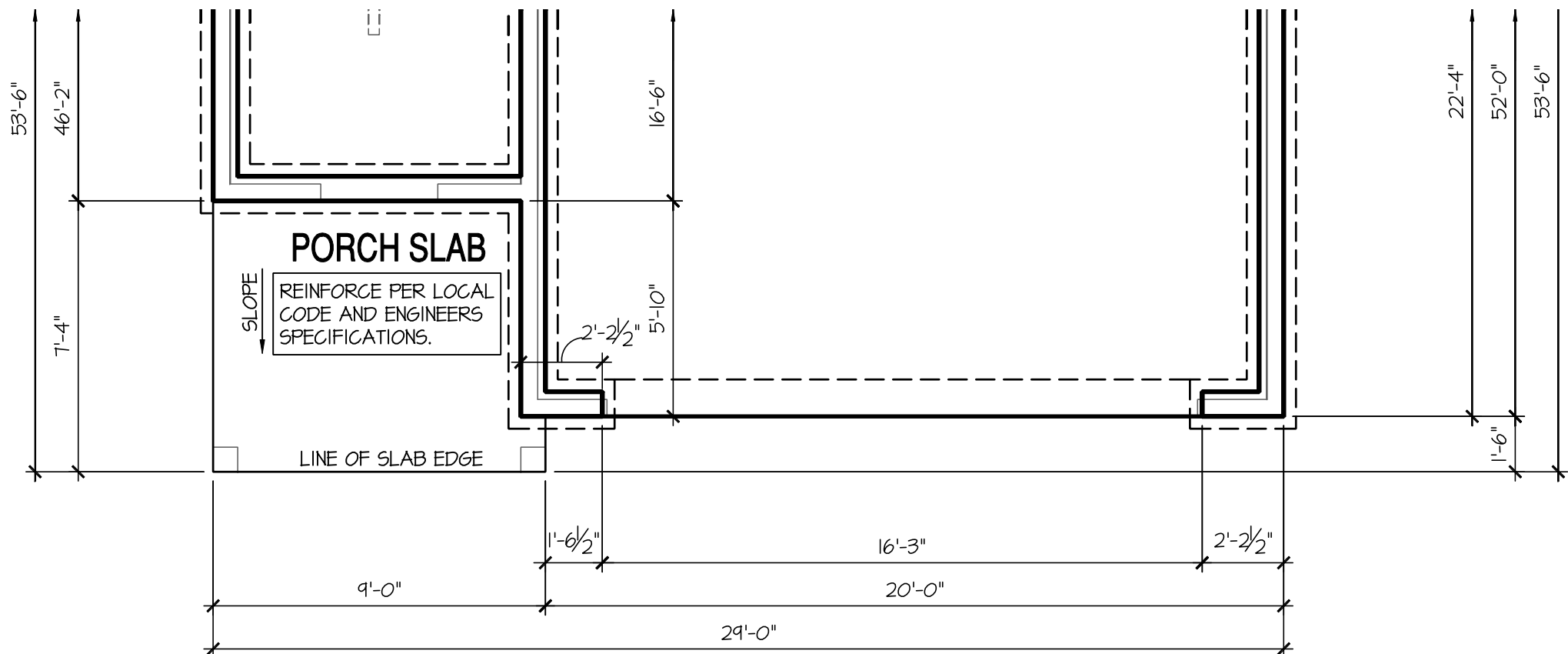
PROJECT NO: GMD-GA16082.1

SHEET TITLE:
**OPT. WALK-OUT BASEMENT
ELEVATIONS**

PRINT DATE:
February 05, 2019

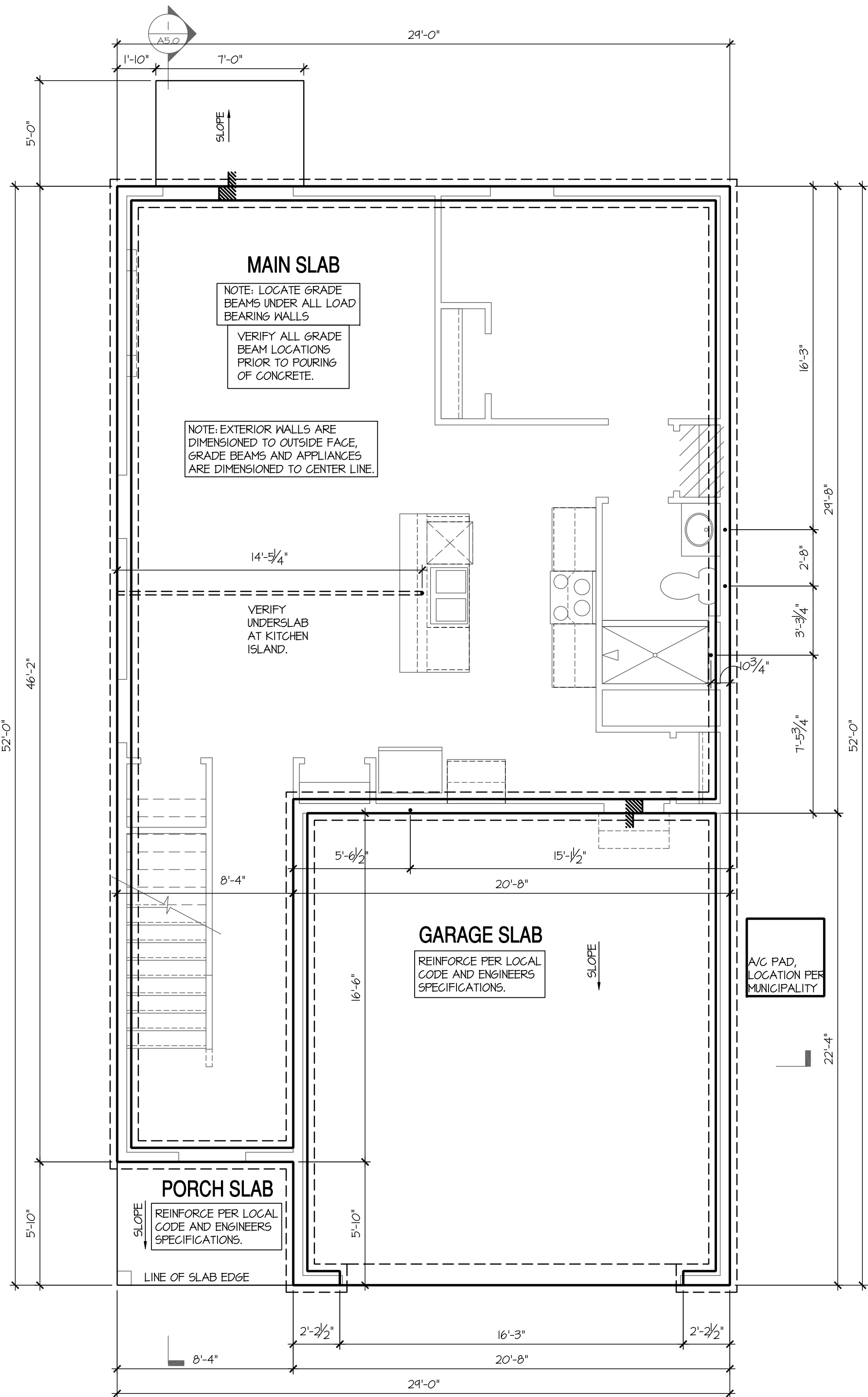
SHEET NO:
2.8

- NOTES: IRC
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
 - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
 - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
 - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
 - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
 - FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
 - REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
 - PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
 - VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
 - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
 - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
 - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER 62408.2 AND P2801.6. PER 62408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
 - SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
 - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
 - GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Stem Wall Plan 'C'

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



Stem Wall Plan 'A'

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

NO.	DATE:	REVISION:
1	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Elm
'X305'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
STEM WALL PLAN

PRINT DATE:
February 05, 2019

SHEET NO:
4 SW



NO:	DATE:	REVISION:
	01.21.23	

PROFESSIONAL SEAL

PROJECT TITLE:

**40' Series
Elm
'X305'**

Sussex County - DE North Region

PROJECT NO: GMD-GA16082.

HEET TITLE:

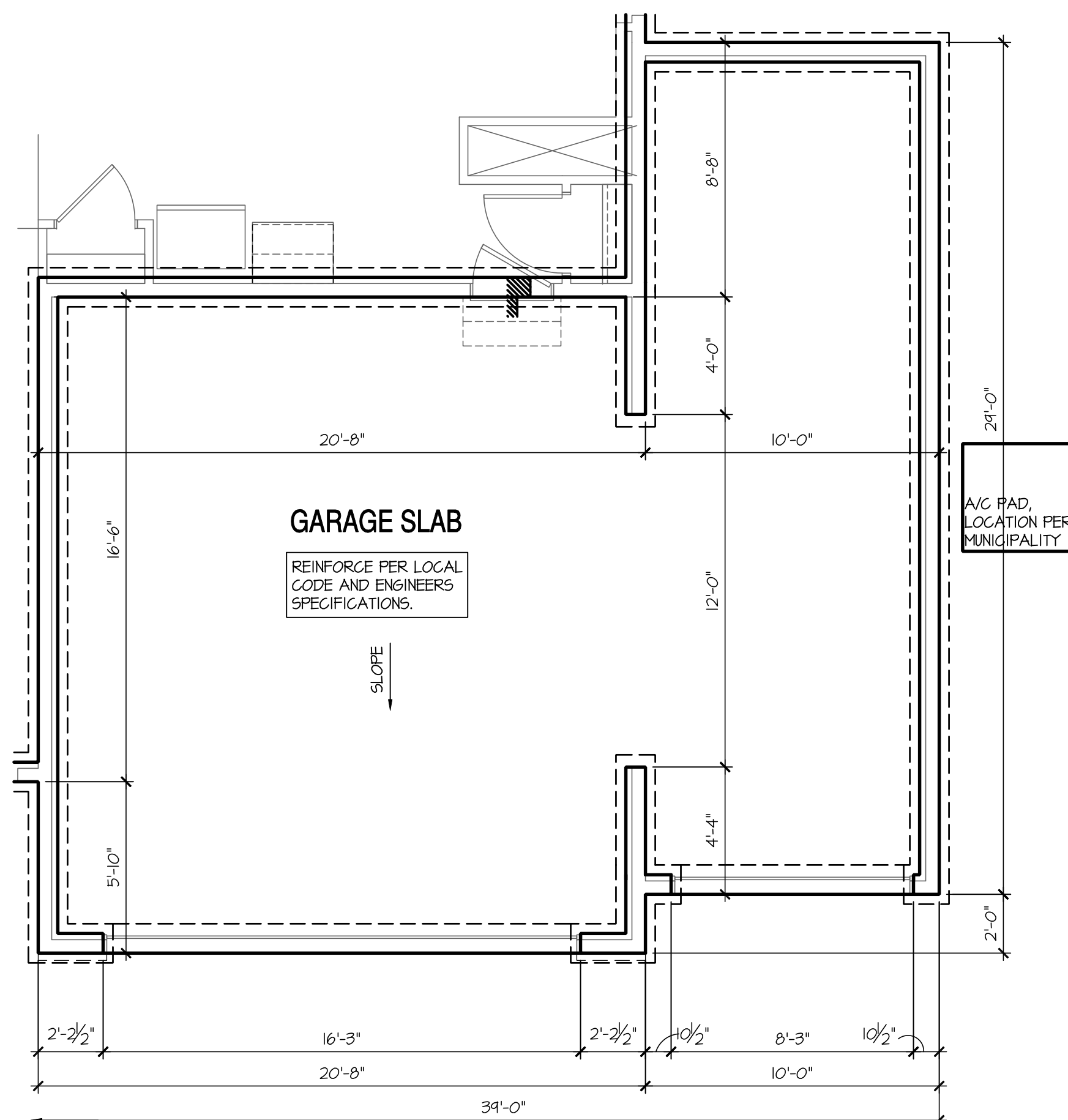
STEM WALL PLAN OPTIONS

PRINT DATE

February 05, 2019

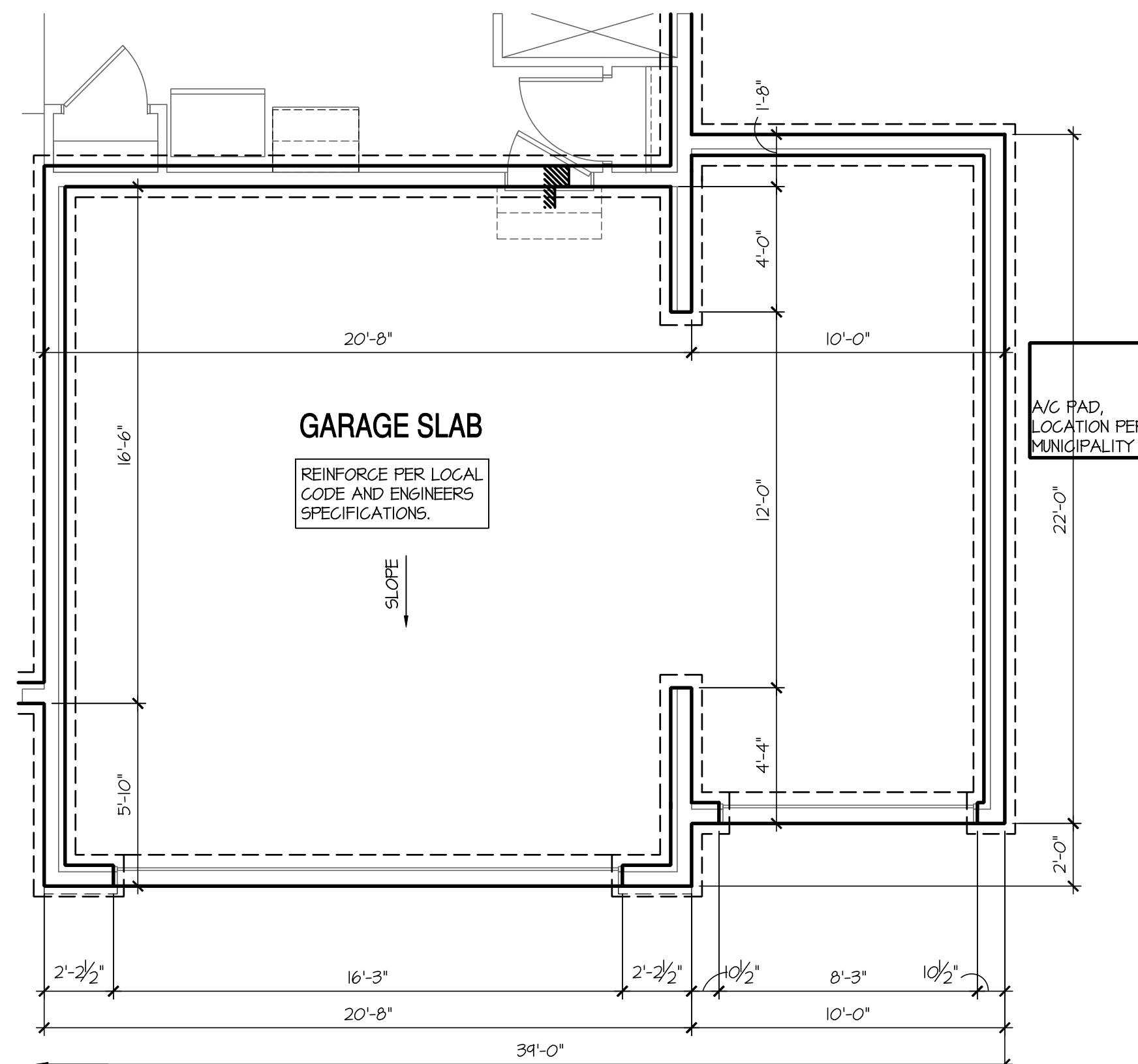
SHEET NO:

4.1 SW



Opt Oversized 3 Car Garage

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



Opt 3rd Car Garage

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

- NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM.
(PER IRC SECTION R311.3J) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFG 3121.
- SOILS TREATMENT:
BORACATE IS PERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INFESTATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

BASEMENT NOTES: IRC

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" U.N.O. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- 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 IRC SECTION R310.1.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES:

1

LINE OF SLAB ABOVE

2

LINE OF FRAMED WALL ABOVE

3

BENEATH STAIRS AND LANDINGS.
1/2" GYPSUM BOARD ON WALLS
AND CEILING OF ENCLOSED ACCESSIBLE
AREAS. (PER IRC SECTION R302.1)

4

A/C CONDENSER PAD. (VERIFY)

5

SUMP PIT LOCATION AS REQUIRED
BY SITE CONDITIONS, VERIFY LOCATION.

6

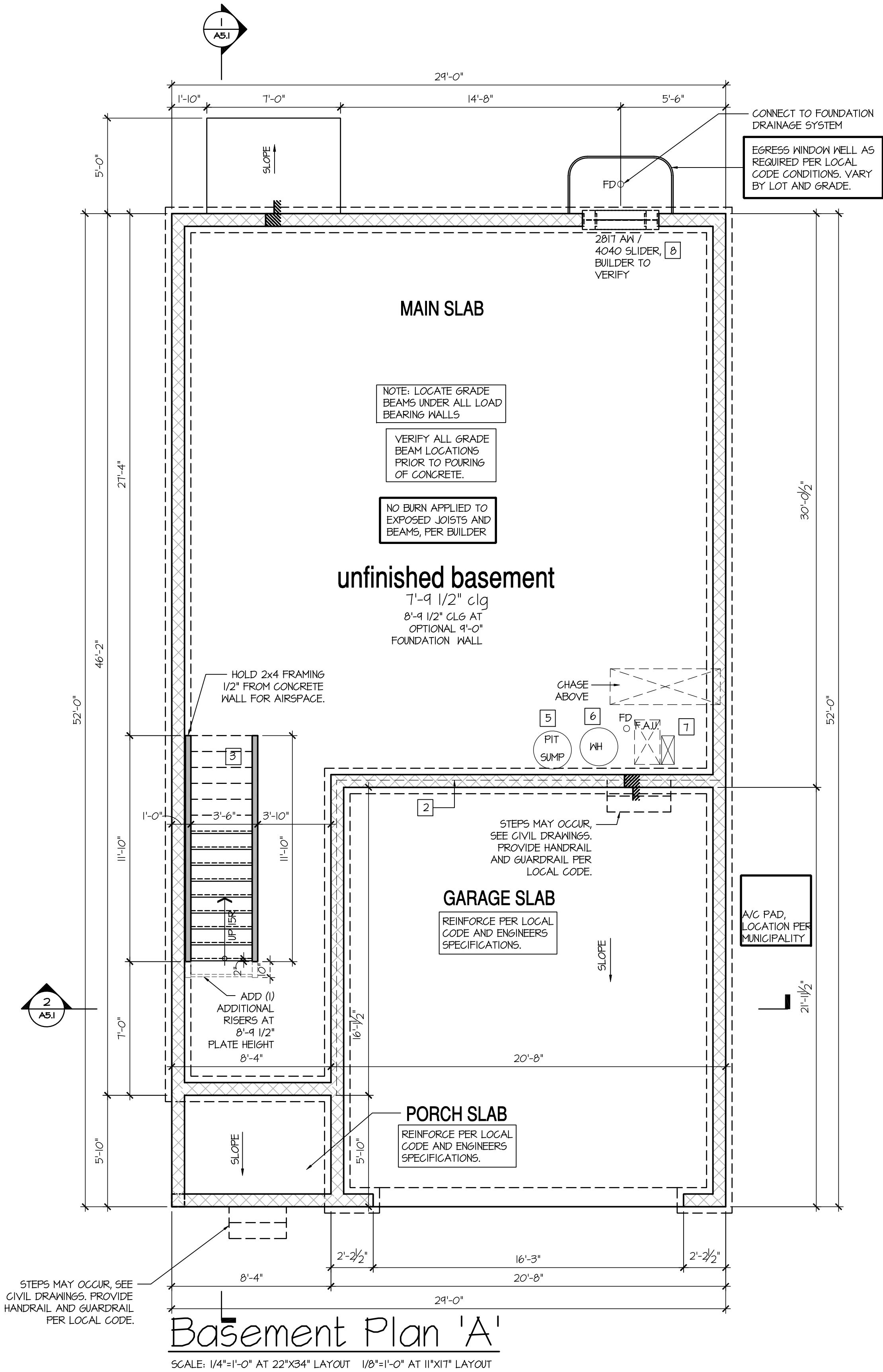
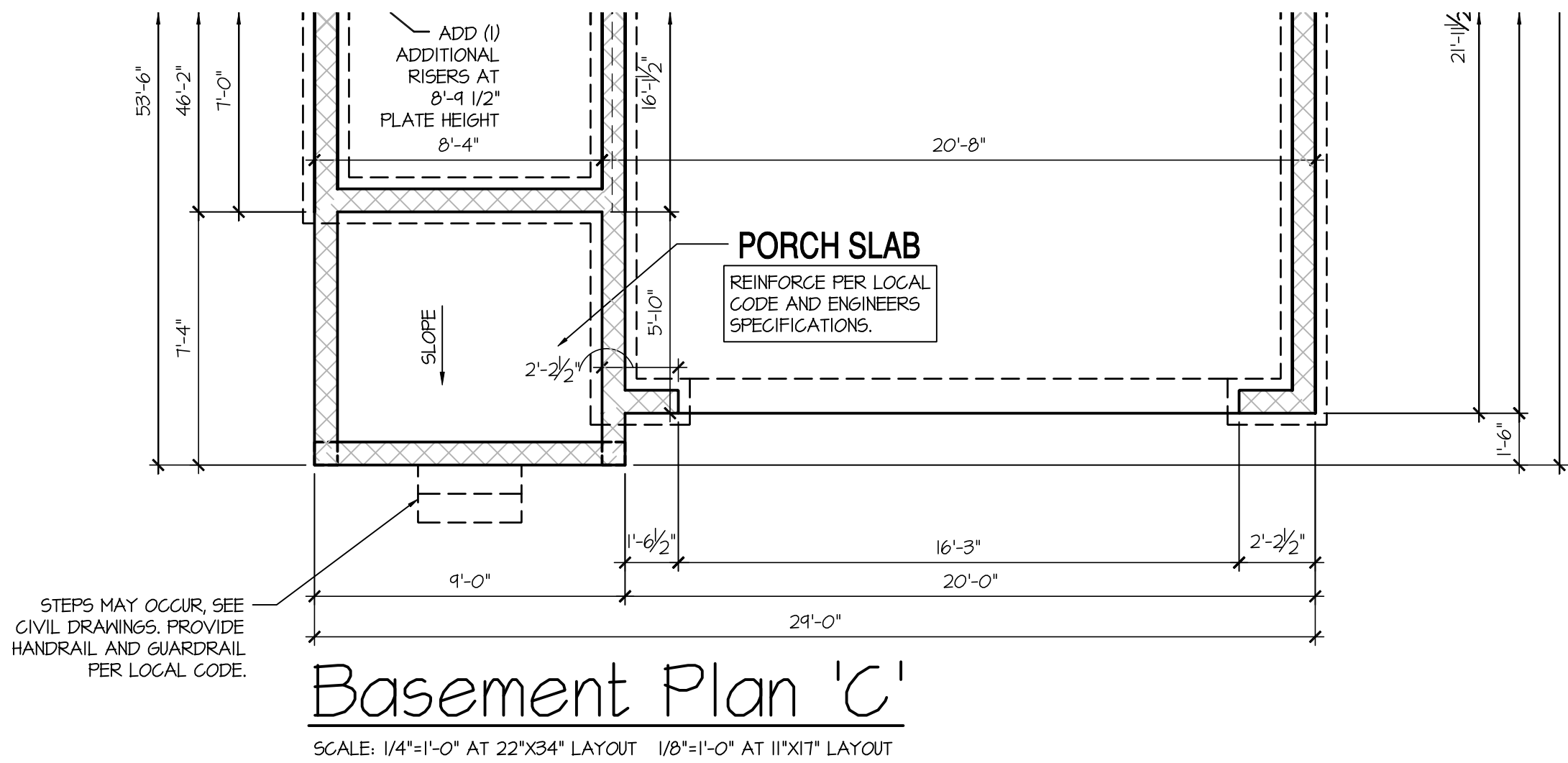
WATER HEATER AND FLOOR DRAIN.
(PER IRC SECTION P2801.1)

7

FAU IN STORAGE SPACE. INSTALL PER
MANUFACTURER'S WRITTEN REQUIREMENTS.
VERIFY LOCATION W/ MECHANICAL DRAWINGS

8

TEMPERED SAFETY GLASS.
(PER IRC SECTION R308.4)



D-R-HORTON®
America's Builder

NO:	DATE:	REVISION:
1	01.21.23	

PROFESSIONAL SEAL:

PALENE WARE-GULBENKUNJIAN, P.A.
NO. SS-0008296
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Elm
'X305'

Sussex
County - DE
North Region

PROJECT NO:

GMD-GA16082.1

SHEET TITLE:

BASEMENT PLAN

PRINT DATE:

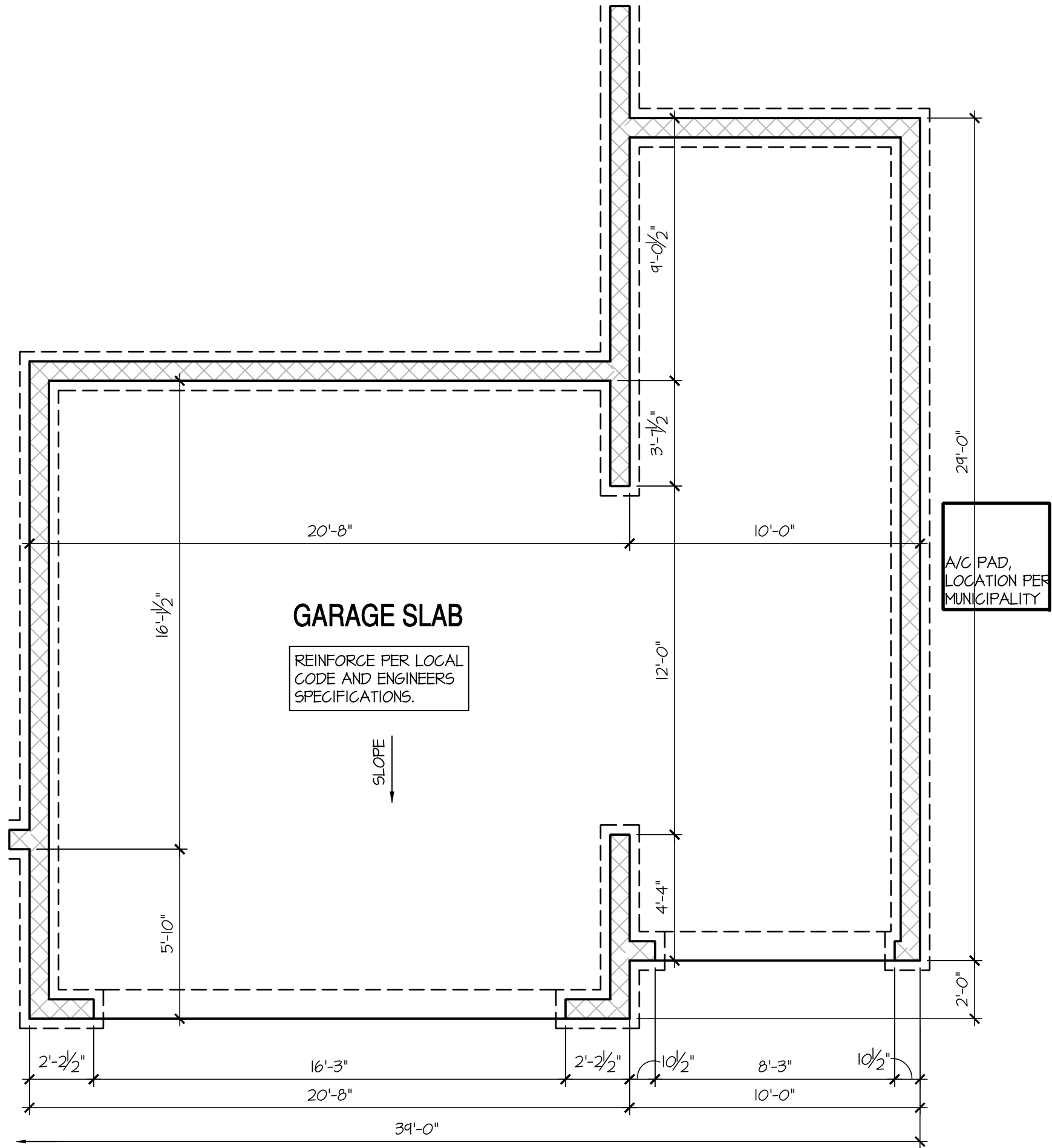
February 05, 2019

SHEET NO:

4 BS

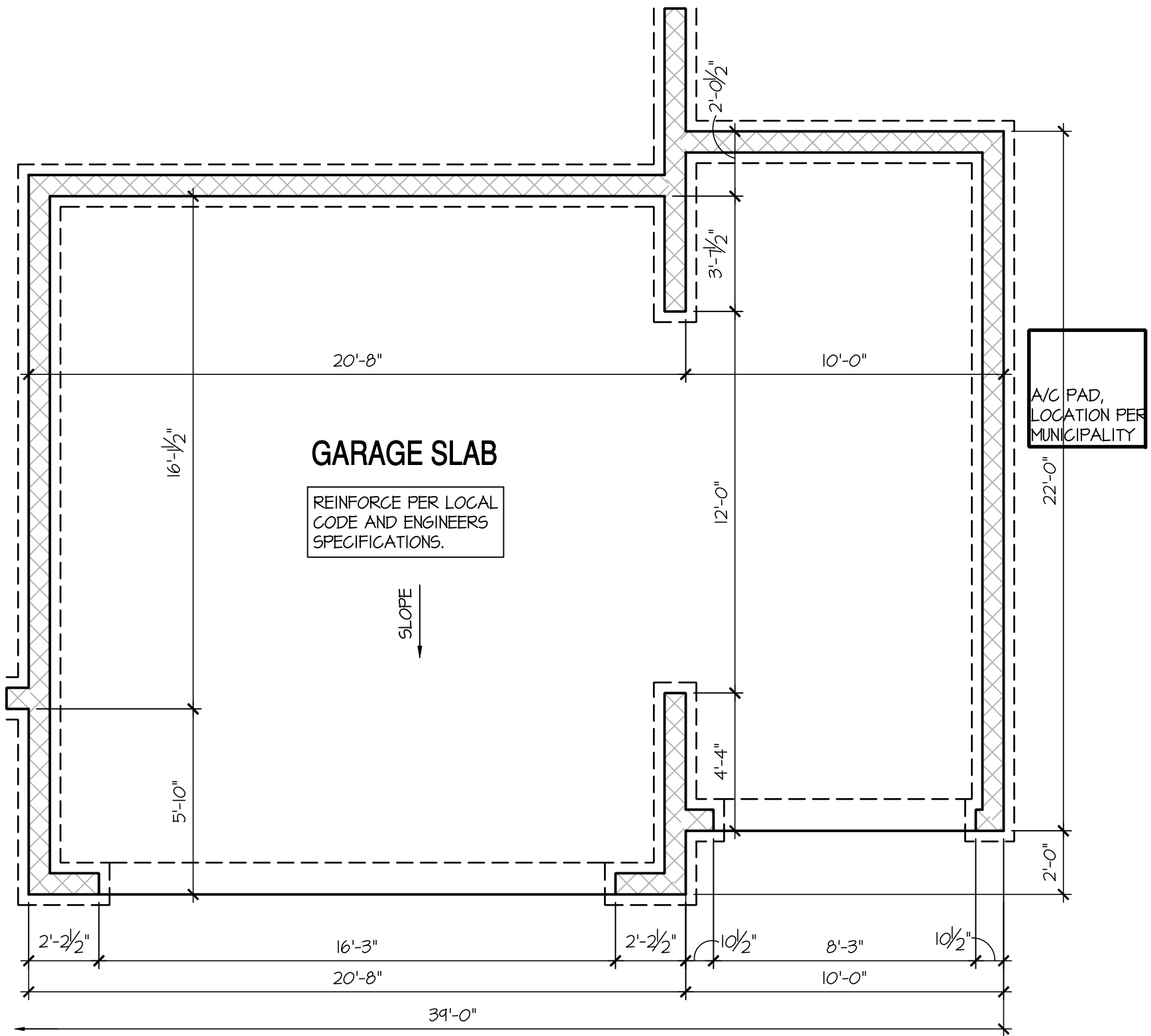
BASEMENT NOTES: IRC	
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: BASEMENT = 7'-0" UNO. ON ELEVATIONS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - WINDOW SUPPLIER TO VERIFY AT LEAST ONE 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 IRC SECTION R310.1.1) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. T 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3.) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITES TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	
KEY NOTES:	
1 LINE OF SLAB ABOVE 2 LINE OF FRAMED WALL ABOVE 3 BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7) 4 A/C CONDENSER PAD. (VERIFY) 5 SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS, VERIFY LOCATION. 6 WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION P2801.1) 7 FAV IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS 8 TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)	

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY



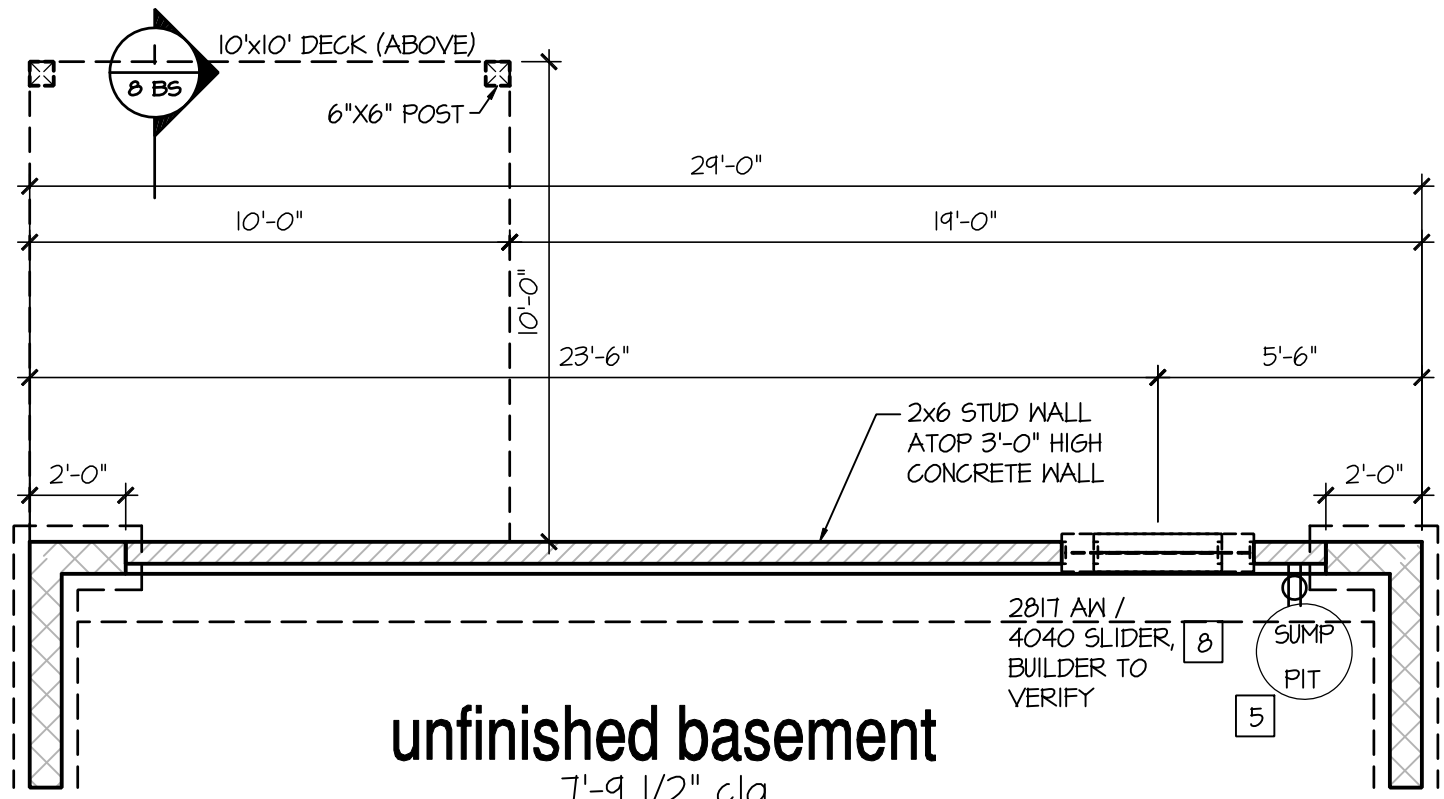
Opt Oversized 3rd Car Garage

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



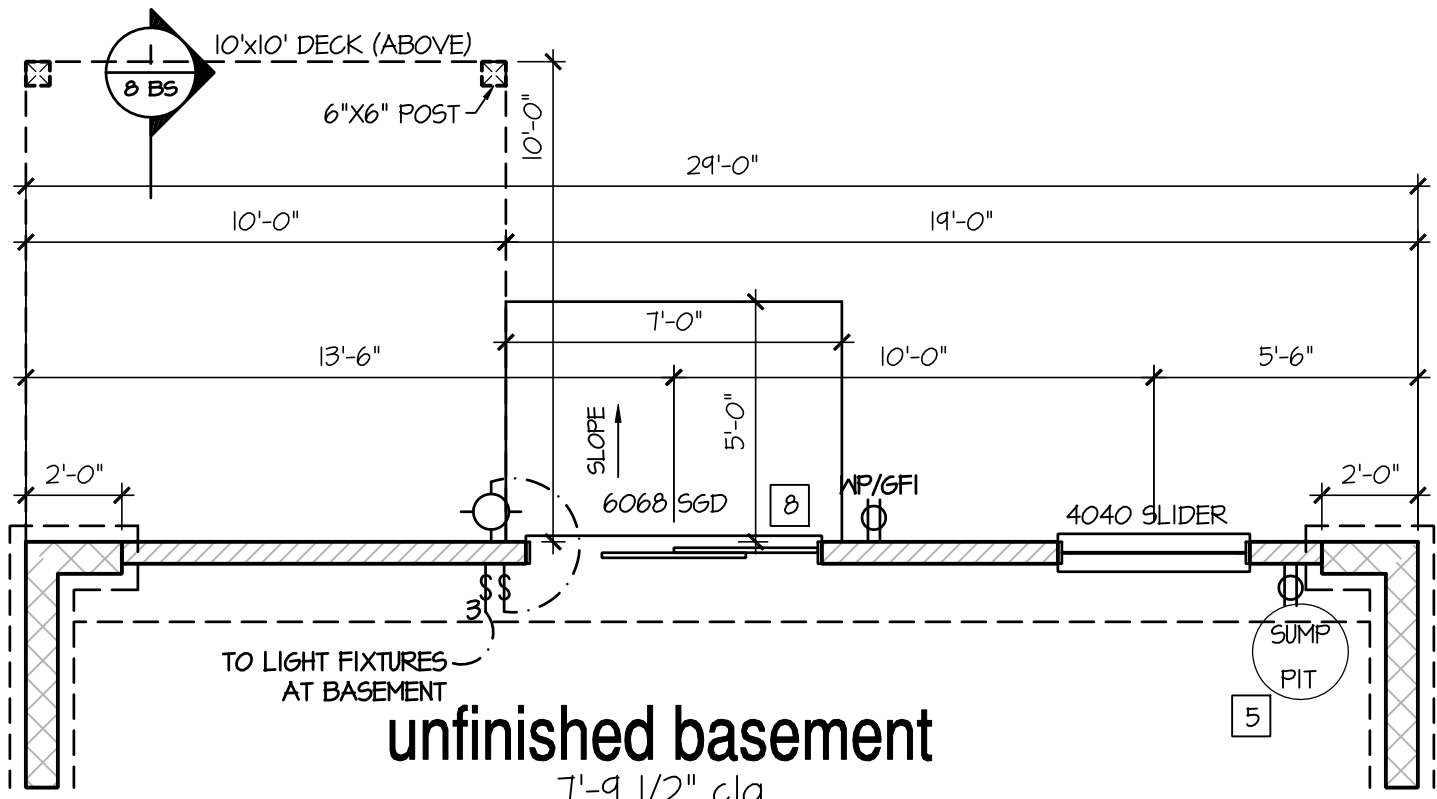
Opt 3rd Car Garage

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



Opt Garden-Level Basement Plan

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



Opt Walk-Out Basement Plan

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

NO.	DATE:	REVISION:
1	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Elm
'X305'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
BASEMENT PLAN OPTIONS

PRINT DATE:

February 05, 2019

SHEET NO:

4.1 BS

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

8'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.45" = 111 3/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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: IRC

- 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 IRC SECTION R302.6)
 - GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
 - MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)

[5] N/A

[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 IRC SECTION M1305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.)

TYPICALS:

[9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)

[10] N/A

[11] HALF WALL, HEIGHT AS NOTED.

[12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
BATHS:

[13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)

[14] 30"x60" TUB/SHOWER PAN

[15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS

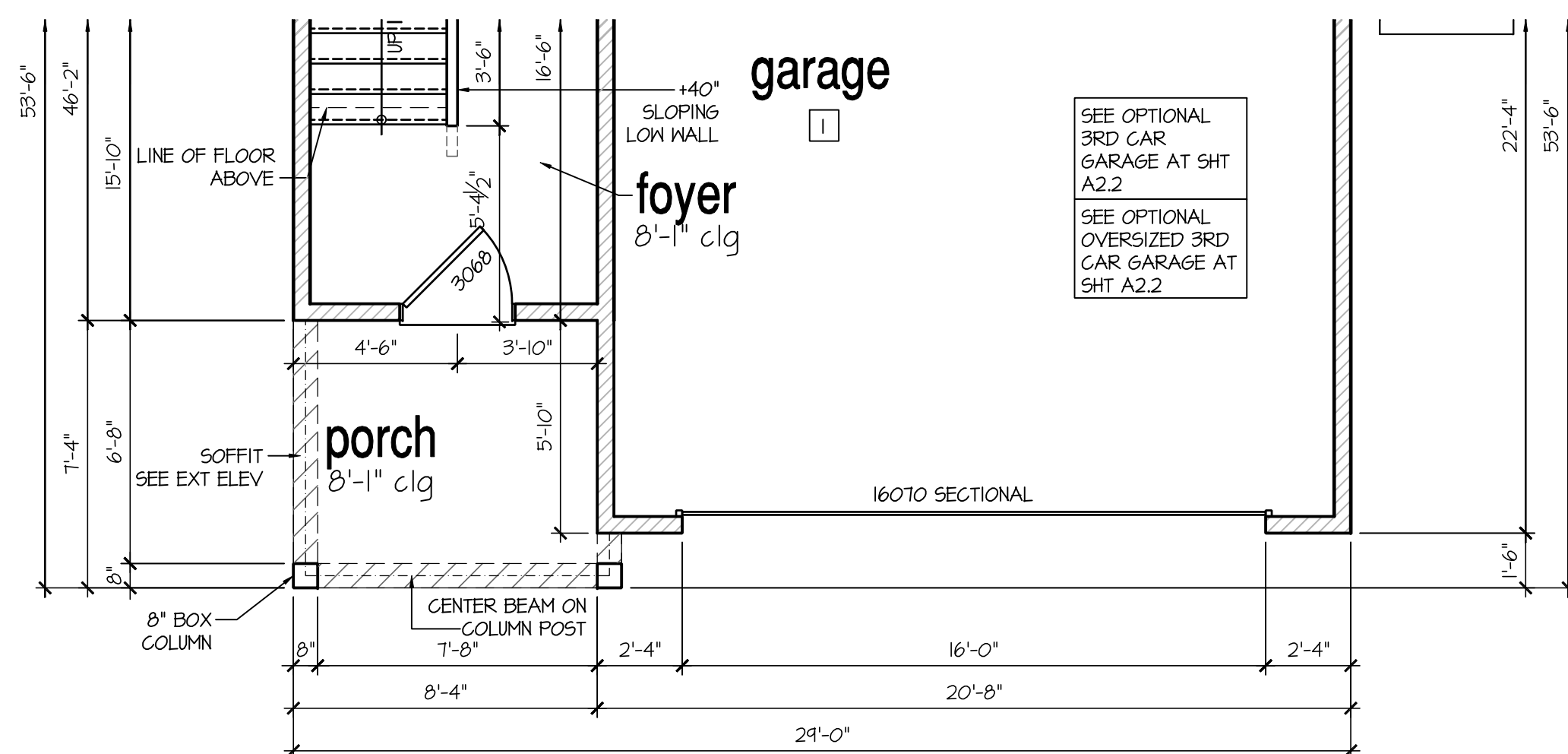
[16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)

KITCHEN:

[17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

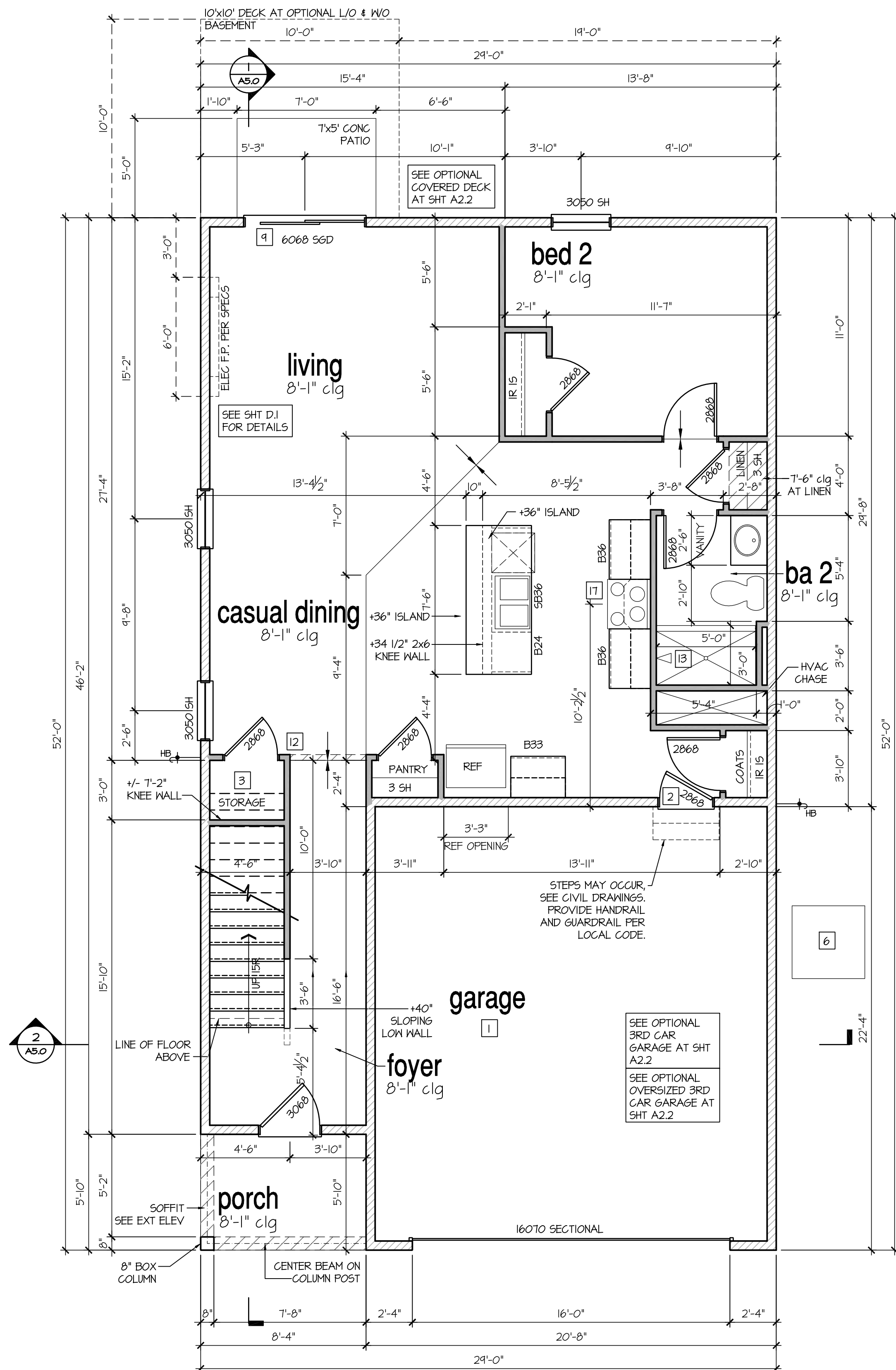
[18] 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

[19] ELECTRIC OVEN WITH MICROWAVE OVEN.



1st Floor Plan 'C'

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

NO.	DATE:	REVISION:
1	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Elm
'X305'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
1ST FLOOR PLAN

PRINT DATE:

February 05, 2019

SHEET NO:

5

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

8'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.45" = 111 3/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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

BRICK / STONE VENEER

FULL HEIGHT
2X6 WOOD STUD PARTITION

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: IRC

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 IRC SECTION R302.6)

2

GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)

3

HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)

4

BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)

5

MEP'S

6

WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)

7

N/A

8

A/C CONDENSER PAD. (VERIFY)

9

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

10

ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22". FIRE RATED ACCESS AS NOTED. (PER IRC SECTION M305.1.3)

11

ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 34" SIZE.)

12

TYPICALS:

13

TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)

14

N/A

15

HALF WALL, HEIGHT AS NOTED.

16

INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:

17

ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)

18

30"x60" TUB/SHOWER PAN

19

SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS

20

ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)

KITCHEN:

21

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

22

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

23

ELECTRIC OVEN WITH MICROWAVE OVEN.

Opt Oversized 3 Car Garage

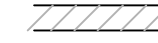
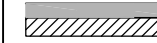
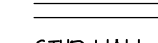
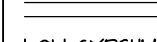
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

The floor plan shows a large garage area with a 34'-0" width and a 24'-0" depth. It includes a 16070 SECTIONAL door, a 8080 SECTIONAL door, and a 16070 SECTIONAL door. Callouts include: 1. garage, 2. STEPS MAY OCCUR, SEE CIVIL DRAWINGS. PROVIDE HANDRAIL AND GUARDRAIL PER LOCAL CODE., 3. 3'-11", 4. 13'-11", 5. 2'-10", 6. 8'-8", 7. 4'-0", 8. 10'-0", 9. 2'-0", 10. 34'-0", 11. 2'-4", 12. 16'-0", 13. 20'-8", 14. 2'-4", 15. 1'-0", 16. 8'-0", 17. 1'-0", 18. 10'-0", 19. 2'-0", 20. 4'-4", 21. 12'-0", 22. 4'-0", 23. 2'-10", 24. 3'-11", 25. 13'-11", 26. 2'-10", 27. 4'-0", 28. 10'-0", 29. 2'-0", 30. 34'-0", 31. 2'-4", 32. 16'-0", 33. 20'-8", 34. 2'-4", 35. 1'-0", 36. 8'-0", 37. 1'-0", 38. 10'-0", 39. 2'-0", 40. 4'-4", 41. 12'-0", 42. 4'-0", 43. 2'-10", 44. 3'-11", 45. 13'-11", 46. 2'-10", 47. 4'-0", 48. 10'-0", 49. 2'-0", 50. 34'-0", 51. 2'-4", 52. 16'-0", 53. 20'-8", 54. 2'-4", 55. 1'-0", 56. 8'-0", 57. 1'-0", 58. 10'-0", 59. 2'-0", 60. 4'-4", 61. 12'-0", 62. 4'-0", 63. 2'-10", 64. 3'-11", 65. 13'-11", 66. 2'-10", 67. 4'-0", 68. 10'-0", 69. 2'-0", 70. 34'-0", 71. 2'-4", 72. 16'-0", 73. 20'-8", 74. 2'-4", 75. 1'-0", 76. 8'-0", 77. 1'-0", 78. 10'-0", 79. 2'-0", 80. 4'-4", 81. 12'-0", 82. 4'-0", 83. 2'-10", 84. 3'-11", 85. 13'-11", 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8'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.45" = III 3/4" TOTAL
RISE VERIFY

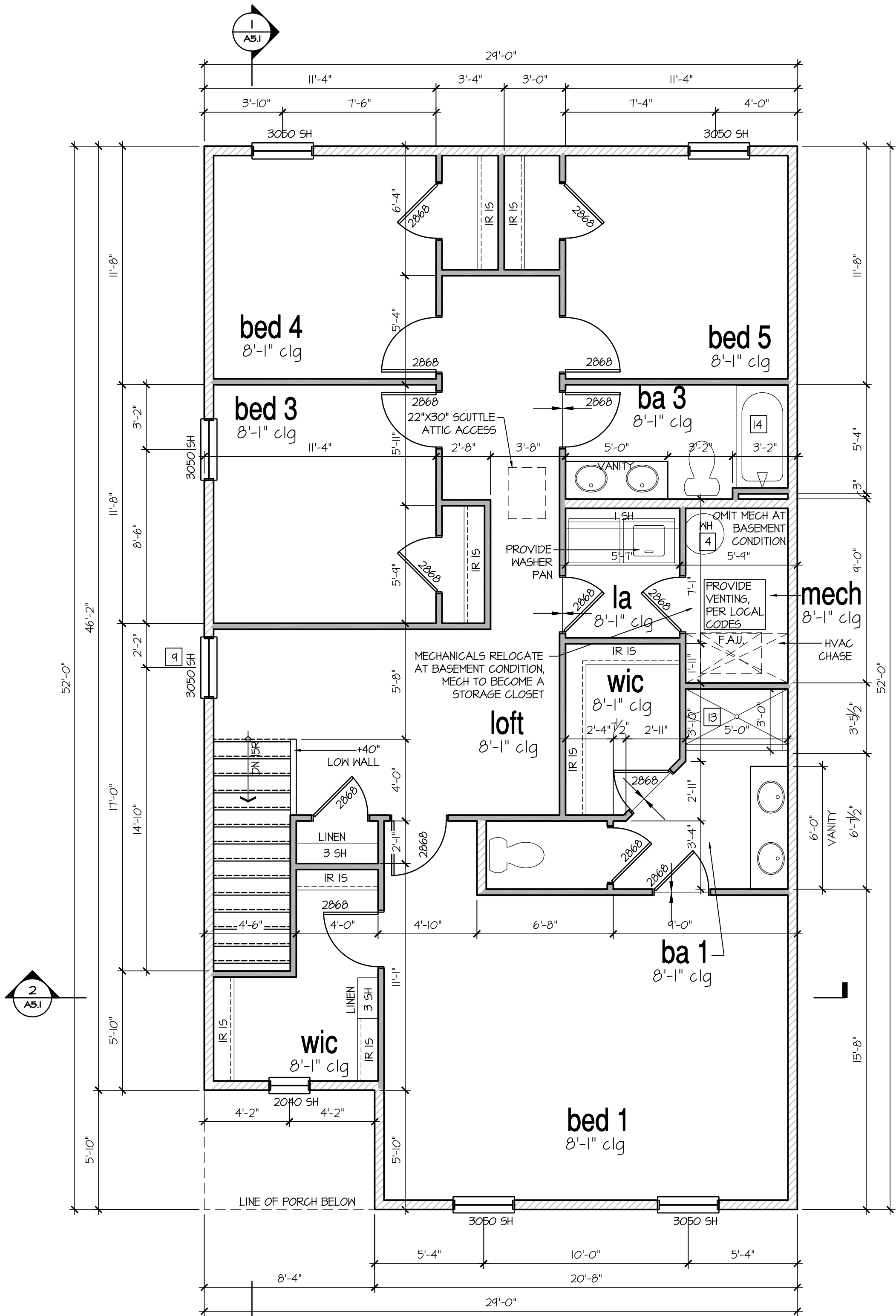
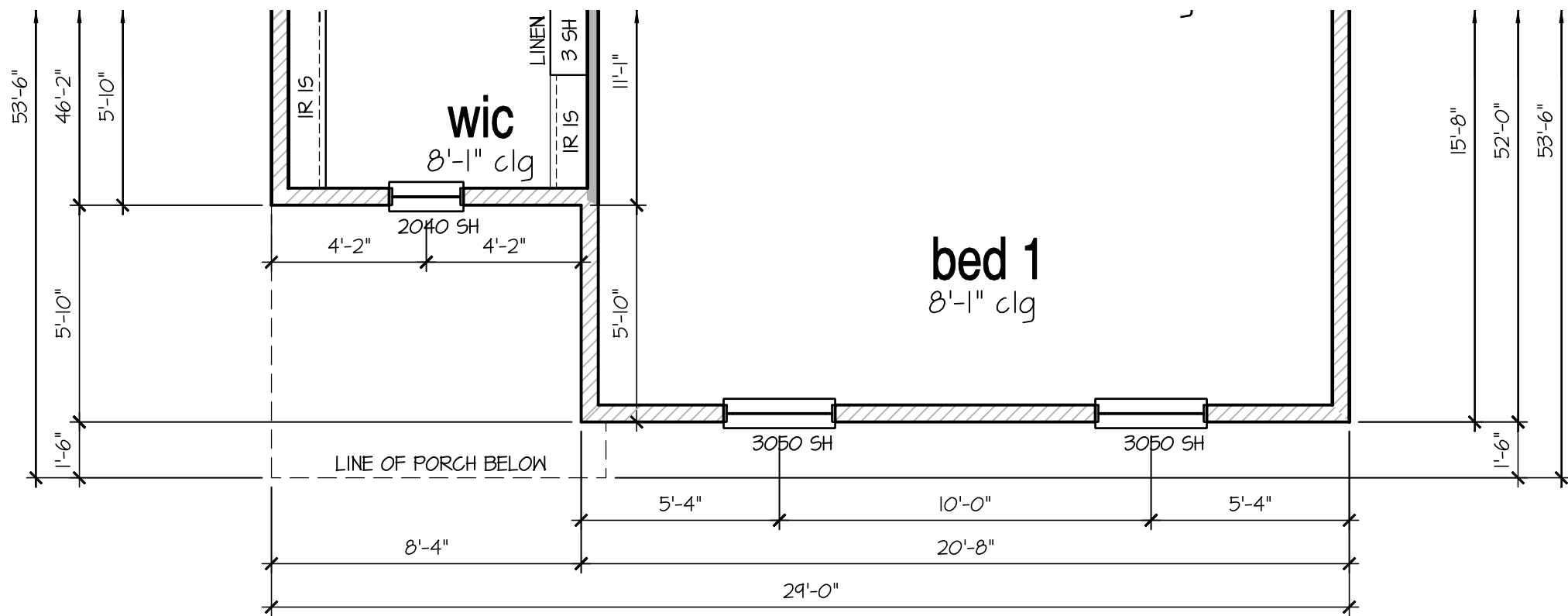
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

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: IRC

- FIRE PROTECTION:
- HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (I) LAYER 1/2" GYPSUM BOARD. (PER IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (I) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M1305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.)
TYPICALS:
[4] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
[10] N/A
[III] HALF WALL, HEIGHT AS NOTED.
[12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
BATHS:
[15] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
[14] 30"x60" TUB/SHOWER PAN
[15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
[16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
KITCHEN:
[17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
[18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
[19] ELECTRIC OVEN WITH MICROWAVE OVEN.



NO.	DATE:	REVISION:
1	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Elm
'X305'

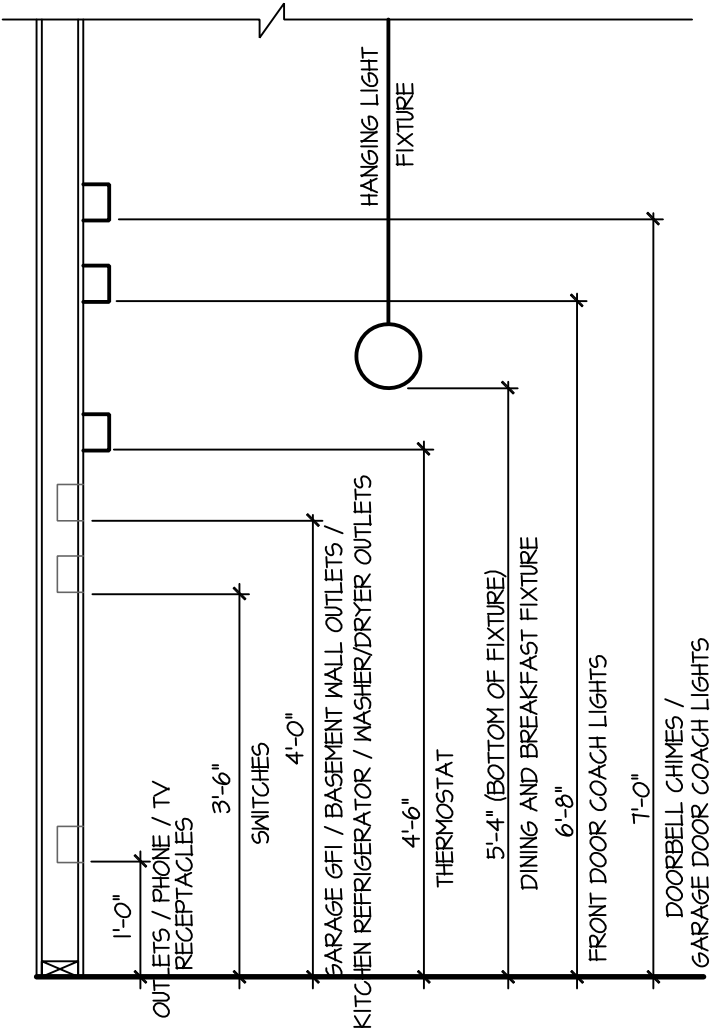
Sussex
County - DE
North Region

PROJECT NO: GMD-GA16082.1

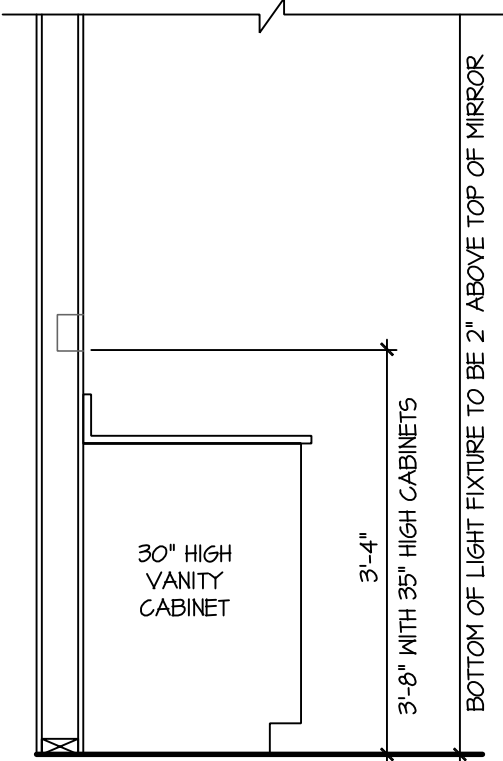
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2ND FLOOR PLAN 'A'

PRINT DATE:
February 05, 2019

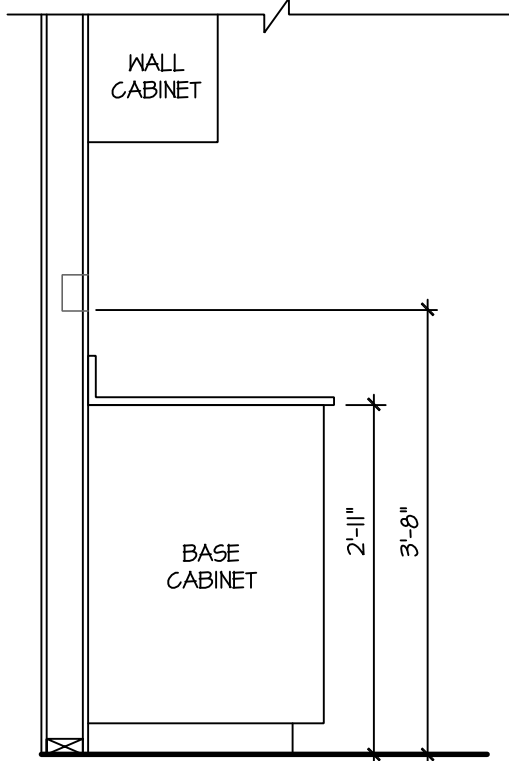
SHEET NO:



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



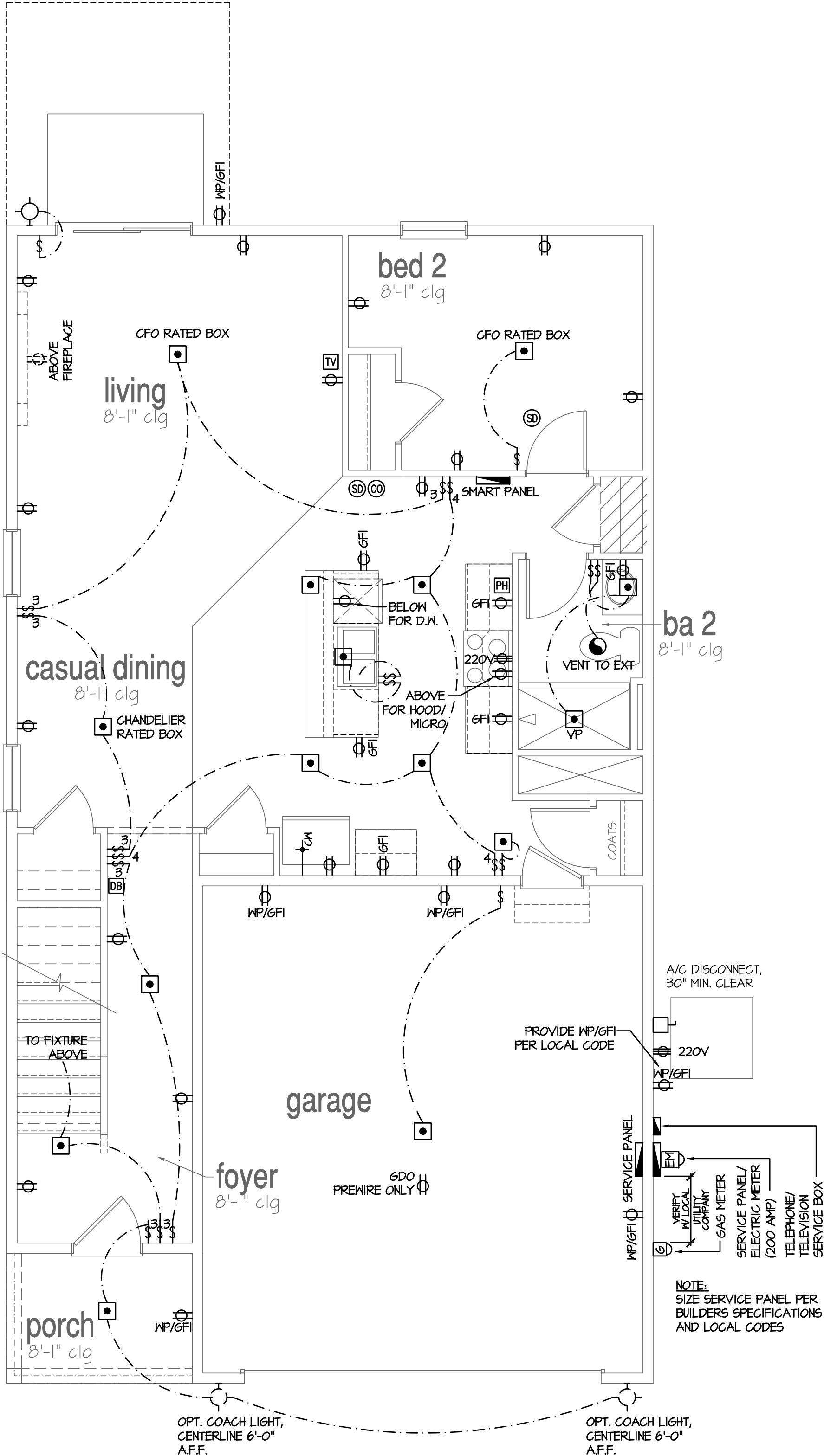
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

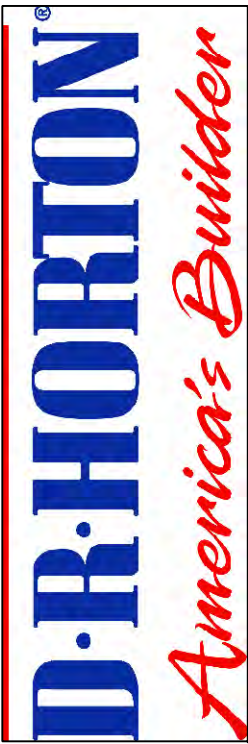
LEGEND:

DUPLEX OUTLET	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
WEATHERPROOF GFI DUPLEX OUTLET	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
HALF-SWITCHED DUPLEX OUTLET	EXHAUST FAN (VENT TO EXTERIOR)
220V 220 VOLT OUTLET	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
REINFORCED JUNCTION BOX	LED PUCK LIGHT
WALL SWITCH	FLUORESCENT LIGHT FIXTURE
THREE-WAY SWITCH	TECH HUB SYSTEM
FOUR-WAY SWITCH	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
CHIMES	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
PUSHBUTTON SWITCH	GAS SUPPLY WITH VALVE
110V SMOKE DETECTOR W/ BATTERY BACKUP	HOSE BIBB
CO2 DETECTOR	1/4" WATER STUB OUT
THERMOSTAT	WALL SCONCE
TELEPHONE	
TELEVISION	
ELECTRIC METER	
ELECTRIC PANEL	
DISCONNECT SWITCH	



1st Floor Plan 'A'

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



NO.	DATE:	REVISION:
1	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Elm
'X305'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A16082.I

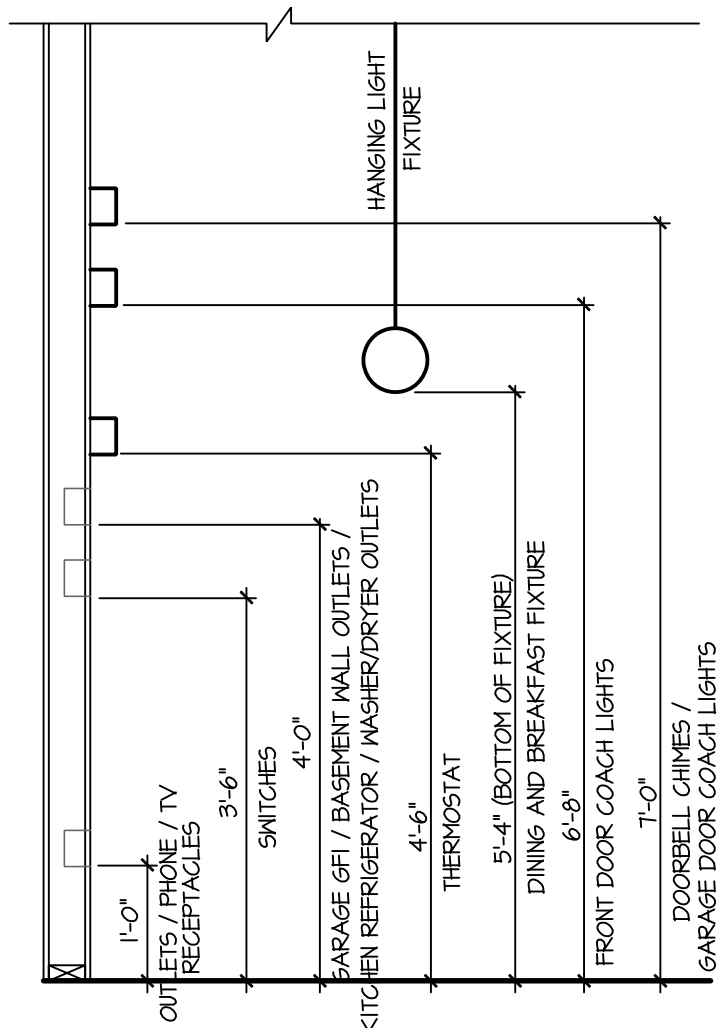
SHEET TITLE:
1ST FLOOR UTILITY PLAN

PRINT DATE:

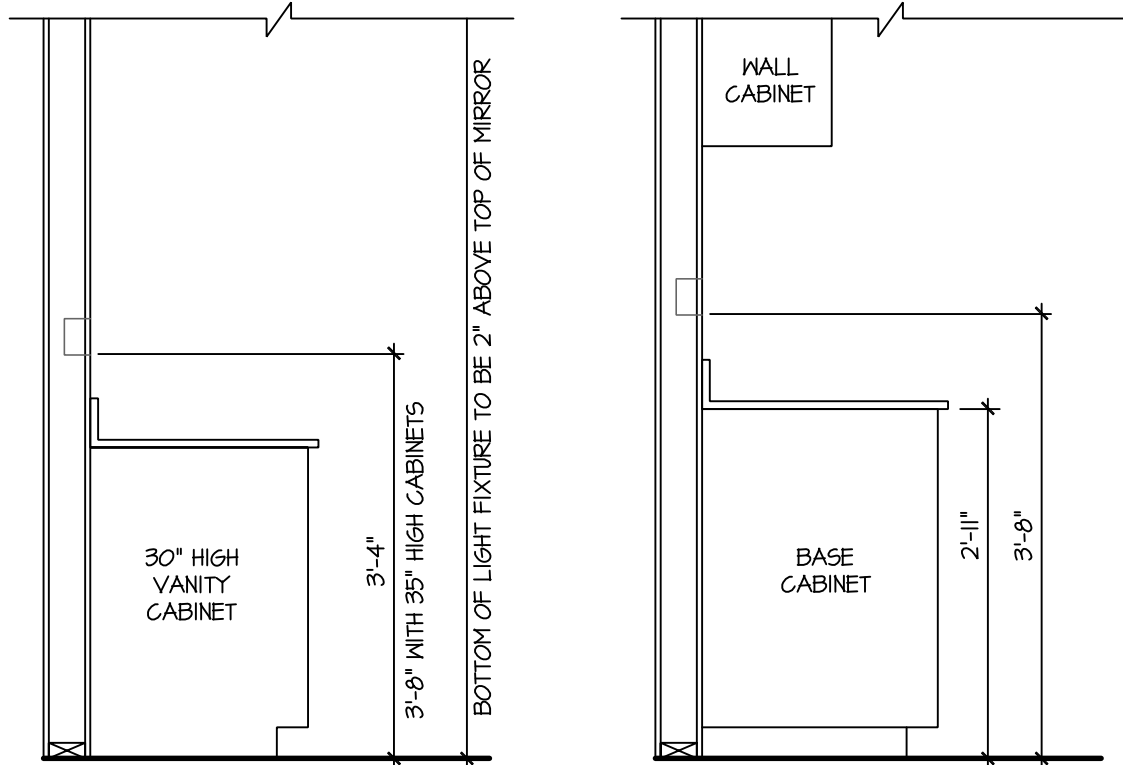
February 05, 2019

SHEET NO:

7



STANDARD ELECTRICAL BOX HEIGHTS

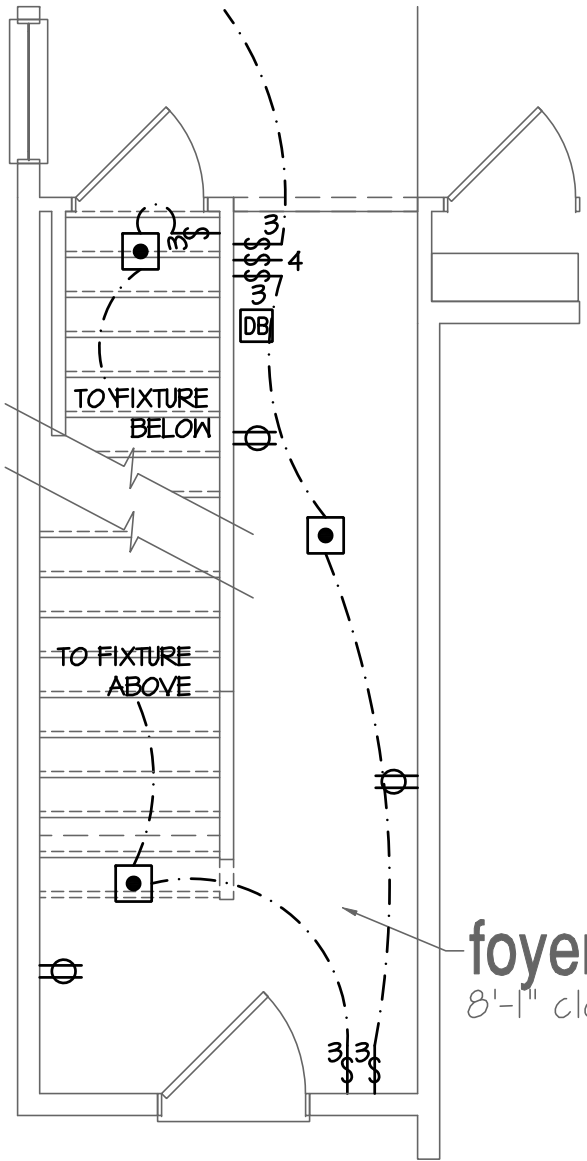


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

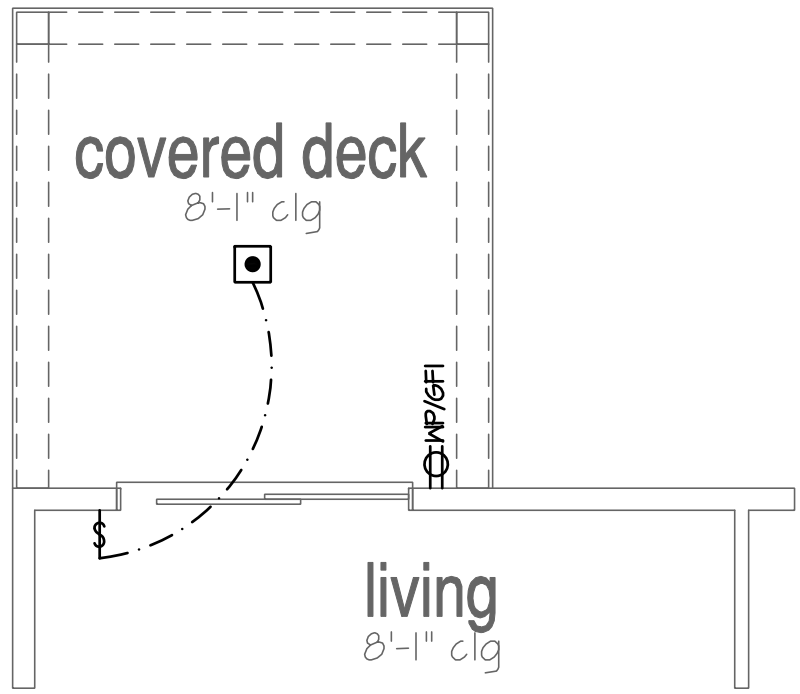
- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 - FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE PUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF 6FI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		TECH HUB SYSTEM
	FOUR-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CHIMES		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		GAS SUPPLY WITH VALVE
	110V SMOKE DETECTOR W/ BATTERY BACKUP		HOSE BIBB
	CO2 DETECTOR		1/4" WATER STUB OUT
	THERMOSTAT		WALL SCONCE
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



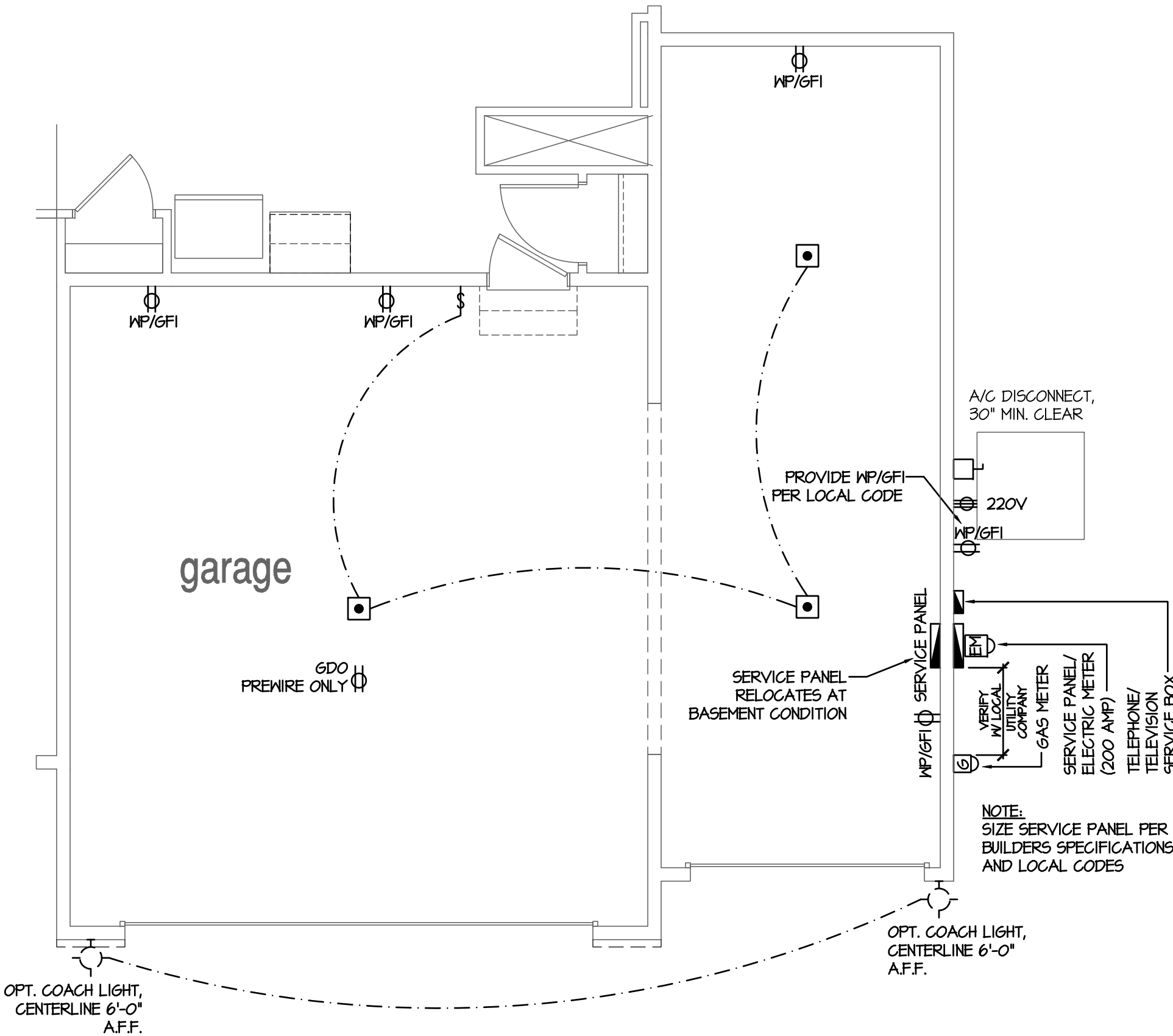
Stairs at Opt Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



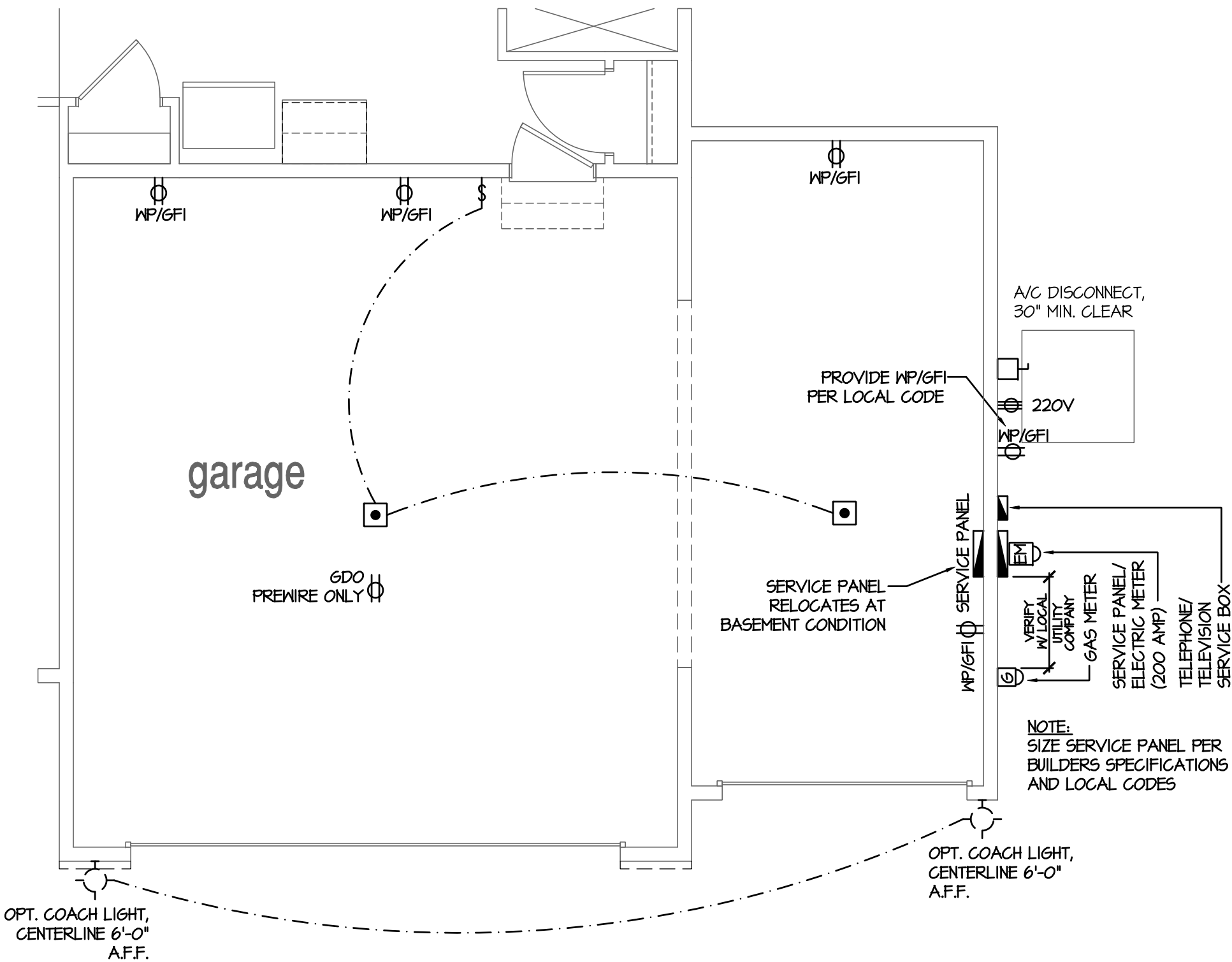
Opt Covered Deck

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



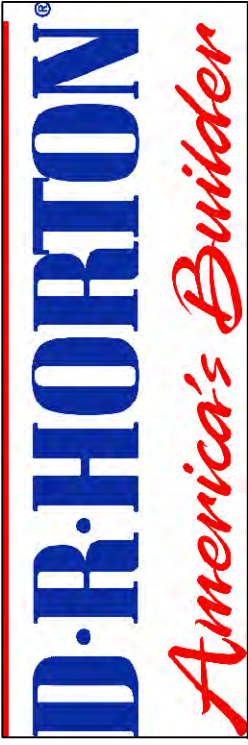
Opt Oversized 3 Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



NO.	DATE:	REVISION:
1	01.21.23	



PROJECT TITLE:

40' Series Elm 'X305'

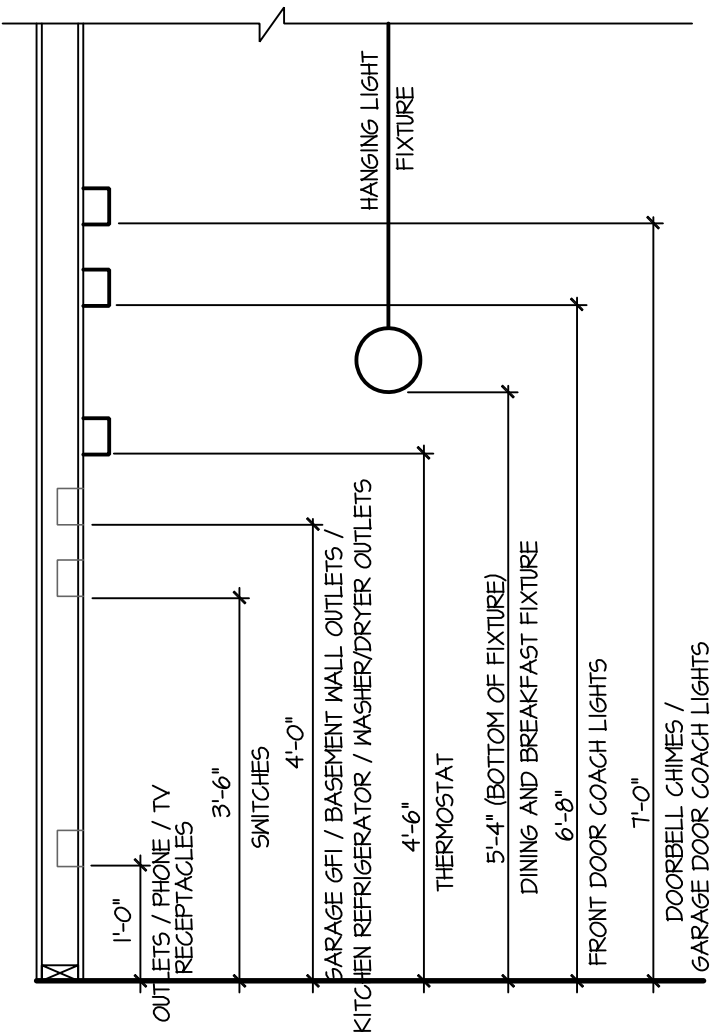
Sussex County - DE North Region

PROJECT NO: GMD-6A16082.I

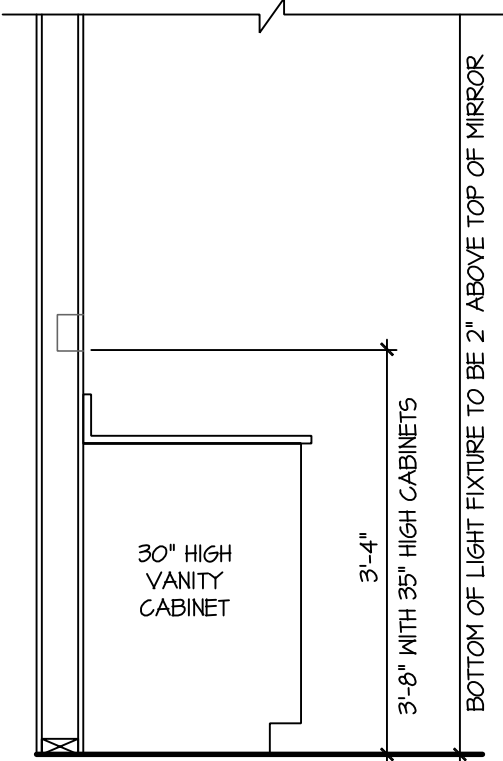
1ST FLOOR UTILITY PLAN

PRINT DATE: February 05, 2019

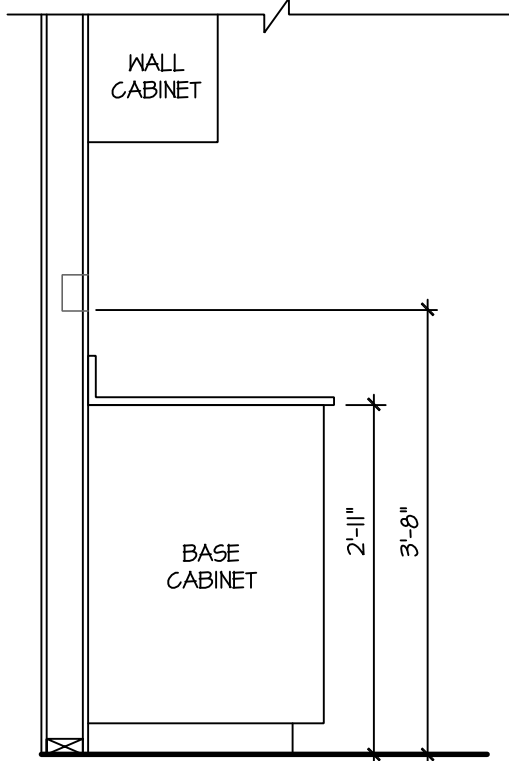
SHEET NO: 7.0.1



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



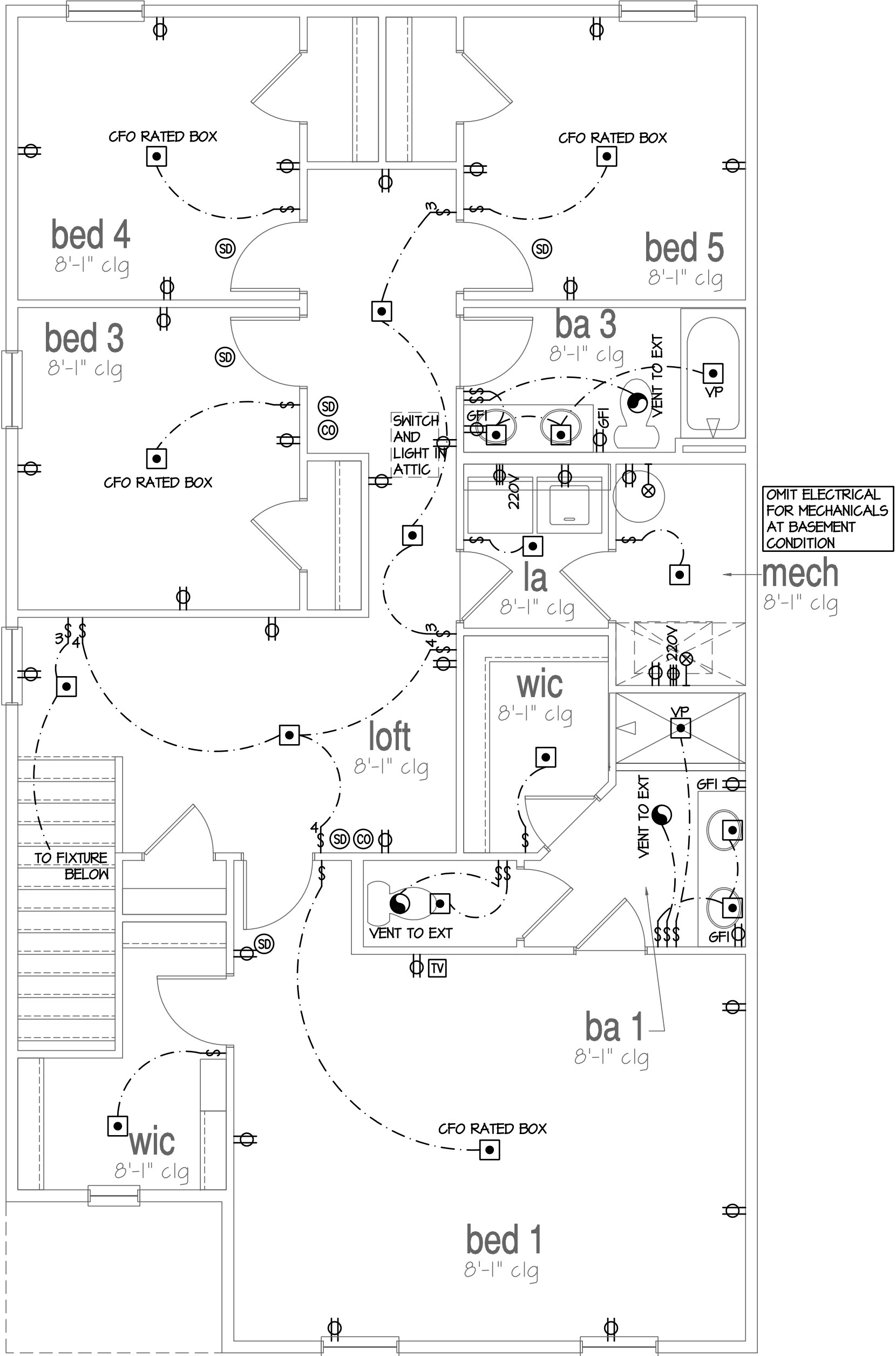
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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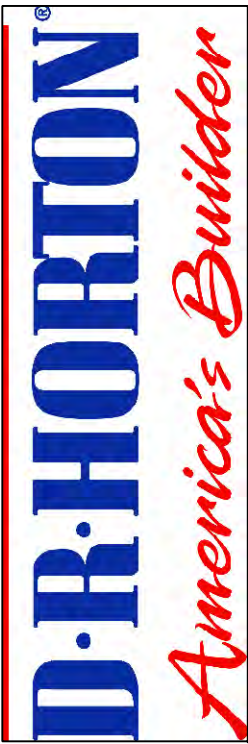
LEGEND:

DUPLEX OUTLET	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
WEATHERPROOF GFI DUPLEX OUTLET	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
HALF-SWITCHED DUPLEX OUTLET	EXHAUST FAN (VENT TO EXTERIOR)
220V 220 VOLT OUTLET	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
REINFORCED JUNCTION BOX	LED PUCK LIGHT
WALL SWITCH	FLUORESCENT LIGHT FIXTURE
THREE-WAY SWITCH	TECH HUB SYSTEM
FOUR-WAY SWITCH	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
CHIMES	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
PUSHBUTTON SWITCH	GAS SUPPLY WITH VALVE
110V SMOKE DETECTOR W/ BATTERY BACKUP	HOSE BIBB
CO2 DETECTOR	1/4" WATER STUB OUT
THERMOSTAT	WALL SCONCE
TELEPHONE	
TELEVISION	
ELECTRIC METER	
ELECTRIC PANEL	
DISCONNECT SWITCH	



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	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Elm
'X305'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A16082.I

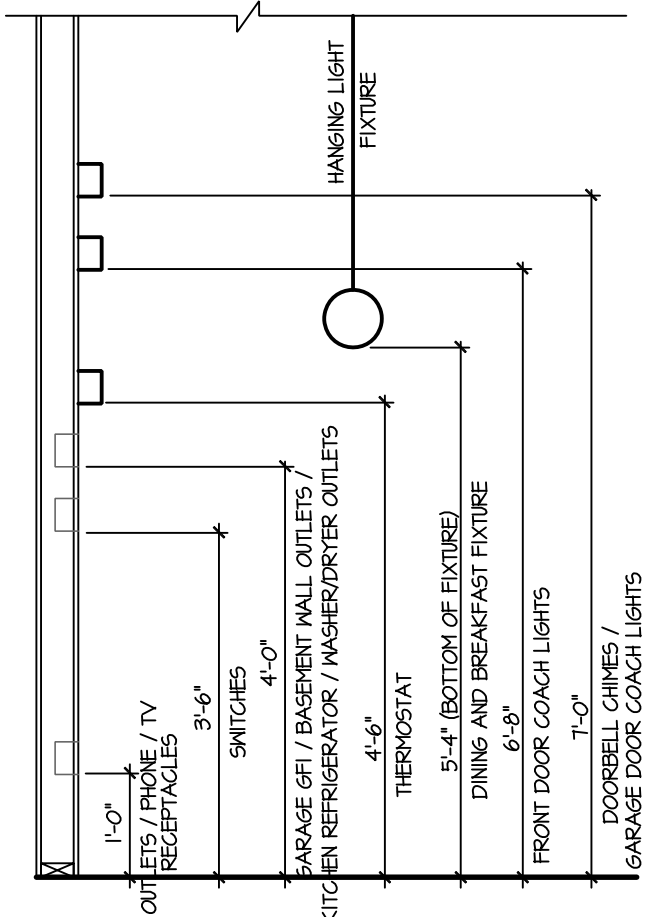
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2ND FLOOR UTILITY PLAN

PRINT DATE:

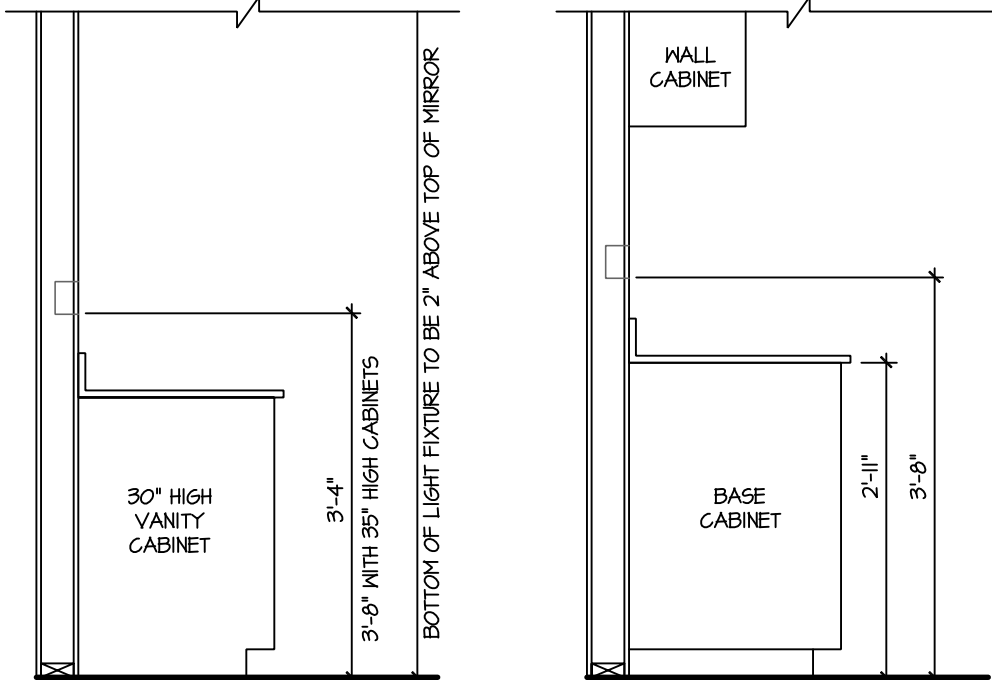
February 05, 2019

SHEET NO:

7.1



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

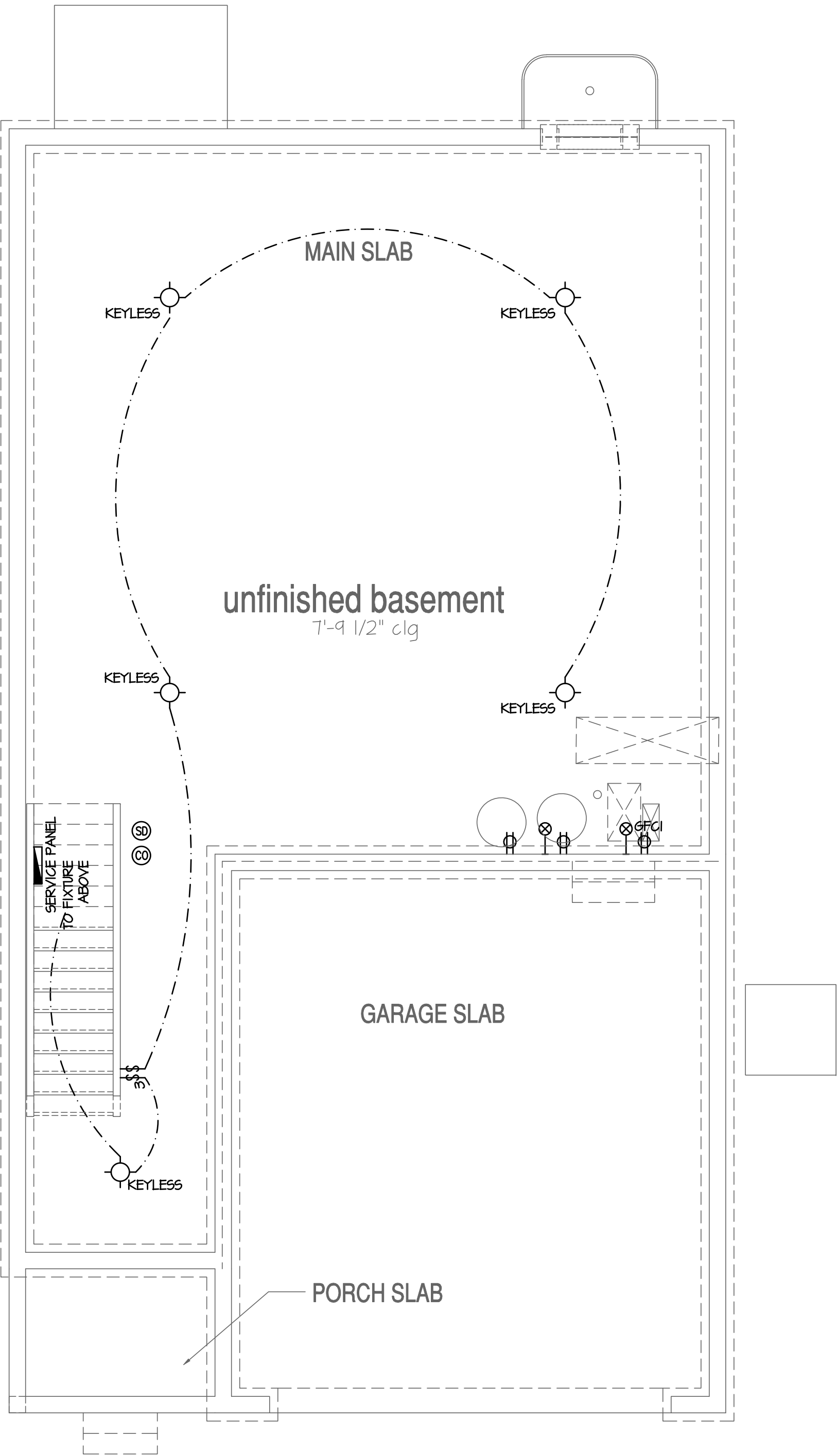
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

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LEGEND:

	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		CEILING MOUNTED LED LIGHT FIXTURE (VP) = VAPOR PROOF
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		TECH HUB SYSTEM
	FOUR-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	GFI SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	110V SMOKE DETECTOR w/ BATTERY BACKUP		GAS SUPPLY WITH VALVE
	CO2 DETECTOR		HOSE BIBB
	THERMOSTAT		1/4" WATER STUB OUT
	TELEPHONE		WALL SCONCE
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



Basement Plan 'A'

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

NO.	DATE:	REVISION:
1	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Elm
'X305'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A16082.1

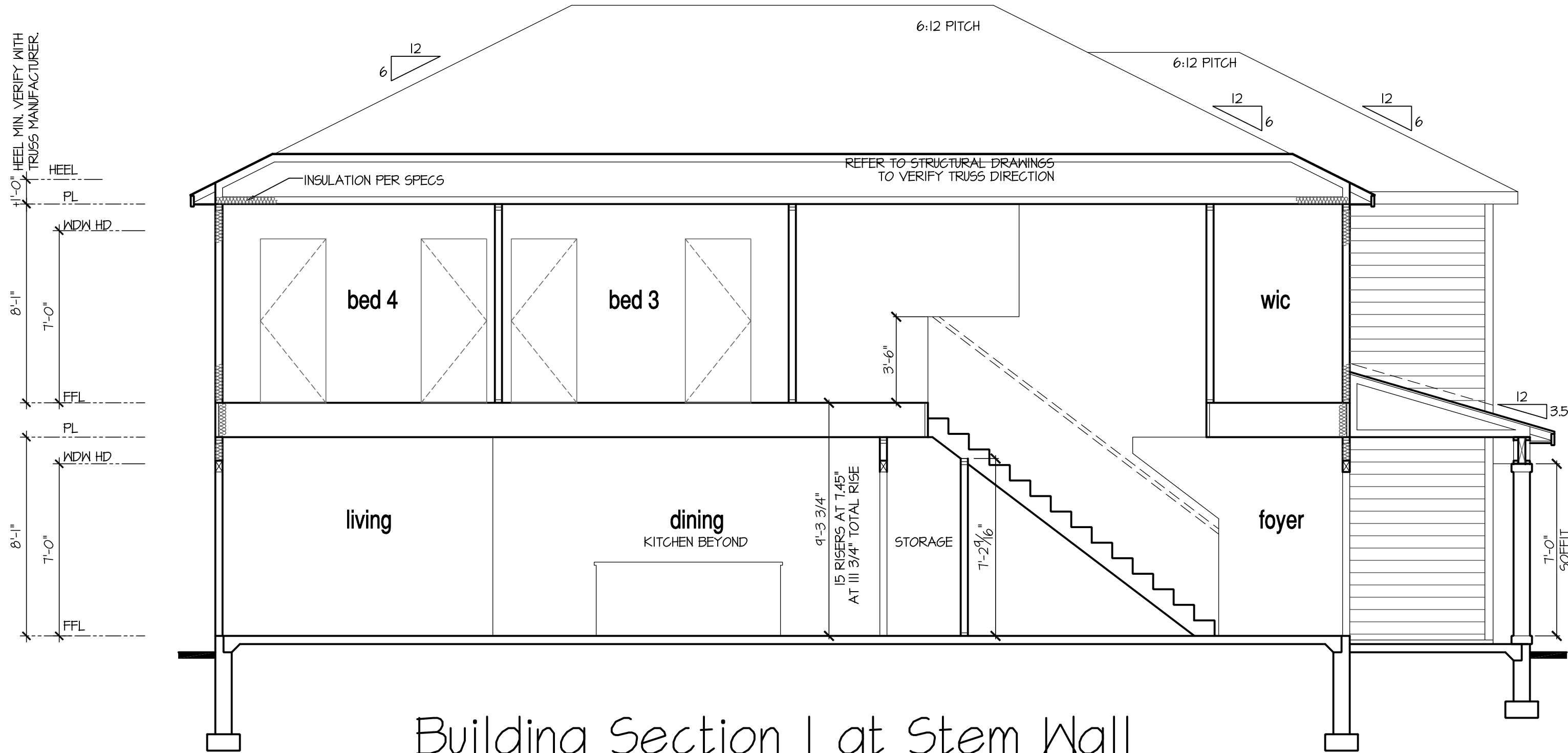
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BASEMENT UTILITY PLAN

PRINT DATE:

February 05, 2019

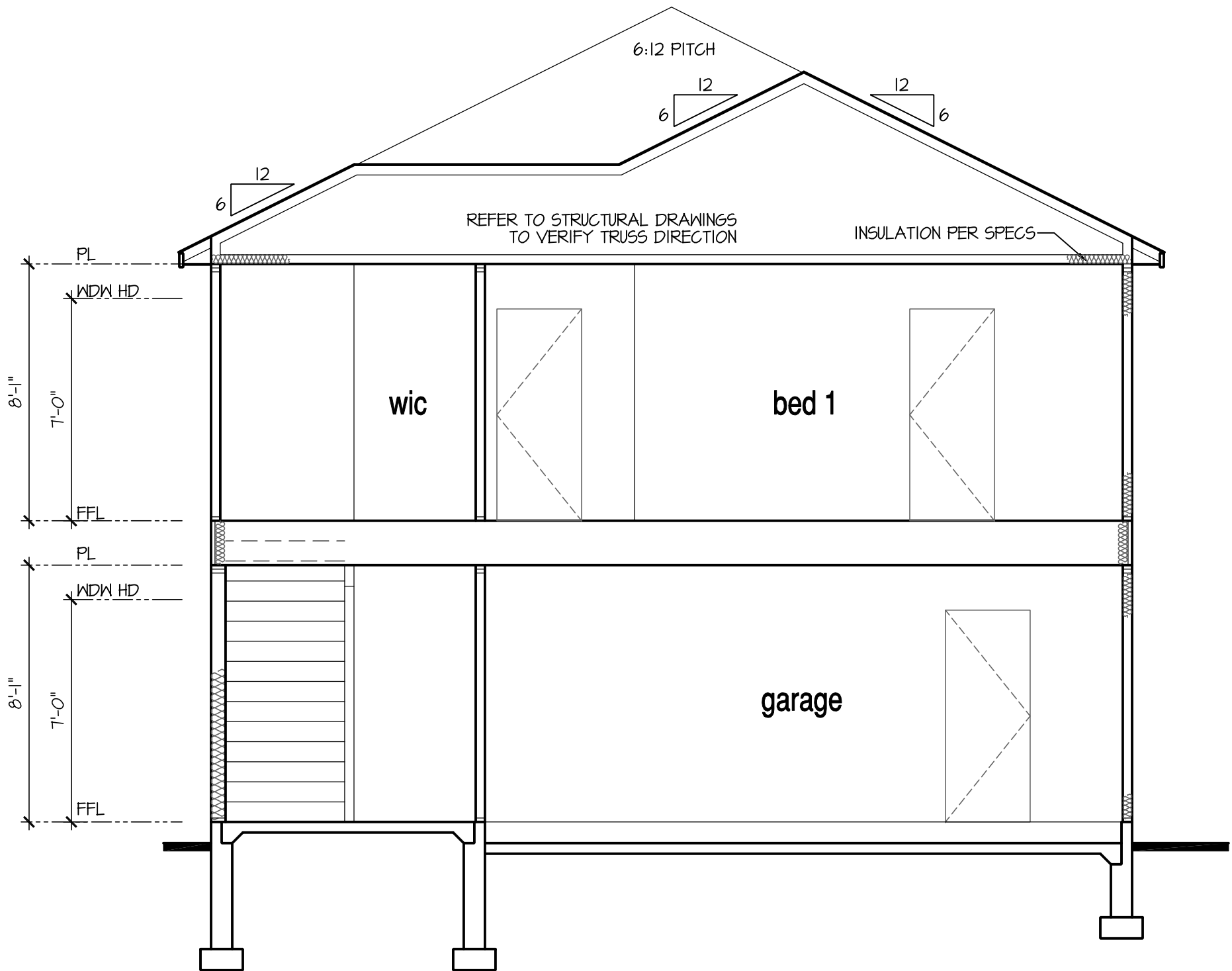
SHEET NO:

7.2



Building Section 1 at Stem Wall

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



Building Section 2 at Stem Wall

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

8'-1" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.45" = III 3/4" TOTAL
RISE VERIFY

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
- EXTERIOR WALLS:
- CEILING WITH ATTIC ABOVE:
- FLOOR OVER GARAGE:
- ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

NO.	DATE:	REVISION:
1	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Elm
'X305'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16082.1

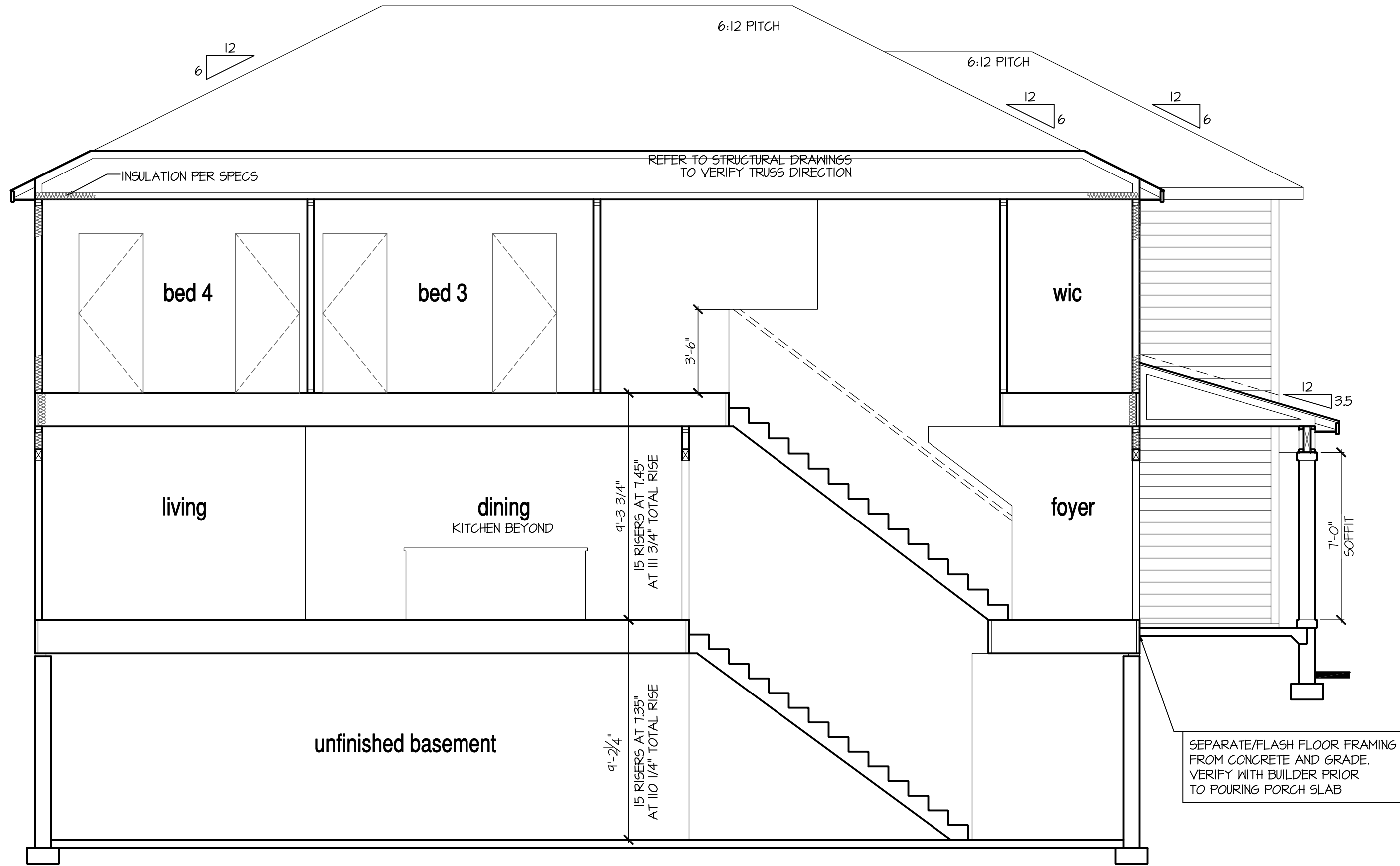
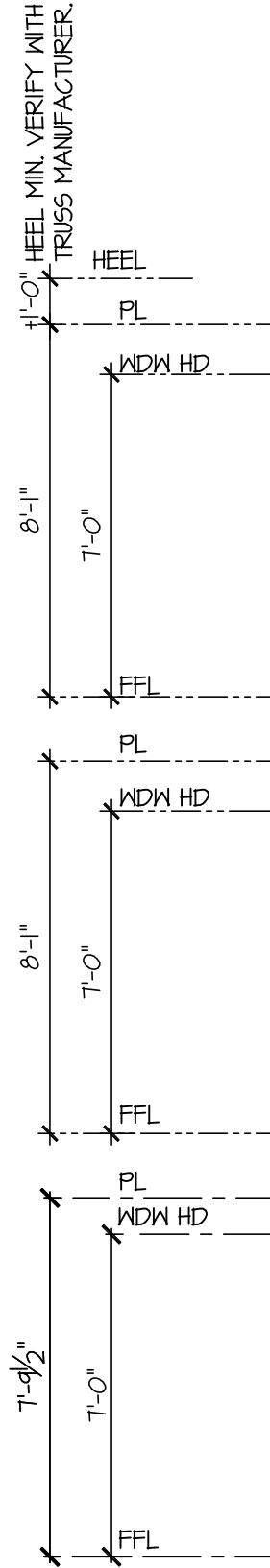
SHEET TITLE:
STEM WALL
BUILDING SECTIONS

PRINT DATE:

February 05, 2019

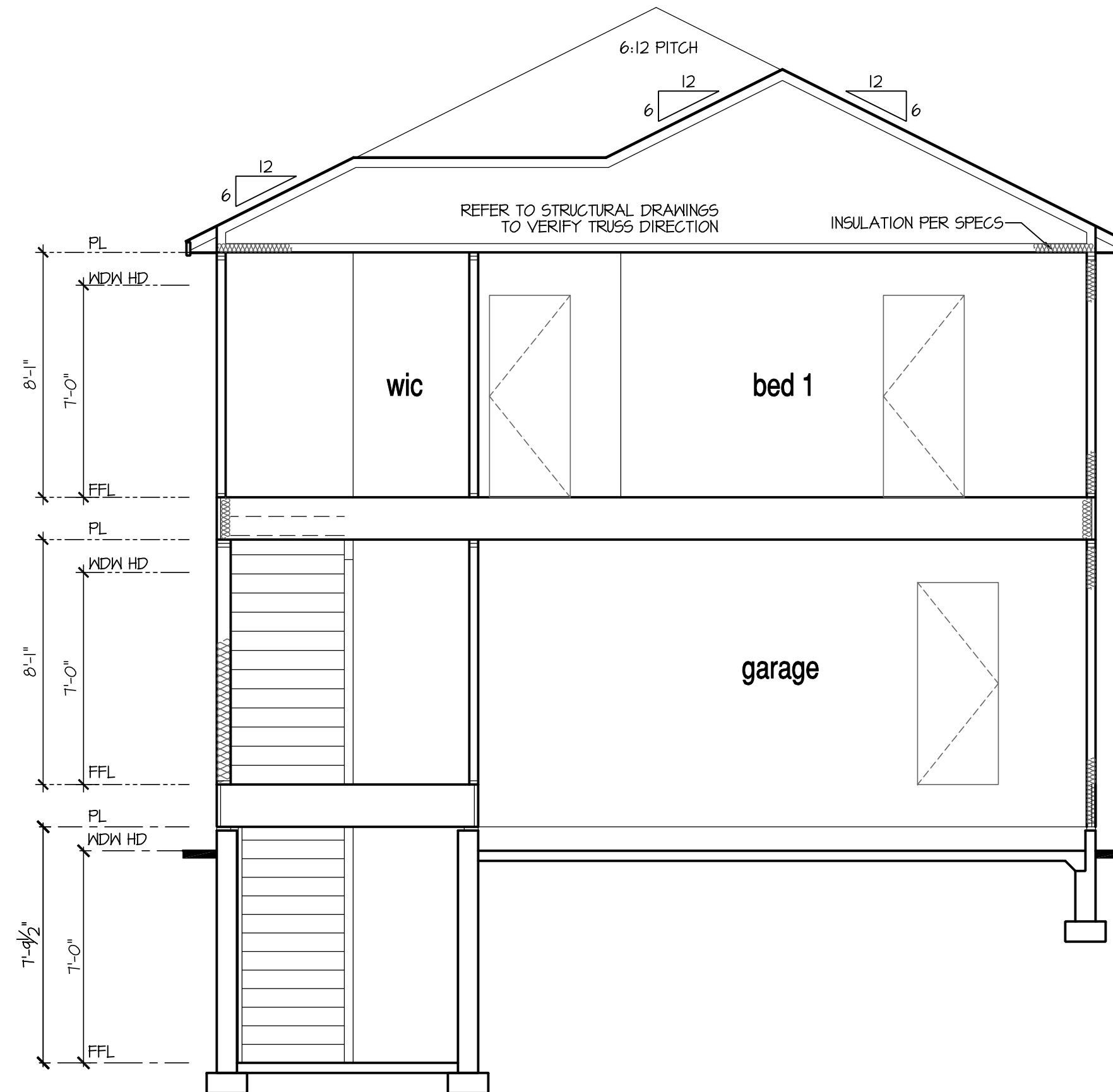
SHEET NO:

8 SW



Building Section 1 at Opt Basement

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



Building Section 2 at Opt Basement

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

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

8'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.45" = 111 3/4" TOTAL
RISE VERIFY

NOTES:

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- INSULATION:
- EXTERIOR WALLS:
- CEILING WITH ATTIC ABOVE:
- FLOOR OVER GARAGE:
- ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

NO.	DATE:	REVISION:
1	01.21.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Elm
'X305'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:

February 05, 2019

SHEET NO:

8 BS

Freeport

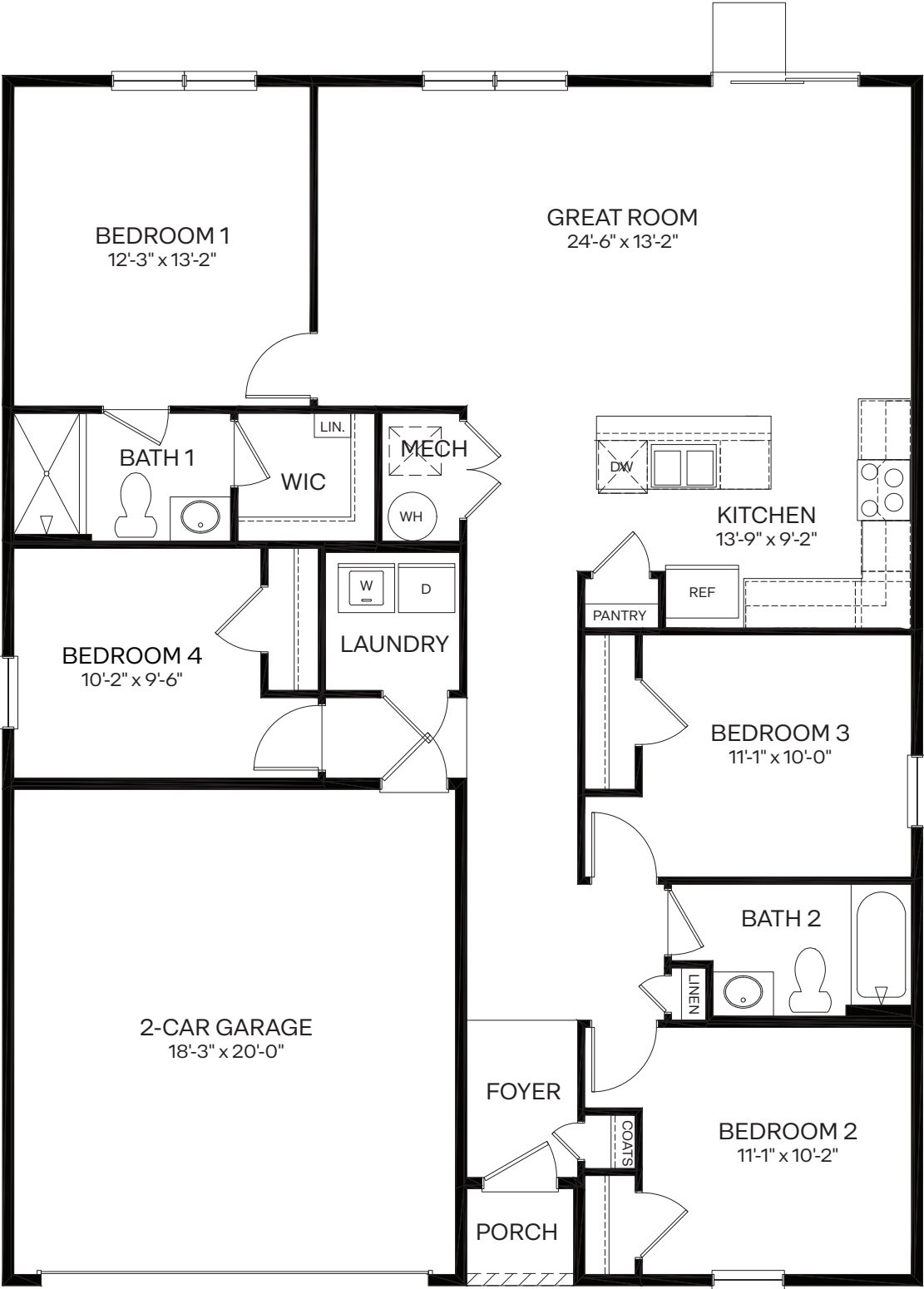
4 bed | 2 bath | 2 car | 1 story | 1,497 sq ft



Elevation A



Elevation B



PLAN CHANGES:		GENERAL NOTES:
DATE:	DESCRIPTION:	
09.08.19 01.03.19 12.06.22 01.27.23	INITIAL PLAN RELEASE CLIENT REVISIONS CLIENT REVISIONS CLIENT REVISIONS	1. WINDOW SIZE/SERIES/MANUFACTURE INFORMATION: MI 3500 SERIES SH VINYL 2. THE GRADE SHALL FALL A MINIMUM OF 6" (INCHES) IN THE FIRST 10' (FEET), FROM THE STRUCTURE, PER IRC (R401.3)

INDEX	
MODEL 'FREEPORT'	
0	TITLE SHEET / COVER SHEET
0.1	TECHNICAL INFORMATION
0.2	QUICK VIEW
1 A	FRONT ELEVATION 'A'
2 A	ROOF PLAN 'A'
3 A	SIDE AND REAR ELEVATIONS 'A'
1 B	FRONT ELEVATION 'B'
2 B	ROOF PLAN 'B'
3 B	SIDE AND REAR ELEVATIONS 'B'
4 SW	STEM WALL PLAN
5	1ST FLOOR PLAN
7	1ST FLOOR UTILITY PLAN
8 SW	STEM WALL BUILDING SECTIONS
13	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.	

1/11/2024- Change dimensions of pantry so cabinet above fridge fits to wall.

Freeport - RH

(LH VERSION ARE MIRRORED)

Sussex County - DE

40' SERIES

PLAN # - X426

PLAN 'FREEPORT' SQUARE FOOTAGES		
HEATED SQ. FT.	ELEV 'A'	ELEV 'B'
1st FLOOR	1497 SF	1497 SF
TOTAL HEATED SQ. FT.	1497 SF	1497 SF
HEATED OPTIONS		
UNHEATED SQ. FT.		
GARAGE	385 SF	385 SF
FRONT PORCH	18 SF	18 SF
UNHEATED OPTIONS		

PLAN 'FREEPORT' VOLUME OF HEATED AREAS			
VOLUME CU. FT.	ELEV 'A'	ELEV 'B'	
1st FLOOR	11976 CF	11976 CF	

THE PROFESSIONAL SERVICES OF THE ARCHITECT UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF D.R. HORTON, INC. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.



NO:	DATE:	REVISION:
△	07/14/23	



PROJECT TITLE:
**40' Series
Freeport
'X426'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
TITLE SHEET / COVER SHEET

PRINT DATE:
February 08, 2019

SHEET NO:
0

AVERAGE BUILDING HEIGHT

ELEVATION 'A'	17'-7"
ELEVATION 'B'	17'-7"

ABBREVIATIONS

ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDRY
A/D AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH 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
BLN 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	FED FEDESTAL
CER CERAMIC	FL FLATE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	FR PAIR
CL CLOSET OR CENTER LINE	F.T. PRESSURE TREATED WOOD
CLS CEILING	PVC POLYVINYL CHLORIDE PIPE
CLR CLEAR	PVMT PAVEMENT
CMU CONCRETE MASONRY UNIT	PJA PRE-JIRE
COL COLUMN	PWD FLYWOOD
CONC CONCRETE	R RISER
C CARPET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REG REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DH DOUBLE HUNG	S.F. SQUARE FEET
DIM DIMENSION	5.6.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HUNG OR SHELF
DN DOWN	SM SIMILAR
DR DOOR	SL SLOPE / SLIDING
DS DOWNSPOUT	SHP SHELF AND POLE
DN DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	S4S SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TONEL BAR
FAU FORCED AIR UNIT	TEMP TEMPERED (GLASS)
F.G. FLOOR GAWAGE	T4G TONGAE 4 GROOVE
F.D. FLOOR DRAIN	T.O.C. TOP OF CURB
FFL FINISH FLOOR LINE	TV TELEVISION
F.G. FINISHED GRADE	TYP TYPICAL
FLR FLOORING)	UNO. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
F.O.S. FACE OF STUD	V.T.R. VENT THRU ROOF
FTG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WDM WINDOM
GAR GARAGE	WH WATER HEATER
G.B. GYPSUM BOARD	W WROUGHT IRON
GD GRADE OR GRADING	WC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W WO WITH OR WITHOUT
GFI GROUND FAULT INTERRUPTER	WF WATERPROOFING
GL GLASS OR GLAZING	WM WELDED WIRE MESH
GYP BD GYPSUM BOARD	RL PROPERTY LINE
HD HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	4 AND
HDR HEADER	CL CENTERLINE
HGT HEIGHT	# POUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HWD HARDWOOD	
INT INTERIOR	
JST JOIST	
JT JOINT	
KIT KITCHEN	

BUILDING CODE COMPLIANCE / PROJECT INFORMATION

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, DELAWARE ADDITION.

2021- INTERNATIONAL RESIDENTIAL CODE (BUILDING)
2018- INTERNATIONAL ENERGY CONSERVATION CODE (BUILDING)
2020- NATIONAL ELECTRICAL CODE

PRODUCT:
SINGLE FAMILY RESIDENCE

OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3

CONSTRUCTION TYPE:
TYPE VB

CONSULTANTS:

GENERAL NOTES DESIGNER: IRC

THESE DOCUMENTS ARE THE PROPERTY OF DR HORTON HOMES AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF DR HORTON HOMES OR GMD DESIGN GROUP.

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 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 IRC SECTION R602.8)

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 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 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 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 IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECON R311.1.8 AND R312

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 UNCLEAR WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.



NO:	DATE:	REVISION:
△	07.14.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Freeport
'X426'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
TECHNICAL INFORMATION

PRINT DATE:

February 08, 2019

SHEET NO:

0.1



Front Elevation 'A'

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



Front Elevation 'B'

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

NO.	DATE:	REVISION:
△	07/14/23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Freeport
'X426'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
QUICK VIEW

PRINT DATE:
February 08, 2019

SHEET NO:

0.2

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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.

10

STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

11

DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

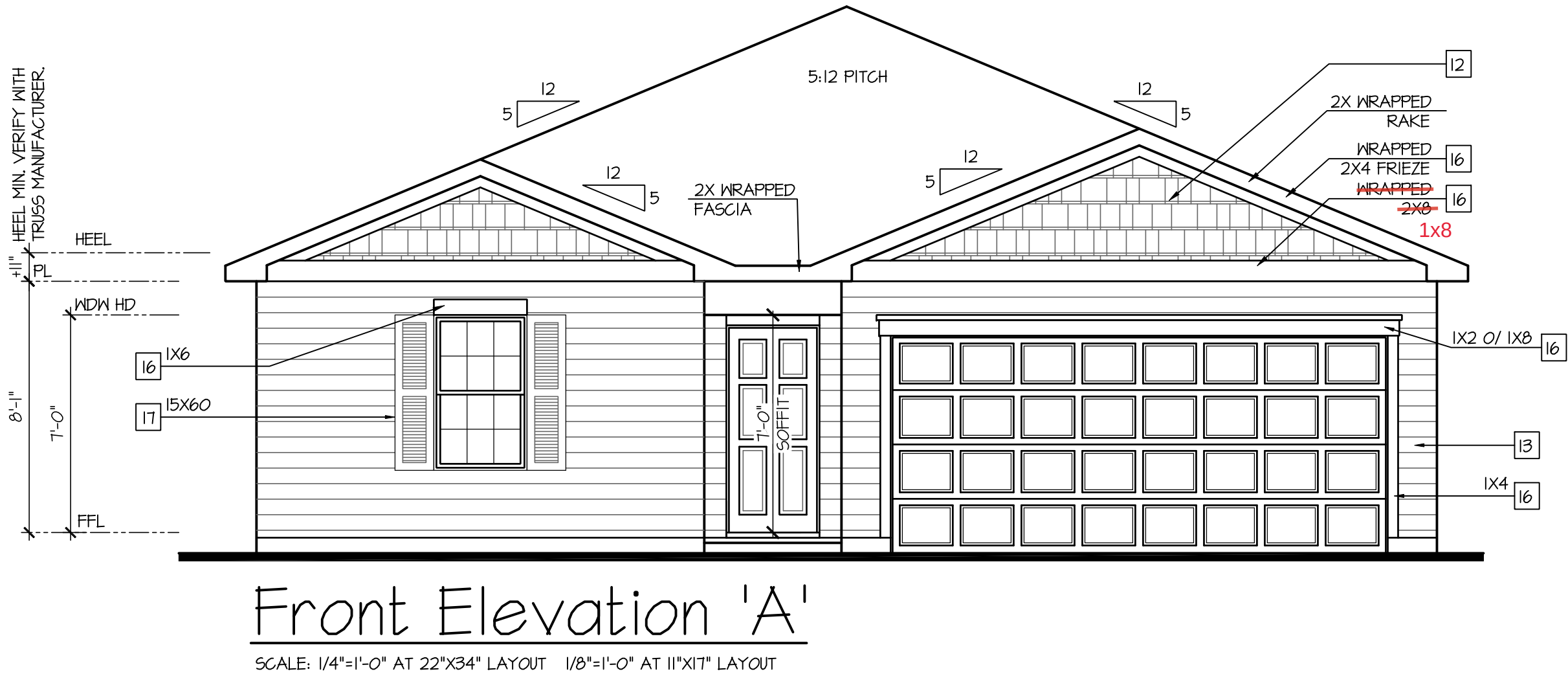
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



D.R. HORTON®

America's Builder

NO: 0714.23

DATE: 0714.23

REVISION:

PROFESSIONAL SEAL:

PAULEN WARE-GULBEINIAN EDWARDS

NO. SS-0008286

0706.23

STATE OF DELAWARE

REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Freeport
'X426'

Sussex
County - DE
North Region

PROJECT NO:

GMD-6A16082.1

SHEET TITLE:

FRONT ELEVATION 'A'

PRINT DATE:

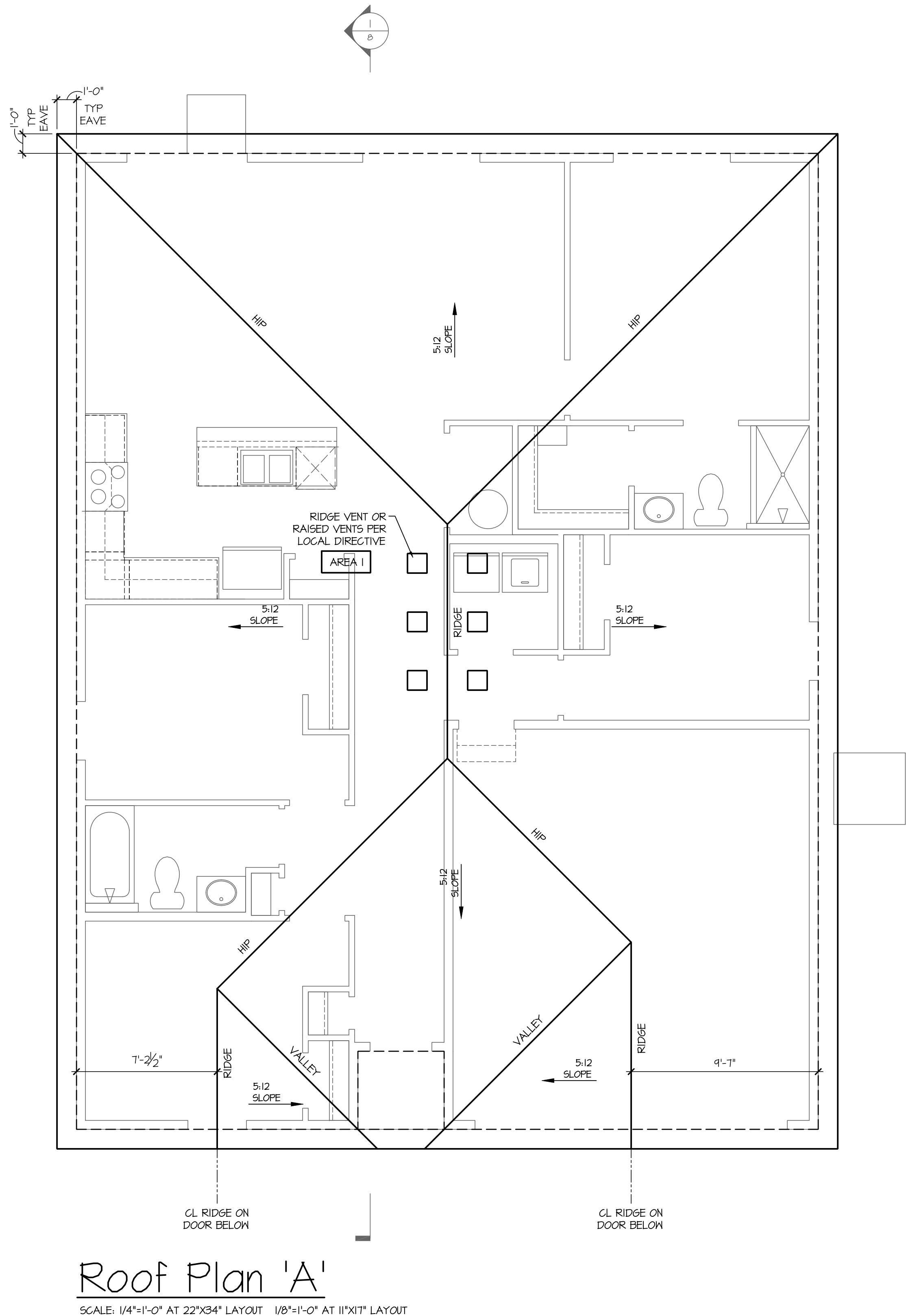
February 08, 2019

SHEET NO:

1A

Page 527 of 998

ATTIC VENT CALCULATION FOR PLAN 'FREEPORT': 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 (9F) X 144 = BLDG (SQ. IN.) BLDG. (SQ. IN.) / 150 = SQ. IN. OF VENT REQUIRED ROOF AREA 1: = 1900 SF 1900 SQ. FT. X 144 = 273600 SQ. IN. 273600 SQ. IN. / 150 = 1824 SQ. IN. OF VENT REQ'D
NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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 'FREEPORT': 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 (9F) 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: = 1900 SF 1900 SQ. FT. X 144 = 273600 SQ. IN. 273600 SQ. IN. / 300 = 912 SQ. IN. OF VENT REQ'D 912 SQ. IN. / 2 = 456 SQ. IN. 456 SQ. IN. OF VENT AT HIGH & 456 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 'A'

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

NO.	DATE:	REVISION:
△	07/14/23	

PROFESSIONAL SEAL:

PALENE WARE-GULBENKIAN, D.D.A.
NO. 55-0008296
07/06/23
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Freeport
'X426'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
ROOF PLAN 'A'

PRINT DATE:
February 08, 2019

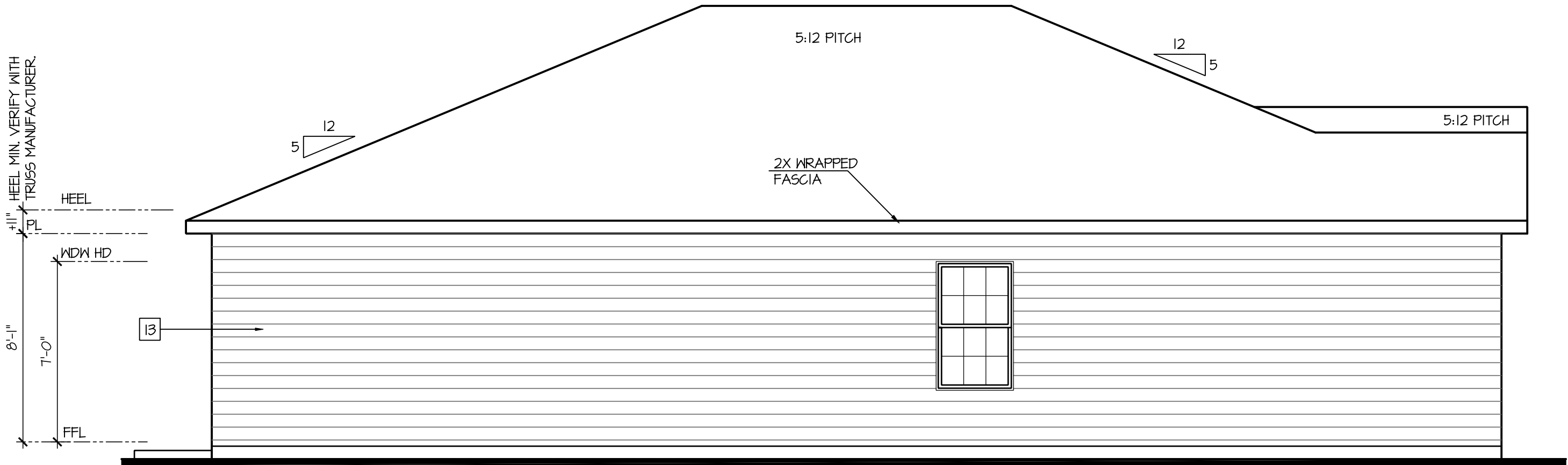
SHEET NO:
2 A

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

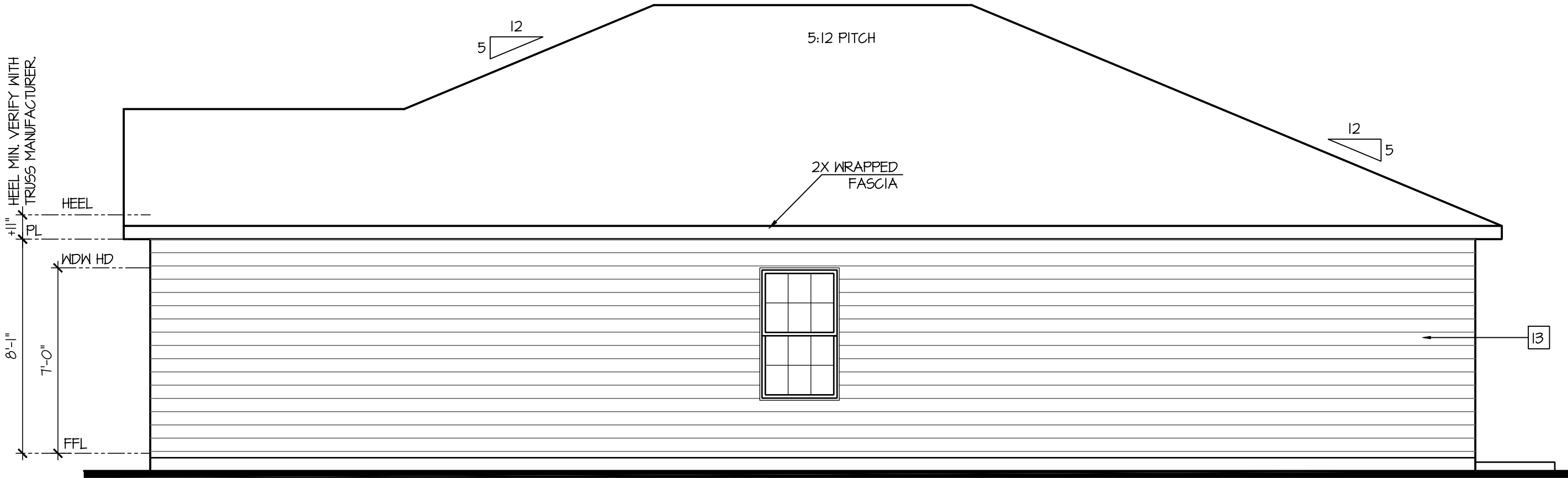
KEY NOTES:

- 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] N/A
- TYPICALS:
- [1] DECORATIVE 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.
 - [10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - [11] DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- [12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [17] PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



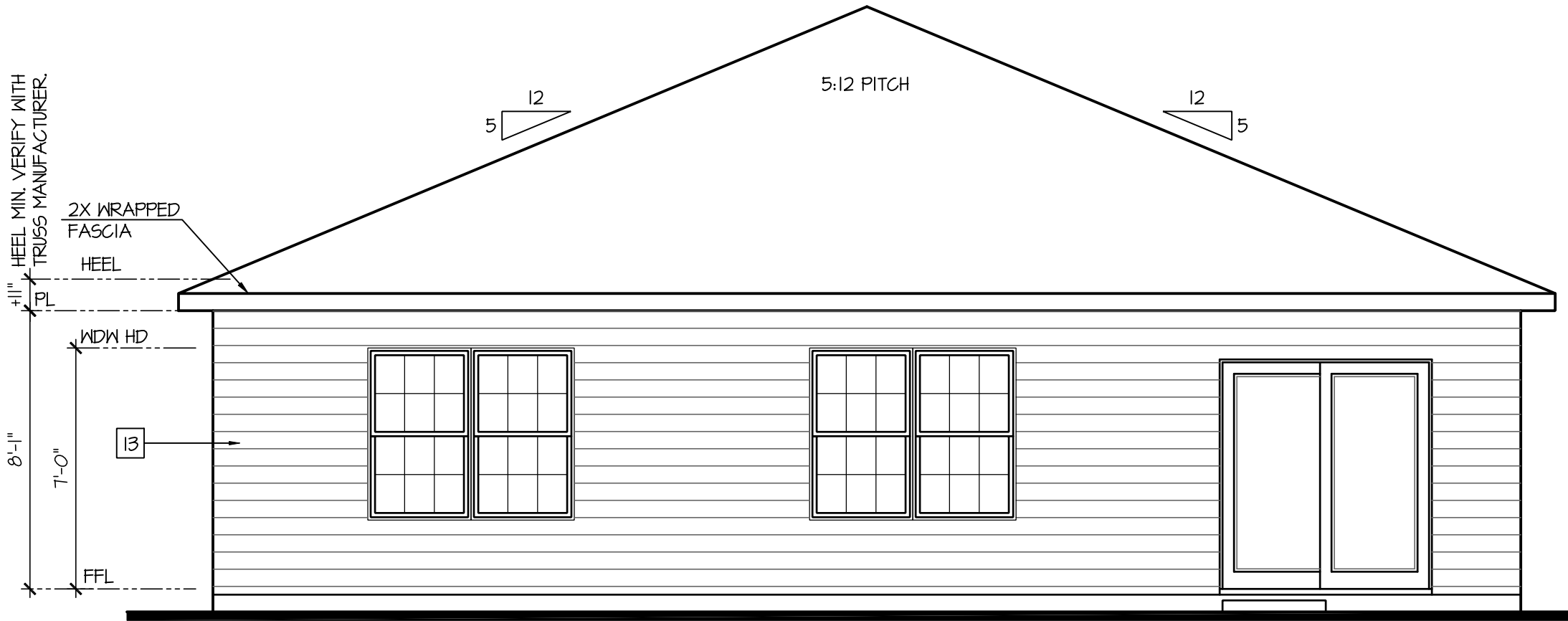
Left Elevation 'A'

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



Right Elevation 'A'

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



Rear Elevation 'A'

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

NO.	DATE:	REVISION:
1	07/14/23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Freeport
'X426'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'A'

PRINT DATE:

February 08, 2019

SHEET NO:

3 A

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

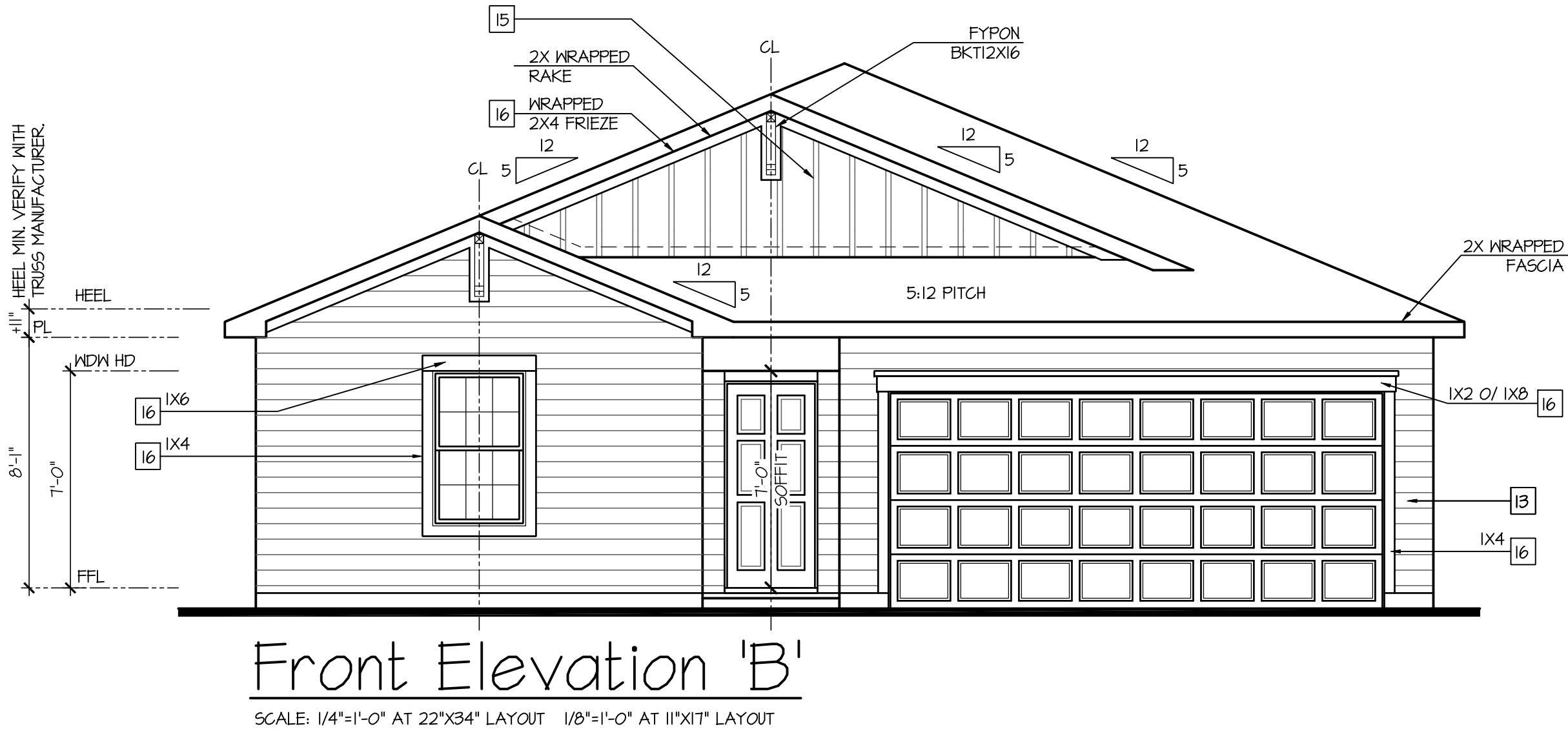
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



D.R. HORTON®

America's Builder

NO: 071423

DATE: 07/14/23

REVISION:

PROFESSIONAL SEAL:

PAULEN WARE-GULBEINIAN EDWARDS

NO. SS-0008286

07/06/23

STATE OF DELAWARE

REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Freeport
'X426'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A16082.1

SHEET TITLE:

FRONT ELEVATION 'B'

PRINT DATE:

February 08, 2019

SHEET NO:

1B

Page 530 of 998

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

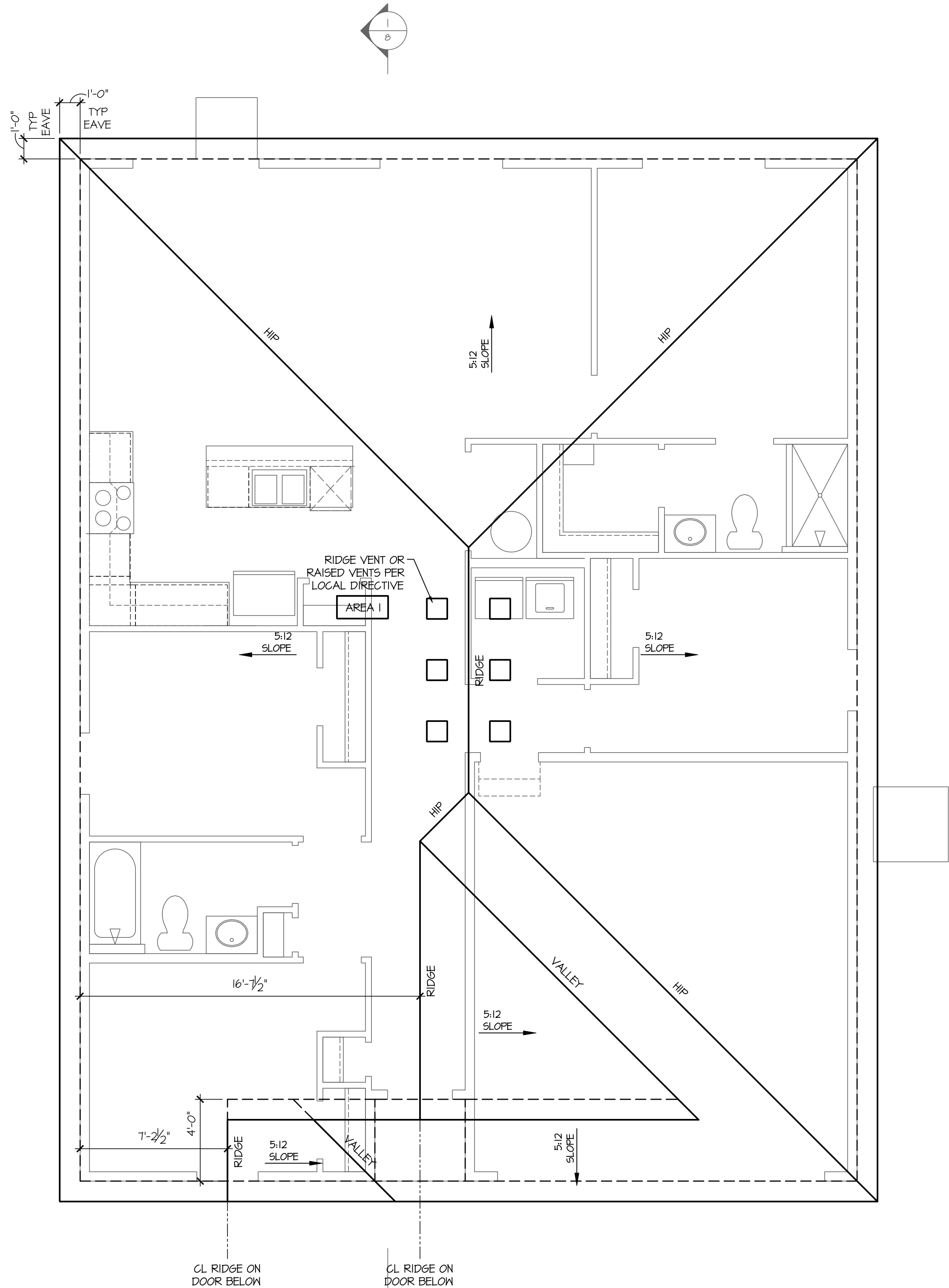
THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED 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: = 1900 SF 1900 SQ. FT. X 144 = 273600 SQ. IN. 273600 SQ. IN. / 150 = 1824 SQ. IN. OF VENT REQ'D
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NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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 'FREEPORT': 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: = 1900 SF 1900 SQ. FT. X 144 = 273600 SQ. IN. 273600 SQ. IN. / 300 = 912 SQ. IN. OF VENT REQ'D 912 SQ. IN. / 2 = 456 SQ. IN. 456 SQ. IN. OF VENT AT HIGH & 456 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 'B'

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

NO.	DATE:	REVISION:
1	07/14/23	



PROJECT TITLE:
**40' Series
Freeport
'X426'**

**Sussex
County - DE
North Region**

PROJECT NO.: GMD-6A16082.1

SHEET TITLE:
ROOF PLAN 'B'

PRINT DATE:
February 08, 2019

SHEET NO.:
2 B

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 N/A

TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 PYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Architectural elevation drawing of a building facade. The drawing shows a gabled roof with a 5:12 pitch on both sides. The roof is labeled "5:12 PITCH" and "2X WRAPPED FASCIA". The roofline is marked with a "HEEL" and a "KIDN HD" (Knee Joint Horizontal Distance). The roof pitch is indicated by a triangle with a vertical side of 5 and a horizontal side of 12. The roof is labeled "HEEL MIN. VERIFY WITH TRUSS MANUFACTURER". The roof is also labeled "HEEL". The roof is labeled "KIDN HD". The roof is labeled "FFL" (Finish Floor Level). The roof is labeled "13".

Right Elevation 'B'

HEEL MIN. VERIFY WITH TRUSS MANUFACTURER

2X WRAPPED FASCIA

HEEL

NDN HD

13

FFL

5:12 PITCH

5 12

12 5

8'-1"

1'-0"

Rear Elevation 'B

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



NO:	DATE:	REVISION:
1	01.14.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series Freeport 'X426'

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA16082.

HEET TITLE:
**SIDE AND REAR
ELEVATIONS 'B'**

PRINT DATE:
February 08, 2019

SHEET NO:

3 B

NO.	DATE:	REVISION:
1	07/14/23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Freeport
'X426'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
STEM WALL PLAN

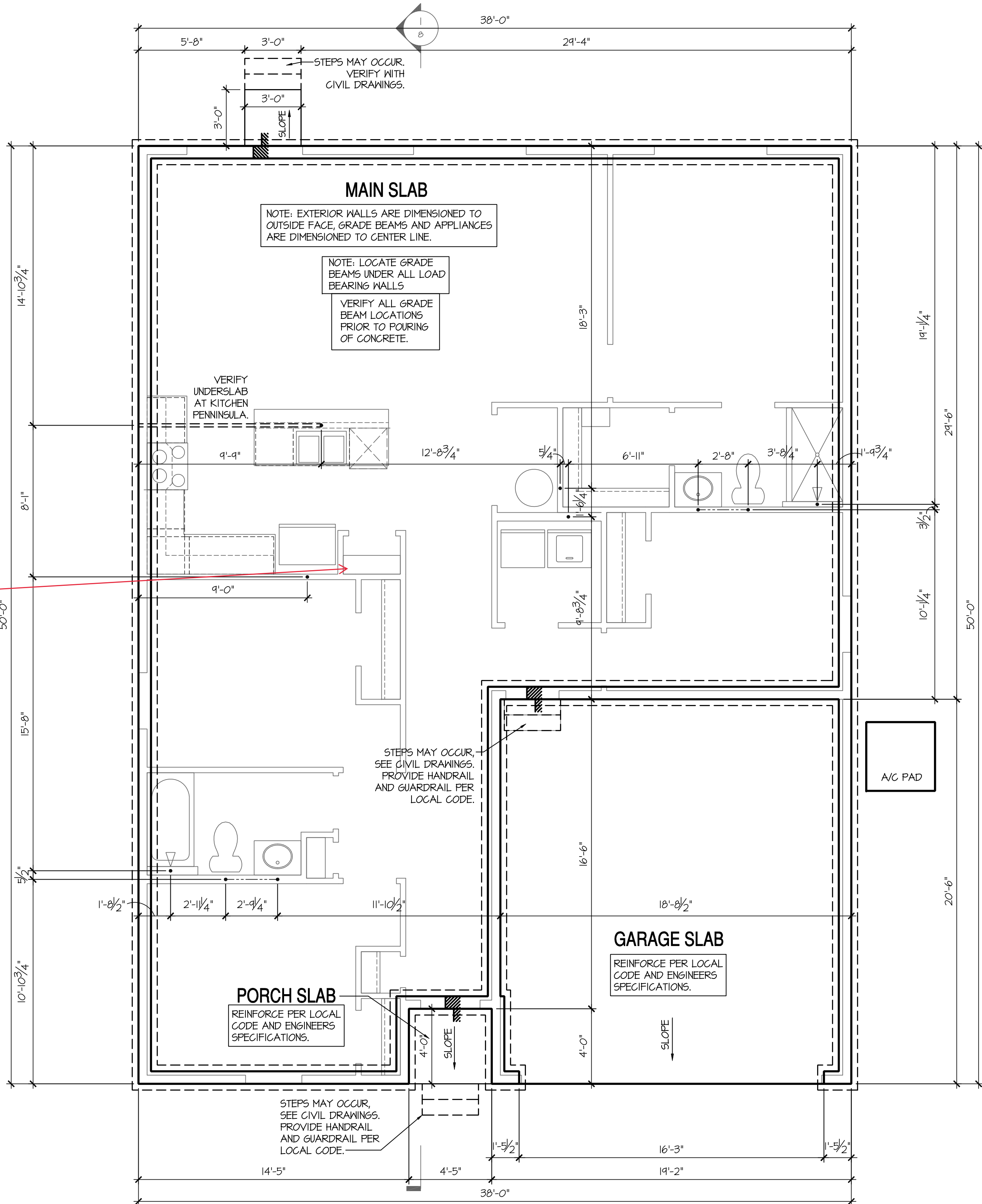
PRINT DATE:
February 08, 2019

SHEET NO:
4 SW

Changed
dimensions of
pantry. See
sheet 5.

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1.)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Stem Wall Plan

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

NO:	DATE:	REVISION:
	07.14.23	

40' Series Freeport 'X426'

PROJECT NO: GMD-GA16082.

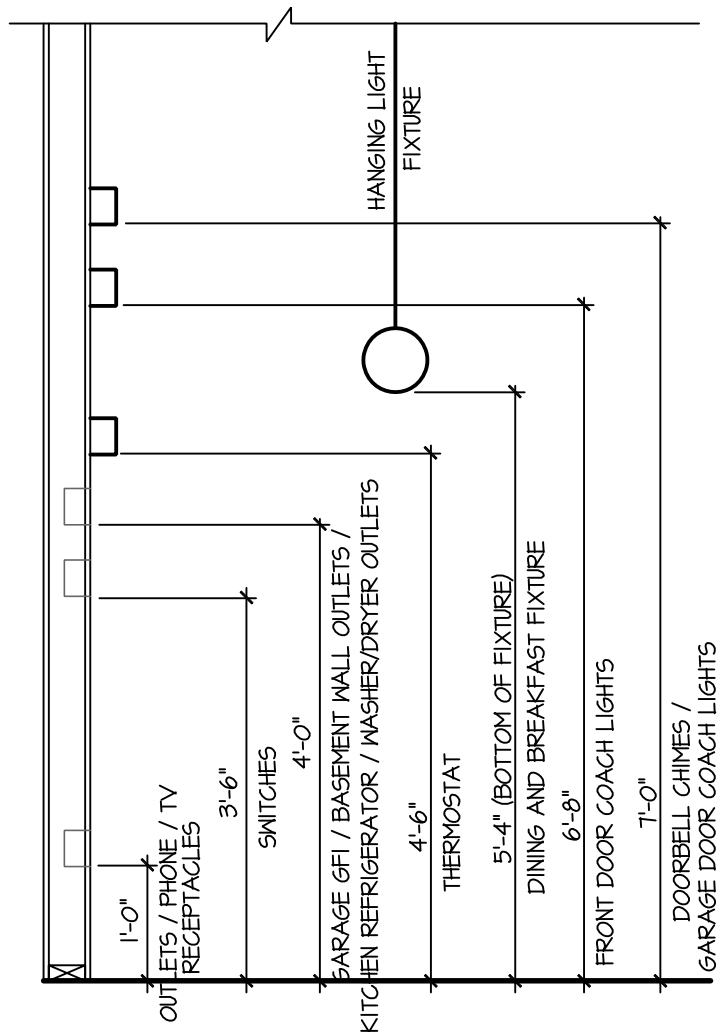
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February 08, 2019

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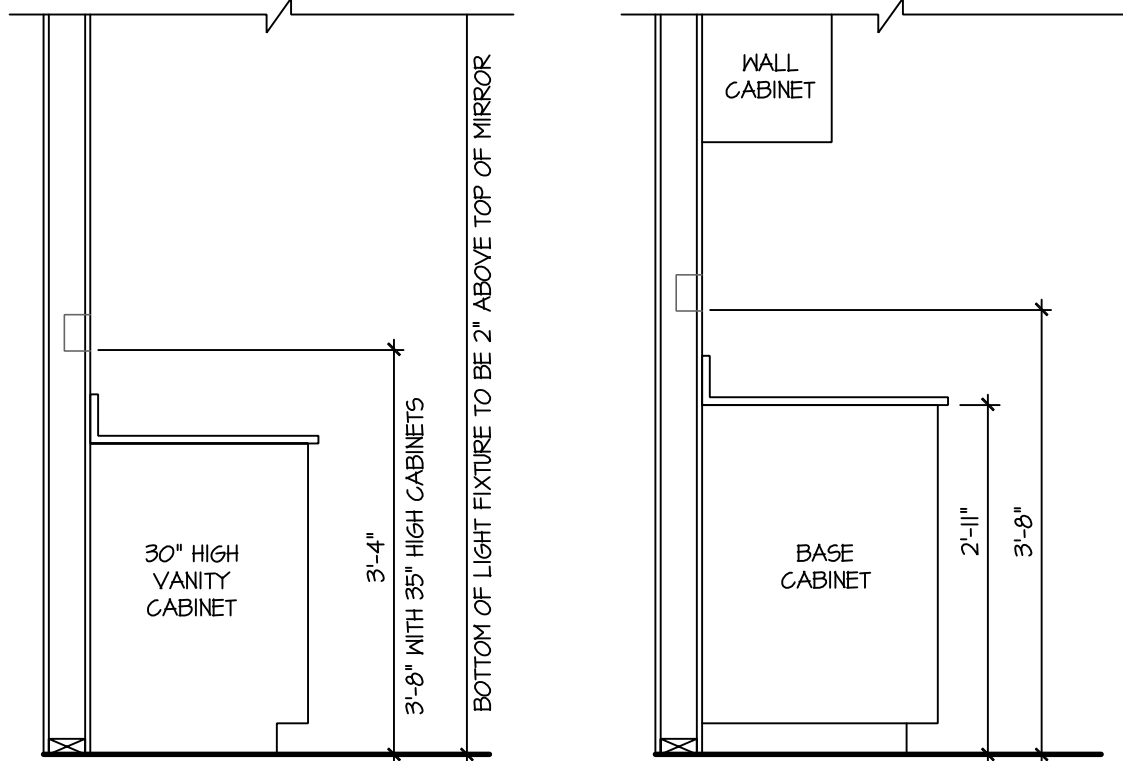
Page 534 of 998



- 1 HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER IRC SECTION R302.6) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
- 2 WATER HEATER DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
- 3 BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILINGS OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
MEP'S
- 4 WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
- 5 N/A
- 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 IRC SECTION M305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 34")
TYPICALS:
- 9 TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
- 10 N/A
- 11 HALF WALL, HEIGHT AS NOTED.
- 12 INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
BATHS:
- 13 ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
- 14 30"x60" TUB/SHOWER PAN
- 15 SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
- 16 ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
- KITCHEN:
- 17 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 18 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 19 ELECTRIC OVEN WITH MICROWAVE OVEN.



STANDARD ELECTRICAL BOX HEIGHTS

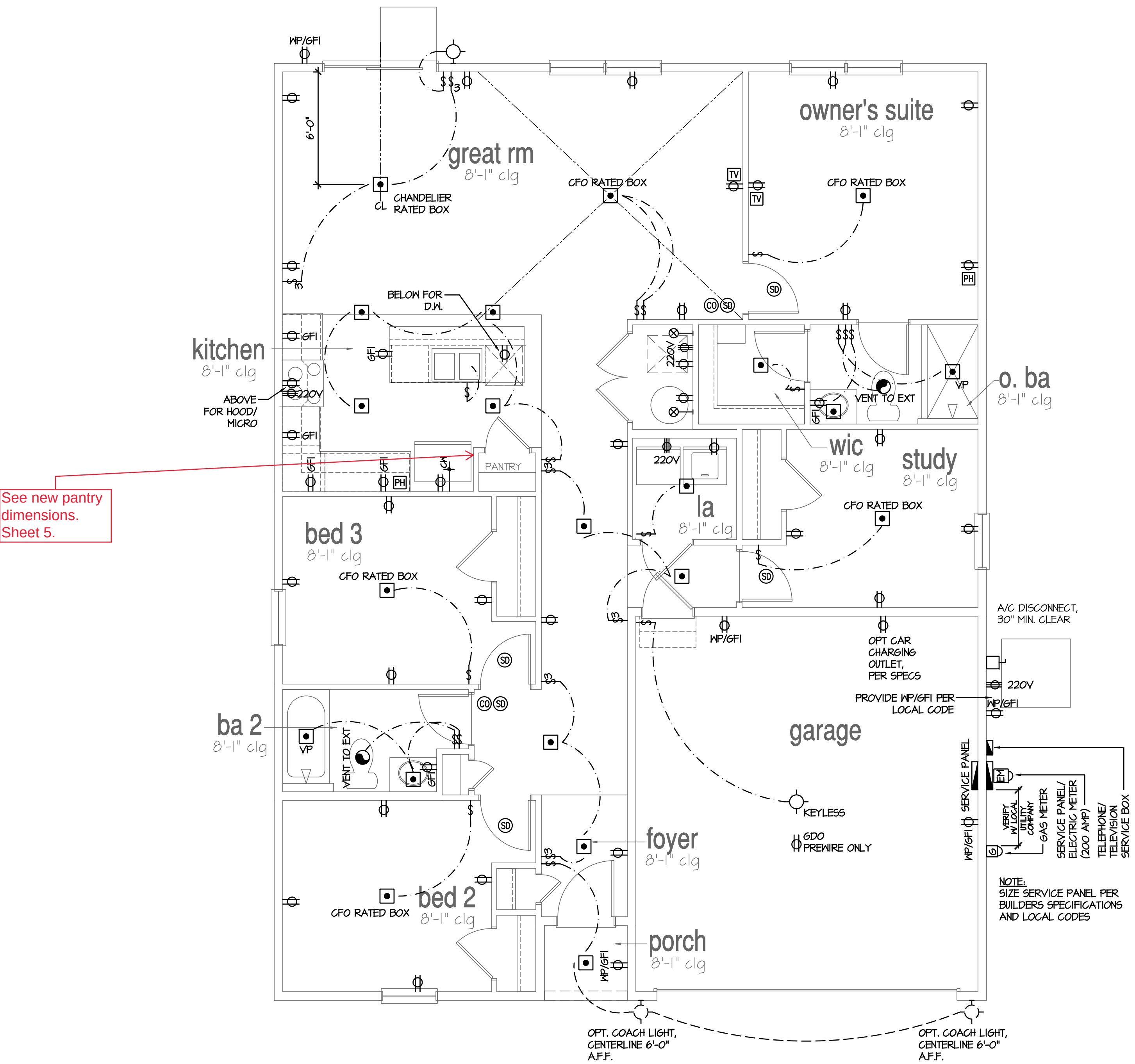


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 - FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE PUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		
	FOUR-WAY SWITCH		TECH HUB SYSTEM
	CHIMES		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	110V SMOKE DETECTOR W/ BATTERY BACKUP		GAS SUPPLY WITH VALVE
	CO2 DETECTOR		HOSE BIBB
	THERMOSTAT		1/4" WATER STUB OUT
	TELEPHONE		WALL SCONCE
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		

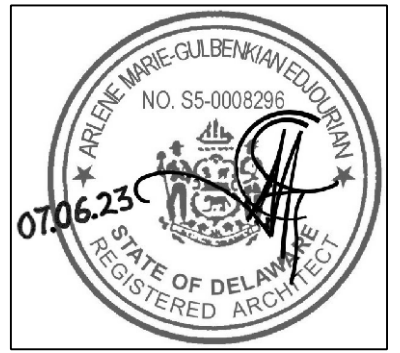


1st Floor Plan

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

NO.	DATE:	REVISION:
△	07.14.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Freeport
'X426'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
1ST FLOOR UTILITY PLAN

PRINT DATE:

February 08, 2019

SHEET NO:

7

NO.	DATE:	REVISION:
△	07/14/23	

PROFESSIONAL SEAL:



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40' Series
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'X426'

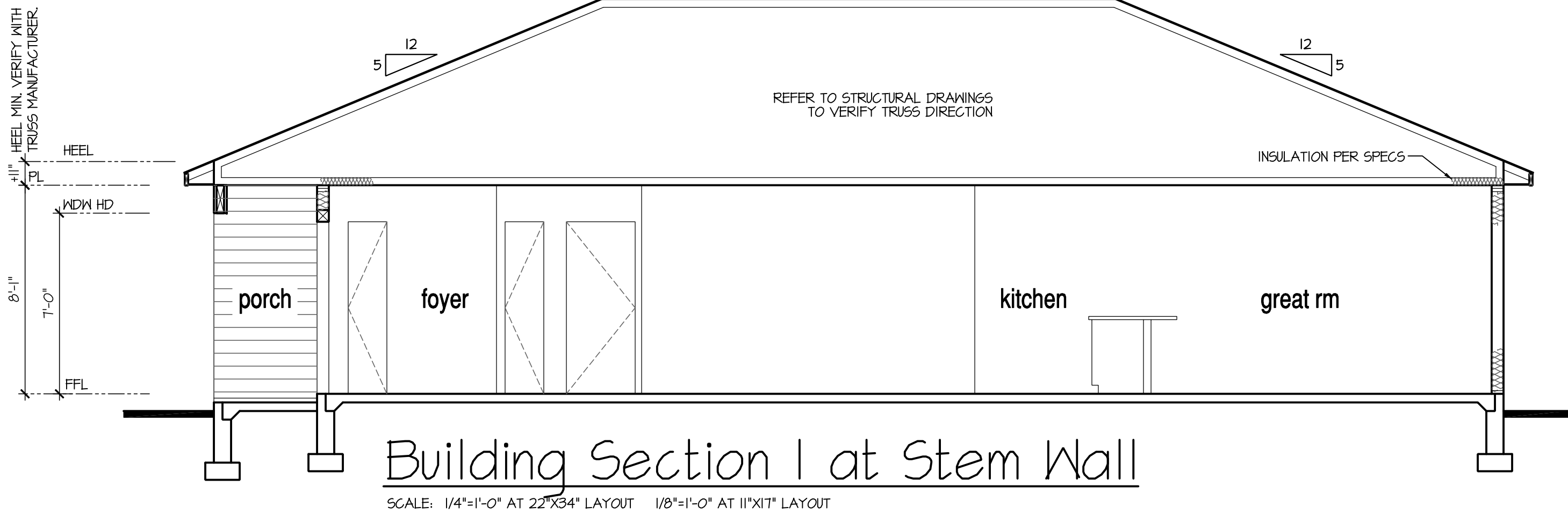
Sussex
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
STEM WALL
BUILDING SECTIONS

PRINT DATE:
February 08, 2019

SHEET NO:
8 SW



NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

Galen

4 bed | 2.5 bath | 2 car | 2 story | 2,340 sq ft



Elevation C3

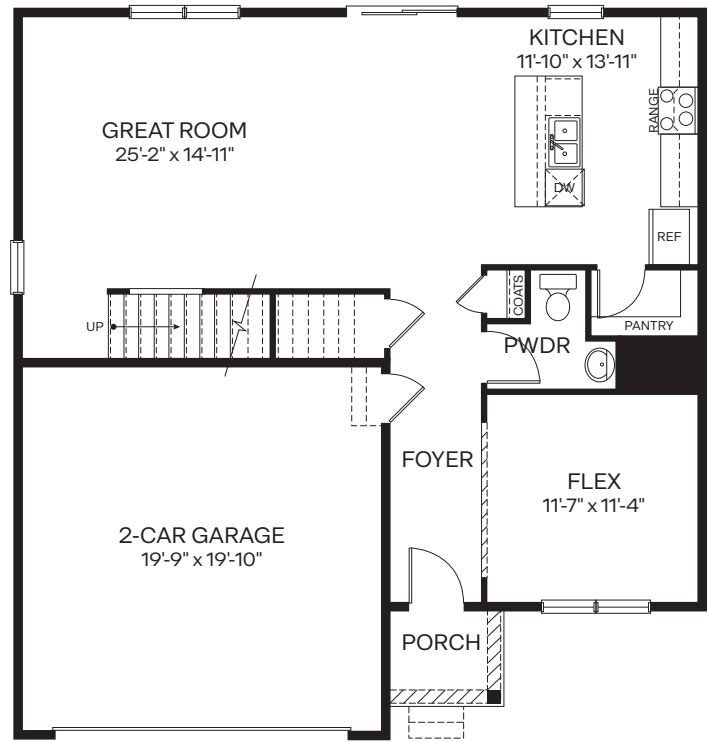


Elevation A1

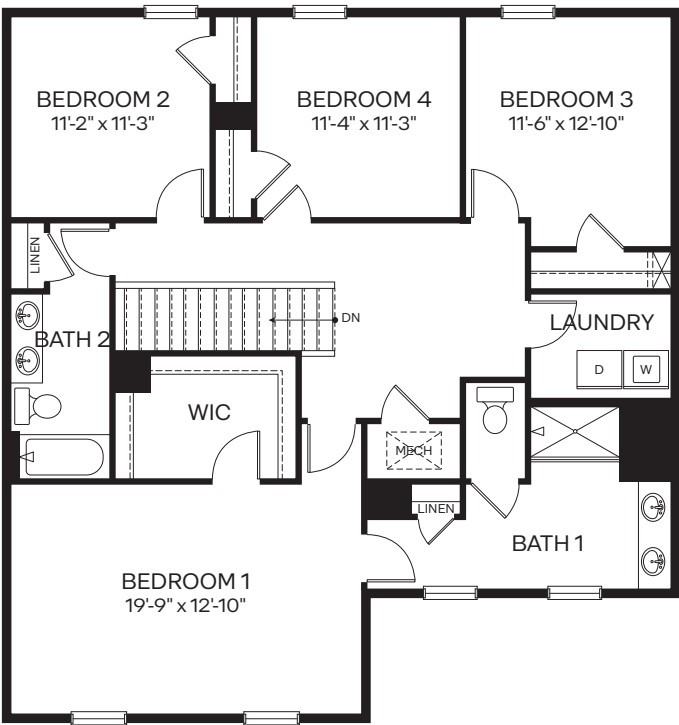


Elevation B3

D.R. Horton is an Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate. Buyer should conduct his or her own investigation of the present and future availability of school districts and school assignments. D.R. Horton has no control or responsibility for any changes to school districts or school assignments should they occur in the future.



FIRST FLOOR



SECOND FLOOR

Galen - LH

Hunt Club South - MD

40' SERIES

PLAN # - X413

9/21/23- Change bottom of 1st floor stairs to 5'2" sloped wall by deleting 1'2" full height wall.
12/11/23- Added tiled owners shower detail for Horton Build Specs (Tile).
6/7/24- Basement option wall at bath and bedroom changed to 2x6 to match structural plan.

DRH DE SPECIFICATIONS
ALWAYS FOLOW SPECIFICATIONS - SPEC'S SUPERCEED PLANS

1. ALL CALLOUTS FOR CEILING MOUNTED, HANGING, AND RECESSED FIXTURES SHALL RECIEVE AN LED PUCK.
2. LIVING ROOM & MASTER BEDROOM RECEIVE 1 TV PREWIRE.
3. ALL HOMES TO RECEIVE 1 PHONE LOCATED IN KITCHEN.
4. ALL BEDROOMS RECIEVE 1 LED PUCK INSTALLED @ CFO RATED BOX WITH 1 SWITCH. REMOVE SWITCHED OUTLET.
5. GREAT ROOM / FAMILY ROOM RECIEVE 1 LED PUCK @ CFO RATED BOX WITH LIGHT CONTROLLED SWITCH(ES) ONLY. REMOVE FAN CONTROL SWITCHES & SWITCHED OUTLETS.
6. OMIT ALL VANITY LIGHTS AND ADD LED PUCK CENTERED OVER EACH BOWL. *DOUBLE VANITY WILL RECEIVE 2 PUCKS.*

7. ADD LED PUCK CENTERED OVER ALL SHOWERS/TUBS.
8. ALL GARAGES TO RECEIVE 2 CARRIAGE LIGHTS AS STANDARD.

9. ALL DINING ROOM/CHANDELIER FIXTURES TO RECEIVE LED PUCK AT CHANDELIER RATED BOX.

PLAN CHANGES:	
DATE:	DESCRIPTION:
11.12.18	CLIENT REVISIONS

INDEX

MODEL 'GALEN'

0

TITLE SHEET / COVER SHEET

0.1

TECHNICAL INFORMATION

0.2-A

QUICK VIEW - 'A'

0.2-B

QUICK VIEW - 'B'

0.2-C

QUICK VIEW - 'C'

1 A-1

FRONT ELEVATION 'A-1'

1 A-1 BS

FRONT ELEVATION 'A-1' W/ OPT. BASEMENT

1 A-2

FRONT ELEVATION 'A-2'

1 A-2 BS

FRONT ELEVATION 'A-2' W/ OPT. BASEMENT

1 A-3

FRONT ELEVATION 'A-3'

1 A-3 BS

FRONT ELEVATION 'A-3' W/ OPT. BASEMENT

2 A

ROOF PLAN 'A'

3 A

SIDE AND REAR ELEVATIONS 'A'

3 A-BS

SIDE AND REAR ELEVATIONS 'A' W/ OPT. BASEMENT

4 MS A

MONOLITHIC SLAB PLAN 'A'

4 SW A

STEM WALL PLAN 'A'

4 BS A

BASEMENT PLAN 'A'

4 CS A

CRAWL SPACE PLAN 'A'

5 A

1ST FLOOR PLAN 'A'

6 A

2ND FLOOR PLAN 'A'

1 B-1

FRONT ELEVATION 'B-1'

1 B-1 BS

FRONT ELEVATION 'B-1' W/ OPT. BASEMENT

1 B-2

FRONT ELEVATION 'B-2'

1 B-2 BS

FRONT ELEVATION 'B-2' W/ OPT. BASEMENT

1 B-3

FRONT ELEVATION 'B-3'

1 B-3 BS

FRONT ELEVATION 'B-3' W/ OPT. BASEMENT

2 B

ROOF PLAN 'B'

3 B

SIDE AND REAR ELEVATIONS 'B'

3 B-BS

SIDE AND REAR ELEVATIONS 'B' W/ OPT. BASEMENT

4 MS B

MONOLITHIC SLAB PLAN 'B'

4 SW B

STEM WALL PLAN 'B'

4 BS B

BASEMENT PLAN 'B'

4 CS B

CRAWL SPACE PLAN 'B'

5 B

1ST FLOOR PLAN 'B'

6 B

2ND FLOOR PLAN 'B'

1 C-1

FRONT ELEVATION 'C-1'

1 C-1 BS

FRONT ELEVATION 'C-1' W/ OPT. BASEMENT

1 C-2

FRONT ELEVATION 'C-2'

1 C-2 BS

FRONT ELEVATION 'C-2' W/ OPT. BASEMENT

1 C-3

FRONT ELEVATION 'C-3'

1 C-3 BS

FRONT ELEVATION 'C-3' W/ OPT. BASEMENT

2 C

ROOF PLAN 'C'

3 C

SIDE AND REAR ELEVATIONS 'C'

3 C-BS

SIDE AND REAR ELEVATIONS 'C' W/ OPT. BASEMENT

4 MS C

MONOLITHIC SLAB PLAN 'C'

4 SW C

STEM WALL PLAN 'C'

4 BS C

BASEMENT PLAN 'C'

4 CS C

CRAWL SPACE PLAN 'C'

5 C

1ST FLOOR PLAN 'C'

6 C

2ND FLOOR PLAN 'C'

3.1

PORCH OPT. ELEVATIONS

3.2

PORCH OPT. ELEVATIONS W/ OPT. BASEMENT

3.3

SIDE/REAR ELEV W/ OPT. LOOK-OUT BASEMENT

3.4

SIDE/REAR ELEV W/ OPT. WALK-OUT BASEMENT

3.5

COVERED PORCH ELEV W/ OPT. LOOK-OUT BASEMENT

3.6

COVERED PORCH ELEV W/ OPT. WALK-OUT BASEMENT

3.7

SCREENED PORCH ELEV W/ OPT. LOOK-OUT BASEMENT

3.8

SCREENED PORCH ELEV W/ OPT. WALK-OUT BASEMENT

3.9

SIDE/REAR ELEV W/ OPT. AREAWAY

3.10

SIDE/REAR ELEV W/ OPT. ALTERNATE AREAWAY

3.11 A-1

ELEVATION 'A-1' W/ OPT. 3RD CAR GARAGE

3.11 A-2

ELEVATION 'A-2' W/ OPT. 3RD CAR GARAGE

3.11 A-3

ELEVATION 'A-3' W/ OPT. 3RD CAR GARAGE

3.11 B-1

ELEVATION 'B-1' W/ OPT. 3RD CAR GARAGE

3.11 B-2

ELEVATION 'B-2' W/ OPT. 3RD CAR GARAGE

3.11 B-3

ELEVATION 'B-3' W/ OPT. 3RD CAR GARAGE

3.11 C-1

ELEVATION 'C-1' W/ OPT. 3RD CAR GARAGE

3.11 C-2

ELEVATION 'C-2' W/ OPT. 3RD CAR GARAGE

3.11 C-3

ELEVATION 'C-3' W/ OPT. 3RD CAR GARAGE

4.1 MS

MONOLITHIC SLAB PLAN OPTIONS

4.1 SW

STEM WALL SLAB PLAN OPTIONS

4.1 BS

BASEMENT PLAN OPTIONS

4.2 BS

BASEMENT PLAN OPTIONS

4.3 BS

CRAWL SPACE OPTIONS

5.1

1ST FLOOR PLAN OPTIONS

7

BASEMENT UTILITY PLAN

7.1

BASEMENT UTILITY PLAN

7.2

1ST FLOOR UTILITY PLAN

7.3

1ST FLOOR UTILITY PLAN OPTIONS

7.4

2ND FLOOR UTILITY PLAN

8 MS

MONOLITHIC SLAB BUILDING SECTIONS

8 SW

STEM WALL BUILDING SECTIONS

8 CS

CRAWL SPACE BUILDING SECTIONS

8 BS

BASEMENT BUILDING SECTIONS

8.1 BS

BASEMENT BUILDING SECTIONS AT 9' POURED WALLS

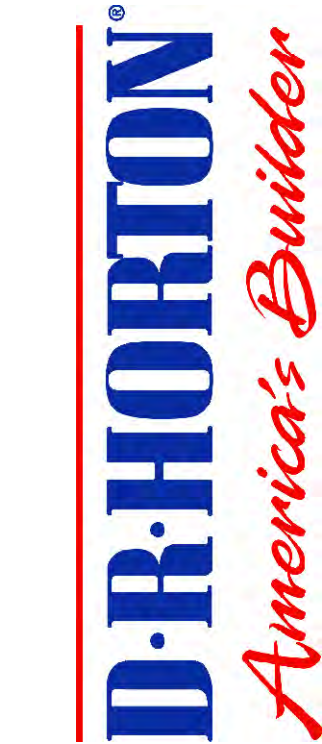
8.2 BS

BASEMENT BUILDING SECTIONS W/ OPT. LOOK/WALK-OUT CONDITIONS

86

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.



NO:	DATE:	REVISION:
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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:
TITLE SHEET / COVER SHEET

PRINT DATE:

September 26, 2017

SHEET NO:

0

AVERAGE BUILDING HEIGHT

ELEVATION 'A'	24'-0 3/4"
ELEVATION 'B'	24'-0 3/4"
ELEVATION 'C'	24'-0 3/4"

AT BASEMENT

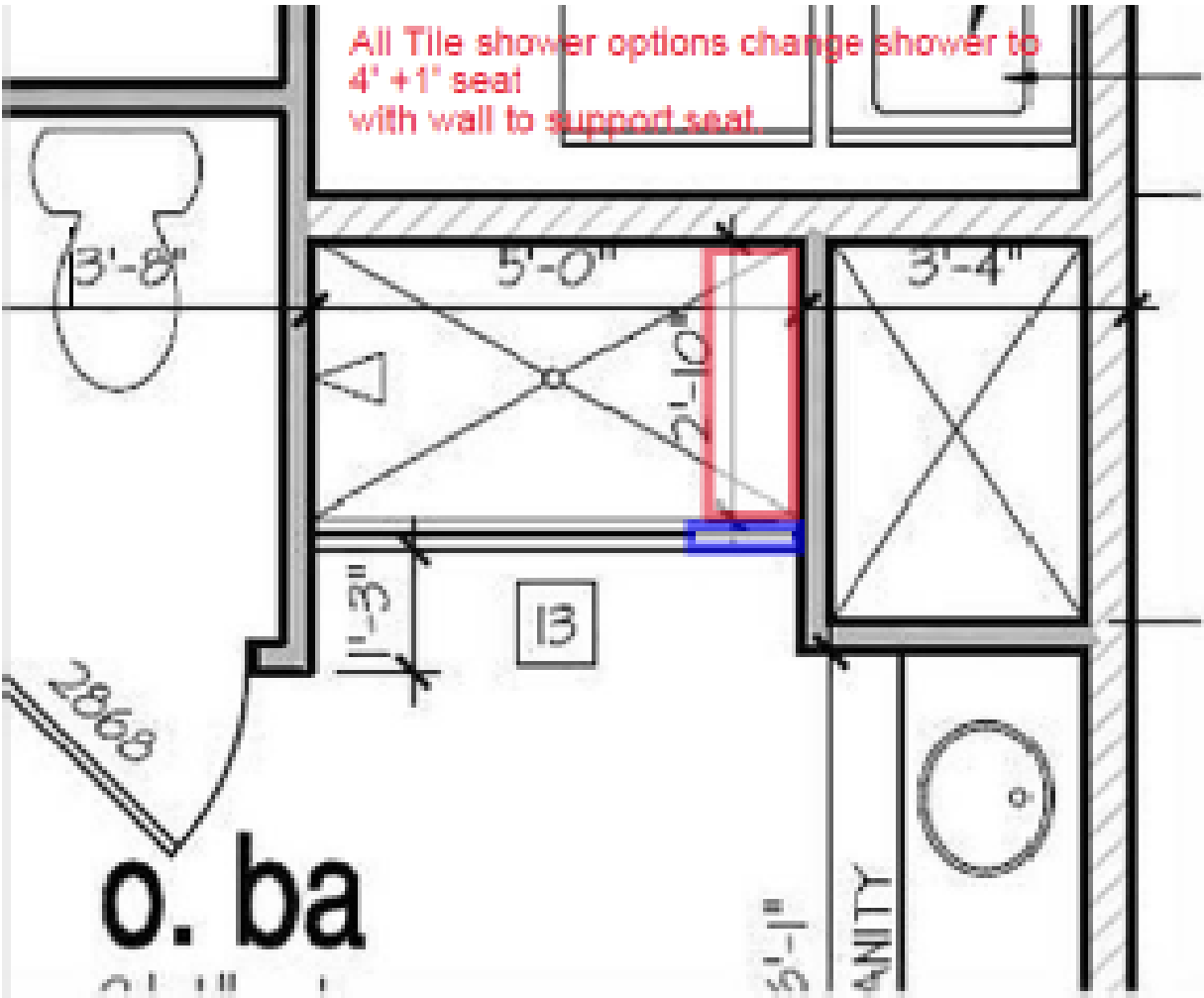
ELEVATION 'A'	25'-5"
ELEVATION 'B'	25'-5"
ELEVATION 'C'	25'-5"

AT LOOK-OUT BASEMENT

ELEVATION 'A'	30'-3"
ELEVATION 'B'	30'-3"
ELEVATION 'C'	30'-3"

AT WALK-OUT BASEMENT

ELEVATION 'A'	33'-3"
ELEVATION 'B'	33'-3"
ELEVATION 'C'	33'-3"



Horton Build Specs (Tile)

CONSULTANTS:

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GENERAL NOTES DESIGNER: IRC

THESE DOCUMENTS ARE THE PROPERTY OF DR HORTON HOMES AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF DR HORTON HOMES OR GMD DESIGN GROUP.

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 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 IRC SECTION R602.2)

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 IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.1.2 AND R312

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 UNCLEAR WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.

ABBREVIATIONS

ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDY
A/D AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH 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
BLN 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	FED FEDESTAL
CER CERAMIC	FL FLATE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	FR FAIR
CL CLOSET OR CENTER LINE	P.T. PRESSURE TREATED WOOD
CLS CEILING	PVC POLYVINYL CHLORIDE PIPE
CLR CLEAR	PVMT PAVEMENT
CMU CONCRETE MASONRY UNIT	P.H. PRE-HIRE
COL COLUMN	PWD FLYWOOD
CONC CONCRETE	R RISER
C CARPET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REQ REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DH DOUBLE HUNG	SF SQUARE FEET
DM DIMENSION	5.6.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HUNG OR SHELF
DN DOWN	SM SIMILAR
DR DOOR	SL SLOPE / SLIDING
DS DOWNSPOUT	SP SHELF AND POLE
DN DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	S4S SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TOWEL BAR
FAU FORCED AIR UNIT	TEMP TEMPERED (GLASS)
F.G. FLOOR CHANGE	T&G TONGUE & GROOVE
F.D. FLOOR DRAIN	T.O.C. TOP OF CURB
FFL FINISH FLOOR LINE	TV TELEVISION
F.G. FINISHED GRADE	TYP TYPICAL
FLR FLOORING	UNO. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
F.O.S. FACE OF STUD	V.T.R. VENT THRU ROOF
FTG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WDM WINDOM
GAR GARAGE	WH WATER HEATER
G.B. GYPSUM BOARD	W WROUGHT IRON
GO GRADE OR GRADING	WC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W NO WITH OR WITHOUT
GFI GROUND FAULT INTERRUPTER	WF WATERPROOFING
GL GLASS OR GLAZING	WM WELDED WIRE MESH
GYP BD GYPSUM BOARD	RL PROPERTY LINE
HD HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	4 AND
HDR HEADER	CL CENTERLINE
HGT HEIGHT	# POUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HWD HARDWOOD	
INT INTERIOR	
JST JOIST	
JT JOINT	
KIT KITCHEN	

BUILDING CODE COMPLIANCE / PROJECT INFORMATION 2018

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

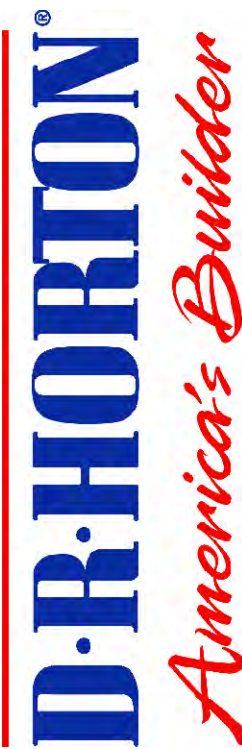
APPLICABLE CODES:
FOLLOW ALL APPLICABLE STATE AND LOCAL CODES.
STATE SUPPLEMENTS AND AMENDMENTS, CODE OF MARYLAND

- 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 AND SUBTITLE 2, GROUP 14B

PRODUCT:
SINGLE FAMILY RESIDENCE

OCCUPANCY CLASSIFICATION
RESIDENTIAL R-5

CONSTRUCTION TYPE:
TYPE VB



NO:	DATE:	REVISION:
Δ	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:
TECHNICAL INFORMATION

PRINT DATE:

September 26, 2017

SHEET NO:

0.1



Front Elevation 'A-1'

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



Front Elevation 'A-2'

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



Front Elevation 'A-3'

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

NO.	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Galen
'X413'**

**Hunt
Club South
North Region**

PROJECT NO: 6MD-6A1063

SHEET TITLE:
QUICK VIEW - 'A'

PRINT DATE:
September 26, 2017

SHEET NO:
0.2-A



Front Elevation 'B-1'

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



Front Elevation 'B-2'

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



Front Elevation 'B-3'

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

NO.	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Galen
'X413'**

**Hunt
Club South
North Region**

PROJECT NO: GMD-GA1063

SHEET TITLE:
QUICK VIEW - 'B'

PRINT DATE:
September 26, 2017

SHEET NO:
0.2-B



Front Elevation 'C-1'

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



Front Elevation 'C-2'

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



Front Elevation 'C-3'

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

NO.	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Galen
'X413'**

**Hunt
Club South
North Region**

PROJECT NO: 6MD-6A1063

SHEET TITLE:
QUICK VIEW - 'C'

PRINT DATE:
September 26, 2017

SHEET NO:
0.2-C

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

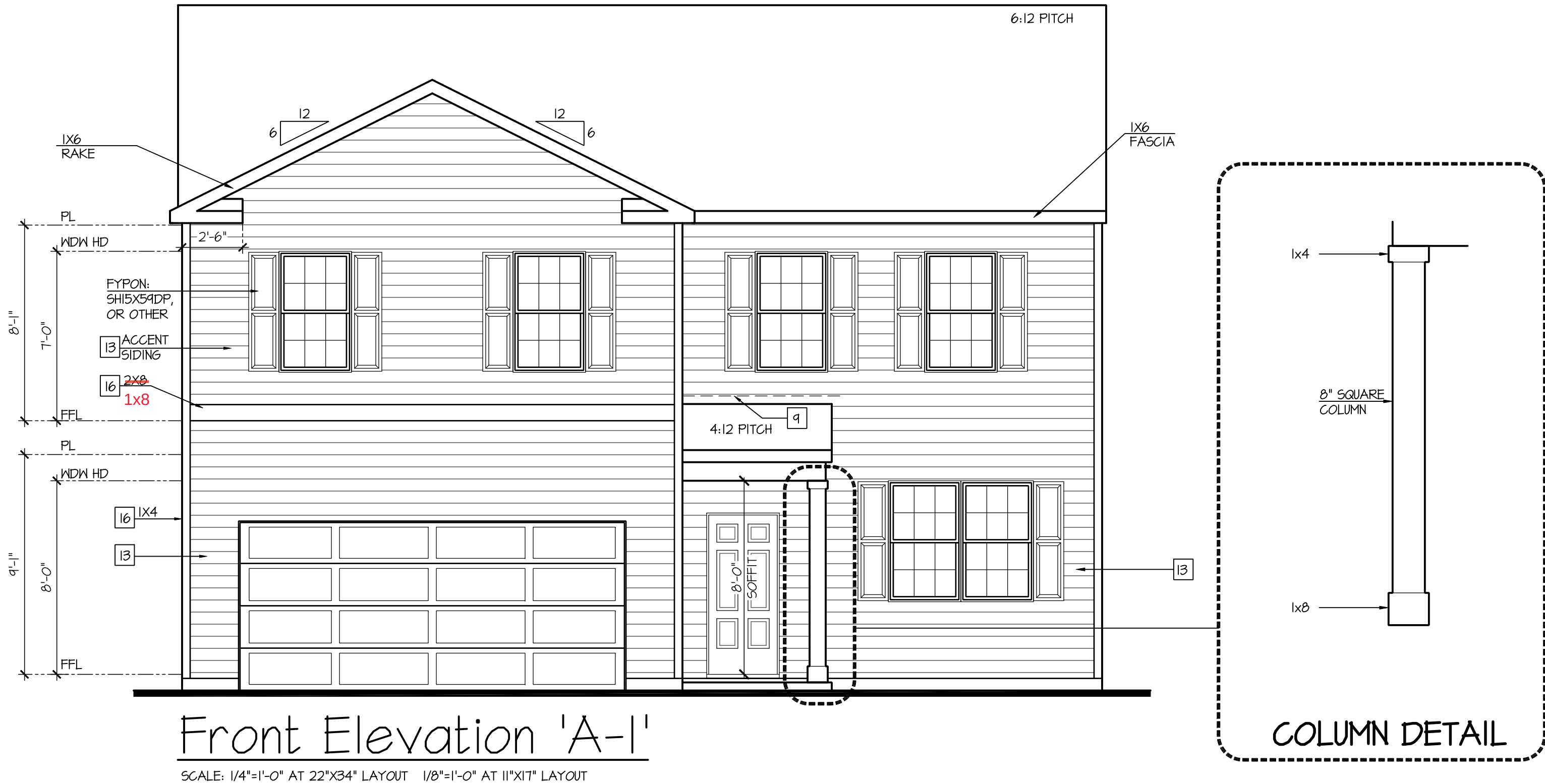
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
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14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



D·R·HORTON®
America's Builder

NO: 111218

DATE: 11/12/18

REVISION:

PROFESSIONAL SEAL:

STATE OF MARYLAND
JEROME G. DORRAN
AUG 12 2020
ARCHITECT

PROJECT TITLE:

40' Series
Galen
'X413'

PROJECT NO:

GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'A-1'

PRINT DATE:

September 26, 2017

SHEET NO:

1A-1

Page 544 of 998

NOTES:

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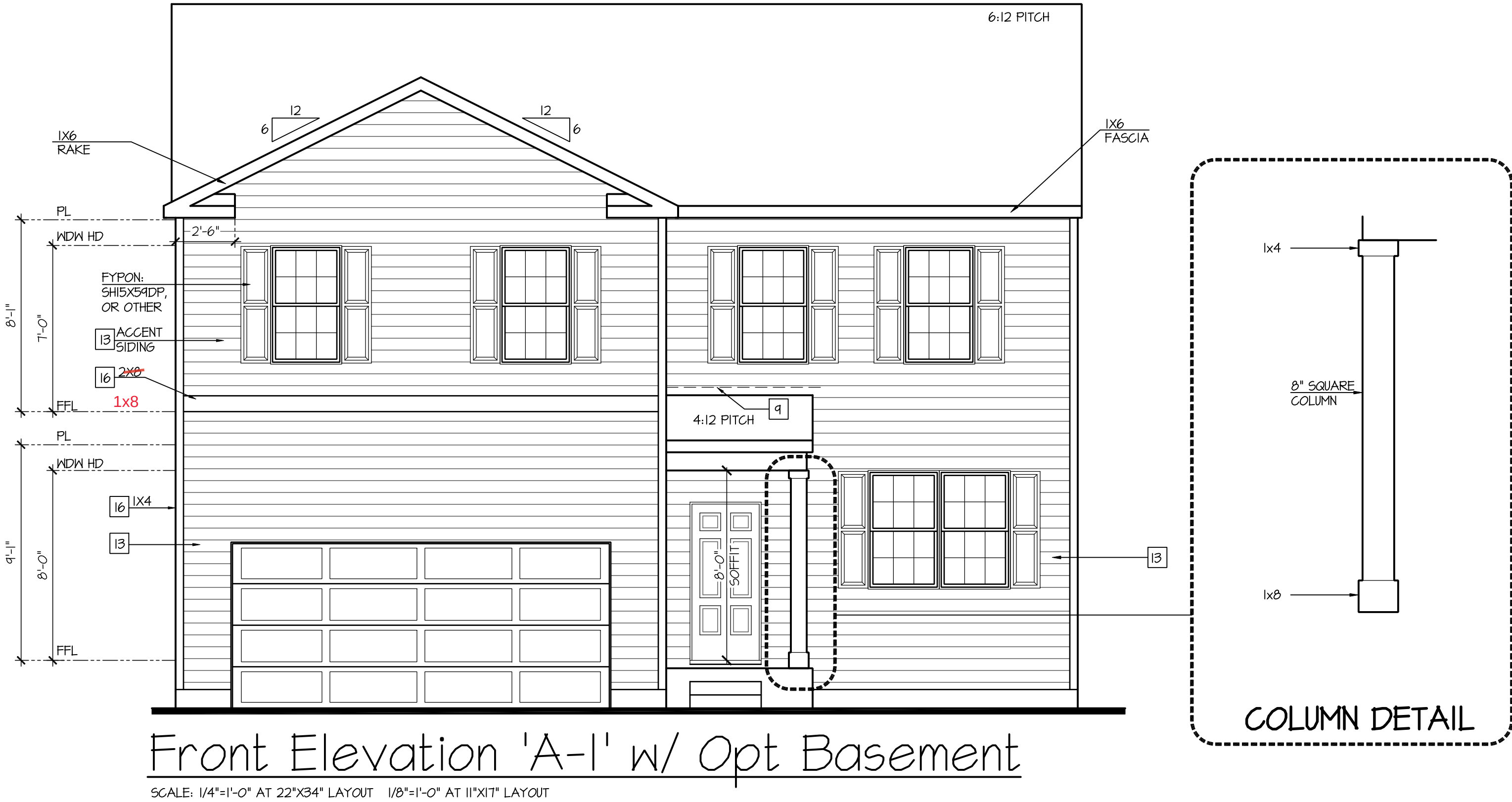
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NO.	DATE:	REVISION:
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PROFESSIONAL SEAL:

STATE OF MARYLAND
ARCHITECT
AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'A-1'
W/ OPT. BASEMENT

PRINT DATE:

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1A-1BS

Page 545 of 998

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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:

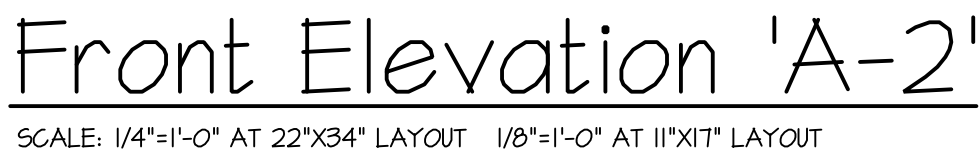
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 ROWLOCK COURSE
- 6 N/A

TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

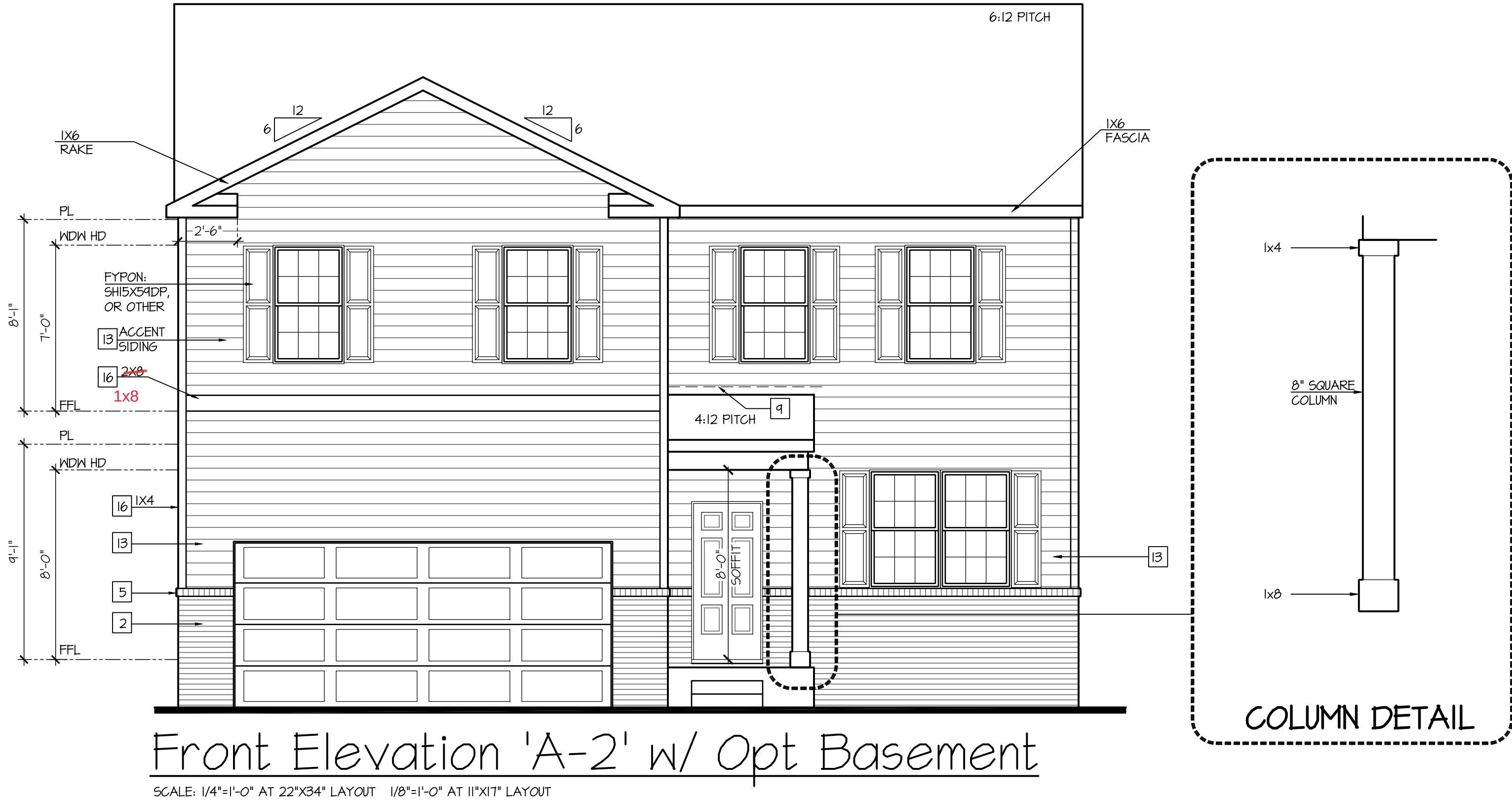
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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America's Builder

NO.	DATE:	REVISION:
△	11.12.18	

PROFESSIONAL SEAL:

STATE OF MARYLAND
ARCHITECT
AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'A-2'
W/ OPT. BASEMENT

PRINT DATE:

September 26, 2017

SHEET NO:

1A-2BS

Page 547 of 998

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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.)

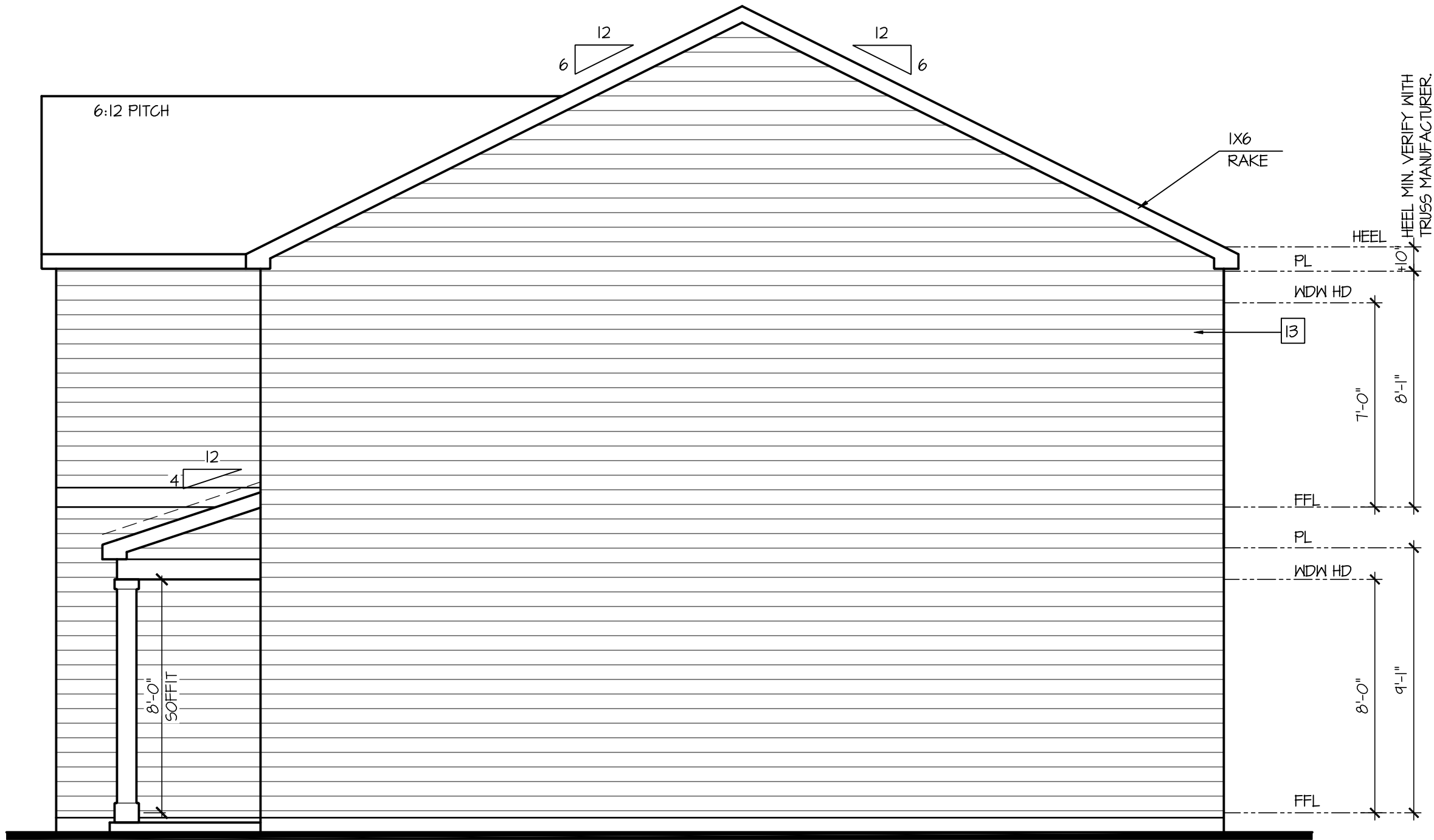
Page 548 of 998

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

Page 549 of 998

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

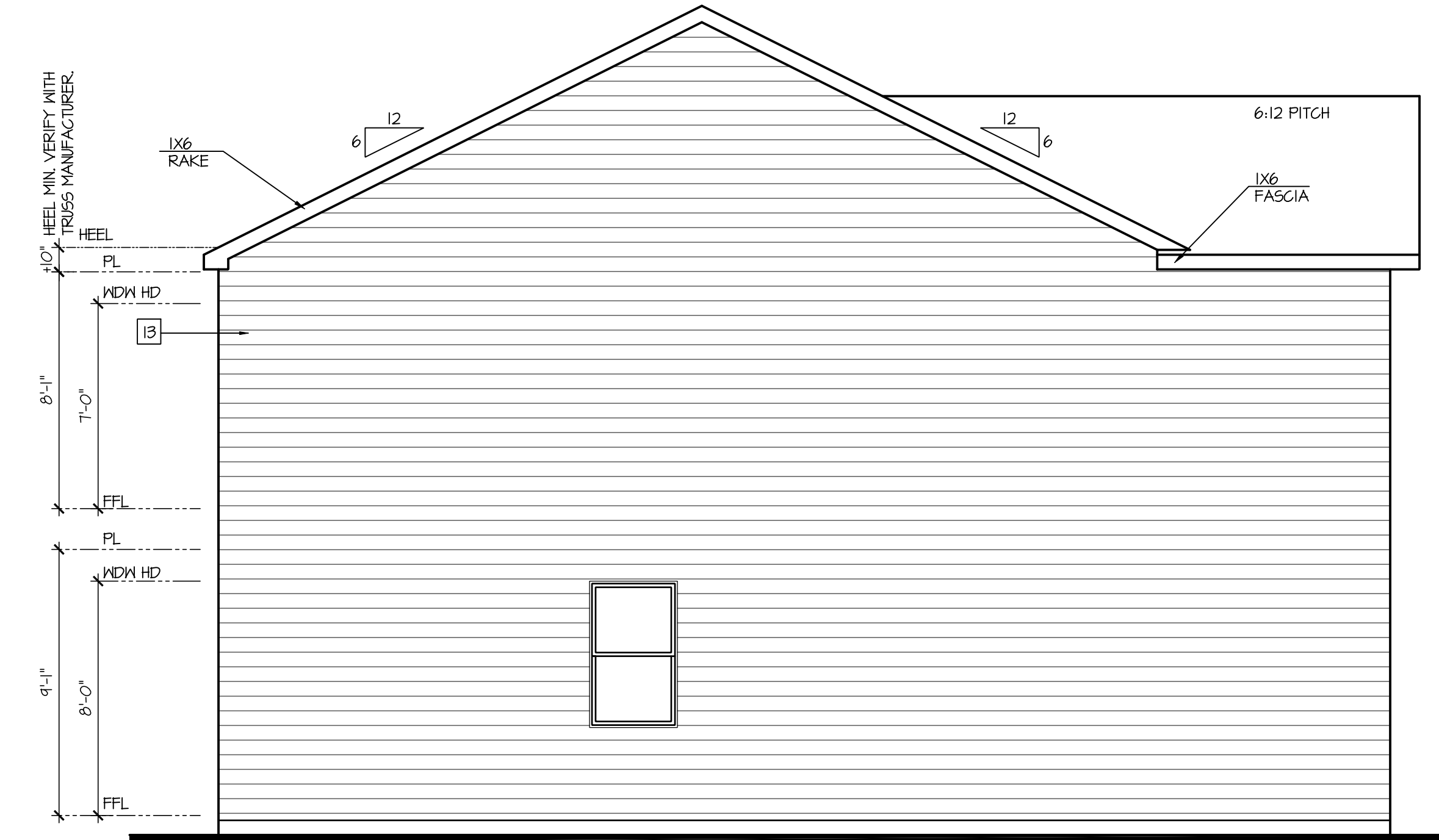
NOTES:	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-0" UNO. ON ELEVATIONS. 2ND FLOOR = 7'-0" UNO. ON ELEVATIONS. - ROOFING: PITCHED SHINGLES PER DEVELOPER. - WINDOWS: MANUFACTURER 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. - 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]	N/A
TYPICALS:	
[7]	DECORATIVE 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]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[14]	VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL OR ALUMINUM TRIM, SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
[17]	DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Right Elevation 'A'

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

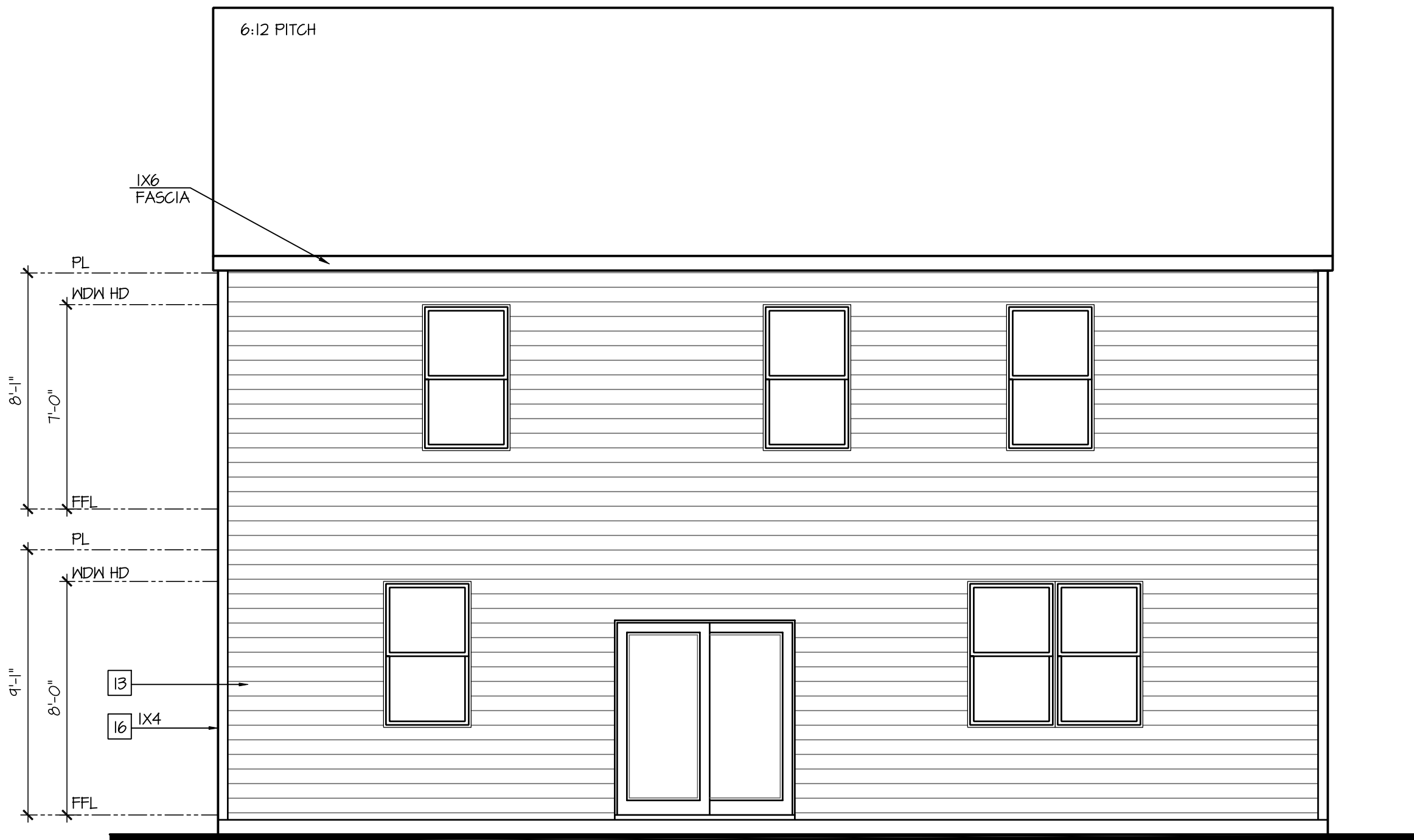
ELEVATIONS 'A-1',
'A-2' AND 'A-3' ARE
SIMILAR



Left Elevation 'A'

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

ELEVATIONS 'A-1',
'A-2' AND 'A-3' ARE
SIMILAR



Rear Elevation 'A'

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

ELEVATIONS 'A-1',
'A-2' AND 'A-3' ARE
SIMILAR

NO.	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'A'

PRINT DATE:

September 26, 2017

SHEET NO:

3 A

- NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:

1ST FLOOR = 8'-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.

- 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] N/A

TYPICALS:

[7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

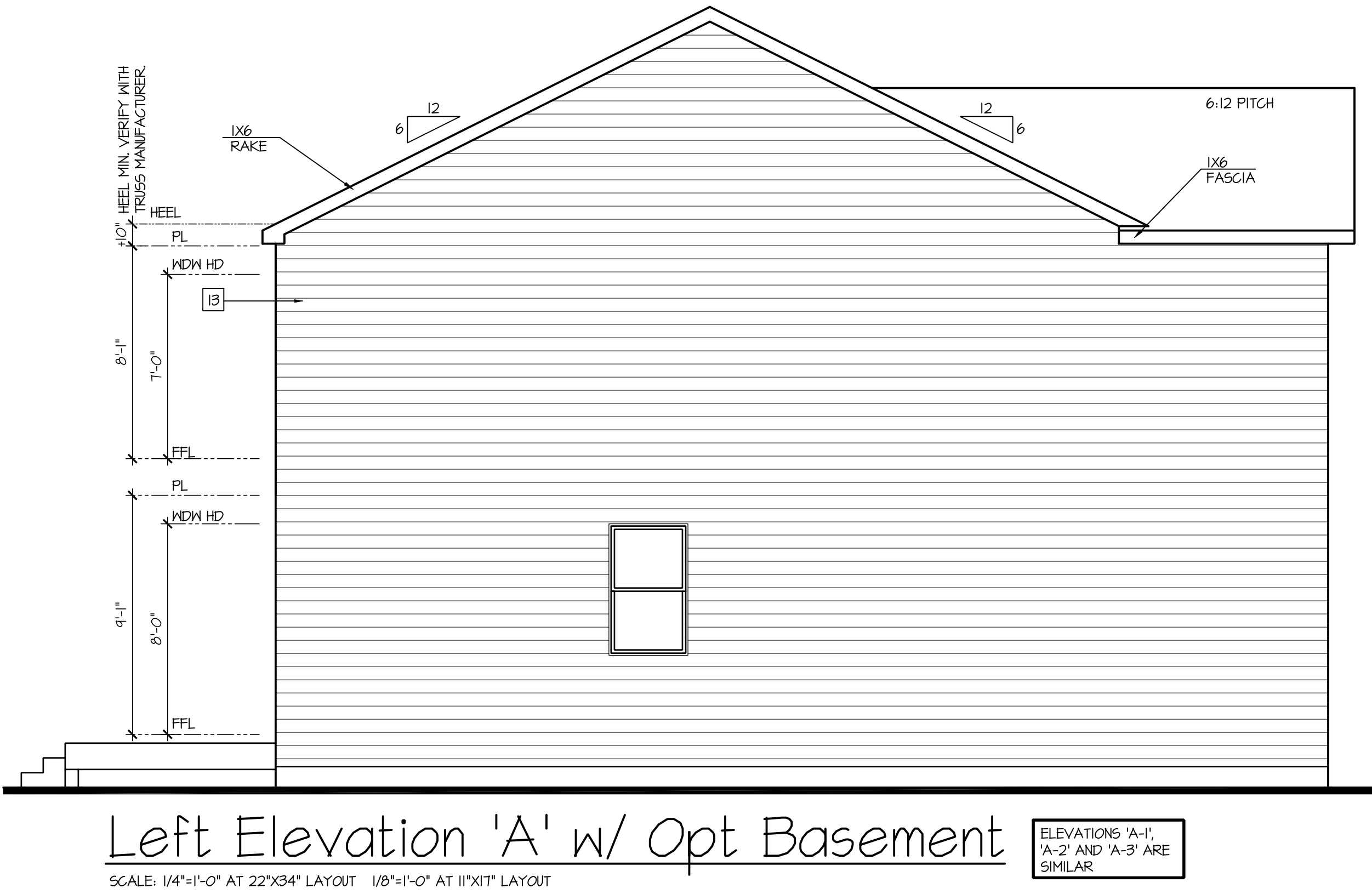
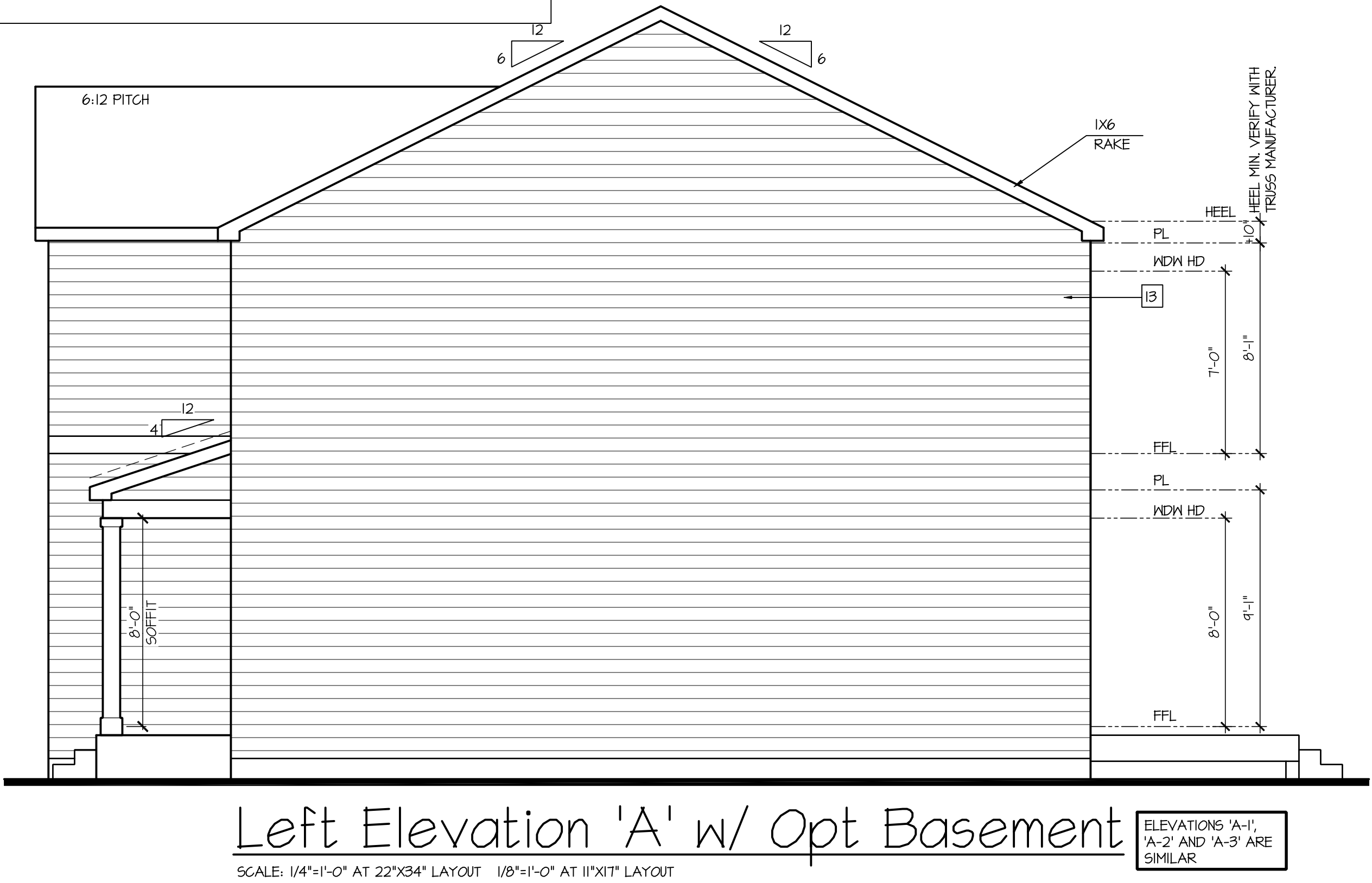
[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[14] VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[16] VINYL OR ALUMINUM TRIM, SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

[17] DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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America's Builder

NO: DATE: REVISION:

11/2/18

11/2/18

PROFESSIONAL SEAL:

STATE OF MARYLAND
JAMES G. EDWARDS
AUG 12 2020
ARCHITECT

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A17063

SHEET TITLE:

SIDE AND REAR
ELEVATIONS 'A'
W/ OPT. BASEMENT

PRINT DATE:

September 26, 2017

SHEET NO:

3 A-BS

Page 552 of 998

NO.	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:
MONOLITHIC SLAB PLAN 'A'

PRINT DATE:

September 26, 2017

SHEET NO:

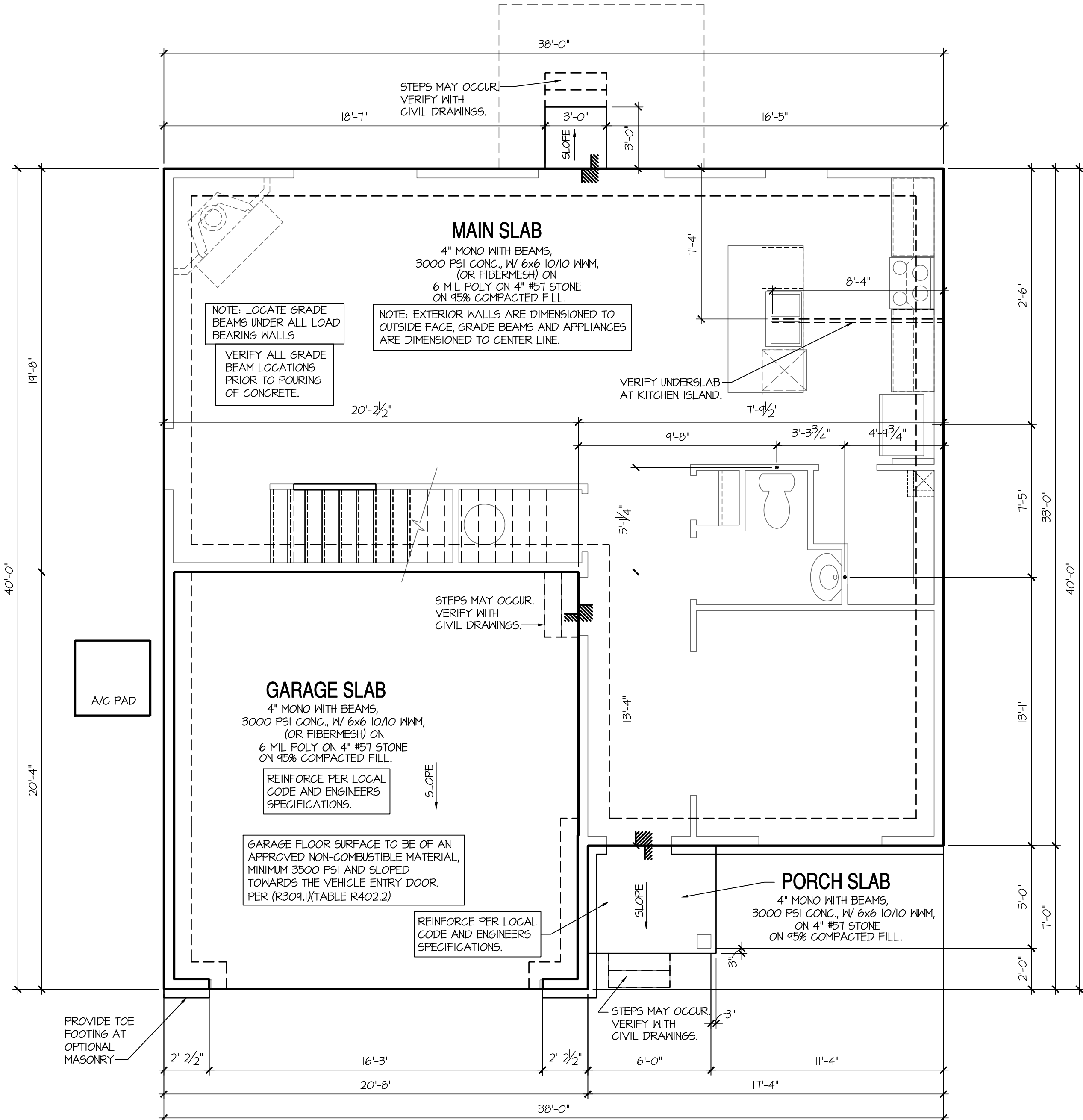
4 MS A

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- N/A

- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)

- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED
SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE
REDWOOD. SET ALL EXTERIOR WALL SILLS PER BUILDERS STANDARDS.



Monolithic Slab Plan 'A'

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

NO.	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:
STEM WALL PLAN 'A'

PRINT DATE:

September 26, 2017

SHEET NO:

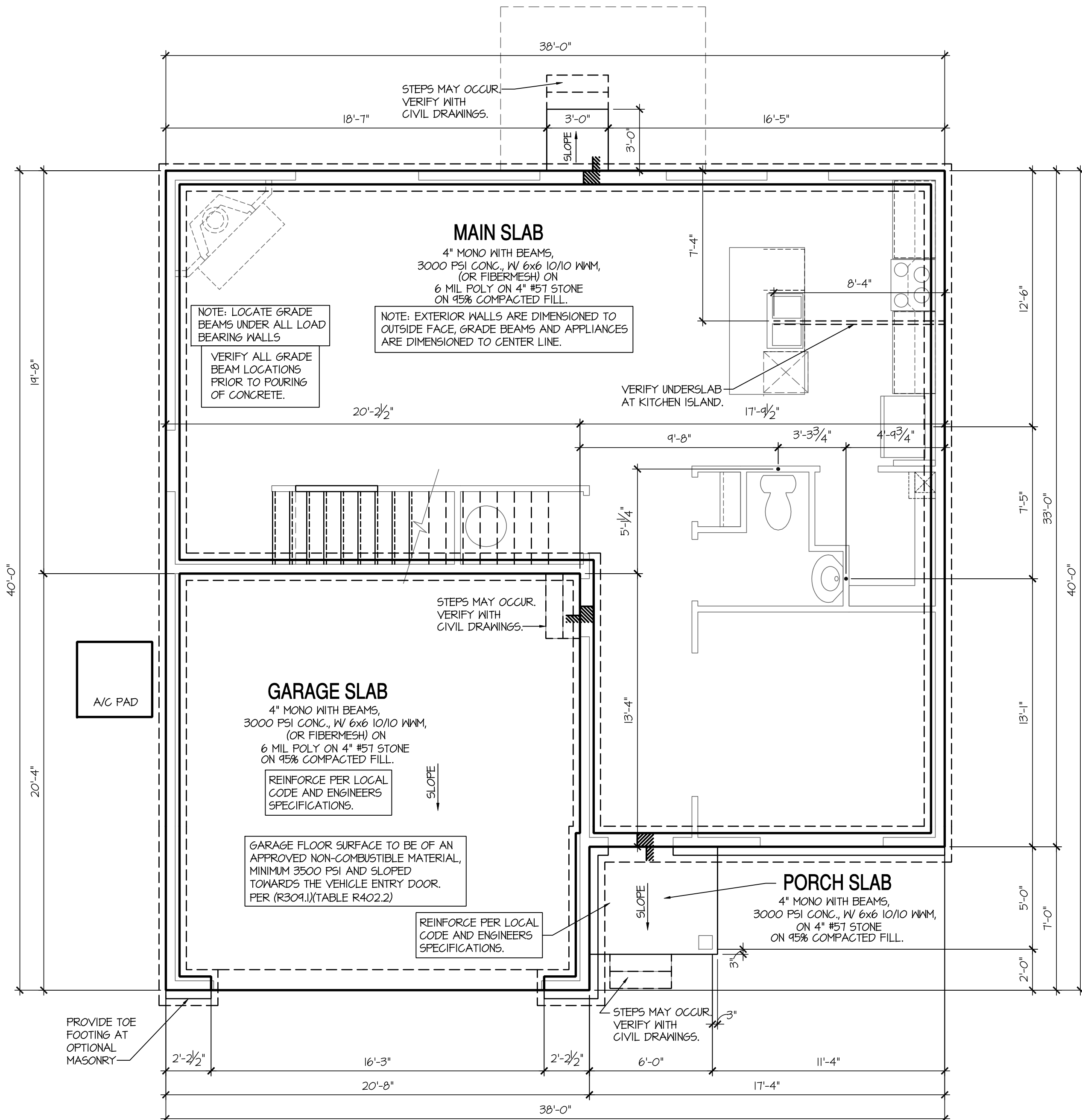
4 SW A

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
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1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
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(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION
ACCORDING TO LOCAL CODES.)

- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED
SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE
REDWOOD. SET ALL EXTERIOR WALL SILLS PER BUILDERS STANDARDS.



Stem Wall Plan 'A'

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

NO.	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:
BASEMENT PLAN 'A'

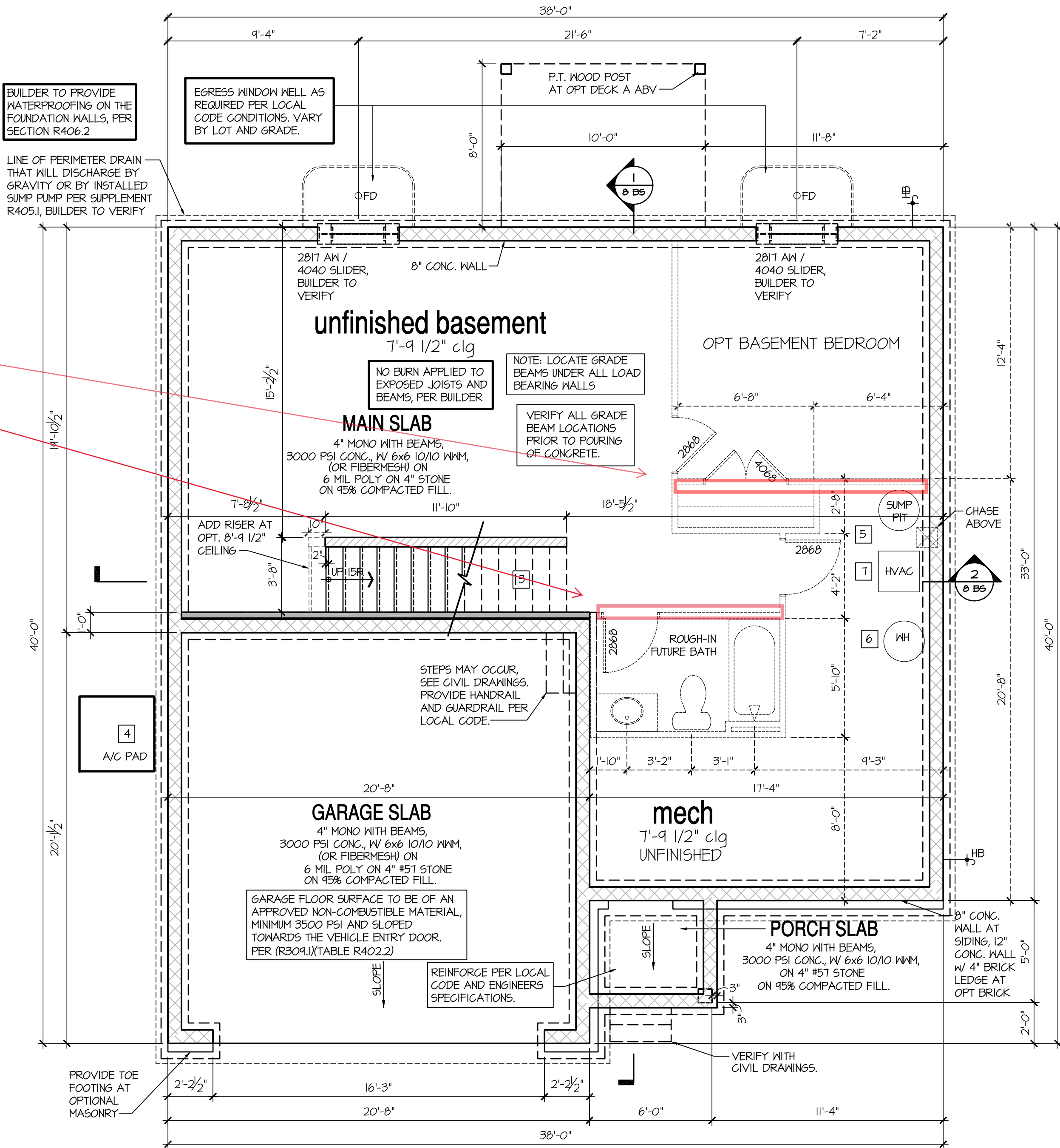
PRINT DATE:

September 26, 2017

SHEET NO:

4 BS A

BASEMENT NOTES: IRC	KEY NOTES:
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: BASEMENT = 6'-8" U.N.O. ON ELEVATIONS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.2) - 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 IRC SECTION R310.1.1) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOOFS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS PER BUILDER STANDARDS. - FOUNDATION WALLS TO INCLUDE AN EXTERIOR WATERPROOFING MEMBRANE. (R406.2) - FOUNDATION PERIMETER TO INCLUDE AN EXTERIOR FOUNDATION DRAIN THAT WILL DISCHARGE BY GRAVITY OR BY AN INSTALLED SUMP PUMP. (SUPPLEMENT R405.1)	1 LINE OF SLAB ABOVE 2 LINE OF FRAMED WALL ABOVE 3 BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1) 4 A/C CONDENSER PAD. (VERIFY) 5 SUMP PIT LOCATION WHERE REQUIRED BY SOILS ENGINEER, VERIFY 6 WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION F2801.1) 7 FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS 8 TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)



Unfinished Basement Plan 'A'

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

NO.	DATE:	REVISION:
1	11/2/18	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:
CRAWL SPACE 'A'

PRINT DATE:

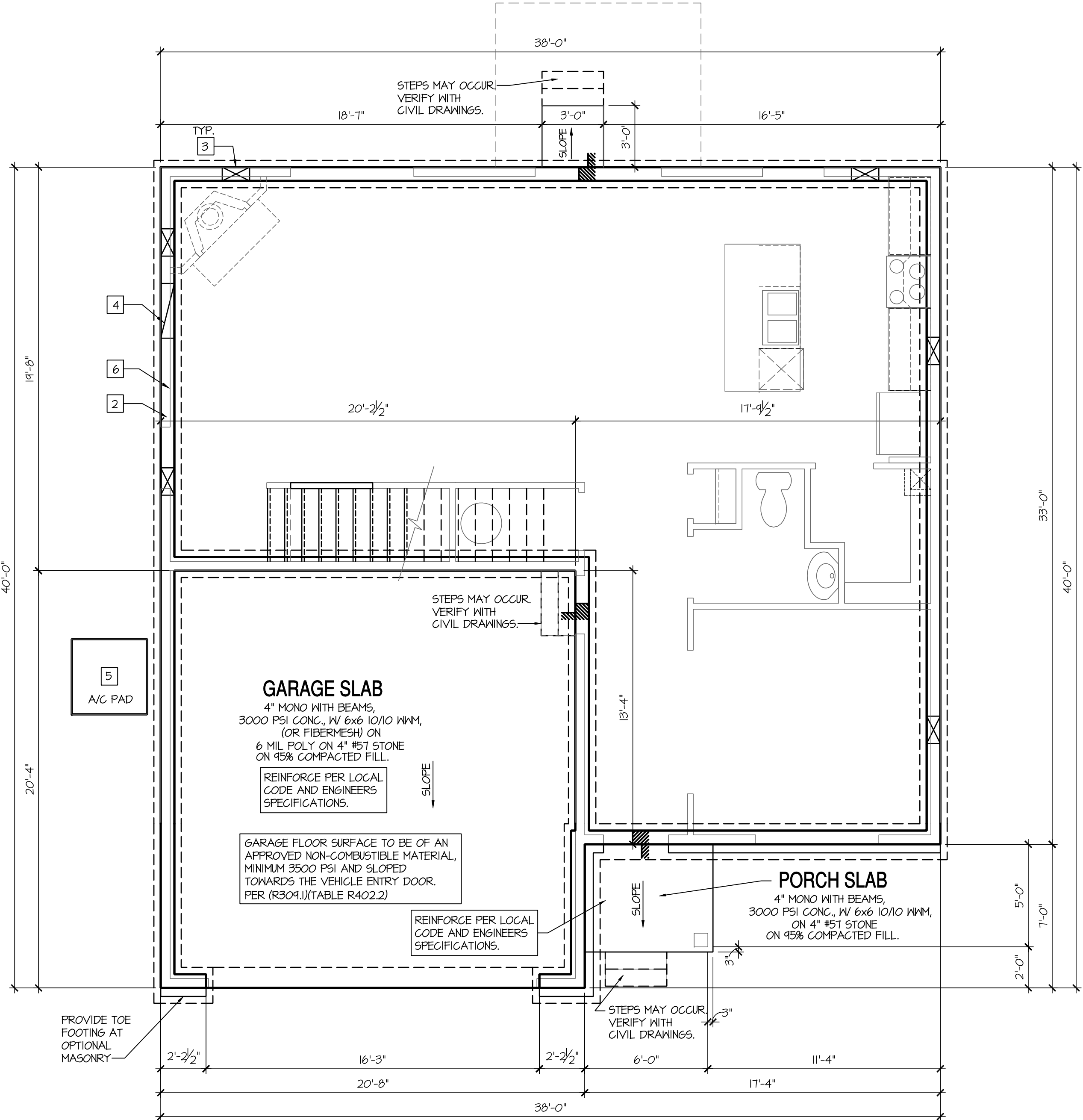
September 26, 2017

SHEET NO:

4 CS A

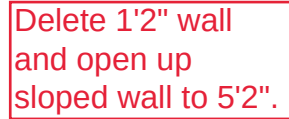
CRAWL SPACE VENTILATION:
982 SQ FT / 1500 = 0.654 SF REQUIRED
6 NO. OF VENTS PROVIDED AT .44 SQ FT EACH = 2.64 SF PROVIDED
6 VENTS PROVIDED PER CODE.

CRAWL SPACE NOTES: IRC	KEY NOTES:
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1.) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3.) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.) - PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 150 SF OF CRAWL FLOOR AREA. ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER IRC SECTION R408) THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE. - PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"X24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER IRC SECTION 408.4) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	[1] LINE OF SLAB ABOVE [2] LINE OF FRAMED WALL ABOVE [3] 16"X8" CRAWL SPACE VENT (PER IRC SECTION R408) [4] CRAWL SPACE ACCESS PANEL (PER IRC SECTION R408.4) [5] A/C CONDENSER PAD. (VERIFY) [6] TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH IRC SECTION R404, TABLE R404.1.1(i) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF R608, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.



Crawl Space Plan 'A'

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



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

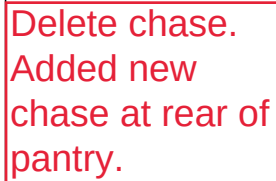
9'-1" STAIR NOTE:
 (USE 2"x10" WITH 3/4" PLYWOOD SUBFLOOR)
 15 TREADS AT 10" EACH VERIFY
 16 RISERS AT +/- 7.43" = 119" TOTAL
 RISE VERIFY

WALL LEGEND:

FULL HEIGHT 2X4 WOOD STUD PARTITION  BRICK / STONE VENEER	FULL HEIGHT 2X6 WOOD STUD PARTITION  STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
--	---

KEY NOTES: IRC

- 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 IRC SECTION R302.6)
 - GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - [2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSING DEVICE. (PER IRC SECTION R302.5.1)
 - [3] BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
 - MEP'S
 - [4] N/A
 - [5] N/A
 - [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 IRC SECTION M305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE).
TYPICALS:
 - [9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - [10] PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
 - [11] HALF WALL, HEIGHT AS NOTED.
 - [12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
BATHS:
 - [13] 36"x60" ACRYLIC SHOWER PAN W/ VIKRELL SURROUND
 - [14] 30"x60" TUB/SHOWER PAN W/ VIKRELL SURROUND
 - [15] CERAMIC TILE SHOWER AND FLOOR.
 - [16] 42"x60" ACRYLIC ALCOVE TUB
 - KITCHEN:
 - [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - [18] 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - [19] ELECTRIC OVEN WITH MICROWAVE OVEN.



Add wall to
make chase.

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

NO:	DATE:	REVISION:
	11.12.10	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series Galen 'X413'

Hunt Club South North Region

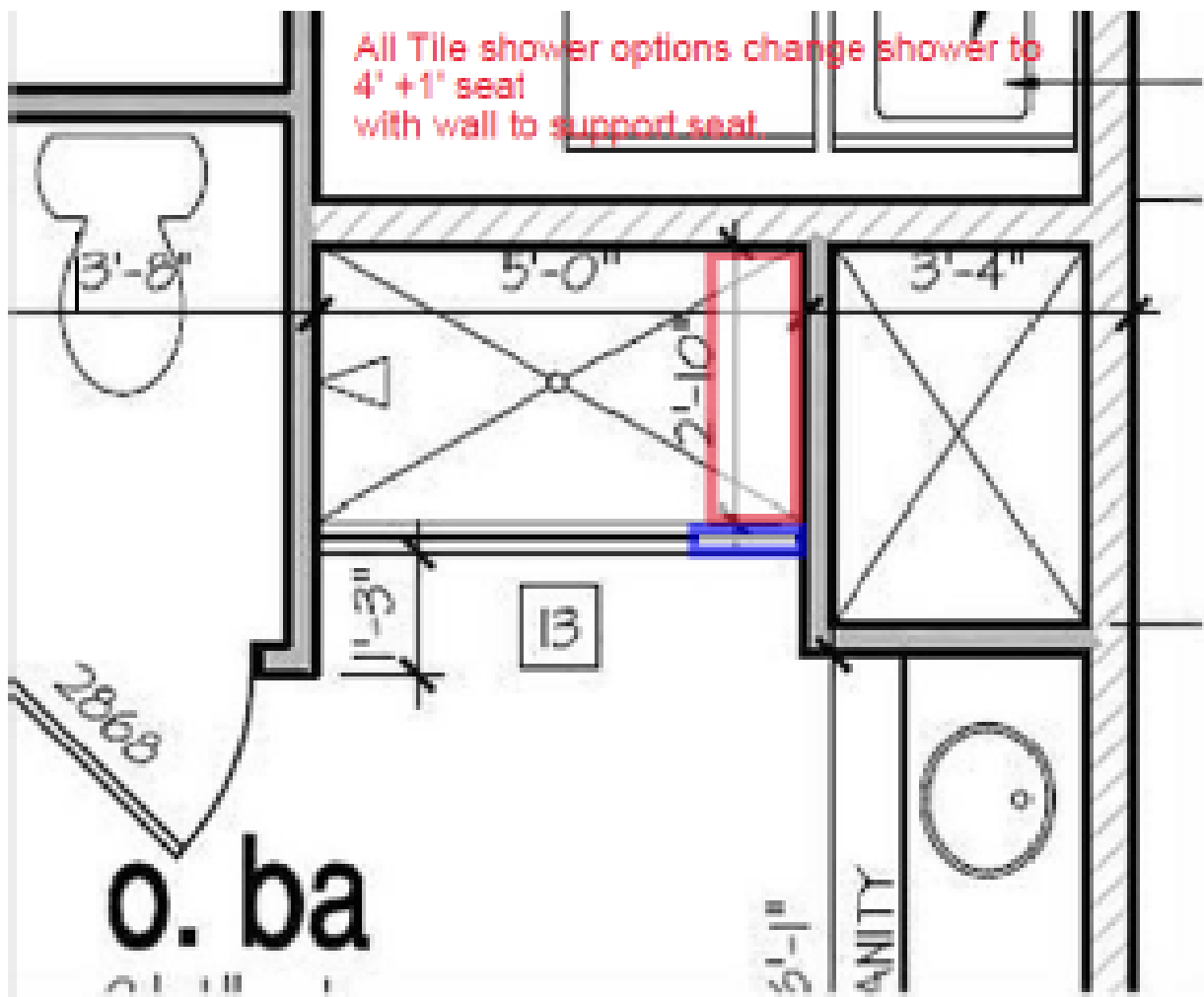
PROJECT NO: GMD-GA17063

HEET TITLE: 1ST FLOOR PLAN 'A'

PRINT DATE:
September 26, 2017

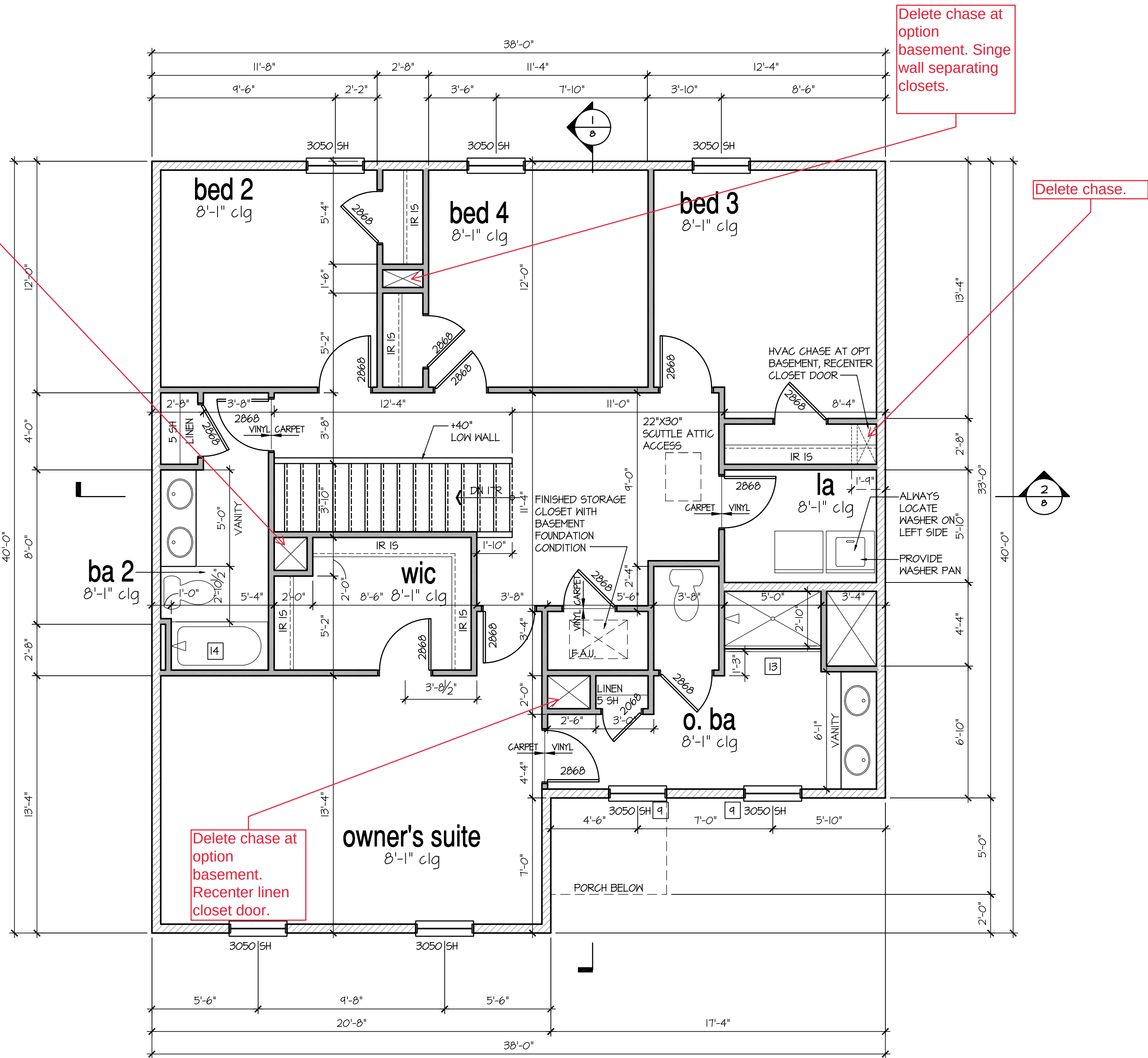
SHEET NO:

5 A



Horton Build Specs (Tile)

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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: IRC	
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 IRC SECTION R302.6)	
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)	
[2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSING DEVICE. (PER IRC SECTION R302.5.1)	
[3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)	
MEP'S	
[4] N/A	
[5] N/A	
[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 IRC SECTION M1305.1.3)	
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)	
TYPICALS:	
[9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)	
[10] PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.	
[11] HALF WALL, HEIGHT AS NOTED.	
[12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:	
[13] 36"x60" ACRYLIC SHOWER PAN W/ VIKRELL SURROUND	
[14] 30"x60" TUB/SHOWER PAN W/ VIKRELL SURROUND	
[15] CERAMIC TILE SHOWER AND FLOOR.	
[16] 42"x60" ACRYLIC ALCOVE TUB	
KITCHEN:	
[17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[19] 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

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America's Builder

NO: 111210

DATE: 11/12/10

REVISION:

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

AUG 12 2012

PROJECT TITLE:

40' Series
Galen
'X413'

PROJECT NO:

GMD-6A1T063

SHEET TITLE:

2ND FLOOR PLAN 'A'

PRINT DATE:

September 26, 2017

SHEET NO:

6 A

Page 558 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

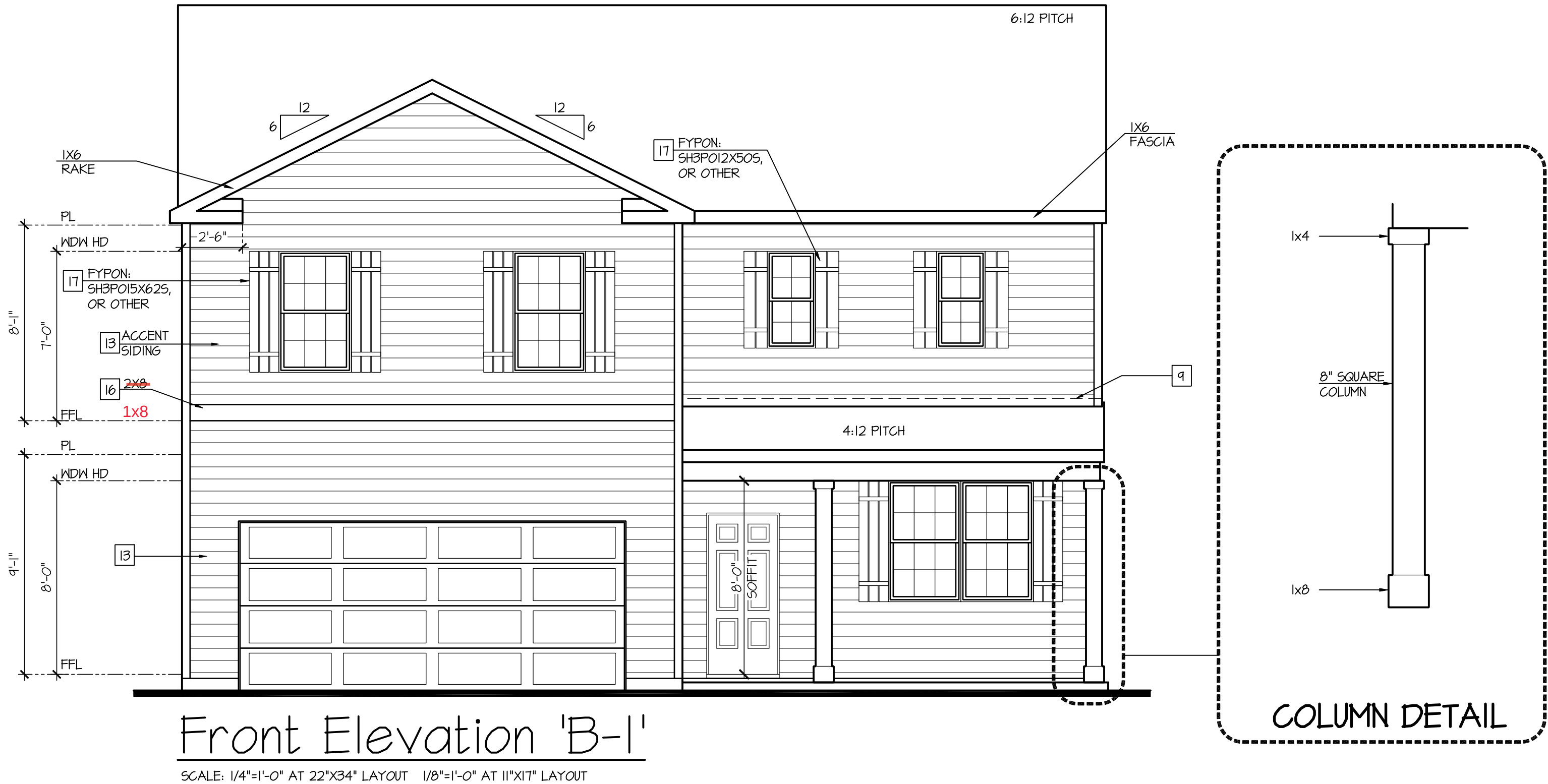
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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NO.	DATE:	REVISION:
△	11.12.18	

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

1868

AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'B-1'

PRINT DATE:

September 26, 2017

SHEET NO:

1B-1

Page 559 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

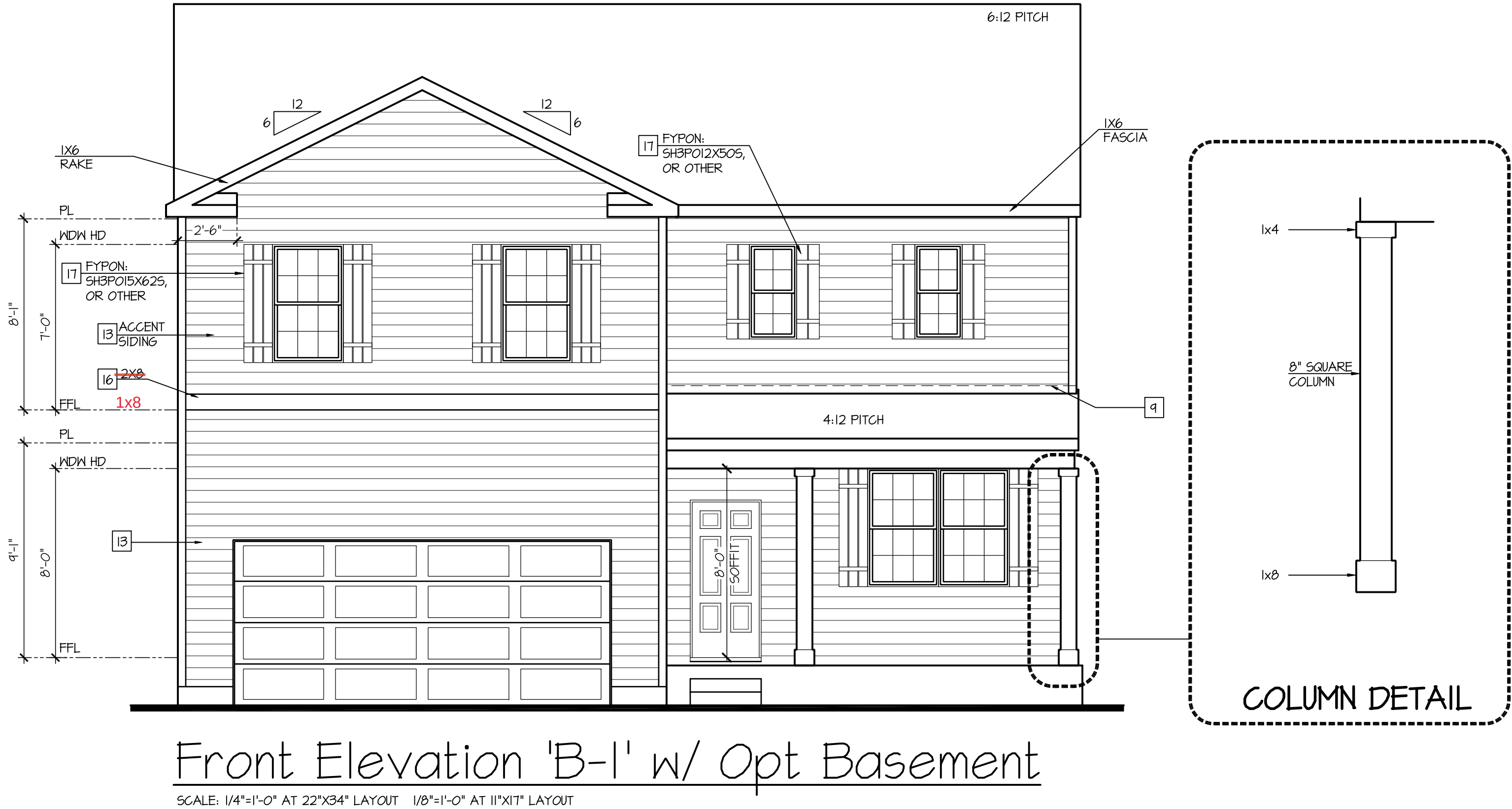
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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NO. DATE: REVISION:

111218

111218

PROFESSIONAL SEAL:

STATE OF MARYLAND
ARCHITECT
AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'B-1'
W/ OPT. BASEMENT

PRINT DATE:

September 26, 2017

SHEET NO:

1B-1BS

Page 560 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

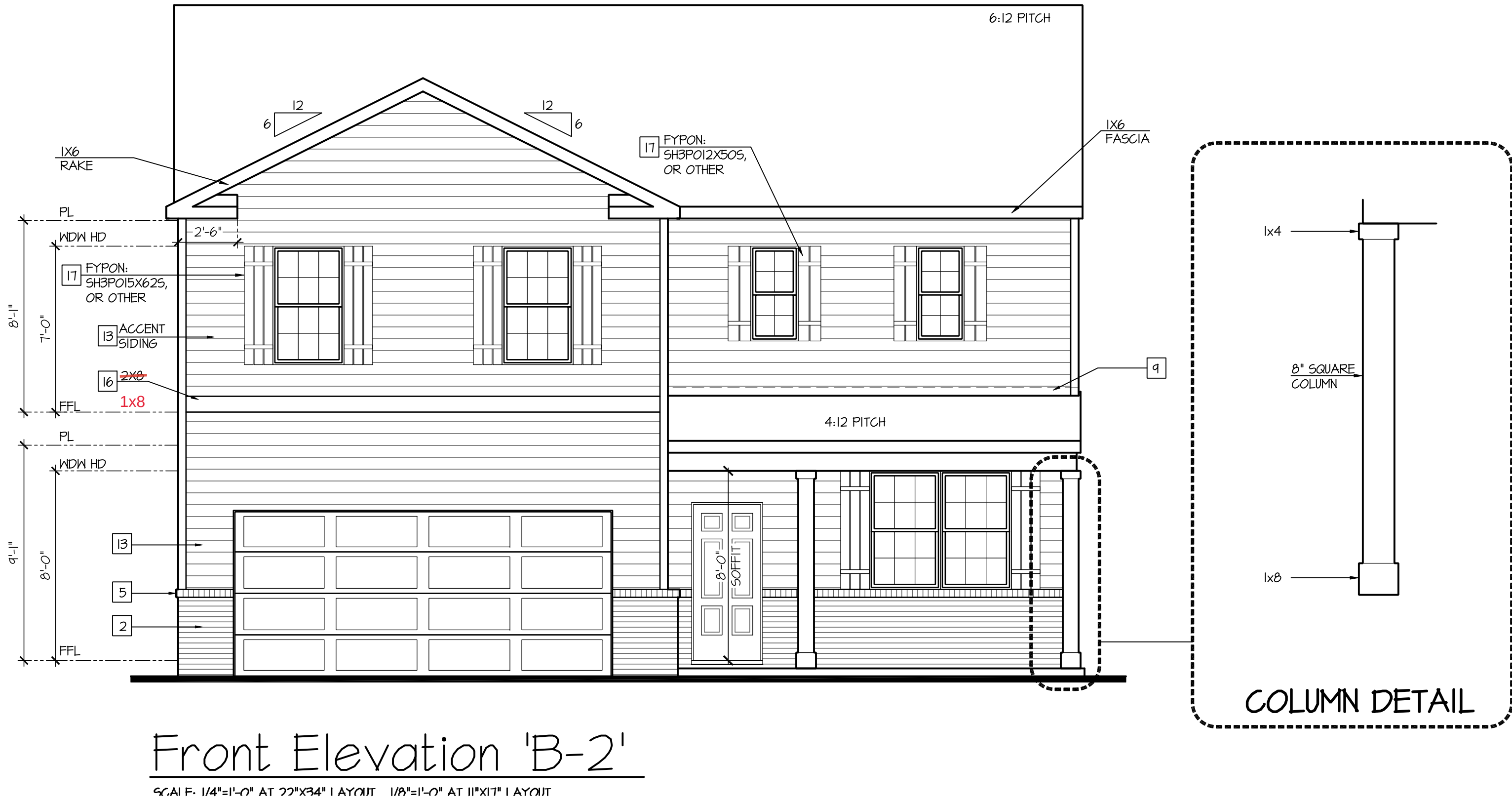
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15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



D·R·HORTON®
America's Builder

NO: 111218

DATE: 11/12/18

REVISION:

PROFESSIONAL SEAL:

STATE OF MARYLAND
ARCHITECT
AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'B-2'

PRINT DATE:

September 26, 2017

SHEET NO:

1B-2

Page 561 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.

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- 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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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.

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12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

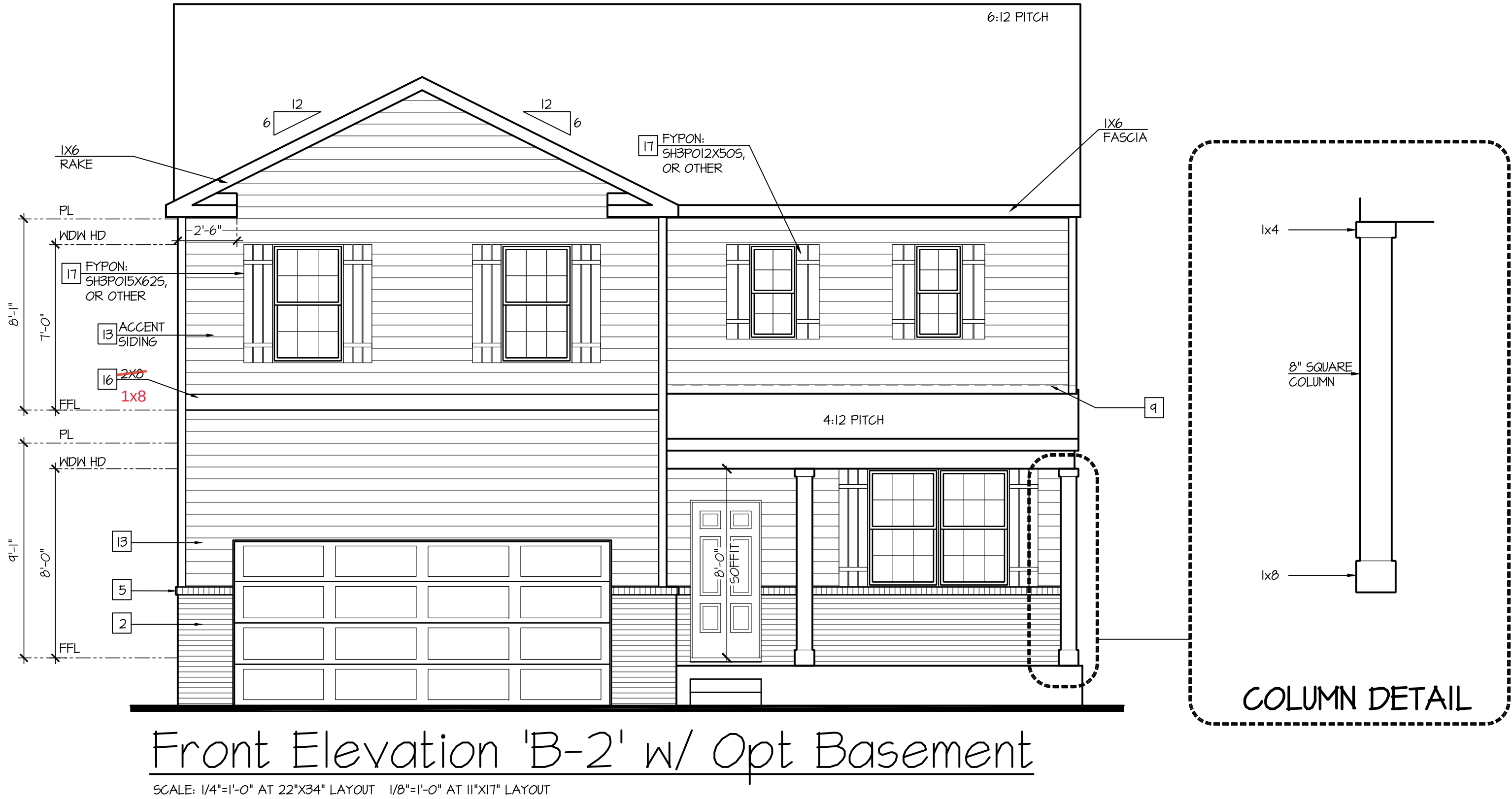
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ARCHITECT
AUG 12 2020

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40' Series
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'X413'

Hunt
Club South
North Region

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SHEET TITLE:

FRONT ELEVATION 'B-2'
W/ OPT. BASEMENT

PRINT DATE:

September 26, 2017

SHEET NO:

1B-2BS

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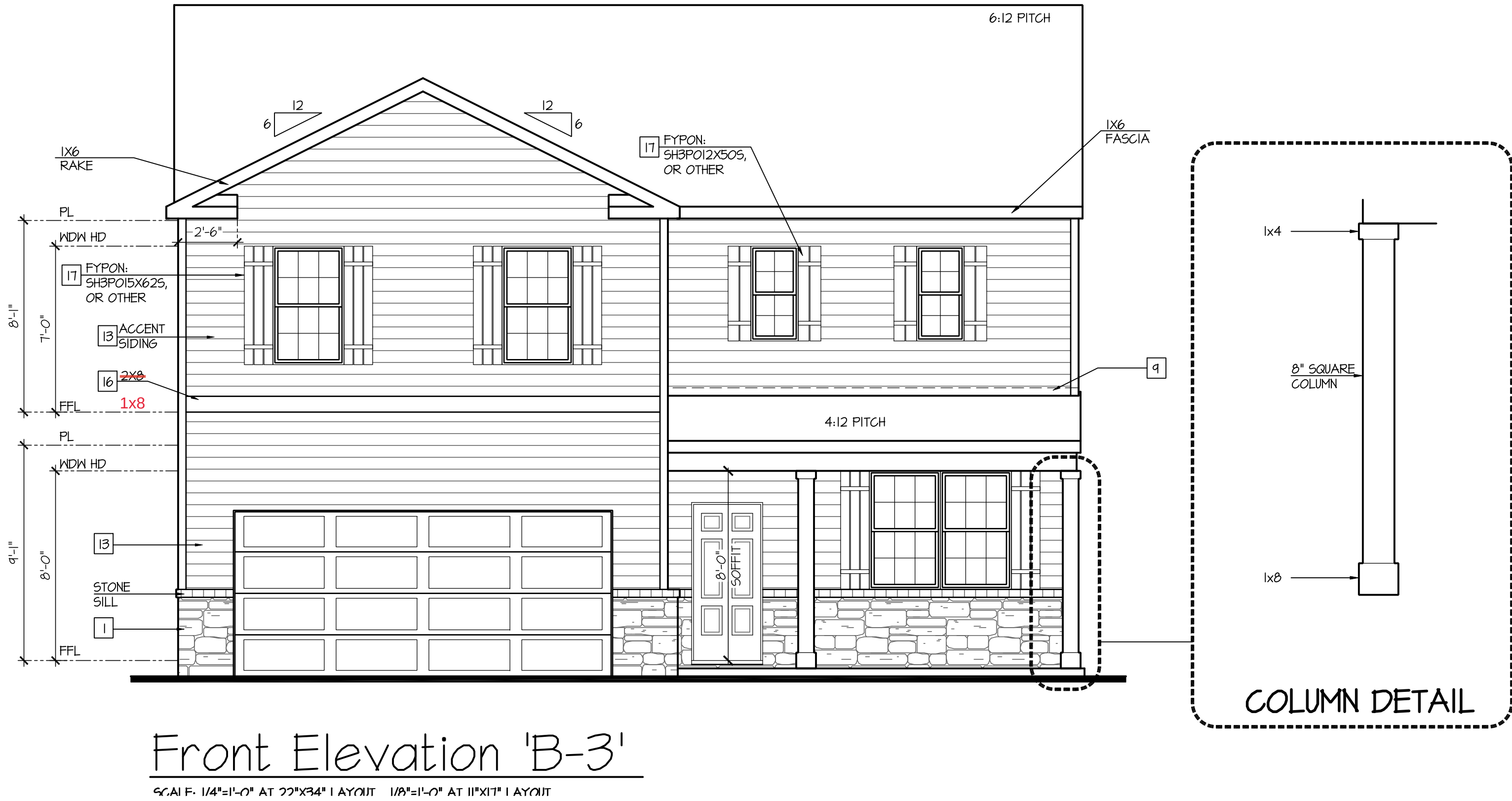
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ARCHITECT
AUG 12 2020

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40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:
FRONT ELEVATION 'B-3'

PRINT DATE:
September 26, 2017

SHEET NO:
1B-3

Page 563 of 998

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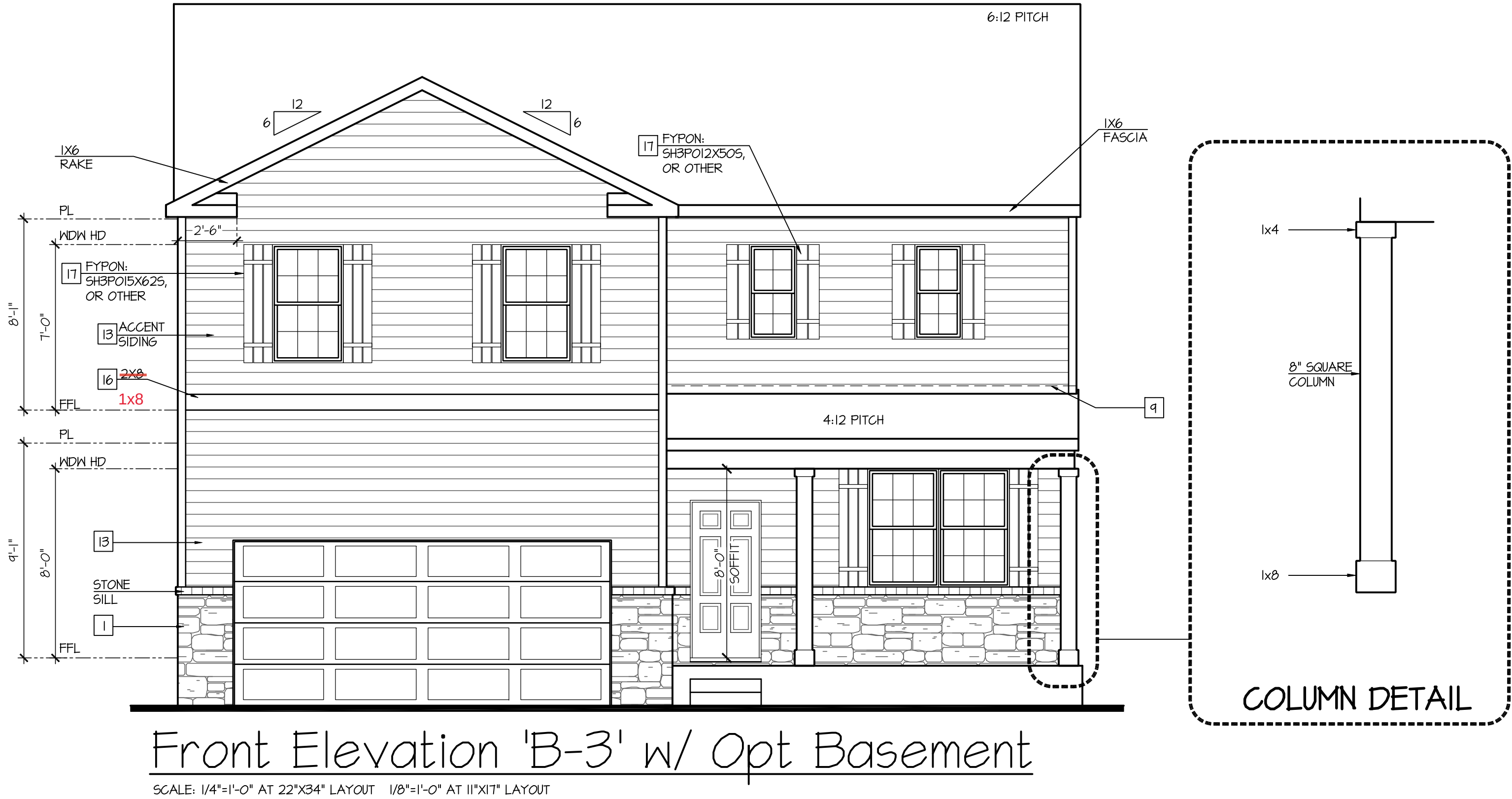
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PROFESSIONAL SEAL:

STATE OF MARYLAND
ARCHITECT
AUG 12 2020

PROJECT TITLE:

40' Series
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'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A17063

SHEET TITLE:

FRONT ELEVATION 'B-3'
W/ OPT. BASEMENT

PRINT DATE:

September 26, 2017

SHEET NO:

1B-3BS

Page 564 of 998

ATTIC VENT CALCULATION FOR MODEL 'GALEN': 1:150 RATIO.

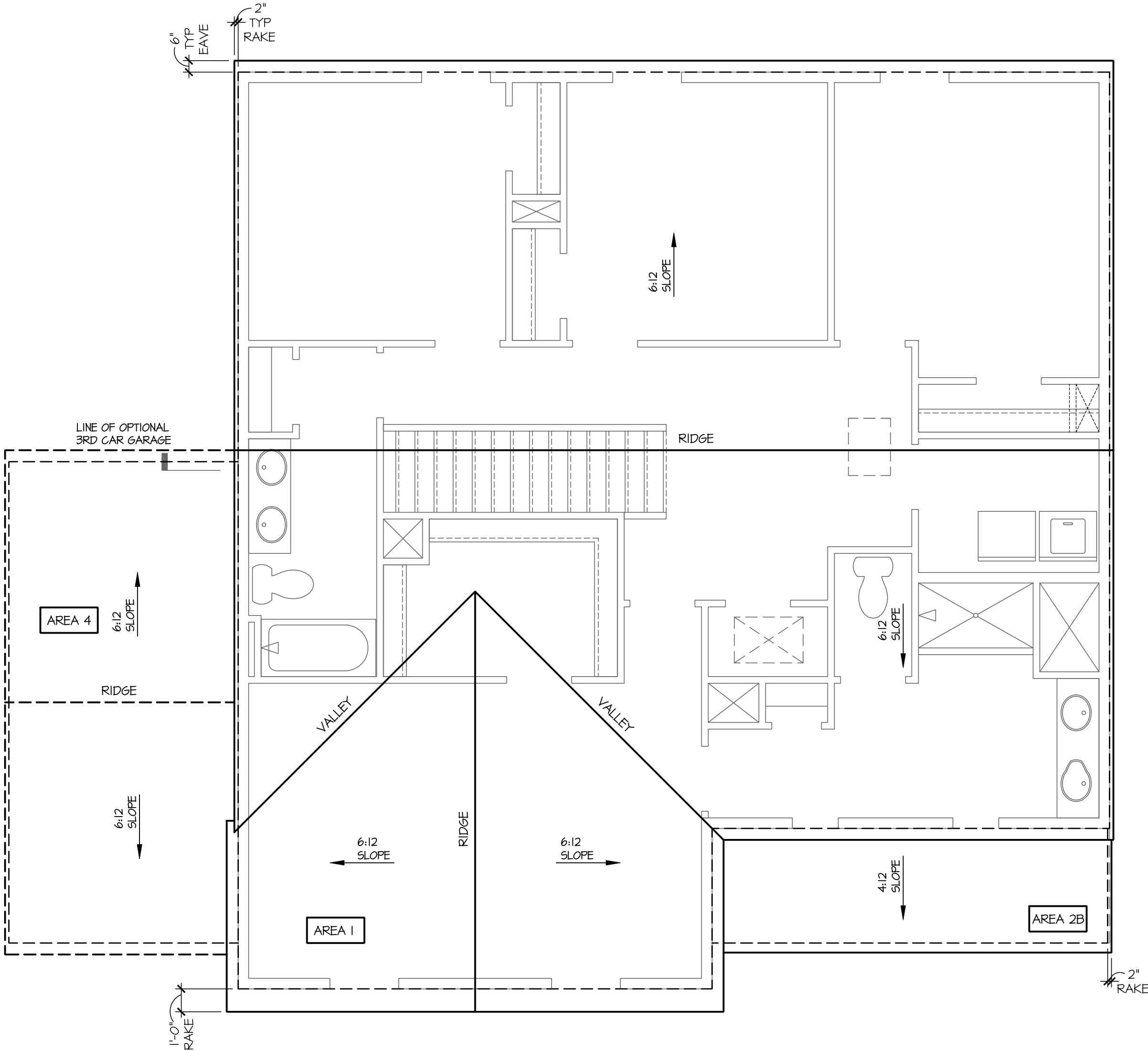
THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.	(PER IRC SECTION R906.2) 1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING *144 SQ. IN. = 1 SQ. FT. BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.) BLDG. (SQ. IN.) / 150 = SQ. IN. OF VENT REQUIRED ROOF AREA 1: = 1391 SF 1391 SQ. FT. X 144 = 20456 SQ. IN. 20456 SQ. IN. / 150 = 1343.04 SQ. IN. OF VENT REQ'D ROOF AREA 2A: = 30 SF 30 SQ. FT. X 144 = 4320 SQ. IN. 4320 SQ. IN. / 150 = 28.80 SQ. IN. OF VENT REQ'D ROOF AREA 2B: = 86 SF 80 SQ. FT. X 144 = 12384 SQ. IN. 12384 SQ. IN. / 150 = 82.56 SQ. IN. OF VENT REQ'D ROOF AREA 3: = 80 SF 80 SQ. FT. X 144 = 11520 SQ. IN. 11520 SQ. IN. / 150 = 76.8 SQ. IN. OF VENT REQ'D ROOF AREA 4: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 150 = 201.6 SQ. IN. OF VENT REQ'D
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.	

NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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 MODEL 'GALEN': 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 R906.2	(PER IRC SECTION R906.2) 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: = 1391 SF 1391 SQ. FT. X 144 = 20456 SQ. IN. 20456 SQ. IN. / 300 = 67.85 SQ. IN. OF VENT REQ'D 67.85 SQ. IN. / 2 = 33.93 SQ. IN. 33.93 SQ. IN. OF VENT AT HIGH & 33.93 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2A: = 30 SF 30 SQ. FT. X 144 = 4320 SQ. IN. 4320 SQ. IN. / 300 = 14.40 SQ. IN. OF VENT REQ'D 14.40 SQ. IN. / 2 = 7.20 SQ. IN. 7.20 SQ. IN. OF VENT AT HIGH & 7.20 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2B: = 86 SF 80 SQ. FT. X 144 = 12384 SQ. IN. 12384 SQ. IN. / 300 = 41.28 SQ. IN. OF VENT REQ'D 41.28 SQ. IN. / 2 = 20.64 SQ. IN. 20.64 SQ. IN. OF VENT AT HIGH & 20.64 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 3: = 80 SF 80 SQ. FT. X 144 = 11520 SQ. IN. 11520 SQ. IN. / 300 = 38.4 SQ. IN. OF VENT REQ'D 38.4 SQ. IN. / 2 = 19.2 SQ. IN. 19.2 SQ. IN. OF VENT AT HIGH & 19.2 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 4: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 300 = 100.8 SQ. IN. OF VENT REQ'D 100.8 SQ. IN. / 2 = 50.4 SQ. IN. 50.4 SQ. IN. OF VENT AT HIGH & 50.4 SQ. IN. OF VENT AT LOW REQUIRED.
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BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT (TAR PAPER) AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12, PER SECTION R905.7



Roof Plan 'B'

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

NO.	DATE:	REVISION:
△	11.12.18	



PROJECT TITLE:
**40' Series
Galen
'X413'**

**Hunt
Club South
North Region**

PROJECT NO: GMD-6A17063

SHEET TITLE:
ROOF PLAN 'B'

PRINT DATE:
September 26, 2017

SHEET NO:
2 B

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N/A

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VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
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15

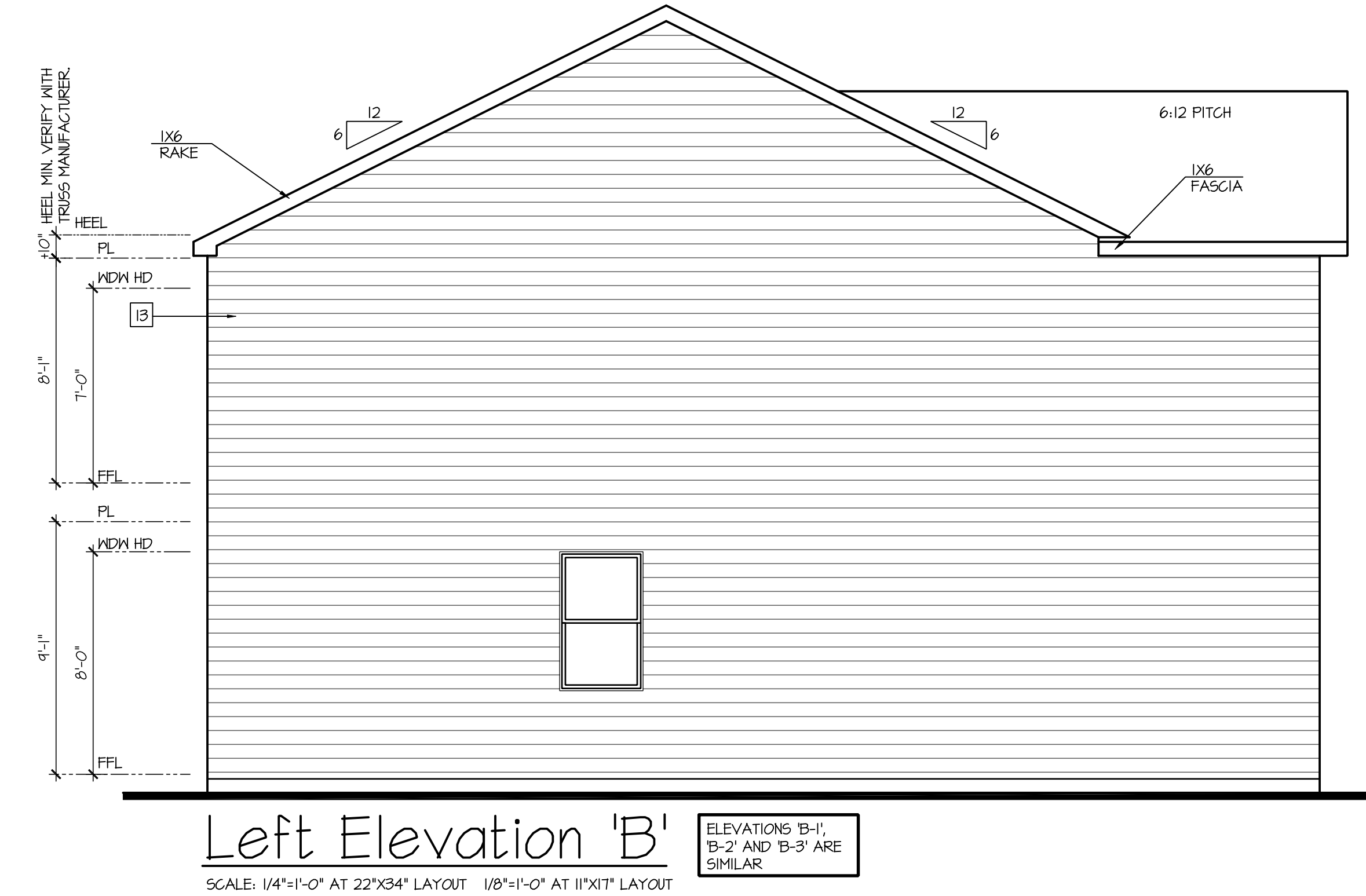
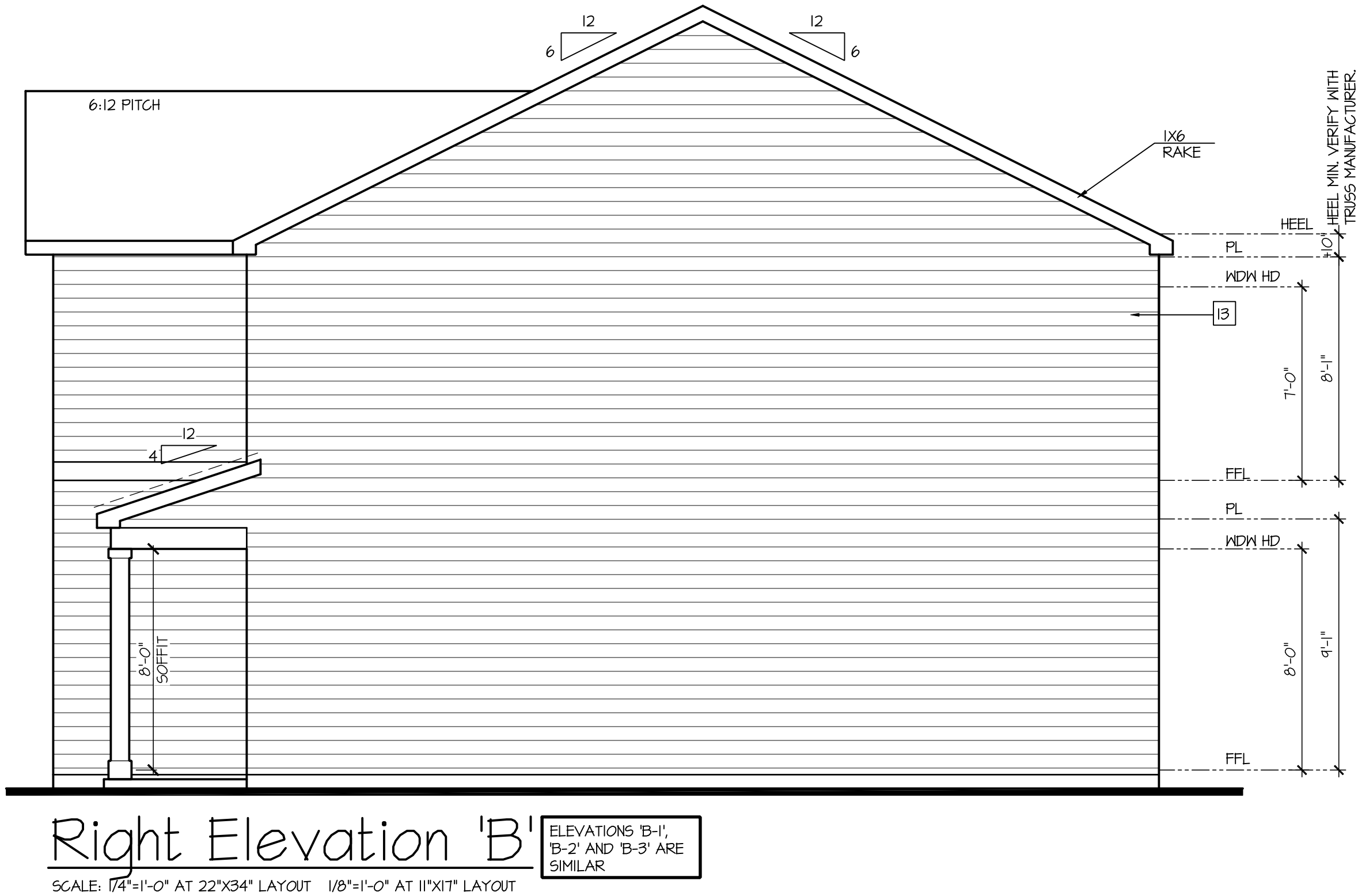
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STATE OF MARYLAND
JULIAN G. EDITOR
AUG 14 2020
ARCHITECT

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40' Series
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'X413'

Hunt
Club South
North Region

PROJECT NO: 6MD-GA17063

SHEET TITLE:

SIDE AND REAR
ELEVATIONS 'B'

PRINT DATE:

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3 B

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 - 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
 - 17 DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Left Elevation 'B' w/ Opt Basement

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

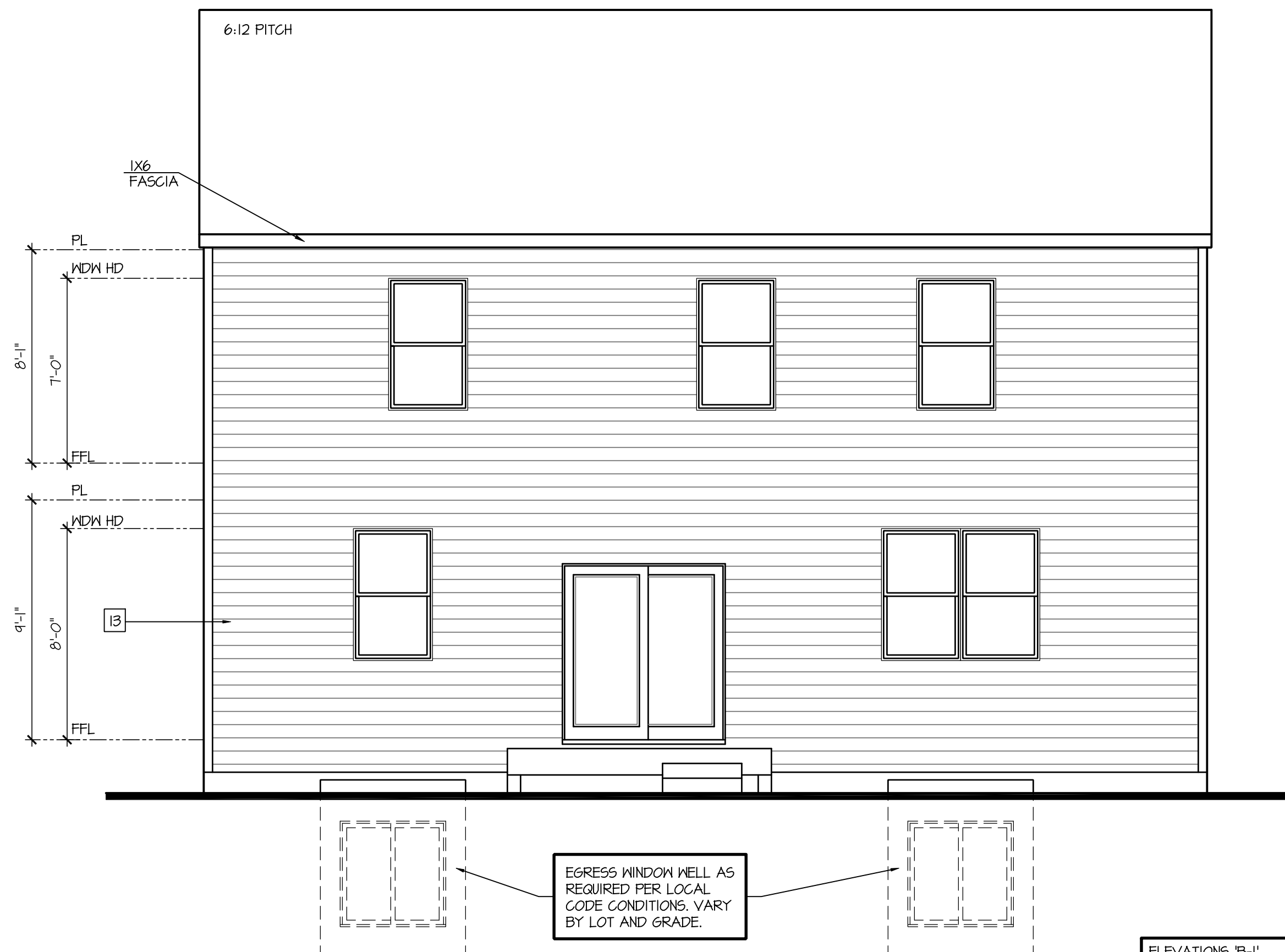
ELEVATIONS 'B-1', 'B-2' AND 'B-3' ARE SIMILAR



Left Elevation 'B' w/ Opt Basement

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

ELEVATIONS 'B-1', 'B-2' AND 'B-3' ARE SIMILAR



Rear Elevation 'B' w/ Opt Basement

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

ELEVATIONS 'B-1', 'B-2' AND 'B-3' ARE SIMILAR

NO.	DATE:	REVISION:
1	11/12/18	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A17063

SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'B'
W/ OPT. BASEMENT

PRINT DATE:

September 26, 2017

SHEET NO:

3 B-BS

NO.	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:
MONOLITHIC SLAB PLAN 'B'

PRINT DATE:

September 26, 2017

SHEET NO:

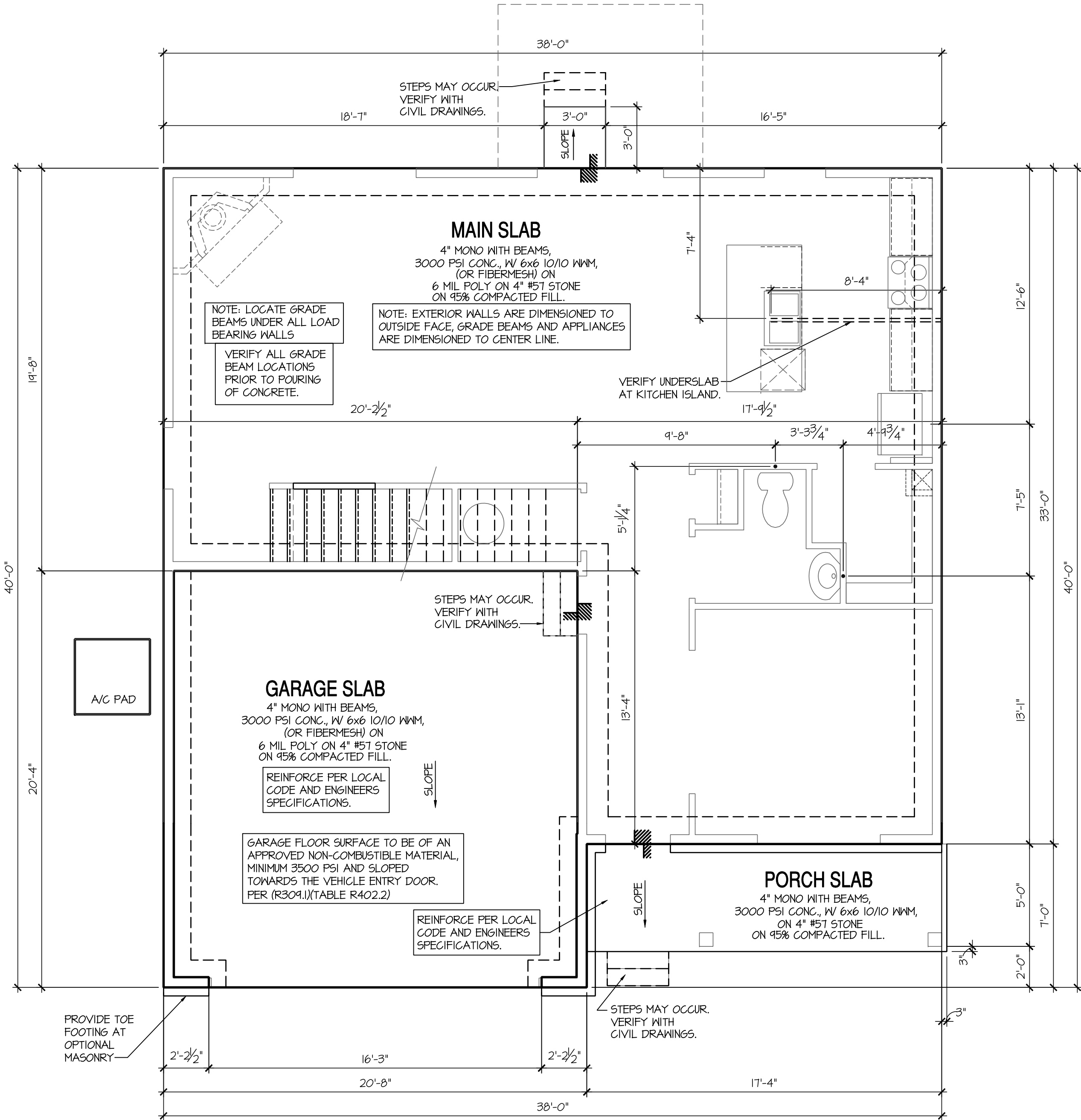
4 MS B

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- N/A

- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)

- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED
SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE
REDWOOD. SET ALL EXTERIOR WALL SILLS PER BUILDERS STANDARDS.



Monolithic Slab Plan 'B'

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

NO.	DATE:	REVISION:
11.12.18		

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:
STEM WALL PLAN 'B'

PRINT DATE:

September 26, 2017

SHEET NO:

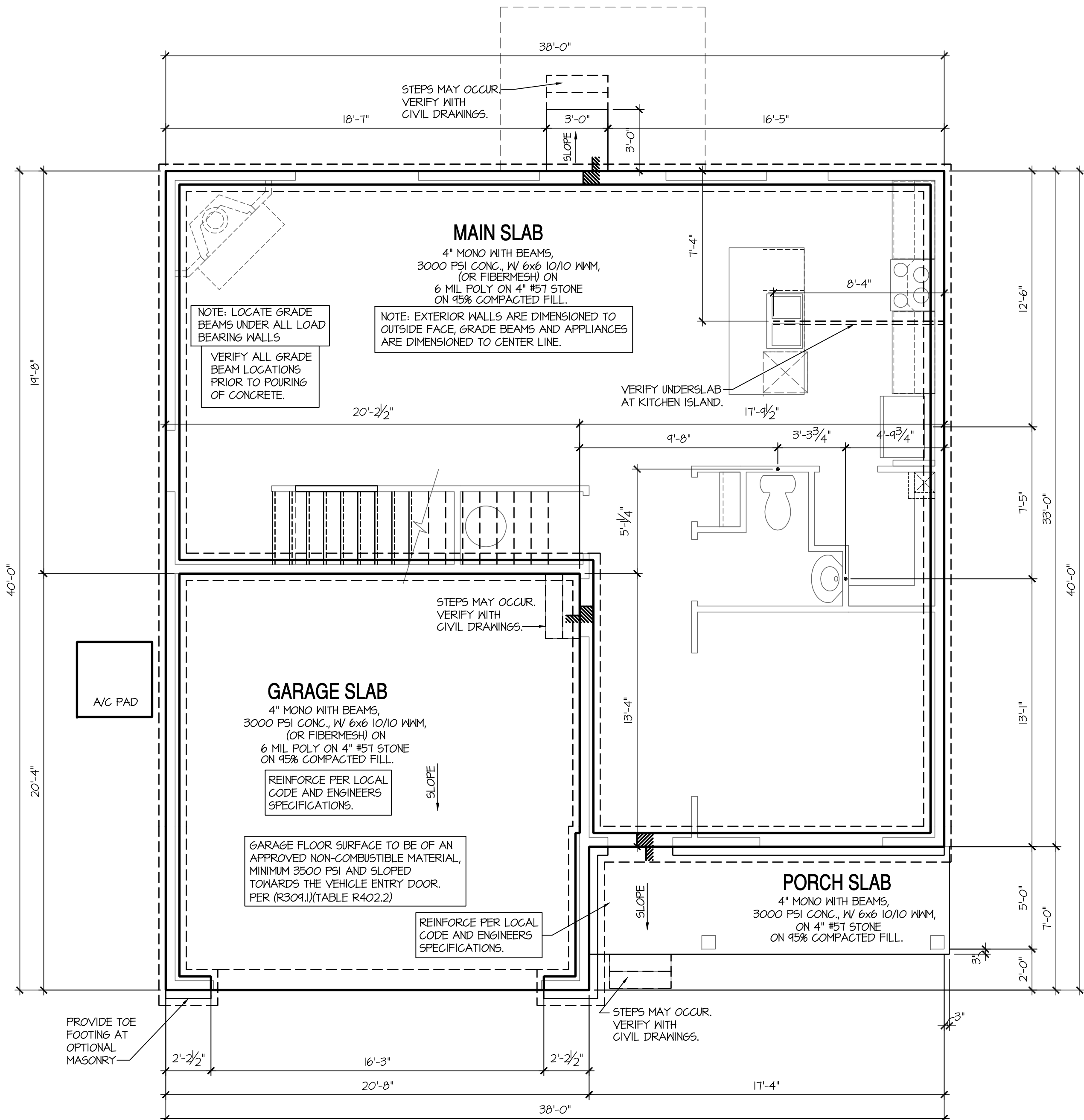
4 SW B

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- N/A

- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION
ACCORDING TO LOCAL CODES.)

- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED
SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE
REDWOOD. SET ALL EXTERIOR WALL SILLS PER BUILDERS STANDARDS.



Stem Wall Plan 'B'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO.	DATE:	REVISION:
1	11.12.18	



PROJECT TITLE:
**40' Series
Galen
'X413'**

Hunt
Club South
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:
BASEMENT PLAN 'B'

PRINT DATE:
September 26, 2017

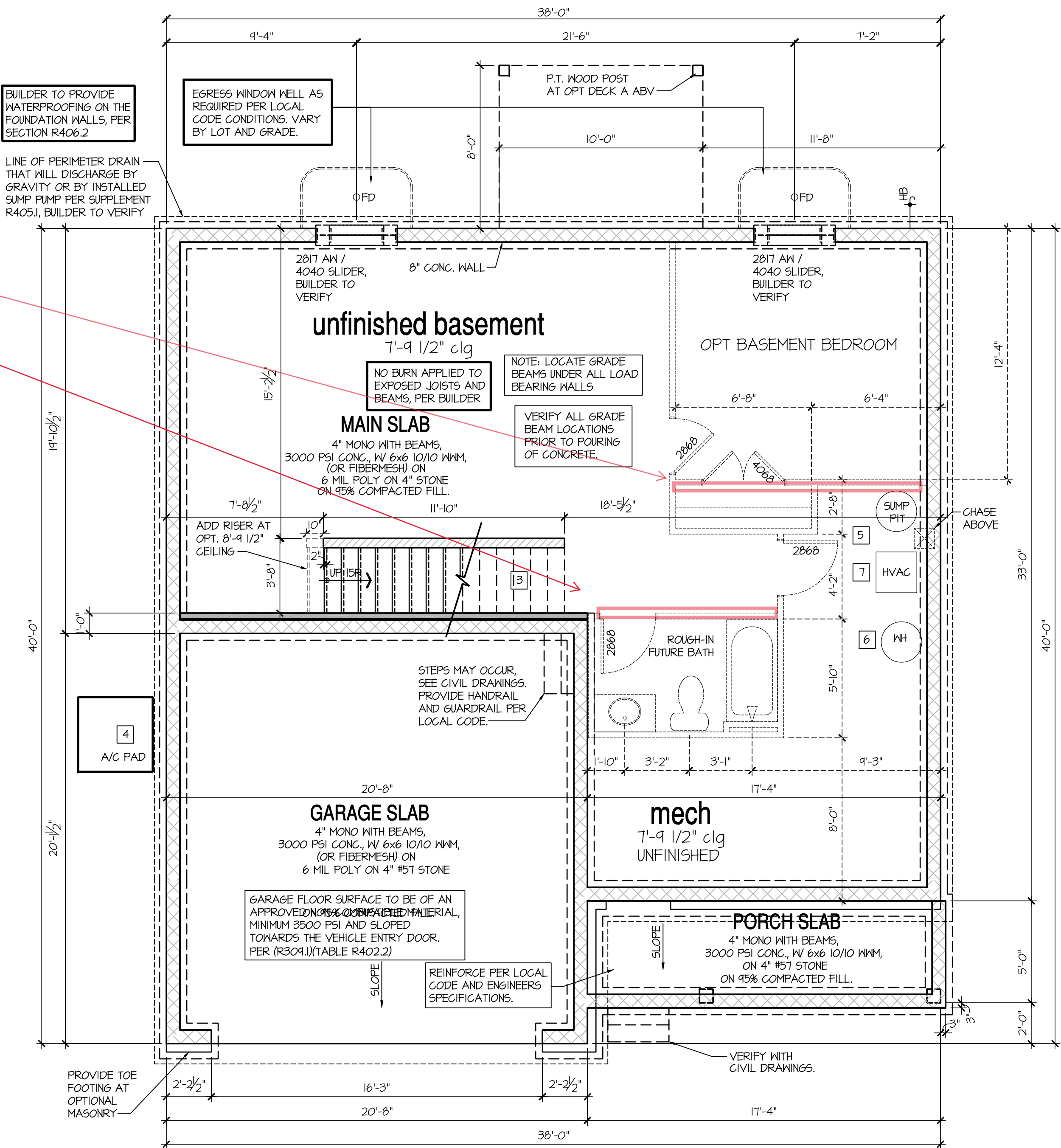
SHEET NO:
4 BS B

BASEMENT NOTES: IRC	KEY NOTES:
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: BASEMENT = 6'-8" U.N.O. ON ELEVATIONS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - 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 IRC SECTION R310.1.1) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING SLIDERS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOOFS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3.3) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS PER BUILDER STANDARDS. - FOUNDATION WALLS TO INCLUDE AN EXTERIOR WATERPROOFING MEMBRANE. (R406.2) - FOUNDATION PERIMETER TO INCLUDE AN EXTERIOR FOUNDATION DRAIN THAT WILL DISCHARGE BY GRAVITY OR BY AN INSTALLED SUMP PUMP. (SUPPLEMENT R405.1)	1 LINE OF SLAB ABOVE 2 LINE OF FRAMED WALL ABOVE 3 BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1) 4 A/C CONDENSER PAD. (VERIFY) 5 SUMP PIT LOCATION WHERE REQUIRED BY SOILS ENGINEER, VERIFY. 6 WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION F2801.1) 7 FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS. 8 TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.64" = 122 1/4" TOTAL RISE VERIFY

2x6 wall per structural plan



Unfinished Basement Plan 'B'

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

NO.	DATE:	REVISION:
111218		

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:
CRAWL SPACE 'B'

PRINT DATE:

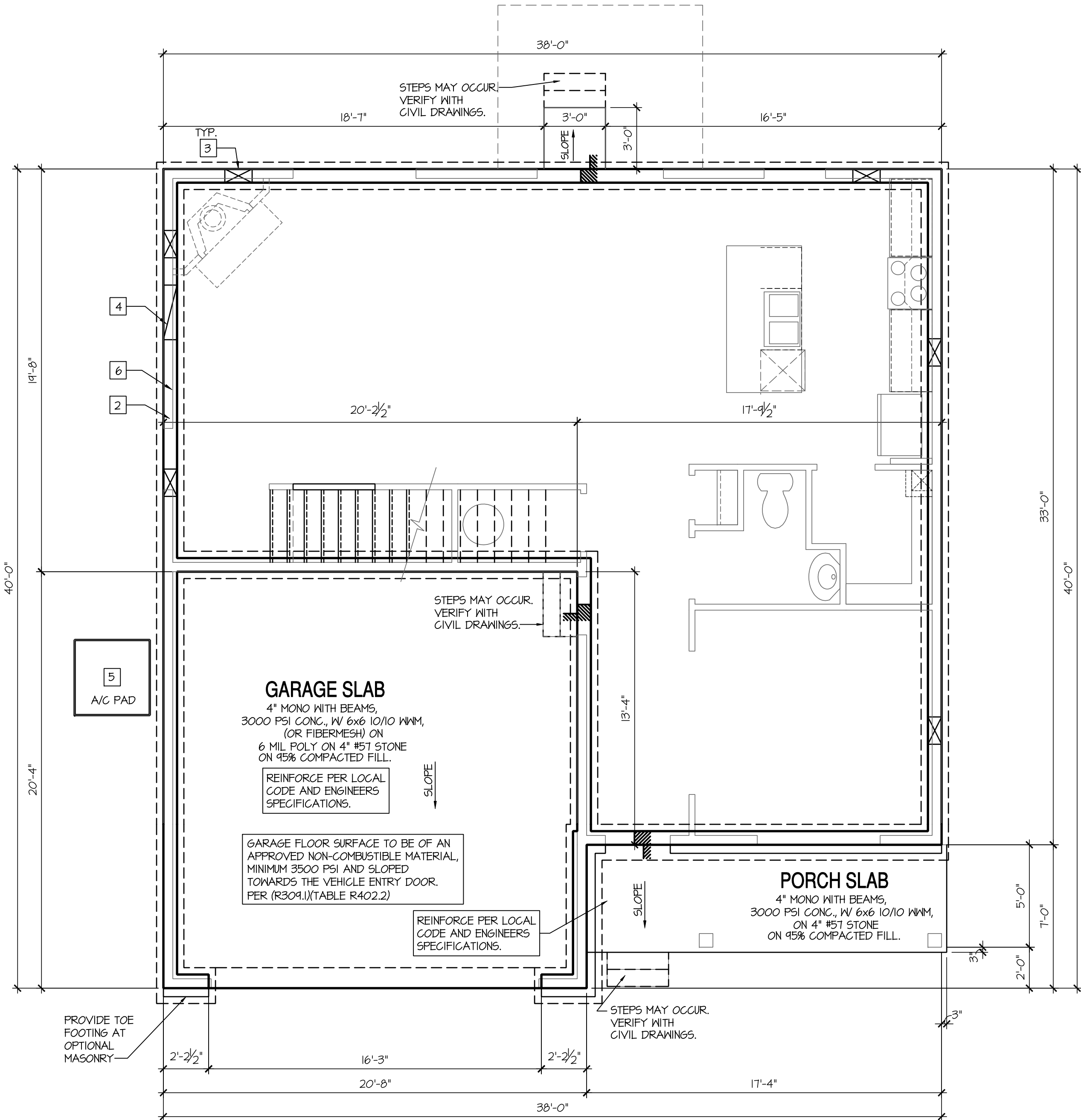
September 26, 2017

SHEET NO:

4 CS B

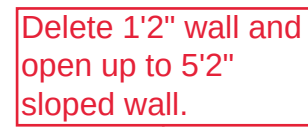
CRAWL SPACE VENTILATION:
982 SQ FT / 1500 = 0.654 SF REQUIRED
6 NO. OF VENTS PROVIDED AT .44 SQ FT EACH = 2.64 SF PROVIDED
6 VENTS PROVIDED PER CODE.

CRAWL SPACE NOTES: IRC	KEY NOTES:
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1.) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3.) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.) - PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 150 SF OF CRAWL FLOOR AREA. ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER IRC SECTION R408) THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE. - PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"X24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER IRC SECTION 408.4) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	[1] LINE OF SLAB ABOVE [2] LINE OF FRAMED WALL ABOVE [3] 16"X8" CRAWL SPACE VENT (PER IRC SECTION R408) [4] CRAWL SPACE ACCESS PANEL (PER IRC SECTION R408.4) [5] A/C CONDENSER PAD. (VERIFY) [6] TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH IRC SECTION R404, TABLE R404.1.(1) THROUGH R404.1.(4) AND APPLICABLE SECTIONS OF R608, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.



Crawl Space Plan 'B'

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

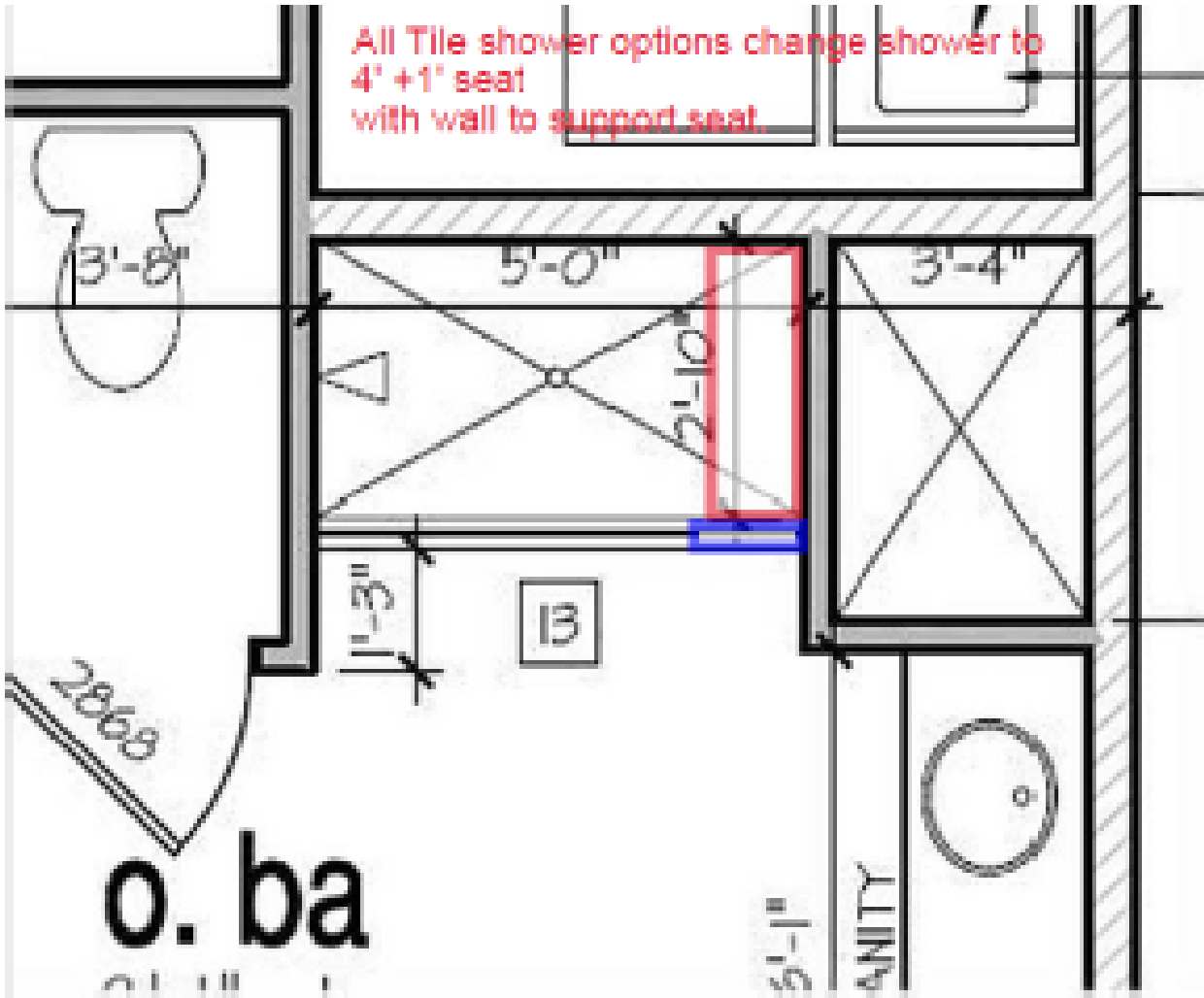


SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

9'-1" STAIR NOTE:
(USE 2"x10" WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.43" = 119" TOTAL
RISE VERIFY

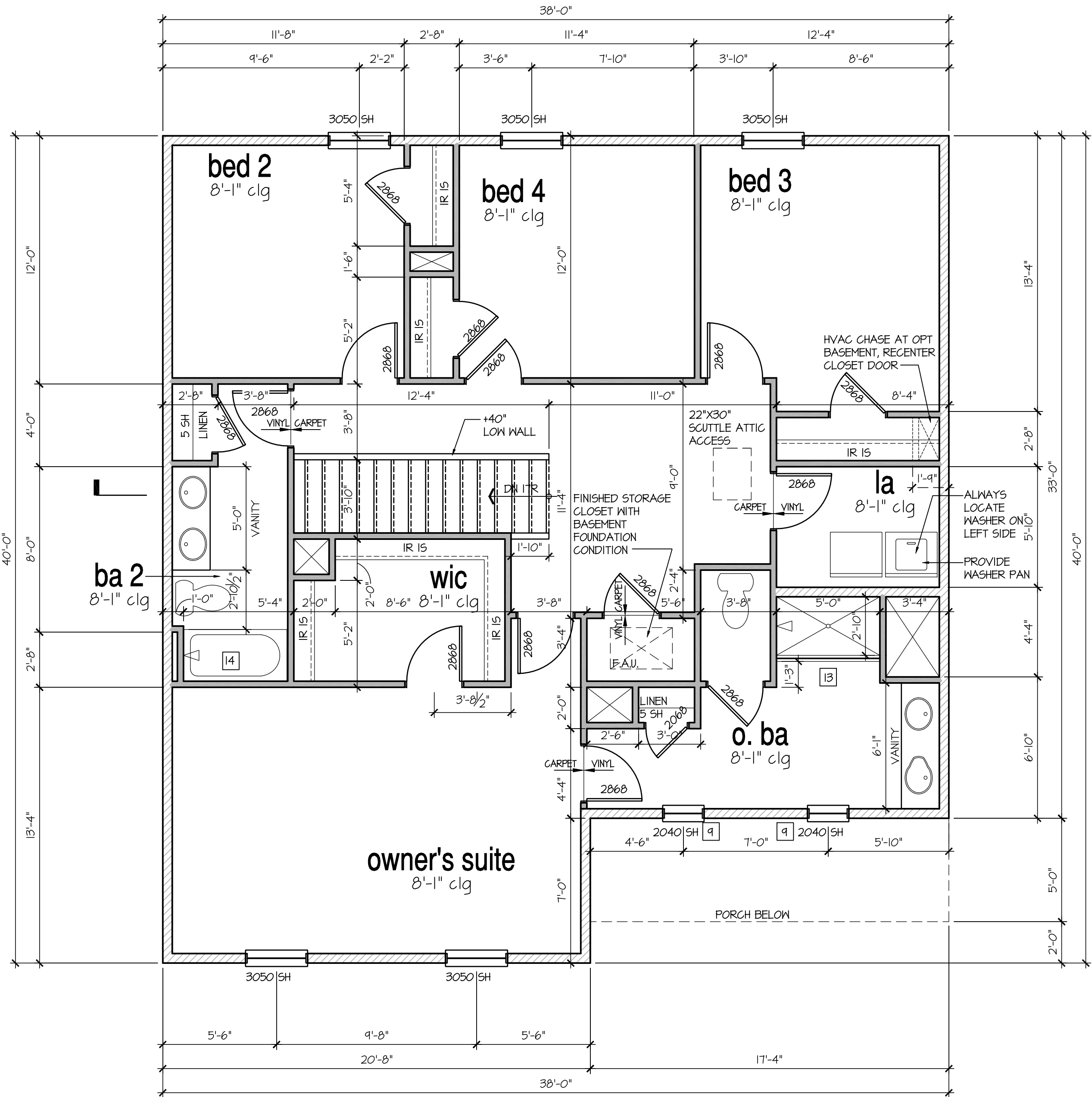
19 F.F.





Horton Build Specs (Tile)

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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: IRC	
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 IRC SECTION R302.6)	
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)	
[2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSING DEVICE. (PER IRC SECTION R302.5.1)	
[3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)	
MEP'S	
[4] N/A	
[5] N/A	
[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 IRC SECTION M1305.1.3)	
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)	
TYPICALS:	
[9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)	
[10] PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.	
[11] HALF WALL, HEIGHT AS NOTED.	
[12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:	
[13] 36"x60" ACRYLIC SHOWER PAN W/ VIKRELL SURROUND	
[14] 30"x60" TUB/SHOWER PAN W/ VIKRELL SURROUND	
[15] CERAMIC TILE SHOWER AND FLOOR.	
[16] 42"x60" ACRYLIC ALCOVE TUB	
KITCHEN:	
[17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[19] ELECTRIC OVEN WITH MICROWAVE OVEN.	



2nd Floor Plan 'B'

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

NO.

DATE:

11.12.18

REVISION:

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

PROJECT NO:

GMD-6A1T063

SHEET TITLE:

2ND FLOOR PLAN 'B'

PRINT DATE:

September 26, 2017

SHEET NO:

6 B

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Page 573 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

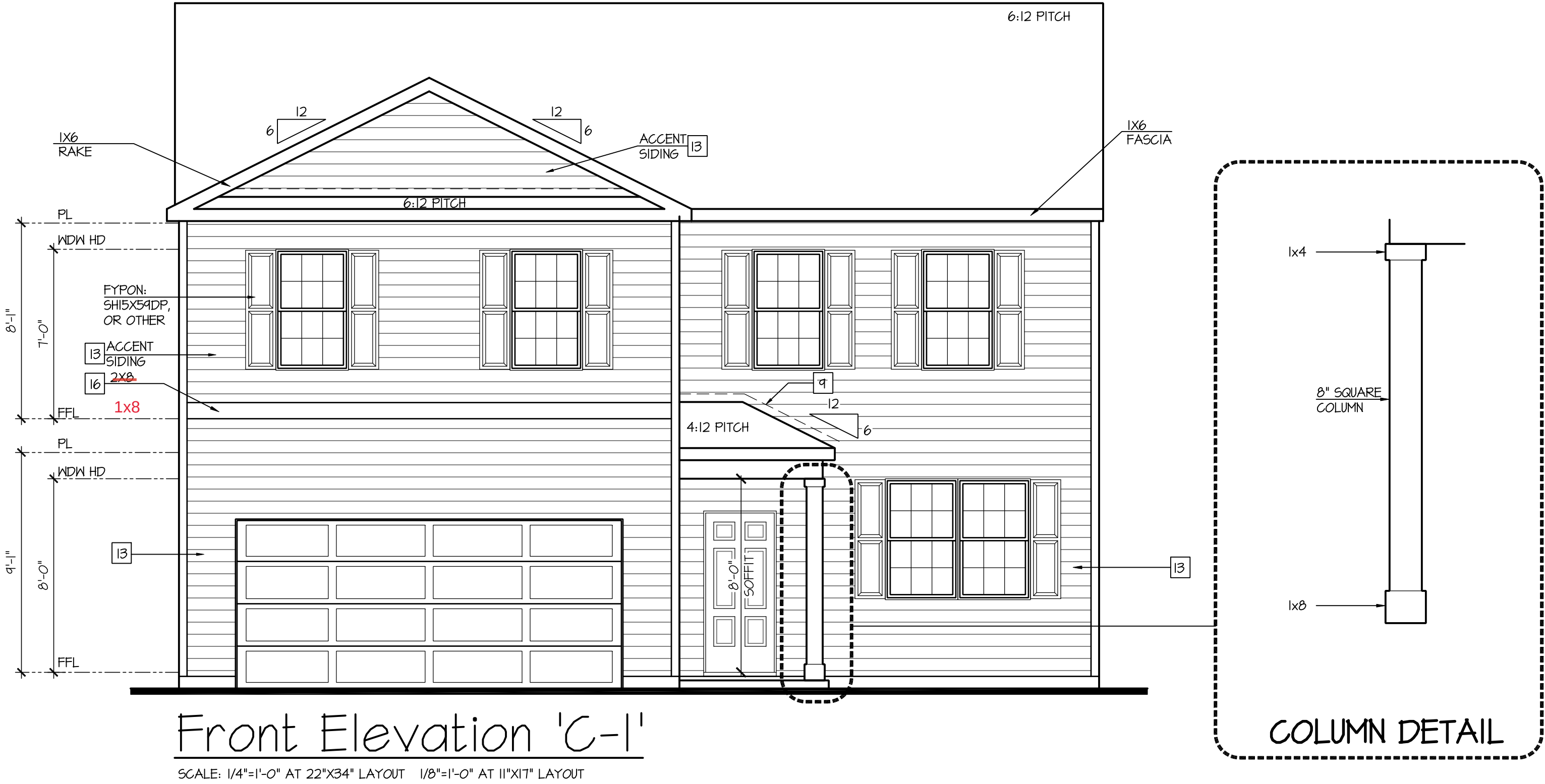
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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NO.	DATE:	REVISION:
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PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

1868

120206

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'C-1'

PRINT DATE:

September 26, 2017

SHEET NO:

1C-1

Page 574 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

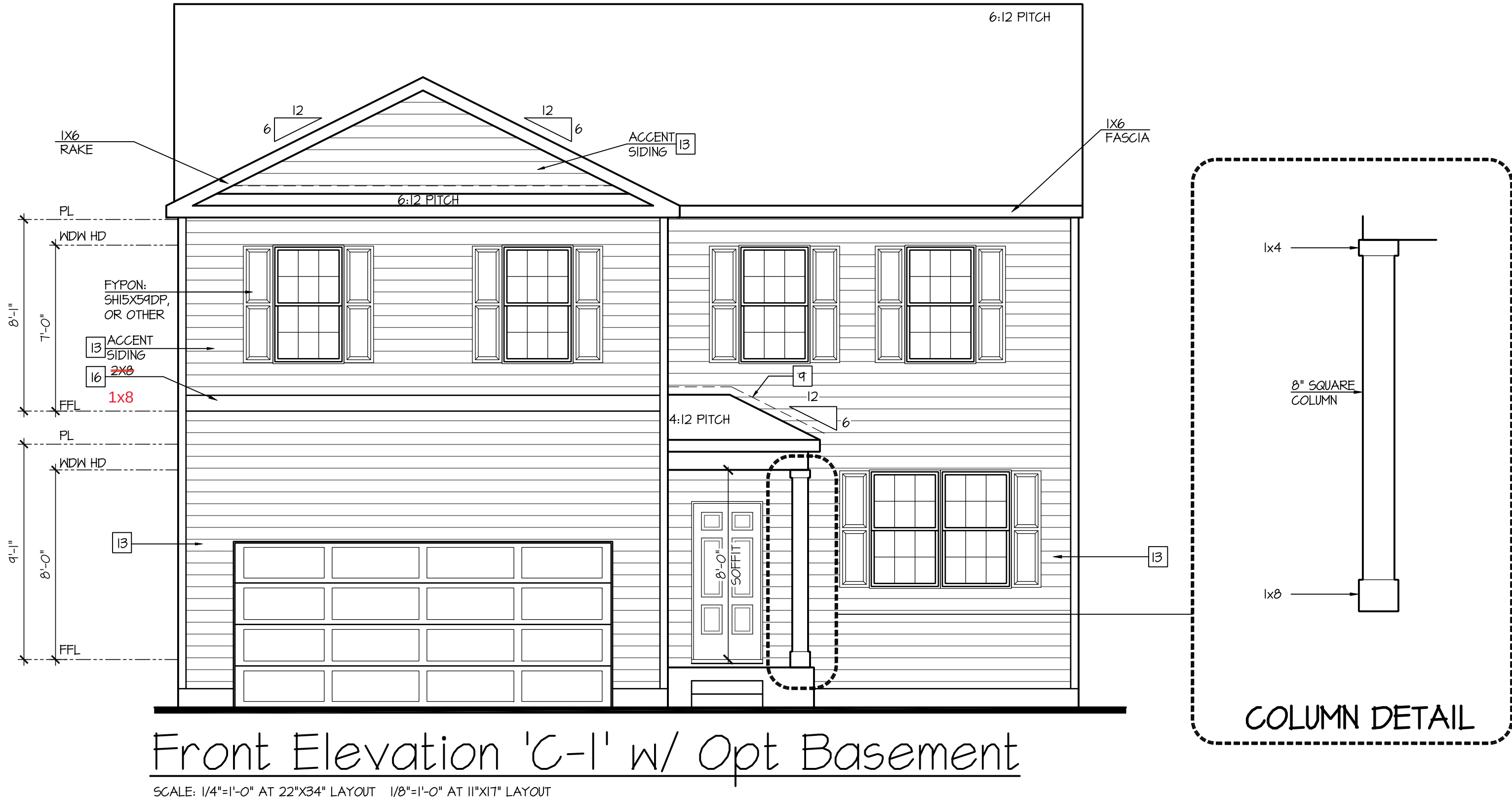
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

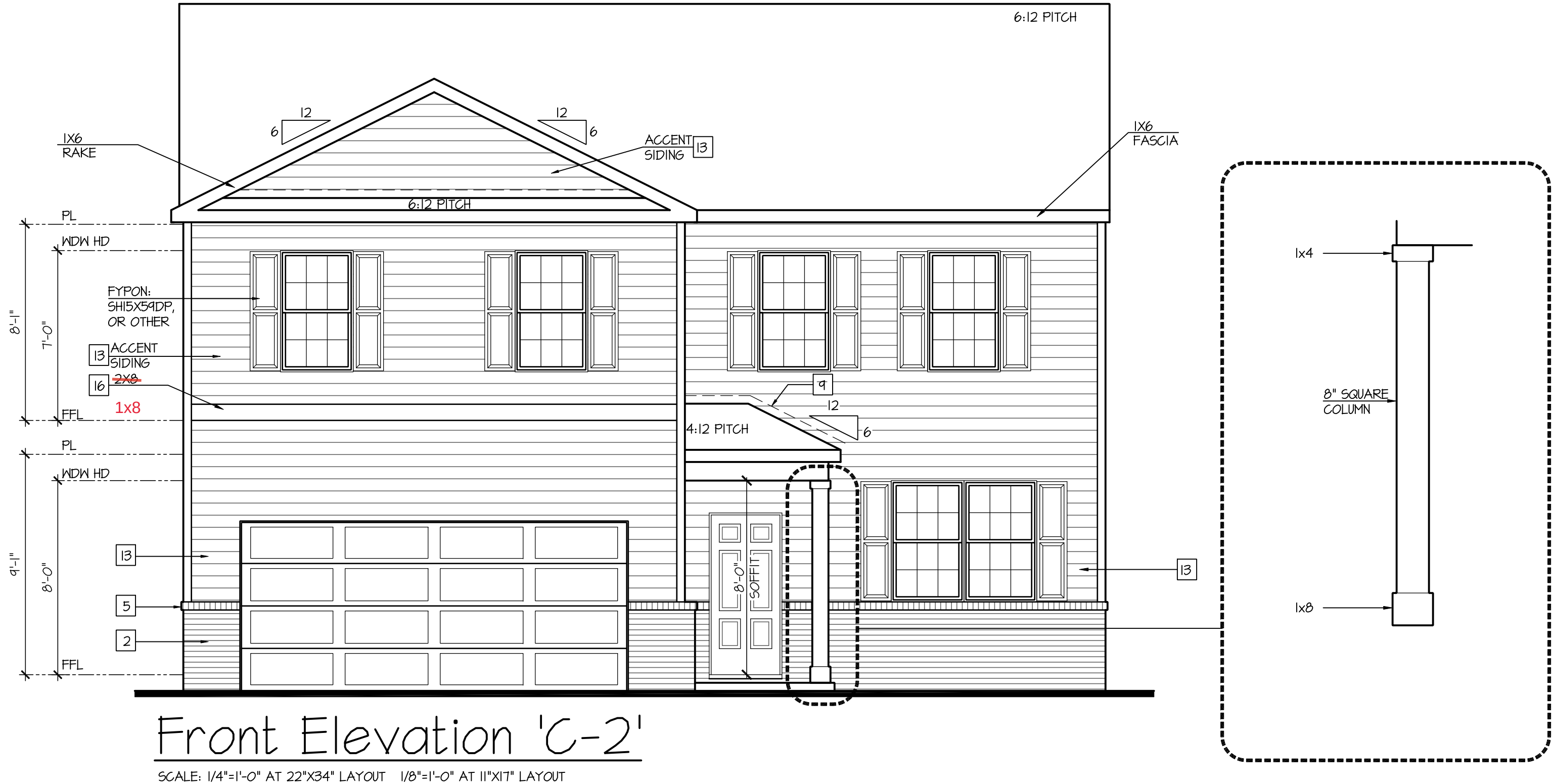
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO.	DATE:	REVISION:
△	11.12.18	



PROJECT TITLE:

**40' Series
Galen
'X413'**

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'C-2'

PRINT DATE:

September 26, 2017

SHEET NO:

1C-2

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

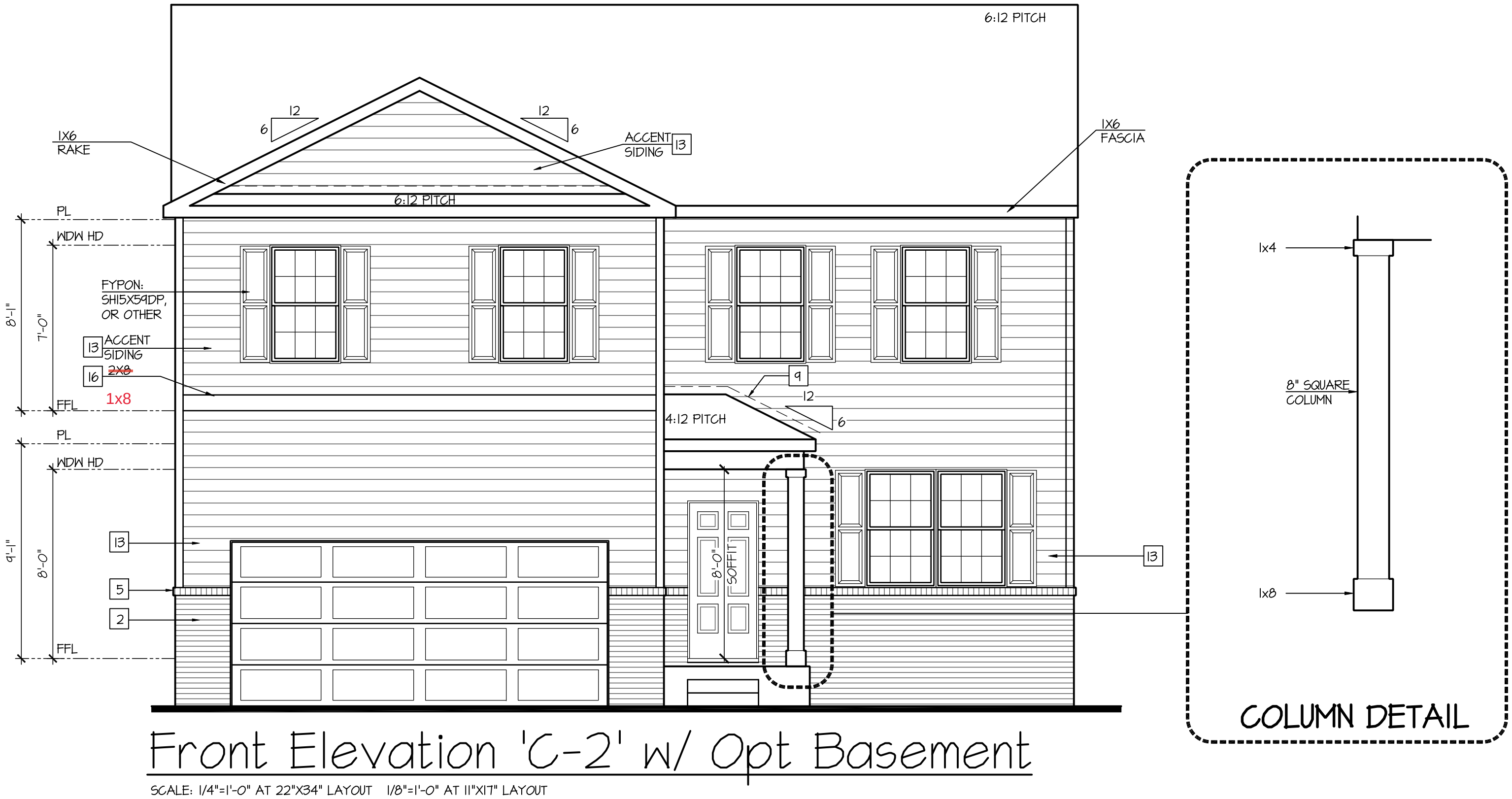
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
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VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NOTES:

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- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

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- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

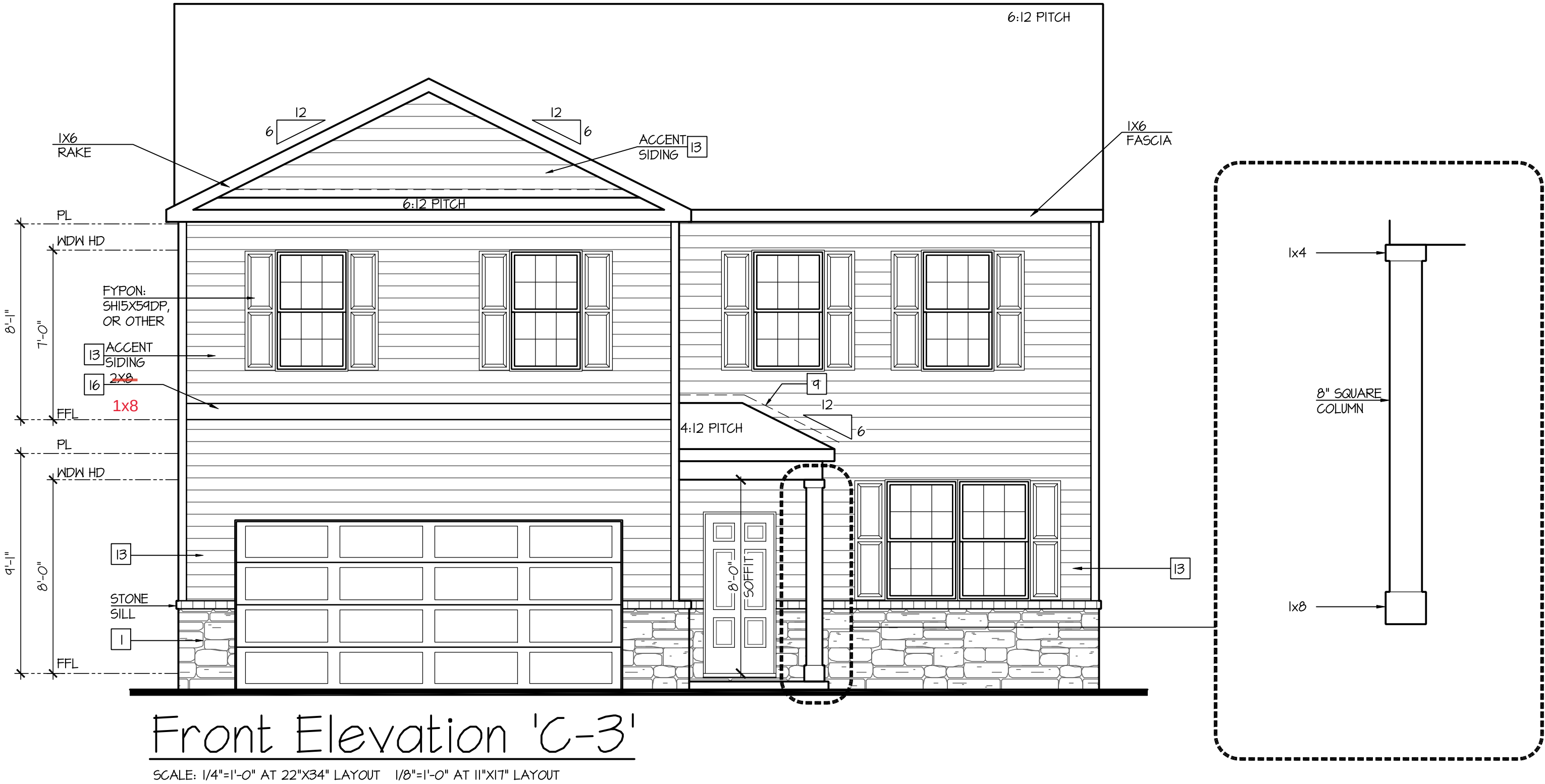
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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America's Builder

NO.	DATE:	REVISION:
△	11.12.18	

PROFESSIONAL SEAL:

STATE OF MARYLAND
ARCHITECT
AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:

FRONT ELEVATION 'C-3'

PRINT DATE:

September 26, 2017

SHEET NO:

1C-3

Page 578 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

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- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

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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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

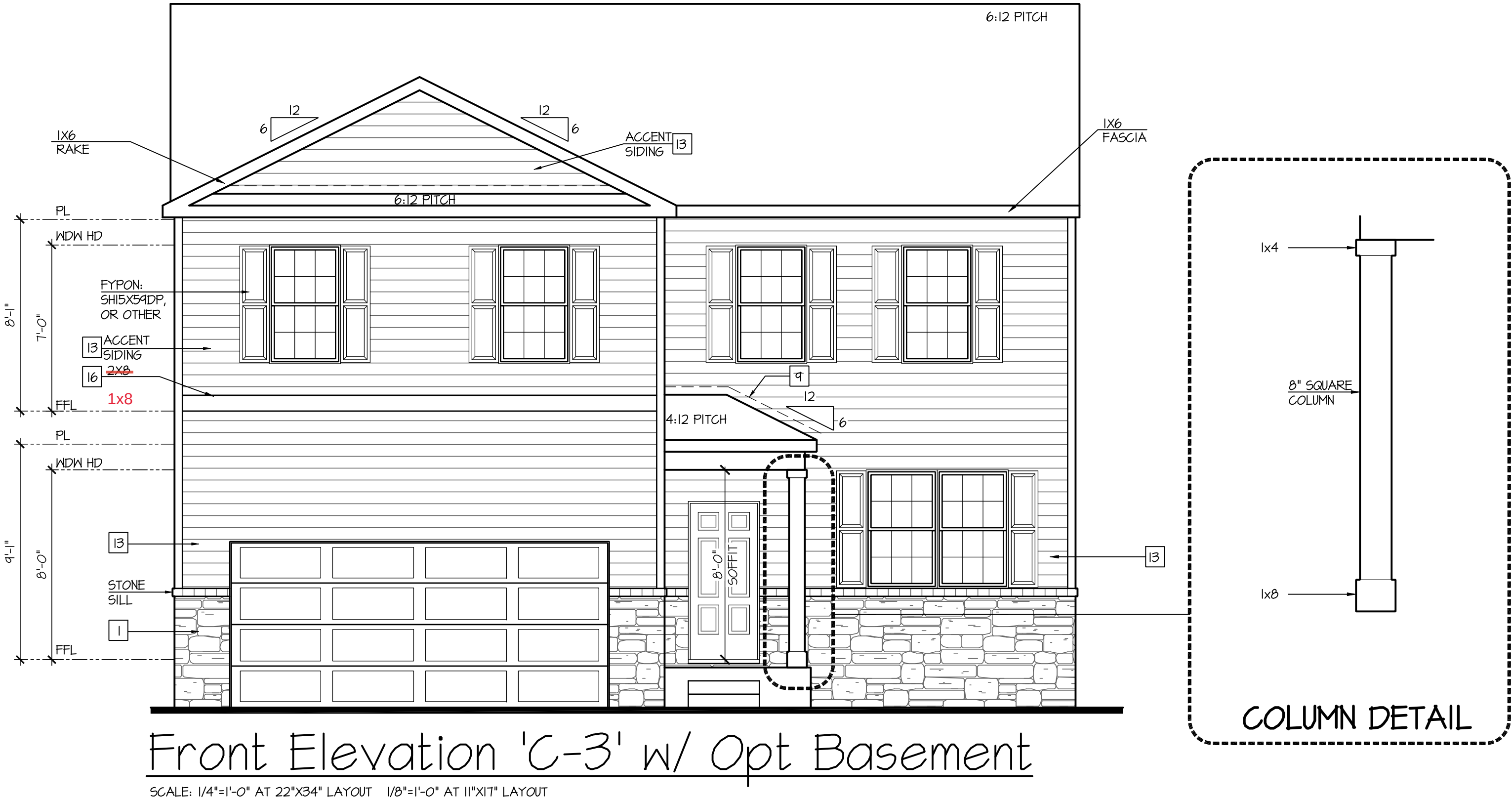
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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NO.	DATE:	REVISION:
△	11.12.18	

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

1858

120206

AUG

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO:

GMD-6A1T063

SHEET TITLE:

FRONT ELEVATION 'C-3'
W/ OPT. BASEMENT

PRINT DATE:

September 26, 2017

SHEET NO:

1C-3BS

STATE OF MARYLAND
ARLENE G. EDUARIAN
112020
12/31/2020
ARCHITECT

**40' Series
Galen
'X413'**

Hunt Club South North Region

HEET TITLE:

ROOF PLAN 'C'

SHEET NO:

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:

1ST FLOOR = 8'-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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL OR ALUMINUM TRIM, SIZE AS NOTED

(AT SPECIFIC LOCATIONS:

1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

17

DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Right Elevation 'C'

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

ELEVATIONS 'C-1', 'C-2' AND 'C-3' ARE SIMILAR

Left Elevation 'C'

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

ELEVATIONS 'C-1', 'C-2' AND 'C-3' ARE SIMILAR

Rear Elevation 'C'

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

ELEVATIONS 'C-1', 'C-2' AND 'C-3' ARE SIMILAR

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America's Builder

NO:

DATE:

REVISION:

11/2/18

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

1858

AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO:

GMD-GA17063

SHEET TITLE:

SIDE AND REAR
ELEVATIONS 'C'

PRINT DATE:

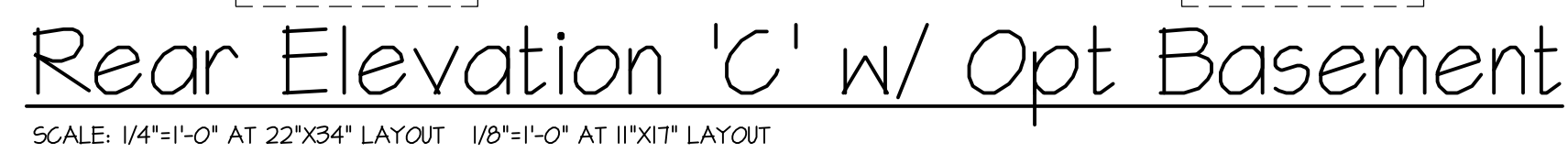
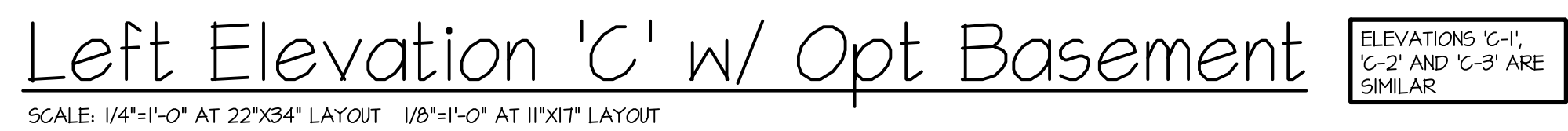
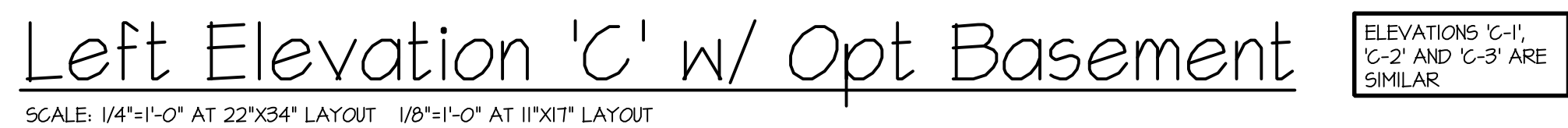
September 26, 2017

SHEET NO:

3 C

Page 581 of 998

NOTES:	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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]	ROMLOCK COURSE
[6]	N/A
TYPICALS:	
[7]	DECORATIVE 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]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[14]	VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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[17]	DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



PROJECT TITLE:

**40' Series
Galen
'X413'**

**Hunt
Club South
North Region**

PROJECT NO: *GMD-6A17063*

MEET TITLE:
**SIDE AND REAR
ELEVATIONS 'C'
W/ OPT. BASEMENT**

PRINT DATE:
September 26, 2017

SHEET NO:
3 C-BS

NO.	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:
MONOLITHIC SLAB PLAN 'C'

PRINT DATE:

September 26, 2017

SHEET NO:

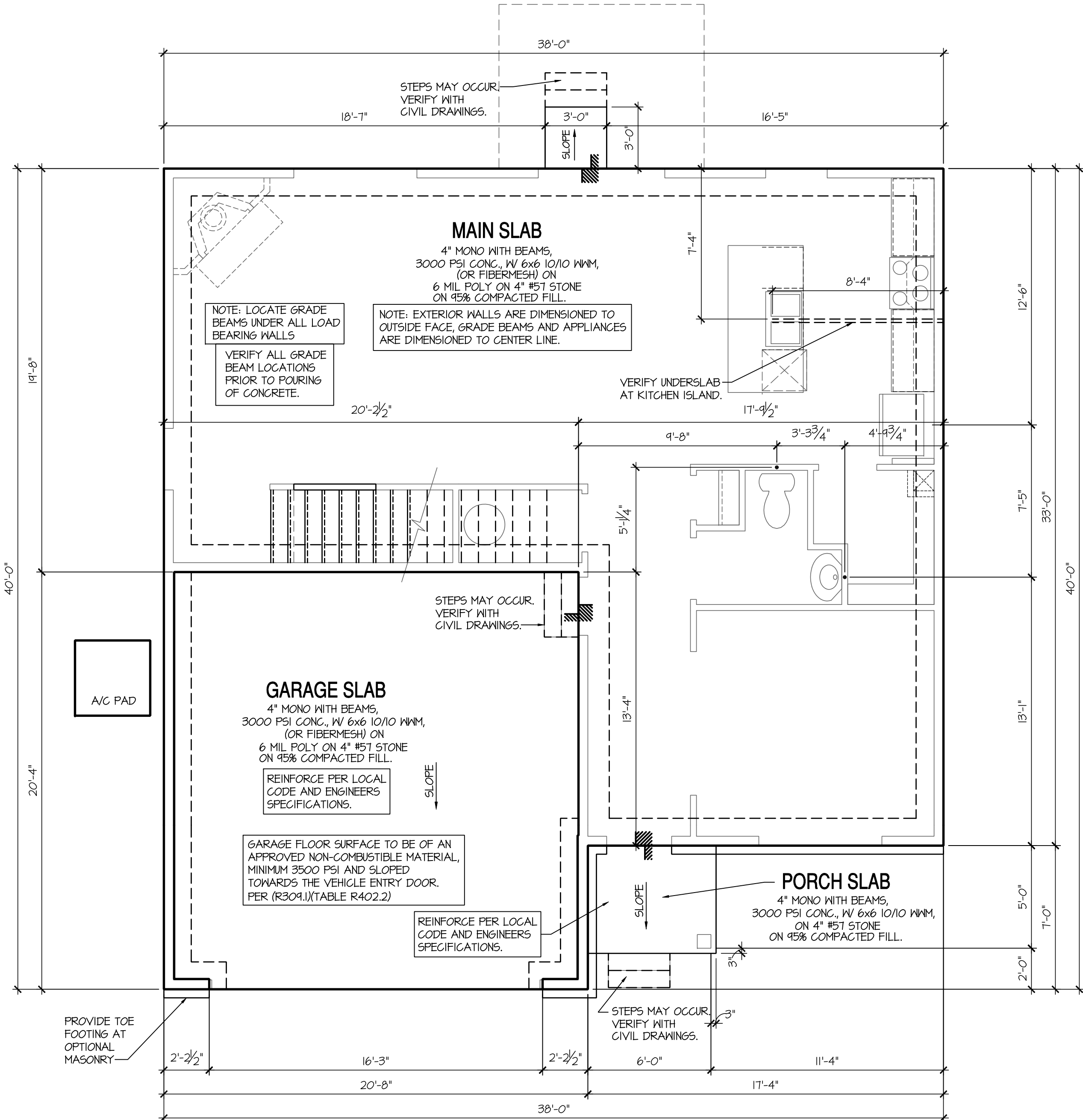
4 MS C

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- N/A

- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)

- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED
SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE
REDWOOD. SET ALL EXTERIOR WALL SILLS PER BUILDERS STANDARDS.



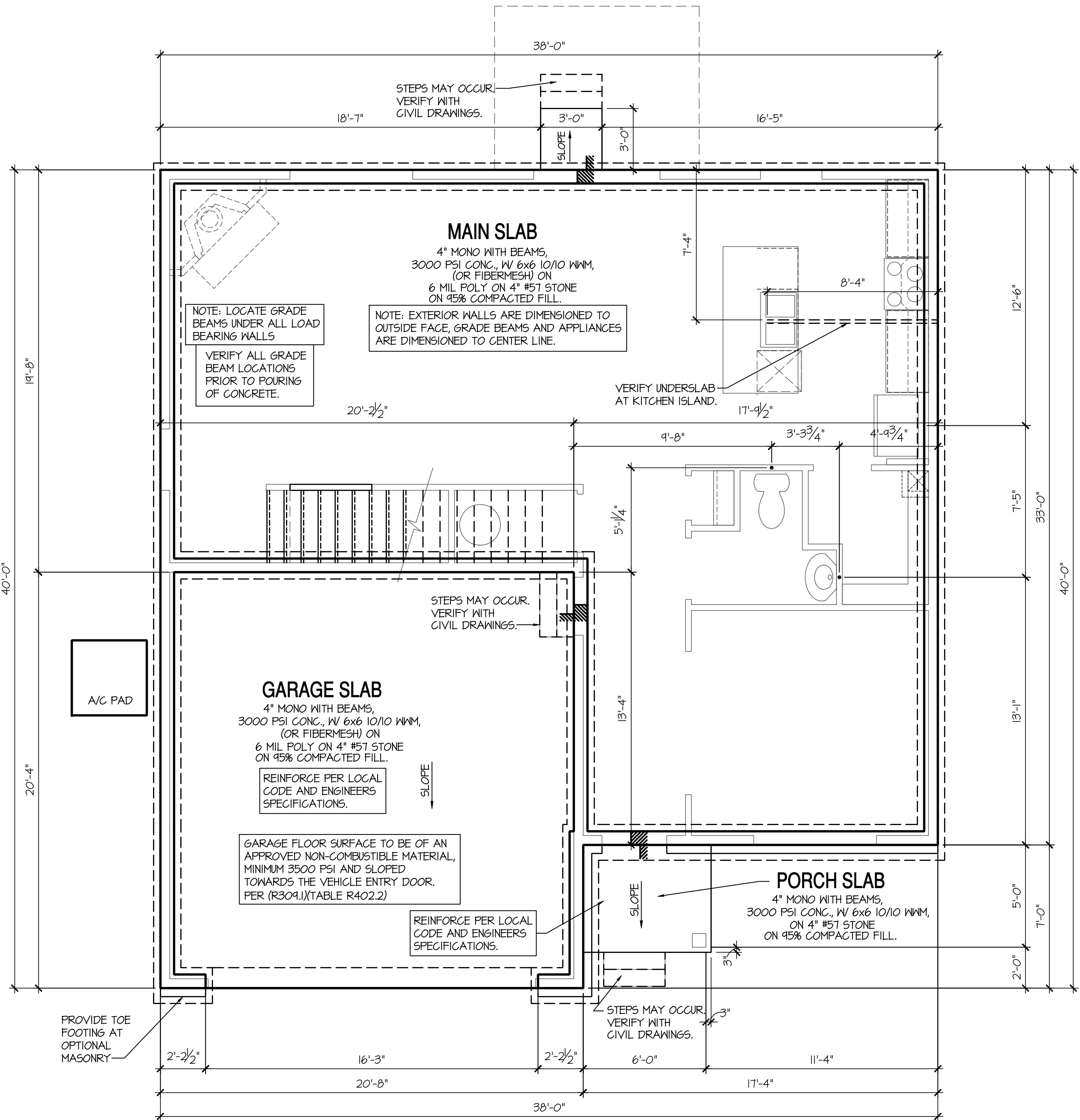
Monolithic Slab Plan 'C'

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

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3.) PROVIDE A SLIP-RESISTANT FINISH.
- N/A

- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS PER BUILDERS STANDARDS.



Stem Wall Plan 'C'

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

NO.	DATE:	REVISION:
1	11.12.18	



PROJECT TITLE:
**40' Series
Galen
'X413'**

**Hunt
Club South
North Region**

PROJECT NO: GMD-GA17063

SHEET TITLE:
STEM WALL PLAN 'C'

PRINT DATE:
September 26, 2017

SHEET NO:
4 SW C

NO.	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:
BASEMENT PLAN 'C'

PRINT DATE:
September 26, 2017

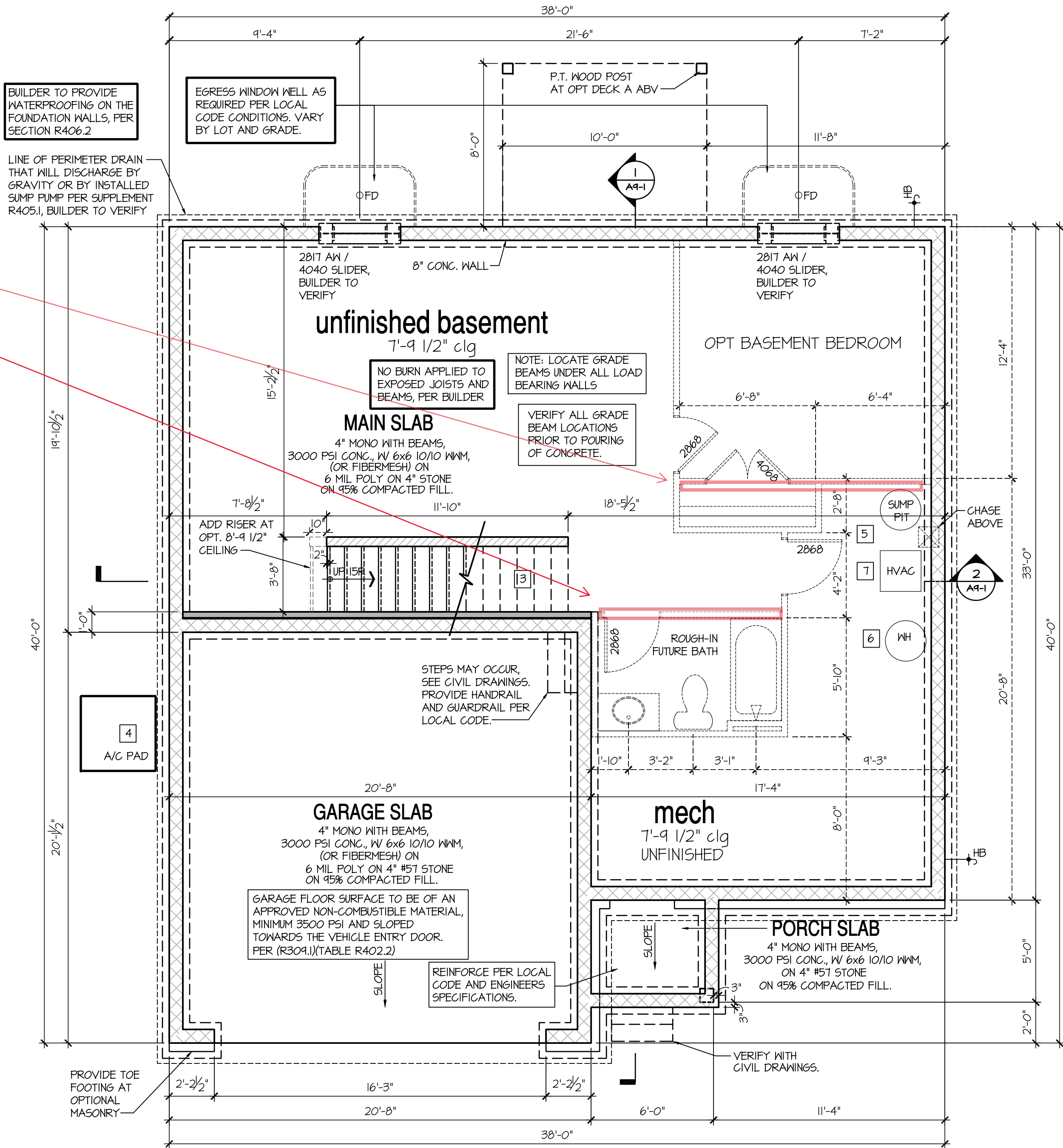
SHEET NO:
4 BS C

BASEMENT NOTES: IRC	KEY NOTES:
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: BASEMENT = 6'-8" U.N.O. ON ELEVATIONS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - 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 IRC SECTION R310.1.1) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSURING DOORS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSURING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS PER BUILDER STANDARDS. - FOUNDATION WALLS TO INCLUDE AN EXTERIOR WATERPROOFING MEMBRANE. (R406.2) - FOUNDATION PERIMETER TO INCLUDE AN EXTERIOR FOUNDATION DRAIN THAT WILL DISCHARGE BY GRAVITY OR BY AN INSTALLED SUMP PUMP. (SUPPLEMENT R405.1)	1 LINE OF SLAB ABOVE 2 LINE OF FRAMED WALL ABOVE 3 BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1) 4 A/C CONDENSER PAD. (VERIFY) 5 SUMP PIT LOCATION WHERE REQUIRED BY SOILS ENGINEER, VERIFY. 6 WATER HEATER AND FLOOR DRAIN (PER IRC SECTION P2801.1) 7 FAN IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS 8 TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)

2x6 wall per
structural plans

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.64" = 122 1/4" TOTAL
RISE VERIFY



NO.	DATE:	REVISION:
11J210		

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:
CRAWL SPACE 'C'

PRINT DATE:

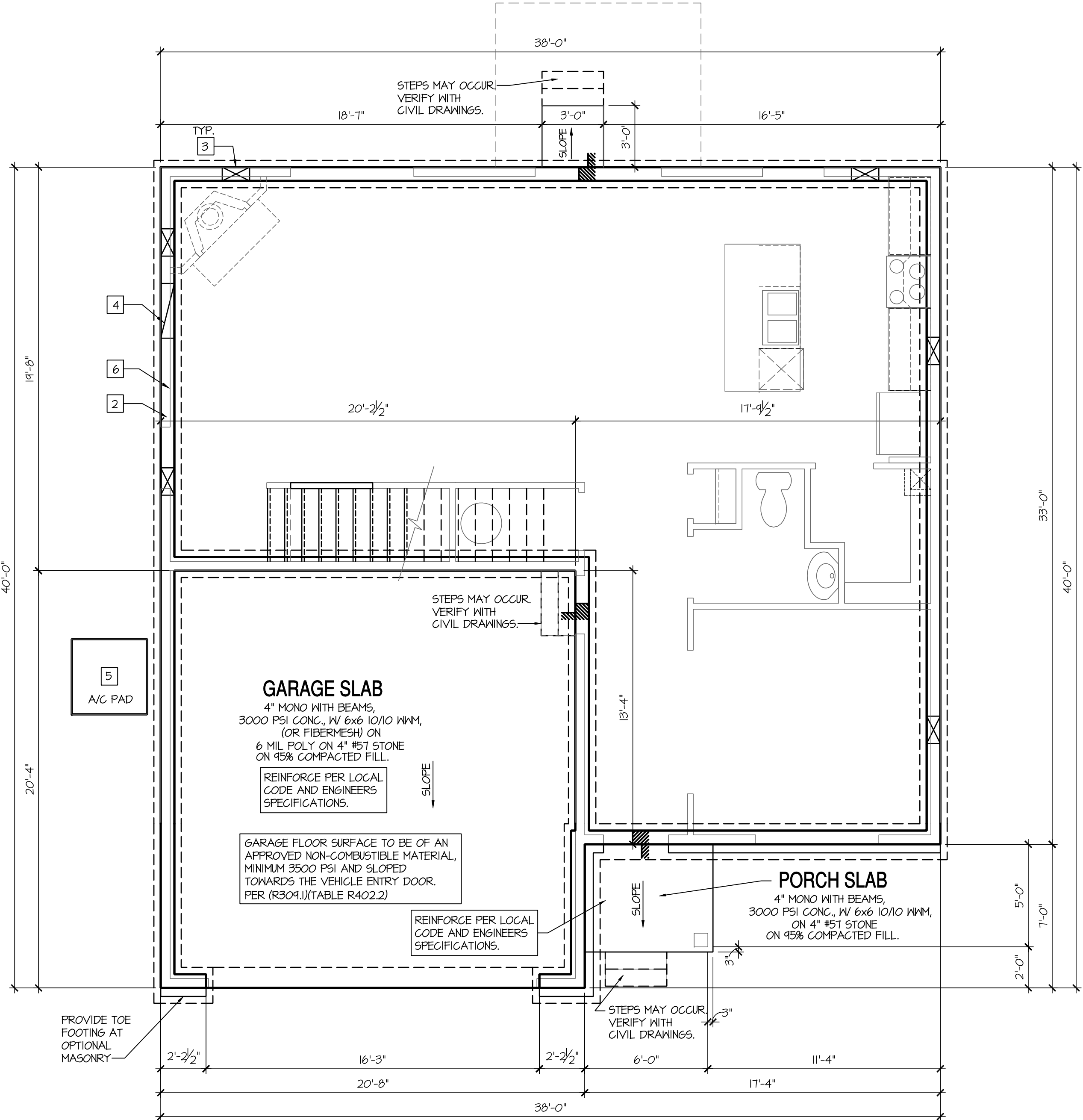
September 26, 2017

SHEET NO:

4 CS C

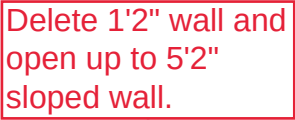
CRAWL SPACE VENTILATION:
982 SQ FT / 1500 = 0.654 SF REQUIRED
6 NO. OF VENTS PROVIDED AT .44 SQ FT EACH = 2.64 SF PROVIDED
6 VENTS PROVIDED PER CODE.

CRAWL SPACE NOTES: IRC	KEY NOTES:
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1.) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3.) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.) - PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 150 SF OF CRAWL FLOOR AREA. ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER IRC SECTION R408) THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE. - PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"X24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER IRC SECTION 408.4) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	[1] LINE OF SLAB ABOVE [2] LINE OF FRAMED WALL ABOVE [3] 16"X8" CRAWL SPACE VENT (PER IRC SECTION R408) [4] CRAWL SPACE ACCESS PANEL (PER IRC SECTION R408.4) [5] A/C CONDENSER PAD. (VERIFY) [6] TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH IRC SECTION R404, TABLE R404.1.(1) THROUGH R404.1.(4) AND APPLICABLE SECTIONS OF R608, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.



Crawl Space Plan 'C'

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



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

9'-1" STAIR NOTE:
(USE 2"x10" WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.43" = 119" TOTAL
RISE VERIFY

WALL LEGEND:

LOW GYPSUM BOARD WALL
HEIGHT AND STUD SIZE AS NOTED

DRYWALL OPENING. HEIGHT
AS NOTED ON PLAN.

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 IRC SECTION R302.6) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
- [2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSING DEVICE. (PER IRC SECTION R302.5.1)
- [3] BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
MEPS
- [4] N/A
- [5] N/A
- [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 IRC SECTION M1505.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
TYPICALS:
- [9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
- [10] PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.
- [11] HALF WALL, HEIGHT AS NOTED.
- [12] INTERIOR SOFFITS: FFL = 8'-11" U.N.O. SFL = 7'-6" U.N.O.
BATHS:
- [13] 36"x60" ACRYLIC SHOWER PAN W/ VIKRELL SURROUND
- [14] 30"x60" TUB/SHOWER PAN W/ VIKRELL SURROUND
- [15] CERAMIC TILE SHOWER AND FLOOR.
- [16] 42"x60" ACRYLIC ALCOVE TUB
- KITCHEN:
- [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [18] 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [19] ELECTRIC OVEN WITH MICROWAVE OVEN.



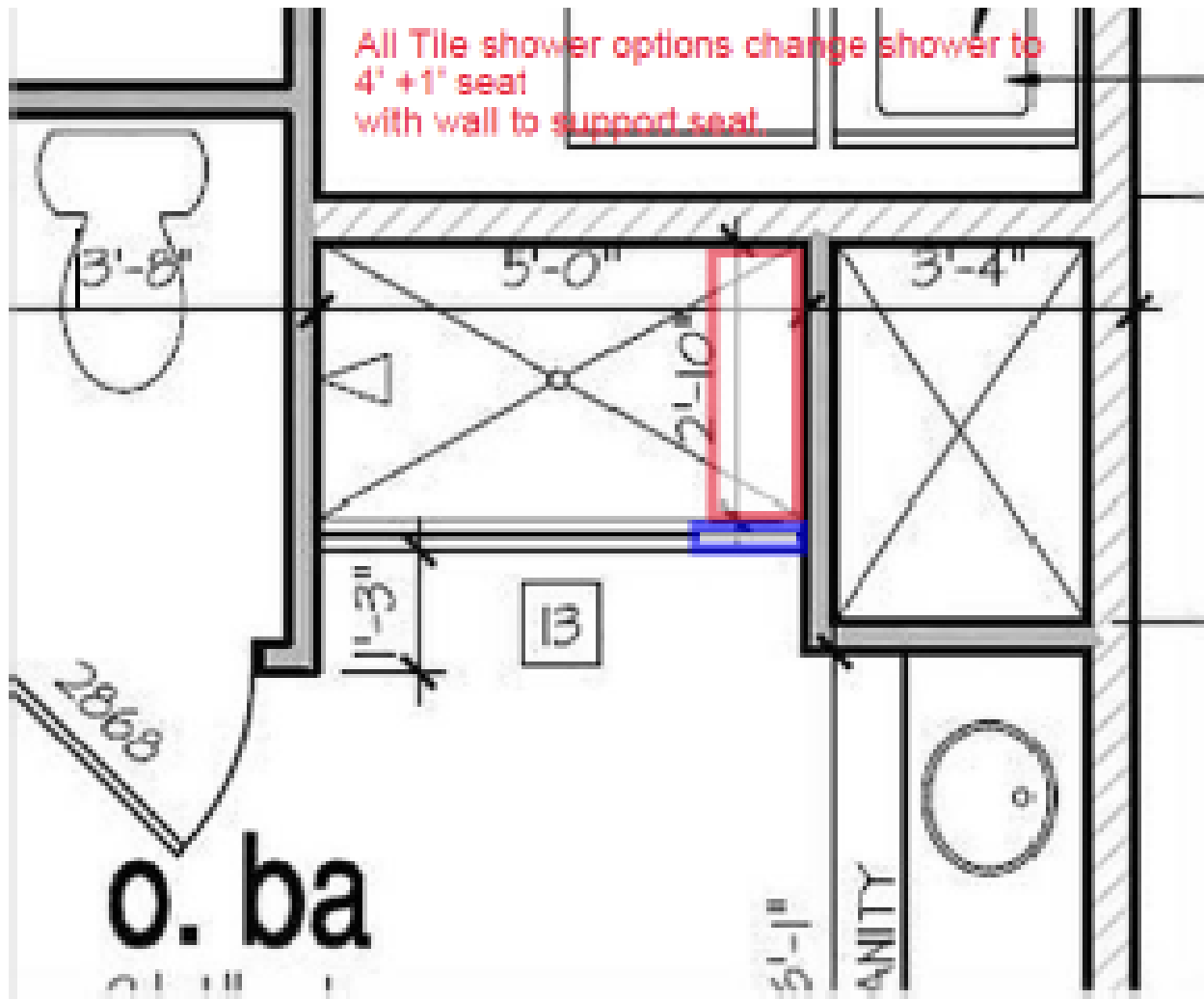
PROJECT NO: GMD-GA17063

PRINT DATE

September 26, 2017

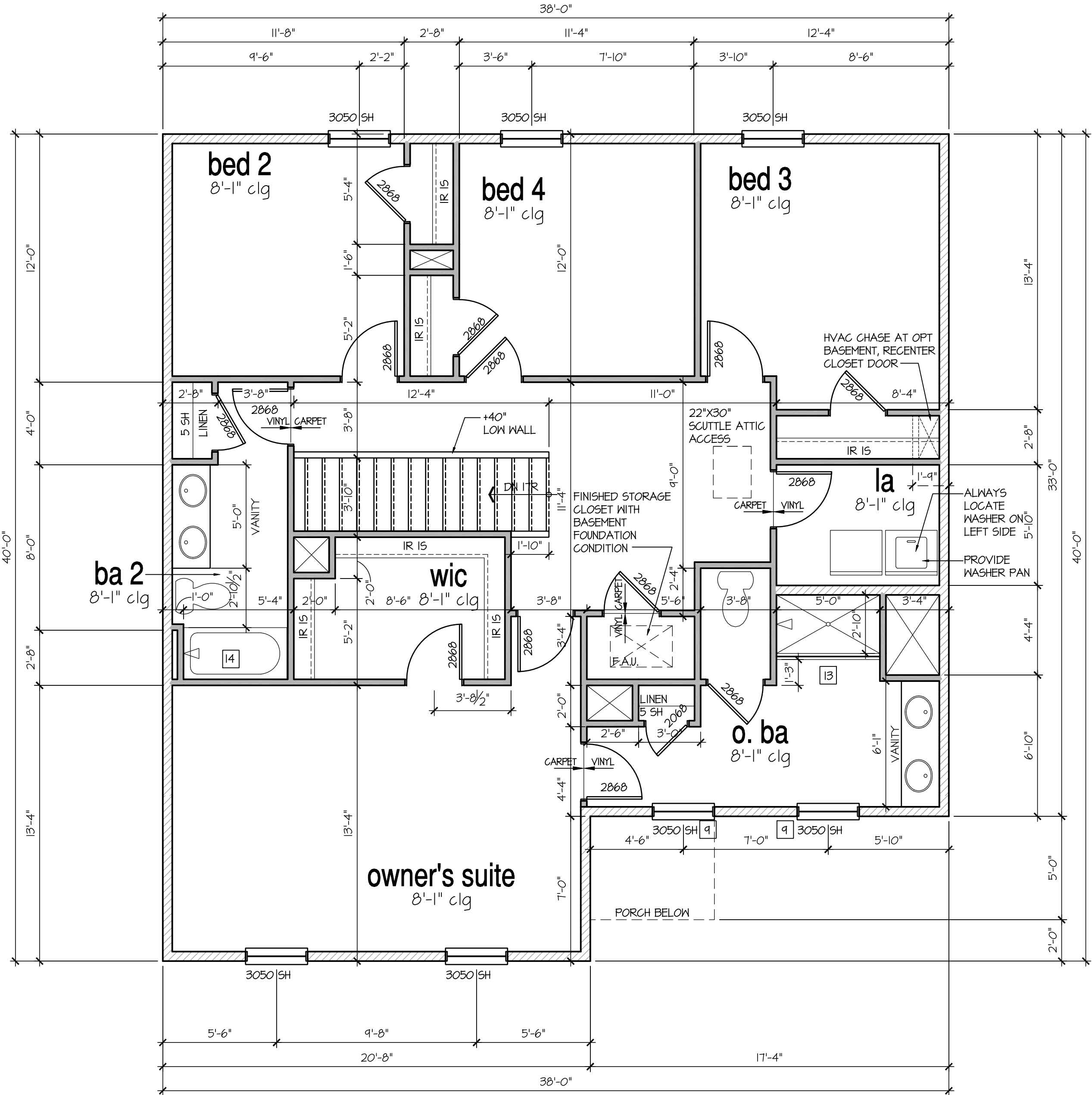
SHEET NO:

5 C



Horton Build Specs (Tile)

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.	
- WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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: IRC	
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 IRC SECTION R302.6)	
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)	
[2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSING DEVICE. (PER IRC SECTION R302.5.1)	
[3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)	
MEP'S	
[4] N/A	
[5] N/A	
[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 IRC SECTION M1305.1.3) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)	
TYPICALS:	
[9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)	
[10] PLYWOOD SHELF ABOVE WITH DRYWALL FINISH OVER. HEIGHT AS NOTED.	
[11] HALF WALL, HEIGHT AS NOTED.	
[12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:	
[13] 36"x60" ACRYLIC SHOWER PAN W/ VIKRELL SURROUND	
[14] 30"x60" TUB/SHOWER PAN W/ VIKRELL SURROUND	
[15] CERAMIC TILE SHOWER AND FLOOR.	
[16] 42"x60" ACRYLIC ALCOVE TUB	
KITCHEN:	
[17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[19] ELECTRIC OVEN WITH MICROWAVE OVEN.	



2nd Floor Plan 'C'

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

D·R·HORTON®
America's Builder

NO: 111218

DATE: 11/2/18

REVISION:

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:

2ND FLOOR PLAN 'C'

PRINT DATE:

September 26, 2017

SHEET NO:

6 C

Page 588 of 998

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

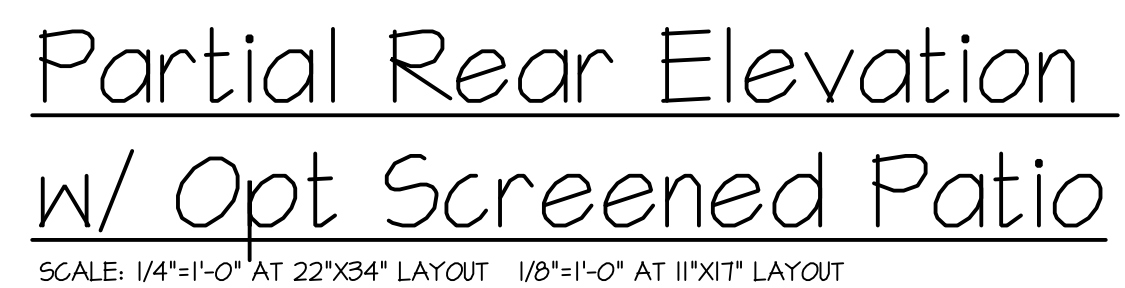
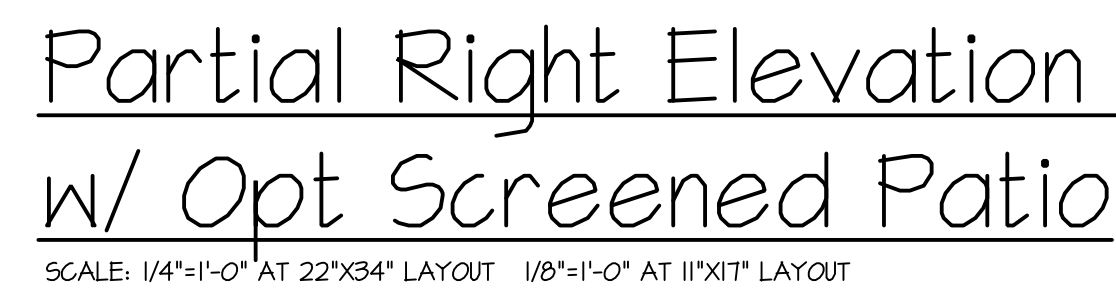
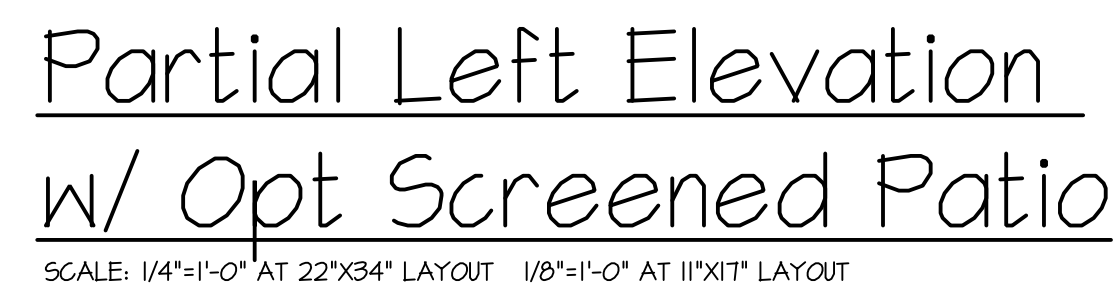
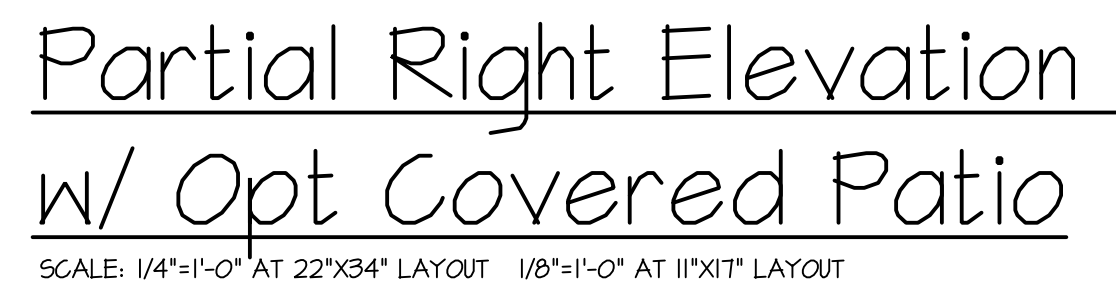
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 ROWLOCK COURSE
- 6 N/A

TYPICALS:

- 1 DECORATIVE 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.

SIDINGS:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO:	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Galen
'X413'**

Hunt Club South North Region

PROJECT NO: GMD-GA17063

HEET TITLE: **PORCH OPT. ELEVATIONS**

PRINT DATE:
September 26, 2017

SHEET NO:

3.1

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

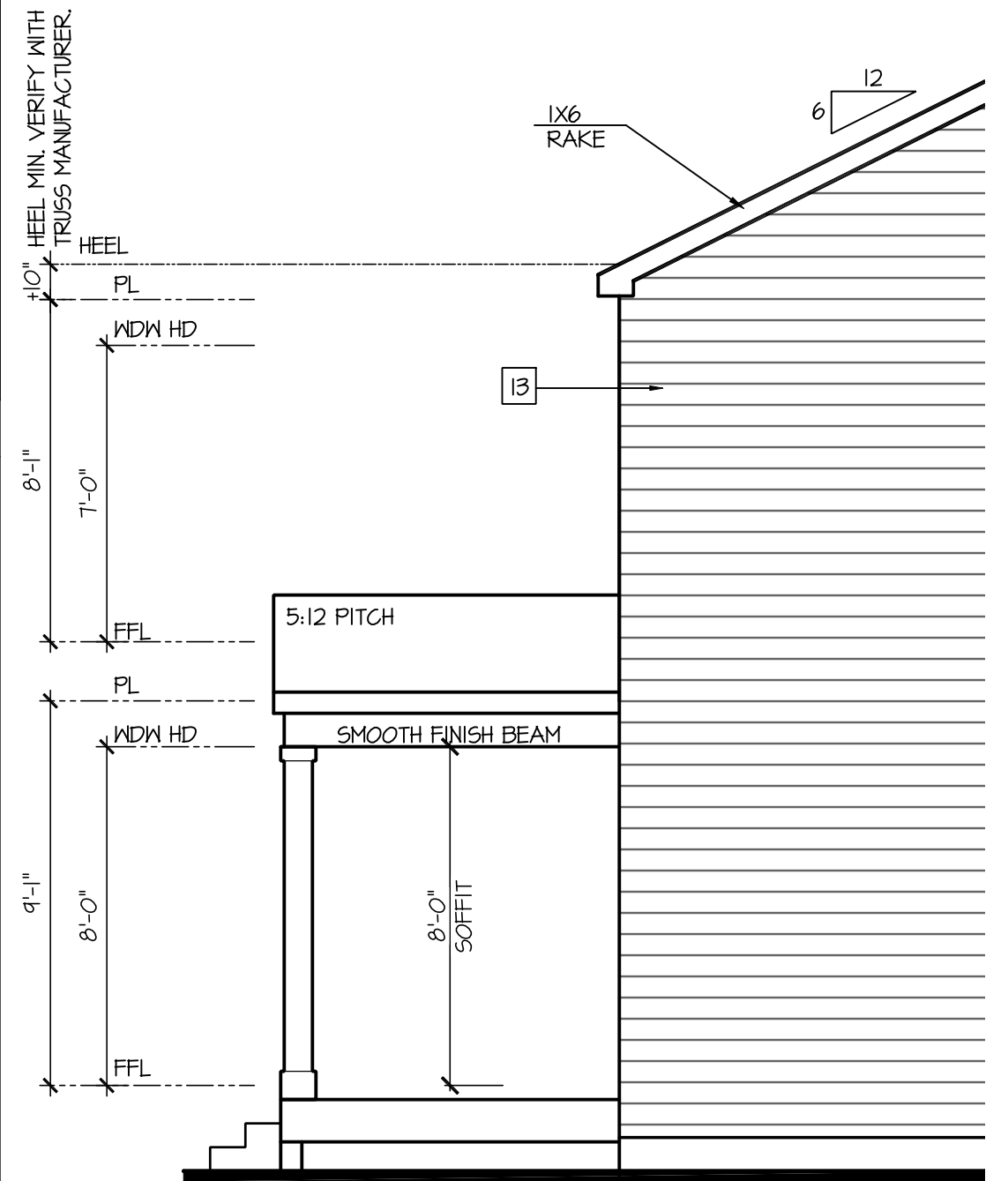
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

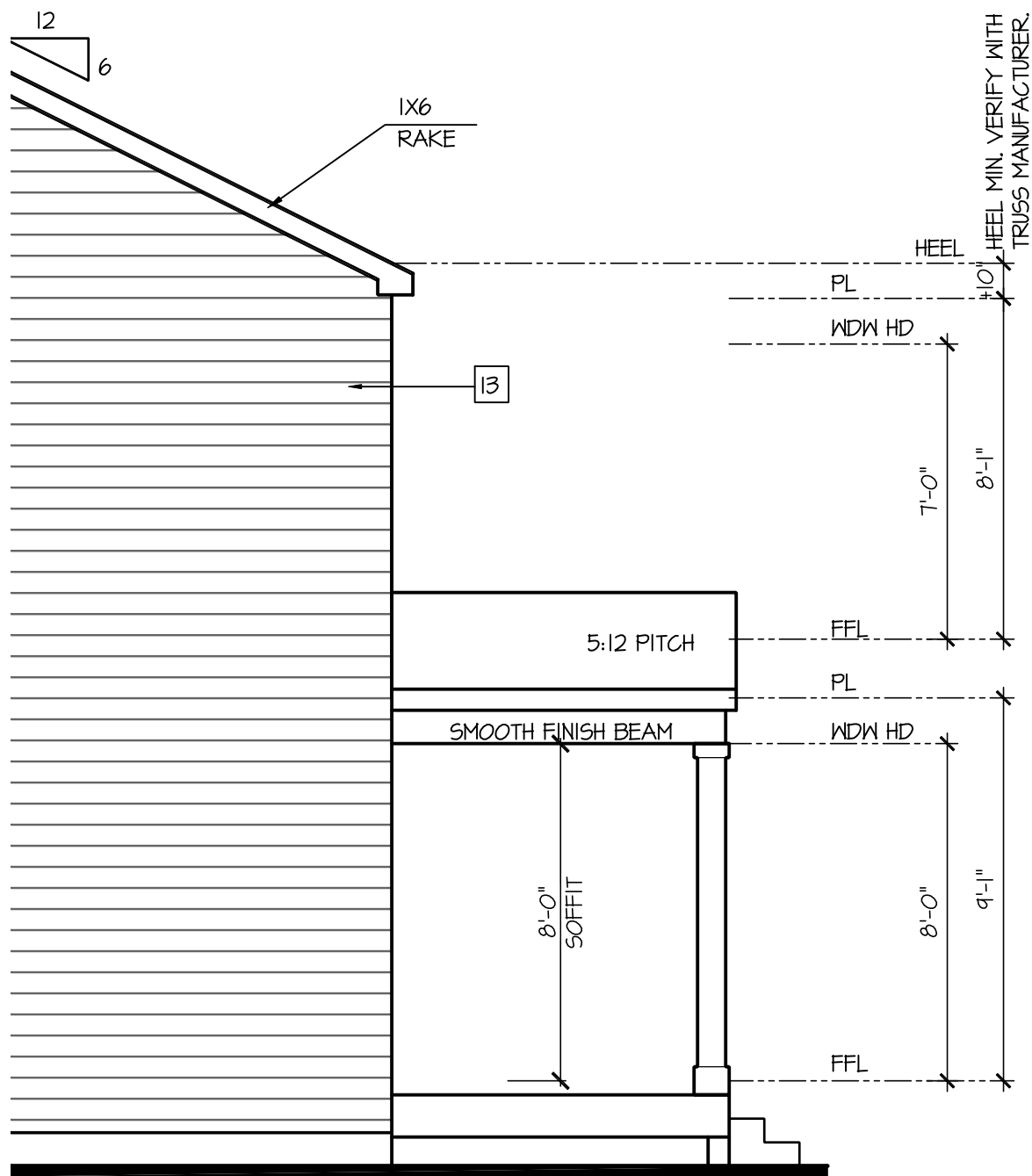
17

DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Partial Left Elevation
w/ Opt Covered Patio

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



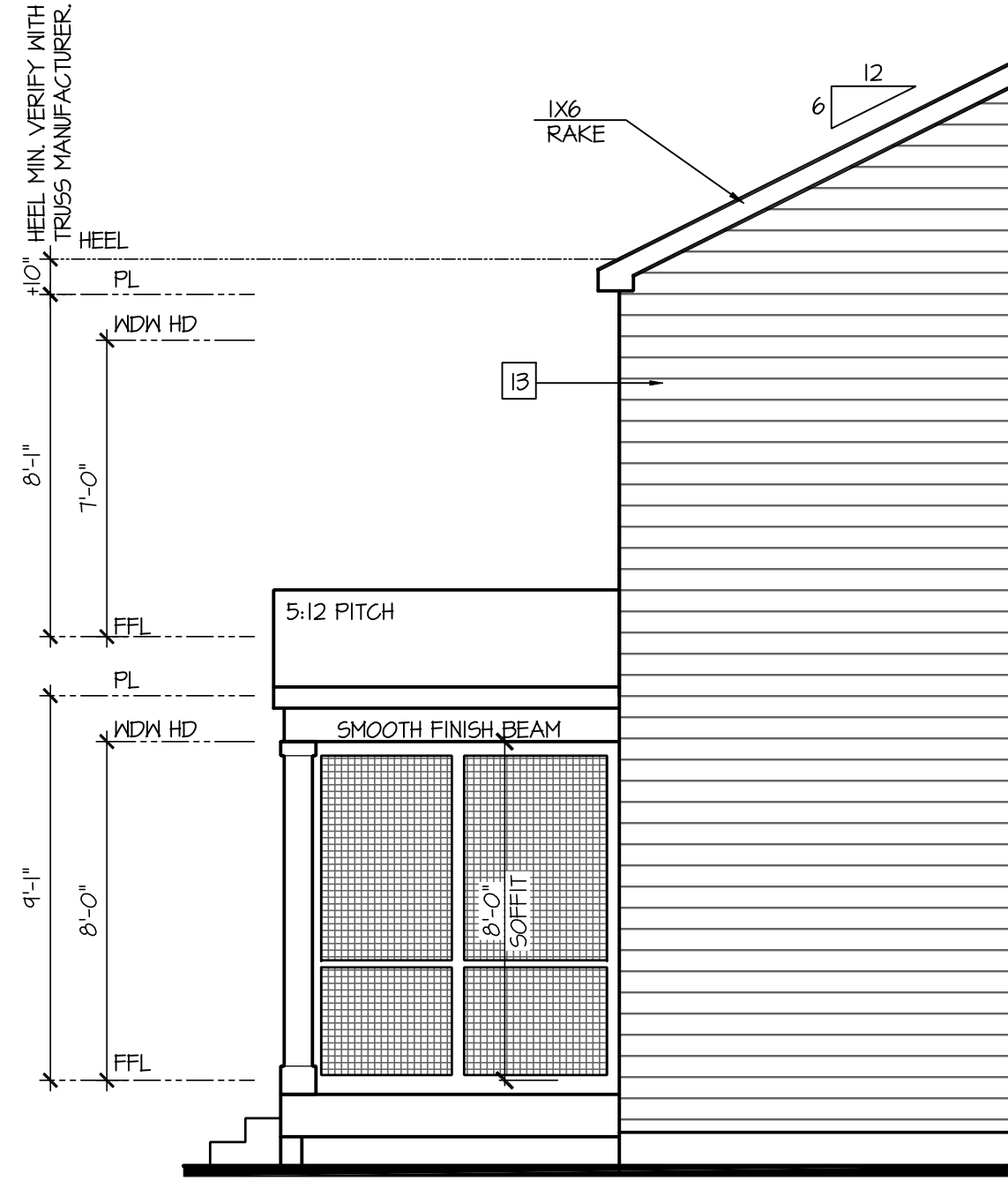
Partial Right Elevation
w/ Opt Covered Patio

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



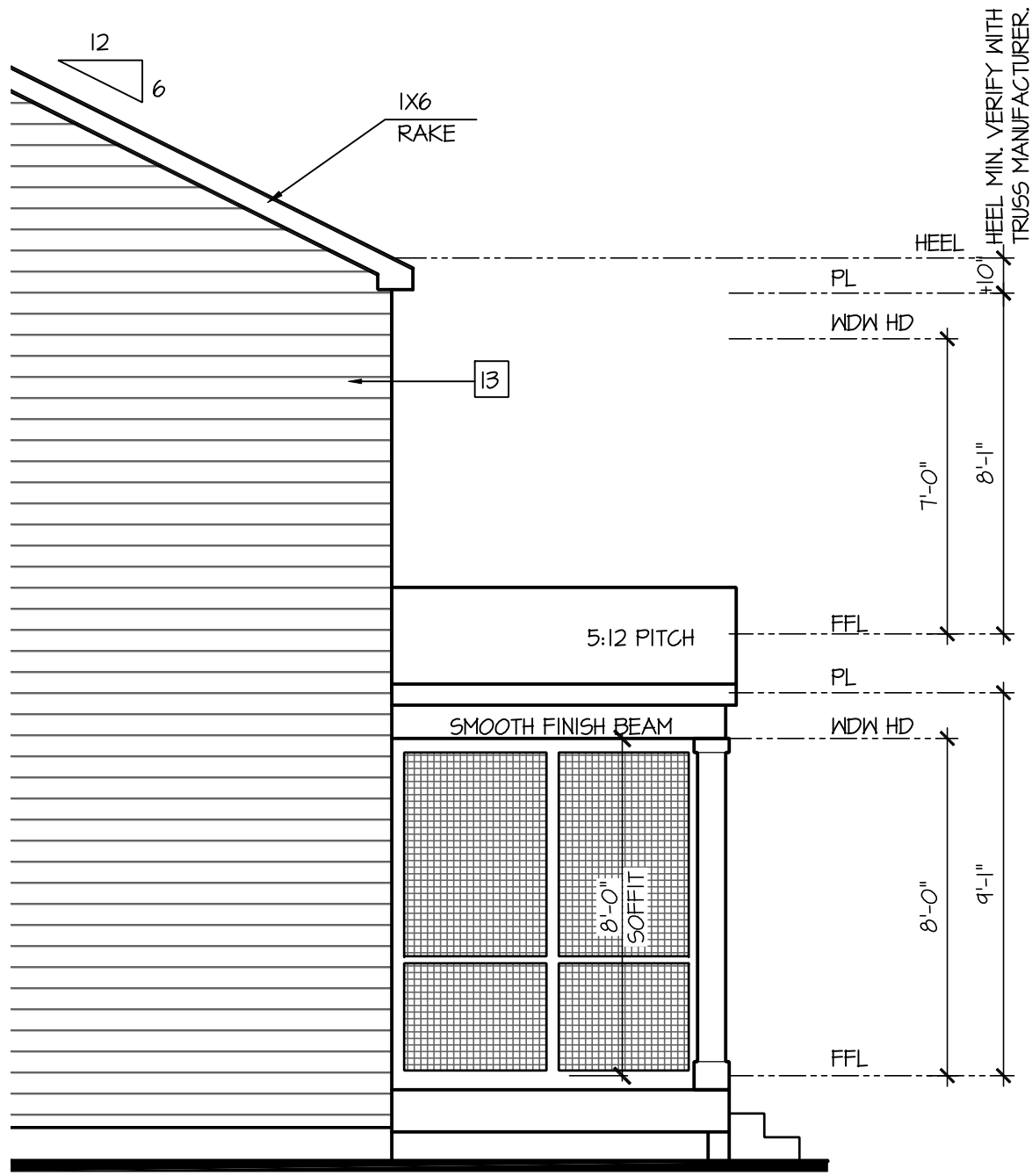
Partial Rear Elevation
w/ Opt Covered Patio

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



Partial Left Elevation
w/ Opt Screened Patio

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



Partial Right Elevation
w/ Opt Screened Patio

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



Partial Rear Elevation
w/ Opt Screened Patio

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

D·R·HORTON®
America's Builder

NO: 111218

DATE: 11/12/18

REVISION:

PROFESSIONAL SEAL:

STATE OF MARYLAND

SIR JAMES GEDDIS

AUG 12 2020

ARCHITECT

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A1063

SHEET TITLE:

PORCH OPT. ELEVATIONS
W/ OPT. BASEMENT

PRINT DATE:

September 26, 2017

SHEET NO:

3.2

Page 530 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

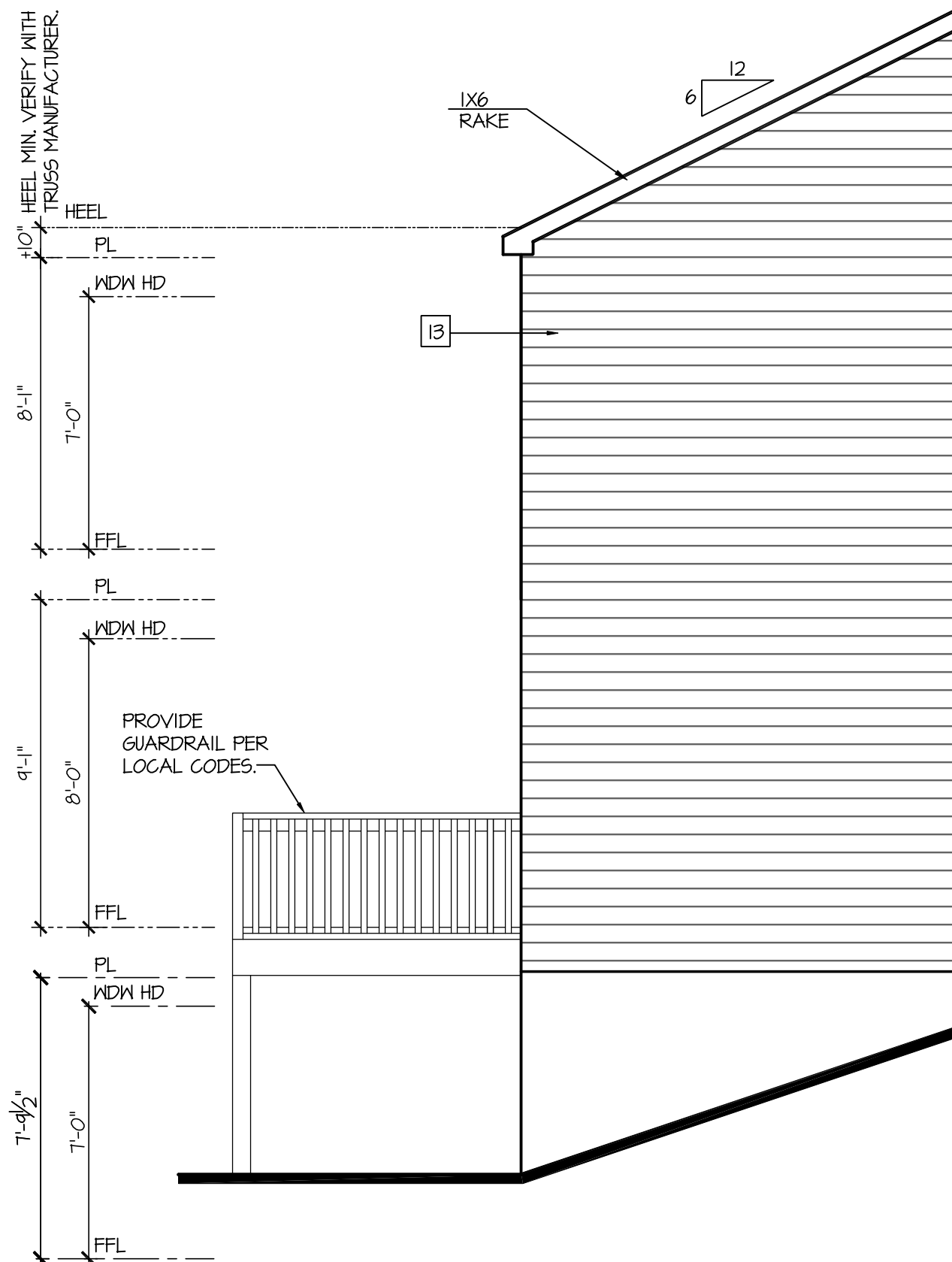
KEY NOTES:

- 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 N/A
- TYPICALS:
- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
 - 14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
 - 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ IX3 BATTS AT 12" O.C. PER DEVELOPER W/ IX4 CORNER TRIM BOARD.)
 - 16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 17 DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



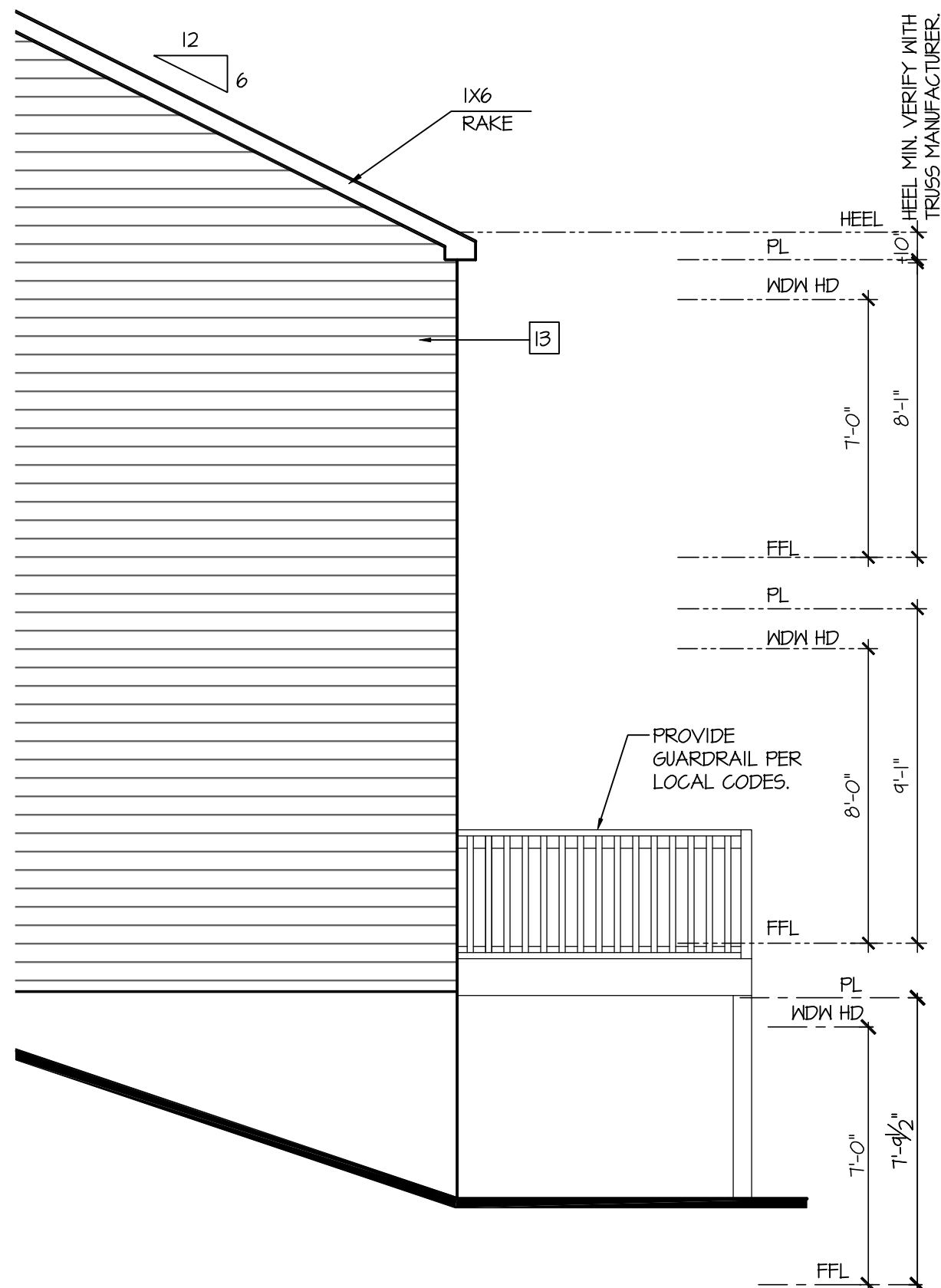
Rear Elevation w/
Opt Look-Out Basement

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



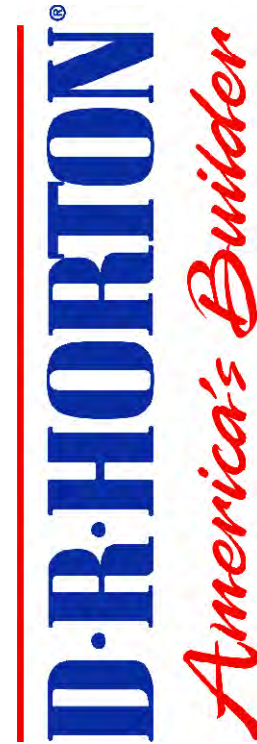
Partial Left Elevation w/
Opt Look-Out Basement

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



Partial Right Elevation w/
Opt Look-Out Basement

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



NO.	DATE:	REVISION:
1	11/2/18	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:
OPTIONAL ELEVATIONS W/
LOOK-OUT BASEMENT

PRINT DATE:
September 26, 2017

SHEET NO:

3.3

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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:

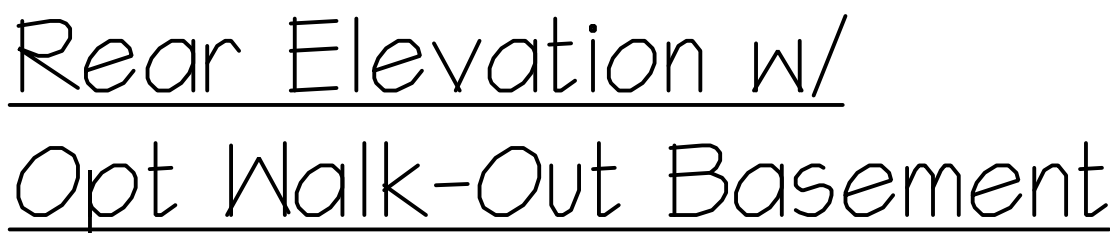
- 1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4] 8" SOLDIER COURSE.
- 5] ROWLOCK COURSE
- 6] N/A

TYPICALS:

- 1] DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- 2] CODE APPROVED TERMINATION CHIMNEY CAP.
- 3] CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 4] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 5] DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

- 1] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 2] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 3] VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 4] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 5] VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED.
- 6] DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



Partial Left Elevation w/ Opt Walk-Out Basement

Partial Right Elevation w/ Opt Walk-Out Basement

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

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
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- 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:

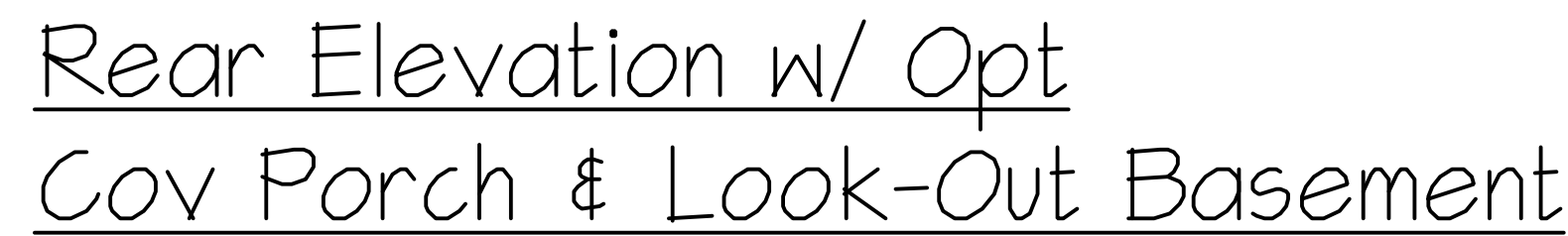
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- [4] 8" SOLDIER COURSE.
- [5] ROWLOCK COURSE
- [6] N/A

TYPICALS:

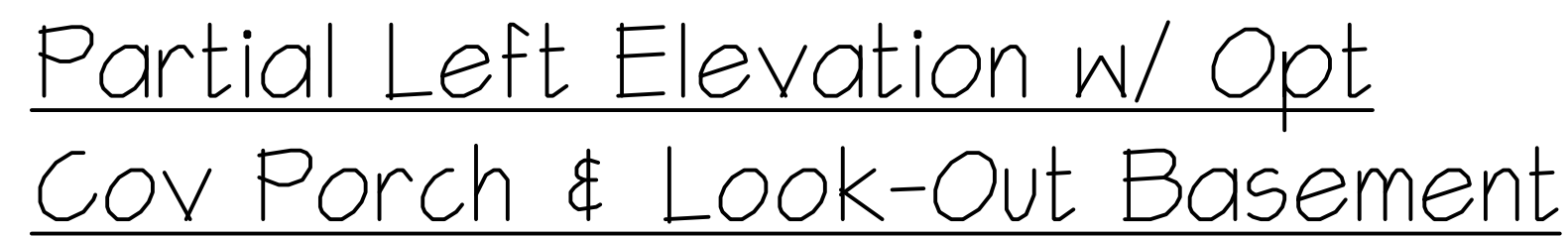
- [7] DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- [8] CODE APPROVED TERMINATION CHIMNEY CAP.
- [9] CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- [10] STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [11]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

SIDINGS:

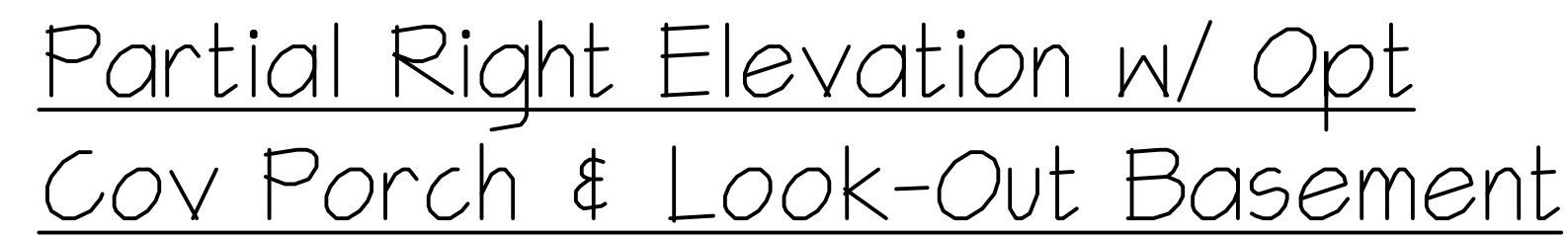
- [12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
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(AT SPECIFIED LOCATIONS;
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- [16] VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- [17] DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



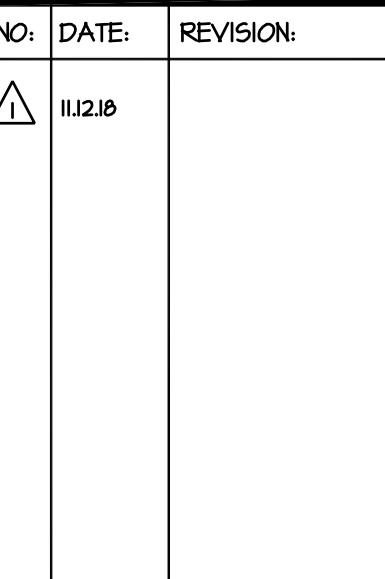
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



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



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

**PROFESSIONAL SEAL:**

PROJECT TITLE:

40' Series Galen X413'

Hunt Club South North Region

PROJECT NO: GMD-GA17063

**SHEET TITLE: OPTIONAL ELEVATIONS W/
LOOK-OUT BASEMENT AND
COVERED PORCH**

PRINT DATE:
September 26, 2017

SHEET NO:

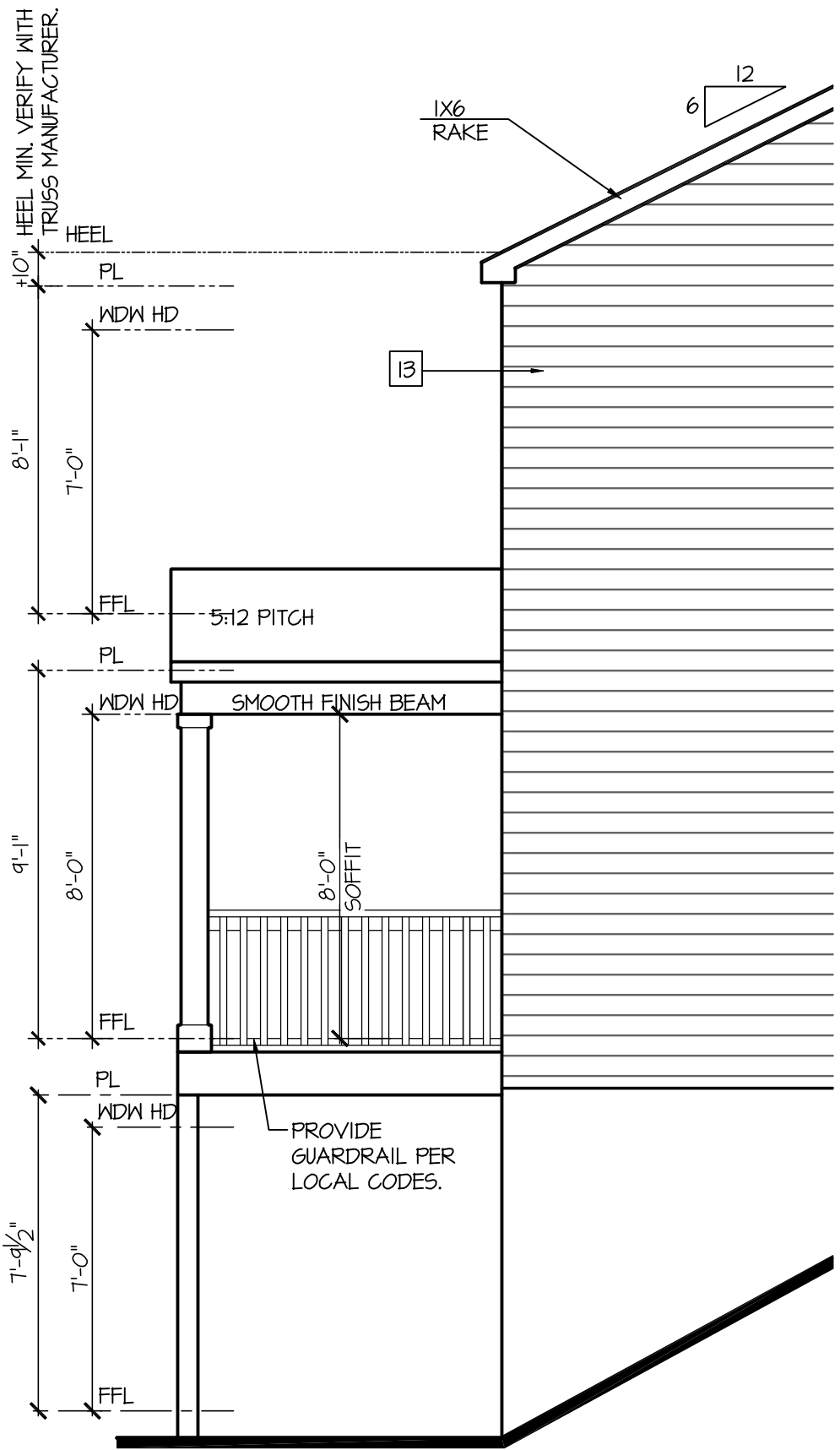
3.5

NOTES:	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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] N/A	
TYPICALS:	
[7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)	
[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)	
[14] VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)	
[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)	
[16] VINYL OR ALUMINUM TRIM, SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED	
[17] DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)	



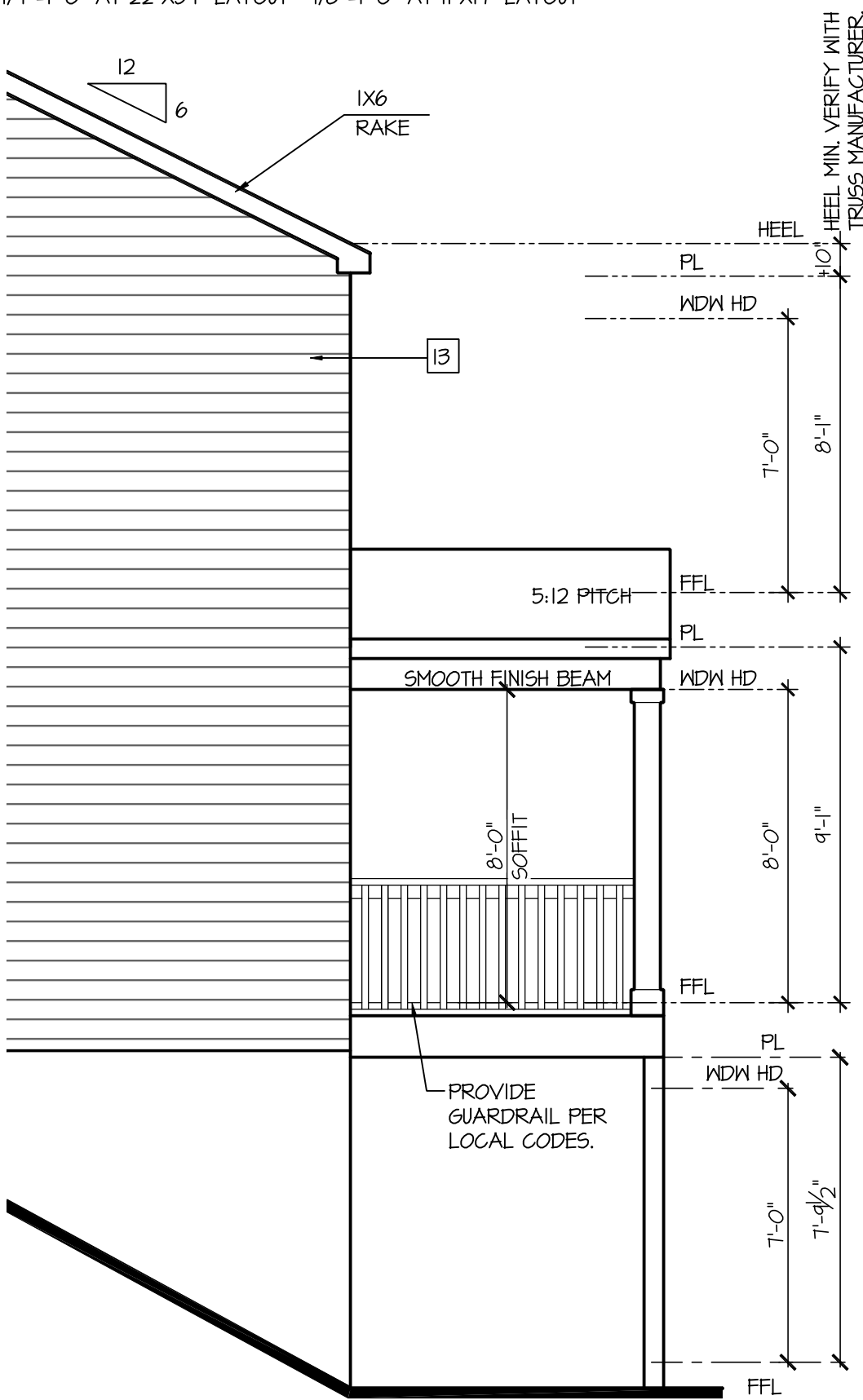
Rear Elevation w/ Opt
Cov Porch & Walk-Out Basement

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



Partial Left Elevation w/ Opt
Cov Porch & Walk-Out Basement

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



Partial Right Elevation w/ Opt
Cov Porch & Walk-Out Basement

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

D·R·HORTON®

America's Builder

NO:

DATE:

REVISION:

△

11/2/18

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

1889

AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A17063

SHEET TITLE:

OPTIONAL ELEVATIONS W/
WALK-OUT BASEMENT AND
COVERED PORCH

PRINT DATE:

September 26, 2017

SHEET NO:

3.6

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- MINIMUM HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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:

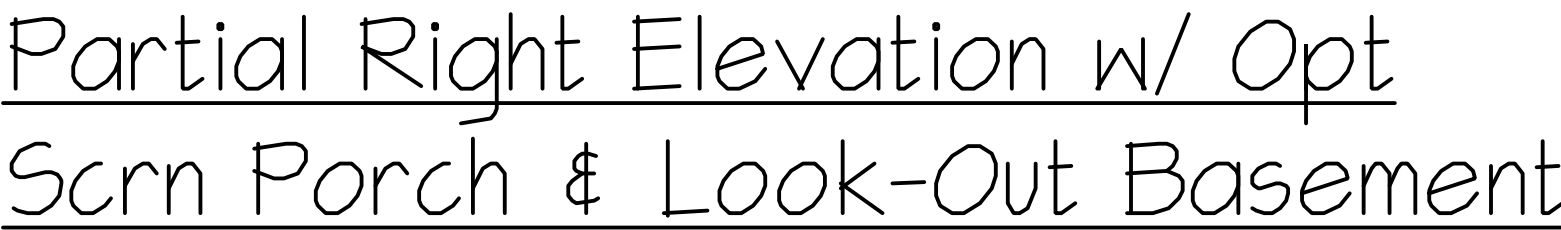
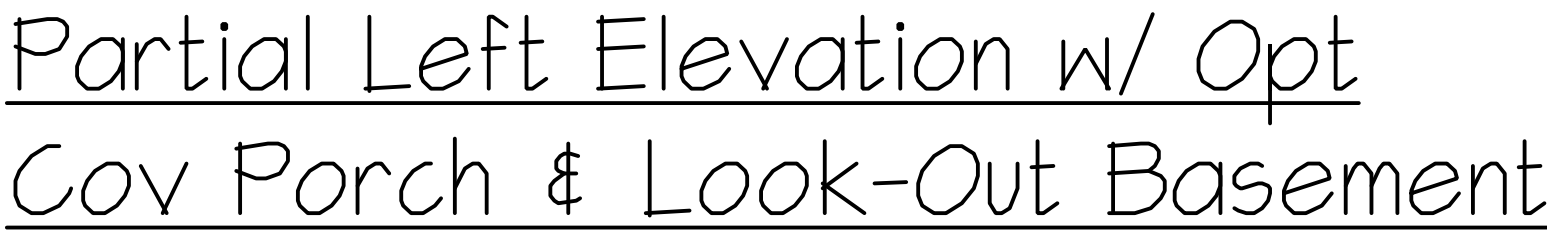
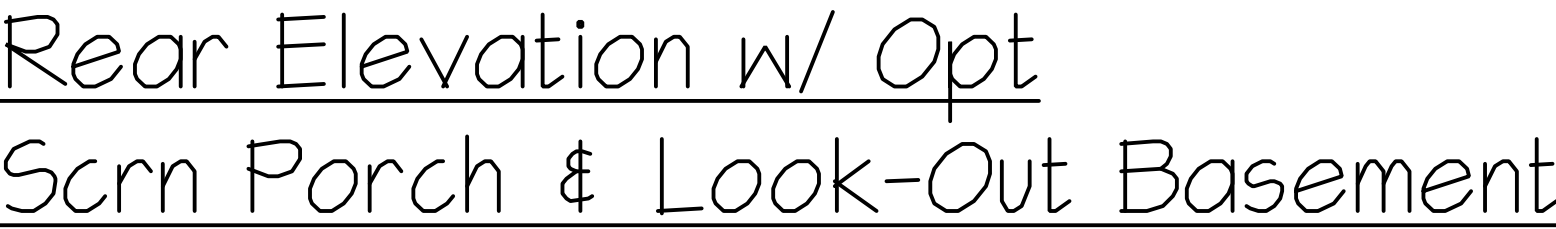
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 ROWLOCK COURSE
- 6 N/A

TYPICALS:

- 1 DECORATIVE 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.

SIDINGS:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
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(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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(AT SPECIFIC LOCATIONS:
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- 17 DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



NO:	DATE:	REVISION:
	11.12.10	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series Galen 'X413'

Hunt Club South North Region

PROJECT NO: GMD-GA17063

**OPTIONAL ELEVATIONS W/
LOOK-OUT BASEMENT AND
SCREENED PORCH**

PRINT DATE:
September 26, 2017

SHEET NO:

3.7

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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:

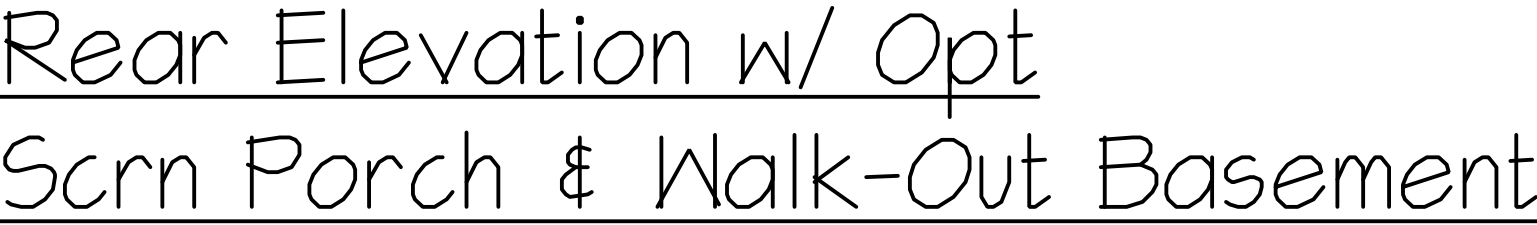
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 ROWLOCK COURSE
- 6 N/A

TYPICALS:

- 1 DECORATIVE 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.

SIDINGS:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED.
- 17 DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED)



NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- MINIMUM HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 N/A

TYPICALS:

- 1 DECORATIVE 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.

SIDINGS:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED.
- 17 DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED)



Partial Left Elevation w/ Opt Areaway

Partial Right Elevation w/ Opt Areaway

D·R·HORTON®
America's Builder

NO:	DATE:	REVISION:
	11.12.10	

40' Series Galen 'X413'

Hunt Club South North Region

HEET TITLE:

**OPTIONAL ELEVATIONS W/
AREAWAY**

SHEET NO:

3.9

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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:

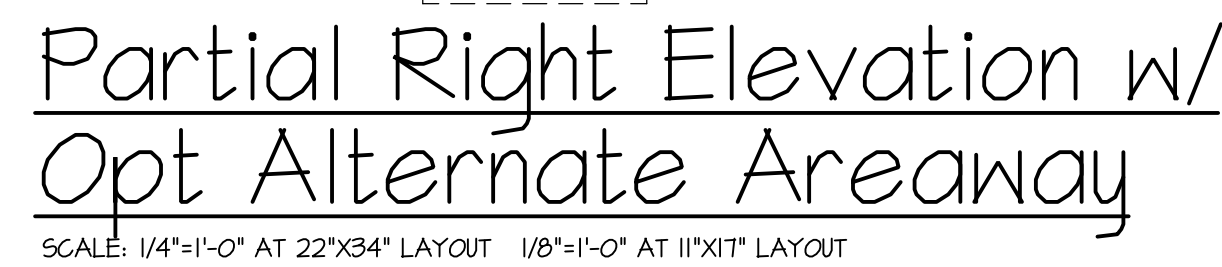
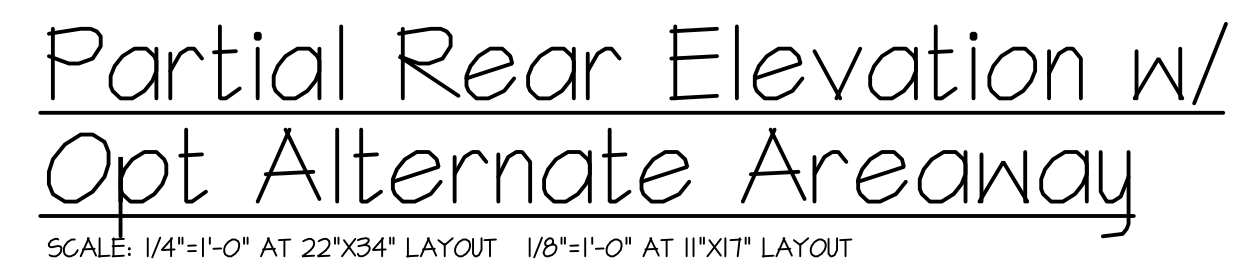
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 ROWLOCK COURSE
- 6 N/A

TYPICALS:

- 1 DECORATIVE 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.

SIDINGS:

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(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED.
- 17 DECORATIVE SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Left Elevation 'A'
w/ Opt. 3rd Car Garage

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

Partial Front Elevation 'A-1'
w/ Opt. 3rd Car Garage

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

Partial Rear Elevation 'A'
w/ Opt. 3rd Car Garage

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

D·R·HORTON®

America's Builder

NO: 111210

DATE: 11/12/10

REVISION:

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

1858

120206

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET NO:

FRONT ELEVATION 'A-1'
W/ OPT 3RD CAR GARAGE

PRINT DATE:

September 26, 2017

SHEET NO:

3.11 A-1

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Left Elevation 'A'
w/ Opt. 3rd Car Garage

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

Partial Front Elevation 'A-2'
w/ Opt. 3rd Car Garage

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

Partial Rear Elevation 'A'
w/ Opt. 3rd Car Garage

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

D·R·HORTON®

America's Builder

NO: 111210

DATE: 11/12/10

REVISION:

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

11/12/10

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET NO:

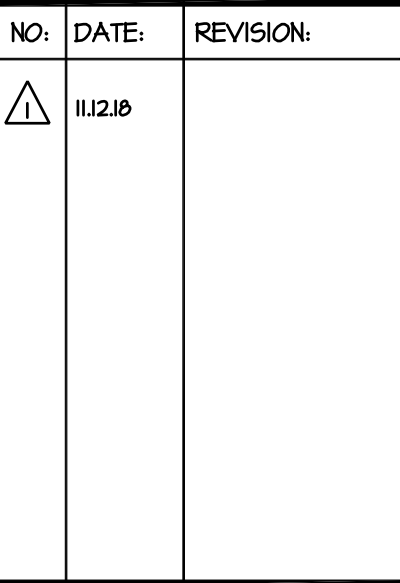
FRONT ELEVATION 'A-2'
W/ OPT 3RD CAR GARAGE

PRINT DATE:

September 26, 2017

3.11 A-2

Page 600 of 998

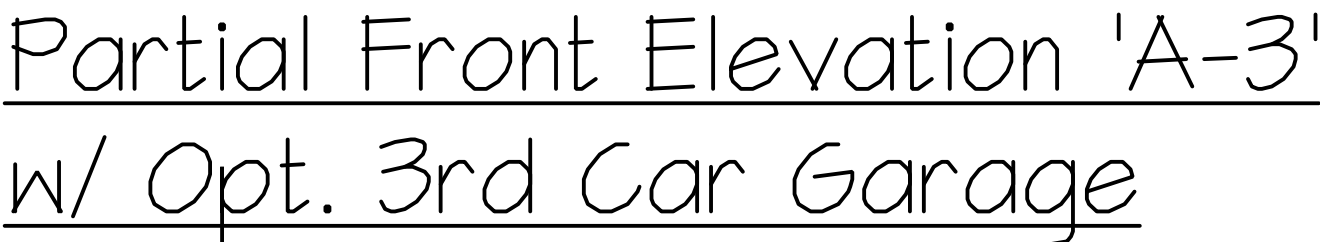


**40' Series
Galen
'X413'**

Hunt Club South North Region

**BEST TITLE:
FRONT ELEVATION 'A-3'
W// OPT 3RD CAR GARAGE**

SHEET NO:
3.11 A-3



Partial Left Elevation 'A'
w/ Opt. 3rd Car Garage

Partial Rear Elevation 'A'
w/ Opt. 3rd Car Garage

Page 601 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Left Elevation 'B'
w/ Opt. 3rd Car Garage

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

ELEVATIONS 'B-1', 'B-2' AND 'B-3' ARE SIMILAR

Partial Front Elevation 'B-1'
w/ Opt. 3rd Car Garage

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

Partial Rear Elevation 'B'
w/ Opt. 3rd Car Garage

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

ELEVATIONS 'B-1', 'B-2' AND 'B-3' ARE SIMILAR

D·R·HORTON®

America's Builder

NO.	DATE:	REVISION:
△	11.12.18	

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

1868

AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO:

GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'B-1'
W/ OPT 3RD CAR GARAGE

PRINT DATE:

September 26, 2017

SHEET NO:

3.11 B-1

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
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- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Left Elevation 'B'
w/ Opt. 3rd Car Garage

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

Partial Front Elevation 'B-2'
w/ Opt. 3rd Car Garage

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

Partial Rear Elevation 'B'
w/ Opt. 3rd Car Garage

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

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America's Builder

NO:

DATE:

REVISION:

11.12.18

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

1868

AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO:

GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'B-2'
W/ OPT 3RD CAR GARAGE

PRINT DATE:

September 26, 2017

SHEET NO:

3.11 B-2

Page 603 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Left Elevation 'B'
w/ Opt. 3rd Car Garage

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

Partial Front Elevation 'B-3'
w/ Opt. 3rd Car Garage

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

Partial Rear Elevation 'B'
w/ Opt. 3rd Car Garage

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

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America's Builder

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PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

1868

AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO:

GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'B-3'
W/ OPT 3RD CAR GARAGE

PRINT DATE:

September 26, 2017

SHEET NO:

3.11 B-3

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14 VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Left Elevation 'C'
w/ Opt. 3rd Car Garage

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

ELEVATIONS 'C-1', 'C-2' AND 'C-3' ARE SIMILAR

Partial Front Elevation 'C-1'
w/ Opt. 3rd Car Garage

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

ELEVATIONS 'C-1', 'C-2' AND 'C-3' ARE SIMILAR

Partial Rear Elevation 'C'
w/ Opt. 3rd Car Garage

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

ELEVATIONS 'C-1', 'C-2' AND 'C-3' ARE SIMILAR

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NO: DATE: REVISION:

11.12.18

PROFESSIONAL SEAL:

STATE OF MARYLAND
ARCHITECT
AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET NO:

FRONT ELEVATION 'C-1'
W/ OPT 3RD CAR GARAGE

PRINT DATE:

September 26, 2017

SHEET NO:

3.11 C-1

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

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DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Left Elevation 'C'
w/ Opt. 3rd Car Garage

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

Partial Front Elevation 'C-2'
w/ Opt. 3rd Car Garage

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

Partial Rear Elevation 'C'
w/ Opt. 3rd Car Garage

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

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America's Builder

NO: 11J210

DATE: 11/2/10

REVISION:

PROFESSIONAL SEAL:

STATE OF MARYLAND

REGISTERED ARCHITECT

AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'C-2'
W/ OPT 3RD CAR GARAGE

PRINT DATE:

September 26, 2017

SHEET NO:

3.11 C-2

Page 606 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL WAVY SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT WAVY SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL OR ALUMINUM TRIM, SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

DECORATIVE SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Left Elevation 'C'
w/ Opt. 3rd Car Garage

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

ELEVATIONS 'C-1', 'C-2' AND 'C-3' ARE SIMILAR

Partial Front Elevation 'C-3'
w/ Opt. 3rd Car Garage

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

ELEVATIONS 'C-1', 'C-2' AND 'C-3' ARE SIMILAR

Partial Rear Elevation 'C'
w/ Opt. 3rd Car Garage

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

ELEVATIONS 'C-1', 'C-2' AND 'C-3' ARE SIMILAR

D.R. HORTON®
America's Builder

NO: 111210

DATE: 11/12/10

REVISION:

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

AUG 12 2010

PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

SHEET NO:

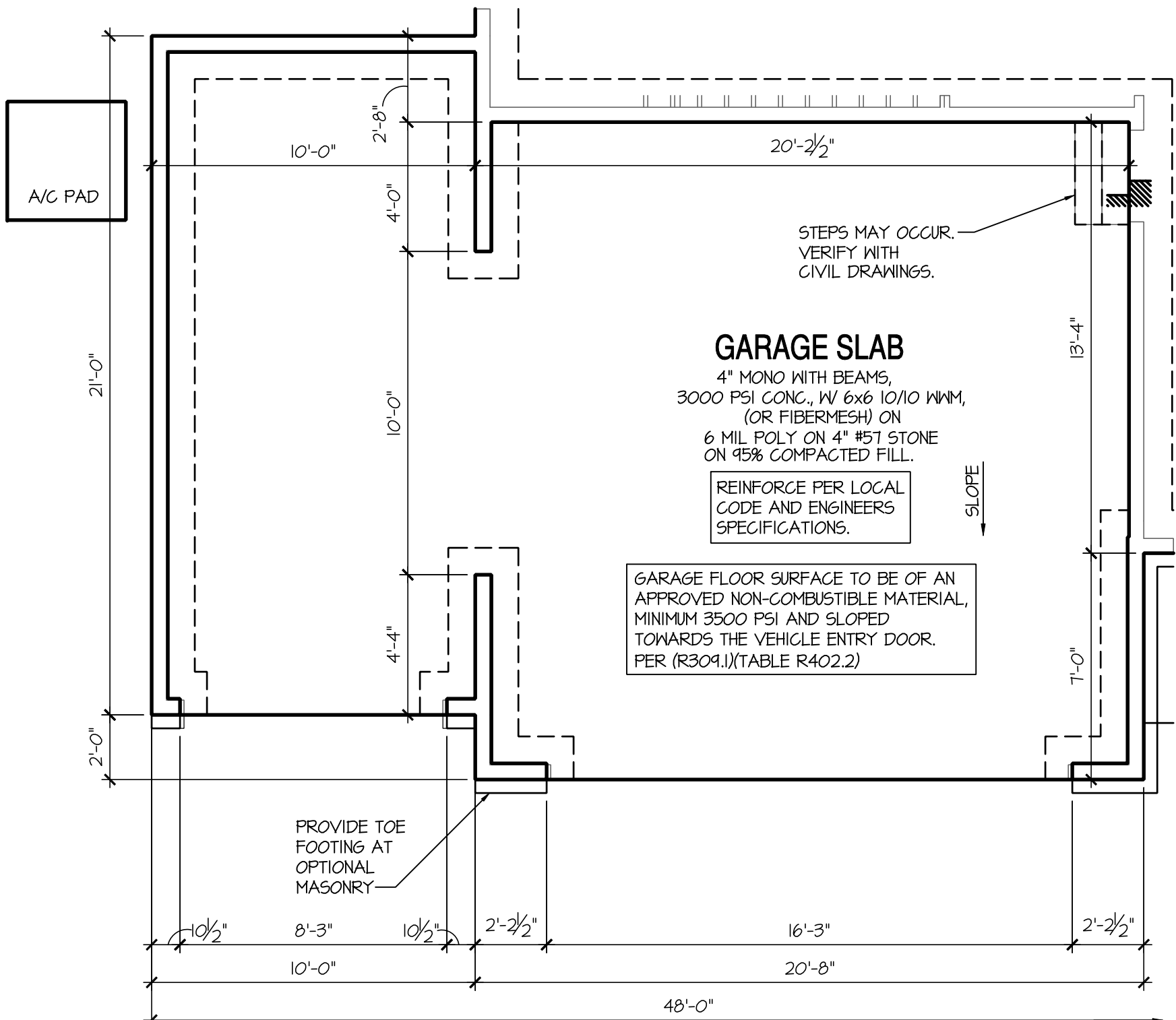
FRONT ELEVATION 'C-3'
W/ OPT 3RD CAR GARAGE

PRINT DATE:

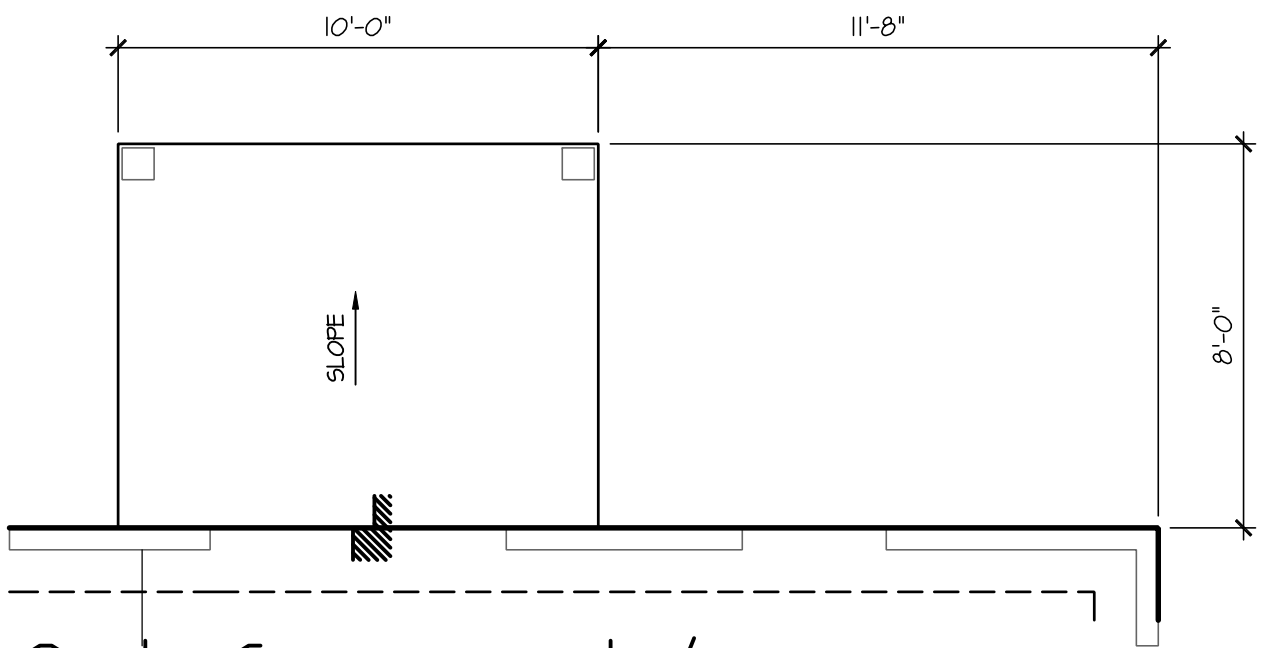
September 26, 2017

SHEET NO:

3.11 C-3



Opt 3rd Car Garage
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



Opt Covered /
Screened Porch

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

- NOTES: IRC
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
 - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
 - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
 - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
 - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
 - FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
 - REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
 - PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
 - VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
 - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. T 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
 - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
 - N/A
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS PER BUILDERS STANDARDS.

NO.	DATE:	REVISION:
1	11.12.18	



PROJECT TITLE:
**40' Series
Galen
'X413'**

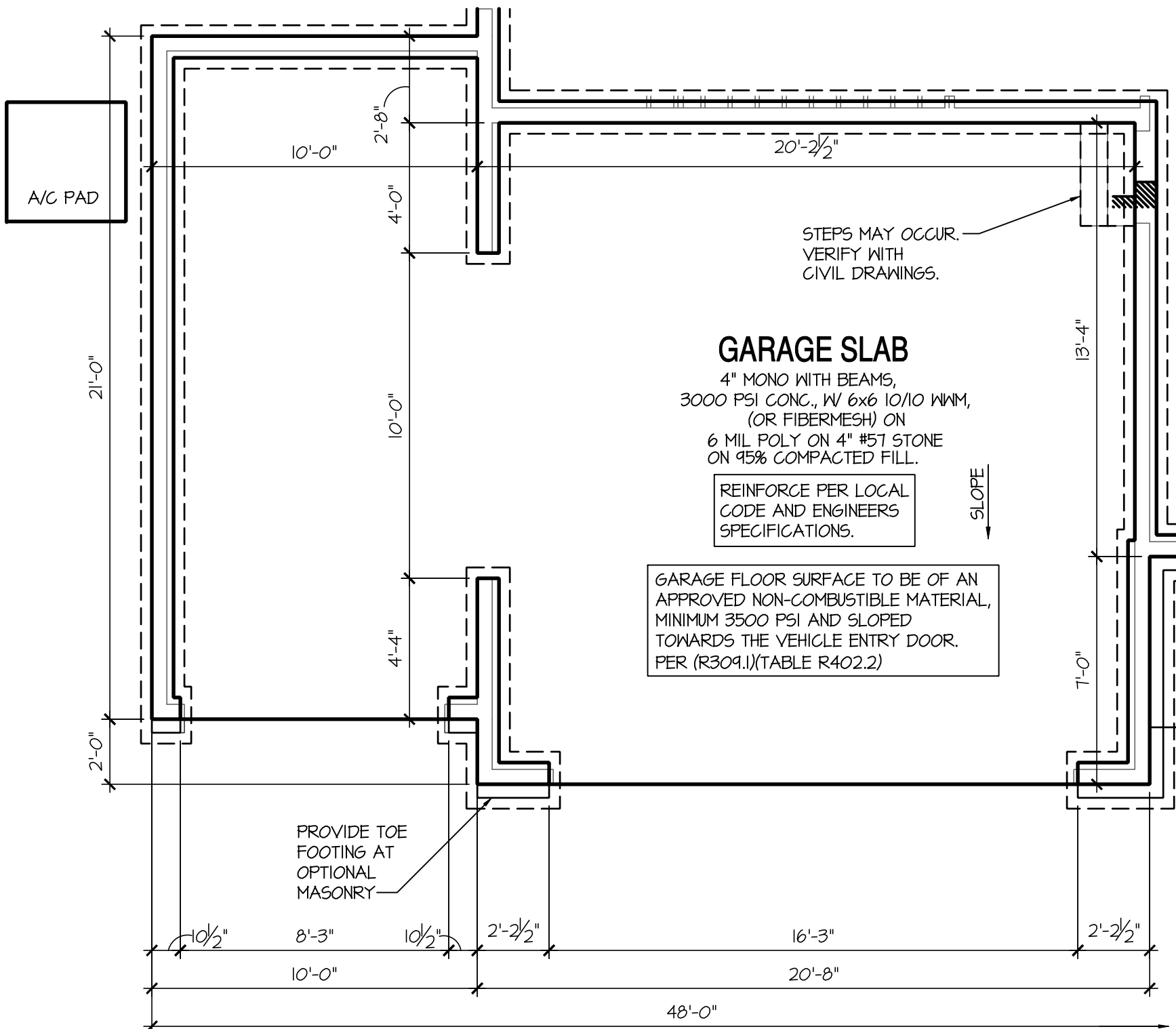
**Hunt
Club South
North Region**

PROJECT NO: GMD-GA1063

SHEET TITLE:
**MONOLITHIC SLAB PLAN
OPTIONS**

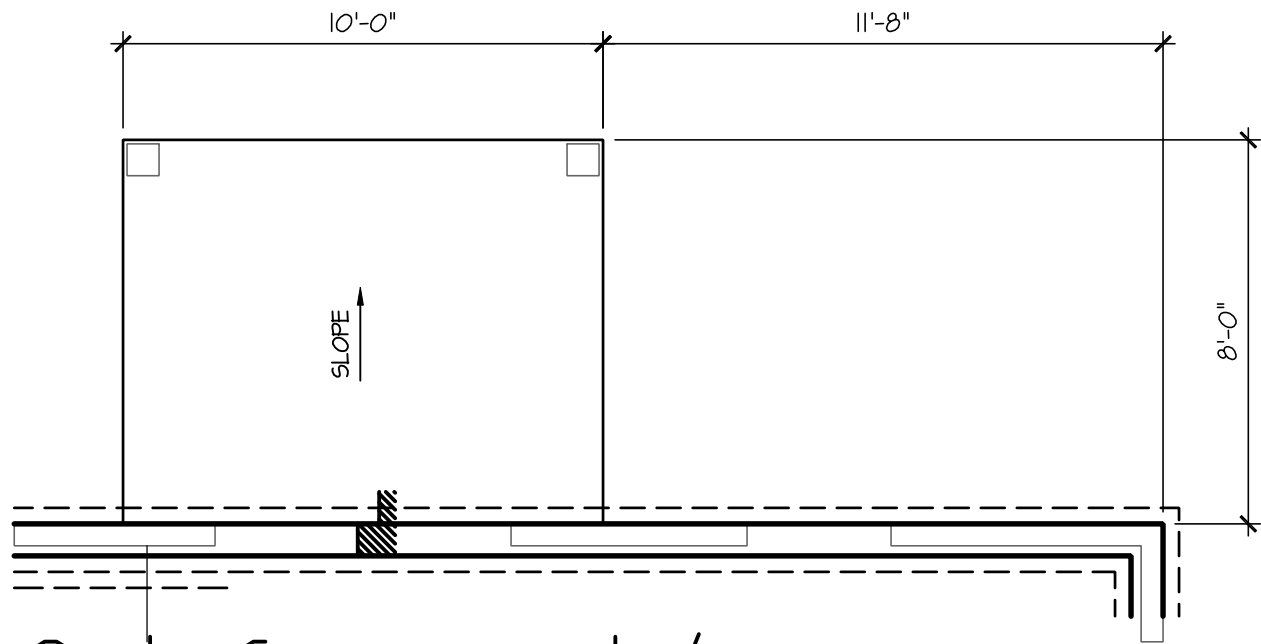
PRINT DATE:
September 26, 2017

SHEET NO:
4.1 MS



Opt 3rd Car Garage

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



Opt Covered /
Screened Porch

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

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
- TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3.1)
- TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3.1) PROVIDE A SLIP-RESISTANT FINISH.
- N/A

- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS PER BUILDERS STANDARDS.

NO.	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-GA17063

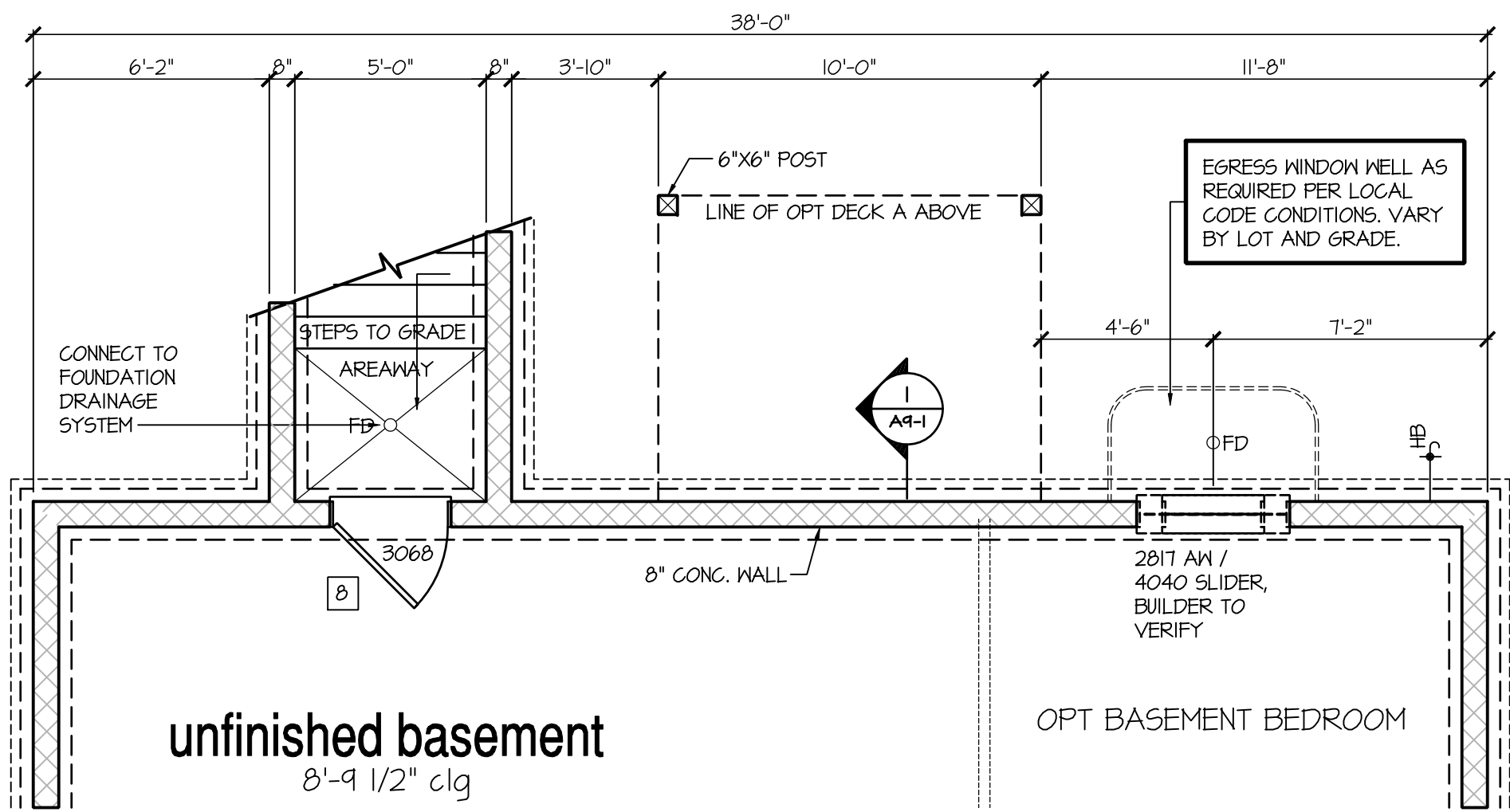
SHEET TITLE:
STEM WALL PLAN OPTIONS

PRINT DATE:

September 26, 2017

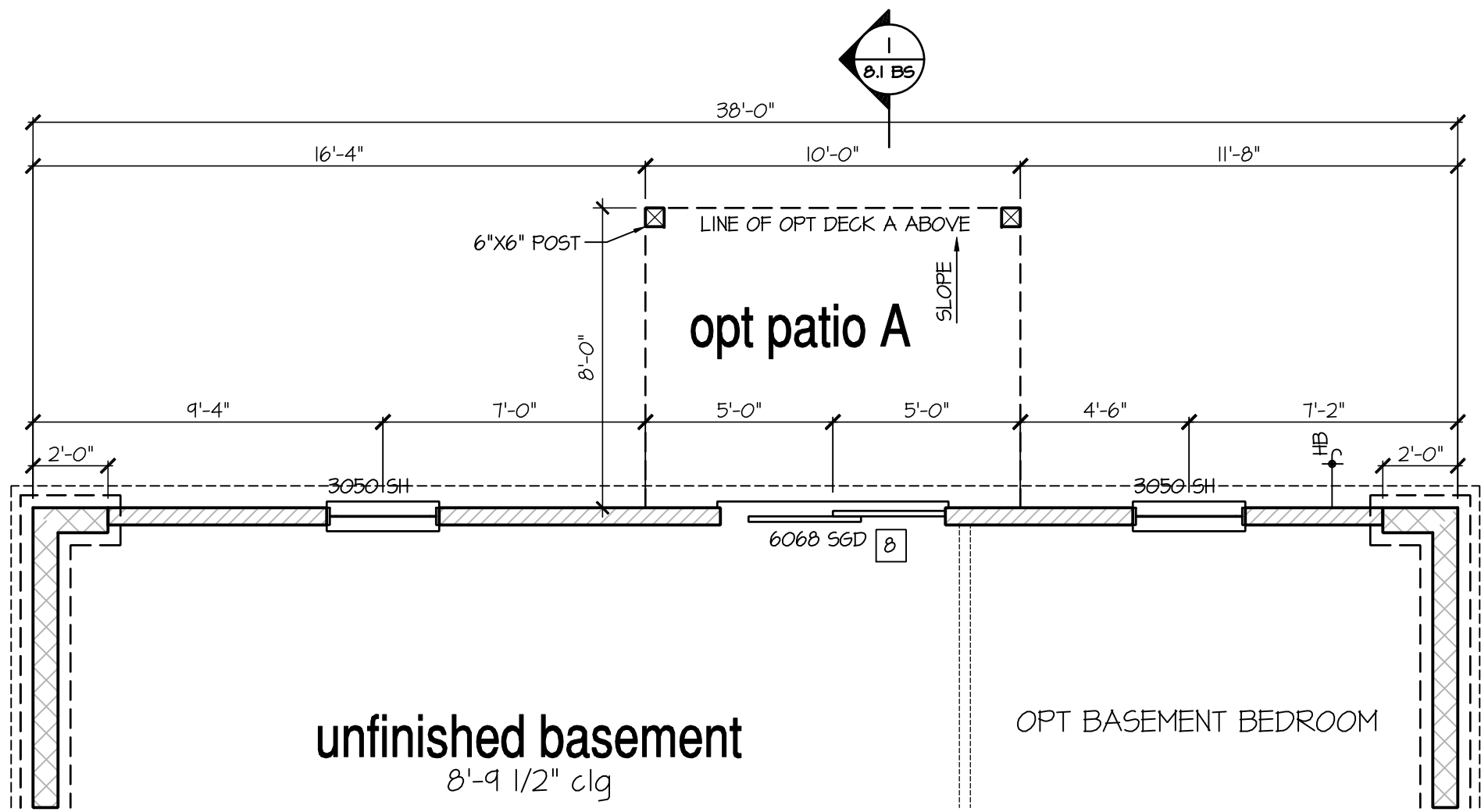
SHEET NO:

4.1 SW



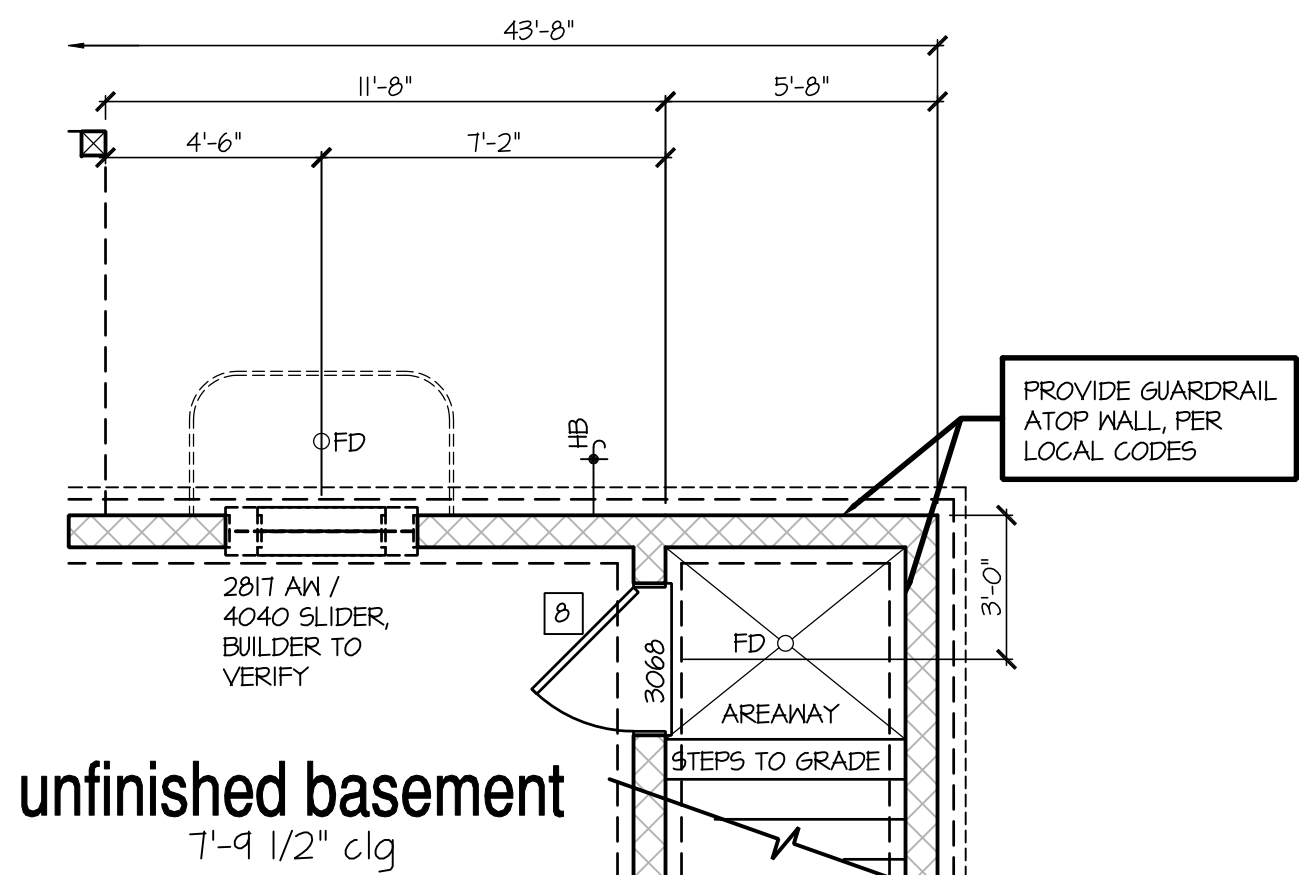
Opt Areaway at Basement Plan

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



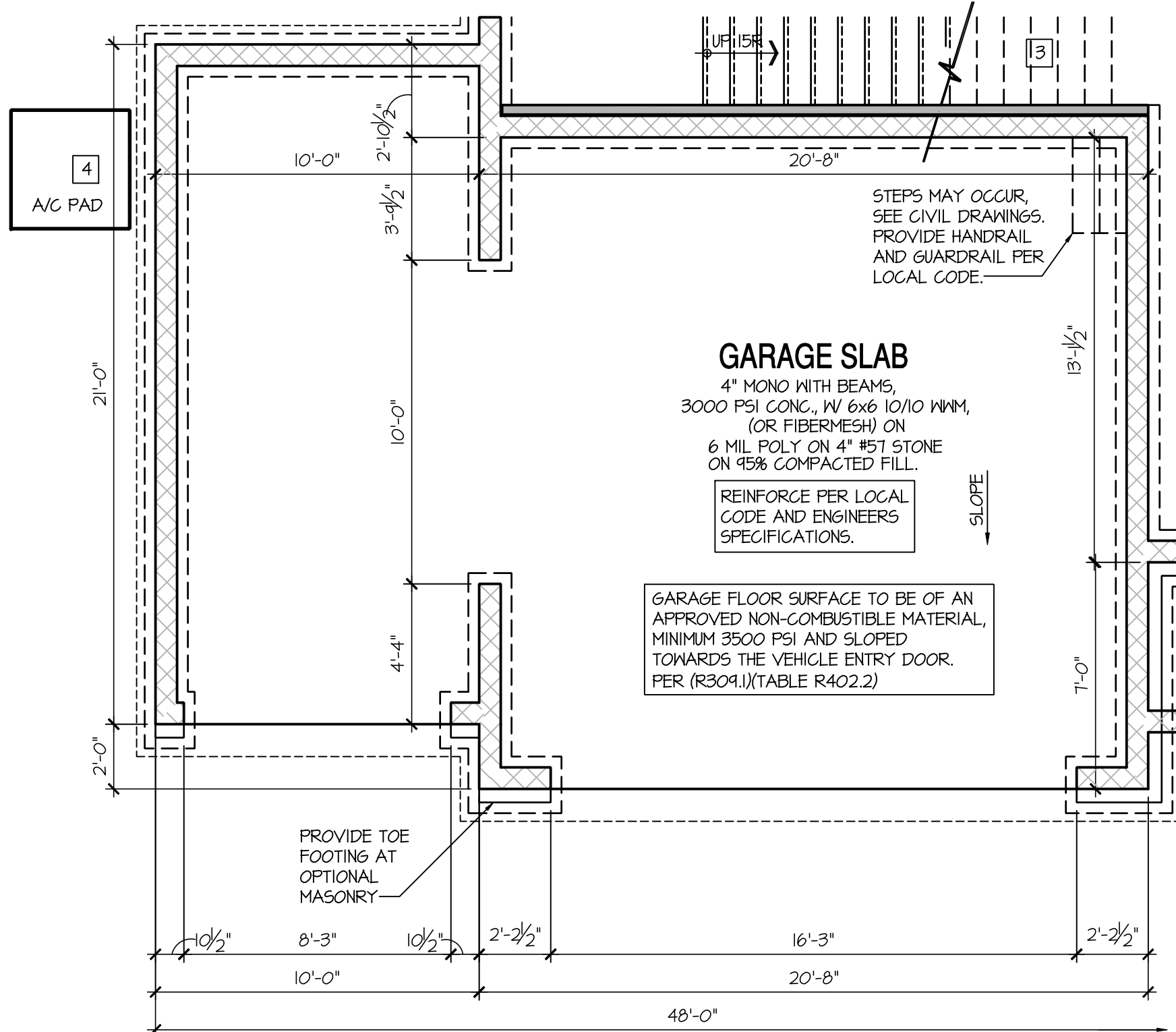
Opt Walk-Out Basement Plan

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



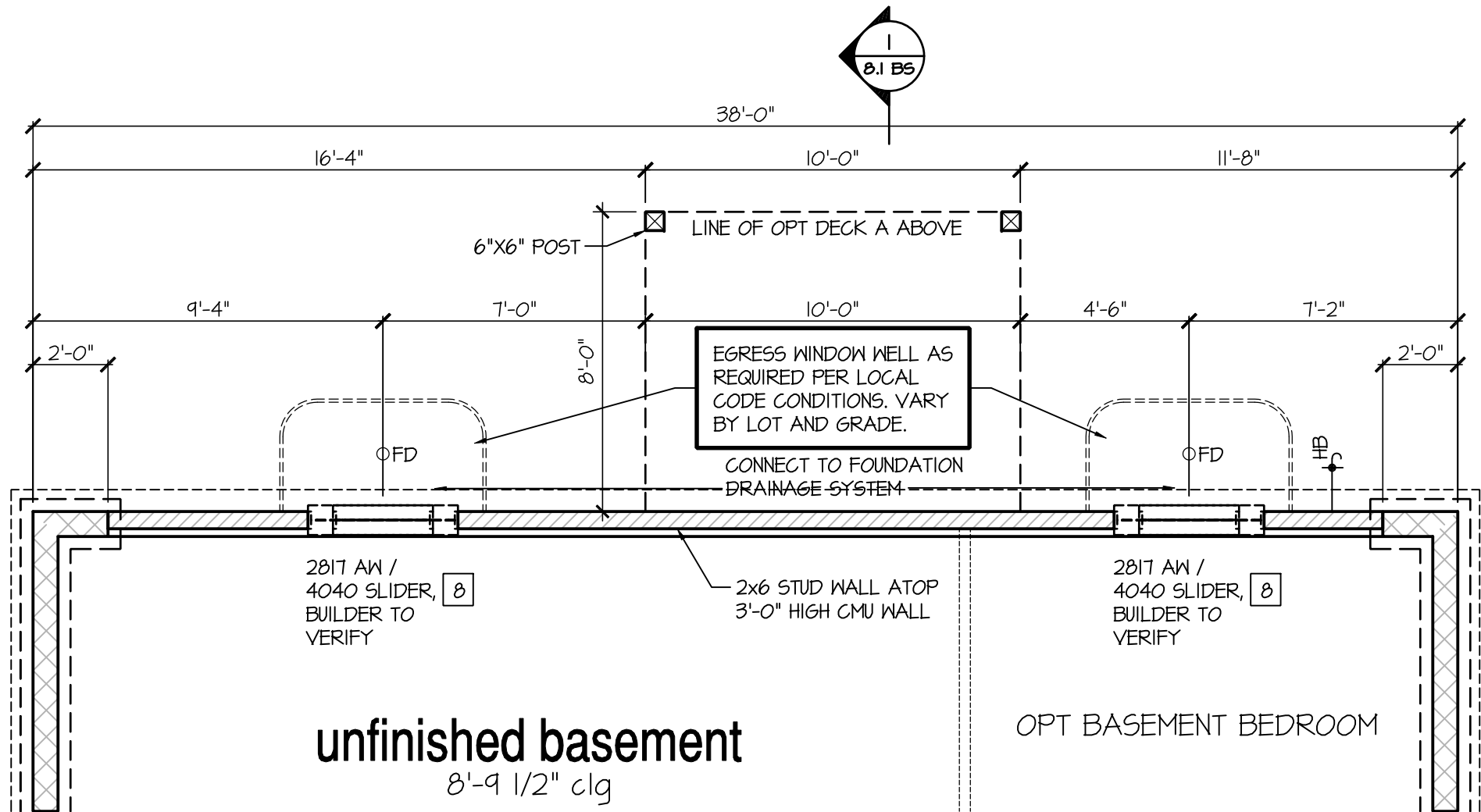
Opt Alt. Areaway

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



Opt 3rd Car Garage

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



Opt Look-Out Basement Plan

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

BASEMENT NOTES: IRC	KEY NOTES:
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: BASEMENT = 6'-8" UNO. ON ELEVATIONS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - 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 IRC SECTION R310.1.1) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS PER BUILDER STANDARDS. - FOUNDATION WALLS TO INCLUDE AN EXTERIOR WATERPROOFING MEMBRANE. (R406.2) - FOUNDATION PERIMETER TO INCLUDE AN EXTERIOR FOUNDATION DRAIN THAT WILL DISCHARGE BY GRAVITY OR BY AN INSTALLED SUMP PUMP. (SUPPLEMENT R405.1)	[1] LINE OF SLAB ABOVE [2] LINE OF FRAMED WALL ABOVE [3] BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1) [4] A/C CONDENSER PAD. (VERIFY) [5] SUMP PIT LOCATION WHERE REQUIRED BY SOILS ENGINEER. VERIFY. [6] WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION P2801.1) [7] FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS [8] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.64" = 122 1/4" TOTAL RISE VERIFY

NO.	DATE:	REVISION:
1	11/2/18	



PROJECT TITLE:
**40' Series
Galen
'X413'**

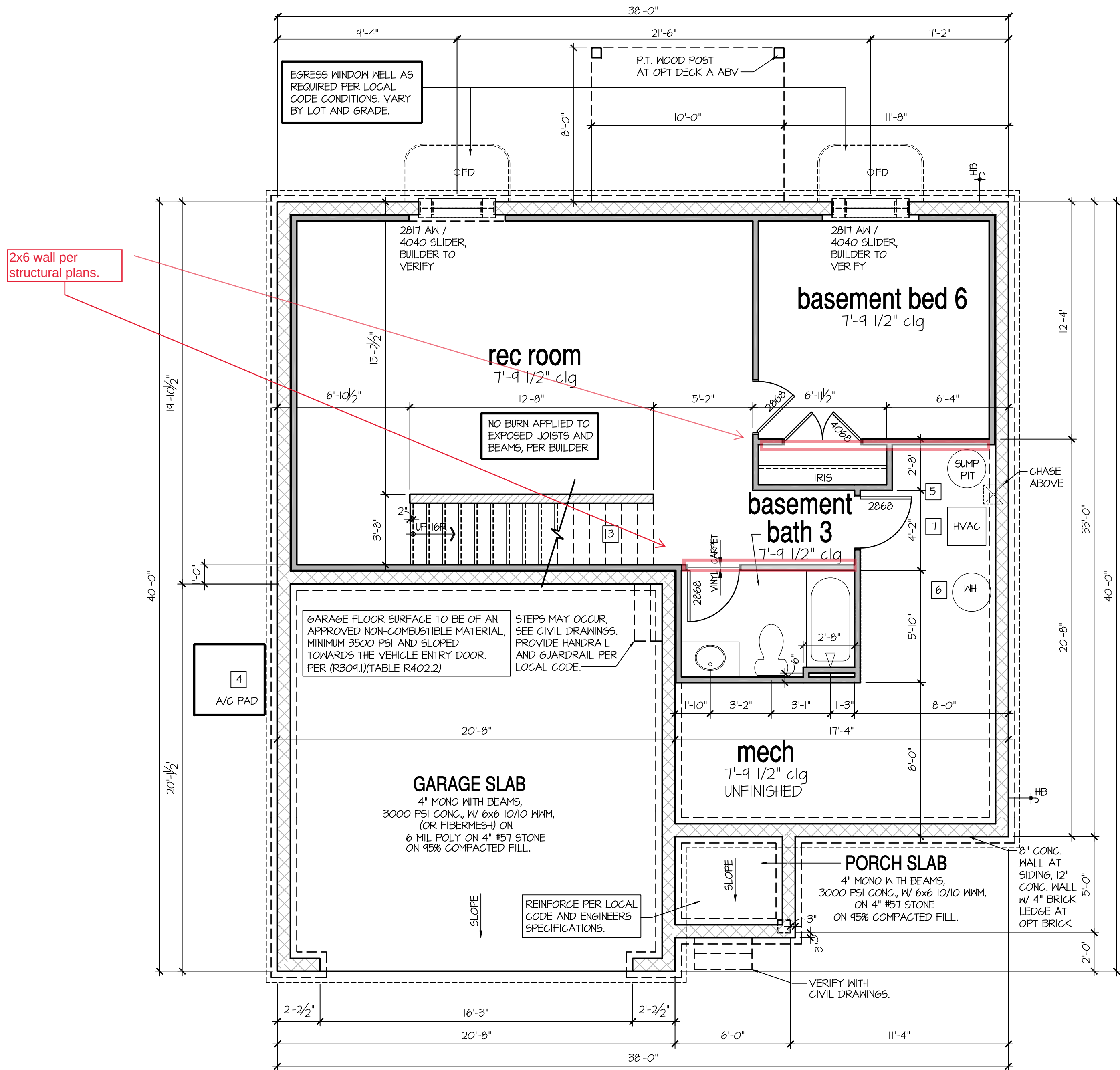
**Hunt
Club South
North Region**

PROJECT NO: GMD-GA1063

SHEET TITLE:
BASEMENT PLAN OPTIONS

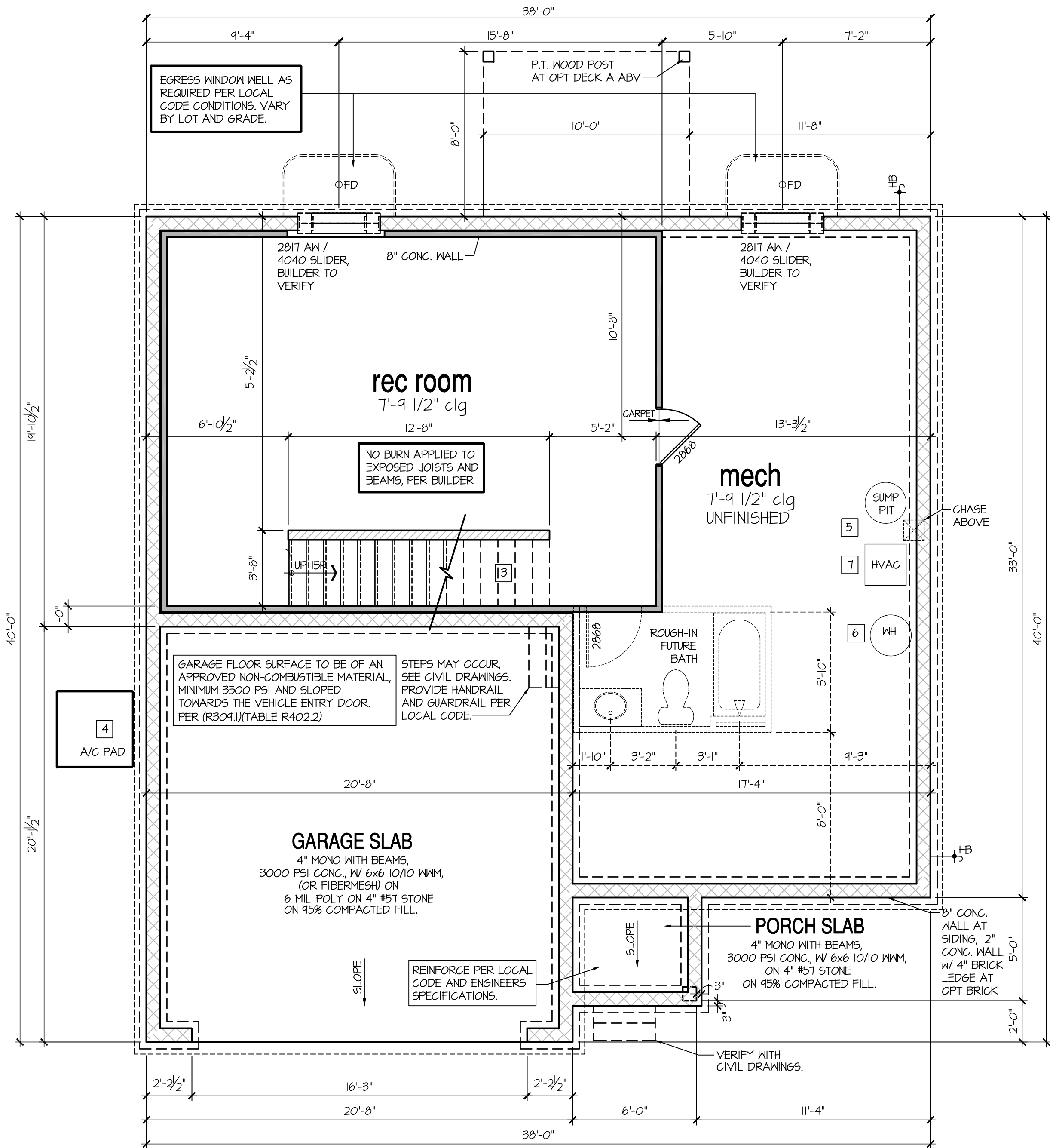
PRINT DATE:
September 26, 2017

SHEET NO:
4.1 BS



Optional Finished Rec Room, Bedroom, & Bath

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



Optional Finished Rec Room

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

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.64" = 122 1/4" TOTAL
RISE VERIFY

BASEMENT NOTES: IRC	KEY NOTES:
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: - BASEMENT = 6'-8" UNO. ON ELEVATIONS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.2) - 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 IRC SECTION R310.1) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY. - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: - BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS PER BUILDER STANDARDS. - FOUNDATION WALLS TO INCLUDE AN EXTERIOR WATERPROOFING MEMBRANE. (R406.2) - FOUNDATION PERIMETER TO INCLUDE AN EXTERIOR FOUNDATION DRAIN THAT WILL DISCHARGE BY GRAVITY OR BY AN INSTALLED SUMP PUMP. (SUPPLEMENT R405.1)	[1] LINE OF SLAB ABOVE [2] LINE OF FRAMED WALL ABOVE [3] BENEATH STAIRS AND LANDINGS: 1/2" GYPSUM BOARD ON WALLS - AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1) [4] A/C CONDENSER PAD. (VERIFY) [5] SUMP PIT LOCATION WHERE REQUIRED BY SOILS ENGINEER. VERIFY. [6] WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION P2801.1) [7] FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS. [8] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)

D-R·HORTON

America's Builder

NO: 111218

DATE: 11/2/18

REVISION:

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

AUG 12 2020

PROJECT TITLE:

40' Series
Galen
'X413'

PROJECT NO:

GMD-6A17063

SHEET TITLE:

BASEMENT PLAN OPTIONS

PRINT DATE:

September 26, 2017

SHEET NO:

4.2 BS

NO.	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

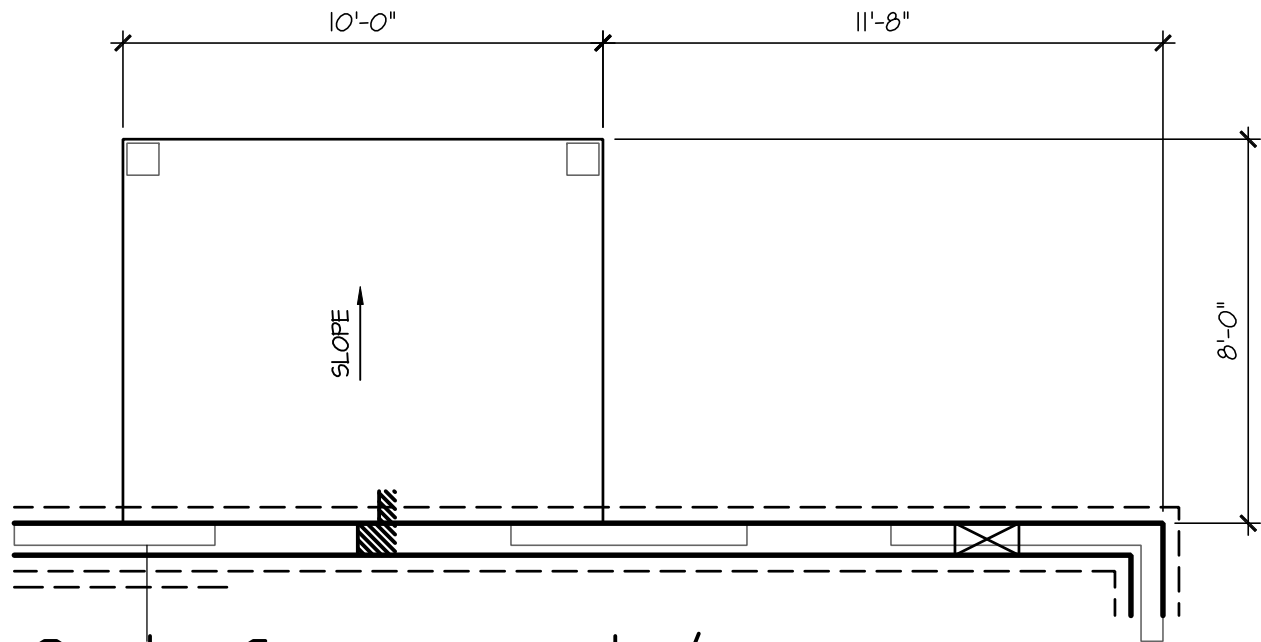
Hunt
Club South
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:
CRAWL SPACE OPTIONS

PRINT DATE:
September 26, 2017

SHEET NO:
4.3 CS



Opt Covered /
Screened Porch

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

CRAWL SPACE VENTILATION:

982 SQ FT / 1500 = 0.654 SF REQUIRED
6 NO. OF VENTS
PROVIDED AT
.44 SQ FT EACH = 2.64 SF PROVIDED

6 VENTS PROVIDED PER CODE.

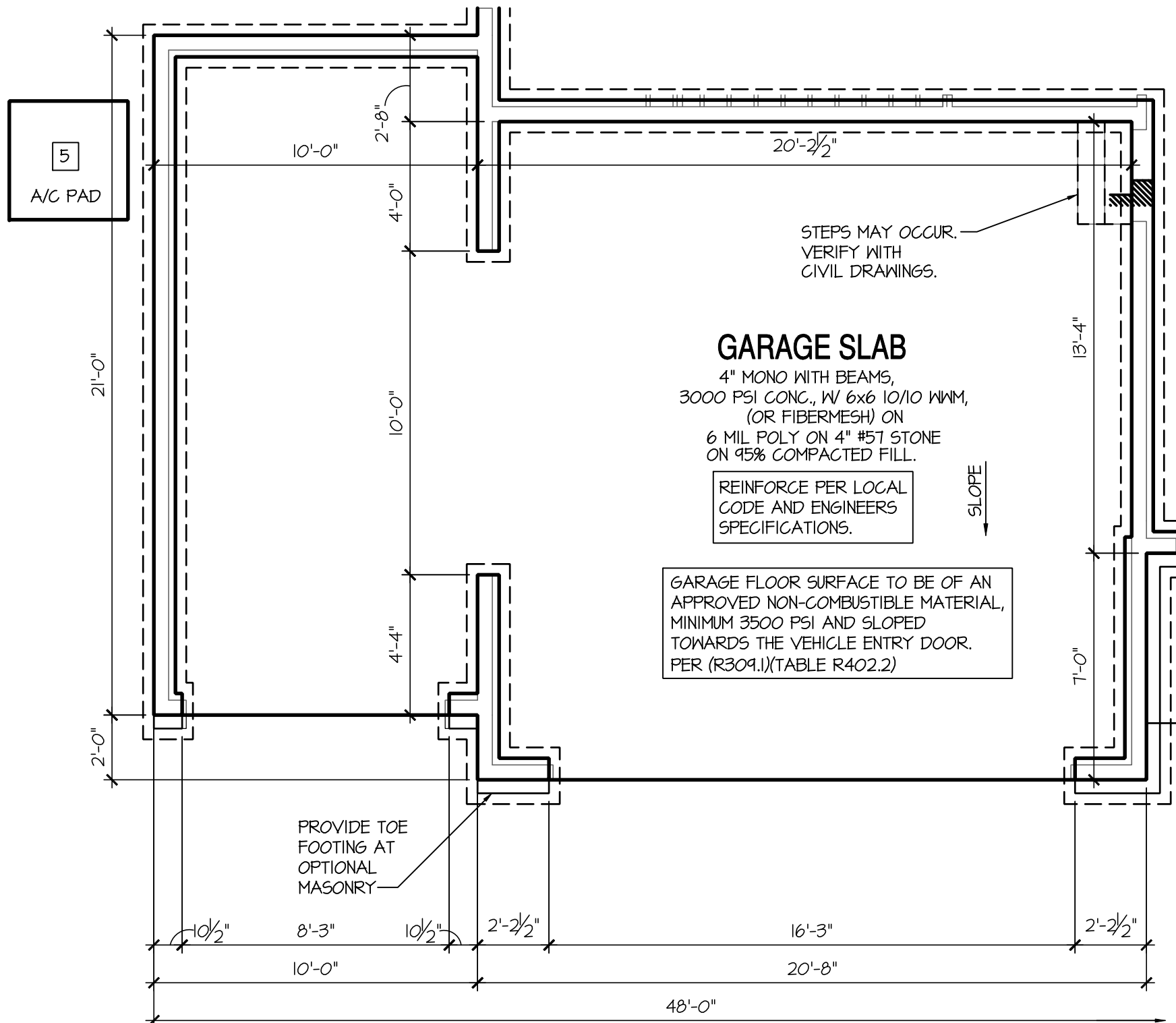
CRAWL SPACE NOTES: IRC

- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 150 SF OF CRAWL FLOOR AREA. ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER IRC SECTION R408)
THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE.

- PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"X24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPEMENT IS LOCATED IN CRAWL. (PER IRC SECTION 408.4)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

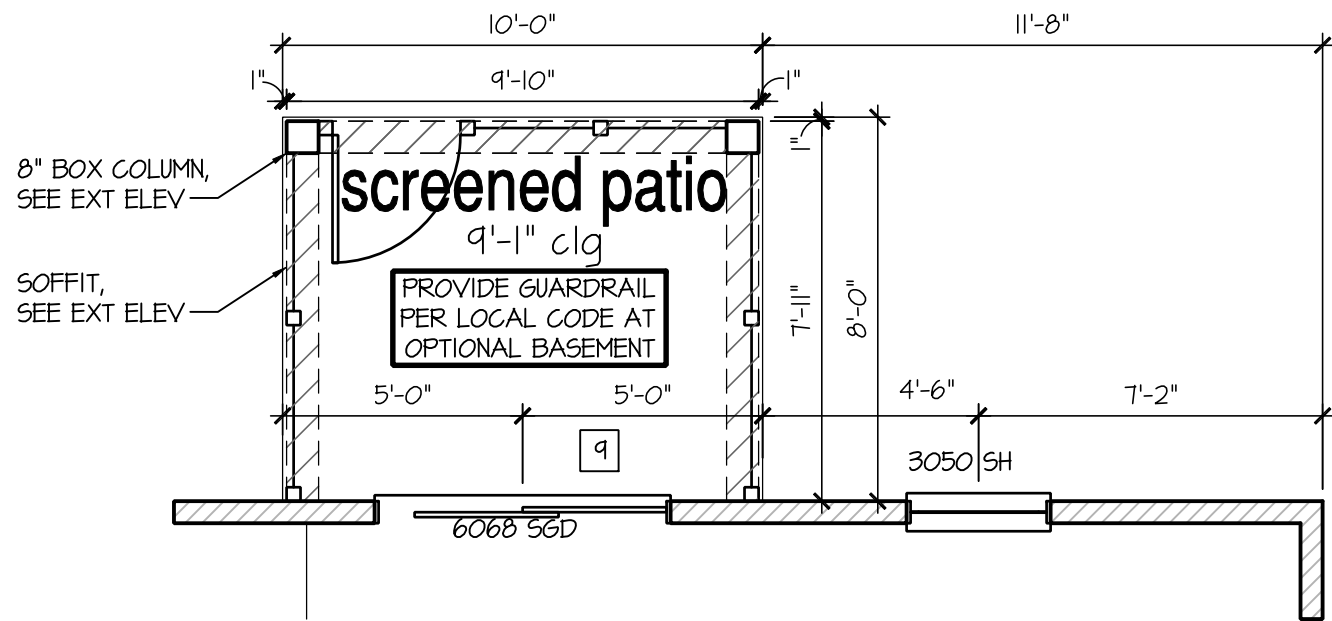
KEY NOTES:

- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 3 16"X8" CRAWL SPACE VENT (PER IRC SECTION R408)
- 4 CRAWL SPACE ACCESS PANEL (PER IRC SECTION R408.4)
- 5 A/C CONDENSER PAD. (VERIFY)
- 6 TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH IRC SECTION R404, TABLE R404.1.1(1) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF R606, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.



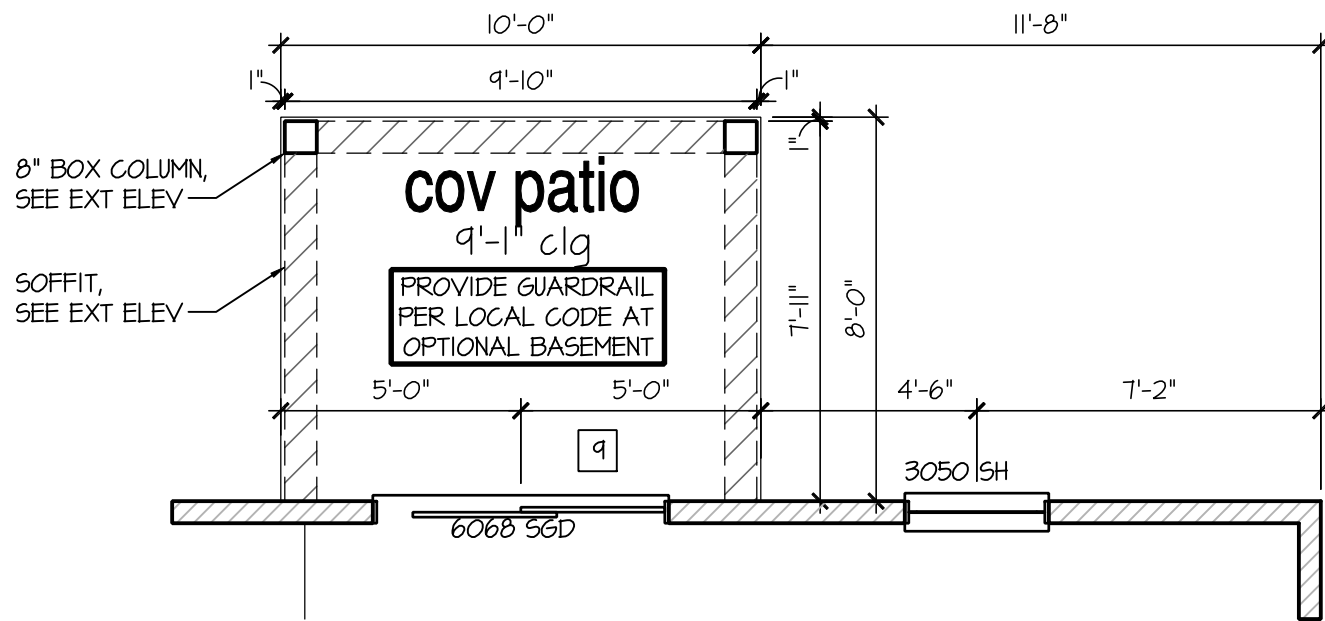
Opt 3rd Car Garage

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



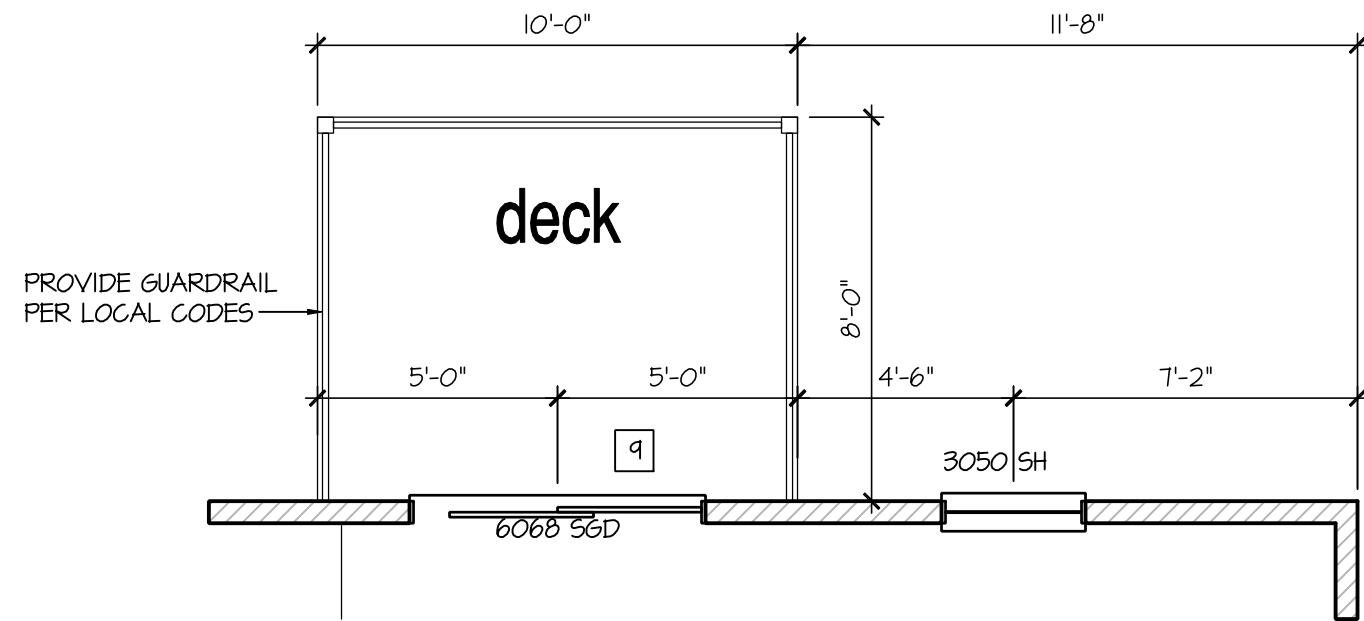
Opt Screened Patio/Porch

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



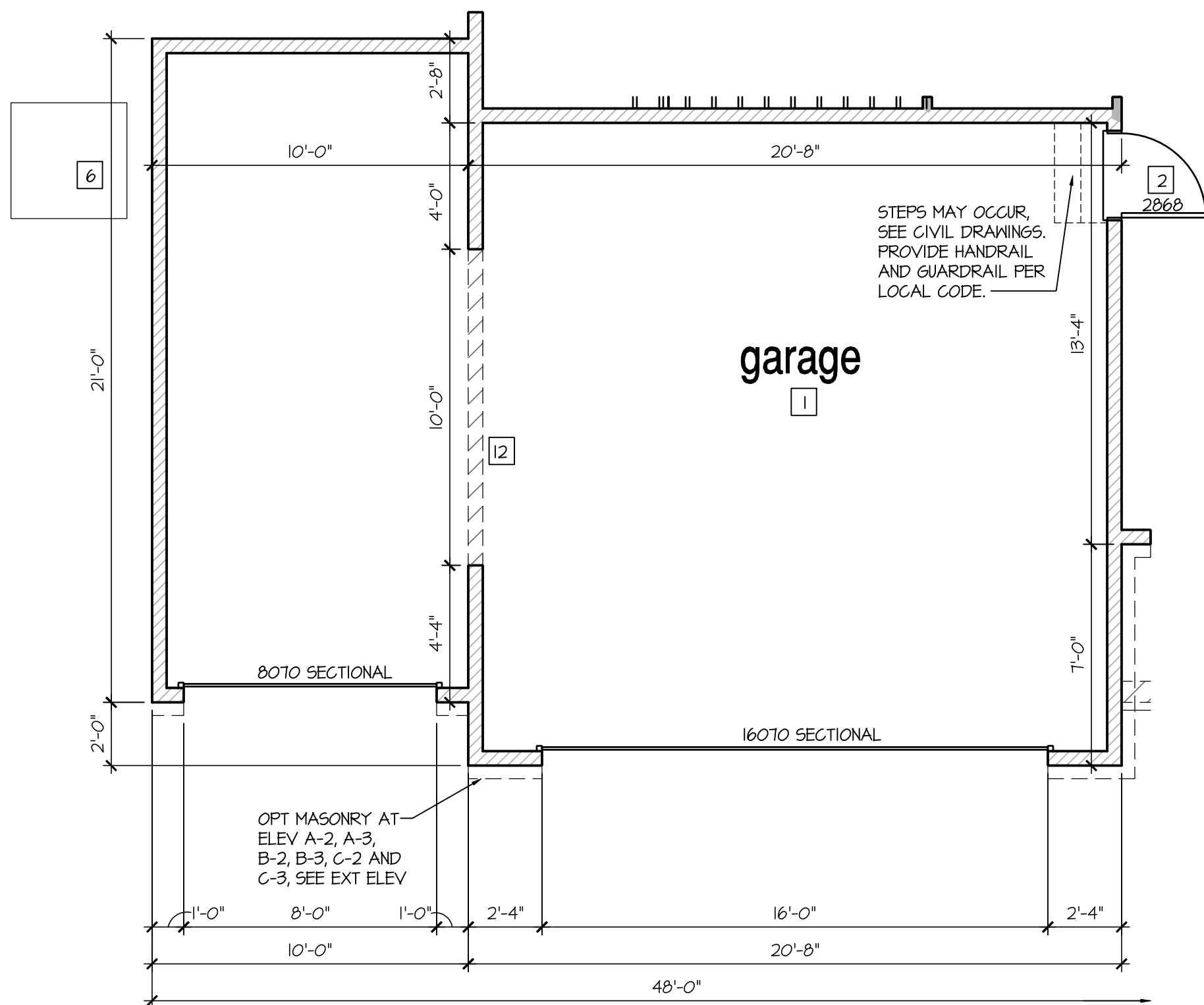
Opt Covered Patio

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



Opt Deck A At Opt Basement

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



Opt 3rd Car Garage

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

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.64" = 122 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 2"X10" WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.43" = 114" TOTAL
RISE VERIFY

FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.

WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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
STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED

BRICK / STONE VENEER
LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED
DRYWALL OPENING, HEIGHT AS NOTED ON PLAN.

KEY NOTES: IRC

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 IRC SECTION R302.6)

GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)

[2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSING DEVICE. (PER IRC SECTION R302.5.1)

[3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)

MEP'S

[4] N/A

[5] N/A

[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 IRC SECTION M1305.1.3)

ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)

TYPICALS:

[9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)

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

[11] HALF WALL, HEIGHT AS NOTED.

[12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.

BATHS:

[13] 36"x60" ACRYLIC SHOWER PAN W/ VIKRELL SURROUND

[14] 30"x60" TUB/SHOWER PAN W/ VIKRELL SURROUND

[15] CERAMIC TILE SHOWER AND FLOOR.

[16] 42"x60" ACRYLIC ALCOVE TUB

KITCHEN:

[17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

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

[19] ELECTRIC OVEN WITH MICROWAVE OVEN.

NO.	DATE:	REVISION:
△	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Galen
'X413'**

**Hunt
Club South
North Region**

PROJECT NO: GMD-GA17063

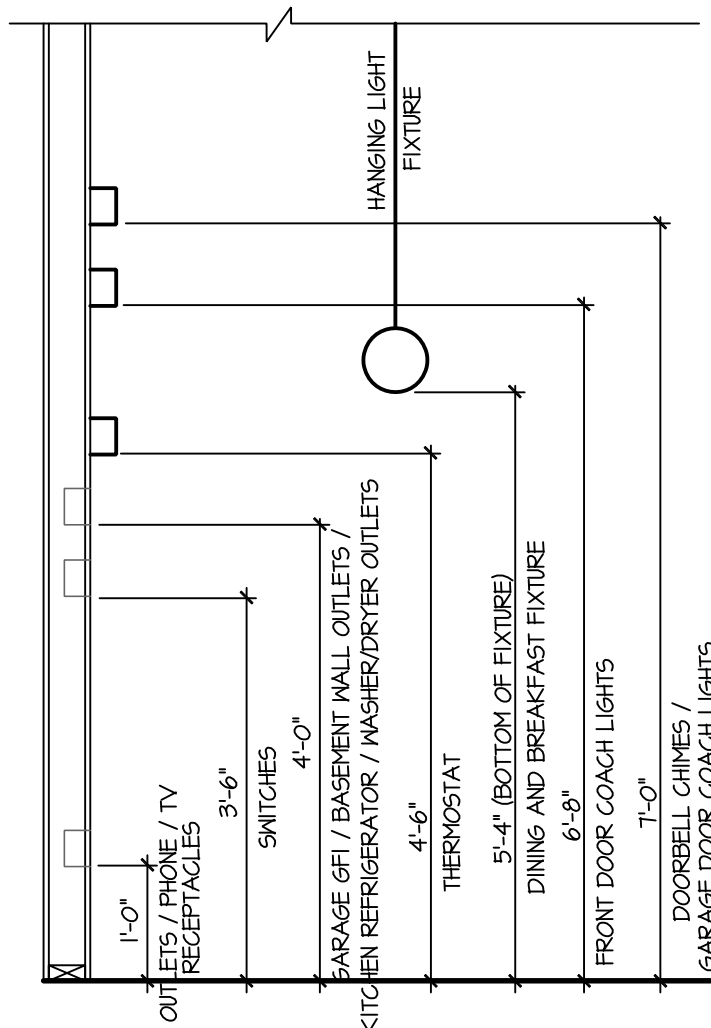
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1ST FLOOR PLAN OPTIONS

PRINT DATE:

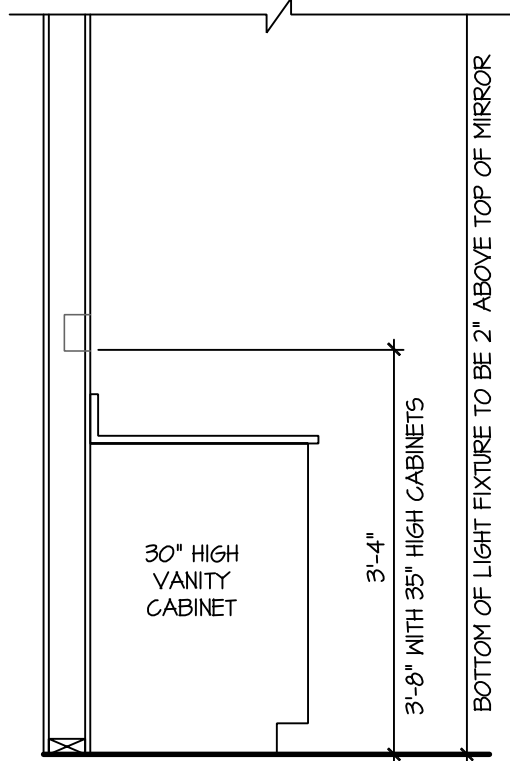
September 26, 2017

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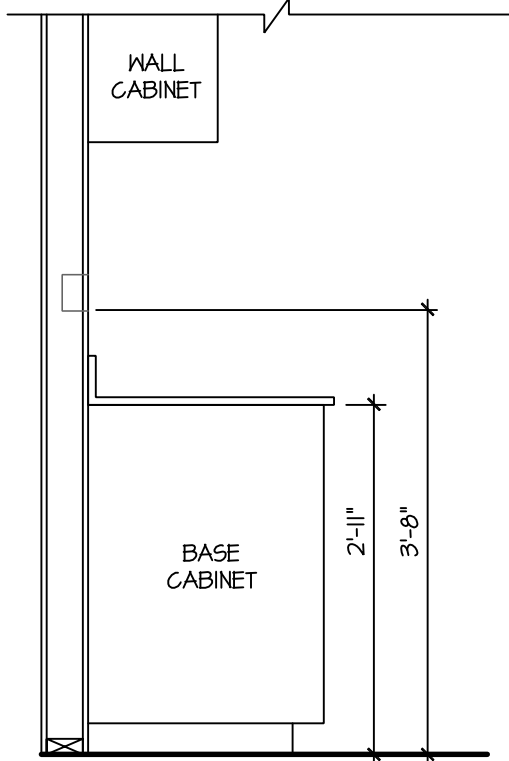
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STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



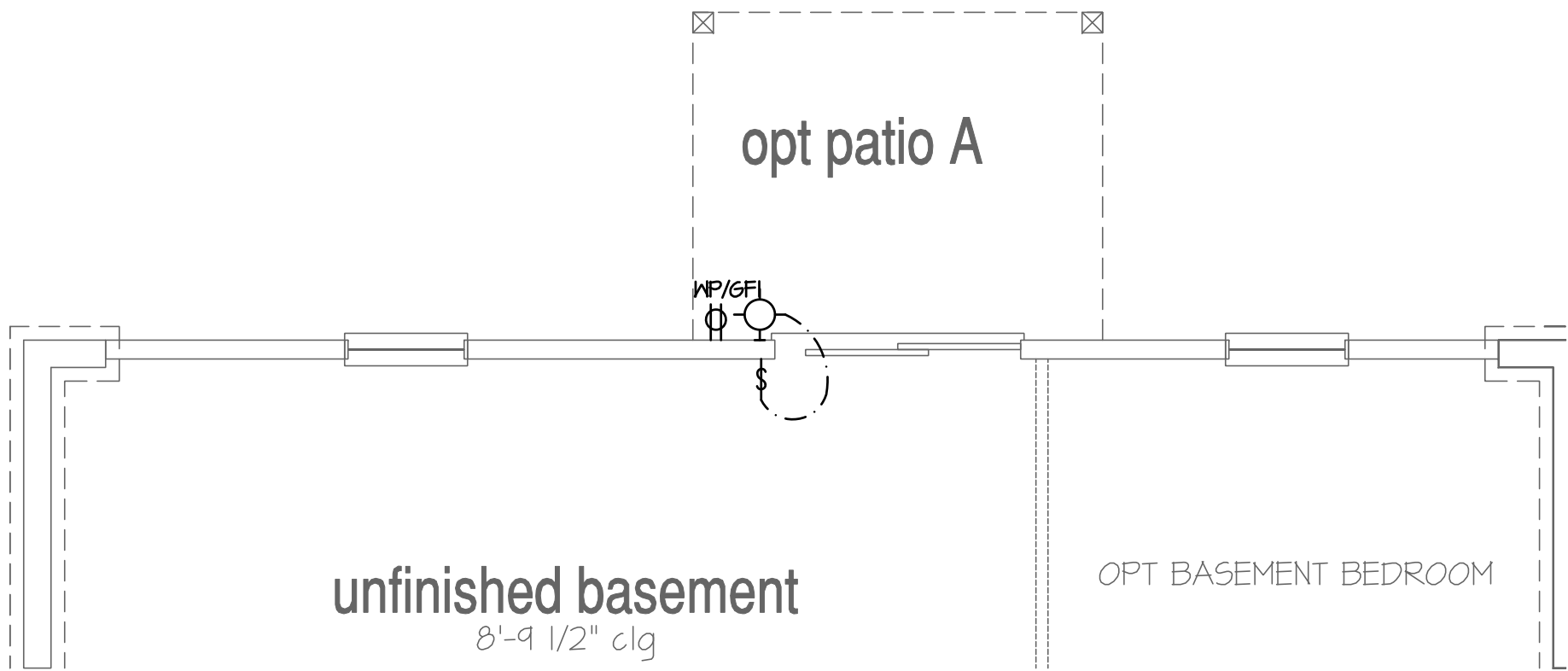
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES: NEC CODE FOR ELECTRICAL

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

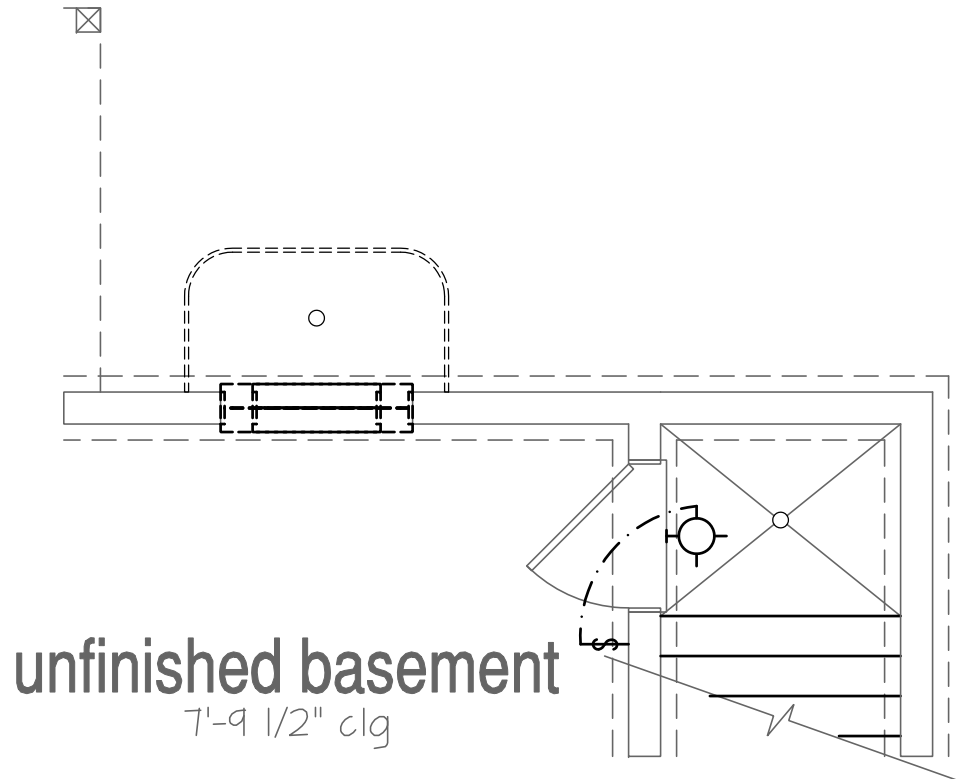
LEGEND:

	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220V 220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		FLUORESCENT LIGHT FIXTURE
	WALL SWITCH		TECH HUB SYSTEM
	THREE-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	FOUR-WAY SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	CHIMES		GAS SUPPLY WITH VALVE
	PUSHBUTTON SWITCH		HOSE BIBB
	110V SMOKE DETECTOR W/ BATTERY BACKUP		1/4" WATER STUB OUT
	CO2 DETECTOR		WALL SCONCE
	THERMOSTAT		
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



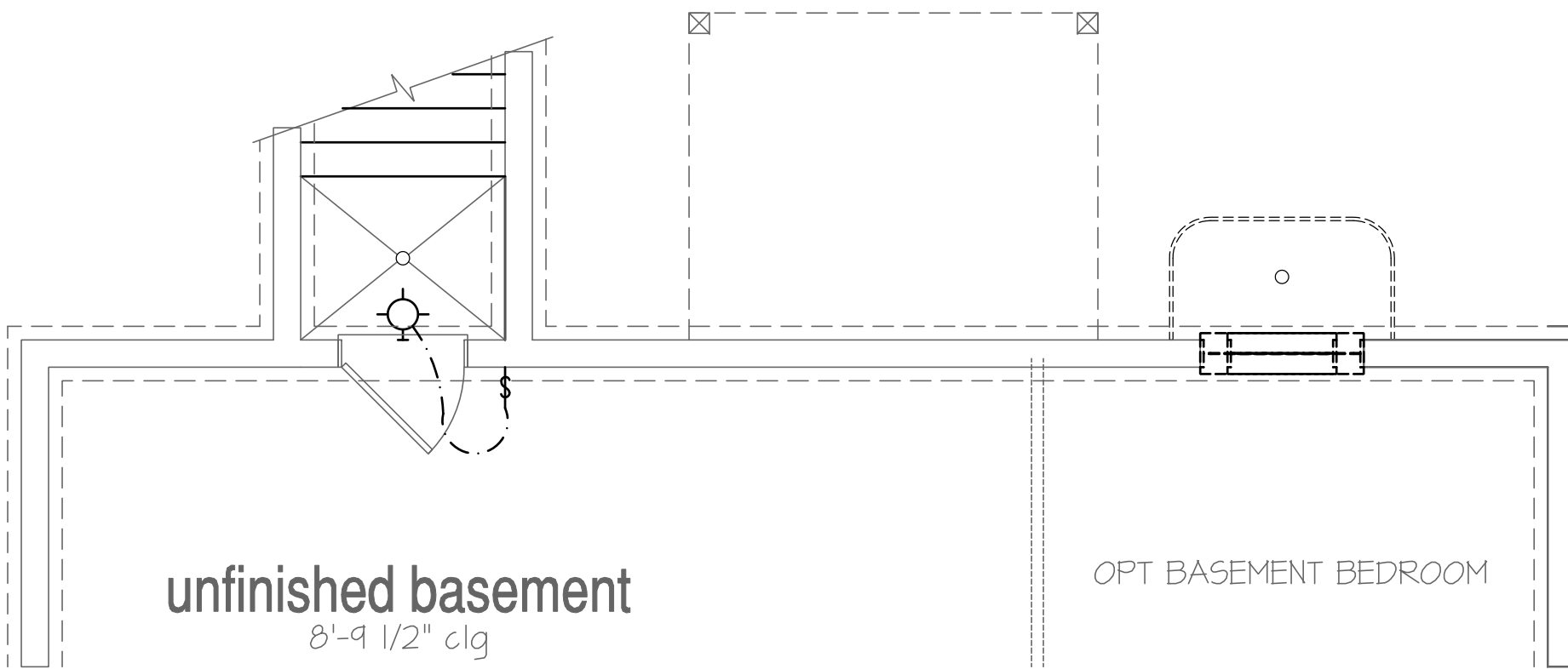
Opt Walk-Out Basement Plan

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



Opt Alt. Areaway

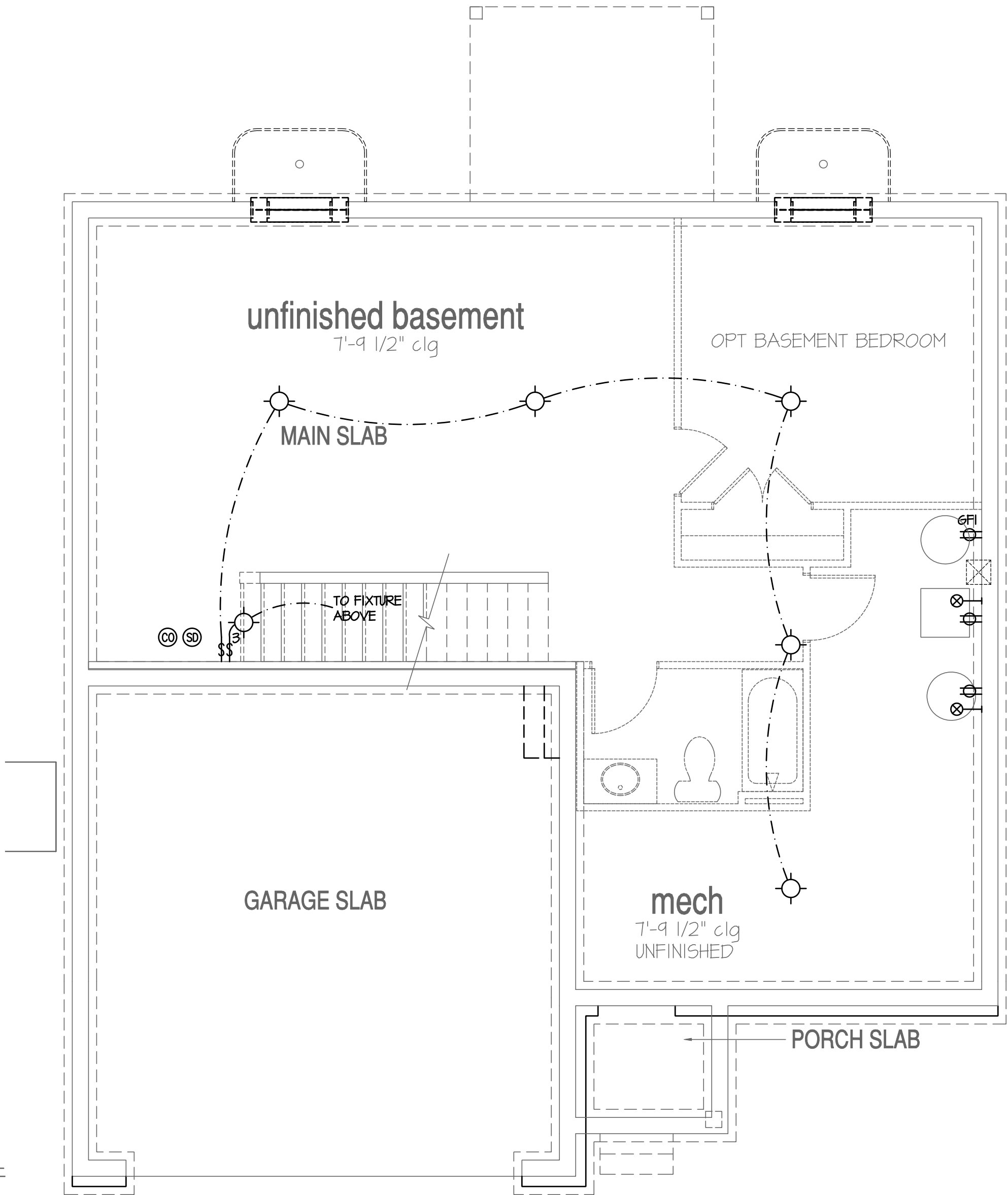
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



Opt Areaway at Basement Plan

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

See DRH DE electrical specs on cover sheet



Unfinished Basement Plan 'A'

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

NO.	DATE:	REVISION:
1	11/2/18	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Galen
'X413'**

**Hunt
Club South
North Region**

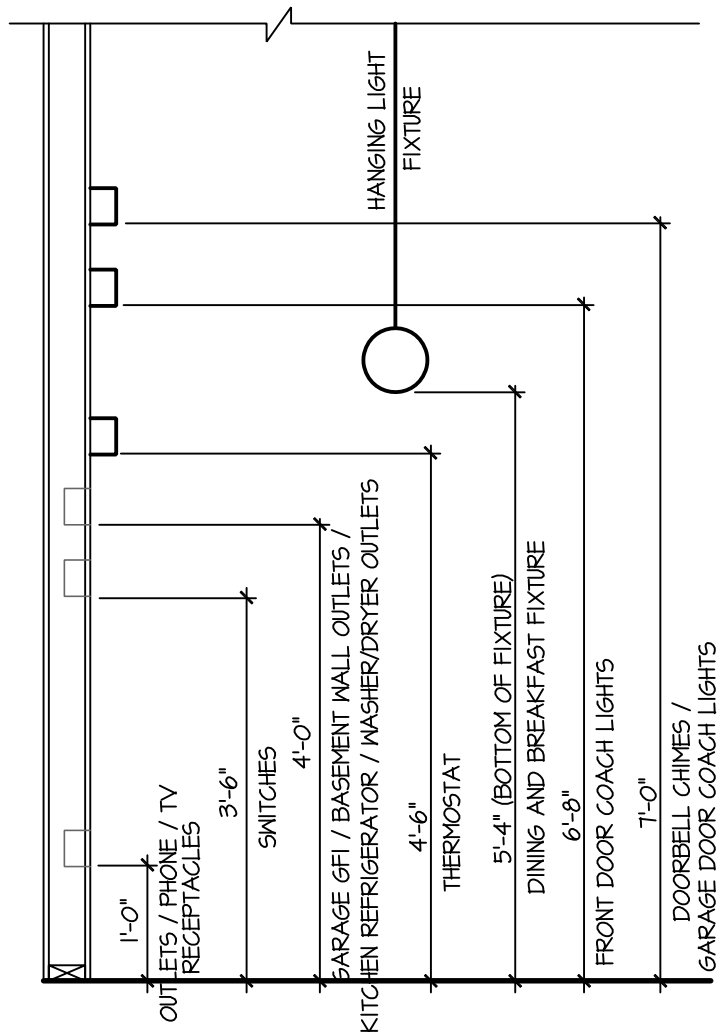
PROJECT NO: GMD-6A17063

SHEET TITLE:
BASEMENT UTILITY PLAN

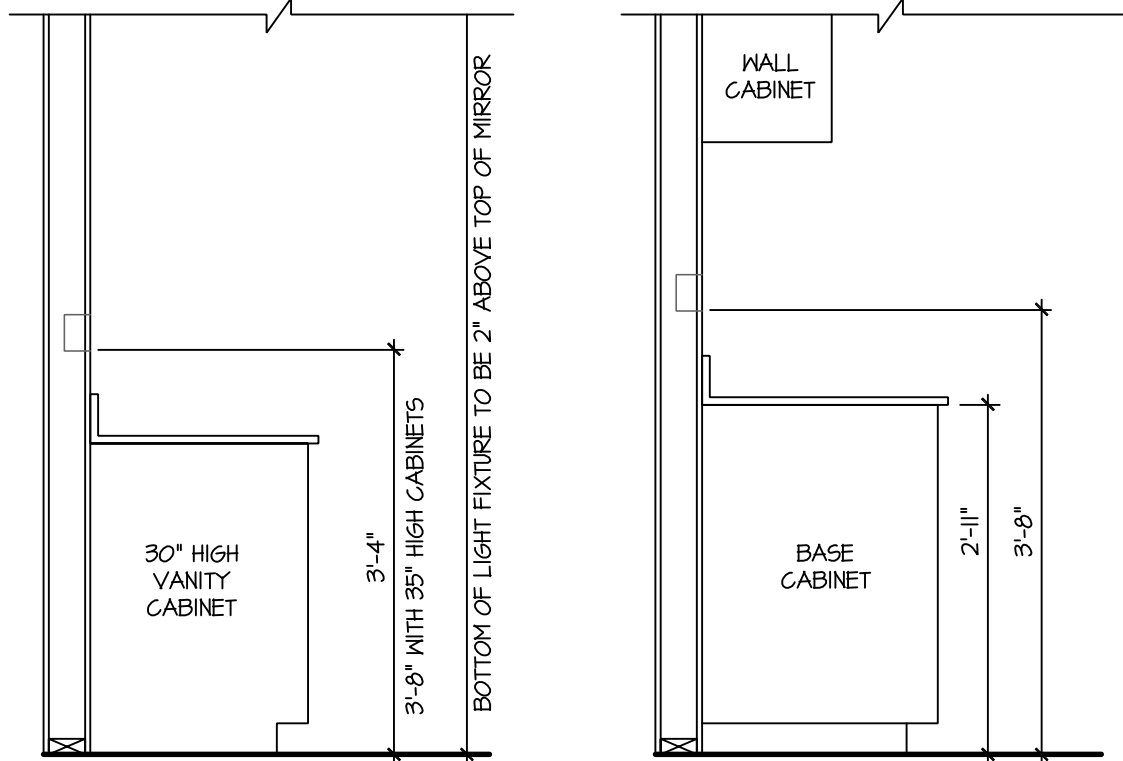
PRINT DATE:

September 26, 2017

SHEET NO:



STANDARD ELECTRICAL BOX HEIGHTS

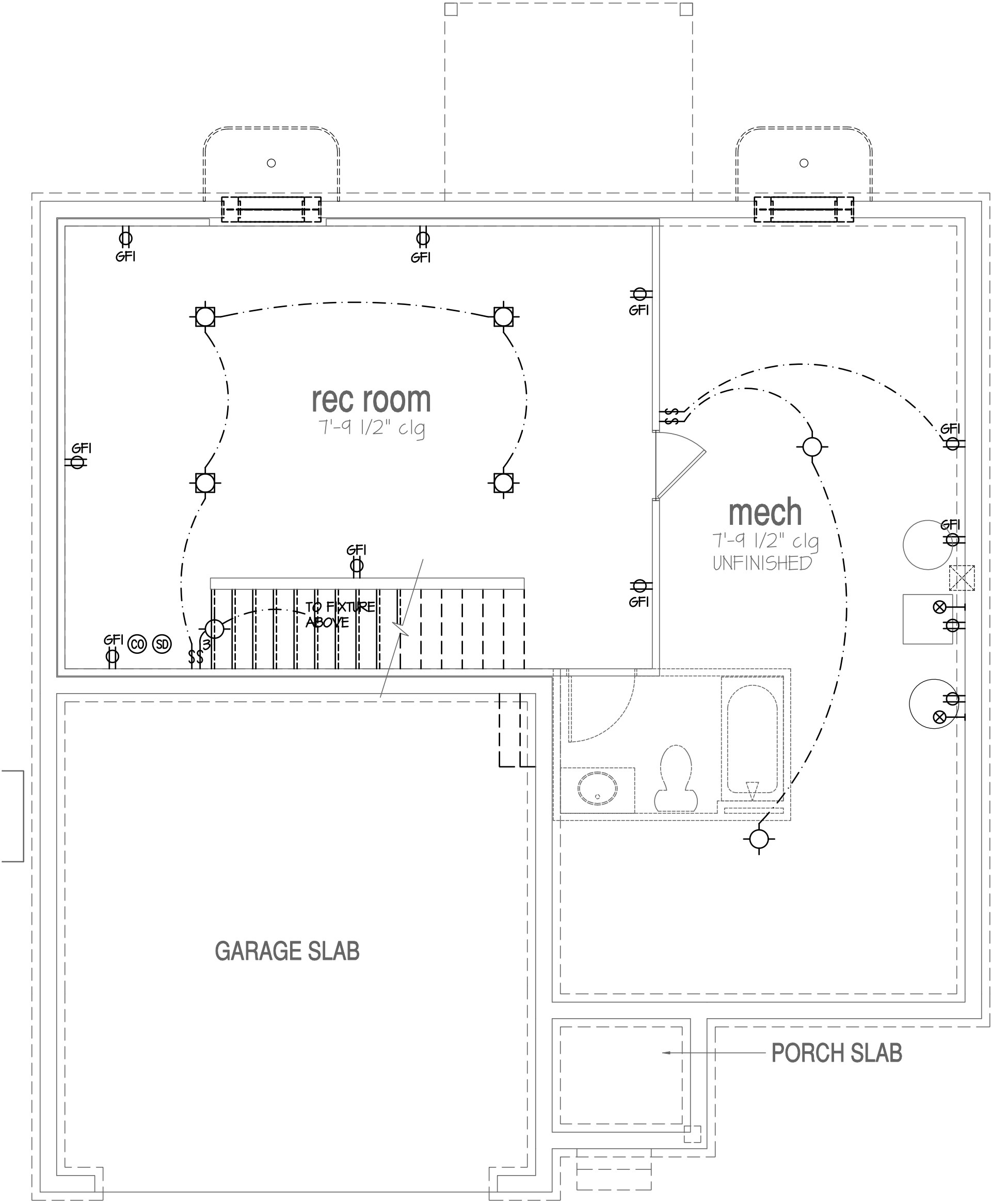


SWITCH AND RECEPTABLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTABLE BOXES OVER KITCHEN CABINETS

- NOTES: NEC CODE FOR ELECTRICAL
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 - FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

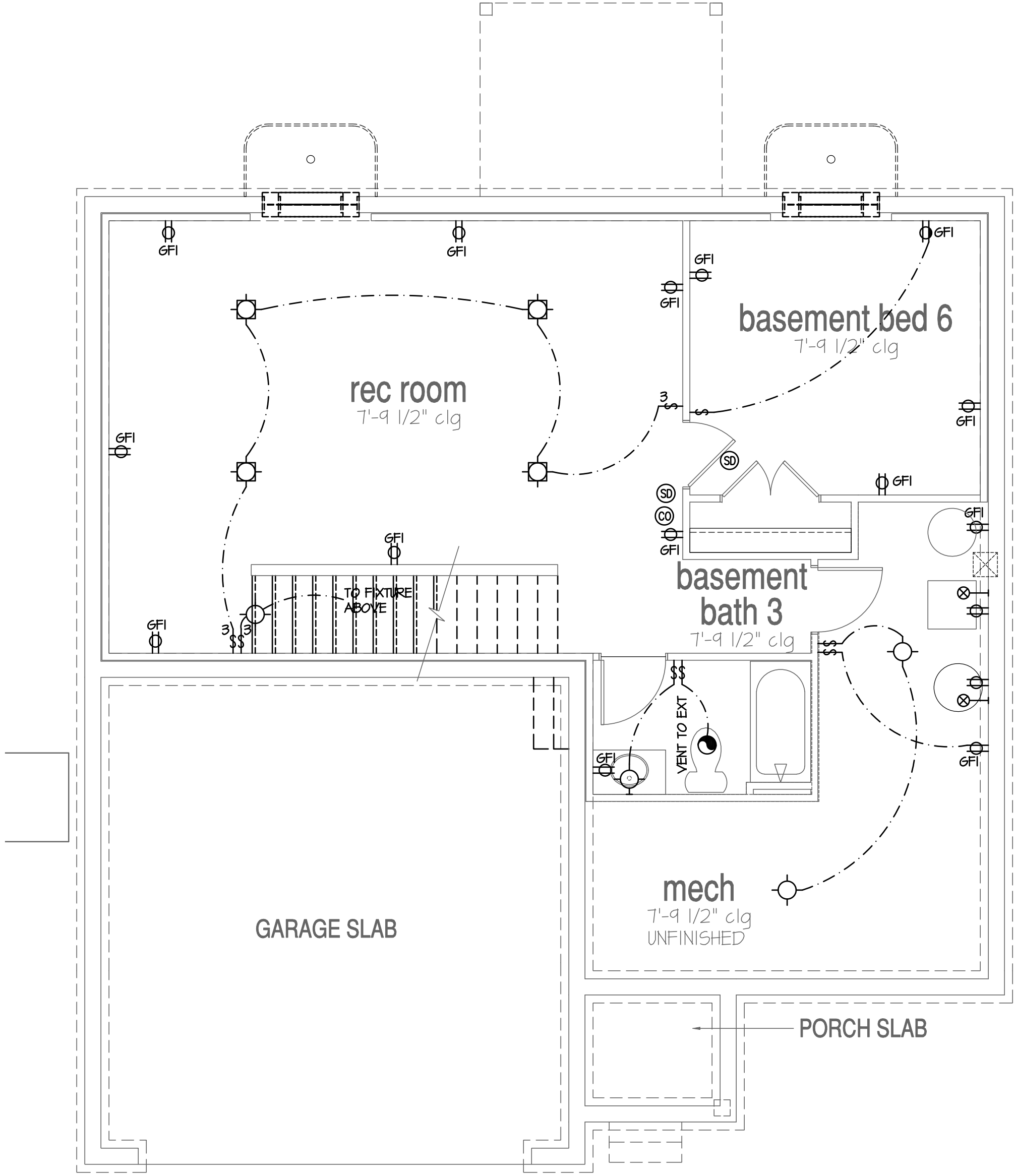
LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		FLUORESCENT LIGHT FIXTURE
	WALL SWITCH		TECH HUB SYSTEM
	THREE-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	FOUR-WAY SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	CHIMES		GAS SUPPLY WITH VALVE
	PUSHBUTTON SWITCH		HOSE BIBB
	110V SMOKE DETECTOR W/ BATTERY BACKUP		1/4" WATER STUB OUT
	CO2 DETECTOR		WALL SCONCE
	THERMOSTAT		
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



Optional Finished Rec Room

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

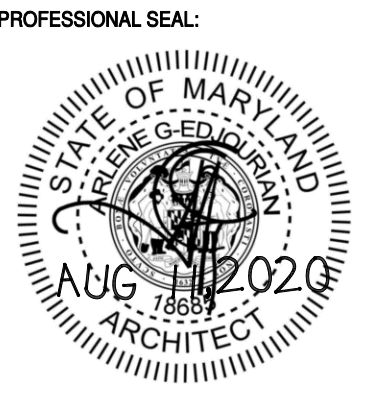
See DRH DE electrical specs on cover sheet



Optional Finished Rec Room, Bedroom, & Bath

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

NO.	DATE:	REVISION:
11.12.10		



PROJECT TITLE:
**40' Series
Galen
'X413'**

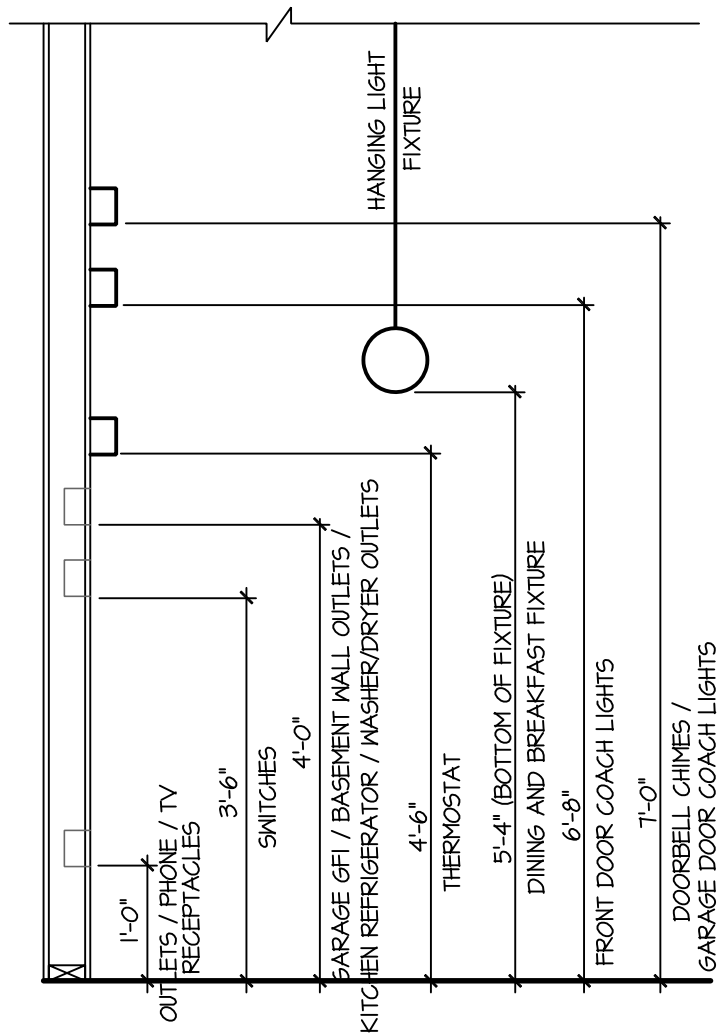
**Hunt
Club South
North Region**

PROJECT NO: GMD-6A17063

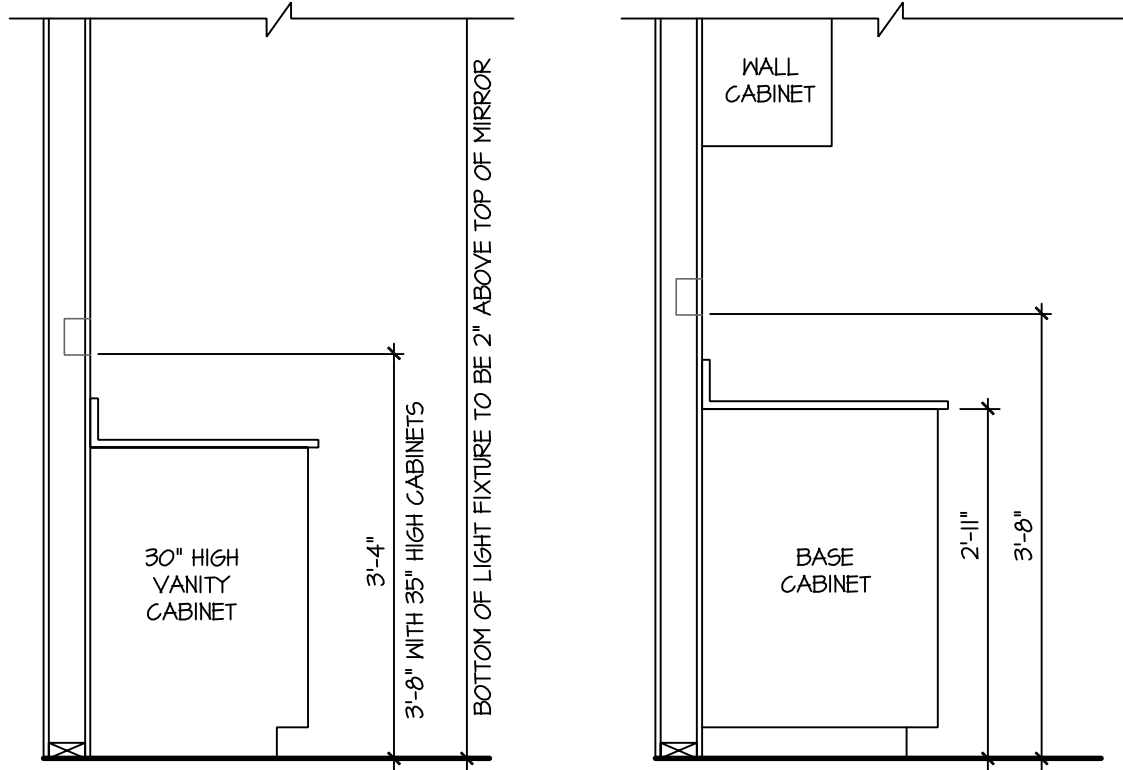
SHEET TITLE:
BASEMENT UTILITY PLAN

PRINT DATE:
September 26, 2017

SHEET NO:
7.1



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

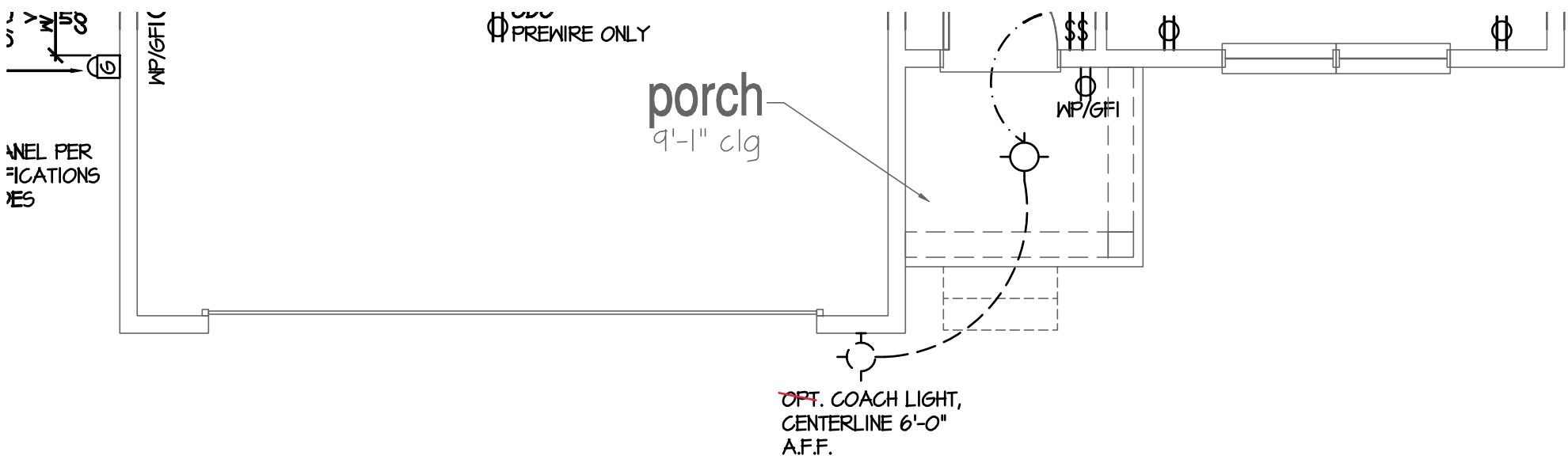
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES: NEC CODE FOR ELECTRICAL

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- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

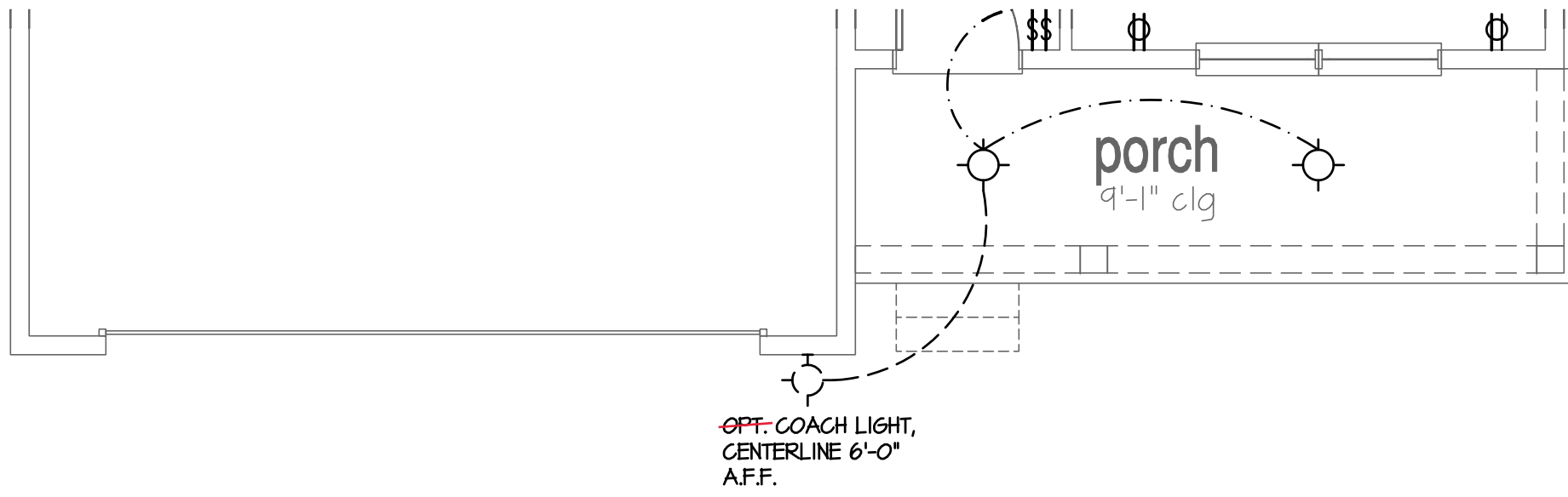
LEGEND:

Ø	DUPLEX OUTLET	⦿	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
ØWP/GFI	WEATHERPROOF GFI DUPLEX OUTLET	⦿	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
ØGFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	⦿	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
Ø	HALF-SWITCHED DUPLEX OUTLET	⦿	EXHAUST FAN (VENT TO EXTERIOR)
Ø 220V	220 VOLT OUTLET	⦿	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
⊙	REINFORCED JUNCTION BOX	⦿	FLUORESCENT LIGHT FIXTURE
\$	WALL SWITCH	⦿	TECH. HUB SYSTEM
\$ 3	THREE-WAY SWITCH	⦿	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
\$ 4	FOUR-WAY SWITCH	⦿	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊞	CHIMES	⦿	GAS SUPPLY WITH VALVE
⊞	PUSHBUTTON SWITCH	⦿	HOSE BIBB
⊞	110V SMOKE DETECTOR W/ BATTERY BACKUP	⦿	1/4" WATER STUB OUT
⊞	CO2 DETECTOR	⦿	WALL SCONCE
⊞	THERMOSTAT		
⊞	TELEPHONE		
⊞	TELEVISION		
⊞	ELECTRIC METER		
⊞	ELECTRIC PANEL		
⊞	DISCONNECT SWITCH		



1st Floor Plan 'C'

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



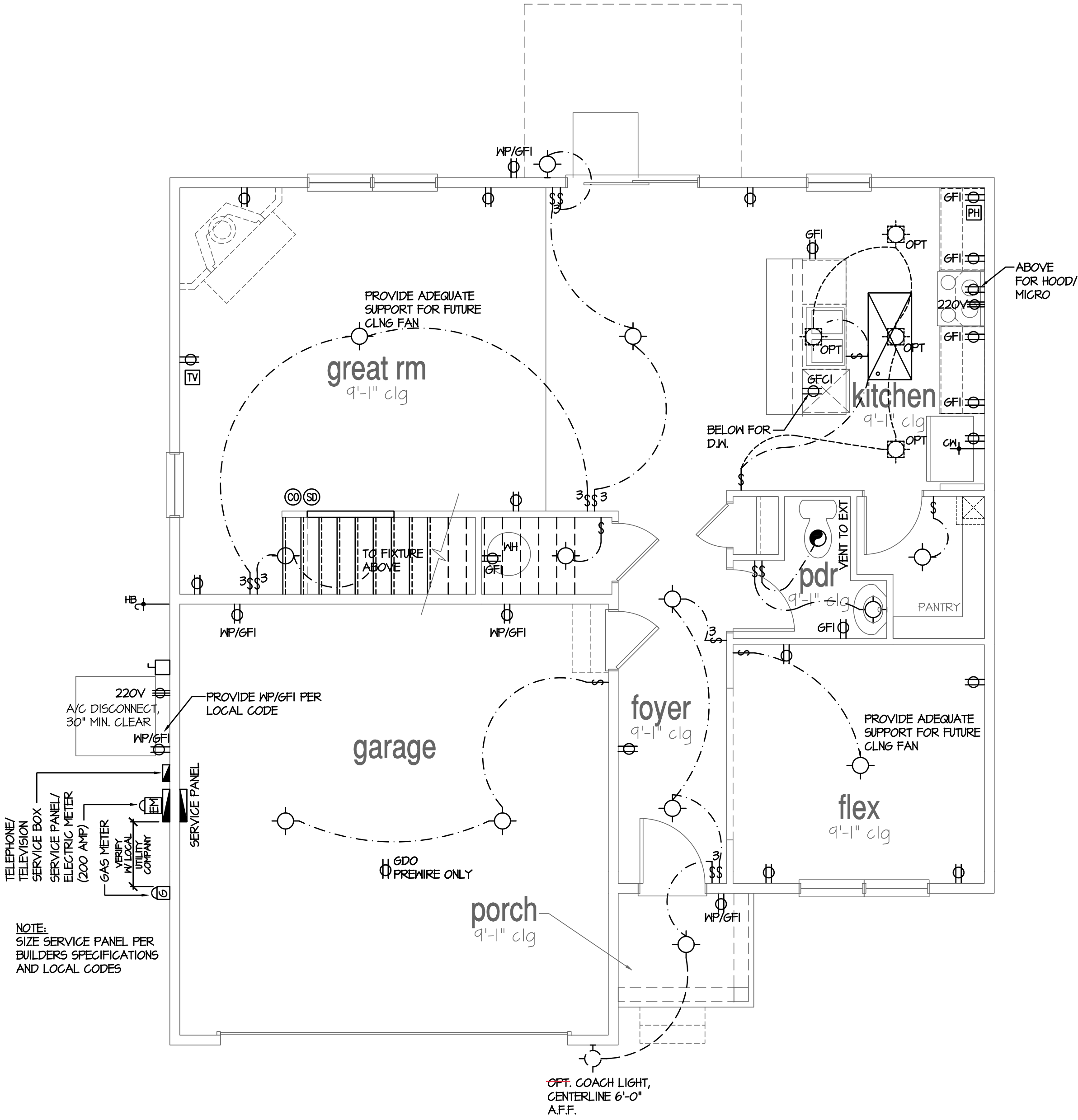
1st Floor Plan 'B'

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

DRH DE SPECIFICATIONS

ALWAYS FOLOW SPECIFICATIONS - SPEC'S SUPERCEED PLANS

1. ALL CALLOUTS FOR CEILING MOUNTED, HANGING, AND RECESSED FIXTURES SHALL RECIEVE AN LED PUCK.
2. LIVING ROOM & MASTER BEDROOM RECEIVE 1 TV PREWIRE.
3. ALL HOMES TO RECEIVE 1 PHONE LOCATED IN KITCHEN.
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6. OMIT ALL VANITY LIGHTS AND ADD LED PUCK CENTERED OVER EACH BOWL. *DOUBLE VANITY WILL RECEIVE 2 PUCKS.*
7. ADD LED PUCK CENTERED OVER ALL SHOWERS/TUBS.
8. ALL GARAGES TO RECEIVE 2 CARRIAGE LIGHTS AS STANDARD.
9. ALL DINING ROOM/CHANDELIER FIXTURES TO RECEIVE LED PUCK AT CHANDELIER RATED BOX.



1st Floor Plan 'A'

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

NO.	DATE:	REVISION:
11.12.18		

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Galen
'X413'

Hunt
Club South
North Region

PROJECT NO: GMD-6A1T063

1ST FLOOR UTILITY PLAN

PRINT DATE:
September 26, 2017

SHEET NO:

7.2



NOTES: NEC CODE FOR ELECTRICAL

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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LEGEND:

 DUPLEX OUTLET	 CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
 WP/GFI WEATHERPROOF GFI DUPLEX OUTLET	 WALL MOUNTED INCANDESCENT LIGHT FIXTURE
 GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	 RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
 HALF-SWITCHED DUPLEX OUTLET	 EXHAUST FAN (VENT TO EXTERIOR)
 220V 220 VOLT OUTLET	 EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
 REINFORCED JUNCTION BOX	 FLUORESCENT LIGHT FIXTURE
 WALL SWITCH	 TECH HUB SYSTEM
 3 THREE-WAY SWITCH	 CEILING FAN (PROVIDE ADEQUATE SUPPORT)
 4 FOUR-WAY SWITCH	 CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
 CHIMES	 GAS SUPPLY WITH VALVE
 PUSHBUTTON SWITCH	 HOSE BIBB
 110V SMOKE DETECTOR W/ BATTERY BACKUP	 1/4" WATER STUB OUT
 CO2 DETECTOR	 WALL SCONCE
 THERMOSTAT	
 TELEPHONE	
 TELEVISION	
 ELECTRIC METER	
 ELECTRIC PANEL	
 DISCONNECT SWITCH	



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



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



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



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



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

- ## DRH DE SPECIFICATIONS

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9. ALL DINING ROOM/CHANDELIER FIXTURES TO RECEIVE LED PUCK AT CHANDELIER RATED BOX.

NO:	DATE:	REVISION:
	11.12.18	

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Galen
'X413'**

Hunt Club South North Region

PROJECT NO: GMD-GA17063

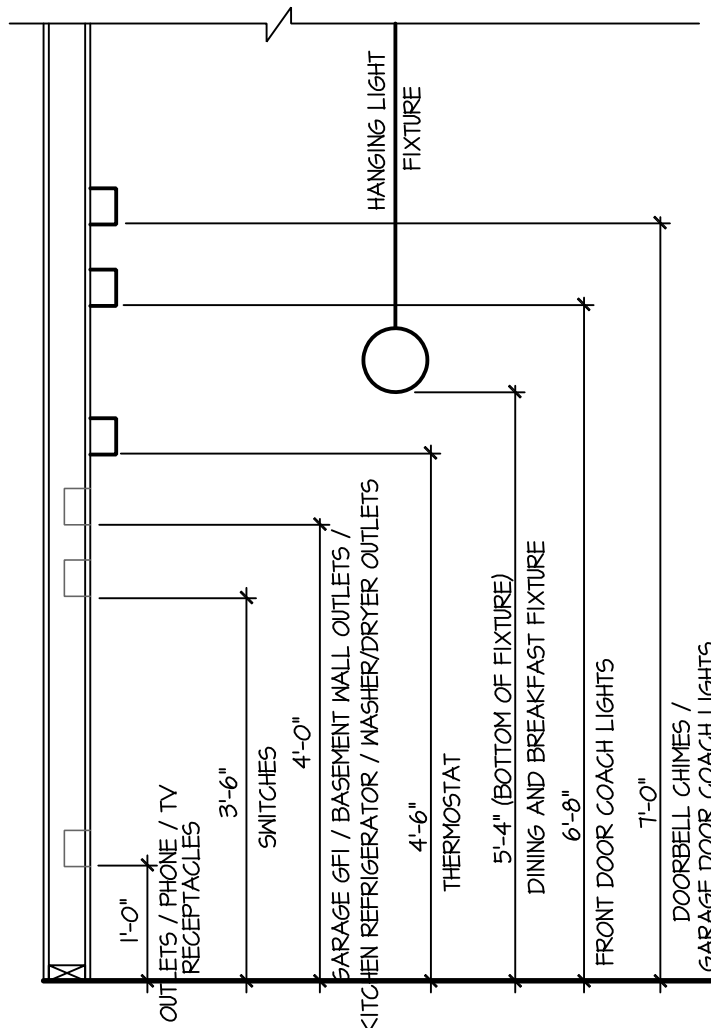
SHEET TITLE:
1ST FLOOR UTILITY PLAN
OPTIONS

PRINT DATE

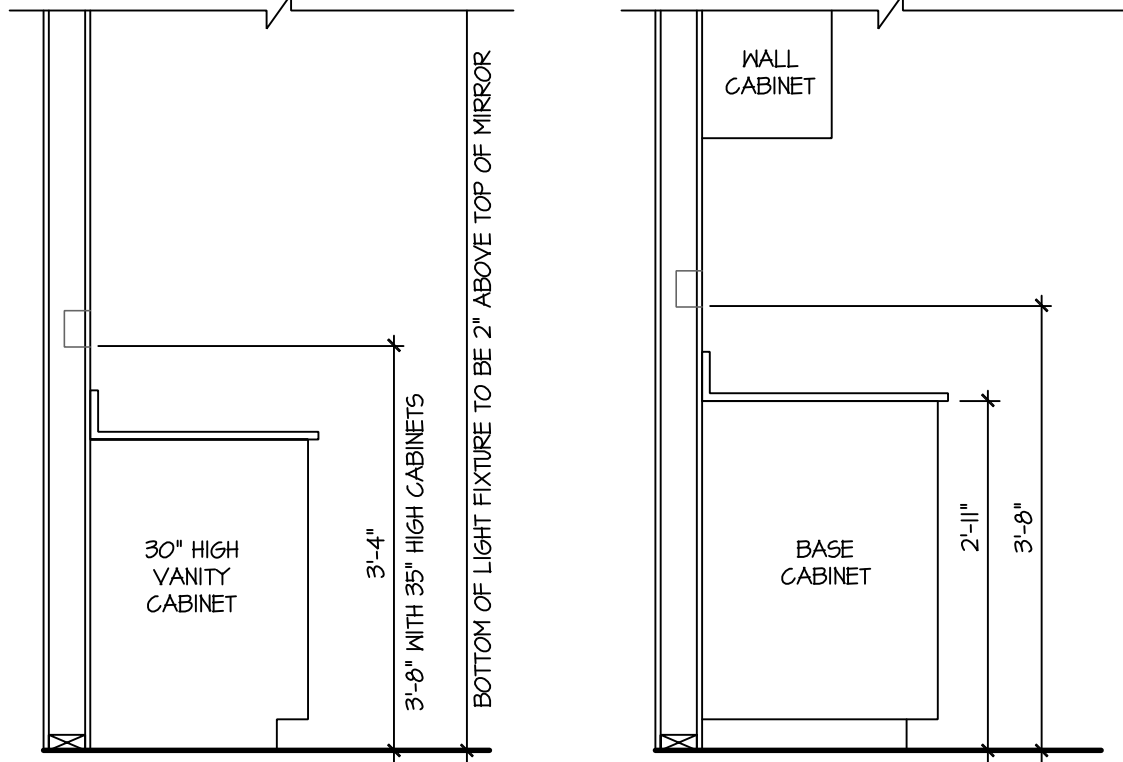
September 26, 2017

SHEET NO:

7.3



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES: NEC CODE FOR ELECTRICAL

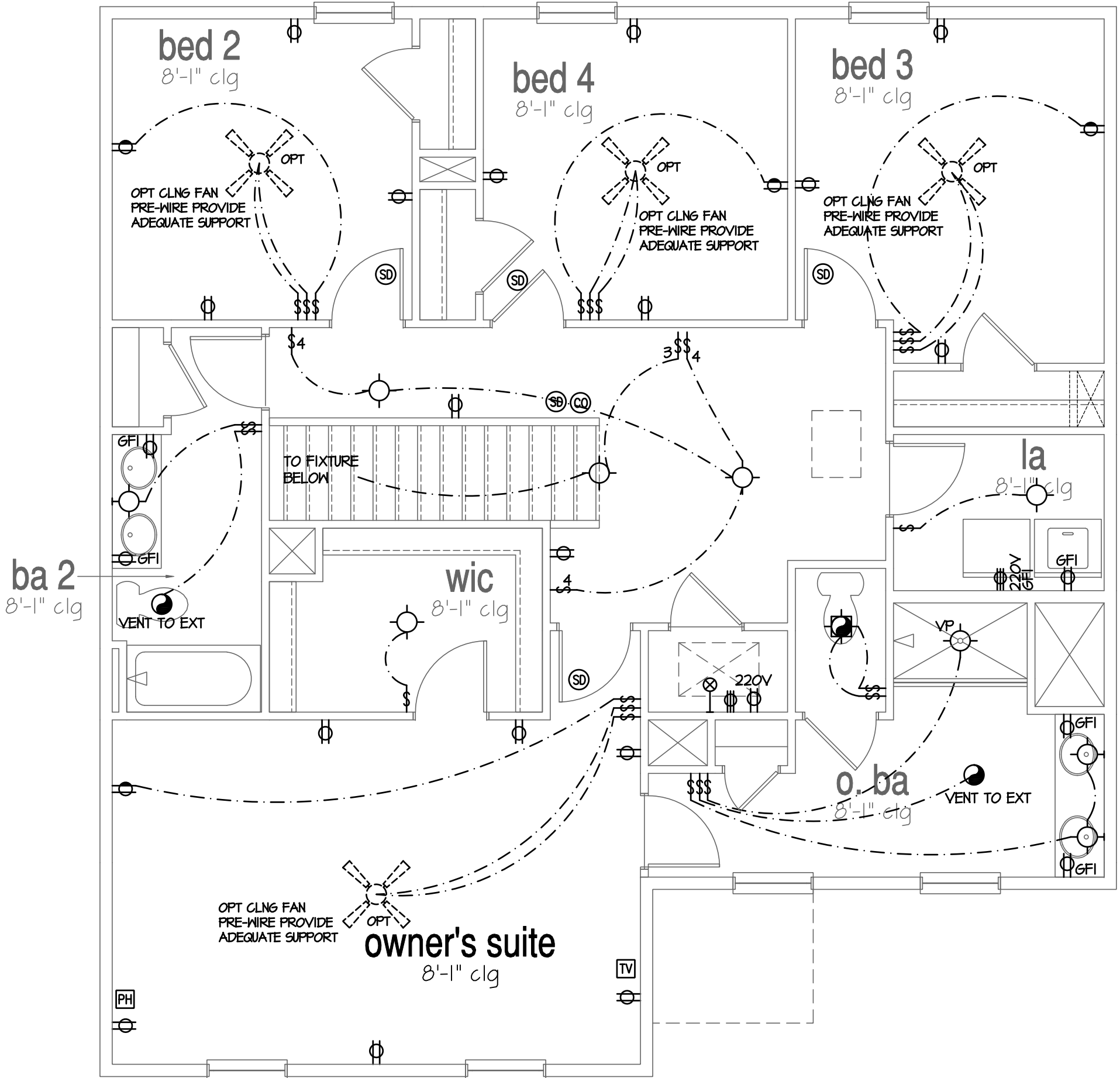
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LEGEND:			
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	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
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	REINFORCED JUNCTION BOX		FLUORESCENT LIGHT FIXTURE
	WALL SWITCH		TECH HUB SYSTEM
	THREE-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	FOUR-WAY SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	CHIMES		GAS SUPPLY WITH VALVE
	PUSHBUTTON SWITCH		HOSE BIBB
	110V SMOKE DETECTOR W/ BATTERY BACKUP		1/4" WATER STUB OUT
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	THERMOSTAT		
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		

DRH DE SPECIFICATIONS

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2nd Floor Plan 'A'

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

NO:	DATE:	REVISION:
111210		

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Galen
'X413'**

**Hunt
Club South
North Region**

PROJECT NO: GMD-6A1T063

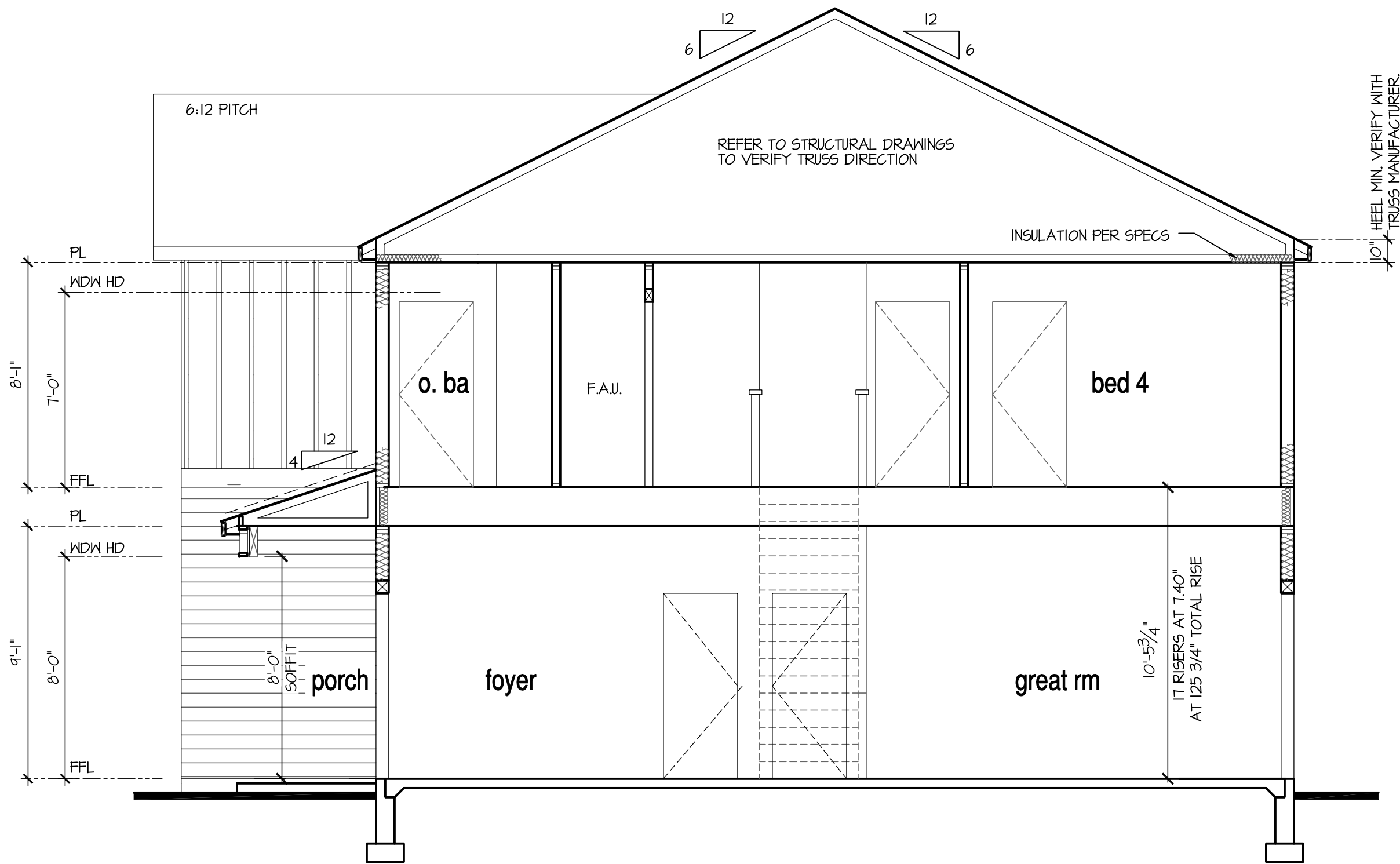
SHEET TITLE:
2ND FLOOR UTILITY PLAN

PRINT DATE:

September 26, 2017

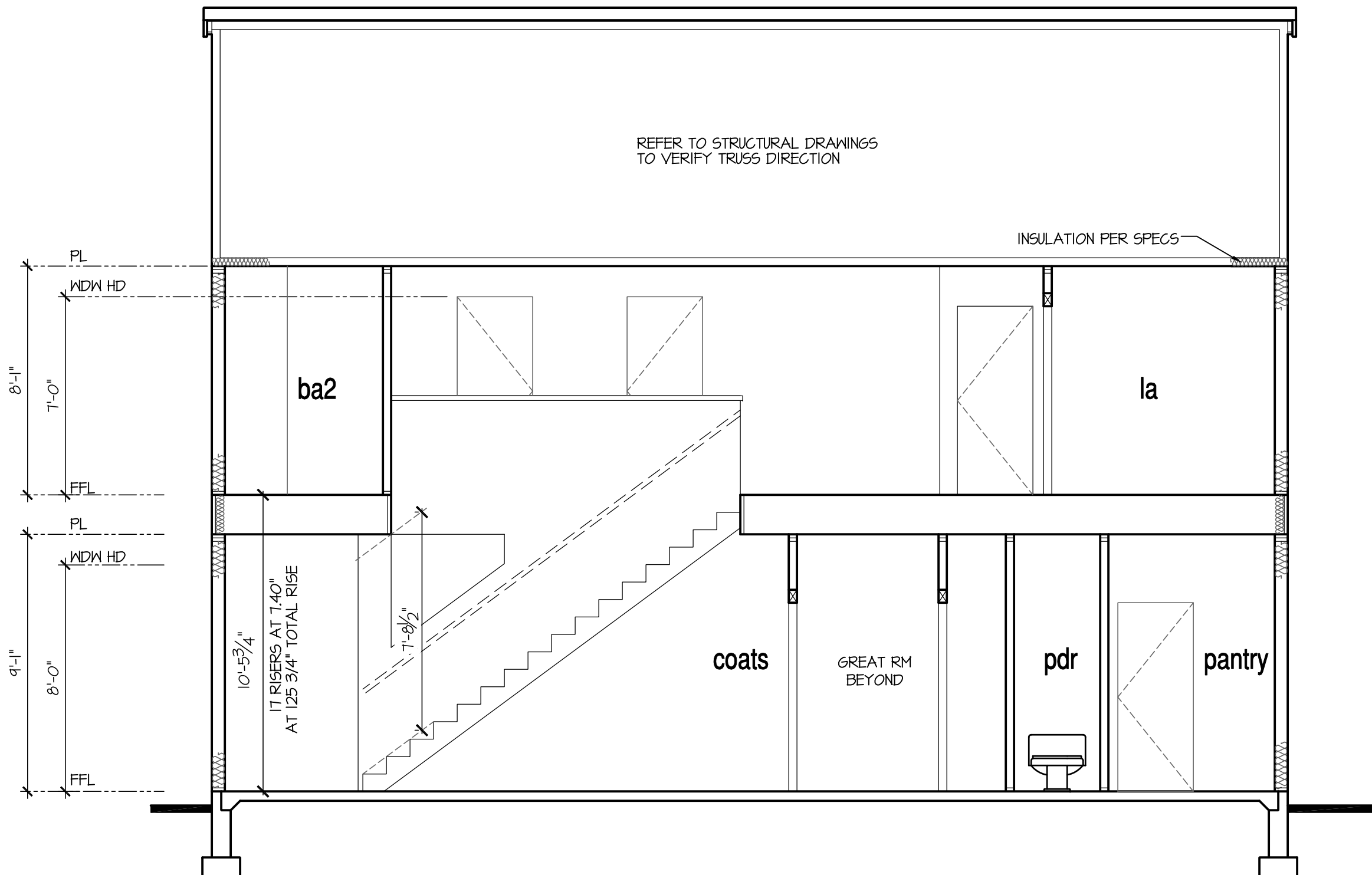
SHEET NO:

7.4



Building Section 1 at Stem Wall

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



Building Section 2 at Stem Wall

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

9'-1" STAIR NOTE:

(USE 2"X10" WITH 3/4" PLYWOOD SUBFLOOR)

15 TREADS AT 10" EACH VERIFY

16 RISERS AT +/- 7.43" = 119" TOTAL

RISE VERIFY

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
- EXTERIOR WALLS:
- CEILING WITH ATTIC ABOVE:
- FLOOR OVER GARAGE:
- ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.

NO.	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Galen
'X413'**

**Hunt
Club South
North Region**

PROJECT NO: GMD-GA17063

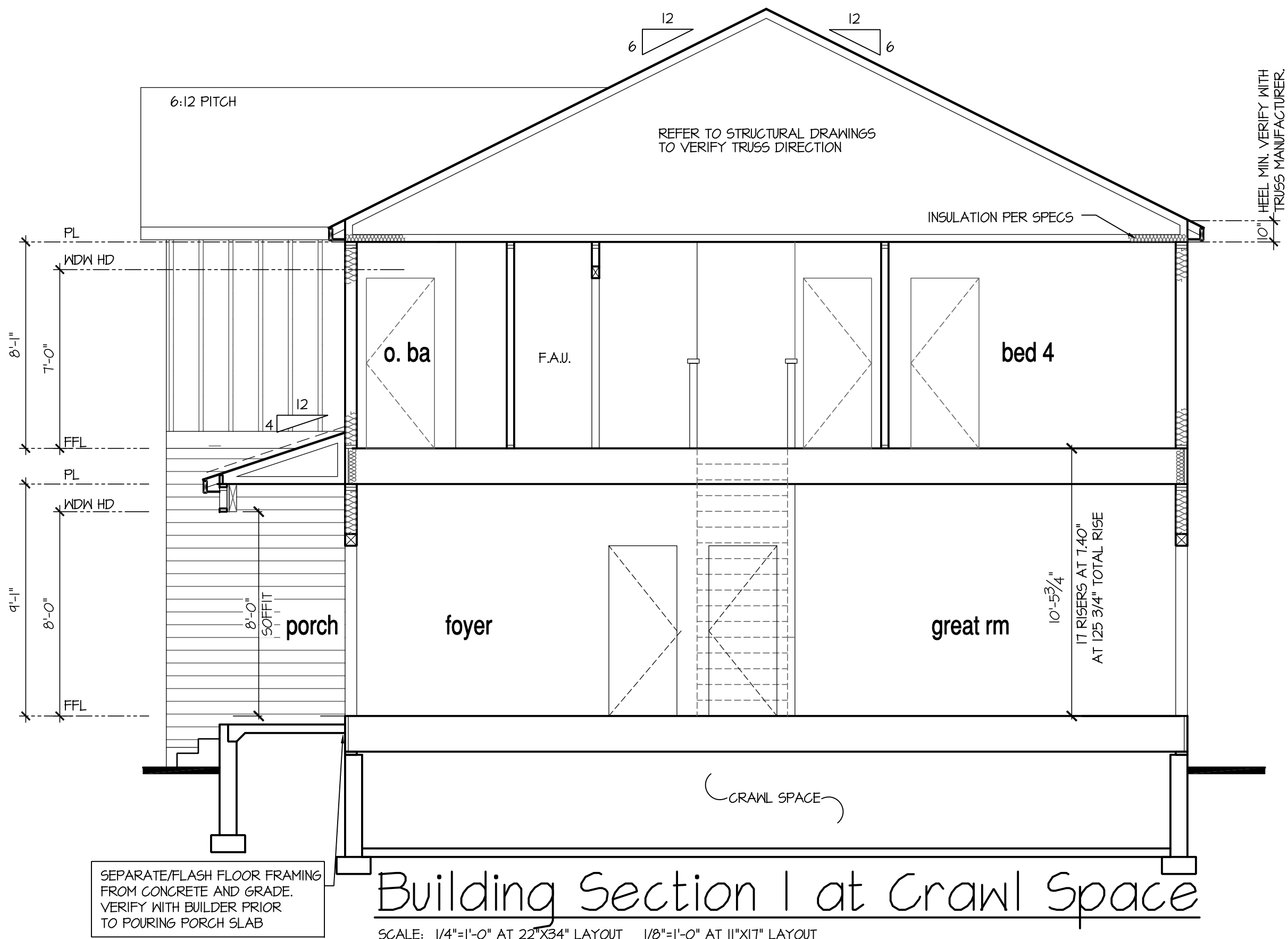
SHEET TITLE:
**STEM WALL
BUILDING SECTIONS**

PRINT DATE:

September 26, 2017

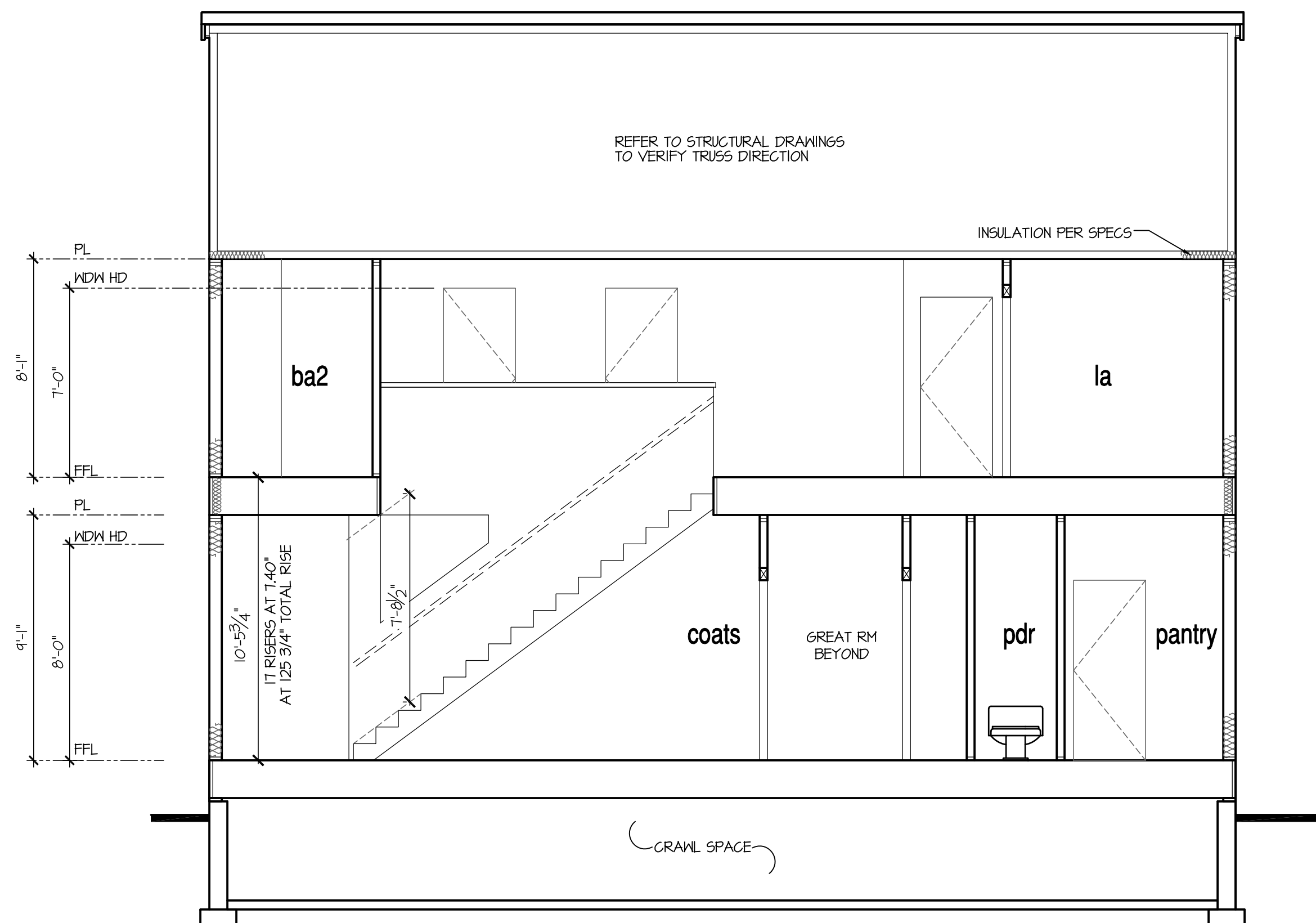
SHEET NO:

8 SW



Building Section 1 at Crawl Space

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



Building Section 2 at Crawl Space

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

9'-1" STAIR NOTE:

(USE 2"X10" WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.43" = 119" TOTAL
RISE VERIFY

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

NO.	DATE:	REVISION:
1	11/12/18	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Galen
'X413'**

**Hunt
Club South
North Region**

PROJECT NO: GMD-GA17063

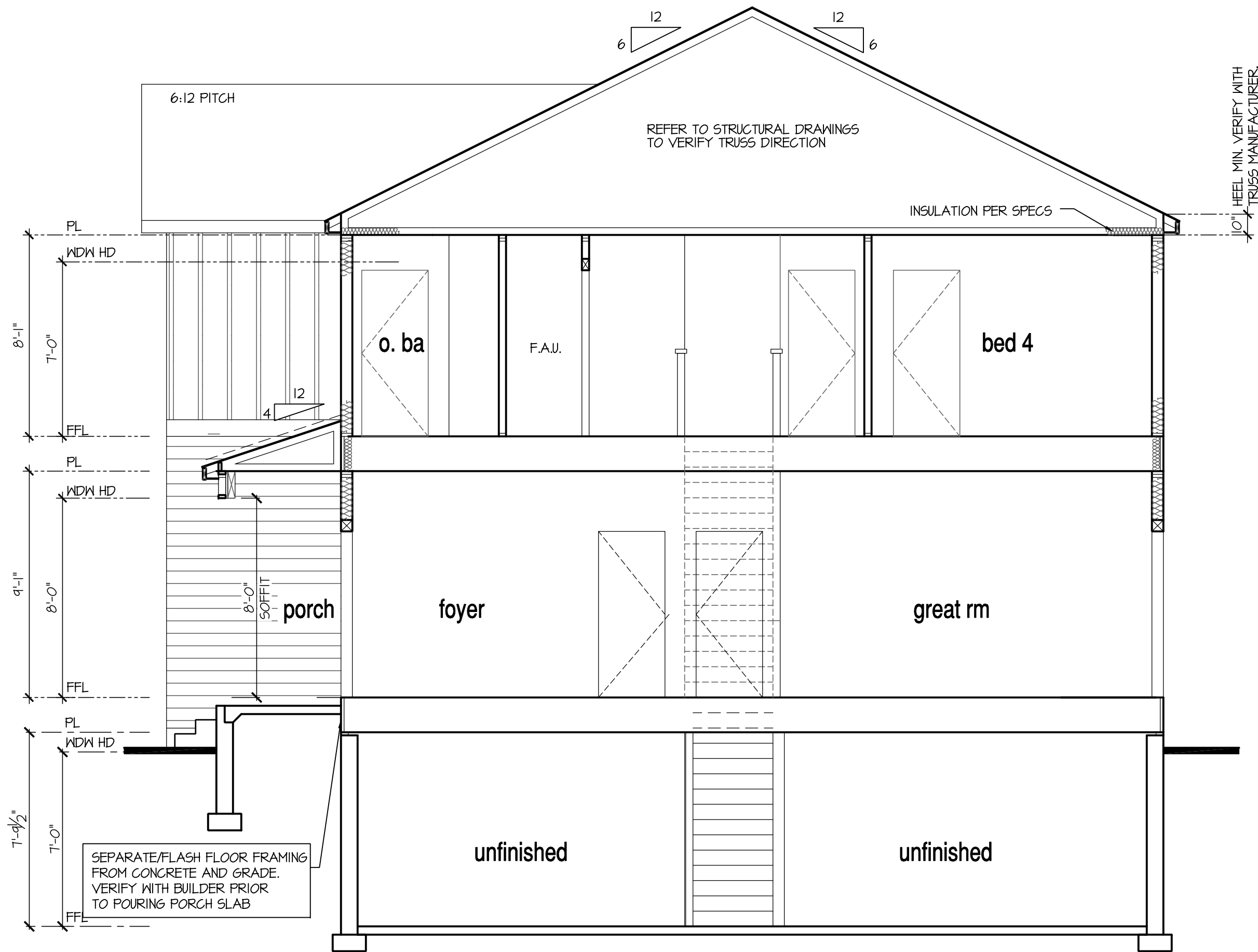
SHEET TITLE:
**CRAWL SPACE
BUILDING SECTIONS**

PRINT DATE:

September 26, 2017

SHEET NO:

8 CS



Building Section 1 at In-Ground Basement

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

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

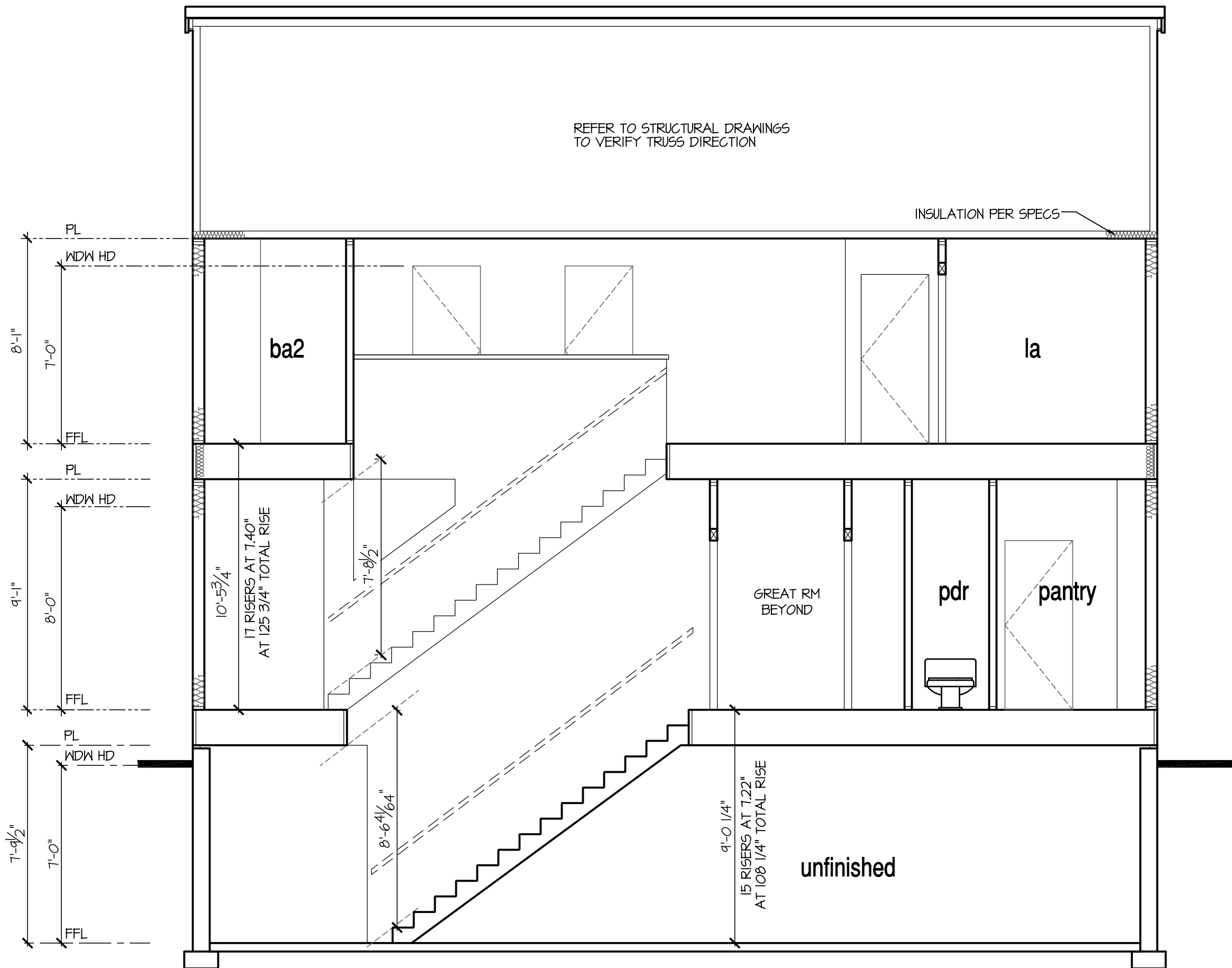
8'-9 1/2" STAIR NOTE:
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.64" = 122 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 2"x10" WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.43" = 119" TOTAL
RISE VERIFY

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
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- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.



Building Section 2 at In-Ground Basement

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

NO.	DATE:	REVISION:
1	11.12.18	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Galen
'X413'**

**Hunt
Club South
North Region**

PROJECT NO: GMD-6A17063

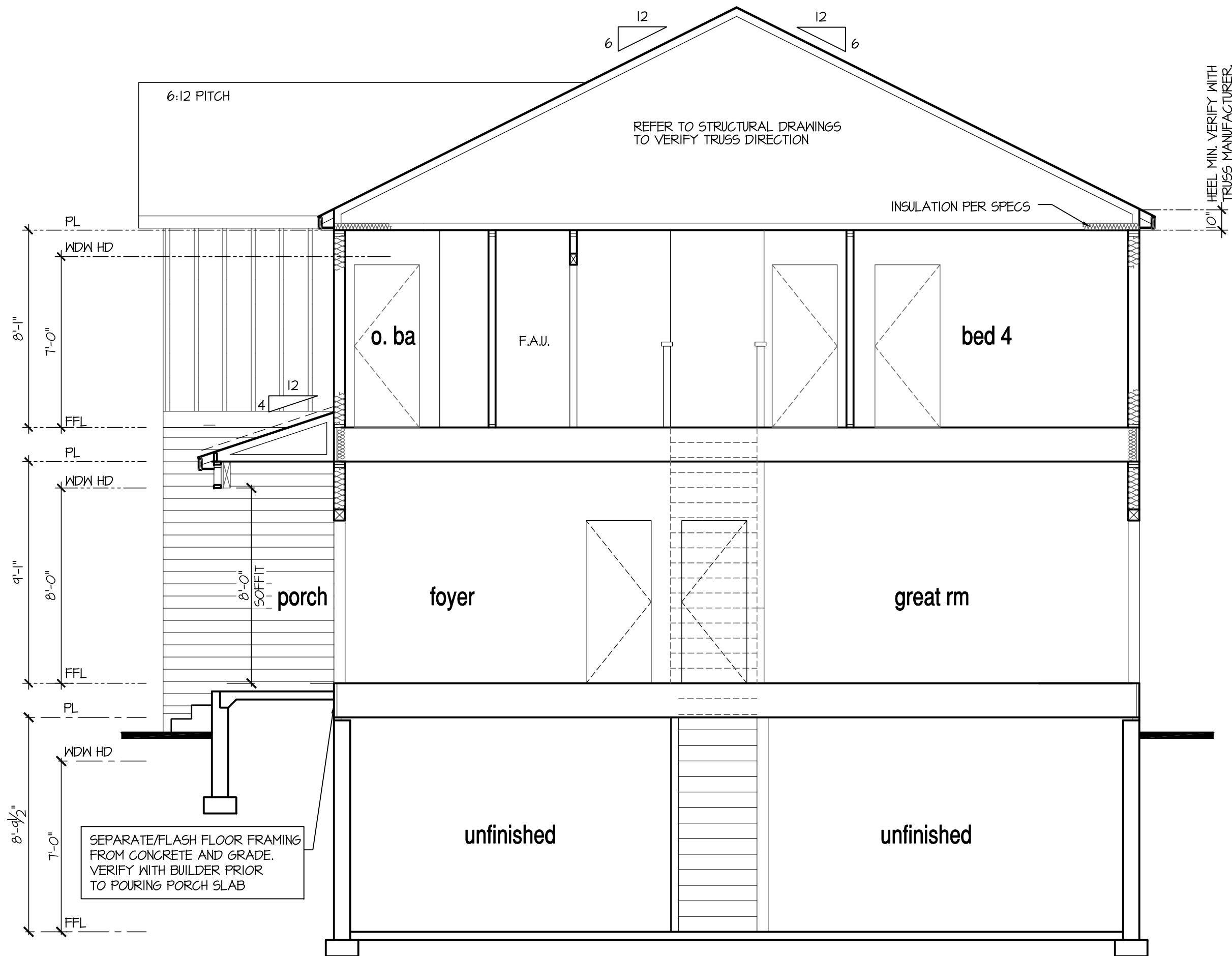
SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:

September 26, 2017

SHEET NO:

8 BS



Building Section 1 at Opt 9' Basement

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

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

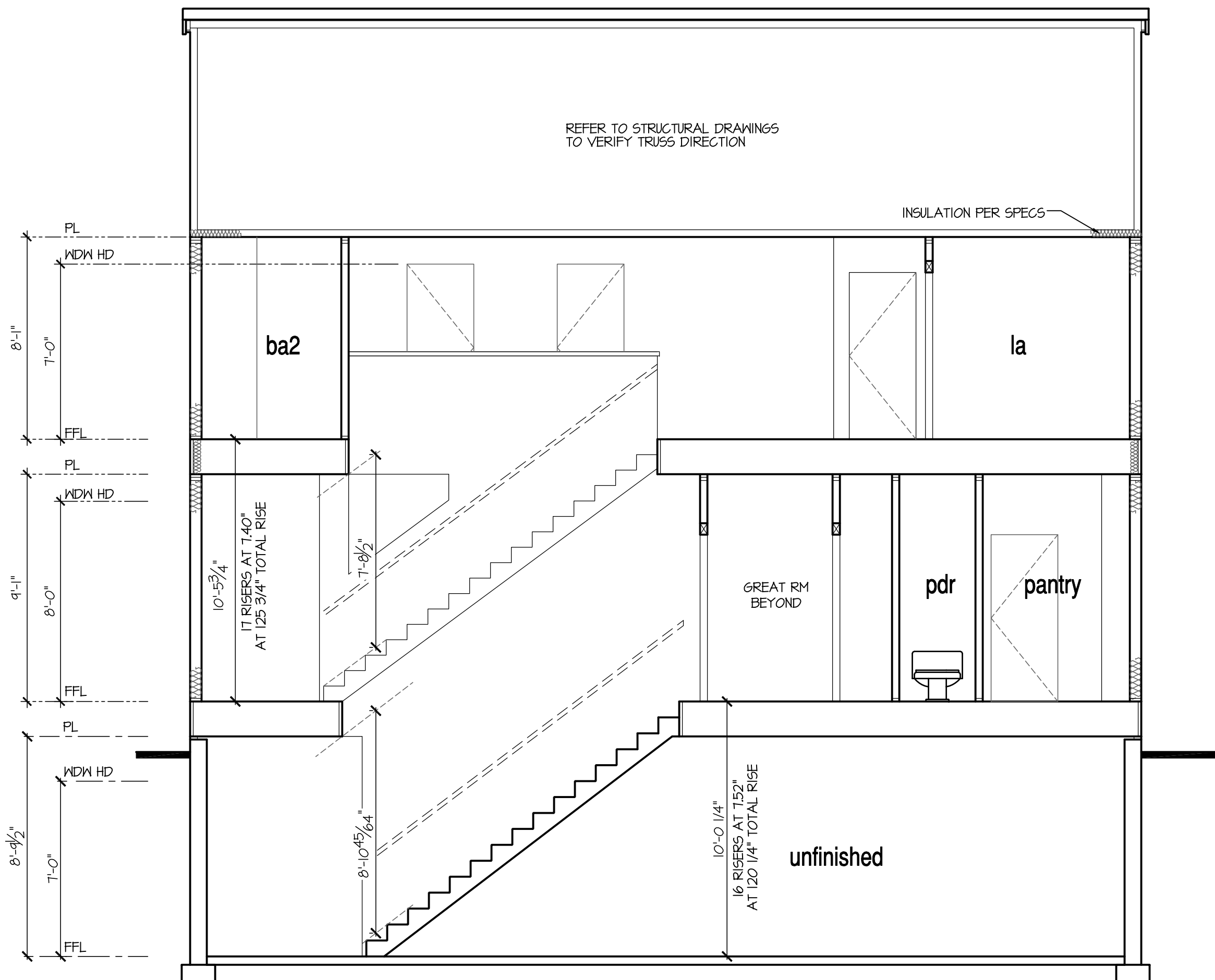
8'-9 1/2" STAIR NOTE:
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.64" = 122 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 2"X10" WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.43" = 119" TOTAL
RISE VERIFY

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
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- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.



Building Section 2 at Opt 9' Basement

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

NO.	DATE:	REVISION:
11J218		

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Galen
'X413'**

**Hunt
Club South
North Region**

PROJECT NO: GMD-6A1063

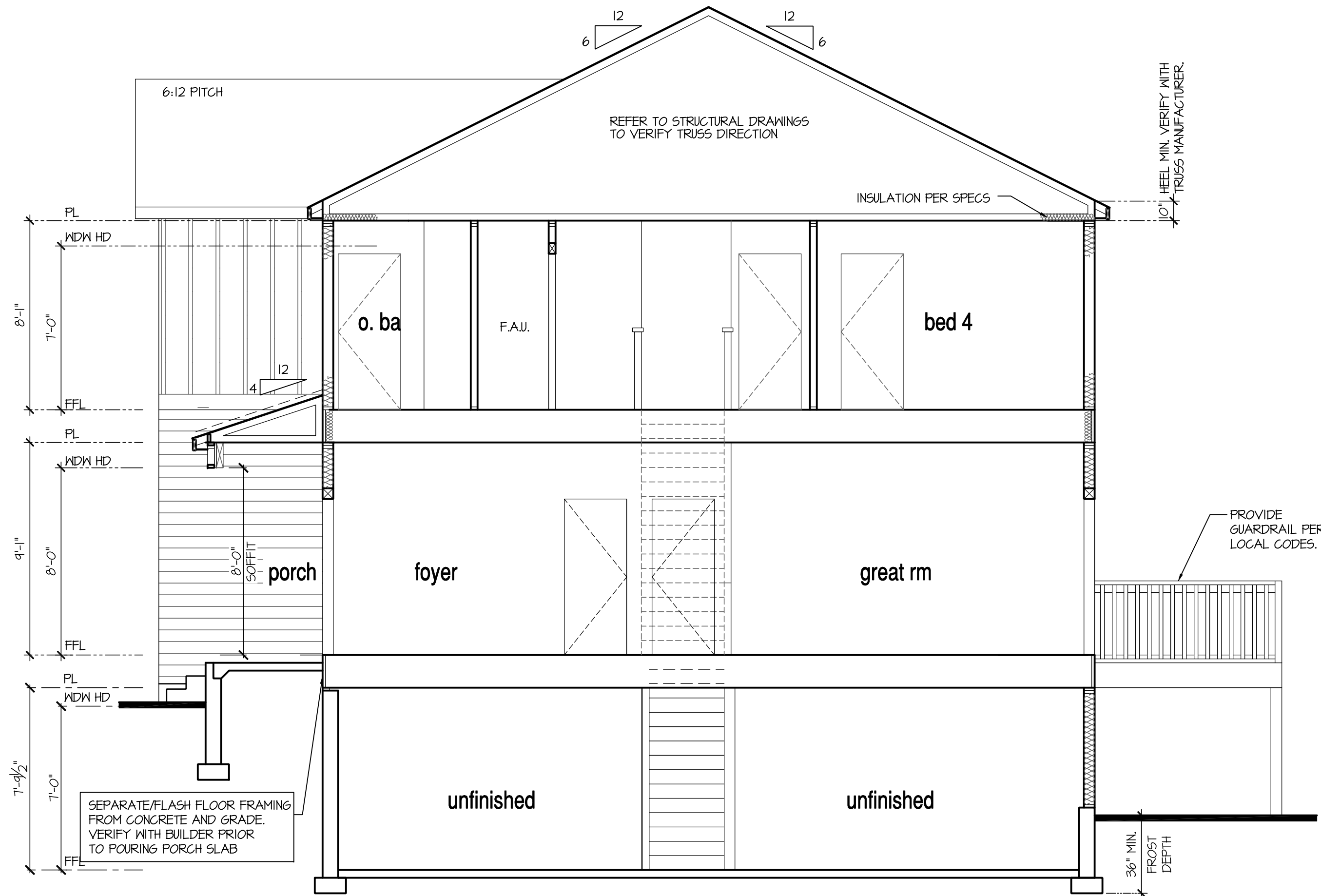
SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:

September 26, 2017

SHEET NO:

8.1 BS



Building Section I at Look-Out Basement

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

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

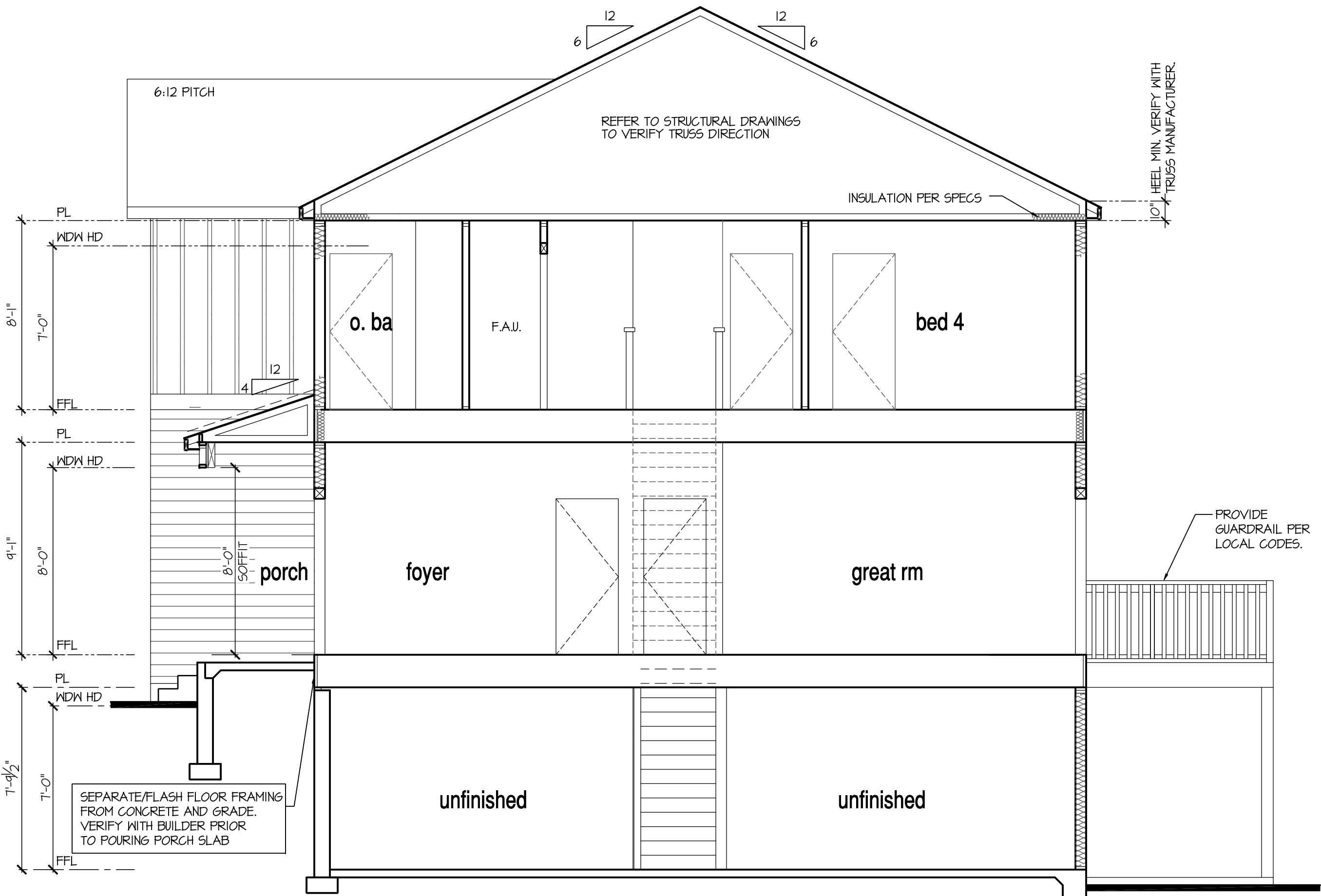
8'-9 1/2" STAIR NOTE:
(USE 14" TJI WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.64" = 122 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 2"X10" WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.43" = 114" TOTAL
RISE VERIFY

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
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- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
- EXTERIOR WALLS:
- CEILING WITH ATTIC ABOVE:
- FLOOR OVER GARAGE:
- ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.



Building Section I at Walk-Out Basement

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

NO.	DATE:	REVISION:
111218		

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Galen
'X413'**

**Hunt
Club South
North Region**

PROJECT NO: GMD-GA17063

SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:

September 26, 2017

SHEET NO:

8.2 BS

Galveston

3 bed | 2 bath | 2 car | 1 story | 2,070 sq ft



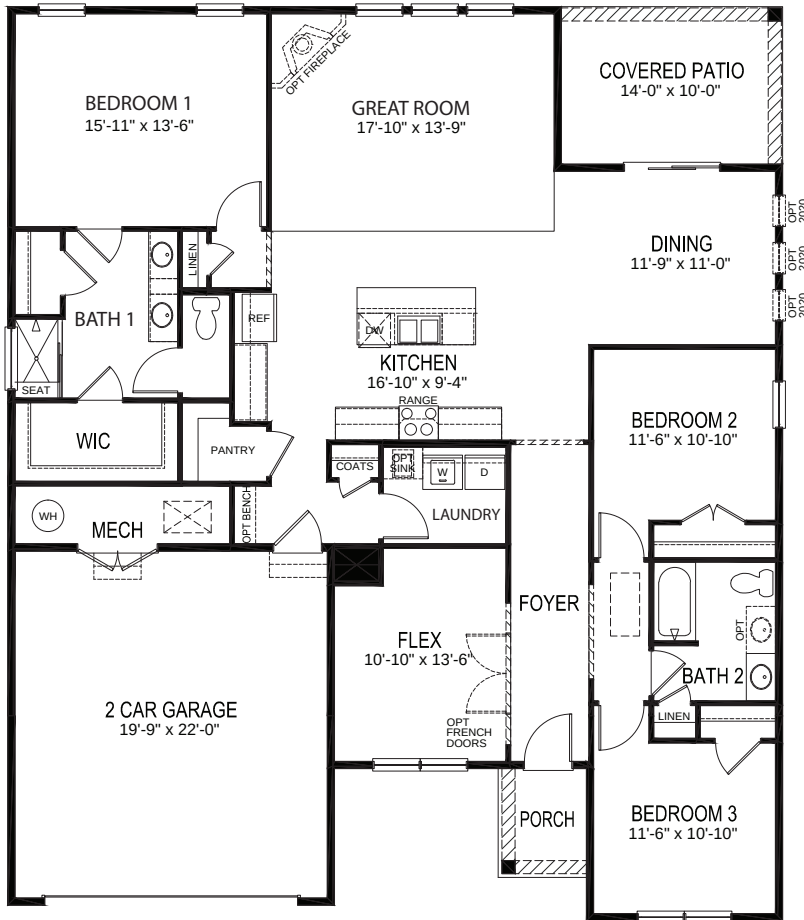
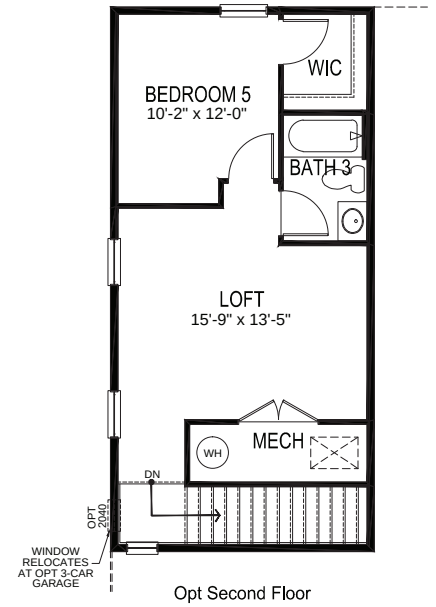
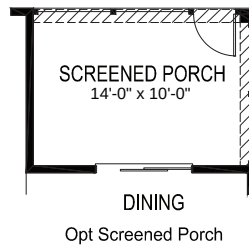
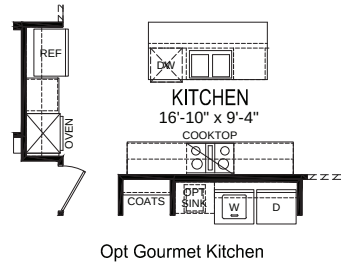
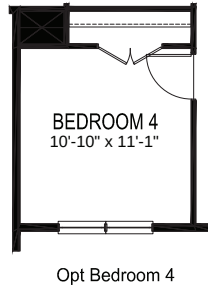
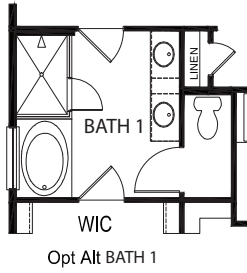
Elevation A



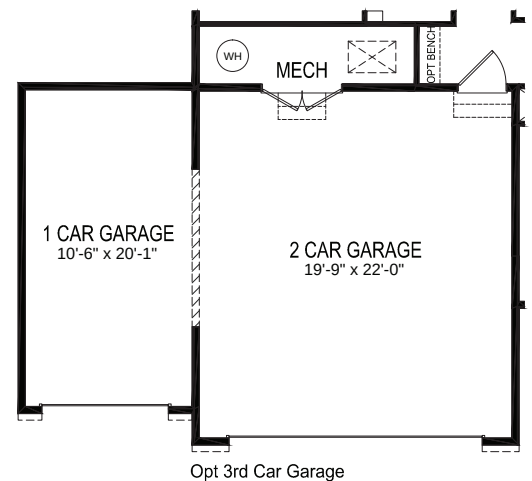
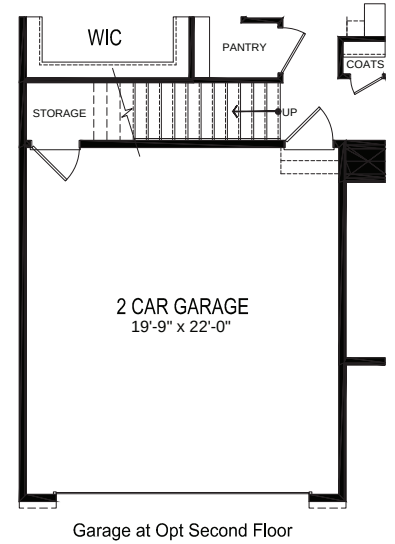
Elevation D



Elevation E



FIRST FLOOR



PLAN CHANGES:	
DATE:	DESCRIPTION:
01.02.18	INITIAL PLAN RELEASE
03.07.18	CLIENT REVISIONS
03.30.18	CLIENT REVISIONS
04.09.18	CLIENT REVISIONS
06.01.18	CLIENT REVISIONS
06.15.18	CLIENT REVISIONS
06.20.18	CLIENT REVISIONS
09.19.18	ADDED ELEVATIONS 'G', 'H', & 'J'
08.31.21	CLIENT REVISIONS
02.28.22	CLIENT REVISIONS
12.06.22	CLIENT REVISIONS
01.27.23	CLIENT REVISIONS

8-25-2023- Change all porch columns from 10" to 8".
9-14-2023- Change to LH.to match structural.
9-25-2023- Move attic access to laundry.
3/6/24- Add call out "2068" to coat closet door.
4/15/24- Add coach light and switch to rear covered patio.
4/24/24- Add attic access 2nd floor option.
5/15/24- Relocate TV in owners suite.
5/15/24- Relocate flex room light switch.

LH
Galveston - RH

Sussex County - DE

50' SERIES

PLAN # - D511

THE PROFESSIONAL SERVICES OF THE ARCHITECT UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF D.R. HORTON, INC. NO CONTRACTUAL OBLIGATION IS ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT.

D.R. HORTON
America's Builder

GENERAL NOTES:
1. WINDOW SIZE/SERIES/MANUFACTURE INFORMATION: MI 3500 SERIES SH VINYL 2. THE GRADE SHALL FALL A MINIMUM OF 6" (INCHES) IN THE FIRST 10' (FEET), FROM THE STRUCTURE, PER IRC (R401.3)

MODEL 'GALVESTON'			
0	TITLE SHEET / COVER SHEET	2.I F	ROOF PLAN 'F' W/ OPT. 2ND FLOOR
0.1	TECHNICAL INFORMATION	3 F	SIDE AND REAR ELEVATIONS 'F'
0.2	QUICK VIEW	3 F-B5	SIDE AND REAR ELEVATIONS 'F' W/ OPT. BASEMENT
0.3	QUICK VIEW	4 MS F	MONOLITHIC SLAB PLAN 'F'
		4 SW F	STEM WALL PLAN 'F'
		4 B5 F	BASEMENT PLAN 'F'
		5 F	1ST FLOOR PLAN 'F'
1 A	FRONT ELEVATION 'A'	3.1	SCREENED PORCH OPT. ELEVATIONS
1 A B5	FRONT ELEVATION 'A' W/ OPT. BASEMENT	3.2-A	FRONT/REAR ELEVATIONS 'A' W/ OPT. 2ND FLOOR
2 A	ROOF PLAN 'A'	3.3-A	SIDE ELEVATIONS 'A' W/ OPT. 2ND FLOOR
2.I A	ROOF PLAN 'A' W/ OPT. 2ND FLOOR		
3 A	SIDE AND REAR ELEVATIONS 'A'		
3 A-B5	SIDE AND REAR ELEVATIONS 'A' W/ OPT. BASEMENT		
4 MS A	MONOLITHIC SLAB PLAN 'A'		
4 SW A	STEM WALL PLAN 'A'		
4 B5 A	BASEMENT PLAN 'A'		
5 A	1ST FLOOR PLAN 'A'		
		3.2-D	FRONT/REAR ELEVATIONS 'D' W/ OPT. 2ND FLOOR
		3.3-D	SIDE ELEVATIONS 'D' W/ OPT. 2ND FLOOR
		3.2-E	FRONT/REAR ELEVATIONS 'E' W/ OPT. 2ND FLOOR
		3.3-E	SIDE ELEVATIONS 'E' W/ OPT. 2ND FLOOR
		3.2-F	FRONT/REAR ELEVATIONS 'F' W/ OPT. 2ND FLOOR
		3.3-F	SIDE ELEVATIONS 'F' W/ OPT. 2ND FLOOR
		3.4	SCREENED PORCH OPT. SIDE/REAR ELEVATIONS W/ OPT. BASEMENT
		3.5	SIDE/REAR ELEVATIONS W/ OPT. LOOK-OUT BASEMENT
		3.6	SIDE/REAR ELEVATIONS W/ OPT. WALK-OUT BASEMENT
		3.7	OPTIONAL SCREENED PORCH SIDE/REAR ELEVATIONS W/ OPT. LOOK-OUT BASEMENT
		3.8	OPTIONAL SCREENED PORCH SIDE/REAR ELEVATIONS W/ OPT. WALK-OUT BASEMENT
		3.9	OPTIONAL AREAWAY SIDE/REAR ELEVATIONS
		3.I0	OPTIONAL ALTERNATE AREAWAY SIDE/REAR ELEVATIONS
		3.II-A	FRONT/SIDE/REAR ELEVATIONS 'A' W/ OPT. 3-CAR GARAGE
		3.II-D	FRONT/SIDE/REAR ELEVATIONS 'D' W/ OPT. 3-CAR GARAGE
		3.II-E	FRONT/SIDE/REAR ELEVATIONS 'E' W/ OPT. 3-CAR GARAGE
		3.II-F	FRONT/SIDE/REAR ELEVATIONS 'F' W/ OPT. 3-CAR GARAGE
1 D	FRONT ELEVATION 'D'	4.I MS	MONOLITHIC SLAB PLAN OPTIONS
1 D B5	FRONT ELEVATION 'D' W/ OPT. BASEMENT	4.I SW	STEM WALL SLAB PLAN OPTIONS
2 D	ROOF PLAN 'D'	4.I B5	BASEMENT PLAN OPTIONS
2.I D	ROOF PLAN 'D' W/ OPT. 2ND FLOOR	4.2 B5	BASEMENT PLAN OPTIONS
3 D	SIDE AND REAR ELEVATIONS 'D'	4.3 B5	BASEMENT PLAN OPTIONS
3 D-B5	SIDE AND REAR ELEVATIONS 'D' W/ OPT. BASEMENT		
4 MS D	MONOLITHIC SLAB PLAN 'D'	5.I	1ST FLOOR PLAN OPTIONS
4 SW D	STEM WALL PLAN 'D'		
4 B5 D	BASEMENT PLAN 'D'	7	BASEMENT UTILITY PLAN
5 D	1ST FLOOR PLAN 'D'	7.I	BASEMENT UTILITY PLAN OPTIONS
		7.2	1ST FLOOR UTILITY PLAN
		7.3	1ST FLOOR UTILITY PLAN OPTIONS
		7.4	1ST FLOOR UTILITY PLAN OPTIONS
1 E	FRONT ELEVATION 'E'	8 MS	MONOLITHIC SLAB BUILDING SECTIONS
1 E B5	FRONT ELEVATION 'E' W/ OPT. BASEMENT	8.I MS	MONOLITHIC SLAB BUILDING SECTIONS W/ OPT. 2ND FLOOR
2 E	ROOF PLAN 'E'	8 SW	STEM WALL BUILDING SECTIONS
2.I E	ROOF PLAN 'E' W/ OPT. 2ND FLOOR	8.I SW	STEM WALL BUILDING SECTIONS W/ OPT. 2ND FLOOR
3 E	SIDE AND REAR ELEVATIONS 'E'	8 B5	BASEMENT BUILDING SECTIONS
3 E-B5	SIDE AND REAR ELEVATIONS 'E' W/ OPT. BASEMENT	8.I B5	BASEMENT BUILDING SECTIONS
4 MS E	MONOLITHIC SLAB PLAN 'E'	8.2 B5	BASEMENT BUILDING SECTIONS W/ OPT. LOOK-OUT AND WALK-OUT CONDITIONS
4 SW E	STEM WALL PLAN 'E'		
4 B5 E	BASEMENT PLAN 'E'		
5 E	1ST FLOOR PLAN 'E'		
1 F	FRONT ELEVATION 'F'		
1 F B5	FRONT ELEVATION 'F' W/ OPT. BASEMENT	82	ARCHITECTURAL SHEETS
2 F	ROOF PLAN 'F'		

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 'GALVESTON' SQUARE FOOTAGES						
HEATED SQ. FT.	ELEV 'A'			ELEV 'D'	ELEV 'E'	ELEV 'F'
1st FLOOR	2070 SF			2070 SF	2070 SF	2070 SF
TOTAL HEATED SQ. FT.	2070 SF			2070 SF	2070 SF	2070 SF
HEATED OPTIONS						
OPT. 2nd FLOOR	+507 SF			+507 SF	+507 SF	+507 SF
OPT. REC. ROOM	+1053 SF			+1053 SF	+1053 SF	+1053 SF
OPT. BASEMENT BED 6	+238 SF			+238 SF	+238 SF	+238 SF
OPT. BASEMENT BATH 4	+44 SF			+44 SF	+44 SF	+44 SF
UNHEATED SQ. FT.						
GARAGE	458 SF			458 SF	458 SF	458 SF
FRONT PORCH	36 SF			90 SF	90 SF	37 SF
REAR PATIO / DECK	140 SF			140 SF	140 SF	140 SF
UNHEATED OPTIONS						
OPT. BASEMENT	1936 SF			1936 SF	1936 SF	1936 SF
OPT. 3-CAR GARAGE	231 SF			231 SF	231 SF	231 SF

PLAN 'GALVESTON' VOLUME OF HEATED AREAS						
VOLUME CU. FT.	ELEV 'A'			ELEV 'D'	ELEV 'E'	ELEV 'F'
1st FLOOR	18796 CF			18796 CF	18796 CF	18796 CF
OPT. 2nd FLOOR	4097 CF			4097 CF	4097 CF	4097 CF
OPT. REC. ROOM	8203 CF			8203 CF	8203 CF	8203 CF
OPT. REC. ROOM / BED 6 / BATH 4	10330 CF			10330 CF	10330 CF	10330 CF

NO:	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

SHEET TITLE:
TITLE SHEET / COVER SHEET

PRINT DATE:

March 31, 2017

SHEET NO:

0

AVERAGE BUILDING HEIGHT

ELEVATION 'A'	16'-3 1/2"
ELEVATION 'D'	17'-0"
ELEVATION 'E'	17'-0"
ELEVATION 'F'	16'-10 3/4"

AT BASEMENT

ELEVATION 'A'	17'-7 3/4"
ELEVATION 'D'	18'-4 1/4"
ELEVATION 'E'	18'-4 1/4"
ELEVATION 'F'	18'-3"

AT LOOK-OUT BASEMENT

ELEVATION 'A'	22'-3 3/4"
ELEVATION 'D'	23'-0 1/4"
ELEVATION 'E'	23'-0 1/4"
ELEVATION 'F'	22'-11"

AT WALK-OUT BASEMENT

ELEVATION 'A'	25'-3 3/4"
ELEVATION 'D'	26'-0 1/4"
ELEVATION 'E'	26'-0 1/4"
ELEVATION 'F'	25'-11"

CONSULTANTS:

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GENERAL NOTES DESIGNER: IRC

THESE DOCUMENTS ARE THE PROPERTY OF DR HORTON HOMES AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF DR HORTON HOMES OR GMD DESIGN GROUP.

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 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 IRC SECTION R602.8)

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 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 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 IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.1.8 AND R312

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 UNCLEAR WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.

ABBREVIATIONS

ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDY
A/D AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH 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
BLN 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	FED FEDESTAL
CER CERAMIC	FL FLATE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	FR PAIR
CL CLOSET OR CENTER LINE	F.T. PRESSURE TREATED WOOD
CLS CEILING	PVC POLYVINYL CHLORIDE PIPE
CLR CLEAR	PVMT PAVEMENT
CMU CONCRETE MASONRY UNIT	PJA PRE-JIRE
COL COLUMN	PWD FLYWOOD
CONC CONCRETE	R RISER
C CARPET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REQ REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DH DOUBLE HUNG	SF SQUARE FEET
DIM DIMENSION	S.G.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HUNG OR SHELF
DN DOWN	SM SIMILAR
DR DOOR	SL SLOPE / SLIDING
DS DOWNSPOUT	SHP SHELF AND POLE
DN DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	SAS SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TONEL BAR
FAU FORCED AIR UNIT	TEMP. TEMPERED (GLASS)
FG FLOOR GAWAGE	T&G TONGAE & GROOVE
F.D. FLOOR DRAIN	T.O.C. TOP OF CURB
FFL FINISH FLOOR LINE	TV TELEVISION
FG FINISHED GRADE	TYP TYPICAL
FLR FLOORING)	UNO. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
F.O.S. FACE OF STUD	V.T.R. VENT THRU ROOF
FTG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WM WINDOW
GAR GARAGE	WH WATER HEATER
GB. GYPSUM BOARD	W WROUGHT IRON
GD GRADE OR GRADING	WC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W/WO WITH OR WITHOUT
GFI GROUND FAULT INTERRUPTER	WATERPROOFING)
GL GLASS OR GLAZING	WM WELDED WIRE MESH
GYP BD GYPSUM BOARD	PL PROPERTY LINE
HD HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	4 AND
HDR HEADER	CL CENTERLINE
HGT HEIGHT	# POUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HWD HARDWOOD	
INT INTERIOR	
JST JOIST	
JT JOINT	
KIT KITCHEN	

BUILDING CODE COMPLIANCE / PROJECT INFORMATION

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, DELAWARE ADDITION.

2021- INTERNATIONAL RESIDENTIAL CODE (BUILDING)
2018- INTERNATIONAL ENERGY CONSERVATION CODE (BUILDING)
2020- NATIONAL ELECTRICAL CODE

PRODUCT:
SINGLE FAMILY RESIDENCE

OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3

CONSTRUCTION TYPE:
TYPE VB



NO:	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

SHEET TITLE:
TECHNICAL INFORMATION

PRINT DATE:

March 31, 2017

SHEET NO:

0.1



Front Elevation 'A'

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



Front Elevation 'D'

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

NO.	DATE:	REVISION:
△	04.18.23	



PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

SHEET TITLE:

QUICK VIEW

PRINT DATE:

March 31, 2017

SHEET NO:

0.2

NO:	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

SHEET TITLE:
QUICK VIEW

PRINT DATE:
March 31, 2017

SHEET NO:

0.3



Front Elevation 'E'

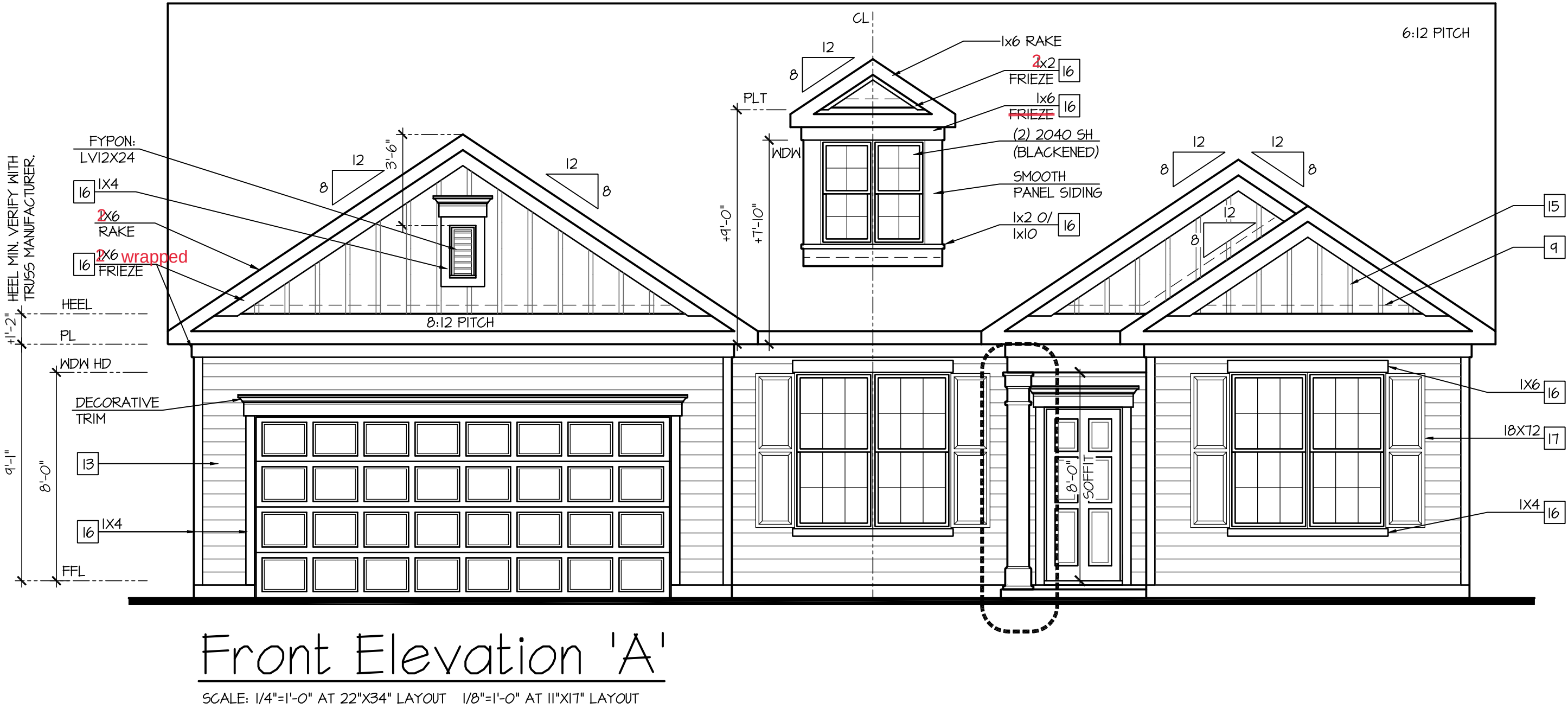
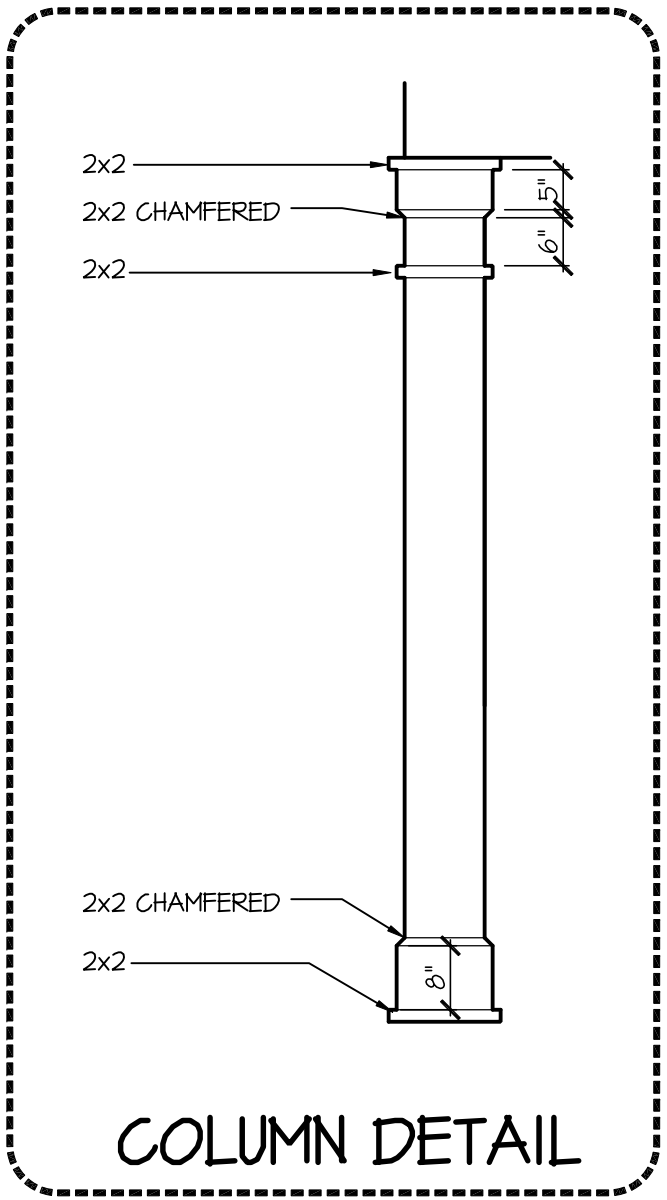
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Front Elevation 'F'

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

NOTES:	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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 N/A	
TYPICALS:	
7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)	
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)	
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)	
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED	
17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)	



D.R.HORTON®
America's Builder

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:

PALENS WARE-GULBENKIAN,EDU,PA,PA
NO. SS-0008286
04.18.23
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

SHEET TITLE:
FRONT ELEVATION 'A'

PRINT DATE:
March 31, 2017

SHEET NO:
1A

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR - 8'-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.
- 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] RANLOCK COURSE
- 6] N/A

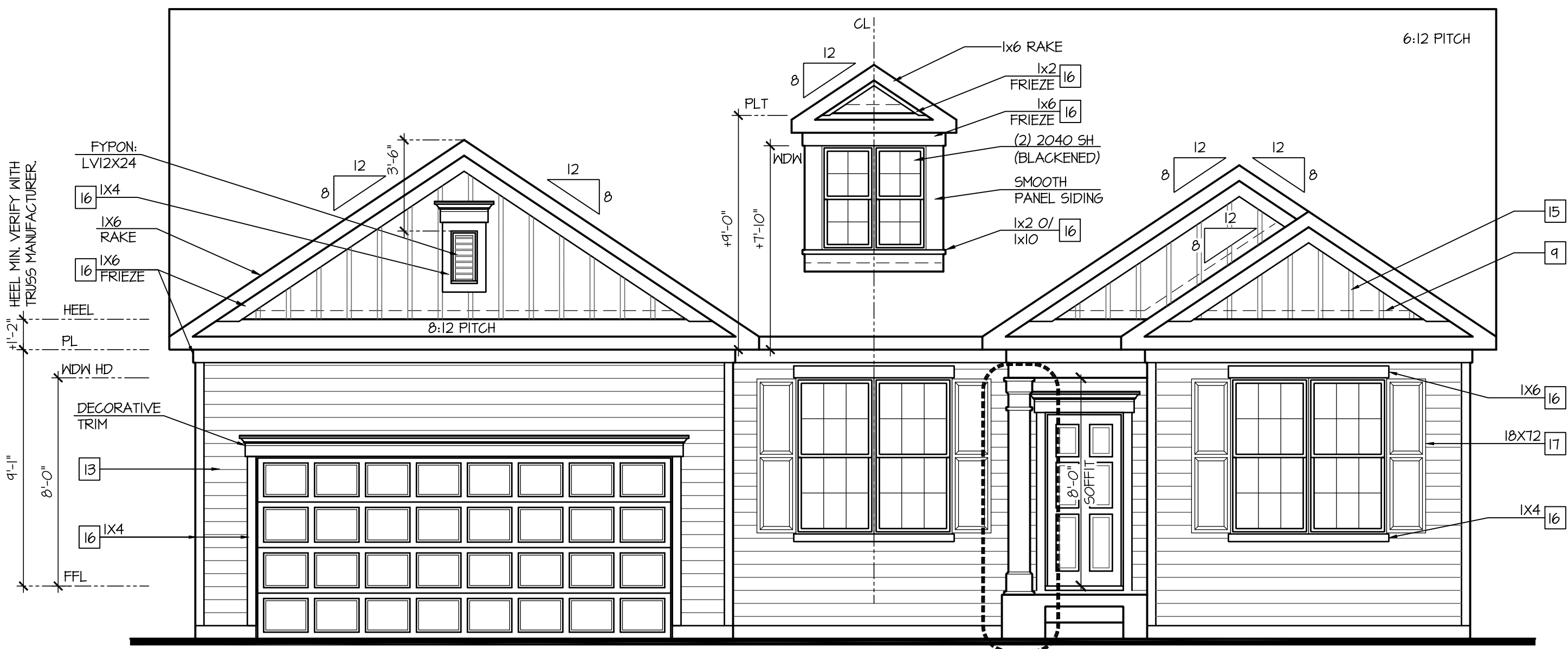
TYPICALS:

- 7] DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- 8] CODE APPROVED TERMINATION CHIMNEY CAP.
- 9] CORROSION RESISTANT ROOF TO WALL FLASHINGS. 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:

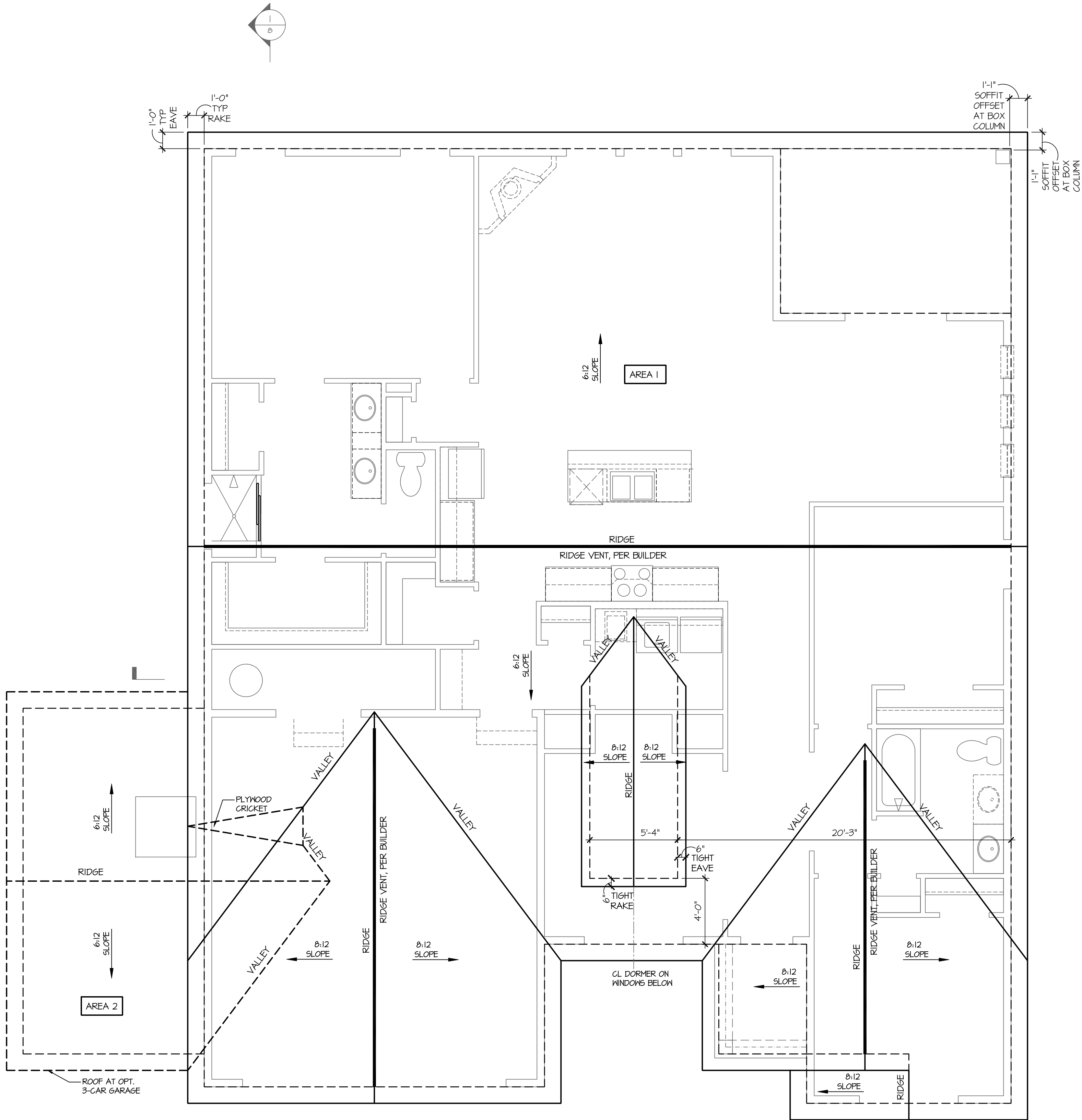
- 12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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

ATTIC VENT CALCULATION FOR PLAN 'GALVESTON': 1:150 RATIO.	
THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED.	(PER IRC SECTION R0602) 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: = 2103 SF 2103 SQ. FT. X 144 = 304232 SQ. IN. 304232 SQ. IN. / 150 = 2028.21 SQ. IN. OF VENT REQ'D ROOF AREA 2: = 231 SF 231 SQ. FT. X 144 = 33264 SQ. IN. 33264 SQ. IN. / 150 = 221.76 SQ. IN. OF VENT REQ'D
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.	
NOTES:	
- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE HALL BELOW. - LOCATE GUTTER AND DOWNSPUTS PER BUILDER. - PITCHED ROOFS AS NOTED.	- TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALC'S AND SHOP DRAWINGS TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS. - ALL FLASHING 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 'GALVESTON': 1:300 RATIO.	
AS AN ALTERNATE TO THE 1/50 RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 PER IRC SECTION R0602.	(PER IRC SECTION R0602) 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 1217.44 SQ. IN. / 2 = 608.72 SQ. IN. 648.72 SQ. IN. OF VENT AT HIGH & 648.72 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 1: = 2103 SF 2103 SQ. FT. X 144 = 304232 SQ. IN. 304232 SQ. IN. / 300 = 1014.11 SQ. IN. OF VENT REQ'D 1217.44 SQ. IN. / 2 = 608.72 SQ. IN. 648.72 SQ. IN. OF VENT AT HIGH & 648.72 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2: = 231 SF 231 SQ. FT. X 144 = 33264 SQ. IN. 33264 SQ. IN. / 300 = 110.88 SQ. IN. OF VENT REQ'D 110.88 SQ. IN. / 2 = 55.44 SQ. IN. 55.44 SQ. IN. OF VENT AT HIGH & 55.44 SQ. IN. OF VENT AT LOW REQUIRED.
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.	
SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.1.	



Roof Plan 'A'

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

NO.	DATE:	REVISION:
1	04.18.23	



PROJECT TITLE:
50' Series Galveston 'D511'

Sussex County - DE North Region

PROJECT NO: GMD-GA1006

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

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 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: = 2103 SF

2103 SQ. FT. X 144 = 304232 SQ. IN.

304232 SQ. IN. / 150 = 2544.88 SQ. IN. OF VENT REQ'D

ROOF AREA 2: = 231 SF

231 SQ. FT. X 144 = 33264 SQ. IN.

33264 SQ. IN. / 150 = 221.76 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL 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 FLASHING 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 'GALVESTON': 1:300 RATIO.

AS AN ALTERNATE TO THE 1/50 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

1217.44 SQ. IN. / 2 = 648.72 SQ. IN.

648.72 SQ. IN. OF VENT AT HIGH & 648.72 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 1: = 2103 SF

2103 SQ. FT. X 144 = 304232 SQ. IN.

304232 SQ. IN. / 300 = 1217.44 SQ. IN. OF VENT REQ'D

1217.44 SQ. IN. / 2 = 648.72 SQ. IN.

648.72 SQ. IN. OF VENT AT HIGH & 648.72 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2: = 231 SF

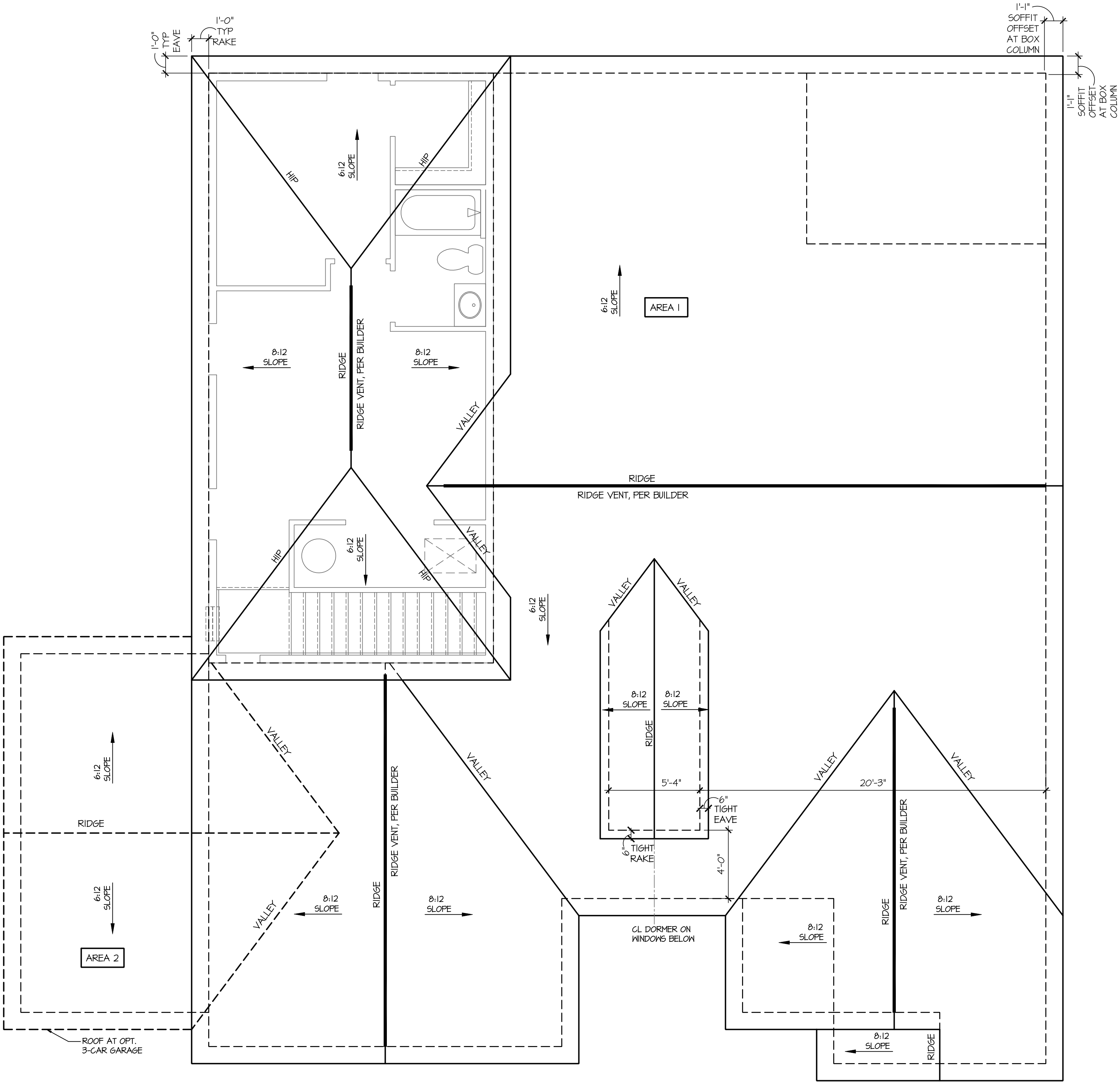
231 SQ. FT. X 144 = 33264 SQ. IN.

33264 SQ. IN. / 300 = 110.88 SQ. IN. OF VENT REQ'D

110.88 SQ. IN. / 2 = 55.44 SQ. IN.

55.44 SQ. IN. OF VENT AT HIGH & 55.44 SQ. IN. OF VENT AT LOW REQUIRED.

SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.7.



Roof Plan 'A' w/ Optional 2nd Floor

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

D.R. HORTON
America's Builder

NO:	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A17006

SHEET TITLE:

ROOF PLAN 'A'
W/ OPT. 2ND FLOOR

PRINT DATE:

March 31, 2017

SHEET NO:

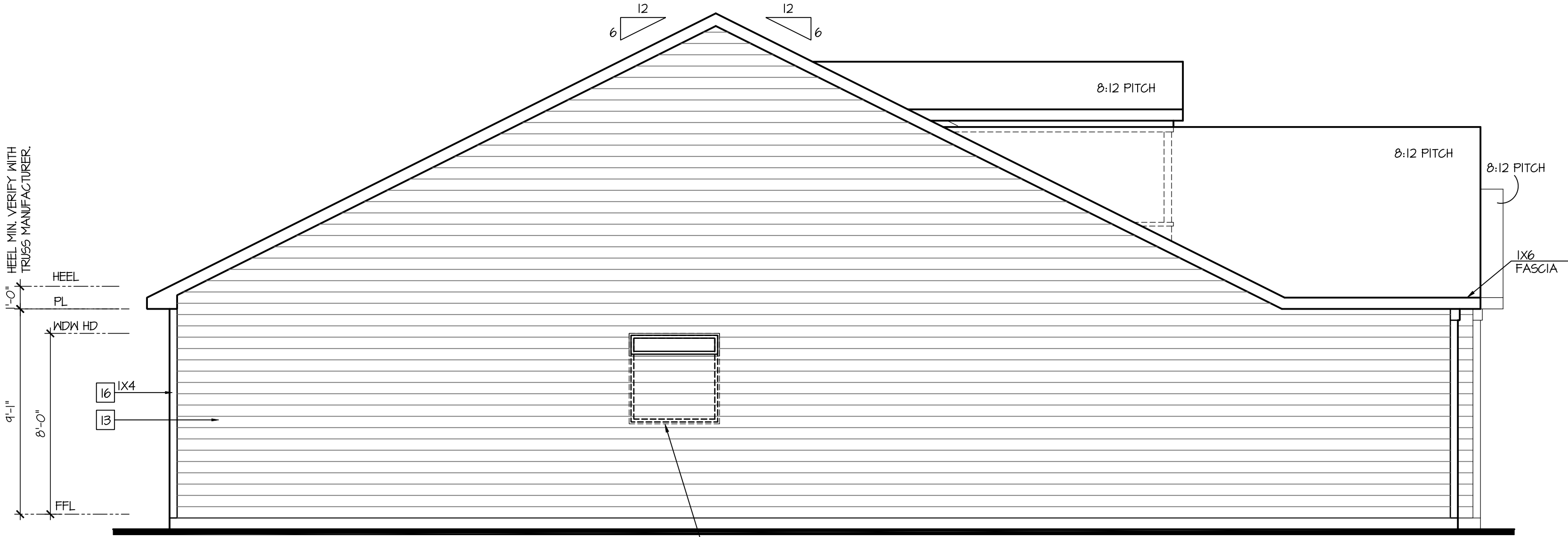
2.1 A

Page 634 of 998

NOTES:

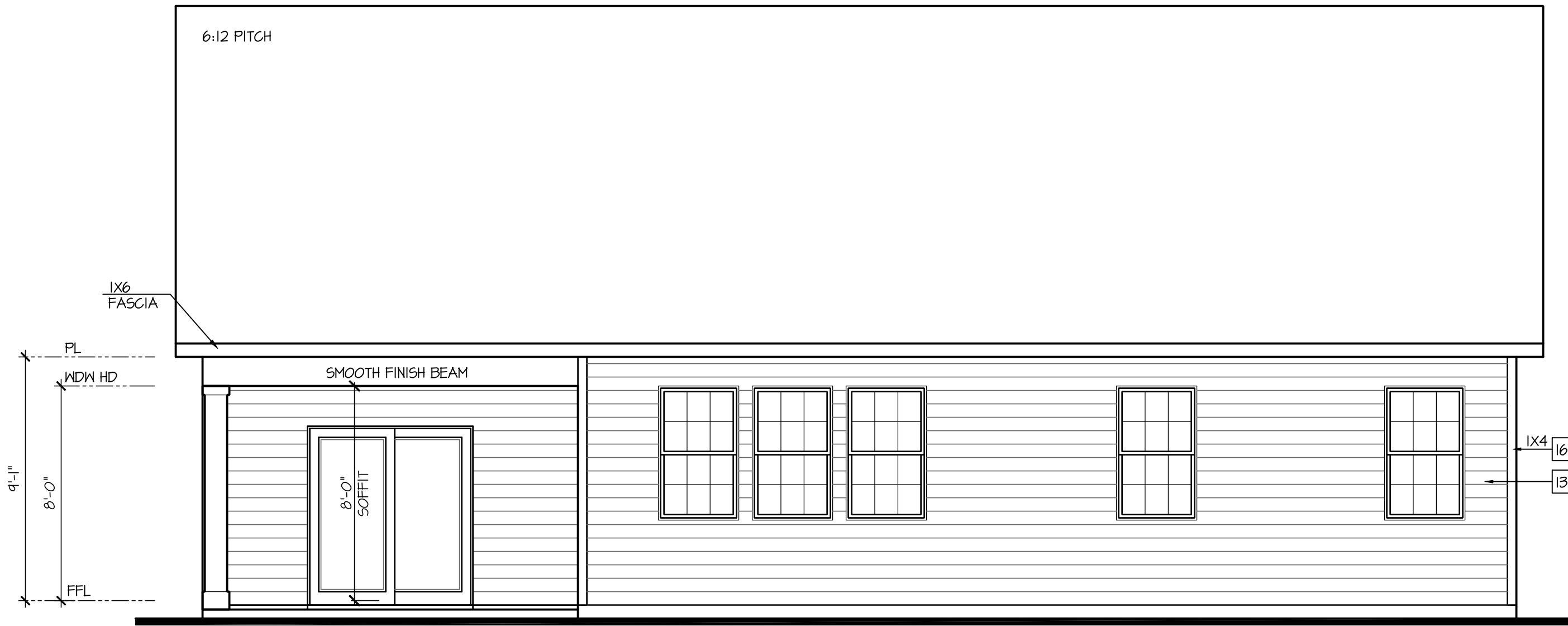
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER PER 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.
- 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] N/A
- TYPICALS:
- [1] DECORATIVE 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.
 - [10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - [11] DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- [12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [17] PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



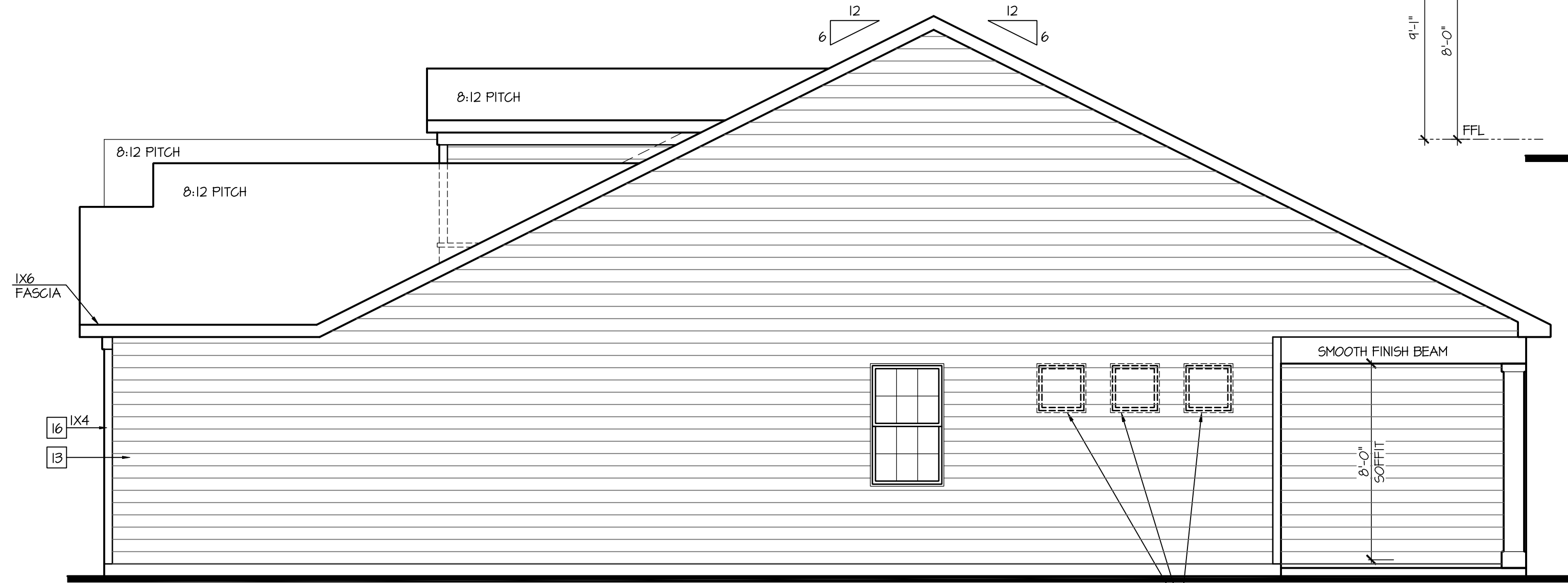
Left Elevation 'A'

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



Right Elevation 'A'

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

NO.	DATE:	REVISION:
1	04.18.23	



PROJECT TITLE:
**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA17006

SHEET TITLE:
**SIDE AND REAR
ELEVATIONS 'A'**

PRINT DATE:
March 31, 2017

SHEET NO:
3 A

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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] RANLOCK COURSE
- [6] N/A

TYPICALS:

- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[5] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Architectural elevation drawing of a building facade. The drawing includes the following annotations and dimensions:

- Roof:** 6:12 PITCH
- Left Side Annotations:**
 - IX6 FASCIA (pointing to the roof edge)
 - PL (at the roof line)
 - WDW HD (at the window head level)
 - 8'-0" (vertical dimension for the window head)
 - 8'-1" (vertical dimension for the window head)
 - FFL (at the foundation level)
- Window Details:**
 - SMOOTH FINISH BEAM (above the first window)
 - 8'-0" SOFFIT (vertical dimension for the window soffit)
 - IX4 16 (at the far right window head)
 - IX3 13 (at the far right window head)
- Structure:** The facade features horizontal siding, a series of windows (including a double door on the left and several smaller windows), and a roof with a 6:12 pitch.

Rear Elevation 'A' w/
Opt Basement



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America's Builder

NO:	DATE:	REVISION:
	04.10.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series Galveston 'D511'

Sussex County - DE North Region

PROJECT NO: GMD-GA17006

FEET TITLE:
**SIDE AND REAR
ELEVATIONS 'A'
W/ OPT. BASEMENT**

PRINT DATE:

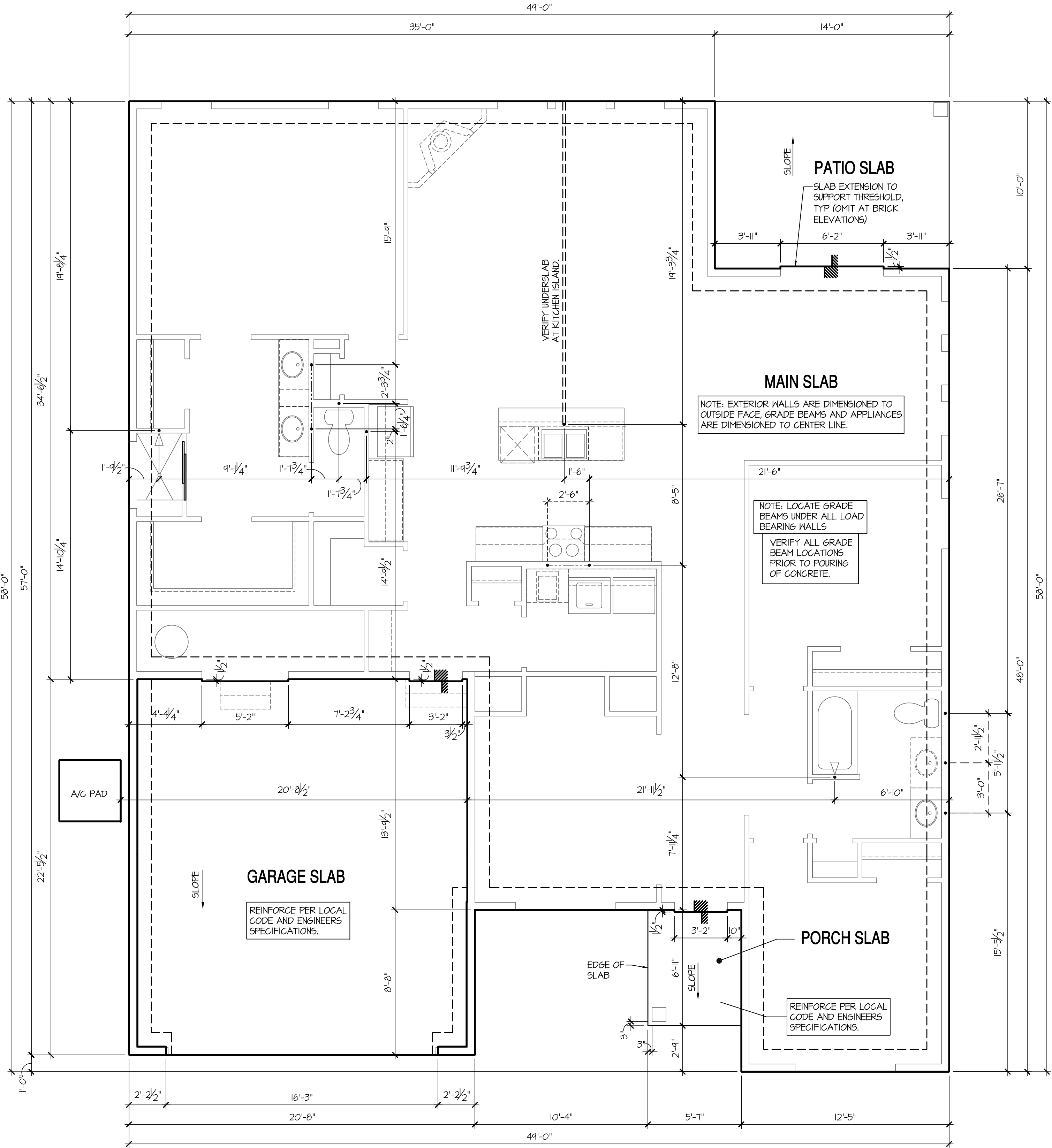
March 31, 2017

SHEET NO:

3 A-BS

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/GLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER 62408.2 AND P2801.6. PER 62408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IRC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED
SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Monolithic Slab Plan 'A'

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A1T006

SHEET TITLE:
MONOLITHIC SLAB PLAN 'A'

PRINT DATE:

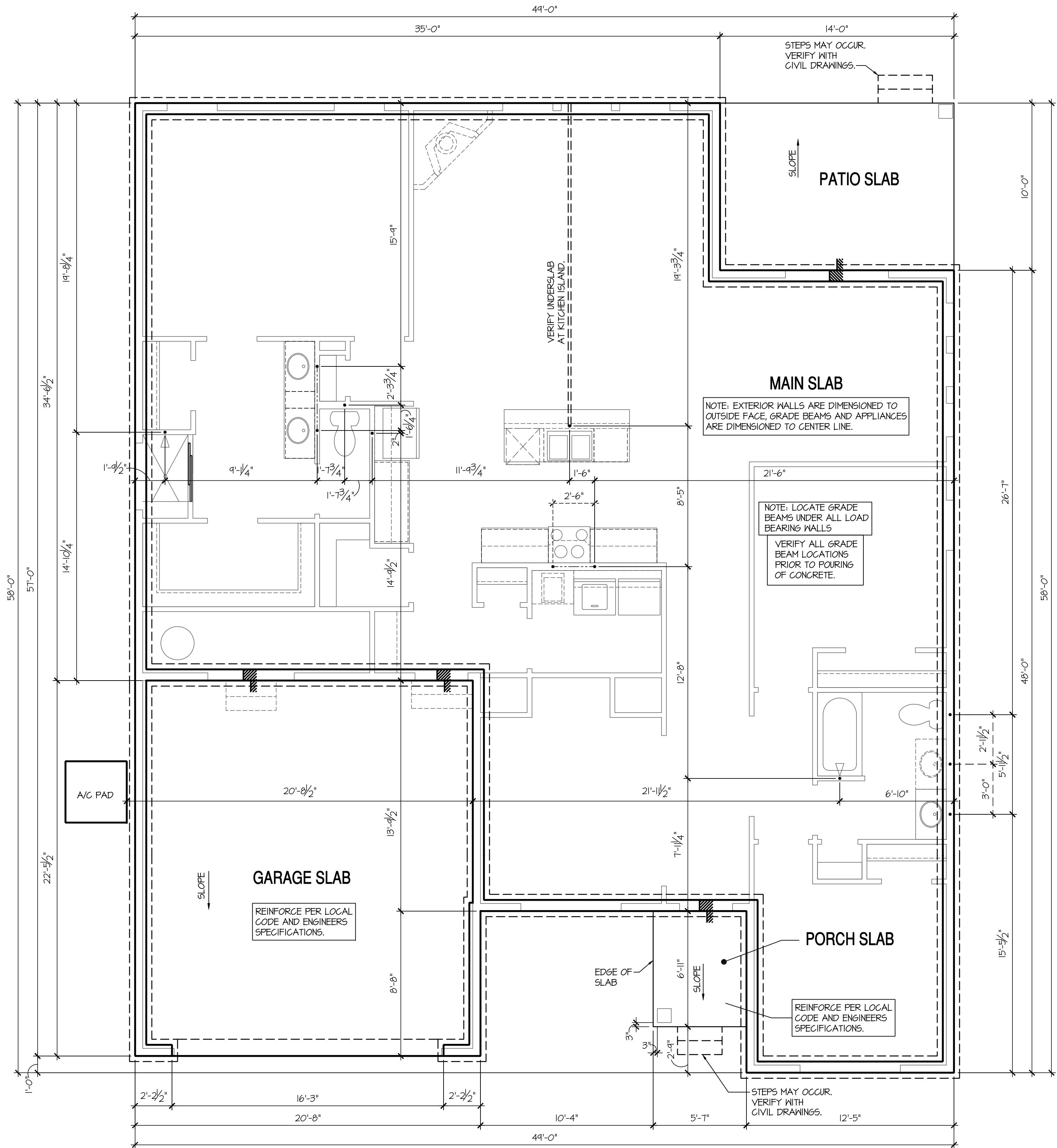
March 31, 2017

SHEET NO:

4 MS A

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC., ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS, (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3.2) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED
SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Stem Wall Plan 'A'

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A1006

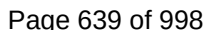
SHEET TITLE:
STEM WALL PLAN 'A'

PRINT DATE:

March 31, 2017

SHEET NO:

4 SW A



8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.52" = 120 1/4" TOTAL
RISE VERIFY

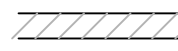
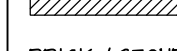
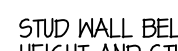
7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 1.40" = 125 3/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.

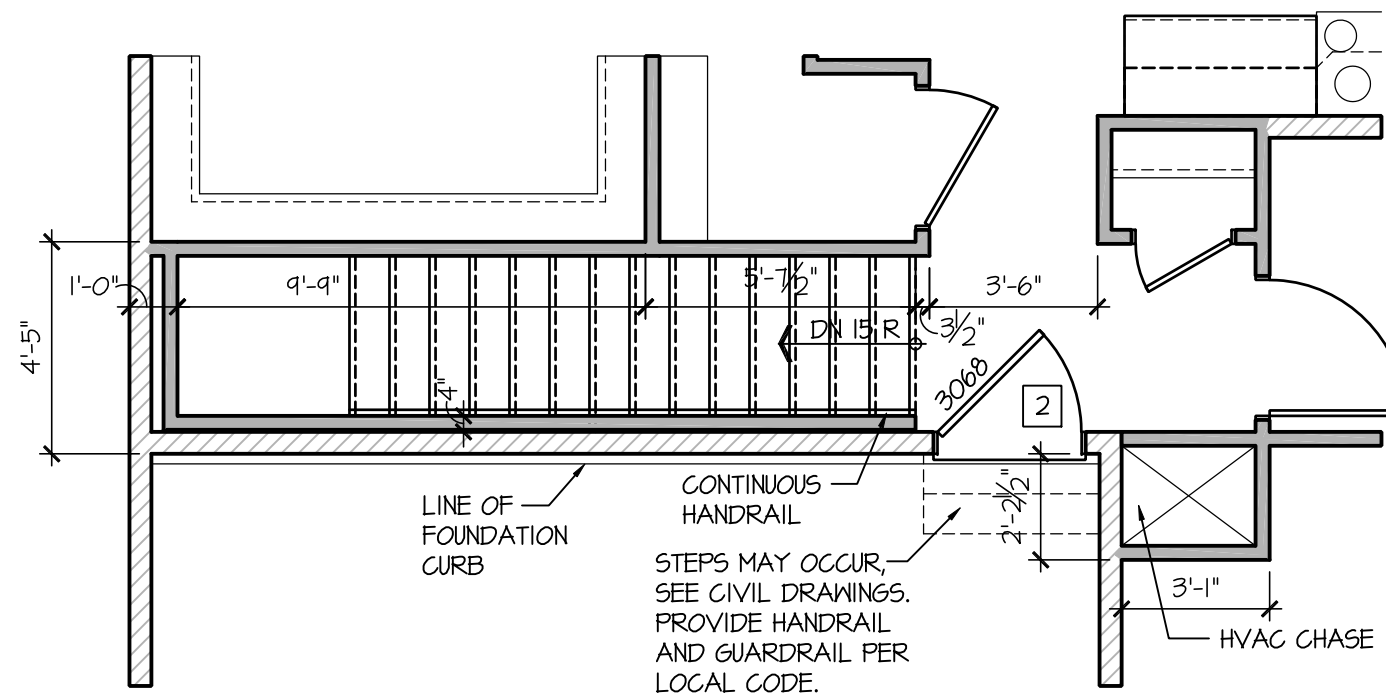
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

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.

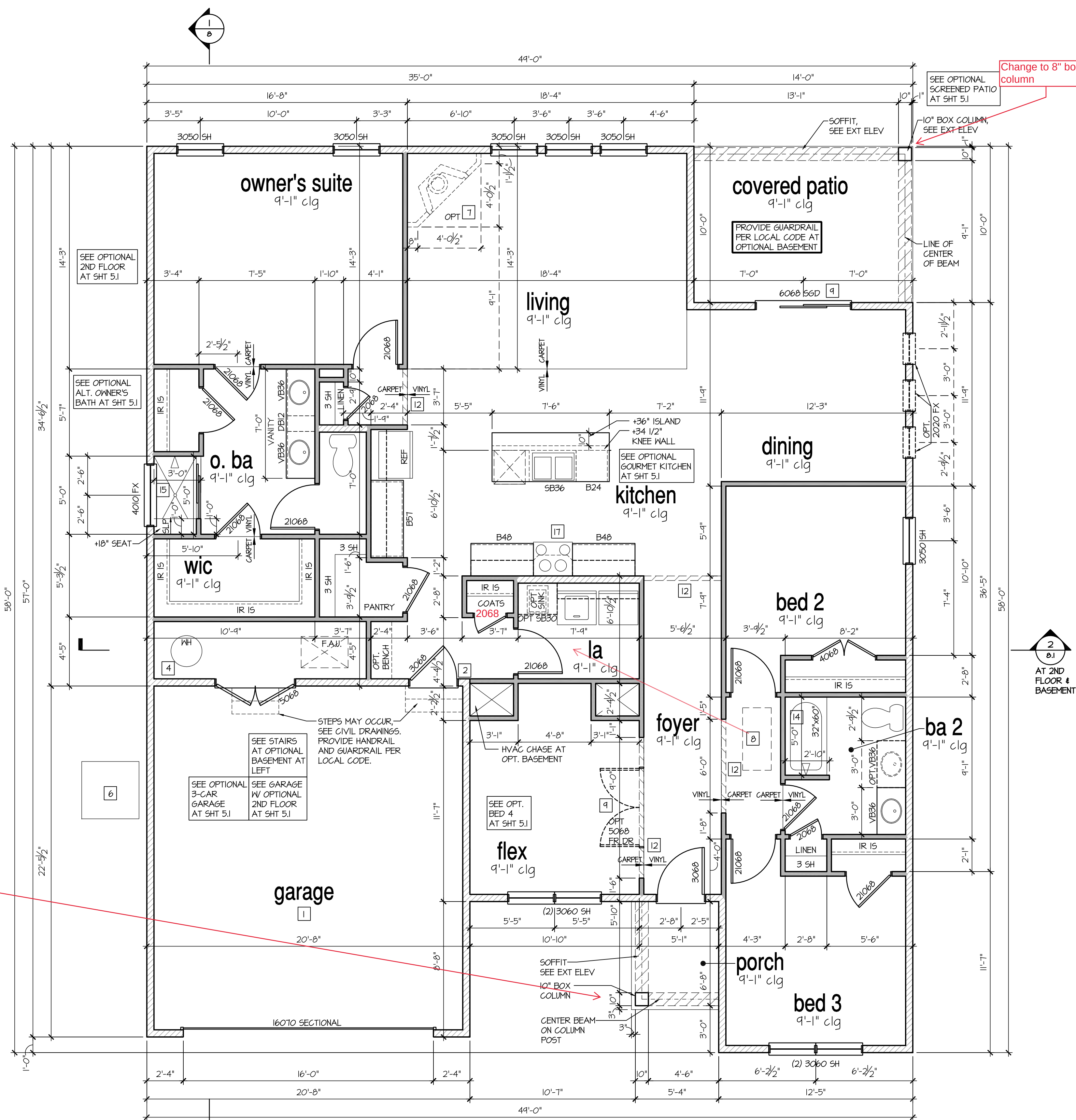
KEY NOTES: IRC

- 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 IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M1305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
KITCHEN:
 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.



Stairs At Opt. Basement

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A1006

SHEET TITLE:
1ST FLOOR PLAN 'A'

PRINT DATE:
March 31, 2017

SHEET NO:

5 A

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America's Builder

NO:	DATE:	REVISION:
	04.10.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

50' Series Galveston 'D511'

Sussex County - DE North Region

PROJECT NO: GMD-GA17006

HEET TITLE:
FRONT ELEVATION 'D'

PRINT DATE:
March 31, 2017

SHEET NO:

1D

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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 | N/A |

TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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.)

1 1X4

45 DEGREE
BRACE FROM
4X4, RES TRIM

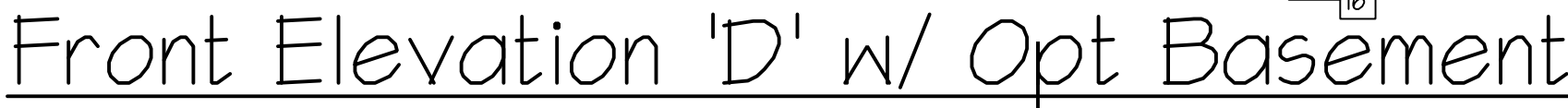
2'-0"

2'-0"

8"

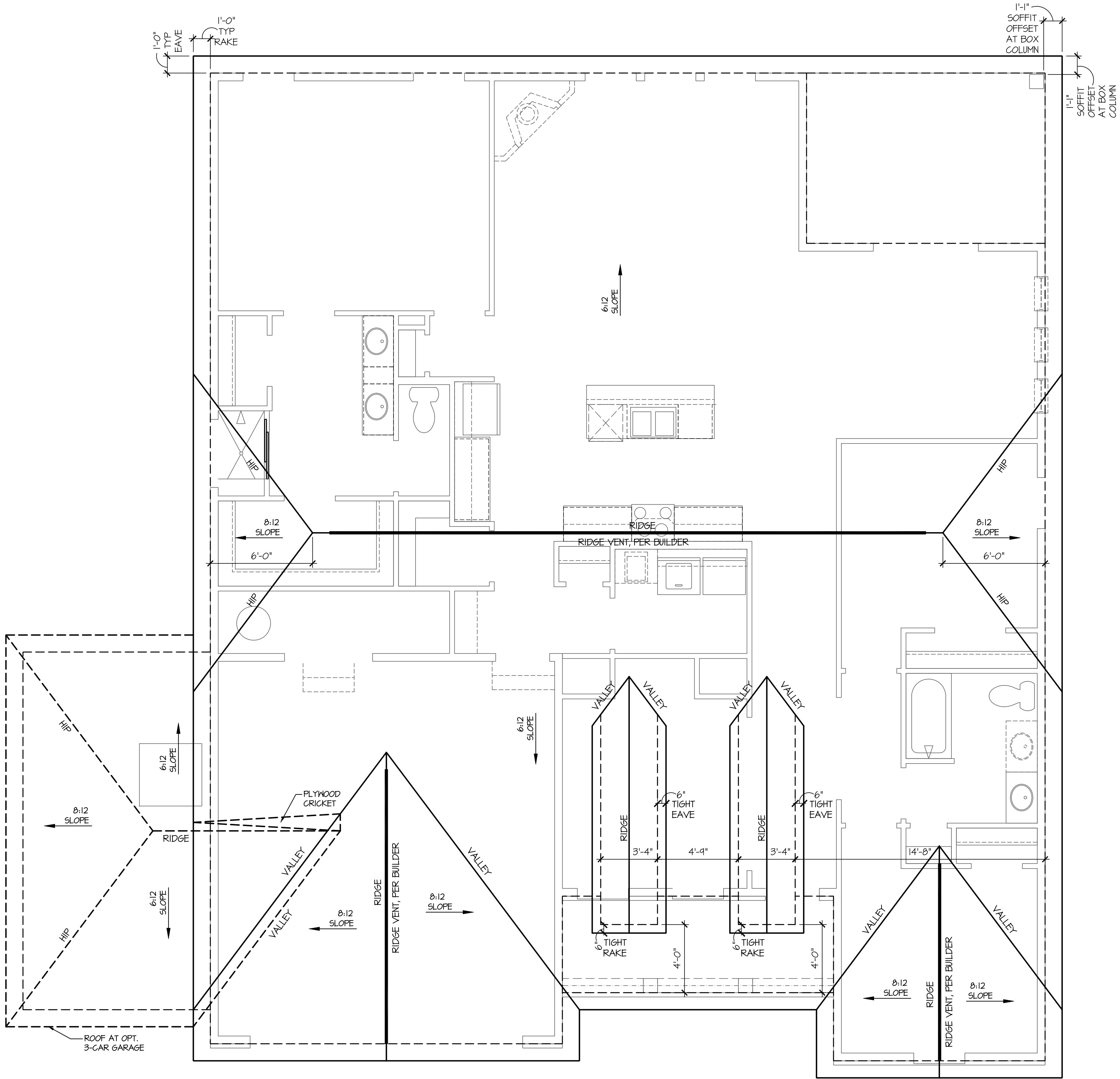
1 1X8

COLUMN DETAIL



Page 642 of 998

ATTIC VENT CALCULATION FOR PLAN 'GALVESTON': 1:150 RATIO.	
THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED.	(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: = 2109 SF 2109 SQ. FT. X 144 = 304232 SQ. IN. 304232 SQ. IN. / 150 = 2028.21 SQ. IN. OF VENT REQ'D ROOF AREA 2: = 231 SF 231 SQ. FT. X 144 = 33264 SQ. IN. 33264 SQ. IN. / 150 = 221.76 SQ. IN. OF VENT REQ'D
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.	
NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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 'GALVESTON': 1:300 RATIO.	
AS AN ALTERNATE TO THE 1/50 RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 PER IRC SECTION R806.2.	(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: = 2109 SF 2109 SQ. FT. X 144 = 304232 SQ. IN. 304232 SQ. IN. / 300 = 1014.11 SQ. IN. OF VENT REQ'D 1014.11 SQ. IN. / 2 = 507.06 SQ. IN. ROOF AREA 2: = 231 SF 231 SQ. FT. X 144 = 33264 SQ. IN. 33264 SQ. IN. / 300 = 110.88 SQ. IN. OF VENT REQ'D 110.88 SQ. IN. / 2 = 55.44 SQ. IN. 55.44 SQ. IN. OF VENT AT HIGH & 55.44 SQ. IN. OF VENT AT LOW REQUIRED.
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.	
SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.1.	



Roof Plan 'D'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

D.R.HORTON®
America's Builder

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:

PALENE WARE-GULBENKIAN EDWARDS
NO. SS-0008296
04.18.23
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA17006

SHEET TITLE:

ROOF PLAN 'D'

PRINT DATE:

March 31, 2017

SHEET NO:

2 D

Page 643 of 998

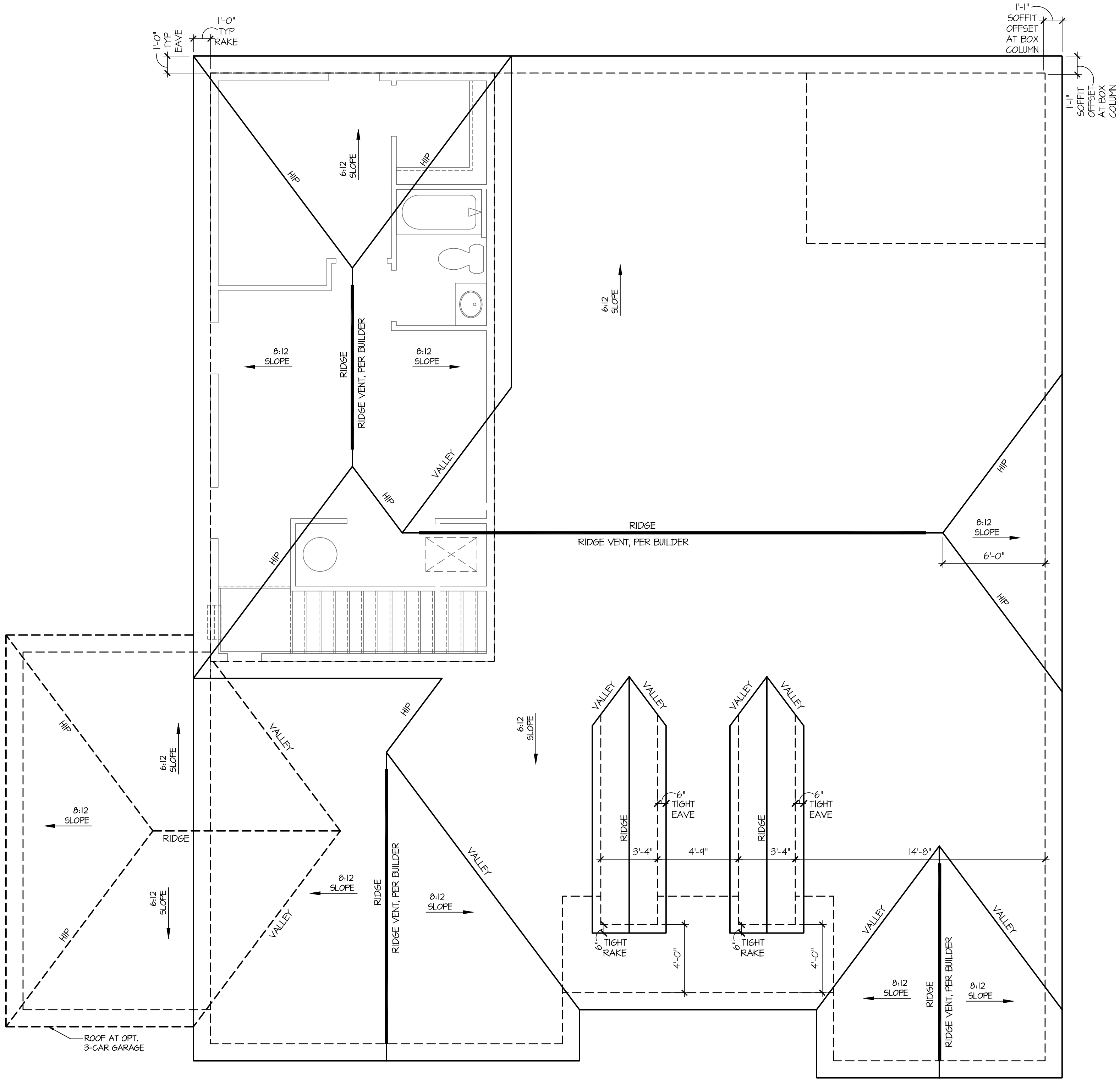
ATTIC VENT CALCULATION FOR PLAN 'GALVESTON': 1:150 RATIO.

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED.	(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: = 2103 SF 2103 SQ. FT. X 144 = 304232 SQ. IN. 304232 SQ. IN. / 150 = 2024.88 SQ. IN. OF VENT REQ'D ROOF AREA 2: = 231 SF 231 SQ. FT. X 144 = 33264 SQ. IN. 33264 SQ. IN. / 150 = 221.76 SQ. IN. OF VENT REQ'D
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.	

NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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 'GALVESTON': 1:300 RATIO.

AS AN ALTERNATE TO THE 1/50 RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 PER IRC SECTION R806.2	(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: = 2103 SF 2103 SQ. FT. X 144 = 304232 SQ. IN. 304232 SQ. IN. / 300 = 1214.44 SQ. IN. OF VENT REQ'D 1214.44 SQ. IN. / 2 = 607.22 SQ. IN. 607.22 SQ. IN. OF VENT AT HIGH & 607.22 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2: = 231 SF 231 SQ. FT. X 144 = 33264 SQ. IN. 33264 SQ. IN. / 300 = 110.88 SQ. IN. OF VENT REQ'D 110.88 SQ. IN. / 2 = 55.44 SQ. IN. 55.44 SQ. IN. OF VENT AT HIGH & 55.44 SQ. IN. OF VENT AT LOW REQUIRED.
SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R9105.2.1.	



Roof Plan 'D' w/ Optional 2nd Floor

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

NO:	DATE:	REVISION:
△	04.18.23	



PROJECT TITLE:
**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA1006

SHEET TITLE:
**ROOF PLAN 'D'
W/ OPT. 2ND FLOOR**

PRINT DATE:
March 31, 2017

SHEET NO:
2.1 D

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 POSTS, 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] N/A

TYPICALS:

[7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[17] FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



Rear Elevation 'D'

Right Elevation 'D'

D·R·HORTON®
America's Builder

NO:	DATE:	REVISION:
	04.10.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series Galveston D511'

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA17006

TEST TITLE: SIDE AND REAR ELEVATIONS 'D'

PRINT DATE:
March 31, 2017

SHEET NO:

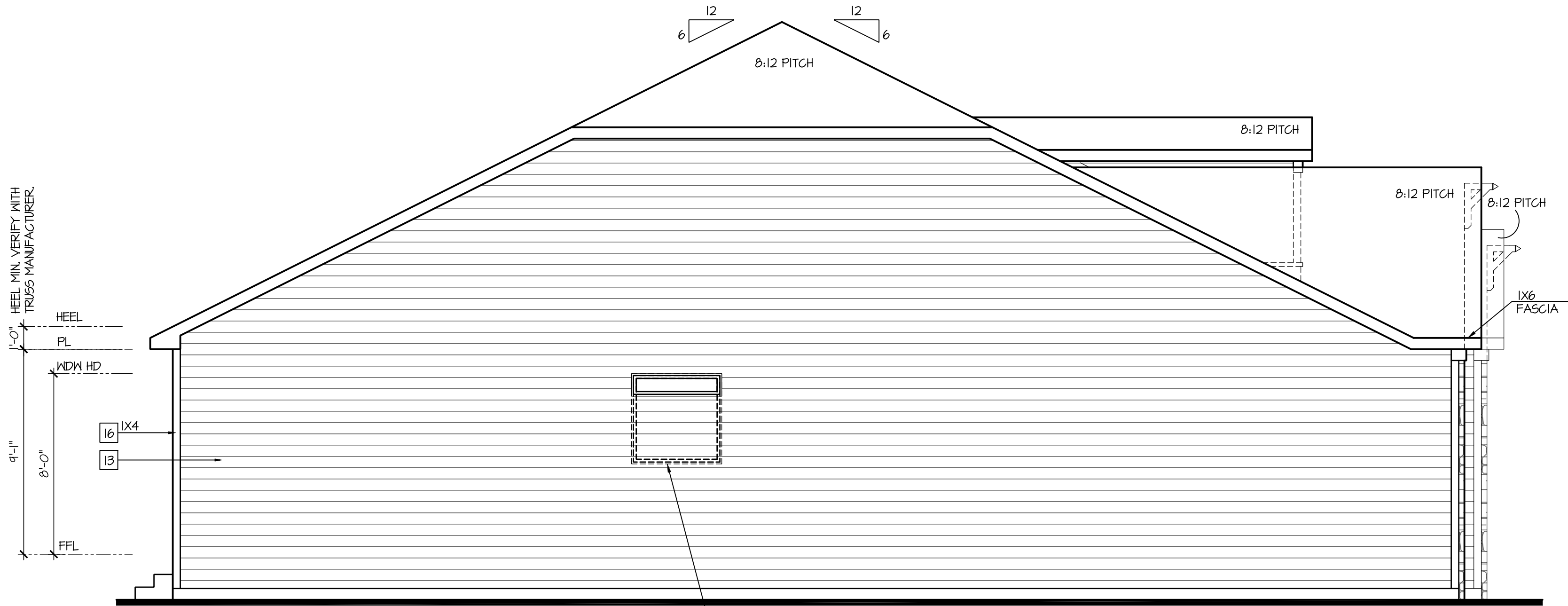
3 D

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

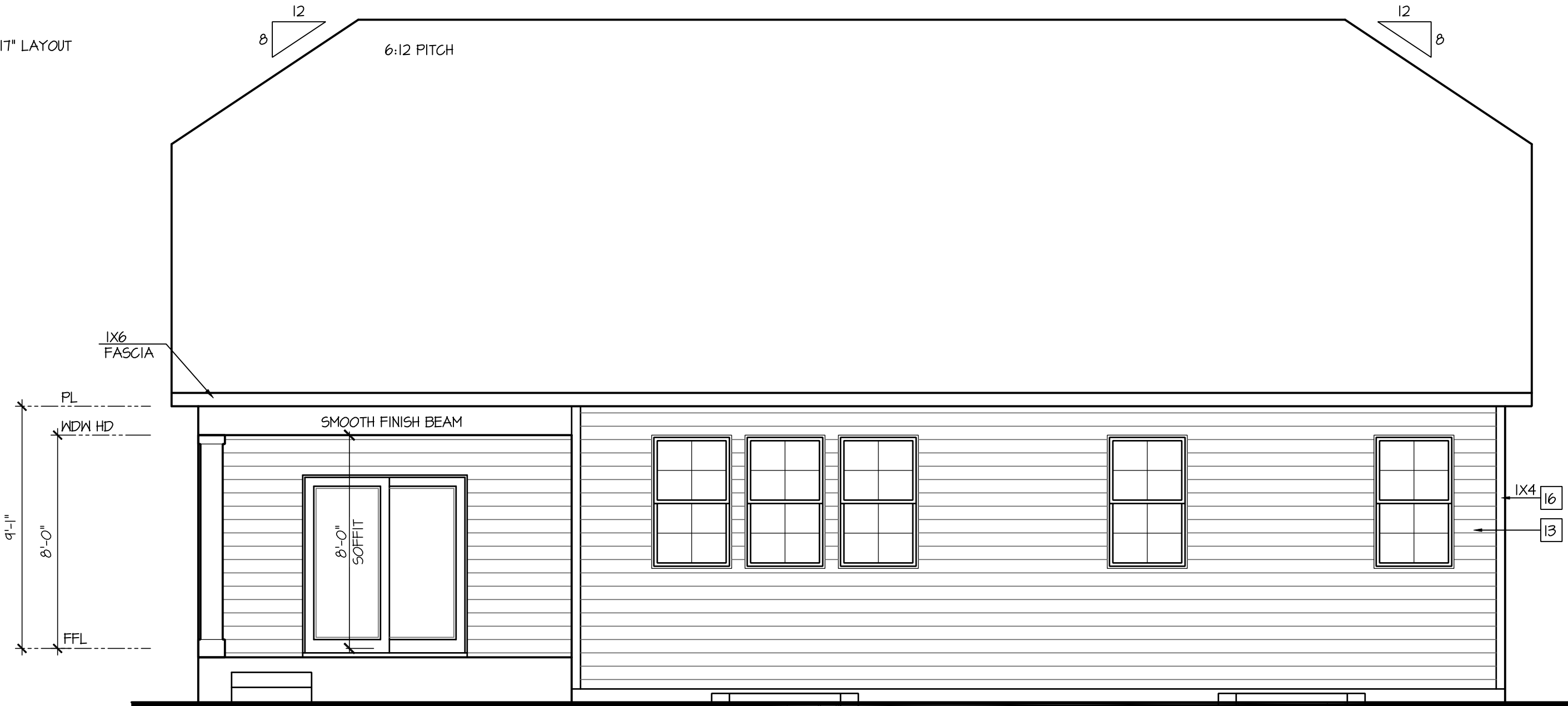
KEY NOTES:

- 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] N/A
- TYPICALS:
- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
 - [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



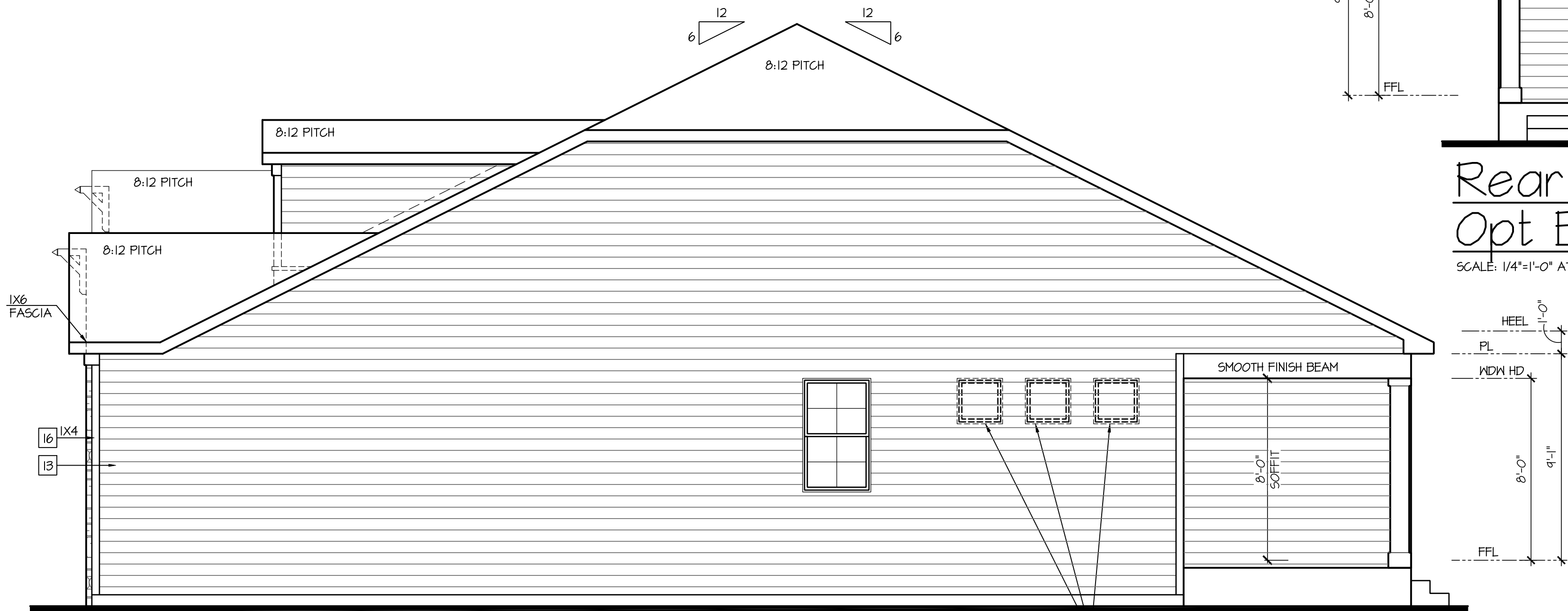
Left Elevation 'D' w/
Opt Basement

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



Rear Elevation 'D' w/
Opt Basement

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



Right Elevation 'D' w/Opt Basement

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'D'
W/ OPT. BASEMENT

PRINT DATE:
March 31, 2017

SHEET NO:
3 D-BS

50' Series Galveston 'D511'

PROJECT NO: GMD-GA17006

PRINT DATE:
March 31, 2017

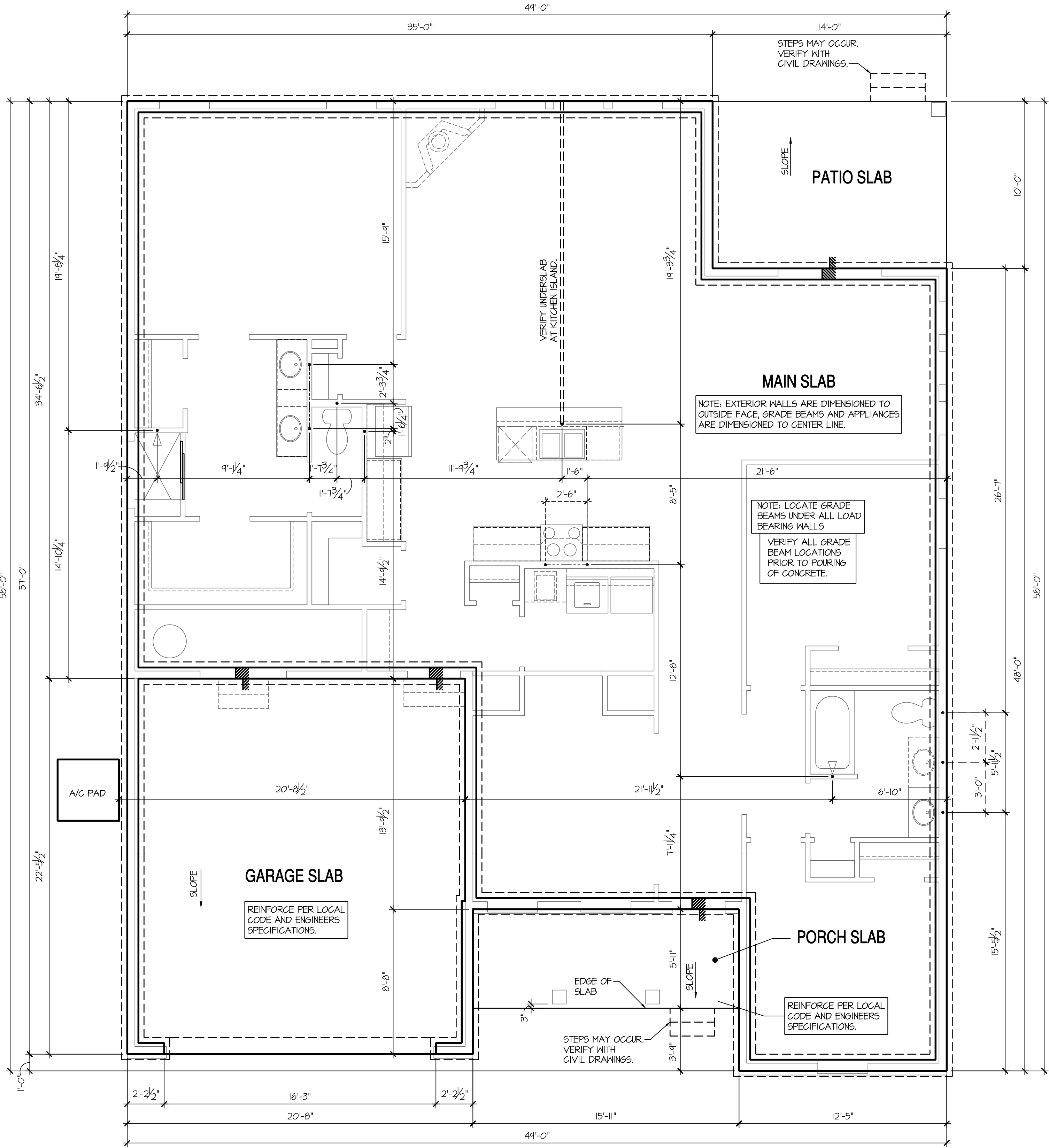
4 MS D



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

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOFS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
- 7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R310.1.1)
- TYP STOOPT AT INSWING/GLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R310.1.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2400.2 AND P2801.6. PER G2400.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFG 312.1.
- SOILS TREATMENT:
 - BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
 - (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INFESTATION ACCORDING TO LOCAL CODES)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION

- NOTES: IRC
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
 - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
 - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
 - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
 - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
 - FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
 - REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
 - PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
 - VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
 - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
3 3/4" MAX AT INSURING DOORS, (PER IRC SECTION R311.3.1)
 - TYP STOOP AT INSURING/GLIDER DOORS, 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
 - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER 62408.2 AND P2801.6. PER 62408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
 - SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
 - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
 - GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Stem Wall Plan 'D'

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A1T006

SHEET TITLE:
STEM WALL PLAN 'D'

PRINT DATE:

March 31, 2017

SHEET NO:

4 SW D



Page 650 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

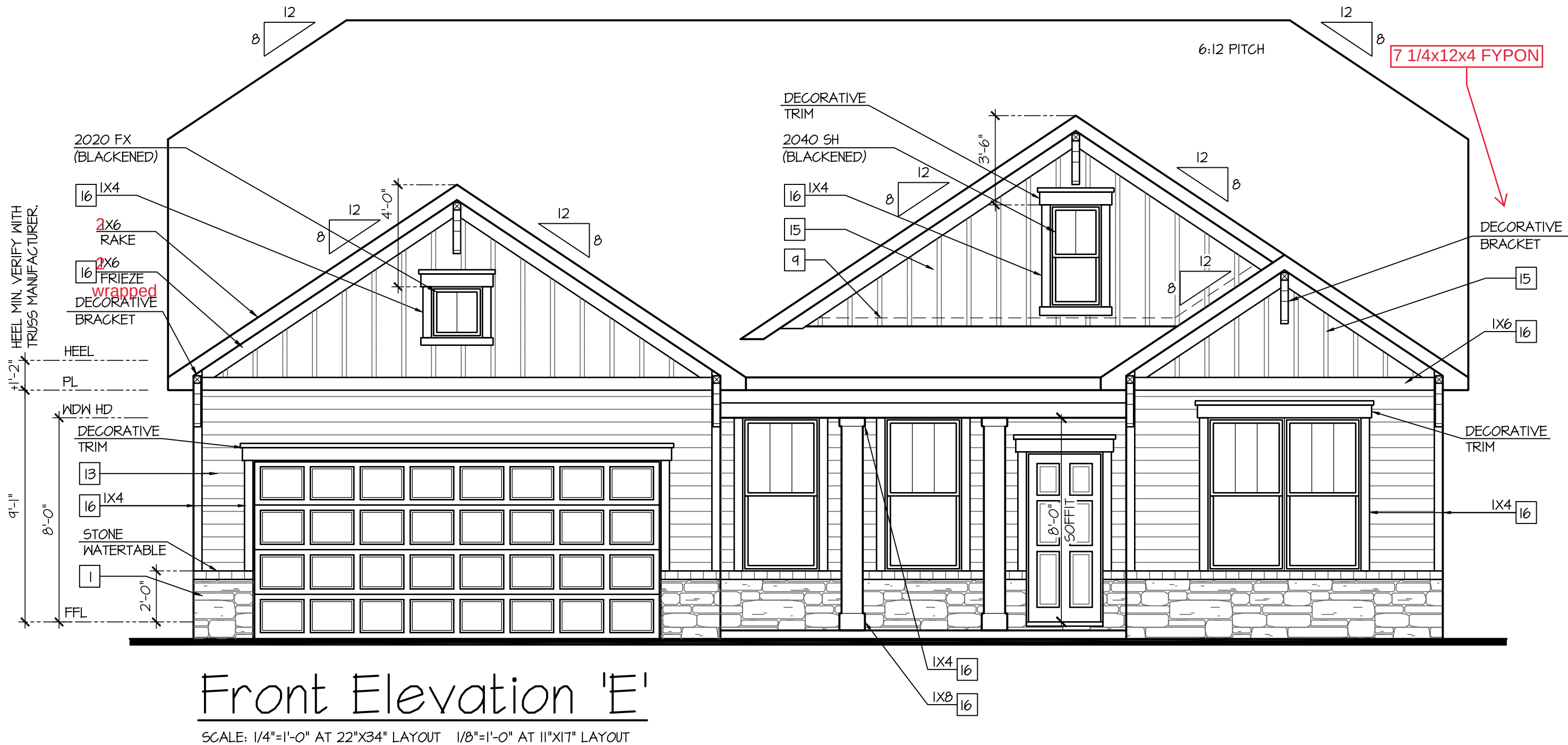
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

SHEET TITLE:
FRONT ELEVATION 'E'

PRINT DATE:

March 31, 2017

SHEET NO:

1E

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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:

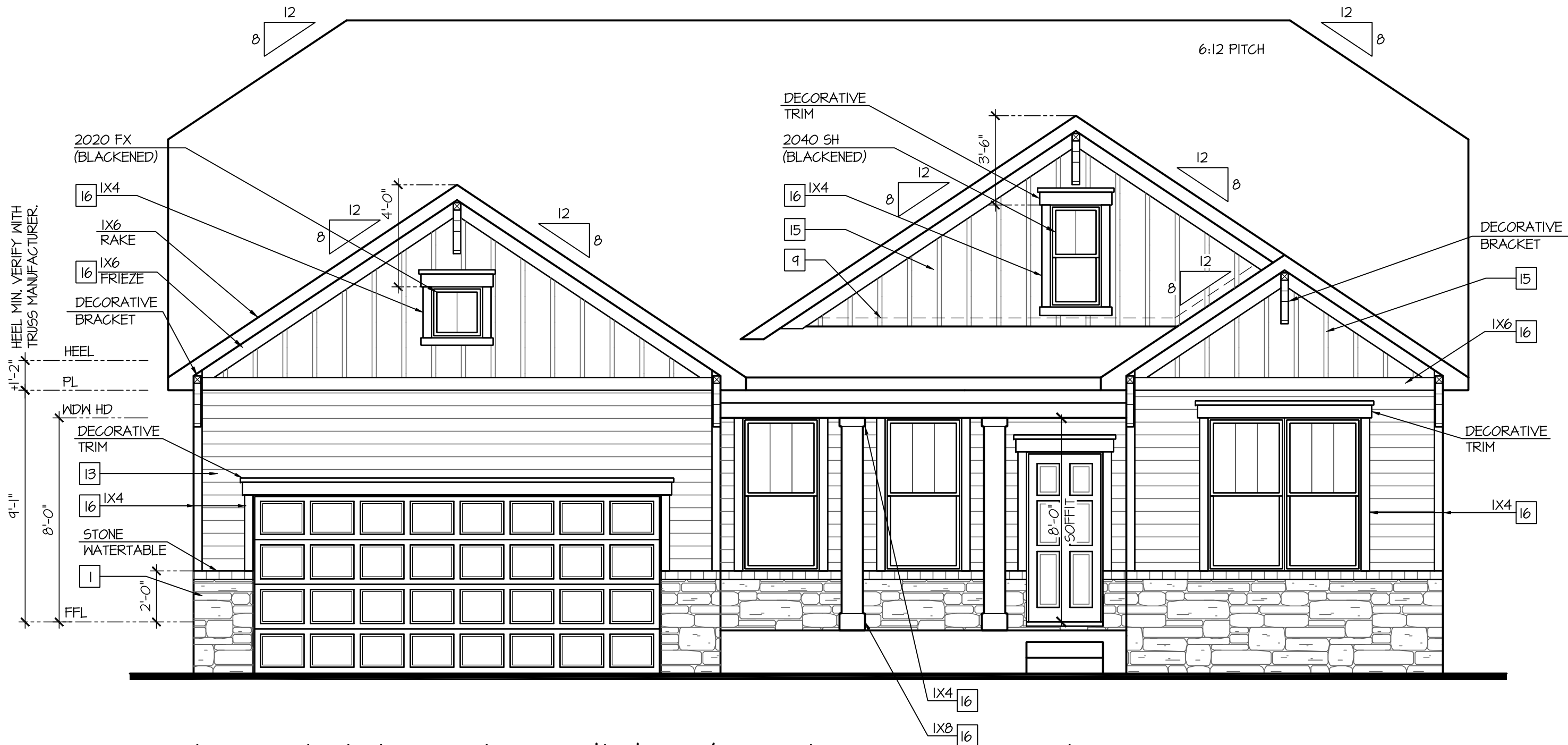
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Front Elevation 'E' w/ Opt Basement

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

SHEET TITLE:
FRONT ELEVATION 'E'
W/ OPT. BASEMENT

PRINT DATE:
March 31, 2017

SHEET NO:
1E-BS

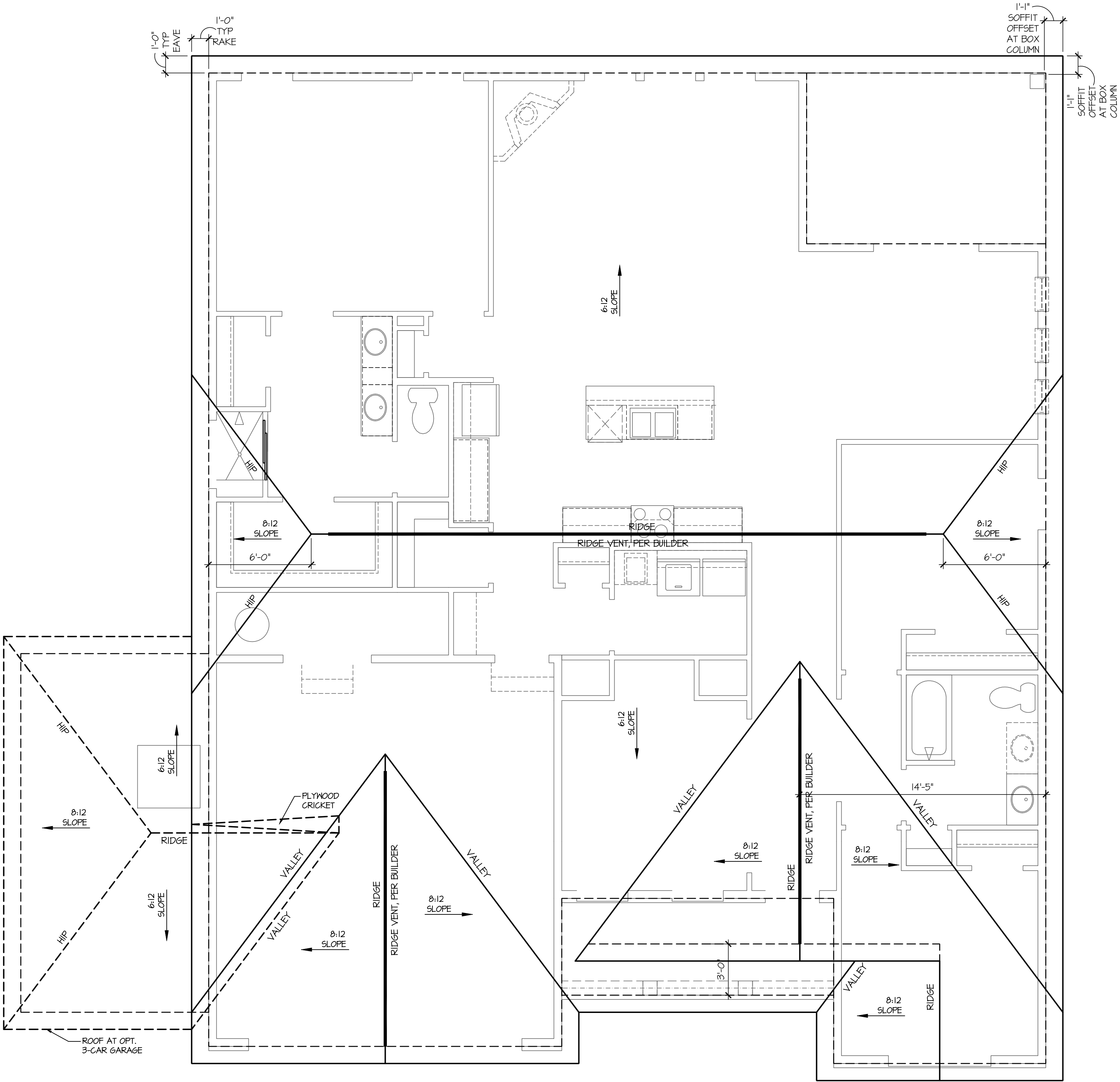
ATTIC VENT CALCULATION FOR PLAN 'GALVESTON': 1:150 RATIO.

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED.	(PER IRC SECTION R206.2) 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: = 2103 SF 2103 SQ. FT. X 144 = 304232 SQ. IN. 304232 SQ. IN. / 150 = 2044.88 SQ. IN. OF VENT REQ'D ROOF AREA 2: = 231 SF 231 SQ. FT. X 144 = 33264 SQ. IN. 33264 SQ. IN. / 150 = 221.76 SQ. IN. OF VENT REQ'D
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.	

NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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 CORNERED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.
--	--

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

AS AN ALTERNATE TO THE 1/50 RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 PER IRC SECTION R206.2	(PER IRC SECTION R206.2) 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: = 2103 SF 2103 SQ. FT. X 144 = 304232 SQ. IN. 304232 SQ. IN. / 300 = 1214.44 SQ. IN. OF VENT REQ'D 1214.44 SQ. IN. / 2 = 640.72 SQ. IN. 640.72 SQ. IN. OF VENT AT HIGH & 640.72 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2: = 231 SF 231 SQ. FT. X 144 = 33264 SQ. IN. 33264 SQ. IN. / 300 = 110.88 SQ. IN. OF VENT REQ'D 110.88 SQ. IN. / 2 = 55.44 SQ. IN. 55.44 SQ. IN. OF VENT AT HIGH & 55.44 SQ. IN. OF VENT AT LOW REQUIRED.
SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R9105.2.7.	



Roof Plan 'E'

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

50' Series Galveston 'D511'

Sussex County - DE North Region

PROJECT NO: GMD-GA1006

SHEET TITLE:
ROOF PLAN 'E'

PRINT DATE:
March 31, 2017

SHEET NO:

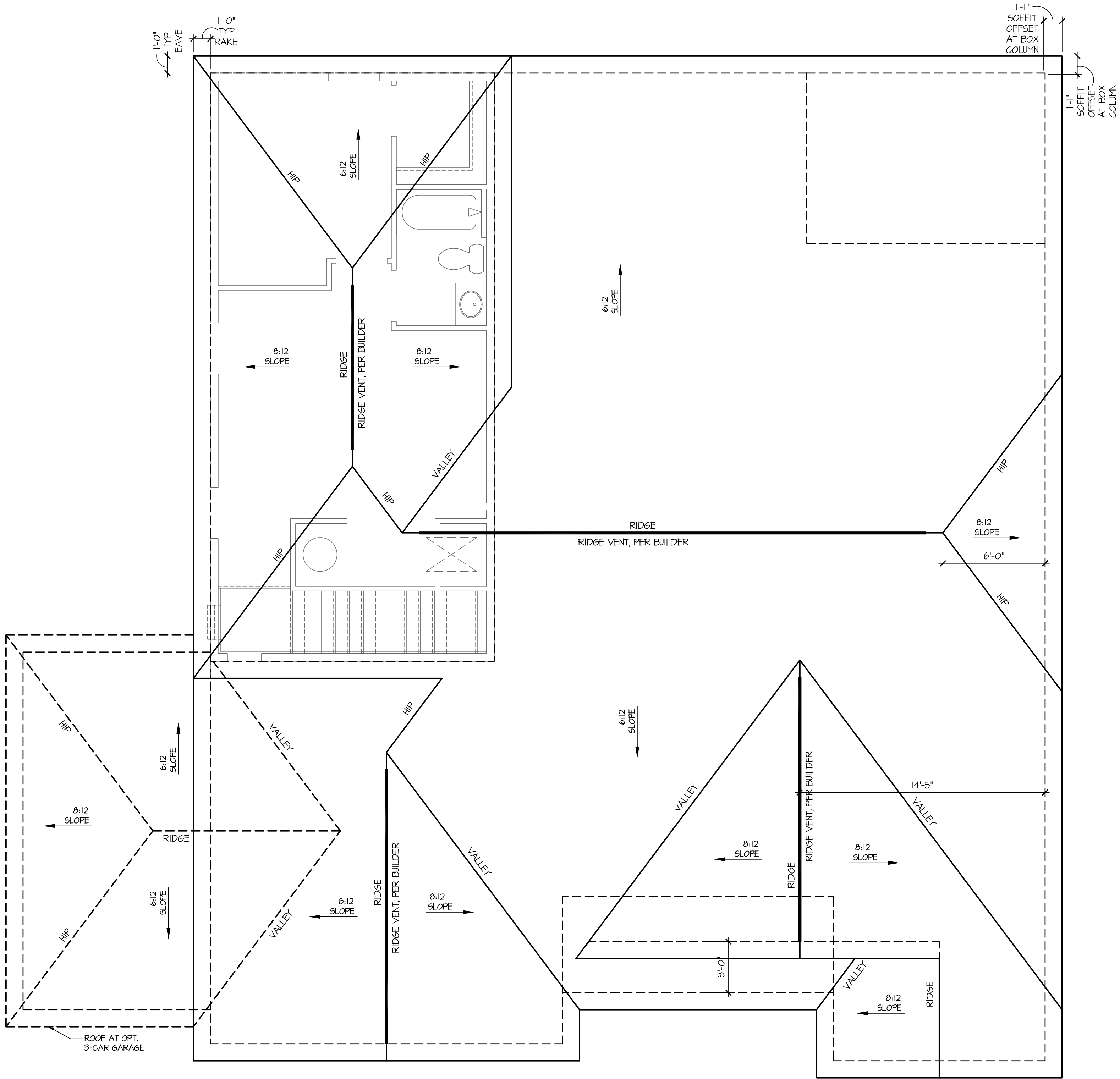
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THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED.	(PER IRC SECTION R806.2) 1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING 144 SQ. IN. = 1 SQ. FT. BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.) BLDG. (SQ. IN.) / 150 = SQ. IN. OF VENT REQUIRED ROOF AREA 1: = 2103 SF 2103 SQ. FT. X 144 = 304232 SQ. IN. 304232 SQ. IN. / 150 = 2544.88 SQ. IN. OF VENT REQ'D ROOF AREA 2: = 231 SF 231 SQ. FT. X 144 = 33264 SQ. IN. 33264 SQ. IN. / 150 = 221.76 SQ. IN. OF VENT REQ'D
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.	

NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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.
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SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R405.2.1.	



Roof Plan 'E' w/ Optional 2nd Floor

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

NO:	DATE:	REVISION:
△	04.18.23	



PROJECT TITLE:
**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA1006

SHEET TITLE:
**ROOF PLAN 'E'
W/ OPT. 2ND FLOOR**

PRINT DATE:
March 31, 2017

SHEET NO:

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:

1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

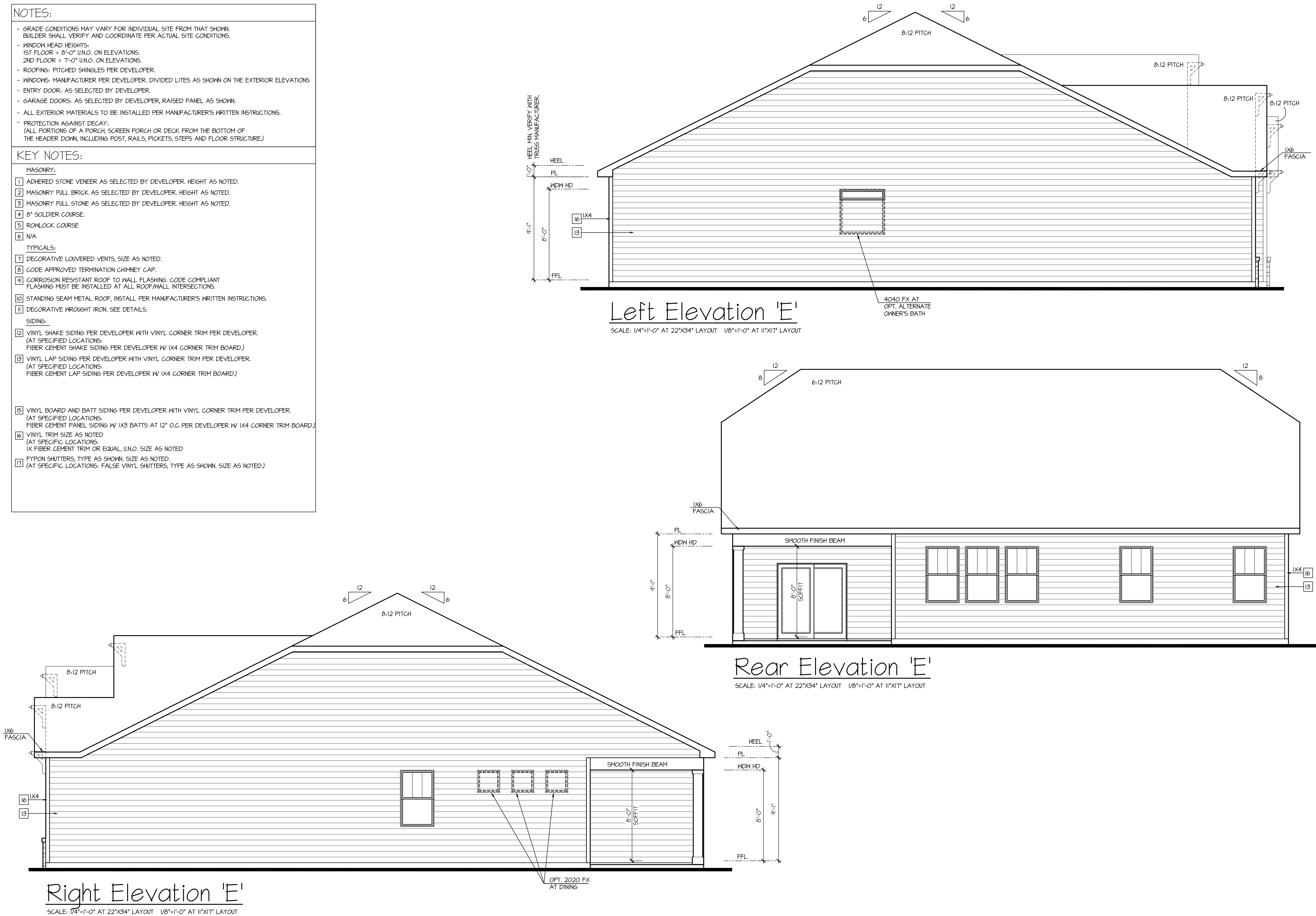
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(AT SPECIFIC LOCATIONS:

1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



D.R.HORTON®
America's Builder

NO: 04.18.23

DATE: 04.18.23

REVISION:

PROFESSIONAL SEAL:

PAULEN WARE-GULBENKIAN, D.P.A.
NO. SS-0008296
04.18.23
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA17006

SHEET TITLE:

SIDE AND REAR
ELEVATIONS 'E'

PRINT DATE:

March 31, 2017

SHEET NO:

3 E

- NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR - 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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:

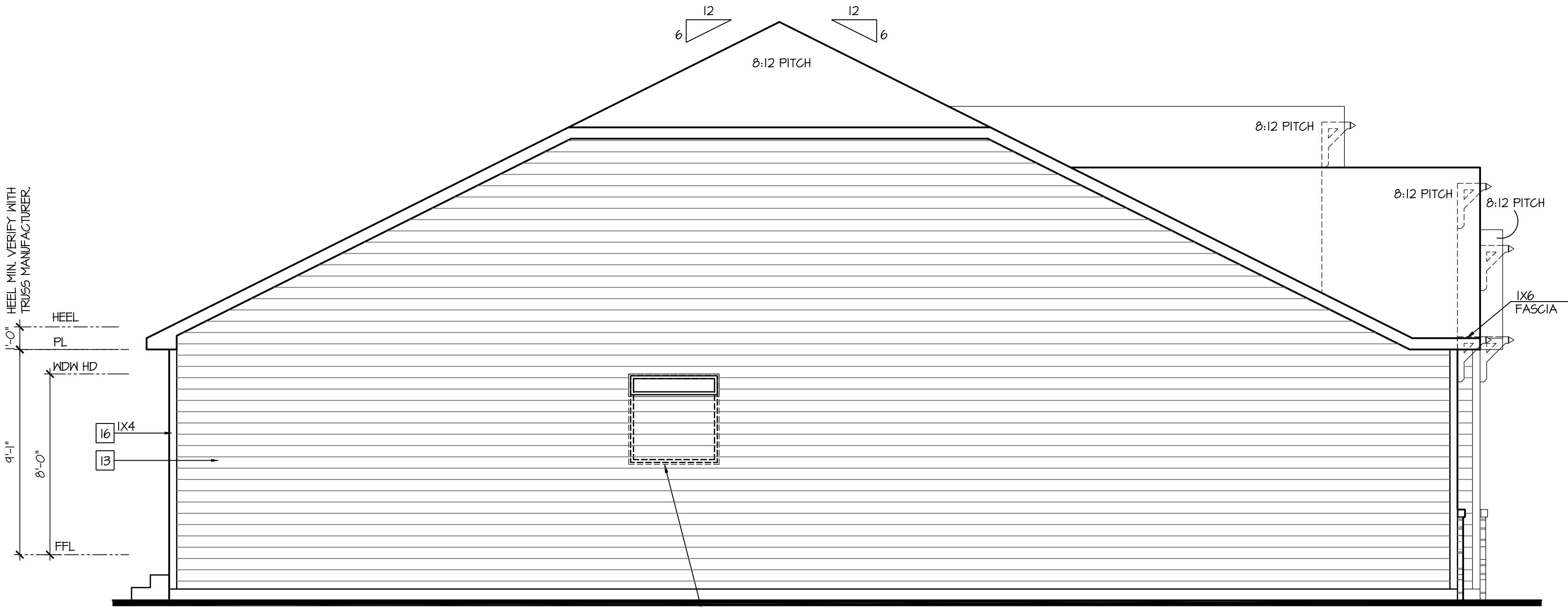
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(AT SPECIFIED LOCATIONS:
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(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

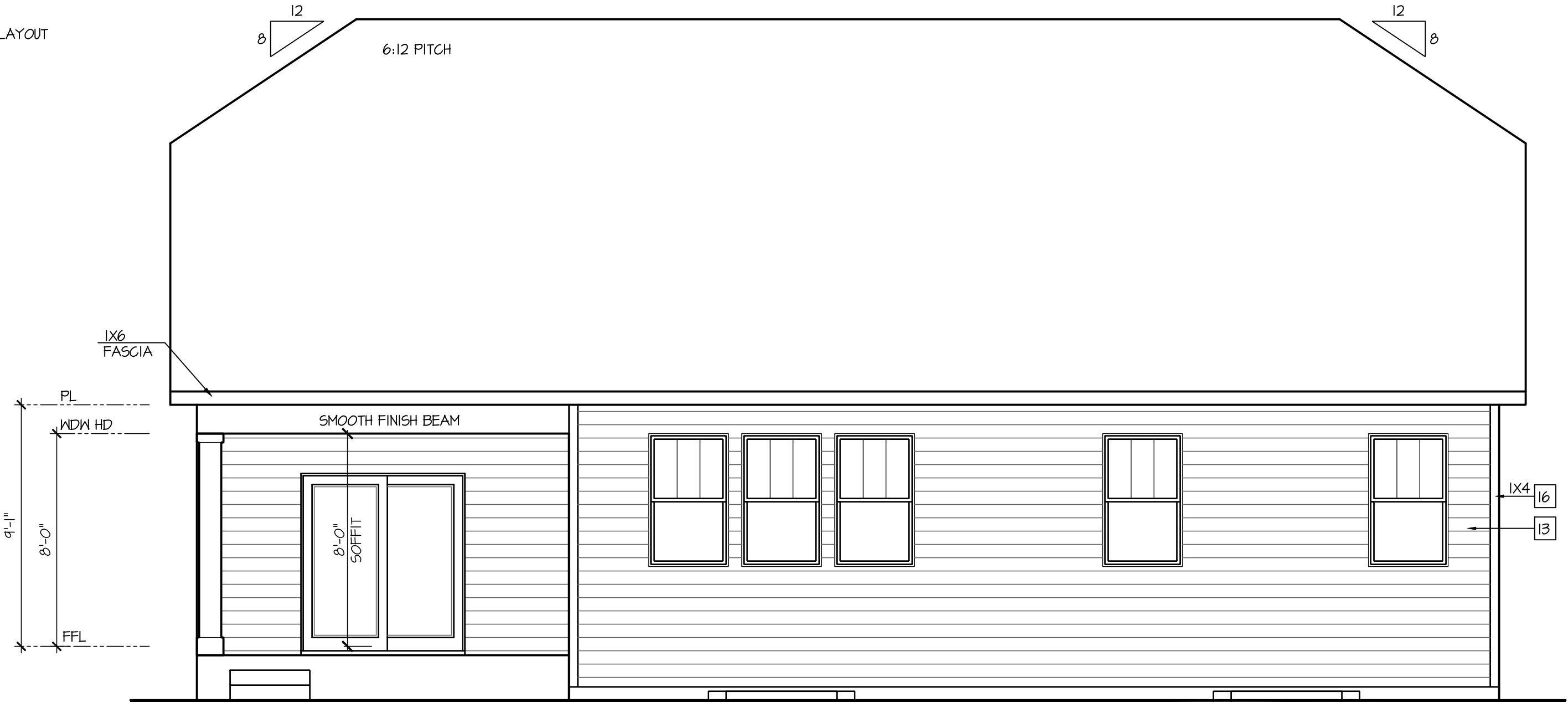
16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



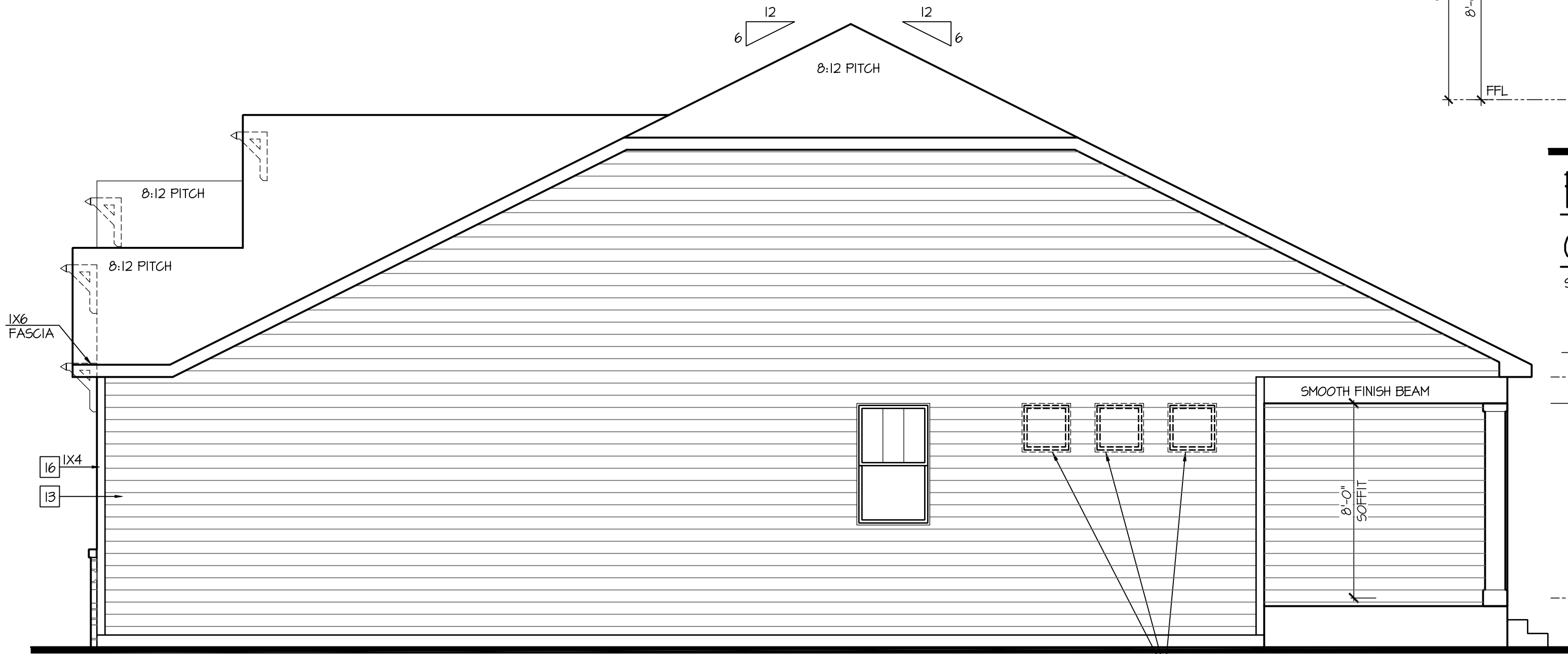
Left Elevation 'E' w/
Opt Basement

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



Rear Elevation 'E' w/
Opt Basement

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



Right Elevation 'E' w/Opt Basement

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

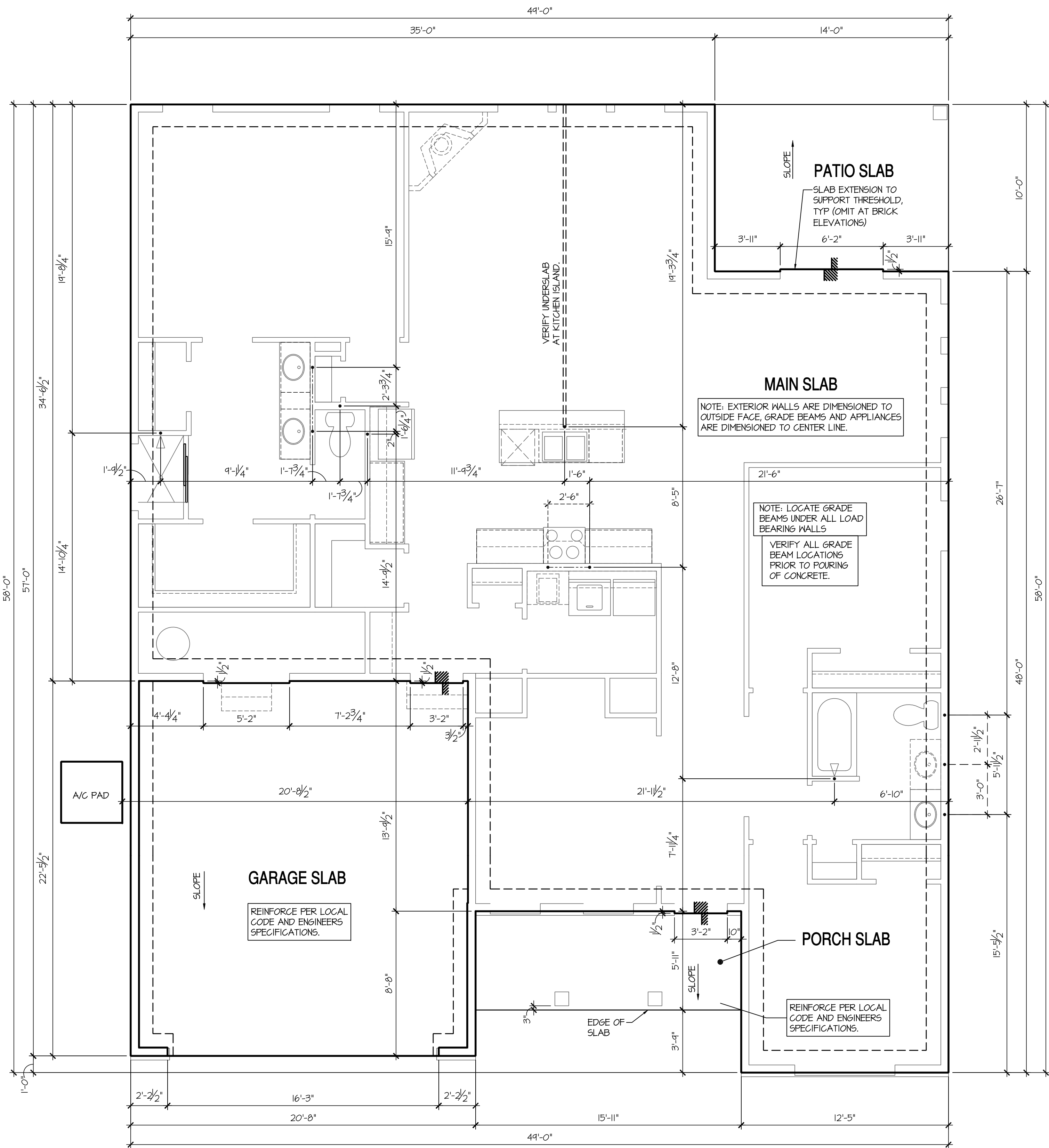
Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'E'
W/ OPT. BASEMENT

PRINT DATE:
March 31, 2017

SHEET NO:
3 E-BS



Monolithic Slab Plan 'E'

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A1T006

SHEET TITLE:
MONOLITHIC SLAB PLAN 'E'

PRINT DATE:

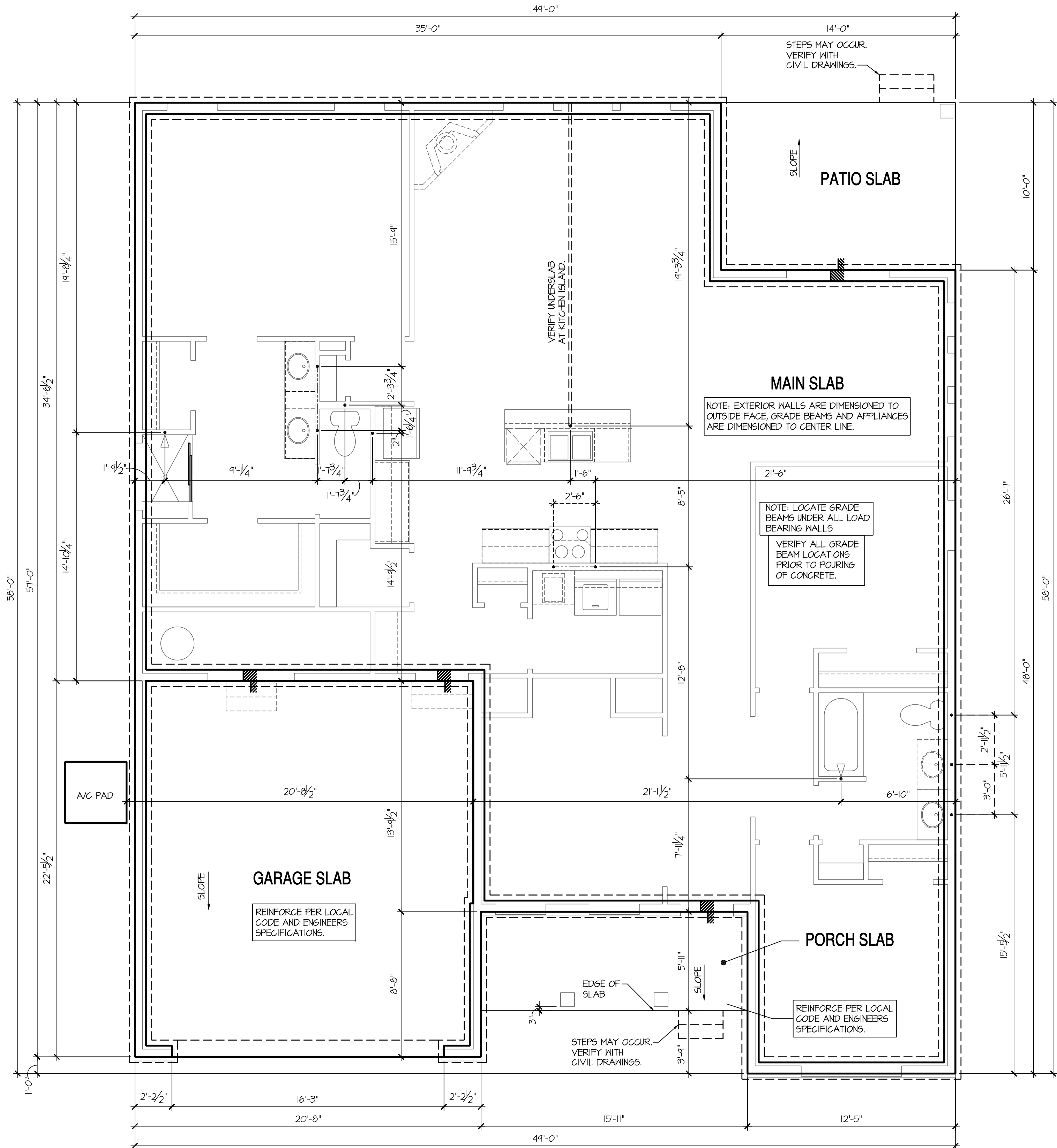
March 31, 2017

SHEET NO:

4 MS E

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER 62408.2 AND P2801.6. PER 62408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IRC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED
SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A1T006

SHEET TITLE:
STEM WALL PLAN 'E'

PRINT DATE:

March 31, 2017

SHEET NO:

4 SW E

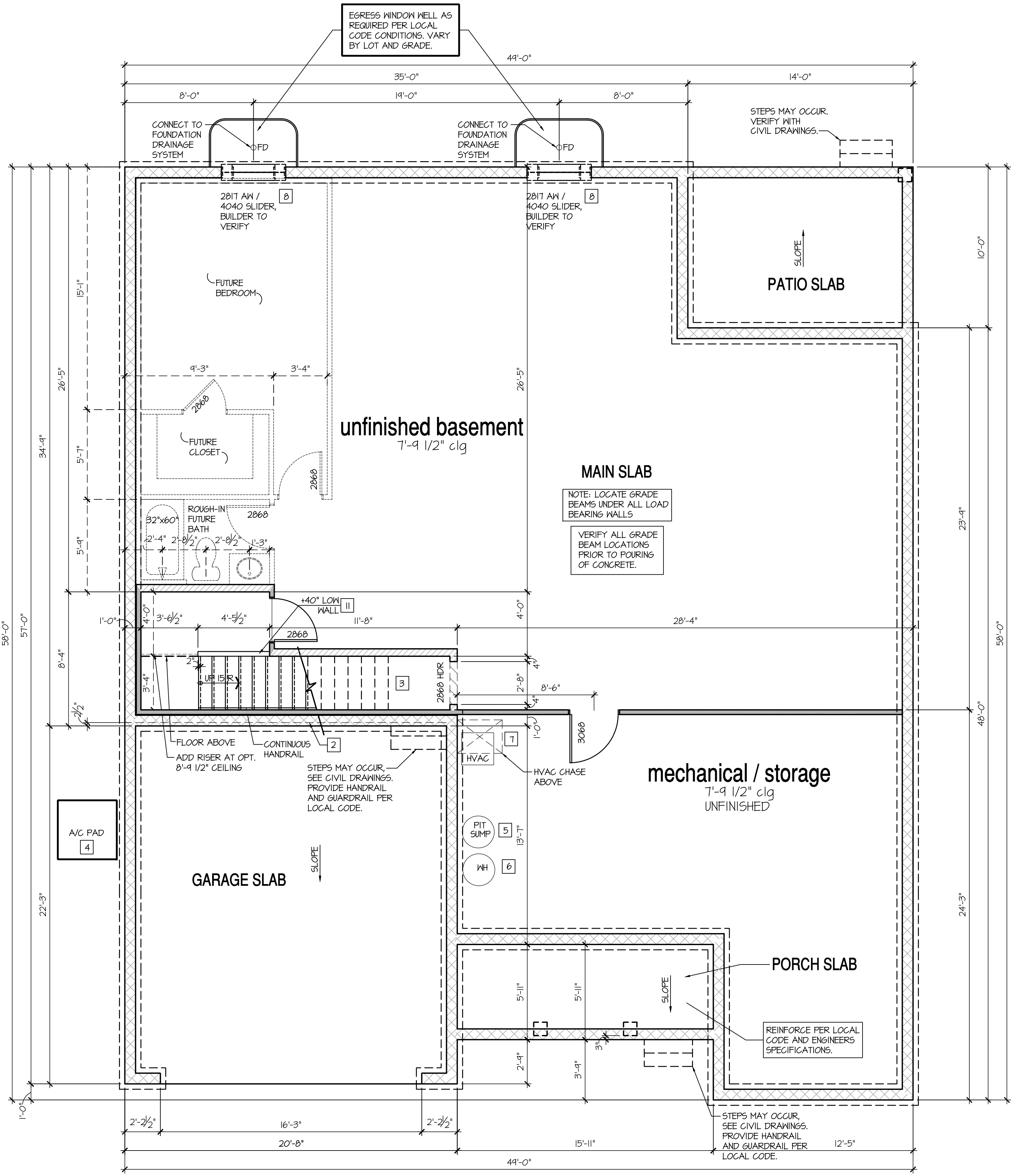
BASEMENT NOTES: IRC

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" U.N.O. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- 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 IRC SECTION R310.1.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
T 3/4" MAX AT INSWING/SLIDER DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3.) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITES TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

- KEY NOTES:**
- [1] LINE OF SLAB ABOVE
 - [2] LINE OF FRAMED WALL ABOVE
 - [3] BENEATH STAIRS AND LANDINGS.
1/2" GYPSUM BOARD ON WALLS
AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
 - [4] A/C CONDENSER PAD. (VERIFY)
 - [5] SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS, VERIFY LOCATION.
 - [6] WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION P2801.1)
 - [7] FAN IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS.
 - [8] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.52" = 120 1/4" TOTAL RISE VERIFY



Basement Plan 'E'
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO.	DATE:	REVISION:
△	04.18.23	



PROJECT TITLE:
**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**
PROJECT NO: GMD-6A1T006

SHEET TITLE:
BASEMENT PLAN 'E'

PRINT DATE:
March 31, 2017
SHEET NO:
4 BS E



1st Floor Plan 'E'

Page 660 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

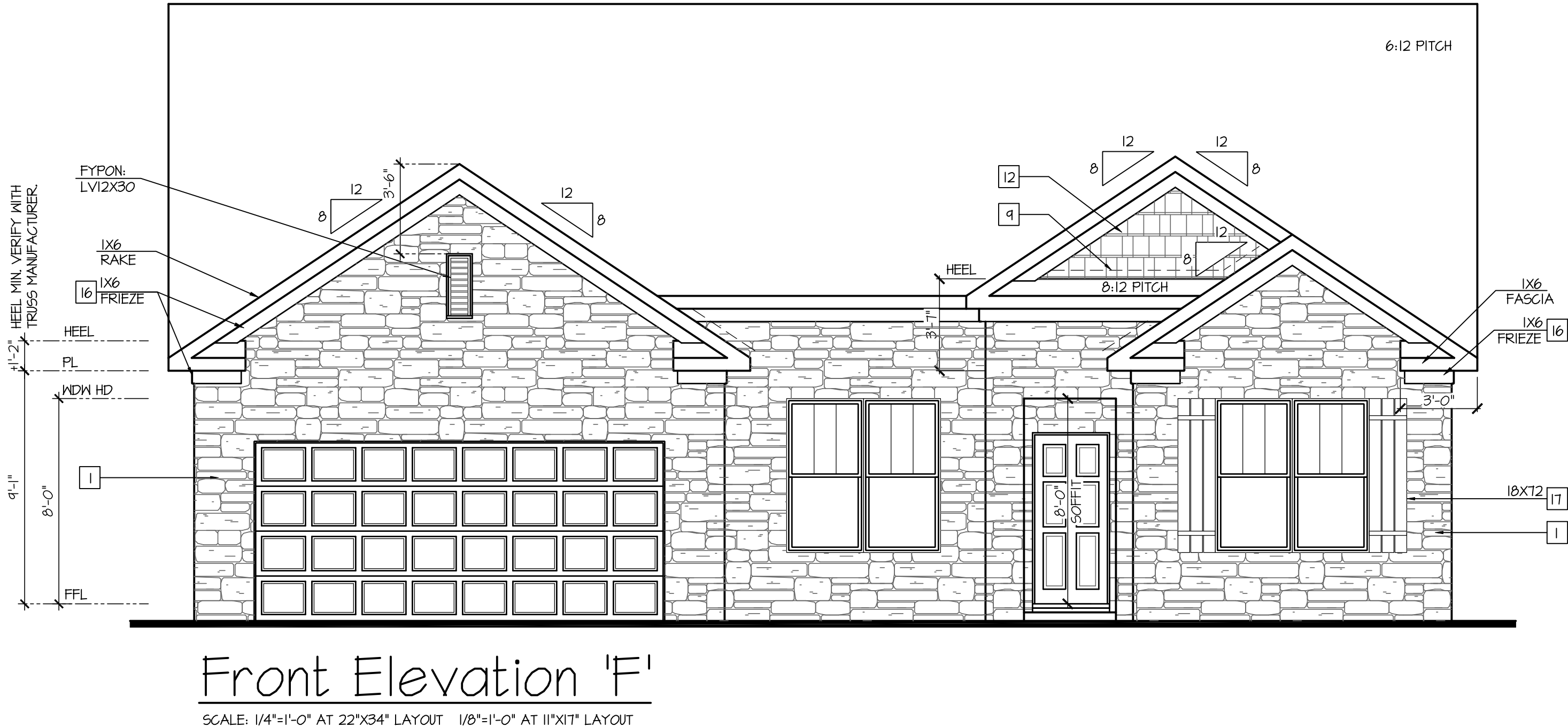
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO.	DATE:	REVISION:
△	04.18.23	



PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A17006

SHEET TITLE:

FRONT ELEVATION 'F'

PRINT DATE:

March 31, 2017

SHEET NO:

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
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15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



D·R·HORTON®
America's Builder

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:

PALENS WARE-GULEBENIAN,EDU,PA,INC.
NO. SS-0008296
04.18.23
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A1T006

SHEET TITLE:
FRONT ELEVATION 'F'
W/ OPT. BASEMENT

PRINT DATE:
March 31, 2017

SHEET NO:
1F-BS

Page 662 of 998

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

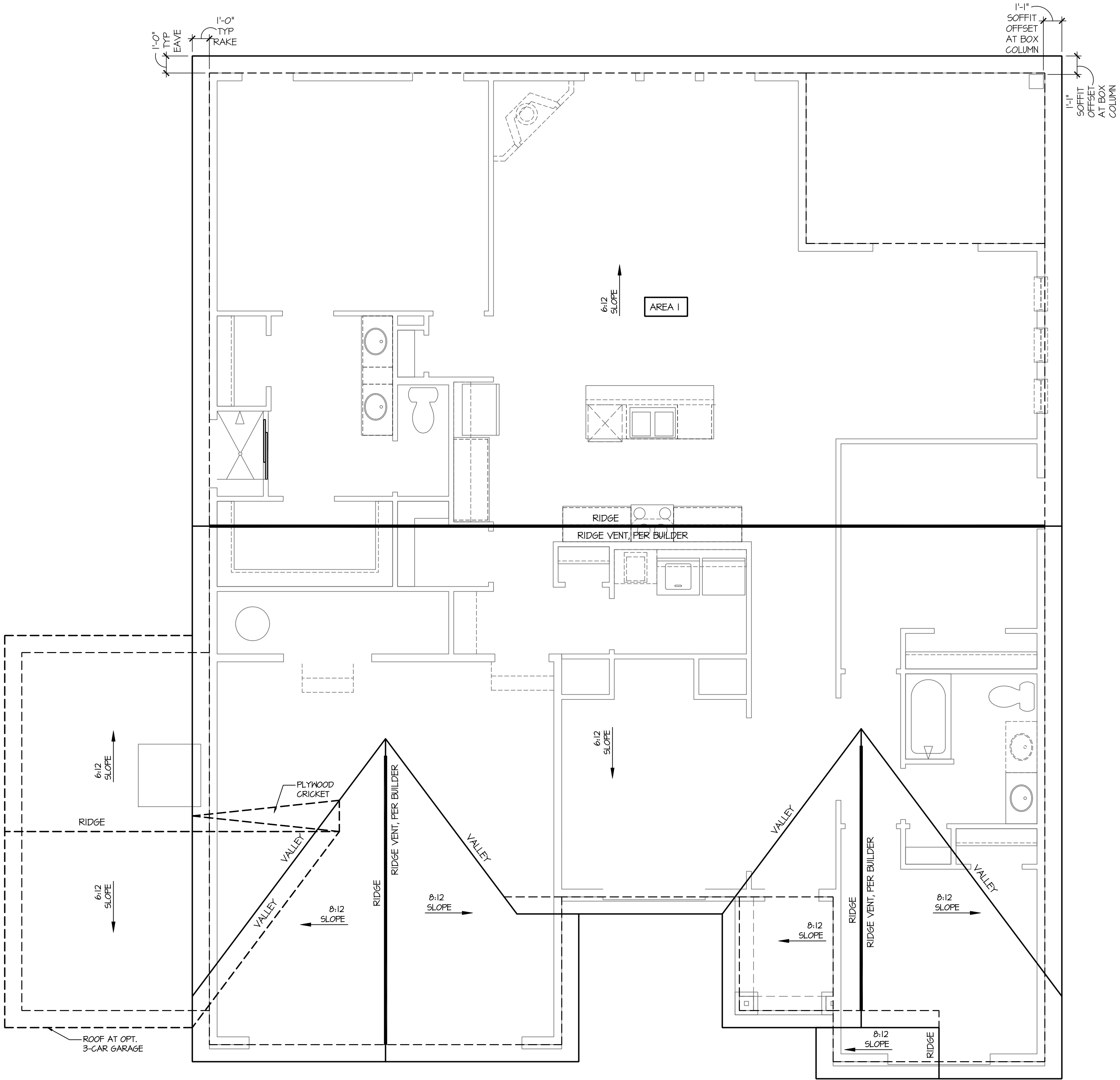
THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED.	(PER IRC SECTION R206.2) 1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING 144 SQ. IN. = 1 SQ. FT. BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.) BLDG. (SQ. IN.) / 150 = SQ. IN. OF VENT REQUIRED ROOF AREA 1: = 2103 SF 2103 SQ. FT. X 144 = 304232 SQ. IN. 304232 SQ. IN. / 150 = 2028.21 SQ. IN. OF VENT REQ'D ROOF AREA 2: = 231 SF 231 SQ. FT. X 144 = 33264 SQ. IN. 33264 SQ. IN. / 150 = 221.76 SQ. IN. OF VENT REQ'D
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.	

NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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 'GALVESTON': 1:300 RATIO.

AS AN ALTERNATE TO THE 1/50 RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 PER IRC SECTION R206.2	(PER IRC SECTION R206.2) 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: = 2103 SF 2103 SQ. FT. X 144 = 304232 SQ. IN. 304232 SQ. IN. / 300 = 1014.11 SQ. IN. OF VENT REQ'D 1014.11 SQ. IN. / 2 = 507.06 SQ. IN. 648.12 SQ. IN. OF VENT AT HIGH & 648.12 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2: = 231 SF 231 SQ. FT. X 144 = 33264 SQ. IN. 33264 SQ. IN. / 300 = 110.88 SQ. IN. OF VENT REQ'D 110.88 SQ. IN. / 2 = 55.44 SQ. IN. 55.44 SQ. IN. OF VENT AT HIGH & 55.44 SQ. IN. OF VENT AT LOW REQUIRED.
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.	

SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R905.2.7.



Roof Plan 'F'

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

NO.	DATE:	REVISION:
1	04.18.23	



PROJECT TITLE:
50' Series Galveston 'D511'

Sussex County - DE North Region
PROJECT NO: GMD-GA17006

SHEET TITLE:
ROOF PLAN 'F'

PRINT DATE:
March 31, 2017
SHEET NO:

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

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 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: = 2109 SF

2109 SQ. FT. X 144 = 304232 SQ. IN.

304232 SQ. IN. / 150 = 2028.21 SQ. IN. OF VENT REQ'D

ROOF AREA 2: = 231 SF

231 SQ. FT. X 144 = 33264 SQ. IN.

33264 SQ. IN. / 150 = 221.76 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE MAIL BELOW.
- LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.
- PITCHED ROOFS AS NOTED.
- TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWINGS TO THE BUILDERS 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 'GALVESTON': 1:300 RATIO.

AS AN ALTERNATE TO THE 1/50 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: = 2109 SF

2109 SQ. FT. X 144 = 304232 SQ. IN.

304232 SQ. IN. / 300 = 1014.11 SQ. IN. OF VENT REQ'D

1014.11 SQ. IN. / 2 = 507.05 SQ. IN.

648.12 SQ. IN. OF VENT AT HIGH & 648.12 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2: = 231 SF

231 SQ. FT. X 144 = 33264 SQ. IN.

33264 SQ. IN. / 300 = 110.88 SQ. IN. OF VENT REQ'D

110.88 SQ. IN. / 2 = 55.44 SQ. IN.

55.44 SQ. IN. OF VENT AT HIGH & 55.44 SQ. IN. OF VENT AT LOW REQUIRED.

SHINGLED ROOF PITCHES FROM 2/12 TO 4/12 TO HAVE (2) LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER R405.2.1.

Roof Plan 'F' w/ Optional 2nd Floor

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

D.R. HORTON®
America's Builder

NO:	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:

PALENE WARE-GULBEIN/PALENE WARE
NO. SS-0008296
04.18.23
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A17006

SHEET TITLE:

ROOF PLAN 'F'
W/ OPT. 2ND FLOOR

PRINT DATE:

March 31, 2017

SHEET NO:

2.1 F

Page 664 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:

1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED

(AT SPECIFIC LOCATIONS:

1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

8:12 PITCH

8:12 PITCH

1X6 FASCIA

16 1X4

13

HEEL

PL

NDWN HD

8'-0"

9'-1"

FFL

SMOOTH FINISH BEAM

8'-0" SOFFIT

OPT. 2020 FX AT DINING

HEEL

PL

NDWN HD

8'-0"

9'-1"

FFL

Right Elevation 'F'

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

12 6

12 6

8:12 PITCH

8:12 PITCH

HEEL AT PORCH

3'-5"

1X6 FASCIA

HEEL

PL

NDWN HD

8'-0"

9'-1"

FFL

16 1X4

13

4040 FX AT OPT. ALTERNATE OWNER'S BATH

Left Elevation 'F'

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

6:12 PITCH

1X6 FASCIA

PL

NDWN HD

8'-0"

9'-1"

FFL

SMOOTH FINISH BEAM

8'-0" SOFFIT

16 1X4

13

Rear Elevation 'F'

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

D·R·HORTON®

America's Builder

NO: DATE: REVISION:

04.18.23

PROFESSIONAL SEAL:

PALENA WARE-GULBENKIAN, D.D.P.A.

NO. SS-0008296

04.18.23

STATE OF DELAWARE

REGISTERED ARCHITECT

PROJECT TITLE:

50' Series Galveston 'D511'

Sussex County - DE North Region

PROJECT NO: GMD-GA17006

SHEET TITLE:

SIDE AND REAR ELEVATIONS 'F'

PRINT DATE:

March 31, 2017

SHEET NO:

3 F

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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] N/A

TYPICALS:

[7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



11'X17" LAYOUT

6:12 PITCH

IX6 FASCIA

FL

NDM HD

SMOOTH FINISH BEAM

8'-0" SOFFIT

4'-1"

8'-0"

FFL

IX4 16

IX3 13

Rear Elevation 'F' w/
Opt Basement

Right Elevation 'F' w/Opt Basement

D·R·HORTON®
America's Builder

NO:	DATE:	REVISION:
	04.10.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series Galveston D511'

**Sussex
County - DE
North Region**

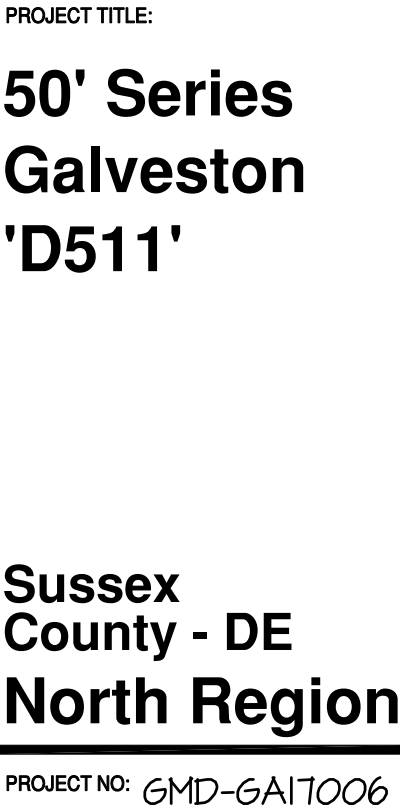
PROJECT NO: GMD-GA17006

SHEET TITLE:
**SIDE AND REAR
ELEVATIONS 'F'
W/ OPT. BASEMENT**

PRINT DATE:
March 31, 2017

SHEET NO:

3 F-BS

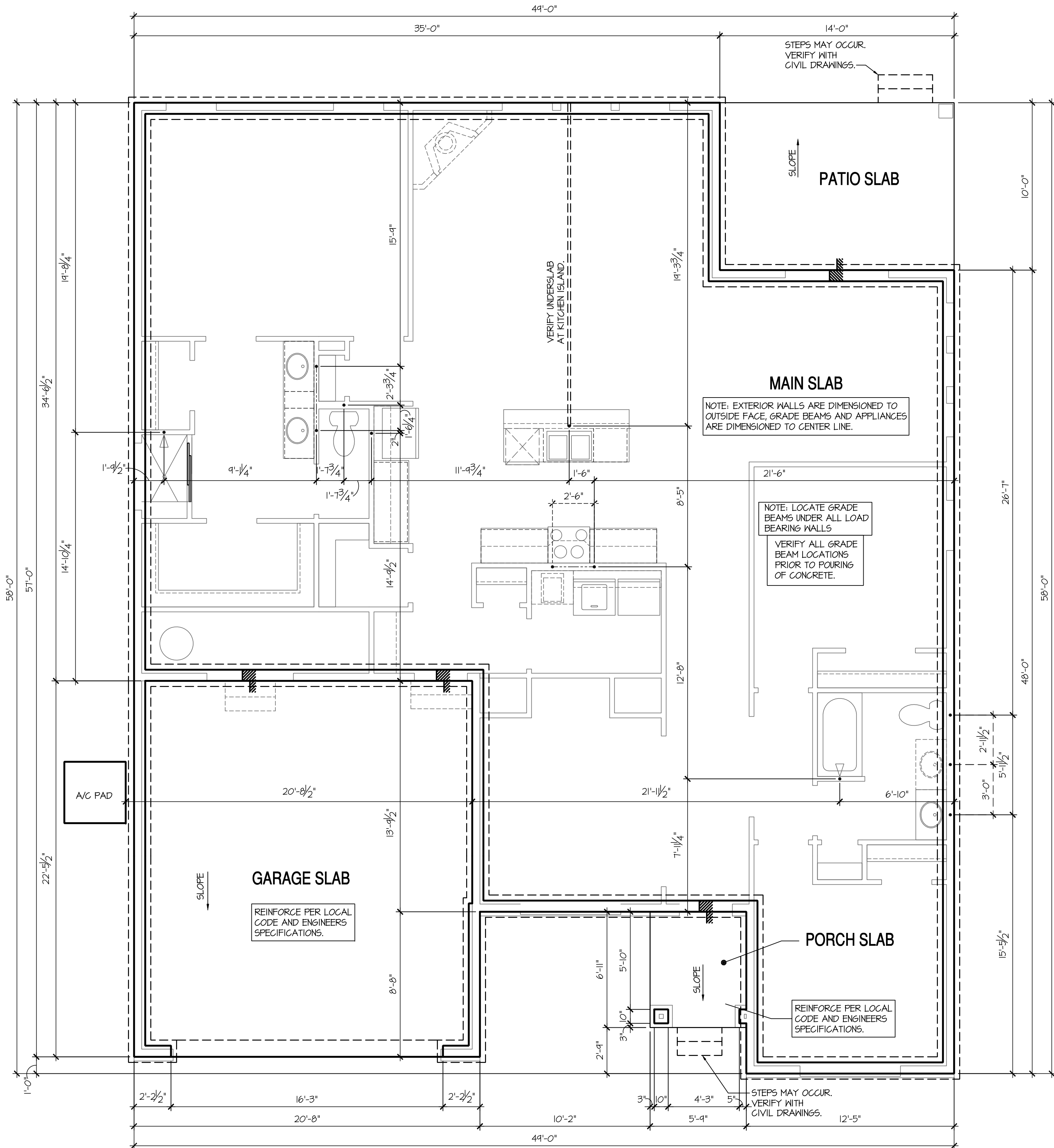


SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLD-DOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSURING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSURING/GLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IRC 312.1.
- SOILS TREATMENT:
BORACATE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
T 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/GLIDER DOORS, 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER 62408.2 AND P2801.6. PER 62408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFG 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED
SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Stem Wall Plan 'F'

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A1006

SHEET TITLE:
STEM WALL PLAN 'F'

PRINT DATE:

March 31, 2017

SHEET NO:

4 SW F

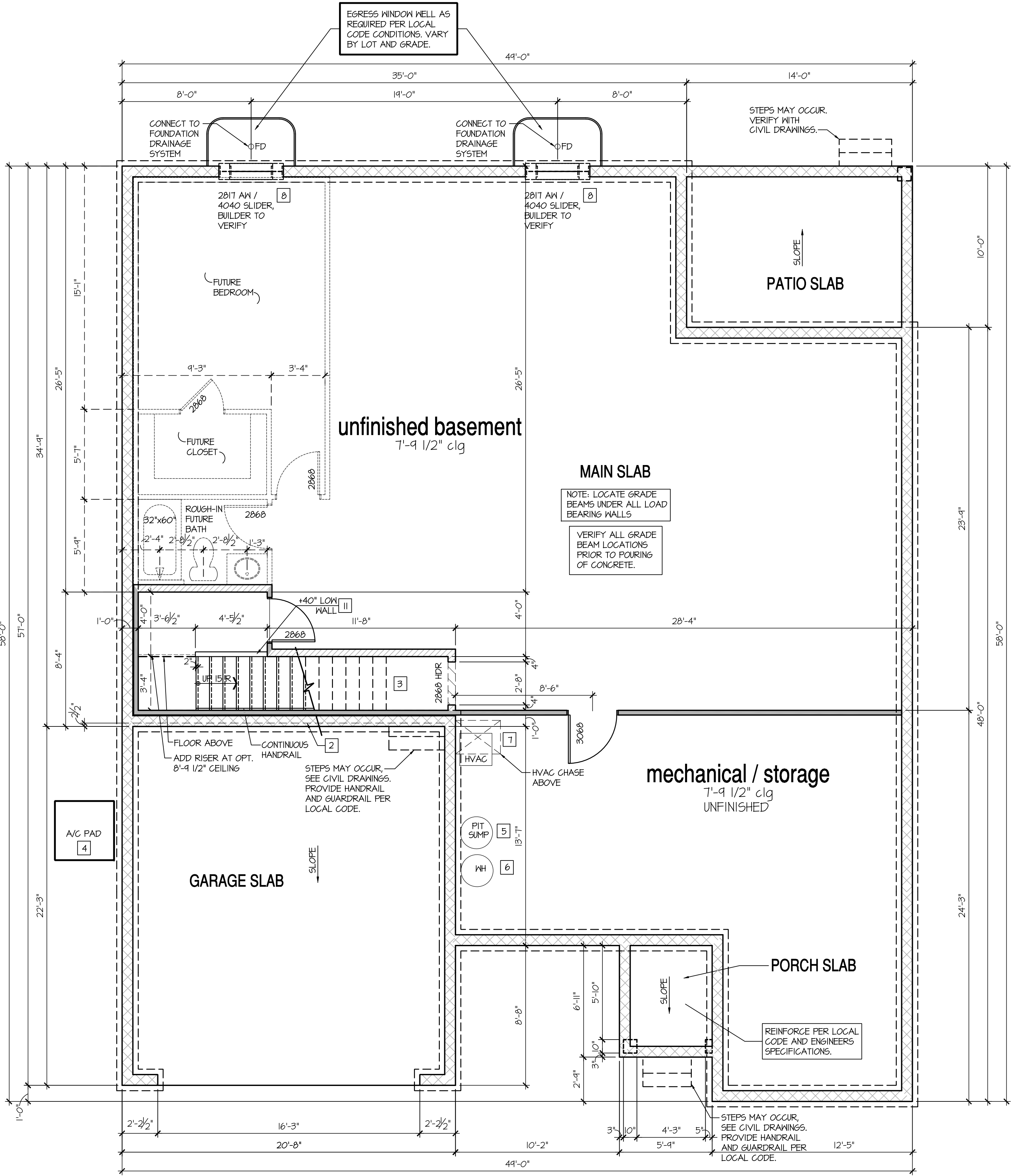
BASEMENT NOTES: IRC

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" U.N.O. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- 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 IRC SECTION R310.1.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITES TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

- KEY NOTES:**
- 1 LINE OF SLAB ABOVE
 - 2 LINE OF FRAMED WALL ABOVE
 - 3 BENEATH STAIRS AND LANDINGS.
1/2" GYPSUM BOARD ON WALLS
AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
 - 4 A/C CONDENSER PAD. (VERIFY)
 - 5 SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS, VERIFY LOCATION.
 - 6 WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION F2801.1)
 - 7 FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION IN MECHANICAL DRAWINGS.
 - 8 TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.52" = 120 1/4" TOTAL
RISE VERIFY



NO.	DATE:	REVISION:
1	04.18.23	



PROJECT TITLE:
**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A1006

SHEET TITLE:
BASEMENT PLAN 'E'

PRINT DATE:
March 31, 2017

SHEET NO:
4 BS F

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.52" = 120 1/4" TOTAL
RISE VERIFY

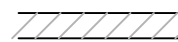
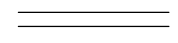
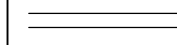
7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 1.40" = 125 3/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.

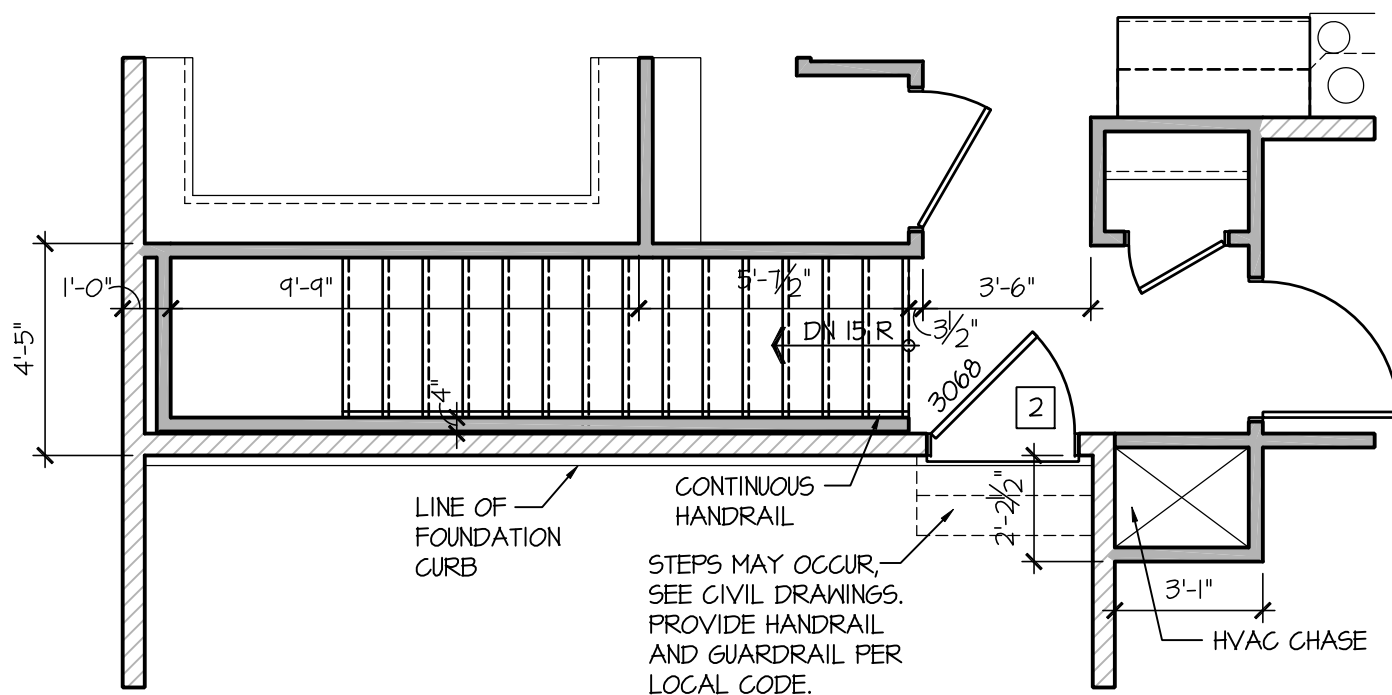
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

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.

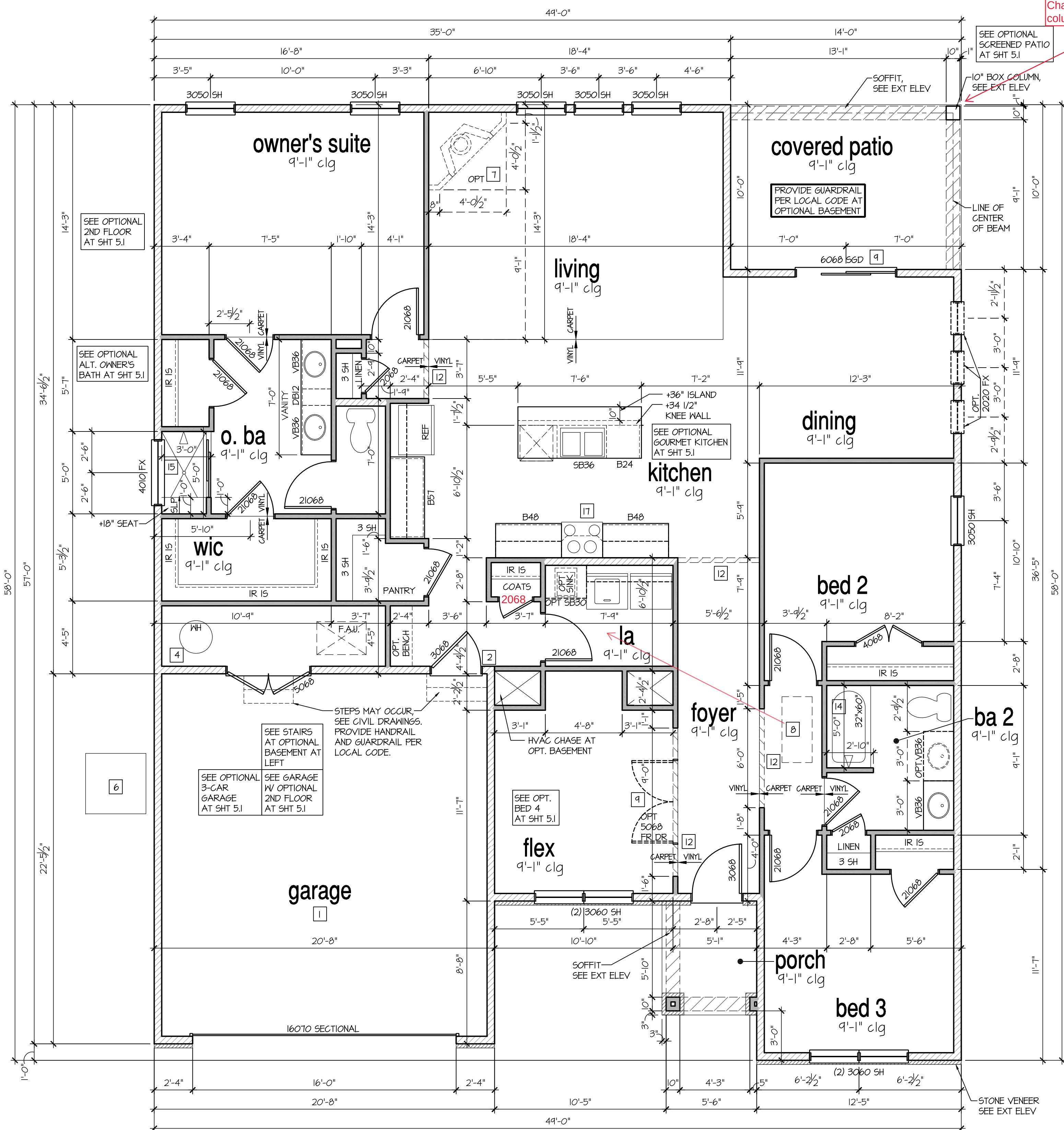
KEY NOTES: IRC

- 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 IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M1305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
KITCHEN:
 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.



Stairs At Opt. Basement

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



1st Floor Plan 'F'

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

NO: DATE: REVISION:

04.18.23

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA1006

SHEET TITLE:
1ST FLOOR PLAN 'F'

PRINT DATE:

March 31, 2017

SHEET NO:

5 F

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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:

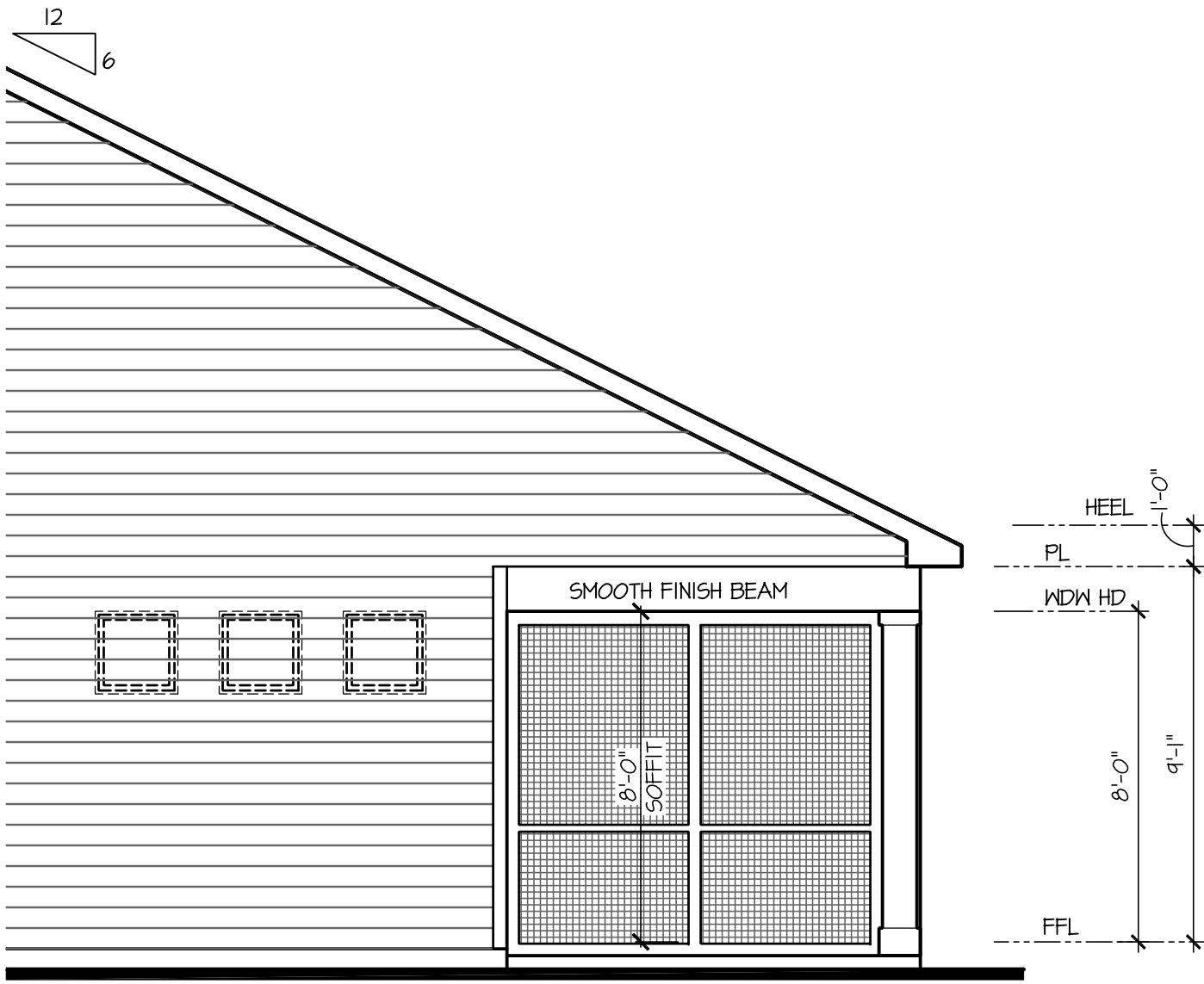
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

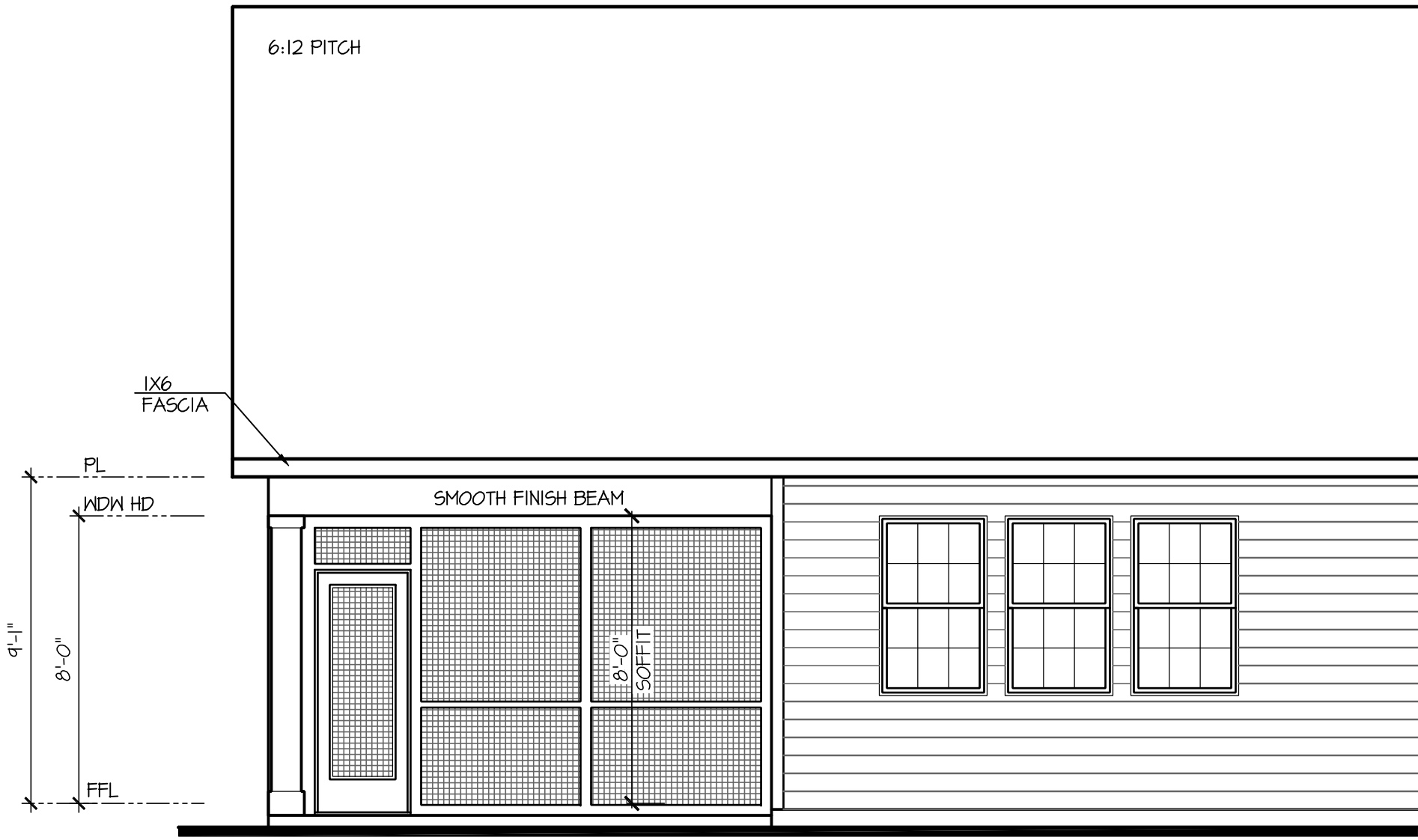
16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Partial Right Elevation
w/ Opt Screened Porch

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



Partial Rear Elevation
w/ Opt Screened Porch

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

WINDOW GRIDS
TO MATCH
MAIN
ELEVATION

D.R.HORTON®
America's Builder

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:

PALENS WARE-GULEBENIAN/EDWARD RAY
NO. SS-0008296
04.18.23
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A1006

SHEET TITLE:

SCREENED PORCH
OPT. ELEVATIONS

PRINT DATE:

March 31, 2017

SHEET NO:

3.1

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:

1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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:

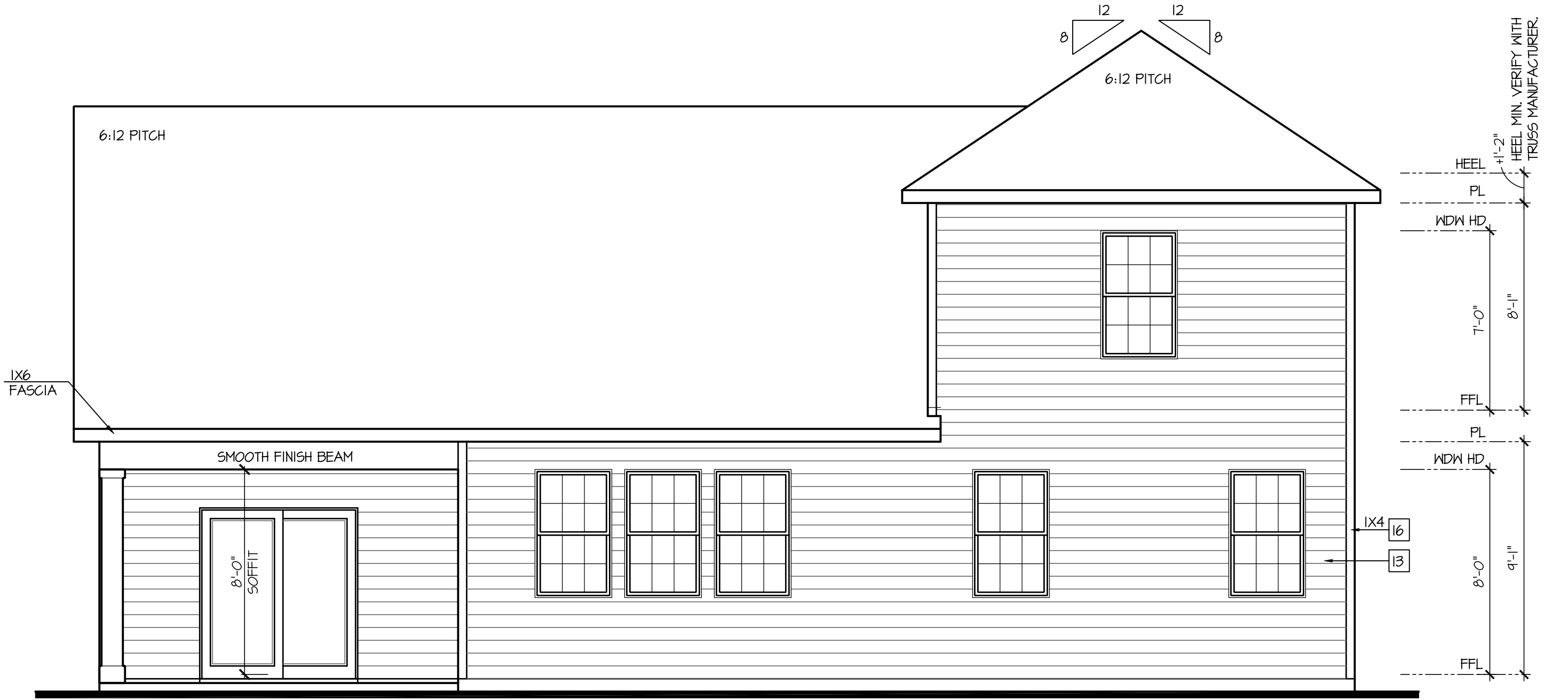
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

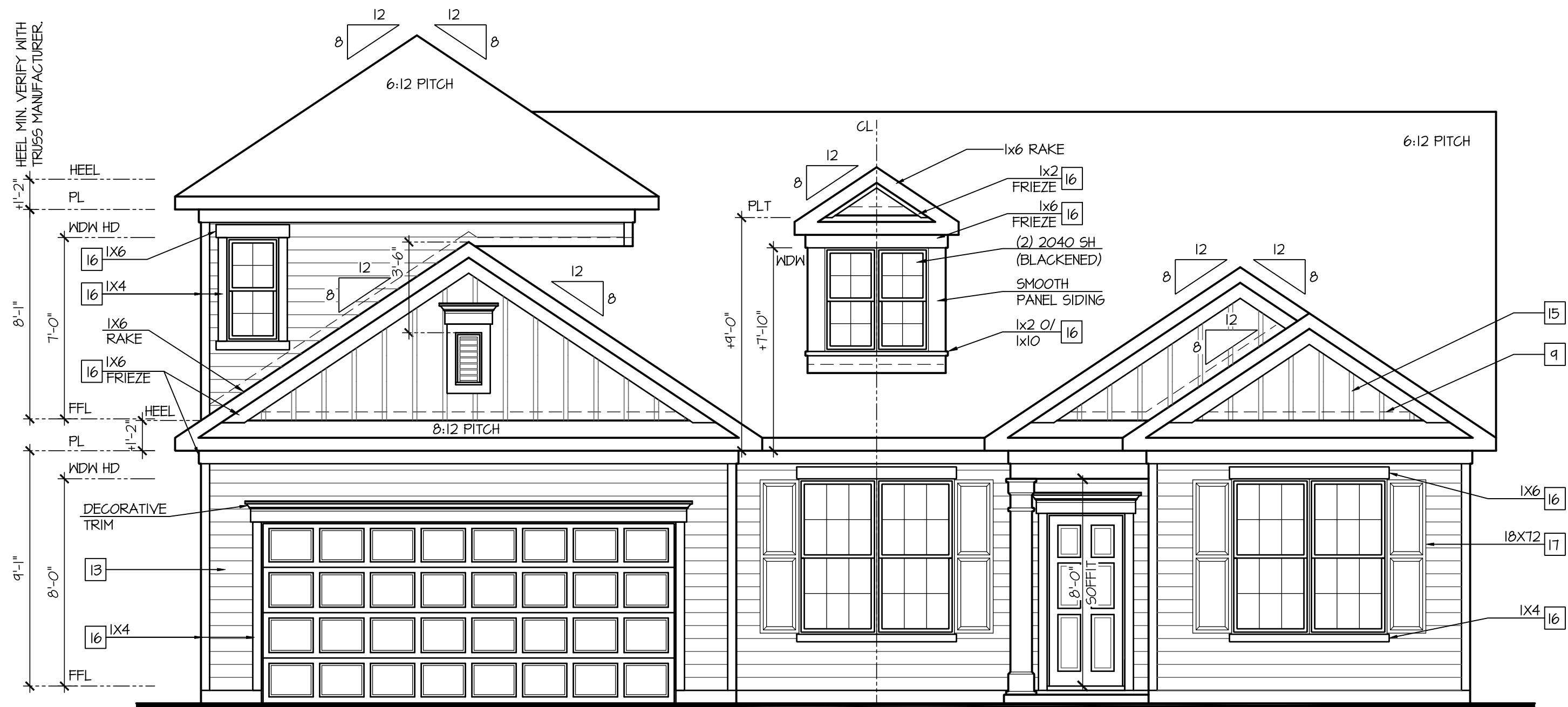
16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Rear Elevation 'A' w/ Optional 2nd Floor

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



Front Elevation 'A' w/ Optional 2nd Floor

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

D.R. HORTON®
America's Builder

NO. DATE REVISION:

Δ 04.18.23

PROFESSIONAL SEAL:

PALEN WARE-GULBENKIAN EDWARDS
NO. SS-0008286
STATE OF DELAWARE
REGISTERED ARCHITECT

04.18.23

PROJECT TITLE:

50' Series
Galveston
'D511'

PROJECT NO: GMD-6A1006

SHEET TITLE:

ELEVATIONS 'A' w/
OPT. 2ND FLOOR

PRINT DATE:

March 31, 2017

SHEET NO:

3.2-A

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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:

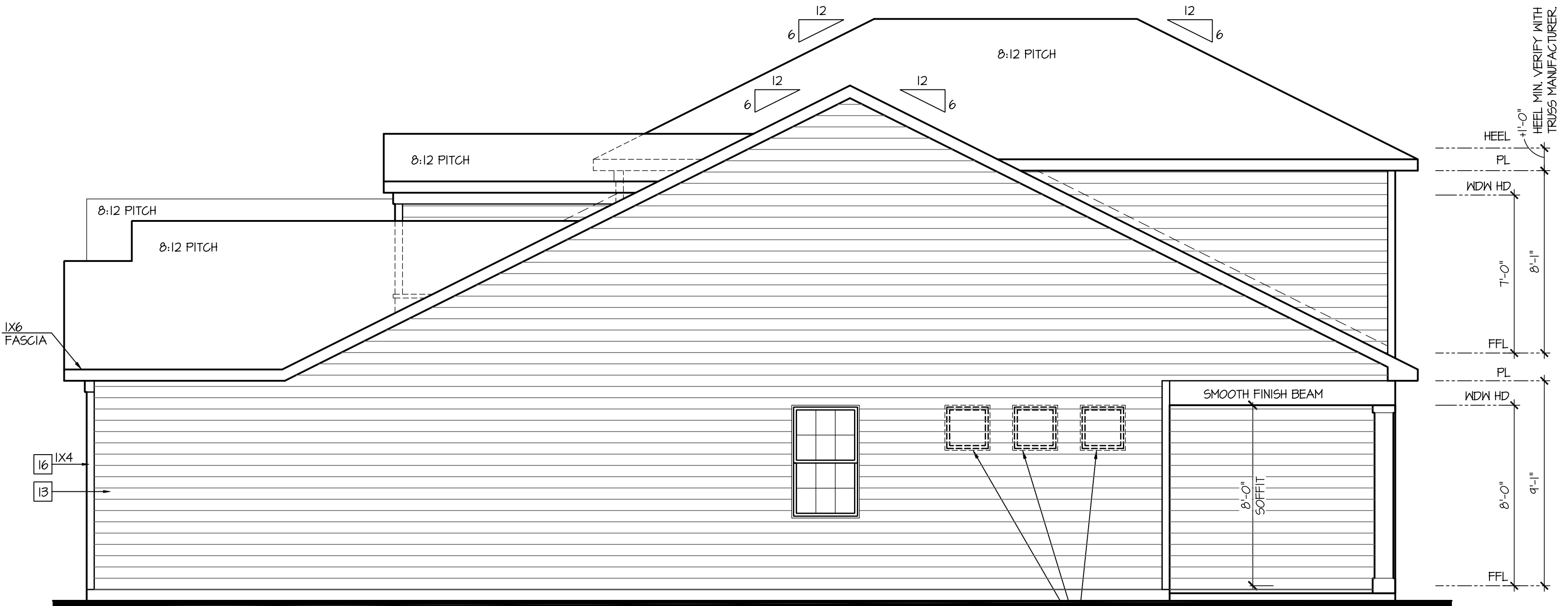
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

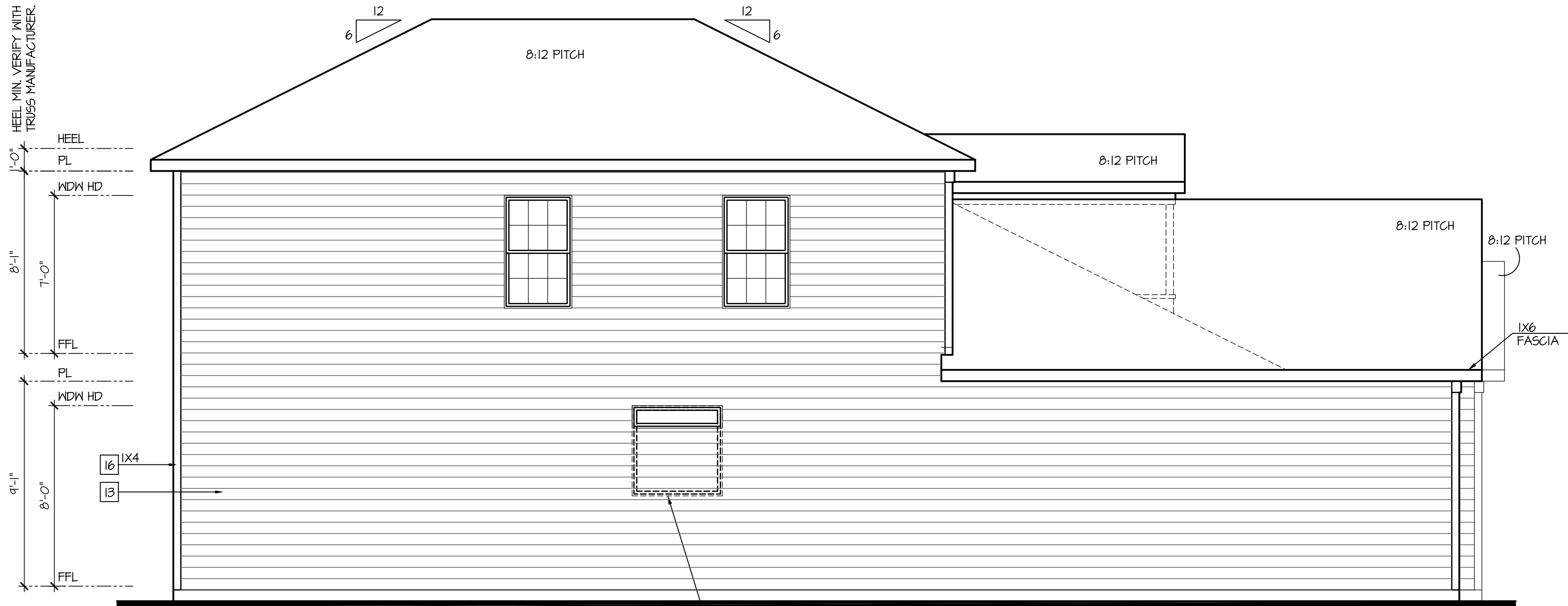
16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



Right Elevation 'A' w/ Optional 2nd Floor

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



Left Elevation 'A' w/ Optional 2nd Floor

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

D·R·HORTON®
America's Builder

NO. DATE: REVISION:

04.18.23

PROFESSIONAL SEAL:

PALENE WARE-GULBENKIAN,EDU,PA,NO. SS-0008296
STATE OF DELAWARE
REGISTERED ARCHITECT
04.18.23

PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA17006

SHEET TITLE:

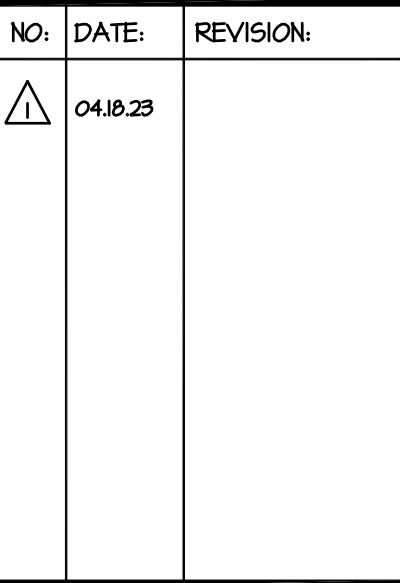
ELEVATIONS 'A' w/
OPT. 2ND FLOOR

PRINT DATE:

March 31, 2017

SHEET NO:

3.3-A

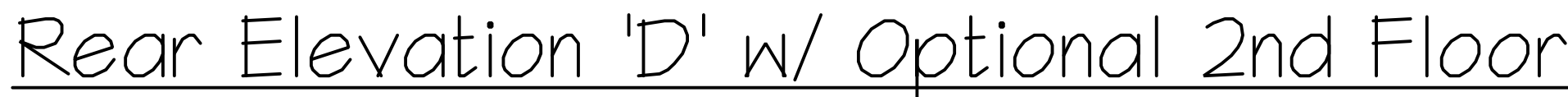


50' Series Galveston 'D511'

PROJECT NO: GMD-GA17006

PRINT DATE:
March 31, 2017

3.2-D



- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

- 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 N/A

- I DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- J CODE APPROVED TERMINATION CHIMNEY CAP.
- K CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- L STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- M DECORATIVE WROUGHT IRON. SEE DETAILS.

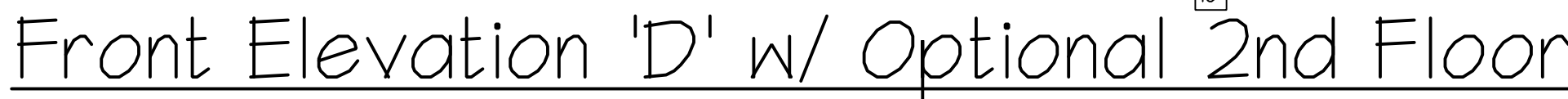
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ (X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ (X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



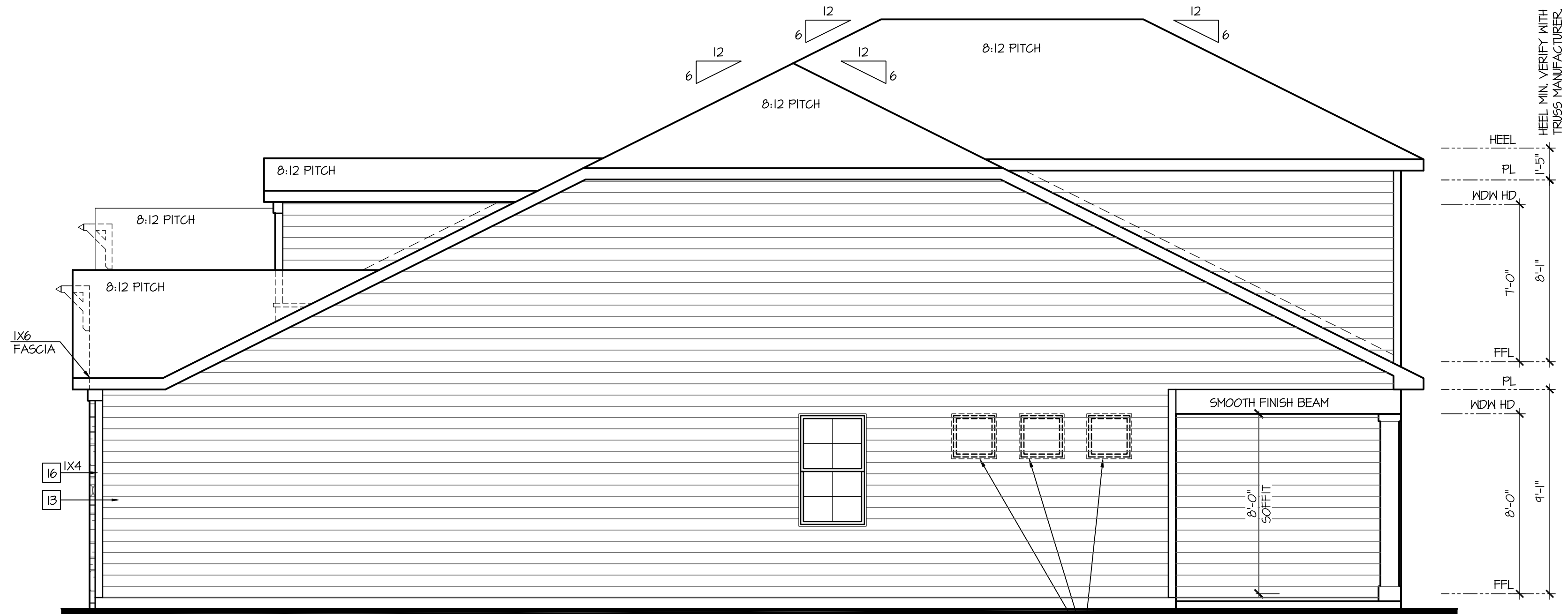
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

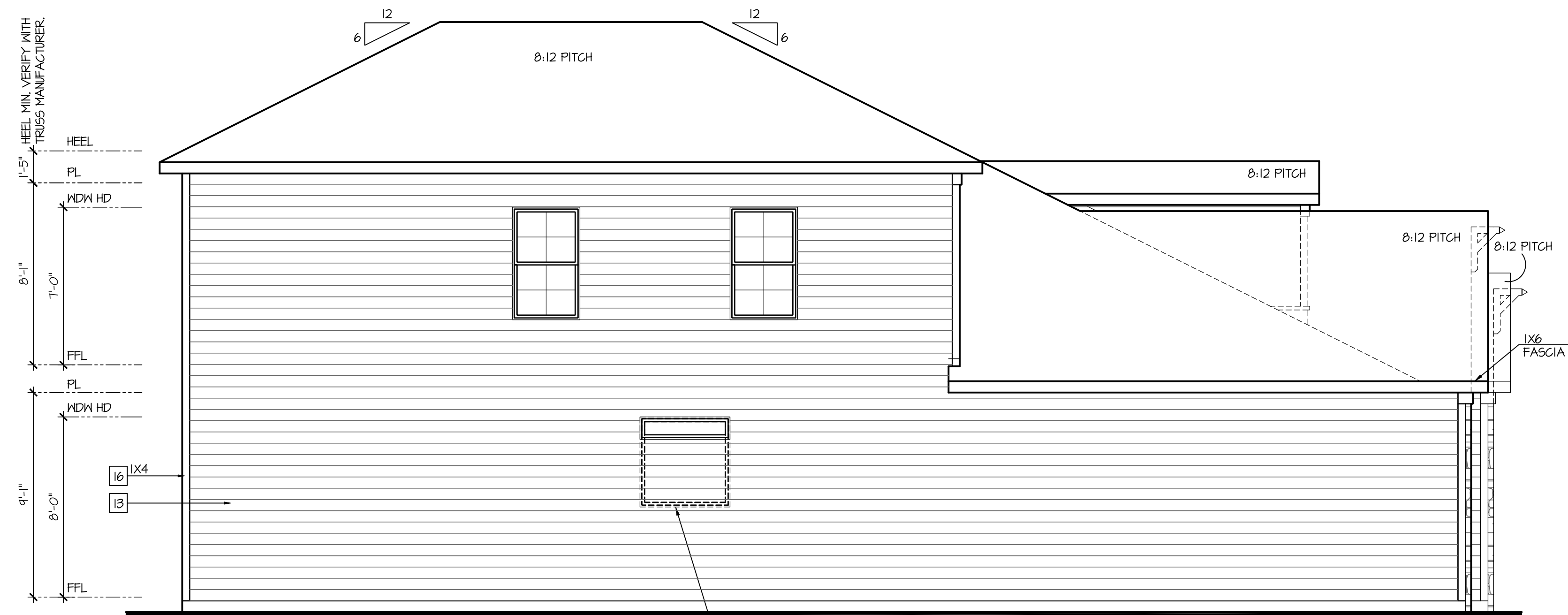
KEY NOTES:

- 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 N/A
- TYPICALS:
- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Right Elevation 'D' w/ Optional 2nd Floor

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



Left Elevation 'D' w/ Optional 2nd Floor

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA17006

SHEET TITLE:
**ELEVATIONS 'D' w/
OPT. 2ND FLOOR**

PRINT DATE:
March 31, 2017

SHEET NO:
3.3-D

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:

1ST FLOOR = 8'-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.

- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED

(AT SPECIFIC LOCATIONS:

1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

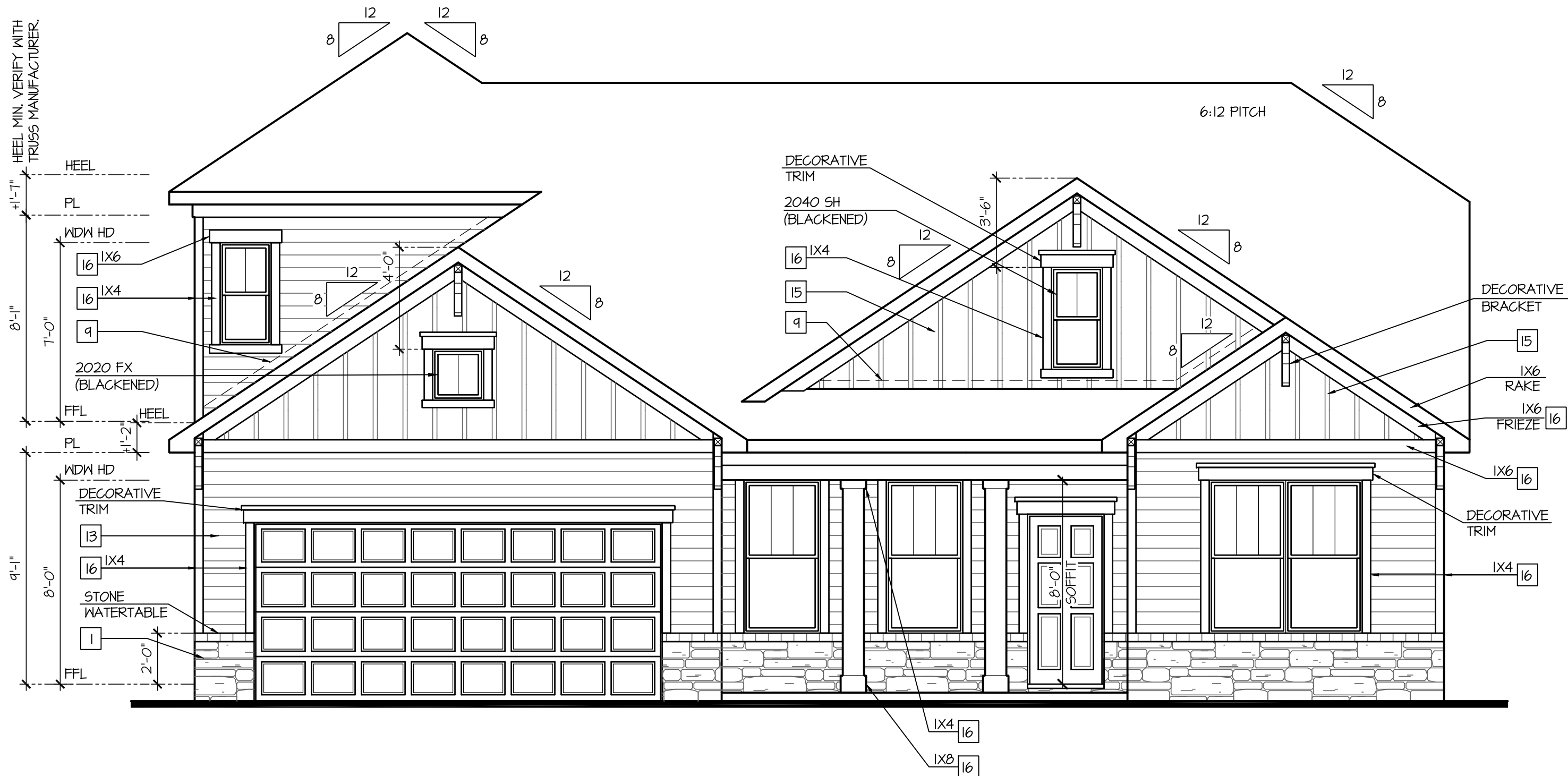
FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Rear Elevation 'E' w/ Optional 2nd Floor

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



Front Elevation 'E' w/ Optional 2nd Floor

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

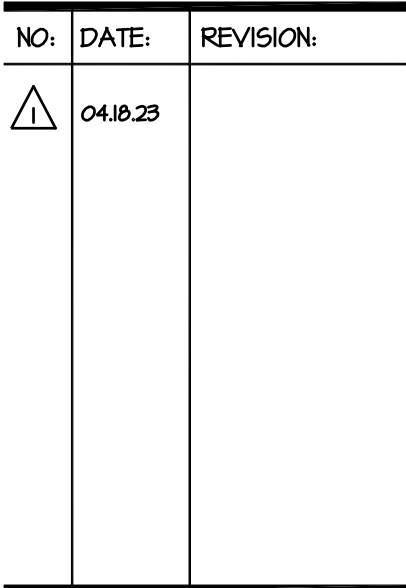
Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

SHEET TITLE:
ELEVATIONS 'E' w/
OPT. 2ND FLOOR

PRINT DATE:
March 31, 2017

SHEET NO:
3.2-E



50' Series Galveston 'D511'

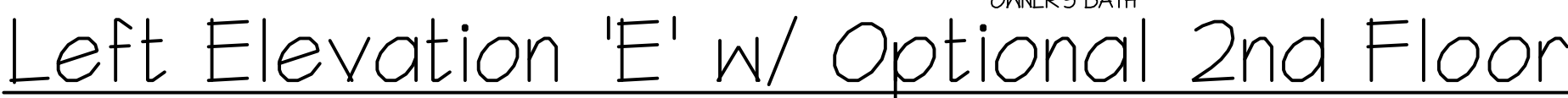
PROJECT NO: GMD-GA17006

PRINT DATE:
March 31, 2017

3.3-E



SCALE: $\frac{1}{4}" = 1'-0"$ AT 22"X34" LAYOUT $\frac{1}{8}" = 1'-0"$ AT 11"X17" LAYOUT



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

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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 | N/A |

TYPICALS:

- I DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- J CODE APPROVED TERMINATION CHIMNEY CAP.
- K CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- L STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- M DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

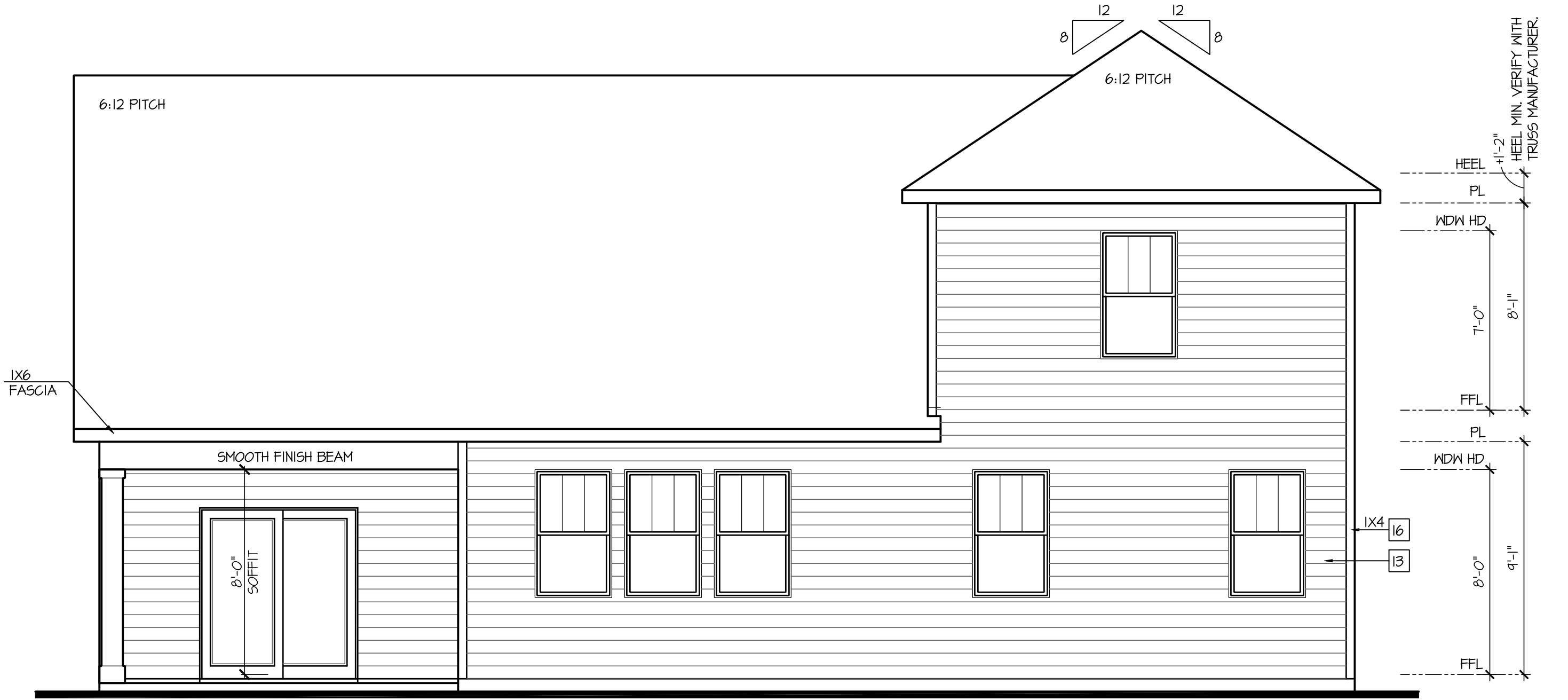
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

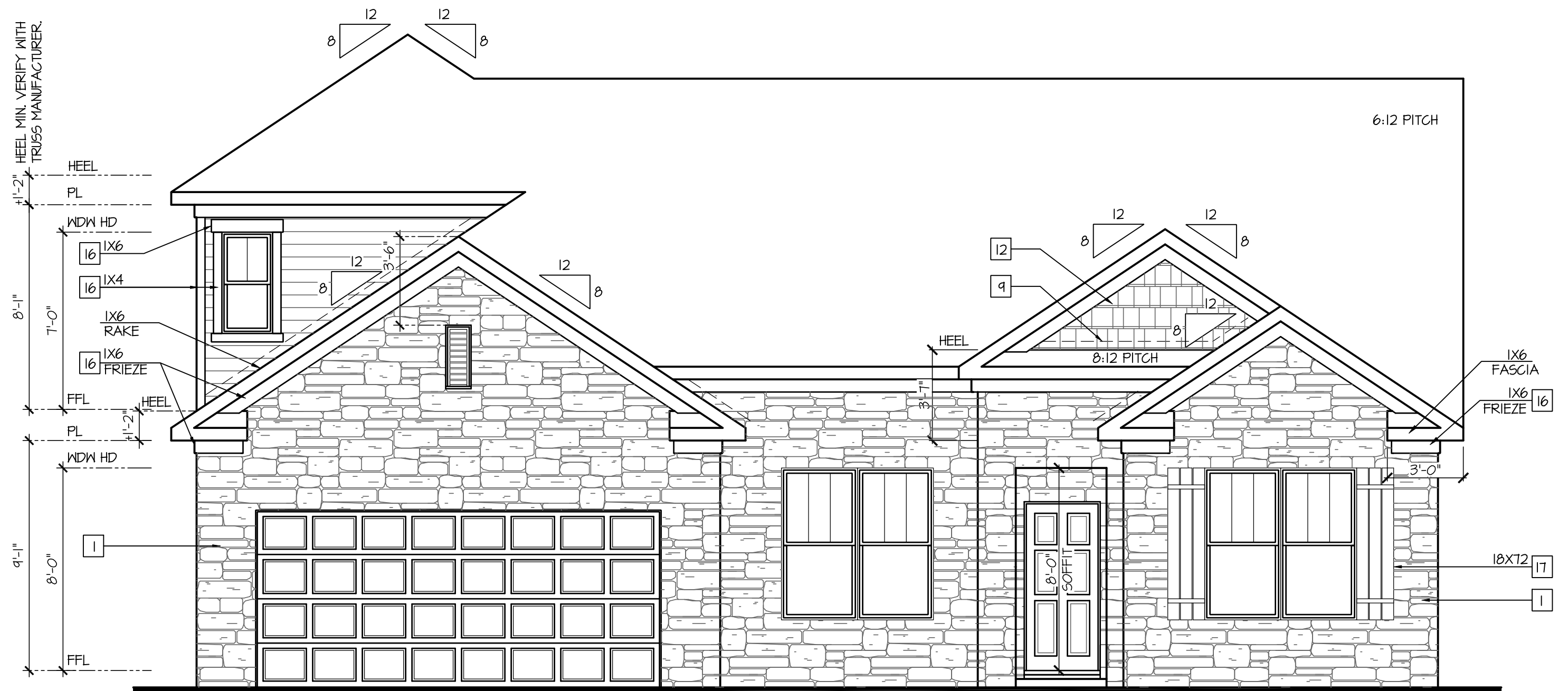
17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Rear Elevation 'F' w/ Optional 2nd Floor

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



Front Elevation 'F' w/ Optional 2nd Floor

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

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America's Builder

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:

PALEN WARE-GULBEINIAN EDWARDS
NO. SS-0008286
STATE OF DELAWARE
REGISTERED ARCHITECT

04.18.23

PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

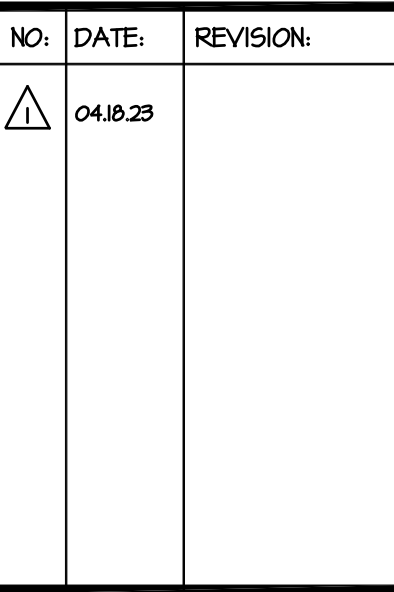
PROJECT NO: GMD-GA17006

SHEET TITLE:

ELEVATIONS 'F' w/
OPT. 2ND FLOOR

PRINT DATE:
March 31, 2017

SHEET NO:
3.2-F



50' Series Galveston 'D511'

PROJECT NO: GMD-GA17006

PRINT DATE:
March 31, 2017

3.3-F



Left Elevation 'F' w/ Optional 2nd Floor

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

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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 N/A

TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

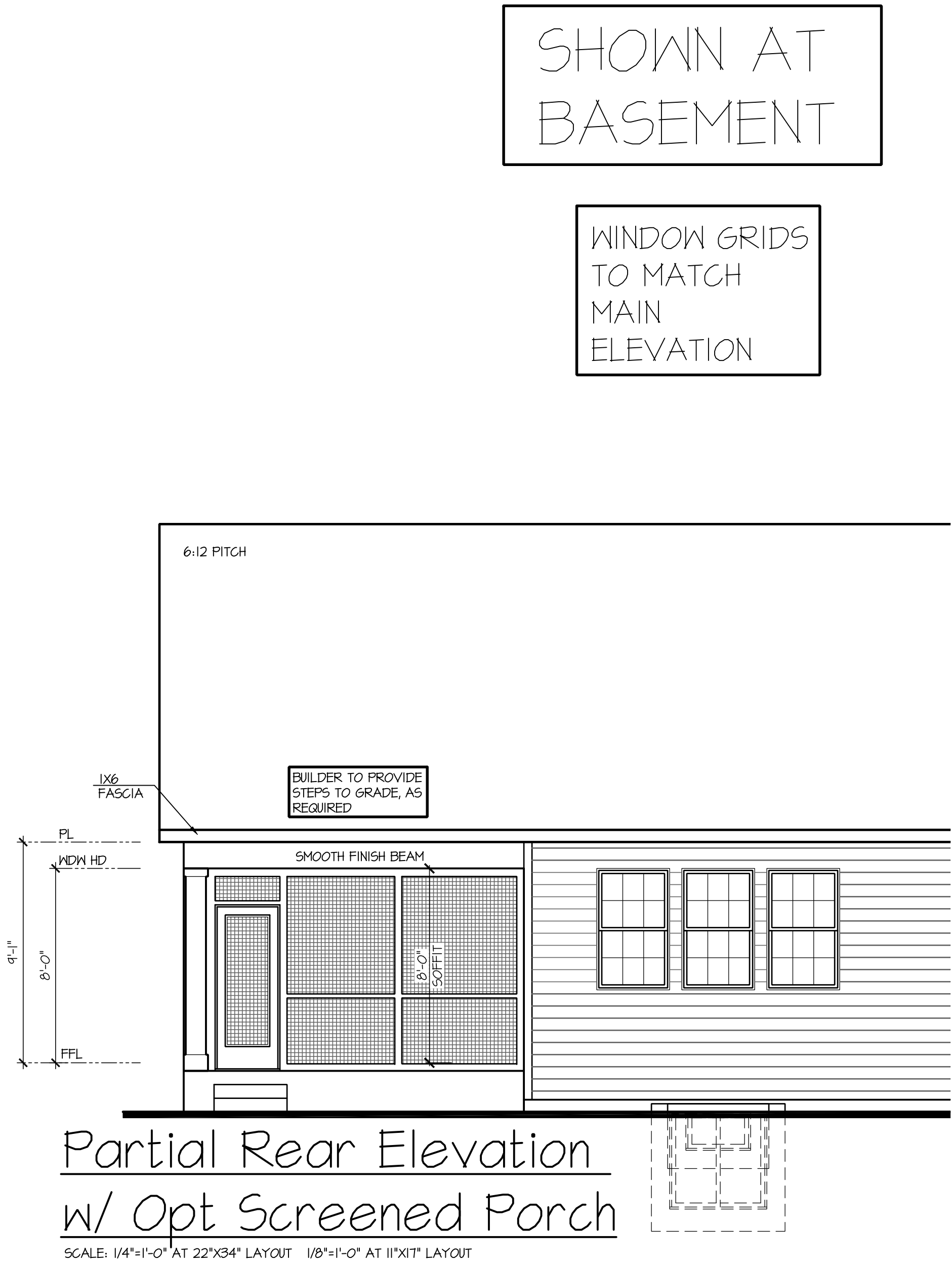
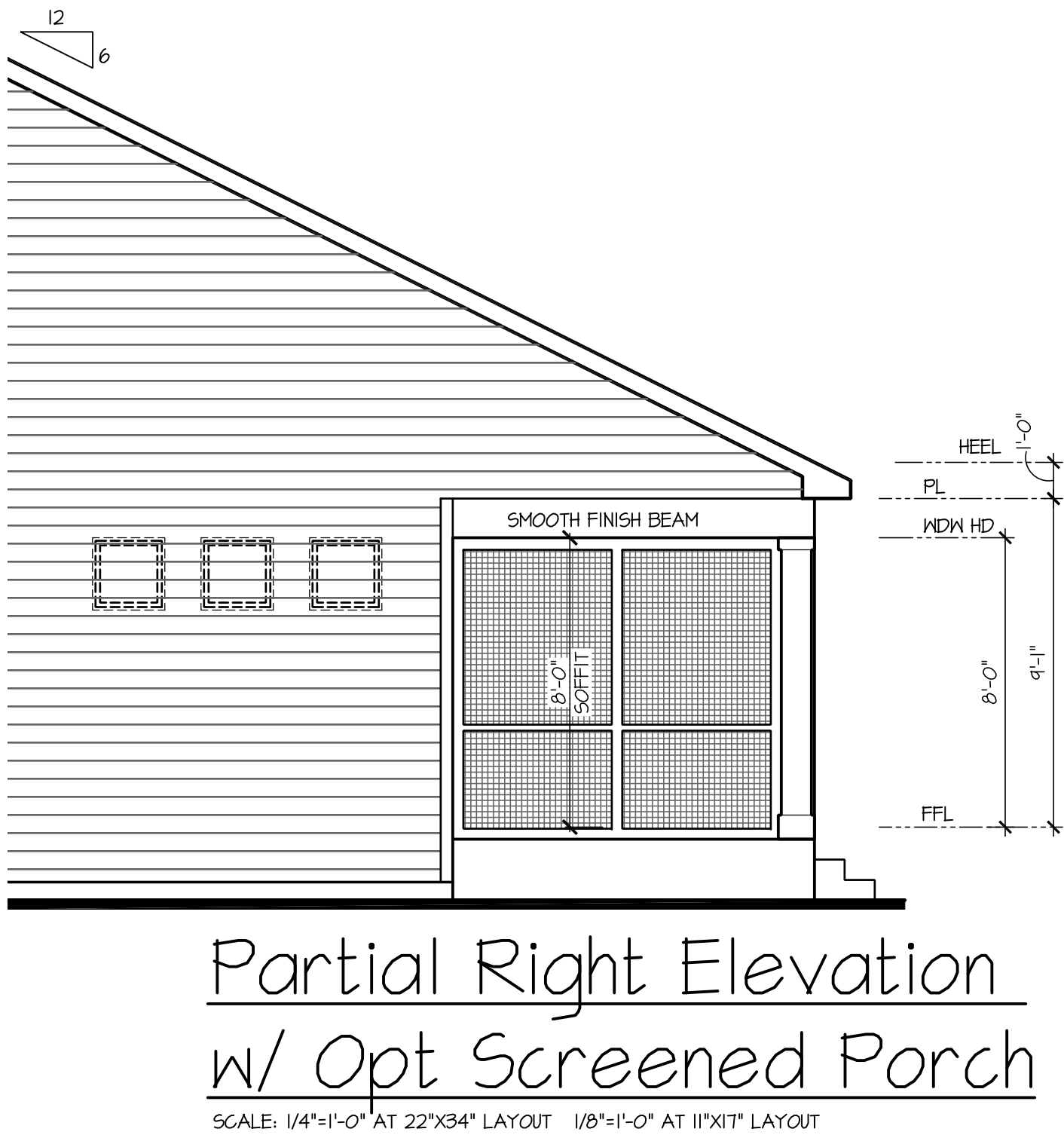
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

17

PYFON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



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NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:

PALENE WARE-GULEBENIAN, DED. 0001
NO. SS-0008296
04.18.23
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A17006

SHEET TITLE:

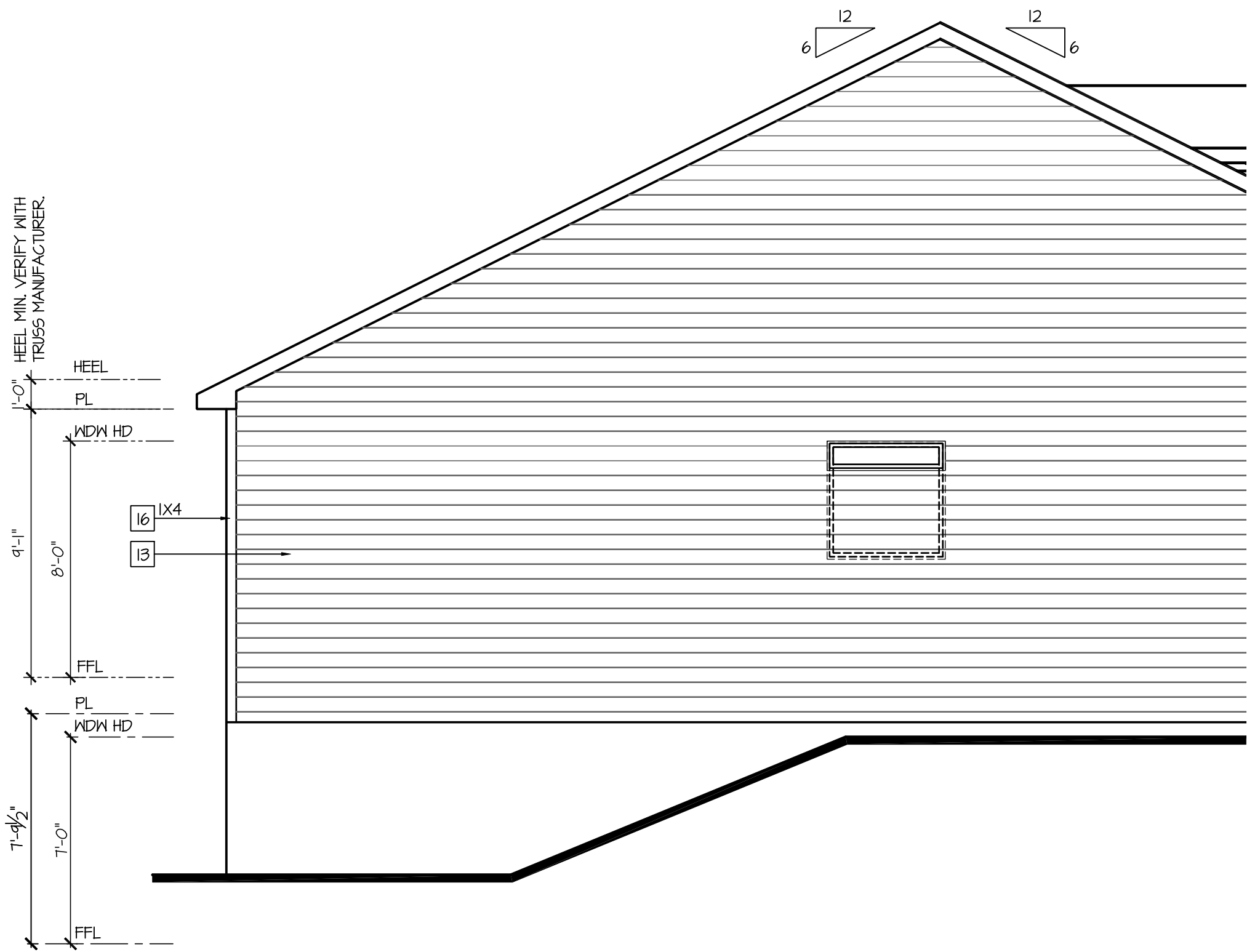
SCREENED PORCH OPT.
w/ OPT. BASEMENT

PRINT DATE:

March 31, 2017

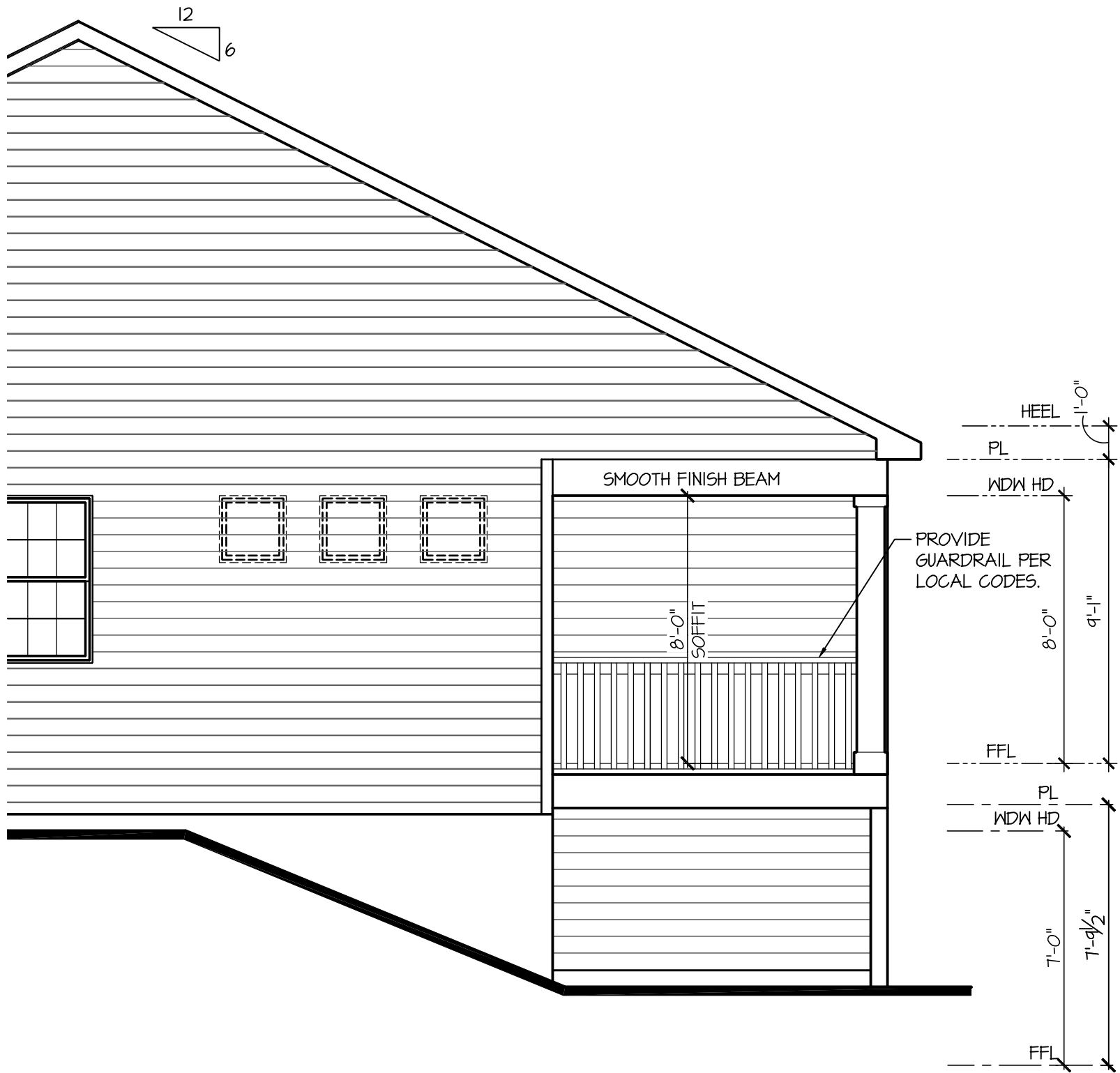
SHEET NO:

3.4



Partial Left Elevation w/
Opt Look-Out Basement

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



Partial Right Elevation w/
Opt Look-Out Basement

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



Rear Elevation w/
Opt Look-Out Basement

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

WINDOW GRIDS
TO MATCH
MAIN
ELEVATION

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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] N/A
- TYPICALS:
- [1] DECORATIVE 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.
 - [10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - [11] DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- [2] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [3] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [5] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [6] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [7] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

D·R·HORTON
America's Builder

NO:	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

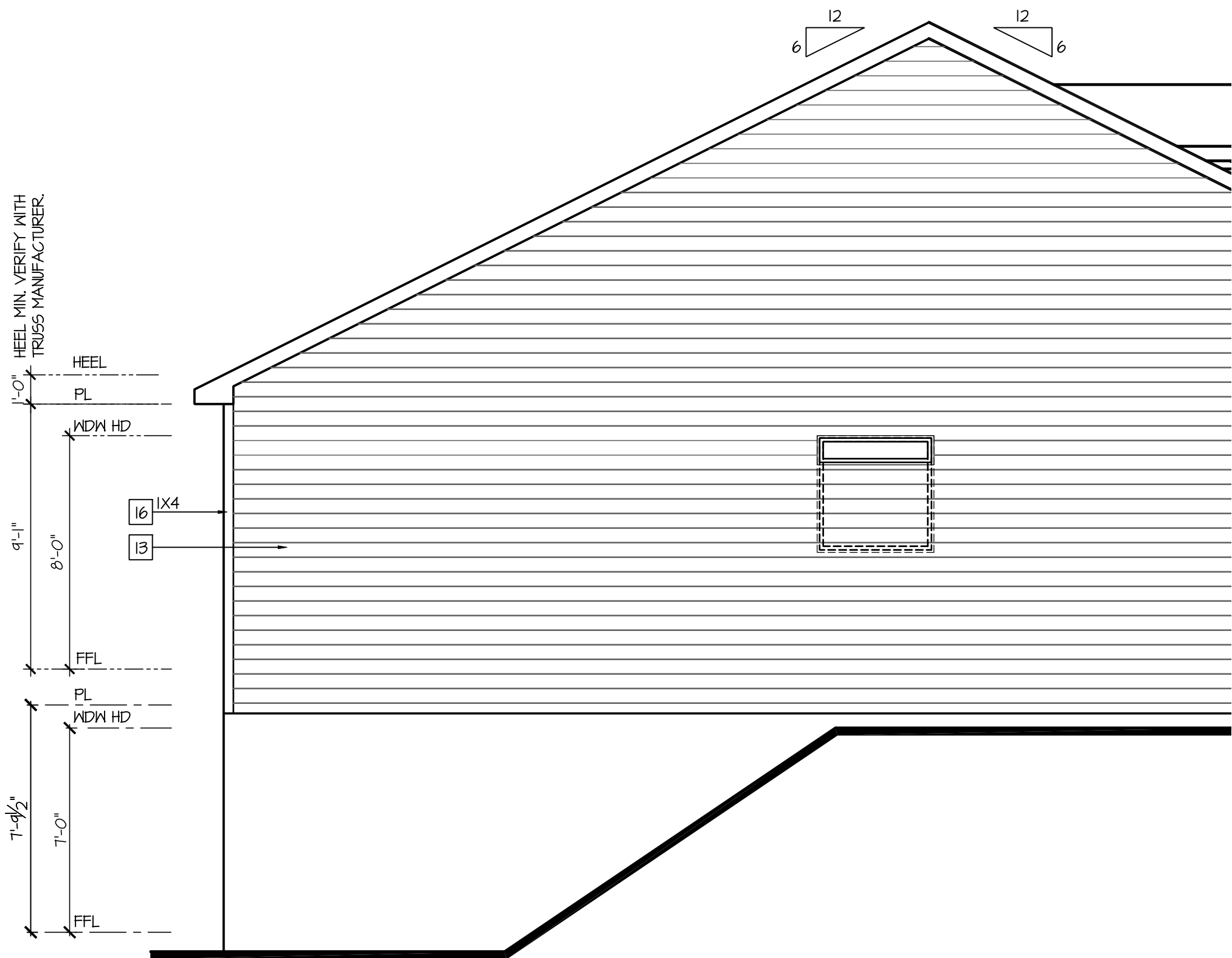
PROJECT NO: GMD-GA1006

SHEET TITLE:
OPT. LOOK-OUT BASEMENT

PRINT DATE:
March 31, 2017

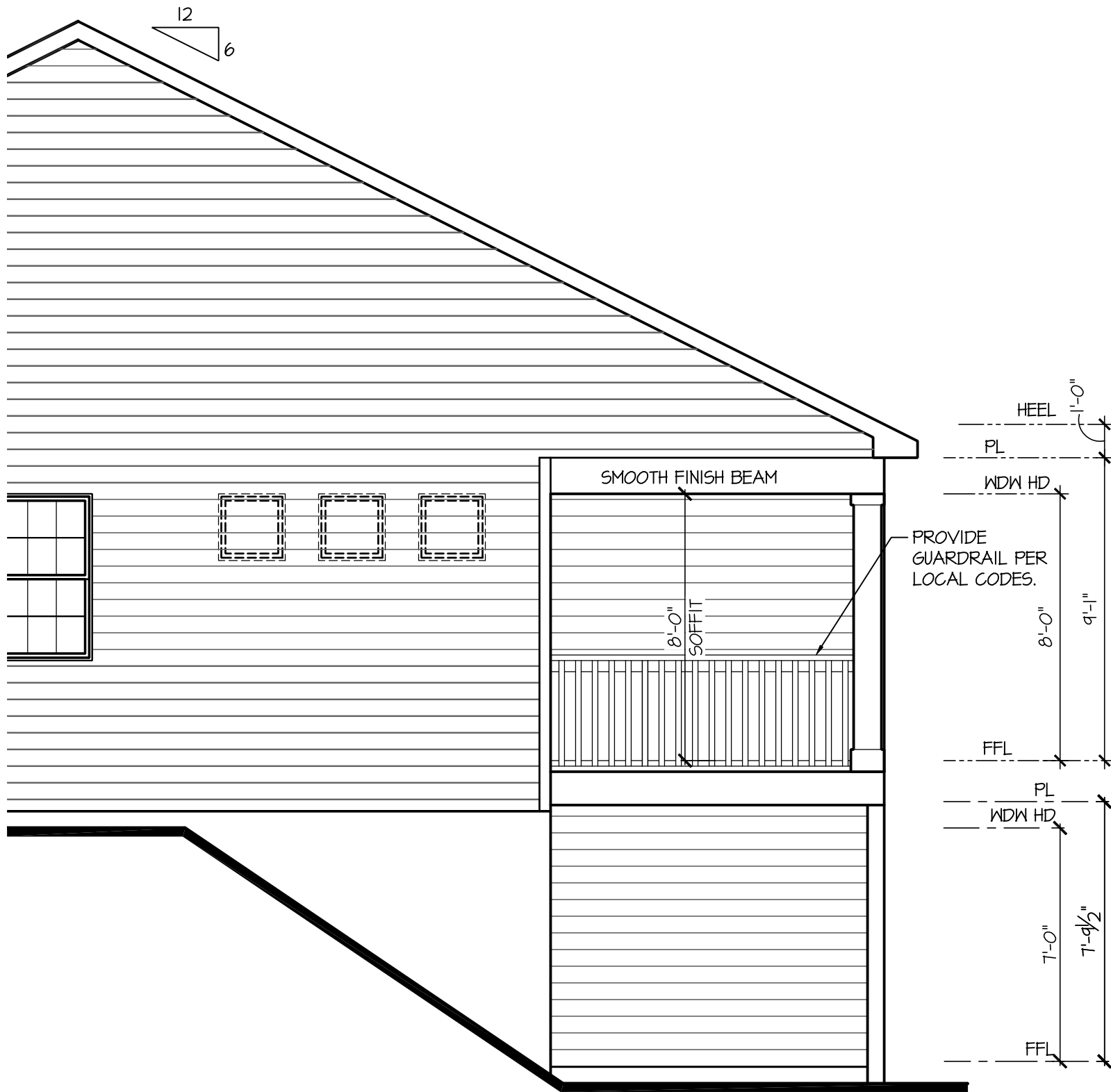
SHEET NO:

3.5



Partial Left Elevation w/
Opt Walk-Out Basement

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



Partial Right Elevation w/
Opt Walk-Out Basement

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



Rear Elevation w/
Opt Walk-Out Basement

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

WINDOW GRIDS
TO MATCH
MAIN
ELEVATION

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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

N/A

TYPICALS:

1

DECORATIVE 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.

10

STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

11

DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

2

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

3

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

5

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

6

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

11

FYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO:	DATE:	REVISION:
1	04.18.23	



PROJECT TITLE:

**50' Series
Galveston
'D511'**

Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

SHEET TITLE:

OPT. WALK-OUT BASEMENT

PRINT DATE:

March 31, 2017

SHEET NO:

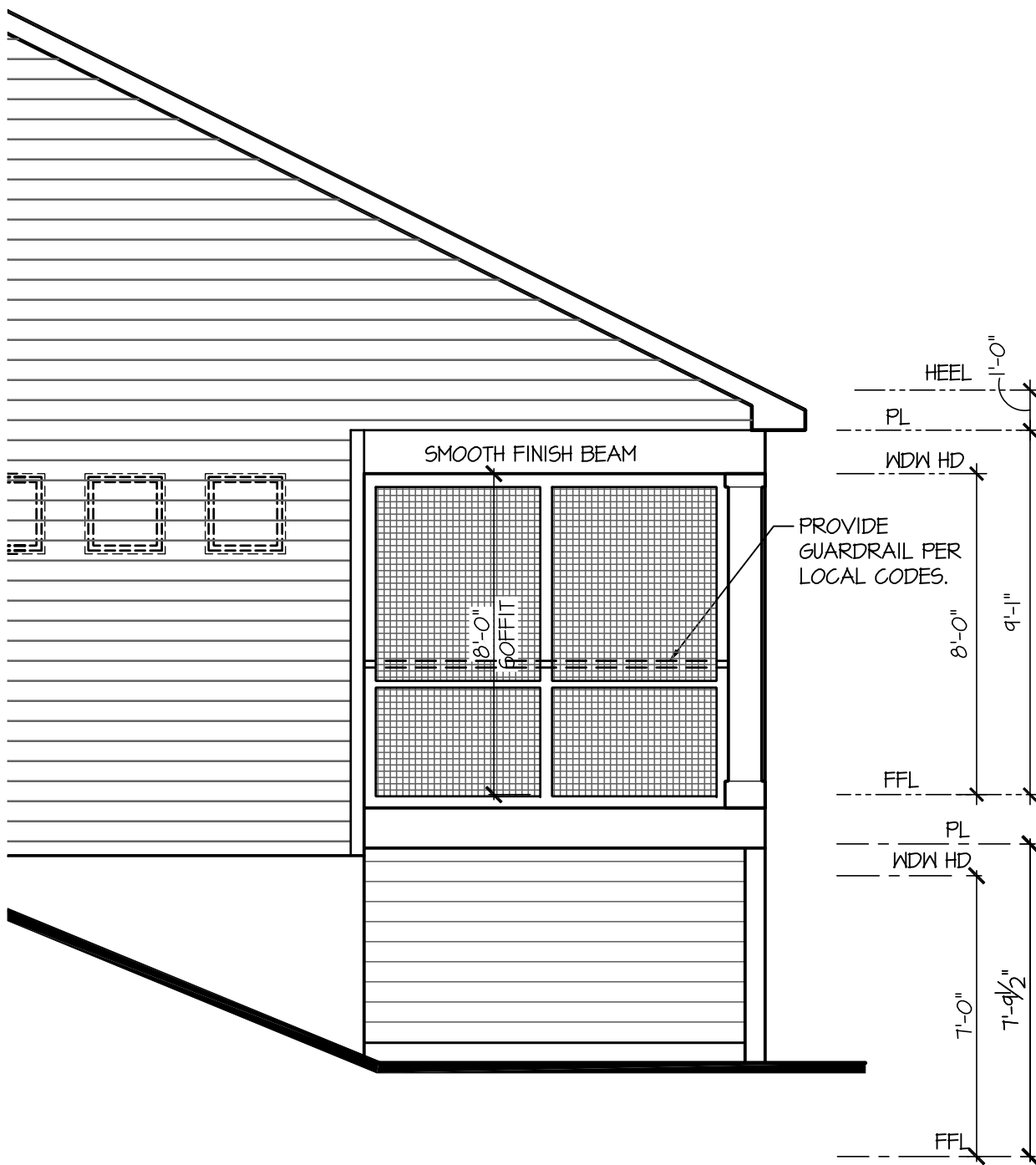
3.7

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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] N/A
- TYPICALS:
- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
 - [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Partial Right Elevation
w/ Opt Screened Porch

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



Partial Rear Elevation
w/ Opt Screened Porch

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

SHOWN AT
LOOK-OUT
BASEMENT

WINDOW GRIDS
TO MATCH
MAIN
ELEVATION



NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A17006

SHEET TITLE:
SCREENED PORCH OPT.
w/ OPT. BASEMENT

PRINT DATE:
March 31, 2017

SHEET NO:

3.7

WINDOW GRIDS TO MATCH MAIN ELEVATION

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- MINIMUM HEAD HEIGHTS:
 - 1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- MINING: 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.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PROTECTION AGAINST DECAT:
(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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

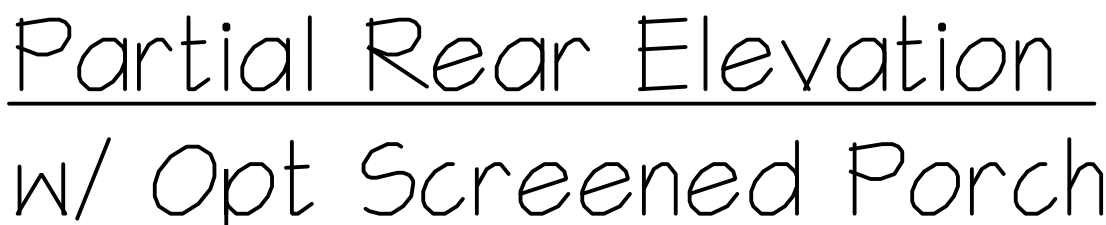
14 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

16 FYPN SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



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



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

WINDOW GRIDS
TO MATCH
MAIN
ELEVATION

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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.

10

STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

11

DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

5

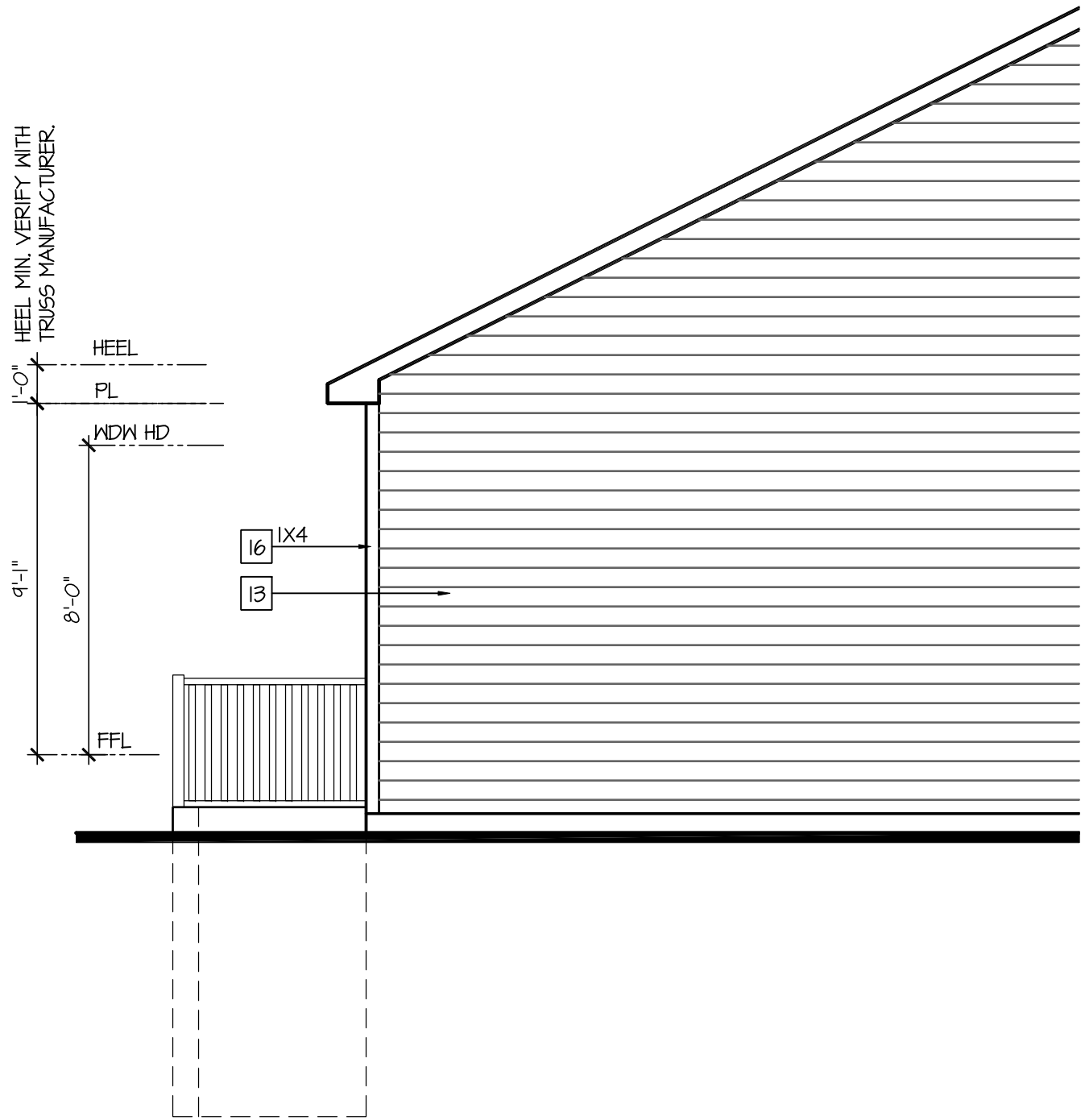
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

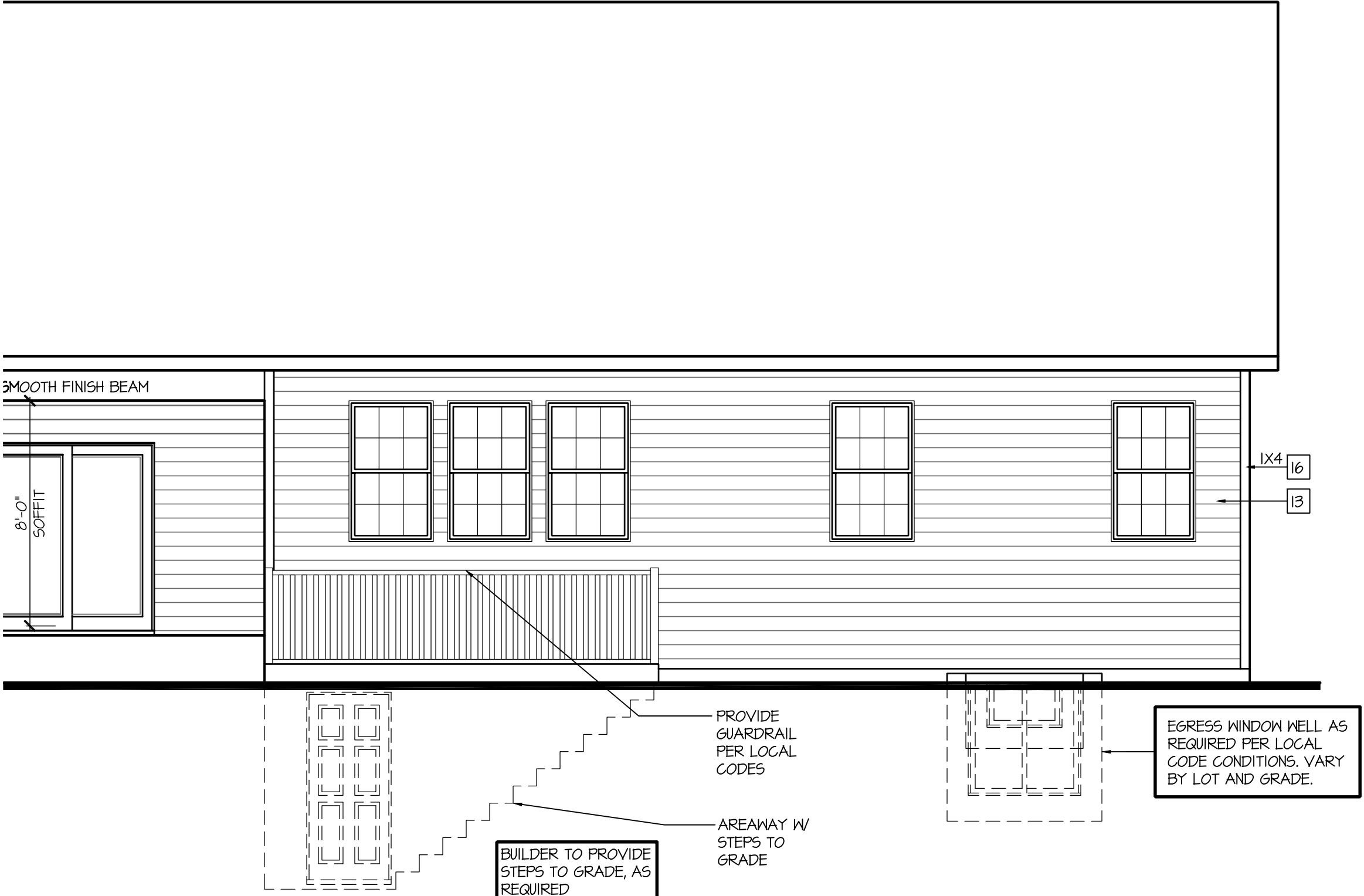
17

PYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Partial Left Elevation w/
Opt Areaway

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



Partial Rear Elevation w/
Opt Areaway

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA17006

SHEET TITLE:
OPTIONAL AREAWAY

PRINT DATE:

March 31, 2017

SHEET NO:

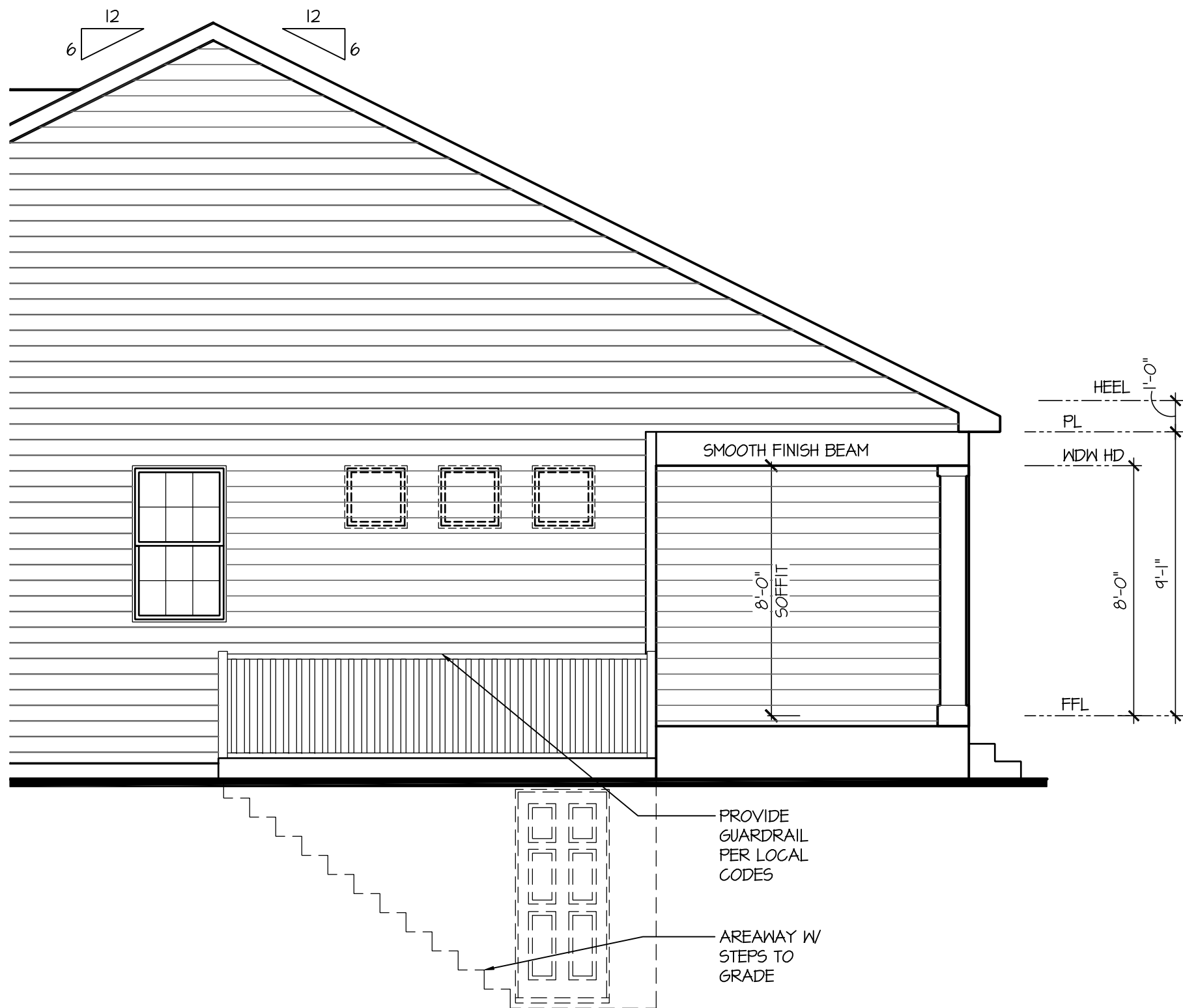
3.9

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

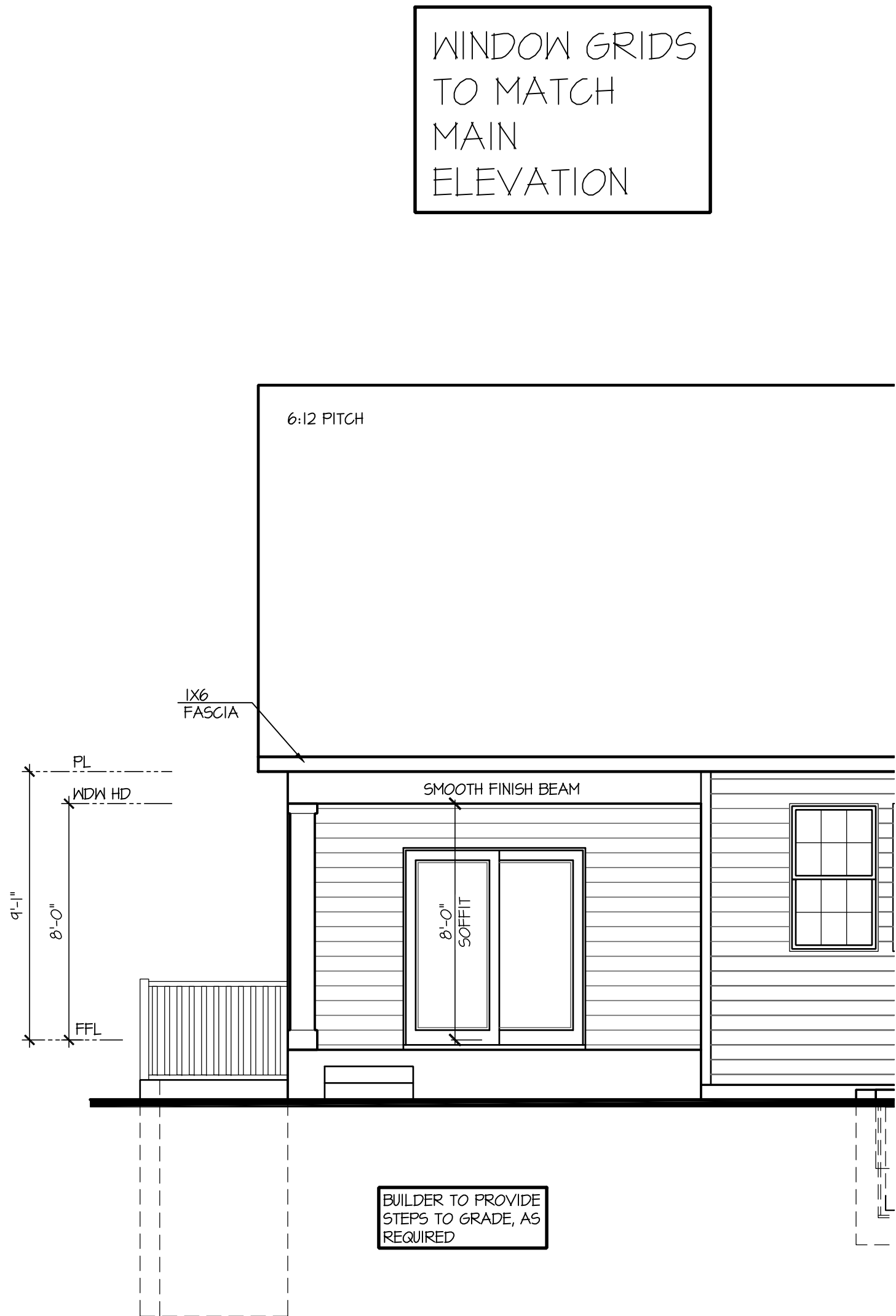
KEY NOTES:

- 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] N/A
- TYPICALS:
- [7] DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
 - [8] CODE APPROVED TERMINATION CHIMNEY GAP.
 - [4] 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Partial Right Elevation w/
Opt Alternate Areaway

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



Partial Rear Elevation w/
Opt Alternate Areaway

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

WINDOW GRIDS
TO MATCH
MAIN
ELEVATION

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A17006

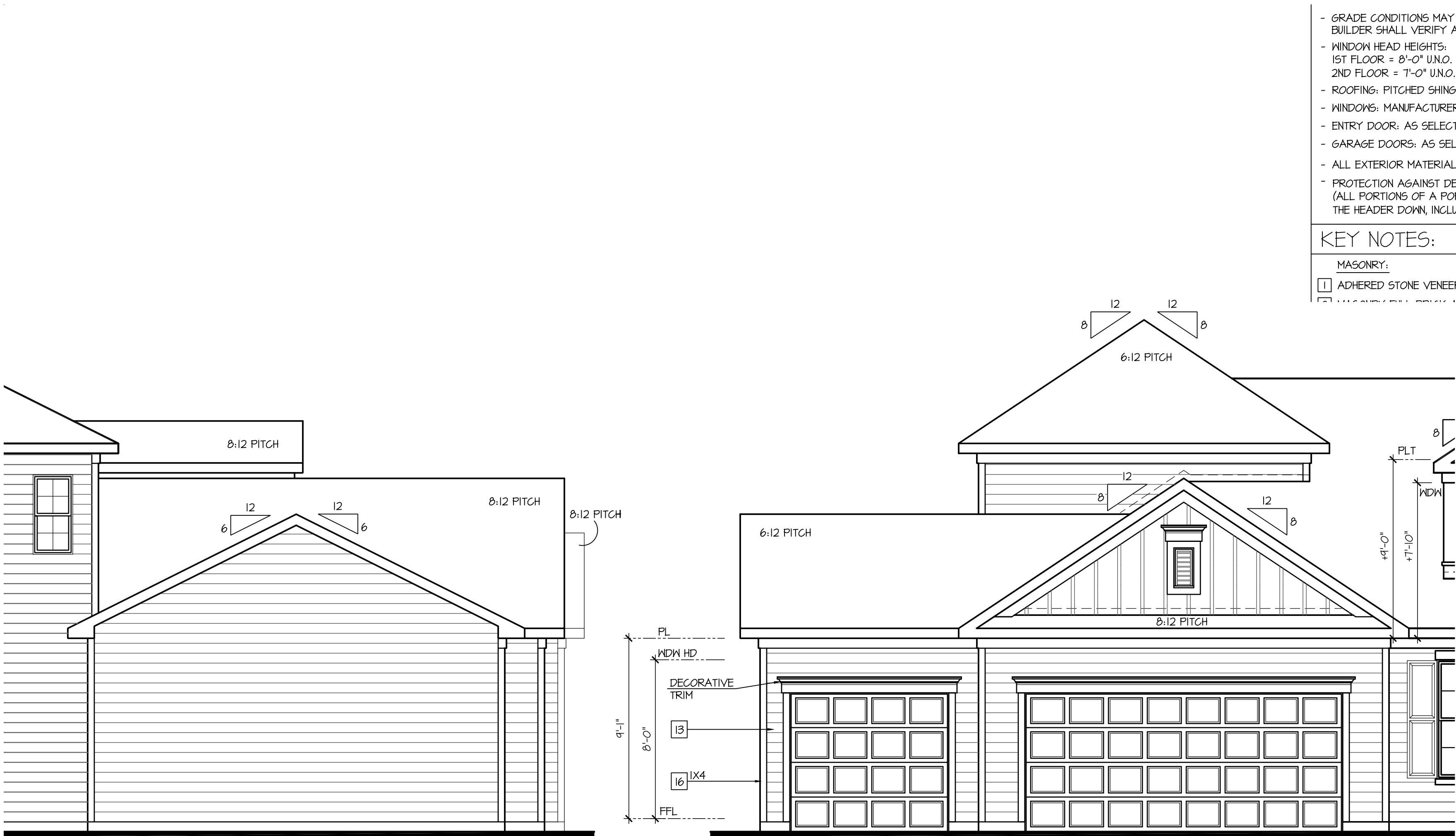
SHEET TITLE:
OPTIONAL ALT AREAWAY

PRINT DATE:

March 31, 2017

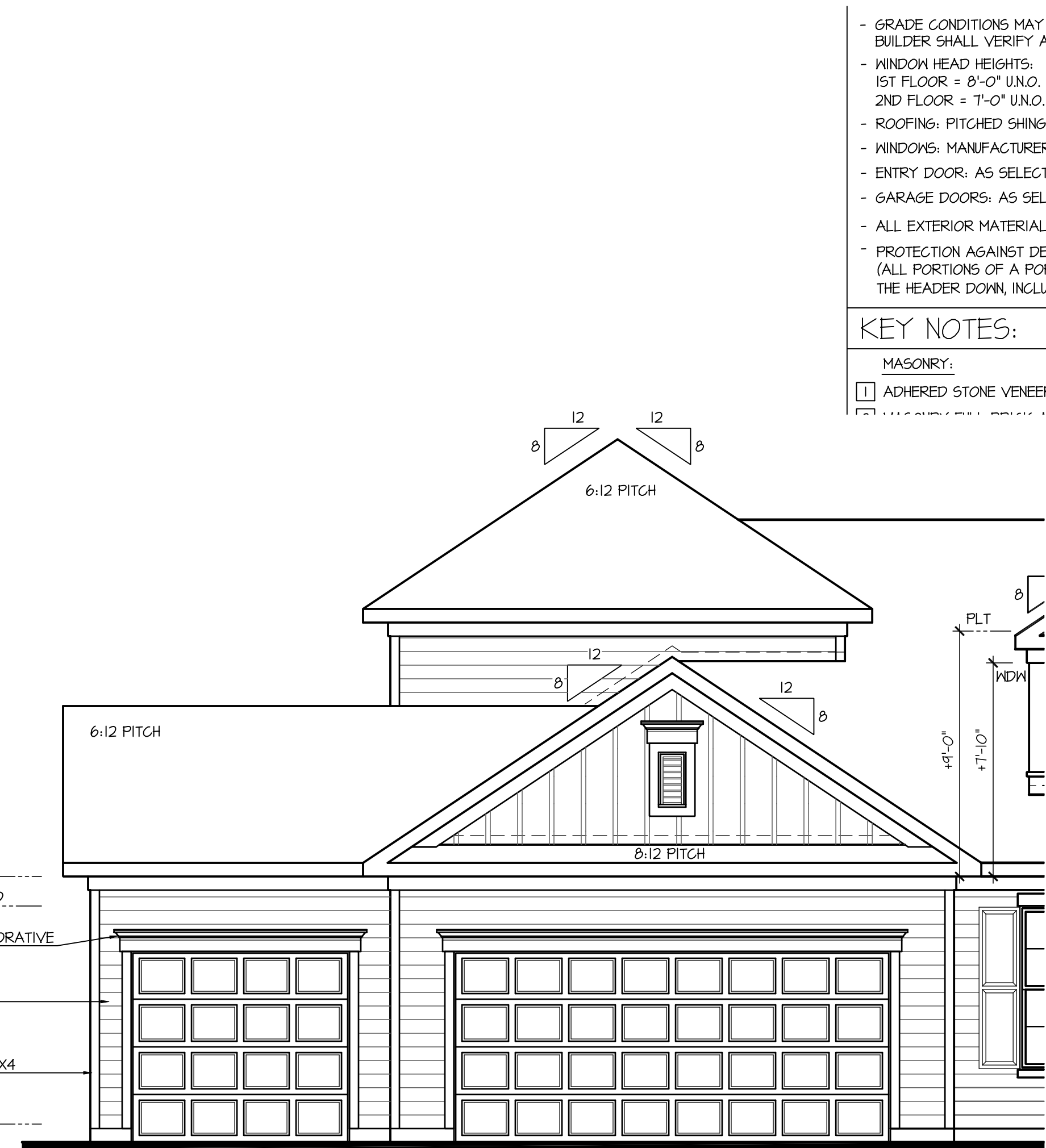
SHEET NO:

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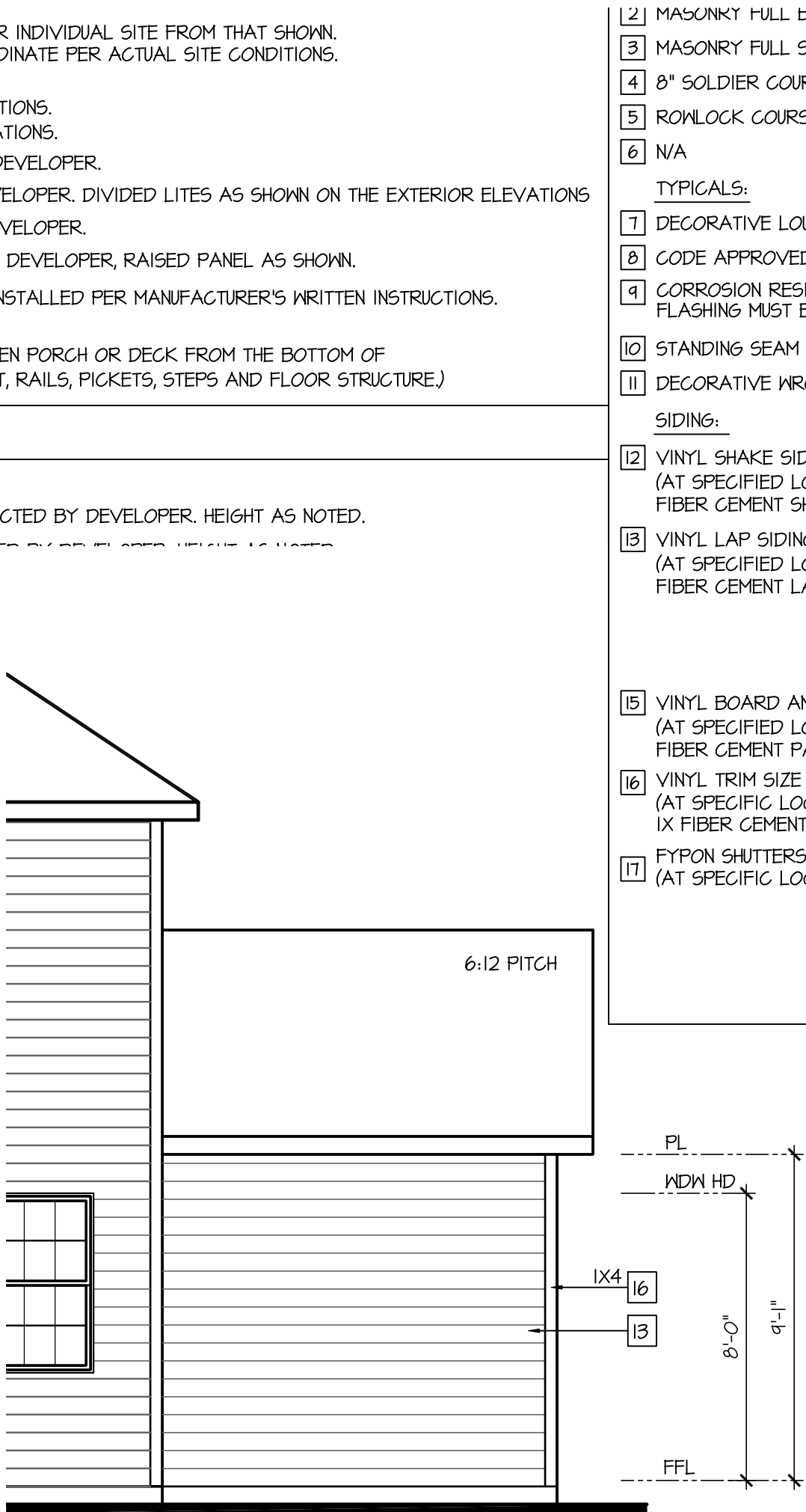
Left Elevation 'A'
At Opt. 2nd Floor
w/ Opt. 3-Car Garage

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



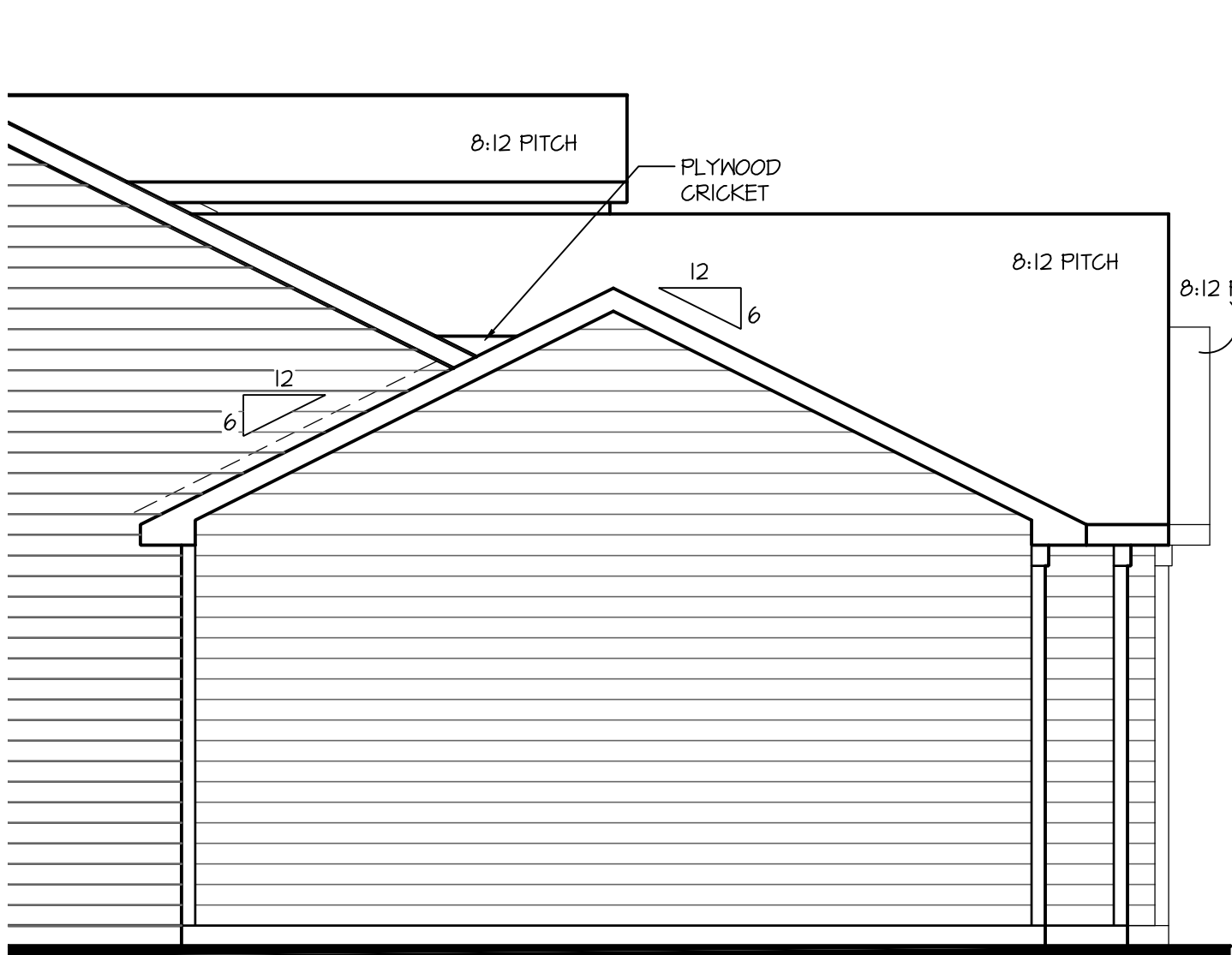
Front Elevation 'A'
At Opt. 2nd Floor
w/ Opt. 3-Car Garage

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



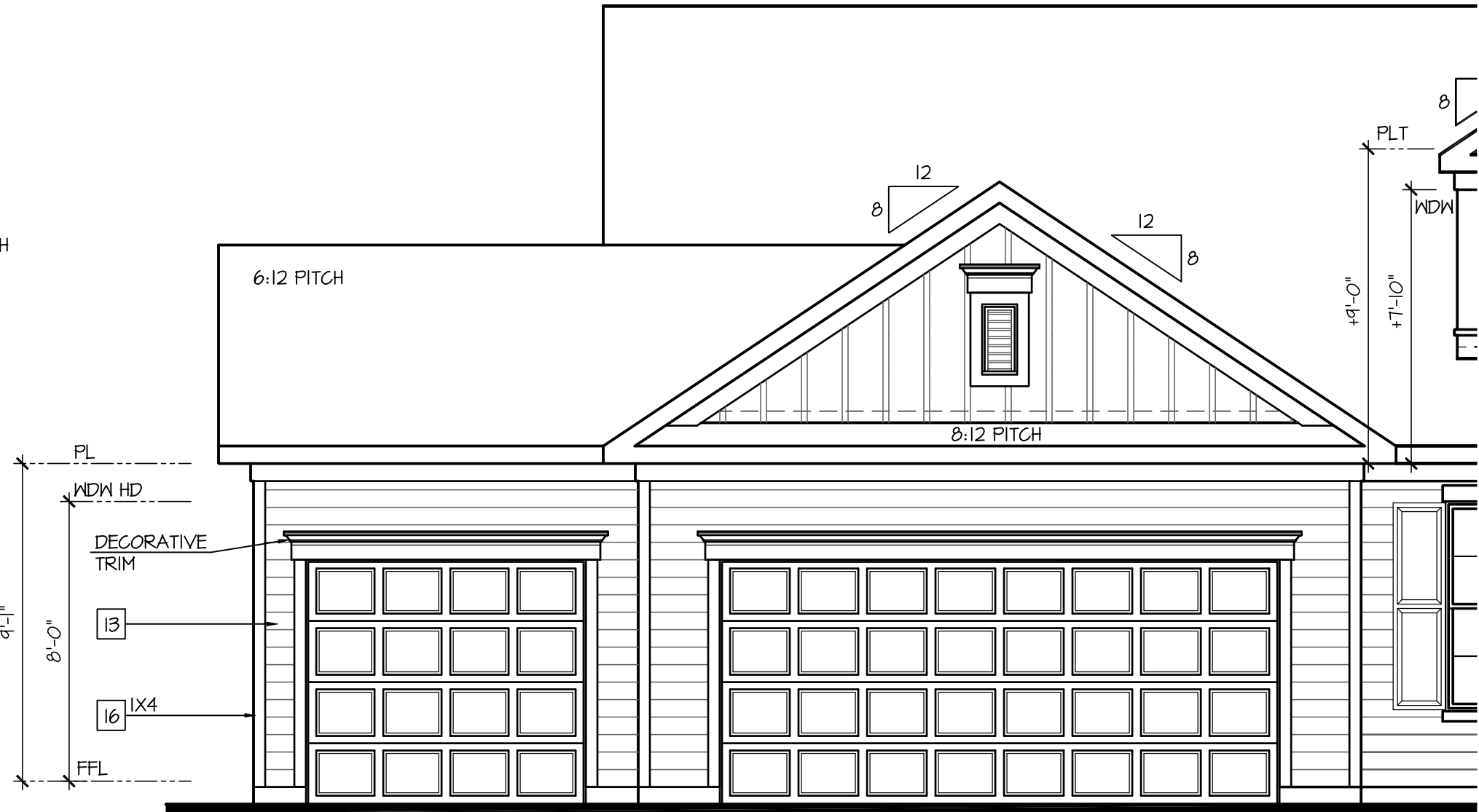
Rear Elevation 'A'
At Opt. 2nd Floor
w/ Opt. 3-Car Garage

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



Left Elevation 'A'
w/ Opt. 3-Car Garage

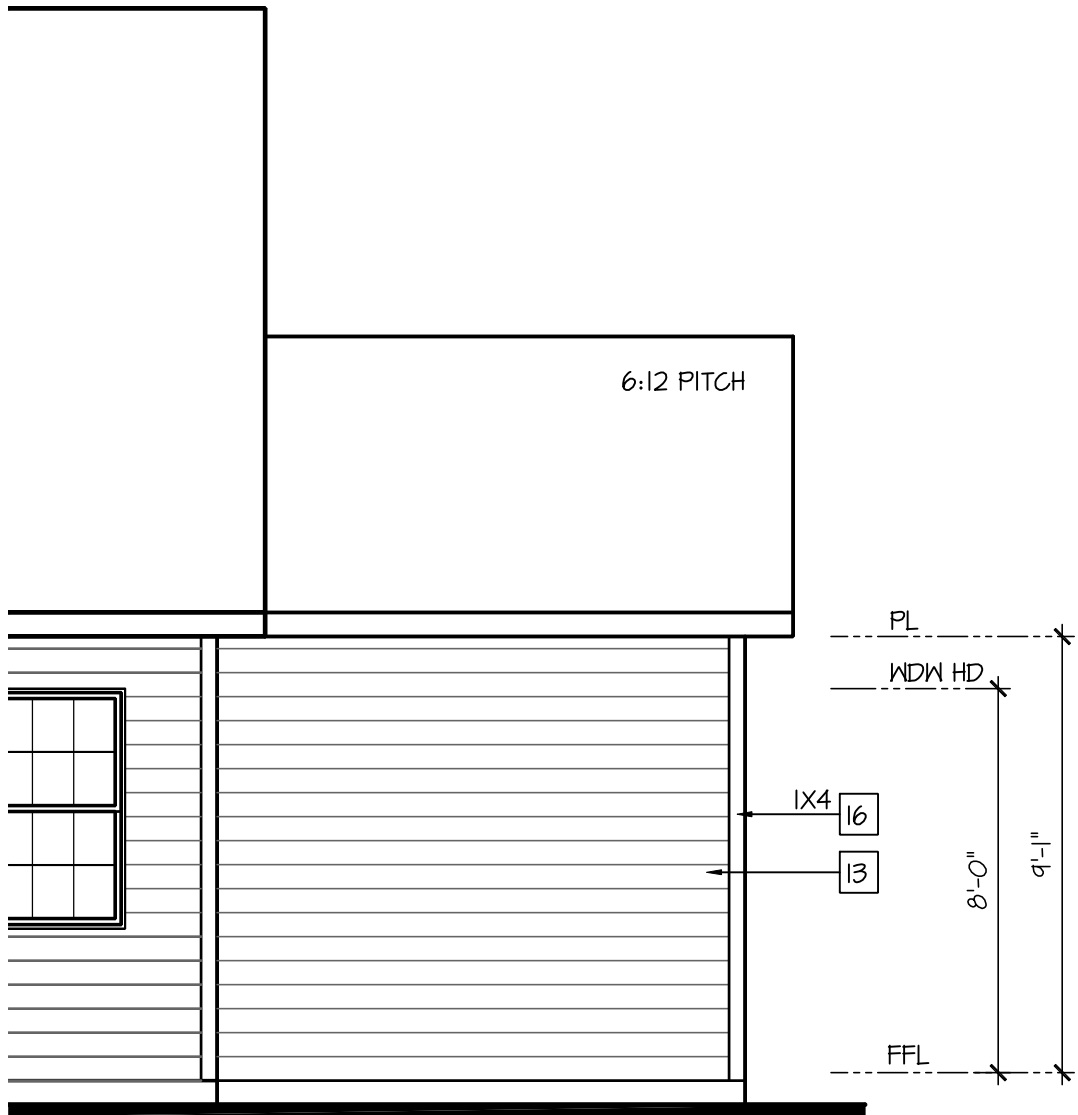
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



Front Elevation 'A'
w/ Opt. 3-Car Garage

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

BASEMENT ELEVATION SIMILAR



Rear Elevation 'A'
w/ Opt. 3-Car Garage

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

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.

- [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] N/A

TYPICALS:

- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- [17] FIBER ON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO:	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

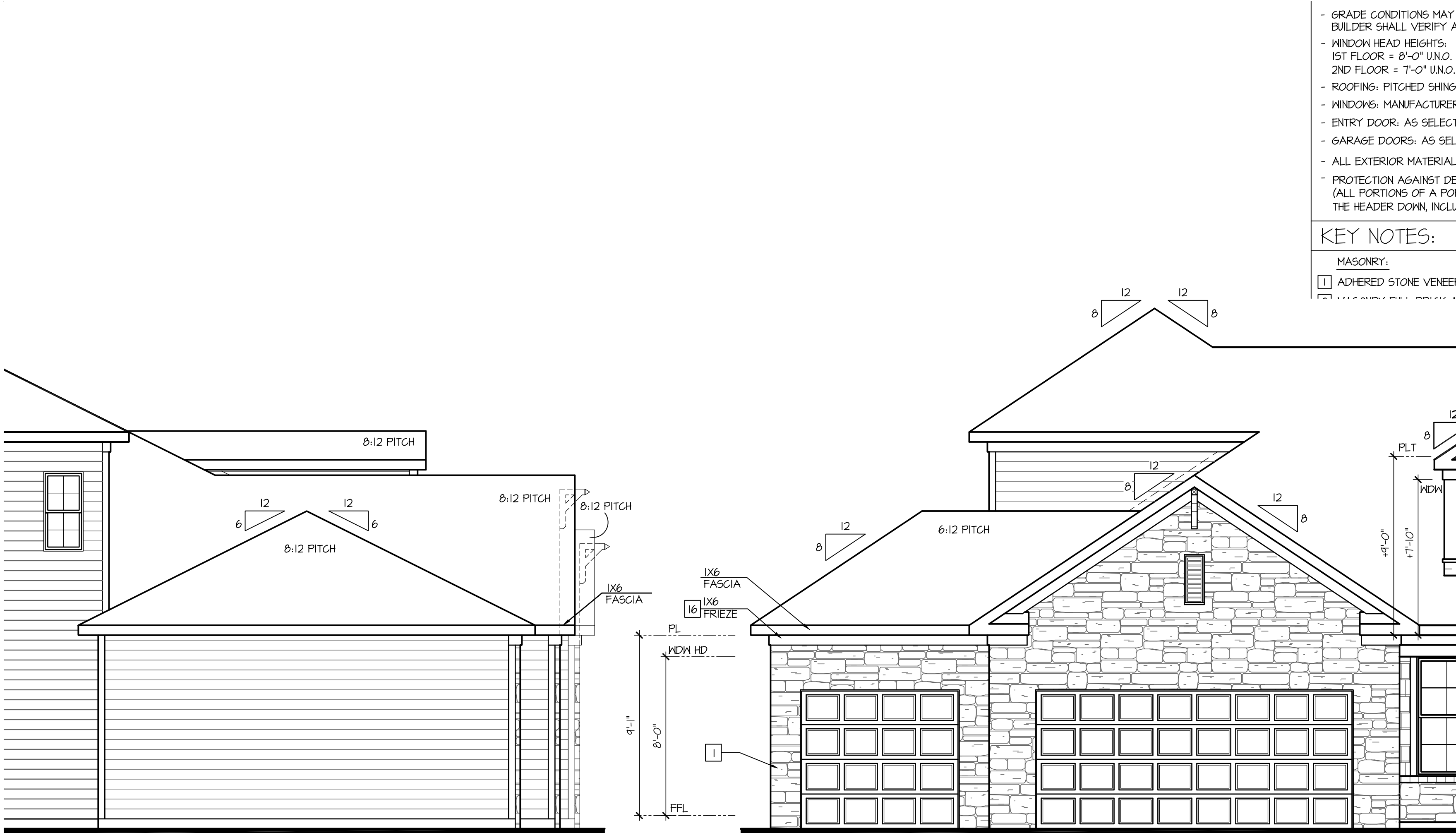
Sussex
County - DE
North Region

PROJECT NO: GMD-6A1006

SHEET TITLE:
ELEVATIONS 'A' w/
OPT. 3-CAR GARAGE

PRINT DATE:
March 31, 2017

SHEET NO:
3.11-A

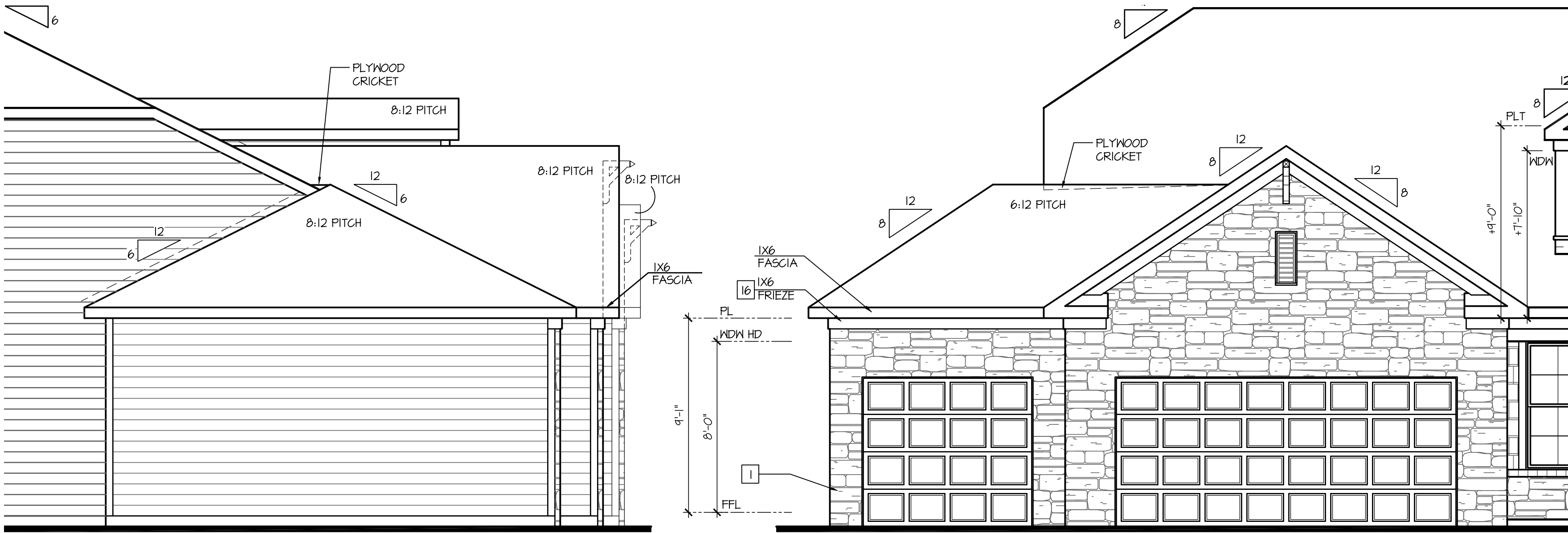


Left Elevation 'D'
At Opt. 2nd Floor
w/ Opt. 3-Car Garage

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

Front Elevation 'D'
At Opt. 2nd Floor
w/ Opt. 3-Car Garage

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



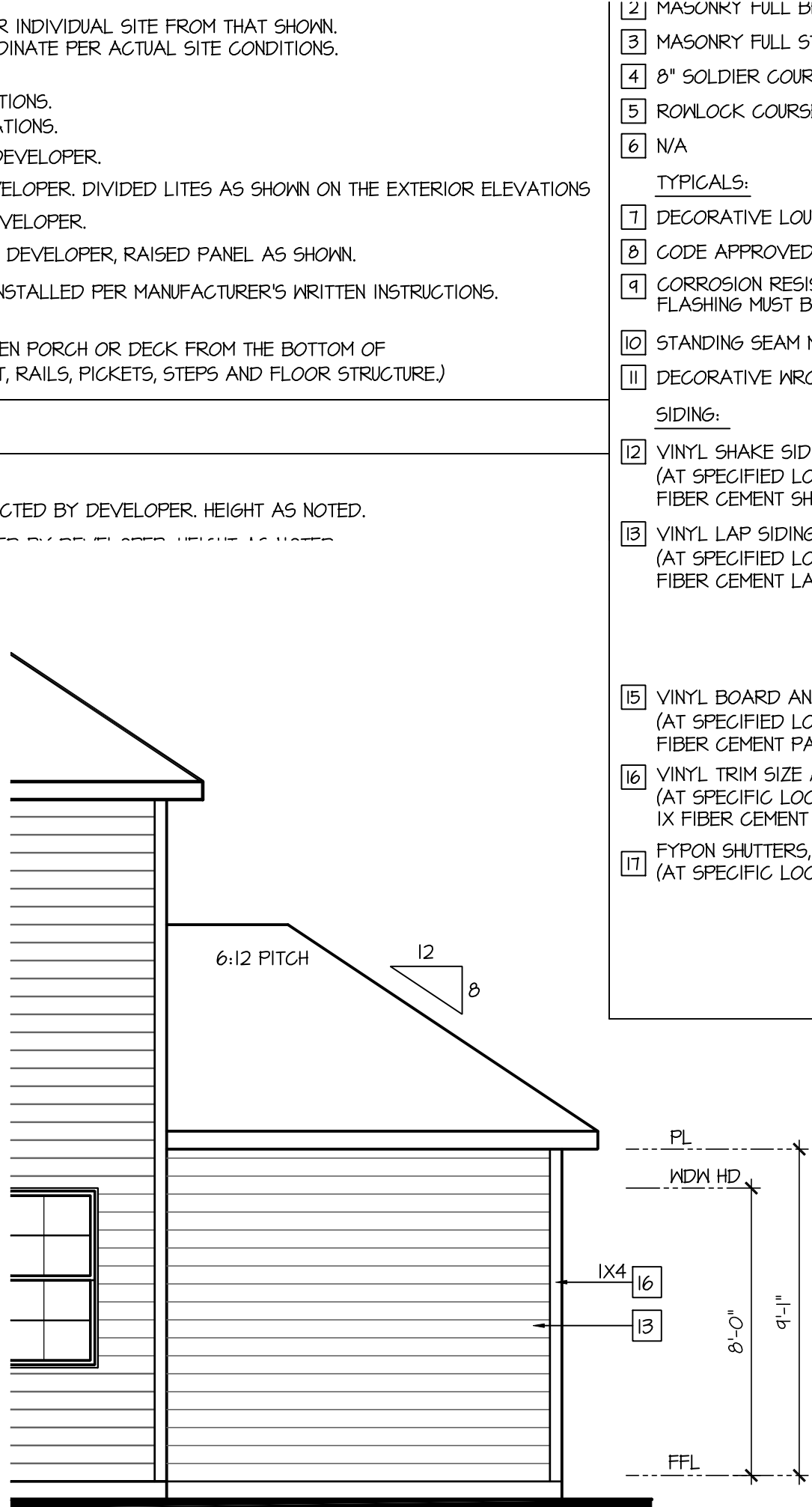
Left Elevation 'D'
w/ Opt. 3-Car Garage

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

Front Elevation 'D'
w/ Opt. 3-Car Garage

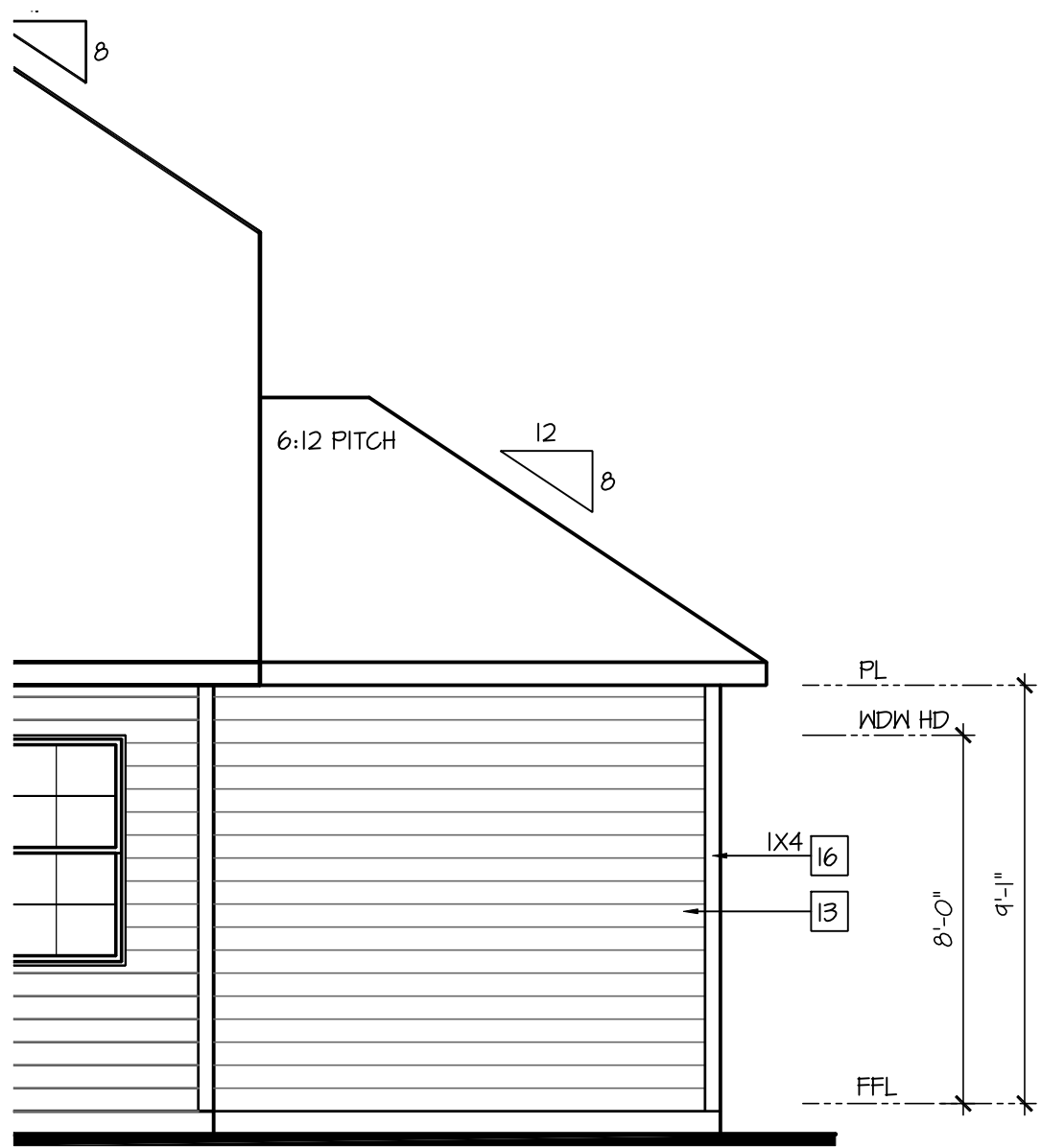
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

BASEMENT ELEVATION SIMILAR



Rear Elevation 'D'
At Opt. 2nd Floor
w/ Opt. 3-Car Garage

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



Rear Elevation 'D'
w/ Opt. 3-Car Garage

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

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
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- ENTRY DOOR: AS SELECTED BY DEVELOPER.
- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- 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.

- [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] N/A

TYPICALS:

- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- [17] FIBER ON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO:	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

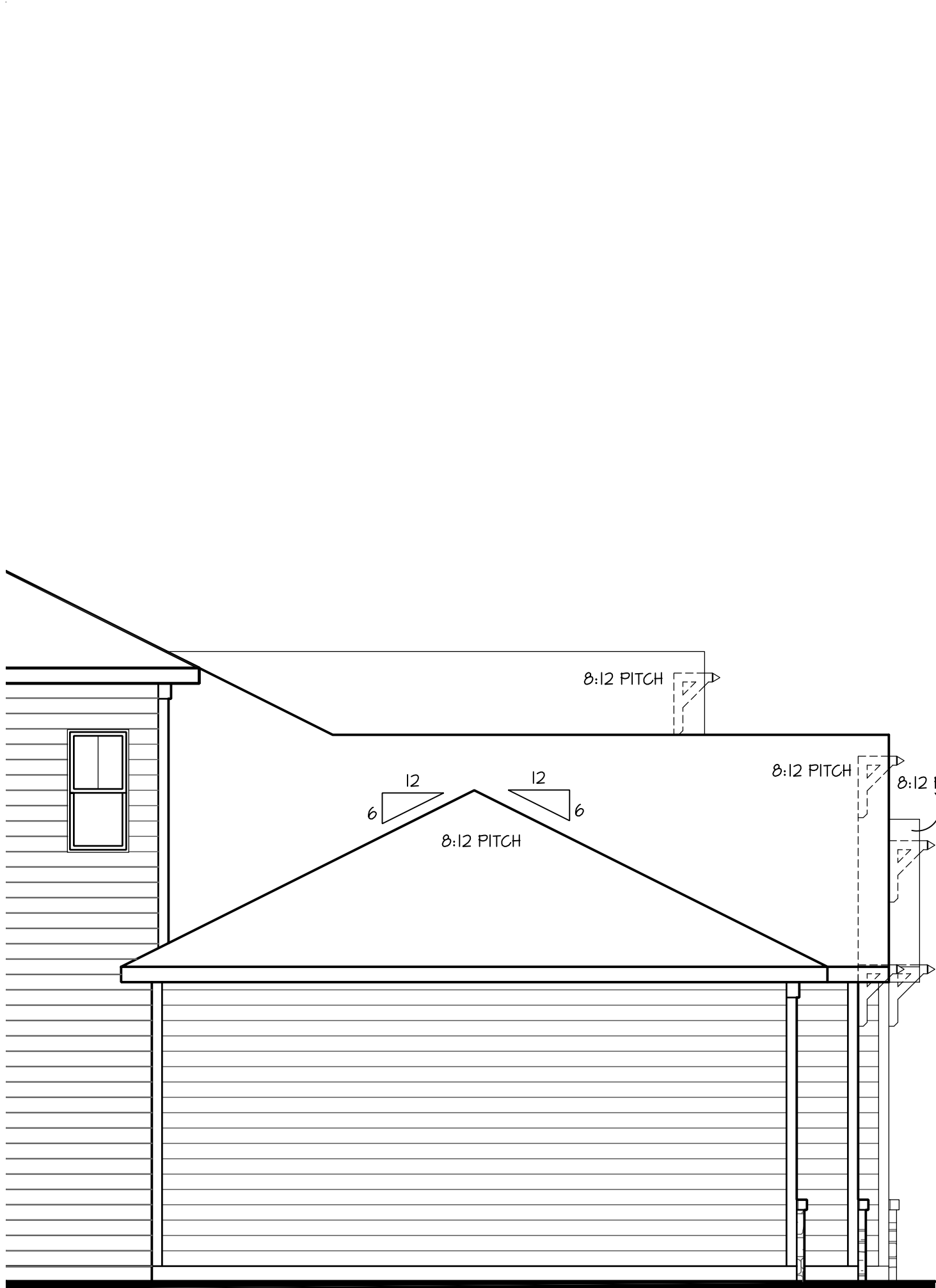
Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

SHEET TITLE:
ELEVATIONS 'D' w/
OPT. 3-CAR GARAGE

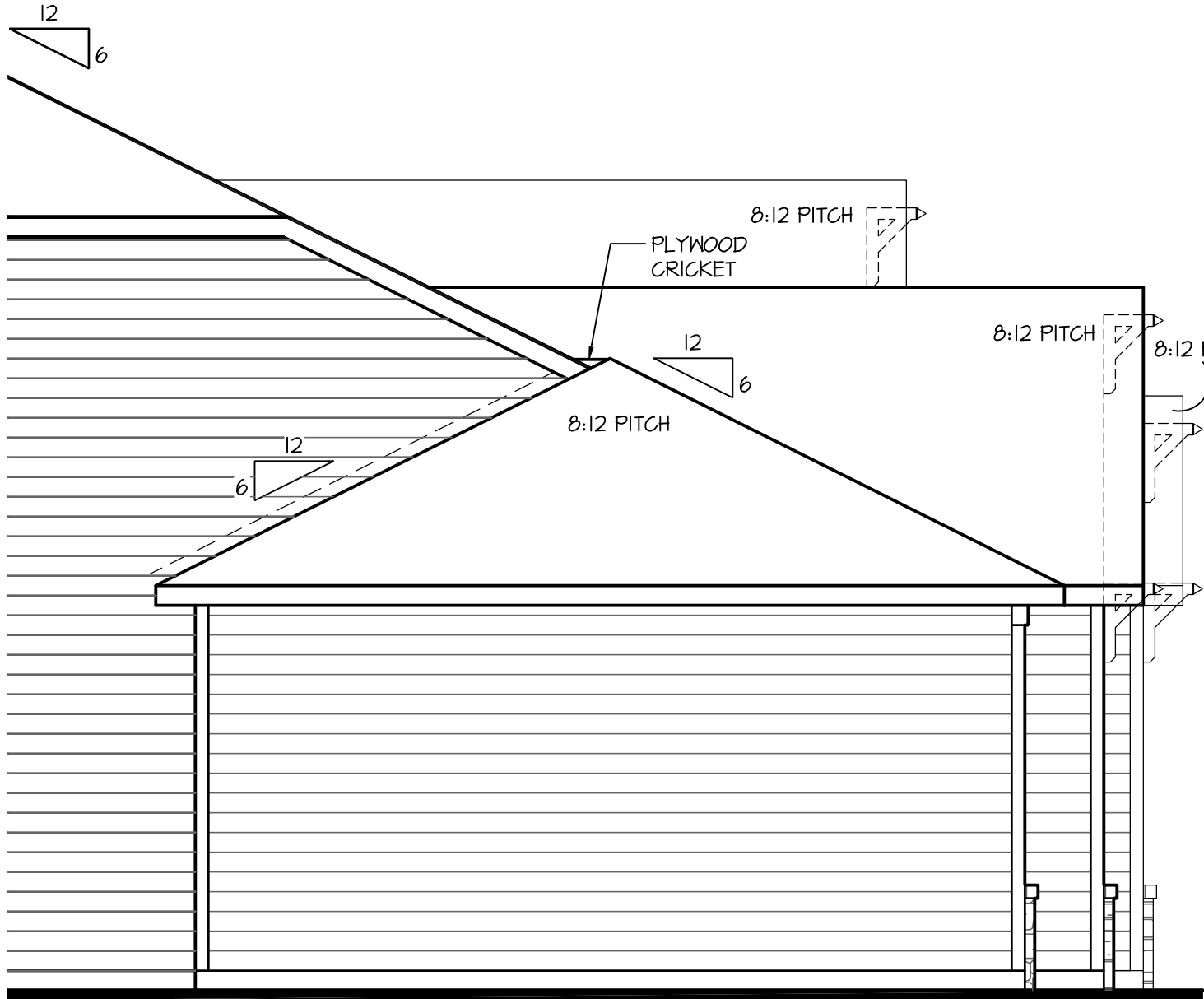
PRINT DATE:
March 31, 2017

SHEET NO:
3.11-D



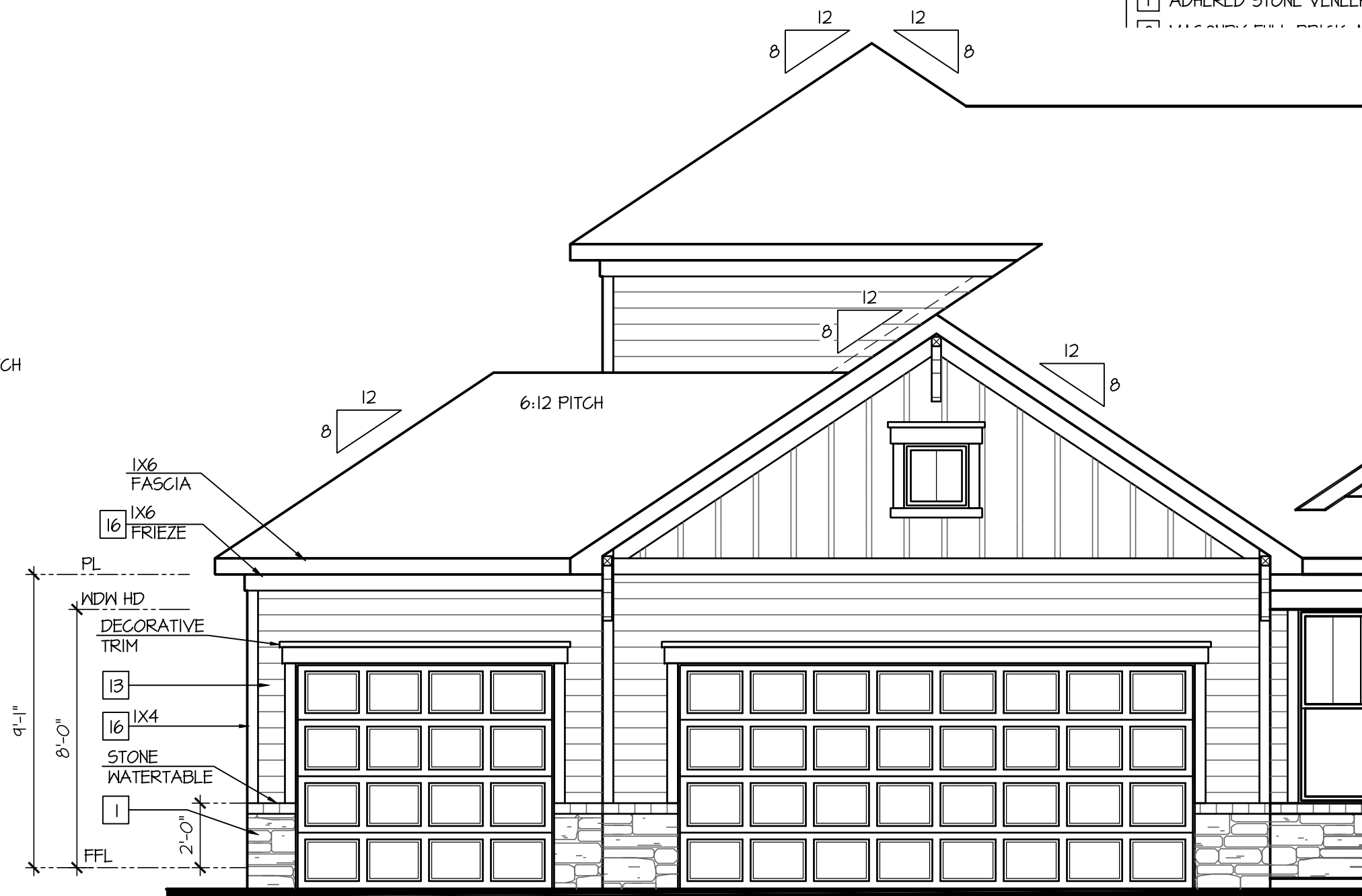
Left Elevation 'E'
At Opt. 2nd Floor
w/ Opt. 3-Car Garage

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



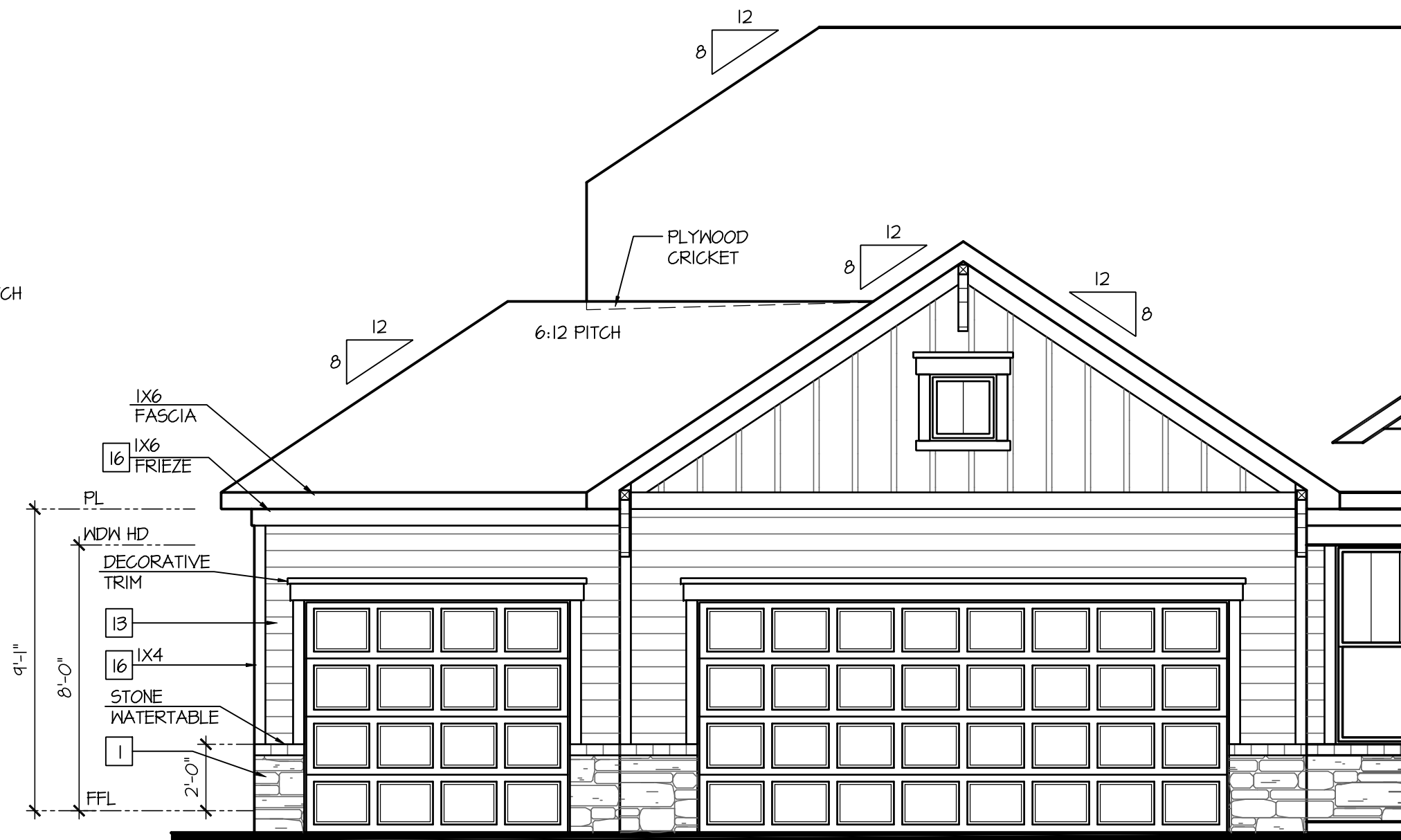
Left Elevation 'E'
w/ Opt. 3-Car Garage

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



Front Elevation 'E'
At Opt. 2nd Floor
w/ Opt. 3-Car Garage

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



Front Elevation 'E'
w/ Opt. 3-Car Garage

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

BASEMENT ELEVATION SIMILAR

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.

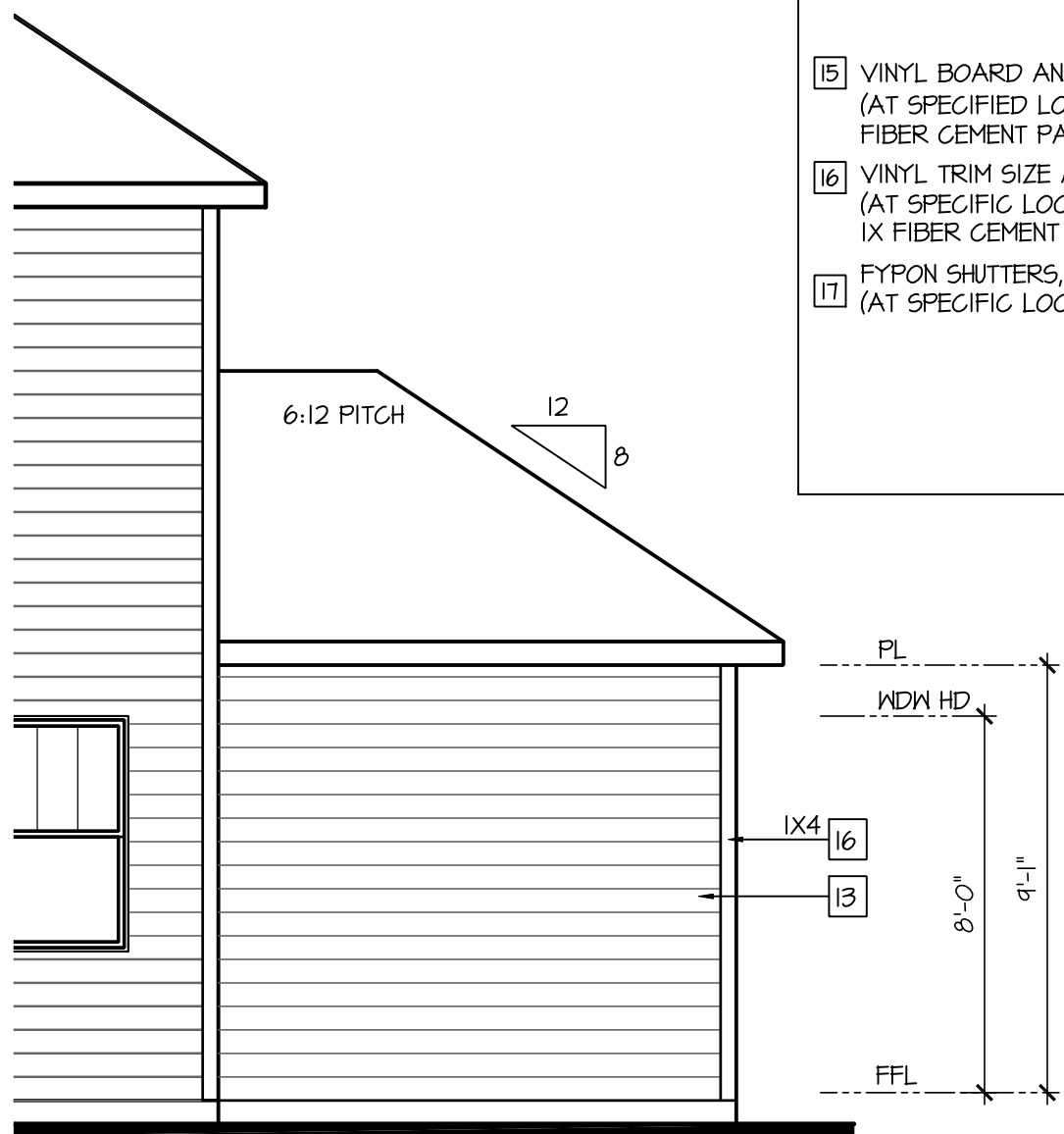
- [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- [4] 8" SOLDIER COURSE.
- [5] ROWLOCK COURSE
- [6] N/A

TYPICALS:

- [7] DECORATIVE 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.

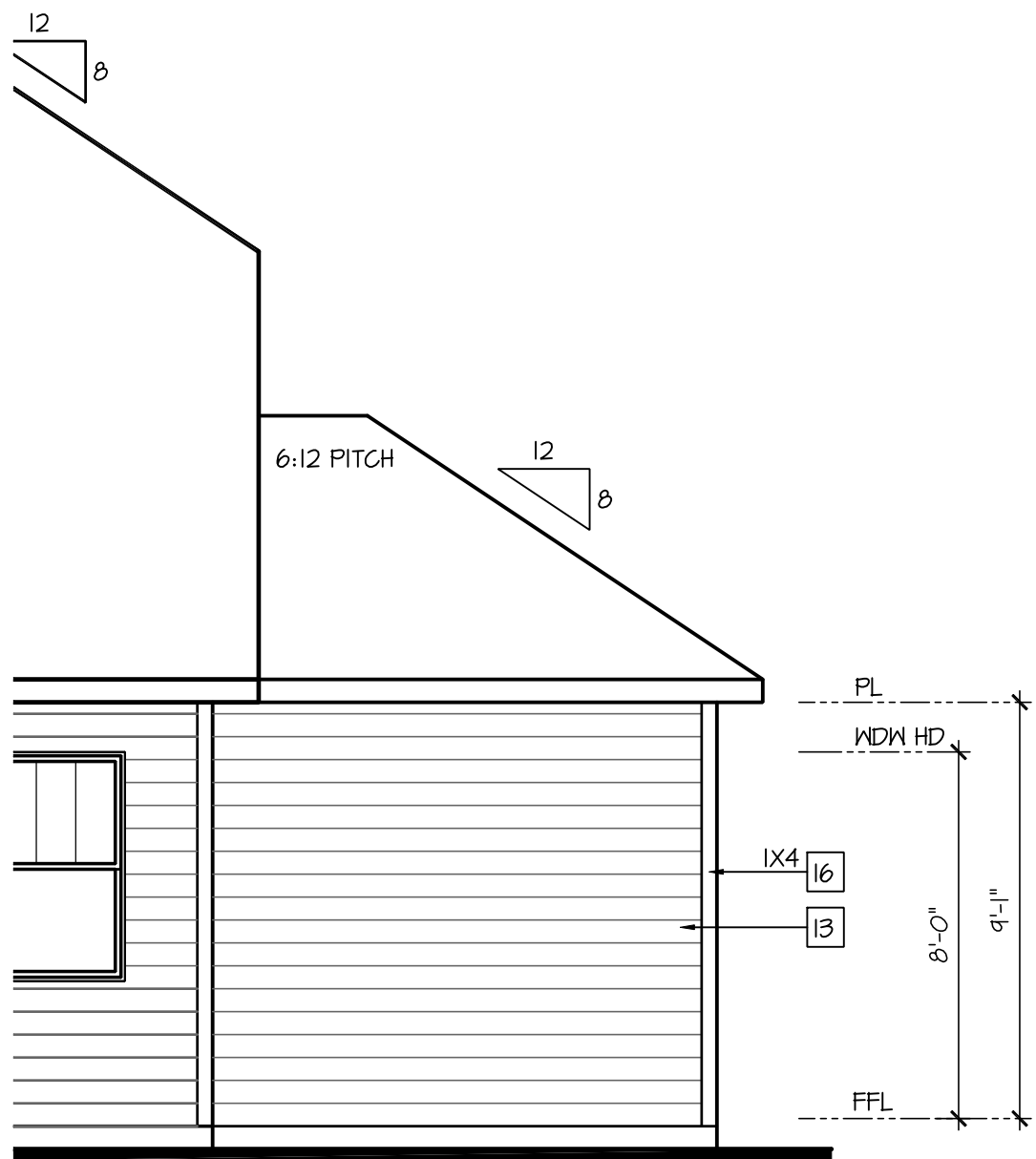
SIDING:

- [12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- [17] FIBRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Rear Elevation 'E'
At Opt. 2nd Floor
w/ Opt. 3-Car Garage

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



Rear Elevation 'E'
w/ Opt. 3-Car Garage

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

D.R. HORTON
America's Builder

NO:	DATE:	REVISION:
-----	-------	-----------

04.18.23

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA1006

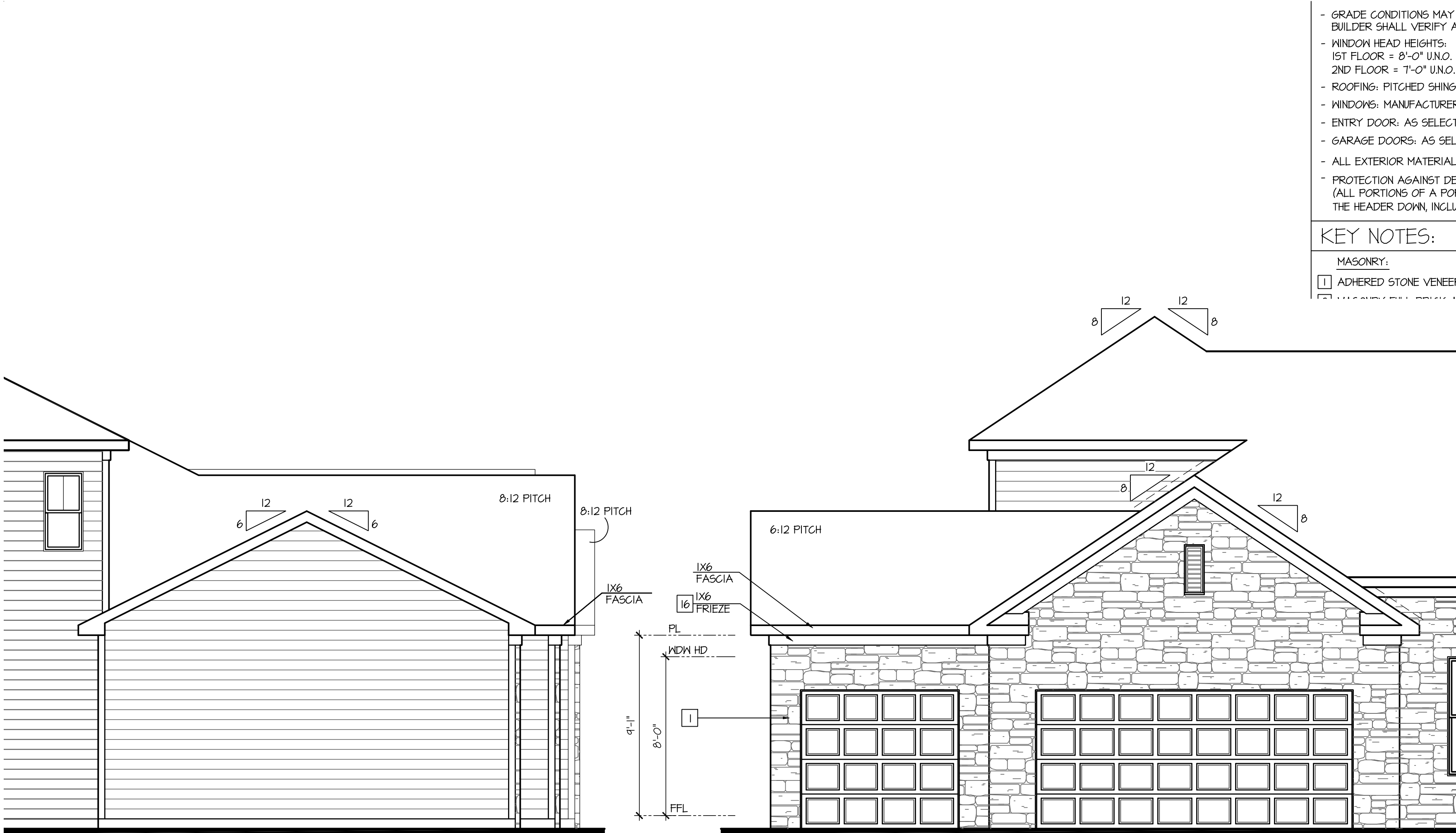
SHEET TITLE:
**ELEVATIONS 'E' w/
OPT. 3-CAR GARAGE**

PRINT DATE:

March 31, 2017

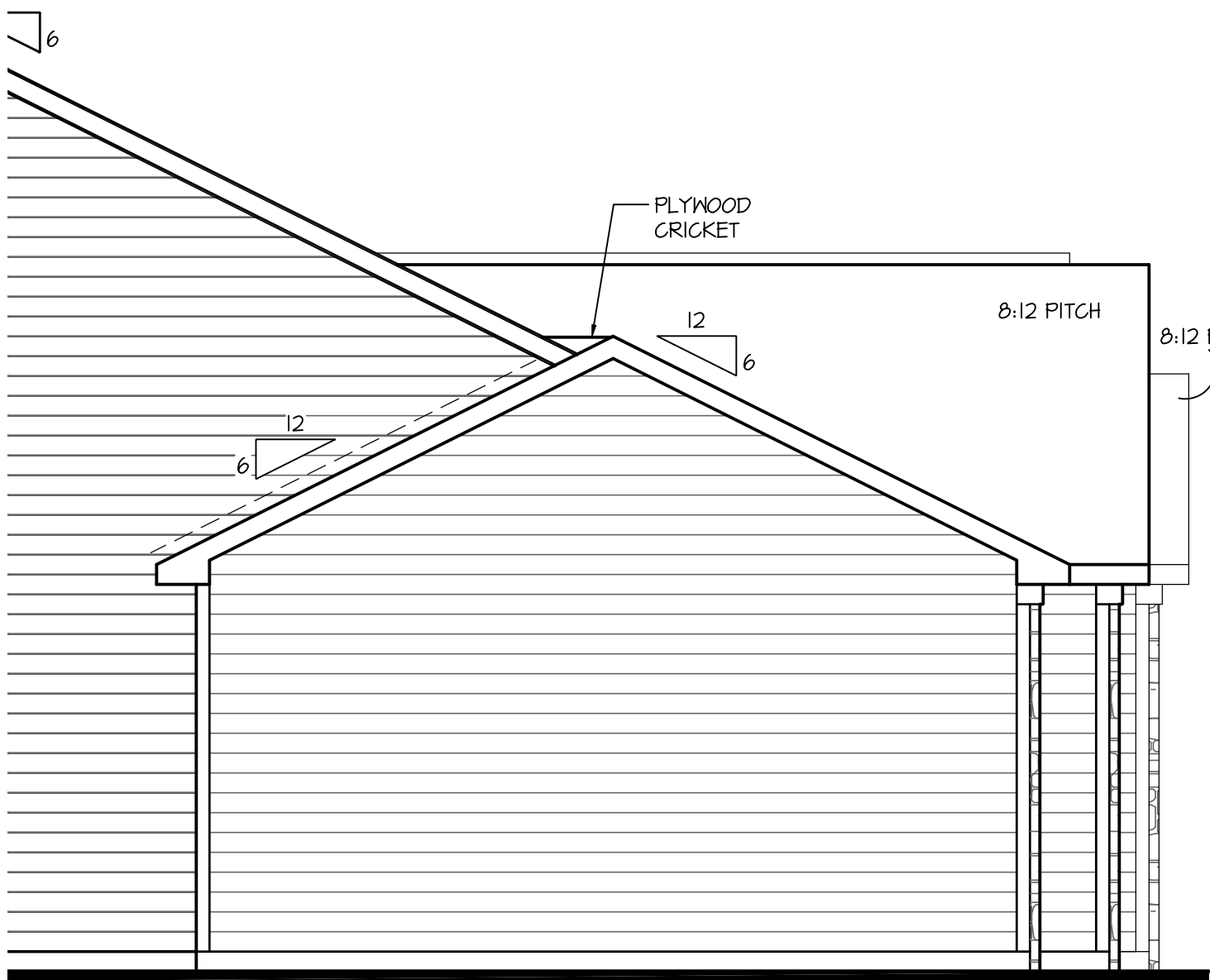
SHEET NO:

3.11-E



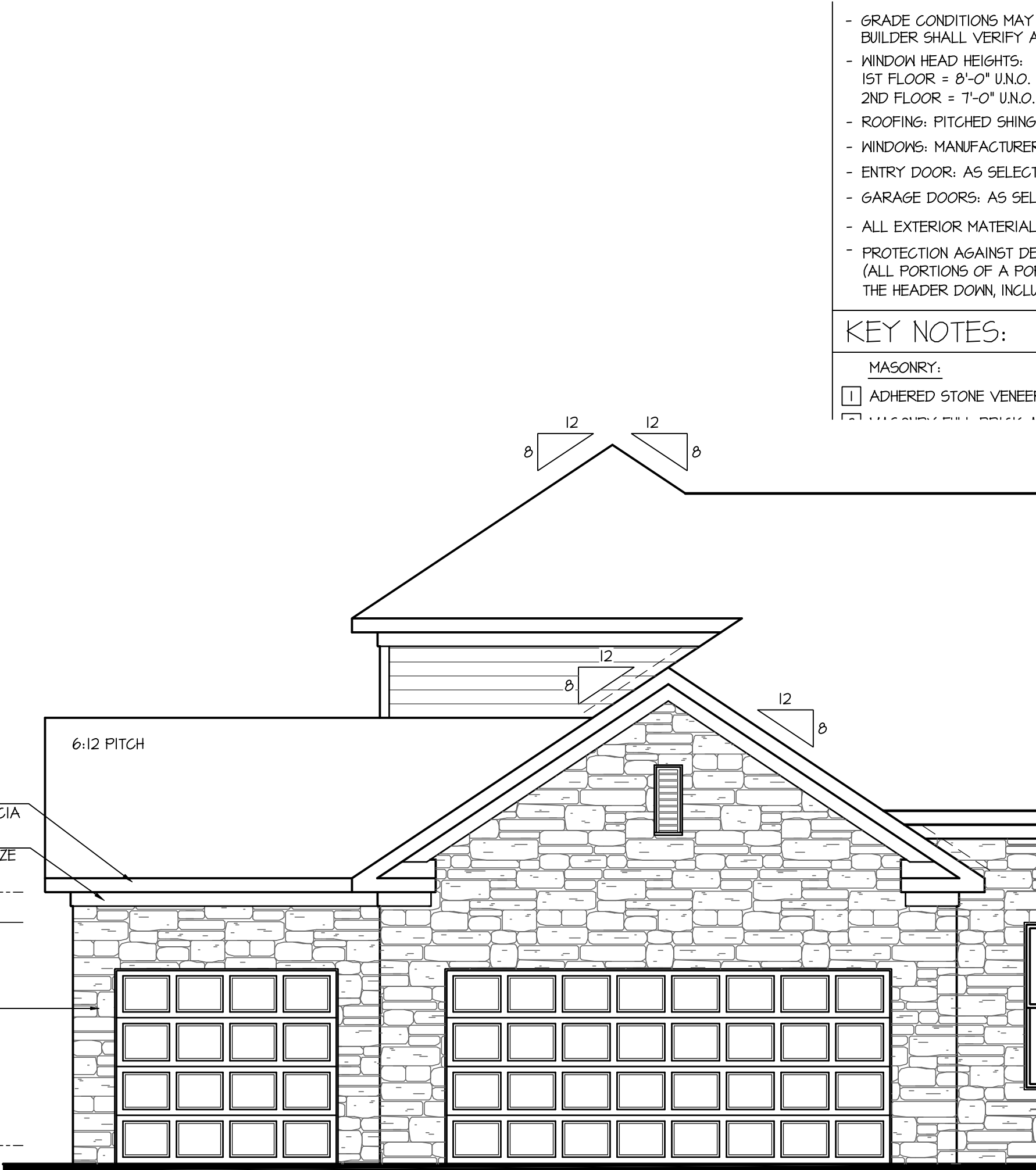
Left Elevation 'F'
At Opt. 2nd Floor
w/ Opt. 3-Car Garage

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



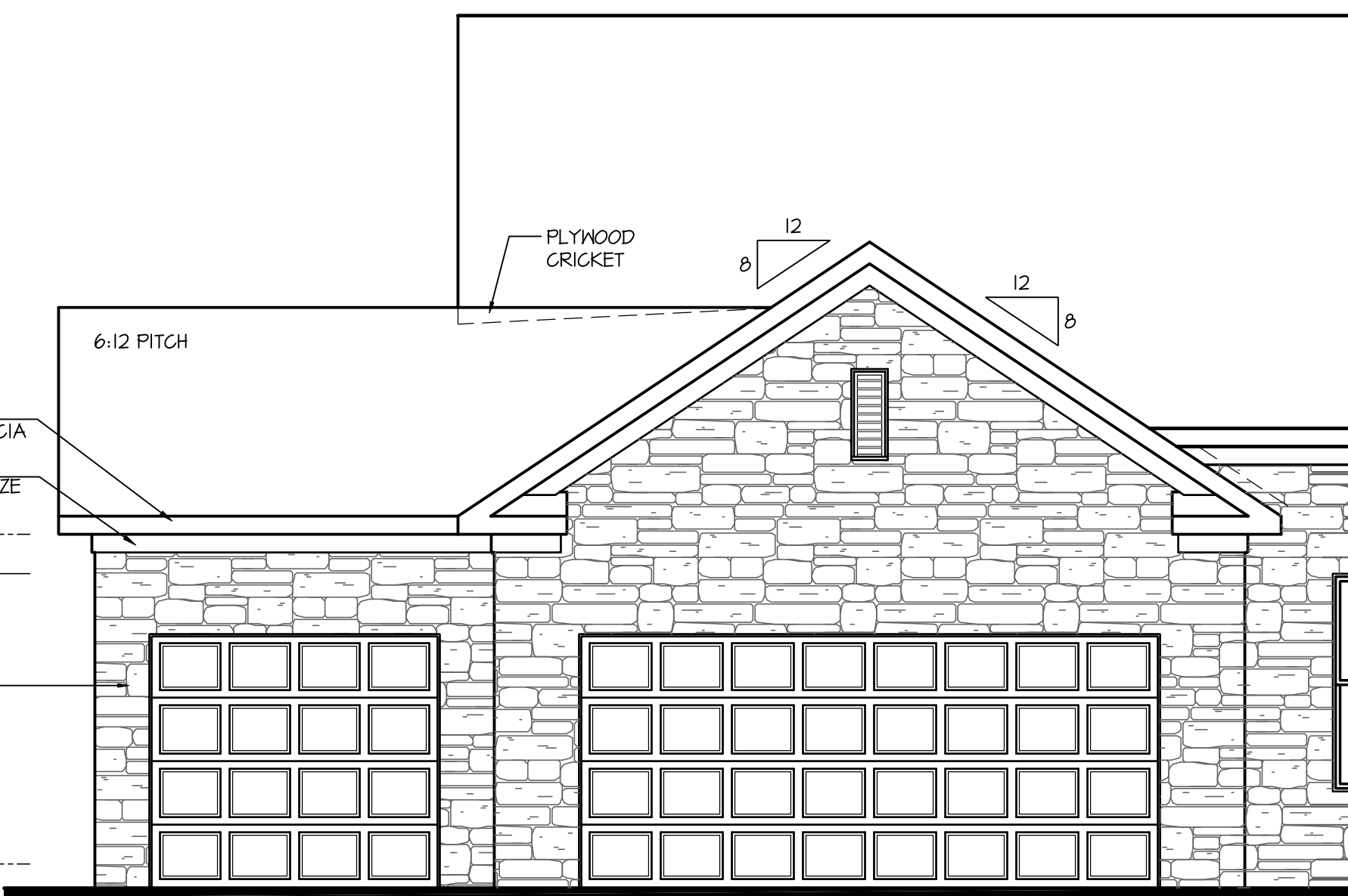
Left Elevation 'F'
w/ Opt. 3-Car Garage

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



Front Elevation 'F'
At Opt. 2nd Floor
w/ Opt. 3-Car Garage

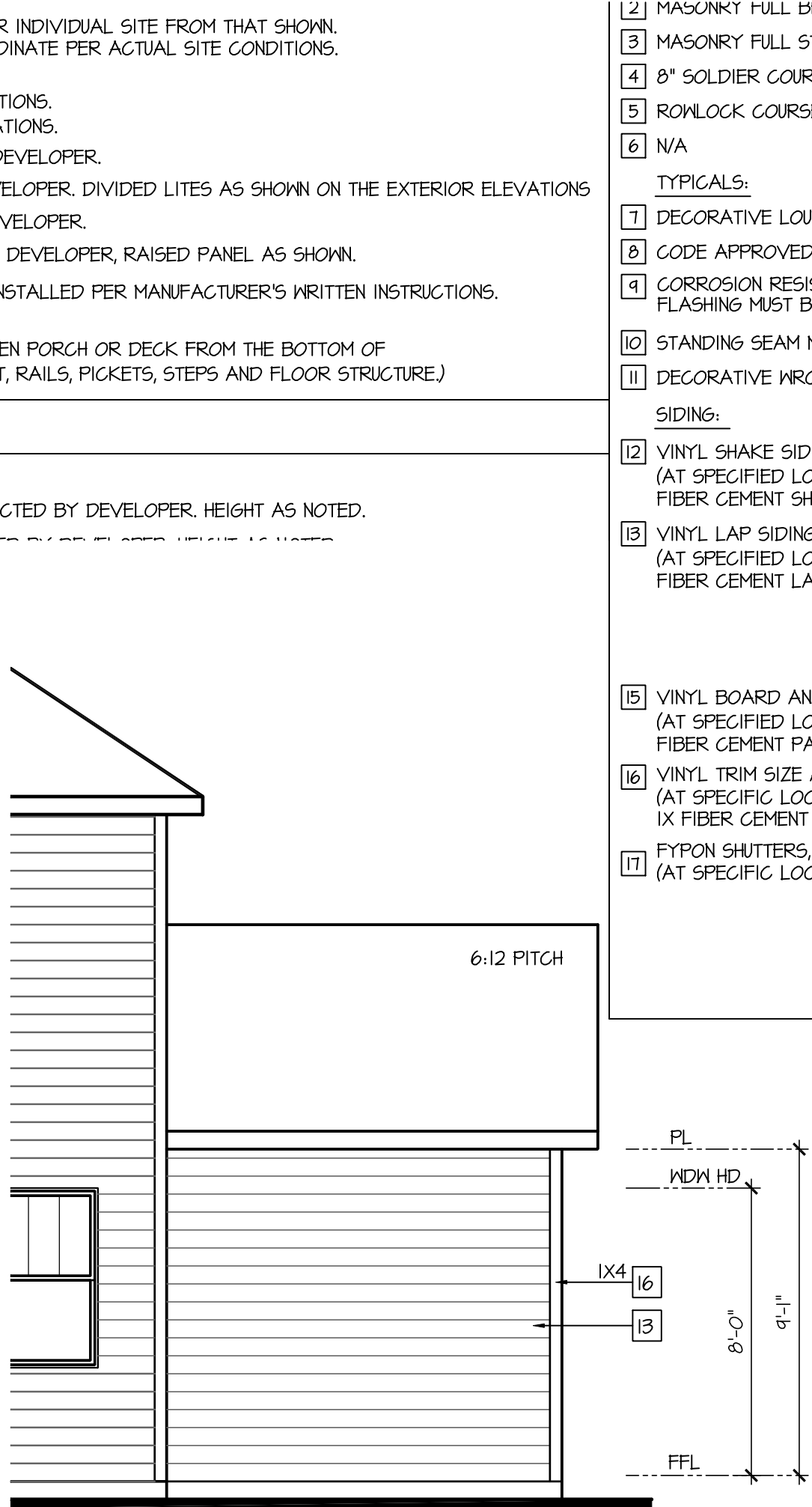
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Front Elevation 'F'
w/ Opt. 3-Car Garage

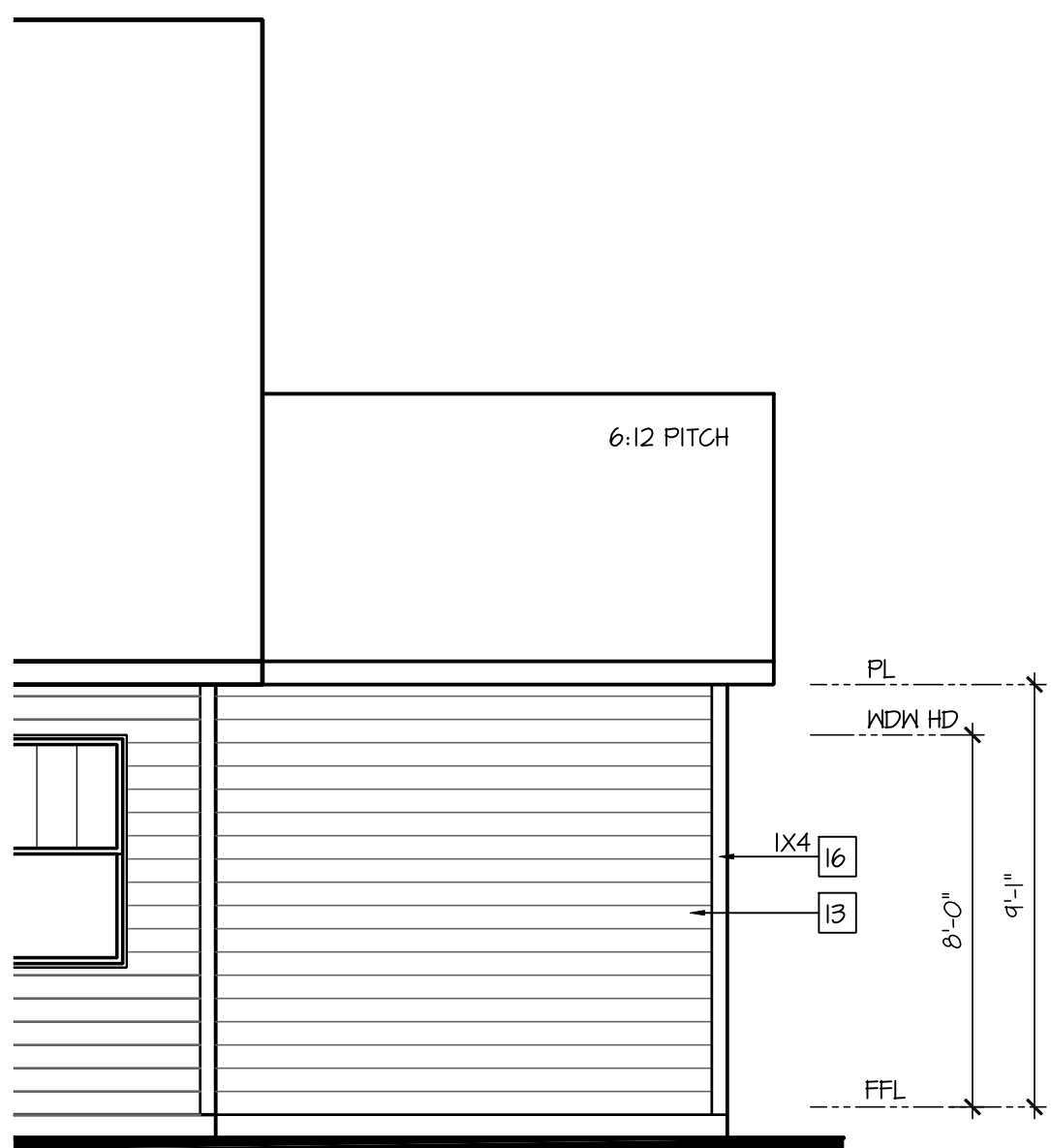
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

BASEMENT ELEVATION SIMILAR



Rear Elevation 'F'
At Opt. 2nd Floor
w/ Opt. 3-Car Garage

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



Rear Elevation 'F'
w/ Opt. 3-Car Garage

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

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.

- [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] N/A
- TYPICALS:
[7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
- [17] FIBER CEMENT SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

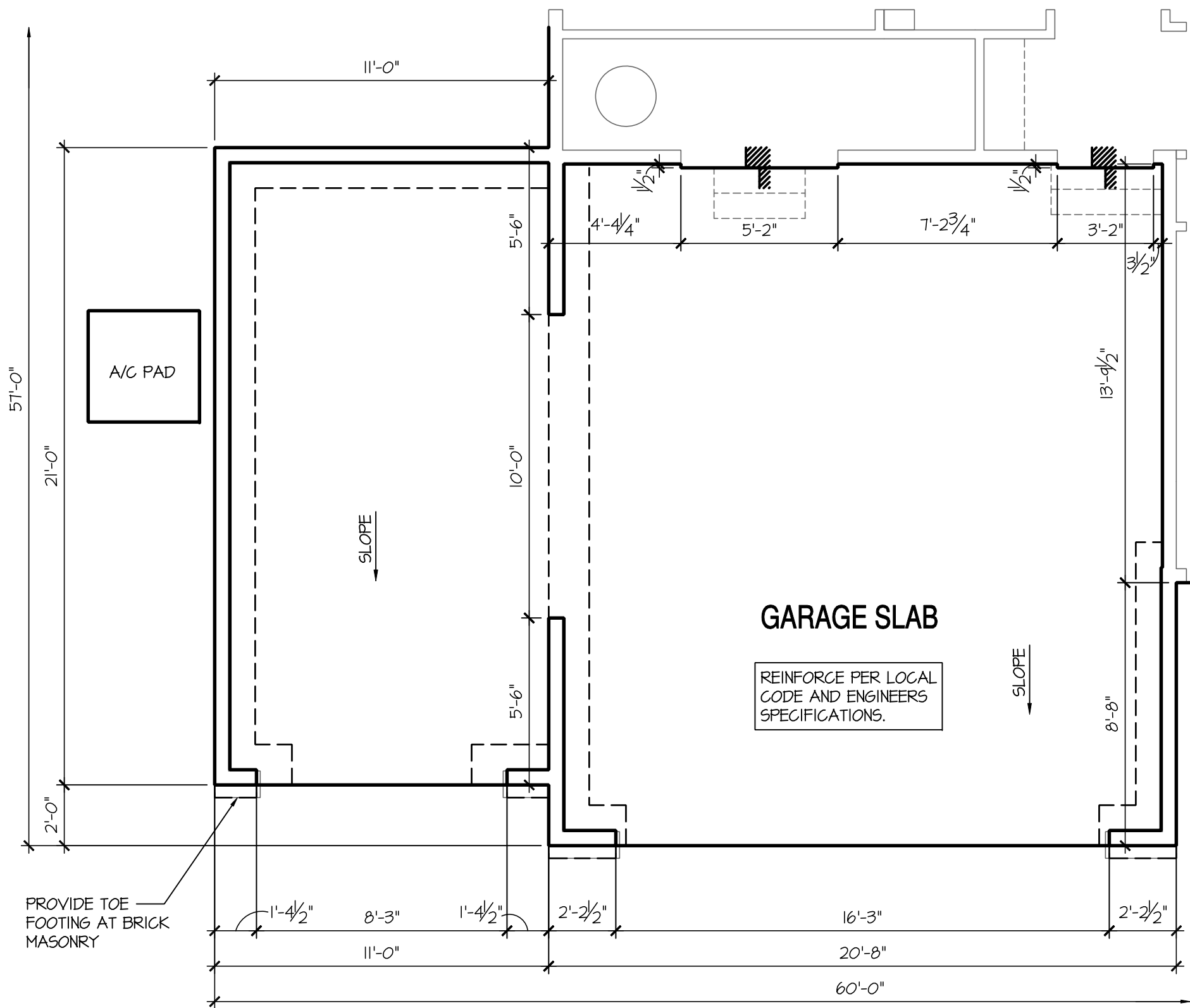
Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

SHEET TITLE:
ELEVATIONS 'F' w/
OPT. 3-CAR GARAGE

PRINT DATE:
March 31, 2017

SHEET NO:
3.11-F

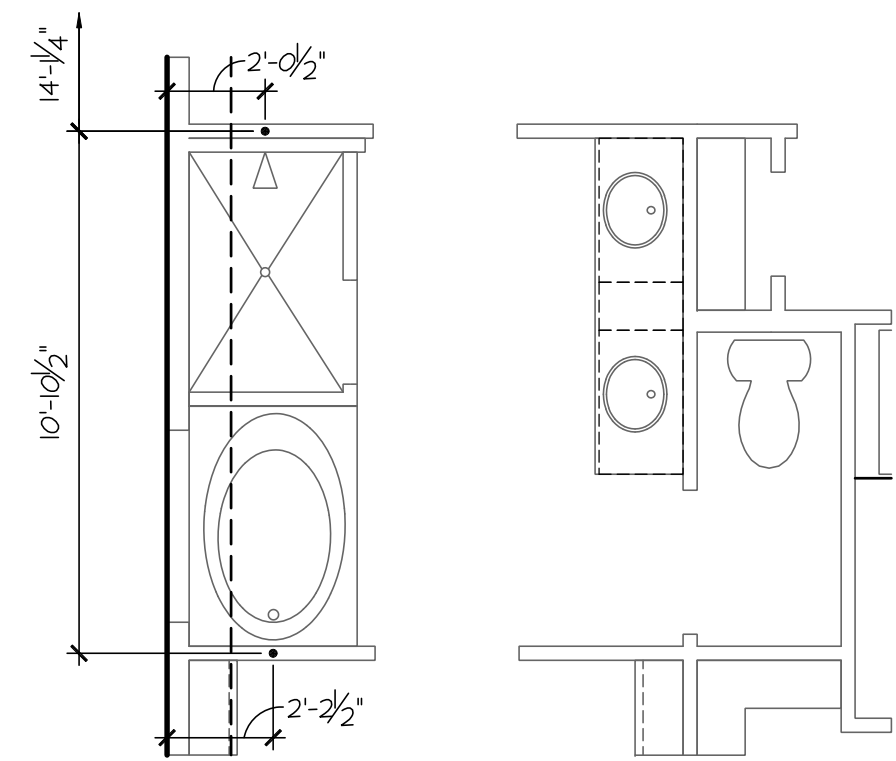


Opt 3rd Car Garage

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

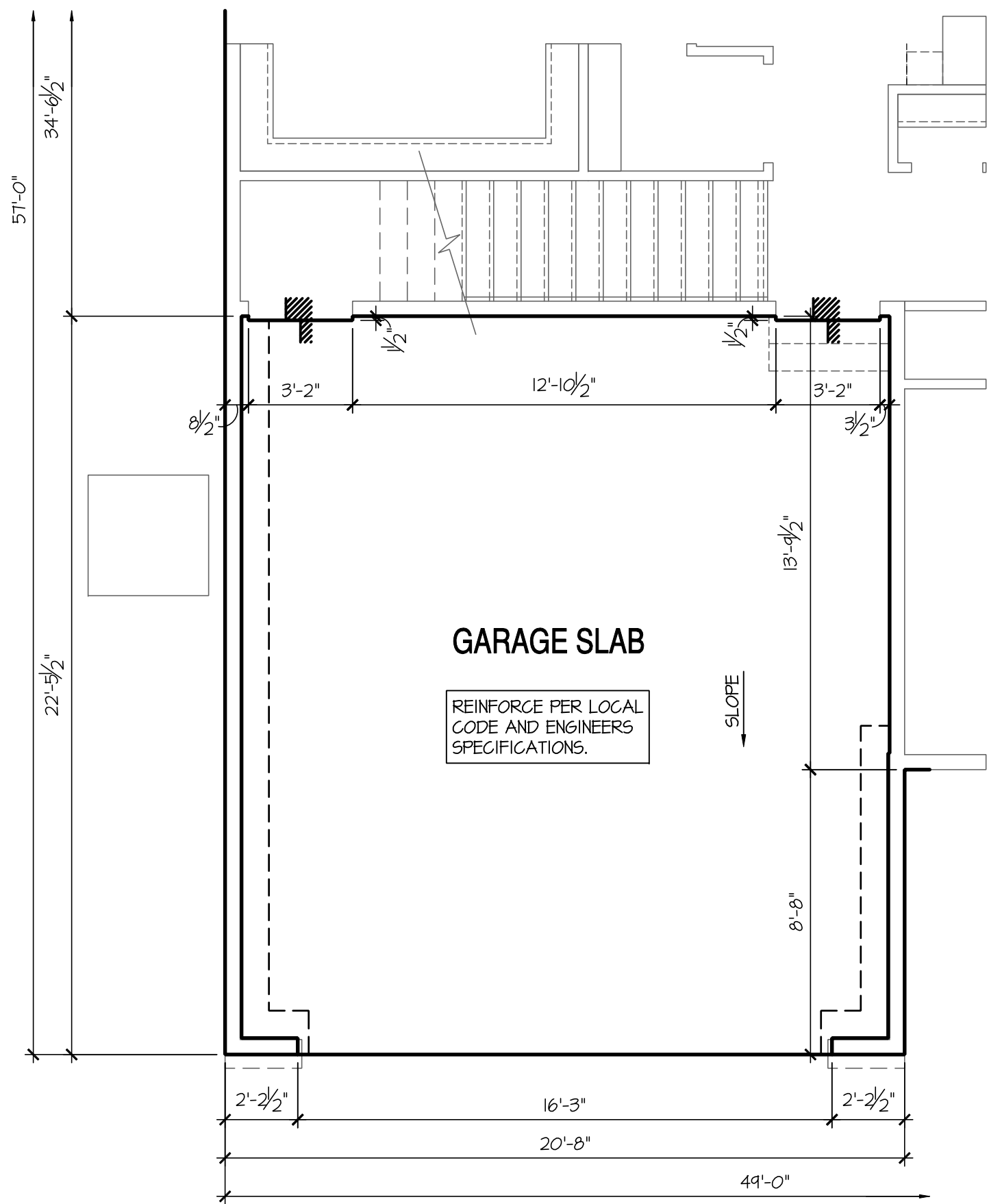
NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2400.2 AND P2801.6. PER G2400.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Optional Alternate Owner's Bath

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



Garage at Opt. 2nd Floor

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

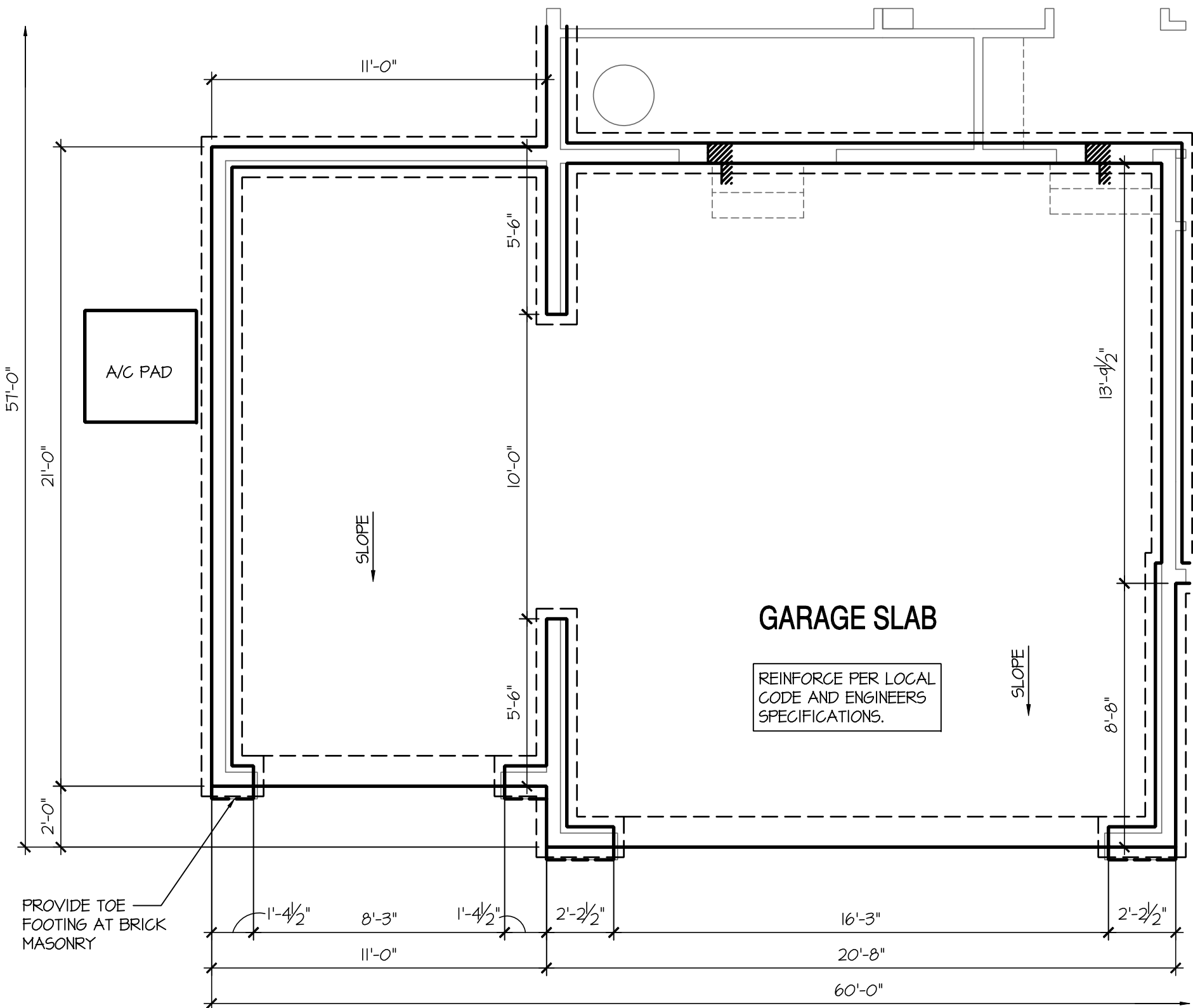
SHEET TITLE:
MONOLITHIC SLAB PLAN
OPTIONS

PRINT DATE:

March 31, 2017

SHEET NO:

4.1 MS

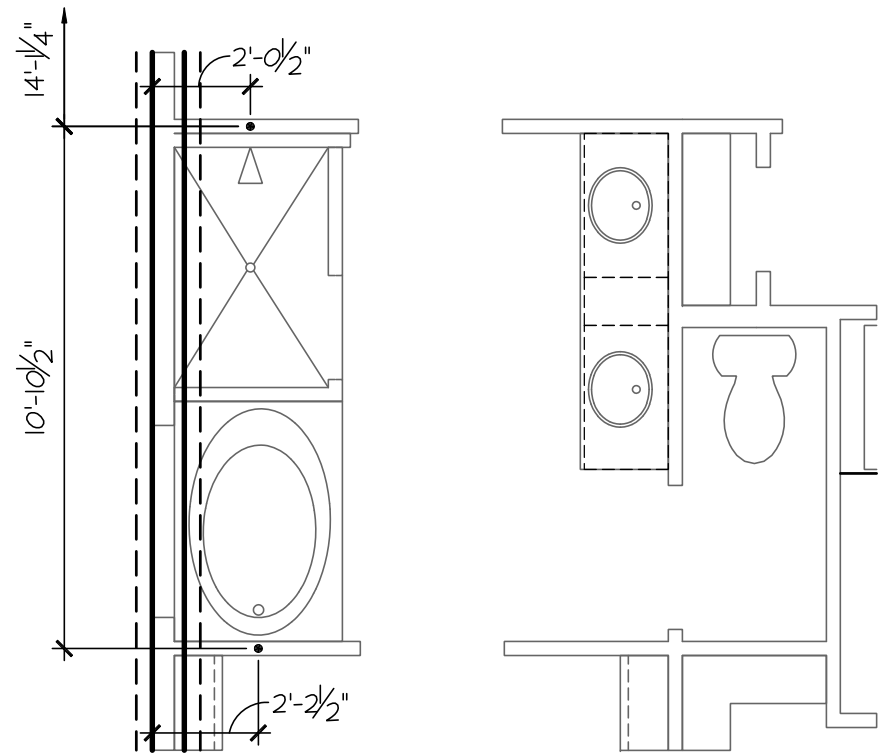


Opt 3rd Car Garage

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

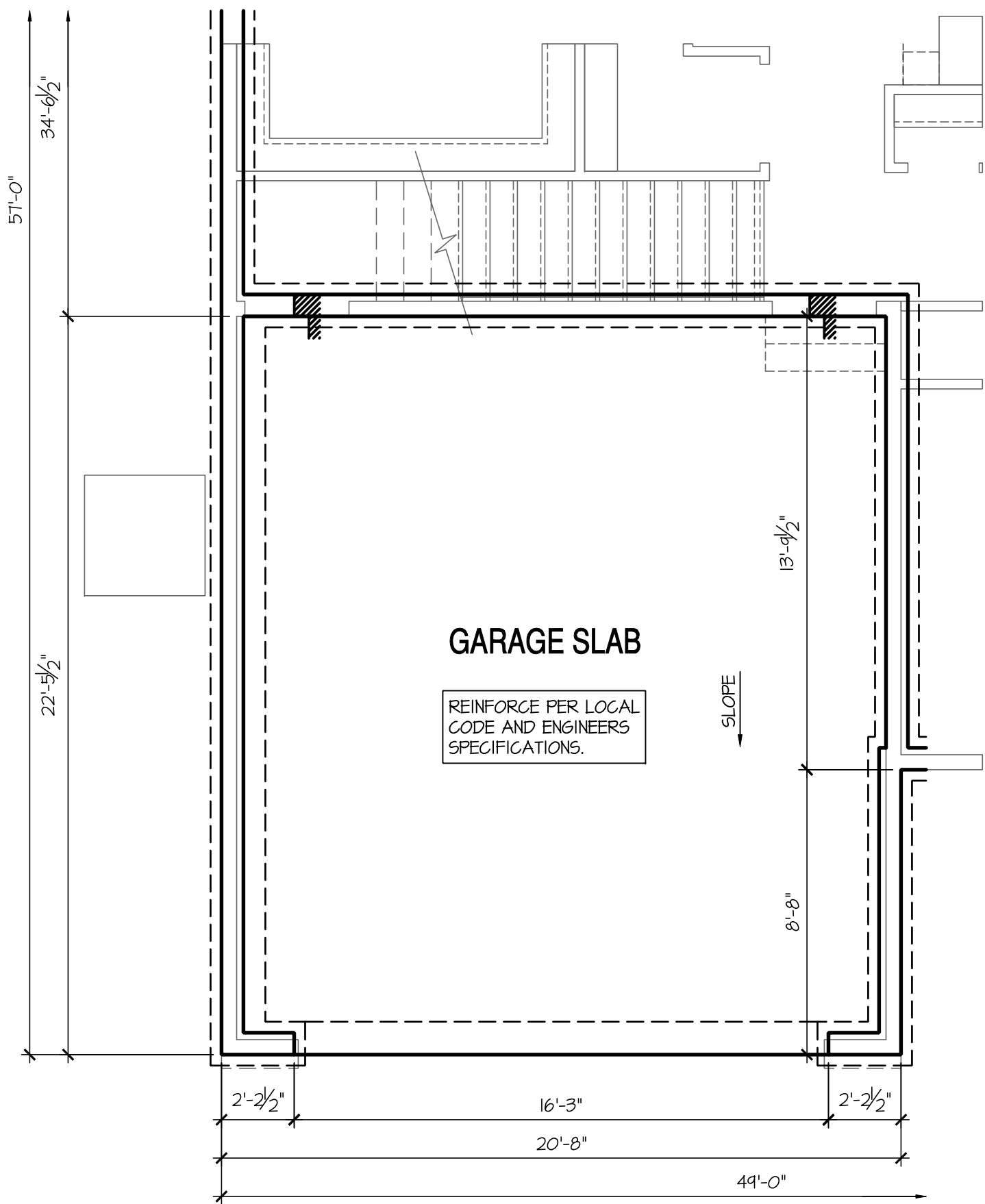
NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
- TYP STOOP AT INSWING/SLIDER DOORS, 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3.1)
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFG 312.1.
- SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILL IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Optional Alternate Owner's Bath

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



Garage at Opt. 2nd Floor

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA17006

SHEET TITLE:
STEM WALL PLAN OPTIONS

PRINT DATE:

March 31, 2017

SHEET NO:

4.1 SW

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

BASEMENT NOTES: IRC

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" U.N.O. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- 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 IRC SECTION R310.1.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES:

1

LINE OF SLAB ABOVE

2

LINE OF FRAMED WALL ABOVE

3

BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)

4

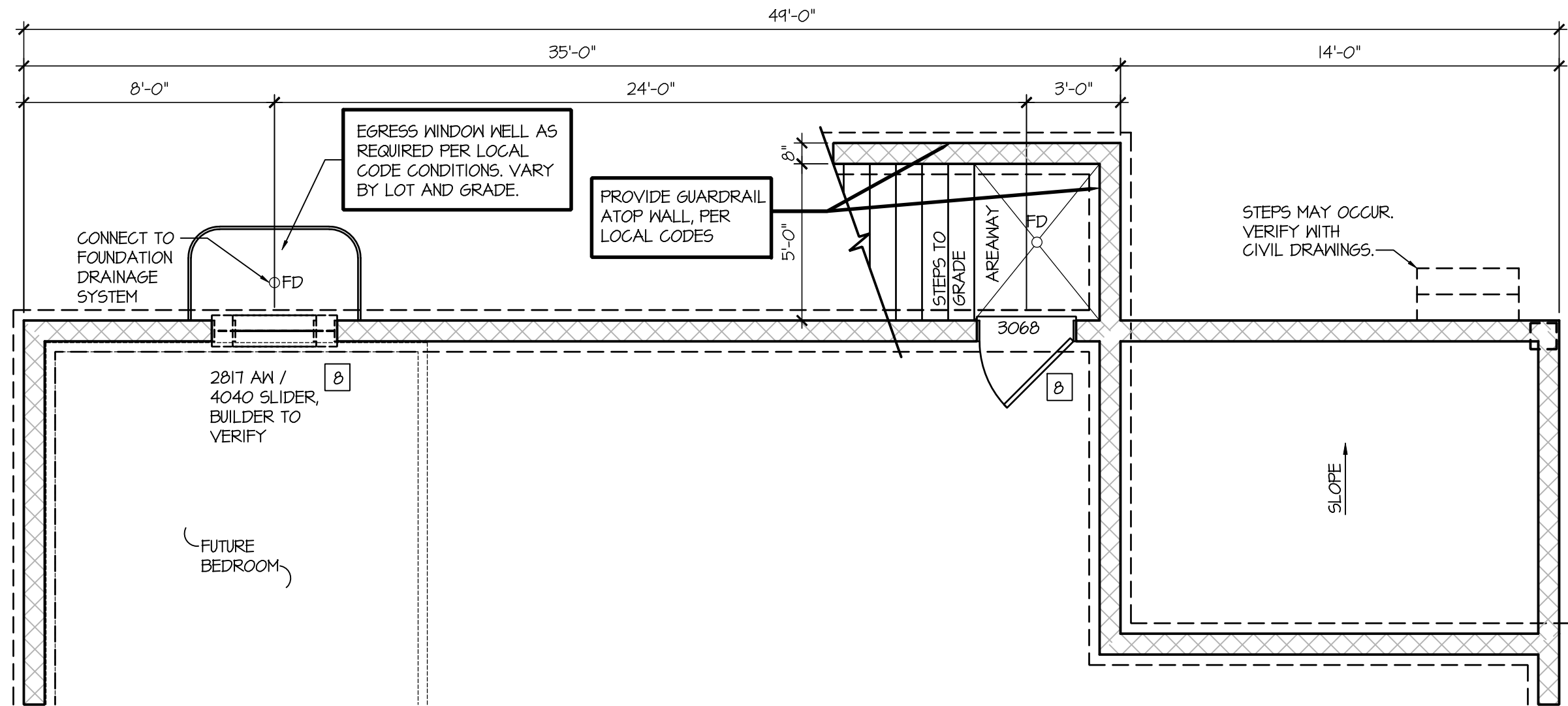
A/C CONDENSER PAD. (VERIFY)

5

6

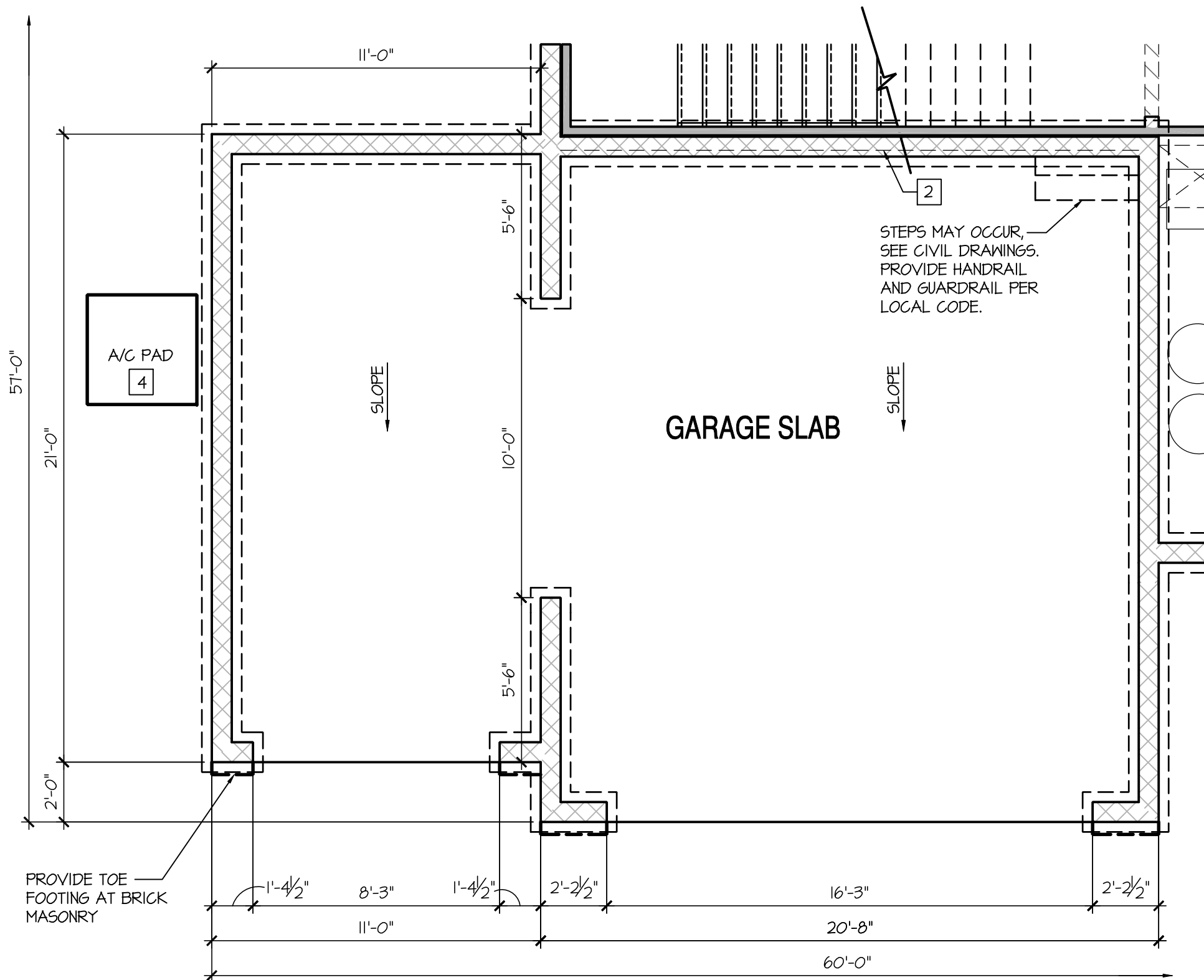
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8



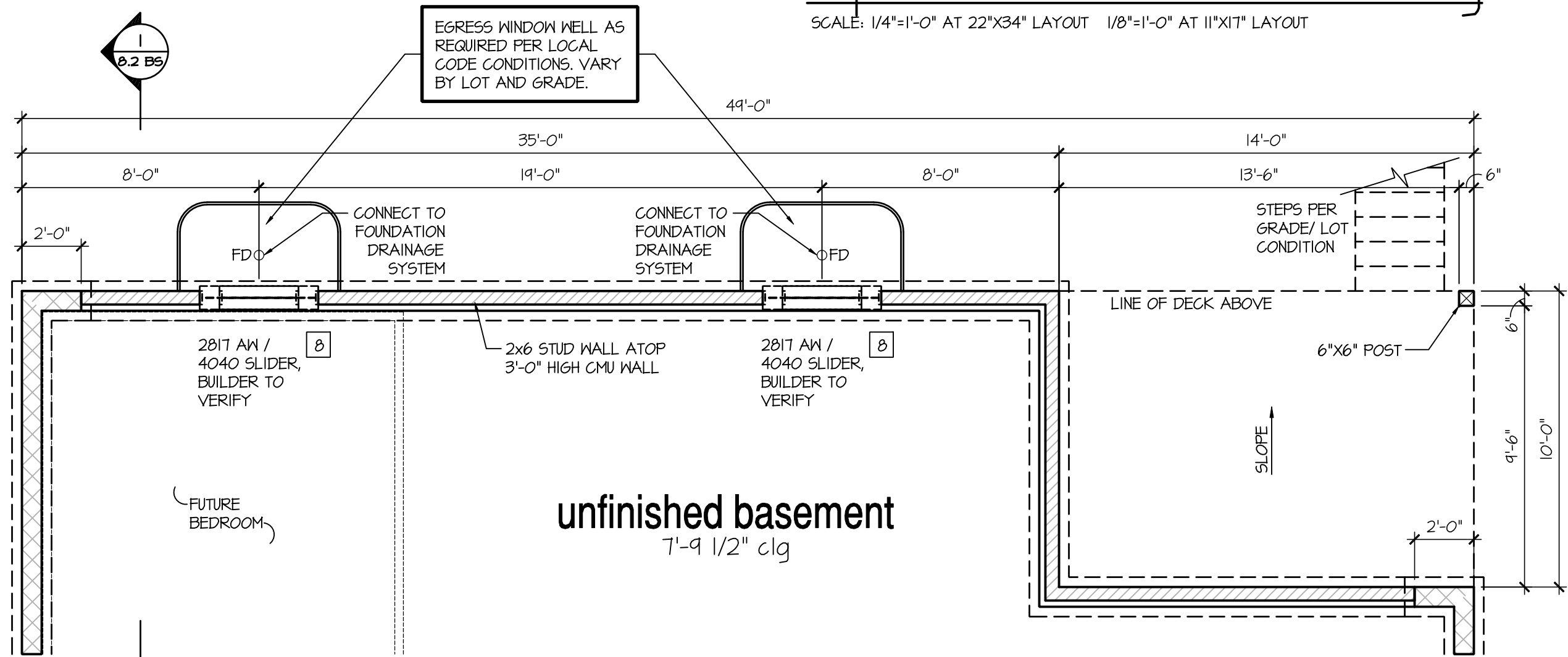
Opt Areaaway at Basement Plan

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



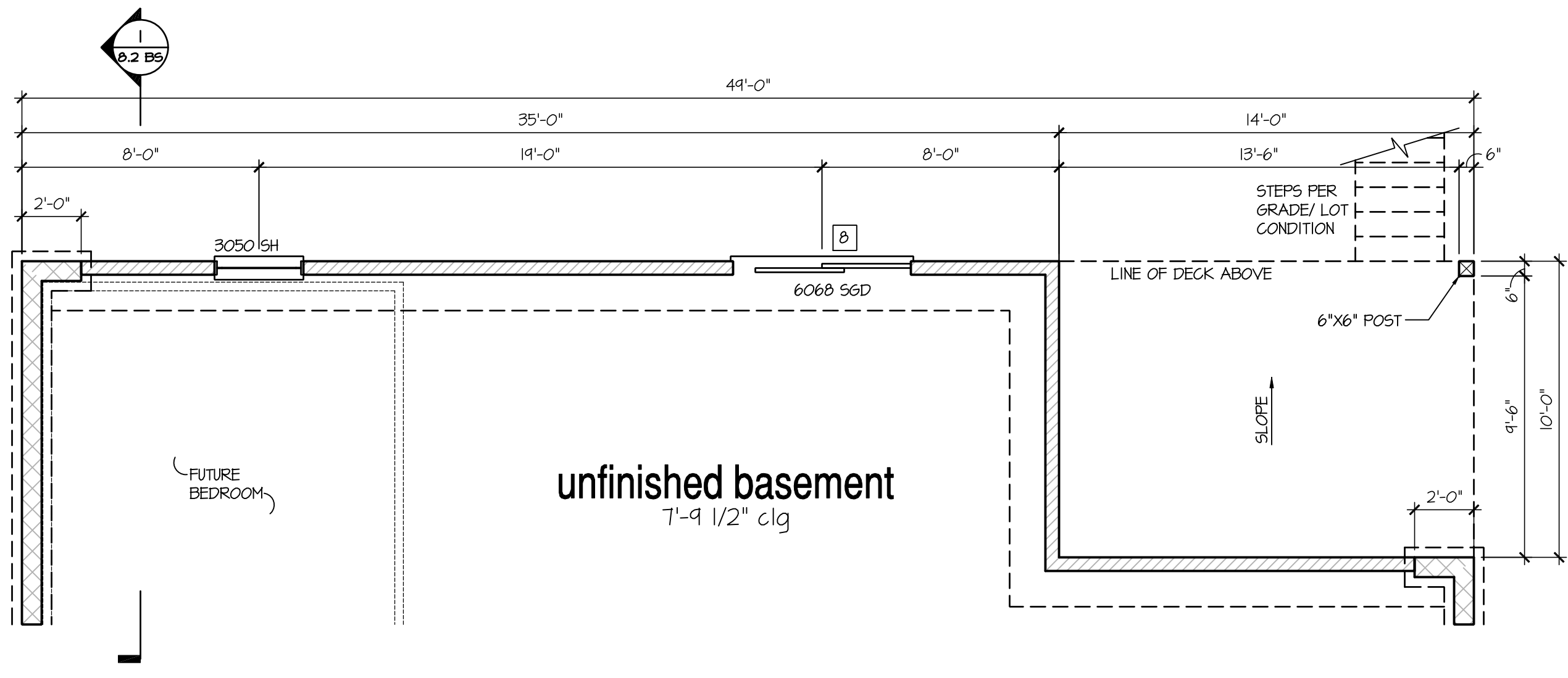
Opt 3rd Car Garage

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



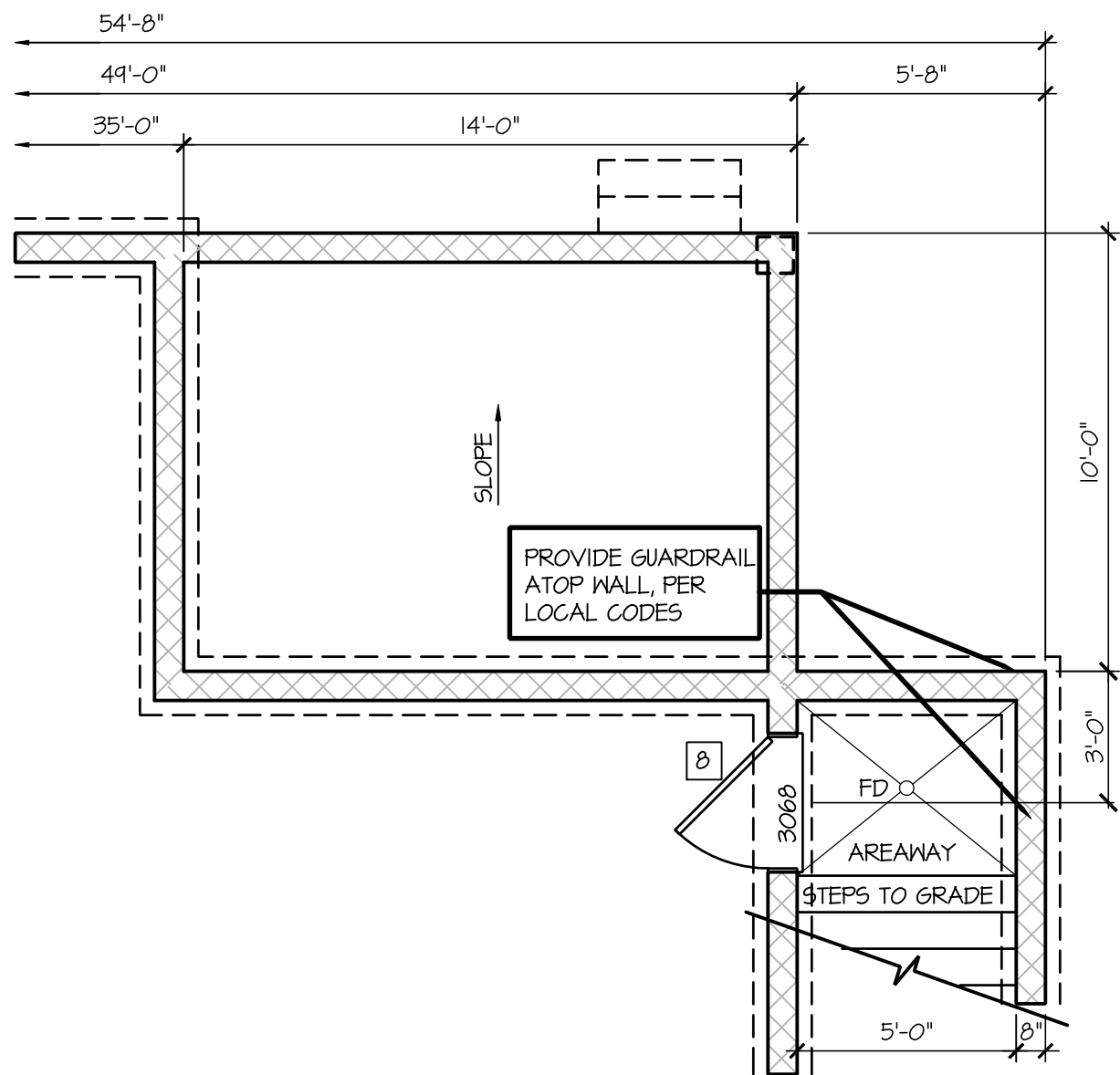
Opt Look-Out Basement Plan

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



Opt Walk-Out Basement Plan

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



Opt Alternate Areaaway

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A1006

SHEET TITLE:
BASEMENT PLAN OPTIONS

PRINT DATE:

March 31, 2017

SHEET NO:

4.1 BS

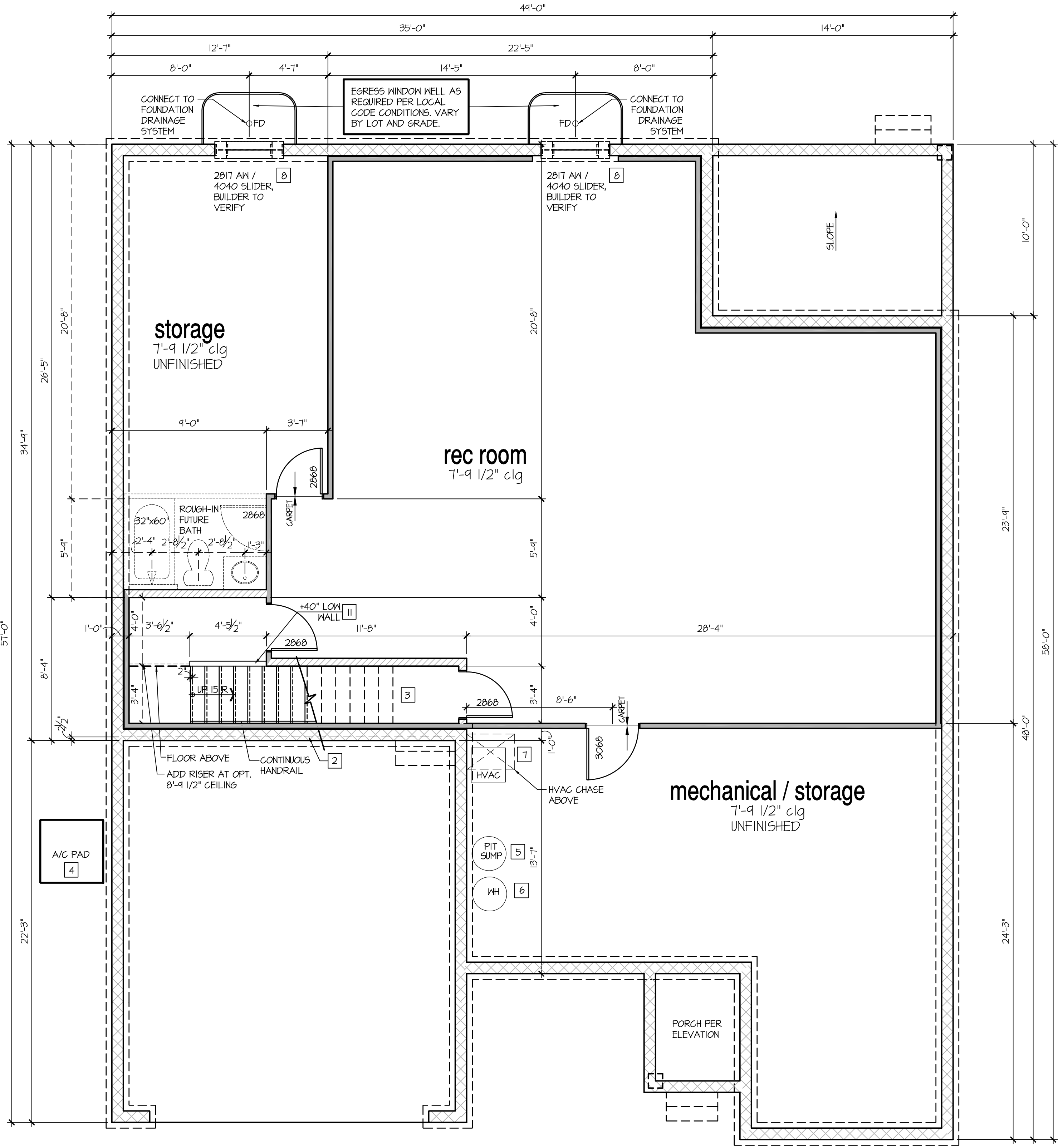
BASEMENT NOTES: IRC

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" U.N.O. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- 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 IRC SECTION R310.1.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

- KEY NOTES:
- [1] LINE OF SLAB ABOVE
 - [2] LINE OF FRAMED WALL ABOVE
 - [3] BENEATH STAIRS AND LANDINGS.
1/2" GYPSUM BOARD ON WALLS
AND CEILING OF ENCLOSED ACCESSIBLE
AREAS. (PER IRC SECTION R302.1)
 - [4] A/C CONDENSER PAD. (VERIFY)
 - [5] SUMP PIT LOCATION AS REQUIRED
BY SITE CONDITIONS, VERIFY LOCATION.
 - [6] WATER HEATER AND FLOOR DRAIN.
(PER IRC SECTION P2801.1)
 - [7] FAU IN STORAGE SPACE. INSTALL PER
MANUFACTURER'S WRITTEN REQUIREMENTS.
VERIFY LOCATION W/ MECHANICAL DRAWINGS
 - [8] TEMPERED SAFETY GLASS.
(PER IRC SECTION R308.4)

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR).
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR).
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY



Optional Finished Rec. Room

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



NO.	DATE:	REVISION:
1	04.18.23	



PROJECT TITLE:

**50' Series
Galveston
'D511'**

Sussex
County - DE
North Region

PROJECT NO: GMD-6A1006

SHEET TITLE:
BASEMENT PLAN OPTIONS

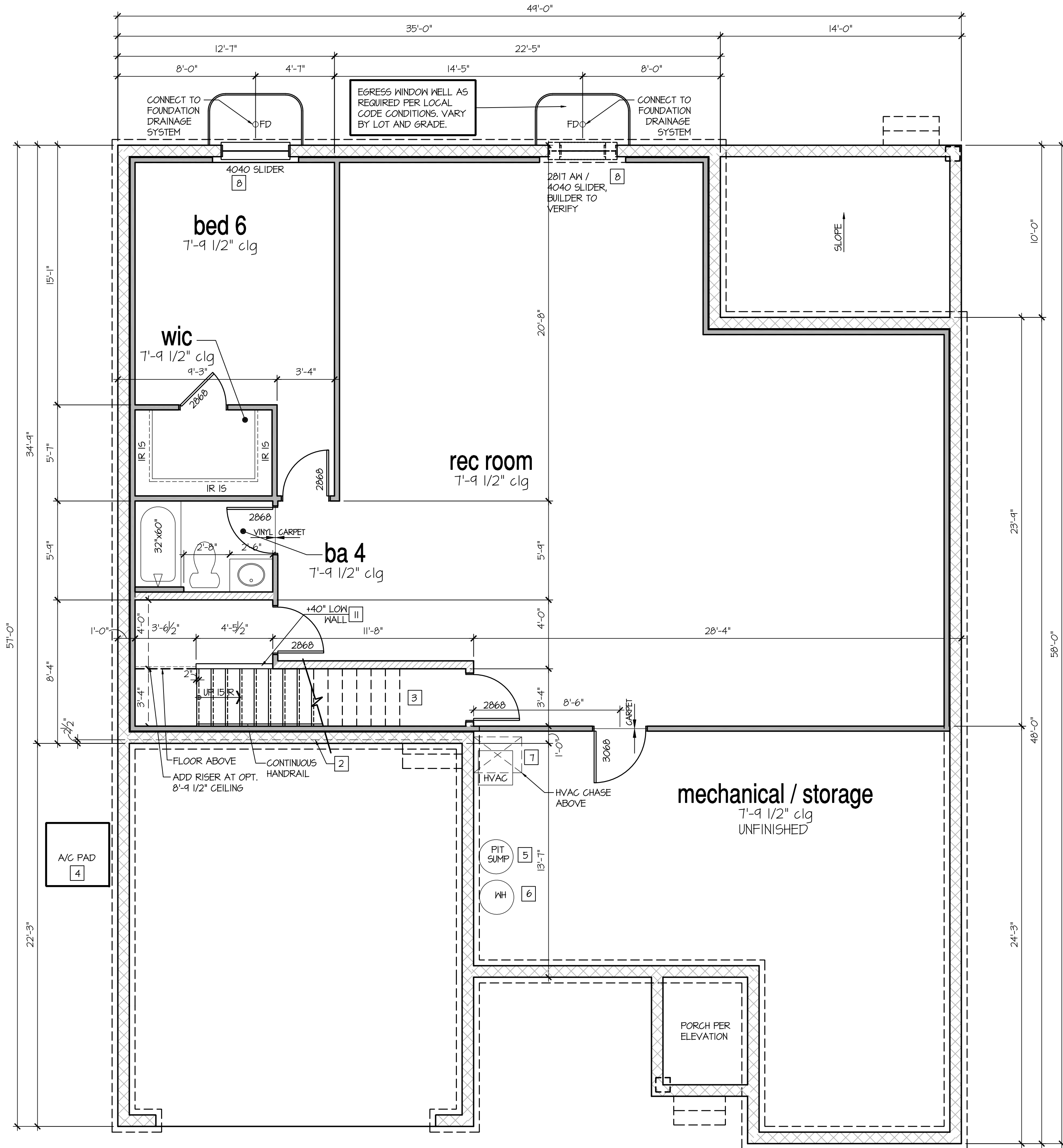
PRINT DATE:
March 31, 2017

SHEET NO:
4.2 BS

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = "T-O" U.N.O. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- 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 IRC SECTION R310.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R313.1)
- SLOPE ALL STOODS AND HARDCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOD AT INSWING GLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R313.1) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 3 BENEATH STAIRS AND LANDINGS,
1/2" GYPSUM BOARD ON WALLS
AND CEILING OF ENCLOSED ACCESSIBLE
AREAS. (PER IRC SECTION R302.1)
- 4 A/C CONDENSER PAD. (VERIFY)
- 5 SUMP PIT LOCATION AS REQUIRED
BY SITE CONDITIONS, VERIFY LOCATION.
- 6 WATER HEATER AND FLOOR DRAIN.
(PER IRC SECTION P2801.)
- 7 FAN IN STORAGE SPACE. INSTALL PER
MANUFACTURER'S WRITTEN REQUIREMENTS.
VERIFY LOCATION IN MECHANICAL DRAWINGS
- 8 TEMPERED SAFETY GLASS.
(PER IRC SECTION R308.4.)

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY



Optional Finished Rec. Room, Bedroom, and Bath

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

NO:	DATE:	REVISION:
	04.10.23	

PROFESSIONAL SEAL:

PROJECT TITLE:

50' Series Galveston 'D511'

Sussex County - DE North Region

PROJECT NO: GMD-GA17006

SHEET TITLE:
BASEMENT PLAN OPTIONS

PRINT DATE:
March 31, 2017

SHEET NO:

4.3 BS

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY

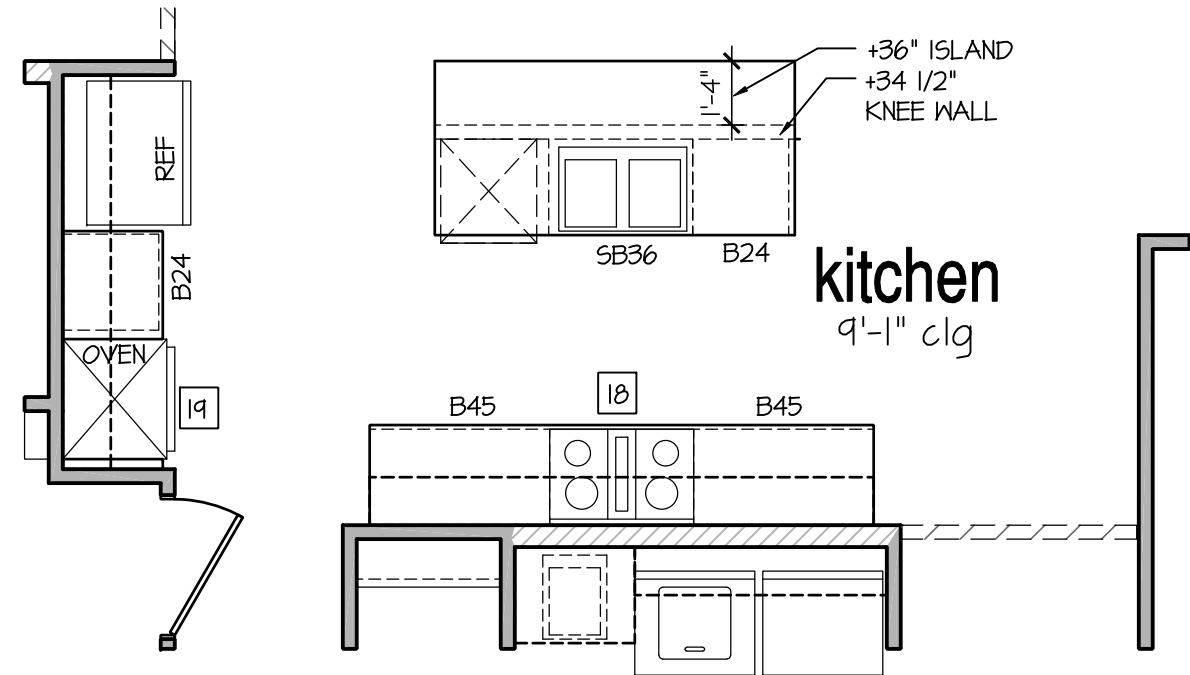
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOW AND DOORS ARE TO CENTERLINE.

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.

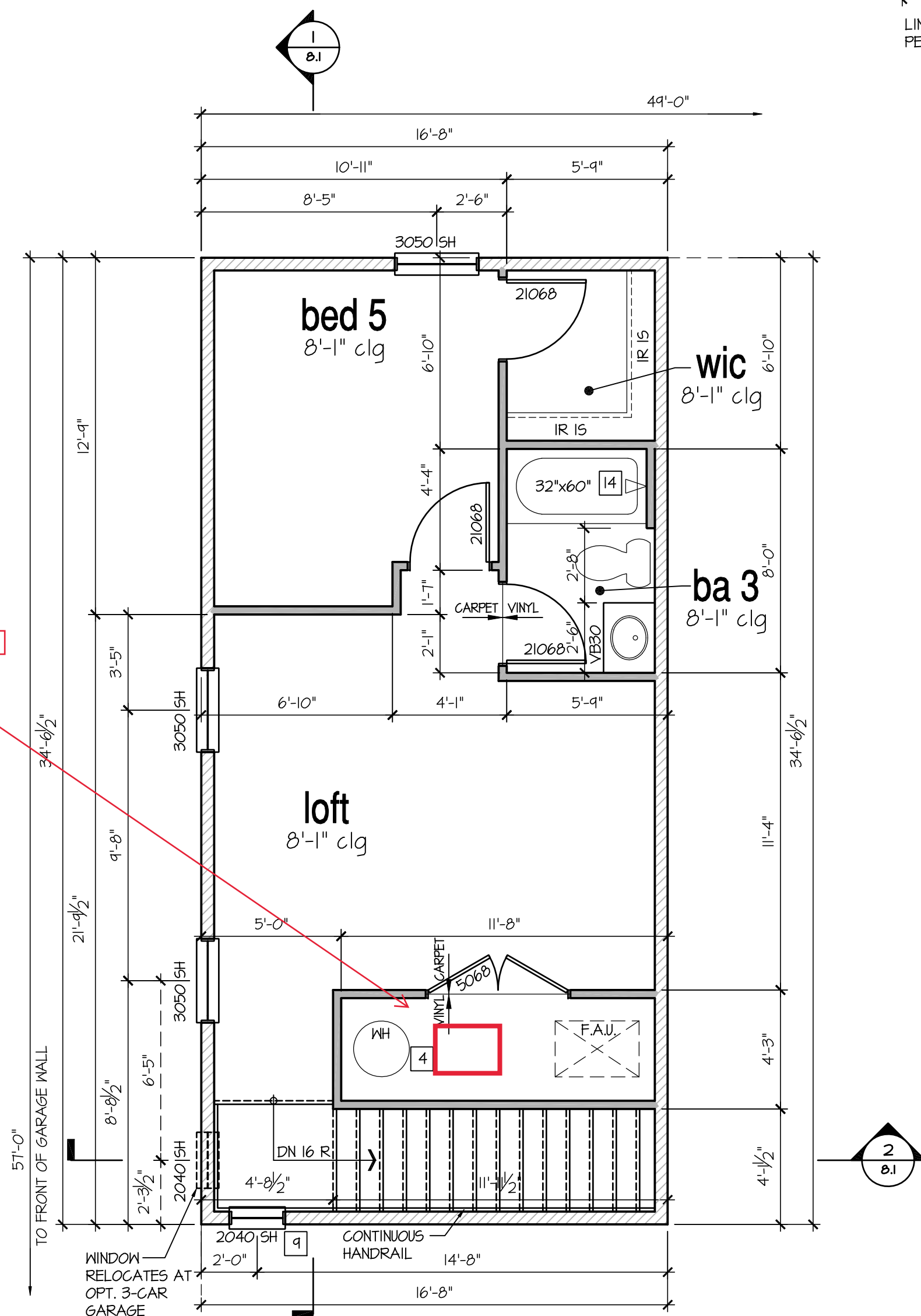
KEY NOTES: IRC

- 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 IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
- MEP'S**
- WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M1305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
- KITCHEN:**
- 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.



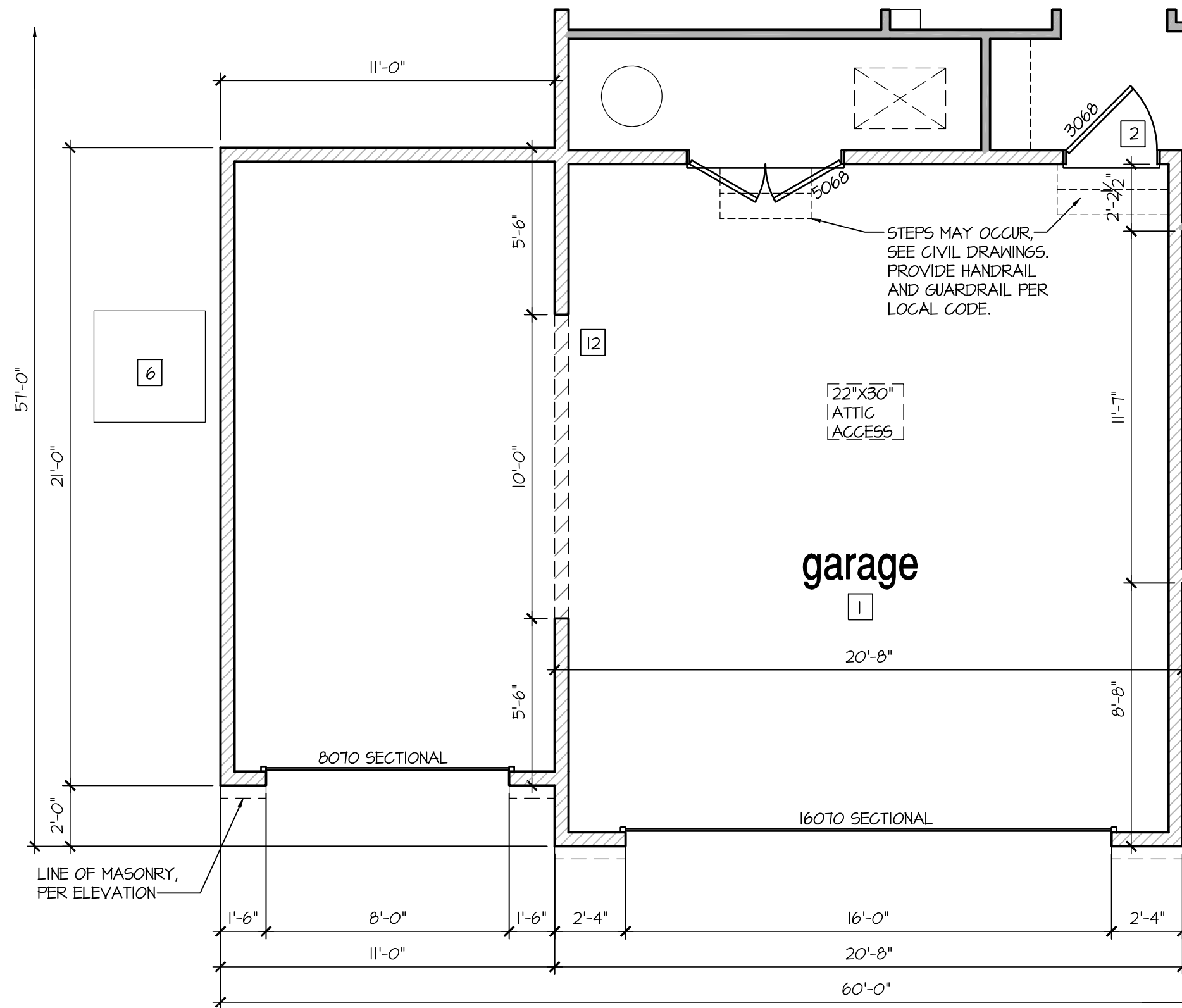
Opt. Gourmet Kitchen

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



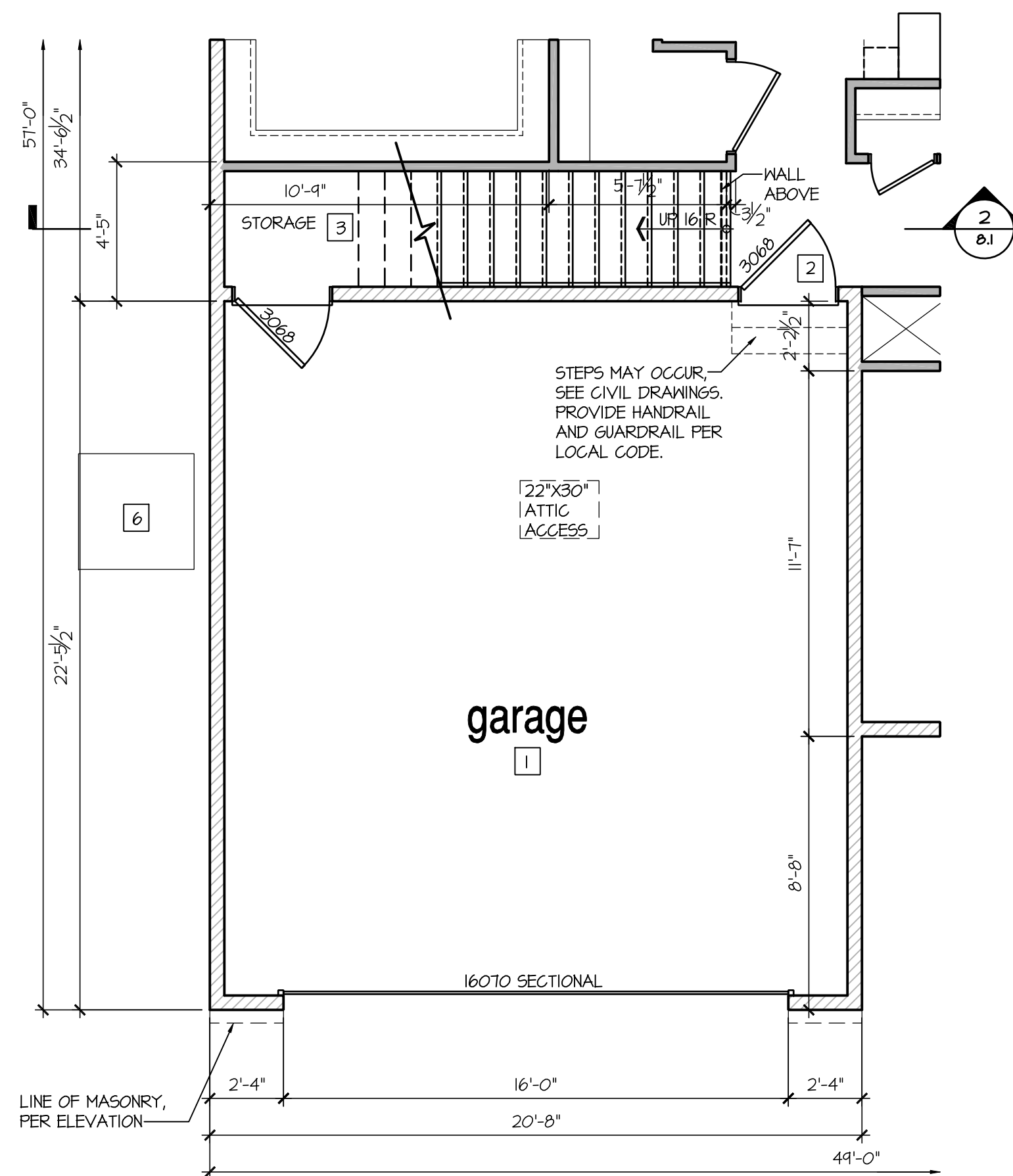
Optional 2nd Floor

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



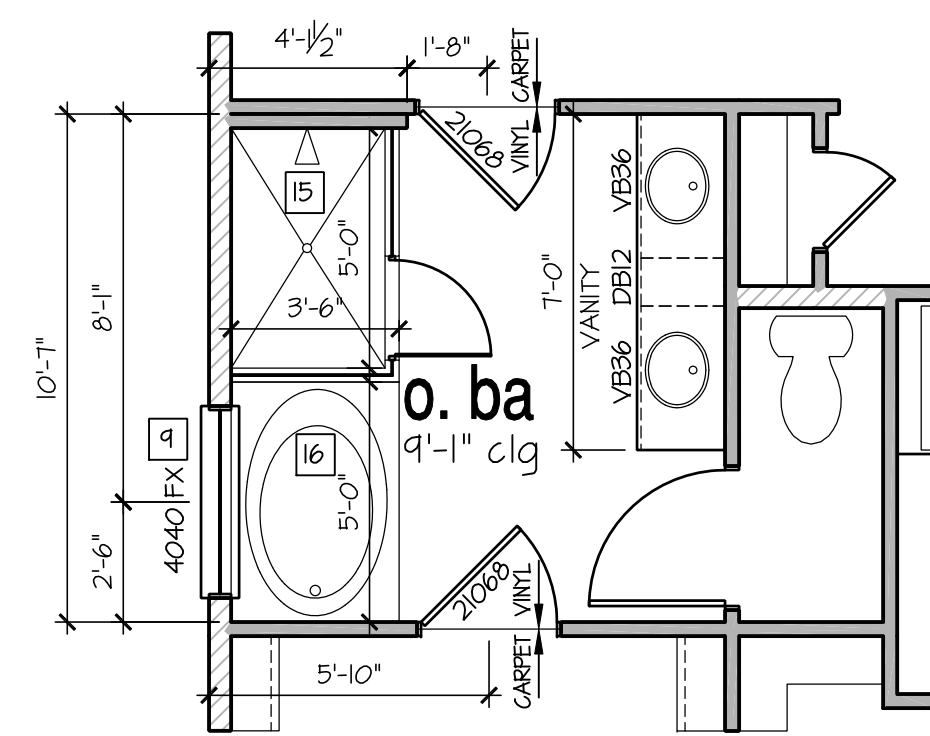
Opt 3rd Car Garage

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



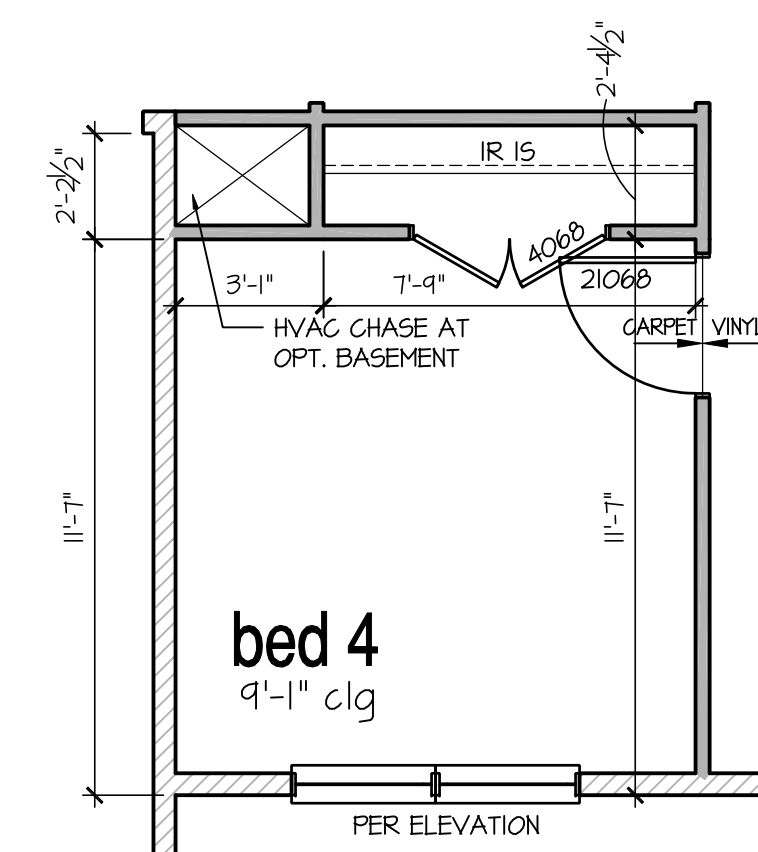
Garage At Optional 2nd Floor

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



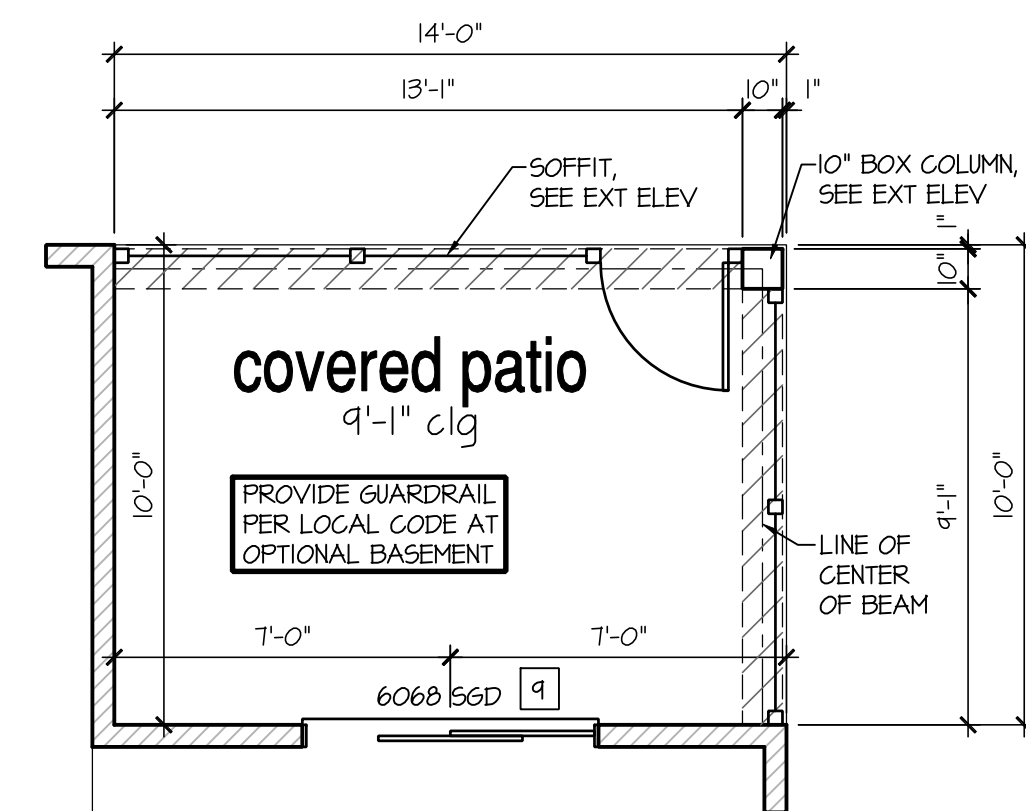
Optional Alternate Owner's Bath

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



Optional Bed 4

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

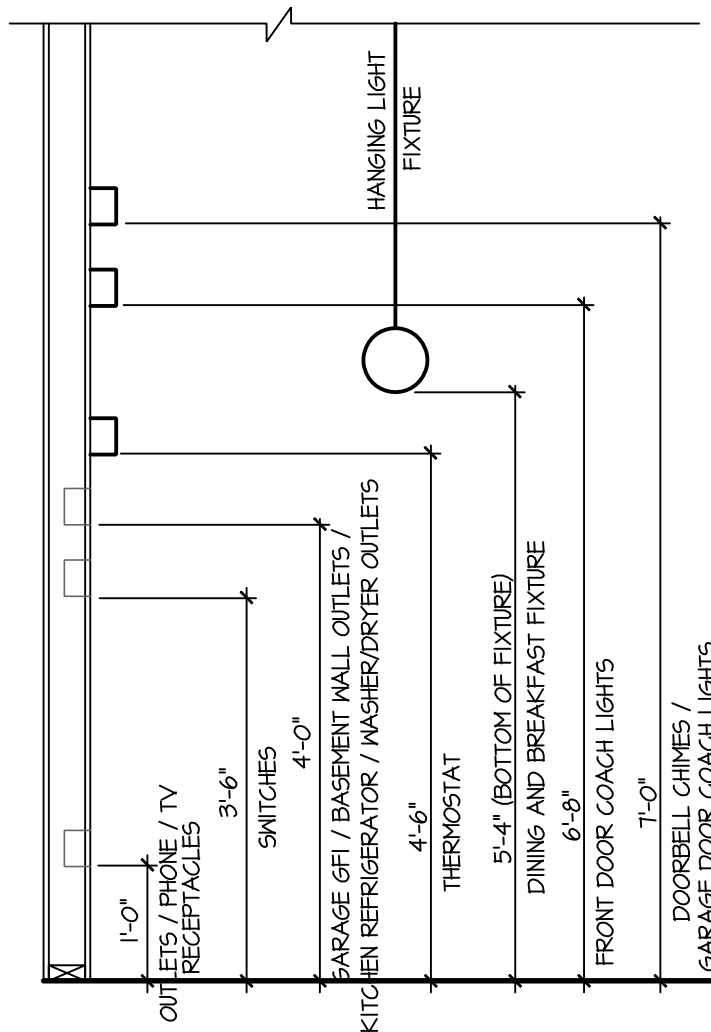
PROJECT NO: GMD-6A1006

SHEET TITLE:
1ST FLOOR PLAN OPTIONS

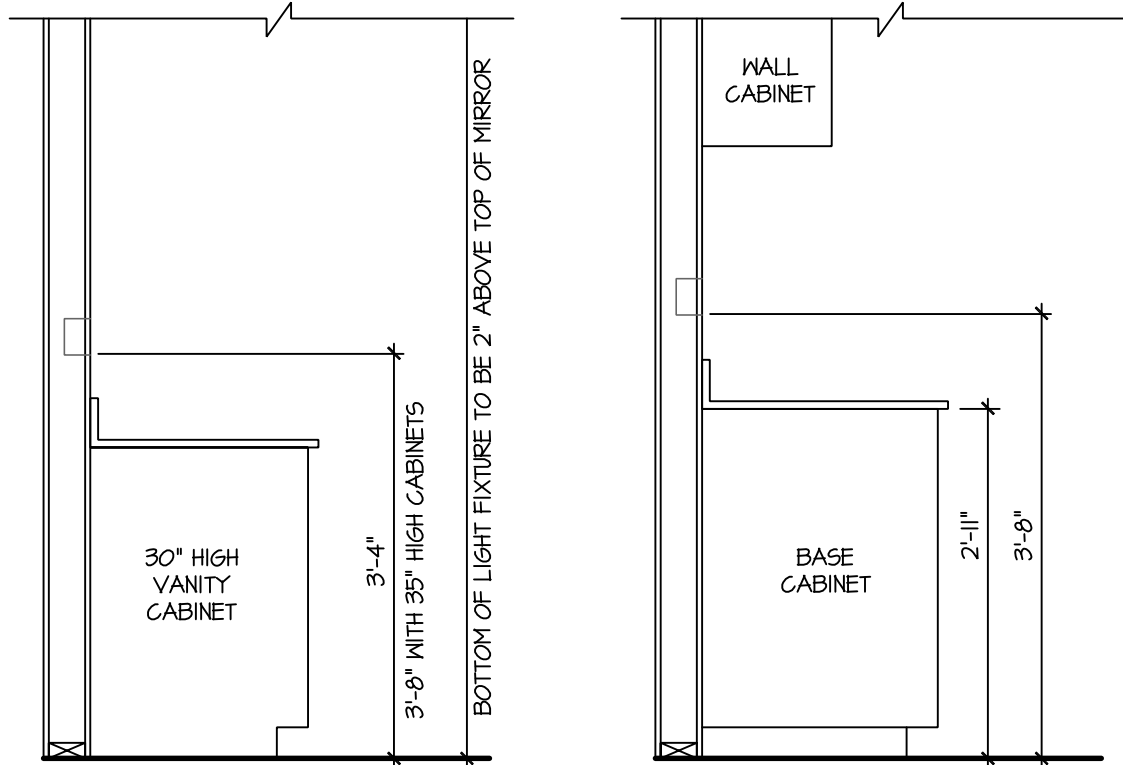
PRINT DATE:
March 31, 2017

SHEET NO:

5.1



STANDARD ELECTRICAL BOX HEIGHTS

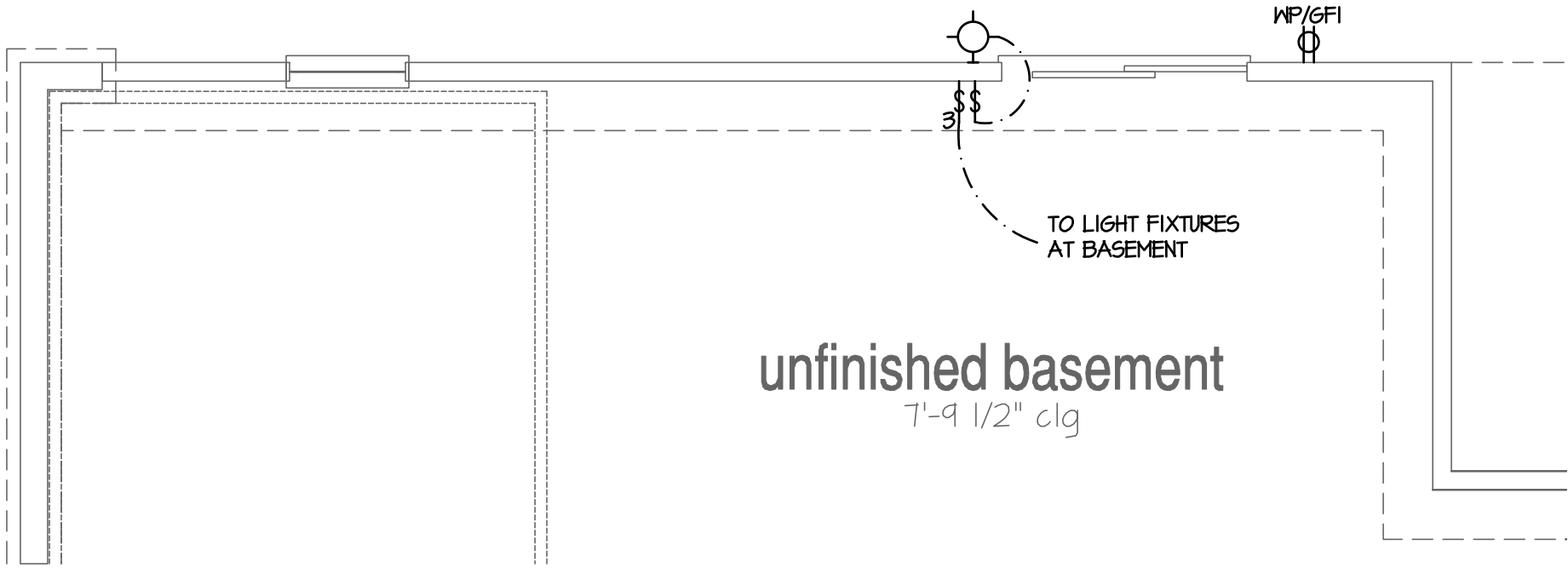


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

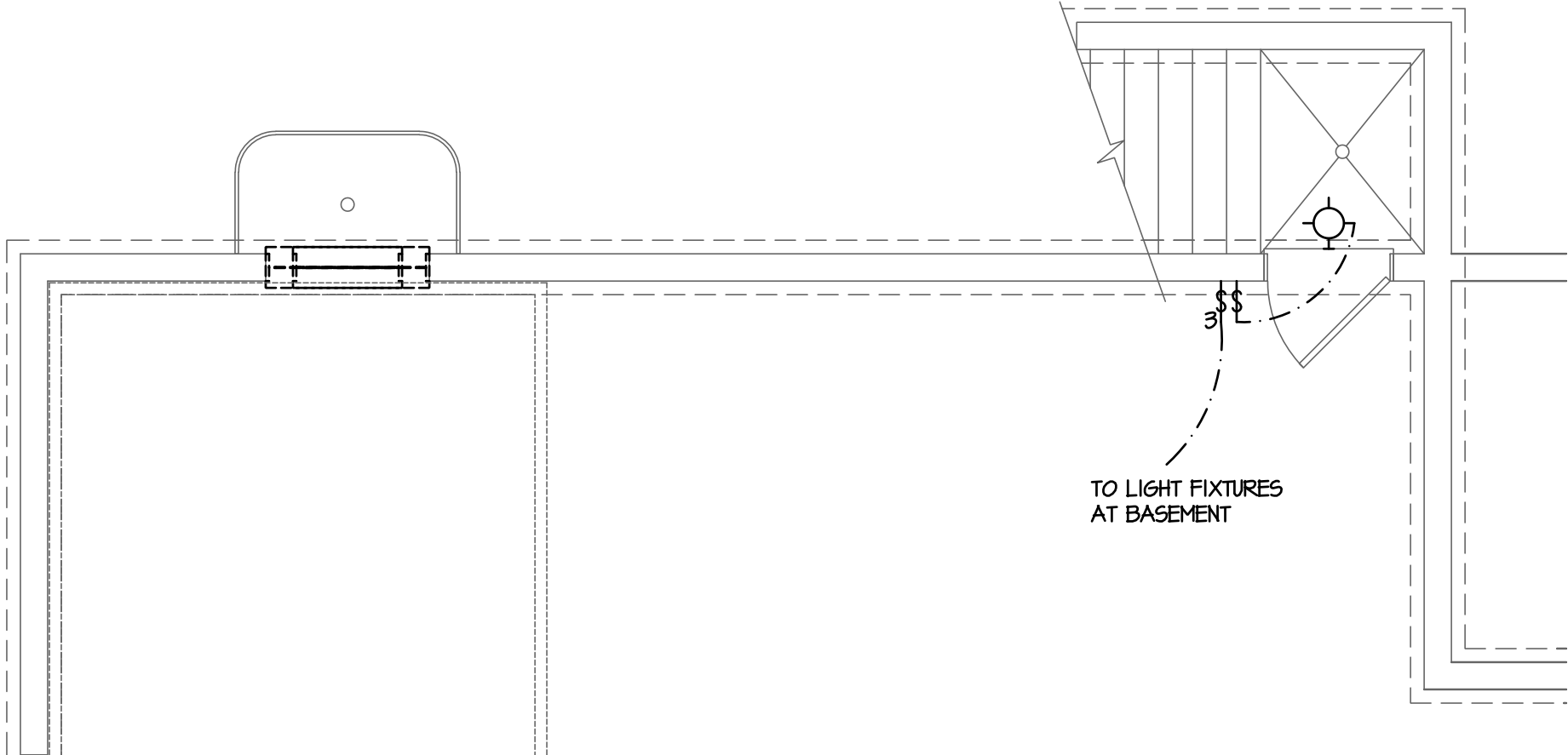
- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 - FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE PUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF 6FI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		TECH HUB SYSTEM
	FOUR-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CHIMES		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		GAS SUPPLY WITH VALVE
	110V SMOKE DETECTOR w/ BATTERY BACKUP		HOSE BIBB
	CO2 DETECTOR		1/4" WATER STUB OUT
	THERMOSTAT		WALL SCONCE
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



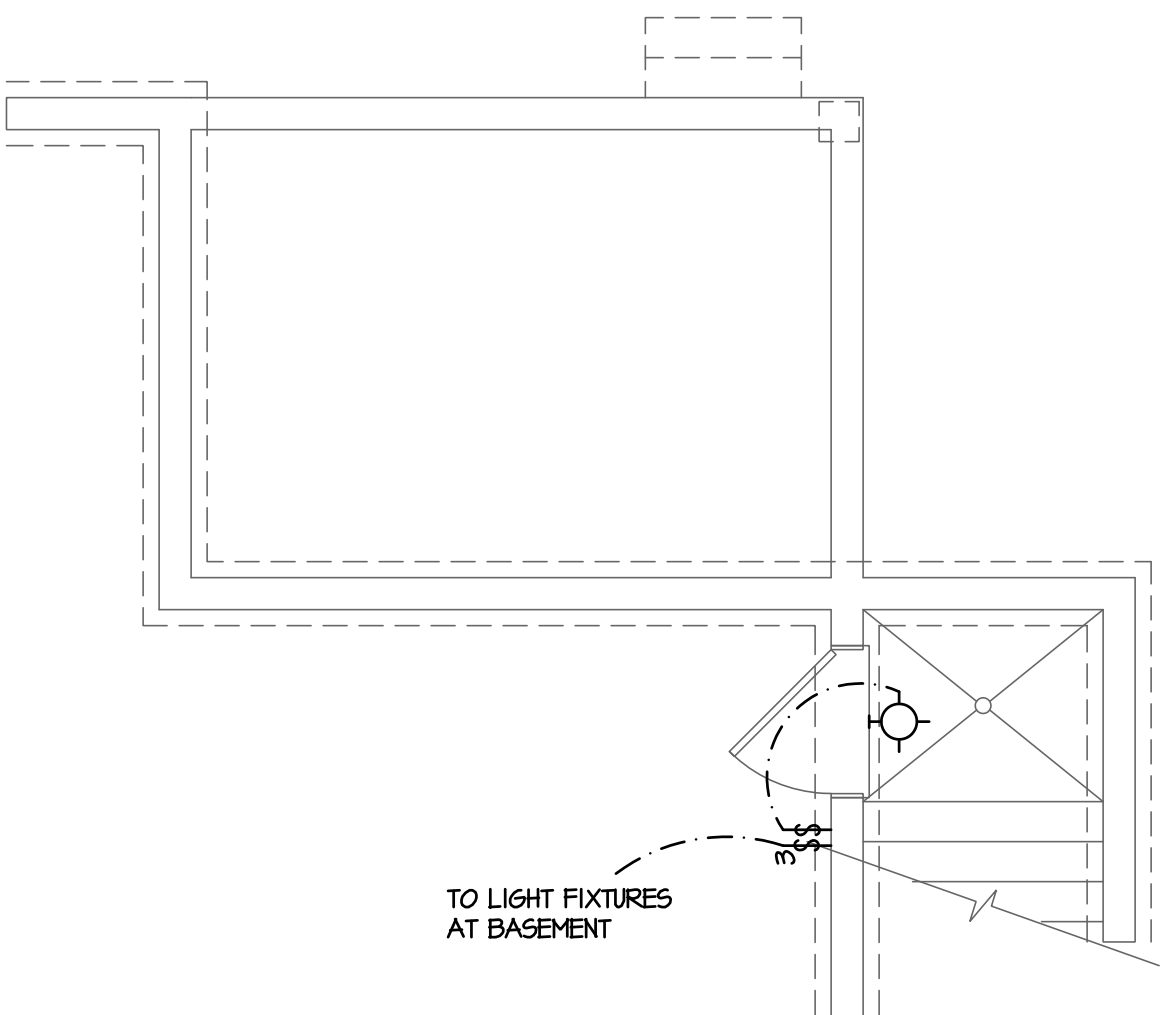
Opt Walk-Out Basement Plan

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



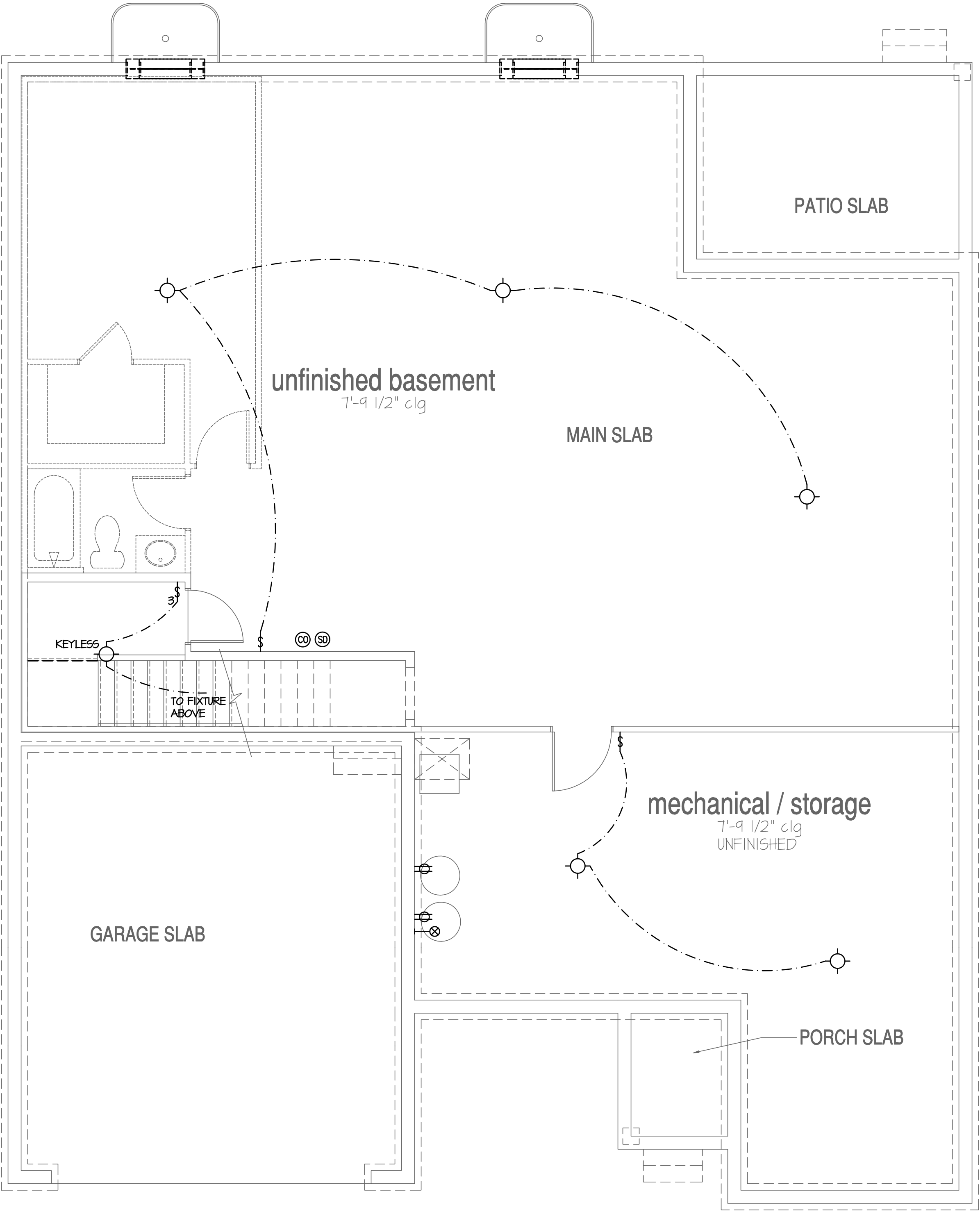
Opt Areaway at Basement Plan

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



Opt Alternate Areaway

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



Basement Plan 'A'

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

NO.	DATE	REVISION
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

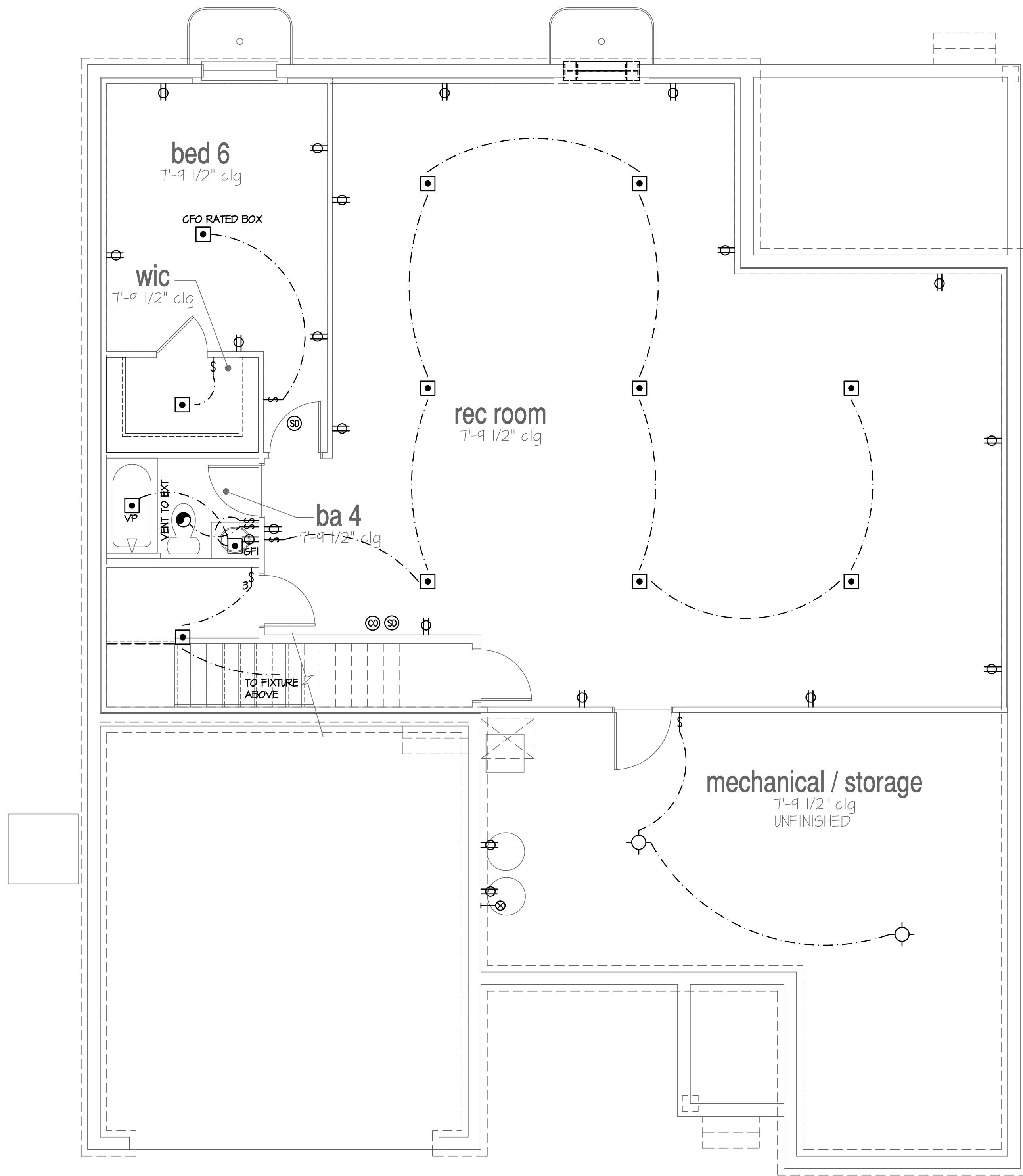
PROJECT NO: GMD-GA1006

SHEET TITLE:
BASEMENT UTILITY PLAN

PRINT DATE:

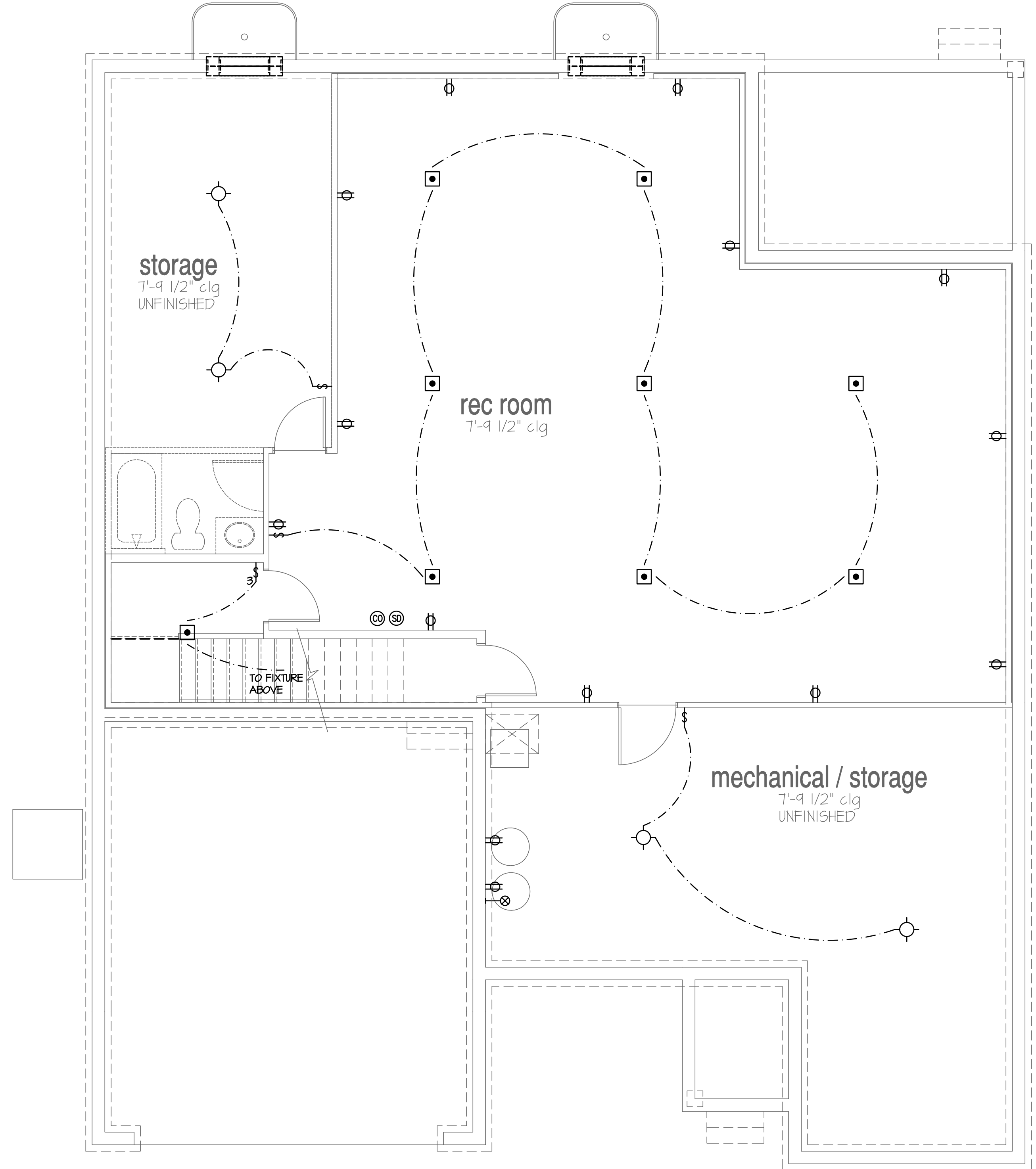
March 31, 2017

SHEET NO:



Optional Finished Rec. Room, Bedroom, and Bath

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



Optional Finished Rec. Room

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA17006

SHEET TITLE:
**BASEMENT UTILITY PLAN
OPTIONS**

PRINT DATE:

March 31, 2017

SHEET NO:

7.1

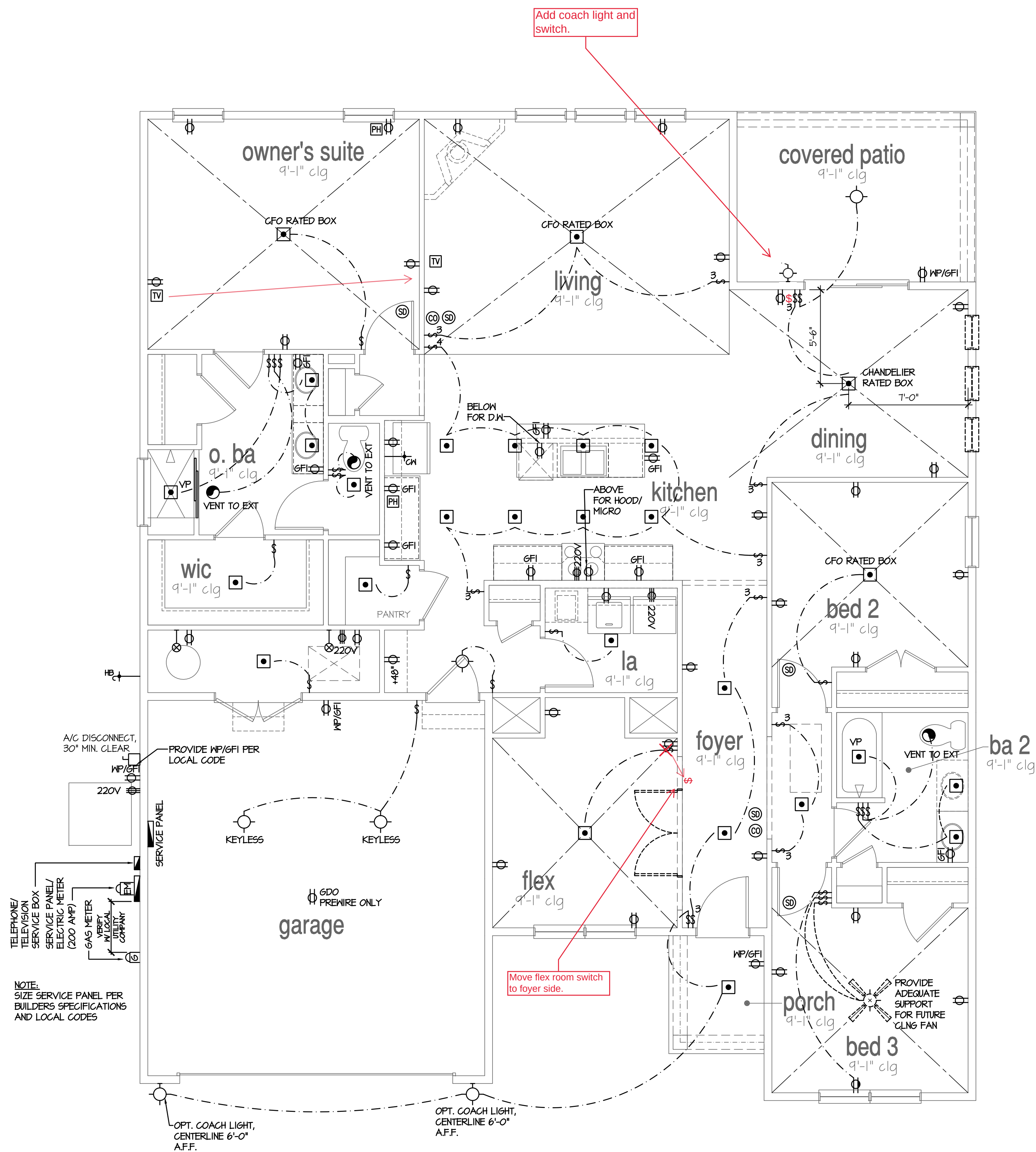


NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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LEGEND:

	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VF) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220V 220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		TECH HUB SYSTEM
	FOUR-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CHIMES		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		GAS SUPPLY WITH VALVE
	110V SMOKE DETECTOR W/ BATTERY BACKUP		HOSE BIBB
	CO2 DETECTOR		1/4" WATERStub OUT
	THERMOSTAT		WALL SCONCE
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



1st Floor Plan 'A'

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

NO:	DATE:	REVISION:
1	04.10.23	

PROFESSIONAL SEAL



PROJECT TITLE:

50' Series Galveston 'D511'

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA17006

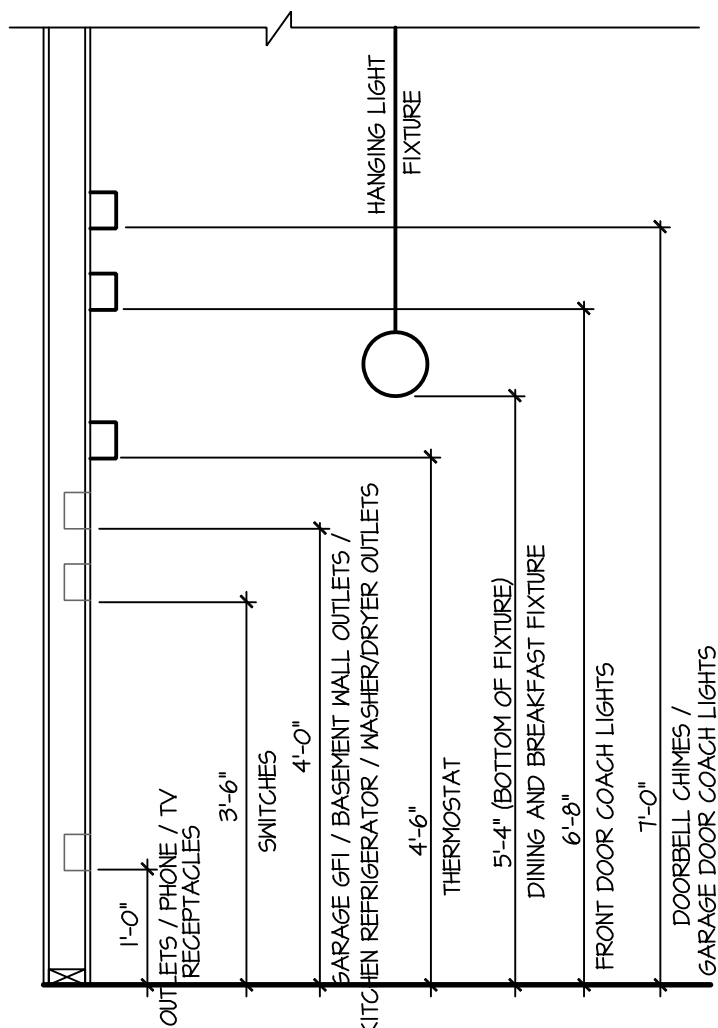
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1ST FLOOR UTILITY PLAN

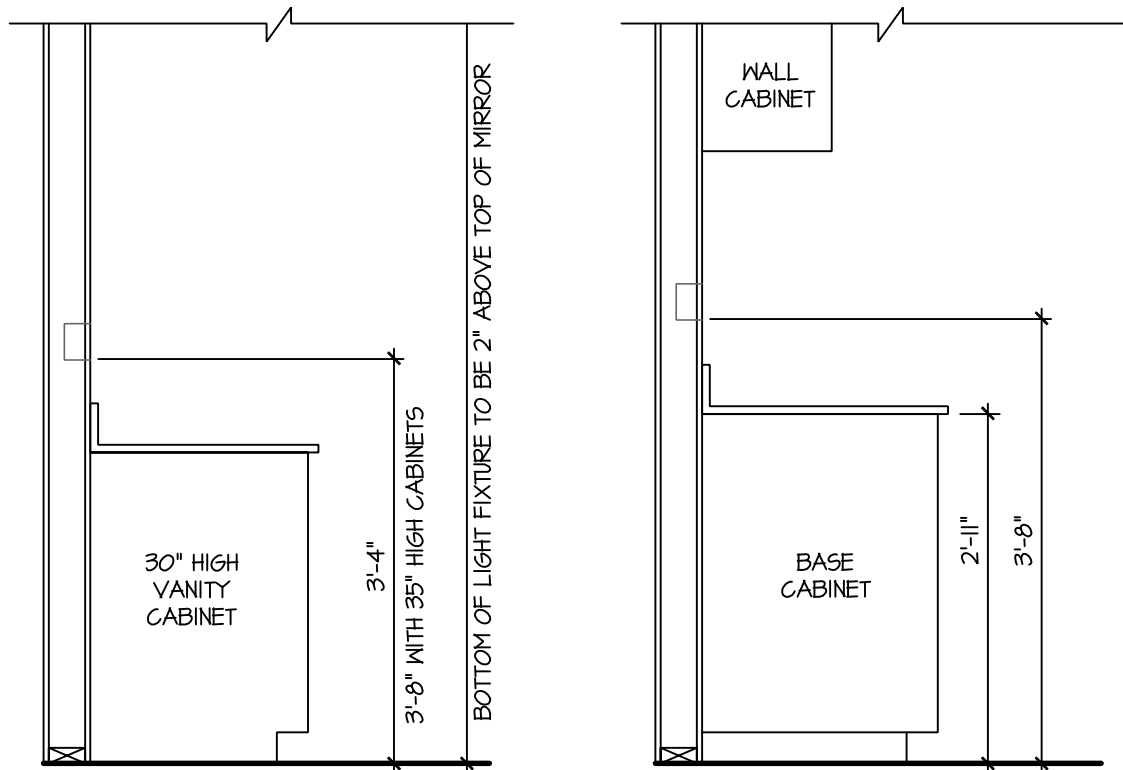
PRINT DATE:
March 31, 2017

SHEET NO:

7.2



STANDARD ELECTRICAL BOX HEIGHTS

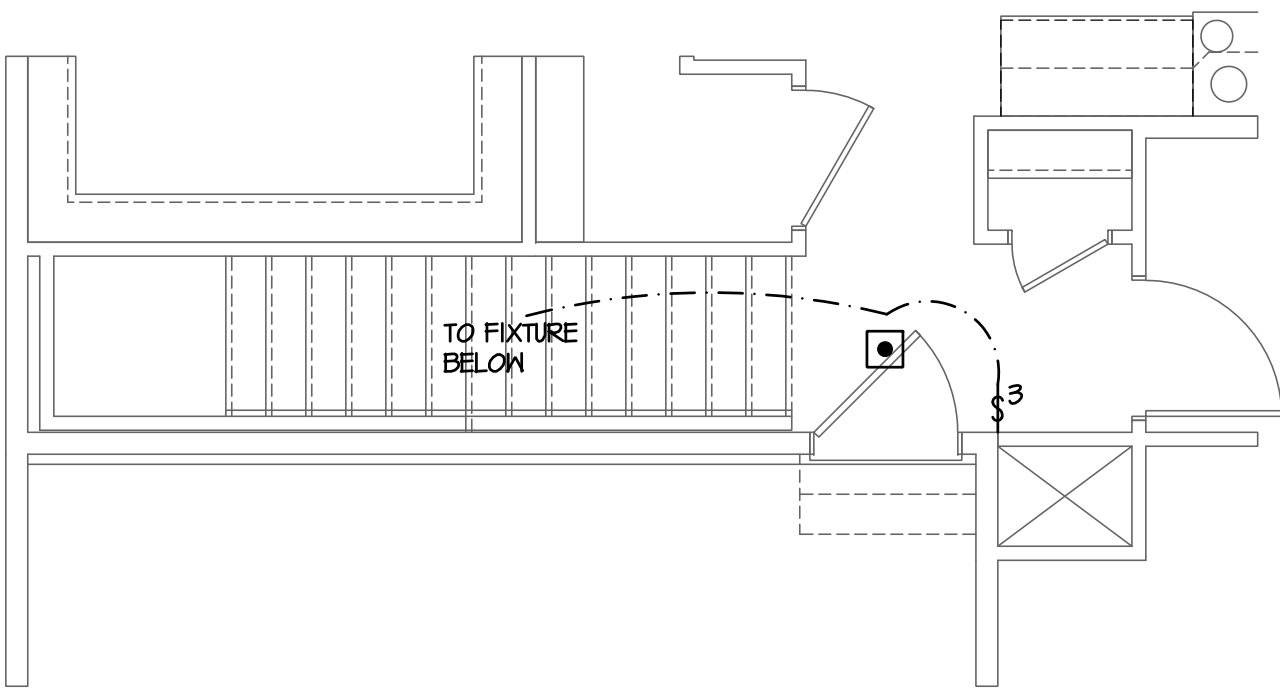


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

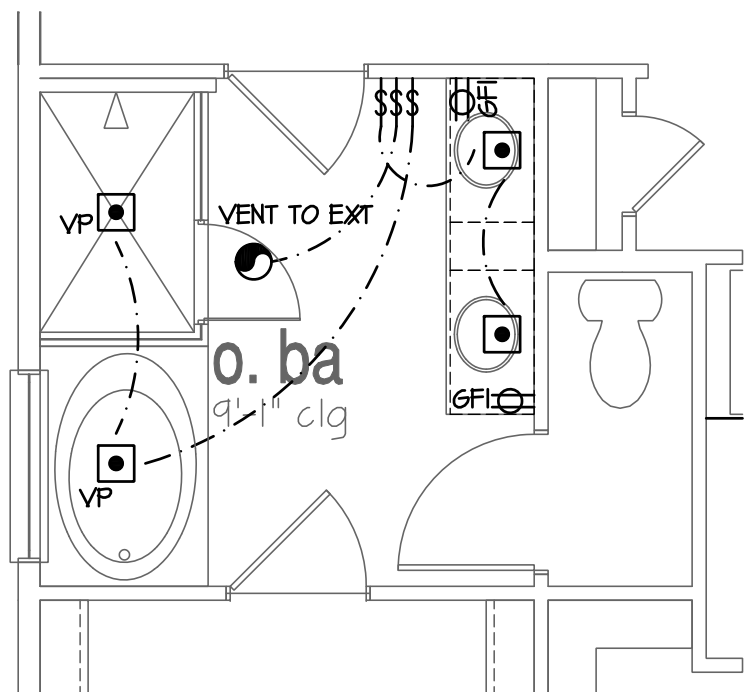
- NOTES:
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LEGEND:			
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	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PICK LIGHT
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		
	FOUR-WAY SWITCH		TECH HUB SYSTEM
	CHIMES		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	110V SMOKE DETECTOR w/ BATTERY BACKUP		
	CO2 DETECTOR		GAS SUPPLY WITH VALVE
	THERMOSTAT		HOSE BIBB
	TELEPHONE		1/4" WATER STUB OUT
	TELEVISION		WALL SCONCE
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



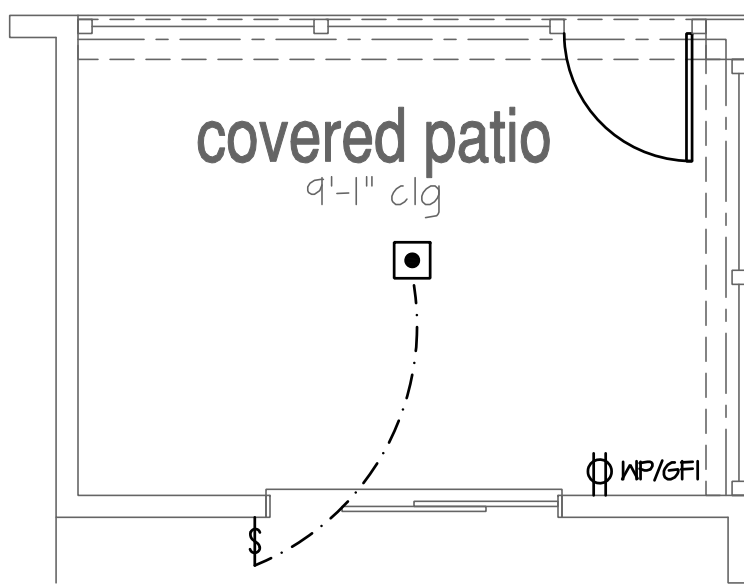
Stairs At Opt. Basement

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



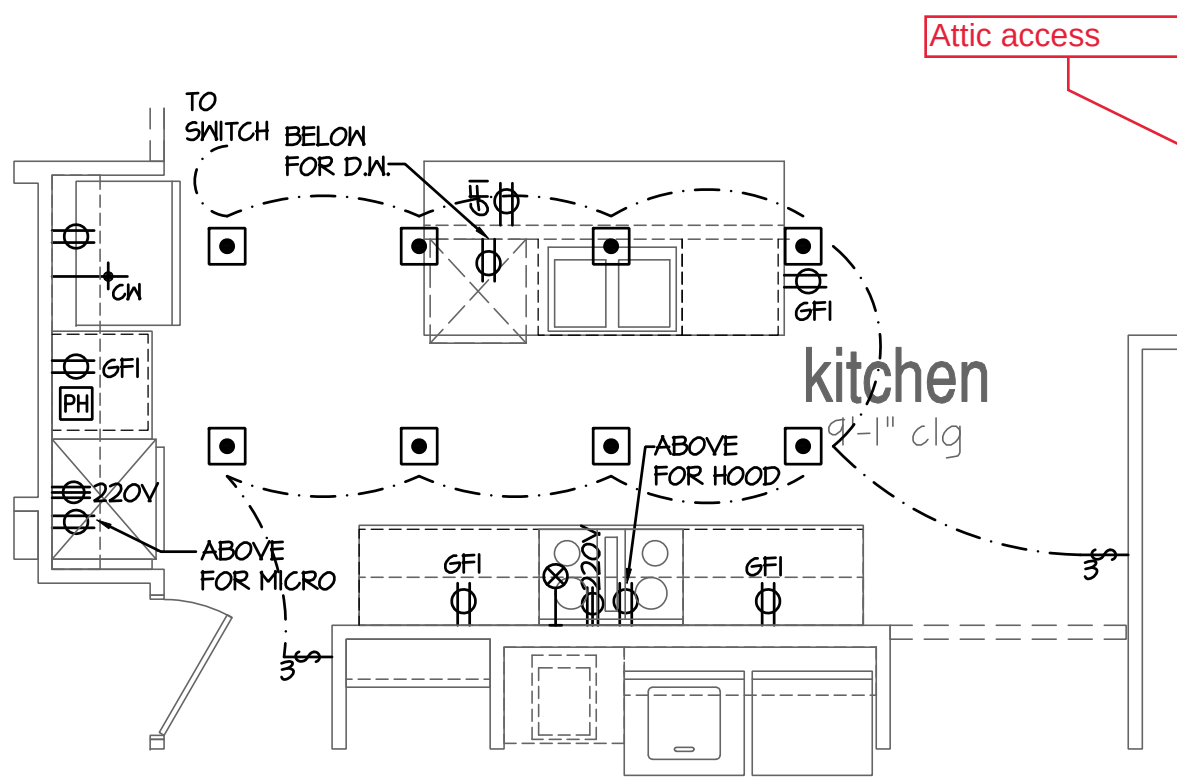
Optional Alternate Owner's Bath

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



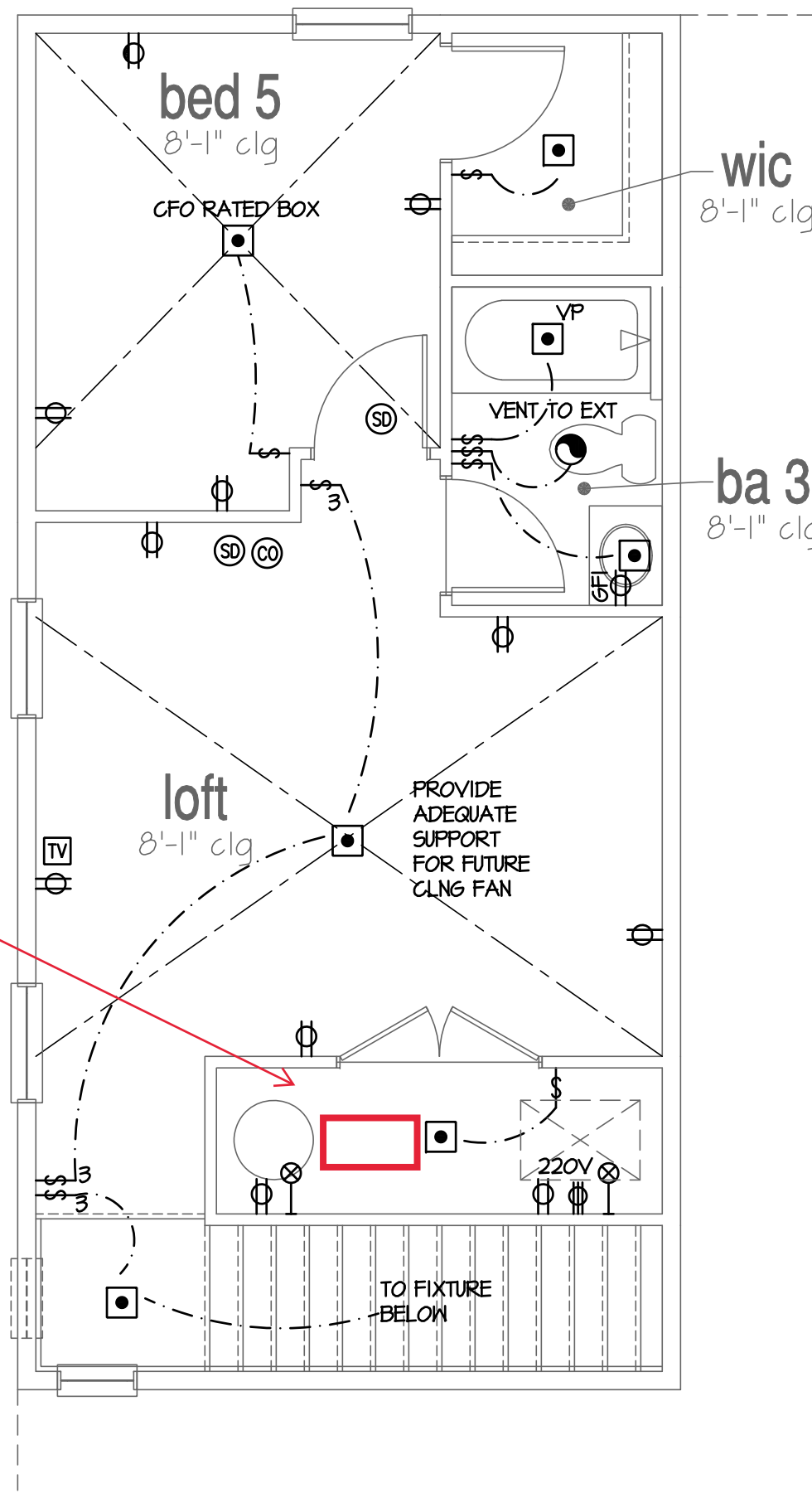
Opt Screened Porch

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



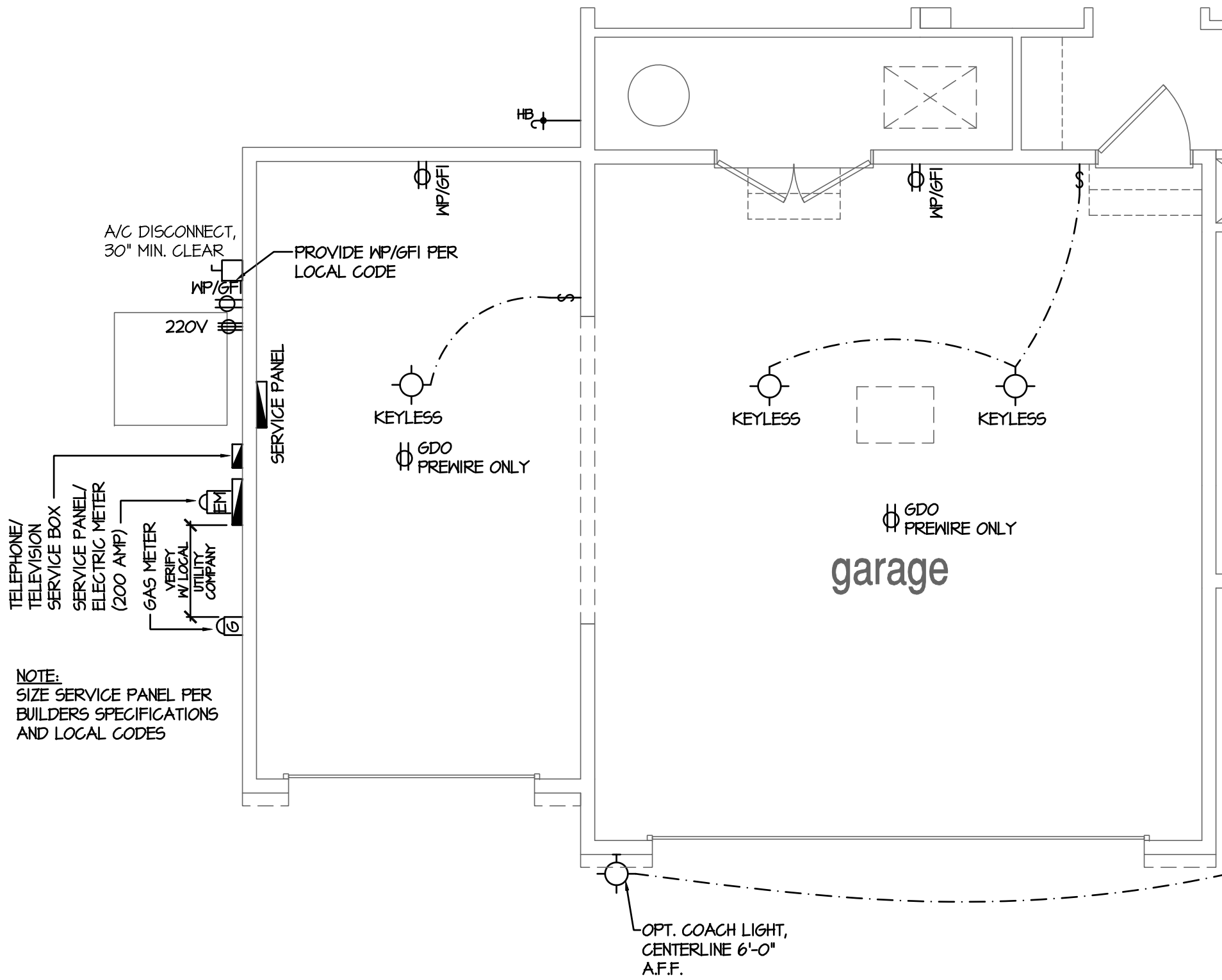
Opt. Gourmet Kitchen

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



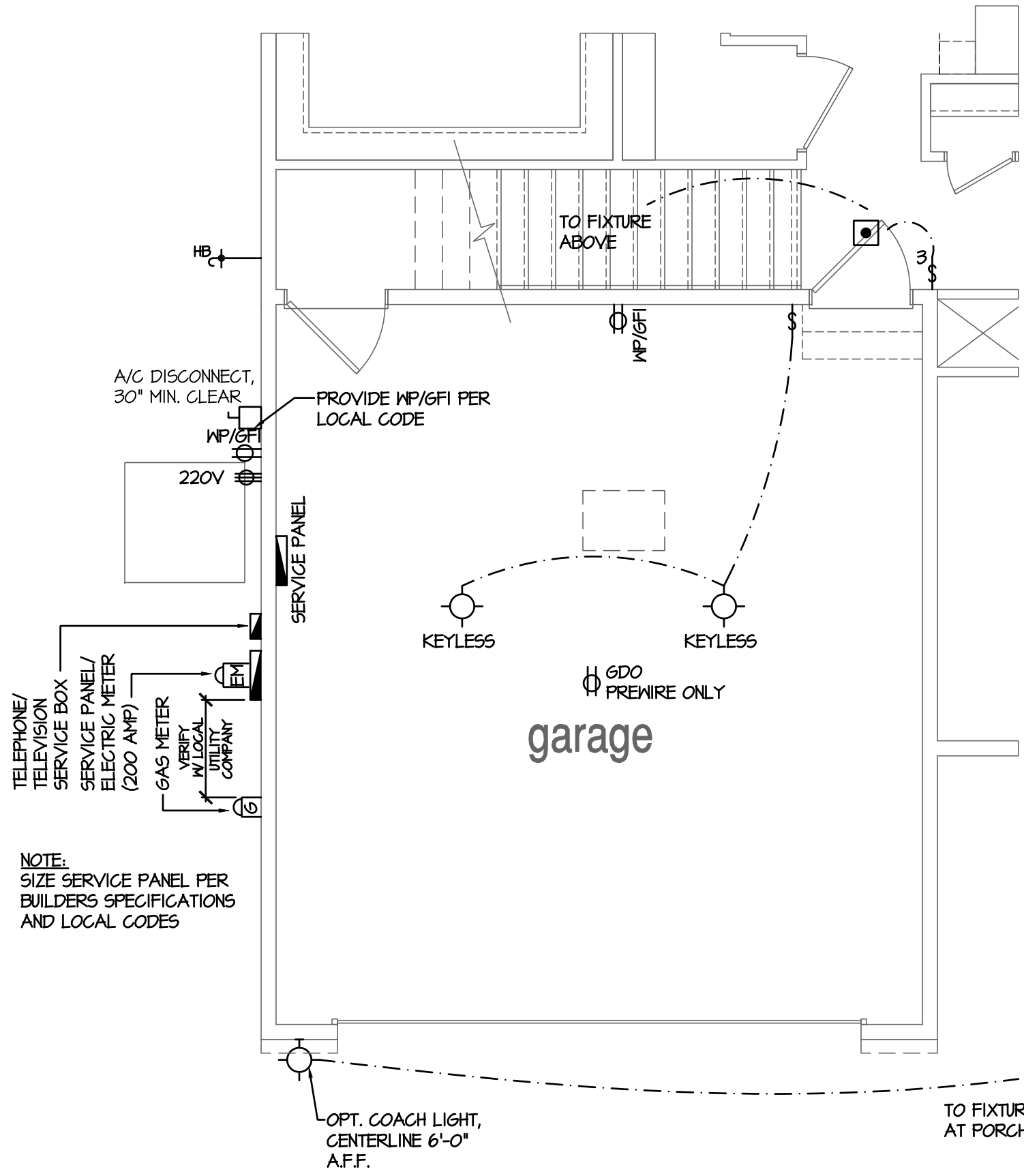
Optional 2nd Floor

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



Opt 3rd Car Garage

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



Garage At Optional 2nd Floor

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-6A1T006

SHEET TITLE:
1ST FLOOR UTILITY PLAN
OPTIONS

PRINT DATE:

March 31, 2017

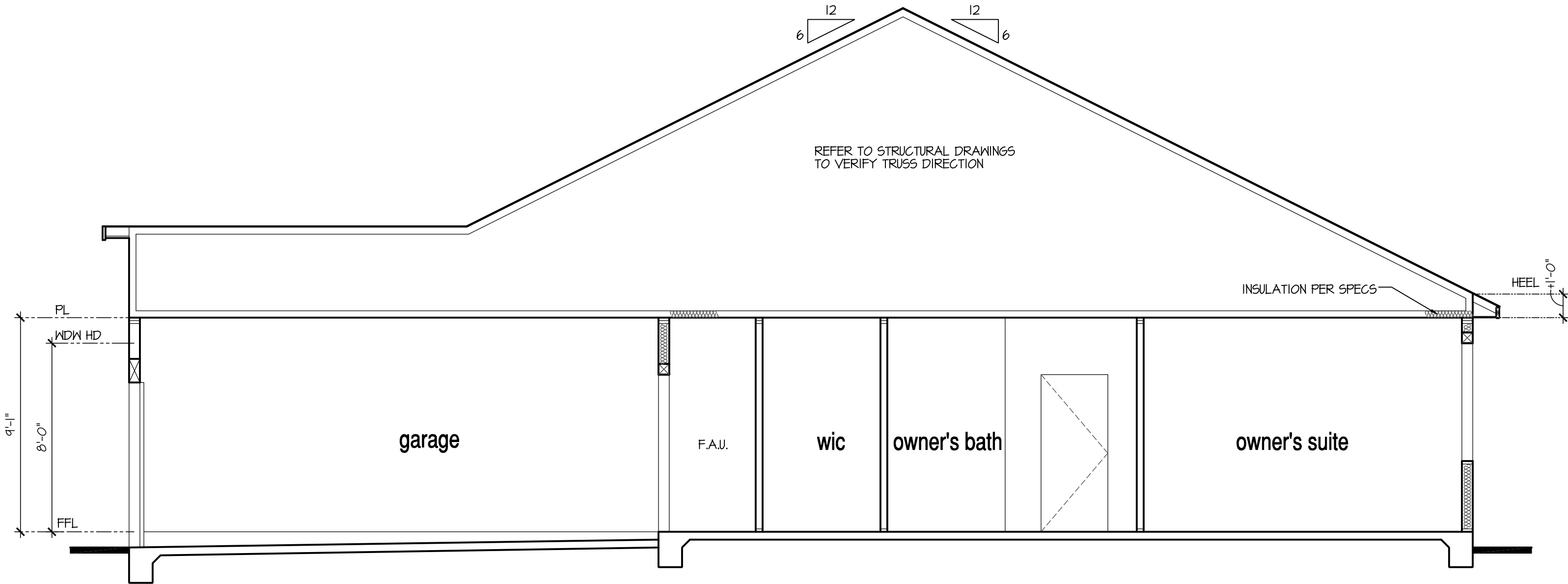
SHEET NO:

7.4

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUTCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOGAL CODES.
- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.



Building Section I at Monolithic Slab

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

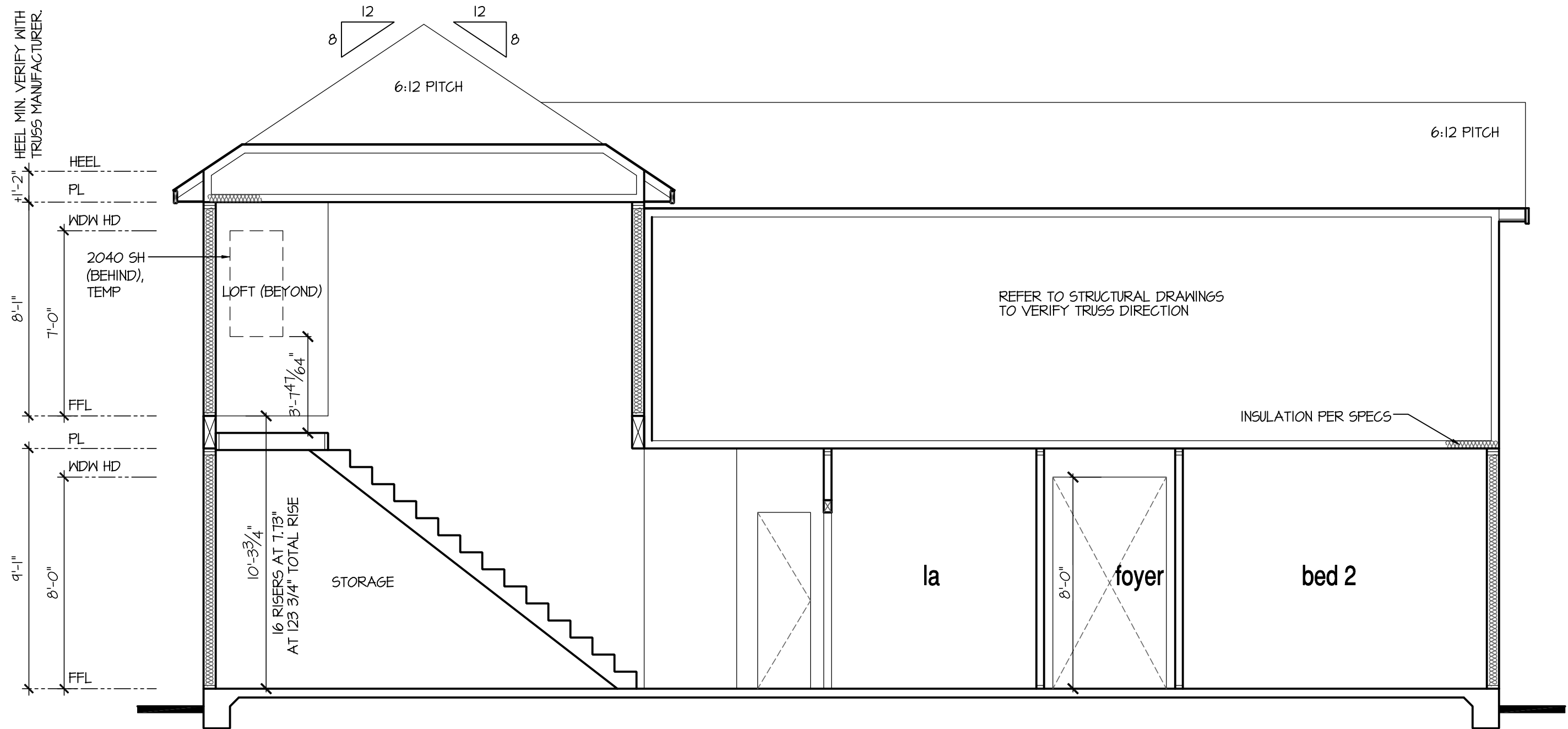
SHEET TITLE:
MONOLITHIC SLAB
BUILDING SECTIONS

PRINT DATE:

March 31, 2017

SHEET NO:

8 MS



Building Section 2 at Monolithic Slab w/ Opt. 2nd Floor

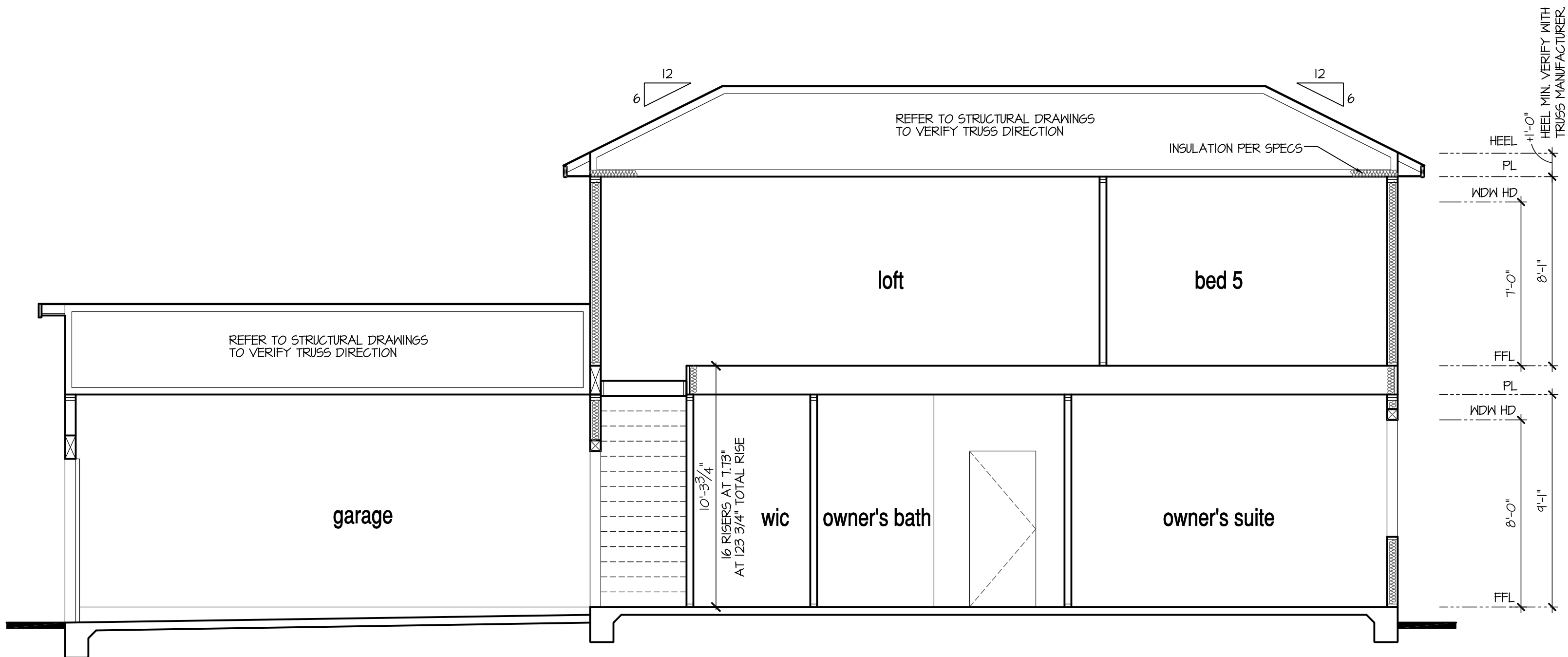
SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 11 1/2" = 125 3/4" TOTAL
RISE VERIFY

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUM SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION: EXTERIOR WALLS: CEILING WITH ATTIC ABOVE: FLOOR OVER GARAGE: ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.



Building Section 1 at Monolithic Slab w/ Opt. 2nd Floor

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

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A1006

SHEET TITLE:
**MONOLITHIC SLAB
BUILDING SECTIONS**

PRINT DATE:

March 31, 2017

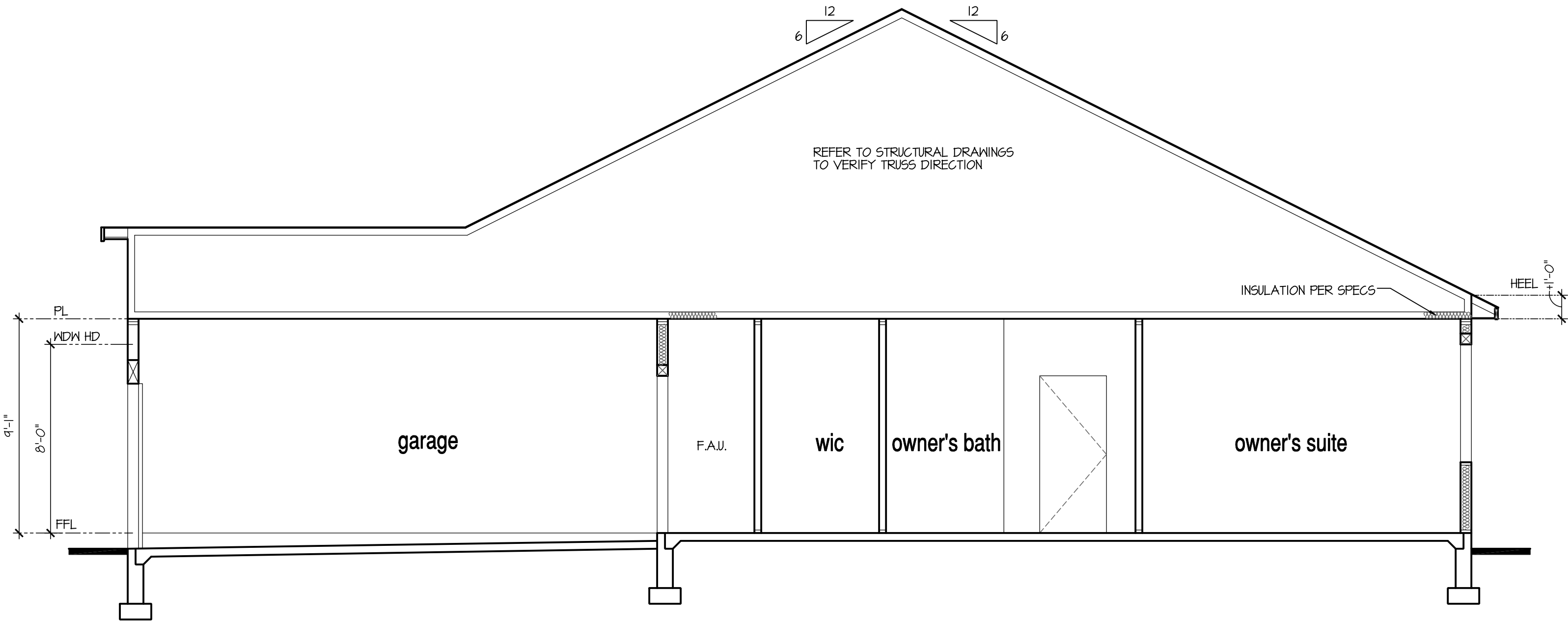
SHEET NO:

8.1MS

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
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 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.



Building Section I at Stem Wall

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

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

50' Series
Galveston
'D511'

Sussex
County - DE
North Region

PROJECT NO: GMD-GA1006

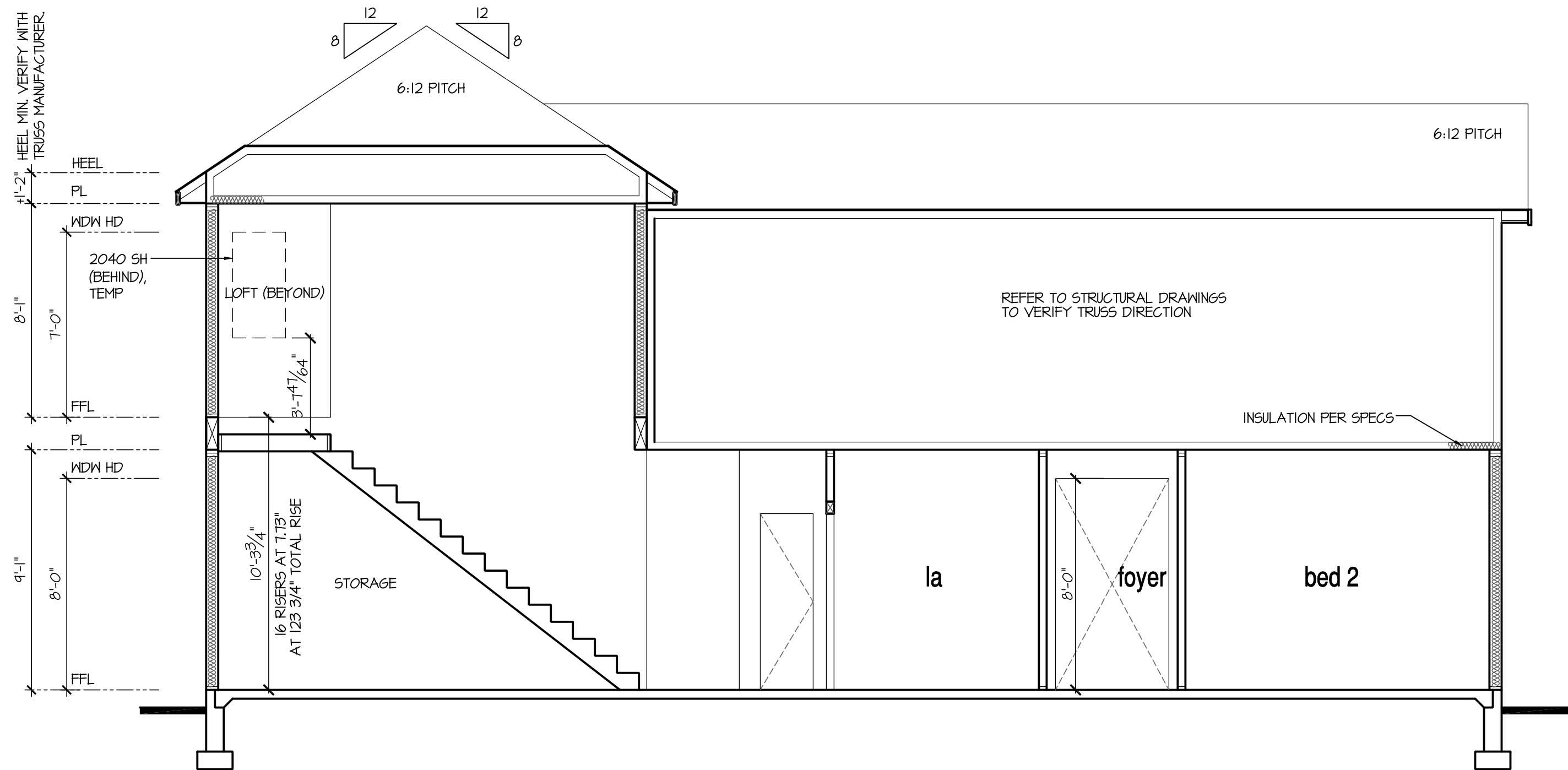
SHEET TITLE:
STEM WALL
BUILDING SECTIONS

PRINT DATE:

March 31, 2017

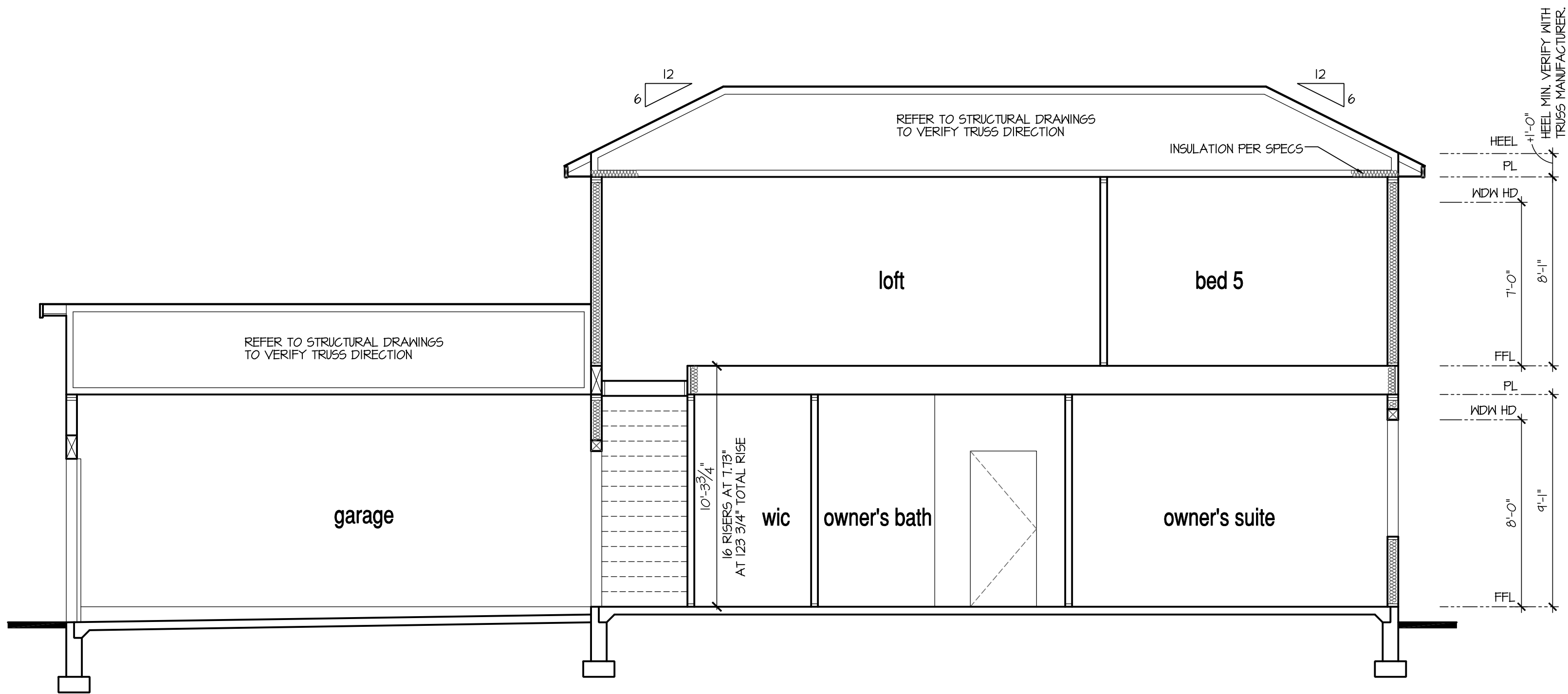
SHEET NO:

8 SW



Building Section 2 at Stem Wall w/ Opt. 2nd Floor

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Building Section 1 at Stem Wall w/ Opt. 2nd Floor

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

9'-1" STAIR NOTE:
(USE 14" L-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 1.40" = 125 3/4" TOTAL
RISE VERIFY

NOTES:

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PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

NO.	DATE:	REVISION:
1	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

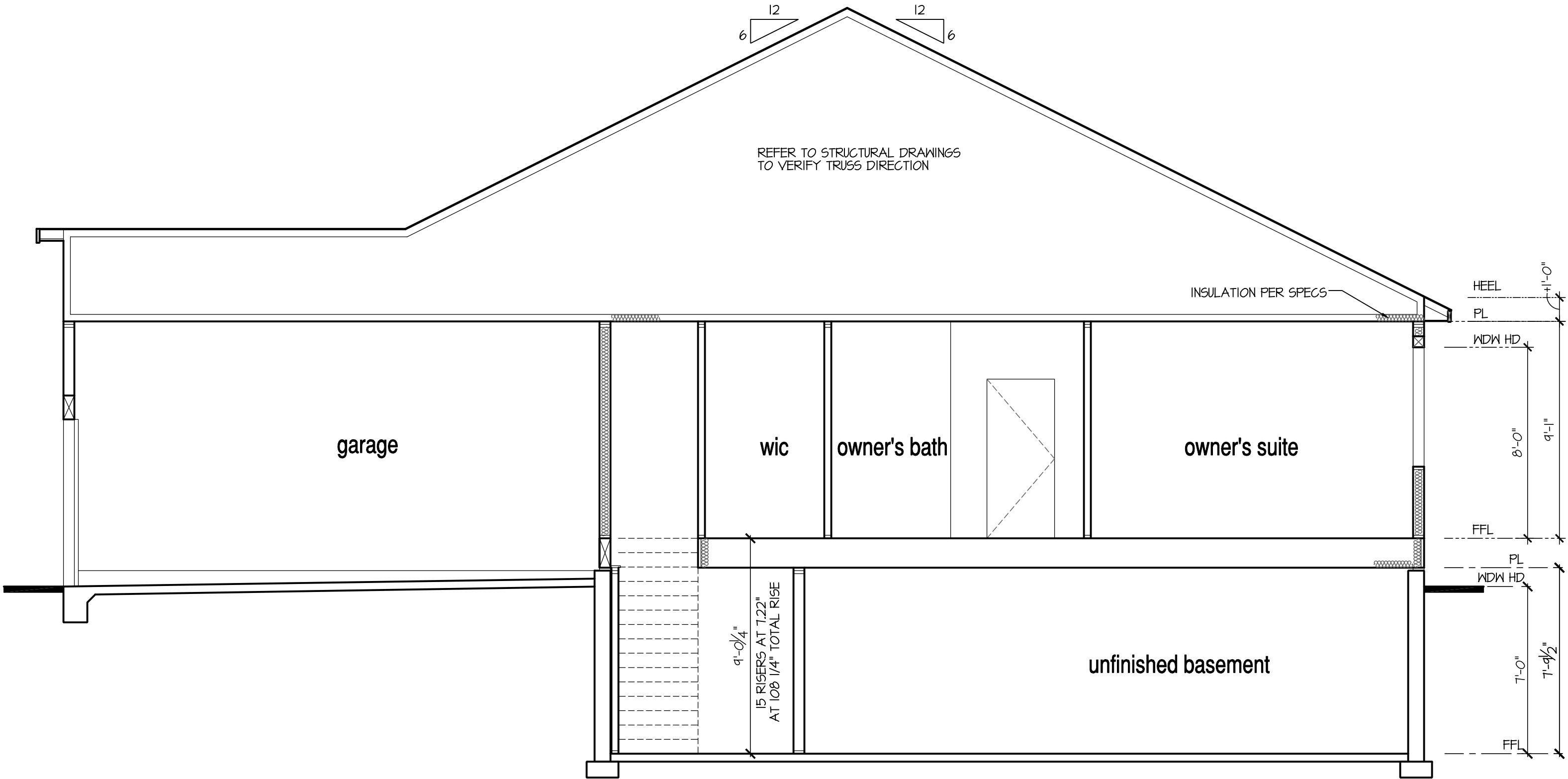
**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA17006

SHEET TITLE:
**STEM WALL
BUILDING SECTIONS**

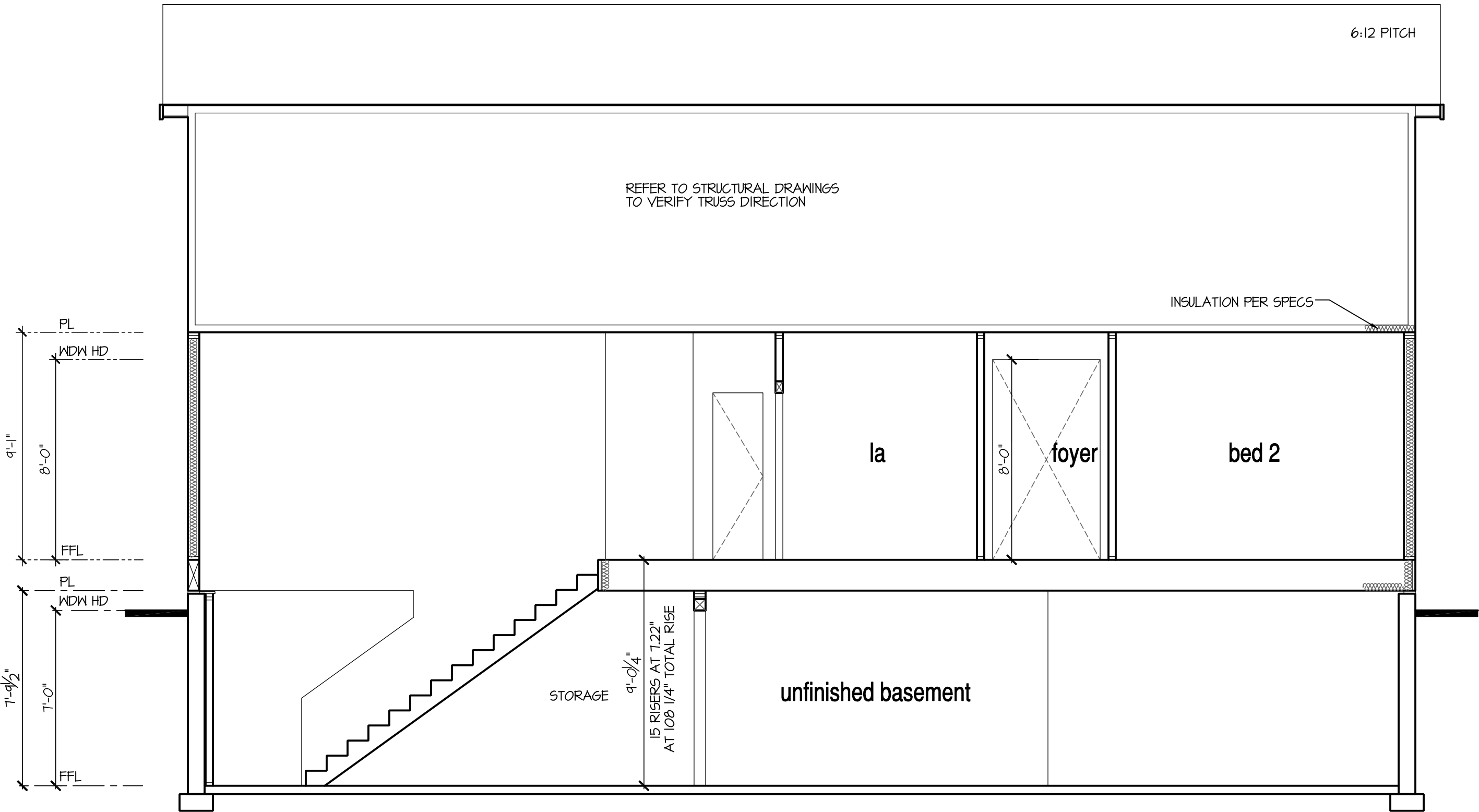
PRINT DATE:
March 31, 2017

SHEET NO:
8.1 SW



Building Section 1 at Opt Basement

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



Building Section 2 at Opt Basement

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

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
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PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-GA17006

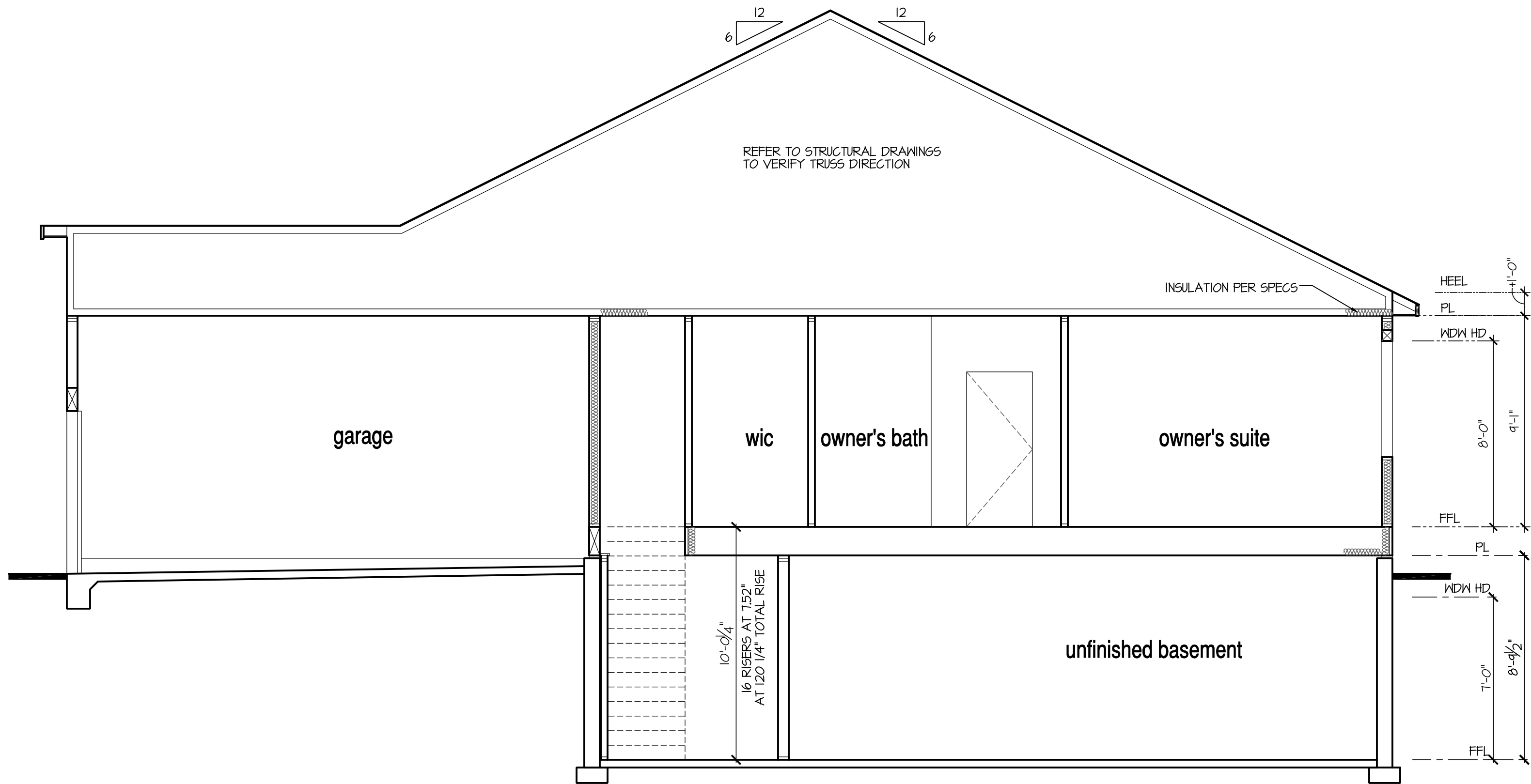
SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:

March 31, 2017

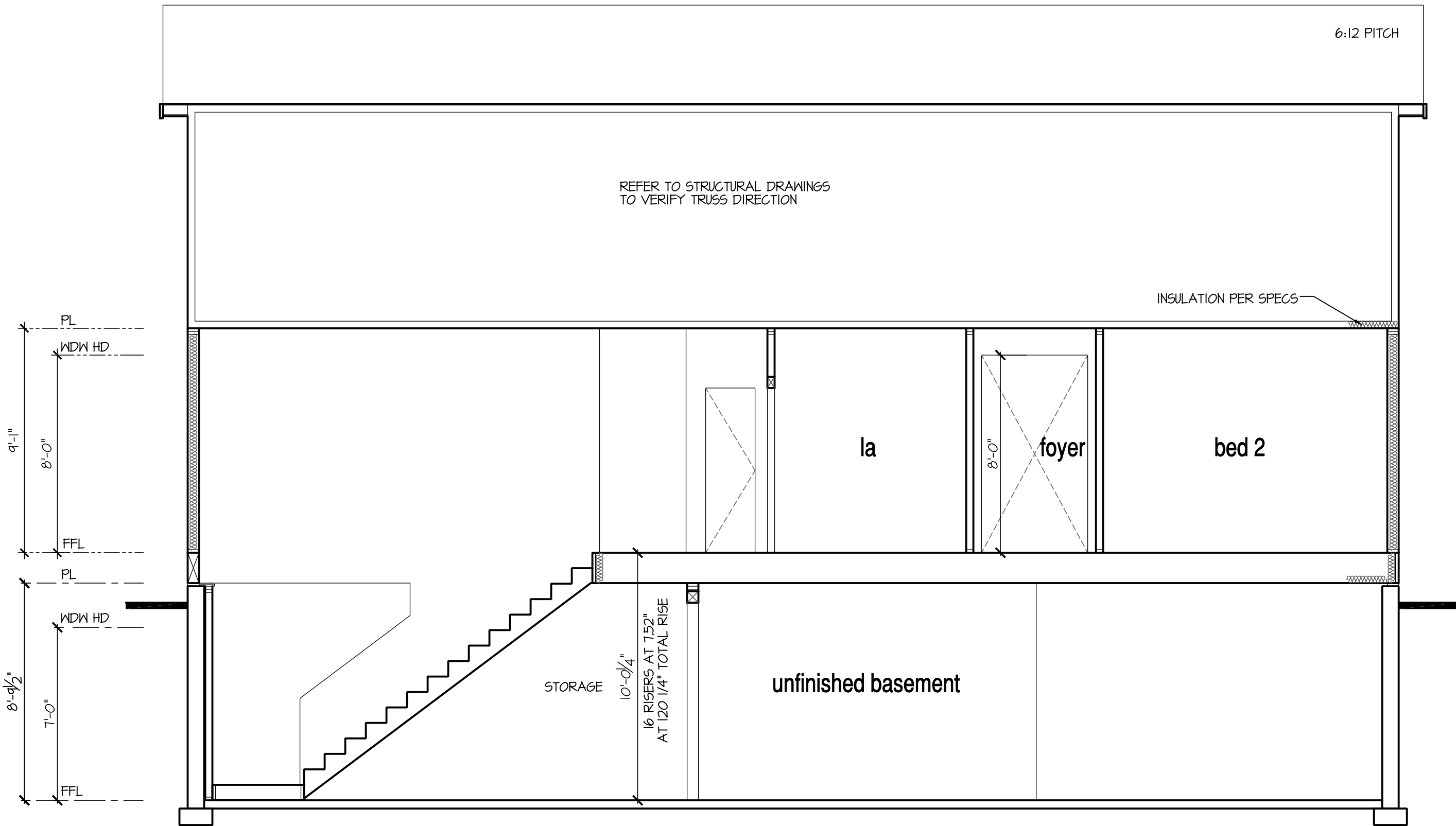
SHEET NO:

8 BS



Building Section 1 at Opt 9' Basement

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



Building Section 2 at Opt 9' Basement

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

8'-9 1/2" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 152" = 120 1/4" TOTAL
RISE VERIFY

NOTES:

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 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

NO.	DATE:	REVISION:
△	04.18.23	

PROFESSIONAL SEAL:



PROJECT TITLE:

**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A1T006

SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:

March 31, 2017

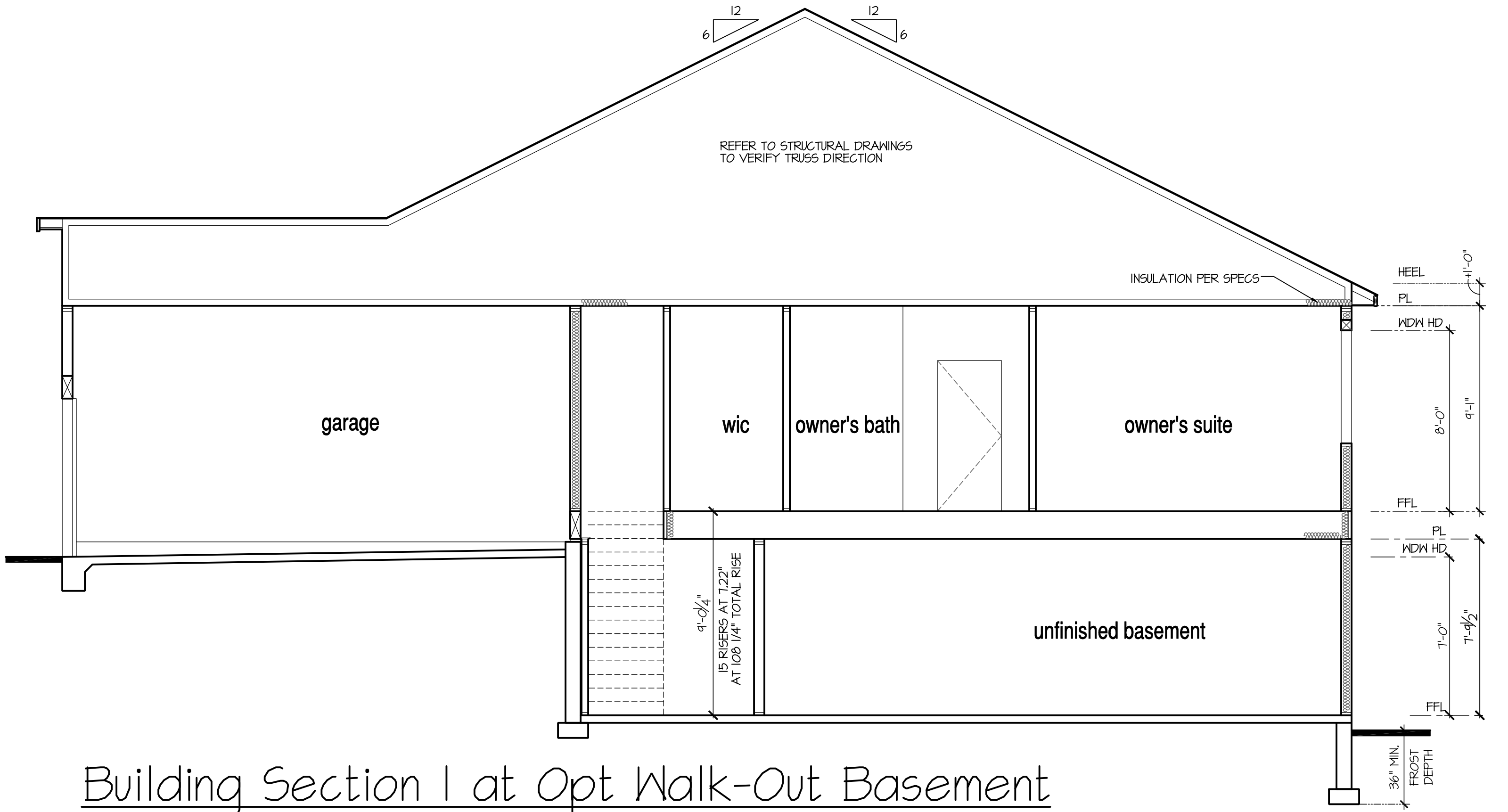
SHEET NO:

8.1 BS

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

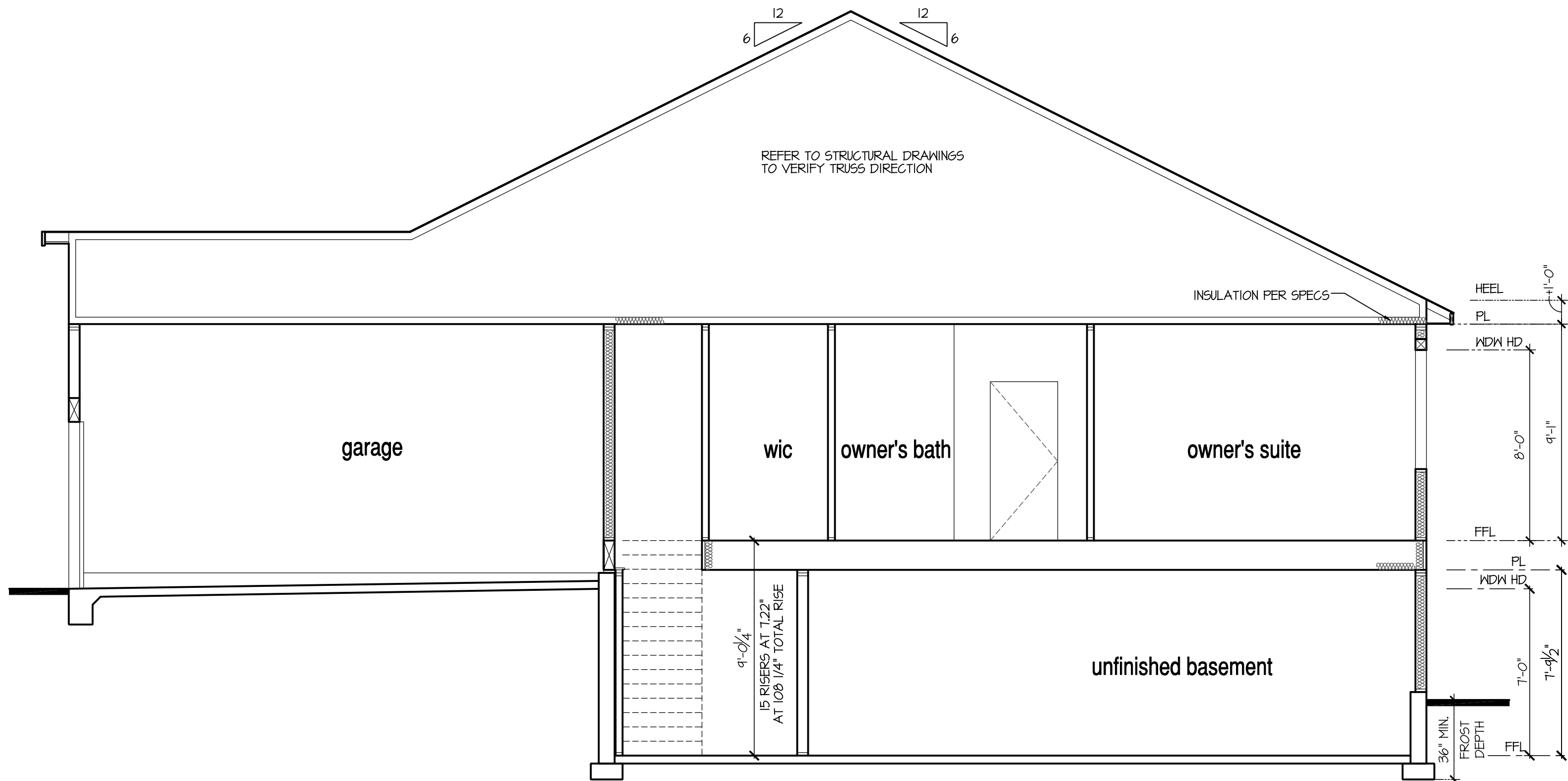
8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15 TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.52" = 120 1/4" TOTAL
RISE VERIFY

- NOTES:
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 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:
- PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.



Building Section I at Opt Walk-Out Basement

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



Building Section I at Opt Look-Out Basement

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

NO:	DATE:	REVISION:
△	04.18.23	



PROJECT TITLE:
**50' Series
Galveston
'D511'**

**Sussex
County - DE
North Region**

PROJECT NO: GMD-6A1006

SHEET TITLE:
**BASEMENT
BUILDING SECTIONS
W/ LOOK-OUT/WALK-OUT
CONDITIONS**

PRINT DATE:
March 31, 2017

SHEET NO:
8.2 BS

Glendale

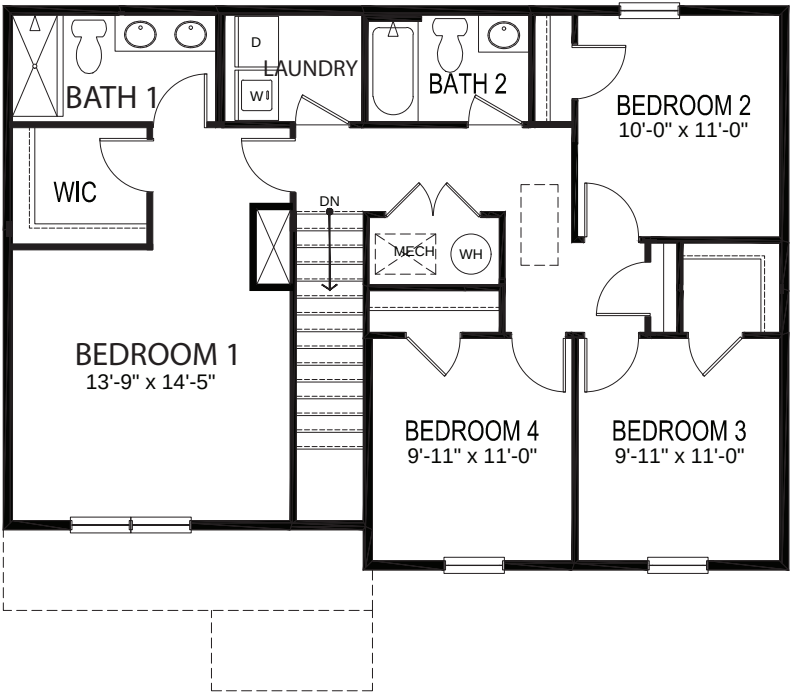
4 bed | 2.5 bath | 2 car | 2 story | 1,649 sq ft



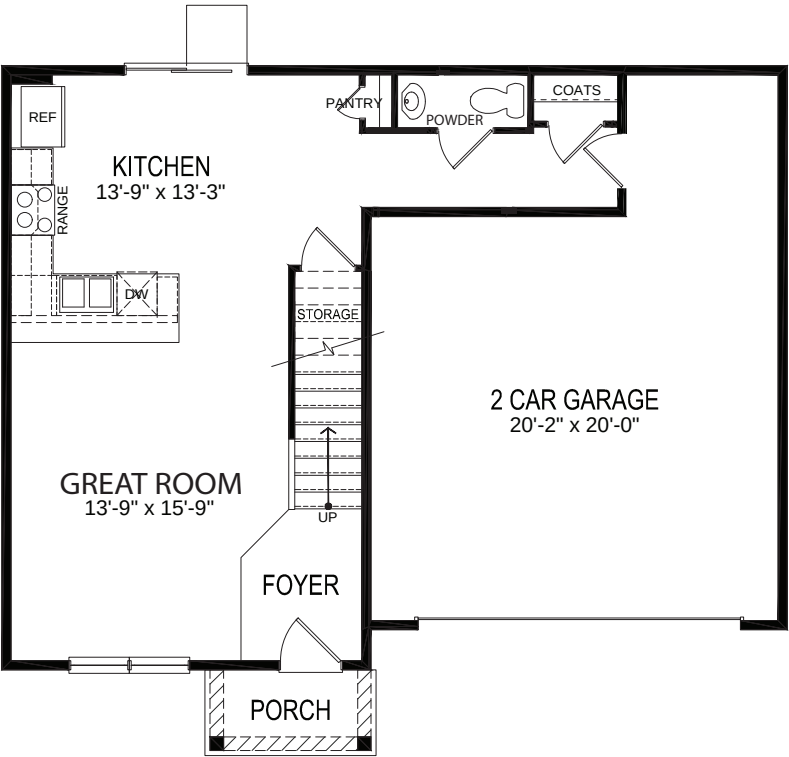
Elevation A



Elevation B



SECOND FLOOR



FIRST FLOOR

GENERAL NOTES:

1. WINDOW SIZE/SERIES/MANUFACTURE INFORMATION: MI 3500 SERIES 5H VINYL
2. THE GRADE SHALL FALL A MINIMUM OF 6" (INCHES) IN THE FIRST 10' (FEET),
FROM THE STRUCTURE, PER IRC (R401.3)

INDEX	
MODEL 'GLENDALE'	
0	TITLE SHEET / COVER SHEET
0.1	TECHNICAL INFORMATION
0.2	QUICK VIEW
1 A	FRONT ELEVATION 'A'
2 A	ROOF PLAN 'A'
3 A	SIDE AND REAR ELEVATIONS 'A'
3.1 A	SIDE AND REAR ELEVATIONS 'A' AT OPT BASMENT
1 B	FRONT ELEVATION 'B'
2 B	ROOF PLAN 'B'
3 B	SIDE AND REAR ELEVATIONS 'B'
3.1 B	SIDE AND REAR ELEVATIONS 'B' AT OPT BASMENT
4 SW	STEM WALL PLAN
4 BS	BASEMENT PLAN
5	1ST FLOOR PLAN
6	2ND FLOOR PLAN
7	BASEMENT UTILITY PLAN
7.1	1ST FLOOR UTILITY PLAN
7.2	2ND FLOOR UTILITY PLAN
2.1	EXTERIOR ELEVATIONS OPTIONS
2.2	EXTERIOR ELEVATIONS OPTIONS
2.3	EXTERIOR ELEVATIONS OPTIONS
2.4	EXTERIOR ELEVATIONS OPTIONS
2.5	EXTERIOR ELEVATIONS OPTIONS
8 5	BUILDING SECTIONS
24	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.	

Glendale - RH

(LH VERSION ARE MIRRORED)

Kent County - DE

40' SERIES PLAN # - X423

PLAN 'GLENDALE' SQUARE FOOTAGES		
HEATED SQ. FT.	ELEV 'A'	ELEV 'B'
1st FLOOR	645 SF	645 SF
2nd FLOOR	1004 SF	1004 SF
TOTAL HEATED SQ. FT.	1649 SF	1649 SF
HEATED OPTIONS		
OPT. FINISHED BASEMENT	+462 SF	+462 SF
UNHEATED SQ. FT.		
GARAGE	484 SF	484 SF
FRONT PORCH	32 SF	32 SF
UNHEATED OPTIONS		
OPT BASEMENT	568 SF	568 SF
OPT 3RD CAR GARAGE	210 SF	210 SF

PLAN 'GLENDALE' VOLUME OF HEATED AREAS		
VOLUME CU. FT.	ELEV 'A'	ELEV 'B'
1st FLOOR	5160 CF	5160 CF
2nd FLOOR	8032 CF	8032 CF
OPT. FINISHED BASEMENT	3696 CF	3696 CF

THE PROFESSIONAL SERVICES OF THE ARCHITECT
UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST
OF D.R. HORTON, INC. NO CONTRACTUAL OBLIGATION IS
ASSUMED BY THE ARCHITECT FOR THE BENEFIT OF ANY
OTHER PERSON INVOLVED IN THE PROJECT.



NO.	DATE:	REVISION:
△	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Glendale
'X423'

Kent
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
TITLE SHEET / COVER SHEET

PRINT DATE:

February 05, 2019

SHEET NO:

0

AVERAGE BUILDING HEIGHT

ELEVATION 'A'	24'-4 3/4"
ELEVATION 'B'	24'-4 3/4"

AT OPT BASEMENT

ELEVATION 'A'	25'-9"
ELEVATION 'B'	25'-9"

ABBREVIATIONS

ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDRY
A/D 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
BLN 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	FED FEDESTAL
CER CERAMIC	PL PLATE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	PR PAIR
CL CLOSET OR CENTER LINE	P.T. PRESSURE TREATED WOOD
CLS CEILING	PVC POLYVINYL CHLORIDE PIPE
CLR CLEAR	PVMT PAVEMENT
CMU CONCRETE MASONRY UNIT	PJA PRE-WIRE
COL COLUMN	PWD FLYWOOD
CONC CONCRETE	R RISER
C CARPET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REQ REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DH DOUBLE HUNG	SF SQUARE FEET
DM DIMENSION	5.G.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HUNG OR SHELF
DN DOWN	SM SIMILAR
DR DOOR	SL SLOPE / SLIDING
DS DOWNSPOUT	SHP SHELF AND POLE
DN DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	S4S SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TONEL BAR
FAU FORCED AIR UNIT	TEMP TEMPERED (GLASS)
FG FLOOR GAWAGE	T&G TONGUE & GROOVE
F.D. FLOOR DRAIN	T.O.C. TOP OF CURB
F.FL FINISH FLOOR LINE	TV TELEVISION
F.G. FINISHED GRADE	TYP TYPICAL
FLR FLOORING)	UNO. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
F.O.S. FACE OF STUD	V.T.R. VENT THRU ROOF
FTG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WM WINDOW
GAR GARAGE	WH WATER HEATER
G.B. GYPSUM BOARD	W WROUGHT IRON
GD GRADE OR GRADING	WC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W/O WITH OR WITHOUT
GFI GROUND FAULT INTERRUPTER	WATERPROOFING)
GL GLASS OR GLAZING	WM WELDED WIRE MESH
GYP BD GYPSUM BOARD	RL PROPERTY LINE
HD HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	4 AND
HDR HEADER	CL CENTERLINE
HGT HEIGHT	# POUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HWD HARDWOOD	
INT INTERIOR	
JST JOIST	
JT JOINT	
KIT KITCHEN	

BUILDING CODE COMPLIANCE / PROJECT INFORMATION

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, DELAWARE ADDITION.

2018- INTERNATIONAL RESIDENTIAL CODE (BUILDING)
2018- INTERNATIONAL ENERGY CONSERVATION CODE (BUILDING)
2020- NATIONAL ELECTRICAL CODE

PRODUCT:
SINGLE FAMILY RESIDENCE

OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3

CONSTRUCTION TYPE:
TYPE VB

CONSULTANTS:

GENERAL NOTES DESIGNER: IRC

THESE DOCUMENTS ARE THE PROPERTY OF DR HORTON HOMES AND SHALL NOT BE COPIED,
DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF DR HORTON HOMES OR GMD DESIGN GROUP.

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 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 IRC SECTION R602.8)

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 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 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 IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.1.8 AND R312

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 UNCLEAR WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.



NO:	DATE:	REVISION:
△	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Glendale
'X423'

Kent
County - DE
North Region

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
TECHNICAL INFORMATION

PRINT DATE:
February 05, 2019

SHEET NO:
0.1



Front Elevation 'A'

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



Front Elevation 'B'

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

NO:	DATE:	REVISION:
△	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Glendale
'X423'**

**Kent
County - DE
North Region**

PROJECT NO: *GMD-GA16082.1*

SHEET TITLE:
QUICK VIEW

PRINT DATE:
February 05, 2019

SHEET NO:

0.2

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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] N/A

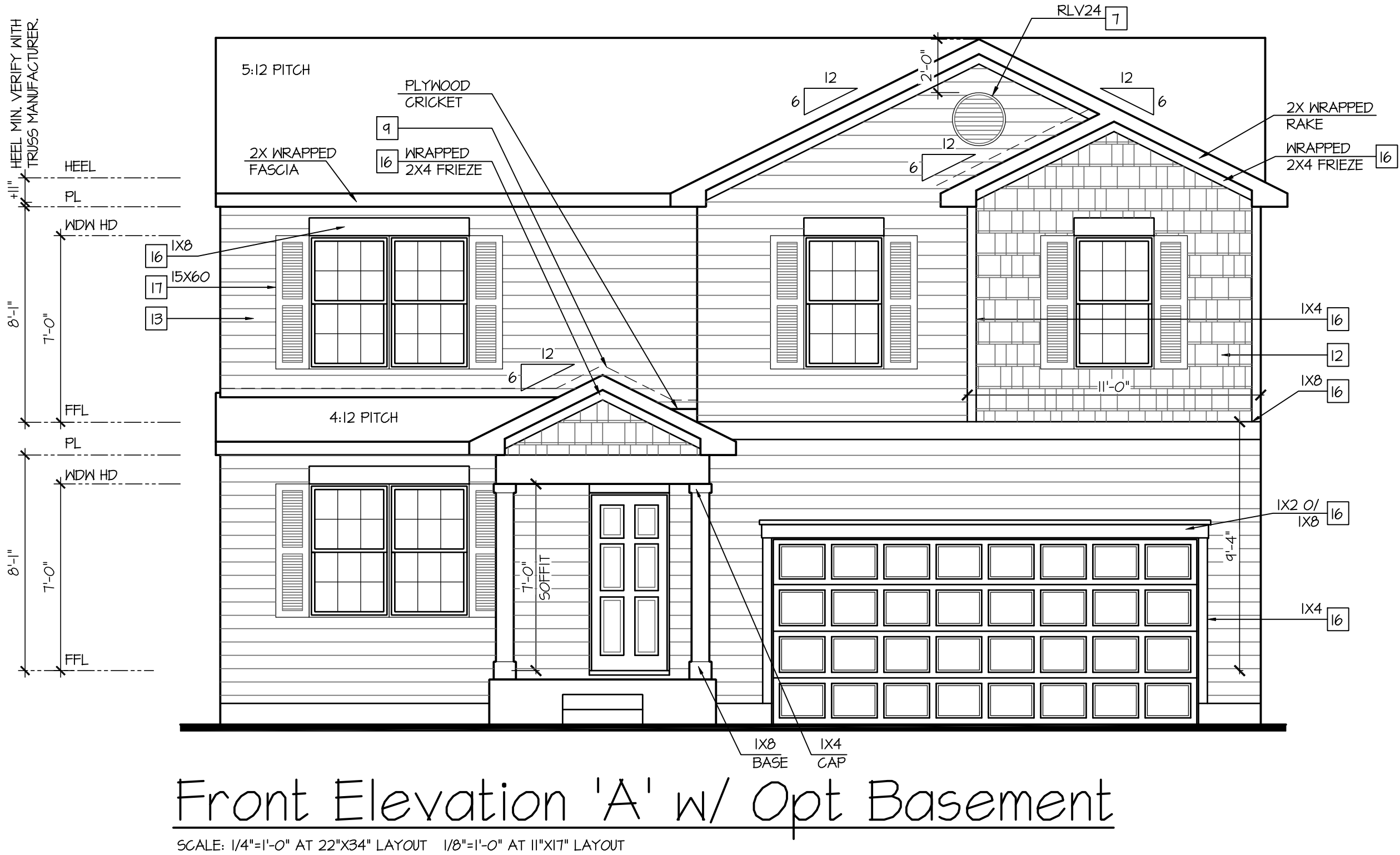
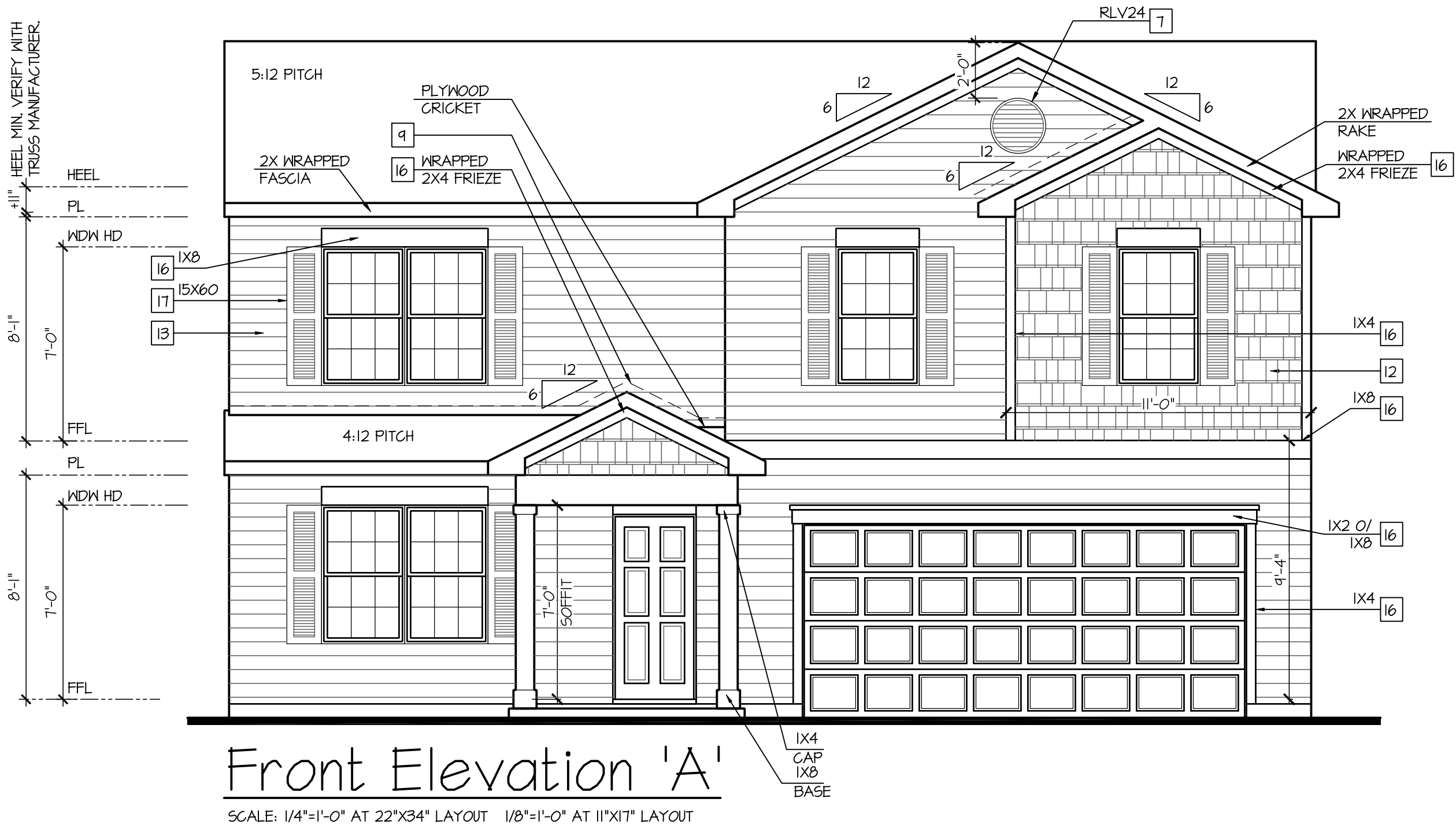
TYPICALS:

- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO:	DATE:	REVISION:
1	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Glendale
'X423'**

**Kent
County - DE
North Region**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
FRONT ELEVATION 'A'

PRINT DATE:

February 05, 2019

SHEET NO:

1A

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

- NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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] N/A

TYPICALS:

[7] DECORATIVE 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:

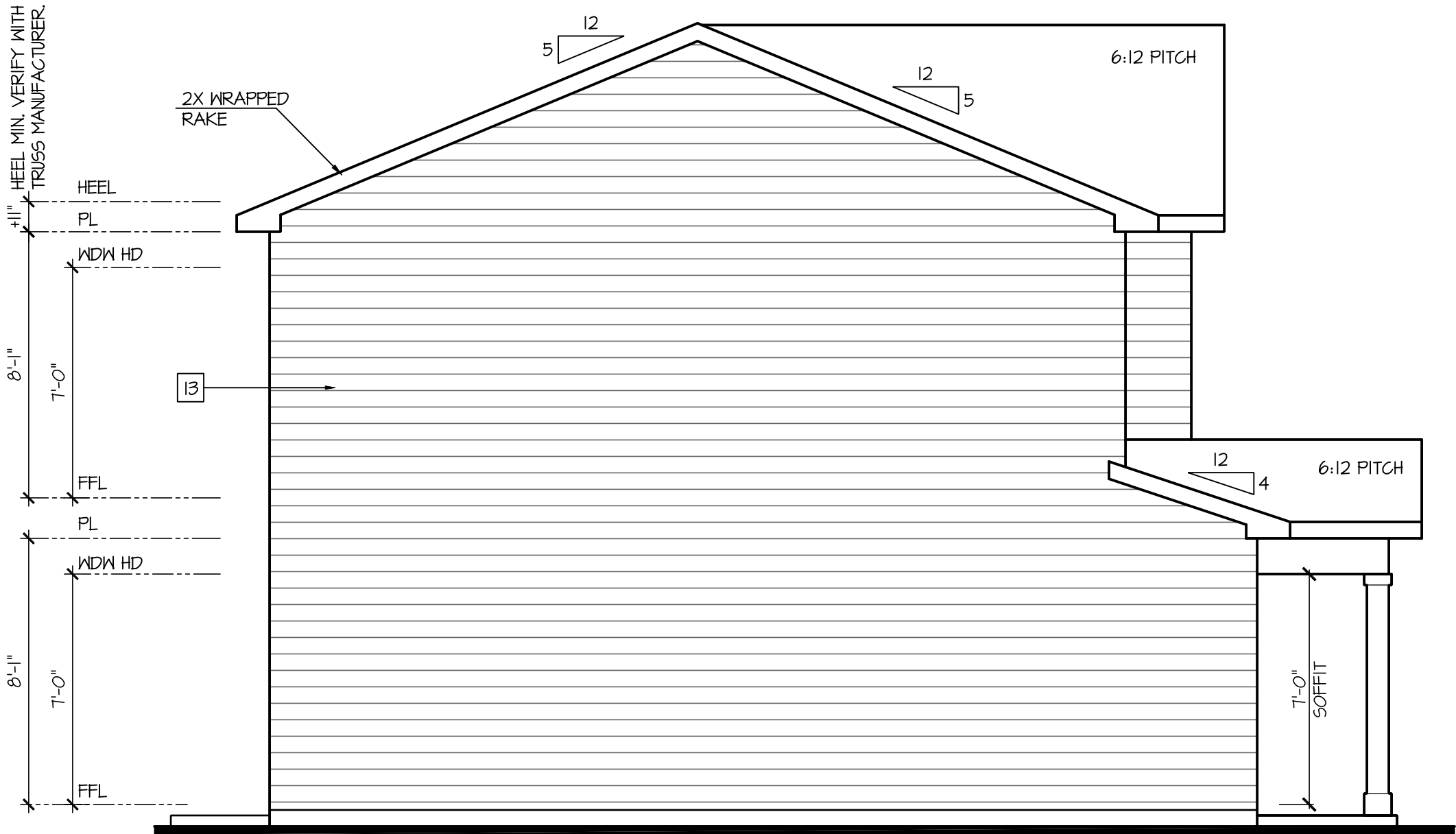
[12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

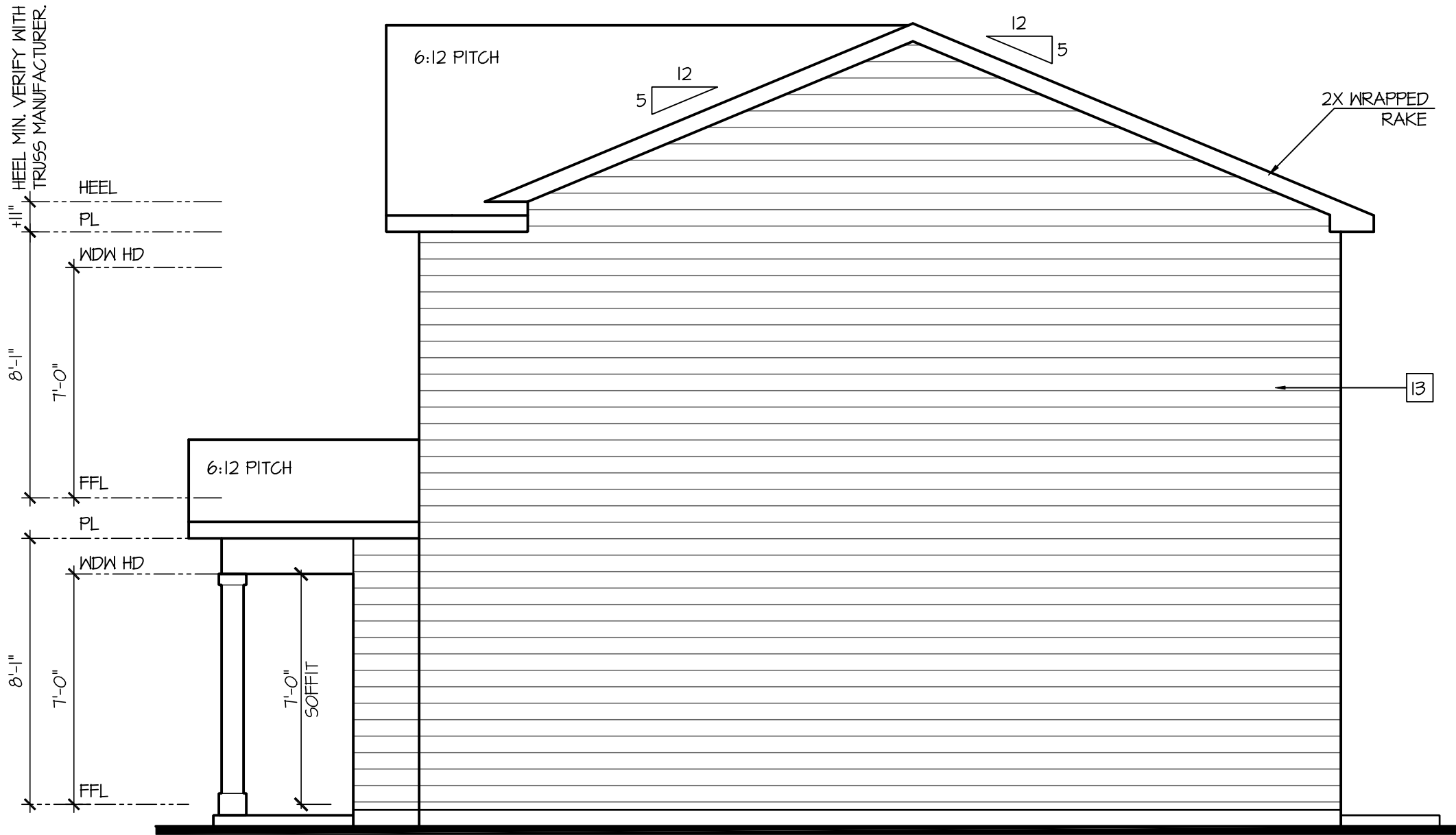
[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[17] PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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

NO.	DATE:	REVISION:
1	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Glendale
'X423'

Kent
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'A'

PRINT DATE:
February 05, 2019

SHEET NO:
3 A

- NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

1 DECORATIVE 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.

10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

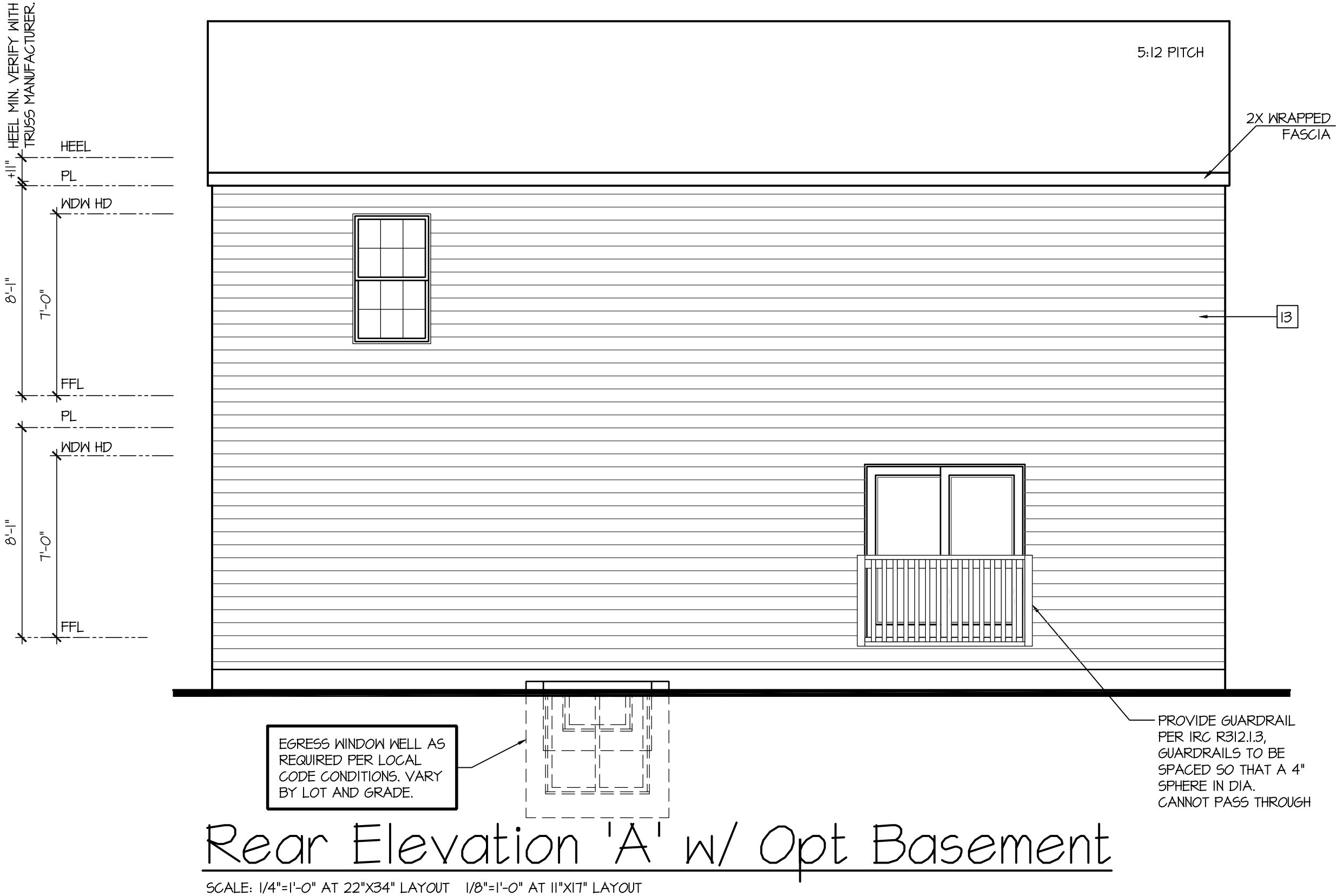
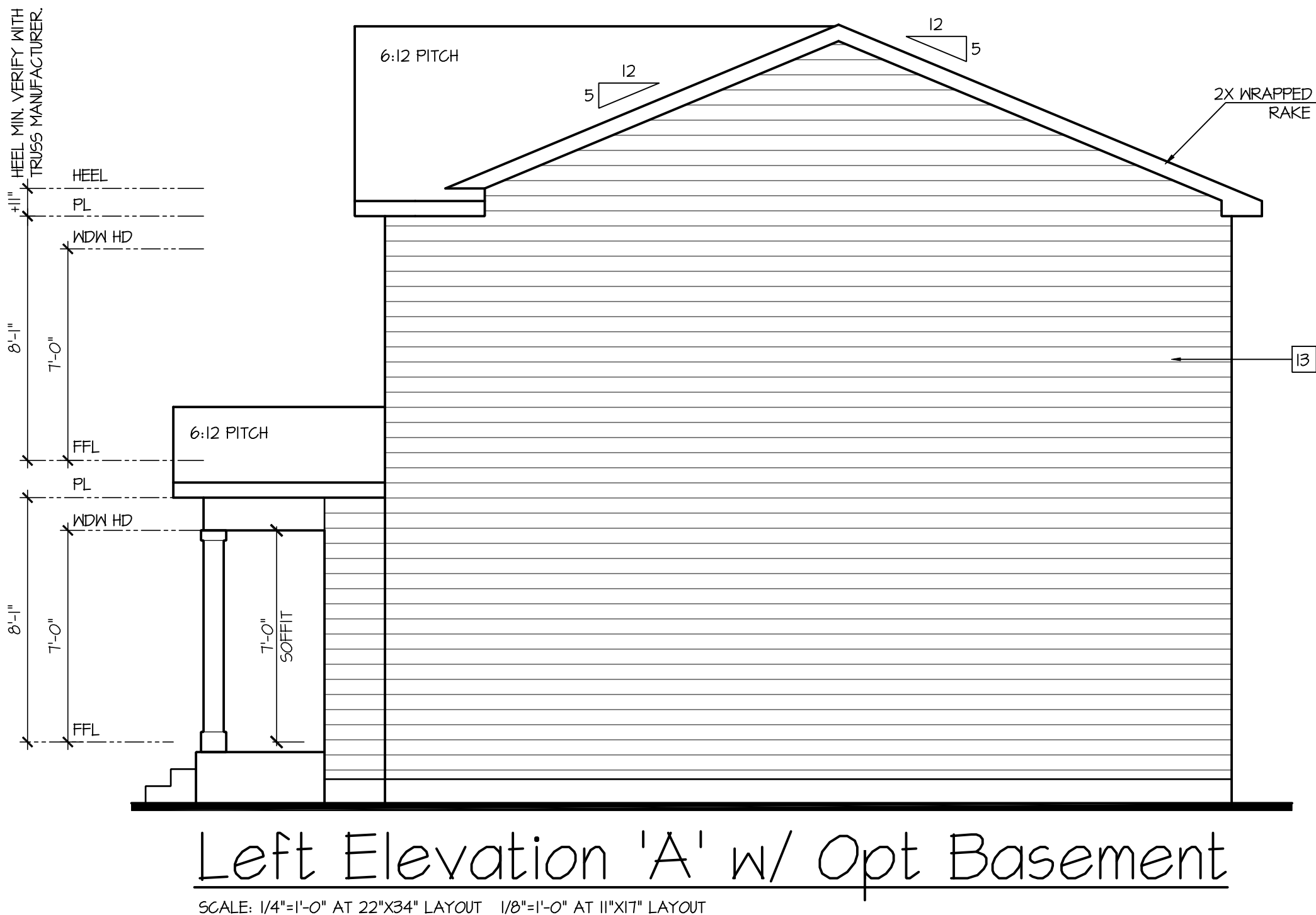
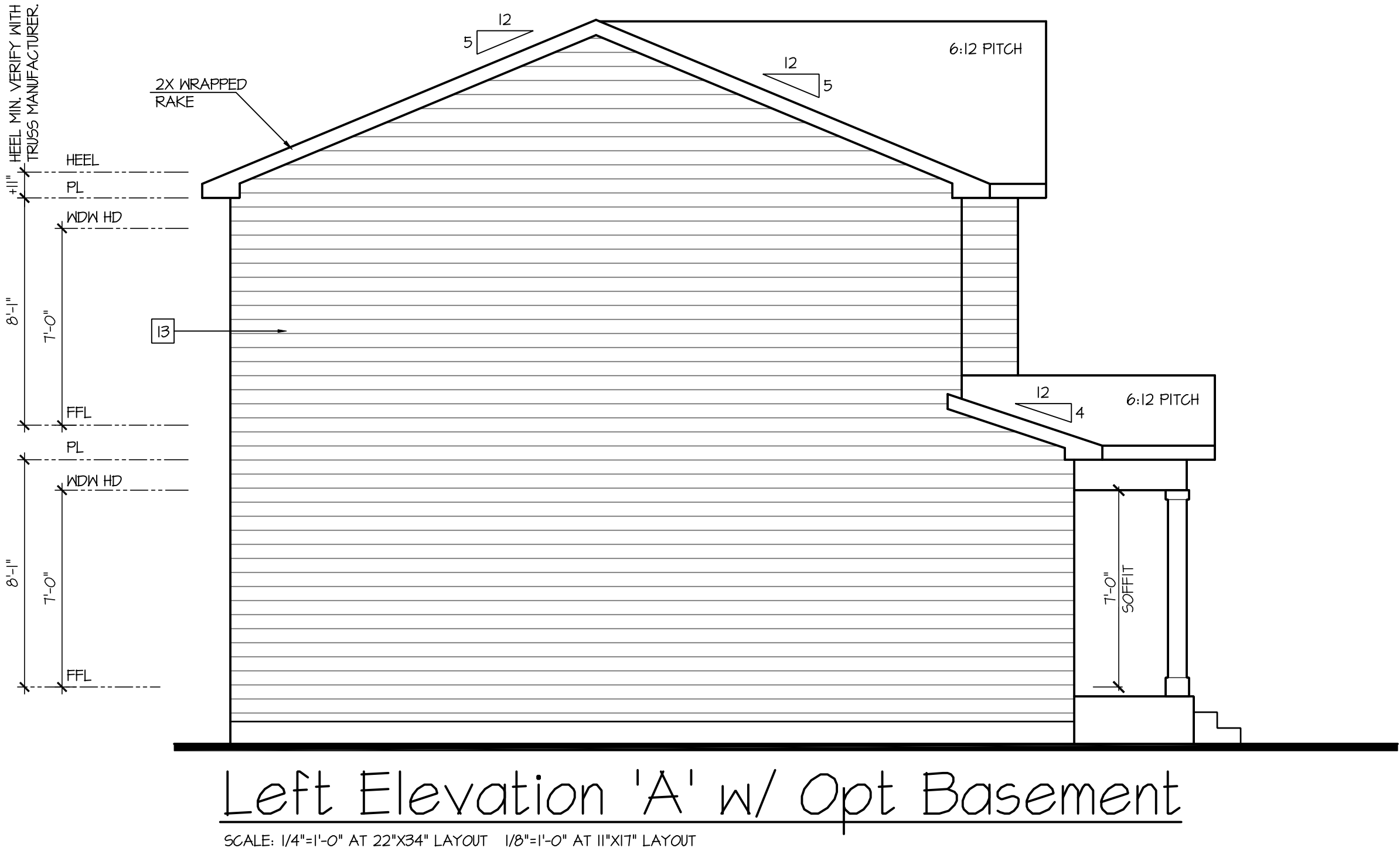
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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America's Builder

NO: DATE: REVISION:

03.10.22

PROFESSIONAL SEAL:

PALENE WARE-GULBEINMAN, ESQ., P.A.
NO. SS-0008295
08.26.24
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Glendale
'X423'

Kent
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:

SIDE AND REAR
ELEVATIONS 'A'

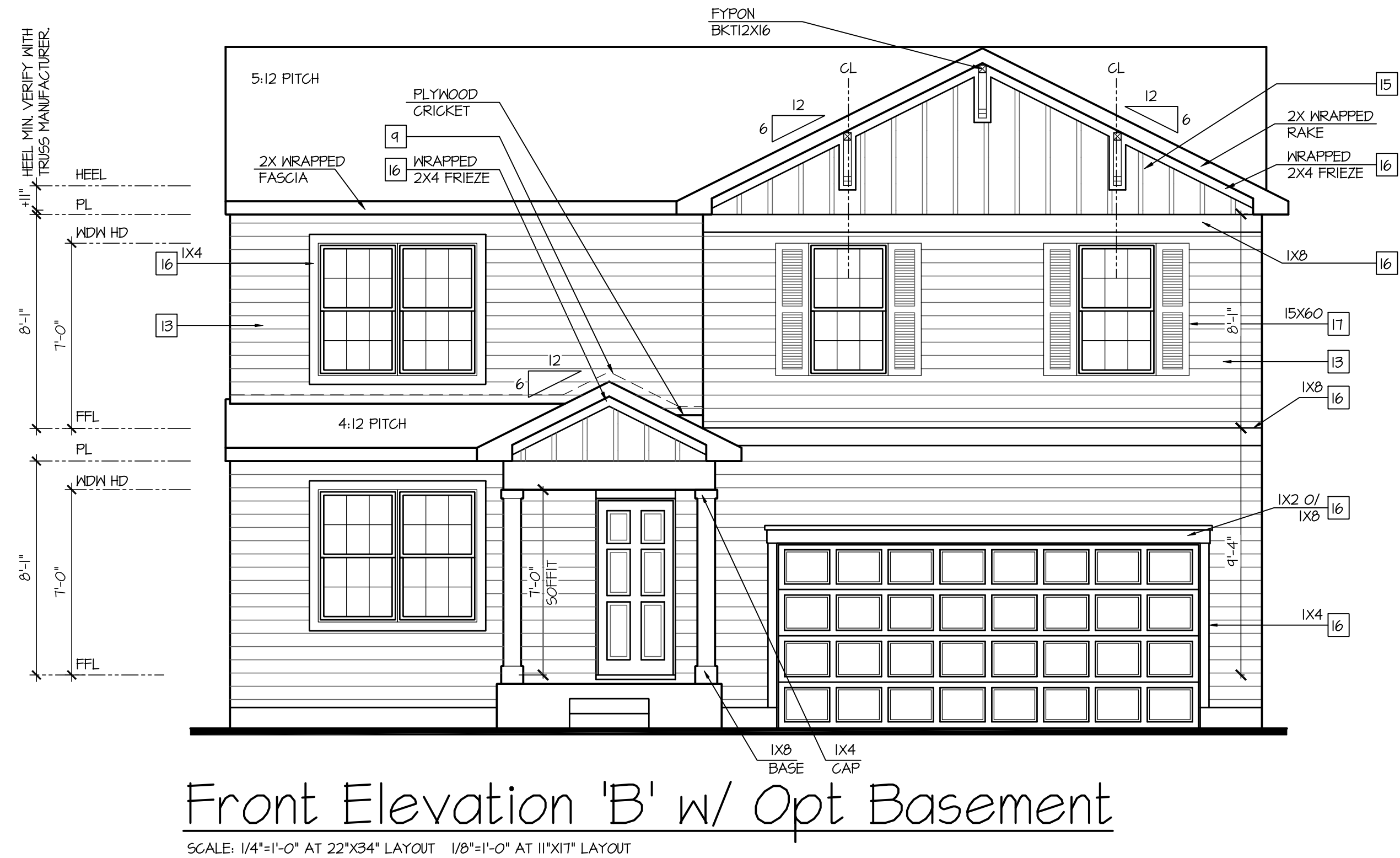
PRINT DATE:

February 05, 2019

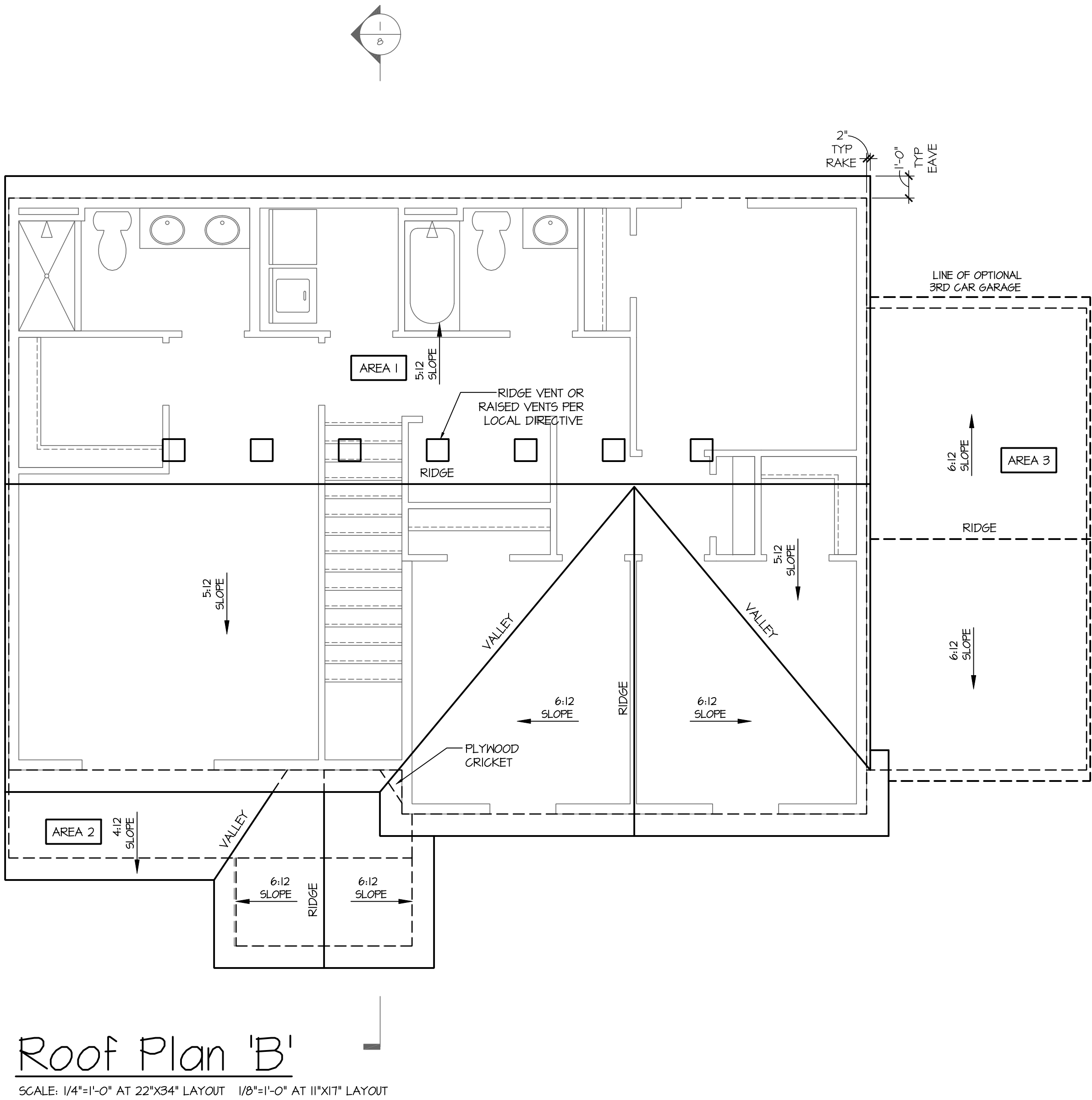
SHEET NO:

3.1 A

NOTES:	
-	GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
-	WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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.
-	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]	N/A
TYPICALS:	
[7]	DECORATIVE 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]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



ATTIC VENT CALCULATION FOR PLAN 'GLENDALE': 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:= 1056 SF 1056 SQ. FT. X 144 = 152064 SQ. IN. 152064 SQ. IN. / 150 = 1013.76 SQ. IN. OF VENT REQ'D ROOF AREA 2:= 104 SF 104 SQ. FT. X 144 = 14976 SQ. IN. 14976 SQ. IN. / 150 = 99.84 SQ. IN. OF VENT REQ'D ROOF AREA 3:= 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 150 = 201.60 SQ. IN. OF VENT REQ'D
NOTES:	
- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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 'GLENDALE': 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:= 1056 SF 1056 SQ. FT. X 144 = 152064 SQ. IN. 152064 SQ. FT. / 300 = 506.88 SQ. IN. OF VENT REQ'D 506.88 SQ. IN. / 2 = 253.44 SQ. IN. OF VENT AT HIGH & 253.44 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2:= 104 SF 104 SQ. FT. X 144 = 14976 SQ. IN. 14976 SQ. FT. / 300 = 49.92 SQ. IN. OF VENT REQ'D 49.92 SQ. IN. / 2 = 24.96 SQ. IN. OF VENT AT HIGH & 24.96 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 3:= 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. FT. / 300 = 100.80 SQ. IN. OF VENT REQ'D 100.80 SQ. IN. / 2 = 50.40 SQ. IN. OF VENT AT HIGH & 50.40 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	



D·R·HORTON®
America's Builder

NO: 03.10.22

DATE: 03.10.22

REVISION:

PROFESSIONAL SEAL:

PALENE WARE-GULBEINMAN EDUCATION
NO. SS-0008296
082624
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Glendale
'X423'

PROJECT NO:

GMD-6A16082.1

SHEET TITLE:

ROOF PLAN 'B'

PRINT DATE:

February 05, 2019

SHEET NO:

2 B

Page 719 of 998

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

- 1 MASONRY:
- 2 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 5 8" SOLDIER COURSE.
- 6 ROWLOCK COURSE
- 7 N/A
- 8 TYPICALS:
- 9 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- 10 CODE APPROVED TERMINATION CHIMNEY CAP.
- 11 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 12 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 13 DECORATIVE WROUGHT IRON. SEE DETAILS.
- 14 SIDING:
- 15 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD)
- 16 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD)
- 17 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 18 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
- 19 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO:	DATE:	REVISION:
	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series Glendale 'X423'

Kent County - DE North Region

PROJECT NO: GMD-GA16082.

HEET TITLE:
SIDE AND REAR
ELEVATIONS 'B'

PRINT DATE:
February 05, 2019

SHEET NO:

3 B

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

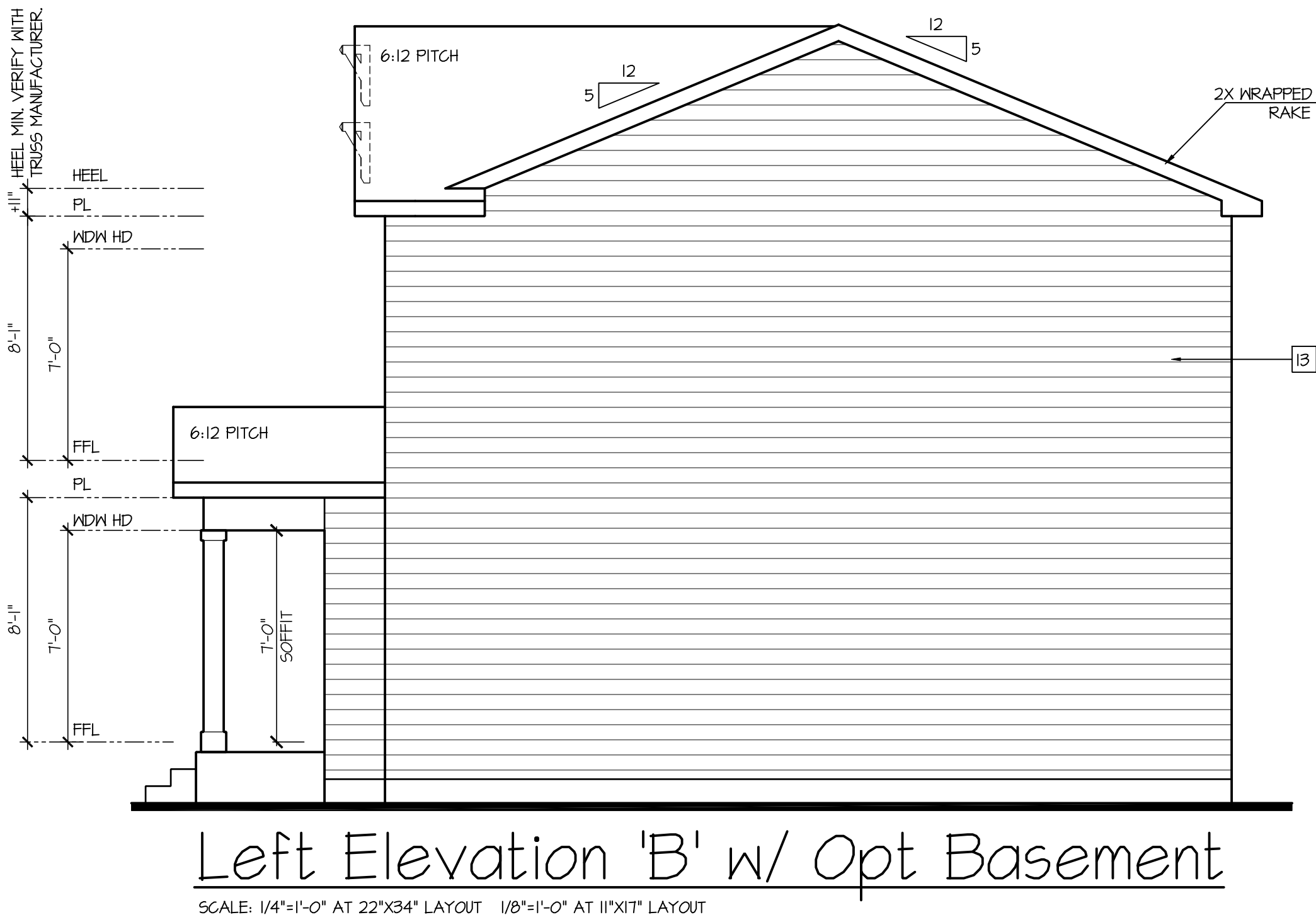
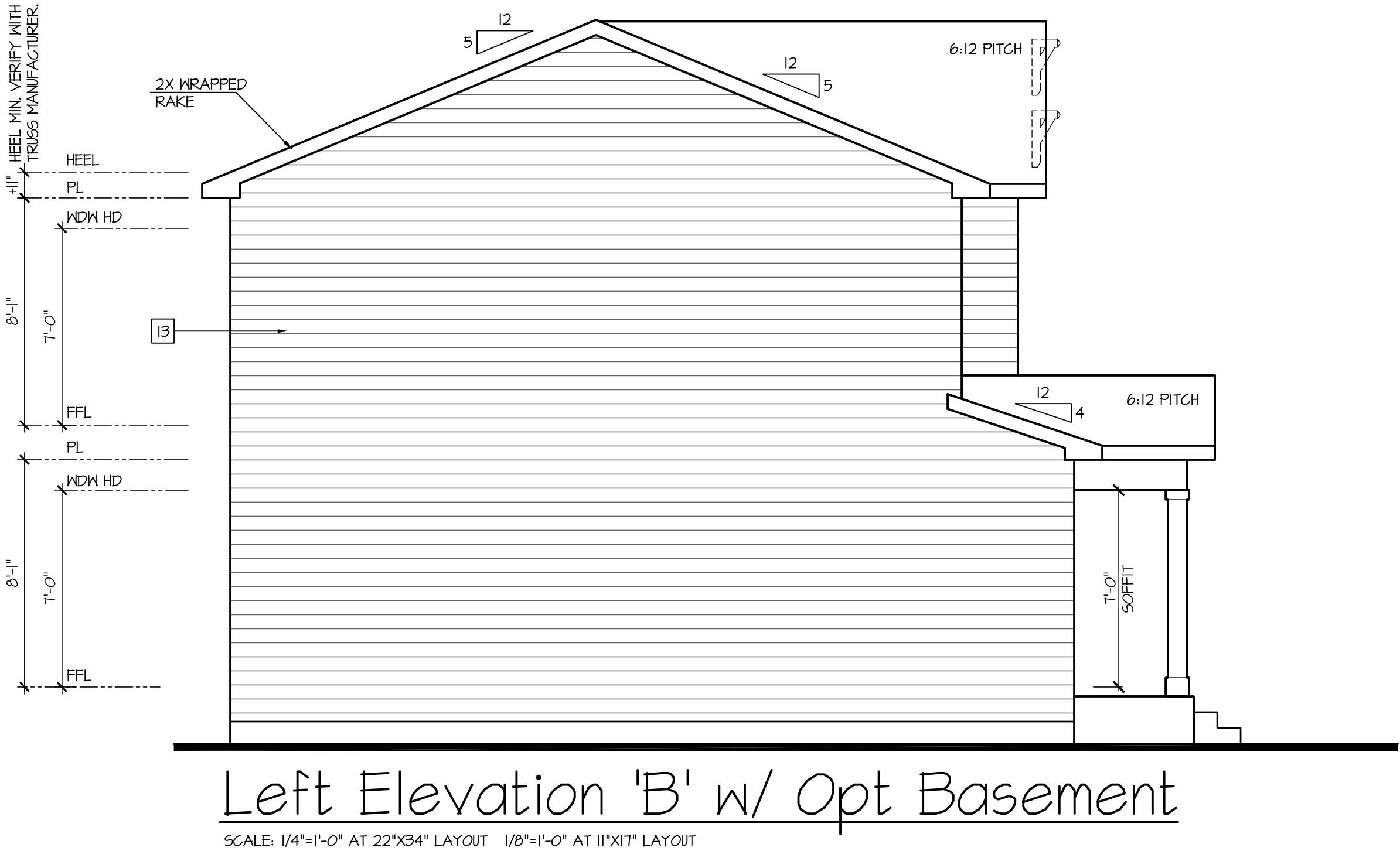
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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NO.	DATE:	REVISION:
1	03.10.22	

PROFESSIONAL SEAL:

PALENE WARE-GULBENKIAN, D.P.A.
NO. SS-0008295
082624
STATE OF DELAWARE
REGISTERED ARCHITECT

PROJECT TITLE:

40' Series
Glendale
'X423'

Kent
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'B'

PRINT DATE:
February 05, 2019

SHEET NO:
3.1 B



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

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOODS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
T 3/4" MAX AT INSWING DOORS. (R311.3.1)
- TYP STOOD AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM.
(R311.3.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFG 312.1.
- SOILS TREATMENT:
BORACAGE TERMITES TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



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

NO:	DATE:	REVISION:
	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Glendale
'X423'**

**Kent
County - DE
North Region**

PROJECT NO: GMD-GA16082.1

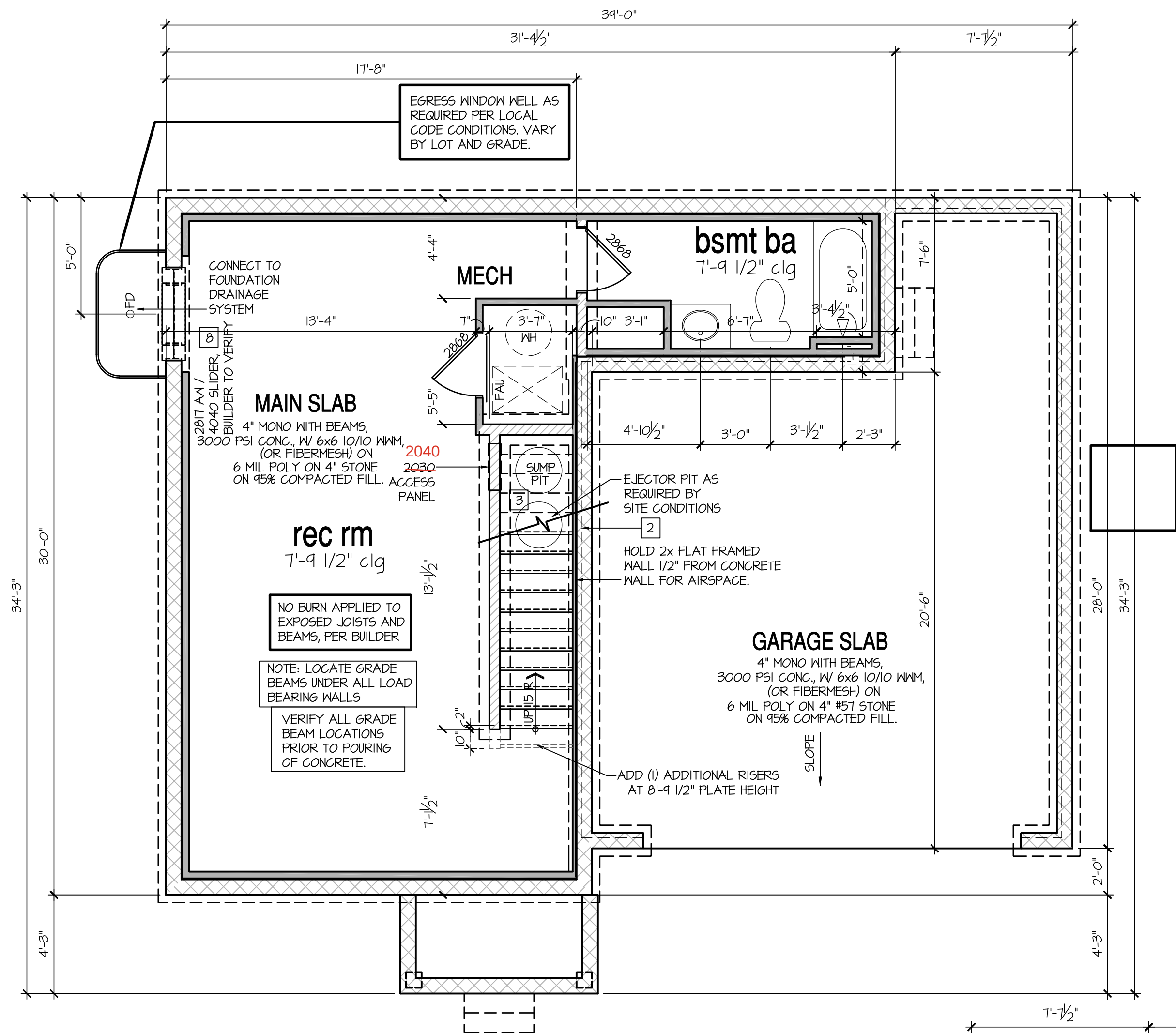
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STEM WALL PLAN

PRINT DATE:

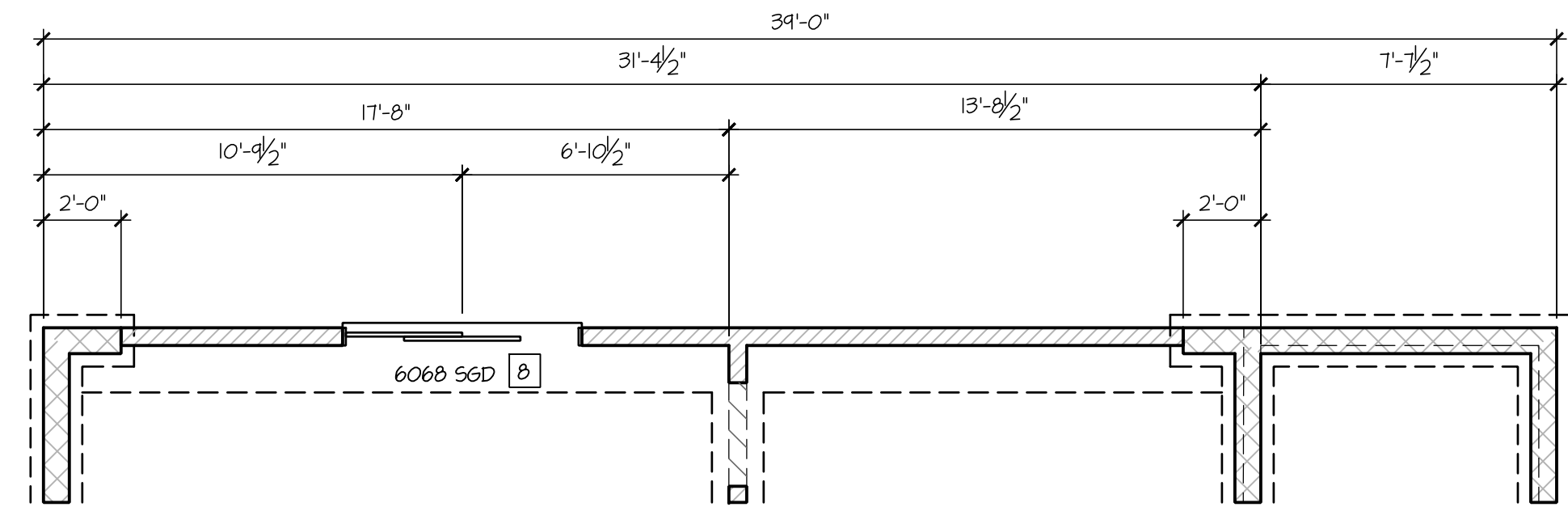
February 05, 2019

SHEET NO:

4 SW

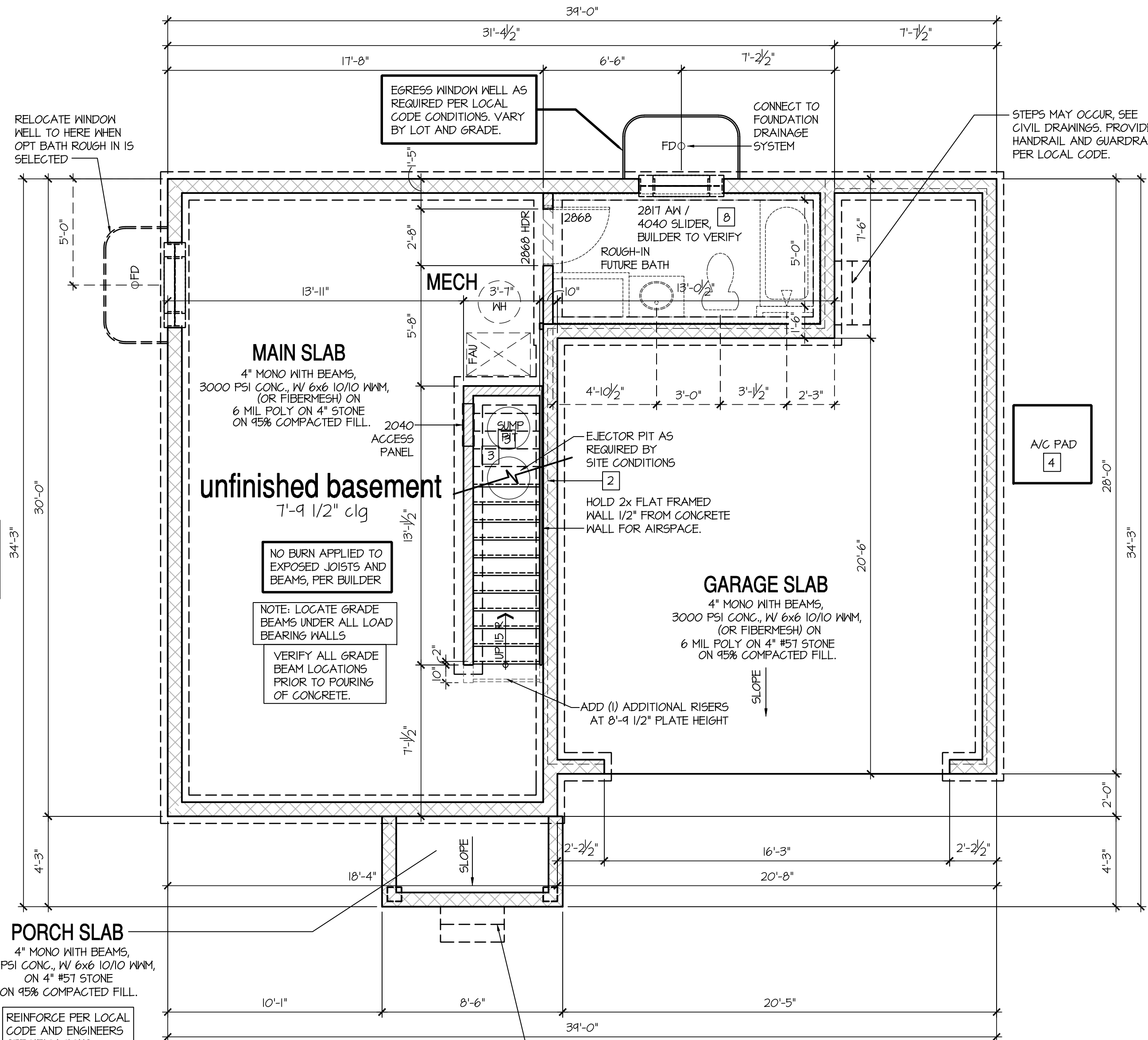


- KEY NOTES:
- 1 LINE OF SLAB ABOVE
 - 2 LINE OF FRAMED WALL ABOVE
 - 3 BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
 - 4 A/C CONDENSER PAD. (VERIFY)
 - 5 SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS. VERIFY LOCATION.
 - 6 WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION P2801.1)
 - 7 FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS
 - 8 TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)



Opt Walk-Out Basement Plan

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



Unfinished Basement Plan

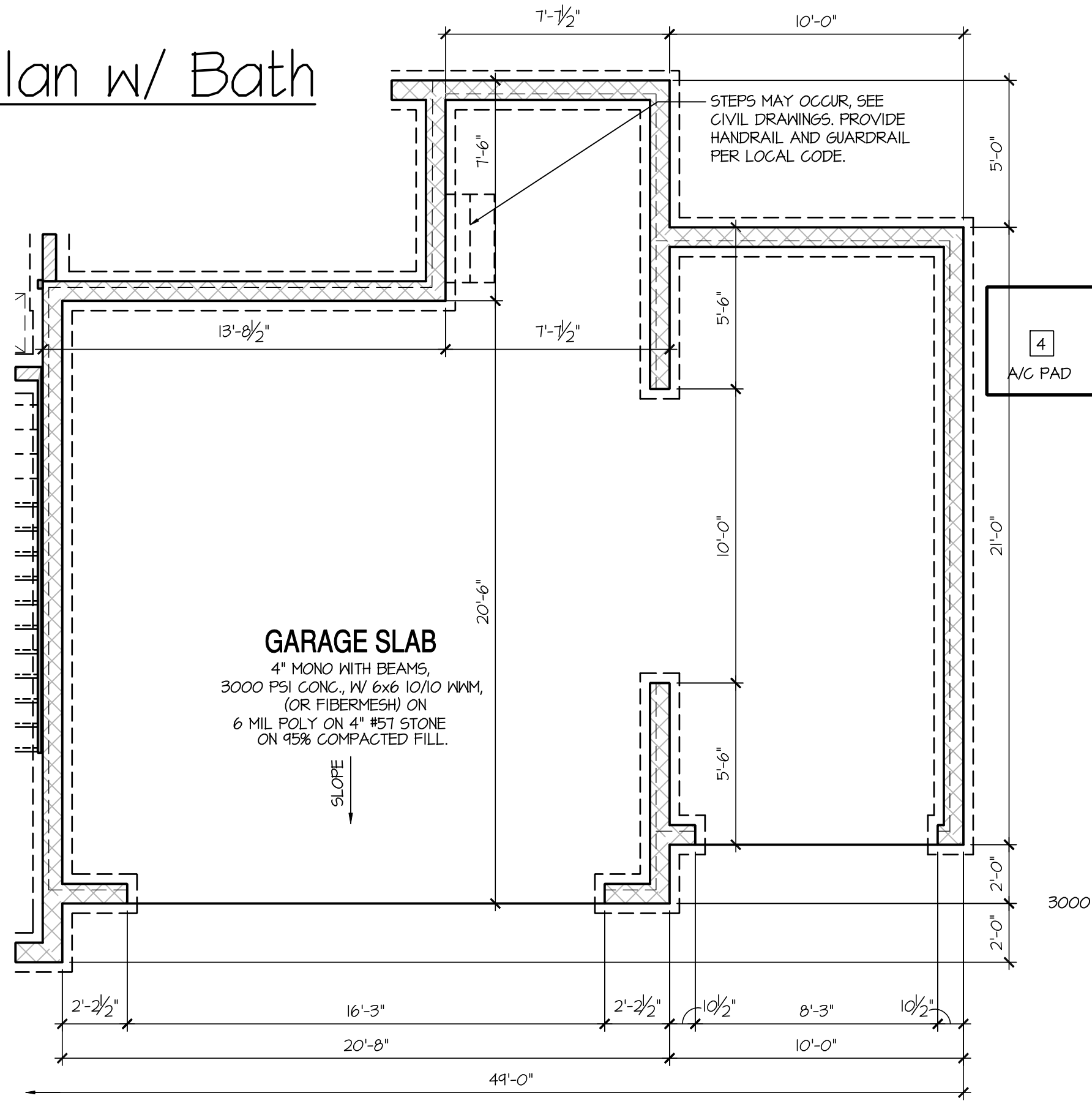
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

Opt. Finished Basement Plan w/ Bath

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

- BASEMENT NOTES: IRC**
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
 - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
 - WINDOW HEAD HEIGHTS:
 - BASEMENT = 1'-0" UNO. ON ELEVATIONS.
 - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
 - 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 IRC SECTION R310.1.1)
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY.
 - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
 - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
 - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
 - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
 - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
 - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
 - SOILS TREATMENT:
 - BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
 - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY



Opt 3rd Car Garage

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

D.R. HORTON
America's Builder

NO.	DATE:	REVISION:
△	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Glendale
'X423'**

**Kent
County - DE
North Region**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
BASEMENT PLAN

PRINT DATE:

February 05, 2019

SHEET NO:

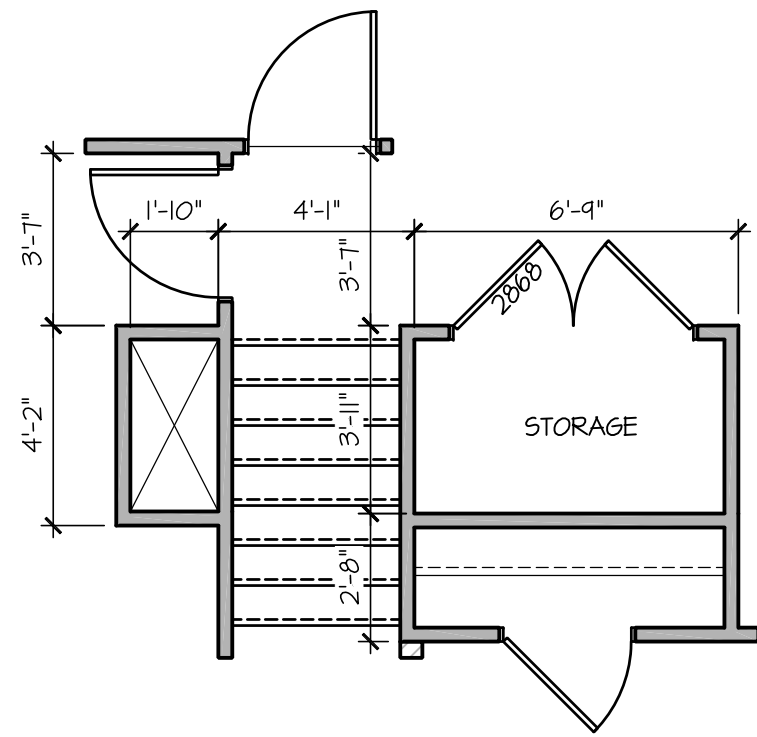
4 BS

40' Series Glendale 'X423'

PROJECT NO: GMD-GA16082.1

PRINT DATE:
February 05, 2019

5



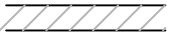
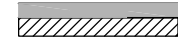
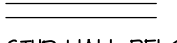
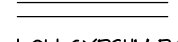
2nd Floor Plan at Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

8'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.45" = III 3/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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:

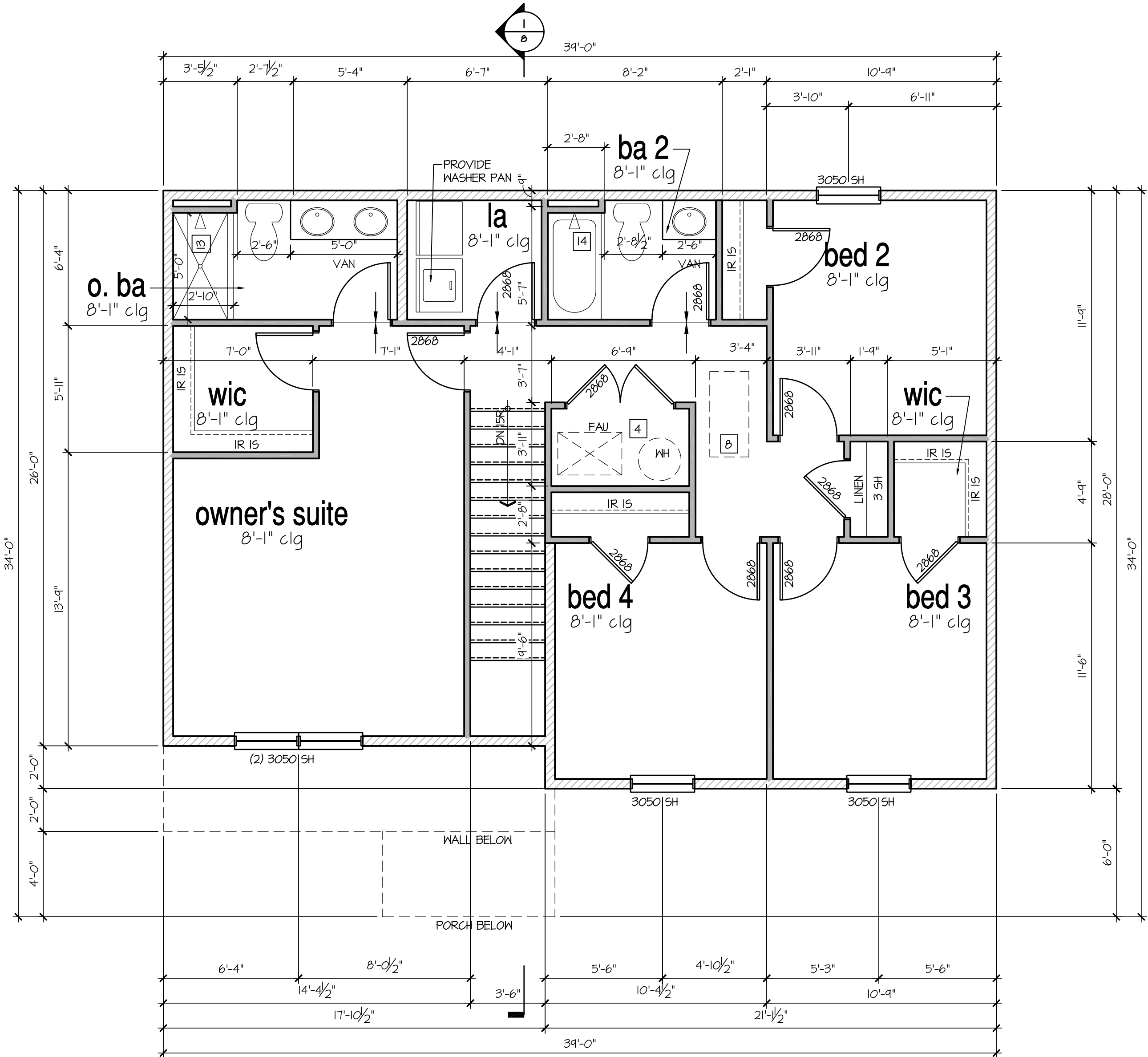
 FULL HEIGHT 2X4 WOOD STUD PARTITION	 FULL HEIGHT 2X6 WOOD STUD PARTITION
 BRICK / STONE VENEER	 STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
 LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED	 DRYWALL OPENING, HEIGHT AS NOTED ON PLAN.

KEY NOTES: IRC

- 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 IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD, (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION, PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER, (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS, (PER IRC SECTION R302.7)
- MEP'S
- WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M1305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)

KITCHEN:

 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
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

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

IF EXTERIOR WALLS ARE TO
2x6, THEN THEY SHOULD BE 24"
O.C., UNLESS OTHERWISE NOTED
ON STRUCTURAL PLANS.

NO.	DATE:	REVISION:
1	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Glendale
'X423'**

**Kent
County - DE
North Region**

PROJECT NO: GMD-GA16082.1

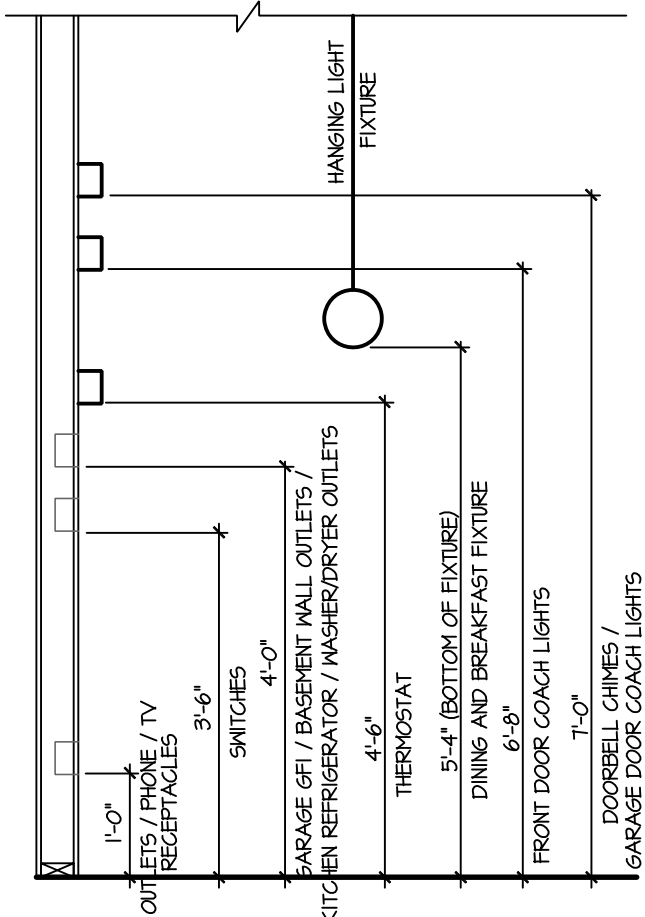
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2ND FLOOR PLAN

PRINT DATE:

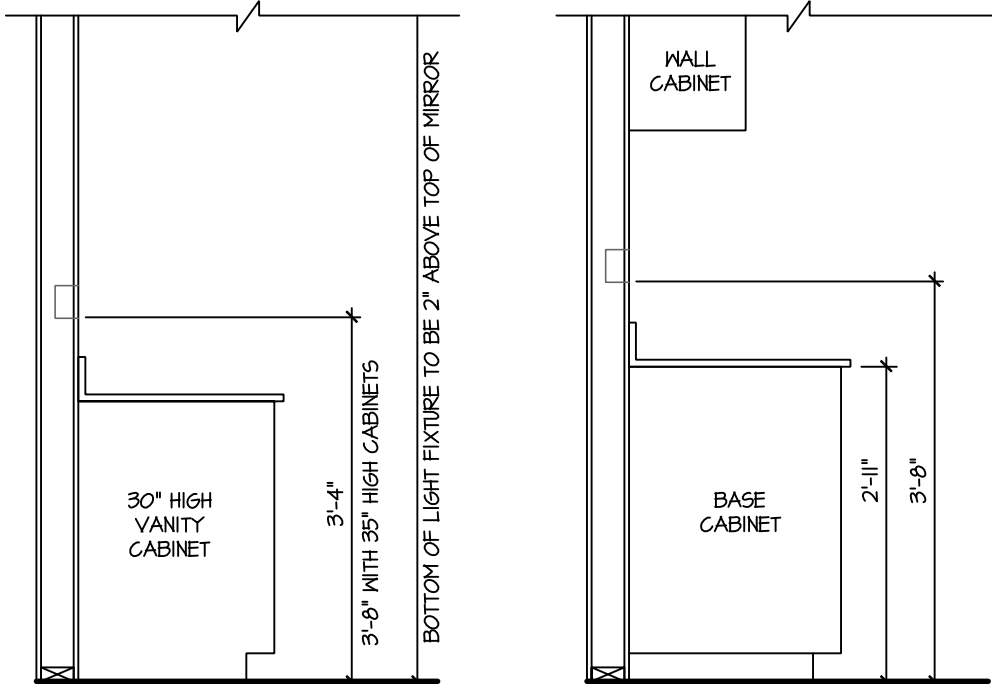
February 05, 2019

SHEET NO:

6



STANDARD ELECTRICAL BOX HEIGHTS

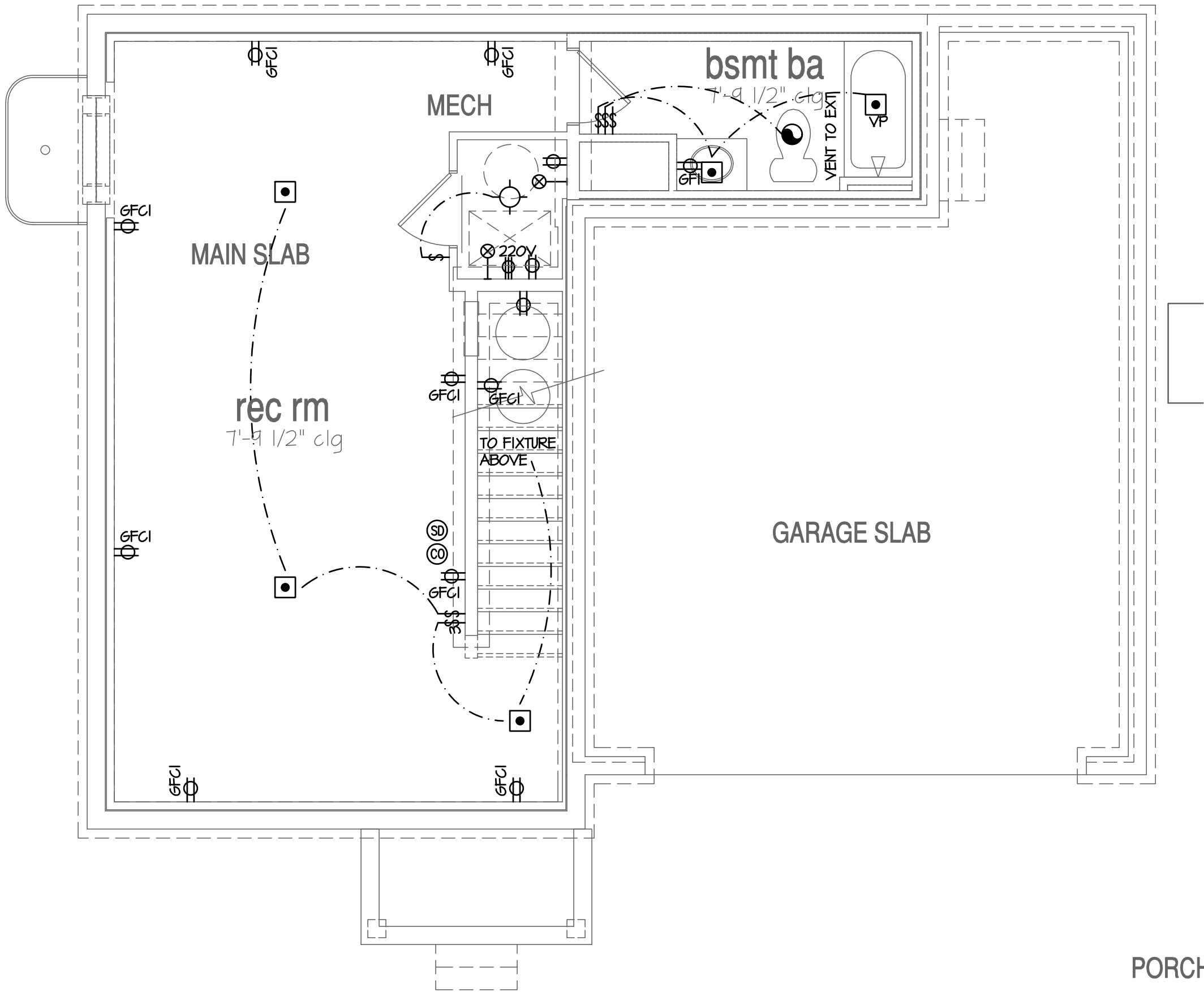


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

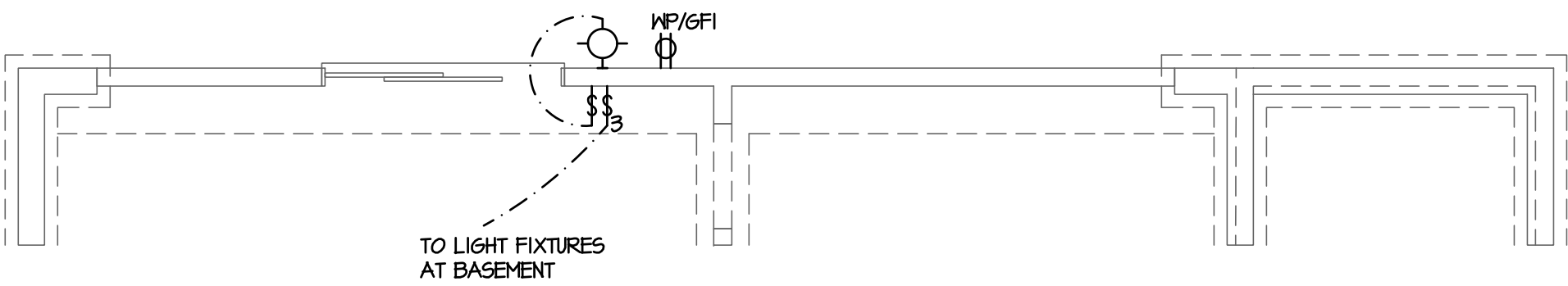
- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 - FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE PUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:	
	DUPLEX OUTLET
	WEATHERPROOF GFI DUPLEX OUTLET
	GFI DUPLEX OUTLET
	HALF-SWITCHED DUPLEX OUTLET
	220V DUPLEX OUTLET
	REINFORCED JUNCTION BOX
	WALL SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	GFI
	PUSHBUTTON SWITCH
	110V SMOKE DETECTOR w/ BATTERY BACKUP
	CO2 DETECTOR
	THERMOSTAT
	TELEPHONE
	TELEVISION
	ELECTRIC METER
	ELECTRIC PANEL
	DISCONNECT SWITCH
	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	RECESSED INCANDESCENT LIGHT FIXTURE (VP) - VAPOR PROOF
	EXHAUST FAN (VENT TO EXTERIOR)
	EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
	LED RUCK LIGHT
	FLUORESCENT LIGHT FIXTURE
	TECH HUB SYSTEM
	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	GAS SUPPLY WITH VALVE
	HOSE BIBB
	1/4" WATER STUB OUT
	WALL SCONCE



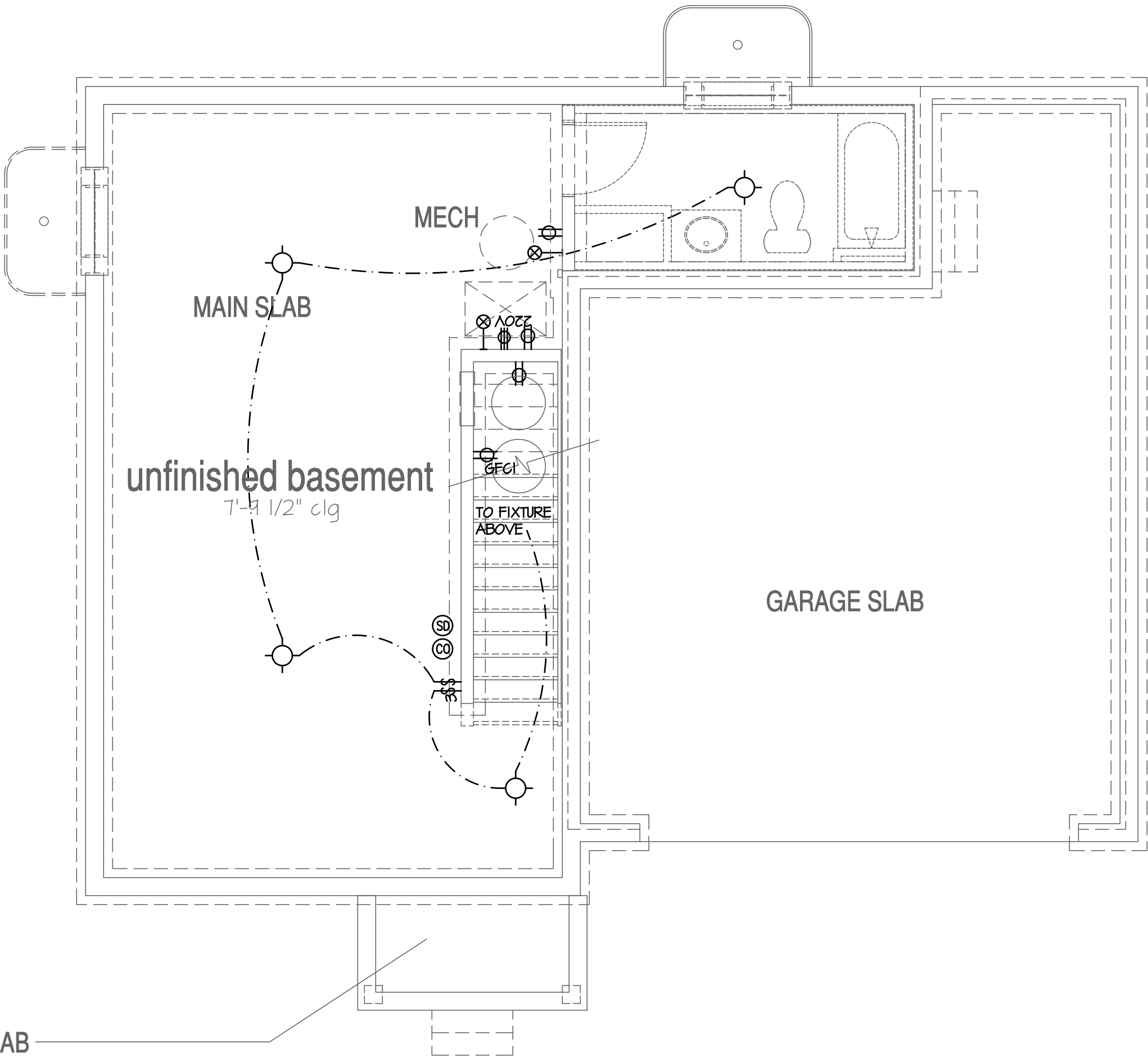
Opt. Finished Basement Plan w/ Bath

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



Opt Walk-Out Basement Plan

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



Unfinished Basement Plan

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

NO.	DATE:	REVISION:
1	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Glendale
'X423'**

**Kent
County - DE
North Region**

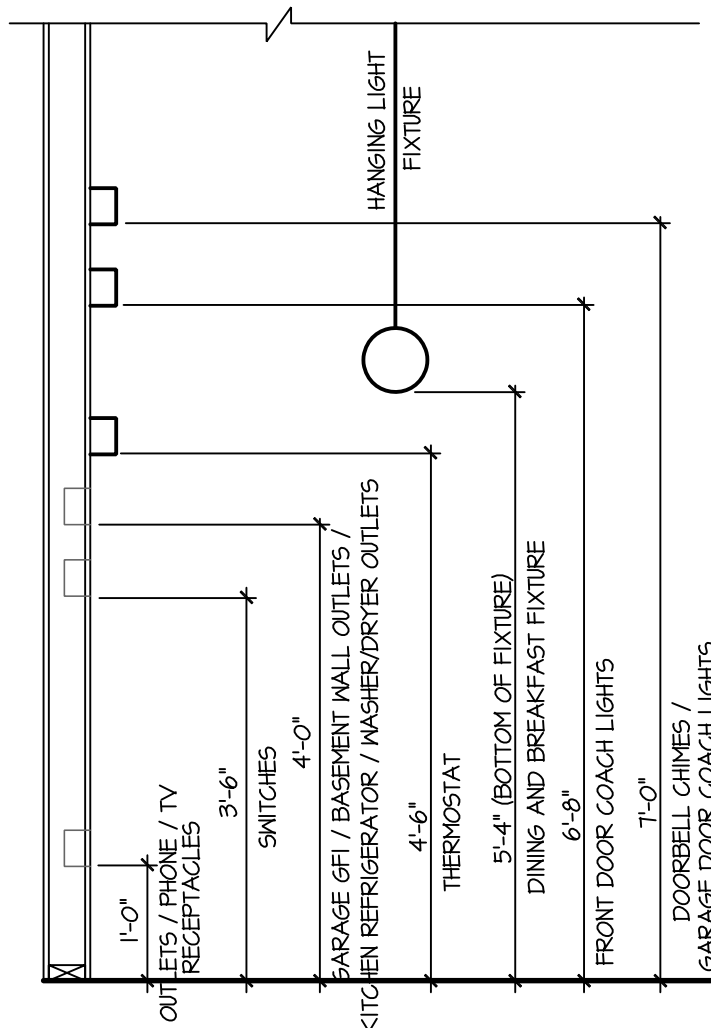
PROJECT NO: GMD-6A16082.1

SHEET TITLE:
BASEMENT UTILITY PLAN

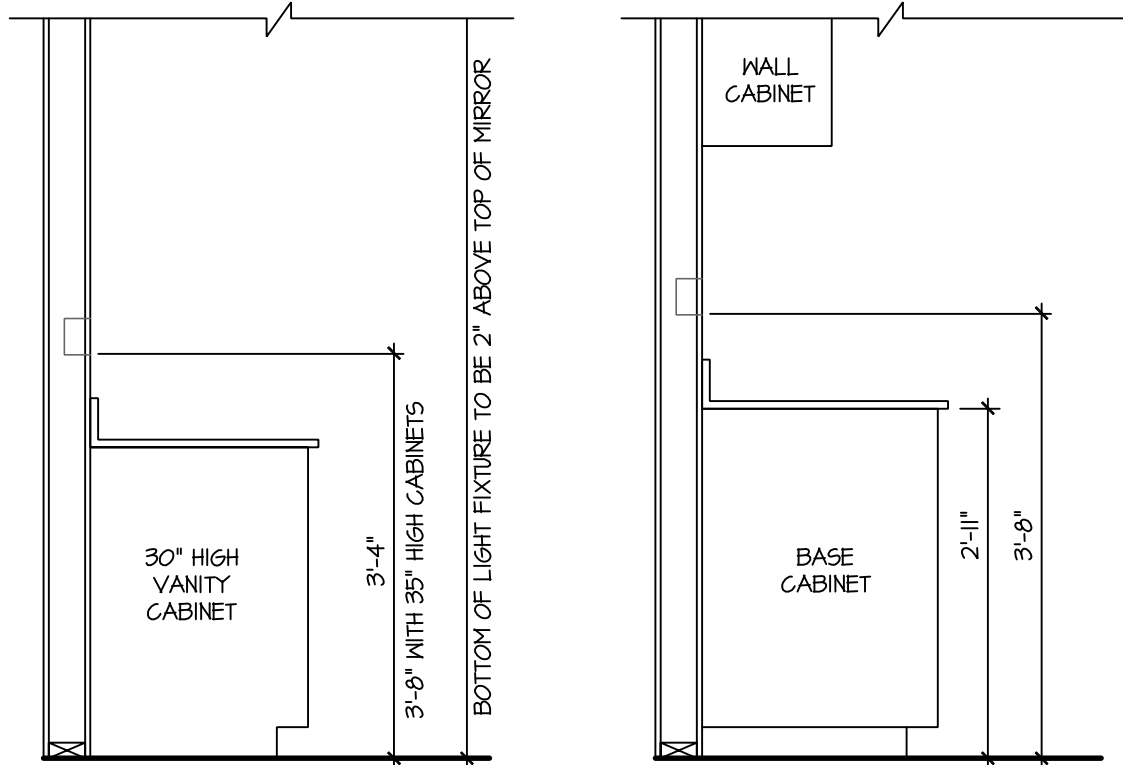
PRINT DATE:

February 05, 2019

SHEET NO:



STANDARD ELECTRICAL BOX HEIGHTS

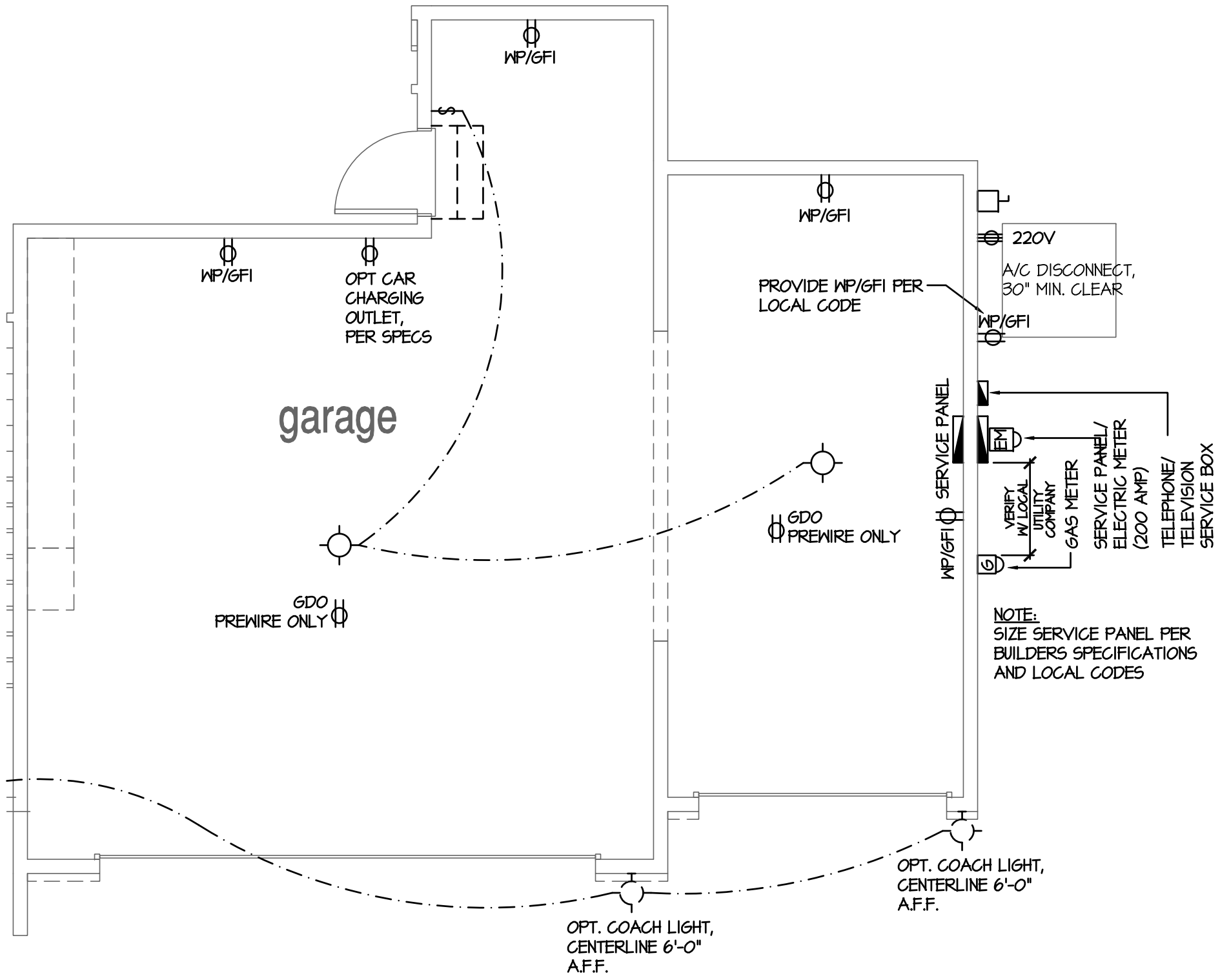


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

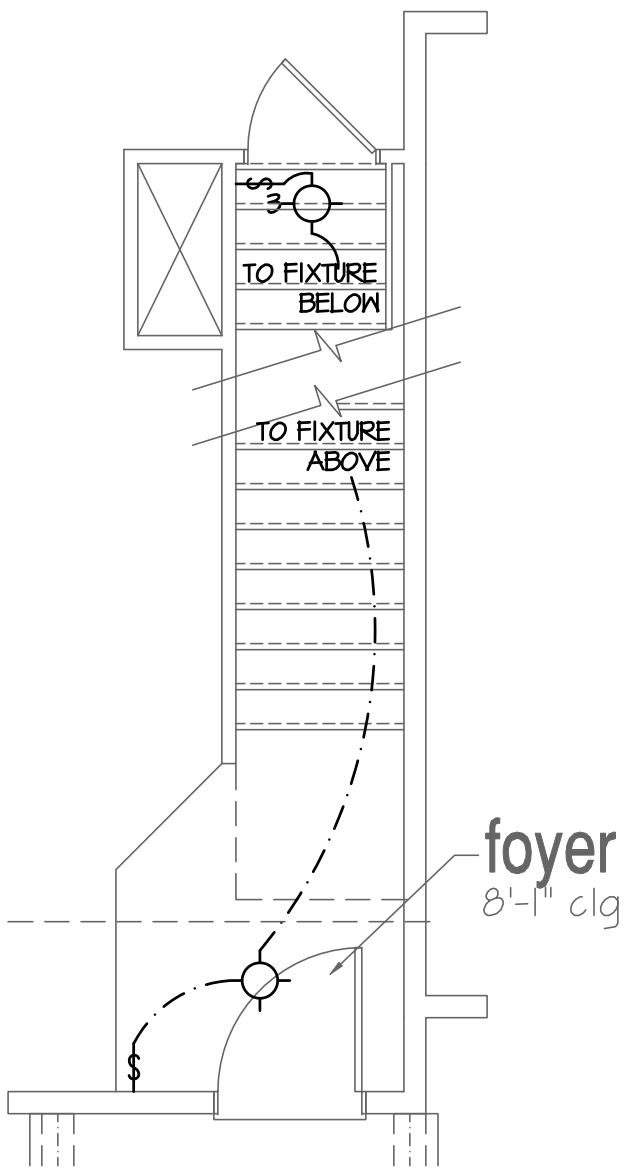
- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 - FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		TECH HUB SYSTEM
	FOUR-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CHIMES		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		GAS SUPPLY WITH VALVE
	110V SMOKE DETECTOR w/ BATTERY BACKUP		HOSE BIBB
	CO2 DETECTOR		1/4" WATER STUB OUT
	THERMOSTAT		WALL SCONCE
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



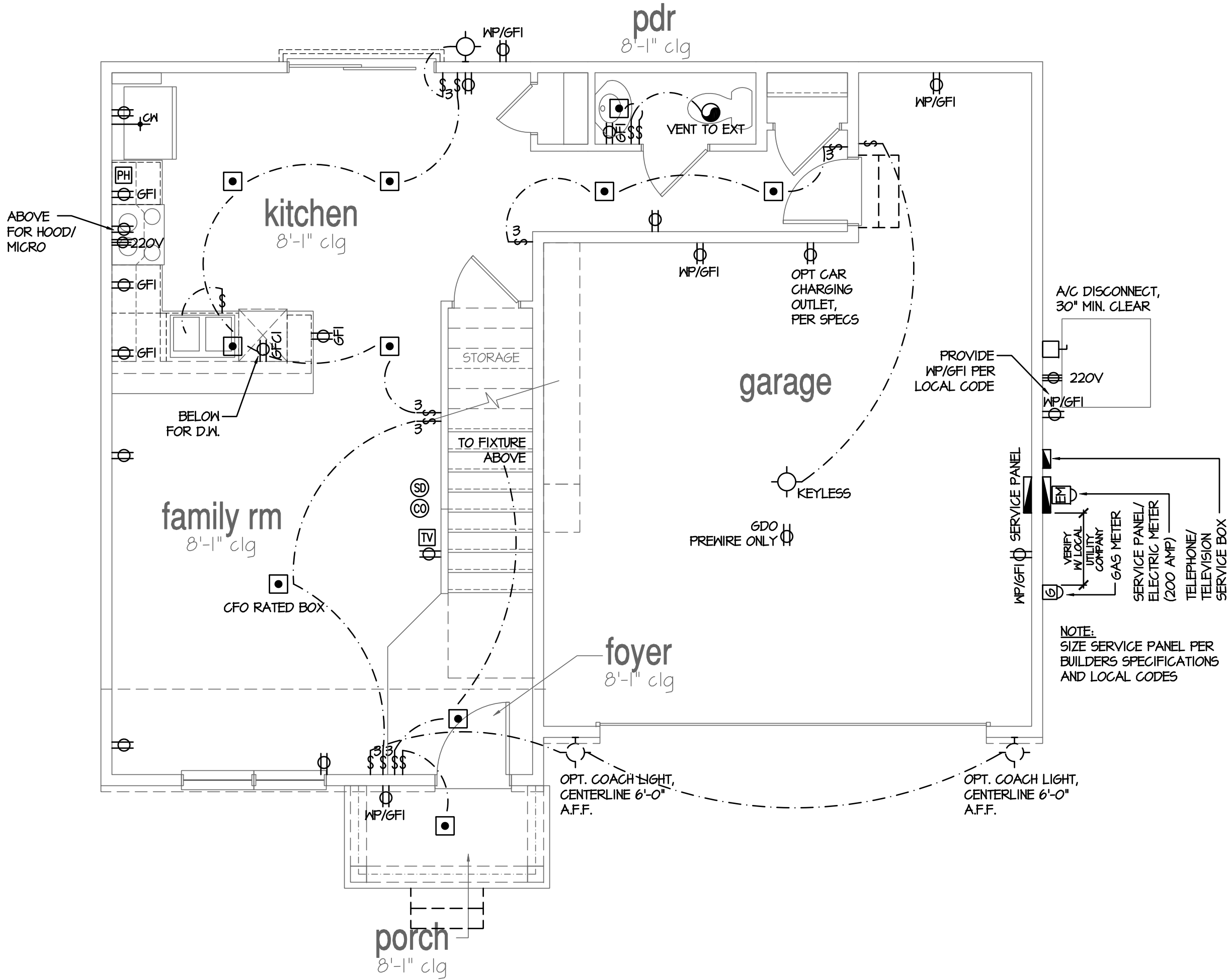
Opt 3rd Car Garage

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



Stairs at Opt Basement

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

NO.	DATE:	REVISION:
△	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Glendale
'X423'**

**Kent
County - DE
North Region**

PROJECT NO: GMD-GA16082.1

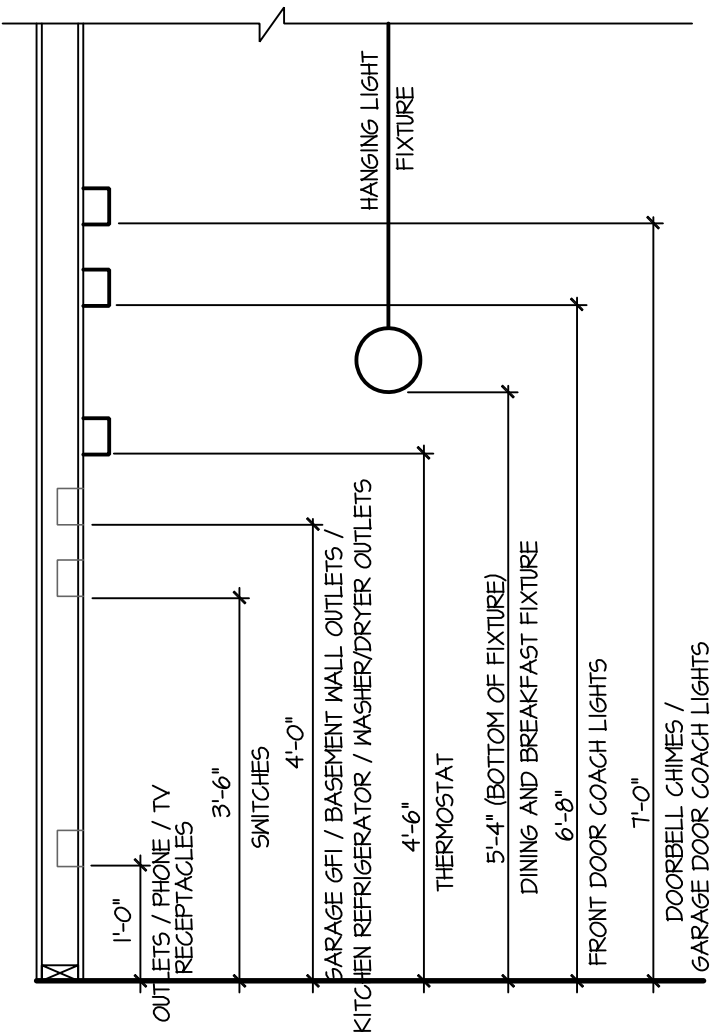
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1ST FLOOR UTILITY PLAN

PRINT DATE:

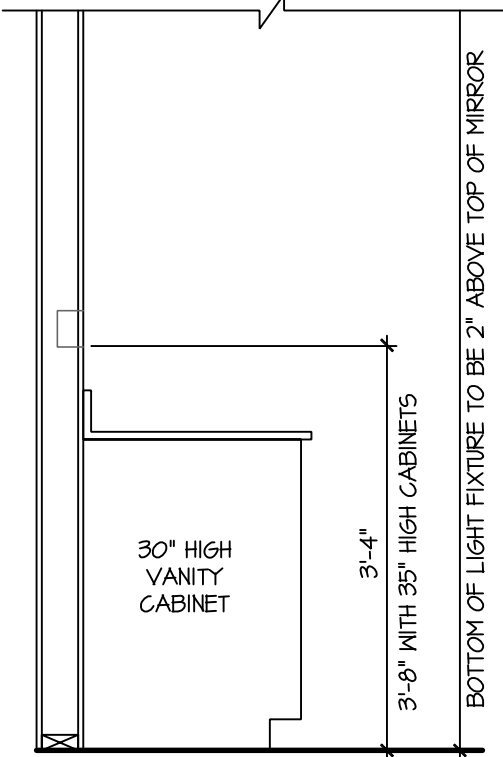
February 05, 2019

SHEET NO:

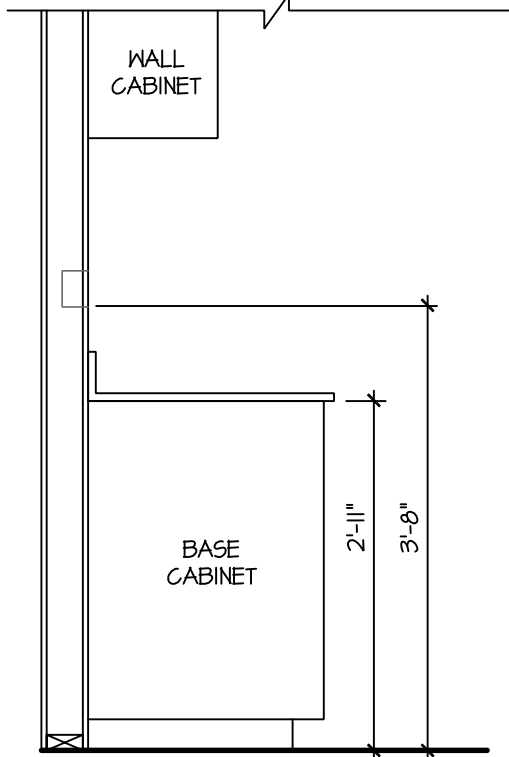
7.1



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



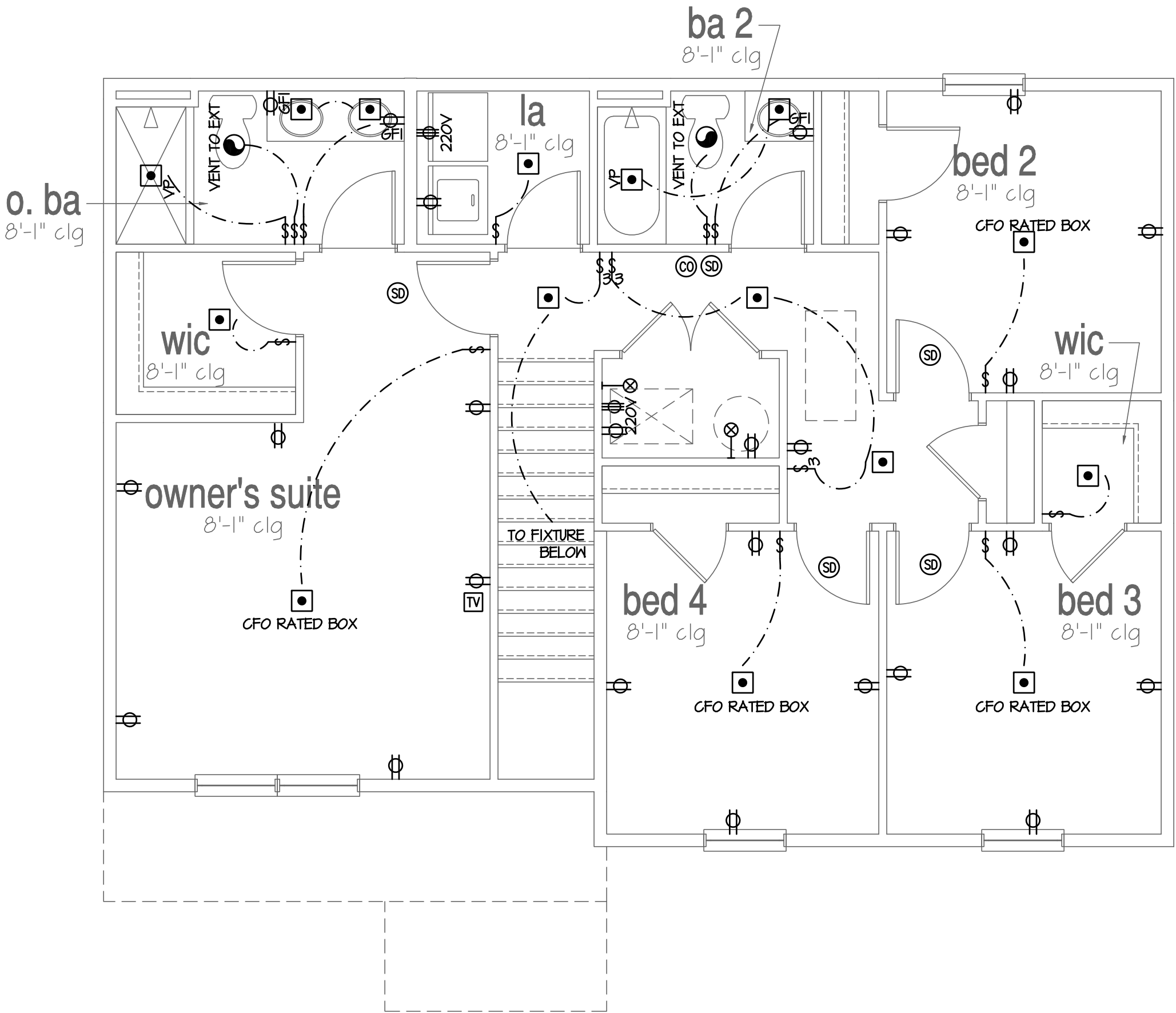
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE PUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:

	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		TECH HUB SYSTEM
	FOUR-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CHIMES		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		GAS SUPPLY WITH VALVE
	110V SMOKE DETECTOR W/ BATTERY BACKUP		HOSE BIBB
	CO2 DETECTOR		1/4" WATER STUB OUT
	THERMOSTAT		WALL SCONCE
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



2nd Floor Plan

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO.	DATE:	REVISION:
	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Glendale
'X423'

Kent
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
2ND FLOOR UTILITY PLAN

PRINT DATE:

February 05, 2019

SHEET NO:

7.2

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- ALL EXTERIOR MATERIALS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION 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:

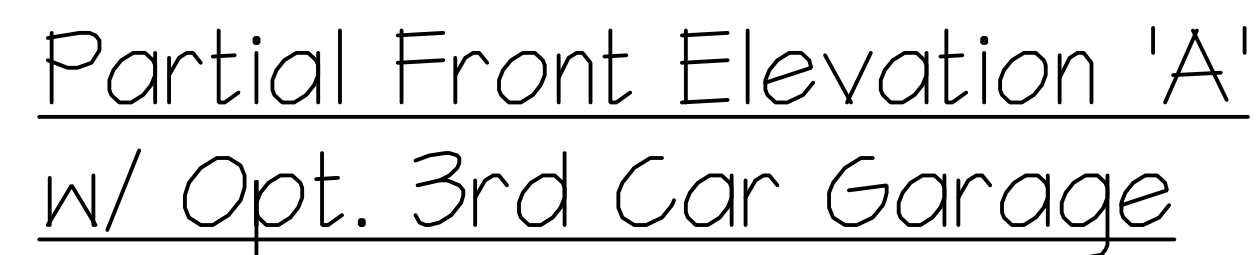
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 ROWLOCK COURSE
- 6 N/A

TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



D·R·HORTON®
America's Builder

NO:	DATE:	REVISION:
1	03.10.22	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series Glendale 'X423'

Kent County - DE North Region

PROJECT NO: GMD-GA16082.

SHEET TITLE:
EXTERIOR ELEVATIONS
OPTIONS

PRINT DATE:
February 05, 2019

SHEET NO:

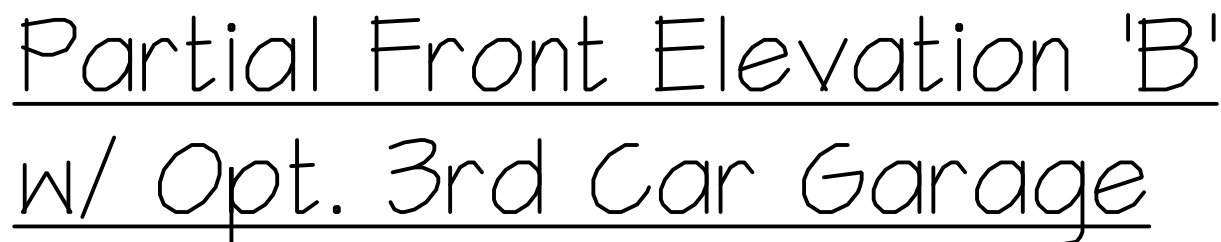
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- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
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- 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.
- 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.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO.	DATE:	REVISION:
△	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Glendale
'X423'

Kent
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
EXTERIOR ELEVATIONS
OPTIONS

PRINT DATE:

February 05, 2019

SHEET NO:

2.3

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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- 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.
- 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:

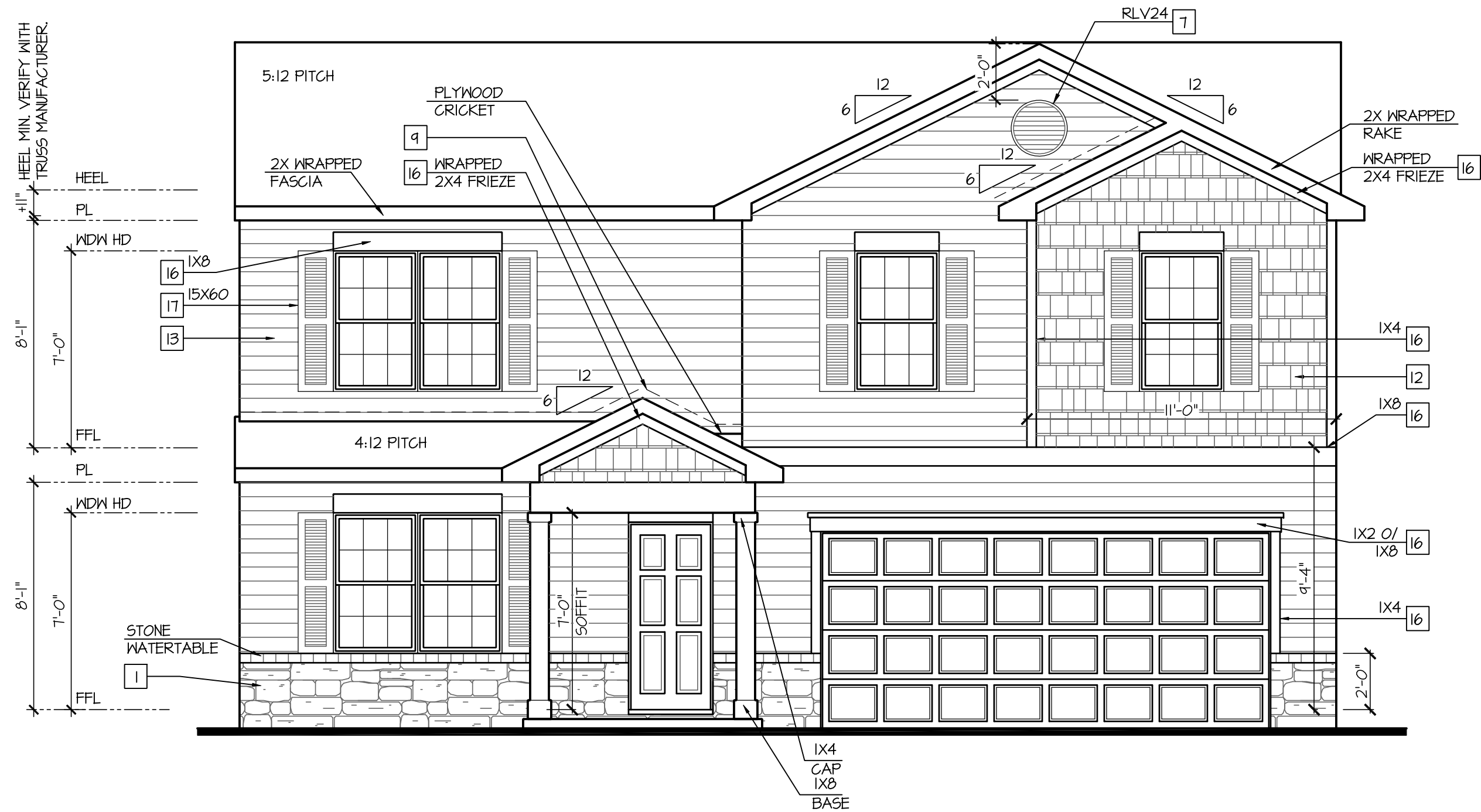
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 RAINLOCK COURSE
- 6 N/A

TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FIBER ON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Front Elevation 'A' w/ Opt Stone Watertable

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

**40' Series
Glendale
'X423'**

PROJECT NO: GMD-GA16082.

PRINT DATE:
February 05, 2019

SHEET NO:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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- 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.
- 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] N/A

TYPICALS:

- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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(AT SPECIFIED LOCATIONS;
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[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
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- [16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
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- [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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

NO.	DATE:	REVISION:
▲	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Glendale
'X423'

Kent
County - DE
North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
EXTERIOR ELEVATIONS
OPTIONS

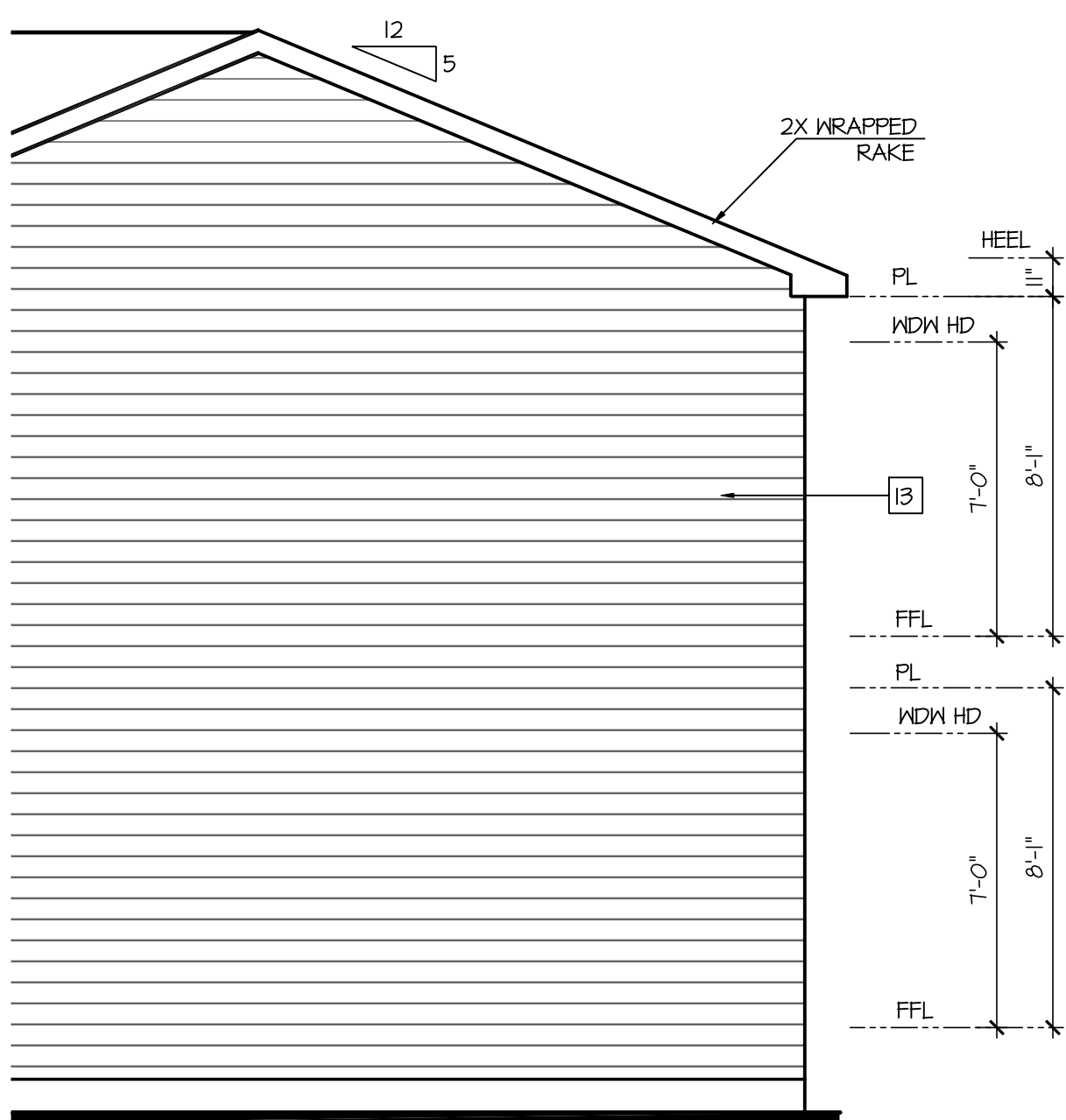
PRINT DATE:

February 05, 2019

SHEET NO:

2.5

KEY NOTES:	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 N/A TYPICALS: 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) 16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED 17 FIBRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)	- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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.)



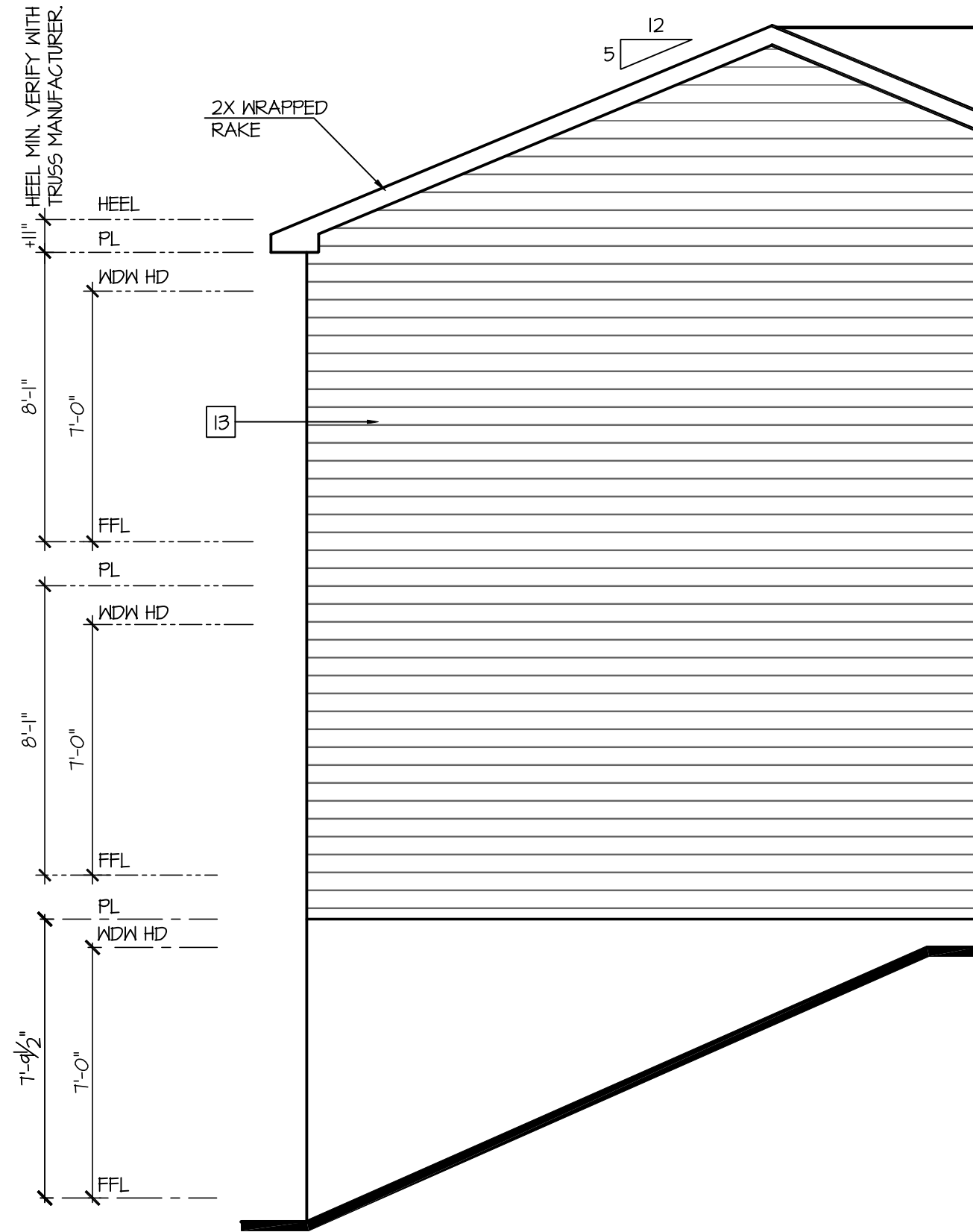
Partial Right Elevation w/
Opt Walk-Out Basement

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



Rear Elevation w/
Opt Walk-Out Basement

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



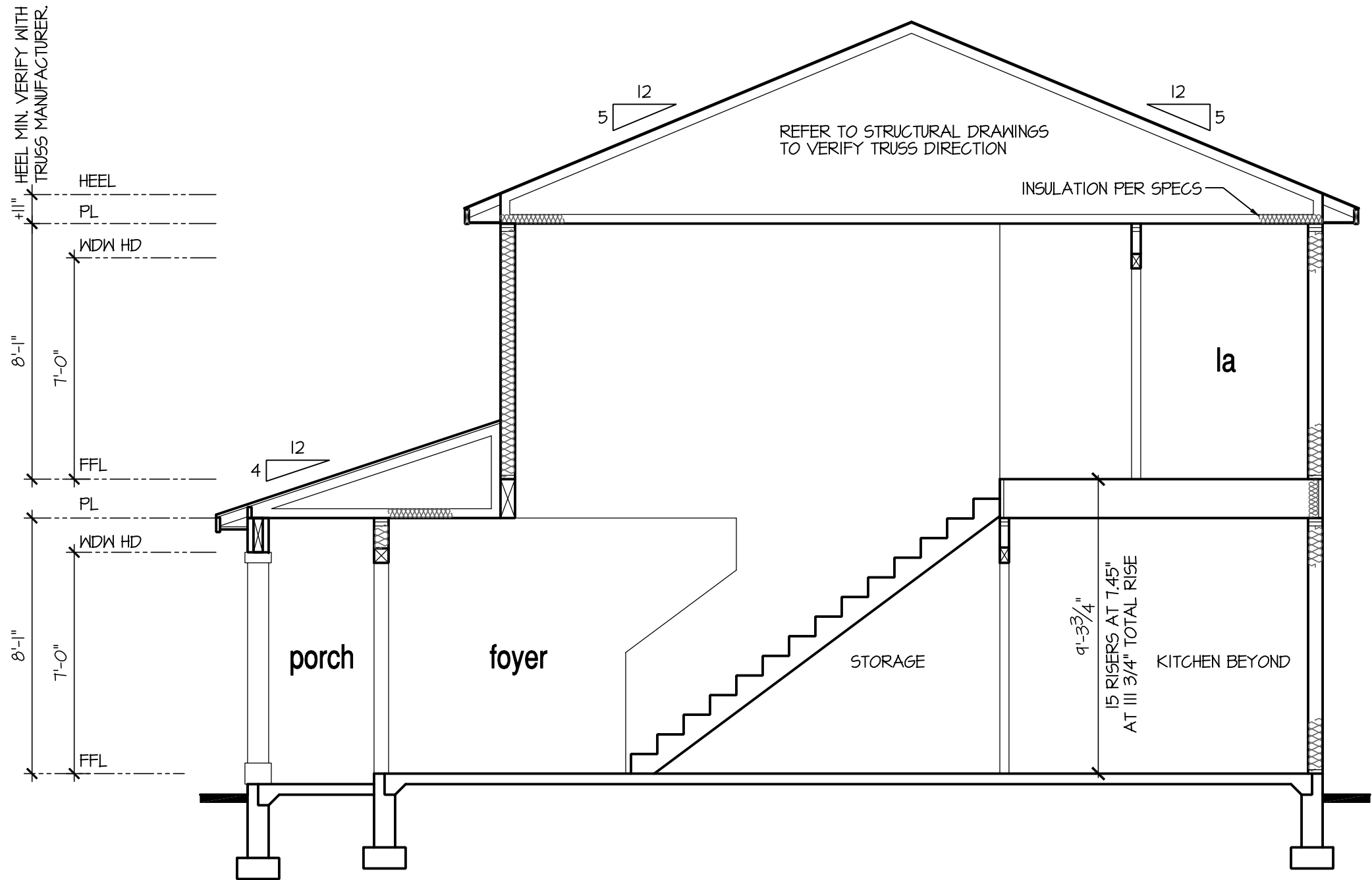
Partial Left Elevation w/
Opt Walk-Out Basement

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

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

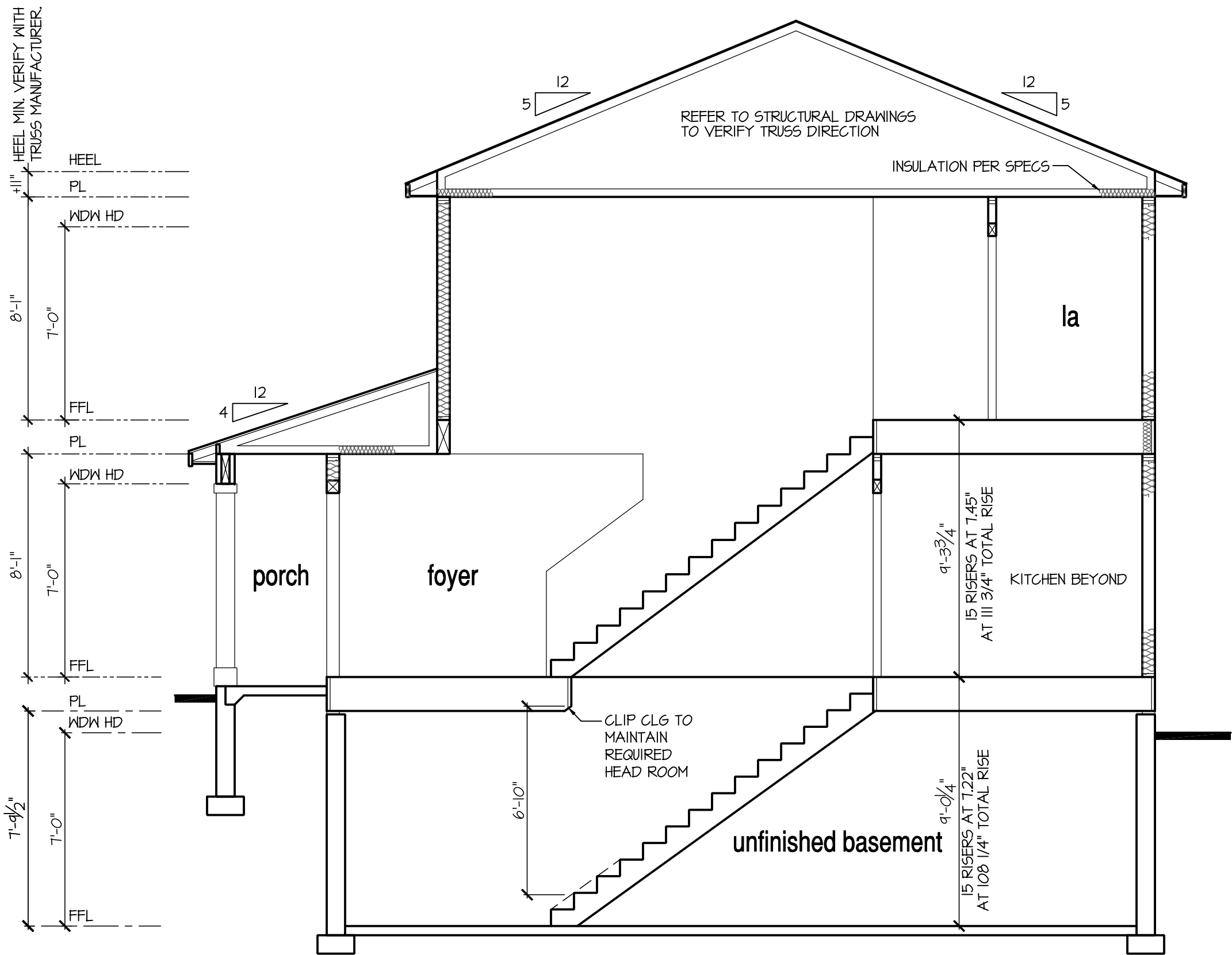
9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY

- NOTES:
- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
 - THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
 - BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
 - ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
 - WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
 - VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
 - INSULATION:
EXTERIOR WALLS:
CEILING WITH ATTIC ABOVE:
FLOOR OVER GARAGE:
ATTIC KNEEWALL:
- PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.



Building Section I at Stem Wall

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



Building Section I at Opt Basement

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

NO.	DATE:	REVISION:
Δ	03.10.22	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Glendale
'X423'

Kent
County - DE
North Region

PROJECT NO: GMD-GA16082.I

SHEET TITLE:
BUILDING SECTIONS

PRINT DATE:
February 05, 2019

SHEET NO:
8 S

Hanover

4 bed | 2.5 bath | 2 car | 2 story | 2,804 sq ft



Elevation B

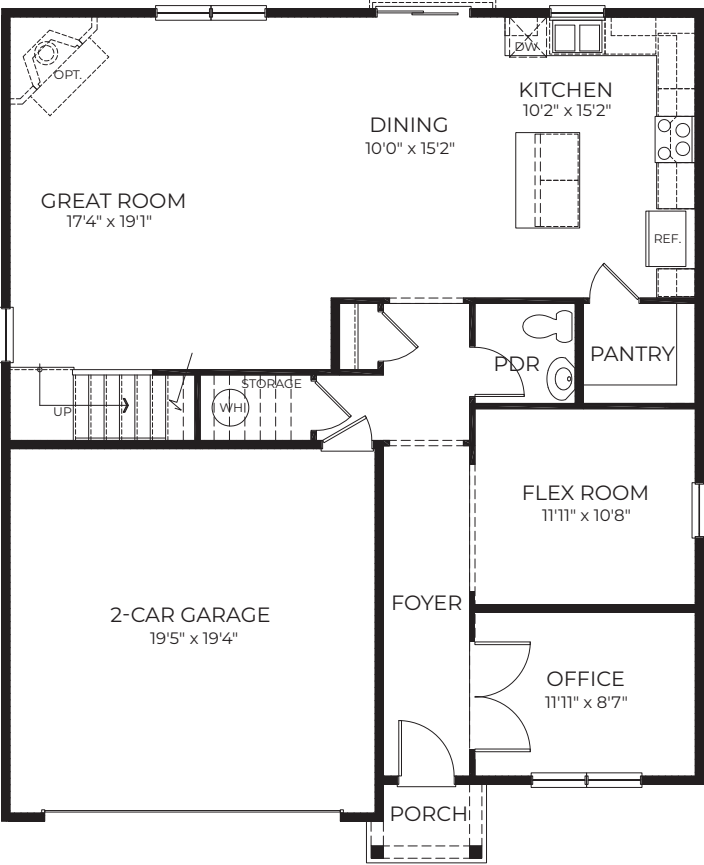


Elevation J

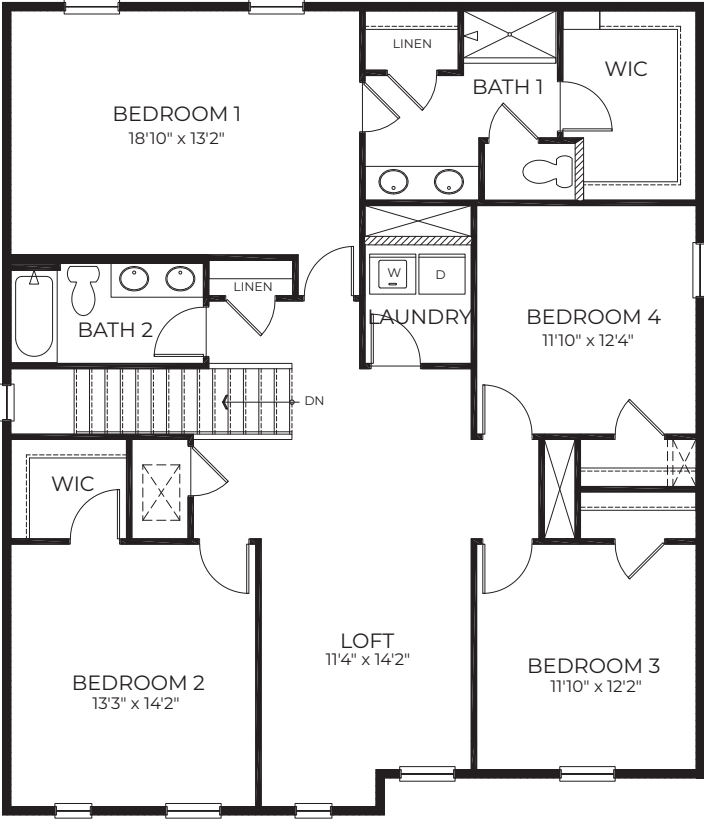


Elevation K

D.R. Horton is an Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate. Buyer should conduct his or her own investigation of the present and future availability of school districts and school assignments. D.R. Horton has no control or responsibility for any changes to school districts or school assignments should they occur in the future.



FIRST FLOOR



SECOND FLOOR

PLAN CHANGES:	
DATE:	DESCRIPTION:
05.10.19	INITIAL PLAN RELEASE
06.13.19	CLIENT REVISIONS
04.13.20	CLIENT REVISIONS

INDEX			
MODEL 'HANOVER'			
0	TITLE SHEET / COVER SHEET	3.1	COVERED / SCREENED PORCH OPT. ELEVATIONS
0.1	TECHNICAL INFORMATION	3.2	COVERED / SCREENED PORCH OPT. ELEVATIONS (SHOWN W/ OPTIONAL WALK-OUT BASEMENT)
0.2	QUICK VIEW	3.3	SIDE/REAR ELEVATIONS W/ OPT. LOOK-OUT BASEMENT
		3.4	SIDE/REAR ELEVATIONS W/ OPT. WALK-OUT BASEMENT
1 A	FRONT ELEVATION 'A'		
1 A BS	FRONT ELEVATION 'A' W/ OPT. BASEMENT		
2 A	ROOF PLAN 'A'	4.1 MS	MONOLITHIC SLAB PLAN OPTIONS
3 A	SIDE AND REAR ELEVATIONS 'A'	4.1 SW	STEM WALL SLAB PLAN OPTIONS
3 A-BS	SIDE AND REAR ELEVATIONS 'A' W/ OPT. BASEMENT	4.1 BS	BASEMENT PLAN OPTIONS
4 MS A	MONOLITHIC SLAB PLAN 'A'		
4 SW A	STEM WALL PLAN 'A'	5.1	1ST FLOOR PLAN OPTIONS
4 BS A	BASEMENT PLAN 'A'		
5 A	1ST FLOOR PLAN 'A'	6.1	2ND FLOOR PLAN OPTIONS
6 A	2ND FLOOR PLAN 'A'		
1 B	FRONT ELEVATION 'B'	7	BASEMENT UTILITY PLAN
1 B BS	FRONT ELEVATION 'B' W/ OPT. BASEMENT	7.1	BASEMENT UTILITY PLAN OPTIONS
2 B	ROOF PLAN 'B'	7.2	1ST FLOOR UTILITY PLAN
3 B	SIDE AND REAR ELEVATIONS 'B'	7.3	1ST FLOOR UTILITY PLAN OPTIONS
3 B-BS	SIDE AND REAR ELEVATIONS 'B' W/ OPT. BASEMENT	7.4	1ST FLOOR UTILITY PLAN OPTIONS
4 MS B	MONOLITHIC SLAB PLAN 'B'	7.5	2ND FLOOR UTILITY PLAN
4 SW B	STEM WALL PLAN 'B'	8 MS	MONOLITHIC SLAB BUILDING SECTIONS
4 BS B	BASEMENT PLAN 'B'	8 SW	STEM WALL BUILDING SECTIONS
5 B	1ST FLOOR PLAN 'B'	8 BS	BASEMENT BUILDING SECTIONS
6 B	2ND FLOOR PLAN 'B'	8.1 BS	BASEMENT BUILDING SECTIONS W/ OPT. LOOK-OUT AND WALK-OUT CONDITIONS
1 J	FRONT ELEVATION 'J'		
1 J BS	FRONT ELEVATION 'J' W/ OPT. BASEMENT		
2 J	ROOF PLAN 'J'		
3 J	SIDE AND REAR ELEVATIONS 'J'		
3 J-BS	SIDE AND REAR ELEVATIONS 'J' W/ OPT. BASEMENT		
4 MS J	MONOLITHIC SLAB PLAN 'J'		
4 SW J	STEM WALL PLAN 'J'		
4 BS J	BASEMENT PLAN 'J'		
5 J	1ST FLOOR PLAN 'J'		
6 J	2ND FLOOR PLAN 'J'		
1 K	FRONT ELEVATION 'K'		
1 K BS	FRONT ELEVATION 'K' W/ OPT. BASEMENT		
2 K	ROOF PLAN 'K'		
3 K	SIDE AND REAR ELEVATIONS 'K'		
3 K-BS	SIDE AND REAR ELEVATIONS 'K' W/ OPT. BASEMENT		
4 MS K	MONOLITHIC SLAB PLAN 'K'		
4 SW K	STEM WALL PLAN 'K'		
4 BS K	BASEMENT PLAN 'K'		
5 K	1ST FLOOR PLAN 'K'		
6 K	2ND FLOOR PLAN 'K'		

62

ARCHITECTURAL SHEETS

DRH DE SPECIFICATIONS

ALWAYS FOLOW SPECIFICATIONS - SPEC'S SUPERCEED PLANS

1. ALL CALLOUTS FOR CEILING MOUNTED, HANGING, AND RECESSED FIXTURES SHALL RECIEVE AN LED PUCK.

2. LIVING ROOM & MASTER BEDROOM RECEIVE 1 TV PREWIRE.

3. ALL HOMES TO RECEIVE 1 PHONE LOCATED IN KITCHEN.

4. ALL BEDROOMS RECIEVE 1 LED PUCK INSTALLED @ CFO RATED BOX WITH 1 SWITCH. REMOVE SWITCHED OUTLET.

5. GREAT ROOM / FAMILY ROOM RECIEVE 1 LED PUCK @ CFO RATED BOX WITH LIGHT CONTROLLED SWITCH(ES) ONLY. REMOVE FAN CONTROL SWITCHES & SWITCHED OUTLETS.

6. OMIT ALL VANITY LIGHTS AND ADD LED PUCK CENTERED OVER EACH BOWL. *DOUBLE VANITY WILL RECEIVE 2 PUCKS.*

7. ADD LED PUCK CENTERED OVER ALL SHOWERS/TUBS.

8. ALL GARAGES TO RECEIVE 2 CARRIAGE LIGHTS AS STANDARD.

9. ALL DINING ROOM/CHANDELIER FIXTURES TO RECEIVE LED PUCK AT CHANDELIER RATED BOX.

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.

7/21/22- Ceiling fan rated box at options screen porch and covered patio
8/30/23- Changed RH to LH to match print.
9/26/23- Original change made on 2/28/23
Add ejector pump in basement
move sump location
Adjust chase size basement condition.
10/16/23- Change dimensions on stem wall plan.
10/26/23- Updated 1st floor lighting sheet 7.2.
12/12/23- Added Extended shower option at Owners bath.
12/12/23- Adjusted Owners bath WIC and Linen shelving.

Hanover - LH

(RH VERSION ARE MIRRORED)

Hunt Club South - MD

40' SERIES

PLAN # - X427

PLAN 'HANOVER' SQUARE FOOTAGES				
HEATED SQ. FT.	ELEV 'A'	ELEV 'B'	ELEV 'J'	ELEV 'K'
1st FLOOR	1222 SF	1222 SF	1222 SF	1222 SF
2nd FLOOR	1582 SF	1582 SF	1582 SF	1582 SF
TOTAL HEATED SQ. FT.	2804 SF	2804 SF	2804 SF	2804 SF
HEATED OPTIONS				
OPT. RECREATIONAL ROOM	+531 SF	+531 SF	+531 SF	+531 SF
OPT. BASEMENT BED 6	+230 SF	+230 SF	+230 SF	+230 SF
OPT. BASEMENT BATH 4	+52 SF	+52 SF	+52 SF	+52 SF
UNHEATED SQ. FT.				
GARAGE	415 SF	415 SF	415 SF	415 SF
FRONT PORCH	23 SF	23 SF	23 SF	23 SF
UNHEATED OPTIONS				
OPT. BASEMENT	1156 SF	1156 SF	1156 SF	1156 SF

PLAN 'HANOVER' VOLUME OF HEATED AREAS				
VOLUME CU. FT.	ELEV 'A'	ELEV 'B'	ELEV 'J'	ELEV 'K'
1st FLOOR	10998 CF	10998 CF	10998 CF	10998 CF
2nd FLOOR	12656 CF	12656 CF	12656 CF	12656 CF
OPT. FINISHED BASEMENT	6504 CF	6504 CF	6504 CF	6504 CF

D.R.HORTON®
America's Builder

NO: DATE: REVISION:

△

04.13.20

PROFESSIONAL SEAL:

STATE OF MARYLAND
JULIAN G. EDWARDS
AUG 14 2023
1859
ARCHITECT

PROJECT TITLE:

40' Series
Hanover
'X427'

Hunt
Club South
Captial Div.

PROJECT NO: GMD-GA16082.1

SHEET TITLE:

TITLE SHEET / COVER SHEET

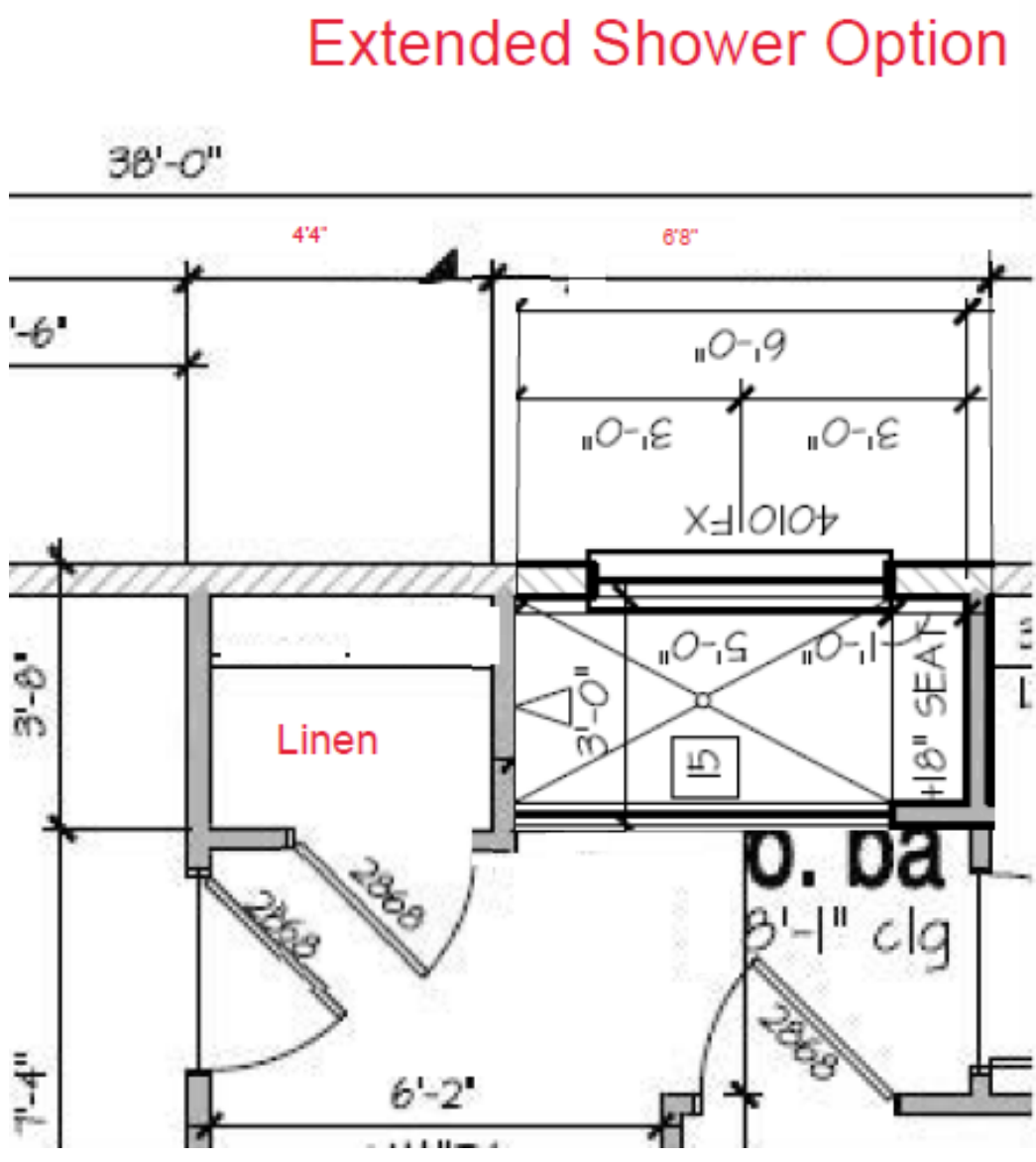
PRINT DATE:

May 10, 2019

SHEET NO:

9

Page 737 of 998



AVERAGE BUILDING HEIGHT

ELEVATION 'A'	30'-4 3/4"
ELEVATION 'B'	30'-4 3/4"
ELEVATION 'J'	30'-4 3/4"
ELEVATION 'K'	30'-4 3/4"

AT BASEMENT

ELEVATION 'A'	31'-9"
ELEVATION 'B'	31'-9"
ELEVATION 'J'	31'-9"
ELEVATION 'K'	31'-9"

AT LOOK-OUT BASEMENT

ELEVATION 'A'	35'-5"
ELEVATION 'B'	35'-5"
ELEVATION 'J'	35'-5"
ELEVATION 'K'	35'-5"

AT WALK-OUT BASEMENT

ELEVATION 'A'	39'-5"
ELEVATION 'B'	39'-5"
ELEVATION 'J'	39'-5"
ELEVATION 'K'	39'-5"

CONSULTANTS:

GENERAL NOTES DESIGNER: IRC

THESE DOCUMENTS ARE THE PROPERTY OF DR HORTON HOMES AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF DR HORTON HOMES OR GMD DESIGN GROUP.

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 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 IRC SECTION R602.2)

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 IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.1.2 AND R312

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 UNCLEAR WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.

ABBREVIATIONS

ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDY
A/D AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH MECHANICAL
ARCH ARCHITECTURAL	MFR MANUFACTURER
BA BATHROOM	MIN MINIMUM
BD BOARD	MISC MISCELLANEOUS
BF BI-FOLD (DOOR)	N NORTH
BLDG BUILDING	N.T.S. NOT TO SCALE
BLK BLOCK (CMU)	O.S.D. OVERHEAD GARAGE DOOR
BLN 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	FED FEDESTAL
CER CERAMIC	FL FLATE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	FR FAIR
CL CLOSET OR CENTER LINE	F.T. PRESSURE TREATED WOOD
CLS CEILING	PVC POLYVINYL CHLORIDE PIPE
CLR CLEAR	PVMT PAVEMENT
CMU CONCRETE MASONRY UNIT	P.H. PRE-HIRE
COL COLUMN	PWD PLYWOOD
CONC CONCRETE	R RISER
C CARPET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REQ REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DH DOUBLE HUNG	SF SQUARE FEET
DIM DIMENSION	S.G.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HUNG OR SHELF
DN DOWN	SM SIMILAR
DR DOOR	SL SLOFF / SLIDING
DS DOWNSPOUT	SF SHELF AND POLE
DN DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	S4S SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TOWEL BAR
FAU FORCED AIR UNIT	TEMP TEMPERED (GLASS)
FG FLOOR GAWAGE	T4G TONGUE & GROOVE
FD FLOOR DRAIN	T.O.C. TOP OF CURB
FFL FINISH FLOOR LINE	TV TELEVISION
FG FINISHED GRADE	TYP TYPICAL
FLR FLOORING	UNO. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
FS FACE OF STUD	VTR VENT THRU ROOF
FTG FOOTING	W WASHING MACHINE
FX FIXED GLASS	WD WOOD
GALV GALVANIZED	WM WIREMESH
GAR GARAGE	WH WATER HEATER
GB GYPSUM BOARD	W WROUGHT IRON
GD GRADE OR GRADING	WC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W/O WITH OR WITHOUT
GFI GROUND FAULT INTERRUPTER	WATERPROOFING
GL GLASS OR GLAZING	WM WELDED WIRE MESH
GYP BD GYPSUM BOARD	RL PROPERTY LINE
H HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	4 AND
HDR HEADER	CL CENTERLINE
HGT HEIGHT	# POUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HWD HARDWOOD	
INT INTERIOR	
JT JOINT	
KIT KITCHEN	

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.
STATE SUPPLEMENTS AND AMENDMENTS, CODE OF MARYLAND
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 AND SUBTITLE 2, GROUP 14B

PRODUCT:
SINGLE FAMILY RESIDENCE
OCCUPANCY CLASSIFICATION
RESIDENTIAL R-5
CONSTRUCTION TYPE:
TYPE VB

D·R·HORTON
America's Builder

NO:	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Captial Div.**

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
TECHNICAL INFORMATION

PRINT DATE:

May 10, 2019

SHEET NO:

0.1



Front Elevation 'A'

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



Front Elevation 'B'

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



Front Elevation 'J'

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



Front Elevation 'K'

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

NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Capital Div.**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
QUICK VIEW

PRINT DATE:
May 10, 2019

SHEET NO:

0.2

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

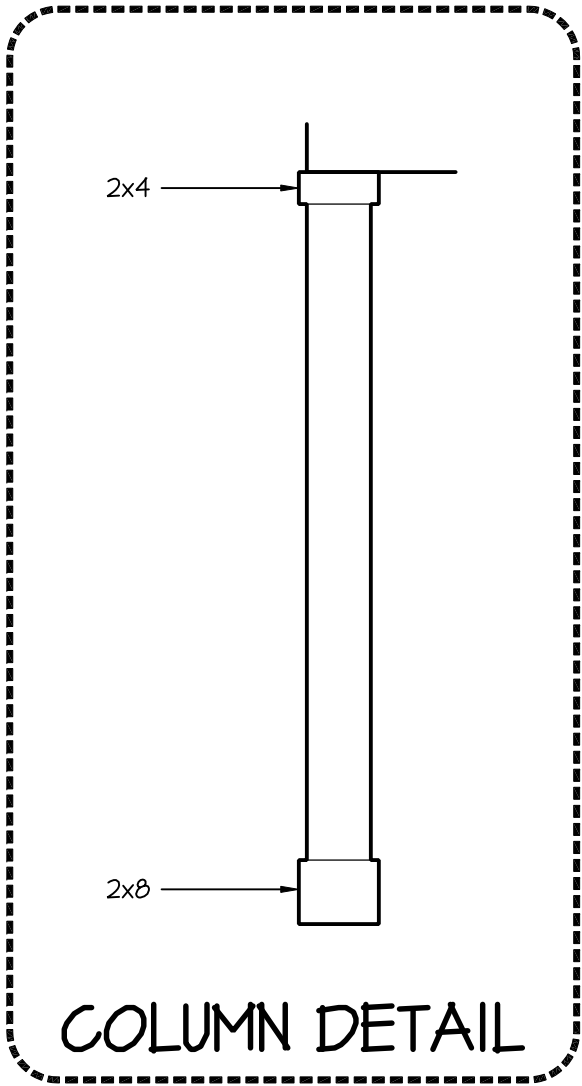
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



D·R·HORTON®

America's Builder

NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

1868

120206

AUG

PROJECT TITLE:

40' Series
Hanover
'X427'

PROJECT NO: GMD-GA16082.1

SHEET TITLE:

FRONT ELEVATION 'A'

PRINT DATE:

May 10, 2019

SHEET NO:

1A

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

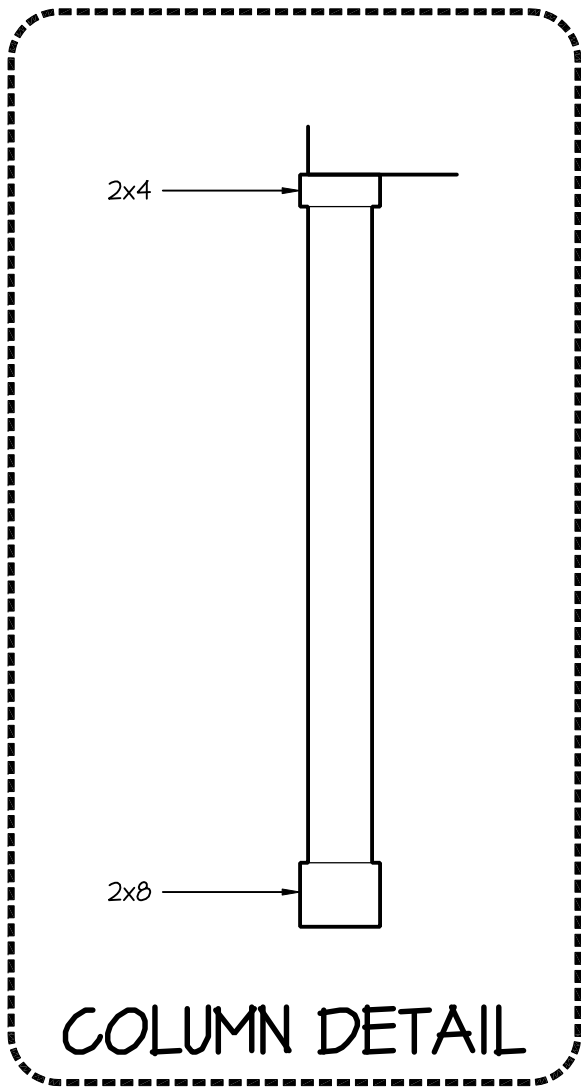
15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJAGENT
GRADE.



Front Elevation 'A'
w/ Opt Basement

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

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America's Builder

NO.	DATE:	REVISION:
△	04.13.20	

PROFESSIONAL SEAL:

STATE OF MARYLAND
ARCHITECT
AUG 12 2020

PROJECT TITLE:

40' Series
Hanover
'X427'

Hunt
Club South
Capitall Div.

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
FRONT ELEVATION 'A'
W/ OPT. BASEMENT

PRINT DATE:
May 10, 2019

SHEET NO:
1A-BS

ATTIC VENT CALCULATION FOR PLAN 'HANOVER': 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: = 16371 SF
16371 SQ. FT. X 144 = 2357424 SQ. IN.
2357424 SQ. IN. / 150 = 15716.16 SQ. IN. OF VENT REQ'D

ROOF AREA 2: = 7157 SF
7157 SQ. FT. X 144 = 10224 SQ. IN.
10224 SQ. IN. / 150 = 68.16 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL 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 'HANOVER': 1:300 RATIO.

AS AN ALTERNATE TO THE 1/150 RATIO LISTED ABOVE, THE NET FREE GROSS-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.)

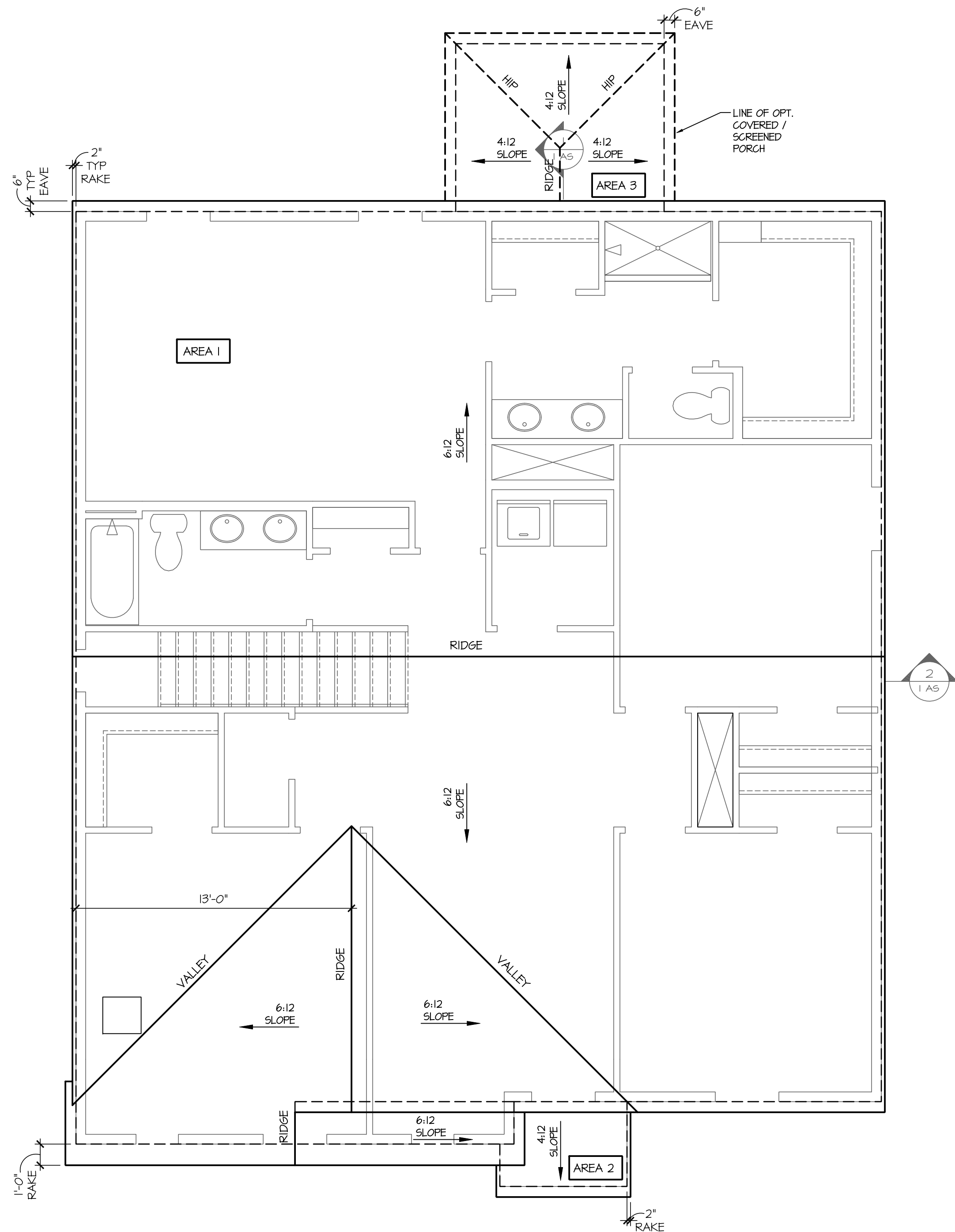
BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED

SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW.

ROOF AREA 1: = 16371 SF
16371 SQ. FT. X 144 = 2357424 SQ. IN.
2357424 SQ. IN. / 300 = 7858.08 SQ. IN. OF VENT REQ'D
7858.08 SQ. IN. / 2 = 3929.04 SQ. IN. OF VENT AT HIGH & 3929.04 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2: = 7157 SF
7157 SQ. FT. X 144 = 10224 SQ. IN.
10224 SQ. FT. / 300 = 34.08 SQ. IN. OF VENT REQ'D
34.08 SQ. IN. / 2 = 17.04 SQ. IN. OF VENT AT HIGH & 17.04 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 'A'

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

NO.	DATE:	REVISION:
1	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hanover
'X427'

Hunt
Club South
Capitall Div.

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
ROOF PLAN 'A'

PRINT DATE:

May 10, 2019

SHEET NO:

2 A

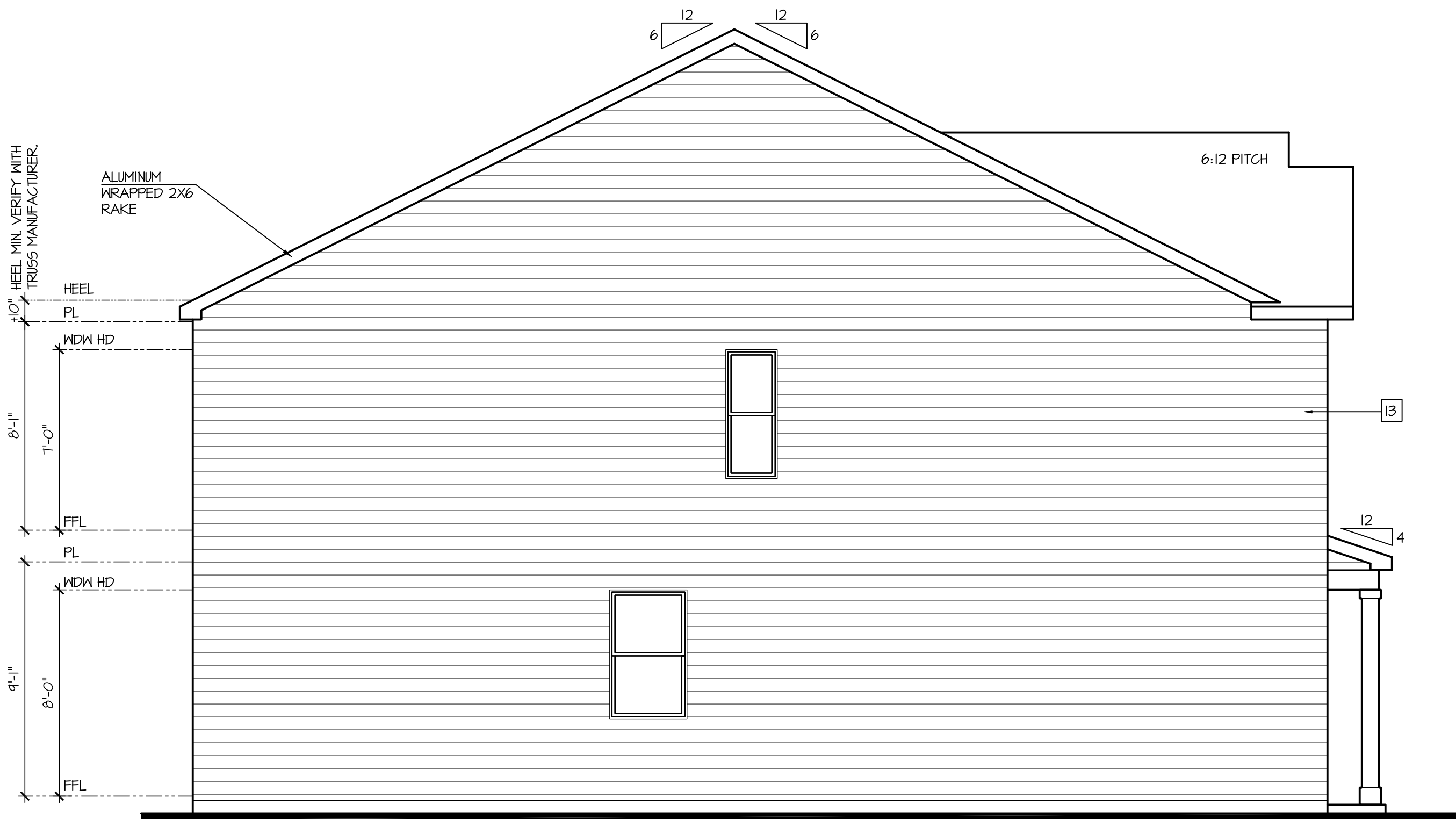
NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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:

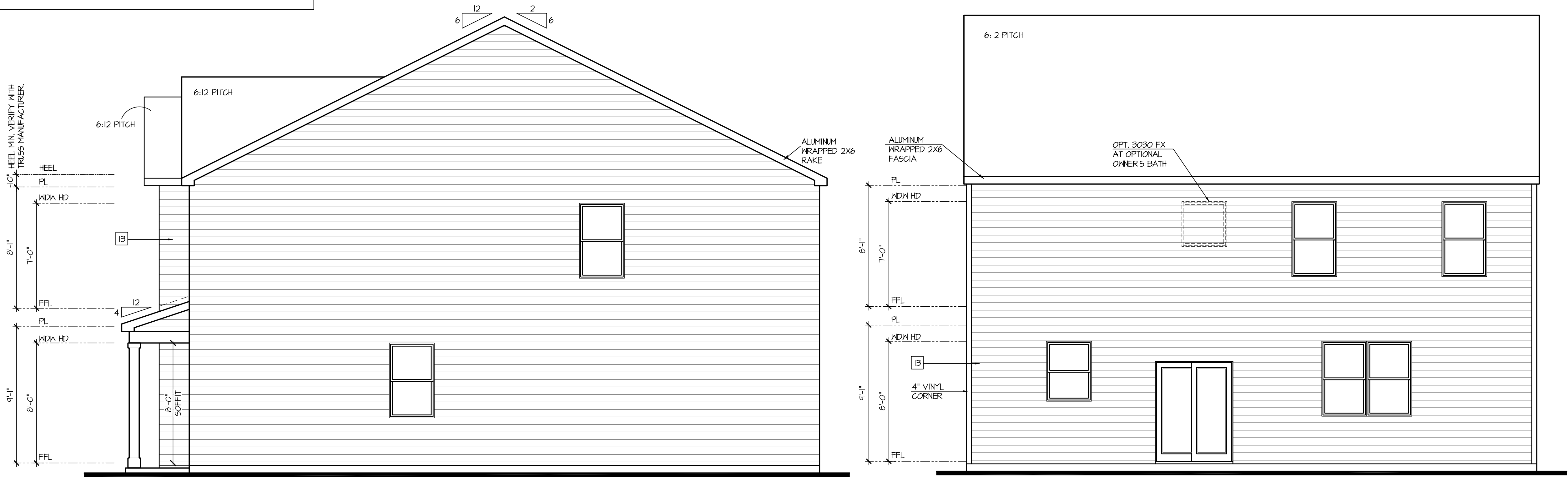
- MASONRY:
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [4] 8" SOLDIER COURSE.
 - [5] ROWLOCK COURSE
 - [6] N/A
- TYPICALS:
- [1] DECORATIVE 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.
 - [10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - [11] DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- [12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



Left Elevation 'A'

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



Right Elevation 'A'

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

Rear Elevation 'A'

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

NO.	DATE:	REVISION:
1	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Capitall Div.**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
**SIDE AND REAR
ELEVATIONS 'A'**

PRINT DATE:

May 10, 2019

SHEET NO:

3 A

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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] RANLOCK COURSE
- [6] N/A

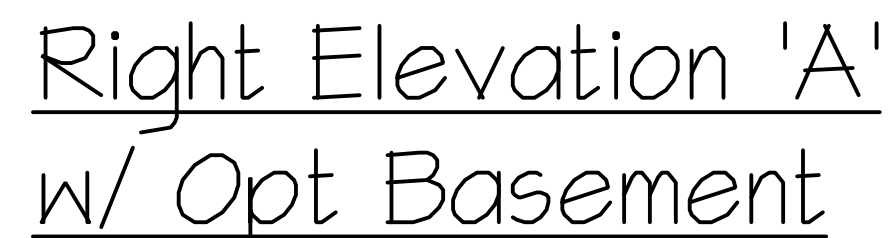
TYPICALS:

- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- [11] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.



Right Elevation 'A'
w/ Opt Basement

Rear Elevation 'A' w/ Opt Basement

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America's Builder

NO:	DATE:	REVISION:
1	04.13.20	

40' Series Hanover 'X427'

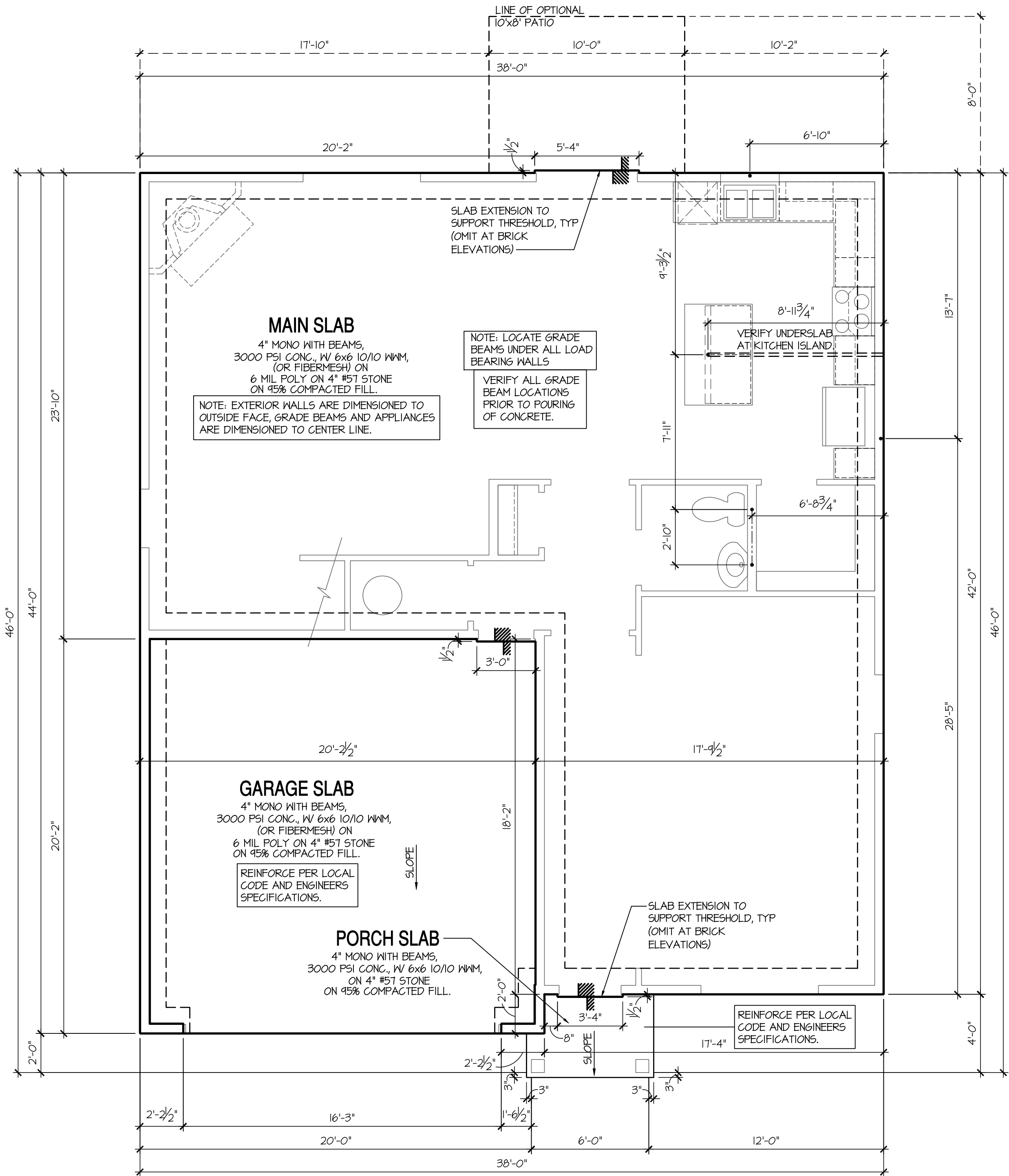
**Hunt
Club South
Captial Div.**

SHEET TITLE:
**SIDE AND REAR
ELEVATIONS 'A'
W/ OPT. BASEMENT**

May 10, 2019

3 A-BS

- NOTES: IRC
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
 - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
 - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
 - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
 - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
 - FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
 - REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
 - PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
 - VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
 - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
 - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
 - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
 - SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
 - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
 - GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Monolithic Slab Plan 'A'

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

NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Captial Div.**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
MONOLITHIC SLAB PLAN 'A'

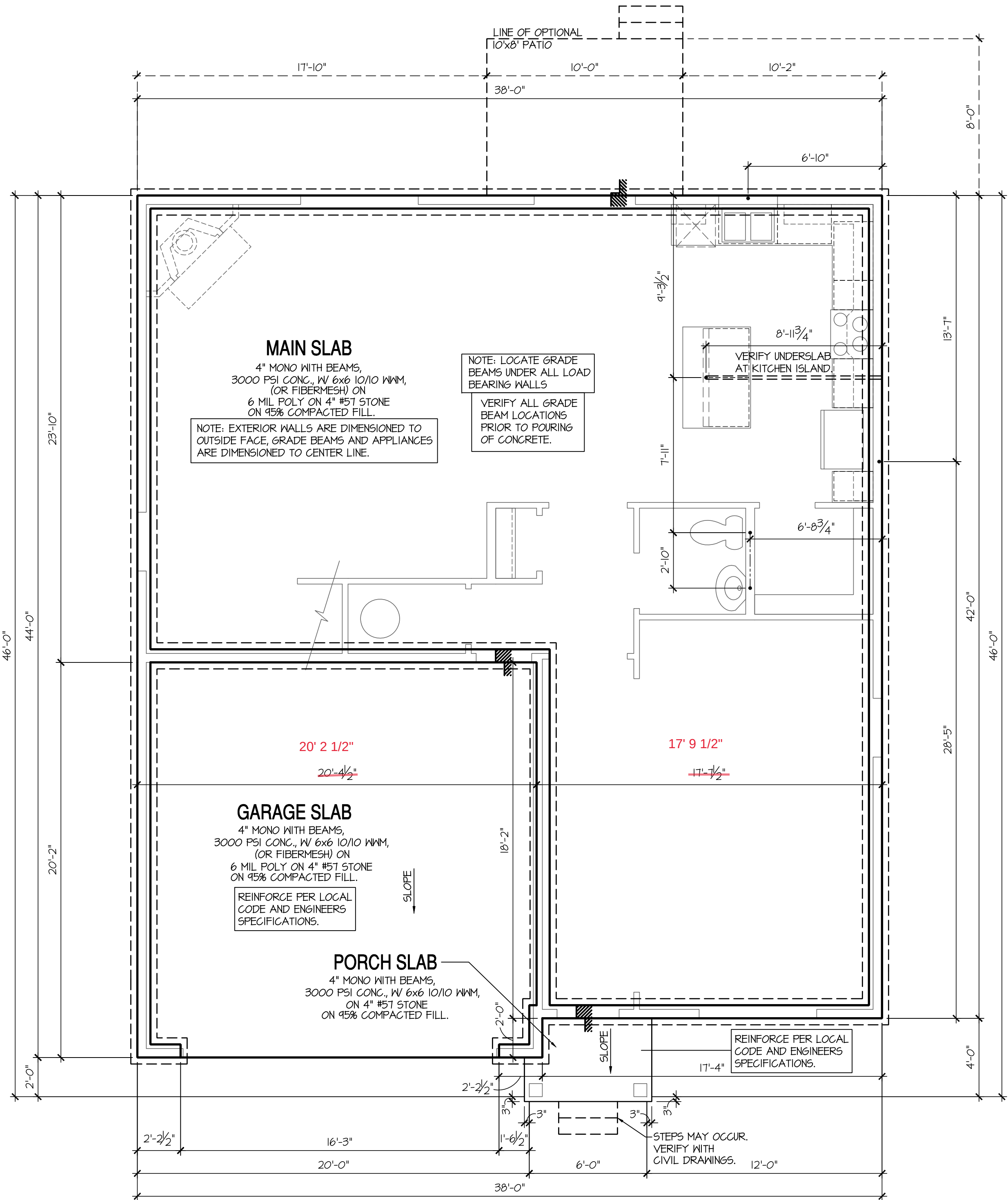
PRINT DATE:

May 10, 2019

SHEET NO:

4 MS A

- NOTES: IRC
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
 - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
 - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
 - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
 - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
 - FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
 - REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
 - PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
 - VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
 - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
 - TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED. MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
 - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
 - SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES).
 - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
 - GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Stem Wall Plan 'A'

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

NO.	DATE:	REVISION:
△	04.13.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Captial Div.**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
STEM WALL PLAN 'A'

PRINT DATE:

May 10, 2019

SHEET NO:

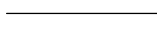
4 SW A

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

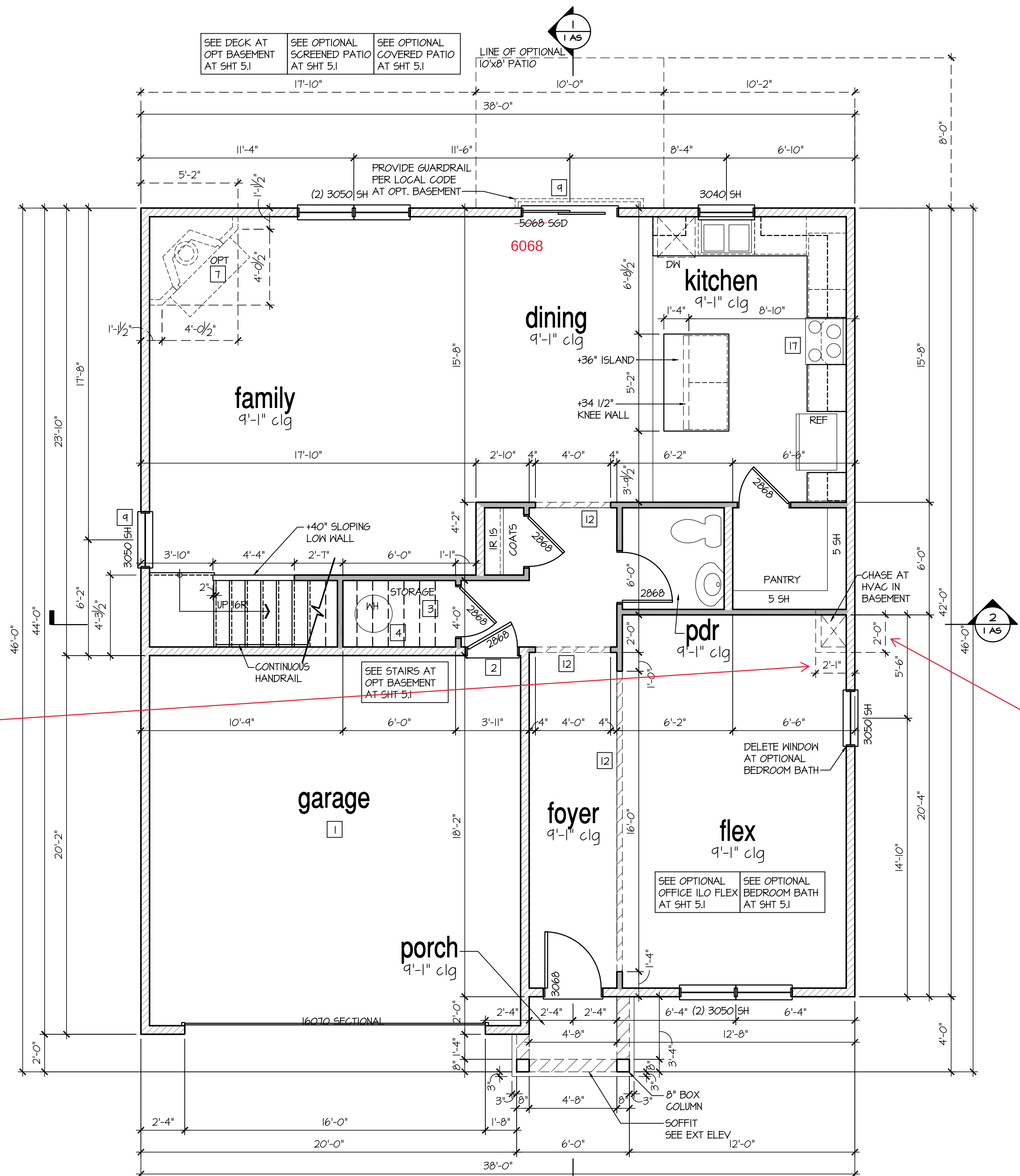
WALL LEGEND:

	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: IRC

- 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 IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M1305.1.3)
ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 34" SIZE.)
TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
 - KITCHEN:
 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.

Change from 2'1" to 2'4" all elevations.



NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

Make 35 1/2" clear
open for duct

**Hunt
Club South
Capitall Div.**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
1ST FLOOR PLAN 'A'

PRINT DATE:
May 10, 2019

SHEET NO:
5 A

[illegible]

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

 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.

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 IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
- [2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
- [3] BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
MEPS
- [4] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
- [5] N/A
- [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 IRC SECTION M1305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
TYPICALS:
- [9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
- [10] N/A
- [11] HALF WALL, HEIGHT AS NOTED.
- [12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
BATHS:
- [13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
- [14] 30"x60" TUB/SHOWER PAN
- [15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
- [16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
- [17] KITCHEN:
- [18] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [19] 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [20] ELECTRIC OVEN WITH MICROWAVE OVEN.

[illegible]

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

IF EXTERIOR WALLS ARE TO
2x6, THEN THEY SHOULD BE 24"
O.C., UNLESS OTHERWISE NOTED
ON STRUCTURAL PLANS.

NO.	DATE:	REVISION:
△	04.13.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hanover
'X427'

Hunt
Club South
Capital Div.

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
FRONT ELEVATION 'B'

PRINT DATE:

May 10, 2019

SHEET NO:

1B

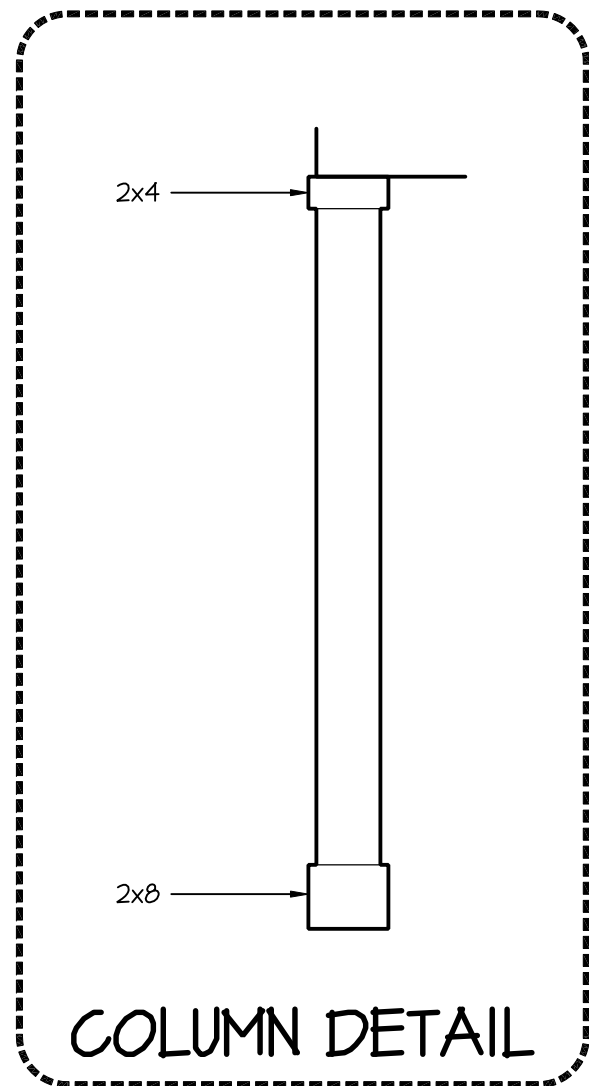
NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 N/A
- TYPICALS:
- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



Front Elevation 'B'

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

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

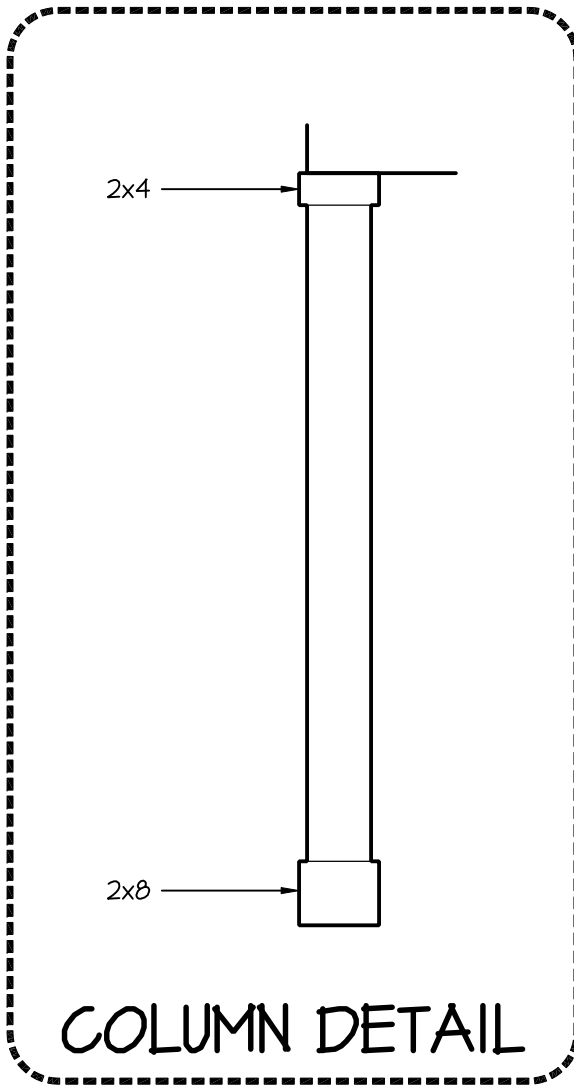
VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJAGENT
GRADE.



Front Elevation 'B'
w/ Opt Basement
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

D·R·HORTON®
America's Builder

NO.	DATE:	REVISION:
△	04.13.20	

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

AUG 12 2020

PROJECT TITLE:

40' Series
Hanover
'X427'

Hunt
Club South
Capitall Div.

PROJECT NO: GMD-GA16082.1

SHEET TITLE:

FRONT ELEVATION 'B'
W/ OPT. BASEMENT

PRINT DATE:

May 10, 2019

SHEET NO:

1B-BS

ATTIC VENT CALCULATION FOR PLAN 'HANOVER': 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= 16371 SF
16371 SQ. FT. X 144 = 2357424 SQ. IN.
2357424 SQ. IN. / 150 = 15716.16 SQ. IN. OF VENT REQ'D

ROOF AREA 2= 7157 SF
7157 SQ. FT. X 144 = 10224 SQ. IN.
10224 SQ. IN. / 150 = 68.16 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL 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 'HANOVER': 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.

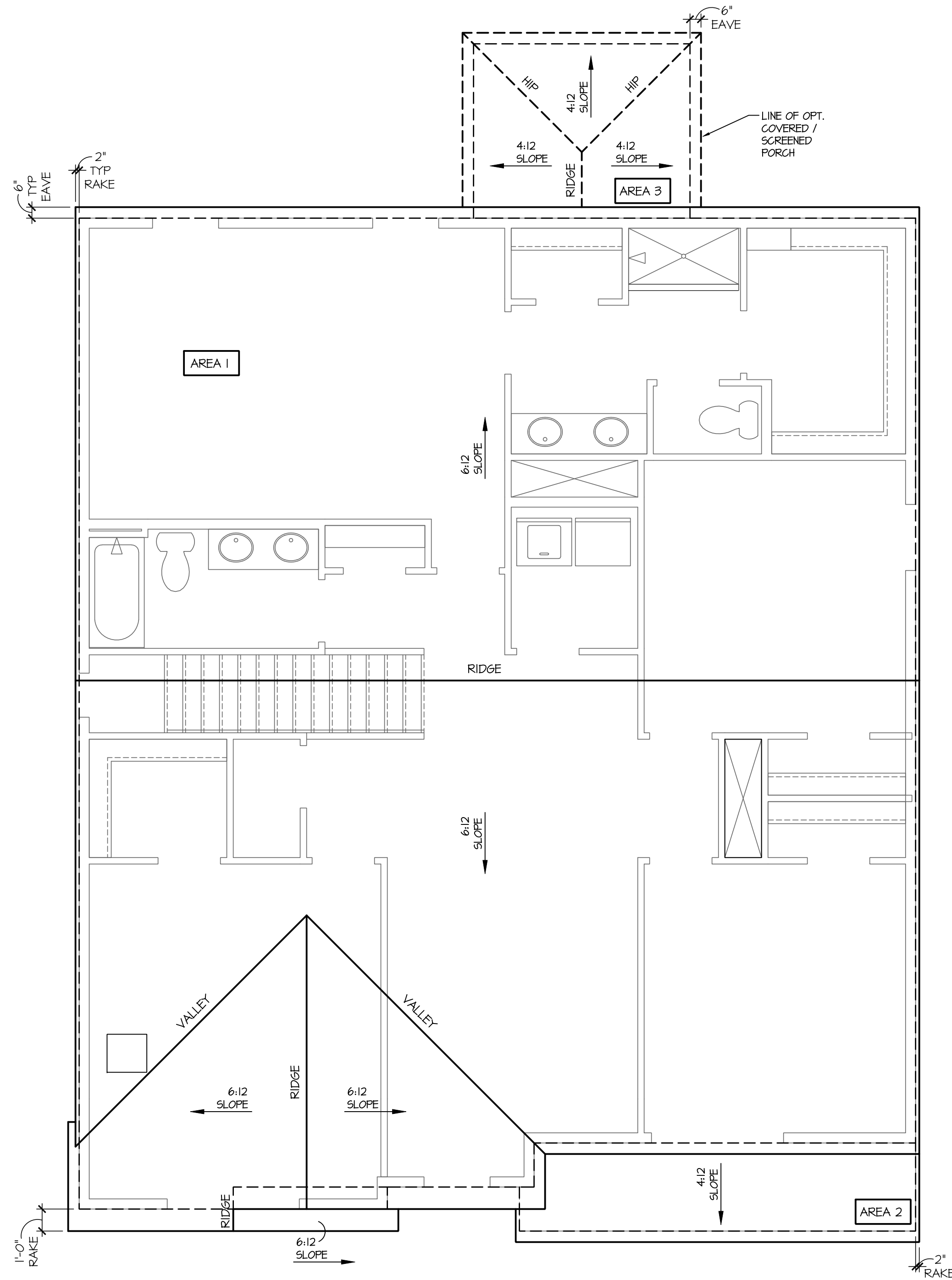
(PER IRC SECTION R806.2)

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: = 16371 SF
16371 SQ. FT. X 144 = 2357424 SQ. IN.
2357424 SQ. FT. / 300 = 7858.08 SQ. IN. OF VENT REQ'D
7858.08 SQ. IN. / 2 = 3929.04 SQ. IN.
3929.04 SQ. IN. OF VENT AT HIGH & 3929.04 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2: = 7157 SF
7157 SQ. FT. X 144 = 10224 SQ. IN.
10224 SQ. FT. / 300 = 34.08 SQ. IN. OF VENT REQ'D
34.08 SQ. IN. / 2 = 17.04 SQ. IN.
17.04 SQ. IN. OF VENT AT HIGH & 17.04 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 'B'

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

NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hanover
'X427'

Hunt
Club South
Capitall Div.

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
ROOF PLAN 'B'

PRINT DATE:

May 10, 2019

SHEET NO:

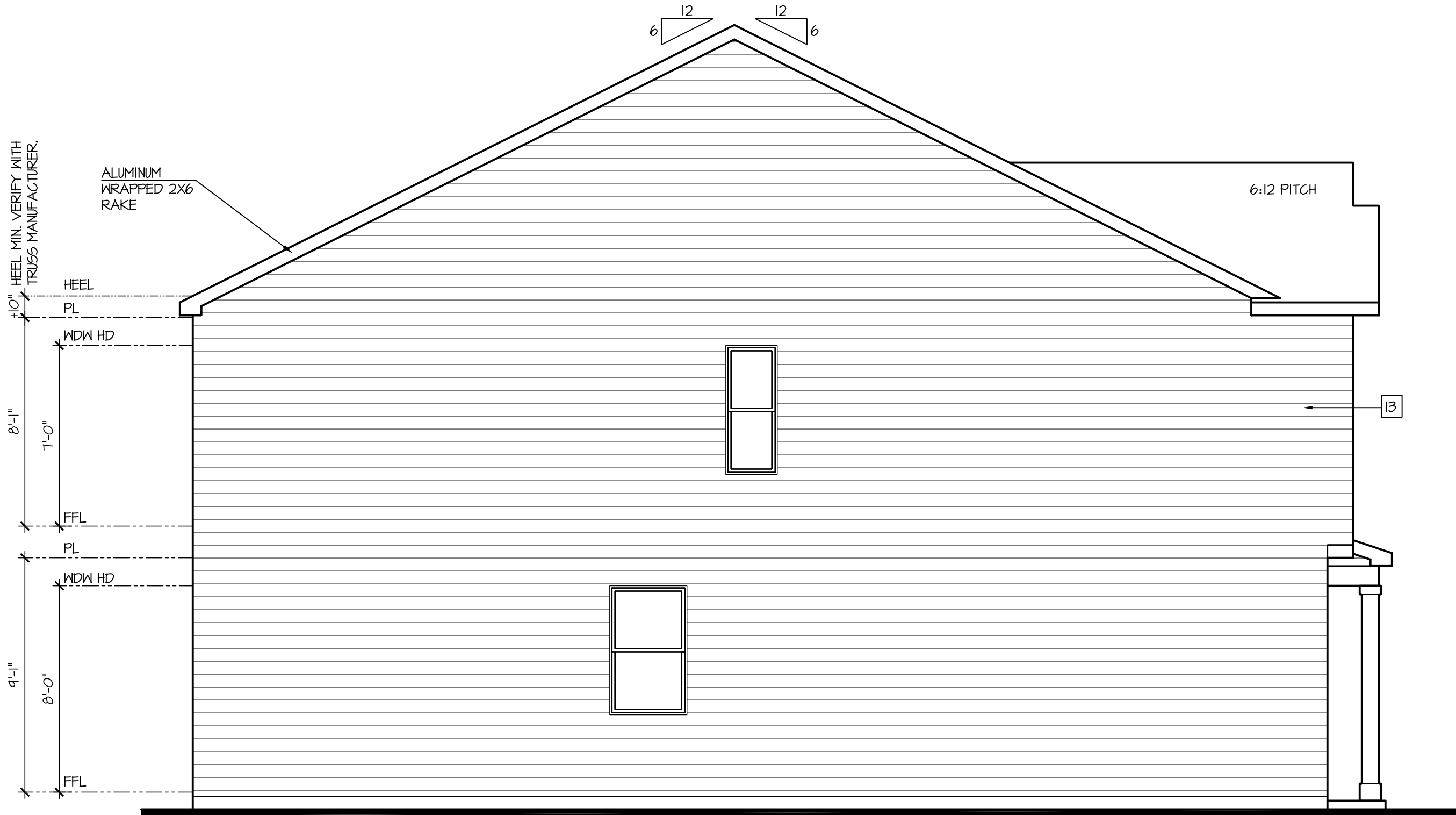
2 B

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

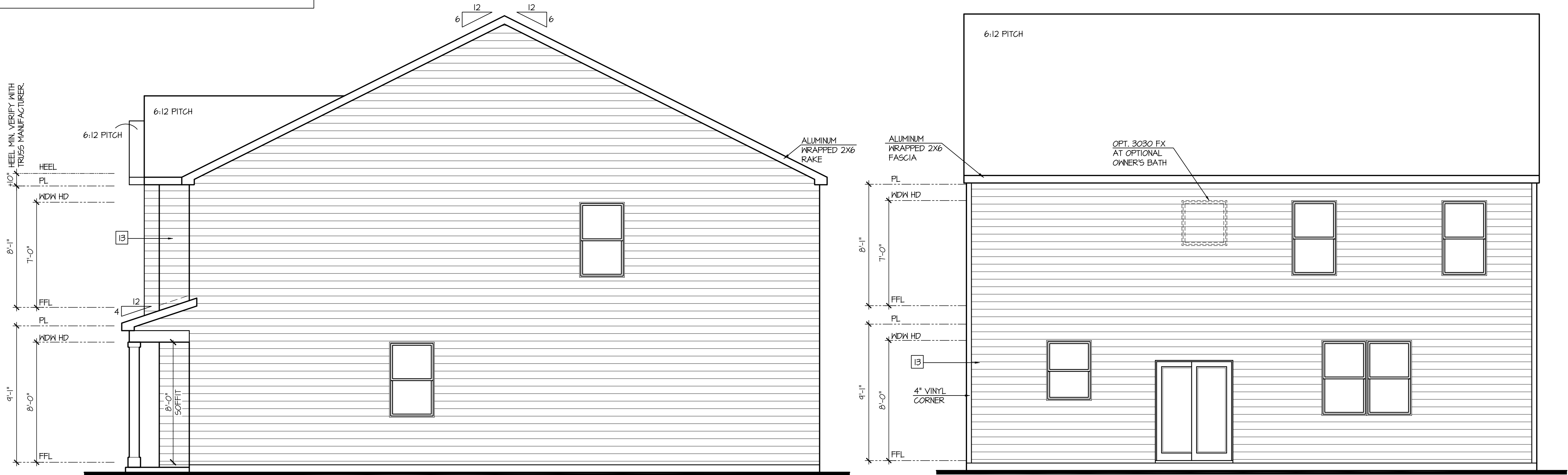
- KEY NOTES:
- MASONRY:
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [4] 8" SOLDIER COURSE.
 - [5] ROWLOCK COURSE
 - [6] N/A
- TYPICALS:
- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [17] FIBON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



Left Elevation 'B'

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



Right Elevation 'B'

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

Rear Elevation 'B'

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

NO.	DATE:	REVISION:
1	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Capitall Div.**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
**SIDE AND REAR
ELEVATIONS 'B'**

PRINT DATE:

May 10, 2019

SHEET NO:

3 B

NOTES:	
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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. - 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:	
<u>MASONRY:</u>	
[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]	ROMLOCK COURSE
[6]	N/A
<u>TYPICALS:</u>	
[1]	DECORATIVE LOUVERED VENTS, SIZE AS NOTED. (AT SPECIFIED LOCATIONS.)
[8]	CODE APPROVED TERMINATION CHIMNEY CAP.
[4]	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.
<u>SIDING:</u>	
[12]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS; FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS; FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[5]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS; FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	FPYON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED)

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.



40' Series Hanover 'X427'

**Hunt
Club South
Captial Div.**

SHEET TITLE:
MONOLITHIC SLAB PLAN 'B'

May 10, 2019

4 MS B



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

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IRC 312.1.
- SOILS TREATMENT:
BORACASE TERMITES TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION

40' Series Hanover 'X427'

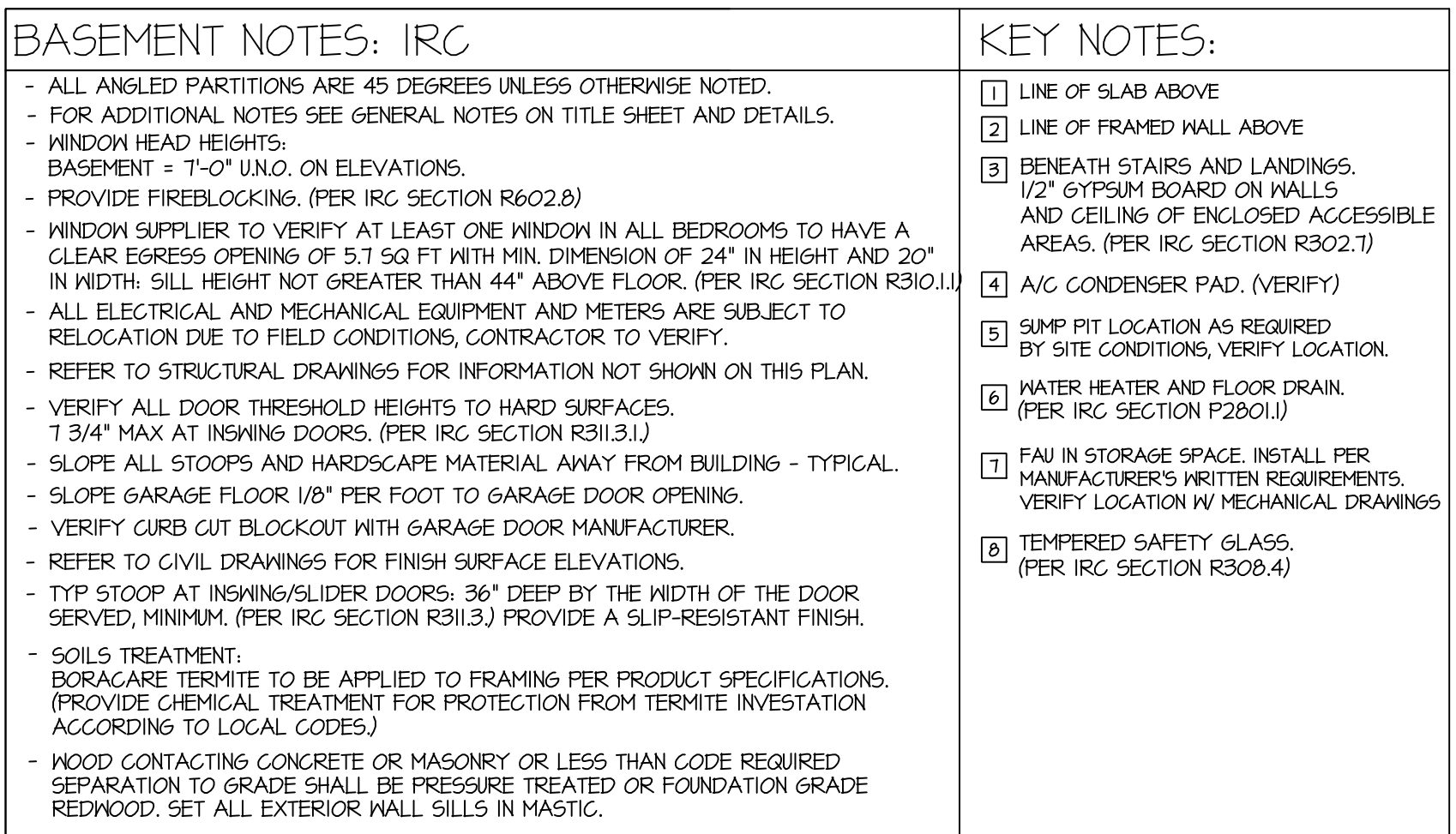
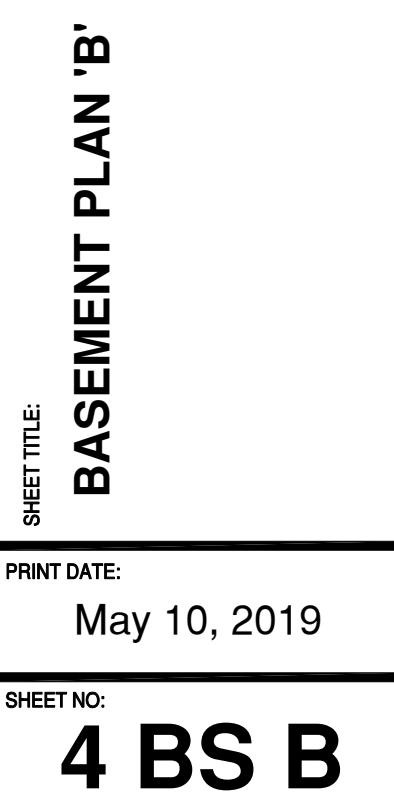
PROJECT NO: GMD-GA16082.

May 10, 2019

4 SW B



- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLD-DOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
- 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER 62408.2 AND P2801.6, PER 62408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IRC 312.1.
- SOILS TREATMENT:
 - BORACATE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
 - (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY

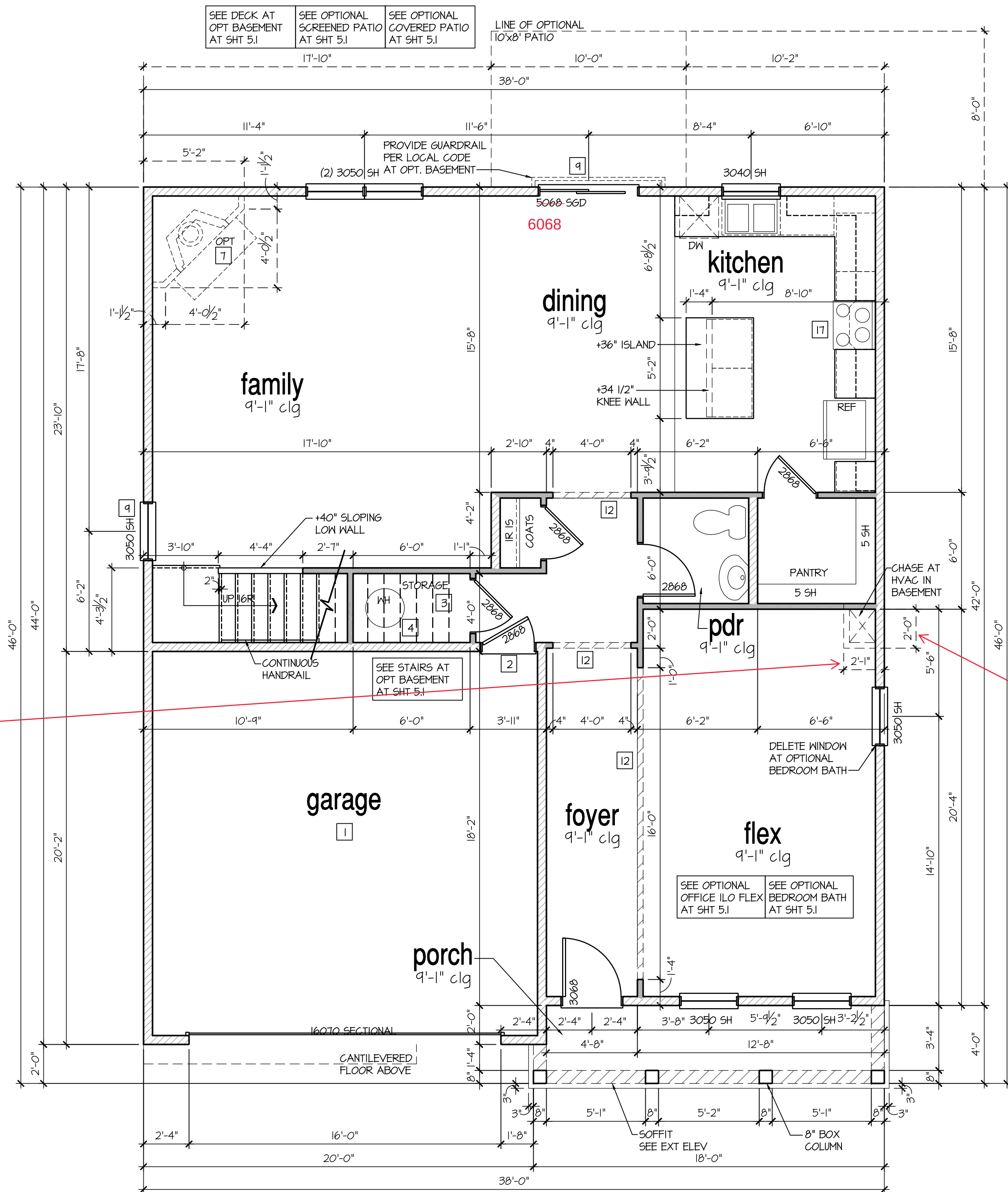
WALL LEGEND:

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

KEY NOTES: IRC

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 IRC SECTION R302.6) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
- [2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
- [3] BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
MEP'S
- [4] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
- [5] N/A
- [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 IRC SECTION M1805.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSESS. (25 1/2" x 54" SIZE.)
TYPICALS:
- [9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
- [10] N/A
- [11] HALF WALL, HEIGHT AS NOTED.
- [12] FLOOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
BATHS:
- [13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
- [14] 30"x60" TUB/SHOWER PAN
- [15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
- [16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
- KITCHEN:
- [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [18] 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [19] ELECTRIC OVEN WITH MICROWAVE OVEN.



1st Floor Plan 'B'

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

IF EXTERIOR WALLS ARE TO
2x6, THEN THEY SHOULD BE 24"
O.C., UNLESS OTHERWISE NOTED
ON STRUCTURAL PLANS.

NO:	DATE:	REVISION:
	04.13.20	

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Hanover
~~'X427'~~**

Make 35 1/2" clear
open for duct

**Hunt
Club South
Captial Div.**

PROJECT NO: GMD-GA16082.1

HEET TITLE:
1ST FLOOR PLAN 'B'

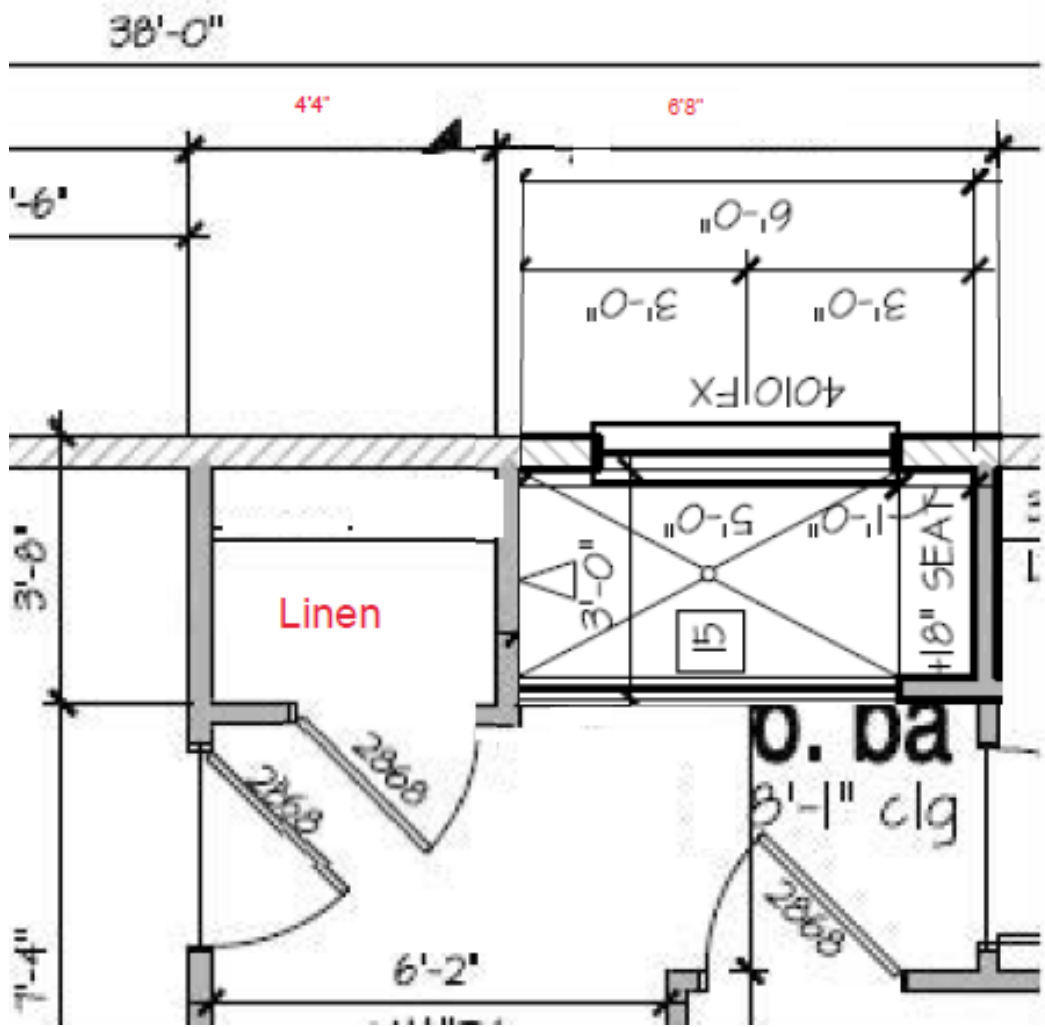
PRINT DATE

May 10, 2019

SHEET NO:

5 B

Extended Shower Option



9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT 11" T-40" = 125 3/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNO. ON ELEVATIONS.
2ND FLOOR = 7'-0" UNO. 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

LOW GYPSUM BOARD WALL
HEIGHT AND STUD SIZE AS NOTED

FULL HEIGHT
2X6 WOOD STUD PARTITION

STUD WALL BELOW
HEIGHT AND STUD SIZE AS NOTED

DRYWALL OPENING. HEIGHT
AS NOTED ON PLAN.

KEY NOTES: IRC

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 IRC SECTION R302.6)

GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)

2

HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)

3

BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)

MEP'S

4

WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)

5

N/A

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 IRC SECTION M1305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.)
TYPICALS:

9

TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)

10

N/A

11

HALF WALL, HEIGHT AS NOTED.

12

INTERIOR SOFFITS: FFL = 8'-1" UNO. SFL = 7'-6" UNO. BATHS:

13

ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)

14

30"x60" TUB/SHOWER PAN

15

SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS

16

ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)

KITCHEN:

17

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

18

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

19

ELECTRIC OVEN WITH MICROWAVE OVEN.

Change to 4/0 double door w/ ball catch centered in opening

2nd Floor Plan 'B'

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

IF EXTERIOR WALLS ARE TO 2x6, THEN THEY SHOULD BE 24" O.C., UNLESS OTHERWISE NOTED ON STRUCTURAL PLANS.

D·R·HORTON

America's Builder

NO: DATE: REVISION:

04.18.20

PROFESSIONAL SEAL:

STATE OF MARYLAND
JULIAN E. GEDDIS
ARCHITECT
AUG 12 2022

PROJECT TITLE:

40' Series
Hanover
'X427'

PROJECT NO:

GMD-6A16082.1

SHEET TITLE:

2ND FLOOR PLAN 'B'

PRINT DATE:

May 10, 2019

SHEET NO:

6 B

Page 759 of 998

NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hanover
'X427'

Hunt
Club South
Capital Div.

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
FRONT ELEVATION 'J'

PRINT DATE:

May 10, 2019

SHEET NO:

1J

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.
- RONLOCK COURSE
- N/A

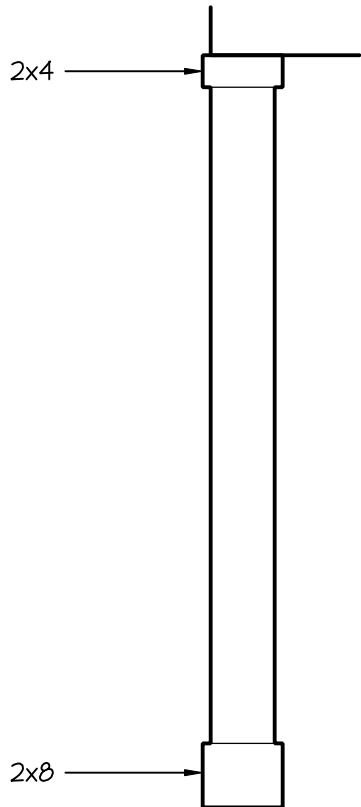
TYPICALS:

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

SIDING:

- VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



COLUMN DETAIL



Front Elevation 'J'

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

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:

1ST FLOOR = 8'-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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED

(AT SPECIFIC LOCATIONS:

1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJAGENT
GRADE.

Front Elevation 'J'
w/ Opt Basement

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

D·R·HORTON®

America's Builder

NO.	DATE:	REVISION:
△	04.13.20	

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

1883

120206

AUG

PROJECT TITLE:

40' Series
Hanover
'X427'

Hunt
Club South
Capitall Div.

PROJECT NO: GMD-GA16082.1

SHEET TITLE:

FRONT ELEVATION 'J'
w/ OPT. BASEMENT

PRINT DATE:

May 10, 2019

SHEET NO:

1J-BS

Page 761 of 998

ATTIC VENT CALCULATION FOR PLAN 'HANOVER': 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: = 16371 SF

16371 SQ. FT. X 144 = 2357424 SQ. IN.

2357424 SQ. IN. / 150 = 15716.16 SQ. IN. OF VENT REQ'D

ROOF AREA 2: = 71 SF

71 SQ. FT. X 144 = 10224 SQ. IN.

10224 SQ. IN. / 150 = 68.16 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.

- DASHED LINES INDICATE WALL 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 'HANOVER': 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: = 16371 SF

16371 SQ. FT. X 144 = 2357424 SQ. IN.

2357424 SQ. IN. / 300 = 7858.08 SQ. IN. OF VENT REQ'D

7858.08 SQ. IN. / 2 = 3929.04 SQ. IN.

3929.04 SQ. IN. OF VENT AT HIGH & 3929.04 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2: = 71 SF

71 SQ. FT. X 144 = 10224 SQ. IN.

10224 SQ. IN. / 300 = 34.08 SQ. IN. OF VENT REQ'D

34.08 SQ. IN. / 2 = 17.04 SQ. IN.

17.04 SQ. IN. OF VENT AT HIGH & 17.04 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 'J'

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

D·R·HORTON

America's Builder

NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

AUG 12 2020

PROJECT TITLE:

40' Series
Hanover
'X427'

PROJECT NO: GMD-GA16082.1

SHEET TITLE:

ROOF PLAN 'J'

PRINT DATE:

May 10, 2019

SHEET NO:

2 J

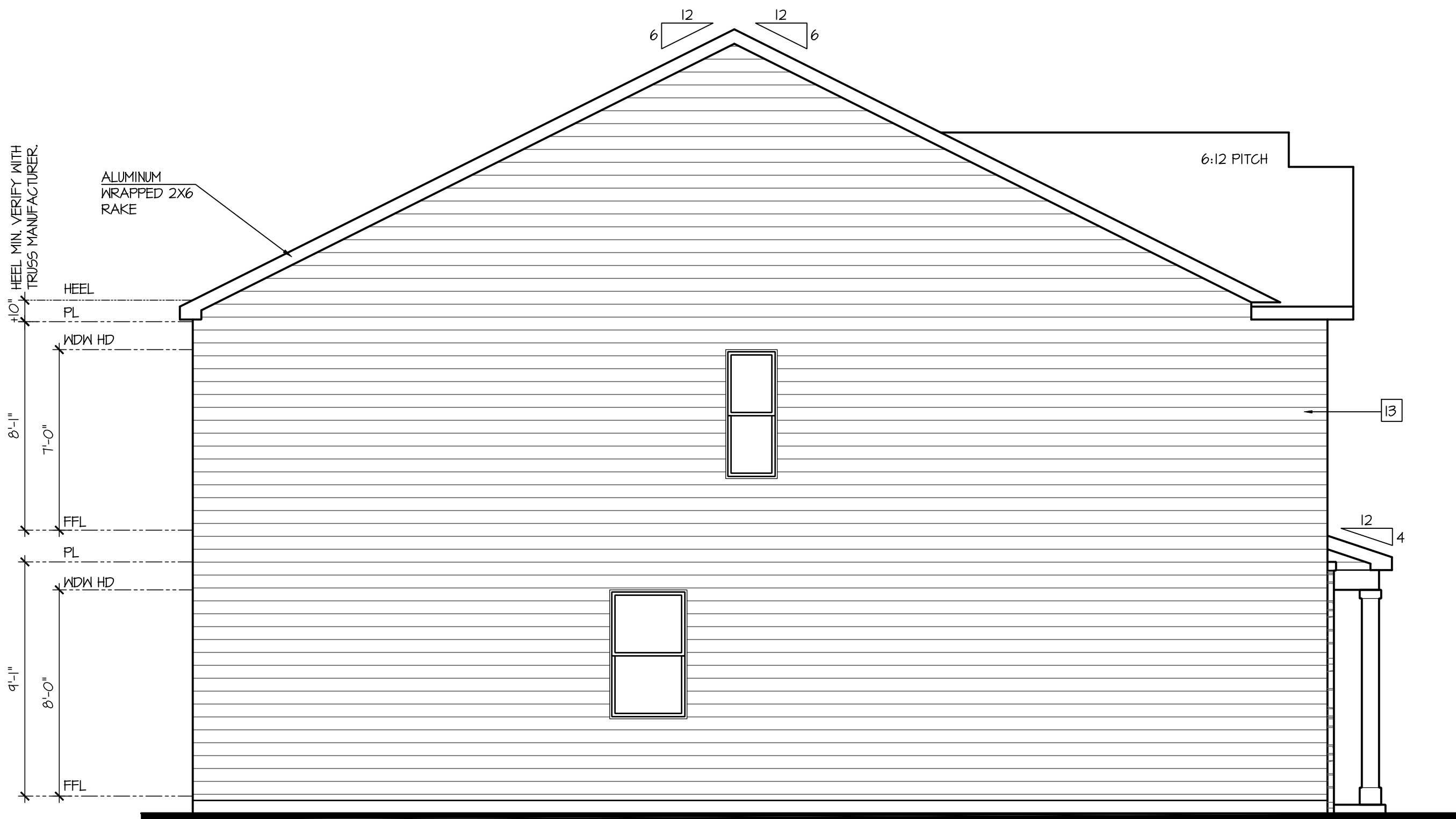
Page 762 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

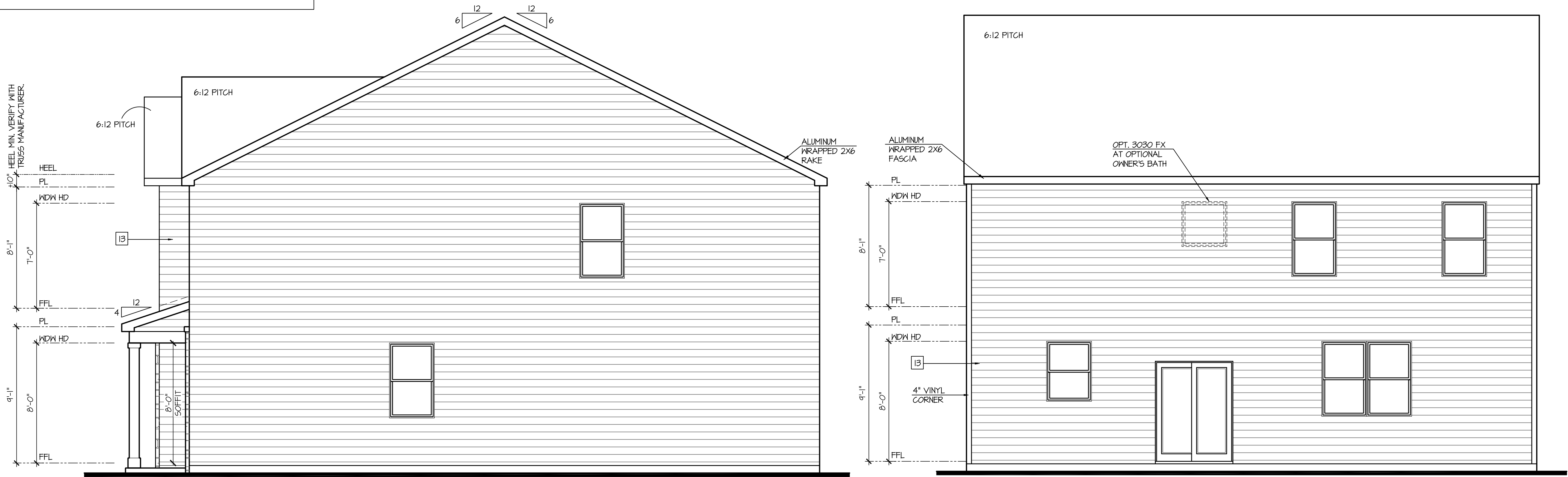
- KEY NOTES:
- MASONRY:
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [4] 8" SOLDIER COURSE.
 - [5] ROWLOCK COURSE
 - [6] N/A
- TYPICALS:
- [1] DECORATIVE 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.
 - [10] STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - [11] DECORATIVE WROUGHT IRON. SEE DETAILS.
- SIDING:
- [12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



Left Elevation 'J'

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



Right Elevation 'J'

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

Rear Elevation 'J'

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



NO.	DATE:	REVISION:
1	04.13.20	



PROJECT TITLE:
**40' Series
Hanover
'X427'**

**Hunt
Club South
Capitall Div.**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
**SIDE AND REAR
ELEVATIONS 'J'**

PRINT DATE:
May 10, 2019

SHEET NO:
3 J

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 RANLOCK COURSE
- 6 N/A

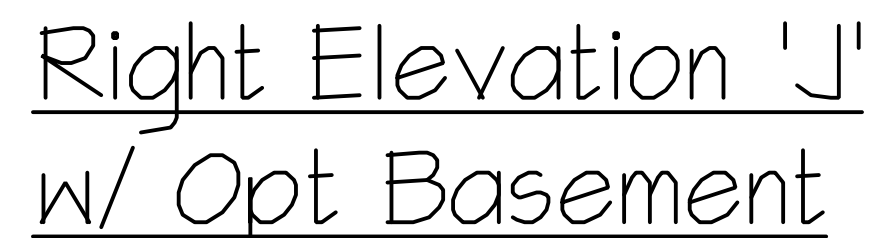
TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.



Right Elevation 'J'
w/ Opt Basement

Rear Elevation 'J' w/ Opt Basement

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America's Builder

NO:	DATE:	REVISION:
1	04.13.20	

40' Series Hanover 'X427'

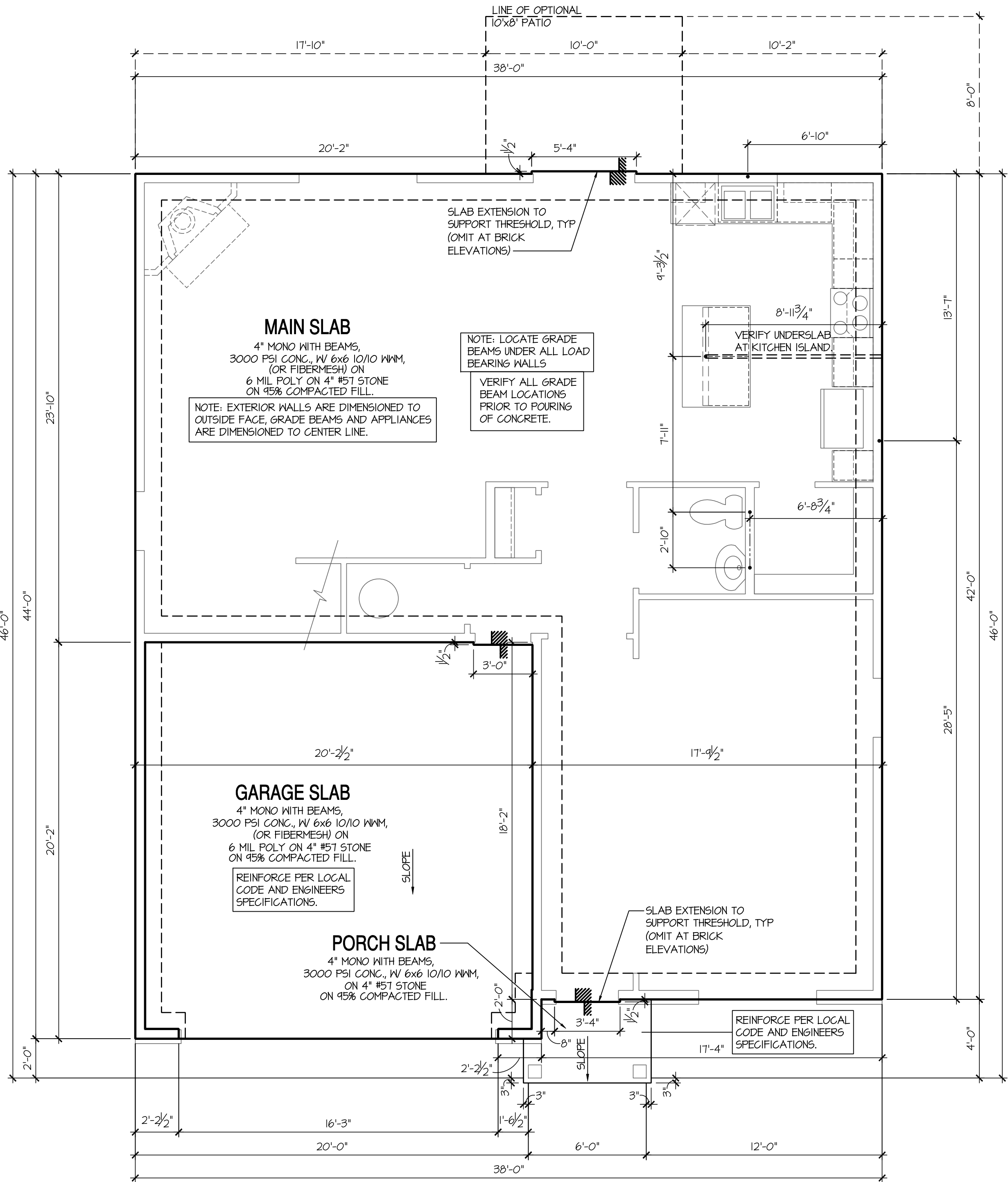
PROJECT NO: GMD-GAI6082.1

MEET TITLE:
**SIDE AND REAR
ELEVATIONS 'J'
W/ OPT. BASEMENT**

PRINT DATE:
May 10, 2019

SHEET NO:
3 J-BS

- NOTES: IRC
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
 - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
 - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
 - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
 - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
 - FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
 - REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
 - PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
 - VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
 - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
 - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
 - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
 - SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
 - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
 - GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Monolithic Slab Plan 'J'

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

NO.	DATE:	REVISION:
△	04.18.20	



PROJECT TITLE:
**40' Series
Hanover
'X427'**

**Hunt
Club South
Captial Div.**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
MONOLITHIC SLAB PLAN 'J'

PRINT DATE:
May 10, 2019

SHEET NO:
4 MS J

40' Series Hanover 'X427'

PROJECT NO: GMD-GA16082.

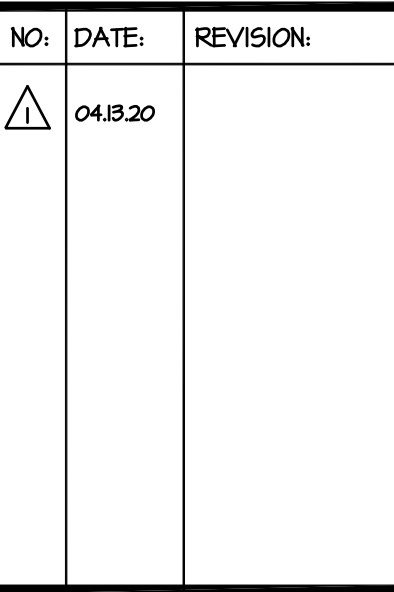
May 10, 2019

4 SW J



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

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLD-DOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
- 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER 62408.2 AND P2801.6, PER 62408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IRC 312.1.
- SOILS TREATMENT:
 - BORACACRE TERMITICIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
 - (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION

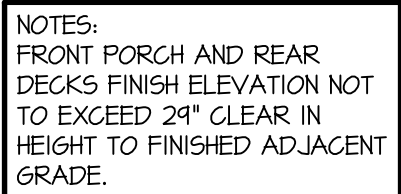


A circular professional engineer seal for the State of Maryland. The outer ring contains the text "STATE OF MARYLAND" at the top and "ARCHITECT" at the bottom. Inside this is another circle with "LICENSE NO. 10689" at the top and "AUG 11 2020" at the bottom. In the center is a smaller circular emblem featuring a classical building facade with columns and a pediment, topped by a sunburst. A stylized signature or set of initials is written across the middle of the seal, overlapping the central emblem and the date.

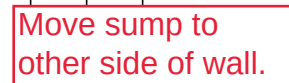
40' Series Hanover 'X427'

PROJECT NO: GMD-GA16082

4 BS J



BUILDER TO PROVIDE
WATERPROOFING ON THE
FOUNDATION WALLS, PER
SECTION R406.2



- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" U.N.O. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.6)
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR GLASS 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 IRC SECTION R310.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R313.1)
- SLOPE ALL STOODS AND HARDCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOPT AT INSWING/GLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACAGE TERMITICIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION ACCORDING TO LOCAL CODES)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD, SET ALL EXTERIOR WALL SILLS IN MASTIC.

- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 3 BENEATH STAIRS AND LANDINGS,
1/2" GYPSUM BOARD ON WALLS
AND CEILING OF ENCLOSED ACCESSIBLE
AREAS. (PER IRC SECTION R302.1)
- 4 A/C CONDENSER PAD. (VERIFY)
- 5 DUMP PIT LOCATION AS REQUIRED
BY SITE CONDITIONS. VERIFY LOCATION.
- 6 WATER HEATER AND FLOOR DRAIN.
(PER IRC SECTION P2001.1)
- 7 FAU IN STORAGE SPACE. INSTALL PER
MANUFACTURER'S WRITTEN REQUIREMENTS.
VERIFY LOCATION W/ MECHANICAL DRAWINGS
- 8 TEMPERED SAFETY GLASS.
(PER IRC SECTION R308.4)

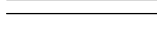
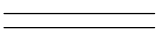
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

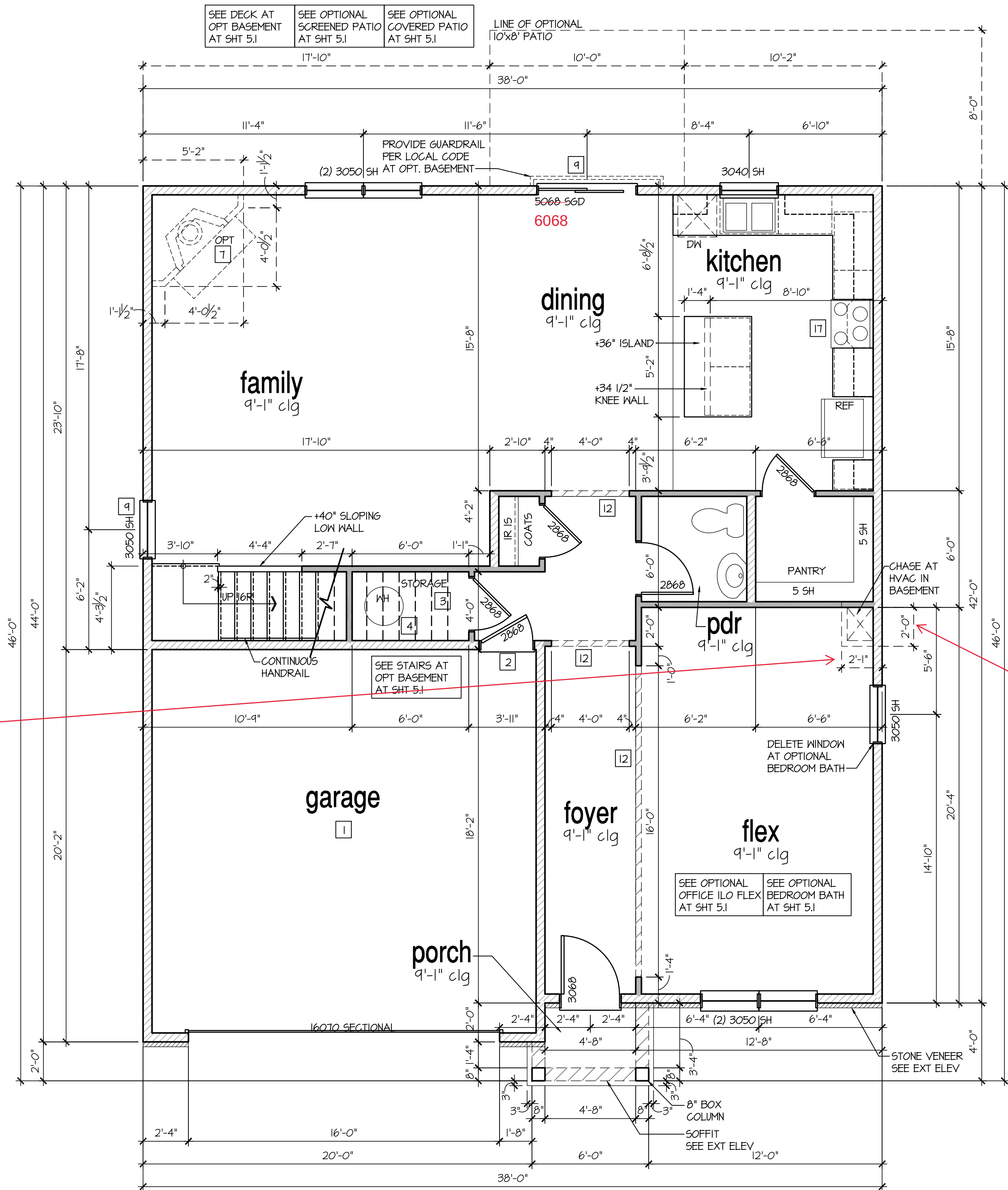
WALL LEGEND:

	
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: IRC

- 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 IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M1305.1.3)
ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 34" SIZE)
TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
 - KITCHEN:
 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.

Change from 2'1" to 2'4" all elevations.



NO.	DATE:	REVISION:
△	04.18.20	



PROJECT TITLE:

**40' Series
Hanover
'X427'**

Make 35 1/2" clear
open for duct

Hunt
Club South
Capitall Div.

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
1ST FLOOR PLAN 'J'

PRINT DATE:
May 10, 2019

SHEET NO:
5 J

NO.	DATE:	REVISION:
△	04.18.20	



PROJECT TITLE:

**40' Series
Hanover
'X427'**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:

2ND FLOOR PLAN 'J'

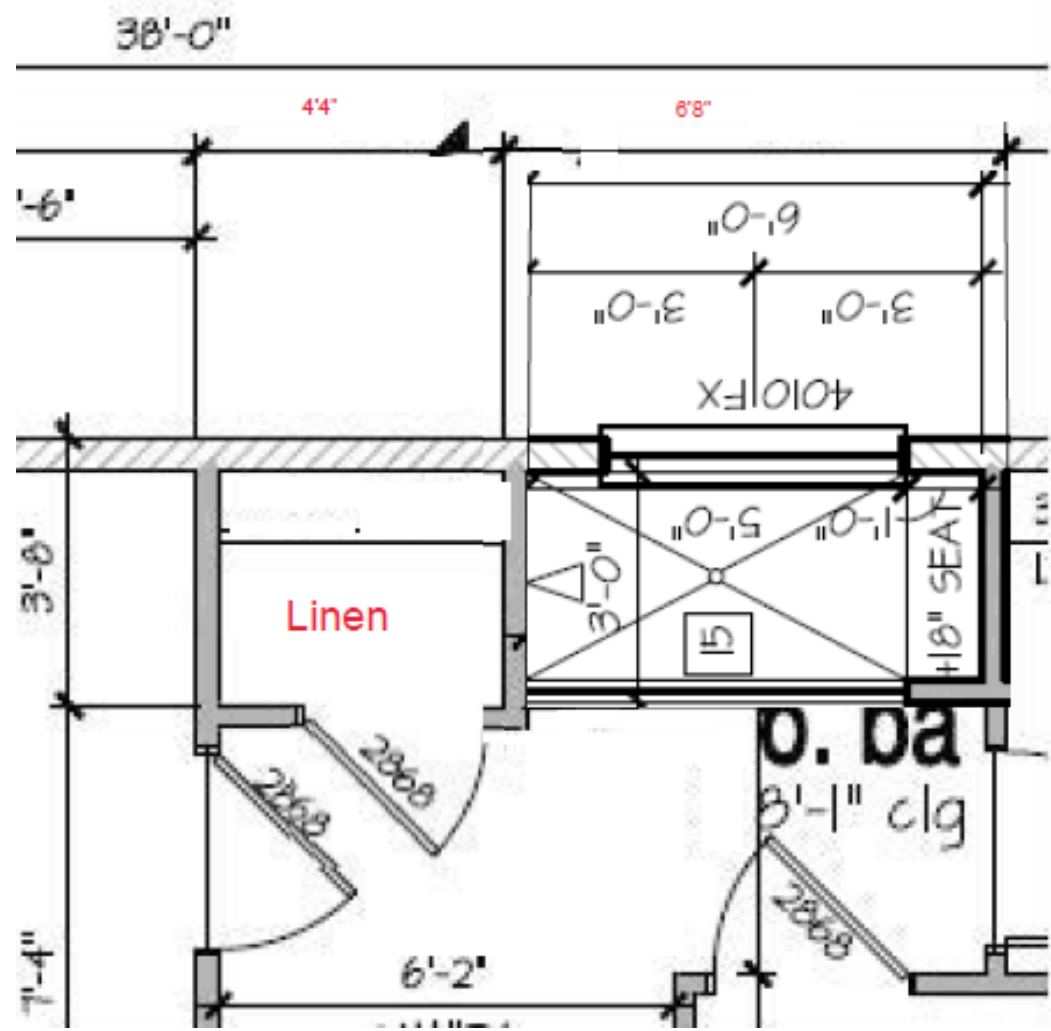
PRINT DATE:

May 10, 2019

SHEET NO:

6 J

Extended Shower Option



9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT 11" 1.40" = 125 3/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" UNO. ON ELEVATIONS.
2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

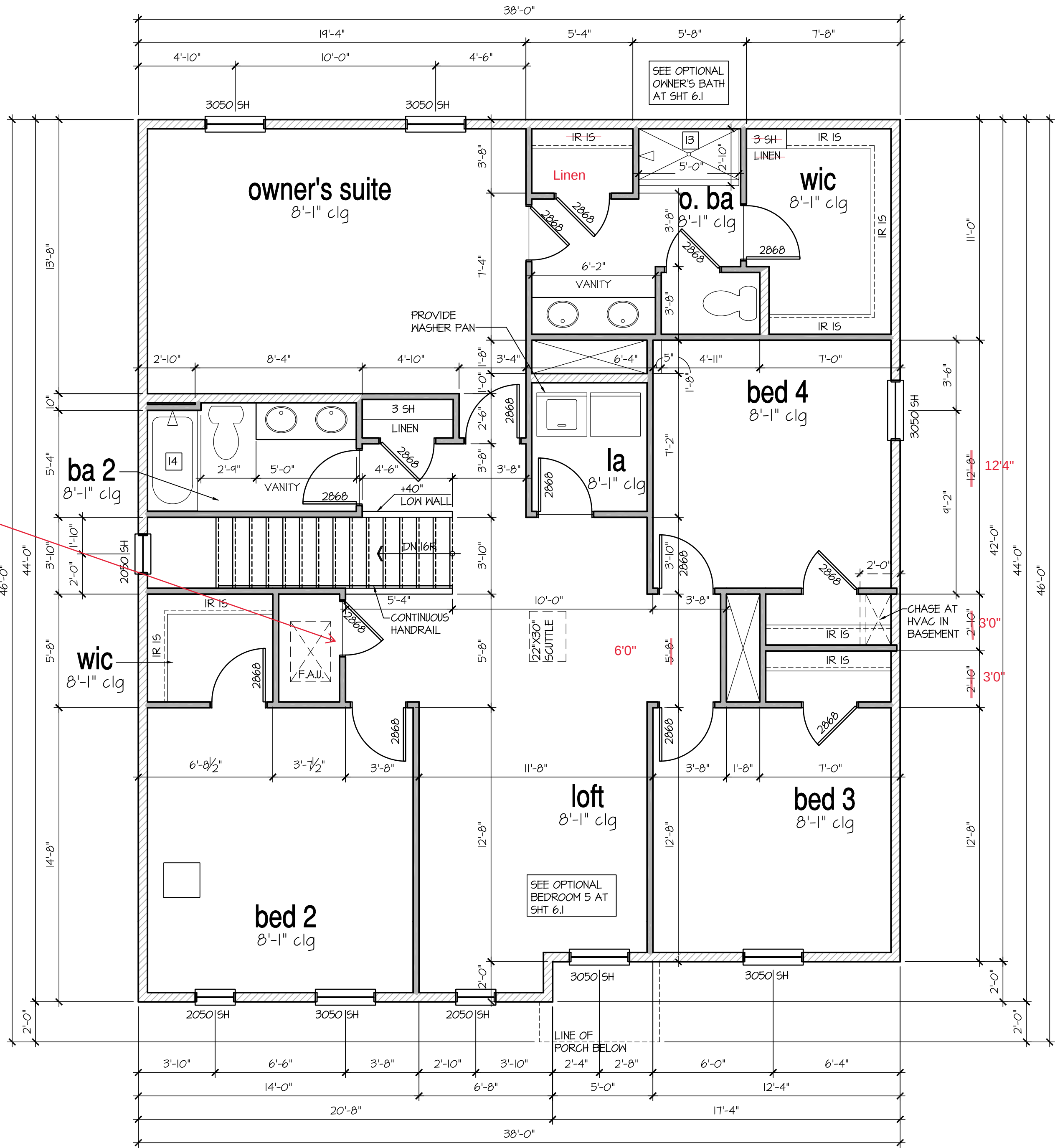
WALL LEGEND:

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: IRC

- 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 IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
 - MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M1305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.)
TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" UNO. SFL = 7'-6" UNO. BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
 - KITCHEN:
 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.

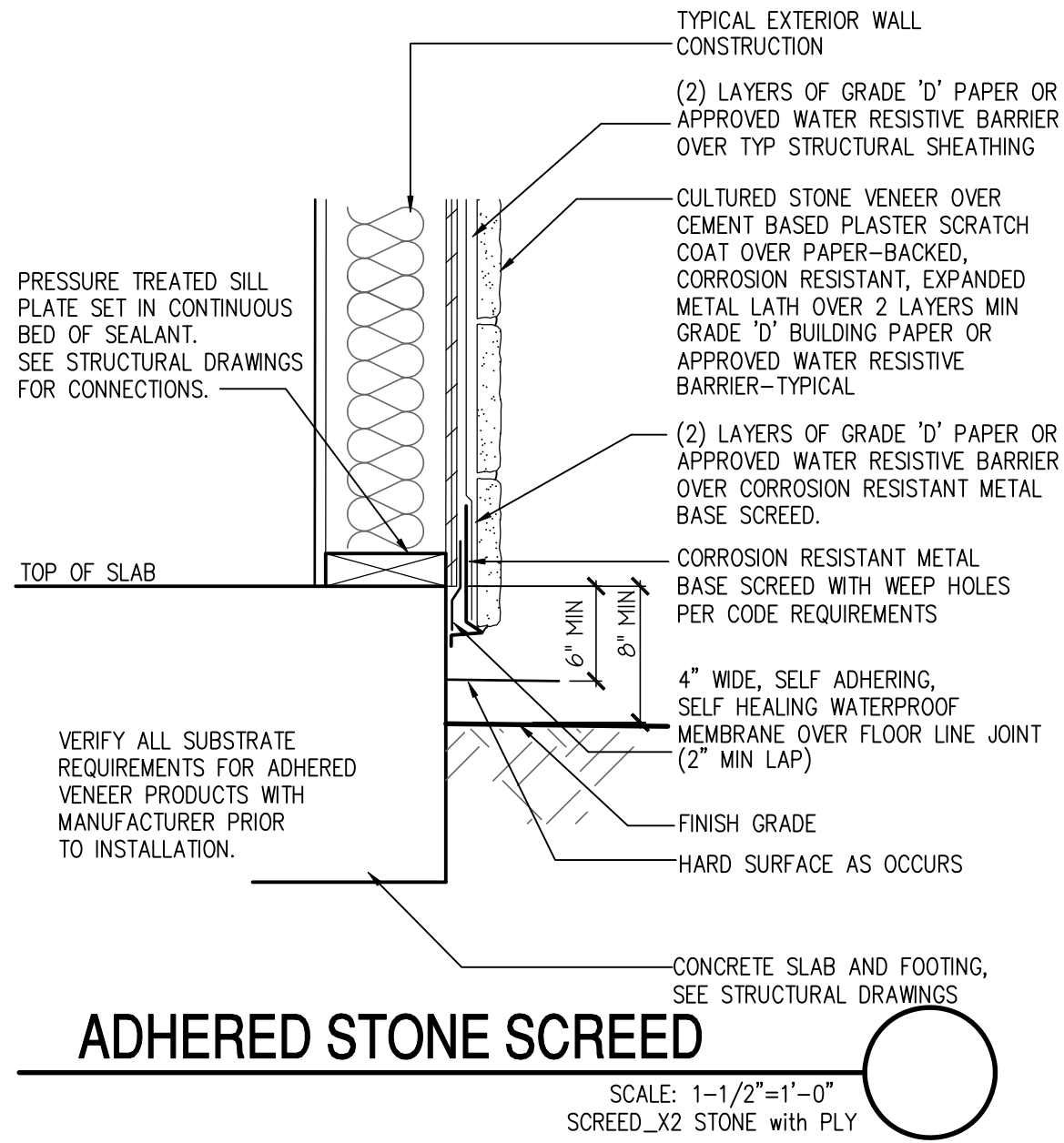
Change to 4/0
double door w/
ball catch
centered in
opening



2nd Floor Plan 'J'

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

IF EXTERIOR WALLS ARE TO 2x6, THEN THEY SHOULD BE 24" O.C., UNLESS OTHERWISE NOTED ON STRUCTURAL PLANS.



ADHERED STONE SCREED

SCALE: 1-1/2"=1'-0"
SCREED_X2 STONE with PLY

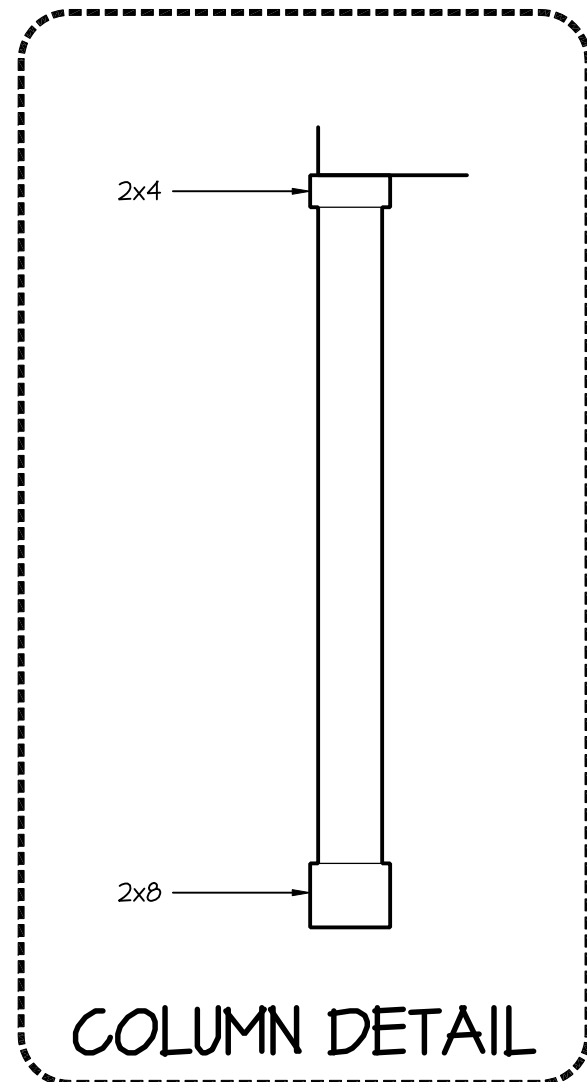
NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 N/A
- TYPICALS:
- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - 16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



COLUMN DETAIL



Front Elevation 'K'

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

NO:	DATE:	REVISION:
△	04.13.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Capital Div.**

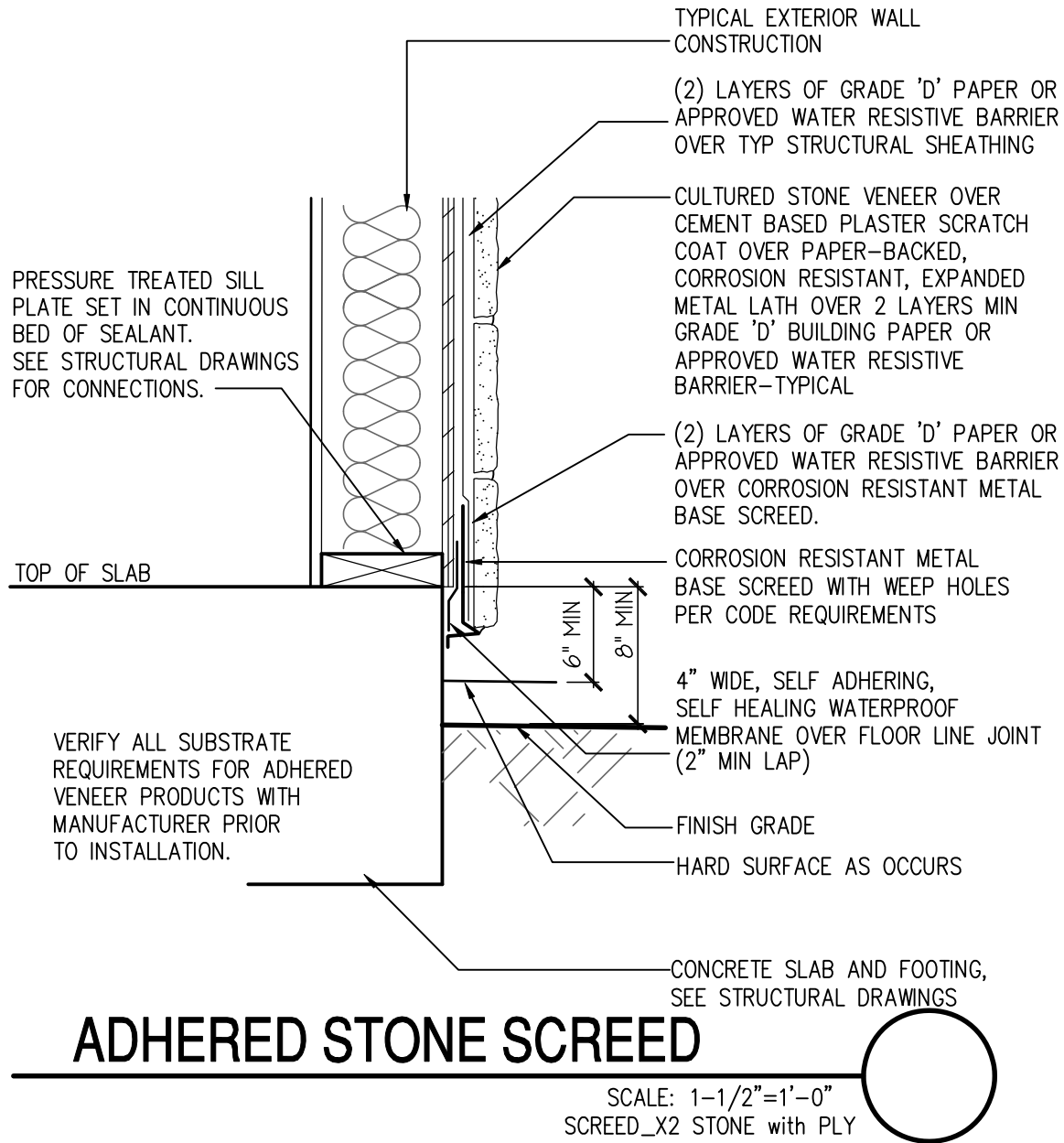
PROJECT NO: GMD-GA16082.I

SHEET TITLE:
FRONT ELEVATION 'K'

PRINT DATE:
May 10, 2019

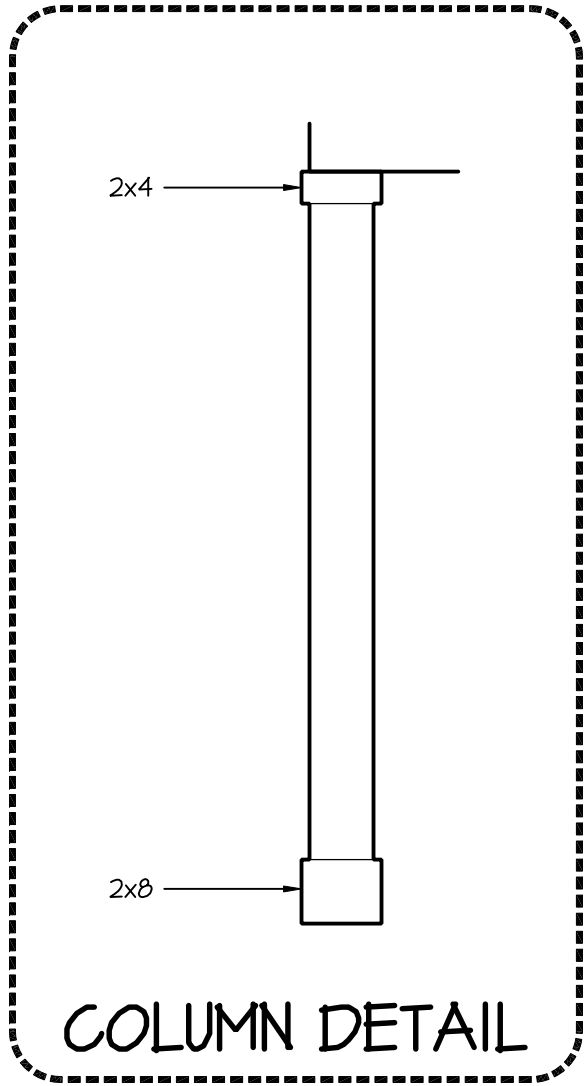
SHEET NO:

1K



NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.

NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJAGENT
GRADE.



Front Elevation 'K'
w/ Opt Basement
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

- NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
 - WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
 - 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 N/A
- TYPICALS:
- 7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
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 - 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.
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 - 16 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
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D·R·HORTON®

America's Builder

NO:

DATE:

REVISION:

△

04.13.20

PROFESSIONAL SEAL:

STATE OF MARYLAND

ARCHITECT

1883

AUG 12 2020

PROJECT TITLE:

40' Series
Hanover
'X427'

Hunt
Club South
Capitall Div.

PROJECT NO: GMD-GA16082.1

SHEET TITLE:

FRONT ELEVATION 'K'
W/ OPT. BASEMENT

PRINT DATE:

May 10, 2019

SHEET NO:

1K-BS

Page 771 of 998

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

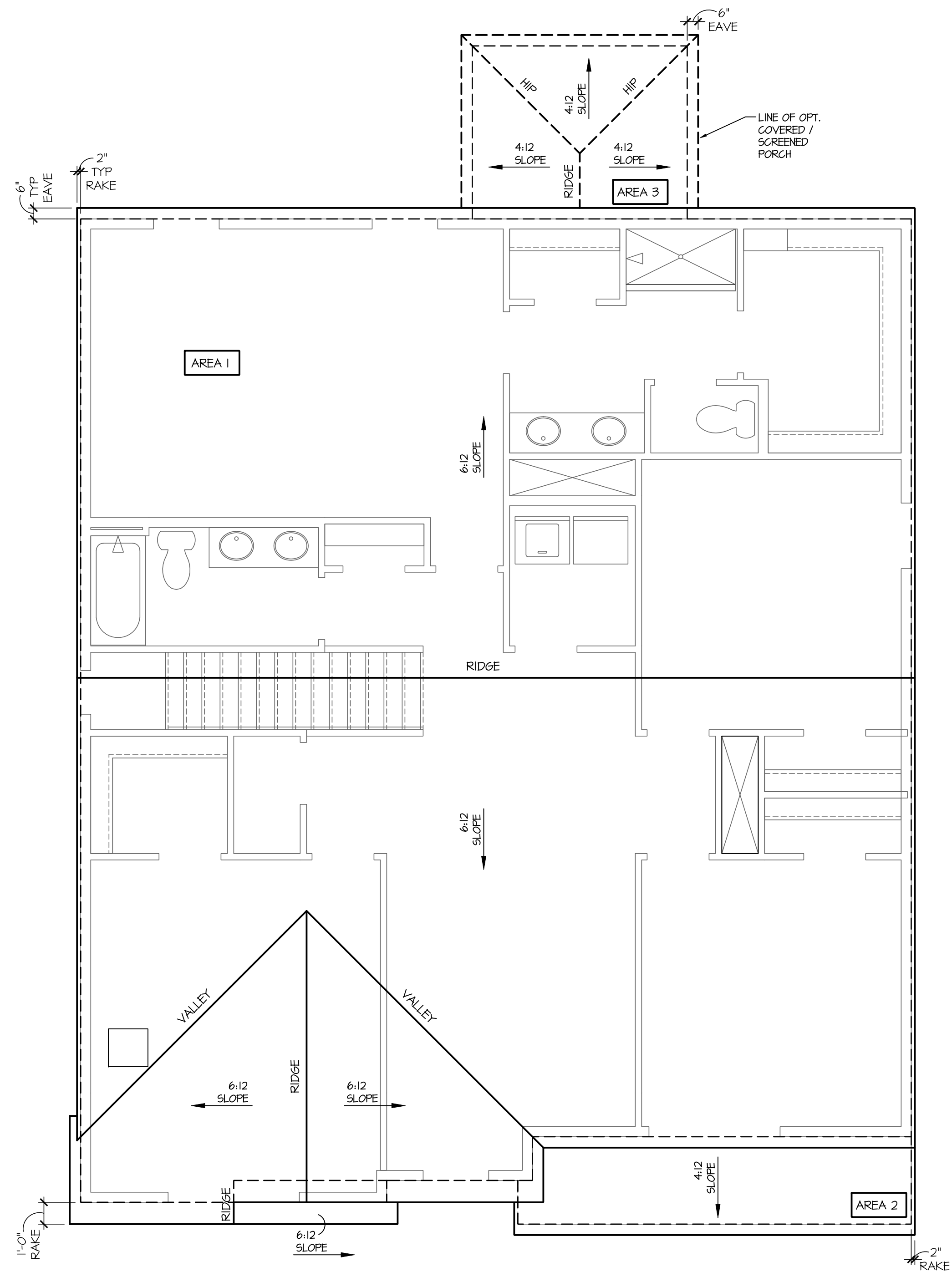
THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.	(PER IRC SECTION R806.2) 1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING *144 SQ. IN. = 1 SQ. FT. BLDG. CEILING (SF) X 144 = BLDG (SQ. IN.) BLDG. (SQ. IN.) / 150 = SQ. IN. OF VENT REQUIRED ROOF AREA 1: = 16371 SQ. FT. X 144 = 2357424 SQ. IN. 2357424 SQ. IN. / 150 = 15716.16 SQ. IN. OF VENT REQ'D ROOF AREA 2: = 7111 SQ. FT. X 144 = 10224 SQ. IN. 10224 SQ. IN. / 150 = 68.16 SQ. IN. OF VENT REQ'D
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.	

NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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 'HANOVER': 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	(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: = 16371 SQ. FT. X 144 = 2357424 SQ. IN. 2357424 SQ. FT. / 300 = 7858.08 SQ. IN. OF VENT REQ'D 7858.08 SQ. IN. / 2 = 3929.04 SQ. IN. 3929.04 SQ. IN. OF VENT AT HIGH & 3929.04 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2: = 7111 SQ. FT. X 144 = 10224 SQ. IN. 10224 SQ. FT. / 300 = 34.08 SQ. IN. OF VENT REQ'D 34.08 SQ. IN. / 2 = 17.04 SQ. IN. 17.04 SQ. IN. OF VENT AT HIGH & 17.04 SQ. IN. OF VENT AT LOW REQUIRED.
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.	

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



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

NO.	DATE:	REVISION:
1	04.18.20	



PROJECT TITLE:
**40' Series
Hanover
'X427'**

Hunt
Club South
Capitall Div.

PROJECT NO: GMD-GA16082.1

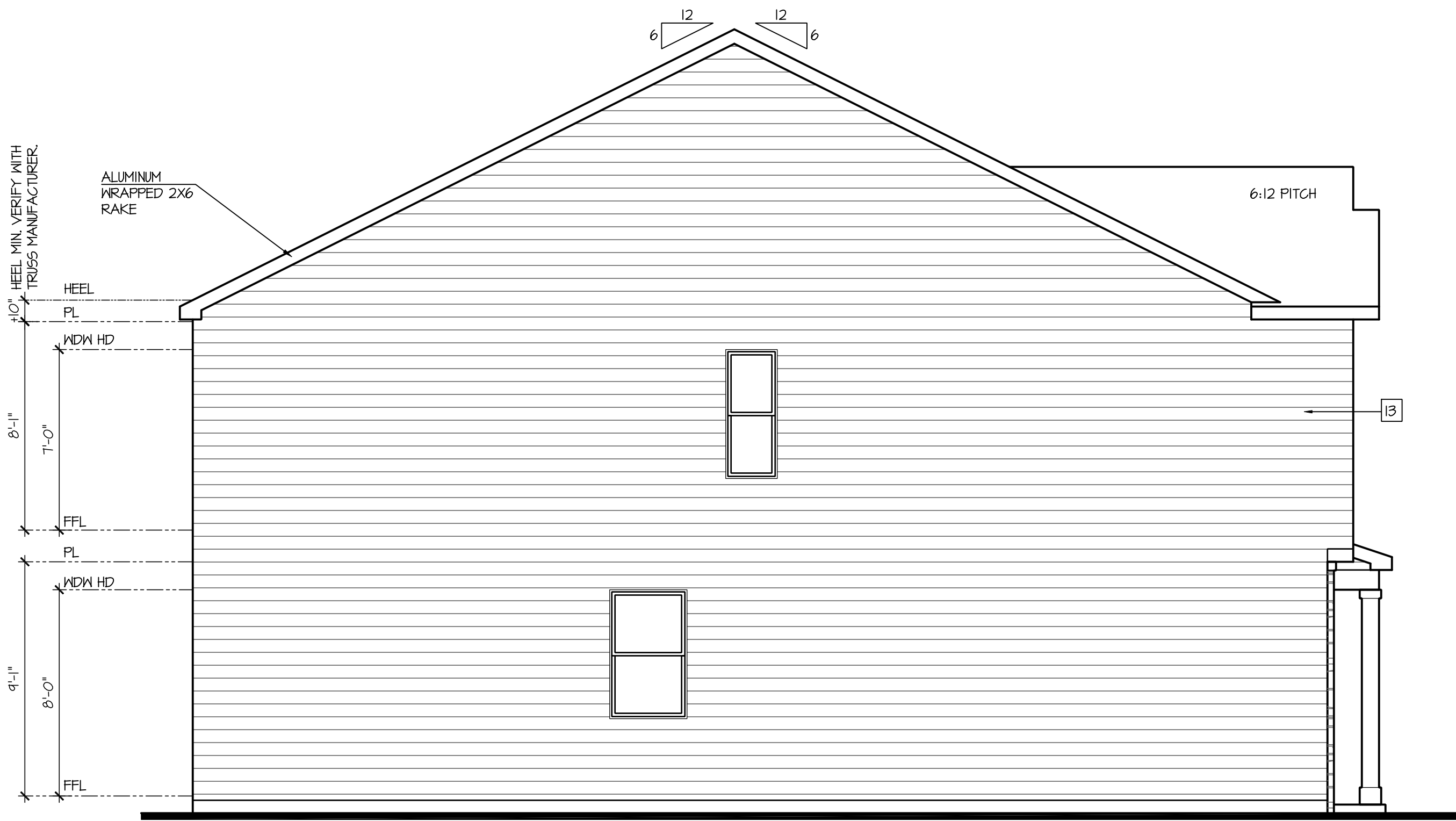
NOTES:

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- WINDOW HEAD HEIGHTS:
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2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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- ENTRY DOOR: AS SELECTED BY DEVELOPER.
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- 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:

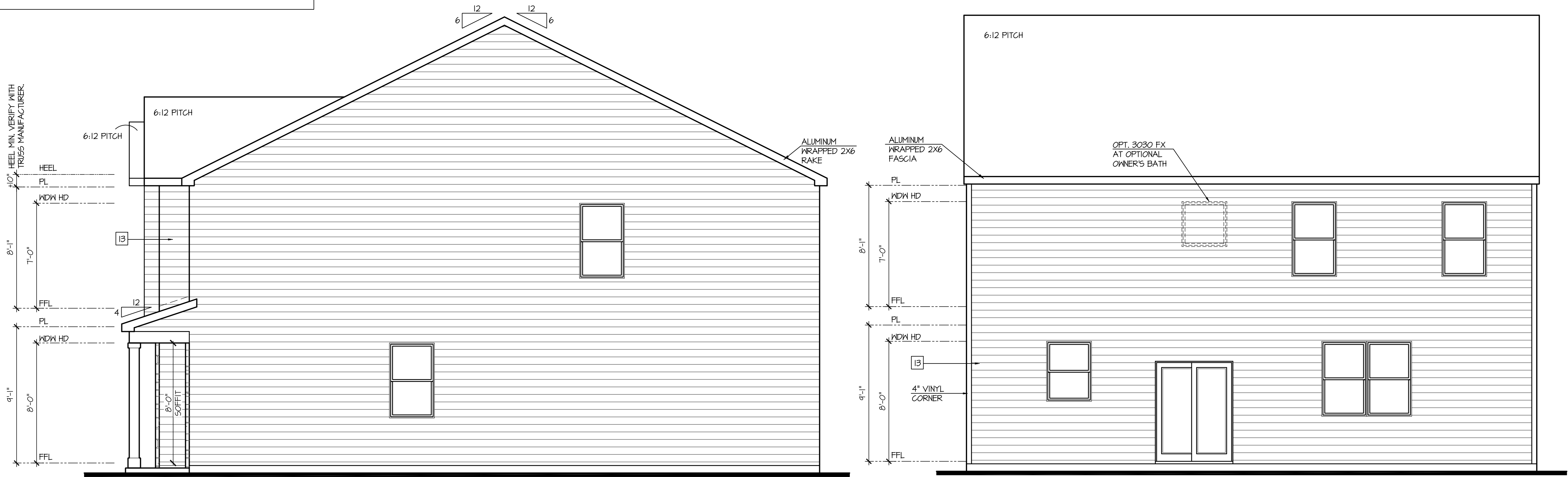
- MASONRY:
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [4] 8" SOLDIER COURSE.
 - [5] ROWLOCK COURSE
 - [6] N/A
- TYPICALS:
- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
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 - [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



Left Elevation 'K'

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



Right Elevation 'K'

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

Rear Elevation 'K'

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

NO.	DATE:	REVISION:
1	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Capitall Div.**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
**SIDE AND REAR
ELEVATIONS 'K'**

PRINT DATE:

May 10, 2019

SHEET NO:

3 K

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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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.)

MASONRY:

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- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
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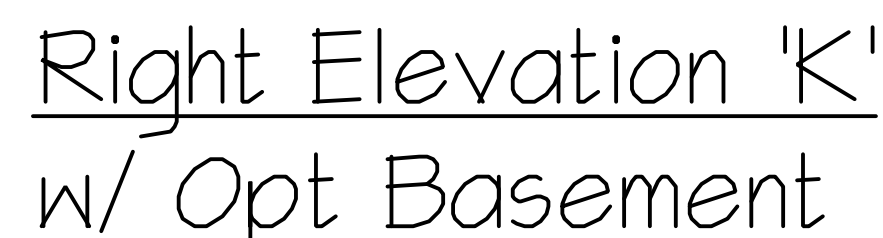
TYPICALS:

- 7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
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- 11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
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NOTES:
FRONT PORCH AND REAR
DECKS FINISH ELEVATION NOT
TO EXCEED 29" CLEAR IN
HEIGHT TO FINISHED ADJACENT
GRADE.



Right Elevation 'K'
w/ Opt Basement

Rear Elevation 'K' w/ Opt Basement

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America's Builder

NO:	DATE:	REVISION:
1	04.13.20	

40' Series Hanover 'X427'

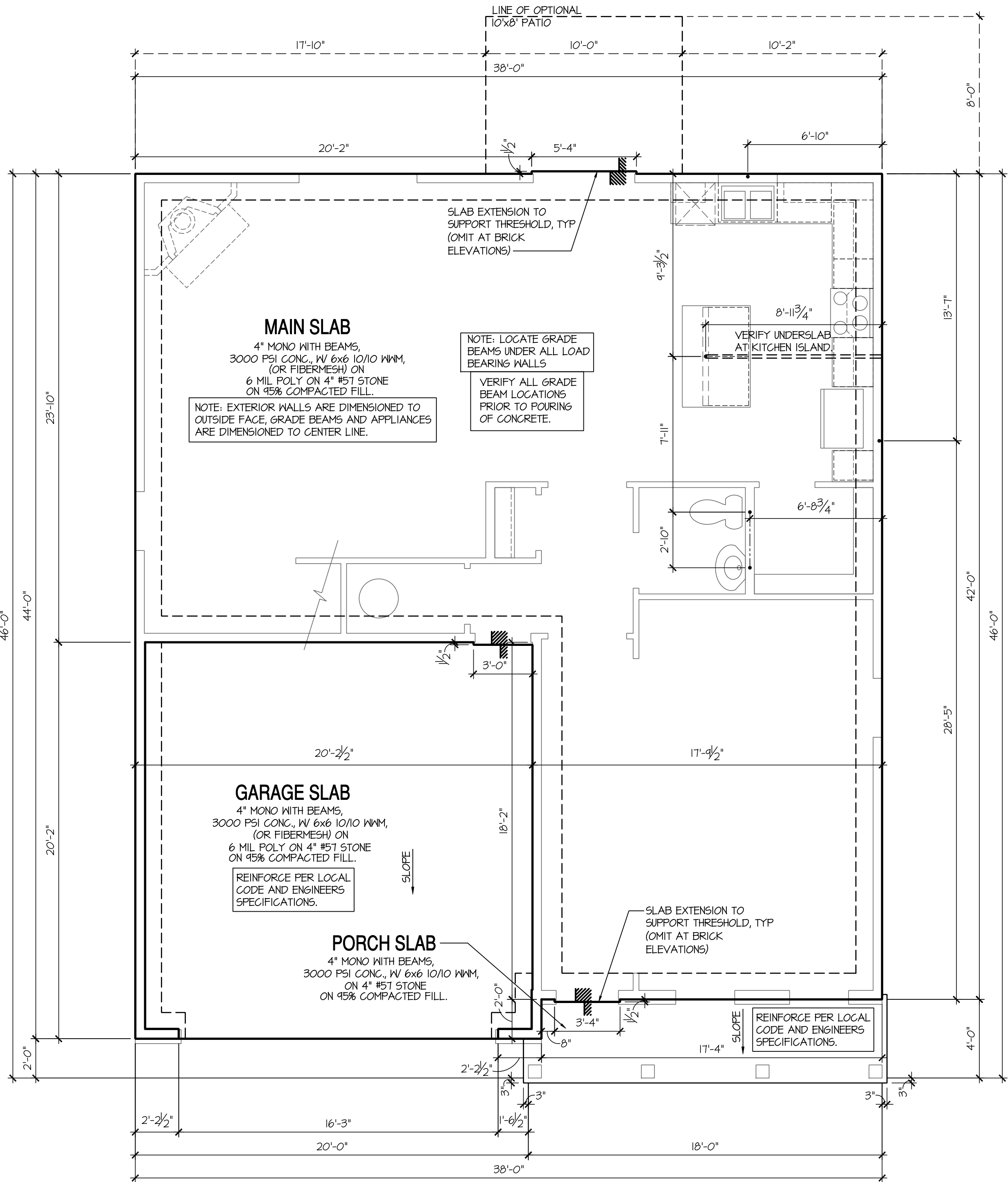
**Hunt
Club South
Captial Div.**

SHEET TITLE:
**SIDE AND REAR
ELEVATIONS 'K'
W/ OPT. BASEMENT**

PRINT DATE:
May 10, 2019

SHEET NO:
3 K-BS

- NOTES: IRC
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
 - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
 - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
 - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
 - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
 - FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
 - REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
 - PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
 - VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
 - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
 - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
 - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
 - SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
 - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
 - GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Monolithic Slab Plan 'K'

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

NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Captial Div.**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
MONOLITHIC SLAB PLAN 'K'

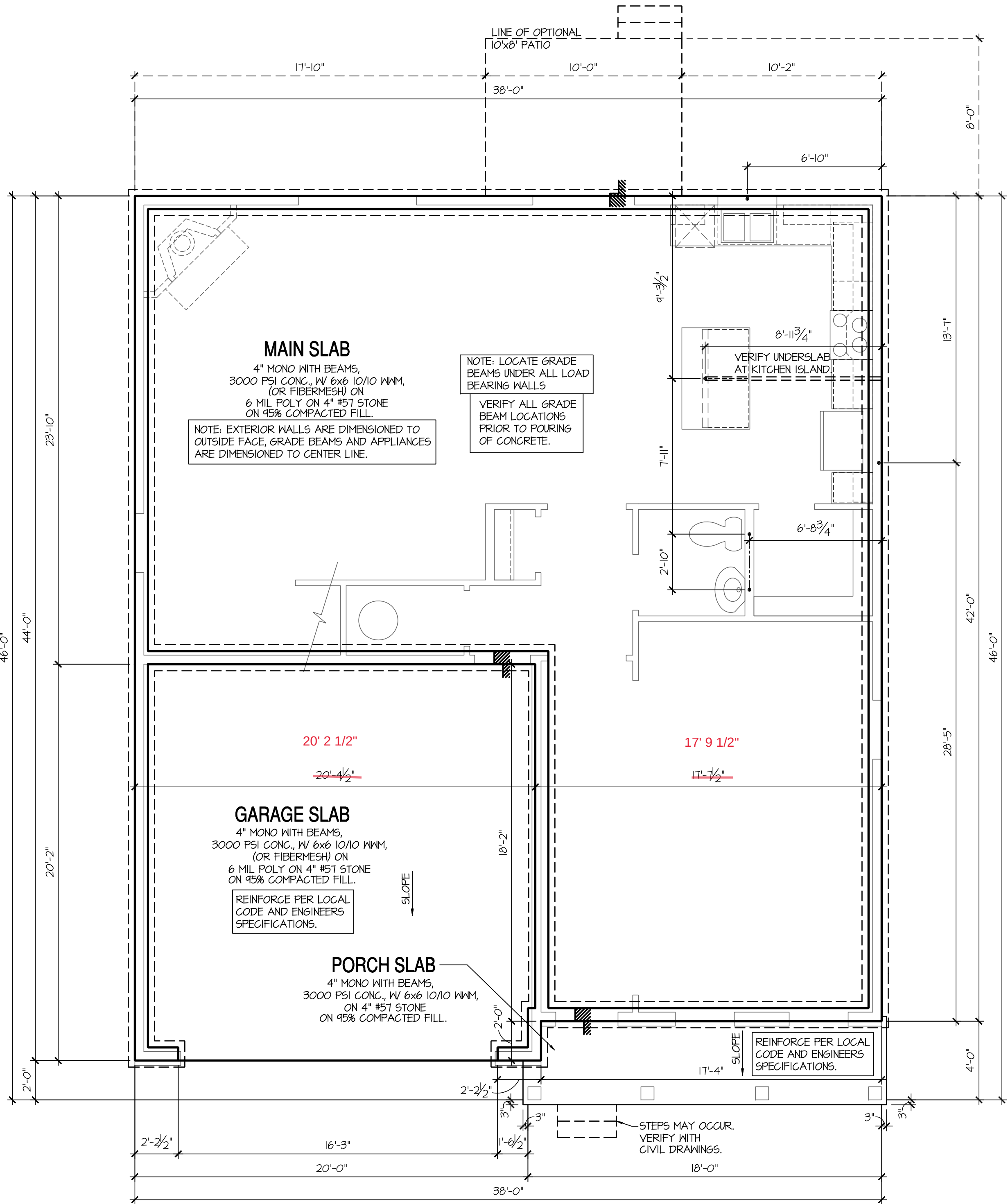
PRINT DATE:

May 10, 2019

SHEET NO:

4 MS K

- NOTES: IRC
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
 - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
 - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
 - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
 - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
 - FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
 - REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
 - PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
 - VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
 - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING/SLIDER DOORS. (PER IRC SECTION R311.3.1)
 - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
 - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
 - SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
 - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
 - GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Stem Wall Plan 'K'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Capital Div.**

PROJECT NO: GMD-GA16082.1

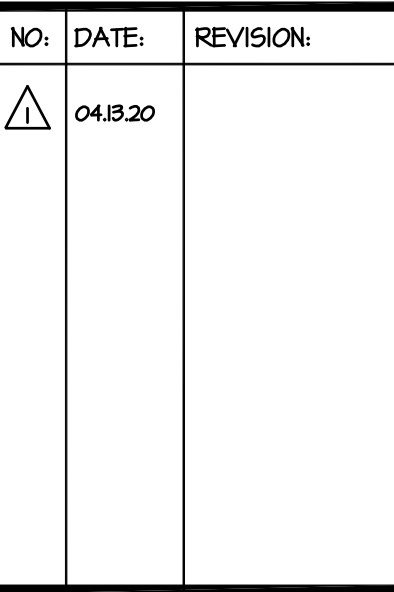
SHEET TITLE:
STEM WALL PLAN 'K'

PRINT DATE:

May 10, 2019

SHEET NO:

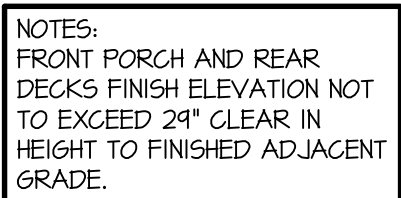
4 SW K



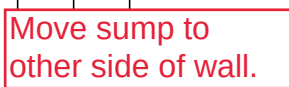
40' Series Hanover 'X427'

PROJECT NO: GMD-GA16082

4 BS K



BUILDER TO PROVIDE
WATERPROOFING ON THE
FOUNDATION WALLS, PER
SECTION R406.2



7'-9 1/2" STAIR NOTE:
(USE 14" 1-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
 - BASEMENT = 7'-0" U.N.O. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- 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 IRC SECTION R310.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R313.1)
- SLOPE ALL STOODS AND HARDCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOPT AT INSWING/GLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R313.5) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
 - BORACATE TERMITIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMIST RECOMMENDATION FOR PROTECTION FROM TERMITIDE INVESTIGATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 3 BENEATH STAIRS AND LANDINGS,
1/2" GYPSUM BOARD ON WALLS
AND CEILING OF ENCLOSED ACCESSIBLE
AREAS. (PER IRC SECTION R302.7)
- 4 A/C CONDENSER PAD. (VERIFY)
- 5 SUMP PIT LOCATION AS REQUIRED
BY SITE CONDITIONS. VERIFY LOCATION.
- 6 WATER HEATER AND FLOOR DRAIN.
(PER IRC SECTION P2801.1)
- 7 FAN IN STORAGE SPACE. INSTALL PER
MANUFACTURER'S WRITTEN REQUIREMENTS.
VERIFY LOCATION IN MECHANICAL DRAWINGS
- 8 TEMPERED SAFETY GLASS,
(PER IRC SECTION R308.4)

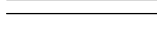
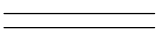
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

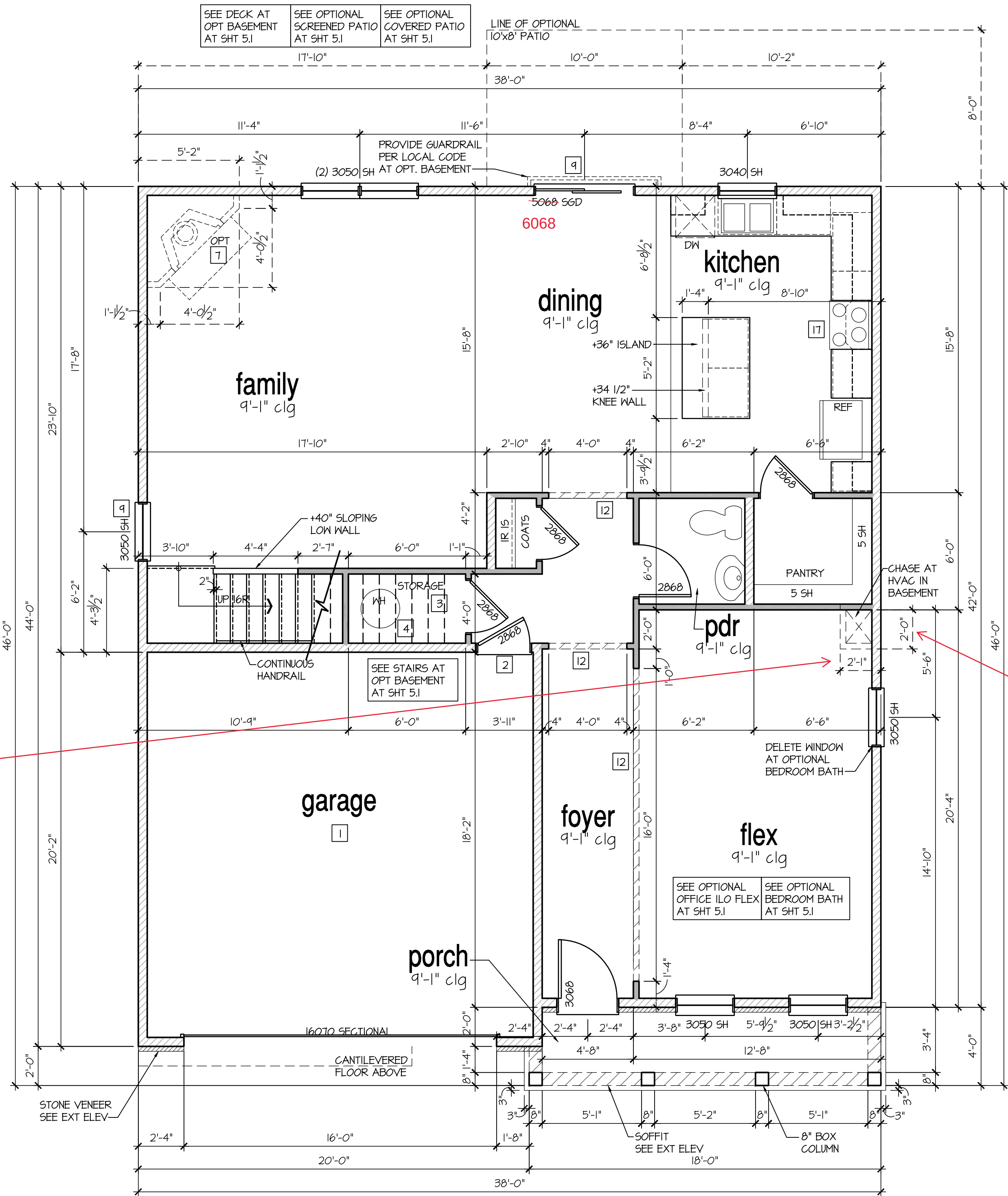
WALL LEGEND:

	
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: IRC

- 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 IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M105.1.3)
ATTIC ACCESS LADDER. VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 34" SIZE.)
TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
- KITCHEN:
- 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.

Change from 2'1" to 2'4" all elevations.



1st Floor Plan 'K'

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

IF EXTERIOR WALLS ARE TO 2x6, THEN THEY SHOULD BE 24" O.C., UNLESS OTHERWISE NOTED ON STRUCTURAL PLANS.

NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

Make 35 1/2" clear
open for duct

**Hunt
Club South
Capitall Div.**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
1ST FLOOR PLAN 'K'

PRINT DATE:
May 10, 2019

SHEET NO:
5 K

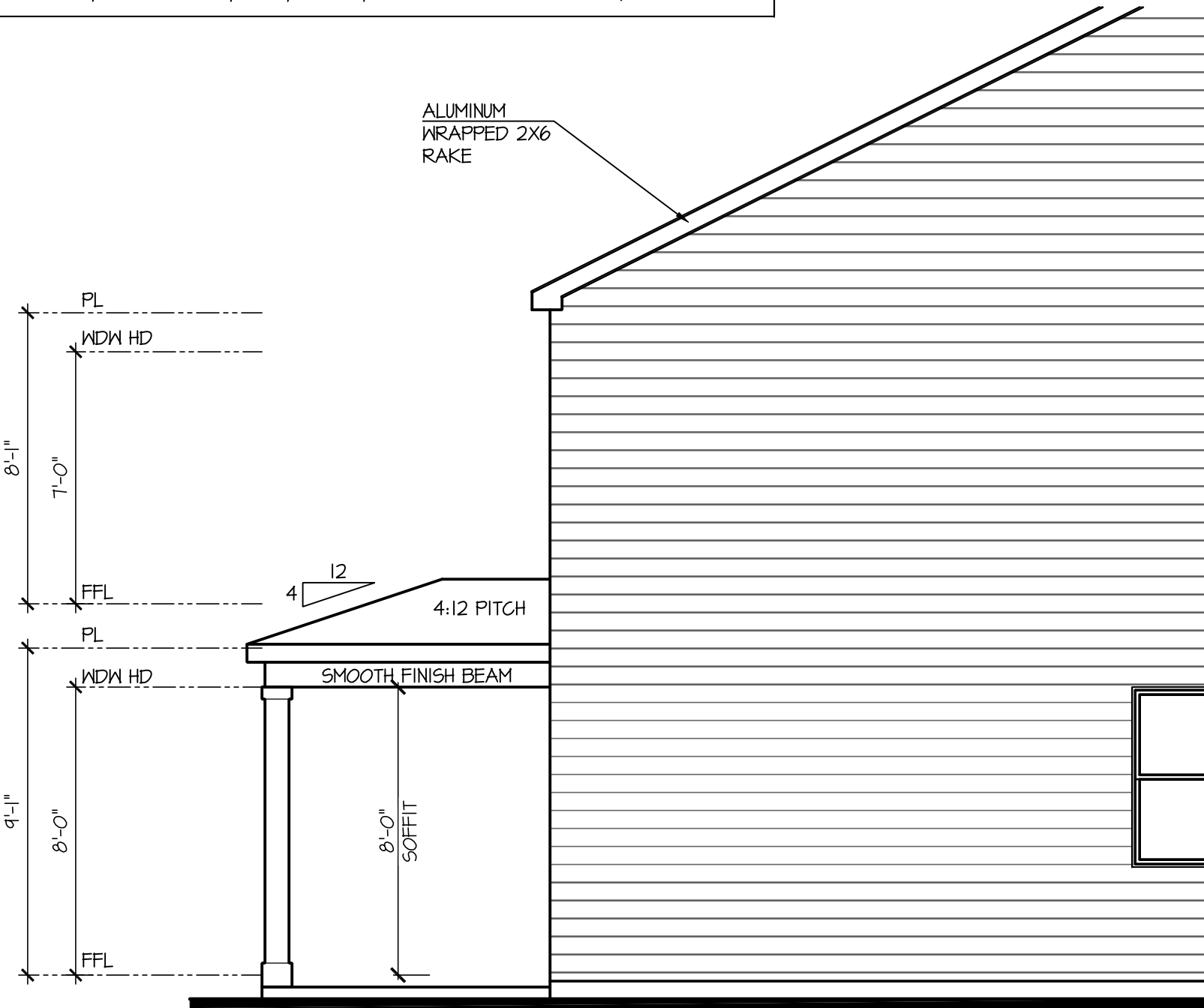
Architectural floor plan of a bathroom. The plan shows a toilet, a vanity, and a linen closet. Dimensions are provided for various sections: 30'-0" for the main room width, 44" and 68" for smaller sections, and 6'-2" for the vanity area. Annotations include "4010 IFX", "H10 SEAT", and "2263" for door swings. The text "Linen" is written in red.

Page 779 of 998

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 N/A
TYPICALS:
7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
14 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
15 VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED
16 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

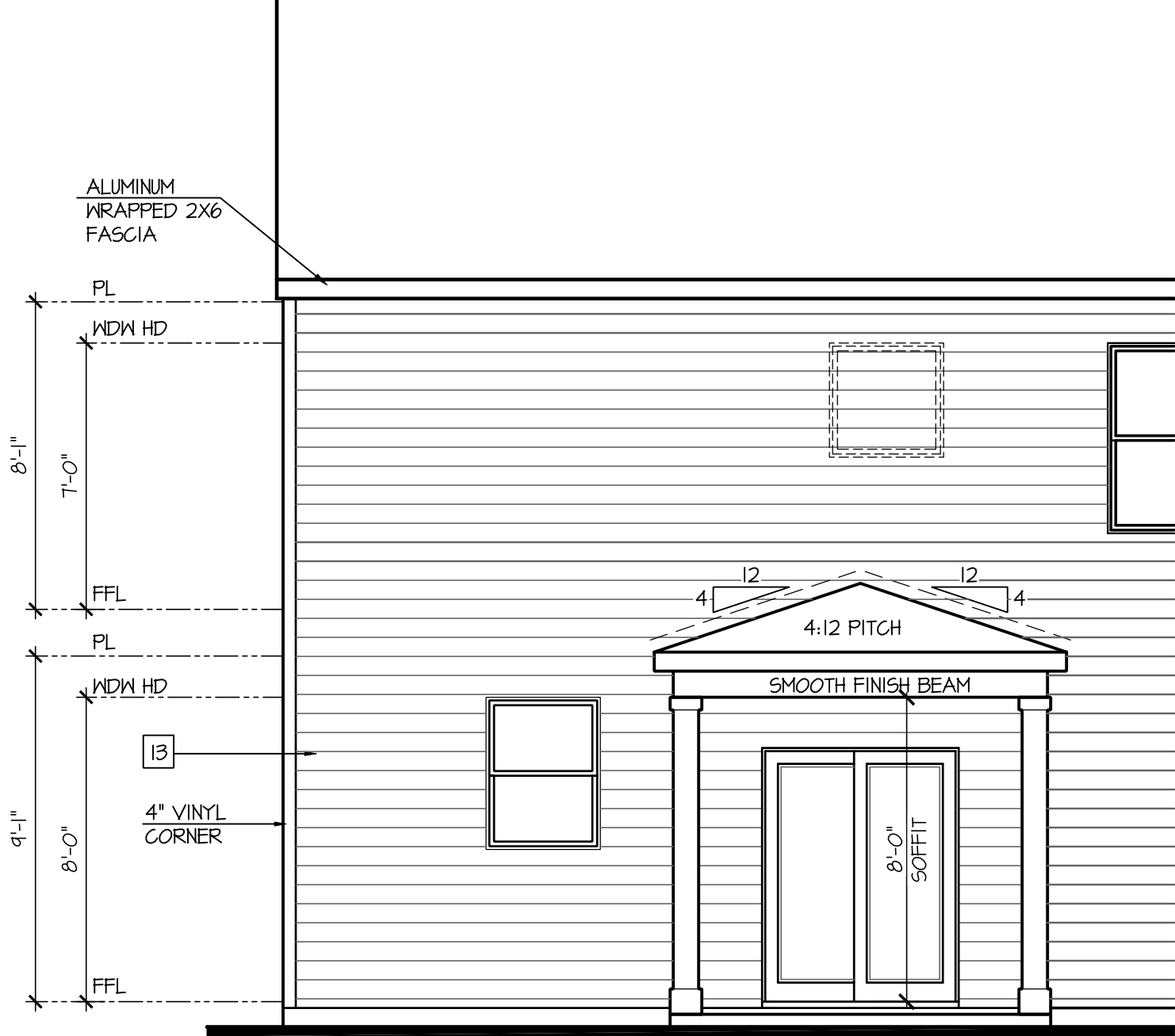
NOTES:
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-0" UNO. ON ELEVATIONS. 2ND FLOOR = 7'-0" UNO. ON ELEVATIONS.
- ROOFING: PITCHED SHINGLES PER DEVELOPER.
- WINDOWS: MANUFACTURER 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.
- 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.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



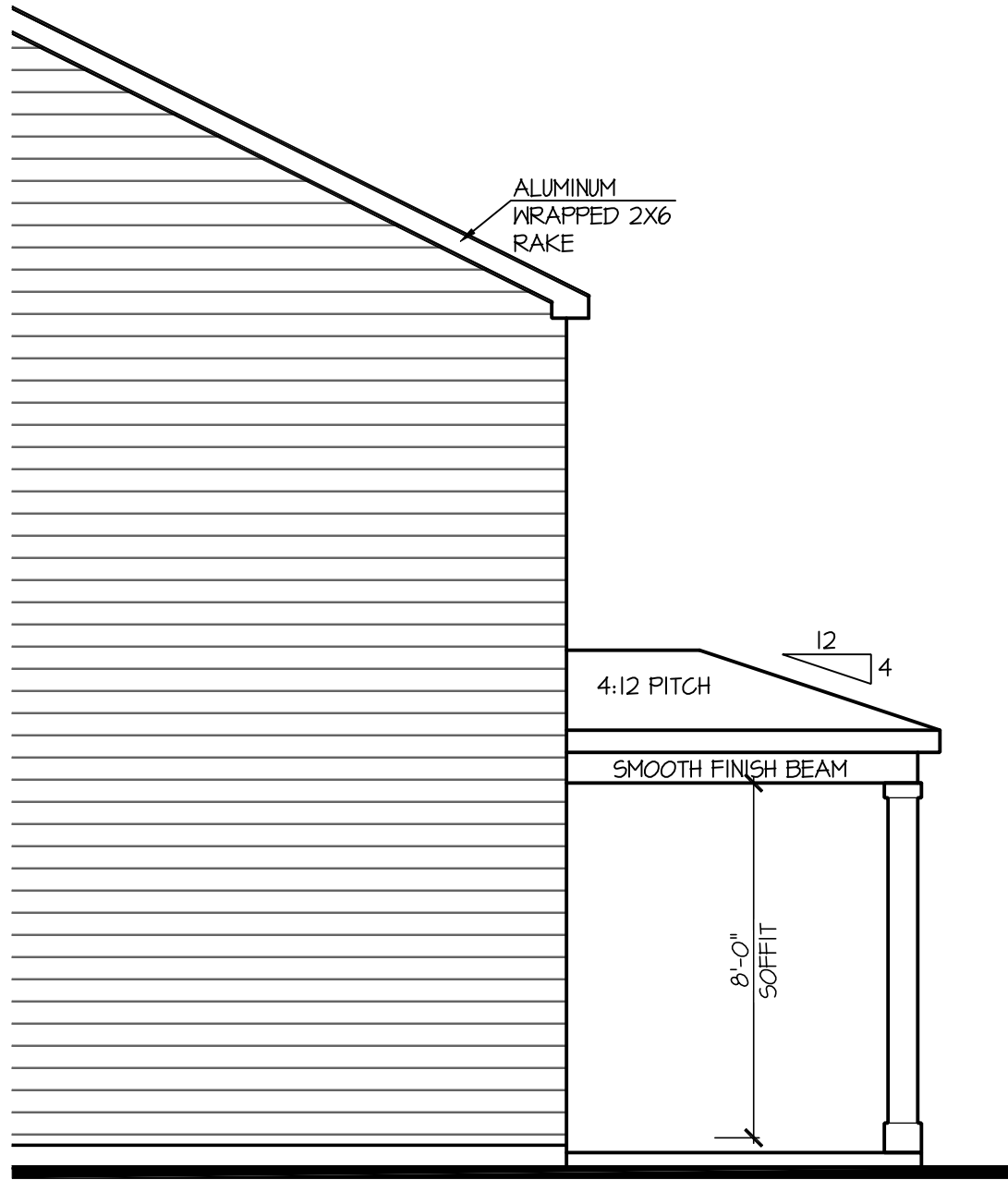
Partial Left Elevation
w/ Opt Covered Porch

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



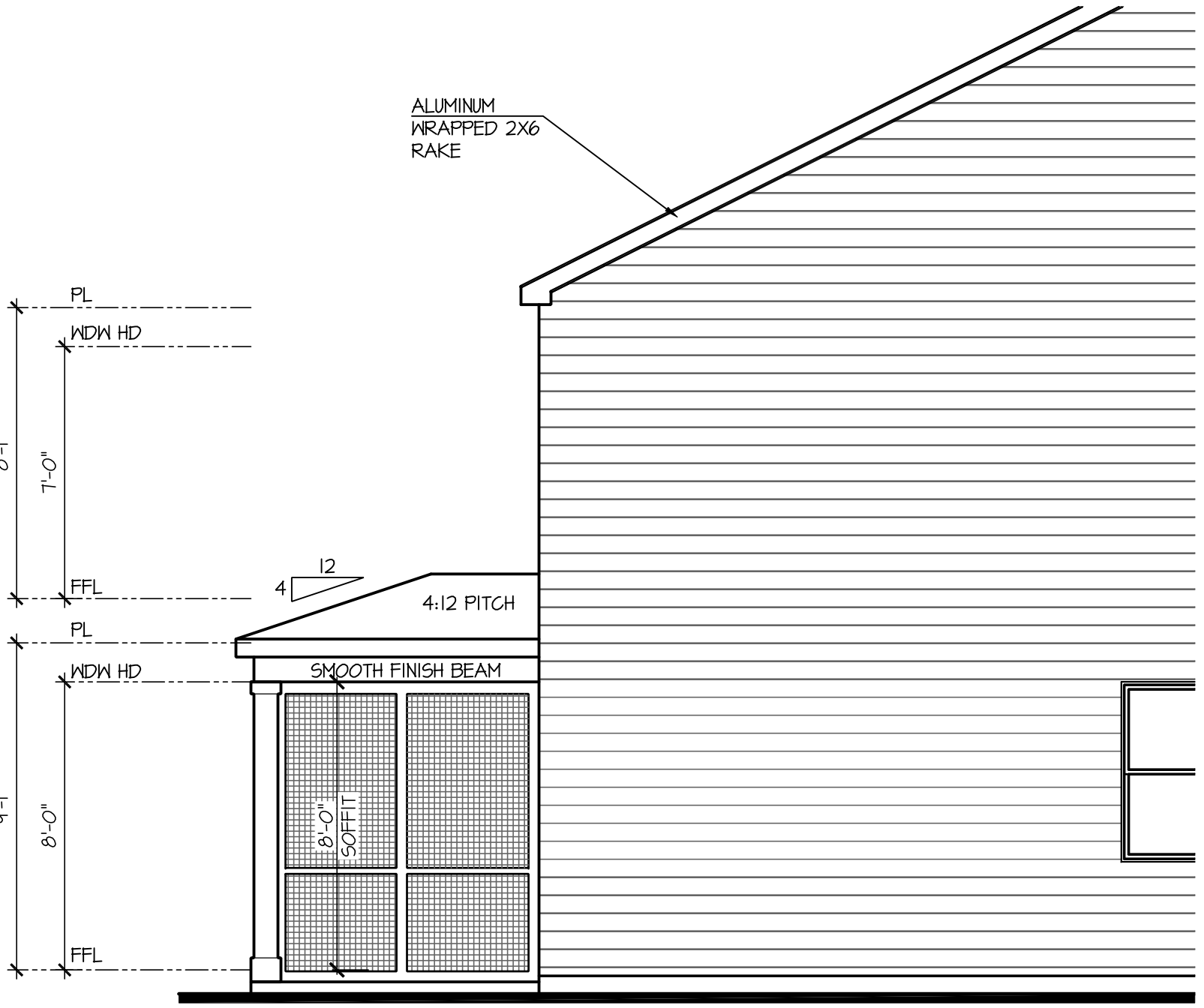
Partial Rear Elevation
w/ Opt Covered Porch

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



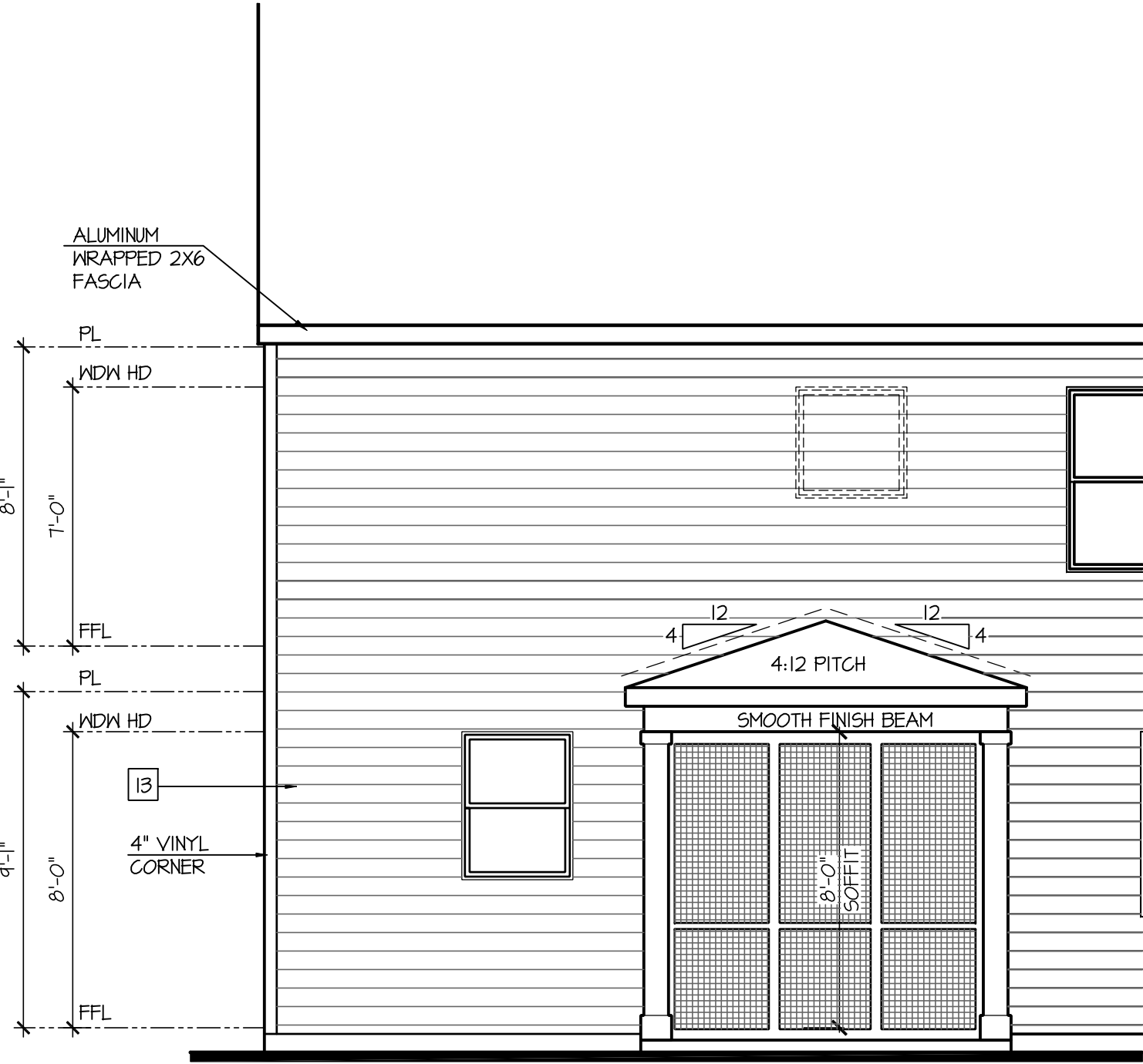
Partial Right Elevation
w/ Opt Covered Porch

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



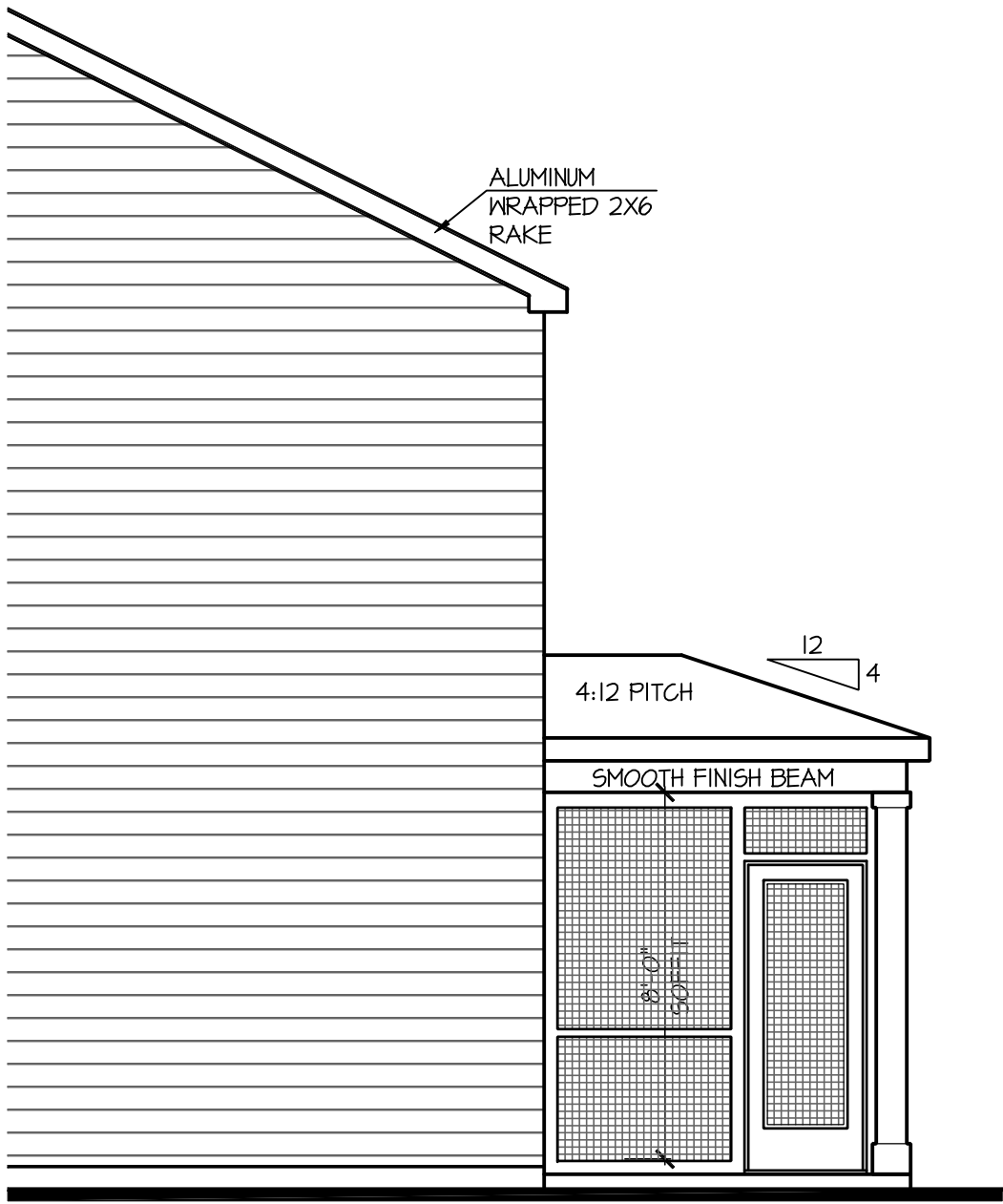
Partial Left Elevation
w/ Opt Screened Porch

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



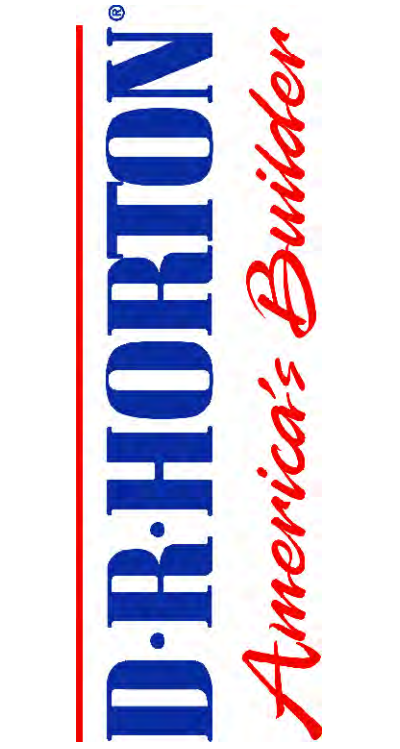
Partial Rear Elevation
w/ Opt Screened Porch

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



Partial Right Elevation
w/ Opt Screened Porch

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



NO:	DATE:	REVISION:
1	04.13.20	



PROJECT TITLE:
**40' Series
Hanover
'X427'**

**Hunt
Club South
Capitol Div.**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
**COVERED / SCREENED PORCH
OPT. ELEVATIONS**

PRINT DATE:
May 10, 2019

SHEET NO:
3.1

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 0" SOLDIER COURSE.
- 5 ROWLOCK COURSE
- 6 N/A

TYPICALS:

- 7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- 8 CODE APPROVED TERMINATION CHIMNEY CAP.
- 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHINGS 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.

SIDINGS:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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

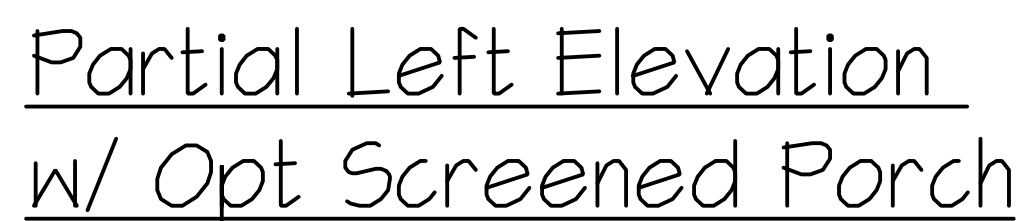


SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

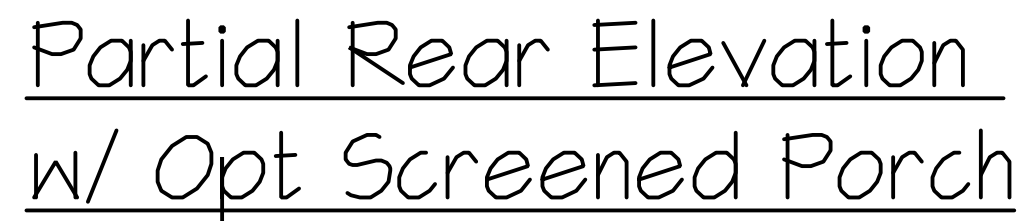


SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



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



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



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

NO:	DATE:	REVISION:
	04.11.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series Hanover 'X427'

**Hunt
Club South
Captial Div.**

PROJECT NO: GMD-GA16082.1

DEET TITLE: **COVERED / SCREENED PORCH
OPT. ELEVATIONS**

PRINT DATE:
May 10, 2019

SHEET NO:

3.2

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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] N/A

TYPICALS:

- 1] DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
(AT SPECIFIED LOCATIONS.)
- 2] CODE APPROVED TERMINATION CHIMNEY CAP.
- 3] 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

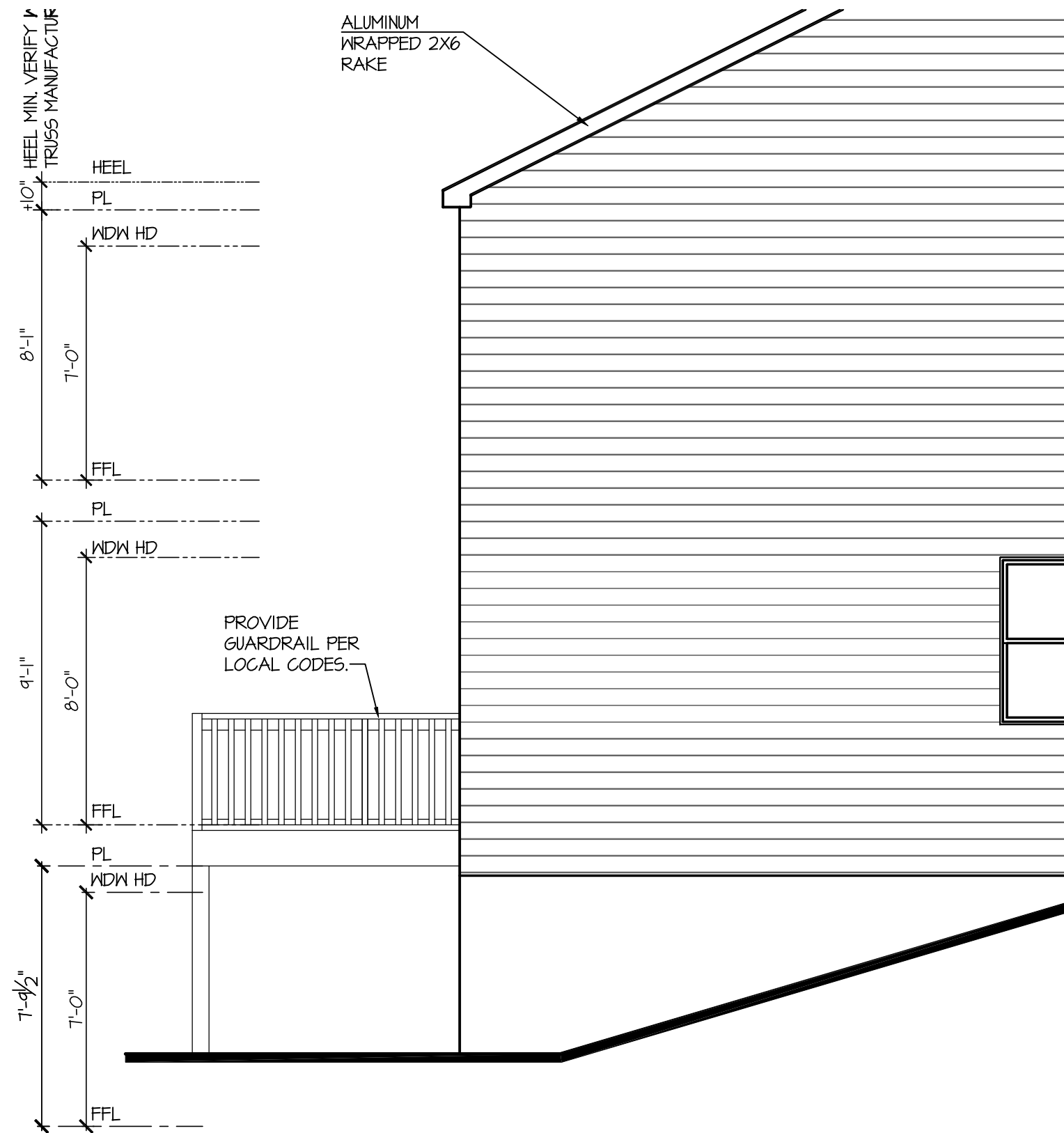
- 16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
- 17] FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



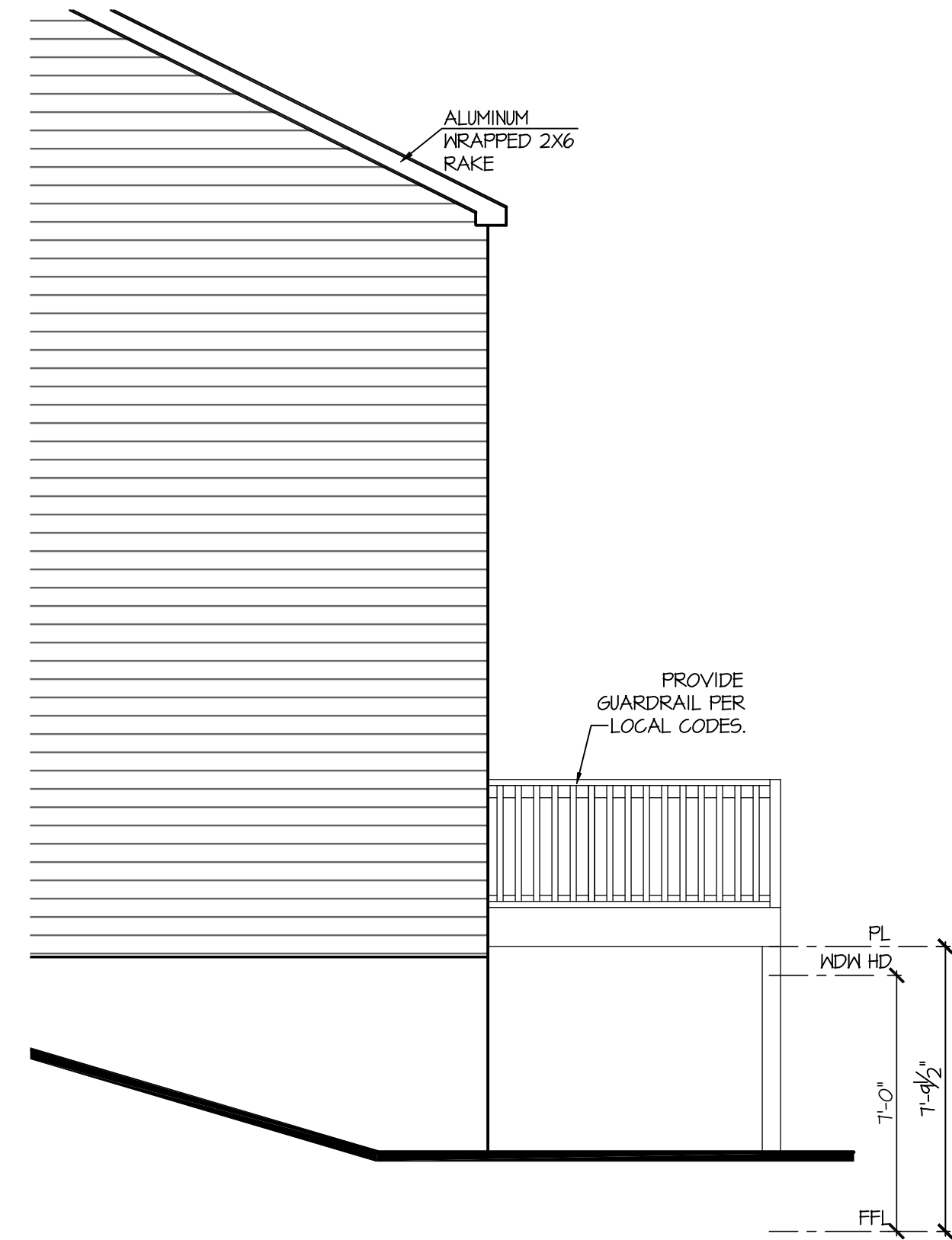
Partial Rear Elevation w/ Opt Look-Out Basement

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



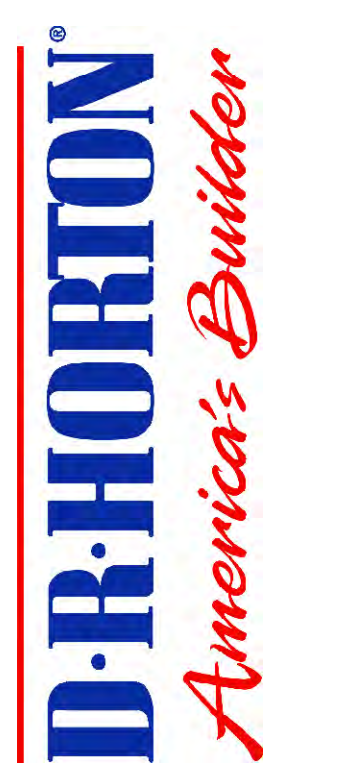
Partial Left Elevation
w/ Opt Look-Out Basement

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



Partial Right Elevation w/ Opt Look-Out Basement

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



NO:	DATE:	REVISION:
	04.13.20	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series Hanover 'X427'

**Hunt
Club South
Captial Div.**

PROJECT NO: GMD-GA16082.

HEET TITLE: **OPT. LOOK-OUT BASEMENT**

PRINT DATE

May 10, 2019

SHEET NO:

3.3

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- MINIMUM HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 ROUNDOCK COURSE
- 6 N/A

TYPICALS:

- 1 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
(AT SPECIFIED LOCATIONS.)
- 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

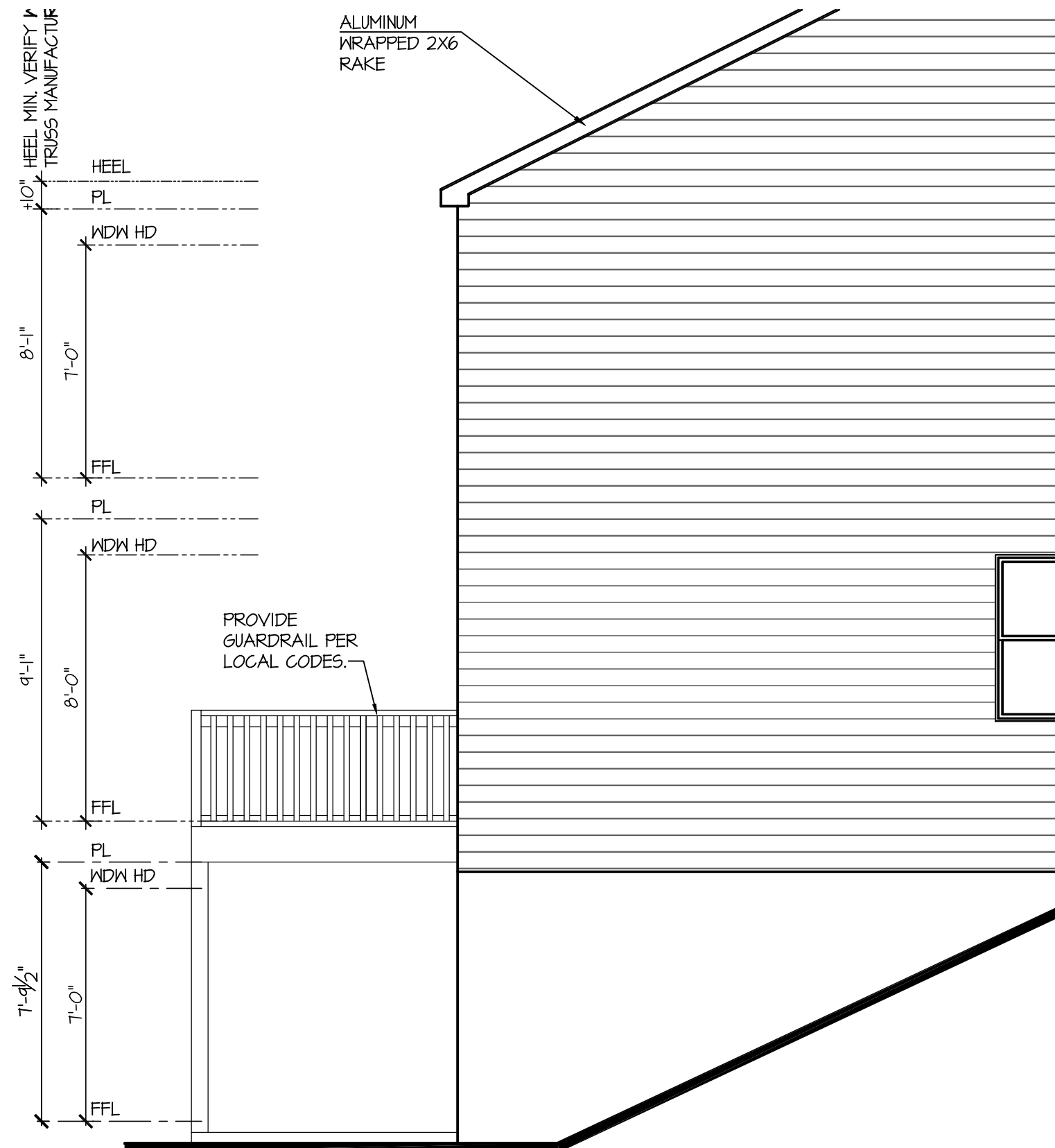
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED)

NOTES:
PER SECTION 4-241 B PROVIDE
SCREENS ON ALL OPENINGS
INCLUDING EXTERIOR DOORS
AND WINDOWS.



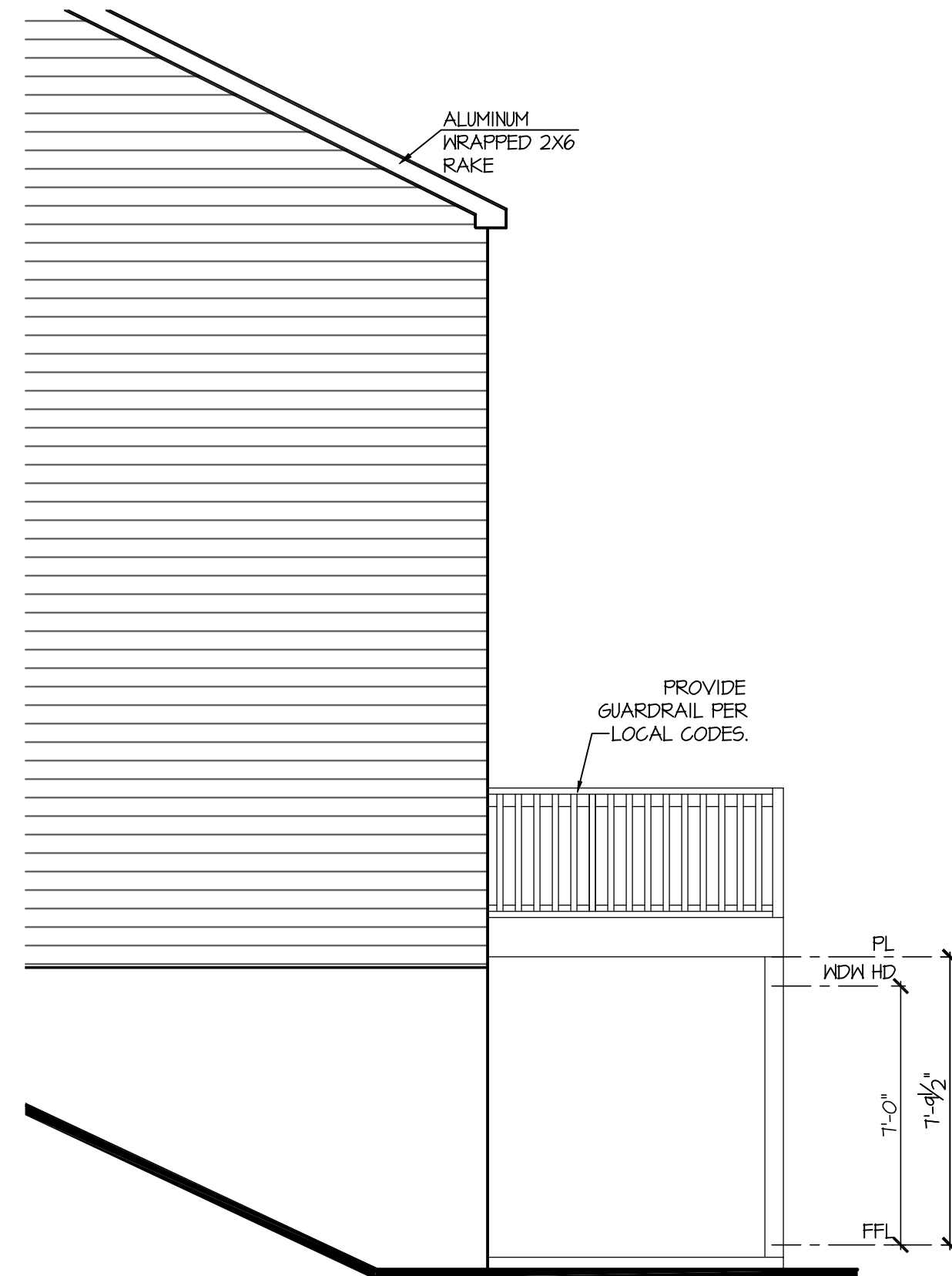
Partial Rear Elevation w/ Opt Walk-Out Basement

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



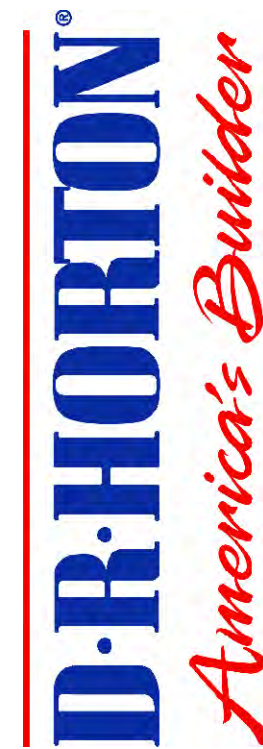
Partial Left Elevation w/ Opt Walk-Out Basement

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



Partial Right Elevation w/ Opt Walk-Out Basement

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



NO:	DATE:	REVISION:
1	04.13.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series Hanover 'X427'

**Hunt
Club South
Captial Div.**

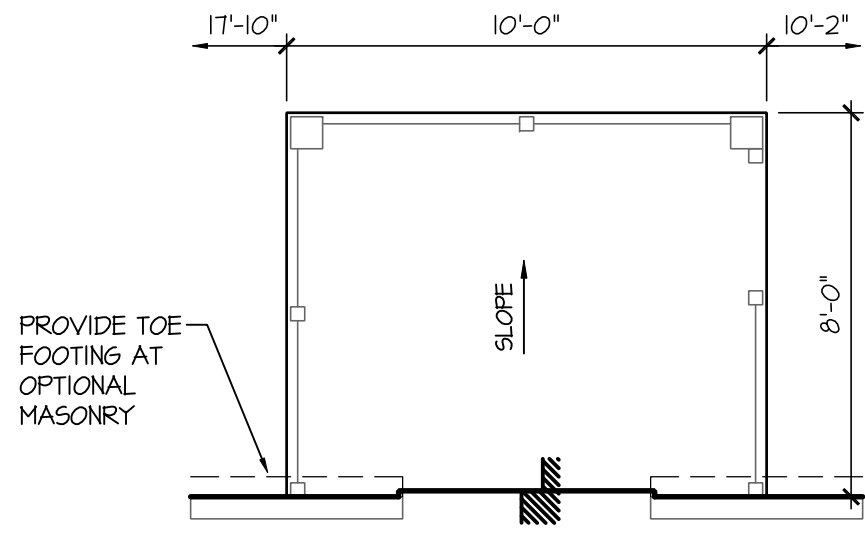
PROJECT NO: GMD-GA16082.

TEST TITLE: **OPT. WALK-OUT BASEMENT**

PRINT DATE:
May 10, 2019

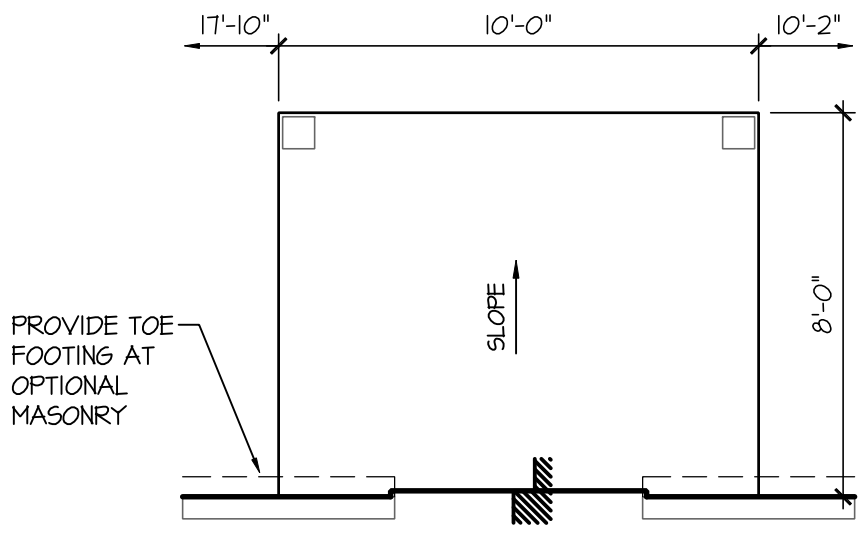
SHEET NO:

3.4



Opt Screened Porch

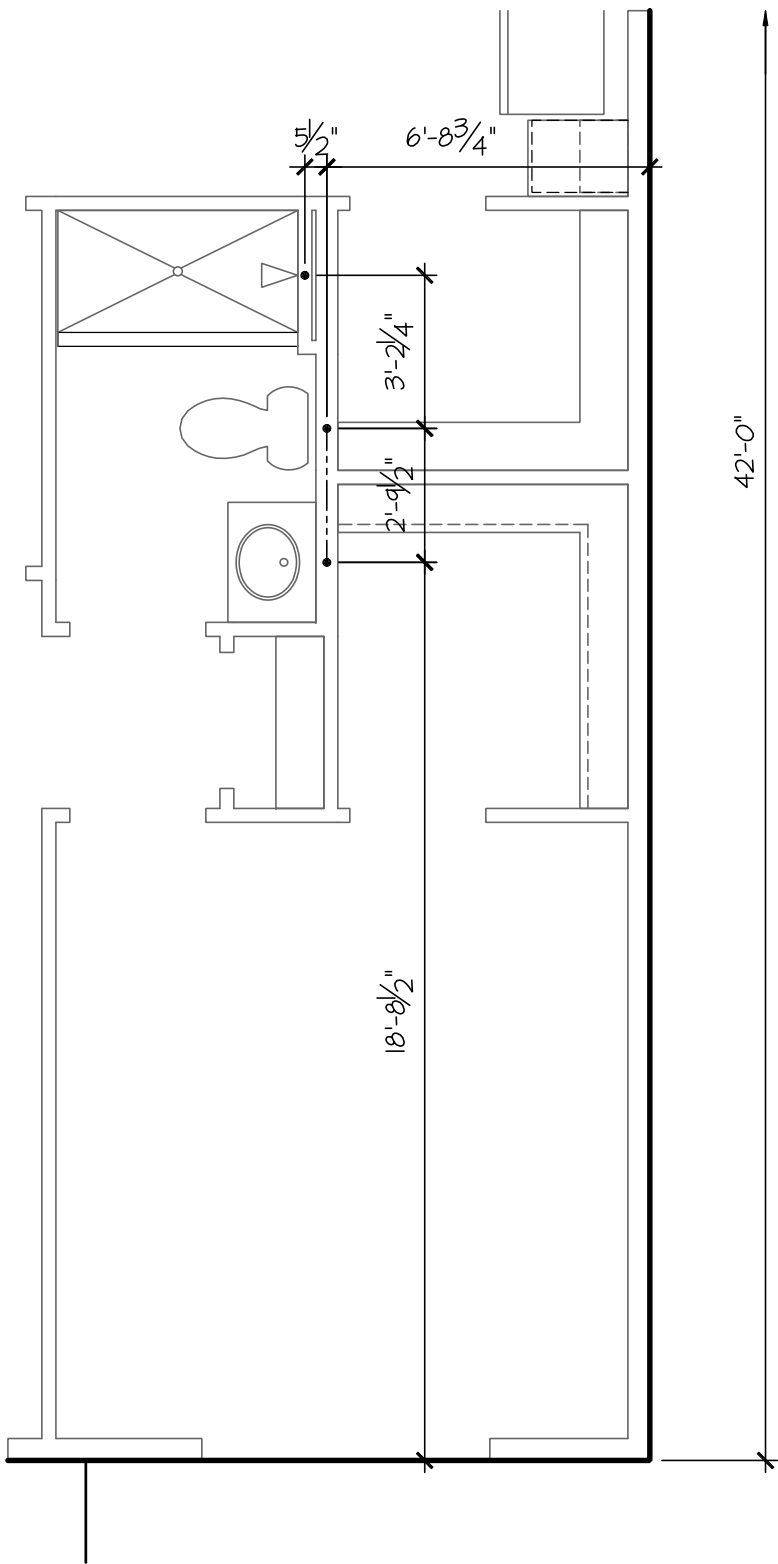
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Opt Covered Porch

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

- NOTES: IRC
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
 - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
 - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
 - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
 - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
 - FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
 - REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
 - PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
 - VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
 - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
 - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
 - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2201.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFG 312.1.
 - SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
 - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
 - GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Opt Bedroom Bath

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

NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Capital Div.**

PROJECT NO: GMD-GA16082.1

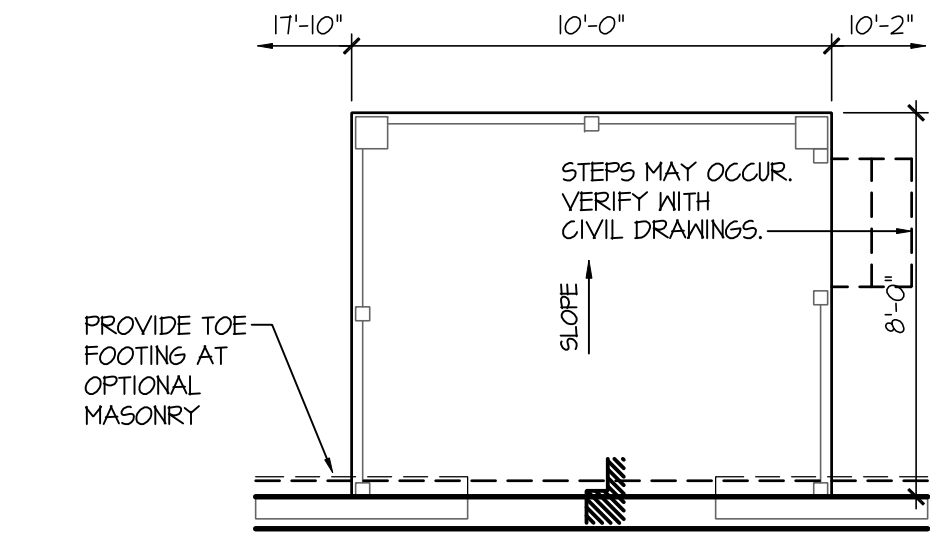
SHEET TITLE:
**MONOLITHIC SLAB PLAN
OPTIONS**

PRINT DATE:

May 10, 2019

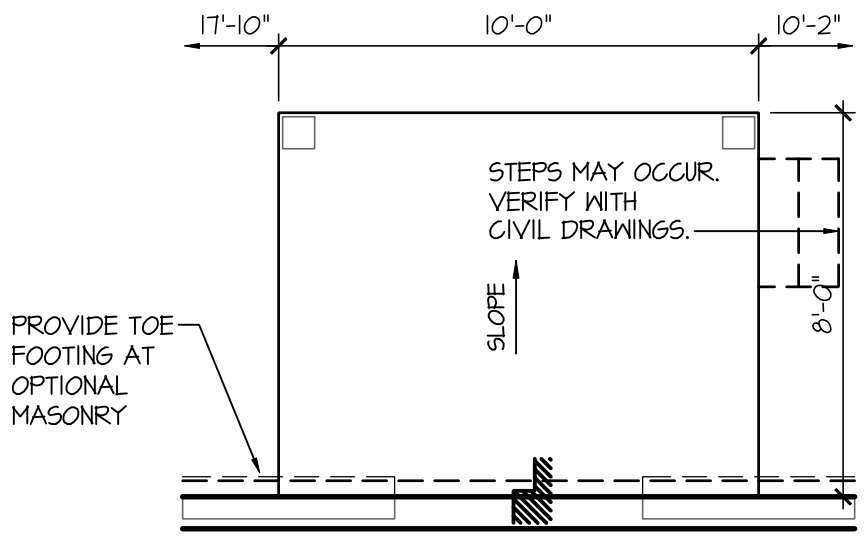
SHEET NO:

4.1 MS



Opt Screened Porch

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

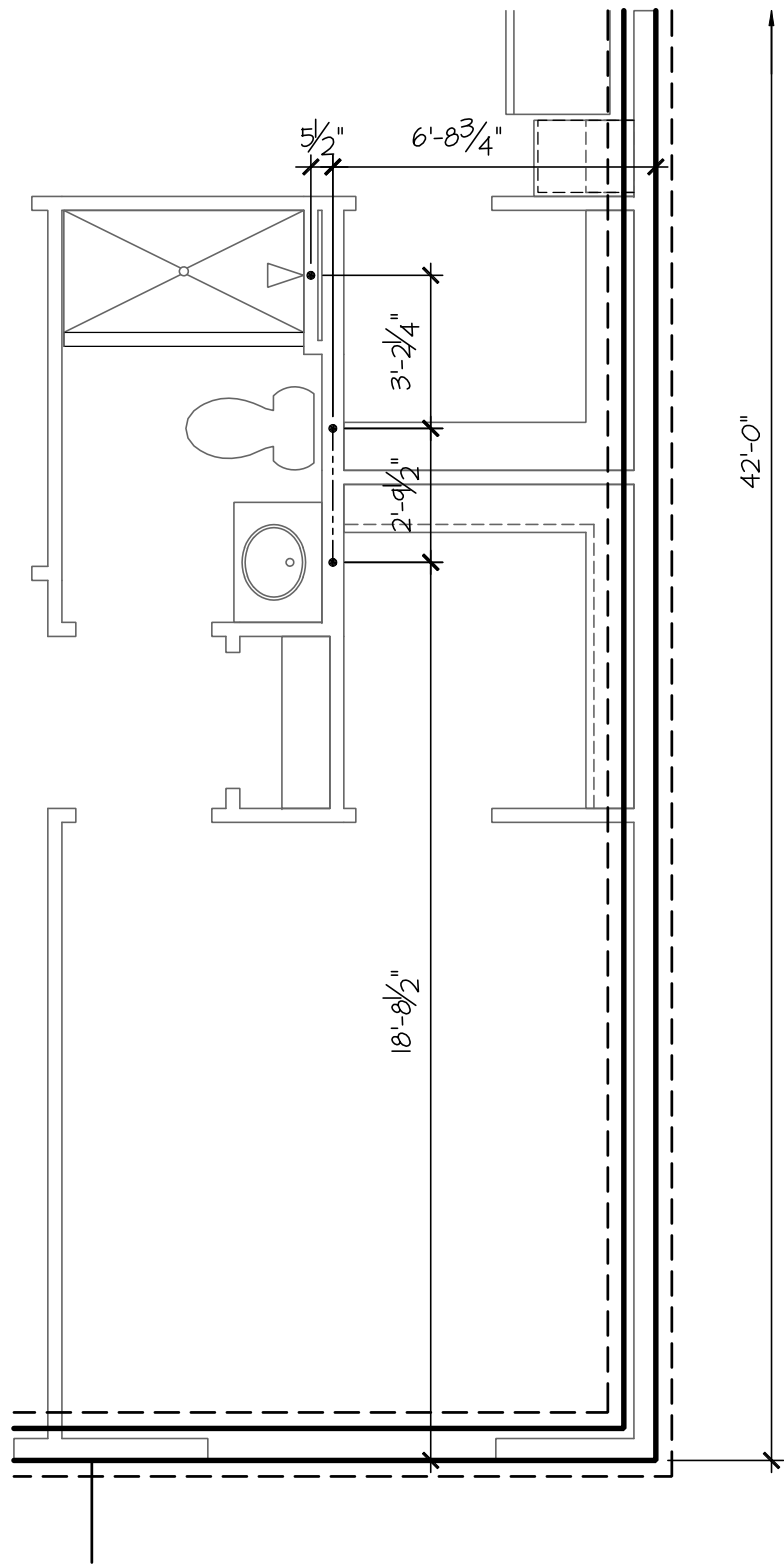


Opt Covered Porch

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

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND F2201.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFG 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Opt Bedroom Bath

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

NO:	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hanover
'X427'

Hunt
Club South
Capital Div.

PROJECT NO: GMD-GA16082.1

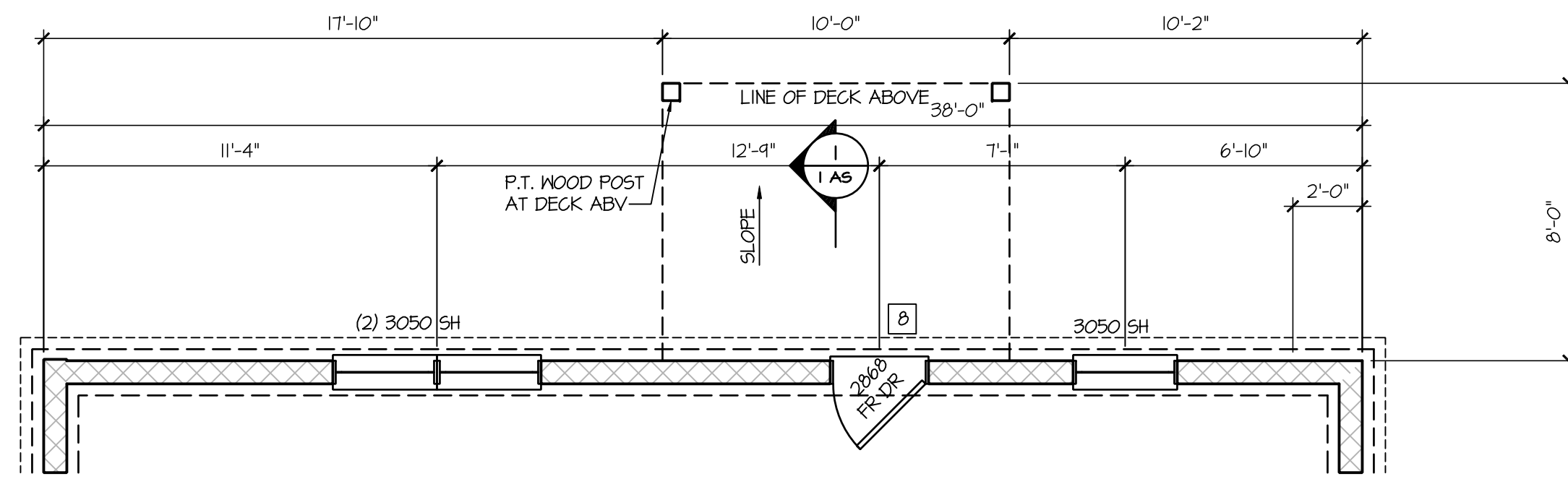
SHEET TITLE:
STEM WALL PLAN OPTIONS

PRINT DATE:

May 10, 2019

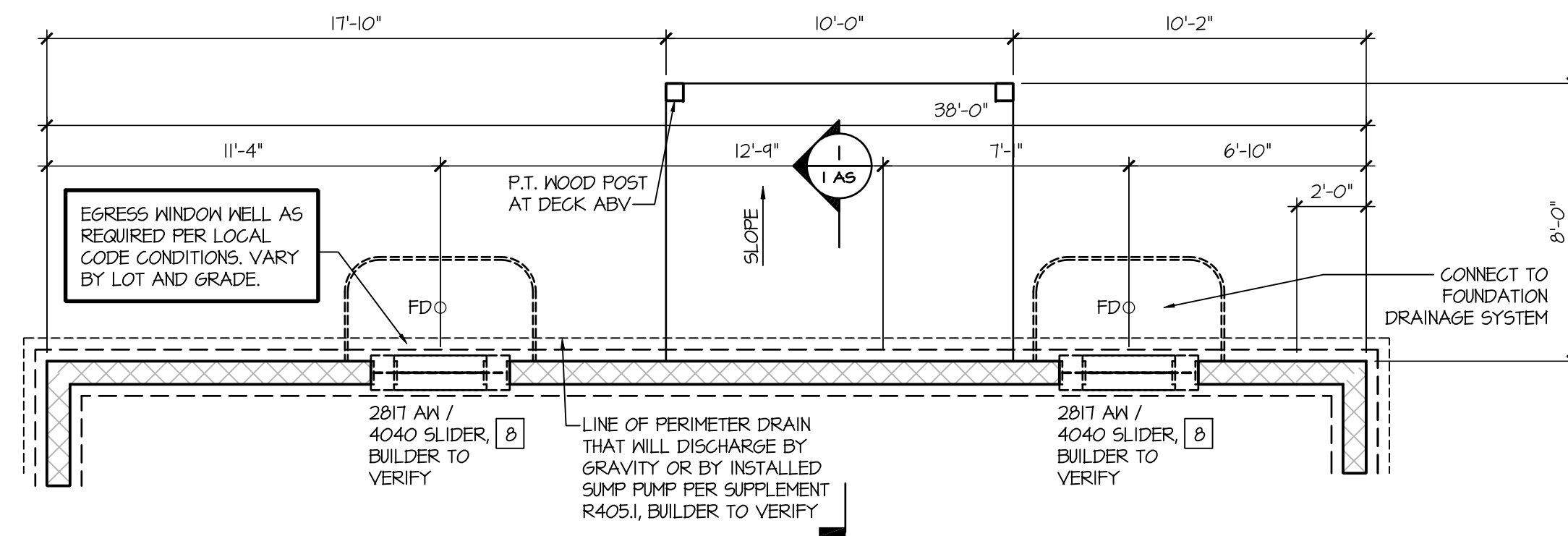
SHEET NO:

4.1 SW



Opt Walk-Out Basement Plan

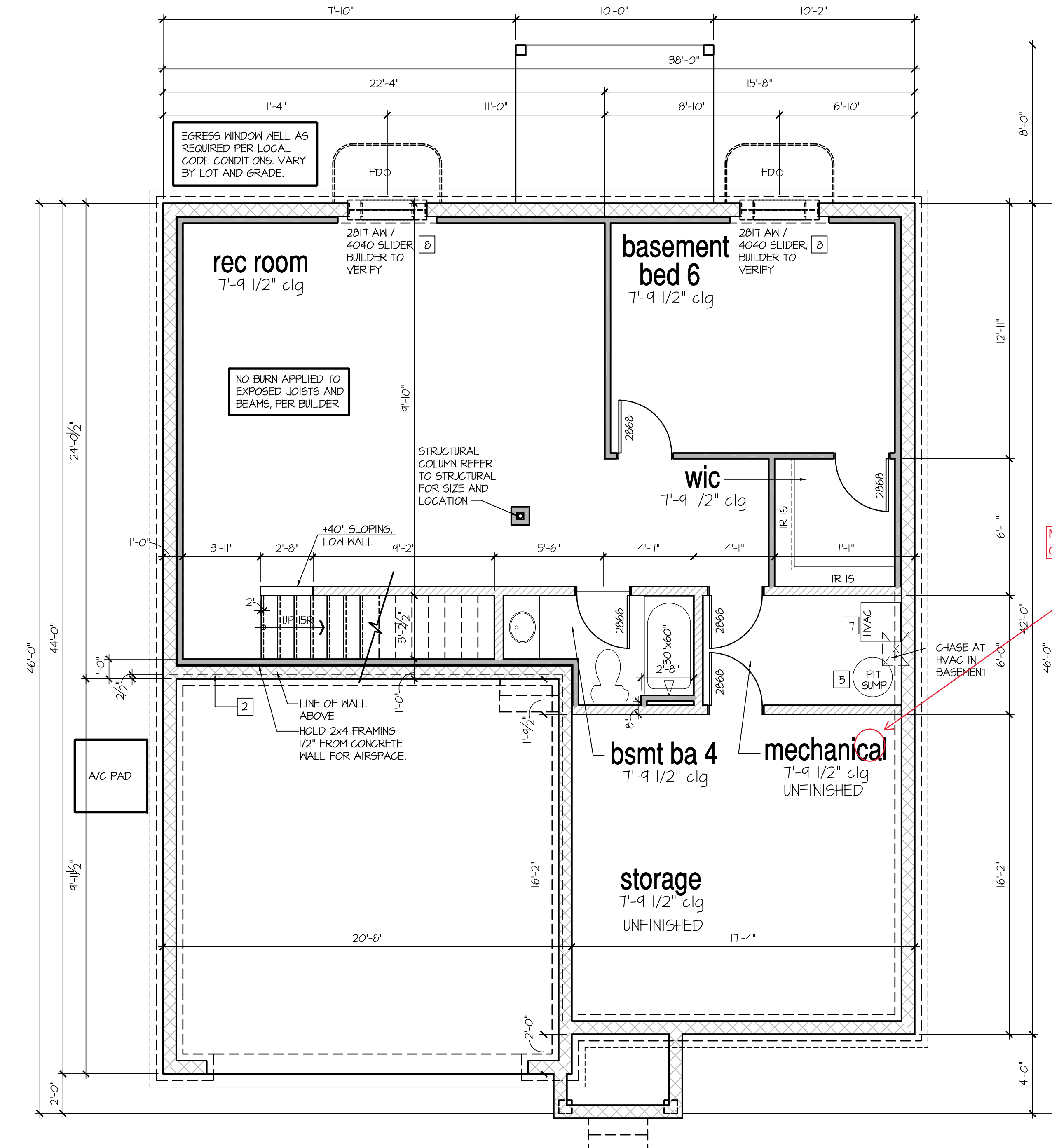
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Opt Look-Out Basement Plan

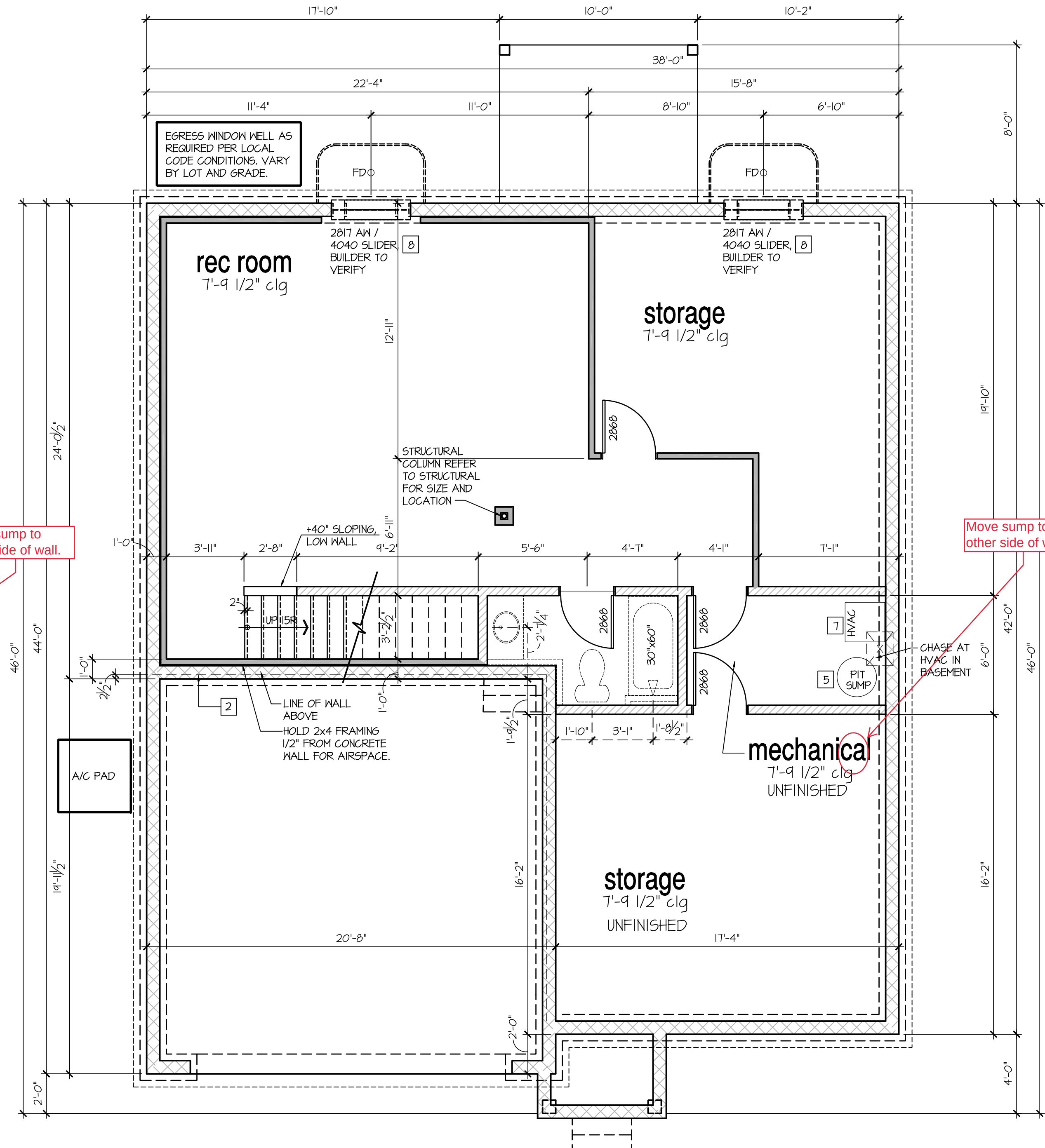
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

7'-9 1/2" STAIR NOTE:
(USE 1" 1-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT 1/1.222" = 108 1/4" TOTAL
RISE VERIFY



Optional Finished Rec Room, Bedroom, & Bath

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Optional Finished Rec Room

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO.	DATE:	REVISION:
△	04.18.20	



PROJECT TITLE:
**40' Series
Hanover
'X427'**

**Hunt
Club South
Capital Div.**

PROJECT NO: GMD-GAI6082.1

SHEET TITLE:
BASEMENT PLAN OPTIONS

PRINT DATE:
May 10, 2019

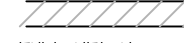
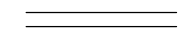
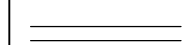
SHEET NO:
4.1 BS

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY

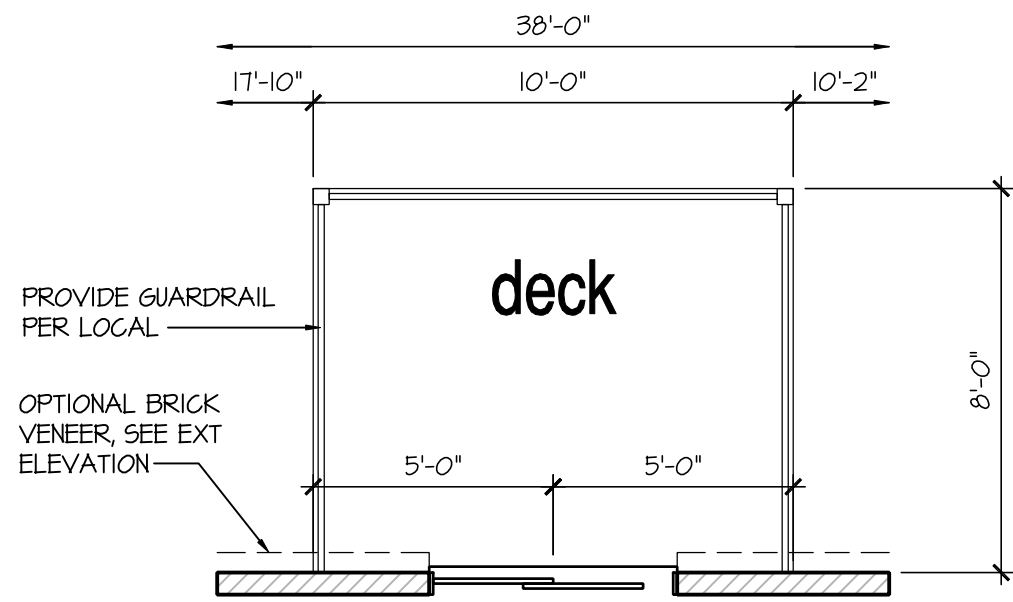
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

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.

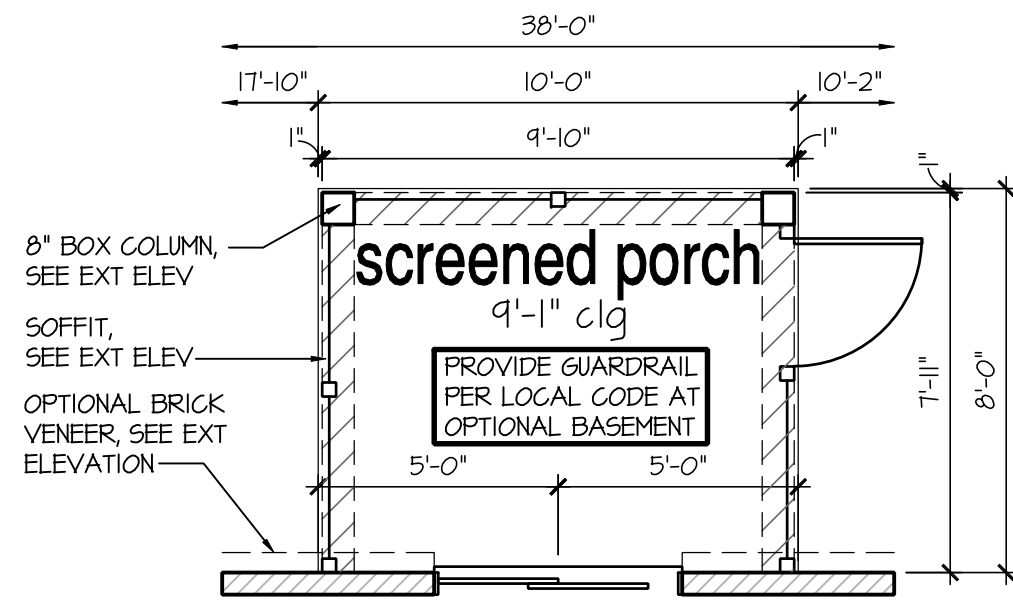
KEY NOTES: IRC

- 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 IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M1305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
 - KITCHEN:
 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.



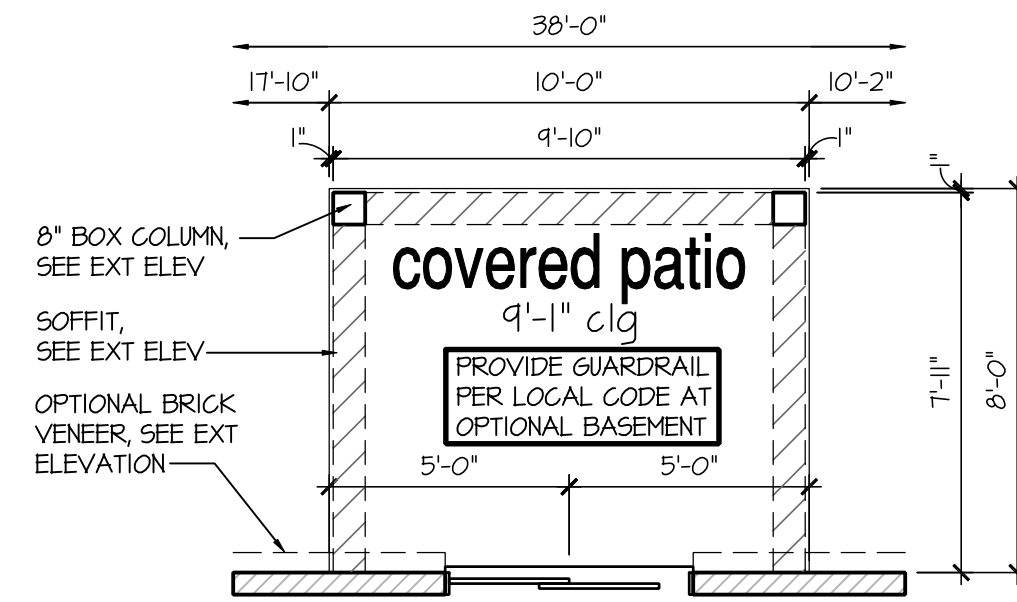
Deck At Opt Basement

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



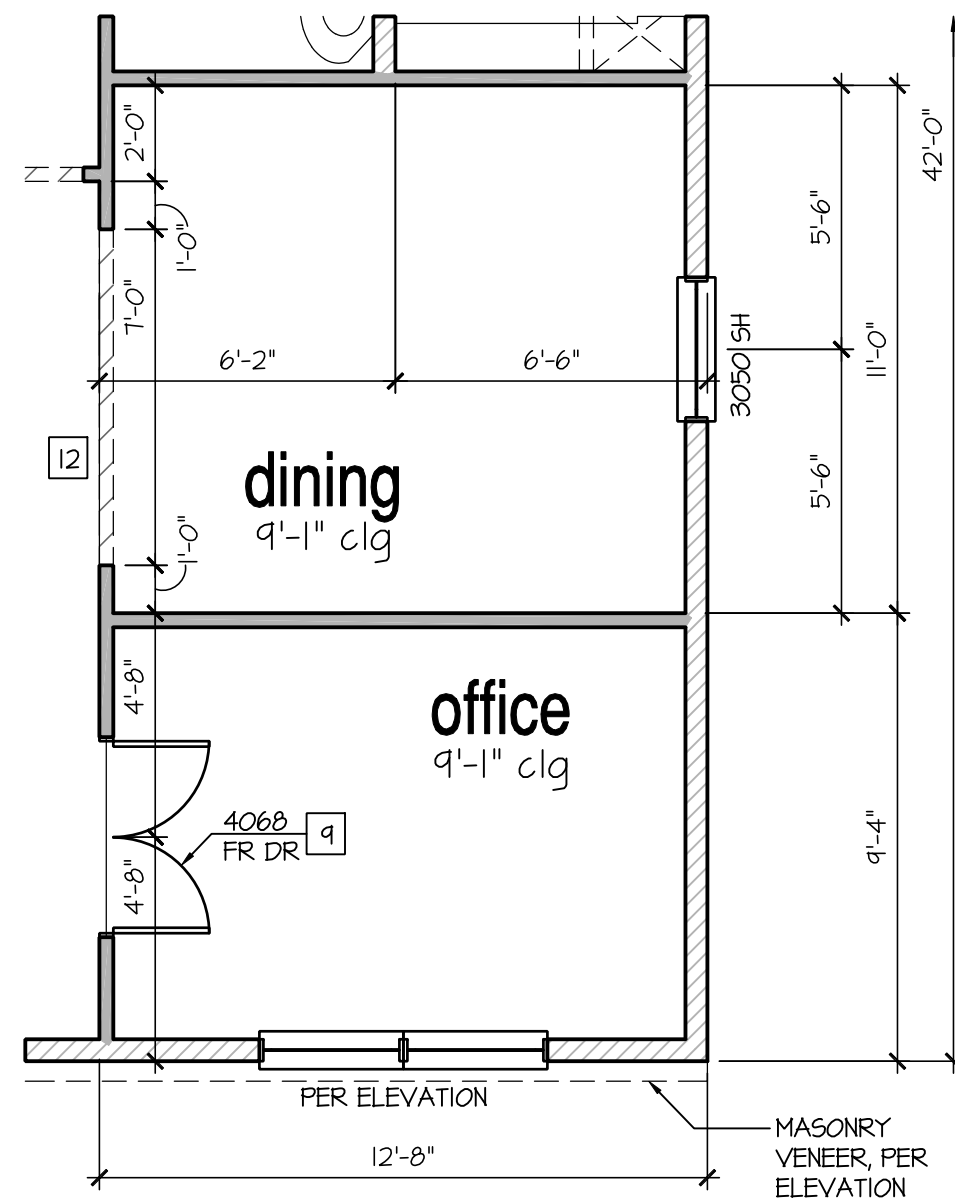
Opt Screened Porch

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



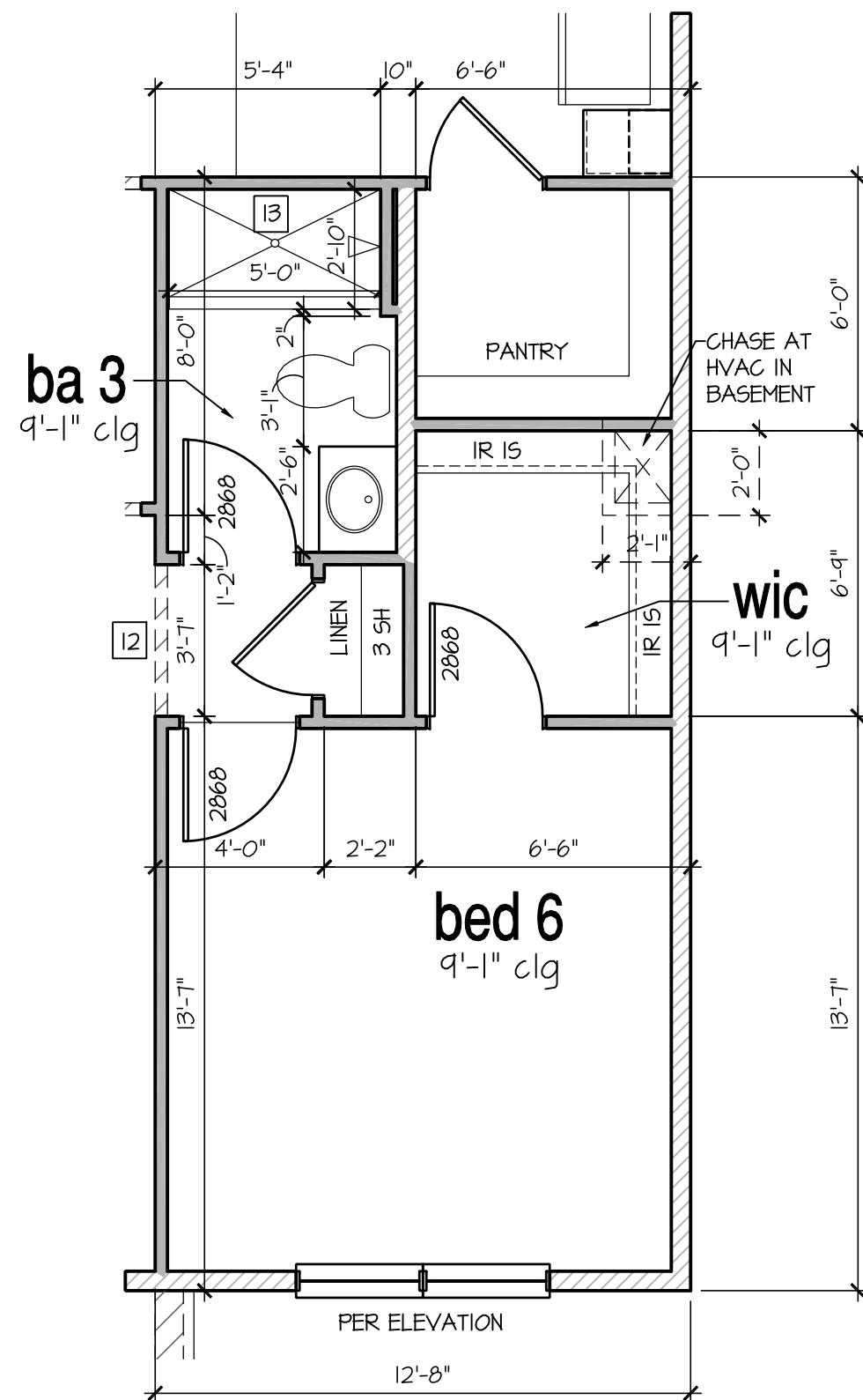
Opt Covered Porch

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



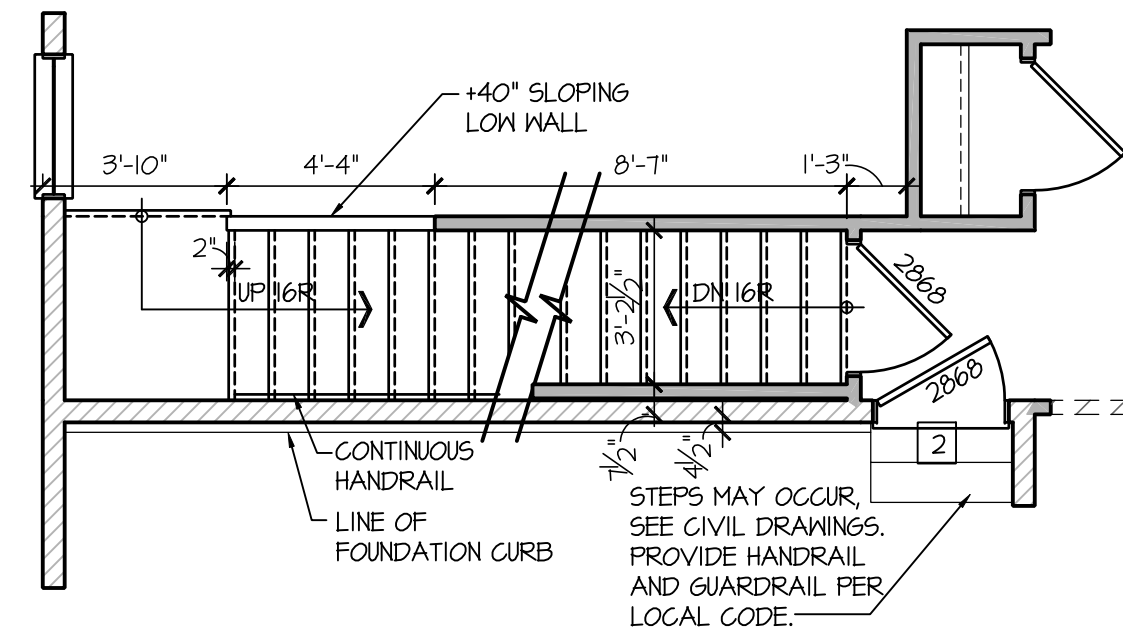
Optional Office

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



Opt. Bedroom Bath

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



Stairs At Basement

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

NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Capital Div.**

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
1ST FLOOR PLAN OPTIONS

PRINT DATE:
May 10, 2019

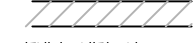
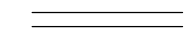
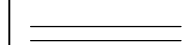
SHEET NO:
5.1

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY

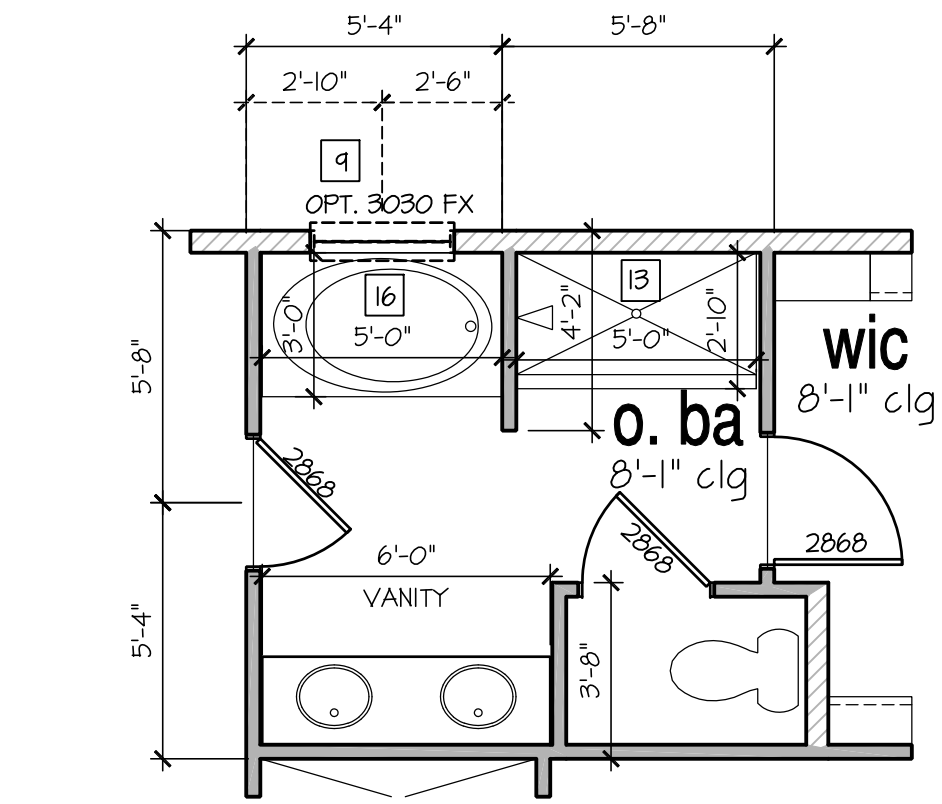
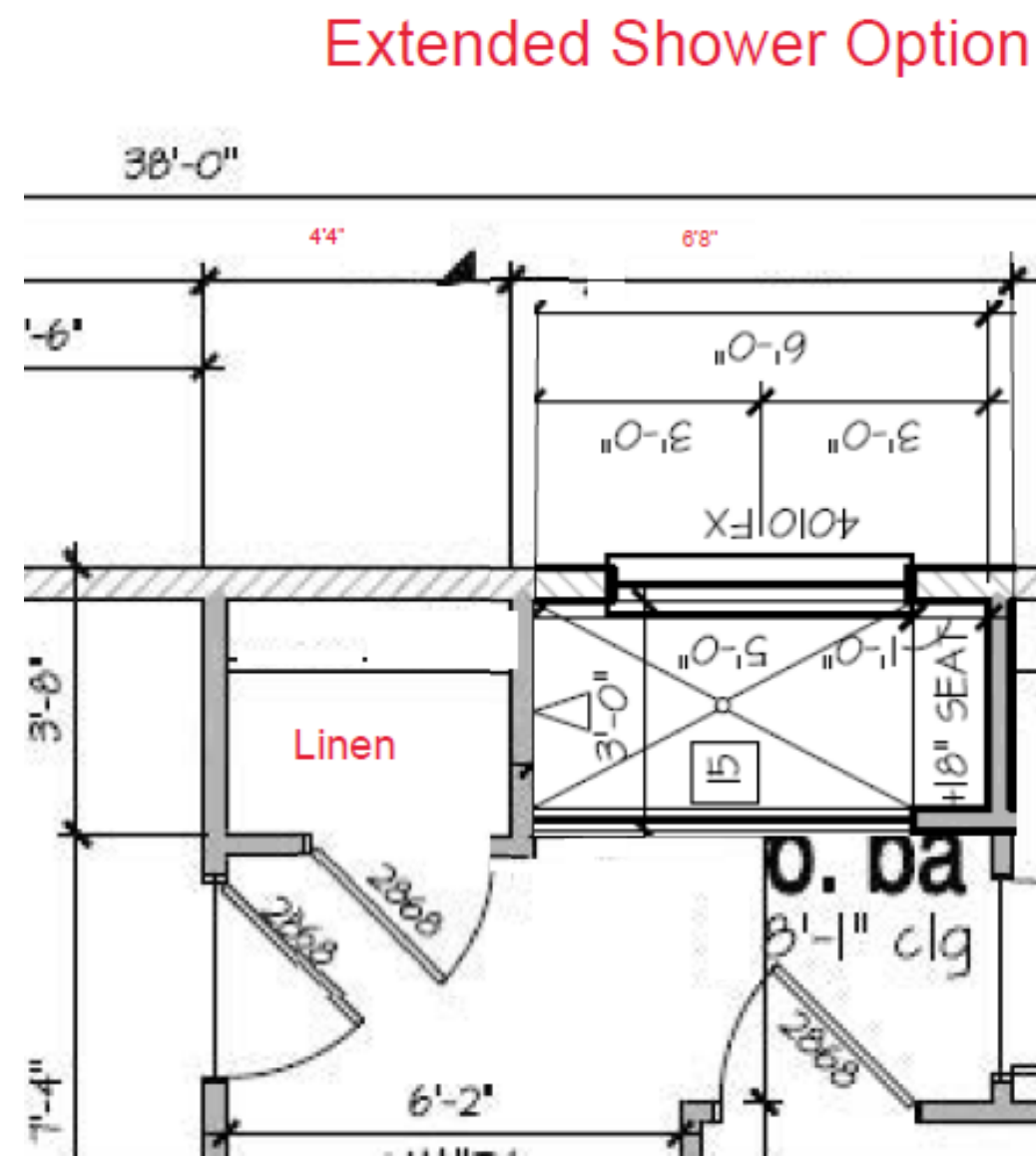
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

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.

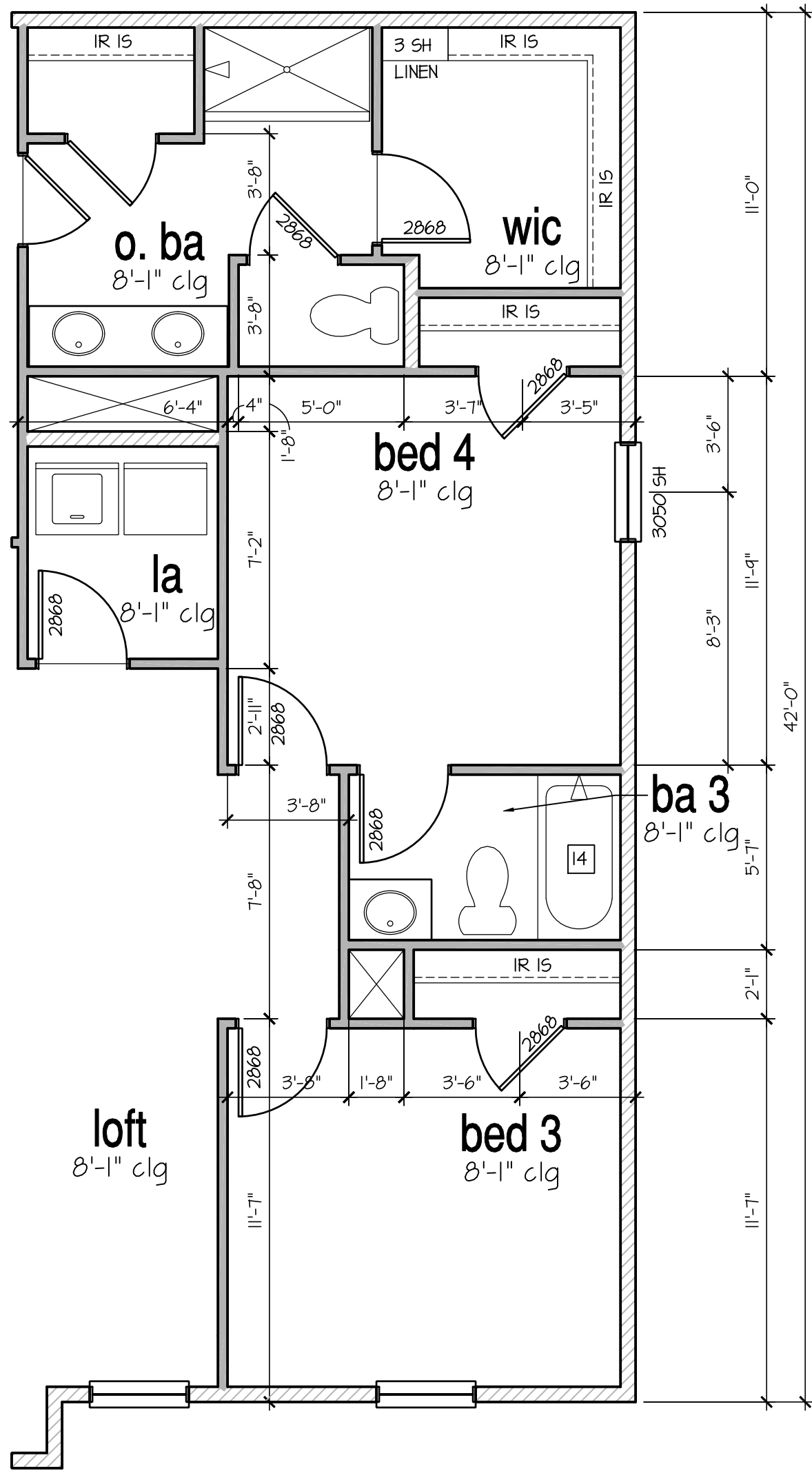
KEY NOTES: IRC

- 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 IRC SECTION R302.6)
- GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
- [2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
- [3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
- MEP'S**
- [4] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
- [5] N/A
- [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 IRC SECTION M1305.1.3)
- ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
- TYPICALS:**
- [9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
- [10] N/A
- [11] HALF WALL, HEIGHT AS NOTED.
- [12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
- BATHS:**
- [13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
- [14] 30"x60" TUB/SHOWER PAN
- [15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
- [16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
- KITCHEN:**
- [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [19] ELECTRIC OVEN WITH MICROWAVE OVEN.



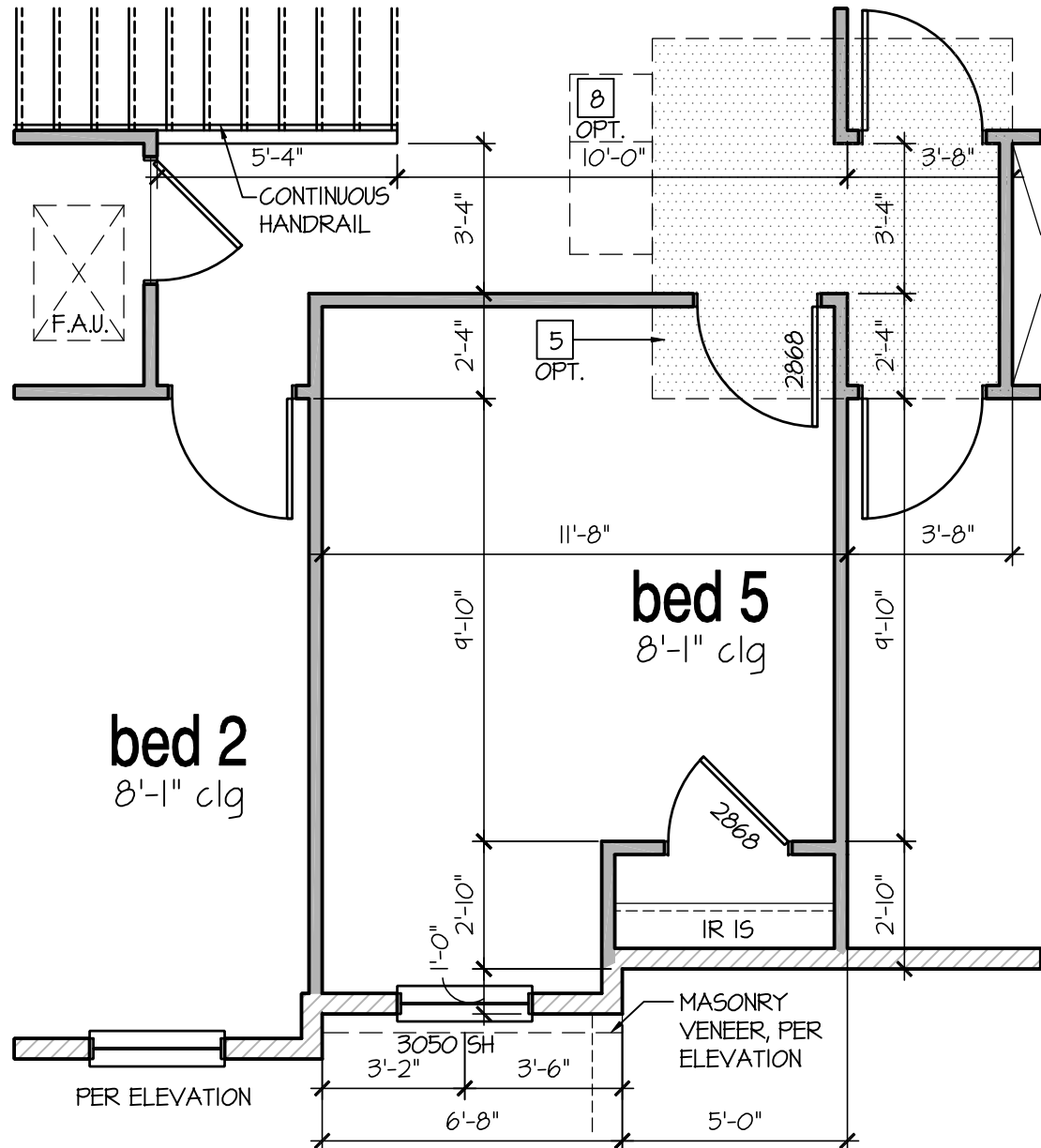
Opt Owner's Bath

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



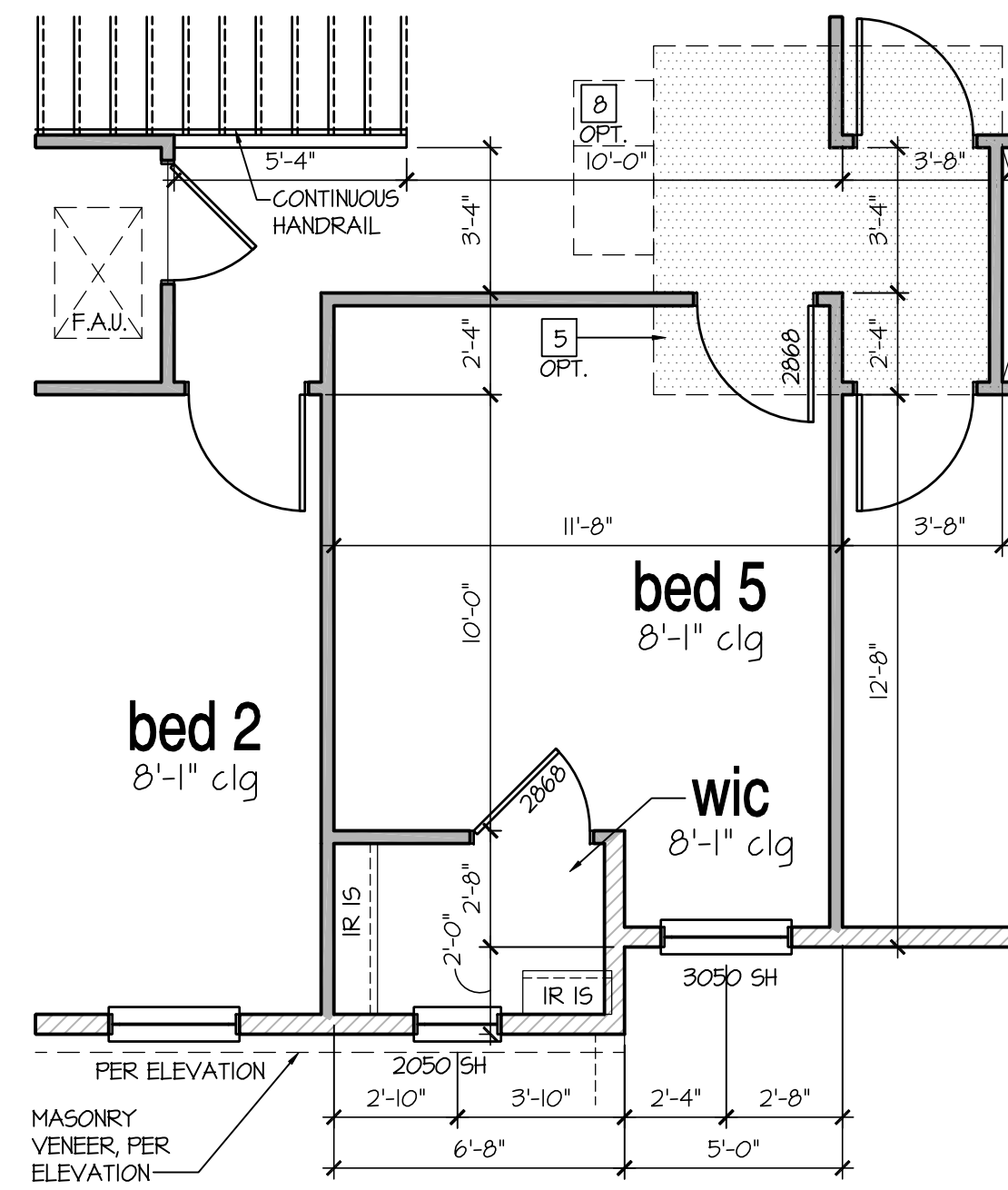
Optional Bath 3

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



Optional Bed 5 At 'B' and 'K'

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



Optional Bed 5 At 'A' and 'J'

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

NO.	DATE:	REVISION:
△	04.13.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Capital Div.**

PROJECT NO: GMD-6A16082.1

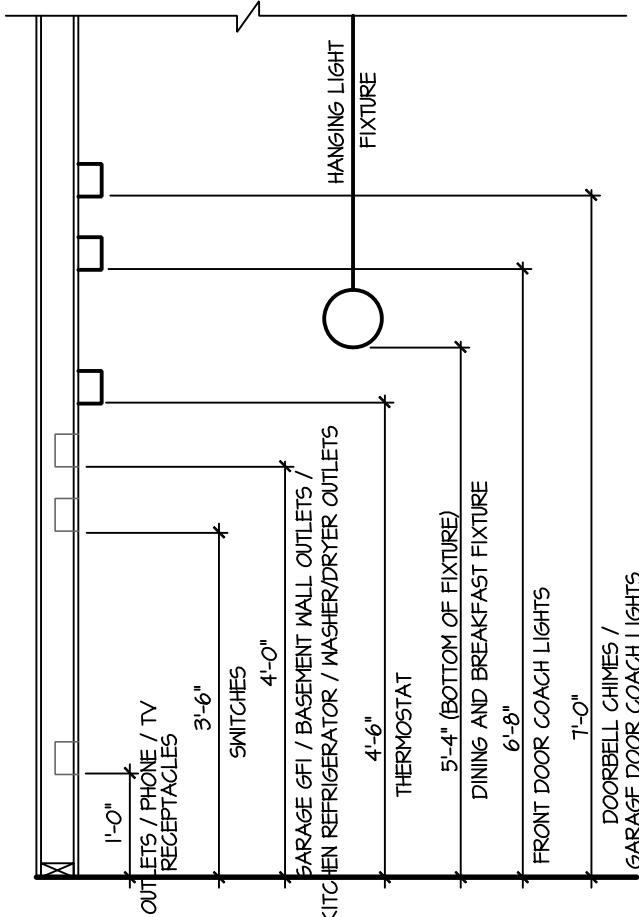
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2ND FLOOR PLAN OPTIONS

PRINT DATE:

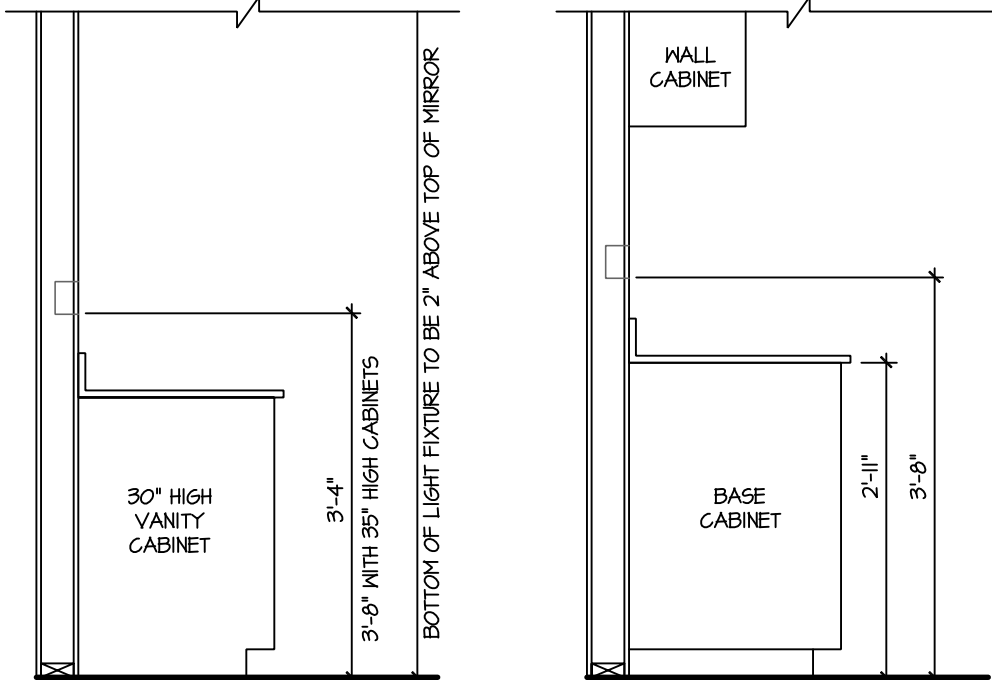
May 10, 2019

SHEET NO:

6.1



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

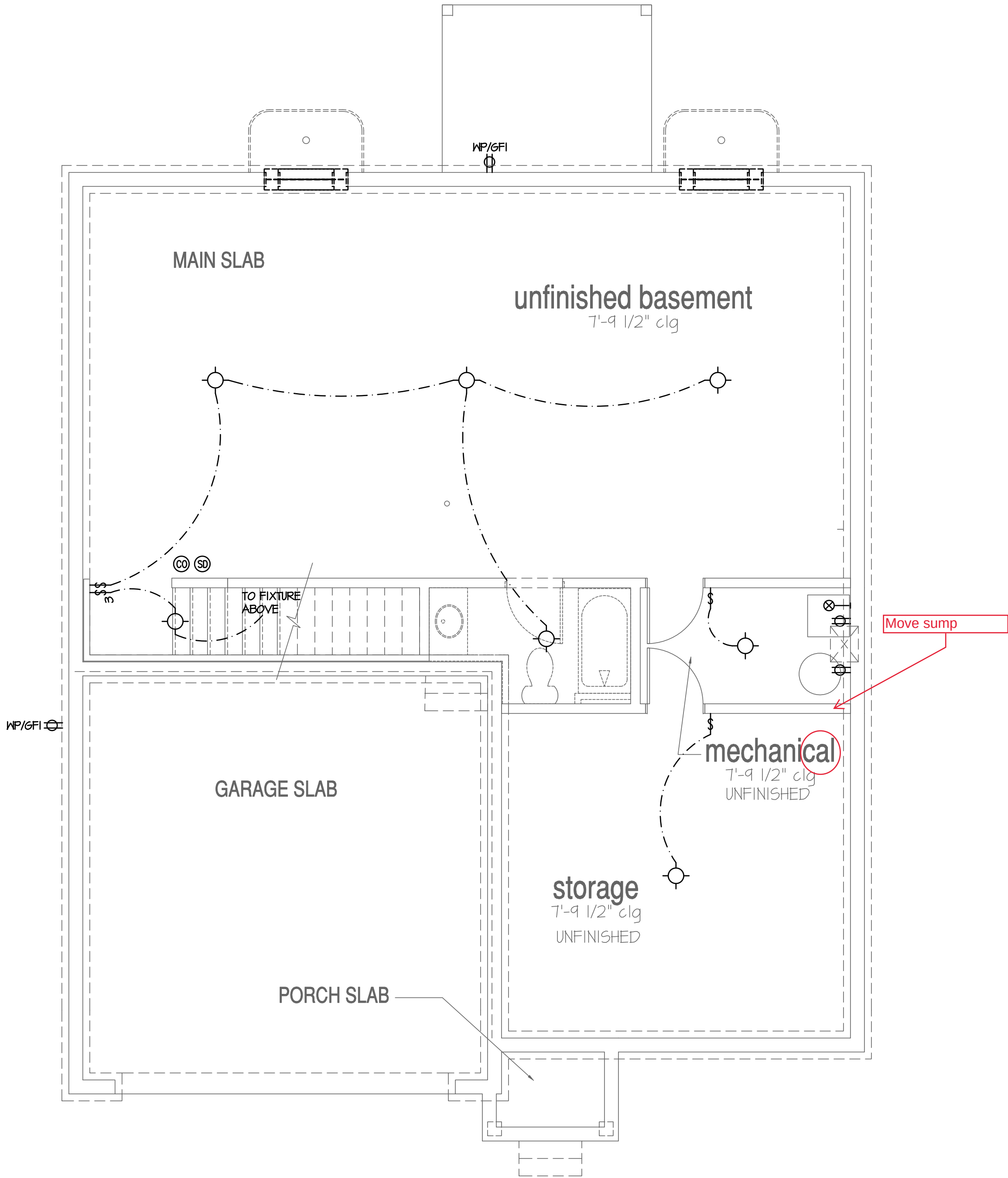
LEGEND:

DUPLEX OUTLET	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
WP/GFI HEATHERPROOF GFI DUPLEX OUTLET	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
HALF-SWITCHED DUPLEX OUTLET	EXHAUST FAN (VENT TO EXTERIOR)
220V 220 VOLT OUTLET	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
REINFORCED JUNCTION BOX	FLUORESCENT LIGHT FIXTURE
WALL SWITCH	TECH HUB SYSTEM
THREE-WAY SWITCH	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
FOUR-WAY SWITCH	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
GFI	GAS SUPPLY WITH VALVE
110V SMOKE DETECTOR w/ BATTERY BACKUP	HOSE BIBB
CO2 DETECTOR	1/4" WATER STUB OUT
THERMOSTAT	WALL SCONCE
TELEPHONE	
TELEVISION	
ELECTRIC METER	
ELECTRIC PANEL	
DISCONNECT SWITCH	

DRH DE SPECIFICATIONS

ALWAYS FOLOW SPECIFICATIONS - SPEC'S SUPERCEED PLANS

1. ALL CALLOUTS FOR CEILING MOUNTED, HANGING, AND RECESSED FIXTURES SHALL RECIEVE AN LED PUCK.
2. LIVING ROOM & MASTER BEDROOM RECEIVE 1 TV PREWIRE.
3. ALL HOMES TO RECEIVE 1 PHONE LOCATED IN KITCHEN.
4. ALL BEDROOMS RECIEVE 1 LED PUCK INSTALLED @ CFO RATED BOX WITH 1 SWITCH. REMOVE SWITCHED OUTLET.
5. GREAT ROOM / FAMILY ROOM RECIEVE 1 LED PUCK @ CFO RATED BOX WITH LIGHT CONTROLLED SWITCH(ES) ONLY. REMOVE FAN CONTROL SWITCHES & SWITCHED OUTLETS.
6. OMIT ALL VANITY LIGHTS AND ADD LED PUCK CENTERED OVER EACH BOWL. *DOUBLE VANITY WILL RECEIVE 2 PUCKS.*
7. ADD LED PUCK CENTERED OVER ALL SHOWERS/TUBS.
8. ALL GARAGES TO RECEIVE 2 CARRIAGE LIGHTS AS STANDARD.
9. ALL DINING ROOM/CHANDELIER FIXTURES TO RECEIVE LED PUCK AT CHANDELIER RATED BOX.



Basement Plan 'A'

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

NO:	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Captial Div.**

PROJECT NO: GMD-GA16082.1

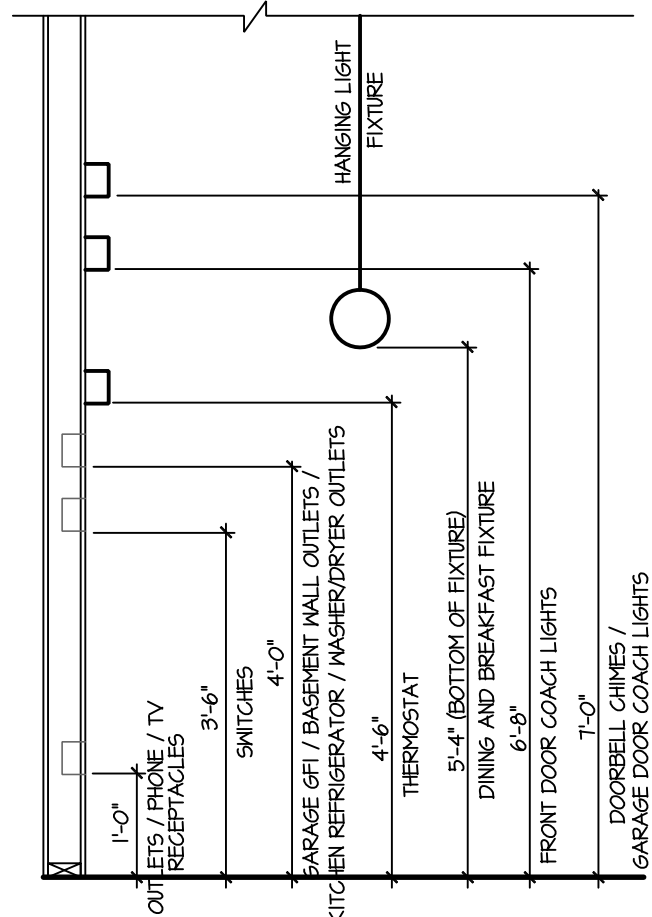
SHEET TITLE:
BASEMENT UTILITY PLAN

PRINT DATE:

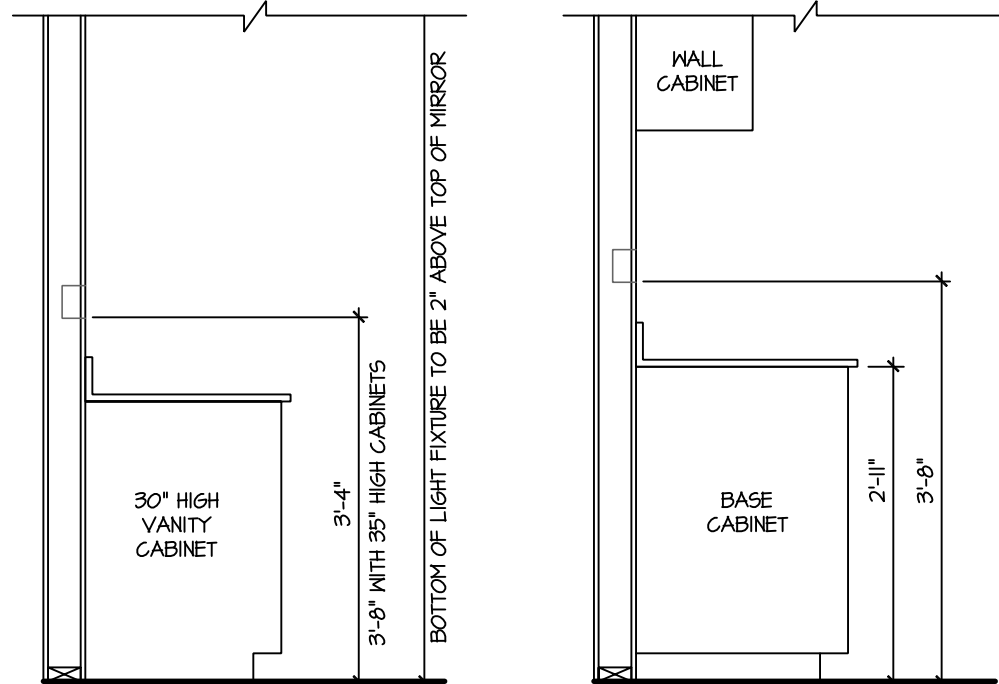
May 10, 2019

SHEET NO:

7



STANDARD ELECTRICAL BOX HEIGHTS

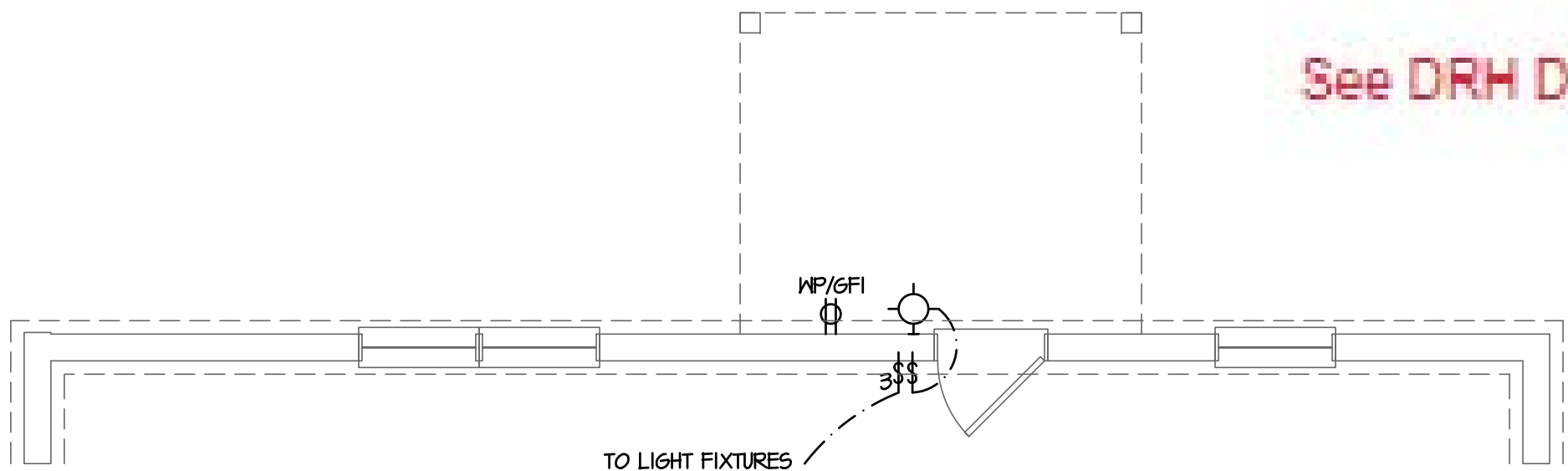


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

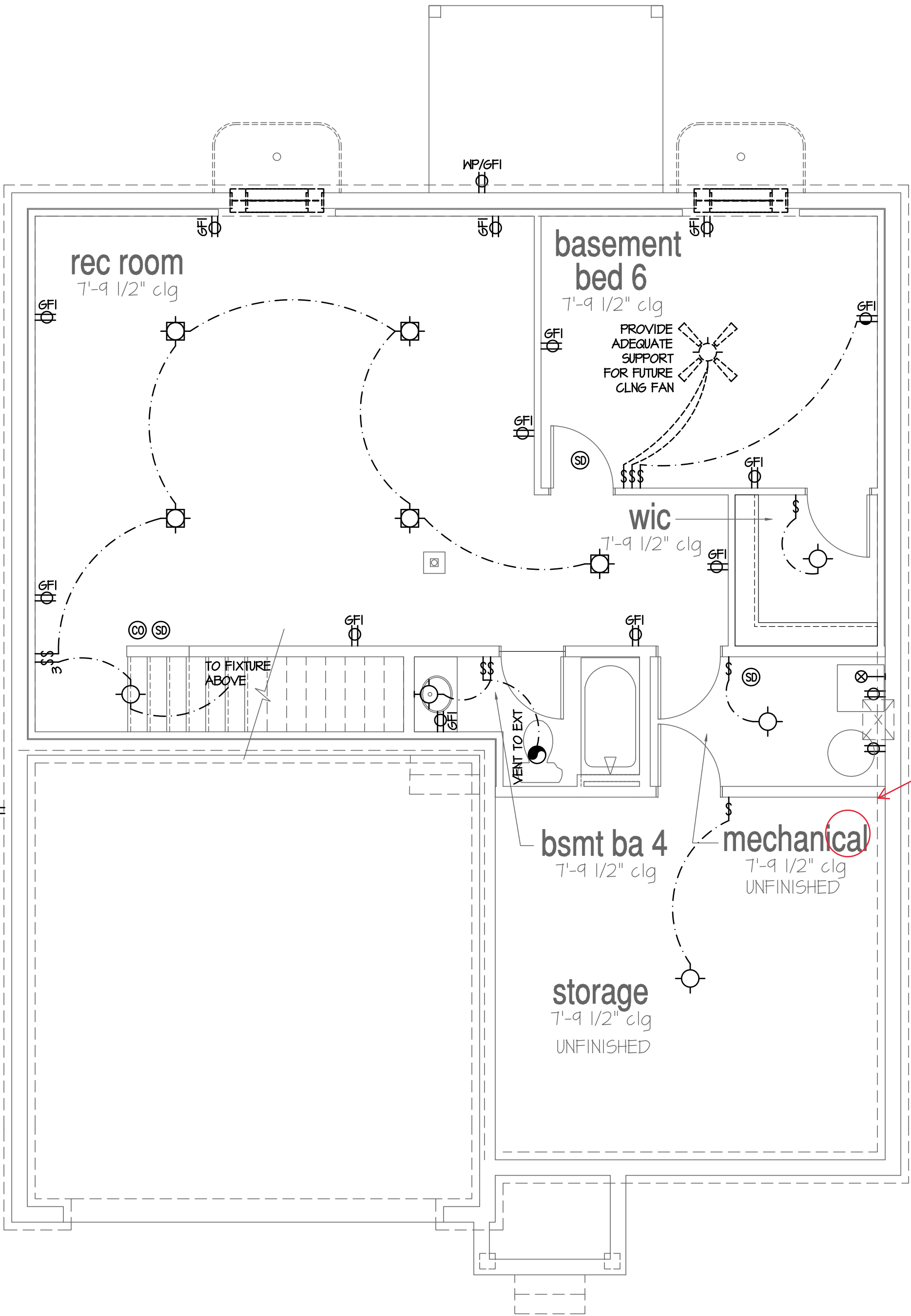
- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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LEGEND:	
DUPLEX OUTLET	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
WP/GFI HEATHERPROOF GFI DUPLEX OUTLET	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
HALF-SWITCHED DUPLEX OUTLET	EXHAUST FAN (VENT TO EXTERIOR)
220V 220 VOLT OUTLET	EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
REINFORCED JUNCTION BOX	FLUORESCENT LIGHT FIXTURE
WALL SWITCH	TECH HUB SYSTEM
THREE-WAY SWITCH	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
FOUR-WAY SWITCH	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
GFI	GAS SUPPLY WITH VALVE
PUSHBUTTON SWITCH	HOSE BIBB
110V SMOKE DETECTOR w/ BATTERY BACKUP	



Opt Walk-Out Basement Plan

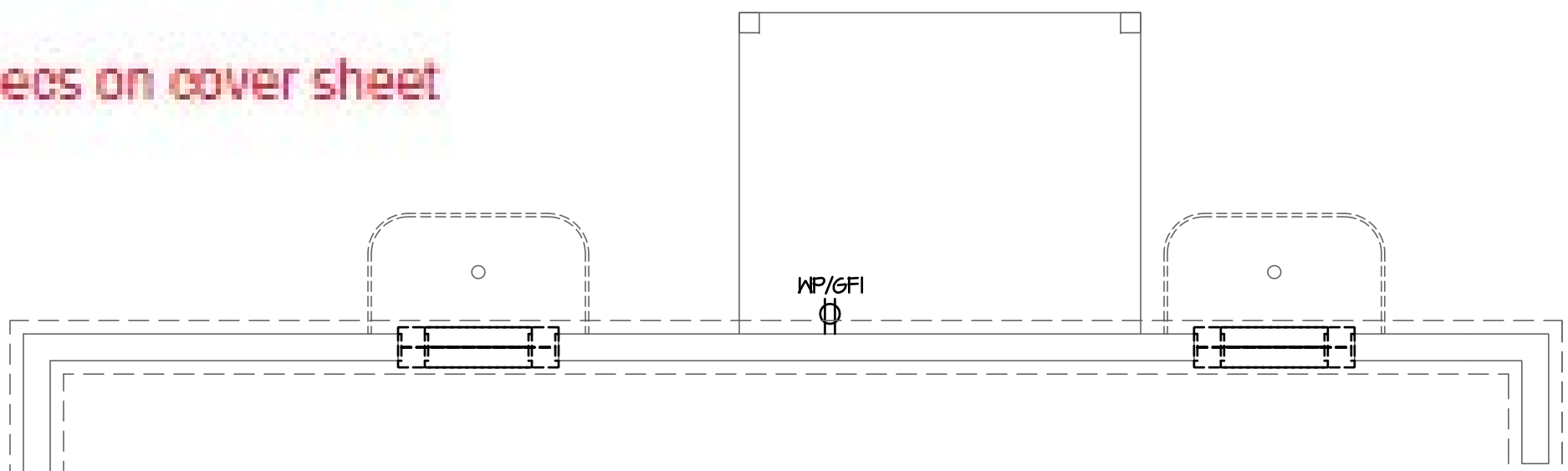
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Optional Finished Rec Room, Bedroom, & Bath

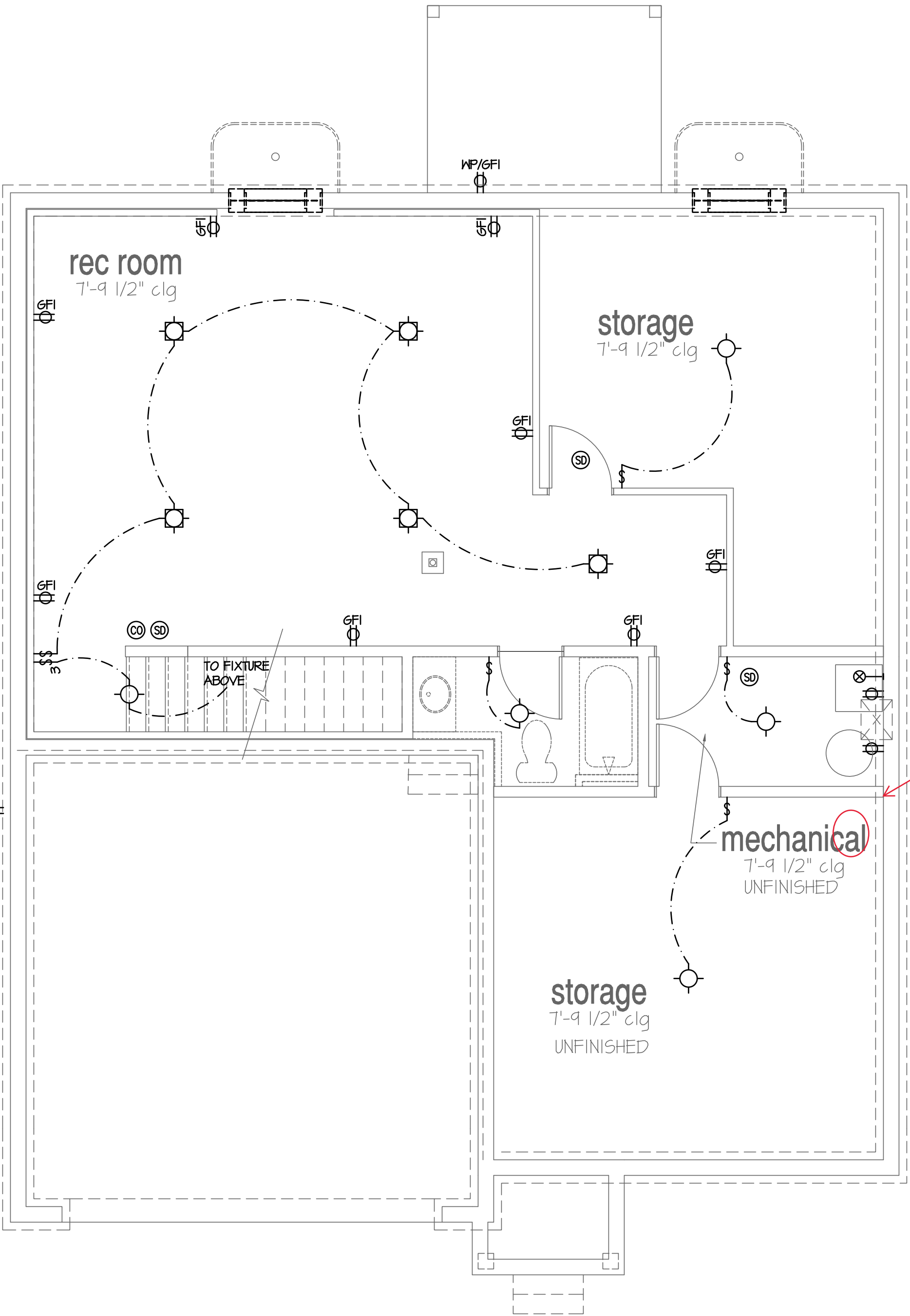
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See DRH DE electrical specs on cover sheet



Opt Look-Out Basement Plan

SCALE: 1/4\"/>



Optional Finished Rec Room

SCALE: 1/4\"/>

NO.	DATE:	REVISION:
1	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

Move sump

**Hunt
Club South
Capitall Div.**

PROJECT NO: GMD-6A16082.1

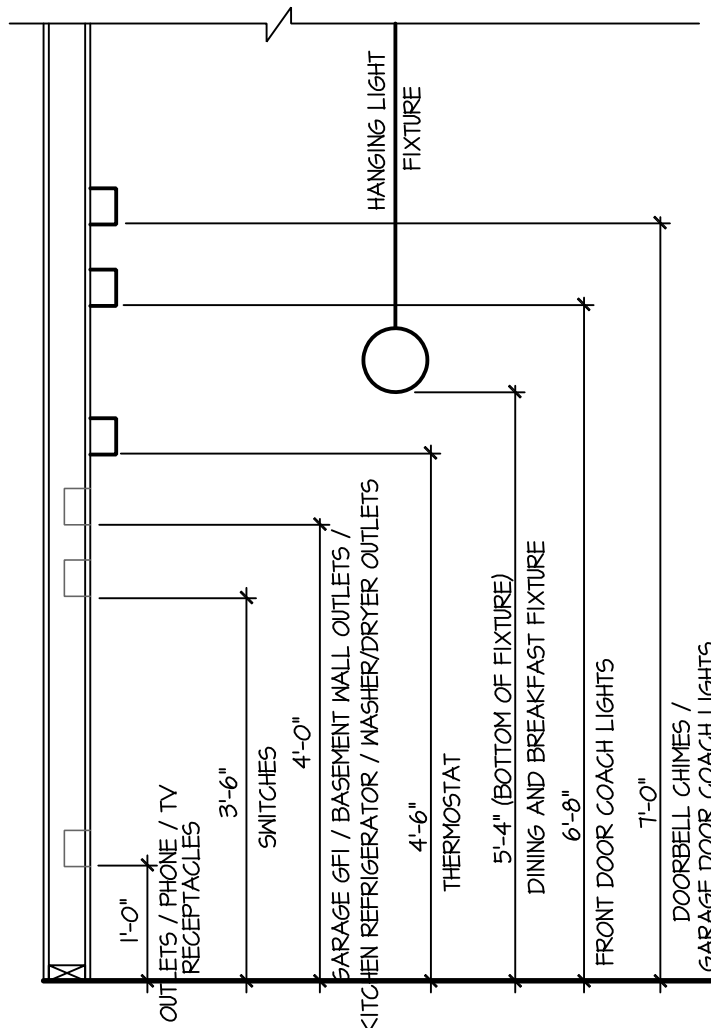
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BASEMENT UTILITY PLAN

PRINT DATE:

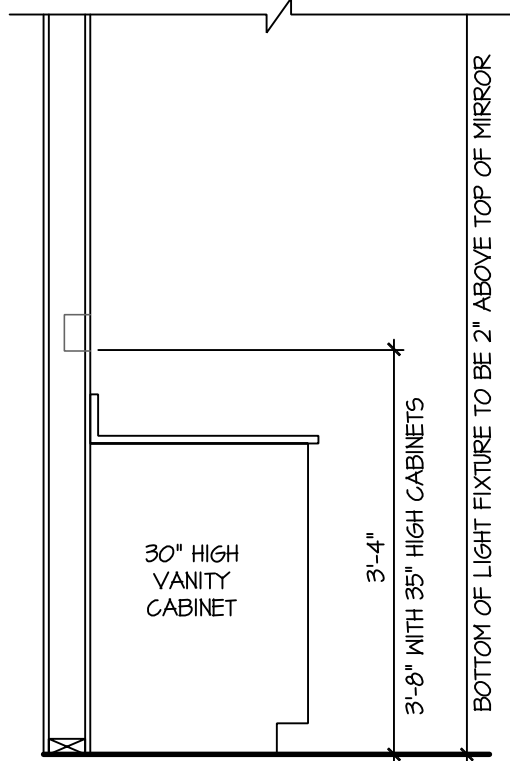
May 10, 2019

SHEET NO:

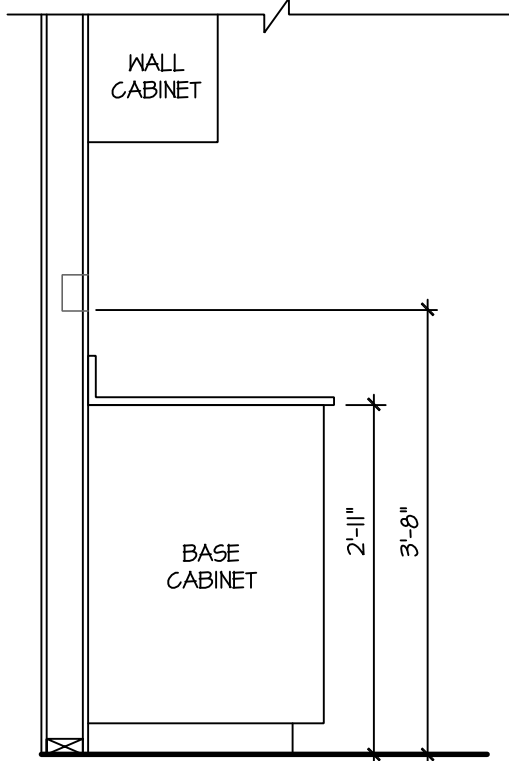
7.1



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

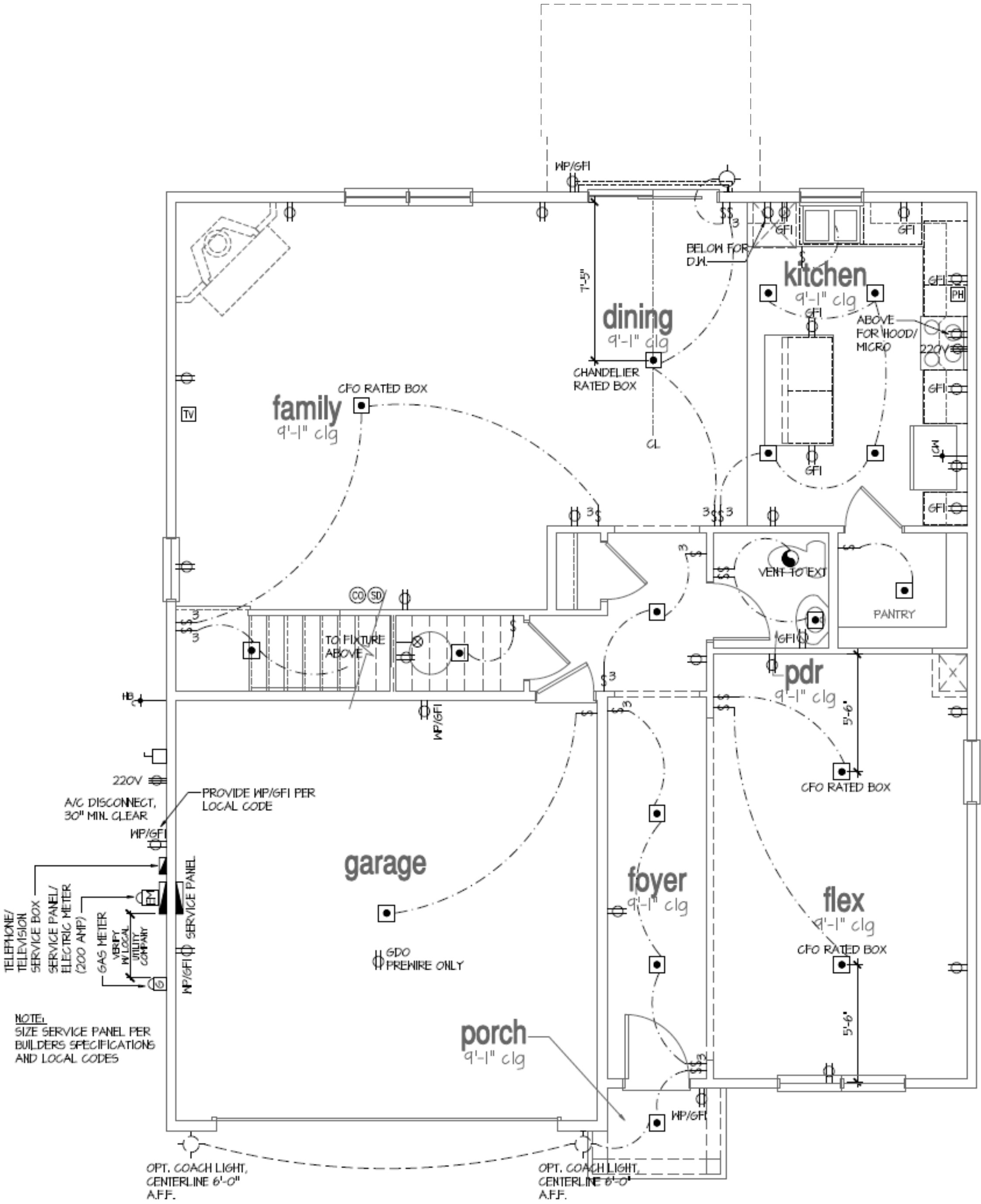
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 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		FLUORESCENT LIGHT FIXTURE
	WALL SWITCH		TECH HUB SYSTEM
	THREE-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	FOUR-WAY SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	CHIMES		GAS SUPPLY WITH VALVE
	PUSHBUTTON SWITCH		HOSE BIBB
	110V SMOKE DETECTOR W/ BATTERY BACKUP		1/4\"
	CO2 DETECTOR		WALL SCONCE
	THERMOSTAT		
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		

DRH DE SPECIFICATIONS

ALWAYS FOLOW SPECIFICATIONS - SPEC'S SUPERCEED PLANS

1. ALL CALLOUTS FOR CEILING MOUNTED, HANGING, AND RECESSED FIXTURES SHALL RECIEVE AN LED PUCK.
2. LIVING ROOM & MASTER BEDROOM RECEIVE 1 TV PREWIRE.
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1st Floor Plan 'A'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO:	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Capital Div.**

PROJECT NO: GMD-GA16082.1

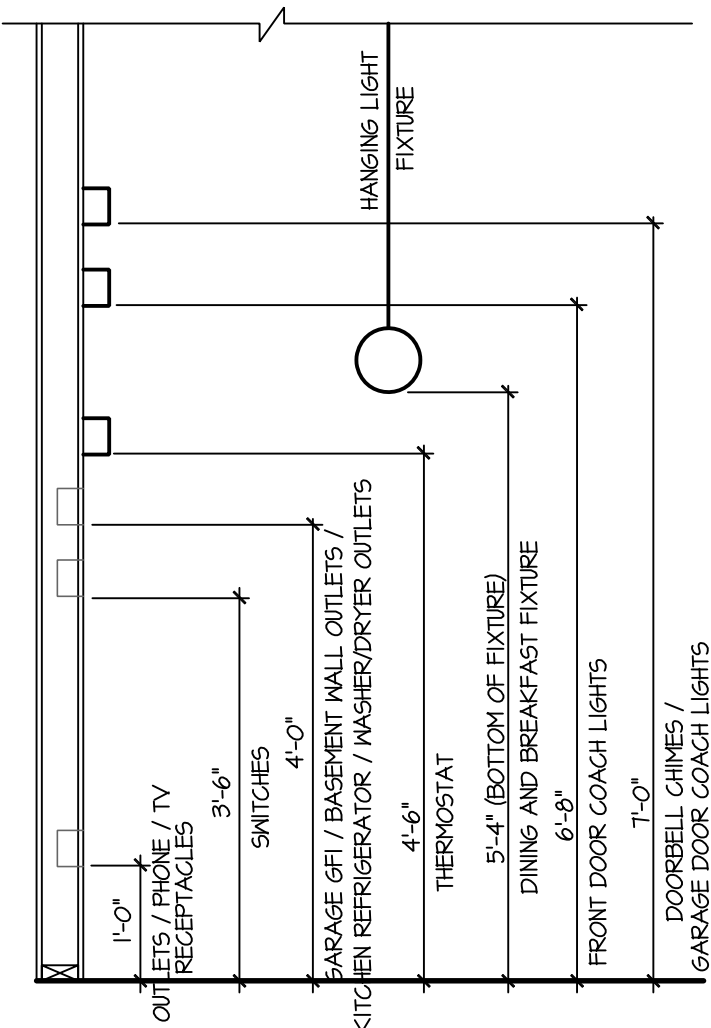
SHEET TITLE:
1ST FLOOR UTILITY PLAN

PRINT DATE:

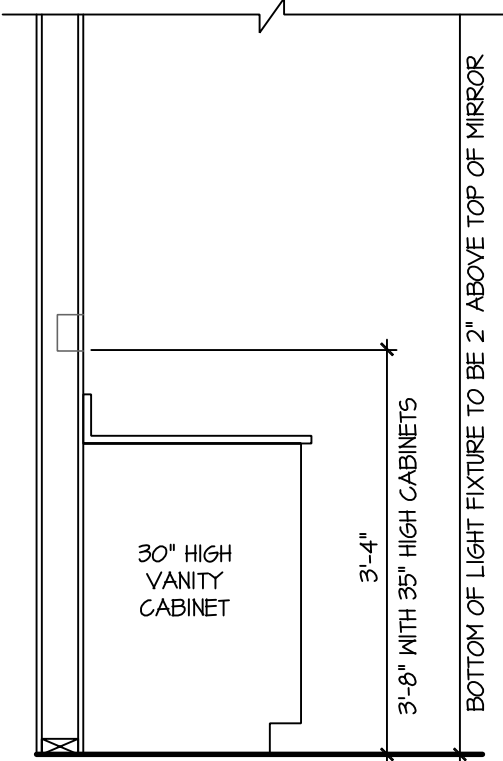
May 10, 2019

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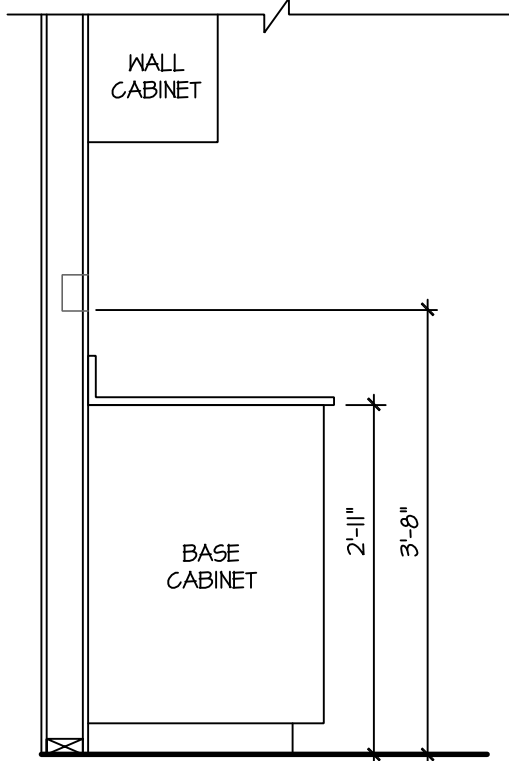
7.2



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



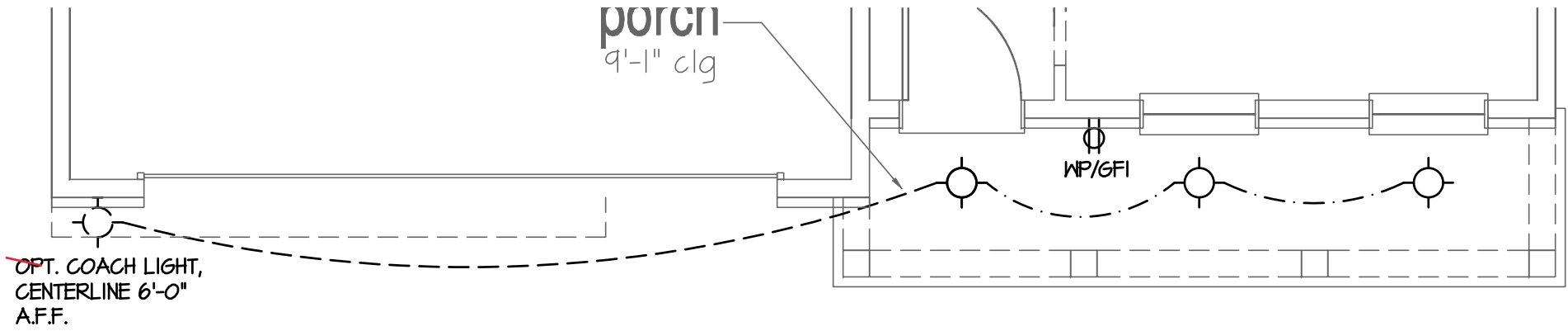
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

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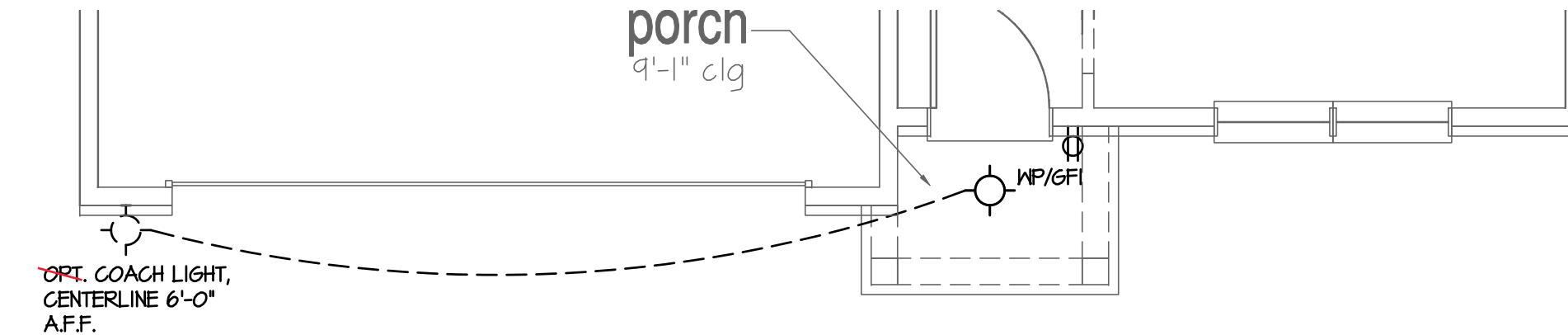
LEGEND:

⌀	DUPLEX OUTLET	⊙	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⌀ WP/GFI	WEATHERPROOF GFI DUPLEX OUTLET	⊙	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
⌀ GFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	⊙	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
⌀	HALF-SWITCHED DUPLEX OUTLET	⊙	EXHAUST FAN (VENT TO EXTERIOR)
⌀ 220V	220 VOLT OUTLET	⊙	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
⊙	REINFORCED JUNCTION BOX	⊙	FLUORESCENT LIGHT FIXTURE
\$	WALL SWITCH	⊙	TECH HUB SYSTEM
\$ 3	THREE-WAY SWITCH	⊙	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
\$ 4	FOUR-WAY SWITCH	⊙	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊙	CHIMES	⊙	GAS SUPPLY WITH VALVE
⊙	PUSHBUTTON SWITCH	⊙	HOSE BIBB
⊙	110V SMOKE DETECTOR W/ BATTERY BACKUP	⊙	1/4" WATER STUB OUT
⊙	CO2 DETECTOR	⊙	WALL SCONCE
⊙	THERMOSTAT		
⊙	TELEPHONE		
⊙	TELEVISION		
⊙	ELECTRIC METER		
⊙	ELECTRIC PANEL		
⊙	DISCONNECT SWITCH		



1st Floor Plan 'K'

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



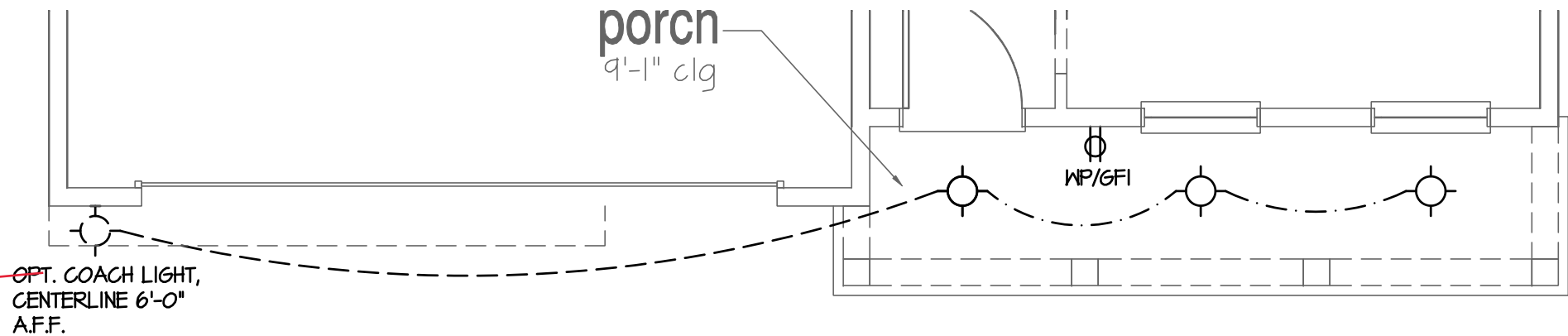
1st Floor Plan 'J'

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

DRH DE SPECIFICATIONS

ALWAYS FOLOW SPECIFICATIONS - SPEC'S SUPERCEED PLANS

1. ALL CALLOUTS FOR CEILING MOUNTED, HANGING, AND RECESSED FIXTURES SHALL RECIEVE AN LED PUCK.
2. LIVING ROOM & MASTER BEDROOM RECEIVE 1 TV PREWIRE.
3. ALL HOMES TO RECEIVE 1 PHONE LOCATED IN KITCHEN.
4. ALL BEDROOMS RECIEVE 1 LED PUCK INSTALLED @ CFO RATED BOX WITH 1 SWITCH. REMOVE SWITCHED OUTLET.
5. GREAT ROOM / FAMILY ROOM RECIEVE 1 LED PUCK @ CFO RATED BOX WITH LIGHT CONTROLLED SWITCH(ES) ONLY. REMOVE FAN CONTROL SWITCHES & SWITCHED OUTLETS.
6. OMIT ALL VANITY LIGHTS AND ADD LED PUCK CENTERED OVER EACH BOWL. *DOUBLE VANITY WILL RECEIVE 2 PUCKS.*
7. ADD LED PUCK CENTERED OVER ALL SHOWERS/TUBS.
8. ALL GARAGES TO RECEIVE 2 CARRIAGE LIGHTS AS STANDARD.
9. ALL DINING ROOM/CHANDELIER FIXTURES TO RECEIVE LED PUCK AT CHANDELIER RATED BOX.



1st Floor Plan 'B'

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

NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hanover
'X427'

Hunt
Club South
Captial Div.

PROJECT NO: GMD-GA16082.1

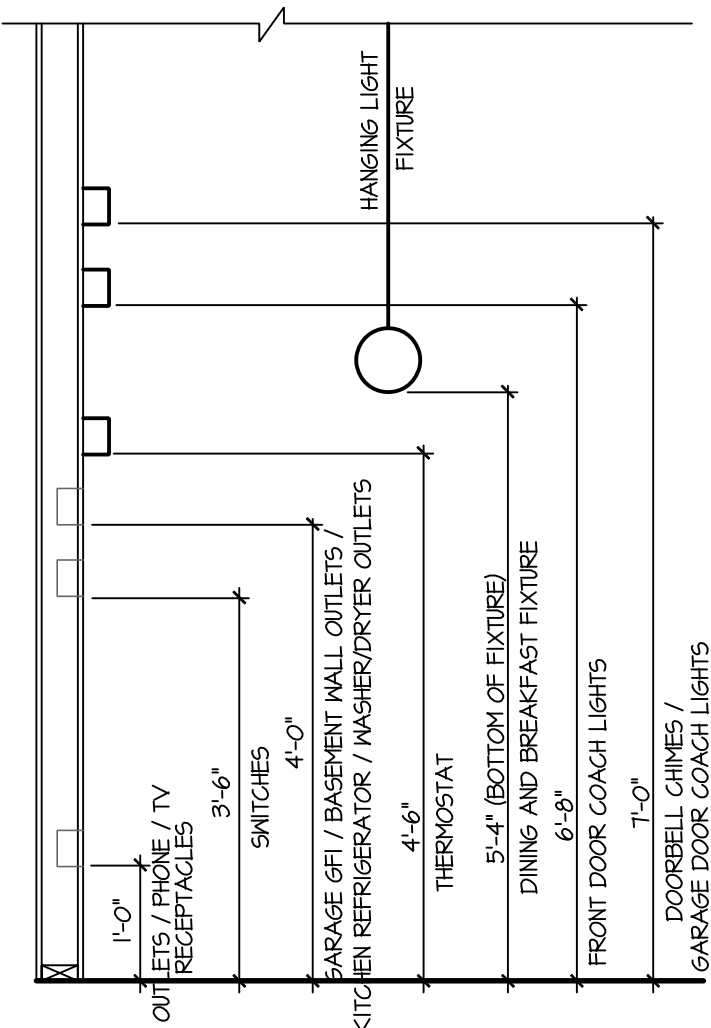
SHEET TITLE:
1ST FLOOR UTILITY PLAN

PRINT DATE:

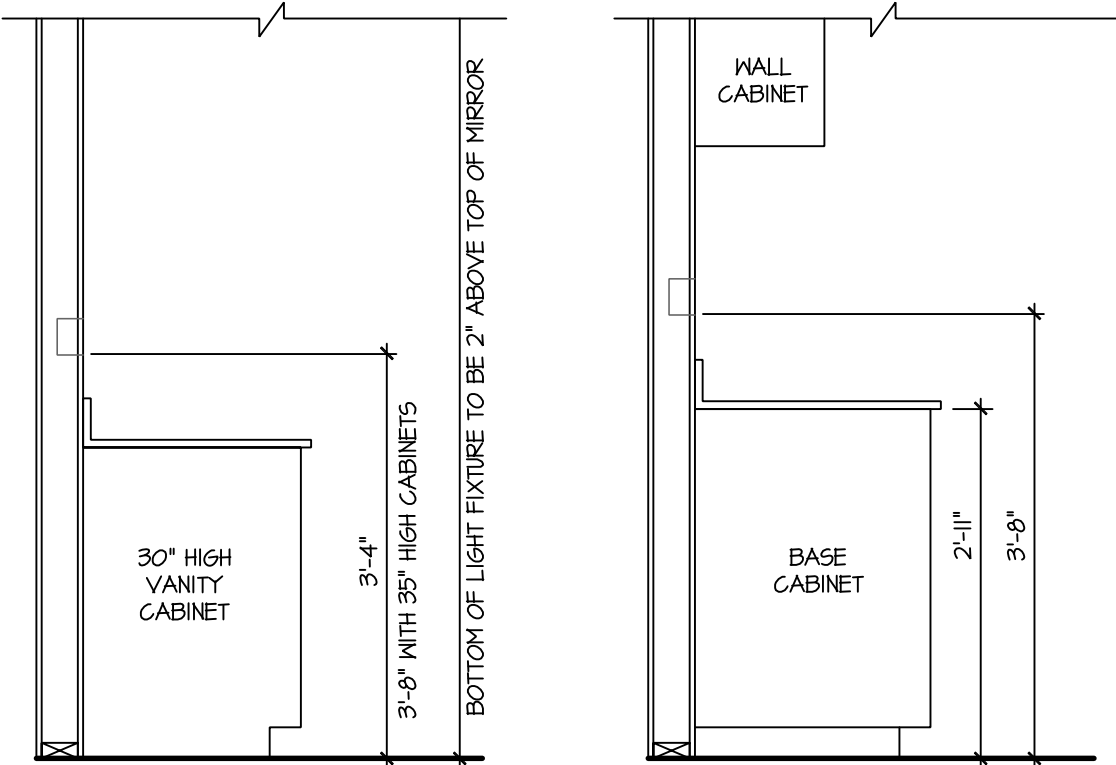
May 10, 2019

SHEET NO:

7.3



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

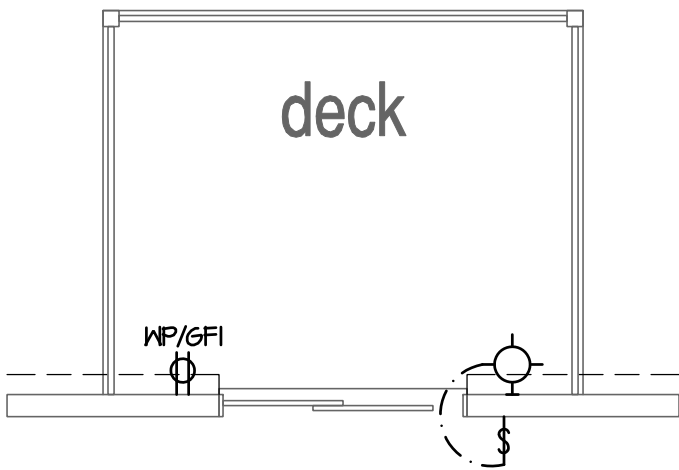
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE PUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

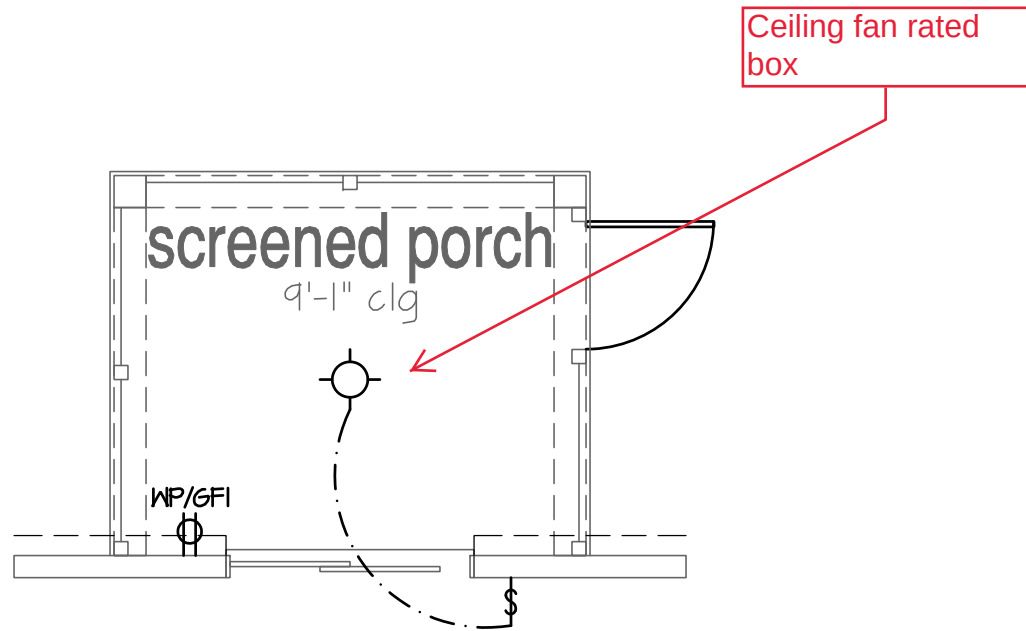
LEGEND:

	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220V 220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		FLUORESCENT LIGHT FIXTURE
	WALL SWITCH		TECH HUB SYSTEM
	THREE-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	FOUR-WAY SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	CHIMES		GAS SUPPLY WITH VALVE
	PUSHBUTTON SWITCH		HOSE BIBB
	110V SMOKE DETECTOR W/ BATTERY BACKUP		1/4" WATER STUB OUT
	CO2 DETECTOR		WALL SCONCE
	THERMOSTAT		
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



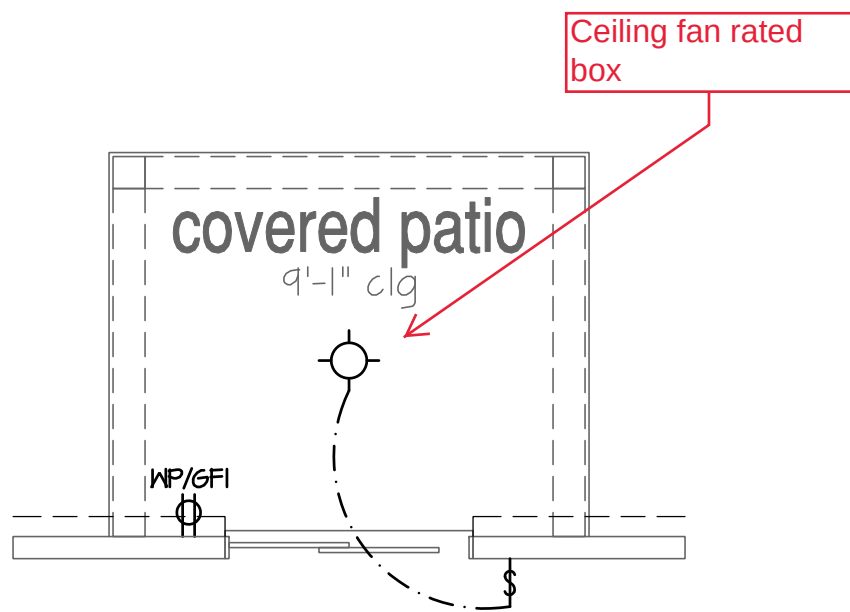
Deck At Opt Basement

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



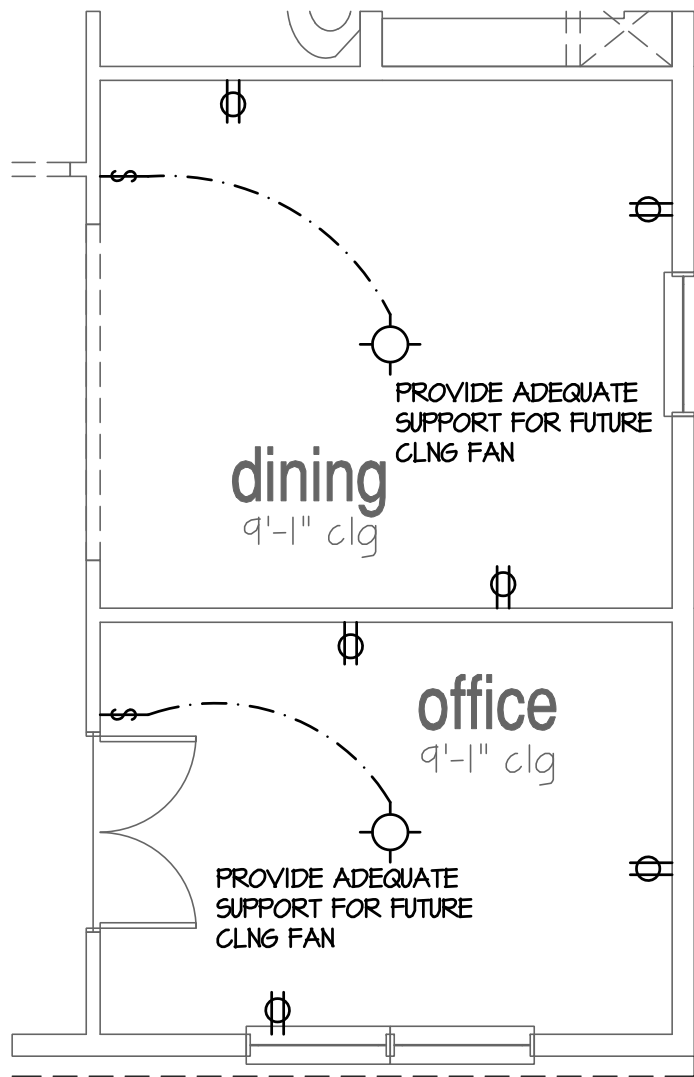
Opt Screened Porch

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



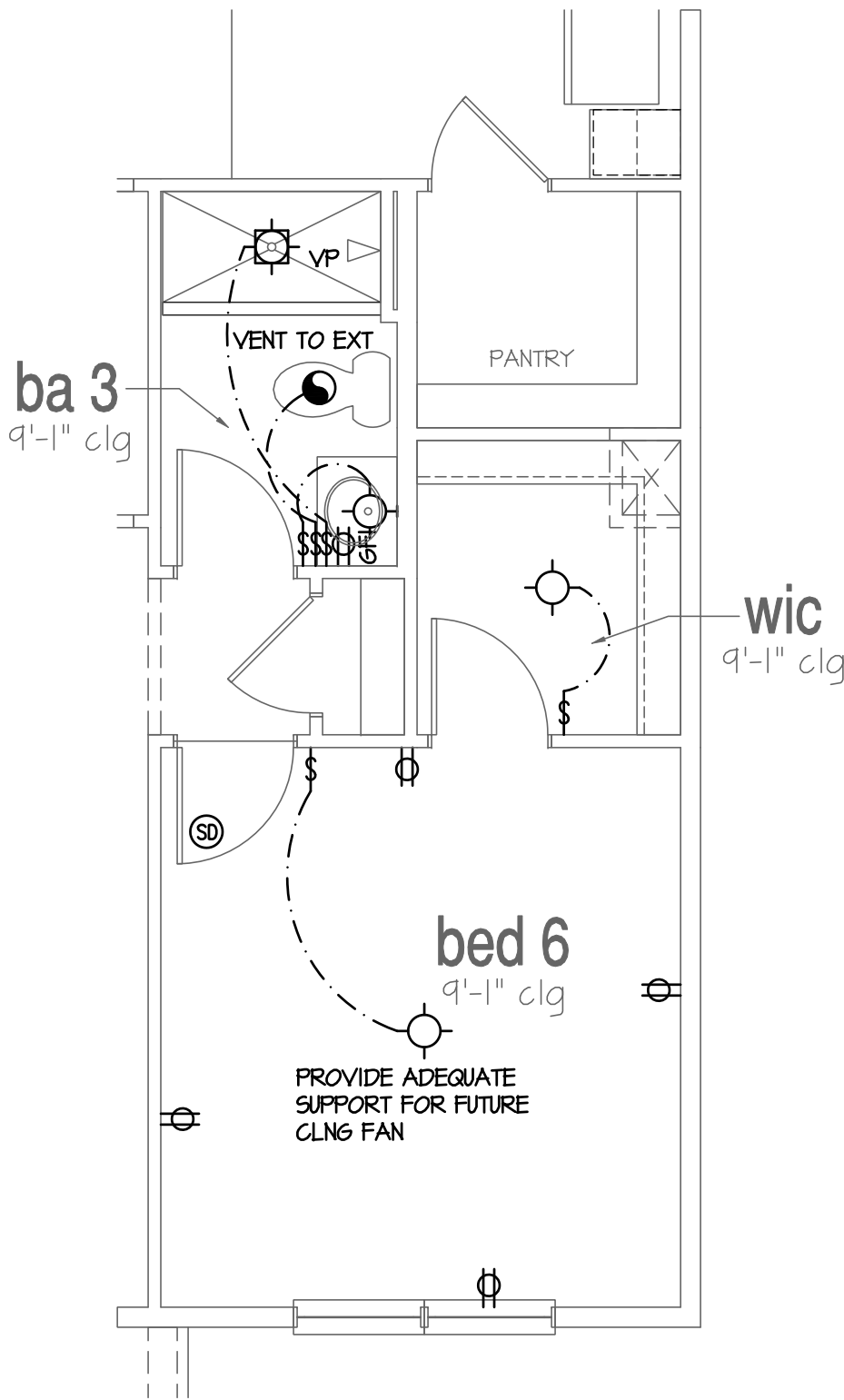
Opt Covered Porch

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



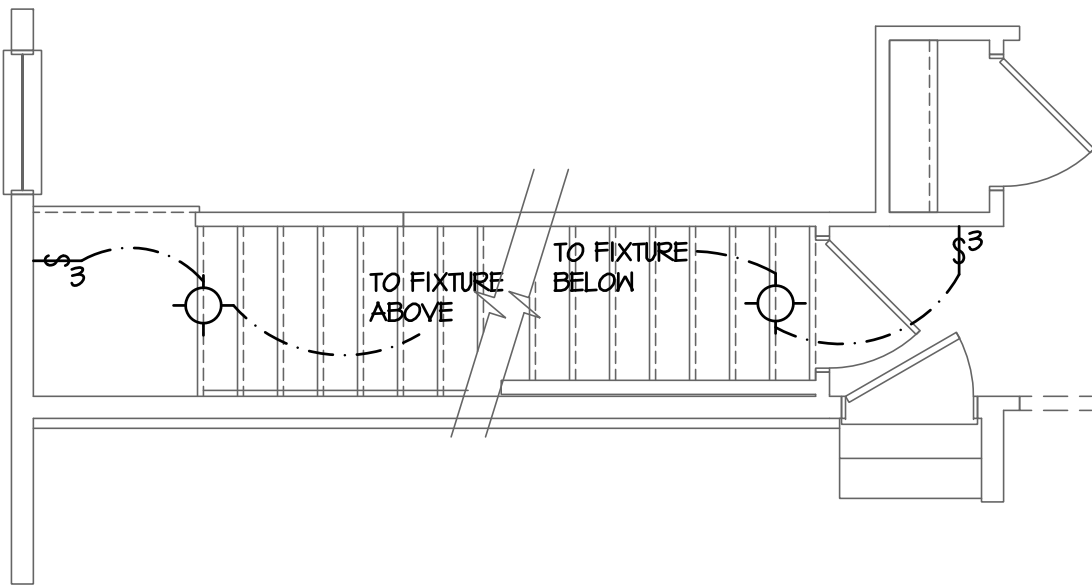
Optional Office

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



Opt. Bedroom Bath

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



Stairs At Basement

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

DRH DE SPECIFICATIONS

ALWAYS FOLOW SPECIFICATIONS - SPEC'S SUPERCEED PLANS

1. ALL CALLOUTS FOR CEILING MOUNTED, HANGING, AND RECESSED FIXTURES SHALL RECIEVE AN LED PUCK.
2. LIVING ROOM & MASTER BEDROOM RECEIVE 1 TV PREWIRE.
3. ALL HOMES TO RECEIVE 1 PHONE LOCATED IN KITCHEN.
4. ALL BEDROOMS RECIEVE 1 LED PUCK INSTALLED @ CFO RATED BOX WITH 1 SWITCH. REMOVE SWITCHED OUTLET.
5. GREAT ROOM / FAMILY ROOM RECIEVE 1 LED PUCK @ CFO RATED BOX WITH LIGHT CONTROLLED SWITCH(ES) ONLY. REMOVE FAN CONTROL SWITCHES & SWITCHED OUTLETS.
6. OMIT ALL VANITY LIGHTS AND ADD LED PUCK CENTERED OVER EACH BOWL. *DOUBLE VANITY WILL RECEIVE 2 PUCKS.*
7. ADD LED PUCK CENTERED OVER ALL SHOWERS/TUBS.
8. ALL GARAGES TO RECEIVE 2 CARRIAGE LIGHTS AS STANDARD.
9. ALL DINING ROOM/CHANDELIER FIXTURES TO RECEIVE LED PUCK AT CHANDELIER RATED BOX.

NO:	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hanover
'X427'

Hunt
Club South
Capitall Div.

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
1ST FLOOR UTILITY PLAN
OPTIONS

PRINT DATE:

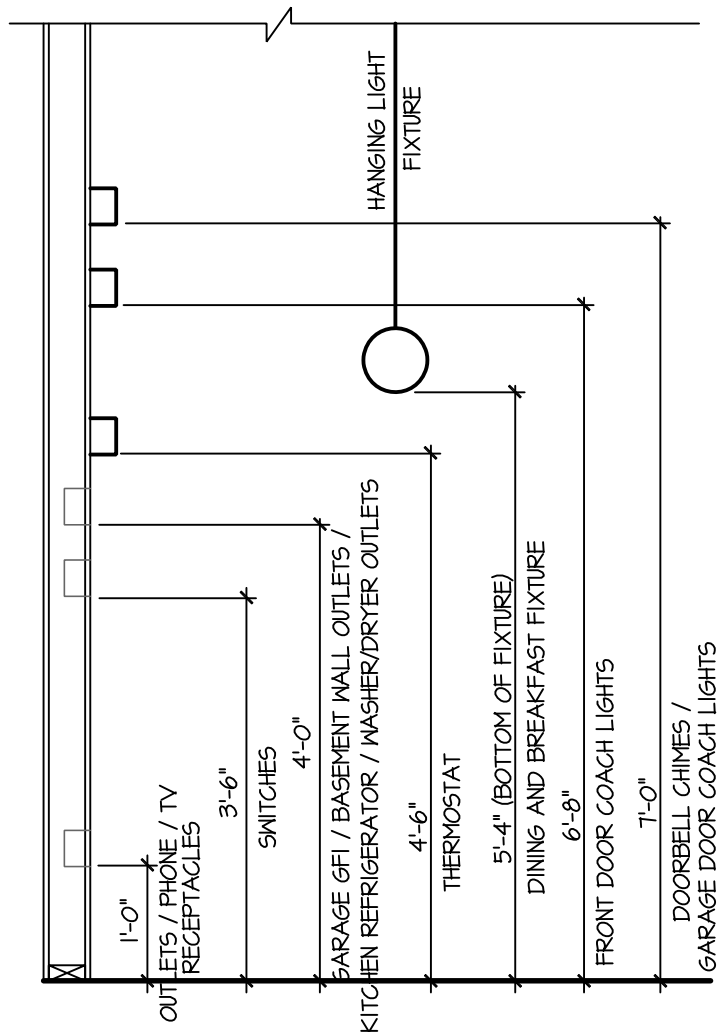
May 10, 2019

SHEET NO:

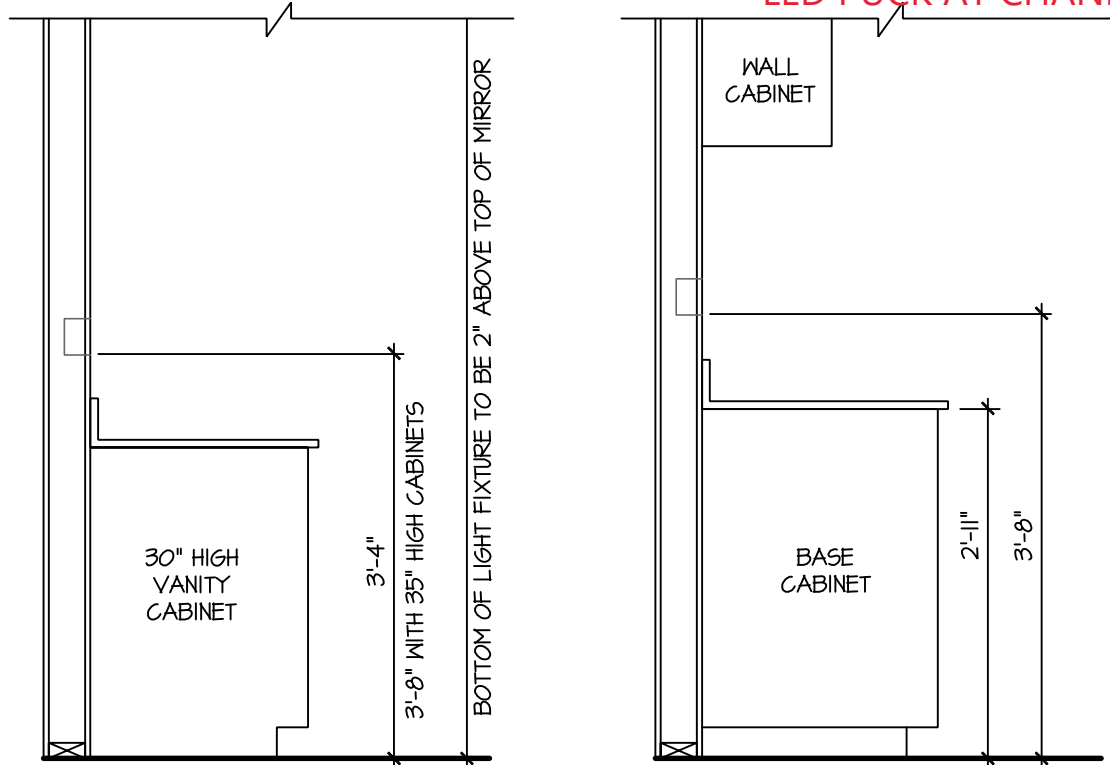
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DRH DE SPECIFICATIONS

ALWAYS FOLLOW SPECIFICATIONS - SPEC'S SUPERCEED PLANS



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

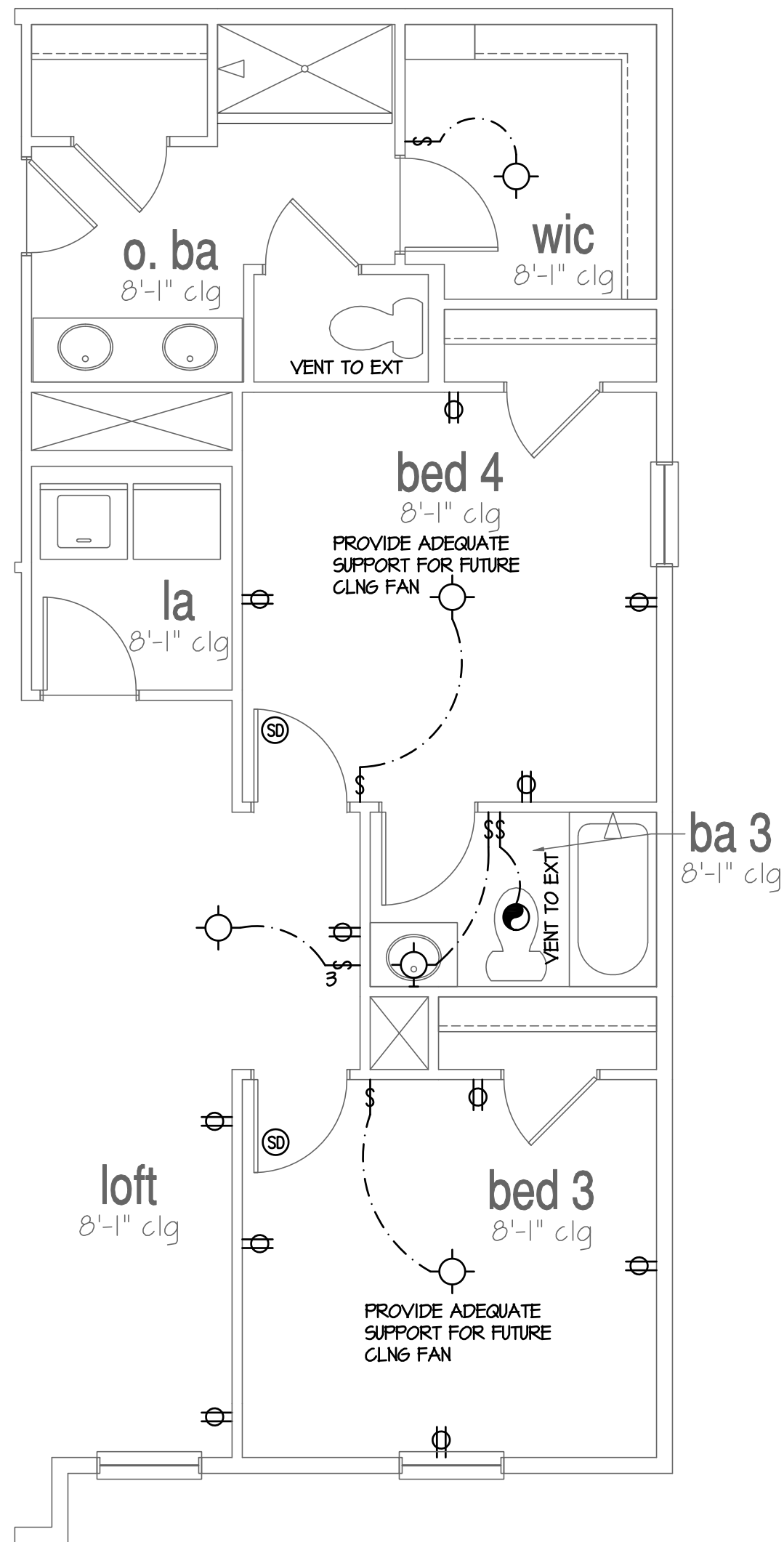
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRIFT DAMPERS.
- FAN/LIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
- ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
- PROVIDE AND INSTALL LOGALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO REGULATION DUE TO FIELD CONDITIONS.
- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

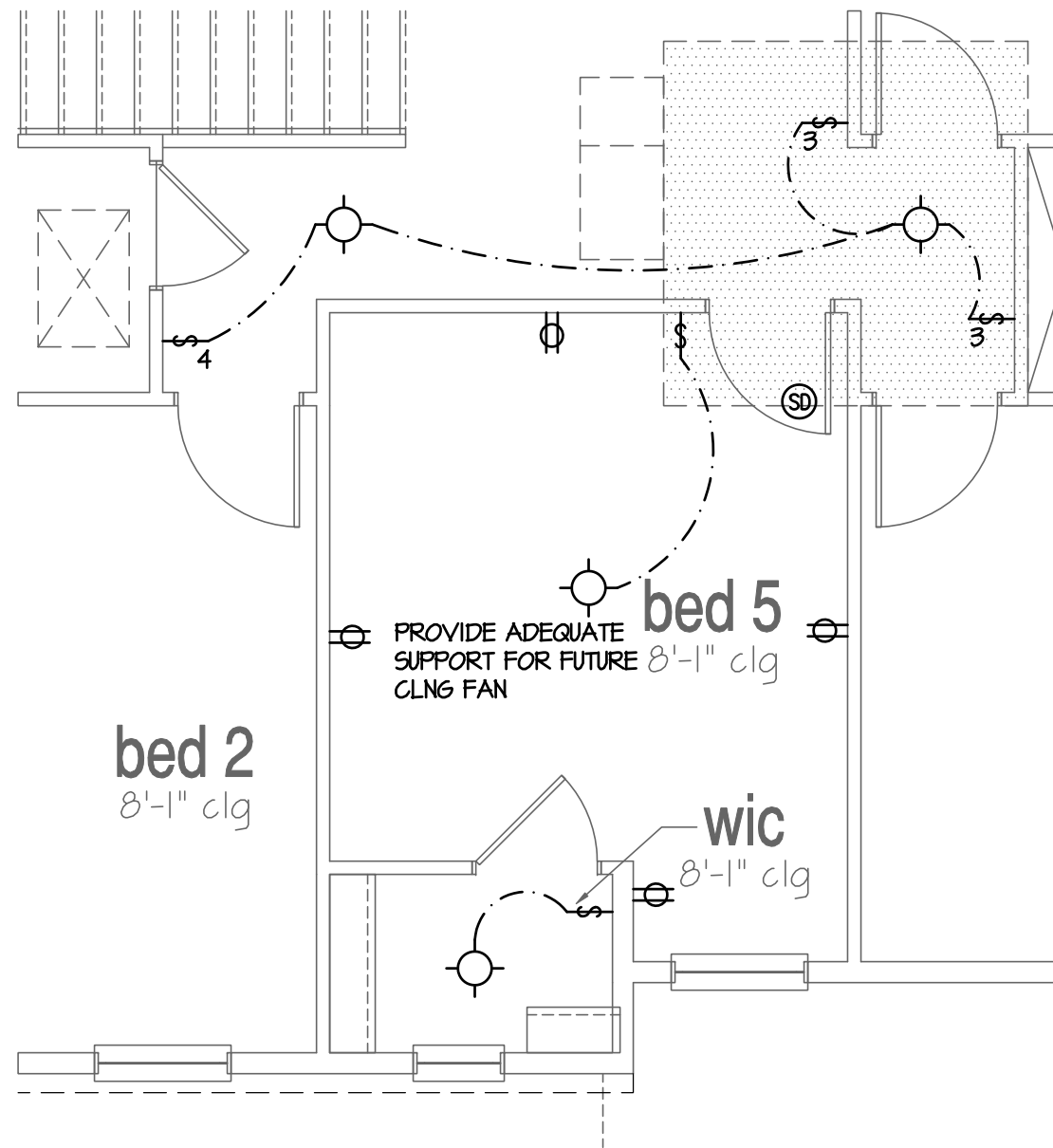
LEGEND:

 DUPLEX OUTLET	 CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
 WP/GFI WEATHERPROOF GFI DUPLEX OUTLET	 HALL MOUNTED INCANDESCENT LIGHT FIXTURE
 GFI GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	 RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
 HALF-SWITCHED DUPLEX OUTLET	 EXHAUST FAN (VENT TO EXTERIOR)
 220V 220 VOLT OUTLET	 EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
 REINFORCED JUNCTION BOX	 FLUORESCENT LIGHT FIXTURE
 WALL SWITCH	 TECH HUB SYSTEM
 3 THREE-WAY SWITCH	 CEILING FAN (PROVIDE ADEQUATE SUPPORT)
 4 FOUR-WAY SWITCH	 CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
 CHIMES	 GAS SUPPLY WITH VALVE
 PUSHBUTTON SWITCH	 HOSE BIBB
 110V SMOKE DETECTOR W/ BATTERY BACKUP	 1/4" WATER STUB OUT
 CO2 DETECTOR	 WALL SCONCE
 THERMOSTAT	
 TELEPHONE	
 TELEVISION	
 ELECTRIC METER	
 ELECTRIC PANEL	
 DISCONNECT SWITCH	



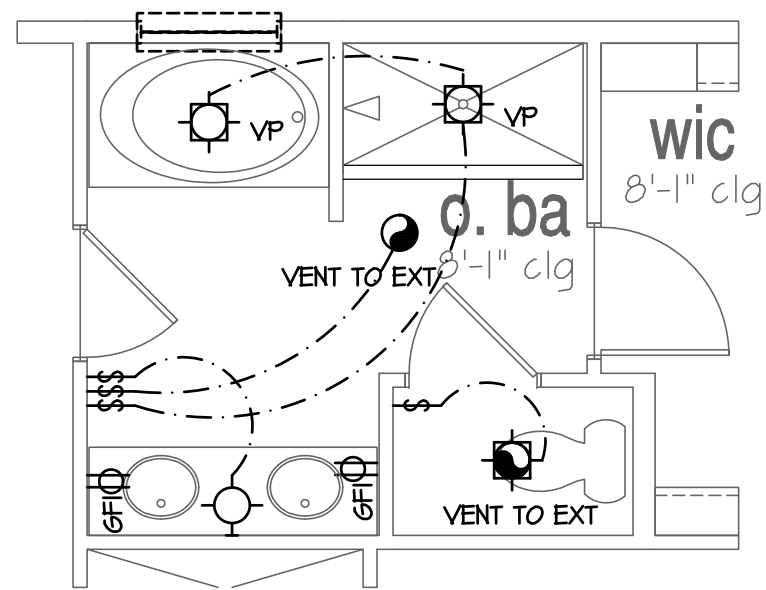
Optional Bath 3

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



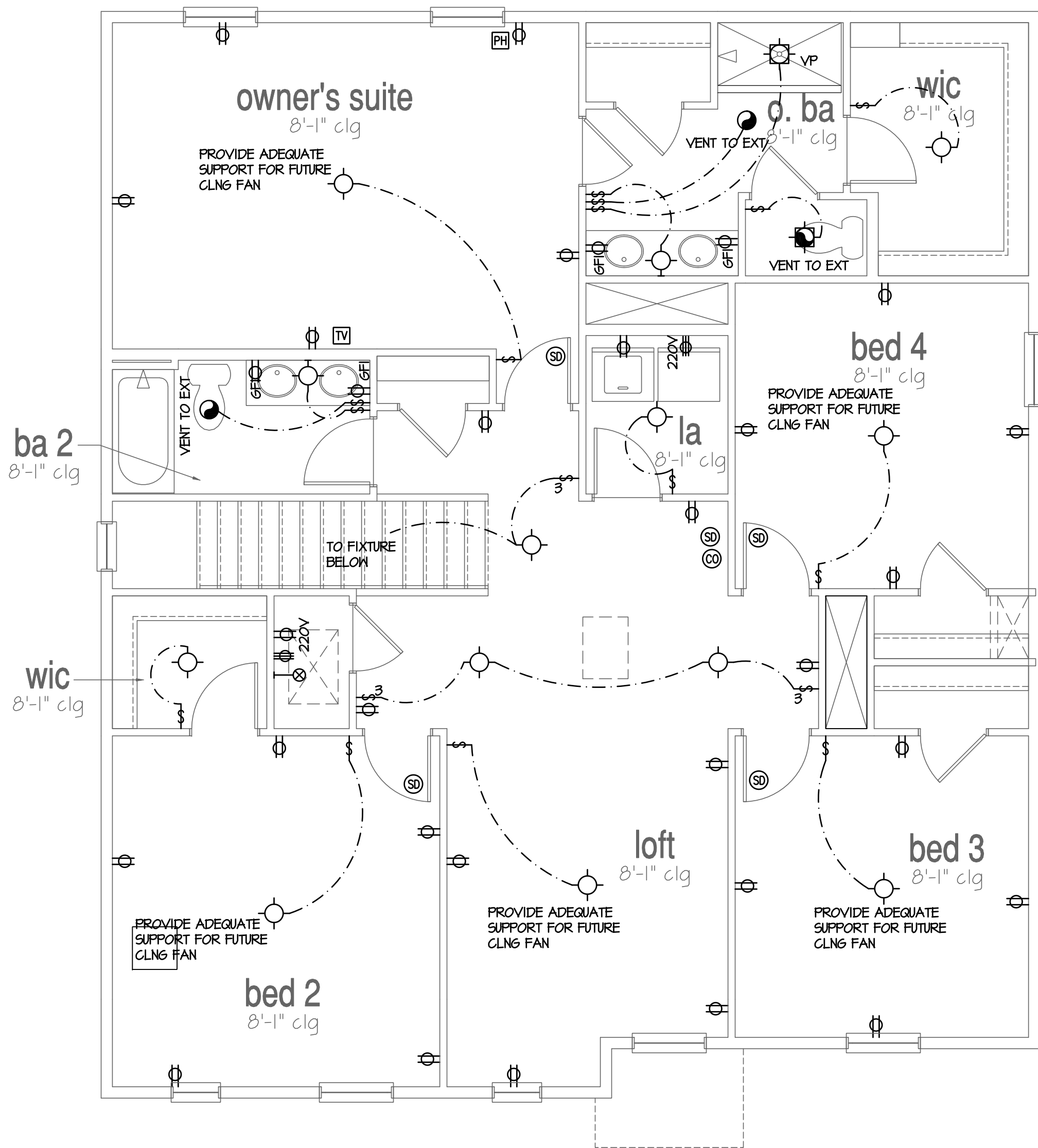
Optional Bed 5

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



Opt Owner's Bath

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



2nd Floor Plan 'A'

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



NO:	DATE:	REVISION:
	04.13.20	

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series Hanover 'X427'

**Hunt
Club South
Captial Div.**

PROJECT NO: GMD-GA16082.

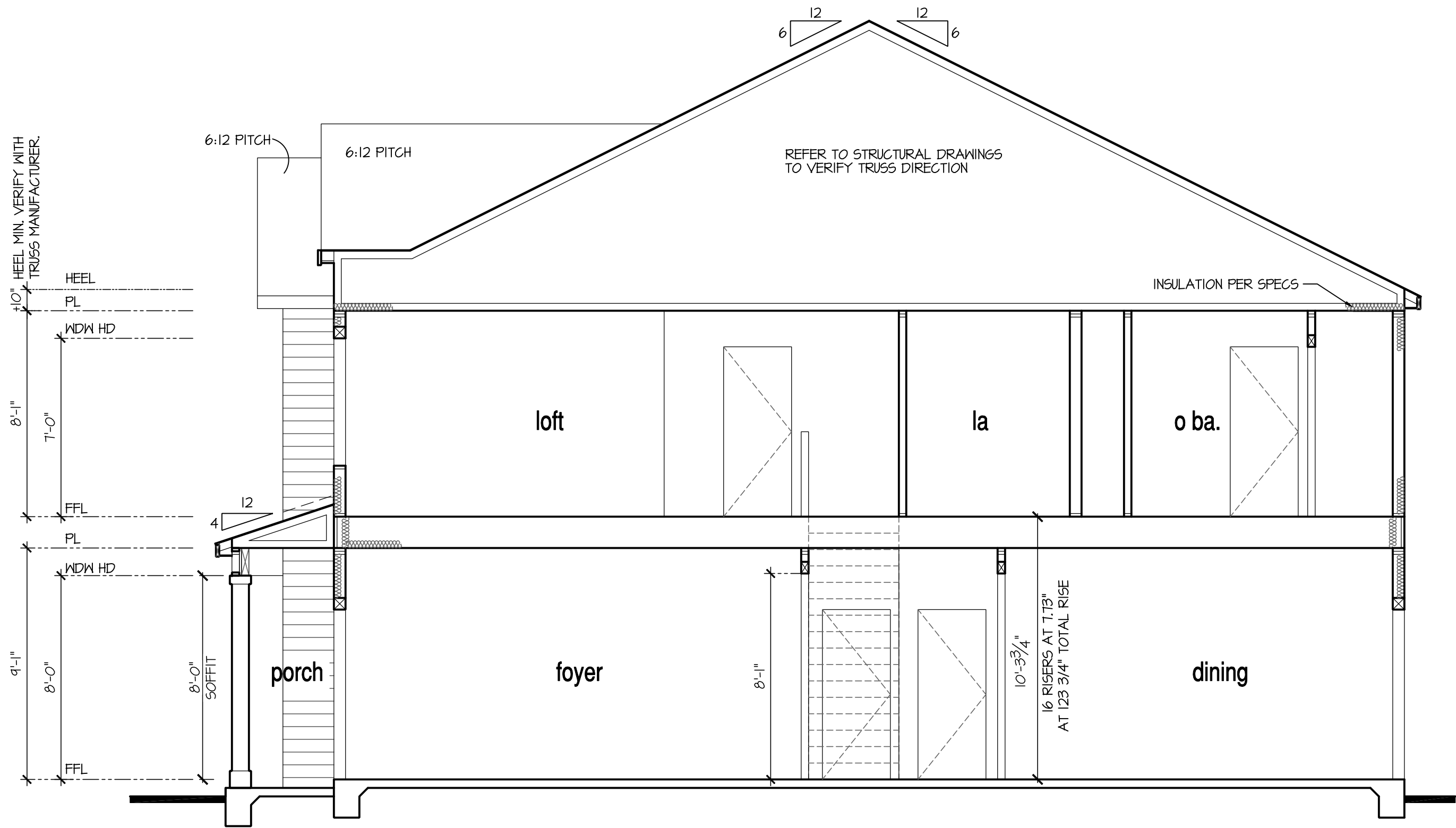
HEET TITLE:

PRINT DATE

May 10, 2019

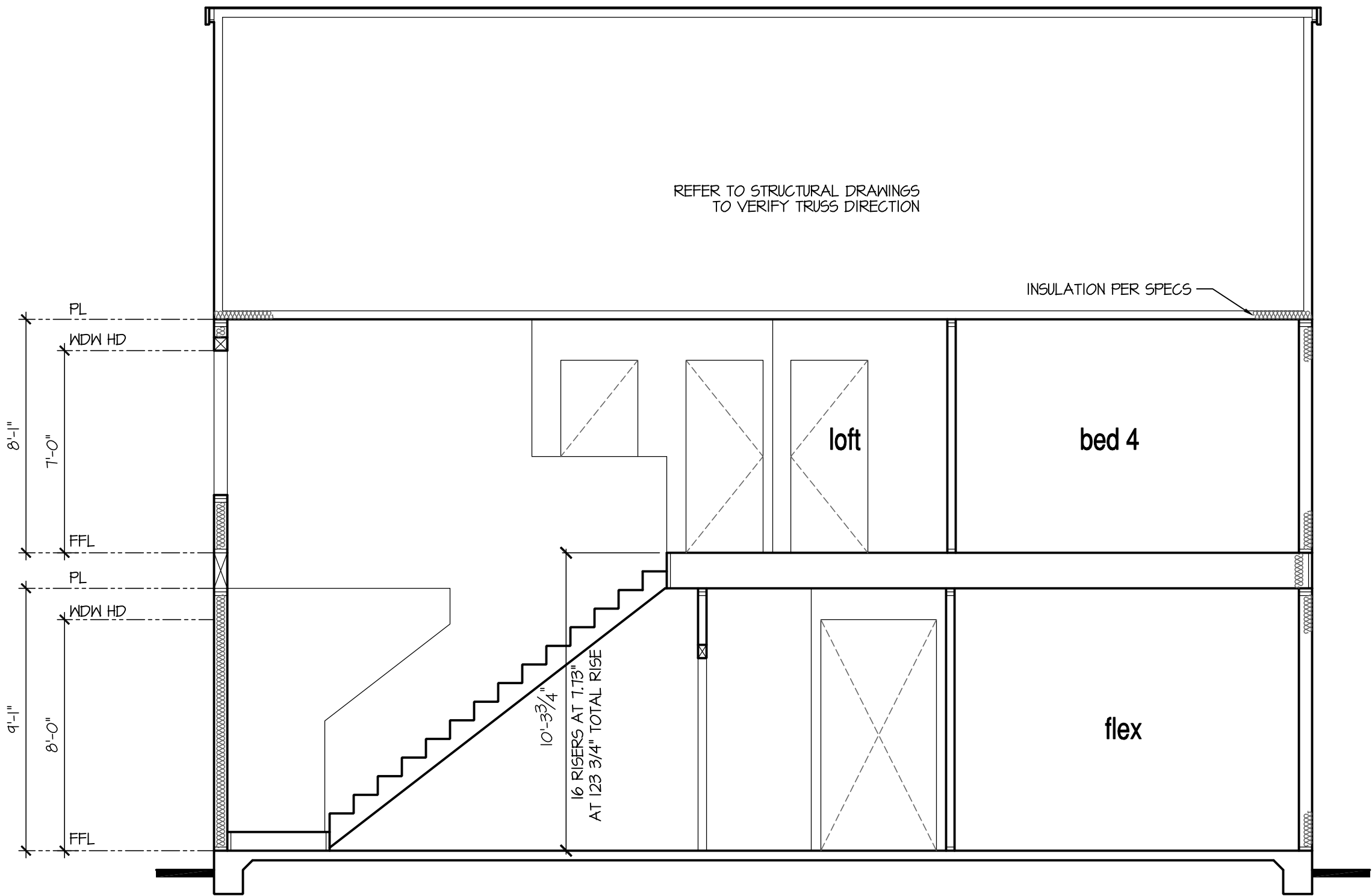
SHEET NO:

7.5



Building Section 1 at Monolithic Slab

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



Building Section 2 at Monolithic Slab

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

9'-1" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)

16 TREADS AT 10" EACH VERIFY

17 RISERS AT +/- 7.40" = 125 3/4" TOTAL

RISE VERIFY

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.

D·R·HORTON
America's Builder

NO.	DATE:	REVISION:
1	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Capitall Div.**

PROJECT NO: GMD-6A16082.1

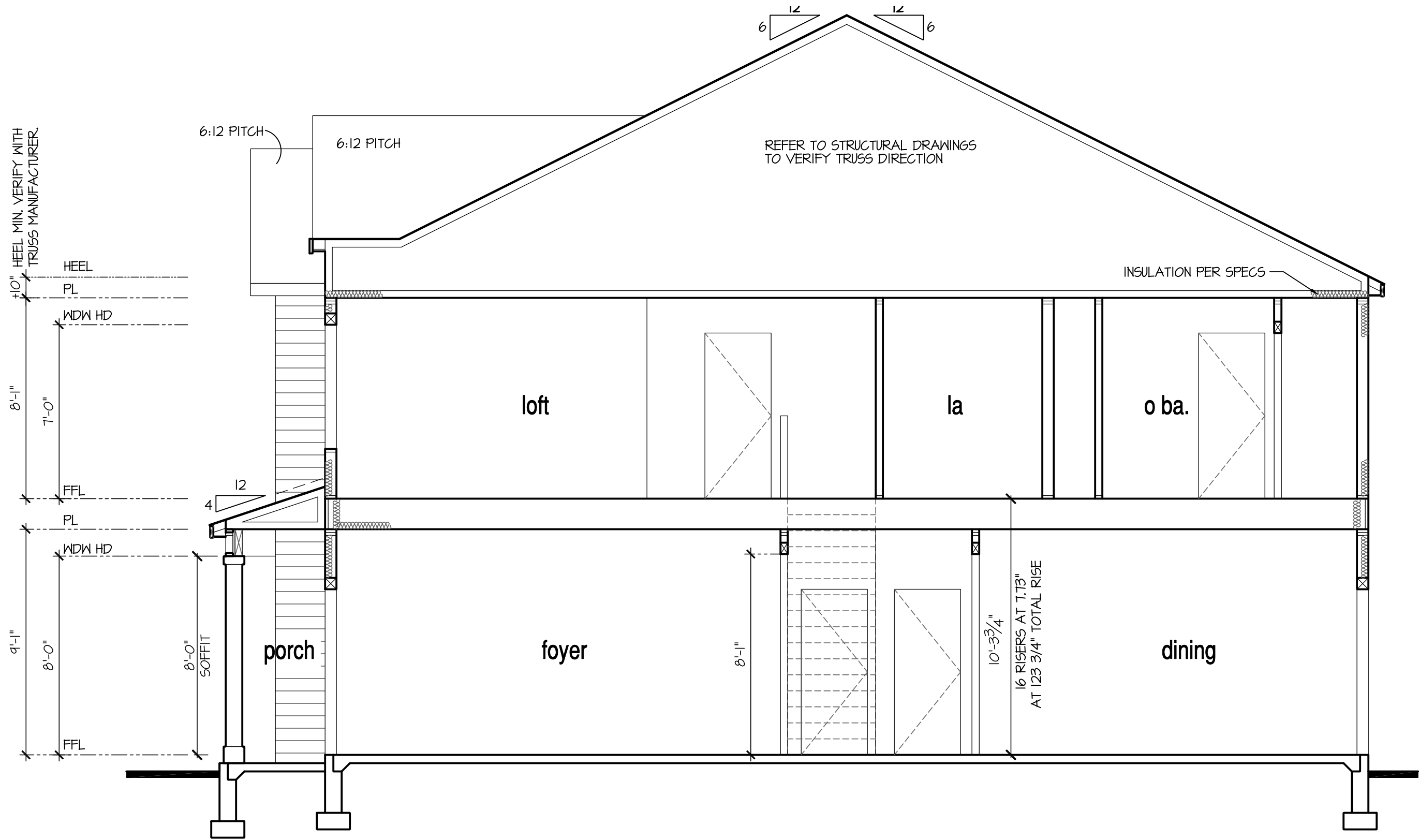
SHEET TITLE:
**MONOLITHIC SLAB
BUILDING SECTIONS**

PRINT DATE:

May 10, 2019

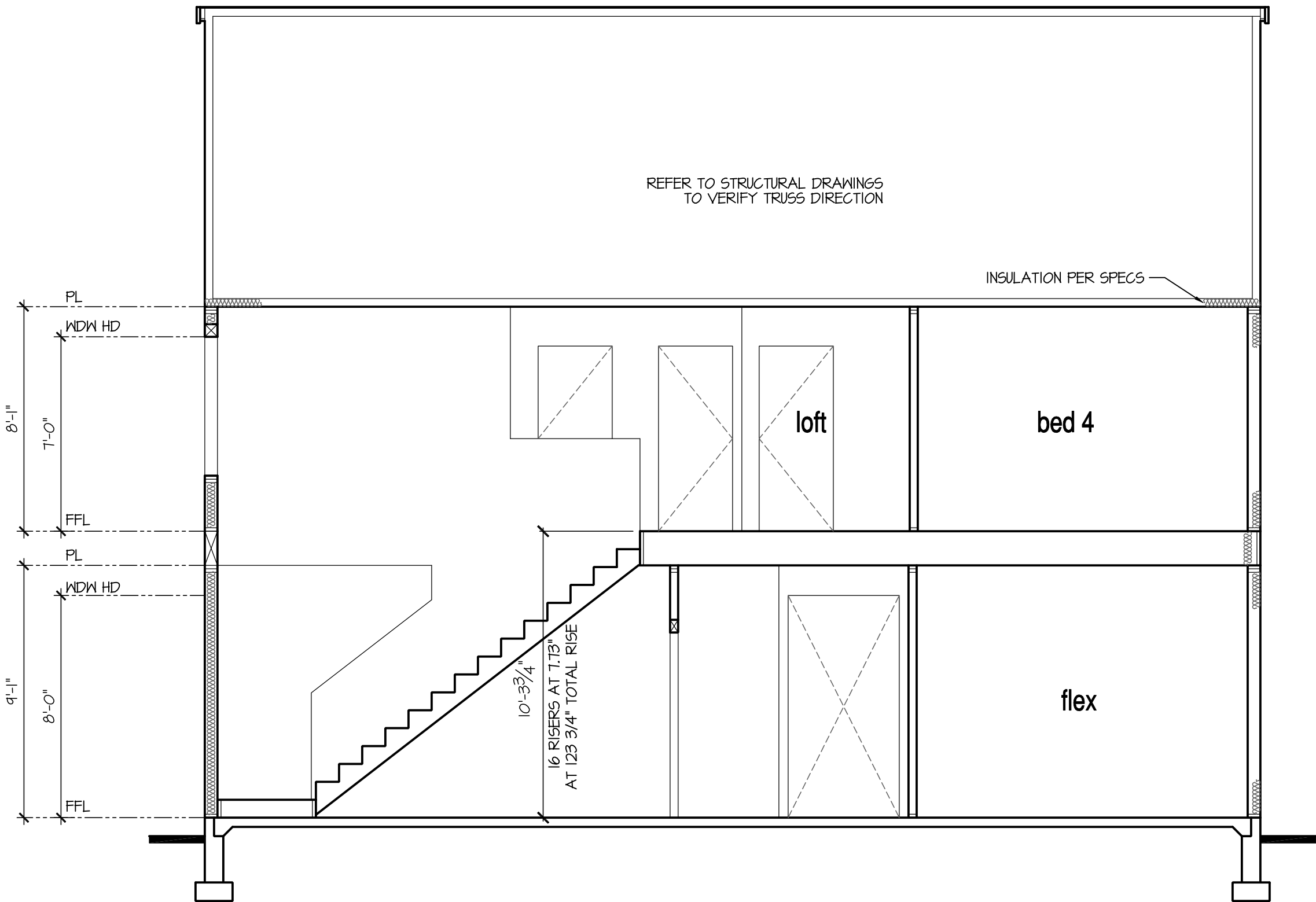
SHEET NO:

8 MS



Building Section 1 at Stem Wall

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



Building Section 2 at Stem Wall

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

9'-1" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

D·R·HORTON
America's Builder

NO.	DATE:	REVISION:
1	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Capitall Div.**

PROJECT NO: GMD-GA16082.1

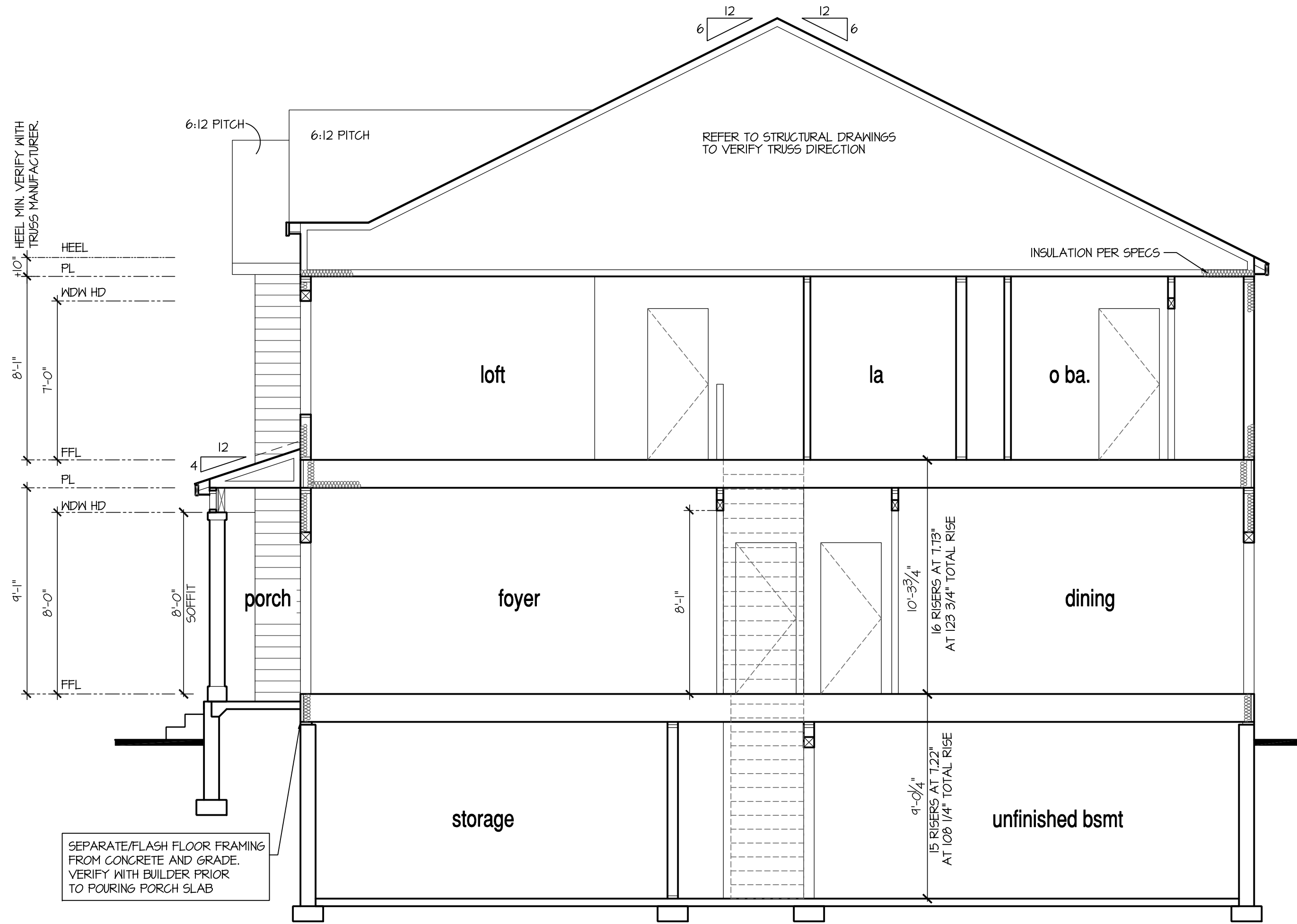
SHEET TITLE:
**STEM WALL
BUILDING SECTIONS**

PRINT DATE:

May 10, 2019

SHEET NO:

8 SW



Building Section 1 at Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

7'-9 1/2" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

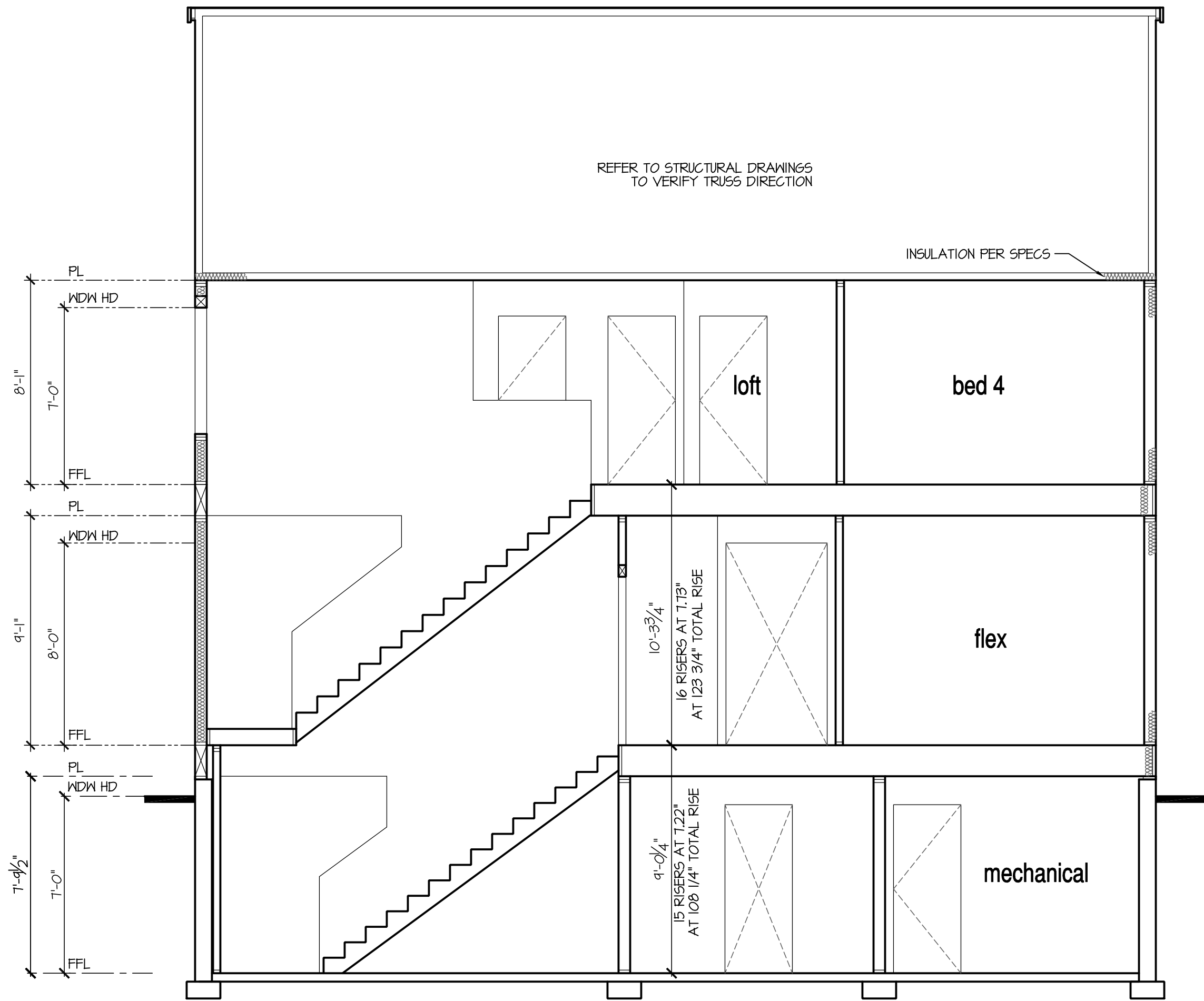
9'-1" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 1.40" = 125 3/4" TOTAL
RISE VERIFY

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.



Building Section 2 at Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hanover
'X427'**

**Hunt
Club South
Capitall Div.**

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:

May 10, 2019

SHEET NO:

8 BS

NO.	DATE:	REVISION:
△	04.18.20	

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hanover
'X427'

Hunt
Club South
Capitall Div.

PROJECT NO: GMD-GA16082.1

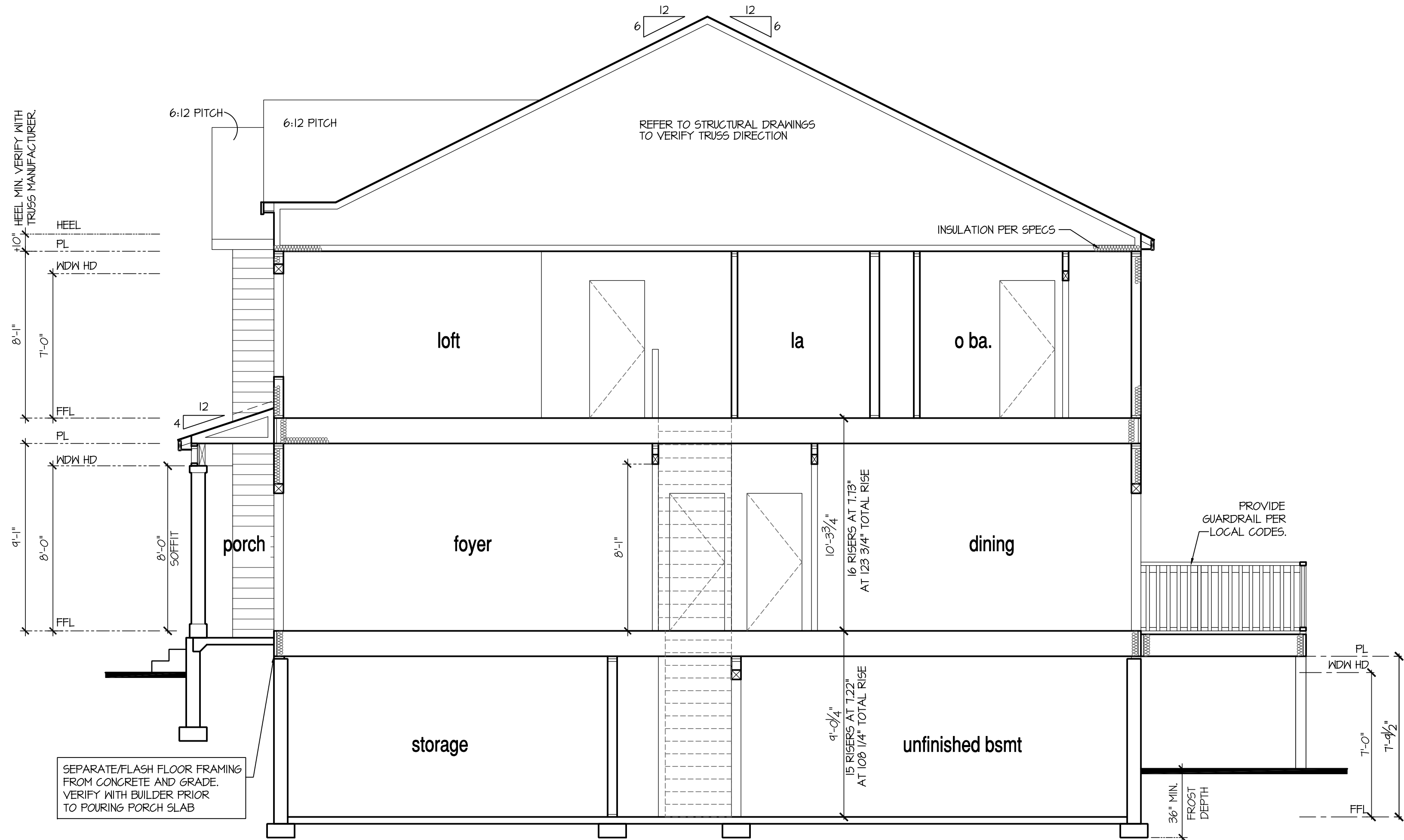
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BASEMENT
BUILDING SECTIONS

PRINT DATE:

May 10, 2019

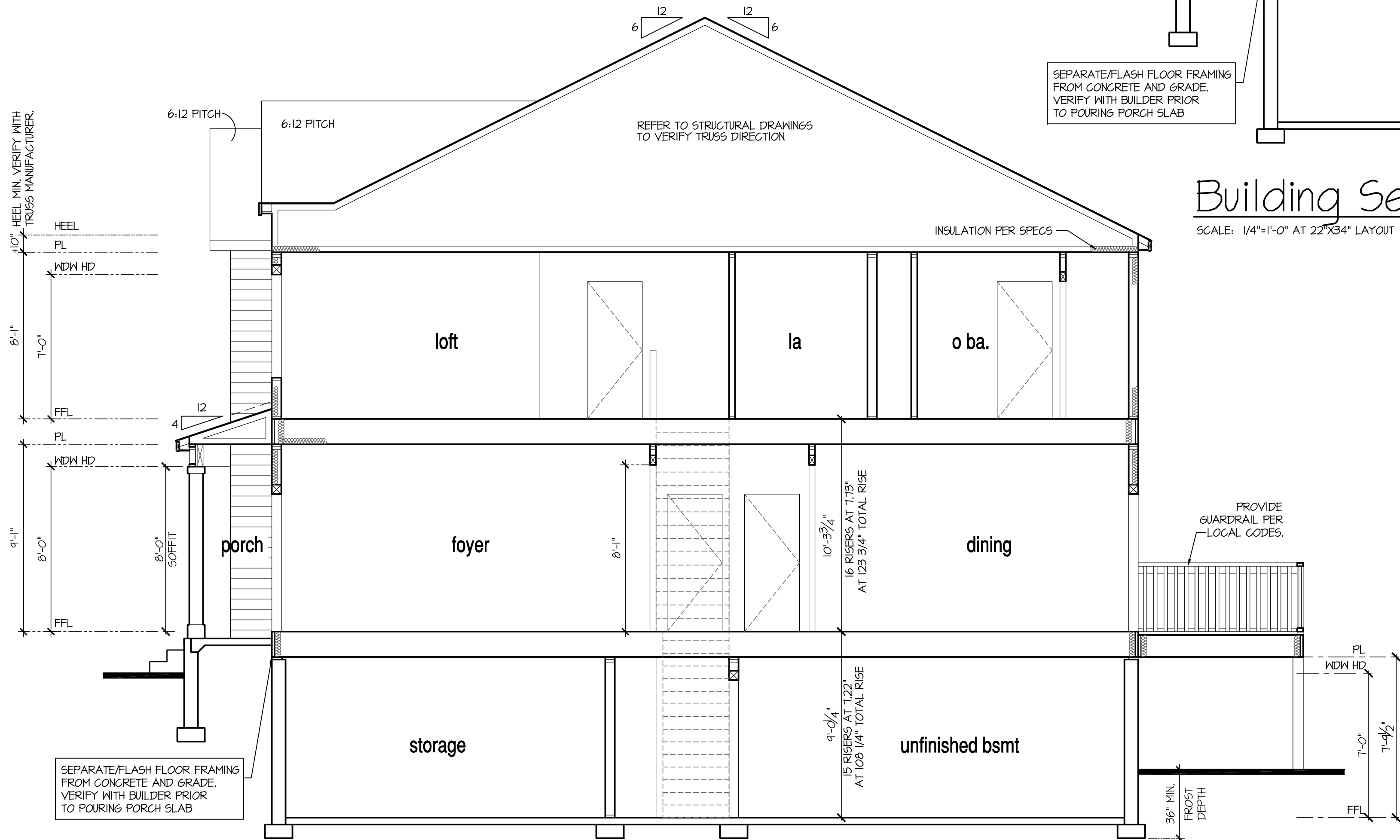
SHEET NO:

8.1 BS



Building Section I at Opt Look-Out Basement

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



Building Section I at Opt Look-Out Basement

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

7'-9 1/2" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 1.40" = 125 3/4" TOTAL
RISE VERIFY

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUME SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

Hayden

5 bed | 3 bath | 2 car | 2 story | 2,511 sq ft



Elevation B3



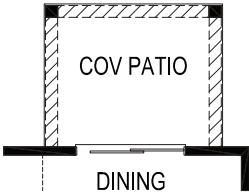
Elevation C3



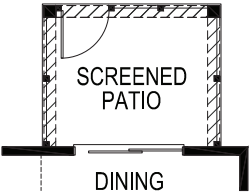
Elevation D



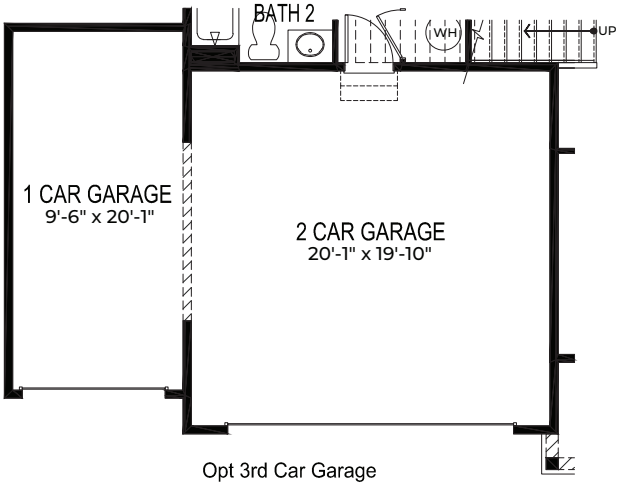
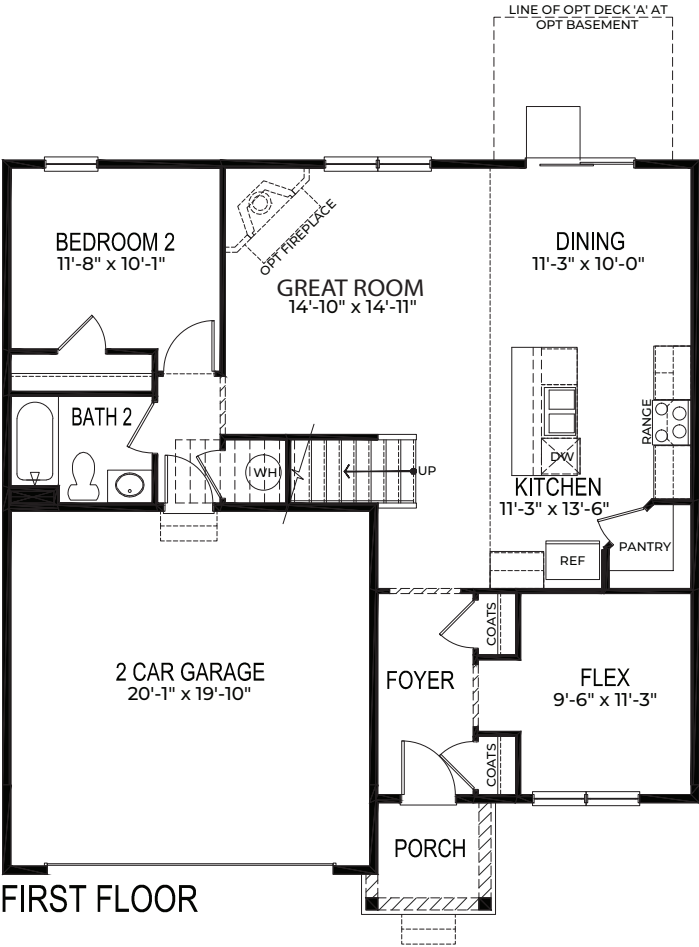
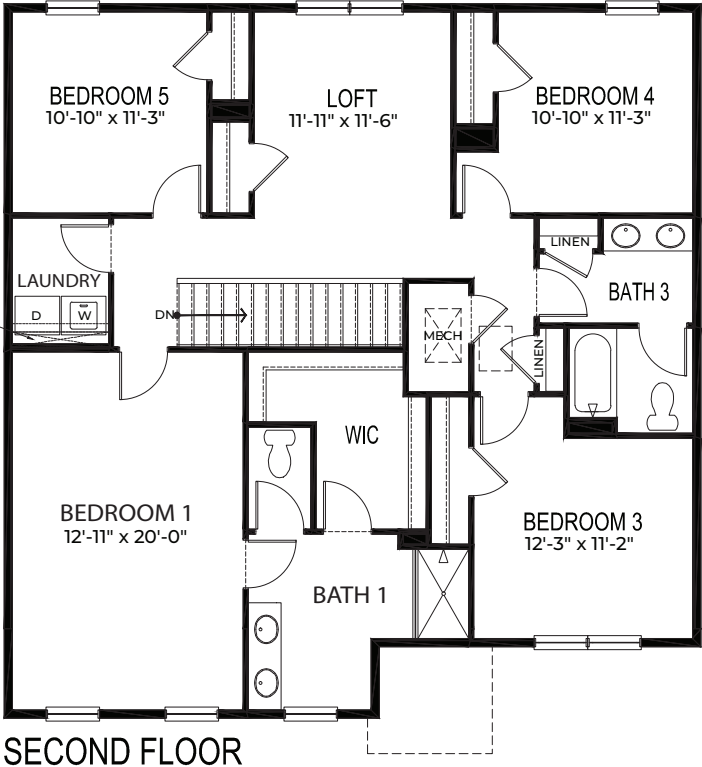
Elevation E



Opt Covered Patio



Opt Screened Patio/Porch



3/25/2022- Change dimensions at bath #3 vanity and closet door size.

7/18/23- Move basement bath 4" off exterior wall.

- Add ejector pit in basement.
- Change 2x4 wall in basement to 2x6 to match structural plans.

12/5/2023- Add 8" wall and adjust measurements at option basement 1st floor shower.

12/11/23- Added tiled owners shower detail for Horton Build Specs (Tile).

1/12/2024- Adjust measurements at bath #3 vanity.

3/6/24- Adjust bath #2 vanity from 30" to 27" at basement condition.

4/18/24- Add 1- Lamanco 2000 power vent to elevation D.

8/13/24- Move bath #3 light switch to inside room with tub.

MODEL HAYDEN					
O	TITLE SHEET / COVER SHEET	4 MS C	MONOLITHIC SLAB PLAN 'C'	3.I	PORCH OPT. ELEVATIONS
O.I	TECHNICAL INFORMATION	4 SW C	STEM WALL PLAN 'C'	3.2	PORCH OPT. ELEVATIONS W/ OPT. BASEMENT
0.2-A	QUICK VIEW - 'A'	4 BS C	BASEMENT PLAN 'C'	3.3	SIDE/REAR ELEV W/ OPT. LOOK-OUT BASEMENT
0.2-B	QUICK VIEW - 'B'	4 CS C	CRAWL SPACE PLAN 'C'	3.4	SIDE/REAR ELEV W/ OPT. WALK-OUT BASEMENT
0.2-C	QUICK VIEW - 'C'	5 C	1ST FLOOR PLAN 'C'	3.5	COVERED PORCH ELEV W/ OPT. LOOK-OUT BASEMENT
0.2	QUICK VIEW	6 C	2ND FLOOR PLAN 'C'	3.6	COVERED PORCH ELEV W/ OPT. WALK-OUT BASEMENT
I A-I	FRONT ELEVATION 'A-I'			3.7	SCREENED PORCH ELEV W/ OPT. LOOK-OUT BASEMENT
I A-I BS	FRONT ELEVATION 'A-I' W/ OPT. BASEMENT	I D	FRONT ELEVATION 'D'	3.8	SCREENED PORCH ELEV W/ OPT. WALK-OUT BASEMENT
I A-2	FRONT ELEVATION 'A-2'	I D BS	FRONT ELEVATION 'D' W/ OPT. BASEMENT	3.9	SIDE/REAR ELEV W/ OPT. AREAWAY
I A-2 BS	FRONT ELEVATION 'A-2' W/ OPT. BASEMENT	2 D	ROOF PLAN 'D'	3.I0	SIDE/REAR ELEV W/ OPT. ALTERNATE AREAWAY
I A-3	FRONT ELEVATION 'A-3'	3 D	SIDE AND REAR ELEVATIONS 'D'	3.II A-I	ELEVATION 'A-I' W/ OPT. 3RD CAR GARAGE
I A-3 BS	FRONT ELEVATION 'A-3' W/ OPT. BASEMENT	3 D-BS	SIDE AND REAR ELEVATIONS 'D' W/ OPT. BASEMENT	3.II A-2	ELEVATION 'A-2' W/ OPT. 3RD CAR GARAGE
I A-4	FRONT ELEVATION 'A-4'	4 MS D	MONOLITHIC SLAB PLAN 'D'	3.II A-3	ELEVATION 'A-3' W/ OPT. 3RD CAR GARAGE
I A-4 BS	FRONT ELEVATION 'A-4' W/ OPT. BASEMENT	4 SW D	STEM WALL PLAN 'D'	3.II A-4	ELEVATION 'A-4' W/ OPT. 3RD CAR GARAGE
2 A	ROOF PLAN 'A'	4 BS D	BASEMENT PLAN 'D'	3.II B-I	ELEVATION 'B-I' W/ OPT. 3RD CAR GARAGE
3 A	SIDE AND REAR ELEVATIONS 'A'	4 CS D	CRAWL SPACE PLAN 'D'	3.II B-2	ELEVATION 'B-2' W/ OPT. 3RD CAR GARAGE
3 A-BS	SIDE AND REAR ELEVATIONS 'A' W/ OPT. BASEMENT	5 D	1ST FLOOR PLAN 'D'	3.II B-3	ELEVATION 'B-3' W/ OPT. 3RD CAR GARAGE
4 MS A	MONOLITHIC SLAB PLAN 'A'	6 D	2ND FLOOR PLAN 'D'	3.II B-4	ELEVATION 'B-4' W/ OPT. 3RD CAR GARAGE
4 SW A	STEM WALL PLAN 'A'			3.II C-I	ELEVATION 'C-I' W/ OPT. 3RD CAR GARAGE
4 BS A	BASEMENT PLAN 'A'	I E	FRONT ELEVATION 'E'	3.II C-2	ELEVATION 'C-2' W/ OPT. 3RD CAR GARAGE
4 CS A	CRAWL SPACE PLAN 'A'	I E BS	FRONT ELEVATION 'E' W/ OPT. BASEMENT	3.II C-3	ELEVATION 'C-3' W/ OPT. 3RD CAR GARAGE
5 A	1ST FLOOR PLAN 'A'	2 E	ROOF PLAN 'E'	3.II C-4	ELEVATION 'C-4' W/ OPT. 3RD CAR GARAGE
6 A	2ND FLOOR PLAN 'A'	3 E	SIDE AND REAR ELEVATIONS 'E'	3.II D	ELEVATION 'D' W/ OPT. 3RD CAR GARAGE
		3 E-BS	SIDE AND REAR ELEVATIONS 'E' W/ OPT. BASEMENT	3.II E	ELEVATION 'E' W/ OPT. 3RD CAR GARAGE
		4 MS E	MONOLITHIC SLAB PLAN 'E'		
		4 SW E	STEM WALL PLAN 'E'	4.I MS	MONOLITHIC SLAB PLAN OPTIONS
		4 BS E	BASEMENT PLAN 'E'	4.I SW	STEM WALL SLAB PLAN OPTIONS
		4 CS E	CRAWL SPACE PLAN 'E'	4.I BS	BASEMENT PLAN OPTIONS
		5 E	1ST FLOOR PLAN 'E'	4.2 BS	BASEMENT PLAN OPTIONS
		6 E	2ND FLOOR PLAN 'E'	4.3 CS	CRAWL SPACE OPTIONS
I B-I	FRONT ELEVATION 'B-I'				
I B-I BS	FRONT ELEVATION 'B-I' W/ OPT. BASEMENT			5.I	1ST FLOOR PLAN OPTIONS
I B-2	FRONT ELEVATION 'B-2'				
I B-2 BS	FRONT ELEVATION 'B-2' W/ OPT. BASEMENT			7	BASEMENT UTILITY PLAN
I B-3	FRONT ELEVATION 'B-3'			7.I	BASEMENT UTILITY PLAN
I B-3 BS	FRONT ELEVATION 'B-3' W/ OPT. BASEMENT			7.2	1ST FLOOR UTILITY PLAN
I B-4	FRONT ELEVATION 'B-4'			7.3	1ST FLOOR UTILITY PLAN OPTIONS
I B-4 BS	FRONT ELEVATION 'B-4' W/ OPT. BASEMENT			7.4	2ND FLOOR UTILITY PLAN
2 B	ROOF PLAN 'B'				
3 B	SIDE AND REAR ELEVATIONS 'B'			8 MS	MONOLITHIC SLAB BUILDING SECTIONS
3 B-BS	SIDE AND REAR ELEVATIONS 'B' W/ OPT. BASEMENT			8 SW	STEM WALL BUILDING SECTIONS
4 MS B	MONOLITHIC SLAB PLAN 'B'			8 CS	CRAWL SPACE BUILDING SECTIONS
4 SW B	STEM WALL PLAN 'B'			8 BS	BASEMENT BUILDING SECTIONS
4 BS B	BASEMENT PLAN 'B'			8.I BS	BASEMENT BUILDING SECTIONS AT 9' POURED WALLS
4 CS B	CRAWL SPACE PLAN 'B'			8.2 BS	BASEMENT BUILDING SECTIONS W/ OPT. LOOK/WALK-OUT CONDITIONS
5 B	1ST FLOOR PLAN 'B'				
6 B	2ND FLOOR PLAN 'B'			120	ARCHITECTURAL SHEETS
I C-I	FRONT ELEVATION 'C-I'				
I C-I BS	FRONT ELEVATION 'C-I' W/ OPT. BASEMENT				
I C-2	FRONT ELEVATION 'C-2'				
I C-2 BS	FRONT ELEVATION 'C-2' W/ OPT. BASEMENT				
I C-3	FRONT ELEVATION 'C-3'				
I C-3 BS	FRONT ELEVATION 'C-3' W/ OPT. BASEMENT				
I C-4	FRONT ELEVATION 'C-4'				
I C-4 BS	FRONT ELEVATION 'C-4' W/ OPT. BASEMENT				
2 C	ROOF PLAN 'C'				
3 C	SIDE AND REAR ELEVATIONS 'C'				
3 C-BS	SIDE AND REAR ELEVATIONS 'C' W/ OPT. BASEMENT				

Hayden - RH

(LH VERSION ARE MIRRORED)

Sassafras - Salisbury, MD

PLAN 'HAYDEN' SQUARE FOOTAGES			
HEATED SQ. FT.	ELEV 'A'	ELEV 'B'	ELEV 'C'/D'/E'
1st FLOOR	1066 SF	1066 SF	1066 SF
2nd FLOOR	1445 SF	1445 SF	1445 SF
TOTAL HEATED SQ. FT.	2511 SF	2511 SF	2511 SF
HEATED OPTIONS			
OPT. BASEMENT AT FINISHED REC RM	+403 SF	+403 SF	+403 SF
OPT. BASEMENT BEDROOM 6	+159 SF	+159 SF	+159 SF
OPT. BASEMENT BATH 3	+54 SF	+54 SF	+54 SF
UNHEATED SQ. FT.			
GARAGE	422 SF	422 SF	422 SF
PORCH	39 SF	109 SF	39 SF
UNHEATED OPTIONS			
OPT. COVERED/SCREENED PORCH	80 SF	80 SF	80 SF
OPT. UNFINISHED BASEMENT	938 SF	938 SF	938 SF
OPT. 3RD CAR GARAGE	210 SF	210 SF	210 SF

VOLUME CU. FT.	ELEV 'A'	ELEV 'B'	ELEV 'C'/D'/E'
1st FLOOR	9594 CF	9594 CF	9594 CF
2nd FLOOR	11560 CF	11560 CF	11560 CF
OPT. BASEMENT AT FINISHED REC RM	3494 CF	3494 CF	3494 CF
OPT. BASEMENT AT FINISHED REC RM, BEDROOM AND BATH	5341 CF	5341 CF	5341 CF

D·R·HORTON®
America's Builder

NO:	DATE:	REVISION:
	02.20.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series Hayden 'X414'

**Sassafras
Salisbury, MD
North Region**

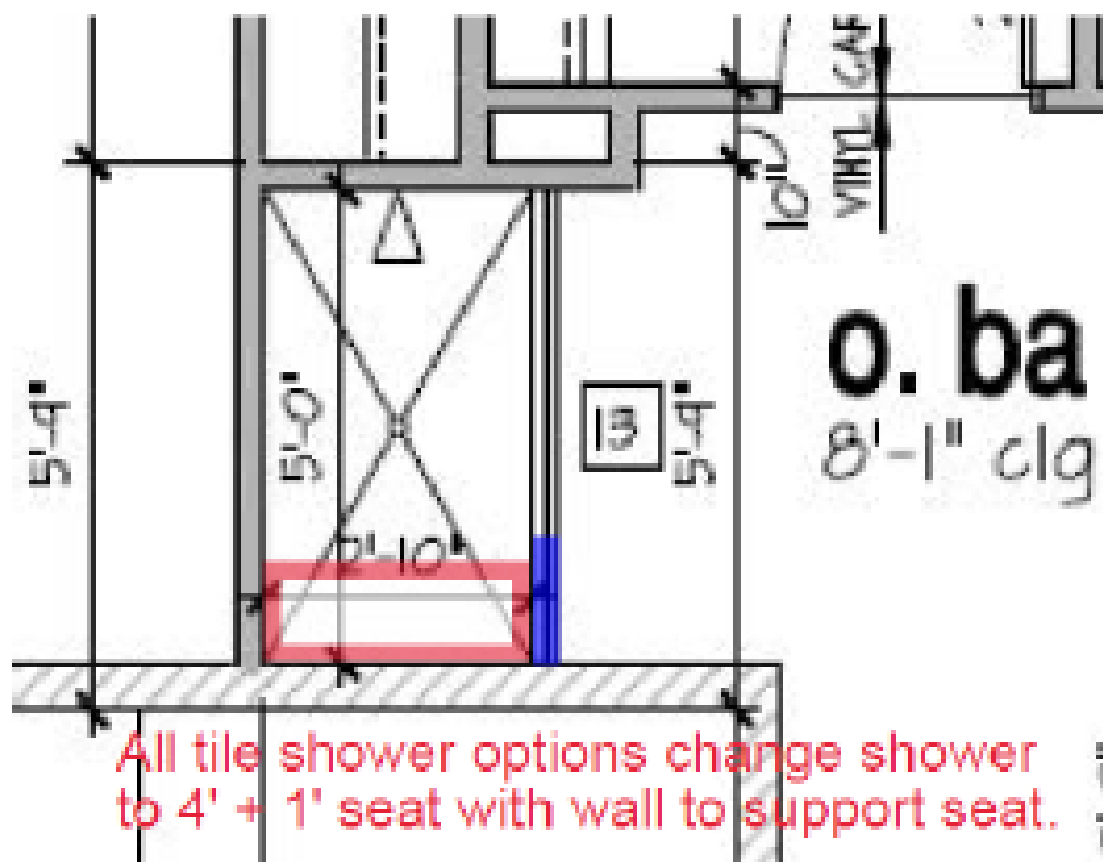
PROJECT NO: GMD-GA17063

SHEET TITLE:
TITLE SHEET / COVER SHEET

PRINT DATE:
September 26, 2017

SHEET NO:

0



Horton Build Specs (Tile)

DRH DE SPECIFICATIONS

ALWAYS FOLOW SPECIFICATIONS - SPEC'S SUPERCEED PLANS

1. ALL CALLOUTS FOR CEILING MOUNTED, HANGING, AND RECESSED FIXTURES SHALL RECIEVE AN LED PUCK.
2. LIVING ROOM & MASTER BEDROOM RECEIVE 1 TV PREWIRE.
3. ALL HOMES TO RECEIVE 1 PHONE LOCATED IN KITCHEN.
4. ALL BEDROOMS RECIEVE 1 LED PUCK INSTALLED @ CFO RATED BOX WITH 1 SWITCH. REMOVE SWITCHED OUTLET.
5. GREAT ROOM / FAMILY ROOM RECIEVE 1 LED PUCK @ CFO RATED BOX WITH LIGHT CONTROLLED SWITCH(ES) ONLY. REMOVE FAN CONTROL SWITCHES & SWITCHED OUTLETS.
6. OMIT ALL VANITY LIGHTS AND ADD LED PUCK CENTERED OVER EACH BOWL. *DOUBLE VANITY WILL RECEIVE 2 PUCKS.*

7. ADD LED PUCK CENTERED OVER ALL SHOWERS/TUBS.

8. ALL GARAGES TO RECEIVE 2 CARRIAGE LIGHTS AS STANDARD.

9. ALL DINING ROOM/CHANDELIER FIXTURES TO RECEIVE LED PUCK AT CHANDELIER RATED BOX.

AVERAGE BUILDING HEIGHT

ELEVATION 'A'	24'-6 1/4"
ELEVATION 'B'	24'-6 1/4"
ELEVATION 'C'	24'-6 1/4"
ELEVATION 'D'	24'-6 1/4"
ELEVATION 'E'	25'-3 1/4"

AT BASEMENT

ELEVATION 'A'	26'-0 1/2"
ELEVATION 'B'	26'-0 1/2"
ELEVATION 'C'	26'-0 1/2"
ELEVATION 'D'	26'-0 1/2"
ELEVATION 'E'	26'-9 1/2"

AT LOOK-OUT BASEMENT

ELEVATION 'A'	30'-10 1/2"
ELEVATION 'B'	30'-10 1/2"
ELEVATION 'C'	30'-10 1/2"
ELEVATION 'D'	30'-10 1/2"
ELEVATION 'E'	31'-1 1/2"

AT WALK-OUT BASEMENT

ELEVATION 'A'	33'-10 1/2"
ELEVATION 'B'	33'-10 1/2"
ELEVATION 'C'	33'-10 1/2"
ELEVATION 'D'	33'-10 1/2"
ELEVATION 'E'	34'-1 1/2"

CONSULTANTS:

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GENERAL NOTES DESIGNER: IRC

THESE DOCUMENTS ARE THE PROPERTY OF DR HORTON HOMES AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF DR HORTON HOMES OR GMD DESIGN GROUP.

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 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 IRC SECTION R602.2)

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 IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.1.2 AND R312

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 UNCLEAR WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.

ABBREVIATIONS

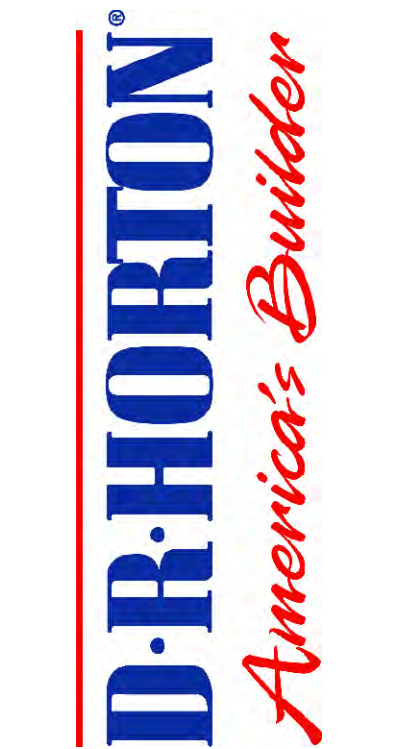
ABV ABOVE	L LENGTH
A/C AIR CONDITIONING	LA LAUNDRY
A/D AREA DRAIN	LAV LAVATORY
ADJ ADJUSTABLE	LVR LOUVER
ALT ALTERNATE	MAX MAXIMUM
ALUM ALUMINUM	MECH MECHANICAL
ARCH ARCHITECTURAL	MFR MANUFACTURER
BA BATHROOM	MIN MINIMUM
BD BOARD	MISC MISCELLANEOUS
BF BI-FOLD (DOOR)	N NORTH
BLDG BUILDING	NT.S. NOT TO SCALE
BLK BLOCK (CMU)	OS.D. OVERHEAD GARAGE DOOR
BLN 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	FED FEDESTAL
CER CERAMIC	PL PLATE
C.J. CONTROL JOINT OR CONSTRUCTION JOINT	PR PAIR
CL CLOSET OR CENTER LINE	P.T. PRESSURE TREATED WOOD
CLS CEILING	PVC POLYVINYL CHLORIDE PIPE
CLR CLEAR	PVMT PAVEMENT
CMU CONCRETE MASONRY UNIT	P.H. PRE-FIRE
COL COLUMN	PWD FLYWOOD
CONC CONCRETE	R RISER
C CARPET	RAG RETURN AIR GRILL
CR CORROSION RESISTANT	REF REFERENCE
CSMT CASEMENT	REFR REFRIGERATOR
C.T. CERAMIC TILE	REG REQUIRED
D DRYER	S SOUTH
DBL DOUBLE	SD SMOKE DETECTOR
DH DOUBLE HUNG	SF SQUARE FEET
DM DIMENSION	5.6.D. SLIDING GLASS DOOR
DISP DISPOSAL	SH SINGLE HUNG OR SHELF
DN DOWN	SM SIMILAR
DR DOOR	SL SLOPE / SLIDING
DS DOWNSPOUT	SP SHELF AND POLE
DN DISH WASHER	SPEC SPECIFICATIONS
DWG DRAWING	STD STANDARD
E EAST	STR STRUCTURAL
EA EACH	SQ SQUARE
ELEV ELEVATION	SYM SYMBOL
ELEC ELECTRICAL	S4S SMOOTH FOUR SIDES
EQ EQUAL	T TREAD (AT STAIRS) OR TILE
EXT EXTERIOR	T.B. TOWEL BAR
FAU FORCED AIR UNIT	TEMP TEMPERED (GLASS)
FG FLOOR CHANGE	T&G TONGUE & GROOVE
FD FLOOR DRAIN	T.O.C. TOP OF CURB
FFL FINISH FLOOR LINE	TV TELEVISION
FG FINISHED GRADE	TYP TYPICAL
FLR FLOORING	UNO. UNLESS NOTED OTHERWISE
FL FLOURESCENT (LIGHT)	V.B. VAPOR BARRIER
FND FOUNDATION	VERT VERTICAL
FACE OF STUD	V.T.R. VENT THRU ROOF
FTG FOOTING	W WASHING MACHINE
FK FIXED GLASS	WD WOOD
GALV GALVANIZED	WM WINDOW
GAR GARAGE	WH WATER HEATER
GB GYPSUM BOARD	W WROUGHT IRON
GD GRADE OR GRADING	WC WALK-IN CLOSET
G.D.O. GARAGE DOOR OPENER	W/O WITH OR WITHOUT
GFI GROUND FAULT INTERRUPTER	WATERPROOFING
GL GLASS OR GLAZING	WF WELDED WIRE MESH
GYP GYPSUM BOARD	RL PROPERTY LINE
HD HOSE BIBB	Ø ROUND / DIAMETER
HD HEAD OR HARD	4 AND
HDR HEADER	CL CENTERLINE
HGT HEIGHT	# POUND / NUMBER
HVAC HEATING/VENTILATING/AIR COND.	
HWD HARDWOOD	
INT INTERIOR	
JOIST	
JOINT	
KIT KITCHEN	

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.
STATE SUPPLEMENTS AND AMENDMENTS, CODE OF MARYLAND
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 AND SUBTITLE 2, GROUP 14B

PRODUCT:
SINGLE FAMILY RESIDENCE
OCCUPANCY CLASSIFICATION
RESIDENTIAL R-5
CONSTRUCTION TYPE:
TYPE VB



NO:	DATE:	REVISION:
△	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:
TECHNICAL INFORMATION

PRINT DATE:
September 26, 2017

SHEET NO:

0.1



DATE:	REVISION:
02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY
THAT THESE DOCUMENTS WERE PREPARED
AND APPROVED BY ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER
1585, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

Hayden

X414'

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

FREE TITLE:
QUICK VIEW - 'A'

PRINT DATE:
September 26, 2017

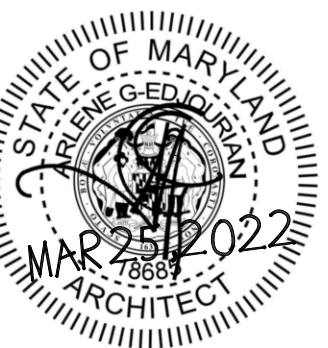
SHEET NO:
0.2-A



NO:	DATE:	REVISION:
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THE STATE OF MARYLAND, LICENSE NUMBER
1585, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series

Hayden

X414'

**Gassafras
Galisbury, MD
North Region**

PROJECT NO: GMD-GA17063

QUICK VIEW - 'B'

PRINT DATE:
September 26, 2017

SHEET NO:

0.2-B



Front Elevation 'C-1'

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



Front Elevation 'C-2'

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



Front Elevation 'C-3'

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



Front Elevation 'C-4'

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



NO:	DATE:	REVISION:
	02.26.22	

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THAT THESE DOCUMENTS WERE PREPARED
AND APPROVED BY ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER
1885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hayden
X414'

**Gassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

QUICK VIEW - 'C'

PRINT DATE:
September 26, 2017

SHEET NO:

0.2-C



Front Elevation 'D'

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



Front Elevation 'E'

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

NO:	DATE:	REVISION:
△	02.28.22	

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PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: 6MD-GA1063

SHEET TITLE:

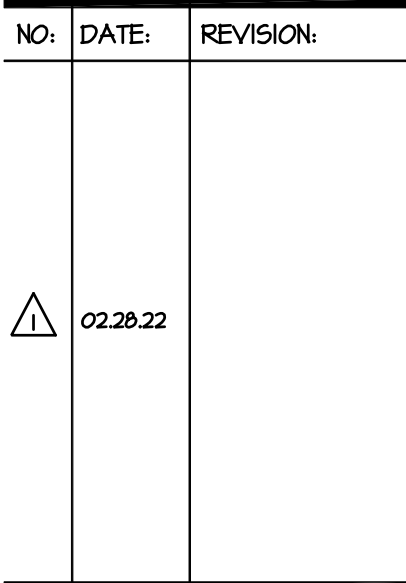
QUICK VIEW - 'C'

PRINT DATE:

September 26, 2017

SHEET NO:

0.2



PROFESSIONAL SEAL:



PROJECT TITLE:

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

SHEET TITLE:
FRONT ELEVATION 'A-1'
W/ OPT. BASEMENT

PRINT DATE:
September 26, 2017

SHEET NO:
1A-1BS

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = "1'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = "1'-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.
- 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:

- TYPICALS:

- SIDING

- [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Architectural elevation drawing of a house. The drawing includes the following annotations:

- Roof:** 6:12 PITCH (multiple locations), 12 (ridge), 6 (slopes), 1X6 RAKE.
- Exterior Features:** 1X6 FASCIA, ACCENT SIDING (13), 1X6 RAKE.
- Windows:** 17 FYPON: SH15X54DP, OR OTHER (multiple locations).
- Door:** 8'-0" SOFFIT (above the door).
- Garage:** 2X8 (16), 13.
- Column Detail:** 1X4, 8" SQUARE COLUMN, 1X6.
- Dimensions:** 8'-1" (overall height), 7'-0" (height to FFL), 8'-0" (height to FFL), 8'-1" (overall height).

Front Elevation 'A-I' w/ Opt Basement

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

NOTES:

- 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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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:

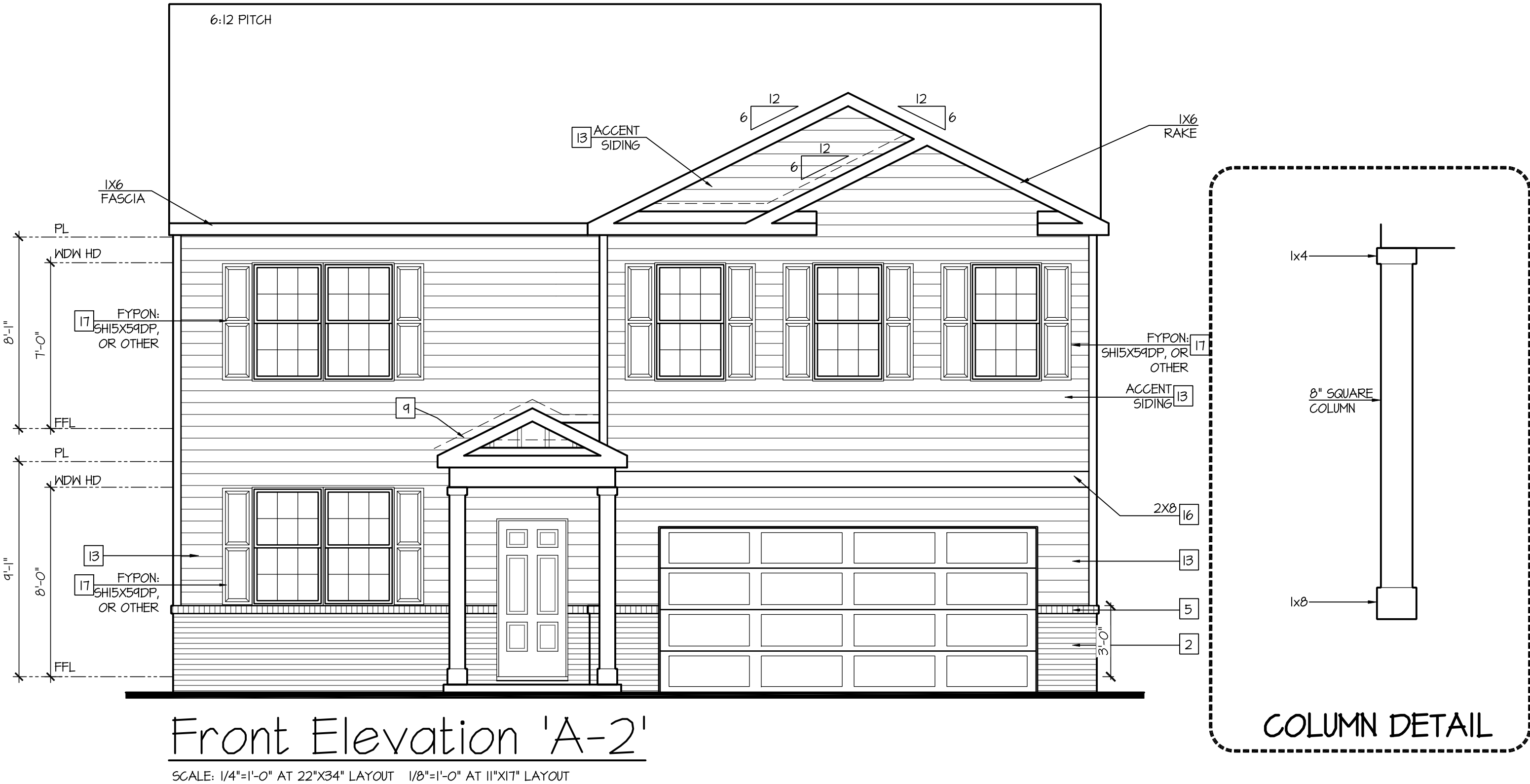
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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PROFESSIONAL SEAL:

STATE OF MARYLAND

REGISTERED ARCHITECT

MAR 28 2022

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'A-2'

PRINT DATE:

September 26, 2017

SHEET NO:

1A-2

Page 809 of 998

NOTES:

- 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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

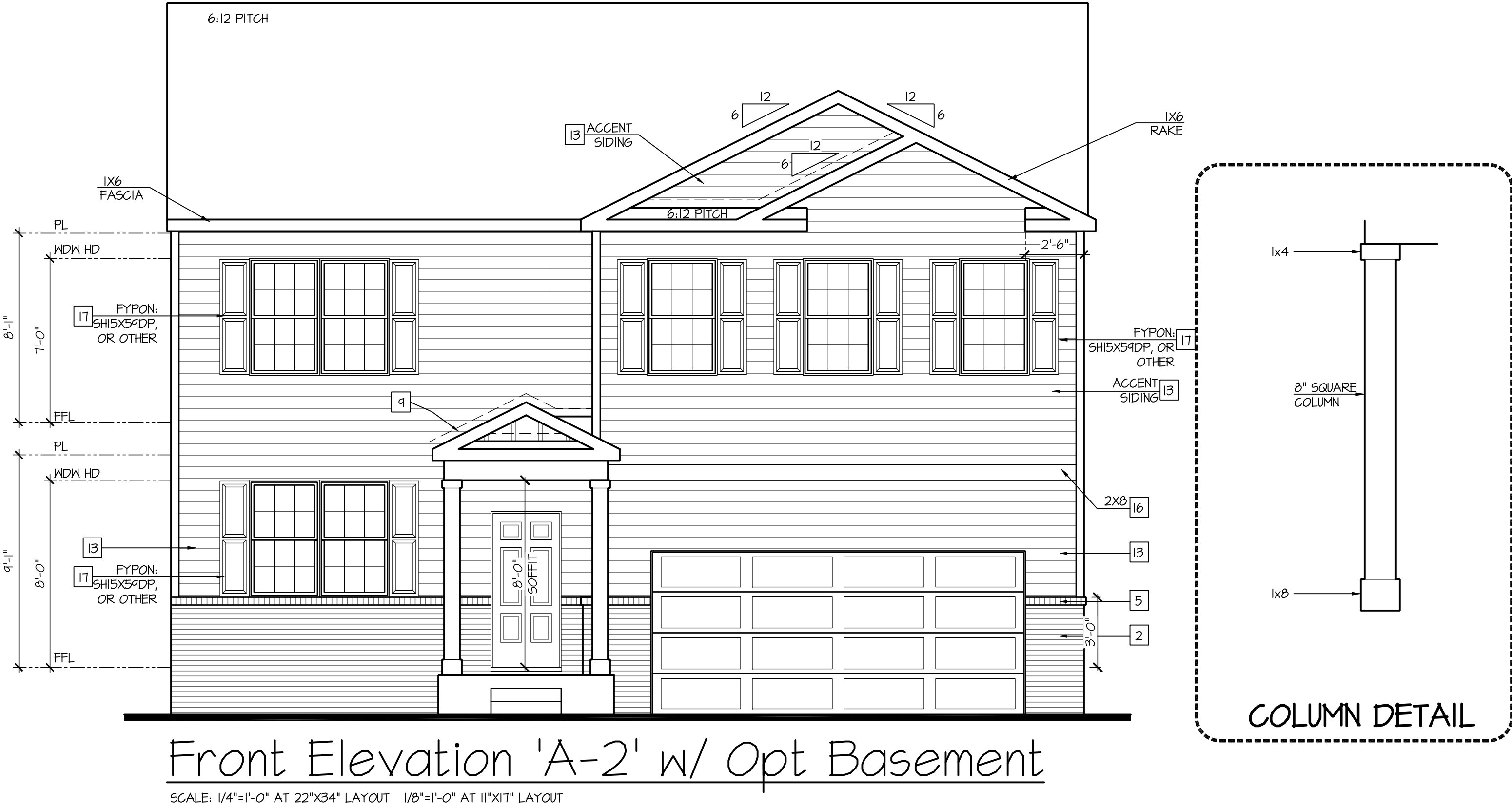
13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ELEVATIONS ARE SIMILAR AT OPTIONAL CRAWL SPACE , BUILDER TO VERIFY PRIOR TO CONSTRUCTION



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PROFESSIONAL SEAL:


PROJECT TITLE:
**40' Series
Hayden
'X414'**

Sassafras
Salisbury, MD
North Region

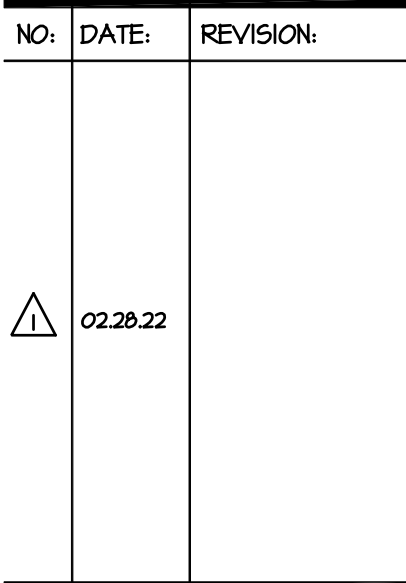
PROJECT NO: GMD-GA17063

SHEET TITLE:
**FRONT ELEVATION 'A-2'
W/ OPT. BASEMENT**

PRINT DATE:
September 26, 2017

SHEET NO:
1A-2BS

Page 810 of 998



PROFESSIONAL SEAL:



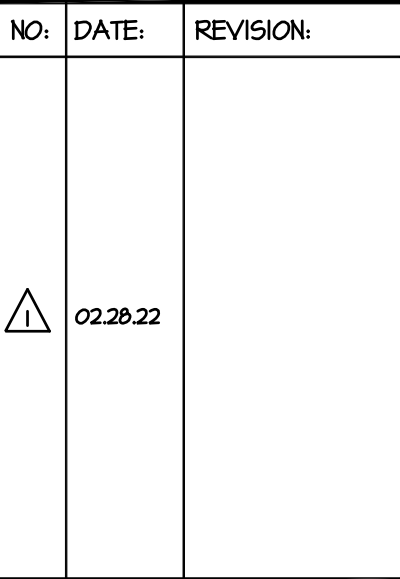
40' Series Hayden 'X414'

PROJECT NO: GMD-GA17063

PRINT DATE:
September 26, 2017

SHEET NO:

Page 811 of 998

**PROFESSIONAL SEAL:**

PROJECT TITLE:

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

SHEET TITLE:
FRONT ELEVATION 'A-3'
W/ OPT. BASEMENT

PRINT DATE:
September 26, 2017

SHEET NO:

1A-3BS

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = "1'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = "1'-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.
- 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:

- TYPICALS:

- SIDING:

- [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Architectural elevation drawing of a house. The drawing includes the following details:

- Roof:** 6:12 PITCH. Ridge line with 12/6 slopes. Gable end with 12/6 slopes. Fascia labeled 1x6 FASCIA.
- Exterior Walls:** Siding labeled 13 ACCENT SIDING. Windows labeled 17 FYPON 5H15X54DP, OR OTHER. Door labeled 13 FYPON 5H15X54DP, OR OTHER.
- Front Porch:** 8'-0" SOFFIT. Columns labeled 9. Roof pitch 6:12 PITCH.
- Garage:** 2x8 16. Stone sill labeled 13. Stone sill labeled 1.
- Dimensions:** 8'-1" 7'-0" (window height), 9'-1" 8'-0" (door height), 2'-6" (garage height).
- Column Detail:** 8" SQUARE COLUMN. 1x4 (top), 1x6 (bottom).

Front Elevation 'A-3' w/ Opt Basement

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

ATTIC VENT CALCULATION FOR MODEL 'HAYDEN': 1:150 RATIO.

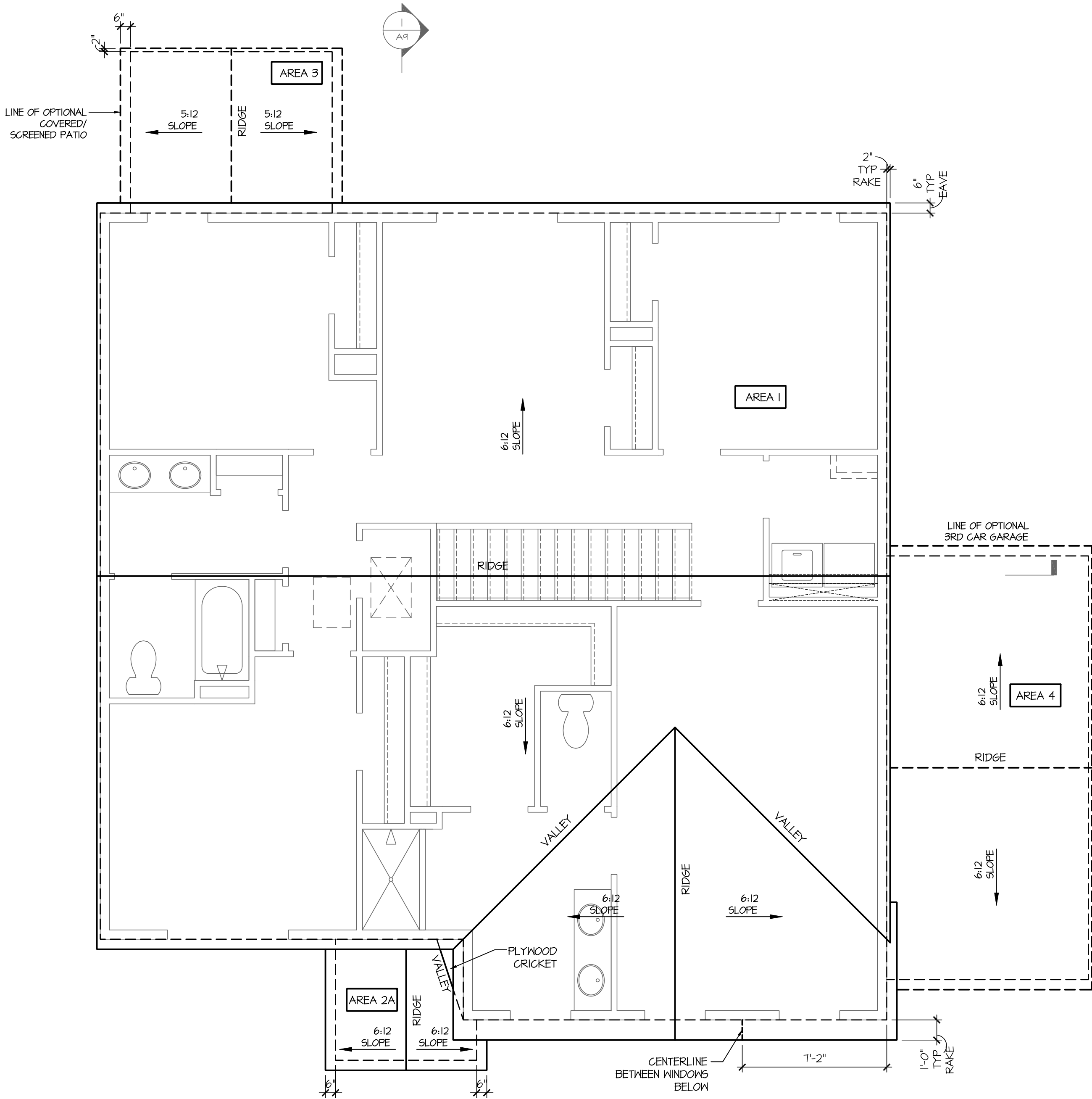
THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.	(PER IRC SECTION R906.2) 1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING *144 SQ. IN. = 1 SQ. FT. BLDG. CEILING (9F) X 144 = BLDG (SQ. IN.) BLDG. (SQ. IN.) / 150 = SQ. IN. OF VENT REQUIRED ROOF AREA 1: = 1488 SF 1488 SQ. FT. X 144 = 214272 SQ. IN. 214272 SQ. IN. / 150 = 1428.48 SQ. IN. OF VENT REQ'D ROOF AREA 2A: = 34 SF 34 SQ. FT. X 144 = 5616 SQ. IN. 5616 SQ. IN. / 150 = 37.44 SQ. IN. OF VENT REQ'D ROOF AREA 2B: = 104 SF 104 SQ. FT. X 144 = 15646 SQ. IN. 15646 SQ. IN. / 150 = 104.64 SQ. IN. OF VENT REQ'D ROOF AREA 3: = 80 SF 80 SQ. FT. X 144 = 11520 SQ. IN. 11520 SQ. IN. / 150 = 76.8 SQ. IN. OF VENT REQ'D ROOF AREA 4: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 150 = 201.6 SQ. IN. OF VENT REQ'D
---	---

NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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 MODEL 'HAYDEN': 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 R906.2	(PER IRC SECTION R906.2) 1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING *144 SQ. IN. = 1 SQ. FT. BLDG. CEILING (9F) 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: = 1488 SF 1488 SQ. FT. X 144 = 214272 SQ. IN. 214272 SQ. IN. / 300 = 714.24 SQ. IN. OF VENT REQ'D 714.24 SQ. IN. / 2 = 357.12 SQ. IN. 357.12 SQ. IN. OF VENT AT HIGH & 357.12 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2A: = 34 SF 34 SQ. FT. X 144 = 5616 SQ. IN. 5616 SQ. IN. / 300 = 18.72 SQ. IN. OF VENT REQ'D 18.72 SQ. IN. / 2 = 9.36 SQ. IN. 9.36 SQ. IN. OF VENT AT HIGH & 9.36 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2B: = 104 SF 104 SQ. FT. X 144 = 15646 SQ. IN. 15646 SQ. IN. / 300 = 52.32 SQ. IN. OF VENT REQ'D 52.32 SQ. IN. / 2 = 26.16 SQ. IN. 26.16 SQ. IN. OF VENT AT HIGH & 26.16 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 3: = 80 SF 80 SQ. FT. X 144 = 11520 SQ. IN. 11520 SQ. IN. / 300 = 38.4 SQ. IN. OF VENT REQ'D 38.4 SQ. IN. / 2 = 19.2 SQ. IN. 19.2 SQ. IN. OF VENT AT HIGH & 19.2 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 4: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 300 = 100.8 SQ. IN. OF VENT REQ'D 100.8 SQ. IN. / 2 = 50.4 SQ. IN. 50.4 SQ. IN. OF VENT AT HIGH & 50.4 SQ. IN. OF VENT AT LOW REQUIRED.
---	--

BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT (TAR PAPER) AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12, PER SECTION R905.7



Roof Plan 'A'

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

NO:	DATE:	REVISION:
1	02.28.22	

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:
ROOF PLAN 'A'

PRINT DATE:
September 26, 2017

SHEET NO:

2 A

NOTES:

- 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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED

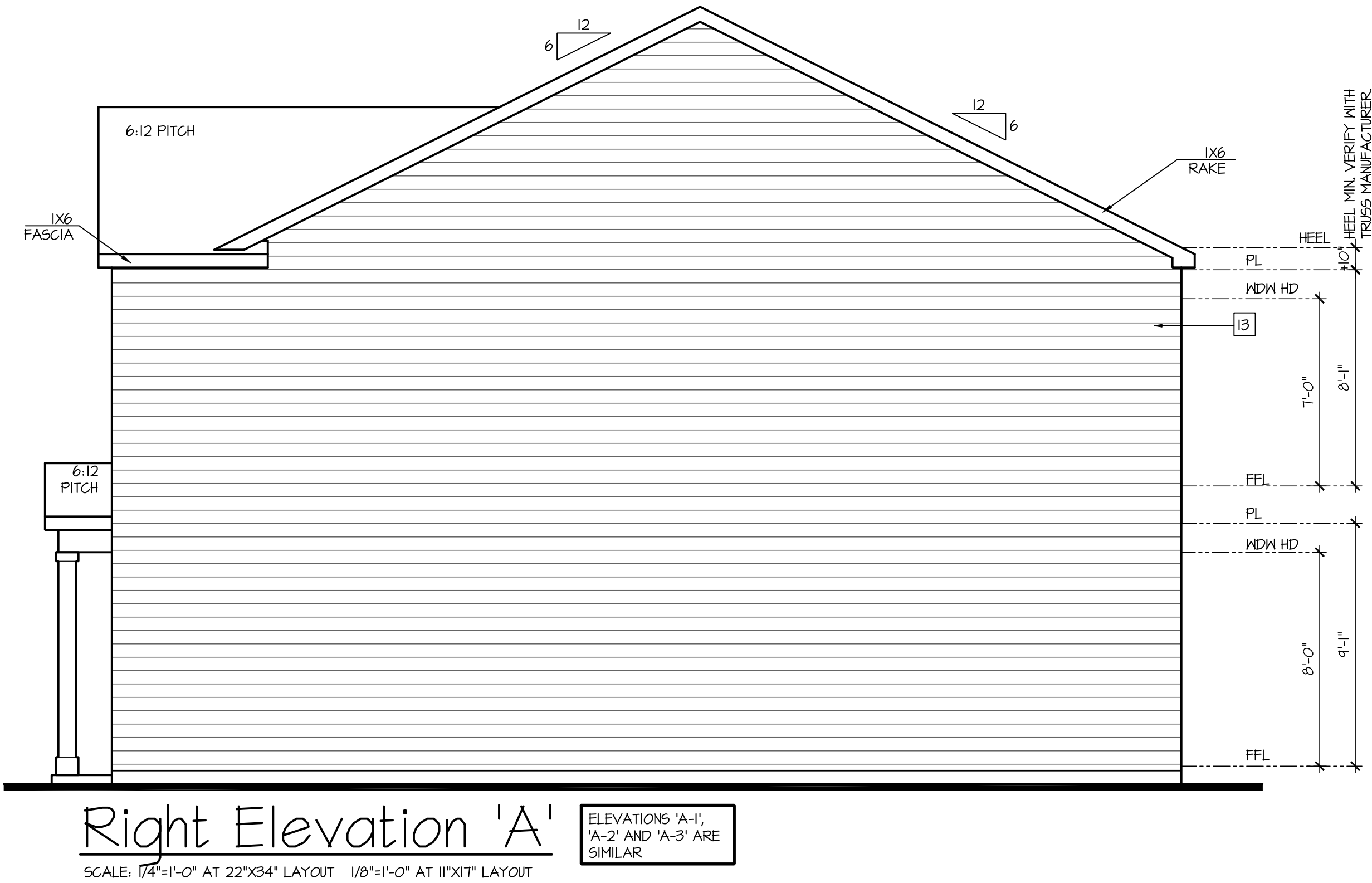
(AT SPECIFIC LOCATIONS:

1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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NO:	DATE:	REVISION:
	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:

STATE OF MARYLAND

REGISTERED ARCHITECT

MAR 28 2022

PROJECT TITLE:

40' Series Hayden 'X414'

Sassafras Salisbury, MD North Region

PROJECT NO: 6MD-6A17063

SHEET TITLE:

SIDE AND REAR ELEVATIONS 'A'

PRINT DATE:

September 26, 2017

SHEET NO:

3 A

Page 816 of 998

- 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: 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.
- 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] N/A

TYPICALS:

- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

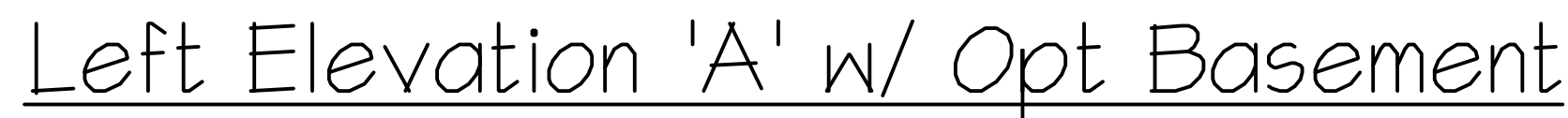
[5] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



ELEVATIONS 'A-1',
'A-2' AND 'A-3' ARE
SIMILAR



SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

PROFESSIONAL SEAL:



**Sassafras
Salisbury, MD
North Region**

SHEET TITLE:
**SIDE AND REAR
ELEVATIONS 'A'
W/ OPT. BASEMENT**

SHEET NO:
3 A-BS

PROFESSIONAL SEAL:

40' Series Hayden 'X414'

PROJECT NO: GMD-GA17063

PRINT DATE

September 26, 2017

SHEET NO:

Page 818 of 998

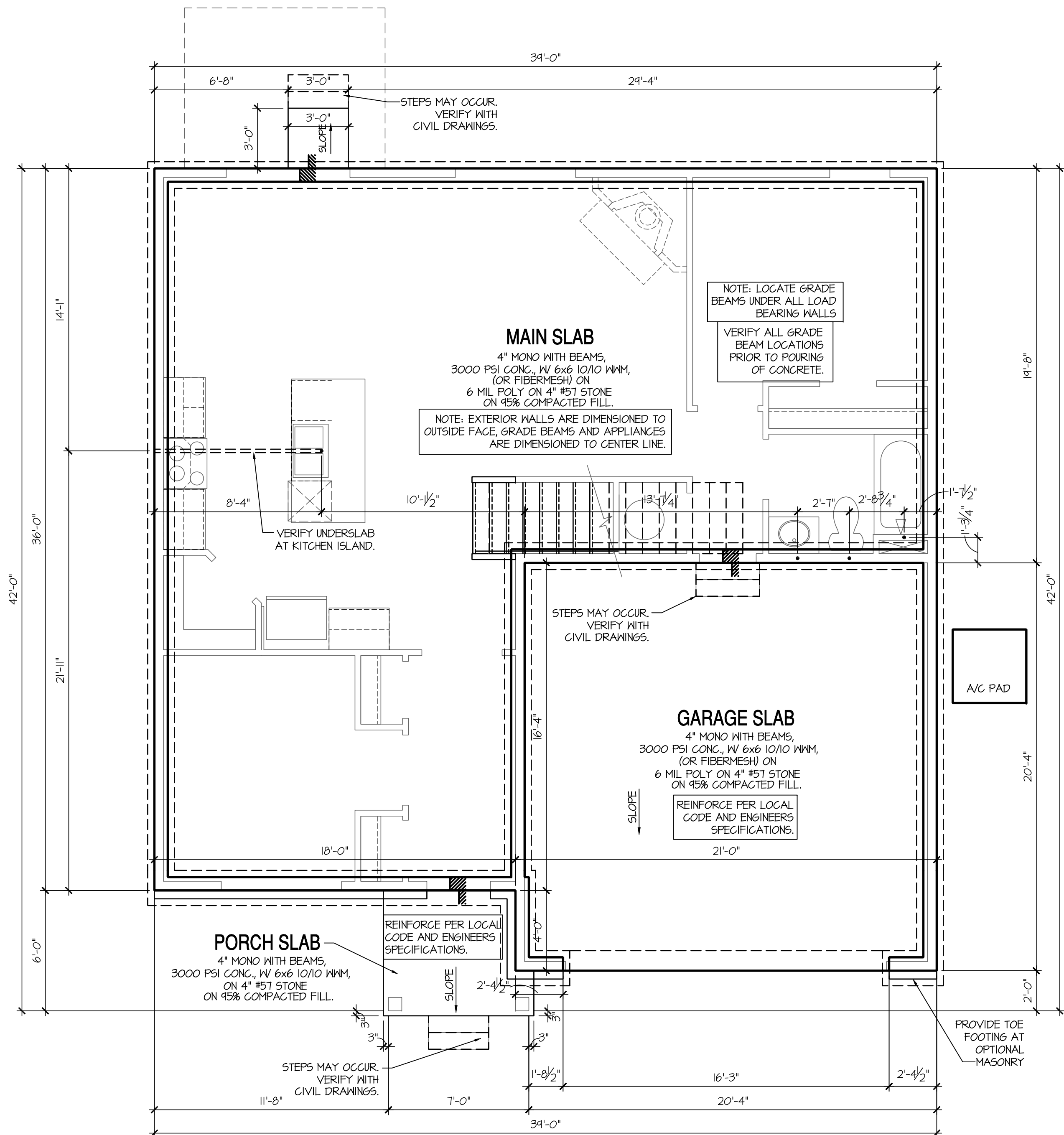


SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLD-DOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
- 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER 62408.2 AND P2801.6, PER 62408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IRC 312.1.
- SOILS TREATMENT:
 - BORACATE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
 - (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION

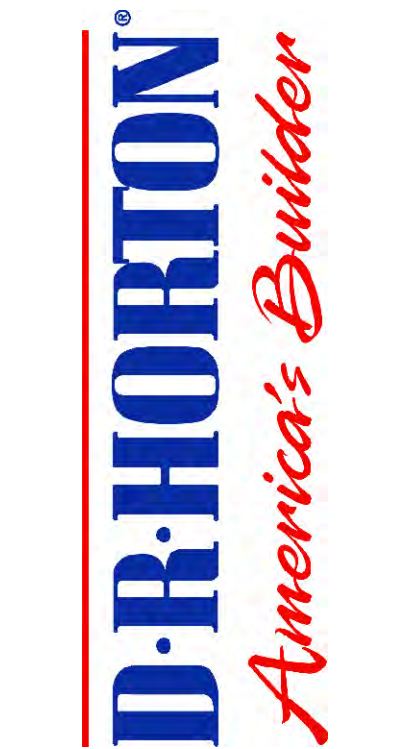
NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Stem Wall Plan 'A'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



NO:	DATE:	REVISION:
	02.28.22	

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:
STEM WALL PLAN 'A'

PRINT DATE:
September 26, 2017

SHEET NO:
4 SW A

NO: DATE: REVISION:

02.28.22

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-6A1T063

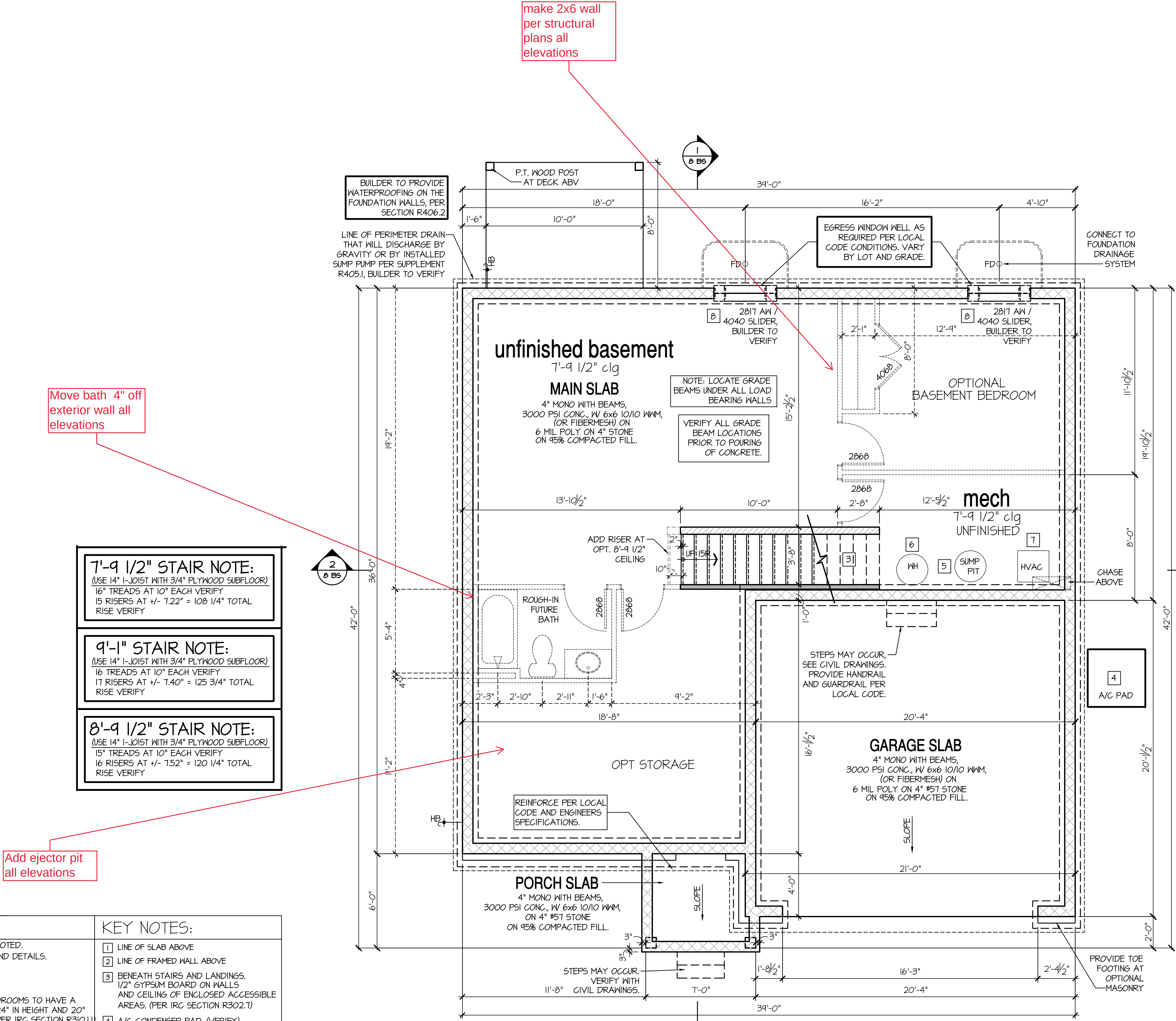
SHEET TITLE:
BASEMENT PLAN 'A'

PRINT DATE:

September 26, 2017

SHEET NO:

4 BS A



Unfinished Basement Plan 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NO:	DATE:	REVISION:
1	02.28.22	

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:
CRAWL SPACE PLAN 'A'

PRINT DATE:

September 26, 2017

SHEET NO:

4 CS A

CRAWL SPACE VENTILATION:

982 SQ FT / 1500 = 0.654 SF REQUIRED
6 NO. OF VENTS
PROVIDED AT
.44 SQ FT EACH = 2.64 SF PROVIDED

6 VENTS PROVIDED PER CODE.

CRAWL SPACE NOTES: IRC

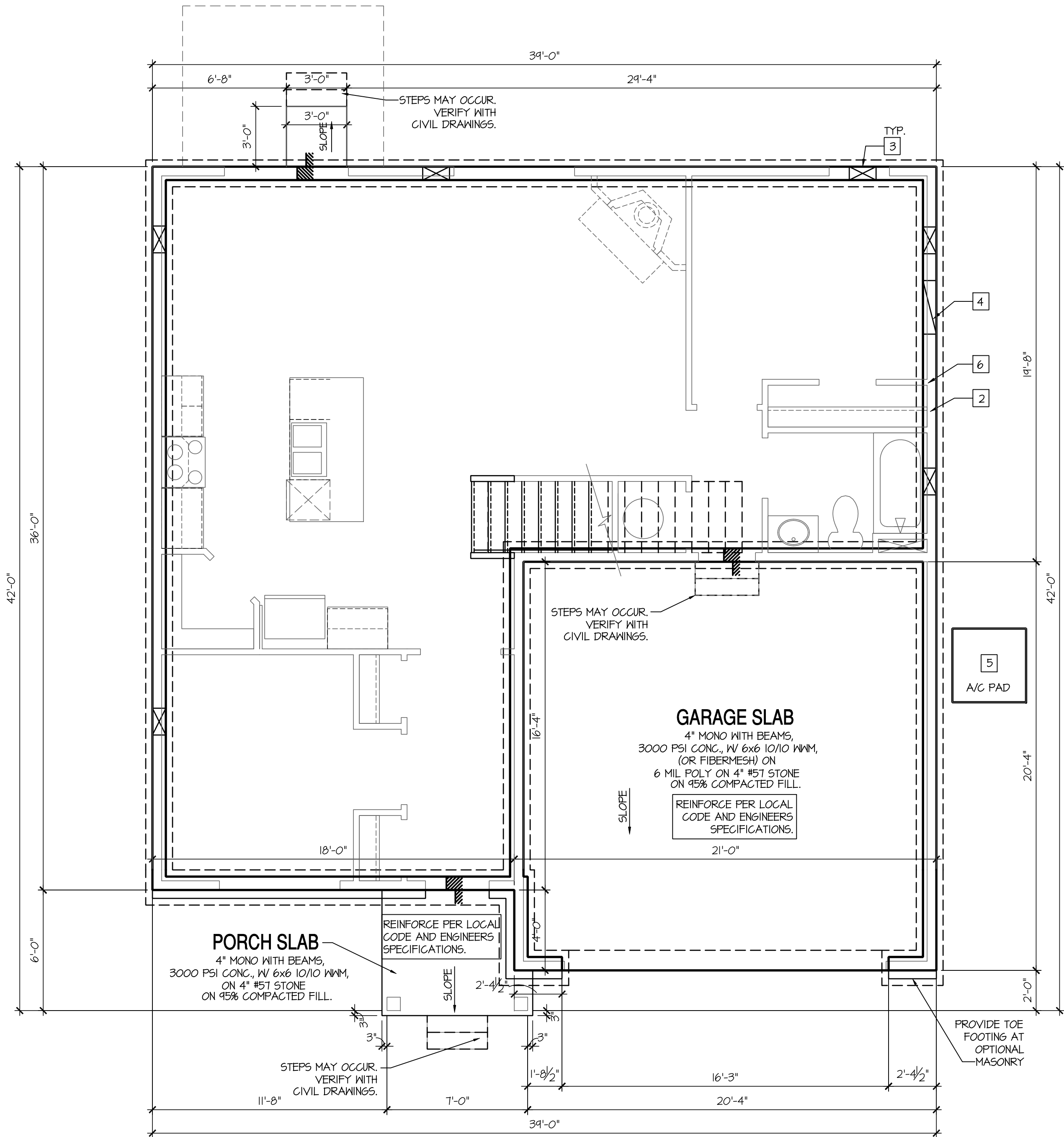
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
- T 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 150 SF OF CRAWL FLOOR AREA. ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER IRC SECTION R408)
- THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE.

- PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"x24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER IRC SECTION R408.4)

- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

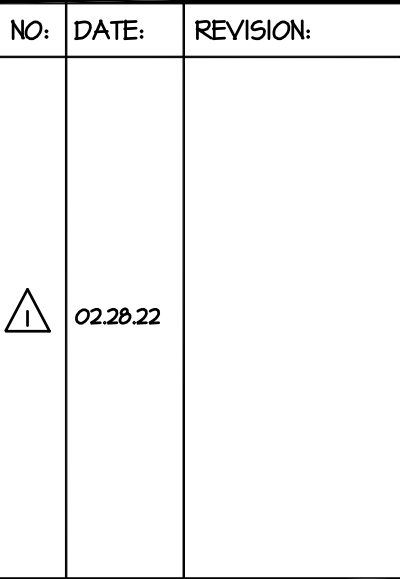
KEY NOTES:

- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 3 16"x8" CRAWL SPACE VENT (PER IRC SECTION R408)
- 4 CRAWL SPACE ACCESS PANEL (PER IRC SECTION R408.4)
- 5 A/C CONDENSER PAD. (VERIFY)
- 6 TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH IRC SECTION R404, TABLE R404.1.1(i) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF R606, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.



Crawl Space Plan 'A'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

**PROFESSIONAL SEAL:**

PROJECT TITLE:

40' Series Hayden 'X414'

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

HEET TITLE:

1ST EI OOB PI AN 'A'

PRINT DATE

September 26, 2017

SHEET NO:

5 A



SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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  BRICK / STONE VENEER	FULL HEIGHT 2X6 WOOD STUD PARTITION  STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED
--	---

KEY NOTES: IRC

FIRE PROTECTION:

- 1 HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT ALL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYP/SUM BOARD. (PER IRC SECTION R302.6)
- GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYP/SUM BOARD. (PER IRC SECTION R302.6)
- 2 HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
- 3 BENEATH STAIRS AND LANDINGS, 1/2" GYP/SUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
- MEP'S
- 4 WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
- 5 N/A

- 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 IRC SECTION M305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSEES.
(25 1/2" X 54" SIZE.)
TYPICALS:
- 9 TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
- 10 NA
- 11 HALF WALL, HEIGHT AS NOTED.
- 12 INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.

BATH:

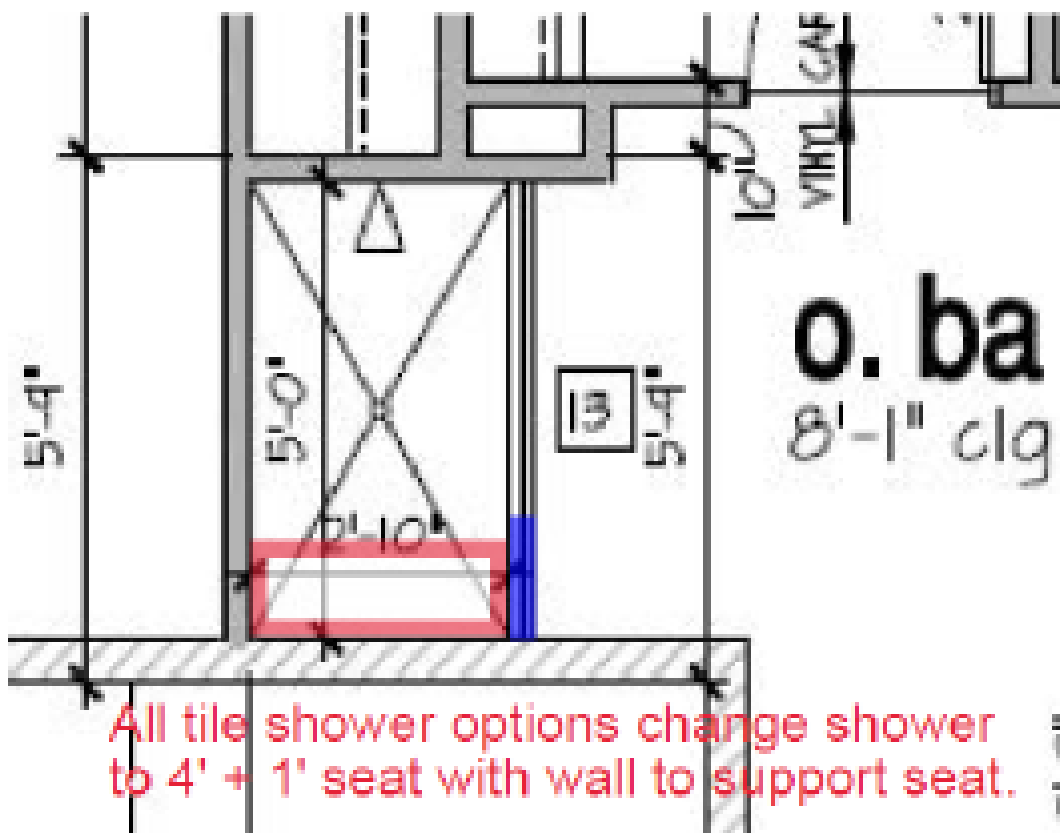
- 13 ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
- 14 30"x60" TUB/SHOWER PAN
- 15 SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
- 16 ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)

KITCHEN:

- 17 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 18 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 19 ELECTRIC OVEN WITH MICROWAVE OVEN.



SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Horton Build Specs (Tile)

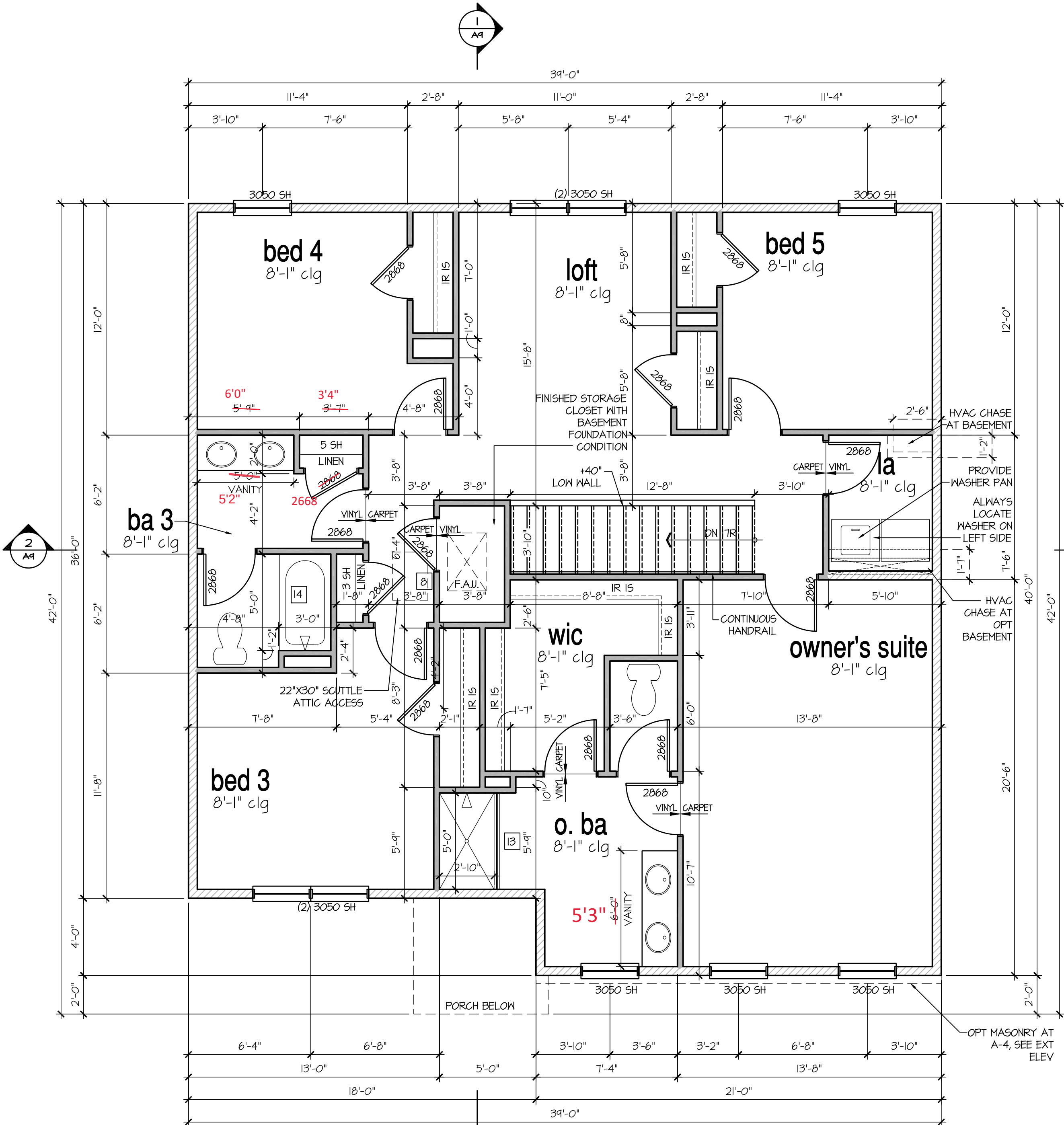
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

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: IRC

- 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 IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
 - MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M1305.1.3) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
 - TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
 - KITCHEN:
 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD 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:

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-6A1T063

SHEET TITLE:
2ND FLOOR PLAN 'A'

PRINT DATE:
September 26, 2017

SHEET NO:

6 A

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 1'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 1'-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.
- 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] N/A

TYPICALS:

- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[5] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[11] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2022.

40' Series Hayden 'X414'

PROJECT NO: GMD-GA17063

PRINT DATE:
September 26, 2017

1B-1

NOTES:

- 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.
- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

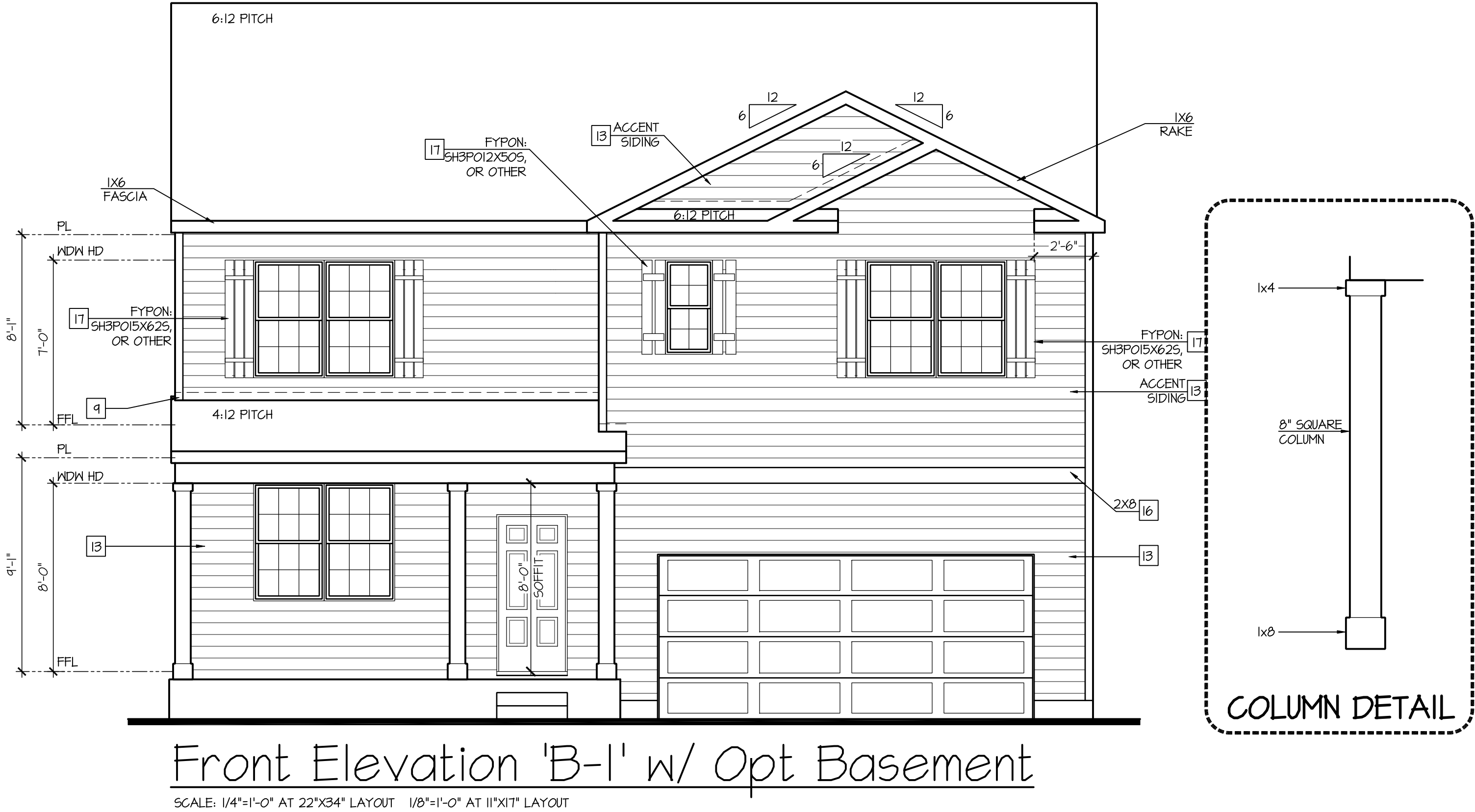
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VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ELEVATIONS ARE SIMILAR AT OPTIONAL CRAWL SPACE , BUILDER TO VERIFY PRIOR TO CONSTRUCTION



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PROFESSIONAL SEAL:

STATE OF MARYLAND

REGISTERED ARCHITECT

MAR 28 2022

PROJECT TITLE:

40' Series Hayden 'X414'

Sassafras Salisbury, MD North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'B-1' W/ OPT. BASEMENT

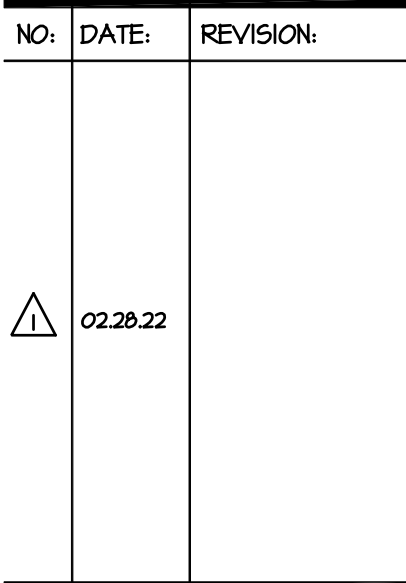
PRINT DATE:

September 26, 2017

SHEET NO:

1B-1BS

Page 825 of 998



PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series Hayden 'X414'

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

HEET TITLE:
FRONT ELEVATION 'B-2'

PRINT DATE:
September 26, 2017

SHEET NO:

1B-2

- 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.
- 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 N/A

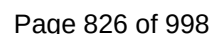
TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NOTES:

- 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.
- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ELEVATIONS ARE SIMILAR AT OPTIONAL CRAWL SPACE , BUILDER TO VERIFY PRIOR TO CONSTRUCTION



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PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:

STATE OF MARYLAND
REGISTERED CIVIL
ARCHITECT
MAR 28 2022
18885

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'B-2'
W/ OPT. BASEMENT

PRINT DATE:

September 26, 2017

SHEET NO:

1B-2BS

Page 827 of 998

- 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: 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.
- 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.)

- 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 N/A

TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



PROFESSIONAL SEAL:

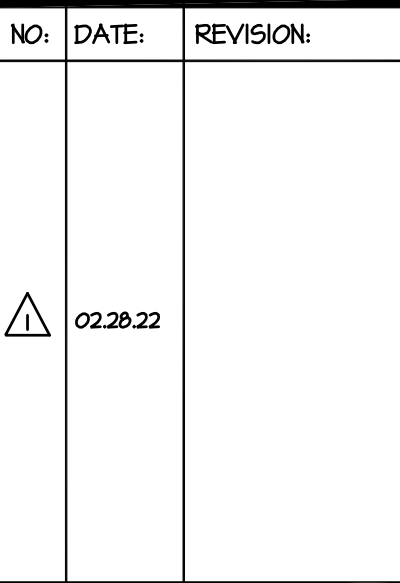


40' Series Hayden 'X414'

PROJECT NO: GMD-GA17063

PRINT DATE:
September 26, 2017

1B-3

**PROFESSIONAL SEAL:**

40' Series Hayden 'X414'

PROJECT NO: GMD-GA17063

PRINT DATE:
September 26, 2017

1B-3BS

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = "1'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = "1'-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.
- 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:

- TYPICALS:

- SIDING:

- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

- SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES:

- 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.
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- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

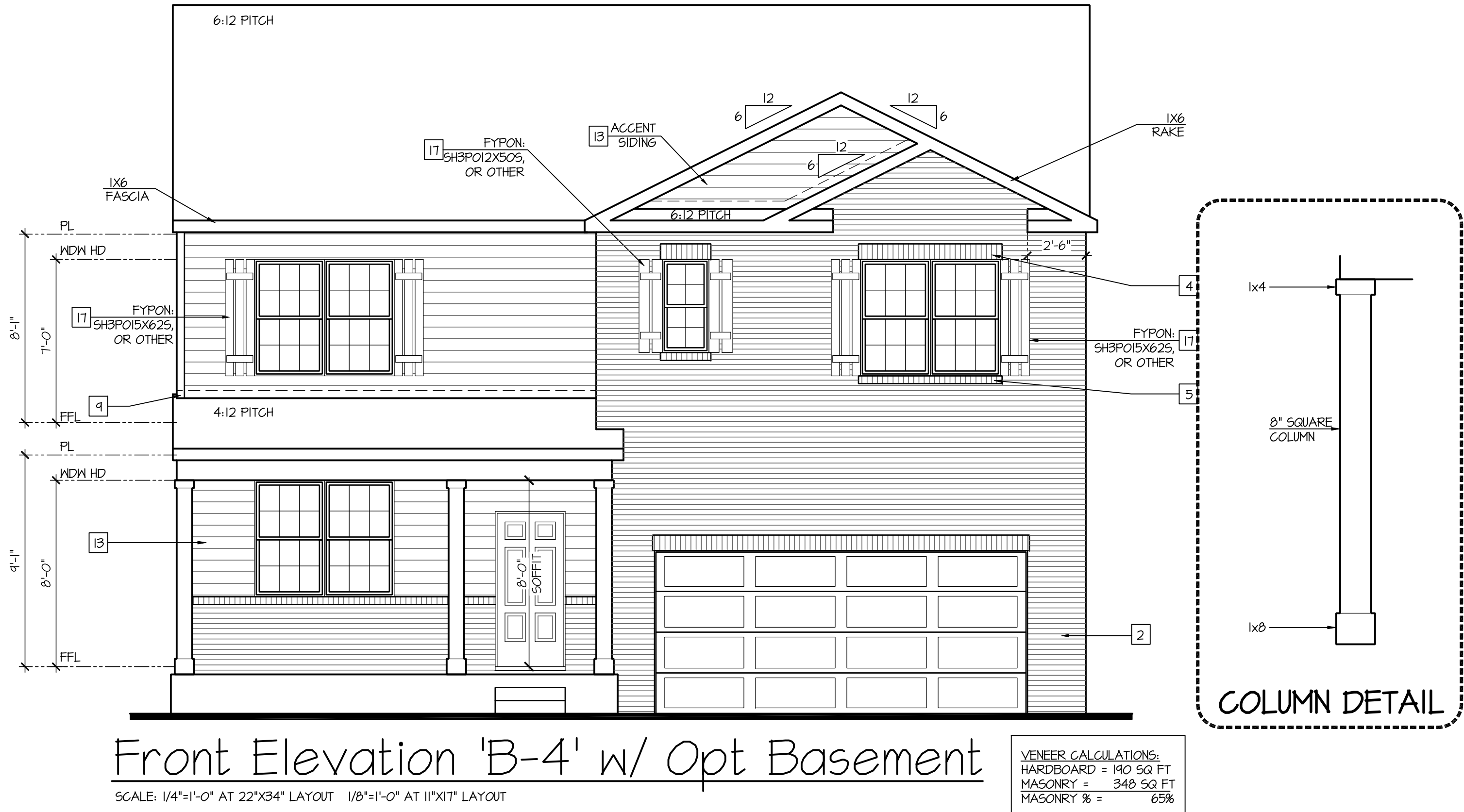
16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ELEVATIONS ARE SIMILAR AT OPTIONAL CRAWL SPACE , BUILDER TO VERIFY PRIOR TO CONSTRUCTION



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NO:	DATE:	REVISION:
	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:

STATE OF MARYLAND
REGISTERED CIVIL
ARCHITECT
MAR 28 2022

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'B-4'
W/ OPT. BASEMENT

PRINT DATE:

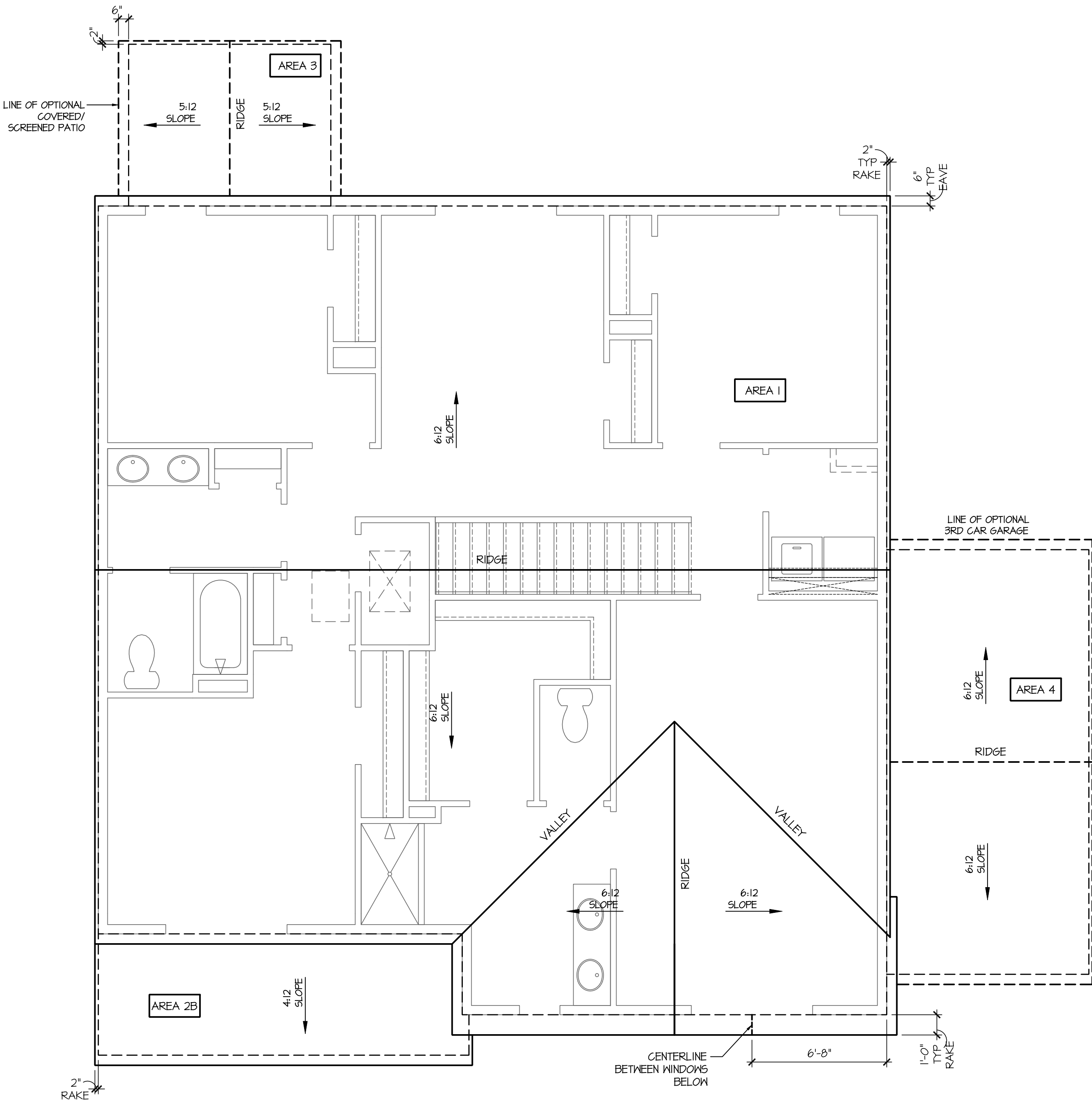
September 26, 2017

SHEET NO:

1B-4BS

Page 831 of 998

ATTIC VENT CALCULATION FOR MODEL 'HAYDEN': 1:150 RATIO	
THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.	(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: = 1488 SF 1488 SQ. FT. X 144 = 214,272 SQ. IN. 214,272 SQ. IN. / 150 = 1,428.48 SQ. IN. OF VENT REQ'D ROOF AREA 2A: = 34 SF 34 SQ. FT. X 144 = 5,616 SQ. IN. 5,616 SQ. IN. / 150 = 37.44 SQ. IN. OF VENT REQ'D ROOF AREA 2B: = 104 SF 104 SQ. FT. X 144 = 15,696 SQ. IN. 15,696 SQ. IN. / 150 = 104.64 SQ. IN. OF VENT REQ'D ROOF AREA 3: = 80 SF 80 SQ. FT. X 144 = 11,520 SQ. IN. 11,520 SQ. IN. / 150 = 76.8 SQ. IN. OF VENT REQ'D ROOF AREA 4: = 210 SF 210 SQ. FT. X 144 = 30,240 SQ. IN. 30,240 SQ. IN. / 150 = 201.6 SQ. IN. OF VENT REQ'D
NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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 RUNNING 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 MODEL 'HAYDEN': 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	(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: = 1488 SF 1488 SQ. FT. X 144 = 214,272 SQ. IN. 214,272 SQ. IN. / 300 = 714.24 SQ. IN. OF VENT REQ'D 714.24 SQ. IN. / 2 = 357.12 SQ. IN. 357.12 SQ. IN. OF VENT AT HIGH & 357.12 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2A: = 34 SF 34 SQ. FT. X 144 = 5,616 SQ. IN. 5,616 SQ. IN. / 300 = 18.72 SQ. IN. OF VENT REQ'D 18.72 SQ. IN. / 2 = 9.36 SQ. IN. 9.36 SQ. IN. OF VENT AT HIGH & 9.36 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2B: = 104 SF 104 SQ. FT. X 144 = 15,696 SQ. IN. 15,696 SQ. IN. / 300 = 52.32 SQ. IN. OF VENT REQ'D 52.32 SQ. IN. / 2 = 26.16 SQ. IN. 26.16 SQ. IN. OF VENT AT HIGH & 26.16 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 3: = 80 SF 80 SQ. FT. X 144 = 11,520 SQ. IN. 11,520 SQ. IN. / 300 = 38.4 SQ. IN. OF VENT REQ'D 38.4 SQ. IN. / 2 = 19.2 SQ. IN. 19.2 SQ. IN. OF VENT AT HIGH & 19.2 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 4: = 210 SF 210 SQ. FT. X 144 = 30,240 SQ. IN. 30,240 SQ. IN. / 300 = 100.8 SQ. IN. OF VENT REQ'D 100.8 SQ. IN. / 2 = 50.4 SQ. IN. 50.4 SQ. IN. OF VENT AT HIGH & 50.4 SQ. IN. OF VENT AT LOW REQUIRED.
BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT (TAR PAPER) AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12, PER SECTION R905.7	



Roof Plan 'B'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

NO:	DATE:	REVISION:
1	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

SHEET TITLE:
ROOF PLAN 'B'

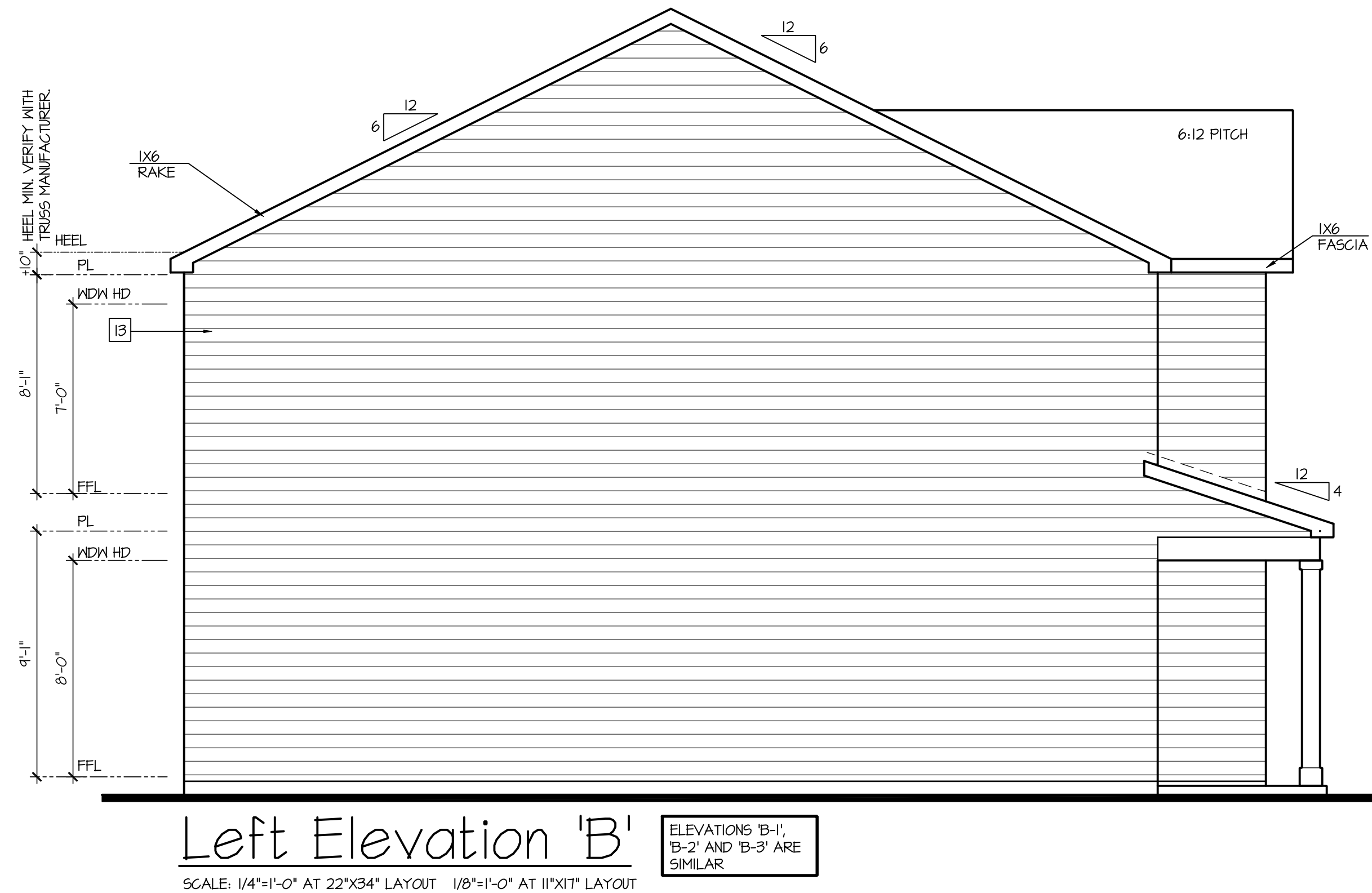
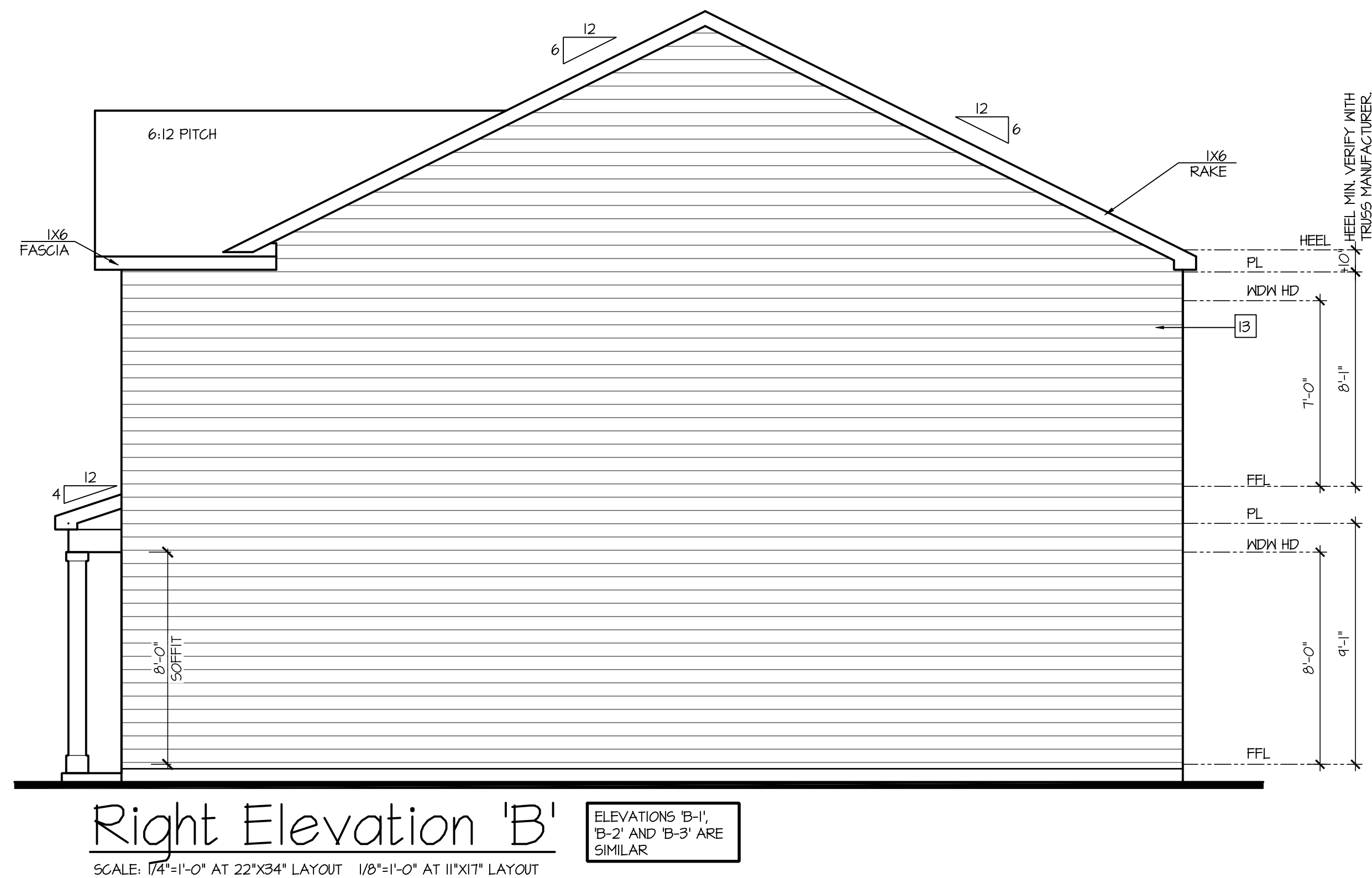
PRINT DATE:

September 26, 2017

SHEET NO:

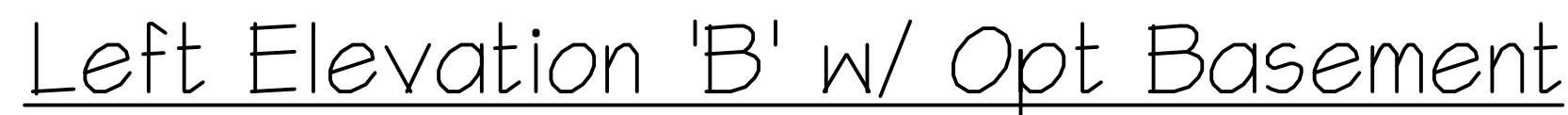
2 B

NOTES:	
- 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-O" U.N.O. ON ELEVATIONS. 2ND FLOOR = T-O" 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. - 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]	ROMLOCK COURSE
[6]	N/A
TYPICALS:	
[7]	DECORATIVE 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]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

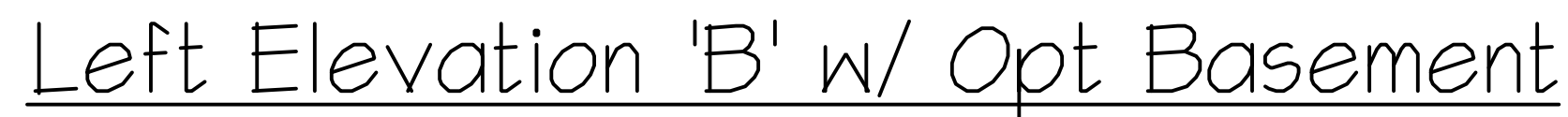


NOTES:	
-	GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
-	WINDOW HEAD HEIGHTS: 1ST FLOOR = T-0" U.N.O. ON ELEVATIONS. 2ND FLOOR = T-0" U.N.O. ON ELEVATIONS.
-	ROOFING: PITCHED SHINGLES PER DEVELOPER.
-	WINDOWS: MANUFACTURER 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.
-	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]	RONLOCK COURSE
[6]	N/A
TYPICALS:	
[7]	DECORATIVE 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]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

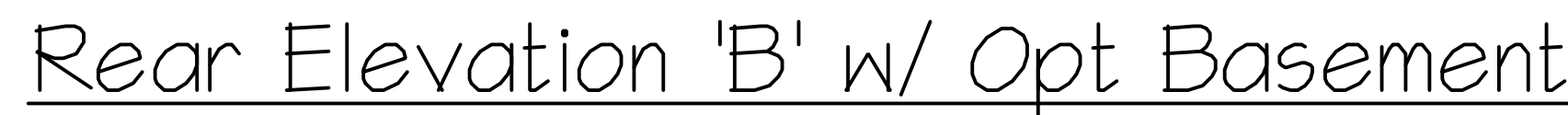
ELEVATIONS ARE SIMILAR AT OPTIONAL
CRAWL SPACE , BUILDER TO VERIFY
PRIOR TO CONSTRUCTION



ELEVATIONS 'B-1',
'B-2' AND 'B-3' ARE
SIMILAR



ELEVATIONS 'B-1',
'B-2' AND 'B-3' ARE
SIMILAR



ELEVATIONS 'B-1',
'B-2' AND 'B-3' ARE
SIMILAR

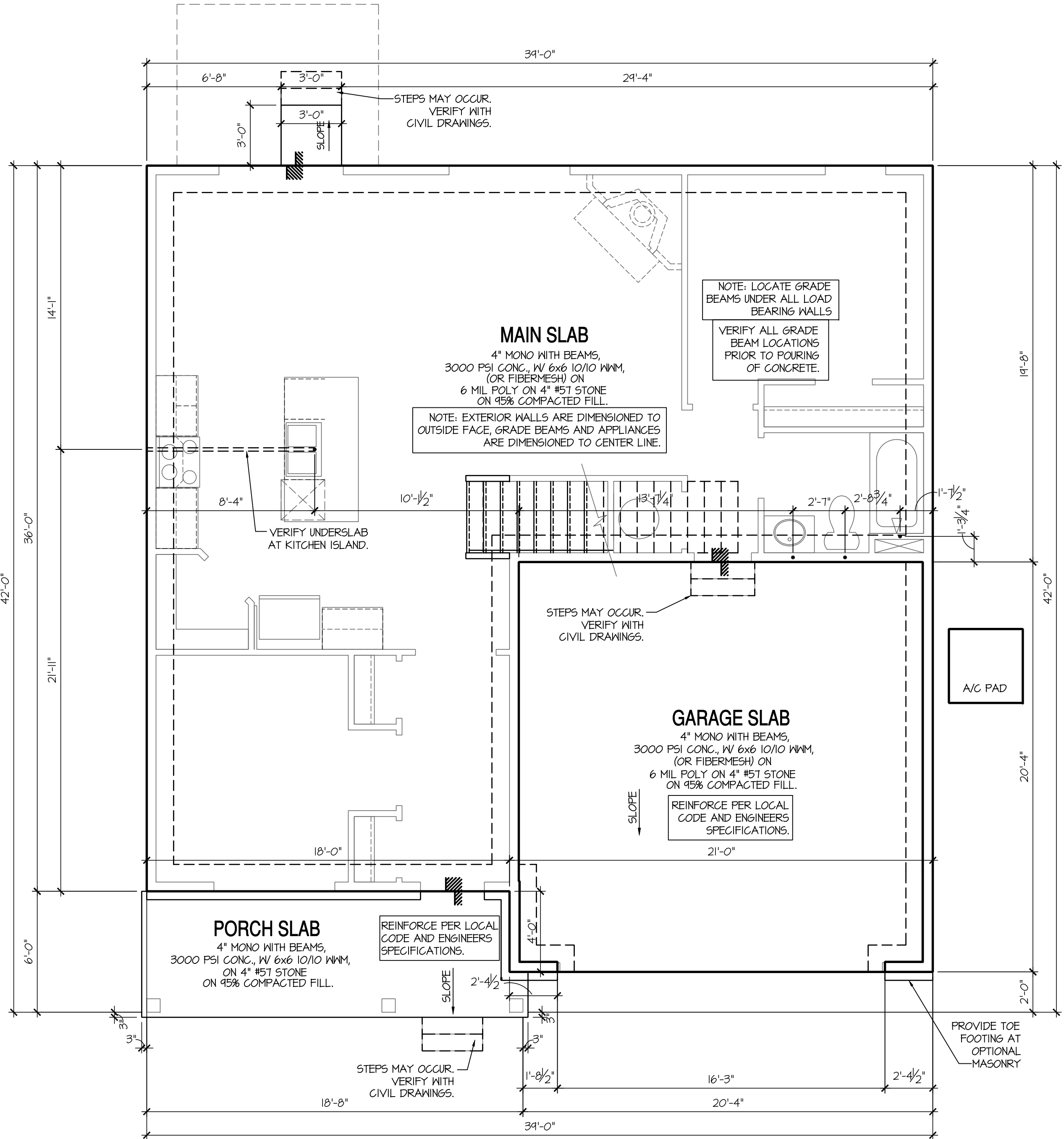
40' Series Hayden 'X414'

PROJECT NO: GMD-GA17063

SHEET TITLE: SIDE AND REAR ELEVATIONS 'B' W/ OPT. BASEMENT

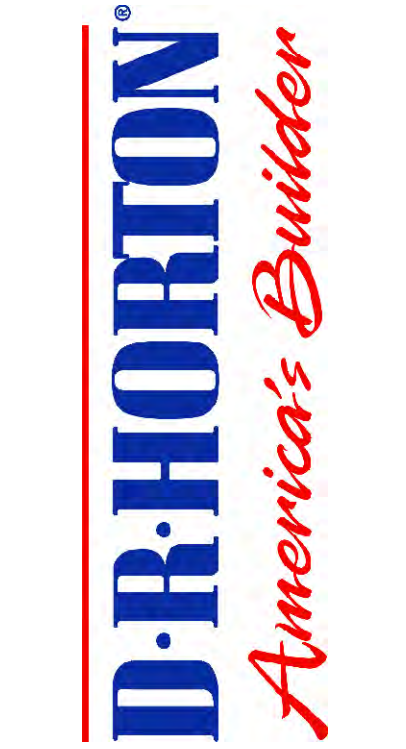
SHEET NO:
3 B-BS

- NOTES: IRC
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
 - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
 - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
 - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
 - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
 - FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
 - REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
 - PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
 - VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
 - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
 - TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
 - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
 - SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
 - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
 - GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Monolithic Slab Plan 'B'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



NO:	DATE:	REVISION:
	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.



PROJECT TITLE:
**40' Series
Hayden
'X414'**

**SassafraS
Salisbury, MD
North Region**

PROJECT NO: GMD-6A1T063

SHEET TITLE:
MONOLITHIC SLAB PLAN 'B'

PRINT DATE:
September 26, 2017

SHEET NO:
4 MS B

PROFESSIONAL SEAL:

40' Series Hayden 'X414'

PROJECT NO: GMD-GA17063

PRINT DATE

September 26, 2017

SHEET NO:

Page 836 of 998

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

BASEMENT NOTES: IRC	KEY NOTES:
- ALL ANGLE PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: BASEMENT = 7'-0" U.N.O. ON ELEVATIONS. - PROVIDE FIRELOCKING. (PER IRC SECTION R602.8) - 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 IRC SECTION R310.1.1) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSURING DOORS. (PER IRC SECTION R313.1) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOPT AT INSURING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R313.3) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITICIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION ACCORDING TO LOCAL CODES.) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	1 LINE OF SLAB ABOVE 2 LINE OF FRAMED WALL ABOVE 3 BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1) 4 A/C CONDENSER PAD. (VERIFY) 5 SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS, VERIFY LOCATION. 6 WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION P2801.1) 7 FAN IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS 8 TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)

PROFESSIONAL SEAL:

**Sassafras
Salisbury, MD
North Region**

SHEET TITLE:
CRAWL SPACE PLAN 'B'

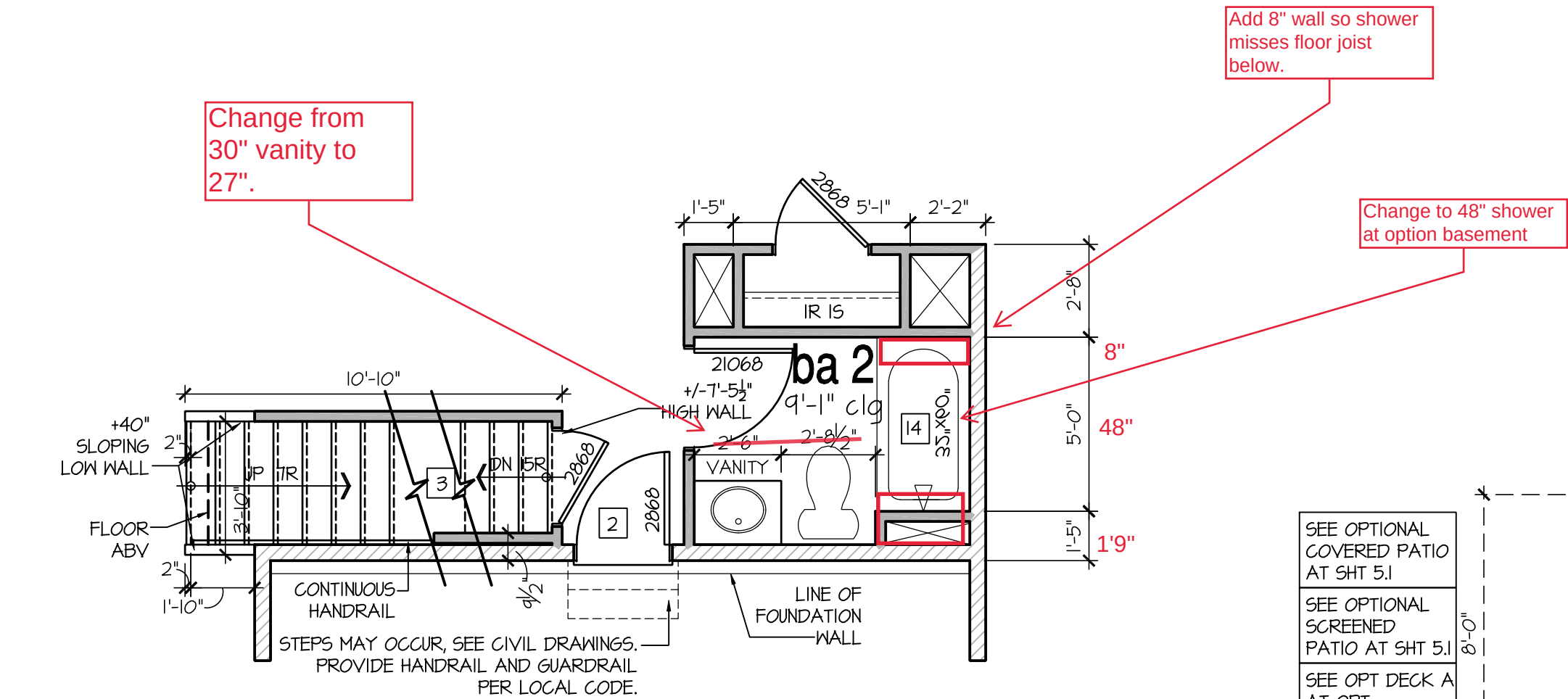
September 26, 2017

4 CS B

CRAWL SPACE NOTES: IRC	KEY NOTES:
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. T 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.1.1) - SLOPE ALL STOOPS AND HARDCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOB AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT; BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.) - PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE GROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 150 SF OF CRAWL FLOOR AREA. ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR GROSS VENTILATION. (PER IRC SECTION R408) - THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL, AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE GROSS VENTILATION OF THE SPACE. - PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"x24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER IRC SECTION 408.4) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	1 LINE OF SLAB ABOVE 2 LINE OF FRAMED WALL ABOVE 3 16"x8" CRAWL SPACE VENT (PER IRC SECTION R408) 4 CRAWL SPACE ACCESS PANEL (PER IRC SECTION R408.4) 5 A/C CONDENSER PAD. (VERIFY) 6 TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH IRC SECTION R404, TABLE R404.1.(1)) THROUGH R404.1.(4) AND APPLICABLE SECTIONS OF R606, R607, R609.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.



SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Stairs at Opt Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 1.40" = 125 3/4" TOTAL
RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.52" = 120 1/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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: IRC

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 IRC SECTION R302.6)

GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)

[2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)

[3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)

MEPS

[4] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)

[5] N/A

[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 IRC SECTION M1305.1.3) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)

TYPICALS:

[9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)

[10] N/A

[11] HALF WALL, HEIGHT AS NOTED.

[12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:

[13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)

[14] 30"x60" TUB/SHOWER PAN

[15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS

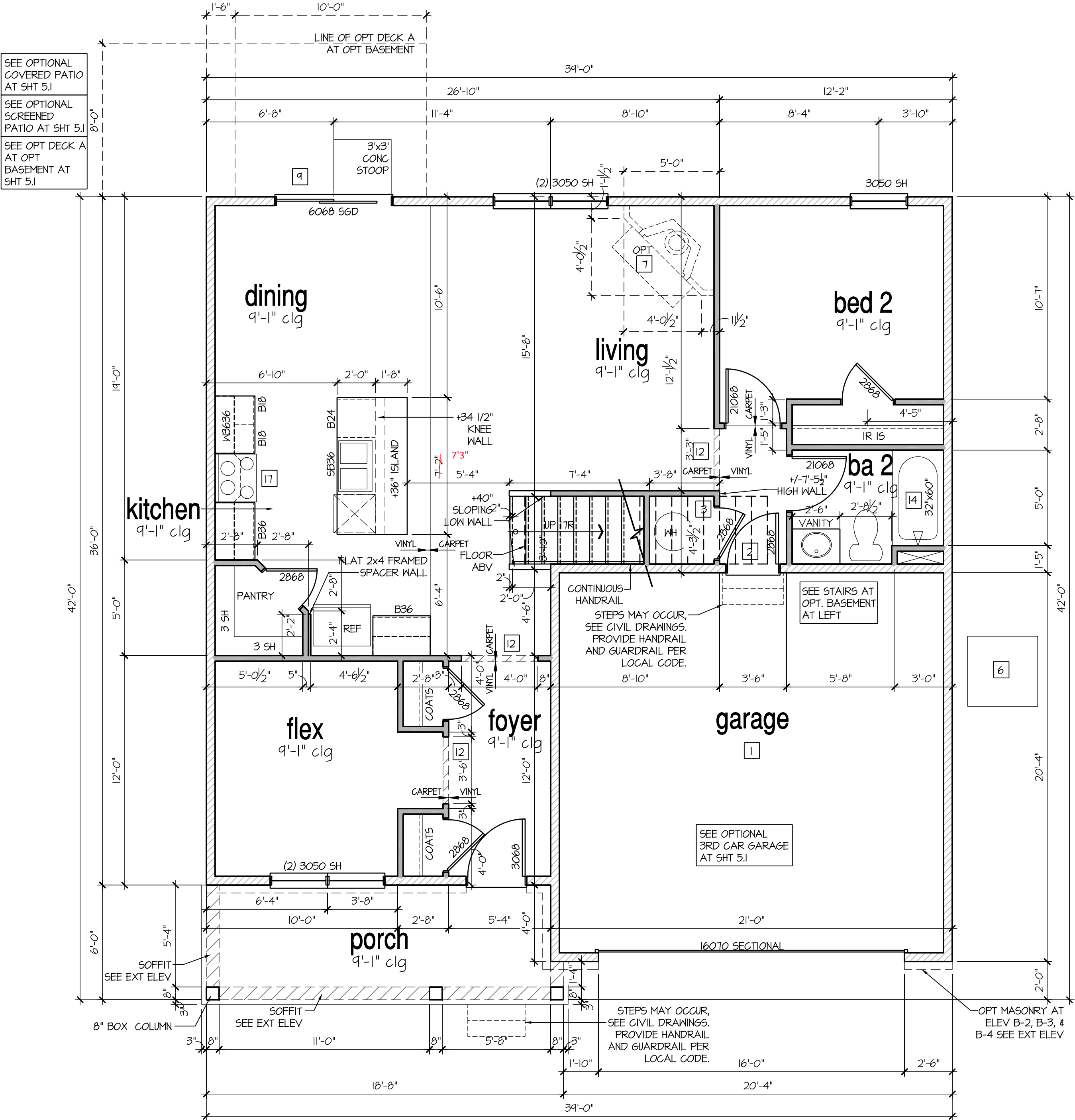
[16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)

KITCHEN:

[17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

[18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

[19] ELECTRIC OVEN WITH MICROWAVE OVEN.



1st Floor Plan 'B'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

D.R. HORTON
America's Builder

NO:	DATE:	REVISION:
	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:

PROJECT TITLE:

**40' Series
Hayden
'X414'**

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA1T063

SHEET TITLE:

1ST FLOOR PLAN 'B'

PRINT DATE:

September 26, 2017

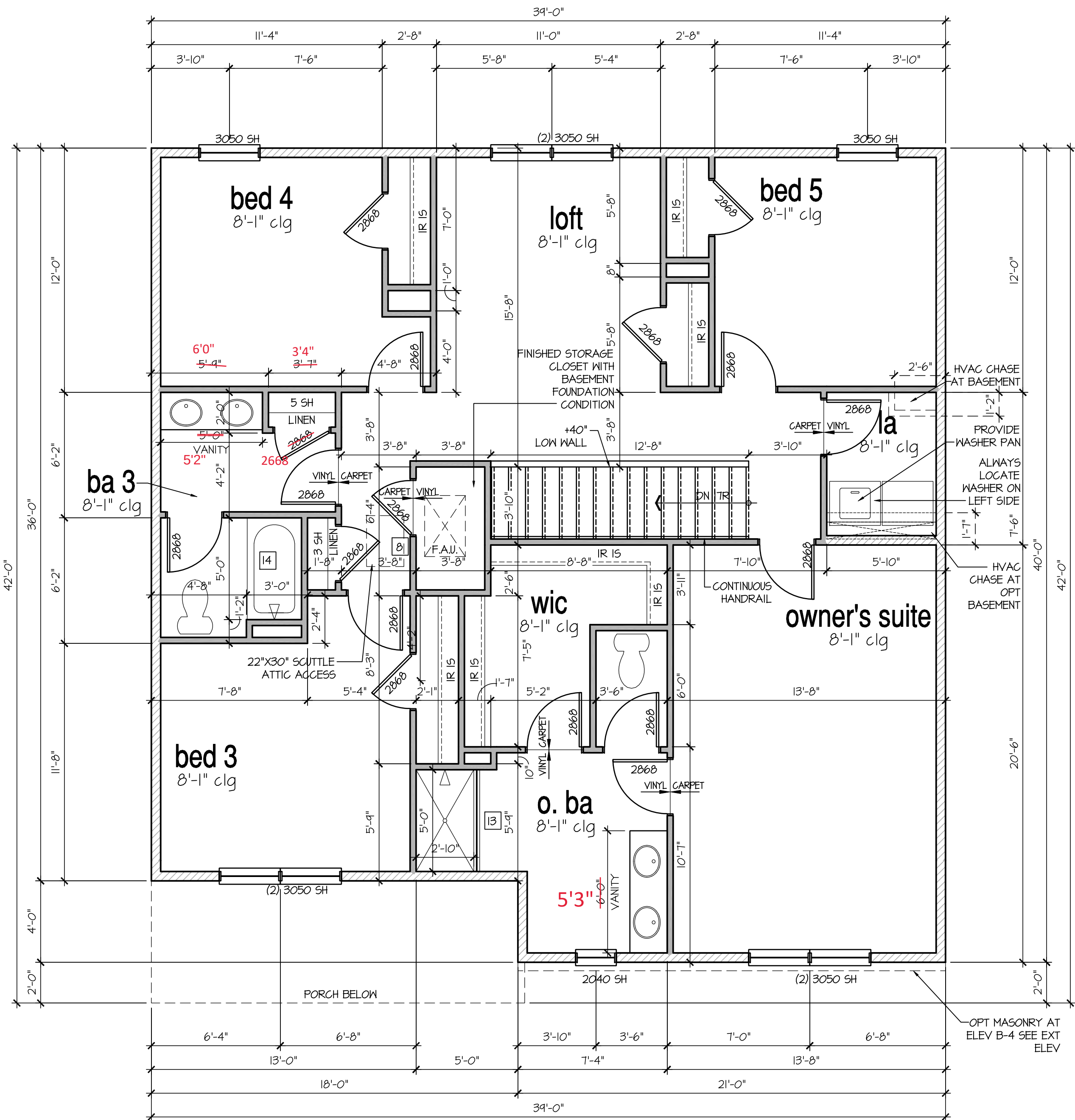
SHEET NO:

5 B



2nd Floor Plan 'B

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



NO:	DATE:	REVISION:
	02.20.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series Hayden 'X414'

**Sassafras
Salisbury, MD
North Region**

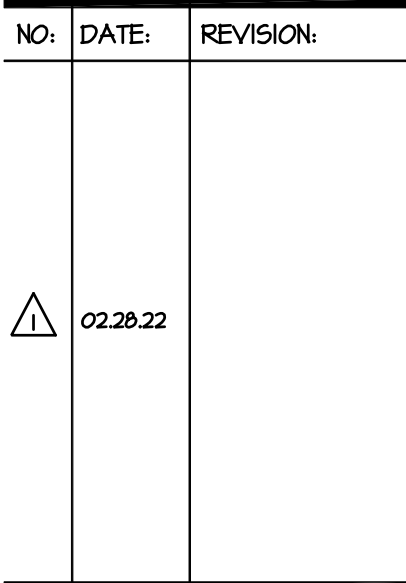
PROJECT NO: GMD-GA17063

SHEET TITLE:
2ND FLOOR PLAN 'B'

PRINT DATE:
September 26, 2017

SHEET NO:

6 B



PROFESSIONAL SEAL:



40' Series Hayden 'X414'

PROJECT NO: GMD-GA17063

PRINT DATE:
September 26, 2017

SHEET NO:

Page 841 of 998

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = "1'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = "1'-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.
- 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:

- TYPICALS:

- SIDING:

SIDING:

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

- [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES:

- 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.
- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

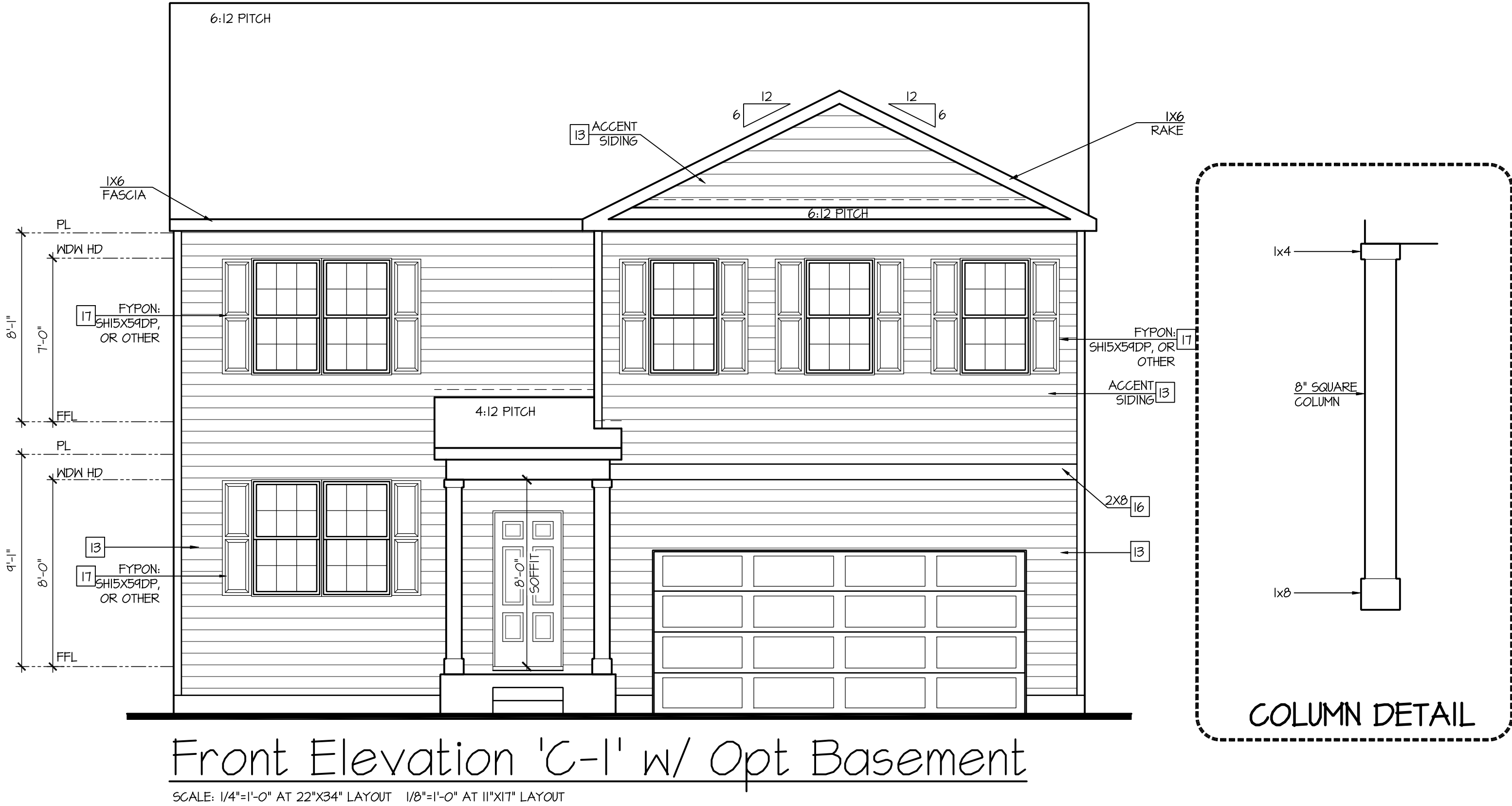
16

VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ELEVATIONS ARE SIMILAR AT OPTIONAL CRAWL SPACE , BUILDER TO VERIFY PRIOR TO CONSTRUCTION



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PROFESSIONAL SEAL:

STATE OF MARYLAND
REGISTERED CIVIL
ARCHITECT
MAR 28 2022

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA1T063

SHEET TITLE:

FRONT ELEVATION 'C-1'
W/ OPT. BASEMENT

PRINT DATE:

September 26, 2017

SHEET NO:

1C-1BS

Page 842 of 998

NOTES:

- 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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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:

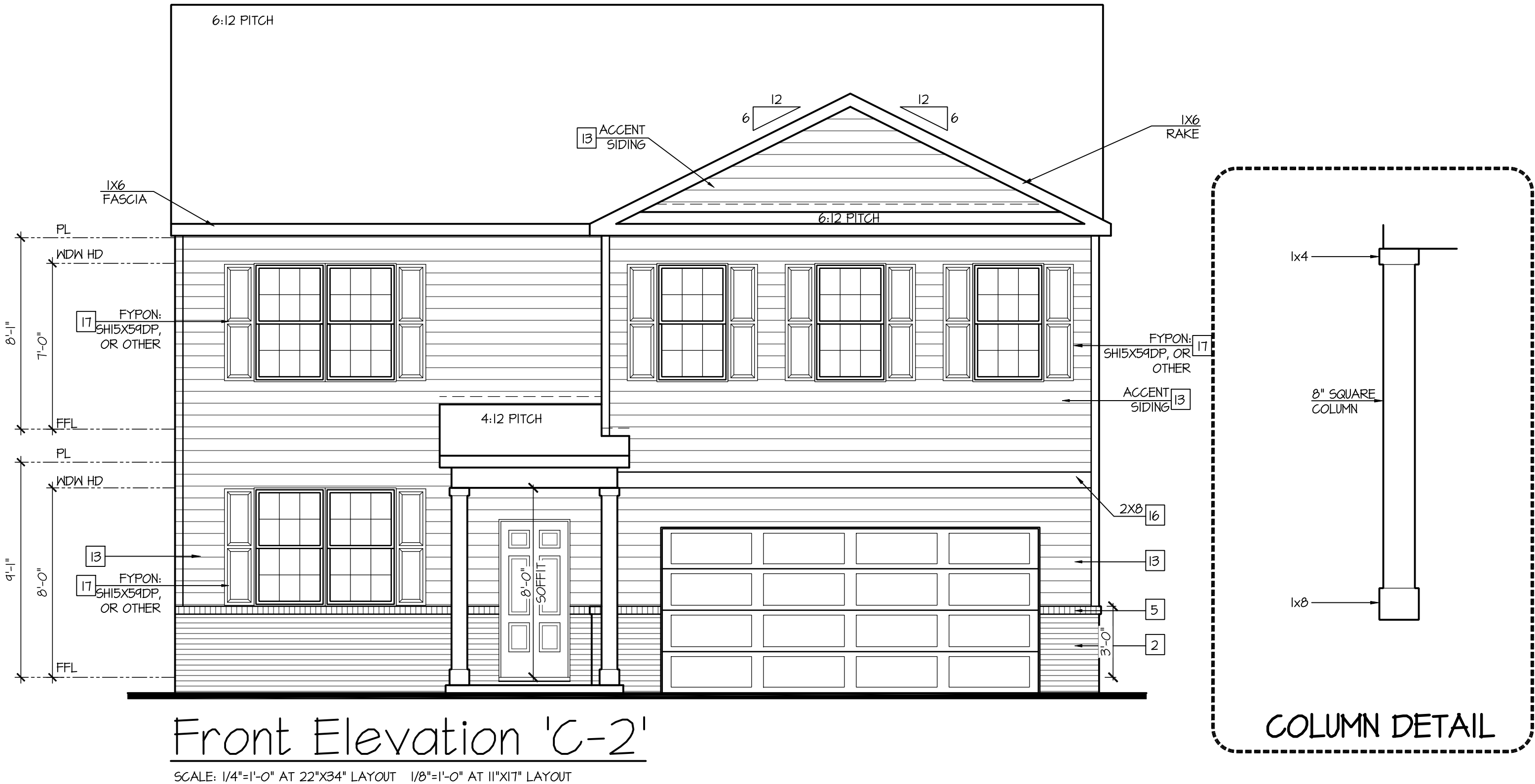
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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PROFESSIONAL SEAL:

STATE OF MARYLAND

REGISTERED ARCHITECT

MAR 28 2022

18885

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'C-2'

PRINT DATE:

September 26, 2017

SHEET NO:

1C-2

Page 843 of 998

NOTES:

- 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.

- 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 N/A

TYPICALS:

7 DECORATIVE 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.

10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17 FYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ELEVATIONS ARE SIMILAR AT OPTIONAL CRAWL SPACE , BUILDER TO VERIFY PRIOR TO CONSTRUCTION



Front Elevation 'C-2' w/ Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

STATE OF MARYLAND
REGISTERED ARCHITECT
MAR 28 2022
18885

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'C-2'
W/ OPT. BASEMENT

PRINT DATE:

September 26, 2017

SHEET NO:

1C-2BS

Page 844 of 998

NOTES:

- 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.

- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED

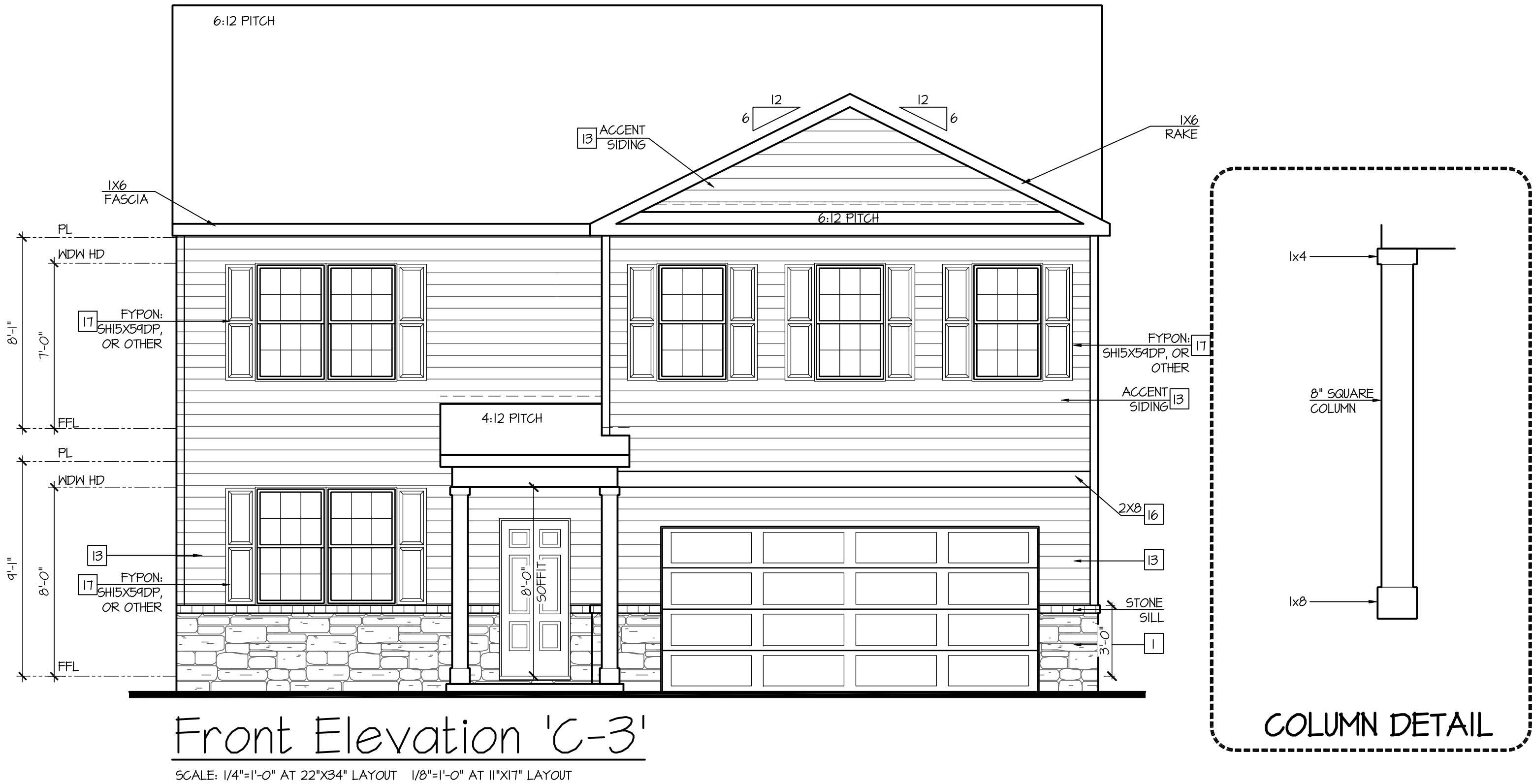
(AT SPECIFIC LOCATIONS:

1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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PROFESSIONAL SEAL:

STATE OF MARYLAND

REGISTERED ARCHITECT

MAR 28 2022

18885

PROJECT TITLE:

40' Series Hayden 'X414'

Sassafras Salisbury, MD North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'C-3'

PRINT DATE:

September 26, 2017

SHEET NO:

1C-3

Page 845 of 998

NOTES:

- 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.

- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

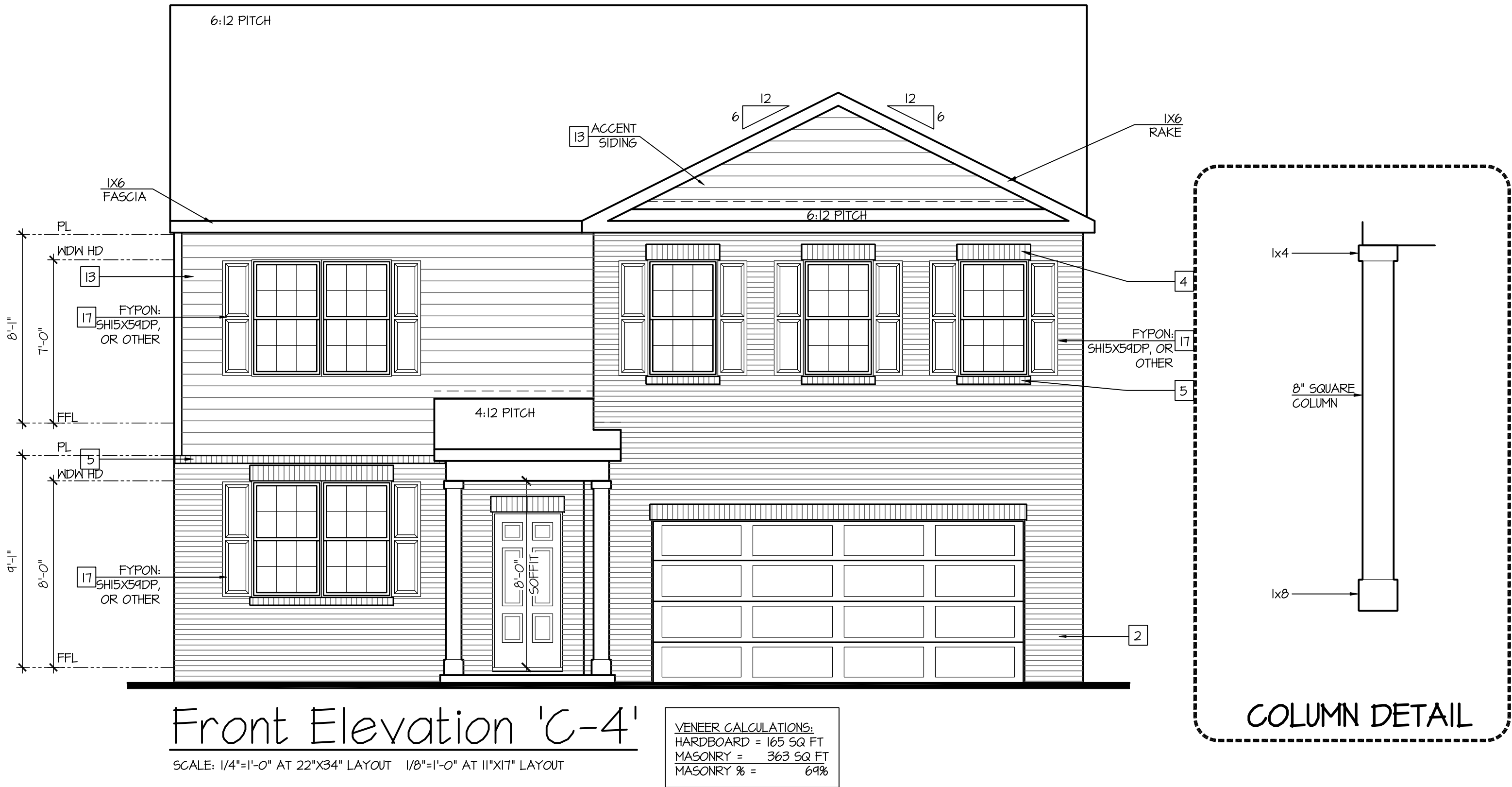
VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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PROFESSIONAL SEAL:

STATE OF MARYLAND
REGISTERED ARCHITECT
MAR 28 2022
18885

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'C-4'

PRINT DATE:

September 26, 2017

SHEET NO:

1C-4

Page 847 of 998

NOTES:

- 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.
- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

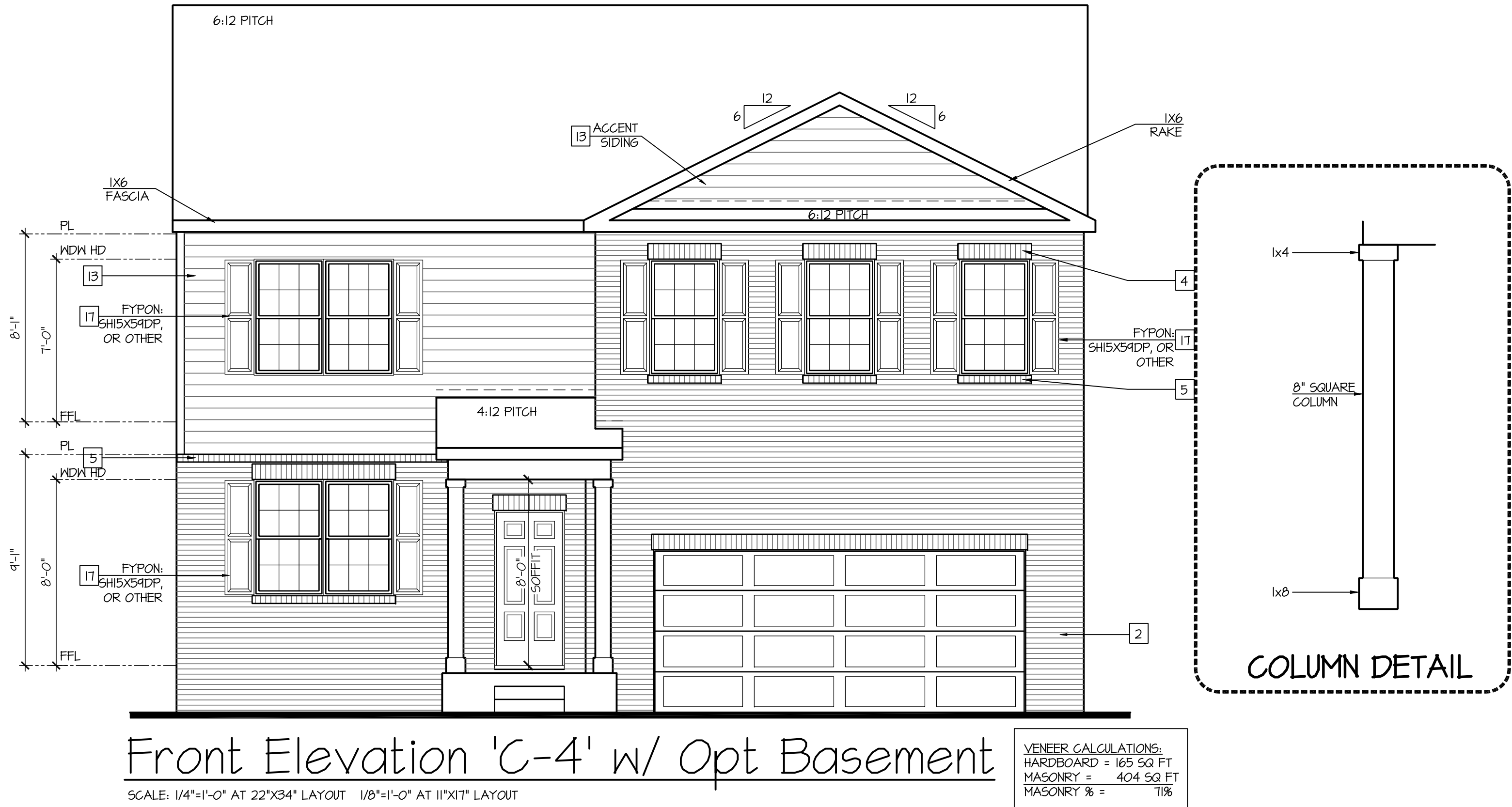
16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ELEVATIONS ARE SIMILAR AT OPTIONAL CRAWL SPACE , BUILDER TO VERIFY PRIOR TO CONSTRUCTION



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NO:DATE:REVISION:

02.28.22

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:

STATE OF MARYLAND
REGISTERED ARCHITECT
MAR 28 2022
18885

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'C-4'
W/ OPT. BASEMENT

PRINT DATE:

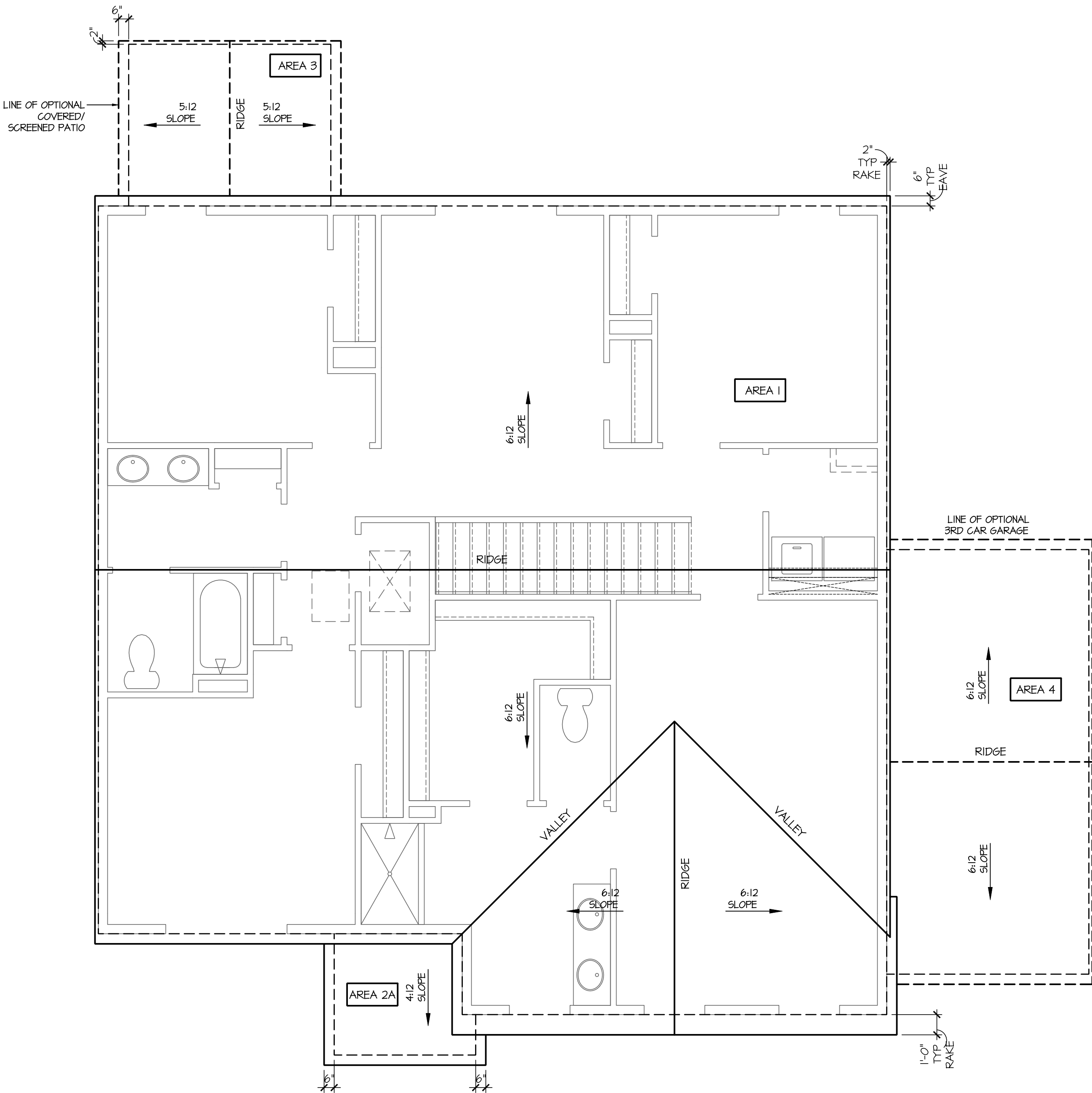
September 26, 2017

SHEET NO:

1C-4BS

Page 848 of 998

ATTIC VENT CALCULATION FOR MODEL 'HAYDEN': 1:150 RATIO	
THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED.	(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: = 1488 SF 1488 SQ. FT. X 144 = 214272 SQ. IN. 214272 SQ. IN. / 150 = 1428.48 SQ. IN. OF VENT REQ'D ROOF AREA 2A: = 34 SF 34 SQ. FT. X 144 = 5616 SQ. IN. 5616 SQ. IN. / 150 = 37.44 SQ. IN. OF VENT REQ'D ROOF AREA 2B: = 109 SF 109 SQ. FT. X 144 = 15696 SQ. IN. 15696 SQ. IN. / 150 = 104.64 SQ. IN. OF VENT REQ'D ROOF AREA 3: = 80 SF 80 SQ. FT. X 144 = 11520 SQ. IN. 11520 SQ. IN. / 150 = 76.8 SQ. IN. OF VENT REQ'D ROOF AREA 4: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 150 = 201.6 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.	
ATTIC VENT CALCULATION FOR MODEL 'HAYDEN': 1:300 RATIO	
AS AN ALTERNATE TO THE 1/50 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: = 1488 SF 1488 SQ. FT. X 144 = 214272 SQ. IN. 214272 SQ. IN. / 300 = 714.24 SQ. IN. OF VENT REQ'D 714.24 SQ. IN. / 2 = 357.12 SQ. IN. 357.12 SQ. IN. OF VENT AT HIGH & 357.12 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2A: = 34 SF 34 SQ. FT. X 144 = 5616 SQ. IN. 5616 SQ. IN. / 300 = 18.72 SQ. IN. OF VENT REQ'D 18.72 SQ. IN. / 2 = 9.36 SQ. IN. 9.36 SQ. IN. OF VENT AT HIGH & 9.36 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2B: = 109 SF 109 SQ. FT. X 144 = 15696 SQ. IN. 15696 SQ. IN. / 300 = 52.32 SQ. IN. OF VENT REQ'D 52.32 SQ. IN. / 2 = 26.16 SQ. IN. 26.16 SQ. IN. OF VENT AT HIGH & 26.16 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 3: = 80 SF 80 SQ. FT. X 144 = 11520 SQ. IN. 11520 SQ. IN. / 300 = 38.4 SQ. IN. OF VENT REQ'D 38.4 SQ. IN. / 2 = 19.2 SQ. IN. 19.2 SQ. IN. OF VENT AT HIGH & 19.2 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 4: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 300 = 100.8 SQ. IN. OF VENT REQ'D 100.8 SQ. IN. / 2 = 50.4 SQ. IN. 50.4 SQ. IN. OF VENT AT HIGH & 50.4 SQ. IN. OF VENT AT LOW REQUIRED.
BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT (TAR PAPER) AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12, PER SECTION R905.7	



Roof Plan 'C'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

NO:

DATE:

REVISION:

02.28.22

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PROFESSIONAL SEAL:

PROJECT TITLE:
40' Series Hayden 'X414'

Sassafras Salisbury, MD North Region

PROJECT NO: GMD-6A17063

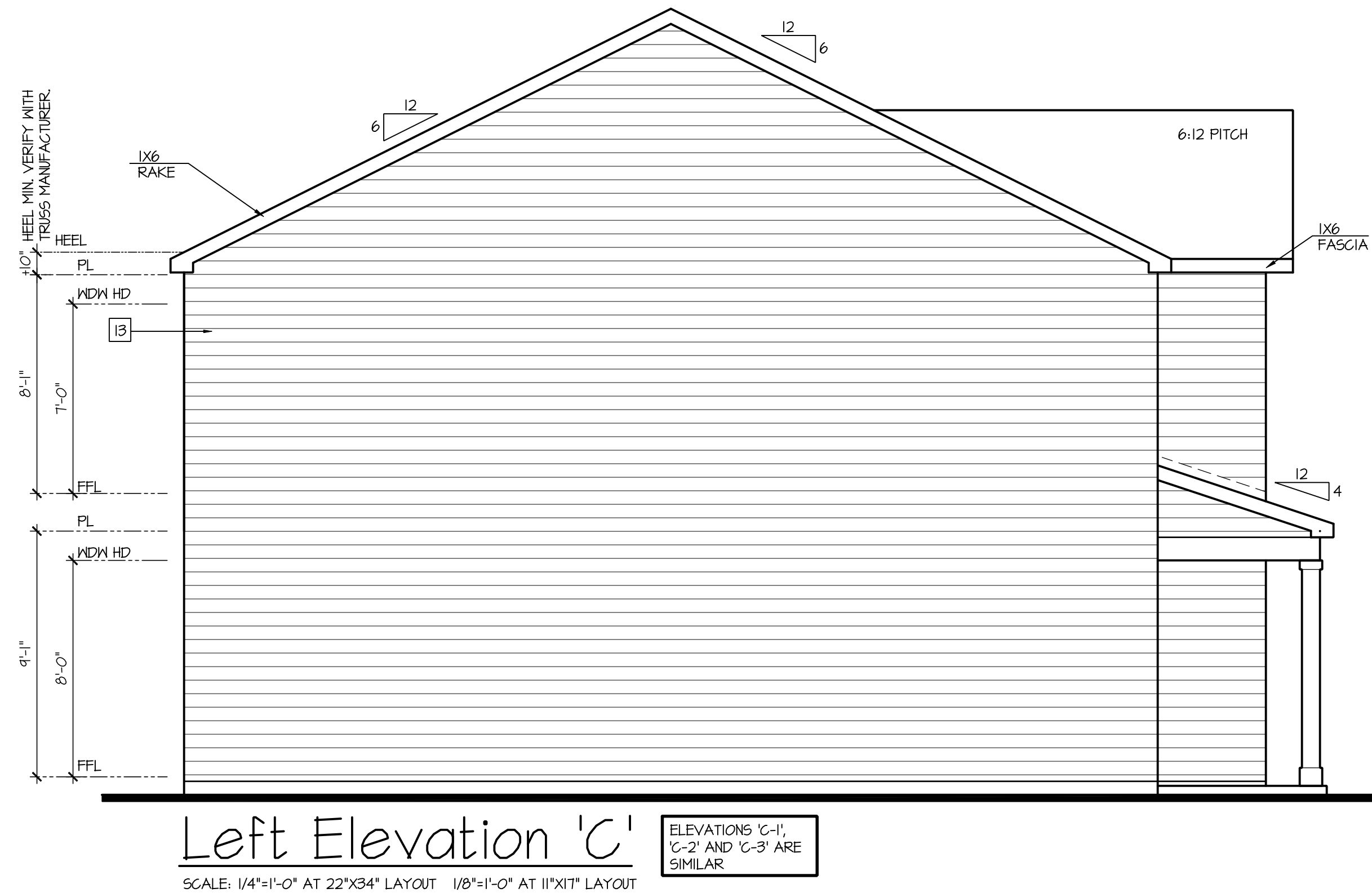
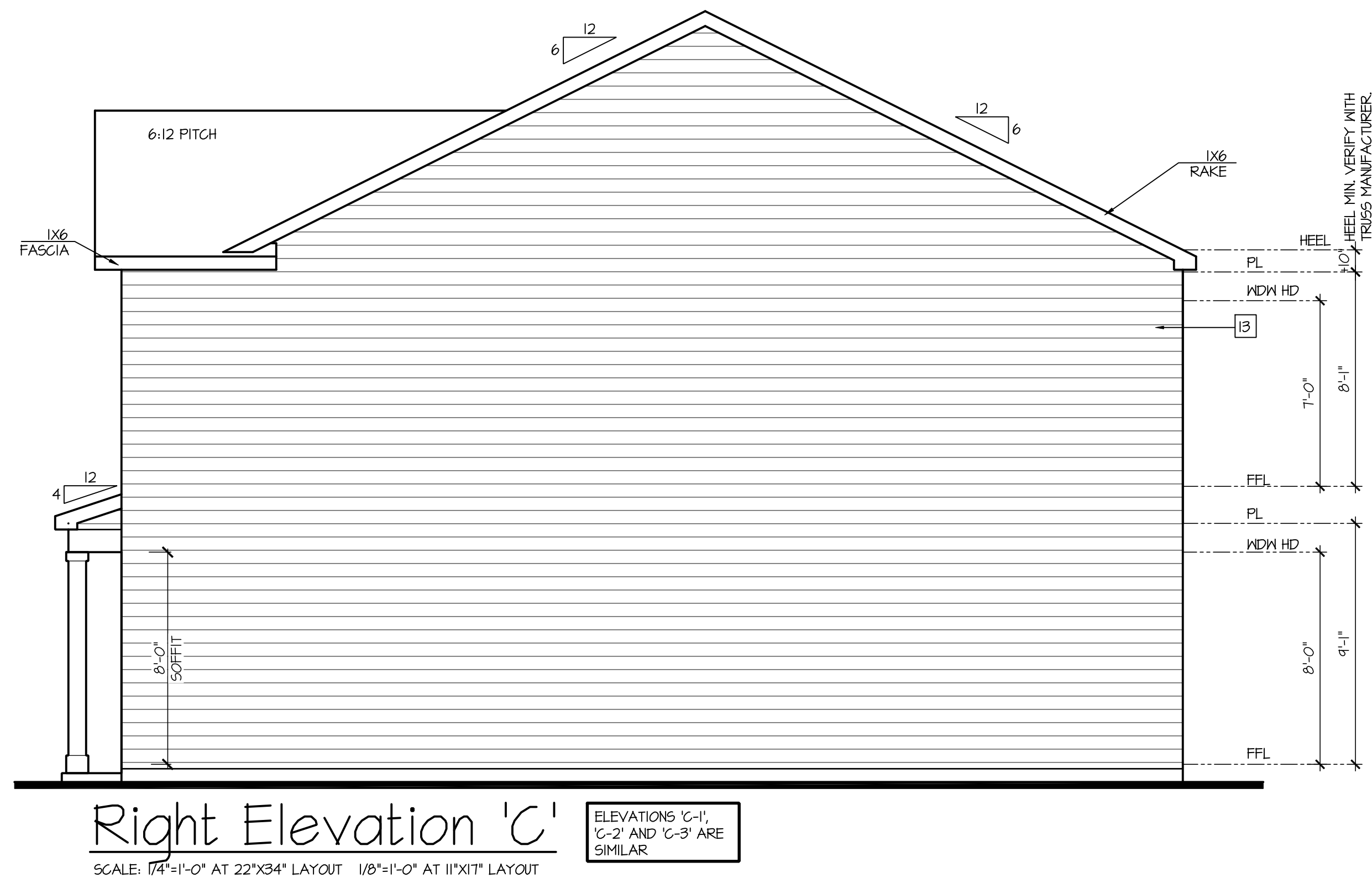
SHEET TITLE:
ROOF PLAN 'C'

PRINT DATE:
September 26, 2017

SHEET NO:
2 C

Page 849 of 998

NOTES:	
- 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-O" U.N.O. ON ELEVATIONS. 2ND FLOOR = T-O" 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. - 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]	ROMLOCK COURSE
[6]	N/A
TYPICALS:	
[7]	DECORATIVE 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]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NOTES:	
- 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-O" U.N.O. ON ELEVATIONS. 2ND FLOOR = T-O" 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. - 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]	ROMLOCK COURSE
[6]	N/A
TYPICALS:	
[7]	DECORATIVE 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]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Architectural elevation drawing of a building facade. The drawing includes the following dimensions and labels:

- Roof:**
 - Left side: 12/6 pitch triangle.
 - Right side: 12/6 pitch triangle.
 - Right side: 6:12 PITCH label.
- Left Wall:**
 - Top section: 8'-1" height.
 - Bottom section: 9'-1" height.
 - Bottom section: 8'-0" height.
 - Labels: HEEL, PL, WDW HD, FFL, WDW HD, FFL.
- Right Wall/Porch:**
 - Label: 1X6 FASCIA.
 - Porch roof: 12/4 pitch triangle.
- Other Labels:**
 - 1X6 RAKE (pointing to the left roof edge).
 - 13 (pointing to the left wall).
 - 10'-1" HEEL MIN. VERIFY WITH ROSS MANUFACTURER. (pointing to the top left corner).

ELEVATIONS 'C-1',
'C-2' AND 'C-3' ARE
SIMILAR

Architectural elevation drawing of a building with a gabled roof and horizontal siding. The drawing includes the following details:

- Roof:** Gabled roof with a 6:12 pitch on the left and a 12:6 pitch on the right. The roof is labeled "6:12 PITCH" and "12 6".
- Fascia:** The roof edge is finished with "1x6 FASCIA".
- Exterior Wall:** The main wall is covered in horizontal siding.
- Level Markers and Dimensions:**
 - HEEL:** The top of the wall is marked "HEEL".
 - PL:** The peak of the roof is marked "PL".
 - WDM HD:** The horizontal siding is marked "WDM HD".
 - 0'-0":** The height from the ground to the top of the wall is marked "0'-0\"".
 - 7'-0":** The height from the ground to the peak of the roof is marked "7'-0\"".
 - 0'-1":** The height from the ground to the top of the roof is marked "0'-1\"".
- Note:** A note on the right side of the drawing reads "HEEL MIN. VERIFY WITH TRUSS MANUFACTURER".

ELEVATIONS 'C-1',
'C-2' AND 'C-3' ARE
SIMILAR

Architectural elevation drawing of a building facade. The drawing shows a long, low structure with horizontal siding. The facade features several windows and a set of double doors. On the left, there are two windows, each divided into four panes. In the center, there are two sets of double windows, each set divided into four panes. On the right, there is a single window divided into four panes. Below the windows, there are two sets of double doors, each set divided into two panels. The drawing includes various dimension lines and labels: '6:12 PITCH' at the top right, '1X6 FASCIA' pointing to the roofline, '13' pointing to the right edge, 'PL' (Plumb Line) and 'NDWN HD' (Not Down Head) labels for window and door placement, and 'FFL' (Finish Floor Level) labels for the base of the windows and doors. A note at the bottom center states: 'EGRESS WINDOW WELL AS REQUIRED PER LOCAL CODE CONDITIONS. VARY BY LOT AND GRADE.' The drawing is a technical representation of a building's exterior, showing the layout and dimensions of its various components.

ELEVATIONS 'C-1',
'C-2' AND 'C-3' ARE
SIMILAR

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PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series Hayden 'X414'

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

FEET TITLE:
**SIDE AND REAR
ELEVATIONS 'C'
W/ OPT. BASEMENT**

PRINT DATE:

September 26, 2017

SHEET NO:

3 C-BS

PROFESSIONAL SEAL:

40' Series Hayden 'X414'

PROJECT NO: GMD-GA17063

PRINT DATE

September 26, 2017

SHEET NO:

Page 852 of 998

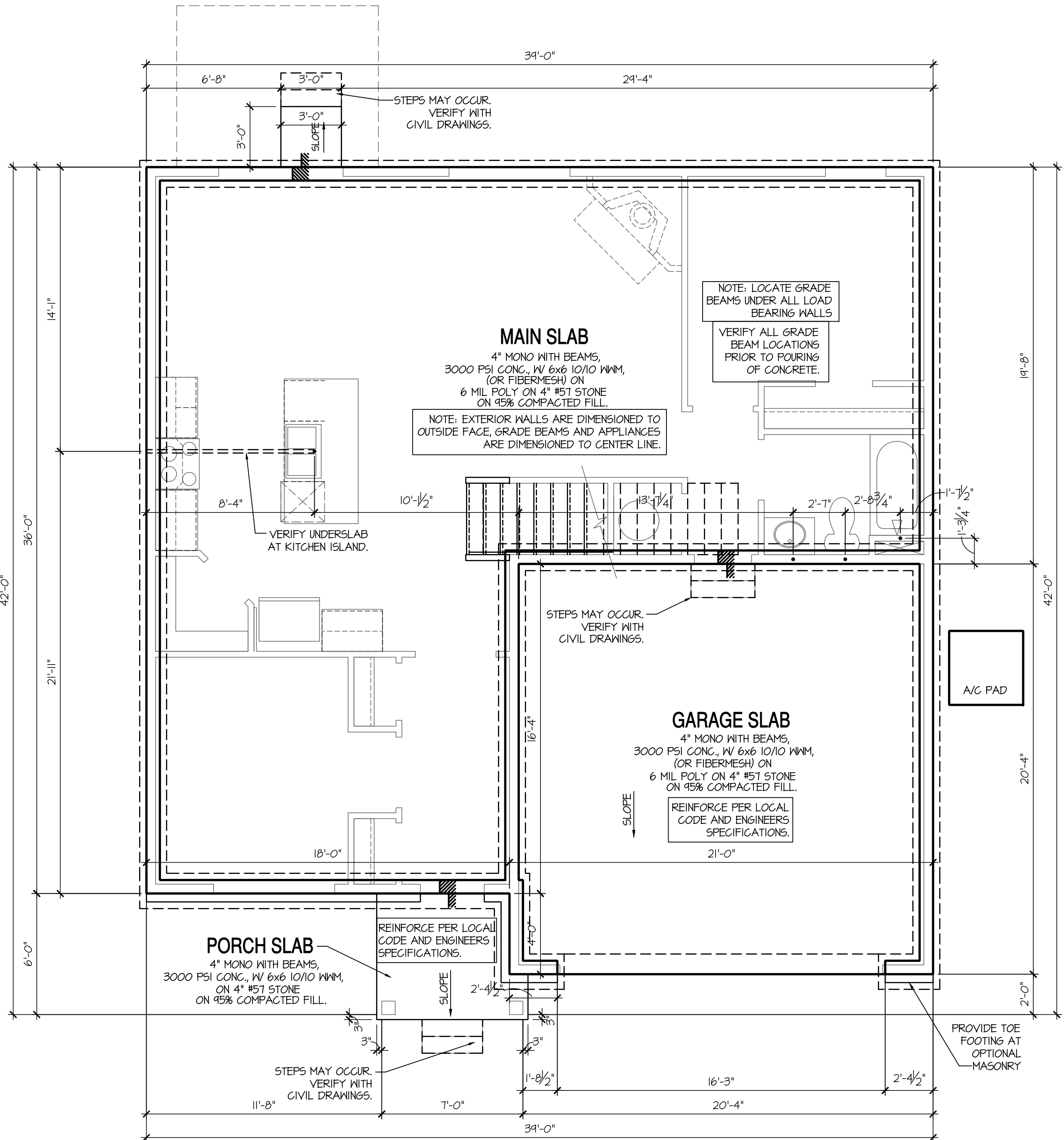


SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLD-DOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
- 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER 62408.2 AND P2801.6, PER 62408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IRC 312.1.
- SOILS TREATMENT:
 - BORACATE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
 - (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Stem Wall Plan 'C'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

NO:	DATE:	REVISION:
	02.28.22	

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-6A1T063

SHEET TITLE:
STEM WALL PLAN 'C'

PRINT DATE:

September 26, 2017

SHEET NO:

4 SW C

NO:	DATE:	REVISION:
	02.28.22	

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA1T063

SHEET TITLE:
BASEMENT PLAN 'C'

PRINT DATE:

September 26, 2017

SHEET NO:

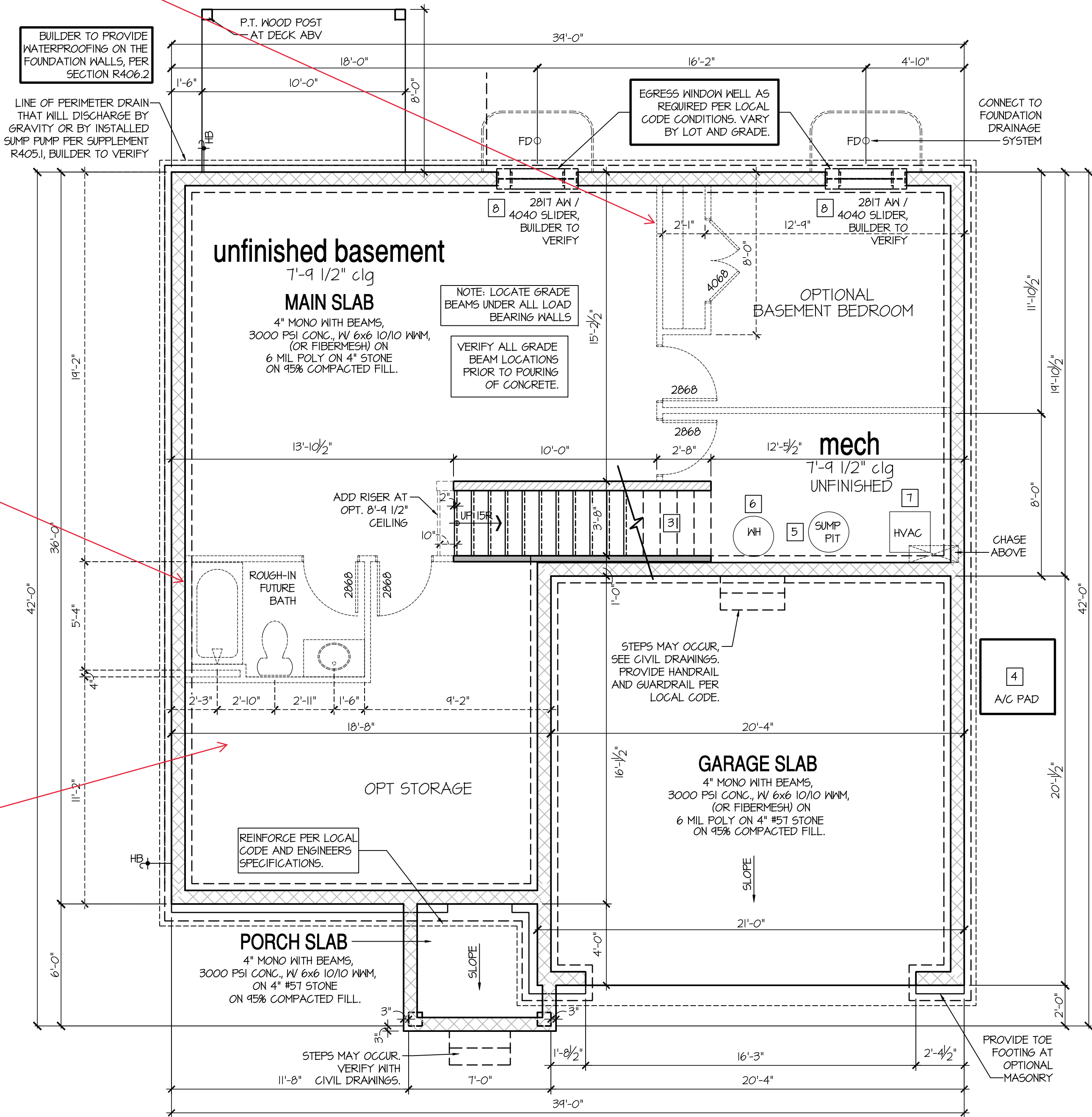
4 BS C

Make 2x6 wall
per structural
plans all
elevations

Move bath 4" off
exterior wall all
elevations

Add ejector pit
all elevations

BASEMENT NOTES: IRC	KEY NOTES:
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: BASEMENT = 7'-0" UNO. ON ELEVATIONS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - 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 IRC SECTION R310.1.1) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INFESTATION ACCORDING TO LOCAL CODES.) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	[1] LINE OF SLAB ABOVE [2] LINE OF FRAMED WALL ABOVE [3] BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1) [4] A/C CONDENSER PAD. (VERIFY) [5] SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS, VERIFY LOCATION. [6] WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION P2801.1) [7] FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS. [8] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)



Unfinished Basement Plan 'C'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

NO:	DATE:	REVISION:
▲	02.28.22	

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:
CRAWL SPACE PLAN 'C'

PRINT DATE:

September 26, 2017

SHEET NO:

4 CS C

CRAWL SPACE VENTILATION:

982 SQ FT / 1500 = 0.654 SF REQUIRED
6 NO. OF VENTS
PROVIDED AT
.44 SQ FT EACH = 2.64 SF PROVIDED

6 VENTS PROVIDED PER CODE.

CRAWL SPACE NOTES: IRC

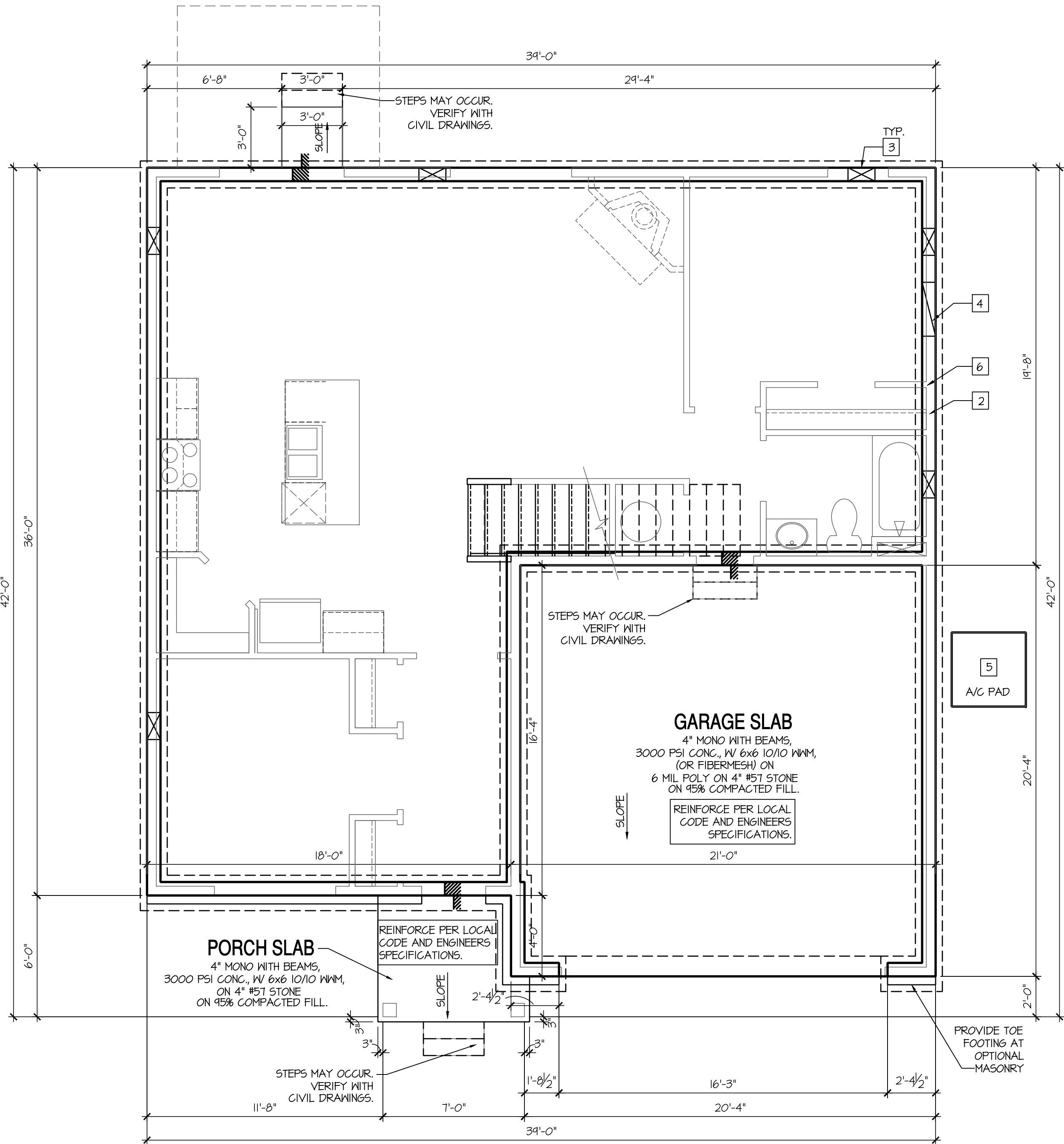
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
- T 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 150 SF OF CRAWL FLOOR AREA. ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER IRC SECTION R408)
THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE.

- PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"x24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER IRC SECTION R408.4)

- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES:

- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 3 16"x8" CRAWL SPACE VENT (PER IRC SECTION R408)
- 4 CRAWL SPACE ACCESS PANEL (PER IRC SECTION R408.4)
- 5 A/C CONDENSER PAD. (VERIFY)
- 6 TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH IRC SECTION R404, TABLE R404.1.1(i) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF R606, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.



Crawl Space Plan 'C'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 7.40" = 125 3/4" TOTAL
RISE VERIFY

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

 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.

- 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 IRC SECTION R302.6)

[2] GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)

[3] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)

[4] BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)

MEPS:

[5] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)

[6] N/A

[7] A/C CONDENSER PAD. (VERIFY)

[8] PRE-FABRICATED METAL FIREPLACE.

[9] INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

[10] ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22". FIRE RATED ACCESS AS NOTED. (PER IRC SECTION M1305.1.3)

[11] ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSEES (25 1/2" x 54" SIZE.)

TYPICALS:

[12] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)

[13] N/A

[14] HALF WALL, HEIGHT AS NOTED.

[15] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.

BATHS:

[16] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)

[17] 30"x60" TUB/SHOWER PAN

[18] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS

[19] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)

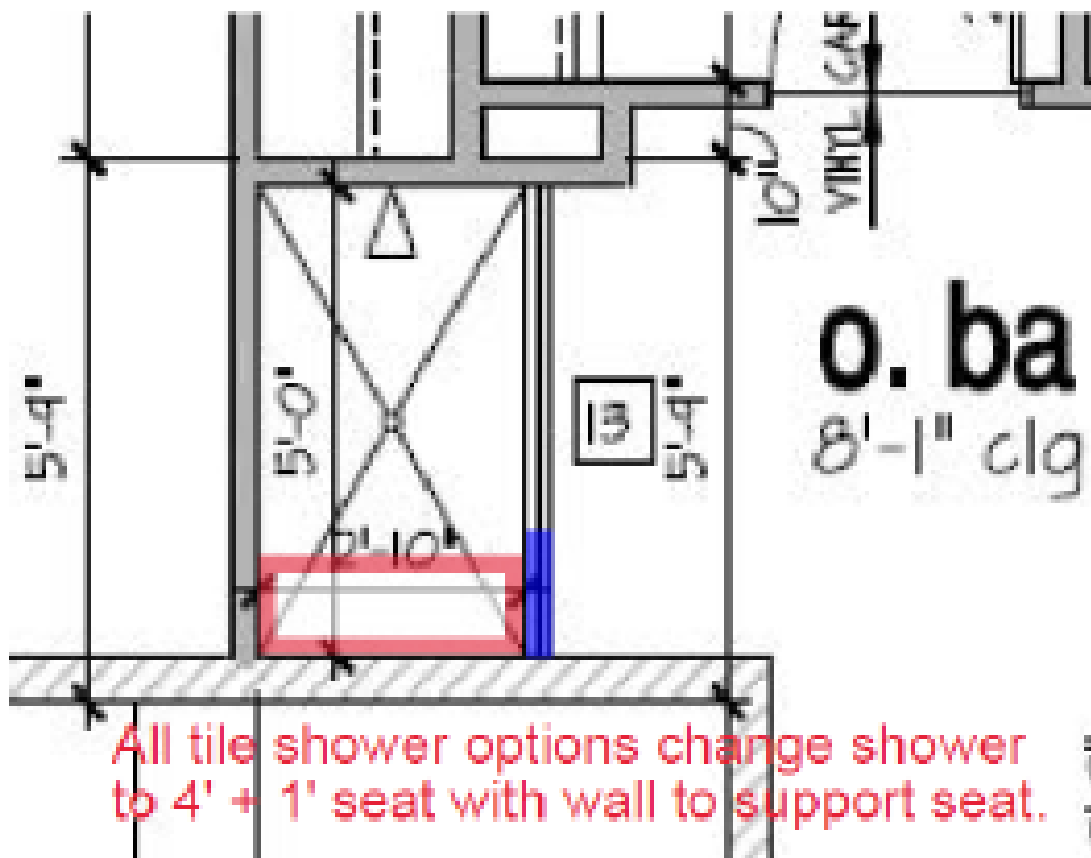
KITCHEN:

[20] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

[21] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

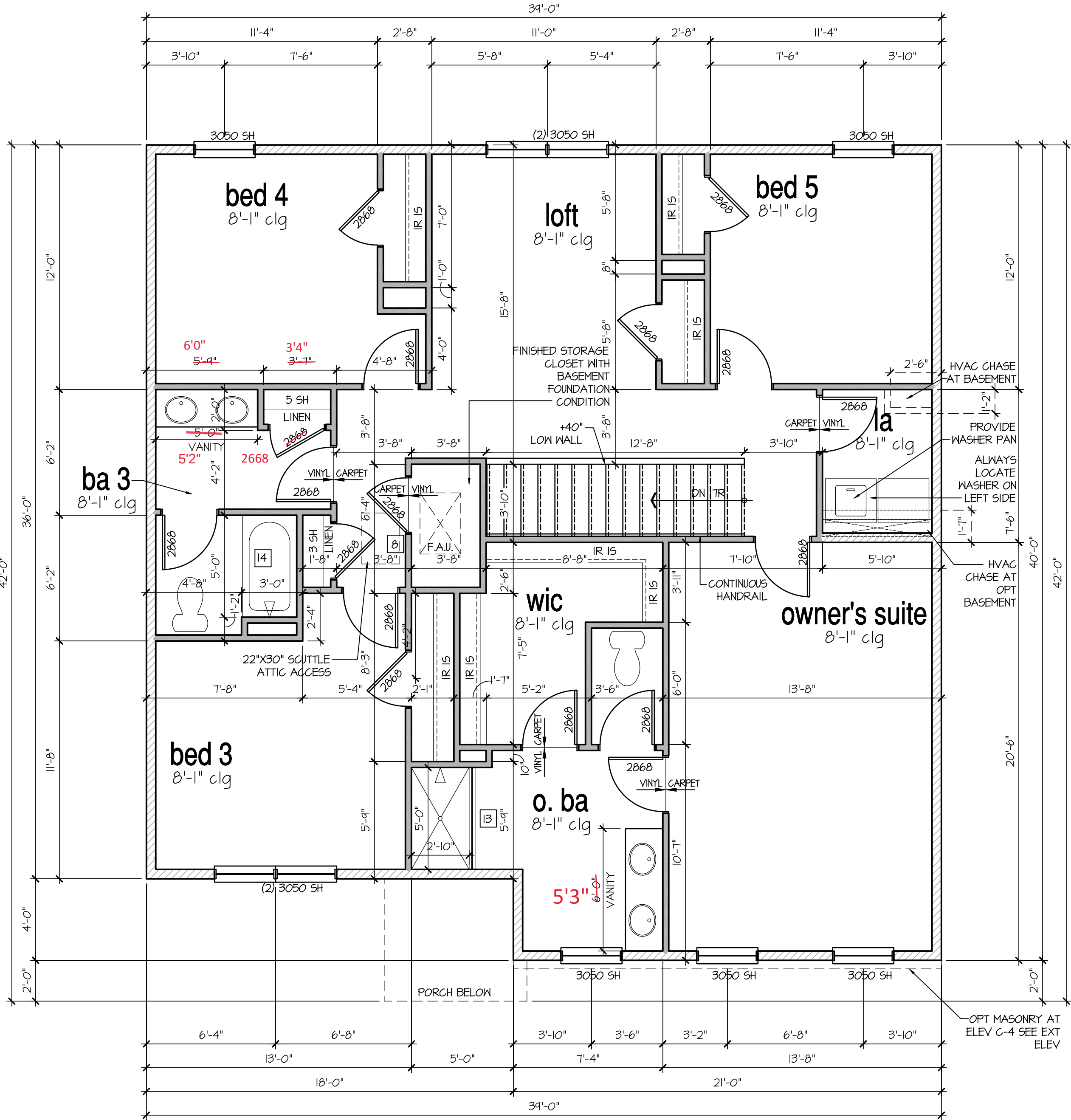
[22] ELECTRIC OVEN WITH MICROWAVE OVEN.





Horton Build Specs (Tile)

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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: IRC	
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 IRC SECTION R302.6)	
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)	
[2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)	
[3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)	
MEP'S	
[4] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)	
[5] N/A	
[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 IRC SECTION M1305.1.3)	
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)	
TYPICALS:	
[9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)	
[10] N/A	
[11] HALF WALL, HEIGHT AS NOTED.	
[12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:	
[13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)	
[14] 30"x60" TUB/SHOWER PAN	
[15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS	
[16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)	
KITCHEN:	
[17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[19] ELECTRIC OVEN WITH MICROWAVE OVEN.	



2nd Floor Plan 'C'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

NO:

DATE:

02.28.22

REVISION:

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885. EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:

STATE OF MARYLAND

REGISTERED ARCHITECT

MAR 28 2022

ARCHITECT

PROJECT TITLE:

40' Series Hayden 'X414'

Sassafras Salisbury, MD North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:

2ND FLOOR PLAN 'C'

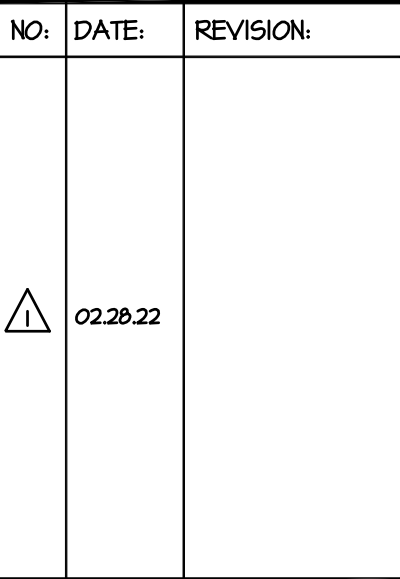
PRINT DATE:

September 26, 2017

SHEET NO:

6 C

Page 857 of 998

**PROFESSIONAL SEAL:**

40' Series Hayden 'X414'

PROJECT NO: GMD-GA17063

PRINT DATE:
September 26, 2017

1D

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = "1'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = "1'-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.
- 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 N/A

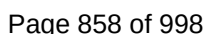
TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



PROFESSIONAL SEAL:

40' Series Hayden 'X414'

PROJECT NO: GMD-GA17063

PRINT DATE:
September 26, 2017

1 DBS

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 1'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = 1'-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.
- 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] N/A

TYPICALS:

- 7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Architectural drawing of a house with a gabled roof and a front porch. The drawing includes dimensions for the roof (6:12 pitch), walls (8'-1 1/2" height), and windows. A detailed view of the column is shown on the right, labeled "COLUMN DETAIL".

Roof: 6:12 PITCH (both sides). Ridge line is 12' high from the eaves.

Walls: 8'-1 1/2" height. Siding is horizontal.

Windows: Four windows in total. Two on the first floor (left and right) and two on the second floor (left and right). Each window is 11'-0 1/4" wide and 8'-0" high. The second-floor windows are 15' high from the ground line.

Front Porch: 4:12 PITCH. The porch is 8'-0" wide and 8'-0" high. The door is 8'-0" high and 3'-0" wide. The porch is supported by columns.

Columns: 8" SQUARE COLUMN. The column is 15' high from the ground line. The column is labeled 1x4 at the top and 1x6 at the bottom.

Labels: 1x6 FASCIA, 1x4, 1x6, 2x8, 13, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

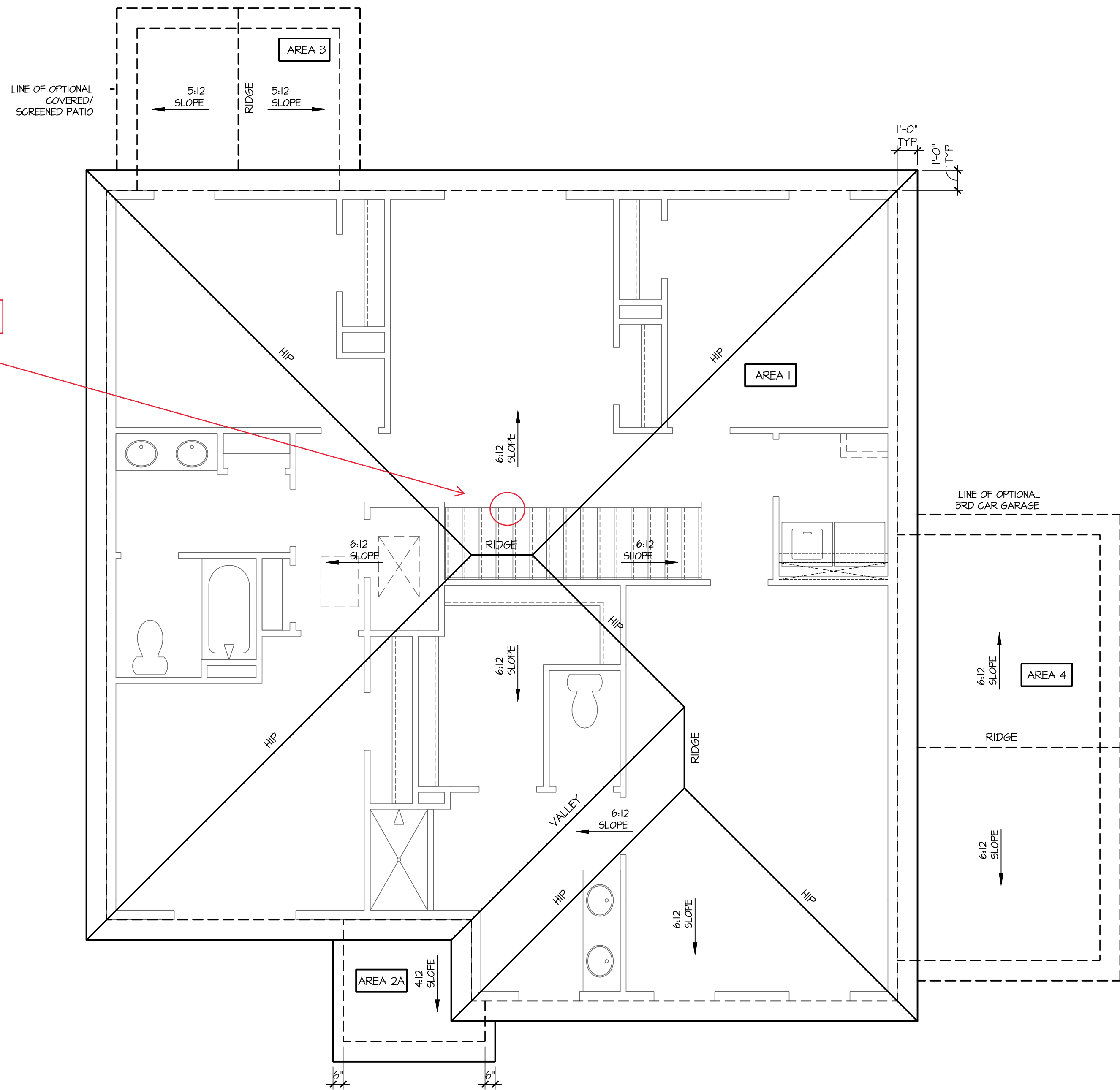
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 OF THE AREA OF THE SPACE VENTILATED.	(PER IRC SECTION R802.2) 1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF NET CEILING *144 SQ. IN. = 1 SQ. FT. BLDGS. CEILING (SF) X 144 = BLDGS (SQ. IN) BLDGS. (SQ. IN) / 150 = SQ. IN. OF VENT REQUIRED
GENERAL CONTRACTORS SHALL VERIFY THE NET FREE VENTILATING OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. SEE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.	ROOF AREA 1: = 1488 SF 1488 SQ. FT. X 144 = 214272 SQ. IN. 214272 SQ. IN. / 150 = 1428.48 SQ. IN. OF VENT REQ'D ROOF AREA 2A: = 391 SF 391 SQ. FT. X 144 = 56154 SQ. IN. 5616 SQ. IN. / 150 = 3744.5 SQ. IN. OF VENT REQ'D
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.	ROOF AREA 2B: = 104 SF 104 SQ. FT. X 144 = 15046 SQ. IN. 15046 SQ. IN. / 150 = 1004.64 SQ. IN. OF VENT REQ'D ROOF AREA 3: = 80 SF 80 SQ. FT. X 144 = 11520 SQ. IN. 11520 SQ. IN. / 150 = 768 SQ. IN. OF VENT REQ'D
PER DEVELOPER, AT ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-UPS, AND ANY DOUBLE BEAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS. SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.	ROOF AREA 4: = 210 SF 210 SQ. FT. X 144 = 30240 SQ. IN. 30240 SQ. IN. / 150 = 2016 SQ. IN. OF VENT REQ'D

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.
- DASHED LINES INDICATE WALL BELOW.
- LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.
- PITCHED ROOFS AS NOTED.
- TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCULATIONS 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.

AS AN ALTERNATE TO THE 1/50 RATIO LISTED ABOVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/500 PER IFC SECTION R606.2 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 OVERLAPS 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 MEET 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 SPOFFIT VENT AT INTERSECT OF FRAMED ELEMENT.	(PER IFC SECTION R606.2) 1 SQUARE INCH VENT PER EVERY 300 SQUARE INCHES OF CEILING $144 \text{ SQ. IN.} = 1 \text{ SQ. FT.}$ $\text{BLDG. CEILING (9'9" X 144' = BLDG (SQ. IN.))}$ $\text{BLDG. (SQ. IN.)} / 300 = \text{SQ. IN. OF VENT REQUIRED}$ $\text{SQ. IN. OF VENT REQUIRED} / 2 = 50\% \text{ AT HIGH \& 50\% AT LOW.}$ ROOF AREA 1: = 1488 SQ. $1488 \text{ SQ. FT. X } 144 = 214,752 \text{ SQ. IN.}$ $214,752 \text{ SQ. IN.} / 300 = 714,24 \text{ SQ. IN. OF VENT REQ'D}$ $714,24 \text{ SQ. IN.} / 2 = 357,12 \text{ SQ. IN.}$ $357,12 \text{ SQ. IN. OF VENT AT HIGH \& 357,12 SQ. IN. OF VENT AT LOW REQUIRED.}$ ROOF AREA 2A: = 31 SF $31 \text{ SQ. FT. X } 144 = 3616 \text{ SQ. IN.}$ $3616 \text{ SQ. IN.} / 300 = 1872 \text{ SQ. IN. OF VENT REQ'D}$ $1872 \text{ SQ. IN.} / 2 = 936 \text{ SQ. IN.}$ $936 \text{ SQ. IN. OF VENT AT HIGH \& 936 SQ. IN. OF VENT AT LOW REQUIRED.}$ ROOF AREA 2B: = 104 SF $104 \text{ SQ. FT. X } 144 = 15,566 \text{ SQ. IN.}$ $15,566 \text{ SQ. IN.} / 300 = 52,22 \text{ SQ. IN. OF VENT REQ'D}$ $52,22 \text{ SQ. IN.} / 2 = 26,16 \text{ SQ. IN.}$ $26,16 \text{ SQ. IN. OF VENT AT HIGH \& 26,16 SQ. IN. OF VENT AT LOW REQUIRED.}$ ROOF AREA 3: = 80 SF $80 \text{ SQ. FT. X } 144 = 11,520 \text{ SQ. IN.}$ $11,520 \text{ SQ. IN.} / 300 = 38,4 \text{ SQ. IN. OF VENT REQ'D}$ $38,4 \text{ SQ. IN.} / 2 = 19,2 \text{ SQ. IN.}$ $19,2 \text{ SQ. IN. OF VENT AT HIGH \& 19,2 SQ. IN. OF VENT AT LOW REQUIRED.}$ ROOF AREA 4: = 210 SF $210 \text{ SQ. FT. X } 144 = 30,240 \text{ SQ. IN.}$ $30,240 \text{ SQ. IN.} / 300 = 100,8 \text{ SQ. IN. OF VENT REQ'D}$ $100,8 \text{ SQ. IN.} / 2 = 50,4 \text{ SQ. IN.}$ $50,4 \text{ SQ. IN. OF VENT AT HIGH \& 50,4 SQ. IN. OF VENT AT LOW REQUIRED.}$
--	--

Add 1- Lamanco
2000 power vent



SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NO:	DATE:	REVISION:
	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series Hayden 'X414'

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

SHEET TITLE:
ROOF PLAN 'D'

PRINT DATE:
September 26, 2017

SHEET NO:

2 D

NOTES:

- 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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL TRIM SIZE AS NOTED

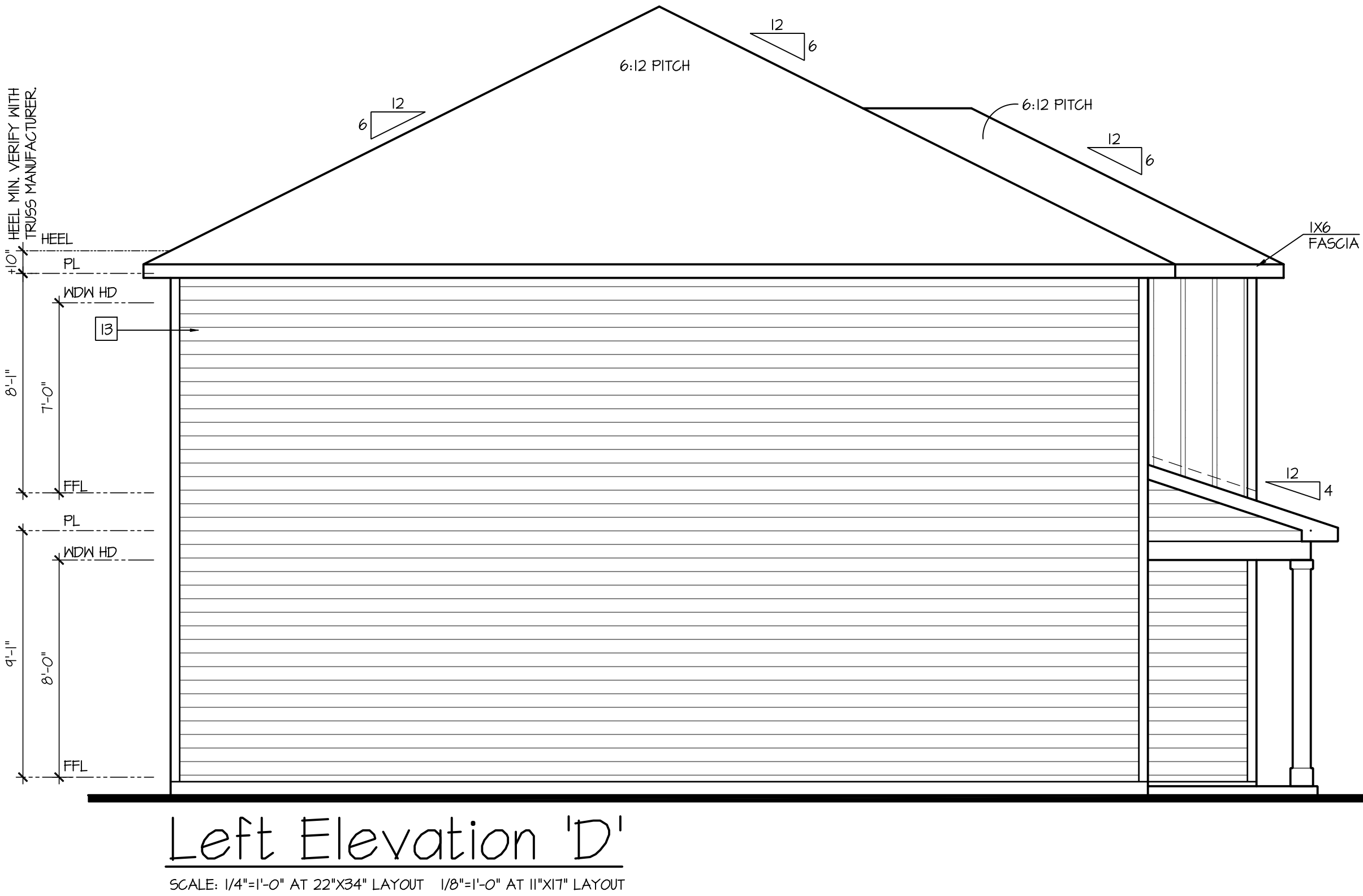
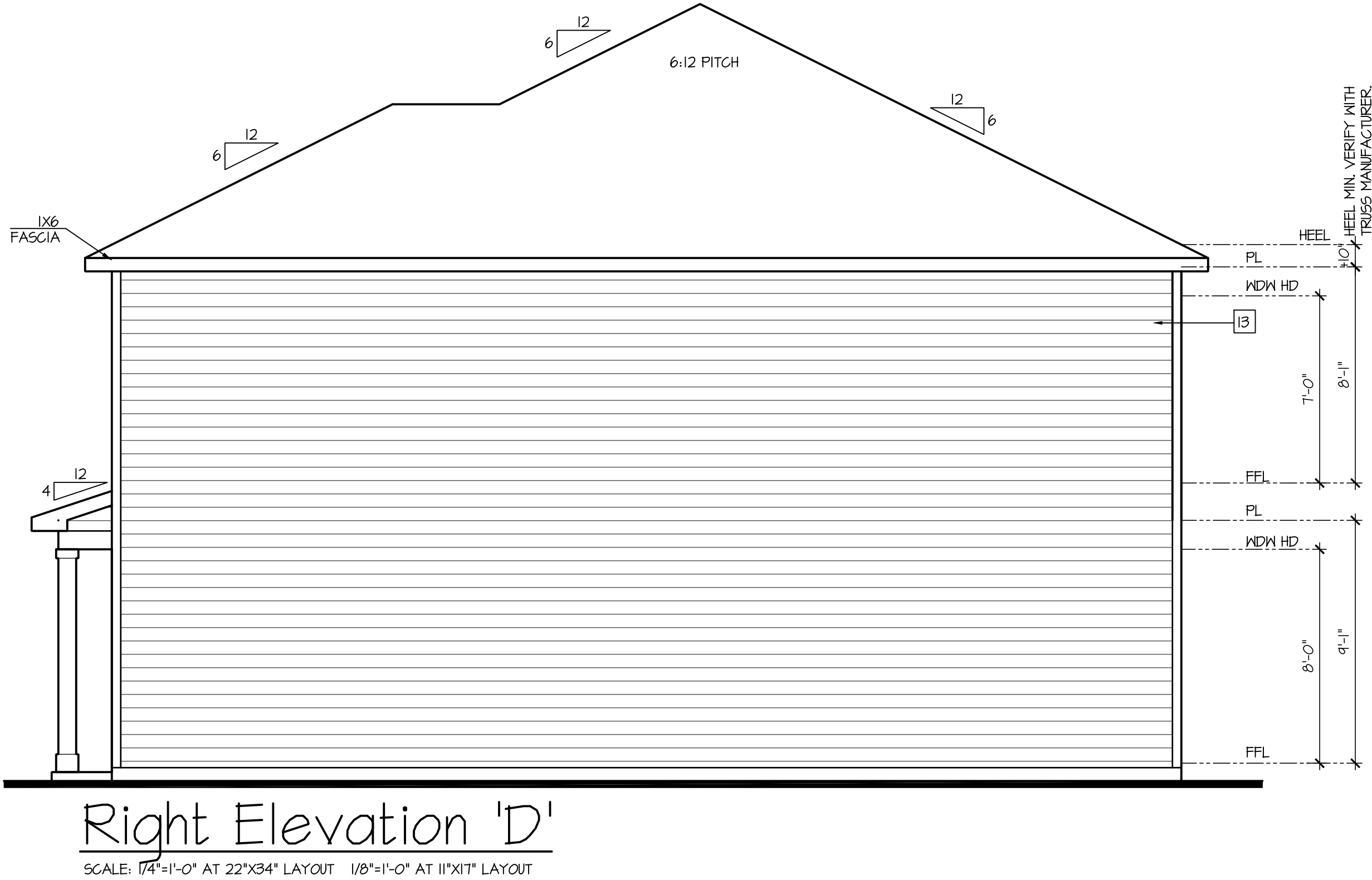
(AT SPECIFIC LOCATIONS:

1X FIBER CEMENT TRIM OR EQUAL, UNO. SIZE AS NOTED

16

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



D·R·HORTON

America's Builder

NO: DATE: REVISION:

02.28.22

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PROFESSIONAL SEAL:

STATE OF MARYLAND

REGISTERED ARCHITECT

MAR 28 2022

PROJECT TITLE:

40' Series Hayden 'X414'

Sassafras Salisbury, MD North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

SIDE AND REAR ELEVATIONS 'D'

PRINT DATE:

September 26, 2017

SHEET NO:

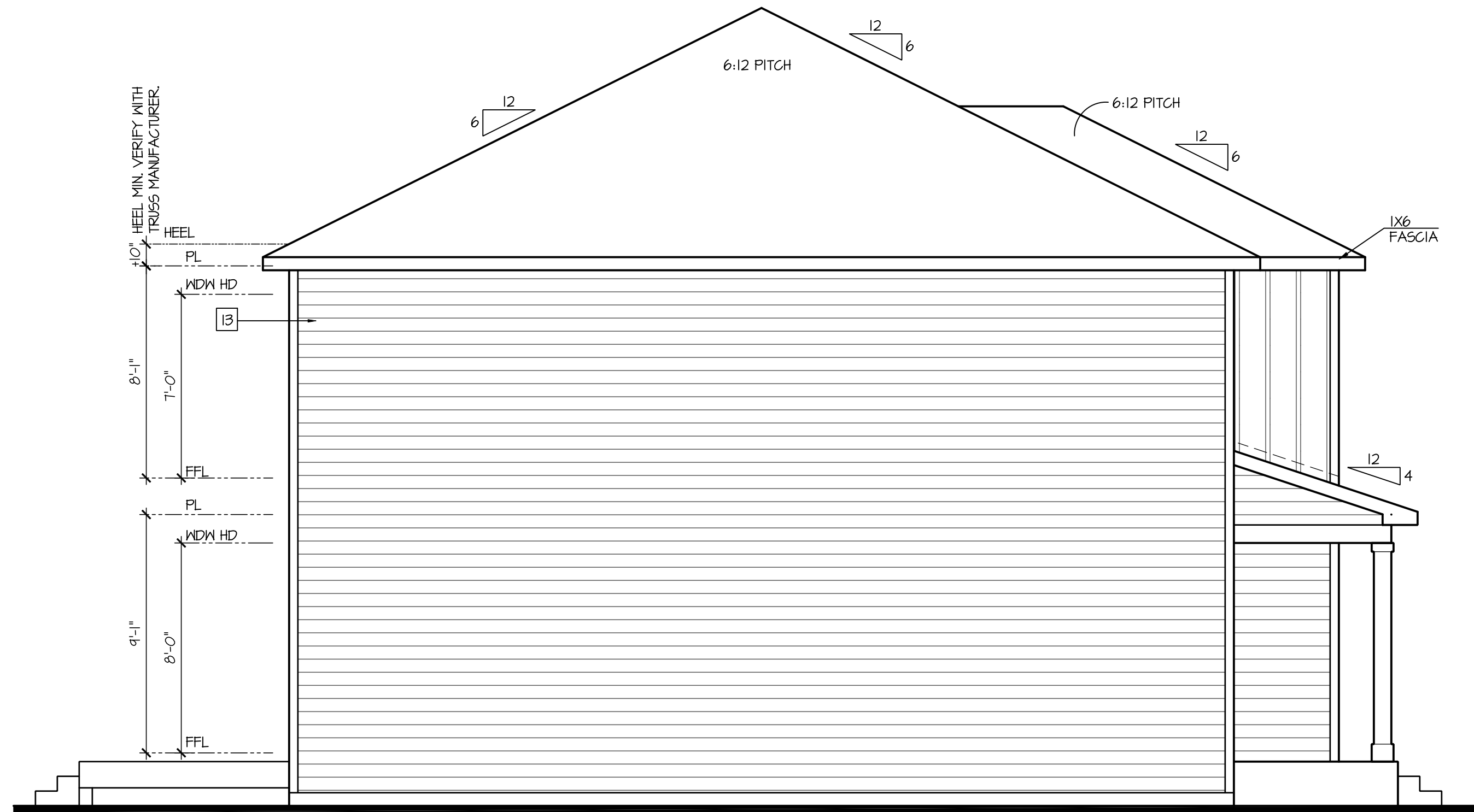
3 D

Page 861 of 998

NOTES:	
- 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-O" U.N.O. ON ELEVATIONS. 2ND FLOOR = T-O" 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. - 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]	ROMLOCK COURSE
[6]	N/A
TYPICALS:	
[7]	DECORATIVE 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]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

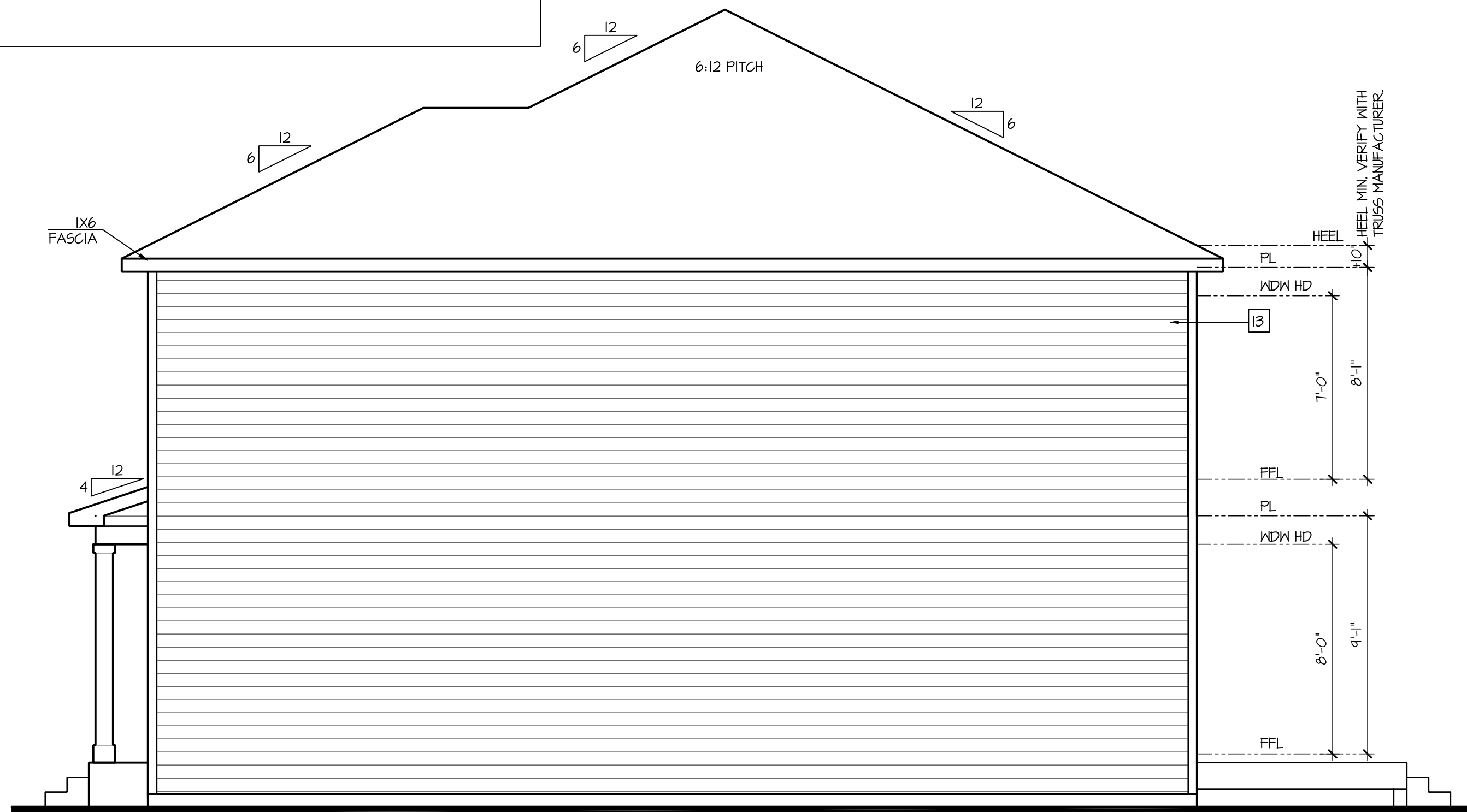
- MASONRY:
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - [4] 8" SOLDIER COURSE.
 - [5] ROWLOCK COURSE
 - [6] N/A
- TYPICALS:
- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ELEVATIONS ARE SIMILAR AT OPTIONAL
CRAWL SPACE, BUILDER TO VERIFY
PRIOR TO CONSTRUCTION



Left Elevation 'D' w/ Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Left Elevation 'D' w/ Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Rear Elevation 'D' w/ Opt Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

NO:	DATE:	REVISION:
1	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

MEET TITLE:
**SIDE AND REAR
ELEVATIONS 'D'
W/ OPT. BASEMENT**

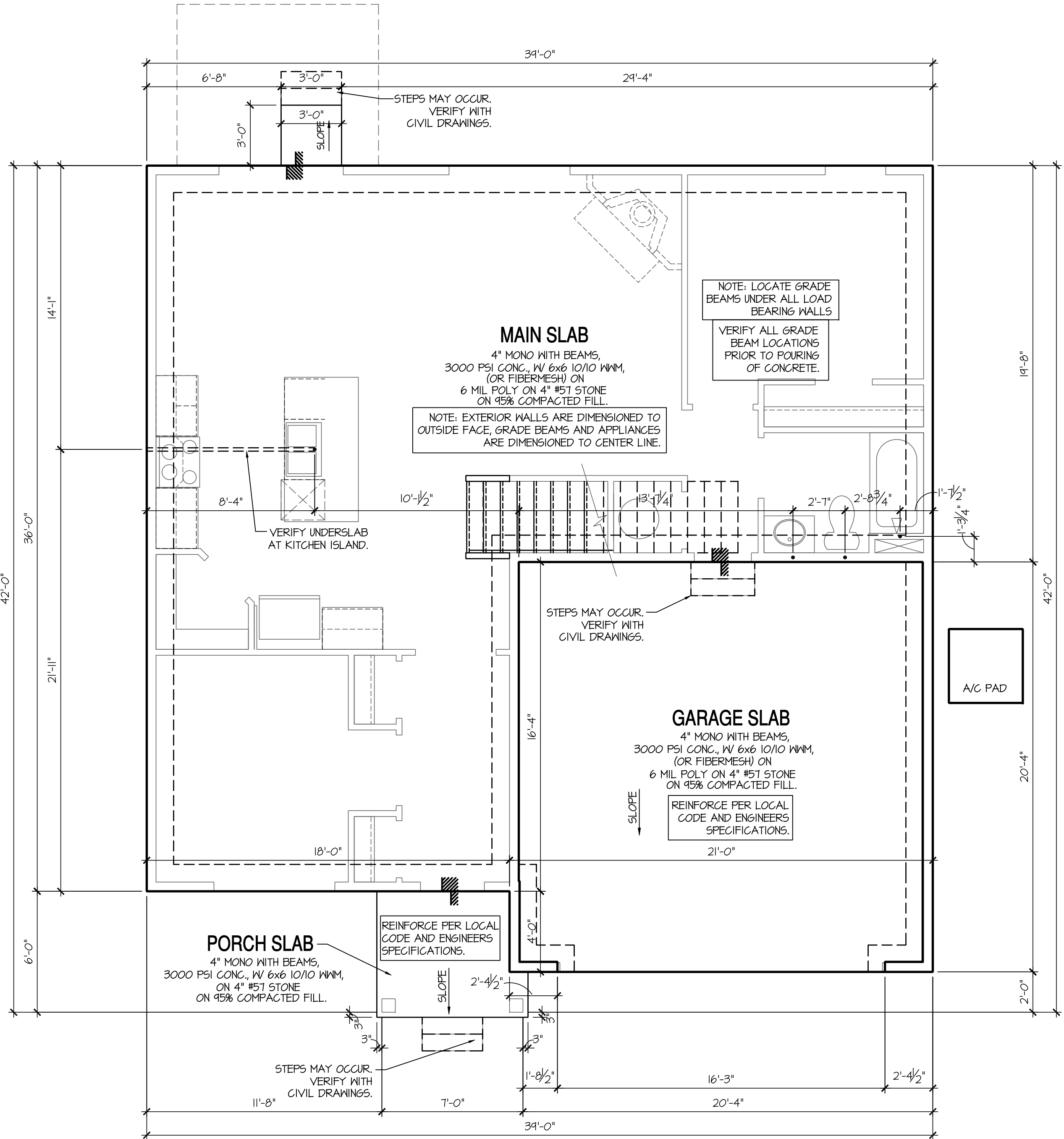
PRINT DATE:

September 26, 2017

SHEET NO:

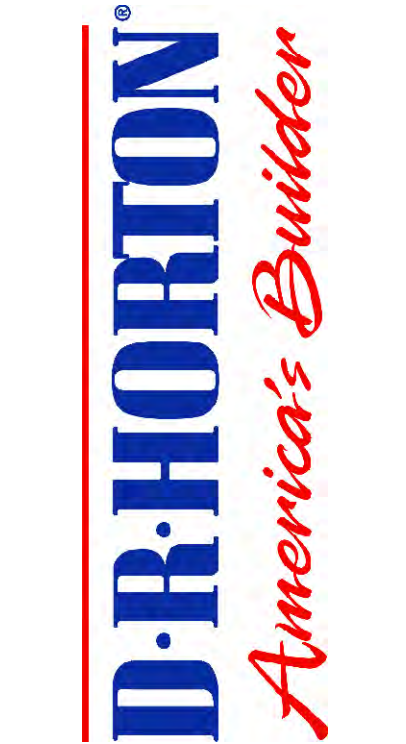
3 D-BS

- NOTES: IRC
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
 - THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
 - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
 - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
 - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
 - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
 - FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
 - REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
 - PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
 - VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
 - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
 - TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
 - FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
 - SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
 - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
 - GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Monolithic Slab Plan 'D'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



NO:	DATE:	REVISION:
1	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.



PROJECT TITLE:
**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-6A1T063

SHEET TITLE:
MONOLITHIC SLAB PLAN 'D'

PRINT DATE:
September 26, 2017

SHEET NO:
4 MS D

- NOTES: IRC
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.

-

THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.

-

SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.

-

SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.

-

VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.

-

REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.

-

FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.

-

REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.

-

PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.

-

VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.

-

VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)

-

TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.

-

FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.

-

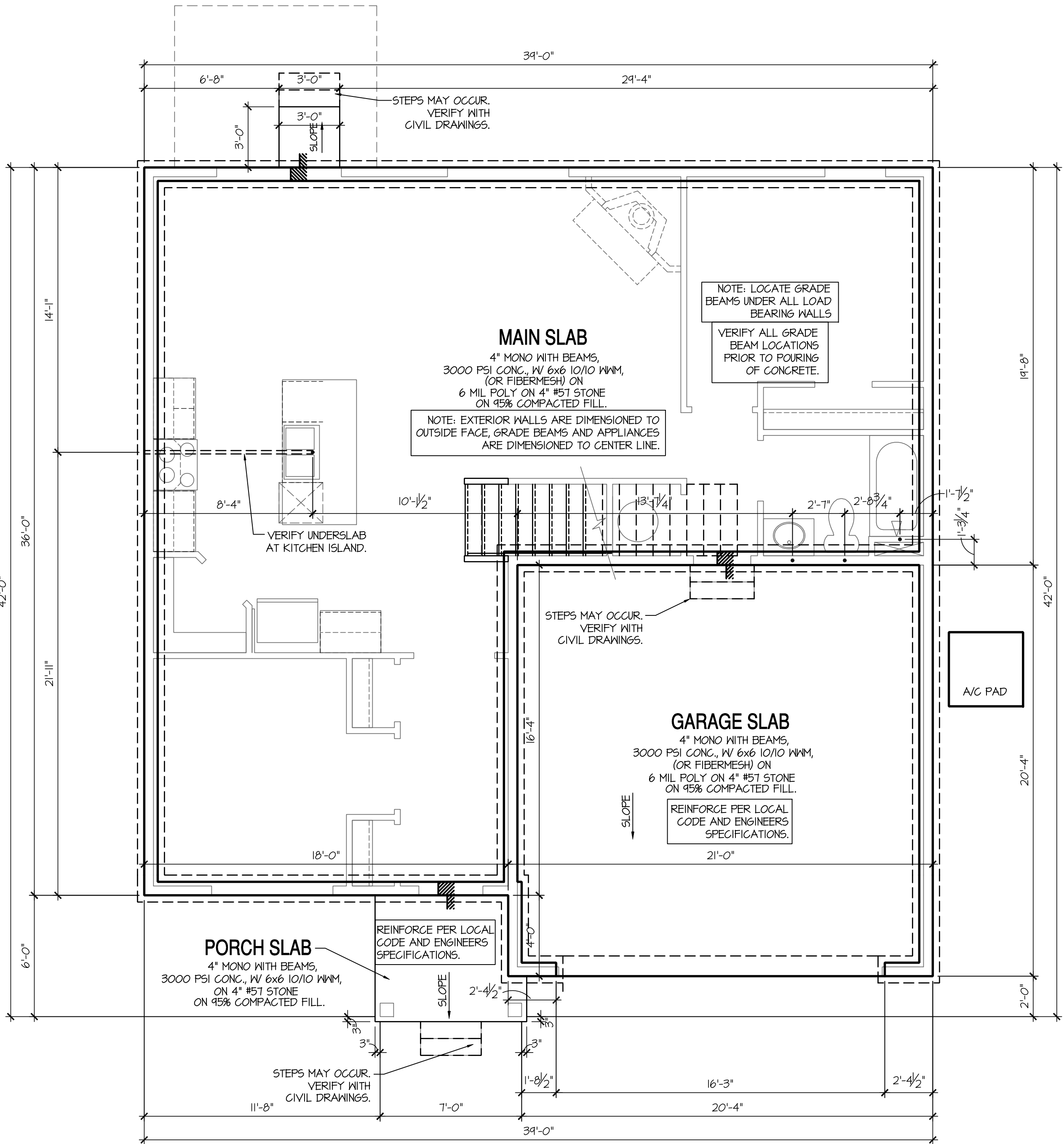
SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES).

-

WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

-

GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



Stem Wall Plan 'D'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

NO:	DATE:	REVISION:

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

SHEET TITLE:
STEM WALL PLAN 'D'

PRINT DATE:
September 26, 2017

SHEET NO:
4 SW D

NO: DATE: REVISION:

02.28.22

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:
BASEMENT PLAN 'D'

PRINT DATE:

September 26, 2017

SHEET NO:

4 BS D

Make 2x6 wall
per structural
plans all
elevations

Move bath 4" off
exterior wall all
elevations

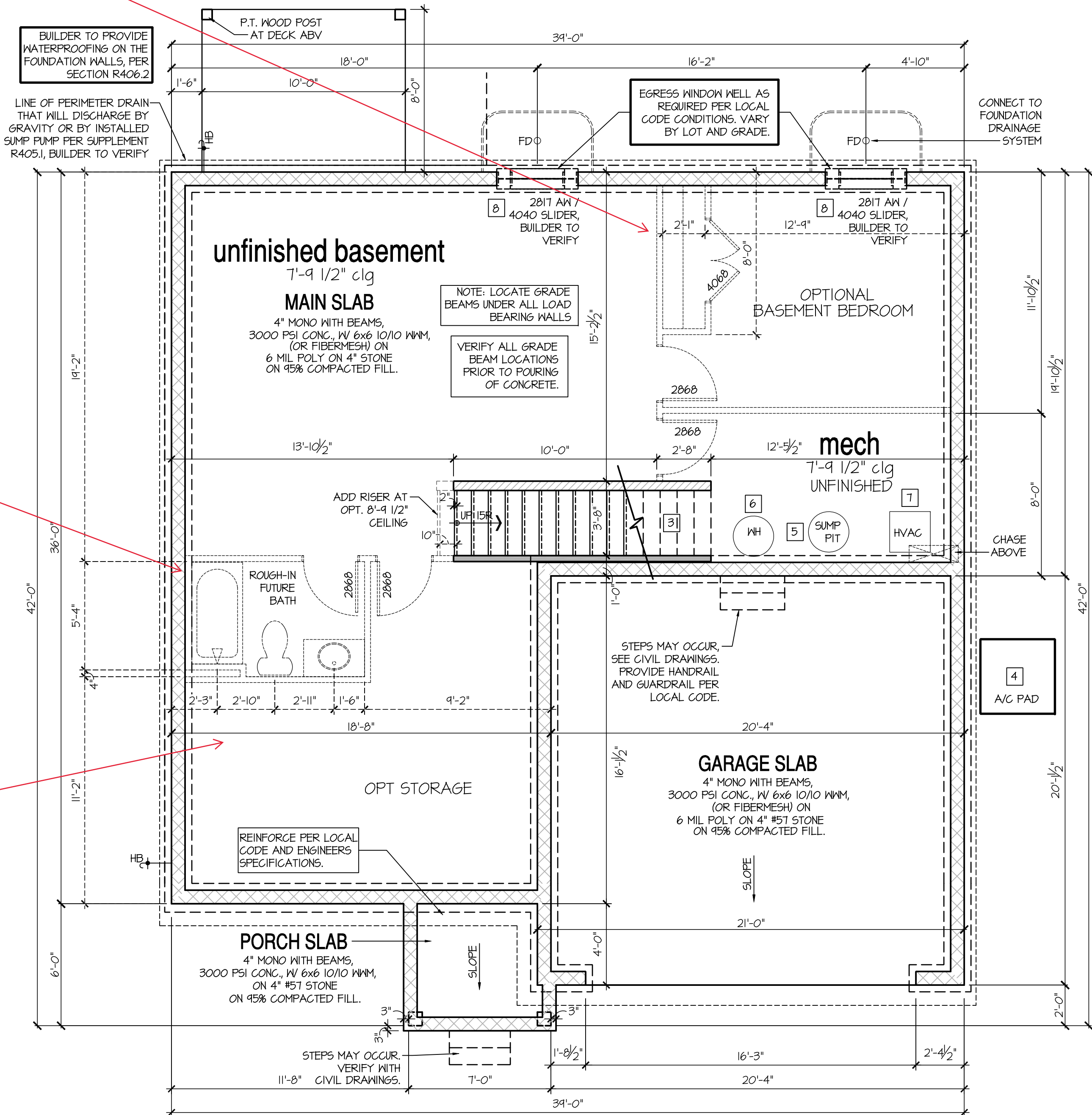
Add ejector pit
all elevations

BASEMENT NOTES: IRC

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" UNO. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- 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 IRC SECTION R310.1.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES:

- 1] LINE OF SLAB ABOVE
- 2] LINE OF FRAMED WALL ABOVE
- 3] BENEATH STAIRS AND LANDINGS.
1/2" GYPSUM BOARD ON WALLS
AND CEILING OF ENCLOSED ACCESSIBLE
AREAS. (PER IRC SECTION R302.1)
- 4] A/C CONDENSER PAD. (VERIFY)
- 5] SUMP PIT LOCATION AS REQUIRED
BY SITE CONDITIONS, VERIFY LOCATION.
- 6] WATER HEATER AND FLOOR DRAIN.
(PER IRC SECTION P2801.1)
- 7] FAU IN STORAGE SPACE. INSTALL PER
MANUFACTURER'S WRITTEN REQUIREMENTS.
VERIFY LOCATION W/ MECHANICAL DRAWINGS
- 8] TEMPERED SAFETY GLASS.
(PER IRC SECTION R308.4)



Unfinished Basement Plan 'D'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

NO:	DATE:	REVISION:
△	02.28.22	

PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:
CRAWL SPACE PLAN 'D'

PRINT DATE:

September 26, 2017

SHEET NO:

4 CS D

CRAWL SPACE VENTILATION:

982 SQ FT / 1500 = 0.654 SF REQUIRED
6 NO. OF VENTS
PROVIDED AT
.44 SQ FT EACH = 2.64 SF PROVIDED

6 VENTS PROVIDED PER CODE.

CRAWL SPACE NOTES: IRC

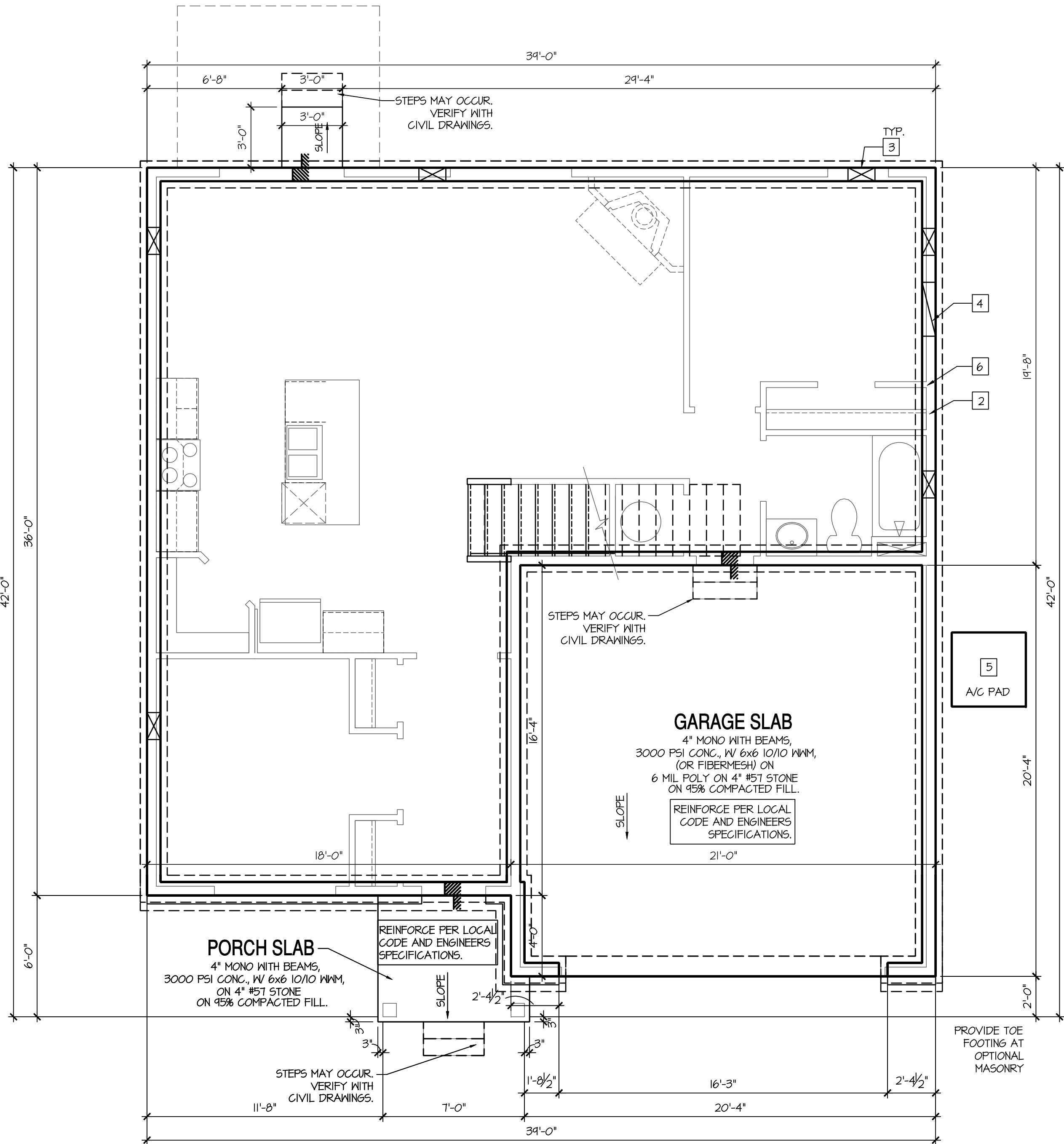
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
- T 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.)
- PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 150 SF OF CRAWL FLOOR AREA. ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER IRC SECTION R408)
THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE.

- PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"x24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER IRC SECTION R408.4)

- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES:

- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 3 16"x8" CRAWL SPACE VENT (PER IRC SECTION R408)
- 4 CRAWL SPACE ACCESS PANEL (PER IRC SECTION R408.4)
- 5 A/C CONDENSER PAD. (VERIFY)
- 6 TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH IRC SECTION R404, TABLE R404.1.1(i) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF R606, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.



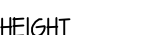
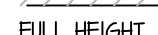
Crawl Space Plan 'D'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY

WALL LEGEND:

 FULL HEIGHT 2x4 WOOD STUD PARTITION BRICK / STONE VENEER	 FULL HEIGHT 2x6 WOOD STUD PARTITION STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED DRYWALL OPENING: HEIGHT AS NOTED ON PLAN.
---	--

KEY NOTES: IRC

- [1] HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD. (PER IRC SECTION R302.6)
- [2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
- [3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
MEP'S
- [4] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
- [5] N/A
- [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 IRC SECTION M1305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSESS (25 1/2" X 54" SIZE)
TYPICALS:
- [9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
- [10] N/A
- [11] HALF WALL, HEIGHT AS NOTED.
- [12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
BATHS:
- [13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
- [14] 30"x60" TUB/SHOWER PAN
- [15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
- [16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
KITCHEN:
- [17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [18] 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [19] ELECTRIC OVEN WITH MICROWAVE OVEN.



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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series Hayden 'X414'

**Sassafras
Salisbury, MD
North Region**

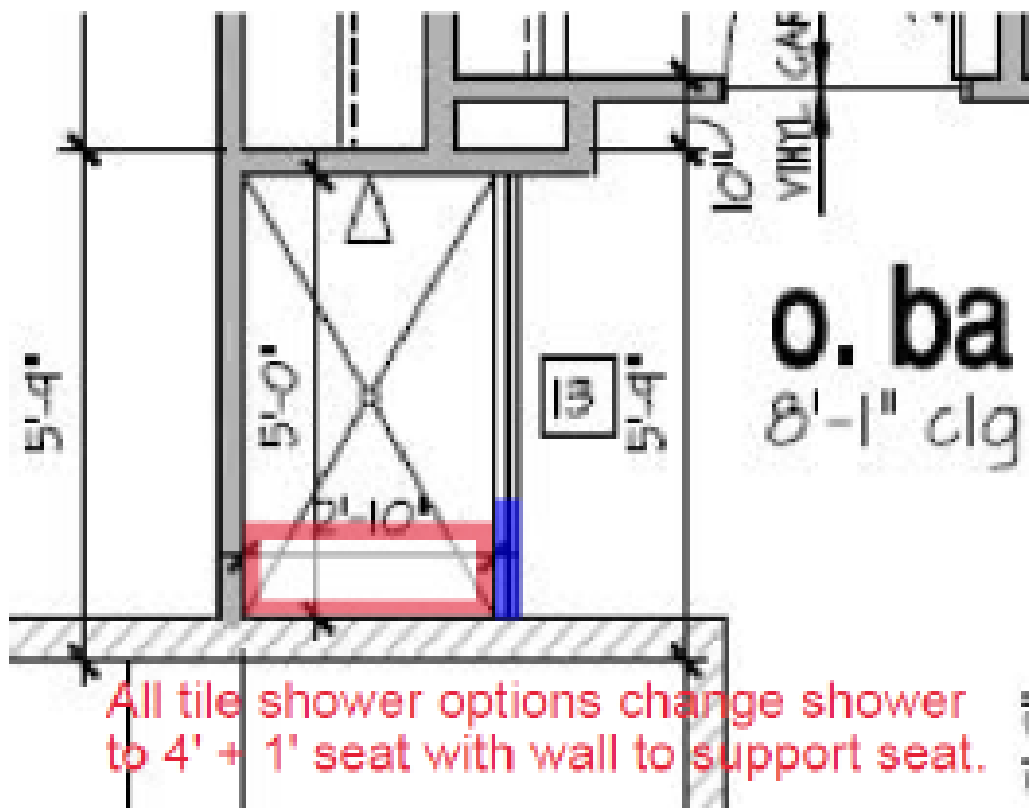
PROJECT NO: GMD-GA17063

HEET TITLE:

PRINT DATE:
September 26, 2017

SHEET NO:

5 D



Horton Build Specs (Tile)

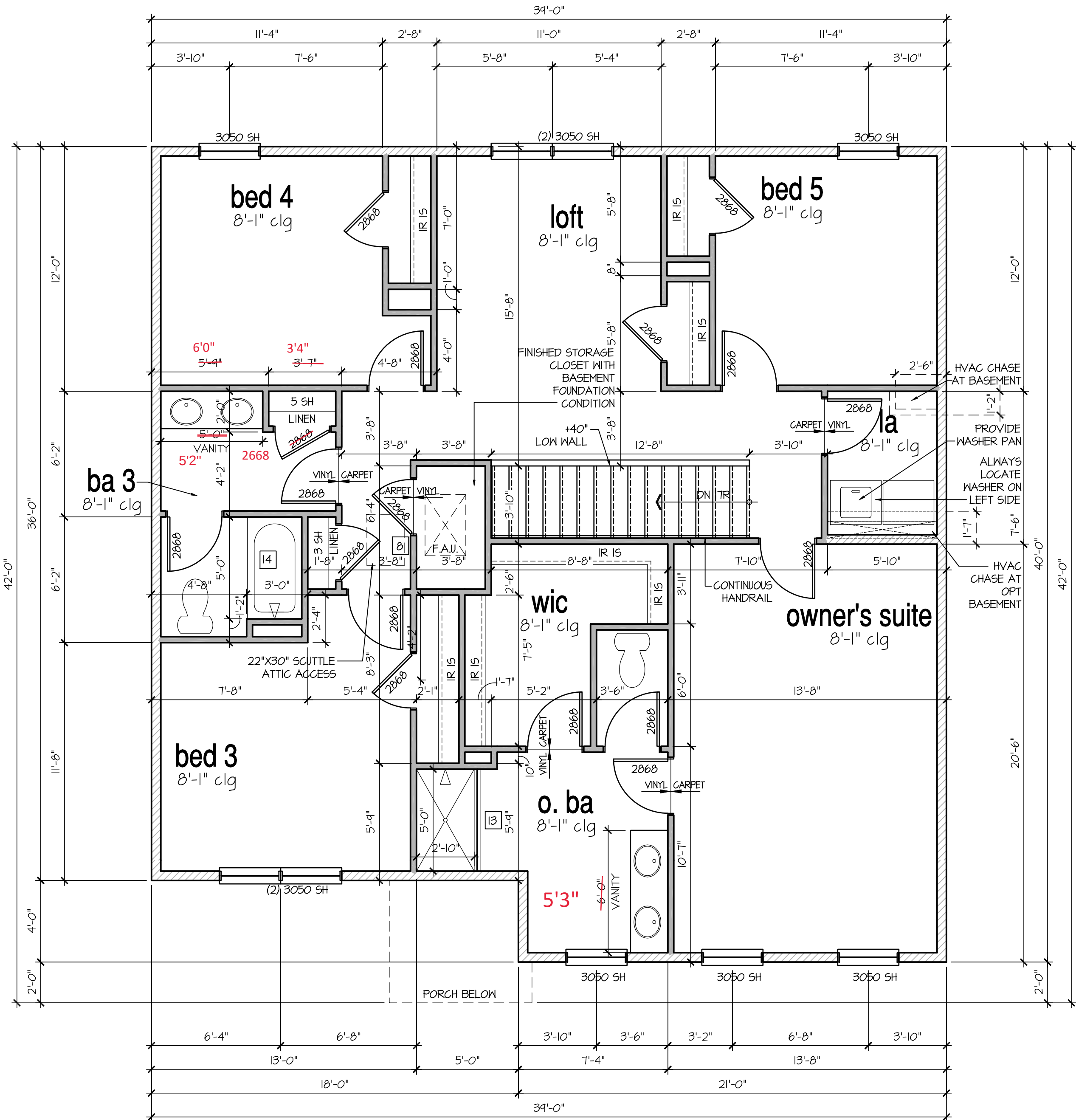
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

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: IRC

- 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 IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
 - MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M1305.1.3)
 - ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
 - TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
 - KITCHEN:
 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD. 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 'D'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

NO:	DATE:	REVISION:

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA1063

SHEET TITLE:
2ND FLOOR PLAN 'D'

PRINT DATE:
September 26, 2017

SHEET NO:
6 D

NOTES:

- 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.

- 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 RONLOCK COURSE

6 N/A

TYPICALS:

7 DECORATIVE 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:

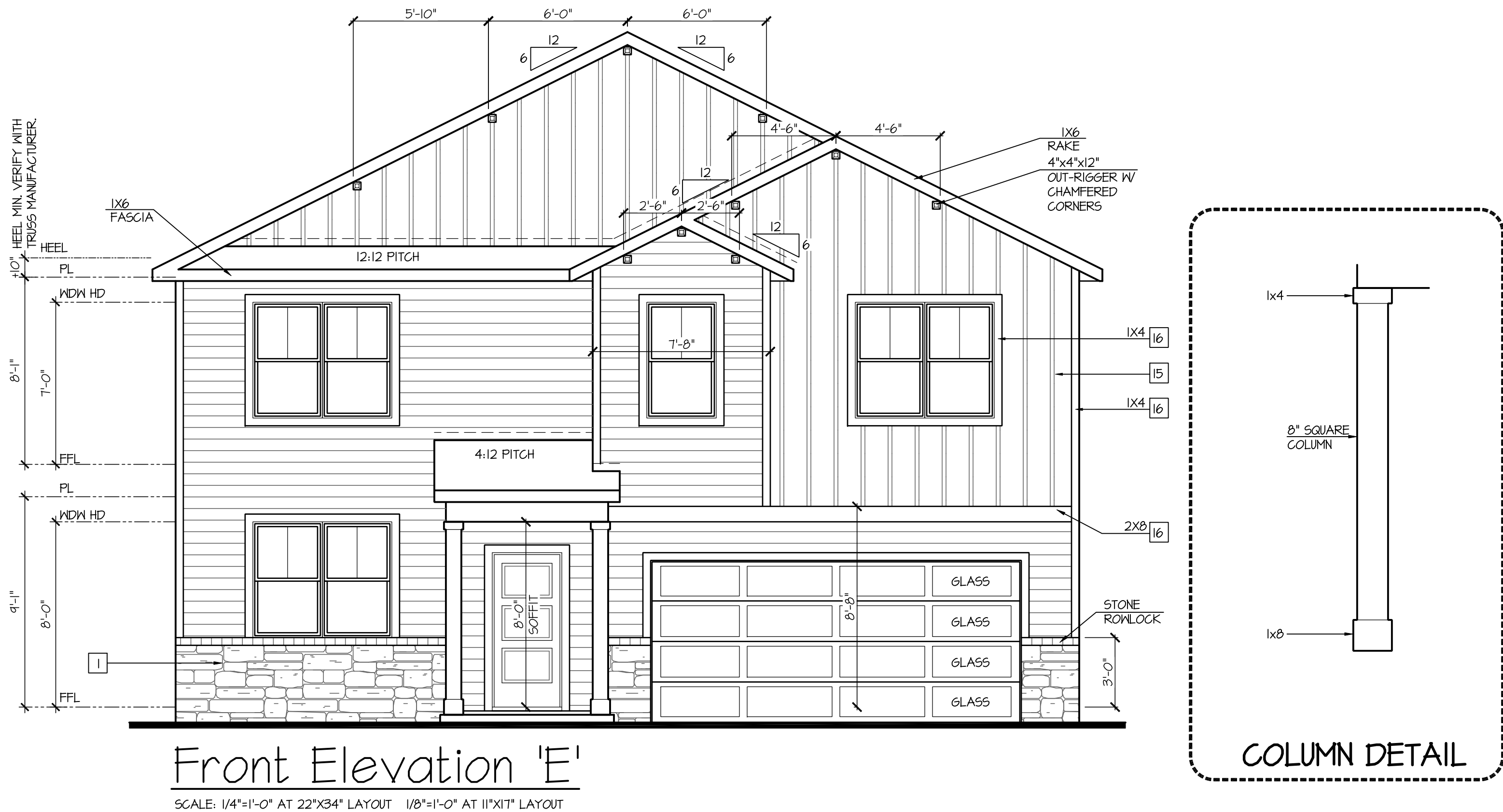
12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)

17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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PROFESSIONAL SEAL:

PROJECT TITLE:
**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

SHEET TITLE:
FRONT ELEVATION 'E'

PRINT DATE:
September 26, 2017

SHEET NO:
1E

Page 869 of 998

NOTES:

- 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.

- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

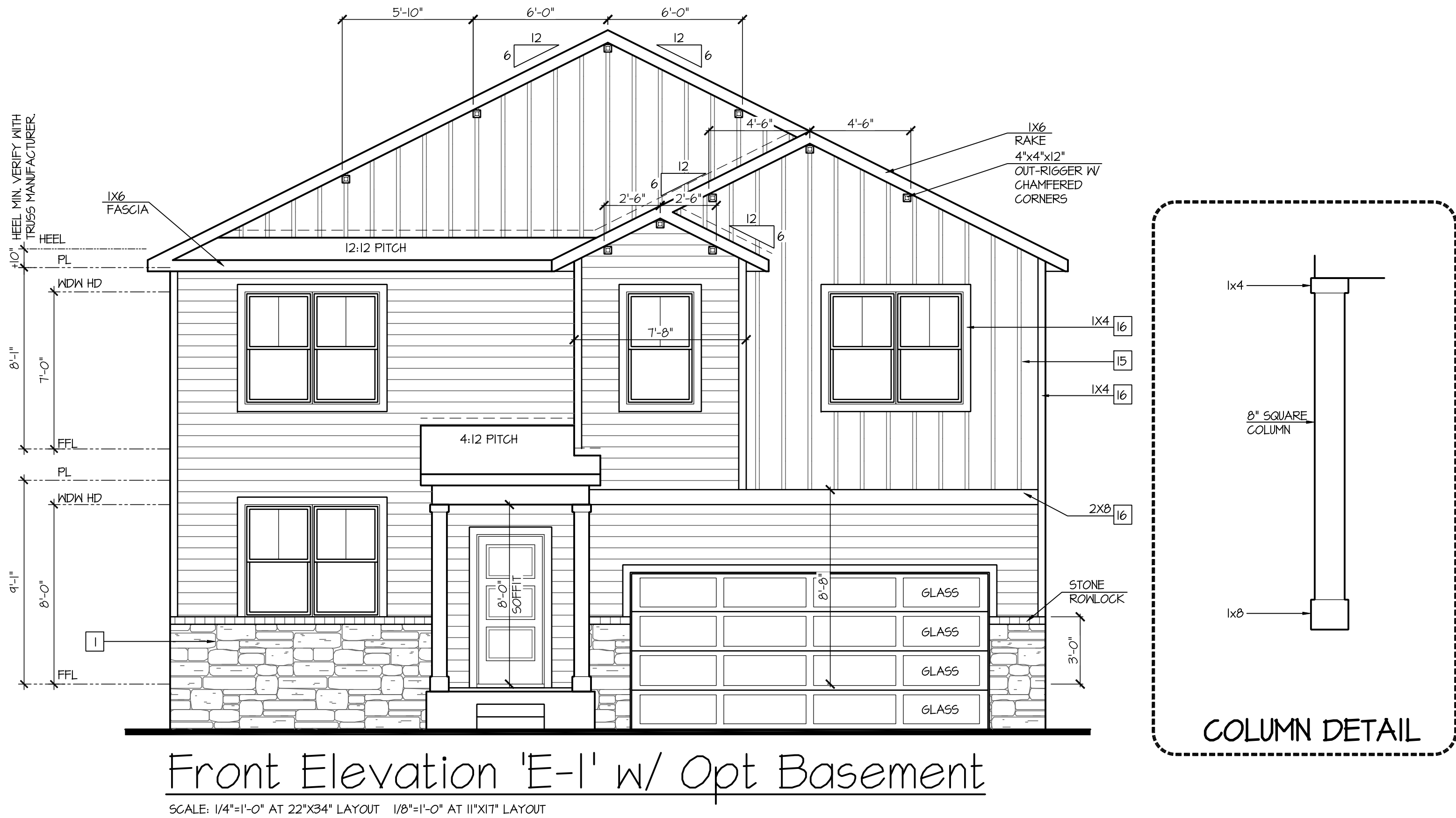
16

VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ELEVATIONS ARE SIMILAR AT OPTIONAL CRAWL SPACE , BUILDER TO VERIFY PRIOR TO CONSTRUCTION



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PROFESSIONAL SEAL:

STATE OF MARYLAND
REGISTERED ARCHITECT
MAR 28 2022

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:

FRONT ELEVATION 'E'
W/ OPT. BASEMENT

PRINT DATE:
September 26, 2017

SHEET NO:

1EBS

Page 870 of 998

THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/50 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. REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIALS.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF JOISTS (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-UPS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS, SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CRACKED RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

(PER IBC SECTION R602.2)

1 SQUARE INCH VENT FOR EVERY 150 SQUARE INCHES OF CEILING
144 SQ. IN. / 1 = 150 FT.
BLDG. CEILING (9'F) X 144 = 1296 SQ. IN.
BLDG. SQ. IN. / 150 = 8.64 SQ. IN. OF VENT REQUIRED

ROOF AREA 1i: = 1488 SF
1488 SQ. FT. X 144 = 214272 SQ. IN.
214272 SQ. IN. / 150 = 1428.48 SQ. IN. OF VENT REQ'D

ROOF AREA 2a: = 94 SQ. IN.
94 SQ. FT. X 144 = 13536 SQ. IN.
13536 SQ. IN. / 150 = 90.24 SQ. IN. OF VENT REQ'D

ROOF AREA 2b: = 1014 SF
1014 SQ. FT. X 144 = 146064 SQ. IN.
146064 SQ. IN. / 150 = 104.04 SQ. IN. OF VENT REQ'D

ROOF AREA 3: = 80 SF
80 SQ. FT. X 144 = 11520 SQ. IN.
11520 SQ. IN. / 150 = 76.8 SQ. IN. OF VENT REQ'D

ROOF AREA 4: = 210 SF
210 SQ. FT. X 144 = 30240 SQ. IN.
30240 SQ. IN. / 150 = 201.6 SQ. IN. OF VENT REQ'D

ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.	-TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALC'S AND SHOP DRAWINGS TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.
- DASHED LINES INDICATE HALL BELOW.	
- LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.	- ALL PUMPING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.
- PITCHED ROOFS AS NOTED.	

AS AN ALTERNATE TO THE I/SO RATIO LISTED ABOVE,
THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO
1/500 PER IRC SECTION R202.2

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
SHEATHINGS (AS ALLOWED BY THE STRUCTURAL ENGINEER)
TO ALLOW PASSAGE AND ATTIC VENTILATION
BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL
BE DETACHED INTERFERENCE.

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 R202.2)

1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
144 SQ. IN. = 1 SQ. FT.
B.L.D.S. CEILING (SF) X 144 = B.L.D.S. (SQ. IN.)
B.L.D.S. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED
SQ. IN. OF VENT REQUIRED / 2 = 50# AT HIGH & 50% AT LOW.

ROOF AREA 1: = 1488 SF
1488 SQ. FT. X 144 = 21472 SQ. IN.
21472 SQ. IN. / 300 = 714.24 SQ. IN. OF VENT REQ'D
714.24 SQ. IN. / 2 = 214.24 SQ. IN.

35712 SQ. IN. OF VENT AT HIGH & 35712 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2A: = 34 SF
34 SQ. FT. X 144 = 5616 SQ. IN.
5616 SQ. IN. / 300 = 1872 SQ. IN. OF VENT REQ'D
1872 SQ. IN. / 2 = 561.6 SQ. IN.

936 SQ. IN. OF VENT AT HIGH & 936 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2B: = 104 SF
104 SQ. FT. X 144 = 15648 SQ. IN.
15648 SQ. IN. / 300 = 52162.4 SQ. IN. OF VENT REQ'D
52162.4 SQ. IN. / 2 = 2616 SQ. IN.

2616 SQ. IN. OF VENT AT HIGH & 2616 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 3: = 80 SF
80 SQ. FT. X 144 = 11520 SQ. IN.
11520 SQ. IN. / 300 = 384 SQ. IN. OF VENT REQ'D
384 SQ. IN. / 2 = 192 SQ. IN.

192 SQ. IN. OF VENT AT HIGH & 192 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 4: = 210 SF
210 SQ. FT. X 144 = 30240 SQ. IN.
30240 SQ. IN. / 300 = 10080 SQ. IN. OF VENT REQ'D
10080 SQ. IN. / 2 = 5040 SQ. IN.

5040 SQ. IN. OF VENT AT HIGH & 5040 SQ. IN. OF VENT AT LOW REQUIRED.

Architectural floor plan of a house with four roof areas and various roof slopes and ridges. The plan includes the following details:

- Area 1:** Located in the upper right portion of the main house, featuring a **HIP** roof.
- Area 2A:** Located in the lower left portion of the main house, featuring a **4:12 SLOPE**.
- Area 3:** Located in the upper left portion of the main house, featuring a **5:12 SLOPE** and a **RIDGE**.
- Area 4:** Located to the right of the main house, featuring a **6:12 SLOPE** and a **RIDGE**.
- Roof Slopes:**
 - 6:12 SLOPE:** Indicated in multiple locations, including the central main house, Area 2A, and Area 4.
 - 5:12 SLOPE:** Indicated in Area 3.
 - 4:12 SLOPE:** Indicated in Area 2A.
- Ridges:**
 - HIP:** Indicated on the roof lines of Area 1 and Area 3.
 - RIDGE:** Indicated between Area 3 and Area 2A, and between Area 2A and Area 4.
- Optional Features:**
 - LINE OF OPTIONAL COVERED/SCREENED PATIO:** Indicated on the left side of the main house.
 - LINE OF OPTIONAL 3RD CAR GARAGE:** Indicated on the right side of the main house.
- Other Details:**
 - 3'-10" CL RIDGE ON WINDOW BELOW:** Indicated near the bottom center of the main house.
 - 1'-0" TYP:** Indicated at the top right corner of the main house.
 - 1'-0" TYP:** Indicated at the bottom right corner of the main house.

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NOTES:	
- 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. - 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]	N/A
TYPICALS:	
[7]	DECORATIVE 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]	VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[13]	VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[15]	VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS: FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
[16]	VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS: 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
[17]	PYFON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

[illegible]

Left Elevation 'E'

Rear Elevation 'E'

D·R·HORTON®
America's Builder

NO:	DATE:	REVISION:
	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series Hayden 'X414'

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

FEET TITLE:
**SIDE AND REAR
ELEVATIONS 'E'**

PRINT DATE:
September 26, 2017

SHEET NO:

3 E

- NOTES:
- 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" UN.O. ON ELEVATIONS.

2ND FLOOR = 7'-0" UN.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.

- 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] N/A

TYPICALS:

[7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[14] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[15] VINYL TRIM SIZE AS NOTED

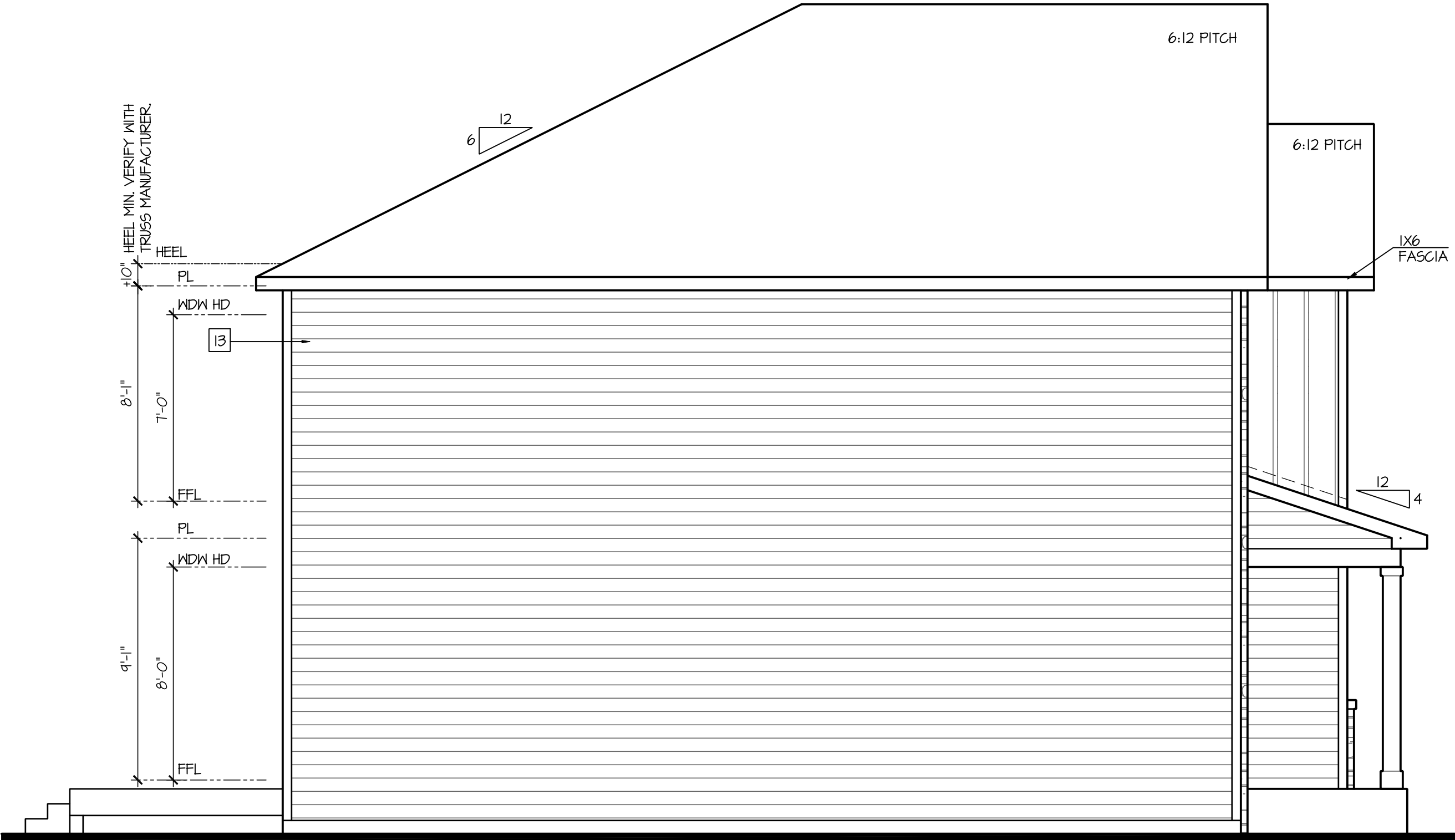
(AT SPECIFIC LOCATIONS:

1X FIBER CEMENT TRIM OR EQUAL, UN.O. SIZE AS NOTED

[16] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

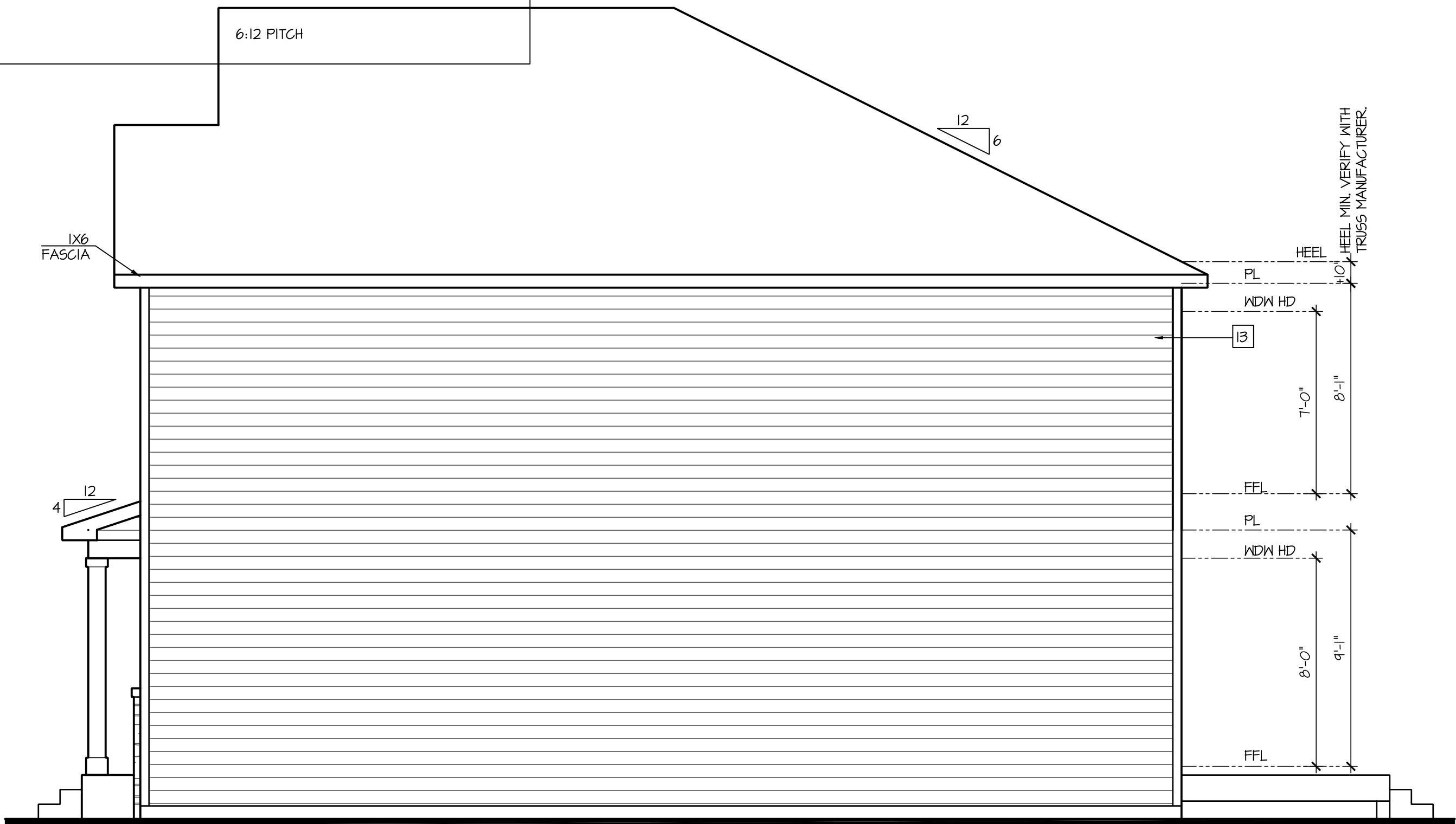
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ELEVATIONS ARE SIMILAR AT OPTIONAL CRAWL SPACE , BUILDER TO VERIFY PRIOR TO CONSTRUCTION



Left Elevation 'E' w/ Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



Left Elevation 'E' w/ Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



Rear Elevation 'E' w/ Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



NO:	DATE:	REVISION:

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:
SIDE AND REAR
ELEVATIONS 'E'
W/ OPT. BASEMENT

PRINT DATE:

September 26, 2017

SHEET NO:

3 E-BS

PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series Hayden 'X414'

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

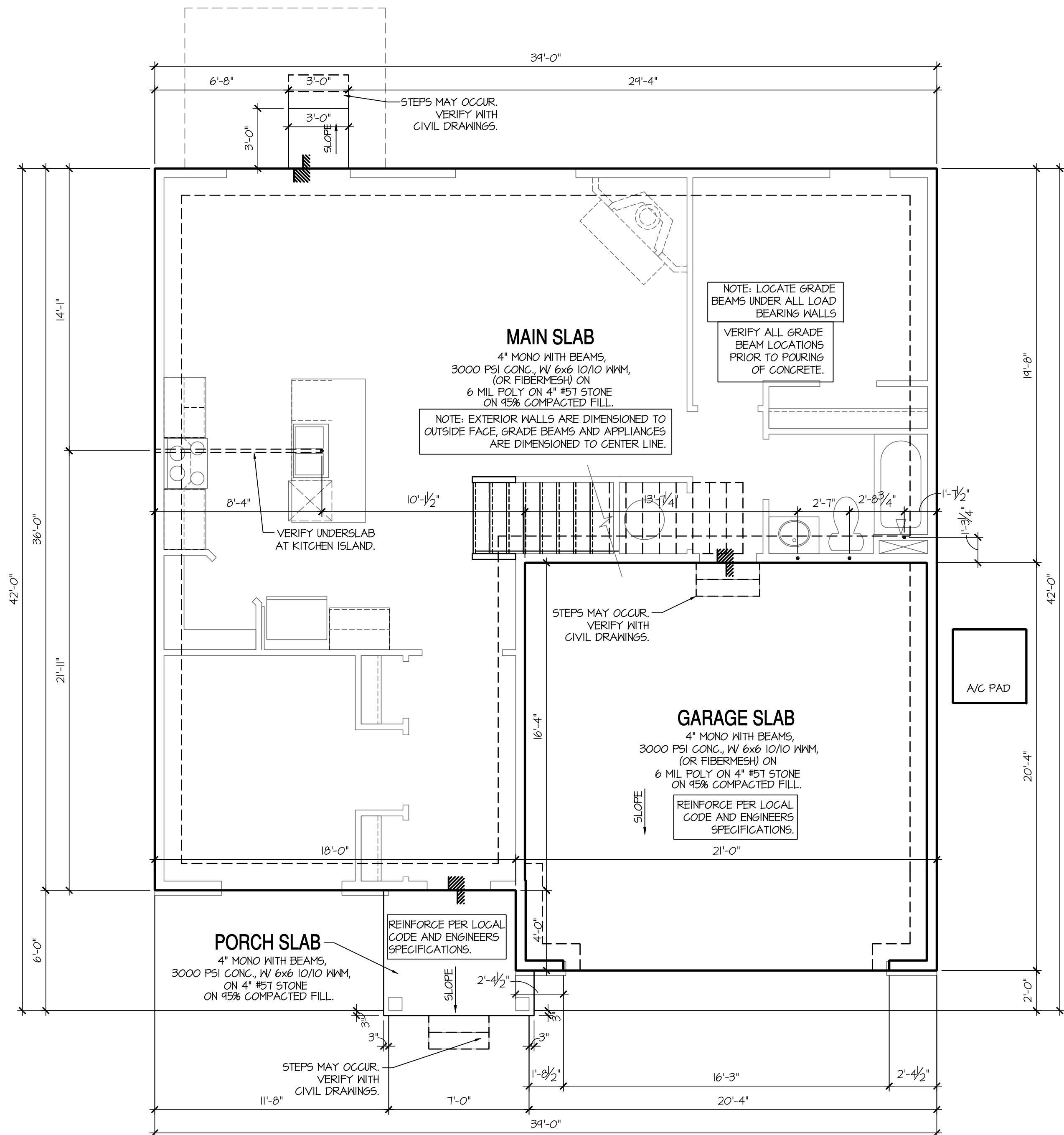
HEET TITLE: **MONOLITHIC SLAB PLAN 'E'**

PRINT DATE

September 26, 2017

SHEET NO:

4 MS E



Monolithic Slab Plan 'E'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

- NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER 62408.2 AND P28016. PER 62408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IRC 312.1.
- SOILS TREATMENT:
BORASSE TREATMENT IS TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOPT AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IRC 312.1.
- SOILS TREATMENT:
BORACASE TERMITES TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION ACCORDING TO LOCAL CODES).
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION

NO:	DATE:	REVISION:
	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA1T063

SHEET TITLE:
BASEMENT PLAN 'E'

PRINT DATE:

September 26, 2017

SHEET NO:

4 BS E

Make 2x6 wall
per structural
plans all
elevations

Move bath 4" off
exterior wall all
elevations

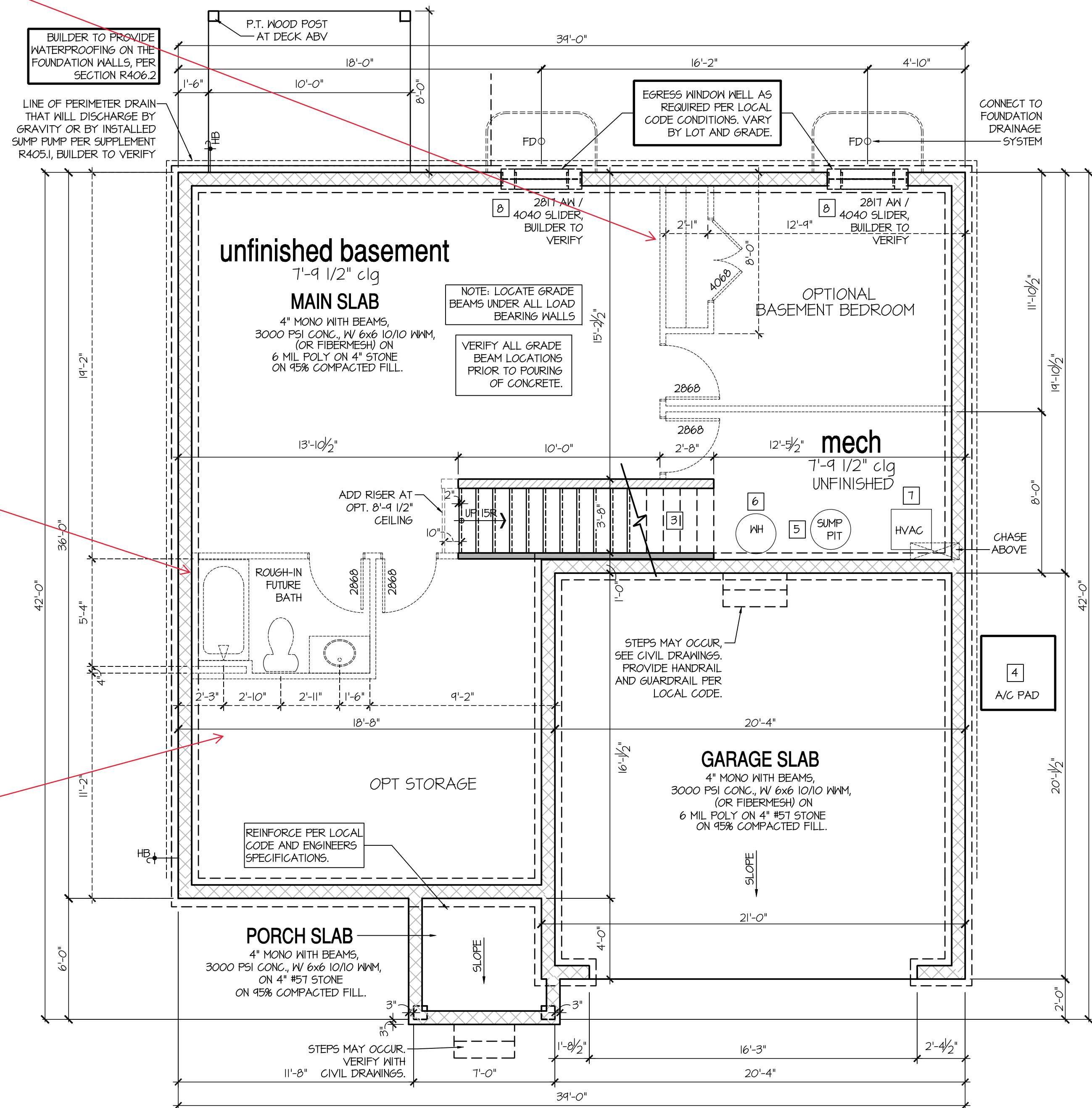
Add ejector pit
all elevations

BASEMENT NOTES: IRC

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" UNO. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8)
- 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 IRC SECTION R310.1.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INFESTATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES:

- 1] LINE OF SLAB ABOVE
- 2] LINE OF FRAMED WALL ABOVE
- 3] BENEATH STAIRS AND LANDINGS.
1/2" GYPSUM BOARD ON WALLS
AND CEILING OF ENCLOSED ACCESSIBLE
AREAS. (PER IRC SECTION R302.1)
- 4] A/C CONDENSER PAD. (VERIFY)
- 5] SUMP PIT LOCATION AS REQUIRED
BY SITE CONDITIONS, VERIFY LOCATION.
- 6] WATER HEATER AND FLOOR DRAIN.
(PER IRC SECTION P2801.1)
- 7] FAU IN STORAGE SPACE. INSTALL PER
MANUFACTURER'S WRITTEN REQUIREMENTS.
VERIFY LOCATION W/ MECHANICAL DRAWINGS
- 8] TEMPERED SAFETY GLASS.
(PER IRC SECTION R308.4)



Unfinished Basement Plan 'E'

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

PROFESSIONAL SEAL:

**Sassafras
Salisbury, MD
North Region**

SHEET TITLE:
CRAWL SPACE PLAN 'D'

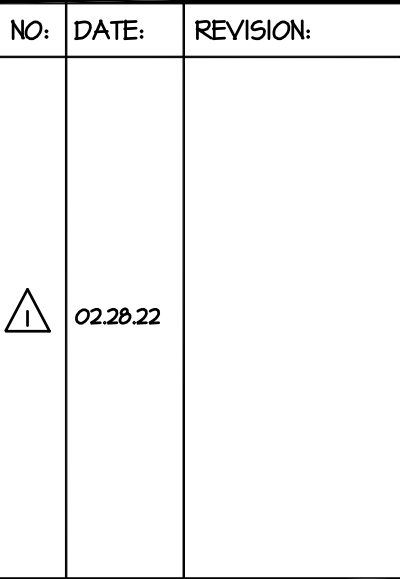
September 26, 2017

4 CS E

This architectural floor plan shows a house with a garage. The overall dimensions are 39'-0" wide by 42'-0" deep. The plan includes a main living area, a kitchen, a bathroom, and a garage. Key features and specifications include:

- Garage Slab:** 4" MONO WITH BEAMS, 3000 PSI CONC., 1/4" 6x6 10/10 W/M, (OR FIBERMESH) ON 6 MIL POLY ON 4" #51 STONE ON 95% COMPACTED FILL. REINFORCE PER LOCAL CODE AND ENGINEERS SPECIFICATIONS. 21'-0" wide.
- Porch Slab:** 4" MONO WITH BEAMS, 3000 PSI CONC., 1/4" 6x6 10/10 W/M, ON 4" #51 STONE ON 95% COMPACTED FILL. REINFORCE PER LOCAL CODE AND ENGINEERS SPECIFICATIONS. 11'-8" wide.
- Rooms and Dimensions:**
 - Living Area: 18'-0" wide.
 - Kitchen: 6'-8" wide.
 - Bathroom: 5'-0" wide.
 - Garage: 21'-0" wide.
- Notes:** STEPS MAY OCCUR. VERIFY WITH CIVIL DRAWINGS.
- Other Labels:** A/C PAD, TYP. 3, 4, 6, 2, 5.

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

**PROFESSIONAL SEAL:**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

PRINT DATE:
September 26, 2017

SHEET NO:

Page 878 of 998



SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

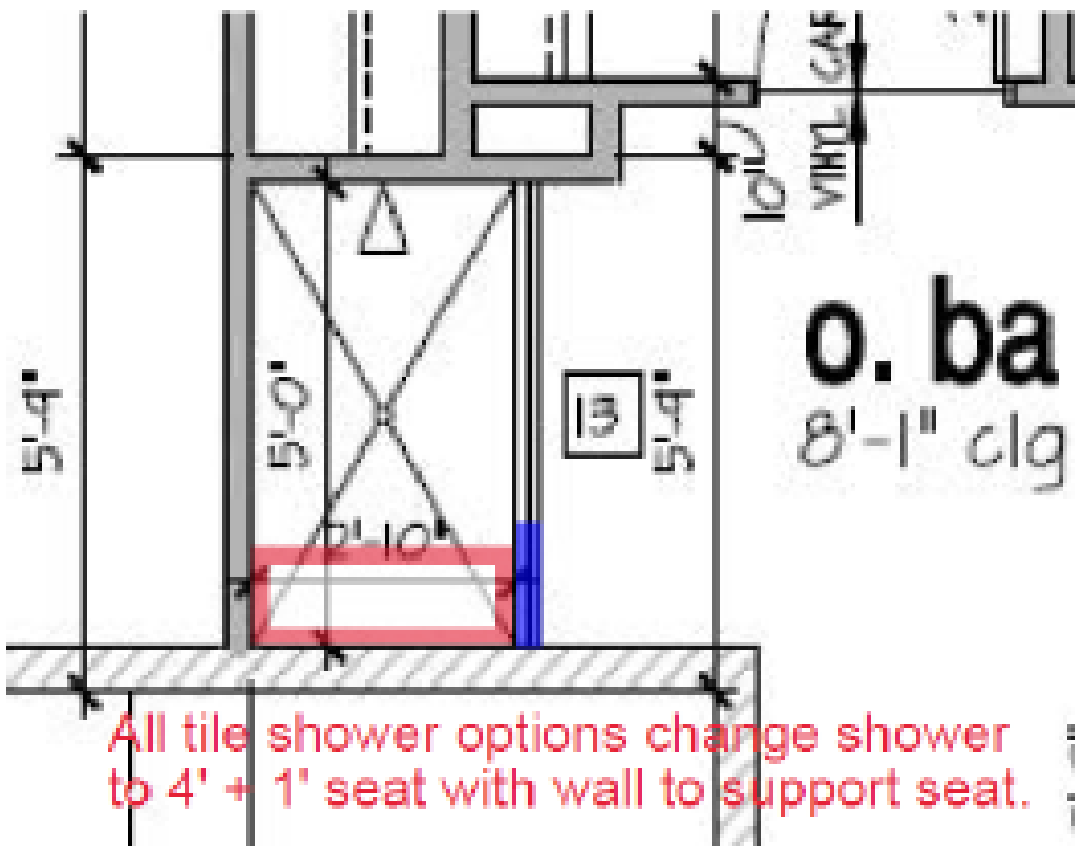
WALL LEGEND:

	
FULL HEIGHT 2X4 WOOD STUD PARTITION	FULL HEIGHT 2X6 WOOD STUD PARTITION
	
BRICK / STONE VENEER	STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED

KEY NOTES: IRC

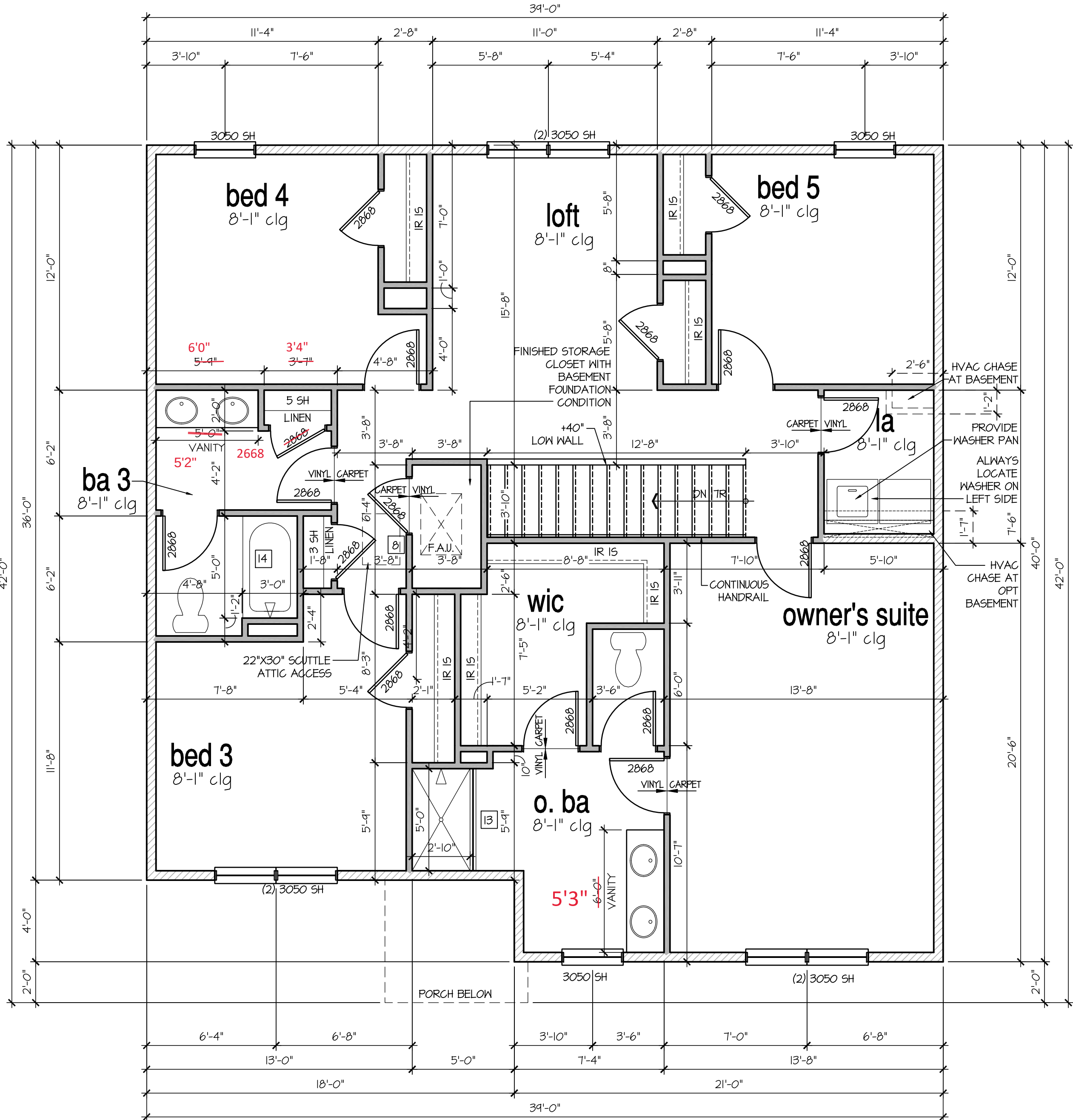
FIRE PROTECTION:

- [1] HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER IRC SECTION R302.6) GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE "X" GYPSUM BOARD. (PER IRC SECTION R302.6)
- [2] GARAGE DOOR SEPARATION: PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSING. (PER IRC SECTION R302.5.1)
- [3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILINGS OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
MEPS
- [4] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
- [5] N/A
- [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 IRC SECTION M1305.1.3)
ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES (25 1/2" x 54" SIZE)
TYPICALS:
- [9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
- [10] N/A
- [11] HALF WALL, HEIGHT AS NOTED.
- [12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
BATHS:
- [13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
- [14] 30"x60" TUB/SHOWER PAN
- [15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
- [16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
- [17] KITCHEN:
- [18] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [19] 30" GAS COOKTOP AND HOOD.
VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [19] ELECTRIC OVEN WITH MICROWAVE OVEN.



Horton Build Specs (Tile)

- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: 1ST FLOOR = 8'-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: IRC	
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 IRC SECTION R302.6)	
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)	
[2] HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)	
[3] BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)	
MEP'S	
[4] WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)	
[5] N/A	
[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 IRC SECTION M1305.1.3) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)	
TYPICALS:	
[9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)	
[10] N/A	
[11] HALF WALL, HEIGHT AS NOTED.	
[12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:	
[13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)	
[14] 30"x60" TUB/SHOWER PAN	
[15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS	
[16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)	
KITCHEN:	
[17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.	
[19] ELECTRIC OVEN WITH MICROWAVE OVEN.	



2nd Floor Plan 'E'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

NO:

DATE:

REVISION:

02.28.22

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:

STATE OF MARYLAND

REGISTERED ARCHITECT

MAR 28 2022

ARCHITECT

PROJECT TITLE:

40' Series Hayden 'X414'

Sassafras Salisbury, MD North Region

PROJECT NO: GMD-GA1T063

SHEET TITLE:

2ND FLOOR PLAN 'D'

PRINT DATE:

September 26, 2017

SHEET NO:

6 E

Page 879 of 998

- 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.
- 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 RAINLOCK COURSE
- 6 N/A

TYPICALS:

- 1 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- 8 CODE APPROVED TERMINATION CHIMNEY CAP.
- 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHINGS 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

ROOFING:

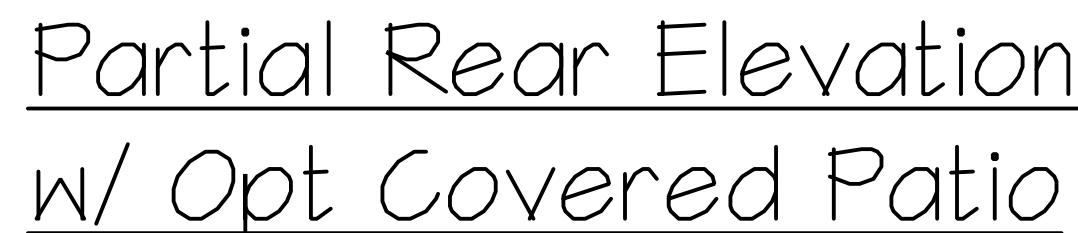
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



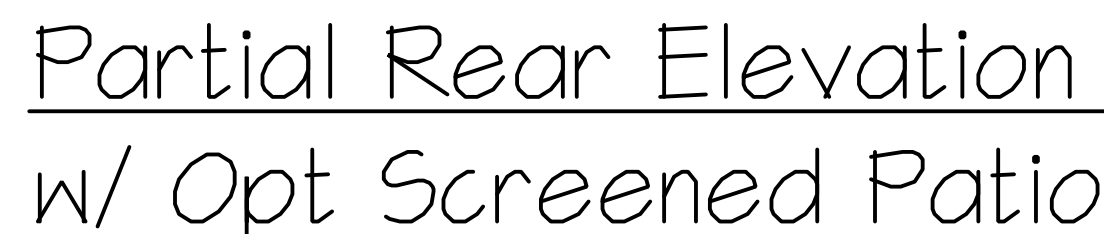
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SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



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△	02.28.22	

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series Hayden 'X414'

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

SHEET TITLE:
PORCH OPT. ELEVATIONS

PRINT DATE:
September 26, 2017

SHEET NO:

3.1

NOTES:

- 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.
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- 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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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.

SIDINGS:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

14

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

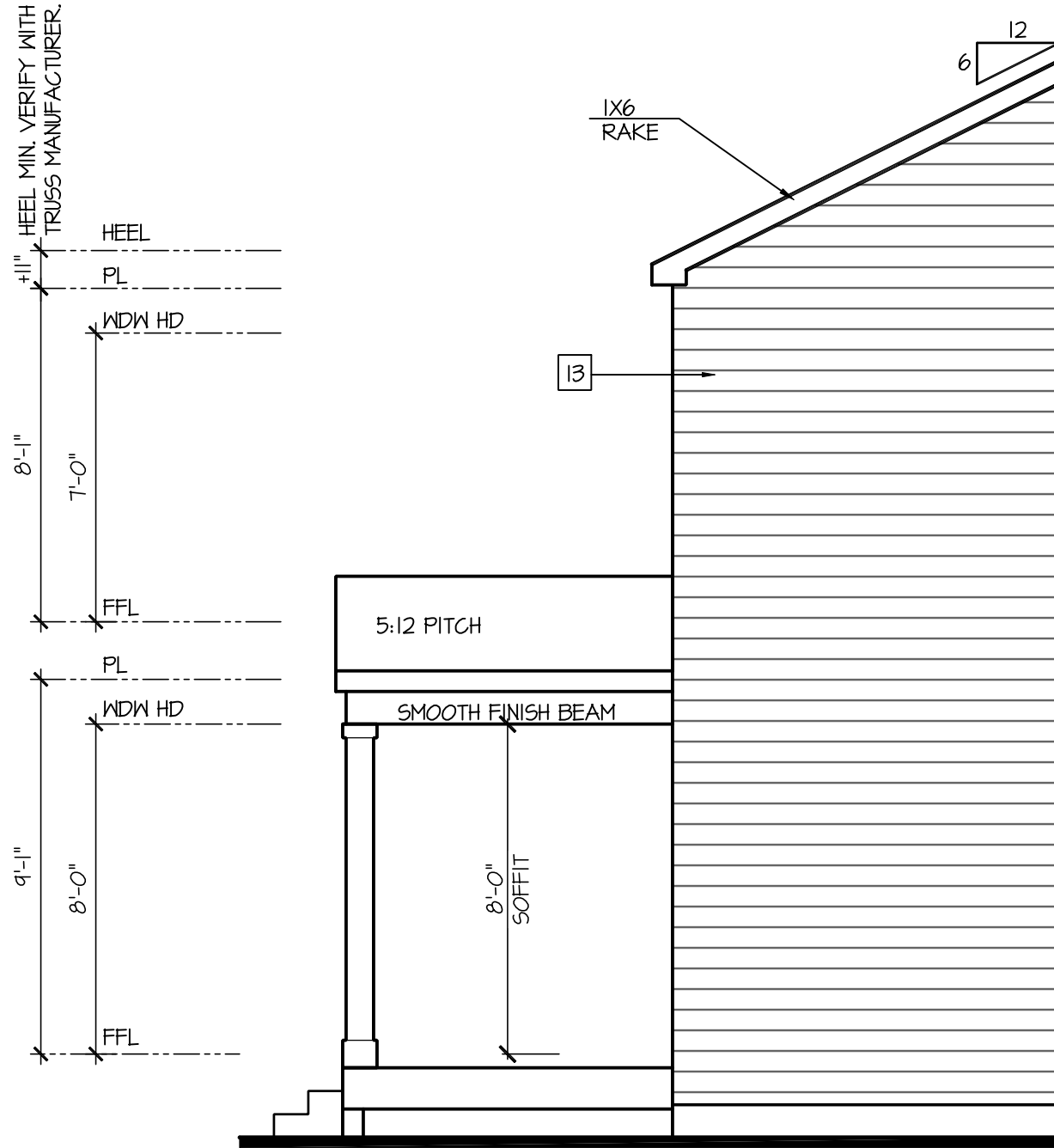
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VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

16

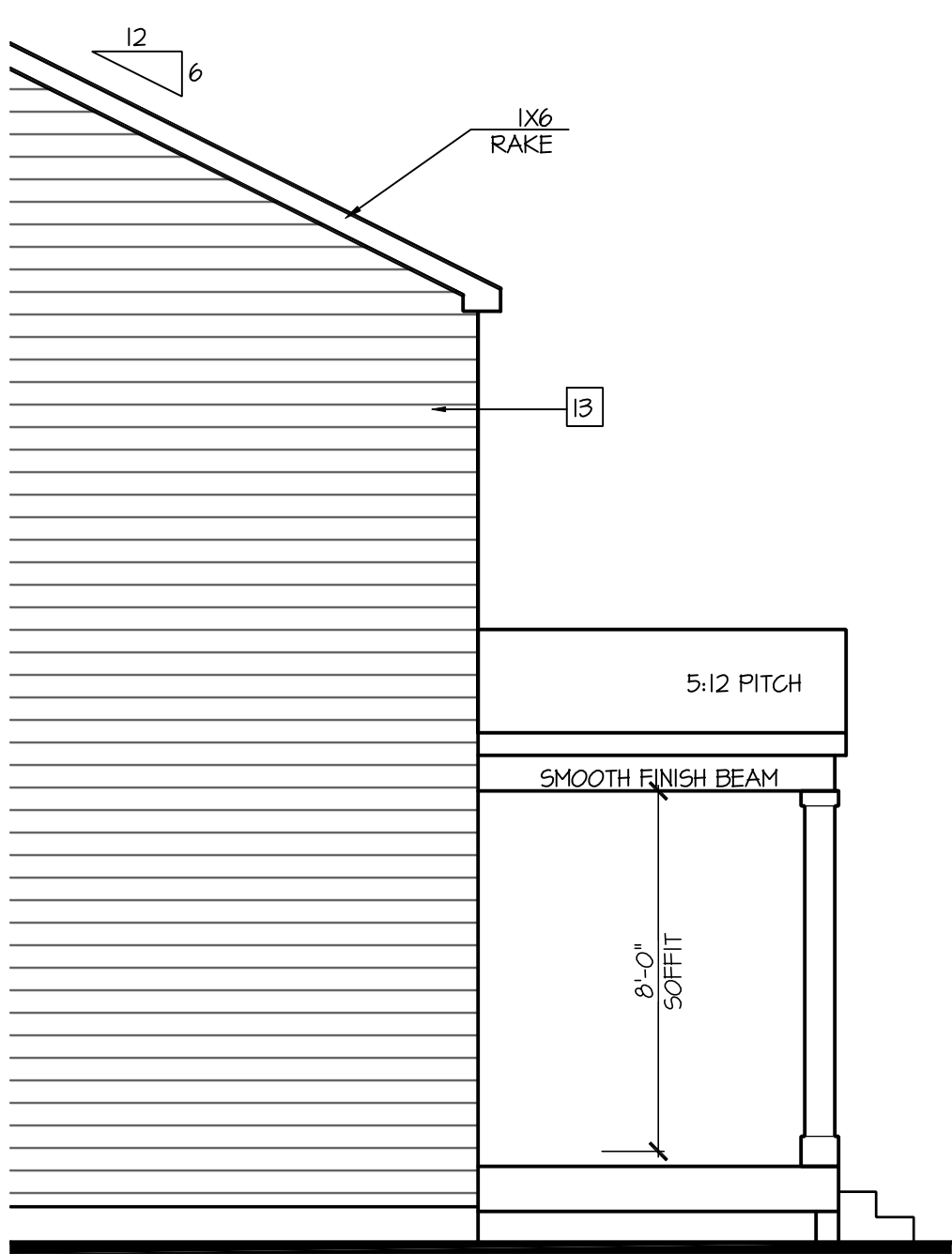
FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ELEVATIONS ARE SIMILAR AT OPTIONAL CRAWL SPACE , BUILDER TO VERIFY PRIOR TO CONSTRUCTION



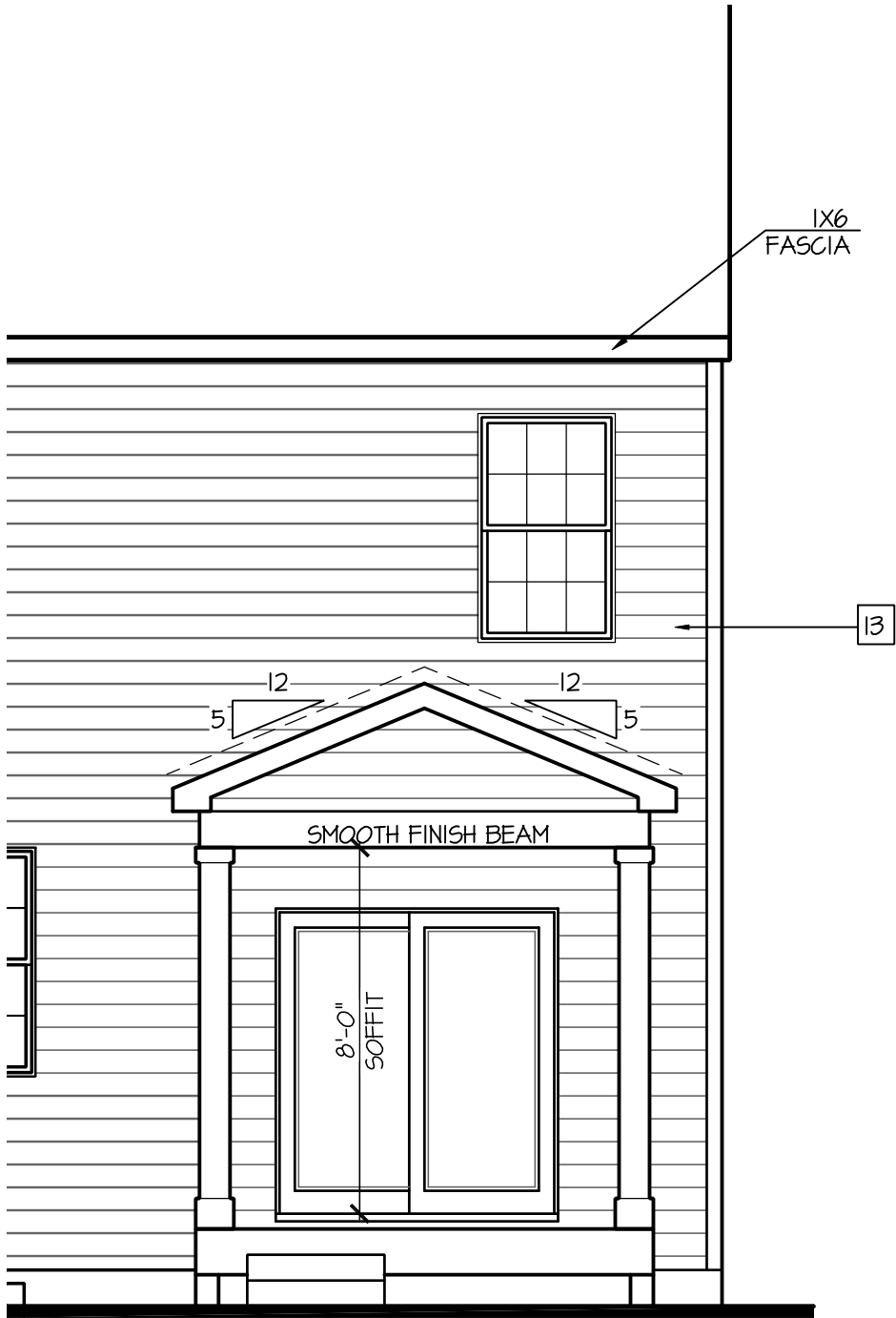
Partial Left Elevation
w/ Opt Covered Patio

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



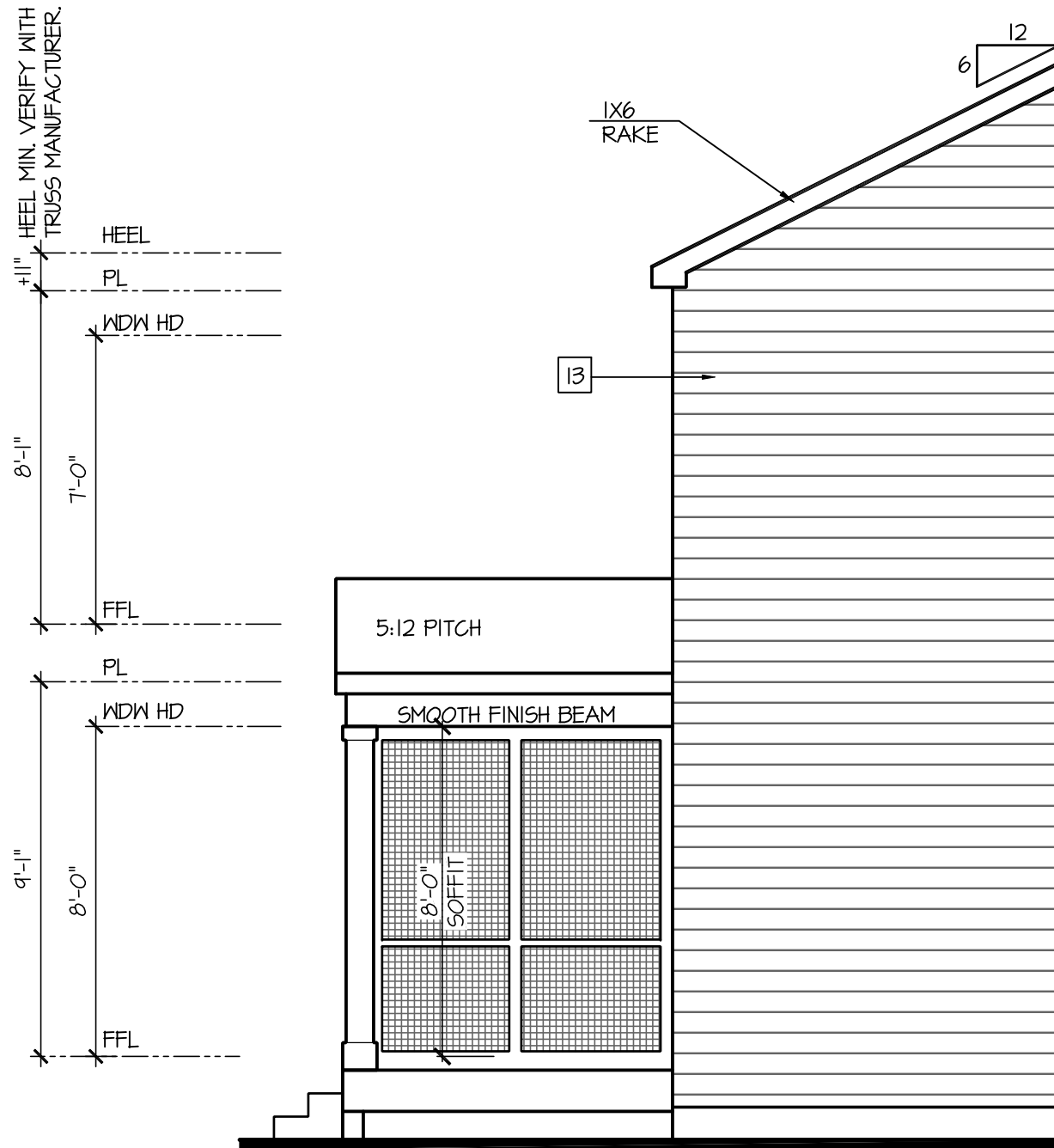
Partial Right Elevation
w/ Opt Covered Patio

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



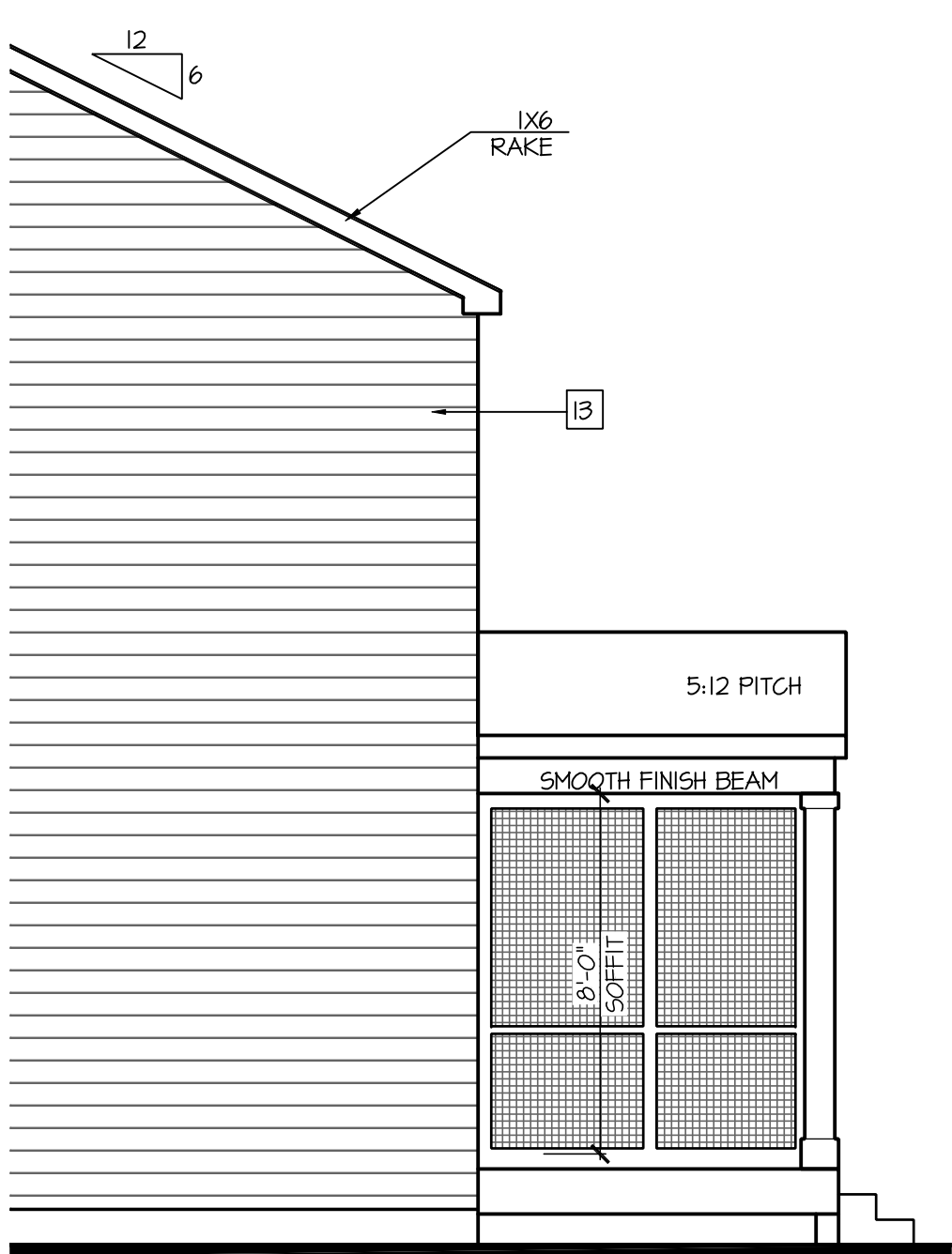
Partial Rear Elevation
w/ Opt Covered Patio

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



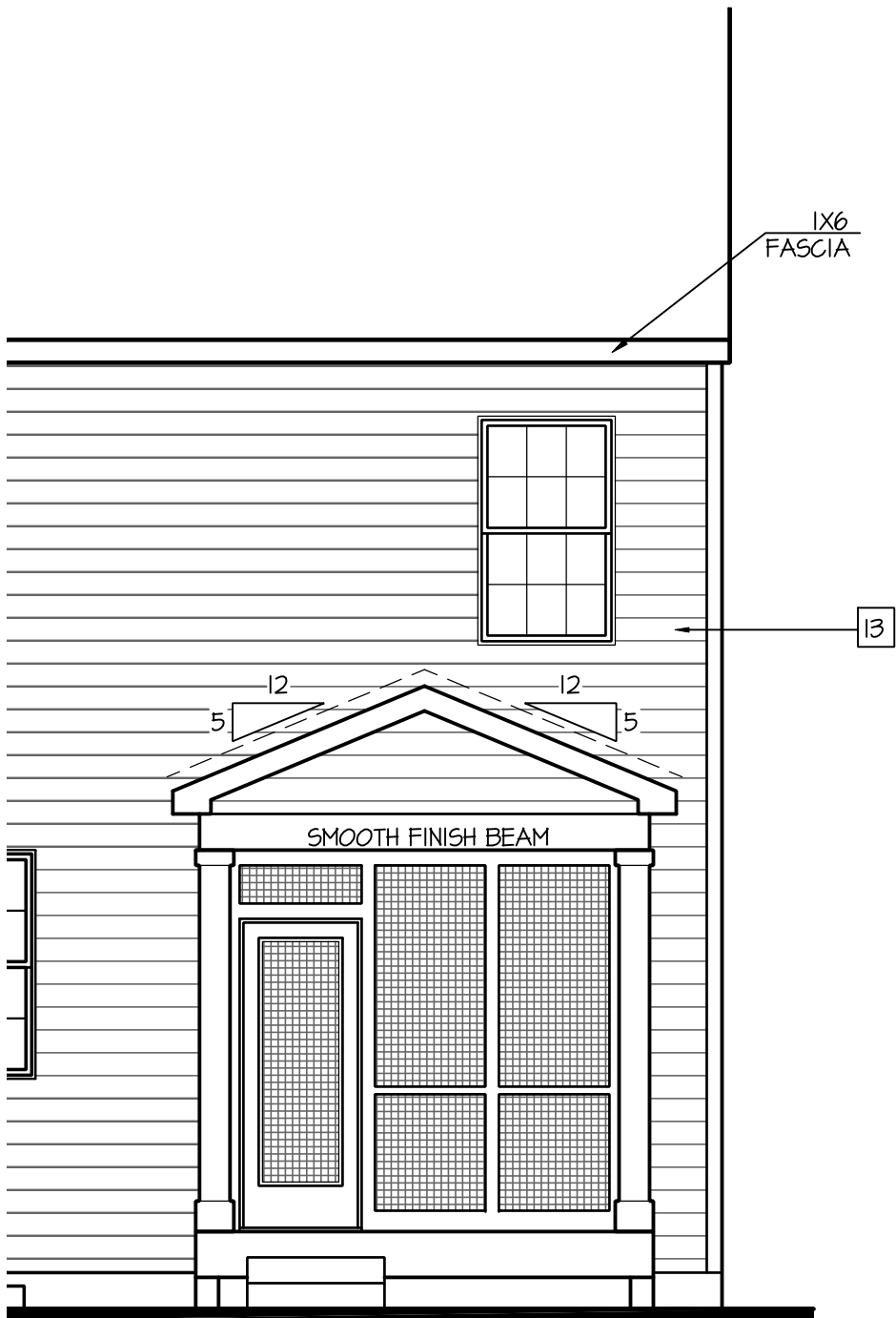
Partial Left Elevation
w/ Opt Screened Patio

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Partial Right Elevation
w/ Opt Screened Patio

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Partial Rear Elevation
w/ Opt Screened Patio

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

D·R·HORTON®
America's Builder

NO:	DATE:	REVISION:
	02.28.22	

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PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-GA17063

SHEET TITLE:
PORCH OPT. ELEVATIONS
W/ OPT. BASEMENT

PRINT DATE:
September 26, 2017

SHEET NO:
3.2

- 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.
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MASONRY:

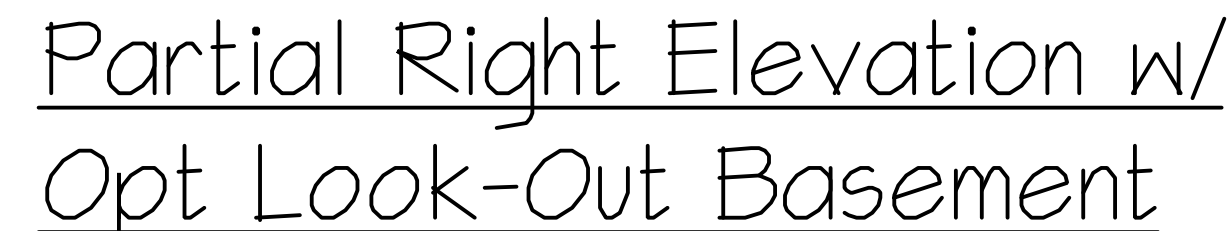
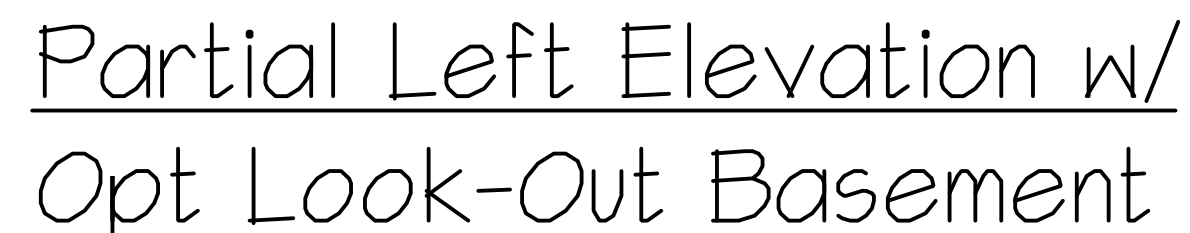
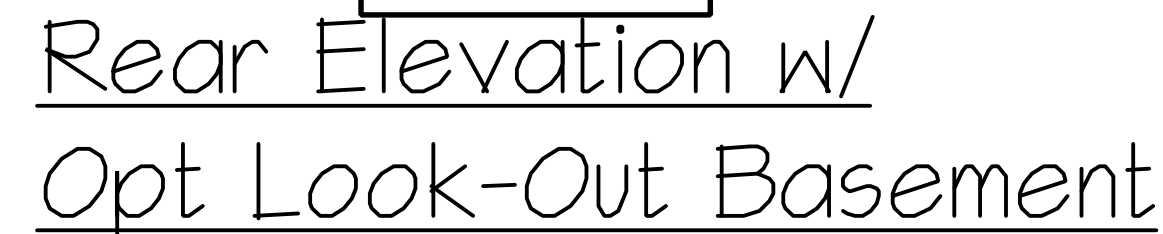
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- [4] 0" SOLDIER COURSE.
- [5] ROWLOCK COURSE
- [6] N/A

TYPICALS:

- [1] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

SHEET TITLE:

**OPTIONAL ELEVATIONS W/
LOOK-OUT BASEMENT**

PRINT DATE:
September 26, 2017

SHEET NO:

3.3

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
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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.)

MASONRY:

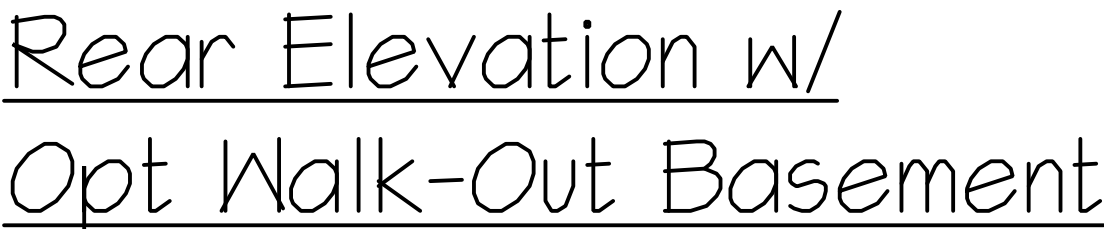
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
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- [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- [4] 0" SOLDIER COURSE.
- [5] ROWLOCK COURSE
- [6] N/A

TYPICALS:

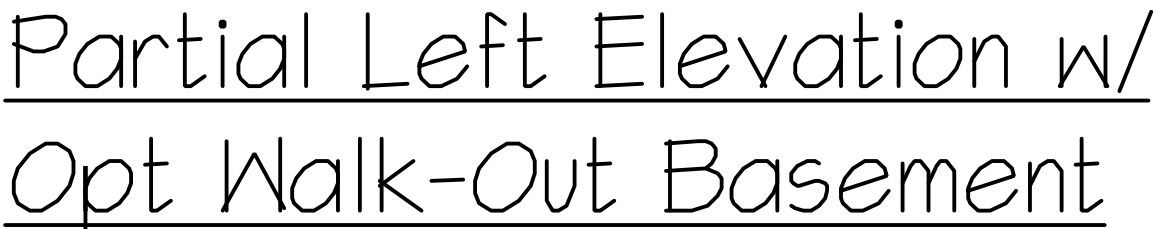
- [1] DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
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- [10] STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- [11] DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

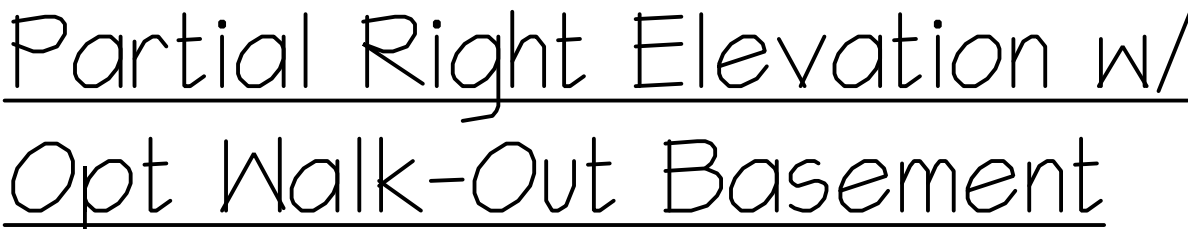
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- [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



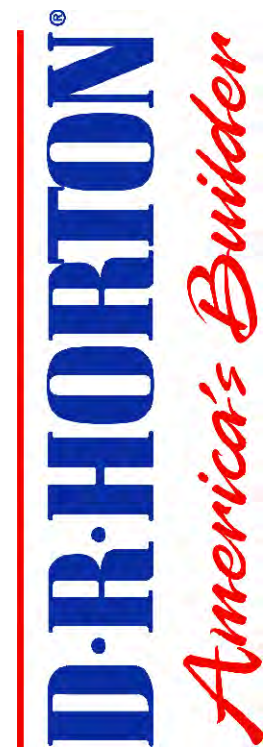
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



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PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series Hayden 'X414'

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

**SHEET TITLE: OPTIONAL ELEVATIONS W/
WALK-OUT BASEMENT**

PRINT DATE:
September 26, 2017

SHEET NO:

3.4

NOTES:

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- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS.
- ENTRY DOOR: AS SELECTED BY DEVELOPER.
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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:

MASONRY:

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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 ROUNDOCK COURSE
- 6 N/A

TYPICALS:

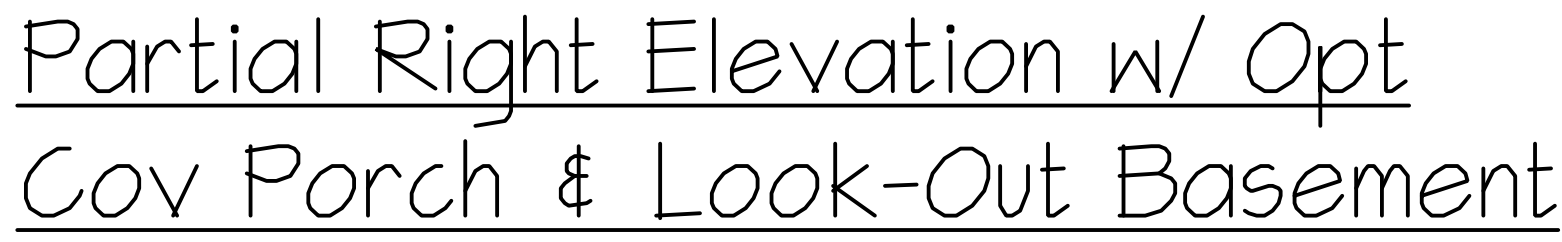
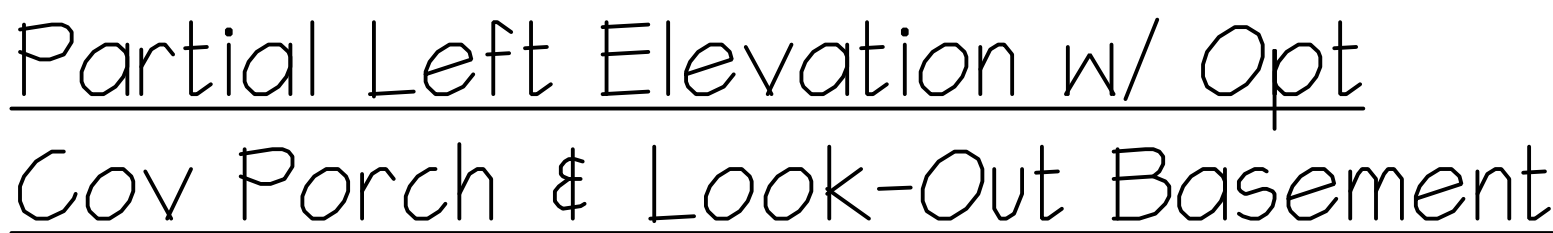
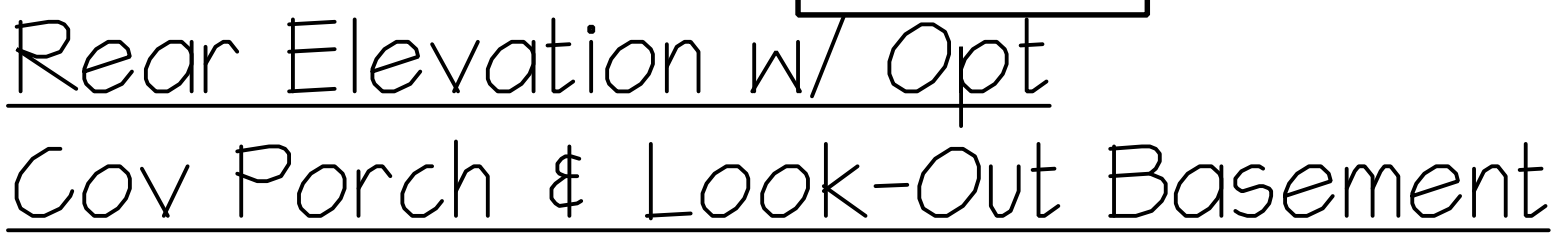
- 1 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
(AT SPECIFIED LOCATIONS.)
- 8 CODE APPROVED TERMINATION CHIMNEY CAP.
- 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 10 STANDING SEAM METAL ROOF. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED)



NOTES:

- 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.
- 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

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

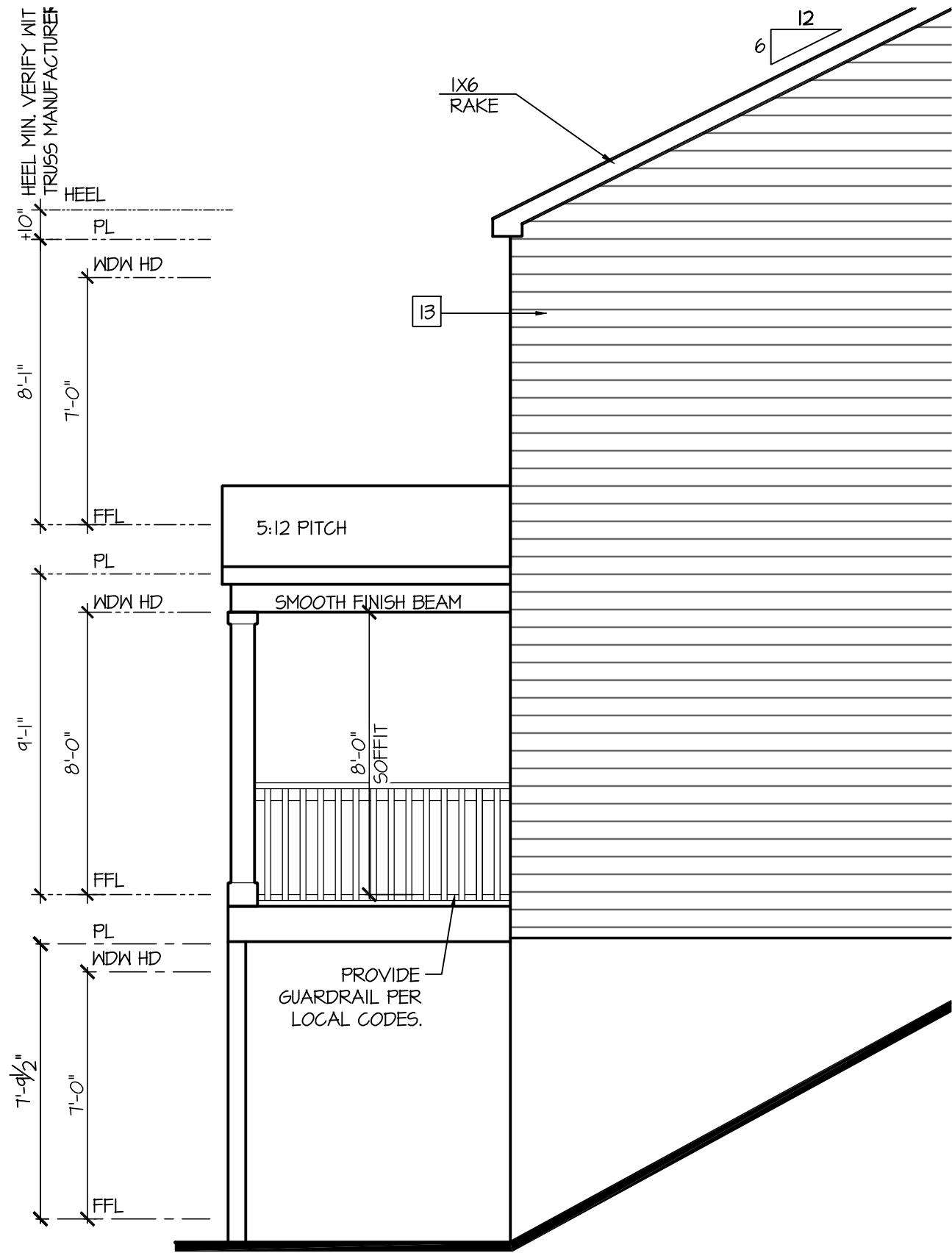
VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

16

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

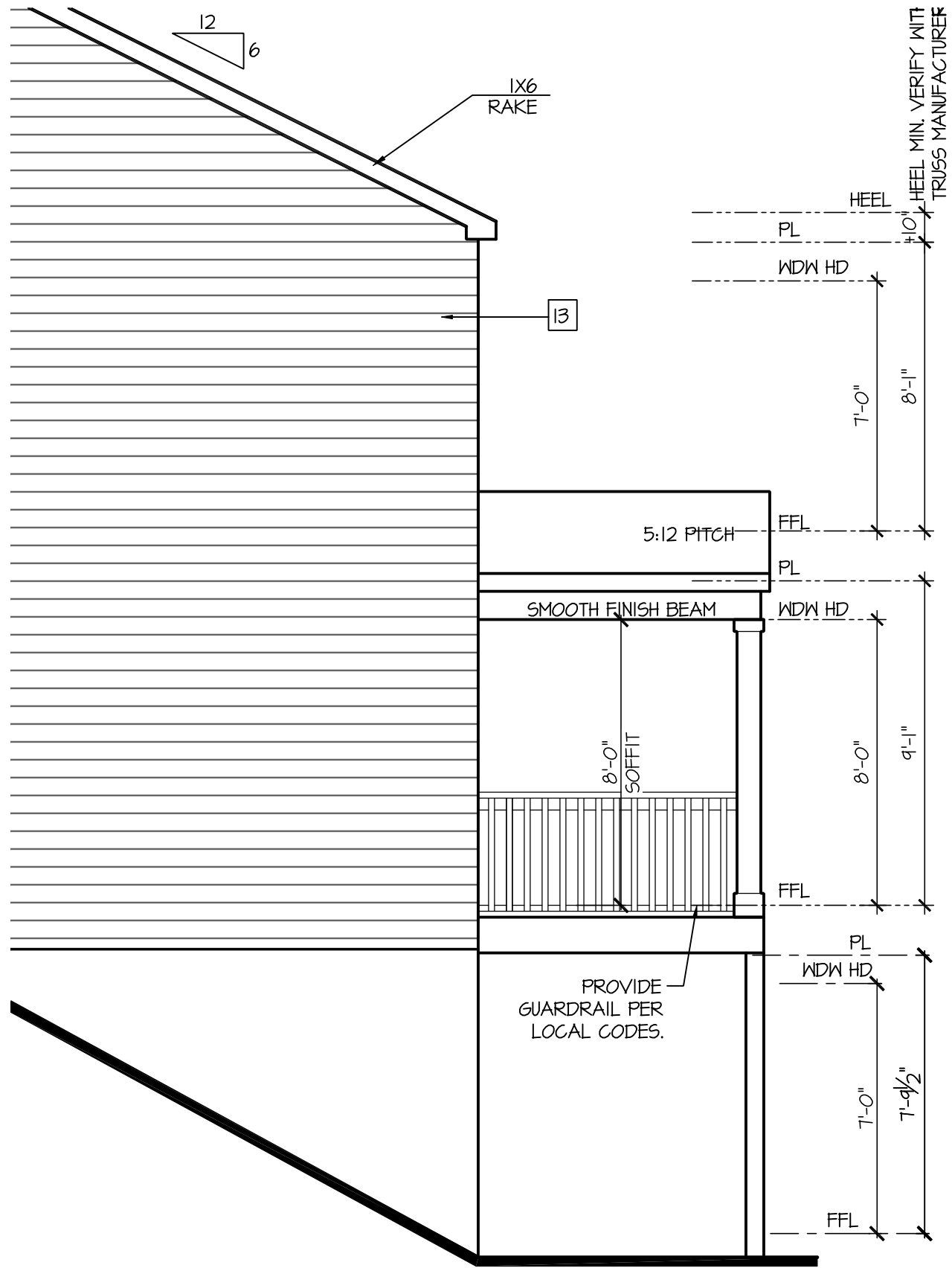
Rear Elevation w/ Opt
Cov Porch & Walk-Out Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Partial Left Elevation w/ Opt
Cov Porch & Walk-Out Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Partial Right Elevation w/ Opt
Cov Porch & Walk-Out Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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America's Builder

NO:	DATE:	REVISION:
	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:

STATE OF MARYLAND

REGISTERED PROFESSIONAL ARCHITECT

MAR 28 2022

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: 6MD-6A17063

SHEET TITLE:

OPTIONAL ELEVATIONS W/
WALK-OUT BASEMENT AND
COVERED PORCH

PRINT DATE:

September 26, 2017

SHEET NO:

3.6

Page 885 of 998

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
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- 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:

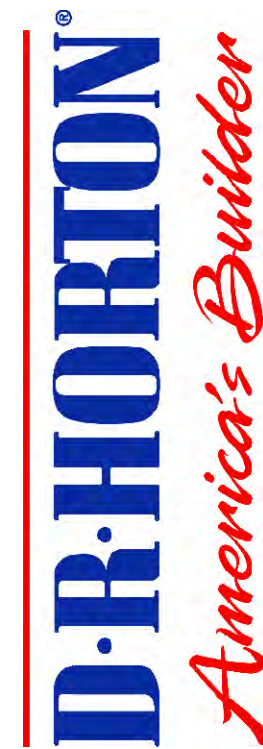
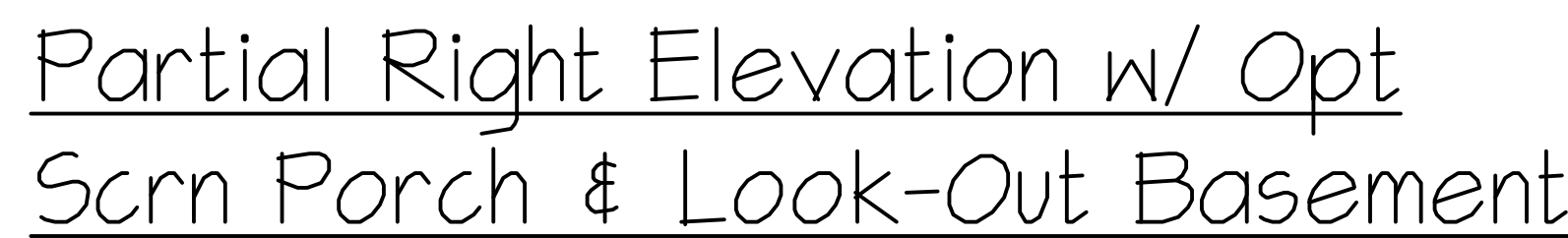
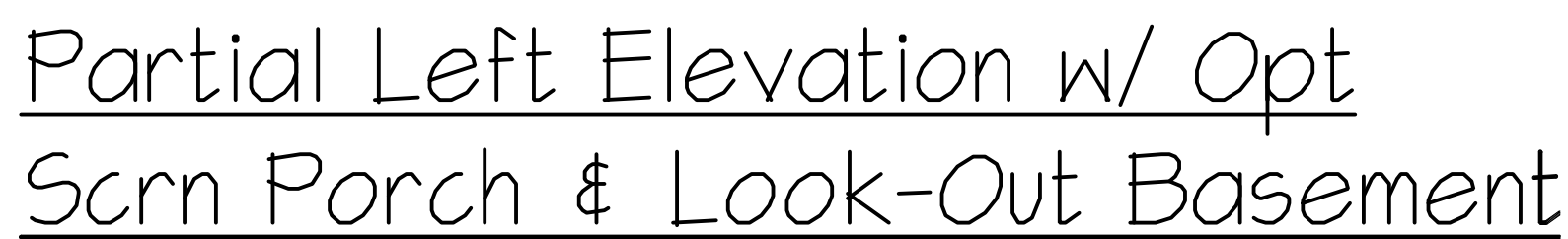
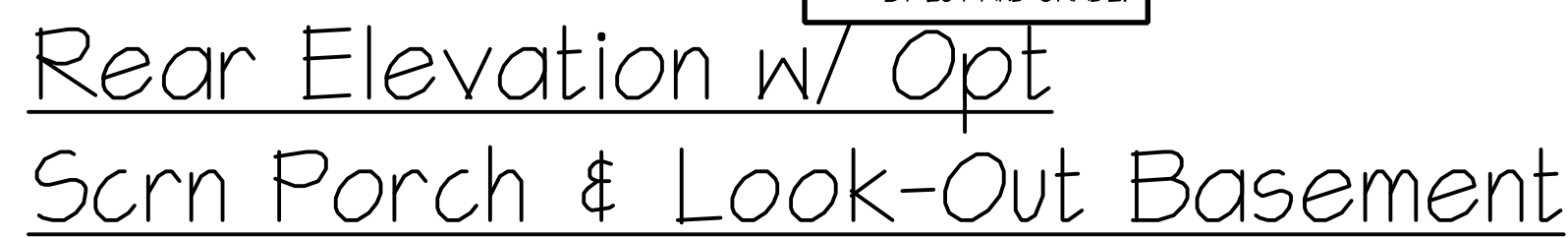
- [1] ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- [2] MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- [3] MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- [4] 8" SOLDIER COURSE.
- [5] RANLOCK COURSE
- [6] N/A

TYPICALS:

- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
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(AT SPECIFIED LOCATIONS;
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- [16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- [11] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NO:	DATE:	REVISION:
1	02.28.22	

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

SHEET TITLE:

**OPTIONAL ELEVATIONS W/
LOOK-OUT BASEMENT AND
SCREENED PORCH**

PRINT DATE:
September 26, 2017

SHEET NO:

3.7

NOTES:

- 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.
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- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
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- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- 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

N/A

TYPICALS:

7

DECORATIVE 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.

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STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

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DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

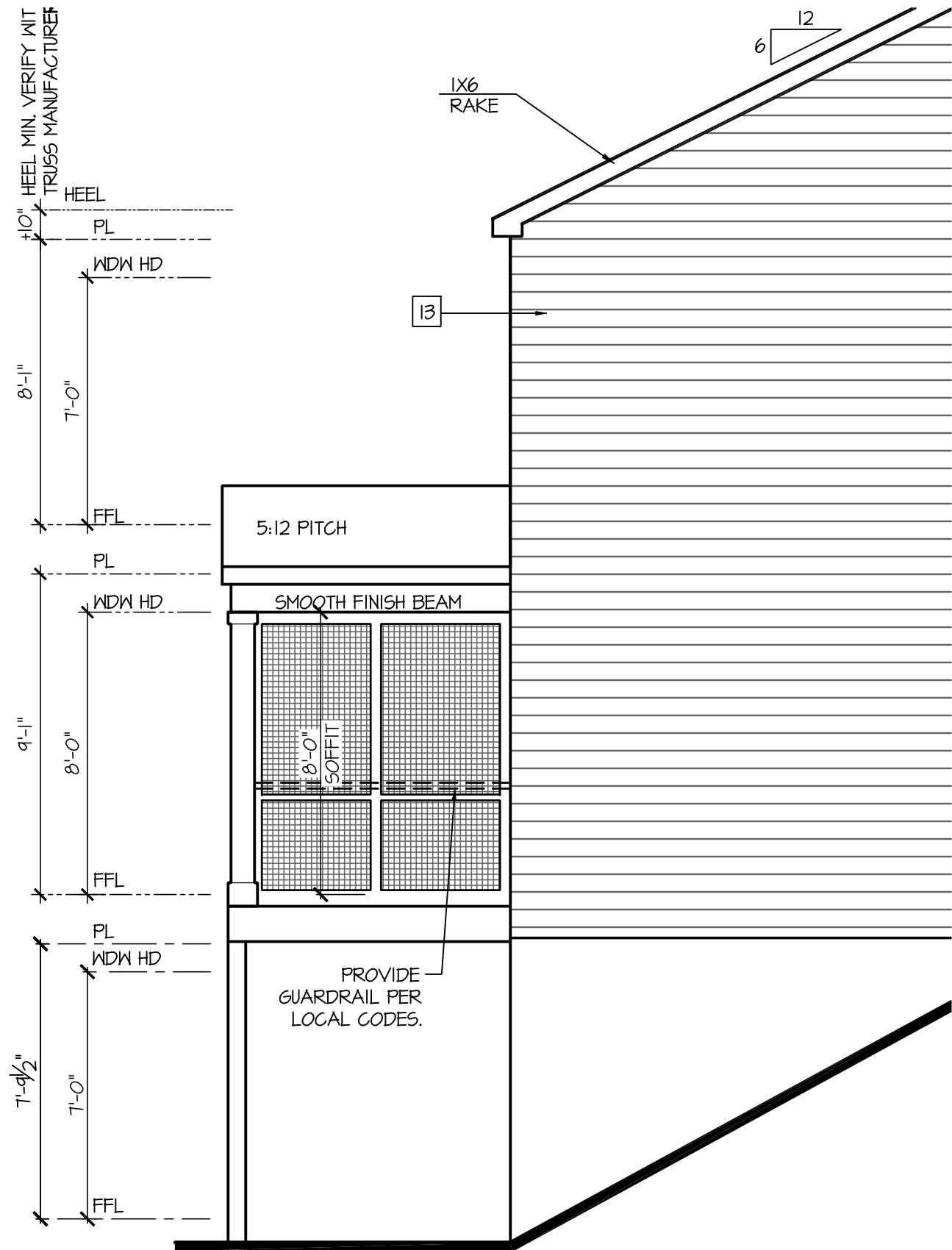
VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

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FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

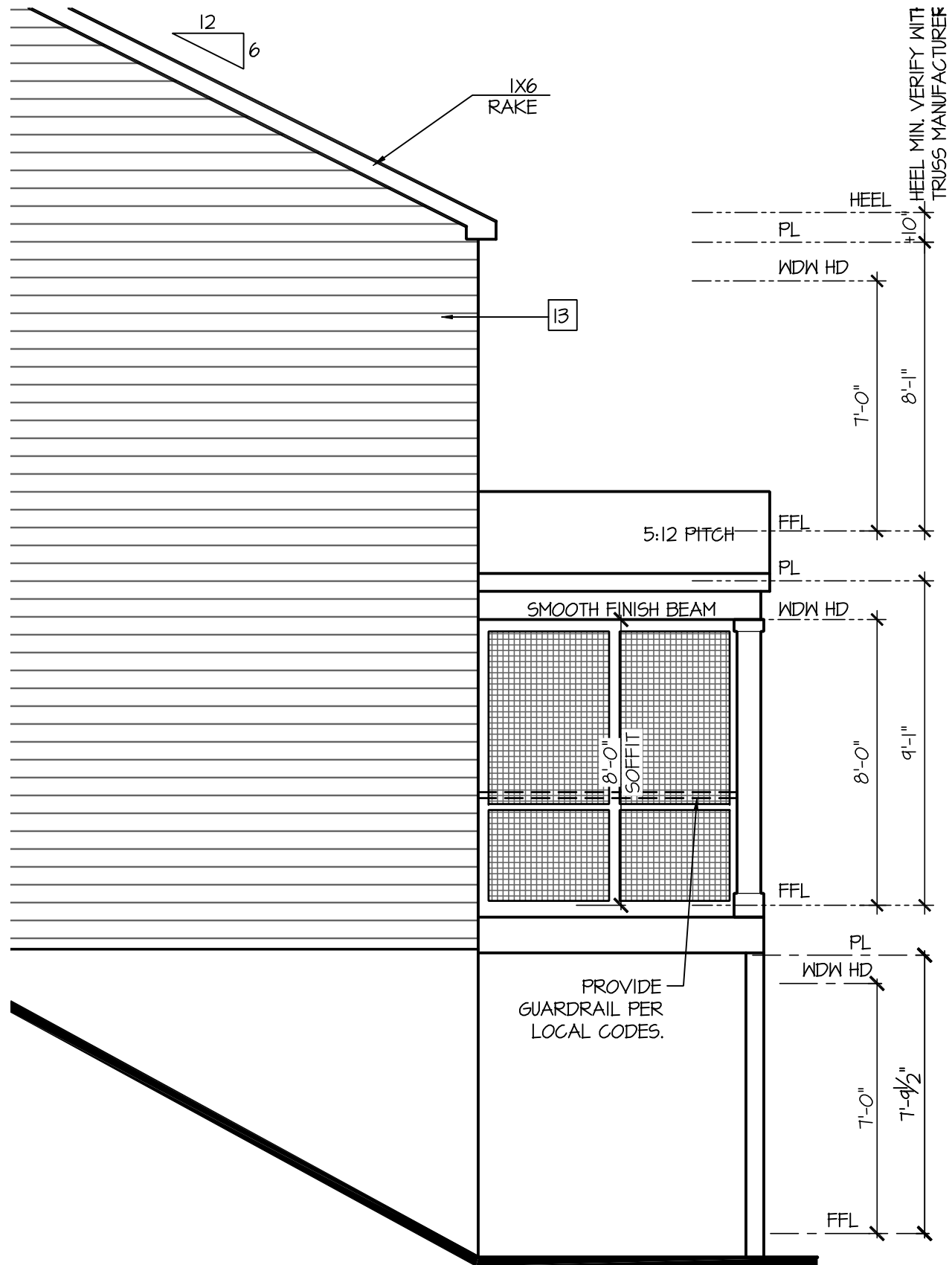
Rear Elevation w/ Opt
Scrn Porch & Walk-Out Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Partial Left Elevation w/ Opt
Scrn Porch & Walk-Out Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Partial Right Elevation w/ Opt
Scrn Porch & Walk-Out Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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NO:	DATE:	REVISION:
	02.28.22	

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PROFESSIONAL SEAL:

STATE OF MARYLAND

REGISTERED ARCHITECT

MAR 28 2022

18885

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-6A17063

SHEET TITLE:

OPTIONAL ELEVATIONS W/
WALK-OUT BASEMENT AND
SCREENED PORCH

PRINT DATE:

September 26, 2017

SHEET NO:

3.8

Page 887 of 998

NOTES:

- 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

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- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.

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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 N/A

TYPICALS:

7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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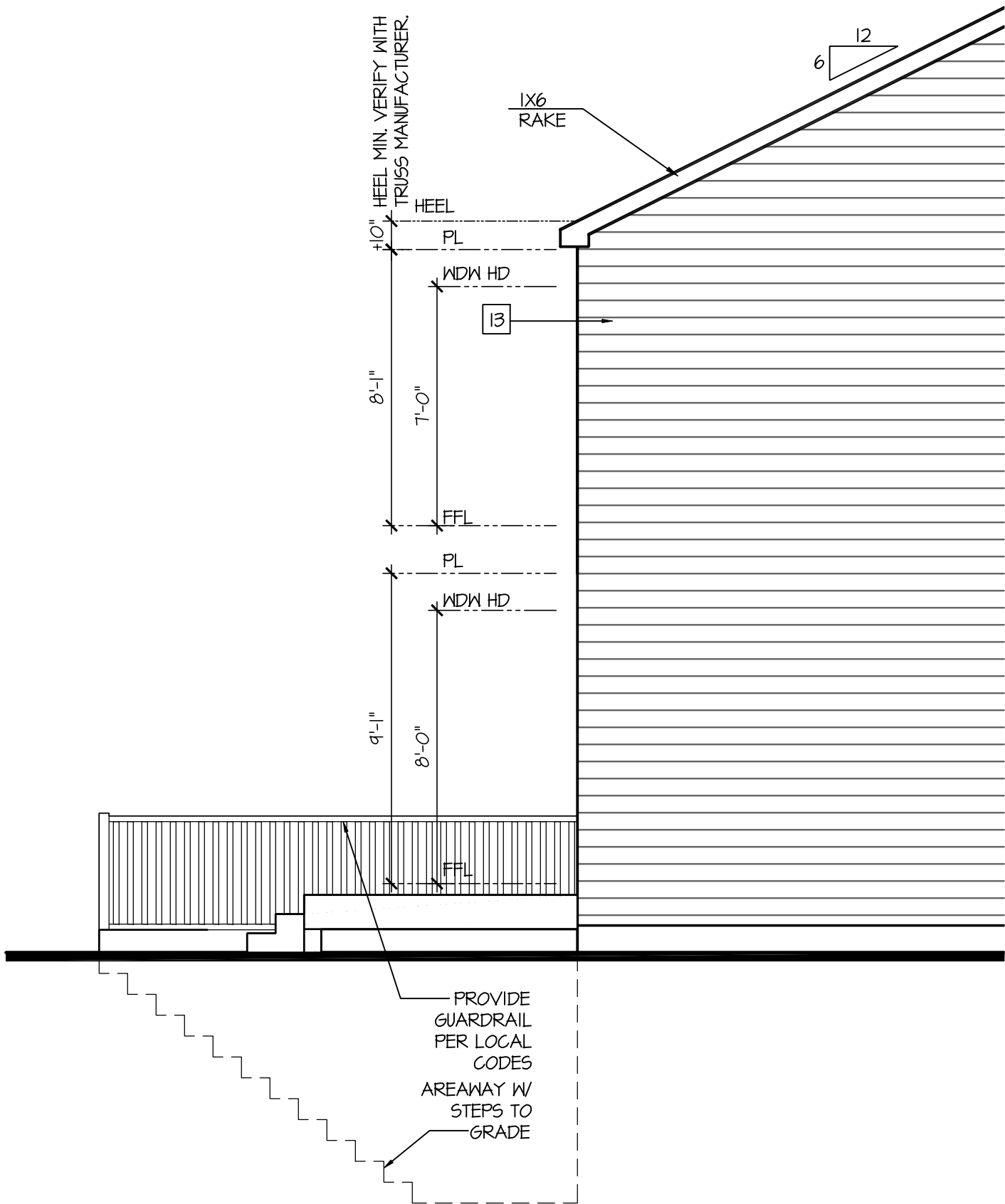
15 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

16 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
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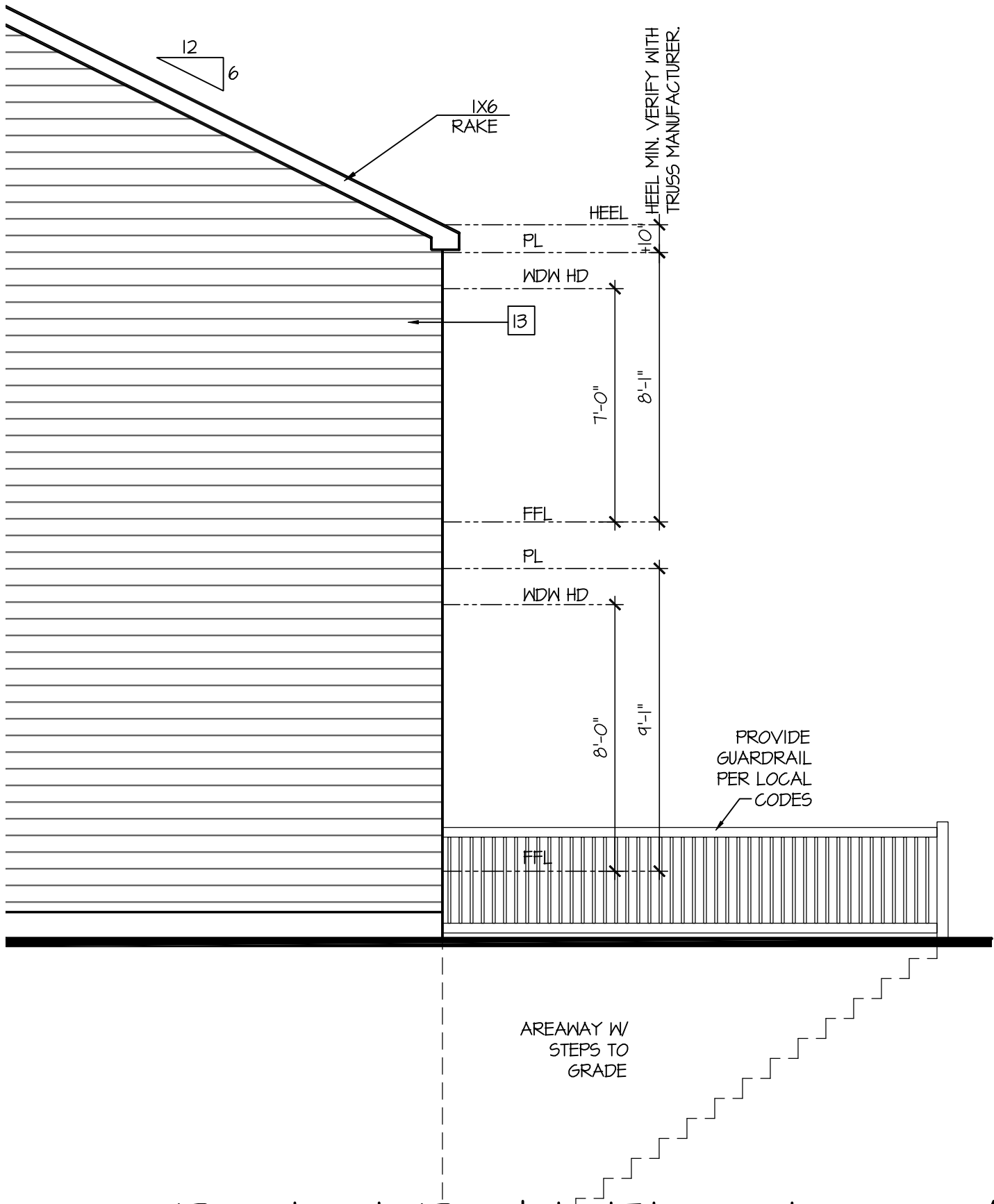
Rear Elevation w/
Opt Areaway

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Partial Left Elevation w/
Opt Areaway

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Partial Right Elevation w/
Opt Areaway

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

STATE OF MARYLAND
REGISTERED PROFESSIONAL ARCHITECT
MAR 28 2022
18885

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: 6MD-6A17063

SHEET TITLE:

OPTIONAL ELEVATIONS W/
AREAWAY

PRINT DATE:
September 26, 2017

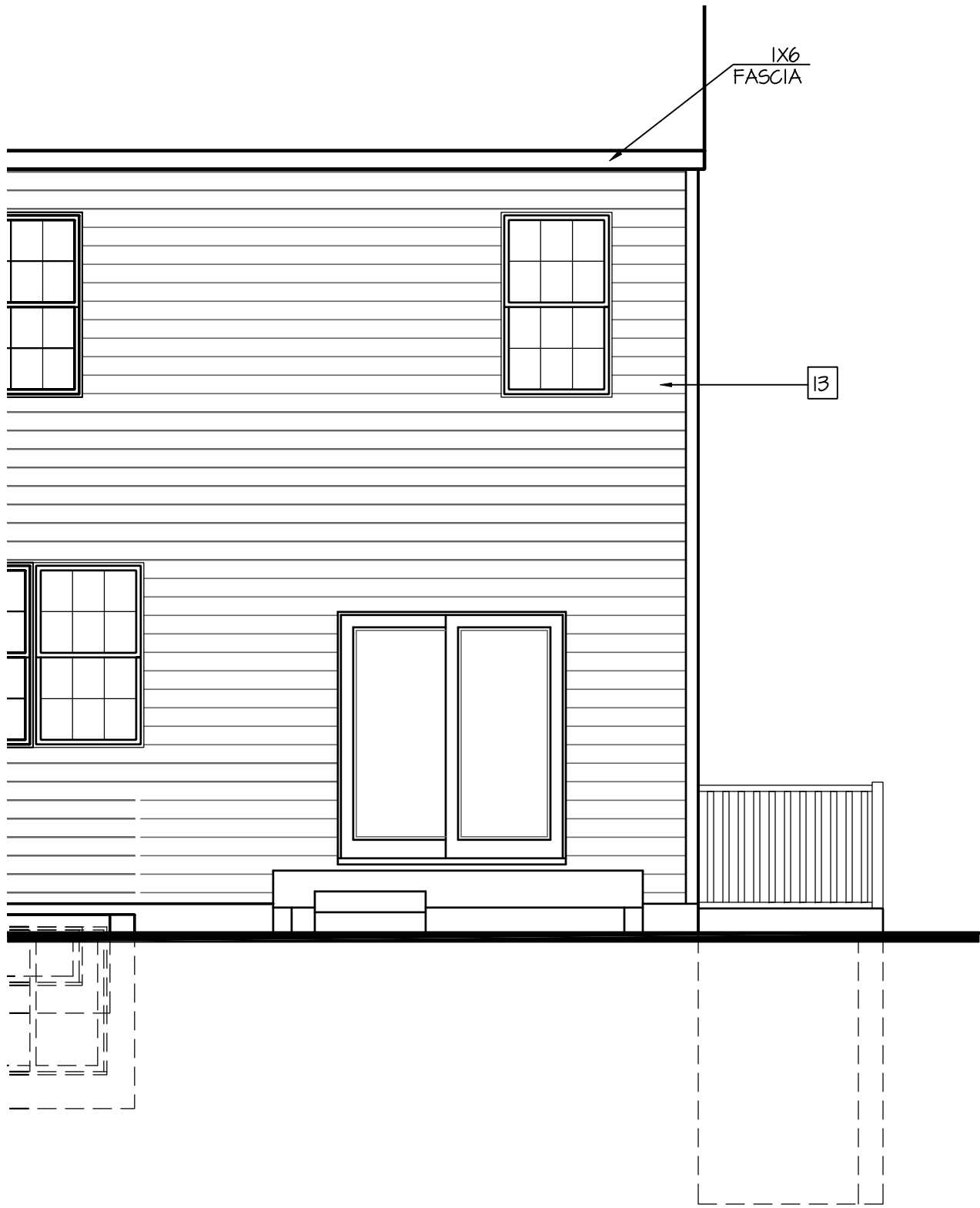
SHEET NO:
3.9

NOTES:

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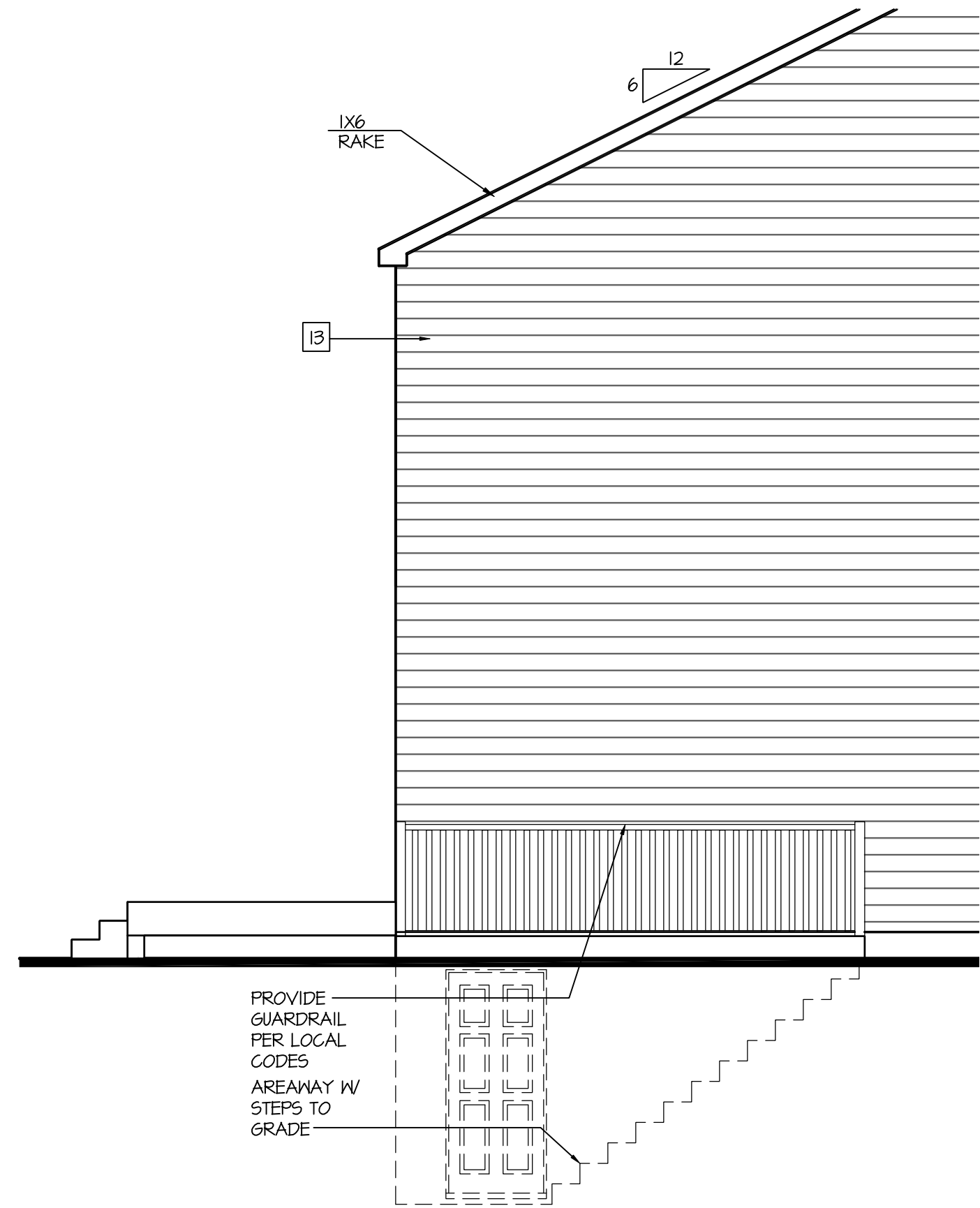
KEY NOTES:

- MASONRY:
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
 - 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
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 - 4 8" SOLDIER COURSE
 - 5 RANLOCK COURSE
 - 6 N/A
- TYPICALS:
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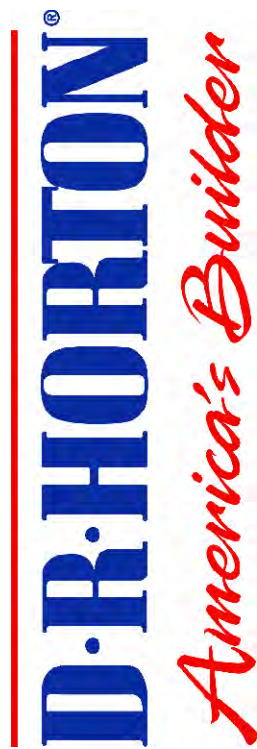
Partial Rear Elevation w/
Opt Alternate Areaway

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Partial Left Elevation w/
Opt Alternate Areaway

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

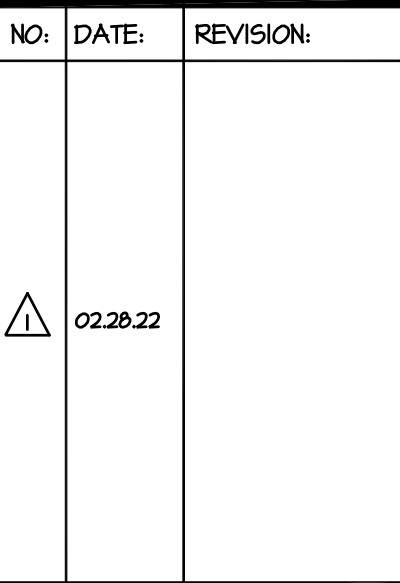
PROJECT NO: GMD-GA17063

SHEET TITLE:
OPTIONAL ELEVATIONS W/
ALTERNATE AREAWAY

PRINT DATE:
September 26, 2017

SHEET NO:

3.10

**PROFESSIONAL SEAL:**

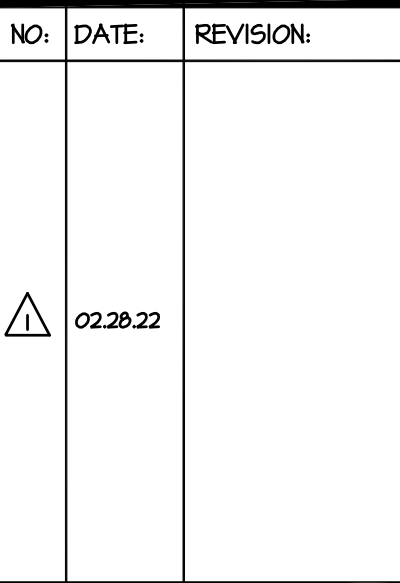
PROJECT NO: GMD-GA17063

PRINT DATE

September 26, 2017

SHEET NO:

Page 891 of 998

**PROFESSIONAL SEAL:**

40' Series Hayden 'X414'

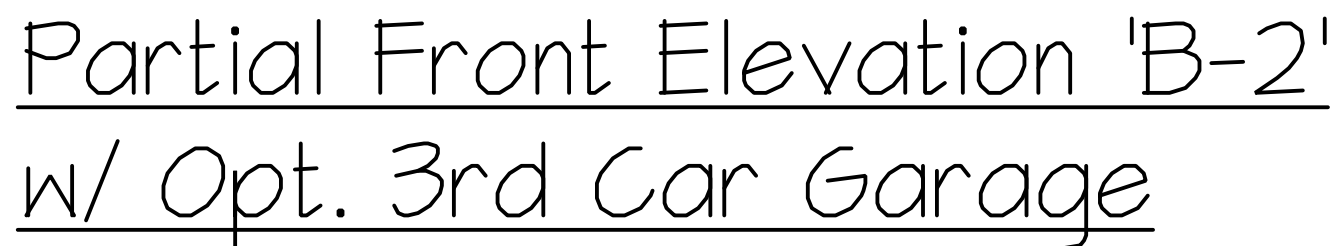
**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

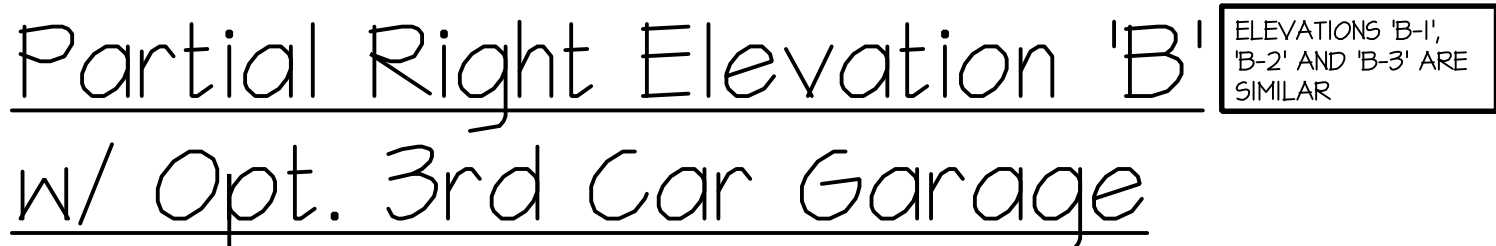
SHEET TITLE:
FRONT ELEVATION 'B-2'
W/ OPT 3RD CAR GARAGE

September 26, 2017

3.11 B-2



SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

- 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.
- 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 | N/A |

TYPICALS:

- I DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- J CODE APPROVED TERMINATION CHIMNEY CAP.
- K CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- L STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- M DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)

NOTES:

- 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.
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- 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.
- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:

- FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:

- FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:

- FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS:

- 1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Right Elevation 'B'
w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Partial Front Elevation 'B-4'
w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Partial Rear Elevation 'B'
w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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America's Builder

NO:	DATE:	REVISION:
	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:

PROJECT TITLE:
**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-6A17063

SHEET TITLE:
**FRONT ELEVATION 'B-4'
W/ OPT 3RD CAR GARAGE**

PRINT DATE:
September 26, 2017

SHEET NO:
3.11 B-4

Page 897 of 998

NOTES:

- 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.
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- 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.
- 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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Right Elevation 'C'
w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Partial Front Elevation 'C-1'
w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Partial Rear Elevation 'C'
w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

PROJECT TITLE:
**40' Series
Hayden
'X414'**

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-6A17063

SHEET TITLE:
FRONT ELEVATION 'C-1'
W/ OPT 3RD CAR GARAGE

PRINT DATE:
September 26, 2017

SHEET NO:
3.11 C-1

Page 898 of 998

NOTES:

- 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.
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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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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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
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(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
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(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Right Elevation 'C'
w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Partial Front Elevation 'C-2'
w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Partial Rear Elevation 'C'
w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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PROFESSIONAL SEAL:

STATE OF MARYLAND
REGISTERED ARCHITECT
MAR 28 2022
18885

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-6A17063

SHEET TITLE:

FRONT ELEVATION 'C-2'
W/ OPT 3RD CAR GARAGE

PRINT DATE:

September 26, 2017

SHEET NO:

3.11 C-2

Page 899 of 998

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
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KEY NOTES:

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ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.

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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

RONLOCK COURSE

6

N/A

TYPICALS:

7

DECORATIVE 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

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER. (AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

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VINYL TRIM SIZE AS NOTED (AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED. (AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

Partial Right Elevation 'C'

w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Partial Right Elevation 'C'

w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Partial Front Elevation 'C-4'

w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Partial Front Elevation 'C-4'

w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Partial Rear Elevation 'C'

w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Partial Rear Elevation 'C'

w/ Opt. 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

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NO:

DATE:

REVISION:

02.28.22

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PROFESSIONAL SEAL:

STATE OF MARYLAND
REGISTERED ARCHITECT
MAR 28 2022
ARCHITECT

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO:

GMD-6A1T063

SHEET TITLE:

FRONT ELEVATION 'C-4'
W/ OPT 3RD CAR GARAGE

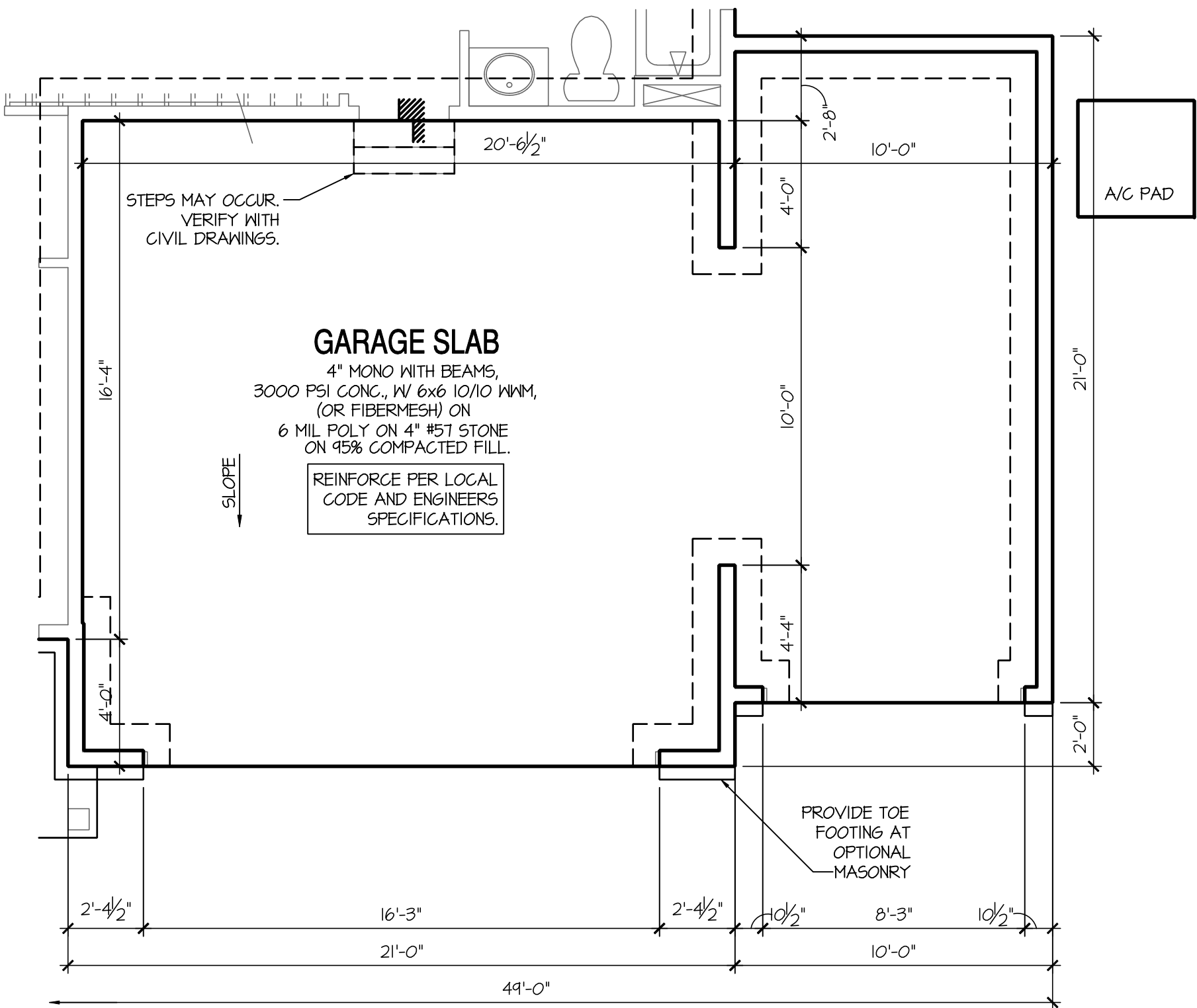
PRINT DATE:

September 26, 2017

SHEET NO:

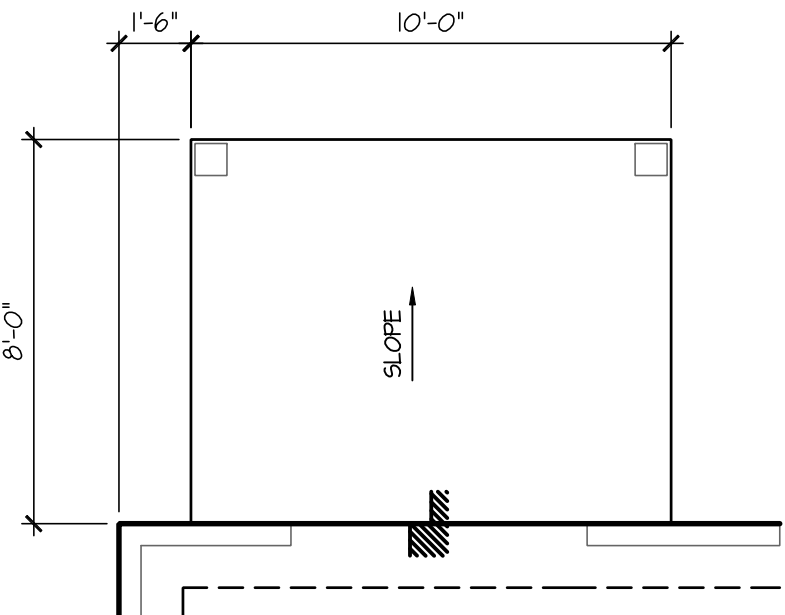
3.11 C-4

Page 901 of 998



Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Opt Covered / Screened Porch

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

NOTES: IRC

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- TYP STOOP AT INSHING/GLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION

NO:	DATE:	REVISION:
△	02.28.22	

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA1063

SHEET TITLE:
**MONOLITHIC SLAB PLAN
OPTIONS**

PRINT DATE:

September 26, 2017

SHEET NO:

4.1 MS



Opt Covered /
Screened Porch

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DRAINAGE PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLD-DOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R313.1.1)
- TYP STOOPT AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R313.1) PROVIDE A SLIP-RESISTANT FINISH.
- FOR THE USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND P2801.6. PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION

NO:	DATE:	REVISION:
	02.20.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL

PROJECT TITLE:

40' Series Hayden 'X414'

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

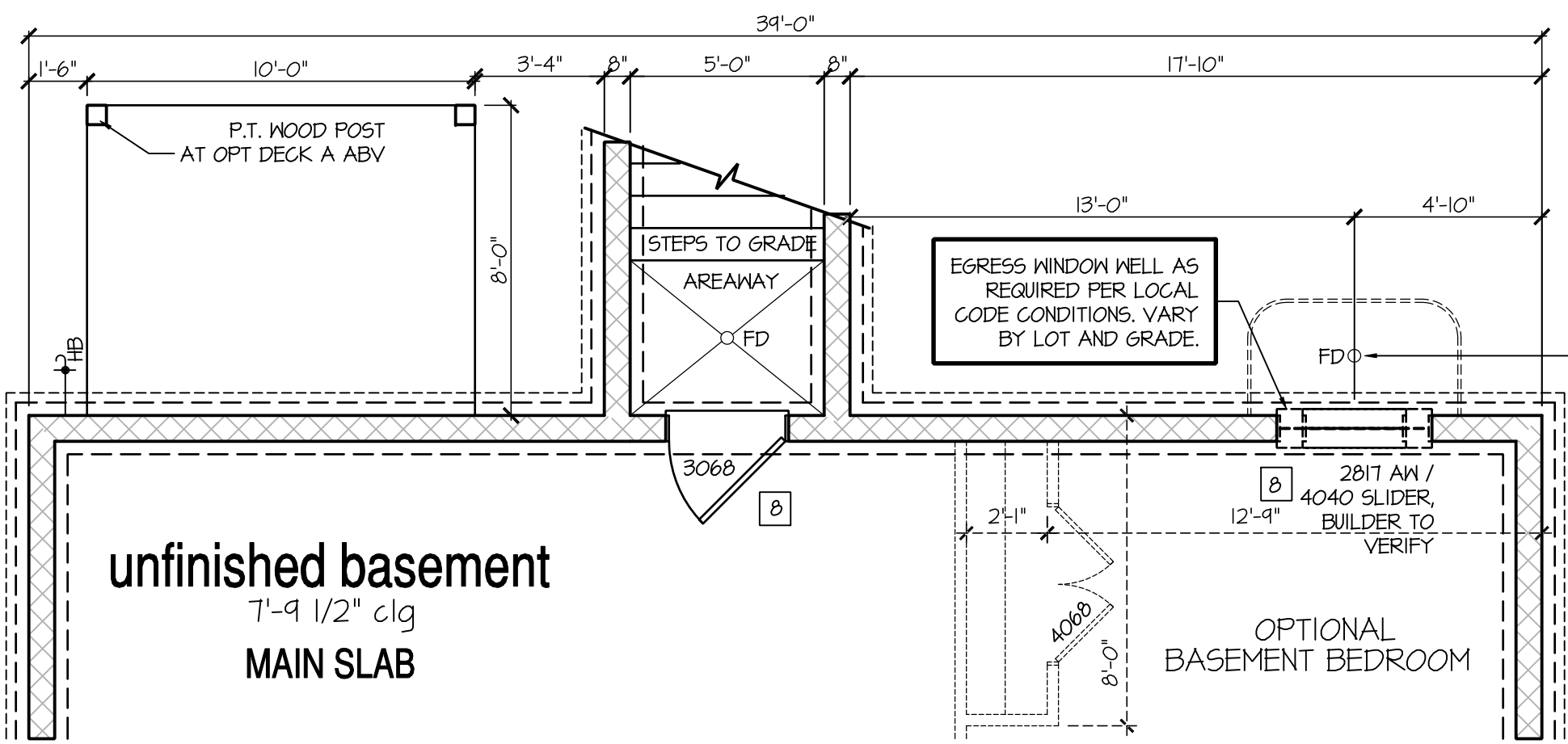
HEET TITLE:
STEM WALL PLAN OPTIONS

PRINT DATE

September 26, 2017

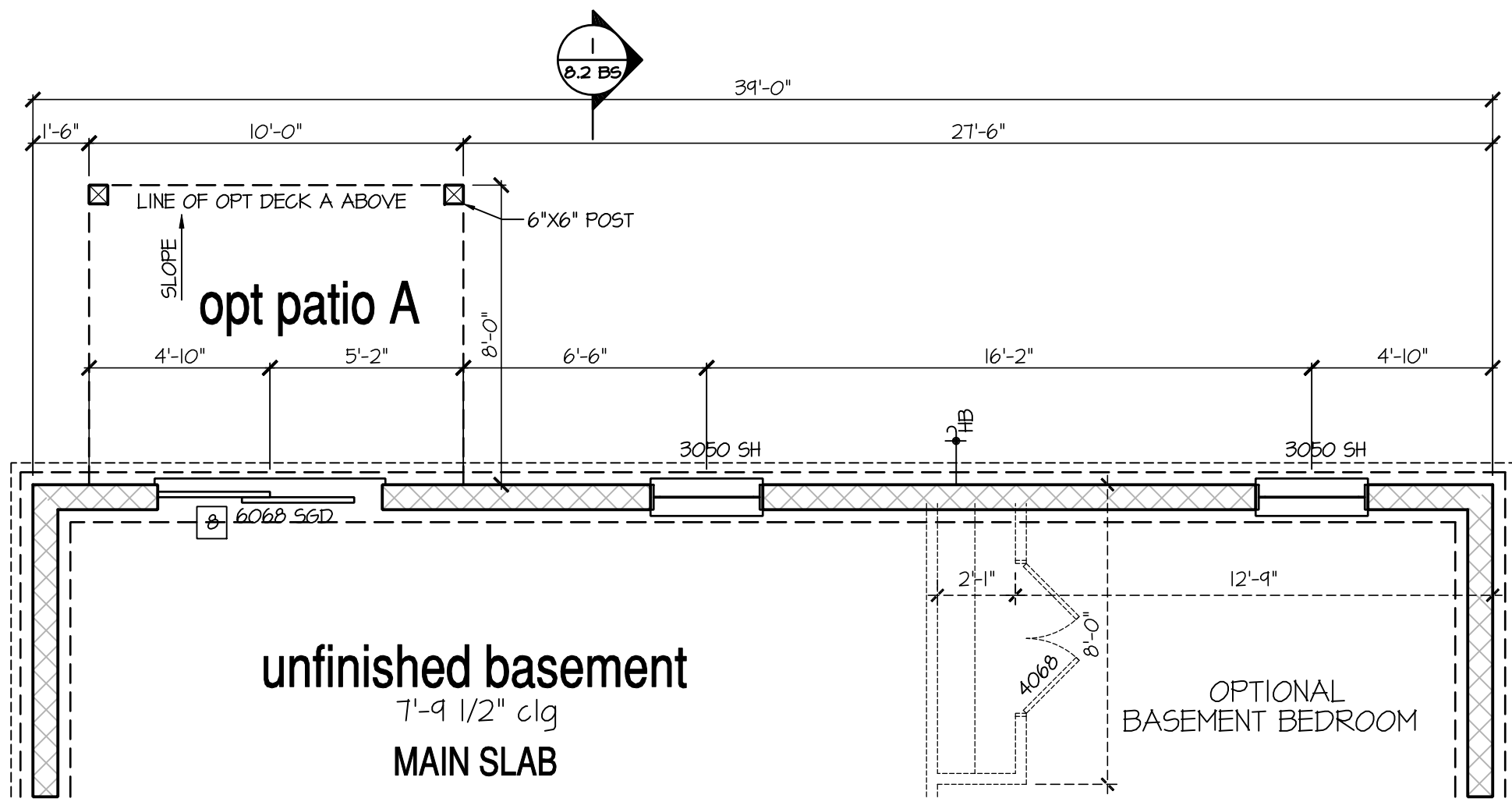
SHEET NO:

4.1 SW



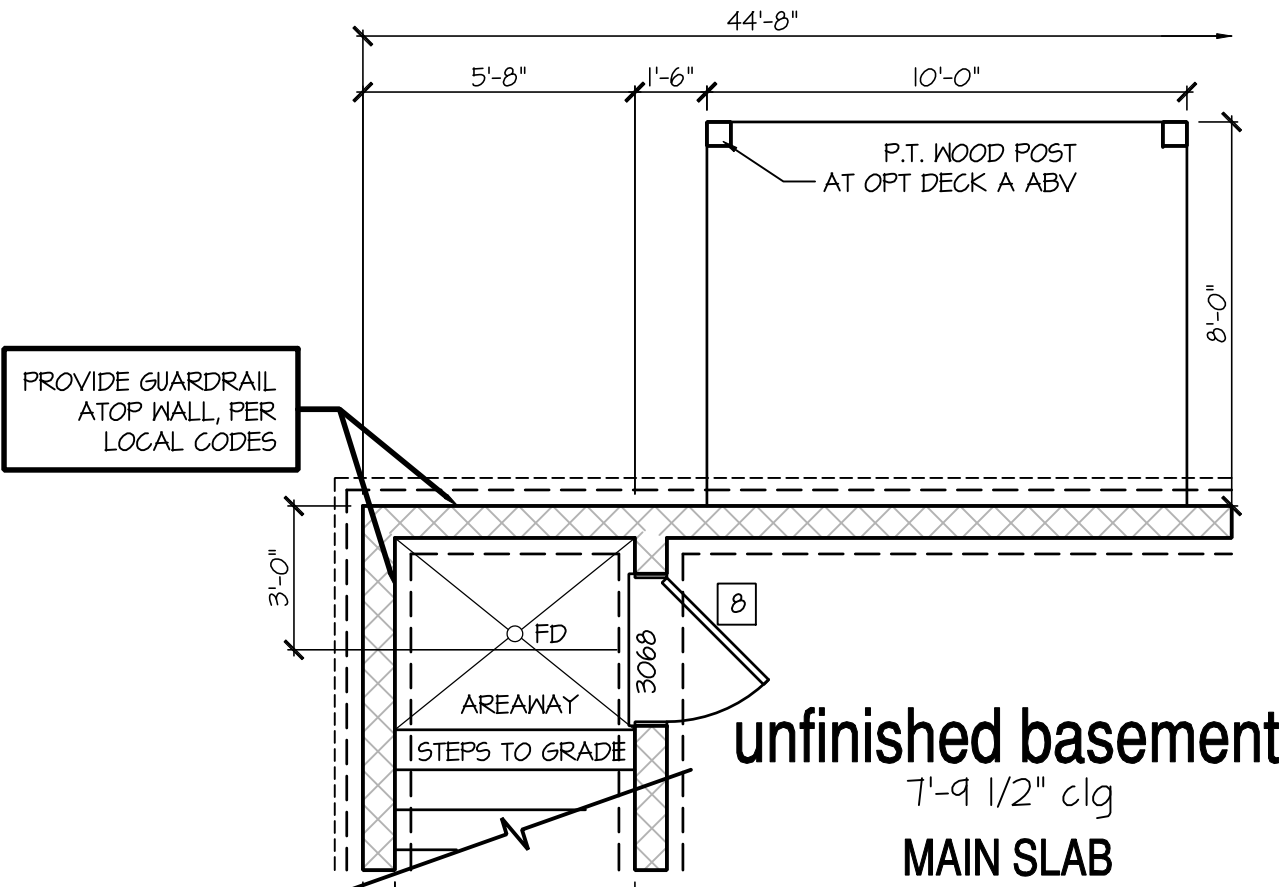
Opt Areaway at Basement Plan

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT



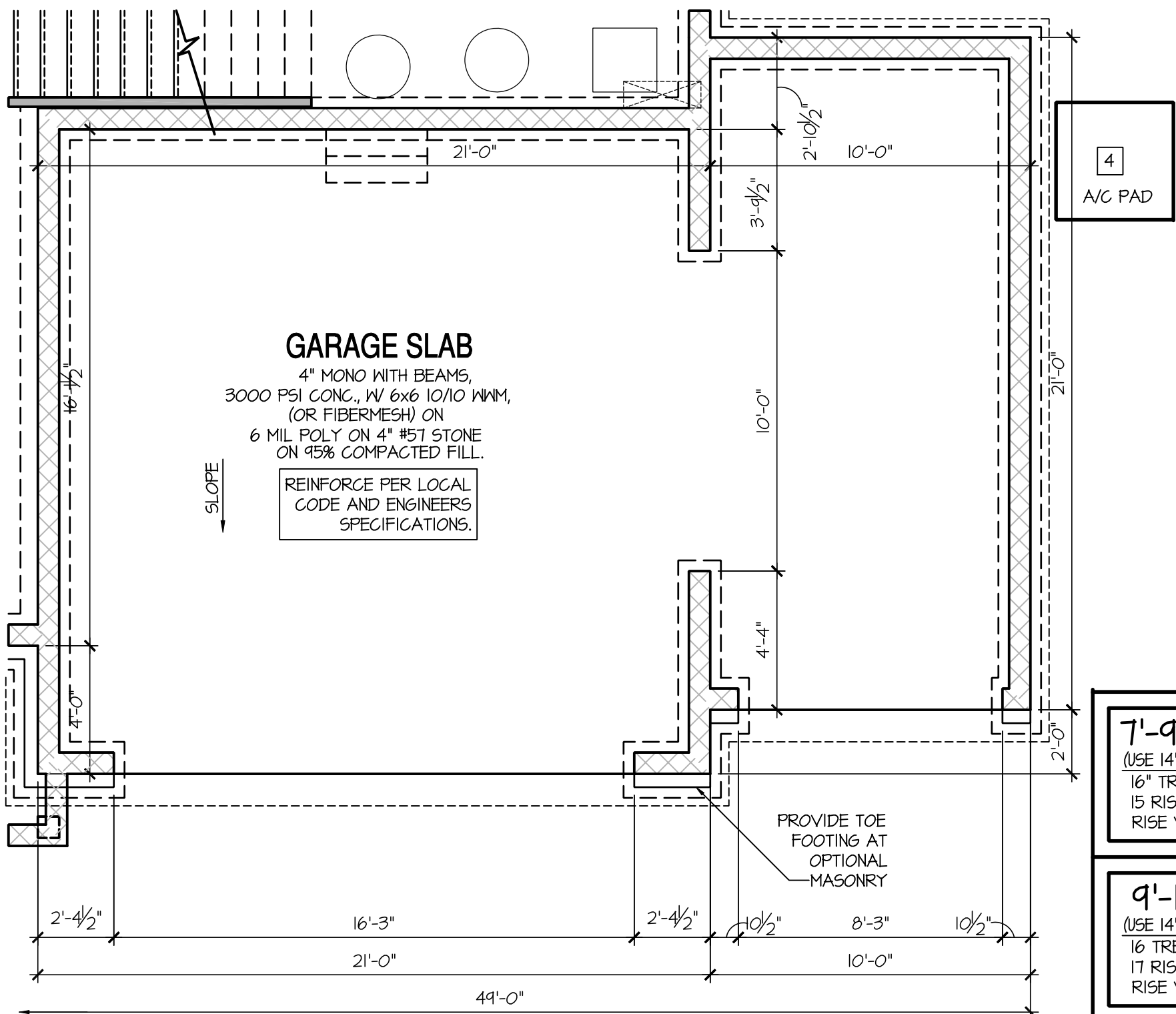
Opt Walk-Out Basement Plan

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT



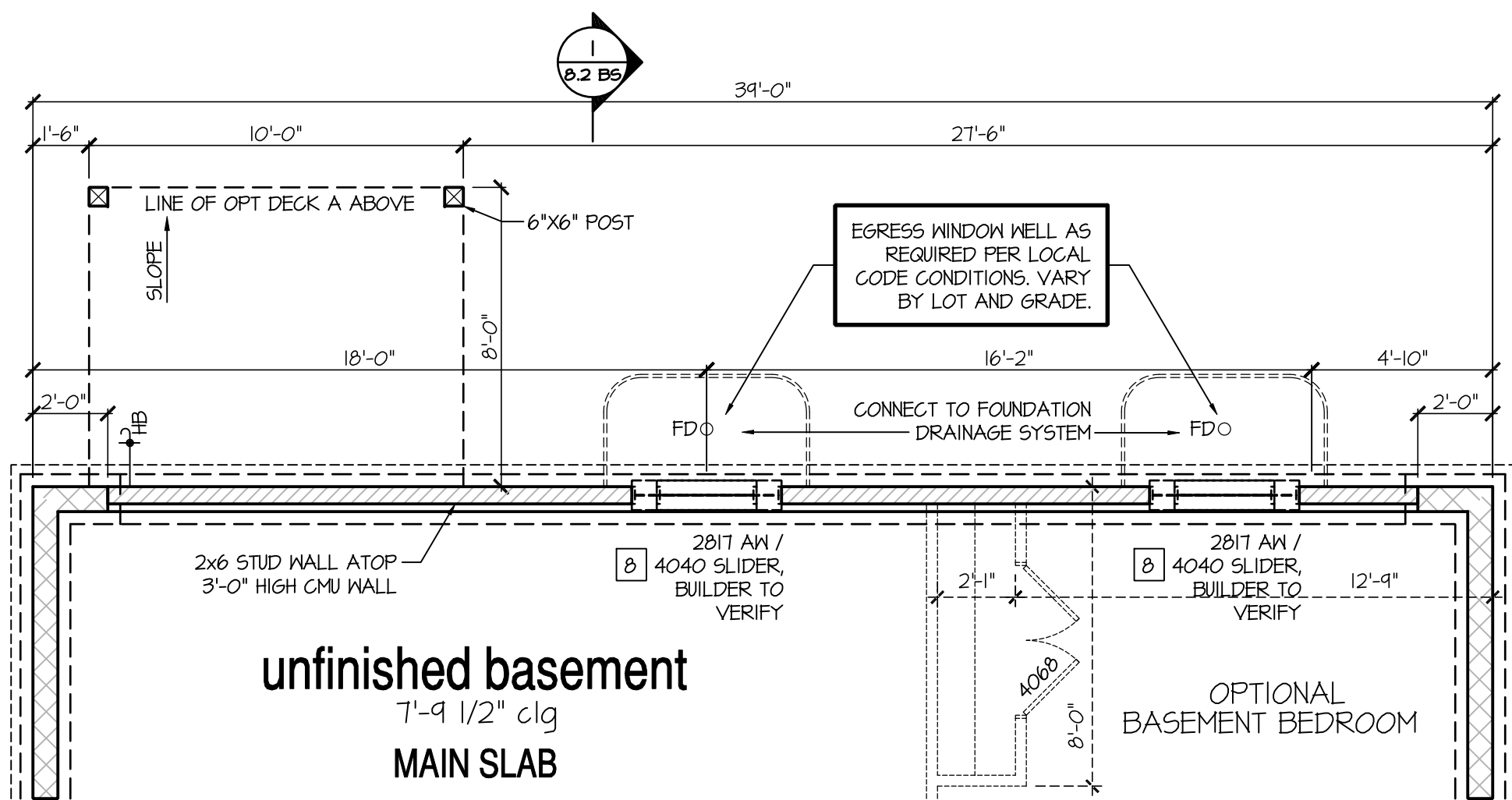
Opt Alt. Areaway

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT



Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT



Opt Look-Out Basement Plan

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT

- 7'-9 1/2" STAIR NOTE:**
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY
- 9'-1" STAIR NOTE:**
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 1.40" = 125 3/4" TOTAL
RISE VERIFY
- 8'-9 1/2" STAIR NOTE:**
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.52" = 120 1/4" TOTAL
RISE VERIFY

BASEMENT NOTES: IRC		KEY NOTES:	
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: BASEMENT = 7'-0" U.N.O. ON ELEVATIONS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - 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 IRC SECTION R310.1) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.		[1] LINE OF SLAB ABOVE [2] LINE OF FRAMED WALL ABOVE [3] BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1) [4] A/C CONDENSER PAD. (VERIFY) [5] SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS, VERIFY LOCATION. [6] WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION F2801.1) [7] FAN IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS, VERIFY LOCATION W/ MECHANICAL DRAWINGS. [8] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)	

D·R·HORTON

America's Builder

NO:	DATE:	REVISION:
	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:

STATE OF MARYLAND
REGISTERED ARCHITECT
MAR 28 2022
18885

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-6A1T063

SHEET TITLE:

BASEMENT PLAN OPTIONS

PRINT DATE:

September 26, 2017

SHEET NO:

4.1 BS

NO:	DATE:	REVISION:
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△	02.28.22	
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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

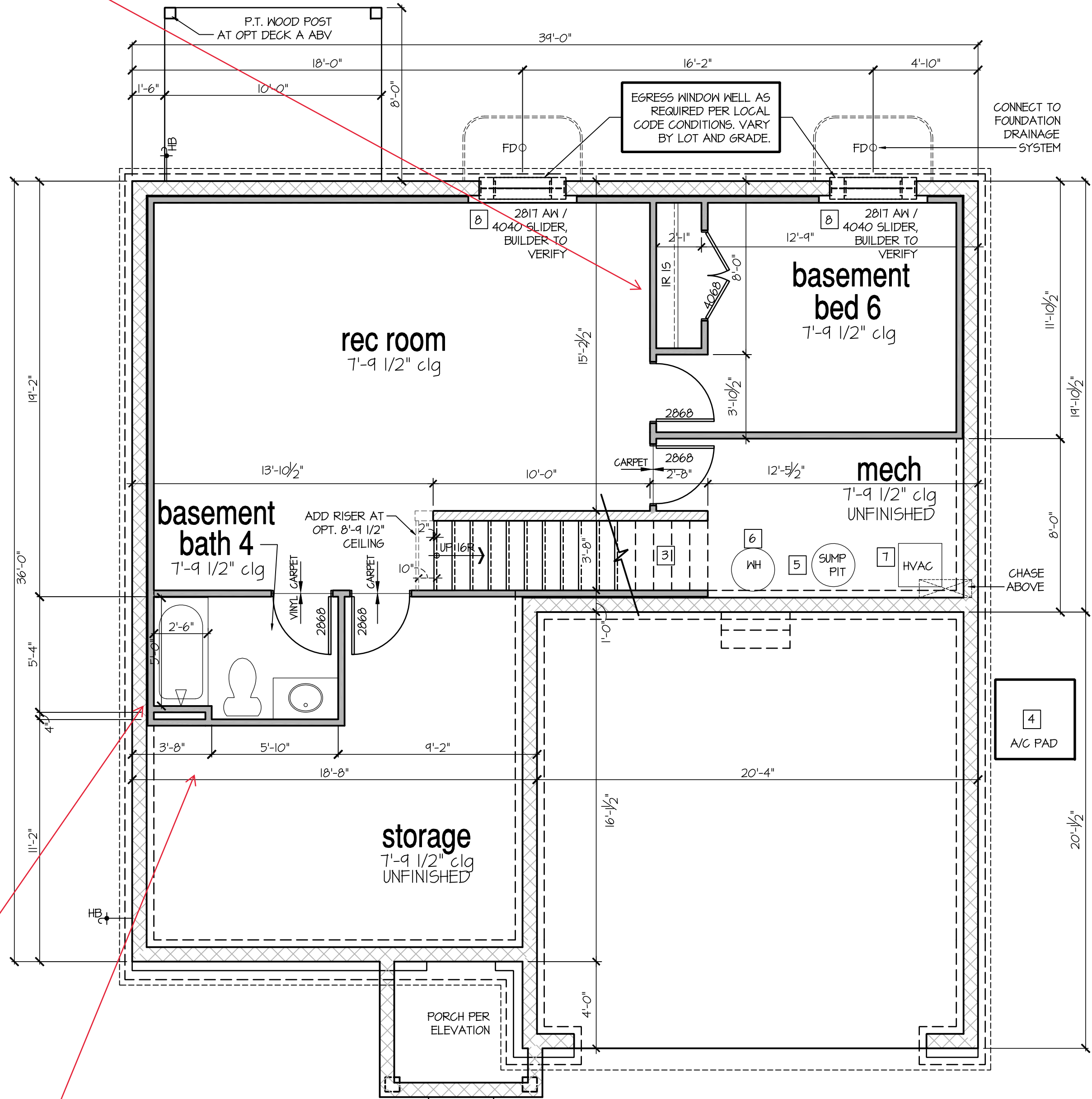
**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-6A1T063

SHEET TITLE:
BASEMENT PLAN OPTIONS

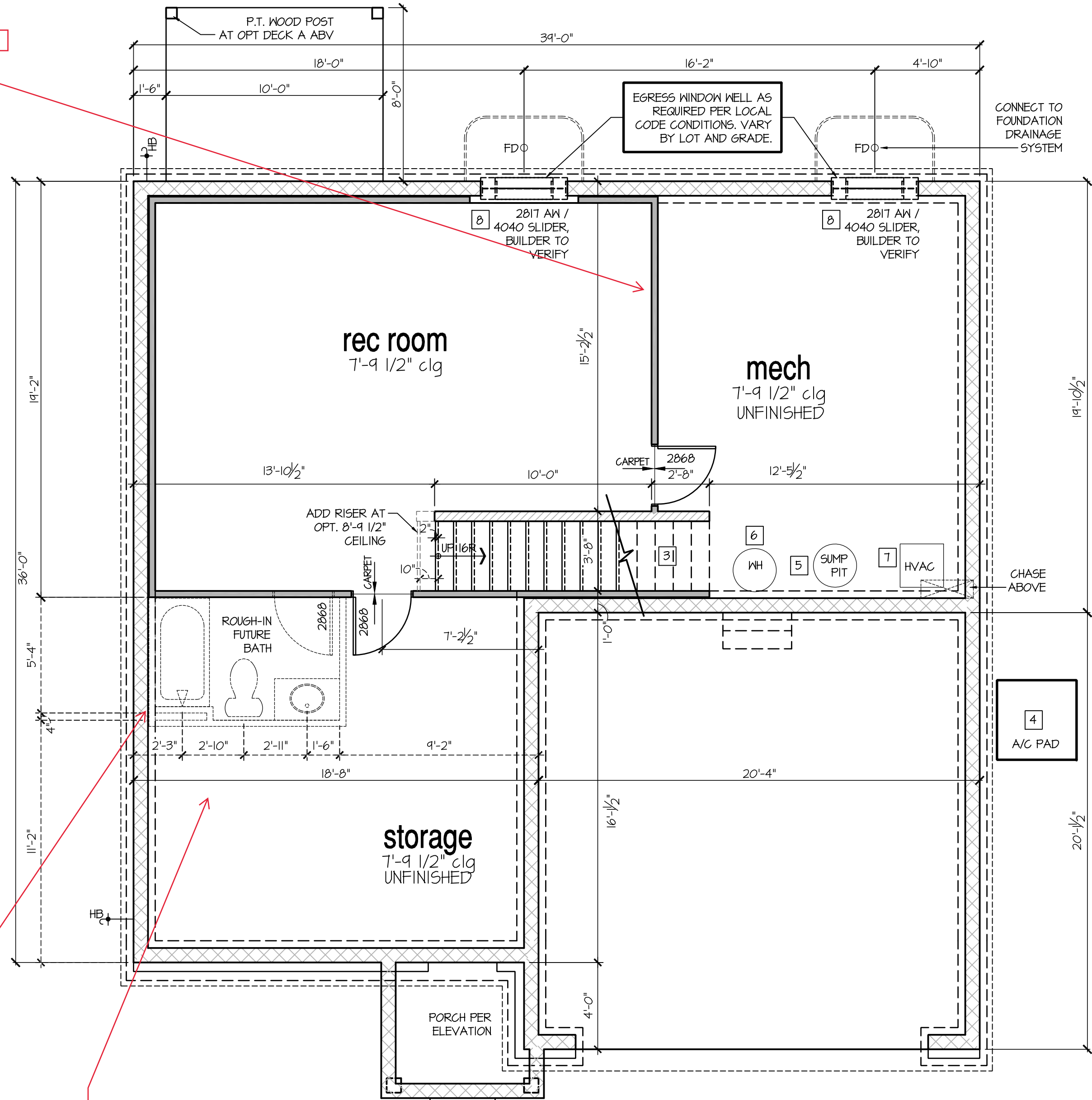
PRINT DATE:
September 26, 2017

SHEET NO:
4.2 BS



Optional Finished Rec Room, Bedroom, & Bath

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Optional Finished Rec Room

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 1.40" = 125 3/4" TOTAL
RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.52" = 120 1/4" TOTAL
RISE VERIFY

BASEMENT NOTES: IRC

- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
BASEMENT = 7'-0" U.N.O. ON ELEVATIONS.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.6)
- 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 IRC SECTION R301.1)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
7 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1)
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH.
- SOILS TREATMENT:
BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.

KEY NOTES:

- 1 LINE OF SLAB ABOVE
- 2 LINE OF FRAMED WALL ABOVE
- 3 BENEATH STAIRS AND LANDINGS.
1/2" GYPSUM BOARD ON WALLS
AND CEILING OF ENCLOSED ACCESSIBLE
AREAS. (PER IRC SECTION R302.7)
- 4 A/C CONDENSER PAD. (VERIFY)
- 5 SUMP PIT LOCATION AS REQUIRED
BY SITE CONDITIONS, VERIFY LOCATION.
- 6 WATER HEATER AND FLOOR DRAIN.
(PER IRC SECTION F2801.1)
- 7 FAU IN STORAGE SPACE. INSTALL PER
MANUFACTURER'S WRITTEN REQUIREMENTS.
VERIFY LOCATION IN MECHANICAL DRAWINGS
- 8 TEMPERED SAFETY GLASS.
(PER IRC SECTION R308.4)

Move bath 4" off
exterior wall

Add ejector pit

Move bath 4" off
exterior wall

Add ejector pit

NO:	DATE:	REVISION:
	02.20.22	

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PROFESSIONAL SEAL:

PROJECT TITLE:

40' Series Hayden 'X414'

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

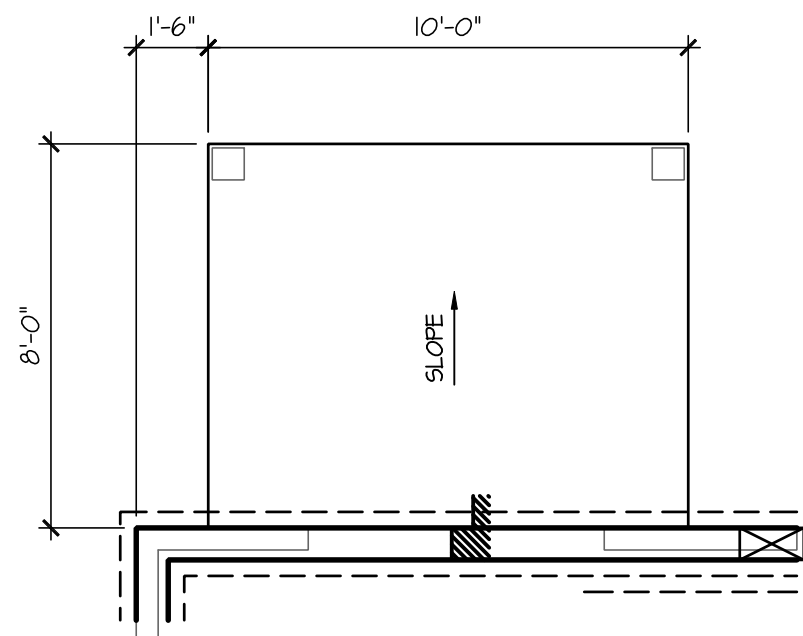
SHEET TITLE:
CRAWL SPACE OPTIONS

PRINT DATE

September 26, 2017

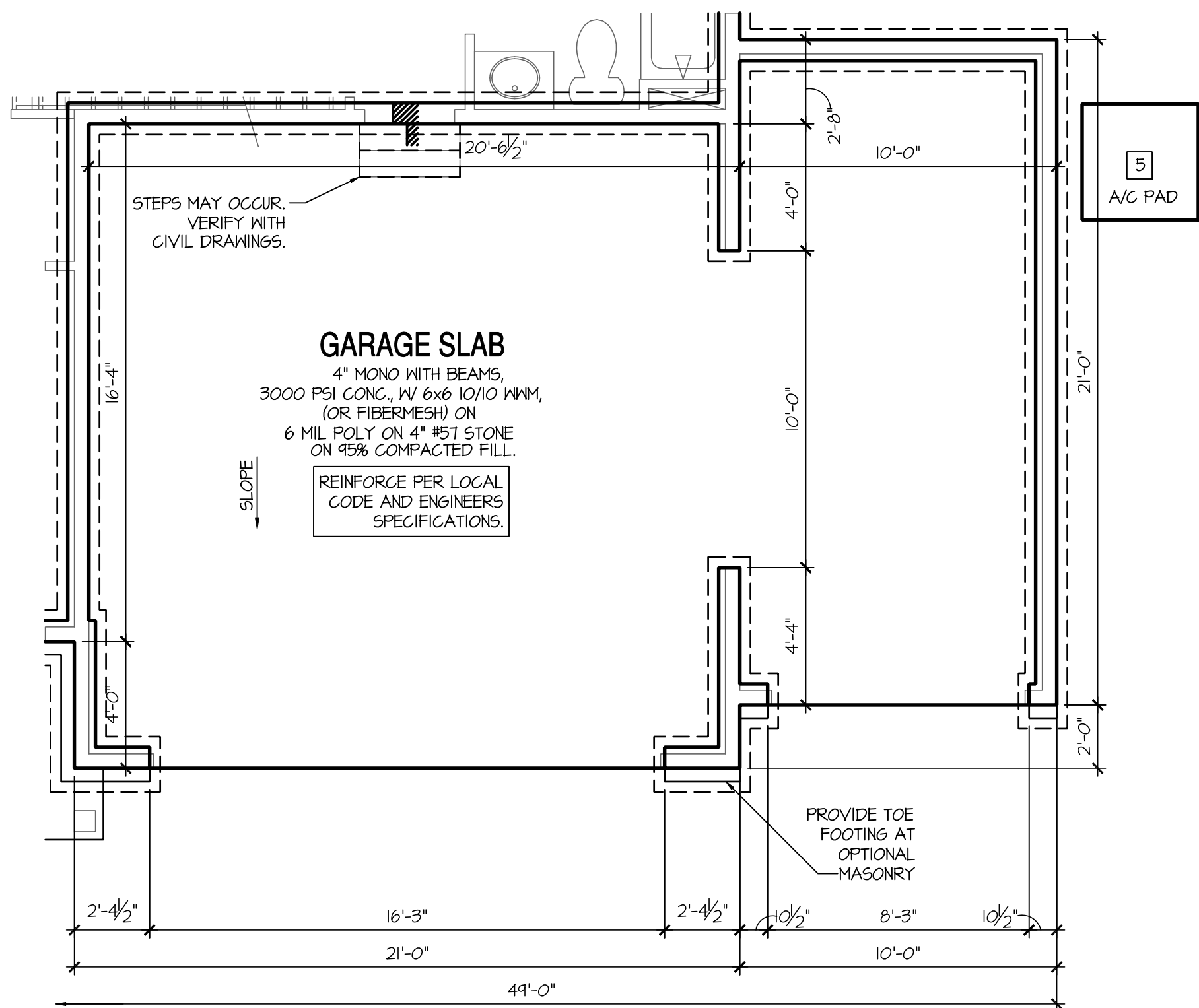
SHEET NO:

4.3 CS



Opt Covered /
Screened Porch

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

CRAWL SPACE VENTILATION:

982 SQ FT / 1500	=	0.654 SF REQUIRED
6 NO. OF VENTS PROVIDED AT .44 SQ FT EACH	=	2.64 SF PROVIDED

6 VENTS PROVIDED PER CODE.

CRAWL SPACE NOTES: IRC	KEY NOTES:
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.) - PROVIDE VENTS SPACING AROUND PERIMETER TO PROMOTE GROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 150 SF OF CRAWL FLOOR AREA. ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR GROSS VENTILATION. (PER IRC SECTION R406) - THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL, AND THE REQUIRED OPENINGS ARE PLACED 50 AS TO PROVIDE GROSS VENTILATION OF THE SPACE. - PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"x24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER IRC SECTION 408.4) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	1 LINE OF SLAB ABOVE 2 LINE OF FRAMED WALL ABOVE 3 16"x8" CRAWL SPACE VENT (PER IRC SECTION R406) 4 CRAWL SPACE ACCESS PANEL (PER IRC SECTION R408.4) 5 A/C CONDENSER PAD. (VERIFY) 6 TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH IRC SECTION R404, TABLE R404.1.(1)) THROUGH R404.1.(4) AND APPLICABLE SECTIONS OF R606, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.



8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 7.52" = 120 1/4" TOTAL
RISE VERIFY

- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

FULL HEIGHT 2X4 WOOD STUD PARTITION  BRICK / STONE VENEER  LOW GYPSUM BOARD WALL HEIGHT AND STUD SIZE AS NOTED 	FULL HEIGHT 2X6 WOOD STUD PARTITION  STUD WALL BELOW HEIGHT AND STUD SIZE AS NOTED  DRYWALL OPENING, HEIGHT AS NOTED ON PLAN. 
---	--

FIRE PROTECTION:

- 1 HOUSE TO GARAGE FIRE SEPARATION, GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSPUM BOARD, (PER IRC SECTION R302.6)
- 2 HOUSE TO GARAGE DOOR SEPARATION, PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER, (PER IRC SECTION R302.5.1)
- 3 BENEATH STAIRS AND LANDINGS, 1/2" GYPSPUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS, (PER IRC SECTION R302.7)
MEP'S
- 4 WATER HEATER PER LOCAL CODES, (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)

- D·R·HORTON®**
America's Builder

NO:	DATE:	REVISION:
1	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series Hayden 'X414'

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

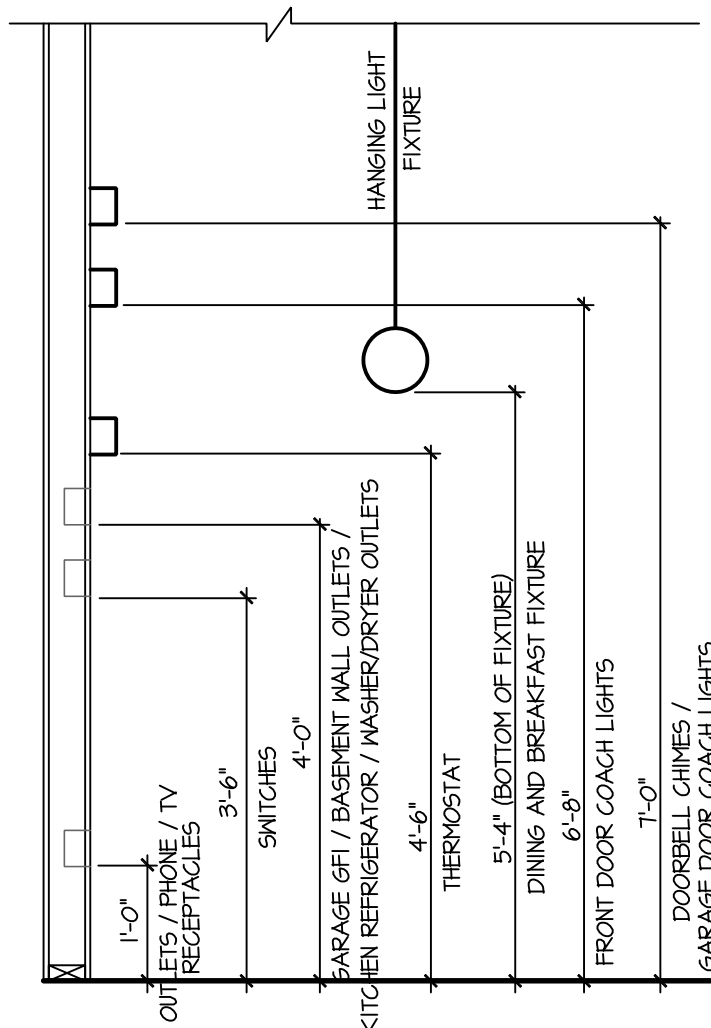
SHEET TITLE:

1ST FLOOR PLAN OPTIONS

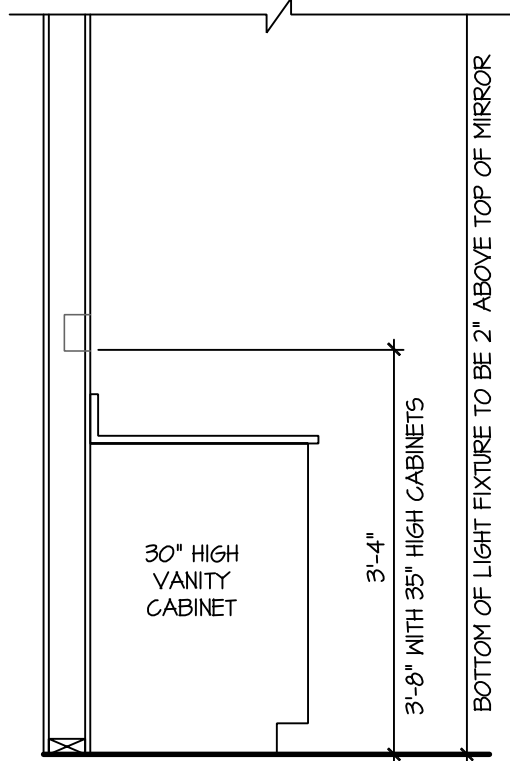
PRINT DATE:
September 26, 2017

SHEET NO:

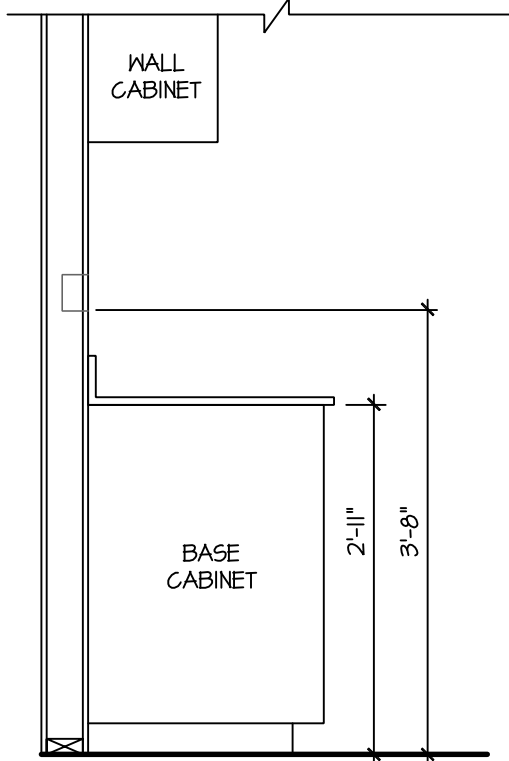
5.1



STANDARD ELECTRICAL BOX HEIGHTS



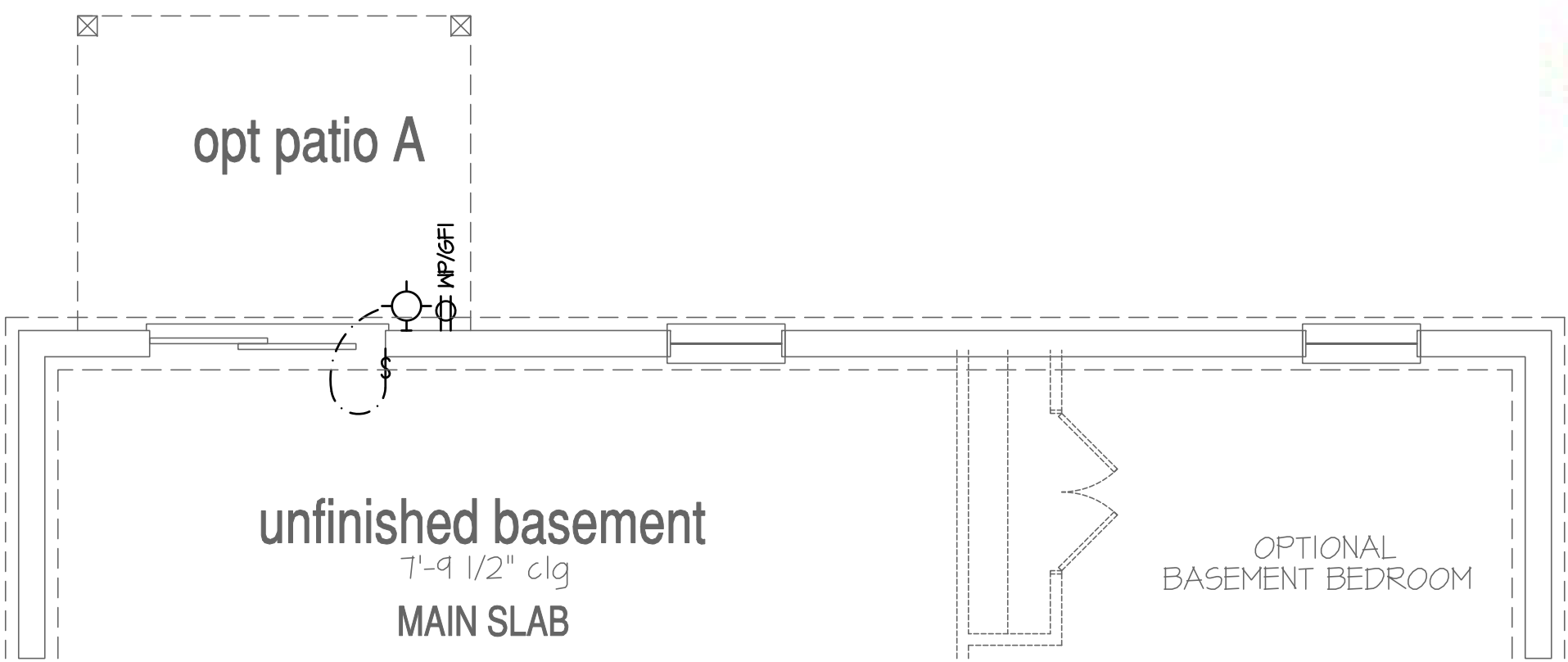
SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

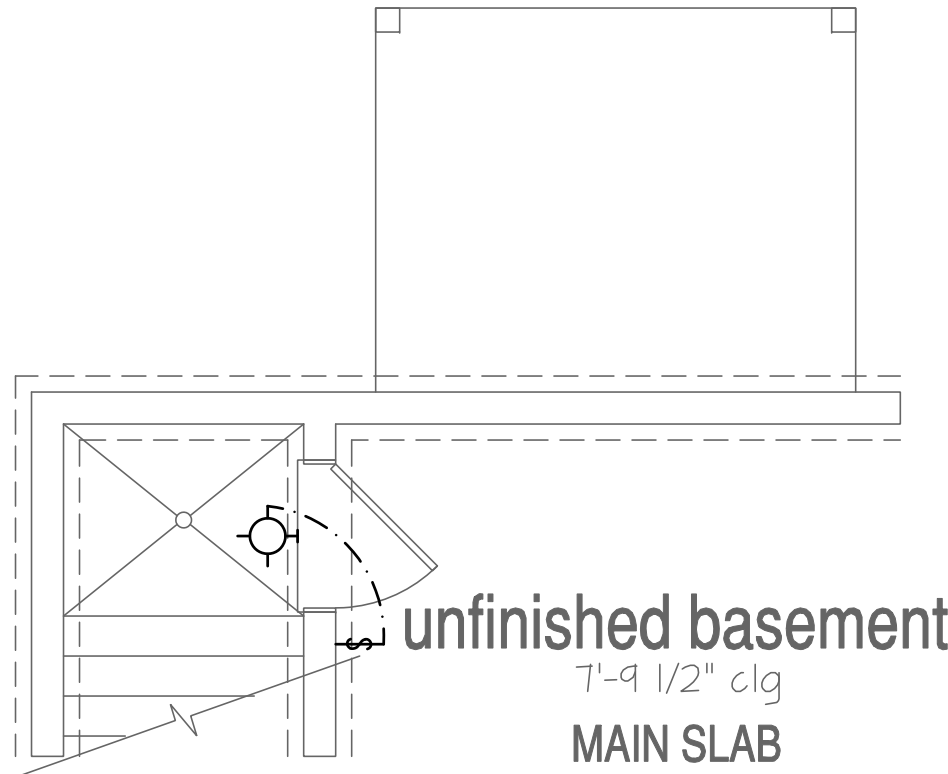
- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 - FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE PUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF 6FI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		FLUORESCENT LIGHT FIXTURE
	WALL SWITCH		TECH HUB SYSTEM
	THREE-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	FOUR-WAY SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	CHIMES		GAS SUPPLY WITH VALVE
	PUSHBUTTON SWITCH		HOSE BIBB
	110V SMOKE DETECTOR W/ BATTERY BACKUP		1/4" WATER STUB OUT
	CO2 DETECTOR		WALL SCONCE
	THERMOSTAT		
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



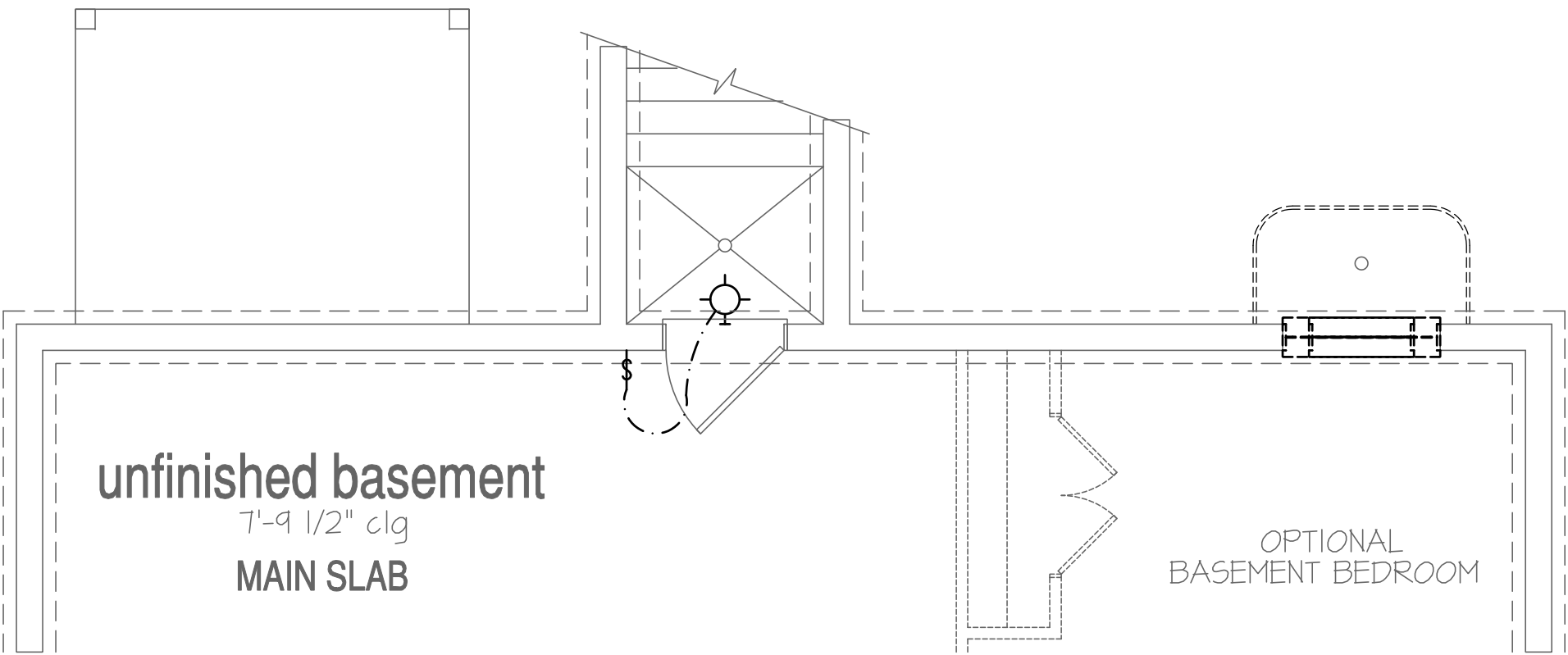
Opt Walk-Out Basement Plan

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Opt Alt. Areaway

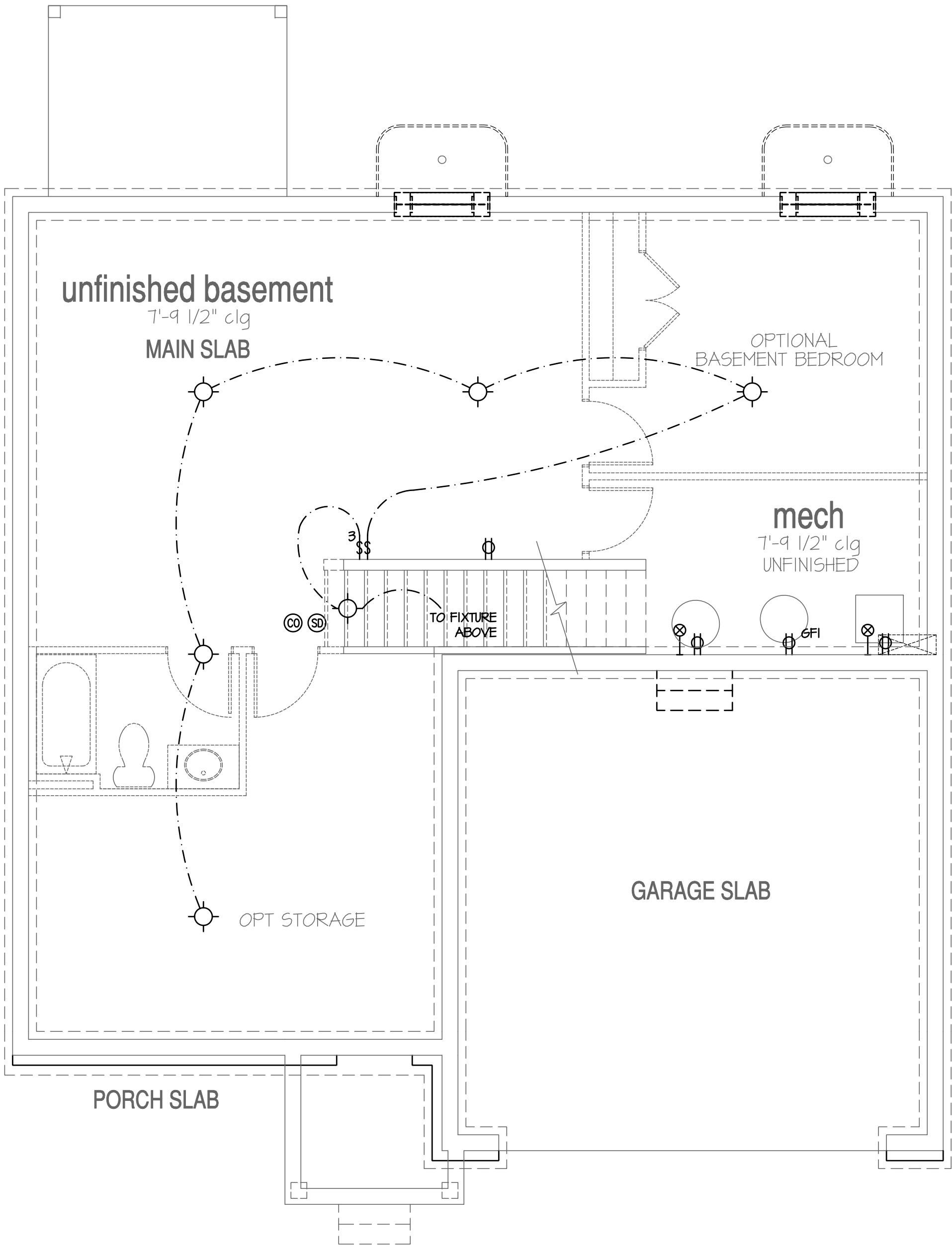
SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Opt Areaway at Basement Plan

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

See DRH DE electrical specs on cover sheet



Unfinished Basement Plan 'A'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

NO:	DATE:	REVISION:
	02.28.22	

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

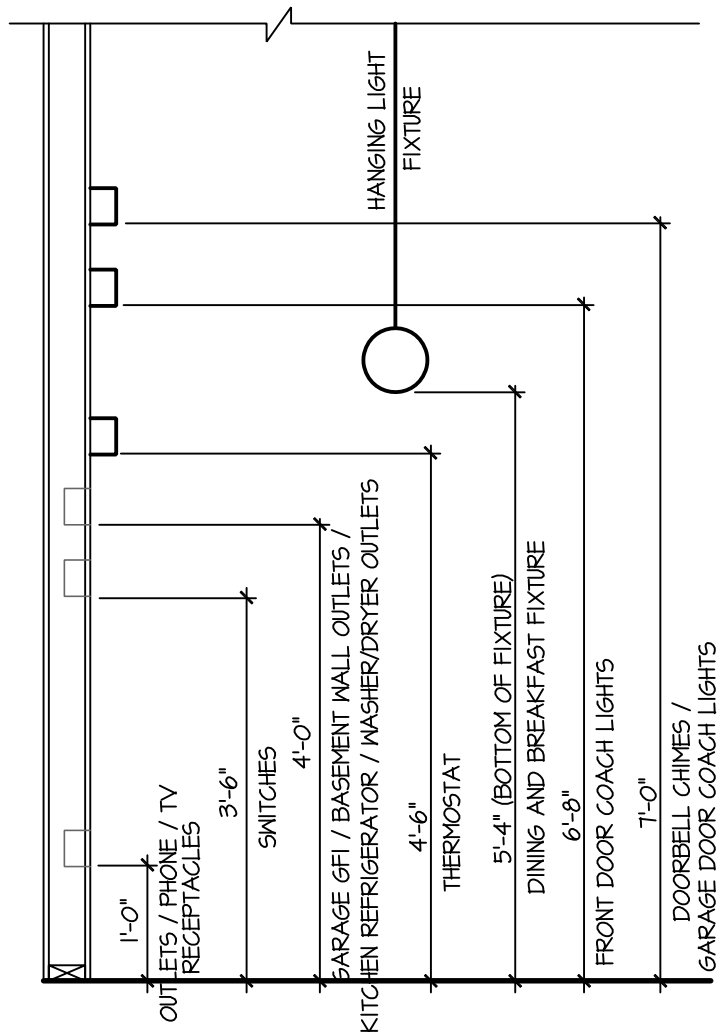
PROJECT NO: GMD-GA17063

SHEET TITLE:
BASEMENT UTILITY PLAN

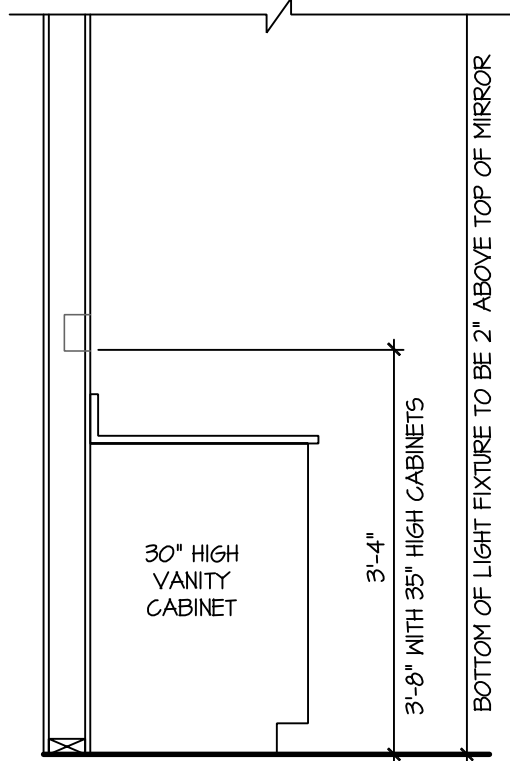
PRINT DATE:

September 26, 2017

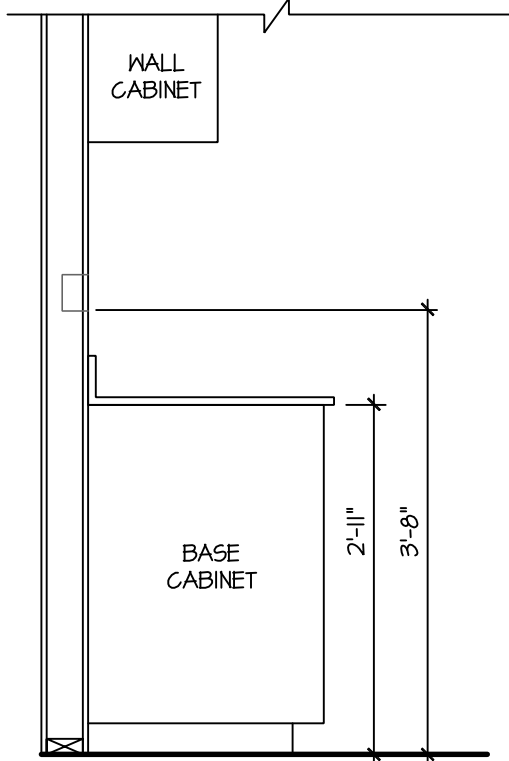
SHEET NO:



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

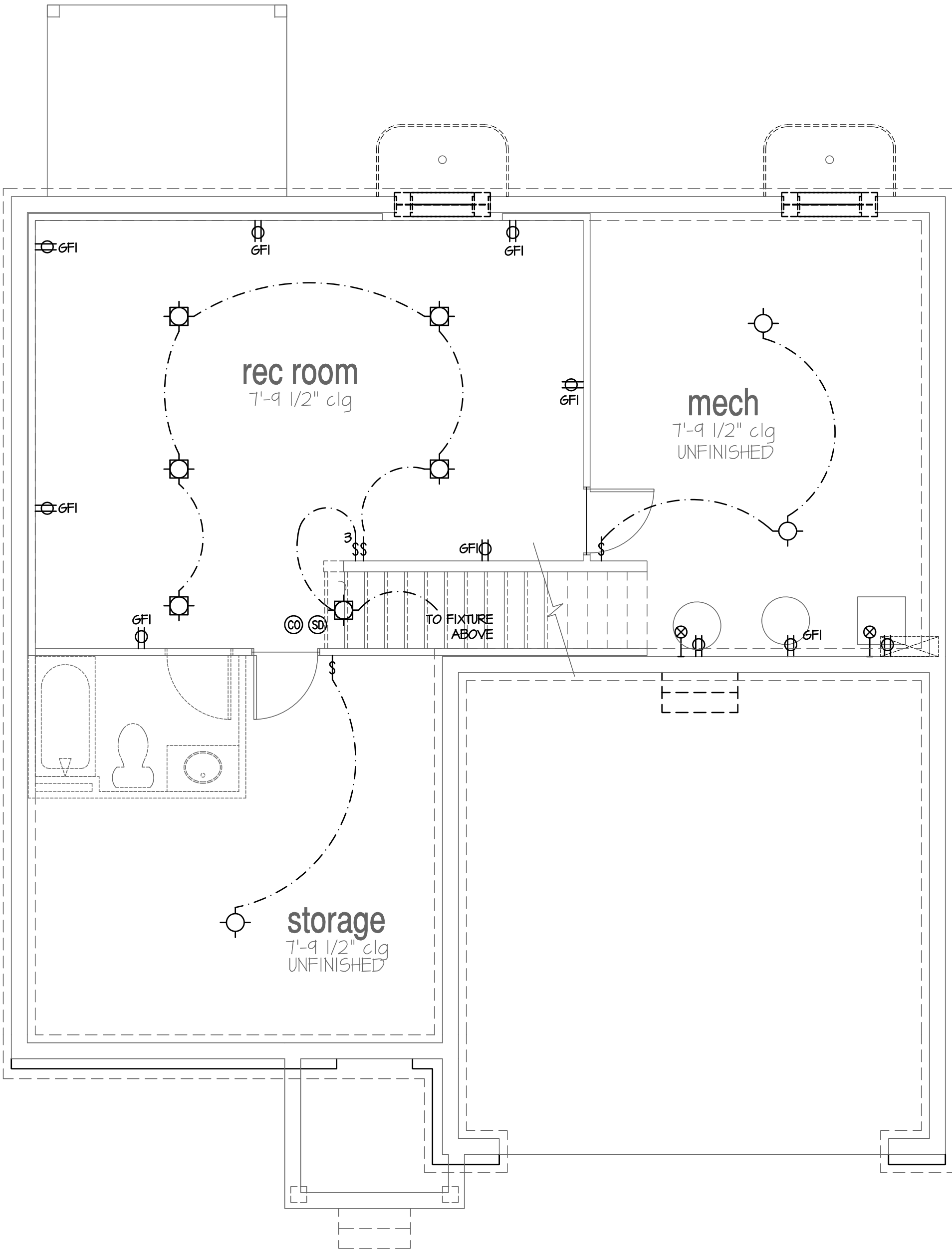


SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 - FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

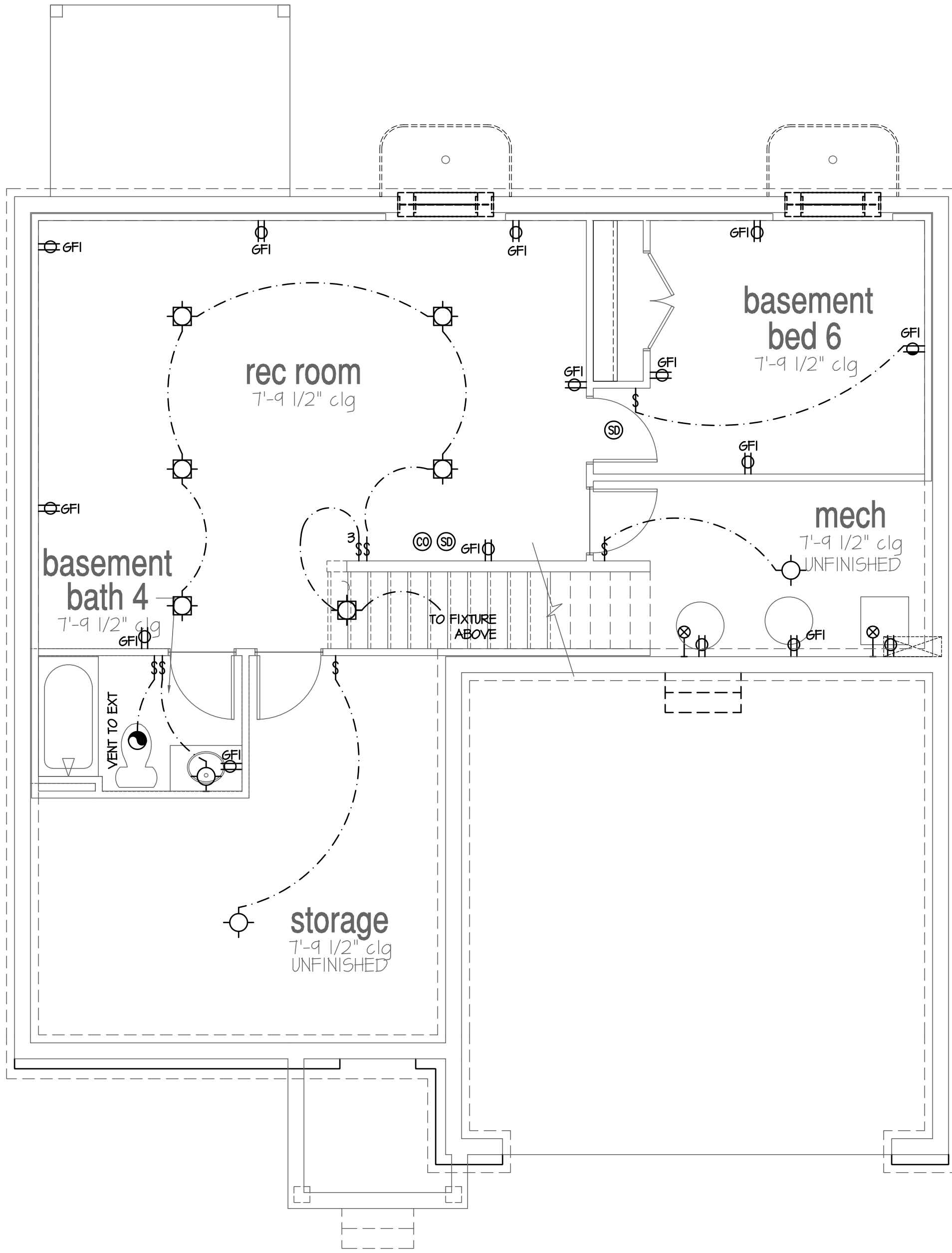
LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220V 220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		FLUORESCENT LIGHT FIXTURE
	WALL SWITCH		TECH HUB SYSTEM
	THREE-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	FOUR-WAY SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	CHIMES		GAS SUPPLY WITH VALVE
	PUSHBUTTON SWITCH		HOSE BIBB
	110V SMOKE DETECTOR W/ BATTERY BACKUP		1/4" WATER STUB OUT
	CO2 DETECTOR		WALL SCONCE
	THERMOSTAT		
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		

See DRH DE electrical specs on cover sheet



Optional Finished Rec Room

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Optional Finished Rec Room, Bedroom, & Bath

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO:	DATE:	REVISION:
	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.



PROJECT TITLE:
**40' Series
Hayden
'X414'**

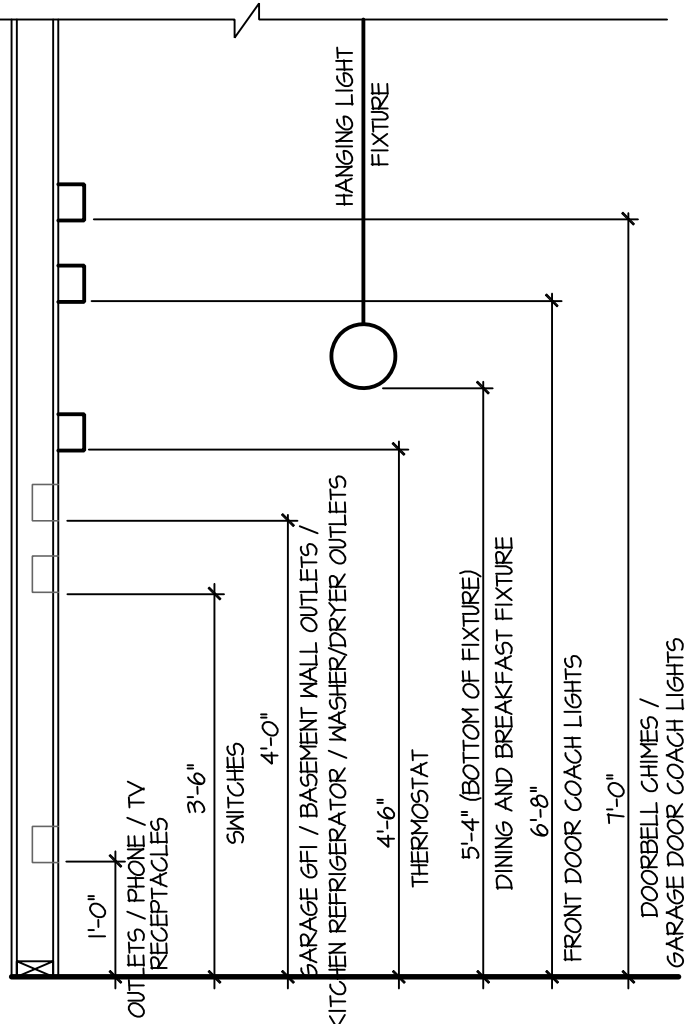
**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-6A17063

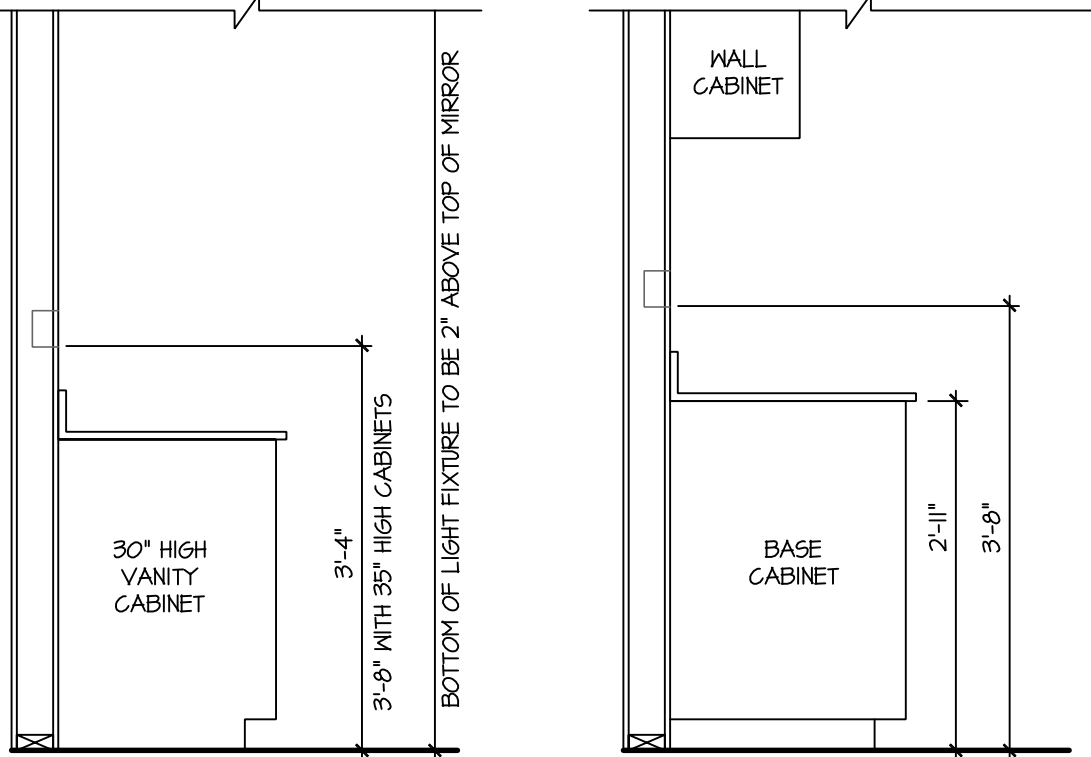
SHEET TITLE:
BASEMENT UTILITY PLAN

PRINT DATE:
September 26, 2017

SHEET NO:
7.1



STANDARD ELECTRICAL BOX HEIGHTS

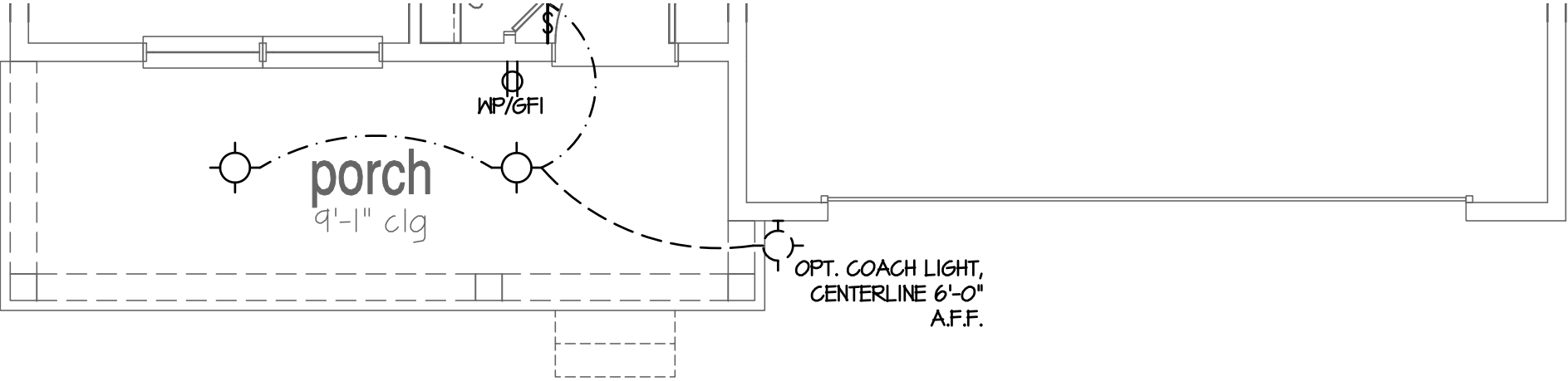


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

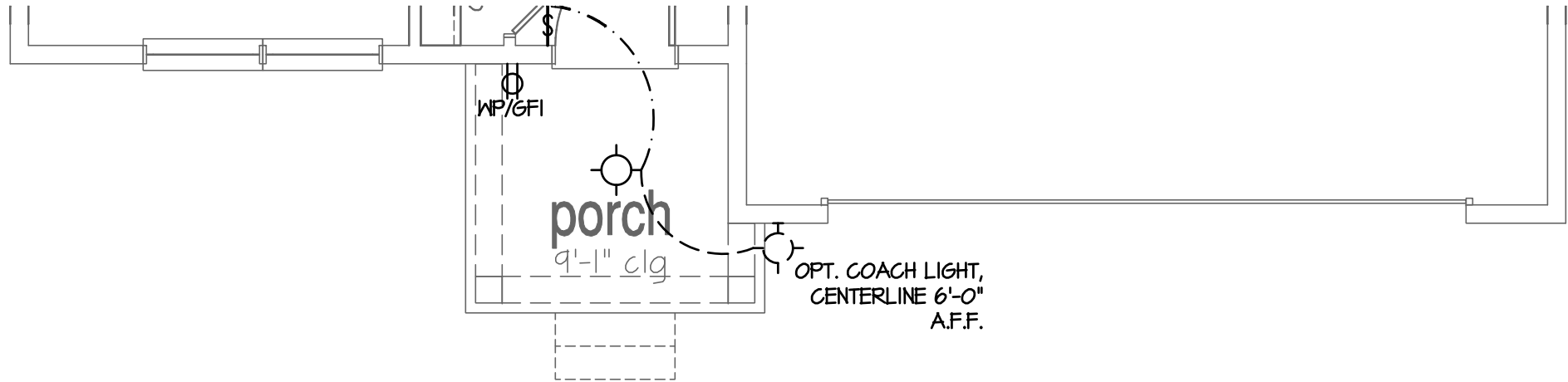
- NOTES:
- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
 - PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
 - FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
 - ELECTRICAL SYSTEMS ARE SHOWN FOR INTENT ONLY. THESE SYSTEMS SHALL BE ENGINEERED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT.
 - PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
 - ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
 - HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
 - ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE PUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS.
 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:			
⌀	DUPLEX OUTLET	⊙	CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
⌀WP/GFI	WEATHERPROOF GFI DUPLEX OUTLET	⊙	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
⌀GFI	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET	⊙	RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
⌀	HALF-SWITCHED DUPLEX OUTLET	⊙	EXHAUST FAN (VENT TO EXTERIOR)
⌀ 220V	220 VOLT OUTLET	⊙	EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
⊙	REINFORCED JUNCTION BOX	⊙	FLUORESCENT LIGHT FIXTURE
\$	WALL SWITCH	⊙	TECH HUB SYSTEM
\$ 3	THREE-WAY SWITCH	⊙	CEILING FAN (PROVIDE ADEQUATE SUPPORT)
\$ 4	FOUR-WAY SWITCH	⊙	CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
⊙	CHIMES	⊙	GAS SUPPLY WITH VALVE
⊙	PUSHBUTTON SWITCH	⊙	HOSE BIBB
⊙	110V SMOKE DETECTOR W/ BATTERY BACKUP	⊙	1/4" WATER STUB OUT
⊙	CO2 DETECTOR	⊙	WALL SCONCE
⊙	THERMOSTAT		
⊙	TELEPHONE		
⊙	TELEVISION		
⊙	ELECTRIC METER		
⊙	ELECTRIC PANEL		
⊙	DISCONNECT SWITCH		



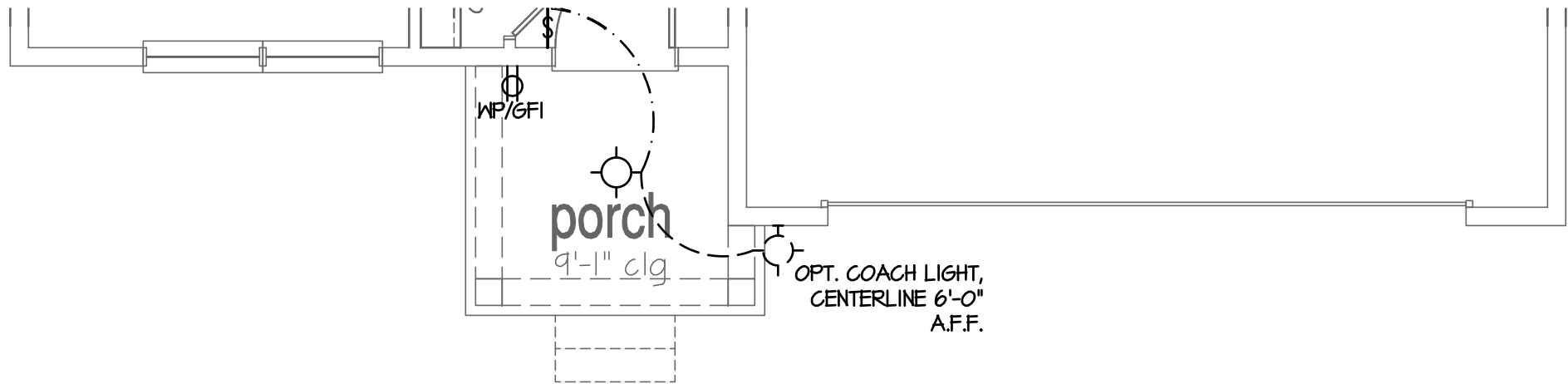
1st Floor Plan 'B'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



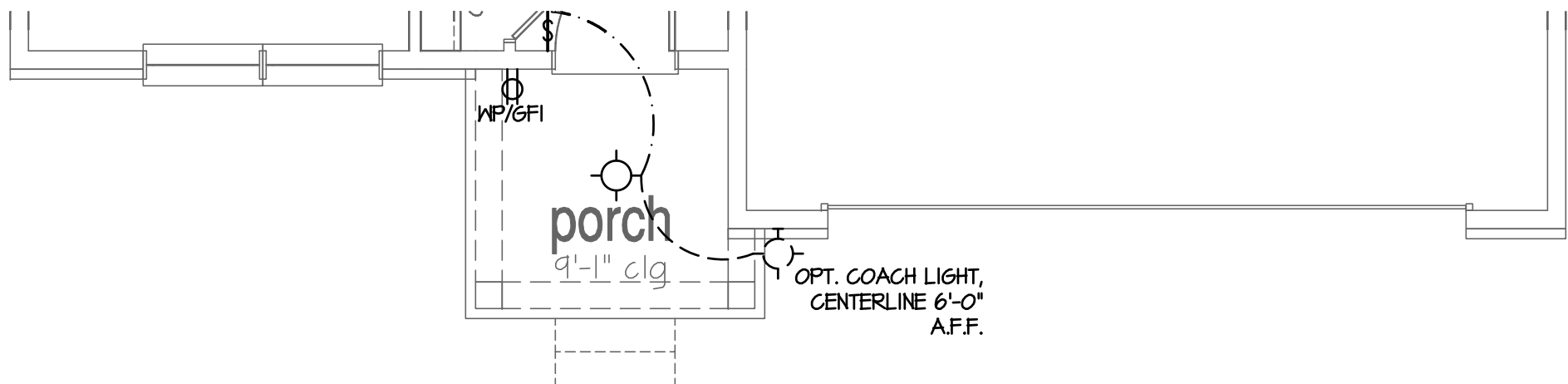
1st Floor Plan 'C'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



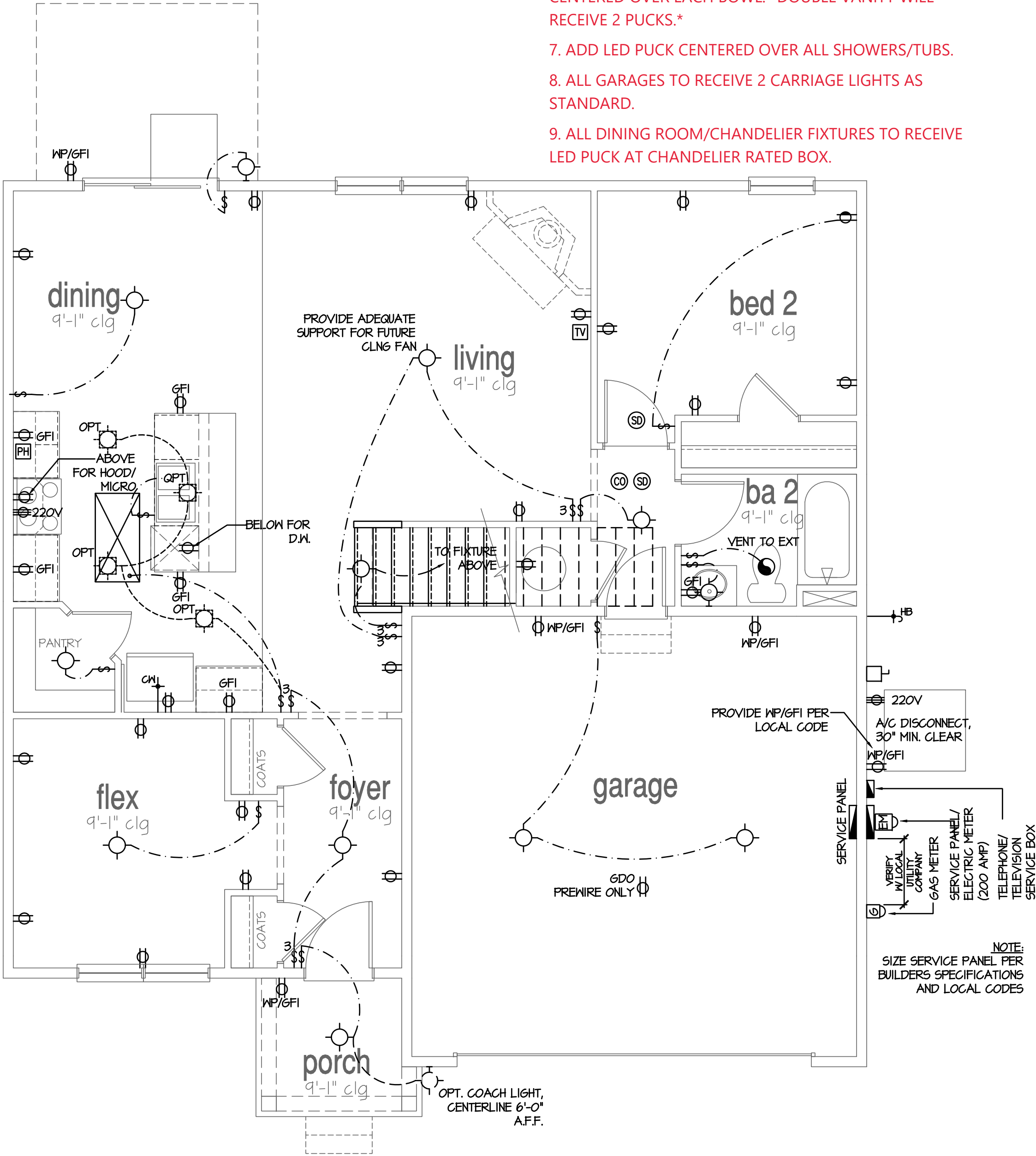
1st Floor Plan 'D'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



1st Floor Plan 'E'

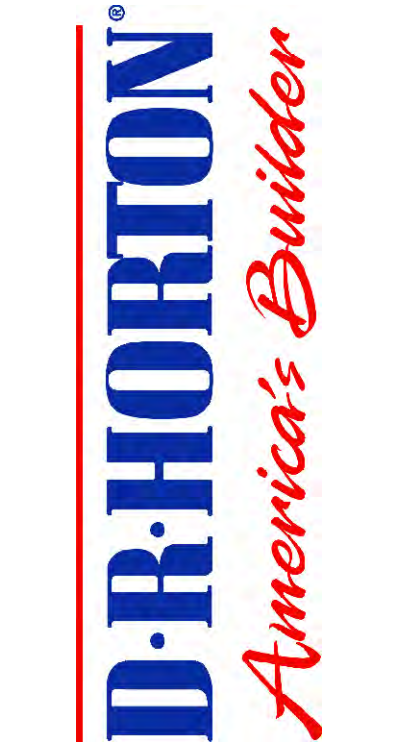
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



1st Floor Plan 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

- DRH DE SPECIFICATIONS
- *ALWAYS FOLLOWS SPECIFICATIONS - SPEC'S SUPERCEDE PLANS*
1. ALL CALLOUTS FOR CEILING MOUNTED, HANGING, AND RECESSED FIXTURES SHALL RECEIVE AN LED PUCK.
 2. LIVING ROOM & MASTER BEDROOM RECEIVE 1 TV PREWIRE.
 3. ALL HOMES TO RECEIVE 1 PHONE LOCATED IN KITCHEN.
 4. ALL BEDROOMS RECEIVE 1 LED PUCK INSTALLED @ CFO RATED BOX WITH 1 SWITCH. REMOVE SWITCHED OUTLET.
 5. GREAT ROOM / FAMILY ROOM RECEIVE 1 LED PUCK @ CFO RATED BOX WITH LIGHT CONTROLLED SWITCH(ES) ONLY. REMOVE FAN CONTROL SWITCHES & SWITCHED OUTLETS.
 6. OMIT ALL VANITY LIGHTS AND ADD LED PUCK CENTERED OVER EACH BOWL. *DOUBLE VANITY WILL RECEIVE 2 PUCKS.*
 7. ADD LED PUCK CENTERED OVER ALL SHOWERS/TUBS.
 8. ALL GARAGES TO RECEIVE 2 CARRIAGE LIGHTS AS STANDARD.
 9. ALL DINING ROOM/CHANDELIER FIXTURES TO RECEIVE LED PUCK AT CHANDELIER RATED BOX.



NO:	DATE:	REVISION:
	02.28.22	

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

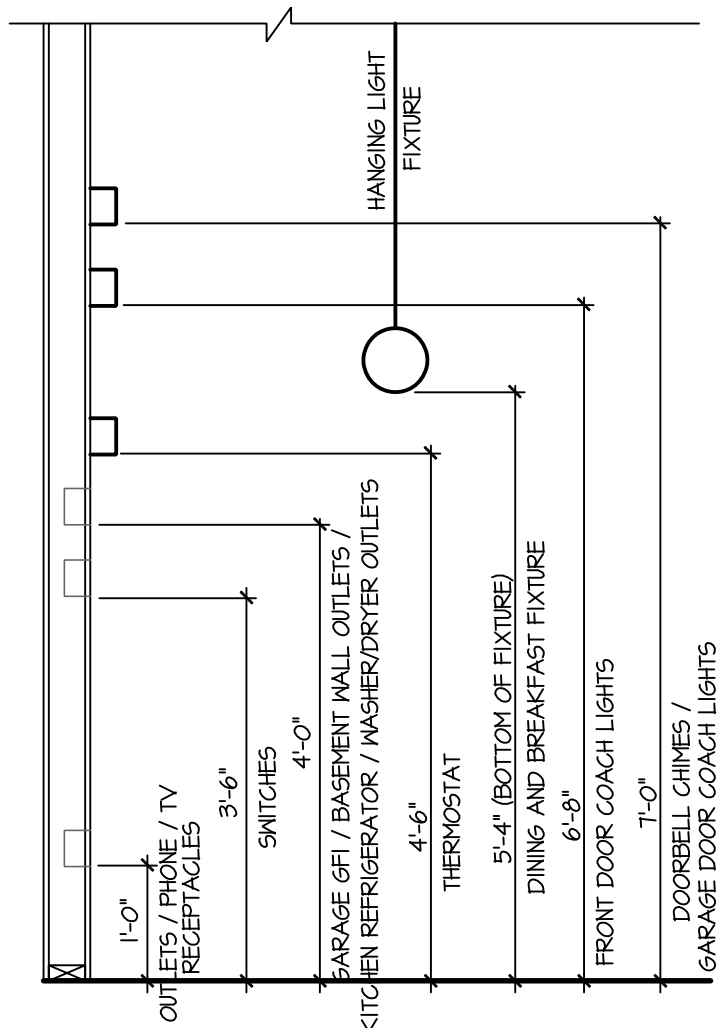
PROJECT NO: GMD-GA17063

SHEET TITLE:
1ST FLOOR UTILITY PLAN

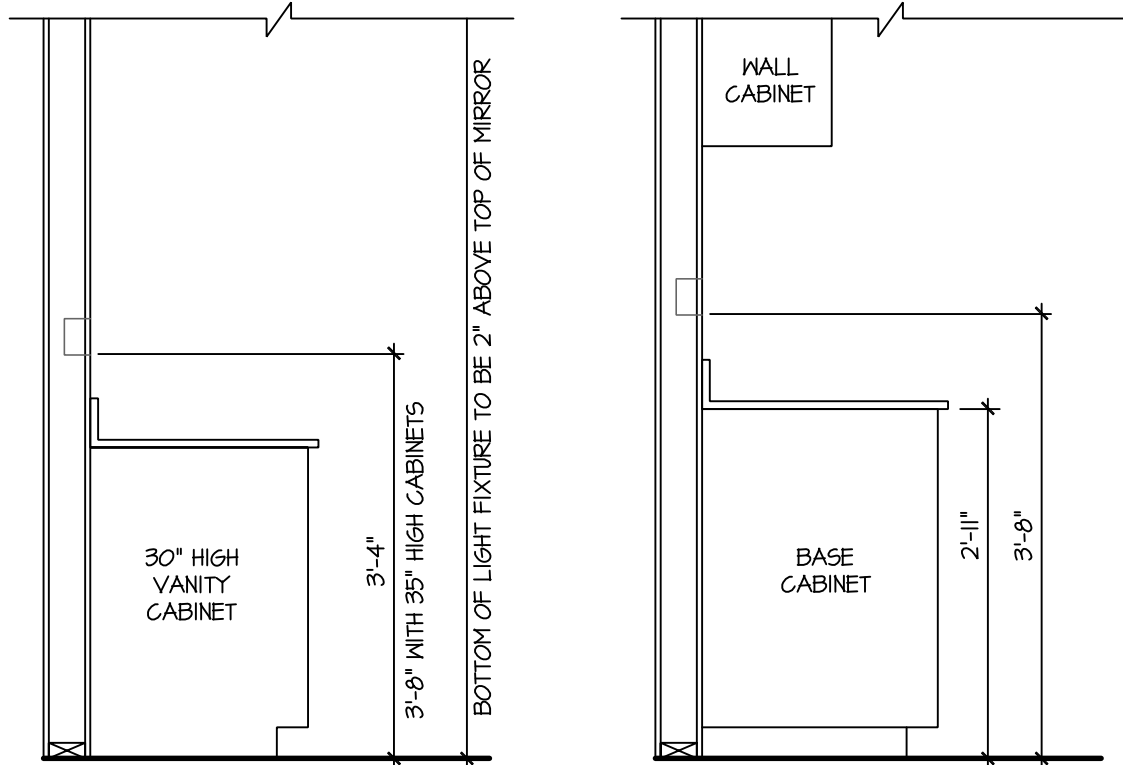
PRINT DATE:
September 26, 2017

SHEET NO:

7.2



STANDARD ELECTRICAL BOX HEIGHTS

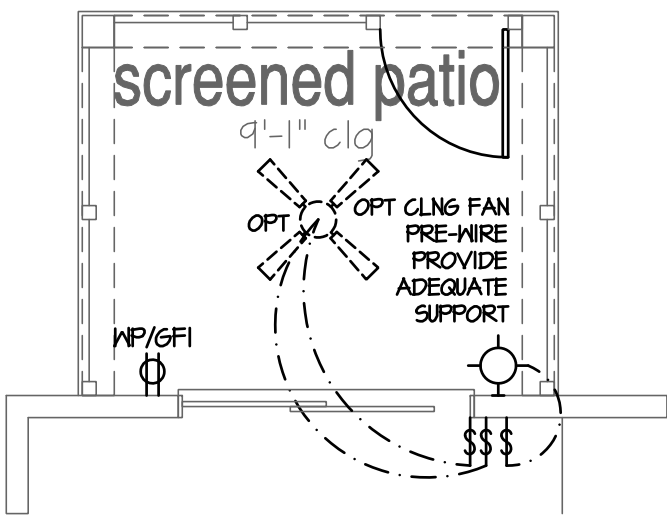


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

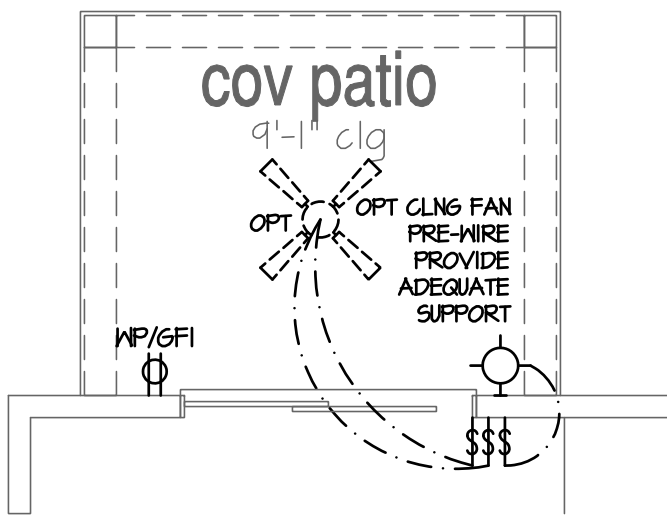
- NOTES:
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 - PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:			
	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		FLUORESCENT LIGHT FIXTURE
	WALL SWITCH		TECH HUB SYSTEM
	THREE-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	FOUR-WAY SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	CHIMES		GAS SUPPLY WITH VALVE
	PUSHBUTTON SWITCH		HOSE BIBB
	110V SMOKE DETECTOR W/ BATTERY BACKUP		1/4" WATER STUB OUT
	CO2 DETECTOR		WALL SCONCE
	THERMOSTAT		
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



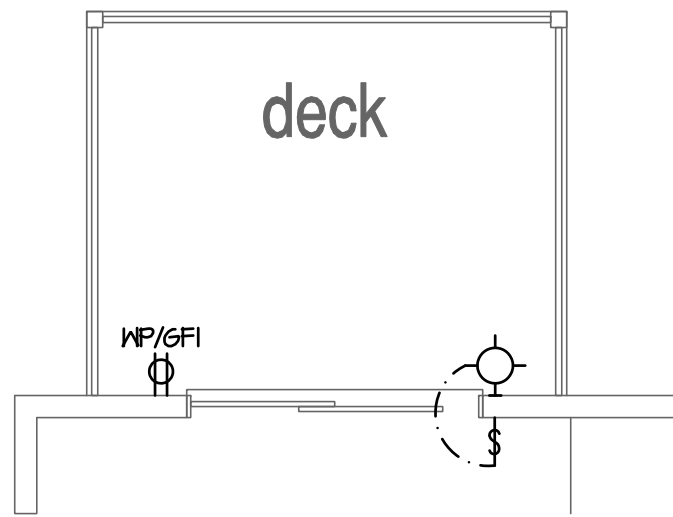
Opt Screened Patio/Porch

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



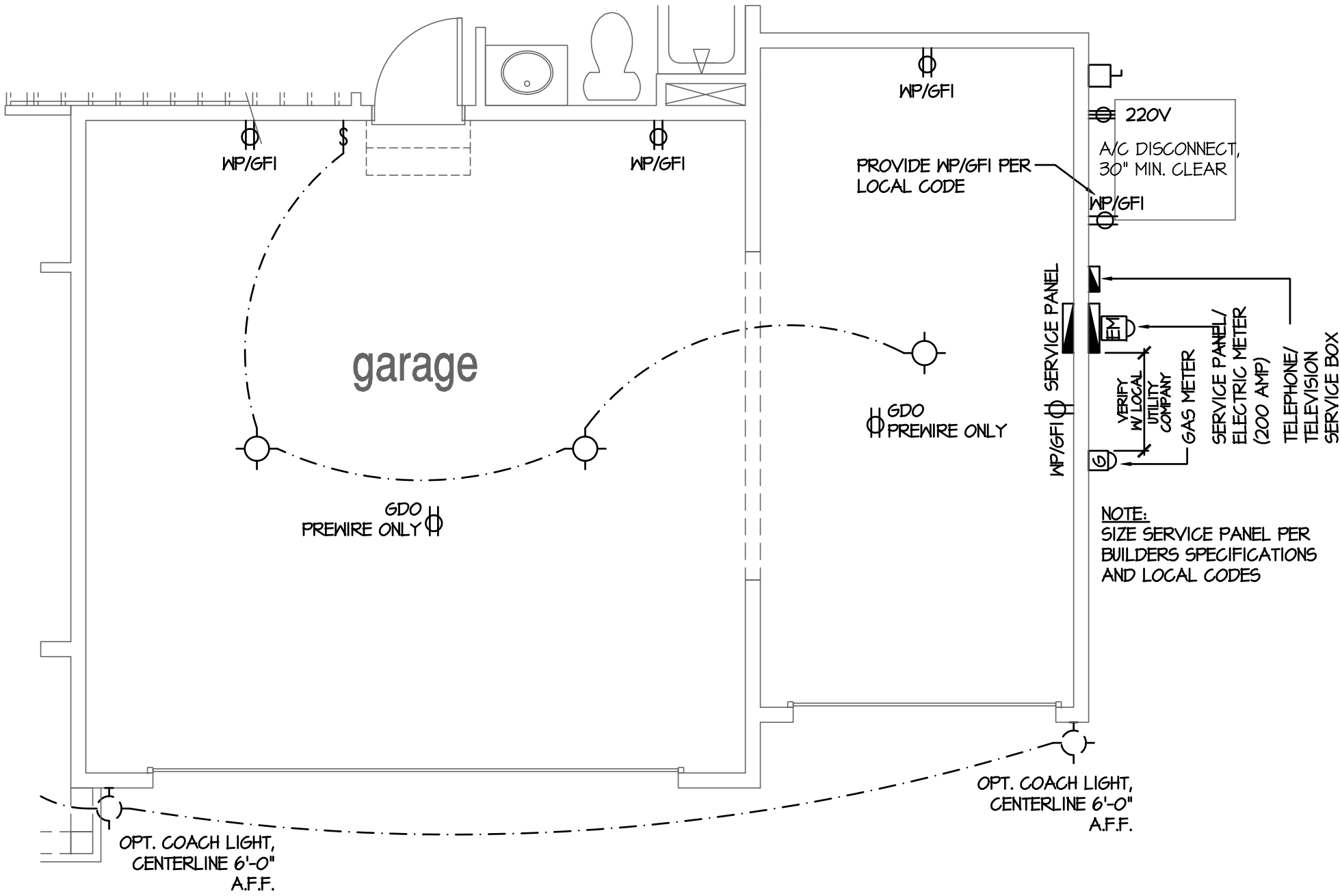
Opt Covered Patio

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



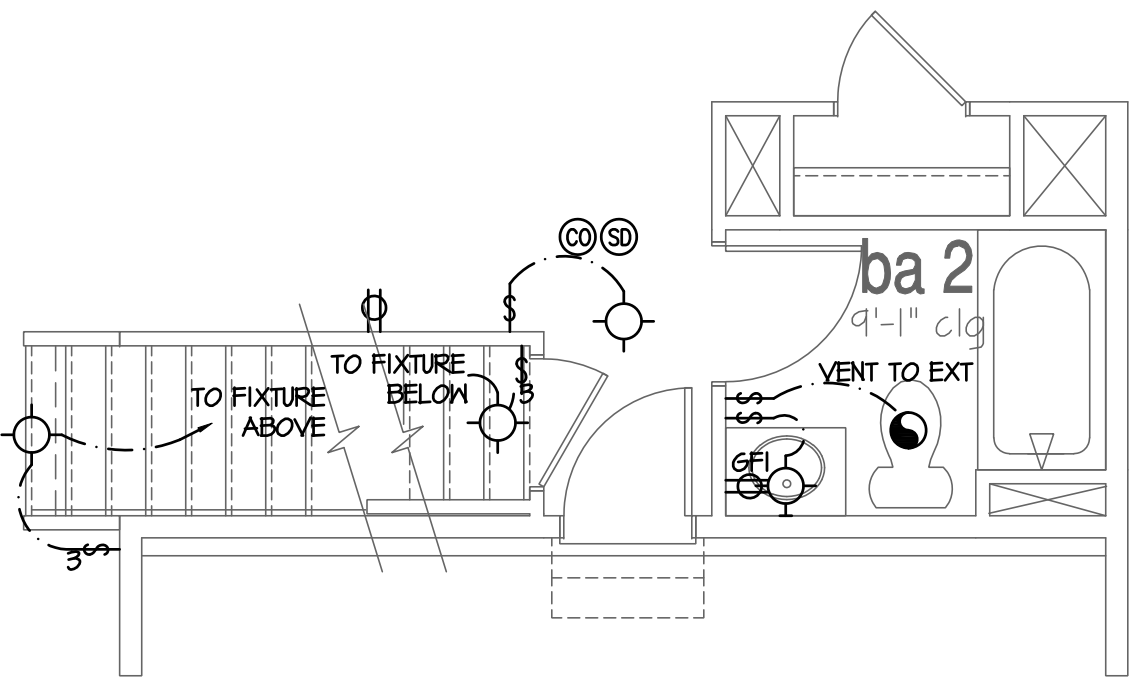
Opt Deck A At Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Stairs at Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

DRH DE SPECIFICATIONS

ALWAYS FOLOW SPECIFICATIONS - SPEC'S SUPERCEED PLANS

1. ALL CALLOUTS FOR CEILING MOUNTED, HANGING, AND RECESSED FIXTURES SHALL RECIEVE AN LED PUCK.
2. LIVING ROOM & MASTER BEDROOM RECEIVE 1 TV PREWIRE.
3. ALL HOMES TO RECEIVE 1 PHONE LOCATED IN KITCHEN.
4. ALL BEDROOMS RECIEVE 1 LED PUCK INSTALLED @ CFO RATED BOX WITH 1 SWITCH. REMOVE SWITCHED OUTLET.
5. GREAT ROOM / FAMILY ROOM RECIEVE 1 LED PUCK @ CFO RATED BOX WITH LIGHT CONTROLLED SWITCH(ES) ONLY. REMOVE FAN CONTROL SWITCHES & SWITCHED OUTLETS.
6. OMIT ALL VANITY LIGHTS AND ADD LED PUCK CENTERED OVER EACH BOWL. *DOUBLE VANITY WILL RECEIVE 2 PUCKS.*
7. ADD LED PUCK CENTERED OVER ALL SHOWERS/TUBS.
8. ALL GARAGES TO RECEIVE 2 CARRIAGE LIGHTS AS STANDARD.
9. ALL DINING ROOM/CHANDELIER FIXTURES TO RECEIVE LED PUCK AT CHANDELIER RATED BOX.

NO:	DATE:	REVISION:
	02.28.22	

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PROJECT TITLE:

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Hayden
'X414'

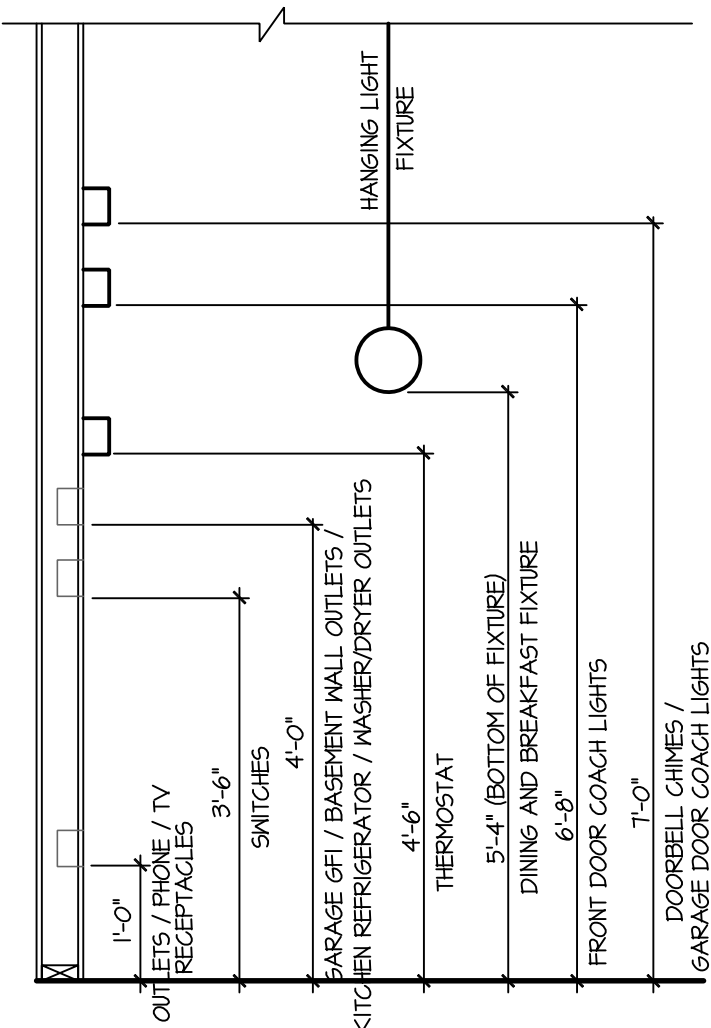
Sassafras
Salisbury, MD
North Region

PROJECT NO: GMD-6A1T063

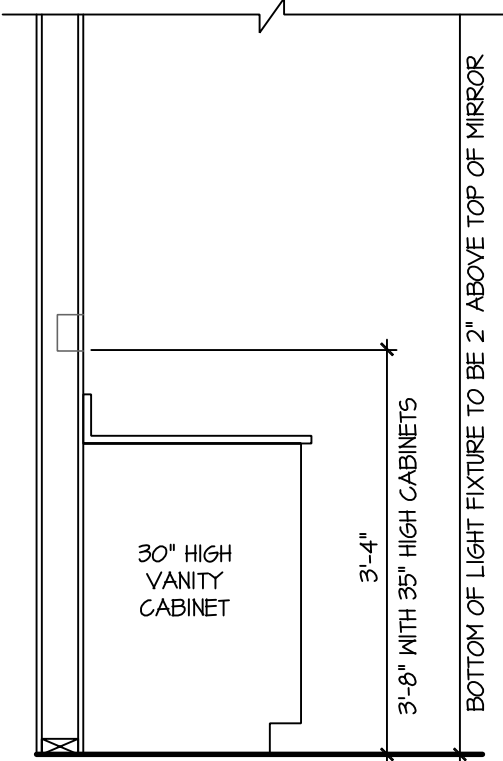
SHEET TITLE:
1ST FLOOR UTILITY PLAN
OPTIONS

PRINT DATE:
September 26, 2017

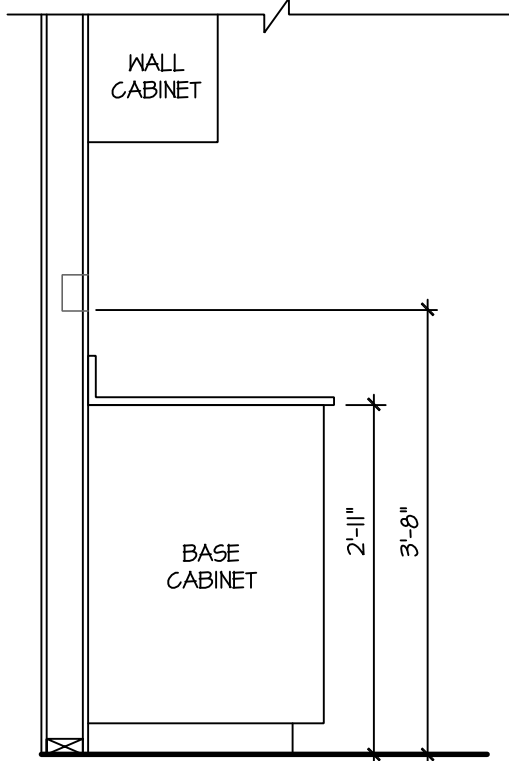
SHEET NO:
7.3



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
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- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

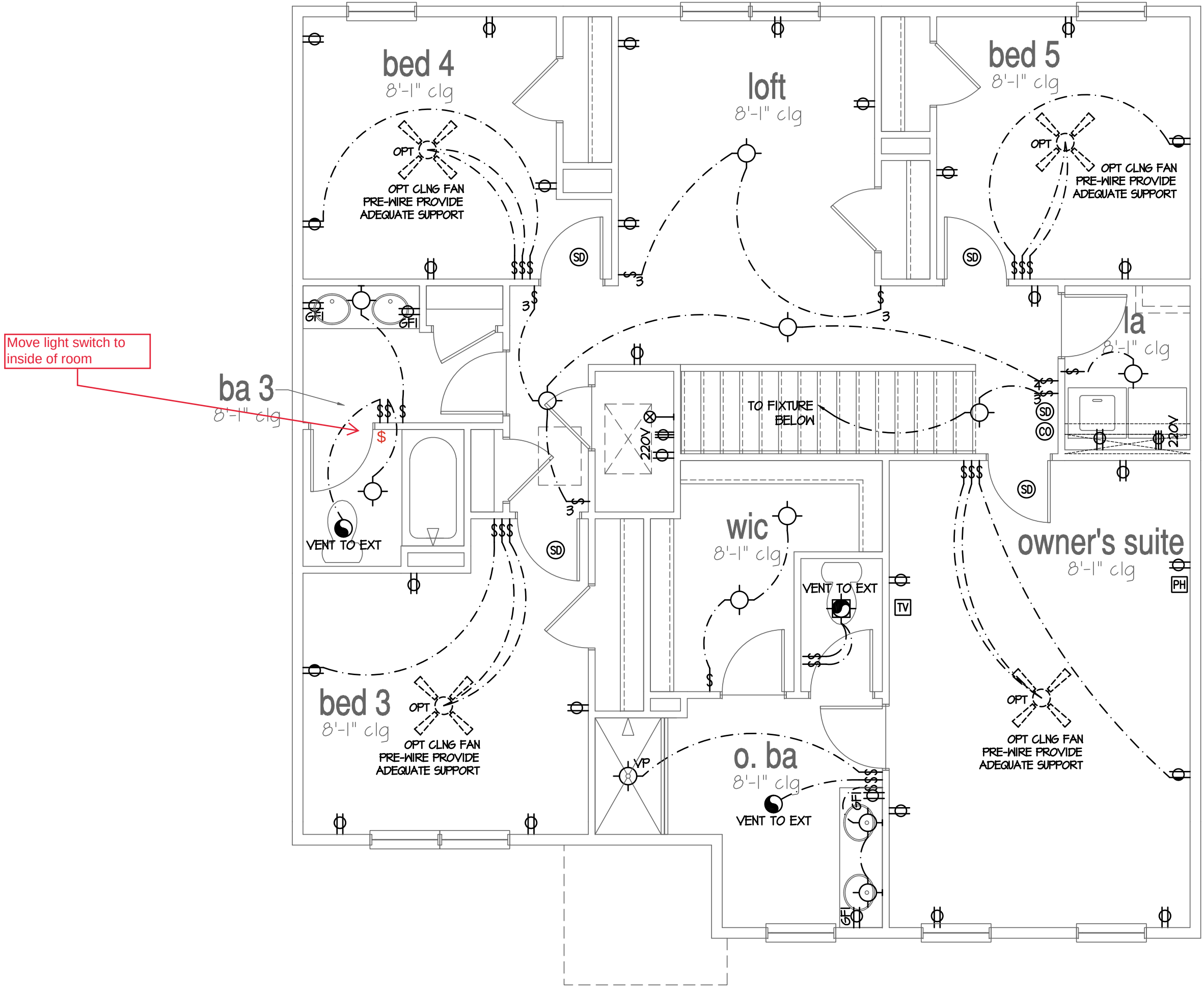
LEGEND:

	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		FLUORESCENT LIGHT FIXTURE
	WALL SWITCH		TECH HUB SYSTEM
	THREE-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	FOUR-WAY SWITCH		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	CHIMES		GAS SUPPLY WITH VALVE
	PUSHBUTTON SWITCH		HOSE BIBB
	110V SMOKE DETECTOR W/ BATTERY BACKUP		1/4" WATER STUB OUT
	CO2 DETECTOR		WALL SCONCE
	THERMOSTAT		
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		

DRH DE SPECIFICATIONS

ALWAYS FOLOW SPECIFICATIONS - SPEC'S SUPERCEED PLANS

1. ALL CALLOUTS FOR CEILING MOUNTED, HANGING, AND RECESSED FIXTURES SHALL RECIEVE AN LED PUCK.
2. LIVING ROOM & MASTER BEDROOM RECEIVE 1 TV PREWIRE.
3. ALL HOMES TO RECEIVE 1 PHONE LOCATED IN KITCHEN.
4. ALL BEDROOMS RECIEVE 1 LED PUCK INSTALLED @ CFO RATED BOX WITH 1 SWITCH. REMOVE SWITCHED OUTLET.
5. GREAT ROOM / FAMILY ROOM RECIEVE 1 LED PUCK @ CFO RATED BOX WITH LIGHT CONTROLLED SWITCH(ES) ONLY. REMOVE FAN CONTROL SWITCHES & SWITCHED OUTLETS.
6. OMIT ALL VANITY LIGHTS AND ADD LED PUCK CENTERED OVER EACH BOWL. *DOUBLE VANITY WILL RECEIVE 2 PUCKS.*
7. ADD LED PUCK CENTERED OVER ALL SHOWERS/TUBS.
8. ALL GARAGES TO RECEIVE 2 CARRIAGE LIGHTS AS STANDARD.
9. ALL DINING ROOM/CHANDELIER FIXTURES TO RECEIVE LED PUCK AT CHANDELIER RATED BOX.



2nd Floor Plan 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NO:	DATE:	REVISION:
	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

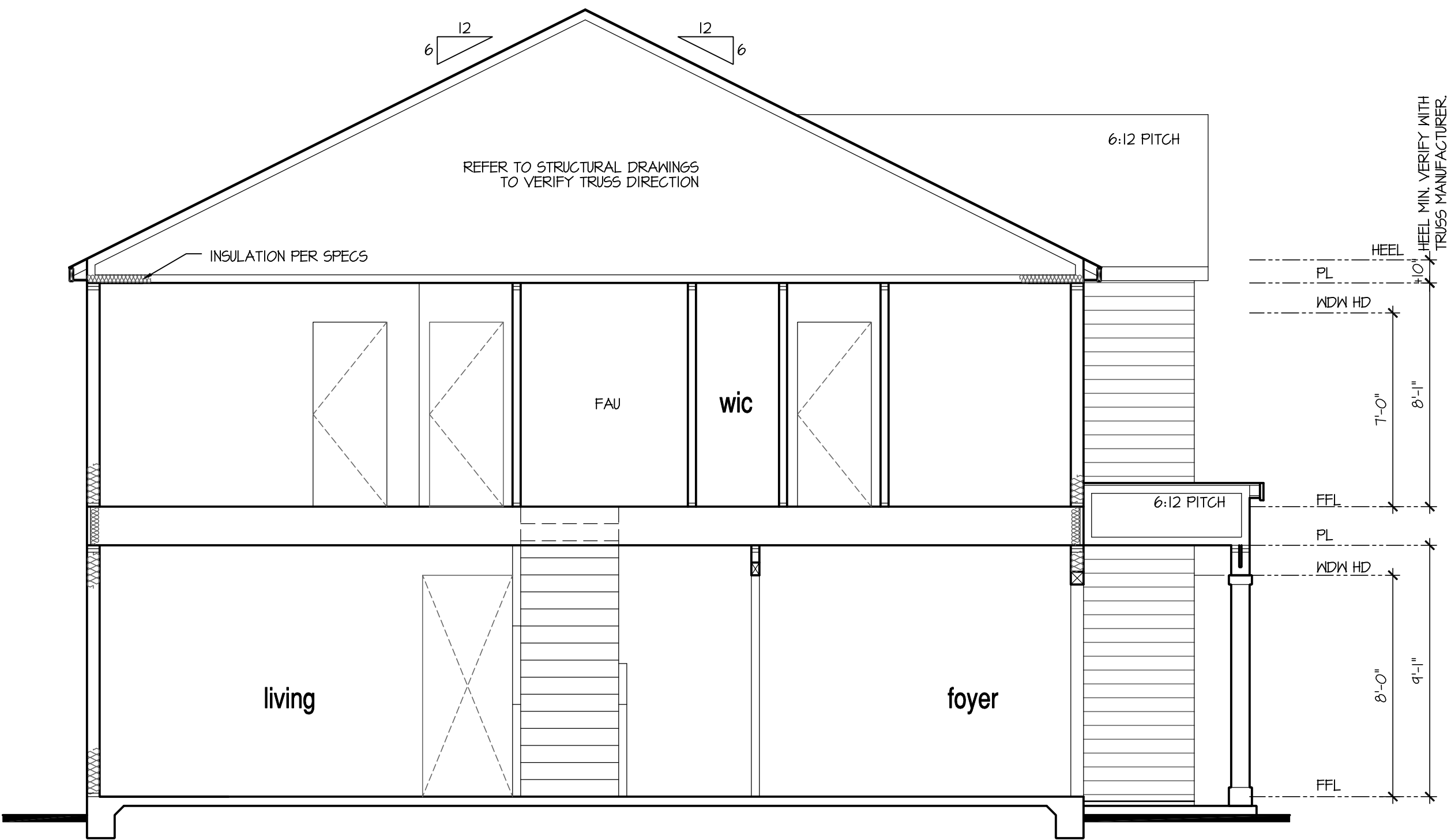
**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA1T063

SHEET TITLE:
2ND FLOOR UTILITY PLAN

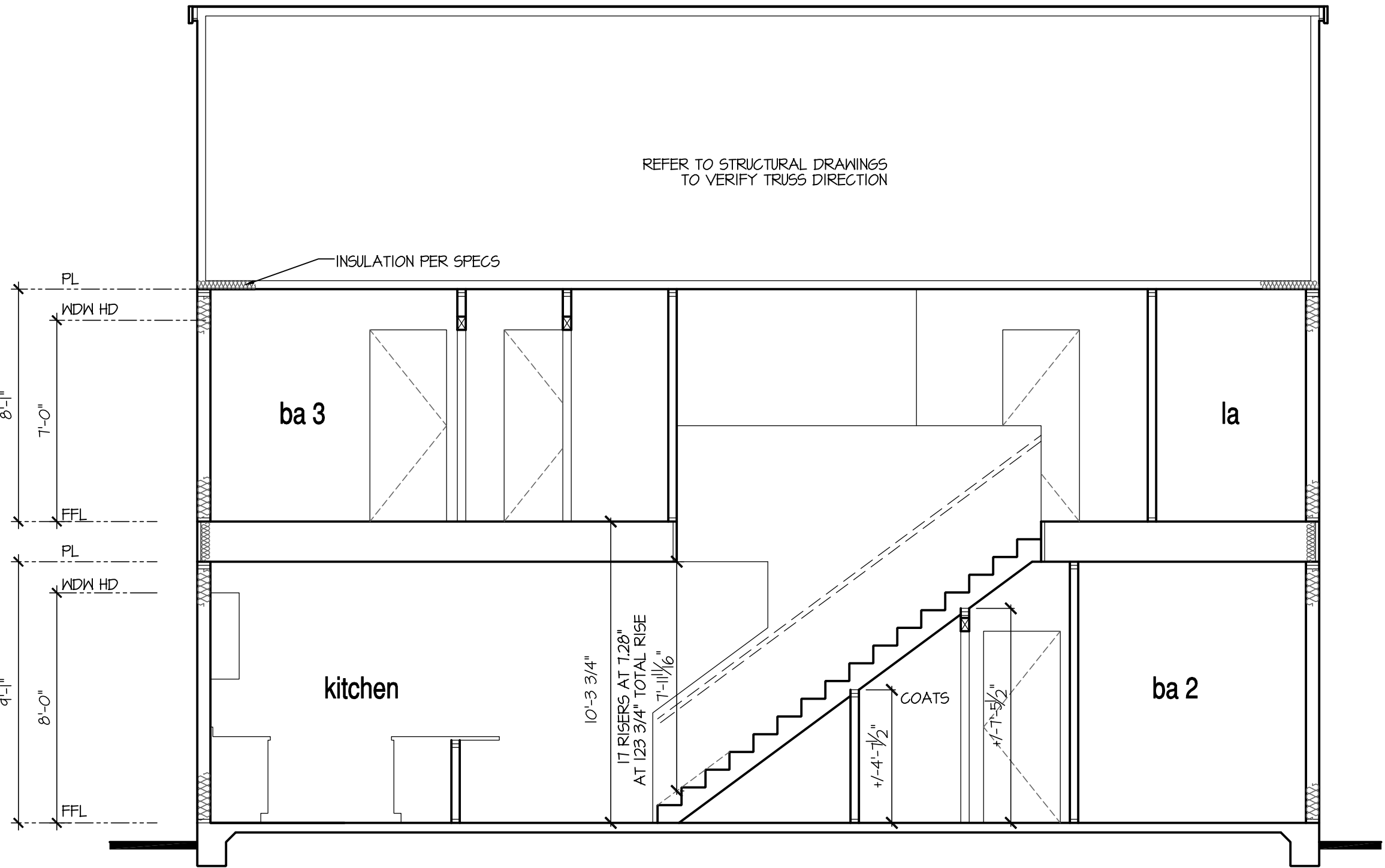
PRINT DATE:
September 26, 2017

SHEET NO:
7.4



Building Section I at Monolithic Slab

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT



Building Section 2 at Monolithic Slab

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X11" LAYOUT

NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
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- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
- EXTERIOR WALLS:
- CEILING WITH ATTIC ABOVE:
- FLOOR OVER GARAGE:
- ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE COMPLIANCE METHOD TO BE DETERMINED BY BUILDER.

D·R·HORTON®
America's Builder

NO:	DATE:	REVISION:
1	02.28.22	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2022.

PROFESSIONAL SEAL:

STATE OF MARYLAND
REGISTERED ARCHITECT
MAR 28 2022
18885

PROJECT TITLE:

40' Series
Hayden
'X414'

Sassafras
Salisbury, MD
North Region

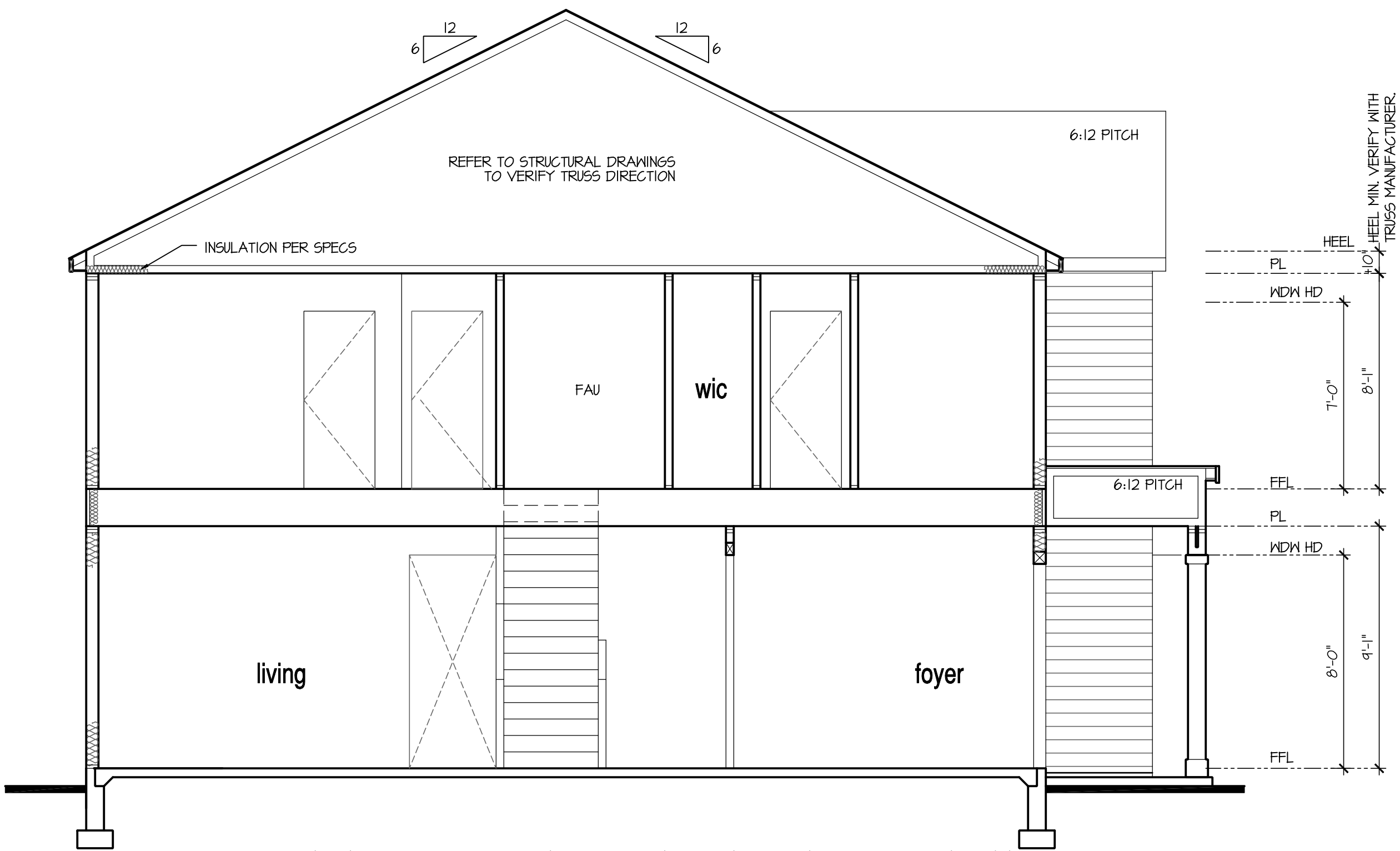
PROJECT NO: GMD-GA17063

SHEET TITLE:
MONOLITHIC SLAB
BUILDING SECTIONS

PRINT DATE:
September 26, 2017

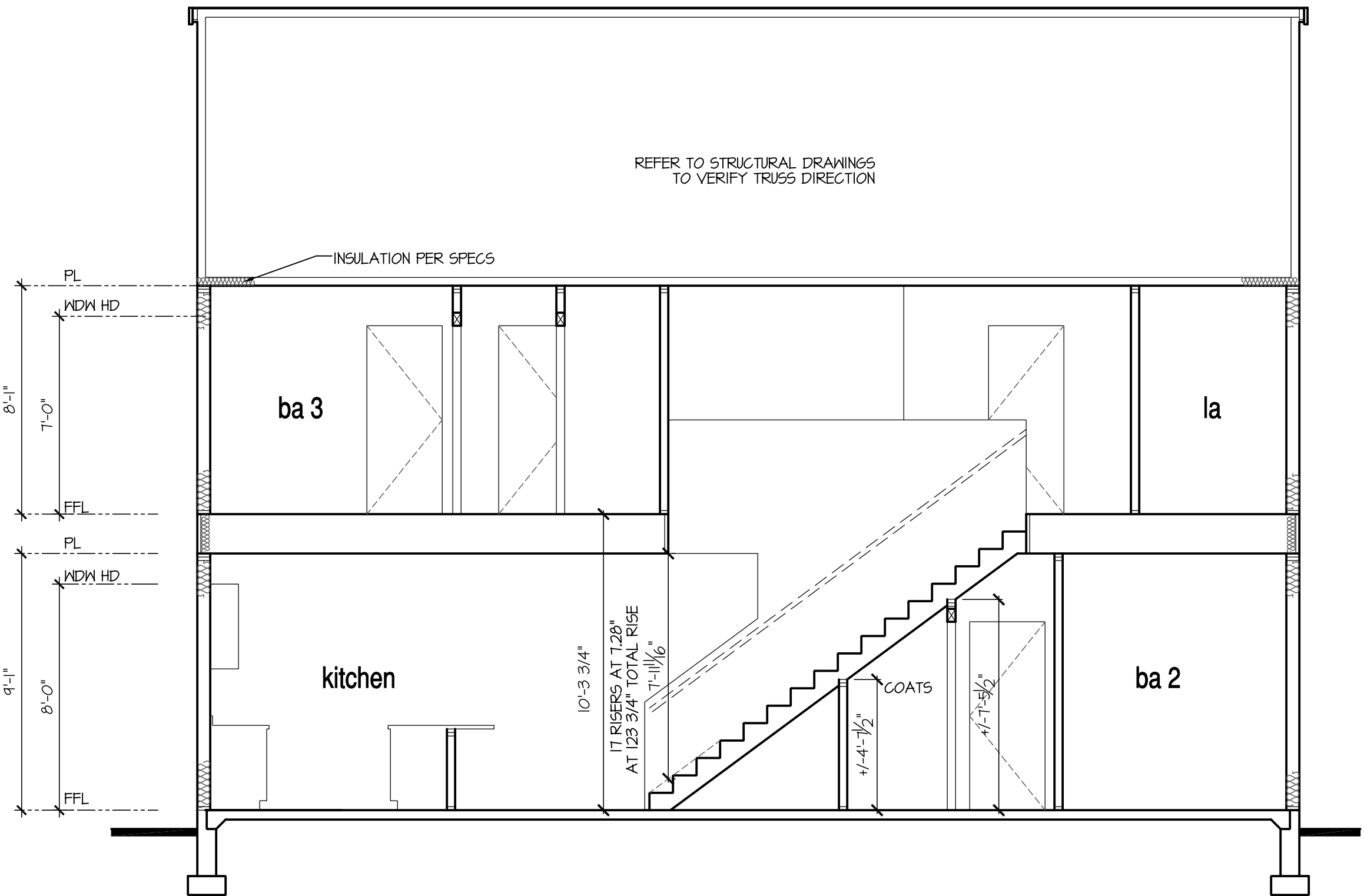
SHEET NO:
8 MS

Page 915 of 998



Building Section 1 at Stem Wall

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT



Building Section 2 at Stem Wall

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

NOTES:
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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

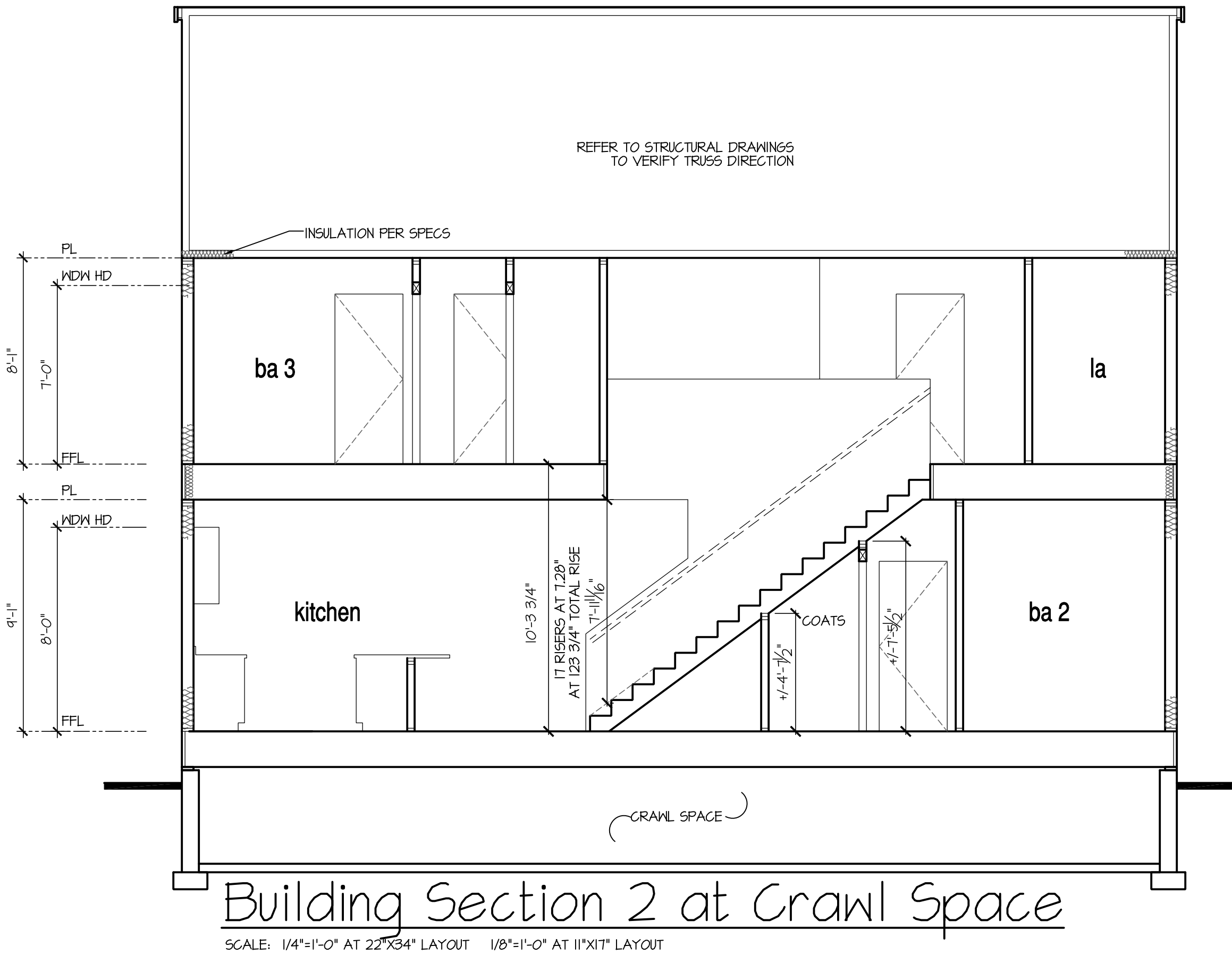
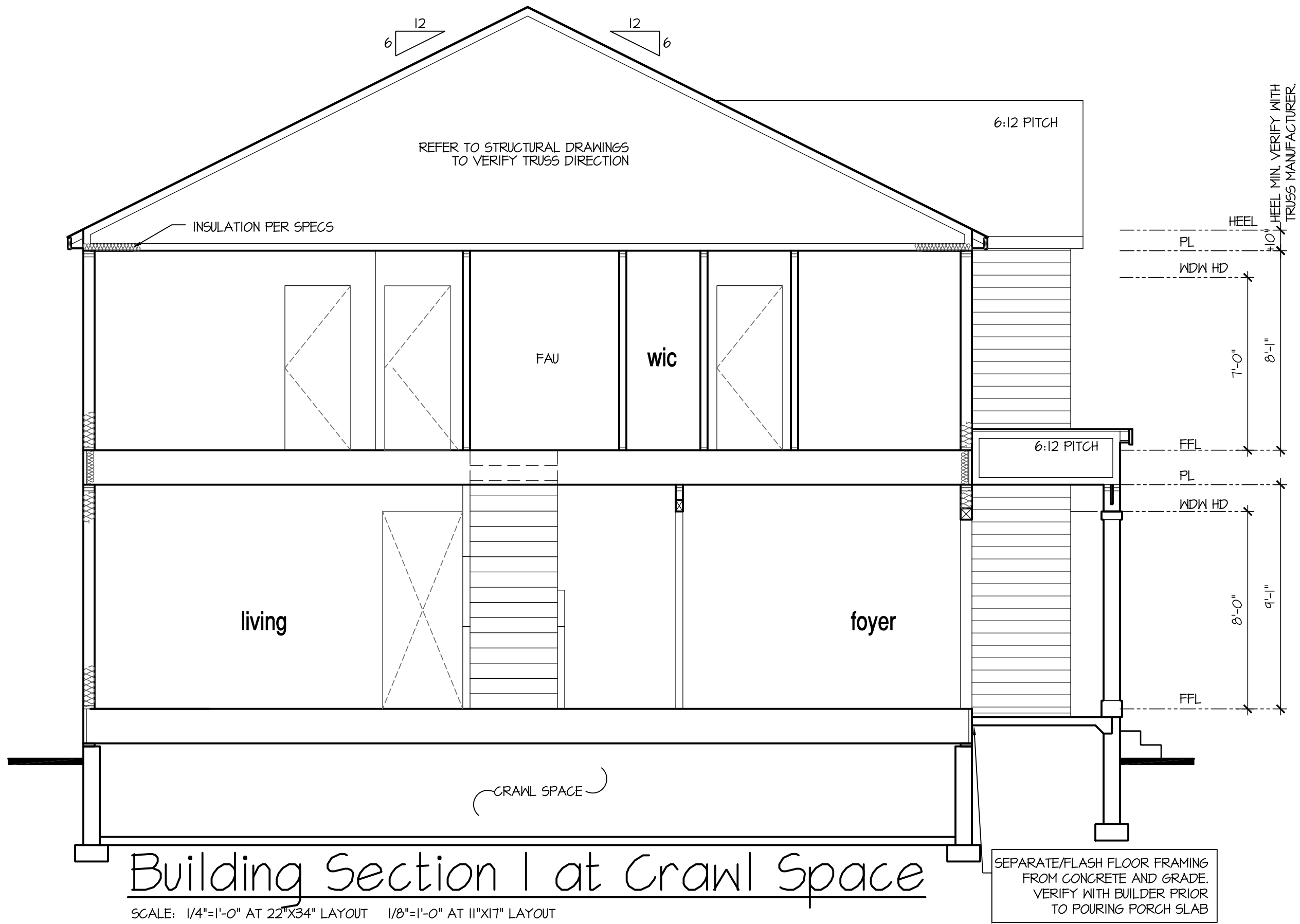
SHEET TITLE:
**STEM WALL
BUILDING SECTIONS**

PRINT DATE:

September 26, 2017

SHEET NO:

8 SW



NOTES:
- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS. - THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE. - BUILDING SECTIONS SHOWN HERE DEPICT VOLUMN SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO. - ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS. - WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST. REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS. - VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOGAL CODES. - INSULATION: - EXTERIOR WALLS: - CEILING WITH ATTIC ABOVE: - FLOOR OVER GARAGE: - ATTIC KNEEWALL:
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PROJECT TITLE:
**40' Series
Hayden
'X414'**

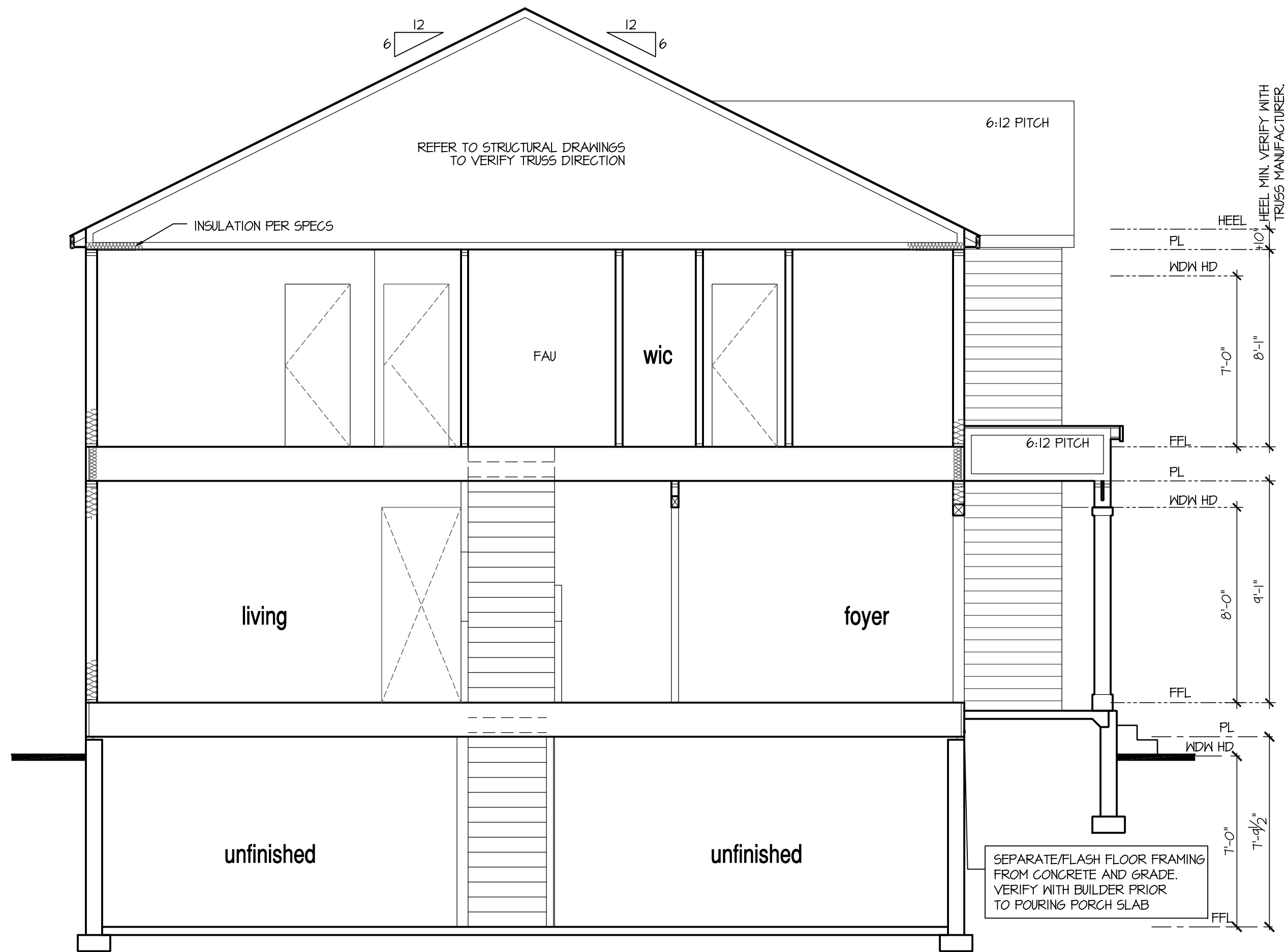
**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

SHEET TITLE:
**STEM WALL
BUILDING SECTIONS**

PRINT DATE:
September 26, 2017

SHEET NO:
8 CS



Building Section 1 at In-Ground Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

7'-9 1/2" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

9'-1" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
11 RISERS AT +/- 1.40" = 125 3/4" TOTAL
RISE VERIFY

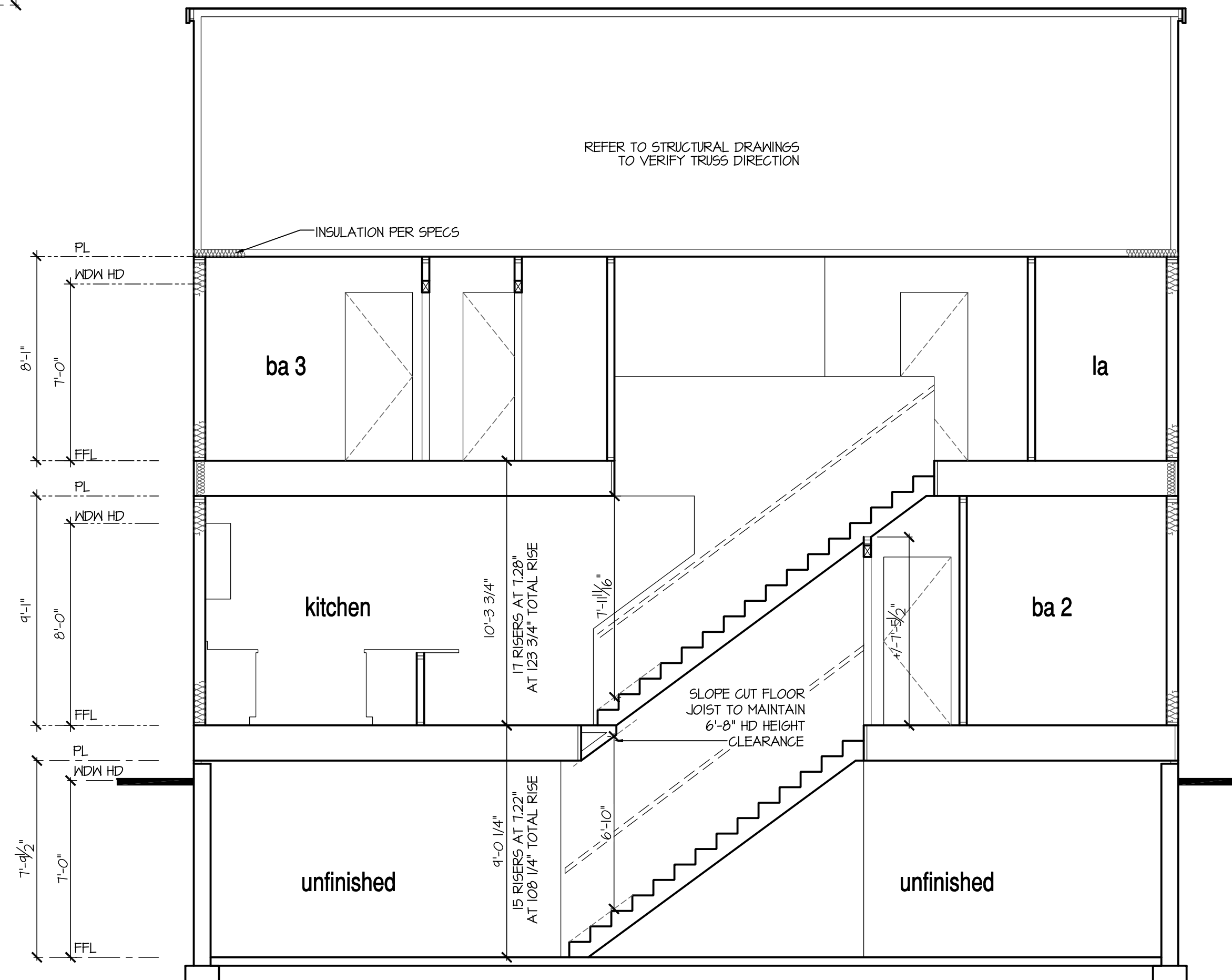
8'-9 1/2" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.52" = 120 1/4" TOTAL
RISE VERIFY

NOTES:

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 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.



Building Section 2 at In-Ground Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO: DATE: REVISION:

02.28.22

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA17063

SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:
September 26, 2017

SHEET NO:
8 BS



Building Section 1 at Opt 9' Basement

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

7'-9 1/2" STAIR NOTE:
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15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

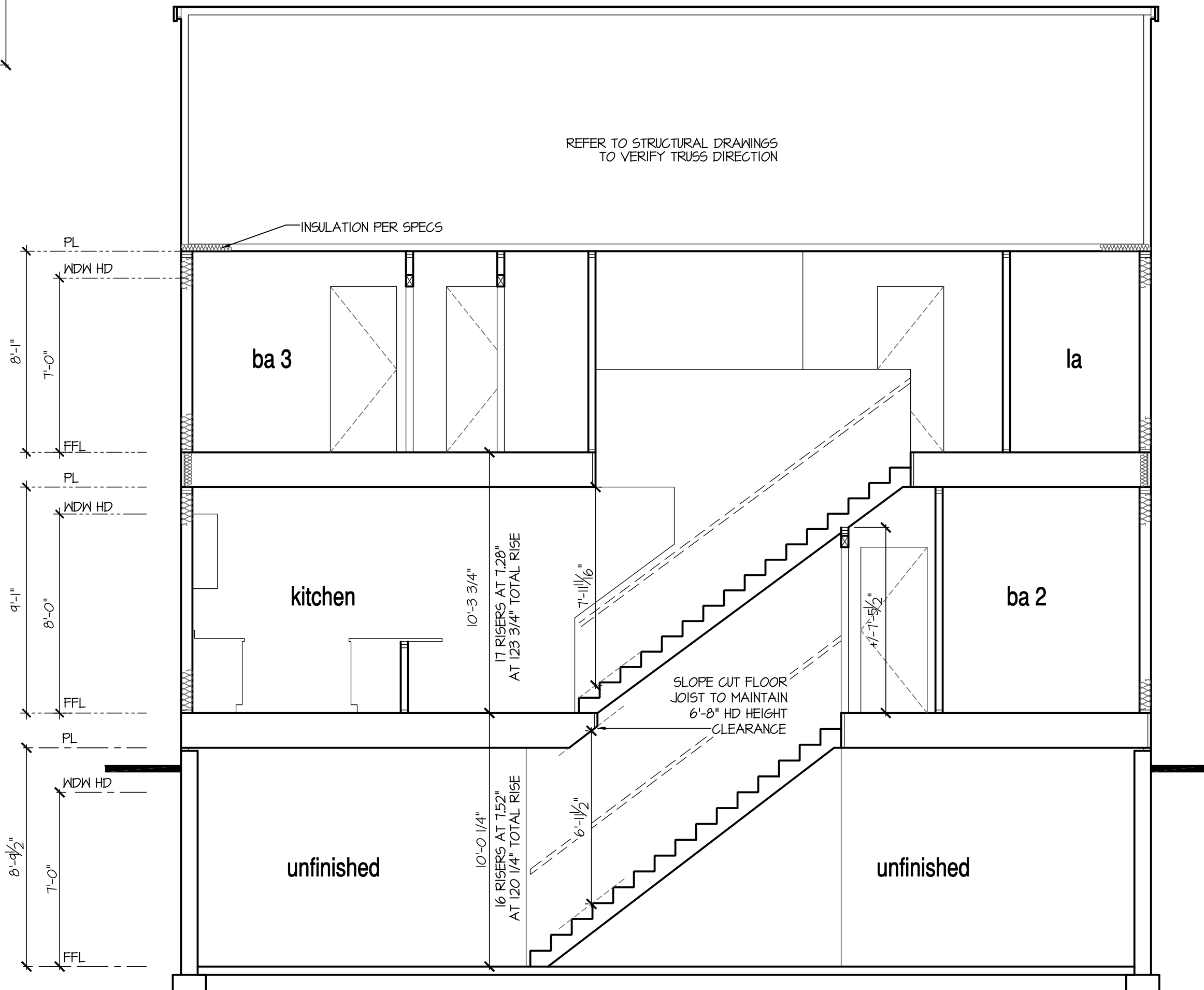
9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 1.40" = 125 3/4" TOTAL
RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
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PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.



Building Section 2 at Opt 9' Basement

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

NO:	DATE:	REVISION:
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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-GA1T063

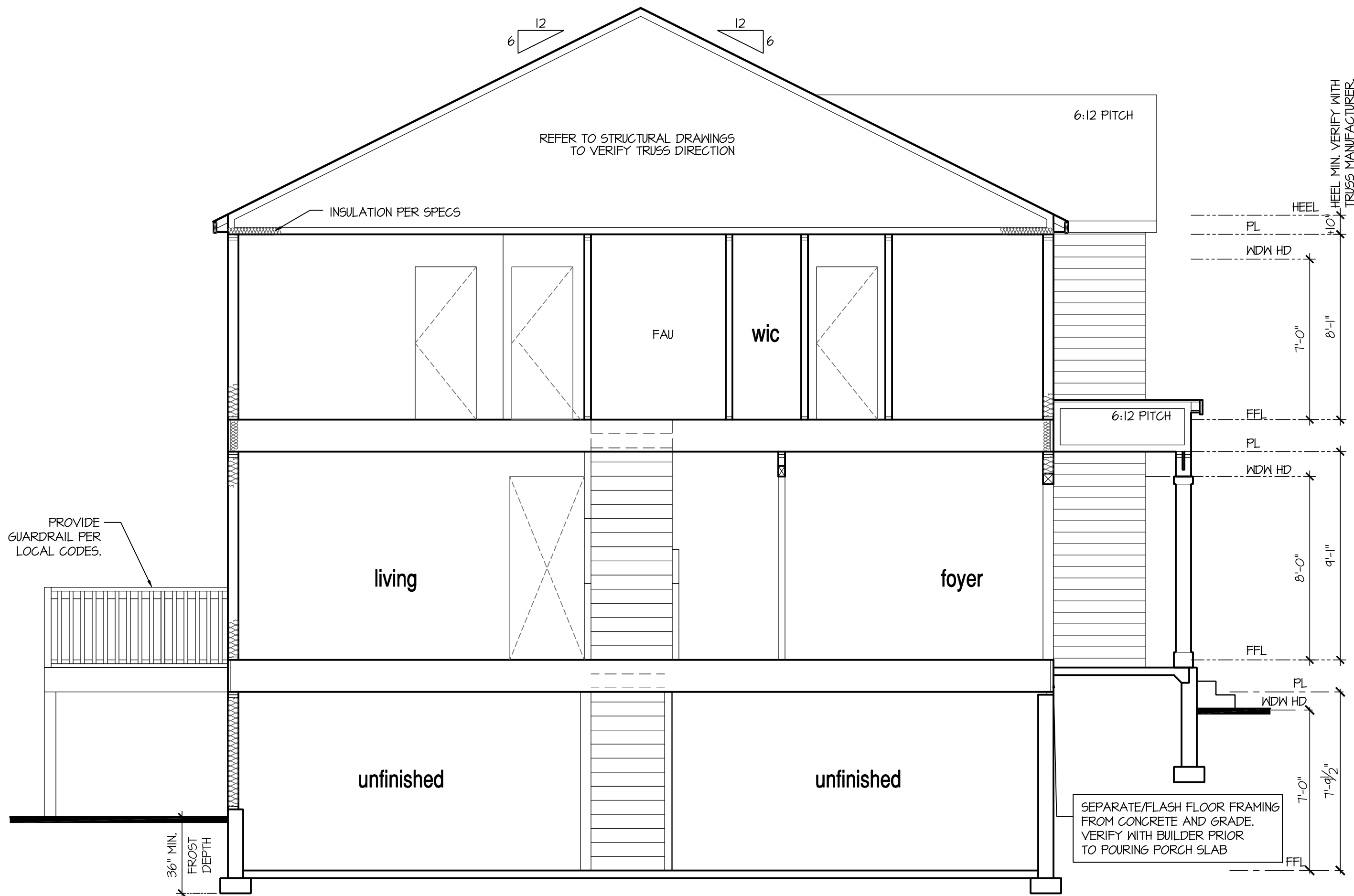
SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:

September 26, 2017

SHEET NO:

8.1 BS



Building Section I at Look-Out Basement

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY

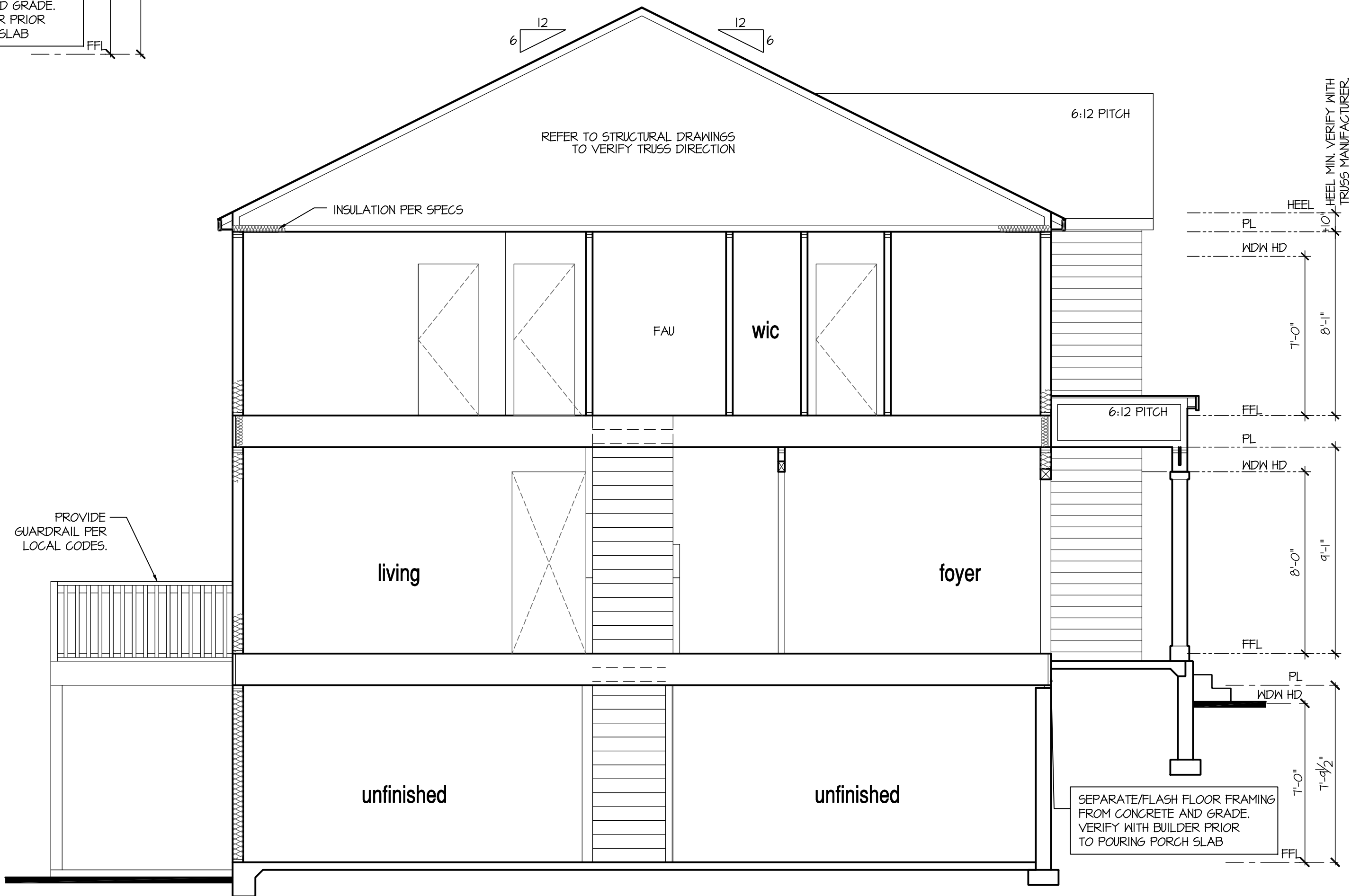
9'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16 TREADS AT 10" EACH VERIFY
17 RISERS AT +/- 1.40" = 125 3/4" TOTAL
RISE VERIFY

8'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
15" TREADS AT 10" EACH VERIFY
16 RISERS AT +/- 1.52" = 120 1/4" TOTAL
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- INSULATION:
EXTERIOR WALLS:
CEILING WITH ATTIC ABOVE:
FLOOR OVER GARAGE:
ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.



Building Section I at Walk-Out Basement

SCALE: 1/4"=1'-0" AT 22'X34" LAYOUT 1/8"=1'-0" AT 11'X17" LAYOUT

NO:	DATE:	REVISION:
	02.28.22	

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
Hayden
'X414'**

**Sassafras
Salisbury, MD
North Region**

PROJECT NO: GMD-6A17063

SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:

September 26, 2017

SHEET NO:

8.2 BS

Pine

4 bed | 2.5 bath | 2 car | 2 story | 1,953 sq ft



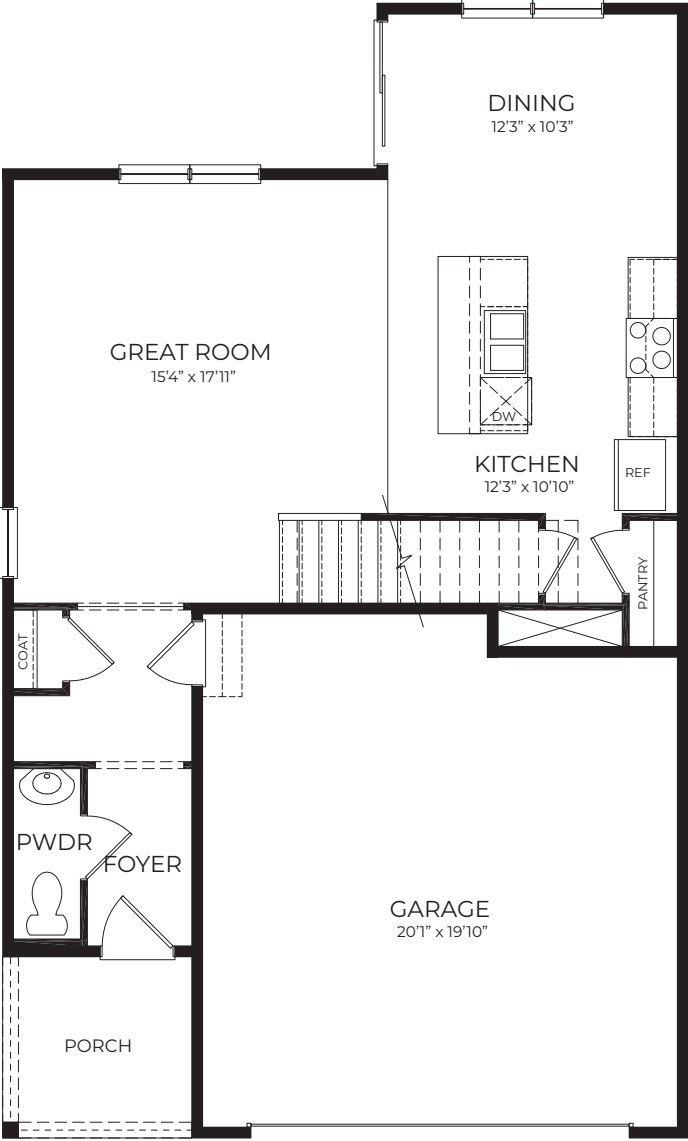
Elevation A



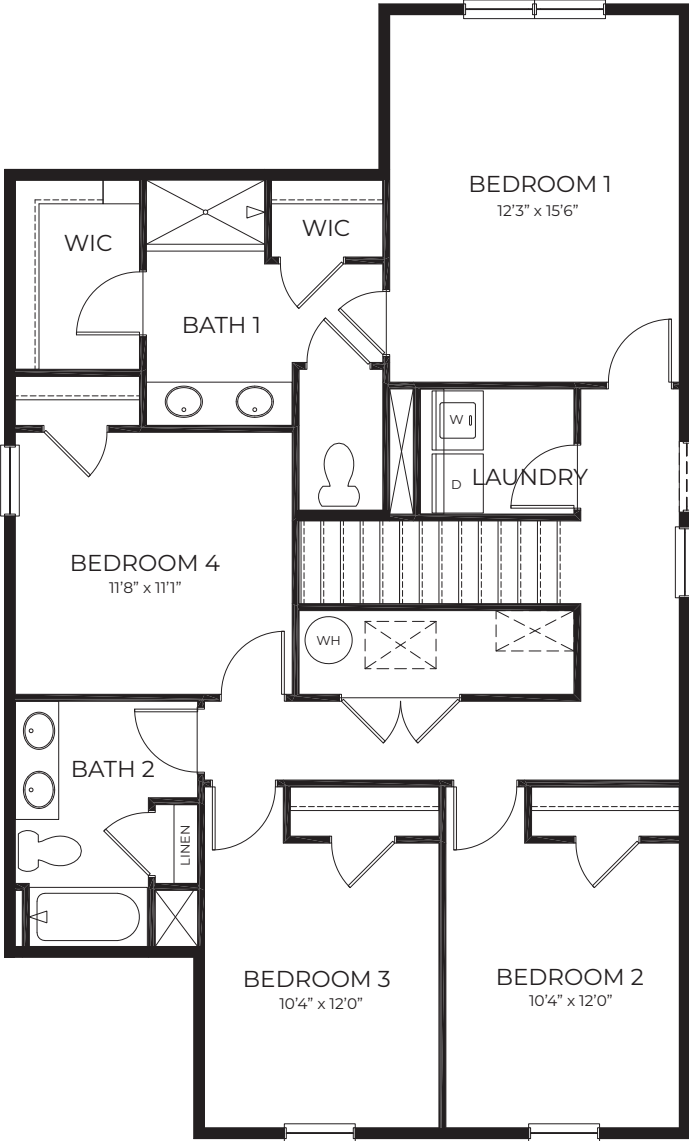
Elevation B



Elevation C



FIRST FLOOR



SECOND FLOOR

(LH VERSION ARE MIRRORED)

Easton - MD

PLAN CHANGES:	
DATE:	DESCRIPTION:
3.17.21	INITIAL PLAN RELEASE
.06.22	CLIENT REVISIONS
1.27.23	CLIENT REVISIONS
5.01.24	CLIENT REVISIONS

INDEX

MODEL 'PINE'	
0	TITLE SHEET / COVER SHEET
0.1	TECHNICAL INFORMATION
0.2	QUICK VIEW
1 A	FRONT ELEVATION 'A'
1.1 A	FRONT ELEVATION 'A' W/ OPT BASEMENT
2 A	ROOF PLAN 'A'
3 A	SIDE AND REAR ELEVATIONS 'A'
3.1 A	SIDE AND REAR ELEVATIONS 'A' W/ OPT BASEMENT
1 B	FRONT ELEVATION 'B'
1.1 B	FRONT ELEVATION 'B' W/ OPT BASEMENT
2 B	ROOF PLAN 'B'
3 B	SIDE AND REAR ELEVATIONS 'B'
3.1 B	SIDE AND REAR ELEVATIONS 'B' W/ OPT BASEMENT
1 C	FRONT ELEVATION 'C'
1.1 C	FRONT ELEVATION 'C' W/ OPT BASEMENT
2 C	ROOF PLAN 'C'
3 C	SIDE AND REAR ELEVATIONS 'C'
3.1 C	SIDE AND REAR ELEVATIONS 'C' W/ OPT BASEMENT
2.1	OPTIONAL 3RD CAR GARAGE ELEVATIONS
2.2	OPTIONAL 3RD CAR GARAGE ELEVATIONS
2.3	OPTIONAL 3RD CAR GARAGE ELEVATIONS
2.4	OPTIONAL 3RD CAR GARAGE ELEVATIONS
2.5	OPTIONAL 3RD CAR GARAGE ELEVATIONS
2.6	OPTIONAL 3RD CAR GARAGE ELEVATIONS
2.7	OPTIONAL LOOK-OUT BASEMENT ELEVATIONS
2.8	OPTIONAL WALK-OUT BASEMENT ELEVATIONS
4 SW	STEM WALL PLAN
4.1 SW	STEM WALL PLAN OPTIONS
4 CS	CRAWL SPACE PLAN
4.1 CS	CRAWL SPACE PLAN OPTIONS
4 BS	UNFINISHED BASEMENT PLAN
4.1 BS	UNFINISHED BASEMENT PLAN OPTIONS
5	1ST FLOOR PLAN
5.1	1ST FLOOR PLAN OPTIONS
6	2ND FLOOR PLAN
7	1ST FLOOR UTILITY PLAN
7.01	1ST FLOOR UTILITY PLAN
7.1	2ND FLOOR UTILITY PLAN
7.2	BASEMENT UTILITY PLAN
8 SW	STEM WALL BUILDING SECTIONS
8 CS	CRAWL SPACE BUILDING SECTIONS
8 BS	BASEMENT BUILDING SECTIONS
42	ARCHITECTURAL SHEETS

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PLAN 'PINE' SQUARE FOOTAGES			
HEATED SQ. FT.	ELEV 'A'	ELEV 'B'	ELEV 'C'
1st FLOOR	772 SF	772 SF	772 SF
2nd FLOOR	1181 SF	1192 SF	1181 SF
TOTAL HEATED SQ. FT.	1953 SF	1964 SF	1953 SF
HEATED OPTIONS			
OPT. FINISHED BASEMENT	+434 SF	+434 SF	+434 SF
OPT. FINISHED BASEMENT BATH	+46 SF	+46 SF	+46 SF
UNHEATED SQ. FT.			
GARAGE	448 SF	448 SF	448 SF
FRONT PORCH	49 SF	74 SF	74 SF
UNHEATED OPTIONS			
OPT. BASEMENT	693 SF	693 SF	693 SF
OPT. 3RD CAR GARAGE	220 SF	220 SF	220 SF
OPT. OVERSIZED 3RD CAR GARAGE	290 SF	290 SF	290 SF

PLAN 'PINE' VOLUME OF HEATED AREAS			
VOLUME CU. FT.	ELEV 'A'	ELEV 'B'	ELEV 'C'
1st FLOOR	6238 CF	6238 CF	6238 CF
2nd FLOOR	9542 CF	9631 CF	9542 CF



NO.:	DATE:	REVISION:
	11.12.24	

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PROFESSIONAL SEAL

PROJECT TITLE:

40' Series PINE 'X303'

Easton - MD North Region

PROJECT NO: GMD-GA16082.1

SHEET TITLE:

TITLE SHEET / COVER SHEET

PRINT DATE

February 05, 2019

SHEET NO:

0

NO:	DATE:	REVISION:
1	11/2/24	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
PINE
'X303'

Easton - MD
North Region

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
TECHNICAL INFORMATION

PRINT DATE:

February 05, 2019

SHEET NO:

0.1

ABBREVIATIONS

ABV	ABOVE	L	LENGTH
A/C	AIR CONDITIONING	LA	LAANDRY
A/D	AREA DRAIN	LAV	LAVATORY
ADJ	ADJUSTABLE	LVR	LOUVER
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MECH	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
BLN	BELOW	OH	OVERHEAD
BM	BEAM	OPT	OPTIONAL
BP	BI-PASS (DOOR)	PAR	PARALLEL
BOT	BOTTOM	P.B.	PUSH BUTTON
BTWN	BETWEEN	PDR	PONDER
CAB	CABINET	FED	FESTIVAL
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	PVC	POLYVINYL CHLORIDE PIPE
CLR	CLEAR	PVMT	PAVEMENT
CMU	CONCRETE MASONRY UNIT	PJA	PRE-WIRE
COL	COLUMN	PWD	PLYWOOD
CONC	CONCRETE	R	RISER
C	CARPET	RAG	RETURN AIR GRILL
CR	CORROSION RESISTANT	REF	REFERENCE
CSMT	CASEMENT	REFR	REFRIGERATOR
C.T.	CERAMIC TILE	REG	REQUIRED
D	DRYER	S	SOUTH
DBL	DOUBLE	SD	SMOKE DETECTOR
DH	DOUBLE HUNG	SF	SQUARE FEET
DIM	DIMENSION	S.G.D.	SLIDING GLASS DOOR
DISP	DISPOSAL	SH	SINGLE HUNG OR SHELF
DN	DOWN	SM	SIMILAR
DR	DOOR	SL	SLOPE / SLIDING
DS	DOWNSPOUT	SHP	SHELF AND POLE
DW	DISH WASHER	SPEC	SPECIFICATIONS
DWG	DRAWING	STD	STANDARD
E	EAST	STR	STRUCTURAL
EA	EACH	SQ	SQUARE
ELEV	ELEVATION	SYM	SYMBOL
ELEC	ELECTRICAL	S4S	SMOOTH FOUR SIDES
EQ	EQUAL	T	TREAD (AT STAIRS) OR TILE
EXT	EXTERIOR	T.B.	TOWEL BAR
FAU	FORCED AIR UNIT	TEMP	TEMPERED (GLASS)
FG	FLOOR GAWAGE	T&G	TONGUE & GROOVE
F.D.	FLOOR DRAIN	T.O.C.	TOP OF CURB
FFL	FINISH FLOOR LINE	TV	TELEVISION
FG	FINISHED GRADE	TYP	TYPICAL
FLR	FLOORING	UNO.	UNLESS NOTED OTHERWISE
FL	FLUORESCENT (LIGHT)	V.B.	VAPOR BARRIER
FND	FOUNDATION	VERT	VERTICAL
F.O.S.	FACE OF STUD	V.T.R.	VENT THRU ROOF
FTG	FOOTING	W	WASHING MACHINE
FX	FIXED GLASS	WD	WOOD
GALV	GALVANIZED	WM	WINDOM
GAR	GARAGE	WH	WATER HEATER
GB	GYPNUM BOARD	W	WROUGHT IRON
GD	GRADE OR GRADING	WC	WALK-IN CLOSET
G.D.O.	GARAGE DOOR OPENER	W/ W/O	WITH OR WITHOUT
GFI	GROUND FAULT INTERRUPTER	WF	WATERPROOFING
GL	GLASS OR GLAZING	WM	WELDED WIRE MESH
GYP	GYPNUM BOARD	RL	PROPERTY LINE
HD	HOSE BIBB	Ø	ROUND / DIAMETER
HD	HEAD OR HARD	4	AND
HDR	HEADER	CL	CENTERLINE
HGT	HEIGHT	#	POUND / NUMBER
HVAC	HEATING/VENTILATING/AIR COND.		
HWD	HARDWOOD		
INT	INTERIOR		
JST	JOIST		
JT	JOINT		
KIT	KITCHEN		

BUILDING CODE COMPLIANCE / PROJECT INFORMATION 2021

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.
STATE SUPPLEMENTS AND AMENDMENTS, CODE OF MARYLAND

2021- INTERNATIONAL RESIDENTIAL CODE (BUILDING)
2021- INTERNATIONAL FIRE PREVENTION CODE
2021- INTERNATIONAL PLUMBING CODE (BUILDING)
2021- INTERNATIONAL MECHANICAL CODE (BUILDING)
2021- INTERNATIONAL FUEL GAS CODE (BUILDING)
2021- INTERNATIONAL ENERGY CONSERVATION CODE (BUILDING)
2020- NATIONAL ELECTRICAL CODE

PRODUCT:
SINGLE FAMILY RESIDENCE

OCCUPANCY CLASSIFICATION
RESIDENTIAL R-3

CONSTRUCTION TYPE:
TYPE VB

BUILDING HEIGHT

ELEVATION 'A'	26'-3 3/4"
ELEVATION 'B'	24'-3 3/4"
ELEVATION 'C'	21'-4 3/4"

AT LOOK-OUT BASEMENT

ELEVATION 'A'	32'-6"
ELEVATION 'B'	35'-6"
ELEVATION 'C'	33'-1"

AT WALK-OUT BASEMENT

ELEVATION 'A'	35'-6"
ELEVATION 'B'	38'-6"
ELEVATION 'C'	36'-1"

CONSULTANTS:

GENERAL NOTES DESIGNER: IRC

THESE DOCUMENTS ARE THE PROPERTY OF DR HORTON HOMES AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF DR HORTON HOMES OR GMD DESIGN GROUP.

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 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 IRC SECTION R602.2)

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 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 IRC SECTION R310.1.1)

ALL HANDRAIL BALLUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALLUSTERS. (PER IRC SECTION R312.1.3)

PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.1.2 AND R312

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 UNCLEAR WHICH REQUIREMENT IS MOST STRINGENT, OBTAIN CLARIFICATION FROM THE GMD DESIGN GROUP BEFORE PROCEEDING.

PROFESSIONAL SEAL:

40' Series PINE 'X303'

PROJECT NO: GMD-GA16082.

PRINT DATE

February 05, 2019

SHEET NO:

Page 926 of 998

NO:	DATE:	REVISION:
	11/2/24	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL

PROJECT TITLE:

40' Series PINE 'X303'

Easton - MD North Region

PROJECT NO: GMD-GA16082.

SHEET TITLE:
FRONT ELEVATION 'A'
W/ OPTIONAL BASEMENT

PRINT DATE:
February 05, 2019

SHEET NO:

1.1A

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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 | Ø" SOLDIER COURSE. |
| 5 | ROWLOCK COURSE |
| 6 | N/A |

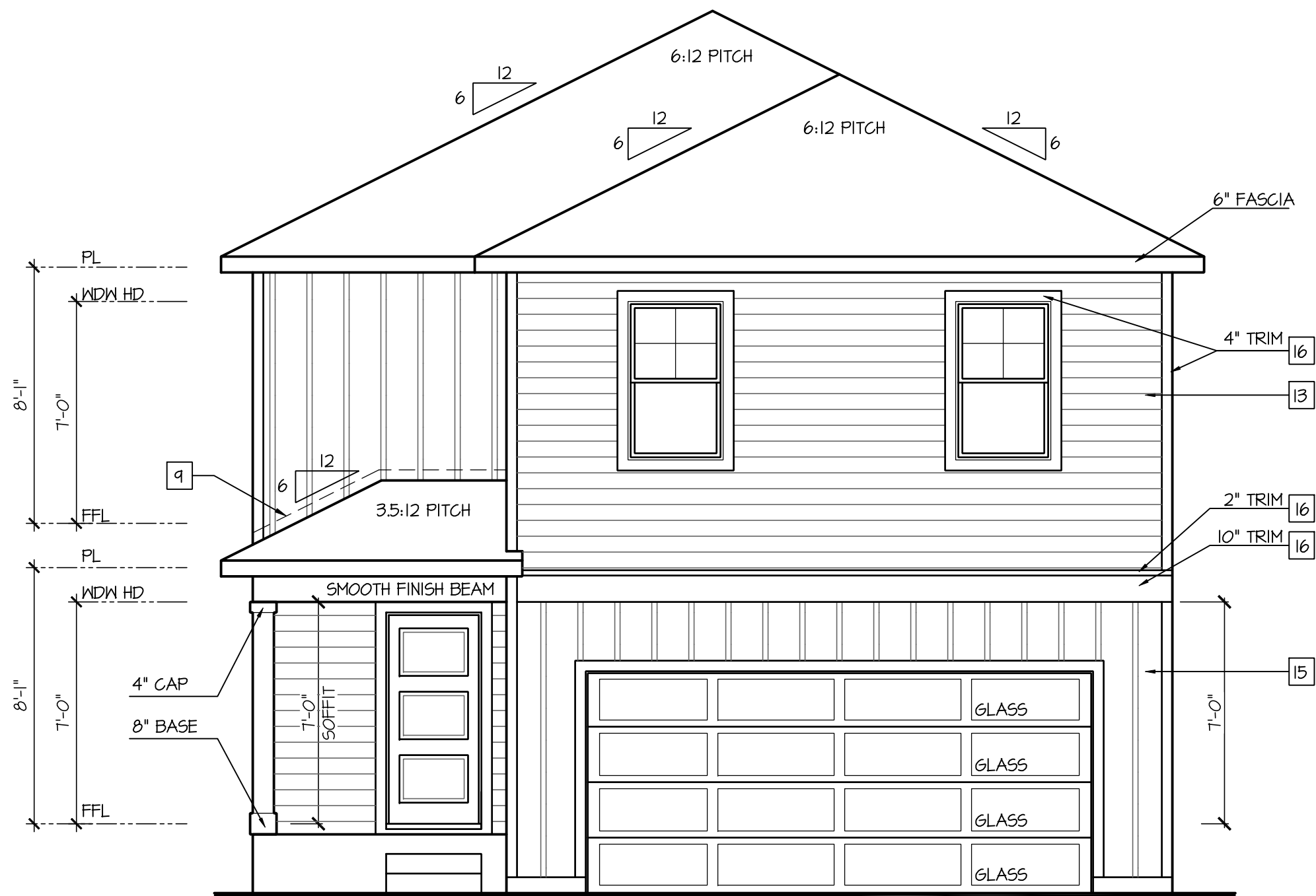
TYPICALS:

- | | |
|----|--|
| 7 | DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Front Elevation 'A' w/ Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

ATTIC VENT CALCULATION FOR PLAN 'PINE': 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 (9F) X 144 = BLDG (SQ. IN.)

BLDG. (SQ. IN.) / 150 = SQ. IN. OF VENT REQUIRED

ROOF AREA 1:= 1220 SF

1220 SQ. FT. X 144 = 175680 SQ. IN.

175680 SQ. IN. / 150 = 1171.20 SQ. IN. OF VENT REQ'D

ROOF AREA 2:= 74 SF

74 SQ. FT. X 144 = 10656 SQ. IN.

10656 SQ. IN. / 150 = 71.04 SQ. IN. OF VENT REQ'D

NOTES:

- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.

- DASHED LINES INDICATE WALL 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 'PINE': 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 (9F) 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:= 1220 SF

1220 SQ. FT. X 144 = 175680 SQ. IN.

175680 SQ. FT. / 300 = 585.60 SQ. IN. OF VENT REQ'D

585.60 SQ. IN. / 2 = 292.80 SQ. IN.

292.80 SQ. IN. OF VENT AT HIGH & 292.80 SQ. IN. OF VENT AT LOW REQUIRED.

ROOF AREA 2:= 74 SF

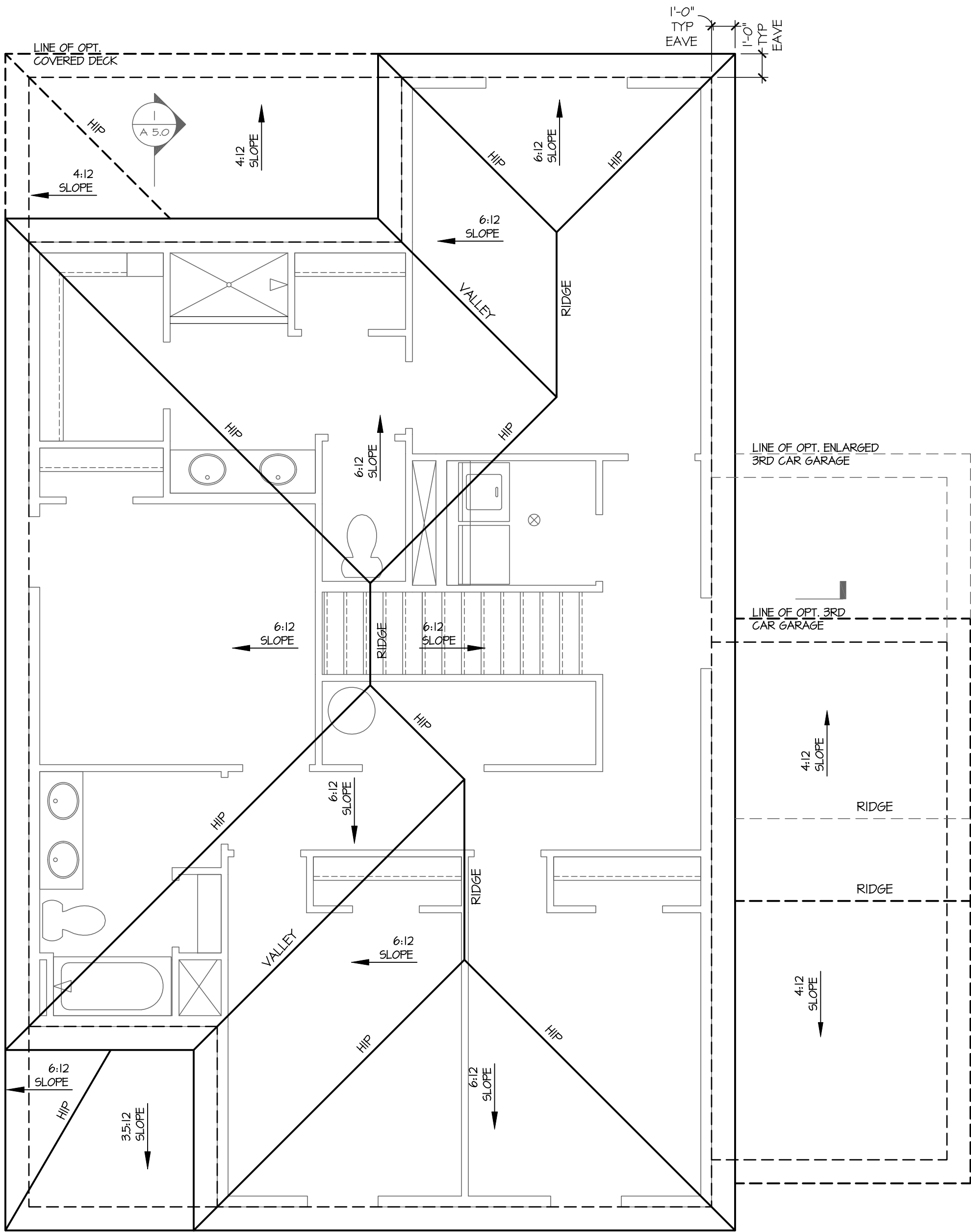
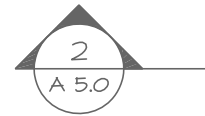
74 SQ. FT. X 144 = 10656 SQ. IN.

10656 SQ. FT. / 300 = 35.52 SQ. IN. OF VENT REQ'D

35.52 SQ. IN. / 2 = 17.76 SQ. IN.

17.76 SQ. IN. OF VENT AT HIGH & 17.76 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 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

D.R. HORTON
America's Builder

NO: DATE: REVISION:

IIJ224

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:

PROJECT TITLE:
40' Series
PINE
'X303'
Easton - MD
North Region
PROJECT NO: GMD-6A16082.1

SHEET TITLE:
ROOF PLAN 'A'

PRINT DATE:
February 05, 2019

SHEET NO:
2 A

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.

- WINDOW HEAD HEIGHTS:

1ST FLOOR = 8'-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.

- 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

N/A

TYPICALS:

1

DECORATIVE 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.

10

STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

11

DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

12

VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

13

VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

15

VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.

(AT SPECIFIED LOCATIONS:

FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

16

VINYL TRIM SIZE AS NOTED

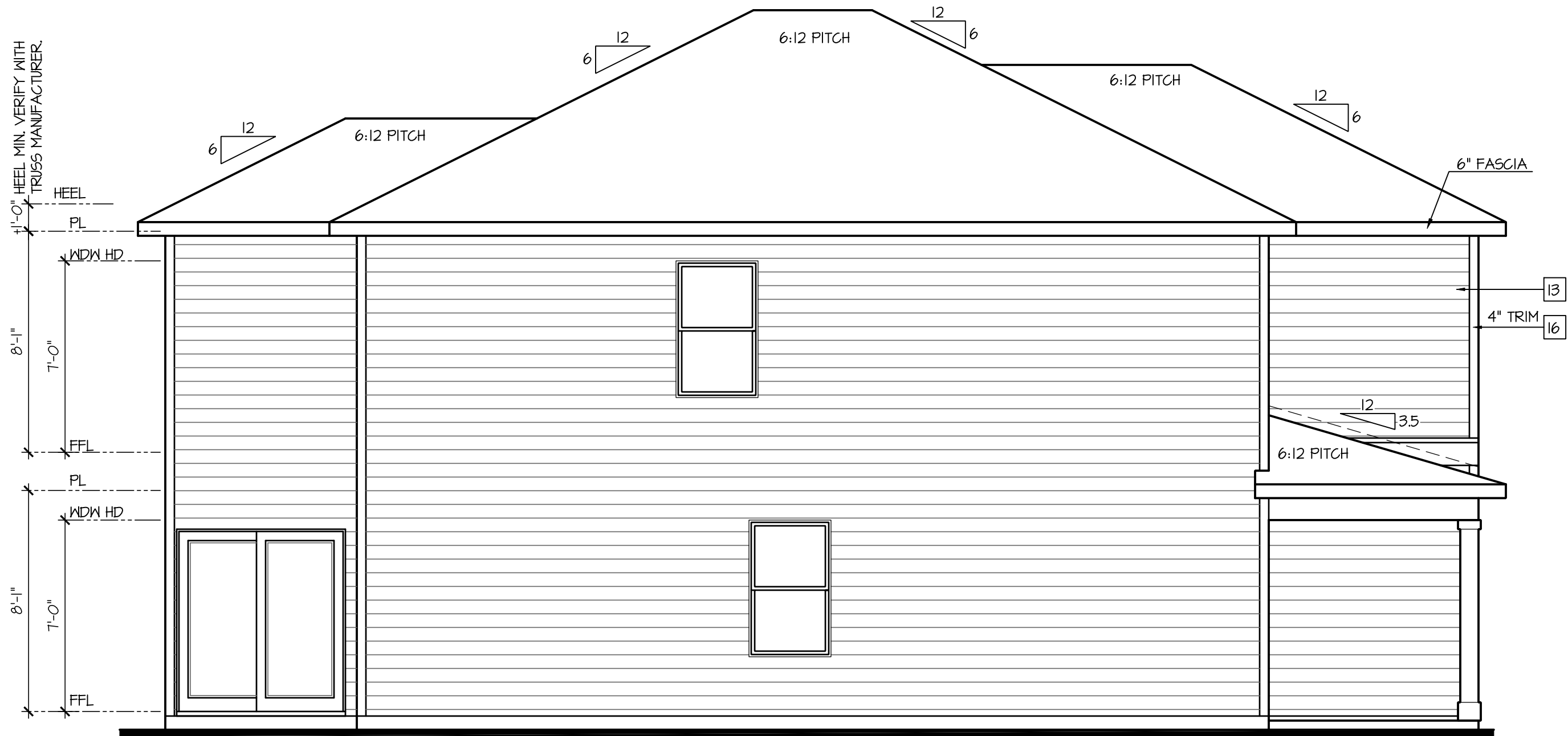
(AT SPECIFIC LOCATIONS:

1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

17

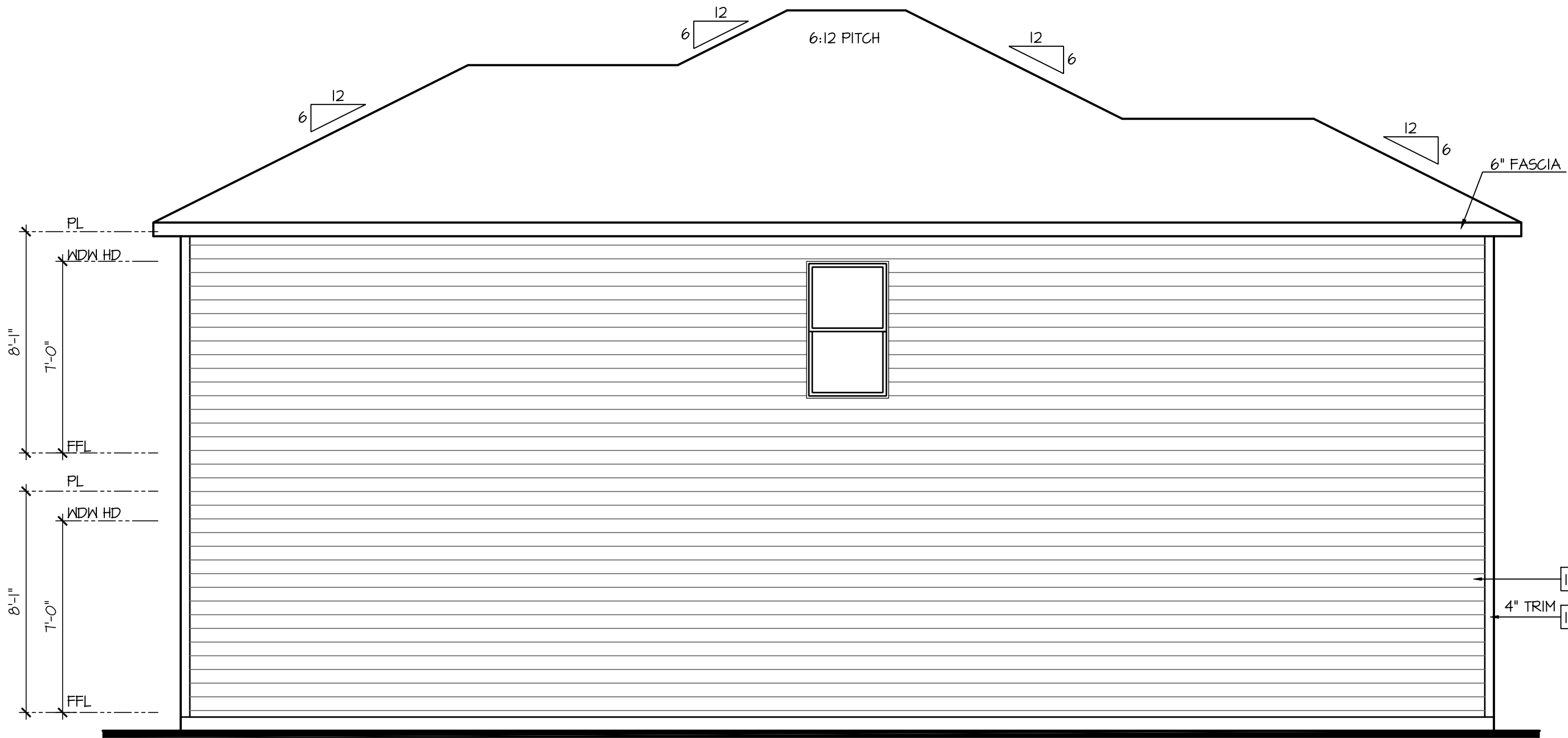
PYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.

(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



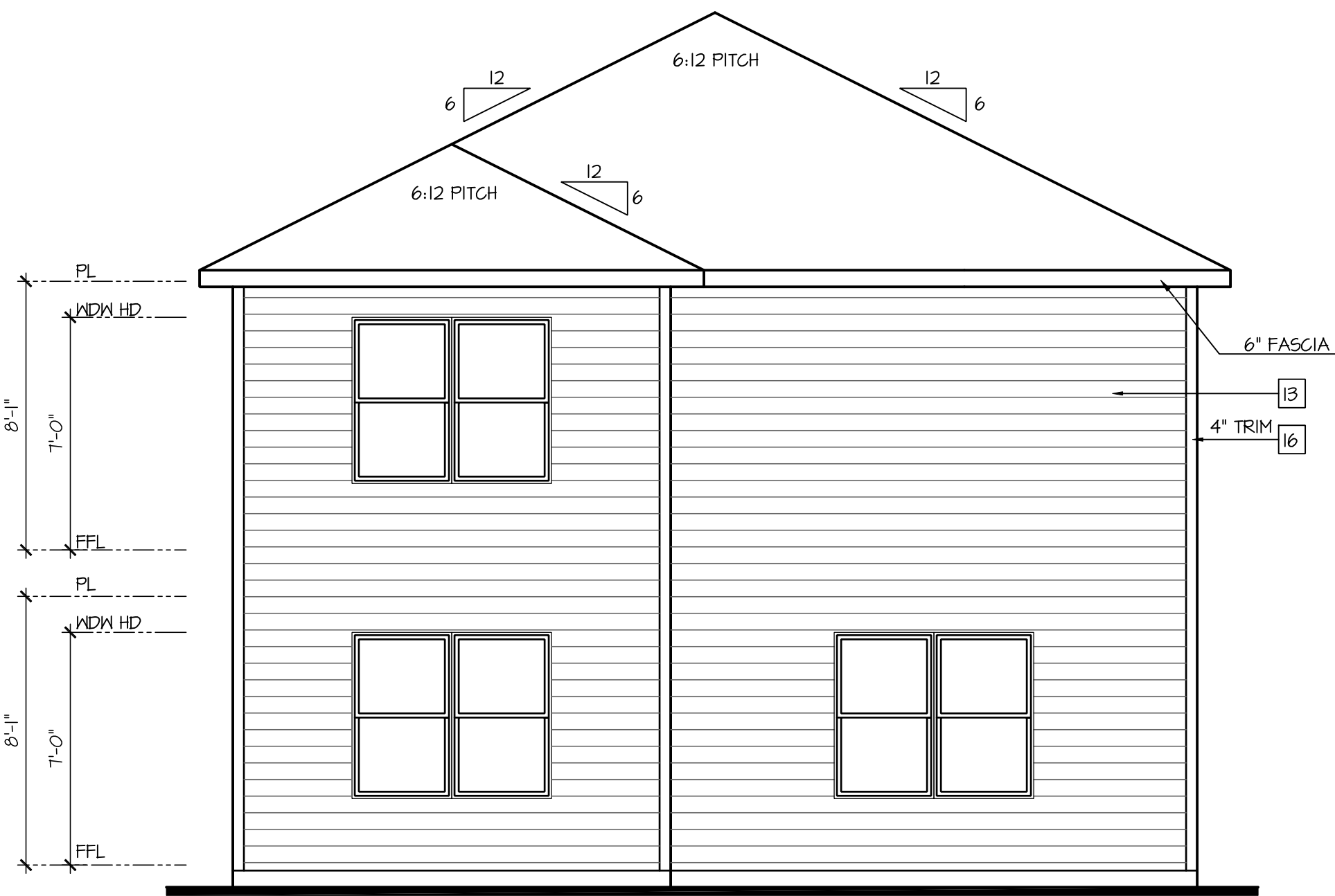
Left Elevation 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Right Elevation 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Rear Elevation 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

D·R·HORTON

America's Builder

NO: DATE: REVISION:

IIJ224

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:

STATE OF MARYLAND

SHIRLEY G. EDDY, ARCHITECT

11-21-2024

PROJECT TITLE:

40' Series
PINE
'X303'

Easton - MD
North Region

PROJECT NO: GMD-GA16082.I

SHEET TITLE:

SIDE AND REAR
ELEVATIONS 'A'

PRINT DATE:

February 05, 2019

SHEET NO:

3 A

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 N/A

TYPICALS:

- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

VINYL:

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Right Elevation 'A' w/
Opt Basement

EGRESS WINDOW WELL AS
REQUIRED PER LOCAL
CODE CONDITIONS. VARY
BY LOT AND GRADE.

Rear Elevation 'A' w/
Opt Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

PROFESSIONAL SEAL:

Easton - MD North Region

HEET TITLE: **FRONT ELEVATION 'B'
W/ OPTIONAL BASEMENT**

SHEET NO:

Page 932 of 998

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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:

- 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 N/A
- TYPICALS:
- 7 DECORATIVE 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 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)

ATTIC VENT CALCULATION FOR PLAN 'PINE': 1:150 RATIO.

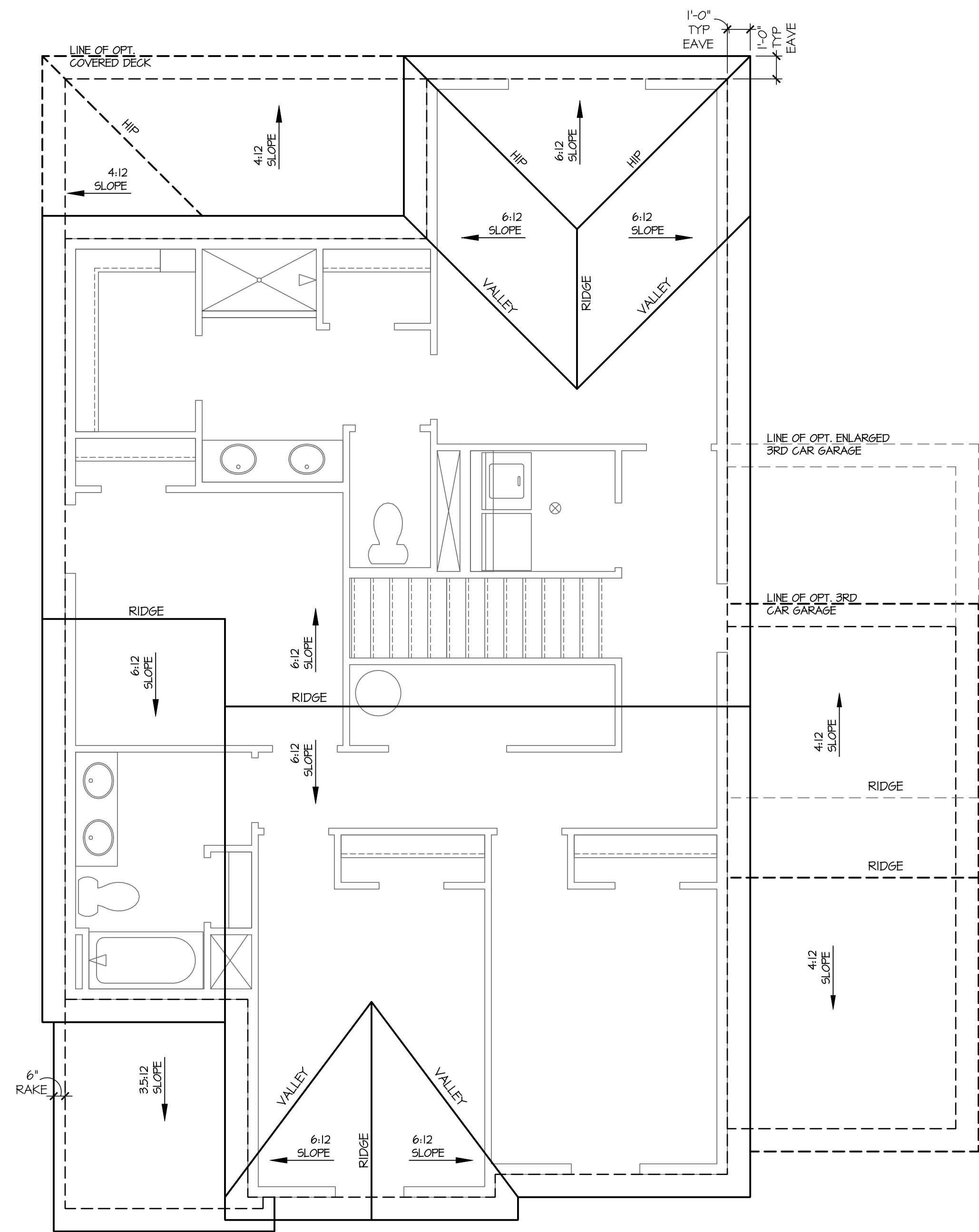
THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED 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: = 1220 SF 1220 SQ. FT. X 144 = 175680 SQ. IN. 175680 SQ. IN. / 150 = 1171.20 SQ. IN. OF VENT REQ'D ROOF AREA 2: = 74 SF 74 SQ. FT. X 144 = 10656 SQ. IN. 10656 SQ. IN. / 150 = 71.04 SQ. IN. OF VENT REQ'D
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NOTES:	
- ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.	- TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALCS AND SHOP DRAWINGS TO THE BUILDER'S GENERAL CONTRACTOR AND BUILDING DEPARTMENT FOR REVIEW PRIOR TO FABRICATIONS.
- DASHED LINES INDICATE WALL BELOW.	- 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.
- LOCATE GUTTER AND DOWNSPOUTS PER BUILDER.	
- PITCHED ROOFS AS NOTED.	

ATTIC VENT CALCULATION FOR PLAN 'PINE': 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: = 1220 SF 1220 SQ. FT. X 144 = 175680 SQ. IN. 175680 SQ. FT. / 300 = 585.60 SQ. IN. OF VENT REQ'D 585.60 SQ. IN. / 2 = 292.80 SQ. IN. OF VENT AT HIGH & 292.80 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2: = 74 SF 74 SQ. FT. X 144 = 10656 SQ. IN. 10656 SQ. FT. / 300 = 35.52 SQ. IN. OF VENT REQ'D 35.52 SQ. IN. / 2 = 17.76 SQ. IN. OF VENT AT HIGH & 17.76 SQ. IN. OF VENT AT LOW REQUIRED.
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BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12	
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Roof Plan 'B'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NO:	DATE:	REVISION:
IIJ224		

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.



PROJECT TITLE:
**40' Series
PINE
'X303'**

PROJECT NO: GMD-6A16082.I

**Easton - MD
North Region**

SHEET TITLE:
ROOF PLAN 'B'

PRINT DATE:
February 05, 2019

SHEET NO:
2 B

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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] N/A

TYPICALS:

[7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS W/ 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIED LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

[17] FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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 | N/A |

TYPICALS:

- | | |
|----|--|
| 7 | DECORATIVE LOWERED 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. |

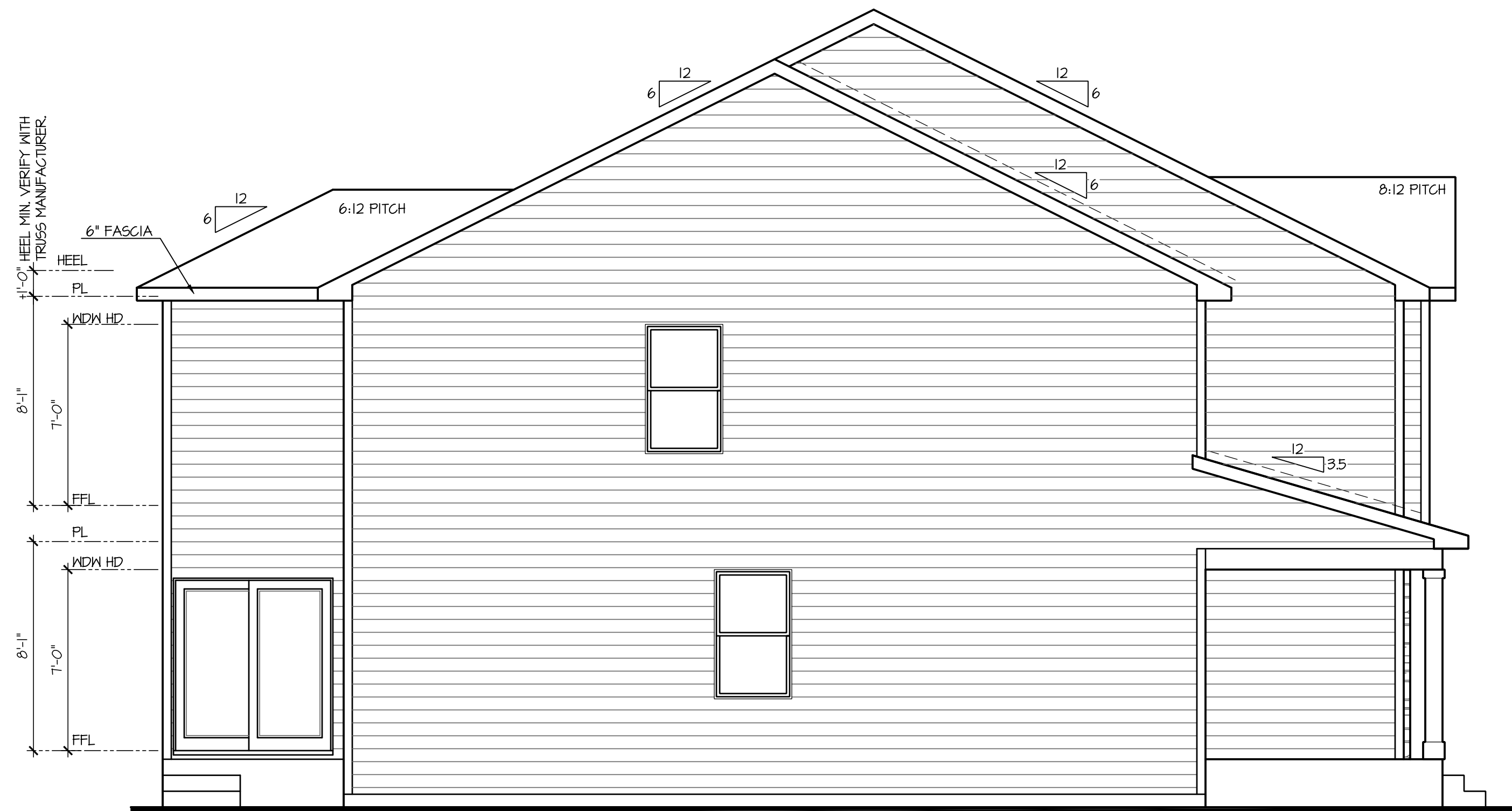
SIDING:

- [2] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [8] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

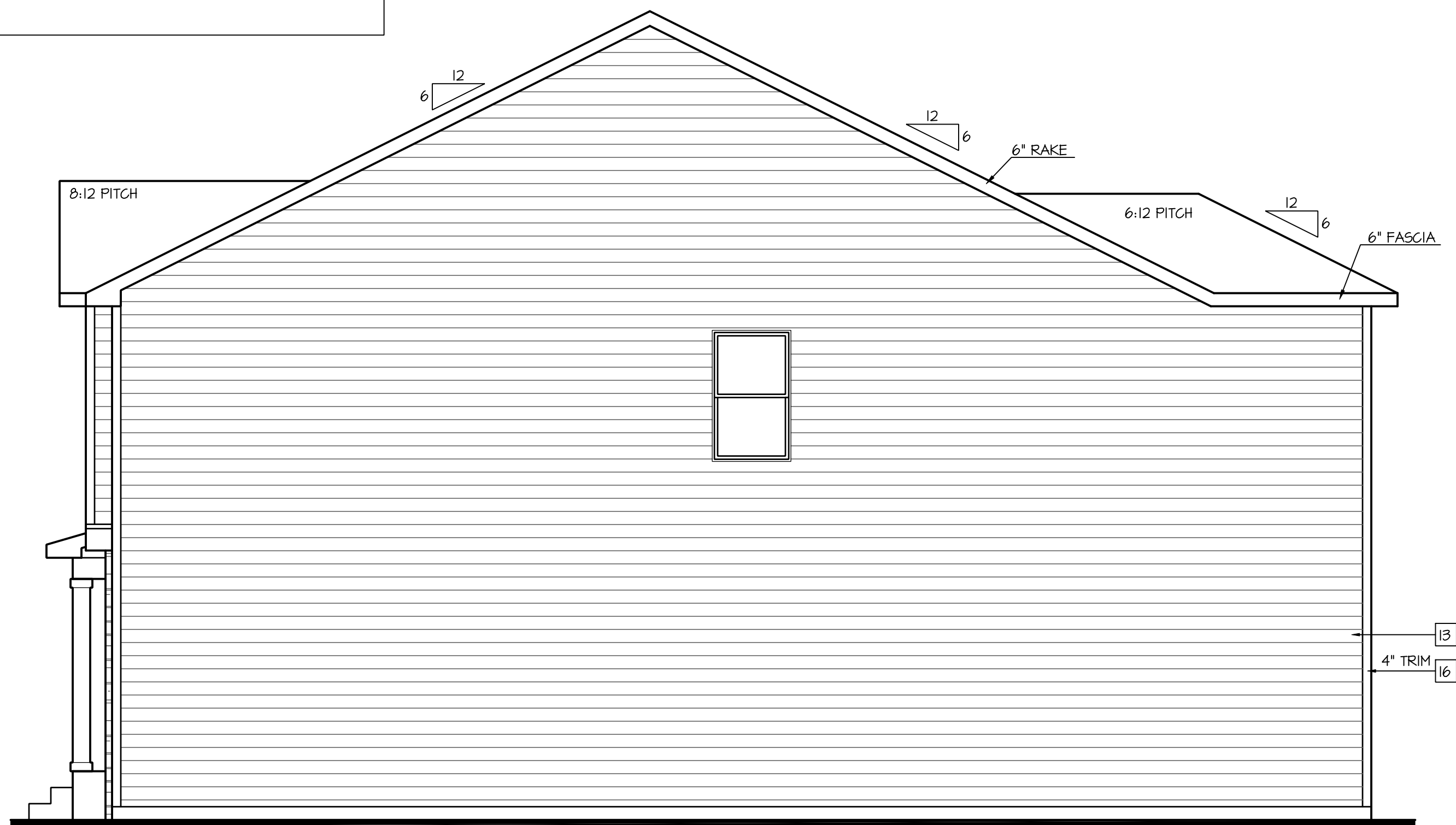
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

- 17 FYRON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



Left Elevation 'B' w/
Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Right Elevation 'B' w/
Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Rear Elevation 'B' w/
Opt Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



NO:	DATE:	REVISION:
	11.12.24	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
PINE
'X303'

Easton - MD North Region

PROJECT NO: GMD-GA16082.

SHEET TITLE:
**SIDE AND REAR
ELEVATIONS 'B'
W/ OPTIONAL BASEMENT**

PRINT DATE:
February 05, 2019

SHEET NO:
3.1 B

PROFESSIONAL SEAL:

PROJECT TITLE:

Easton - MD North Region

PROJECT NO: GMD-GA16082.

SHEET TITLE:
FRONT ELEVATION 'C'
W/ OPTIONAL BASEMENT

PRINT DATE:
February 05, 2019

SHEET NO:

Page 937 of 998

ATTIC VENT CALCULATION FOR PLAN 'PINE': 1:150 RATIO.

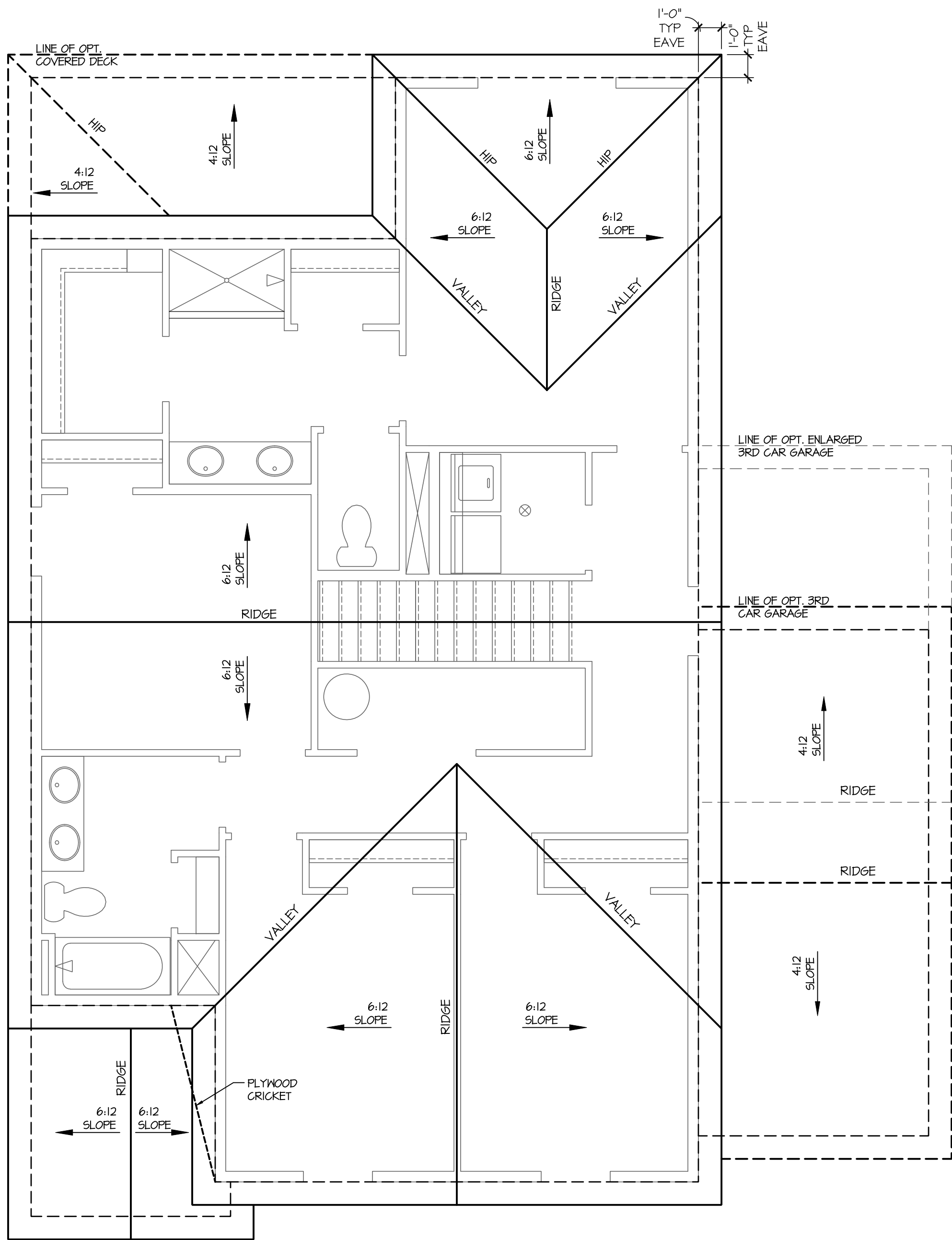
THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED BY OWNER. VERIFY WITH MANUFACTURER OF HIGH AND LOW VENTS TO BE USED FOR MINIMUM CALCULATED VENTS REQUIRED. THE REQUIRED 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: = 1220 SF 1220 SQ. FT. X 144 = 175680 SQ. IN. 175680 SQ. IN. / 150 = 1171.20 SQ. IN. OF VENT REQ'D ROOF AREA 2: = 74 SF 74 SQ. FT. X 144 = 10656 SQ. IN. 10656 SQ. IN. / 150 = 71.04 SQ. IN. OF VENT REQ'D
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NOTES: - ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY. - DASHED LINES INDICATE WALL 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.
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ATTIC VENT CALCULATION FOR PLAN 'PINE': 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: = 1220 SF 1220 SQ. FT. X 144 = 175680 SQ. IN. 175680 SQ. FT. / 300 = 585.60 SQ. IN. OF VENT REQ'D 585.60 SQ. IN. / 2 = 292.80 SQ. IN. 292.80 SQ. IN. OF VENT AT HIGH & 292.80 SQ. IN. OF VENT AT LOW REQUIRED. ROOF AREA 2: = 74 SF 74 SQ. FT. X 144 = 10656 SQ. IN. 10656 SQ. FT. / 300 = 35.52 SQ. IN. OF VENT REQ'D 35.52 SQ. IN. / 2 = 17.76 SQ. IN. 17.76 SQ. IN. OF VENT AT HIGH & 17.76 SQ. IN. OF VENT AT LOW REQUIRED.
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BUILDER TO PROVIDE (2) LAYERS OF UNDERLAYMENT AT ANY ROOF W/ A SLOPE FROM 2:12 TO LESS THAN 4:12



Roof Plan 'C'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

NO:	DATE:	REVISION:
IIJ224		

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.



PROJECT TITLE:
**40' Series
PINE
'X303'**

**Easton - MD
North Region**

PROJECT NO: GMD-6A16082.I

SHEET TITLE:
ROOF PLAN 'C'

PRINT DATE:
February 05, 2019

SHEET NO:
2 C

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

- 1 MASONRY:
- 2 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 5 8" SOLDIER COURSE.
- 6 ROWLOCK COURSE
- 7 N/A
- 8 TYPICALS:
- 9 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- 10 CODE APPROVED TERMINATION CHIMNEY CAP.
- 11 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 12 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 13 DECORATIVE WROUGHT IRON. SEE DETAILS.
- 14 SIDING:
- 15 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 17 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 18 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS;
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED)
- 19 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS; FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- * WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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 | Ø" SOLDIER COURSE. |
| 5 | ROWLOCK COURSE |
| 6 | N/A |

TYPICALS:

- | | |
|----|--|
| 7 | DECORATIVE LOUVERED VENTS, SIZE AS NOTED. |
| 8 | CODE APPROVED TERMINATION CHIMNEY CAP. |
| 9 | CORROSION RESISTANT ROOF TO MALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/MALL INTERSECTIONS. |
| 10 | STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. |
| 11 | DECORATIVE WROUGHT IRON. SEE DETAILS. |

SIDING:

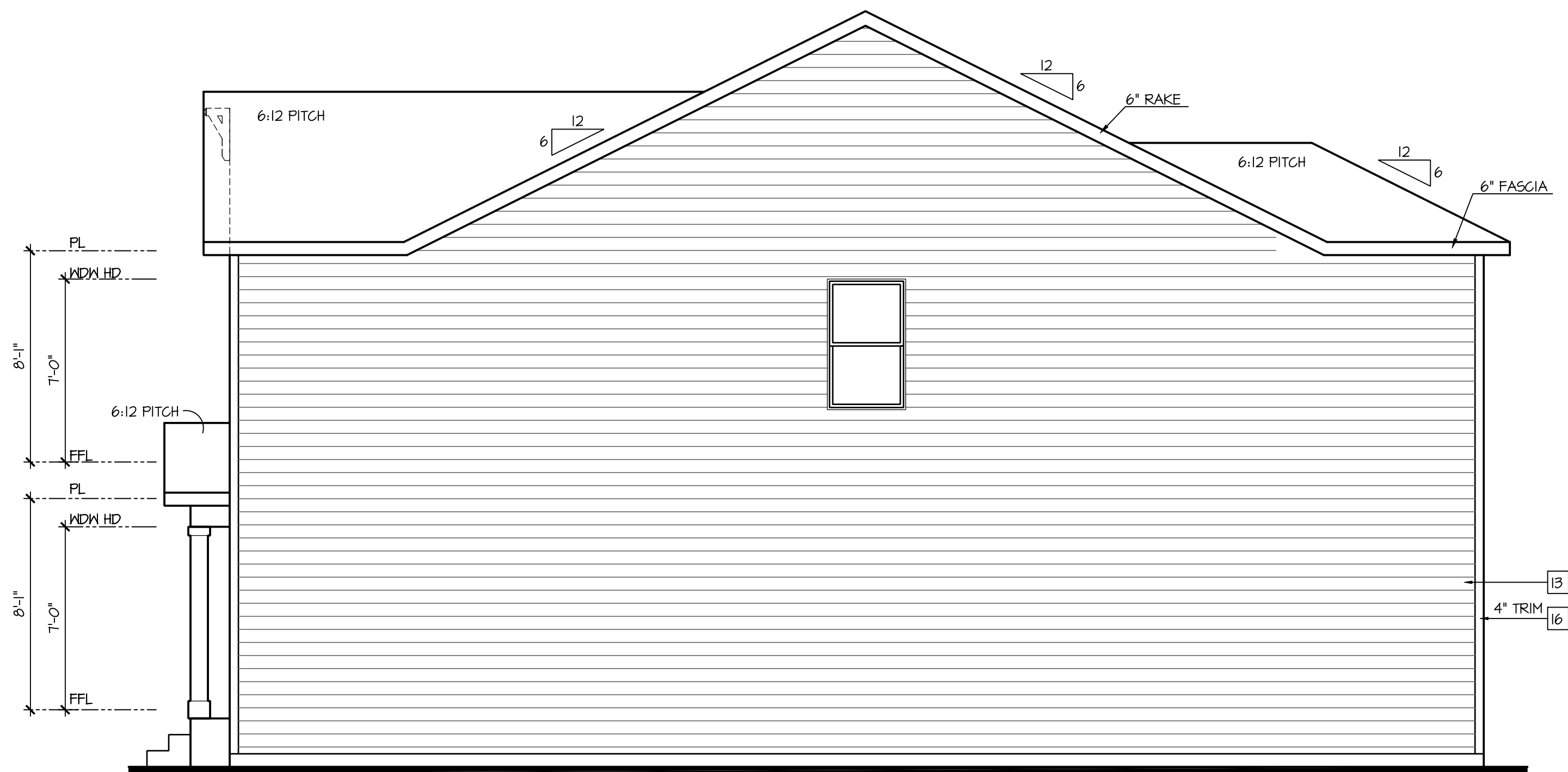
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



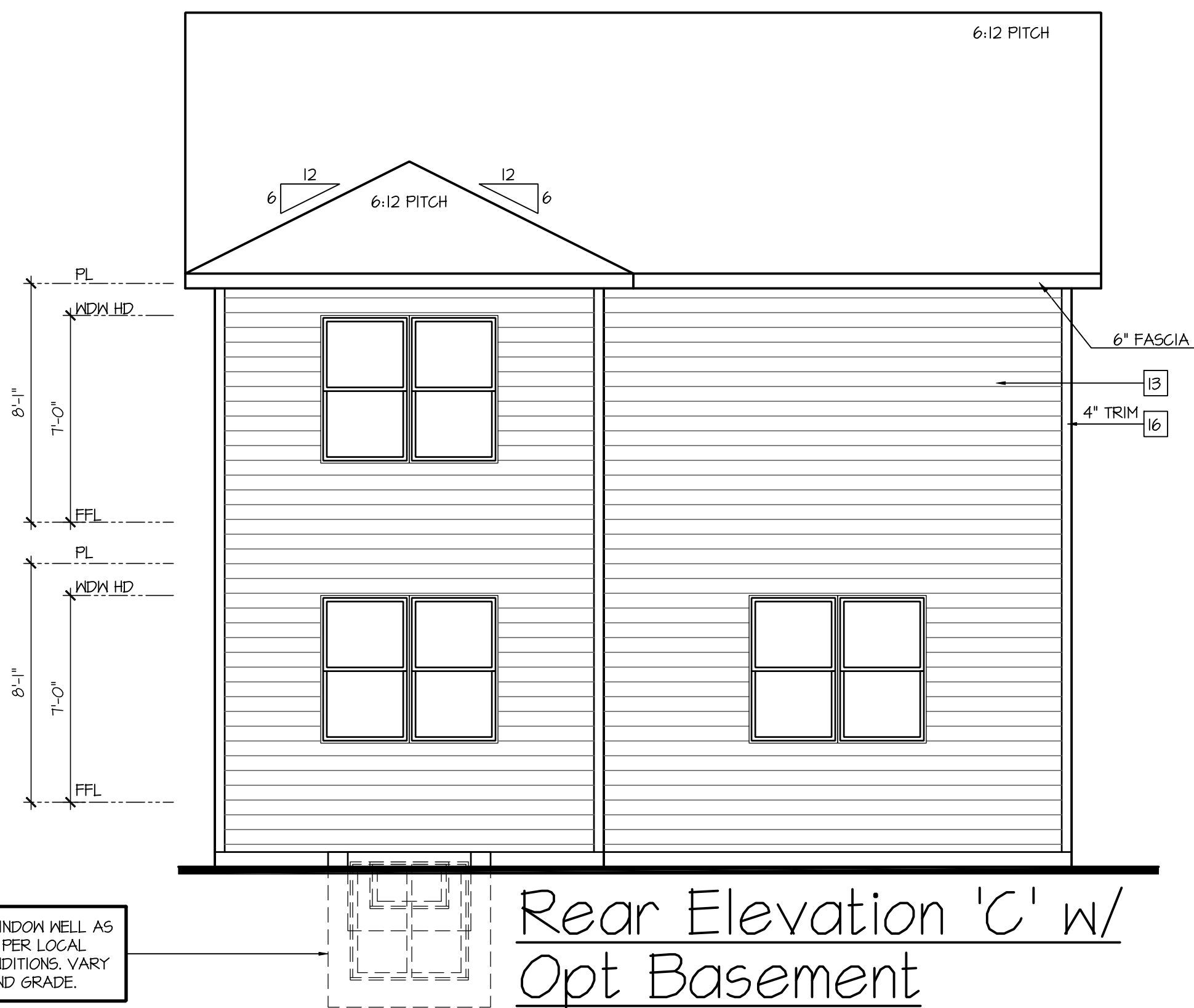
Left Elevation 'C' w/
Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Right Elevation 'C' w/
Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Rear Elevation 'C' w/
Opt Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



NO:	DATE:	REVISION:
	11/2/24	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series PINE 'X303'

Easton - MD North Region

PROJECT NO: GMD-GA16082.

FEET TITLE:
**SIDE AND REAR
ELEVATIONS 'C'
W/ OPTIONAL BASEMENT**

PRINT DATE:
February 05, 2019

SHEET NO:

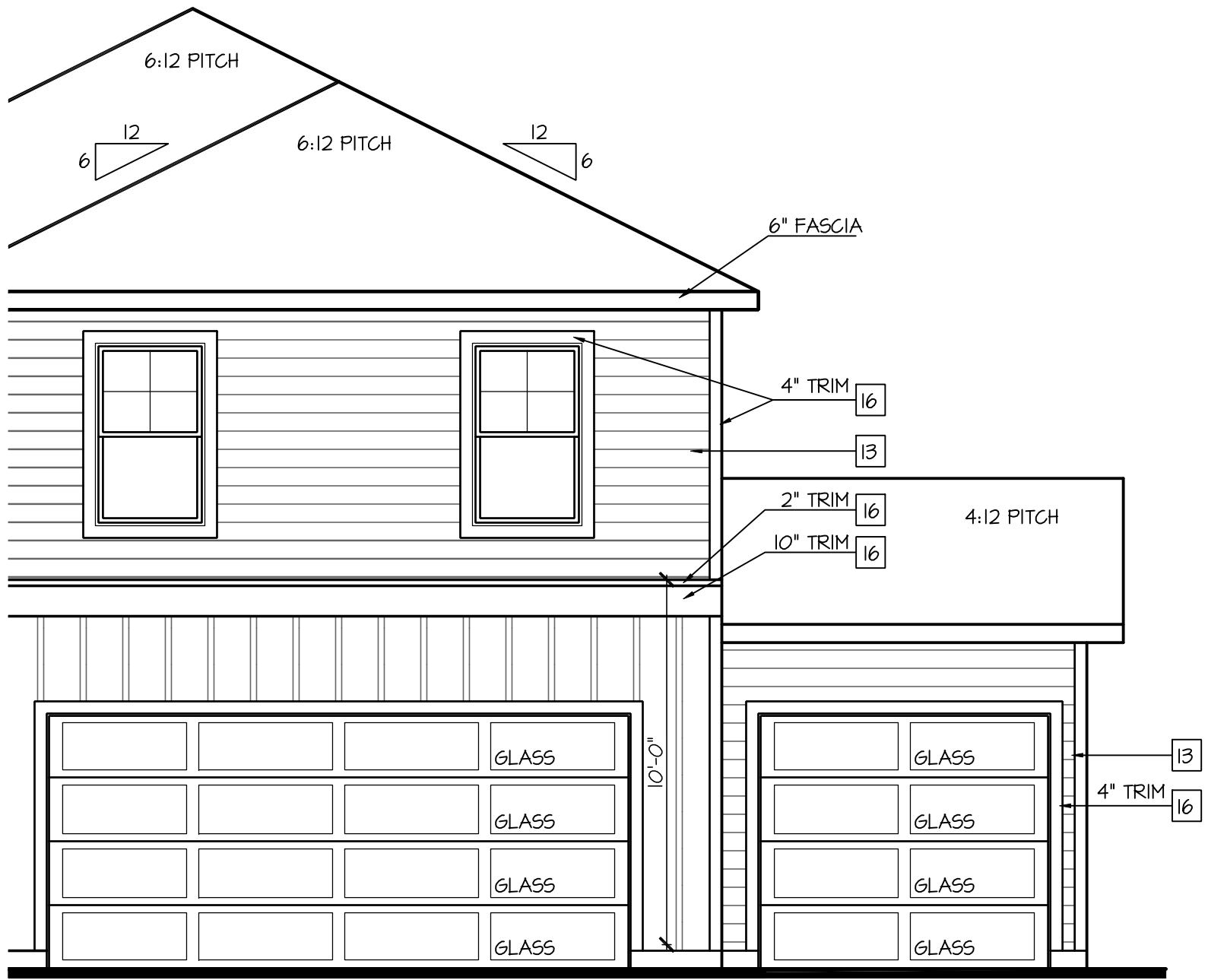
3.1 C

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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.)

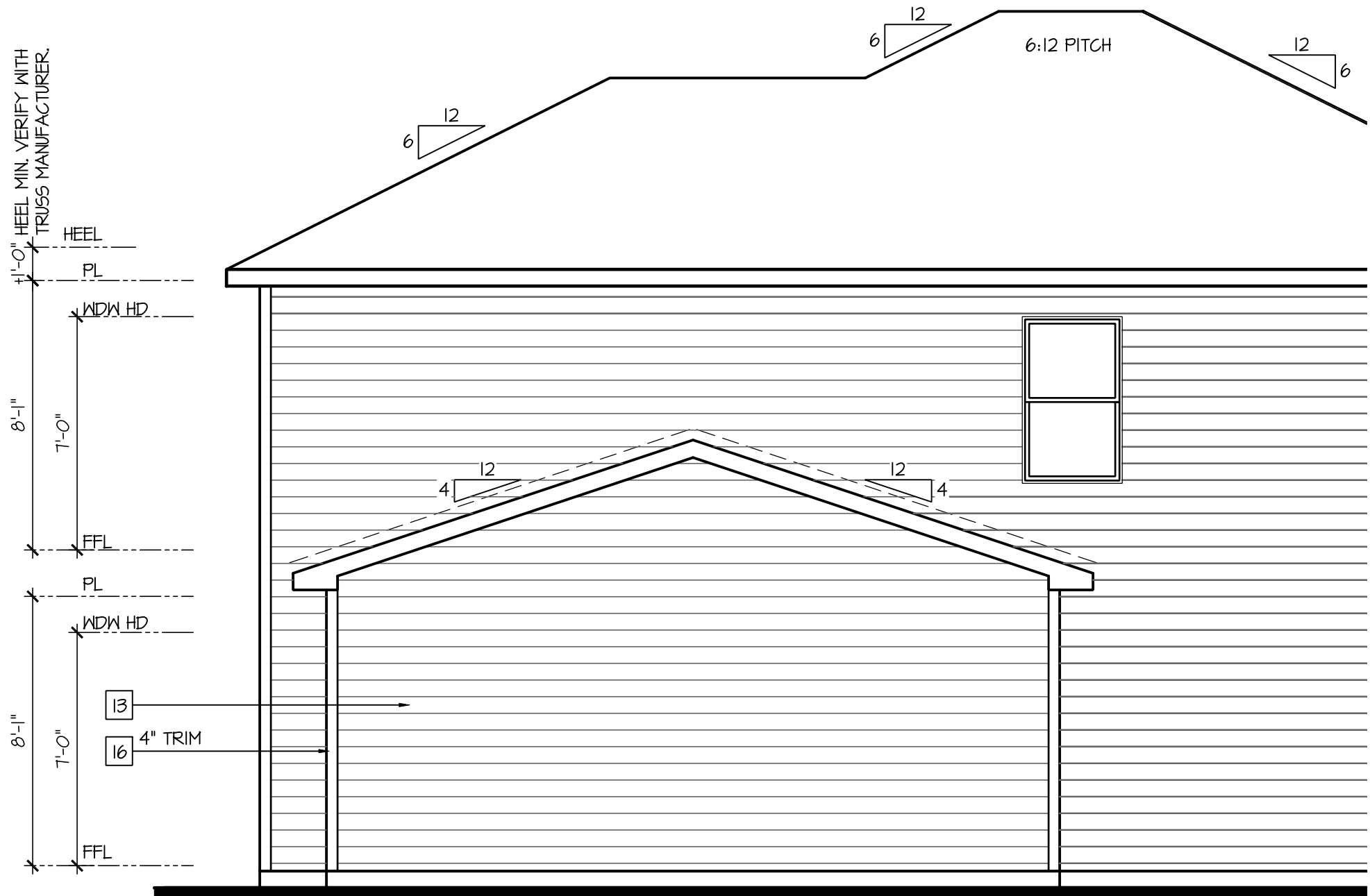
KEY NOTES:

- 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] N/A
- TYPICALS:
- [7] DECORATIVE 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] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
 - [16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
 - [17] PYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



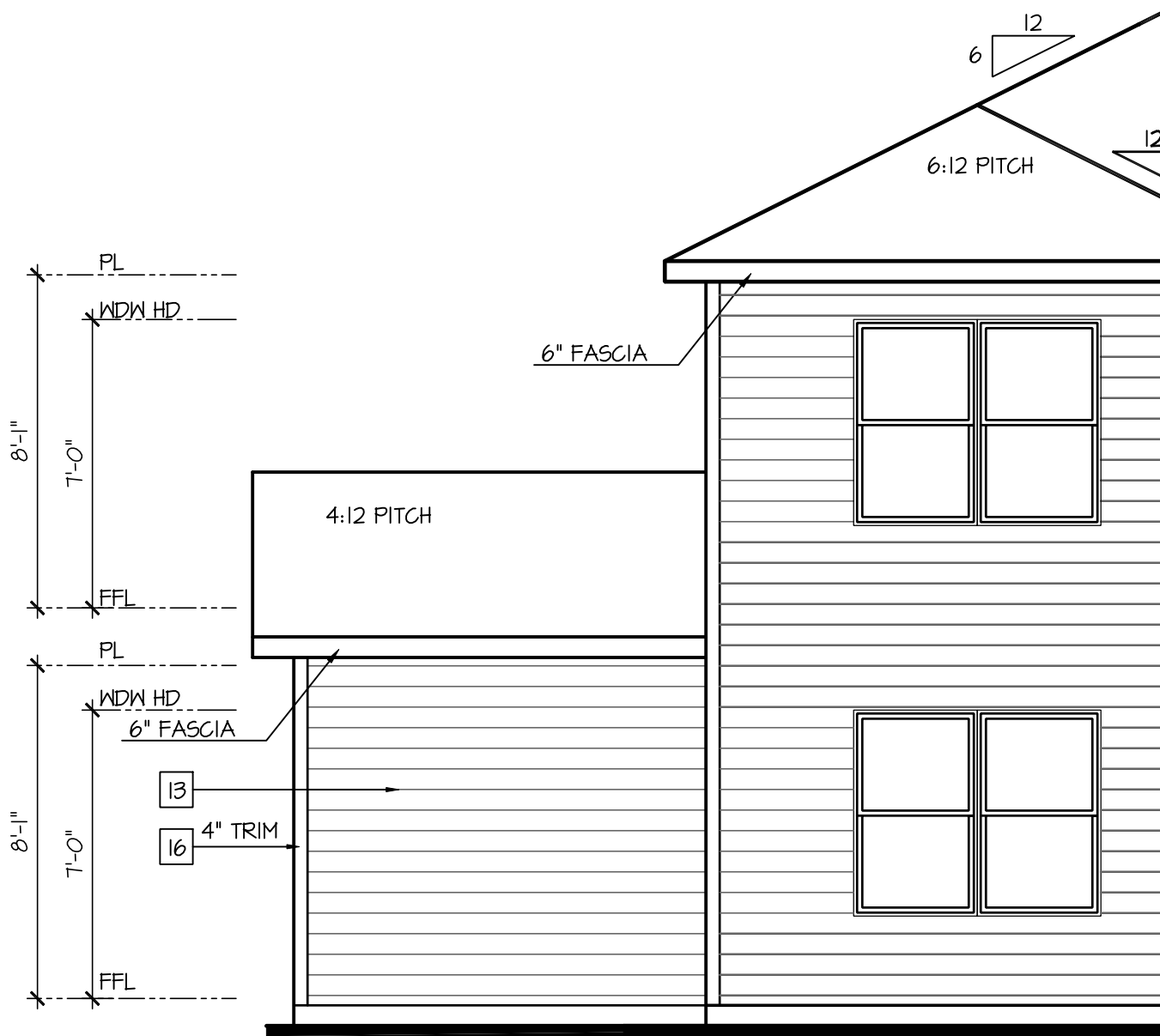
Front Elevation 'A'
w/ Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT



Partial Right Elevation 'A'
w/ Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT



Partial Rear Elevation 'A'
w/ Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT

D·R·HORTON
America's Builder

NO:	DATE:	REVISION:

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
PINE
'X303'**

**Easton - MD
North Region**

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
**OPTIONAL 3RD CAR GARAGE
ELEVATIONS**

PRINT DATE:

February 05, 2019

SHEET NO:

2.1

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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:

- | | |
|---|-----|
| 6 | N/A |
|---|-----|

TYPICALS:

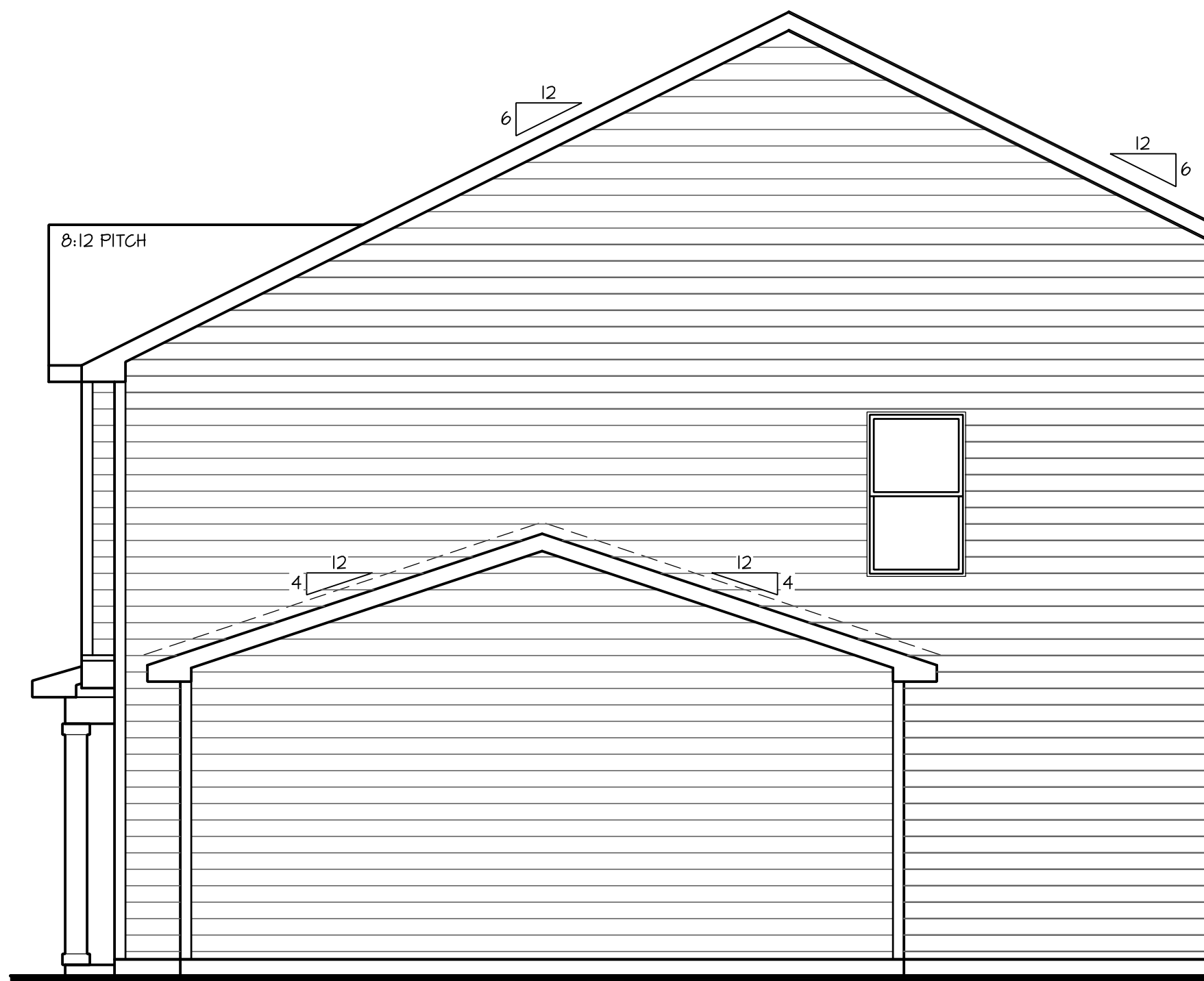
- II DECORATIVE WROUGHT IRON. SEE DETAILS

SIDING:

- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER
(AT SPECIFIED LOCATIONS)

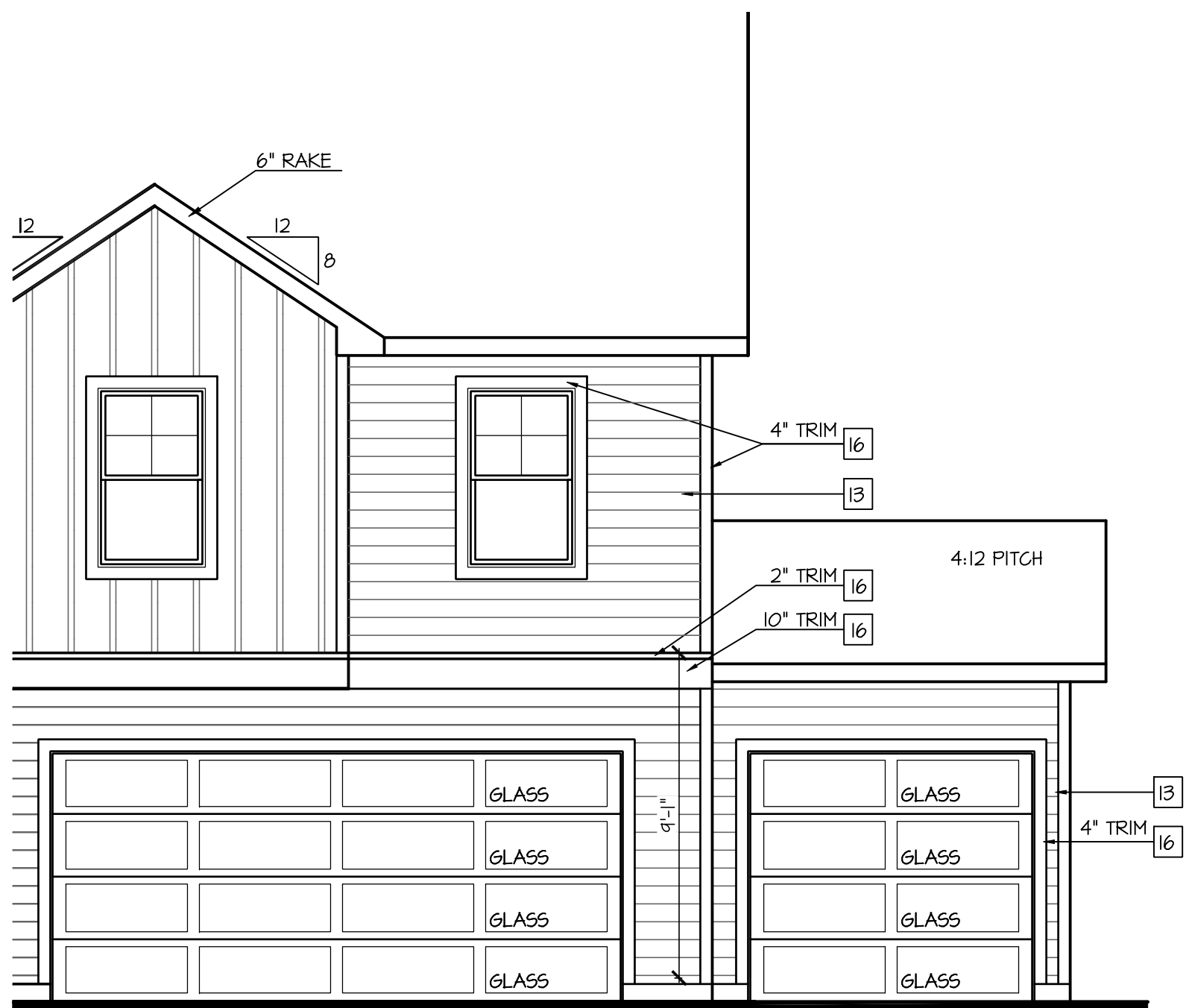
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
IX FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

- 17 FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



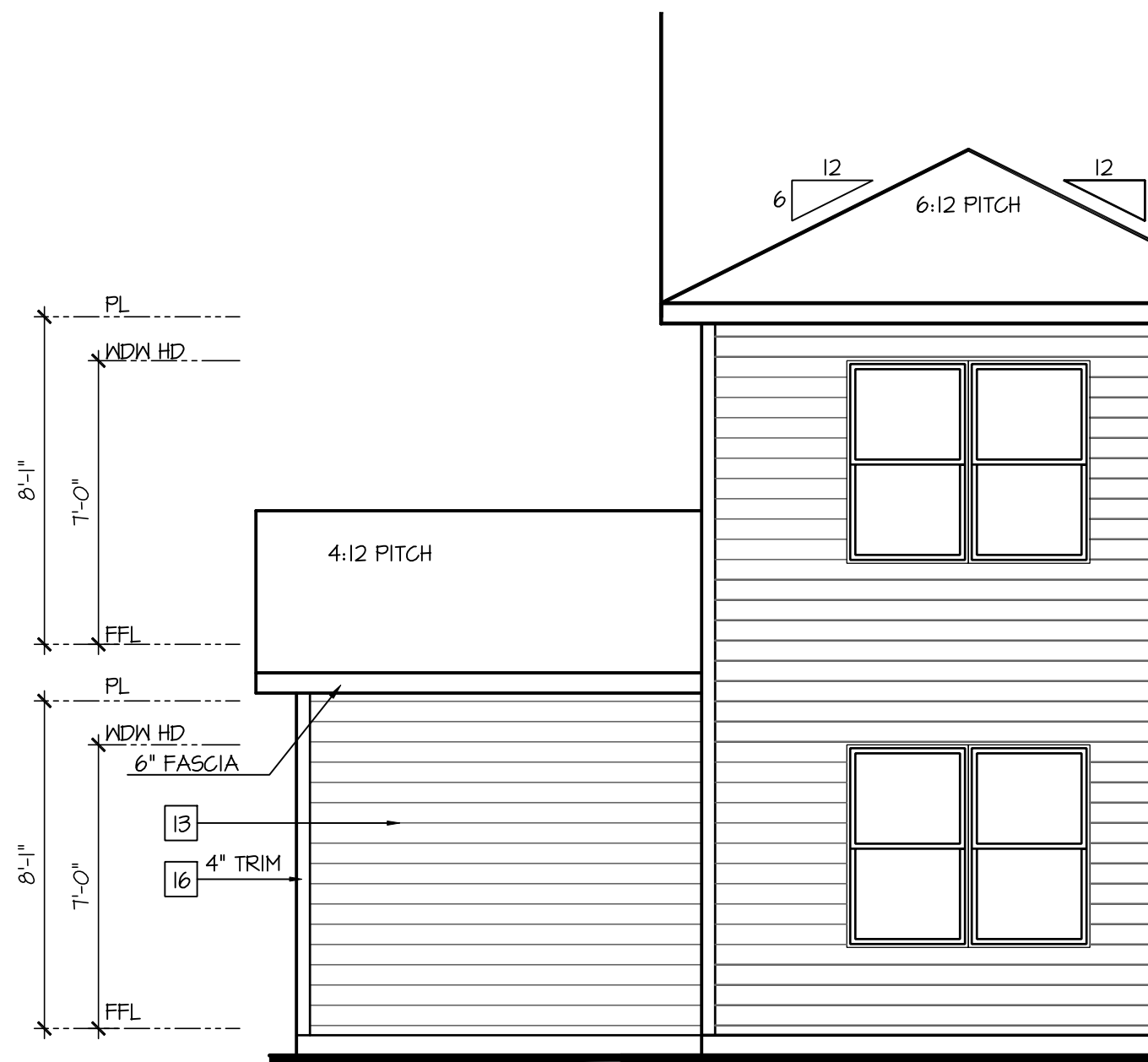
Partial Right Elevation 'B'
w/ Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Front Elevation 'B'
w/ Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Partial Rear Elevation 'B'
w/ Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



NO:	DATE:	REVISION:
	11.12.24	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
PINE
'X303'

Easton - MD North Region

PROJECT NO: GMD-GA16082.

HEET TITLE: **OPTIONAL 3RD CAR GARAGE ELEVATIONS**

PRINT DATE:

February 05, 2019

SHEET NO:

2.2

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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- GARAGE DOORS: AS SELECTED BY DEVELOPER, RAISED PANEL AS SHOWN.
- 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 | Ø" SOLDIER COURSE. |
| 5 | ROWLOCK COURSE |
| 6 | N/A |

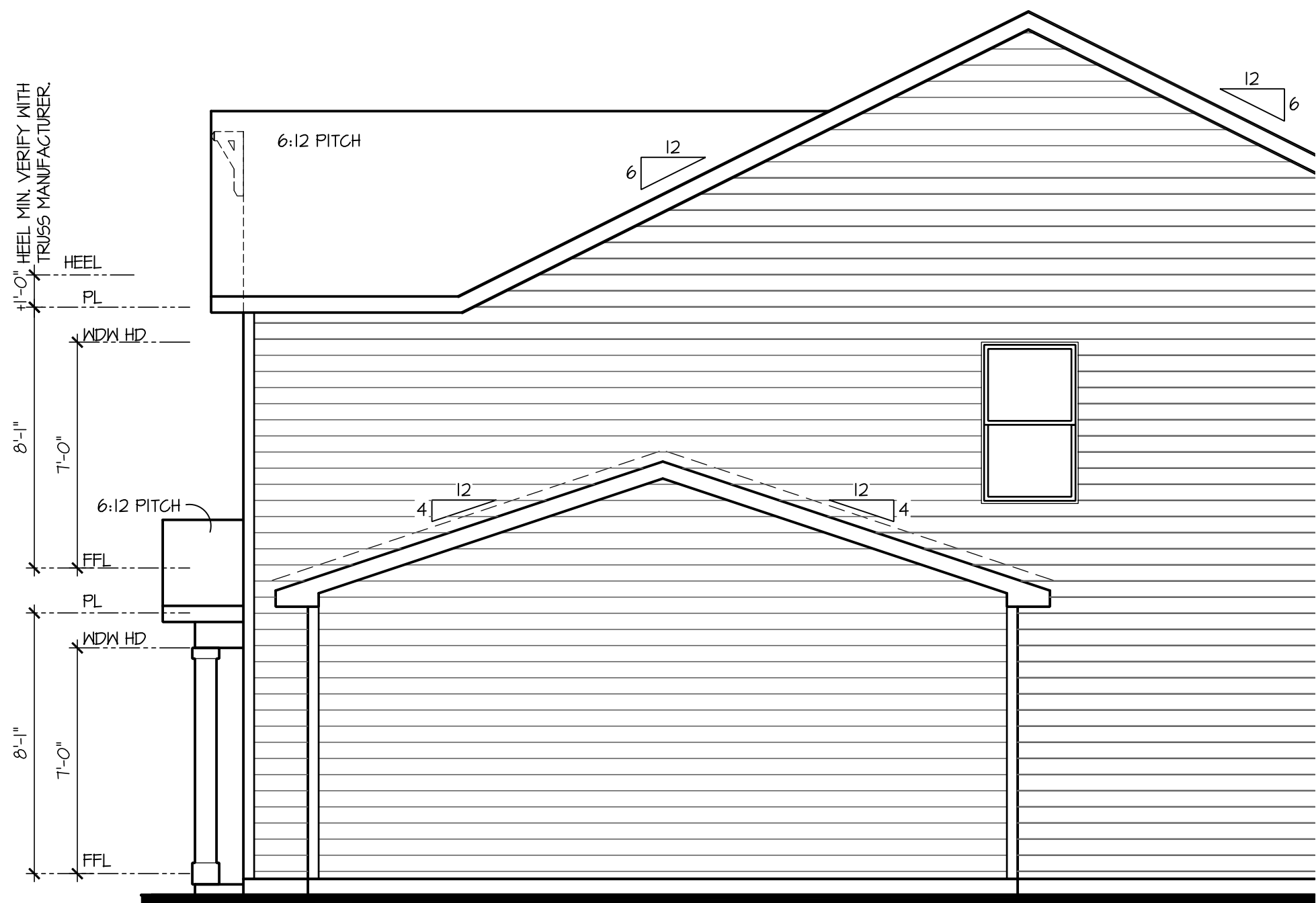
TYPICALS:

- | | |
|----|--|
| 7 | DECORATIVE LOUVERED VENTS, SIZE AS NOTED. |
| 8 | CODE APPROVED TERMINATION CHIMNEY CAP. |
| 9 | CORROSION RESISTANT ROOF TO MALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/MALL INTERSECTIONS. |
| 10 | STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. |
| 11 | DECORATIVE PROUGH IRON. SEE DETAILS. |

SIDING:

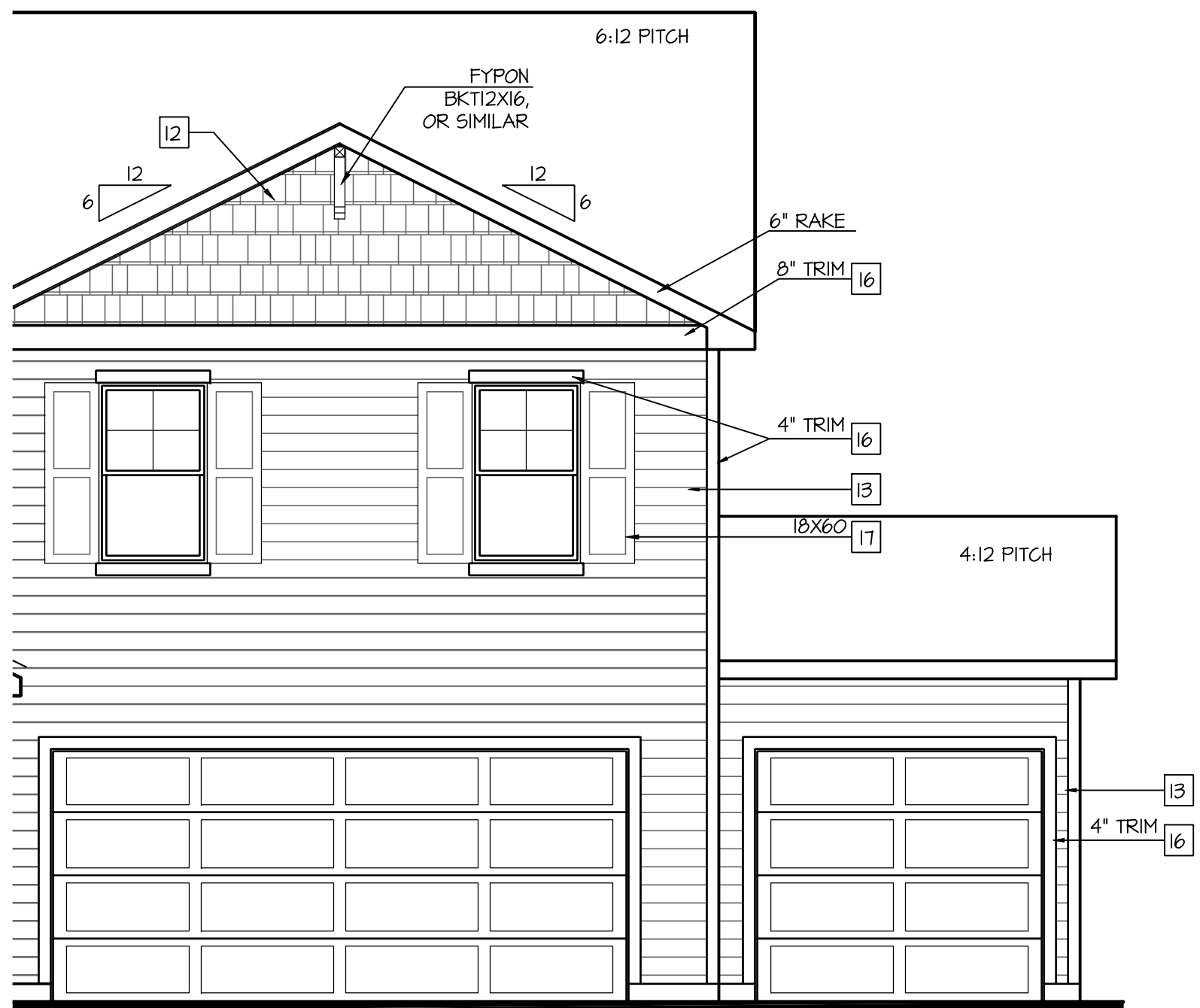
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- [15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- [16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- [17] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



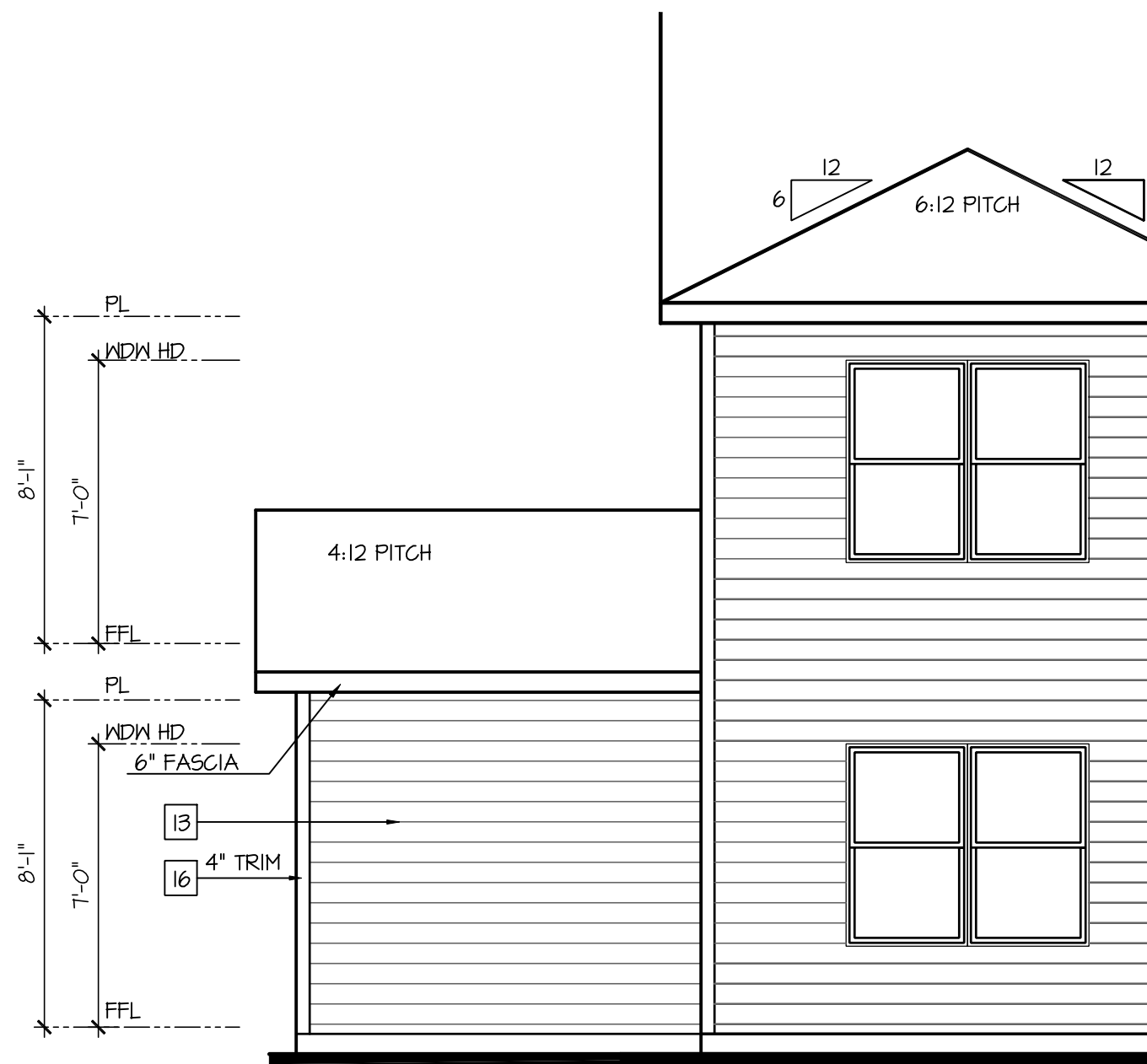
Partial Right Elevation 'C'
w/ Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Front Elevation 'C'
w/ Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Partial Rear Elevation 'C'
w/ Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



NO:	DATE:	REVISION:
	11.12.24	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
PINE
'X303'

Easton - MD North Region

PROJECT NO: GMD-GA16082.

SHEET TITLE:
**OPTIONAL 3RD CAR GARAGE
ELEVATIONS**

PRINT DATE: _____

February 05, 2019

SHEET NO:

2.3

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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.
- 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:

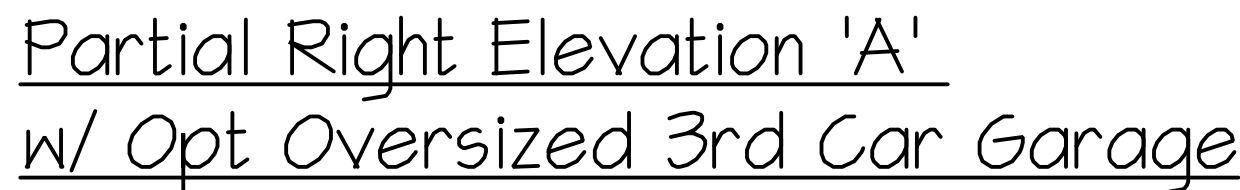
- 1 ADHERED STONE VENEER AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 2 MASONRY FULL BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 3 MASONRY FULL STONE AS SELECTED BY DEVELOPER. HEIGHT AS NOTED.
- 4 8" SOLDIER COURSE.
- 5 ROWLOCK COURSE
- 6 N/A

TYPICALS:

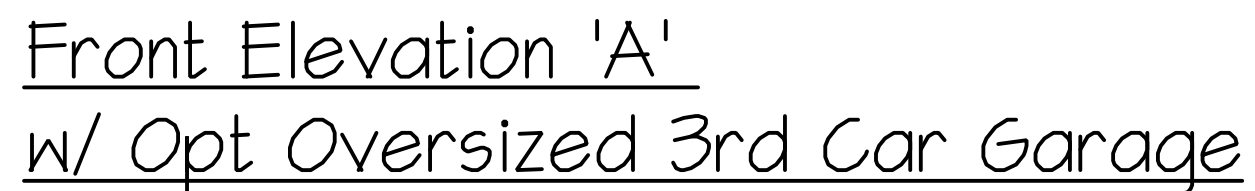
- 7 DECORATIVE LOUVERED VENTS, SIZE AS NOTED.
- 8 CODE APPROVED TERMINATION CHIMNEY CAP.
- 9 CORROSION RESISTANT ROOF TO WALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/WALL INTERSECTIONS.
- 10 STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 11 DECORATIVE WROUGHT IRON. SEE DETAILS.

SIDING:

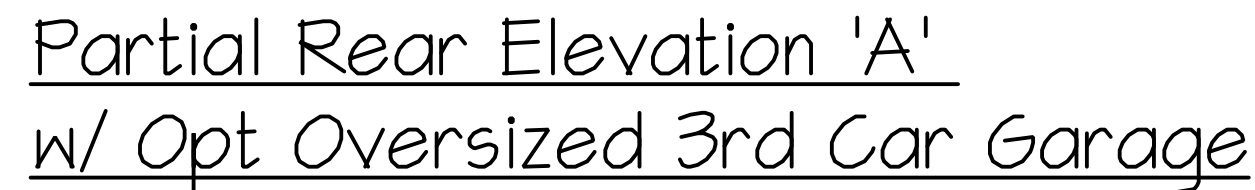
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
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- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



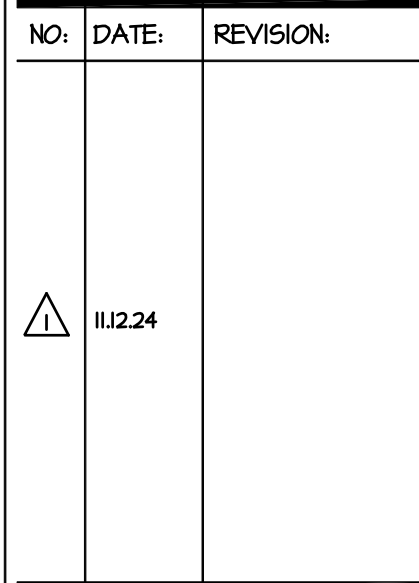
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
PINE
'X303'

Easton - MD North Region

PROJECT NO: GMD-GA16082.

SHEET TITLE:
**OPTIONAL OVERSIZED
3RD CAR GARAGE
ELEVATIONS**

PRINT DATE

February 05, 2019

SHEET NO:

2.4

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- * WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
 - 2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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- WINDOWS: MANUFACTURER PER DEVELOPER. DIVIDED LITES AS SHOWN ON THE EXTERIOR ELEVATIONS
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- 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 BRICK AS SELECTED BY DEVELOPER. HEIGHT AS NOTED. |
| 4 | Ø" SOLDIER COURSE. |
| 5 | ROWLOCK COURSE |
| 6 | N/A |

TYPICALS:

- | | |
|----|--|
| 7 | DECORATIVE 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:

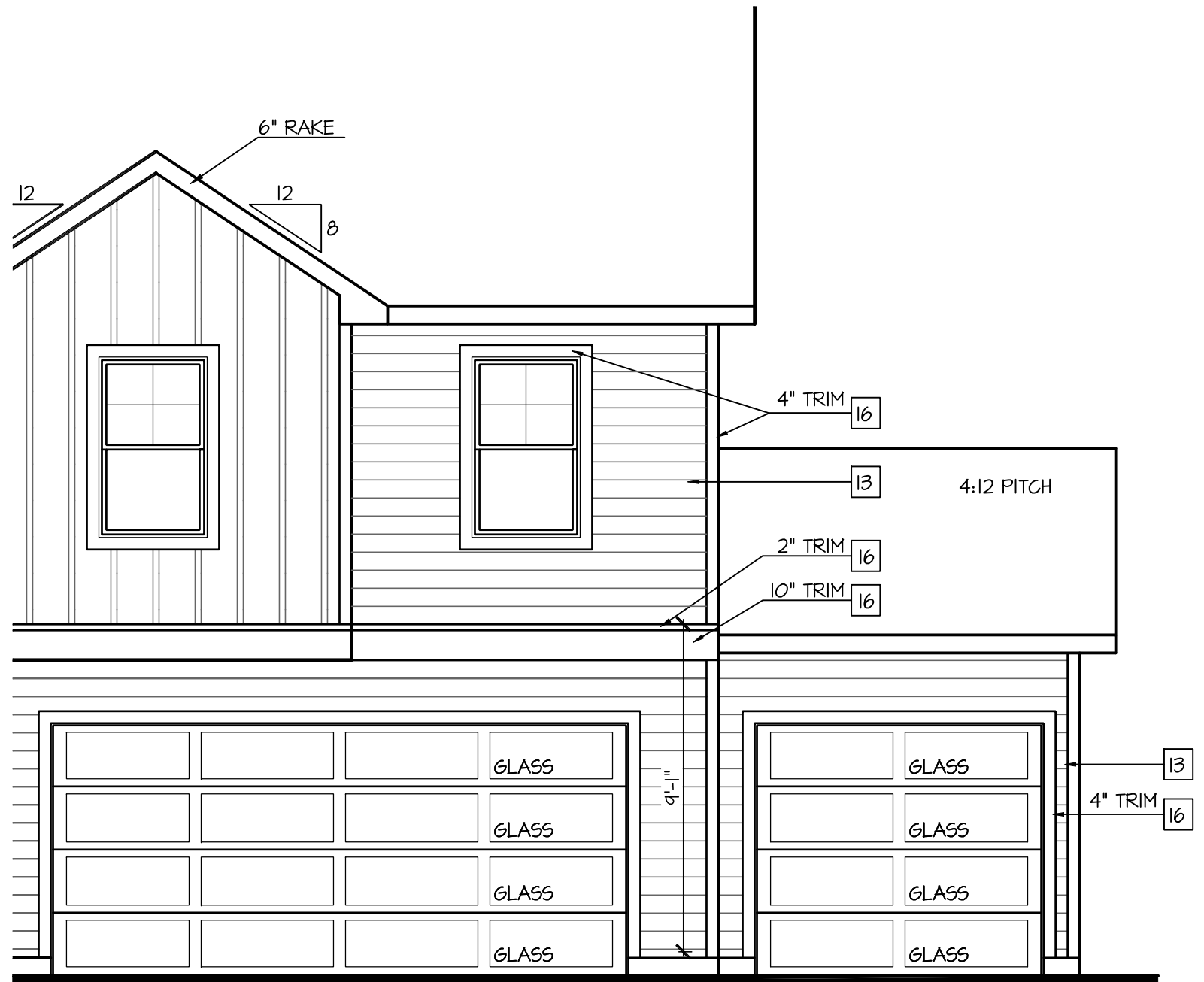
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- | | |
|----|---|
| 15 | VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.) |
| 16 | VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED |
| 17 | FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.) |



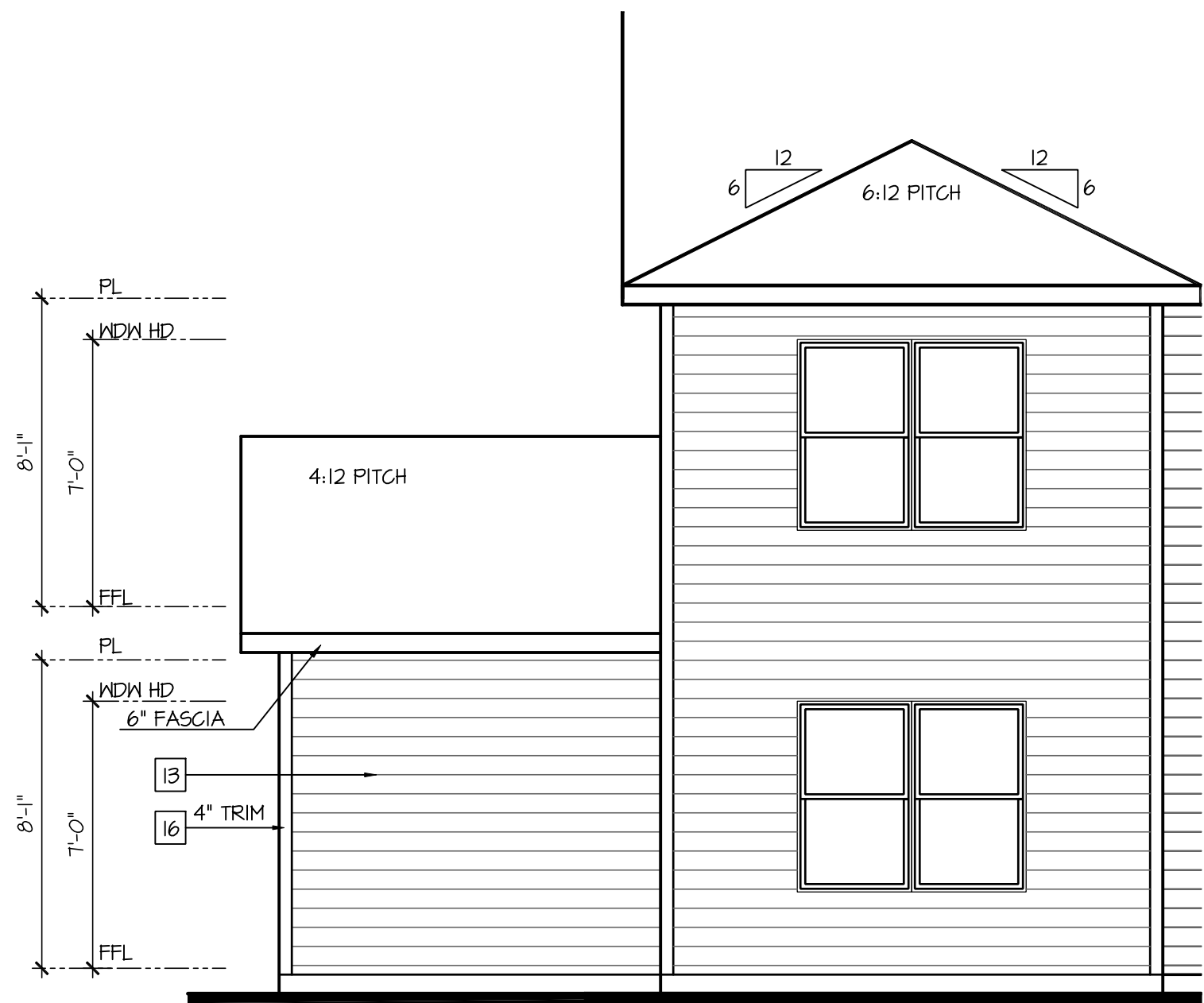
Partial Right Elevation 'B'
w/ Opt Oversized 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Front Elevation 'B'
w/ Opt Oversized 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Partial Rear Elevation 'B'
w/ Opt Oversized 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



NO:	DATE:	REVISION:
	11.12.24	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 18685, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
PINE
'X303'

Easton - MD North Region

PROJECT NO: GMD-GA16082.

HEET TITLE: **OPTIONAL OVERSIZED
3RD CAR GARAGE
ELEVATIONS**

PRINT DATE: _____

February 05, 2019

SHEET NO:

2.5

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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 | Ø" SOLDIER COURSE. |
| 5 | ROWLOCK COURSE |
| 6 | N/A |

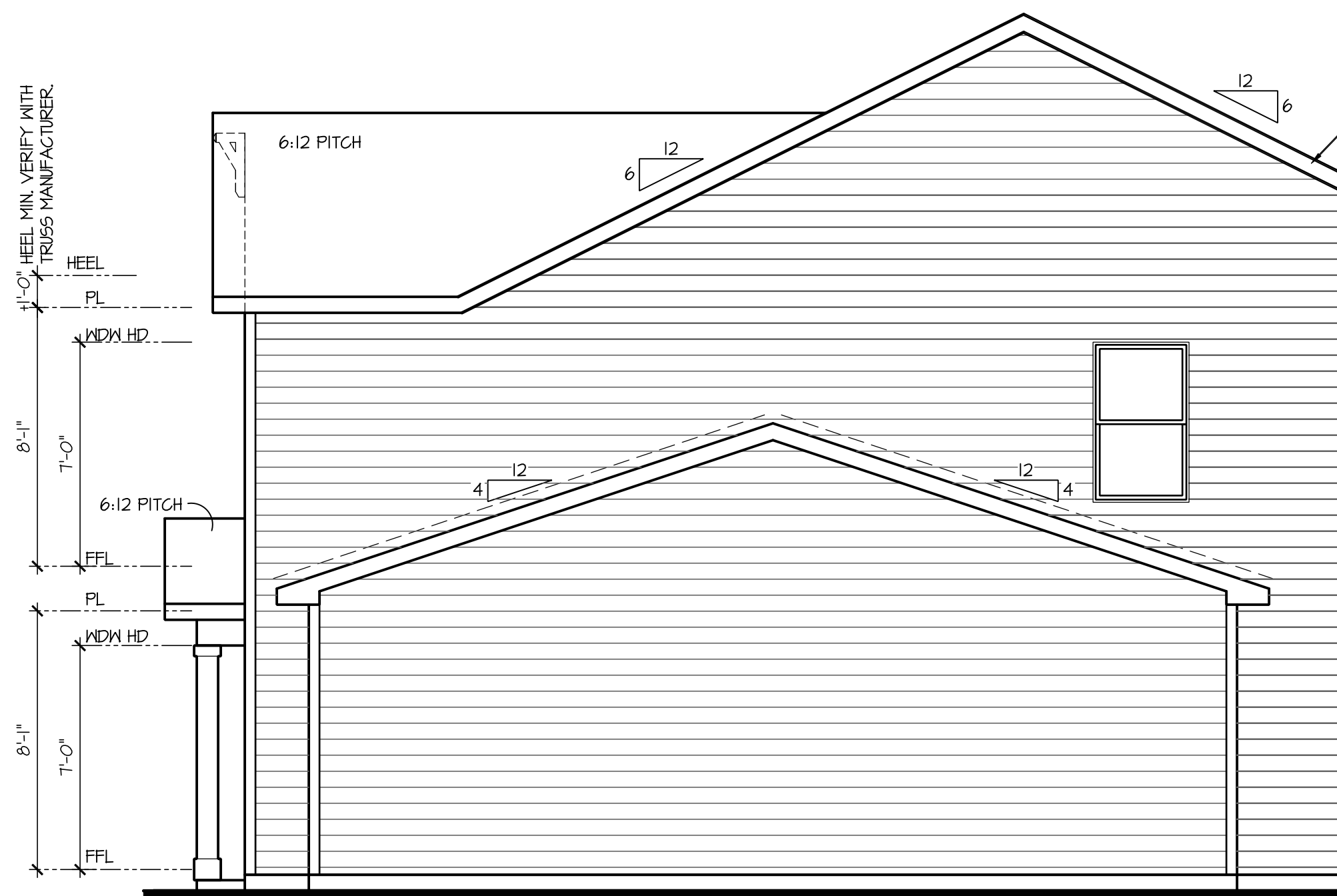
TYPICALS:

- | | |
|----|--|
| 7 | DECORATIVE LOUVERED VENTS, SIZE AS NOTED. |
| 8 | CODE APPROVED TERMINATION CHIMNEY CAP. |
| 9 | CORROSION RESISTANT ROOF TO MALL FLASHING. CODE COMPLIANT FLASHING MUST BE INSTALLED AT ALL ROOF/MALL INTERSECTIONS. |
| 10 | STANDING SEAM METAL ROOF, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. |
| 11 | DECORATIVE WROUGHT IRON. SEE DETAILS. |

SIDING:

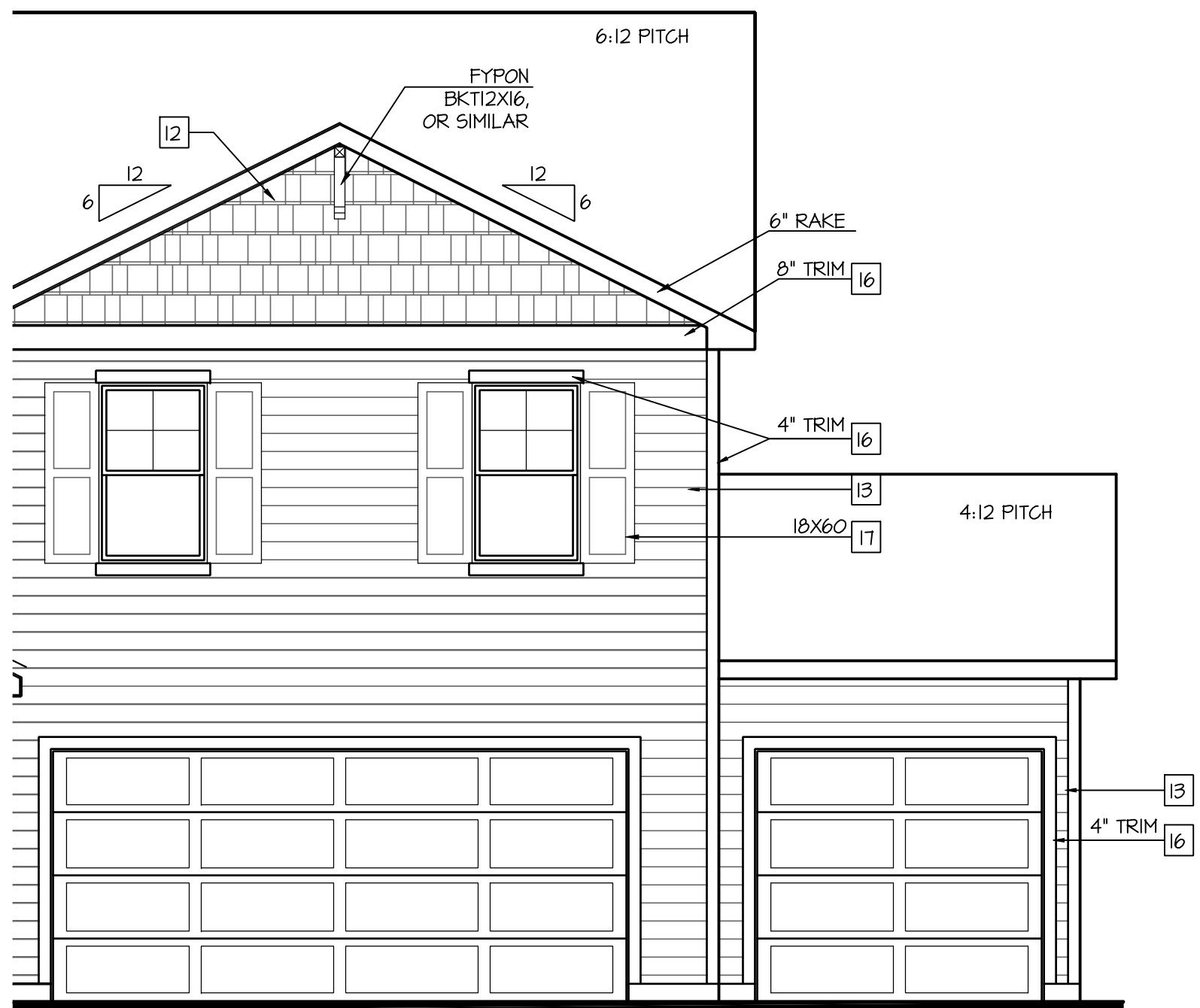
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED
- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



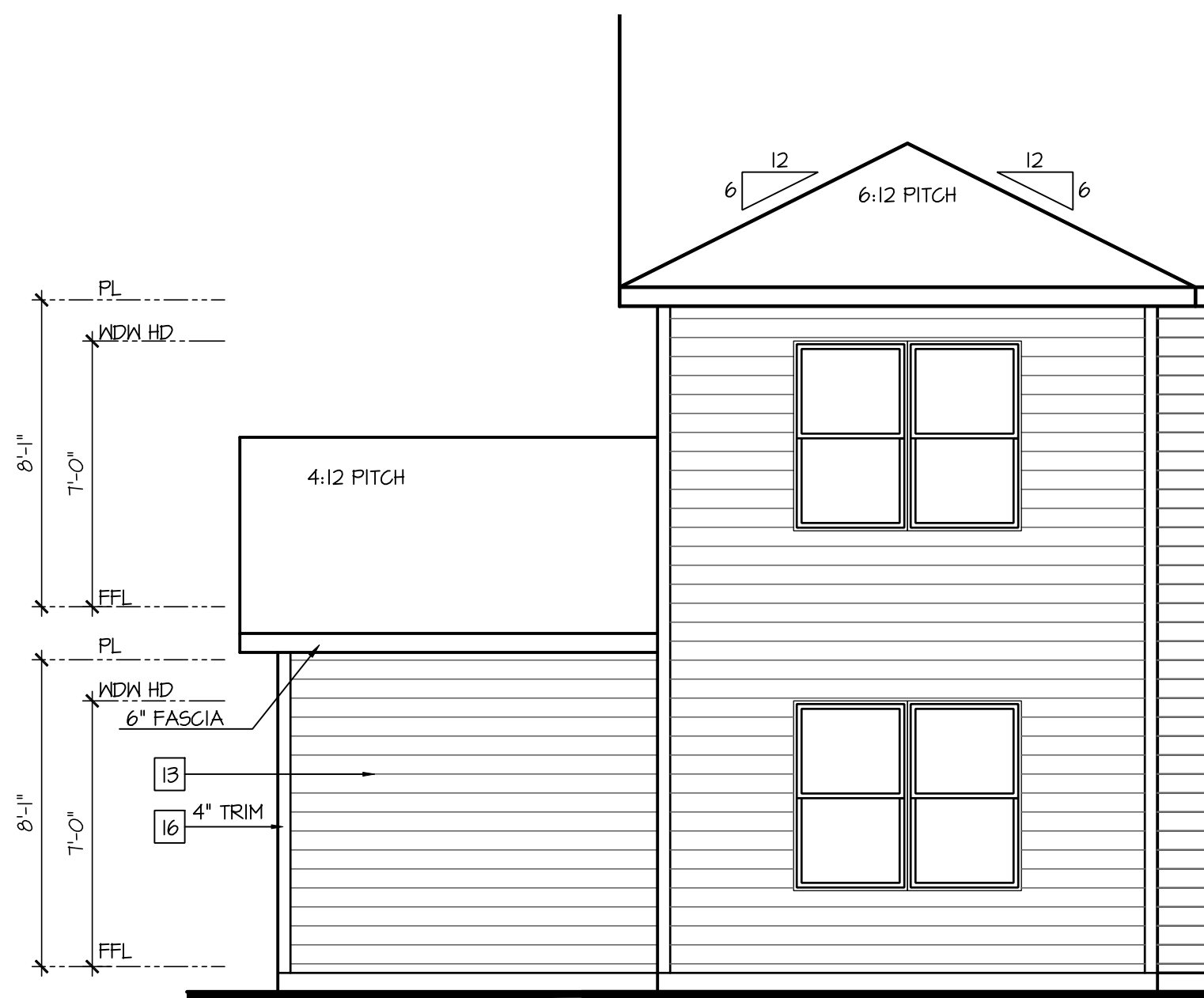
Partial Right Elevation 'C'
w/ Opt Oversized 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Front Elevation 'C'
w/ Opt Oversized 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Partial Rear Elevation 'C'
w/ Opt Oversized 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

D·R·HORTON®
America's Builder

NO:	DATE:	REVISION:
	11.12.24	

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
PINE
'X303'

Easton - MD North Region

PROJECT NO: GMD-GA16082.

SHEET TITLE:
**OPTIONAL 3RD CAR GARAGE
ELEVATIONS**

PRINT DATE: _____

February 05, 2019

SHEET NO: _____

2.6

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
 - 1ST FLOOR = 8'-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.
- 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] N/A

TYPICALS:

[7] DECORATIVE 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:

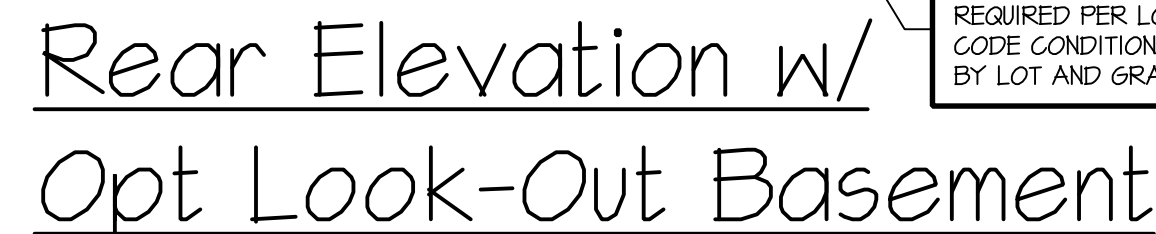
[12] VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[13] VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[15] VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

[16] VINYL TRIM SIZE AS NOTED
(AT SPECIFIC LOCATIONS:
1X FIBER CEMENT TRIM OR EQUAL, U.N.O. SIZE AS NOTED

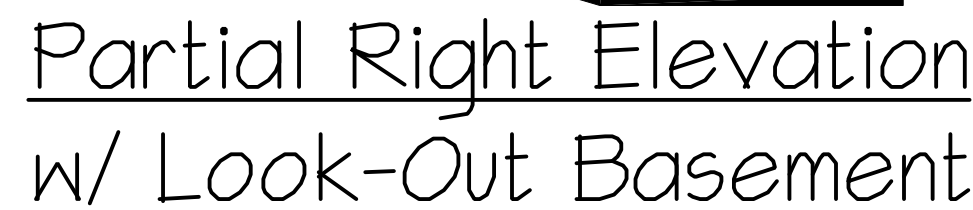
[11] FYPON SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN. SIZE AS NOTED.)



SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
PINE
'X303'

Easton - MD North Region

PROJECT NO: GMD-GA16082.

HEET TITLE: OPT. LOOK-OUT BASEMENT ELEVATIONS

PRINT DATE:

February 05, 2019

SHEET NO:

2.7

NOTES:

- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN. BUILDER SHALL VERIFY AND COORDINATE PER ACTUAL SITE CONDITIONS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-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
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- 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 VENER 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 | N/A |

TYPICALS:

- | | |
|----|--|
| 7 | DECORATIVE 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:

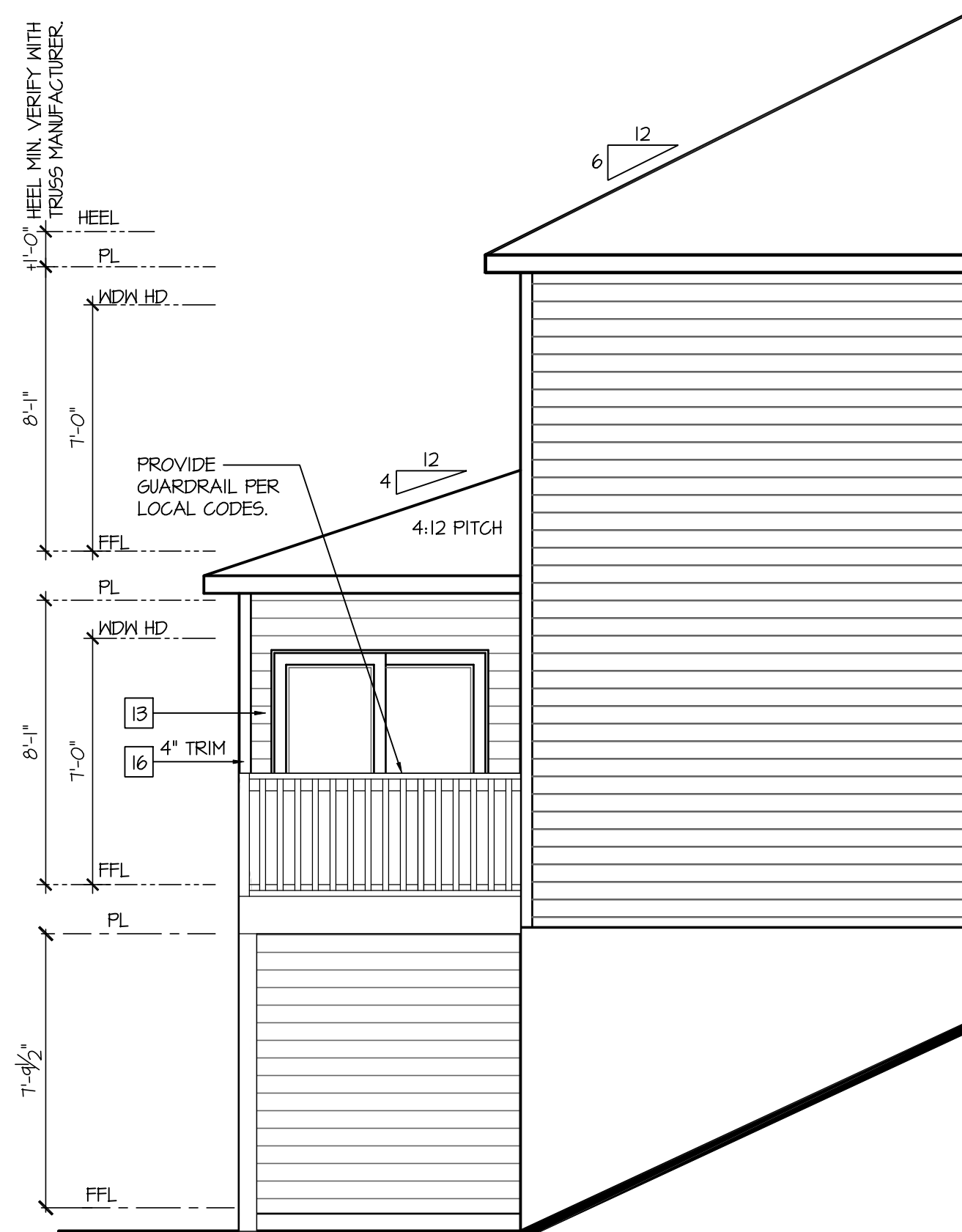
- 12 VINYL SHAKE SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIED LOCATIONS;
FIBER CEMENT SHAKE SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 13 VINYL LAP SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
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FIBER CEMENT LAP SIDING PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)

- 15 VINYL BOARD AND BATT SIDING PER DEVELOPER WITH VINYL CORNER TRIM PER DEVELOPER.
(AT SPECIFIC LOCATIONS:
FIBER CEMENT PANEL SIDING W/ 1X3 BATTS AT 12" O.C. PER DEVELOPER W/ 1X4 CORNER TRIM BOARD.)
- 16 VINYL TRIM SIZE AS NOTED
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- 17 FYPON SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.
(AT SPECIFIC LOCATIONS: FALSE VINYL SHUTTERS, TYPE AS SHOWN, SIZE AS NOTED.)



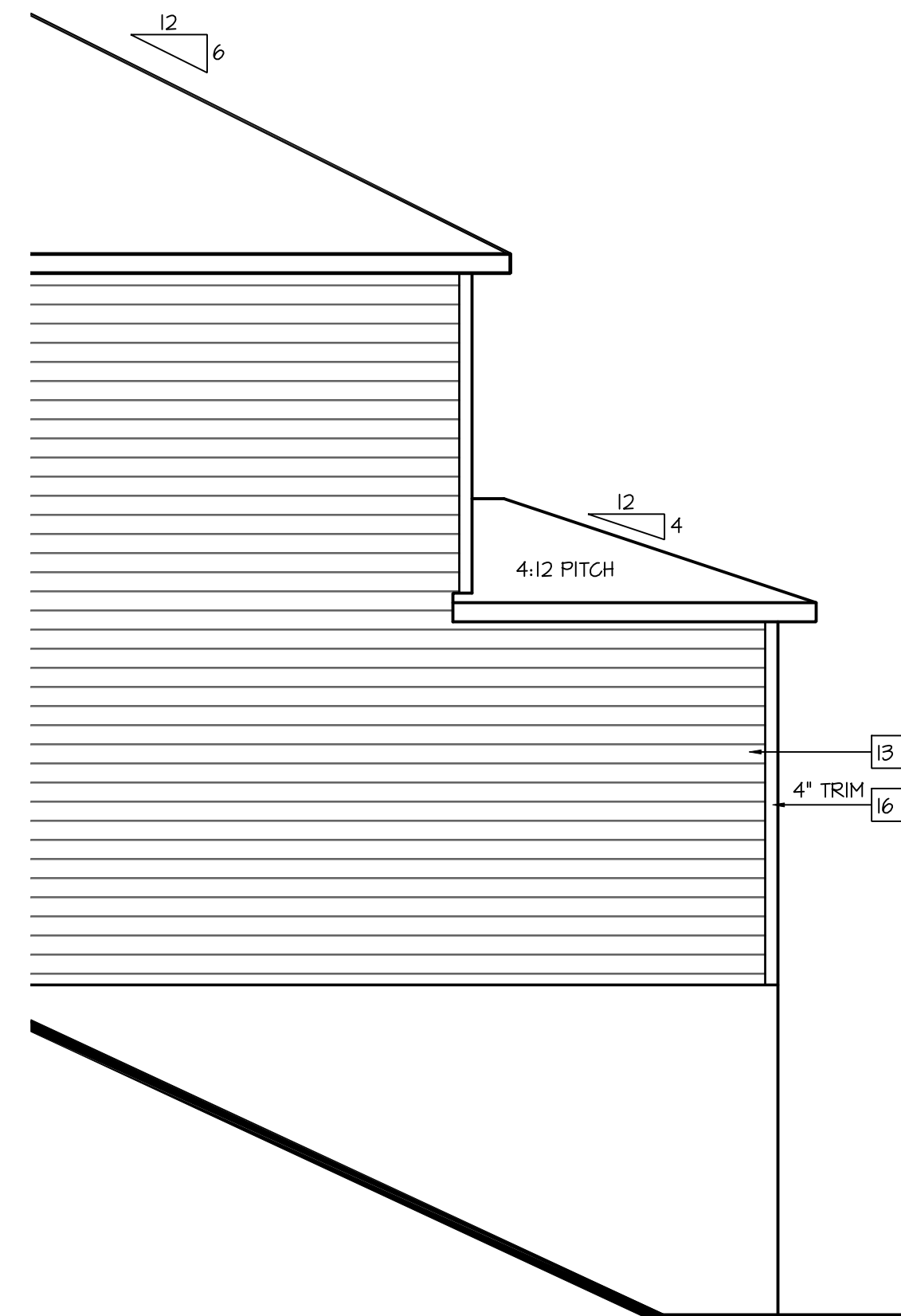
Rear Elevation w/
Opt Walk-Out Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Partial Left Elevation w/ Walk-Out Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Partial Right Elevation w/ Walk-Out Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



NO:	DATE:	REVISION:
	11.12.24	

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
PINE
'X303'

Easton - MD North Region

PROJECT NO: GMD-GA16082.

HEET TITLE: **OPT. WALK-OUT BASEMENT ELEVATIONS**

PRINT DATE: _____

February 05, 2019

SHEET NO:

2.8

PROFESSIONAL SEAL:

PROJECT TITLE:

Easton - MD North Region

PROJECT NO: GMD-GA16082.

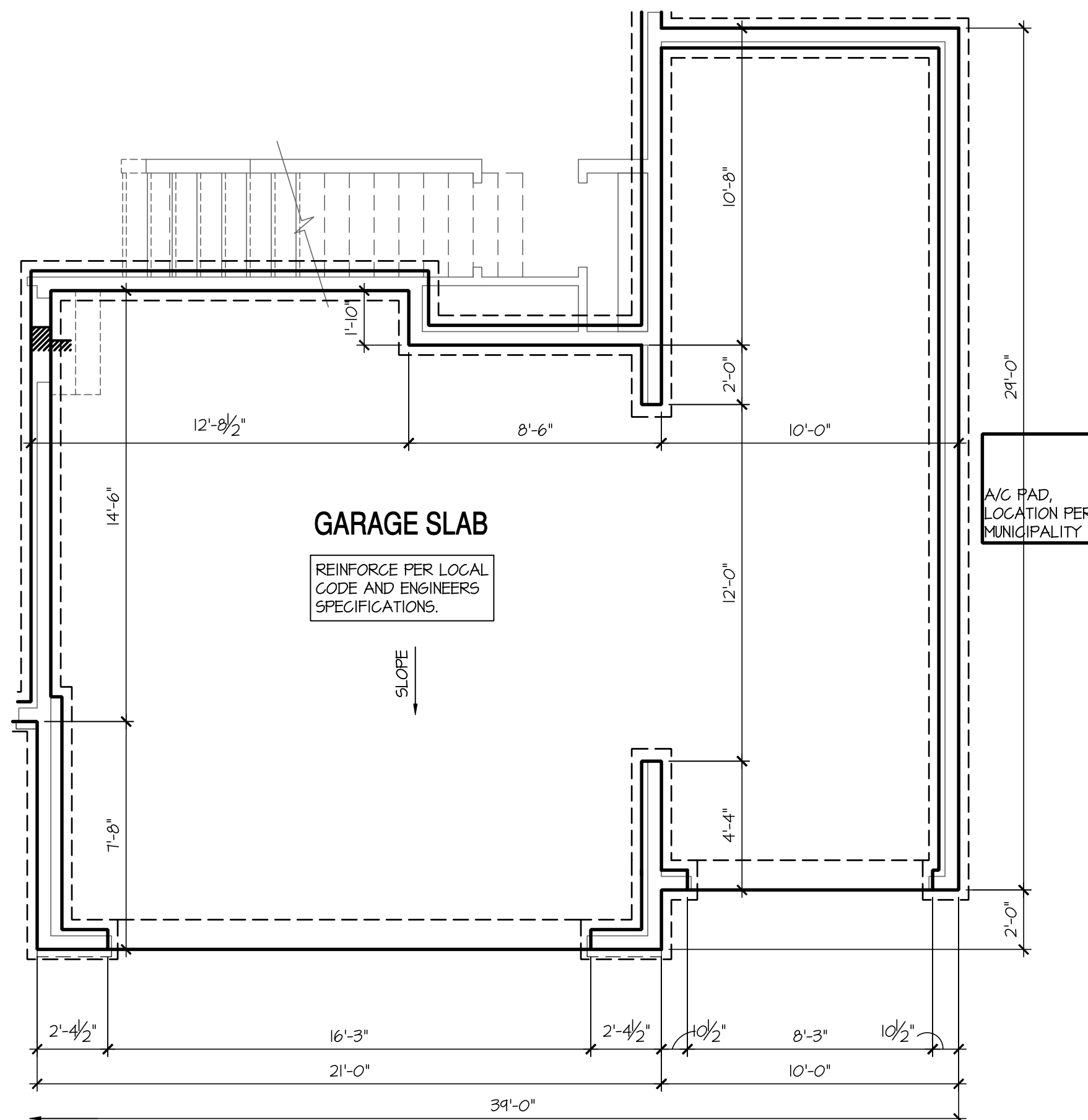
HEET TITLE:
STEM WALL PLAN OPTIONS

PRINT DATE

February 05, 2019

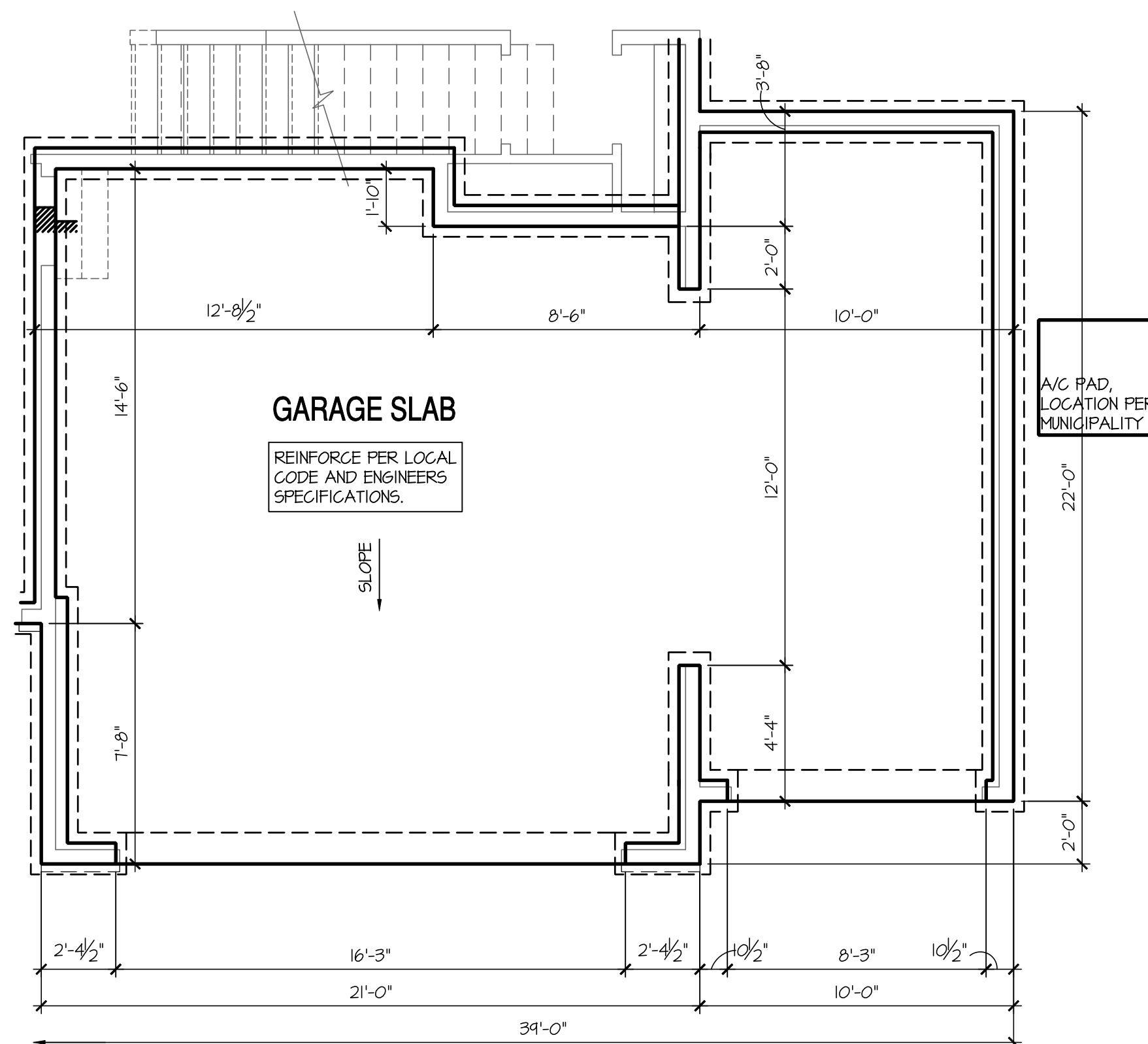
SHEET NO:

- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.
- THIS PERIMETER DIMENSION PLAN IS FOR DIMENSIONAL INFORMATION ONLY.
- SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL.
- SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING.
- VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER.
- REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO SOILS REPORT FOR ANY SPECIFIC REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR HOLDDOWNS, FOOTING DETAILS, CURB THICKNESS, AND INFORMATION NOT SHOWN ON THIS PLAN.
- PLUMBING FIXTURES, VENT LOCATIONS, ETC. ARE APPROXIMATE. CONTRACTOR TO VERIFY COUNT AND LOCATION.
- VERIFY THE SUPPLY FOR SEPARATE CONDUITS TO ANY ISLAND FOR GAS, WATER OR ELECTRIC.
- VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES.
T 3/4" MAX AT INSWING DOORS. (R311.3.1.1)
- TYP STPOC AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM.
(R311.3.1.3) PROVIDE A SLIP-RESISTANT FINISH.
- FOR USE OF EXPOSED GAS WATER HEATERS IN THE GARAGE, INSTALL THE WATER HEATER PER G2408.2 AND F28016.6 PER G2408.3 PROTECT THE GAS APPLIANCE FROM MOTOR VEHICLE IMPACT PROTECTION PER IFC 312.1.
- SOILS TREATMENT:
BORACAGE TERMITHE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.
(PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITHE INVESTIGATION ACCORDING TO LOCAL CODES)
- WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.
- GRADE TO SLOPE 6" IN FIRST 10' FROM FOUNDATION



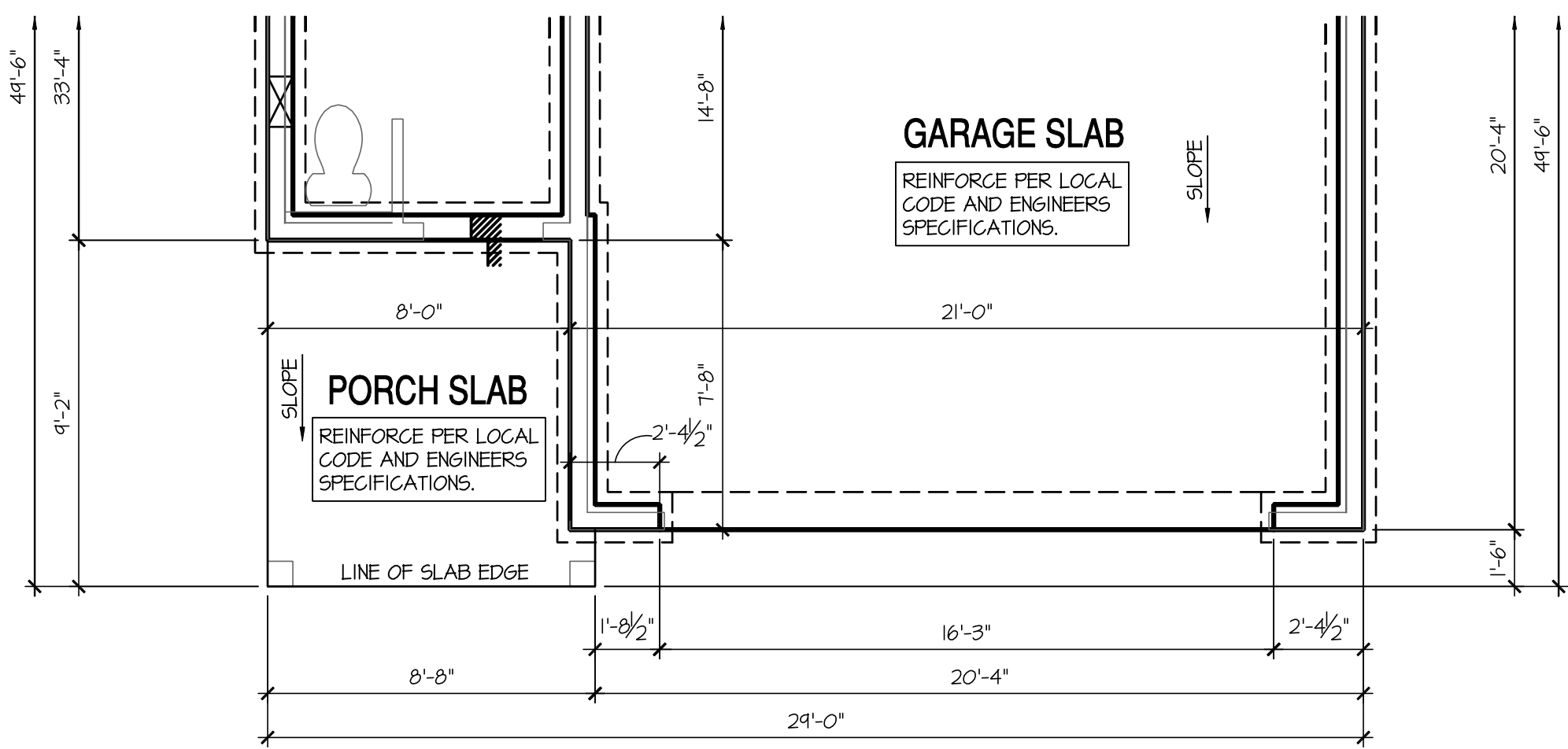
Opt Oversized 3 Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



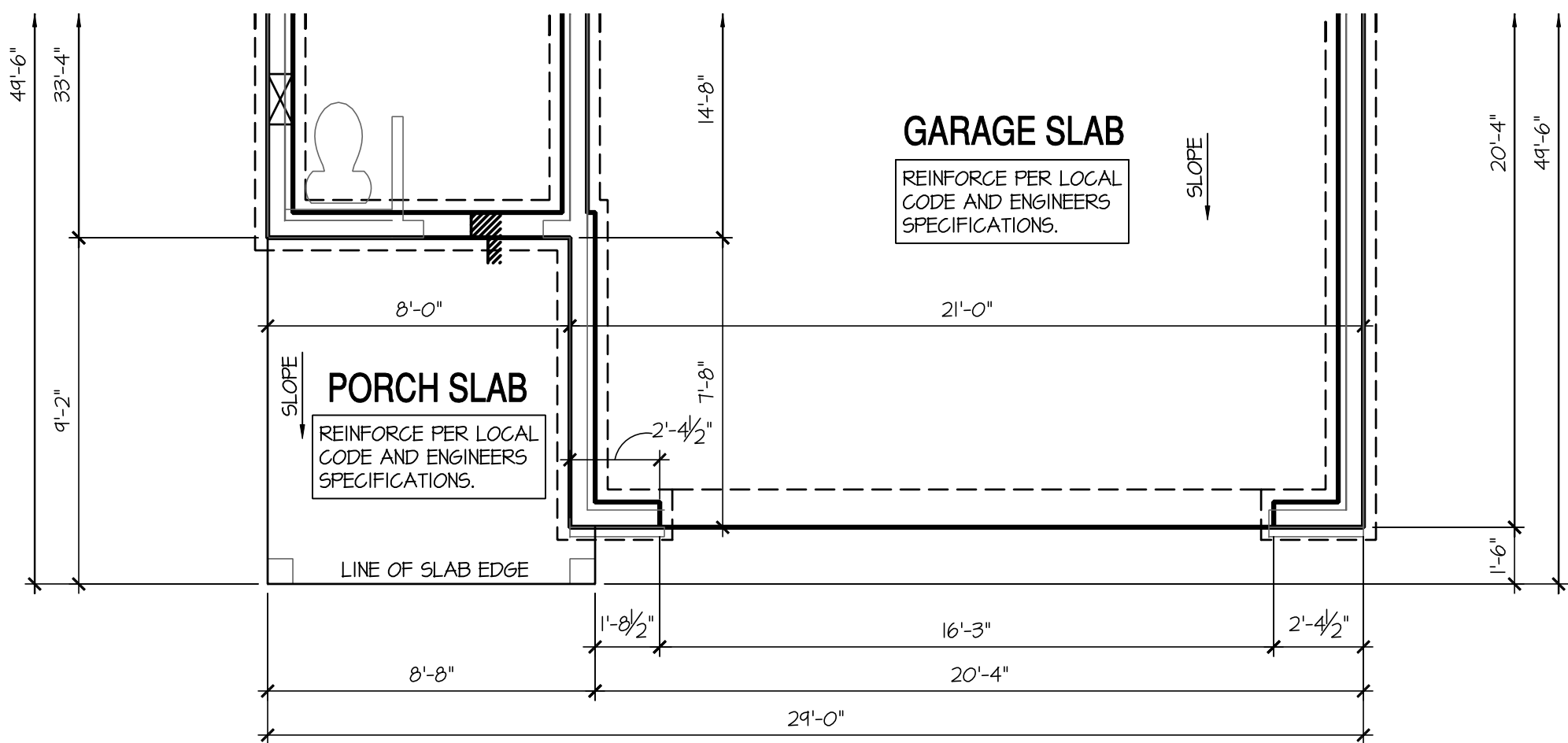
Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Crawl Space Plan 'C'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

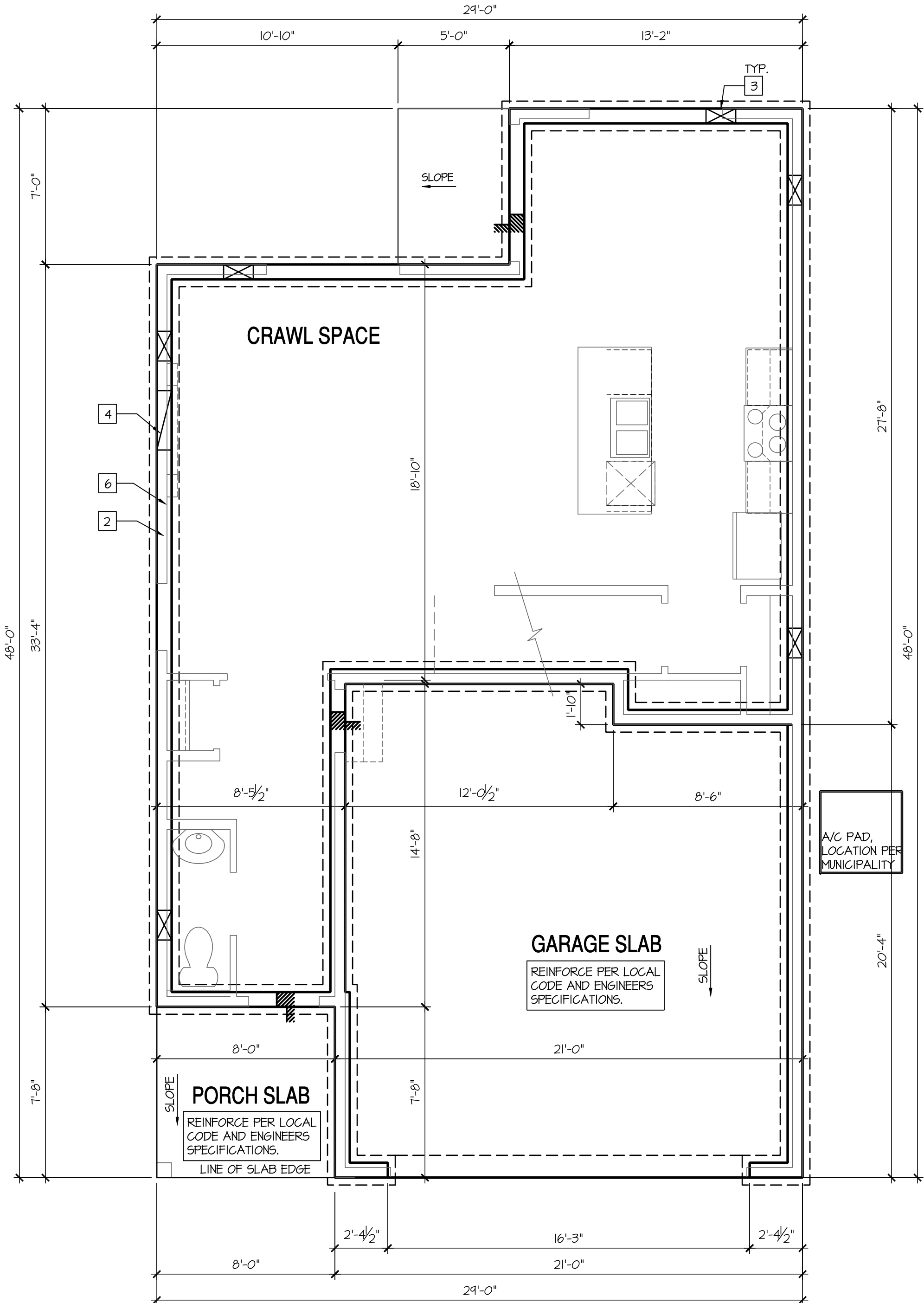


Crawl Space Plan 'B'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

CRAWL SPACE NOTES: IRC	KEY NOTES:
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING SLIDER DOORS. 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) - PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT. BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.) - PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 150 SF OF CRAWL FLOOR AREA. ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER IRC SECTION R408) - THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOUR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE. - PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"X24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER IRC SECTION 408.4) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	[1] LINE OF SLAB ABOVE [2] LINE OF FRAMED WALL ABOVE [3] 16"X8" CRAWL SPACE VENT (PER IRC SECTION R408) [4] CRAWL SPACE ACCESS PANEL (PER IRC SECTION R408.4) [5] A/C CONDENSER PAD. (VERIFY) [6] TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH IRC SECTION R404, TABLE R404.1.1(1) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF R606, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.

AT UNSEALED CRAWL SPACE CONDITIONS PROVIDE VENTILATION ENTRY PER LOCAL CODES
CRAWL SPACE VENTILATION:
T12 SQ FT / 1500 = 51 SF REQUIRED
PROVIDE (6) VENTS AT .44 SQ FT EACH = 2.64 SF PROVIDED
6 VENTS PROVIDED PER CODE.

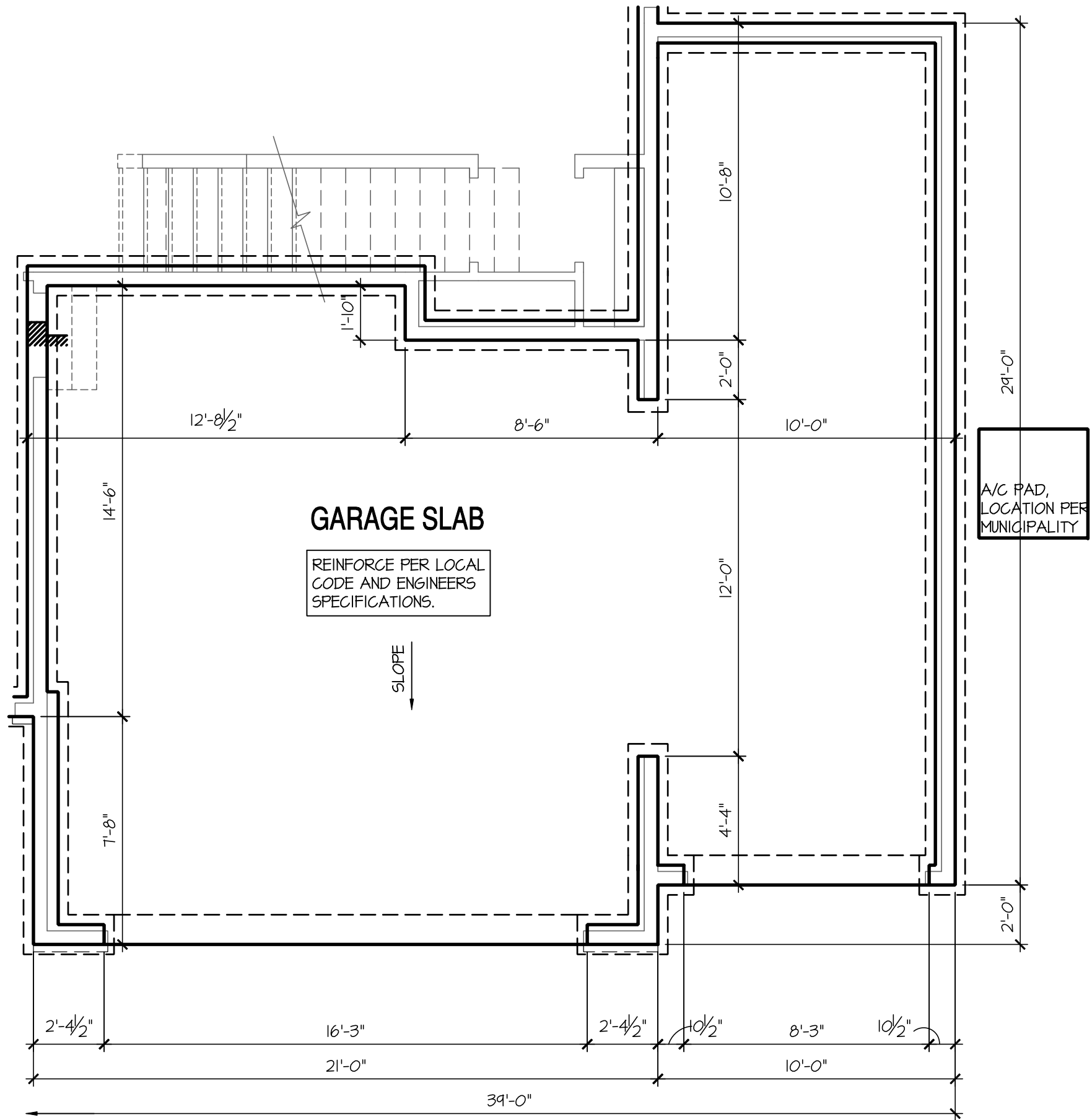


Crawl Space Plan 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

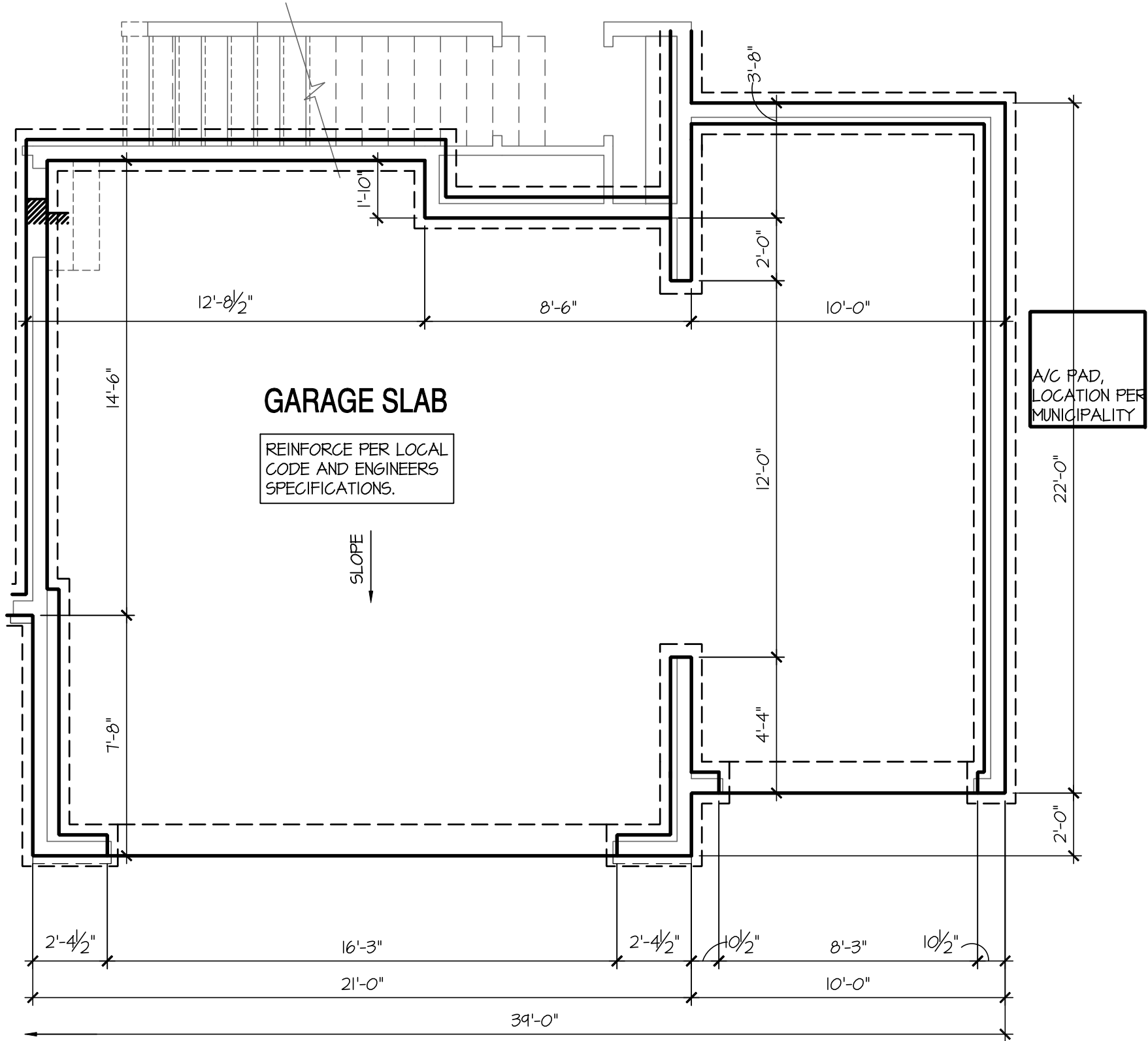


CRAWL SPACE NOTES: IRC	KEY NOTES:
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. CONTRACTOR TO VERIFY. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. 1 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3.) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTATION ACCORDING TO LOCAL CODES.) - PROVIDE VENTS SPACED AROUND PERIMETER TO PROMOTE CROSS VENTILATION AT A RATE OF 1 SF VENT FOR EVERY 150 SF OF CRAWL FLOOR AREA. ONE VENT MUST BE LOCATED WITHIN 3'-0" OF EACH CORNER OF THE BUILDING AND LOCATED TO ALLOW FOR CROSS VENTILATION. (PER IRC SECTION R408) - THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE. - PROVIDE AN ACCESS OPENING, MINIMUM SIZE OF 18"x24" FOR CRAWL ACCESS. COORDINATE WITH MECHANICAL CONTRACTOR FOR LARGER SIZE REQUIREMENTS IF MECHANICAL EQUIPMENT IS LOCATED IN CRAWL. (PER IRC SECTION 408.4) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	1 LINE OF SLAB ABOVE 2 LINE OF FRAMED WALL ABOVE 3 16"x28" CRAWL SPACE VENT (PER IRC SECTION R408) 4 CRAWL SPACE ACCESS PANEL (PER IRC SECTION R408.4) 5 A/C CONDENSER PAD. (VERIFY) 6 TYPICAL CRAWL FOUNDATION WALL SHALL BE 8" CMU OR A COMBINATION OF 4" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS. ALL BLOCK CELLS AND SPACE BETWEEN BLOCK AND BRICK SHALL BE FILLED SOLID WITH CONCRETE. FOUNDATION WALL WITH FULL HEIGHT BRICK VENEER SHALL CONSIST OF 8" CMU WITH NOMINAL 4" BRICK. SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ATTACHMENTS AND BRICK TIE SPACING. FILL VOIDS SOLID TO TOP OF CMU WALL. (MUST COMPLY WITH IRC SECTION R404, TABLE R404.1.1(1) THROUGH R404.1.1(4) AND APPLICABLE SECTIONS OF R606, R607, R608.) VERIFY WITH STRUCTURAL DRAWINGS FOR WALL FOOTING SIZE AND DEPTH.



Opt Oversized 3 Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT

NO:	DATE:	REVISION:
1	11/2/24	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
PINE
'X303'

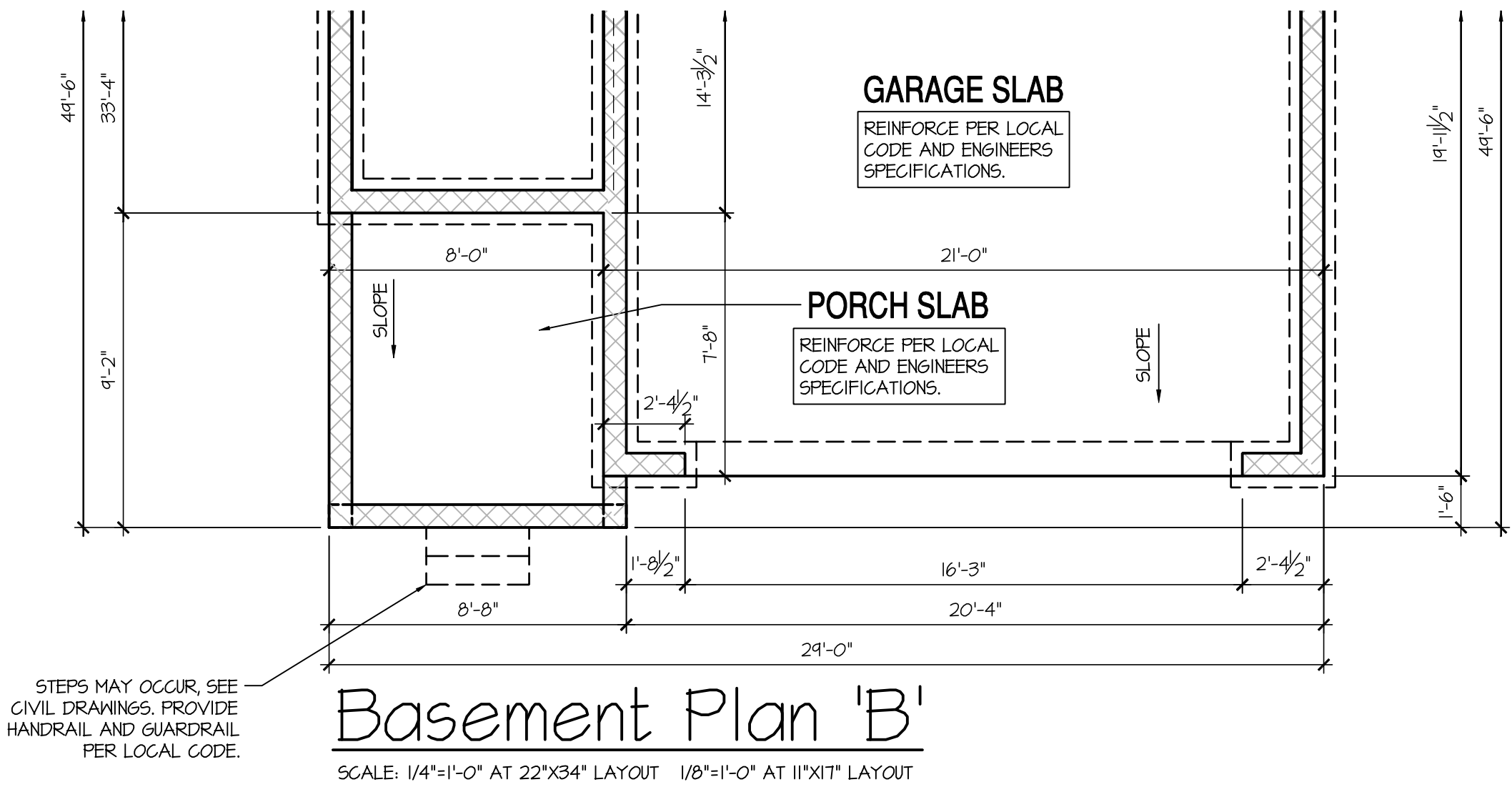
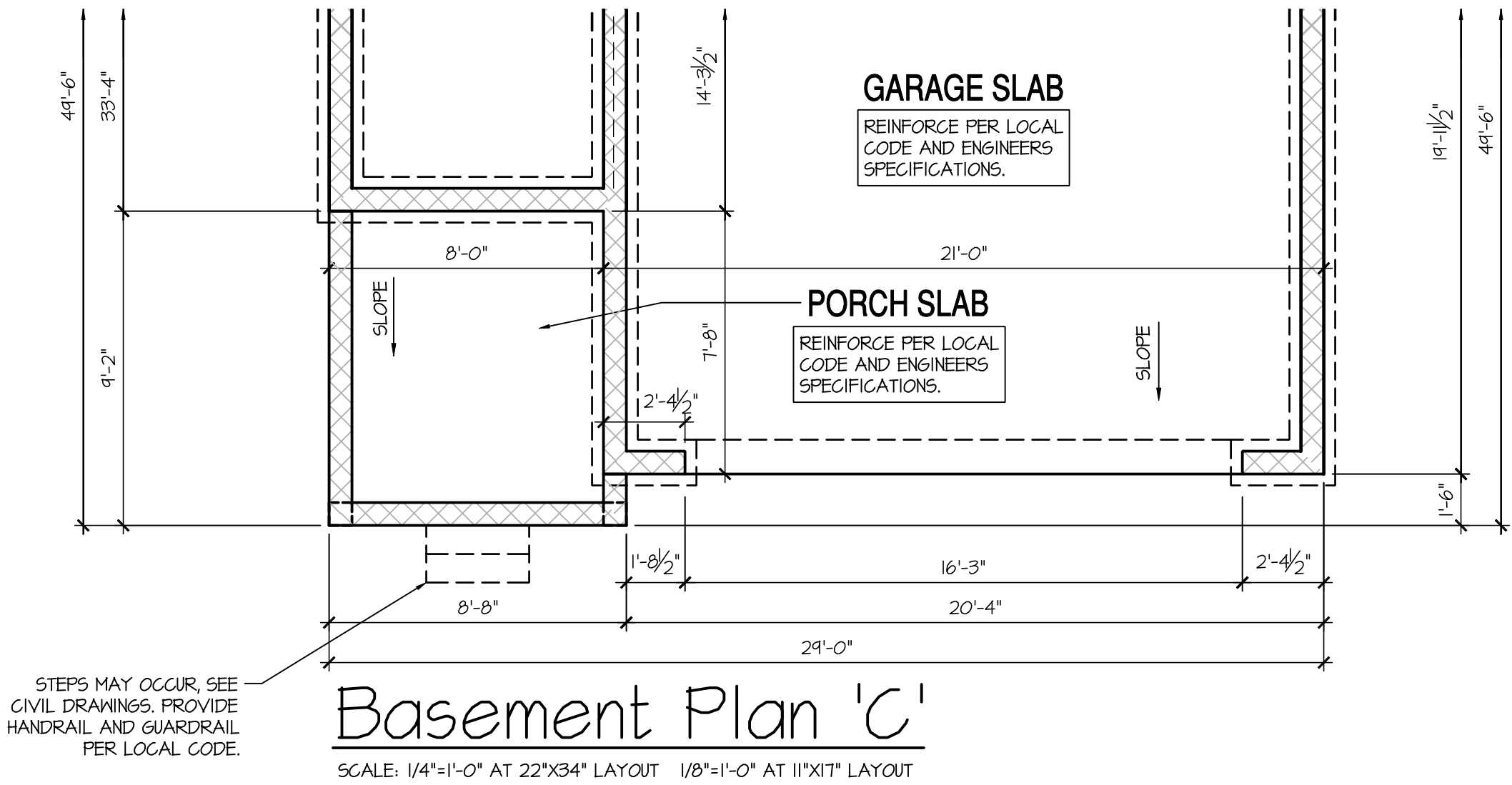
Easton - MD
North Region

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
STEM WALL PLAN OPTIONS

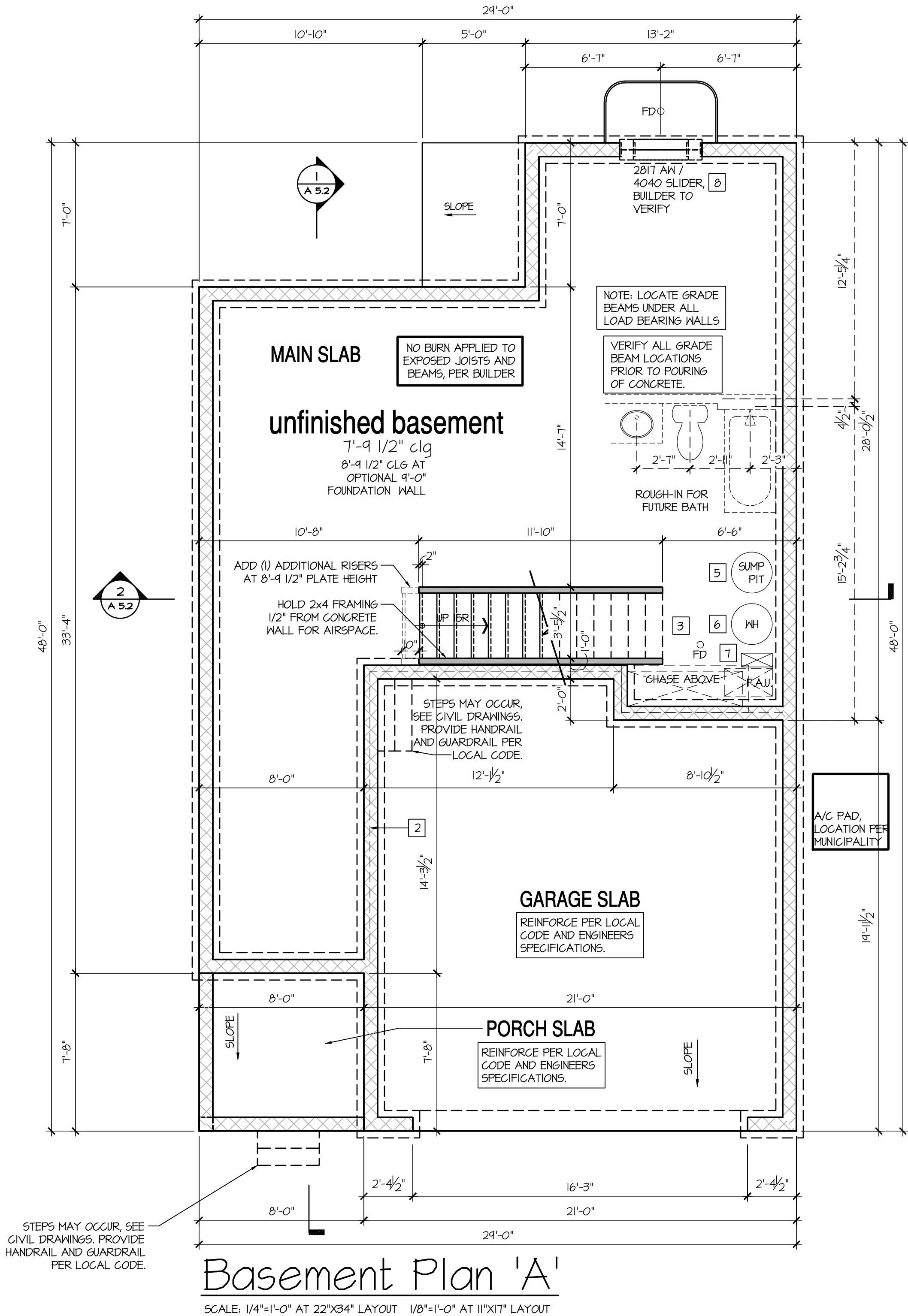
PRINT DATE:
February 05, 2019

SHEET NO:
4.1 CS



7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL RISE VERIFY

BASEMENT NOTES: IRC	KEY NOTES:
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: BASEMENT = 7'-0" U.N.O. ON ELEVATIONS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.2) - 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 IRC SECTION R310.1) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. T 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP STOOP AT INSWING SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITE INVESTIGATION ACCORDING TO LOCAL CODES.) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	1] LINE OF SLAB ABOVE 2] LINE OF FRAMED WALL ABOVE 3] BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1) 4] A/C CONDENSER PAD. (VERIFY) 5] SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS, VERIFY LOCATION. 6] WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION F2801.1) 7] FAV IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS 8] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)



NO:	DATE:	REVISION:
1	11/2/24	

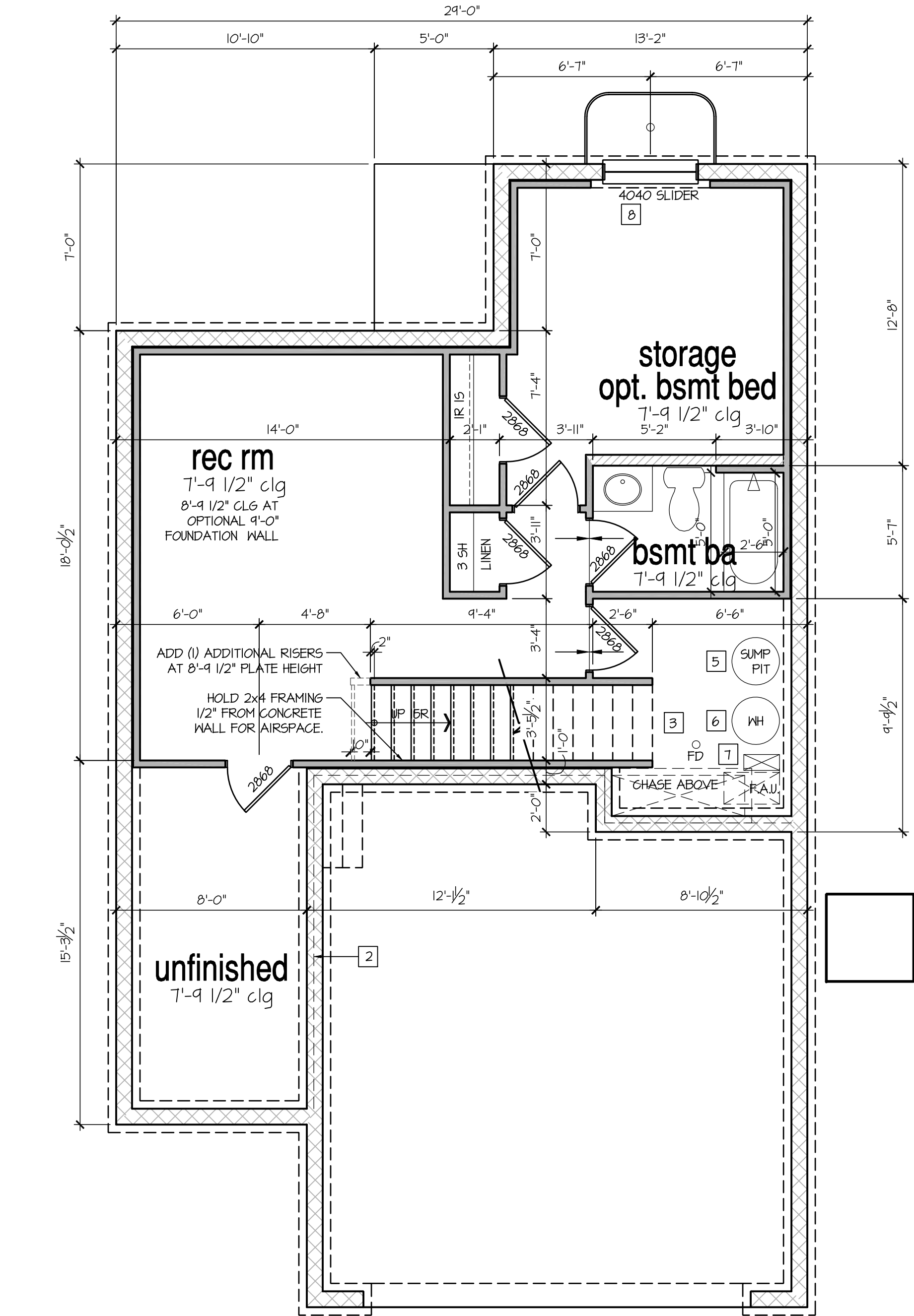
PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.



PROJECT TITLE:
40' Series PINE 'X303'

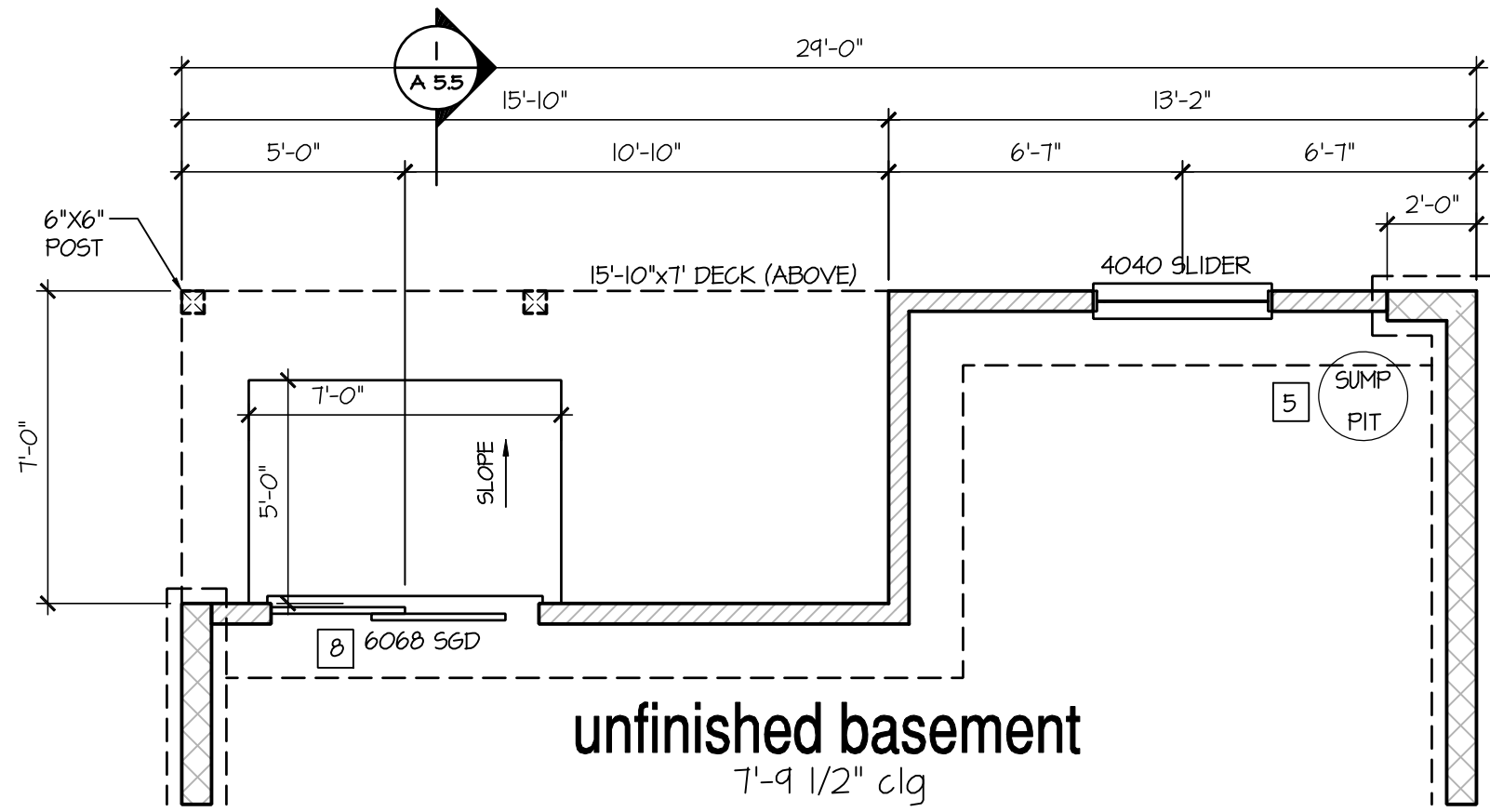
Easton - MD North Region

PROJECT NO: GMD-6A16082.1



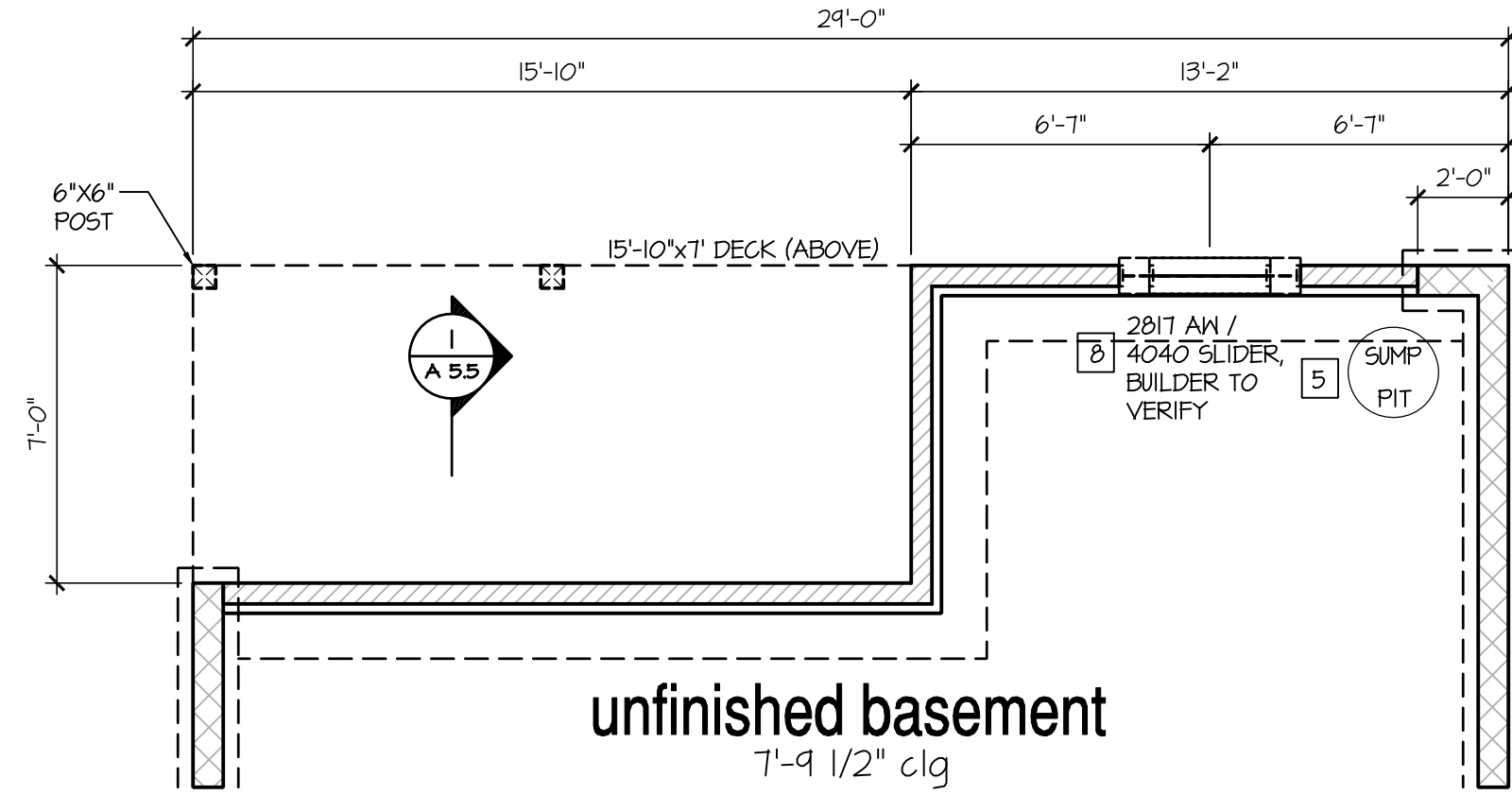
Opt Finished Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Opt Walk-Out Basement Plan

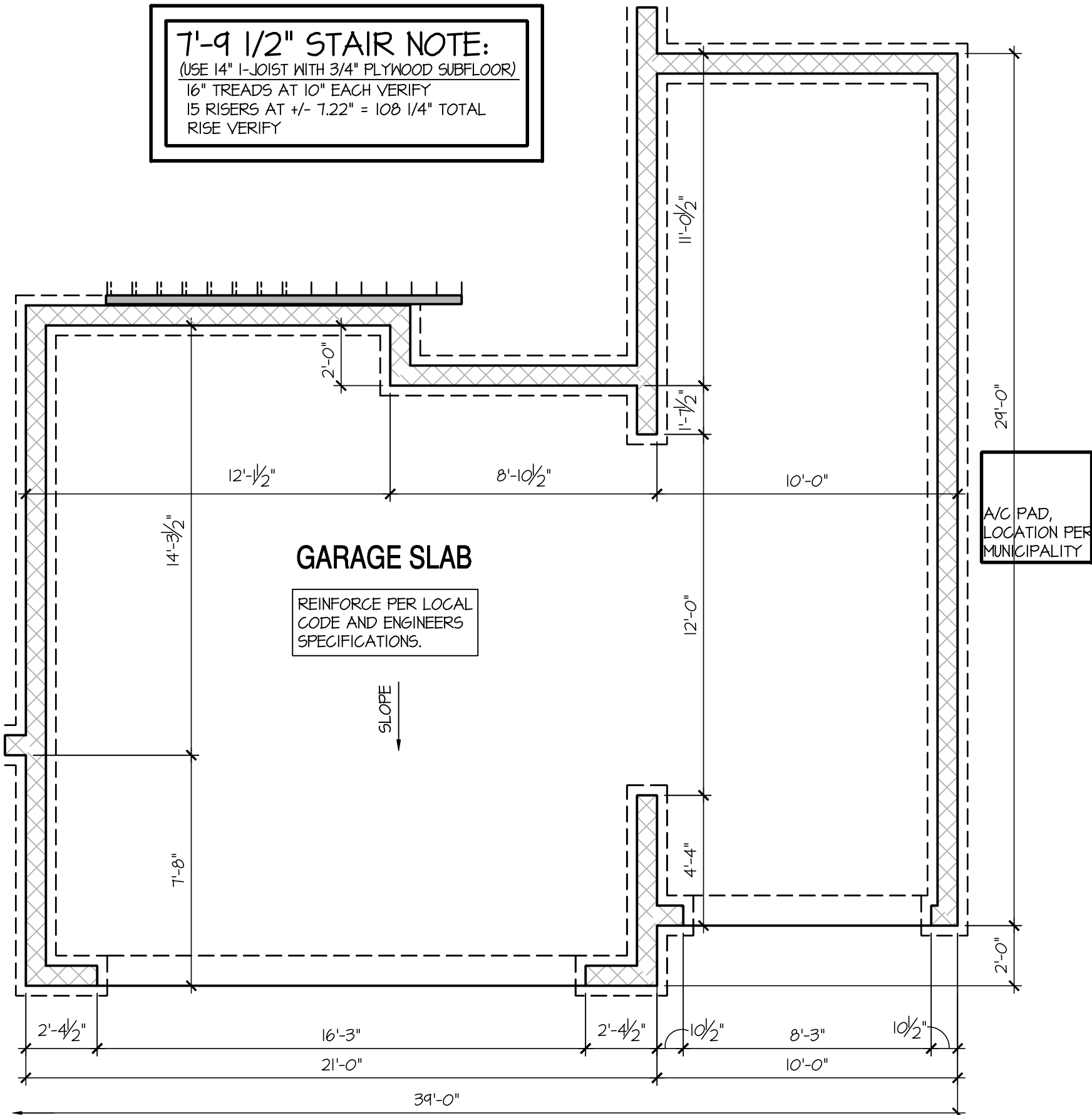
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Opt Look-Out Basement Plan

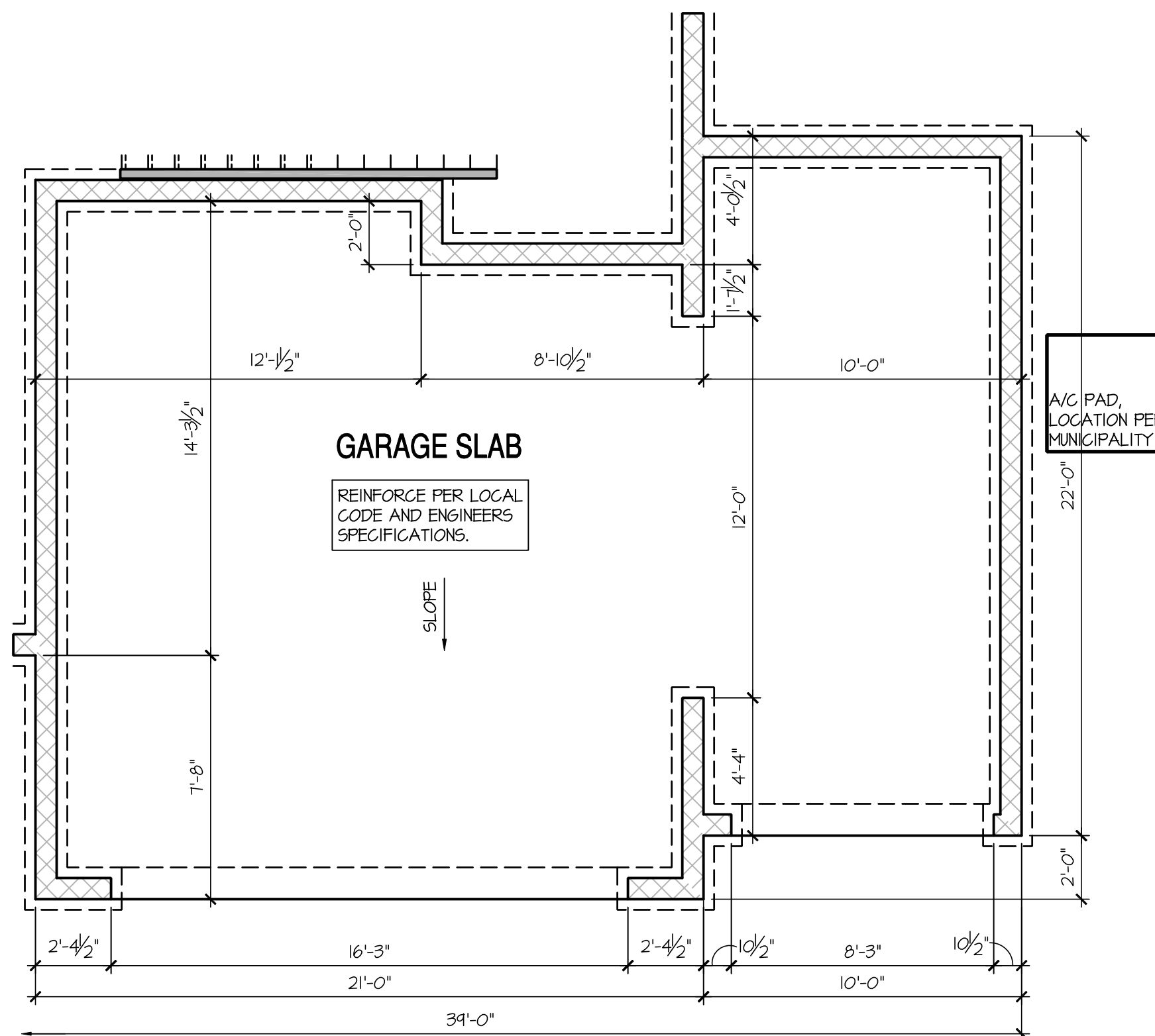
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
16" TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.22" = 108 1/4" TOTAL
RISE VERIFY



Opt Oversized 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

BASEMENT NOTES: IRC	
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED. - FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS. - WINDOW HEAD HEIGHTS: BASEMENT = 7'-0" U.N.O. ON ELEVATIONS. - PROVIDE FIREBLOCKING. (PER IRC SECTION R602.8) - 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 IRC SECTION R310.1.1) - ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY. - REFER TO STRUCTURAL DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN. - VERIFY ALL DOOR THRESHOLD HEIGHTS TO HARD SURFACES. TYP. 3/4" MAX AT INSWING DOORS. (PER IRC SECTION R311.3.1) - SLOPE ALL STOOPS AND HARDSCAPE MATERIAL AWAY FROM BUILDING - TYPICAL. - SLOPE GARAGE FLOOR 1/8" PER FOOT TO GARAGE DOOR OPENING. - VERIFY CURB CUT BLOCKOUT WITH GARAGE DOOR MANUFACTURER. - REFER TO CIVIL DRAWINGS FOR FINISH SURFACE ELEVATIONS. - TYP. STOOP AT INSWING/SLIDER DOORS: 36" DEEP BY THE WIDTH OF THE DOOR SERVED, MINIMUM. (PER IRC SECTION R311.3.1) PROVIDE A SLIP-RESISTANT FINISH. - SOILS TREATMENT: BORACARE TERMITES TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS. (PROVIDE CHEMICAL TREATMENT FOR PROTECTION FROM TERMITES INVESTIGATION ACCORDING TO LOCAL CODES.) - WOOD CONTACTING CONCRETE OR MASONRY OR LESS THAN CODE REQUIRED SEPARATION TO GRADE SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD. SET ALL EXTERIOR WALL SILLS IN MASTIC.	
KEY NOTES:	
[1] LINE OF SLAB ABOVE [2] LINE OF FRAMED WALL ABOVE [3] BENEATH STAIRS AND LANDINGS. 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1) [4] A/C CONDENSER PAD. (VERIFY) [5] SUMP PIT LOCATION AS REQUIRED BY SITE CONDITIONS, VERIFY LOCATION. [6] WATER HEATER AND FLOOR DRAIN. (PER IRC SECTION P2801.1) [7] FAU IN STORAGE SPACE. INSTALL PER MANUFACTURER'S WRITTEN REQUIREMENTS. VERIFY LOCATION W/ MECHANICAL DRAWINGS. [8] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)	

D.R. HORTON
America's Builder

NO: DATE: REVISION:

IIJ224

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2026.

PROFESSIONAL SEAL:

STATE OF MARYLAND
JULY 28, 2024
ARCHITECT

PROJECT TITLE:

40' Series
PINE
'X303'

Easton - MD
North Region

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
BASEMENT PLAN OPTIONS

PRINT DATE:
February 05, 2019

SHEET NO:
4.1 BS

Page 954 of 998

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

8'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.45" = 111 3/4" TOTAL
RISE VERIFY

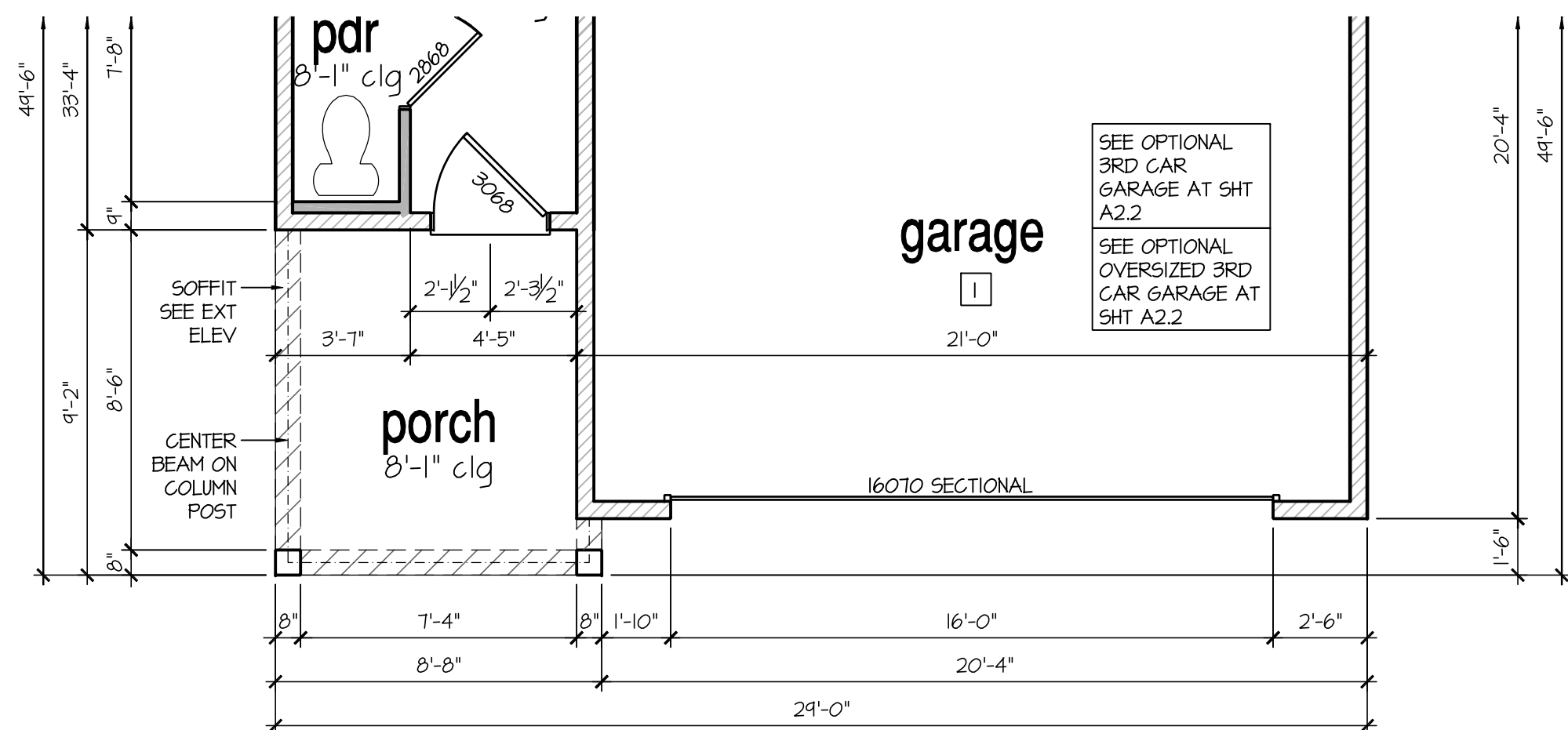
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
ALL DIMENSIONS TO WINDOWS AND DOORS ARE TO CENTERLINE.

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.

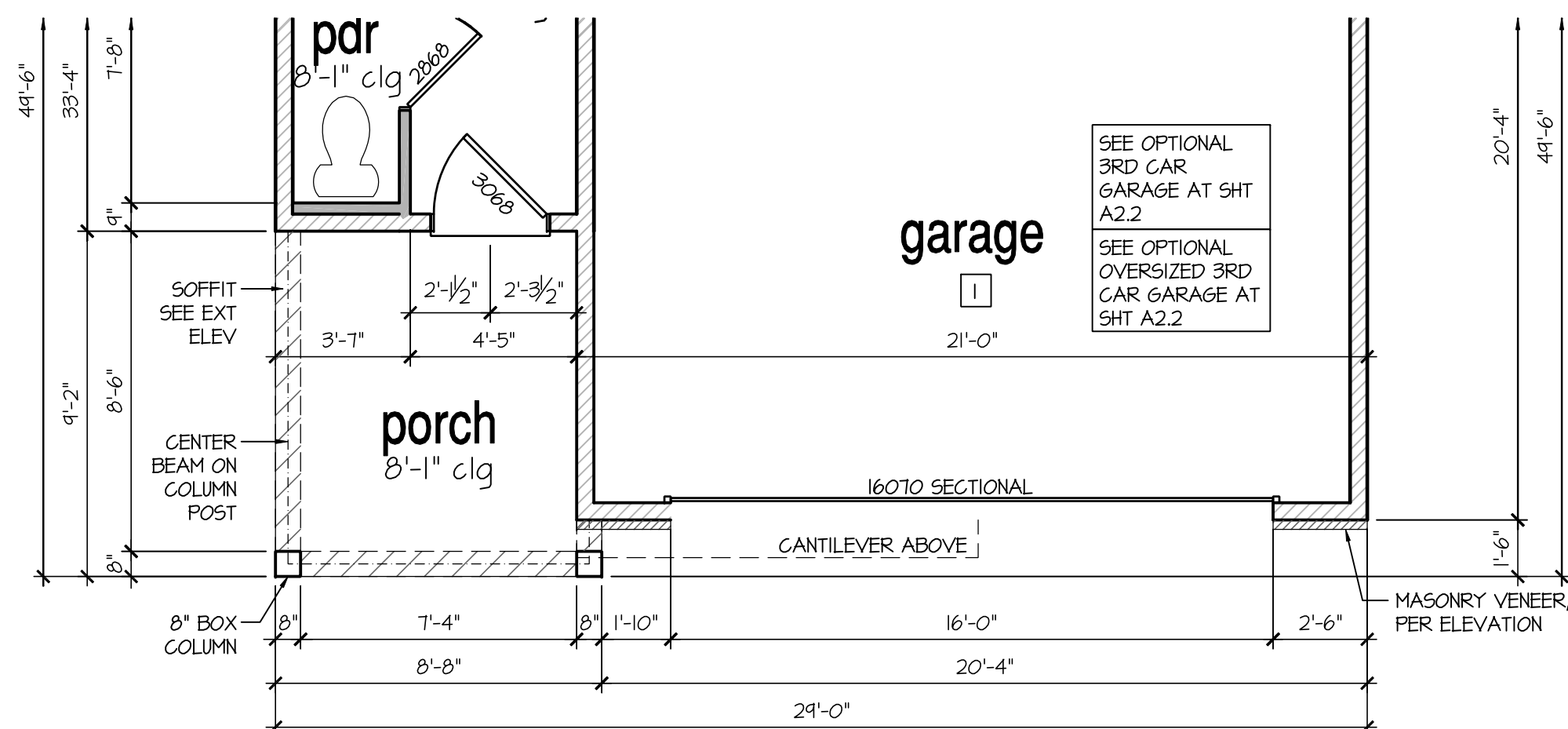
KEY NOTES: IRC

- 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 IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
 - MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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 IRC SECTION M1305.1.3)
 - ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE)
 - TYPICALS:
 - TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
 - N/A
 - HALF WALL, HEIGHT AS NOTED.
 - INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
 - BATHS:
 - ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
 - 30"x60" TUB/SHOWER PAN
 - SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
 - ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
 - KITCHEN:
 - 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ELECTRIC OVEN WITH MICROWAVE OVEN.



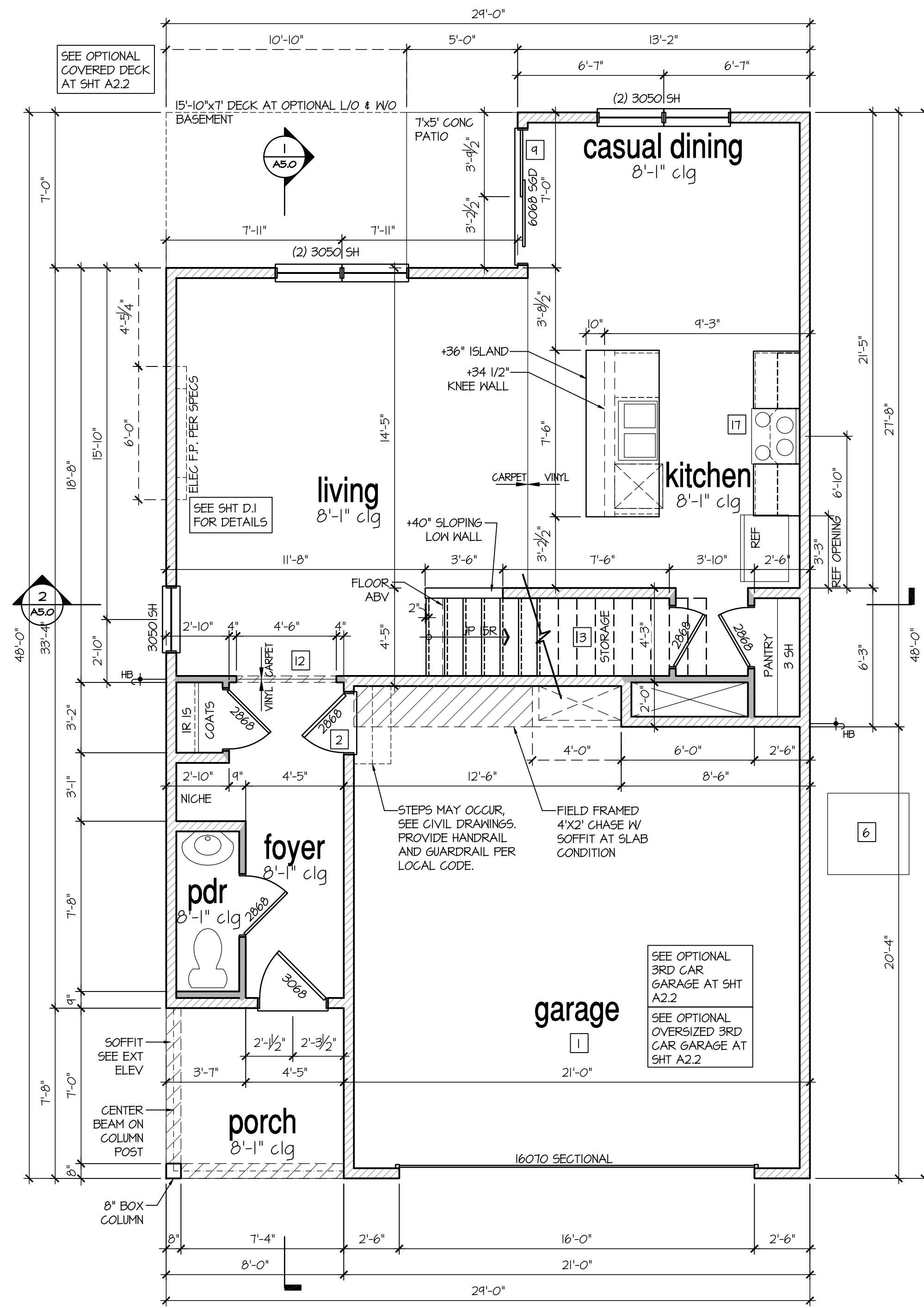
1st Floor Plan 'C'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x17" LAYOUT



1st Floor Plan 'B'

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

D.R. HORTON
America's Builder

NO: DATE: REVISION:

IIJ224

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
PINE
'X303'**

**Easton - MD
North Region**

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
1ST FLOOR PLAN

PRINT DATE:
February 05, 2019

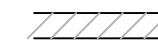
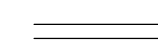
SHEET NO:

5

8'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 1.45" = III 3/4" TOTAL
RISE VERIFY

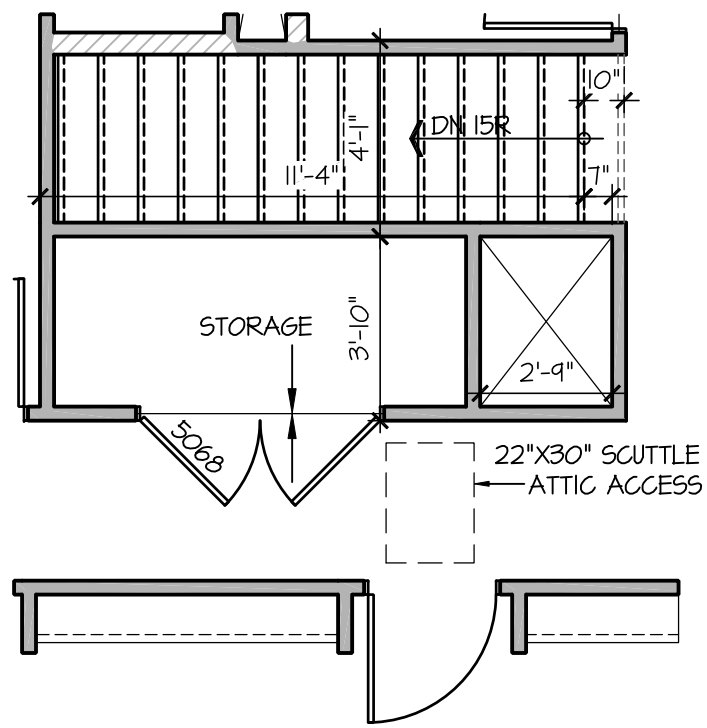
- FOR ADDITIONAL NOTES SEE GENERAL NOTES ON TITLE SHEET AND DETAILS.
- WINDOW HEAD HEIGHTS:
1ST FLOOR = 8'-0" U.N.O. ON ELEVATIONS.
2ND FLOOR = 7'-0" U.N.O. ON ELEVATIONS.
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WALL LEGEND:

 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.

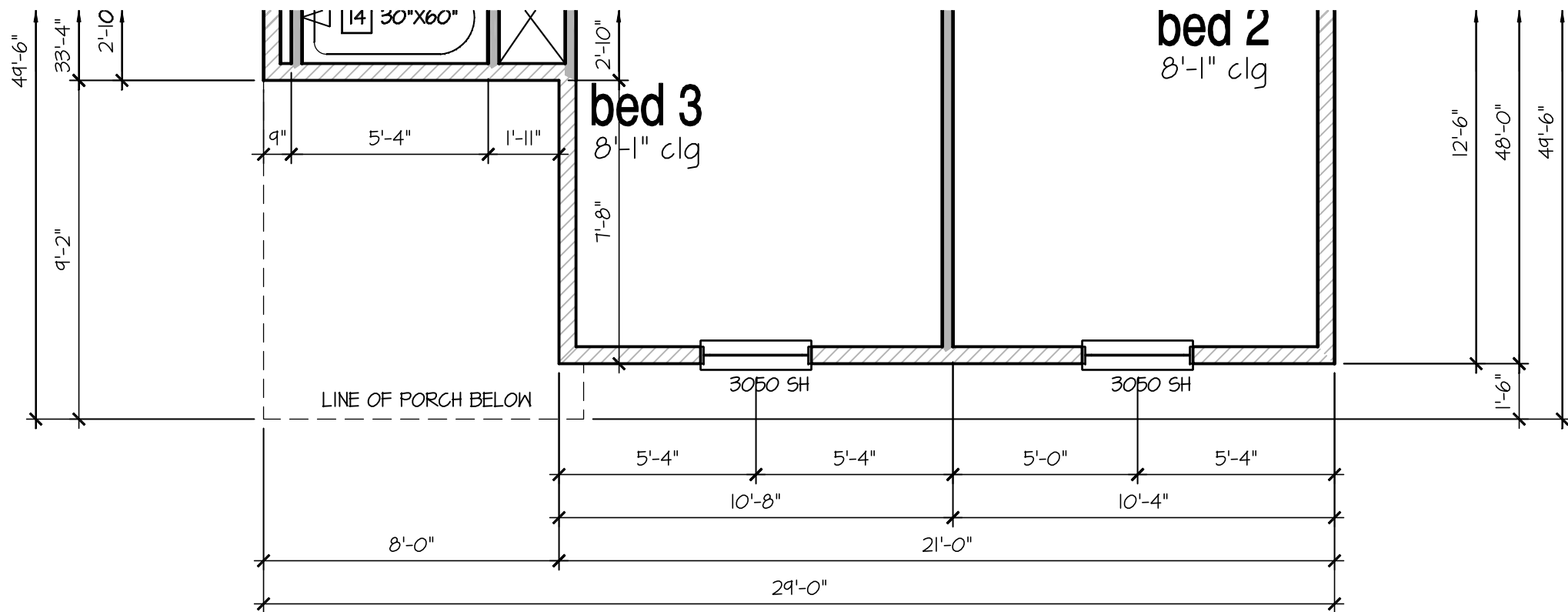
KEY NOTES: IRC

- 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 IRC SECTION R302.6)
GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)
 - MEP'S
 - WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)
 - N/A
 - 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)
TYPICALS:
[9] TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)
[10] N/A
[11] HALF WALL, HEIGHT AS NOTED.
[12] INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O.
BATHS:
[13] ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)
[14] 30"x60" TUB/SHOWER PAN
[15] SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS
[16] ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)
KITCHEN:
[17] 30" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
[18] 30" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
[19] ELECTRIC OVEN WITH MICROWAVE OVEN.



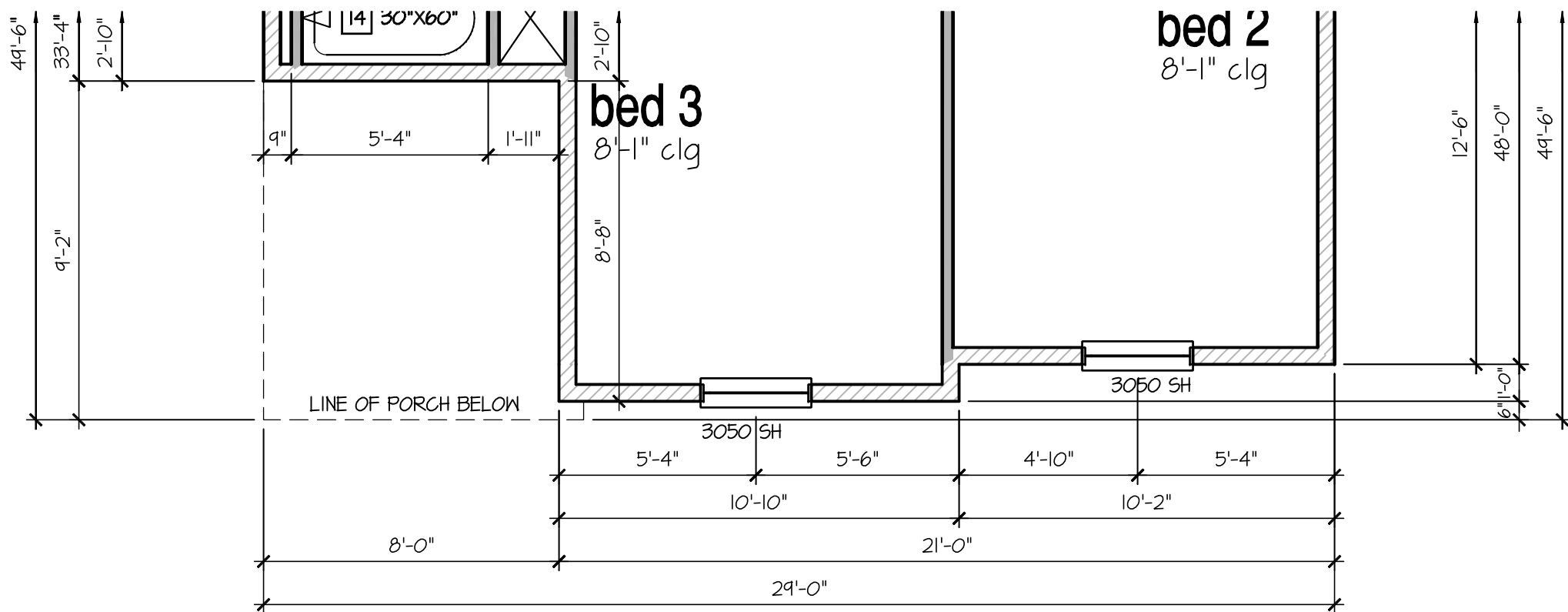
2nd Floor Plan
at Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



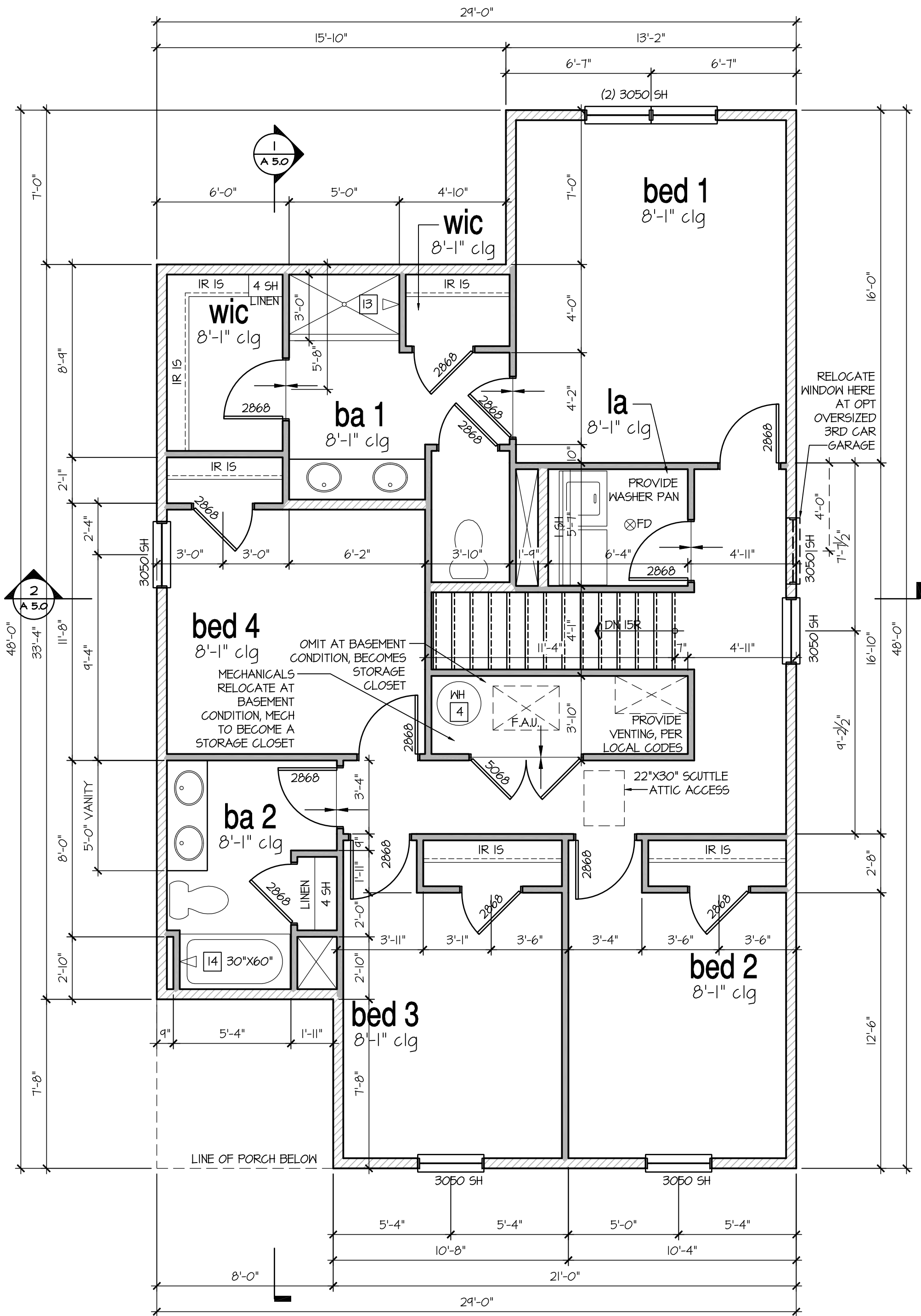
2nd Floor Plan 'C'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



2nd Floor Plan 'B'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



2nd Floor Plan 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

D.R. HORTON
America's Builder

NO: DATE: REVISION:

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
PINE
'X303'

Easton - MD
North Region

PROJECT NO: GMD-6A16082.1

SHEET TITLE:
2ND FLOOR PLAN 'A'

PRINT DATE:

February 05, 2019

SHEET NO:

6

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

8'-1" STAIR NOTE:
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WALL LEGEND:

FULL HEIGHT
2X4 WOOD STUD PARTITION

BRICK / STONE VENEER

FULL HEIGHT
2X6 WOOD STUD PARTITION

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: IRC

FIRE PROTECTION:

1HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER IRC SECTION R302.6)

GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD. (PER IRC SECTION R302.6)

2HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR W/ SELF CLOSER. (PER IRC SECTION R302.5.1)

3BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)

MEP'S

4WATER HEATER PER LOCAL CODES. (GAS/ELECTRIC VERIFY WITH CLIENT PRIOR TO INSTALLATION)

5N/A

6A/C CONDENSER PAD. (VERIFY)

7PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

8ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"x22". FIRE RATED ACCESS AS NOTED. (PER IRC SECTION M305.1.3) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 34" SIZE) TYPICALS:

9TEMPERED SAFETY GLASS. (PER IRC SECTION R308.4)

10N/A

11HALF WALL, HEIGHT AS NOTED.

12INTERIOR SOFFITS: FFL = 8'-1" U.N.O. SFL = 7'-6" U.N.O. BATHS:

13ACRYLIC SHOWER PAN (SEE PLAN FOR SIZE)

1430"x60" TUB/SHOWER PAN

15SHOWER AND FLOOR, PER PROJECT SPECIFICATIONS

16ACRYLIC ALCOVE TUB (SEE PLAN FOR SIZE)

KITCHEN:

1730" SLIDE-IN ELECTRICAL RANGE W/ HOOD VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

1830" GAS COOKTOP AND HOOD. VENT PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

19ELECTRIC OVEN WITH MICROWAVE OVEN.

Opt Oversized 3 Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Opt 3rd Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Opt Covered Deck

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

Stairs at Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

D.R. HORTON
America's Builder

NO: DATE: REVISION:

IIJ224

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PROFESSIONAL SEAL:

STATE OF MARYLAND
JULY 28 2024
ARCHITECT

PROJECT TITLE:

40' Series
PINE
'X303'

Easton - MD
North Region

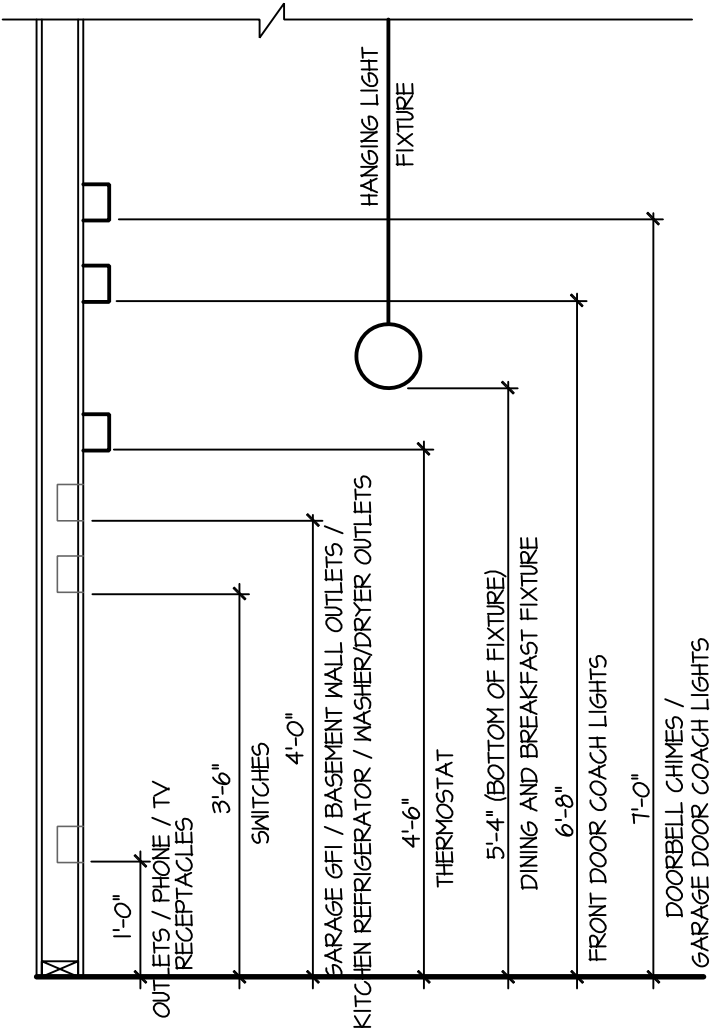
PROJECT NO: GMD-6A16082.1

SHEET TITLE:
1ST FLOOR PLAN

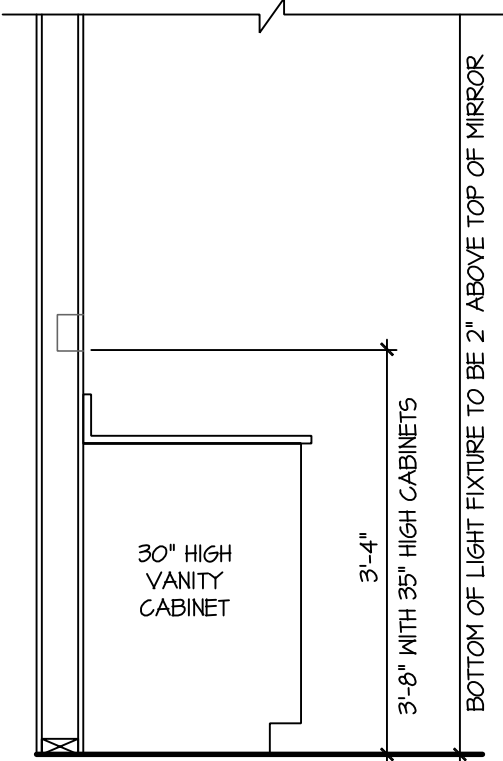
PRINT DATE:
February 05, 2019

SHEET NO:
5.1

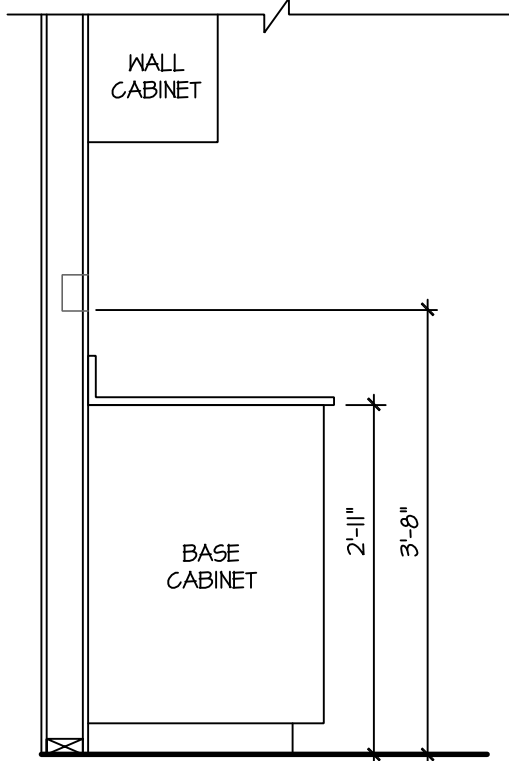
Page 957 of 998



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



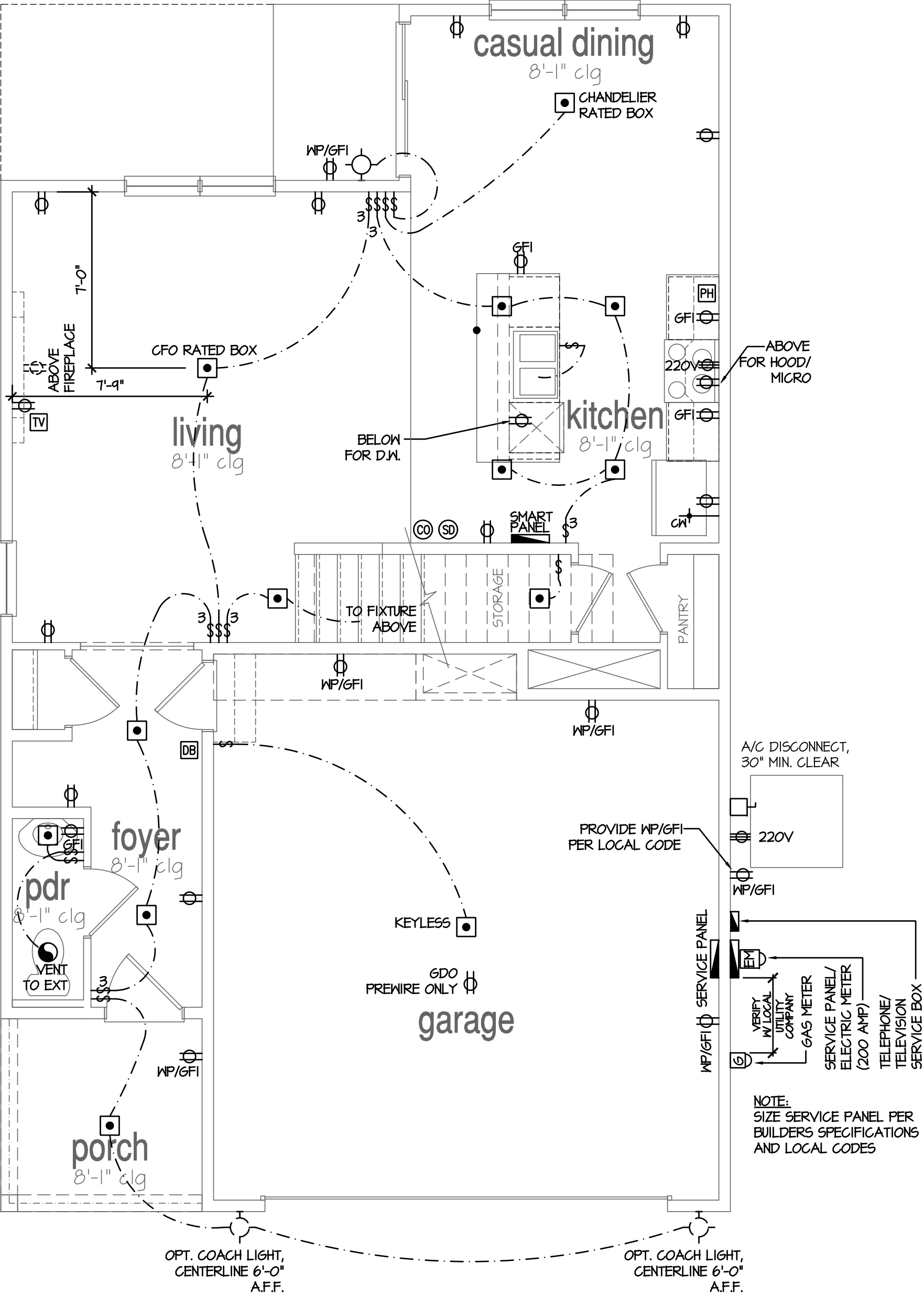
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

NOTES:

- PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES.
- PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
- ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.
- FANLIGHTS IN WET/DAMP LOCATIONS SHALL BE LABELED "SUITABLE FOR WET OR DAMP LOCATIONS."
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- PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

LEGEND:

	DUPLEX OUTLET		CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
	WEATHERPROOF GFI DUPLEX OUTLET		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220 VOLT OUTLET		EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
	WALL SWITCH		FLUORESCENT LIGHT FIXTURE
	THREE-WAY SWITCH		TECH HUB SYSTEM
	FOUR-WAY SWITCH		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
	CHIMES		CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)
	PUSHBUTTON SWITCH		GAS SUPPLY WITH VALVE
	110V SMOKE DETECTOR W/ BATTERY BACKUP		HOSE BIBB
	CO2 DETECTOR		
	THERMOSTAT		WALL SCONCE
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



1st Floor Plan 'A'

SCALE: 1/4"=1'-0" AT 22'X34' LAYOUT 1/8"=1'-0" AT 11'X17' LAYOUT



NO:	DATE:	REVISION:

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PROFESSIONAL SEAL:



PROJECT TITLE:

40' Series
PINE
'X303'

Easton - MD
North Region

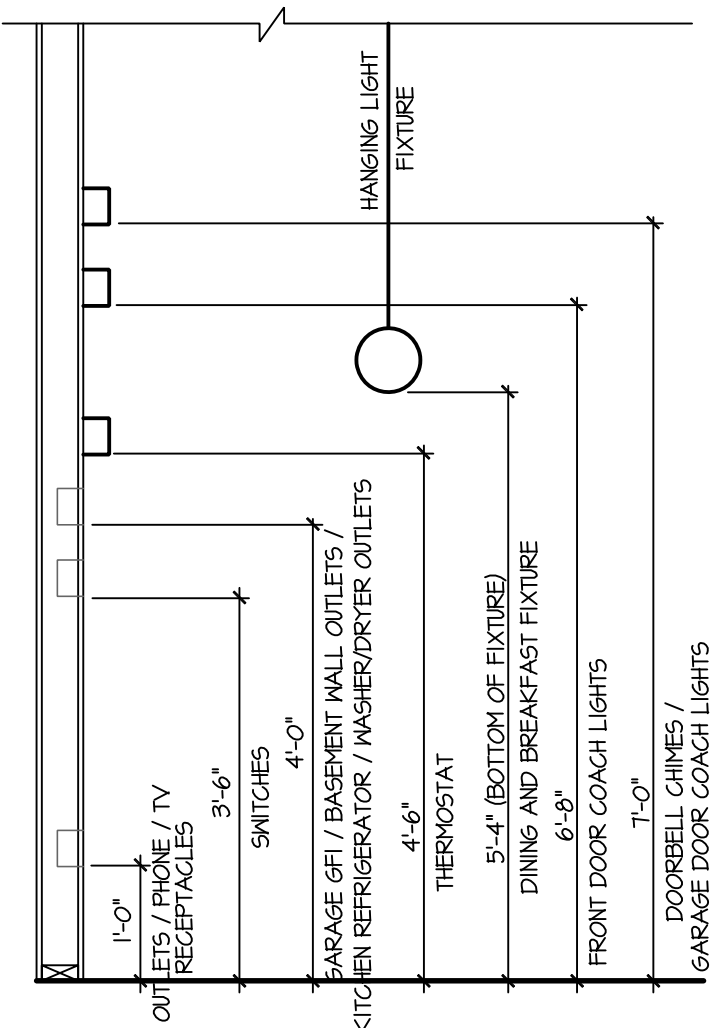
PROJECT NO: GMD-6A16082.1

SHEET TITLE:
1ST FLOOR UTILITY PLAN

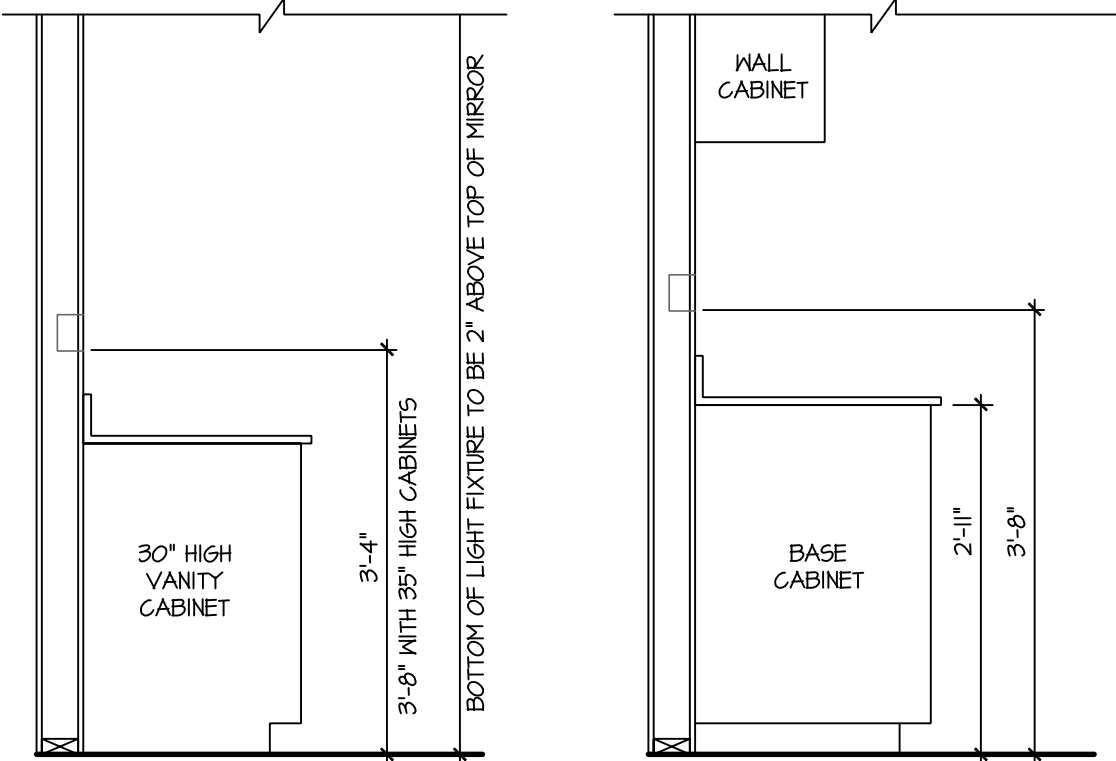
PRINT DATE:
February 05, 2019

SHEET NO:

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STANDARD ELECTRICAL BOX HEIGHTS

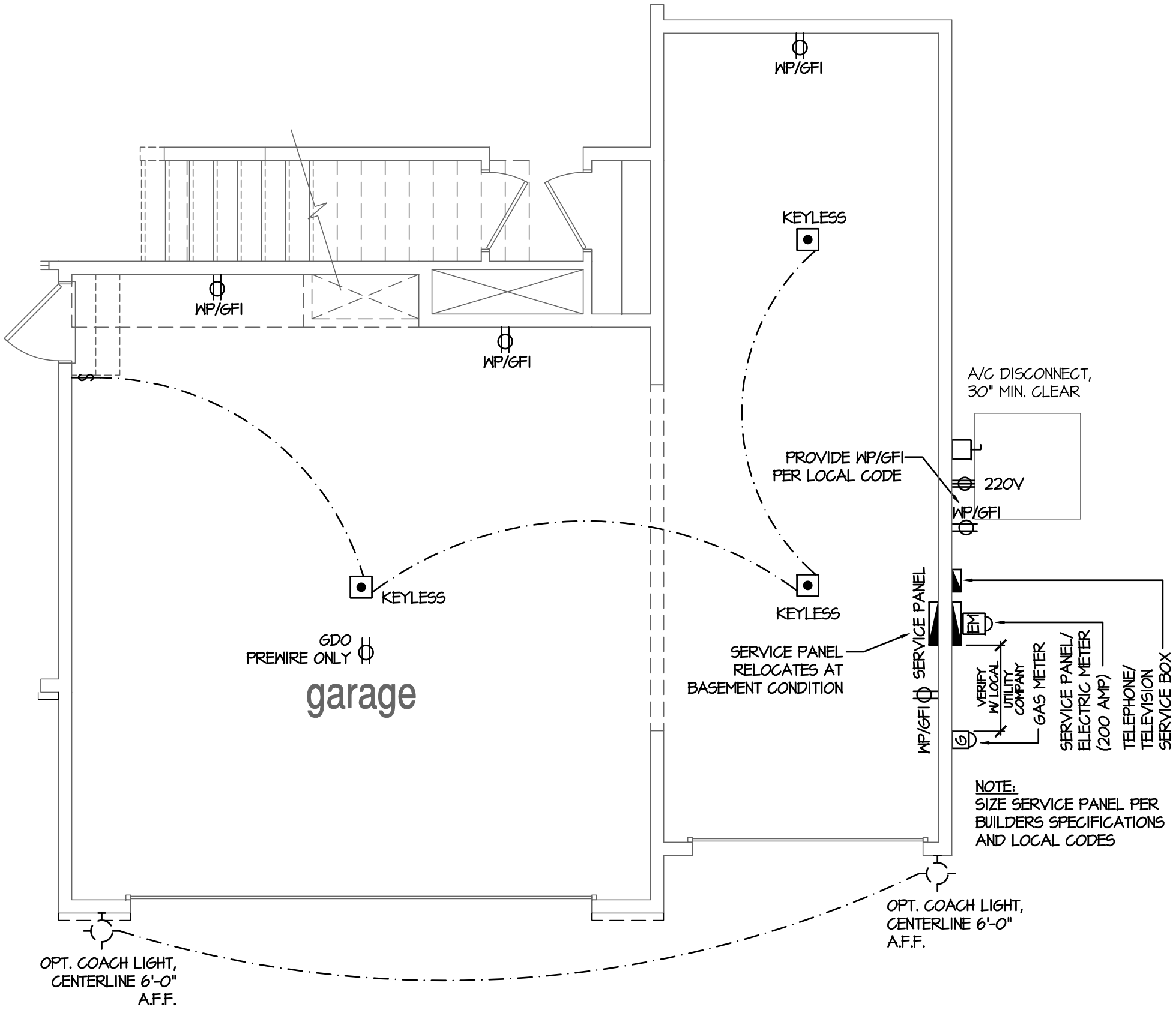


SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS

SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

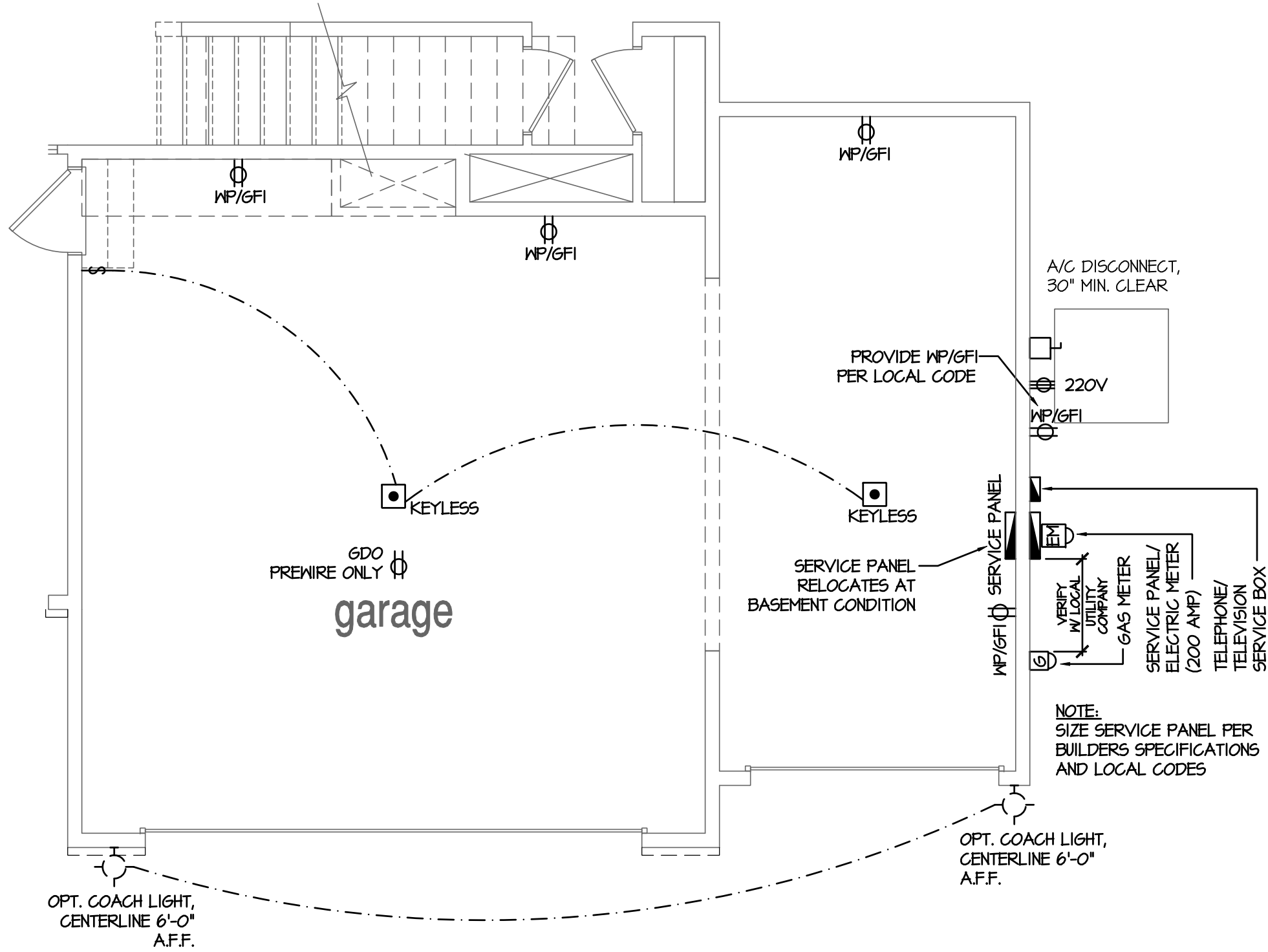
- NOTES:
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LEGEND:			
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	HALF-SWITCHED DUPLEX OUTLET		EXHAUST FAN (VENT TO EXTERIOR)
	220V 220 VOLT OUTLET		EXHAUST FANLIGHT COMBINATION (VENT TO EXTERIOR)
	REINFORCED JUNCTION BOX		LED PUCK LIGHT
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	THREE-WAY SWITCH		
	FOUR-WAY SWITCH		TECH HUB SYSTEM
	CHIMES		CEILING FAN (PROVIDE ADEQUATE SUPPORT)
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	CO2 DETECTOR		HOSE BIBB
	THERMOSTAT		1/4" WATER STUB OUT
	TELEPHONE		WALL SCONCE
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



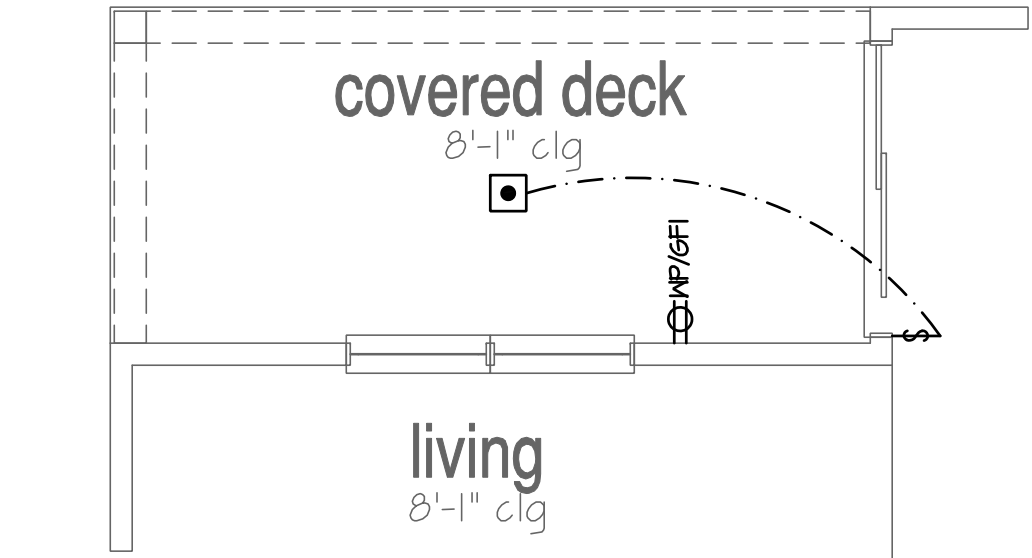
Opt Oversized 3 Car Garage

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



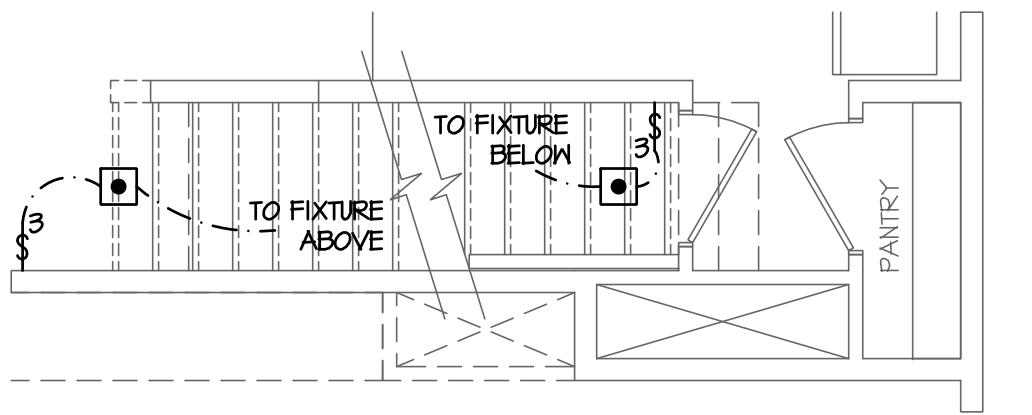
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PINE
'X303'

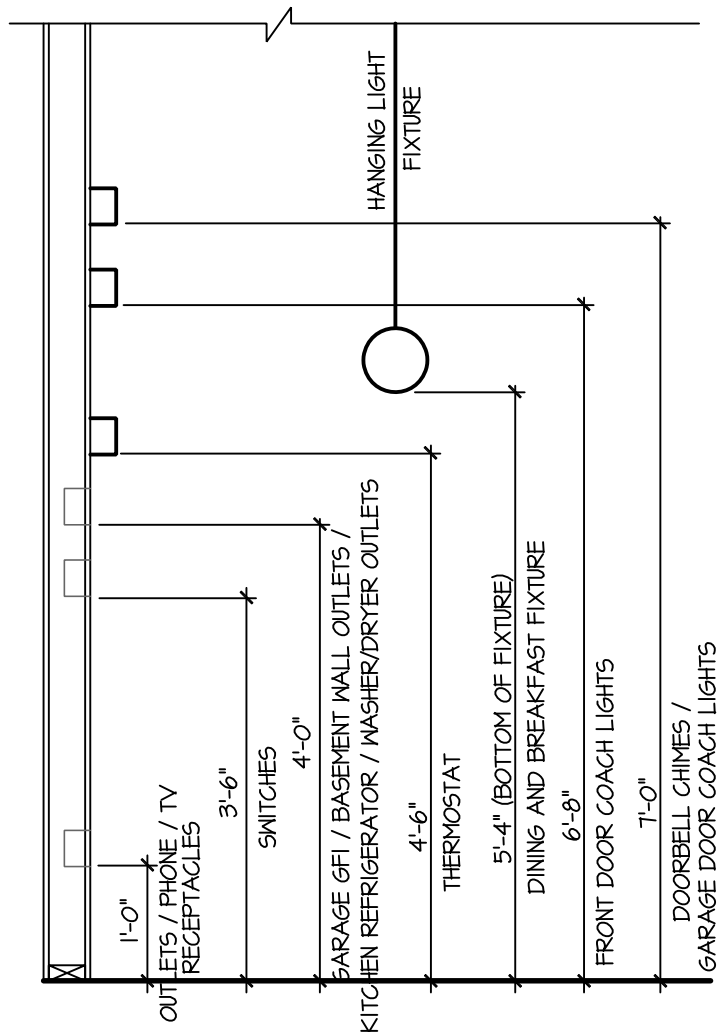
Easton - MD
North Region

PROJECT NO: GMD-6A16082.1

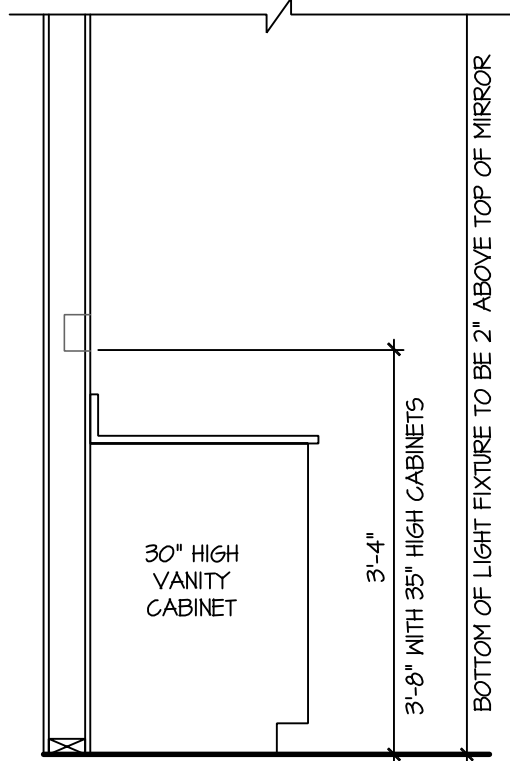
SHEET TITLE:
1ST FLOOR UTILITY PLAN

PRINT DATE:
February 05, 2019

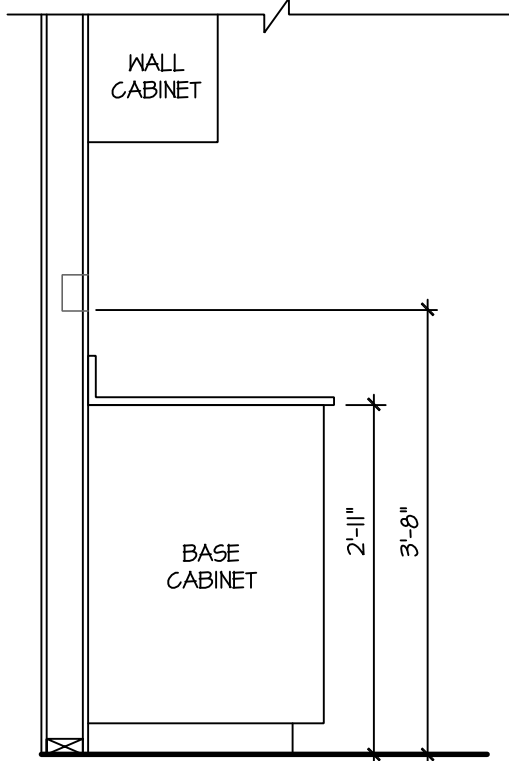
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7.0.1



STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



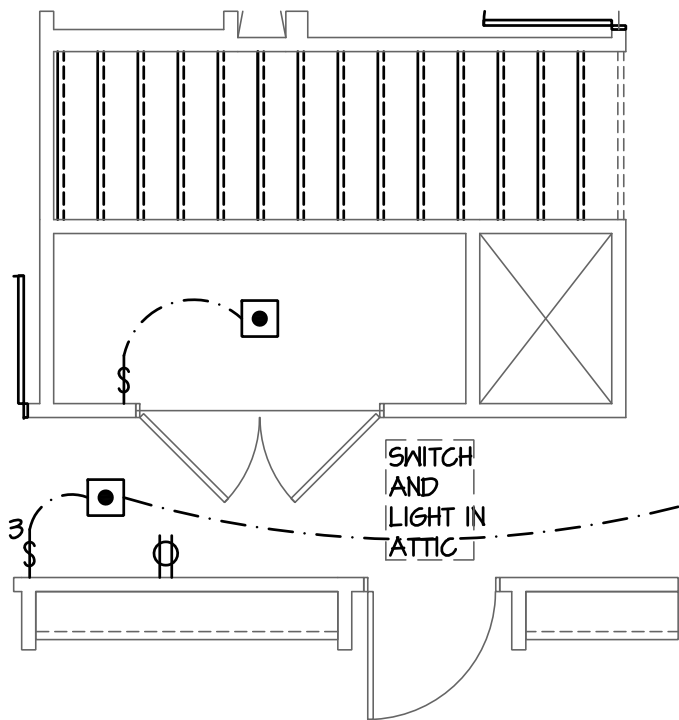
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

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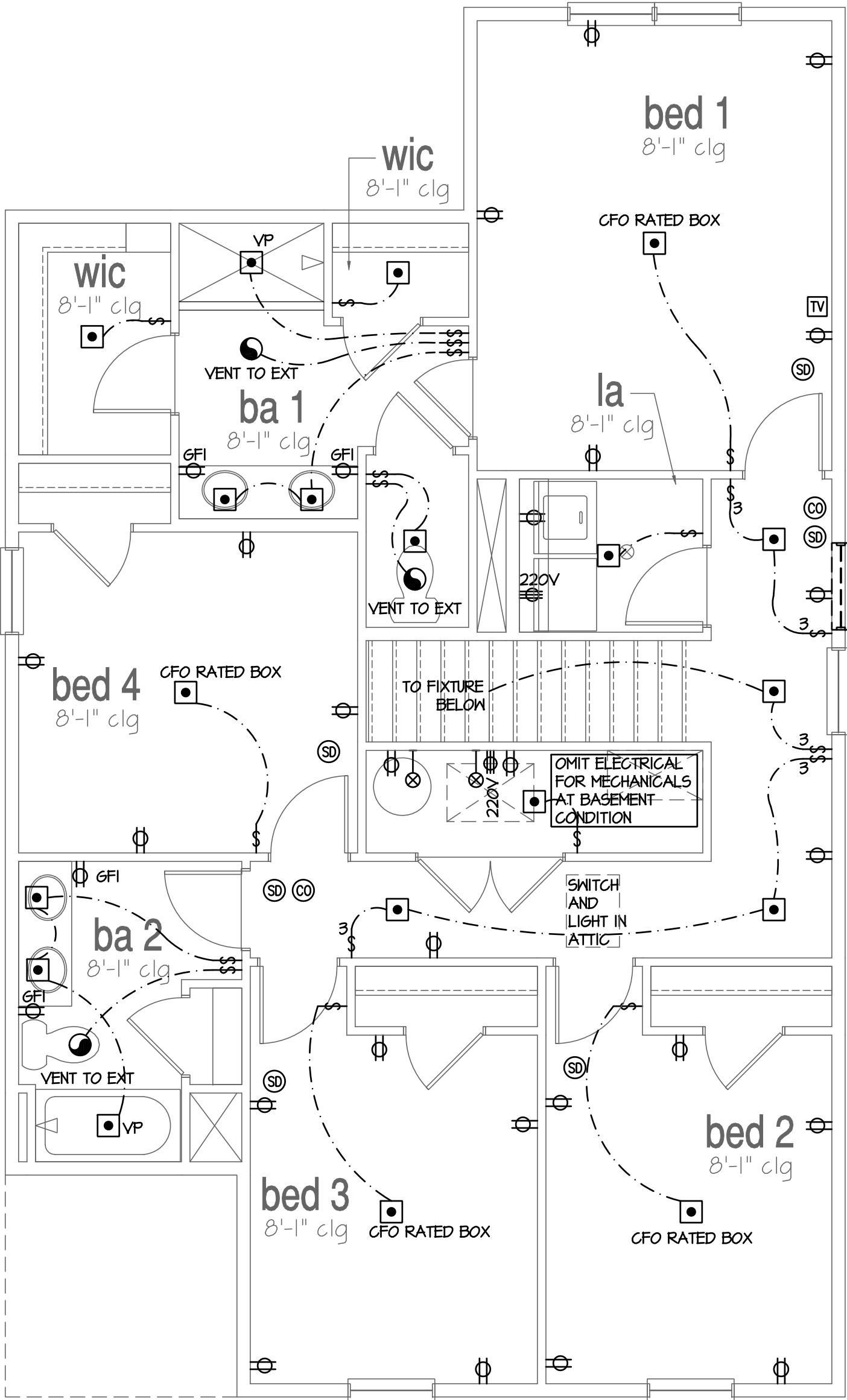
LEGEND:

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THERMOSTAT	WALL SCONCE
TELEPHONE	
TELEVISION	
ELECTRIC METER	
ELECTRIC PANEL	
DISCONNECT SWITCH	



2nd Floor Plan at Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



2nd Floor Plan 'A'

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT

D.R. HORTON
America's Builder

NO: DATE: REVISION:

IIJ224

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
PINE
'X303'**

**Easton - MD
North Region**

PROJECT NO: GMD-GA16082.1

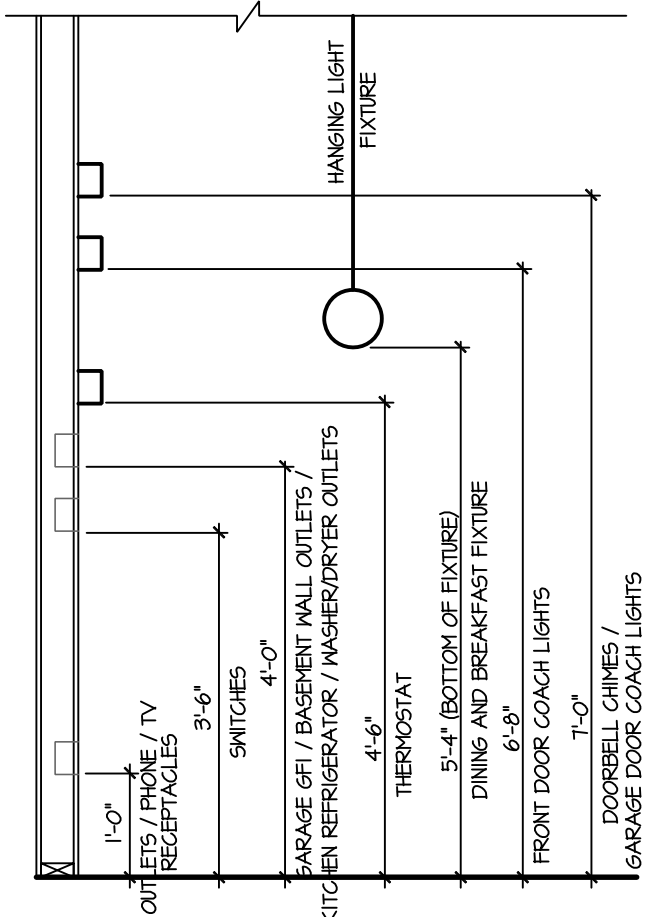
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2ND FLOOR UTILITY PLAN

PRINT DATE:

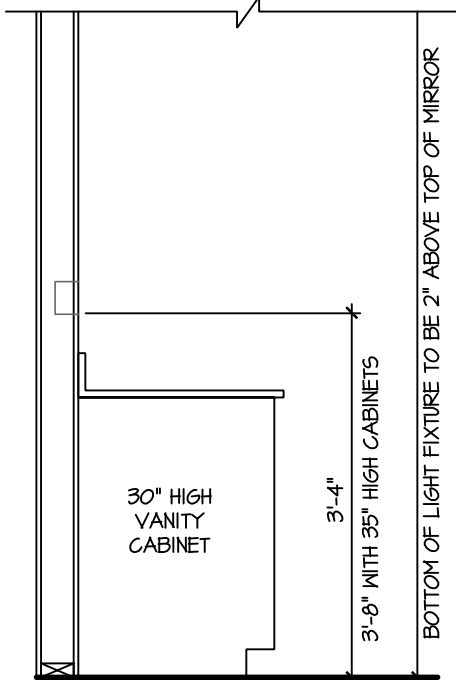
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SHEET NO:

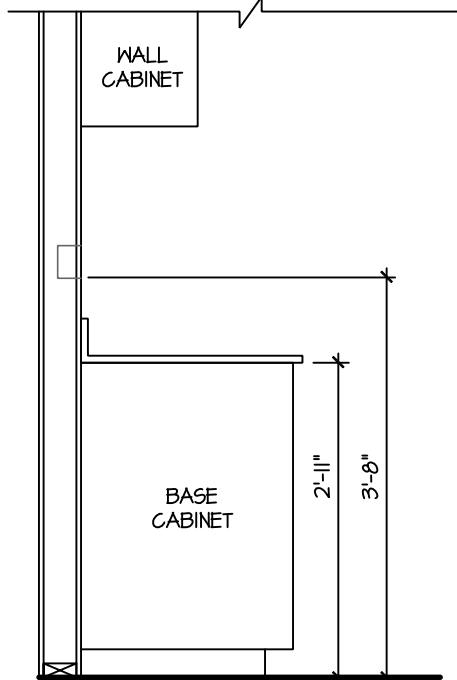
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STANDARD ELECTRICAL BOX HEIGHTS



SWITCH AND RECEPTACLE BOXES OVER BATH CABINETS



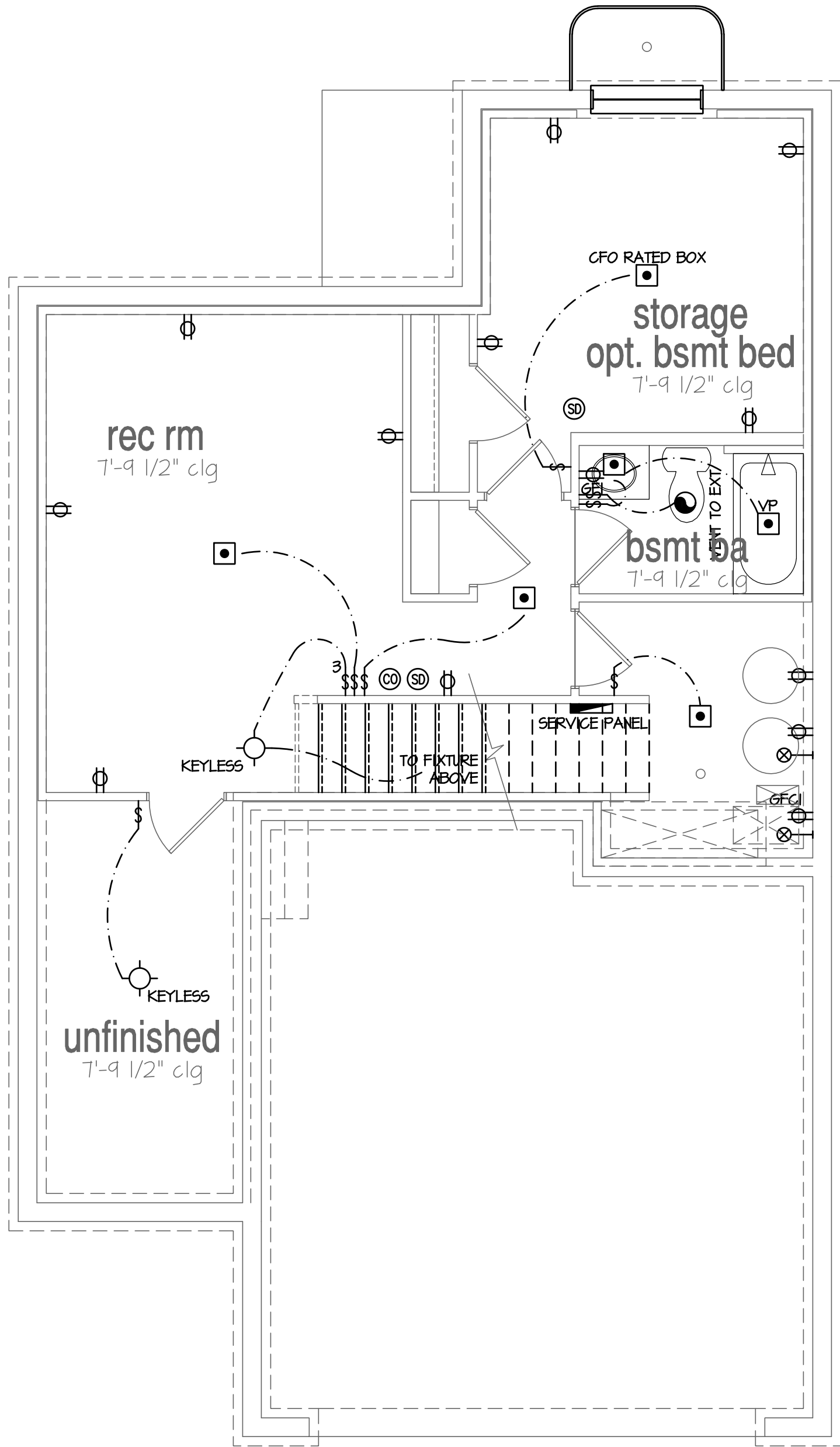
SWITCH AND RECEPTACLE BOXES OVER KITCHEN CABINETS

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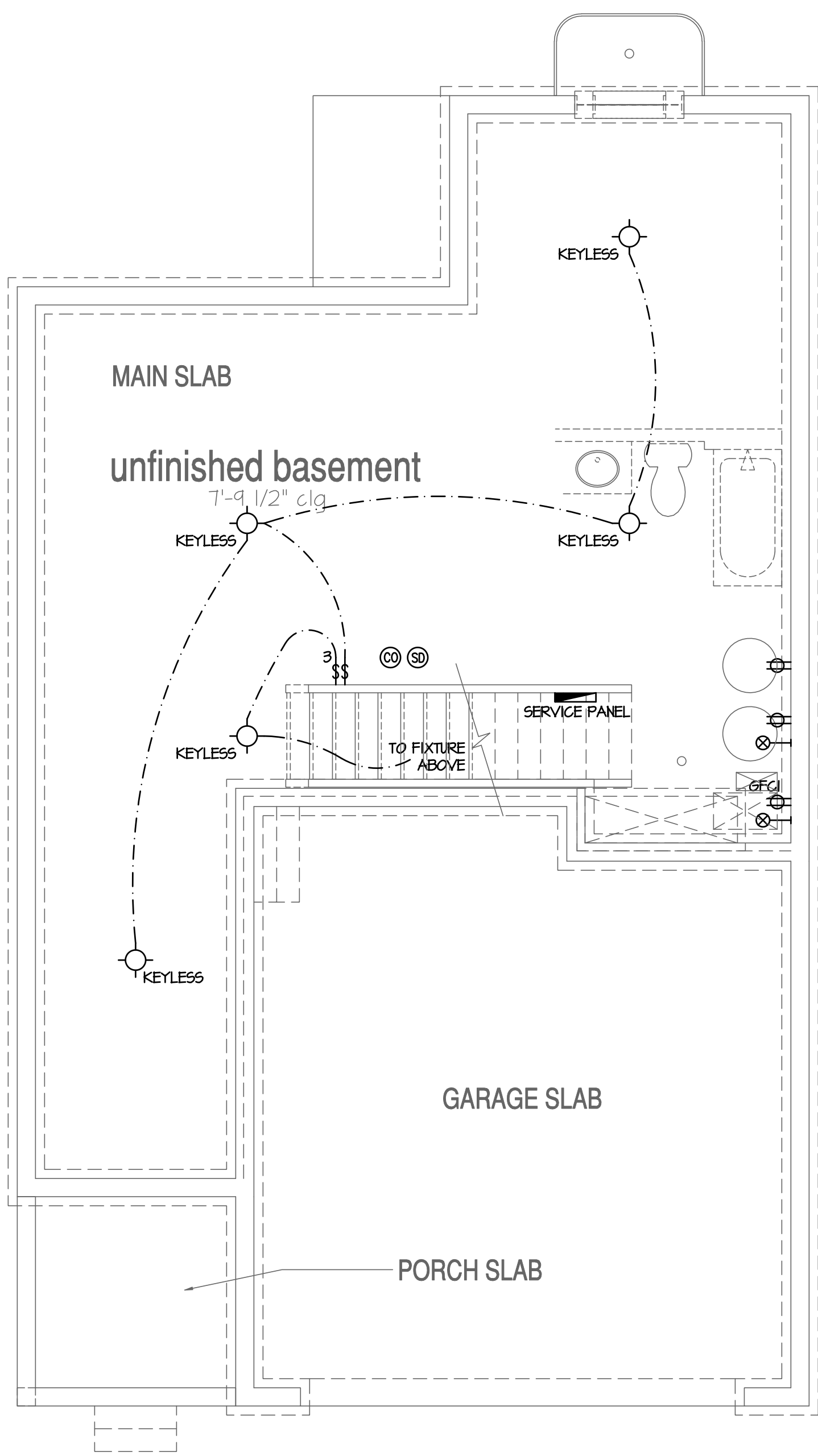
LEGEND:

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	GFI DUPLEX OUTLET		RECESSED INCANDESCENT LIGHT FIXTURE (VP) = VAPOR PROOF
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	THERMOSTAT		WALL SCONCE
	TELEPHONE		
	TELEVISION		
	ELECTRIC METER		
	ELECTRIC PANEL		
	DISCONNECT SWITCH		



Opt Finished Basement

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT



Basement Plan 'A'

SCALE: 1/4"=1'-0" AT 22"x34" LAYOUT 1/8"=1'-0" AT 11"x11" LAYOUT

NO:	DATE:	REVISION:

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PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
PINE
'X303'**

**Easton - MD
North Region**

PROJECT NO: GMD-GA16082.1

SHEET TITLE:
BASEMENT UTILITY PLAN

PRINT DATE:

February 05, 2019

SHEET NO:

7.2



NO:	DATE:	REVISION:
	11/12/24	

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Easton - MD North Region

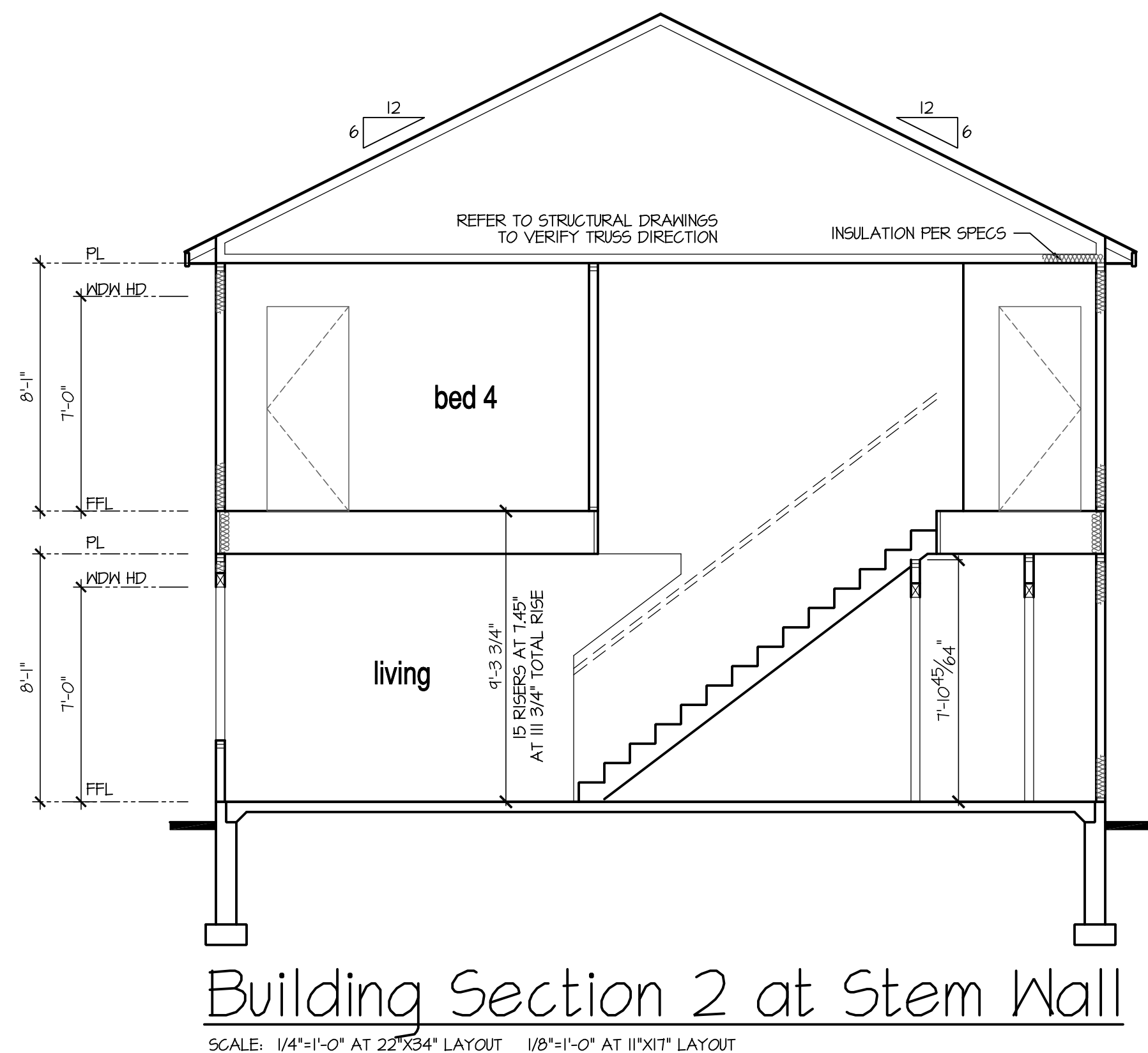
PROJECT NO: GMD-GA16082.

8'-1" STAIR NOTE:
 (USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
 14 TREADS AT 10" EACH VERIFY
 15 RISERS AT +/- 7.45" = III 3/4" TOTAL
 RISE VERIFY

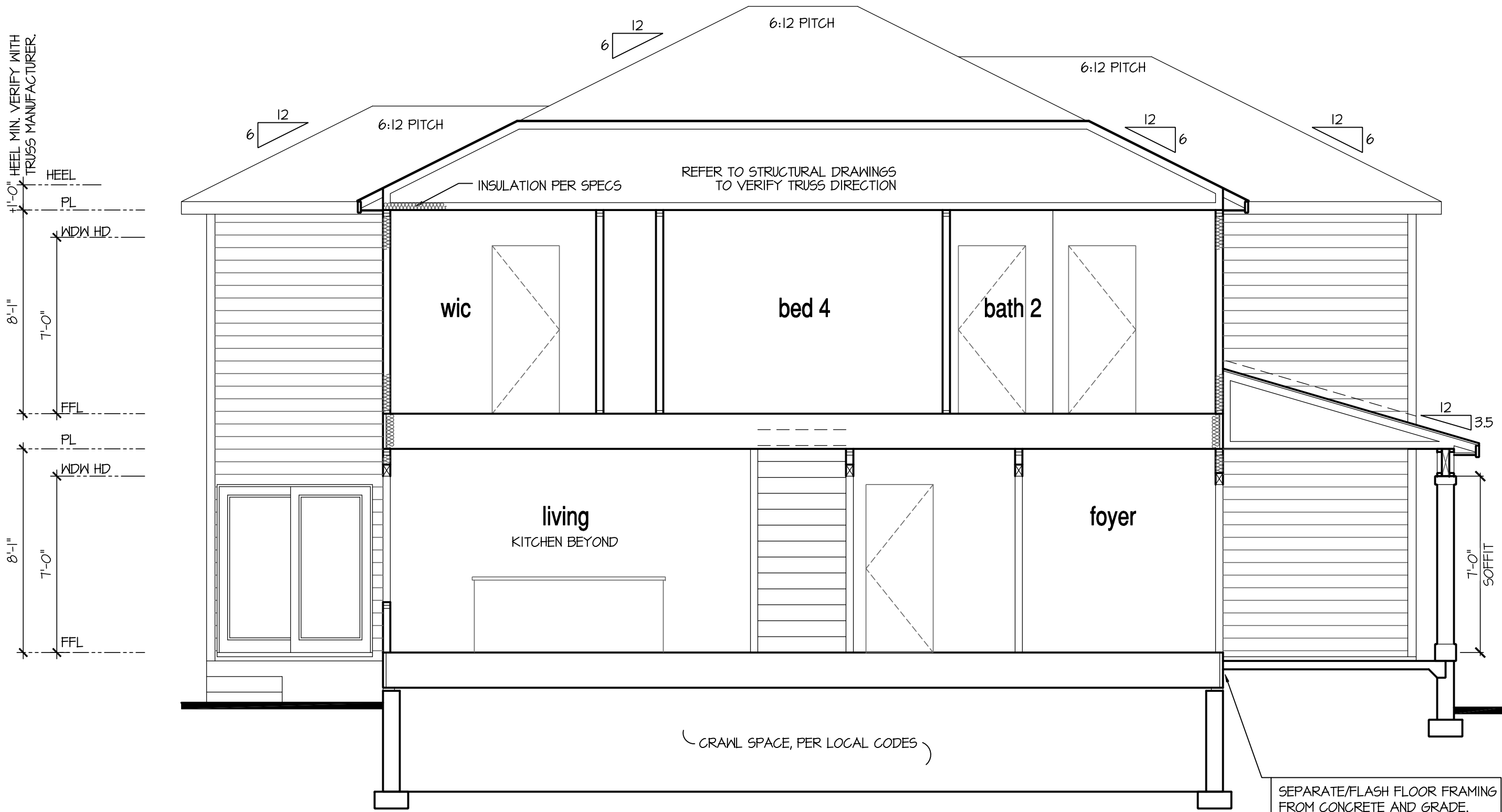
NOTES:

- REFER TO FLOOR PLAN NOTES FOR TYPICAL FIRE PROTECTION NOTES AND LOCATIONS.
- THESE BUILDING SECTIONS MAY VARY AT ALTERNATE ELEVATION STYLES AND AT "PLAN OPTION" CONDITIONS. REFER TO MAIN FLOOR PLAN AND ALTERNATE FLOOR PLANS FOR INFORMATION NOT SHOWN HERE.
- BUILDING SECTIONS SHOWN HERE DEPICT VOLUME SPACES WITHIN THE STRUCTURE. REFER TO STRUCTURAL DRAWINGS, TRUSS DRAWINGS, STRUCTURAL DETAILS AND CALCULATIONS BY OTHER FOR ALL STRUCTURAL INFO.
- ROOFING: PITCHED SHINGLE ROOF. REFER TO ROOF PLAN FOR TYPICALS.
- WOOD FLOORS: FLOOR SHEATHING OVER FLOOR JOIST.
REFER TO STRUCTURAL AND TRUSS DRAWINGS BY OTHERS.
- VERIFY STAIRS MINIMUM AND MAXIMUM REQUIREMENTS FOR CONSTRUCTION CLEARANCES WITH LOCAL CODES.
- INSULATION:
EXTERIOR WALLS:
CEILING WITH ATTIC ABOVE:
FLOOR OVER GARAGE:
ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

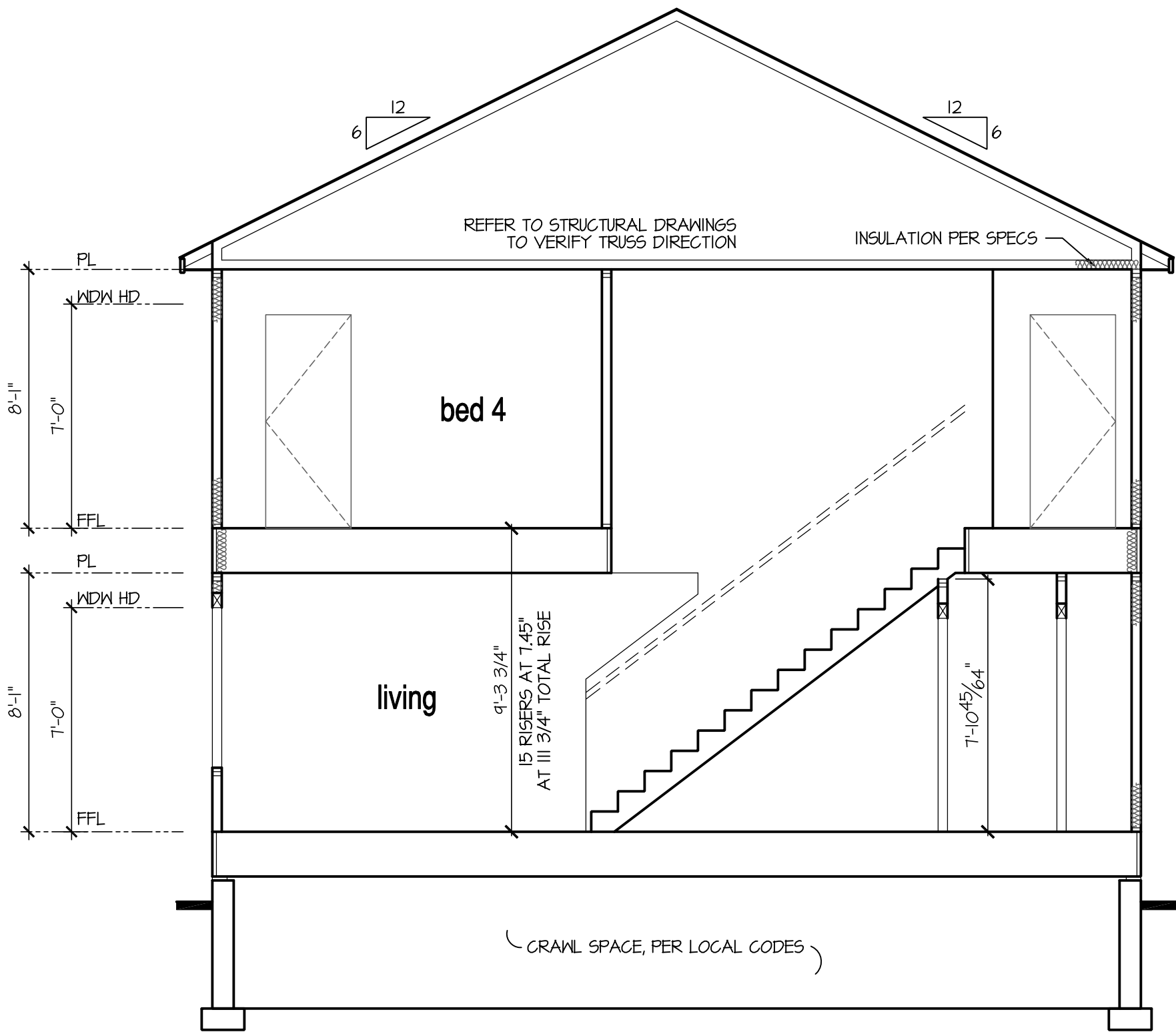


SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



Building Section 1 at Opt Crawl Space

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



Building Section 2 at Opt Crawl Space

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

8'-1" STAIR NOTE:

(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.45" = III 3/4" TOTAL
RISE VERIFY

NOTES:

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 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

D·R·HORTON
America's Builder

NO:	DATE:	REVISION:
1	11/2/24	

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
PINE
'X303'**

**Easton - MD
North Region**

PROJECT NO: GMD-GA16082.1

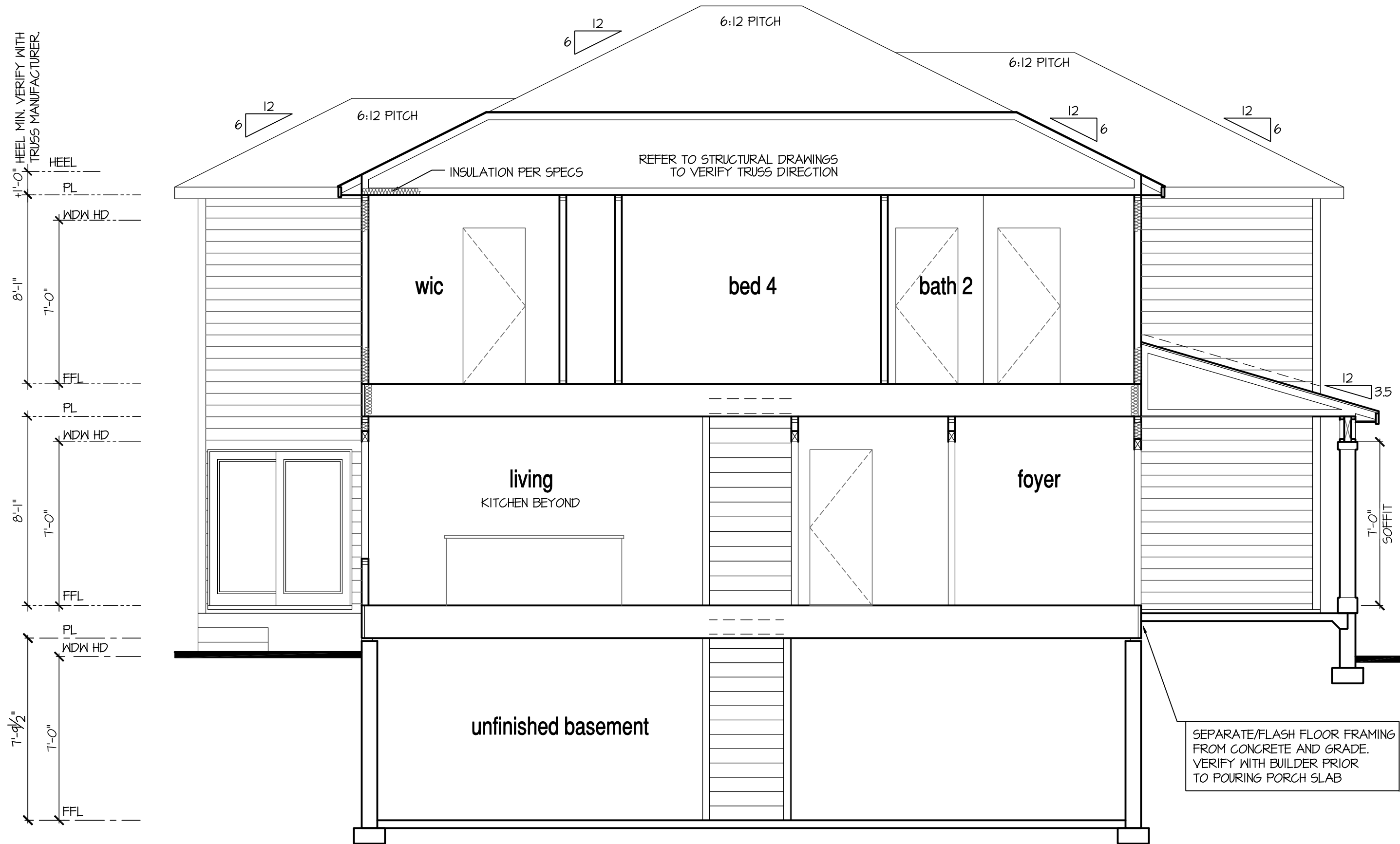
SHEET TITLE:
**CRAWL SPACE
BUILDING SECTIONS**

PRINT DATE:

February 05, 2019

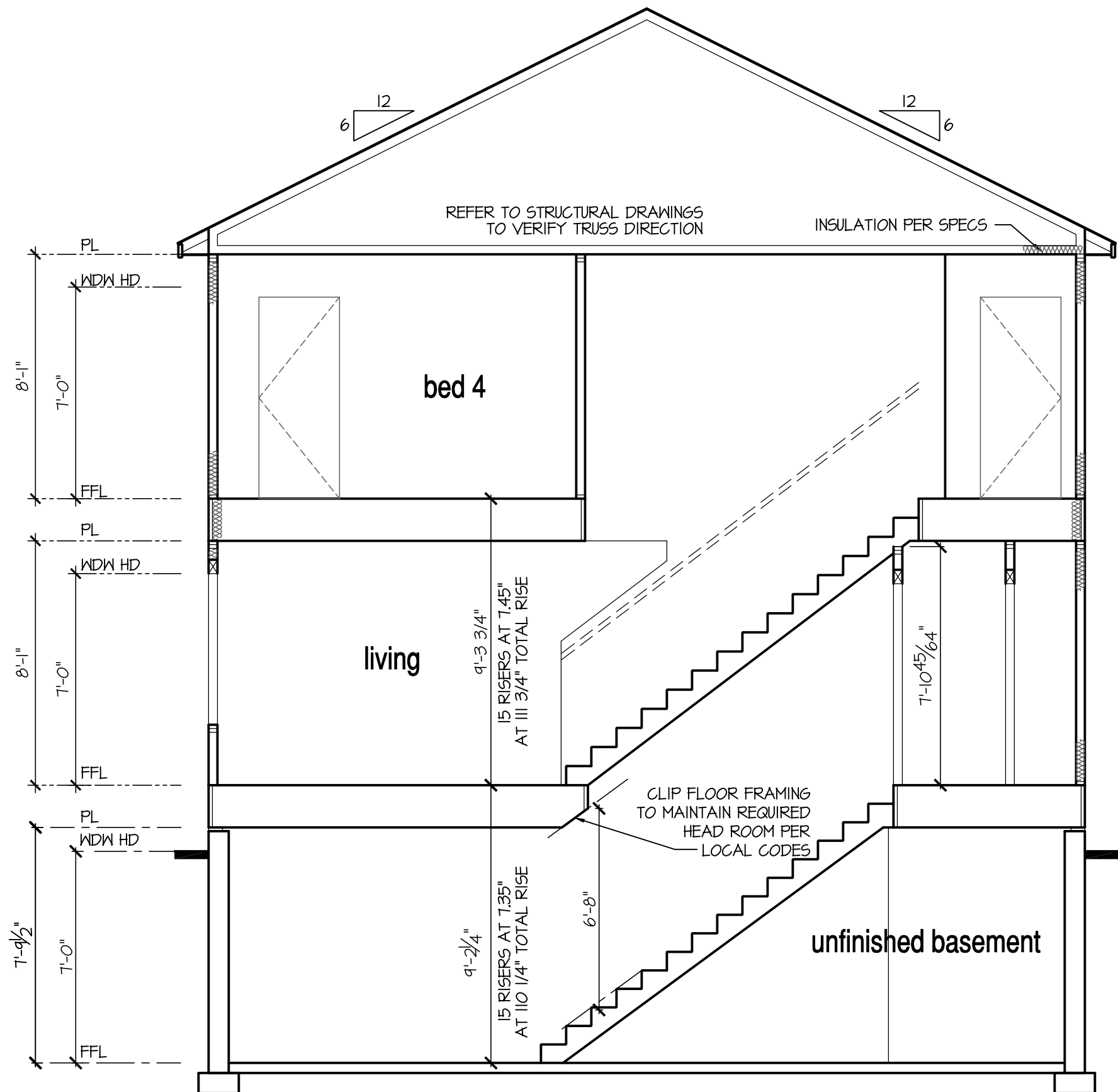
SHEET NO:

8 CS



Building Section I at Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT



Building Section 2 at Opt Basement

SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X11" LAYOUT

7'-9 1/2" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.22" = 108 1/4" TOTAL
RISE VERIFY

8'-1" STAIR NOTE:
(USE 14" I-JOIST WITH 3/4" PLYWOOD SUBFLOOR)
14 TREADS AT 10" EACH VERIFY
15 RISERS AT +/- 7.45" = 111 3/4" TOTAL
RISE VERIFY

NOTES:

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 - EXTERIOR WALLS:
 - CEILING WITH ATTIC ABOVE:
 - FLOOR OVER GARAGE:
 - ATTIC KNEEWALL:

PER STATE RESIDENTIAL CODE
COMPLIANCE METHOD TO BE
DETERMINED BY BUILDER.

D·R·HORTON
America's Builder

NO: DATE: REVISION:

IIJ224

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 18885, EXPIRATION DATE JULY 28, 2028.

PROFESSIONAL SEAL:



PROJECT TITLE:

**40' Series
PINE
'X303'**

**Easton - MD
North Region**

PROJECT NO: GMD-GA16082.I

SHEET TITLE:
**BASEMENT
BUILDING SECTIONS**

PRINT DATE:
February 05, 2019

SHEET NO:
8 BS

Wheaton

3 bed | 3.5 bath | 3 car | 1 story | 2,571 sq ft



Elevation A3



Elevation B3



Elevation J3



Elevation K3

D.R. Horton is an Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Elevations and exterior materials may vary. Square footage dimensions are approximate.



D.R. HORTON - MID-ATLANTIC
#D534 WHEATON - DELAWARE DIVISION

"RIGHT HAND"

GENERAL REQUIREMENTS

- BUILDER, CONTRACTOR, SUB-CONTRACTOR RESPONSIBILITIES
- THE TERM WORK AS USED IN CONSTRUCTION DOCUMENTS SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THESE DOCUMENTS AS WELL AS OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE ARCHITECT IN THE FORM OF DRAWINGS, SPECIFICATIONS, WRITTEN AND OTHER INSTRUCTIONS ISSUED BY THE ARCHITECT.
- CONTRACTOR/BUILDER UNDERSTANDS THAT DRAWINGS GRAPHICALLY DEPICT DESIGN INTENT OF THE PROJECT, LOCATIONS AND DIMENSIONS SHOWN ON DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR/BUILDER UNDERSTANDS THAT DRAWINGS SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF WORK AND ARE NOT INTENDED TO BE SCALED FOR MEASUREMENTS OR SERVE AS SHOP DRAWINGS.
 - CONTRACTOR/BUILDER SHALL PROPERLY FABRICATE, TRANSPORT, INSTALL, ERECT, CONSTRUCT AND TEST, FURNISH AND SUPPLY ALL MATERIALS, LABOR, EQUIPMENT, APPARATUS, APPURTENANCES, AND ALL OTHER ITEMS AND EXPENSES NECESSARY TO PROPERLY COMPLETE THE WORK IN PLACE AND READY FOR OPERATION OR USE AS INTENDED FOR BY THE ARCHITECT.
 - CONTRACTOR/BUILDER SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES, SHALL ENSURE COMPLIANCE WITH SAME AND SHALL BE RESPONSIBLE FOR AND BE REQUIRED TO DISCOVER, THROUGH EXERCISING CARE, SKILL AND DILIGENCE IN REVIEWING THE CONSTRUCTION DRAWINGS, ANY OMISSIONS, AND DISCREPANCIES AND SHALL BRING SAME ATTENTION TO THE ARCHITECT PRIOR TO CONSTRUCTION.
 - BY EXECUTING THE CONTRACT, THE CONTRACTOR/BUILDER WARRANTS THAT HE HAS CLOSELY INSPECTED THE SITE AND ITS ENVIRONS, AND HAS DETERMINED TO HIS SATISFACTION THE PHYSICAL CONDITION OF SUCH, FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONSTRUCTION DRAWINGS, AND KNOWS OF NO OTHER INFORMATION REQUIRED TO COMPLETE THE WORK AS INTENDED BY THE ARCHITECT, AND AS PER LOCAL JURISDICTION REQUIREMENTS
 - IF ANY ITEM OR MATERIAL IS NOT SHOWN OR OMITTED ON THE DRAWINGS, BUT OTHERWISE REASONABLY INFERRABLE THEREFROM, THE CONTRACTOR SHALL INFORM THE ARCHITECT, AND BE REQUIRED TO FURNISH AND INSTALL SUCH ITEM OR MATERIAL WHICH CONFORMS TO THE TYPE AND QUALITY OF SIMILAR ITEMS OTHERWISE ESTABLISHED IN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
 - WHERE A TYPICAL DETAIL IS SHOWN OR INDICATED ON THE DRAWINGS THAT CONDITION SHALL BE REPRESENTATIVE OF AND SHALL CONSTITUTE THE STANDARD FOR WORKMANSHIP, MATERIALS, AND PERFORMANCE FOR CONDITIONS AND MATERIALS AND WORKMANSHIP THROUGHOUT THE CORRESPONDING AND SIMILAR CONDITIONS THROUGHOUT THE WORK.
 - THE CONTRACTOR/BUILDER ARE RESPONSIBLE FOR THOROUGHLY EXAMINING ALL DRAWINGS, SPECIFICATIONS AND APPLICABLE CODES, AS WELL AS MAKING ACTUAL MEASUREMENTS AND ESTABLISHING ALL ACTUAL DIMENSIONS FOR EACH PARTICULAR TYPE OF WORK, AND FOR COORDINATING THE WORK FOR EACH SECTION, AS WELL AS CHECKING CROSS REFERENCES OF WORK, AND ANY WORK EXCLUDED FROM ANY SECTION.
 - BY MAKING SUBSTITUTION OF PRODUCTS OR PROCEDURES IN THE WORK THE CONTRACTOR/BUILDER REPRESENTS THAT HE HAS PERSONALLY INVESTIGATED THE PROPOSED SUBSTITUTE AND DETERMINED THAT IT IS EQUAL OR SUPERIOR IN ALL ASPECTS TO THAT SPECIFIED, REPRESENTS THAT WILL PROVIDE EQUAL OR BETTER WARRANTY FOR THE SUBSTITUTION, REPRESENTS THAT HE WILL COORDINATE THE INSTALLATION OF THE APPROVED SUBSTITUTE, MAKING ALL CHANGES AS MAY BE REQUIRED.
 - WHERE REFERENCE IS MADE IN THESE DOCUMENTS TO CONTRACTOR/BUILDER, IT SHALL REFER TO BUILDER, GENERAL CONTRACTOR, AND ALL SUB-CONTRACTORS AND THEIR EMPLOYEES.
 - NOTHING HEREUNDER SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ARCHITECT AND ANY SUBCONTRACTOR.
 - THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY COMPLIANCE WITH ALL SAFETY REQUIREMENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR/BUILDER SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

INDEX OF DRAWINGS

SP.1	SPECIFICATIONS	DTL.	MISC. DETAILS
SP.2	SPECIFICATIONS	DTL.-2	MISC. DETAILS
A.1.1-A.1.5	FRONT ELEVATIONS	DTL.-3	MISC. DETAILS
A.2.1-A.2.5	SIDE ELEVATIONS	S.7	WALL BRACING DETAILS
A.2.6	REAR ELEVATIONS	S.8	WALL BRACING DETAILS
A.2.20-A.2.21	SECTION VIEWS	S.9	WALL BRACING DETAILS
A.3.1-A.3.2	FOUNDATION PLANS	S.10	WALL BRACING DETAILS
A.4.1-A.4.2	FIRST FLOOR PLANS	S.11	WALL BRACING DETAILS
S.1.1-S.1.2	STRUCTURAL PLANS		

1/31/2024- Move Study light switch to hallway side near closet.
4/3/2024- Add light switch (4 way) at fire door to Home Entry lights.
5/15/24- Move dining light switch location.
6/3/24- Chase in study. Change from 10" x14" to 14 1/2" x 1'10 1/2" clear opening.
8/8/24- Relocate outlet at owners shower knee wall to center of sinks to meet 2020 NEC.
8/8/24- Move light switch at owners bath WIC to inside WIC.
8/13/24- Move Pantry and WIC switch to inside of room.

AREA CALCULATIONS

BASE HOUSE	AREA	VOLUME
FIRST FLOOR	2,571 SQ. FT.	23,380 CF
TOTAL	2,571 SQ. FT.	23,380 CF

UNCONDITIONED SPACE		
GARAGE	581 SQ. FT.	5,284 CF
COVERED ENTRY	57 SQ. FT.	518 CF
COVERED PORCH	143 SQ. FT.	1,300 CF

BUILDING CODE COMPLIANCE

ALL CONSTRUCTION SHALL COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE BY THE LOCAL JURISDICTION.

APPLICABLE CODES:
IRC 2021

BUILDING TYPE:
SINGLE-FAMILY

OCCUPANCY CLASSIFICATION:
RESIDENTIAL R-5

DATE:

06/30/2020
08/14/2020
09/10/2020
09/11/2020
09/23/2020
11/16/2020
02/12/2021
02/19/2021
03/31/2021
04/02/2021
07/02/2021
07/08/2021
08/09/2021
07/19/2022
07/25/2022
12/05/2022
02/02/2023
02/09/2023
03/10/2023
07/18/2023
08/14/2023

REVISION:

INITIAL RELEASE
ELEVATION REVISIONS FOR DELAWARE
ELEVATION AND ELECTRICAL REVISIONS
MISC. REVISIONS
MISC. REVISIONS
MISC. REVISIONS
ADDED SIDE ENTRY GARAGE
MISC. ENGINEERING REVISIONS
MISC. REDLINES FROM DE
CREATED DE SET
UPDATED TO CURRENT STANDARDS
PROTOTYPE REVISIONS
UPDATED TO CURRENT STANDARDS
MISC. REVISIONS
UPDATED PORCH HEADER MATERIAL NOTE
MISC. REVISIONS
MISC. REVISIONS
MISC. REVISIONS
MISC. REVISIONS
UPDATED DETAILS
ADDED NEW ELEVATIONS
MISC. REVISIONS



WADE
ARCHITECTURE
HAGERSTOWN, MD 240-452-4638

D-R-HORTON®
America's Builder

DRAWN BY:
D. WILL
DATE:
08/14/2023
PROJECT NO.
D534
11 X 17 SCALE
1/8" = 1'-0"
24 X 36 SCALE
1/4" = 1'-0"

HOUSE NAME:
WHEATON
DRAWING TITLE
COVER SHEET

SHEET No.
CS.1

GENERAL REQUIREMENTS

ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND LOCAL AMENDMENTS AND INTERPRETATIONS. INFORM ARCHITECT OF ALL DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK. ALL CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES AND SAFETY PRECAUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND BUILDER.

VERIFICATION OF ALL SITE AND ACTUAL CONDITIONS AND DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND BUILDER. INFORM ARCHITECT IMMEDIATELY, AND PRIOR TO PROCEEDING WITH ANY WORK IN CASE OF ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS. THE GENERAL NOTES AND TYPICAL CONDITIONS SHALL APPLY FOR ALL WORK UNLESS NOTED OTHERWISE. CONTRACTOR OR BUILDER SHALL PROVIDE SIMILAR QUALITY OF WORK WHERE CONDITIONS ARE NOT SPECIFICALLY DETAILED. CONTRACTOR OR BUILDER SHALL STUDY, COMPARE, AND UNDERSTAND ALL DRAWINGS AND SHALL BE RESPONSIBLE FOR COORDINATING WORK BETWEEN ALL CONSULTANTS, TRADES, SUB-CONTACTORES AND EMPLOYEES.

SPECIFICATIONS

SPECIFICATIONS SHALL SERVE AS AN OUTLINE OF ARCHITECT'S DESIGN INTENT. SPECIFICATIONS ARE NOT MEANT TO BE ALL INCLUSIVE, AND ANY OMISSIONS SHALL NOT RELIEVE CONTRACTOR OF SCOPE OF WORK, PROJECT SAFETY, AND QUALITY RESPONSIBILITIES.

QUALITY ASSURANCE

IT IS UNDERSTOOD THAT ADEQUATE NUMBERS OF SKILLED WORKMEN, WHO ARE THOROUGHLY FAMILIAR WITH THE METHODS NECESSARY FOR EXECUTION OF WORK SHALL BE EMPLOYED.

01630

PRODUCT OPTIONS & SUBSTITUTIONS

WHERE MATERIALS AND/OR METHODS ARE SPECIFIED BY NAME AND/OR MODEL NO., THE NAME ESTABLISHES THE REQUIRED STANDARD OF QUALITY AND PERFORMANCE.

1) SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL IN ALL MAYS EQUAL OR EXCEED THE SPECIFIED MATERIAL/METHOD.

ARCHITECT SHALL HAVE DISCRETION TO REJECT ANY AND ALL PROPOSED SUBSTITUTIONS.

02000

SITE WORK

CLEARING AND GRUBBING

REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL SITE WORK, EXCAVATION, GRADING AND LANDSCAPING

A. CLEARING EXCEPT FOR INDIVIDUAL TREES DESIGNATED TO REMAIN, REMOVE ALL VEGETATION WITHIN THE LIMIT OF WORK LINE

B. GRUBBING; REMOVE STUMPS AND ROOTS TO A DEPTH OF NOT LESS THAN 8 INCH BELOW SURFACE LEVEL.

C. REMOVE DEBRIS FROM THE SITE. BURNING ON SITE WILL NOT BE PERMITTED

EXCAVATION, FILL AND BACKFILL

A. EXCAVATION FOR ALL WORK BELOW GRADE, EXCAVATE BETWEEN EXISTING SURFACE ELEVATIONS AND ELEVATION INDICATED.

B. REMOVE DEBRIS AND UNSUITABLE MATERIAL FROM THE PREMISES, SAVE BEST QUALITY EARTH FOR BACKFILLING

C. REMOVE ALL RUBBLE BELOW GRADE LEVEL THAT WILL INTERFERE WITH INSTALLATION OF THE NEW WORK

D. BACKFILL EXCAVATIONS BELOW FINISHED GRADES AS WORK PROGRESSES. DO NOT BACKFILL AGAINST WALLS UNTIL THEY WILL SUPPORT IMPOSED LOADS.

E. GRADING: SHAPE GRADES ON THE SITE AS INDICATED ON THE SITE PLAN. KEEP SURFACE BELOW FINISHED GRADE THE DEPTH REQUIRED FOR SURFACE FINISH

F. COMPACTIONS: COMPACT STRUCTURAL FILL TO 95% OF MAX DENSITY AS DETERMINED BY ASTM D698 STANDARD PROCTOR TEST.

G. STRUCTURAL BACKFILL SHALL BE UNIFIED CLASSIFICATION SM SILTY SAND OR VDOT #57 STONE, OR MATERIAL APPROVED BY SOILS ENGINEER. BACKFILL IN LAYERS OF 6"-8" MAX.

H. NO FOOTINGS SHALL BE PLACED ON FROZEN EARTH OR SOFT MATERIAL.

HAZARDOUS SUB-SURFACE TREATMENT

IN CASE OF HAZARDOUS LOCATION BUILDER TO CONSULT GEOTECH CONSULTANT AND APPLY NECESSARY TREATMENT.

RADON TESTING BUILDER TO COMPLY WITH ANY STATE/LOCAL LAWS AND REQUIREMENTS FOR TESTING.

WATERPROOFING FOR FOUNDATION / RETAINING WALLS MASONRY / CONCRETE BASEMENT WALL:

MIN. 3/8" PORTLAND CEMENT PARSING COVERED WITH 1/16" BITUMINOUS MATERIAL PER MANUF. RECOMMENDATION. APPLY WATERPROOFING MEMBRANE PER IRC 2021 SECTION R406.2, EXTEND FROM GRADE TO THE BOTTOM OF FOOTING. PROTECT THE WATERPROOFING WITH COUNTY APPROVED FILTER FABRIC OR DRAINAGE BOARD.

TERMITE PROTECTION SHALL BE BY MEANS OF CHEMICAL TREATMENT OR METAL TERMITE SHIELD.

03000

CONCRETE

1. THE CONCRETE PROPERTIES SHALL BE AS FOLLOWS:

	MIN COMP STRENGTH AT 28 DAYS (PSI)	MIN AGGREGATE SITE	SLUMP
GARAGE & EXT SLABS	3500	1/2 - 1	4" + 1/2
FOOTINGS,	3000	1/2 - 1	4" + 1/2
SLAB-ON-GRADE	3000	1/2 - 1	4" + 1/2
WALLS	3000	1/2 - 1	4" + 1/2

2. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI-318 AND ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.

3. ALL REINFORCEMENT, ANCHOR BOLTS, PIPE SLEEVES AND OTHER INSERTS,

4. PROVIDE 45% BACKFILL COMPACTION IN 8" LAYERS AT ALL SLABS AND FOOTINGS. BACKFILL TO BE OF APPROVED MATERIAL, 7"-0" MAX. UNBALANCED FILL. FIRST FLOOR DECK TO BE IN PLACE

05000 - CONCRETE (CONT'D)

REINFORCING STEEL

1. REINFORCING STEEL SHALL BE HIGH STRENGTH GRADE NEW BILLET DEFORMED BARS CONFORMING TO ASTM A 615 WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

2. DETAILING, FABRICATING AND PLACING OF REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI-318 MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. FURNISH SUPPORT BARS AND ALL REQUIRED ACCESSORIES IN ACCORDANCE WITH CRSI STANDARDS.

3. ALL REINFORCING BARS WHICH INTERCEPT PERPENDICULAR ELEMENTS SHALL TERMINATE IN HOOKS, PLACED TWO (2) INCHES CLEAR FROM OUTER FACE OF ELEMENT

4. THE CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST FORTY- EIGHT (48) HOURS PRIOR TO EACH CONCRETE POUR, NO CONCRETE SHALL BE PLACED UNTIL ALL REINFORCING HAS BEEN INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE BUILDING OFFICIAL.

5. PROTECTIVE COVER OR PLACEMENT FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

A. FOOTINGS - 3"

B. BEAMS AND COLUMNS - 2".

C. SLAB - CENTER TO UPPER ONE-THIRD OF SLAB THICKNESS FOR THE DURATION OF PLACEMENT.

D. WALLS - 1" AT INTERIOR FACE; 3" AT EXTERIOR FACE

E. WIRE MESH TO BE PLACED AT MID-DEPTH OF SLAB.

6. ALL REINFORCING STEEL MARKED CONTINUOUS SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES AND AROUND CORNER OR INTERSECTION WITH A 40 DEG. BEND AROUND CORNERS. LAP WELDED WIRE MESH ONE FULL MESH AT SIDE AND END LAPS

SLAB ON GRADE

SLAB ON GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH 6X6 IN 4XN14 W/M. LAP MESH 6" IN EACH DIRECTION. CONCRETE OVER 10MIL POLYETHYLENE VAPOR BARRIER AND 4" MIN OF APPROVED GRAVEL AS PER GEO-TECH ENGINEER, OVER UNDISTURBED OR COMPACTED EARTH AS PER SOILS ENGINEER. SLABS TO BE POURED IN ALTERNATE PANELS OF MAX. 600SF. PROVIDE CONTROL JOINTS 30'-0" MAX. FIBER MESH IS AN ACCEPTABLE ALTERNATIVE FOR W/M. WHEN INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

PROVIDE 3X3' CORNER BARS TO MATCH ALL HORIZ. REINFORCING IN WALLS AND FOOTINGS. ALL LAPS SHALL BE A MIN OF 36 BAR DIAMETERS. PROVIDE DOVELLS BETWEEN ALL FOOTINGS, WALLS AND PIERS TO MATCH SIZE AND SPACING OF VERT. REINFORCING.

SLAB ON GRADE AT PORCHES SHALL BE 4" THICK

GARAGE SLAB SHALL BE STRUCTURAL WHEN FILL EXCEEDS 24".

CONCRETE WALLS

MAXIMUM 4'-0" HIGH WALL AND A MAXIMUM THICKNESS OF 10" BASEMENT WALL. REINFORCING PER DETAILS AND CHARTS ON SHEET DTL.-2. FORM WORK SHALL BE WELL BRACED, TRUE TO DIMENSION, LEVEL, PLUMB. ALL WINDOW AND DOOR OPENINGS SHALL BE REINFORCED WITH A MIN. OF 2 #5 BARS AND SHALL EXTEND MIN. 24" BEYOND THE CORNERS OF OPENINGS.

FOOTING AND FOUNDATIONS

1. FOOTING DEPTHS ARE SHOWN ON THE SECTIONS UNLESS OTHERWISE NOTED; FOOTINGS SHALL BEAR A MINIMUM OF 1'-0" INTO ORIGINAL UNDISTURBED SOIL AND A MINIMUM OF 2'-6" BELOW FINISHED GRADE AND MIN. REQUIRED BY LOCAL CODES, WHERE REQUIRED; STEP FOOTINGS TO RATIO OF 2 HORIZONTAL TO 1 VERTICAL.

2. WHERE CONDITIONS DEVELOPE REQUIRING CHANGES IN EXCAVATIONS, SUCH CHANGES SHALL BE MADE AS DIRECTED BY THE FIELD ENGINEER OF RECORD.

3. ALL FOOTINGS EXCAVATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL PRIOR TO THE PLACING OF ANY CONCRETE. THE BUILDING OFFICIAL SHALL BE GIVEN NOTICE FOR OBSERVATION.

4. SOIL INVESTIGATION AND REPORT: ALL EARTH WORK, COMPACTION AND SUPERVISION SHALL BE DONE PER RECOMMENDATIONS OF SOIL INVESTIGATION REPORT. CONCRETE SLAB AND FOOTING CALCULATIONS ARE BASED ON A 2000 PSF VALUE. IF ON SITE TEST BORINGS INDICATE LESSER VALUES, NOTIFY ARCHITECT SO THAT NECESSARY STRUCTURAL DETAILS CAN BE PROVIDED.

5. PROVIDE MIN. 2 #4 BARS CONTINUOUS AT BOTTOM IN ALL FOOTINGS AND THICKENED SLABS AS REQ'D BY SOILS GEOTECH REPORT

6. PROVIDE MIN. 2 #4 BARS EACH WAY AT BOTTOM(BEAM) AT ALL COLUMN FOOTINGS AS REQ'D BY SOILS GEOTECH REPORT

7. 2" DEEP HOLES/ 6" O.C. SPACING

4" DRAIN TILE TO BE PROVIDED ON BOTH SIDES BOTTOM OF CONCRETE FOOTINGS AT BASEMENT PERIMETER WALLS.

TILE TO BE SET ON 2" GRAVEL BED WITH 6"-8" GRAVEL COVER AND SHOULD DRAIN TO DAYLIGHT OR SUMP PUMP. TILE GRAVEL TO BE SURROUNDED BY FILTER FABRIC EQUIV. OPNG. SIZE 10-100 W/ VDOT STONE #57

8. PROVIDE FREE DRAINING BACKFILL WITH A MAX EQUIVALENT FLUID PRESSURE OF 60PCF OF DEPTH AGAINST BASEMENT WALLS. IF BACK FILL PRESSURE EXCEEDS 60PCF, NOTIFY ARCHITECT SO WALL CAN BE DESIGNED FOR ACTUAL PRESSURES BY STRUCTURAL ENGINEER

04000

MASONRY

ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY PUBLISHED BY NATIONAL CONCRETE ASSOCIATION. PROVIDE DUR-O-WALL OR EQUAL EVERY BLOCK COURSE BELOW GRADE AND EVERY OTHER BLOCK COURSE ABOVE GRADE UNLESS OTHERWISE SHOWN ON ARCHITECTURAL WALL SECTIONS. HOLLOW LOAD BEARING CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C40-92 SOLID LOAD BEARING CONCRETE MASONRY UNITS CONFORM TO ASTM C445-85 MORTAR AND GROUT SHALL CONFORM TO THE REQUIREMENTS OF THE ASTM SPECIFICATIONS FOR MORTAR FOR UNIT MASONRY, ASTM C210-92, TYPE S MORTAR, TYPE I PORTLAND CEMENT, TYPE S HYDRATED LIME, APPROVED AGGREGATE, WHERE WALLS ABUT, AND AT OUTSIDE CORNERS, PROVIDE PREFABRICATED TEE-TYPE AND CORNER TRUSS TIES.

HOLLOW UNITS SHALL BE LAID WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS AND NEBS.

SOLID UNITS SHALL BE LAID IN FULL HEAD AND BED JOINTS. JOINT REINFORCING SHALL BE CONTINUOUS AND SHALL BE PROVIDED IN ALL WALLS WITHOUT EXCEPTION MASONRY JOINT REINFORCING SHALL BE TRUSS TYPE ZINC-COATED, COLD DRAWN STEEL WIRE CONFORMING TO ASTM A82-79.

ALL MASONRY WALLS SHALL BE TEMPORARILY BRACED IN AN APPROVED MANNER DURING CONSTRUCTION UNTIL MORTAR HAS ATTAINED THE DESIGN STRENGTH AND FLOOR MEMBERS HAVE BEEN PLACED AND ANCHORED THERETO. ALL MASONRY WORK SHALL CONFORM TO ACI 530/ASCE5/ TMS 402-92 AND ACI 530.1/ASCE6/TMS 602-92 (SEC. 210.12).

04000 - MASONRY (CONT'D)

BEARING ON MASONRY

PROVIDE A MINIMUM OF THREE COURSES OF SOLID BRICK OR ONE COURSE OF SOLID BLOCK CONTINUOUS BY EIGHT INCH WIDTH UNDER ALL JOIST SEATS BEARING ON MASONRY. UNLESS OTHERWISE NOTED, PROVIDE SIX COURSES OF SOLID BRICK OR TWO COURSES OF SOLID BLOCK EIGHT-INCH WIDTH BY TWO FEET EIGHT INCH MINIMUM LENGTH AT ALL STRUCTURAL STEEL BEARING. PROVIDE BEARING PLATE SIX INCHES BY 3/8" BY 8" UNDER ALL STEEL BEAMS ON MASONRY UNLESS OTHERWISE NOTED.

MASONRY VENEER

STONE VENEER, ENVIRONMENTAL STONEXORK OR EQUAL HIGHEST GRADE LOCAL STONE INSTALLED PER MANUFACTURE'S SPECS.

ANCHOR STRAPS INSTALL AS PER MFG RECOMMENDATIONS 12" FROM CORNERS AND INTERVALS OF NOT MORE THAN (4) FEET

05120

STEEL

1. STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE AISC MANUAL OF STEEL CONSTRUCTION. STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36, STEEL FOR PIPE COLUMNS SHALL BE A53, EQUIVALENT CAPACITY AND WELDABILITY TO ASTM A-500 OR 501. ALL WELDING SHALL BE IN ACCORDANCE WITH AMERICAN WELDING SOCIETY CODE AWS D11 - 80 AND BE PERFORMED BY WELDERS QUALIFIED IN ACCORDANCE WITH AWS PROCEDURES. ELECTRODES SHALL CONFORM TO ASTM A-233 E70 SERIES.

2. PROVIDE BASE PLATE FOR ALL STRUCTURAL STEEL BEAMS BEARING ON CONCRETE WOOD OR MASONRY. PROVIDE STANDARD ANGLE ANCHORS AND INSERTS, TIES, CLIPS, ANCHORS, STRAPS, HANGERS, BOLTS, AND OTHER HARDWARE AND FASTENING DEVICES AS MAY BE REQUIRED.

3. ALL METAL ANCHORS, FASTENERS, JOIST HANGERS TO BE GALVANIZED

4. ALL DETAILING TO BE IN CONFORMANCE WITH AISC STRUCTURAL STEEL DETAILING MANUAL. CONNECTIONS SHALL BE CAPABLE OF SUPPORTING ALLOWABLE UNIFORM LOAD STRESS OF 24KSI. BOLTED FIELD CONNECTIONS SHALL BE 3/4" DIA. ASTM A-325 HIGH STRENGTH BOLTS. BOLTED JOINTS TO BE BEARING TYPE, TURN OF THE NUT TIGHTENING METHOD. ADD HARDENED WASHER UNDER TURNED ELEMENT.

5. SUBMIT SHOP AND ERECTION DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

6. HOLES MAY NOT BE CUT THROUGH BEAMS UNLESS APPROVED BY STRUCTURAL ENGINEER.

LINTEL SCHEDULE: UNLESS OTHERWISE SHOWN, PROVIDE ONE LINTEL WITH 6" MINIMUM BEARING FOR EACH 4' OF WALL THICKNESS AS FOLLOWS:

UP TO 4'-0"	/ 3 1/2 X 3 1/2
4'-1" TO 5'-0"	/ 4 X 3 1/2 X 5/16
5'-1" TO 6'-0"	/ 5 X 3 1/2 X 5/16
6'-1" TO 8'-0"	/ 6 X 3 1/2 X 3/8

FLITCH BEAMS

1. FLITCH BEAMS SHALL HAVE A MINIMUM A-36 STEEL PLATE #2, HEM FIR JOIST, 2 ROWS 1/2" DIA. THROUGH BOLTS 2" FROM TOP AND BOTTOM, 16" O.C. AT TOP, 32" O.C. AT BOTTOM, BEGIN 6" O.C. FROM EACH END.

PIPE COLUMN

1. STANDARD STEEL POST MIN. 3 1/2" DIA. UNLESS NOTED OTHERWISE.

2. WHERE INDICATED AND ALLOWED PER LOCAL JURISDICTION ORDINANCE, ADJUSTABLE STEEL COLUMNS SHALL MEET OR EXCEED ALLOWABLE LOADS GIVEN FOR "CARDINAL TILE-O-POST" COLUMNS SHALL BE MIN. 1/2 GAUGE, ASTM A513 OR BETTER, CERTIFIED BY ICG SHALL HAVE A MARK INDICATING THE ICG RESEARCH REPORT NUMBER, DATE, MANUF. & CAPACITY. COLUMNS SHALL HAVE A MIN. 8"X4"X1/4" BEARING PLATE, AND SCREW JACK SHALL BE ENGAGED IN CONCRETE OR TACK WELDED AFTER INSTALLATION.

06000

WOOD

LUMBER GRADE

WOOD STUDS

1. ALL WOOD STUDS AND POSTS SHALL BE SPRUCE PINE FIR #2 WITH MIN. PROPERTIES AS NOTED IN STRUCTURAL DESIGN CRITERIA. ALL STUDS SHALL BE INSTALLED AS PER NFPA. MEMBERS SHALL NOT BE DRILLED IN EXCESS OF NDS OR LOCAL CODE REQUIREMENTS. ALL POSTS AND MULTIPLE STUDS SHALL RUN CONTINUOUSLY TO SOLID BEARING ON FOUNDATION WALLS, FOOTINGS OR BEAMS. PROVIDE SOLID BLOCKING AT FLOORS STUDS AND JOISTS OR FLOOR TRUSSES SHALL ALIGN AT CANTILEVERS ABOVE AND BELOW THE JOIST OR TRUSS. ALL 2X4 BEARING WALLS SHALL BE 16" O.C. WITH ONE BOTTOM PLATE AND TWO TOP PLATES. ALL 2X6 BEARING WALLS SHALL BE 24" O.C. WITH ONE BOTTOM PLATE AND TWO TOP PLATES AND SHALL BE PROVIDED AT BEARING WALLS UNDER TWO OR MORE FLOORS. PROVIDE MID-SPAN BLOCKING AT BEARING WALLS AND ALL WALLS EXCEEDING 10'-0". ALL NON-BEARING WALLS SHALL BE 24" O.C. WITH ONE BOTTOM PLATE AND ONE TOP PLATE.

HEADERS, JOISTS, RAFTERS, BLOCKING

ALL HEADERS AS INDICATED ON FRAMING PLANS SHALL BE HEM FIR II WITH MIN. PROF. AS NOTED IN STRUCTURAL DESIGN CRITERIA.

TABLE R602.75 MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS			
HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.3.5)		
	16	24	
≤ 3'	1	1	
4'	2	2	
6'	3	3	
12'	5	5	
16'	6	4	

WOOD JOISTS SHALL HAVE A MIN. BEARING OF 1 1/2"

LAMINATED BEAMS

PLYWOOD LAMINATED BEAMS SHALL BE "MICROLAM" OR EQ. 1 3/4" WIDE, WITH MIN. PROPERTIES AS NOTED IN STRUCTURAL DESIGN CRITERIA.

SILL PLATE

MIN. 2X6, MAX. 2, TREATED

2. WOOD SPECIES MAY BE SUBSTITUTED, SUBSTITUTED SPECIES SHALL MEET OR EXCEED REQUIREMENTS NOTED ABOVE.

3. MOISTURE CONTENT- ALL LUMBER 6" AND DEEPER SHALL HAVE MOISTURE CONTENT NOT GREATER THAN 18%, AIR DRIED LUMBER IS DESIRED BUT NOT NECESSARY. LUMBER MAY BE KILN DRIED, HOWEVER DRYING PROCESS MUST BE SLOW AND REGULATED TO CAUSE A MINIMUM AMOUNT OF CHECKING, COMPARABLE WITH AIR DRIED STOCK

4. ALL EXTERIOR LUMBER AND LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH NFPA STANDARD LP-2 OR LP-4.

06000 - WOOD (CONT'D)

JOIST HANGERS

1. ALL FURLING, JOISTS AND BEAMS NOT FRAMED OVER SUPPORTING MEMBERS SHALL BE SUPPORTED BY HANGERS STRAPS OR PLATES AS DESIGNATED ON PLANS

2. JOIST HANGERS, STRAPS AND PLATES SHALL BE "SIMPSON" UNLESS OTHERWISE NOTED OR AN APPROVED EQUAL.

ALL WALL BEARING BEAMS TO HAVE STANDARD ANGLES, ANCHORS AND BEARING PLATES UNLESS OTHERWISE NOTED.

ALL WOOD POSTS RESTING ON TOP CONCRETE WALLS SHALL HAVE METAL SEATS ANCHORED TO CONCRETE BASE. ALL POSTS RESTING ON TOP OS SHALL TO HAVE CLIP ANGLES BOLTED OR WELDED TO FLANGES OF THE STEEL BEAM. BEARING PLATES AND MOISTURE BARRIER TO BE PROVIDED AS SPECIFIED.

BOLTS IN WOOD FRAMING

1. ALL BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE FORM WASHERS OR STEEL PLATE WASHERS.

2. STEEL PLATE WASHER SIZES SHALL BE AS FOLLOWS

A. 1/2" AND 5/8" DIAM. BOLTS - 2-1/4" SQ. X 5/16"

B. 3/4" DIAM. BOLTS - 2-5/8" SQ. X 5/16"

3. EACH BOLT HOLE IN WOOD SHALL BE DRILLED 1/16" LARGER THAN DIAMETER OF BOLT.

4. FOR SILL BOLTS, SEE TYPICAL DETAILS.

LAG BOLTS

A. SHALL BE SQUARE HEADED AND OF STRUCTURAL GRADE STEEL.

B. WASHERS SHALL BE PLACED UNDER THE HEAD OF LAG BOLTS BEARING ON WOOD.

ALTERING STRUCTURAL MEMBER

1. NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT OR RELOCATED WITHOUT PRIOR APPROVAL OF THE ARCHITECT. DO NOT ALTER SIZES OF MEMBER NOTED WITHOUT APPROVAL OF ARCHITECT

BUILT-UP BEAMS

1. BUILT-UP BEAMS OR JOISTS FORMED BY A MULTIPLE OF 2 X MEMBERS SHALL BE INTERCONNECTED AS FOLLOWS:

A. MEMBERS 9-1/4" AND LESS IN DEPTH, INTERNAL N/2 ROWS 10D AT 32" O.C. STAGGERED

B. MEMBERS GREATER THAN 9-1/4" IN DEPTH OR MULTIPLE 3X6, THRU BOLT WITH 1/2" DIAMETER MS AT 24" O.C. STAGGERED.

C. WHERE DOUBLE MEMBERS ARE INDICATED ON DRAWINGS, MECHANICALLY FASTEN MEMBERS SUCH THAT ALL MEMBERS SHARE DESIGNED LOADS.

CUTTING OF BEAMS, JOIST AND RAFTERS

1. CUTTING OF WOOD BEAMS, JOISTS AND RAFTERS SHALL BE LIMITED TO CUTS AND BORED HOLES NOT DEEPER THAN ONE-SIXTH (1/6TH) THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD OF THE SPAN. NOTCHES LOCATED CLOSER TO SUPPORTS THAN THREE TIMES THE DEPTH OF THE MEMBER SHALL NOT EXCEED ONE FIFTH (1/5) THE DEPTH. HOLES BORED OR CUT INTO JOIST SHALL BE NO CLOSER THAN TWO (2) INCHES TO THE TOP OR BOTTOM OF THE JOISTS AND THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST. THE TENSION SIDE OF BEAMS, JOISTS, AND RAFTERS 4" OR GREATER SHALL NOT BE NOTCHED EXCEPT AT ENDS. CUTTING OF FLOOR TRUSSES SHALL BE AS PER MANUF. RECOMMENDATIONS.

PIPES IN STUD BEARING WALLS OR SHEAR WALLS

1. NOTCHES OR BORED HOLES IN STUDS OF BEARING WALLS OR PARTITIONS SHALL BOTH NOT EXCEED ONE-THIRD THE DEPTH OF THE STUD. WHEN STUD IS CUT OR BORED IN EXCESS OF THE ABOVE IT SHALL BE REPLACED OR REPAIRED AS REQUIRED.

BRIDGINGS AND BLOCKING AT CONVENTIONAL FRAMING

1. THERE SHALL BE NOT LESS THAN ONE LINE OF BRIDGINGS IN EVERY EIGHT FEET OF SPAN IN FLOOR, ATTIC AND ROOF FRAMING. THE BRIDGING SHALL CONSIST OF NOT LESS THAN ONE BY THREE INCH LUMBER DOUBLE NAILED AT EACH END OR OF EQUIVALENT METAL BRACING OF EQUAL RIGIDITY. MIDSPAN BRIDGING IS NOT REQUIRED FOR FLOOR, ATTIC OR ROOF FRAMING WHERE JOIST DEPTH DOES NOT EXCEED TWELVE INCHES NOMINAL. BLOCK SOLID AT ALL BEARING SUPPORTS WHERE ADEQUATE LATERAL SUPPORT IS NOT OTHERWISE PROVIDED. BLOCK ALL STUD WALLS AT MAXIMUM INTERVALS OF EIGHT FEET WITH A MINIMUM OF TWO BY SOLID MATERIAL WITH TIGHT JOINTS. PROVIDE TWO (2) BY FIRESTOPS AT MID-POINT OF STUD WALL.

2. PROVIDE DOUBLE TRIMMERS UNDER ALL HEADERS 4X6 OR LARGER. ALL SUCH MEMBERS SHALL BE SPIKED TOGETHER

3. PROVIDE TJI McMILLAN OR APPROVED EQUAL RIM BOARD AT ALL PERIMETER BEARING WOOD. PROVIDE SQUASH BLOCKS AND STIFFENERS AS REQUIRED TO DISTRIBUTE LOADING AND SHEAR REINFORCING AT CONCENTRATED LOADS.

A. ALL BLOCKING, AND NAILERS, SHALL BE ATTACHED TO STEEL OR CONCRETE WITH POWER ACTUATED FASTENERS OR 3/8" DIA. BOLTS. FASTENERS SHALL BE SPACED AT 24" MIN. O.C. STAGGERED. FASTENERS SHALL HAVE MIN. BEARING CAPACITY OF 100K IN SHEAR AND PULLOUT.

NAILING

1. ALL NAILING SHALL COMPLY WITH IRC CODE, LATEST EDITION, AND ALL STATE AND LOCAL BUILDING CODES.

FIRE STOPPING

1. FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) SPACES LIKE SOFFITS, DROP CEILING, AND COVE CEILING) IN THE FOLLOWING LOCATIONS AS PER CODE

A. IN ALL STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT FLOOR AND CEILING LEVELS AND NOT MORE THAN 10'-0" APART.

B. BETWEEN STAIR STRINGERS AT TOP AND BOTTOM AND BETWEEN STUDS IN LINE WITH STAIR RUN

2. WOOD FIRESTOPS SHALL BE 2" NOMINAL THICKNESS, OR IT MAY BE MADE OF GYPSUM BOARD, CEMENT ASBESTOS, MINERAL WOOL OR OTHER NON-COMBUSTIBLE MATERIAL PER IRC 2021 SECTION R302.11

3. SPACES BETWEEN CHIMNEYS AND WOOD FRAMING SHALL BE FILLED WITH LOOSE NONCOMBUSTIBLE MATERIAL (2" MINIMUM THICKNESS).

FIRE RETARDANT-TREATED PLYWOOD (WHERE NECESSARY) AS INDICATED ON PLANS, WHERE ALLOWED BY LOCAL JURISDICTION

06000 - WOOD (CONT'D)

THE FOLLOWING MANUFACTURERS MAY BE USED.

1. "DRICON" MANUF. BY KOPPEFS/HICKSON

2. "PYROGUARD" MANUF. BY HOOVER

MANUFACTURER SHALL PROVIDE 30 YEAR COMPREHENSIVE WARRANTY AGAINST ALL DEFECTS TO BUILDER AND OWNER.

ROOF AND FLOOR TRUSSES

THE DESIGN AND DETAILS SHALL MEET THE REQUIREMENTS OF FHA 6454U DESIGN CRITERIA FOR TRUSSES, RAFTERS, NATIONAL SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS AND ALL APPLICABLE CODES. ROOF AND FLOOR TRUSSES SHALL ALIGN DIRECTLY OVER STUDS WITH AN OFFSET OF NO MORE THAN 5". INSTALL ADDITIONAL STUDS AS REQUIRED.

WOOD ROOF TRUSSES

TIMBER TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH NFPA STANDARDS. CALCULATIONS, JOINT STRENGTH INFORMATION (ALLOWABLE LOAD PER SQUARE INCH OR PER NAIL, ALLOWABLE EDGE DISTANCE, ALLOWABLE AND DISTANCES) LOAD TEST DATA

07000
THERMAL AND MOISTURE PROTECTION

- A. ALL SLABS ON GRADE IN HABITABLE SPACES SHALL BE INSULATED WITH MINIMUM R-10 RIGID INSULATION FROM TOP OF SLAB DOWNWARD TO 24" BELOW SLAB OR HORIZONTALLY INWARD 24" FROM EXTERIOR FACE OF SLAB AT ALL SLAB PERIMETER AREAS IN HABITABLE AREAS. REFERENCE DETAILS FOR FURTHER INFORMATION.
- B. WATERPROOF ALL EXTERIOR FOUNDATION WALLS BELOW GRADE ENCLOSING HABITABLE SPACES AS SPECIFIED BY CODE AT EXTERIOR FACE OF WALL.
- C. DAMPROOF ALL EXTERIOR FOUNDATION WALLS ENCLOSING BASEMENTS WITH DAMPROOFING AS SPECIFIED BY CODE AT EXTERIOR OF WALL.
- D. FLASHING: CODE APPROVED CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT TOP AND SIDES OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH MANNER AS TO BE LEAK PROOF. SIMILAR FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS, CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM; AT WALL OF ROOF INTERSECTIONS; BUILT IN GUTTERS; AT JUNCTIONS OF CHIMNEYS AND ROOFS; AND IN ALL ROOF VALLEYS AND AROUND ALL ROOF OPENINGS.
- E. BUILDING PAPERS: WHEN VENEER OF BRICK, CLAY TILE, CONCRETE, OR NATURAL OR ARTIFICIAL STONE ARE USED #15 FELT OR OTHER APPROVED DRAINAGE PLANE MUST BE ATTACHED TO SHEATHING WITH FLASHING WHEREVER NECESSARY TO PREVENT MOISTURE PENETRATION BEHIND THE VENEER.
- F. SILL SEAL: 1/2"x3 1/2" COMPRESSIBLE FIBERGLASS BENEATH ALL EXTERIOR SILL PLATES.

INSULATION

2021 IECC CODE COMPLIANCE AS REQUIRED BY LOCAL JURISDICTION

VENTILATION PROVIDE ADEQUATE CROSS VENTILATION, MIN. AS REQUIRED BY CODE, FOR ALL CONCEALED ATTIC, RAFTER AND CRAWL SPACES. PROVIDE ADEQUATE CROSS VENTILATION, MIN. AS REQUIRED BY LOCAL COUNTY AMENDMENTS FOR ALL HABITABLE ROOMS AND ALL FLOORS.

GRADE SEPARATION ALL WOOD SHALL BE MIN. 8" ABOVE FINISH GRADE OR PRESSURE TREATED. ALL SIDING SHALL BE MIN. 6" ABOVE FINISH GRADE.

DWELLINGS/GARAGE
DWELLINGS/GARAGE SEPARATION SHALL COMPLY WITH DCA FTO-13

OPENING AND PENETRATIONS THROUGH THE GARAGE WALLS AND CEILING INTO THE DWELLING UNIT SHALL BE PROTECTED AS PER CODE SECTION R302.5

EXTERIOR SHEATHING SEE PLANS FOR SPECIFIC FIRE RATED AND OR STRUCTURAL SHEATHING. FOR FIRE RATED APPLICATION: 1/8" RED THERMOPLY S.G. SHEATHING BY "SIMPLEX" OR APPR. EQ. FOR STRUCTURAL APPLICATION: 1/8" THERMOPLY OR, 1/2" PLYWOOD/OSB 1/2" TYPE "X" GNB, 1/2" APPROVED PLYWOOD FOR EIFS APPLICATION AS PER MANUF. RECOMMENDATION, 1/2" DOW DURAMATE FOAM BOARD SHEATHING

ROOFING
ALL ROOFING AND MOISTURE PROTECTION INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS AND PER WALLS BUILDING CODES. VERIFY COMMUNITY SPECS FOR TYPE AND COLOR.

MIN. 235# ASPHALT OR FIBERGLASS SHINGLES ON 15# ROOFING FELT INSTALLED AS PER MANUFACTURER' RECOMMENDATIONS ON SLOPES 2/12 TO 4/12 APPLY DOUBLE LAYER OF SHINGLES AND FELT. NO SLOPE SHALL BE LESS THAN 2/12 PITCH. ALL ROOFING WITH THERMAL & MOISTURE PROTECTION INSTALLED AS PER MANUF. RECOMMENDATIONS.

FLASHING

1. ALL FLASHING, COUNTER FLASHING, AND COPING WHEN OF METAL SHALL BE OF NOT LESS THAN NO. 26 U.S. GAUGE CORROSION-RESISTANT METAL.
2. FLASH ALL EXTERIOR OPENINGS AND ALL BUILDING CORNERS WITH APPROVED WATERPROOF PAPER TO EXTEND AT LEAST 4" BEHIND WALL COVERING.
3. FLASH AND COUNTER FLASH AT ALL ROOF TO WALL CONDITIONS. FLASH AND CAULK WOOD BEAMS AND OTHER PROJECTIONS THROUGH EXTERIOR WALLS OR ROOF SURFACES.
4. VALLEY FLASHING: OPEN VALLEYS SHALL BE FLASHED WITH MIN. 20 GAUGE GALVANIZED CORROSION RESISTANT SHEET AND SHALL EXTEND MIN. OF 8" FROM CENTERLINE EACH WAY. CLOSED VALLEY FLASHING SHALL BE 2 LAYERS OF 10# MINERAL SURFACED CAP SHEET WITH BOTTOM LAYER MIN. OF 12" WIDE AND TOP LAYER 24" WIDE CEMENTED TOGETHER. CLOSED VALLEYS MAY ALSO BE OF 36" WIDE FOIL ROOFING MATERIAL NOT LESS THAN NO. 50 IN THE VALLEY OVER THE UNDERLAYMENT.
5. RIDGE FLASHING: AS PER ROOF MANUF. RECOMMENDATIONS.
6. ROOF EDGE: PROVIDE NON-CORROSIVE ALUMINUM DRIP EDGE FLASHING.
7. ROOFING AND SHEET METAL: INSTALLATIONS PER SMACNA 1401
8. FLASH AND CAULK BEAMS, MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH EXTERIOR WALLS AND ROOF.
9. FOR MASONRY VENEER APPLICATIONS MASON TO ATTACH 20ML PLASTIC MEMBRANE OR 15# FELT TO SHEATHING
10. INSULATOR SHALL SEAL FLOOR AND CEILING PLATES, CAULK ALL DOOR AND WINDOW FLANGES AND JAMBS AND ALL PANEL BUTT JOINTS.

CAULKING AND SEALANTS
APPLY AT ALL AREAS AS RECOMMENDED BY BUILDING COMPONENT MANUF. SEALANTS, CAULKING SHALL BE COMPATIBLE WITH ADJACENT ADJOINING MATERIALS. MATCH COLOR WITH ADJOINING MATERIALS.

SIDINGS
ALL SIDING WITH THERMAL & MOISTURE PROTECTION INSTALLED AS PER MANUF. RECOMMENDATIONS. VERIFY COMMUNITY SPECS FOR TYPE AND COLOR.

FIRESTOPPING & DRAFTSTOPPING

PROVIDE DRAFTSTOPPING AS REQUIRED BY CODE.
PROVIDE FIRESTOPPING AT ALL PENETRATIONS OF FIRE RATED ASSEMBLIES AS PER APPLICABLE CODE AND MANUF. RECOMMENDATIONS. FIRE RATING TO EQUAL THAT OF THE ASSEMBLY.
PRODUCT USED SHALL BE "USG THERMAFIBER THROUGH-PENETRATION FIRE/SMOKE-STOP SYSTEM" FIRE/SMOKE-STOP SYSTEM", UL #165, OR GYPSUM BOARD, OR MINERAL WOOL, OTHER NON-COMBUSTIBLE MATERIAL OR MIN. 2" NOMINAL THICKNESS WOOD AS PER APPROVED FIRE RATED ASSEMBLY REQUIRED FOR MOST RESTRICTIVE FIRE RATINGS PER LOCAL OR IRC CODE, LATEST EDITION.

- PROVIDE FIRESTOPPING TO STOP DRAFTS IN THE FOLLOWING LOCATIONS:
1. ALL PIPES, DUCTS, VENTS, WIRING, AND CHASES WHICH PENETRATE CEILINGS DIRECTLY BELOW A TRUSS OR ROOF ASSEMBLY.
 2. CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT FLOORS AND CEILINGS.
 3. ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS, BULKHEADS ETC.
 4. CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM

FIREPLACE:

PRE-MANUFACTURED FIREPLACE TO BE IN COMPLIANCE WITH IRC 2021 CHAPTER 10 AND IECC 2021 R402.4.2 AND R402.4.1.

WINDOWS

ALL WINDOWS SHALL HAVE INSULATING GLASS. SIZES INDICATED ON PLANS ARE NOMINAL. ONLY BUILDER TO CONSULT WITH WINDOW MANUFACTURER TO DETERMINE EXACT SIZES, ROUGH OPENINGS, ETC. AT LEAST ONE WINDOW FROM EACH BEDROOM AREA SHALL HAVE A NET CLEAR OPENING AREA OF 5.7 SF, WITH A NET CLEAR HEIGHT OF 24" AND A NET CLEAR OPENING OF 20", AND A SILL HEIGHT OF 44" OR LESS ABOVE THE FLOOR FOR EGRESS PURPOSES. GLAZING IN DOORS AND FIXED GLAZED PANELS GREATER THAN 9 SF WITHIN 12" OF DOORS OR WITHIN 18" OF THE FLOOR, WHICH MAY BE SUBJECT TO FREQUENT AND RECURRENT ACCIDENTAL HUMAN IMPACT SHALL BE TEMPERED AS PER LOCAL BUILDING CODE OR ORDINANCE.
REFER TO CALL OUT FOR TEMPERED WINDOW LOCATIONS IN PLANS FOR OTHER THAN MANUFACTURER'S REQUIRED LOCATIONS.
INSTALL WITH ALL NECESSARY COMPONENTS FOR THERMAL, MOISTURE, DRAFT-STOPPING AND FIRE PROTECTION (WHERE REQUIRED).
PROVIDE ALL WEATHER-STRIPPING, CAULKING, GASKETS ETC. AS NECESSARY FOR OPERATION AND WEATHER PROOFING AS PER MANUFACTURER.
WINDOWS SHALL HAVE AN AIR INFILTRATION RATE OF LESS THAN 0.5 CFM/SF. PROVIDE FLASHING AS PER SMACNA.
ALL OPERABLE WINDOWS SHALL HAVE NON-CORROSIVE SCREENS AND SASH LOCKS.
SCREENS TO BE PROVIDED ON WINDOWS AND DOORS PER LOCAL COUNTY AMENDMENTS.

AS PER LOCAL BUILDING CODE ORDINANCES, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24 INCHES SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH.

EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPEN POSITION.
2. OPENINGS THAT ARE PROVIDED WITH GUARDS OR FALL PREVENTION DEVICE THAT COMPLY WITH ASTM F2090.
3. WINDOWS EQUIPPED WITH A SELF-ACTING WINDOW OPENING LIMITING DEVICE (WILL NOT ALLOW MORE THAN A 4" SPHERE TO PASS) WINDOW STOP (INTEGRAL OR SITE INSTALLED).

DOORS

INSTALL WITH ALL NECESSARY COMPONENTS FOR THERMAL, MOISTURE, DRAFTSTOPPING AND FIRE PROTECTION(WHERE REQUIRED).
PROVIDE ALL WEATHERSTRIPPING, CAULKING, GASKETS ETC. AS NECESSARY FOR OPERATION AND WEATHER PROOFING AS PER MANUF.
SLIDING DOORS SHALL HAVE AN INFILTRATION RATE OF LESS THAN 0.3 CFM/SQ FT. SWINGING DOORS SHALL HAVE AN AIR INFILTRATION RATE OF LESS THAN 0.5 CFM/SQ FT.
PROVIDE FLASHING AS SMACNA. ALL DOORS SHALL HAVE NON-CORROSIVE SCREENS AND SASH LOCKS

ALL FIRE DOORS SHALL BE EQUIPPED WITH SELF CLOSING DEVICE PER IRC R302.5.1

ROOF VENT
'ALCOA VENT-A-RIDGE' OR EQ.
GUTTER AND DOWNSPOUT
'OGEE 3 3/4"x5" ALUMINUM GUTTER WITH 2X4 DOWNSPOUTS. COLOR BY BUILDER

04000
FINISHES

GYPSUM WALLBOARD

1. ALL GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH PROVISIONS OF THE IRC CODE, LATEST EDITION, STATE AND LOCAL CODES, AND MANUF. RECOMMENDATIONS.
2. GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.
3. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL OCCUR ON THE FRAMING MEMBERS EXCEPT THOSE EDGES WHICH ARE PERPENDICULAR TO THE FRAMING MEMBERS. ALL EDGES OF GYPSUM WALLBOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE RESISTIVE CONSTRUCTION IS NOT REQUIRED.
4. THE SIZES AND SPACING OF FASTENERS SHALL COMPLY WITH IRC CODE, LATEST EDITION, AND ALL STATE AND LOCAL CODES.
5. PROVIDE MOISTURE RESISTANT GYP WALLBOARD AT BATHROOM.
6. TYPICAL INTERIOR APPLICATION TO RECEIVE 3" BOARD TAPED AND FINISHED. PROVIDE 5/8" TYPE X BOARD AS PER DRAWINGS.

CERAMIC TILE/MARBLE:

ALL CERAMIC TILE/MARBLE SHALL BE THIN-SET. PROVIDE BASE, MARBLE THRESHOLD FOR TRANSITION TO OTHER FINISHES. PATTERN SHALL BE NON-SLIP, GLAZED, AS SELECTED BY OWNER AND ARCHITECT, WITH WATER RESISTANT GROUT.

UNDERLAYMENT:

PROVIDE 3/4" PINE SHEATHING OR EQUIVALENT AT ALL WALL AND FLOOR AREAS, EXCEPT IN TUB AND SHOWER AREAS, TO RECEIVE CERAMIC TILE/MARBLE/ GRANITE/ QUARTZ. APPLY GROUT AS PER MFGR. RECOMMENDATIONS, COLOR BY TENANT & OWNER.

CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C-1208, C-1325 OR C1110 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS

RESILIENT FLOORING (WHERE INDICATED ON PLANS)
VINYL COMPOSITION TILE OR SHEET VINYL WITH WATERPROOF ADHESIVE AS SELECTED BY ARCHITECT, INSTALLED AS PER MANUF. RECOMMENDATIONS.

HARDWOOD FLOORING (WHERE INDICATED ON PLANS)

CARPET
CARPET SHALL BE AS SELECTED W/PAD. INSTALLED AS PER MANUF. RECOMMENDATIONS

09400
PAINTING

1. ALL PAINTING, "DURON" OR EQ.
2. ALL PAINT COLOR AND STAIN TO BE SELECTED BY THE BUILDER
3. INTERIOR DRYWALL:
FLAT LATEX, 2 COATS (OR AS NOTED IN NOTES BELOW)
4. ALL INTERIOR WOOD SURFACES TO BE PAINTED EXCEPT THOSE TO RECEIVE STAIN FINISH.
LATEX SEMI-GLOSS, 1 FINISH COAT, OVER PRIMER
5. ALL INTERIOR WOOD SURFACES TO BE STAINED:
1 COAT INTERIOR STAIN
1 COAT POLYURETHANE VARNISH
6. KITCHENS AND BATHROOMS
1 COAT PRIMER OVER 1 COAT ACRYLIC GLOSS.
7. ALL EXTERIOR MILLWORK:
1 COAT EXTERIOR WOOD PRIMER OR FACTORY PRIMED.
1 COAT ACRYLIC LATEX EXTERIOR SEMI-GLOSS.
8. ALL EXTERIOR METAL SURFACES INCLUDING VALLEY, FLASHING AND GUARDRAILS
1 COAT FACTORY PRIMED
1 COAT ENAMEL WITH RUST INHIBITOR

BATHROOM FINISH NOTES

1. ALL SOAKING/HOT TUB PLATFORM & SURROUNDS SHALL RECEIVE CERAMIC TILE WITH CERAMIC WALL BASE AND BACKSPLASH.
2. ALL SHOWER AREA TO RECEIVE "FLAT" FIBERGLASS BASE, OR EQ. WITH CERAMIC WALL TILE, AND OR CLEAR TEMPERED GLASS ENCLOSURE WHERE APPLICABLE.
3. ALL VANITIES SHALL INCLUDE BASE CABINETS WITH COUNTERTOP 44" BACKSPLASH MATERIAL BY BUILDER.
4. ALL FLOOR AREAS TO RECEIVE CERAMIC TILE, SHALL HAVE CERAMIC WALL BASE AND MARBLE THRESHOLD AT DOORWAY.

KITCHEN FINISH NOTES

1. PROVIDE WALL AND BASE CABINETS WITH COUNTERTOPS WITH BACK SPLASHES AS PER PLANS. CABINET SUPPLIER TO SUBMIT LAYOUT/DETAILS FOR BUILDER APPROVAL.
2. PROVIDE BLOCKING AT WALL FOR CABINETS AS REQUIRED.

15000
MECHANICAL

1. MECHANICAL SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS INDICATING DUCT LAYOUTS, CONDENSER LOCATION, DUCT SIZES, ETC. TO BUILDER PRIOR TO INSTALLATION.
MECHANICAL SUBCONTRACTOR TO REVIEW ARCHITECTURAL/STRUCTURAL DRAWINGS AND NOTIFY THE ARCHITECT OF ANY MECHANICAL AND STRUCTURAL CONFLICTS PRIOR TO CONSTRUCTION.
2. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES, AND REGULATIONS OF THE GOVERNING AGENCIES, INCLUDING INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021
3. MECHANICAL UNIT'S LOCATION AND WEIGHT, ALONG WITH ANY OTHER EQUIPMENT SUPPORTED BY THE STRUCTURE SHALL BE COORDINATED BY THE BUILDER WITH THE FLOOR/ROOF TRUSS MANUFACTURER PRIOR TO FABRICATION AND INSTALLATION.
4. MISOS-4 WHOLE HOUSE VENTILATION SYSTEM

PLUMBING

ALL SANITARY, HOT AND COLD WATER AND GAS PIPING SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS.
PROVIDE MIN. 2" WALKING SPACE IN FRONT OF ALL BATHROOM PLUMBING FIXTURES. PROVIDE 14X30 ACCESS PANEL AT WHIRLPOOL TUB CONNECTIONS. WATER CLOSETS SHALL BE A MIN. OF 15" FROM WALL TO CENTERLINE OF FIXTURE

16000

ELECTRICAL

1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, INCLUDING INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2021 RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF SERVING POWER AND TELEPHONE COMPANIES.
2. CONTRACTOR TO OBTAIN ALL PERMITS, HAVE THE WORK INSPECTED BY ALL APPLICABLE AGENCIES.
3. ALL EQUIPMENT INSTALLED OUTDOOR AND EXPOSED TO WEATHER SHALL BE WEATHER-PROOF.
4. RECEPTACLES IN KITCHEN AND BATHROOMS SHALL BE INSTALLED ABOVE WORK TOP (UNLESS OTHERWISE NOTED ON DRAWINGS).
5. RECEPTACLES SHALL BE INSTALLED VERTICALLY AT 12" + ABOVE FLOOR (OR AS NOTED ON PLANS)
6. WALL SWITCHES TO BE 48" ABOVE FLOOR, (OR AS NOTED ON PLANS). SEE ELECTRICAL DRAWINGS.
7. RECESSED LIGHTS INSTALLED IN BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAK AS PER CODE REQUIREMENT.

16000 - ELECTRICAL (CONT'D)

8. SMOKE DETECTORS: PROVIDE SMOKE DETECTORS OUTSIDE OF AND IN EACH SLEEPING ROOM, AND ONE ADDITIONAL ON EACH LEVEL. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED.
9. CARBON MONOXIDE DETECTOR: PROVIDE CARBON MONOXIDE DETECTOR ON EACH LEVEL IN CLOSE VICINITY OF SLEEPING ROOM PER CODE.
10. EMERGENCY DISCONNECT CAN BE INSTALLED IN A READILY ACCESSIBLE OUTDOOR LOCATION PER 2020 NEC 230.85, IF APPLICABLE

STRUCTURAL DESIGN CRITERIA

1. ALL WORK AND MATERIAL SHALL COMPLY WITH THE REQUIREMENTS OF THE IRC CODE, LATEST EDITION, AND ALL APPLICABLE FEDERAL, STATE, COUNTY AND MUNICIPAL LAWS AND REGULATIONS.
2. DESIGN CODE:
A. ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI-318)
B. AISC MANUAL OF STEEL CONSTRUCTION.
C. AWS D11 STRUCTURAL WELDING CODE
D. NCMA 5 SPECIFICATION FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY
E. IRC 2021

3 DESIGN LOADS:

FLOORS FLOORS	LIVE LOAD	DEAD LOAD	TOTAL LOAD
All Areas	40 psf	10 psf	50 psf
Sleeping Areas	30 psf	10 psf	40 psf
STAIRS	40 psf	10 psf	50 psf
GARAGE FLOOR	50 psf	50 psf	100 psf
EXTERIOR WOOD DECK	40 psf	10 psf	50 psf
BREEZEWAYS	80 psf	10 psf	90 psf
ROOF TRUSSES	30 psf	SNOW LOAD	
ATTIC FLOOR WIND SPEED BACKFILL	20 psf 15 mph 60 psf Equivalent Fluid Pressure	ULTIMATE WIND	SPEED

DEFLECTION: ROOF: L/240 (see Finish material)
FLOOR: L/480

4. DESIGN STRESS AND REQUIRED MATERIAL STRENGTH,
CONCRETE: ALL CONCRETE F_c = 3,000 PSI
GARAGE SLAB F_c = 3500 PSI
REINFORCING STEEL: ASTM A615, GRADE 60,
F_y= 60,000 PSI
WELDED WIRE FABRIC: ASTM A185, F_y = 65,000 PSI
STRUCTURAL STEEL: CHANNELS, ANGLES, PLATES, BARS, AND RODS ASTM A36
F_y= 36,000 PSI
WIDE FLANGE BEAM: ASTM A36, F_y = 36,000 PSI
FLOOR: ASTM A501, F_y = 56,000 PSI
BOLTS: ASTM A325, FRICTION TYPE
ANCHOR BOLTS: ASTM A307
WELDING ELECTRODES: E70XX
EXPANSION BOLTS: KINIX - BOLTS BY HILTI
CONCRETE MASONRY
HOLLOW LOAD BEARING UNIT: ASTM C90, GRADE N-1 f_m=1350 PSI
SOLID LOAD BEARING UNIT: ASTM C145, GRADE N-1
f_m=1800 PSI
BRICK MASONRY: ASTM C216, GRADE SN MORTAR, ASTM C270, TYPE M OR S

5. MIN. LUMBER VALUES:
FLOOR TRUSSES: TJI SERIES 350 OR APPR. EQ.:
RAFTERS, JOISTS, HEADERS, BLOCKING
#2 HEM FIR OR APPR. EQ.
F_b MIN.: 850 PSI REPETITIVE USE
850 PSI SINGLE MEMBER USE
E MIN.: 1300,000 PSI
F_v MIN.: 75 PSI
F_c MIN.: 875 PSI
F_c MIN., 1405 PSI
BEARING & NON-BEARING INTERIOR AND EXTERIOR STUD WALLS AND POSTS.
SPRUCE PINE FIR #2:
F_b MIN.: 875 PSI REPETITIVE USE
875 PSI SINGLE MEMBER USE
E MIN.: 1400,000 PSI
F_v MIN.: 45 PSI
F_c MIN. 1100 PSI
F_c MIN. 1425 PSI

LAMINATED BEAMS:
TRUSS JOIST MACMILLAN MICRO LAM 1.7E OR APPR. EQ.
F_b MIN: 2,600 PSI (for 12" depth, adjust for other depths)
E MIN.: 1,400,000 PSI
F_v MIN.: 285 PSI
F_c MIN.: 2510 PSI
F_c MIN. 11750 PSI

TRUSS JOIST MACMILLAN PARALLAM 2.0E OR APPR. EQ.:
F_b MIN.: 2,900 PSI (for 12" depth, adjust for other depths)
E MIN.: 2,00,000 PSI
F_v MIN.: 240 PSI
F_c MIN.: 2900 PSI
F_c MIN. 11650 PSI

LAMINATED POSTS,
TRUSS JOIST MACMILLAN PARALLAM PS1 1.8E OR APPR. EQ.
F_b MIN.: 2,400 PSI (for 12" depth, adjust for other depths)
E MIN.: 1,800,000 PSI
F_c MIN.: 12500 PSI

EXTERIOR POSTS NOTED AS #2 SYP,
SOUTHERN YELLOW PINE #2
F_b MIN.: 1500 PSI
E MIN.: 1,600,000 PSI
F_c MIN.: 1650 PSI
F_c MIN.: 11565 PSI

EXTERIOR DECKS
SOUTHERN YELLOW PINE #2
F_b MIN.: 1050 PSI
E MIN.: 1,600,000 PSI
F_v MIN.: 90 PSI
F_c MIN. 11565 PSI

6. FOUNDATIONS:
ALLOWABLE SOIL BEARING CAPACITY FOR ALL SLABS AND FOOTINGS, 2000 PSF (ASSUMED).
RETAINING, BASEMENT WALLS, 60 PCF OF DEPTH



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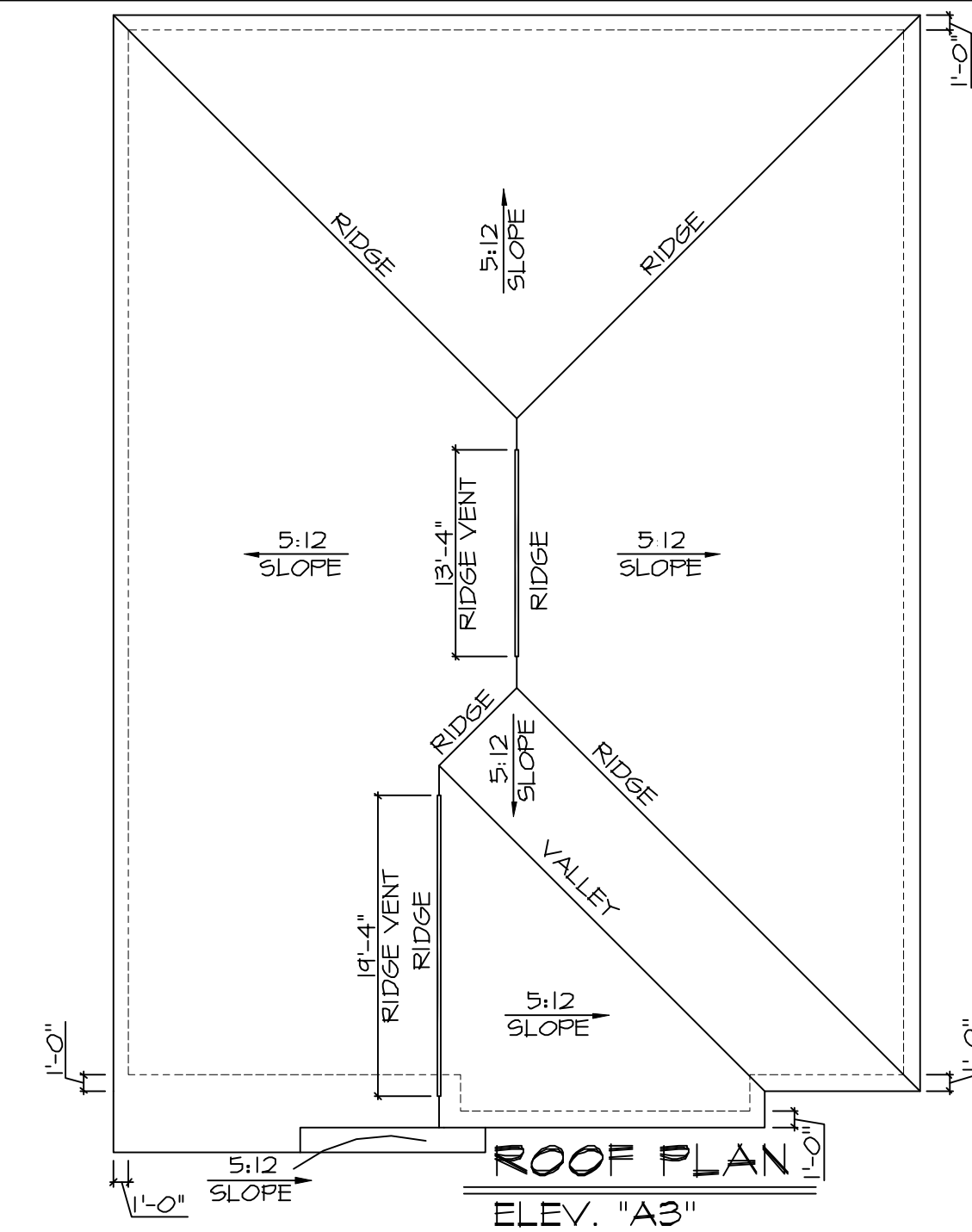
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America's Builder

DRAWN BY:
D. WILL
DATE:
08/14/2023
PROJECT NO.
D534
11 X 17 SCALE
1/8" = 1'-0"
24 X 36 SCALE
1/4" = 1'-0"

HOUSE NAME:
WHEATON
DRAWING TITLE
SPECIFICATIONS

SHEET No.
SP.2

8/14/2023



ROOF P
ELEV. "A3"

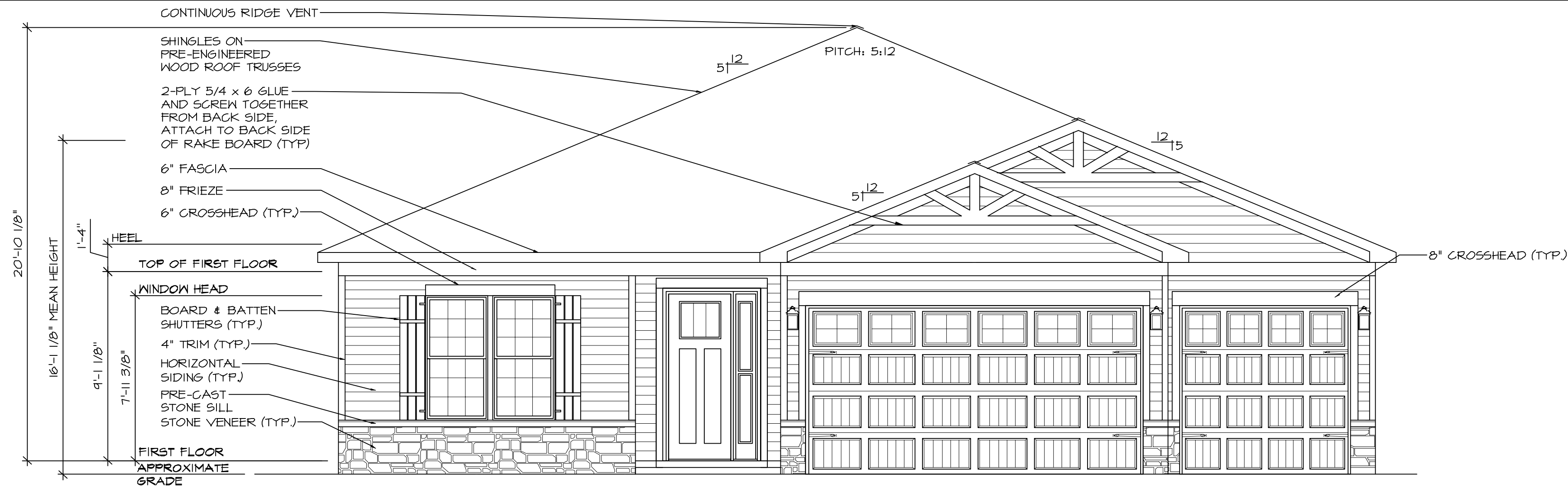
FRONT ELEVATION "A3"
W/ SIDE ENTRY GARAGE



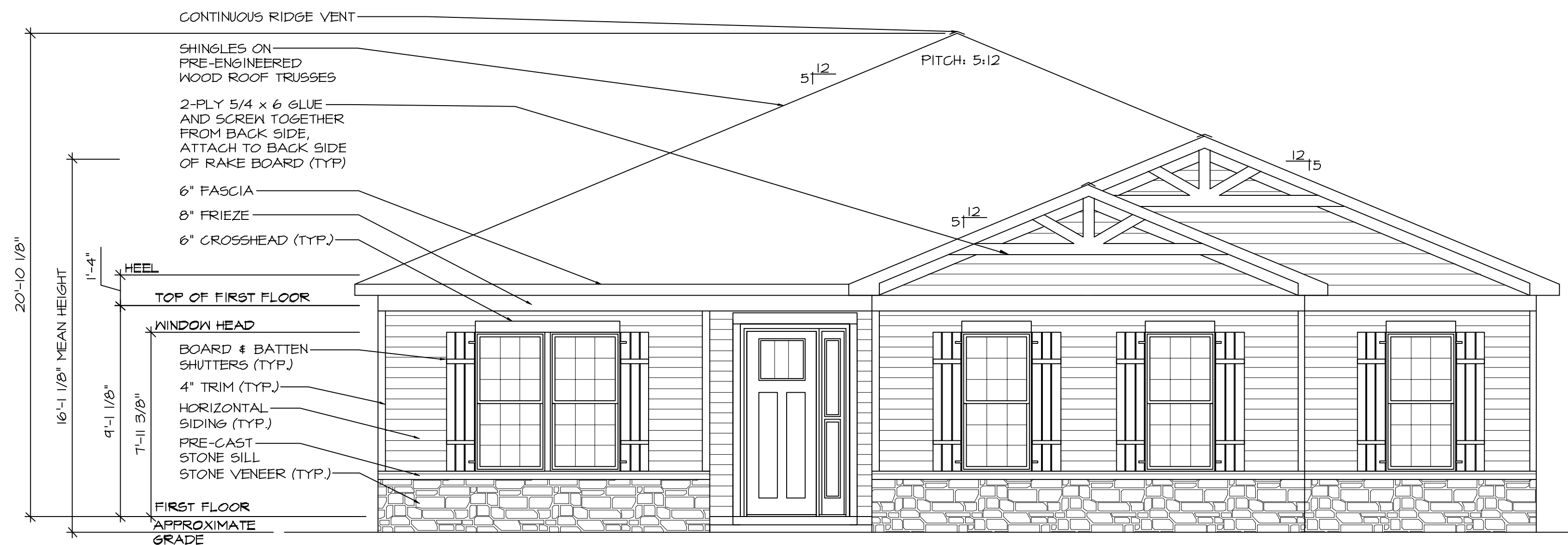
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HOUSE NAME:	WHEATON
DRAWING TITLE	FRONT ELEVATIONS

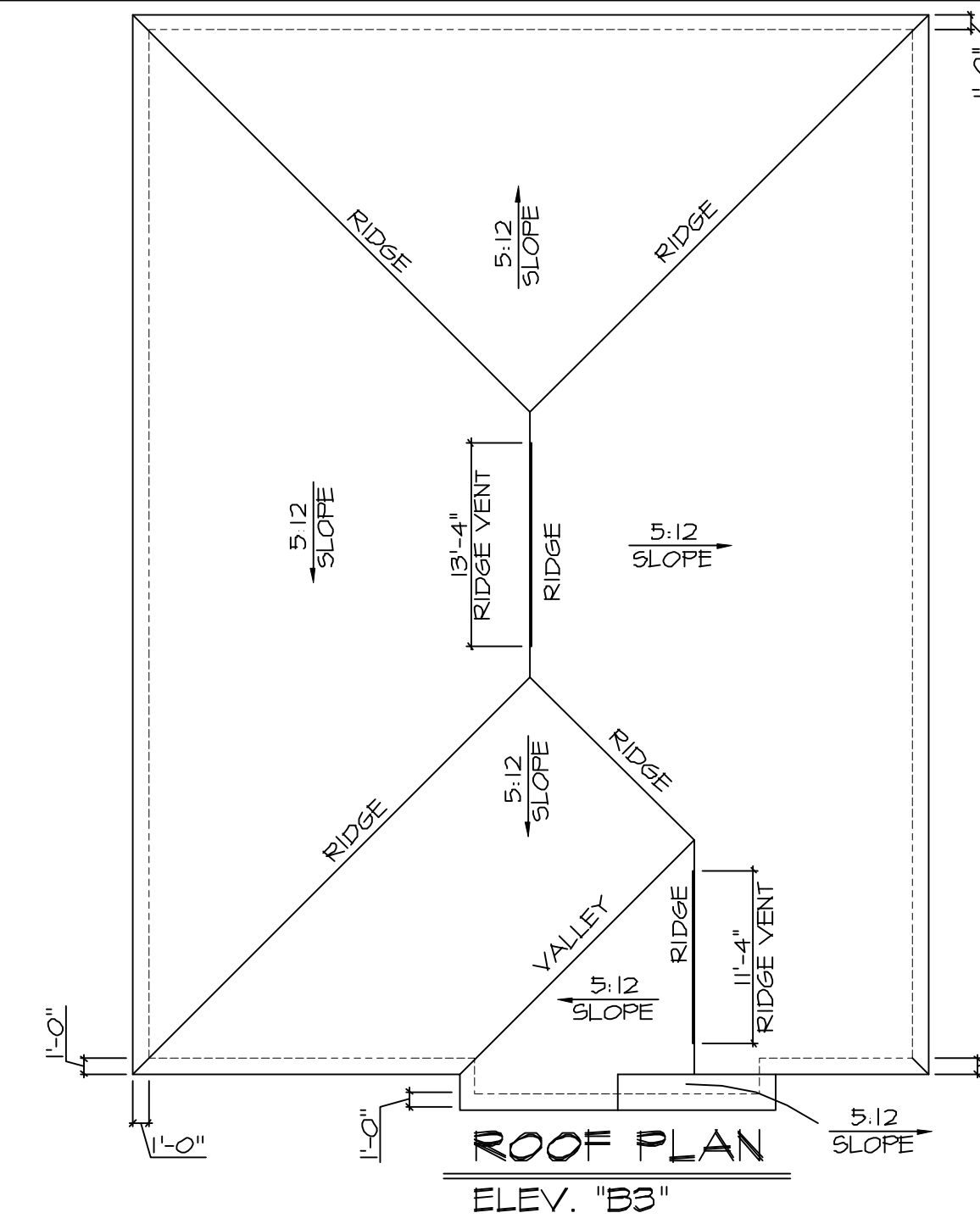
SHEET No. A



FRONT ELEVATION "B3"



FRONT ELEVATION "B3"
W/ SIDE ENTRY GARAGE



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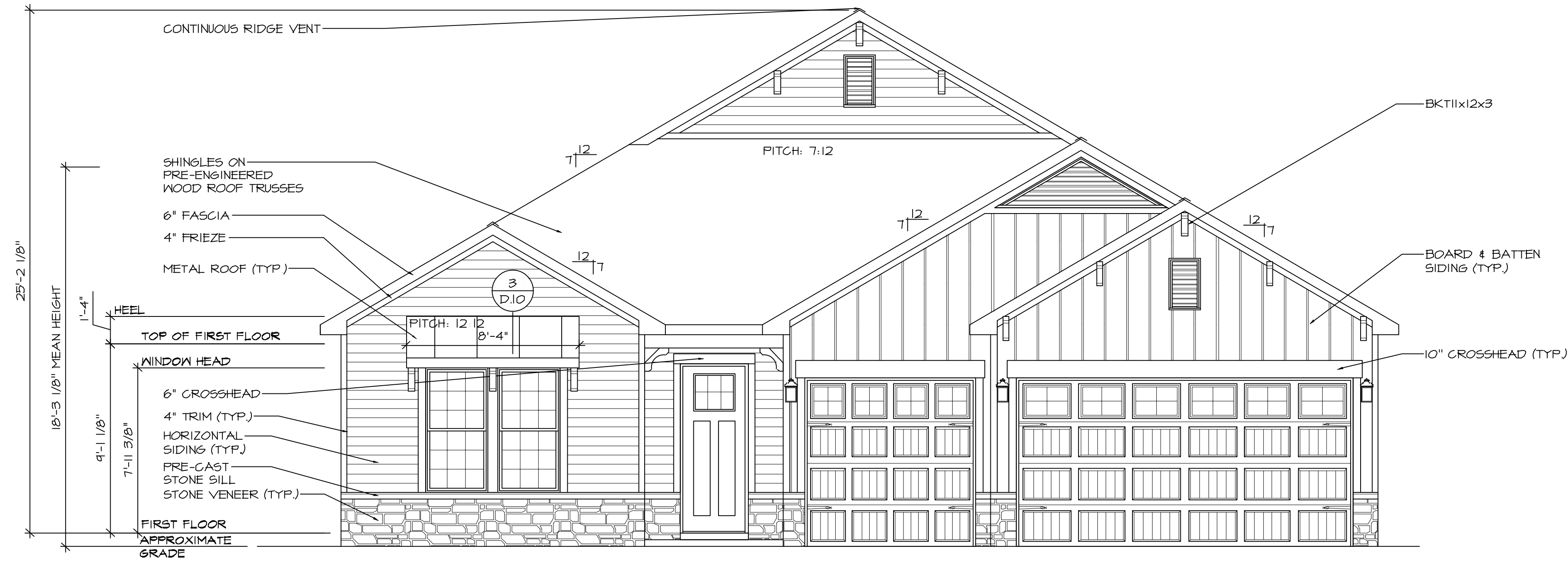
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1/4" = 1'-0"

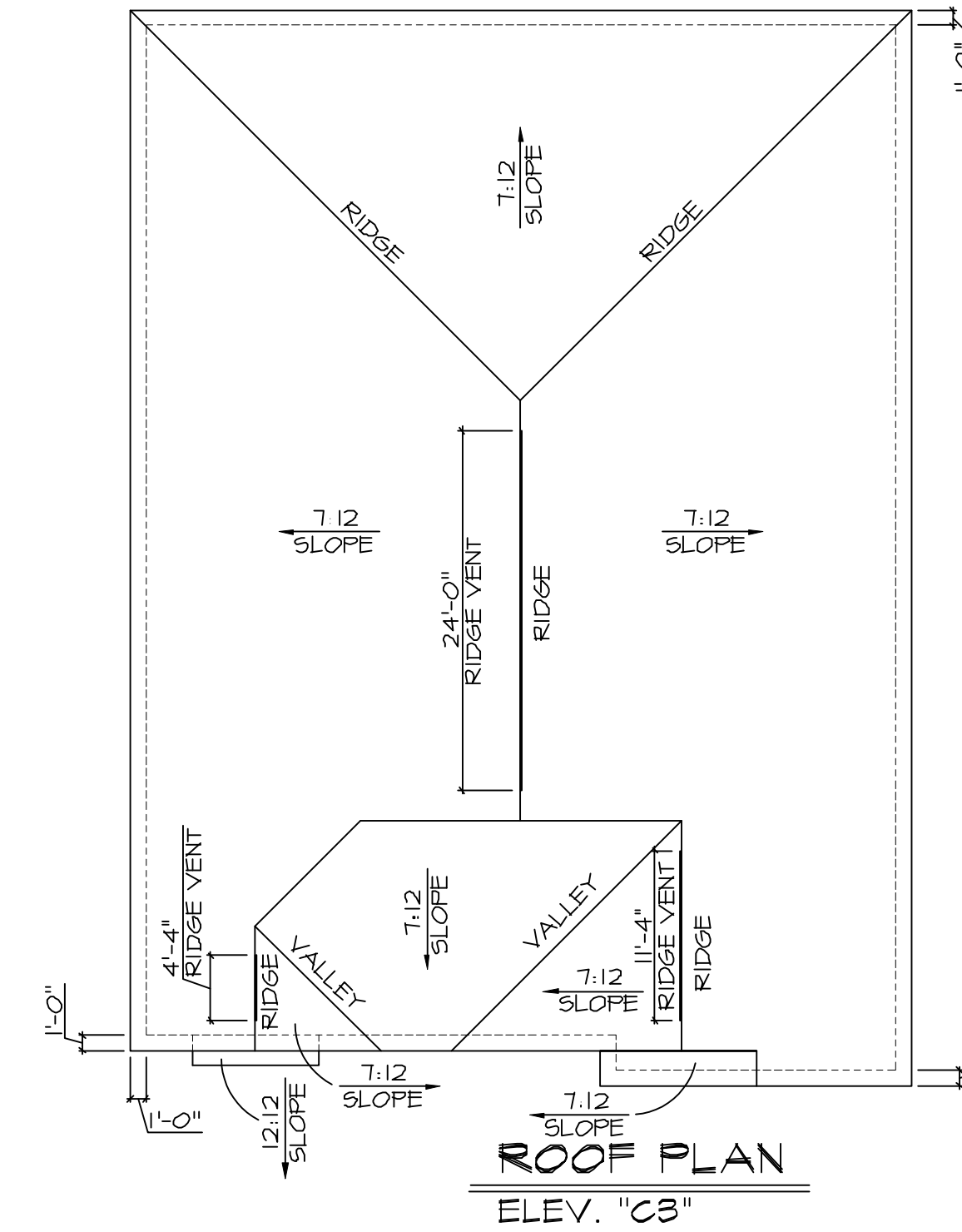
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WHEATON
DRAWING TITLE
FRONT ELEVATIONS

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A.1.2

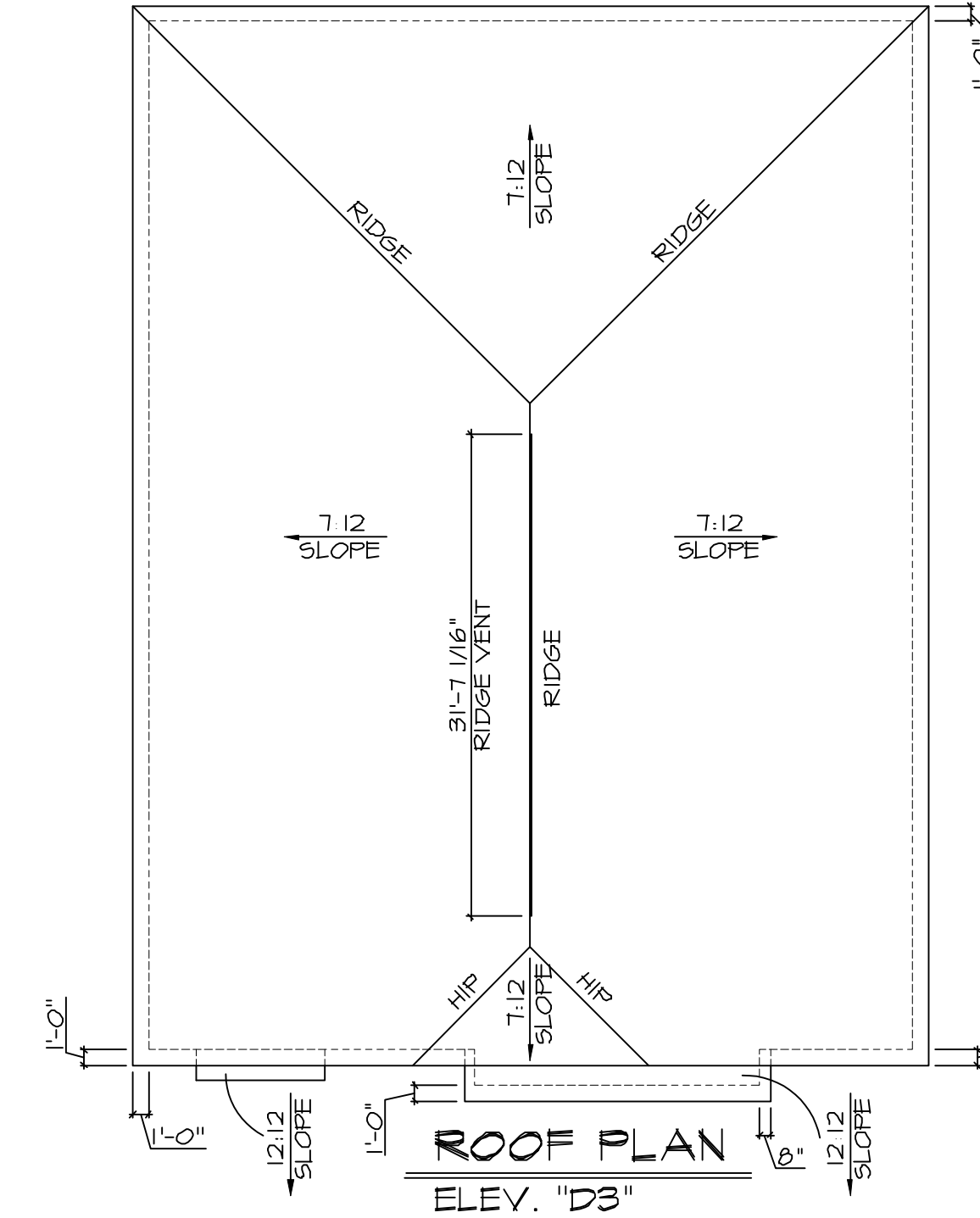
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FRONT ELEVATION "C3"



FRONT ELEVATION "D3"



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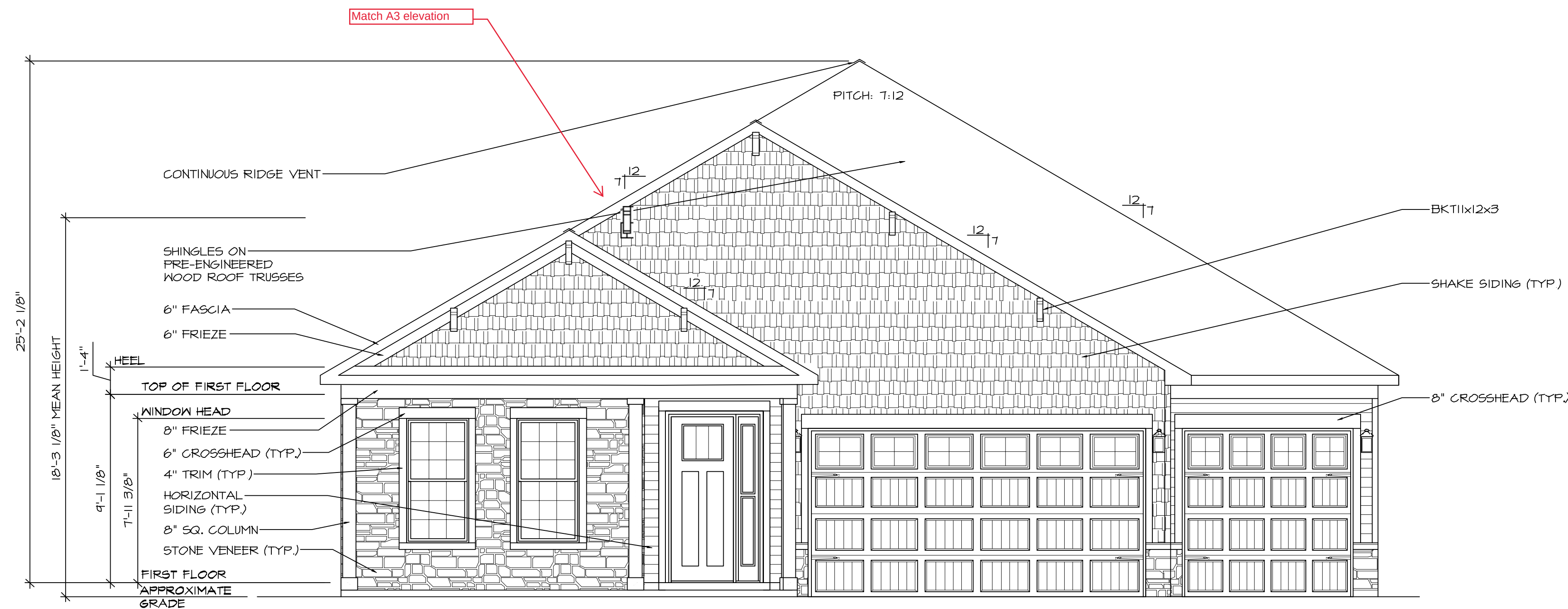
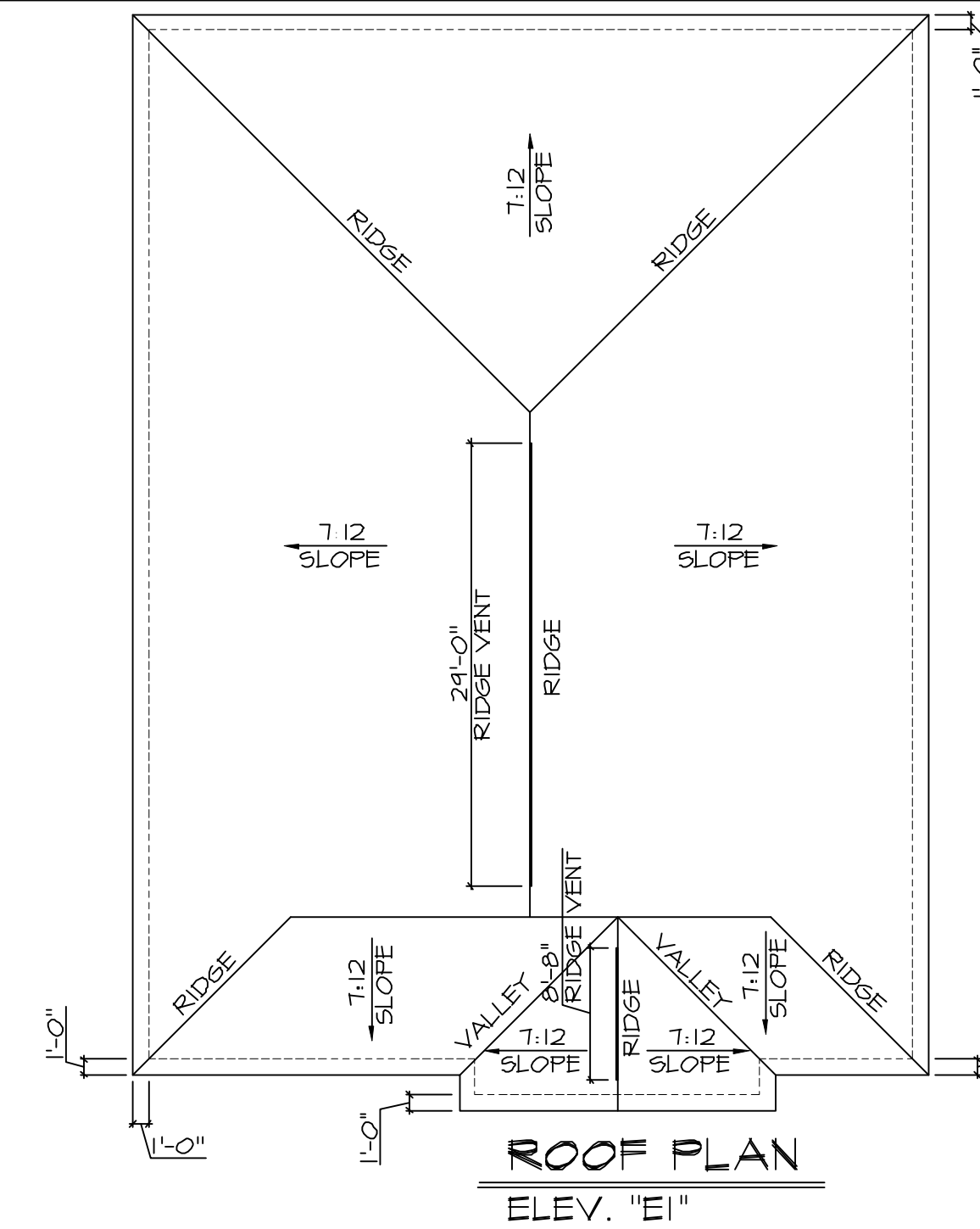
HOUSE NAME:
WHEATON
DRAWING TITLE
FRONT ELEVATIONS

SHEET No.
A.1.3

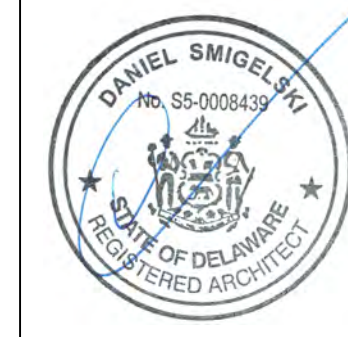
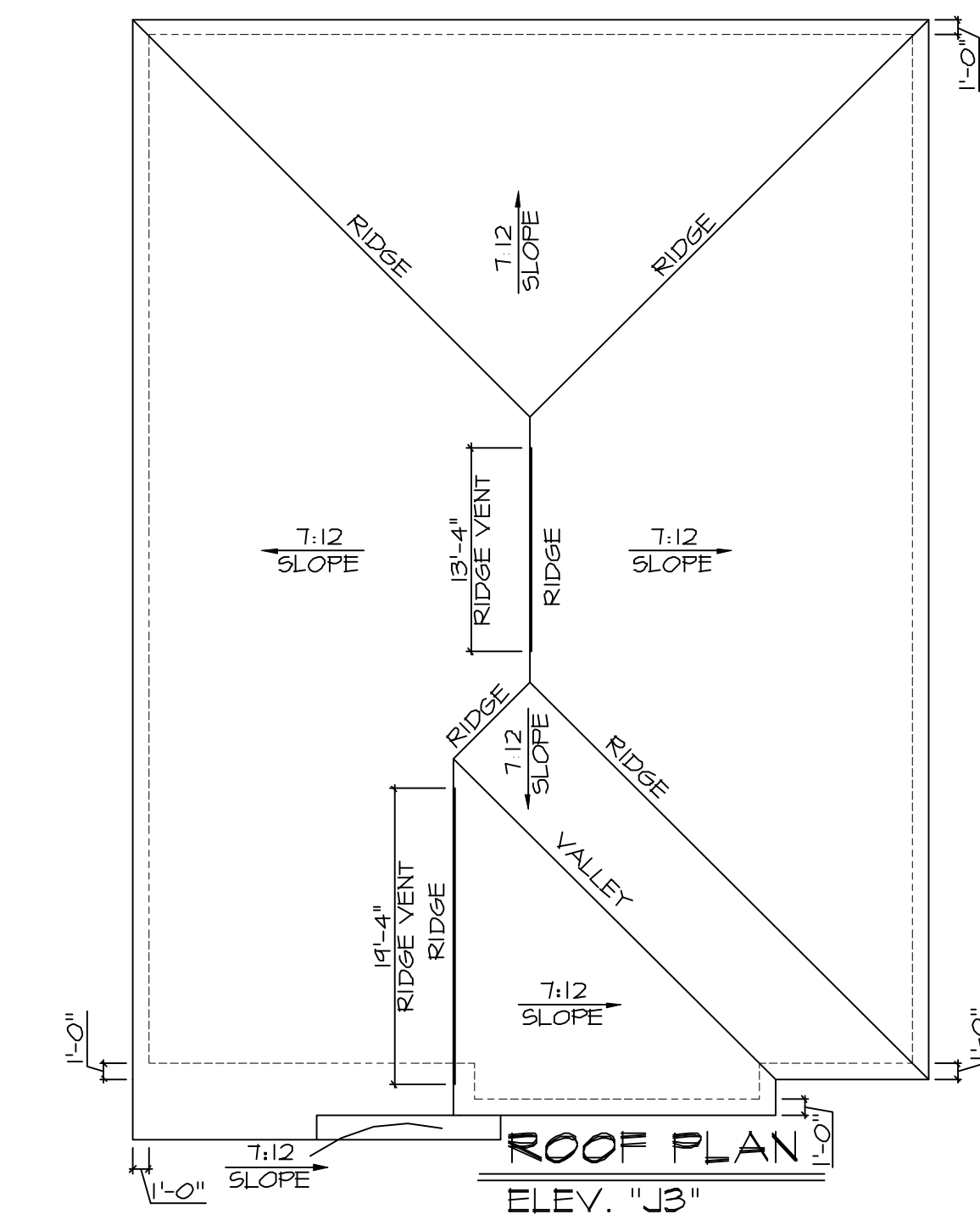
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FRONT ELEVATION "E"



FRONT ELEVATION "J3"



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24 X 36 SCALE
1/4" = 1'-0"

HOUSE NAME:
WHEATON
DRAWING TITLE
FRONT ELEVATIONS

SHEET No.
A . 1 . 4

8/14/2023

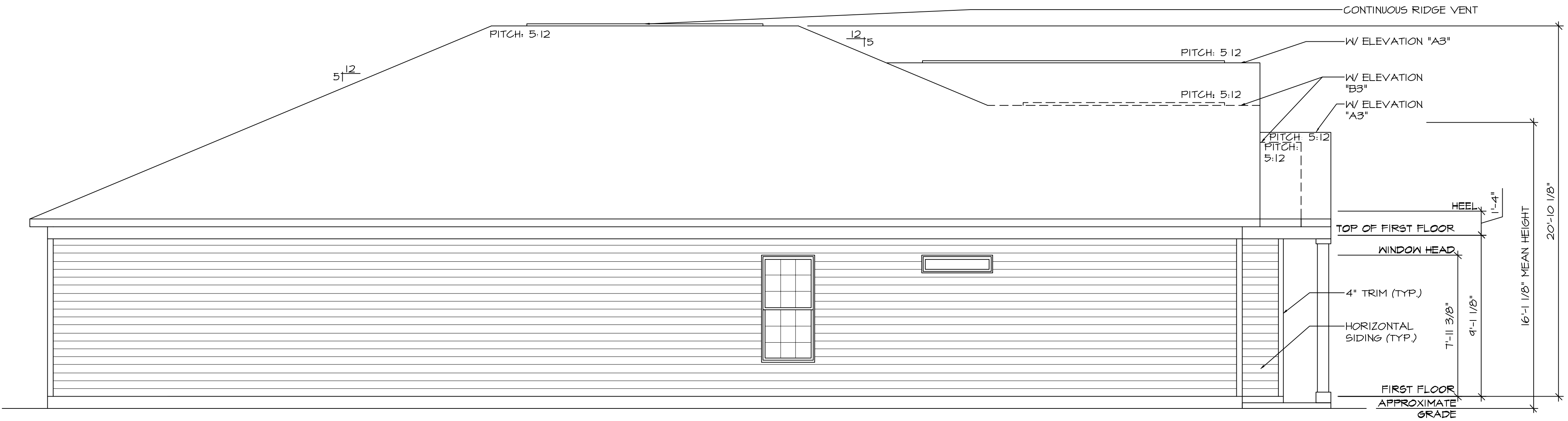


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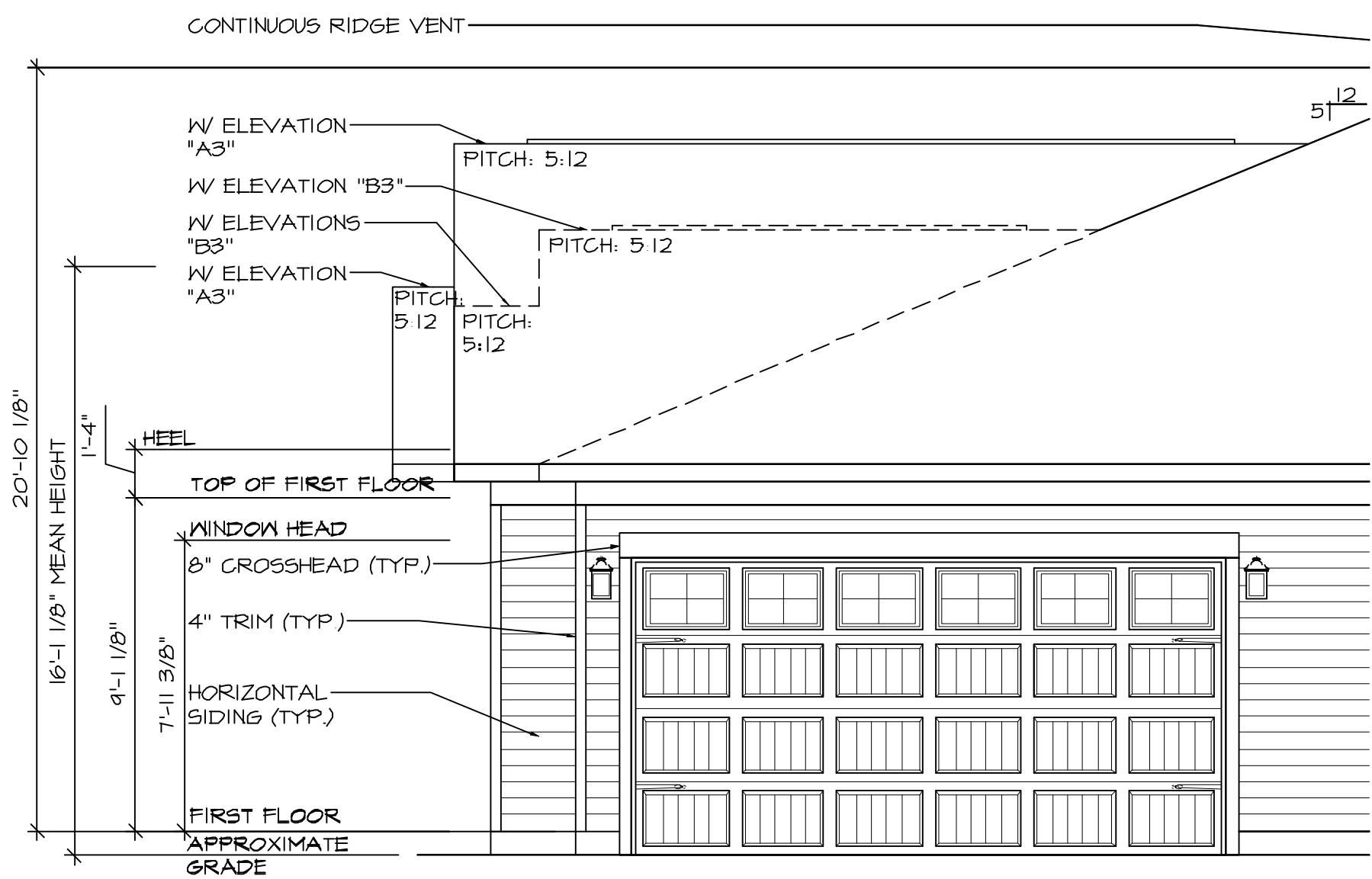
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HOUSE NAME:	WHEATON
DRAWING TITLE	FRONT ELEVATIONS

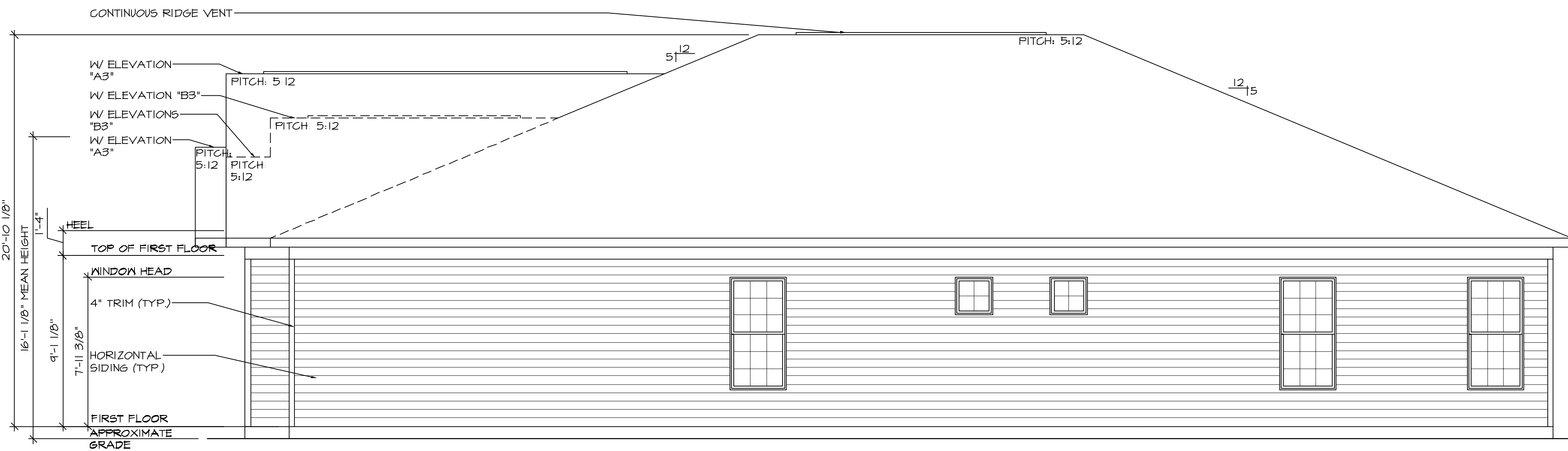
SHEET No. A. 5



LEFT SIDE ELEVATION
W/ ELEV. "A3" & "B3"



RIGHT SIDE ELEVATION
W/ SIDE ENTRY GARAGE
W/ ELEV. "A3" & "B3"



RIGHT SIDE ELEVATION
W/ ELEV. "A3" & "B3"



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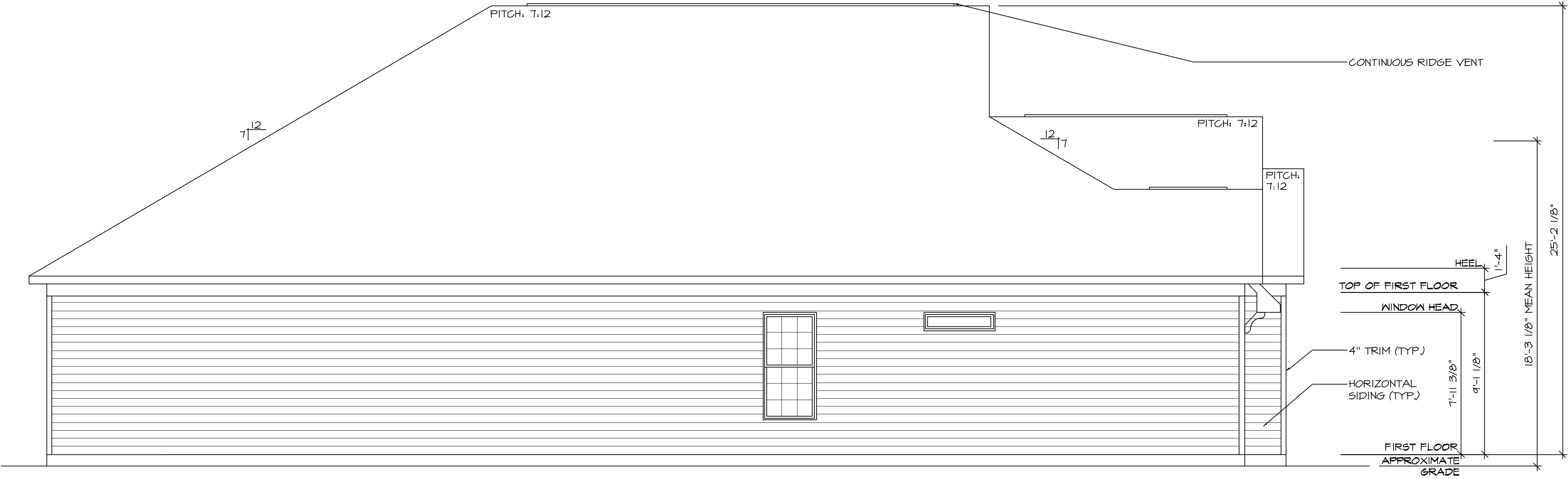
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1/4" = 1'-0"

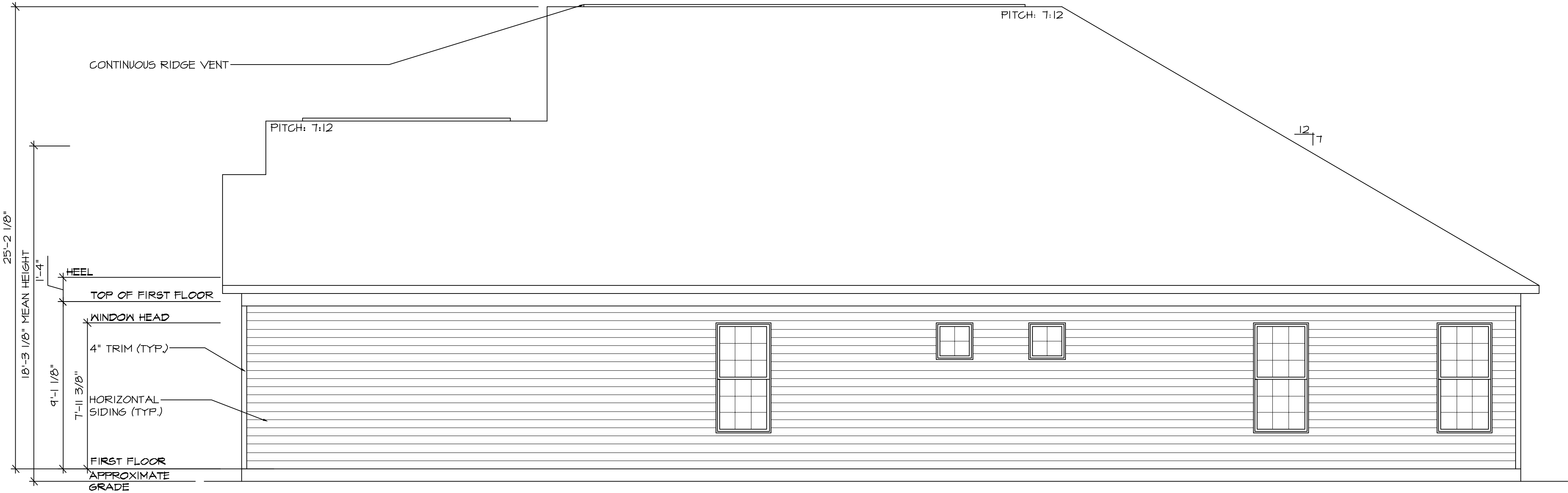
HOUSE NAME:
HEATON
DRAWING TITLE
SIDE ELEVATIONS

SHEET No.
A.2.1

8/14/2023



LEFT SIDE ELEVATION "C3"



RIGHT SIDE ELEVATION "C3"



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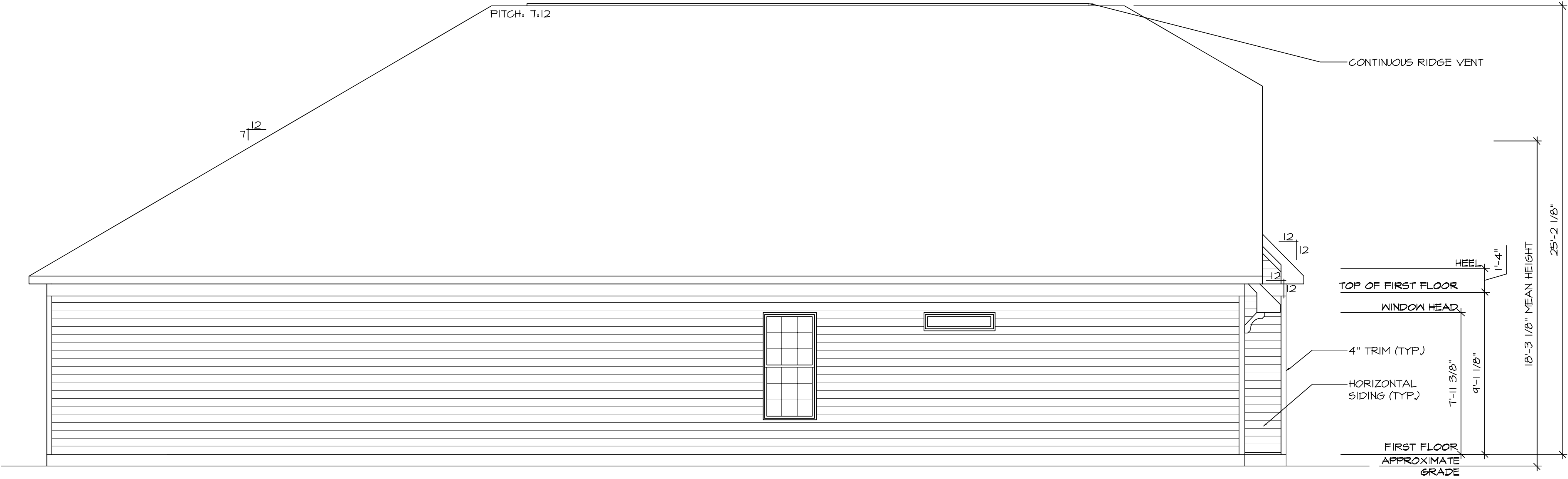
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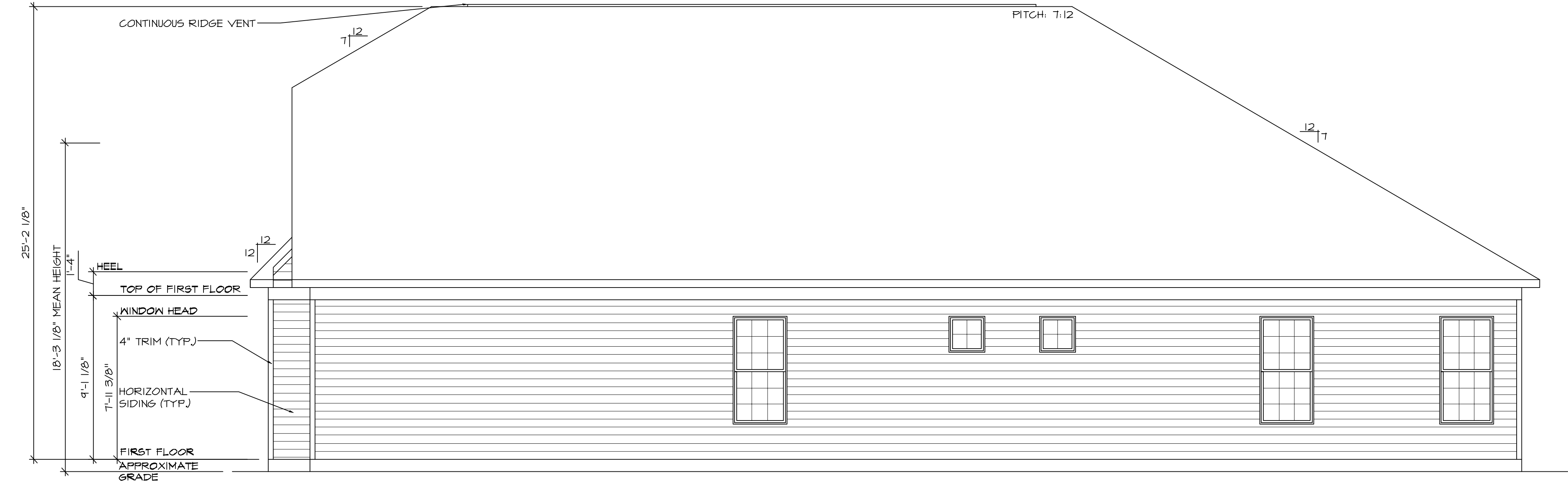
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WHEATON
DRAWING TITLE
SIDE ELEVATIONS

SHEET No.
A.2.2

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LEFT SIDE ELEVATION "D3"



RIGHT SIDE ELEVATION "D3"



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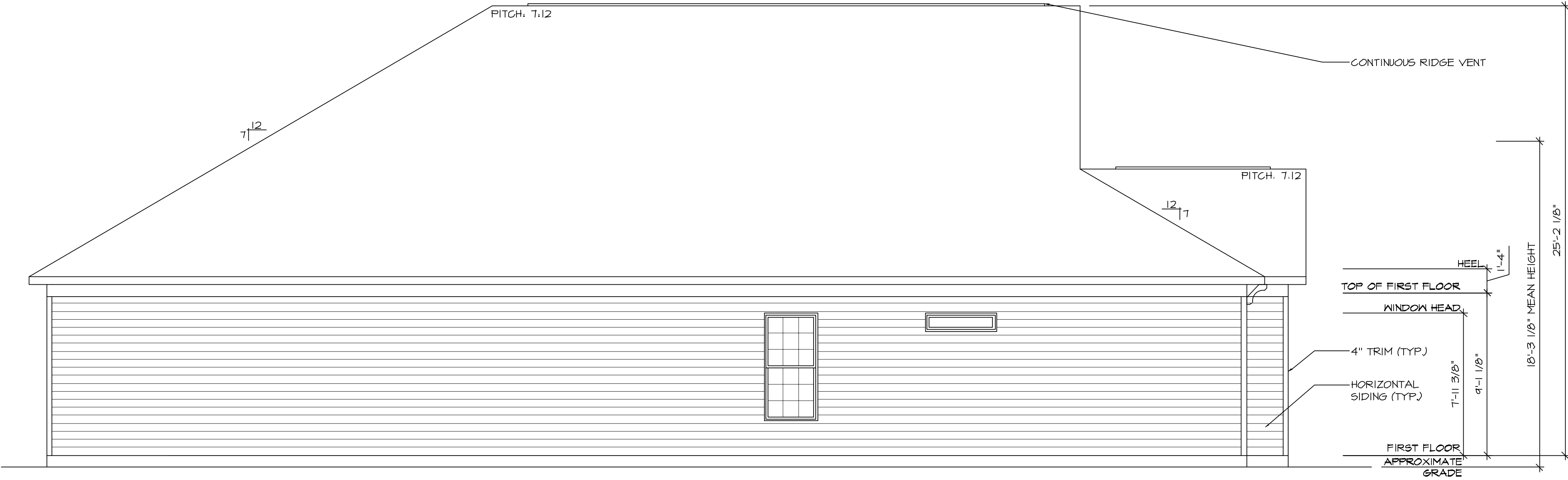
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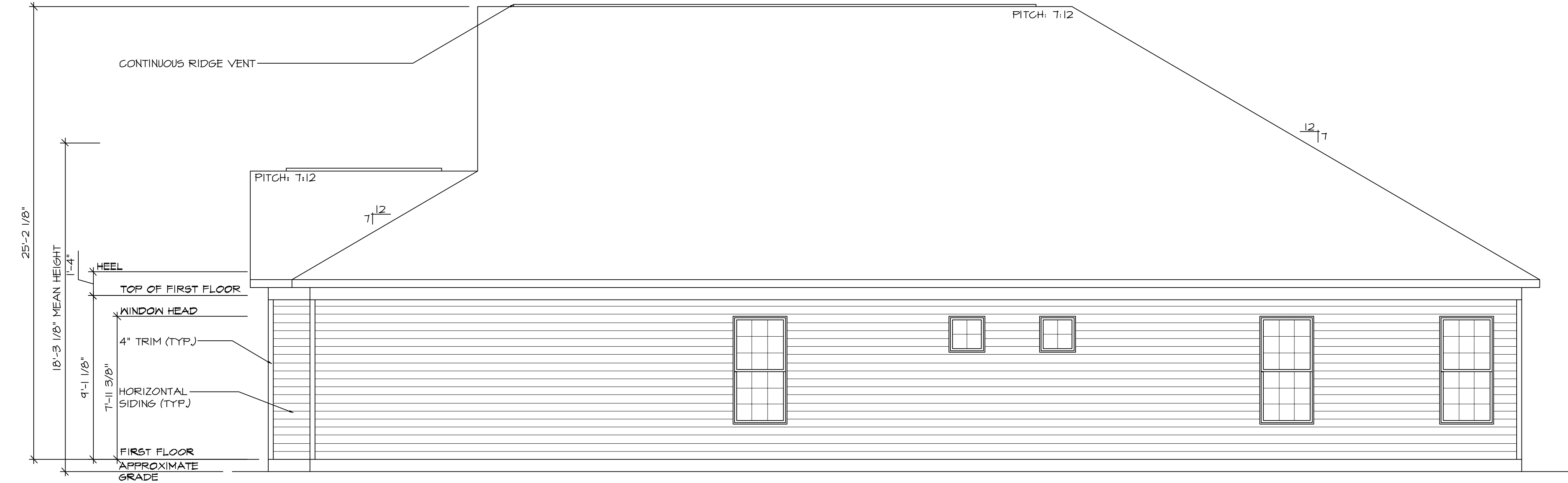
HOUSE NAME:
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DRAWING TITLE
SIDE ELEVATIONS

SHEET No.
A.2.3

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LEFT SIDE ELEVATION "E1"



RIGHT SIDE ELEVATION "E1"



WADE
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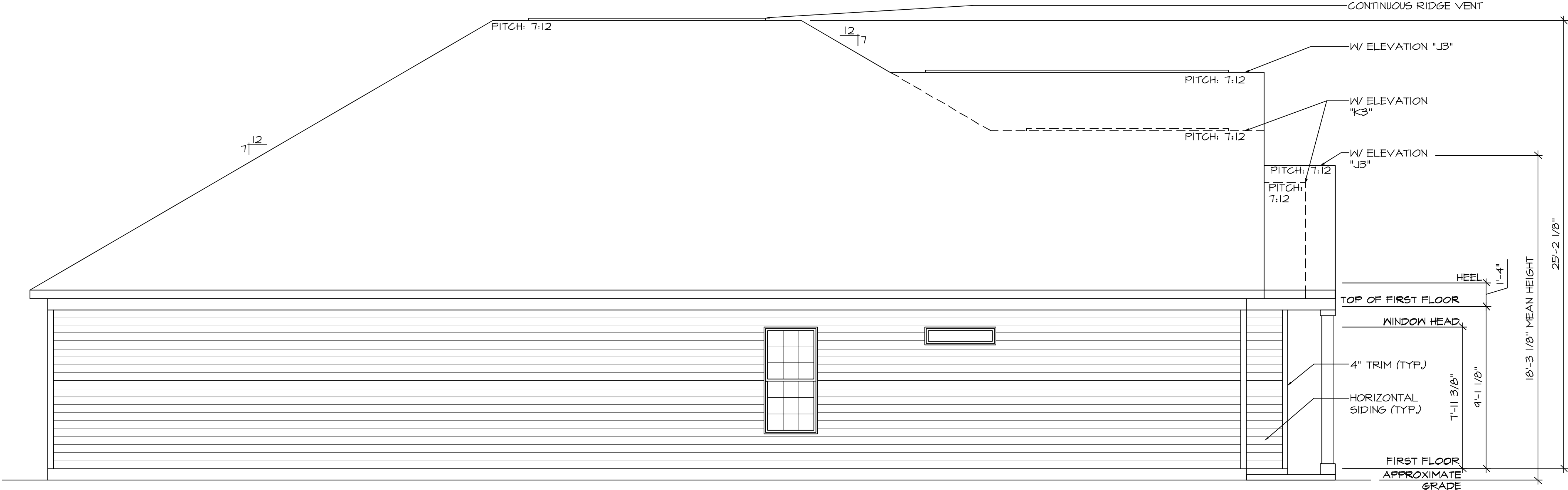
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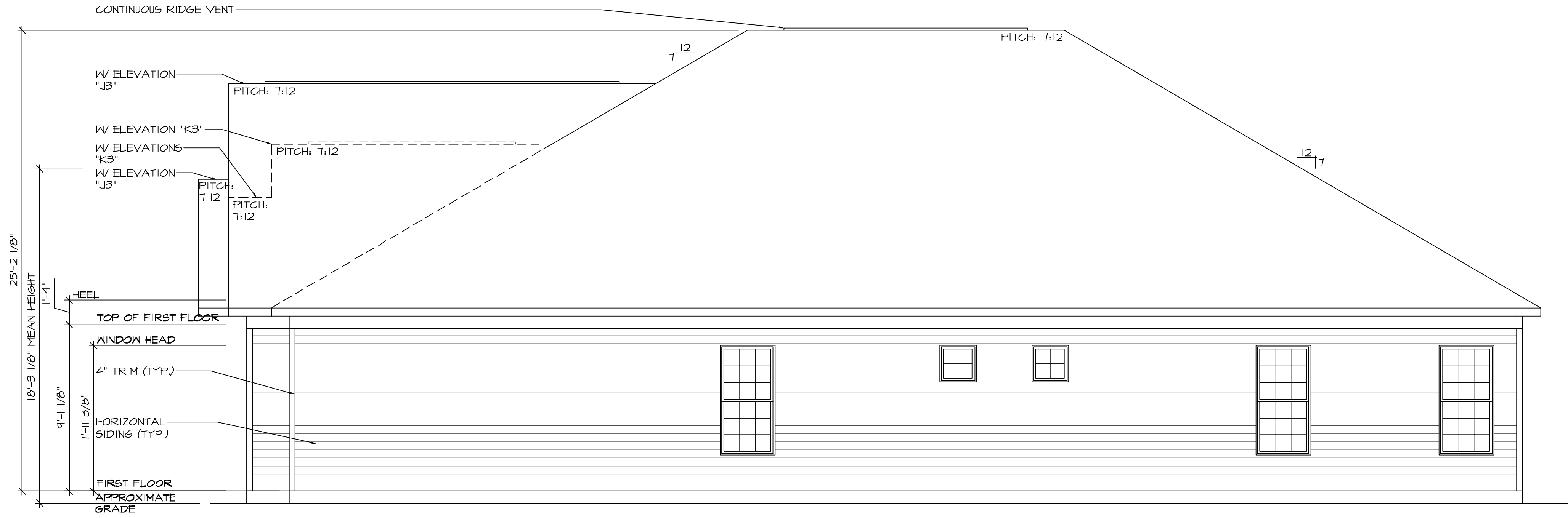
HOUSE NAME:
WHEATON
DRAWING TITLE
SIDE ELEVATIONS

SHEET No.
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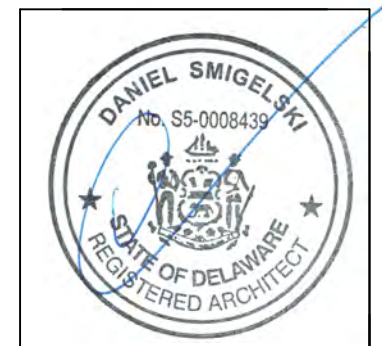
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LEFT SIDE ELEVATION
W/ ELEV. "J3" & "K3"



RIGHT SIDE ELEVATION
W/ ELEV. "J3" & "K3"



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HAGERSTOWN, MD 240-452-4638

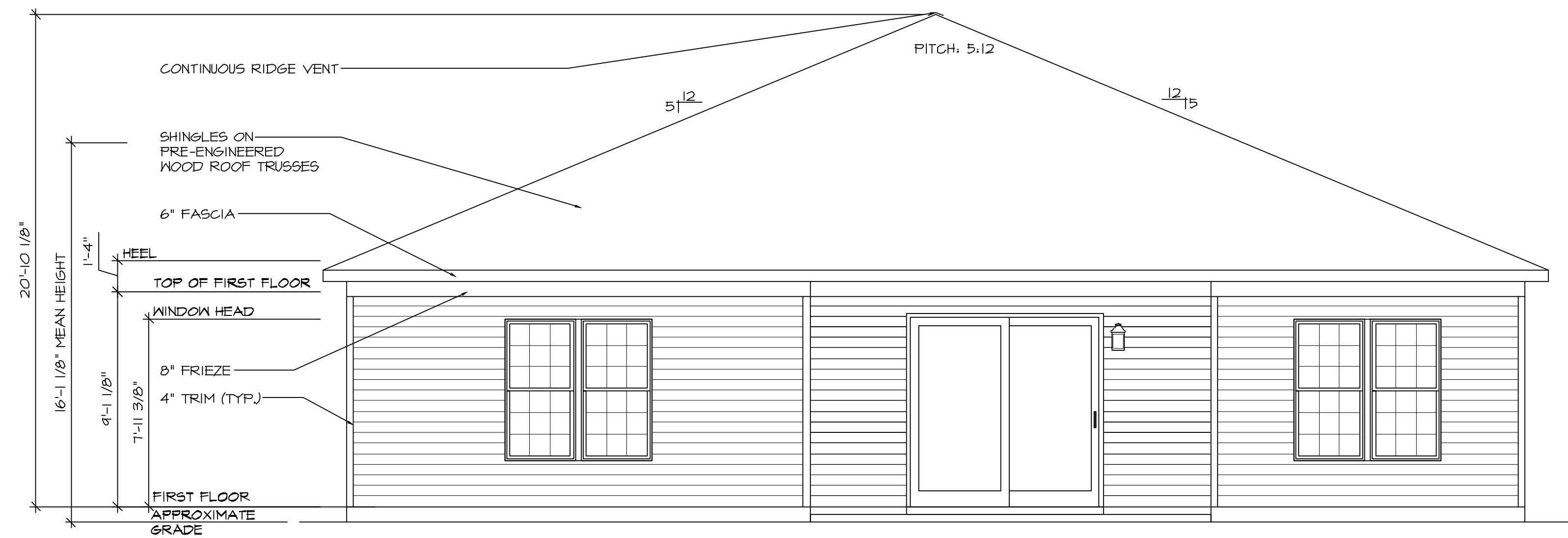
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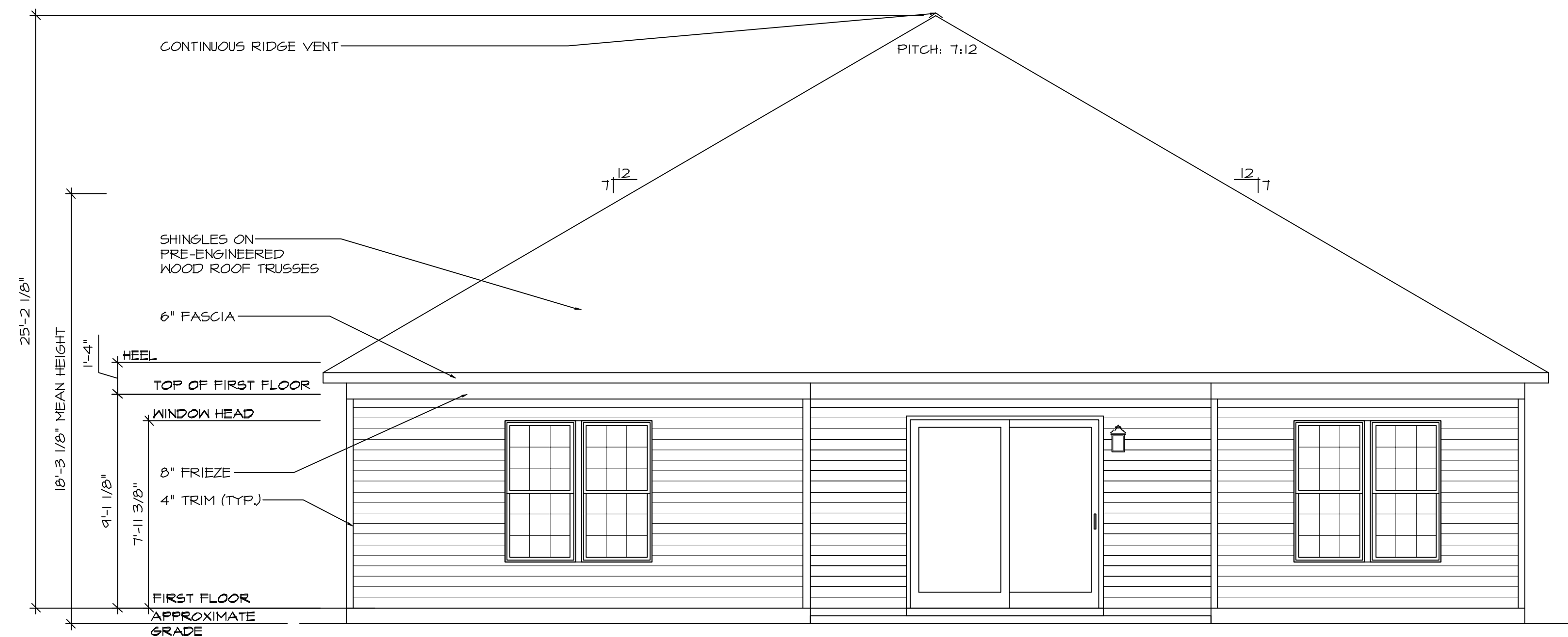
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SIDE ELEVATIONS

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A.2.5

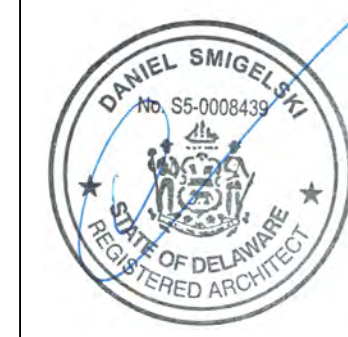
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REAR ELEVATION
W/ ELEV. "A3" & "B3"



REAR ELEVATION
W/ ELEV. "C3", "D3", "E1", "J3" & "K3"



8/14/2023

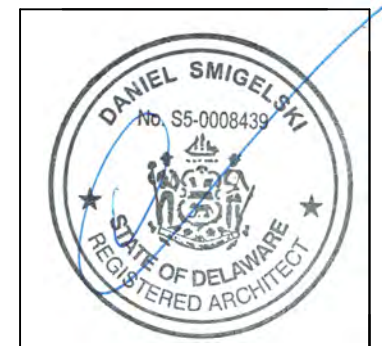
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1/8" = 1'-0"
24 X 36 SCALE
1/4" = 1'-0"

HOUSE NAME:
WHEATON
DRAWING TITLE
REAR ELEVATIONS

SHEET No.
A.2.6



8/14/2023

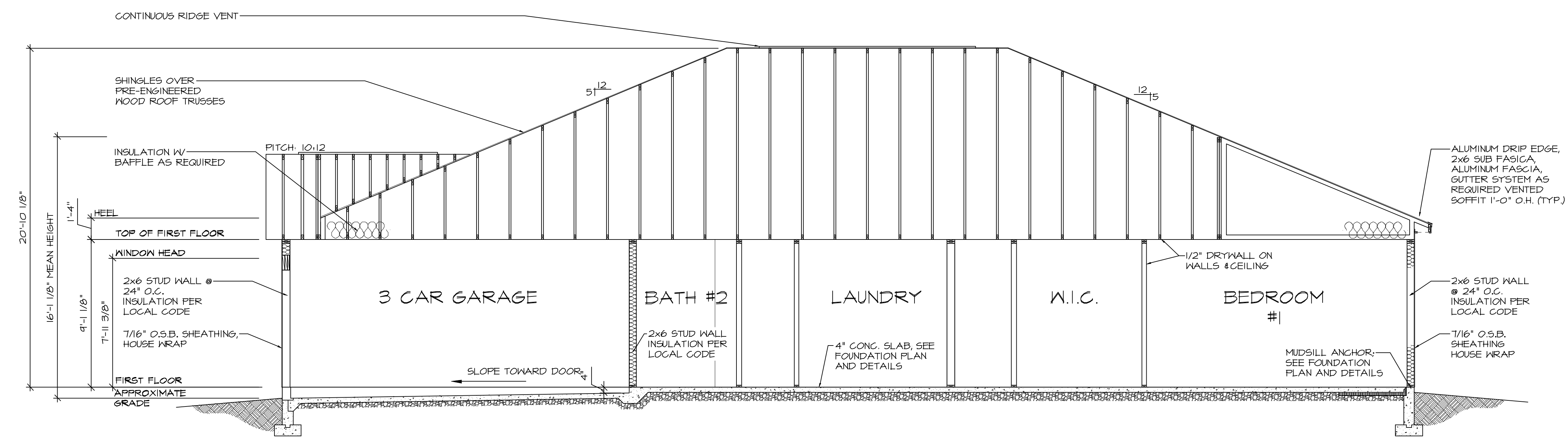
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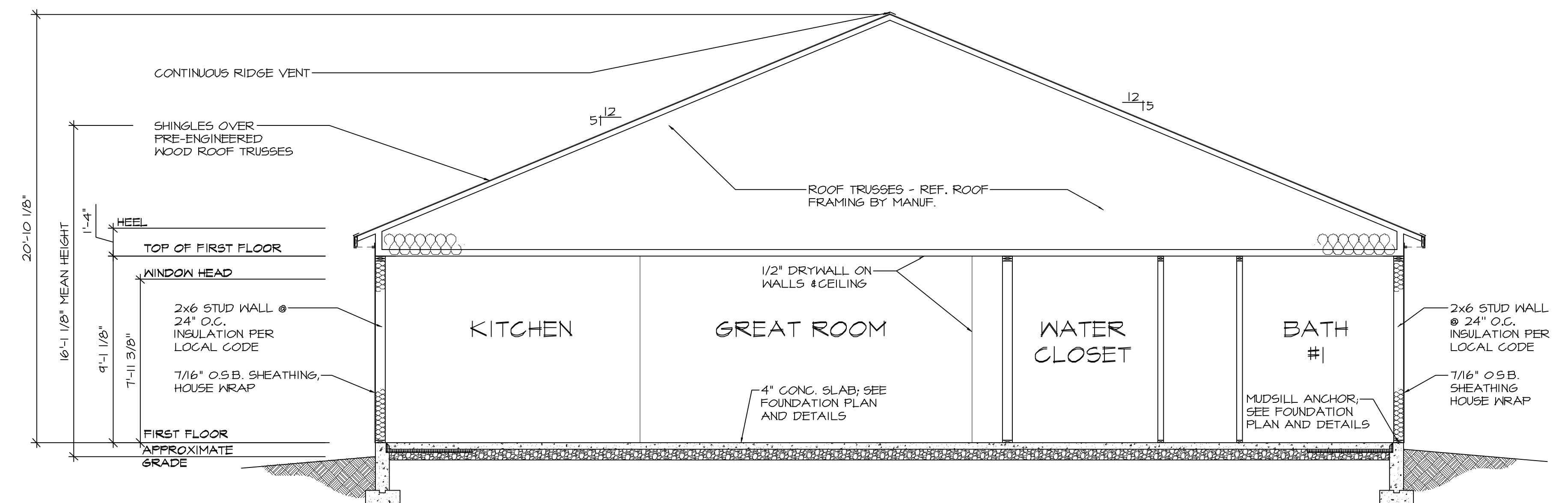
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D. WILL
DATE:
08/14/2023
PROJECT NO.
D534
11 X 17 SCALE
1/8" = 1'-0"
24 X 36 SCALE
1/4" = 1'-0"

HOUSE NAME:
WHEATON
DRAWING TITLE
SECTION VIEWS

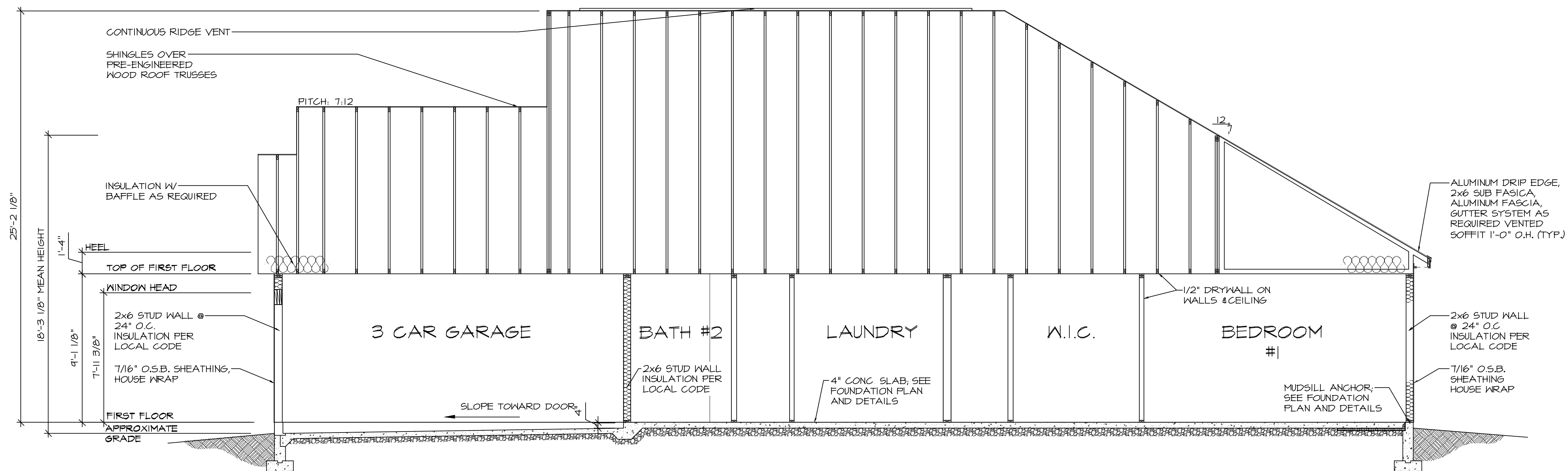
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A.2.20



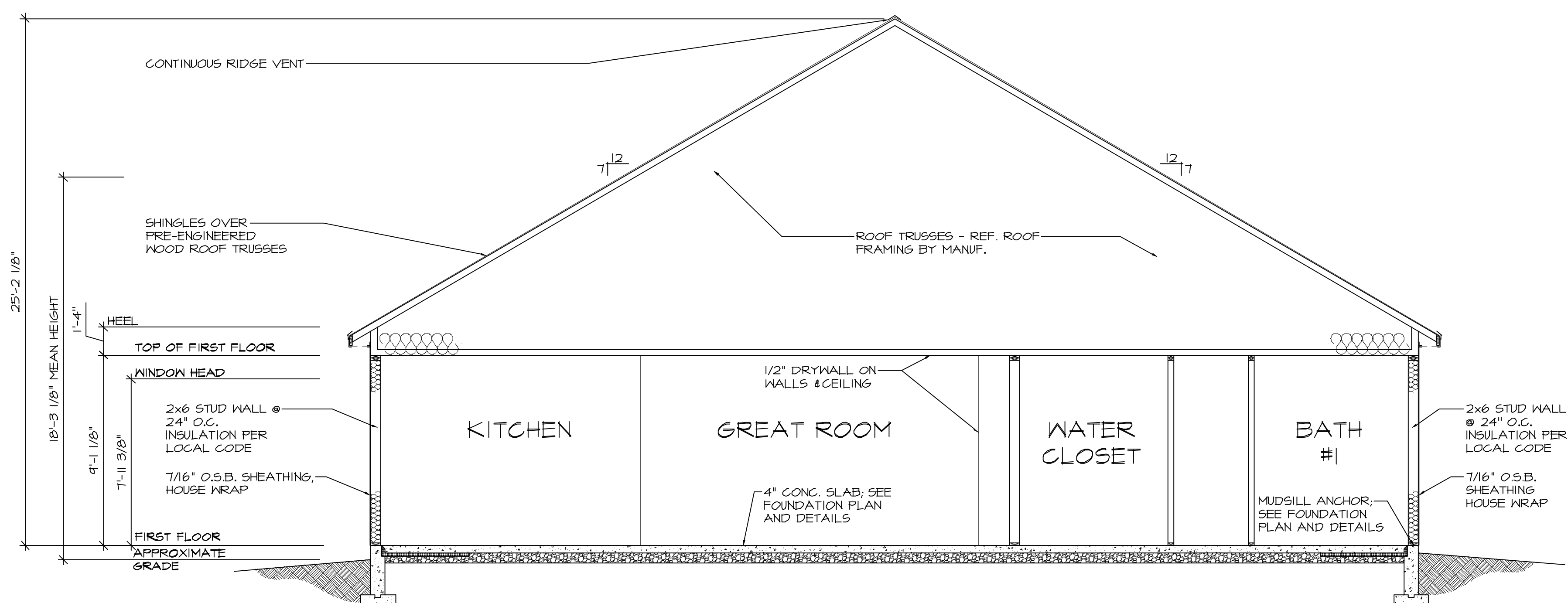
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THRU GARAGE
W/ ELEV. "A3" & "B3"



2 BUILDING SECTION
THRU GREAT ROOM
W/ ELEV. "A3" & "B3"



1 BUILDING SECTION
THRU GARAGE
W/ ELEV. "C3", "D3", "E1",
"J3" & "K3"



2 BUILDING SECTION
THRU GREAT ROOM
W/ ELEV. "C3", "D3", "E1",
"J3" & "K3"



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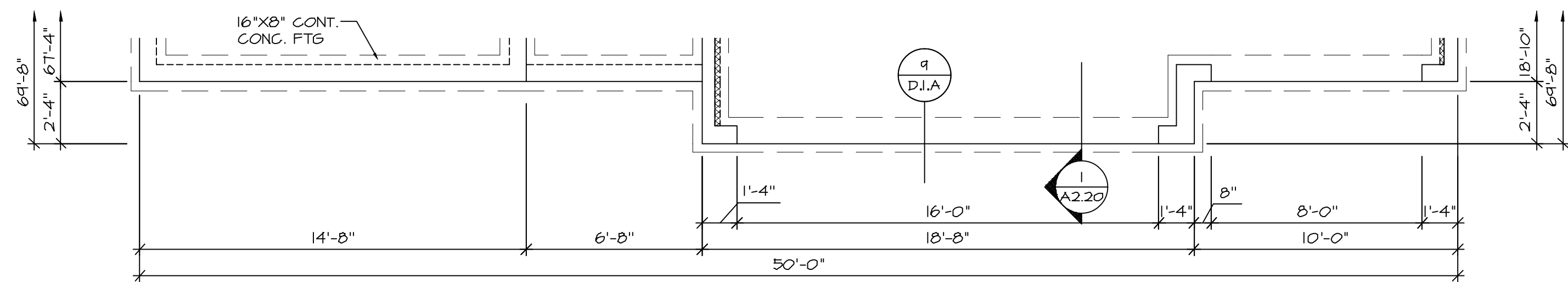
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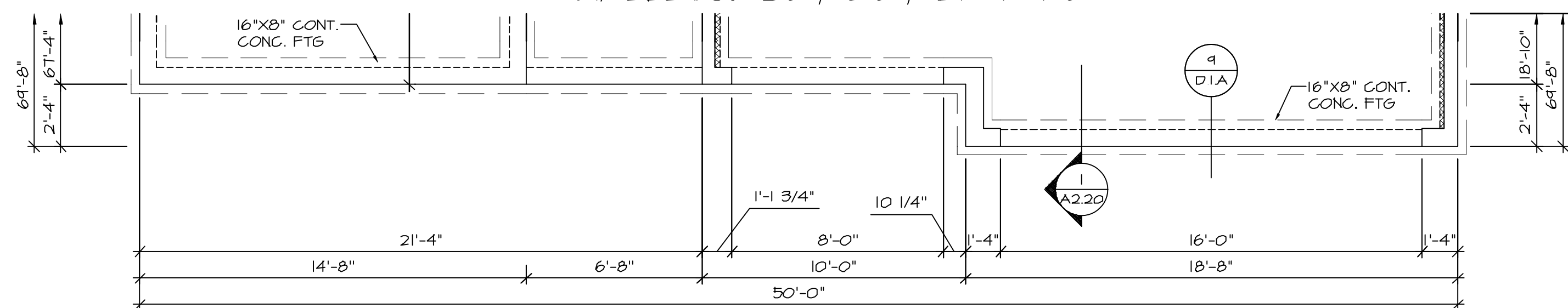
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WHEATON
DRAWING TITLE
SECTION VIEWS

SHEET No.
A.2.21

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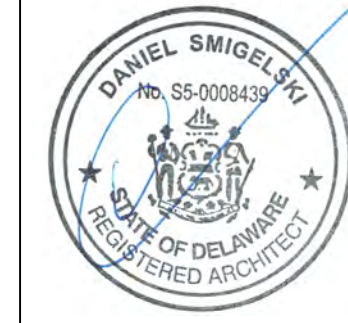
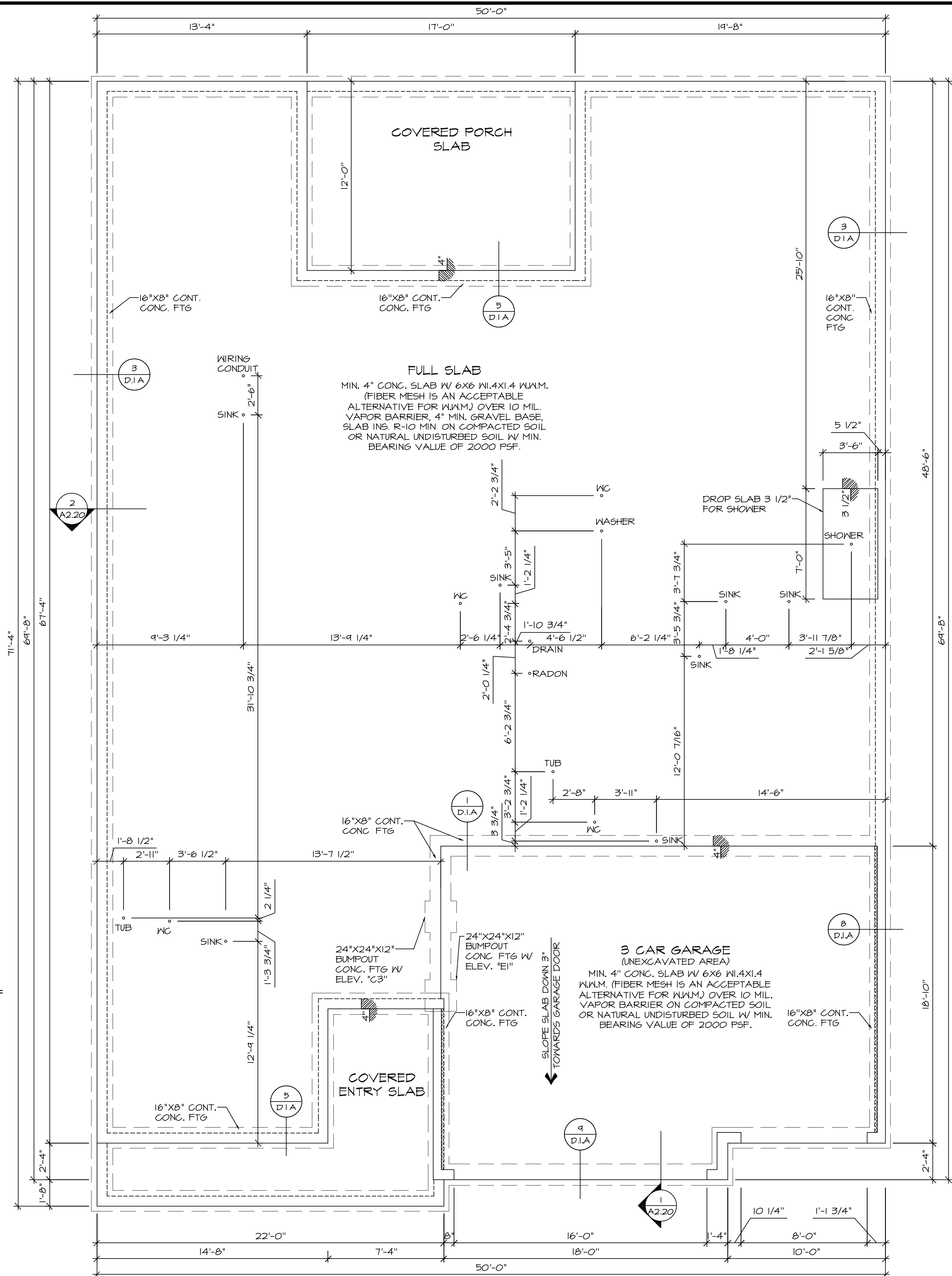


FOUNDATION PLAN
W/ ELEV. "B3", "D3", "E1" & "K3"



FOUNDATION PLAN
W/ ELEV. "C3"

FOUNDATION PLAN
W/ ELEV. "A3" & "J3"



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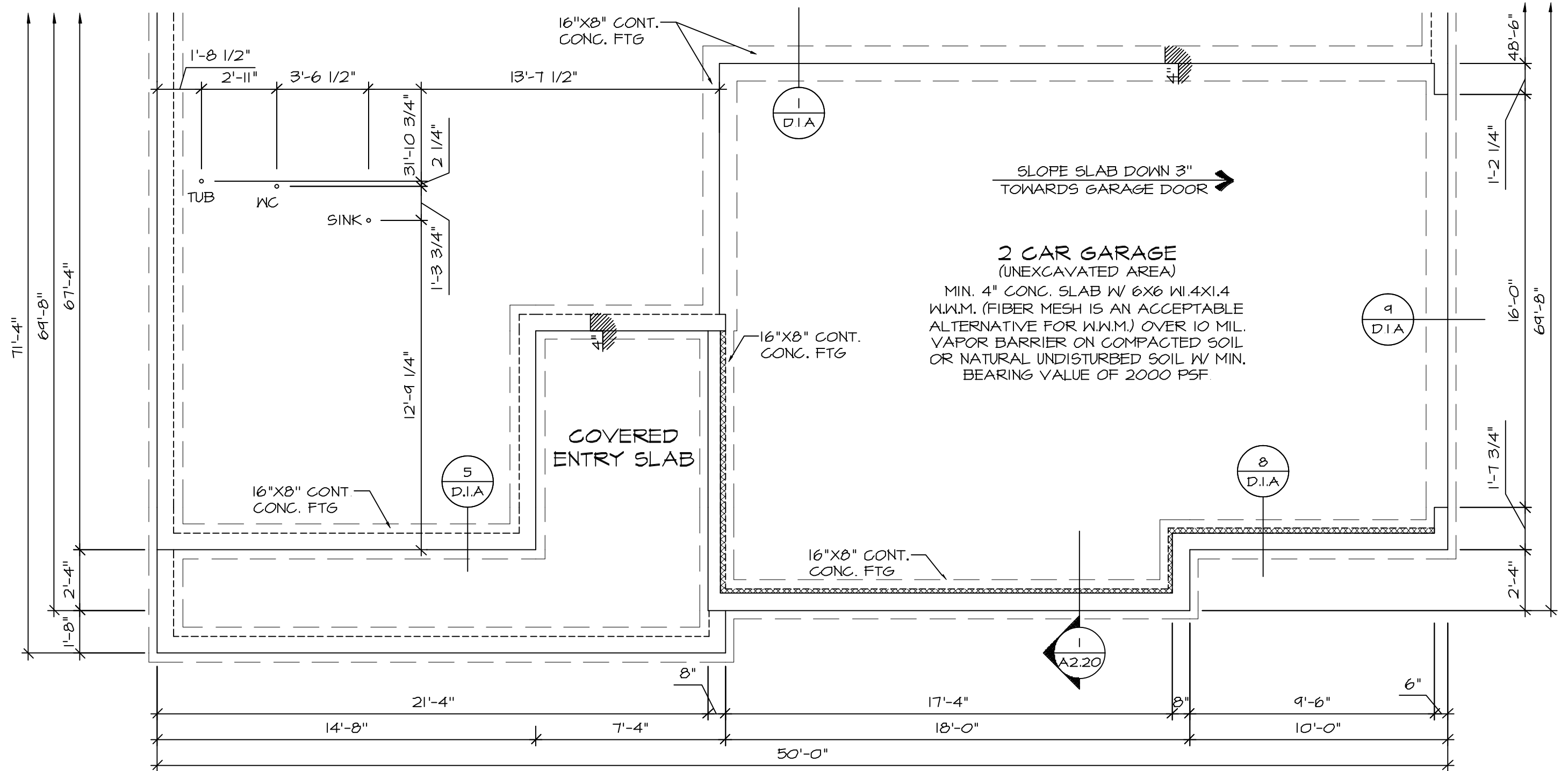
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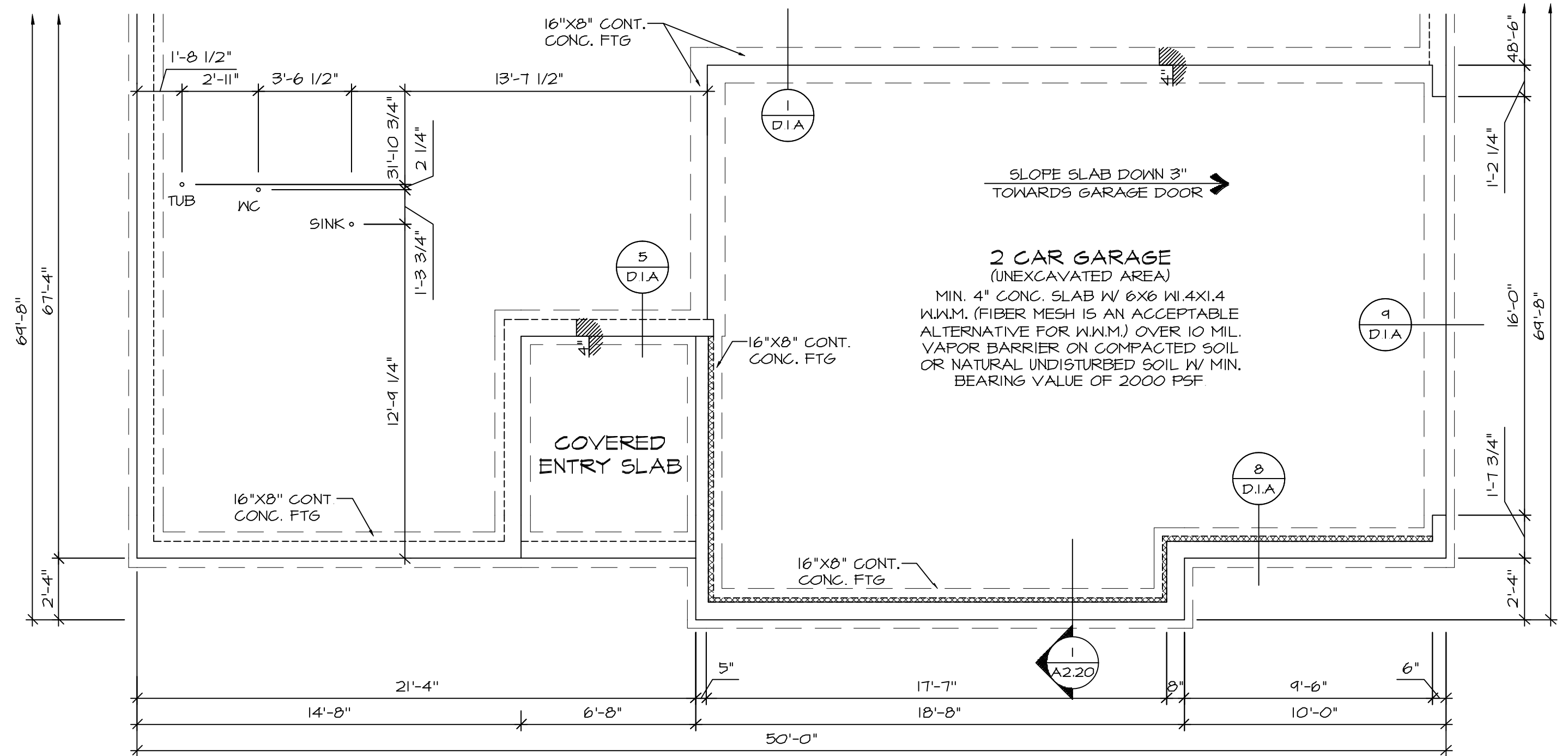
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WHEATON
DRAWING TITLE
FOUNDATION PLAN

SHEET No.
A.3.1

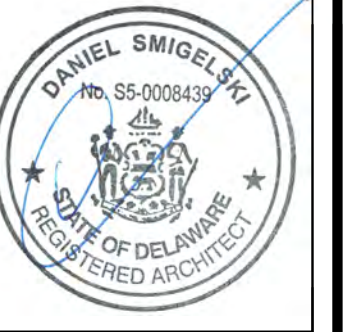
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OPT. SIDE ENTRY GARAGE
W/ ELEV "A3"



OPT. SIDE ENTRY GARAGE
W/ ELEV "B3"



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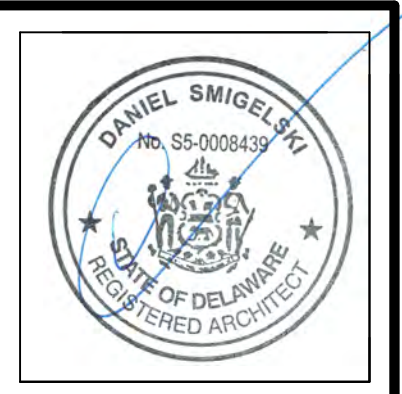
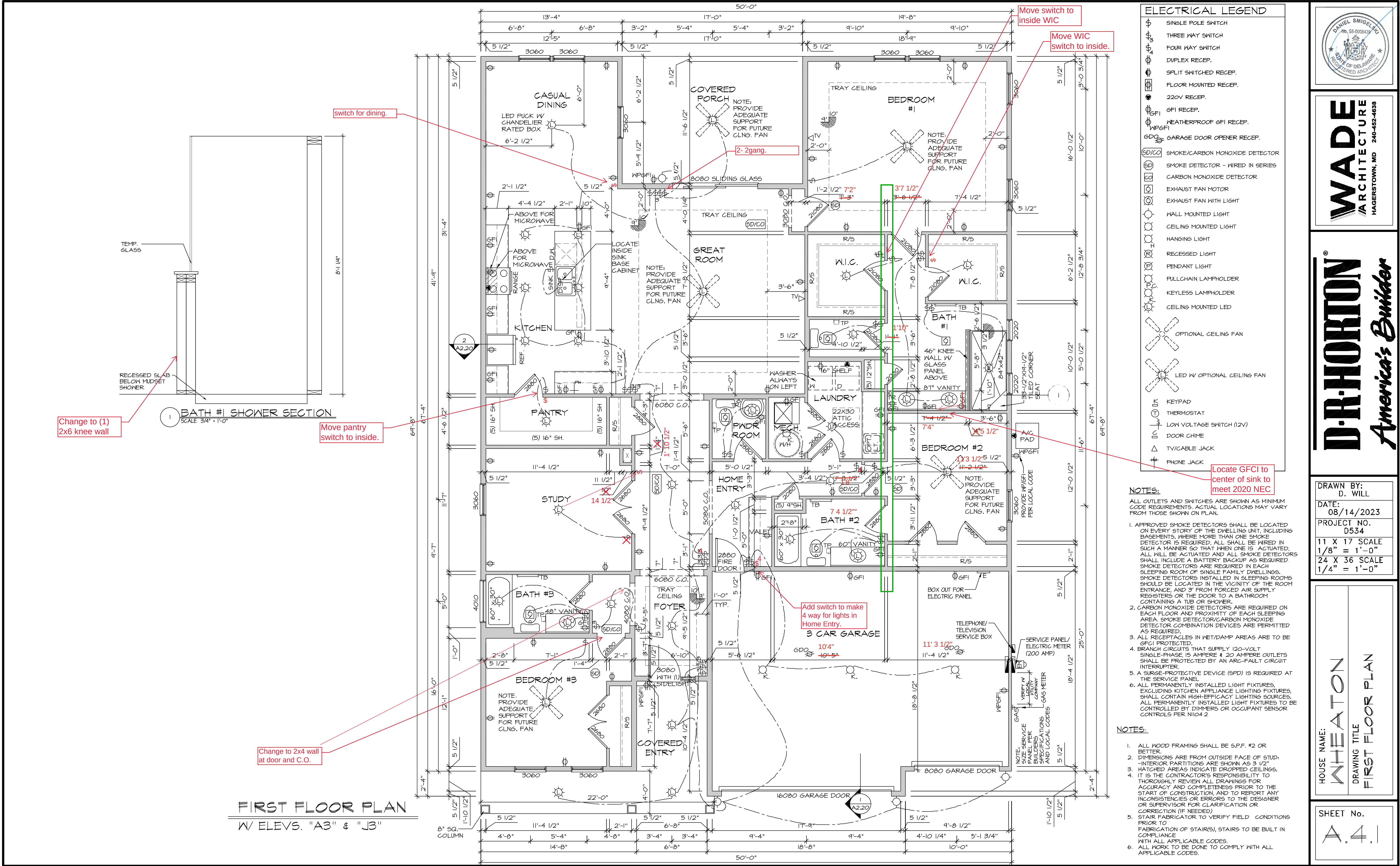
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1/4" = 1'-0"

HOUSE NAME:
WHEATON
DRAWING TITLE
FOUNDATION PLAN OPTS.

SHEET No.
A.3.2

8/14/2023



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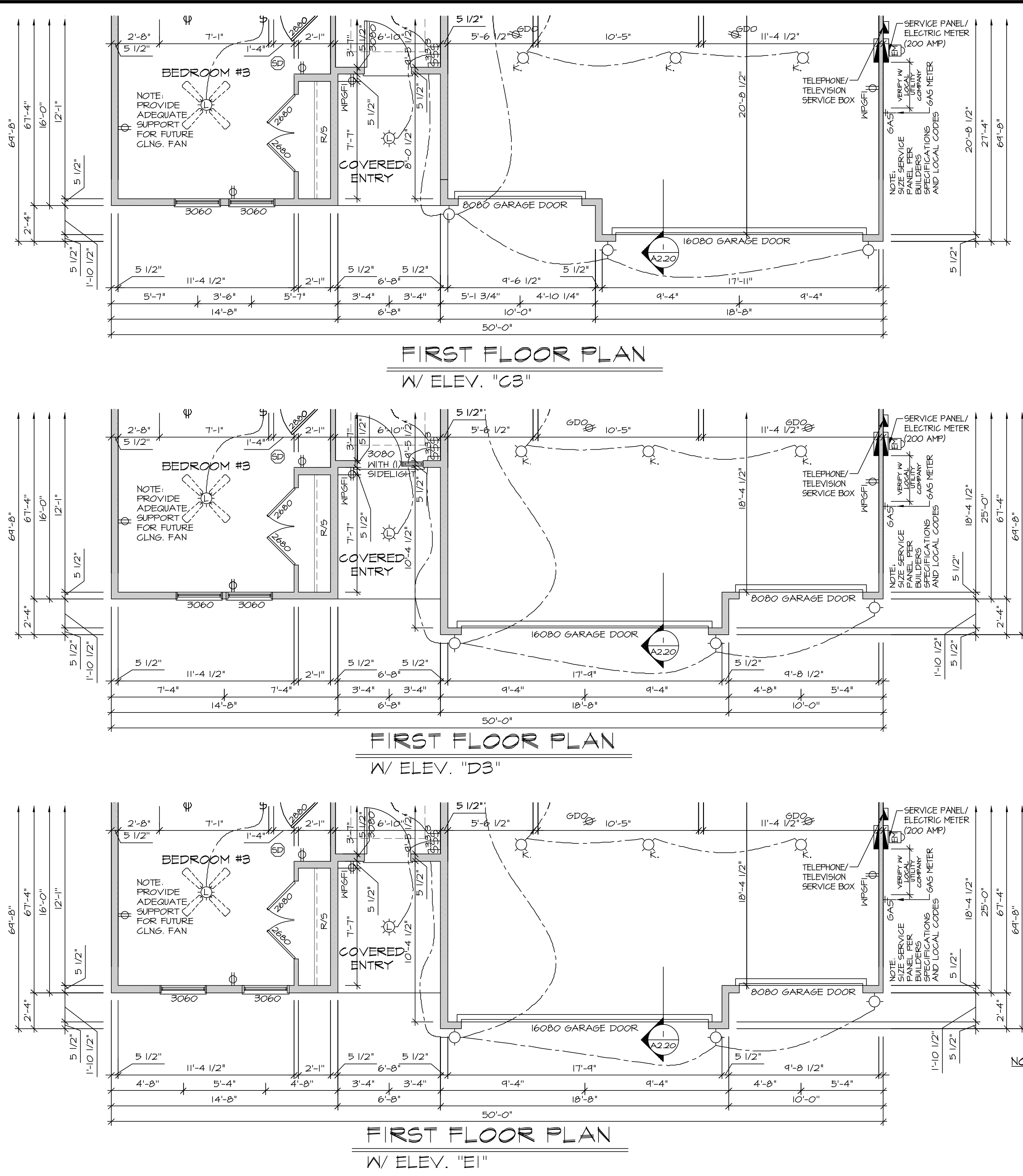
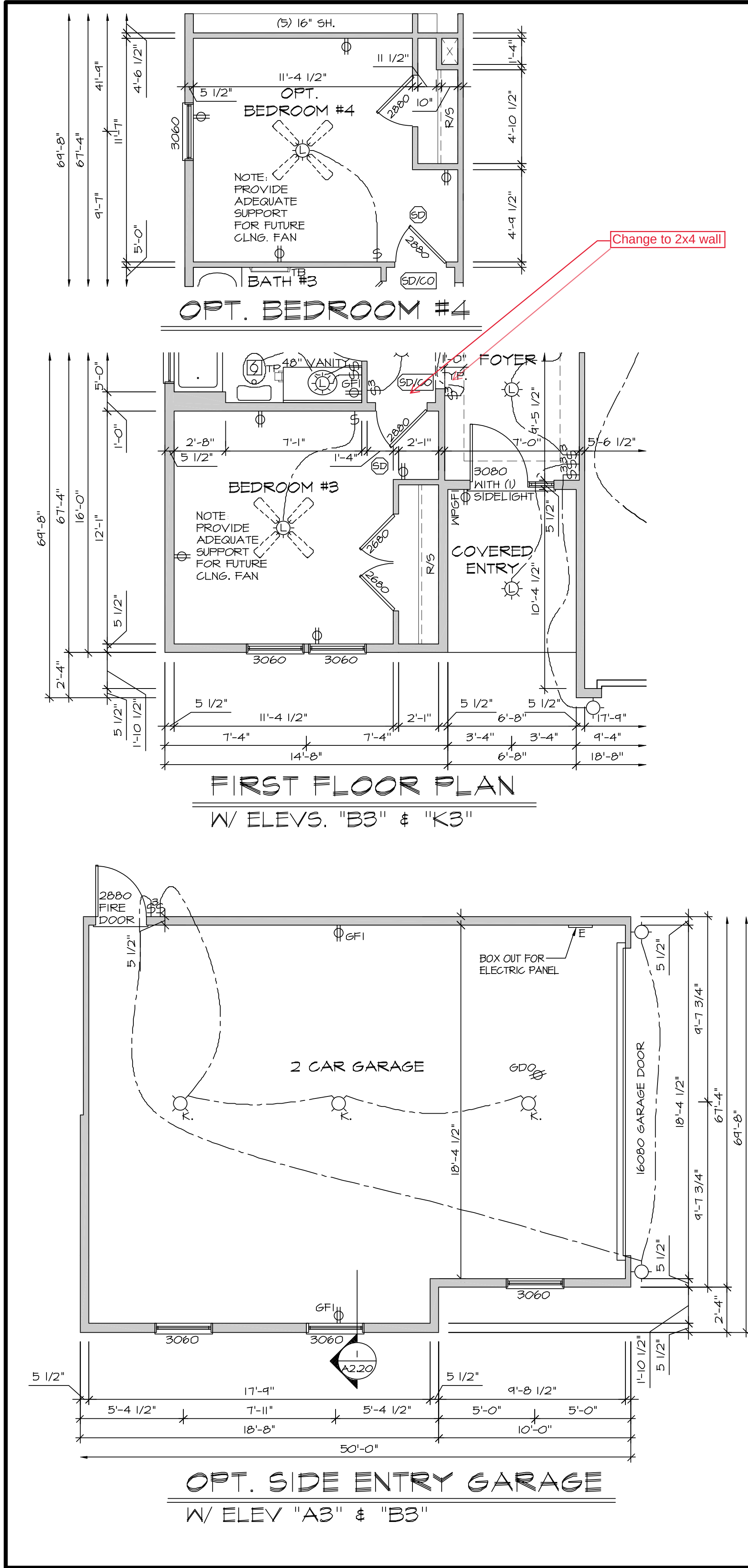
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PROJECT NO.
D534
11 X 17 SCALE
1/8" = 1'-0"
24 X 36 SCALE
1/4" = 1'-0"

HOUSE NAME:
WHEATON
DRAWING TITLE
FIRST FLOOR PLAN

SHEET No.
A.4.1

8/14/2023



ELECTRICAL LEGEND	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DUPLEX RECEPT.
	SPLIT SWITCHED RECEPT.
	FLOOR MOUNTED RECEPT.
	220V RECEPT.
	GFI RECEPT.
	WEATHERPROOF GFI RECEPT.
	GFI RECEPT. WITH GFI RECEPT.
	GARAGE DOOR OPENER RECEPT.
	SMOKE/CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR - WIRED IN SERIES
	CARBON MONOXIDE DETECTOR
	EXHAUST FAN MOTOR
	EXHAUST FAN WITH LIGHT
	WALL MOUNTED LIGHT
	CEILING MOUNTED LIGHT
	HANGING LIGHT
	RECESSED LIGHT
	PENDANT LIGHT
	FULL CHAIN LAMP HOLDER
	KEYLESS LAMP HOLDER
	CEILING MOUNTED LED
	OPTIONAL CEILING FAN
	LED W/ OPTIONAL CEILING FAN
	KEYPAD
	THERMOSTAT
	LOW VOLTAGE SWITCH (12V)
	DOOR CHIME
	TV/CABLE JACK
	PHONE JACK

- NOTES:
- ALL OUTLETS AND SWITCHES ARE SHOWN AS MINIMUM CODE REQUIREMENTS. ACTUAL LOCATIONS MAY VARY FROM THOSE SHOWN ON PLAN.
- APPROVED SMOKE DETECTORS SHALL BE LOCATED ON EVERY STORY OF THE DWELLING UNIT, INCLUDING BASEMENTS, WHERE MORE THAN ONE SMOKE DETECTOR IS REQUIRED, ALL SHALL BE WIRED IN SUCH A MANNER SO THAT WHEN ONE IS ACTUATED, ALL WILL BE ACTUATED AND ALL SMOKE DETECTORS SHALL INCLUDE A BATTERY BACKUP AS REQUIRED. SMOKE DETECTORS ARE REQUIRED IN EACH SLEEPING ROOM OF SINGLE FAMILY DWELLINGS. SMOKE DETECTORS INSTALLED IN SLEEPING ROOMS SHOULD BE LOCATED IN THE VICINITY OF THE ROOM ENTRANCE, AND 3' FROM FORCED AIR SUPPLY REGISTERS OR THE DOOR TO A BATHROOM CONTAINING A TUB OR SHOWER.
 - CARBON MONOXIDE DETECTORS ARE REQUIRED ON EACH FLOOR AND PROXIMITY OF EACH SLEEPING AREA. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR COMBINATION DEVICES ARE PERMITTED AS REQUIRED.
 - ALL RECEPTACLES IN WET/DAMP AREAS ARE TO BE GFCI PROTECTED.
 - BRANCH CIRCUITS THAT SUPPLY 120-VOLT SINGLE-PHASE 15 AMPERE & 20 AMPERE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
 - A SURGE-PROTECTIVE DEVICE (SPD) IS REQUIRED AT THE SERVICE PANEL.
 - ALL PERMANENTLY INSTALLED LIGHT FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN HIGH-EFFICACY LIGHTING SOURCES. ALL PERMANENTLY INSTALLED LIGHT FIXTURES TO BE CONTROLLED BY DIMMERS OR OCCUPANT SENSOR CONTROLS PER N104.2
- NOTES:
- ALL WOOD FRAMING SHALL BE S.P.F. #2 OR BETTER.
 - DIMENSIONS ARE FROM OUTSIDE FACE OF STUD.
 - INTERIOR PARTITIONS ARE SHOWN AS 3 1/2".
 - HATCHED AREAS INDICATE DROPPED CEILINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW ALL DRAWINGS FOR ACCURACY AND COMPLETENESS PRIOR TO THE START OF CONSTRUCTION, AND TO REPORT ANY INCONSISTENCIES OR ERRORS TO THE DESIGNER OR SUPERVISOR FOR CLARIFICATION OR CORRECTION (IF NEEDED).
 - STAIR FABRICATOR TO VERIFY FIELD CONDITIONS PRIOR TO FABRICATION OF STAIR(S). STAIRS TO BE BUILT IN COMPLIANCE WITH ALL APPLICABLE CODES.
 - ALL WORK TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.

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HOUSE NAME: **HEATON**

DRAWING TITLE: **FIRST FLOOR PLAN OPTS.**

DRAWN BY: D. WILL

DATE: 08/14/2023

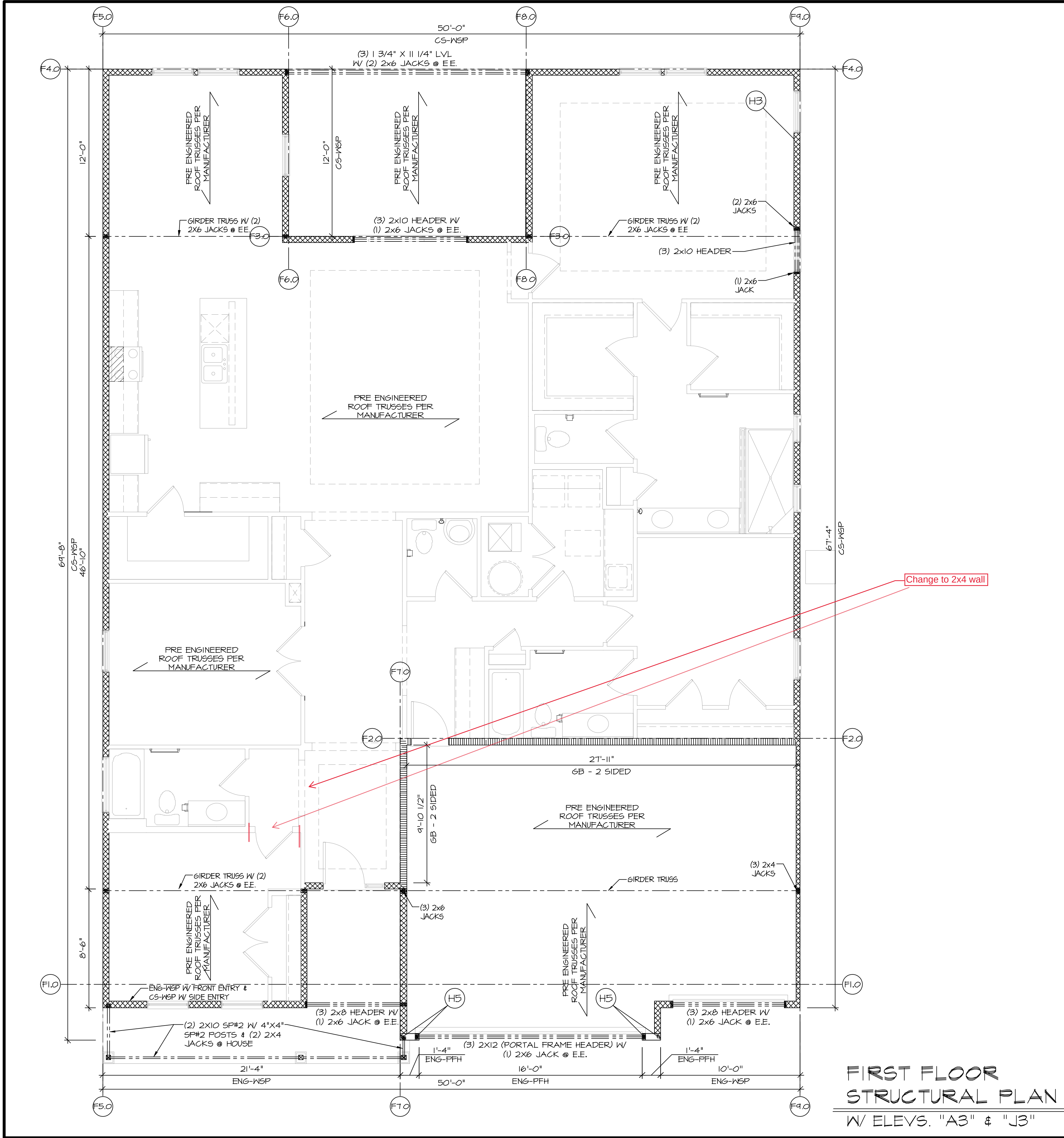
PROJECT NO. D534

11 X 17 SCALE
1/8" = 1'-0"

24 X 36 SCALE
1/4" = 1'-0"

SHEET No. **A.4.2**

8/14/2023



FIRST FLOOR
STRUCTURAL PLAN
W/ ELEV. "A3" & "J3"

- NOTES:
- 1. ALL HEADERS TO BE (3) 2x6 MINIMUM, UNLESS OTHERWISE NOTED.
 - 2. ALL JACKS TO BE (1) 2x UNLESS OTHERWISE NOTED. ALL WINDOW/OPENING INTERMEDIATE JACKS TO BE (2) 2x UNLESS OTHERWISE NOTED.
 - 3. PROVIDE SQUASH BLOCKS FOR POINT LOADS ABOVE.
 - 4. WOOD FRAMING SHALL BE S.P.F. #2 OR BETTER.
 - 5. ALL WORK TO BE DONE TO COMPLY WITH ALL APPLICABLE CODES.

- (H) 5/8" DIA. ANCHOR BOLT W/ 1" MIN. EMBEDMENT INTO CONC. OR GROUTED CMU AND 3"x3"x1/4" PLATE WASHER, TYP.
- (H3) HD15 HOLD-DOWN (H5) HTTS HOLD-DOWN (S1) MSTC40 STRAP-TIE (12" END LENGTH)
- (H4) HTT4 HOLD-DOWN (H7) HD7B HOLD-DOWN (S2) MSTC66 STRAP-TIE (12" END LENGTH)
- (S3) CS16 STRAP-TIE (14" END LENGTH)
- CONTINUOUS STRUCTURAL SHEATHING
- LET IN BRACINGS (LIB) KB OR EQ.
- BRACINGS WITH DRYWALL
- BRACED SHEATHING (CS-WSP)
- PORTAL WALL (CS-PFH)
- PORTAL FRAME WALL W/ HOLD DOWNS (PFH)
- ENG** - REFERENCE PROVIDED ENGINEERING CALC'S

CONTINUOUS STRUCTURAL SHEATHING (ALL EXTERIOR WALLS)

ALL DESIGNATED EXTERIOR BRACED WALLS SHALL BE A MINIMUM 7/16" OSB PANEL SHEATHING ATTACHED TO FRAMING WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING MEMBERS. SOLE PLATES SHALL BE FASTENED TO JOIST OF SOLID BLOCKING WITH (3) 16d NAILS AT 16" O.C. JOIST TO PLATE OR SILL @ 6" O.C. TOENAIL. ALL EXTERIOR WALL CORNERS SHALL BE FRAMED PER BRACED WALL DETAILS. ALL DESIGNATED INTERIOR BRACED WALLS SHALL BE MIN. 1/2" GYP BOARD APPLIED TO BOTH FACES OF FRAMING WITH ADHESIVE AND TYPE S OR W SCREENS AT 7" O.C. AT EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.

THIS DRAWING SHOWS BRACED WALL LINES WITH "CONTINUOUS STRUCTURAL PANEL SHEATHING" MEETING THE MINIMUM REQUIREMENTS OF SECTION R602.10.3 OF THE IRC. BRACED WALLS ARE OF THE MINIMUM LENGTHS SPECIFIED IN PREVAILING BUILDING CODES IN JURISDICTION.



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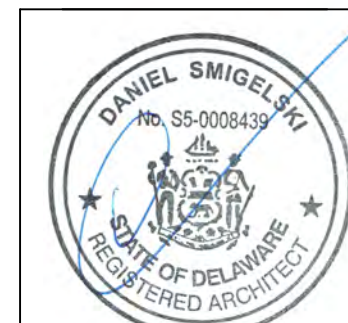
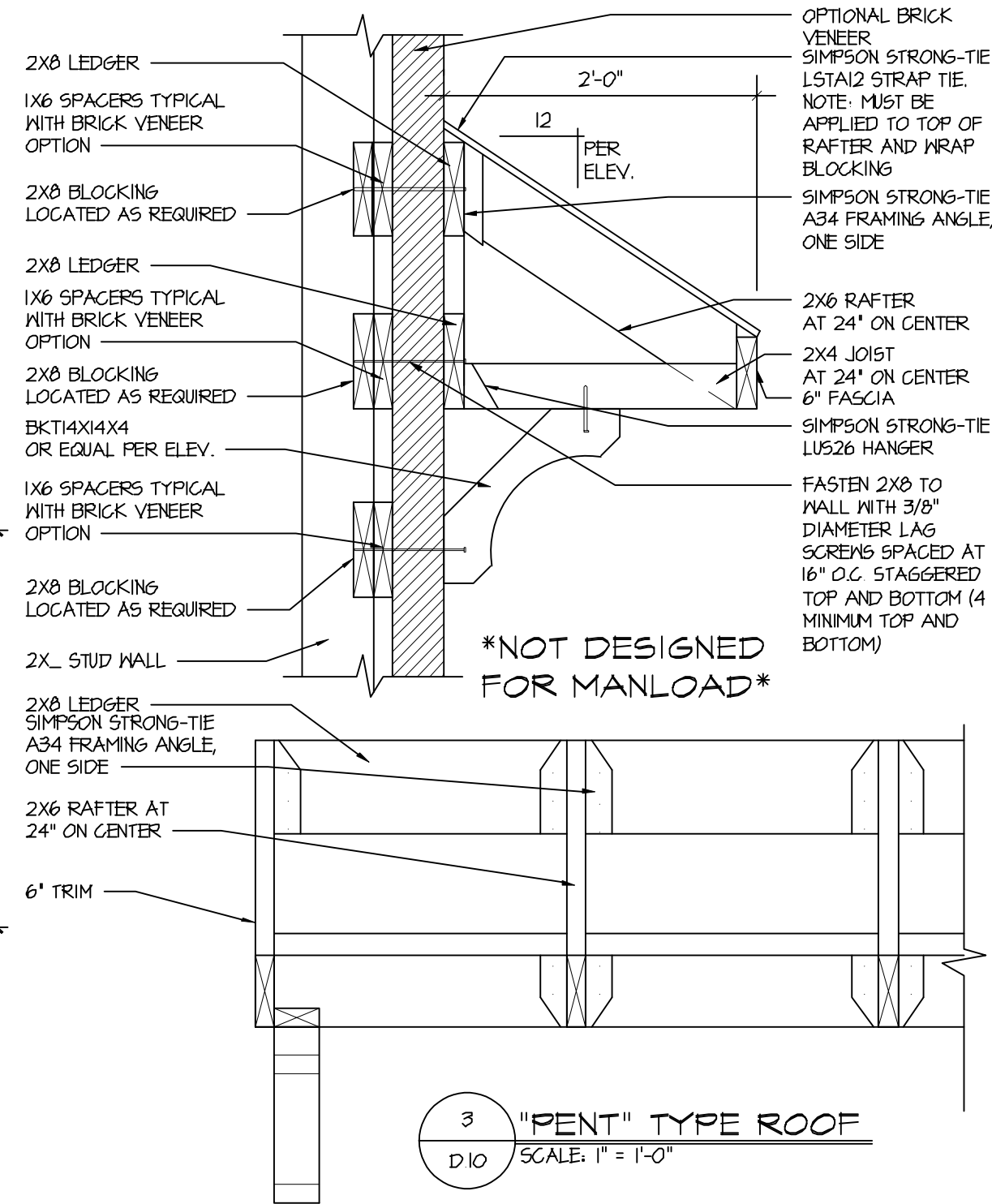
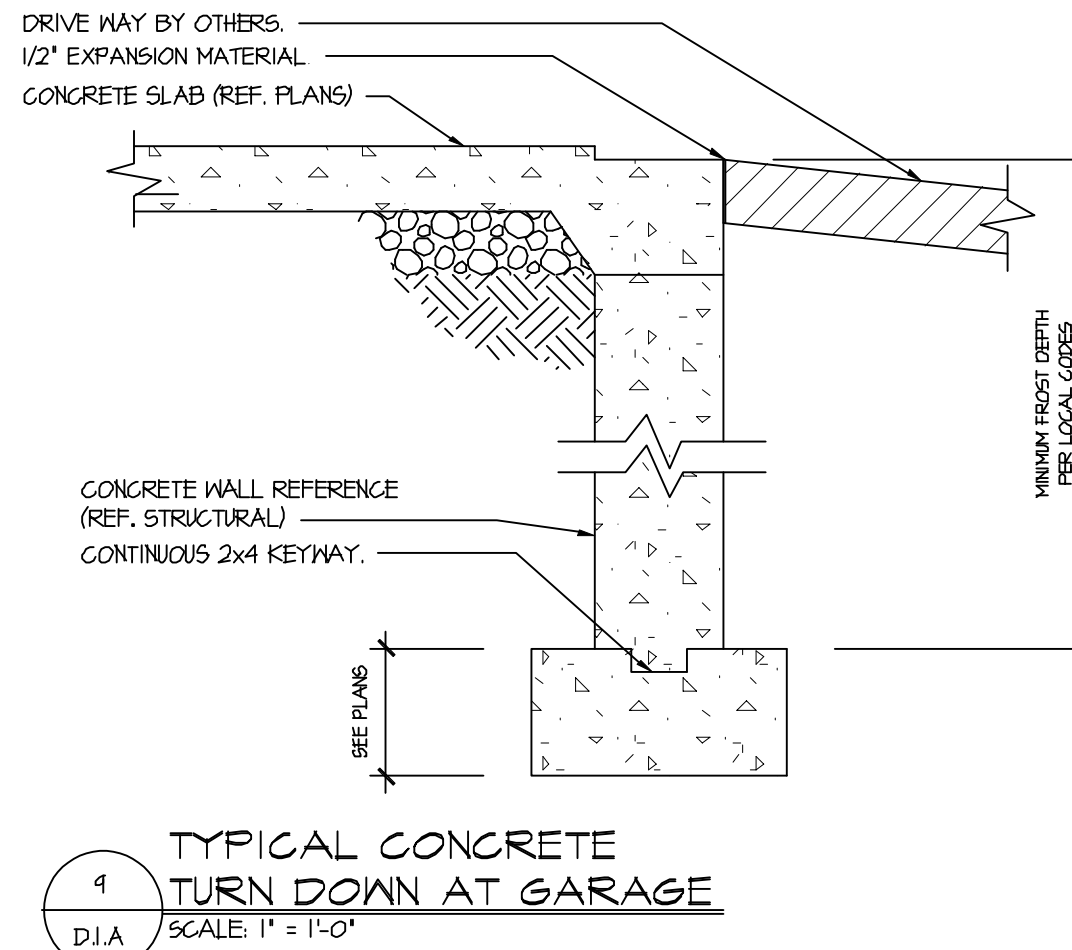
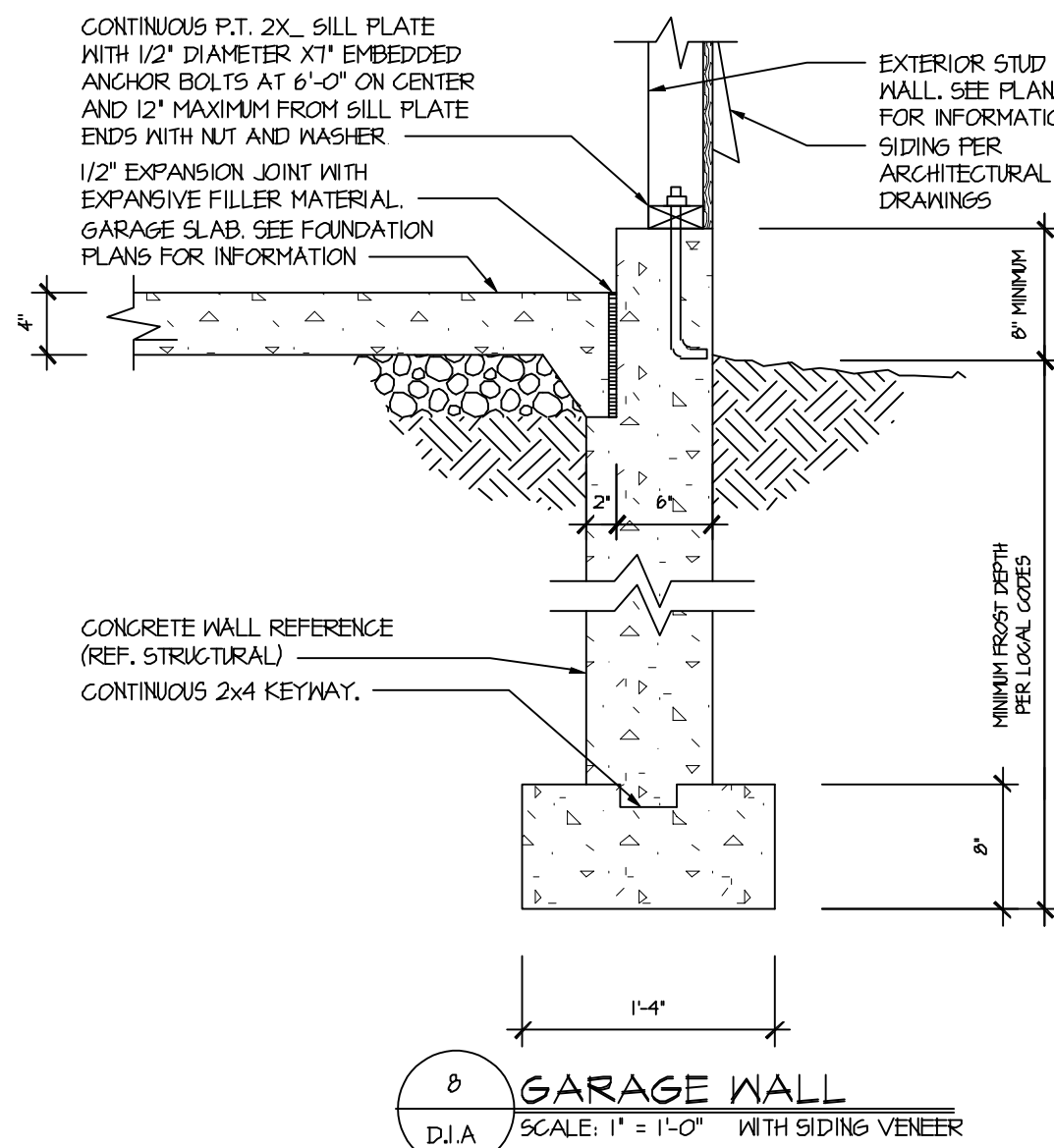
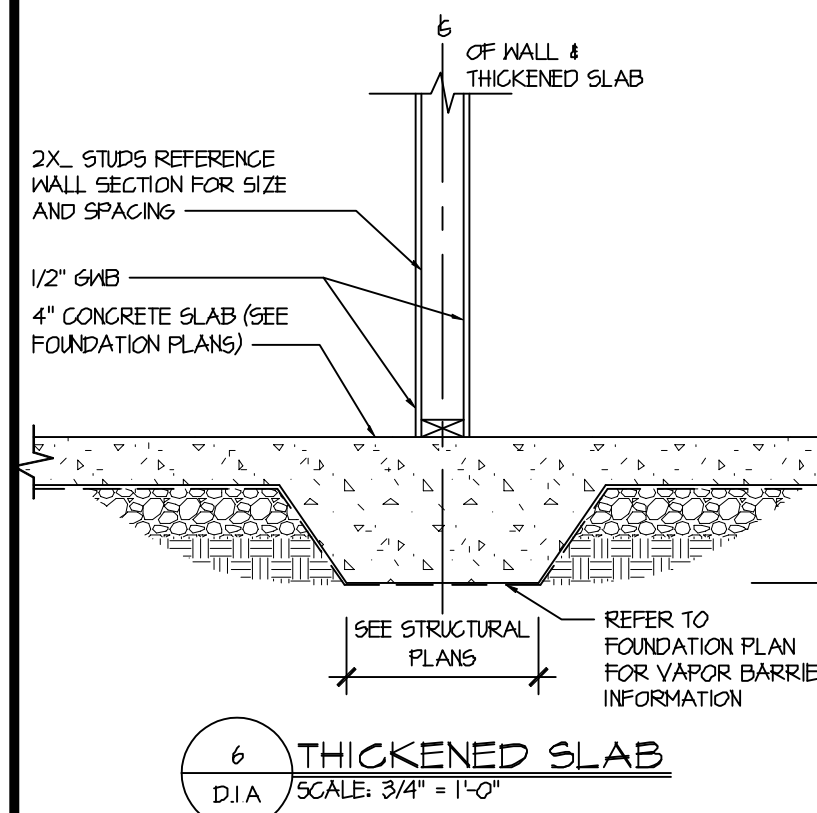
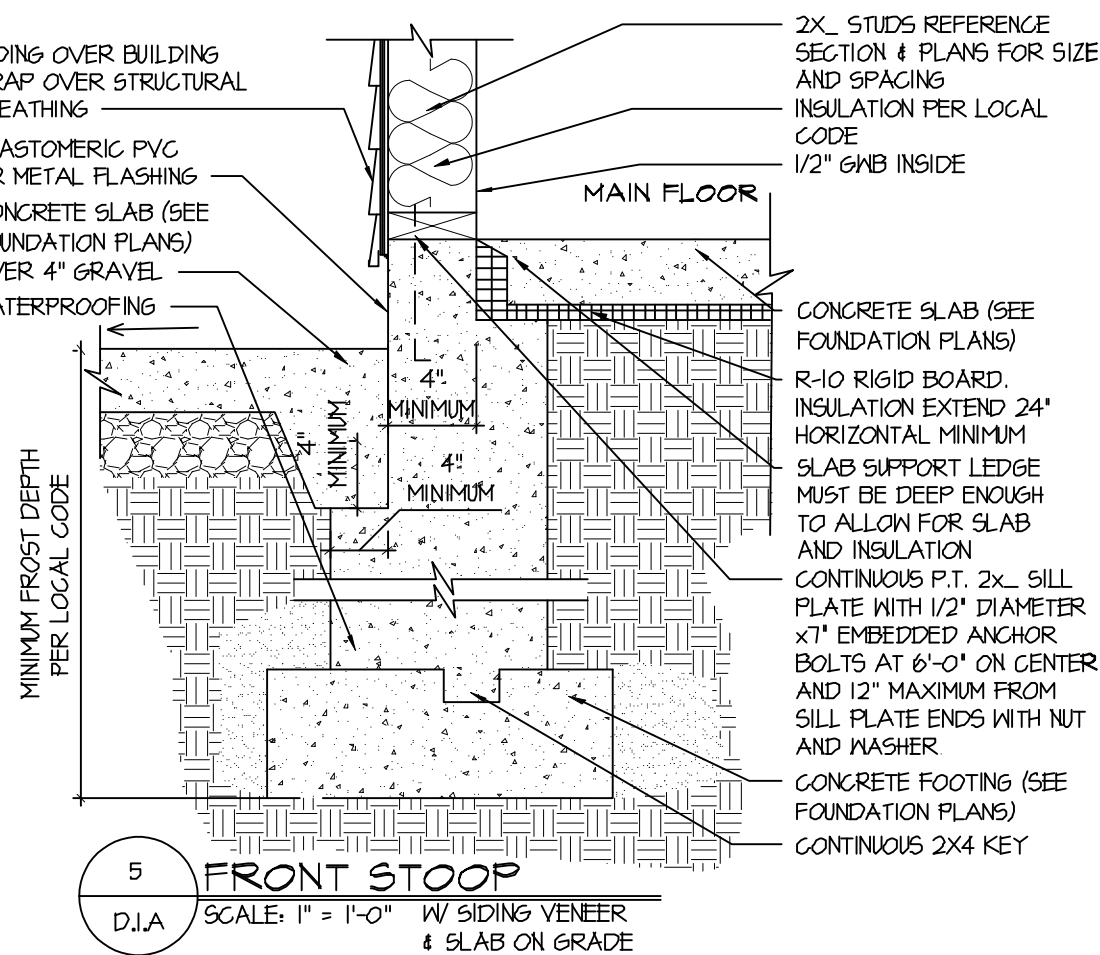
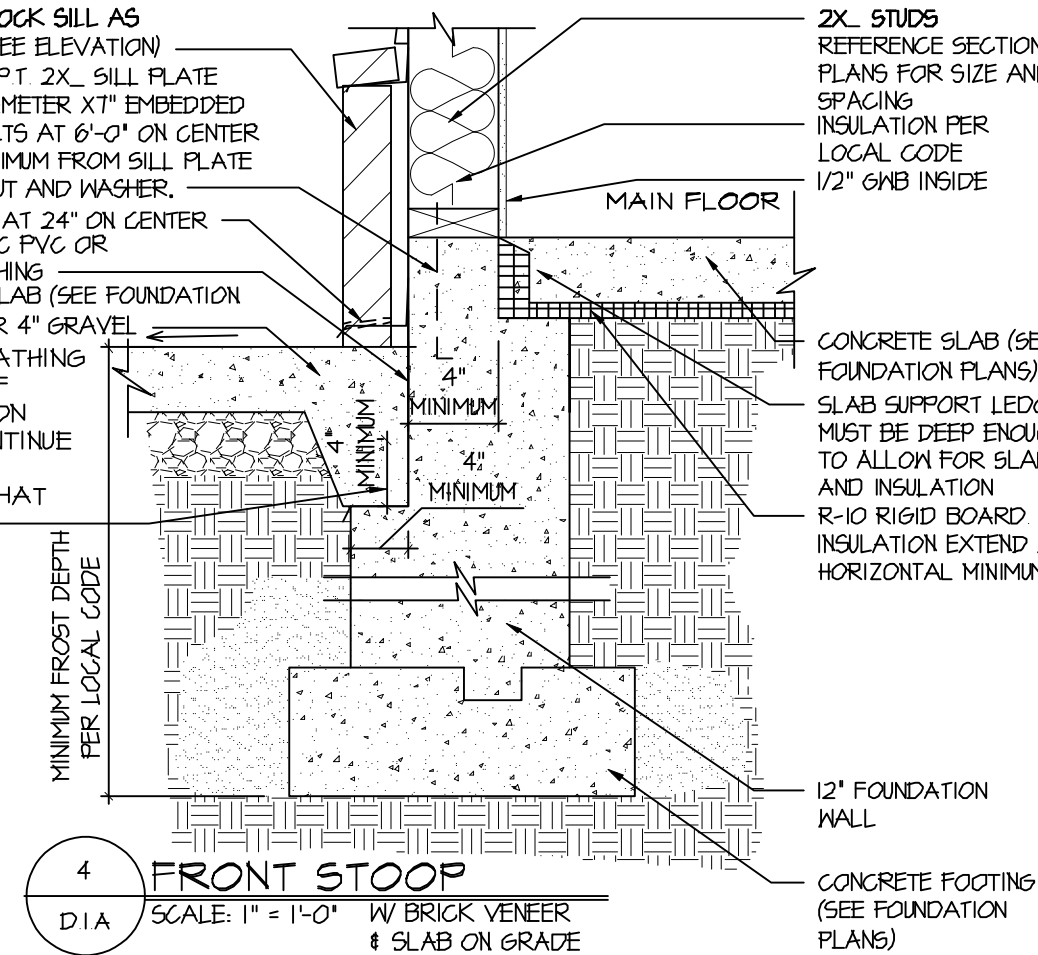
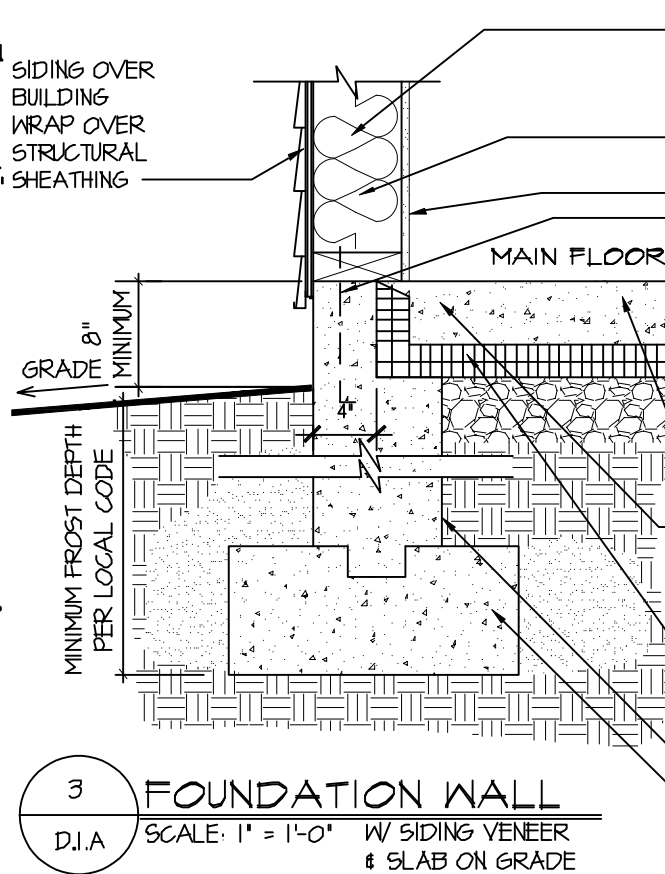
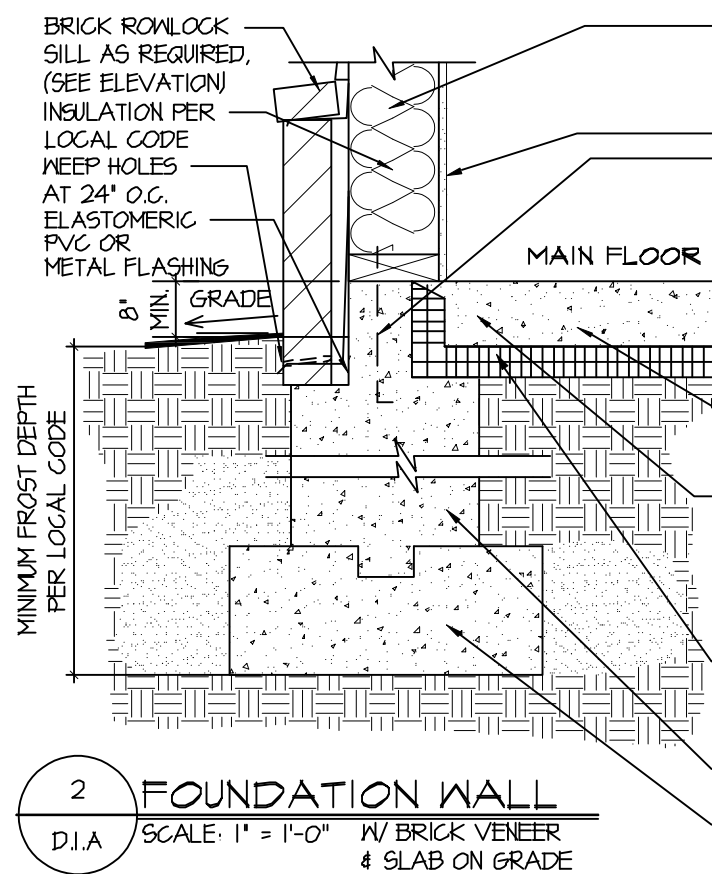
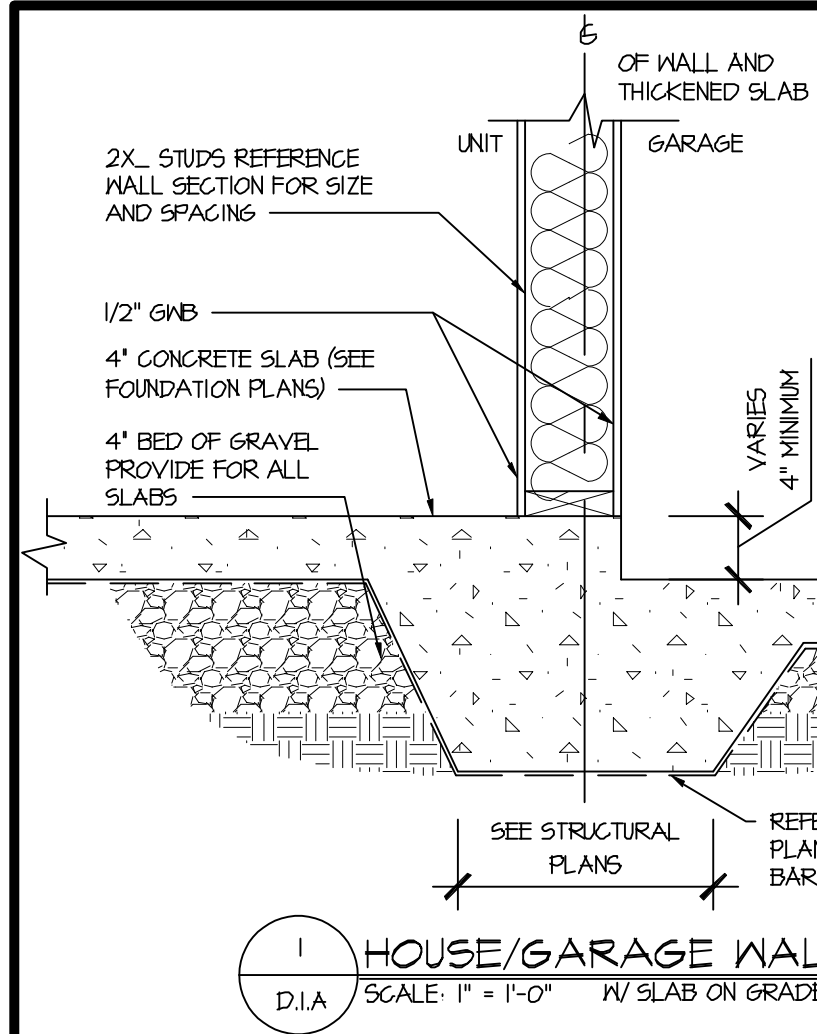
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DATE:
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D534
11 X 17 SCALE
1/8" = 1'-0"
24 X 36 SCALE
1/4" = 1'-0"

HOUSE NAME:
WHEATON
DRAWING TITLE
STRUCTURAL PLAN

SHEET No.
S.I.I

8/14/2023



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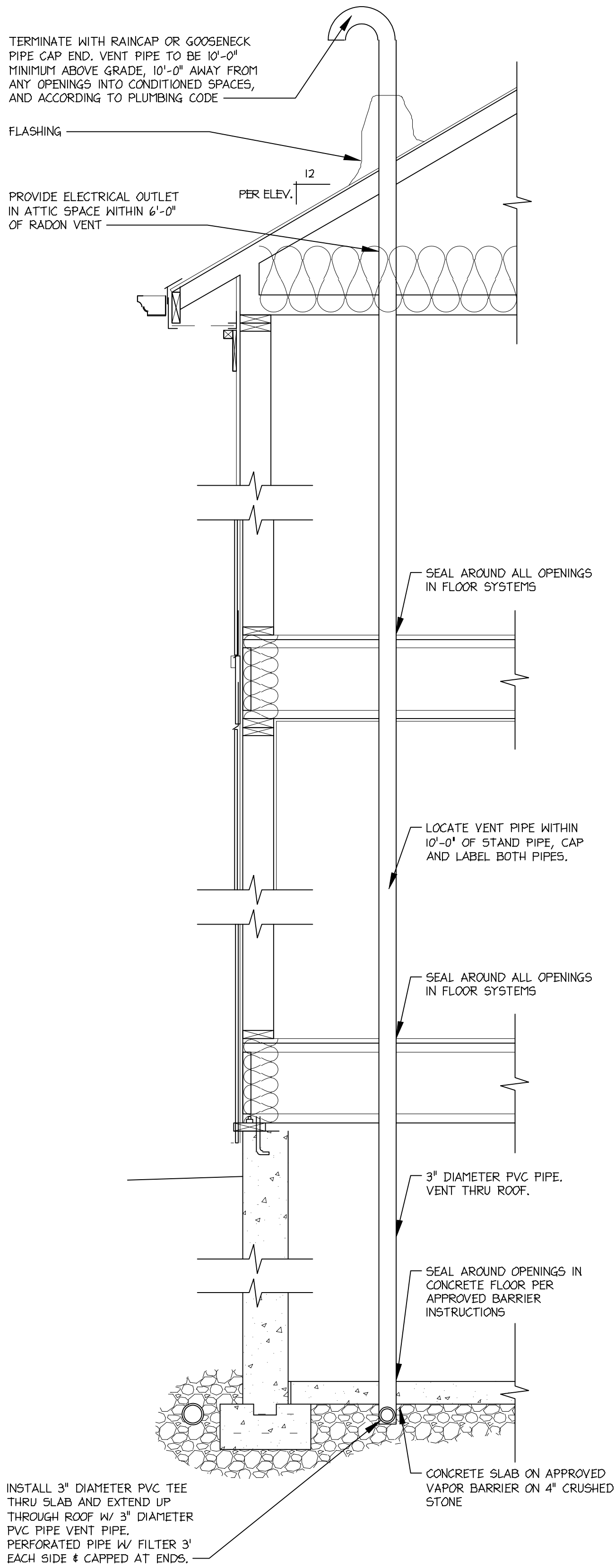
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DATE:
8/14/23
PROJECT NO.

HOUSE NAME:
STANDARD DETAILS
DRAWING TITLE:
MISC. DETAILS

SHEET No.
DTL.

8/14/2023



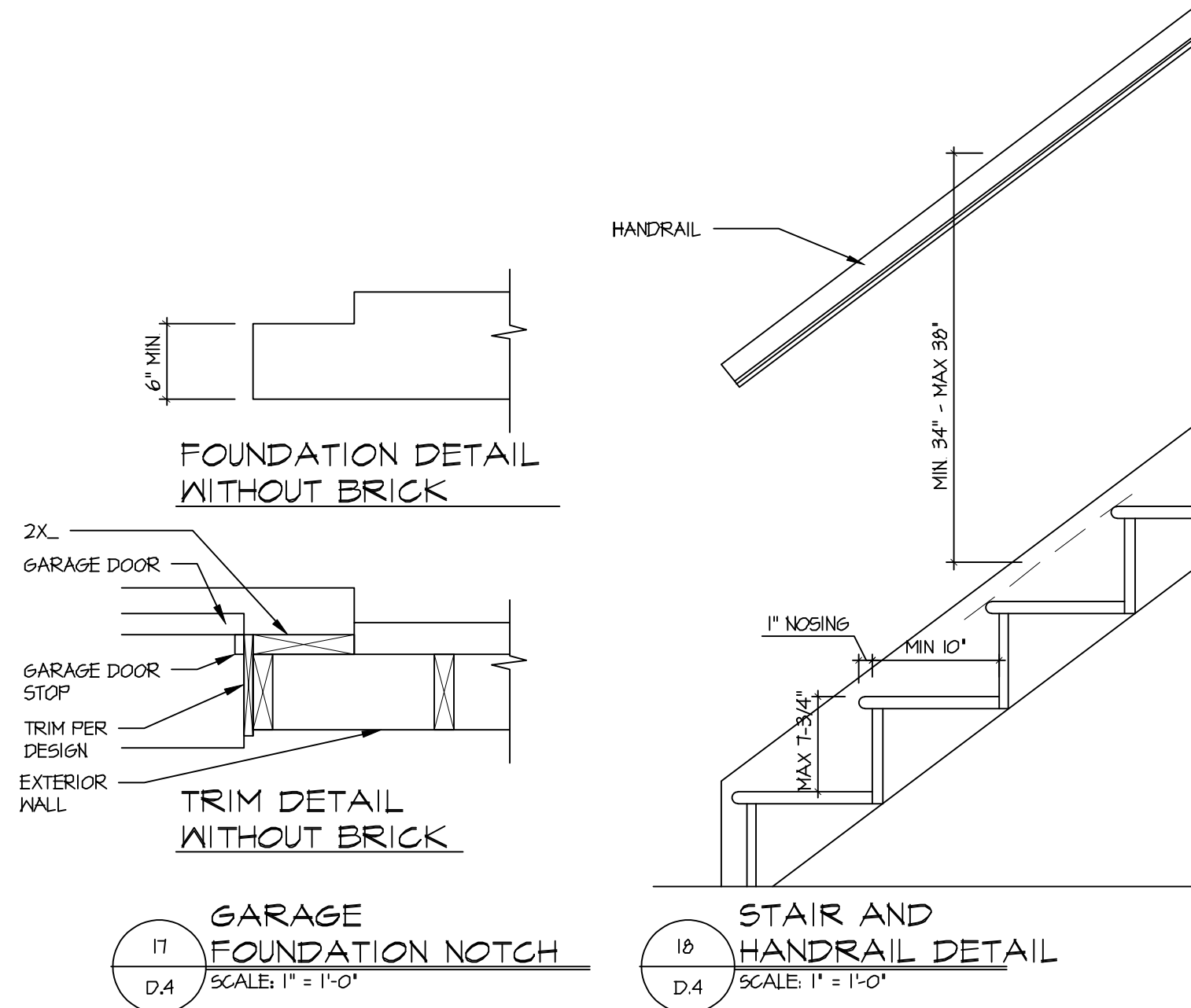
1 PASSIVE RADON VENT
D.7 SCALE: 3/4" = 1'-0" BASEMENT OR SLAB CONDITION

CONCRETE FOUNDATION WALLS REINFORCEMENT

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)	MINIMUM VERTICAL REINFORCEMENT SIZE AND SPACING						HORIZONTAL REBAR	SYSTEM REINFORCING			
		SOIL CLASSES* AND DESIGN LATERAL SOIL (PSF PER FOOT OF DEPTH)							STEM THICKNESS			
		GW, GP, SW AND SP 30		GM, GC, SM, SM-SC AND ML 45		SC, ML-CL AND INORGANIC CL 60			WALL REINFORCING	35" TO 4"	MORE THAN 4"	
		MINIMUM WALL THICKNESS (INCHES)										
		7.5	9.5	7.5	9.5	7.5	9.5					
4'	3'	PC	PC	PC	PC	PC	PC	MINIMUM 3-#4 CONTINUOUS	PLAIN CONCRETE WALL	#4X36" LONG AT 24" ON CENTER	NOT REQUIRED	
	4'	PC	PC	PC	PC	PC	PC					
6'	4'	PC	PC	PC	PC	PC	PC		REINFORCED WALL	EXTEND ALL WALL VERTICAL REBARS INTO THE STEM	EXTEND ALL WALL VERTICAL REBARS INTO THE STEM	
	5'	PC	PC	PCf	PC	PCf	PC					
7'	6'	PC	PC	PC	PC	PC	PC		REINFORCED WALL	EXTEND ALL WALL VERTICAL REBARS INTO THE STEM	EXTEND ALL WALL VERTICAL REBARS INTO THE STEM	
	5'	PC	PC	PC	PC	PC	PC					
	6'	PC	PC	PC	PC	#5 @ 48" O.C.	PCf					
	7'	PC	PC	#5 @ 46" O.C.	PCf	#6 @ 48" O.C.	PC					
8'	4'	PC	PC	PC	PC	PC	PC		MINIMUM 3-#4 CONTINUOUS	REINFORCED WALL	EXTEND ALL WALL VERTICAL REBARS INTO THE STEM	EXTEND ALL WALL VERTICAL REBARS INTO THE STEM
	5'	PC	PC	PCf	PC	PC	PC					
	6'	PCf	PC	PC	PC	#5 @ 43" O.C.	PCf					
	7'	PC	PC	#5 @ 41" O.C.	PCf	#6 @ 43" O.C.	PC					
	8'	#5 @ 47" O.C.	PCf	#6 @ 43" O.C.	PC	#6 @ 32" O.C.	#6 @ 44" O.C.					
9'	4'	PC	PC	PC	PC	PC	PC	MINIMUM 4-#4 CONTINUOUS	PLAIN CONCRETE WALL	#4X36" LONG AT 24" ON CENTER	NOT REQUIRED	
	5'	PC	PC	PCf	PC	PC	PC					
	6'	PCf	PC	PC	PC	#6 @ 39" O.C.	PCf		REINFORCED WALL	EXTEND ALL WALL VERTICAL REBARS INTO THE STEM	EXTEND ALL WALL VERTICAL REBARS INTO THE STEM	
	7'	PC	PC	#5 @ 37" O.C.	PC	#6 @ 38" O.C.	#5 @ 37" O.C.					
	8'	#5 @ 41" O.C.	PCf	#6 @ 38" O.C.	#5 @ 37" O.C.	#6 @ 29" O.C.	#6 @ 39" O.C.					
	9'	#6 @ 46" O.C.	PC	#6 @ 30" O.C.	#6 @ 41" O.C.	#6 @ 35" O.C.	#6 @ 30" O.C.					
10'	4'	PC	PC	PC	PC	PC	PC	MINIMUM 4-#4 CONTINUOUS	PLAIN CONCRETE WALL	#4X36" LONG AT 24" ON CENTER	NOT REQUIRED	
	5'	PC	PC	PCf	PC	PC	PC					
	6'	PCf	PC	PC	PC	#5 @ 37" O.C.	PC		REINFORCED WALL	EXTEND ALL WALL VERTICAL REBARS INTO THE STEM	EXTEND ALL WALL VERTICAL REBARS INTO THE STEM	
	7'	PC	PC	#6 @ 48" O.C.	PC	#6 @ 35" O.C.	#6 @ 48" O.C.					
	8'	#5 @ 38" O.C.	PC	#6 @ 34" O.C.	#6 @ 47" O.C.	#6 @ 26" O.C.	#6 @ 35" O.C.					
	9'	#6 @ 41" O.C.	#4 @ 48" O.C.	#6 @ 27" O.C.	#6 @ 35" O.C.	#6 @ 22" O.C.	#6 @ 27" O.C.					

NOTES:

- FOR SI: 1 INCH=25.4mm, 1 FOOT=304.8mm, 1 POUND PER SQUARE FOOT=0.0479 kPa; 1 POUND PER SQUARE FOOT PER FOOT=0.157 kPa/mm
- A. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R405.1 IN THE IRC 2018.
- B. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT OF THE EXTERIOR AND INTERIOR FINISH GROUND LEVELS. WHERE THERE IS AN INTERIOR CONC. SLAB, THE UNBALANCED BACKFILL HEIGHT SHALL BE MEASURED FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INTERIOR CONC. SLAB
- C. THE SIZE AND SPACING OF VERTICAL REINFORCEMENT SHOWN IN THE TABLE IS BASED ON THE USE OF REINFORCEMENT WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL REINFORCEMENT WITH A MINIMUM YIELD STRENGTH OF 40,000 PSI OR 50,000 PSI IS PERMITTED, PROVIDED THE SAME SIZE BAR IS USED AND THE SPACING SHOWN IN THE TABLE IS REDUCED BY MULTIPLYING THE SPACING BY 0.67 OR 0.83 RESPECTIVELY.
- D. VERTICAL REINFORCEMENT, WHEN REQUIRED, SHALL BE PLACED NEAREST THE INSIDE FACE OF THE WALL A DISTANCE d FROM THE OUTSIDE FACE (SOIL SIDE) OF THE WALL. THE DISTANCE d IS EQUAL TO THE WALL THICKNESS, t , MINUS 1.25 INCHES PLUS ONE-HALF THE BAR DIAMETER, d_b ($d=t-(1.25+d_b/2)$). THE REINFORCEMENT SHALL BE PLACED WITHIN A TOLERANCE OF $\pm 3/8$ INCH WHERE d IS LESS THAN OR EQUAL TO 8 INCHES, OR $\pm 1/2$ INCH WHERE d IS GREATER THAN 8 INCHES.
- E. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4 INCH. CONCRETE COVER FOR REINFORCEMENT MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1-1/2 INCHES FOR NO. 5 BARS AND SMALLER AND NOT LESS THAN 2 INCHES FOR LARGER BARS.
- F. THE MINIMUM THICKNESS IS PERMITTED TO BE REDUCED 2 INCHES, PROVIDED THE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE f'_c IS 4,000 PSI.
- G. "PC" MEANS PLAIN CONCRETE.



SOIL GROUP	UNIFIED SOIL CLASSIFICATION SYSTEM SYMBOL	SOIL DESCRIPTION
GROUP I	GW	WELL-GRADED GRAVELS, GRAVEL SAND MIXTURES, LITTLE OR NO FINES
	GP	POORLY GRADED GRAVELS OR GRAVEL SAND MIXTURES, LITTLE OR NO FINES
	SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
	SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
	SM	SILTY SAND, SAND-SILT MIXTURES
GROUP II	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
	SC	CLAYEY SANDS, SAND-CLAY MIXTURES
	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS



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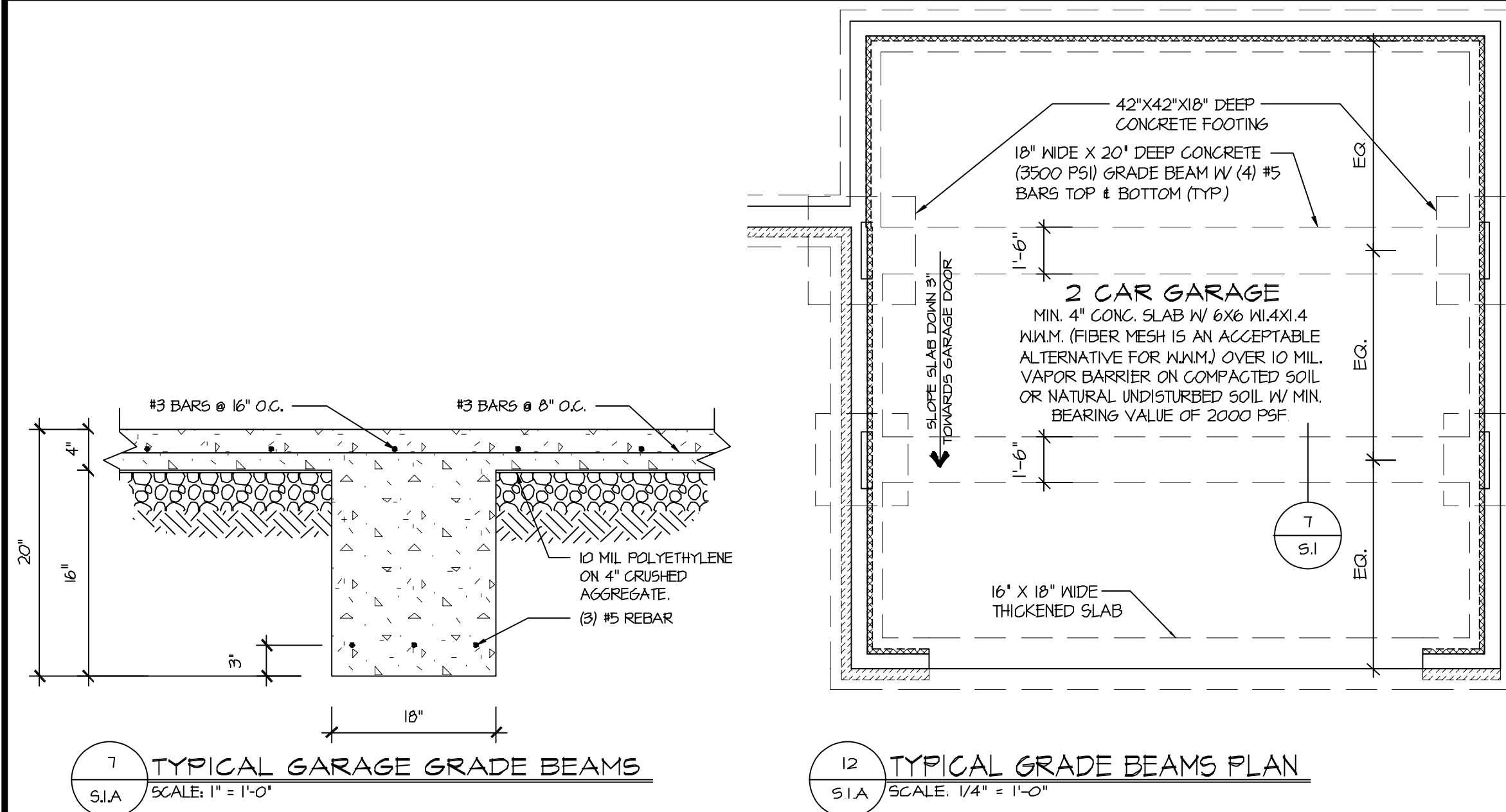
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DRAWN BY:
D. WILL
DATE:
8/14/23
PROJECT NO.
.

HOUSE NAME:
STANDARD DETAILS
DRAWING TITLE
MISC. DETAILS

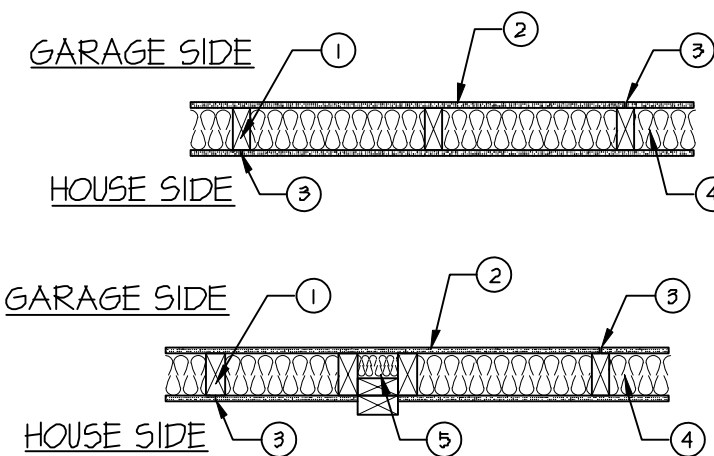
SHEET No.
DTL-2

8/14/2023



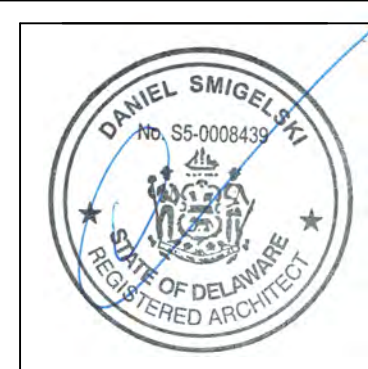
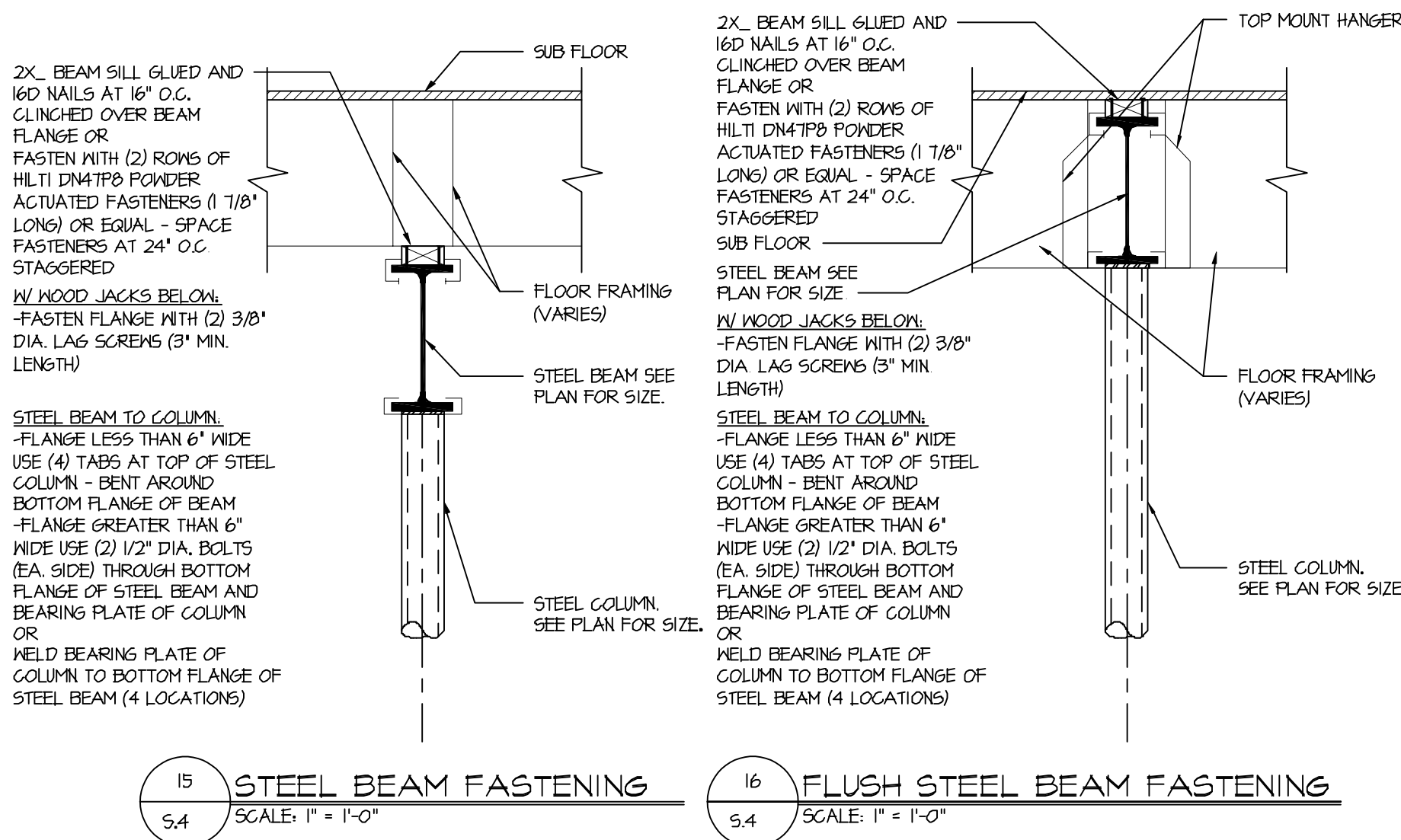
WALL DESIGN PER DCA FTO-13

CODE REF. UPDATE FEBRUARY 2016
FIRE SEPARATION BETWEEN DWELLING UNITS
AND ATTACHED PRIVATE GARAGES



- WOOD STUDS:
NOMINAL 2 BY 4 INCHES SPACED 16 INCHES ON CENTER WITH TWO 2 BY 4 INCHES TOP AND ONE 2 BY 4 INCHES BOTTOM PLATES STUDS
LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5). WHEN MINERAL AND FIBER BOARDS* (ITEM 5A) ARE CONSIDERED
AS BRACING FOR THE STUDS, THE LOAD IS RESTRICTED TO 16% OF ALLOWABLE AXIAL LOAD. WALLS EFFECTIVELY FIRE STOPPED AT TOP
AND BOTTOM OF WALL.
- GYPSUM BOARD*:
5/8 INCH THICK 4 FEET WIDE TYPE X GYPSUM PANELS APPLIED VERTICALLY AND ATTACHED TO STUDS AND BEARING PLATES WITH 1-1/4
INCHES LONG TYPE W COARSE THREAD GYPSUM PANEL STEEL SCREWS SPACED A MAXIMUM 12 INCHES ON CENTER, WITH LAST SCREW 1 INCH
FROM EDGE OF BOARD.
- JOINTS AND FASTENER HEADS (NOT SHOWN):
GYPSUM BOARD JOINTS SHALL BE SEPARATED BY AT LEAST 1 STUD BAY ON OPPOSITE SIDE OF THE WALL. JOINTS SHALL BE COVERED
WITH TAPE AND ONE COAT OF SPACKLE MINIMUM. FASTENER HEADS COVERED WITH JOINT COMPOUND.
- BATTS AND BLANKETS* (OPTIONAL):
MINERAL FIBER OR GLASS FIBER INSULATION 3-1/2 INCHES THICK, PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES.
MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMINUM
FOL OR KRAFT PAPER AND TO HAVE A MINIMUM DENSITY OF 0.4 PCF (MINIMUM R-19 THERMAL INSULATION RATING).
- NON-BEARING WALL PARTITION INTERSECTION (OPTIONAL):
TWO NOMINAL 2 BY 4 INCH STUD OR NOMINAL 2 BY 6 INCH STUD NAILED TOGETHER WITH TWO 3 INCH LONG 10D NAILS SPACED A MAXIMUM 16
INCHES ON CENTER, VERTICALLY AND FASTENED TO ONE SIDE OF THE MINIMUM 2 BY 4 INCH STUD WITH 3 INCH LONG 10D NAILS SPACED A
MAXIMUM 16 INCHES ON CENTER. VERTICALLY, INTERSECTION BETWEEN PARTITION WOOD STUDS TO BE FLUSH WITH THE 2 BY 4 INCH STUDS.
THE WALL PARTITION WOOD STUDS ARE TO BE FRAMED BY WITH A SECOND 2 BY 4 INCH WOOD STUD FASTENED WITH 3 INCH LONG 10D
NAILS SPACED A MAXIMUM 16 INCHES ON CENTER. VERTICALLY, MAXIMUM ONE NON-BEARING WALL PARTITION INTERSECTION PER STUD
CAVITY. NON-BEARING WALL PARTITION STUD DEPTH SHALL BE AT A MINIMUM EQUAL TO THE DEPTH OF THE BEARING WALL.

* NEGATES SUCH PRODUCTS SHALL BEAR THE UL OR GUL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL OR GUL CERTIFICATION (SUCH AS
CANADA), RESPECTIVELY.
** MEMBRANE PENETRATION SHALL BE AS PERMITTED IN SECTION 114.3.2 OF BUILDING SUBCODE, EXCEPT THAT A METALLIC OR FIRE-RESISTANCE RATED
ELECTRICAL PANELBOARD OF ANY SIZE MAY PENETRATE THE MEMBRANE, PROVIDED THERE ARE NOT GAPS OR OPEN SPACES GREATER THAN 1/8" AT THE
EDGE OF THE PANELBOARD BOX EMPLOYING A FLUSH TYPE OF COVER.



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D. WILL
DATE:
8/14/23
PROJECT NO.
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HOUSE NAME:
STANDARD DETAILS
DRAWING TITLE
MISC. DETAILS

SHEET No.
DTL-3

8/14/2023



8/14/2023

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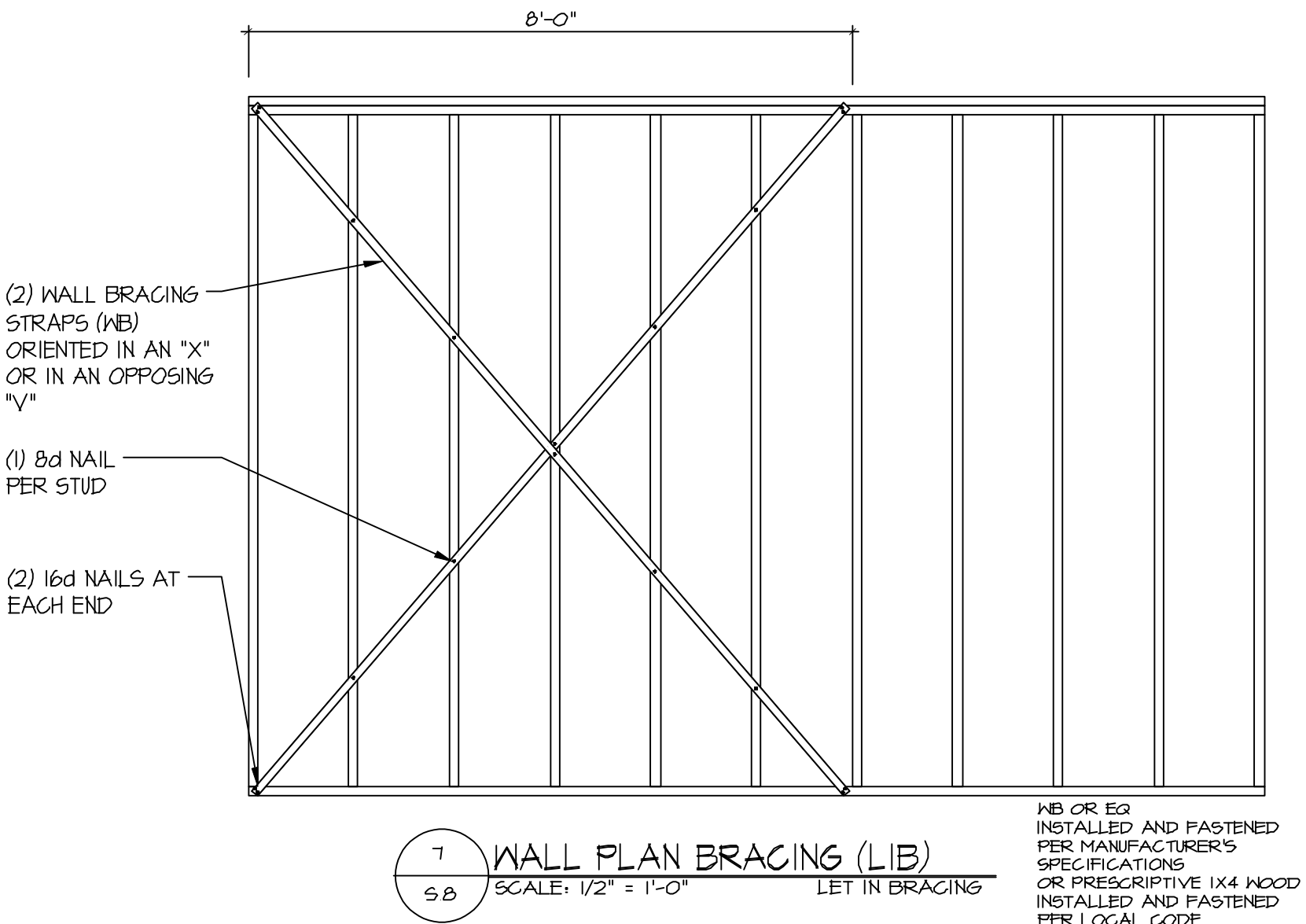
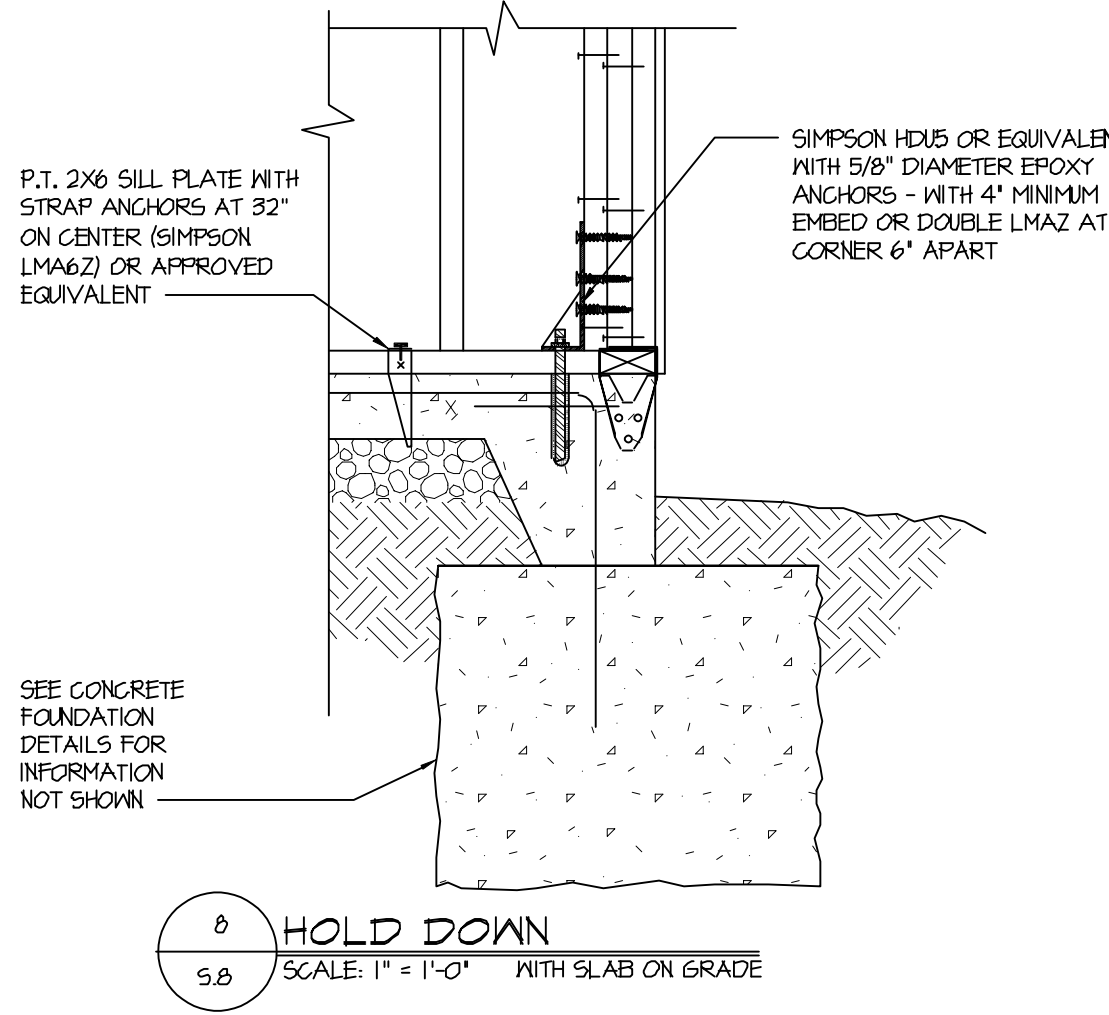
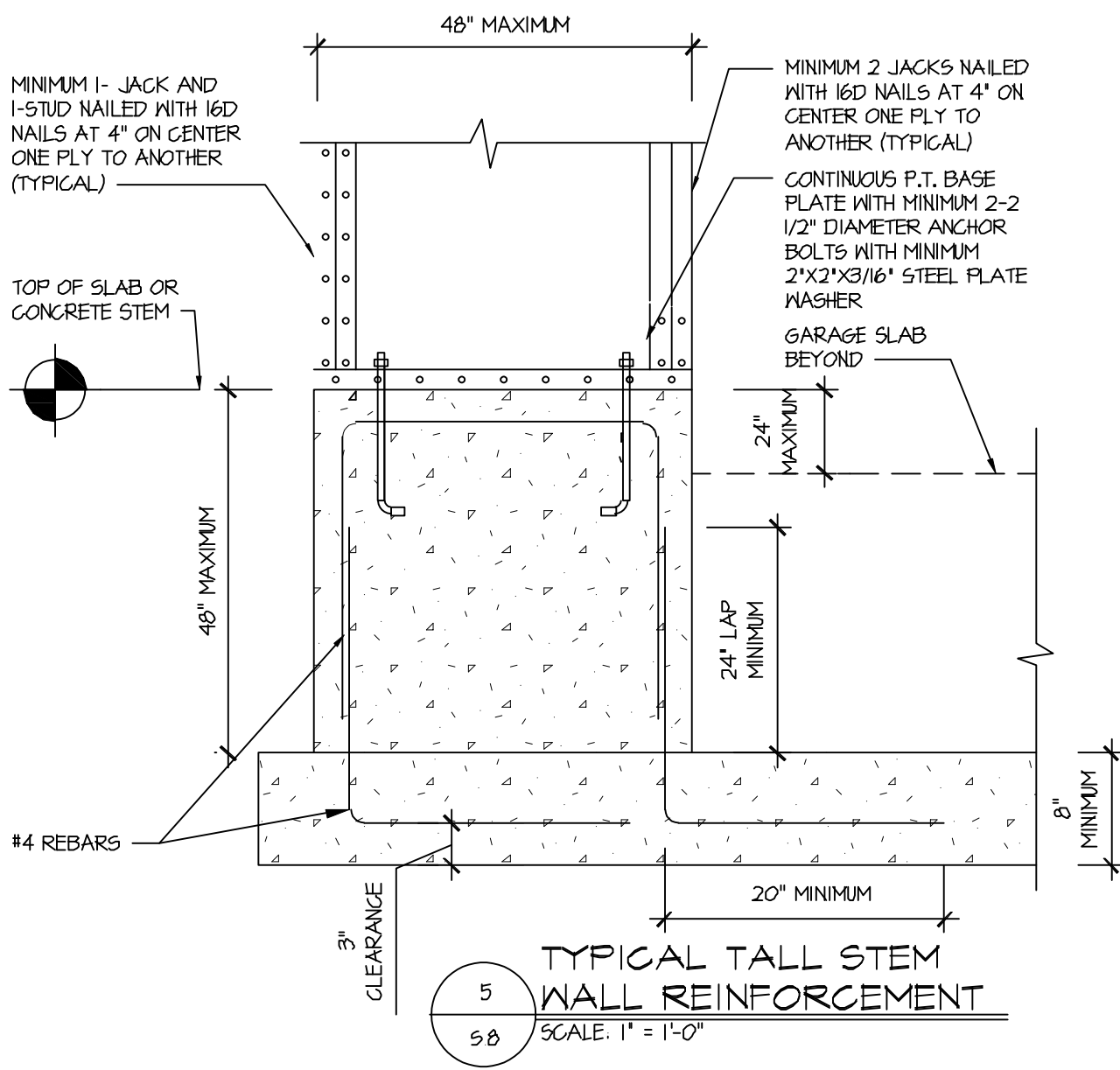
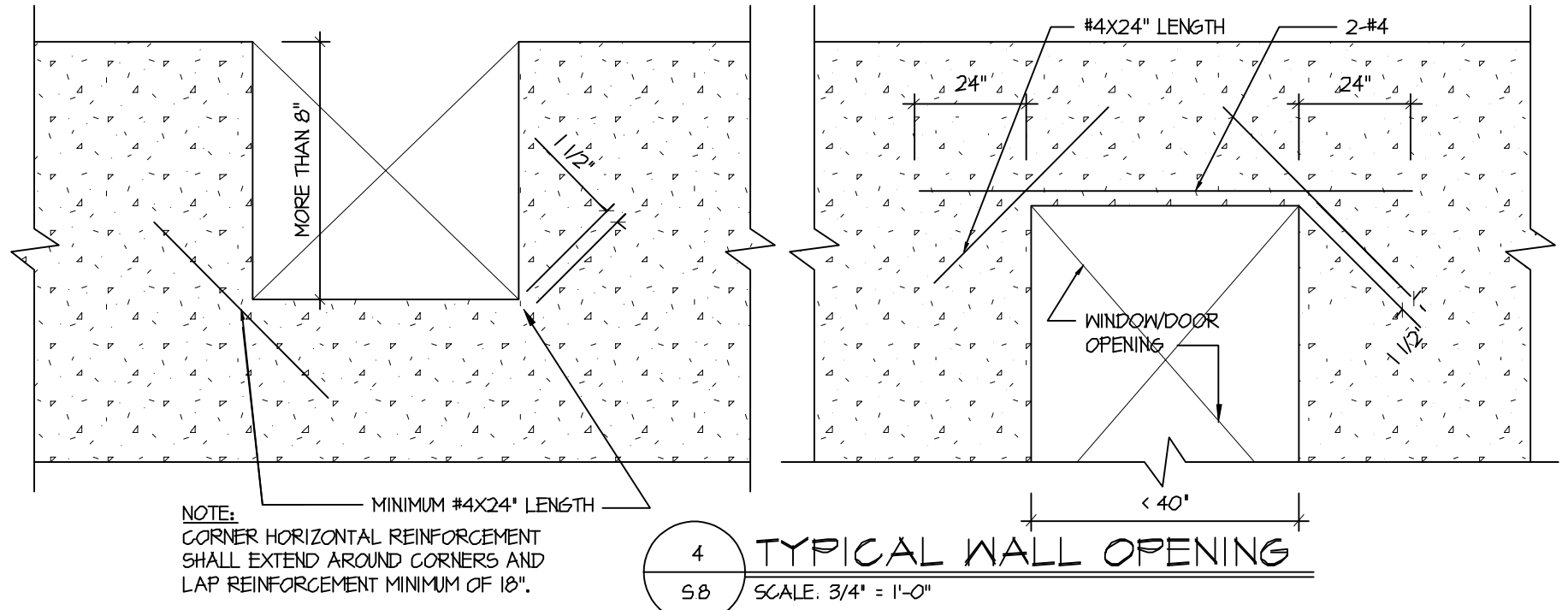
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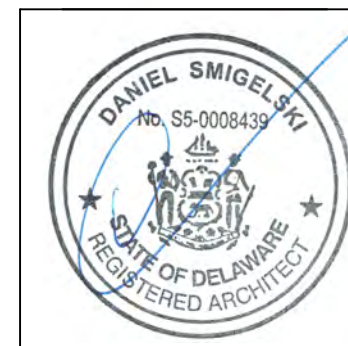
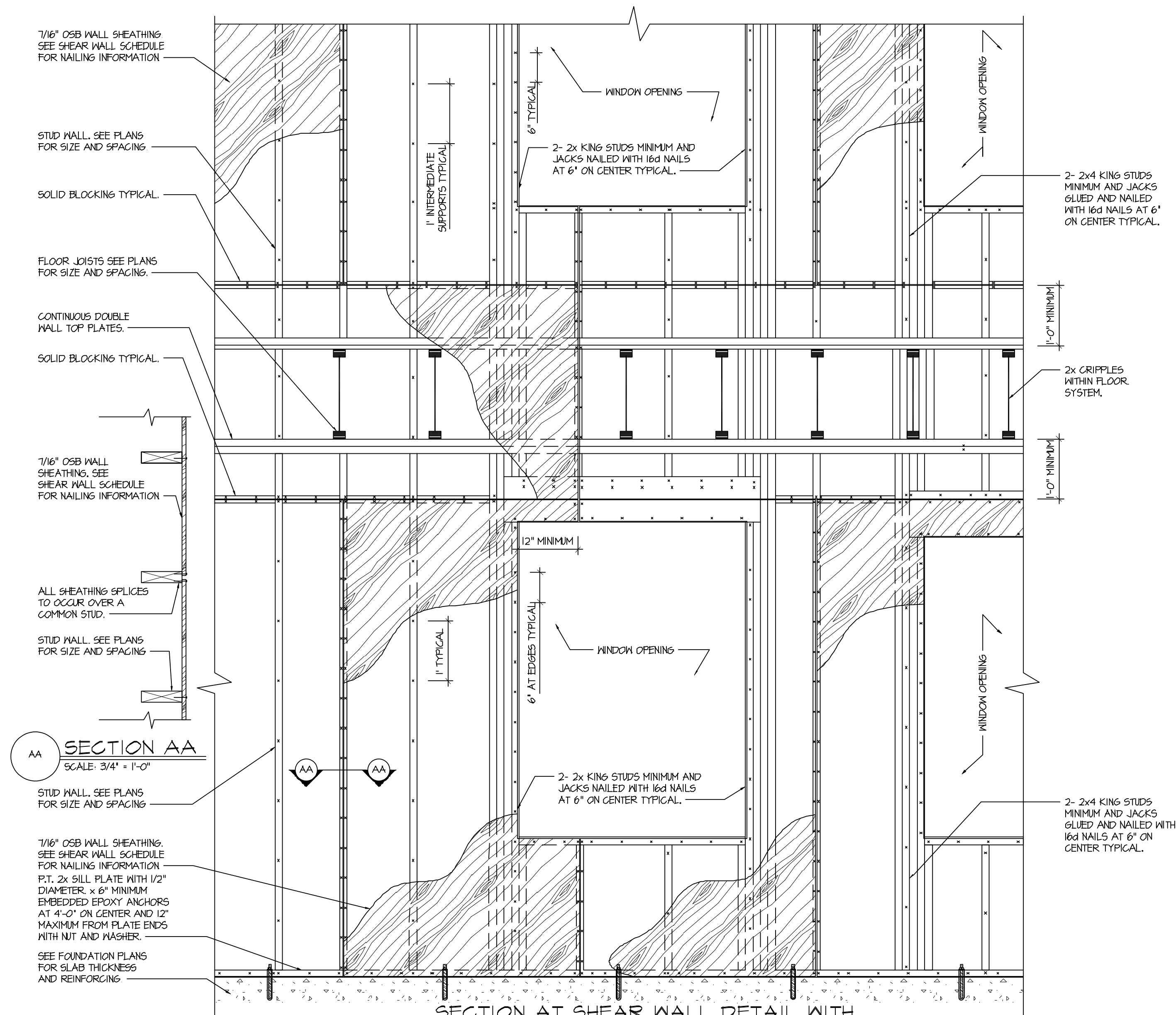
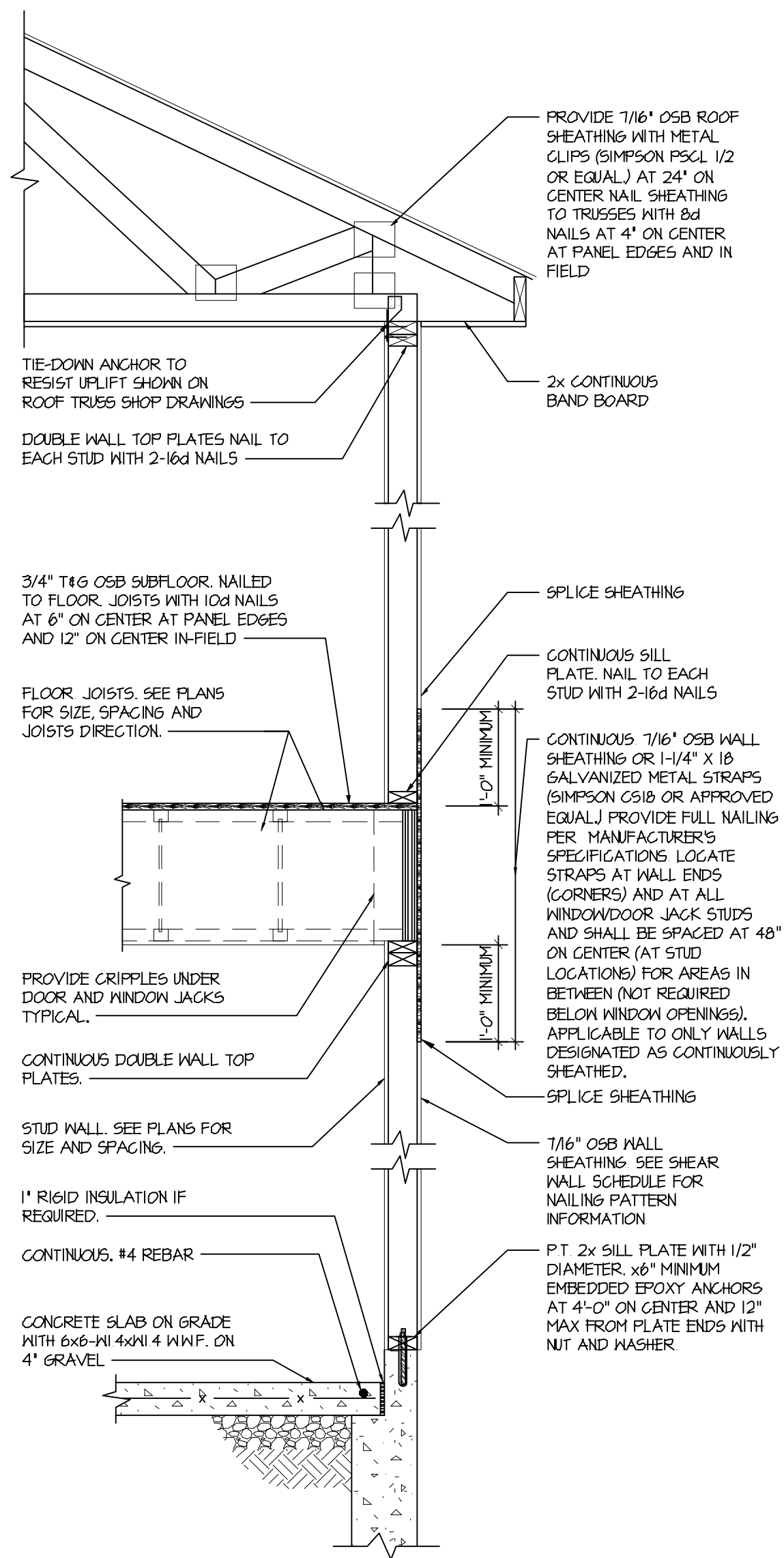
America's Builder

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DATE:	8/14/23
PROJECT NO.	.

HOUSE NAME:	STANDARD DETAILS
DRAWING TITLE	WALL BRACING DETAILS

SHEET No.	0.1
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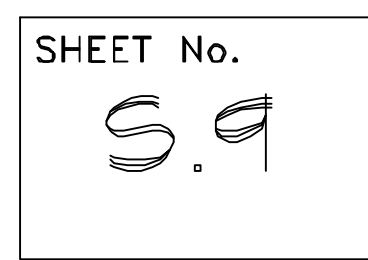
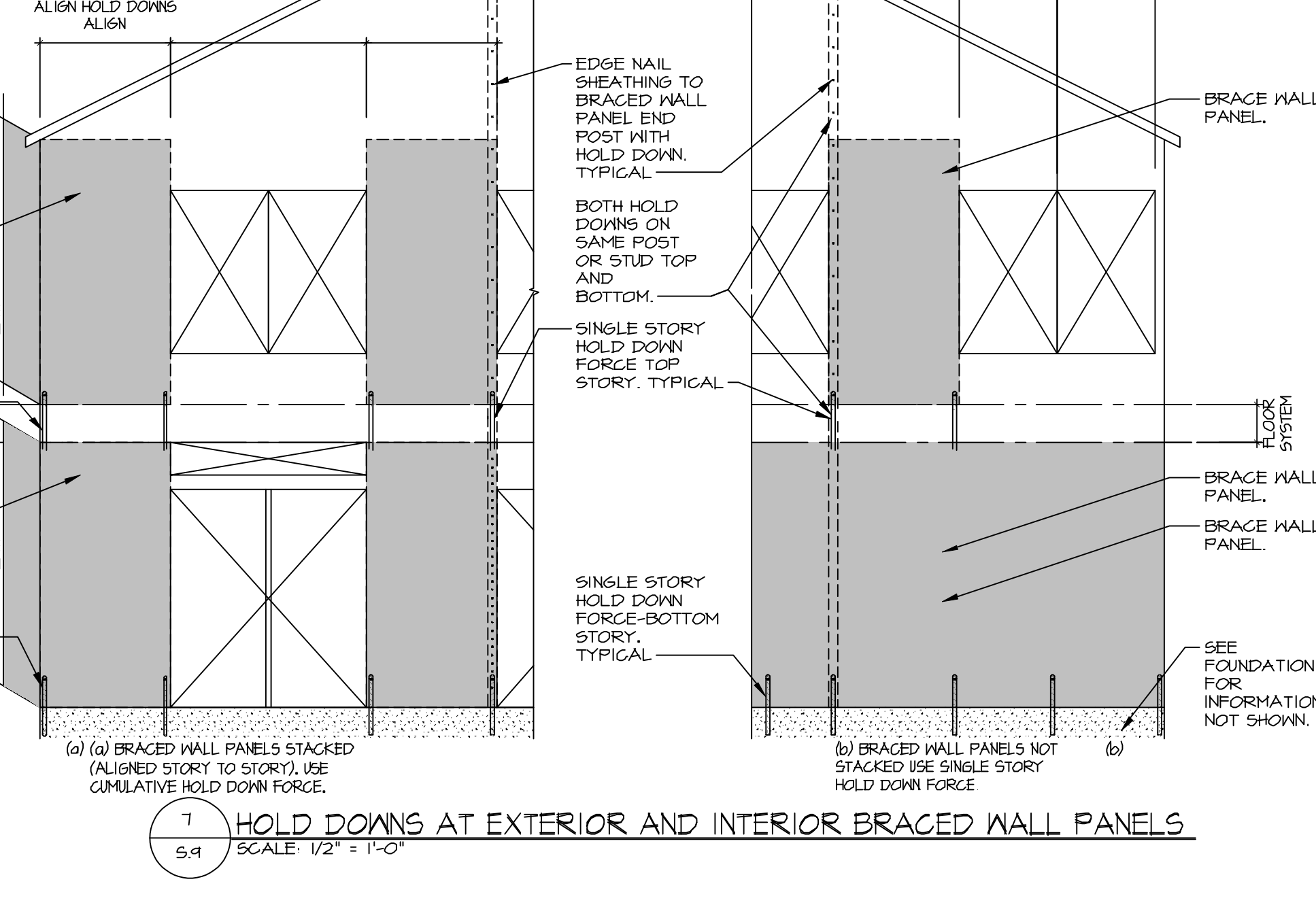
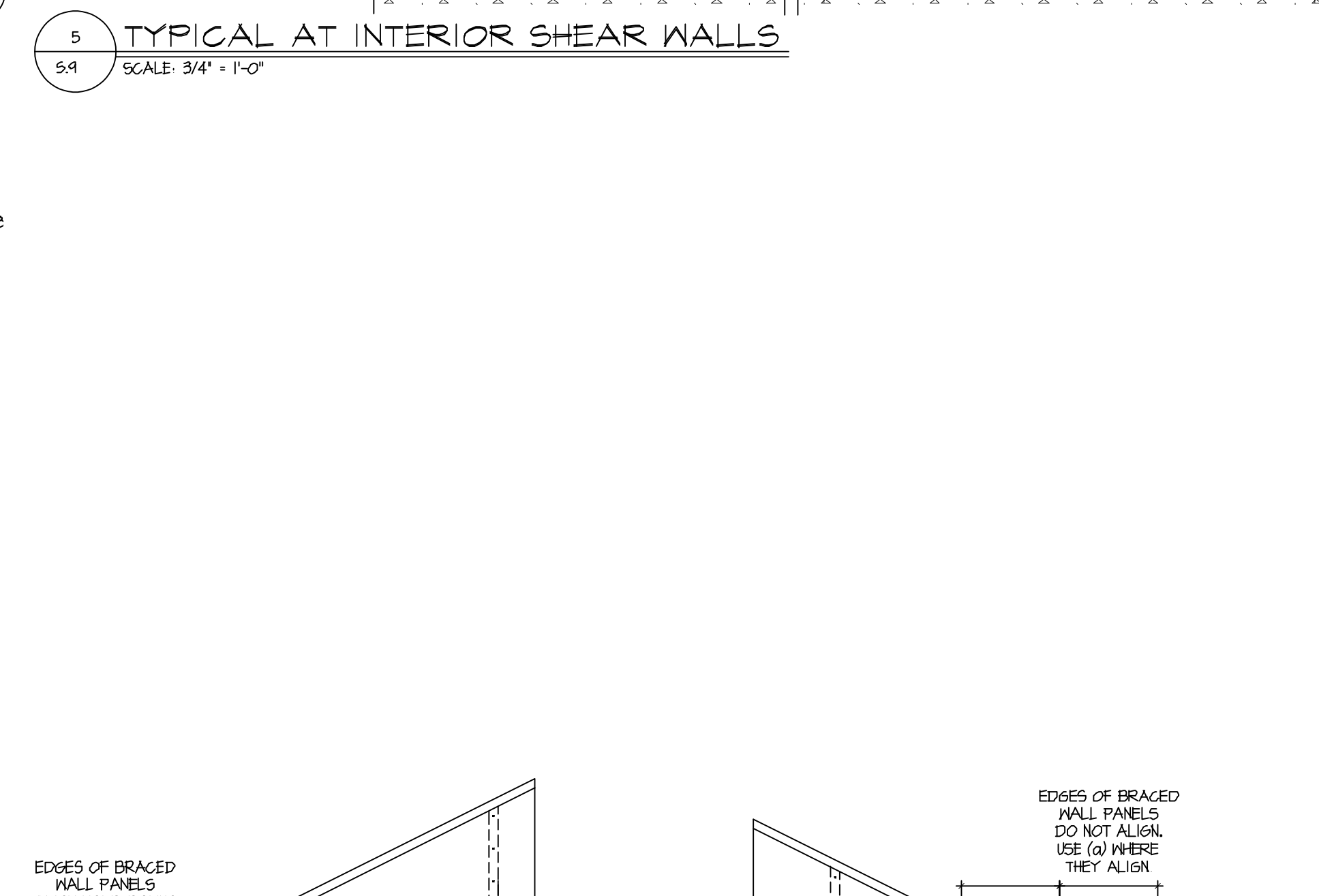
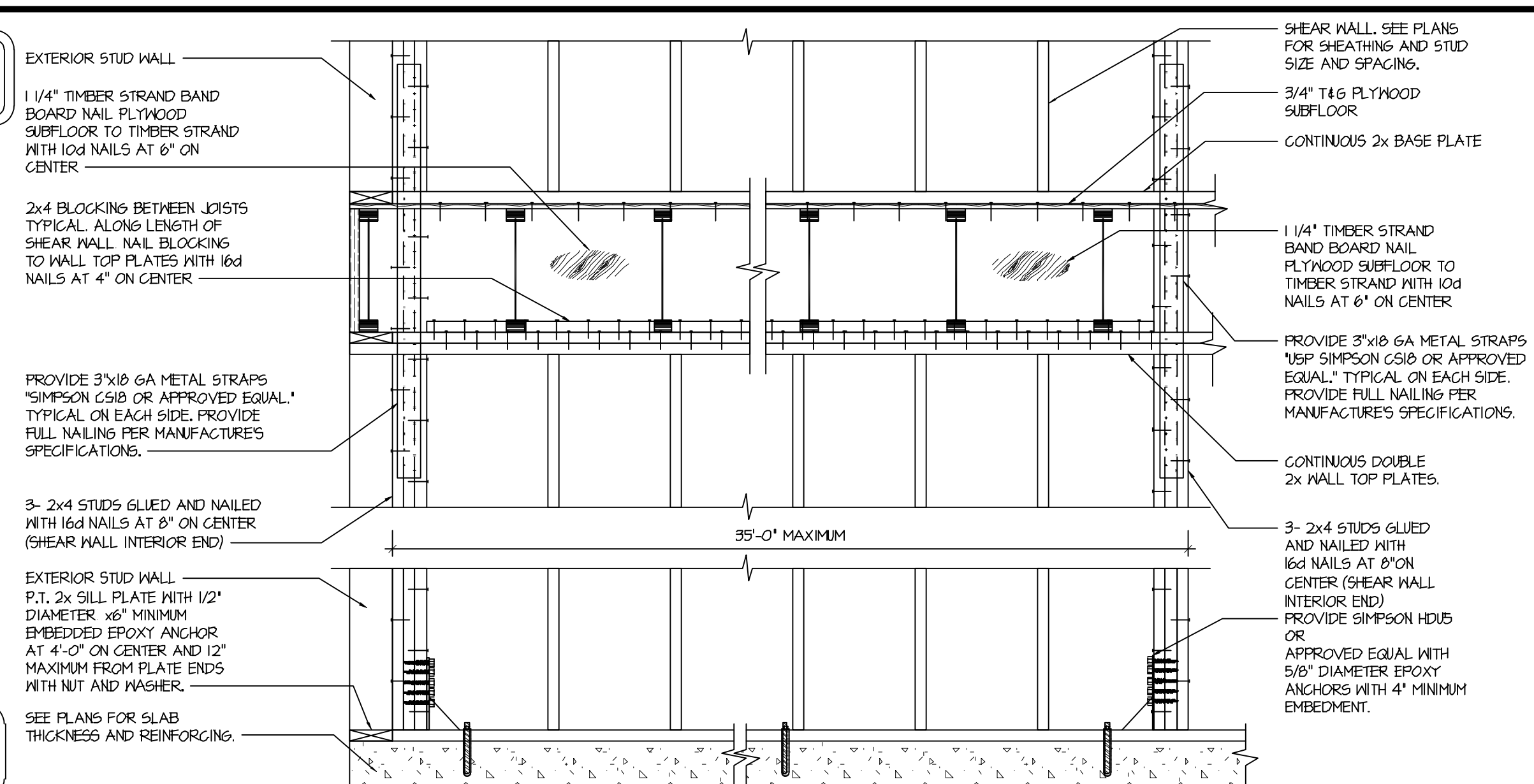
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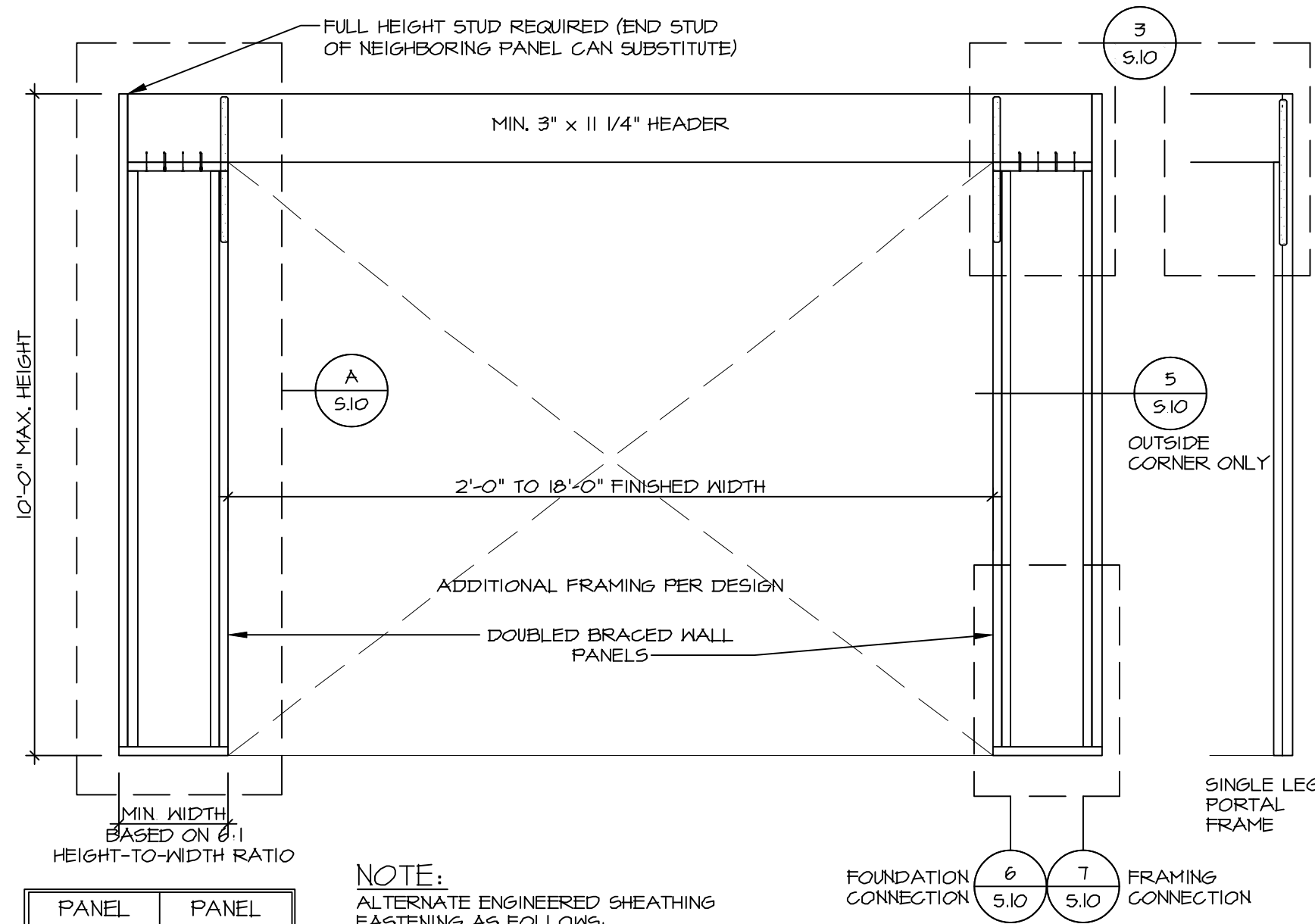
DRAWN BY:
D. WILL
DATE:
8/14/23
PROJECT NO.
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HOUSE NAME:
STANDARD DETAILS
DRAWING TITLE
WALL BRACING DETAILS

SHEET No.
5.8

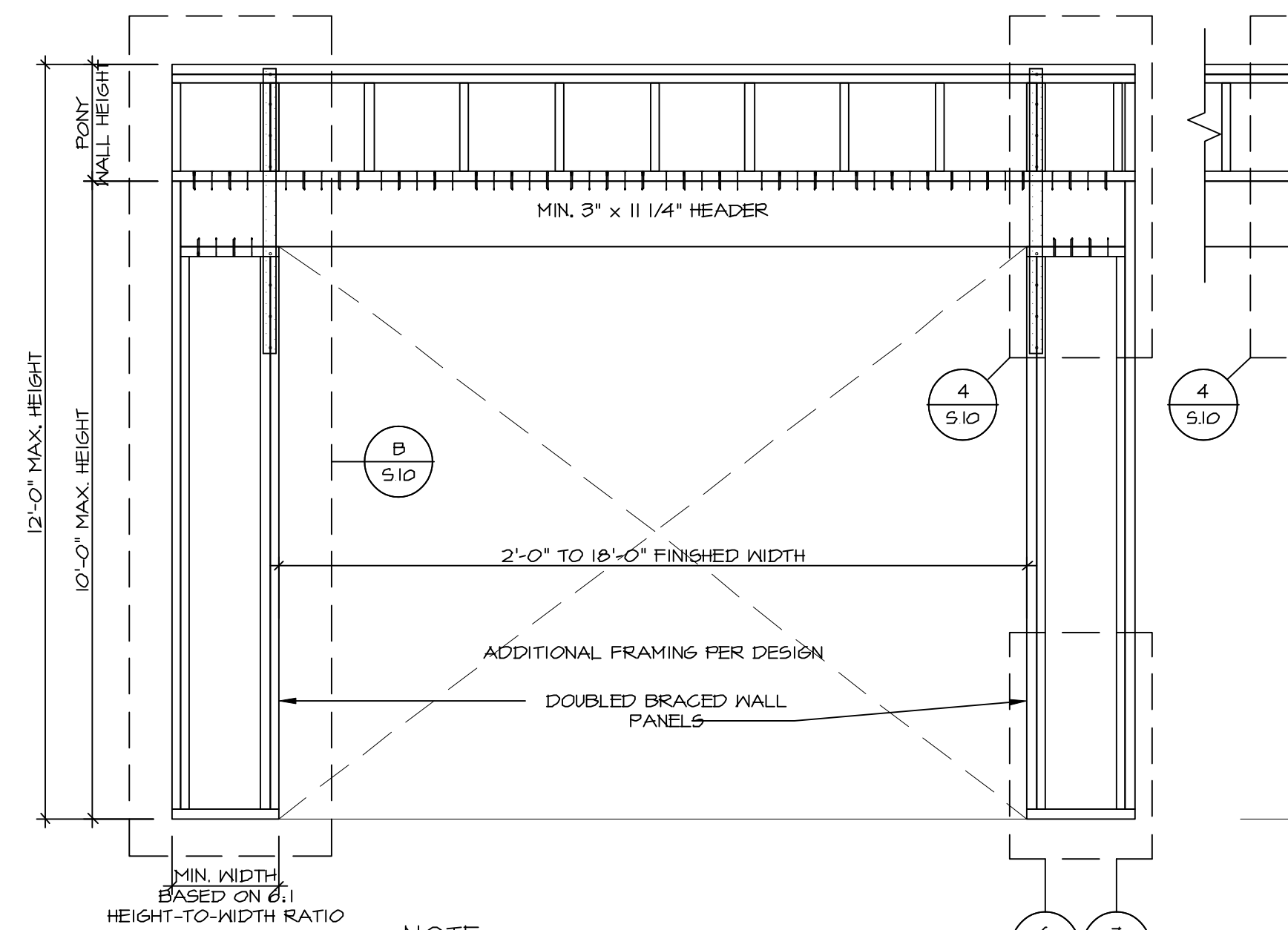
8/14/2023





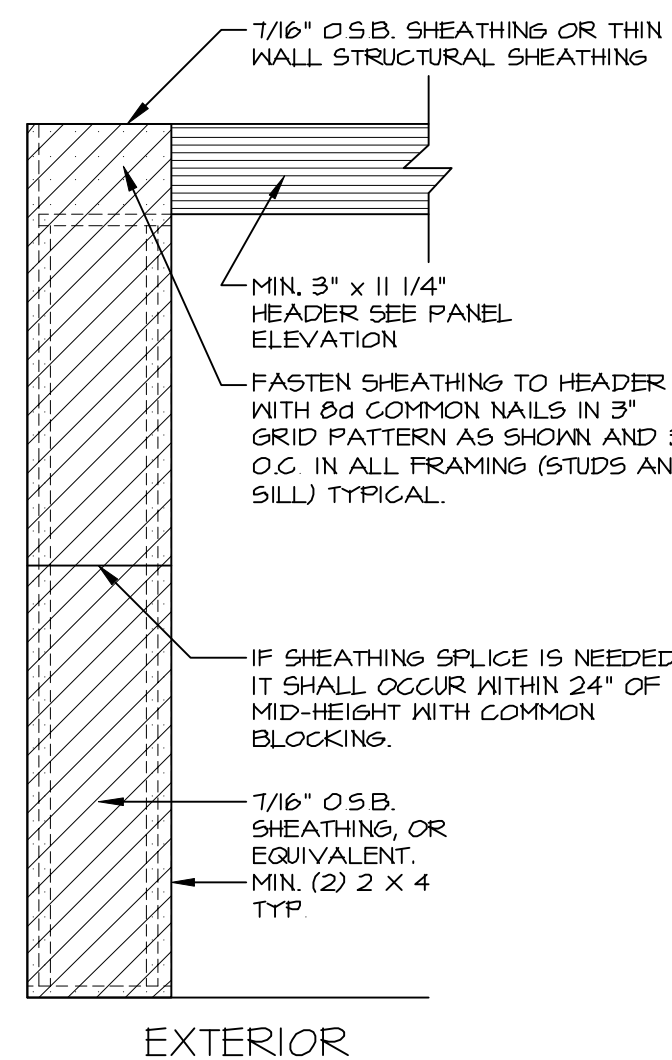
NOTE:
ALTERNATE ENGINEERED SHEATHING FASTENING AS FOLLOWS:
FASTEN SHEATHING TO HEADER USING 16 GAUGE, 1 1/2" LEG STAPLES (MIN. 1/16" CROWN) IN A 15" X 3" GRID PATTERN AND TO ALL OTHER FRAMING MEMBERS AT 1 1/2" O.C. (TYP.)

1 CONTINUOUSLY SHEATHED PORTAL FRAME (CS-PF)
SCALE: 1/2" = 1'-0"

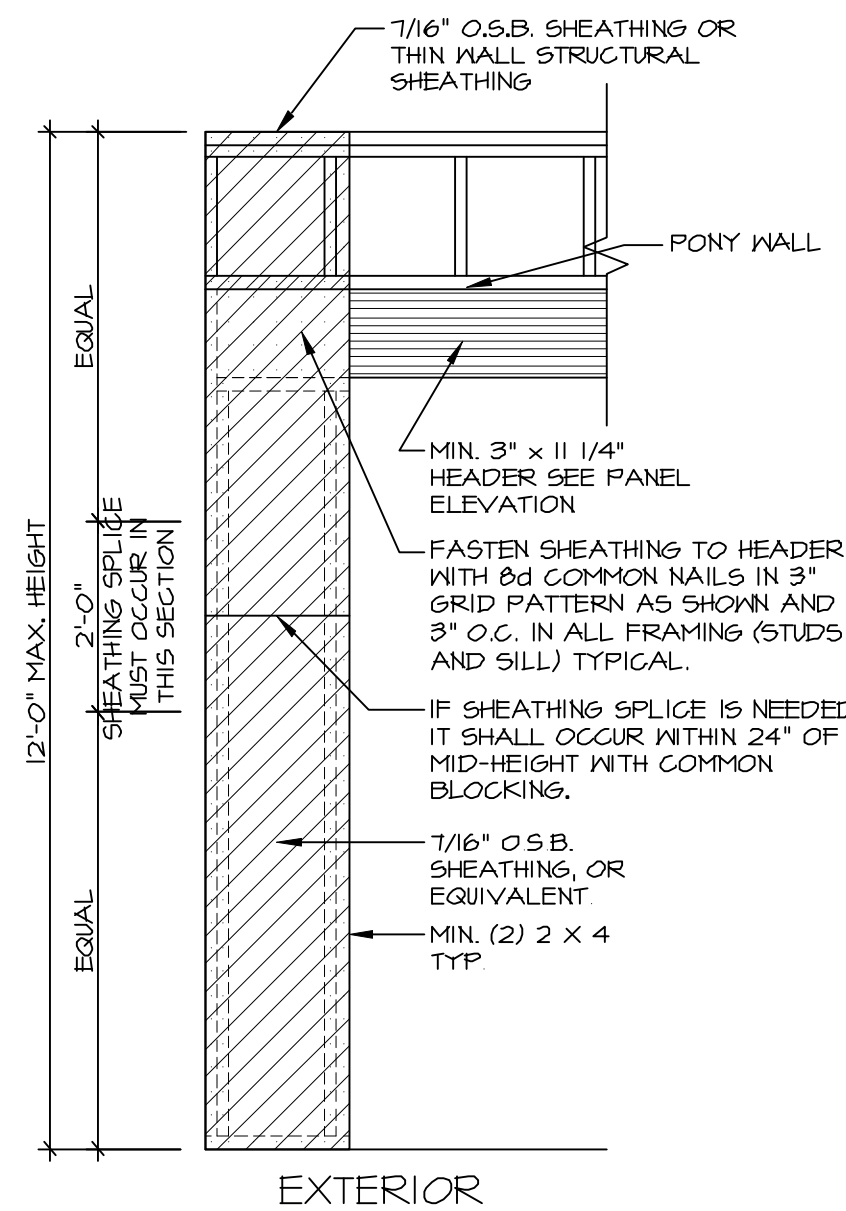


NOTE:
ALTERNATE ENGINEERED SHEATHING FASTENING AS FOLLOWS:
FASTEN SHEATHING TO HEADER USING 16 GAUGE, 1 1/2" LEG STAPLES (MIN. 1/16" CROWN) IN A 15" X 3" GRID PATTERN AND TO ALL OTHER FRAMING MEMBERS AT 1 1/2" O.C. (TYP.)

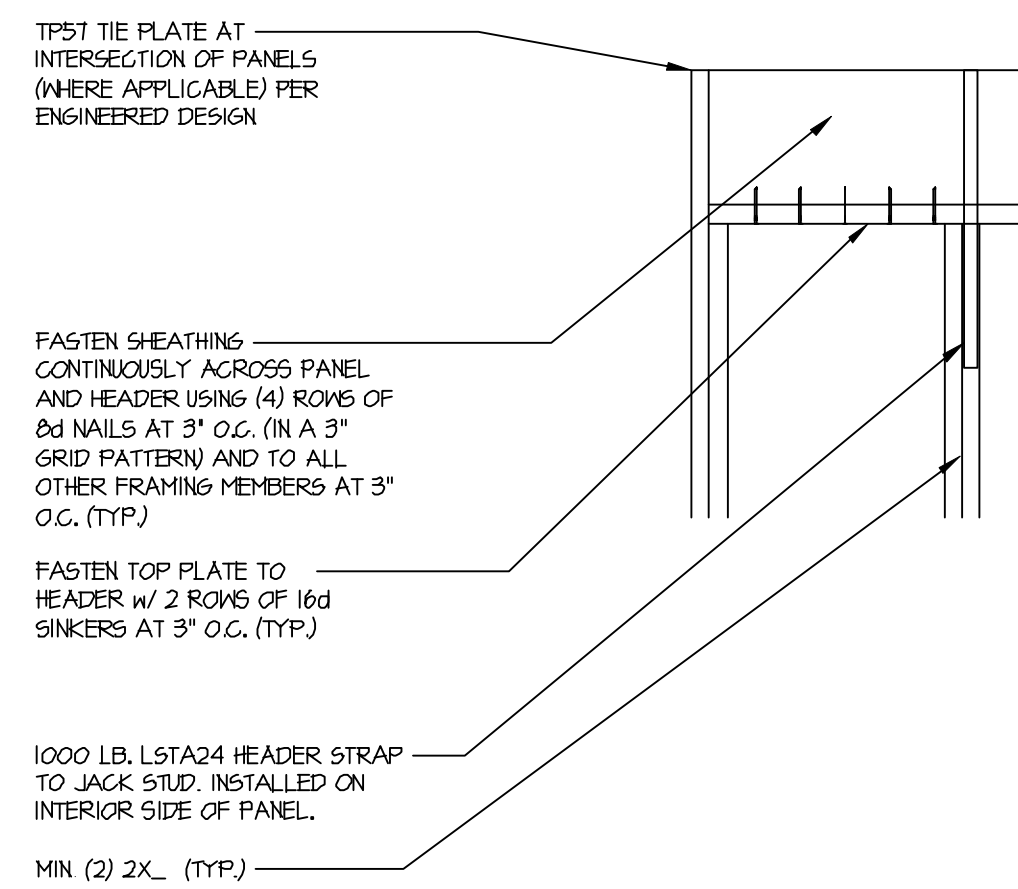
2 CONTINUOUSLY SHEATHED PORTAL FRAME (CS-PF)
SCALE: 1/2" = 1'-0"



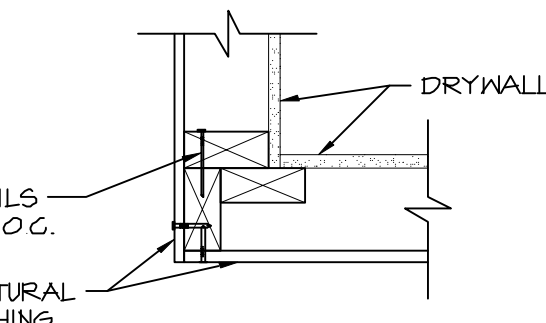
3 EXTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



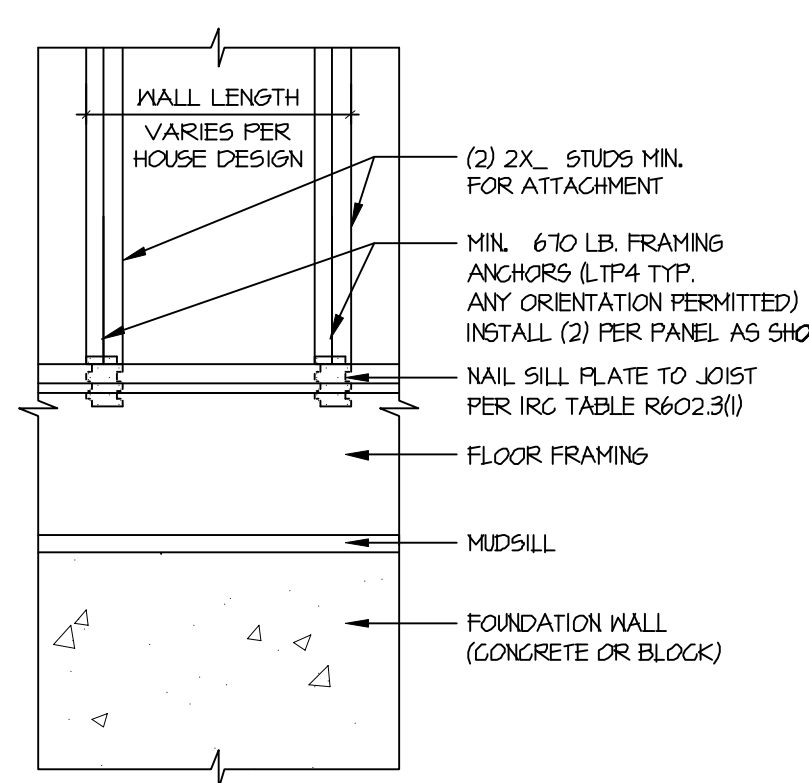
4 EXTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



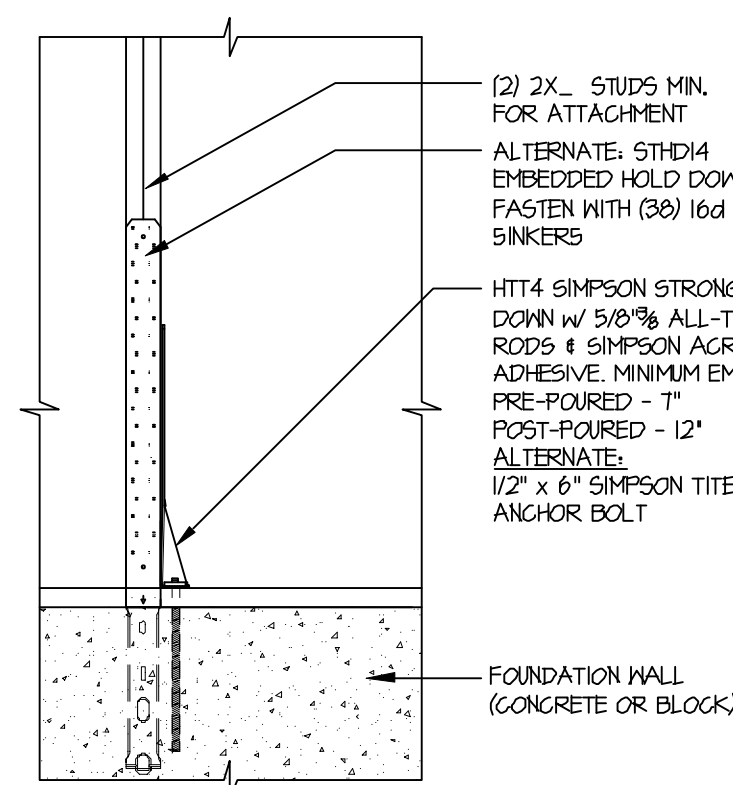
5 CORNER CONNECTION
SCALE: 1 1/2" = 1'-0"



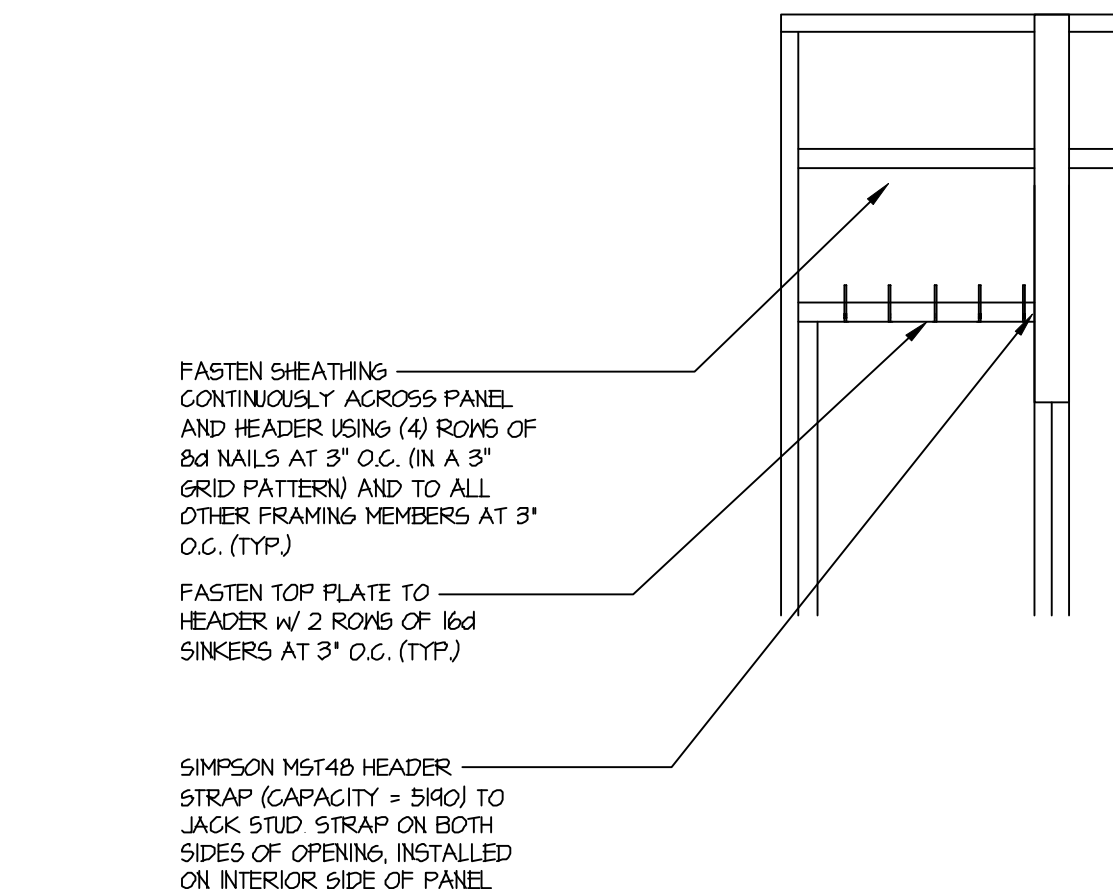
6 FOUNDATION HOLD DOWN
SCALE: 3/4" = 1'-0"



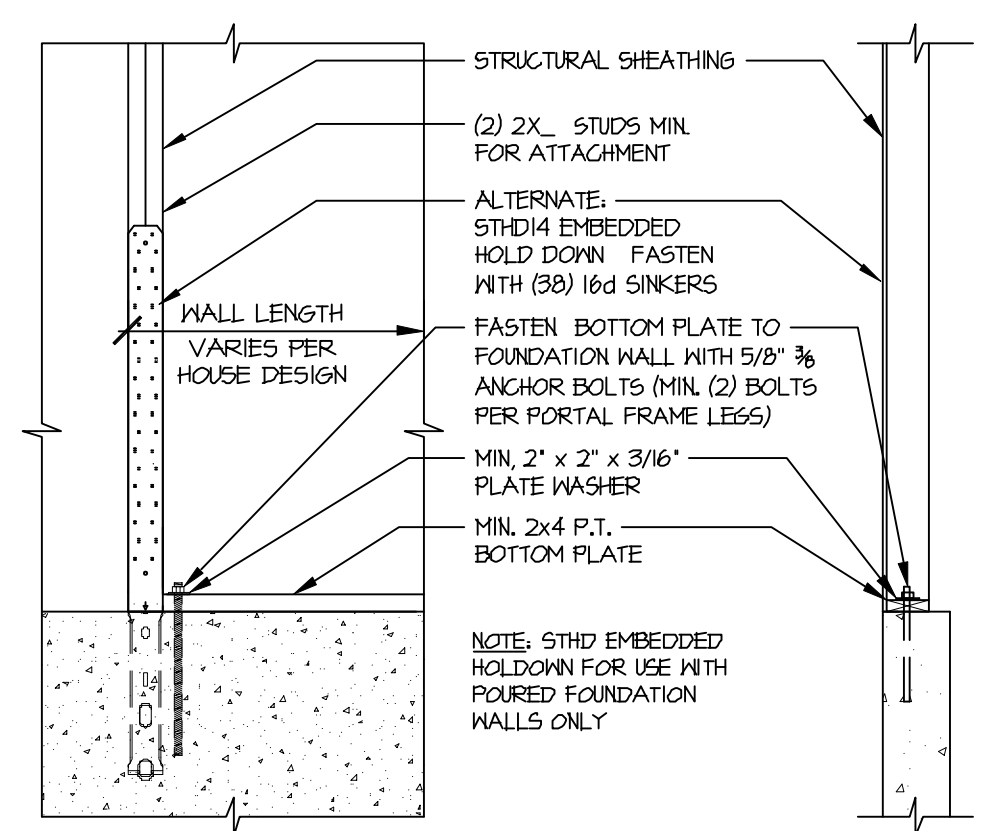
7 FLOOR FRAMING HOLD DOWN
SCALE: 3/4" = 1'-0"



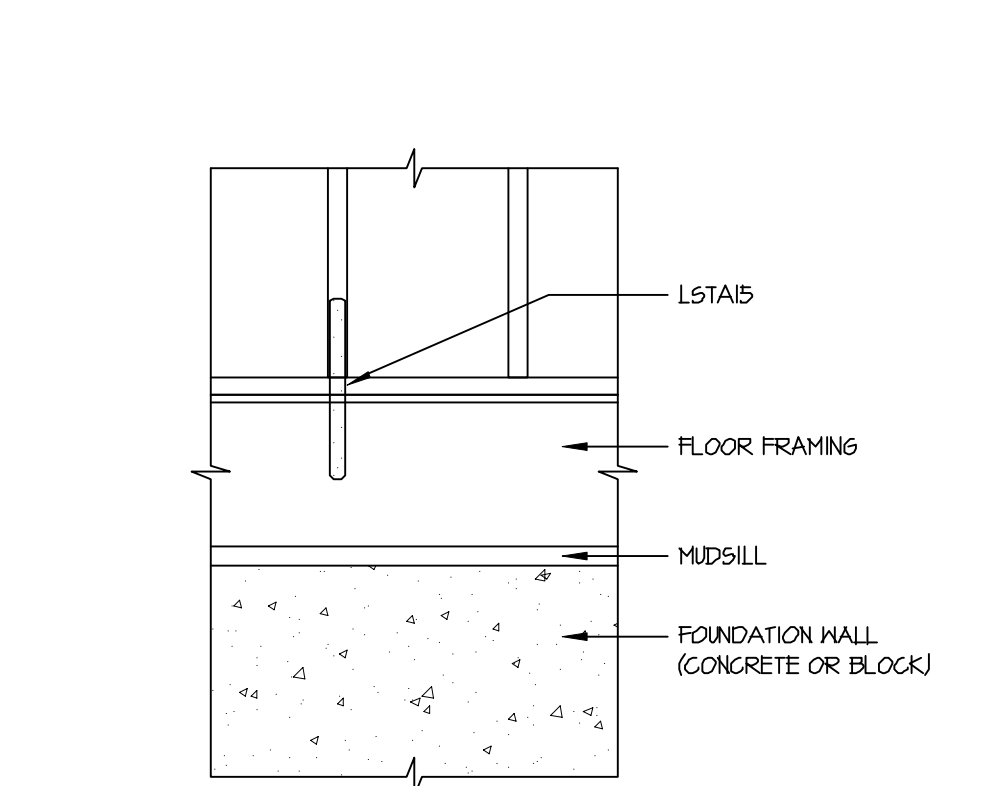
8 FOUNDATION HOLD DOWN
SCALE: 3/4" = 1'-0"



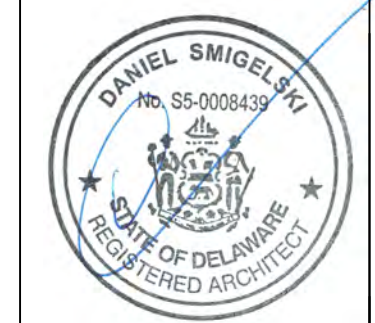
9 FOUNDATION HOLD DOWN
SCALE: 3/4" = 1'-0"



10 FOUNDATION HOLD DOWN
SCALE: 3/4" = 1'-0"



11 FOUNDATION HOLD DOWN
SCALE: 3/4" = 1'-0"



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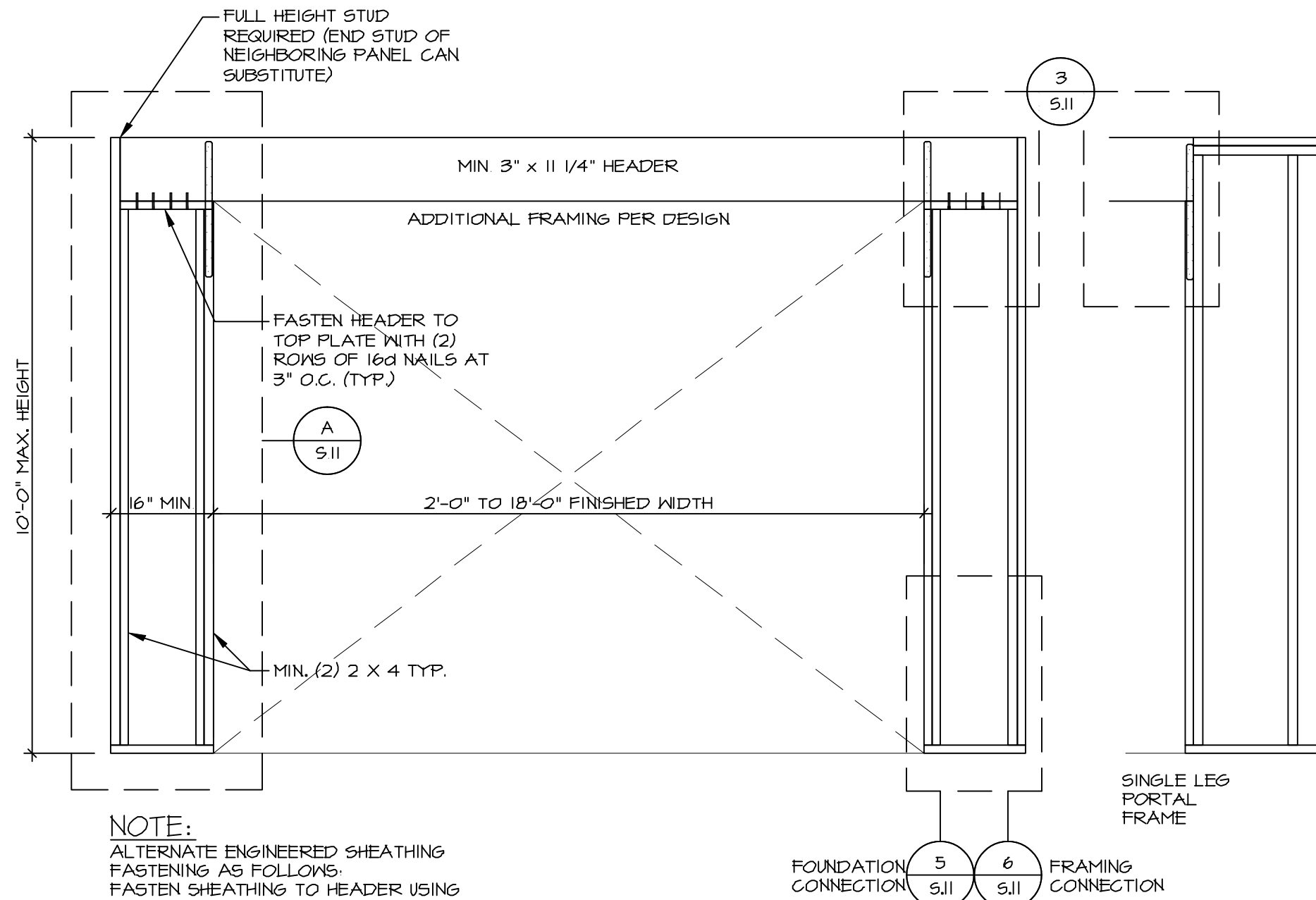
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D. WILL
DATE:
8/14/23
PROJECT NO.

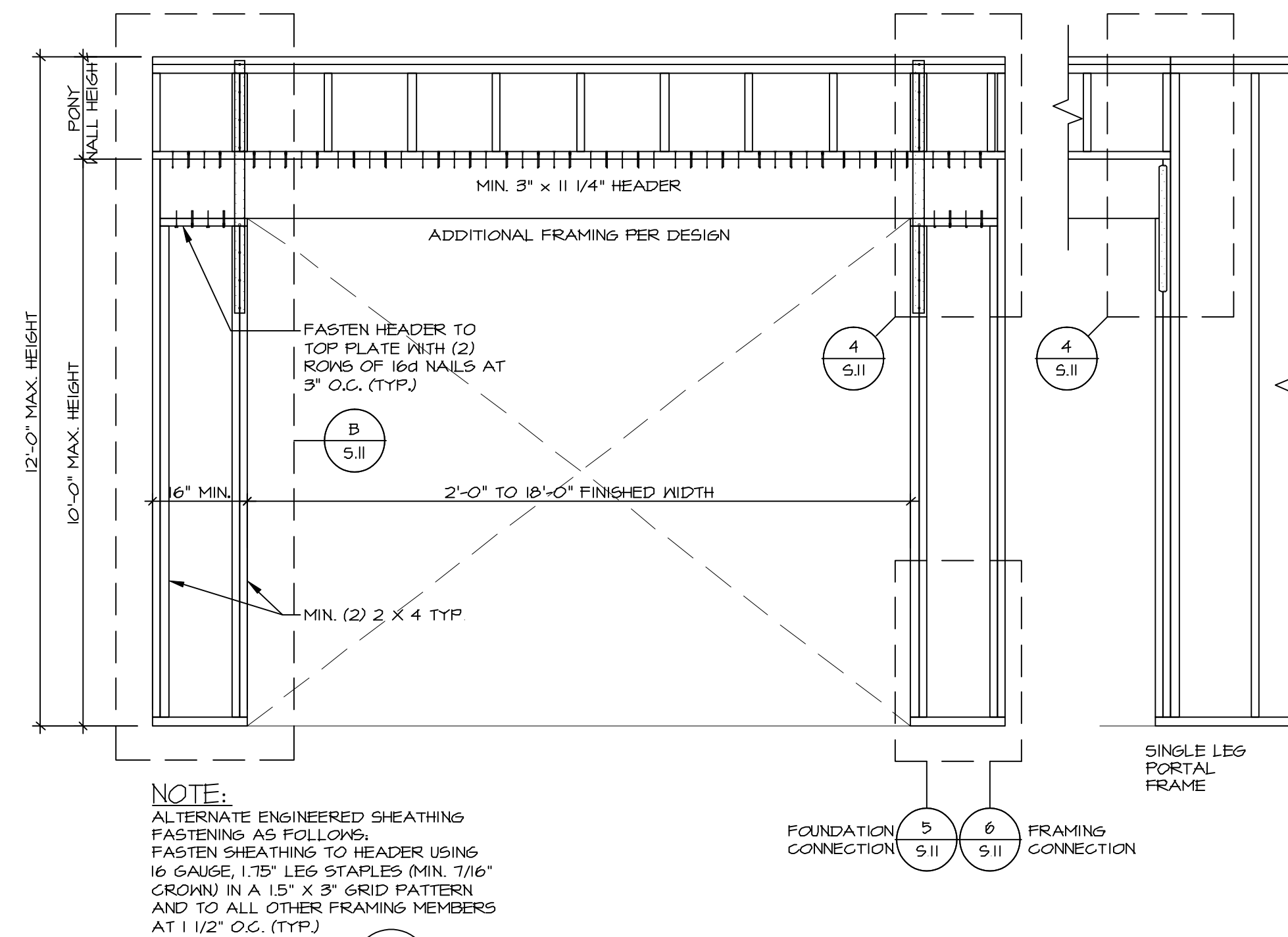
HOUSE NAME:
STANDARD DETAILS
DRAWING TITLE:
PRESCRIPTIVE WALL BRACING DETAILS

SHEET No.
510

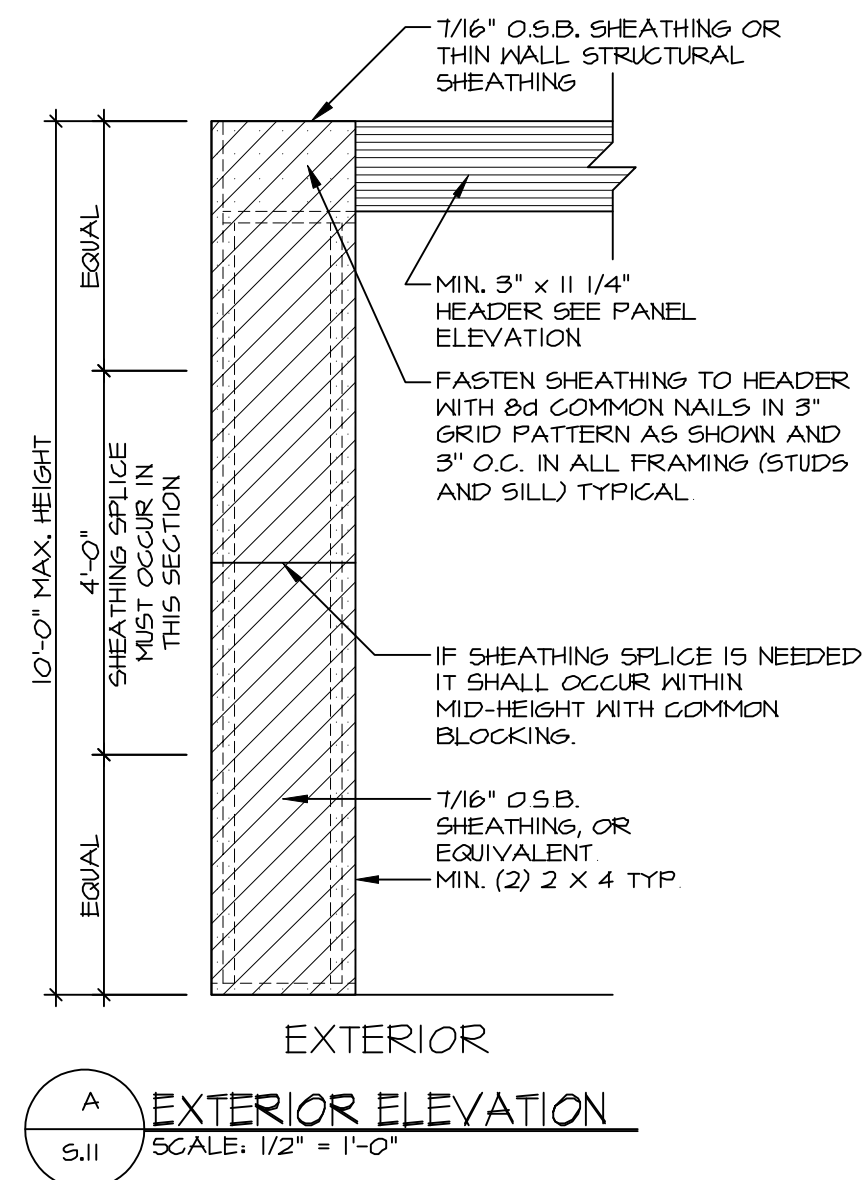
8/14/2023



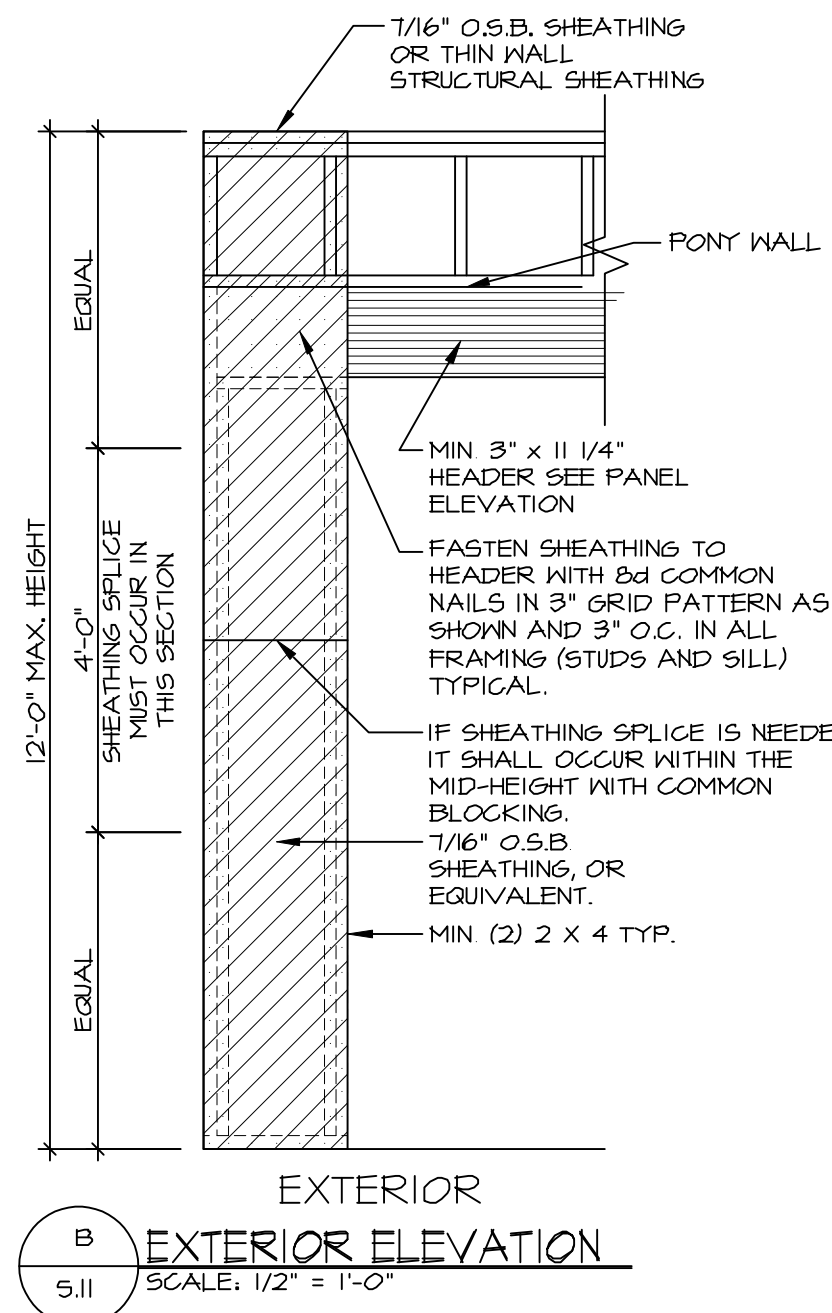
1 ENGINEERED PORTAL FRAME (ENG-PF / ENG-PFH)
S.I.I SCALE: 1/2" = 1'-0"



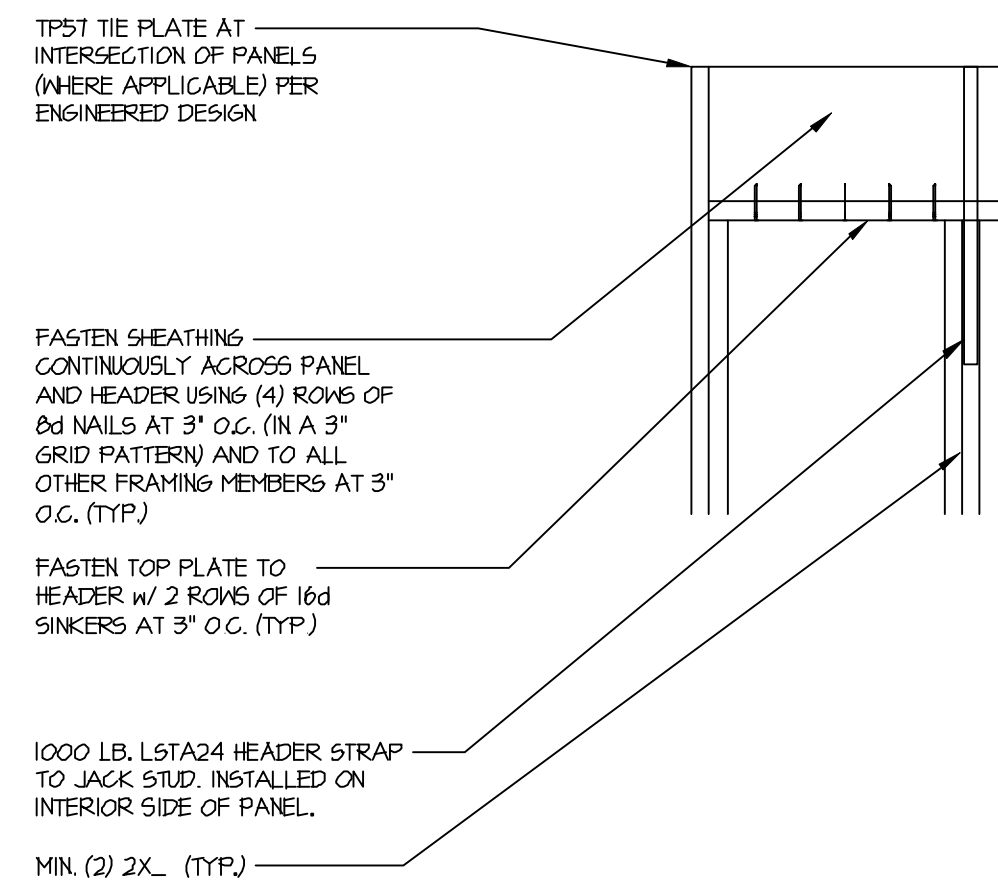
2 ENGINEERED PORTAL FRAME (ENG-PF / ENG-PFH)
S.I.I SCALE: 1/2" = 1'-0" PONY WALL FRAMING



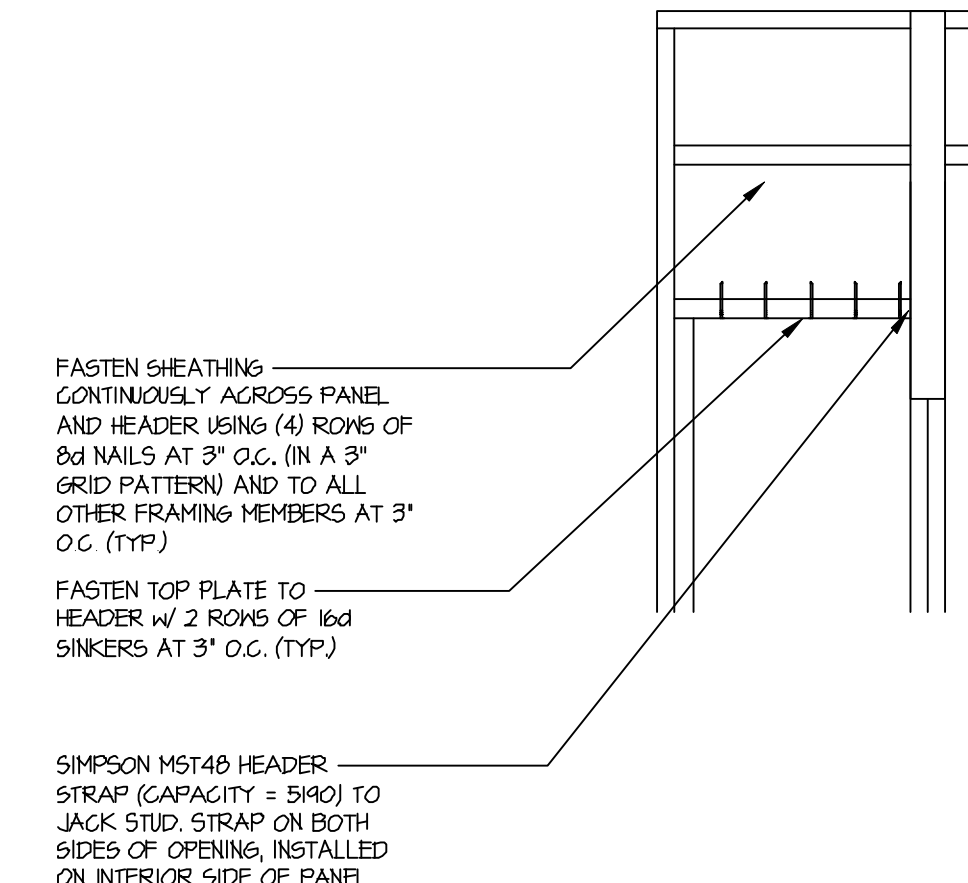
3 EXTERIOR ELEVATION
S.I.I SCALE: 1/2" = 1'-0"



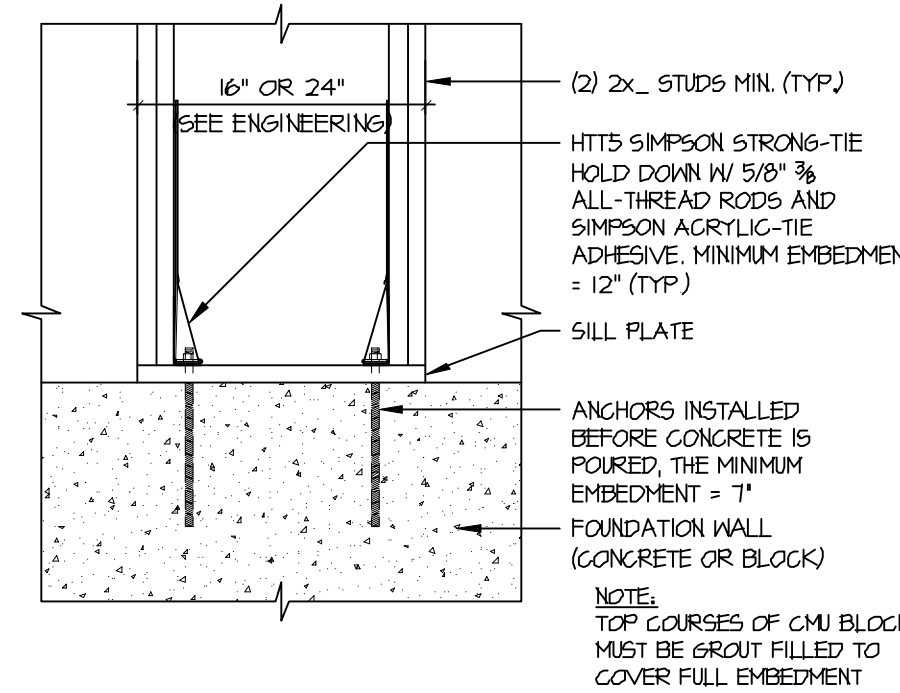
4 EXTERIOR ELEVATION
S.I.I SCALE: 1/2" = 1'-0"



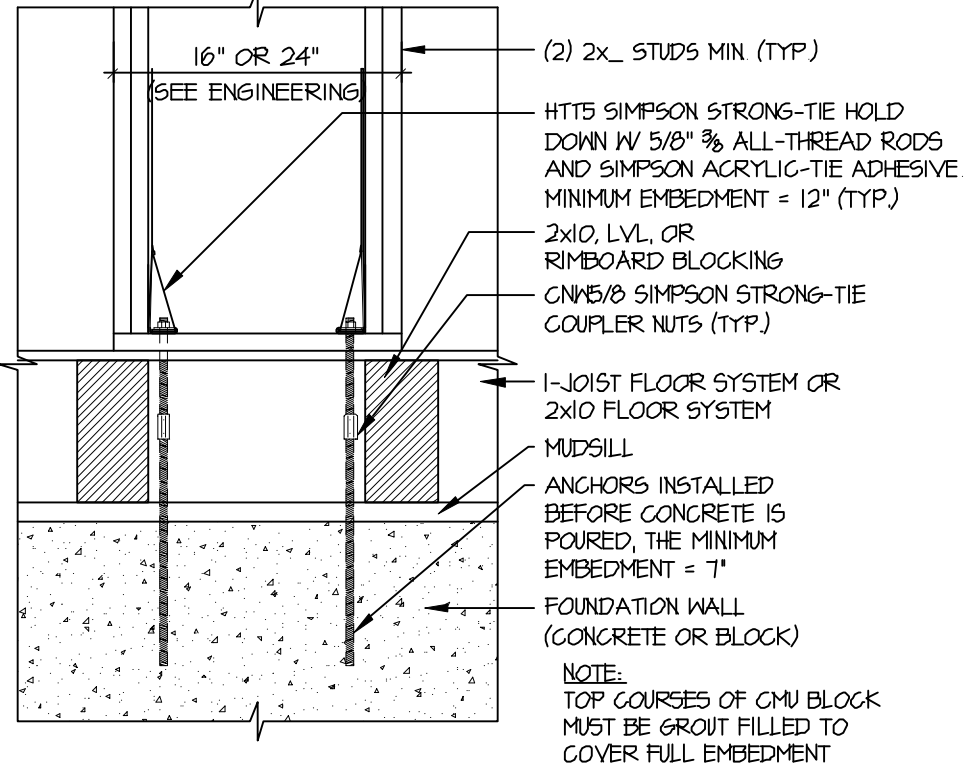
5 PORTAL FRAME HEADER
S.I.I SCALE: 3/4" = 1'-0"



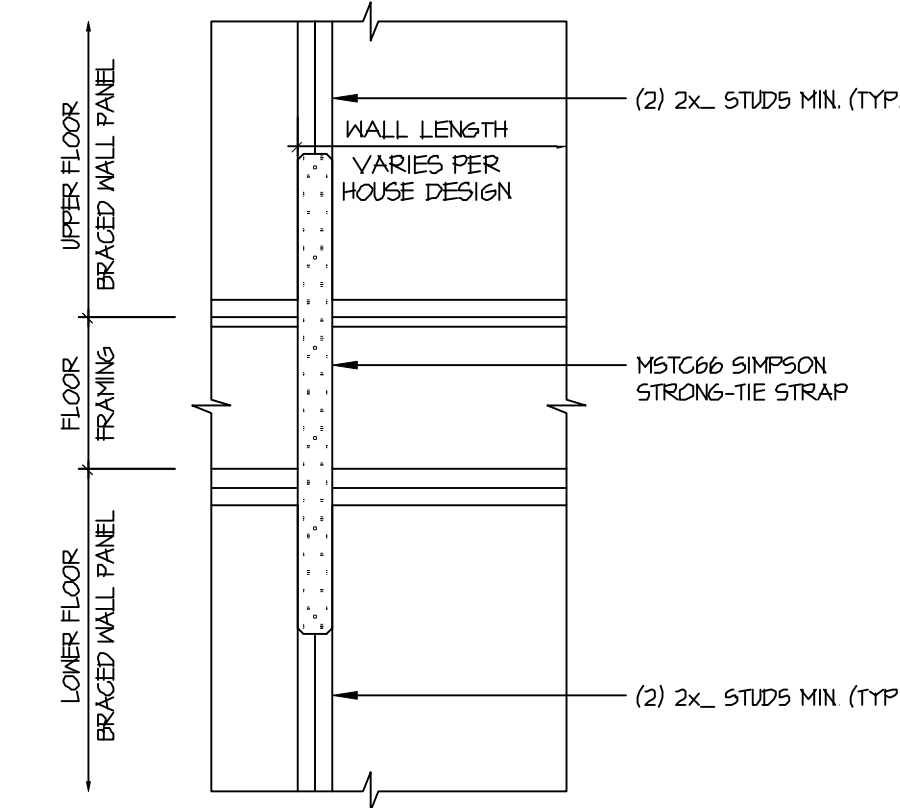
6 PORTAL FRAME HEADER
S.I.I SCALE: 3/4" = 1'-0" PONY WALL FRAMING



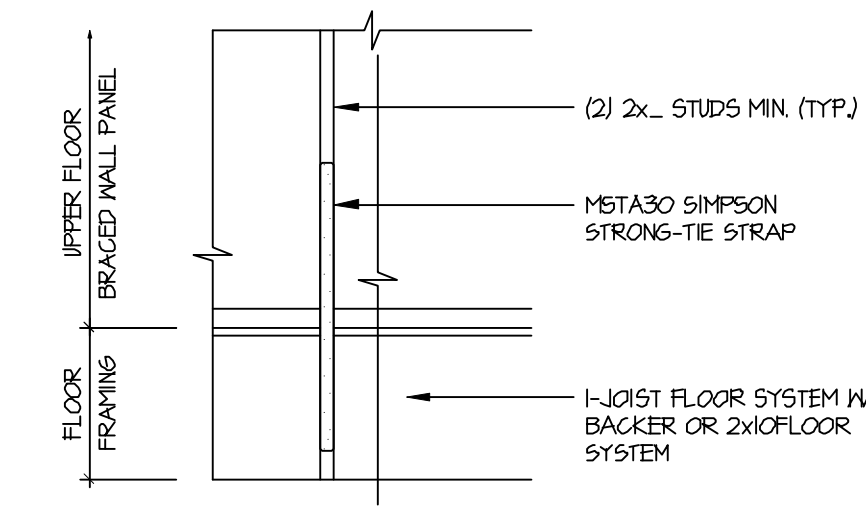
7 FOUNDATION HOLD DOWN
S.I.I SCALE: 3/4" = 1'-0"



8 FLOOR FRAMING HOLD DOWN
S.I.I SCALE: 3/4" = 1'-0"



9 THROUGH FLOOR CONNECTION
S.I.I SCALE: 3/4" = 1'-0" 2-STORY



10 THROUGH FLOOR CONNECTION
S.I.I SCALE: 3/4" = 1'-0" 1-STORY



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DRAWN BY:
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8/14/23
PROJECT NO.
.

HOUSE NAME:
STANDARD DETAILS
DRAWING TITLE:
ENGINEERED WALL BRACING DETAILS

SHEET No.
S.I.I

8/14/2023



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

December 4, 2024

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, December 19, 2024 at 1:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Armistead, Lee, Rust & Wright, P.A. (Applicant) is anticipated to return before the Commission on behalf of D.R. Horton (Owner) and pursuant to Application 2021 - 0473 to propose additional architectural elevations for the development of a previously approved Planned Unit Development (PUD) site plan for the Gannon Range PUD subdivision. The subject property is located at 29659 Matthewstown Road, also known as Tax Map 0026, Grid 0020, Parcel 0045. On February 21, 2022, the Town Council approved *Ordinance No. 773*, granting the application for a PUD under the provisions of the Easton Zoning Ordinance, effective March 13, 2022. Condition No. 7 in Section E of the Council's Finding of Fact stipulates that the Applicant should provide a greater variation of architectural styles than what was provided in the PUD application to which shall be subject to the approval of the Easton Planning and Zoning Commission.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at <https://www.eastonmd.gov/129/Agendas-Minutes>.** If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via email at ssmith@eastonMD.gov.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov



***Subject property posting pursuant to Section
28-901.2.H.2 of the Town of Easton Zoning Code -
December 4, 2024.***