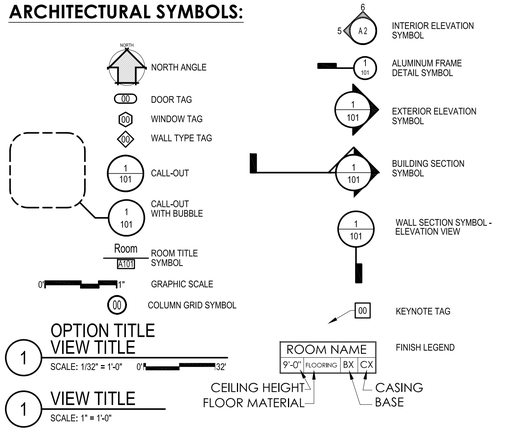
ARCHITECTURAL SYMBOLS:



DEMOLITION NOTES: (IF APPLICABLE)

DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL OF THE FOLLOWING TASKS BUT NOT EXCLUSIVE TO:

1) USING A LICSENSED PLUMBER, CAP OFF ALL PLUMBING SERVICES AND LOCATE ALL EXISTING DRAIN LINES AND WATER METER. COORDINATE, IF NECESSARY, ALL WATER AND SEWER CAP LOCATIONS WITH LOCAL MUNICIPALITIES.
2)CONTACT LOCAL POWER PROVIDER TO DISCONNECT ALL POWER LINES.
3) CONTACT GAS COMPANY "IF NECESSARY" TO REMOVE EXISTING GAS METER AND LOCATE GAS LINE TO PROPERTY.
4)RAZE EXISTING STRUCTURE, REMOVE, AND DISPOSE ALL DEBRIS FROM SITE. PROVIDE DUMPSTER ONSITE AS APPROPRIATE RECEPTACLE.
5)REMOVE ALL SIDEWALKS DRIVEWAYS AND OTHER FLATWORK ON SITE.
6)REMOVE ALL EXISTING SHRUBS AND TREE ROOTS WHERE NEW FLATWORK, DRAINLINES, AND HOUSE SLAB WILL BE LOCATED. COORDINATE WITH LOCAL MUNICIPALITIES THE REMOVAL OF TREES PRIOR TO DEMOLITION. STAKE OUT PROPERTY TO DETERMINE HOW MANY TREES WILL REMAIN - CONFIRM WITH OWNER. TREES SCHEDULED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
7)FILL ALL HOLES ON SITE CAUSED BY THE REMOVAL OF EXISTING OBSTRUCTIONS WITH SOIL SIMILAR TO EXISTING ADJACENT SOILS. INSTALL NEW FILL IN 6" LIFTS. VERIFY SOIL COMPACTION IN INFILLED AREAS WITH LOCAL BUILDING AUTHORITIES PRIOR TO FOUNDATION INSTALLATION.
8)FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM PERIMETER OF THE STRUCTURE IN UNIFORMLY TAMPED AND SLOPED GRADES TO REQUIRED AREA DRAINS AND/OR EXISTING CULVERTS.

SITE NOTES: (IF APPLICABLE)

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING TASKS BUT NOT EXCLUSIVE TO:

1) CONTRACTOR RESPONSIBLE FOR BUILDING SITE IMPROVEMENTS WHICH ARE COMPLIANT WITH THE "VISITABILITY STANDARDS" AS PER THE AMERICAN DISABILITIES ACT. SOME OF THE ITEMS THAT MUST BE INCLUDED ARE
- **A)CREATE A VEHICULAR PAD THAT IS ADA COMPLIANT (5'-0"X 20'-0"), AND AN ACCESSABLE ROUTE TO AT LEAST ONE ENTRANCE OF THE HOUSE. SEE DIAGRAM BELOW.**
- **B) GRADE OR RAMP, AS PER ADAAG CODE, TO ACCOMMODATE WHEELCHAIR ACCESS.**
- **C) HANDICAP PARKING SPACE MUST BE AVAILABLE ON SITE WITH HANDICAP ACCESSIBLE PATH TO ONE AT LEAST (1) HANDICAP DOORWAY. (SEE SITE REQUIREMENTS)**

2) CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL SIDEWALKS, AND DRIVEWAY CURB CUTS AS REQUIRED BY LOCAL MUNICIPALITIES TO APPROPRIATE PSI, THICKNESS, AND REINFORCEMENT.
3) ***CERTIFIABLE ENGINEERED DRAWINGS ARE TO BE PROVIDED ON AVAILABLE SOILS INFORMATION IF NECESSARY. TO BE PROVIDED FOR BY THE CONTRACTOR.
4) AFTER VERIFYING SITE CONDITIONS, ELEVATIONS, SURVEY INFORMATION - STAKEOUT BUILDING TO VERIFY ALL DIMENSIONS OF BUILDING PLAN AND EXISTING UTILITY EASEMENTS. NOTIFY PROJECT MANAGER OF ANY DISCREPANCIES.

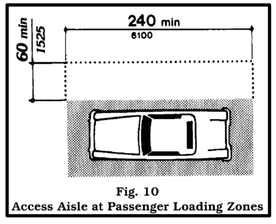


Fig. 10
Access Aisle at Passenger Loading Zones

5'-0" x 20'-0" AREA REQUIRED (ADJACENT HC VAN STALL) FOR ADA ACCESSIBILITY "VISITABILTY STANDARDS" SEE SITE NOTES SECTION 1A

DIAGRAM PROVIDED BY ADAAG 1990, APPENDIX A PART 1191

GENERAL NOTES:

-ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GOVERNING I.R.C./IBC. "STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS" ICC 600-2008, "GUIDE TO WOOD CONSTRUCTION IN HIGH WIND AREAS", AS PUBLISHED BY THE AMERICAN FOREST AND PAPER ASSOCIATION AND THE AMERICAN WOOD COUNCIL 2001 ED., AND ALL LOCAL CODES ALONG WITH THE TEXAS DEPARTMENT OF INSURANCE REQUIREMENTS.
-GENERAL CONTRACTOR SHALL COORDINATE, APPLY AND PAY FOR ALL PERMITS, INSPECTIONS AND/OR CERTIFICATIONS FROM THE APPROPRIATE AGENCIES.
-GENERAL CONTRACTOR SHALL BE RESPOSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND REQUIRED SAFETY PRECAUTIONS TO ACCOMPLISH THE WORK.
-CONTRACTORS OPTION TO DESIGN FOR PRE-ENGINEERED ROOF TRUSSES. GENERAL CONTRACTOR SHALL PROCURE ALL DOCUMENTATIONS (DRAWINGS, ETC.) FOR PREMANUFACTURED ROOF TRUSSES. ROOF TRUSS DESIGN SHALL NOT DEVIATE FROM ORIGINAL DESIGN. ALL DRAWINGS MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE DESIGN INTENT. ALL TRUSSESS SHALL BE DESIGNED BASED ON TDI DESIGN STANDARDS.
-ALL ROOF AND EXTERIOR WALL PENETRATIONS SHALL BE FLASHED AND WATERPROOFED AS PER BUILDING STANDARDS.
-GENERAL CONTRACTOR SHALL COORDINATE ALL WORK AMONG DIFFERENT TRADES.
- GYP. BOARD ON INTERIOR WOOD STUD WALLS AND ON CEILING TO BE 1/2" THICK.
- CONTRACTOR OR OWNER SHALL PROVIDE SAMPLES TO THE APPLICANT FOR MATERIAL SELECTION. CONTRACTOR OR OWNER SHALL RETAIN A DOCUMENT, SIGNED BY APPLICANT, STATING THAT THE APPLICANT APPROVES COLOR AND QUALITY OF PAINT, FLOORING, HARDWARE, COUNTERTOPS.
-ALL STRUCTURAL WOOD SHALL BE NO. 2 SYP, OR BETTER, ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE TREATED.
-EQUIVALENT PRODUCTS FOR "MICRO-LAM" BEAMS & PLYWOOD WEB JOISTS, BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED TECHNICAL DATA IS SUBMITTED PROVING EQUAL STRENGTH TO MEMBERS SPECIFIED, AND COMPLY WITH THE CRITERIA NOTED ON THESE DRAWINGS.
-ALL FLASHING/NAILING TO FOLLOW FLASHING SCHEDULE 11705 STANDARD BLD'G CODE, AND/OR METAL CONNECTORS INDICATED ARE MANUFACTURED BY SIMPSON "STRONG TIE", SIM./EQUAL CONNECTORS MAY BE USED, PROVIDED TDI APPROVAL.
-EXTERIOR WALL SHEATHING TO BE 7/16" THICK APA STRUCTURAL I RATED. BLOCK ALL EDGES. PROVIDE 1/8" SEPARATION BETWEEN PANELS. NAIL ALL EDGES AT 3" O.C. WITH 8d COMMON RING SHANK NAILS, INTERMEDIATE NAILING AT 12" O.C.
-ALL ROOF SHEATHING SHALL BE 5/8"PLYWOOD OR OSB SHEATHING. BLOCK ALL EDGES AND PROVIDE 1/8"SEPARATION BETWEEN PANELS. NAIL EDGES W/ 8d RING SHANK NAILS AT 4" OC AND 4" OC INTERMEDIATE NAILING
-ALL WINDOWS THROUGHOUT THE HOMES ARE TO BE DOUBLE GLAZED WITH A LOW "E" COATING.
- ALL EXTERIOR DOORS ARE TO HAVE INSULATED FIBERGLASS OR METAL DOORS, TO RESIST CLIMATE CONDITIONS, WIND LOADS, AND STILL HAVE A SUPERIOR INSULATION FACTOR.
- ALL LIGHT BULBS SHALL BE EITHER HIGH EFFICIENCY, COMPACT FLUORESCENT, OR LED LIGHTING.
- USE INSULATED CAN AND AIR TIGHT (ICAT) RECESSED LIGHTS WHERE RECESSED LIGHTS ARE CALLED OUT.
- DESIGN AT LEAST ONE ENTRY TO HOME (PREFERABLY THE MAIN ENTRANCE) AS A ZERO STEP ENTRY. THIS MEANS THAT ONE ENTRY SHALL BE WHEELCHAIR ACCESSIBLE. DOOR THRESHOLDS ON A "VISITABLE" HOUSE ARE TO HAVE A MAXIMUM HEIGHT CHANGE OF ½".
- ALL "VISITABLE" HOUSES ARE TO HAVE LEVER DOOR HANDLES THROUGHOUT.
- MOUNTING HEIGHT FOR ALL SWITCHES, TO BE AT 4'-0" AFF.
- MOUNTING HEIGHT FOR ALL ELECTRICAL OUTLETS IS 1'-3" AFF MINIMUM.
- IF ELEVATION IS NECESSARY, PROVIDE ALTERNATIVE RAMP ACCESSIBILITY TO THE HOUSE WHICH IS COMPLIANT WITH ADA "VISITABILITY" STANDARDS @ A SLOPE OF 1:12 AND A PATHWAY OF 3' MIN.
- PROVIDE A MINIMUM FLOOR PASSAGE WIDTH OF 3'-0" IN ALL HABITABLE AREAS OF STRUCTURE.
- PROVIDE ALL DOORS ENTERING INTO ANY ROOM WITH A 2'-8" CLEARANCE. IN ORDER TO ACHIEVE 2'-8" CLEARANCE A MINIMUM OF 2'-10" DOOR SHALL BE USED.
- INSTALL WOOD BLOCKING IN WALLS TO RECEIVE FUTURE GRAB BARS AROUND TOILET AND BATH AREAS WHERE DRAWINGS DESIGNATE OR TO MEET REQUIREMENTS FOR SPECIAL NEED OWNERS.
- TOILET SEATS ARE TO BE 1'-4" TO 1'-7" AFF.
- DESIGN A MINIMUM OF 2'-6" WIDE X 5'-0" OPEN FLOOR AREA WITH AN OUT SWINGING DOOR IN AT LEAST ONE HALF BATH AND PREFERABLY ONE FULL BATHROOM.
- NOISE MITIGATION IF NECESSARY (STC RANGE OF 71-74)

NOTES TO CONTRACTOR:

1. CONTRACTOR RESPONSIBLE FOR JOB SITE EXAMINATION, VERIFICATION, AND LOCATION OF ALL SITE REQUIREMENTS INCLUDING, BUT NOT EXCLUSIVE OF STAIRS, RAMPS, PARKING LAYOUT, BUILDING SETBACKS AND EASEMENTS, UTILITY CONNECTIONS, AND A/C COMPRESSOR LOCATIONS. (SEE SITE NOTES)
2. CONTRACTOR RESPONSIBLE FOR REFRENCING SURVEY AND/OR ELEVATION BENCHMARK CERTIFICATE FOR SITING OF BUILDING.
3. CONTRACTOR RESPONSIBLE FOR FOUNDATION DESIGN AND FINISH FLOOR ELEVATION VERIFICATION TO COMPLY WITH FEMA BASE FLOOD ELEVATION AND PROGRAM REQUIREMENTS.
4. CONTRACTOR RESPONSIBLE TO SUBMIT AND RECEIVE ALL BUILDING PERMITS AND INSPECTIONS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.
5. CONTRACTOR RESPONISBLE FOR SEWER LINE CONNECTION.
6. CONTRACTOR RESPONSIBLE FOR LOCATING TWO HOSE BIBS. HOSE BIB LOCATIONS ARE NOT TO BE LOCATED ON THE FRONT FACADE.
7. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL APPOINTED ENGINEERING AND INSPECTIONS REQUIRED FOR TDI CONSTRUCTION CERTIFICATION.
8. REFER TO STRUCTURAL DOCUMENTS FOR FOUNDATION DESIGN, HOLD DOWNS, CLIPS, STRAPS, BLOCKING, SHEARWALL LCATIONS, AND FASTENERS PATTERNS/SIZES. IF TDI APPOINTED STRUCTURAL ENGINEER'S DOCUMENTS ARE IN ANYWAY CONTRADICTORY TO ARCHITECTURAL SET, STRUCTURAL DOCUMENTS WILL GOVERN.
9. CONTRACTOR RESPONSIBLE FOR PERFORMING DEMOLITION AND ALL CRITERIA REQUIRED FOR TDI CONSTRUCTION/DEMOLITION CERTIFICATION, AS WELL AS ANY MUNICIPAL REQ'S.

SITE SPECIFIC REQUIREMENTS PER MUNICIPALITY:

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING TASKS BUT NOT EXCLUSIVE TO:

1. HISTORIC DISTRICT (IF NECESSARY)
2. LANDSCAPE REQUIREMENTS (IF NECESSARY)
3. GATES AND FENCES (IF NECESSARY)
4. OFF-STREET PARKING REQUIRMENTS (IF NECESSARY)
5. STC MITIGATION (IF NECESSARY)
6. MINIMUM SITE SF
7. MINIMUM DRIVE WIDTH
8. MINIMUM HOUSE SF
9. MISC.

WIND ZONE DISCLAIMER:

- ALL STRUCTURES SHALL BE ENGINEERED, DESIGNED AND CONSTRUCTED, TO MEET OR EXCEED THE GOVERNING IRC/IBC AND TDI WINDSTORM CODE FOR THE DESIGNATION CATASTROPHE AREAS.
- VERIFY WINDOW CODE REQIREMENTS AT EACH BUILDING LOCATION, AND INSTALL WINDOWS AS PER CODE. REQUIREMENTS WILL VARY FROM DOUBLE INSULATED VINYL TO IMPACT RESISTANT DOUBLE INSULATED VINYL WINDOWS
- ALL WINDOWS SHALL COMPLY WITH THE GOVERNING IRC/IBC. WINDOWS SHALL BE SELECTED BASED UPON THE COMPONENT AND CLADDING DESIGN PRESSURES AND MUST BE AN APPROVED TDI PROCUCT.
- CONTRACTOR RESPONSIBLE FOR ANCHORAGE OF BOTTOM PLATE AND WALL STUDS TO FOUNDATION IN COMPLIANCE WITH THEGOVERNING EDITION OF IRC/IBC 1609.

EXTERIOR WALLS:
- PAINTED REINFORCED CEMENT EXTERIOR SIDING
- "TYVEK" BUILDING WRAP
- 1/2" O.S.B. SHEATHING
- 2x4 STUDS @ 1'-4" O.C.
- R-13 BATT INSULATION
- 1/2" GYPSUM BOARD INTERIOR

INTERIOR WALLS:
- 2x4 STUDS @ 1'-4" O.C.
- ½" GYPSUM BD ON BOTH SIDES

CEILING:
- 2x6 JOISTS @ 1-'4" O.C.
- 1/2" GYPSUM BOARD
- R30 INSULATION

ROOF:
- 30 YEAR FIBERGLASS SHINGLES
- #15 FELT
- 5/8" O.S.B. OR CDX PLYWOOD
- 2x6 RAFTERS @ 2'-0" O.C.
- ALL ROOFING PRODUCTS, MATIERIALS AND INSTALLATION, SHALL COMPLY WITH THE REQUIREMENTS FOR TDI WINDSTORM CODE.

NAILING SCHEDULE:

AS PER IBC/IRC AND WOOD FRAME CONSTRUCTION MANUAL FOR ALL FRAMING SPECIFICATIONFOR 110, 120, AND 130 MPH WIND ZONES. (SEE SHEET A8)

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING: 110, 120, & 130 mph			
BLOCKING TO RAFTER (TOE-NAILED)	**2-8d**	**2-10d**	**EACH END**
RIM BOARD TO RAFTER (END-NAILED)	2-16d	3-16d	EACH END
WALL FRAMING: 110, 120, & 130 mph			
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	5-16d	AT JOINTS
STUD TO STUD (FACE-NAILED)	**2-16d**	**5-16d**	**24" OC**
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" OC ALONG EDGE
FLOOR FRAMING: 110, 120, & 130 mph			
JOIST TO SILL, TOP PLATE TO GIRDER (TOE-NAILED)	4-8d	4-10d	PER JOIST
BLOCKING TO JOIST (TOE NAILED)	**2-8d**	**2-10d**	**EACH END**
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	EACH BLOCK
LEDGER STRIP TO BEAM OR GIRDER (FACE-NAILED)	**3-16d**	**4-16d**	**EACH JOIST**
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	3-10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	**3-16d**	**4-16d**	**PER JOIST**
BAND JOIST TO SILL OR TOP PLATE (TOE NAILED)	2-16d	3-16d	PER FOOT
ROOF SHEATHING (WOOD STRUCTURAL PANELS): 110 & 120 mph			
RAFTERS OR TRUSSES SPACED UP TO 16" OC	8d	10d	6" EDGE/6" FIELD
RAFTERS OR TRUSSES SPACED OVER 16" OC	**8d**	**10d**	**4" EDGE/4" FIELD**
GABLE ENDWALL RAKE OR RAKE TRUSS W/O GABLE OVERHANG	8d	10d	6" EDGE/6" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS WITH STRUCTURAL OUTLOOKERS	**8d**	**10d**	**6" EDGE/6" FIELD**
GABLE ENDWALL RAKE OR RAKE TRUSS WITH LOOKOUT BLOCKS	8d	10d	4" EDGE/4" FIELD
ROOF SHEATHING (WOOD STRUCTURAL PANELS): 130 mph			
RAFTERS OR TRUSSES SPACED UP TO 16" OC	8d	10d	6" EDGE/6" FIELD
RAFTERS OR TRUSSES SPACED OVER 16" OC	**8d**	**10d**	**4" EDGE/4" FIELD**
GABLE ENDWALL RAKE OR RAKE TRUSS W/O GABLE OVERHANG	8d	10d	4" EDGE/4" FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS WITH STRUCTURAL OUTLOOKERS	**8d**	**10d**	**4" EDGE/4" FIELD**
GABLE ENDWALL RAKE OR RAKE TRUSS WITH LOOKOUT BLOCKS	8d	10d	3" EDGE/3" FIELD
CEILING SHEATHING: 110, 120, 130 mph			
GYPSUM WALLBOAD	5d COOLERS		7" EDGE/10" FIELD
WALL SHEATHING (WOOD STRUCTURAL PANELS): 110 & 120 mph			
STUDS SPACED UP TO 24" OC	8d	-----	6" EDGE/12" FIELD
1/2" & 25/32 FIBERBOARD PANELS (CORROSION RESISTANT 11 GA ROOFING NAILS & 16 GA STAPLES ARE PERMITTED)	**8d**	-----	**6" EDGE/6" FIELD**
1/2" GYPSUM WALLBOARD	5d COOLERS		7" EDGE/10 " FIELD
WALL SHEATHING (WOOD STRUCTURAL PANELS): 130 mph			
STUDS SPACED UP TO 16" OC	8d	10d	6" EDGE/12" FIELD
25/32 FIBERBOARD PANELS (CORROSION RESISTANT 11 GA ROOFING NAILS & 16 GA STAPLES ARE PERMITTED)	**8d**	**10d**	**6" EDGE/6" FIELD**
1/2" GYPSUM WALLBOARD			
FLOOR SHEATHING (WOOD STRUCTURAL PANELS): 110, 120, 130 mph			
1" OR LESS	8d	10d	6" EDGE/12" FIELD
GREATER THAN 1"	**10d**	**16d**	**6" EDGE/ 6" FIELD**

TABLE OF CONTENTS:

PLAN DESCRIPTION:

Application No. 0000
2 BR/2 BA 1324 SF
SETFLEX UNIT 01
ARCHITECTURAL STYLE: A
WIND ZONE: 120 mph

FLOODPLAIN: YES ☐ NO ☒

FLOODPLAIN NOTES - IF REQUIRED:

- IN BUILDING AREAS WHICH REQUIRE SPECIFIC BASE FLOODPLAIN ELEVATIONS AS ESTABLISHED BY FEMA, THE FOUNDATION WILL BE ELEVATED PER DESIGN OF A TDI APPROVED ENGINEER.
- FOUNDATION SYSTEMS ARE TO BE DESIGNED, STAMPED, AND INSPECTED BY A TDI APPROVED ENGINEER - THIS INCLUDES **ALL** FOUNDATIONS, ELEVATED AND/OR OTHERWISE (i.e. SLAB ON GRADE FOUNDATIONS).
- AS REQUIRED BY THIS PROGRAM, FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 6" ABOVE ANY FREEBOARD REQUIREMENT SET FORTH BY THE GOVERNING MUNICIPALITY. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT MUNICIPALITY AND CONFIRM.
- APPROPRIATE ELEVATION SYSTEMS ARE TO BE DETERMINED BY A TDI APPROVED ENGINEER (PIER AND BEAM, WOOD PILINGS, ETC.) BASED ON REQUIRED CONDITIONS.
CONTRACTOR TO USE ATTACHED "ELEVATION CERTIFICATE" FEMA FORM 81-31 AND/OR SHEETS A7/A8 FOR BIDDING PURPOSES.

CONTRACTOR PRICING NOTES:

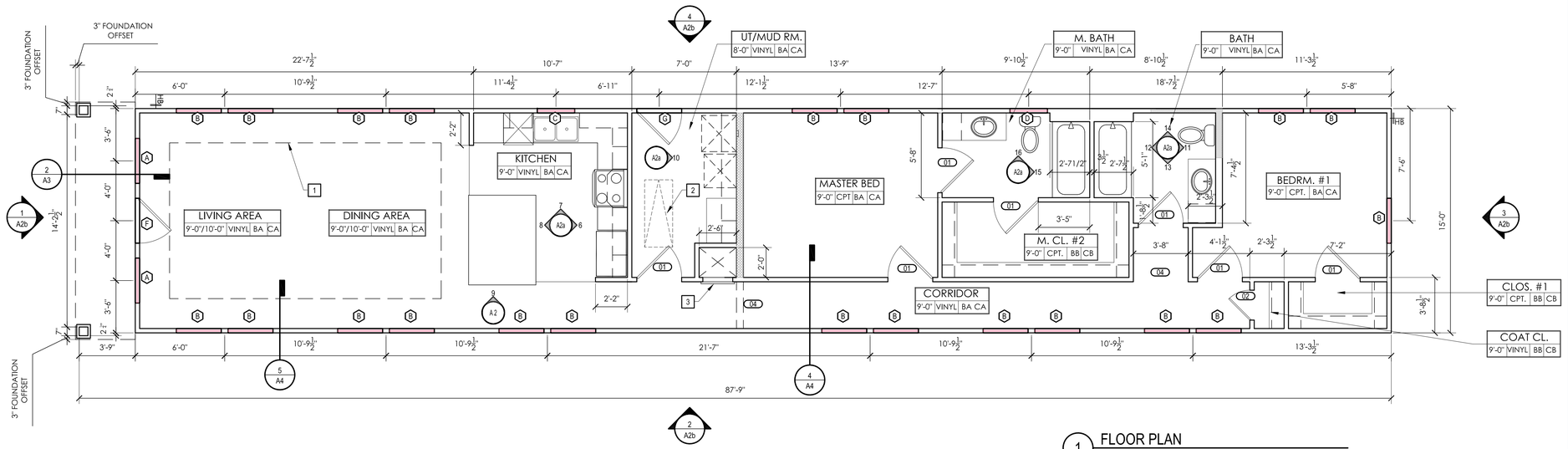
THE FOLLOWING ITEMS ARE POTENTIAL ADDITIONS TO COST WHEN STRUCTURE IS ELEVATED. IT IS SUGGESTED THAT ALL COSTS ASSOCIATED WITH THE ELEVATION OF A STRUCTURE, IF NECESSARY, BE CONSOLIDATED TO THE MISC. SECTION OF FORM 11.17:

- FLOOR FRAMING SHALL BE INSULATED WITH A MINIMUM OF R-13.
- ALL EXPOSED WATER PIPES SHALL BE INSULATED.
- ELEVATING STRUCTURES MAY CREATE NEED FOR STAIRS, RAMPS, GUARDRAILS, LIFTS, ETC. USE IRC 2009 AND ADAAG TO DETERMINE PROPER MATERIALS AND DIMENSIONS FOR CODE COMPLIANCE.
- POTENTIAL FOR ADDITIONAL LIGHTING UNDER STRUCTURE IS POSSIBLE.
- POTENTIAL FOR ELEVATING HVAC COMPRESSOR UNITS IS POSSIBLE.
- ***ANY AND ALL ADDITIONAL FOUNDATION AND SITE WORK TO ACCOMMODATE STAIRS, RAMPS, GUARDRAILS, LIFTS, ETC.***

***NOTE TO CONTRACTOR: All dimensions and existing site conditions are to be verified by contractor per attached survey. Any required setbacks, site restrictions/conditions, etc. are to be verified with local building municipalities by the contractor. The designer is not responsible for the orientation and placement of building(s) on the site. The contractor is to take full responsibility for site construction upon evaluation of survey, flood certificate, building/zoning ordinance, historical overlay districts, and local fire and building codes. The contractor must comply with all ADA "Visitability" procedures and guidelines in reference to building orientation and site work.

DATE:	ISSUED FOR:

A0



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

INTERIOR DOOR SCHEDULE:

	WIDTH HEIGHT THICKNESS	DESCRIPTION
01	3'-0" x 6'-8" x 1 3/8"	2 PANEL MASONITE DOOR
02	2'-0" x 6'-8" x 1 3/8"	2 PANEL MASONITE DOOR
03	6'-0" x 6'-8"	2 - 3'-0" 2 PANEL MASONITE DOORS
04	3'-0" x 6'-8"	CASED OPENING
05	3'-0" X 6'-8"	2 - 1'-6" 2 PANEL MASONITE DOORS

NOTE: ALL WINDOWS SHALL BE:
-DOUBLE GLAZED
-LOW "E" COATING
-COMPLIANT WITH GOVERNING IRC/IBC, SHALL MEET ALL OF ENGINEERS DESIGN PRESSURES AND BE AN APPROVED PRODUCT BY TDI.

EXTERIOR OPENING SCHEDULE:

	WIDTH HEIGHT	DESCRIPTION
A	3'-0" x 6'-0"	SINGLE HUNG, DBL. GLAZED, 6/1 LITES, VINYL WNDW. HEAD HT @ 7'-10" AFF
B	3'-0" x 6'-0"	SINGLE HUNG, DBL. GLAZED, 1/1 LITES, VINYL WNDW. HEAD HT @ 7'-10" AFF
C	2'-8" x 4'-2"	SINGLE HUNG, DBL. GLAZED, 1/1 LITES, VINYL WNDW. HEAD HT @ 7'-10" AFF
D	2'-4" x 3'-6"	SINGLE HUNG, DBL. GLAZED, 1/1 LITES, VINYL WNDW. LOWER SASH FROSTED. HEAD HT @ 7'-10" AFF
E	3'-0" x 3'-0"	FIXED DBL. GLAZED SINGLE LITE WINDOW HEAD HT. 7'-10"
F	3'-0" x 6'-8"	FIBERGLASS ENTRY DOOR W/(1) GLASS LITE ABOVE SINGLE PANEL W/ TRANSOM TO 8'-0" AFF
G	3'-0" x 6'-8"	INSULATED 4 PANEL HOLLOW METAL DOOR.

SEE 2/A4 FOR WINDOW DETAILS.

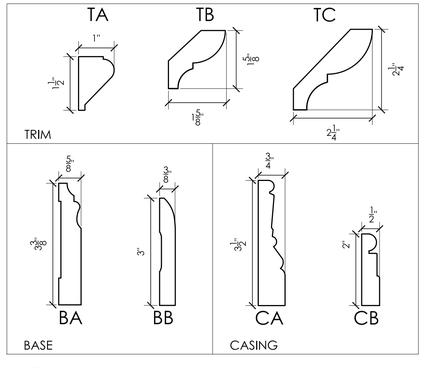
SHEET A1 KEY PLAN NOTES:

THE FOLLOWING KEYNOTES EXCLUSIVELY PERTAIN TO THE DRAWINGS ON THIS SHEET ONLY:

1. COFFERED CEILING ABOVE
2. ATTIC ACCESS LADDER (1'-10 1/2" X 4'-6" ROUGH OPENING)
3. 20" X 30" RETURN AIR GRILL

HEADER SCHEDULE:

-ALL HEADER SIZES ARE TO BE COMPLIANT WITH GOVERNING IRC/IBC.



2 MILLWORK PROFILES
SCALE: 6" = 1'-0"

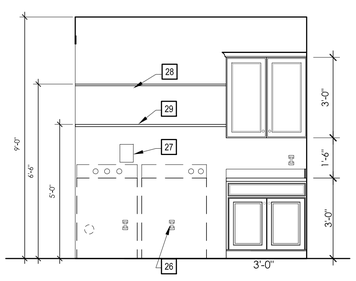
DATE: ISSUED FOR:

A1

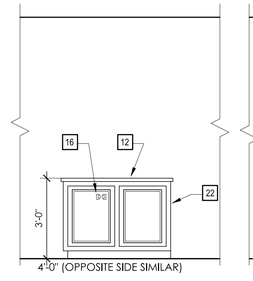
SHEET A2 KEY NOTES:

THE FOLLOWING KEYNOTES EXCLUSIVELY PERTAIN TO THE DRAWINGS ON THIS SHEET ONLY.

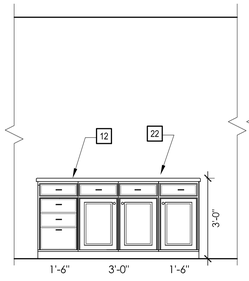
1. TDI APPROVED COMPOSITION SHINGLES
2. COLUMN
3. GABLE VENT, ALUM. 14"X 20"
4. GABLE VENT, ALUM. 18"X 24"
5. DECORATIVE SHUTTERS
6. 6x6 OUTRIGGER
7. CEMENT CORNER BOARDS
8. FIBER REINFORCED CEMENT SIDING
9. WOOD FRIEZE BOARD
10. FIBER REINFORCED CEMENT WINDOW TRIM
11. SHELF
12. PLASTIC LAM COUNTERTOPS W/ 4" SPLASH
13. DISHWASHER
14. ELEC. RANGE (220 VOLT)
15. MICRO/ HOOD EXHAUST TO OUTSIDE
16. CABINET MOUNTED OUTLET
17. DISPOSAL, AND OVERHEAD LIGHT SWITCH
18. OUTLET FOR DISPOSAL
19. SOLID WOOD BLOCKING
20. MATERIAL VARIES, SELECTED BY OWNER
21. ICE MACHINE HOOK UP
22. OPEN KNEE SPACE ON DINING SIDE
23. 3'-0" X 4'-0" MIRROR
24. 2'-6" X 4'-0" MIRROR
25. CONT. RIDGE VENT
26. DRYER OUTLET 220V
27. WASHER WATER SUPPLY AND DRAIN BOX
28. HANGING ROD AND SHELF
29. CONTRACTORS OPTION TO SUBSTITUTE PRE-MFG. STRUCTURAL EPOXY RESIN COLUMN IN LIEU OF WOOD COLUMN, ANCHOR AS PER MFG AND TDI REQUIREMENTS



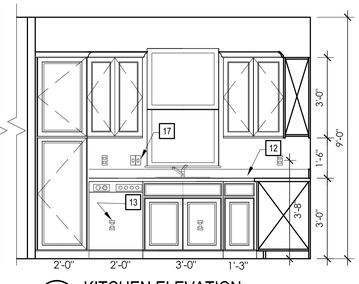
10 UTILITY / MUDROOM ELEVATION
SCALE: 3/8" = 1'-0"



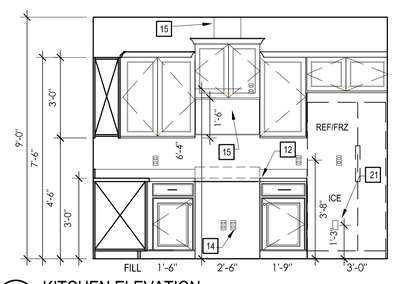
9 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



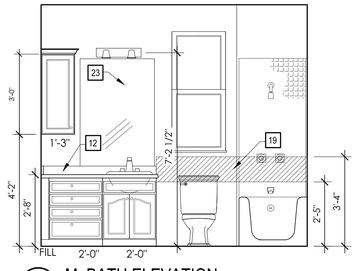
8 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



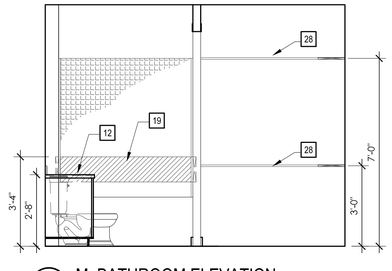
7 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



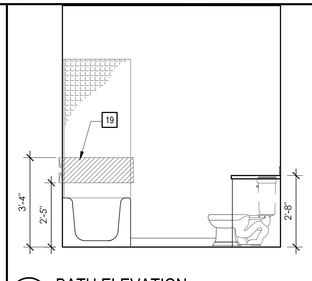
6 KITCHEN ELEVATION
SCALE: 3/8" = 1'-0"



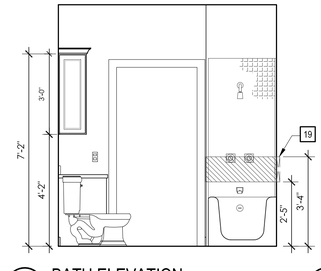
16 M. BATH ELEVATION
SCALE: 3/8" = 1'-0"



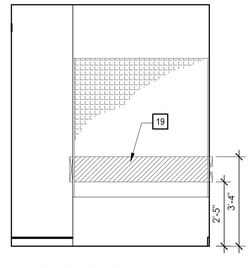
15 M. BATHROOM ELEVATION
SCALE: 3/8" = 1'-0"



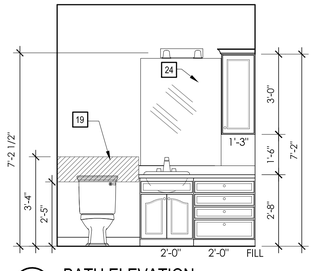
14 BATH ELEVATION
SCALE: 3/8" = 1'-0"



13 BATH ELEVATION
SCALE: 3/8" = 1'-0"



12 BATH ELEVATION
SCALE: 3/8" = 1'-0"



11 BATH ELEVATION
SCALE: 3/8" = 1'-0"

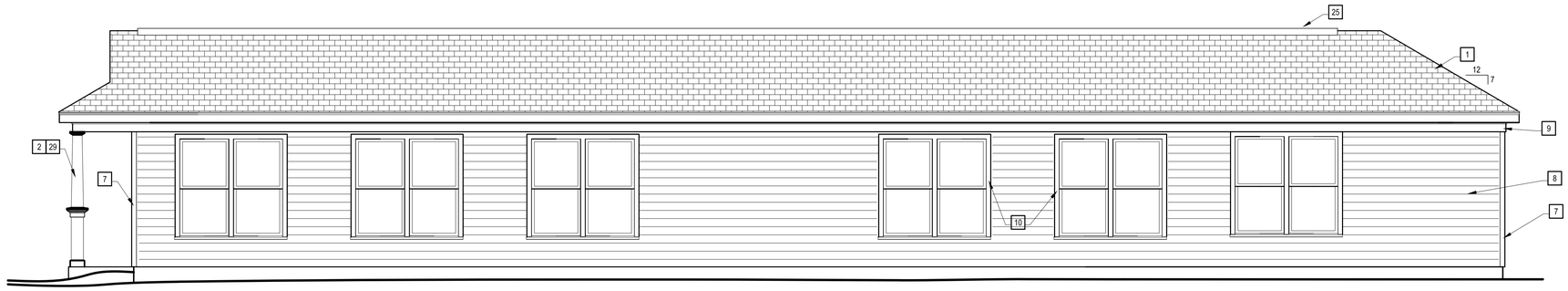
DATE: ISSUED FOR:

A2a

SHEET A2 KEY NOTES:

THE FOLLOWING KEYNOTES EXCLUSIVELY PERTAIN TO THE DRAWINGS ON THIS SHEET ONLY.

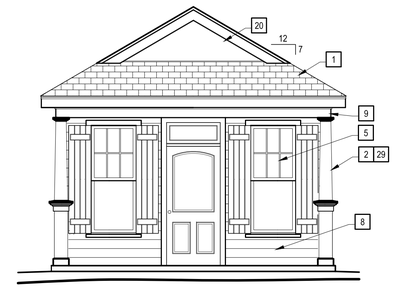
1. TDI APPROVED COMPOSITION SHINGLES
2. COLUMN
3. GABLE VENT
4. GABLE VENT
5. DECORATIVE SHUTTERS
6. 6x6 OUTRIGGER
7. 4" FIBER REINFORCED CEMENT CORNER BOARDS
8. FIBER REINFORCED CEMENT SIDING
9. WOOD FRIEZE BOARD
10. FIBER REINFORCED CEMENT WINDOW TRIM
11. SHELF
12. PLASTIC LAM COUNTERTOPS W/ 4" SPLASH
13. DISHWASHER
14. ELEC. RANGE (220 VOLT)
15. MICRO/ HOOD EXHAUST TO OUTSIDE
16. CABINET MOUNTED OUTLET
17. DISPOSAL, AND OVERHEAD LIGHT SWITCH
18. OUTLET FOR DISPOSAL
19. SOLID WOOD BLOCKING
20. MATERIAL VARIES, SELECTED BY OWNER
21. ICE MACHINE HOOK UP
22. OPEN KNEE SPACE ON DINING SIDE
23. 3'-0" X 4'-0" MIRROR
24. 2'-6" X 4'-0" MIRROR
25. CONTINUOUS RIDGE VENT
26. DRYER OUTLET 220V
27. WASHER WATER SUPPLY AND DRAIN BOX
28. HANGING ROD AND SHELF
29. CONTRACTORS OPTION TO SUBSTITUTE PRE-MFG. STRUCTURAL EPOXY RESIN COLUMN IN LIEU OF WOOD COLUMN, ANCHOR AS PER MFG AND TDI REQUIREMENTS
30. THROUGH WALL DRYER VENT



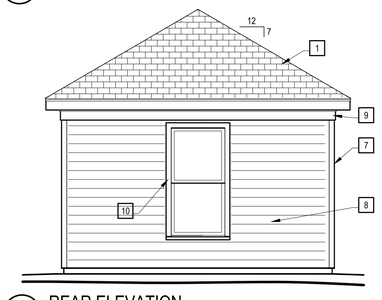
2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" 0' 4'

4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" 0' 4'

5 GABLE MATERIAL SELECTION
SCALE: 1/4" = 1'-0" 0' 4'



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



3 REAR ELEVATION
SCALE: 1/4" = 1'-0" 0' 4'

DATE: ISSUED FOR:

A2b

SHEET A3 KEY SECTION NOTES:

THE FOLLOWING KEYNOTES EXCLUSIVELY PERTAIN TO THE DRAWINGS ON THIS SHEET ONLY:

1. FIBER REINFORCED CEMENT FACIA
2. PERFORATED FIBER REINFORCED CEMENT SOFFIT
3. 5/4 TREATED PLATE
4. FIBERGLASS SHINGLE ROOFING ON #15 FELT OVER 5/8" PLYWOOD OR OSB SHEATHING
5. FIBER REINFORCED CEMENT SIDING
6. "SIMPSON" "H-8" STRAPS @ EVERY RAFTER
7. ½"PLYWOOD OR OSB SHEATHING WITH "TYVEK" WRAP
8. METAL FLASHING
9. 2x6 RAFTERS AT 2'-0" OC
10. METAL DRIP EDGE
11. 2x4'S @ 1'-4" OC
12. (2) 2x12'S
13. 1x CLADDING
14. (2) "SIMPSON" TIES, "MTS"30 PER COLUMN
15. CLAD 6x6 TREATED COLUMN
16. R-30 BATT INSUL
17. 2x6 JOISTS AT 1'-4" OC
18. FIBER REINFORCED SOFFIT (SOLID)
19. 1x8 FRIEZE BOARD W/ 5/4 BLOCKING
20. 1X8 FRIEZE BAND TO RUN CONTINUOUS INTO PORCH BEAM
21. R-13 BATT INSULATION
22. BLOCKING AS PER CODE
23. "SIMPSON" JOIST HANGERS
24. WALL ANCHORAGE (BY CONTRACTOR)
25. COLUMN ANCHORAGE (BY CONTRACTOR)
26. FOUNDATION (TO BE DETERMINED BY CONTRACTOR)
27. 1/2" GYPSUM BOARD
28. TRIM "TB"
29. TRIM "TC"
30. 5/4 TREATED PLATE RIPPED FOR SLOPE
31. 1x 2 TRIM
32. 1x 4 TRIM
33. TRIM "TA"
34. GABLE END FINISH TO BE SELECTED

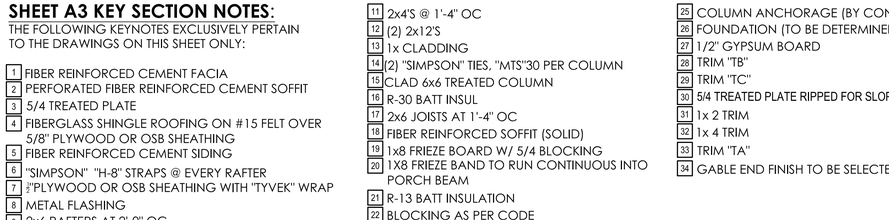
FRAMING NOTES:

1. EXTERIOR WALL SHEATHING TO BE 1/2" O.S.B. UNLESS OTHERWISE NOTED.
2. ALL ROOF SHEATHING TO BE 5/8" CDX GRADE PLYWOOD OR OSB AT 2'-0" O.C. SPACED RAFTERS.
3. ALL BEAMS TO BE SIZED BY TDI APPROVED STRUCTURAL ENGINEER.

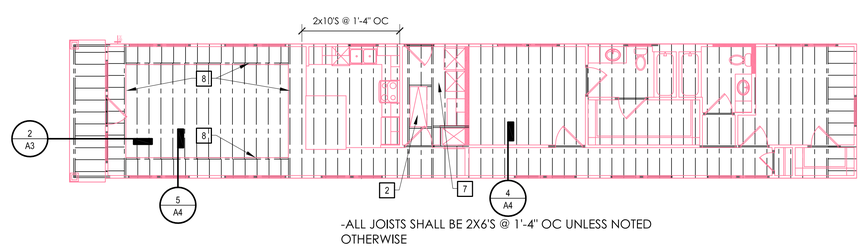
SHEET A3 KEY PLAN NOTES:

THE FOLLOWING KEYNOTES EXCLUSIVELY PERTAIN TO THE DRAWINGS ON THIS SHEET ONLY:

1. COFFERED CEILING ABOVE
2. ATTIC ACCESS LADDER (1'-10½"X 4'-6" ROUGH OPENING)
3. 20" X 30" RETURN AIR GRILL
4. 2X6's UNO
5. 2X8 HIP JACKS
6. 2X10 RIDGE
7. PROVIDE 5/8" PLYWOOD DECKING ATOP CEILING JOISTS TO PROVIDE ACCESS TO ATTIC LOCATED. WATER HEATER AND AIR HANDLING UNIT.
8. (2)2X12 HEADER @ COFFERED CEILING
9. FRAME CEILING @ 8'-0" AFF TO ACCOMODATE HEAD HEIGHT FOR W/H IN ATTIC

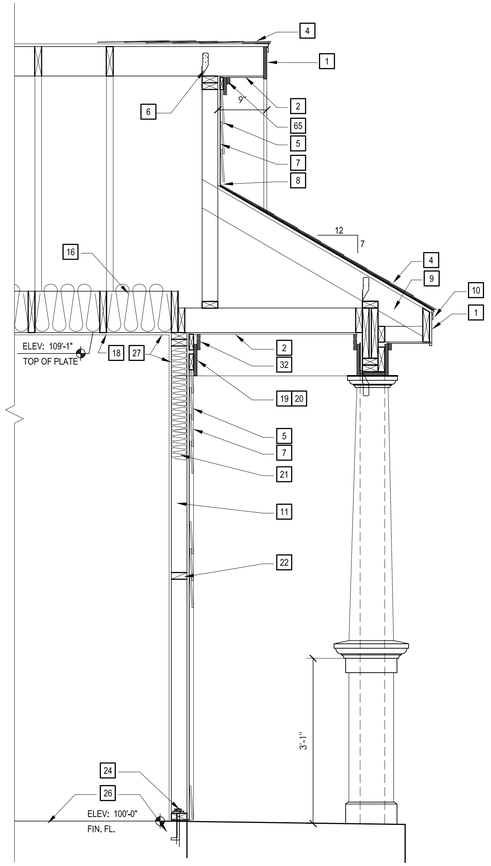


4 ROOF AND RAFTER FRAMING PLAN
SCALE: 1/8" = 1'-0"

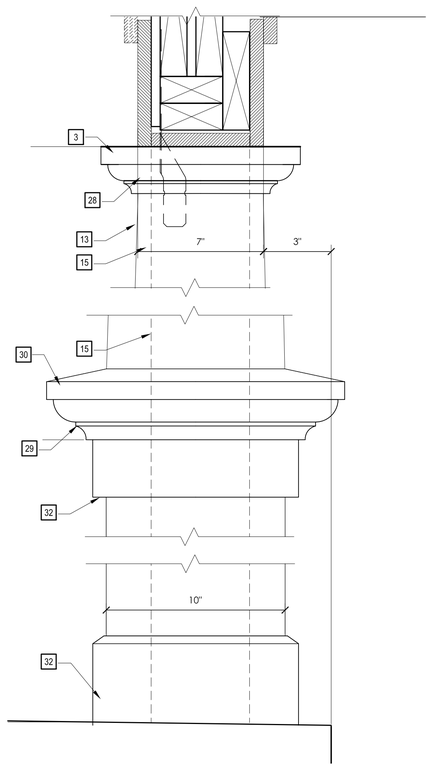


-ALL JOISTS SHALL BE 2X6'S @ 1'-4" OC UNLESS NOTED OTHERWISE

3 CEILING FRAMING PLAN
SCALE: 1/8" = 1'-0"



2 PORCH SECTION
SCALE: 3/4" = 1'-0"



1 COLUMN DETAIL
SCALE: 3" = 1'-0"

DATE: ISSUED FOR:

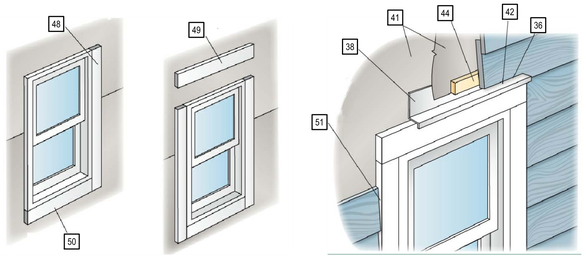
A3

SHEET A4 KEY NOTES:

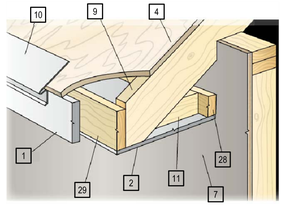
THE FOLLOWING KEYNOTES EXCLUSIVELY PERTAIN TO THE DRAWINGS ON THIS SHEET ONLY:

1. 1 x 8 FIBER REINFORCED CEMENT FACIA
2. PERFORATED FIBER REINFORCED CEMENT SOFFIT
3. 1x4 TRIM
4. COMPOSITION SHINGLE ROOFING ON #15 FELT OVER 5/8" PLYWOOD OR OSB SHEATHING
5. FIBER REINFORCED CEMENT SIDING
6. "SIMPSON" "H-8" STRAPS @ 1'-4" @ EVERY RAFTER/JOIST
7. 1/2" PLYWOOD OR OSB SHEATHING WITH "TYVEK" WRAP
8. METAL FLASHING
9. 2x6 RAFTERS AT 2'-0" OC
10. METAL DRIP EDGE, COLOR TO MATCH FASCIA
11. 2x4'S @ 1'-4" OC
12. (2) 2x10'S
13. 1x2 TRIM
14. METAL STRAP 24" LONG AT 1'-4" OC AT RIDGE
15. TRD. 6X6 OUT RIGGER (4) TOTAL
16. R-30 BATT INSUL
17. 2x6 JOISTS AT 1'-4" OC
18. A PAIR OF NAILS (ONE IN EACH FACE) ATTACH THE CORNER TO THE BUILDING
19. 1x8 FRIEZE BOARD W/ 5/4 BLOCKING
20. KEEP WEATHER CUTS AT LEAST 12" APART ON ADJACENT CORNER BOARDS
21. R-19 BATT INSULATION
22. BLOCKING AS PER CODE
23. "SIMPSON" JOIST HANGERS
24. WALL ANCHORAGE (BY CONTRACTOR)
25. TWO NAILS IN EACH FACE ATTACH THE CORNER TO THE BUILDING
26. FOUNDATION (TO BE DETERMINED BY CONTRACTOR)
27. 1/2" GYPSUM BOARD
28. 2x4 PLATE
29. 2x8 RIBBON
30. JOIN LENGTHS OF BOARDS WITH ANGLED CUTS AT LEAST 22.5 DEGREES
31. 2x6 STORM COLLAR AT EVERY RAFTER - TO BE TDI APPROVED
32. 2x10 RIDGE
33. STRONGBACKS- 2x4'S AT 2'-0" OC - TO BE TDI APPROVED
34. ANGLE SLOPES TO DOWN AND TO THE OUTSIDE
35. PROVIDE 5/8" PLYWOOD DECKING ATOP CEILING JOISTS TO PROVIDE ACCESS TO ATTIC LOCATED WATER HEATER AND AIR HANDLING UNIT.
36. 1/4" GAP
37. 16" MAX. NAIL SPACING KEEP NAILS AT LEAST 1" FROM ENDS AND 3/4" FROM EDGES
38. METAL "Z" FLASHING
39. FIBER REINF. CEMENT TRIM
40. "TYVEK" ADHESIVE FLASHING MEMBRANE TAPE
41. "TYVEK" BULDING WRAP
42. DO NOT CAULK BETWEEN THE SIDING AND THE FLASHING
43. VINYL WINDOW
44. STARTER STRIP
45. 5/4 WOOD STOOL
46. WOOD JAMB FRAMING
47. N/A
48. SIDE TRIM PIECES GO TO THE TOP OF THE WINDOW
49. HEADER PIECE SPANS THE WINDOW INCLUDING THE SIDE TRIM PICES
50. BOTTOM TRIM PIECE IS THE WIDTH OF THE WINDOW
51. 1/8" CAULKED GAP IS LEFT BETWEEN SIDING AND THE SIDE TRIM PIECES
52. TRIM
53. (2) 2x12 HEADER

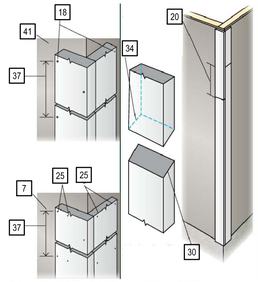
NOTE: ALL MATERIALS IN A4 KEY NOTES T.B.D. BY TDI APPROVED ENGINEER VIA CONTRACTOR.



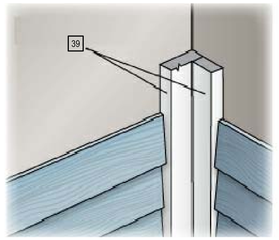
9 WINDOW & DOOR TRIM DETAIL



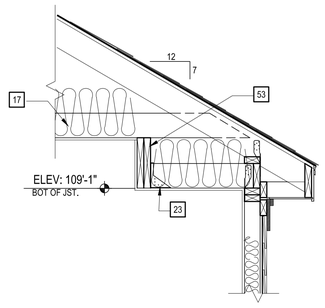
8 OVERHANG CORNER DETAIL



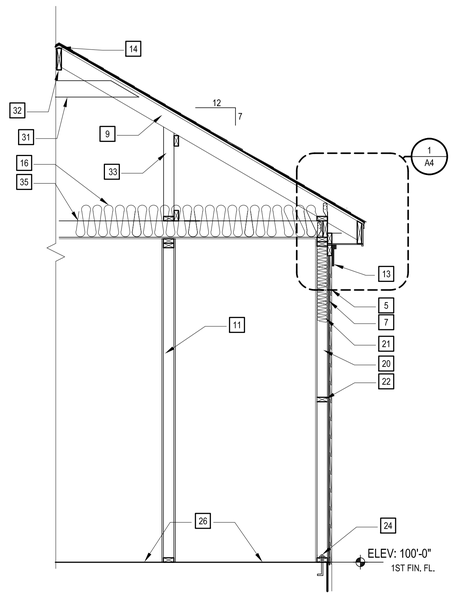
7 OUTSIDE CORNER DETAIL



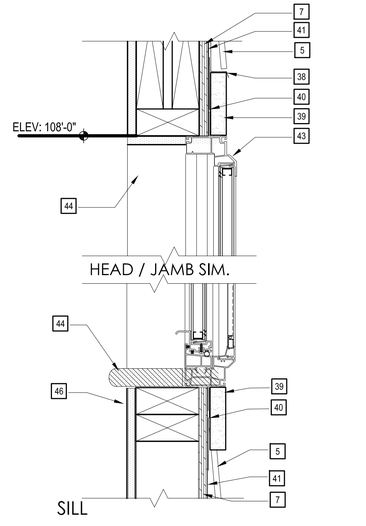
6 INSIDE CORNER DETAIL



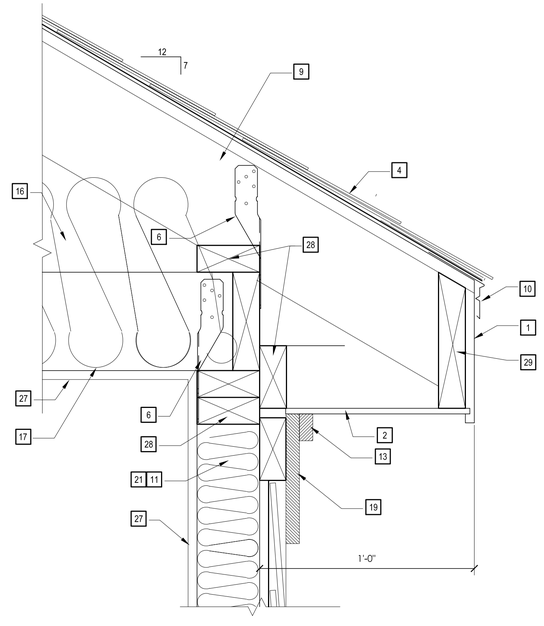
5 SECTION AT COFFERED CEILING
SCALE: 3/4" = 1'-0" 0' 2'



4 TYPICAL SECTION
SCALE: 1/2" = 1'-0" 0' 3'



2 WINDOW JAMB/HEAD/SILL
SCALE: 3" = 1'-0" 0' 4"



1 EAVE / SOFFIT DETAIL
SCALE: 3" = 1'-0" 0' 4"

DATE: ISSUED FOR:

A4

LEGEND

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
	WIRE RUN	AF L Y H	EXHAUST VENT (COMPLETE WITH VENT AND ROOF OR WALL CAP), IF DESIGNATED WITH "H","V", OR "L" ADD ELECTRIC HEAT VENT &/OR LIGHT.
AF	"ARC FAULT" DUPLEX RECEPTACLE	M	ELECTRIC METER
WP	WEATHER PROOF HOUSING	C	COAX CABLE
GFI	GROUND FAULT INTERRUPTER		TELEPHONE JACK
	JUNCTION BOX	T	THERMOSTAT
220	220 VOLT (208,240)	S.C.	SEPARATE CIRCUIT
	DUPLEX RECEPTICLE WIRED 1/2 HOT AND 1/2 TO SWITCH		PUSH BUTTON (DOOR BELL) EXACT LOCATION PER ARCHITECTS INSTRUCTIONS.
$	SWITCH	SD	SMOKE DETECTOR (SHALL MEET U.L.268)
$3	MULTIPLE POINT SWITCHING		ANNUNCIATOR (CHIME OR BELL)
$D-120W	DIMMER (WATTAGE MAY BE INDICATED)		CIRCUIT BREAKER PANEL
	SURFACE MOUNTED CEILING FIXTURE	DS	DISCONNECT SWITCH
	RECESSED CEILING FIXTURE		CEILING FAN– SUPPLY LIGHT FIXTURE IF INDICATED BY "L".
	CHANDELIER OUTLET (WITH HANGER)		
	WALL MOUNTED FIXTURE (SCONCE)		
	UNDER CABINET FIXTURE		
FL	FLUORESCENT FIXTURE		
	TRACK LIGHTS		
	DIRECTIONAL FIXTURE	WH	WATER HEATER
	SPOTLIGHT FIXTURE		

ELECTRICAL NOTES:

-ALL WORK AND MATERIALS SHALL CONFORM TO LATEST ADOPTED NATIONAL ELECTRICAL CODE/NFPA 70, AND ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS REQUIREMENTS.
-ELECTRICAL CONTRACTOR SHALL VERIFY CONDITIONS ON JOB SITE. COORDINATE WITH ARCHITECT FOR VARIATIONS PRIOR TO ANY WORK.
- COORDINATE ALL WORK, PERMITS, CONNECTIONS, INSPECTIONS, ETC., WITH APPROPRIATE AUTHORITIES.
-COORDINATE WITH UTILITY COMPANY AS REQUIRED. COORDINATE SERVICE ENTRANCE WITH SAME.
-ELECTRICAL CONTRACTOR SHALL SIZE CIRCUITS, PANELS, ETC., AND PROVIDE ALL ACCESSORIES NECESSARY FOR A COMPLETE AND SAFE OPERATING SYSTEM.
-ALL MATERIALS TO BE NEW AND U.L. APPROVED, WHERE REQUIRED. BRANCH CIRCUIT WIRING SHALL BE MIN. #12 AWG. WITH FULL GROUND TYPE NM COPPER. **-COORDINATE WITH OTHER TRADES AS REQUIRED.**
-PROVIDE 110V SMOKE DETECTORS, W/ BATTERY BACK-UP, AS NOTED ON PLAN. **-COORDINATE WITH OWNER FOR SELECTION OF LIGHT FIXTURES & APPLIANCES. VERIFY LOADS ON APPLIANCES PRIOR TO ROUGH-IN.**
-PROVIDE GROUND BARS AS REQUIRED.
-PROVIDE TYPEWRITTEN DIRECTORY INSIDE PANEL DOOR, STATE ROOM NAME, CIRCUIT AND SPPLIANCES/FIXTURES SERVICED.
-ELECTRICAL SWITCHPLATES TO BE MOUNTED 4'-0" AFF UNLESS NOTED OTHERWISE.
-DUPLEX OUTLETS TO BE MOUNTED 1'-3" AFF UNLESS NOTED OTHERWISE
-CONTRACTOR TO LOCATE ELECTRICAL PANEL AND TO VERIFY LOCATION WITH OWNER.
- CONTRACTOR TO LOCATE ATTIC LIGHT, SWITCH, AND OUTLET FOR ACCESSING WATER HEATER AND AIR HANDLING UNIT AS PER CODE.
-CONTRACTOR TO COORDINATE WITH MECHANICAL INSTALLATION LOCATION OF AC COMPRESSOR DISCONNECT.

SMOKE ALARM SYSTEM:

ALL SMOKE DETECTORS SHALL BE UL-APPROVED, 110 VOLTS W/BATTERY BACK-UP.

MECHANICAL SYSTEMS:

-AIR HANDLING UNIT AND ELEC. FURNACE LOCATED IN ATTIC
-40 GALLON ELECTRIC WATER HEATER TO BE LOCATED IN ATTIC.

VENTILATION/EXHAUST NOTES:

-BATHROOM VENTILATORS SHALL WORK AT A RATE OF NOT LESS THAN 50 CFM FOR AN INTERMITTENT VENTILATOR OR 20 CFM FOR A CONTINUOUS VENTILATOR IN ACCORDANCE WITH R303.3 IRC 2000 ED.
-ATTIC SHALL BE PROPERLY VENTILATED IN ACCORDANCE WITH SEC. R806 IRC 2006 ED.
-INSTALL ENTERGY STAR LABELED POWER VENTED FANS OR RANGE HOODS THAT EXHAUST TO THE EXTERIOR.
-CLOTHES DRYERS MUST BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

General

1.1 DEFINITIONS

A. The Work- Contractor shall understand that the Work specified herein and shown on the drawings shall be a finished and working job as agree upon in the "**REHABILITATION/RECONSTRUCTION/DEMOLITION CONTRACT** "All work shall comply with current local building code.

1.2 EXECUTION, CORRELATION & INTENT

A.Precedence - Addenda and Change Orders to Drawings and Specifications take precedence over the original Construction Documents. Should there be a conflict between any of the Construction Documents, the most stringent of the conflicting requirements will apply. Builder will consult with Project Manager (SETRPC) when conflicts arise.

Division 06000 WOOD AND PLASTIC

6.1. General - All work shall be erected plumb, true, and in accordance with drawings, comply with all structural drawings notes, and specifications. Excessively scuffed, scratched, dented, or otherwise damaged wood must be replaced. All framing work to conform to local building codes.

6.2. **Rough Cpartpentry**

A. General

1. Lumber grades: conform to the latest grading rules of the lumber manufacturers association under whose rules the lumber was produced.

2. Treated wood: Sill or base plates in contact with concrete foundations, exposed to exterior conditions, or within 12" of ground level shall be CCA or ACQ treated. For a pier and beam, or wood piling foundation, all lumber below the floor joists shall be treated. All stairs and decks shall be treated. All treated wood to be marked Water Preservative Institute (W.P.I. and stamp), and shall be visible when installed.

3. Carpentry: Carpentry shall include all rough and dressed lumber and all work in connection with material installation. The contractor shall do all cutting and framing as required by any other trade for the completion of construction. All work shall be done accurately, neatly and securely fitted in the most workmanlike manner in accordance with the working drawings.

All framing to be per drawings. Framing to include any furring or "cut-outs" necessary for installation of air conditioning system.

4. Lumber: The lumber shall be classified and grade marked to the codes and requirements of the Manufacturer's Associations or Residential Standards of the particular region.

Lumber shall be live stock, thoroughly seasoned, and well manufactured. Materials generally shall be free from warp that cannot be corrected by bridging or nailing.

5. Plywood: All plywood which has any edge or surface permanently exposed to the elements shall be exterior type.

6. All clips, straps, hangers, holddowns, fastners and associated devices shall be galvanized.

B. Beams:
1. All beams made up of a number of 2x joists.
C.Joists:

1. Laterally support at ends and at each support by solid blocking except where the ends of joists are nailed to a header, band, rim joist, or adjoining stud. Solid blocking shall be no less than 1 1/2" in thickness and shall match the depth of the joists.

2. Install joist hangers on ceiling joist.

3. Bridging must be #2 yellow pine or fire, graded and stamped (fir in non-load bearing areas only).

D.Lumber

E. Workmanship

1. Provide weather protection for all lumber delivered to the job.

2. All work shall be erected plumb, level, true, and in accordance with documents.

3. Schedule for structural nailing: (see Structural plans)

4. Nail framing at 12" O.C. using #8 screw shank. All plywood which has any edge or surface permanently exposed to the elements shall be exterior type.

5. Verify light fixture centerline locations and joist/truss placement prior to installation.

6. Remove all unused wood, including form lumber, scrap lumber, shavings, and sawdust in contact with the ground. Leave no wood buried in full or backfill.

. **Carpentry**

A.Exterior

1. General : Use galvanized or treated nails, and all hardiplank to be pre-painted.

2. Fascia Boards: Hardiplank, smooth pre-painted.

3. Siding: Hardiplank, 6" exposure smooth finish to be installed per TDI evaluation.

4. Exterior Sheathing: 1/2" CDX Plywood

5. Tyvek, ThermaWrap weather resistant barrier on all exterior walls.

6. Soffit: Continuous, vented Hardiplank, smooth finish.

B.Interior

1. General:

A.Provide weather protection for all millwork delivered to the job.

B. Inspect finish materials (trim, doors, etc.) to insure that no sub-grade, defective, or machine marked pieces are installed. Use one piece for length where ever possible.

2. Window stool + apron: ¾" thick white pine stool with gypsum board jamb; 1x4 apron.

*ALL WINDOWS SHALL HAVE AN EXTERIOR WINDOW SILL

3. Closets: 1 ½" diameter wood rods, ¾" thick MDF shelving. Place one row of shelves in washer/dryer area.

C.Cabinets

1. All bathroom cabinets to be face frame type stain-grade oak, pre-finished, or approved equivalent. Stain selection to be selected by Owner.

2. All kitchen cabinets to be face frame type stain-grade oak, prefinished, or approved equivalent. Stain selection to be selected by Owner.

* NO PARTICLE BOARD EXPOSE TO THE ATMOSPHERE

3. No nail or screw holes, or other fastening shall be visible on the exterior.

4. Toe bases to be 3 1/2" high, 3" deep.

5. The Cabinet Fabricator and General Contractor shall be responsible for all appliance "cut-outs" taken from the manufacturer's installation instructions as selected.

D. Hardware:

1. Hinges: As provided by manufacturer

2. Door catches: As provided by manufacturer

3. Door, drawer pulls: To be selected by Owner.

E. Counter tops:

1. Kitchen: Plastic laminate, matte finish by Formica or equal counter, 4" back splash and side splash with square edge. (Contractor to provide owner with color sample) All laminate to be handled and installed in accordance with the Manufacturer's instructions and recommendations.

2. Bath: Install new white fiberglass shower/tub unit as per plans. To Include new ramp overflow and drain with stop valve and water connections. Valve must be washerless and high quality chrome plated brass unit with dual control, jewel handles. Install plumbing access.

Division 07000 THERMAL AND MOISTURE PROTECTION

7.1. **Sealants**

A. Materials: One part 100% liquid polymer, polysulfide or acrylic base compound, non-sagging, non-staining, gun consistency. Rod stock backup shall be flexible, closed cell, expanded polyethylene round rodding 1-1/3 times the joint width in diameter conforming to Federal Specifications HH-f-341, Type 1, Class A and B. Color to be manufacturer's standard and chemically compatible with substrate per manufacturer's recommendation. Caulk to have a minimum 20 year warranty.

B. Location: Provide sealant at all joints and recesses in exterior and interior construction where required to prevent infiltration of water, moisture, air, sound, and light. Place continuous bead of acoustical sealant between exterior seal plate and floor.

C. Application: Before applying sealants, all surfaces shall be absolutely clean of dirt, grease, loose material, and foreign matter. Apply primers and sealants in strict accordance with manufacturer's printed instructions. All sealants in exposed or visible locations to be tooled smooth as recommended by sealant manufacturer. All sliding glass doors, window tops, sides and bottoms of door thresholds to have full bed of caulk. Complete sealant installation before final coat of paint is applied.

Insulation

A.General: All insulation to have a flame-spread rating of 25 maximum and a smoke-developed rating of 50 maximum.

B. Roof/Ceilings: use formaldehyde free unfaced, R-30 fiberglass rolled or blown insulation material.

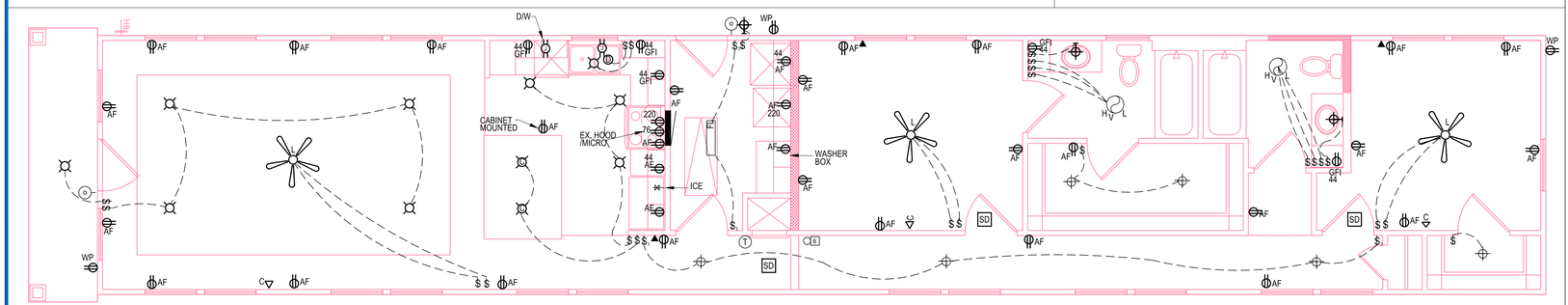
C. Exterior Walls: use formaldehyde free unfaced, R-13 fiberglass batt insulation material @ 2x6 walls and R-13 @ 2x4 walls.

D. All voids around windows, exterior doors, and wall penetrations to be filled with foamed-inplace thermal insulation (poly cell). Do not use Urea Formaldehyde.

E. Use baffling around all heat sources and at the plywood deck between the joists.

7.04 **Roofing**

A. Guarantee: One year guarantee shall include all materials and labor to repair any defects or leaks that develop and repair or make good any damage caused by leaks and roof repairs.



1 ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1'-0" 0' 4'

DATE:	ISSUED FOR:

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B. Shingle Roof:

1.30 year ELK, Celotex, or GAF or comparable alternate composition shingles fiberglass based asphalt shingles, installed per manufacturer's details and must be approved by TDI.

2. A minimum of 15 lb. felt

3. All valleys to be open type.

7.05 **Sheet metal**

A. Materials: Sheet metal shall be 26 ga. unless noted otherwise Armco zincgrip paint-grip steel. Seams shall be locked and soldered with 50% pig lead with non-corrosive flux. Joints shall be lapped 6" and bedded in plastic roofer's cements FS-SS-C-153. Fasteners in contact with galvanized iron shall be galvanized or cadmium plated steel screws or galvanized or cadmium plated strong-hold type nails. All sheet metal work shall conform to SMACNA. Sheet metal flashing required at all roof edge, valleys, tie-ins, crickets, wall/roof intersections and all exterior doors and window heads.

B. Types

1. Roof edge flashing: 28 ga. galvanized steel.

2. Roof valleys and tie-ins: 26 ga galvanized steel.

3. Crickets: 24 ga. galvanized steel.

7.06 **Roof Accessories**

Ridge vents and other vents per architectural drawings must be TDI approved, and are to be shingle over type.

Division 08000 DOORS AND WINDOWS

8.01 General: All doors and windows shall be checked to make sure that they are square, plumb, and accurate before installation complying with size, thickness, and design as shown in the Construction Documents and Schedules, and meeting local codes. All scheduled doors shall be installed to operate freely, but not loosely, and shall be adjusted to function properly. Doors shall be free from rattling when in latched position.

8.02 **Doors**

A. Standards: All wood doors and window shall conform to standards set by AWI (Architectural Woodwork Institute) and NWMA (National Woodwork Manufacturer's Association). Provide one-year minimum guarantee against all defects.

B. Schedule: Reference Door Schedule on plans for sizes, types, locations, etc.

1. Exterior Doors: See opening schedule.
All exterior doors must be faburcated and installed to meet the engineered design pressures and must be an approved TDI product.

2. Interior Doors: 2 Panel 1 3/8" masonite H/C Smooth, trick c-346.

C. Weatherstriping. Required on exterior doors.

D. Threshold: All exterior doors shall have aluminum, 2-piece interlocking threshold to coordinate to door bottom.

E. Finish Hardware:

1. Contractor shall completely install finish hardware as required, without damaging cabinetry and door finishes.

2. Contractor will be responsible for all hardware delivered to the job site. Hardware must be protected at all times from damage prior to and after installation.

3. Exterior Hardware: To include single key lock with thumb latch, and single cylinder dead bolt. All exterior door hardware shall comply with the specific TDI approved door units.

4. Interior Hardware: Including inside and outside door locks, hinges and door stops.

5. Install lever type interior door knobs on all doors.

9. Door pulls (and faucets) should be of a lever type operable with a closed fist.

8.03 **Vinyl Windows:**

A. Standards: All Windows must be fabricated and installed to meet the engineered design pressures and must be an approved TDI product. Installation shall be according to details and manufacturer's recommendations to assure a weather tight fit. All frames will be installed plumb, level and square to insure proper functioning in regard to sliding, locking and weathering. Reference window schedule on plans for sizes, locations, etc. If there are discrepancies between the plans and specifications, the specifications will rule. Provide Atrium brand or Owner approved equal substitute. Submit manufacturer's data/drawings to Project Manager.

B. Verify local and install where required by code, "Impact" resistant windows.

C. Materials: Single hung, double paned Low E Insulated glass with 5/8" insulated unit comprised of 2 layers of 1/8" annealed glass except where tempered is required by code.

D. Each open area of every window must be supplied with screens covering the operable area. Screen material is not to be less than 16 mesh per inch.

E. All operable windows must have a security device/lock.

Division 09000 FINISHES

A. Materials: Gypsum wall board - USG tapered or approved equal.

1. Ceilings: 1/2"

2. Walls: 1/2" (Each bathroom wall is reinforced for potential installation of grab bars).

3. Bathrooms, Kitchen, Washer/Dryer closet (all wet areas), use moisture resistant gypsum board.

*Hardi Backer shall be installed behind ceramic tile.

4. Firewalls: 5/8" Type x fire code at all walls and ceilings adjacent to habitable spaces at garages and under stairs (where applicable).

5. Nails: 1 3/8" annular ring cement coated.

6. Corner and edge beads: USG or approved equal.

7. Tape and joint cement: USG or approved equal.

B. Installation: Install at right angles to framing members with end joints staggered and neatly fitted. Edges shall abut over supports. Tape and float joints to be level. Apply light texture shot or sprayed. No hold over 1/2" in diameter will be permitted to be floated. Damaged area shall be removed and a large patch of GWB shall be reinstalled, properly nailed, and floated.

9.1. **Flooring**: See Finish Schedule

A. Carpet: Owner to select color.

1. Nails must be countersunk.

B. Vinyl: 1/8" think. Owner to select color

C. Provide standard 1" vinyl transition strip between all dis-similar flooring materials.

9.5. Paint and Coatings

A. General:

1. All paints, coatings, and finishes are to be applied in strict accordance with manufacturer's directions and carry manufacturer's warranty.

2. Before commencing work the Contractor shall make certain that the surface to be covered is in proper condition to receive the finish specified. The coverage of the surface shall be held to denote the acceptance of the surface.

3. Ceilings shall be colored white or off-white.

4. All interior spaces are to be primed and painted as scheduled. Interior painting will not exceed one wall/ceiling color and one trim color per house.

5. Exterior surfaces to be primed and painted UNO.

B. Material: All painted, enamel, stain, shellac, varnish, filler, and thinners shall be manufactured by Sherwin Williams Southwest Builder, Monarch, Pittsburg Manor Hall or approved equal.

C. Typical Systems:

1. Exterior:

A. Trim: Primer - 1 coat on all wood surfaces. Primer not necessary on paint-ready Hardiplank; Finish - 2 coats acrylic latex, satin finish.

B. Metal: All exposed flashing, roof jacks, and vents; 1 coat metal primer plus 2 coats acrylic latex enamel.

C. Soffit board: 1 primer coat; 2 coats exterior acrylic latex smooth finish.

D. Two (2) Colors will be used on exterior, 1 for trim and 1 for siding. All colors will be selected by Owner.

E. Exterior paint must carry no less than a 15 year warranty.

2. Interior:

A. Gypsum wall board: Primer - none, Finish - 2 coats acrylic latex, flat finish.

B. Wood: Primer - 1 coat; Finish - 1 coat, semi-gloss enamel finish.

C. Interior Doors and Trim: Primer - 1 coat, Finish - 1 coat, semi-gloss enamel finish.

E. Interior paint must carry no less than a 10 year warranty.

Division 10000 SPECIALTIES

10.1.Bathroom Accessories

A. Two brushed chrome towel bars 18" long

B. Chrome toilet tissue holder

Division 11000 EQUIPMENT

11.1. **Kitchen**

A. The following items to be provided according to Selections List:

1. Range: GE 30" electrical range UNO.

2. Disposal: Minimum 1/3 horsepower Badger or equal.

3. Exhaust Fan and Light Combination: exhaust to exterior.

11.02. **Laundry**

Provide hook-up and venting for electric washer and dryer as shown on plans, exhaust to exterior.

Division 13000 SPECIAL CONSTRUCTION

Division 14000 CONVEYING SYSTEMS

Division 15000 MECHANICAL AND PLUMBING

15.01. Heating, Ventilating, and Air Conditioning.

A. All work shall be performed by a licensed HVAC contractor and form to requirements of all applicable codes and National Building.

B. Exact locations of equipment, ducts, piping supplies, returns, etc. are subject to Project Managers approval. Locations of outlets will be coordinated with lights and structure on basis of appearance.

C. Bathroom: Fiberglass or Acrylic pre-fabricated shower or tub as indicated on plan, Owner approved.

D. Controls: Honeywell or equal substitute.

E. Testing, balancing, and adjusting: Balance system and test performance and operation of all equipment and make adjustments or corrections required for proper operation.

F. Wiring: Furnish and install low voltage control wiring, and high voltage wiring, including connections to equipment.

G. Guarantee: Standard One (1) year for parts and labor. In addition, furnish a minimum of five (5) year manufacturer's warranty for compressor, condenser coil, and heat exchanger.

H. Return air ducts: Insulate with sound attenuating material.

I. Piping: Refrigerant piping to be copper. Primary condensate drain to be 1" PVC. Run primary drain to nearest active trap of plumbing fixture. If no active trap is nearby then line will be run to hub drain with a trap primer. Auxiliary drain piping to be 1" plastic. Provide 2" deep drain pan under equipment with auto cut off float switch.

J. Foundation and Vibration Isolation: Furnish and install angers, and vibration isolators necessary to prevent objectionable noise and vibration. Verify locations of all equipment to installation.

K. Design Conditions: Listed below are for determining minimum requirements for system performance.

ART 210-62	Summer	Winter
Outside	95 F DB-80.0 F WB	20F
Inside	75 F DB-63.5 F WB	75F

L. All equipment shall be set on suitable foundations and shall have vibration isolation to prevent noise. Equipment installed outside shall be set on pads at base foot elevation. All equipment shall have motor starters.

M. A complete charge of refrigerant and oil shall be maintained throughout the warranty period.

N. After the system has been completely installed, provide necessary testing, adjusting, and operating to place system in satisfactory operating condition. After final inspection and approval, system shall be guaranteed against defective workmanship and materials for a period of one year.

15.02. **Air Conditioning/Heating Equipment:** Contractor to specify brand for project Manager approval. Electric heat, Direct expansion electric air conditioning, 13+ SEER rated equipment. All exterior mechanical equipment must be secured to meet TDI requirements.

15.03. **Duct Material**

A. Supply: flex duct

B. Return: Framed plenum. Flex duct.

C. Registers: Plastic, opposed blade.

D. Insulation: As required by International Energy Code, most recent edition.

15.04. **Ventilation Equipment**

A. Exhaust fan in bathrooms: Provide adequate for room size per manufacturer's recommendation. Use Nu-Tone or equal substitute.

15.05. **Plumbing**

A. General

1. All work shall be performed by a licensed Plumbing contractor and conform to requirements of the International Plumbing Code, City, County, and State Plumbing and Health Codes and/or Local Ordinances, most recent edition. Contractor shall secure and pay for all permits and file all necessary drawings with the City or relevant local building official.

2. Piping: Soil waste and vent piping shall be Schedule 40 PVC as required by Code. All water piping (both hot and cold) shall be CPVC, and shall be sized and installed so that no running water noise is audible in piping system. All hot and cold water piping shall be installed inside of building insulation to prevent freezing, where this is not practicable piping is to be insulated. Swing joints, expansion loops and offsets shall be provided as necessary to allow for expansion of piping.

3.Provide heavy brass hose-bibs with insulated cut-offs, mount with handles 4" from wall in locations as shown on documents.

4. Provide escutcheons for exposed piping passing through floors, walls, partitions, and ceilings.

5. Contractor shall furnish and install all plumbing fixtures required including all items such as traps, supply tubing, stop and basin cocks, etc. All fixtures shall be furnished and installed without damage, or replaced in case of damage. Toilets should be low-flow (1.6 gallons/flush or less). Sink fixtures should be water efficient (2.5 gpm or less).

B. Water Heater: One 40 gallon electric - glass lined quick recovery, with a minimum 5 year warranty.

C. Fixtures: Sinks, lavatories, water closets, bath tubs, stall showers, shower heads, fittings, trim, to be coordinated with Owner. Drop-in sink with kitchen counter.

D. Install lever type plumbing fixture handles.

Division 16000 ELECTRICAL

16.01. Codes and Regulations

A. All work shall be performed by a licensed electrician and conform to requirements of National Electrical Codes, Local Codes, and Architectural Standards.

B. Contractor shall secure and pay for all fence permits and file all necessary drawings with the City and or County.

C. Contractor shall *RES*Check certify each house and secure and pay for necessary inspections.

D. Windstorm certification as required by location.

16.02 **Circuits and Wiring**

A. Contractor shall size all conductors, fuses, and switches as required by loads and provide space for 2 additional circuits. Note all circuits in panel box.

B. All 220 volt circuits shall be copper. All switch legs and 110 volt branch circuits shall be copper, G.E. multi-conductor, non-metallic "Romex", or equal. All joints shall be code approved. Circuit voltage drop shall conform to applicable codes.

C. Provide separate circuits for refrigerator, dishwasher, and microwave oven.

D. Provide interior breaker panel that has a main breaker no higher than 48" above the floor.

*NO ALUMINUM WIRING SHALL BE USED

16.03. **Fixtures**

A. Switch Plates: White face plates, 48" AFF except as noted in documents. Switch plates should be set as close to door frame wherever possible.

B. Convenience Plates: White face plates, 15" AFF except as noted in documents.

C. All duplex outlets to be 1'-3" AFF UNO.

C. Fixtures: Refer to Selection List

D. Switches: Typical wall switch to be provided.

16.04. Miscellaneous

A. Television: provide RG-6 shielded cables. Coordinate home run location with owner.

B. Telephone: Provide CAT-5 wiring.

C. Install interconnected Smoke Detectors per code requirements.

D. The exterior door entrance shall have an accessible ramp per ADA requirements.

E. Contractor responsible for fees associated with disconnecting utilities.

END OF SPECIFICATIONS

[redacted]

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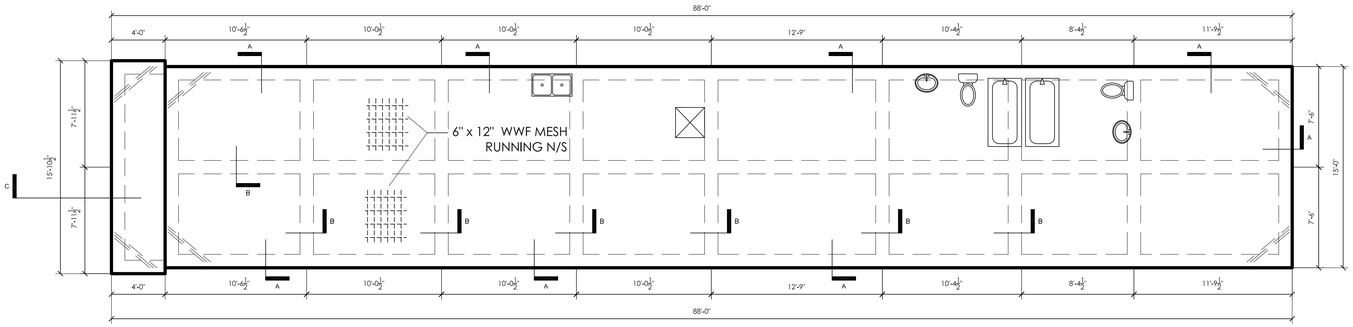
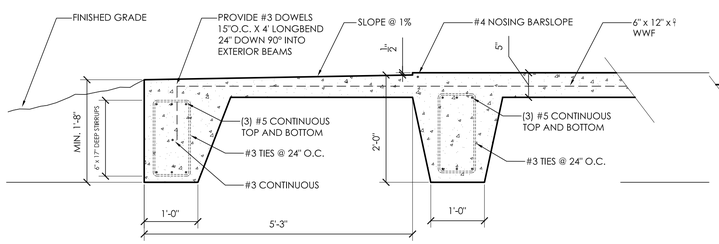
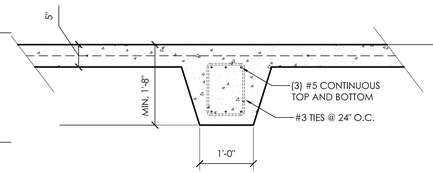


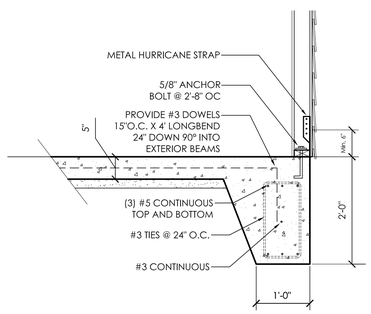
4 FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



C. DETAIL AT PORCH



B. INTERIOR GRADE BEAM



A. EXTERIOR GRADE BEAM

3 SLAB SECTION
SCALE: 3/4" = 1'-0"

2 SLAB SECTION
SCALE: 3/4" = 1'-0"

1 SLAB SECTION
SCALE: 3/4" = 1'-0"

FOUNDATION NOTES:

All notes and drawings on this page are to be interpreted, approved, or edited by a TDI appointed engineer. Contractor and structural engineer to assume appropriate criteria and liability. The designer's drawing and notes on this page are for graphic purposes of general conditions and are not typical in anyway.

1. Form Work: Except in unfinished locations, use the form tops to establish accurate top edges for beams, slabs and construction joints. Form to true dimensions and grades shown on survey. Forms shall be sufficiently braced tightly to prevent mortar leakage andmaintain desired shape. TDI appointed engineer shall confirm member sizing for boards.

2. Reinforcement: Re. to Structural Drawings by TDI appointed engineer.

3. All mixing, transportation, placing, and curing of concrete shall comply with ACI 318-89.

4. All foundation concrete shall be normal weight and shall have a compressive strength of 3000 psi at 28 days with a 4" to 5" slump for the slab and pads. Do not pour concrete less than two days prior to a freeze.

5. Reinforcing bars with a size greater than #3 shal conform to ASTM A615 Grade 60. Other reinforcing bars ASTM A615 Grade 40. Lap continuous bars 36 bar diameters at splices.

6. Welded wire fabric, if used in sidewalks, shall be sheets and conform to ASTM A185. Fabric shall be placed in the center of the slab (2" from the bottom) and lapped one mesh at ends.

7. Provide four #5 x 4'-0" rebars (two top and two bottom) in exterior face of grade beam at corners. Provide four #5 X 4'0" rebars (two top and two bottom) where interior beams dead end into another beam. When the grade beam depth exceeds 30" provide (2) # 5 bars at the center and every 12" thereafter.

8. Damp proof slab with a minimum of 6 mil. polyethylene sheeting; lap joints 6" and seal with tape; turn up at walls. Cut poly away from bottom of grade beams.

9. Provide the following cover for reinforcement:
Concrete cast against and permanently exposed to the earth: 3"
Concrete exposed to earth or weather: 1 1/2"
Concrete not exposed to weather or in contact with the ground: 3/4"

10. Piping and electrical shall be under the slab and sleeved through all grade beams.

11. Secure exterior sill plate to foundation with 1/2" Ø x 12" anchor bolts at 4' O.C. (minimum two per plate). Anchor bolts shall be per ASTM F1554Grade 55.

12. Stirrup depth to be beam depth (below drops) less 7" (unless noted otherwise).

13. **Beam depth may have to be greater in order that the grade beam bear at least 12" into the grade. add (2) #5 at center when depth exceeds 30".

14. 5" slab with #3 bars 15" O.C.E.W. with rebar chairs at 45" o.c.

15. Moisture loss in the soils shall be minimized as described in the soils report.

16. Provide crack control joints at 15' OCEW at all slab areas which will be visible.

17. Soils compaction tests and concrete compressive strength tests should be obtained. A Professional Engineer or his representative should perform construction reviews of the slab preparation.

18. Termite treat soil.

19. Slab finish floor height to be 12" above manhole or crown of street - municipality requirements will govern regardless. Contractor to verify.

20. Refer to soils report and TDI appointed structural engineer to confirm type of portland cement, aggregate size, sand, admixture, water, and reinforcement steel.

21. If applicable - Re. Structural for expansion joint.

22. Inspection: Give owner 48 hour notice in advance of schedued pours to permit inspection of work and to make corrections as required. No concrete shall be poured in freezing weather or when the temperature is predicted to freeze, when soil i excessively wet, or after a heavy rain. Concrete shall be placed continuously for each pour.

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