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GENERAL REFLECTED CEILING PLAN NOTES

THE FOLLOWING GENERAL NOTES ARE APPLICABLE THROUGHOUT THESE CONSTRUCTION DRAWINGS.

- 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.
- CONTRACTOR TO COORDINATE LIGHT FIXTURE TYPES, LOCATIONS AND MOUNTING HEIGHTS WITH OWNER.
- 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.
- 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.
- 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

B.O. WOOD FRAMING (JOISTS, STAIR LANDING, ETC.)
CEILING ELEVATION CALLOUTS ARE TO THE BOTTOM OF GYP
5/8" GYP

GYP-1

REFLECTED CEILING PLAN NOTES		
2	ATTIC ACCESS HATCH, MIN. 24" x 36". COORDINATE LOCATION W/ OWNER	
3	VENTILATED SOFFIT PANEL	
4	LIGHTING CONTROLLABLE FROM TOP AND BOTTOM OF STAIR	
5	RECEPTACLE TO BE INSTALLED HORIZONTALLY IN CASEWORK	
7	LINE OF CASEWORK/COUNTER BELOW	
9	GARBAGE DISPOSAL	
10	DEDICATED RECEPTACLE FOR GARBAGE DISPOSAL TO BE LOCATED UNDER SINK	
11	DEDICATED RECEPTACLE FOR DISHWASHER TO BE LOCATED UNDER SINK	
12	DEDICATED RECEPTACLE FOR MICROWAVE TO BE MOUNTED IN CABINET ABOVE	
13	220V RECEPTACLE FOR RANGE	

LIGHT FIXTURE SCHEDULE		
TYPE	DESCRIPTION	COMMENTS
A	CEILING MOUNT LIGHT FIXTURE	COORDINATE W/ OWNER
B	CEILING MOUNT PENDANT LIGHT FIXTURE	COORDINATE W/ OWNER
C	4" CAN LIGHT STYLE LIGHT FIXTURE	COORDINATE W/ OWNER
D	VANITY LIGHT FIXTURE	COORDINATE W/ OWNER
E	CEILING FAN/LIGHT COMBO - SWITCH SEPARATELY	COORDINATE W/ OWNER
F	EXHAUST FAN / LIGHT COMBO - SWITCH SEPARATELY. VENT TO EXTERIOR.	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.

- ALL FINISHES, PRODUCT SELECTIONS, CABINETY, AND MATERIALS TO BE COORDINATED WITH OWNER.
- ALL WALLS TO BE PAINTED - UNLESS NOTED OTHERWISE.
- ALL DOORS & DOOR FRAMES TO BE PAINTED - UNLESS NOTED OTHERWISE.
 - ALL INTERIOR DOORS & FRAMES TO BE PAINTED P1.
 - ALL ENTRY DOORS & FRAMES TO BE PAINTED P4 ON BOTH SIDES.
- 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.
- CONTRACTOR TO IMMEDIATELY NOTIFY DESIGNER IF A SPECIFIED FINISH ITEM BECOMES UNAVAILABLE.
- PAINT ALL GRILLES, ETC. TO MATCH SURFACE ON WHICH THEY OCCUR.
- ALL WALLS TO BE PAINTED 3-COAT SYSTEM: ONE COAT PRIMER. TWO COATS FINISH.
 - GENERAL WALLS - EGGSHELL FINISH
 - BATHROOM WALLS - SATIN FINISH
 - KITCHEN WALLS - EGGSHELL FINISH
 - GENERAL CEILINGS - FLAT FINISH
 - TRIM - SEMI-GLOSS FINISH
- ALL JUNCTURES BETWEEN DISSIMILAR MATERIALS TO BE CAULKED AND PREPPED PRIOR TO PAINTING.
- ALL CABINETS TO HAVE SOFT CLOSE DOOR AND DRAWERS.
- ALL ELECTRICAL AND DATA DEVICES TO BE A WHITE FINISH, UNLESS NOTED OTHERWISE WHEN MOUNTED TO SPECIALTY FINISHES. (DARK WALLS, CABINETY, ETC.)
- 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.
- PROVIDE UNDERCUTS AS REQUIRED FOR DOORS WHERE CARPET IS TO BE INSTALLED.

DOOR SCHEDULE					
MARK	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	FRAME
2468	SINGLE - SWING	2'-4"	6'-8"	SC	WD
2868	SINGLE - SWING	2'-8"	6'-8"	SC	WD
3068	SINGLE - SWING	3'-0"	6'-8"	SC	WD
3070	FRONT ENTRY HALF LITE	3'-0"	7'-0"	FIBERGLASS	WD
3070	REAR ENTRY - FULL LITE	3'-0"	7'-0"	FIBERGLASS	WD
4868	DOUBLE SWING	4'-8"	6'-8"	SC	WD
5068	DOUBLE - SLIDING	5'-0"	6'-8"	SC	WD

ABBREVIATIONS:

SC = SOLID CORE WOOD DOOR

DOOR NOTES:

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

HARDWARE NOTES:

- PROVIDE LEVERED LOCKSETS, COORDINATE FINISH AND STYLE WITH OWNER.
- 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

SECTION VIEW
PLAN VIEW
SECTION VIEW

BOTTOM OF TRUSS
5/8" GYPSUM BOARD
2x DOUBLE TOP PLATE
1/2" GYPSUM WALL BOARD EACH SIDE
2x STUD - REFER TO FRAMING PLANS FOR SIZE AND SPACING
1/2" GYPSUM WALL BOARD EACH SIDE
2x SOLE PLATE
CONCRETE SLAB OR SUBFLOOR

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.

- DO NOT SCALE DRAWINGS.
- 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.
- ALL NEW WOOD DOOR FRAMES ARE LOCATED 4" FROM THE ADJACENT WALL FACE (TO OUTER EDGE OF FRAME) UNLESS DIMENSIONED OR DETAILED OTHERWISE.
- 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.
- 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.
- 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.
- 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.
- 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)
- 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

1	PROVIDE BLOCKING AND INSTALL SINGLE ROD AND SHELF
2	PROVIDE BLOCKING AND INSTALL DOUBLE ROD AND SHELF
3	PROVIDE BLOCKING AND INSTALL CLOSET STORAGE SHELVING
5	MECHANICAL CHASE

2 FIRST FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

ELECTRICAL METER
ELECTRICAL PANEL
WH DISCONNECT SWITCH
F
C
B
A
G
7'-1"
6'-4"
6'-5"
7'-0"
9'-0" EXT SOFFIT

3 FIRST FLOOR PLAN - ELEV OPT B

1/4" = 1'-0"

SEE 01/A101 FOR INTERIOR PLAN INFORMATION

4'-10" 3'-10" 4'-10" 3'-8" 4'-10" 7'-8" 9" 9"

1 A302

1 FIRST FLOOR PLAN

1/4" = 1'-0"

11'-0" 5'-9 1/2" 3'-3 1/2" 1'-11" 3'-10 1/2" 5'-1 1/2" 9'-0" 6'-8" 4'-8" 2'-10" 6'-6" 5'-7" 40'-0" 6'-0" 13'-10" 5'-1" 3'-10" 3'-2" 2'-3" 3'-4 1/2" 3'-3 1/2" 3'-3 1/2" 3'-4 1/2" 12'-0" 8'-2" 12'-10" 14'-8" 20'-8" 13'-3" 2'-2" 2'-7 1/2" 2'-7 1/2" 2'-7 1/2" 2'-7 1/2" 4'-0" 4'-0" 10" 8'-4" 12'-0" 10"

1 A400 3 A301 1 A501 2 A400 1 A301 3 A101 4 A101

SELECTED ELEVATION DETERMINES WINDOW SPACING AND PORCH LAYOUT ON FRONT ELEVATION

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REVISION Date

FIRST FLOOR PLANS

TOWN OF INGALLS - REDEVELOPMENT COMMISSION -
SINGLE FAMILY TWO STORY PROTOTYPE

100% CONSTRUCTION DOCUMENTS
7/23/2026

A101

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CEILING TYPE SECTION DETAILS

B.O. WOOD FRAMING (JOISTS, STAIR LANDING, ETC.)
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5/8" GYP

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LIGHT FIXTURE SCHEDULE		
TYPE	DESCRIPTION	COMMENTS
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B	CEILING MOUNT PENDANT LIGHT FIXTURE	COORDINATE W/ OWNER
C	4" CAN LIGHT STYLE LIGHT FIXTURE	COORDINATE W/ OWNER
D	VANITY LIGHT FIXTURE	COORDINATE W/ OWNER
E	CEILING FAN/LIGHT COMBO - SWITCH SEPARATELY	COORDINATE W/ OWNER
F	EXHAUST FAN / LIGHT COMBO - SWITCH SEPARATELY. VENT TO EXTERIOR.	COORDINATE W/ OWNER
G	EXTERIOR WALL SCONCE	COORDINATE W/ OWNER

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- CONTRACTOR TO IMMEDIATELY NOTIFY DESIGNER IF A SPECIFIED FINISH ITEM BECOMES UNAVAILABLE.
- PAINT ALL GRILLES, ETC. TO MATCH SURFACE ON WHICH THEY OCCUR.
- ALL WALLS TO BE PAINTED 3-COAT SYSTEM- ONE COAT PRIMER- TWO COATS FINISH.
 - GENERAL WALLS - EGGSHELL FINISH
 - BATHROOM WALLS - SATIN FINISH
 - KITCHEN WALLS - EGGSHELL FINISH
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- PROVIDE UNDERCUTS AS REQUIRED FOR DOORS WHERE CARPET IS TO BE INSTALLED.

DOOR SCHEDULE					
MARK	DESCRIPTION	WIDTH	HEIGHT	MATERIAL	FRAME
2468	SINGLE - SWING	2' - 4"	6' - 8"	SC	WD
2868	SINGLE - SWING	2' - 8"	6' - 8"	SC	WD
3068	SINGLE - SWING	3' - 0"	6' - 8"	SC	WD
3070	FRONT ENTRY HALF LITE	3' - 0"	7' - 0"	FIBERGLASS	WD
3070	REAR ENTRY - FULL LITE	3' - 0"	7' - 0"	FIBERGLASS	WD
4868	DOUBLE SWING	4' - 8"	6' - 8"	SC	WD
5068	DOUBLE - SLIDING	5' - 0"	6' - 8"	SC	WD

ABBREVIATIONS:
SC = SOLID CORE WOOD DOOR

DOOR NOTES:

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

HARDWARE NOTES:

- PROVIDE LEVERED LOCKSETS; COORDINATE FINISH AND STYLE WITH OWNER.
- 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

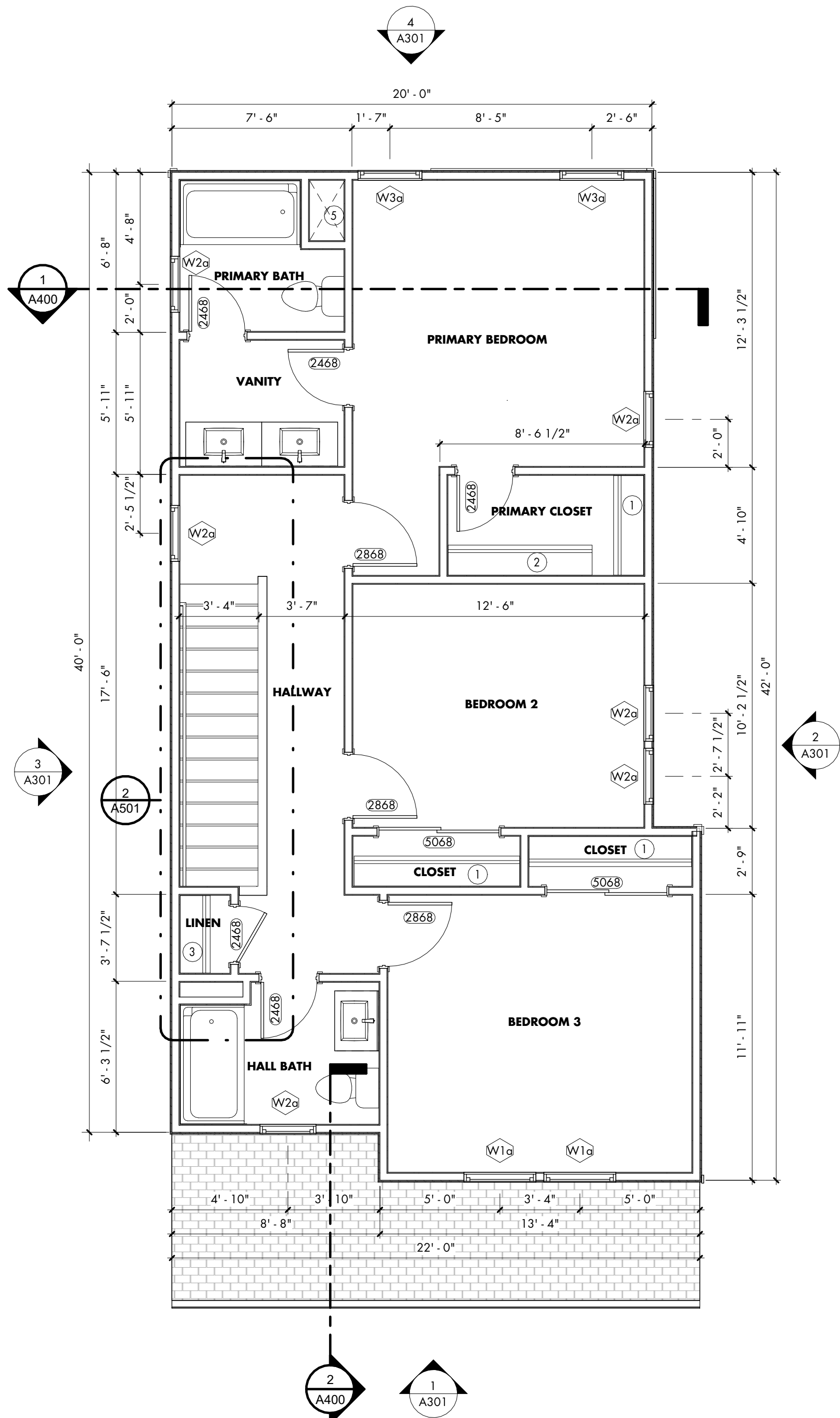
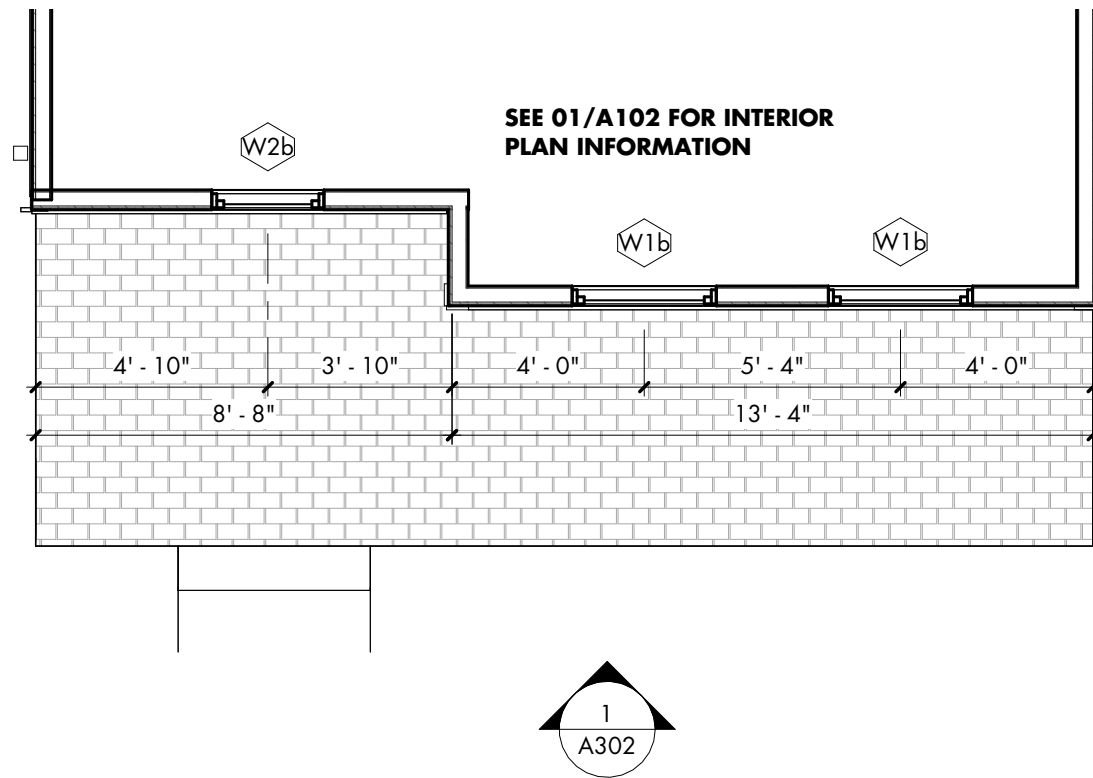
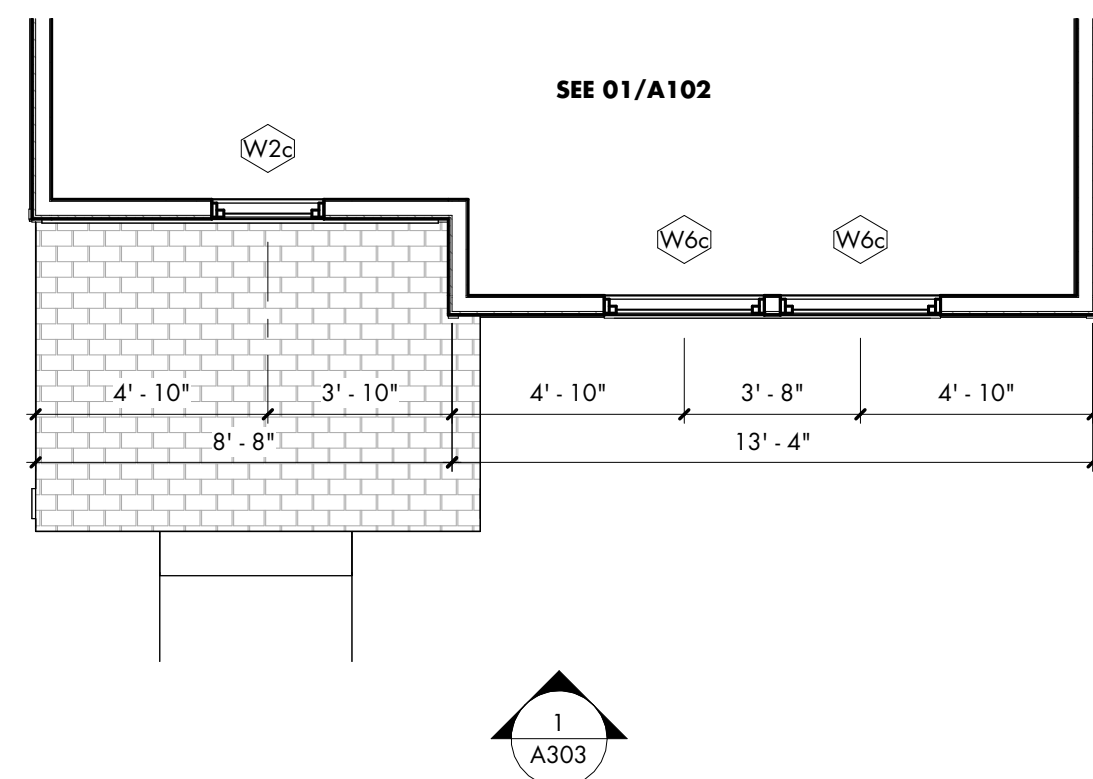
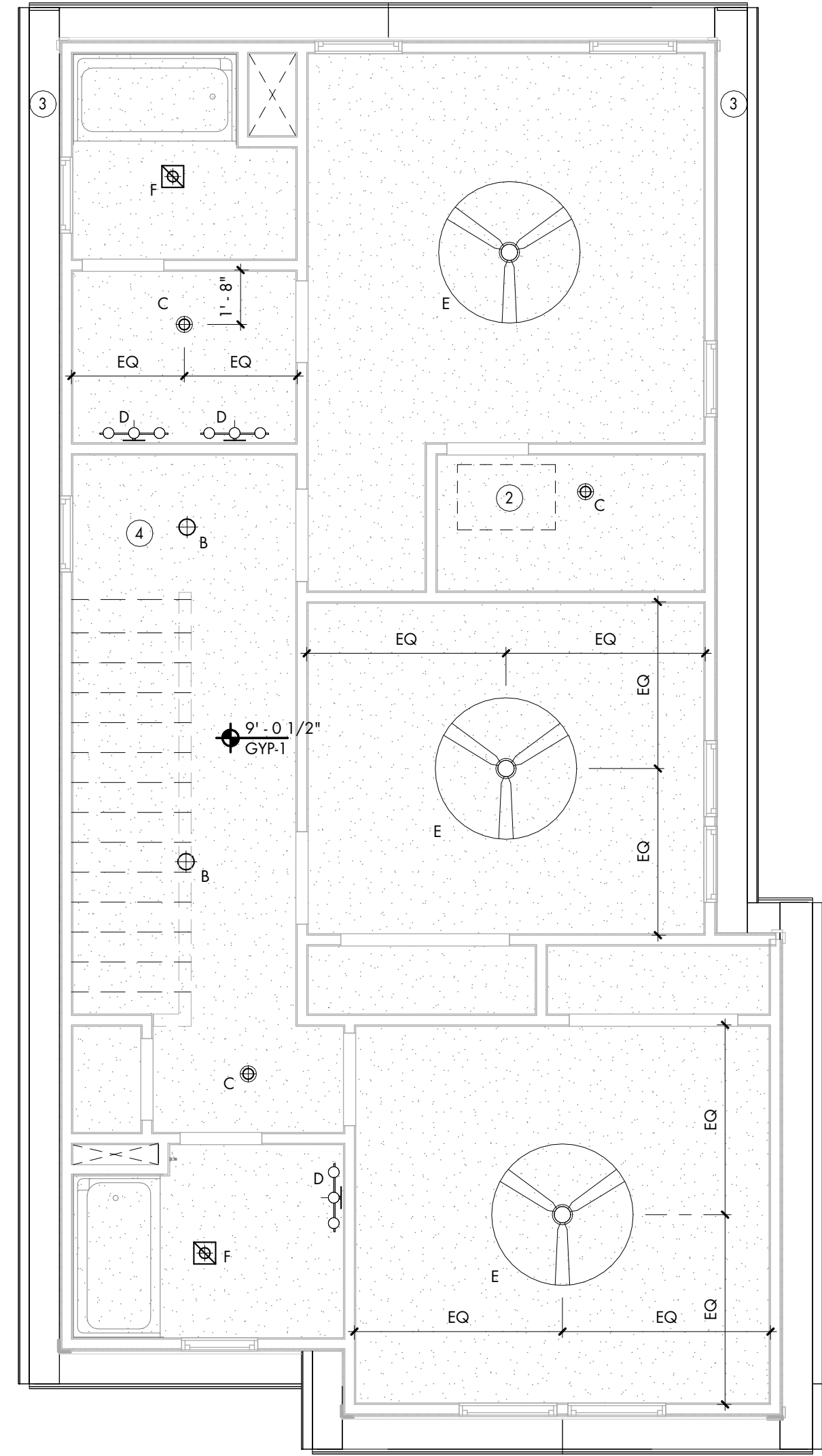
GENERAL FLOOR PLAN NOTES

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- ALL NEW WOOD DOOR FRAMES ARE LOCATED 4" FROM THE ADJACENT WALL FACE (TO OUTER EDGE OF FRAME) UNLESS DIMENSIONED OR DETAILED OTHERWISE.
- 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.
- 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.
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- CONTRACTOR SHALL ENSURE THAT ANY AND ALL BACKBOXES 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.
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- 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

1	PROVIDE BLOCKING AND INSTALL SINGLE ROD AND SHELF
2	PROVIDE BLOCKING AND INSTALL DOUBLE ROD AND SHELF
3	PROVIDE BLOCKING AND INSTALL CLOSET STORAGE SHELVING
5	MECHANICAL CHASE



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

REVISION Date

SECOND FLOOR PLANS

TOWN OF INGALLS - REDEVELOPMENT COMMISSION -
SINGLE FAMILY TWO STORY PROTOTYPE

100% CONSTRUCTION DOCUMENTS
7/23/2026

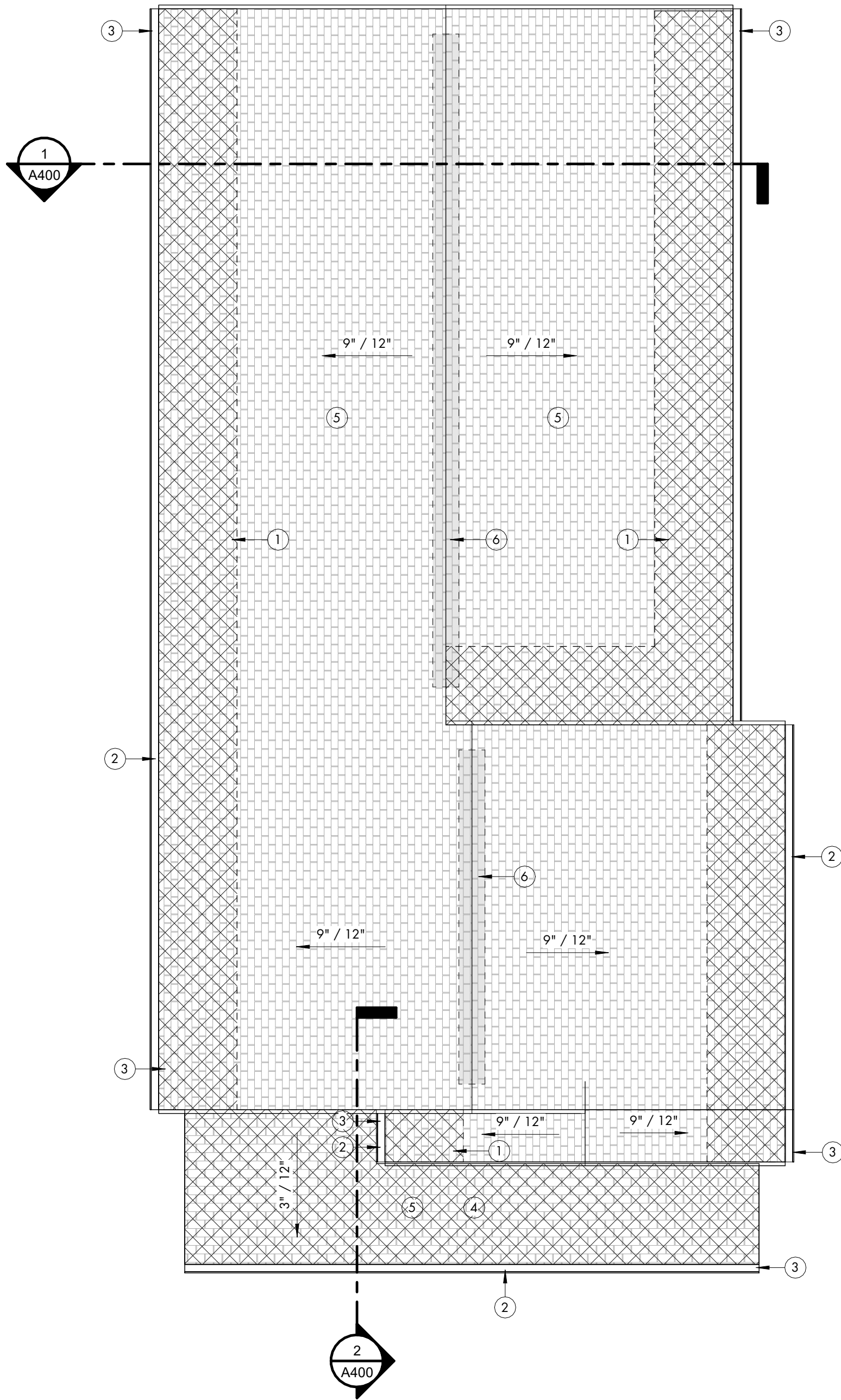
A102

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

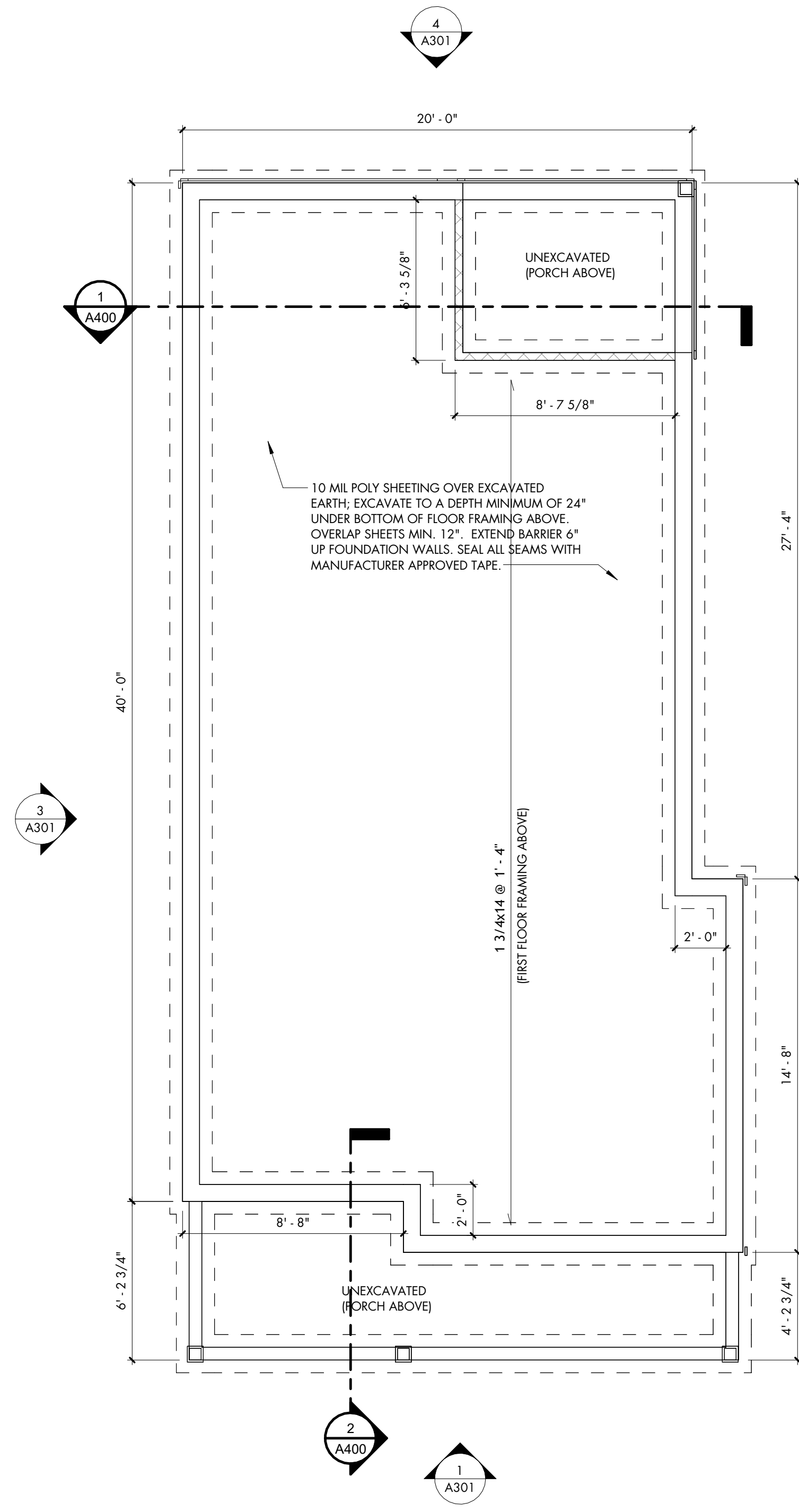
1	ICE/WATER SHIELD AT VALLEYS AND ALONG GUTTER EDGES. SHOWN CROSS-HATCHED
2	PREFINISHED METAL GUTTER
3	PREFINISHED METAL DOWNSPOUT
4	CONTINUOUS SELF-ADHERED ICE/WATER SHIELD AT PORCH ROOF.
5	ARCHITECTURAL SHINGLE ROOF
6	CONTINUOUS RIDGE VENT. PROVIDE VENTILATED SOFFITS



2 ROOF PLAN
1/4" = 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 POURED 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.



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



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ROOF AND FOUNDATION PLANS

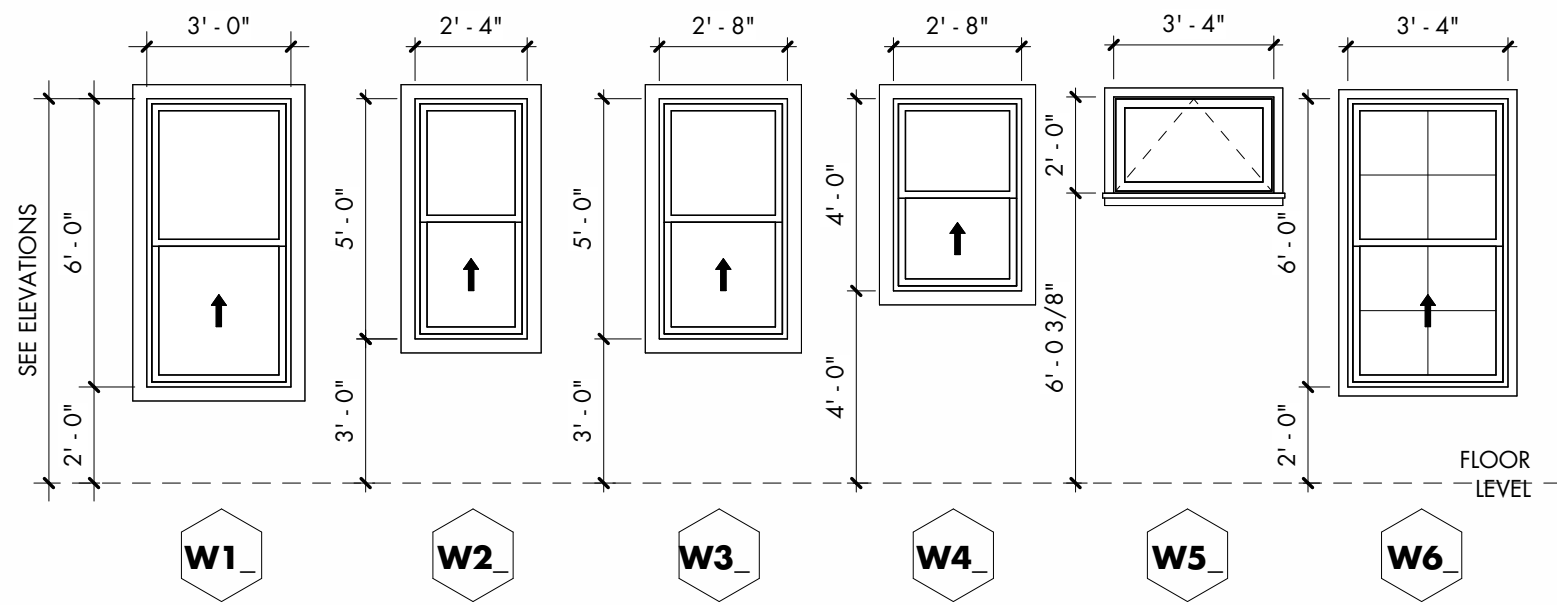
TOWN OF INGALLS - REDEVELOPMENT COMMISSION -

SINGLE FAMILY TWO STORY PROTOTYPE

100% CONSTRUCTION DOCUMENTS

7/23/2026

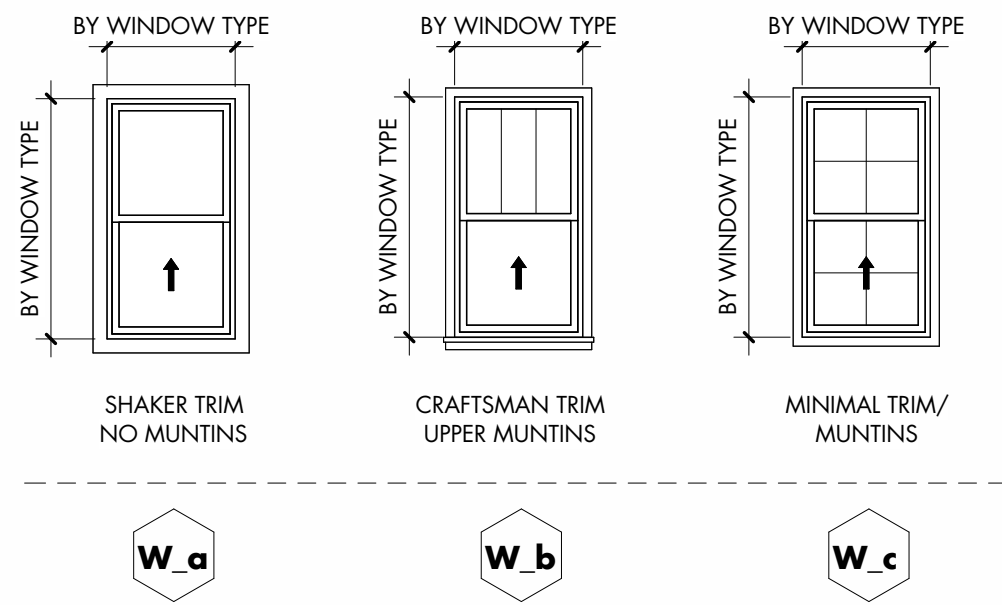
A121



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.

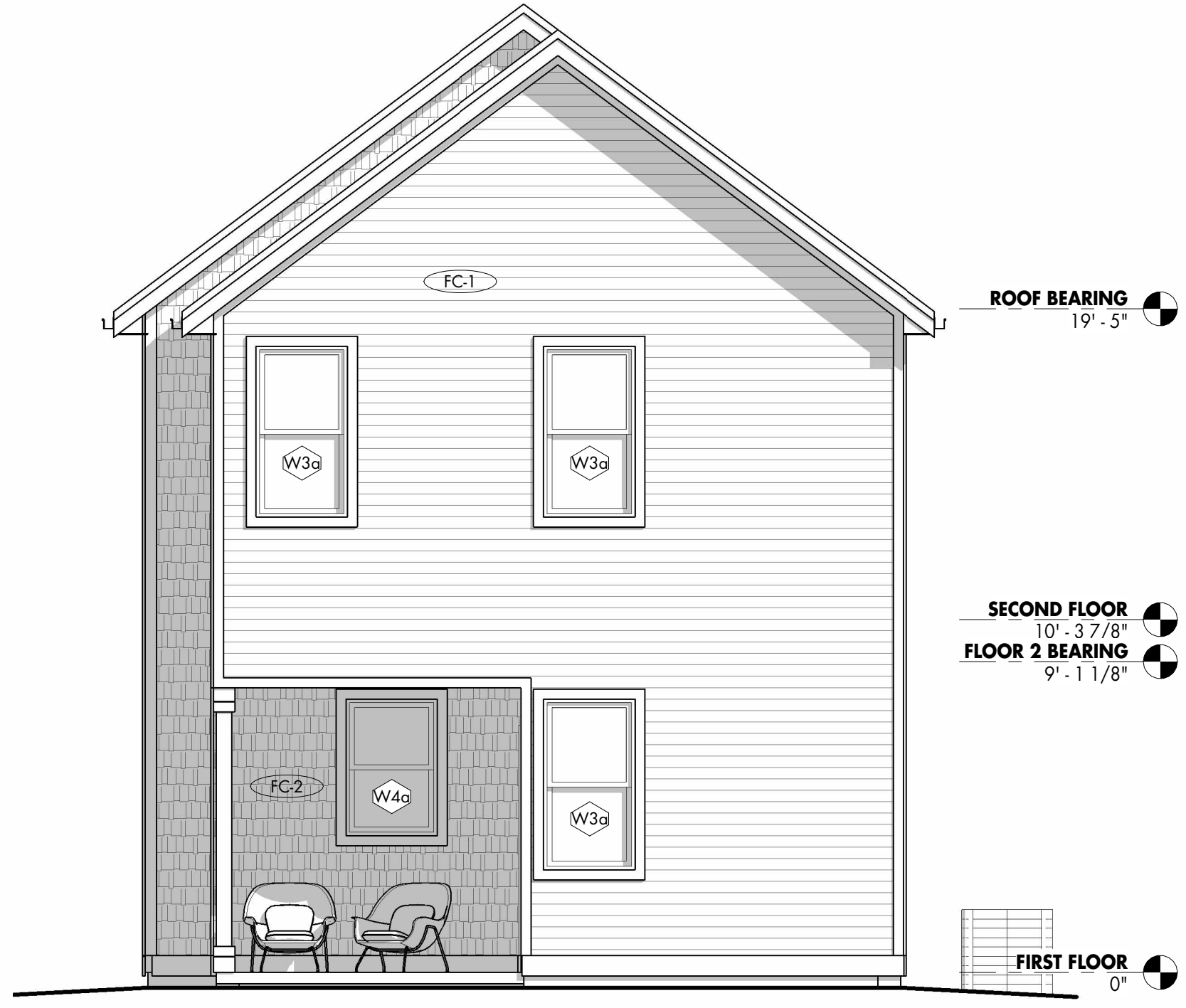
WINDOW ELEVATIONS



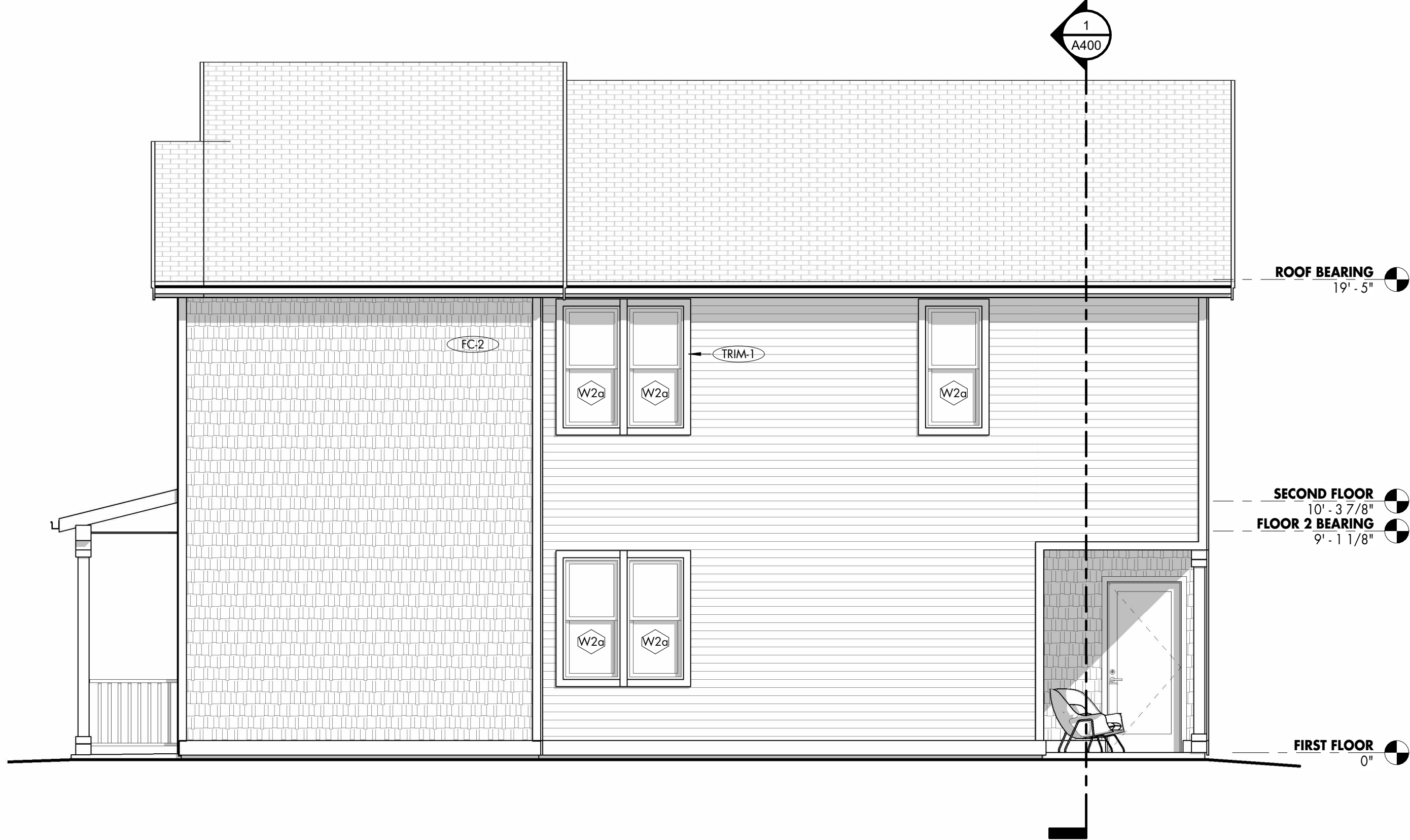
EXTERIOR MATERIAL SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	SIZE	STYLE	COLOR	COMMENTS
	FIBER CEMENT TRIM BOARD	JAMES HARDIE				FASCIA AND TRIM, REF. SECTION DETAILS FOR SIZING
AL-1	GUTTERS, GUTTER BOX, DOWNSPOUTS	—	—	—	BY OWNER	
ASPH-1	DIMENSIONAL ASPHALT SHINGLE	GAF	5.625" EXPOSURE	TIMBERLINE HDZ	BY OWNER	
FC-1	FIBER CEMENT PLANK SIDING, SMOOTH	JAMES HARDIE				
FC-2	FIBER CEMENT SHINGLE SIDING, STRAIGHT EDGE PANEL	JAMES HARDIE	6" EXPOSURE	STAGGERED EDGE	BY OWNER	
FC-3	FIBER CEMENT VERTICAL PANEL W/ BATTEN STRIPS	JAMES HARDIE	BATTEN @ 16" OC	SQUARE CHANNEL	BY OWNER	
FC-4	FIBER CEMENT PLANK SIDING, SMOOTH	JAMES HARDIE	4" EXPOSURE	SMOOTH	BY OWNER	
PVC-1	PVC TRIM BOARD	AZEK OR SIM.	8"	SMOOTH	BY OWNER	SKIRT TRIM BOARD, TYPICAL ALL ELEVATIONS
TRIM-1	FIBER CEMENT TRIM BOARD	JAMES HARDIE	4" 5/4	SMOOTH	BY OWNER	ELEVATION TYPE A
TRIM-2	FIBER CEMENT TRIM BOARD	JAMES HARDIE	6" 5/4	SMOOTH	BY OWNER	ELEVATION TYPE B
TRIM-3	FIBER CEMENT TRIM BOARD	JAMES HARDIE	2 1/2" x 3/4"	SMOOTH	BY OWNER	MINIMAL WIDTH TRIM - ELEVATION TYPE C



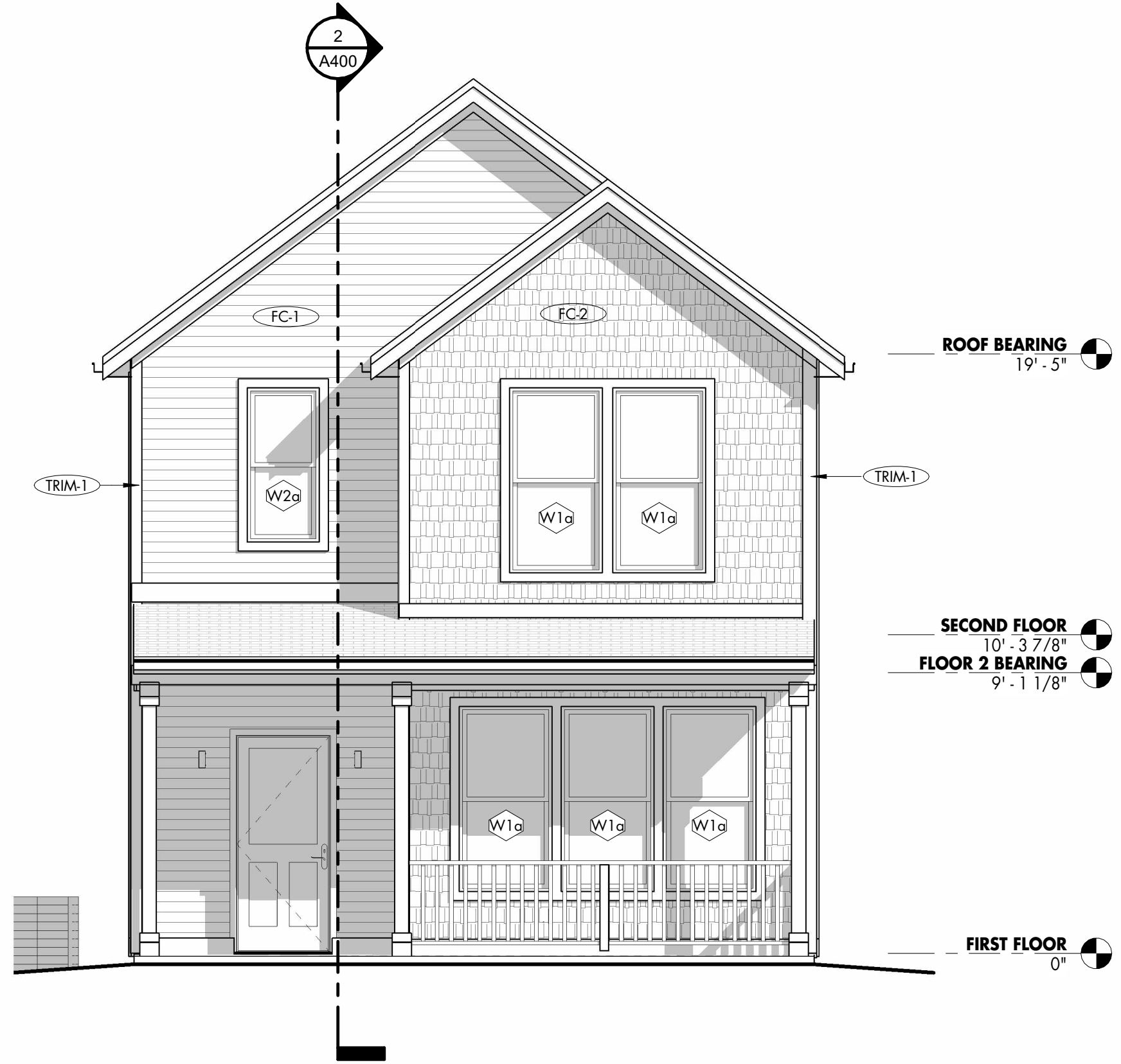
3 ELEVATION TYPE A - LEFT SIDE
1/4" = 1'-0"



4 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 TYPE A

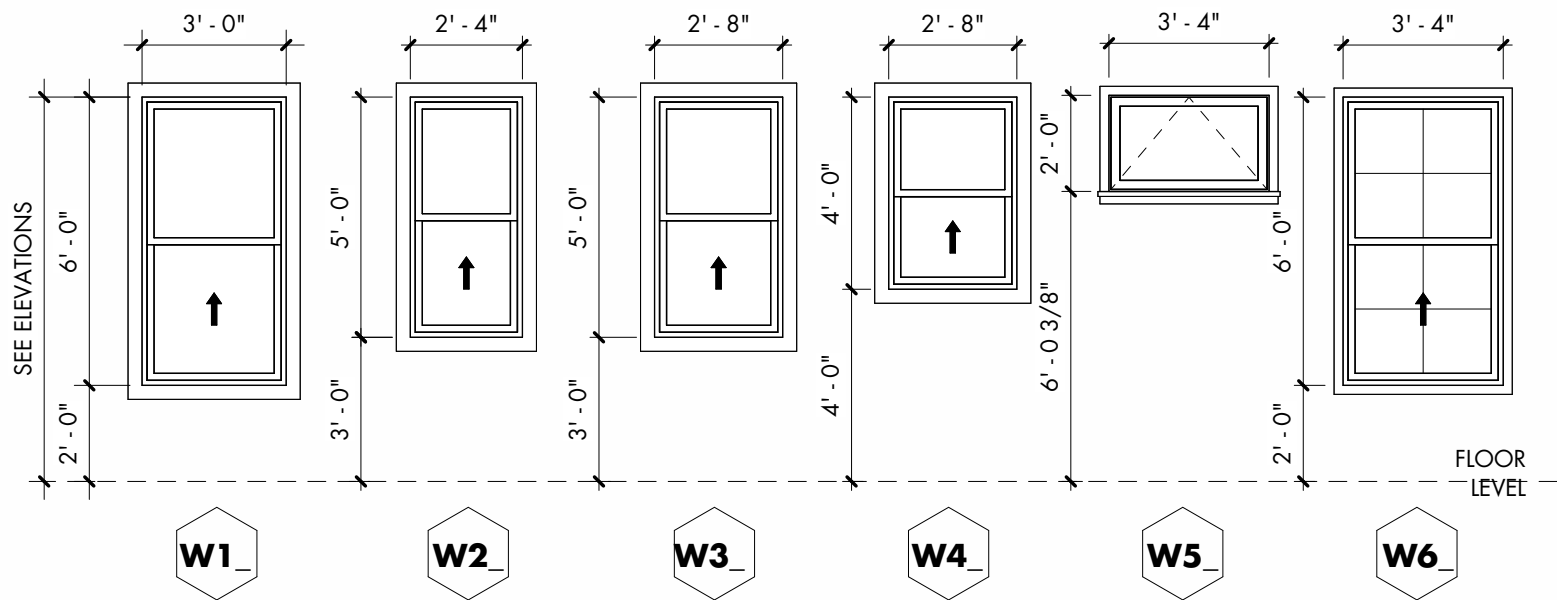
TOWN OF INGALLS - REDEVELOPMENT COMMISSION -

SINGLE FAMILY TWO STORY PROTOTYPE

100% CONSTRUCTION
DOCUMENTS

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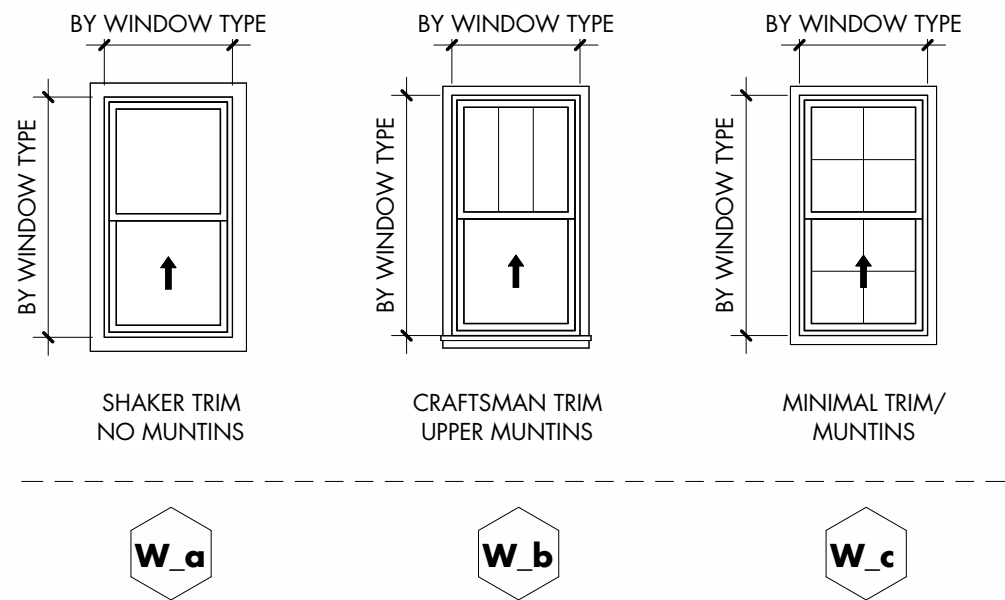
A301



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.

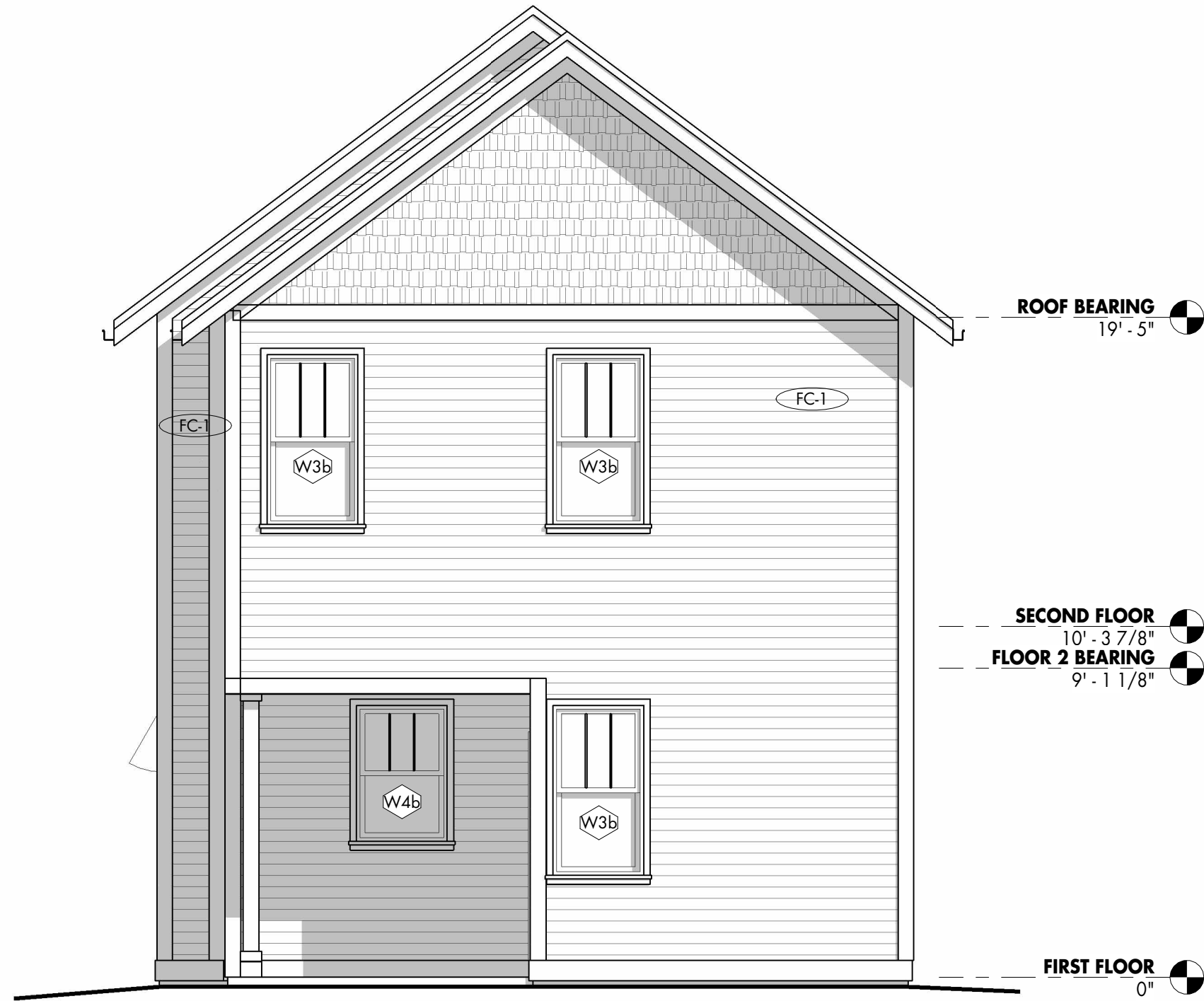
WINDOW ELEVATIONS



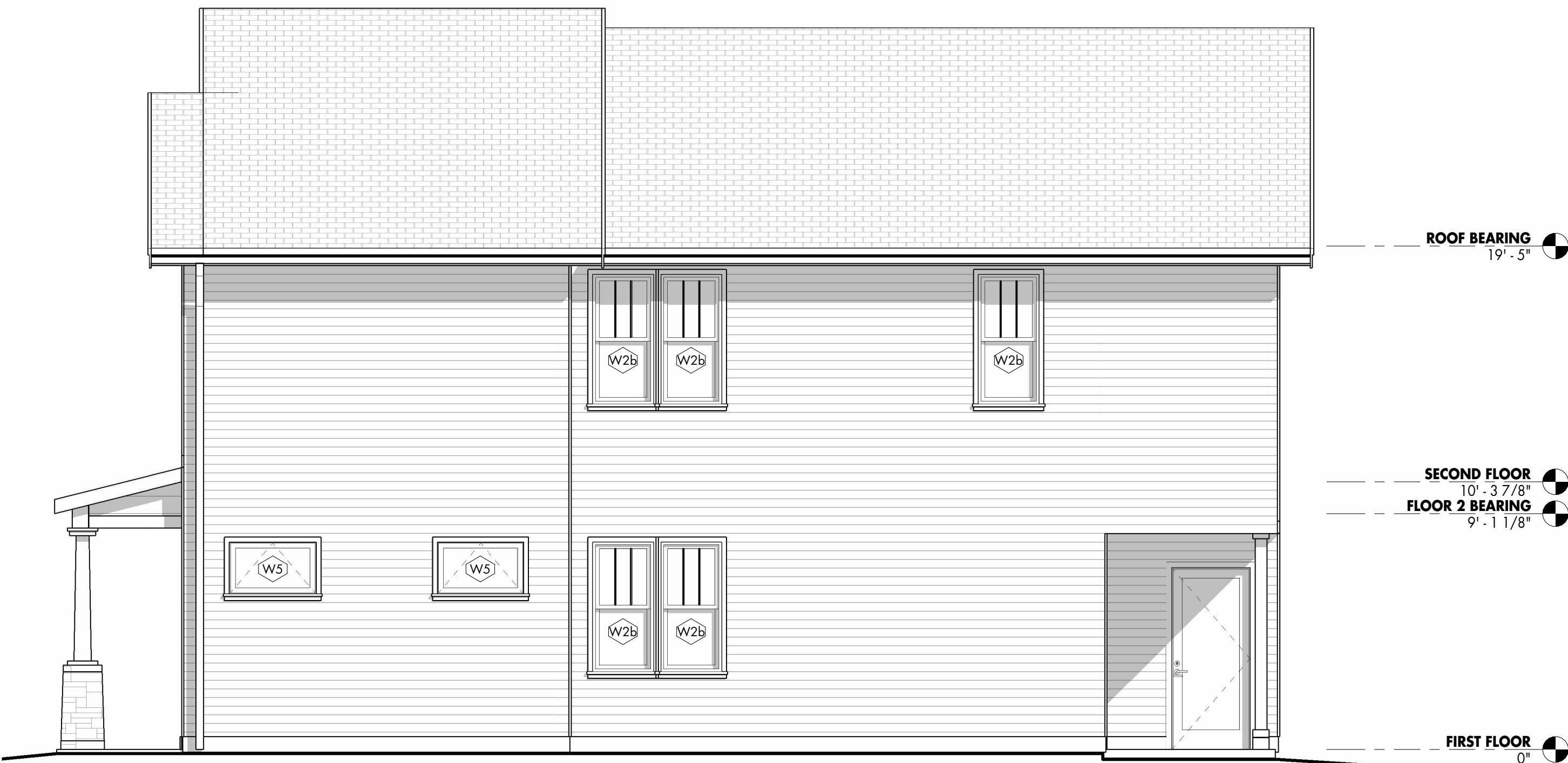
EXTERIOR MATERIAL SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	SIZE	STYLE	COLOR	COMMENTS
	FIBER CEMENT TRIM BOARD	JAMES HARDIE				FASCIA AND TRIM, REF. SECTION DETAILS FOR SIZING
AL-1	GUTTERS, GUTTER BOX, DOWNSPOUTS	—	—	—	BY OWNER	
ASPH-1	DIMENSIONAL ASPHALT SHINGLE	GAF	5.625" EXPOSURE	TIMBERLINE HDZ	BY OWNER	
FC-1	FIBER CEMENT PLANK SIDING, SMOOTH	JAMES HARDIE				
FC-2	FIBER CEMENT SHINGLE SIDING, STRAIGHT EDGE PANEL	JAMES HARDIE	6" EXPOSURE	STAGGERED EDGE	BY OWNER	
FC-3	FIBER CEMENT VERTICAL PANEL W/ BATTEN STRIPS	JAMES HARDIE	BATTEN @ 16" OC	SQUARE CHANNEL	BY OWNER	
FC-4	FIBER CEMENT PLANK SIDING, SMOOTH	JAMES HARDIE	4" EXPOSURE	SMOOTH	BY OWNER	
PVC-1	PVC TRIM BOARD	AZEK OR SIM.	8"	SMOOTH	BY OWNER	SKIRT TRIM BOARD, TYPICAL ALL ELEVATIONS
TRIM-1	FIBER CEMENT TRIM BOARD	JAMES HARDIE	4" 5/4	SMOOTH	BY OWNER	ELEVATION TYPE A
TRIM-2	FIBER CEMENT TRIM BOARD	JAMES HARDIE	6" 5/4	SMOOTH	BY OWNER	ELEVATION TYPE B
TRIM-3	FIBER CEMENT TRIM BOARD	JAMES HARDIE	2 1/2" x 3/4"	SMOOTH	BY OWNER	MINIMAL WIDTH TRIM - ELEVATION TYPE C



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



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



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



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



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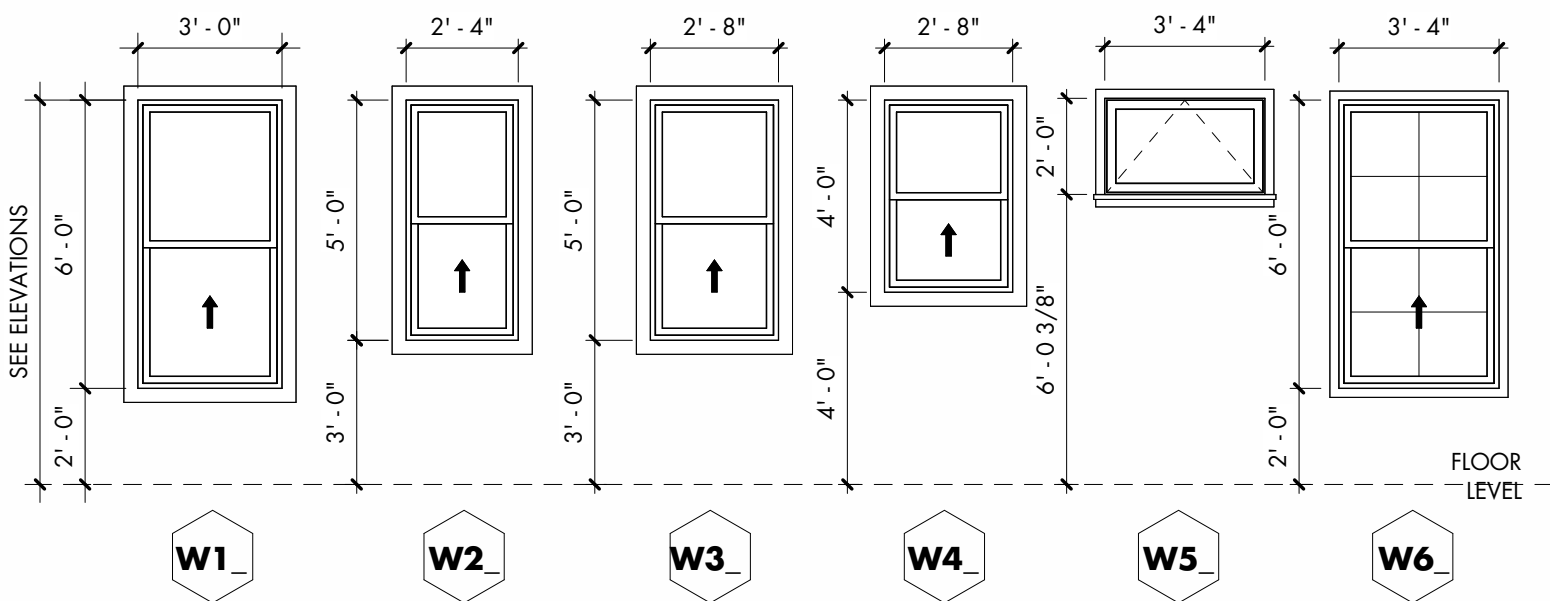
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EXTERIOR ELEVATIONS - OPTION TYPE 'B'
TOWN OF INGALLS - REDEVELOPMENT COMMISSION -
SINGLE FAMILY TWO STORY PROTOTYPE

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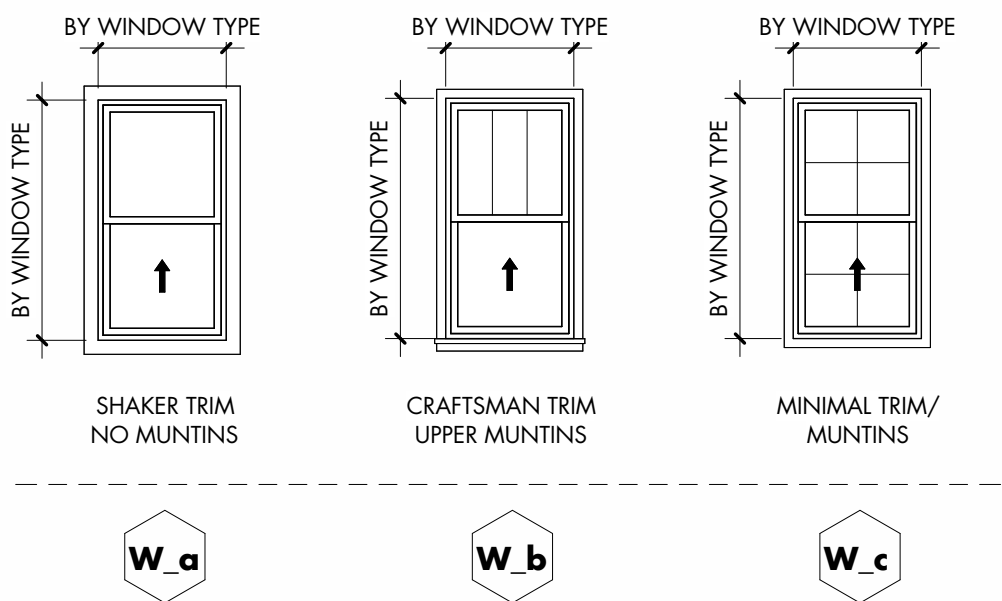
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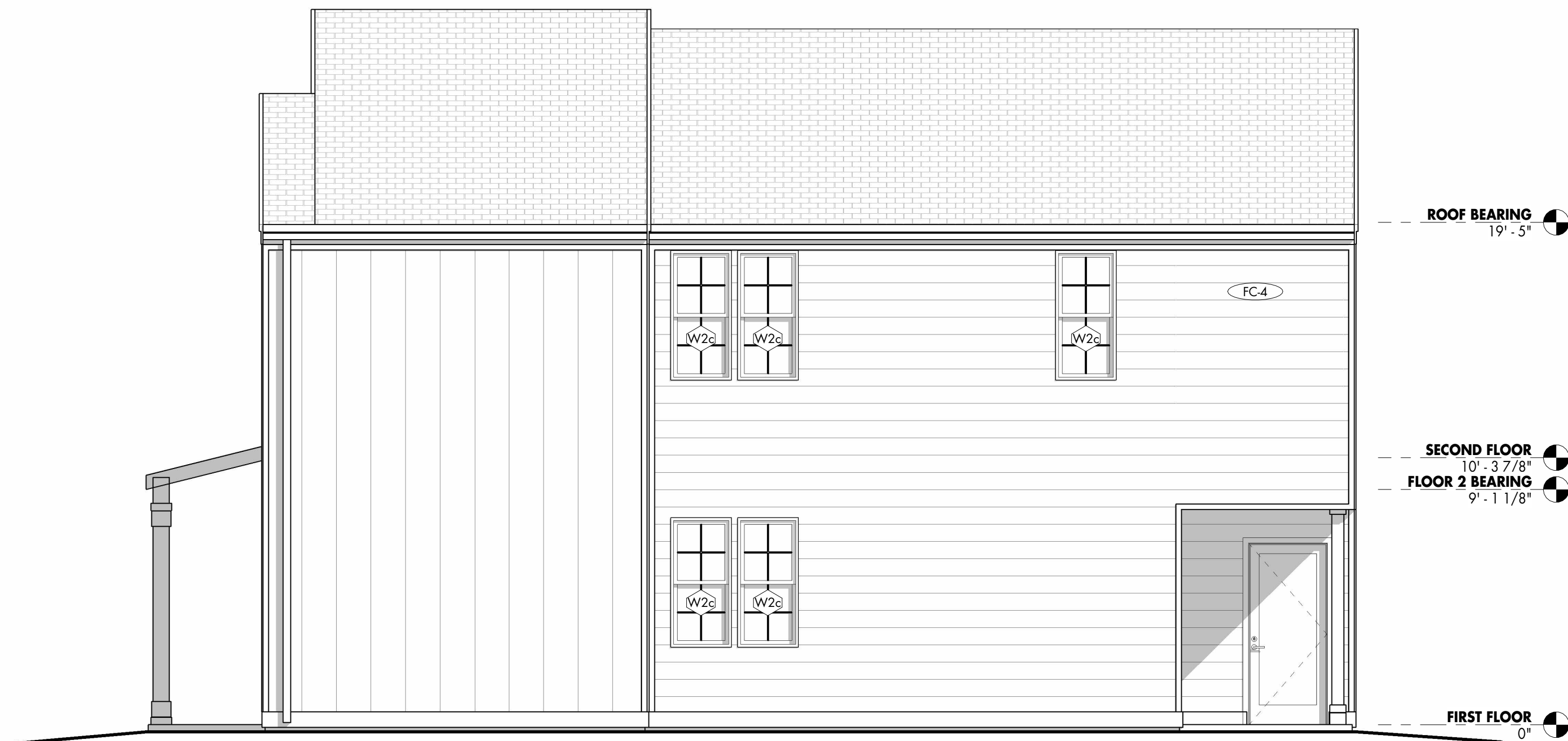
WINDOW STYLE, TRIM AND SIZE CAN VARY PER ELEVATION STYLE. NOT ALL WINDOWS MAY BE USED.
COORDINATE INTERIOR AND EXTERIOR FINISH COLOR W/ OWNER
PROVIDE SAFETY GLASS WHERE REQUIRED BY CODE.

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

WINDOW ELEVATIONS

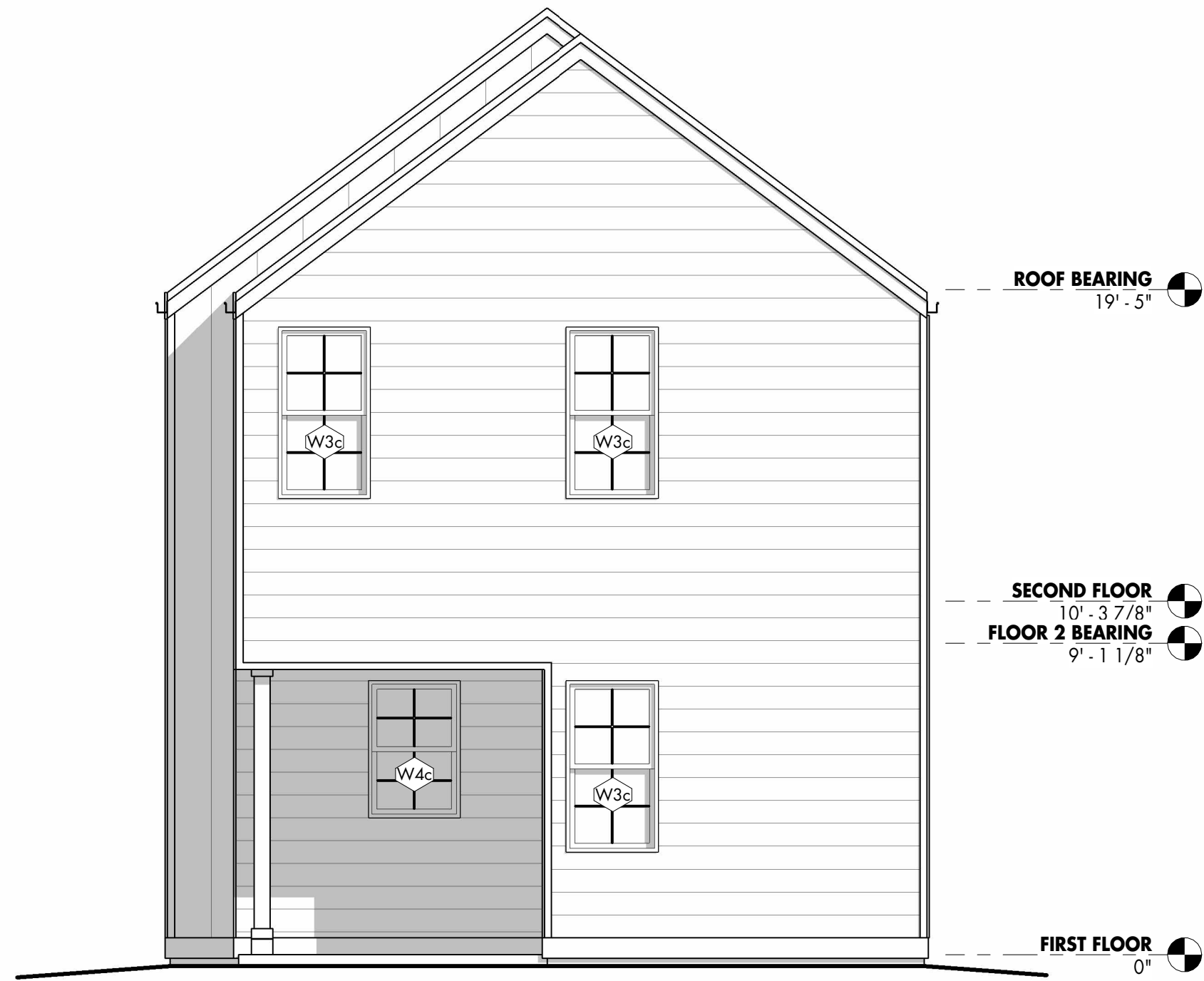


3 ELEVATION TYPE C - LEFT SIDE
1/4" = 1'-0"

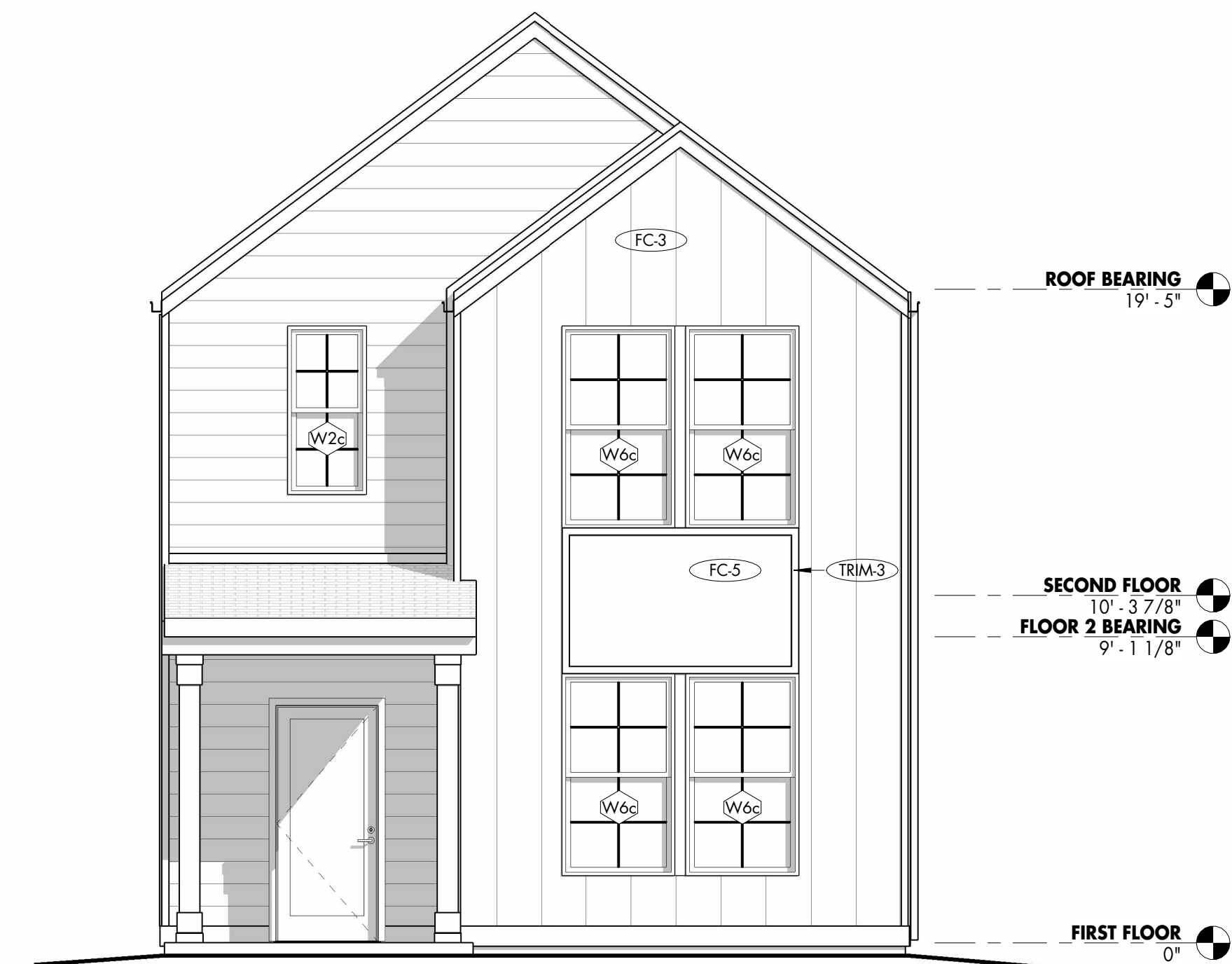


2 ELEVATION TYPE C - RIGHT SIDE
1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	SIZE	STYLE	COLOR	COMMENTS
	FIBER CEMENT TRIM BOARD	JAMES HARDIE				FASCIA AND TRIM, REF. SECTION DETAILS FOR SIZING
AL-1	GUTTERS, GLITTER BOX, DOWNSPOUTS	—	—	—	BY OWNER	
ASPH-1	DIMENSIONAL ASPHALT SHINGLE	GAF	5.625" EXPOSURE	TIMBERLINE HDZ	BY OWNER	
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FC-4	FIBER CEMENT PLANK SIDING, SMOOTH	JAMES HARDIE	4" EXPOSURE	SMOOTH	BY OWNER	
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TRIM-3	FIBER CEMENT TRIM BOARD	JAMES HARDIE	2 1/2" x 3/4"	SMOOTH	BY OWNER	MINIMAL WIDTH TRIM - ELEVATION TYPE C



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



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



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EXTERIOR ELEVATIONS - OPTION TYPE C
TOWN OF INGALLS - REDEVELOPMENT COMMISSION -
SINGLE FAMILY TWO STORY PROTOTYPE

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BUILDING & WALL SECTIONS & DETAILS

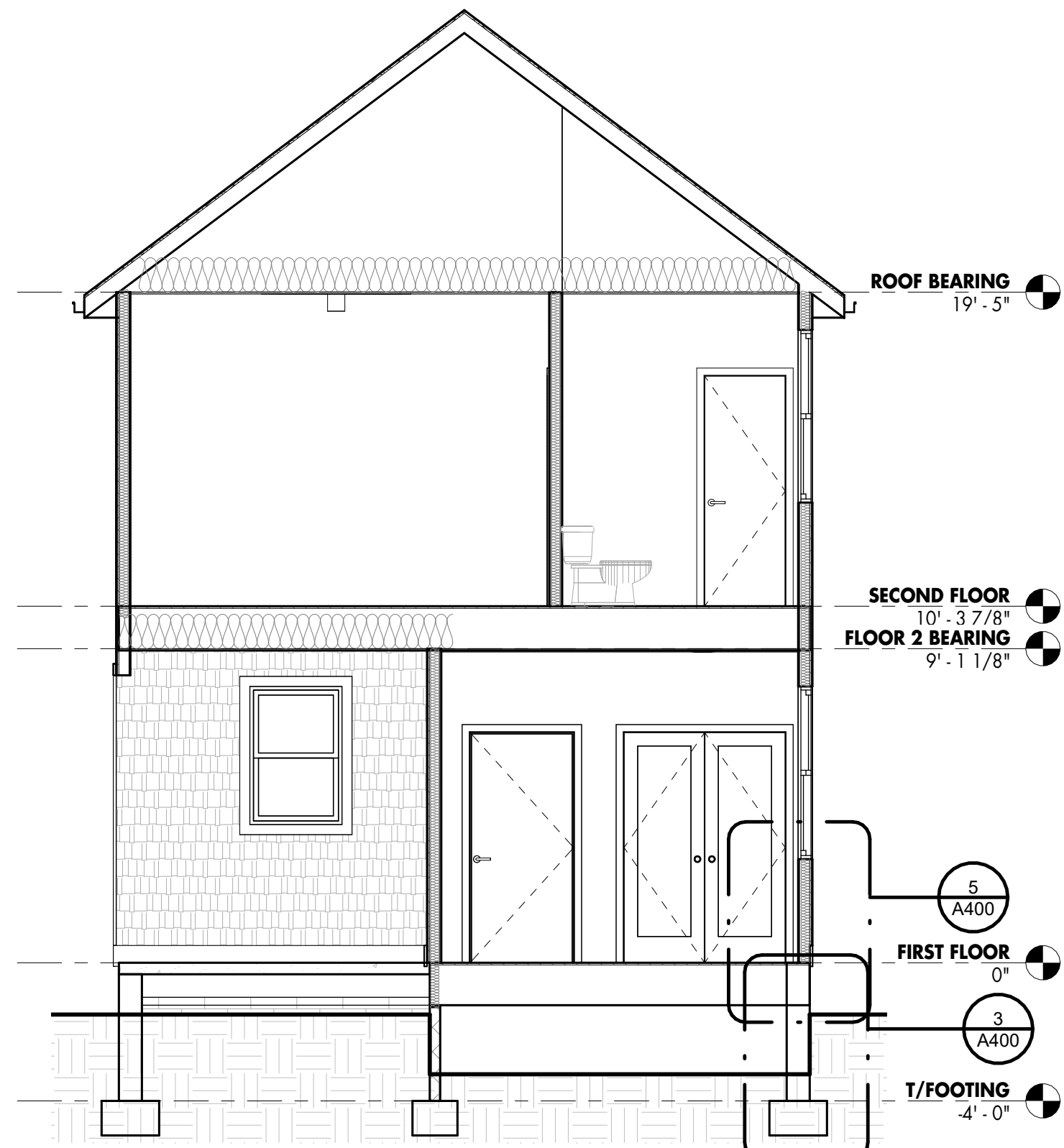
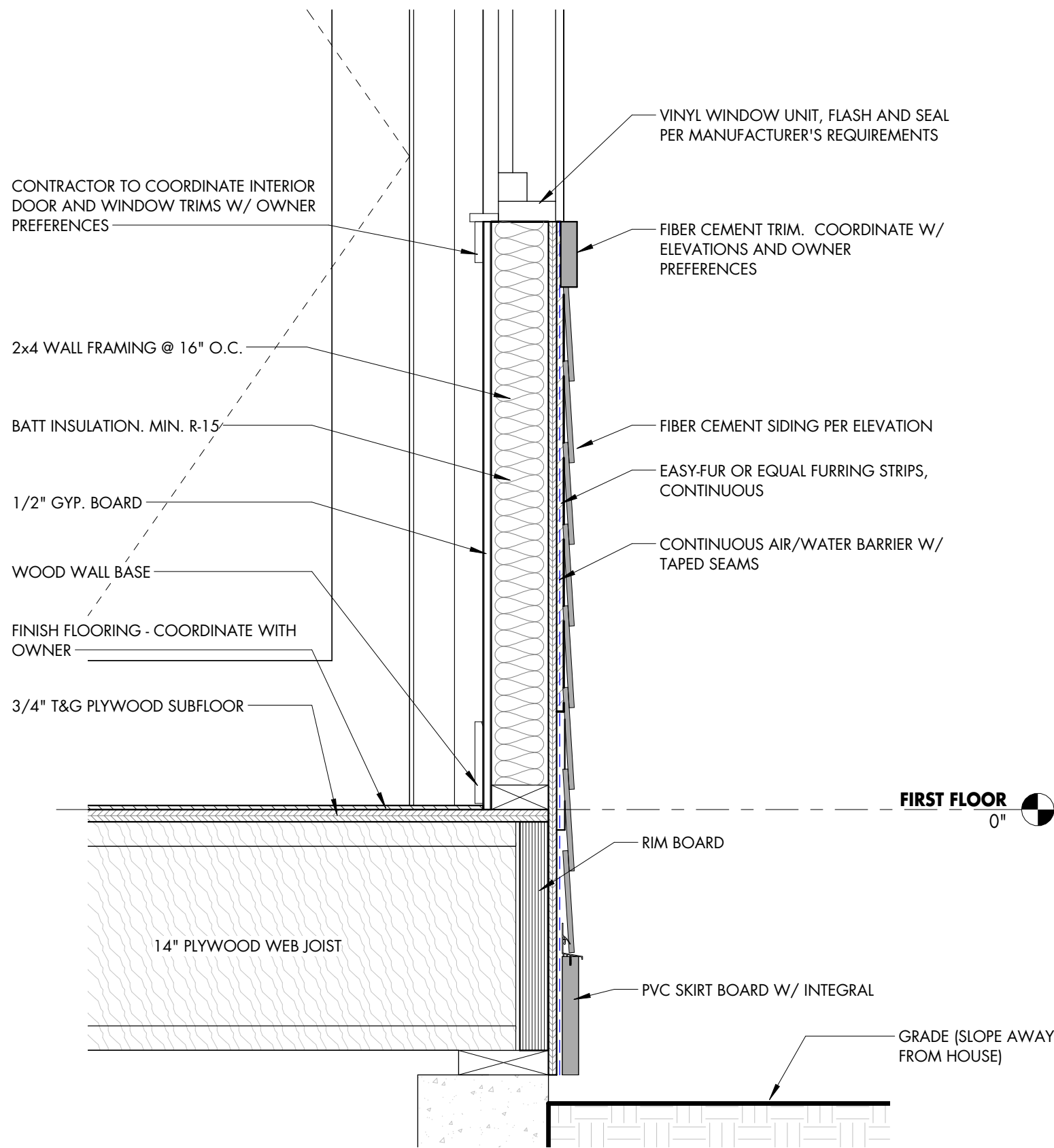
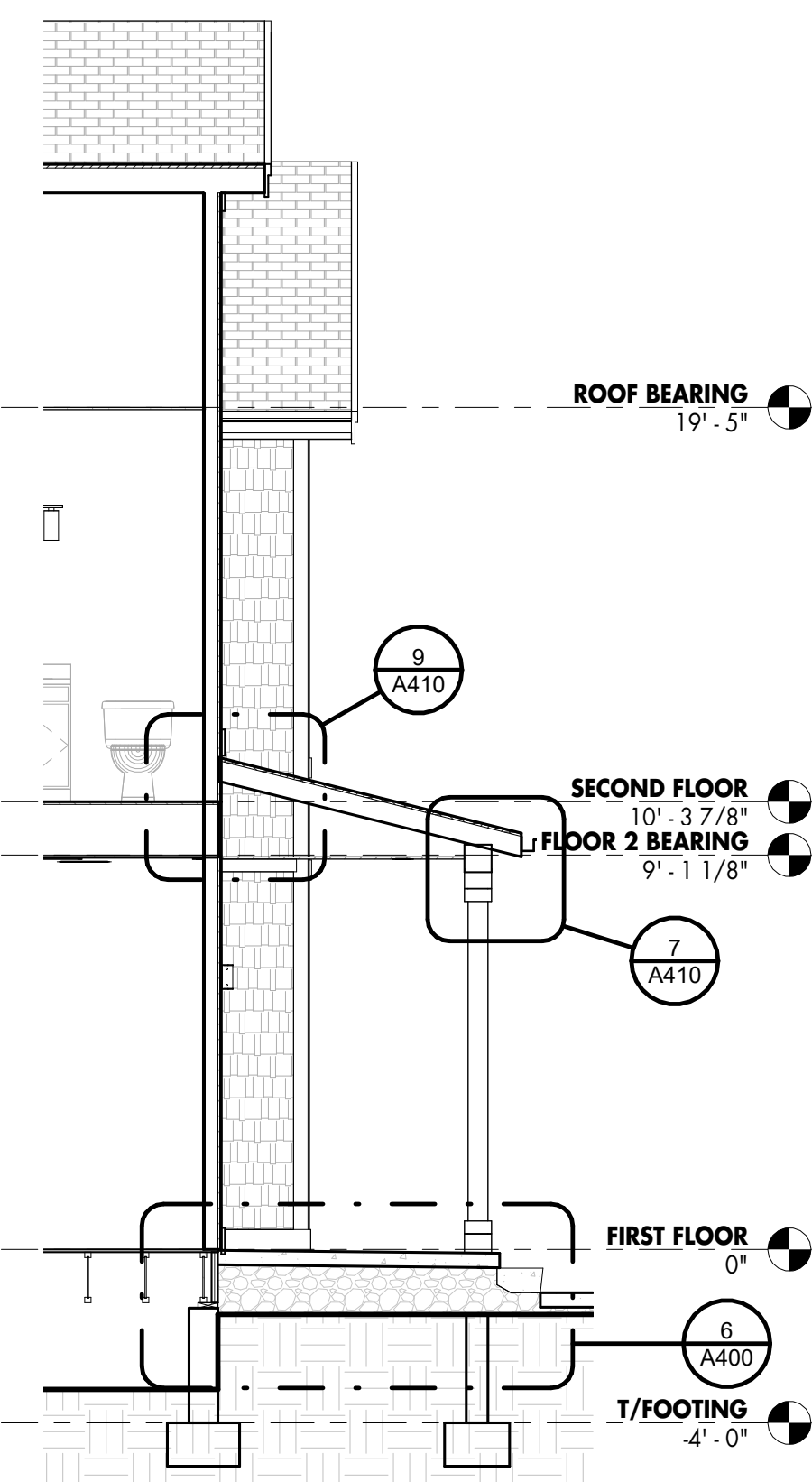
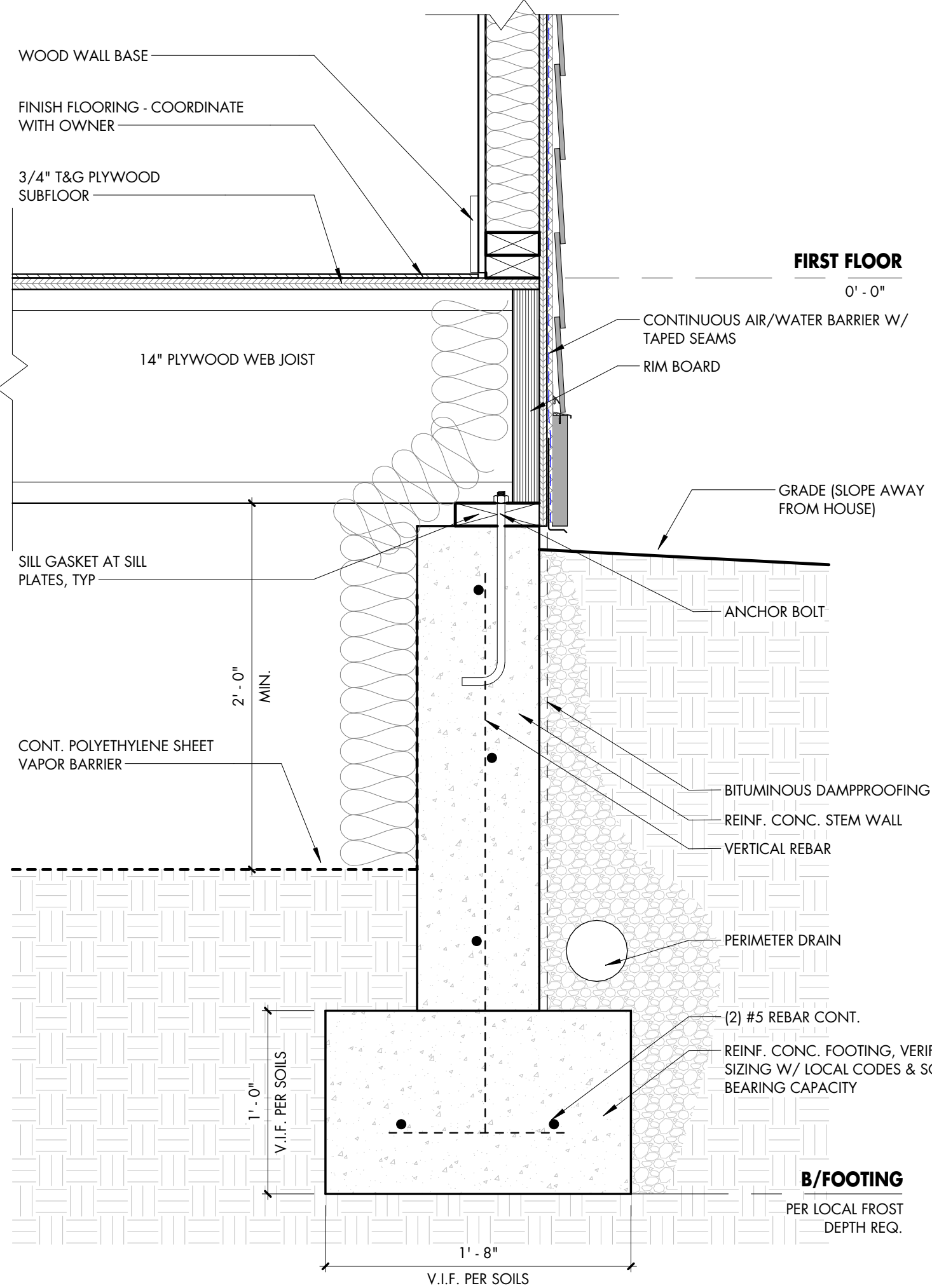
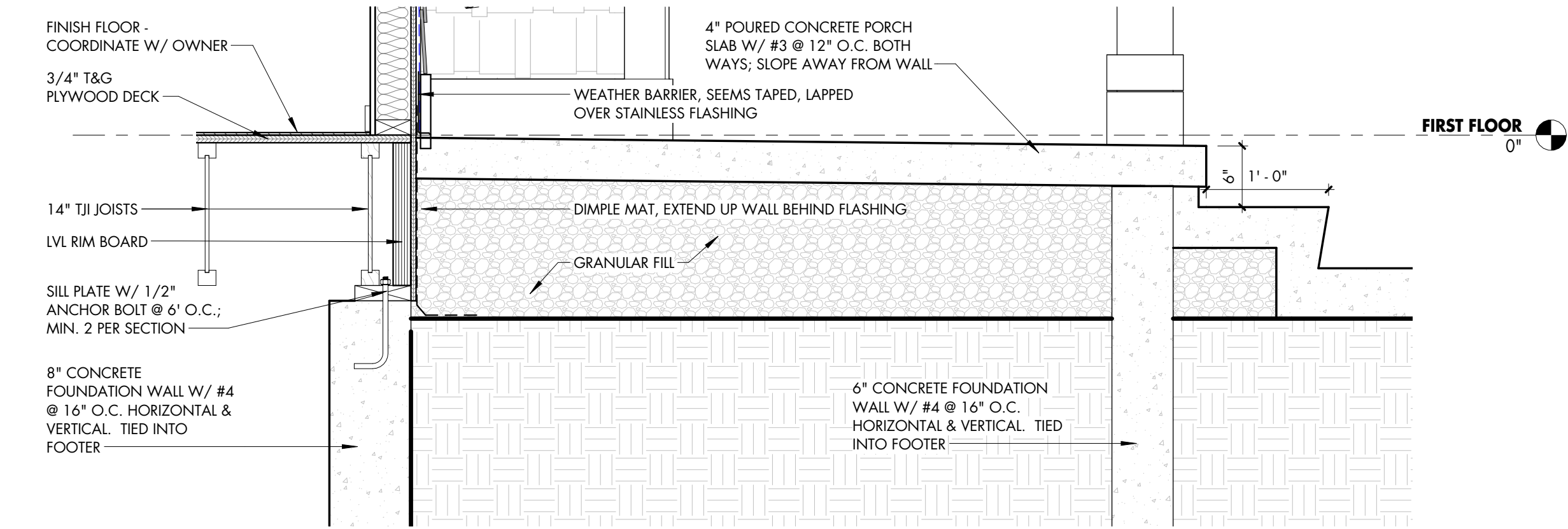
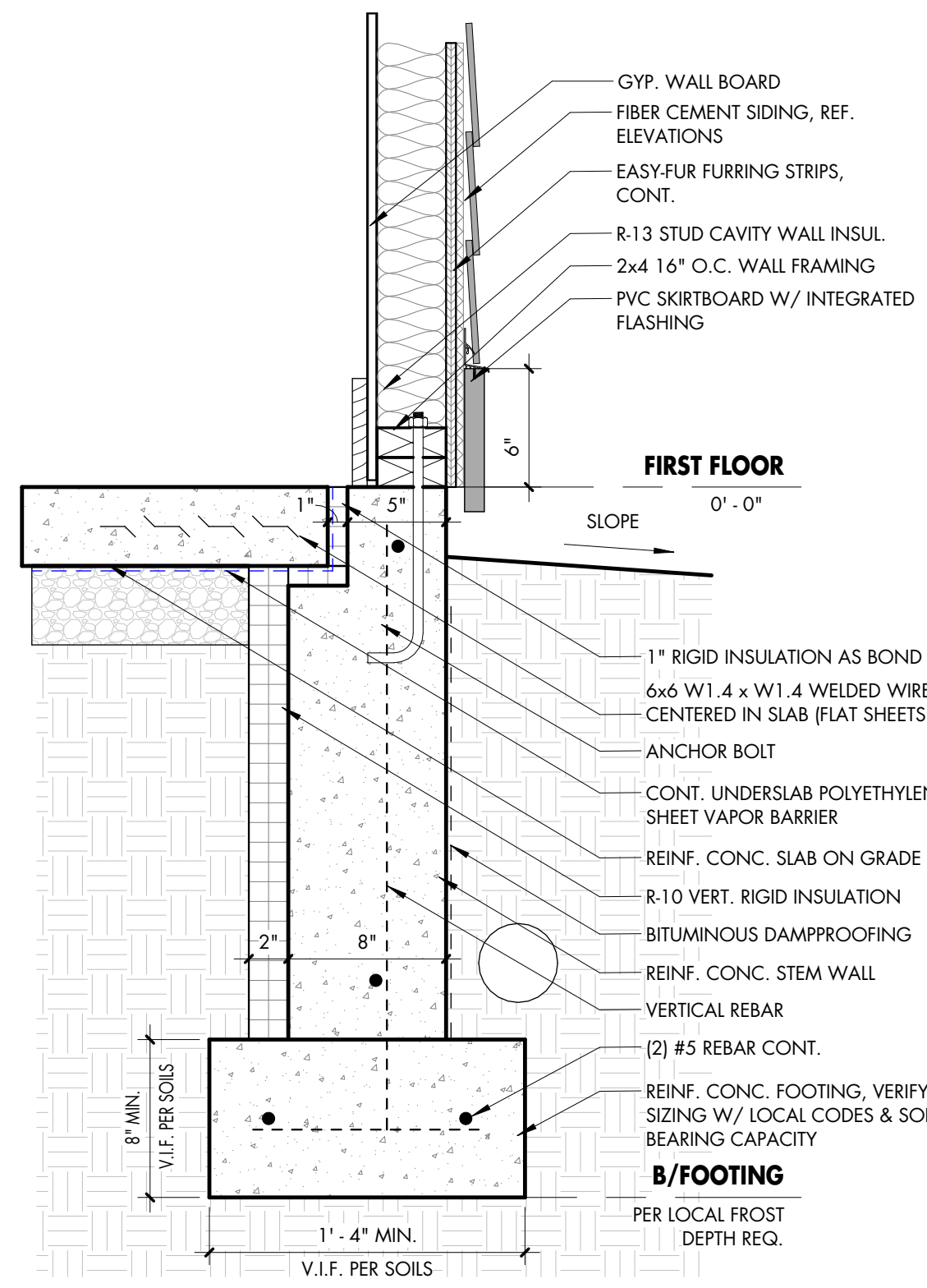
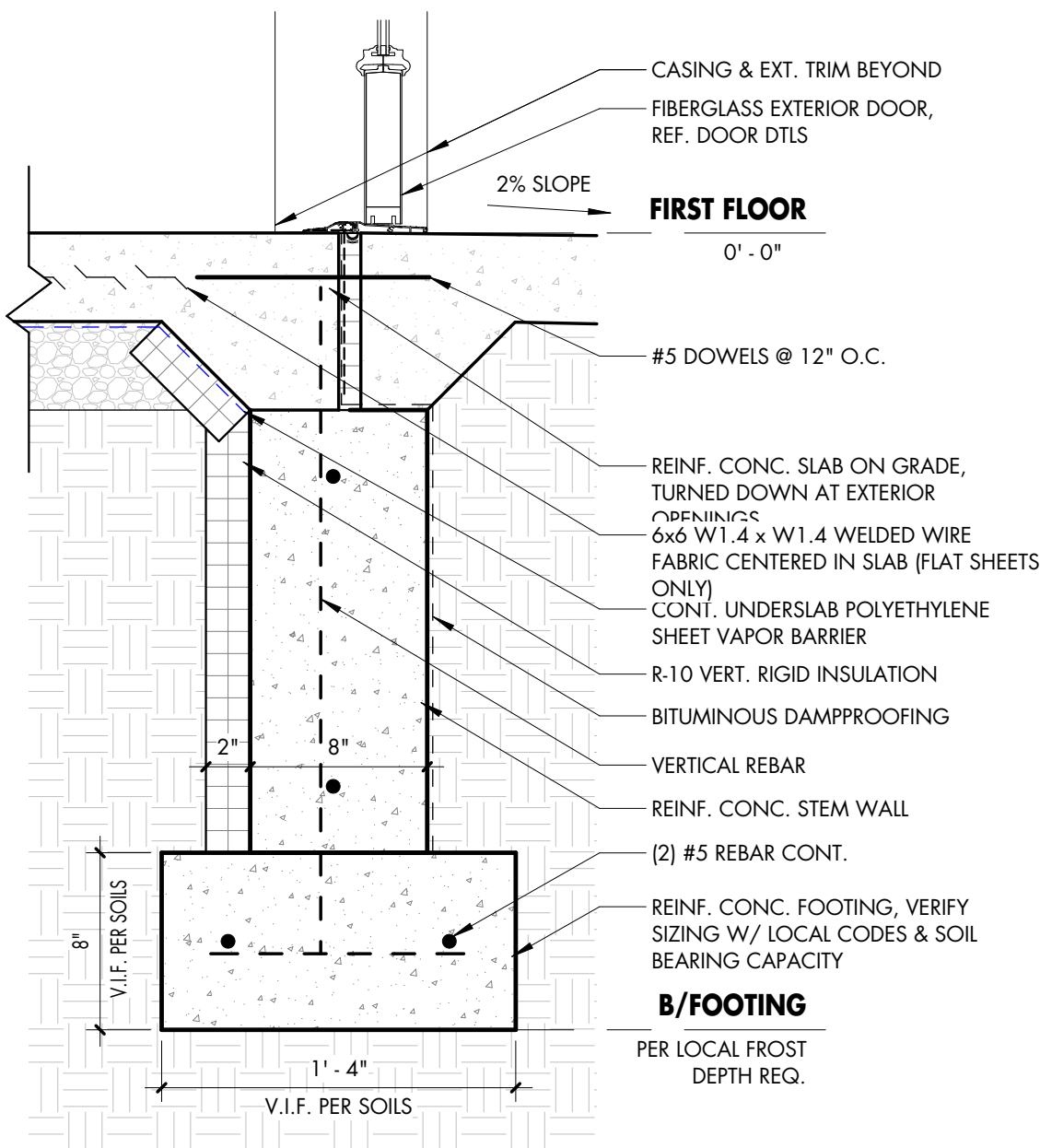
TOWN OF INGALLS - REDEVELOPMENT COMMISSION -

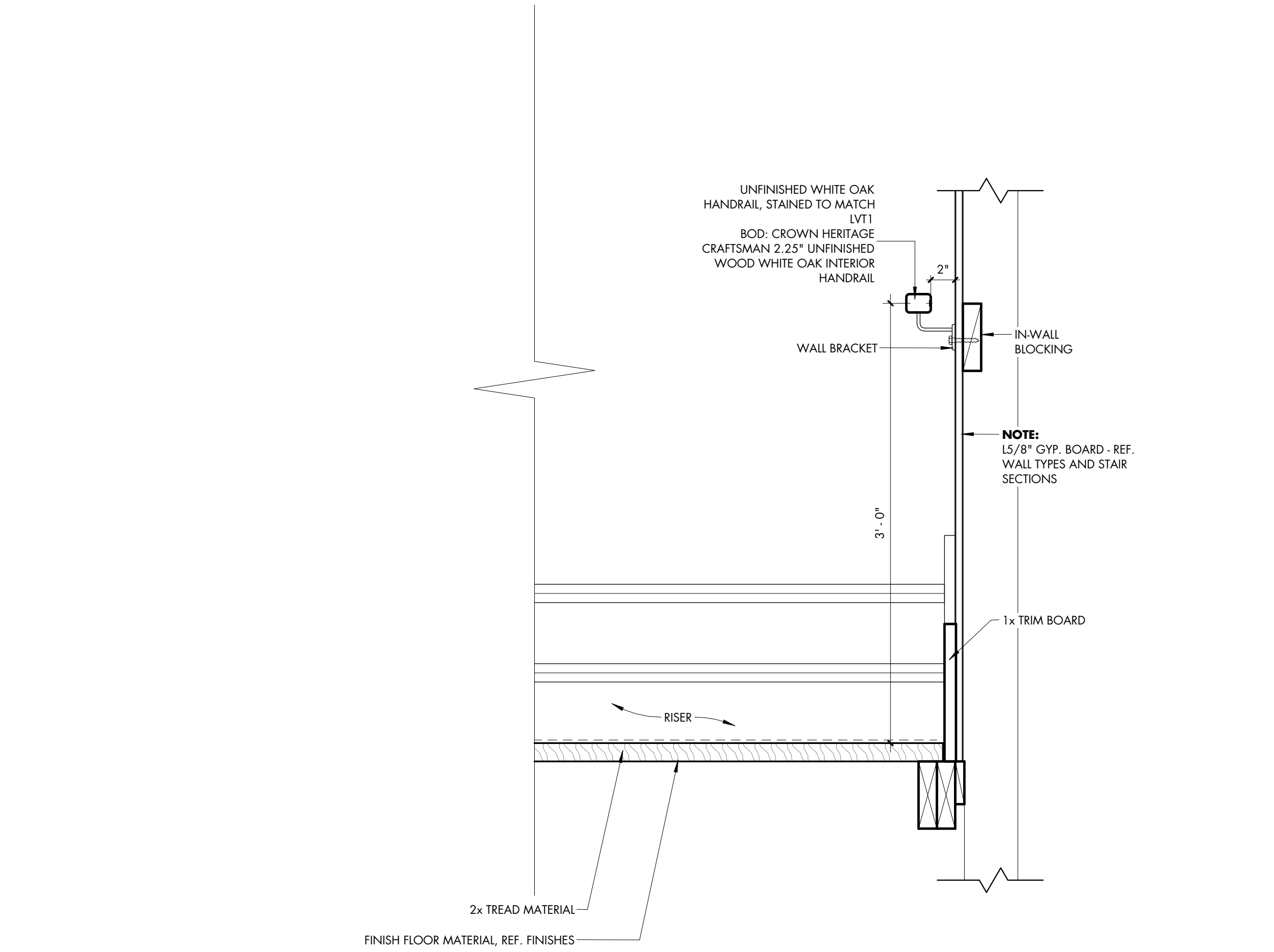
SINGLE FAMILY TWO STORY PROTOTYPE

100% CONSTRUCTION
DOCUMENTS

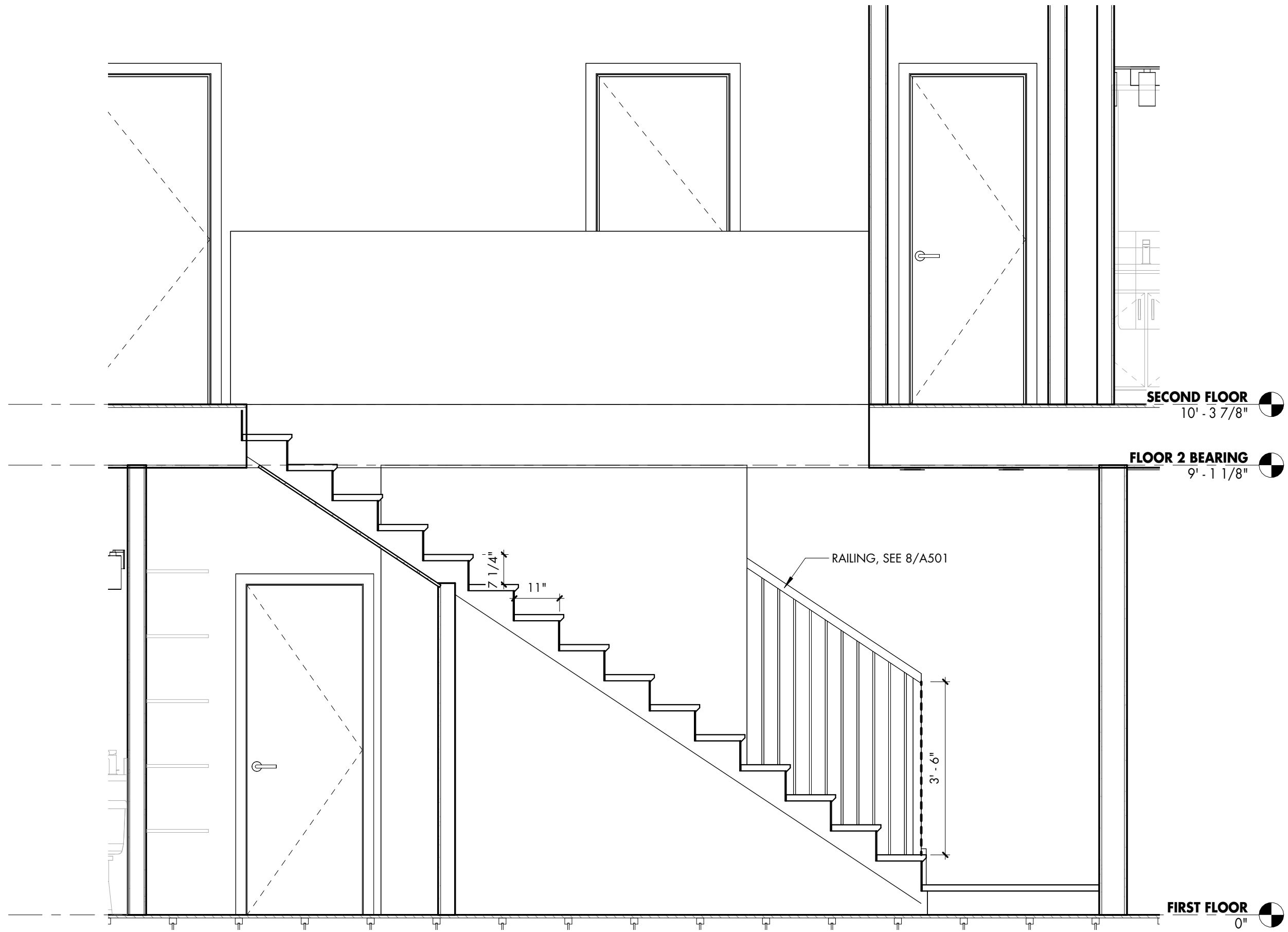
7/23/2026

A400

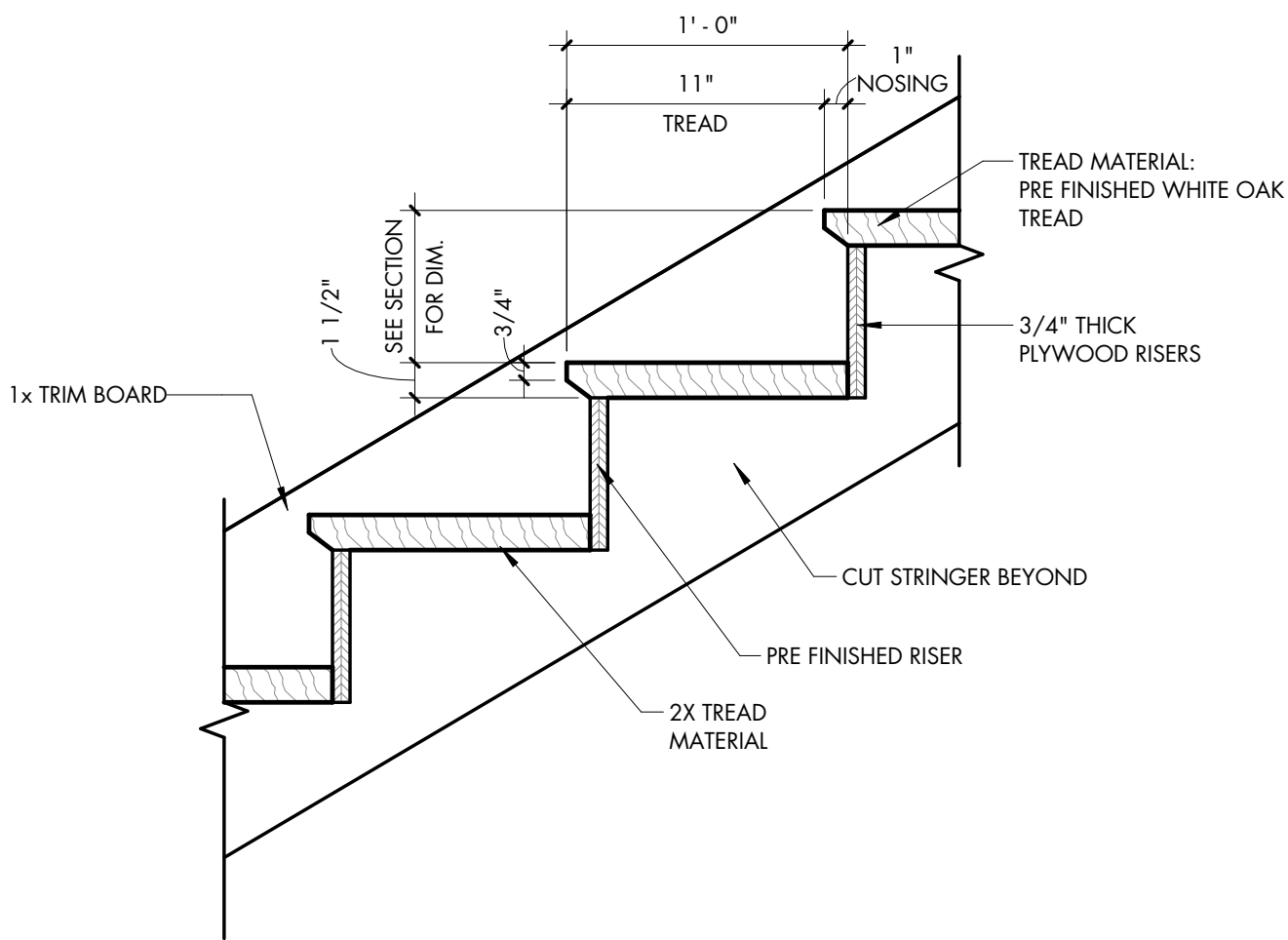




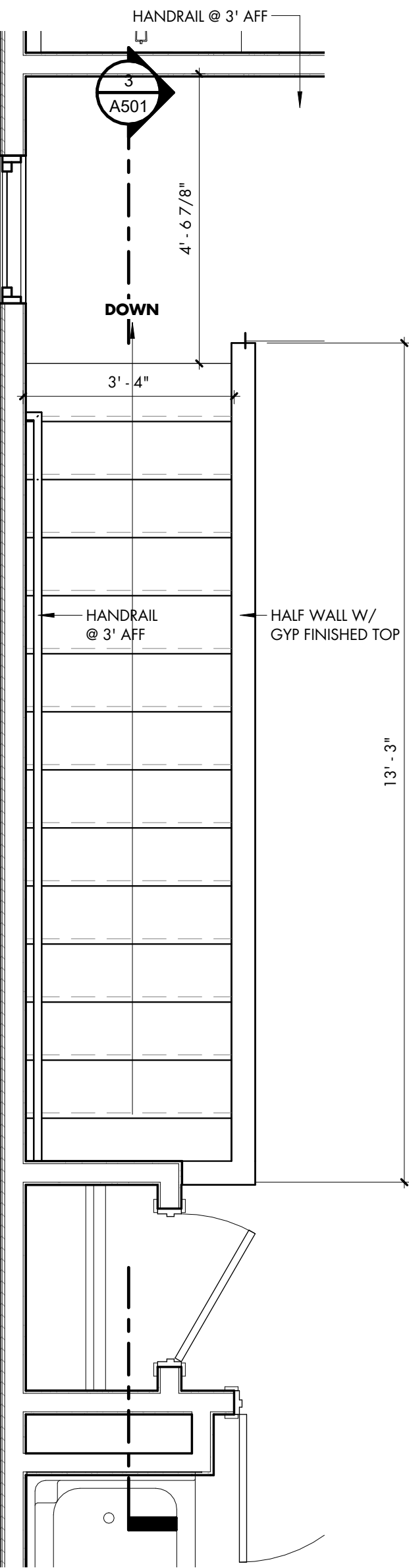
4 WOOD STAIR - RAILING & STRINGER SECTION DETAIL
1 1/2" = 1'-0"



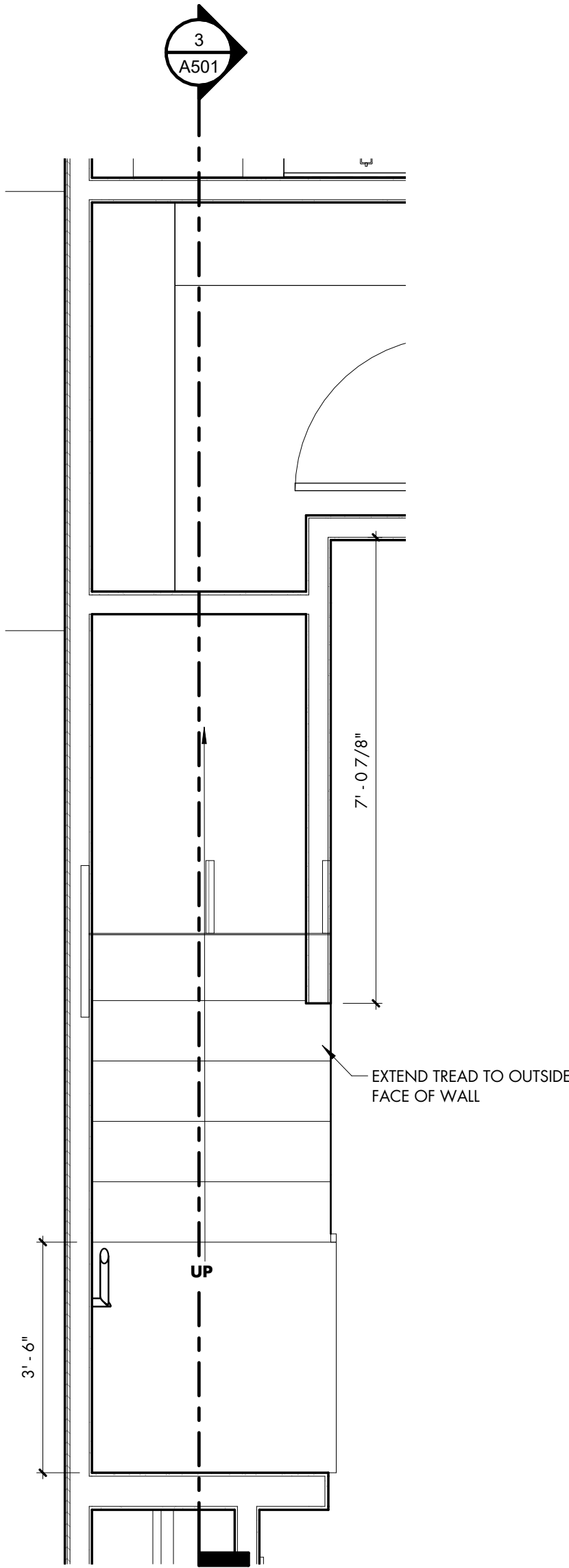
3 STAIR SECTION - 3
1/2" = 1'-0"



5 WOOD STAIR - TYPICAL TREAD DETAIL
1 1/2" = 1'-0"



2 SECOND FLOOR STAIR
1/2" = 1'-0"



1 FIRST FLOOR STAIR
1/2" = 1'-0"