SINGLE FAMILY - 1 STORY PROTOTYPE

INGALLS, INDIANA

100% CONSTRUCTION DOCUMENTS - 7/23/2026

GENERAL PROJECT NOTES

SCOPE DRAWINGS AND SPECIFICATIONS, AS DEFINED BY THE INDIANA CONSTRUCTION INDUSTRY COUNCIL'S GUIDELINES.

A. THE CONTRACTOR SHALL OBSERVE THE FOLLOWING:

1. CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH ALL ASPECTS OF THE WORK, EVEN THOSE AREAS DESIGNATED TO BE PROVIDED BY OTHERS. THIS FAMILIARIZATION INCLUDES FULL AND COMPLETE UNDERSTANDING OF THE WORK DESCRIBED ON ALL SHEETS OF THE DRAWINGS AND IN ALL SECTIONS OF THE PROJECT MANUAL. FAILURE BY THE CONTRACTOR TO BECOME COMPLETELY FAMILIAR AND COGNIZANT OF ALL ASPECTS OF THE WORK, SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE MATERIALS, ASSEMBLIES, OR SERVICES INDICATED IN THE CONTRACT DOCUMENTS.
2. CONTRACTOR SHALL REVIEW IN ADVANCE ALL PORTIONS OF THE WORK TO VERIFY THAT THE WORK WILL NOT PROHIBIT COMPLETION OF THE PROJECT AS INTENDED IN THESE CONTRACT DOCUMENTS. ANY QUESTIONS SHALL BE PROMPTLY REFEREED TO THE ARCHITECT OR OWNER FOR RESOLUTION.
3. NOTHING SET FORTH IN THESE DRAWINGS SHALL RELEASE ANY CONTRACTOR FROM RESPONSIBILITY TO PROVIDE APPROPRIATE QUANTITIES, FIELD MEASUREMENTS, DIMENSIONAL STABILITY, INSTALLATION, ANCHORAGE AND COORDINATION WITH OTHER TRADES, OR WAIVE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND RESOLVE DEVIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR WAIVE THE CONTRACTOR'S RESPONSIBILITY TO ALERT THE ARCHITECT TO ERRORS OR OMISSIONS CONTAINED THEREIN. WRITTEN DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR REGARDING SUCH ITEMS.
4. THE CONTRACTOR AND ALL ITS SUBCONTRACTORS SHALL VERIFY IN THE FIELD ALL NEW AND EXISTING APPLICABLE CONDITIONS, DIMENSIONS, RELATIONSHIPS, ETC. SHOWN IN THESE DRAWINGS AND AS PERTINENT TO THE INTENT OF THESE DRAWINGS. ANY DISCREPANCY DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK AFFECTED BY, OR RELATED TO, SUCH DISCREPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH, OR CAUSED BY, ITS FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. CONTRACTOR TO KEEP PREMISES FREE FROM ACCUMULATION OF TRASH AND DEBRIS AND SHALL BE RESPONSIBLE FOR CLEANING AND DISPOSAL REQUIREMENTS.
6. THROUGHOUT CONSTRUCTION AND AT COMPLETION REMOVE ALL FOREIGN MATERIALS FROM ALL EXPOSED SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURFACES AND FINISHES AT INTERIOR AND EXTERIOR OF BUILDING. DAMAGED SURFACES AND FINISHES RESULTING FROM THE PERFORMANCE OF THE WORK SHALL BE REPAIRED AT NO COST TO THE OWNER BY THE RESPONSIBLE CONTRACTOR TO MATCH EXISTING TO THE SATISFACTION OF THE OWNER.
7. EACH TRADE SHALL BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE OWNER OR THE WORK, MAKE GOOD ANY LOSS, DAMAGE OR INJURY WITHOUT COST TO THE OWNER.

B. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING:

1. ALL MATERIAL AND EQUIPMENT OF INDUSTRY STANDARD QUALITY, SPECIFIED OR NOT, AND WITH THE LIMITATION OF THE CONTRACT DOCUMENTS TO CAUSE THE INSTALLATION TO FUNCTION IN ACCORDANCE WITH THE INTENTION AND OBJECTIVE OF THE FINISHED PROJECT.
2. ALL MATERIAL NECESSARY FOR EQUIPMENT TO FUNCTION IN A NORMAL AND ACCEPTABLE MANNER.
3. ALL WORK REQUIRED TO CAUSE CONTRACTOR'S OPERATIONS TO FIT AND COORDINATE WITH OTHER TRADES.
4. ALL WORK REQUIRED TO COMPLY WITH GOVERNING CODES WITH RESPECT TO CONTRACTOR'S ACTIVITY, EXCEPT FOR DESIGN CRITERIA INVOLVING CAPACITIES AND BASIC DESIGN.
5. WHEN NOT INDICATED IN THE CONTRACT DOCUMENTS, THE SIZING OF INTERCONNECT FACILITIES, SUCH AS DUCTS AND WIRING PIECES OF EQUIPMENT IN ORDER TO UTILIZE THE SPECIFIED CAPACITIES OF THE EQUIPMENT.
6. WHEN NOT INDICATED IN THE CONTRACT DOCUMENTS, THE STANDARDS ESTABLISHED BY THE RECOGNIZED TRADE ASSOCIATION HAVING JURISDICTION FOR THE PRODUCT INCLUDED IN THE PROJECT SHALL GOVERN THE WORK.
7. ALL UNSPECIFIED FIXTURES, ACCESSORIES, AND/OR EQUIPMENT PROVIDED BY THE CONTRACTOR SHALL HAVE CUT SHEETS/ DRAWINGS SUBMITTED TO THE ARCHITECT FOR APPROVAL.
8. ALL MATERIAL CALLED OUT ON DRAWINGS ARE TO BE NEW UNLESS NOTED OTHERWISE OR "EXISTING."
9. GENERAL AND/OR SUBS SHALL PAY FOR ALL PERMITS AND FEES AND ARRANGE FOR INSPECTION BY AUTHORITIES. THEY SHALL MAKE ARRANGEMENTS AND PAY FOR WORK TO BE DONE BY UTILITY COMPANIES PERTAINING TO THIS WORK.
10. SUBCONTRACTORS SHALL PROVIDE EVIDENCE OF INSURANCE, LICENSE, & WORKERS COMP. PRIOR TO WORK OF SUBCONTRACTOR AND SHALL MAINTAIN THESE REQUIREMENTS THROUGHOUT DURATION OF WORK.
11. ALL CONTRACTORS TO PROVIDE OWNER WITH CONDITIONAL LIEN WAIVER FOR PROGRESS PAYMENTS. FINAL LIEN WAIVER TO BE PROVIDED TO OWNER WITH FINAL INVOICE.

GENERAL FRAMING NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

1. THE CARPENTER SHALL CAREFULLY LAY OUT AND ERECT ALL STRUCTURAL MEMBERS OF ROUGH CARPENTRY, FRAMING, SHEATHING, AND BRIDGING. ALL MEMBERS SHALL BE PROPERLY PLUMBED, LEVELED, AND BRACED UNTIL ALL STRUCTURAL CONNECTIONS ARE IN PLACE. A SUFFICIENT NUMBER OF NAILS, SCREWS, AND BOLTS SHALL BE USED TO INSURE THE RIGIDITY OF CONSTRUCTION.
2. FRAMING LUMBER SHALL CONFORM WITH NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS.
   JOIST AND ALL OTHERS: Fb = 1450 PSI
   NO. 2 DOUGLAS FIR LARCH Fc = 1000 PSI
   OR SOUTHERN YELLOW PINE E = 1,760,000 PSI
3. ALL SILL PLATES, DIMENSIONAL FRAMING LUMBER, AND STRUCTURAL MEMBERS EXPOSED TO WEATHER, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED AND ANCHORED IN PLACE WITH HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS.
4. LAMINATED VENEER LUMBER (LVL) STRUCTURAL PROPERTIES:
   Fb = 2800 PSI
   Fc = 2700 PSI
   E = 1,900,000 PSI
5. FRAMING OVER GIRDERS AND BEARING PARTITIONS - JOISTS MAY BE BUTTED TOGETHER OVER THE CENTER BEARING, PROVIDED JOISTS ARE TIED TOGETHER, OR JOISTS MAY BE LAPPED AND NAILED TOGETHER. MINIMUM LAP, 4 INCHES; MAX. OVERHANG 12"
6. FLOOR JOISTS SHALL BE DOUBLE UNDER EACH PARALLEL PARTITION.
7. BRIDGING. MAXIMUM SPACING 10'. BRIDGING SHALL BE CROSS BRIDGING USING 1X3 INCH BOARDS OR SOLID BRIDGING OF JOIST DIMENSION, EXCEPT WHERE NOTED.
8. WHEN UTILIZING AN ENGINEERED FLOOR FRAMING SYSTEM CAREFULLY FOLLOW ALL THE MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS. PROVIDE AND INSTALL WEB STIFFENERS AND SQUASH BLOCKS AS NECESSARY TO TRANSFER IMPOSED WALL LOADS THROUGH FLOOR FRAMING SYSTEM AND ULTIMATELY TO THE BUILDING FOUNDATION.
9. WALL & PARTITION FRAMING - UNLESS OTHERWISE SHOWN SPACE STUDS @ 16" O.C. DOUBLE STUDS AT OPENINGS. CONSTRUCT PARTITION CORNERS WITH NO LESS THAN 3 FULL MEMBERS. EXTERIOR WALLS AND BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES. PLATES RESTING ON MASONRY OR CONCRETE SHALL BE ANCHORED WITH BOLTS.
10. SUB-FLOOR DECKING SHALL BE TONGUE AND GROOVE APA RATED SHEATHING OR STURD-I-FLOOR. GLUE AND NAIL (ALTERNATIVE GLUE AND SCREW) SUB-FLOOR USING PANEL ADHESIVE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS; FASTEN PANELS USING 8d RING-OR SCREW-SHANK NAILS SPACED AT 12" O.C.
11. ROOF DECKING SHALL HAVE SQUARE EDGES AND SHALL COMPLY WITH THE APA RATED SHEATHING CLASSIFICATION. INSTALL PANEL CLIPS WHEN THE RAFTER OR ROOF TRUSS SPACING IS GREATER THAN 16" O.C. SECURE PANELS ACCORDING TO THE FASTENER SCHEDULE FOUND IN THE INDIANA RESIDENTIAL BUILDING CODE.
12. PROVIDE SECURE BLOCKING, NAILERS, AND GROUNDS AS NECESSARY FOR ATTACHMENT OF DRYWALL, FINISH TRIM, AND OTHER FINISH WORK.
13. JOIST HANGERS SHALL BE MIN. 16 GA. GALVANIZED STEEL, AND PROPERLY SIZED TO ACCEPT JOISTS, ETC.
14. JOIST HANGERS EXPOSED TO TREATED LUMBER SHALL HAVE A G185 TRIPLE ZINC COATING OR BE STAINLESS STEEL, AND FASTENERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.

GENERAL PLUMBING NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

1. WATER SUPPLY PLUMBING SHALL UTILIZE A MANIFOLD DISTRIBUTION SYSTEM CONTAINING SHUT OFF VALVES AND INDIVIDUAL PEX TUBING LINES TO EACH FIXTURE.
2. INCOMING SERVICE LINE TO THE MANIFOLD SHALL BE SIZED TO ACCOMMODATE THE REQUIRED GPM FLOW RATE FOR THE NUMBER OF FIXTURES AT THE MINIMUM STREET PRESSURE.
3. LOCATE THE MANIFOLD AS CLOSE AS PRACTICAL TO THE WATER HEATER TO MINIMIZE HOT WATER DELIVERY TIME.
4. USE THE SMALLEST DISTRIBUTION TUBE SIZE THAT MEETS EACH FIXTURE'S DEMAND, I.E. RECOMMENDED SIZE TO LAVATORIES AND SINKS IS 3/8" AND 1/2" TO TUB & SHOWERS.
5. TERMINATE PEX TUBING AT ROUGH OUT LOCATIONS WITH COPPER STUB OUT ELBOW WITH MALE THREADED ADAPTER CONNECTION AND THREADED CAP.
6. NATURAL GAS SUPPLY PLUMBING SHALL UTILIZE A MANIFOLD DISTRIBUTION SYSTEM CONTAINING SHUT OFF VALVES AND INDIVIDUAL LINES TO EACH APPLIANCE.
7. TIE SANITARY VENT LINES TOGETHER IN ATTIC WHERE PRACTICAL TO MINIMIZE THROUGH-THE-ROOF PLUMBING VENT PENETRATIONS.

GENERAL ELECTRICAL NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

A. ALL RECEPTACLES WITHIN 6'0" OF THE OUTSIDE EDGE OF A SINK TO HAVE GFCI PROTECTION

B. ALL WATERPROOF EXTERIOR RECEPTACLES TO HAVE GFCI PROTECTION

C. ALL LIGHTING AND EQUIPMENT SWITCHES (AS WELL AS RECEPTACLES ABV COUNTERS) TO BE MOUNTED AT 3'6" AFF TO CENTER OF DEVICE UNLESS NOTED OTHERWISE

D. ALL STANDARD ELECTRICAL RECEPTACLES TO BE MOUNTED AT 1'3" AFF TO CENTER OF DEVICE UNLESS NOTED OTHERWISE

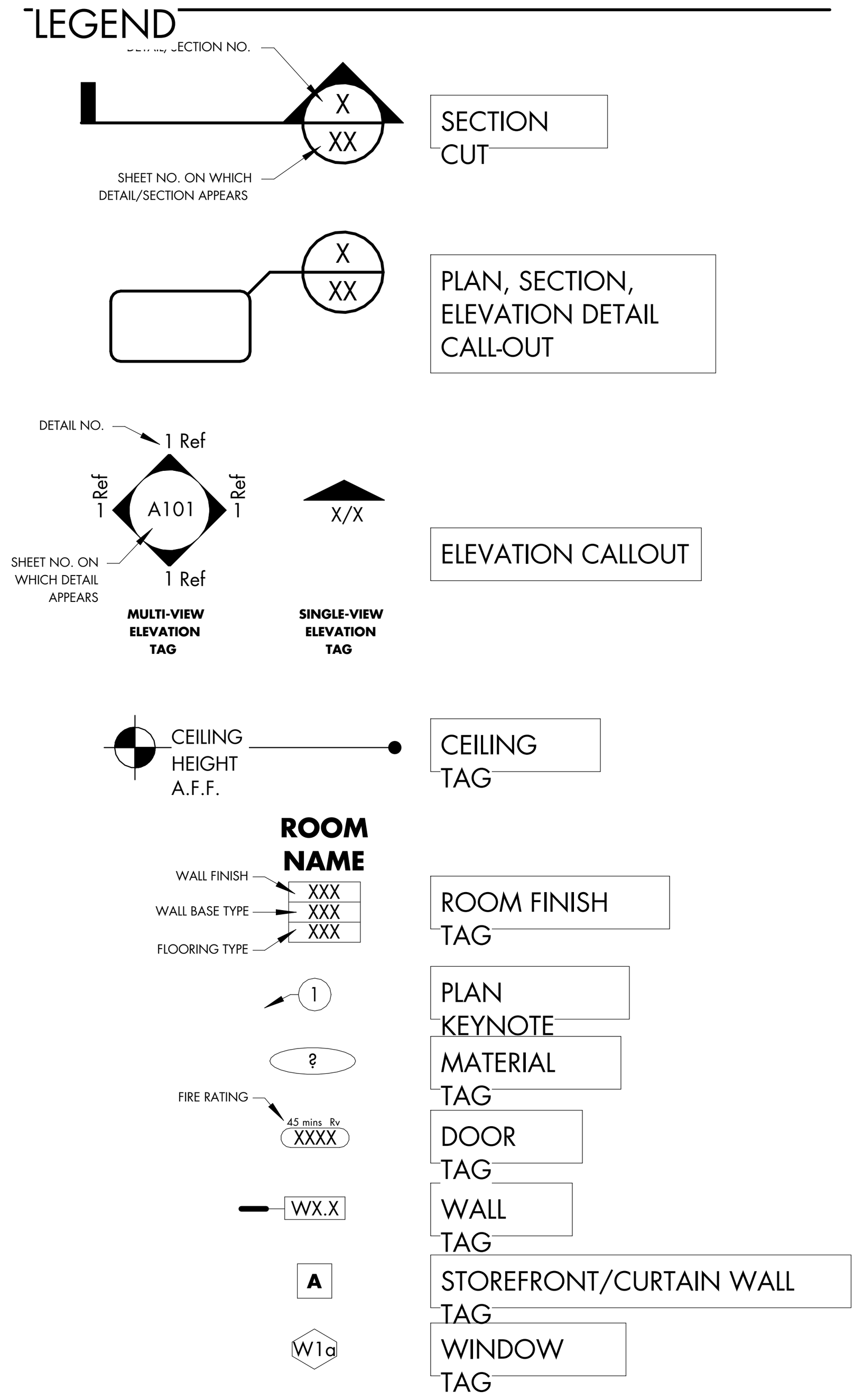
GENERAL HVAC NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

1. HVAC SYSTEM SHALL CONSIST OF AN AIR TO AIR HEAT PUMP SYSTEM WITH CONVENTIONAL FORCED AIR SHEET METAL DUCTWORK SUPPLY AND RETURN DISTRIBUTION.

2. BATHROOM EXHAUST UNDER NO CIRCUMSTANCES SHALL TERMINATE IN THE ATTIC. EXHAUST DUCT LINES SHALL TERMINATE OUTSIDE THE EXTERIOR BUILDING ENVELOPE.

SYMBOL LEGEND



GENERAL PROTOTYPE CONSTRUCTION NOTES

1. PROJECT SCOPE & USE
THESE CONSTRUCTION DOCUMENTS REPRESENT A PROTOTYPE RESIDENTIAL DESIGN AND ARE INTENDED TO ILLUSTRATE GENERAL DESIGN INTENT FOR SINGLE-FAMILY RESIDENTIAL CONSTRUCTION.
FINAL PLANS MUST BE REVIEWED AND MODIFIED, IF NECESSARY, BY A LICENSED DESIGN PROFESSIONAL TO COMPLY WITH LOCAL BUILDING CODES, ZONING ORDINANCES, AND SITE-SPECIFIC CONDITIONS PRIOR TO CONSTRUCTION.

2. CODE COMPLIANCE
PLANS ARE BASED ON COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC)– LATEST EDITION AT THE TIME OF PREPARATION, UNLESS OTHERWISE NOTED.
LOCAL AMENDMENTS, CLIMATE ZONE REQUIREMENTS, WIND/SEISMIC CONDITIONS, ENERGY CODES, ACCESSIBILITY STANDARDS, AND FIRE CODES MUST BE VERIFIED AND ADHERED TO BY THE BUILDER, OWNER, OR LOCAL PROFESSIONAL.
ALL DIMENSIONS, MATERIALS, AND CONSTRUCTION ASSEMBLIES MUST COMPLY WITH LOCAL BUILDING DEPARTMENT REQUIREMENTS AND APPROVALS.

3. RESPONSIBILITY & VERIFICATION
IT IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR, AND/OR LOCAL DESIGN PROFESSIONAL TO:
CONFIRM ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION.
OBTAIN ALL NECESSARY PERMITS AND APPROVALS BEFORE COMMENCING WORK.
COORDINATE ALL TRADES AND ENSURE COMPLIANCE WITH ALL GOVERNING CODES AND REGULATIONS.
ENGAGE APPROPRIATE LICENSED STRUCTURAL, MECHANICAL, ELECTRICAL, AND CIVIL ENGINEERS, AS NEEDED PER JURISDICTIONAL REQUIREMENTS.

4. SITE ADAPTATION
THESE PLANS MUST BE SITE-ADAPTED TO REFLECT:
LOT ORIENTATION, SETBACKS, EASEMENTS, AND TOPOGRAPHY.
FOUNDATION DESIGN PER SITE-SPECIFIC SOIL CONDITIONS AND LOCAL FROST DEPTH.
DRAINAGE AND GRADING PLANS CONFORMING TO LOCAL MUNICIPAL STANDARDS.

5. DRAWINGS & SPECIFICATIONS
DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
THESE DOCUMENTS ARE NOT INTENDED FOR CONSTRUCTION UNLESS REVIEWED AND APPROVED BY A QUALIFIED LOCAL PROFESSIONAL AND/OR THE AUTHORITY HAVING JURISDICTION (AHJ).
CONTRACTOR SHALL COORDINATE WITH ALL CONSULTANTS' DRAWINGS (STRUCTURAL, MEP, CIVIL, ETC.) AND RESOLVE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

6. CONSTRUCTION STANDARDS
ALL WORK SHALL BE PERFORMED IN A NEAT, PROFESSIONAL, AND WORKMANLIKE MANNER, USING NEW MATERIALS UNLESS OTHERWISE NOTED.
ALL MATERIALS AND METHODS OF CONSTRUCTION MUST CONFORM TO APPLICABLE STANDARDS SUCH AS:
ASTM, ANSI, ACI, APA, AND MANUFACTURER'S SPECIFICATIONS.
LOCAL ENERGY EFFICIENCY REQUIREMENTS (IECC, TITLE 24, OR EQUIVALENT).
CONTRACTOR SHALL ENSURE COMPLIANCE WITH FIRE-RESISTANCE CONSTRUCTION, INSULATION, MOISTURE CONTROL, AND OTHER HEALTH AND SAFETY REGULATIONS SPECIFIC TO LOCAL CONDITIONS.

7. REVISIONS & CUSTOMIZATION
PROTOTYPE PLANS MAY BE MODIFIED FOR AESTHETIC, PROGRAMMATIC, OR STRUCTURAL REASONS AS NEEDED. ANY REVISIONS MUST BE DOCUMENTED AND APPROVED BY A QUALIFIED PROFESSIONAL.
REUSE OR DUPLICATION OF THIS PLAN IS SUBJECT TO APPLICABLE COPYRIGHT LAWS AND LICENSING AGREEMENTS.

DRAWING LIST

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CLIENT
TOWN OF INGALLS,
REDEVELOPMENT COMMISION

CERTIFICATION:

DRAWN: **SJ** CHECKED: **SBP**

#	REVISION	Date

COVER SHEET

TOWN OF INGALLS - RDC
SINGLE FAMILY - 1 STORY PROTOTYPE

100% CONSTRUCTION DOCUMENTS
7/23/2026

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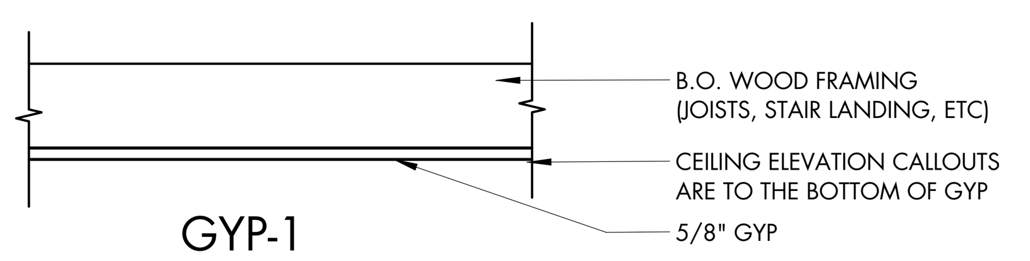
GENERAL REFLECTED CEILING PLAN NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

1. DIMENSIONS TO LIGHT FIXTURES ARE TO THE CENTERPOINT OF THE FIXTURE, THE FINISHED EDGE OF FIXTURE, OR TO THE CENTERLINE OF THE ASSOCIATED CEILING GRID SYSTEM.
2. CONTRACTOR TO COORDINATE LIGHT FIXTURE TYPES, LOCATIONS AND MOUNTING HEIGHTS WITH OWNER.
3. GYPSUM BOARD FINISH LEVELS: FINISH PANELS TO LEVELS INDICATED BELOW AND ACCORDING TO ASTM C 840: LEVEL 4: AT PANEL SURFACES THAT WILL BE EXPOSED TO VIEW UNLESS OTHERWISE NOTED.
4. WHERE GYP. BD. CEILINGS ARE INDICATED TO BE LOWER THAN ADJACENT GYP. BD. CEILINGS THE CONTRACTOR IS TO PROVIDE A CONTINUOUS FINISHED VERTICAL GYP. BD. BULKHEAD RETURN TO ADJACENT FINISHED GYP. BD. CEILING.
5. COORDINATE, PROVIDE, AND INSTALL WOOD CEILING BLOCKING AS REQUIRED FOR THE ANCHORAGE AND SUPPORT OF ALL NEW CEILING ACCESSORIES, ETC., AS APPLICABLE.

CEILING TYPE SECTION DETAILS



GYP-1

REFLECTED CEILING PLAN NOTES

MARK	DESCRIPTION
2	ATTIC ACCESS HATCH, MIN. 24"x36". COORDINATE LOCATION W/ OWNER.
3	VENTILATED SOFFIT
4	PORCH SOFFIT ABOVE

LIGHT FIXTURE SCHEDULE

A	CEILING MOUNT LIGHT FIXTURE	COORDINATE W/ OWNER
B	CEILING MOUNT PENDANT LIGHT FIXTURE	COORDINATE W/ OWNER
C	CAN LIGHT STYLE LIGHT FIXTURE	COORDINATE W/ OWNER
D	VANITY LIGHT FIXTURE	COORDINATE W/ OWNER
E	EXHAUST FAN / LIGHT COMBO - SWITCH SEPARATELY. VENT TO EXTERIOR.	COORDINATE W/ OWNER
F	CEILING FAN/ LIGHT COMBO - SWITCH SEPERATELY.	COORDINATE W/ OWNER
G	EXTERIOR WALL SCONCE	COORDINATE W/ OWNER

GENERAL INTERIOR FINISH PLAN NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

1. ALL FINISHES, PRODUCT SELECTIONS, CABINETRY, AND MATERIALS TO BE COORDINATED WITH OWNER.
2. ALL WALLS TO BE PAINTED – UNLESS NOTED OTHERWISE.
3. ALL DOORS & DOOR FRAMES TO BE PAINTED – UNLESS NOTED OTHERWISE.
   a. ALL INTERIOR DOORS & FRAMES TO BE PAINTED P1.
   b. ALL ENTRY DOORS & FRAMES TO BE PAINTED P4 ON BOTH SIDES.
4. PROCEEDING WITH THE INSTALLATION OF FINISHES WILL BE CONSTRUED THAT THE INSTALLER AND/OR FINISHER HAS INSPECTED AND ACCEPTED THE SUBSTRATE FOR RECEIVING THE WORK. NO CHANGE ORDER WILL BE ISSUED TO RECTIFY CONCEALED, UNKNOWN CONDITIONS OR UNSATISFACTORY SUBSTRATE ONCE THE FINISH WORK HAS PROCEEDED.
5. CONTRACTOR TO IMMEDIATELY NOTIFY DESIGNER IF A SPECIFIED FINISH ITEM BECOMES UNAVAILABLE.
6. PAINT ALL GRILLES, ETC. TO MATCH SURFACE ON WHICH THEY OCCUR.
7. ALL WALLS TO BE PAINTED 3-COAT SYSTEM- ONE COAT PRIMER- TWO COATS FINISH.
   a. GENERAL WALLS - EGGSHELL FINISH
   b. BATHROOM WALLS - SATIN FINISH
   c. KITCHEN WALLS - EGGSHELL FINISH
   d. GENERAL CEILINGS - FLAT FINISH
   e. TRIM - SEMI-GLOSS FINISH
8. ALL JUNCTURES BETWEEN DISSIMILAR MATERIALS TO BE CAULKED AND PREPPED PRIOR TO PAINTING.
9. ALL CABINETS TO HAVE SOFT CLOSE DOOR AND DRAWERS.
10. ALL ELECTRICAL AND DATA DEVICES TO BE A WHITE FINISH, UNLESS NOTED OTHERWISE WHEN MOUNTED TO SPECIALITY FINISHES. (DARK WALLS, CABINETRY, ETC.)
11. FLOOR FINISH TRANSITIONS AT DOORS SHALL ALIGN WITH STOP SIDE OF DOOR AND CONTINUE UNDER DOOR SO THAT ALL TRANSITION MATERIALS ARE COVERED BY DOOR WHEN IN CLOSED POSITION. ALL FINISH FLOOR TRANSITION AND REDUCER STRIPS SHALL BE PROVIDED BY FLOORING CONTRACTOR.
12. PROVIDE UNDERCUTS AS REQUIRED FOR DOORS WHERE CARPET IS TO BE INSTALLED.

UNIT - DOOR SCHEDULE

MARK	DESCRIPTION	DOOR			FRAME
		WIDTH	HEIGHT	MATERIAL	MATERIAL
1868	SMALL CLOSET	1' - 8"	6' - 8"	SC	WD
2468	CLOSET / BATHROOM	2' - 4"	6' - 8"	SC	WD
2868	BEDROOM	2' - 8"	6' - 8"	SC	WD
3068	EXTERIOR ENTRY	3' - 0"	6' - 8"	FIBERGLASS	WD
4468	DOUBLE - SWING - MECHANICAL	4' - 4"	6' - 8"	SC	WD
5068	DOUBLE SLIDING	5' - 0"	6' - 8"	SC	WD

ABBREVIATIONS:

SC = SOLID CORE WOOD DOOR

DOOR NOTES:

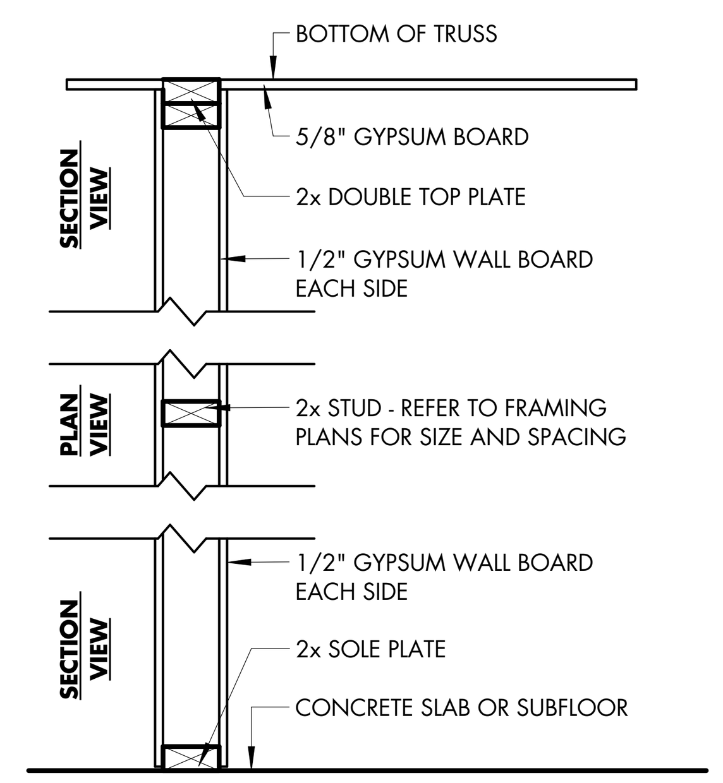
1. COORDINATE ALL DOORS AND STYLES WITH OWNER.
2. PRE-HUNG DOOR SLAB IN WOOD FRAME.
3. 1" UNDERCUT ON ALL INTERIOR DOOR SLABS.
4. JAMB DEPTH IS FOR EITHER 2x4 OR 2x6 WALL CONSTRUCTION - SEE FLOOR PLAN.
5. SIZE IS NOMINAL DOOR SIZE, COORDINATE ROUGH OPENING WITH DOOR MANUFACTURER

HARDWARE NOTES:

1. PROVIDE LEVERED LOCKSETS; COORDINATE FINISH AND STYLE WITH OWNER.
2. PROVIDE BASE MOUNTED DOOR STOPS TO MATCH DOOR SET FINISH AT ALL DOORS WHEN FEASIBLE. PROVIDE HINGE MOUNTED ADJUSTABLE STOP AT ALL OTHER LOCATIONS.

BEDROOMS & BATHROOMS - PRIVACY LOCKSETS
CLOSETS, LAUNDRY - PASSAGE LOCKSETS
FRONT ENTRY - HANDLESET W/ DEADBOLT
REAR ENTRY - SECURITY SET LEVER W/ DEADBOLT (KEYED TO MATCH FRONT ENTRY)

WALL TYPES



W4.2	**INTERIOR PARTITION - 2x4 WOOD STUDS WITH GWB EACH SIDE**
W6.2	**INTERIOR PARTITION - 2x6 WOOD STUDS WITH GWB EACH SIDE**

NOTE: PROVIDE SOUND INSULATION IN WALLS SURROUNDING BEDROOMS, BATHROOMS AND LAUNDRY

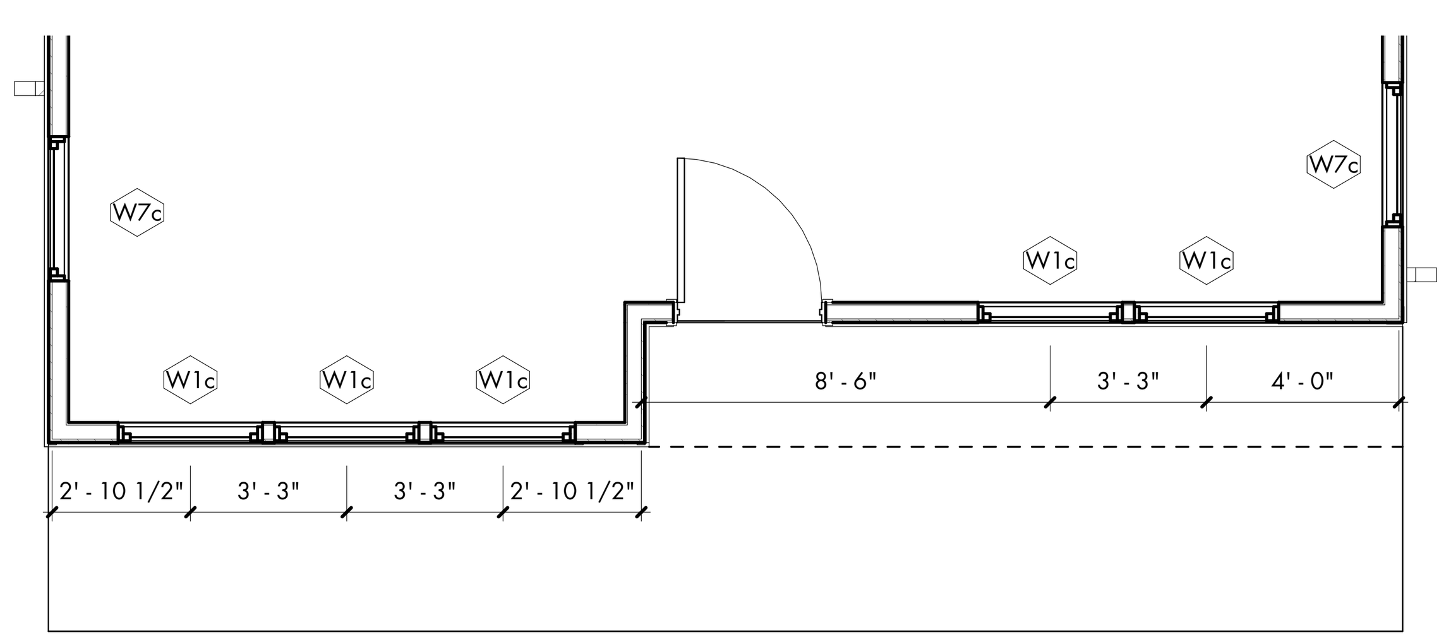
GENERAL FLOOR PLAN NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

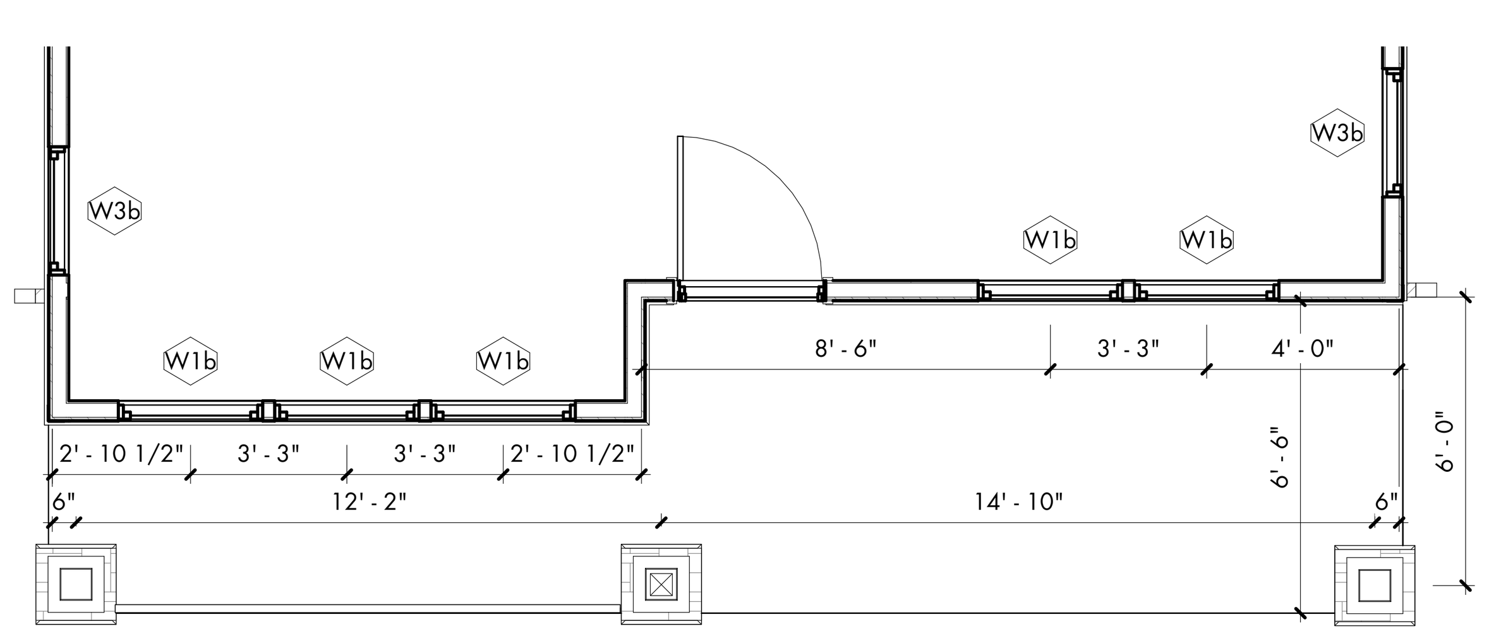
A. DO NOT SCALE DRAWINGS.
B. DIMENSIONS ARE TAKEN TO FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY, AND COLUMN LINES, UNLESS SPECIFICALLY NOTED OTHERWISE. FINISHED (FIN, FD) OR CLEAR (CLR) DIMENSIONS INDICATE FINISH SURFACE TO FINISH SURFACE SPANS BETWEEN WALLS OR FROM FINISH SURFACE OF WALL TO LATCH/HINGE OF ADJACENT DOOR OR CENTERLINE OF PLUMBING FIXTURES. COORDINATE WITH APPLICABLE NEW WALL TYPES AND WITH APPLICABLE SECTIONS/DETAILS.
C. ALL NEW WOOD DOOR FRAMES ARE LOCATED 4" FROM THE ADJACENT WALL FACE (TO OUTER EDGE OF FRAME) UNLESS DIMENSIONED OR DETAILED OTHERWISE.
D. CONTRACTOR SHALL VERIFY ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO ACCESSORY, EQUIPMENT, CASEWORK MOUNTING HEIGHTS AND PROVIDE SOLID BLOCKING FOR WALL MOUNTED ITEMS THAT REQUIRE ANCHORAGE. COORDINATE WITH THE MANUFACTURER, OR WHERE INDICATED, THE OWNER.
E. AT ALL WALLS SCHEDULED TO RECEIVE CERAMIC TILE, PROVIDE GLASS MAT INTERIOR GYPSUM WALLBOARD FOR THE STANDARD GYPSUM WALLBOARD IDENTIFIED IN THE WALL TYPES. CONTRACTOR TO COORDINATE WITH OWNER ROOM FINISH SCHEDULE AND LOCATIONS WITH CERAMIC TILE.
F. WALL FRAMING, INSULATION, SHEATHING, AND FINISHES, SHALL EXTEND FROM THE TOP OF THE SLAB TIGHT TO THE UNDERSIDE OF THE DECK ABOVE UNLESS NOTED OTHERWISE.
G. CONTRACTOR SHALL ENSURE THAT ANY AND ALL BACK-BOXES LOCATED WITHIN 'PARTY WALLS' THAT SEPARATE ROOMS ARE NOT LOCATED BACK TO BACK OR IN THE SAME CAVITY. STAGGER BOXES ONE STUD CAVITY EITHER SIDE OF ONE ANOTHER.
H. GENERAL CONTRACTOR TO PROVIDE BACKER ROD AND SEALANT OF A TYPE APPROPRIATE TO EACH CONDITION, BETWEEN MATERIALS BOTH SIMILAR AND DISSIMILAR THROUGHOUT THE INTERIOR AND EXTERIOR OF THE BUILDING. (COLORS TO BE SELECTED BY THE OWNER)
I. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND LOW VOLTAGE ELEMENTS ARE SHOWN FOR REFERENCE ONLY. SYSTEMS ARE TO BE DESIGN-BUILD BY QUALIFIED PROFESSIONALS.

FLOOR PLAN NOTES

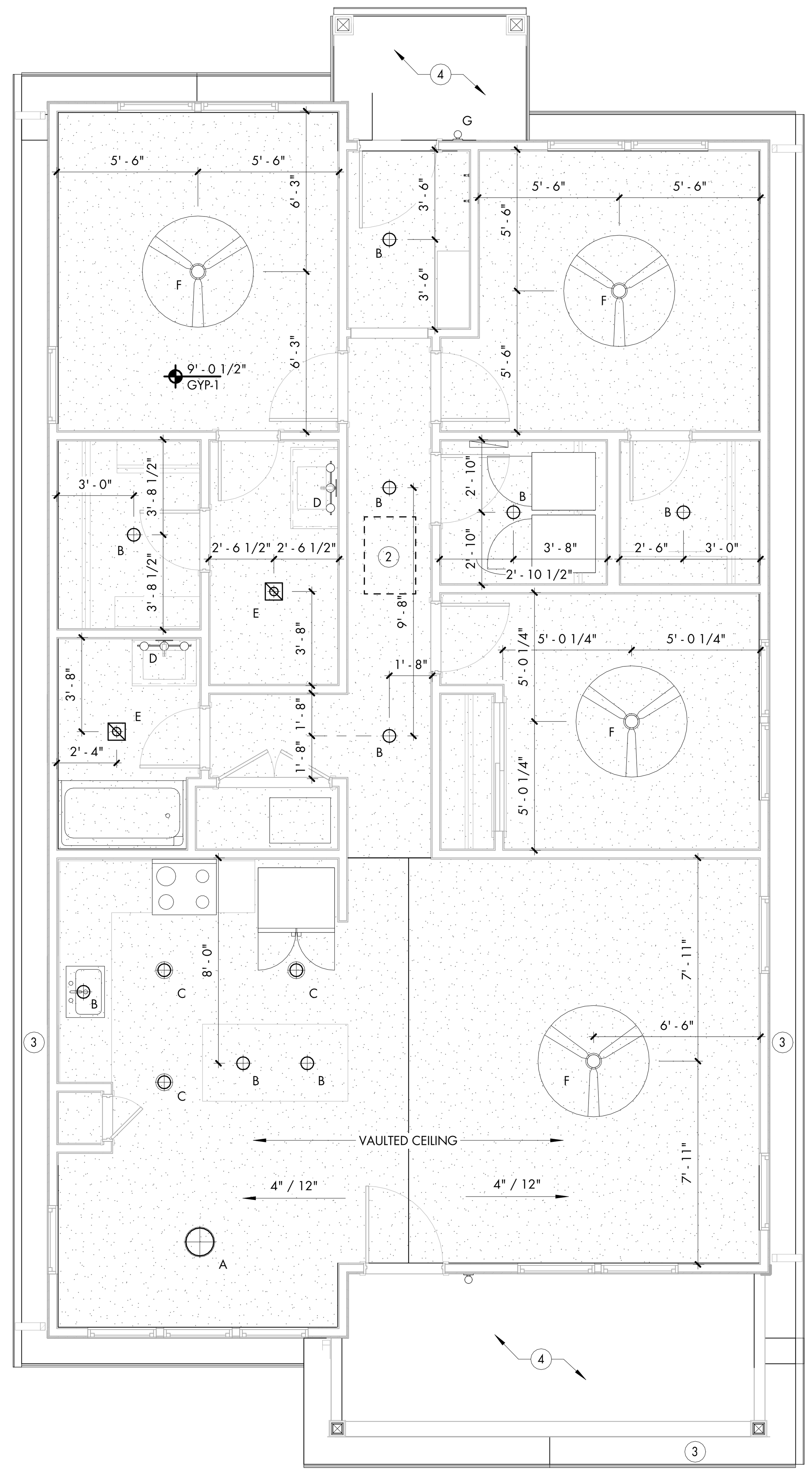
MARK	DESCRIPTION
1	PROVIDE 12" SHELF W/ ROD & IN-WALL BLOCKING
2	PROVIDE DOUBLE SHELF & ROD WITH IN-WALL BLOCKING
3	PROVIDE 15" CLOSET SHELVING WITH IN-WALL BLOCKING



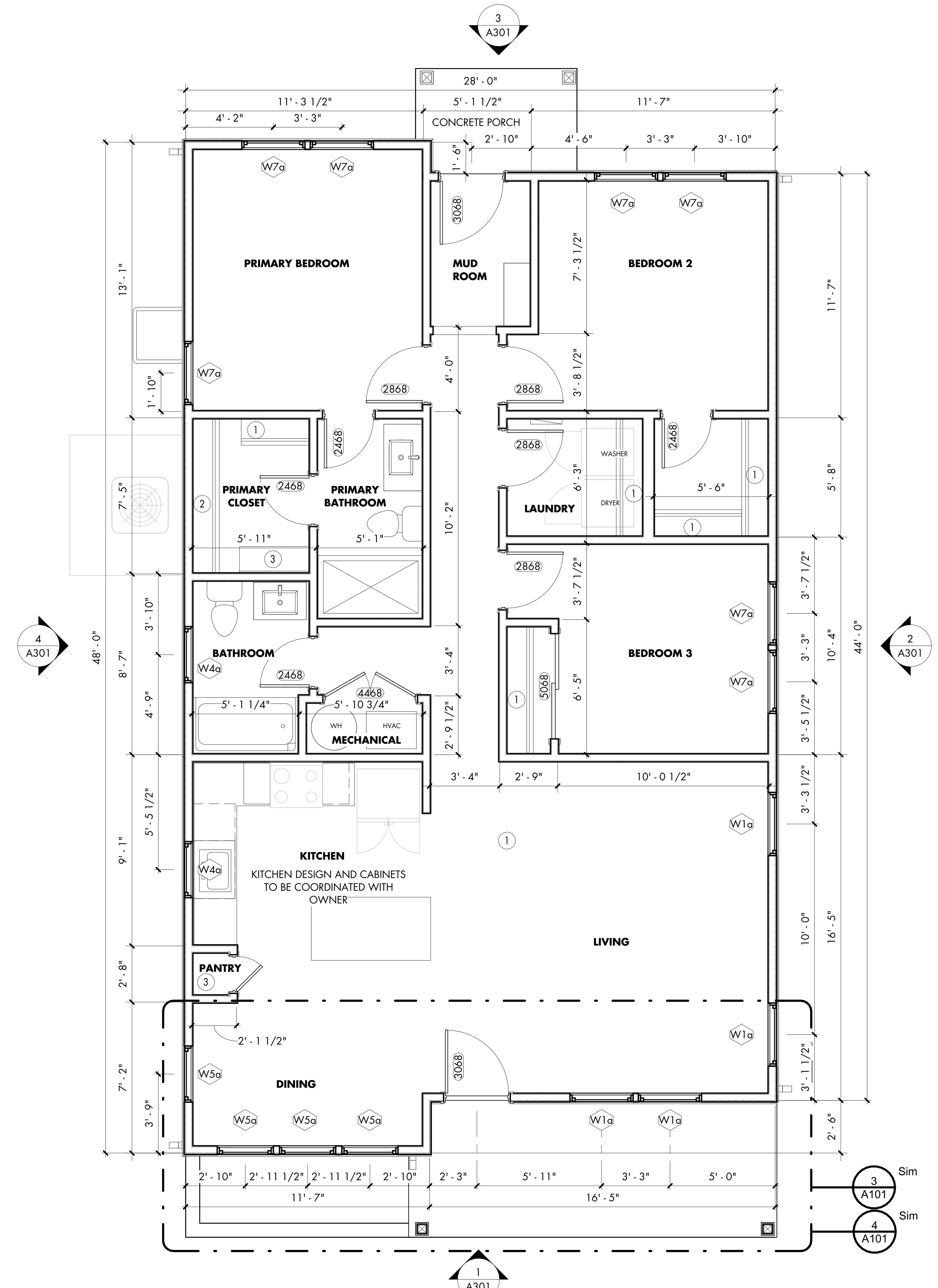
4 FLOOR PLAN - ELEVATION OPTION C
1/4" = 1'-0"



3 FLOOR PLAN - ELEVATION OPTION B
1/4" = 1'-0"



2 REFLECTED CEILING PLAN
1/4" = 1'-0"



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

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TOWN OF INGALLS,
REDEVELOPMENT COMMISION

CERTIFICATION:

DRAWN: **SJ** CHECKED: **SJ**

#	REVISION	Date

FIRST FLOOR PLAN

TOWN OF INGALLS - RDC
SINGLE FAMILY - 1 STORY PROTOTYPE

100% CONSTRUCTION DOCUMENTS
7/23/2026

A101

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GENERAL ROOF PLAN NOTES

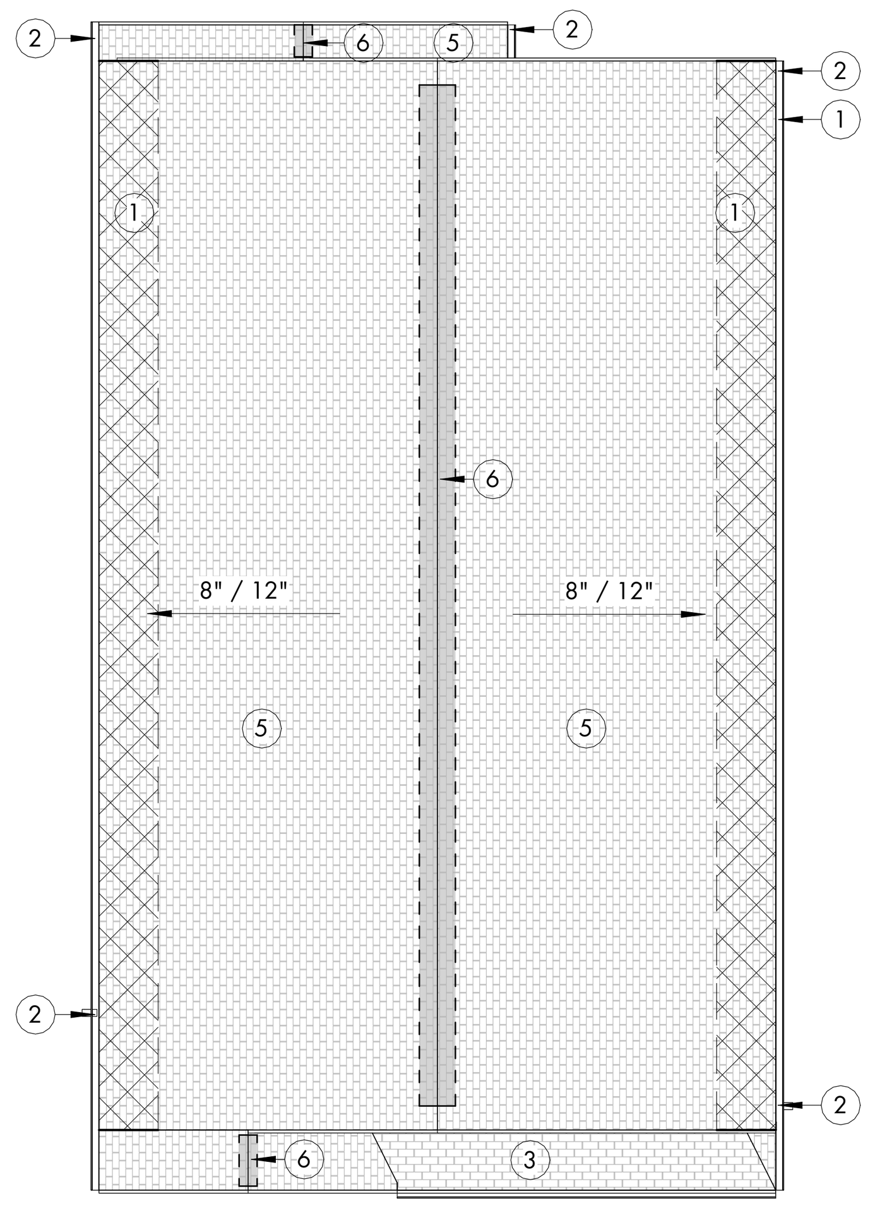
THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

WEATHER LIMITATIONS: PROCEED WITH INSTALLATION ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT ROOFING SYSTEM TO BE INSTALLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.

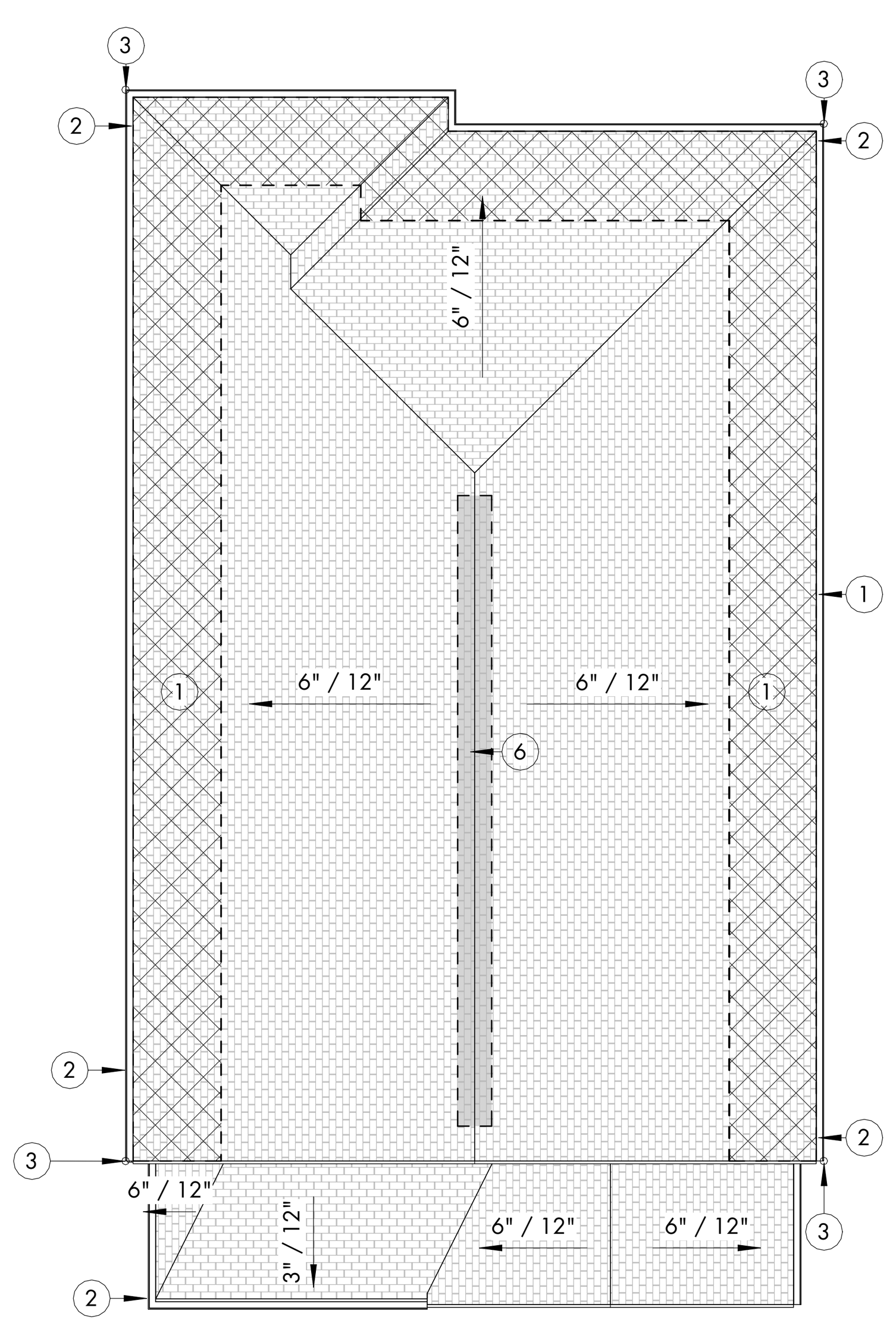
A. COORDINATE INSTALLING MEMBRANE ROOFING SYSTEM COMPONENTS SO INSULATION IS NOT EXPOSED TO PRECIPITATION OR LEFT EXPOSED AT THE END OF THE WORKDAY.
B. COMPLY WITH MEMBRANE ROOFING SYSTEM AND INSULATION MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING ROOF INSULATION.
C. INSTALL TAPERED INSULATION UNDER AREA OF ROOFING TO CONFORM TO SLOPES INDICATED.
D. INSTALL INSULATION UNDER AREA OF ROOFING TO ACHIEVE REQUIRED THICKNESS. WHERE OVERALL INSULATION THICKNESS IS 2.0 INCHES OR GREATER, INSTALL TWO OR MORE LAYERS WITH JOINTS OF EACH SUCCEEDING LAYER STAGGERED FROM JOINTS OF PREVIOUS LAYER A MINIMUM OF 6 INCHES (150 MM) IN EACH DIRECTION.
E. MECHANICALLY FASTENED INSULATION: INSTALL EACH LAYER OF INSULATION AND SECURE TO DECK USING MECHANICAL FASTENERS SPECIFICALLY DESIGNED AND SIZED FOR FASTENING SPECIFIED BOARD-TYPE ROOF INSULATION TO DECK TYPE.
F. FINAL ROOF INSPECTION: ARRANGE FOR ROOFING SYSTEM MANUFACTURER'S TECHNICAL PERSONNEL TO INSPECT ROOFING INSTALLATION ON COMPLETION.
G. REPAIR OR REMOVE AND REPLACE COMPONENTS OF MEMBRANE ROOFING SYSTEM WHERE INSPECTIONS INDICATE THAT THEY DO NOT COMPLY WITH SPECIFIED REQUIREMENTS.

ROOF PLAN NOTES

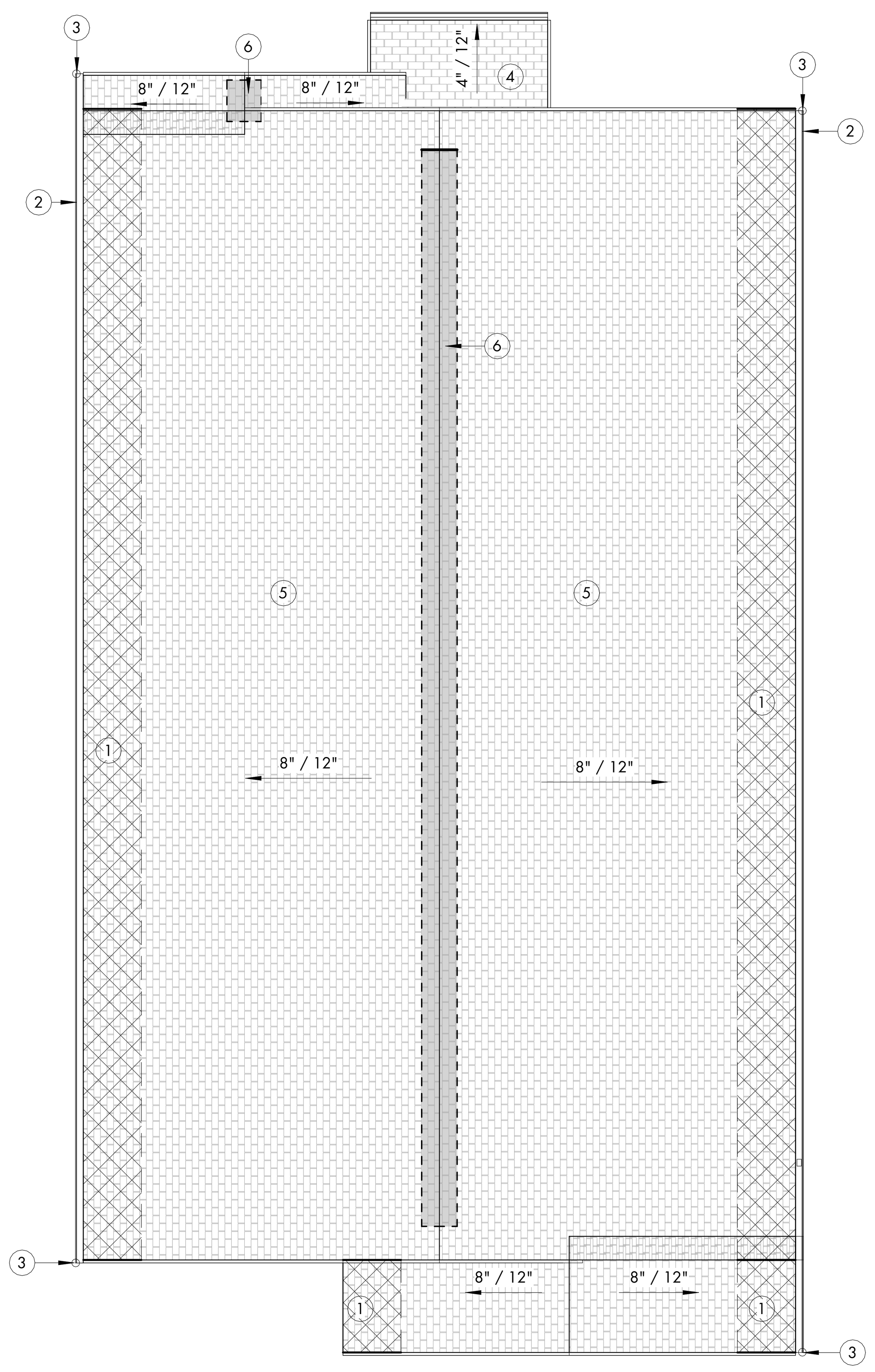
Number	Description
1	ICE/WATER SHIELD AT VALLEYS AND ALONG GUTTER EDGES. SHOWN CROSS-HATCHED.
2	PREFINISHED METAL GUTTER
3	PREFINISHED METAL DOWNSPOUT
4	CONTINUOUS SELF-ADHERED ICE/WATER SHIELD AT PORCH ROOF.
5	ARCHITECTURAL SHINGLE ROOF
6	CONTINUOUS RIDGE VENT. PROVIDE VENTILATED SOFFITS



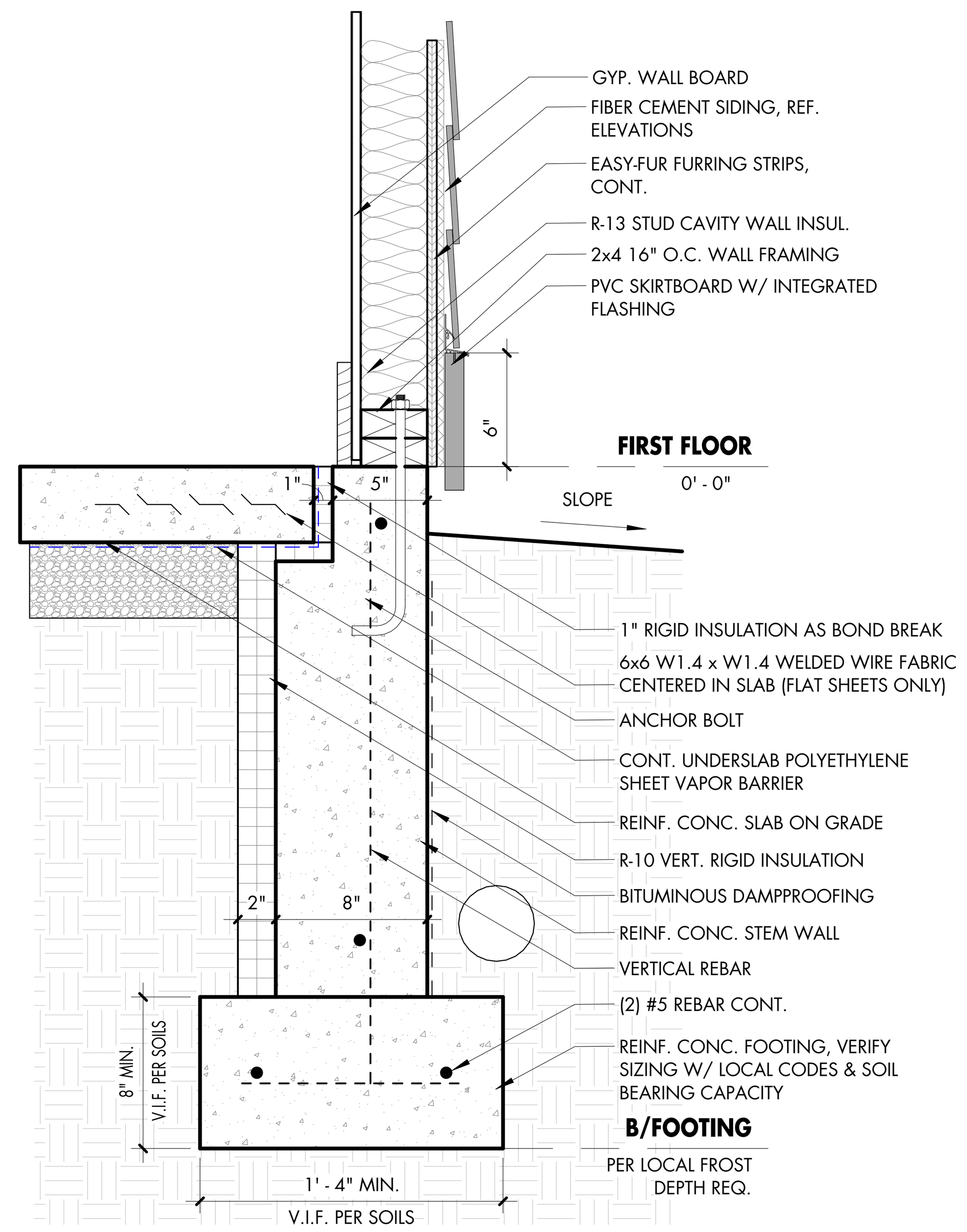
4 ROOF PLAN - ELEVATION OPTION C
1/8" = 1'-0"



3 ROOF PLAN - ELEVATION OPTION B
1/8" = 1'-0"



2 ROOF PLAN - ELEVATION OPTION A
3/16" = 1'-0"



5 TYP. FOUNDATION DETAIL (SLAB ON GRADE)
1 1/2" = 1'-0"

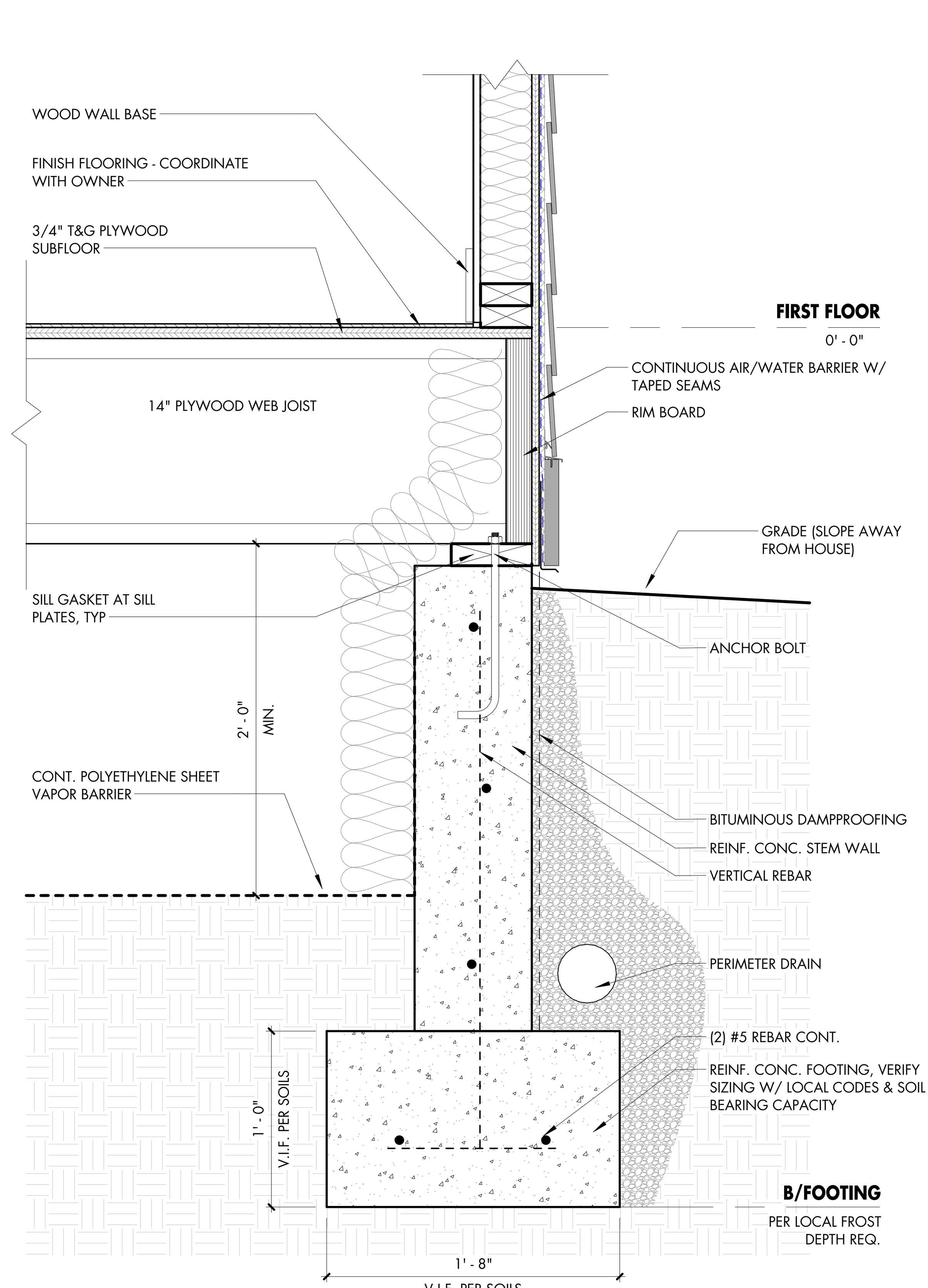
GENERAL FOUNDATION NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

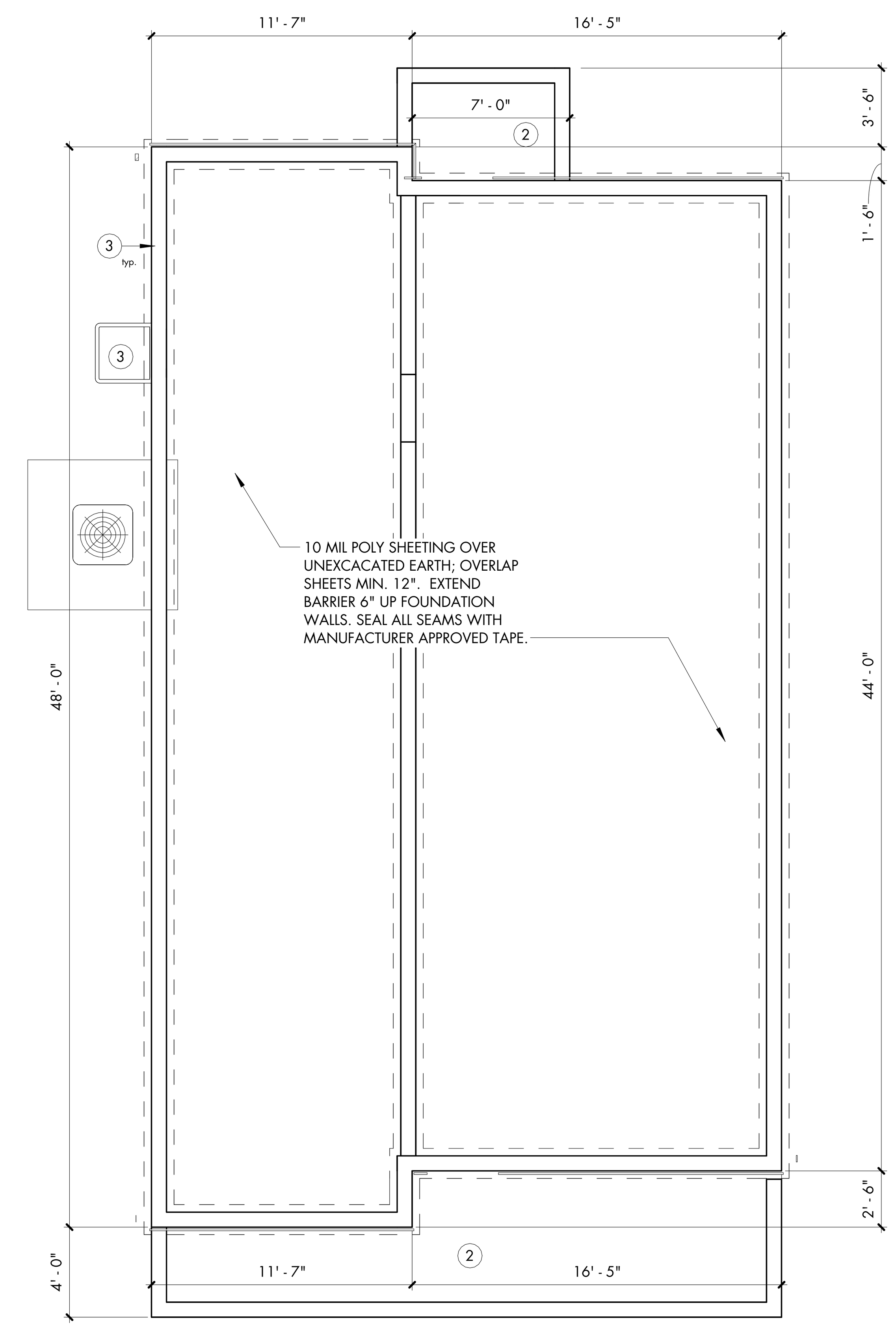
A. FOUNDATIONS SHALL BE DESIGNED AND CERTIFIED BY A STRUCTURAL ENGINEER AS REQUIRED FOR SOIL/GROUND CONDITIONS. COORDINATE W/ ARCHITECT AS NEEDED FOR PROPER CONNECTIONS TO HOUSE, FRAMING AND CONCRETE SLAB.
B. FOUNDATION FOOTINGS MUST BE A MINIMUM OF 30" BELOW GRADE.
C. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL, UNLESS NOTED OTHERWISE.
D. FLOOR SLAB AREAS TO BE COMPACTED TO 95% MAX. DRY DENSITY.
E. STRUCTURAL CONCRETE FOOTINGS TO BE 2500 PSI, WALLS AND SLABS 3500 PSI.
F. BOTTOM OF ALL FOOTINGS TO BE SET BELOW LOCAL FROST LINE. SEE DETAILS.
G. CONCRETE TRENCH FOOTINGS TO BE POURCED CONCRETE, REINFORCED PER LOCAL CODES AND CONDITIONS.
H. PROVIDE HOT DIPPED GALVANIZED ANCHOR BOLYS 1/2" DIA. x 10" STARTING @ 6" FROM EACH CORNER @ 6'-0" O.C. AND AT EACH SIDE OF ALL OPENINGS, MIN. (2) PER PIECE OF SILL PLATE.
I. FOUNDATION WALLS ARE 10" THICK POURED CONCRETE U.N.O.

FOUNDATION PLAN NOTES

Number	Description
2	REINF. CONC. PATIO SLAB OVER GRANULAR FILL BASE
3	CRAWL SPACE ACCESS HATCH. PROVIDE 'TURTL' ACCESS WELL OR SIMILAR



6 TYP. FOUNDATION (CRAWL SPACE)
1 1/2" = 1'-0"



1 FOUNDATION PLAN
3/16" = 1'-0"

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DRAWN: **SJ** CHECKED: **SBP**

#	REVISION	Date

FOUNDATION, FRAMING AND ROOF PLAN

TOWN OF INGALLS - RDC
SINGLE FAMILY - 1 STORY PROTOTYPE

100% CONSTRUCTION DOCUMENTS
7/23/2026

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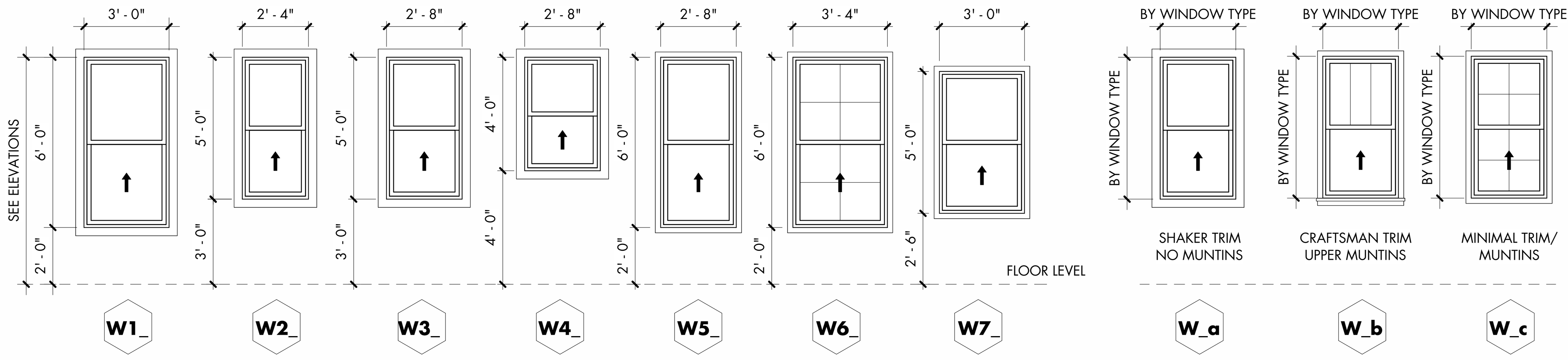


WINDOW STYLE, TRIM AND SIZE CAN VARY PER ELEVATION STYLE. NOT ALL WINDOWS MAY BE USED.
COORDINATE INTERIOR AND EXTERIOR FINISH COLOR W/ OWNER
PROVIDE SAFETY GLASS WHERE REQUIRED BY CODE.

NOTE: CLEAR OPENINGS TO COMPLY WITH EGRESS REQUIREMENTS. VERIFY WITH MANUFACTURER.

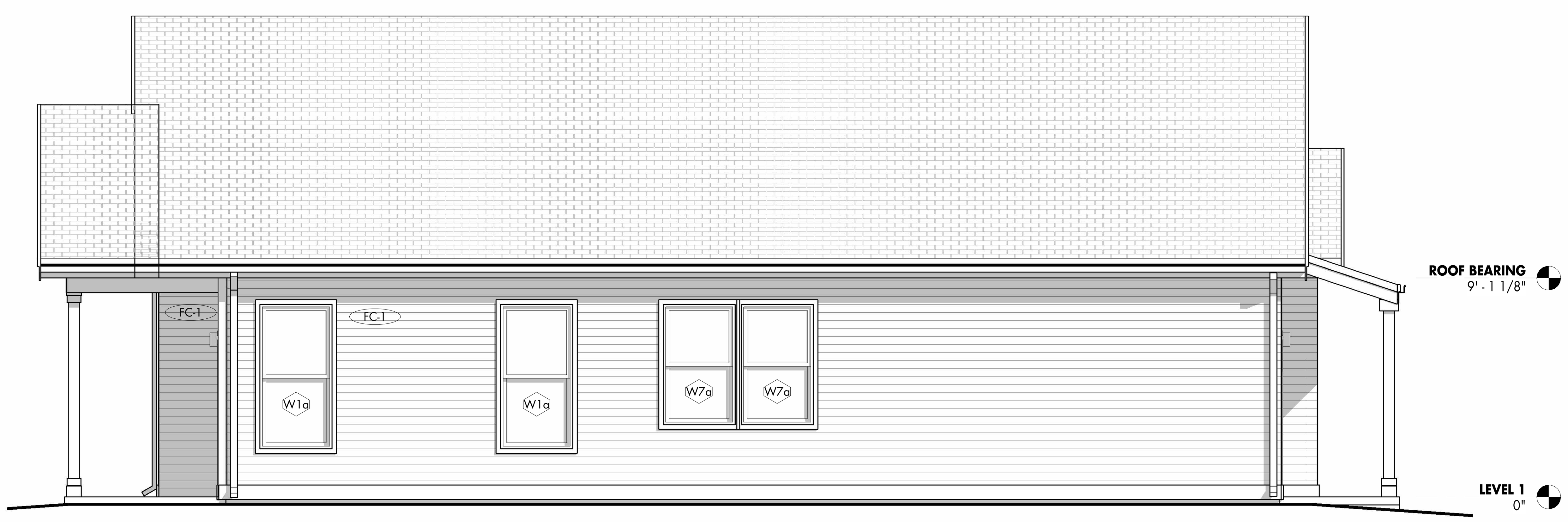
WINDOW ELEVATIONS

EXTERIOR MATERIAL SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	SIZE	STYLE	COMMENTS
AL-1	GUTTERS, GUTTER BOX, DOWNSPOUTS	–	–	–	
ASPH-1	DIMENSIONAL ASPHALT SHINGLE	GAF	5.625" EXPOSURE	TIMBERLINE HDZ	
FC-1	FIBER CEMENT PLANK SIDING, SMOOTH	JAMES HARDIE	4" EXPOSURE		
FC-2	FIBER CEMENT SHINGLE SIDING, STRAIGHT EDGE PANEL	JAMES HARDIE	6" EXPOSURE	STAGGERED EDGE	
FC-3	FIBER CEMENT VERTICAL PANEL W/ BATTEN STRIPS	JAMES HARDIE	BATTEN @ 16" OC	SQUARE CHANNEL	
FC-4	FIBER CEMENT PLANK SIDING, SMOOTH	JAMES HARDIE	8" EXPOSURE	SMOOTH	
PVC-1	PVC TRIM BOARD	AZEK OR SIM.	8"	SMOOTH	SKIRT TRIM BOARD, TYP ALL ELEVATIONS
TRIM-1	FIBER CEMENT TRIM BOARD	JAMES HARDIE	4" 5/4	SMOOTH	ELEVATION TYPE A
TRIM-2	FIBER CEMENT TRIM BOARD	JAMES HARDIE	6" 5/4	SMOOTH	ELEVACTION TYPE B
TRIM-3	FIBER CEMENT TRIM BOARD	JAMES HARDIE	2 1/2" x 3/4"	SMOOTH	MINIMAL WIDTH TRIM - ELEVATION TYPE C

4 ELEVATION TYPE 'A' - LEFT SIDE
1/4" = 1'-0"

3 ELEVATION TYPE 'A' - BACK
1/4" = 1'-0"



2 ELEVATION TYPE 'A' - RIGHT SIDE
1/4" = 1'-0"

1 ELEVATION TYPE 'A' - FRONT
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - OPTION A

TOWN OF INGALLS - RDC
SINGLE FAMILY - 1 STORY PROTOTYPE

100% CONSTRUCTION DOCUMENTS
7/23/2026

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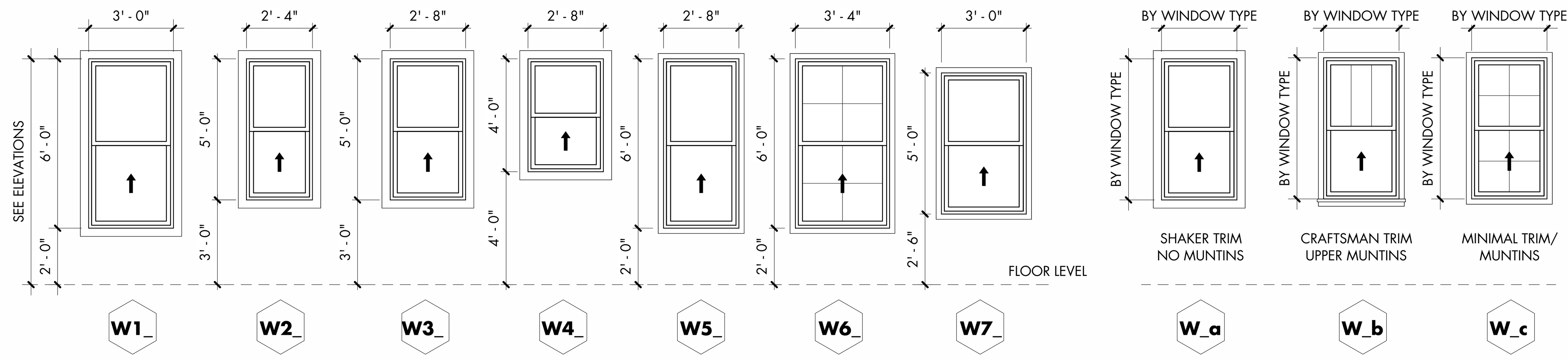


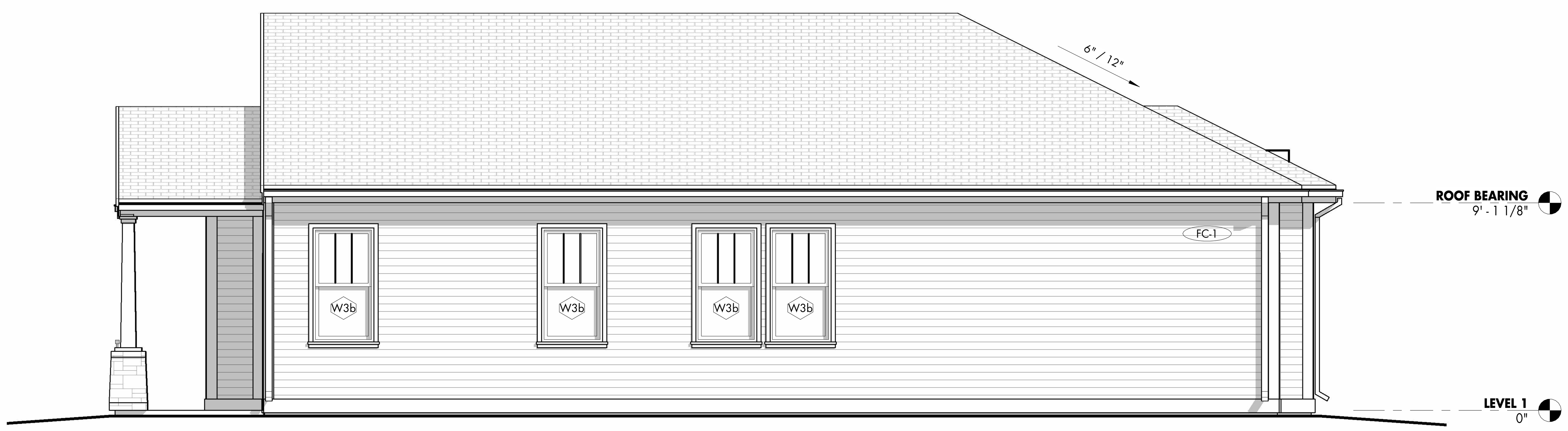
WINDOW STYLE, TRIM AND SIZE CAN VARY PER ELEVATION STYLE. NOT ALL WINDOWS MAY BE USED.
COORDINATE INTERIOR AND EXTERIOR FINISH COLOR W/ OWNER
PROVIDE SAFETY GLASS WHERE REQUIRED BY CODE.

NOTE: CLEAR OPENINGS TO COMPLY WITH EGRESS REQUIREMENTS. VERIFY WITH MANUFACTURER.

WINDOW ELEVATIONS

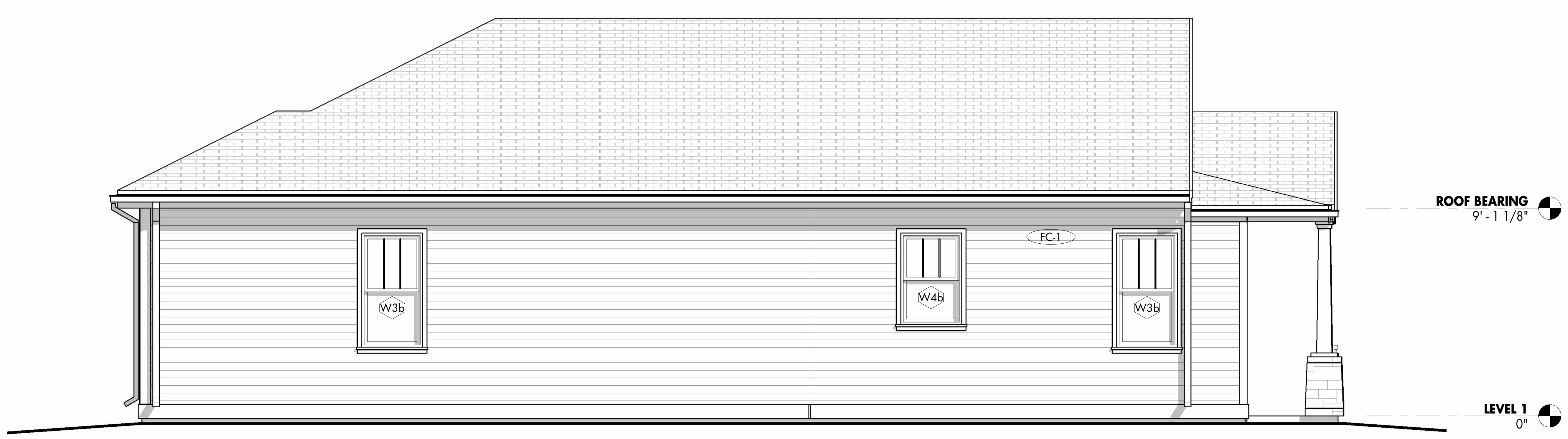
EXTERIOR MATERIAL SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	SIZE	STYLE	COMMENTS
AL-1	GUTTERS, GUTTER BOX, DOWNSPOUTS	–	–	–	
ASPH-1	DIMENSIONAL ASPHALT SHINGLE	GAF	5.625" EXPOSURE	TIMBERLINE HDZ	
FC-1	FIBER CEMENT PLANK SIDING, SMOOTH	JAMES HARDIE	4" EXPOSURE		
FC-2	FIBER CEMENT SHINGLE SIDING, STRAIGHT EDGE PANEL	JAMES HARDIE	6" EXPOSURE	STAGGERED EDGE	
FC-3	FIBER CEMENT VERTICAL PANEL W/ BATTEN STRIPS	JAMES HARDIE	BATTEN @ 16" OC	SQUARE CHANNEL	
FC-4	FIBER CEMENT PLANK SIDING, SMOOTH	JAMES HARDIE	8" EXPOSURE	SMOOTH	
PVC-1	PVC TRIM BOARD	AZEK OR SIM.	8"	SMOOTH	SKIRT TRIM BOARD, TYP ALL ELEVATIONS
TRIM-1	FIBER CEMENT TRIM BOARD	JAMES HARDIE	4" 5/4	SMOOTH	ELEVATION TYPE A
TRIM-2	FIBER CEMENT TRIM BOARD	JAMES HARDIE	6" 5/4	SMOOTH	ELEVACTION TYPE B
TRIM-3	FIBER CEMENT TRIM BOARD	JAMES HARDIE	2 1/2" x 3/4"	SMOOTH	MINIMAL WIDTH TRIM - ELEVATION TYPE C



3 ELEVATION TYPE 'B' - RIGHT SIDE
1/4" = 1'-0"

4 ELEVATION TYPE 'B' - BACK
1/4" = 1'-0"



2 ELEVATION TYPE 'B' - LEFT SIDE
1/4" = 1'-0"

1 ELEVATION TYPE 'B' - FRONT
1/4" = 1'-0"

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REDEVELOPMENT COMMISION

CERTIFICATION:

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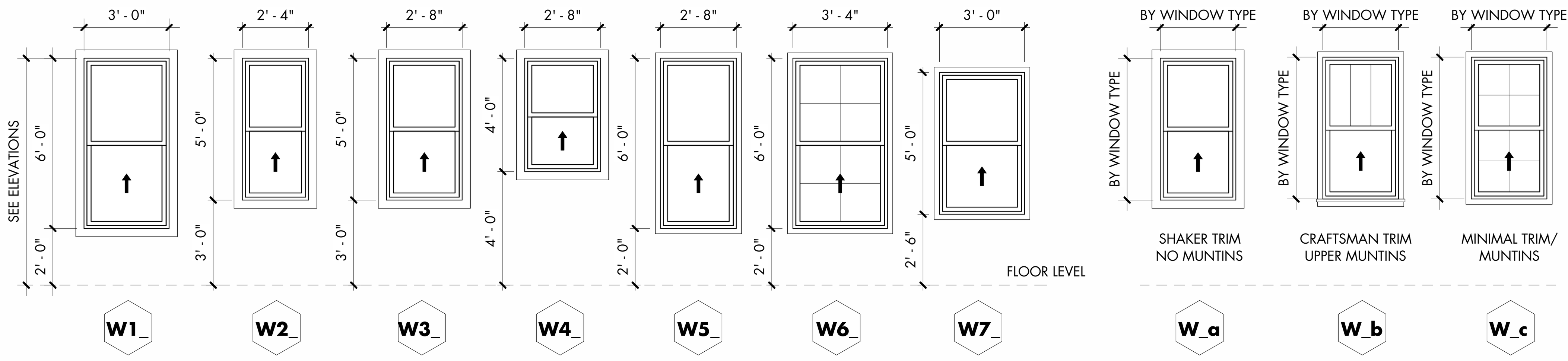
#	REVISION	Date

EXTERIOR ELEVATIONS - OPTION TYPE 'B'

TOWN OF INGALLS - RDC
SINGLE FAMILY - 1 STORY PROTOTYPE

100% CONSTRUCTION DOCUMENTS
7/23/2026

A302



WINDOW STYLE, TRIM AND SIZE CAN VARY PER ELEVATION STYLE. NOT ALL WINDOWS MAY BE USED.
COORDINATE INTERIOR AND EXTERIOR FINISH COLOR W/ OWNER
PROVIDE SAFETY GLASS WHERE REQUIRED BY CODE.

NOTE: CLEAR OPENINGS TO COMPLY WITH EGRESS REQUIREMENTS. VERIFY WITH MANUFACTURER.

WINDOW ELEVATIONS

EXTERIOR MATERIAL SCHEDULE					
MARK	DESCRIPTION	MANUFACTURER	SIZE	STYLE	COMMENTS
AL-1	GUTTERS, GUTTER BOX, DOWNSPOUTS	–	–	–	
ASPH-1	DIMENSIONAL ASPHALT SHINGLE	GAF	5.625" EXPOSURE	TIMBERLINE HDZ	
FC-1	FIBER CEMENT PLANK SIDING, SMOOTH	JAMES HARDIE	4" EXPOSURE		
FC-2	FIBER CEMENT SHINGLE SIDING, STRAIGHT EDGE PANEL	JAMES HARDIE	6" EXPOSURE	STAGGERED EDGE	
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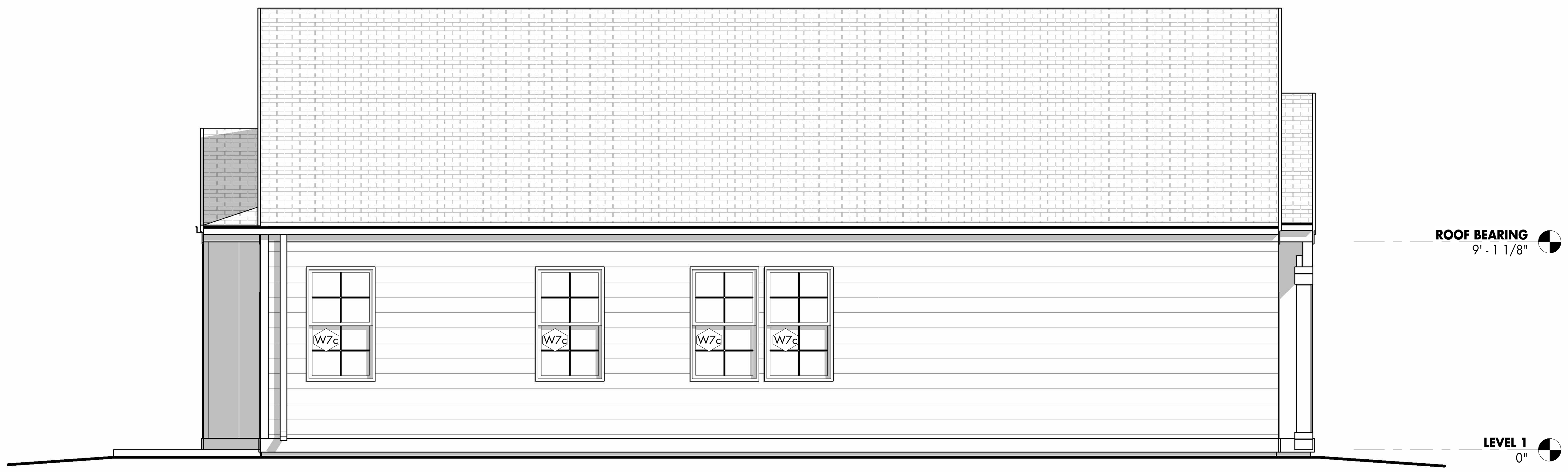
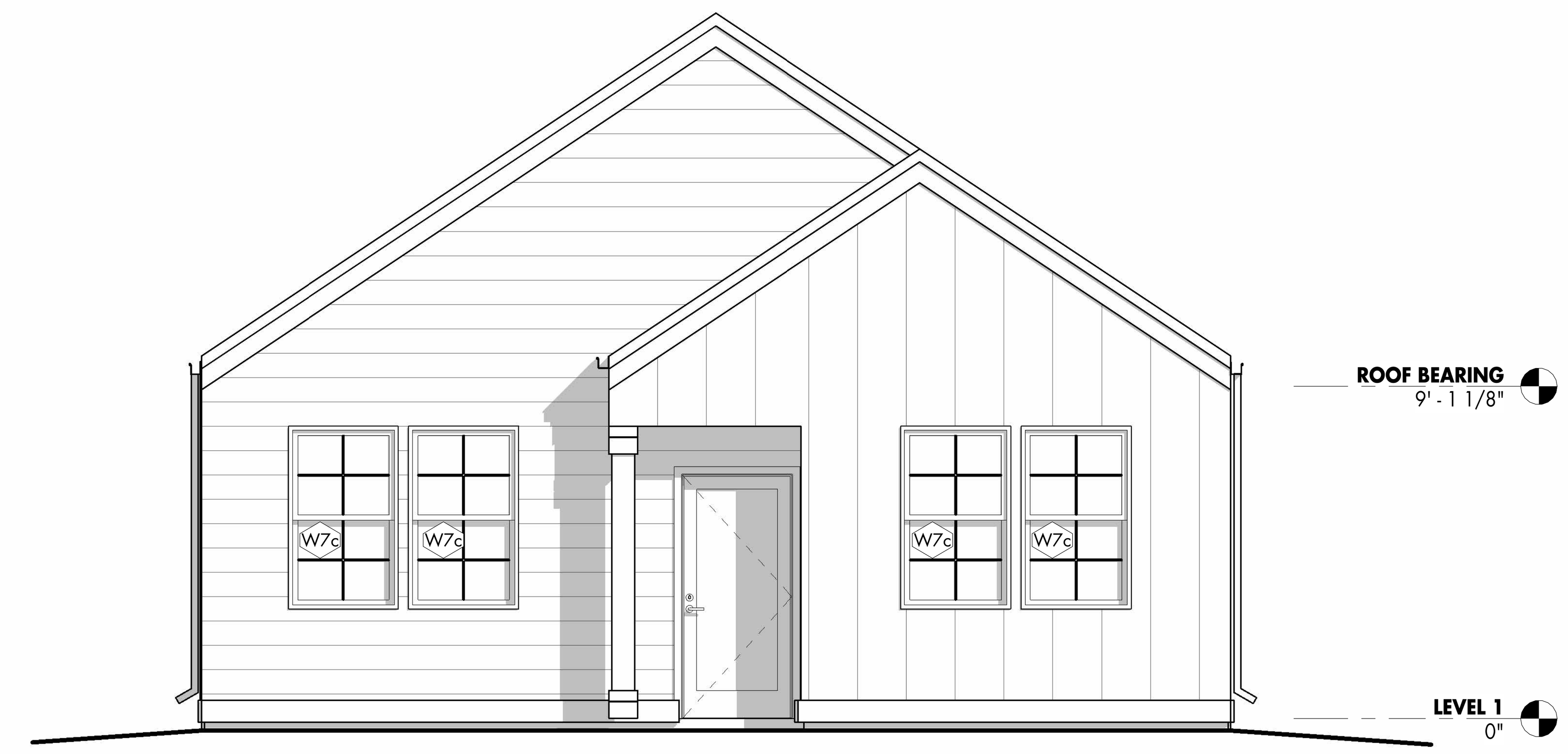
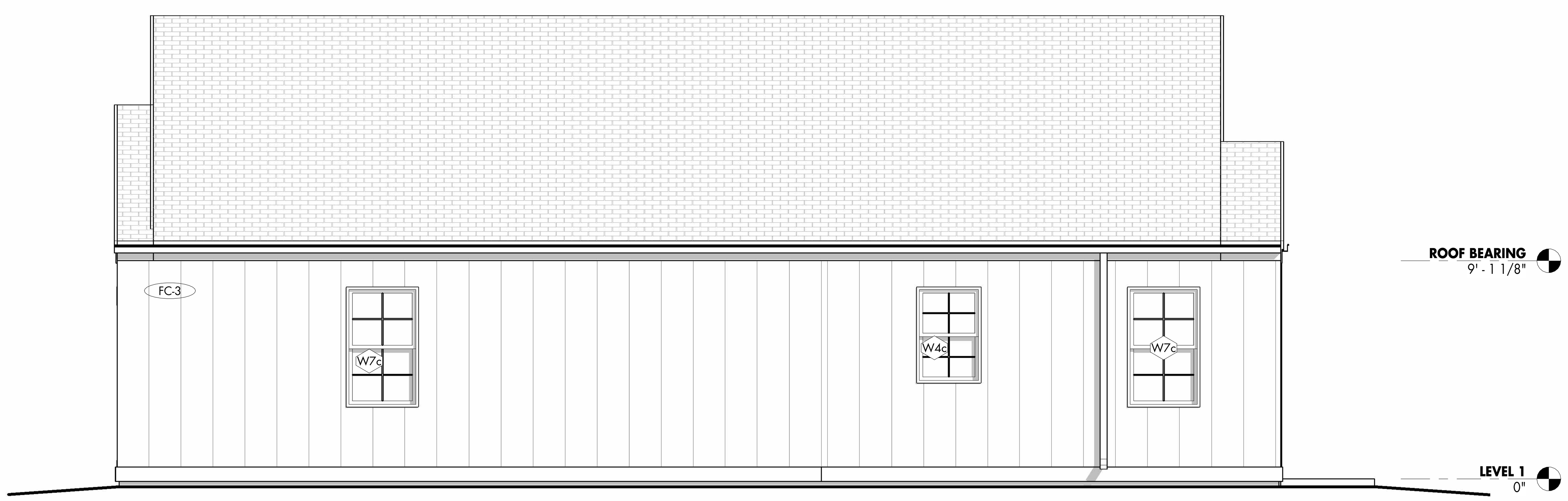
PVC-1	PVC TRIM BOARD	AZEK OR SIM.	8"	SMOOTH	SKIRT TRIM BOARD, TYP ALL ELEVATIONS
TRIM-1	FIBER CEMENT TRIM BOARD	JAMES HARDIE	4" 5/4	SMOOTH	ELEVATION TYPE A
TRIM-2	FIBER CEMENT TRIM BOARD	JAMES HARDIE	6" 5/4	SMOOTH	ELEVACTION TYPE B
TRIM-3	FIBER CEMENT TRIM BOARD	JAMES HARDIE	2 1/2" x 3/4"	SMOOTH	MINIMAL WIDTH TRIM - ELEVATION TYPE C



4 ELEVATION TYPE 'C' - RIGHT SIDE
1/4" = 1'-0"



1 ELEVATION TYPE 'C' - BACK
1/4" = 1'-0"



3 ELEVATION TYPE 'C' - LEFT SIDE
1/4" = 1'-0"

2 ELEVATION TYPE 'C' - FRONT
1/4" = 1'-0"

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TOWN OF INGALLS,
REDEVELOPMENT COMMISION

CERTIFICATION:

DRAWN: **Author**
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EXTERIOR ELEVATIONS - OPTION TYPE 'C'

TOWN OF INGALLS - RDC
SINGLE FAMILY - 1 STORY PROTOTYPE

100% CONSTRUCTION DOCUMENTS
7/23/2026

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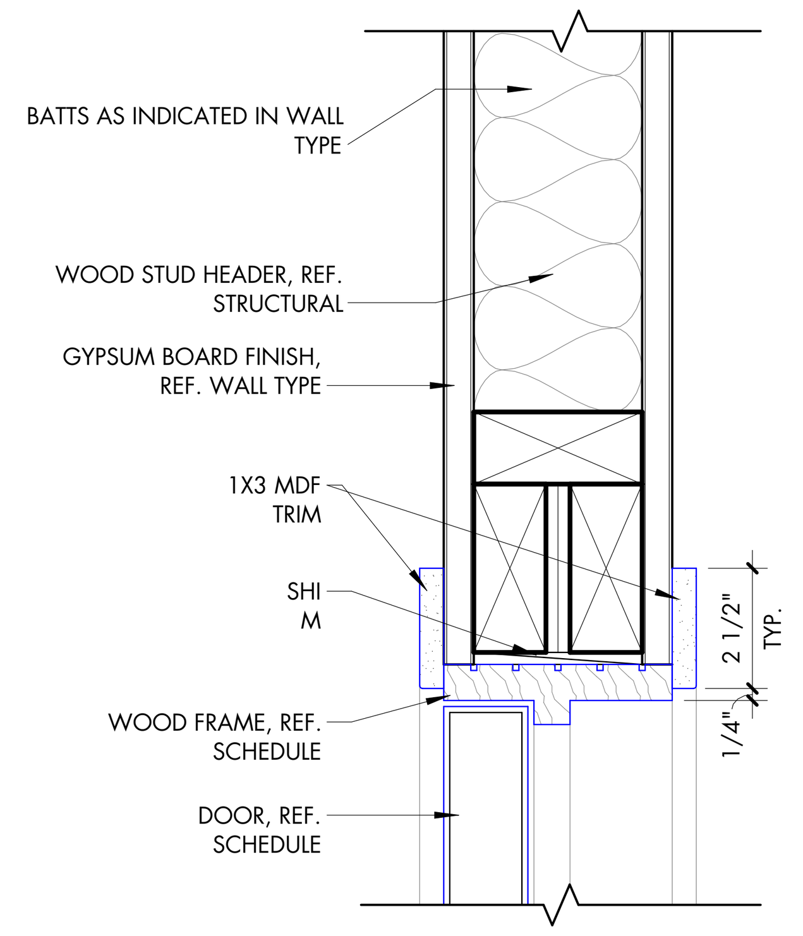
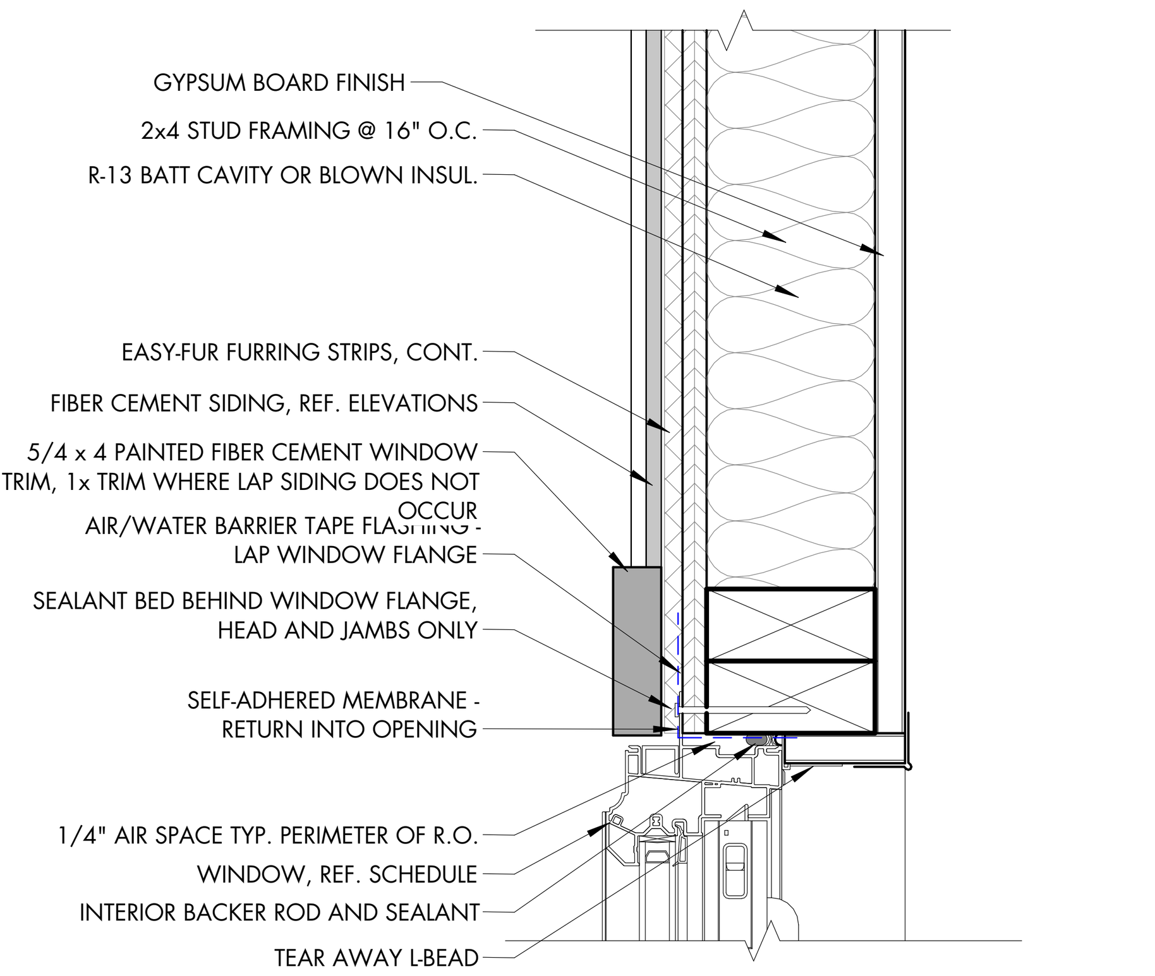
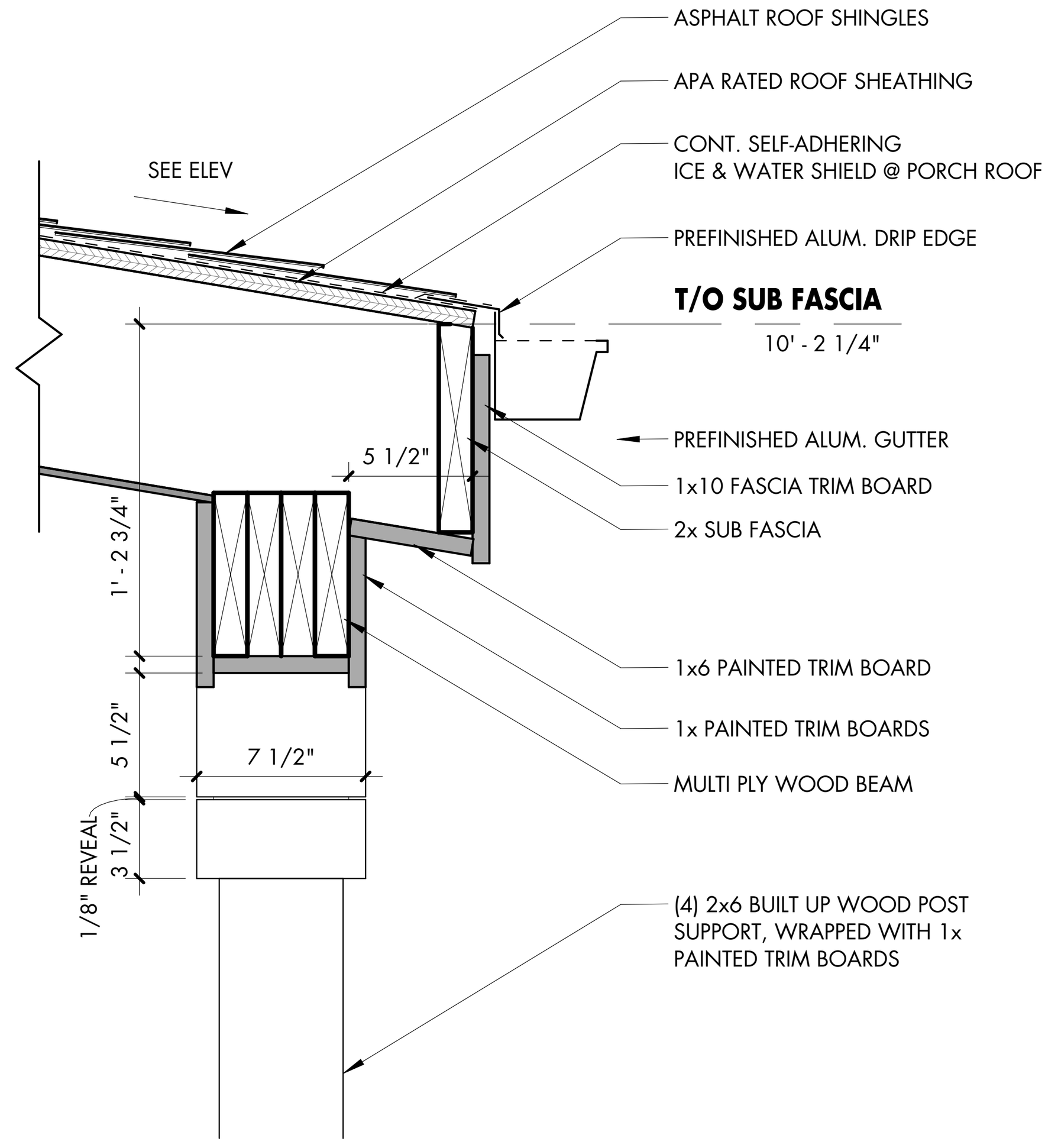


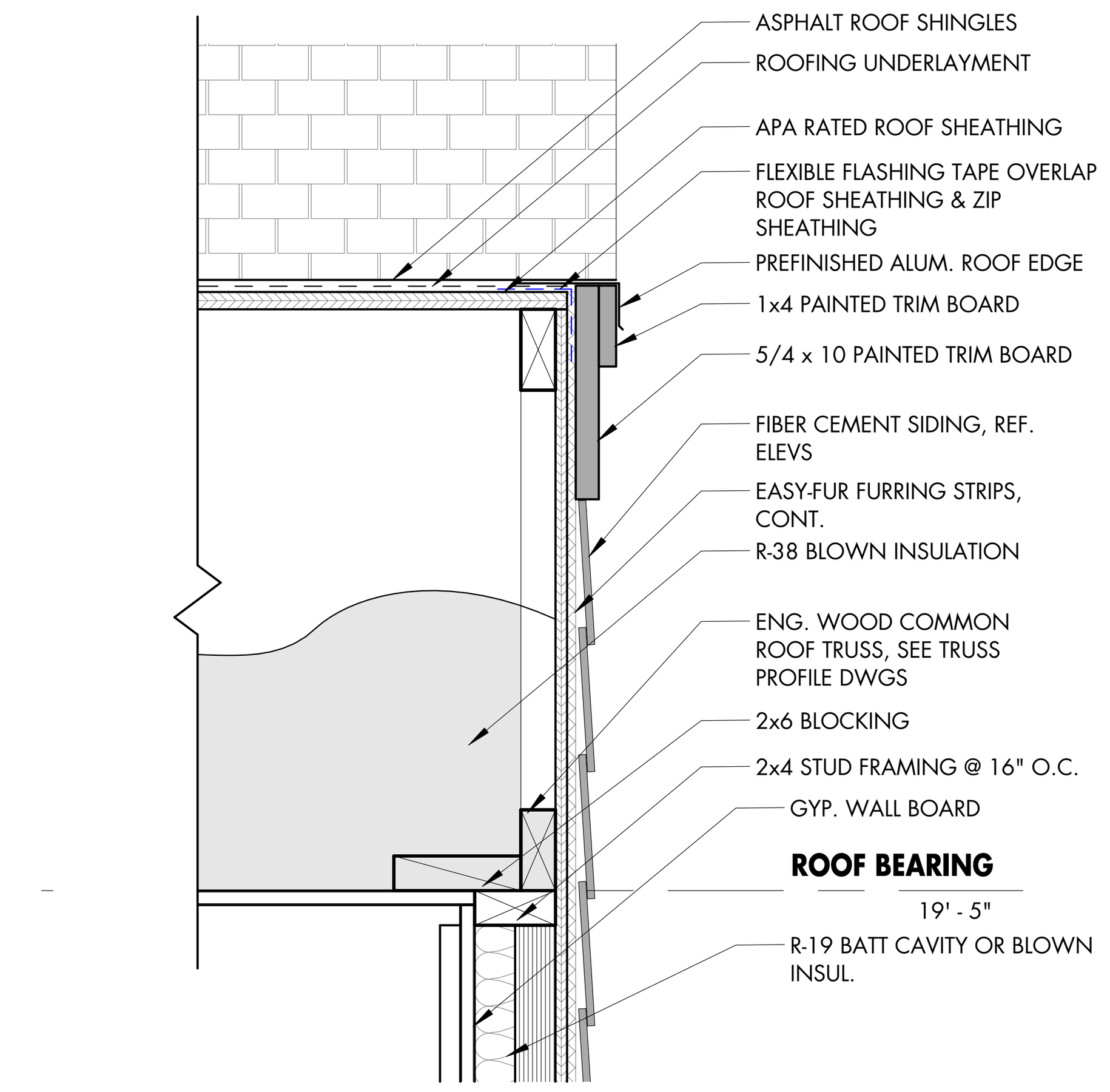
4 DOOR HEAD @ WOOD FRAME
3" = 1'-0"



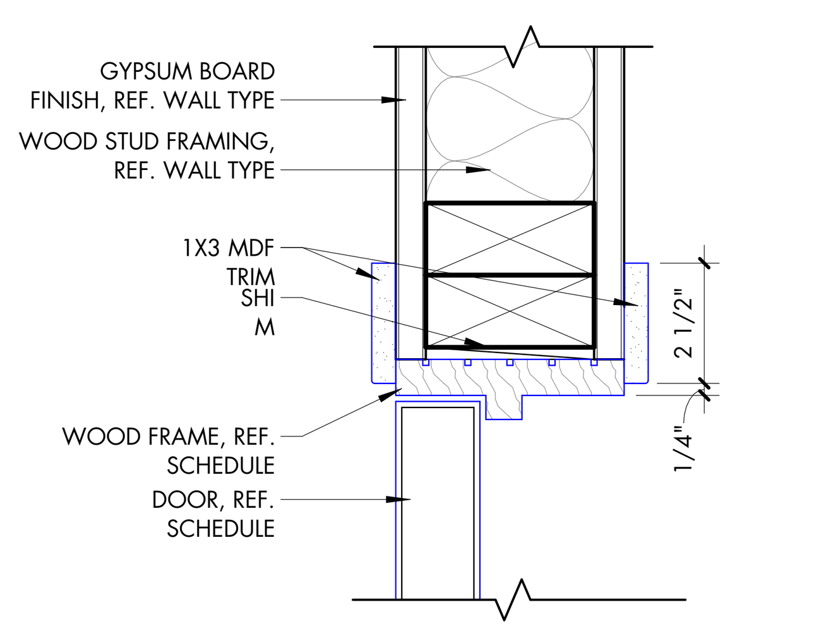
8 WINDOW JAMB @ WOOD STUD W/ F.C. SIDING
3" = 1'-0"



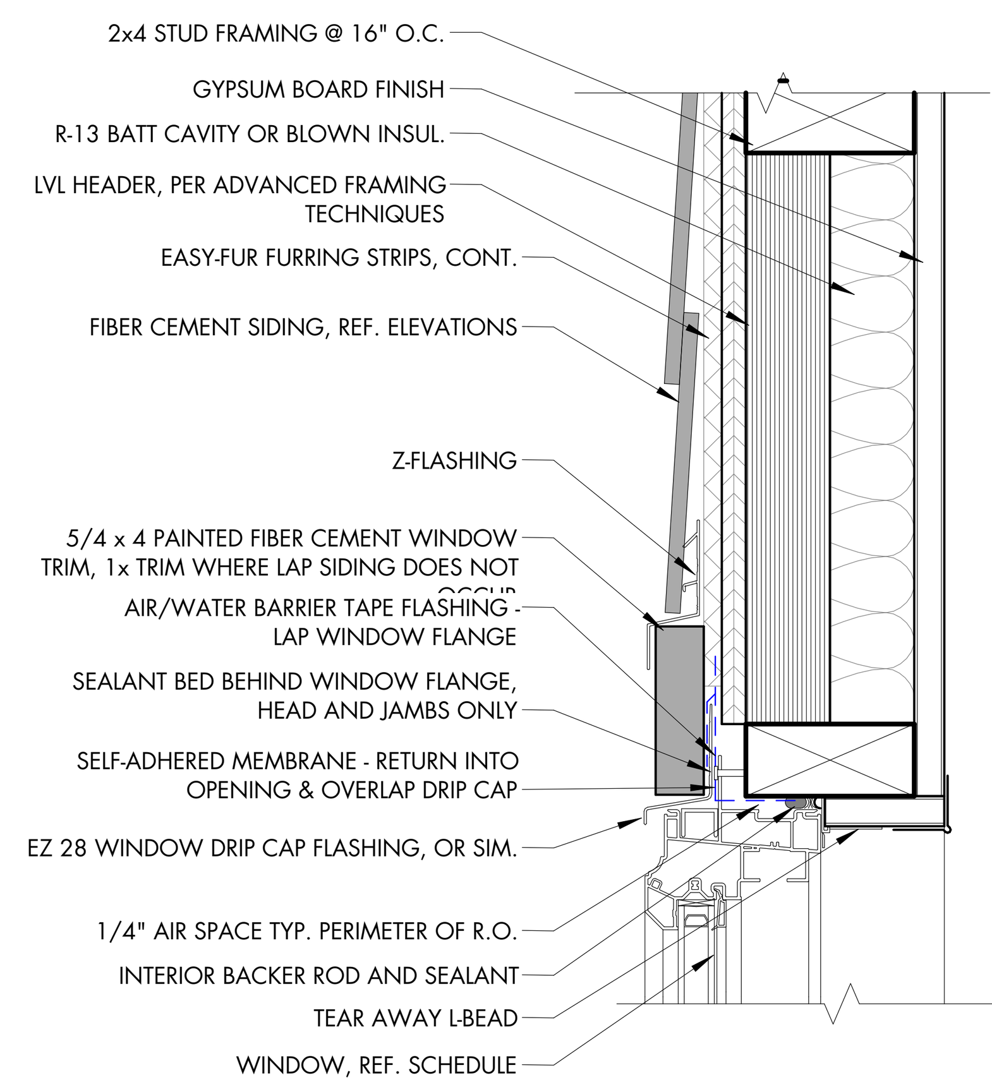
11 PORCH EAVE DTL
1 1/2" = 1'-0"



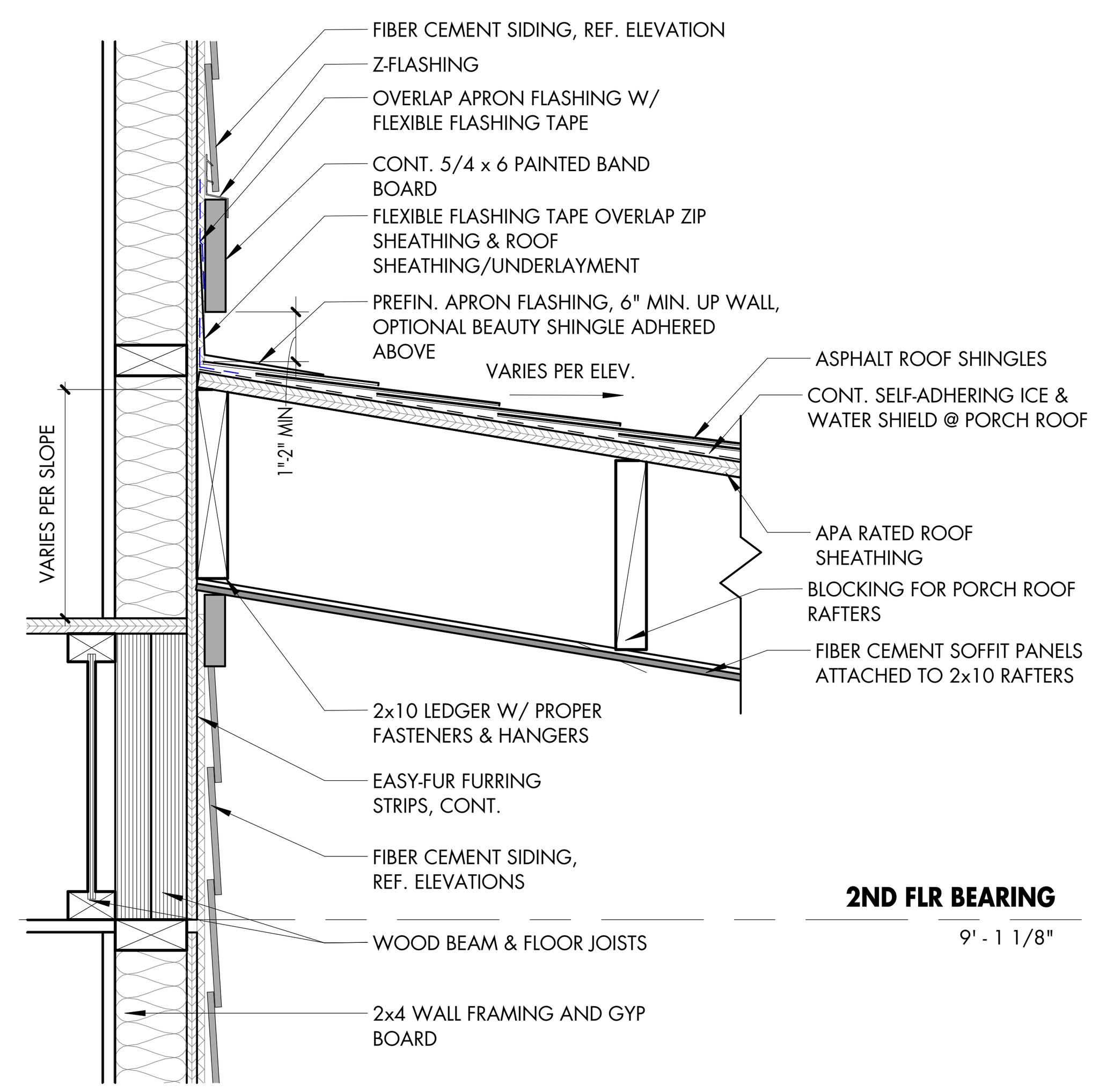
13 TYP. ROOF RAKE DETAIL (NO EAVE)
1 1/2" = 1'-0"



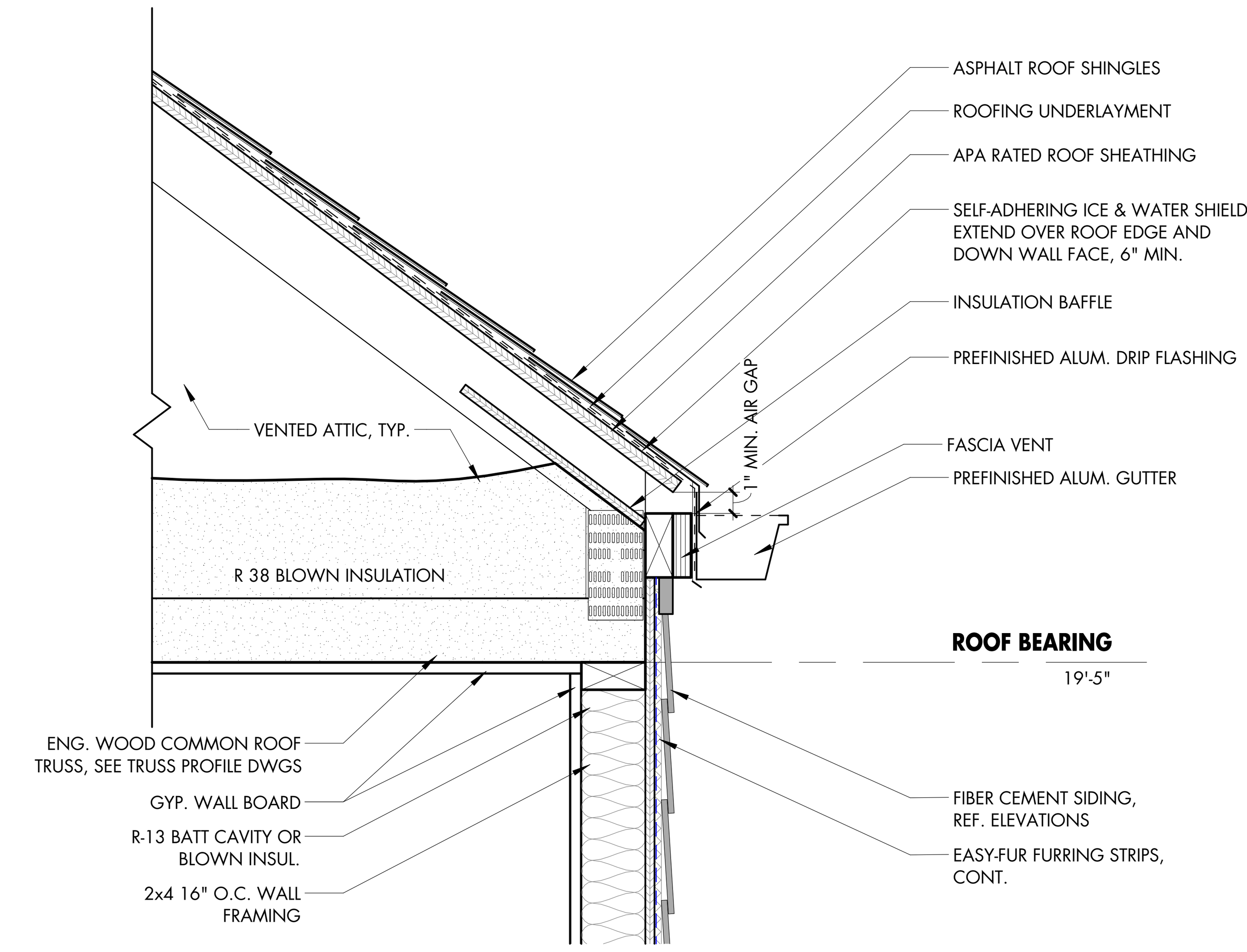
5 DOOR JAMB @ WOOD FRAME
3" = 1'-0"



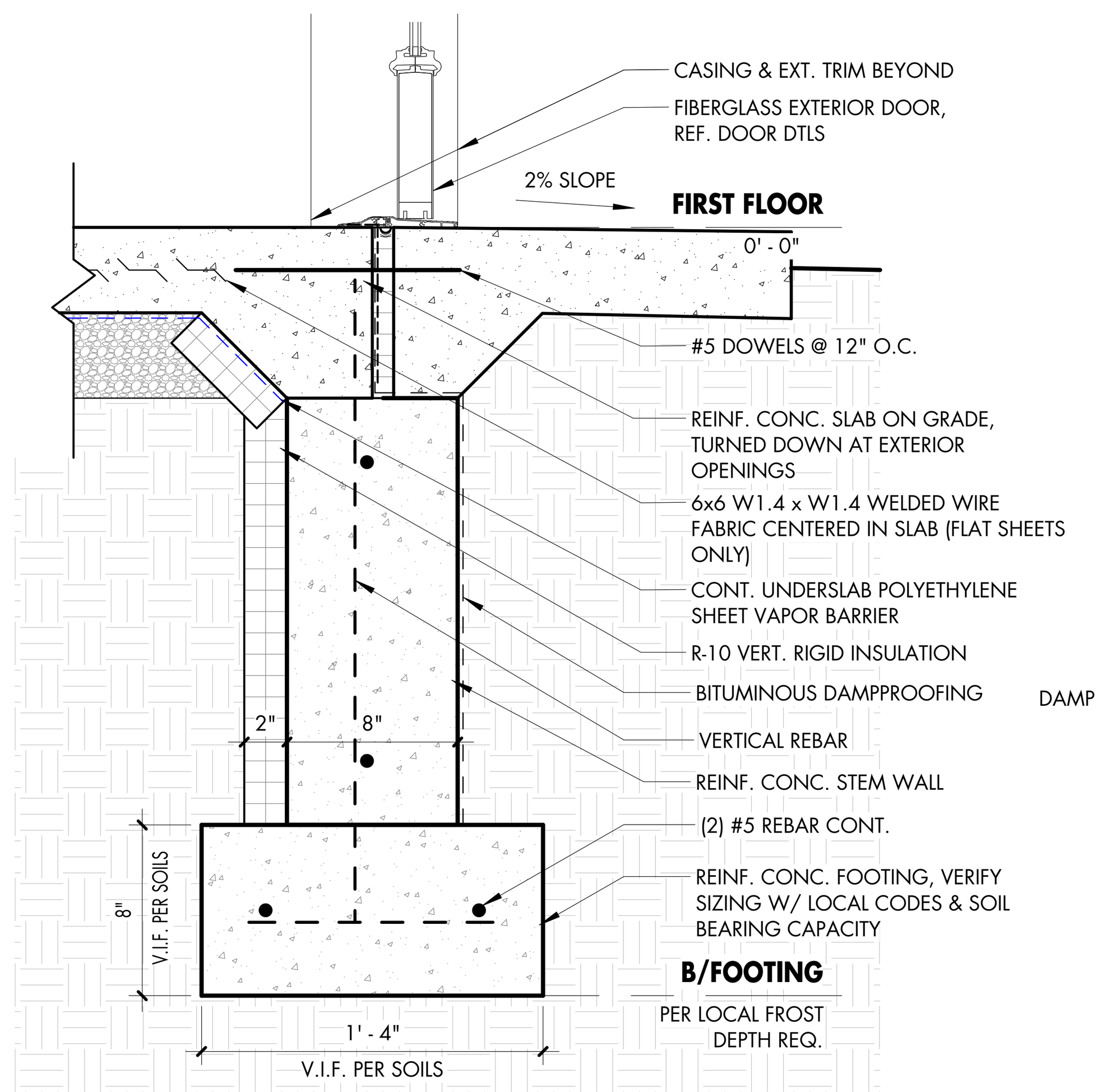
2 WINDOW HEAD @ WOOD STUD W/ F.C. SIDING
3" = 1'-0"



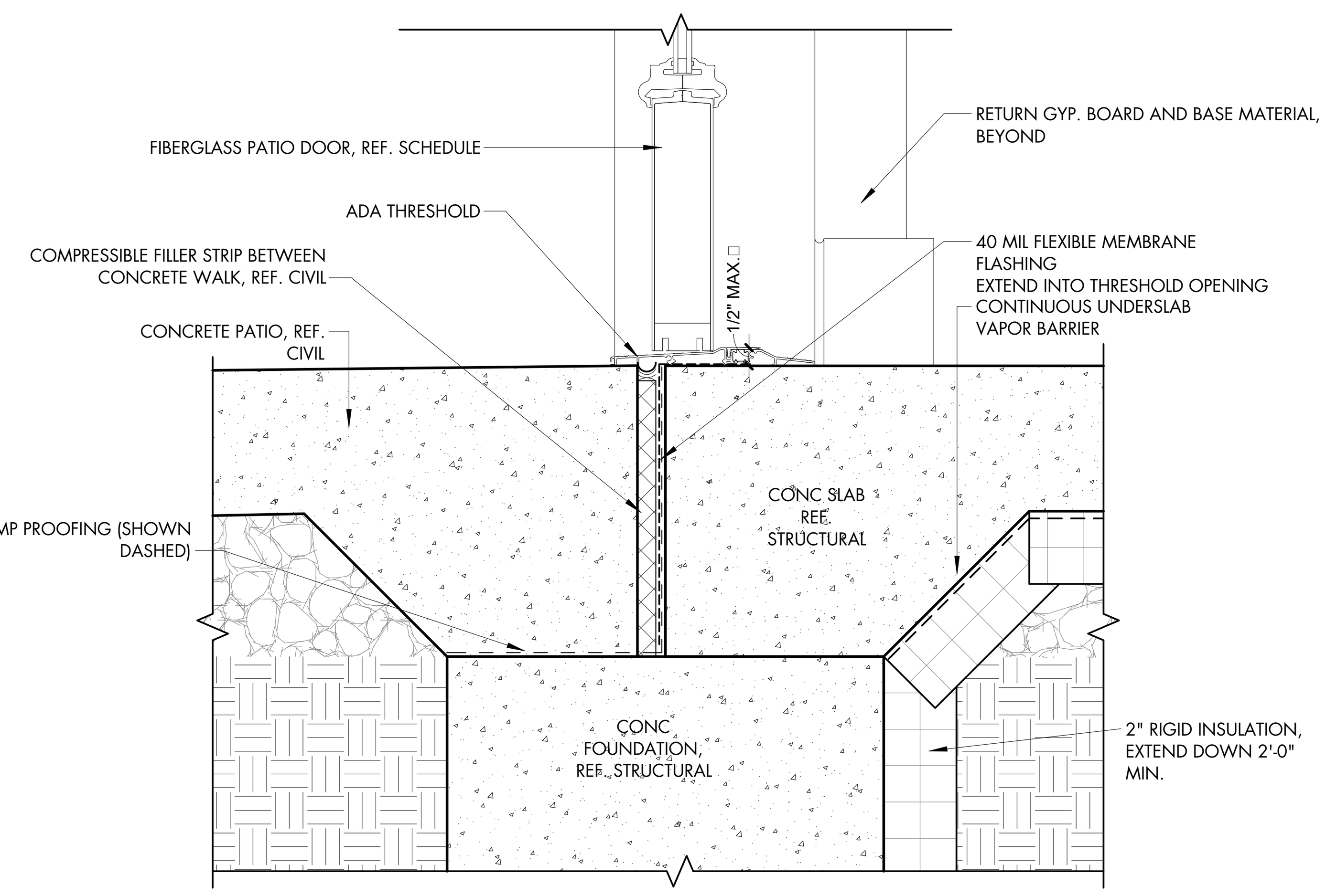
1 PORCH ROOF ATTACHMENT DETAIL
1 1/2" = 1'-0"



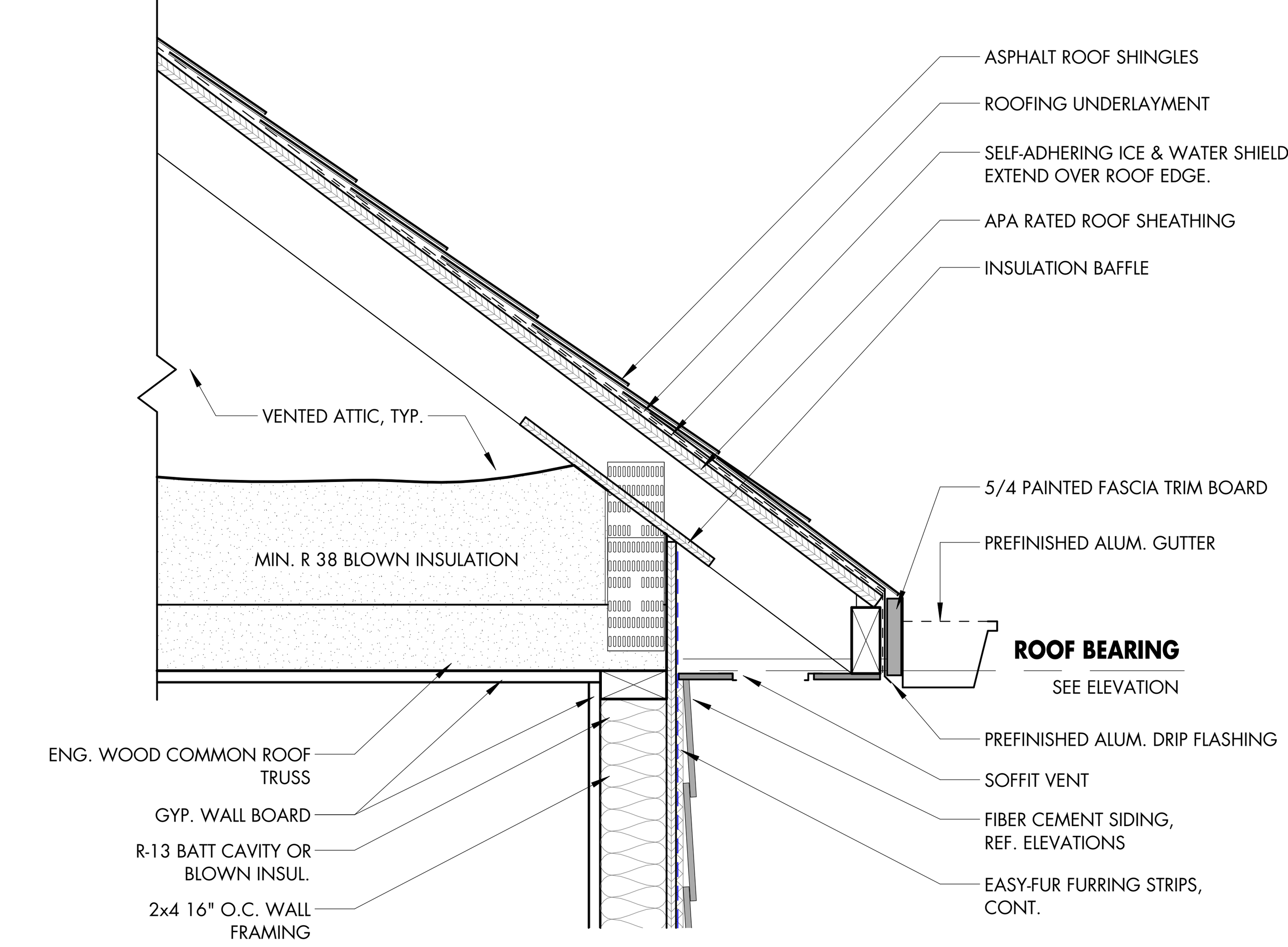
12 TYP. ATTIC ROOF DETAIL - NO EAVE
1 1/2" = 1'-0"



3 TYP. FOUNDATION DTL @ OPENING
1 1/2" = 1'-0"



6 PATIO DOOR SILL @ EXTERIOR
3" = 1'-0"



10 TYP. ATTIC ROOF DETAIL EAVE
1 1/2" = 1'-0"

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CERTIFICATION:

DRAWN: **Author**
CHECKED: **Checker**

#	REVISION	Date

WALL SECTIONS

TOWN OF INGALLS - RDC
SINGLE FAMILY - 1 STORY PROTOTYPE

100% CONSTRUCTION DOCUMENTS
7/23/2026

A410