DreamBuild Volumetric Module Housing

Bid Package
Project Location: Corpus Christi, TX and scattered homes in the Nueces County.
General Contractor: cdcb/DreamBuild
Project Manager: Danny Hawkins & Mauricio Lugo
Contact Information: | (956) 541-4955

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1. Project Overview

Project Name: DreamBuild Volumetric Module Housing
Project Description: This project involves the on-site finish-out of Volumetric Module housing units produced at the DreamBuild manufacturing facility. Units include modules for wet boxes, dry boxes, kids' boxes, bedroom suites, and flex boxes, with additional optional configurations for full, half and doorway porches.

cdcb/DreamBuild will produce 60-70 modules.

Construction Schedule:

- **Bid Submission Deadline:** January 29, 2025, at 4:00pm, 1022 Santa Fe, Corpus Christi
- **Bid Submission Opening:** January 29, 2025, at 4:05pm, 1022 Santa Fe, Corpus Christi
- **Bid Award:** January 31, 2025
- **Project Start Date:** February 3, 2025
- **Expected Completion:** 8 to 12 months

Included Documents:

- **Construction Drawings:**
  - **Architectural Plans** (240729)
  - **Plumbing Plans** (240710)
  - **Electrical Plans** (240711)
  - **Mechanical Plans** (240722)
  - **Structural Plans** (240801)
  - **Full Porch**
- **9-Day Foundation & Site Preparation Schedule:** Detailed day-by-day breakdown for timely completion per foundation.
- **25-Day Finish Out Schedule:** Detailed day-by-day breakdown for timely completion per housing project.

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2. Scope of Work

Foundation and Site Preparation (Labor Only - Square Foot Pricing)
On-site preparation for unit/module foundation completion. All foundations should be built and completed in accordance with design and engineering specifications.

- **Site Clearing and Grading:** Clear and grade the site to ensure proper drainage and level conditions for module placement.
- **Foundation Excavation and Formwork:** Excavate and set up formwork (provided by DreamBuild) for footings and foundation per project specifications. Forms to be picked form and delivered back to the address on 33607 Old Alice Road.
- **Reinforcement and Concrete Pouring:** Install rebar and other reinforcements, pour and finish concrete for foundation elements.
- **Curing and Quality Control:** Manage curing of concrete to avoid cracks, and verify all work meets local building codes.
- **Expansion Joints:** Install expansion and control joints as per engineering specifications.
- **Exclusions:** All materials supplied by DreamBuild.
- **Daily Cleanup:** Keep the site organized.

Description	Core	Core +1	Core +2	Core +3
Labor Price	$_____	$_____	$_____	$_____
Material Price	$_____	$_____	$_____	$_____
Total Bid Price	$_____	$_____	$_____	$_____

Flatwork (Labor Only - Square Foot Pricing)
Flatwork installations on-site after module placement.

- **Driveways:** Provide square foot pricing for all driveway areas, including final grading, reinforcement, concrete placing, and finishing.
- **Expansion Joints and Control Joints:** Install as required to control cracking.
- **Quality Control and Curing:** Ensure all flatwork is level, smooth, and meets engineering standards.
- **Daily Cleanup:** Maintain a safe and organized work environment.
- **Pricing:** Bid form to include a per-square-foot price for flatwork.

Driveway 10 x 20 $_____ Driveway 20 x 20 $_____ Driveway 10 x 40 $_____

Flatwork (Labor Only - Square Foot Pricing)
Flatwork installations on-site after module placement.

- **Walkways, and A/C Pads:** Provide square foot pricing for all flatwork areas, including site preparation, formwork, reinforcement, concrete placing, concrete finishing and final grading.
- **Expansion Joints and Control Joints:** Install as required to control cracking.
- **Quality Control and Curing:** Ensure all flatwork is level, smooth, and meets engineering standards.
- **Daily Cleanup:** Maintain a safe and organized work environment.
- **Pricing:** Bid form to include a per-square-foot price for flatwork.

Labor $_____
Equipment $_____
Total $_____

HVAC Installation (Labor and Material)
Installation required at manufacturing facility.

- **Ductwork, HVAC Equipment, and Thermostats:** Installation, calibration, and system testing.
- **System Testing:** Safety and efficiency checks; pass required inspections.
- **Daily Cleanup:** Organized workspace maintenance.
- **Note:** Material costs included specify separately on bid form. Core = Which is 2 Modules is mini split only. Core +1 & +2 Module = 1.5 Ton AHU. Core +3 Modules = 2.0 TON AHU. 16 SEER.
- **Contractor Responsible for Municipality Permit.**

Description	Wet Box	Dry Box	Kids Box	Bedroom Suite	Flex Box
Labor Price	$_____	$_____	$_____	$_____	$_____
Material Price	$_____	$_____	$_____	$_____	$_____
Total Bid Price	$_____	$_____	$_____	$_____	$_____

Interior Insulation (Labor and Material)
Installation at manufacturing facility.

- **Wall, Ceiling, and Floor Insulation:** Includes soundproofing as specified.
- **Daily Cleanup:** Organized workspace maintenance.
- **Note:** Material costs included; specify separately on bid form.

Description	Wet Box	Dry Box	Kids Box	Bedroom Suite	Flex Box
Labor Price	$_____	$_____	$_____	$_____	$_____
Material Price	$_____	$_____	$_____	$_____	$_____
Total Bid Price	$_____	$_____	$_____	$_____	$_____

Electrical Installation (Labor Only)
For on-site finish-out.

- **Wiring, Electrical Panels, and Fixture Installation:** Includes Final Wiring and Final Installations of Outlets, Switches, Cover Plates, and All Final installations.
- **Power Supply:** Temporary and permanent power setups.
- **System Testing and Inspections:** NEC compliance and continuity checks.
- **Daily Cleanup:** Organized workspace maintenance.
- **Contractor Responsible for Municipality Permit**

Description	Wet Box	Dry Box	Kids Box	Bedroom Suite	Flex Box	Electric Utilities
Labor Price	$_____	$_____	$_____	$_____	$_____	$_____

Roofing Installation (Labor Only)
On-site finish-out work.

- **Shingle Installation, and Ventilation:** Install as per design and secure all penetrations.
- **Daily Cleanup:** Organized workspace maintenance.

Description	Wet Box	Dry Box	Kids Box	Bedroom Suite	Flex Box
Labor Price	$_____	$_____	$_____	$_____	$_____

Masonry Installation (Labor Only)
On-site finish-out work.

- **Masonry and Mortar Work:** Install brick, lintels, and other masonry materials as per design.
- **Drainage and Moisture Management:** Install weep holes and flashing.
- **Daily Cleanup:** Organized workspace maintenance.

Description	Wet Box	Dry Box	Kids Box	Bedroom Suite	Flex Box
Labor Price	$_____	$_____	$_____	$_____	$_____

Drywall with Tape and Float (Labor Only)
On-site finish-out work.

- **Drywall Hanging, Taping, and Finishing:** Smooth finish with any necessary texture application.
- **Dust Protection:** Install barriers to contain dust.
- **Daily Cleanup:** Organized workspace maintenance.

Description	Wet Box	Dry Box	Kids Box	Bedroom Suite	Flex Box
Labor Price	$_____	$_____	$_____	$_____	$_____

Lap Siding Installation (Labor Only)
On-site finish-out work.

- **Moisture Barrier and Siding Installation:** Fasten siding materials and seal per manufacturer guidelines.
- **Daily Cleanup:** Organized workspace maintenance.

Description	Wet Box	Dry Box	Kids Box	Bedroom Suite	Flex Box
Labor Price	$_____	$_____	$_____	$_____	$_____

Board and Batten (Labor Only)
On-site finish-out work.

- **Moisture Barrier and Siding Installation:** Fasten siding materials and seal per manufacturer guidelines.
- **Daily Cleanup:** Organized workspace maintenance.

Description	Wet Box	Dry Box	Kids Box	Bedroom Suite	Flex Box
Labor Price	$_____	$_____	$_____	$_____	$_____

Painting (Interior) (Labor Only)
On-site finish-out work.

- **Surface Prep, Painting, and Final Touch-Ups:** Apply primer, paint, and any required texture. Walls, Ceilings, Cabinets, Trim, Doors.
- **Daily Cleanup:** Organized workspace maintenance.

Description	Wet Box	Dry Box	Kids Box	Bedroom Suite	Flex Box
Labor Price	$_____	$_____	$_____	$_____	$_____

Painting (Exterior) (Labor Only)
On-site finish-out work.

- **Surface Prep, Painting, and Final Touch-Ups:** Apply primer, paint, and any required texture. Soffit, Facia, Siding, Lintels,
- **Daily Cleanup:** Organized workspace maintenance.

Description	Wet Box	Dry Box	Kids Box	Bedroom Suite	Flex Box
Labor Price	$_____	$_____	$_____	$_____	$_____

Installation of Towel Racks, Grab Bars, and Other Accessories (Labor Only)
On-site finish-out work.

- **Accessory Installation:** Secure mounting of all accessories as per ADA requirements where applicable.
- **Daily Cleanup:** Organized workspace maintenance.

Description	Wet Box	Bedroom Suite
Labor Price	$_____	$_____

Installation of Cabinets, Trim, Interior Doors, and Door Hardware (Labor Only)
On-site finish-out work.

- **Cabinets, Trim, Doors, Closets Accessories and Hardware:** Level, plumb, and align with secure mounting.
- **Daily Cleanup:** Organized workspace maintenance.

Description	Wet Box	Dry Box	Kids Box	Bedroom Suite	Flex Box
Labor Price	$_____	$_____	$_____	$_____	$_____

Final Clean Services (Labor Only)
On-site finish-out work.

- **Interior and Exterior Cleaning:** Thorough cleaning of all surfaces.
- **Debris Removal:** Ensure home is move-in ready.

Description	Wet Box	Dry Box	Kids Box	Bedroom Suite	Flex Box
Labor Price	$_____	$_____	$_____	$_____	$_____

Trash Removal Services (Per Project)
As-needed basis throughout the project.

- **Trash and Debris Removal:** Daily trash collection and a final clean-up upon project completion.
- **Equipment Provision:** All tools and containers supplied by subcontractor.

Labor	$_____
Equipment	$_____
Total	$_____

Countertop Installation (Labor Only)
On-site finish-out work.

- **Countertop Installation and Sealing:** Install laminate, granite, or quartz countertops with cuts for sinks and fixtures.
- **Daily Cleanup:** Organized workspace maintenance.

Description	Wet Box	Bedroom Suite
Labor Price	$_____	$_____

Flooring Installation (Labor Only)

- **Subfloor Preparation**:
  - Clean the subfloor, removing any debris, adhesives, or uneven surfaces.
  - Install a moisture barrier, if required.
  - Level the subfloor using a self-leveling compound or sanding, as necessary.
- **Laminate Flooring Installation**:
  - Measure and mark the room to ensure precise cutting and layout of laminate planks.

Description	Wet Box	Bedroom Suite	Utility Piping	Temporary Water
Labor Price	$_____	$_____	$_____	$_____

Plumbing Installation (Labor Only)
On-site finish-out work.

- **Final Connections:** Complete all final connections for plumbing, including tying into main water and sewer lines.
- **Fixture Installation:** Install all plumbing fixtures, including sinks, faucets, toilets, showers, bathtubs, and water heaters.
- **System Testing and Inspection:** Ensure all plumbing installations are tested for leaks and proper functionality and meet local code requirements.
- **Contractor Responsible for Municipality Permit**
- **Daily Cleanup:** Maintain a clean and organized work area throughout the project.

Description	Wet Box	Bedroom Suite	Utility Piping	Temporary Water
Labor Price	$_____	$_____	$_____	$_____

Full Porch (Labor Only)
On-site work.

- **Foundation**
  - Foundation Excavation and Formwork: Excavate and set up formwork (provided by DreamBuild) for footings and foundation per project specifications. Forms to be picked form and delivered back to the address on 33607 Old Alice Road.
  - Reinforcement and Concrete Pouring: Install rebar and other reinforcements, pour and finish concrete for foundation elements.
  - Curing and Quality Control: Manage curing of concrete to avoid cracks, and verify all work meets local building codes.
  - Expansion Joints: Install expansion and control joints as per engineering specifications.
- **Floor Framing**
  - Install ledger board to the main structure, ensuring secure attachment with appropriate hardware.
  - Frame and install the porch subfloor, including joists and beams, ensuring alignment and spacing as per design.
  - Attach joist hangers and anchors to secure framing.
- **Electrical Installation**
  - Wiring, and Fixture Installation: Includes Final Wiring and Final Installations of Outlets, Lights and All Final installations.
- **Support Posts**
  - Install vertical support posts as per design, anchoring them securely to the foundation or post base brackets.
  - Verify posts are plumb and evenly spaced according to the blueprint.
- **Roofing**
  - Shingle Installation, and Ventilation: Install as per design and secure all penetrations.
  - Frame the roof structure, including rafters, beams, and ridge boards.
  - Install necessary bracing and supports to ensure stability.
- **Stair Framing**
  - Frame the stair stringers, treads, and risers as per design.
  - Ensure all stair components meet local code requirements for safety.
- **Painting**
  - Surface Prep, Painting, and Final Touch-Ups: Apply primer, paint, and any required texture. Soffit, Facia, Siding, Lintels,
- **Daily Cleanup**
  - Maintain a clean and organized work area throughout the project.

Description	**Full Porch**
Labor Price	$_____

3. Bid Form Instructions

Bid Form Requirements:

- Each scope of work should have a separate bid form.
- Specify pricing for each module type: Wet Box, Dry Box, Kids Box, Bedroom Suite, and Flex Box.
- Include additional pricing options for **Full Porch**, **& Doorway Porch.** installations.
- **Flatwork:** Specify a per-square-foot price.
- HVAC and Interior Insulation forms should include both **Labor and Material costs**.
- **Bid Form Template:**

Description	Wet Box	Dry Box	Kids Box	Bedroom Suite	Flex Box
Labor Price	$_____	$_____	$_____	$_____	$_____
Material Price (if needed)	$_____	$_____	$_____	$_____	$_____
Total Bid Price	$_____	$_____	$_____	$_____	$_____

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4. Contract Terms and Conditions

- **Sample Contract:** Modifications or exceptions must be requested in the bid submission.
- **Insurance Requirements:**
  - General liability: Minimum $1,000,000 per occurrence, $2,000,000 aggregate.
  - Workers' compensation: As required by state law.
  - Auto insurance: Minimum $1,000,000 per accident.
- **Payment Terms:**
  - 30% progress: 30% payment
  - 60% progress: 60% payment
  - 100% progress: 90% payment
  - Final payment (10%) upon completion, inspection, and a 30-day waiting period.
- **Liquidated Damages:** $50 per day will be assessed for each day of delay beyond the 9 working days (Foundation) and 25 working days (finish out) agreed project completion date.
- **Inspection Failures:** Any costs incurred due to inspection failures will be paid by the contractor, including material and labor needed.
- **Change Orders:** Not accepted.

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5. Safety and Compliance

- **Safety Requirements:** All personnel must wear PPE, and weekly safety meetings are mandatory.
- **OSHA Compliance:** Compliance required with immediate work stoppages for violations.
- **Compliance with Laws:** Adherence to all local, state, and federal laws.

6. Qualifications and Experience

- **Company Overview:** Years in business and areas of expertise.
- **Project Experience:** List of similar projects within the last five years with references.
- **Current Projects:** Perform Site Visits to review quality of work.
- **Licenses and Certifications:** Copies of relevant licenses and certifications.
- **Insurance Certificate:** Current insurance coverage evidence.

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7. Bidding Instructions

- **Deadline:** January 29, 2025, by 4:00 PM
- **Public Opening of RFP:** January 29, 2025, at 4:05 p.m.
- **Submission Location:** 1022 Santa Fe, Corpus Christi, Tx 78404.
- **Pre-Bid Meeting:** 1022 Santa Fe, Corpus Christi, Tx 78404 on January 15 at 10:00 AM and January 22 at 10:00 AM.
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- **Questions:** Email Mauricio Lugo mlugo@cdcb.org by January 28, 2025

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8. Attachments

- **Drawings:** Architectural, Plumbing, Electrical, Mechanical, and Structural
- **9-Day Foundation Schedule:** Detailed day-by-day breakdown for timely completion
- **25-Day Schedule:** Detailed day-by-day breakdown for timely completion
- **Sample Contract**

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9. Sample Bid Submission Checklist

- Completed Bid Form
- Pricing Breakdown
- References and Experience
- Insurance Certificate
- Signed Acknowledgment of Contract Terms

DreamBuild

TX STATE CODE UPDATES SET

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE

33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
FRANK PHILLIPS
25195
STATE OF TEXAS
7/29/24

DreamBuild

SUBMITTAL LIST

SUPPLEMENTAL SUBMITTALS

MECHANICAL PACKAGE
A COMPLETE MECHANICAL PACKAGE HAS BEEN SUBMITTED IN A SEPARATE DOCUMENT ATTACHED TO THIS SUBMITTAL.

ELECTRICAL PACKAGE
A COMPLETE ELECTRICAL PACKAGE HAS BEEN SUBMITTED IN A SEPARATE DOCUMENT ATTACHED TO THIS SUBMITTAL.

PLUMBING PACKAGE
A COMPLETE PLUMBING PACKAGE HAS BEEN SUBMITTED IN A SEARATE DOCUMENT ATTACHED TO THIS SUBMITTAL.

STRUCTURAL PACKAGE
A COMPLETE STRUCTURAL PACKAGE HAS BEEN SUBMITTED IN A SEPARATE DOCUMENT ATTACHED TO THIS SUBMITTAL.

CONTACT LIST

OWNER REP	MODULAR CONSULTANT	MODULAR DESIGN STAMP	MANUFACTURER
COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE 33607 OLD ALICE RD LOS FRESNOS TX 78566 CONTACT: Leo Barrera PHONE: (956) 541-4955 EMAIL: jbarrera@cdcb.org		TBD	COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE 33607 OLD ALICE RD LOS FRESNOS TX 78566 CONTACT: Leo Barrera PHONE: (956) 541-4955 EMAIL: jbarrera@cdcb.org
ARCHITECT	**STRUCTURAL ENGINEER**	**CONTRACTOR**	**MEP DESIGN**
BUILDING COMMUNITY WORKSHOP 1414 BELLEVIEW ST., SUITE #150 Dallas, TX, 75215 CONTACT: Benje Feehan PHONE:(214) 252-2900 EMAIL: benje@bcworkshop.com	AXIOM PLLC 999 W. MAIN ST. SUITE #200 BOISEM ID 83702 CONTACT: KAI RISUNG PHONE: 208.639.4520 EMAIL: KRISUNG@AXIOMPLLC.COM	COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE 33607 OLD ALICE RD LOS FRESNOS TX 78566 CONTACT: Leo Barrera PHONE: (956) 541-4955 EMAIL: jbarrera@cdcb.org	ENGINEERING CONSULTANTS INC. 303 S. FEDERAL WAY BOISE, ID 83705 CONTACT: Kit Legg PHONE: (208) 376-9820 EMAIL: kit@eciboise.com

PROJECT INFORMATION

MICASITA - TEXAS

BUILDING TYPE: SINGLE FAMILY DWELLING

SITE AREA: VARIES

DATA PLATE: PLACE IN CLOSET BELOW OR NEXT TO DECAL/INSIGNIA

DECAL/INSIGNIA: PLACE IN CLOSET ABOVE OR NEXT TO DATA PLATE

MAX ROOF SNOW LOAD: 20 PSF

MAX WIND SPEED: 116.2 MPH Vasd / 150 MPH Vult

SEISMIC DESIGN: C

CONSTRUCTION TYPE: WOOD FRAME

BUILDING CODE:
International Residential Code (IRC) with Texas Amendments, 2021 Edition
National Electrical Code (NEC) with Texas Amendments, 2020 Edition
2015 IECC with Texas Amendments
16 TAC, Chapter 70, Industrialized Housing and Buildings Administrative Rules

7

OCCUPANCY: RESIDENTIAL

DATA PLATE & DECAL

WET BOX - Inside of electrical panel door.
DRY BOX - Inside closet centered above closet door.
BEDROOM SUITE - Inside closet centered above closet door.
FLEX BOX - Located between the plan north wall and window above base board.
KIDS BOX - Inside one of the closets of centered above closet door.

PERMISSIBLE GAST TYPE: N/A

SPECIAL CONDITIONS OR LIMITATIONS: N/A

SITE INFORMATION:

HOME INSTALLATION SITES VARY, ALL WORK TO COMPLY WITH LOCAL ORDINANCE AND SUBDIVISION RULES.

LIST OF ON-SITE WORK BY G.C.:

ENGINEERED FOUNDATION AND STRUCTURAL CONNECTIONS TO HOME.

ELECTRICAL SERVICE ENTRANCE

WATER AND WASTE WATER CONNECTIONS

DECKS AND PORCHES INC. STAIRS AND RAMPS

SHINGLES AT ROOF TIE-INS INC. OVERLAY & PORCH LOCATIONS

BOX TO BOX MODULE CONNECTIONS

MISC. FINISHES AT MATE WALLS

BRICK (IF SELECTED BY CLIENT)

CONDENSER UNIT INSTALLATION

INTERIOR MATERIAL PATCHING AT MATE WALLS

#	ISSUE/REVISION	DATE
7	TX CODE UPDATE	06/21/24

SHEET TITLE:
COVER SHEET

Drawn By: PFL
Date: 12/03/2021

SHEET NUMBER:

MA-0.00

ABBREVIATIONS

A

AB	ANCHOR BOLT
ACC	ACCORDING/ACCORDION
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADD	ADDENDUM
ADJ	ADJUSTABLE/ADJACENT
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AHU	AIR HANDLING UNIT
AL	ALUMINUM
ALT	ALTERNATE/ALTERATION
ANOD	ANODIZED
AP	ACCESS PANEL/APRON PANEL
APPROX	APPROXIMATE
APT	APARTMENT
ARCH	ARCHITECT/ARCHITECTURE
ASPH	ASPHALT
AVE	AVENUE
AVG	AVERAGE
AMP	ACOUSTIC WALL PANEL

B

BC	BOTTOM OF CURB
BD	BOARD
BITUM	BITUMINOUS
BL	BUILDING LINE
BLDG	BUILDING
BLKG	BLOCKING
BLVD	BOULEVARD
BM	BEAM/BENCH MARK
BOH	BOTTOM OF HEADER
BOT	BOTTOM
BP	BUILDING PAPER
BRG	BEARING
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT-UP ROOF
BW	BOTTOM OF WALL

C

C	CELSIUS/CENTIGRADE
CAB	CABINET
CAP	CAPACITY
CARP	CARPET
CB	CATCH BASIN/CHALKBOARD
CD	CEILING DIFFUSER
CEM	CEMENT
CEM PL	CEMENT PLASTER
CER	CERAMIC
CG	CORNER GUARD
CH	COAT HOOK
CHRL	CHAIR RAIL
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLKG	CAULKING
CLD	CLOSET
CLR	CLEAR
CLSR	CLOSER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPOSITE/COMPOSITION
CONC	CONCRETE
COND	CONDITION
CONN	CONNECT/CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CR	COLD ROLLED
CT	CERAMIC TILE/CURTAIN TRACK
CTR	CENTER
CTRL	CONTROL
CTSK	COUNTERSUNK
CU	CUBIC
CW	COLD WATER

D

d	PENNY (NAILS)
DB	DECIBEL
D	CLOTHES DRYER
DBL	DOUBLE
DECID	DECIDUOUS
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN/DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DICA	DRILLED IN CONCRETE ANCHOR
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPOSAL
DL	DEAD LOAD
DN	DOWN
DP	DATUM POINT
DR	DOOR/DRAIN
DS	DOWN SPOUT
DSP	DRY STAND PIPE
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER

E

E	EXISTING
EA	EACH
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
ENTR	ENTRANCE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANELBOARD/END PANEL
EQ	EQUAL/EARTHQUAKE
EQJ	EARTHQUAKE JOINT
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLEER
EXC	EXCAVATE/EXCAVATION
EXH	EXHAUST
EXP	EXPANSION
EXST(E)	EXISTING
EXT	EXTERIOR

F

F	FAHRENHEIT
FA	FIRE ALARM/FORCED AIR
FAB	FABRICATE
FB	FLAT BAR
FBD	FIBER BOARD
FBH	FACTORY BUILT HOUSING
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FG	FLOAT GLASS
FH	FLATHEAD
FHC	FIRE HOSE CABINET
FHMS	FLATHEAD MACHINE SCREW
FHWS	FLATHEAD WOOD SCREW
FIC	FURNISHED AND INSTALLED BY CONTRACTOR
FIN	FINISH
FIO	FURNISHED AND INSTALLED BY OWNER
FIT	FURNISHED AND INSTALLED BY TENANT
FL	FLOOR
FLASH	FLASHING
FLOUR	FLUORESCENT
FM	FROM/FACTORY
FND	FOUNDATION
FOB	FACE OF BRICK
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FTIC	FURNISHED BY TENANT INSTALLED BY CONTRACTOR
FOIV	FURNISHED BY OWNER INSTALLED BY VENDOR
FOM	FACE OF MASONRY
FOP	FACE OF PLYWOOD
FP	FIREPROOF(ING)
FR	FREEZER/FIRE RETARDANT
FS	FULL-SIZE/FLOOR SINK
FT	FOOT/FEET
FTG	FOOTING
FURN	FURNACE/FURNISH
FURR	FURRING
FUT	FUTURE
FWP	FLAT WALL PAINT

G

G	GAS
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTER
GL	GLASS/GLAZING/GLAZED
GLAM	GLUE-LAMINATED WOOD
GSM	GALVANIZED SHEET METAL
GWB	GYPSUM WALLBOARD
GYP	GYPSUM

H

H	HINGE/HIGH
HB	HOSE BIB
HC	HANDICAP/HOLLOW CORE
HCW	HOT AND COLD WATER/HOLLOW CORE WOOD
HDBD	HARDBOARD
HDNR	HARDENER
HDR	HEADER
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HORSEPOWER/HIGH POINT/HEAT PUMP
HR	HOUR/HANDRAIL
HT	HEIGHT
HTG	HEATING
HW	HOT WATER
HWR	HOT WATER RETURN

I

ID	INSIDE DIAMETER/INSIDE DIMENSION
IE	INVERT ELEVATION
IG	INSULATING GLASS
IND	INDICATED
INSP	INSPECTION
INST	INSTALLATION
INSUL	INSULATION
INT	INTERIOR

J

JAN	JANITOR
JST	JOIST
JT	JOINT

K

KIT	KITCHEN
KO	KNOCK OUT
KP	KICK PLATE

L

L	LEFT/LENGTH
LAB	LABORATORY
LAM	LAMINATED
LAV	LAVATORY
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LKR	LOCKER
LL	LIVE LOAD
LP	LOW POINT
LSG	LAMINATED SAFETY GLASS
LT	LIGHT
LTWT	LIGHTWEIGHT

M

M/S	MIRROR WITH SHELF
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MCW	MINERAL CORE WOOD
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER/MANUFACTURING
MG	MIRROR GLASS
MH	MANHOLE
MIR	MIRROR
MO	MASONRY OPENING
MOD	MODULE/MODIFY
MS	MIRROR WITH SHELF/MACHINE SCREW
MTD	MOUNTED
MUL	MULLIAN

N

N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N	NORTH
NO.	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE

O

O/	OVER
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
O.H.	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD

P

P	PAINT/POWER
PB	PEGBOARD
PBB	PLASTER BASEBOARD
PBD	PARTICLEBOARD
PC	PRECAST
PCD	PAPER CUP DISPENSER
PERF	PERFORATED
PERP	PERPENDICULAR
PG	PLATE GLASS
PH	PHASE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYW	PLYWOOD
PNL	PANEL
PNT	PAINT
POL	POLLISH
PP	PUSH PLATE
PR	PAIR
PRE FAB	PREFABRICATE
PT	PRESERVATIVE TREATED/POINT/ POST TENSIONED
PTD	PAPER TOWEL DISPENSER
PTDW	PAPER TOWEL DISPENSER & WASTE RECEPTACLE
PTN	PARTITION
PVMT	PAVEMENT

Q

QT	QUARRY TILE
QTR	QUATER

R

R	RISER
R&S	BACKER ROD AND SEALANT
RAD	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECEP	RECEPTION
RECEPT	RECEPTACLE
RECT	RECTANGULAR
REF	REFERENCE/REFRIGERATOR
REINF	REINFORCED
REQ	REQUIRE
RES	RESILIANT
RET	RETAINING/RETURN
REV	REVISION
RH	RABE HOOK/ROUND HEAD/ RIGHT HIAND
RM	ROOM
RD	ROUGH OPENING
ROW	RIGHT OF WAY
RP	RADIUS POINT
RRL	RUB RAIL
RWL	RAINWATER LEADER

S

S	SOUTH/SHELF
SASM	SELF ADHESIVE SHEET MEMBRANE FLASHING
S&R	SHELF AND ROD
SAN	SANITARY
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SCW	SOLID CORE WOOD
SD	SOAP DISH/SOAP DISPENSER
SEC	SECOND
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FEET
SFC	SPECIAL FLOOR COATING
SGEN	SEMI GLOSS ENAMEL
SHR	SHOWER
SHT	SHEET
SHTG	SHEETING
SHV	SHEET VINYL
SIM	SIMILAR
S.M.D.	SEE MECHANICAL DRAWINGS
SMS	SHEET METAL SCREW
SQ	SQUARE
SS	SERVICE SINK
S.S.D.	SEE STRUCTURAL DRAWINGS
SST	STAINLESS STEEL
ST	STONE
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
SUBFL	SUB FLOOR
SURF	SURFACE
SUSP	SUSPENDED
SYM	SYMMETRICAL

T

T	TOP/THRESHOLD/TREAD/TOILET
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TOWEL BAR/ TACK BOARD
TCC	TOP OF CURB/TOP OF CONCRETE
TD	TOWEL DISPENSER
TDW	TWEL DISPENSER AND WASTE
TEL	TELEPHONE
TEMP	TEMPERED/TEMPORARY/TEMPERATURE
TER	TERRAZZO
TF	TOP OF FOOTING
TG	TEMPERED GLASS
THK	THICK
THR	THRESHOLD
TOD	TOP OF DECK
TOIL	TOILET
TOL	TOLERANCE
TOP	TOP OF PLYWOOD/PLATE
TOS	TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL

U

UBC	UNIFORM BUILDING CODE
UC	UNDER COUNTER/UNDERCUT
UNFIN	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR	URINAL
UTIL	UTILITY

V

VAR	VARIABLE/VARNISH/VARIES
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
VOL	VOLUME
VP	VENEER PLASTER
VT	VINYL TILE
VWC	VINYL WALL COVERING

W

W	WEST/WATER/CLOTHES WASHER/WATT
W/O	WITHOUT
W/	WITH
WAN	WAINSCOAT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE
WG	WIRE GLASS/WIRE GAUGE
WH	WATER HEATER
WP	WORK POINT/WATERPROOF
WR	WASTE RECEPTACLE
WT	WEIGHT

SYMBOL LEGEND

A — **GRID LINE**

LEVEL LINE

CENTER LINE

SECTION

1 / A 1

INDICATES DRAWING NUMBER

INDICATES SHEET NUMBER

DETAIL CALLOUT

1 / A1

INDICATES DRAWING NUMBER

INDICATES SHEET NUMBER

PLAN NOTES

1. **SCALE -** DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS.

2. **DIMENSIONS -** ALL DIMENSIONS ARE TO THE FACE OR THE CENTER OF OF STUD WALLS OR CONCRETE FOUNDATIONS (UNO). CONTRACTOR AND MANUFACTURER SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

3. **PLAN CONFLICT:** IN CASE OF CONFLICT, NOTIFY CLIENT BEFORE PROCEEDING

4. **"TYP"** (TYPICAL) SHALL MEAN THAT THE CONDITION IS REPRESENTITIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED & NOTED "TYP" ONLY ONCE WHEN IT FIRST OCCURS.

5. **"ALIGN"** MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE

6. **"SIM"** (SIMILAR) SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS & ORIENTATION ON PLANS & ELEVATIONS

7. **BACKING:** THE IBH MANUFACTURER OR CONTRACTOR SHALL PROVIDE BACKING FOR ALL CASEWORK, COUNTERS, FIXTURES, & SPECIAL EQUIPMENT, U.O.N. VERIFY MOUNTING HEIGHTS OF BACKING PLATES & INTERIOR WALL BRACING WITH SUPPLIERS, MANUFACTURERS & INSTALLERS

8. **SIMILAR BUILDINGS:** EXTERIOR WALLS, WINDOWS & STRUCTURAL CONDITIONS MAY VARY AMONG THE SAME BUILDING TYPE. REFER TO BUILDING PLANS.

MODULE/COMBINATION RELATED NOTES

1. ARCHITECT RESERVES THE ABILITY TO ROTATE AND/OR MIRROR APPROVED COMBINATIONS AND CORES CONTAINED IN THESE STATE APPROVED DRAWINGS.

2. ARCHITECT RESERVED THE ABILITY TO REMOVE INDIVIDUAL MODULES, EXCLUDING THE WET BOX, FROM THE COMBINATIONS CONTAINED IN THIS STATE APPROVAL.

3. ALL COMBINATIONS ARE TO MAINTAIN A MINIMUM OF A KITCHEN, BATHROOM, LIVING ROOM AND DINING ROOM AND AT NO POINT SHALL A COMBINATION EXIST THAT DOES NOT MEET THE MINIMUM HABITABLE STANDARDS FOR A DWELLING UNIT BY THIS CODE.

4. COMBINATIONS 9 & 10 CONTAIN MODULES THAT ARE APPROVED OR TO BE REVIEWED FOR APPROVAL IN THIS DRAWING SET.
REFER TO SHEET MA-2.18. ALL COMBINATIONS ARE TO MAINTAIN A MINIMUM OF A KITCHEN, BATHROOM, LIVING ROOM AND DINING ROOM AND AT NO POINT SHALL A COMBINATION EXIST THAT DOES NOT MEET THE MINIMUM HABITABLE STANDARDS FOR A DWELLING UNIT BY THIS CODE.

5. KIDS BOX MODULE IS TO BE INTERCHANGEABLE WITH THE FLEX BOX MODULE WHEREVER THE FLEX BOX MODULE IS SHOWN IN APPROVED COMBINATIONS. ALL COMBINATIONS ARE TO MAINTAIN A MINIMUM OF A KITCHEN, BATHROOM, LIVING ROOM AND DINING ROOM AND AT NO POINT SHALL A COMBINATION EXIST THAT DOES NOT MEET THE MINIMUM HABITABLE STANDARDS FOR A DWELLING UNIT BY THIS CODE.

6. FLEX BOX MODULE IS TO BE INTERCHANGEABLE WITH THE DRY BOX MODULE WHEREVER THE DRY BOX MODULE IS SHOWN IN APPROVED COMBINATIONS IN SHEETS MA-2.10 TO MA-2.18. ALL COMBINATIONS ARE TO MAINTAIN A MINIMUM OF A KITCHEN, BATHROOM, LIVING ROOM AND DINING ROOM AND AT NO POINT SHALL A COMBINATION EXIST THAT DOES NOT MEET THE MINIMUM HABITABLE STANDARDS FOR A DWELLING UNIT BY THIS CODE.

7. ALL DOOR/WINDOW OPENINGS ARE TO BE USED INTERCHANGEABLY AS A DOOR OR WINDOW OPENING.

8. ARCHITECT RESERVES THE ABILITY TO SLOPE INTERIOR CEILINGS FROM FLAT CEILING TO A 3" PER FT. REFER TO SHEET S1.06M & S1.07M

SHEET INDEX

SHEET#	SHEET NAME
MA-0.00	COVER SHEET
MA-0.01	GENERAL NOTES
MA-0.02	CORE MODULE ID
MA-2.01	ENLARGED L CORE
MA-2.02	ENLARGED L CORE
MA-2.03	ENLARGED O CORE
MA-2.04	ENLARGED O CORE
MA-2.05	ENLARGED WET BOX L
MA-2.06	ENLARGED WET BOX O
MA-2.07	ENLARGED DRY BOX
MA-2.08 A	ENLARGED BEDROOM SUITE BOX
MA-2.08 B	ENLARGED FLEX BOX
MA-2.08 C	ENLARGED KIDS BOX
MA-2.10	ENLARGED COMBINATION 1
MA-2.11	ENLARGED COMBINATION 2
MA-2.12	ENLARGED COMBINATION 2-K
MA-2.13	ENLARGED COMBINATION 2-KF
MA-2.14	ENLARGED COMBINATION 3
MA-2.15	ENLARGED COMBINATION 3-F
MA-2.16	ENLARGED COMBINATION 3-K
MA-2.17	ENLARGED COMBINATION 3-KS
MA-2.18	ENLARGED COMBINATION 4
MA-2.19	ENLARGED COMBINATION 4-F
MA-2.20	ENLARGED COMBINATION 4-K
MA-2.21	ENLARGED COMBINATION 5
MA-2.22	ENLARGED COMBINATION 5-K
MA-2.23	ENLARGED COMBINATION 5-KF
MA-2.24	ENLARGED COMBINATION 6
MA-2.25	ENLARGED COMBINATION 6-K
MA-2.26	ENLARGED COMBINATION 6-KF
MA-2.27	ENLARGED COMBINATION 7
MA-2.28	ENLARGED COMBINATION 7-F
MA-2.29	ENLARGED COMBINATION 8
MA-2.30	ENLARGED COMBINATION 9
MA-2.31	ENLARGED COMBINATION 10
MA-2.32	ENLARGED COMBINATION 11
MA-2.41	DETAILS
MA-2.42	DETAILS
MA-2.43	WALL AND PARTITION TYPES
MA-2.44	FLOOR & ROOF ASSEMBLIES
MA-3.01	L CORE EXTERIOR ELEVATIONS
MA-3.02	L CORE EXTERIOR ELEVATIONS
MA-3.03	O CORE EXTERIOR ELEVATIONS
MA-3.04	O CORE EXTERIOR ELEVATIONS
MA-3.21	L CORE SECTIONS
MA-3.22	O CORE SECTIONS
MA-4.00	CLOSET, DOOR AND WINDOW TYPES
MA-4.01	ENLARGED KITCHEN AND LAUNDRY
MA-4.03	ENLARGED BATHROOM
MA-4.04	ENLARGED BATHROOM
MA-4.05	ENLARGED BATHROOM
MA-5.01	SCHEDULES - FINISHES
MA-5.02	CORE FINISHES
MA-5.03	KITCHEN - FINISHES
MA-5.04	BATHROOM - FINISHES

GENERAL NOTES

1. **CODES -** ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND COMPLY WITH ALL APPLICABLE NATIONAL, STATE BUILDING CODES. IT IS THE RESPONSIBILITY OF THE ON-SITE CONTRACTOR AND IHB MANUFACTURER TO INSURE COMPLIANCE WITH ALL SAID CODES.

2. **JOB SITE -** PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE JOB SITE AND FIELD VERIFY ALL CONDITIONS AND DIMENSIONS AND NOTIFY THE OWNER OF ANY CONDITIONS NOT INCLUDED IN THESE DOCUMENTS WHICH REQUIRE CORRECTIVE OR ADDITIONAL ACTIONS. NO CHANGES OR DEVIATIONS TO THE DRAWINGS SHALL BE MADE WITHOUT THE CONSENT OF THE OWNER.

3. **PLAN REVIEW -** THESE PLANS SHALL BE REVIEWED BY THE STATE AGENCY OR THEIR APPROVED THIRD PARTY. ADDITIONALLY, THE IHB MANUFACTURER, STRUCTURAL, AND MECHANICAL ENGINEERS SHALL REVIEW THESE PLANS PRIOR TO CONSTRUCTION. ALL SHOP DRAWINGS SHALL BE PREPARED BY THE IHB OR COMPONENT MANUFACTURERS AND REVIEWED BY AN ENGINEER PRIOR TO FABRICATION AND ERECTION. THE OWNER IS RESPONSIBLE FOR ALL SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO: ORIENTATION, DRAINAGE, SOIL BEARING, WIND LOADS AND OTHER SUBSURFACE CONDITIONS.

4. **CHANGES OR MODIFICATIONS TO PLANS -** ANY MINOR OR REQUIRED CHANGES OR MODIFICATIONS TO PLANS DO NOT REDUCE OR VOID THE COPYRIGHT COVERING THESE DRAWINGS IN ANY WAY. MODIFICATIONS TO THE DRAWINGS, FOR ANY REASON, SHOULD BE PROVIDED BY BC WORKSHOP, OR ENGINEER ONLY, AND APPROVED BY THE OWNER AND DRA.

5. **INSTALLATION -** ALL MATERIALS, SUPPLIES, AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PER APPLICABLE CODES AND EQUIREMENTS. THE IHB MANUFACTURER OR CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES IN CONNECTION WITH THE WORK AND FOR THE ACTS AND OMISSIONS OF THE SUB-CONTRACTOR OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

6. **MATERIAL STORAGE -** MATERIALS STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL EFFECTS. THE IHB MANUFACTURER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THEIR RESPECTIVE FABRICATION SITE AND ALL MATERIALS WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.

7. **SAFETY -** THE IHB MANUFACTURER AND CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION UNTIL ALL FINAL LATERAL AND VERTICAL CARRYING SYSTEMS ARE COMPLETED.

8. **PRODUCTS USED -** WRITTEN SPECIFICATIONS SHALL SUPERCEDE DRAWINGS. MANUFACTURER'S NAMES AND MODEL NUMBERS LISTED IN THE SPECIFICATIONS OR ON THE SCHEDULES ARE FOR THE PURPOSE OF ESTABLISHING A QUALITY OF MANUFACTURER OR A SPECIFIC DESIGN CONFIGURATION. WHERE COMPONENTS, ASSEMBLIES, ITEMS, EQUIPMENT, ETC. ARE BASED UPON A PARTICULAR SUPPLIER, FABRICATOR AND/OR MANUFACTURER, THE IHB MANUFACTURER AND CONTRACTOR SHALL ENSURE, PROVIDE OPTIONS, ALLOW FOR, AND SHALL MAKE ANY CHANGES REQUIRED FOR THE APPROVED ALTERNATE TO MEET THE DESIGN INTENT OF THE DOCUMENTS.

9. **WORKMANSHIP -** ALL WORK TO BE FIRST RATE, HIGH QUALITY, AND ACCOMPLISHED IN A WORKMANLIKE MANNER BY SKILLED CRAFTSMEN USING ACCEPTED PRACTICES AND METHODS APPROPRIATE TO THE TRADE INVOLVED.

10. **FACTORY BUILT HOUSING -** PORTIONS OF THIS PROJECT WILL BE CONSTRUCTED IN A FACTORY ENVIRONMENT AND OTHER PORTIONS WILL BE CONSTRUCTED ON SITE. REFER TO THE ARCHITECTURAL PORTION OF THESE DRAWINGS FOR CLARIFICATION.

11. **FACTORY BUILT CONNECTIONS -** FIELD CONNECTIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING CONNECTIONS WILL BE MADE ON SITE IN ORDER TO COMPLETE EACH OF THE SYSTEMS SUPPLIED BY THE IHB MANUFACTURER. REFER TO EACH RESPECTIVE DRAWING SECTION FOR INFORMATION REGARDING THOSE COMPLETE SYSTEMS AND THEIR RESPECTIVE REQUIREMENTS.

12. **EXTERIOR & INTERIOR FINISHES -** THE MAJORITY OF THE INTERIOR FINISHES WITHIN THE IHB MODULES WILL BE COMPLETED IN THE TO BE FACTORY. CERTAIN FINISHES INCLUDING BUT NOT LIMITED TO TRIM, SHEETROCK, TEXTURE, PAINT, AND FLOOR COVERINGS MAY NEED TO BE COMPLETED ON SITE IN CERTAIN AREAS DUE TO CONNECTION OR MATERIAL REQUIREMENTS.

13. **SHEETROCK CRACKS -** IHB MODULES MAY EXPERIENCE SOME SHEETROCK SURFACE CRACKING WITHIN THE MODULE DUE TO THE STRESSES OF THE SHIPPING AND CRAINING PROCESS. CONTRACTOR SHALL BE AWARE OF THE POTENTIAL DAMAGE AND ANY CONTRACTUAL OBLIGATION HE OR SHE HAS TO REPAIR SUCH DAMAGE.

14. **ROOF COMPLETION -** IHB MODULES MAY INCLUDE PORTIONS OF THE FINAL ROOF MEMBRANE. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COMPLETION OF THE ROOF SYSTEM AS DESCRIBED IN THE STRUCTURAL AND ARCHITECTURAL DRAWINGS. FURTHERMORE; THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETION OF ALL ROOF FLASHINGS AND COVERINGS AS REQUIRED BY STATE AND LOCAL AUTHORITIES.

15. **WATER INFILTRATION -** IHB MODULES ARE LARGELY COMPLETE WHEN LEAVING INCLUDING SHEETROCK, CABINETS AND OTHER SUCH FINISHES. THE IHB MANUFACTURER AND CONTRACTOR MUST BE VIGILANT IN PROTECTING THE IHB MODULES AT ALL TIMES FROM WATER INFILTRATION.

16. **TDLR DECAL** - PRIOR TO SHIPMENT OF MODULES, STATE BUILDING INSPECTOR TO RELEASE DECALS FOR EACH MODULE. DECAL TO BE PLACED IN THE ELECTRICAL PANEL ON THE INSIDE OF THE PANEL DOOR.

IHB MANUFACTURER: IT IS THE RESPONSIBILITY OF THE IHB MANUFACTURER TO TAKE APPROPRIATE AND PROTECTIVE MEASURES WITH THEIR PRODUCT TO ENSURE THE IHB MODULES ARE WATER TIGHT AND PROTECTED AT ALL TIMES DURING FABRICATION, STORAGE AT THE MANUFACTURING FACILITY, AND DURING TRANSPORT TO THE JOB-SITE OR TEMPORARY STAGING LOT.

CONTRACTOR: THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENSURING THE IHB MODULES ARE WATER TIGHT THROUGHOUT THE STAGING, ERECTION, AND COMPLETION OF THE BUILDING. PROTECTION OF ALL JOINTS, HOLES, PENETRATIONS, ETC. FROM WATER INTRUSION PRIOR TO COMPLETION OF EXTERIOR AND ROOF MEMBRANES IS CRITICAL. USING PROVEN CONVENTIONAL CONSTRUCTION METHODS, CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT THE BUILDING AT THE END OF EACH DAY AND AT ANY THREAT OR POTENTIAL THREAT OF PRECIPITATION.

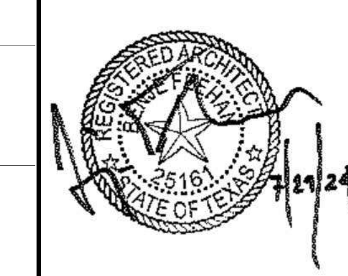
R404.1 LIGHTING EQUIPMENT (MANDATORY). NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANANTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY.
EXEMPTION - LOW-VOLTAGE LIGHTING

UNIT MIX & AREA CALCULATION

MICASITA - UNIT MIX

UNIT TYPE	AREA
L - CORE	576 SF
O - CORE	576 SF
WET BOX L	288 SF
WET BOX O	288 SF
DRY BOX	288 SF
BEDROOM...	288 SF
FLEX BOX	288 SF
KIDS BOX	288 SF

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566



DreamBuild

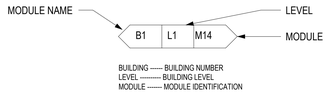
#	ISSUE/REVISION	DATE
7	TX CODE UPDATE	06/21/24

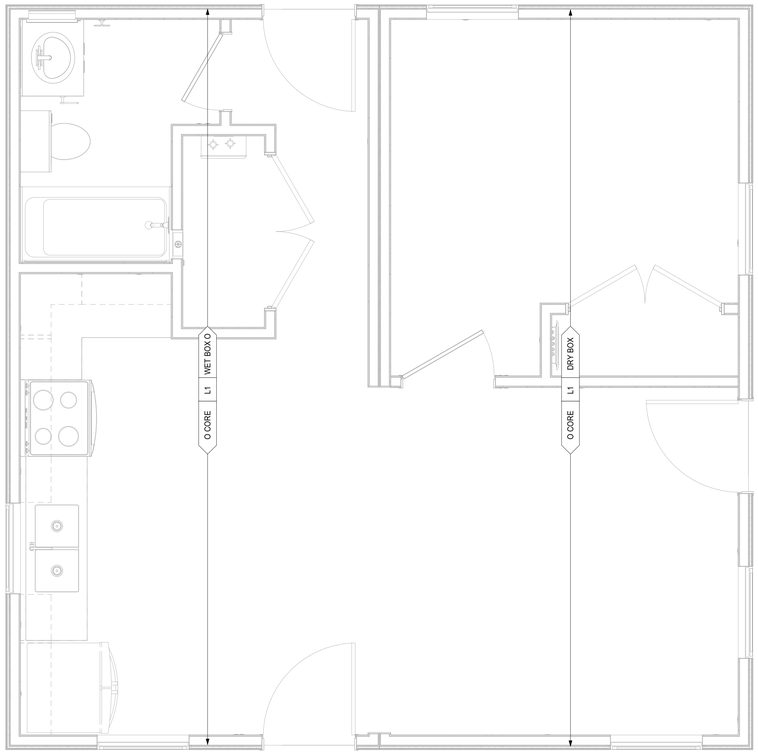
SHEET TITLE:
GENERAL NOTES

Drawn By:
Date: 12/03/2021

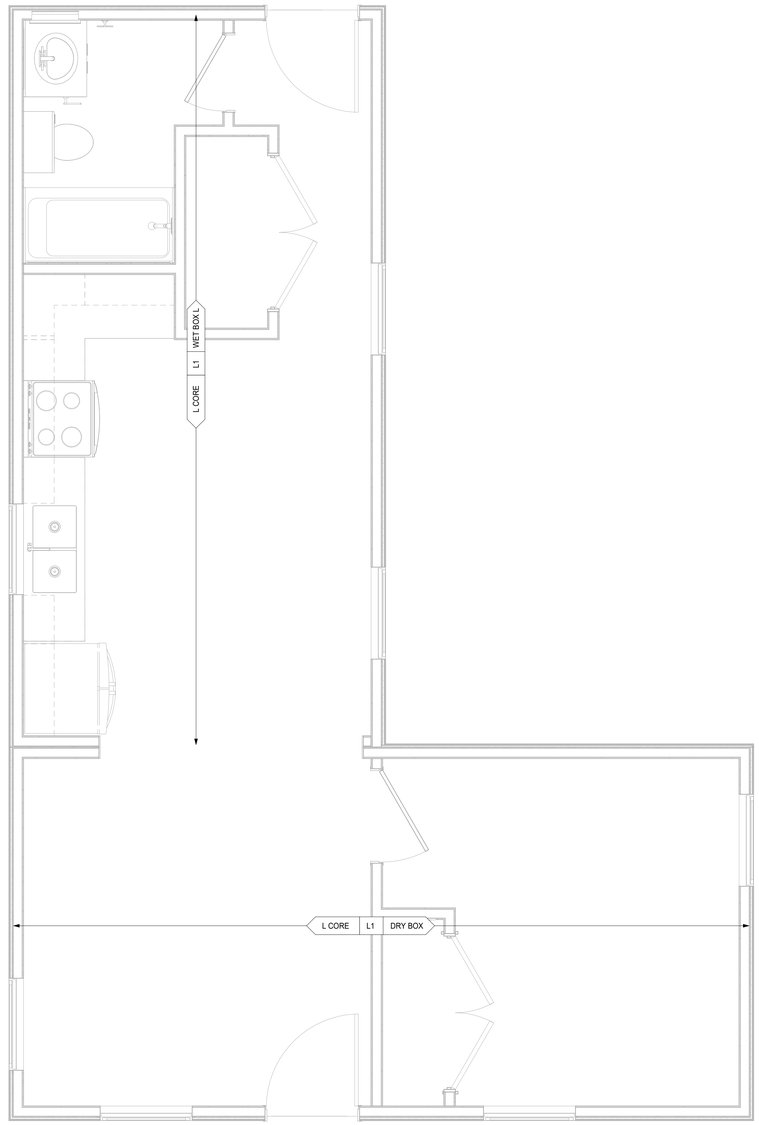
SHEET NUMBER:
MA-0.01

STRUCTURAL REFERENCE CHART





2 O CORE - MODULE PLAN
1/2" = 1'-0"



1 L CORE - MODULE PLAN
1/2" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ERIC A. PRUNER
#25161
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
5	CAR RESPONSE 01	03/19/24
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
CORE MODULE ID

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-0.02

UNIT GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND INTERIOR DIMENSIONS TO FACE OF FINISH (F.O.F.) TYPICAL, UNLESS OTHERWISE NOTED.

2. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, ADJUSTABLE HEIGHT CABINETRY, MILLWORK AND ACCESSORIES.

3. PROVIDE GRAB BAR BLOCKING AT ALL SLEEPING UNIT BATHROOM TOILETS, TUBS AND SHOWERS.

4. SEE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.

6. SITE BUILT ELEMENTS SHOWN HALF-TONE NOT IN FBH CONTRACT.

7. SEE SHEETS MA-6.01, MA-6.02 FOR WALL, FLOOR, CEILING, FLOOR / CEILING AND ROOF ASSEMBLIES.

PLAN LEGEND

SITE INSTALLED COMPONENT

DOOR TAG, REFERENCE AOR PLANS ##

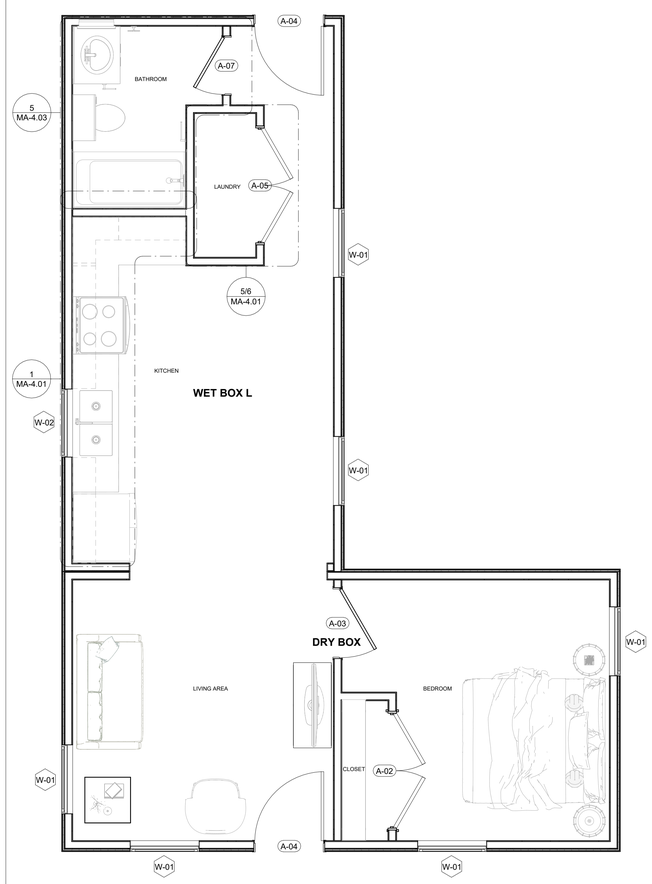
WINDOW TAG, REFERENCE AOR PLANS ##

WALL TAG, REFERENCE MA-6.01 ##

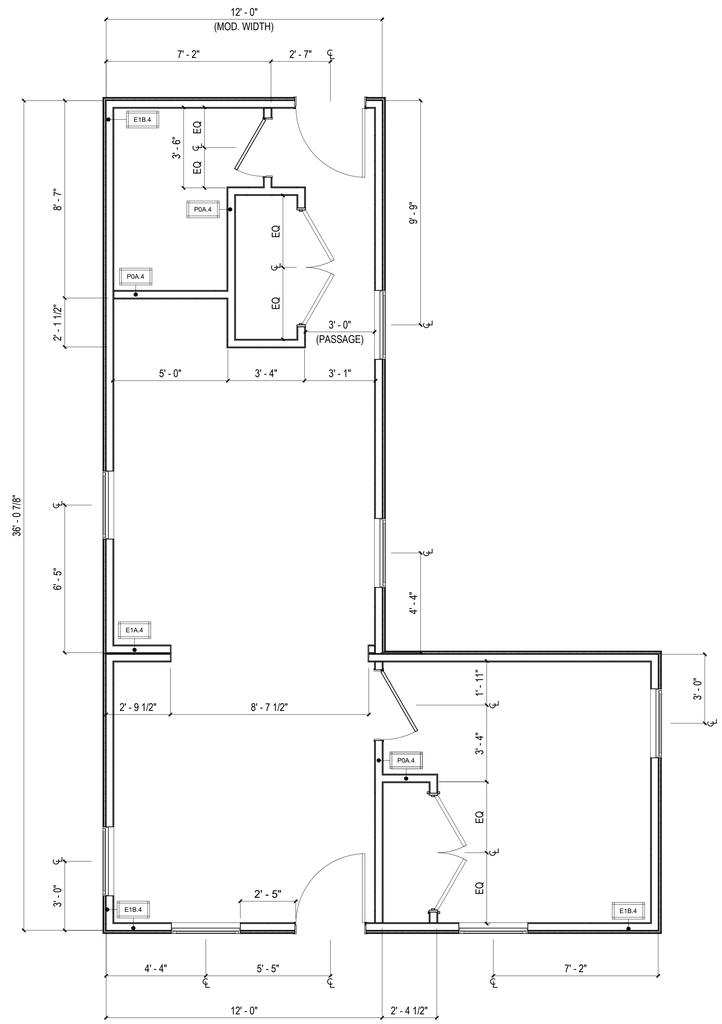
FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

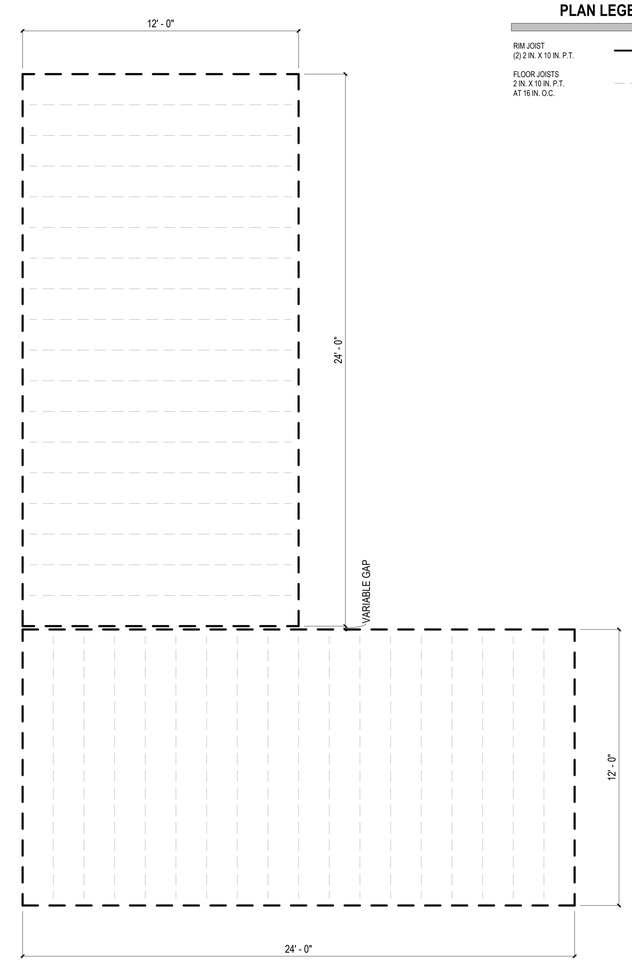
FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.



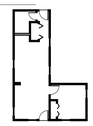
3 FF&E PLAN - L CORE
3/8" = 1'-0"



2 FLOOR PLAN - L CORE
3/8" = 1'-0"



1 FLOOR FRAMING PLAN - L CORE
3/8" = 1'-0"



L CORE

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ERIC HUNG
25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:
ENLARGED L CORE

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.01

UNIT GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND INTERIOR DIMENSIONS TO FACE OF FINISH (F.O.F.) TYPICAL, UNLESS OTHERWISE NOTED.

2. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, ADJUSTABLE HEIGHT CABINETRY, MILLWORK AND ACCESSORIES.

3. PROVIDE GRAB BAR BLOCKING AT ALL SLEEPING UNIT BATHROOM TOILETS, TUBS AND SHOWERS.

4. SEE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.

6. SITE BUILT ELEMENTS SHOWN HALF-TONE NOT IN FBH CONTRACT.

7. SEE SHEETS MA-6.01, MA-6.02 FOR WALL, FLOOR, CEILING, FLOOR / CEILING AND ROOF ASSEMBLIES.

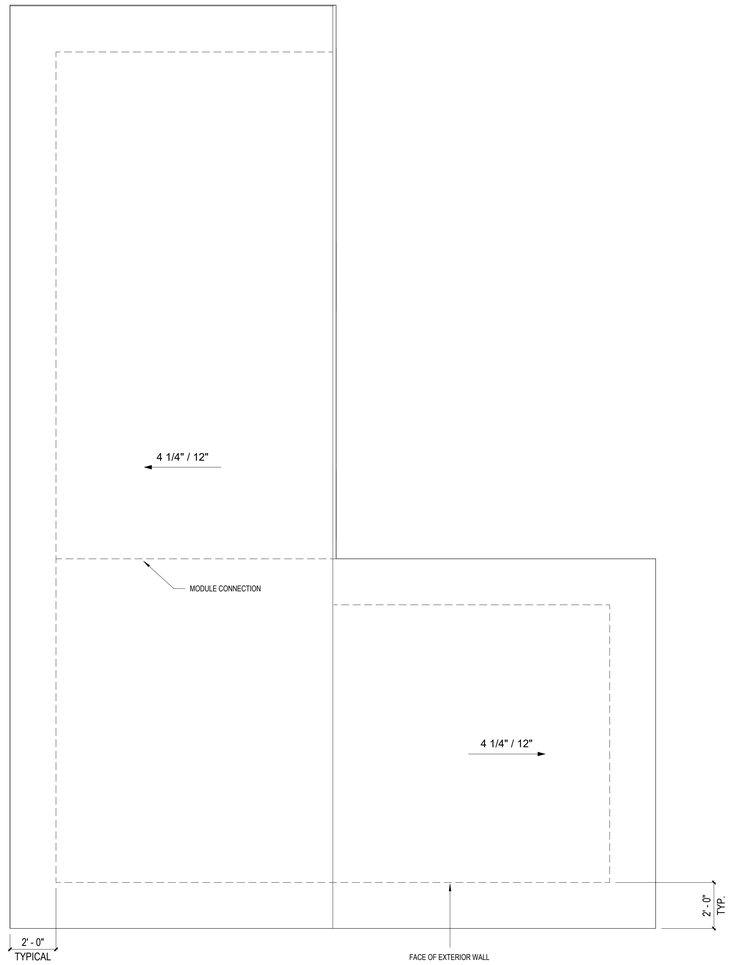
PLAN LEGEND

SITE INSTALLED COMPONENT

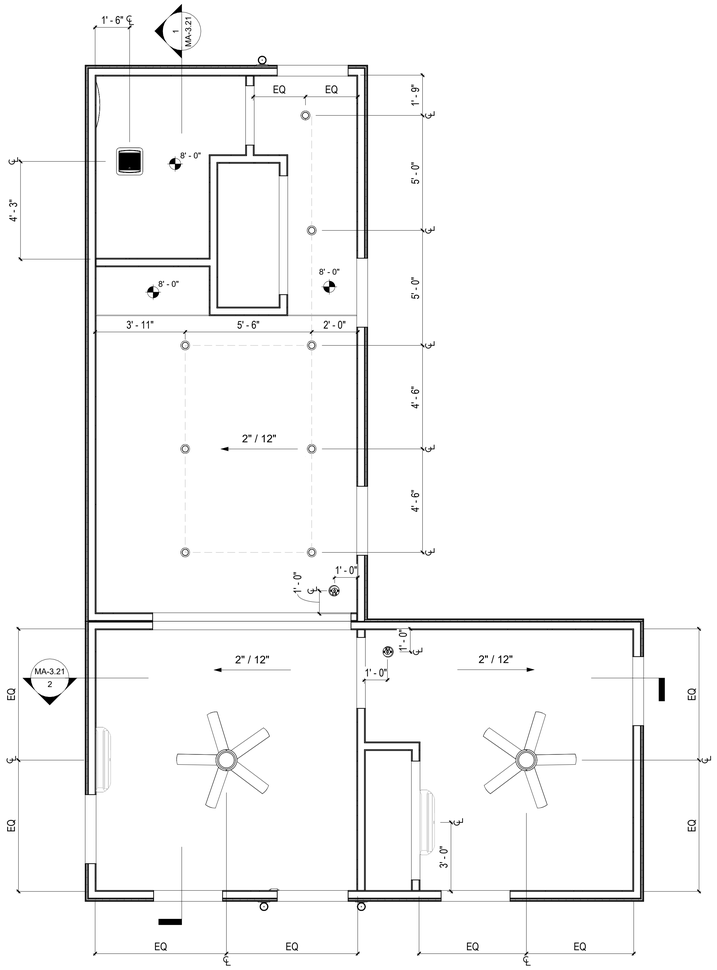
DOOR TAG, REFERENCE AOR PLANS ##

WINDOW TAG, REFERENCE AOR PLANS ##

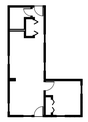
WALL TAG, REFERENCE MA-6.01 ##



2 ROOF PLAN - L CORE
3/8" = 1'-0"



1 RCP PLAN - L CORE
3/8" = 1'-0"



L CORE

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAFAEL E. HUNG
#25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:
ENLARGED L CORE

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.02

UNIT GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND INTERIOR DIMENSIONS TO FACE OF FINISH (F.O.F.) TYPICAL, UNLESS OTHERWISE NOTED.

2. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, ADJUSTABLE HEIGHT CABINETRY, MILLWORK AND ACCESSORIES.

3. PROVIDE GRAB BAR BLOCKING AT ALL SLEEPING UNIT BATHROOM TOILETS, TUBS AND SHOWERS.

4. SEE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.

6. SITE BUILT ELEMENTS SHOWN HALF-TONE NOT IN FBH CONTRACT.

7. SEE SHEETS MA-6.01, MA-6.02 FOR WALL, FLOOR, CEILING, FLOOR / CEILING AND ROOF ASSEMBLIES.

PLAN LEGEND

SITE INSTALLED COMPONENT

DOOR TAG, REFERENCE AOR PLANS ##

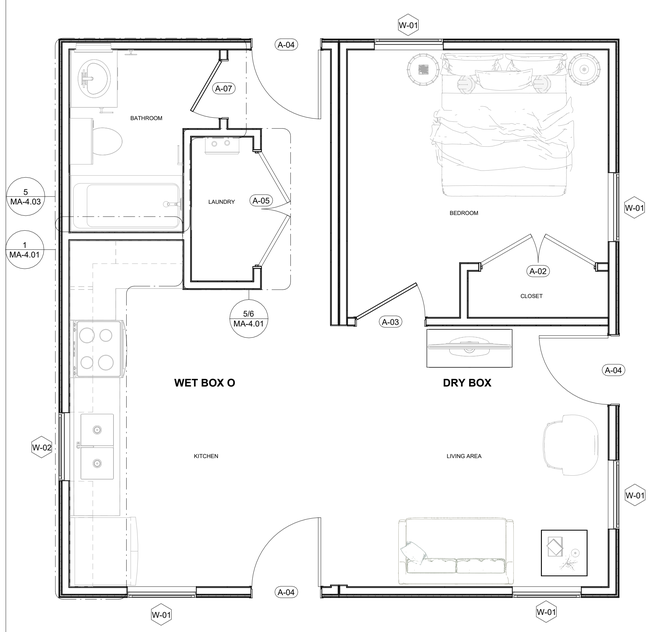
WINDOW TAG, REFERENCE AOR PLANS ##

WALL TAG, REFERENCE MA-6.01 ##

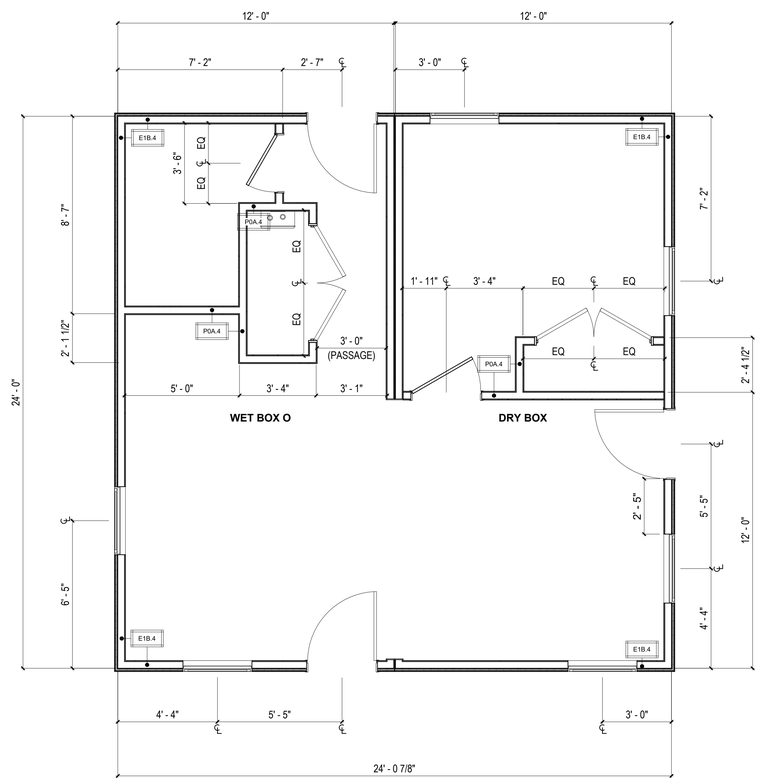
FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

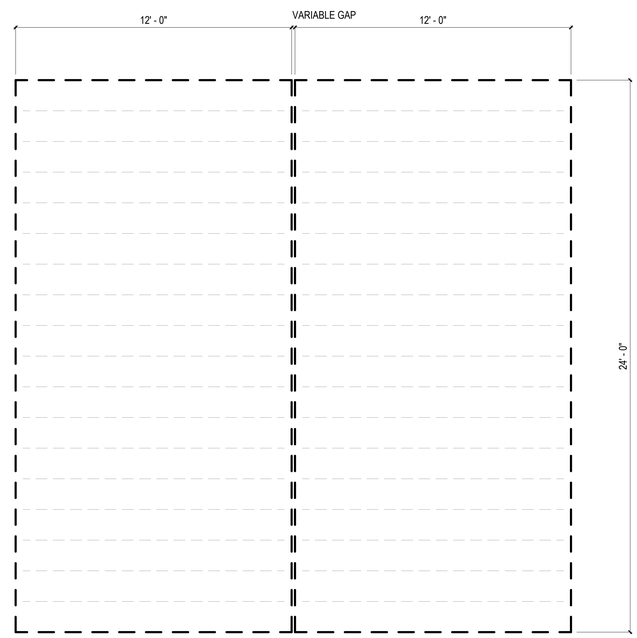
FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.



3 FF&E PLAN - O CORE
3/8" = 1'-0"



2 FLOOR PLAN - O CORE
3/8" = 1'-0"



1 FLOOR FRAMING PLAN - O CORE
3/8" = 1'-0"

O CORE

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAFAEL VILLARREAL
25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:
ENLARGED O CORE

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.03

UNIT GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND INTERIOR DIMENSIONS TO FACE OF FINISH (F.O.F.) TYPICAL, UNLESS OTHERWISE NOTED.

2. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, ADJUSTABLE HEIGHT CABINETRY, MILLWORK AND ACCESSORIES.

3. PROVIDE GRAB BAR BLOCKING AT ALL SLEEPING UNIT BATHROOM TOILETS, TUBS AND SHOWERS.

4. SEE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.

6. SITE BUILT ELEMENTS SHOWN HALF-TONE NOT IN FBH CONTRACT.

7. SEE SHEETS MA-6.01, MA-6.02 FOR WALL, FLOOR, CEILING, FLOOR / CEILING AND ROOF ASSEMBLIES.

PLAN LEGEND

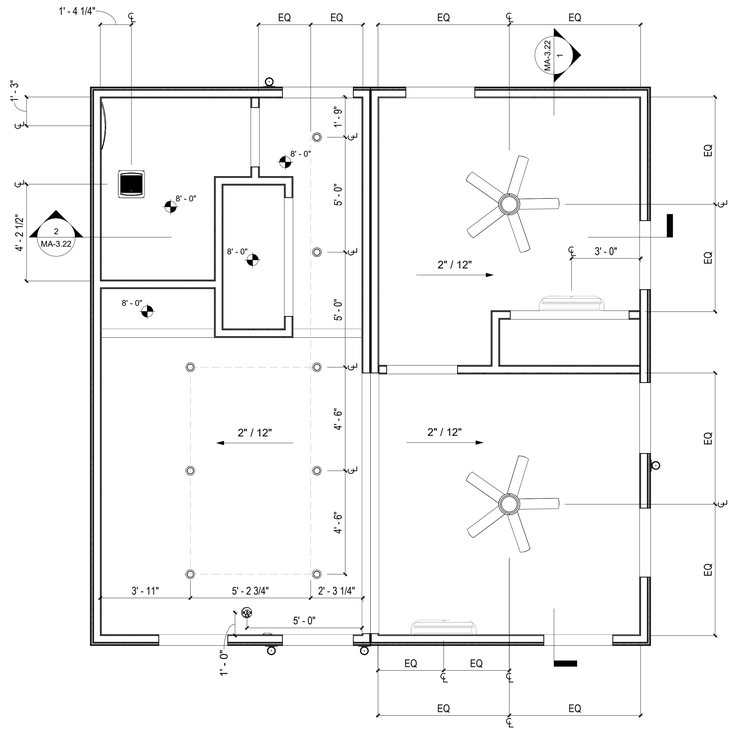
SITE INSTALLED COMPONENT

DOOR TAG, REFERENCE AOR PLANS ##

WINDOW TAG, REFERENCE AOR PLANS ##

WALL TAG, REFERENCE MA-6.01 ##

2 ROOF PLAN - O CORE
3/8" = 1'-0"



1 RCP PLAN - O CORE
3/8" = 1'-0"

O CORE

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAUL RIVERA
25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:
ENLARGED O CORE

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.04

UNIT GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND INTERIOR DIMENSIONS TO FACE OF FINISH (F.O.F.) TYPICAL, UNLESS OTHERWISE NOTED.

2. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, ADJUSTABLE HEIGHT CABINETRY, MILLWORK AND ACCESSORIES.

3. PROVIDE GRAB BAR BLOCKING AT ALL SLEEPING UNIT BATHROOM TOILETS, TUBS AND SHOWERS.

4. SEE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.

6. SITE BUILT ELEMENTS SHOWN HALF-TONE NOT IN FBH CONTRACT.

7. SEE SHEETS MA-6.01, MA-6.02 FOR WALL, FLOOR, CEILING, FLOOR / CEILING AND ROOF ASSEMBLIES.

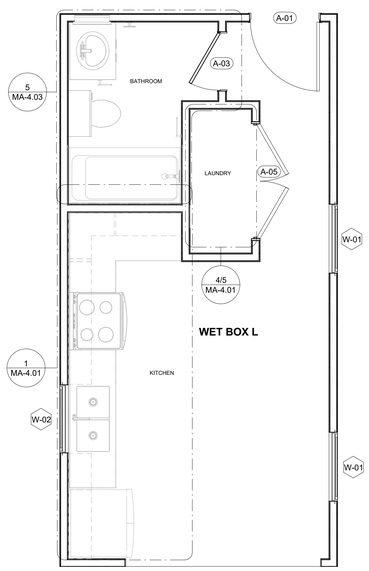
PLAN LEGEND

SITE INSTALLED COMPONENT

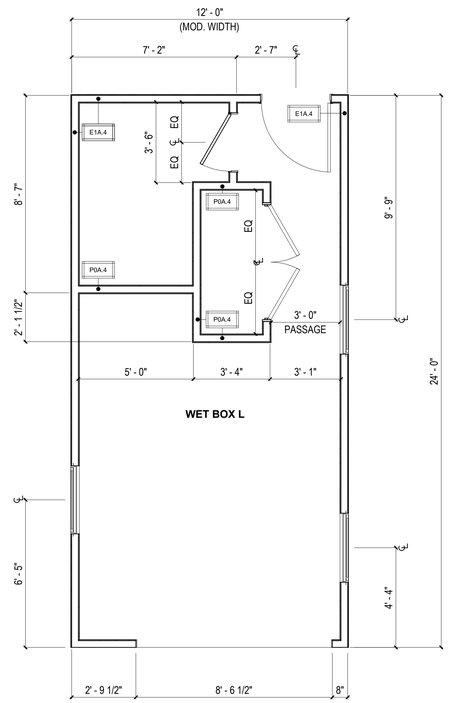
DOOR TAG, REFERENCE AOR PLANS ##

WINDOW TAG, REFERENCE AOR PLANS ##

WALL TAG, REFERENCE MA-6.01 ##



2 FF&E PLAN - WET BOX L
3/8" = 1'-0"



1 FLOOR PLAN - WET BOX L
3/8" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
KEITH A. HUNT
#25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:
ENLARGED WET BOX L

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.05

WET BOX L

UNIT GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND INTERIOR DIMENSIONS TO FACE OF FINISH (F.O.F.) TYPICAL, UNLESS OTHERWISE NOTED.

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7. SEE SHEETS MA-6.01, MA-6.02 FOR WALL, FLOOR, CEILING, FLOOR / CEILING AND ROOF ASSEMBLIES.

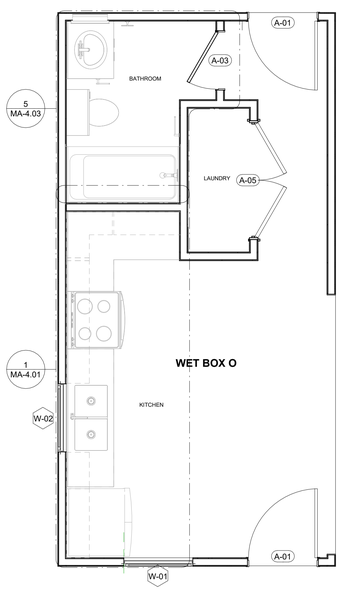
PLAN LEGEND

SITE INSTALLED COMPONENT

DOOR TAG, REFERENCE AOR PLANS ##

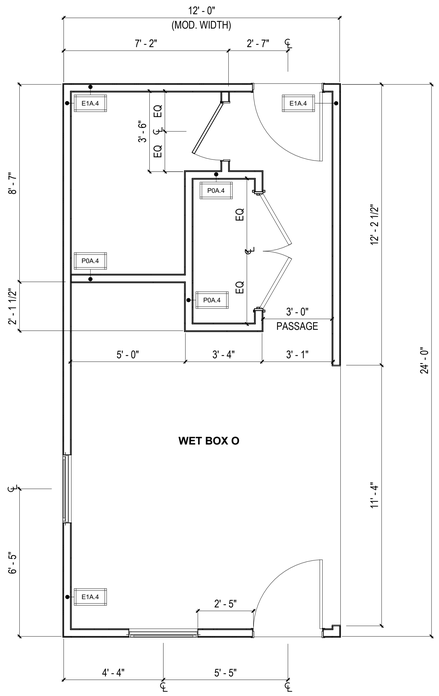
WINDOW TAG, REFERENCE AOR PLANS ##

WALL TAG, REFERENCE MA-6.01 ##



2 FF&E PLAN - WETBOX O
3/8" = 1'-0"

5



1 FLOOR PLAN - WET BOX O
3/8" = 1'-0"

5

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAUL ALANIS
25519
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
5	CAR RESPONSE 01	03/19/24

SHEET TITLE:
ENLARGED WET BOX O

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-2.06

WET BOX O

UNIT GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND INTERIOR DIMENSIONS TO FACE OF FINISH (F.O.F.) TYPICAL, UNLESS OTHERWISE NOTED.

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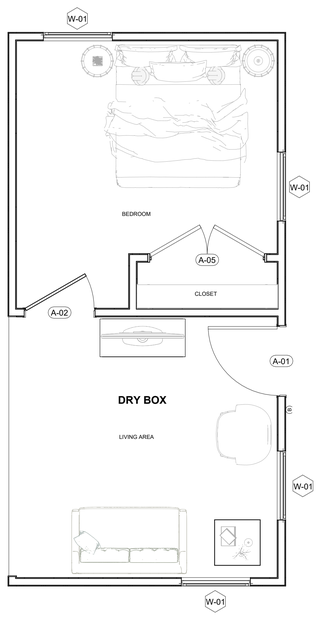
PLAN LEGEND

SITE INSTALLED COMPONENT

DOOR TAG, REFERENCE AOR PLANS ##

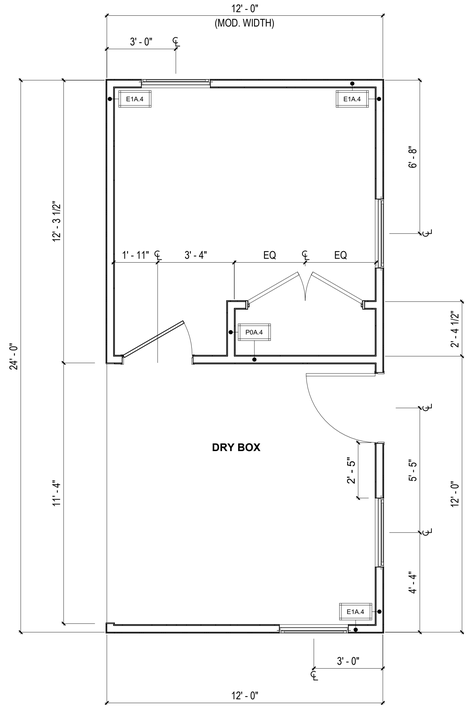
WINDOW TAG, REFERENCE AOR PLANS ##

WALL TAG, REFERENCE MA-6.01 ##



2 FF&E PLAN - DRY BOX
3/8" = 1'-0"

5



1 FLOOR PLAN - DRY BOX
3/8" = 1'-0"

5

DRY BOX

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAUL E. RODRIGUEZ
#25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
5	CAR RESPONSE 01	03/19/24

SHEET TITLE:
ENLARGED DRY BOX

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.07

UNIT GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND INTERIOR DIMENSIONS TO FACE OF FINISH (F.O.F.) TYPICAL, UNLESS OTHERWISE NOTED.

2. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, ADJUSTABLE HEIGHT CABINETRY, MILLWORK AND ACCESSORIES.

3. PROVIDE GRAB BAR BLOCKING AT ALL SLEEPING UNIT BATHROOM TOILETS, TUBS AND SHOWERS.

4. SEE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.

6. SITE BUILT ELEMENTS SHOWN HALF-TONE NOT IN FBH CONTRACT.

7. SEE SHEETS MA-6.01, MA-6.02 FOR WALL, FLOOR, CEILING, FLOOR / CEILING AND ROOF ASSEMBLIES.

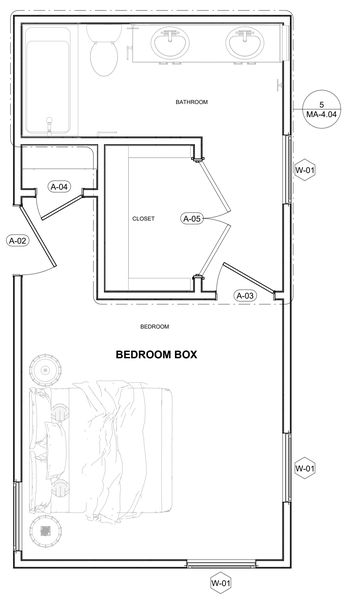
PLAN LEGEND

SITE INSTALLED COMPONENT

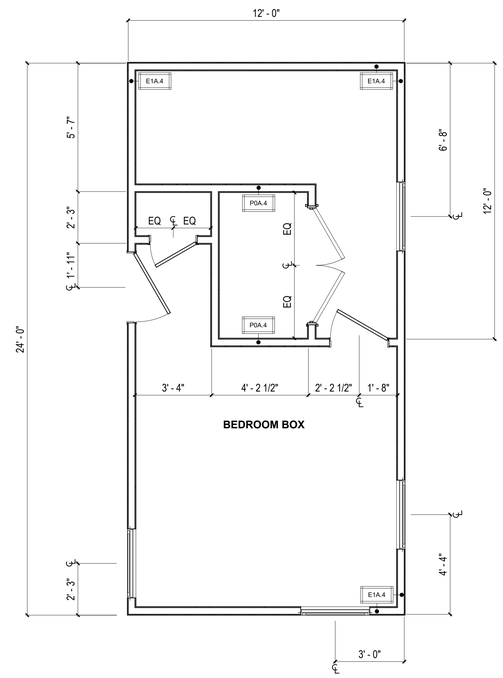
DOOR TAG, REFERENCE AOR PLANS ##

WINDOW TAG, REFERENCE AOR PLANS ##

WALL TAG, REFERENCE MA-6.01 ##



2 FF&E PLAN - BEDROOM SUITE BOX
3/8" = 1'-0"



1 FLOOR PLAN - BEDROOM SUITE BOX
3/8" = 1'-0"

BEDROOM SUITE BOX

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAUL E. RODRIGUEZ
4519
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:
ENLARGED BEDROOM SUITE BOX

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.08 A

UNIT GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND INTERIOR DIMENSIONS TO FACE OF FINISH (F.O.F.) TYPICAL, UNLESS OTHERWISE NOTED.

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6. SITE BUILT ELEMENTS SHOWN HALF-TONE NOT IN FBH CONTRACT.

7. SEE SHEETS MA-6.01, MA-6.02 FOR WALL, FLOOR, CEILING, FLOOR / CEILING AND ROOF ASSEMBLIES.

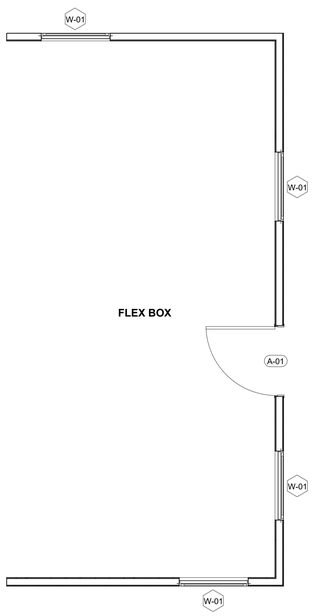
PLAN LEGEND

SITE INSTALLED COMPONENT

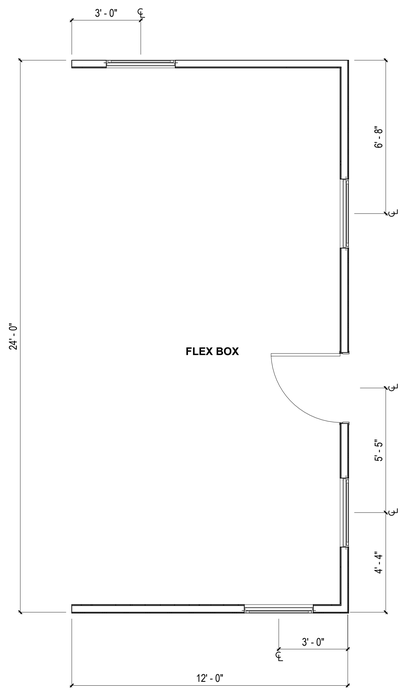
DOOR TAG, REFERENCE AOR PLANS ##

WINDOW TAG, REFERENCE AOR PLANS ##

WALL TAG, REFERENCE MA-6.01 ##



2 FF&E PLAN - FLEX BOX
3/8" = 1'-0"



1 FLOOR PLAN - FLEX BOX
3/8" = 1'-0"

FLEX BOX

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAUL ALONZO
4519
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:
ENLARGED FLEX BOX

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.08 B

UNIT GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND INTERIOR DIMENSIONS TO FACE OF FINISH (F.O.F.) TYPICAL, UNLESS OTHERWISE NOTED.

2. PROVIDE BLOCKING FOR ALL WALL-HUNG UNITS, ADJUSTABLE HEIGHT CABINETRY, MILLWORK AND ACCESSORIES.

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4. SEE UNIT PLANS AND REFLECTED CEILING PLANS FOR EXTENT AND LOCATION OF GYPSUM BOARD SOFFITS.

6. SITE BUILT ELEMENTS SHOWN HALF-TONE NOT IN FBH CONTRACT.

7. SEE SHEETS MA-6.01, MA-6.02 FOR WALL, FLOOR, CEILING, FLOOR / CEILING AND ROOF ASSEMBLIES.

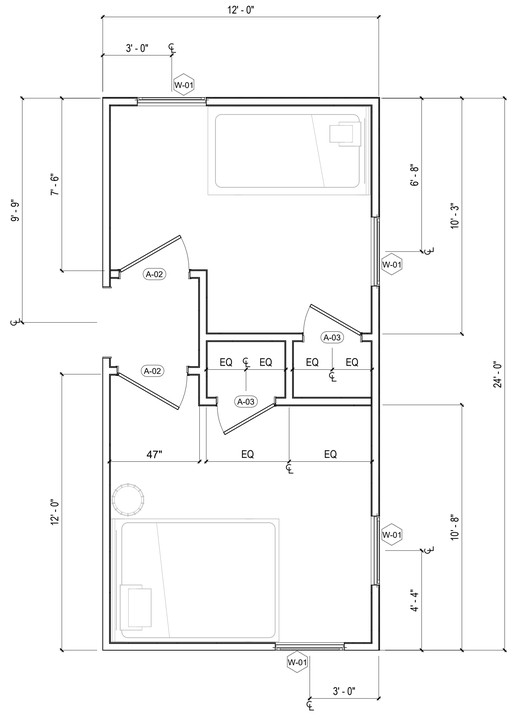
PLAN LEGEND

SITE INSTALLED COMPONENT

DOOR TAG, REFERENCE AOR PLANS ##

WINDOW TAG, REFERENCE AOR PLANS ##

WALL TAG, REFERENCE MA-6.01 ##



1 FLOOR PLAN - KIDS BOX
3/8" = 1'-0"

KIDS BOX

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAUL E. RODRIGUEZ
#12519
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
4	POST STATE LICENSE ADD1	12/18/23

SHEET TITLE:
ENLARGED KIDS BOX

Drawn By:
Date: 12/03/2021

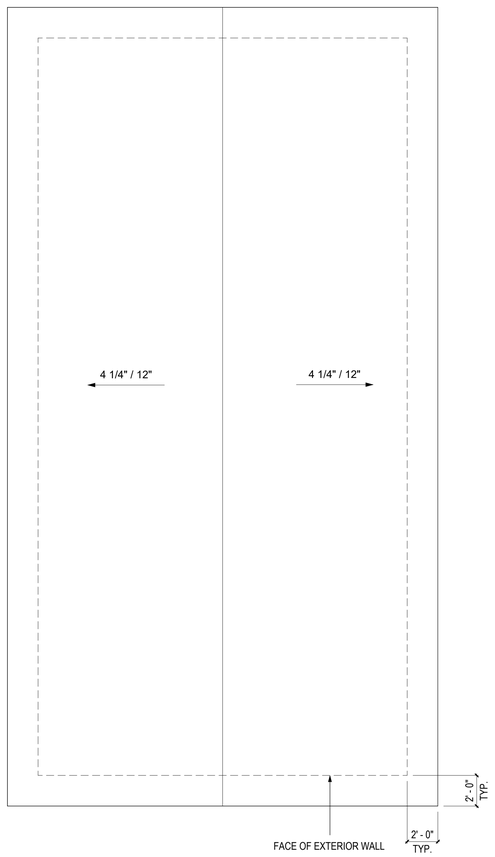
SHEET NUMBER:
MA-2.08 C
4

FLOOR FRAMING PLAN LEGEND

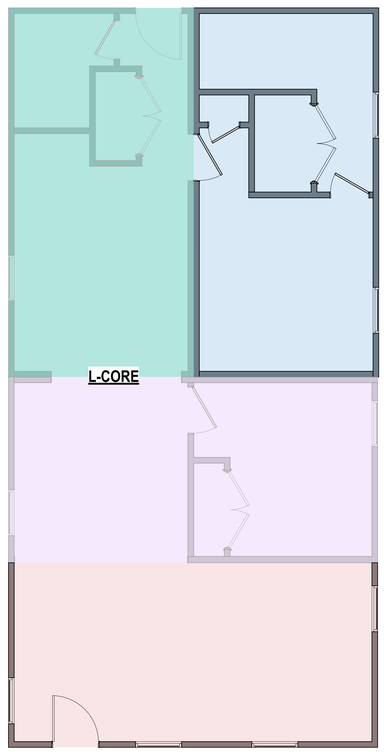
RIM JOIST (2) 2 IN. X 10 IN. P.T.	
FLOOR JOISTS 2 IN. X 10 IN. P.T. AT 16 IN. O.C.	

MODULE COLOR CODE KEY

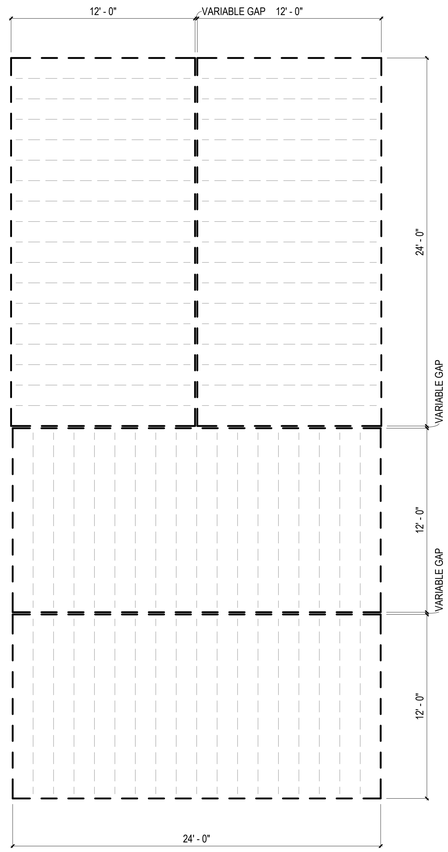
WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	



3 ROOF PLAN - COMBINATION 1
1/4" = 1'-0"



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



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

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAUL E. RODRIGUEZ
4519
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 1

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-2.10

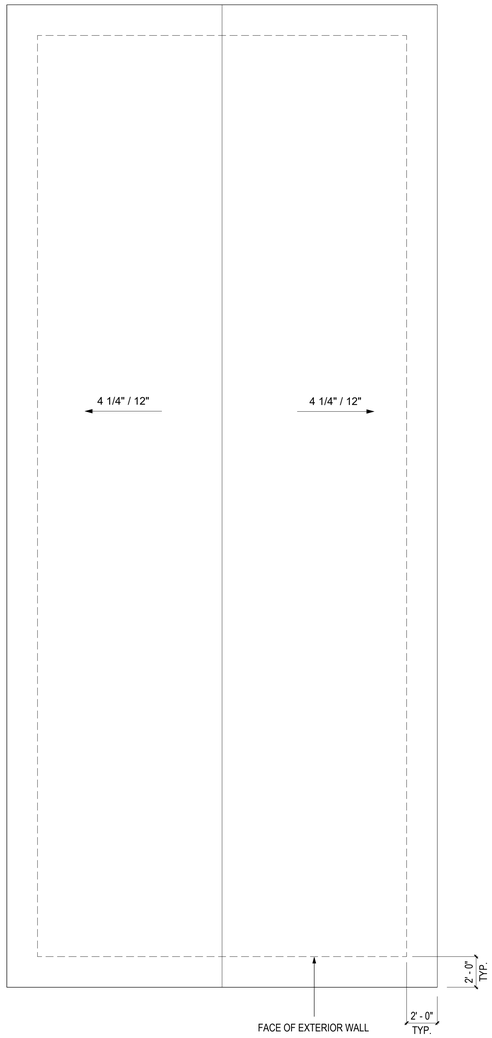
FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

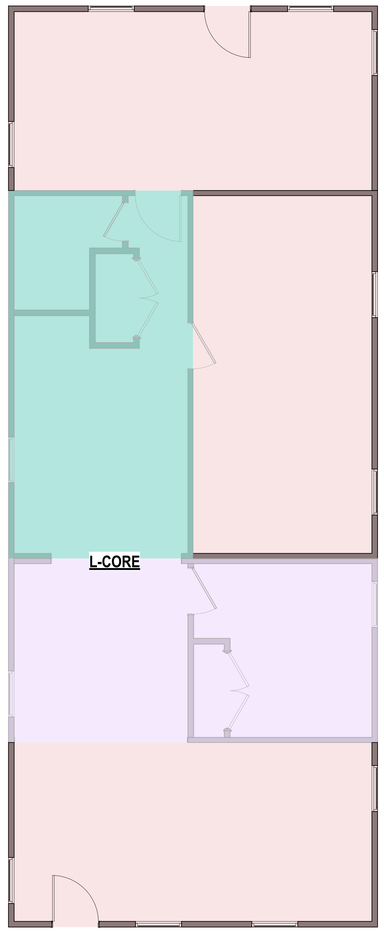
FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

MODULE COLOR CODE KEY

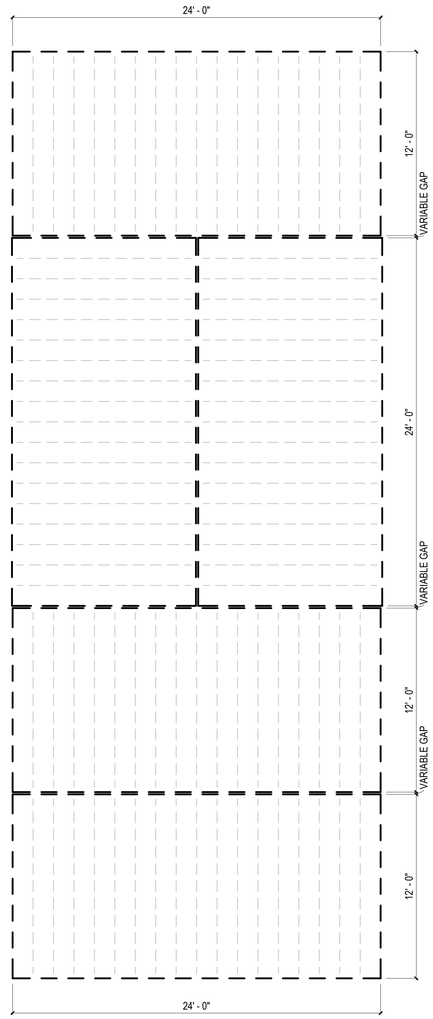
WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	



3 ROOF PLAN - COMBINATION 2
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 2
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 2
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ERIC PRUNER
25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 2

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.11

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

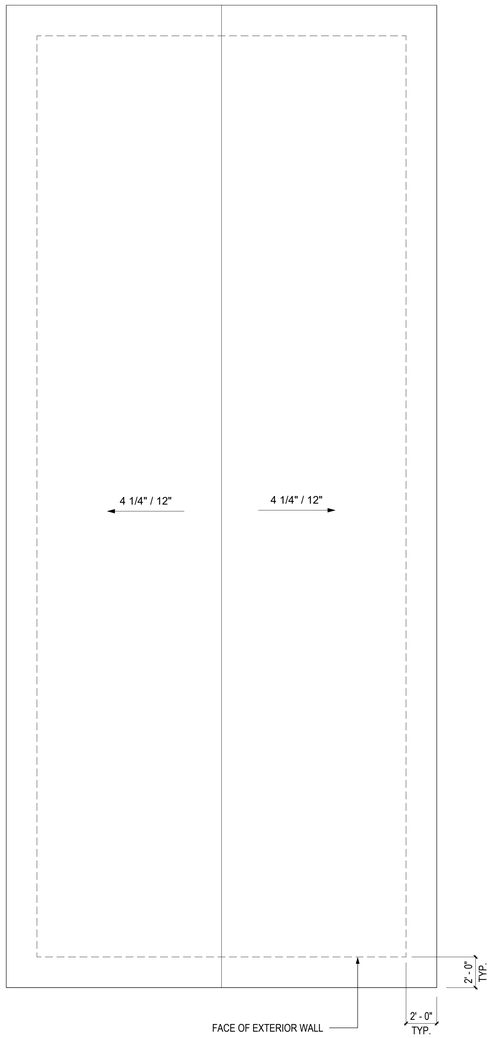
MODULE COLOR CODE KEY

WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

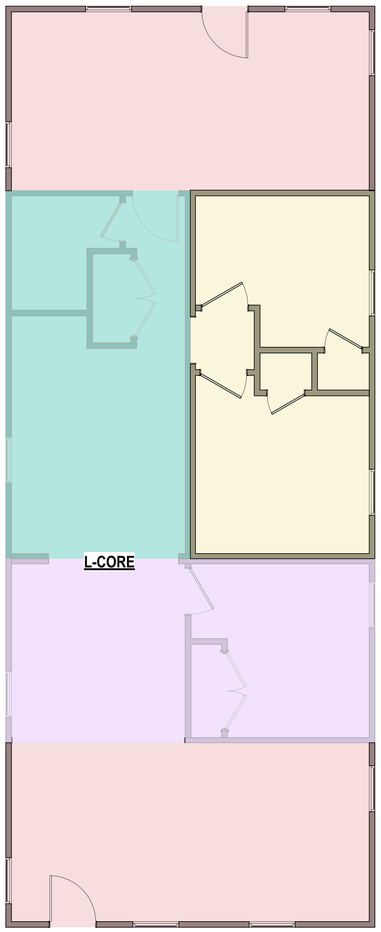
COMBINATION 2-K MEP BASIS OF DESIGN

DISCIPLINE	SHEET NUMBER*
MECHANICAL	N/A
ELECTRICAL	E1.6
PLUMBING	P3.5A

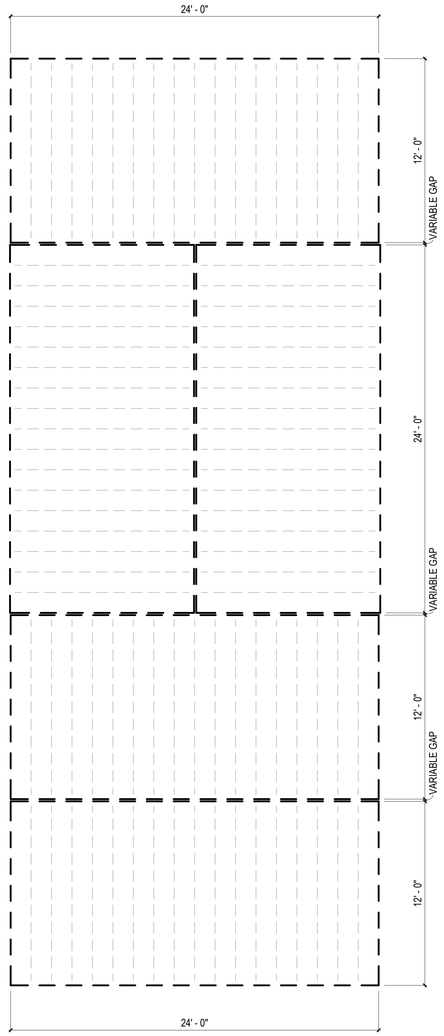
*REFER TO MEP SET



3 ROOF PLAN - COMBINATION 2-K
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 2-K
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 2-K
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAUL ALONSO
23516
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 2-K

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.12

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

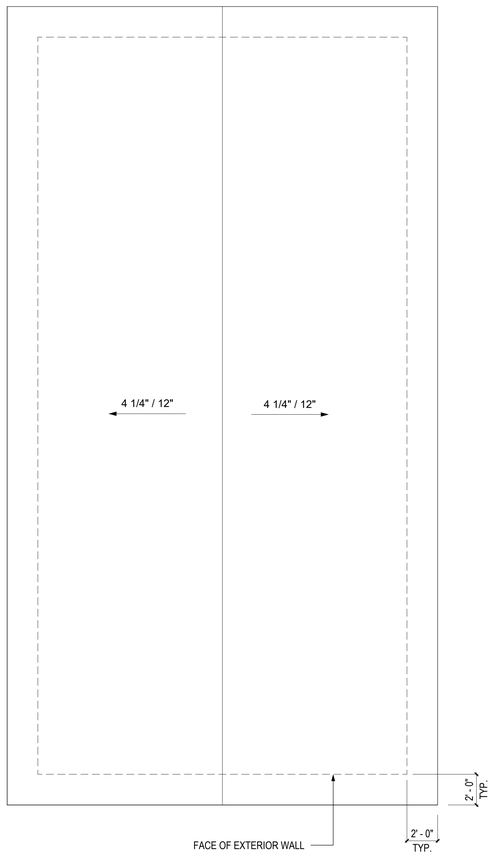
MODULE COLOR CODE KEY

WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

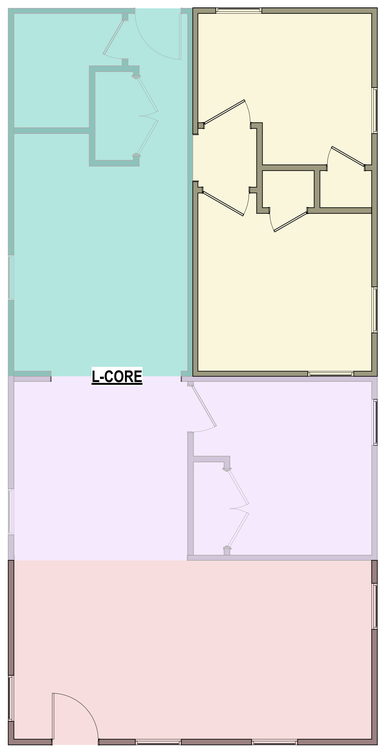
COMBINATION 2-KF MEP BASIS OF DESIGN

DISCIPLINE	SHEET NUMBER*
MECHANICAL	N/A
ELECTRICAL	E1.5A
PLUMBING	P3.0A

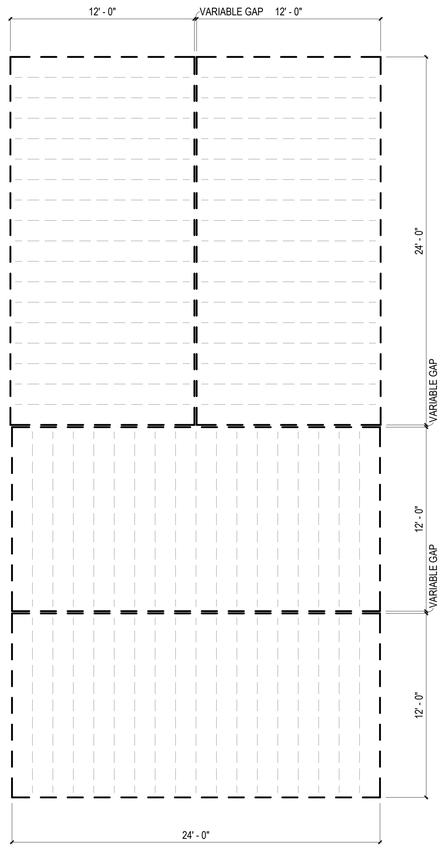
*REFER TO MEP SET



3 ROOF PLAN - COMBINATION 2-KF
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 2-KF
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 2-KF
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
JAMES E. PARKER
#3518
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 2-KF

Drawn By:
Date: 12/03/2021

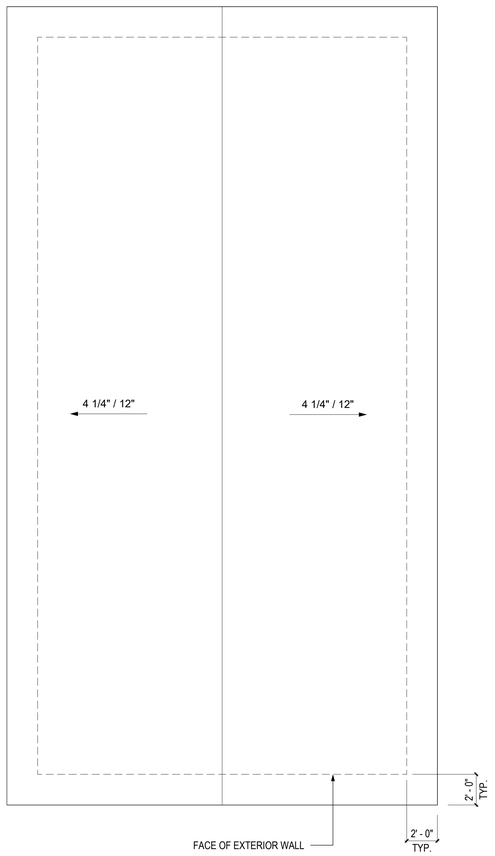
SHEET NUMBER:
MA-2.13

FLOOR FRAMING PLAN LEGEND

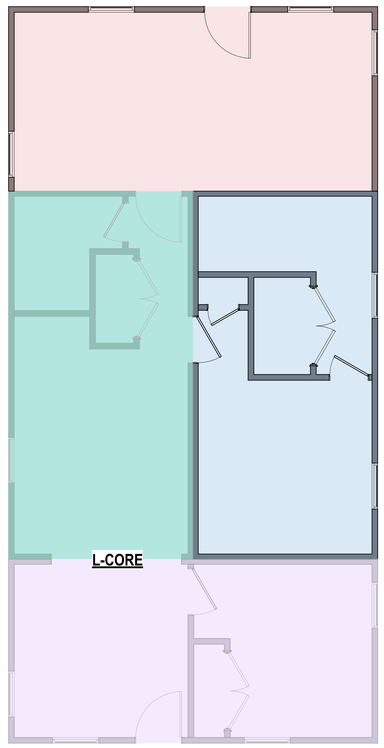
RIM JOIST (2) 2 IN. X 10 IN. P.T.	— — —
FLOOR JOISTS 2 IN. X 10 IN. P.T. AT 16 IN. O.C.	— — — — —

MODULE COLOR CODE KEY

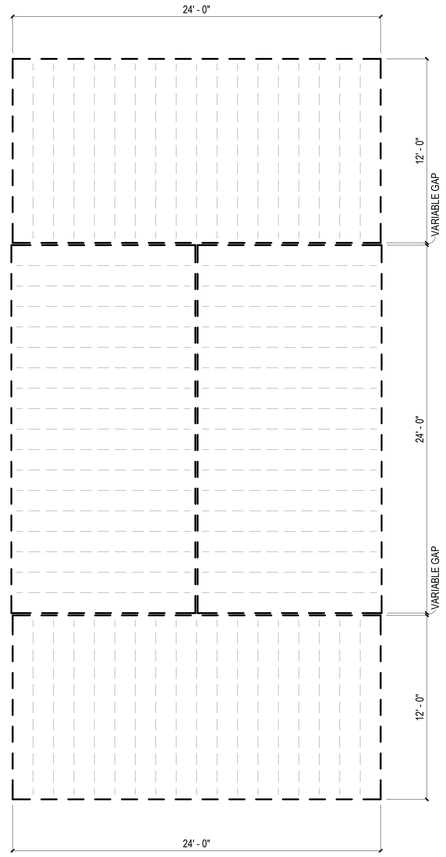
WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	



3 ROOF PLAN - COMBINATION 3
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 3
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 3
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAFAEL A. PEREZ
#25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 3

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-2.14

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

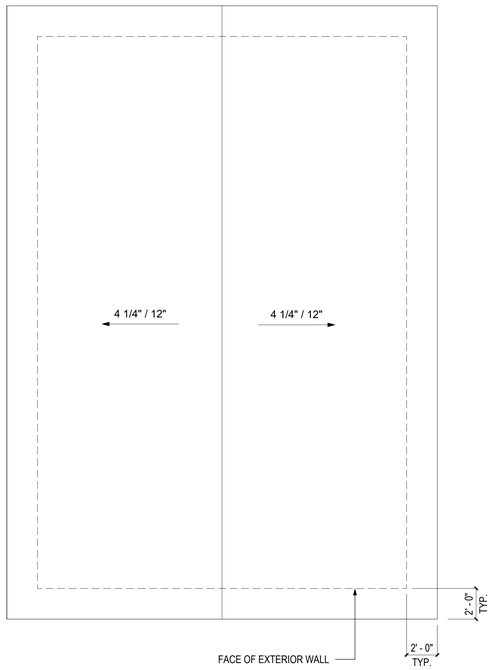
MODULE COLOR CODE KEY

WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

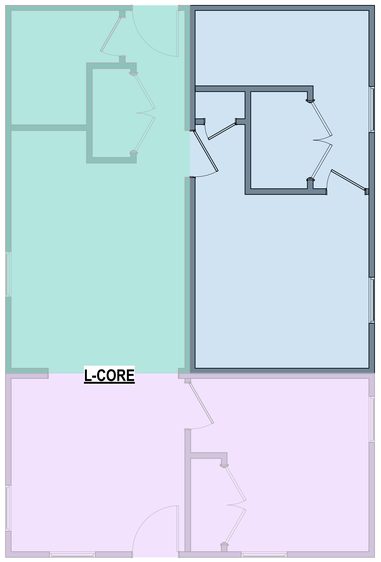
COMBINATION 3-F MEP BASIS OF DESIGN

DISCIPLINE	SHEET NUMBER*
MECHANICAL	N/A
ELECTRICAL	E1.7
PLUMBING	P3.6A

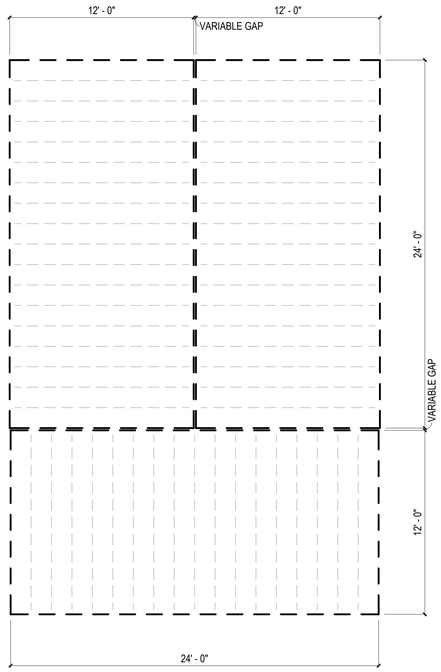
*REFER TO MEP SET



3 ROOF PLAN - COMBINATION 3-F
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 3-F
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 3-F
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 3-F

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.15

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

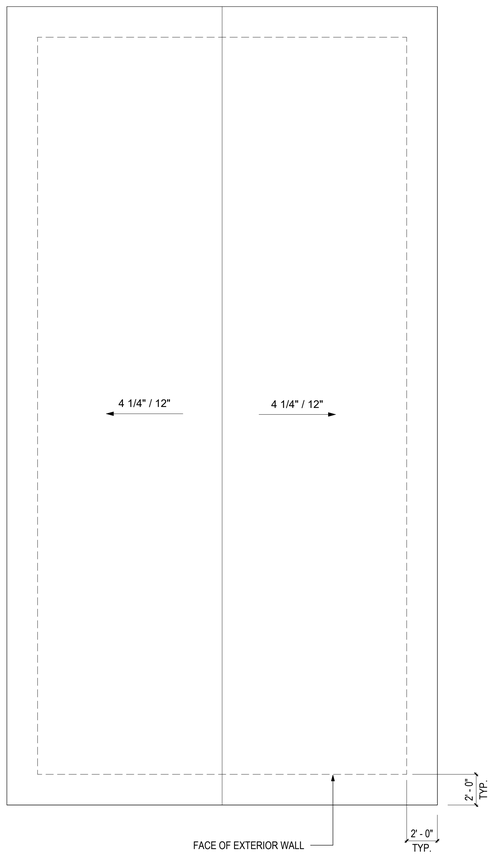
MODULE COLOR CODE KEY

WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

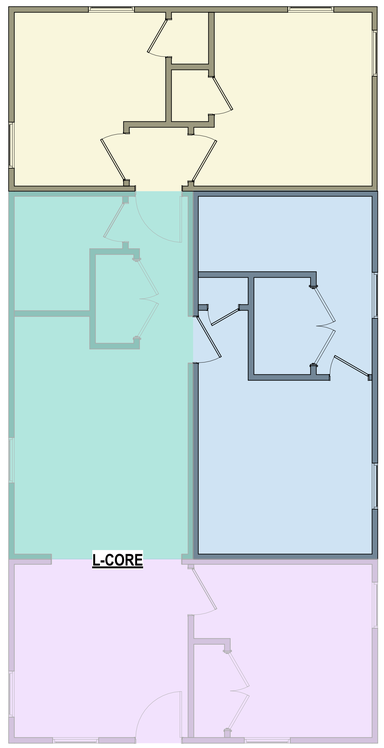
COMBINATION 3-K MEP BASIS OF DESIGN

DISCIPLINE	SHEET NUMBER*
MECHANICAL	N/A
ELECTRICAL	E1.6A
PLUMBING	P3.6A

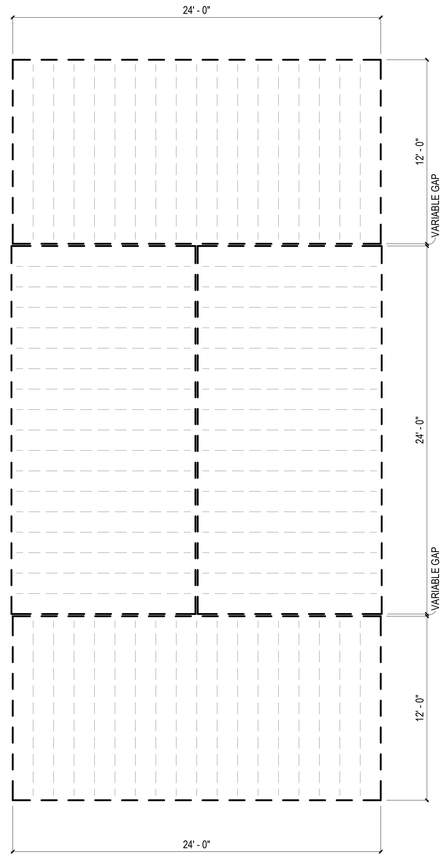
*REFER TO MEP SET



3 ROOF PLAN - COMBINATION 3-K
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 3-K
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 3-K
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
JAMES E. RAMIREZ
25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 3-K

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-2.16

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

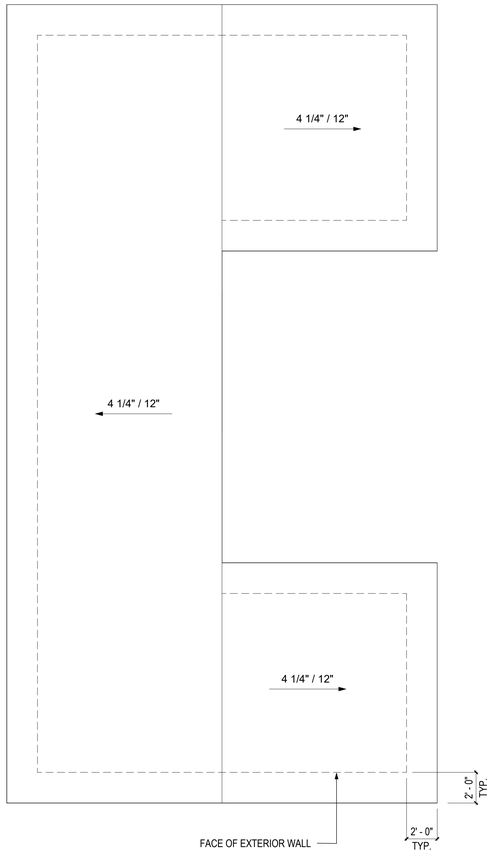
MODULE COLOR CODE KEY

WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

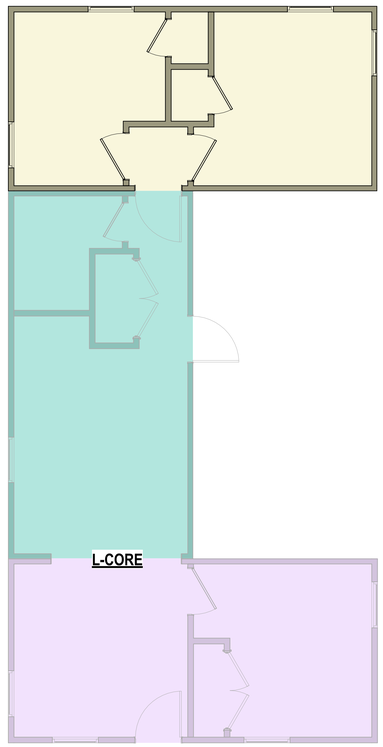
COMBINATION 3-KS MEP BASIS OF DESIGN

DISCIPLINE	SHEET NUMBER*
MECHANICAL	N/A
ELECTRICAL	E1.8A
PLUMBING	P3.8A

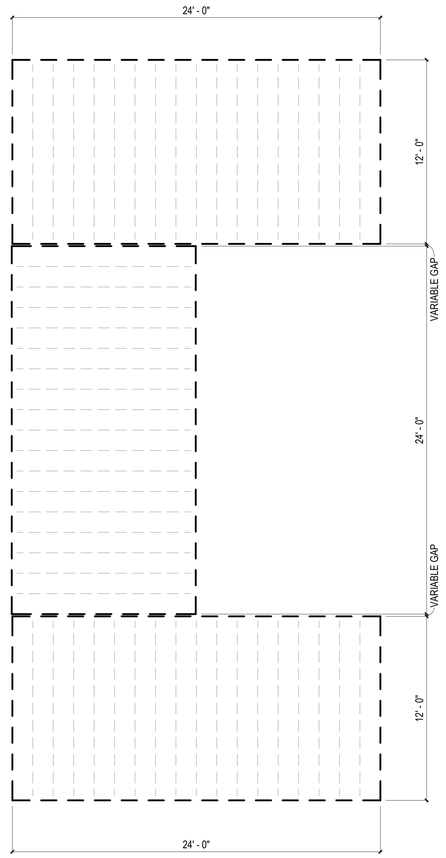
*REFER TO MEP SET



3 ROOF PLAN - COMBINATION 3-KS
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 3-KS
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 3-KS
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
JAMES E. RAMIREZ
#25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 3-KS

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

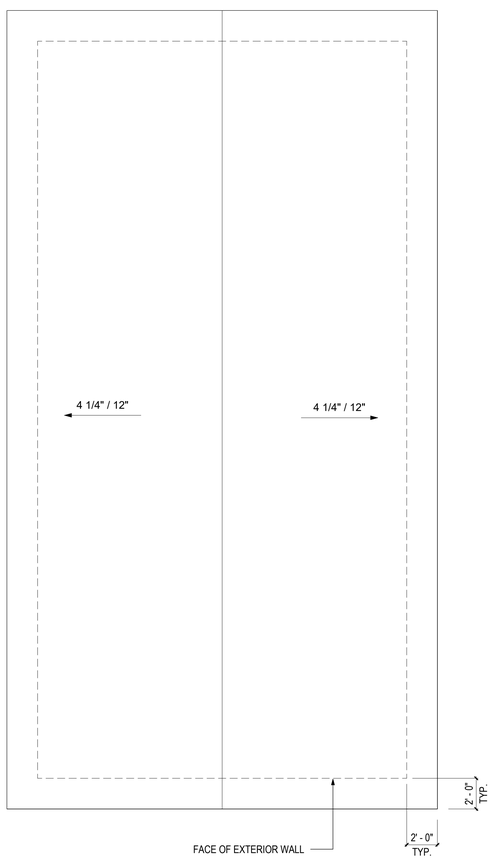
MA-2.17

FLOOR FRAMING PLAN LEGEND

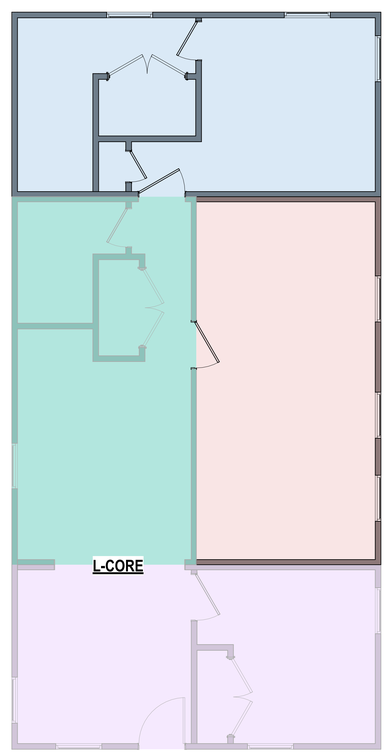
RIM JOIST (2) 2 IN. X 10 IN. P.T.	— — —
FLOOR JOISTS 2 IN. X 10 IN. P.T. AT 16 IN. O.C.	— — — — —

MODULE COLOR CODE KEY

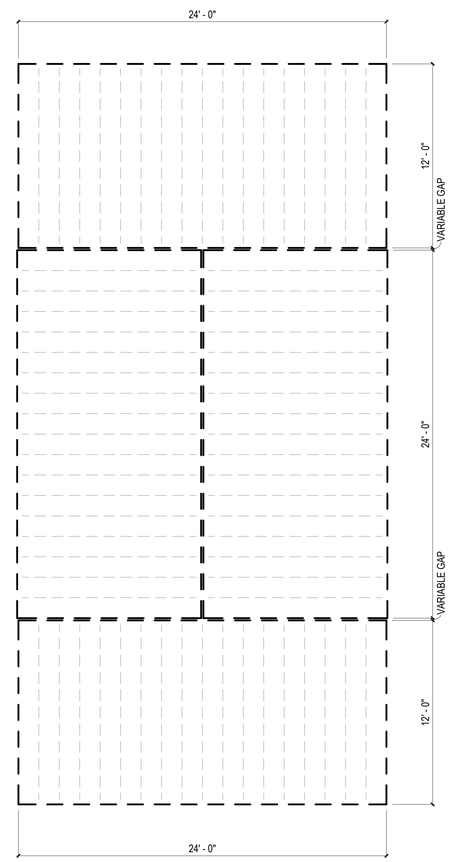
WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	



3 ROOF PLAN - COMBINATION 4
1/4" = 1'-0"



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



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

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ERIC A. PERRIN
#25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 4

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-2.18

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

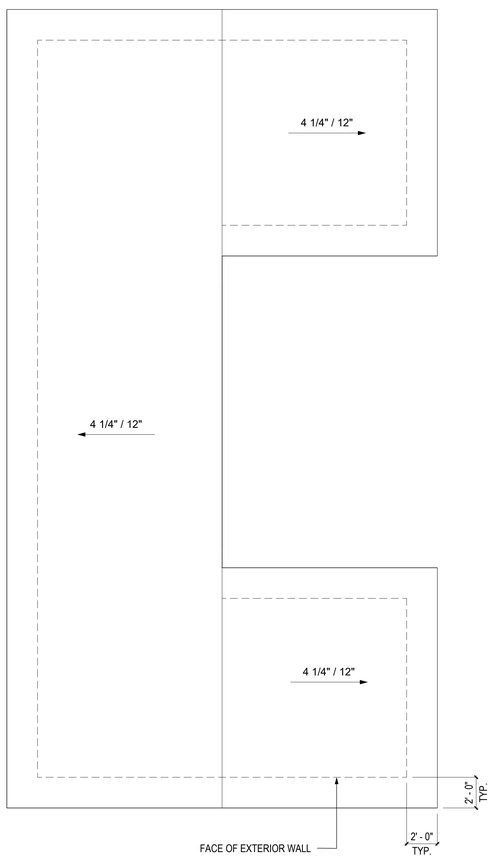
MODULE COLOR CODE KEY

WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

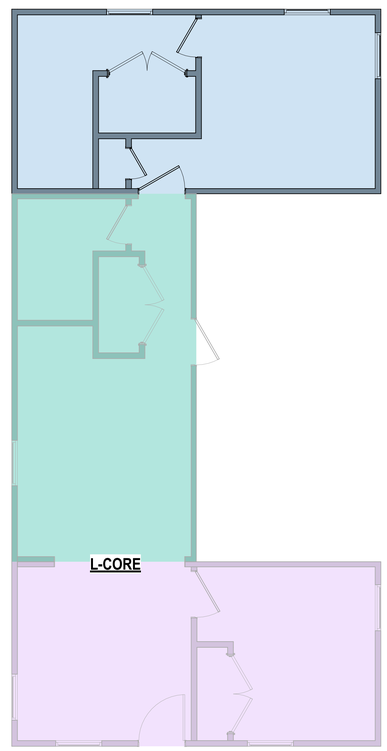
COMBINATION 4-F MEP BASIS OF DESIGN

DISCIPLINE	SHEET NUMBER*
MECHANICAL	N/A
ELECTRICAL	E1.7A
PLUMBING	P3.7A

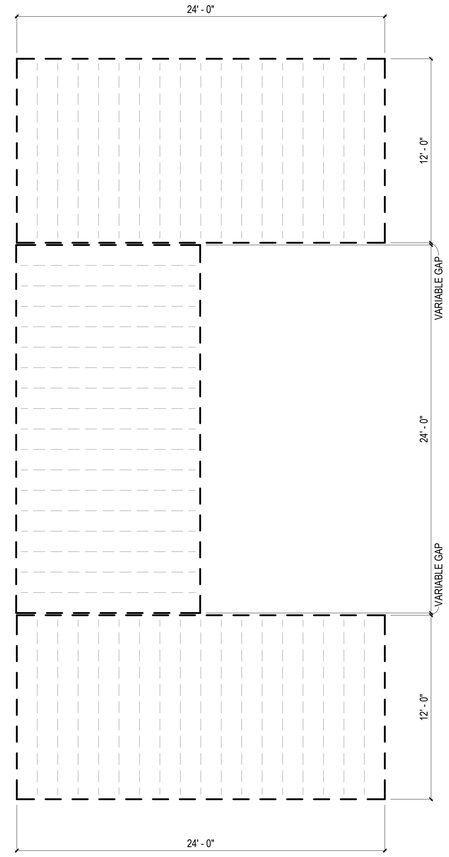
*REFER TO MEP SET



3 ROOF PLAN - COMBINATION 4-F
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 4-F
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 4-F
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ROBERT E. PERRIN
23519
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 4-F

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.19

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

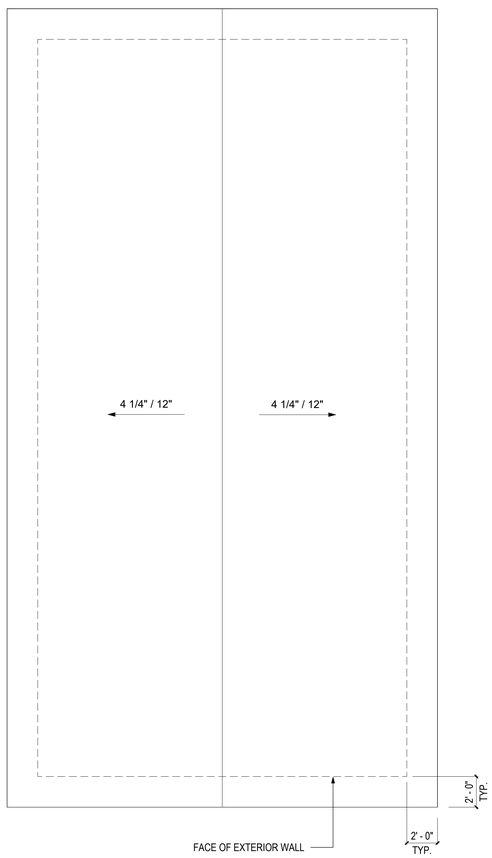
MODULE COLOR CODE KEY

WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

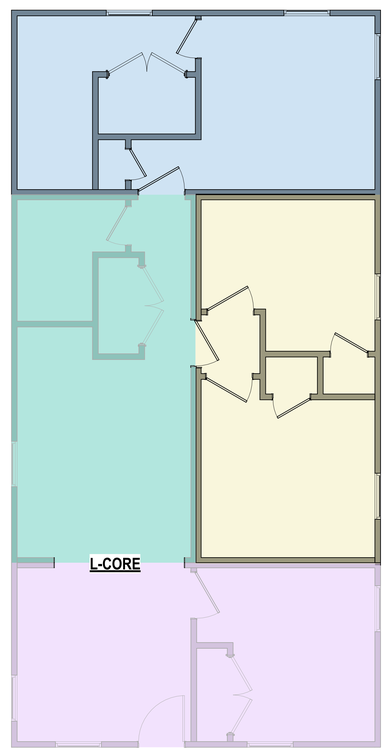
COMBINATION 4-K MEP BASIS OF DESIGN

DISCIPLINE	SHEET NUMBER*
MECHANICAL	N/A
ELECTRICAL	E1.7A
PLUMBING	P3.7A

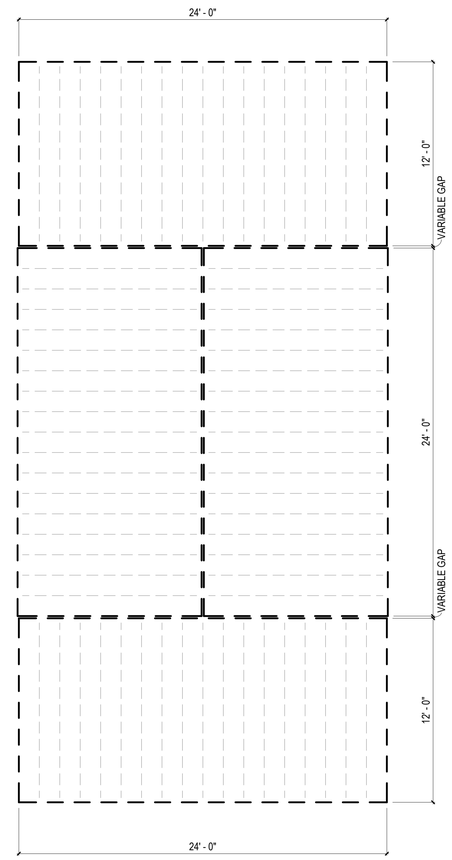
*REFER TO MEP SET



3 ROOF PLAN - COMBINATION 4-K
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 4-K
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 4-K
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAFAEL VILLARREAL
32519
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 4-K

Drawn By:
Date: 12/03/2021

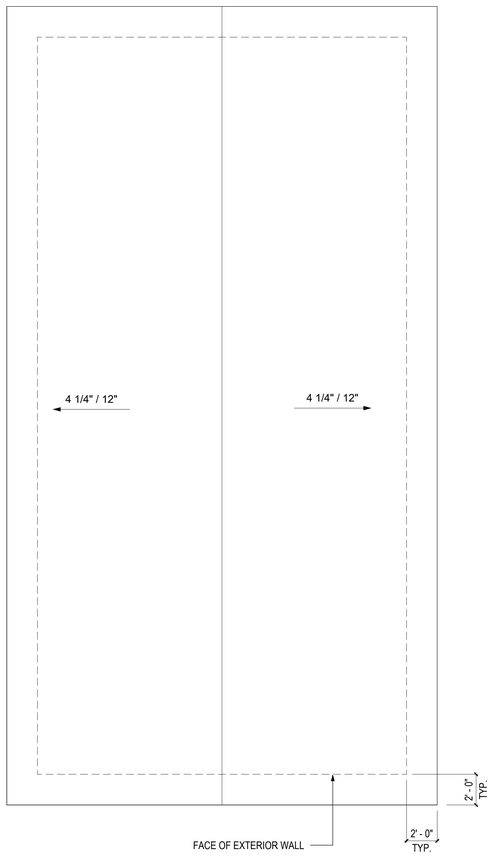
SHEET NUMBER:
MA-2.20

FLOOR FRAMING PLAN LEGEND

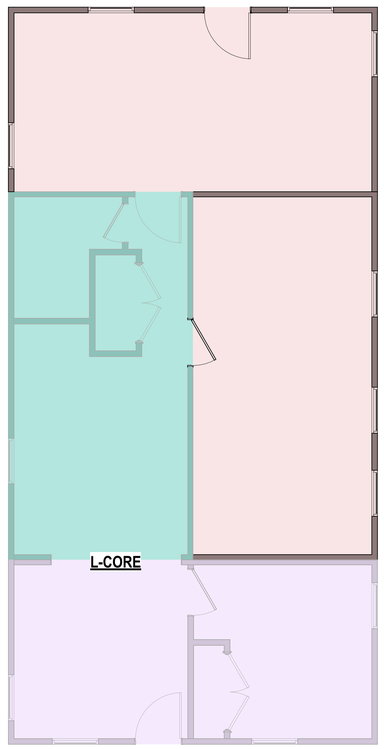
RIM JOIST (2) 2 IN. X 10 IN. P.T.	— — —
FLOOR JOISTS 2 IN. X 10 IN. P.T. AT 16 IN. O.C.	— — — — —

MODULE COLOR CODE KEY

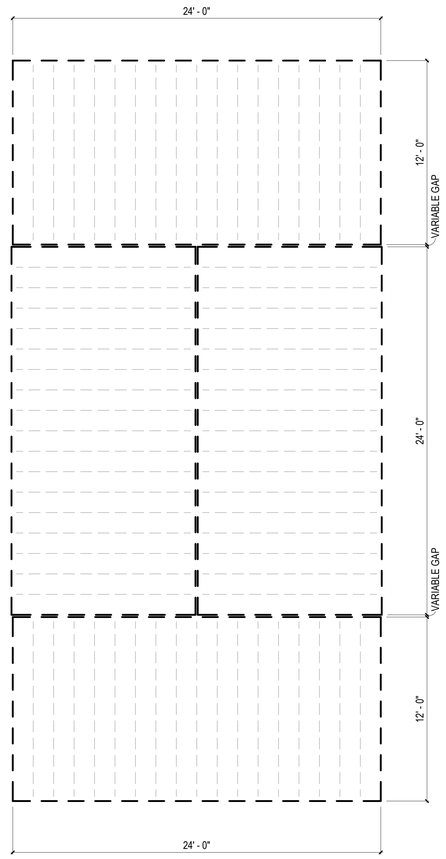
WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	



3 ROOF PLAN - COMBINATION 5
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 5
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 5
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ERIC FRANK
#25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 5

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-2.21

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

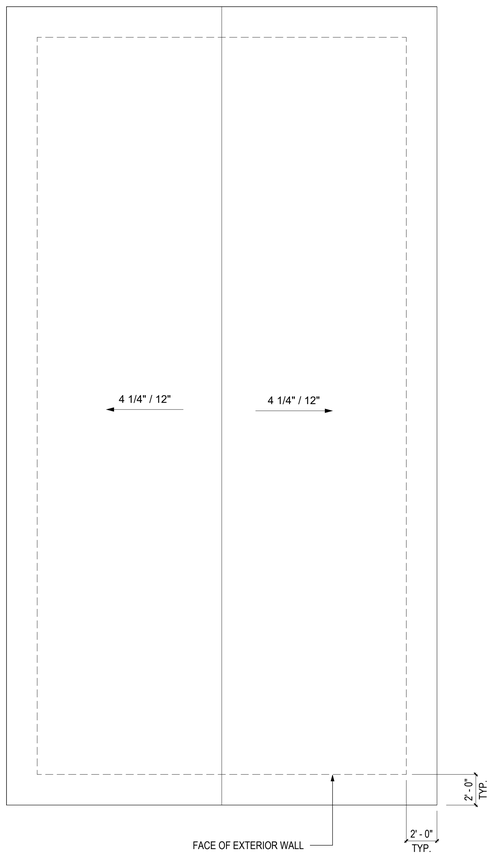
MODULE COLOR CODE KEY

WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

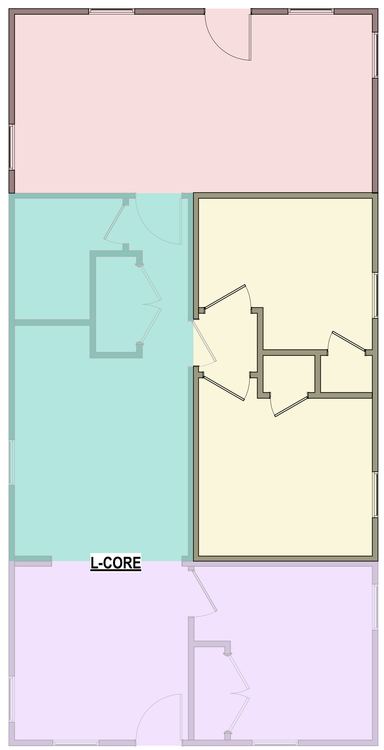
COMBINATION 5-K MEP BASIS OF DESIGN

DISCIPLINE	SHEET NUMBER*
MECHANICAL	N/A
ELECTRICAL	E1.8A
PLUMBING	P3.8A

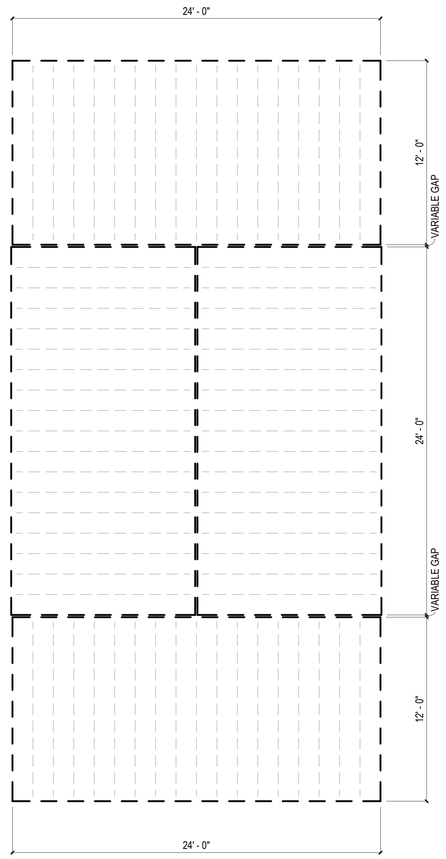
*REFER TO MEP SET



3 ROOF PLAN - COMBINATION 5-K
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 5-K
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 5-K
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
JAMES E. PARKER
#25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 5-K

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-2.22

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

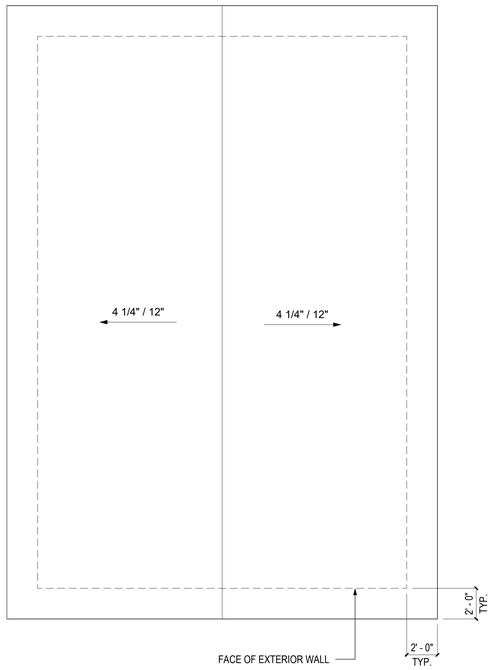
MODULE COLOR CODE KEY

WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

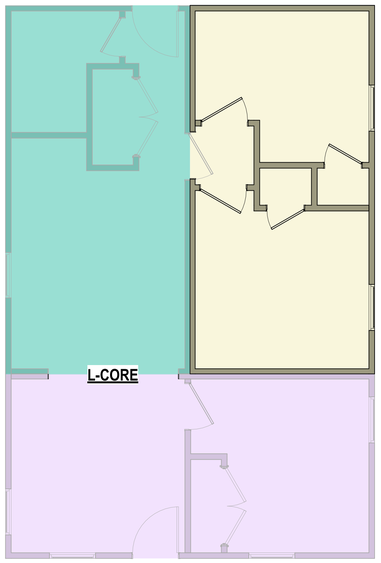
COMBINATION 5-KF MEP BASIS OF DESIGN

DISCIPLINE	SHEET NUMBER*
MECHANICAL	N/A
ELECTRICAL	E1.8A
PLUMBING	P3.8A

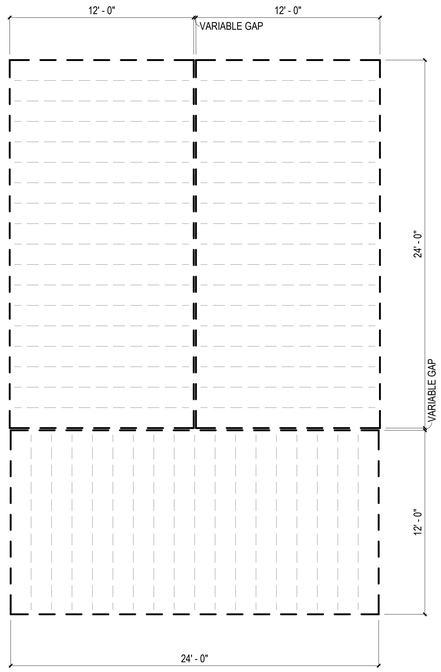
*REFER TO MEP SET



3 ROOF PLAN - COMBINATION 5-KF
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 5-KF
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 5-KF
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAFAEL VILLARREAL
32516
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 5-KF

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

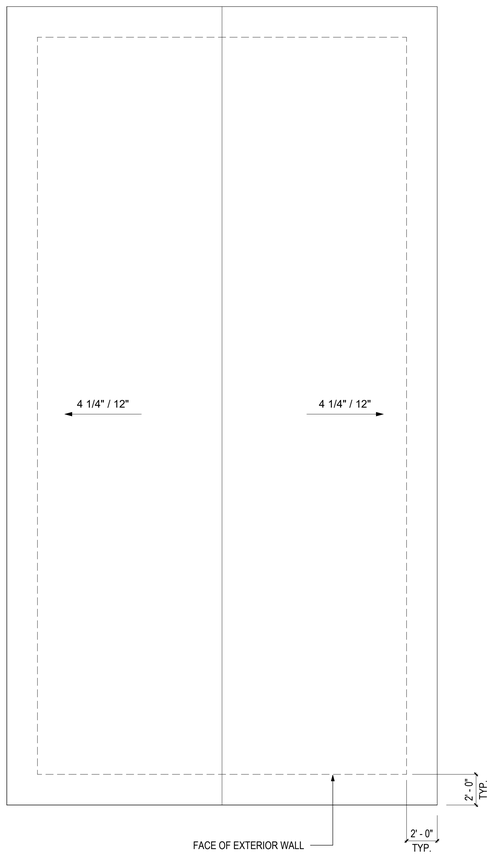
MA-2.23

FLOOR FRAMING PLAN LEGEND

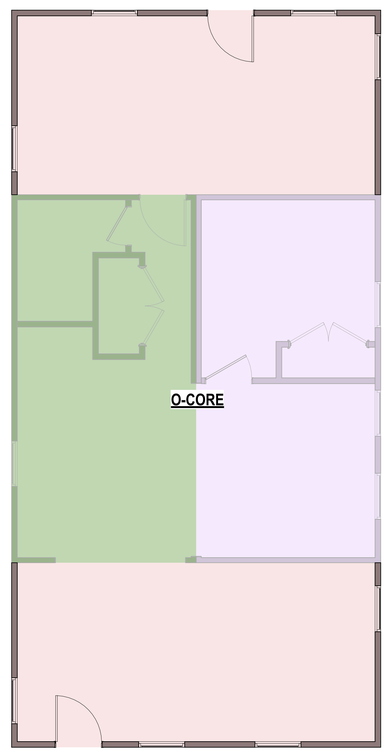
RIM JOIST (2) 2 IN. X 10 IN. P.T.	— — —
FLOOR JOISTS 2 IN. X 10 IN. P.T. AT 16 IN. O.C.	— — — — —

MODULE COLOR CODE KEY

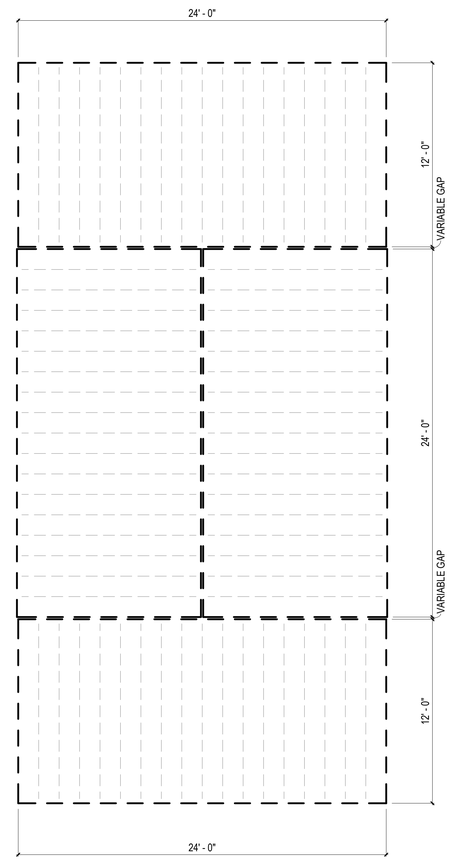
WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	



3 ROOF PLAN - COMBINATION 6
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 6
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 6
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
BRIAN E. FRANKLIN
25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 6

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-2.24

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

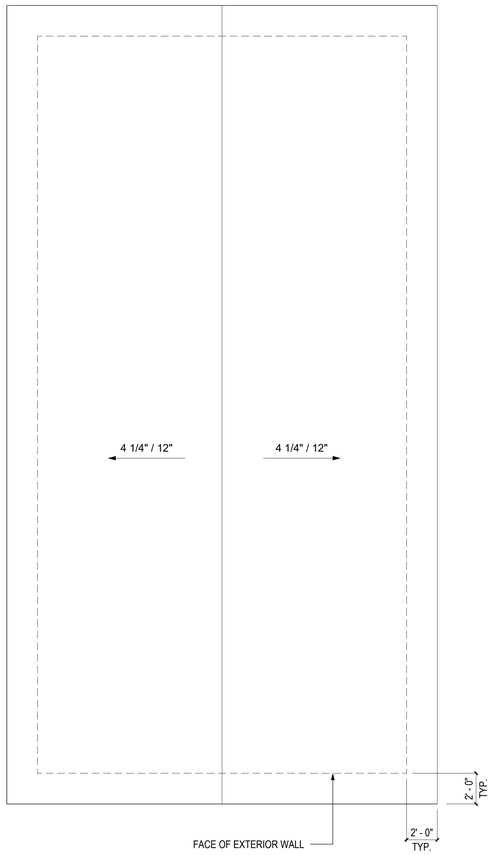
MODULE COLOR CODE KEY

WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

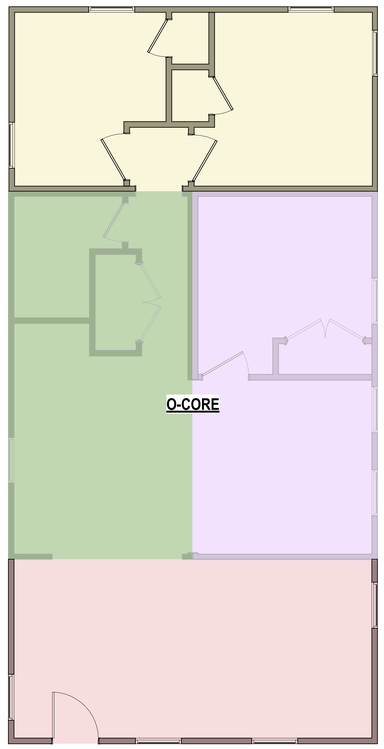
COMBINATION 6-K MEP BASIS OF DESIGN

DISCIPLINE	SHEET NUMBER*
MECHANICAL	N/A
ELECTRICAL	E1.10
PLUMBING	P3.8A

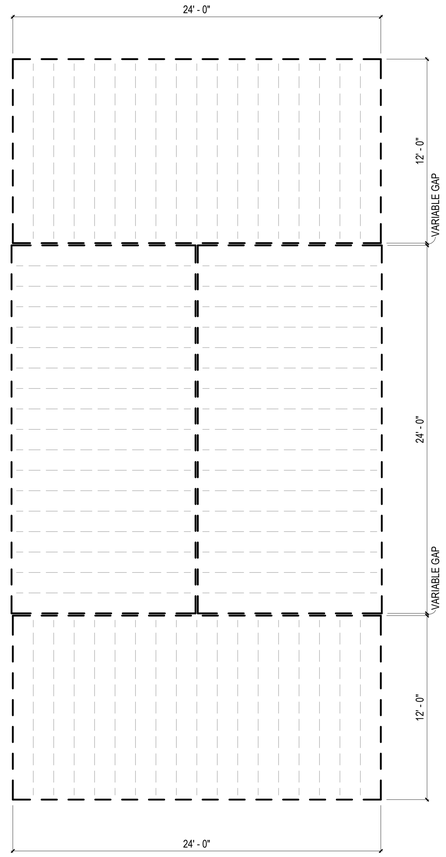
*REFER TO MEP SET



3 ROOF PLAN - COMBINATION 6-K
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 6-K
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 6-K
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 6-K

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-2.25

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

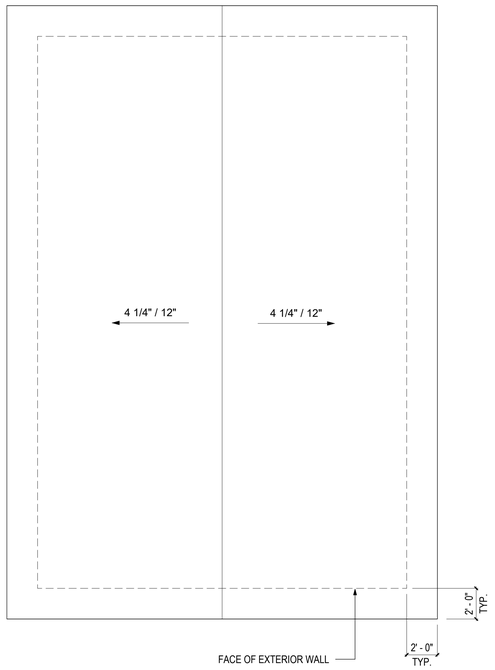
MODULE COLOR CODE KEY

WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

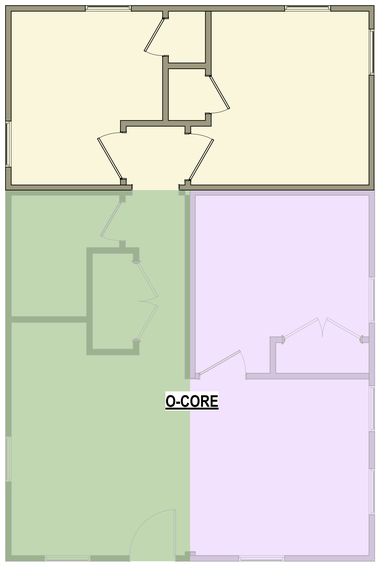
COMBINATION 6-KF MEP BASIS OF DESIGN

DISCIPLINE	SHEET NUMBER*
MECHANICAL	N/A
ELECTRICAL	E1.10
PLUMBING	P3.8A

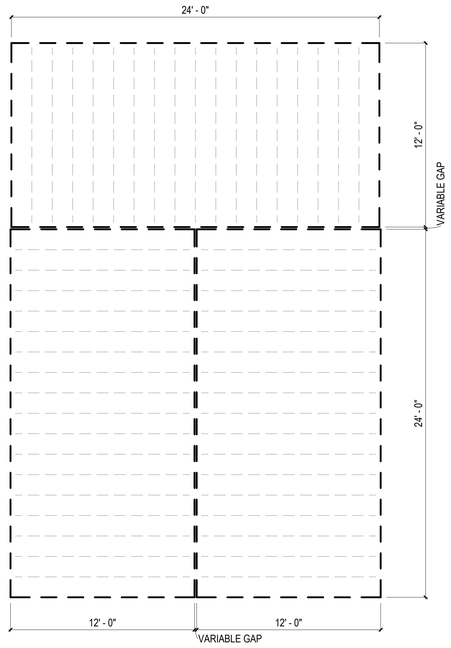
***REFER TO MEP SET**



3 ROOF PLAN - COMBINATION 6-KF
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 6-KF
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 6-KF
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 6-KF

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

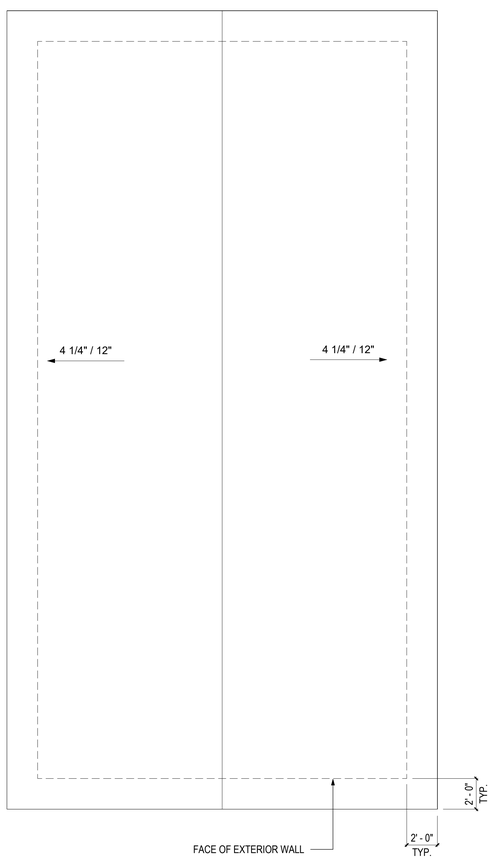
MA-2.26

FLOOR FRAMING PLAN LEGEND

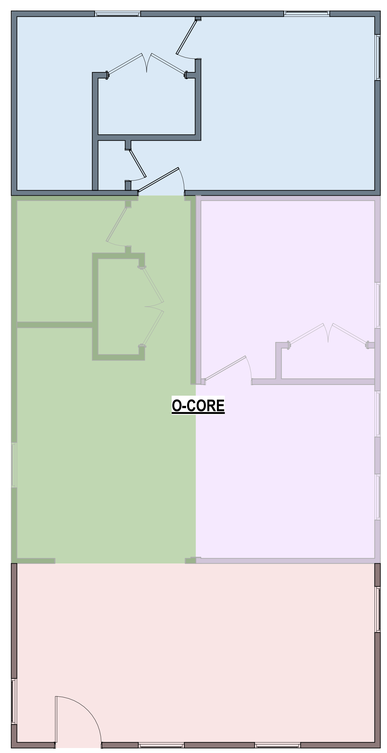
RIM JOIST (2) 2 IN. X 10 IN. P.T.	— — —
FLOOR JOISTS 2 IN. X 10 IN. P.T. AT 16 IN. O.C.	- - - - -

MODULE COLOR CODE KEY

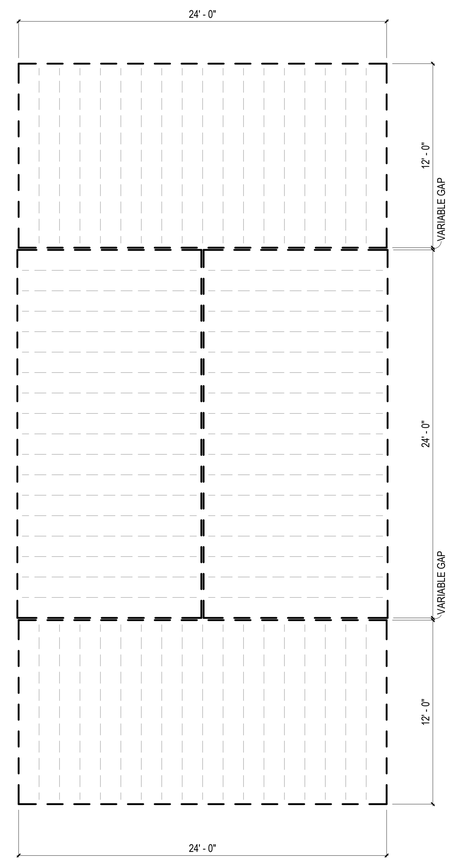
WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	



3 ROOF PLAN - COMBINATION 7
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 7
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 7
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAUL E. RODRIGUEZ
25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 7

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-2.27

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

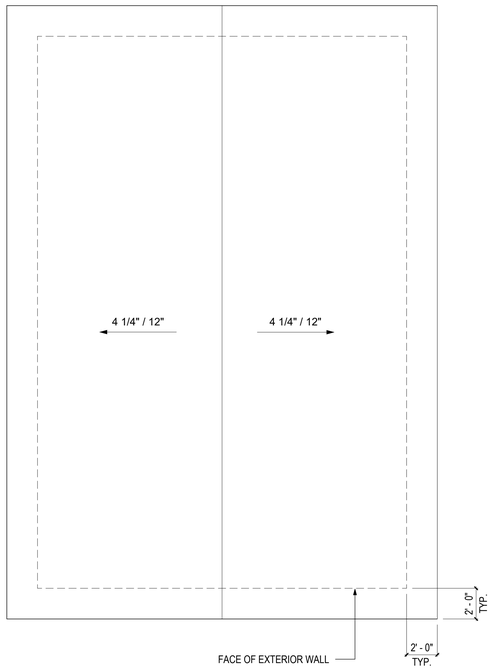
MODULE COLOR CODE KEY

WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

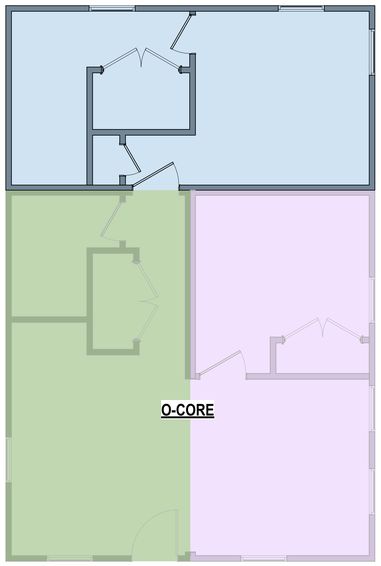
COMBINATION 7-F MEP BASIS OF DESIGN

DISCIPLINE	SHEET NUMBER*
MECHANICAL	N/A
ELECTRICAL	E1.11
PLUMBING	P3.7A

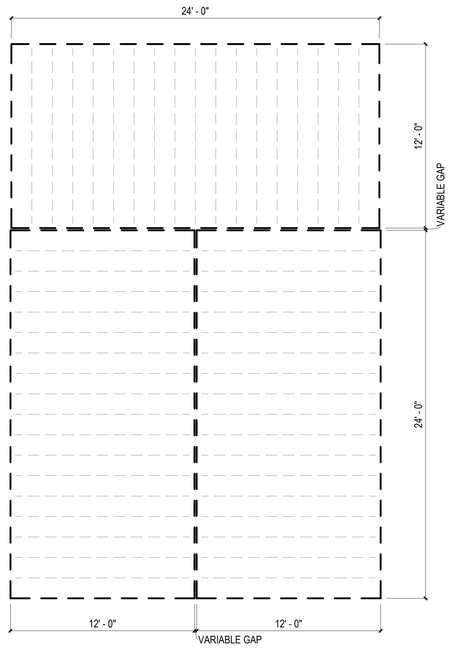
*REFER TO MEP SET



3 ROOF PLAN - COMBINATION 7-F
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 7-F
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 7-F
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 7-F

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

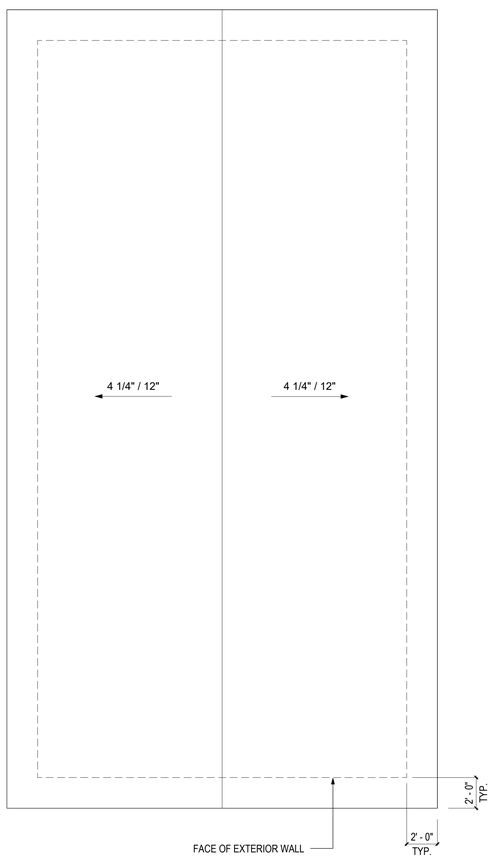
MA-2.28

FLOOR FRAMING PLAN LEGEND

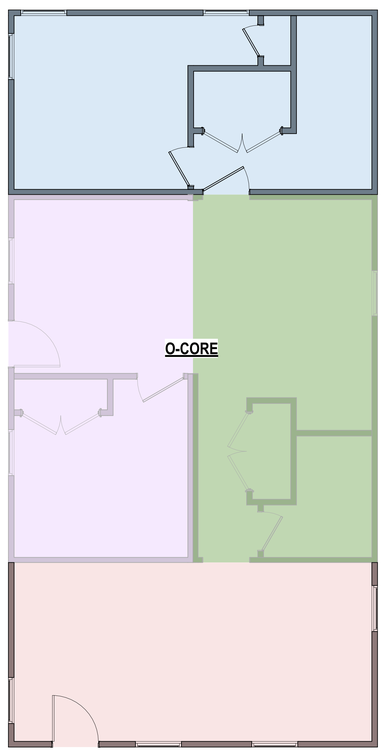
RIM JOIST (2) 2 IN. X 10 IN. P.T.	— — —
FLOOR JOISTS 2 IN. X 10 IN. P.T. AT 16 IN. O.C.	— — — — —

MODULE COLOR CODE KEY

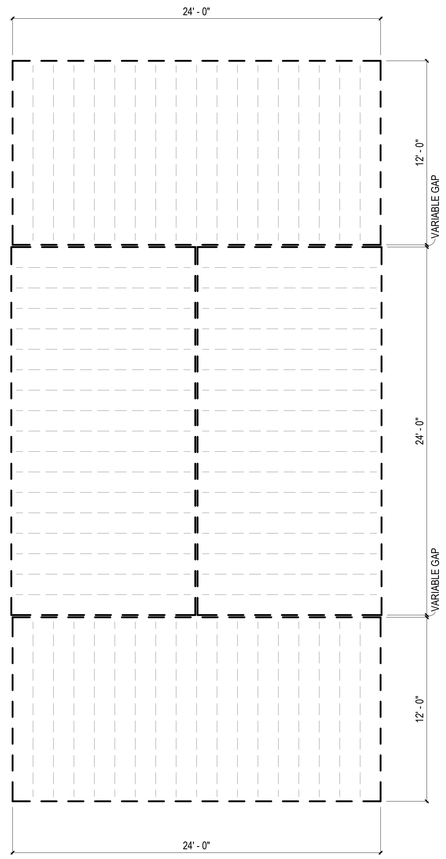
WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	



3 ROOF PLAN - COMBINATION 8
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 8
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 8
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAUL E. RODRIGUEZ
#25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 8

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-2.29

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

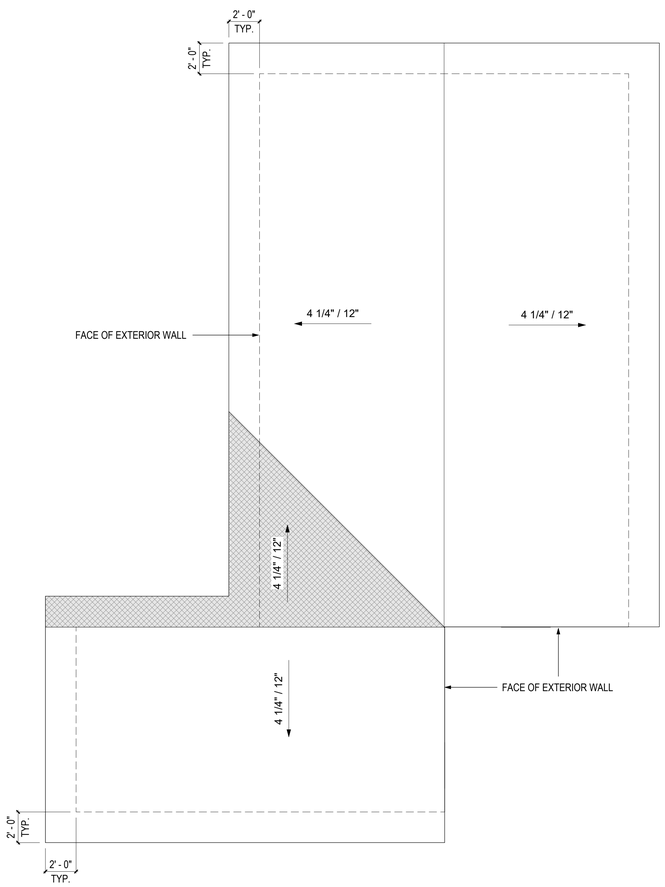
MODULE COLOR CODE KEY

WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

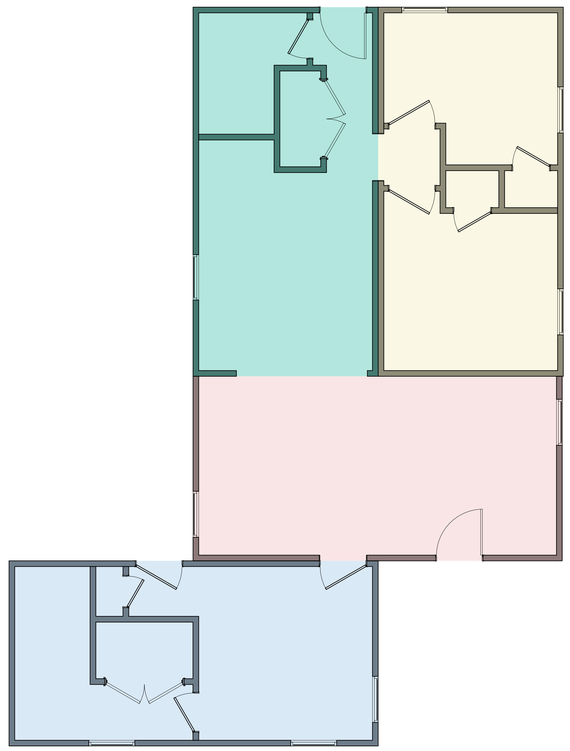
COMBINATION 9
MEP BASIS OF DESIGN

DISCIPLINE	SHEET NUMBER*
MECHANICAL	N/A
ELECTRICAL	E1.7A
PLUMBING	P3.7A

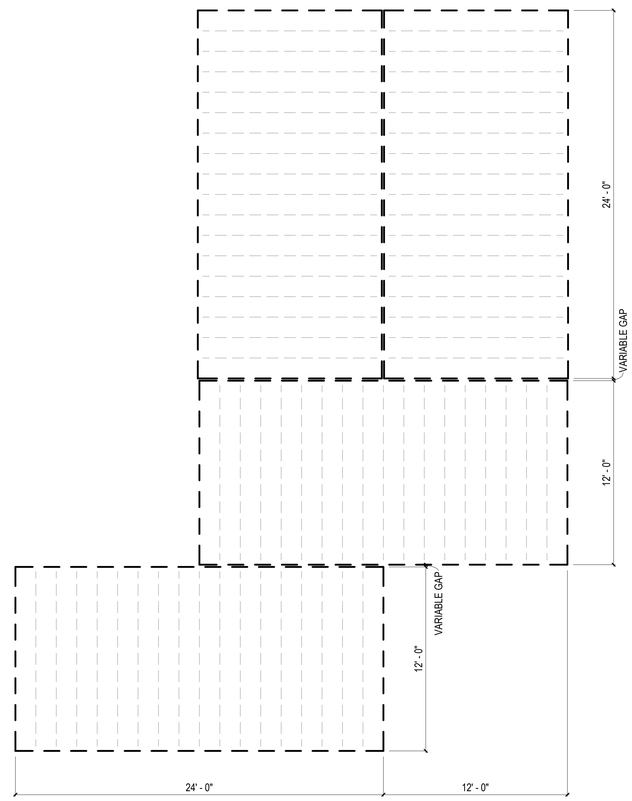
*REFER TO MEP SET



3 ROOF PLAN - COMBINATION 9
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 9
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 9
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAUL ALANIS
25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 9

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.30

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

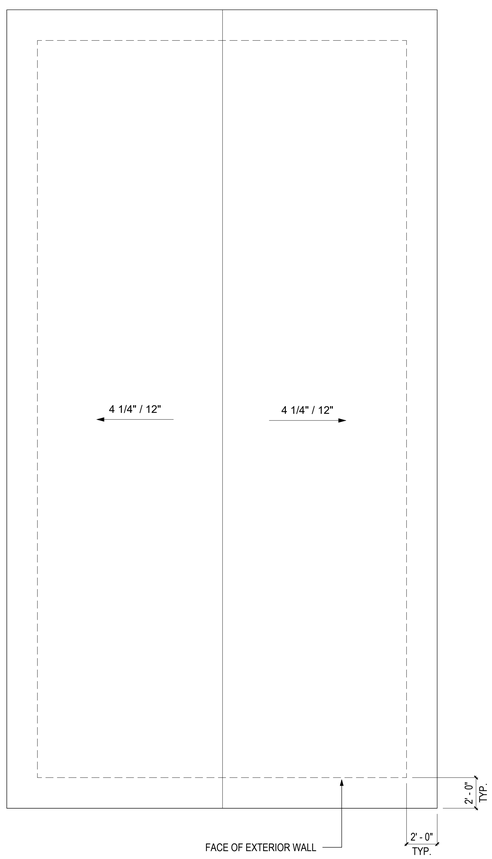
FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

MODULE COLOR CODE KEY

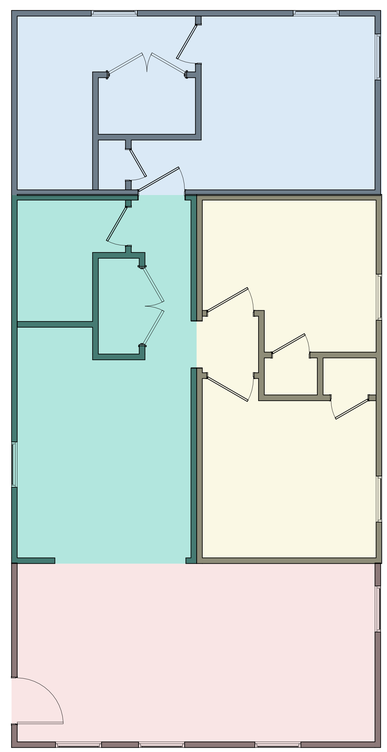
WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

COMBINATION 10 BASIS OF DESIGN

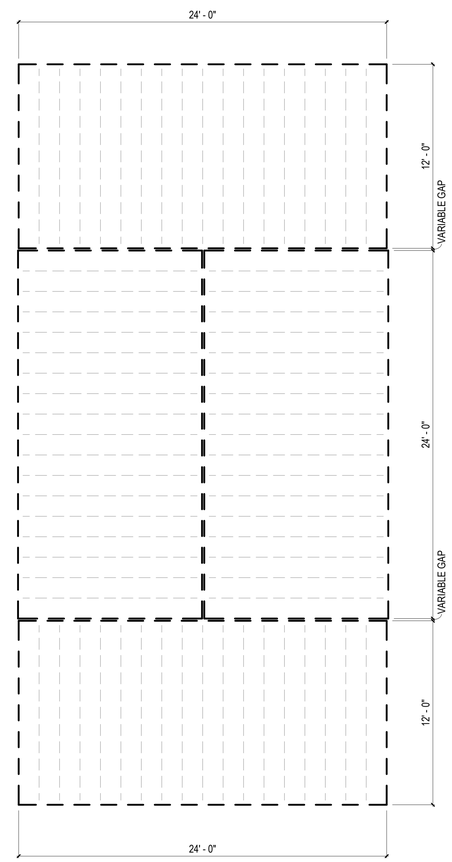
DISCIPLINE	SHEET NUMBER
MECHANICAL	N/A
ELECTRICAL	E1.7A
PLUMBING	P3.7A



3 ROOF PLAN - COMBINATION 10
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 10
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 10
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
JAMES E. RAMIREZ
23519
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED COMBINATION 10

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-2.31

COMBINATION GENERAL NOTES

1. ELECTRICAL AND PLUMBING IS BASED ON PREVIOUSLY APPROVED ENGINEERING LAYOUTS. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

2. MECHANICAL LAYOUT IS BASED ON PREVIOUSLY APPROVED MECHANICAL COMBINATION. REFER TO "BASIS OF DESIGN" LEGEND IN THIS SHEET.

3. MECHANICAL MANUAL J & S CALCULATIONS FOR THIS COMBINATION PROVIDED IN MECHANICAL CALCULATIONS PACKAGE. ENGINEERED DUCT DRAWINGS PROVIDED IN LIEU OF MANUAL D CALCULATIONS.

3. FOR PLAN DIMENSIONS REFER TO SHEETS MA-2.01 TO MA-2.08 C.

FLOOR FRAMING PLAN LEGEND

RIM JOIST
(2) 2 IN. X 10 IN. P.T.

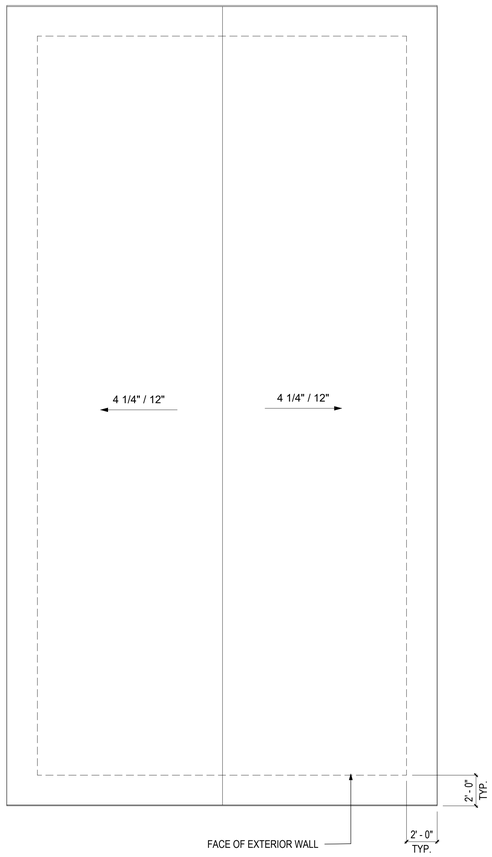
FLOOR JOISTS
2 IN. X 10 IN. P.T.
AT 16 IN. O.C.

MODULE COLOR CODE KEY

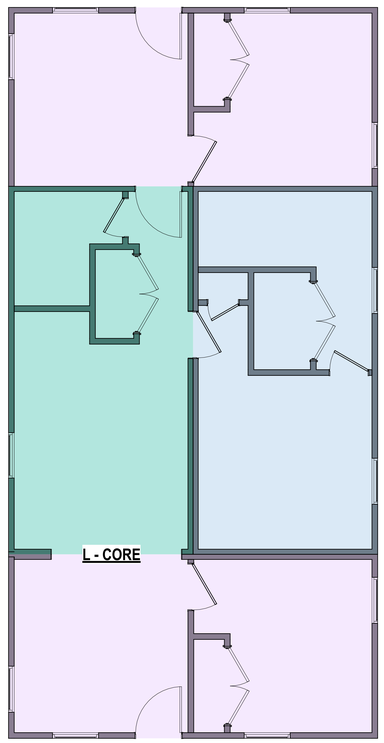
WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

COMBINATION 11 BASIS OF DESIGN

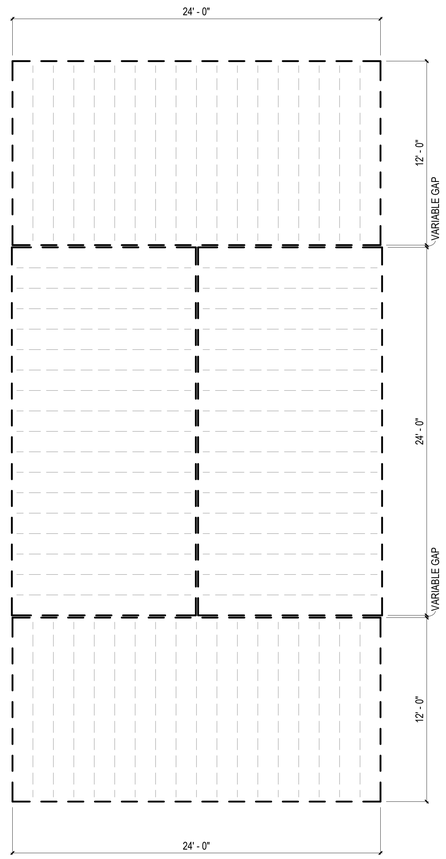
DISCIPLINE	SHEET NUMBER
MECHANICAL	N/A
ELECTRICAL	E1.7
PLUMBING	P3.6A



3 ROOF PLAN - COMBINATION 11
1/4" = 1'-0"



2 FLOOR PLAN - COMBINATION 11
1/4" = 1'-0"



1 FLOOR FRAMING PLAN - COMBINATION 11
1/4" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RAMIRO RAMIREZ JR.
#25195
STATE OF TEXAS
7/29/24

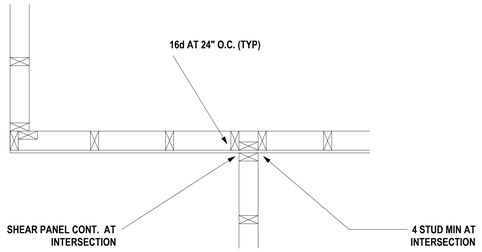
DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

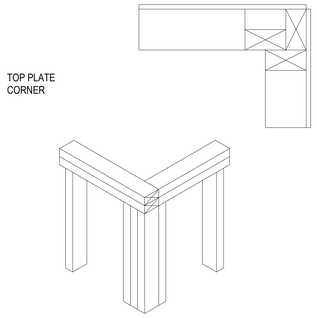
SHEET TITLE:
ENLARGED COMBINATION 11

Drawn By:
Date: 12/03/2021

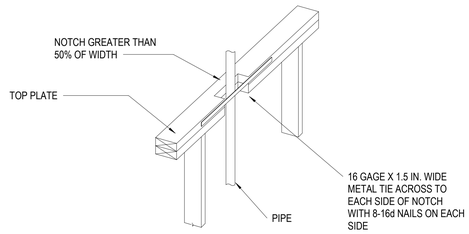
SHEET NUMBER:
MA-2.32

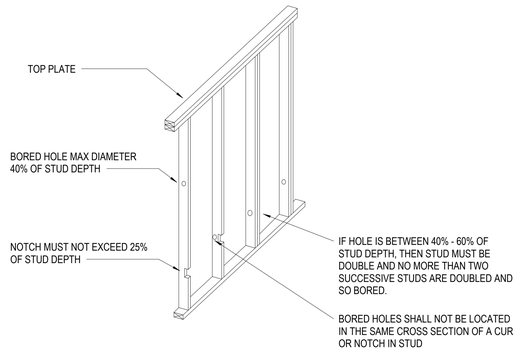


TYP. STUD PLACEMENT AT WALL INTERSECTION



TYP. CORNER CONNECTIONS





LOAD BEARING WALL DETAILS

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

DreamBuild

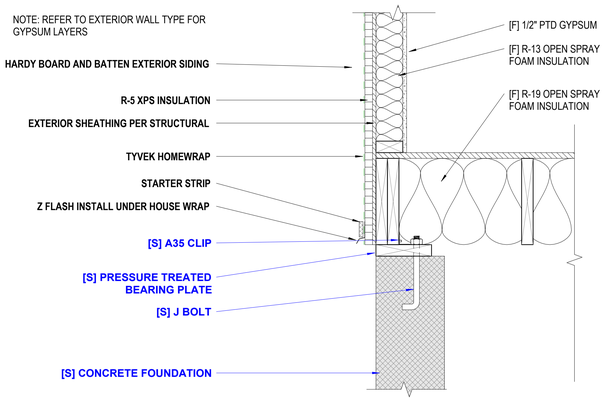
#	ISSUE/REVISION	DATE

SHEET TITLE:
DETAILS

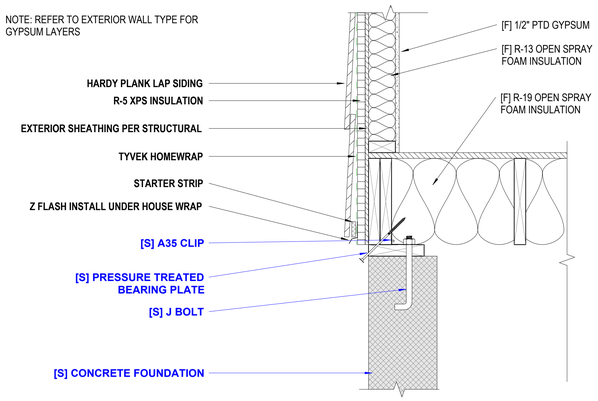
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

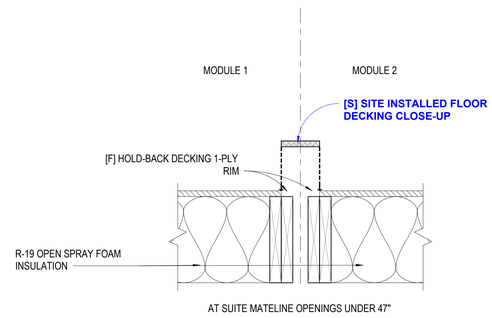
MA-2.41



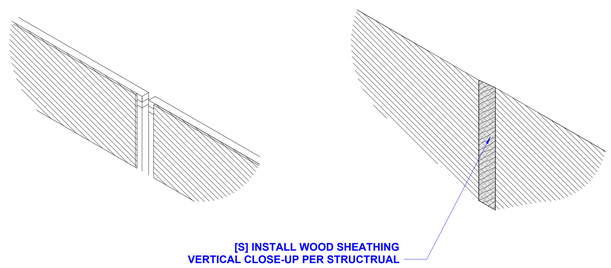
EXTERIOR WALL AT LEVEL 1 FINISH B | 1 1/2" = 1'-0" | 1



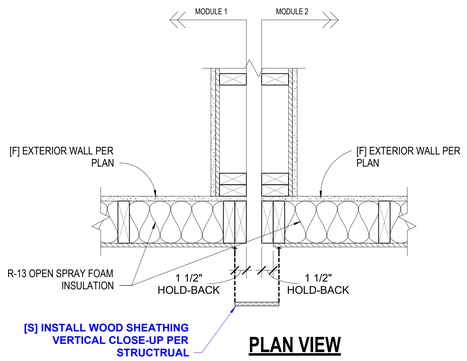
EXTERIOR WALL AT LEVEL 1 FINISH A | 1 1/2" = 1'-0" | 2



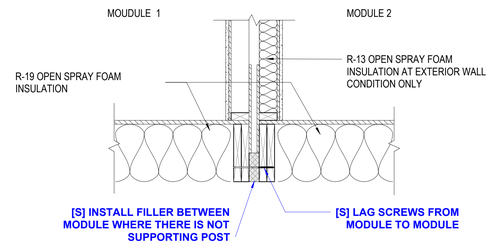
FLOOR DECKING HOLD-BACK DETAIL | 1 1/2" = 1'-0" | 3



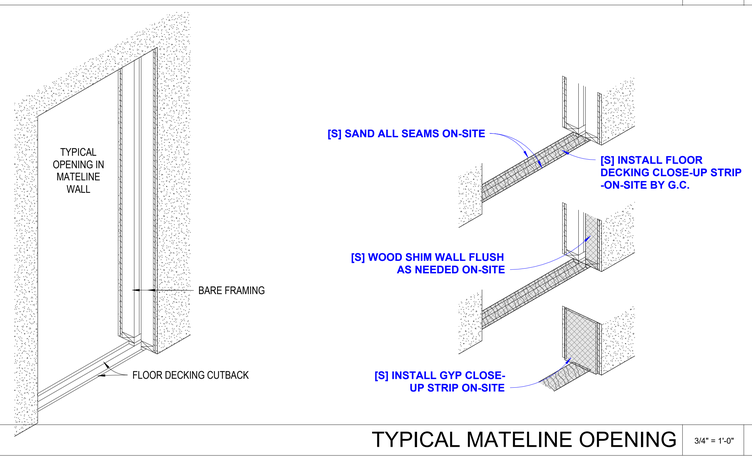
TYPICAL EXTERIOR MODULE TO MODULE CLOSE-UP2 | 3/4" = 1'-0" | 4



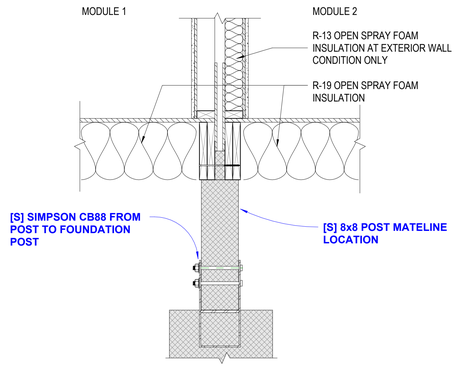
TYPICAL EXTERIOR MODULE TO MODULE CLOSE-UP | 1 1/2" = 1'-0" | 5



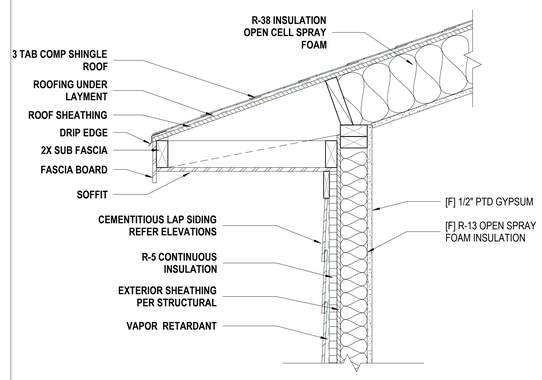
TYPICAL MATELINE WITH FOUNDATION | 1" = 1'-0" | 7



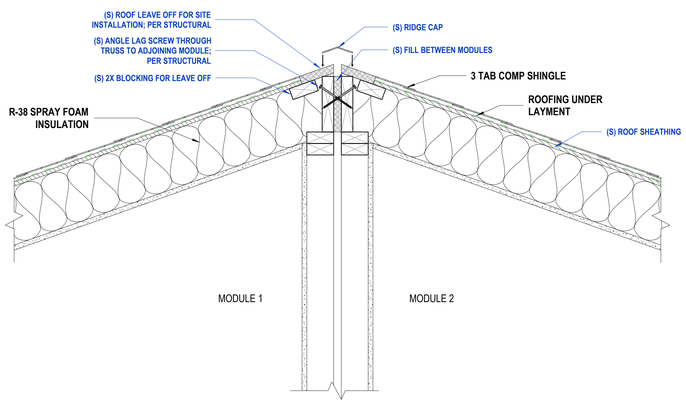
TYPICAL MATELINE OPENING | 3/4" = 1'-0" | 6



TYPICAL MATELINE AT FOUNDATION | 1" = 1'-0" | 8



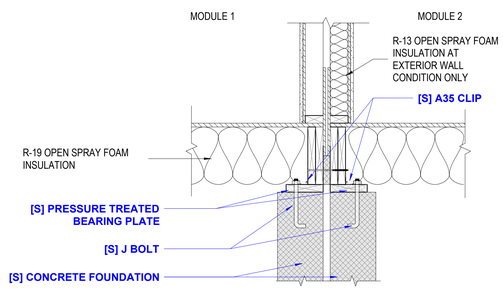
TYPICAL ROOF OVER HANG | 1 1/2" = 1'-0" | 9



TYPICAL ROOF CAP | 1 1/2" = 1'-0" | 10

Per IRC proximity of Floor framing to grade:
All Framing within 18" of grade will need to be pressure treated (no white wood within 18" of grade).
All lumber shall be DIRECT CONTACT APPROVED PRESSURE TREATED where connections to concrete will be made.

Pest Control will consist of a borate treatment up to 4' for all wooden framing members - Pier Foundations are to be provided with a sheet metal cap extending min 1 1/2" beyond edge of pier



TYPICAL MATELINE AT FOUNDATION ADDITION | 1" = 1'-0" | 11

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT 4519 STATE OF TEXAS 7/29/24

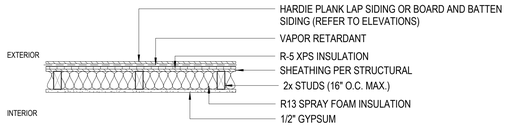
DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:
DETAILS

Drawn By:
Date: 12/03/2021

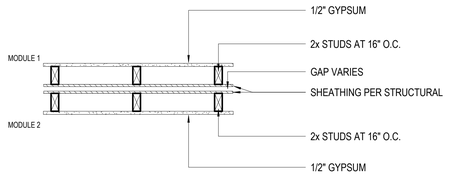
SHEET NUMBER:
MA-2.42



TYPE ID	E1A.4					
PLATE SIZE	2x4					
INSULATION	CAVITY FILL					

ASSEMBLY SPEC	
LISTING TYPE	N/A
LISTING NUMBER	N/A
STC REFERENCE	N/A
GYPSUM ORIENTATION	N/A
JOINT OFF-SET	N/A
MID-HEIGHT BRACING	N/A
NOTES	

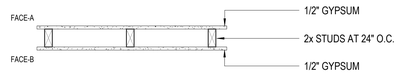
E1A.X	EXTERIOR WALL	FIRE RATING	N/A	STC RATING	N/A



TYPE ID	M1A.4					
PLATE SIZE	2x4					
INSULATION						

ASSEMBLY SPEC	
LISTING TYPE	N/A
LISTING NUMBER	N/A
STC REFERENCE	N/A
GYPSUM ORIENTATION	N/A
JOINT OFF-SET	N/A
MID-HEIGHT BRACING	N/A
NOTES	

M1A.X	MATEWALL	FIRE RATING	N/A	STC RATING	N/A



TYPE ID	P0A.4	P0A.6				
PLATE SIZE	2x4	2x6				
INSULATION	N/A	N/A				

ASSEMBLY SPEC	
LISTING TYPE	N/A
LISTING NUMBER	N/A
STC REFERENCE	N/A
GYPSUM ORIENTATION	N/A
JOINT OFF-SET	N/A
MID-HEIGHT BRACING	N/A
NOTES	

P0A.X	INTERIOR WALL	FIRE RATING	N/A	STC RATING	N/A

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

DreamBuild

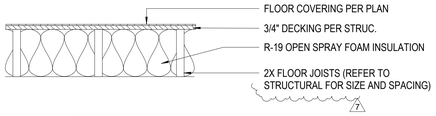
#	ISSUE/REVISION	DATE

SHEET TITLE:
WALL AND PARTITION TYPES

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

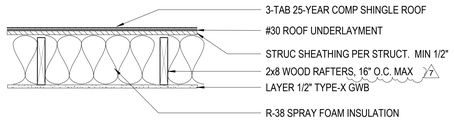
MA-2.43



CRAWL SPACE

ASSEMBLY SPEC	
LISTING TYPE	
LISTING NUMBER	
STC REFERENCE	
NOTES	ALTERNATE FLOOR JOISTS OPTIONS: WOOD I-JOISTS, PRE-ENGINEERED WOOD TRUSS or PRE-ENGINEERED LUMBER 7

F1	FLOOR ASSEMBLY	FIRE RATING	N/A	STC RATING	N/A



ASSEMBLY SPEC	
LISTING TYPE	
LISTING NUMBER	
STC REFERENCE	
NOTES	ALTERNATE ROOF JOIST OPTIONS: WOOD I-JOISTS, PRE-ENGINEERED WOOD TRUSSES or PRE-ENGINEERED LUMBER 7

R1	ROOF ASSEMBLY	FIRE RATING	N/A	STC RATING	N/A

ASSEMBLY NOTE

7

1. SHOULD ARCHITECTURAL AND STRUCTURAL CONFLICT OCCUR - FOLLOW MOST STRINGENT FASTENING REQUIREMENTS.
2. MINIMUM STRUCTURAL FASTENING SHALL MEET MODULE FASTENER SCHEDULES IN STRUCTURAL PLANS AND STRUCTURAL DETAILS.

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

DreamBuild

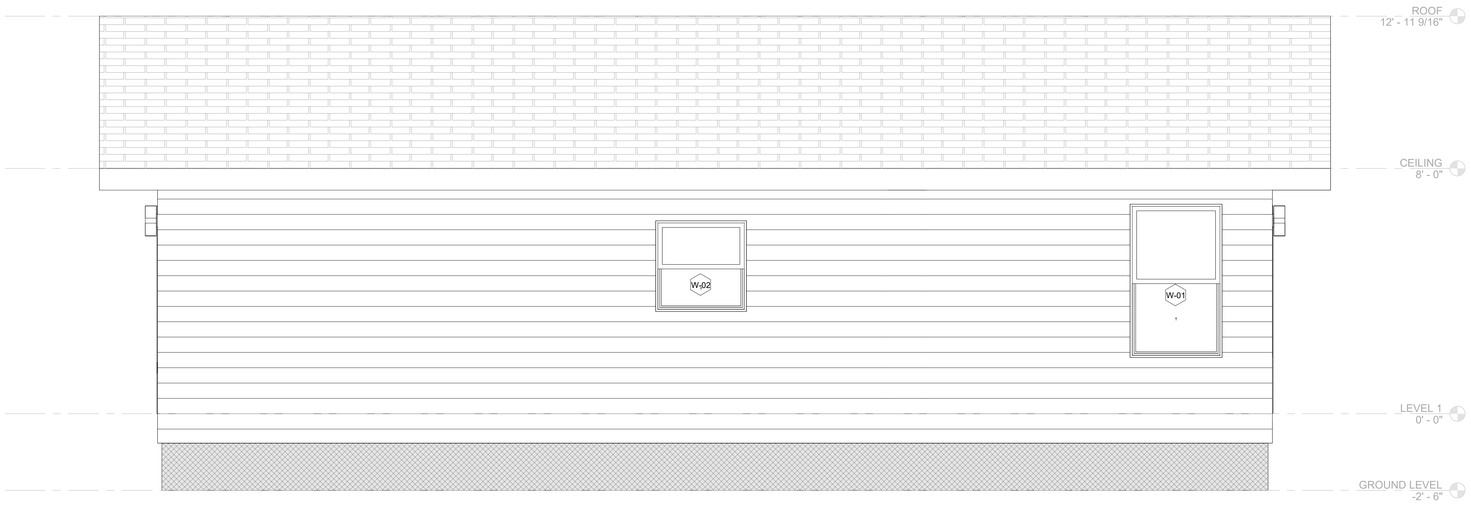
#	ISSUE/REVISION	DATE
7	TX CODE UPDATE	06/21/24

SHEET TITLE:
FLOOR & ROOF ASSEMBLIES

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.44

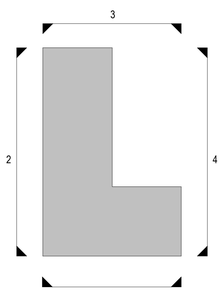


2 L CORE - ELEVATION 2

1/2" = 1'-0"

1 L CORE - ELEVATION 1

1/2" = 1'-0"



L CORE
ELEVATION DIAGRAM

BLDG. ELEVATION NOTES

1. EXTERIOR FINISHES AND WEATHER BARRIER IN FBH CONTRACT, CLOSE UP AND CROSS-OVER FINISH AND WEATHER BARRIER INSTALLED ON SITE BY G.C.

2. THESE ELEVATIONS DEPICT MODULES ONCE SET, AFTER APPLICATION OF SITE BUILT SCOPE.

3. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR, UNLESS OTHERWISE NOTED.

4. COORDINATE ALL EXTERIOR SITE INSTALLED LOUVERS AND VENTS WITH FBH INSTALLED ELEMENTS, SEE MECHANICAL DWGS. IF NOT ABLE TO INSTALL IN FBH

5. ITEMS SHOWN CYAN ARE NOT A PART OF FBH SCOPE, TO BE SITE BUILT BY G.C.

6. SEE DETAILS FOR WALL, FLOOR AND CEILING ASSEMBLIES.

7. ROOF SYSTEM CROSS OVER AND HOLD BACKS INSTALLED ON-SITE BY G.C.

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:
L CORE EXTERIOR ELEVATIONS

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-3.01

BLDG. ELEVATION NOTES

1. EXTERIOR FINISHES AND WEATHER BARRIER IN FBH CONTRACT, CLOSE UP AND CROSS-OVER FINISH AND WEATHER BARRIER INSTALLED ON SITE BY G.C.

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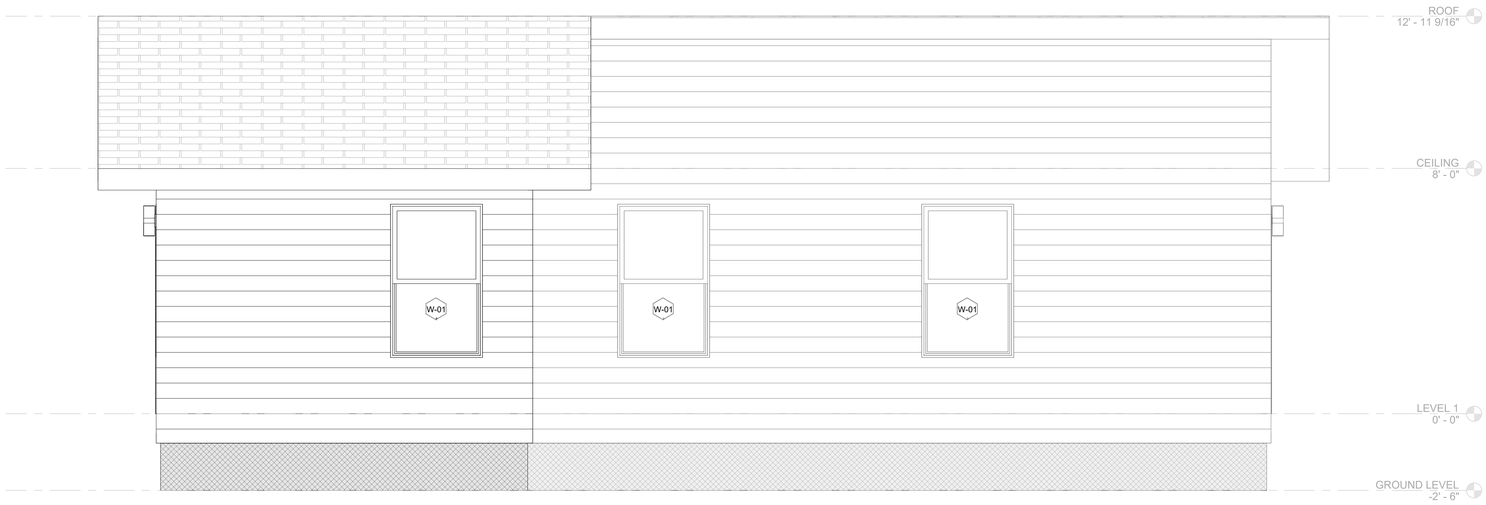
7. ROOF SYSTEM CROSS OVER AND HOLD BACKS INSTALLED ON-SITE BY G.C.

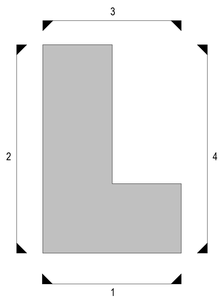


2 L CORE - ELEVATION 4

1/2" = 1'-0"

1 L CORE - ELEVATION 3

1/2" = 1'-0"



L CORE
ELEVATION DIAGRAM

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ERIC PERRIN
4519
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:
L CORE EXTERIOR ELEVATIONS

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-3.02

BLDG. ELEVATION NOTES

1. EXTERIOR FINISHES AND WEATHER BARRIER IN FBH CONTRACT, CLOSE UP AND CROSS-OVER FINISH AND WEATHER BARRIER INSTALLED ON SITE BY G.C.

2. THESE ELEVATIONS DEPICT MODULES ONCE SET, AFTER APPLICATION OF SITE BUILT SCOPE.

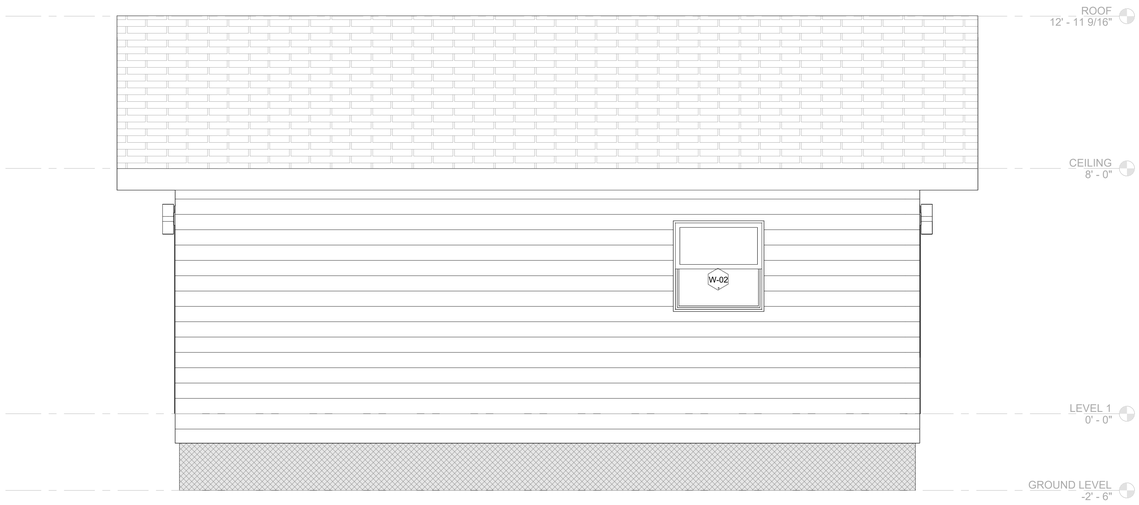
3. ALL LEVELS ARE TO TOP OF PLYWOOD SUBFLOOR, UNLESS OTHERWISE NOTED.

4. COORDINATE ALL EXTERIOR SITE INSTALLED LOUVERS AND VENTS WITH FBH INSTALLED ELEMENTS, SEE MECHANICAL DWGS. IF NOT ABLE TO INSTALL IN FBH

5. ITEMS SHOWN CYAN ARE NOT A PART OF FBH SCOPE, TO BE SITE BUILT BY G.C.

6. SEE DETAILS FOR WALL, FLOOR AND CEILING ASSEMBLIES.

7. ROOF SYSTEM CROSS OVER AND HOLD BACKS INSTALLED ON-SITE BY G.C.

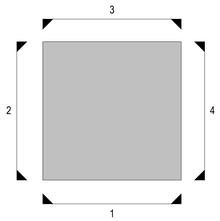


2 O CORE - ELEVATION 2

1/2" = 1'-0"

1 O CORE - ELEVATION 1

1/2" = 1'-0"



O CORE
ELEVATION DIAGRAM

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:

O CORE EXTERIOR ELEVATIONS

Drawn By:

Date: 12/03/2021

SHEET NUMBER:

MA-3.03

BLDG. ELEVATION NOTES

1. EXTERIOR FINISHES AND WEATHER BARRIER IN FBH CONTRACT, CLOSE UP AND CROSS-OVER FINISH AND WEATHER BARRIER INSTALLED ON SITE BY G.C.

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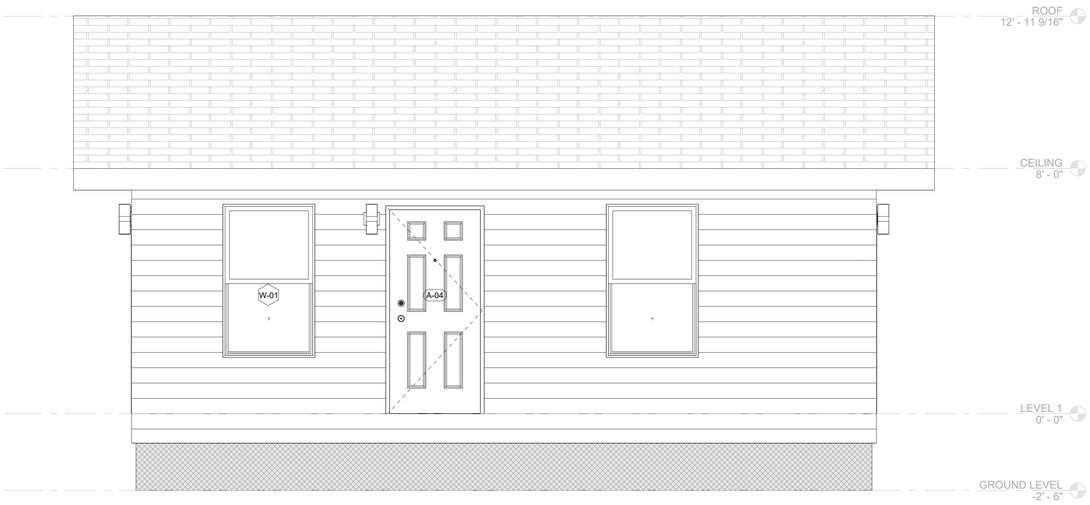
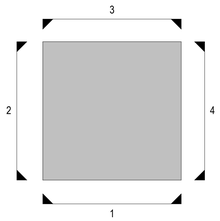


2 O CORE - ELEVATION 4

1/2" = 1'-0"

1 O CORE - ELEVATION 3

1/2" = 1'-0"



O CORE
ELEVATION DIAGRAM

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:

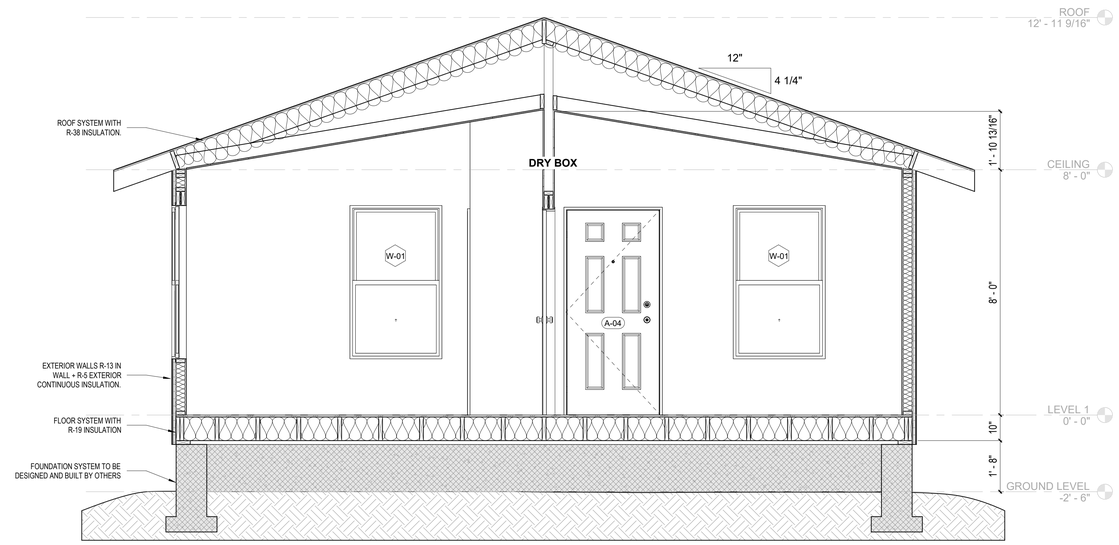
O CORE EXTERIOR ELEVATIONS

Drawn By:

Date: 12/03/2021

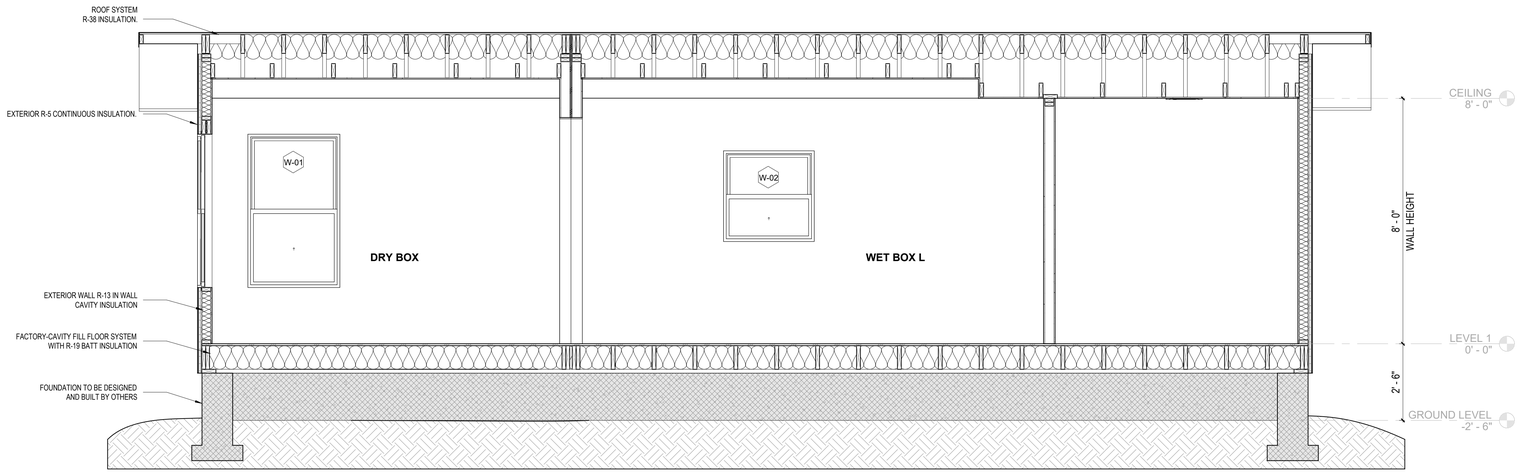
SHEET NUMBER:

MA-3.04



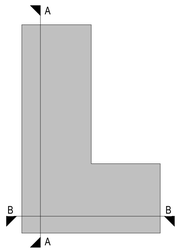
2 L CORE SECTION B

1/2" = 1'-0"



1 L CORE SECTION A

1/2" = 1'-0"



L CORE
SECTION DIAGRAM

SECTION GENERAL NOTES

1. SCOPE: SITE-BUILT ELEMENTS SHOWN GRAYED-OUT NOT IN CONTRACT (N.I.C.) SEE SITE BUILT DWGS.

2. DIMENSIONS: ARE TO FACE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED (U.O.N.) VERIFY ALL DIMENSIONS. DO NOT MEASURE DRAWINGS TO DETERMINE OMITTED DIMENSIONS; CONTACT ARCHITECT.

3. ROOFING CROSS-OVER AND HOLD BACKS INSTALLED ON SITE BY G.C. OVER F.B.H.

4. WEATHER BARRIER CROSS-OVER AND HOLD BACKS INSTALLED ON SITE BY G.C. OVER F.B.H.

5. EXTERIOR FINISHES CROSS-OVER AND HOLD BACKS INSTALLED ON SITE BY G.C. OVER F.B.H.

6. WINDOWS: COORDINATE LOCATIONS AND SIZES WITH UNIT MODULE PLANS AND WINDOW SCHEDULE.

7. STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING: REFER TO INDIVIDUAL DISCIPLINE DRAWINGS FOR ADDITIONAL INFORMATION WHOSE DRAWINGS SHALL GOVERN IN ALL CASES.

8. REFERENCE BUILDING/UNIT PLANS FOR SPECIFIC WALL TYPE CALL OUTS.

9. REFERENCE INFORMATION PERTAINING TO FLOOR/WALL AND CEILING TAGS CAN BE FOUND ON THE MA-11.xx SHEETS.

10. REFERENCE SHEETS MA-5.04 THROUGH MA-5.04B FOR MODULAR CONSTRUCTION ASSEMBLY DETAILS.

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:
L CORE SECTIONS

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-3.21

SECTION GENERAL NOTES

1. SCOPE: SITE-BUILT ELEMENTS SHOWN GRAYED-OUT NOT IN CONTRACT (N.I.C.) SEE SITE BUILT DWGS.

2. DIMENSIONS: ARE TO FACE OF STUD (F.O.S.) UNLESS OTHERWISE NOTED (U.O.N.) VERIFY ALL DIMENSIONS. DO NOT MEASURE DRAWINGS TO DETERMINE OMITTED DIMENSIONS; CONTACT ARCHITECT.

3. ROOFING CROSS-OVER AND HOLD BACKS INSTALLED ON SITE BY G.C. OVER F.B.H.

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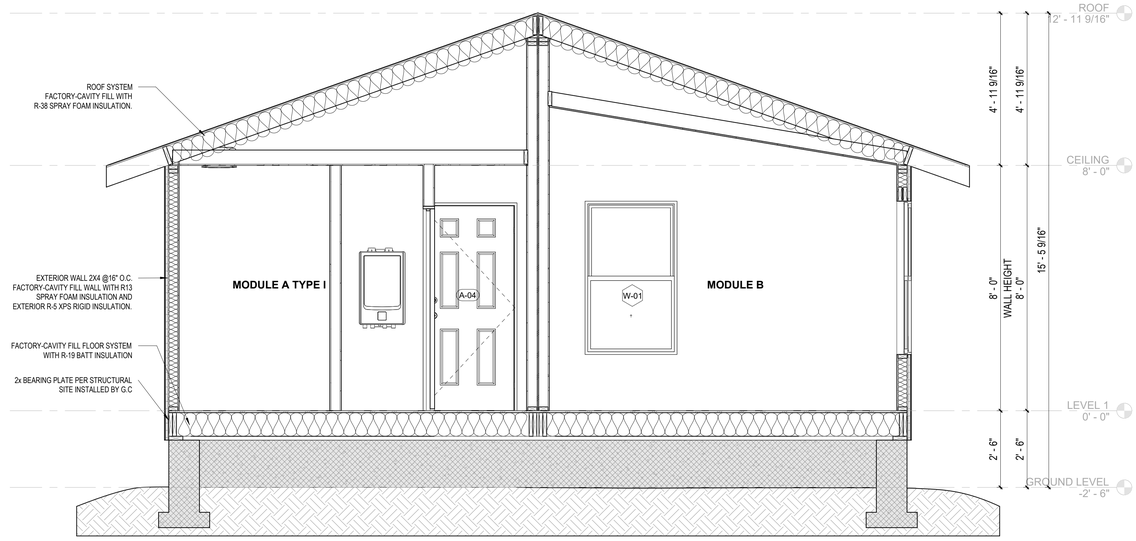
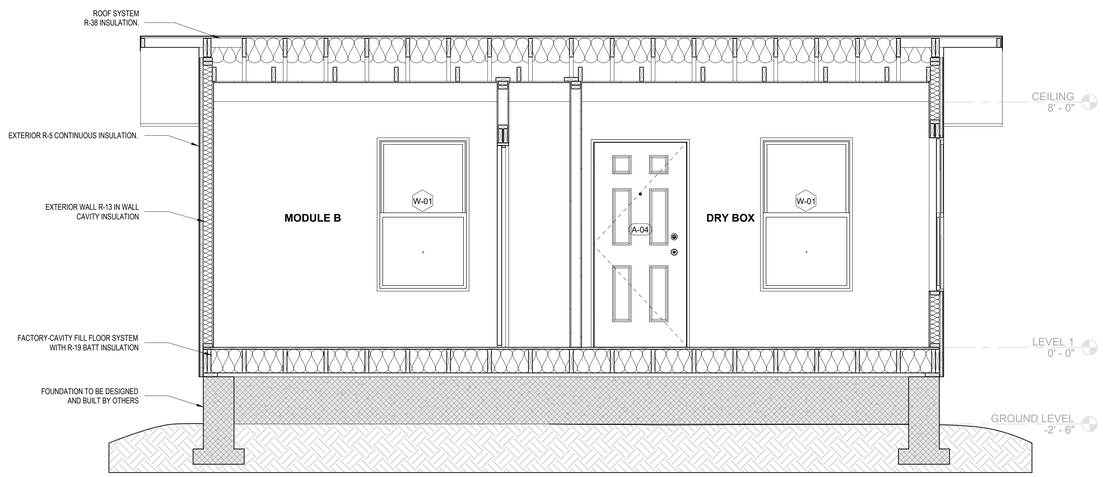
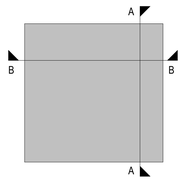


2 O CORE - SECTION B
1/2" = 1'-0"



1 O CORE - SECTION A
1/2" = 1'-0"



O CORE
SECTION DIAGRAM

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ROBERT A. GRAHAM
4516
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE

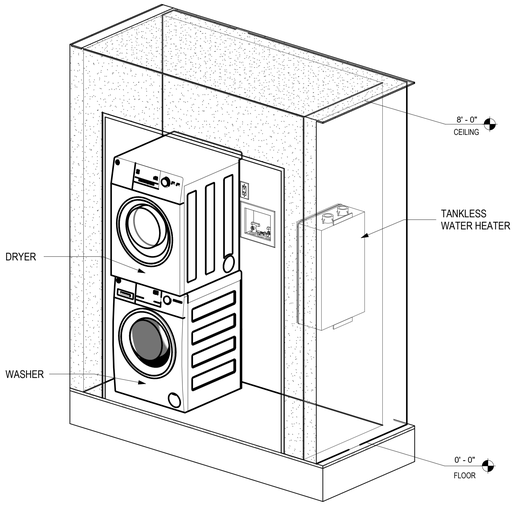
SHEET TITLE:
O CORE SECTIONS

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-3.22

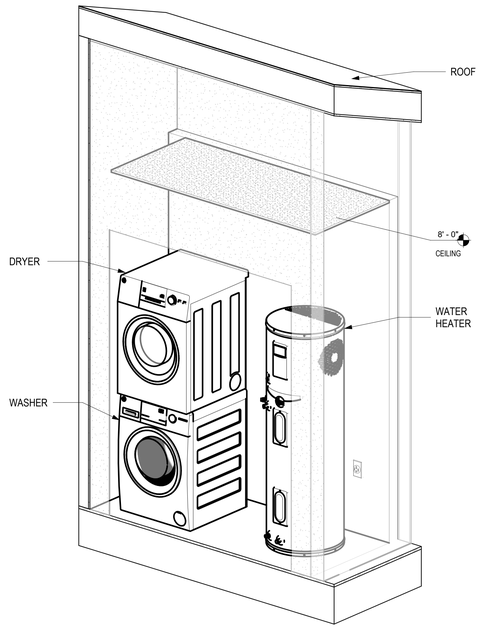
5 UNIT - TANKLESS LAUNDRY ROOM



NOTE: REFER TO SHEET MA-4.01 FOR LAUNDRY ROOM DETAILS.

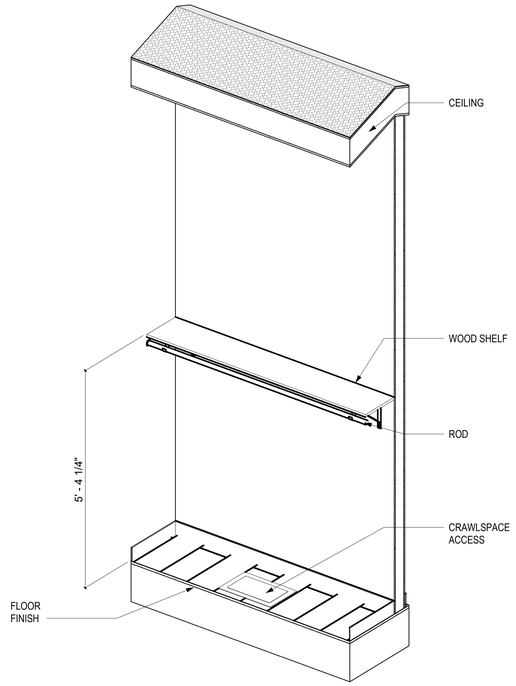
5

4 UNIT - LAUNDRY ROOM



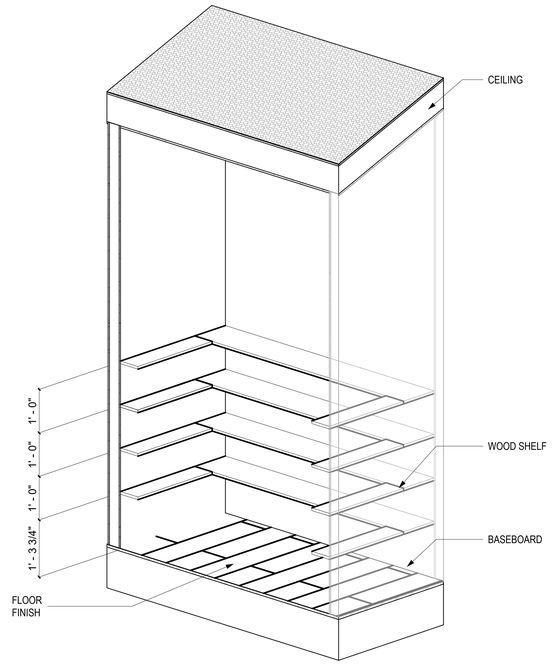
NOTE: REFER TO SHEET MA-4.01 FOR LAUNDRY ROOM DETAILS.

3 UNIT - CLOSET BEDROOM



NOTE: PLEASE REFER TO UNIT PLANS (MA-2.0x) FOR CLOSET BEDROOM DIMENSIONS OR MORE DETAILS.
REFER TO ARCHITECTURAL DRAWINGS/SPEC LIST
FOR SHELF SIZES.

2 UNIT - BEDROOM CLOSET



NOTE: PLEASE REFER TO UNIT PLANS (MA-2.0x) FOR CLOSET BEDROOM DIMENSIONS OR MORE DETAILS.
REFER TO ARCHITECTURAL DRAWINGS/SPEC LIST
FOR SHELF SIZES.

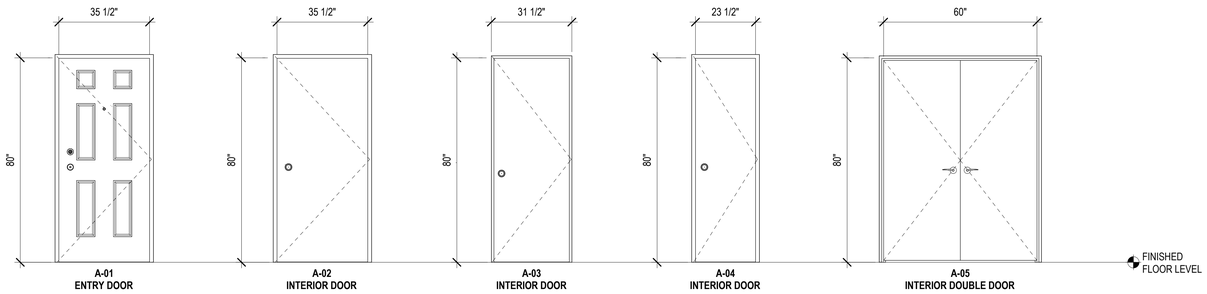
1 UNIT - DOOR AND WINDOW INFORMATION

7

DOOR SCHEDULE AND NOTES

DOOR SCHEDULE

TAG	DOOR TYPE
A-01	36" X 80" EXTERIOR
A-02	36" X 80" BEDROOM
A-03	30" X 80" INTERIOR
A-04	24" X 80" INTERIOR
A-05	60" X 80" INTERIOR



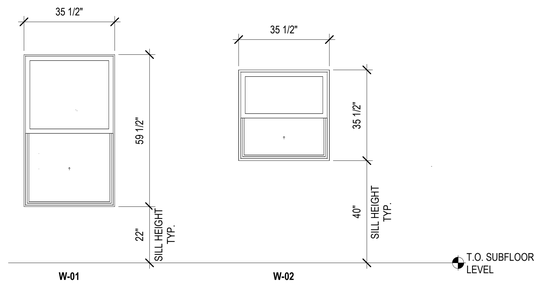
NOTES:

1. FOR DOOR MODELS AND MINIMUM ENERGY STANDARS REFERENCE PRODUCT DATA SHEETS IN QUALITY ASSURANCE MANUAL.
1. ALL DOORS TO BE CENTERED IN WALL U.N.O.
3. INTERIOR DOORS TO BE HOLLOW CORE WOOD AND PAINTED TO MATCH INTERIOR WALLS U.N.O.
4. DOOR STOPS SHALL BE INSTALLED 3" SPRING INTALLED AT BASE OF WALL, OR HINGE MOUNTED.
5. ALL HINGED DOORS TO RECEIVE THREE HINGES AND LEVER HARDWARE, EXTERIOR DOORS TO RECEIVE EXTERIOR RATED HINGES.
6. ALL HARDWARE SHALL MATCH. BEDROOM AND BATHROOM DOORS TO RECEIVE PRIVACY HARDWARE, ALL OTHER INTERIOR DOORS TO RECEIVE PASSAGE HARDWARE.

WINDOW SCHEDULE AND NOTES

WINDOW SCHEDULE

TAG	SIZE
W-01	36 IN X 60 IN
W-02	36 IN x 36 IN



NOTES:

1. FOR WINDOW MODELS AND MINIMUM ENERGY STANDARS REFERENCE PRODUCT DATA SHEETS IN QUALITY ASSURANCE MANUAL.
2. ALL WINDOWS SHALL BE FLASHED WITH BUTYL TAPE AND SEALED PER HOUSE WRAP SPECIFICATIONS.
3. INSECT SCREENS SHALL BE INSTALLED ON ALL OPERABLE WINDOWS.
4. HEADER HEIGHT TO BE 6'-8" A.F.F. U.N.O. IN ELEVATIONS.

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ERIC A. PRUNEDA
25191
STATE OF TEXAS
7/29/24

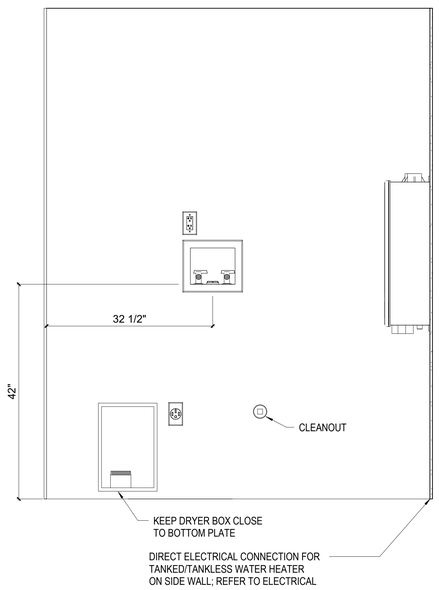
DreamBuild

#	ISSUE/REVISION	DATE
5	CAR RESPONSE 01	03/19/24
6	CAR RESPONSE 02	05/06/24
7	TX CODE UPDATE	06/21/24

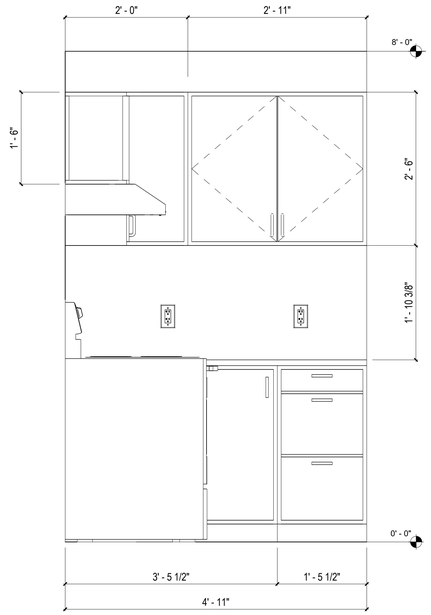
SHEET TITLE:
CLOSET, DOOR AND WINDOW TYPES

Drawn By:
Date: 12/03/2021

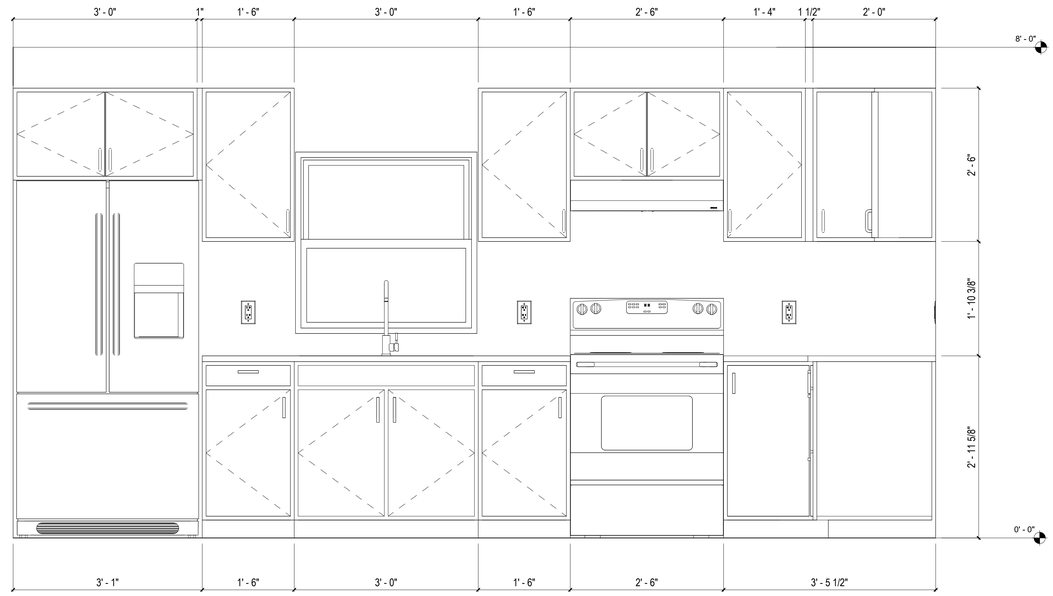
SHEET NUMBER:
MA-4.00



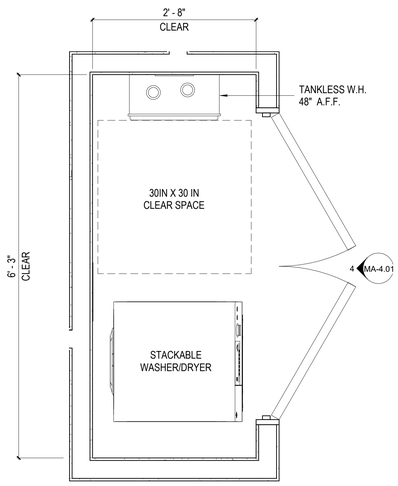
4 LAUNDRY ROOM
1" = 1'-0"



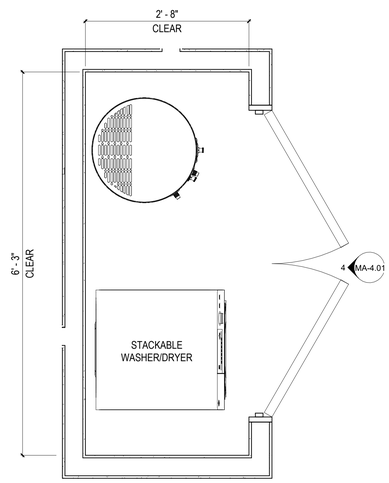
3 KITCHEN ELEVATION 2
1" = 1'-0"



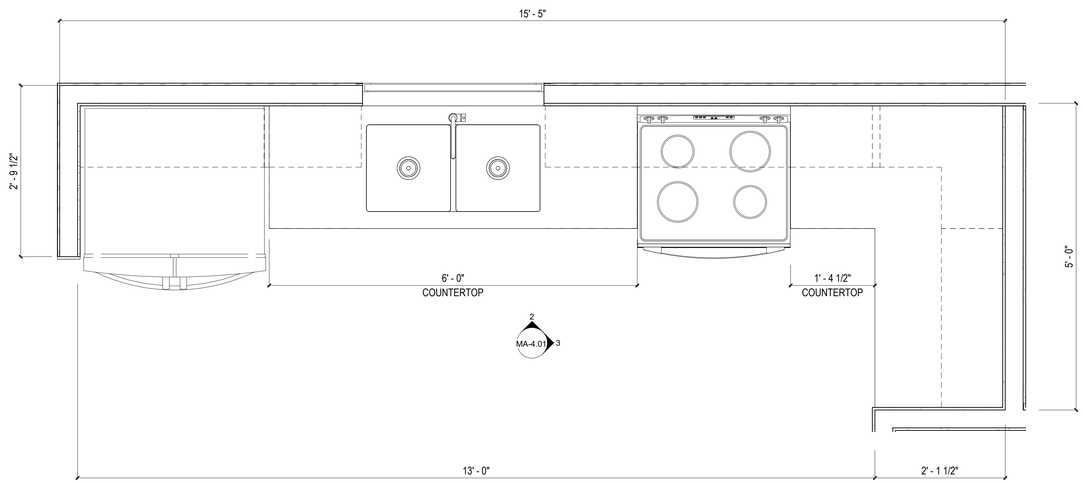
2 KITCHEN ELEVATION 1
1" = 1'-0"



5 LAUNDRY - INSTANTANEOUS WATER HEATER
1" = 1'-0"



6 LAUNDRY - TANK WATER HEATER
1" = 1'-0"



1 KITCHEN FLOOR PLAN
1" = 1'-0"

KITCHEN ENLARGED PLAN	#UNITS
MA-4.01 - ENLG KITCHEN - COMBINATION O-2	L-1, O-2

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ERIC A. PERRIN
#25191
STATE OF TEXAS
7/29/24

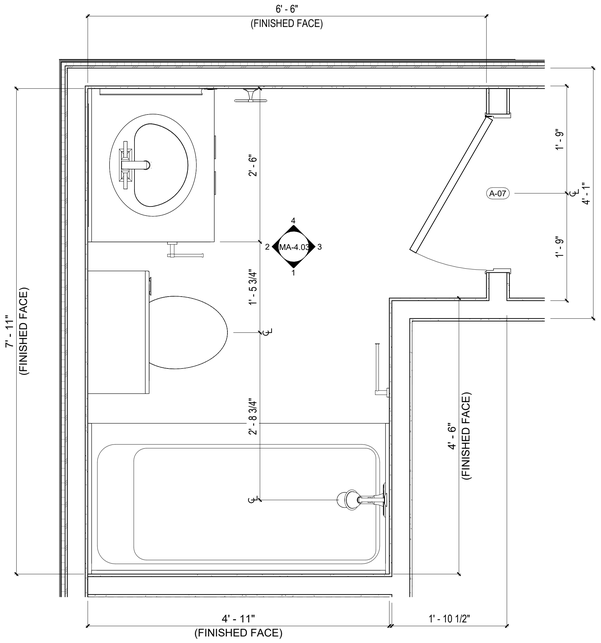
DreamBuild

#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

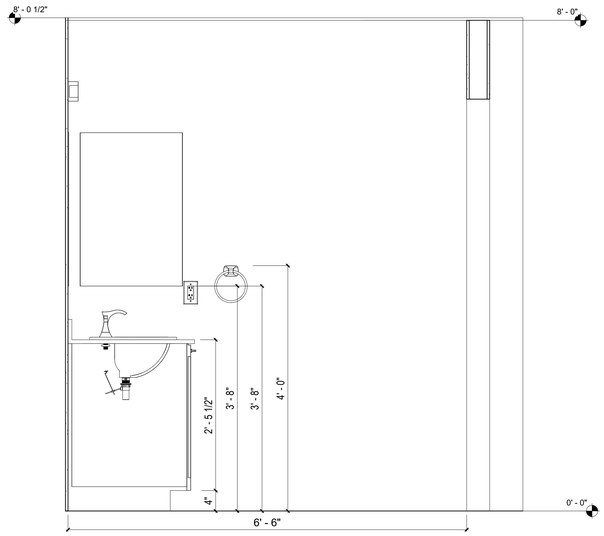
SHEET TITLE:
ENLARGED KITCHEN AND LAUNDRY

Drawn By:
Date: 12/03/2021

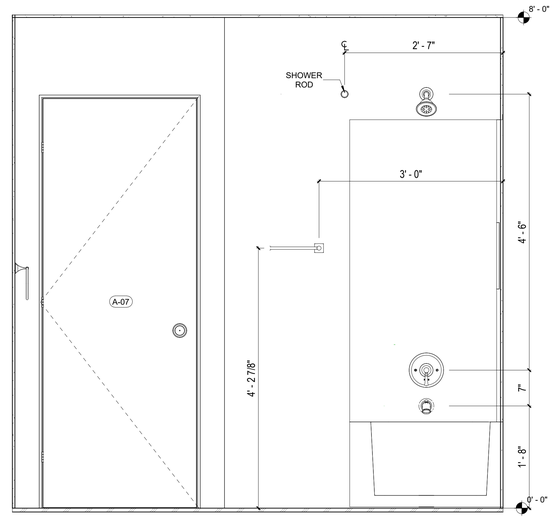
SHEET NUMBER:
MA-4.01



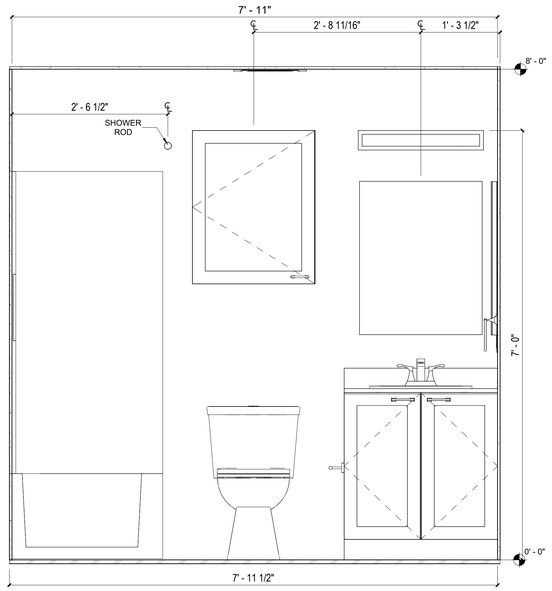
5 ENLG BATHROOM - COMBINATION L-1
1" = 1'-0"



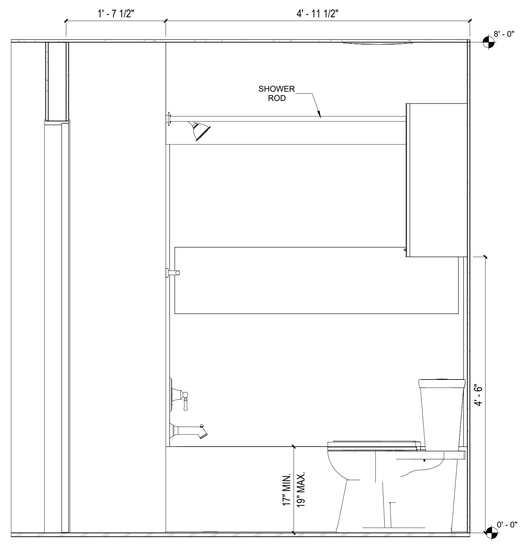
4 ELEV BATHROOM - COMBINATION L-1
1" = 1'-0"



3 ELEV BATHROOM - COMBINATION L-1
1" = 1'-0"



2 ELEV BATHROOM - COMBINATION L-1
1" = 1'-0"



1 ELEV BATHROOM - COMBINATION L-1
1" = 1'-0"

BATHROOM ENLARGED PLAN	#UNITS
MA-4.03 - ENLG BATHROOM - COMBINATION L-1	L-1, O-2, MODULE A - TYPE 1, MODULE A - TYPE 2.

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ERIC FRANK
#25191
STATE OF TEXAS
7/29/24

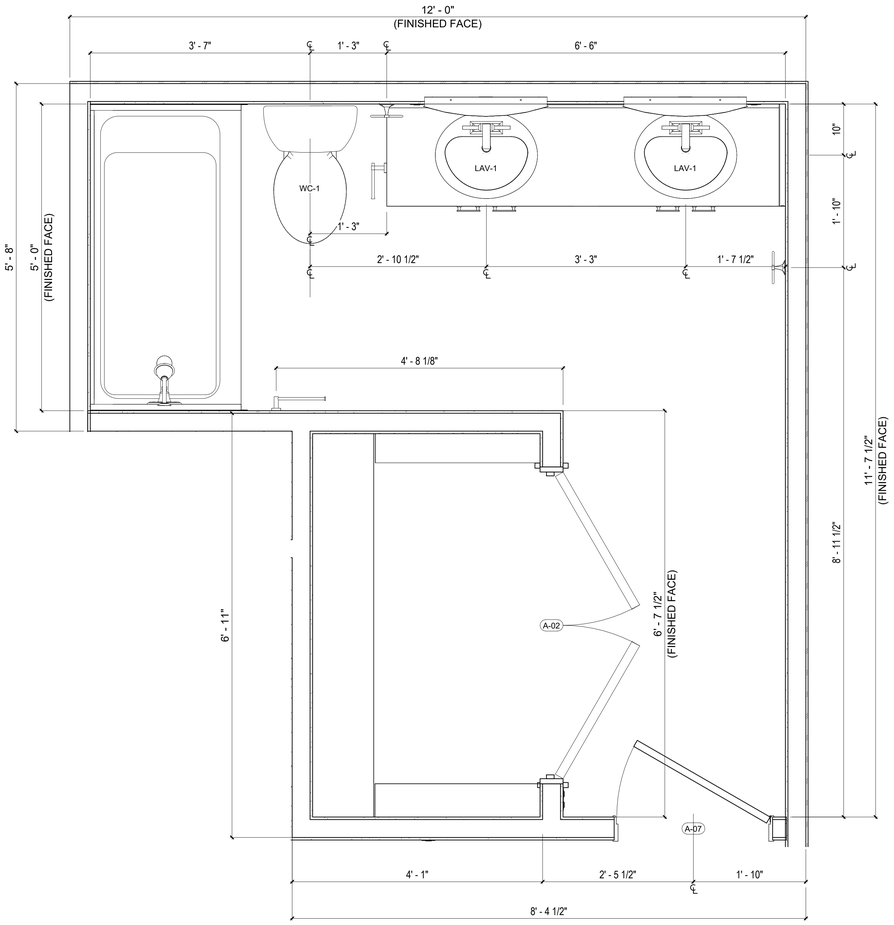
DreamBuild

#	ISSUE/REVISION	DATE

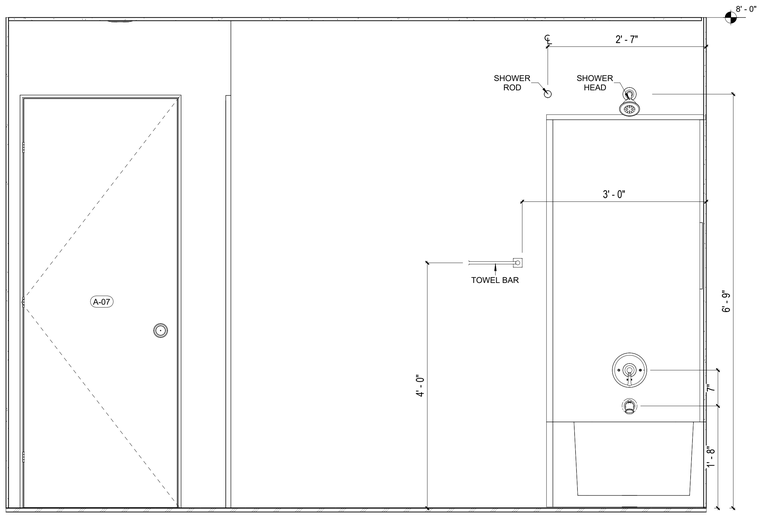
SHEET TITLE:
ENLARGED BATHROOM

Drawn By:
Date: 12/03/2021

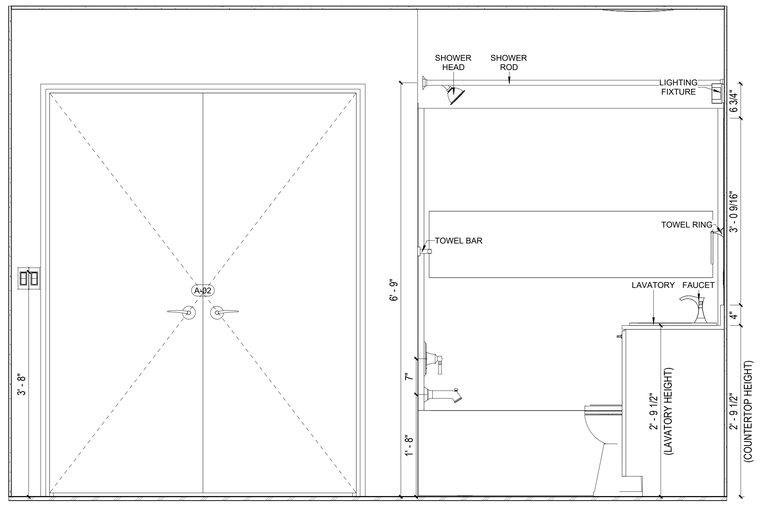
SHEET NUMBER:
MA-4.03



5 ENLG BATHROOM - BEDROOM SUITE BOX
1" = 1'-0"



2 ELEV BATH - BEDROOM SUITE BOX
1" = 1'-0"



1 ELEV BATH - BEDROOM SUITE BOX
1" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ERIC PRUNER
23519
STATE OF TEXAS
7/29/24

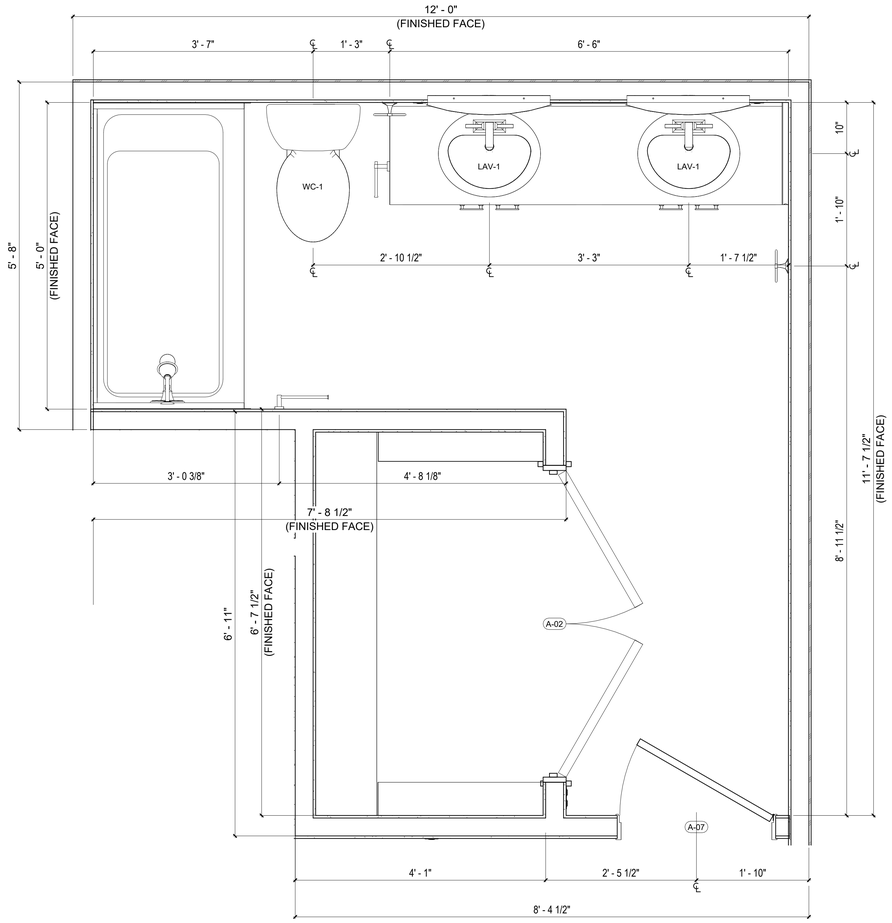
DreamBuild

#	ISSUE/REVISION	DATE

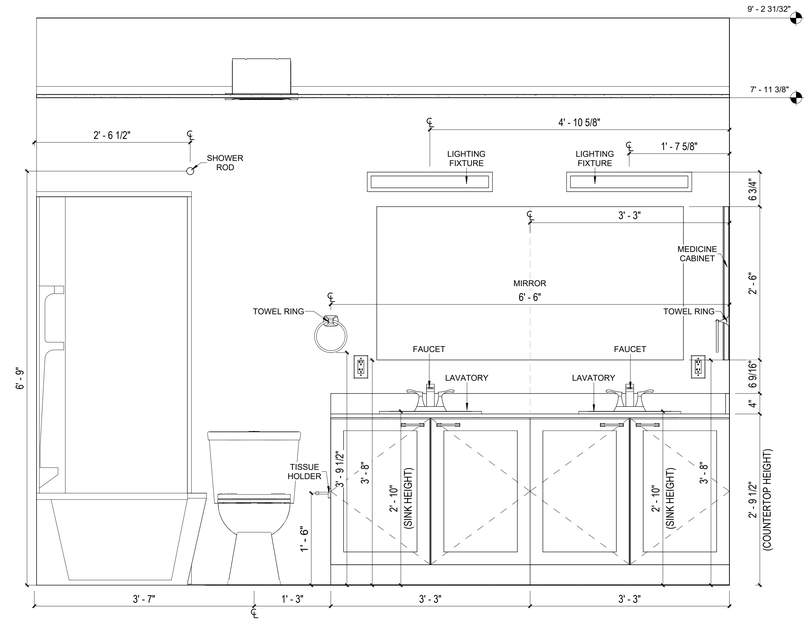
SHEET TITLE:
ENLARGED BATHROOM

Drawn By:
Date: 12/03/2021

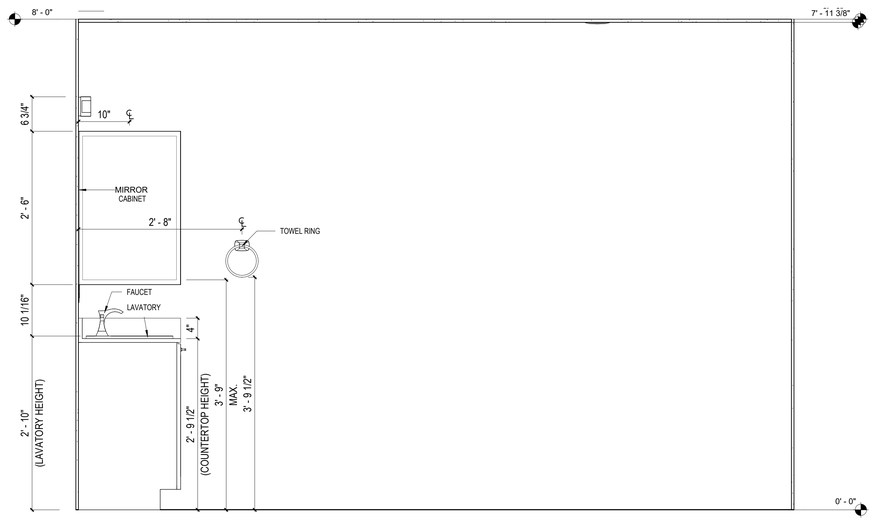
SHEET NUMBER:
MA-4.04



1 ENLG BATHROOM - MASTER BOX
1" = 1'-0"



3 ELEV BATH - MASTER BOX
1" = 1'-0"



2 ELEV BATH - MASTER BOX
1" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ERIC PRIEST
#25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:
ENLARGED BATHROOM

Drawn By:
Date: 12/03/2021

SHEET NUMBER:
MA-4.05

UNIT - FINISHES

UNIT - FINISHES			
ITEM	MODEL	MANUFACTURER	PREVIEW
WALL, CEILING, DOORS & FRAMES	SW7636 - ORIGAMI WHITE	SHERWIN WILLIANS	
FLOOR COVERING (LVT-1)	STERLING OAK - I966106L	LIFEPROOF	

COUNTERTOP - SCHEDULES

UNIT - FINISHES						
DESCRIPTION	THICKNESS	DEPTH	BACKSPLASH	MODEL	MANUFACTURER	PREVIEW
KITCHEN COUNTERTOP	3 CM	2' - 0"	-	SURF (MATTE FINISH) - #923	FORMICA	
KITCHEN BACKSPLASHES	1 CM	0' - 4"	-	BRIGHT WHITE - EXT3RD100939	IVYHILL	
BATHROOM COUNTERTOP	2 CM	2' 0"	4" Height, 2 CM Thck	WHITE (GLOSS 90) - #949	FORMICA	

CABINET - SCHEDULES

KITCHEN - CABINET			
Description	Width	Height	Depth
1	2' - 6"	1' - 6"	1' - 0"
1	3' - 1"	1' - 5"	1' - 0"
2	1' - 6"	2' - 6"	1' - 0"
2	2' - 0"	2' - 6"	1' - 0"
3	2' - 4"	2' - 6"	1' - 0"
4	2' - 0"	2' - 10 1/2"	1' - 11 1/4"
5	3' - 0"	2' - 10 1/2"	1' - 11 1/4"
6	1' - 4"	2' - 10 1/2"	1' - 11 1/4"
7	1' - 10"	2' - 6"	1' - 0"
8	0' - 10"	2' - 10 1/2"	1' - 11 1/4"

BATHROOM - CABINET			
Description	Width	Height	Depth
9	2' - 0"	2' - 6"	1' - 0"
10	2' - 6"	2' - 8 3/4"	2' - 0"
11	3' - 3"	2' - 8 3/4"	1' - 8"

BATHROOM - SCHEDULES

BATHROOM - PLUMBING FIXTURE				
ITEM	DESCRIPTION	MODEL	MANUFACTURER	TYPE IMAGE
BT-1	OVATION CURVED 3 PIECE BATHTUB WALL SET	3060BW1.011.011	AMERICAN STANDARD	
D-1	INNOVATOR® 900/901	MODEL 901	WATCO	
LAV-1	BATHROOM SINK, 4" CENTER FAUCET HOLES	13-0012-4WHD	GLACIER BAY	
LF-1	2-HANDLE 4" CENTERSET BATHROOM FAUCET	LF-048-VNCC	PFISTER	
M-1	24 in. W x 30 in. H RECTANGULAR BATHROOM VANITY MIRROR	83018	GLACIER BAY	
M-2	60 in. x 30 in. H RECTANGULAR BATHROOM VANITY MIRROR	GENERIC	GENERIC	
MC-1	20" W X 30" H ALUMINUM MEDICINE CABINET	K-99002-NA	KOHLER	
SH-1	DARTMOOR CHROME TUB/SHOWER	T2183	MOEN	
SR-1	TENSION SHOWER ROD	HD14011	GLACIER BAY	
ST-1	ENLONGATED CLOSED FRONT COMMERCIAL TOILET SEAT	7600T 000	BEMIS	
TB-1	BATHROOM TOWEL BAR	KEA-17725CH	KRAUS	
TP-1	SINGLE ARM TOILET PAPER HOLDER	MAX51-PC	FRANKLIN BRASS	
TR-1	TOWEL RING	PWD46-BN	DELTA	
WC-1	TWO PIECE TOILET CALHOUN WHITE	N7726RB | N7714	NIAGARA	

KITCHEN - SCHEDULES

KITCHEN - APPLIANCES				
Item	Description	Model	Manufacturer	Type Image
HD-1	RANGE HOOD STAINLESS STEEL	BCSEK130SS	BROAN NUTONE	

KITCHEN - PLUMBING FIXTURE				
Item	Description	Model	Manufacturer	Type Image
KF-1	MATRIX DÉCOR KITCHEN SINK FAUCET HIGH ARCH SINGLE-HANDLE FAUCET WITH 1.2 GPM IN BRUSHED NICKEL.	MDSLC16033	MATRIX DECOR	
KS-1	DOUBLE BOWL UNDERMOUNT KITCHEN SINK WITH GRID AND STRAINER	FSUR3619A0	GLACIER BAY	

LAUNDRY - APPLIANCES				
Item	Description	Model	Manufacturer	Type Image
DR-1	DRYER WITH STAINLESS STELL BASKET. ENERGY STAR CERTIFIED.	GFD14ESSNWW	GE	
WH-1	HYBRID ELECTRIC WATER HEATER	XE40T10H45U0	RHEEM	
WS-1	STACKABLE WHITE FRONT LOADING WAHSING MACHINE. ENERGY STAR CERTIFIED.	GFW148SSMWW	GE	

GENERAL FINISHES, FIXTURES AND EQUIPMENT NOTES:

1. "OR APPROVED EQUAL" SHALL APPLY TO ALL MATERIAL AND SPECIFICATIONS CALL OUTS, ALL PLUMBING FIXTURES, ELECTRICAL FIXTURES, BATHROOM ACCESSORIES, AND APPLIANCES.

4

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ERIC PAUL DREAMBUILD
#26519
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE
4	POST STATE LICENSE ADD1	12/18/23

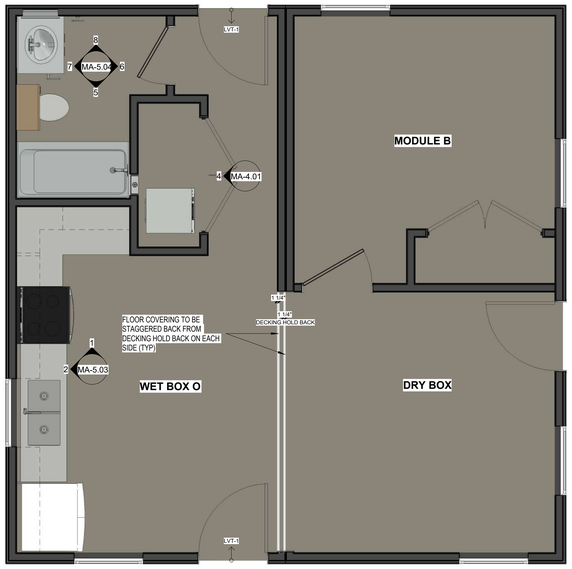
SHEET TITLE:
SCHEDULES - FINISHES

Drawn By:
Date: 12/03/2021

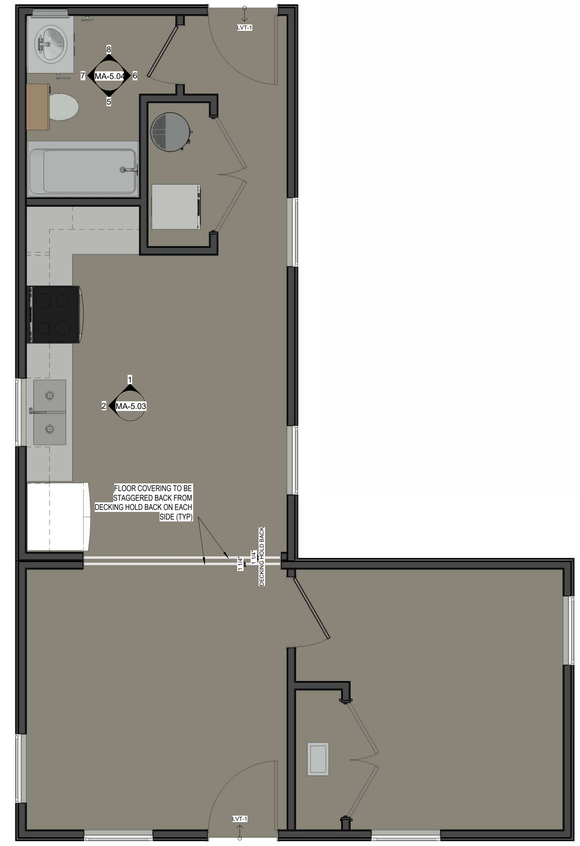
SHEET NUMBER:
MA-5.01

UNIT - FINISHES			
ITEM	MODEL	MANUFACTURER	PREVIEW
WALL, CEILING, DOORS & FRAMES	SW7636 - ORIGAMI WHITE	SHERWIN WILLIANS	
FLOOR COVERING (LVT-1)	STERLING OAK - I966106L	LIFEPROOF	

NOTE: REFERENCE SHEETS MA-2.0x, MA-4.0x FOR DIMENSIONS, WALL TYPES. CYAN REGION INDICATES ELEMENTS SITE INSTALLED.



2 O CORE - FINISHES
3/8" = 1'-0"



1 L CORE - FINISHES
3/8" = 1'-0"

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
4516
STATE OF TEXAS
7/29/24

DreamBuild

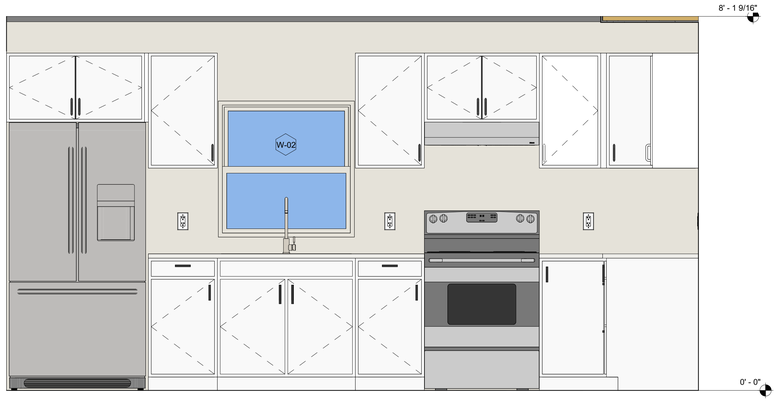
#	ISSUE/REVISION	DATE

SHEET TITLE:
CORE FINISHES

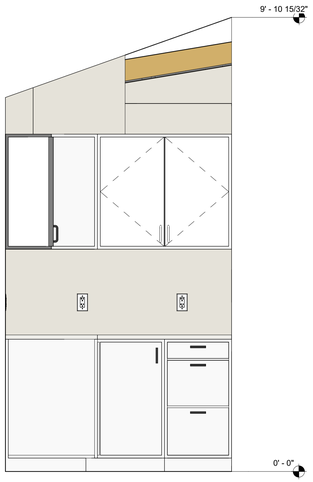
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-5.02



2 ELEV KITCHEN - COMBINATION L-1
3/4" = 1'-0"



1 ELEV KITCHEN - COMBINATION L-1
3/4" = 1'-0"

KITCHEN - COMBINATION L-1

KITCHEN - COMBINATION O-2

KITCHEN INTERIOR ELEVATION	#UNITS
MA-5.05 - ELEV. KITCHEN - COMB. L-1	L-1, O-2

NOTE: WITH CABINET FILL ON COMBINATION O-2 NEXT TO REFRIGERATOR.
REFERANCE SHEET MA-5.01 FOR CABINET SIZES

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
RICHARD E. PERRIN
4519
STATE OF TEXAS
7/29/24

DreamBuild

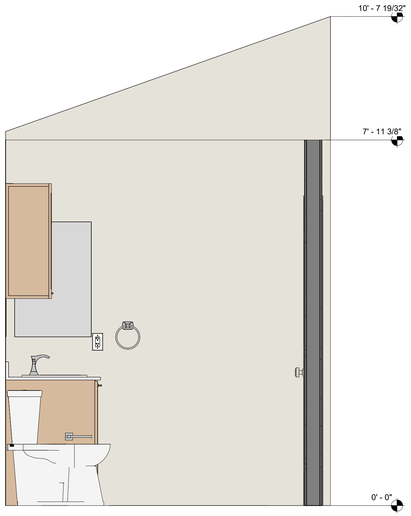
#	ISSUE/REVISION	DATE

SHEET TITLE:
KITCHEN - FINISHES

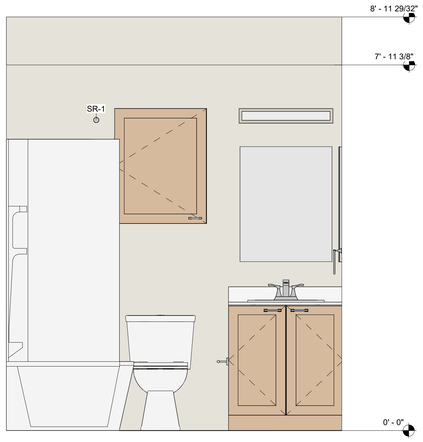
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

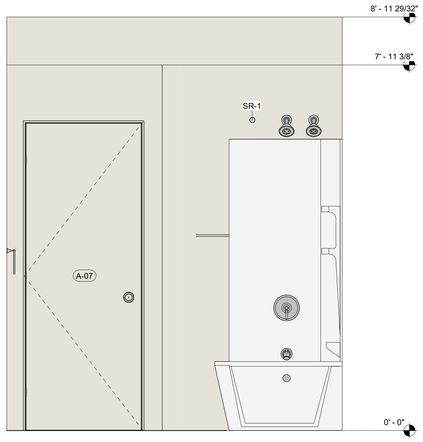
MA-5.03



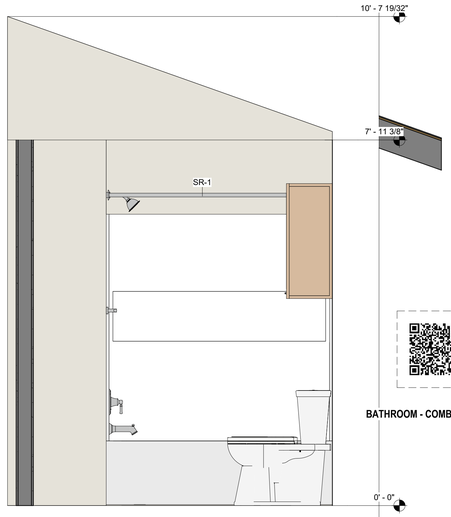
8 ELEV BATH - COMB. L-1 - FINISHES
3/4" = 1'-0"



7 ELEV BATH - COMB. L-1 - FINISHES
3/4" = 1'-0"

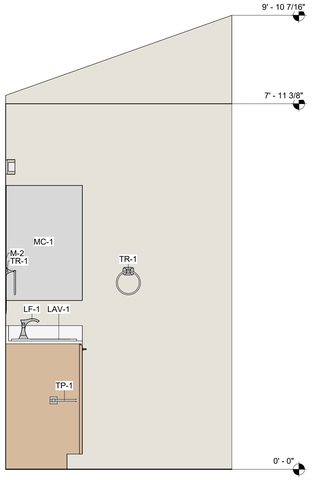


6 ELEV BATH - COMB. L-1 - FINISHES
3/4" = 1'-0"

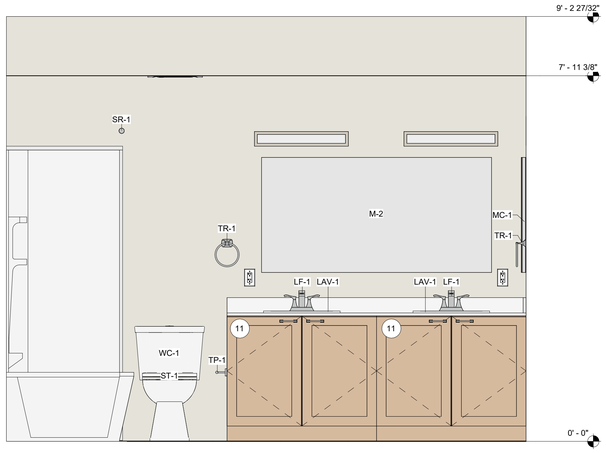


BATHROOM - COMBINATION L-1

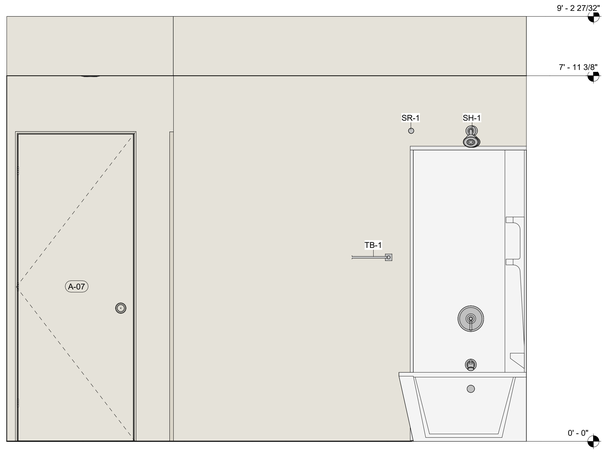
5 ELEV BATH - COMB. L-1 - FINISHES
3/4" = 1'-0"



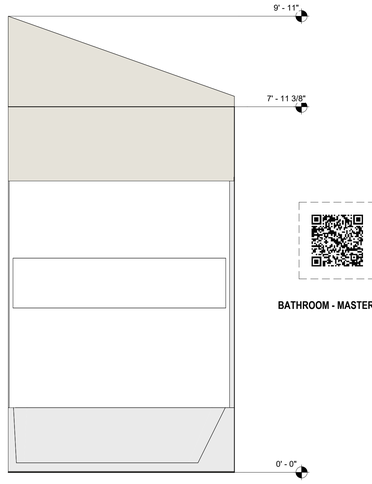
4 ELEV BATH - MASTER BOX - FINISHES
3/4" = 1'-0"



3 ELEV BATH - MASTER BOX - FINISHES
3/4" = 1'-0"



2 ELEV BATH - MASTER BOX - FINISHES
3/4" = 1'-0"



BATHROOM - MASTER BOX

1 ELEV BATH - MASTER BOX - FINISHES
3/4" = 1'-0"

BATHROOM INTERIOR ELEVATION	#UNITS
MA-5.06 - ELEV. BATH - COMB. L-1	L-1, O-2

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33937 OLD ALICE RD
LOS FRESNOS TX 78566

REGISTERED ARCHITECT
ERIC A. PERRIN
#25191
STATE OF TEXAS
7/29/24

DreamBuild

#	ISSUE/REVISION	DATE

SHEET TITLE:
BATHROOM - FINISHES

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-5.04

COLD WATER CALCULATIONS

DESIGNED PER 2015 IPC

AVAILABLE WATER PRESSURE	40.0 PSI*
PRESSURE LOSS ACROSS METER	1.0 PSI
PRESSURE LOSS ACROSS BACKFLOW	5.0 PSI
HIGHEST FIXTURE ELEVATION	12.0 FT
PRESSURE LOSS DUE TO ELEVATION	5.2 PSI
MINIMUM PRESSURE AT LAST FIXTURE	20.0 PSI
GALLONS PER MINUTE	22.00 GPM
METER SIZE	1.5 IN
DISTANCE OUTSIDE TO METER	100.0 FT
EQUIVALENT DISTANCE	150.0 FT
DISTANCE TO LAST FIXTURE	40.0 FT
EQUIVALENT DISTANCE	60.0 FT
TOTAL EQUIVALENT DISTANCE	210.0 FT
TOTAL ALLOWABLE PRESSURE LOSS	8.8 PSI
ALLOWABLE PRESS. LOSS / 100 FT = 8.8 PSI x 100 FT. / 210 EQ. FT. =	4.2 PSI

* THE AVAILABLE WATER PRESSURE IS AN ASSUMED VALUE. IF THE AVAILABLE WATER PRESUSRE IS 40 PSI OR BELOW, A BOOSTER PUMP WILL BE REQUIRED. IF THE AVAILABLE WATER PRESSURE IS ABOVE 80 PSI, A PRESSURE REDUCING VALVE WILL BE REQUIRED.

COLD WATER GPM CALCULATIONS

DESIGNED PER 2015 IPC

FIXTURE	GPM EACH	FIXTURE COUNT	TOTAL GPM
BATH-1	2.5	2	5
KS-1	2.2	1	2.2
LAV-1	1.2	3	3.6
WC-1	1.6	2	3.2
WB-1	4	1	4
HB-1	3	1	3
IM-1	1	1	1
		PEAK DEMAND GPM:	22

WASTE & VENT FIXTURE UNIT CALCULATIONS

DESIGNED PER 2018 IPC

FIXTURE	DFU / DVU EACH	FIXTURE COUNT	TOTAL DFU / DVU
BATH-1	2	2	4
FD-1 (EMERGENCY)	0	1	0
KS-1	2	1	2
LAV-1	1	3	3
WB-1	2	1	2
WC-1	3	2	6
		TOTAL BUILDING DRAINAGE FIXTURE UNITS:	17
		PEAK DEMAND GPM:	8.5

PLUMBING LEGEND

SYMBOLS	ABBREV.	DESCRIPTION
—W—	W	WASTE
—V—	V	VENT
—CW—	CW	COLD WATER
—HW—	HW	HOT WATER
—CD—	CD	CONDENSATE DRAIN
●	FD	FLOOR DRAIN
	VTR	VENT THROUGH ROOF
	S.O.V.	SHUT OFF VALVE
	FCO/COTG	FLOOR CLEANOUT OR CLEANOUT TO GRADE
	WCO	WALL CLEANOUT
		PIPE UP
		PIPE DOWN
		PIPE TEE DOWN

A.F.F.	ABOVE FINISHED FLOOR
B.F.F.	BELOW FINISHED FLOOR
I.E.	INVERT ELEVATION
T&P	TEMPERATURE AND PRESSURE

PLUMBING MATERIAL SPECIFICATIONS

SYSTEM	MATERIAL
WASTE & VENT	ABS (SCHEDULE 40) OR PVC (SCHEDULE 40)
CONDENSATE	ABS (SCHEDULE 40) OR PVC (SCHEDULE 40)
HOT & COLD WATER	TYPE "K" COPPER OR PEX (BELOW GRADE). AS ALLOWED BY CODE. TYPE "L" COPPER OR PEX (ABOVE GRADE). AS ALLOWED BY CODE.

PLUMBING INSULATION SPECIFICATIONS

SYSTEM	PIPE SIZES 1-1/4" & BELOW	PIPE SIZES 1-1/2" & ABOVE
DOMESTIC COLD WATER	1/2"	1"
DOMESTIC HOT WATER	1"	1-1/2"

GENERAL NOTES:

A. ALL WORK AND MATERIALS SHALL CONFORM TO THE THE CODES LISTED IN THE BASIS OF DESIGN AND ALL REQUIREMENTS THE AUTHORITIES HAVING JURISDICTION.

B. OBTAIN FIELD-APPROVAL FOR PLUMBING INSTALLATION FROM AUTHORITIES HAVING JURISDICTION.

C. NO WORK SHALL BE COVERED UP UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY AUTHORITIES HAVING JURISDICTION.

D. VERIFY LOCATION, SIZE, DEPTH AND AVAILABILITY OF ALL UTILITIES INCLUDING SEWER AND WATER PRIOR TO START OF ANY WORK.

E. DRAWINGS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.

F. ALL PLUMBING FIXTURE LOCATIONS (WATER CLOSETS, LAVATORIES, ETC.) ARE DIAGRAMMATIC. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.

G. ALL PLUMBING FIXTURES AND EQUIPMENT SHALL HAVE ISOLATION VALVES ON WATER SUPPLY LINES. VALVES SHALL BE FULL PORT LINE SIZED UNLESS NOTED OTHERWISE.

H. PROVIDE ACCESS DOORS TO ALL CONCEALED VALVES, STRAINERS, TRAP PRIMERS, WATER HAMMER ARRESTORS, ETC.

I. PROVIDE FLOOR DRAINS AND FLOOR SINKS WITH AN APPROVED AUTOMATIC TRAP PRIMER WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.

J. CONTRACTOR SHALL PROVIDE CLEAN-OUTS WHERE SHOWN AND AS REQUIRED BY CODE. CLEAN-OUTS SHALL BE ACCESSIBLE.

K. UNDERGROUND PIPING SHALL BE LOCATED AWAY FROM BEARING FOOTINGS AND SHALL COMPLY WITH DETAILS ON STRUCTURAL DRAWINGS.

L. ALL PIPING IN FINISHED AREAS SHALL BE RUN CONCEALED UNLESS NOTED OTHERWISE ON DRAWINGS. EXPOSED PIPING, WHEN NOTED AS SUCH, SHALL BE RUN AS HIGH AS POSSIBLE AND TIGHT TO STRUCTURE.

M. ALL PIPING PENETRATING WALL, CEILING AND FLOOR SHALL BE ISOLATED FROM BUILDING STRUCTURES WITH RESILIENT SEALS.

N. ALL OPENINGS FOR PIPING THROUGH FIRE RATED ENCLOSURES SHALL BE CAULKED AS REQUIRED BY CODE TO MAINTAIN FIRE RATING.

O. COORDINATE ALL WORK WITH OTHER TRADES AND CONTRACTORS PRIOR TO START OF WORK.

P. ALL EQUIPMENT SHALL BE U.L.-LISTED.

Q. BRING TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE ANY OMISSIONS OR CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS BEFORE PROCEEDING WITH THE WORK.

R. CONTRACTOR TO PROVIDE ROUGH-INS AND FINAL CONNECTIONS FOR FIXTURES AND EQUIPMENT FURNISHED BY OTHERS.

S. NO VENT OUTLET SHALL TERMINATE CLOSER THAN FOUR FEET TO OR ONE FOOT ABOVE ANY DOOR, WINDOW OR GRAVITY AIR INTAKE, NOR CLOSER THAN TEN FEET TO OR LESS THAN THREE FEET ABOVE ANY FORCED OR MECHANICAL AIR INTAKE. VENT OUTLETS SHALL BE A MINIMUM OF TWO FEET FROM THE EDGE OF THE ROOF.

T. WASTE VENTS SHALL RISE VERTICALLY TO A POINT NOT LESS THAN 6" IN HEIGHT ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE BEFORE BEING CONNECTED TO ANY OTHER VENT.

U. FAUCET AND PLUMBING FIXTURES SHALL BE OF THE WATER CONSERVATION TYPE.

V. ALL PIPE SHALL BE TIGHTLY SECURED TO THE STRUCTURE AND SHALL BE SUPPORTED PER CODE REQUIREMENTS.

W. ACCESSIBLE FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CODE AND AUTHORITIES HAVING JURISDICTION.

X. ALL POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, SUCH AS HOSE BIBBS AND MOP SINKS, SHALL BE PROVIDED WITH BACKFLOW/ANTI-SIPHON VALVES.

Y. ALL WASTE PIPING SHALL BE A MINIMUM 1/4" PER FOOT SLOPE, UNLESS OTHERWISE NOTED.

Z. DRAINAGE PIPING SERVING FIXTURES WHICH HAVE FLOOD WATER RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE SEWER SERVING SUCH DRAINAGE PIPING SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE.

AA. ALL DIMENSIONS SHOWN ARE IN INCHES UNLESS OTHERWISE NOTED.

AB. ALL ROOF PENETRATIONS SHALL BE SEALED WATER-TIGHT. ALL SEALING OF THE ROOF SHALL BE COMPLETED IN ACCORDANCE WITH ROOFING SYSTEM REQUIREMENTS AND ROOF MANUFACTURER'S WARRANTY. COORDINATE ALL NEW WORK WITH ROOFING CONTRACTOR.

AC. PLUMBER SHALL DISINFECT ALL NEW POTABLE WATER SYSTEMS PRIOR TO USE PER AUTHORITIES HAVING JURISDICTION.

AD. INSULATION SHALL BE PROVIDED ON ALL HOT WATER AND COLD WATER PIPING. SEE PLUMBING INSULATION SPECIFICATION TABLE FOR INSULATION SIZE REQUIREMENTS.

AE. ALL WATER PIPING DROPS ALONG EXTERIOR WALLS SHALL BE ROUTED DOWN WARM SIDE OF INSULATION.

AF. RUN ALL WATER PIPING AS HIGH AS POSSIBLE IN CEILING SPACE OR TIGHT TO STRUCTURE UNLESS OTHERWISE NOTED.

AG. FAN COIL CONDENSATE PIPING SHALL NOT DECREASE IN SIZE FROM THE DRAIN PAN CONNECTION TO THE PLACE OF CONDENSATE DISPOSAL. SEE MANUFACTURER SUBMITTAL FOR CONNECTION SIZE.

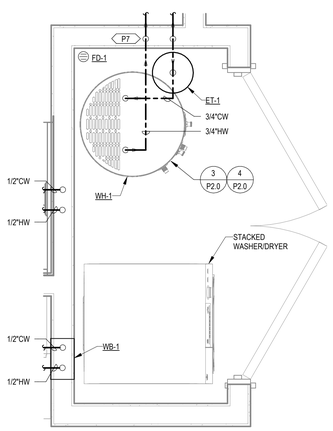
AH. INLET PIPING TO ALL EQUIPMENT (PUMPS, ROOF TOP UNITS, ETC.) SHALL HAVE A STRAIGHT, HORIZONTAL RUN WITH A MINIMUM DISTANCE OF TEN TIMES THE PIPE DIAMETER.

BASIS OF DESIGN

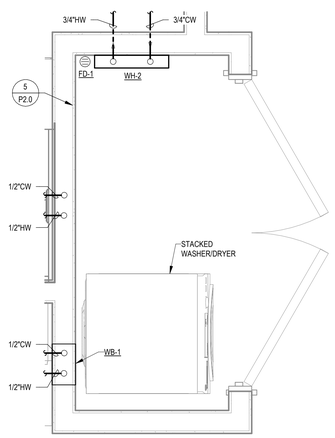
CODES	7
2020	INTERNATIONAL ELECTRICAL CODE W/ TEXAS AMENDMENTS
2015	INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ TEXAS AMENDMENTS
2021	INTERNATIONAL RESIDENTIAL CODE (IRC) W/ TEXAS AMENDMENTS
	16 TAC, CHAPTER 70, INDUSTRIALIZED HOUSING AND BUILDINGS ADMINISTRATIVE RULES

PLUMBING SHEET INDEX

SHEET NUMBER	SHEET NAME
P0.0	PLUMBING COVER PAGE
P0.1	PLUMBING SCHEDULES
P2.0	PLUMBING DETAILS AND DIAGRAMS
P3.0	PLUMBING PLANS L-CORE MODULE
P3.0A	PLUMBING PLANS L-CORE MODULE A
P3.1	PLUMBING PLANS O-CORE MODULE
P3.1A	PLUMBING PLANS O-CORE MODULE A
P3.2	PLUMBING PLANS FLEX BOX
P3.3	PLUMBING PLANS BEDROOM BOX
P3.4	PLUMBING PLANS COMBINATION 1
P3.5	PLUMBING PLANS COMBINATION 2
P3.5A	PLUMBING PLANS COMBINATION 2A
P3.6	PLUMBING PLANS COMBINATION 3
P3.6A	PLUMBING PLANS COMBINATION 3A
P3.7	PLUMBING PLANS COMBINATION 4
P3.7A	PLUMBING PLANS COMBINATION 4A
P3.8	PLUMBING PLANS COMBINATION 5
P3.8A	PLUMBING PLANS COMBINATION 5A
P3.9	PLUMBING PLANS COMBINATION 6
P3.10	PLUMBING PLANS COMBINATION 7
P3.11	PLUMBING PLANS COMBINATION 8

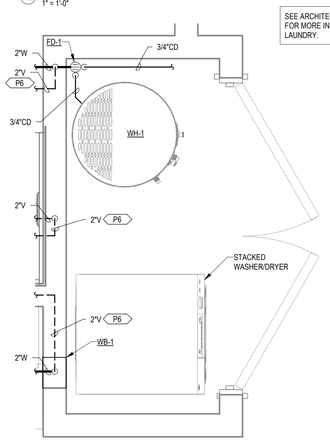


1B WATER LAUNDRY - STORAGE TANK WATER HEATER
1" = 1'-0"

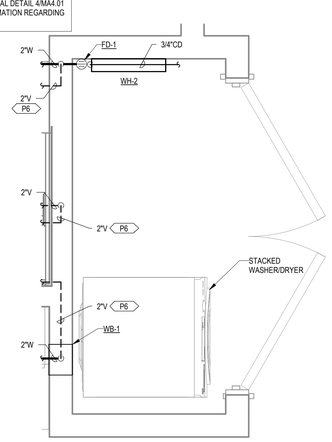


2B WATER LAUNDRY - TANKLESS WATER HEATER
1" = 1'-0"

SEE ARCHITECTURAL DETAIL 4/MA4.01 FOR MORE INFORMATION REGARDING LAUNDRY.



1A WASTE & VENT LAUNDRY - STORAGE TANK WATER HEATER
1" = 1'-0"



2A WASTE & VENT LAUNDRY - TANKLESS WATER HEATER
1" = 1'-0"

KEYNOTES

P6 VENT PIPING IN CEILING SPACE

P7 3/4"HW DOWN TO CRAWLSPACE.

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

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FIRM REGISTRATION#: F-11871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
56488
LICENSED
PROFESSIONAL ENGINEER
7/10/2024

#	ISSUE/REVISION	DATE
S1	CAR Comments	03/02/2022
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
S6	CAR Comments 5	8/19/2022
S7	REV 1_STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023
6	CAR COMMENTS	04/04/2024
7	TX CODE UPDATE	07/11/2024

SHEET TITLE:
PLUMBING COVER PAGE

Drawn By: KKL
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:
P0.0

WATER HEATER SCHEDULE

SYMBOL	LOCATION	TYPE	MANUFACTURE & MODEL NUMBER	CAPACITY					CONNECTIONS (IN)		ELECTRICAL REQUIREMENTS		REMARKS
				KW (1)	TANK VOLUME (GAL)	RECOVERY RATE AT 50°F RISE (GPH)	LEAVING WATER TEMPERATURE (°F)	UNIFORM ENERGY FACTOR (UEF)	INLET (CW)	OUTLET (HW)	VOLTS/HZ/PHASE	FLA	
WH-1	LAUNDRY CLOSET	ELECTRIC	RHEEM PROE40-M2-RH95	4.5	40	37	120	0.93	3/4	3/4	240/60/1	19	(2)(3)

1) INPUT POWER IS BASED ON TWO HEATING ELEMENTS WIRED FOR NON-SIMULTANEIOUS OPERATION.
2) PROVIDE WITH SEISMIC STRAPS AND DRAIN PAN.
3) PROVIDE WITH EXPANSION TANK. SEE EXPANSION TANK SCHEDULE FOR EXACT MANUFACTURER AND MODEL.

4

TANKLESS WATER HEATER SCHEDULE

SYMBOL	LOCATION	MANUFACTURER & MODEL NUMBER	CAPACITY					CONNECTIONS (IN)		ELECTRICAL REQUIREMENTS		REMARKS
			KW	GPM	TEMPERATURE RISE AT LISTED GPM (°F)	LEAVING WATER TEMPERATURE (°F)	EFFICIENCY (%)	INLET (CW)	OUTLET (HW)	VOLTS/PHASE	FLA	
WH-2	LAUNDRY CLOSET	RHEEM RETEX-18	18	5	25	120	100	3/4	3/4	240V/60/1	75	-

FIXTURE SCHEDULE

SYMBOL	LOCATION	DESCRIPTION	MANUFACTURE & MODEL NUMBER	SANITARY CONNECTIONS (IN)		WATER CONNECTIONS (IN)		MAXIMUM WATER FLOW	REMARKS
				WASTE	VENT	HOT	COLD		
4 DELETED AP-1									
BATH-1	RESTROOM	TUB	~~BOOTZ INDUSTRIES~~ 011-3364-00	2	2	1/2	1/2	2.5 GPM	-
		TRIM/SPOUT/SHOWER HEAD	MOEN T2183EP						-
		MIXING VALVE	MOEN 2520						-
		OVERFLOW PROTECTION	FLOBAN FERNCO PROFLEX 3002-150						-
HB-1	SEE PLANS	FROST-PROOF HOSE BIBB	WOODFORD B65	-	-	-	3/4		PROVIDE WITH ISOLATION VALVE AND VACUUM BREAKER.
IM-1	SEE PLANS	ICE MAKER OUTLET BOX	SIOUX CHIEF 696 SERIES	-	-	-	1/2	-	PROVIDE WITH NO-LEAD BRASS VALVES, HAMMER ARRESTER AND STANDARD FRAME PACK.
KS-1	KITCHEN	UNDERMOUNT KITCHEN SINK	GLACIER BAY FSUR3619A0	2	2	1/2	1/2	2.2 GPM	-
		STRAINER	INCLUDED WITH UNIT						-
		FAUCET	AMERICAN STANDARD 4175300.002						-
LAV-1	RESTROOM	DROP IN LAVATORY SINK	GLACIER BAY 13-0012-4WHD	2	2	1/2	1/2	2.2 GPM	-
		FAUCET	STUFURHOME ST555MB						-
WB-1	LAUNDRY CLOSET	WASHING MACHINE OUTLET BOX	SIOUX CHIEF 696 SERIES	2	2	1/2	1/2	-	PROVIDE WITH NO-LEAD BRASS VALVES, HAMMER ARRESTER, STANDARD FRAME PACK AND DRAINAGE BOX.
WC-1	RESTROOM	FLOOR MOUNTED WATER CLOSET	TROYT CORNER 17668	3	2	-	1/2	1.6 GPF	-
		SEAT	INCLUDED WITH UNIT						-

DRAIN SCHEDULE

SYMBOL	LOCATION	DESCRIPTION	MANUFACTURE & MODEL NUMBER	SANITARY CONNECTIONS (IN)		REMARKS
				WASTE	VENT	
FD-1	LAUNDRY CLOSET	FLOOR DRAIN	SIOUX CHIEF 832 SERIES	2	2	(1)(2)(3)

1) ADJUSTABLE TOP, NO-HUB CONNECTION. PVC BASE ADAPTER WITH 6-1/2" ROUND NICKEL-BRONZE RING AND STRAINER.
2) PROVIDE WITH SIOUX CHIEF 835 SERIES TRAPSHIELD INSTEAD OF AN AUTOMATIC TRAP PRIMER.
4 3) PROVIDE WITH SIOUX CHIEF OVAL NICKEL-BRONZE CONDENSATE FUNNEL, MODEL 963-FNO

EXPANSION TANK SCHEDULE

SYMBOL	LOCATION	MANUFACTURE & MODEL NUMBER	TANK VOLUME (GAL)	ACCEPTANCE VOLUME (GAL)	WATER CONNECTION (IN)	REMARKS
ET-1	LAUNDRY CLOSET	THERMXTROL ST-5C-DO	2	0.9	3/4	-

CLEANOUT SCHEDULE

SYMBOL	LOCATION	DESCRIPTION	MANUFACTURE & MODEL NUMBER	SANITARY CONNECTION (IN)	REMARKS
GCO	OUTSIDE BUILDING FOOTPRINT	GRADE CLEANOUT	SIOUX CHIEF 634 SERIES	SEE PLANS	(1)
WCO	SEE PLANS	WALL CLEANOUT	ZURN Z1441	SEE PLANS	(2)

1) NO-HUB CONNECTION. ROUND NICKEL-BRONZE STRAINER, MEDIUM DUTY.
2) NO-HUB CONNECTION. STAINLESS STEEL ACCESS COVER.

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

REFER TO ENTIRE SHEET FOR DELTA S5 CHANGES

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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FIRM REGISTRATION#: F-11871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED
PROFESSIONAL ENGINEER
12/11/2023

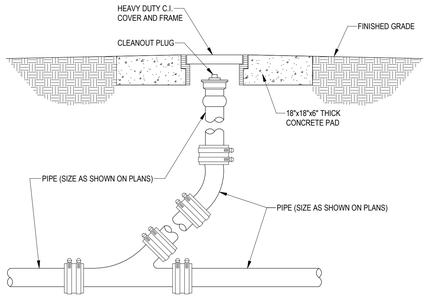
#	ISSUE/REVISION	DATE
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1_STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
PLUMBING SCHEDULES

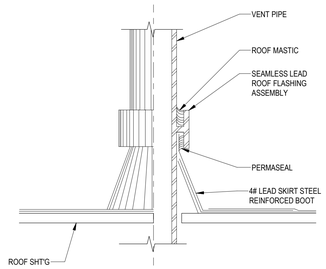
Drawn By: KKL
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

P0.1



1 CLEANOUT TO GRADE DETAIL
NTS



2 VENT THROUGH ROOF DETAIL
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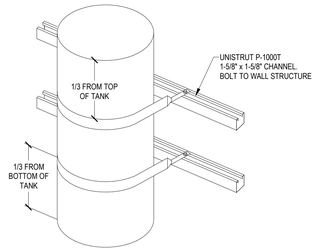
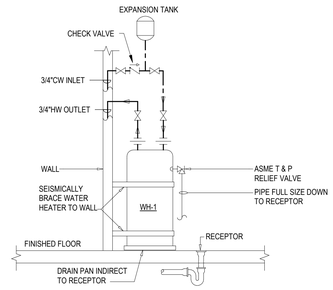


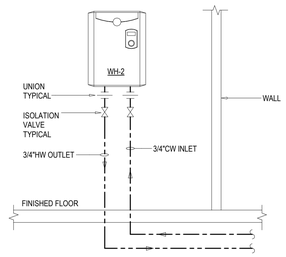
3 WATER HEATER SEISMIC BRACING DETAIL
NTS

4



4 WATER HEATER DETAIL
NTS

4



5 INSTANTANEOUS WATER HEATER DETAIL
NTS

PROJECT LOCATION
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FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT
CORPORATION OF
BROWNSVILLE
33607 OLD ALICE RD LOS
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SHEET TITLE:
PLUMBING DETAILS AND DIAGRAMS

Drawn By: KKL
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

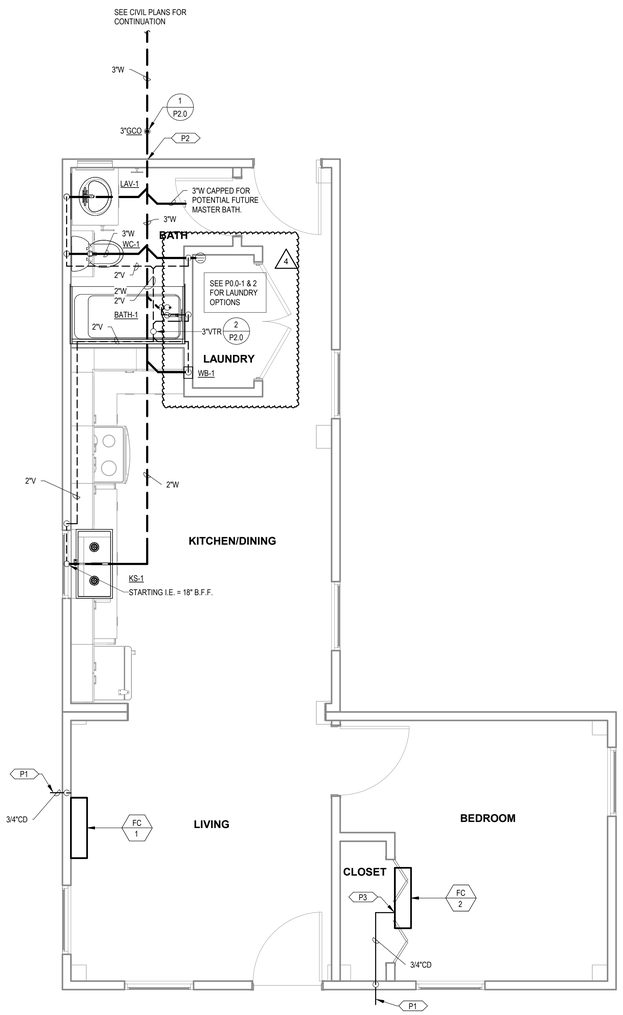
P2.0

KEYNOTES

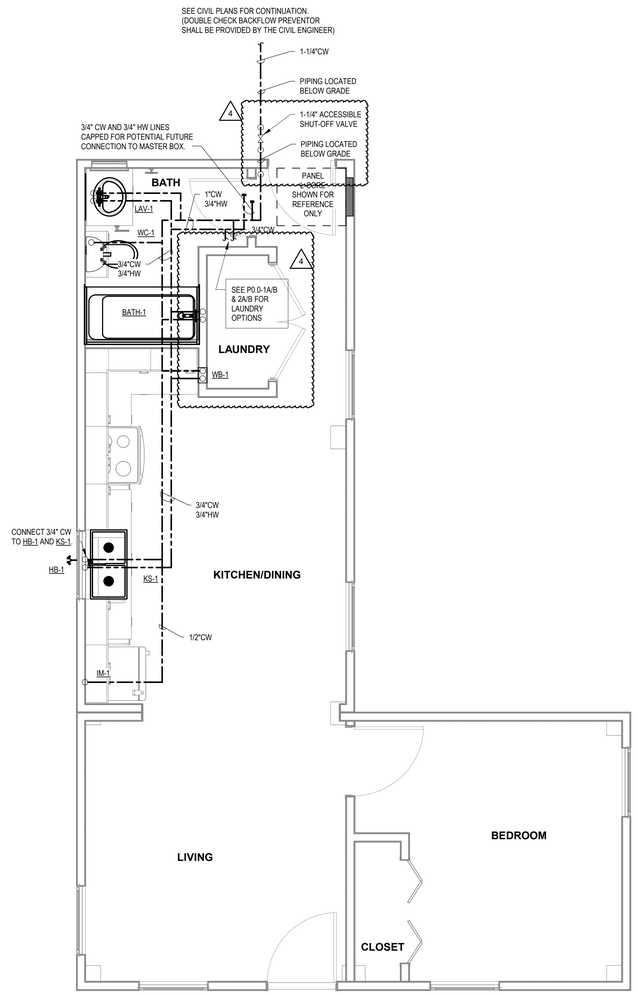
P1 DAYLIGHT 3/4" CONDENSATE AT 18" A.F.F. PROVIDE WITH 1/2" X 1/2" WIRE MESH AND 90° DOWNWARD FITTING AT OUTLET.

P2 3"W. I.E. = 2'-0" B.F.F. BASED ON STARTING I.E. OF 18" B.F.F. TOTAL DISTANCE TO FARTHEST FIXTURE = 22 FT WITH 1/4" SLOPE PER LINEAR FT.

P3 PUMPED CONDENSATE UP TO CEILING. CONDENSATE PUMP SHALL BE PROVIDED BY MECHANICAL CONTRACTOR.

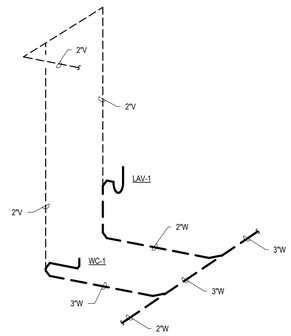


1 WASTE AND VENT PLAN L-CORE MODULE
3/8" = 1'-0"



NOTE: ALL PIPING IS LOCATED IN THE CRAWL SPACE UNLESS OTHERWISE NOTED.

2 WATER PLAN L-CORE MODULE
3/8" = 1'-0"



3 WATER CLOSET ISOMETRIC L-CORE MODULE
NTS

COMBINATION PLAN VARIATION NOTE:

REFER TO COMBINATION PLANS ON SHEETS P3.4 THROUGH P3.12 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

1) WASTE AND VENT LAYOUT
2) WATER PIPING LAYOUT

PROJECT LOCATION

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FACTORY ADDRESS

THE FARM
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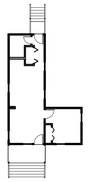

COMB L-1

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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S2	CAR Comments 2	03/08/2022
S3	CAR Comments 3	04/01/2022
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
PLUMBING PLANS L-CORE MODULE

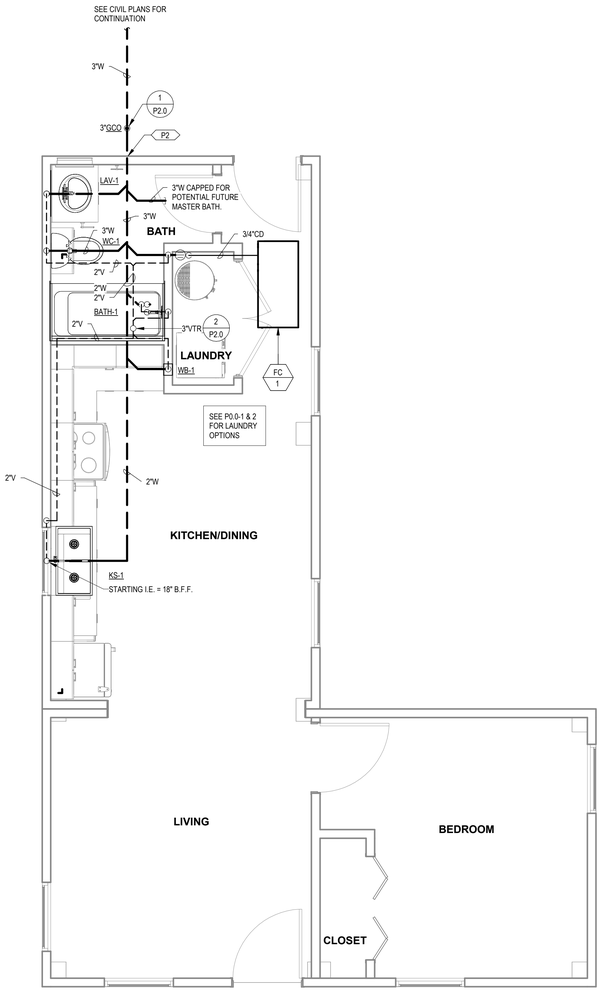
Drawn By: KKL
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

P3.0

KEYNOTES

P2 3"W. I.E. = 2'-0" B.F.F. BASED ON STARTING I.E. OF 18" B.F.F. TOTAL DISTANCE TO FARTHEST FIXTURE = 22 FT WITH 1/4" SLOPE PER LINEAR FT.



1 WASTE AND VENT PLAN L-CORE MODULE A
3/8" = 1'-0"

COMBINATION PLAN VARIATION NOTE:

REFER TO COMBINATION PLANS ON SHEETS P3.4 THROUGH P3.12 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

1) WASTE AND VENT LAYOUT
2) WATER PIPING LAYOUT

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

PRELIMINARY - NOT FOR CONSTRUCTION

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
303 South Federal Way, Boise, ID 83705
(208) 376-9820 • www.ecboise.com
FIRM REGISTRATION#: F-11871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED
PROFESSIONAL ENGINEER
12/11/2023

#	ISSUE/REVISION	DATE
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
PLUMBING PLANS L-CORE MODULE A

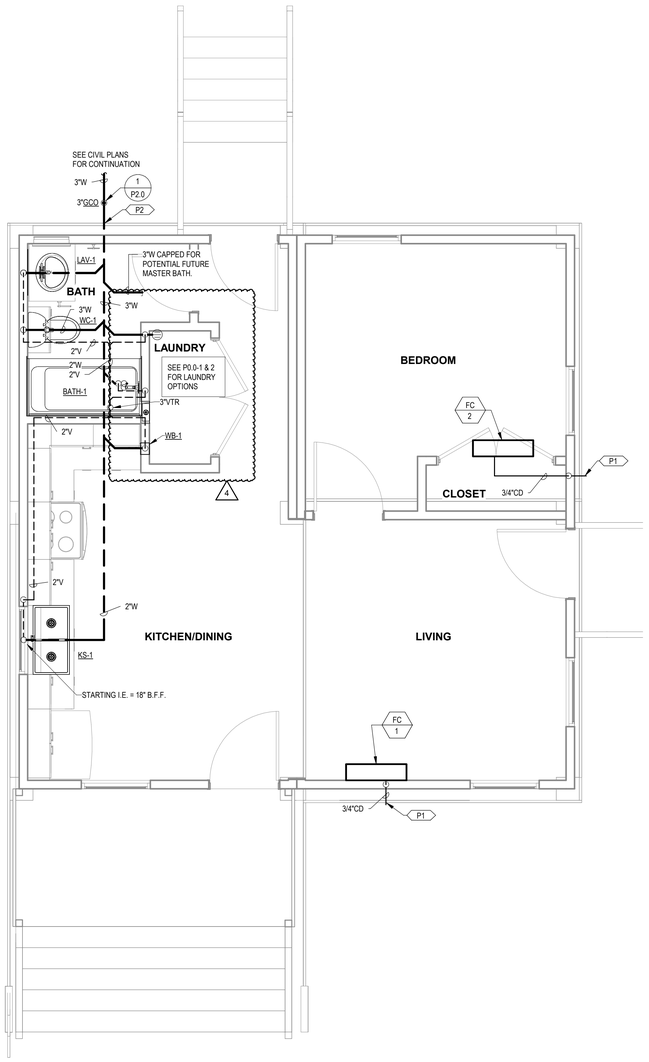
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:
P3.0A
4

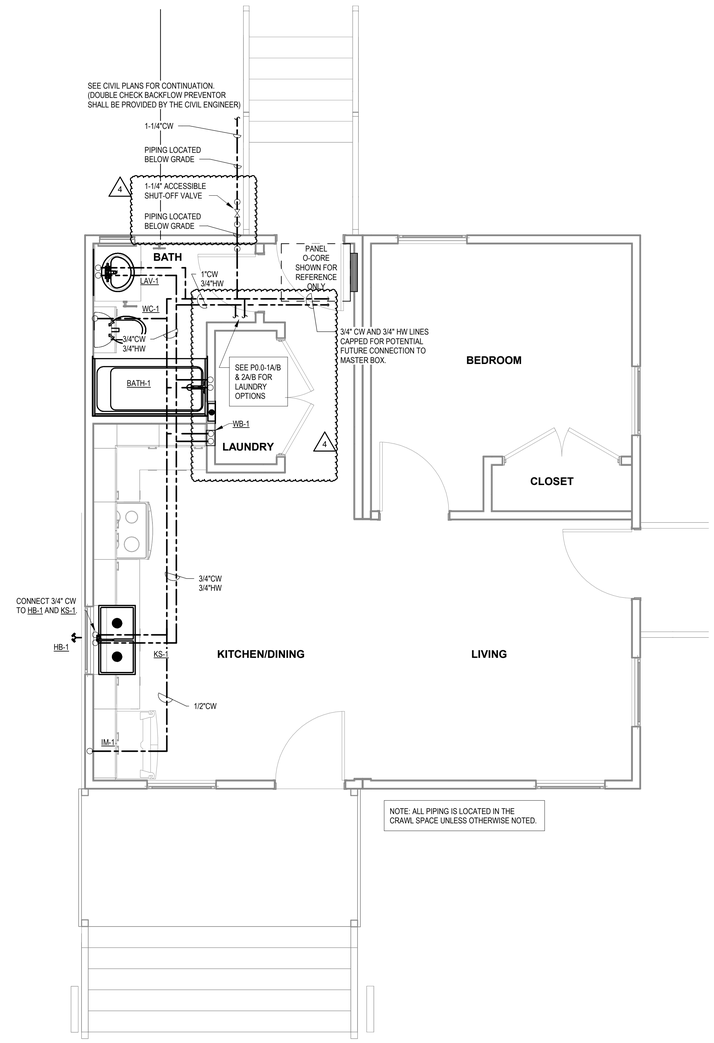
KEYNOTES

P1 DAYLIGHT 3/4" CONDENSATE AT 18" A.F.F. PROVIDE WITH 1/2" X 1/2" WIRE MESH AND 90° DOWNWARD FITTING AT OUTLET.

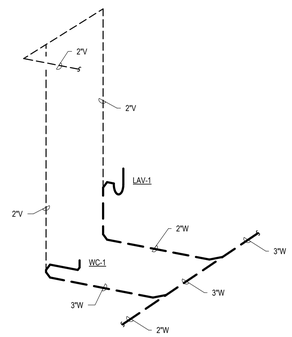
P2 3"W. I.E. = 2'-0" B.F.F. BASED ON STARTING I.E. OF 18" B.F.F. TOTAL DISTANCE TO FARTHEST FIXTURE = 22 FT WITH 1/4" SLOPE PER LINEAR FT.



1 WASTE AND VENT PLAN O-CORE MODULE
3/8" = 1'-0"



2 WATER PLAN O-CORE MODULE
3/8" = 1'-0"



3 WATER CLOSET ISOMETRIC O-CORE MODULE
NTS

COMBINATION PLAN VARIATION NOTE:

REFER TO COMBINATION PLANS ON SHEETS P3.4 THROUGH P3.12 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

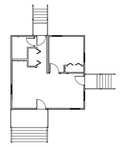
1) WASTE AND VENT LAYOUT
2) WATER PIPING LAYOUT

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566



COMB. O-2

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

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MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED PROFESSIONAL ENGINEER
12/11/2023

#	ISSUE/REVISION	DATE
S1	CAR Comments	03/02/2022
S2	CAR Comments 2	03/08/2022
S3	CAR Comments 3	04/01/2022
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1_STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
PLUMBING PLANS O-CORE MODULE

Drawn By: ---
Date: 09/21/2022
Job Number: 11X12

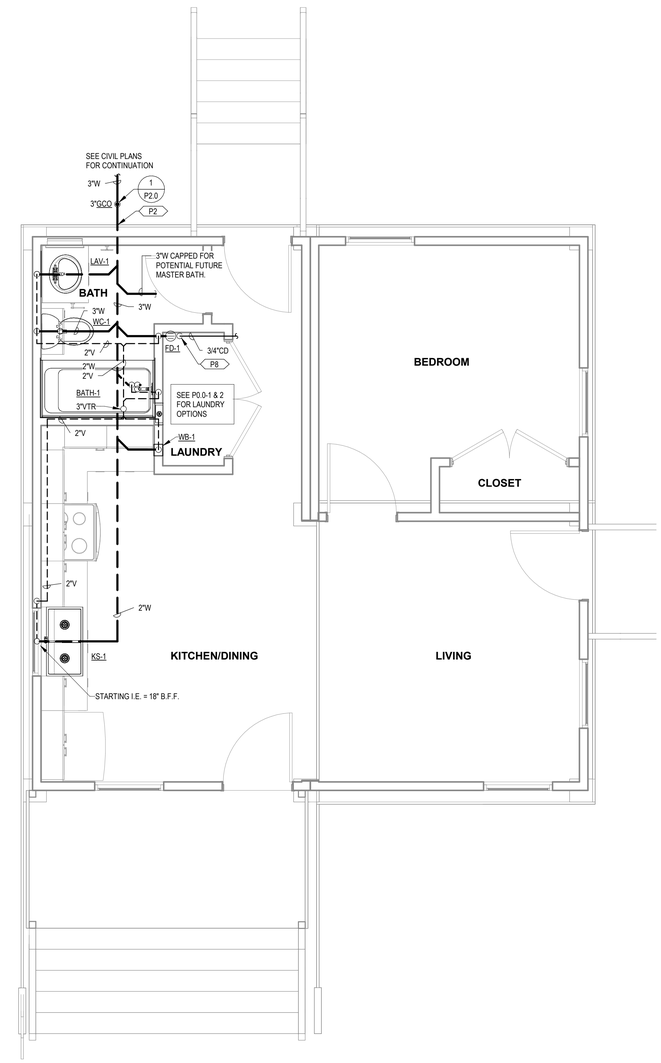
SHEET NUMBER:

P3.1

KEYNOTES

P2 — 3"W. I.E. = 2'-0" B.F.F. BASED ON STARTING I.E. OF 18" B.F.F. TOTAL DISTANCE TO FARTHEST FIXTURE = 22 FT WITH 1/4" SLOPE PER LINEAR FT.

P8 — ROUTE CONDENSATE FROM FAN COIL TO FD-1 AND TERMINATE WITH AIR GAP. SLOPE PIPING 1/8" PER FT. MINIMUM.



1 WASTE AND VENT PLAN O-CORE MODULE A
3/8" = 1'-0"

COMBINATION PLAN VARIATION NOTE:

REFER TO COMBINATION PLANS ON SHEETS P3.4 THROUGH P3.12 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

1) WASTE AND VENT LAYOUT
2) WATER PIPING LAYOUT

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

PRELIMINARY - NOT FOR CONSTRUCTION

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

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MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
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86488
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PROFESSIONAL ENGINEER
12/11/2023

#	ISSUE/REVISION	DATE
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

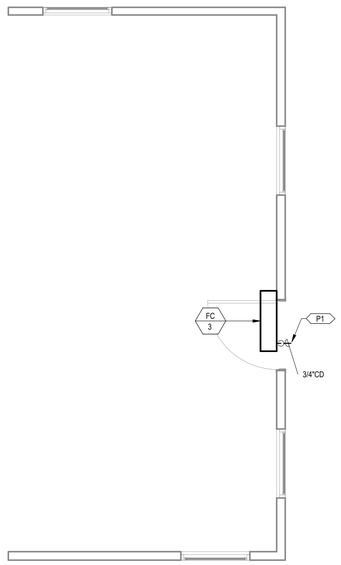
SHEET TITLE:
PLUMBING PLANS O-CORE MODULE A

Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:
P3.1A

KEYNOTES

P1 DAYLIGHT 3/4" CONDENSATE AT 18" A.F.F. PROVIDE WITH 1/2" X 1/2" WIRE MESH AND 90° DOWNWARD FITTING AT OUTLET.



1 WASTE AND VENT FLEX BOX
3/8" = 1'-0"

COMBINATION PLAN VARIATION NOTE:

REFER TO COMBINATION PLANS ON SHEETS P3.4 THROUGH P3.12 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

1) WASTE AND VENT LAYOUT
2) WATER PIPING LAYOUT

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

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MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED PROFESSIONAL ENGINEER
12/11/2023

#	ISSUE/REVISION	DATE
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

SHEET TITLE:
PLUMBING PLANS FLEX BOX

Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

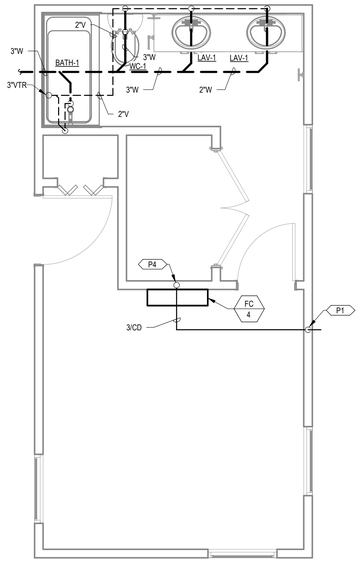
SHEET NUMBER:

P3.2

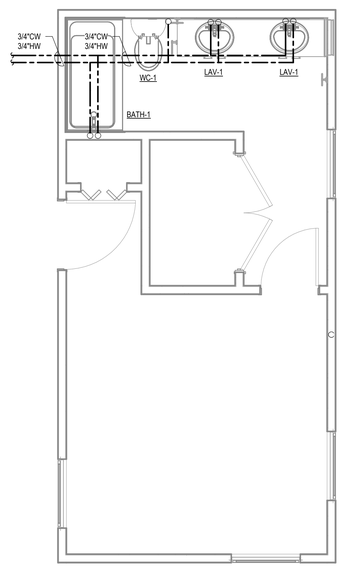
KEYNOTES

P1 DAYLIGHT 3/4" CONDENSATE AT 18" A.F.F. PROVIDE WITH 1/2" X 1/2" WIRE MESH AND 90° DOWNWARD FITTING AT OUTLET.

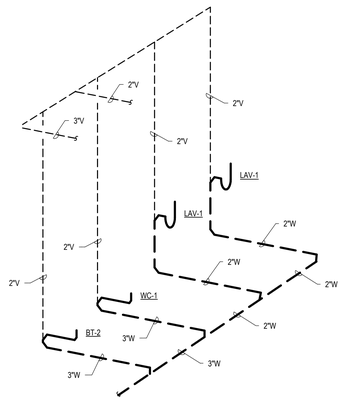
P4 DROP CONDENSATE DOWN IN WALL TO CRAWL SPACE. ROUTE IN CRAWLSPACE TO EXTERIOR WALL. RISE UP IN WALL AND DAYLIGHT. CONFIRM ASSOCIATED FAN COIL HAS BEEN PROVIDED WITH ASPEN PUMPS CONDENSATE PUMP.



1 WASTE AND VENT MASTER BOX
3/8" = 1'-0"



2 WATER PLAN BEDROOM BOX
3/8" = 1'-0"



3 WATER CLOSET ISOMETRIC BEDROOM BOX
NTS

COMBINATION PLAN VARIATION NOTE:

REFER TO COMBINATION PLANS ON SHEETS P3.4 THROUGH P3.12 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

1) WASTE AND VENT LAYOUT
2) WATER PIPING LAYOUT

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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FIRM REGISTRATION#: F-11871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED
PROFESSIONAL ENGINEER
12/11/2023

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

SHEET TITLE:
PLUMBING PLANS BEDROOM BOX

Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

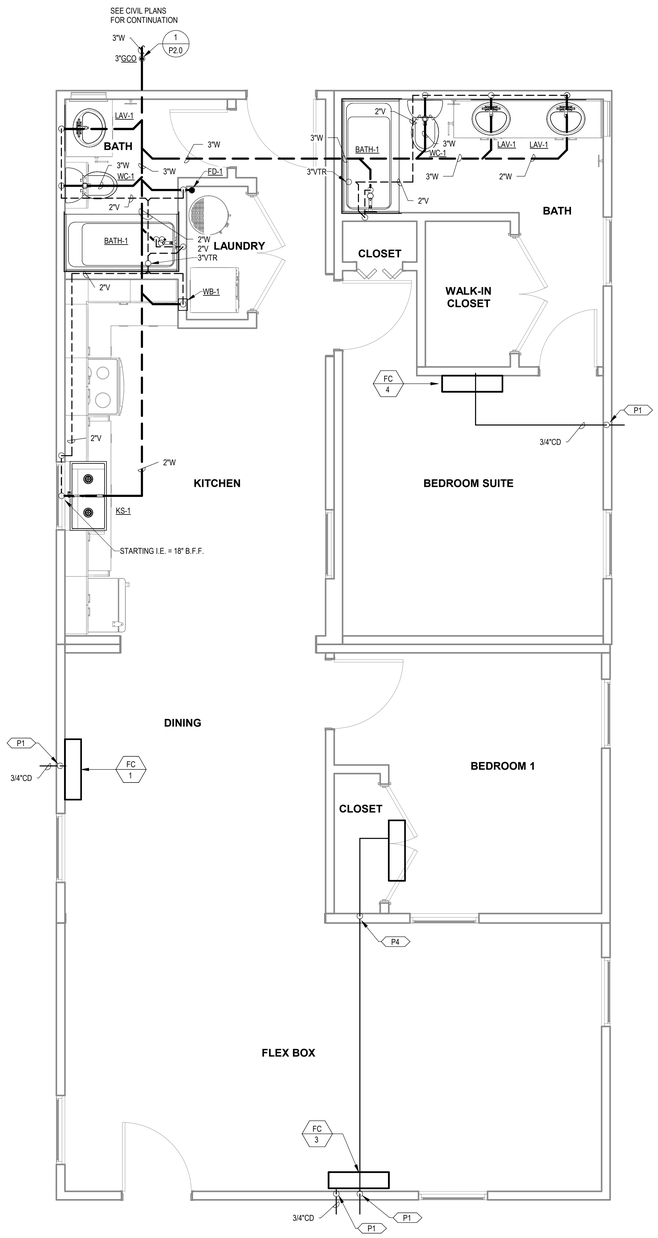
SHEET NUMBER:

P3.3

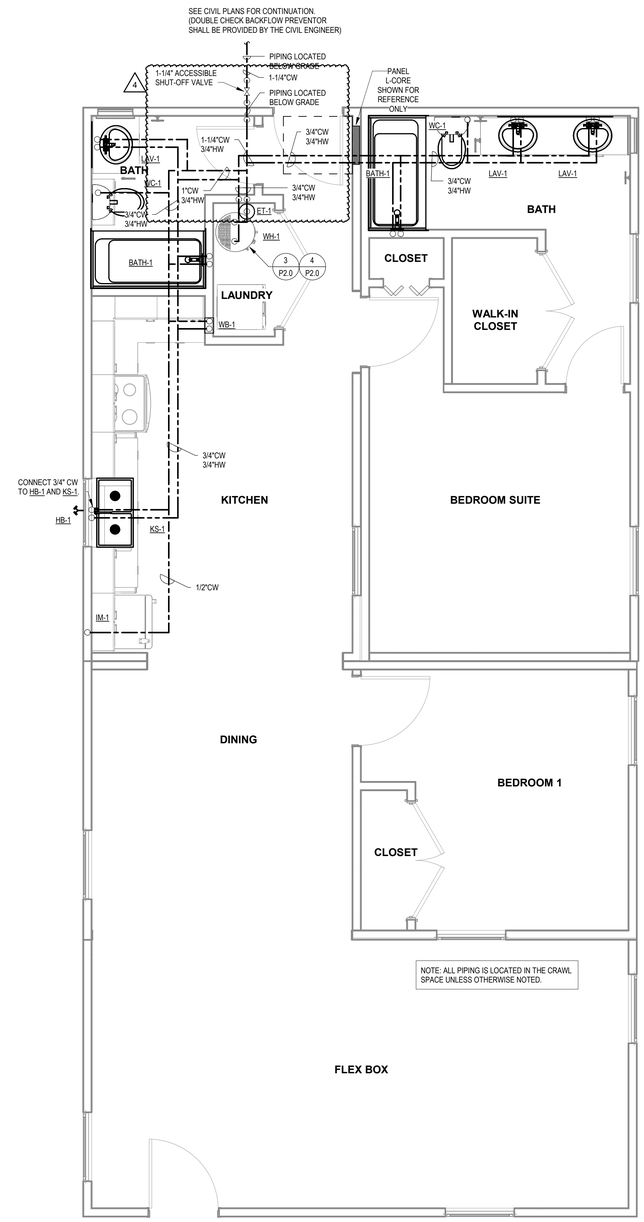
KEYNOTES

P1 DAYLIGHT 3/4" CONDENSATE AT 18" A.F.F. PROVIDE WITH 1/2" X 1/2" WIRE MESH AND 90° DOWNWARD FITTING AT OUTLET.

P4 DROP CONDENSATE DOWN IN WALL TO CRAWL SPACE. ROUTE IN CRAWLSPACE TO EXTERIOR WALL. RISE UP IN WALL AND DAYLIGHT. CONFIRM ASSOCIATED FAN COIL HAS BEEN PROVIDED WITH ASPEN PUMPS CONDENSATE PUMP.



1 WASTE AND VENT COMBINATION 1
3/8" = 1'-0"



2 WATER PLAN COMBINATION 1
3/8" = 1'-0"

PROJECT LOCATION
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.
FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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FIRM REGISTRATION#: F-11871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

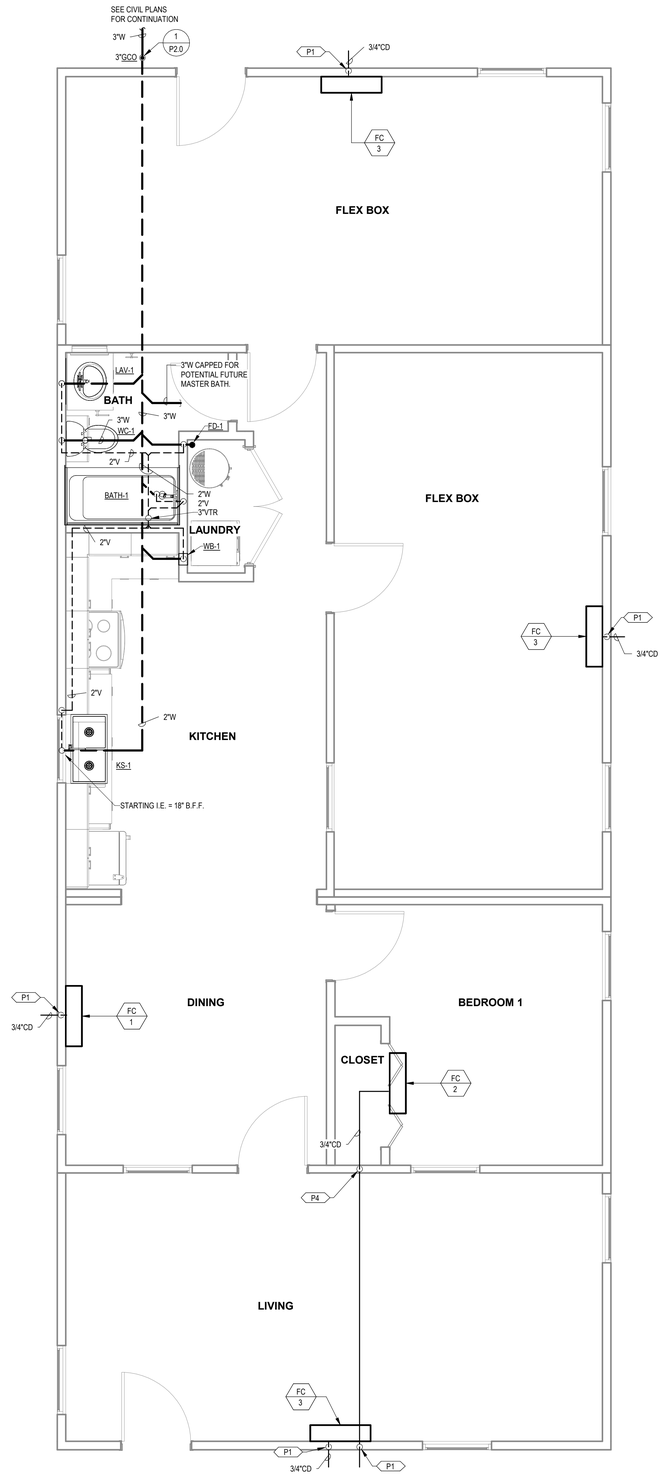
STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED PROFESSIONAL ENGINEER
12/11/2023

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1_STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

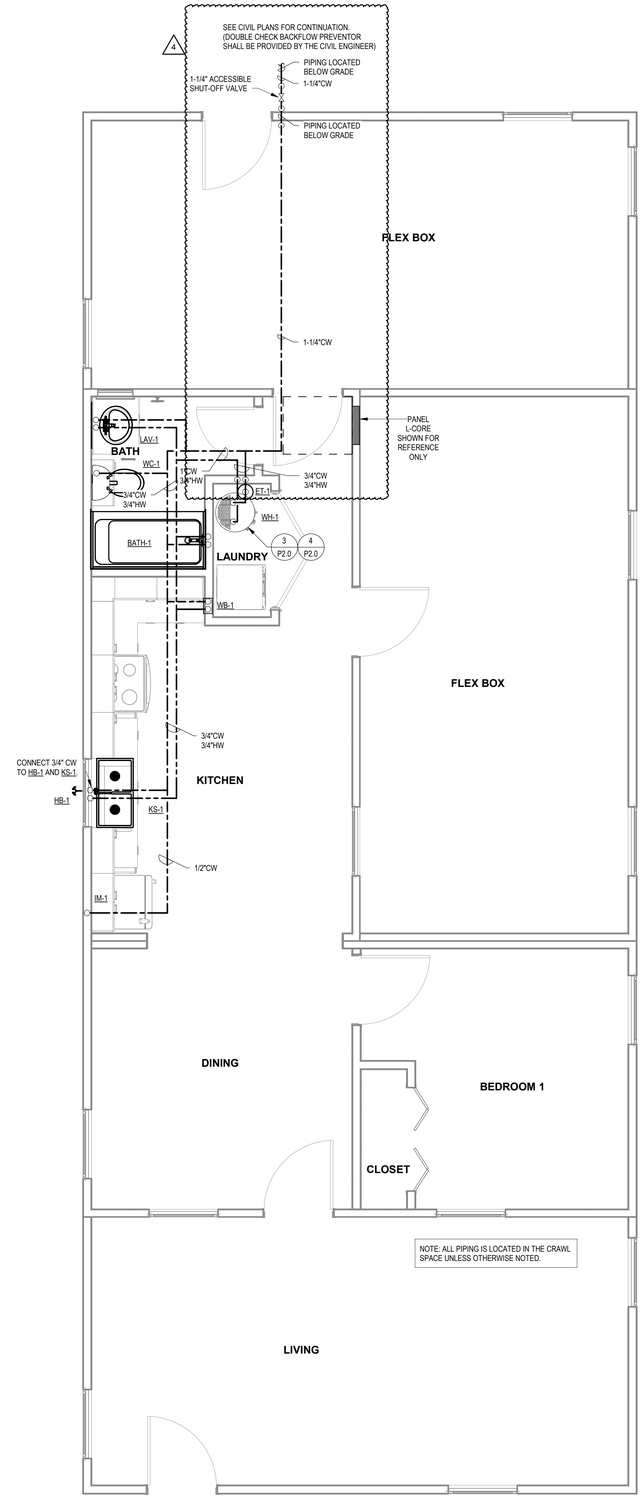
SHEET TITLE:
PLUMBING PLANS COMBINATION 1

Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:
P3.4



1 WASTE AND VENT PLAN COMBINATION 2
3/8" = 1'-0"



2 WATER DWELLING UNITS MODULE COMBO 2
3/8" = 1'-0"

KEYNOTES

P1 DAYLIGHT 3/4" CONDENSATE AT 18" A.F.F. PROVIDE WITH 1/2" X 1/2" WIRE MESH AND 90° DOWNWARD FITTING AT OUTLET.

P4 DROP CONDENSATE DOWN IN WALL TO CRAWL SPACE. ROUTE IN CRAWLSPACE TO EXTERIOR WALL. RISE UP IN WALL AND DAYLIGHT. CONFIRM ASSOCIATED FAN COIL HAS BEEN PROVIDED WITH ASPEN PUMPS CONDENSATE PUMP.

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
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STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED PROFESSIONAL ENGINEER
12/11/2023

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
PLUMBING PLANS COMBINATION 2

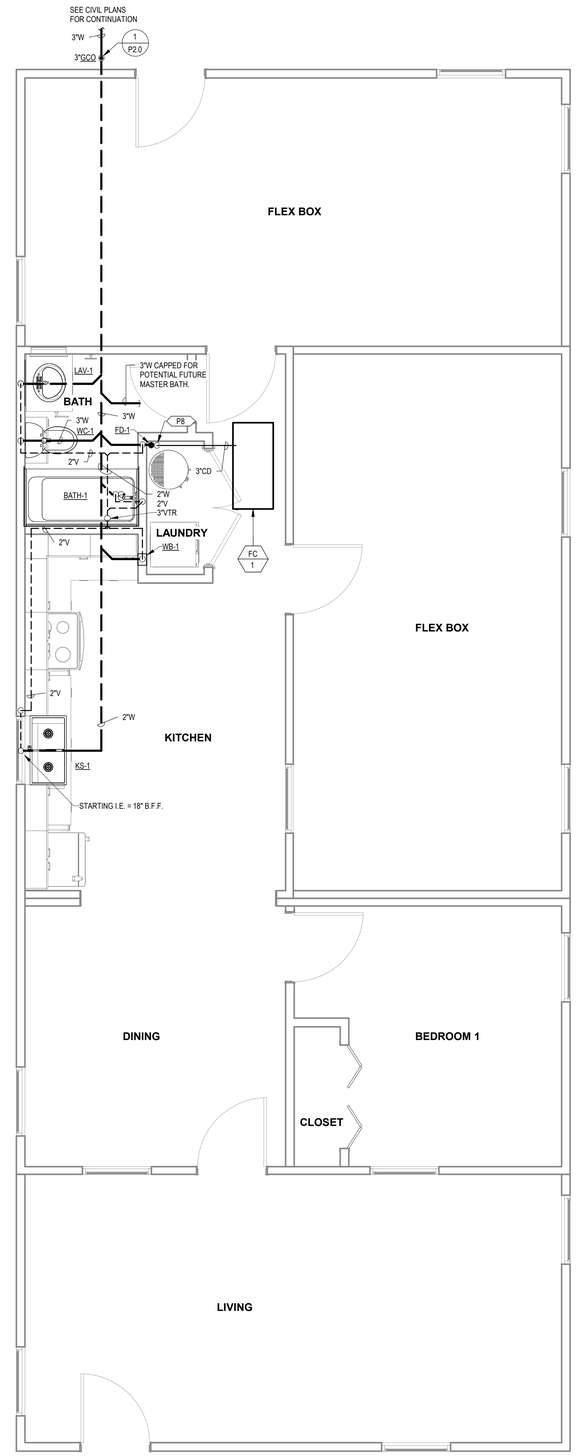
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

P3.5

KEYNOTES

P8 ROUTE CONDENSATE FROM FAN COIL TO FD-1 AND TERMINATE WITH AIR GAP. SLOPE PIPING 1/8" PER FT. MINIMUM.



1 WASTE AND VENT COMBINATION 2A
3/8" = 1'-0"

PROJECT LOCATION
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.
FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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FIRM REGISTRATION#: F-11871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
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STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED PROFESSIONAL ENGINEER
12/11/2023

#	ISSUE/REVISION	DATE
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
PLUMBING PLANS COMBINATION 2A

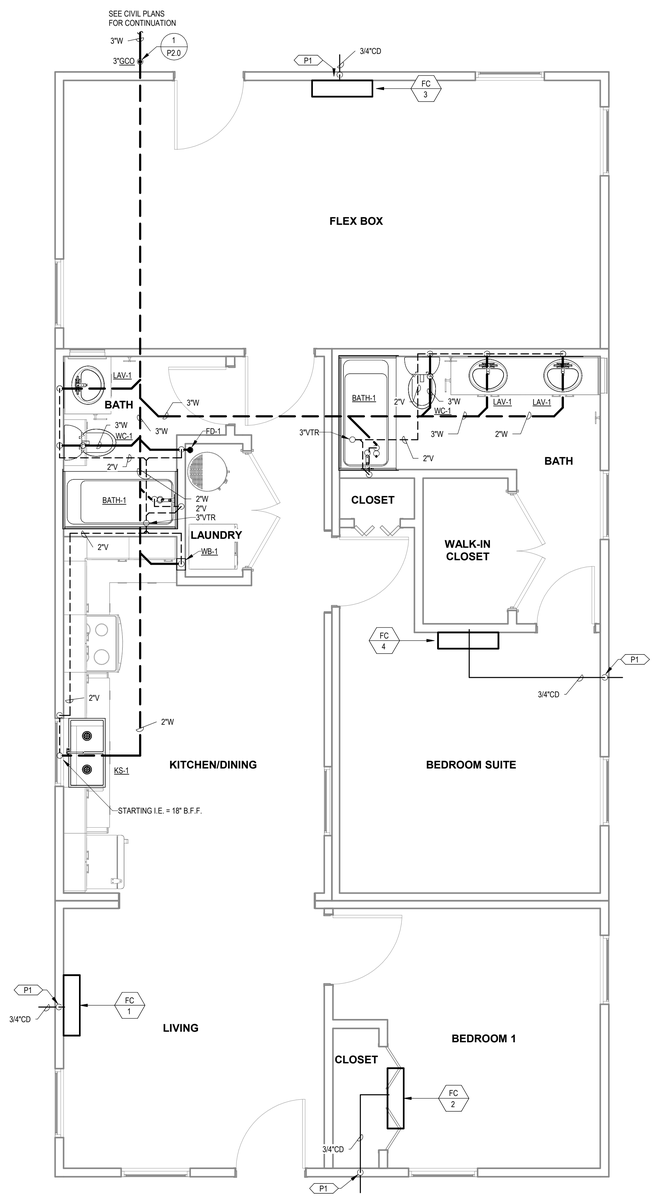
Drawn By:	Author
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

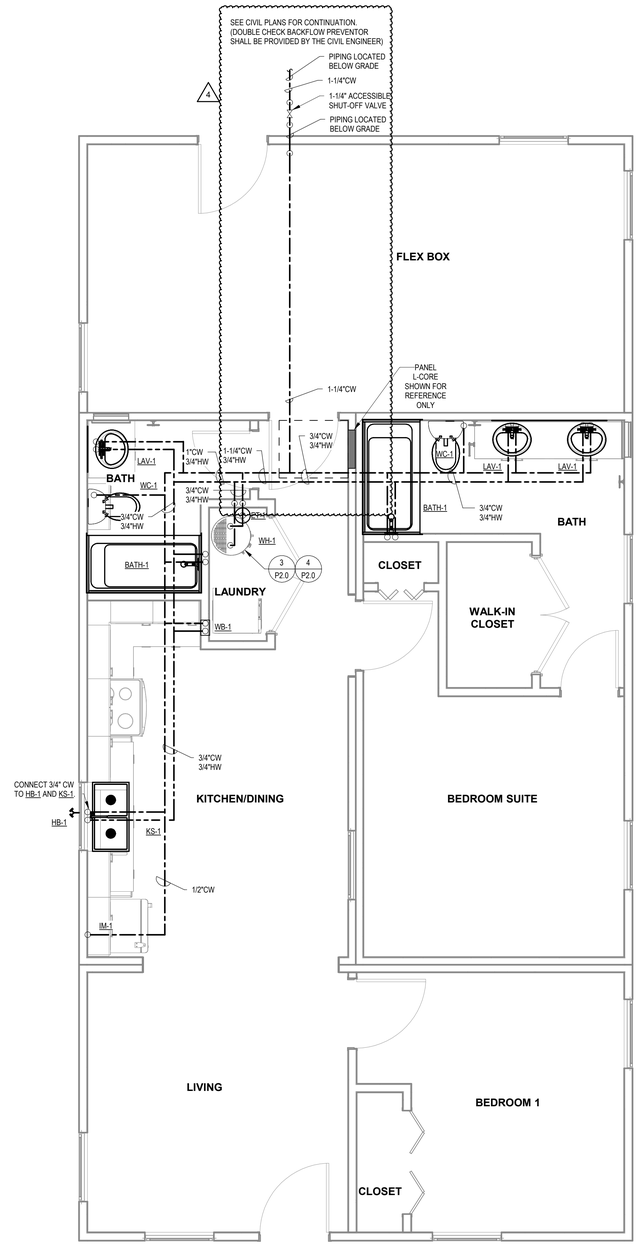
NEW SHEET ADDED **P3.5A** 4

KEYNOTES

P1 DAYLIGHT 3/4" CONDENSATE AT 18" A.F.F. PROVIDE WITH 1/2" X 1/2" WIRE MESH AND 90° DOWNWARD FITTING AT OUTLET.



1 WASTE AND VENT COMBINATION 3
3/8" = 1'-0"



NOTE: ALL PIPING IS LOCATED IN THE CRAWL SPACE UNLESS OTHERWISE NOTED.

2 WATER DWELLING UNITS MODULE COMBO 3
3/8" = 1'-0"

PROJECT LOCATION
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.
FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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MICASITA - MODULES AND COMBOS

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STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED
PROFESSIONAL ENGINEER
12/11/2023

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1_STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
PLUMBING PLANS COMBINATION 3

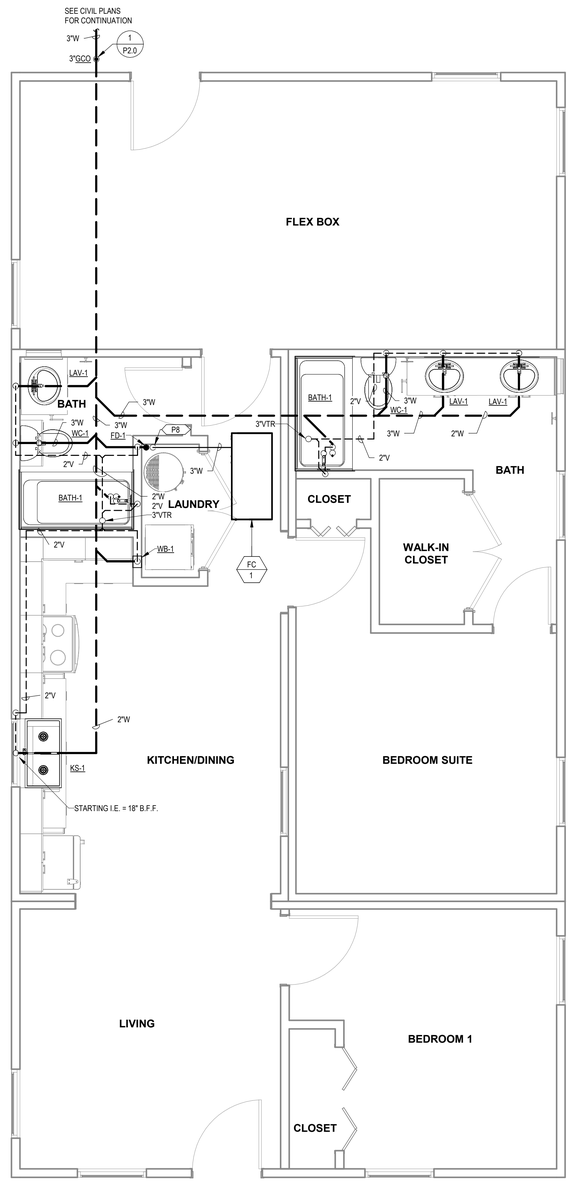
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

P3.6

KEYNOTES

P8 ROUTE CONDENSATE FROM FAN COIL TO FD-1 AND TERMINATE WITH AIR GAP. SLOPE PIPING 1/8" PER FT. MINIMUM.



1 WASTE AND VENT PLAN COMBINATION 3A
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
303 South Federal Way, Boise, ID 83705
(208) 376-9820 • www.ecboise.com
FIRM REGISTRATION#: F-11871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED PROFESSIONAL ENGINEER
12/11/2023

#	ISSUE/REVISION	DATE
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
PLUMBING PLANS COMBINATION 3A

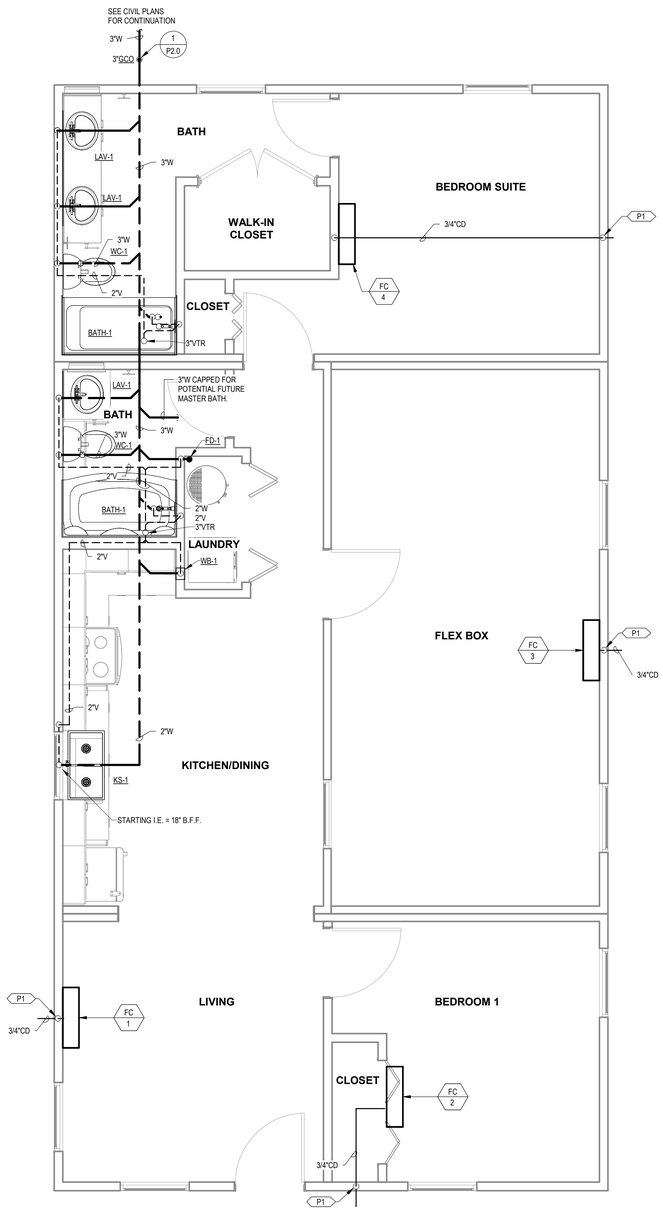
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

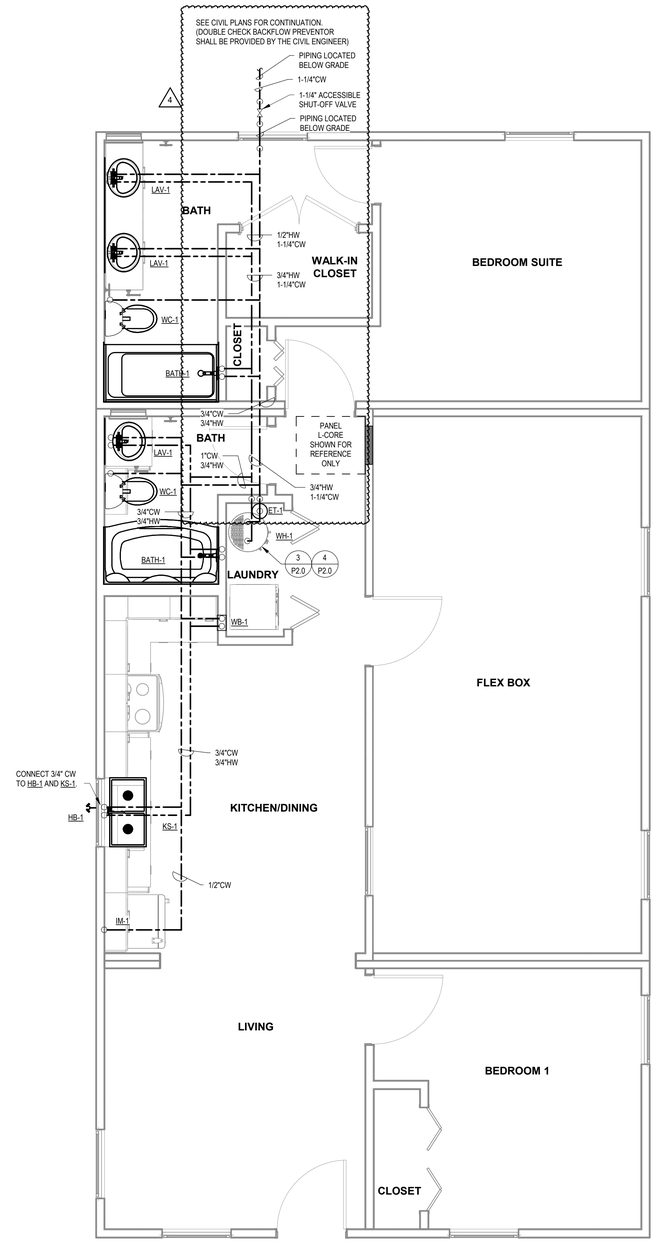
NEW SHEET ADDED **P3.6A** 4

KEYNOTES

P1 DAYLIGHT 3/4" CONDENSATE AT 18" A.F.F. PROVIDE WITH 1/2" X 1/2" WIRE MESH AND 90° DOWNWARD FITTING AT OUTLET.



1 WASTE AND VENT PLAN COMBINATION 4
3/8" = 1'-0"



2 WATER PLAN COMBINATION 4
3/8" = 1'-0"

NOTE: ALL PIPING IS LOCATED IN THE CRAWL SPACE UNLESS OTHERWISE NOTED.

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
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SHEET TITLE:
PLUMBING PLANS COMBINATION 4

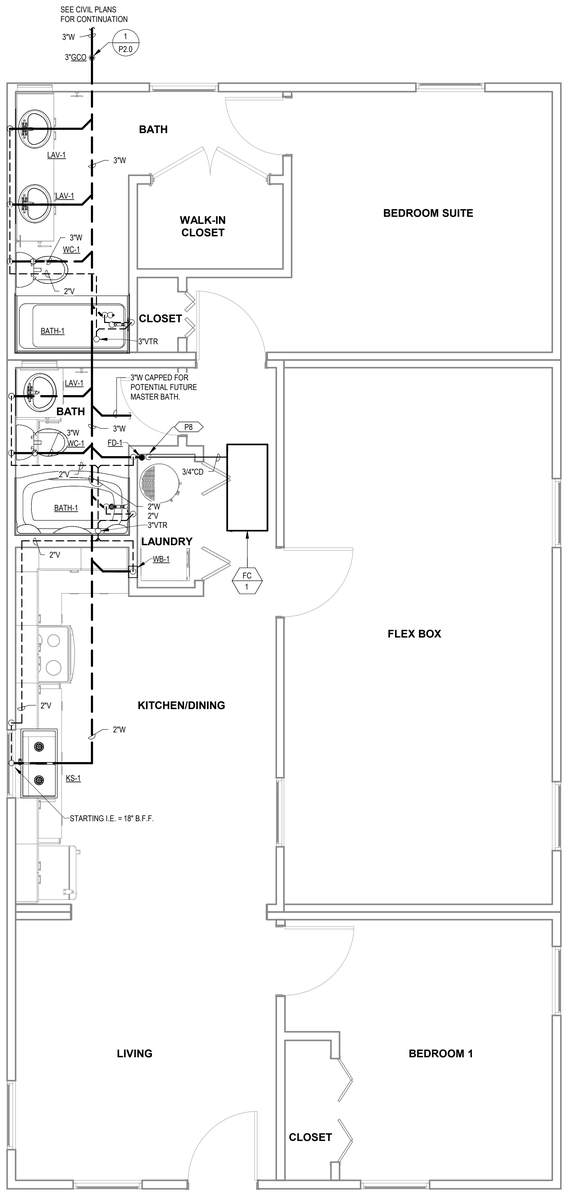
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

P3.7

KEYNOTES

P8 ROUTE CONDENSATE FROM FAN COIL TO FD-1 AND TERMINATE WITH AIR GAP. SLOPE PIPING 1/8" PER FT. MINIMUM.



1 WASTE AND VENT COMBINATION 4A
3/8" = 1'-0"

PROJECT LOCATION

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FACTORY ADDRESS

THE FARM
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SHEET TITLE:
PLUMBING PLANS COMBINATION 4A

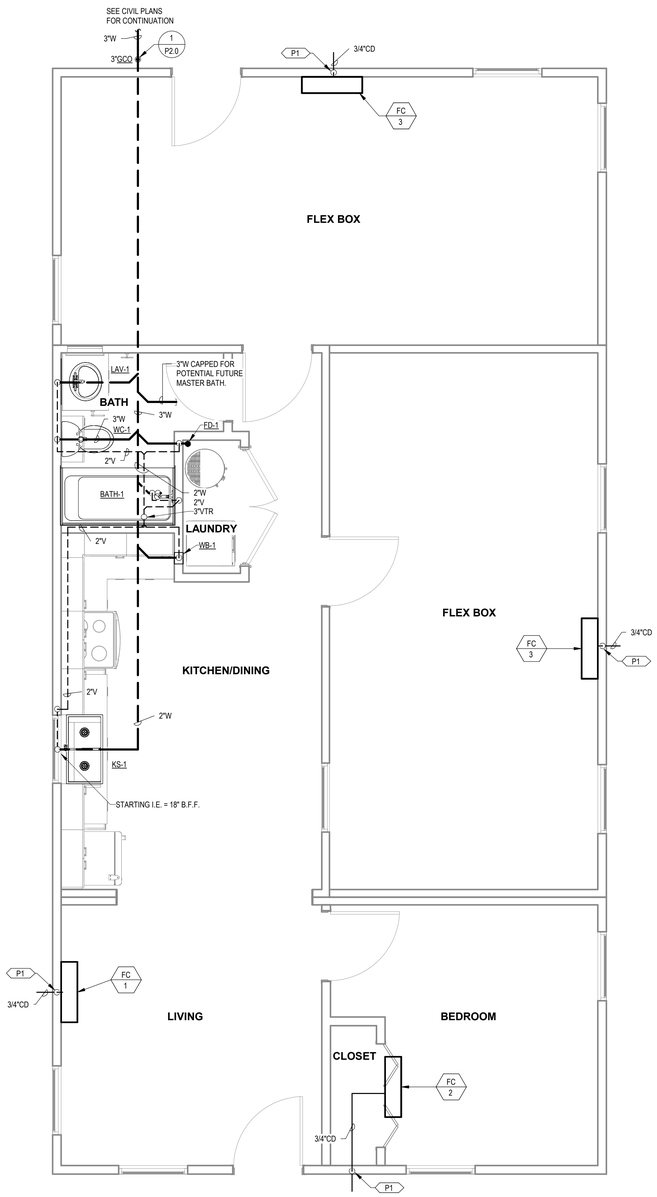
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

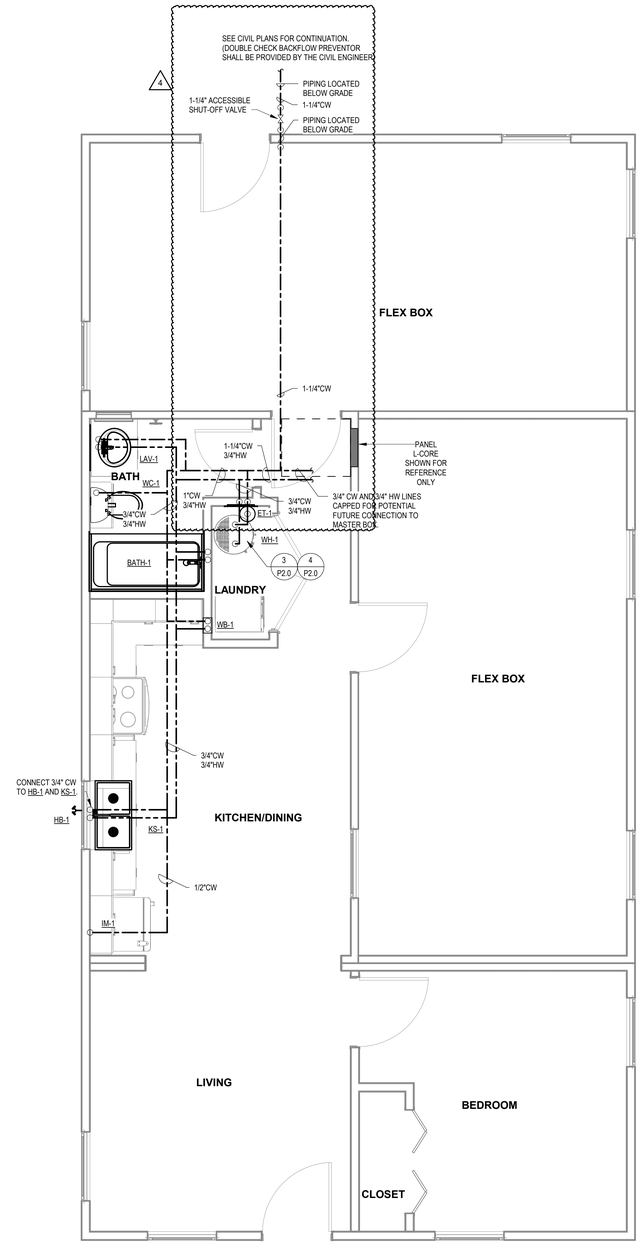
NEW SHEET ADDED **P3.7A** 4

KEYNOTES

P1 DAYLIGHT 3/4" CONDENSATE AT 18" A.F.F. PROVIDE WITH 1/2" X 1/2" WIRE MESH AND 90° DOWNWARD FITTING AT OUTLET.



1 WASTE AND VENT PLAN COMBINATION 5
3/8" = 1'-0"



2 WATER PLAN COMBINATION 5
3/8" = 1'-0"

NOTE: ALL PIPING IS LOCATED IN THE CRAWL SPACE UNLESS OTHERWISE NOTED.

PROJECT LOCATION

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SHEET TITLE:
PLUMBING PLANS COMBINATION 5

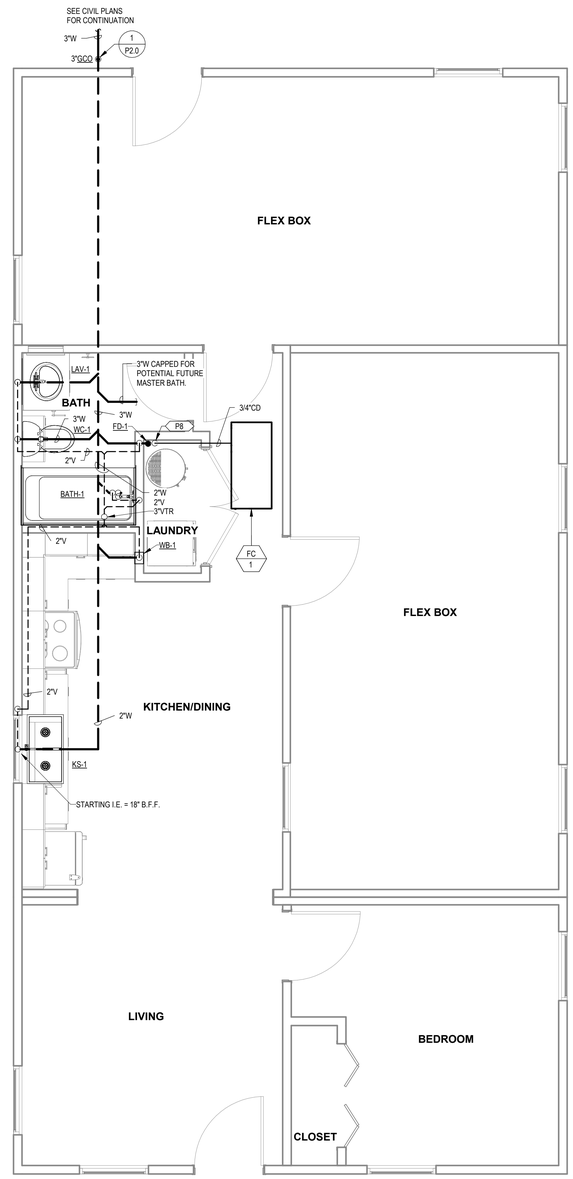
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

P3.8

KEYNOTES

P8 ROUTE CONDENSATE FROM FAN COIL TO FD-1 AND TERMINATE WITH AIR GAP. SLOPE PIPING 1/8" PER FT. MINIMUM.



1 WASTE AND VENT COMBINATION 5A
3/8" = 1'-0"

PROJECT LOCATION
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.
FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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PLUMBING PLANS COMBINATION 5A

Drawn By: Author
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Job Number: 11X12

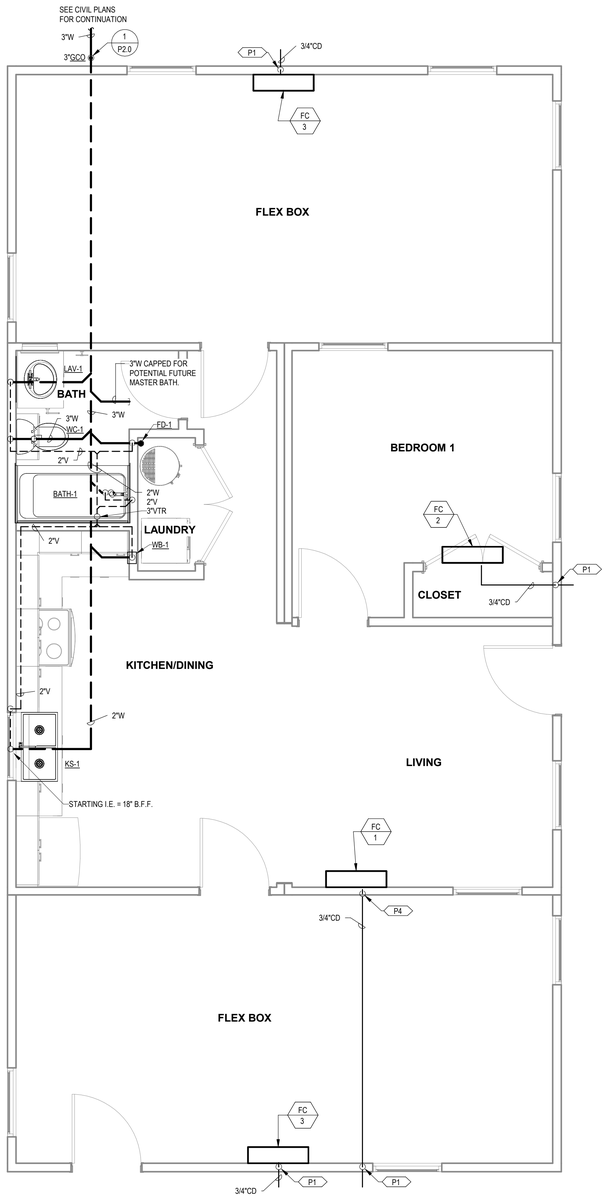
SHEET NUMBER:

NEW SHEET ADDED **P3.8A** 4

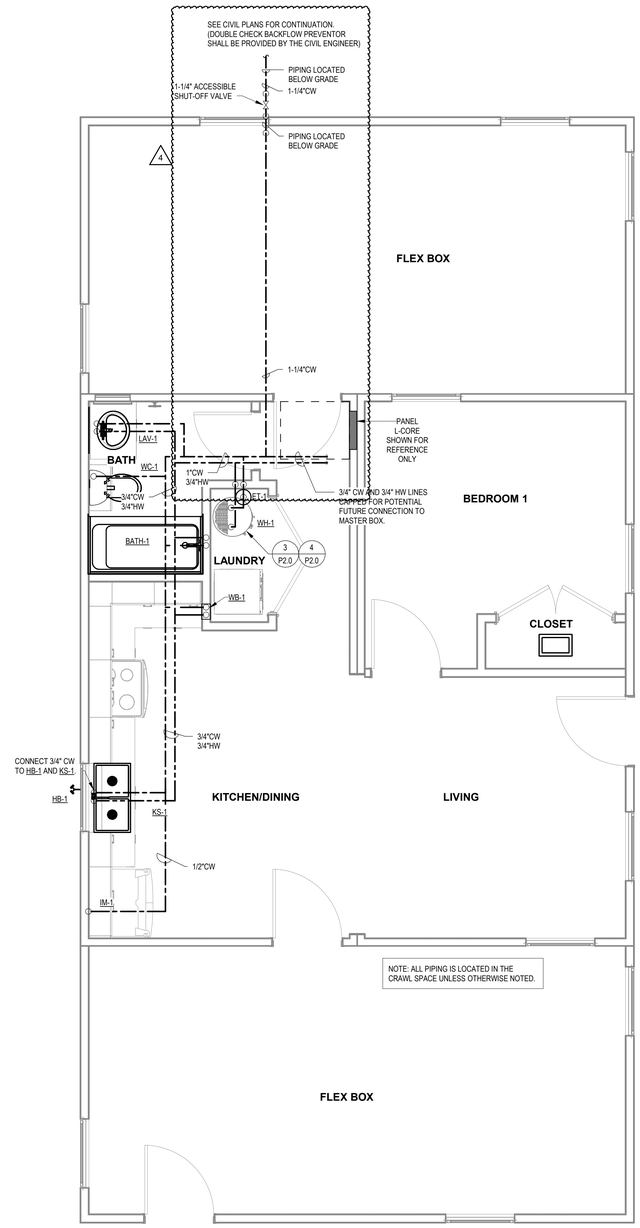
KEYNOTES

P1 DAYLIGHT 3/4" CONDENSATE AT 18" A.F.F. PROVIDE WITH 1/2" X 1/2" WIRE MESH AND 90° DOWNWARD FITTING AT OUTLET.

P4 DROP CONDENSATE DOWN IN WALL TO CRAWL SPACE. ROUTE IN CRAWLSPACE TO EXTERIOR WALL. RISE UP IN WALL AND DAYLIGHT. CONFIRM ASSOCIATED FAN COIL HAS BEEN PROVIDED WITH ASPEN PUMPS CONDENSATE PUMP.



1 WASTE AND VENT PLAN COMBINATION 6
3/8" = 1'-0"



2 WATER PLAN COMBINATION 6
3/8" = 1'-0"

PROJECT LOCATION

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SHEET TITLE:
PLUMBING PLANS COMBINATION 6

Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

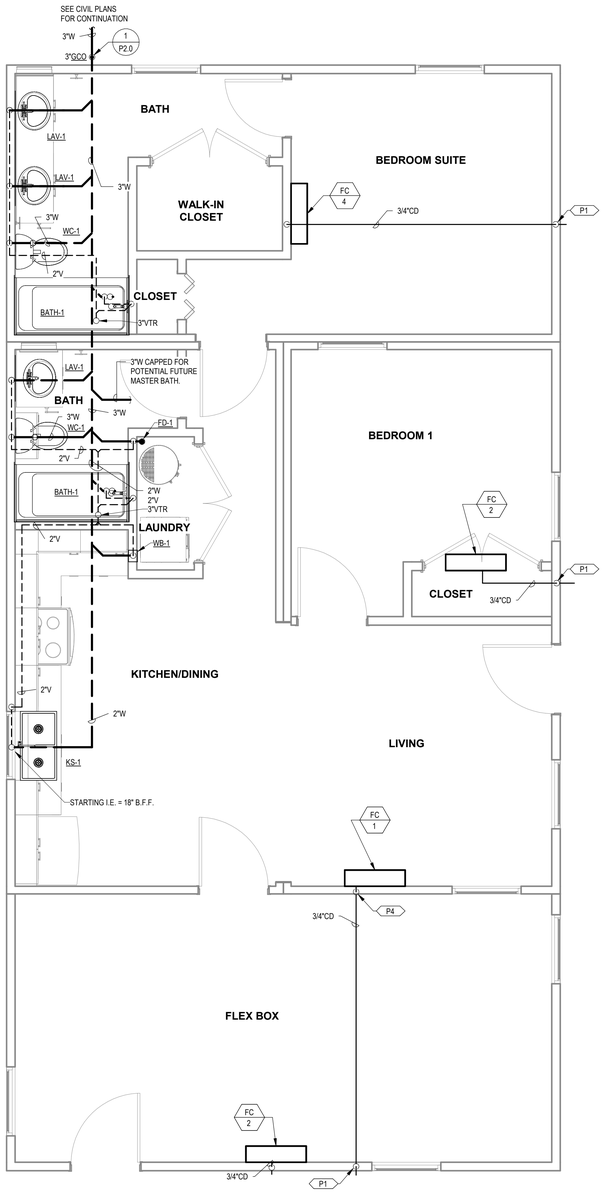
SHEET NUMBER:

P3.9

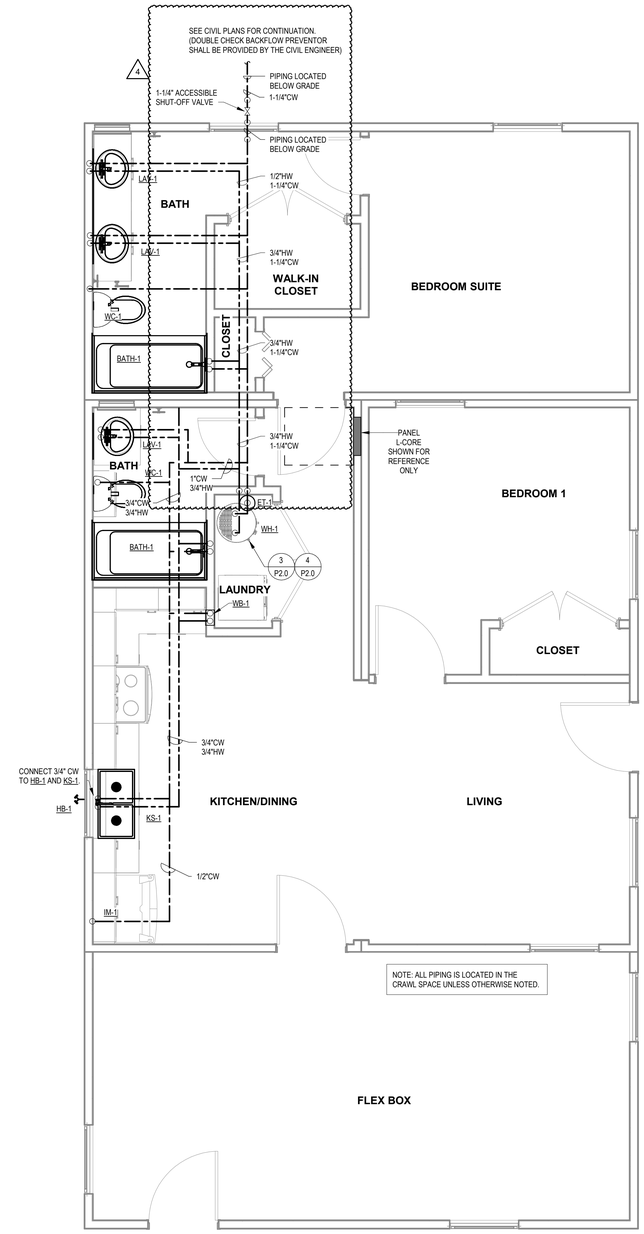
KEYNOTES

P1 DAYLIGHT 3/4" CONDENSATE AT 18" A.F.F. PROVIDE WITH 1/2" X 1/2" WIRE MESH AND 90° DOWNWARD FITTING AT OUTLET.

P4 DROP CONDENSATE DOWN IN WALL TO CRAWL SPACE. ROUTE IN CRAWLSPACE TO EXTERIOR WALL. RISE UP IN WALL AND DAYLIGHT. CONFIRM ASSOCIATED FAN COIL HAS BEEN PROVIDED WITH ASPEN PUMPS CONDENSATE PUMP.



1 WASTE AND VENT PLAN COMBINATION 7
3/8" = 1'-0"



2 WATER PLAN COMBINATION 7
3/8" = 1'-0"

PROJECT LOCATION

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SHEET TITLE:
PLUMBING PLANS COMBINATION 7

Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

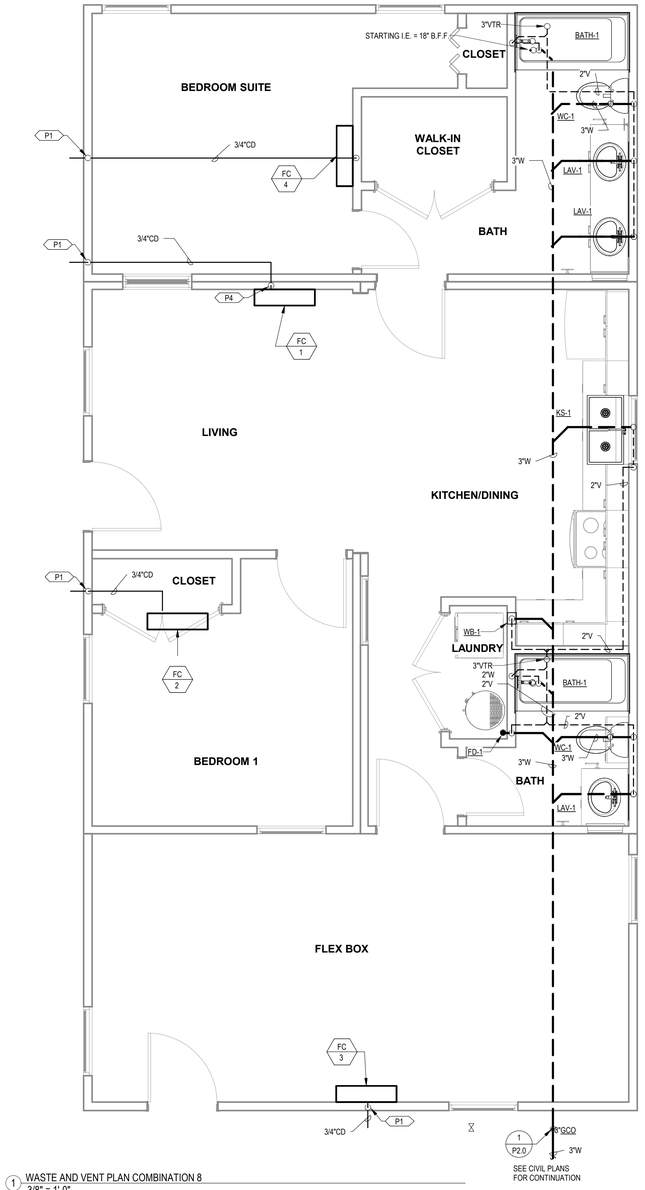
SHEET NUMBER:

P3.10

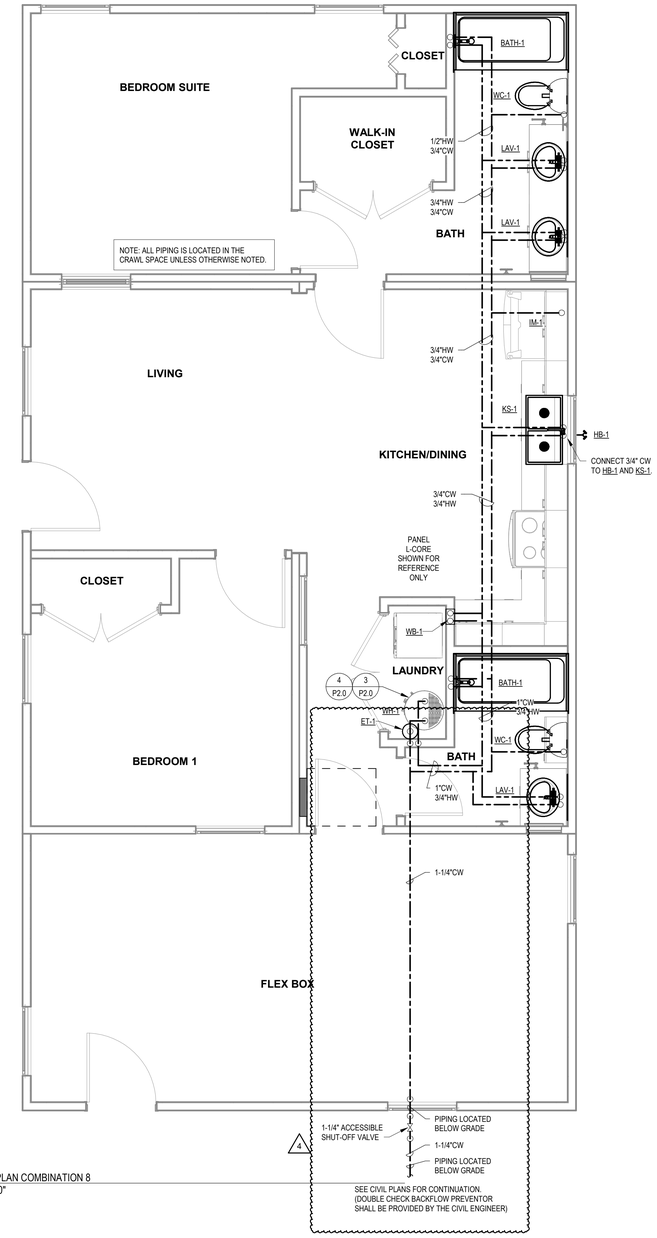
KEYNOTES

P1 DAYLIGHT 3/4" CONDENSATE AT 18" A.F.F. PROVIDE WITH 1/2" X 1/2" WIRE MESH AND 90° DOWNWARD FITTING AT OUTLET.

P4 DROP CONDENSATE DOWN IN WALL TO CRAWL SPACE. ROUTE IN CRAWLSPACE TO EXTERIOR WALL. RISE UP IN WALL AND DAYLIGHT. CONFIRM ASSOCIATED FAN COIL HAS BEEN PROVIDED WITH ASPEN PUMPS CONDENSATE PUMP.



1 WASTE AND VENT PLAN COMBINATION 8
3/8" = 1'-0"



2 WATER PLAN COMBINATION 8
3/8" = 1'-0"

PROJECT LOCATION

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SHEET TITLE:
PLUMBING PLANS COMBINATION 8

Drawn By: Author
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SHEET NUMBER:

P3.11

ELECTRICAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	HOMERUN
	LED LIGHT FIXTURE
	EMERGENCY LED LIGHT FIXTURE
	2X2 LED TROFFER LIGHT FIXTURE
	2X2 EMERGENCY LED TROFFER LIGHT FIXTURE
	LED POLE MOUNTED AREA LIGHT
	LED EXIT SIGN
	PANEL BOARD
	DUPLEX RECEPTACLE
	QUADRUPLEX RECEPTACLE
	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
WP	WEATHERPROOF RECEPTACLE
+18"	RECEPTACLE WITH MOUNTING HEIGHT
	FLOOR RECEPTACLE
	SPECIAL PURPOSE RECEPTACLE, MATCH TO "NEMA" PATTERN OF EQUIPMENT
	DIRECT CONNECTION
	DISCONNECT
J	JUNCTION BOX
J	FLOOR JUNCTION BOX
7 SPD	SURGE PROTECTION DEVICE
S	SINGLE POLE SWITCH
S_3	THREE WAY SWITCH
S_D	DIMMER SWITCH
S_M	MOTOR RATED SWITCH
	DATA RECEPTACLE WITH 3/4" CONDUIT, COORDINATE EXACT REQUIREMENTS WITH NETWORK SERVICES
TV	DATA AND COAX RECEPTACLE, COORDINATE EXACT REQUIREMENTS WITH NETWORK SERVICES
OS	OCCUPANCY SENSOR, CEILING MOUNT
B	DOOR BELL
	DOOR BELL CHIME
S	SMOKE DETECTOR (PE/CO) - PHOTOELECTRIC, CARBON MONOXIDE
123	ARCHITECTURAL ROOM NO.
	SOLID HEAVY LINE INDICATES RACEWAY AND OR CONDUCTORS ABOVE FINISHED FLOOR.
	DASHED HEAVY LINE INDICATES RACEWAY AND OR CONDUCTORS BELOW FINISHED FLOOR.
EF #	MECHANICAL EQUIPMENT NUMBER
# ##	DETAIL NUMBER CALLOUT

GENERAL ELECTRICAL NOTES

A THE ELECTRICAL SYSTEMS DEFINED BY THESE PLANS, INCLUDING ANY ACCOMPANYING SPECIFICATIONS, ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE SYSTEMS AND SHALL BE BID WITH THIS INTENT. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL RELEVANT DOCUMENTATION, AND BECOME FAMILIAR WITH THE SCOPE OF WORK TO BE ACCOMPLISHED. SHOULD ANY ERROR, OMISSION, OR CONFLICT EXIST IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING BEFORE SUBMITTING THEIR BID PRICE SO THAT A PRE-BID ADDENDUM CAN BE ISSUED. OTHERWISE, THE CONTRACTOR SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL COMPLETE AND OPERABLE SYSTEMS INCLUSIVE OF THEIR ORIGINAL BID. UPON COMPLETION OF EACH ELECTRICAL SYSTEM, THE CONTRACTOR SHALL TEST AND CONFIRM ITS PROPER OPERATION. ANY INCOMPLETE SYSTEM SHALL BE MADE COMPLETE AND OPERABLE PRIOR TO PROJECT CLOSEOUT.

B THE PLANS FOR OTHER TRADES, SUCH AS ARCHITECTURAL, MECHANICAL, PLUMBING, AND FIRE ALARM, ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED OR DIMENSIONED ON THE ELECTRICAL PLANS.

C THE CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS, AND LABOR REQUIRED FOR THE ELECTRICAL CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS FOR OTHER TRADES, SUCH AS ARCHITECTURAL, MECHANICAL, PLUMBING, AND FIRE ALARM.

D THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT LOCAL, STATE, AND NATIONAL CODES. IF AT ANY TIME DURING OR AFTER CONSTRUCTION, SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THESE CODES, IT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST.

E ALL EQUIPMENT PROVIDED BY THE CONTRACTOR SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING AGENCY THAT IS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AND BE PROPERLY INSTALLED FOR THE CONDITIONS AND SPACE THAT IT IS BEING INSTALLED WITHIN.

F THE CONTRACTOR SHALL INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN EACH CONDUIT RUN. CONDUIT SHALL NOT BE USED AS AN EQUIPMENT GROUNDING CONDUCTOR. THE CONTRACTOR SHALL GROUND THE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE MOST RECENT LOCAL, STATE, AND NATIONAL CODES.

G ALL CONDUIT SHALL BE INSTALLED PARALLEL AND PERPENDICULAR TO ROOF JOISTS. CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE EXACT ROUTING REQUIRED. THE CONTRACTOR SHALL ROUTE THE CONDUITS AS REQUIRED BY THE CONDITIONS OF THE INSTALLATION AND SHALL COORDINATE WITH DUCTWORK, PIPING, EQUIPMENT, BUILDING STRUCTURE, AND OTHER POTENTIAL OBSTRUCTIONS.

H THE CONTRACTOR SHALL ALLOW THE MOVEMENT, BEFORE ROUGH-IN, OF ANY ELECTRICAL PANEL, DEVICE, LUMINAIRE, ETC. A DISTANCE OF 10 FEET WITHOUT REQUIRING ADDITIONAL COST TO THE PROJECT.

I THE CONTRACTOR SHALL SECURE ALL CONDUIT TO THE STRUCTURE AS IT IS SET IN PLACE USING INDUSTRY-STANDARD METHODS AND PRACTICES. TO ENSURE ALL DEVICES ARE RIGIDLY FIXED, THE CONTRACTOR SHALL SECURE ALL DEVICE BOXES WITH BRACKETS, HANGERS, ETC. DESIGNED FOR THE APPLICATION.

J UNLESS OTHERWISE NOTED, THE MINIMUM SIZE CONDUIT SHALL BE 3/4-INCH. FOR DRY INTERIOR LOCATIONS THAT ARE NOT SUBJECT TO PHYSICAL DAMAGE, THE CONDUIT SHALL BE EMT WITH STEEL SET SCREW FITTINGS. FOR INTERIOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE AND EXTERIOR LOCATIONS, EXCEPT FOR THE SERVICE ENTRANCE, THE CONDUIT SHALL BE GALVANIZED RIGID STEEL CONDUIT (GRC). FOR DAMP INTERIOR LOCATIONS THAT ARE NOT SUBJECT TO PHYSICAL DAMAGE, THE CONDUIT SHALL BE EMT WITH COMPRESSION GLAND TYPE FITTINGS. FOR WET INTERIOR LOCATIONS THAT ARE NOT SUBJECT TO PHYSICAL DAMAGE, THE CONDUIT SHALL BE GRC. UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC WS AND RISERS THAT ARE WRAPPED IN CORROSION-RESISTANT MATERIALS WHERE IN DIRECT CONTACT WITH SOIL OR CONCRETE.

K FLEXIBLE CONDUIT AND MC CABLE SHALL BE USED FOR CONNECTIONS TO LIGHT FIXTURES AND FINAL CONNECTIONS TO MOTORS OR OTHER EQUIPMENT SUBJECT TO VIBRATION. LENGTHS OF FLEXIBLE OR LIQUID-TIGHT FLEXIBLE CONDUIT SHALL NOT BE GREATER THAN 72 INCHES.

L THE CONTRACTOR SHALL PROVIDE ALL EMPTY CONDUITS WITH A 200LB RATED NYLON PULL CORD.

M WHERE WIRE SIZE IS NOT SHOWN ON THE PLANS FOR 20A, 120V BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF TWO #12 THHN, COPPER CONDUCTORS, AND ONE #12 THHN, COPPER GROUND IN 3/4-INCH CONDUIT. REFER TO EQUIPMENT SCHEDULES, FEEDER SCHEDULES, AND NOTES ON THE PLANS FOR WIRE AND CONDUIT SIZING FOR ALL OTHER BRANCH AND FEEDER CIRCUITS. THE CONTRACTOR SHALL VERIFY ACTUAL INSTALLATION CONDITIONS AND MAINTAIN A MAXIMUM VOLTAGE DROP OF 3-PERCENT FOR BRANCH CIRCUITS AND 2-PERCENT FOR FEEDER CIRCUITS.

N UNLESS OTHERWISE NOTED, CONDUCTORS SHALL BE 600VAC RATED, TYPE THHN/THWN-2, COPPER. CONDUCTORS UP TO #10 MAY BE SOLID OR STRANDED, AND CONDUCTORS #8 OR LARGER SHALL BE STRANDED. TERMINATION OF STRANDED CONDUCTORS MUST BE MADE USING UL-LISTED DEVICES DESIGNED FOR THE APPLICATION.

O AFTER THE INSTALLATION IS COMPLETE, THE CONTRACTOR SHALL CLEAN THE ENTIRE ELECTRICAL SYSTEM, INCLUDING REMOVING ALL FINGERPRINTS, FOREIGN MATTER, PAINT, DIRT, GREASE, AND UNNECESSARY LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. ADDITIONALLY, THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED RUBBISH AND DEBRIS FROM THE PREMISES.

P ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE SEALED WITH A FIRE-RATED SEALANT, SUCH AS 3M FIRESTOP FIRE-BARRIER CAULK, PUTTY, WRAP STRIPS, AND COMPOSITE SHEETS, OR DOW CORNING 3-6548 SILICONE RTV FOAM.

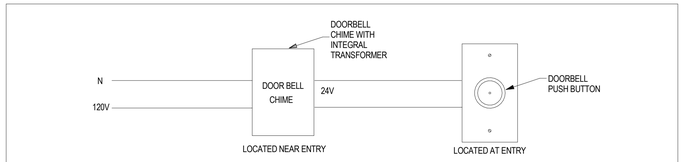
Q ALL RECESSED ELECTRICAL DEVICES, INCLUDING BUT NOT LIMITED TO LUMINAIRES, RECEPTACLES, AND SWITCHES, INSTALLED IN FIRE-RATED CEILINGS OR WALLS SHALL BE ENCLOSED WITH AN APPROVED ENCLOSURE CARRYING THE SAME FIRE RATING AS THE CEILING OR WALL.

R THE CONTRACTOR SHALL COORDINATE THE LOCATION OF WALL-MOUNTED DEVICES WITH CABINETRY AND OTHER WALL OBSTRUCTIONS AND CEILING-MOUNTED DEVICES WITH CEILING OBSTRUCTIONS. ANY DEVICES THAT NEED TO BE RELOCATED SHALL BE COORDINATED WITH THE ELECTRICAL ENGINEER BEFORE ROUGH-IN.

S DEVICE LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXACT DEVICE LOCATIONS SHALL BE AS INDICATED ON THE ARCHITECTURAL PLANS OR AS DIMENSIONED. IF NOT SHOWN ON THE ARCHITECTURAL PLANS OR DIMENSIONED ON THE ELECTRICAL PLANS, VERIFY THE EXACT LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN.

T ELECTRICAL CONTRACTOR TO VERIFY WITH UTILITY COMPANY AIC VALUES AND CONFIRM UNIT PANELBOARD IS RATED ADEQUATELY.

7 U ALL 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.



DOORBELL DEVICE SCHEDULE - PROVIDED BY ELECTRICAL CONTRACTOR (UNLESS NOTED OTHERWISE)

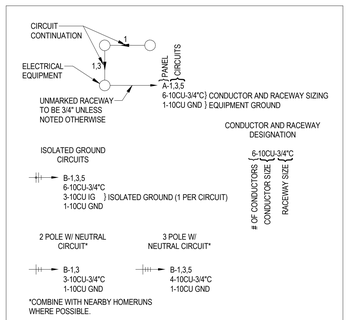
SYMBOL:	DEVICE:	PRODUCT:	LOCATION:	LABEL OR PLAQUE:
B	DOORBELL BUTTON	NUTONE PB41LSN PUSHBUTTON	OUTSIDE DOOR ON STRIKE SIDE. +48" A.F.F.	FACTORY LABEL ON PLATE
	DOORBELL CHIME WITH INTEGRAL TRANSFORMER LOCATED NEAR ENTRY DOOR	NUTONE BKL340LSN	NEAR ENTRANCE DOOR +93" A.F.F TO TOP OF DEVICE	"DOOR" PLAQUE OR FACTORY LABEL

STANDARD DOORBELL DIAGRAM

NOT TO SCALE

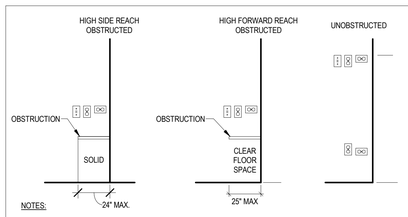
ELECTRICAL SHEET INDEX

SHEET NUMBER	SHEET NAME
E0.0	ELECTRICAL GENERAL NOTES AND SYMBOLS LEGEND
E1.0	ELECTRICAL DWELLING UNIT L-1
E1.1	ELECTRICAL DWELLING UNIT O-2
E1.2	ELECTRICAL FLEX BOX MODULE
E1.3	ELECTRICAL MASTER BOX MODULE
E1.4	ELECTRICAL DWELLING UNIT MODULE COMBO 1
E1.5	ELECTRICAL DWELLING UNIT MODULE COMBO 2
E1.6	ELECTRICAL DWELLING UNIT MODULE COMBO 3
E1.7	ELECTRICAL DWELLING UNIT MODULE COMBO 4
E1.8	ELECTRICAL DWELLING UNIT MODULE COMBO 5
E1.9	ELECTRICAL DWELLING UNIT MODULE COMBO 6
E1.10	ELECTRICAL DWELLING UNIT MODULE COMBO 7
E1.11	ELECTRICAL DWELLING UNIT MODULE COMBO 8
E2.0	PANEL AND LIGHT FIXTURE SCHEDULES
E2.1	PANEL SCHEDULES
E2.2	PANEL SCHEDULES



CIRCUITING SYMBOLS

NOT TO SCALE



NOTES:

1. MOUNT DEVICES AT HEIGHTS INDICATED EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS.
2. THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM FOR A REACH DEPTH OF 10 INCHES MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 10 INCHES, THE HIGH SIDE REACH SHALL BE 46 INCHES MAXIMUM FOR A REACH DEPTH OF 24 INCHES MAXIMUM.
3. THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM WHERE THE REACH DEPTH IS 20 INCHES MAXIMUM. WHERE THE REACH DEPTH EXCEEDS 20 INCHES, THE HIGH FORWARD REACH SHALL BE 44 INCHES MAXIMUM AND THE REACH DEPTH SHALL BE 25 INCHES MAXIMUM.
4. WHERE THE REACH IS UNOBSTRUCTED, THE REACH SHALL BE 48 INCHES MAXIMUM AND 15 INCHES MINIMUM.

ADA MOUNTING HEIGHTS DETAIL

NOT TO SCALE

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

BASIS OF DESIGN

7 CODES:
2021 INTERNATIONAL RESIDENTIAL CODE WITH TEXAS AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH TEXAS AMENDMENTS
2020 NATIONAL ELECTRICAL CODE WITH TEXAS AMENDMENTS
16 TAC, CHAPTER 70, INDUSTRIALIZED HOUSING AND BUILDING ADMINISTRATIVE RULES

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FIRM REGISTRATION#: F-11871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
LESLIE A. STITH
LICENSED
PROFESSIONAL ENGINEER
July 11, 2024

#	ISSUE/REVISION	DATE
S1	CAR Comments	03/02/2022
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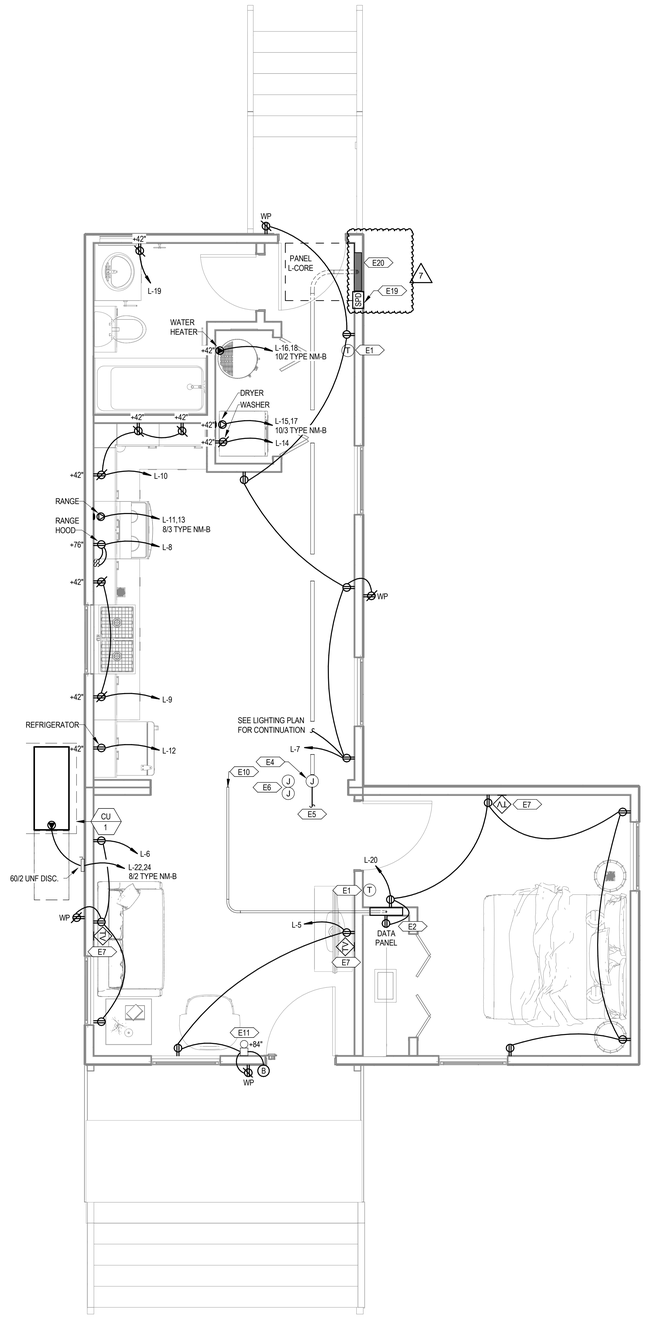
1	CAR COMMENTS	01/09/2023
7	TX CODE UPDATE	07/11/2024

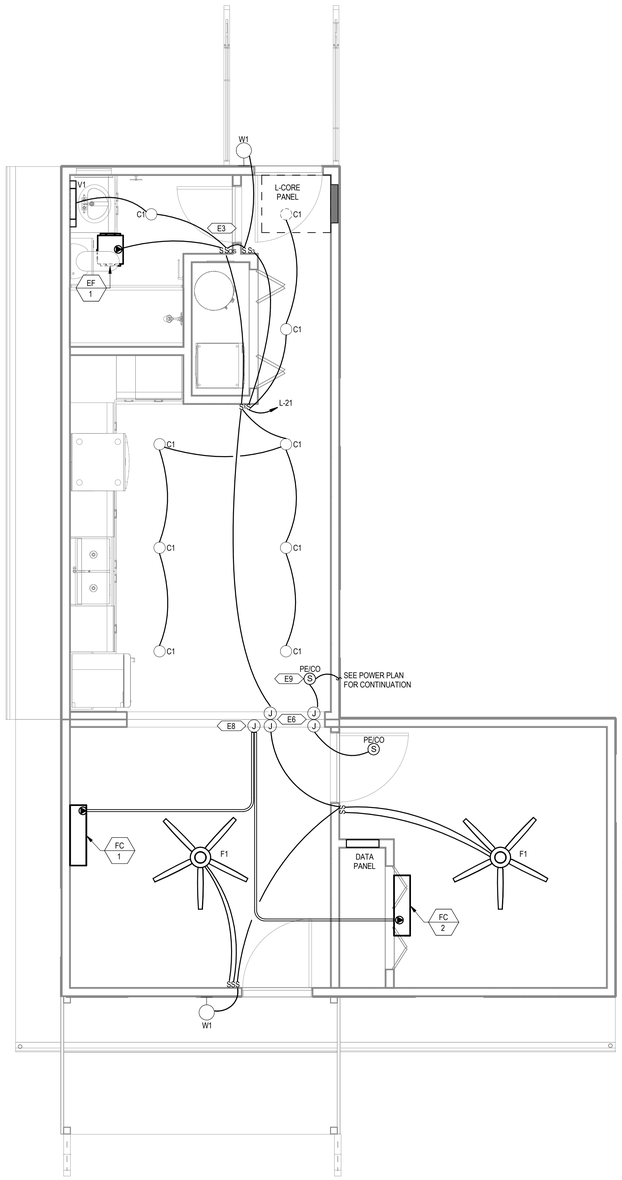
SHEET TITLE:
ELECTRICAL GENERAL NOTES AND SYMBOLS LEGEND

Drawn By: ZES
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:
E0.0



1 POWER DWELLING UNIT L-1
3/8" = 1'-0"



2 LIGHTING DWELLING UNIT L-1
3/8" = 1'-0"

GENERAL SHEET NOTES

A THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO THE MECHANICAL PLANS FOR THE LOCATION OF THERMOSTATS.

B ALL SINGLE-PHASE RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS IN AREAS SPECIFIED IN NEC ARTICLE 210.8(A) SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.

C ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED FOR ALL SINGLE-PHASE 120-VOLT 15- AND 20-AMP BRANCH CIRCUITS AS REQUIRED IN NEC ARTICLE 210.12. THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.

D ALL 15- AND 20-AMP 125- AND 250-NONLOCKING-TYPE RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES PER NEC ARTICLE 406.12(1).

E WHERE WIRE SIZE IS NOT SHOWN ON THE PLANS FOR 15A, 120V BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 14/2 TYPE NM-B CABLE.

F WHERE WIRE SIZE IS NOT SHOWN ON THE PLANS FOR 20A, 120V BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 12/2 TYPE NM-B CABLE.

G CONDUCTORS BETWEEN 3-WAY AND 4-WAY SWITCHES SHALL BE 14/3 TYPE NM-B CABLE.

H CONDUCTORS BETWEEN SMOKE/CO ALARMS SHALL BE 14/3 TYPE NM-B CABLE.

KEYNOTES

E1 PROVIDE CONDUIT AND CONTROL WIRE FROM THE THERMOSTAT TO THE HVAC EQUIPMENT. COORDINATE INTERCONNECTION WITH MECHANICAL PLANS AND THE MECHANICAL CONTRACTOR.

E2 RECEPTACLE TO BE MOUNTED INSIDE THE DATA PANEL FOR SERVICE PROVIDER EQUIPMENT.

E3 OCCUPANCY SENSOR TO BE PROGRAMMED FOR MANUAL ON / VACANCY OFF.

E4 FACTORY-INSTALLED 10" X 10" X 6" JUNCTION BOX WITH 1" CONDUIT AND PULL STRING TO THE UNIT PANEL.

E5 SITE-INSTALLED FEEDER FROM THE UTILITY METER TO THE JUNCTION BOX FOR SPLICED CONNECTION TO THE UNIT PANEL. SPLICED CONNECTIONS SHALL BE MADE USING MECHANICAL SCREW-TYPE CONNECTORS TORQUED TO THE MANUFACTURER'S RECOMMENDATIONS.

E6 SITE-INSTALLED CONNECTION BETWEEN MODULES SHALL BE MC CABLE, SINGLE STRAND THHN/THWN2 CONDUCTORS IN CONDUIT, OR LOW VOLTAGE CABLE IN CONDUIT CONNECTING PREWIRED, FACTORY-INSTALLED 4" X 4" X 2" JUNCTION BOXES IN CRAWL SPACE.

E7 FACTORY-INSTALLED CATV AND COAX BACK TO DATA PANEL.

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E9 SMOKE/CO ALARM SHALL BE INSTALLED A MINIMUM OF 10 FEET FROM THE RANGE TO MINIMIZE FALSE ALARMS WHEN COOKING.

E10 TWO 1" CONDUIT STUB OUTS WITH PULL CORDS FOR SITE-INSTALLED CONNECTIONS TO DATA PANEL FROM SERVICE PROVIDERS. TERMINATE WITH BUSHINGS.

E11 DOORBELL CHIME WITH BUILT-IN TRANSFORMER.

7 E19 FURNISH AND INSTALL AN INTERGRAL SURGE PROTECTION DEVICE.

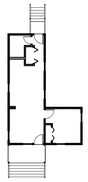
E20 CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 200/2 NEMA 3R DISCONNECT. COORDINATE LOCATION WITH LOCAL UTILITY AND GENERAL CONTRACTOR. PROVIDE PHENOLIC LABEL PER NEC.

COMBINATION PLAN VARIATION NOTE:

REFER TO COMBINATION PLANS ON SHEETS E1.4 THROUGH E1.11 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

1) LIGHTING LAYOUT
2) RECEPTACLE LAYOUT
3) PANEL SCHEDULE
4) MODULE INTERCONNECTION JUNCTION BOXES

PROJECT LOCATION
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.
FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566



COMB L-1

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MICASITA - MODULES AND COMBOS

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STATE OF TEXAS
LESLIE A. SMITH
LICENSED
PROFESSIONAL ENGINEER
July 11, 2024

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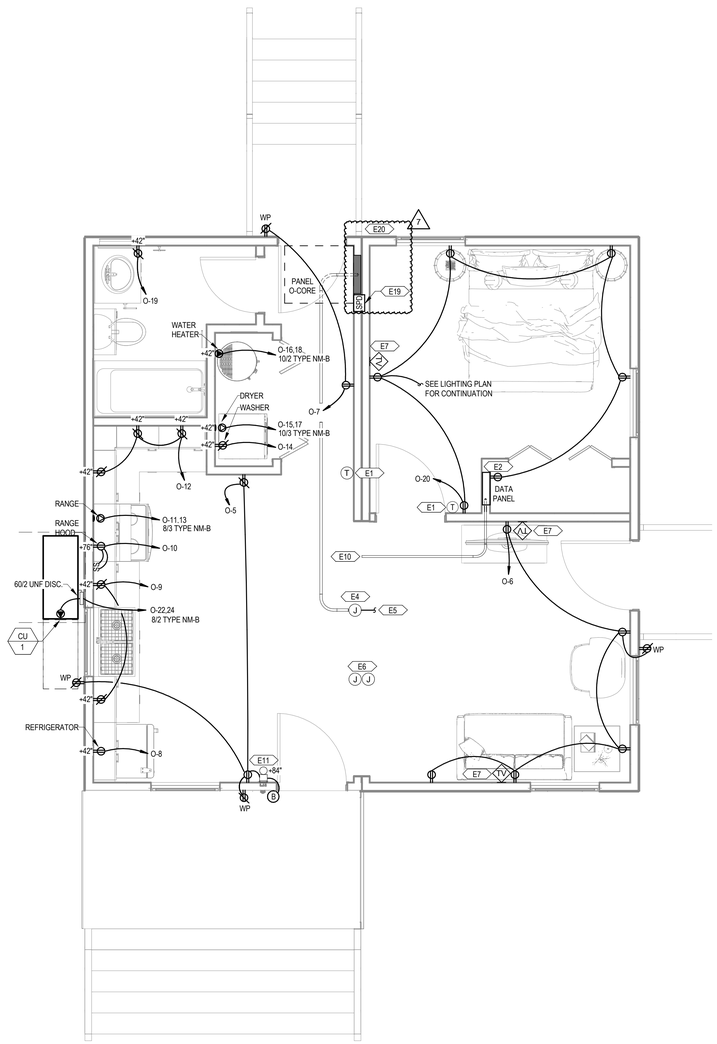
7	TX CODE UPDATE	07/11/2024

SHEET TITLE:
ELECTRICAL DWELLING UNIT L-1

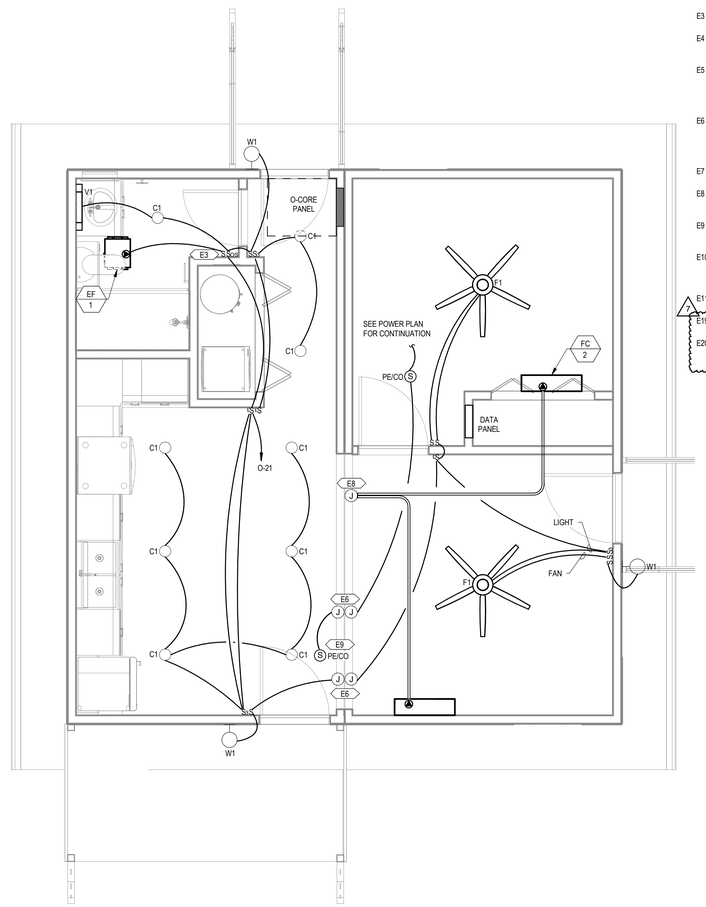
Drawn By: ZES
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

E1.0



1 POWER DWELLING UNIT O-2
3/8" = 1'-0"



2 LIGHTING DWELLING UNIT O-2
3/8" = 1'-0"

GENERAL SHEET NOTES

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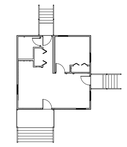
FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566



COMB. O-2

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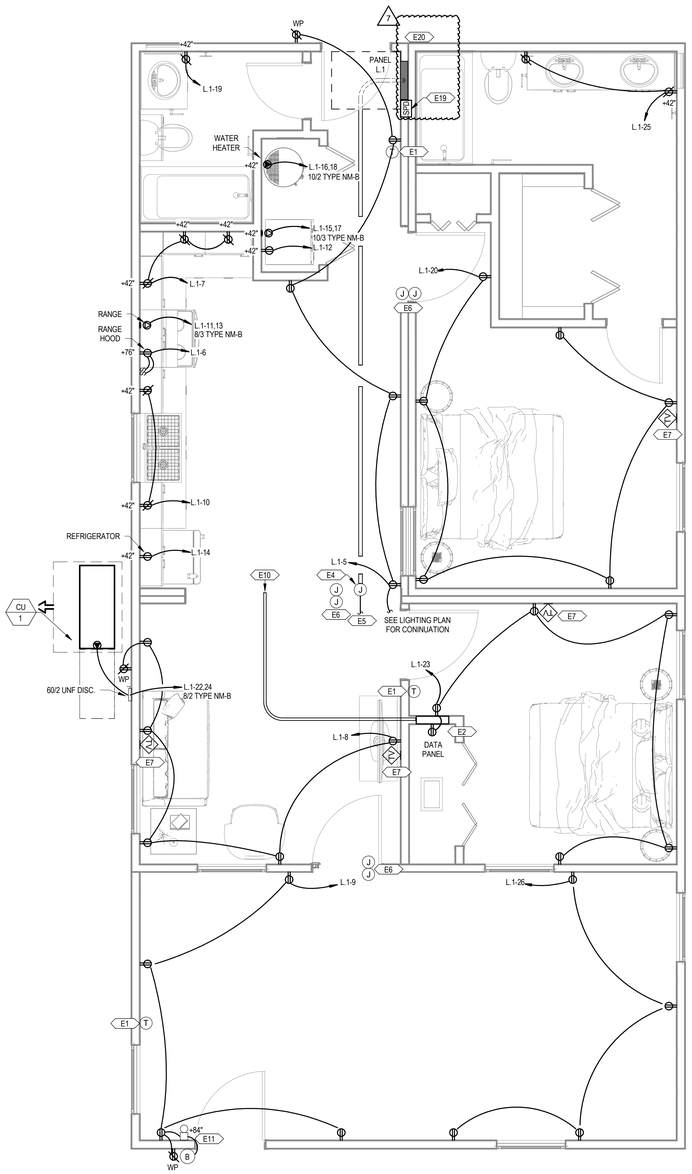
7	TX CODE UPDATE	07/11/2024

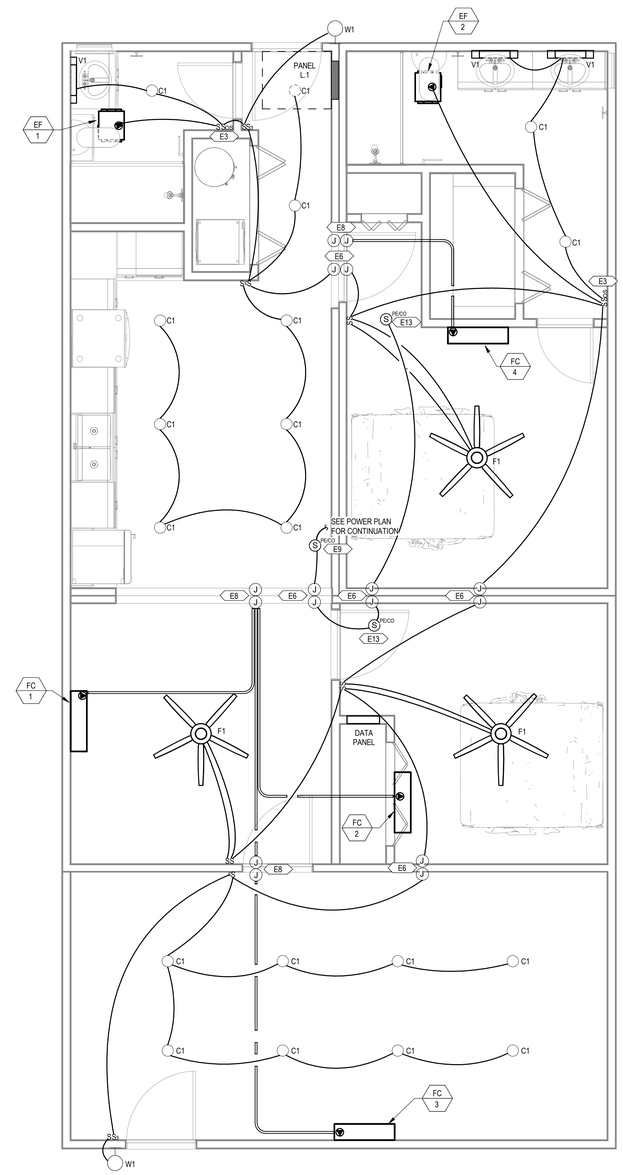
SHEET TITLE:
ELECTRICAL DWELLING UNIT O-2

Drawn By: ZES
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:
E1.1



1 POWER DWELLING UNITS MODULE COMBO 1
3/8" = 1'-0"



2 LIGHTING DWELLING UNITS MODULE COMBO 1
3/8" = 1'-0"

GENERAL SHEET NOTES

A	THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO THE MECHANICAL PLANS FOR THE LOCATION OF THERMOSTATS.
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E7	FACTORY-INSTALLED CATV AND COAX BACK TO DATA PANEL.
E8	FACTORY-INSTALLED 4" X 4" X 2" JUNCTION BOX WITH PULL CORD TO INDOOR FAN COIL FOR SITE-INSTALLED CONNECTION TO OUTDOOR CONDENSING UNIT.
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E10	TWO 1" CONDUIT STUB OUTS WITH PULL CORDS FOR SITE-INSTALLED CONNECTIONS TO DATA PANEL FROM SERVICE PROVIDERS. TERMINATE WITH BUSHINGS.
E11	DOORBELL CHIME WITH BUILT-IN TRANSFORMER.
E13	SMOKE ALARM TO BE INTERCONNECTED WITH SMOKE ALARM WITHIN DWELLING UNIT CORE.
E19	FURNISH AND INSTALL AN INTERGRAL SURGE PROTECTION DEVICE.
E20	CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 200/2 NEMA 3R DISCONNECT. COORDINATE LOCATION WITH LOCAL UTILITY AND GENERAL CONTRACTOR. PROVIDE PHENOLIC LABEL PER NEC.

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LOS FRESNOS, TX 78566

PrefabLogic

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COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
303 South Federal Way, Boise, ID 83705
(208) 376-9820 • www.ecboise.com
FIRM REGISTRATION#: F-11871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
LESLIE A. STITH
14853
LICENSED
PROFESSIONAL ENGINEER
July 11, 2024

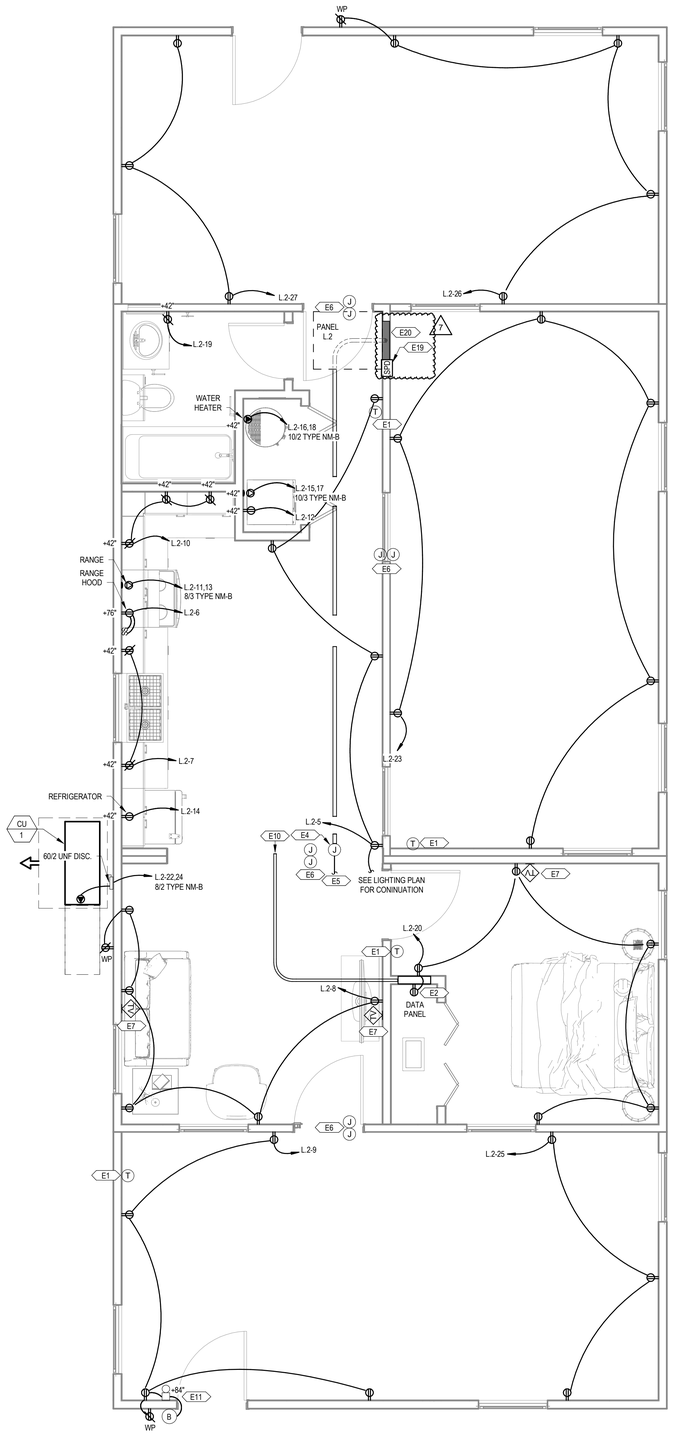
#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1_STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
7	TX CODE UPDATE	07/11/2024

SHEET TITLE:
ELECTRICAL DWELLING UNIT MODULE COMBO 1

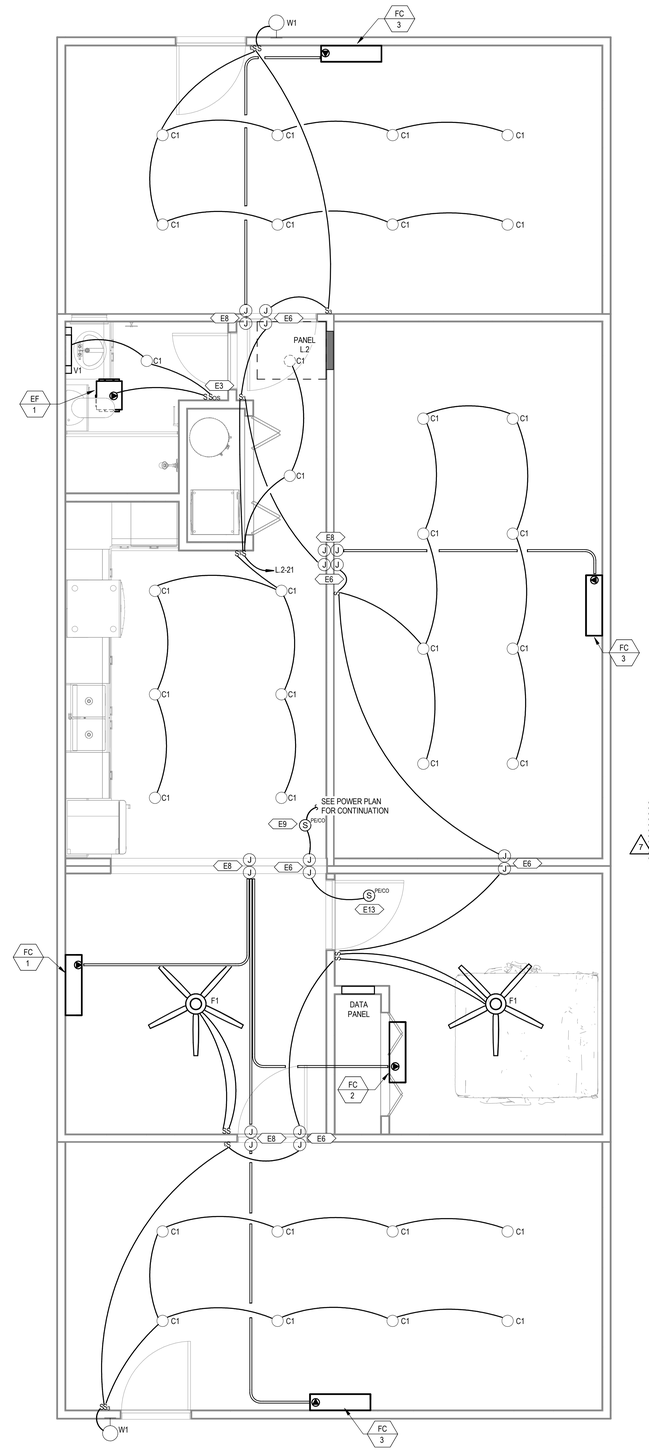
Drawn By: NWW
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

E1.4



1 POWER DWELLING UNITS MODULE COMBO 2
3/8" = 1'-0"



2 LIGHTING DWELLING UNITS MODULE COMBO 2
3/8" = 1'-0"

GENERAL SHEET NOTES

A	THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO THE MECHANICAL PLANS FOR THE LOCATION OF THERMOSTATS.
B	ALL SINGLE-PHASE RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS IN AREAS SPECIFIED IN NEC ARTICLE 210.8(A) SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
C	ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED FOR ALL SINGLE-PHASE 120-VOLT 15- AND 20-AMP BRANCH CIRCUITS AS REQUIRED IN NEC ARTICLE 210.12. THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
D	ALL 15- AND 20-AMP 125- AND 250-NONLOCKING-TYPE RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES PER NEC ARTICLE 406.12(1).
E	WHERE WIRE SIZE IS NOT SHOWN ON THE PLANS FOR 15A, 120V BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 14/2 TYPE NM-B CABLE.
F	WHERE WIRE SIZE IS NOT SHOWN ON THE PLANS FOR 20A, 120V BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 12/2 TYPE NM-B CABLE.
G	CONDUCTORS BETWEEN 3-WAY AND 4-WAY SWITCHES SHALL BE 14/3 TYPE NM-B CABLE.
H	CONDUCTORS BETWEEN SMOKE/CO ALARMS SHALL BE 14/3 TYPE NM-B CABLE.

KEYNOTES

E1	PROVIDE CONDUIT AND CONTROL WIRE FROM THE THERMOSTAT TO THE HVAC EQUIPMENT. COORDINATE INTERCONNECTION WITH MECHANICAL PLANS AND THE MECHANICAL CONTRACTOR.
E2	RECEPTACLE TO BE MOUNTED INSIDE THE DATA PANEL FOR SERVICE PROVIDER EQUIPMENT.
E3	OCCUPANCY SENSOR TO BE PROGRAMMED FOR MANUAL ON / VACANCY OFF.
E4	FACTORY-INSTALLED 10" X 10" X 6" JUNCTION BOX WITH 1" CONDUIT AND PULL STRING TO THE UNIT PANEL.
E5	SITE-INSTALLED FEEDER FROM THE UTILITY METER TO THE JUNCTION BOX FOR SPLICED CONNECTION TO THE UNIT PANEL. SPLICED CONNECTIONS SHALL BE MADE USING MECHANICAL SCREW-TYPE CONNECTORS TORQUED TO THE MANUFACTURER'S RECOMMENDATIONS.
E6	SITE-INSTALLED CONNECTION BETWEEN MODULES SHALL BE MC CABLE, SINGLE STRAND THHN/THWNZ CONDUCTORS IN CONDUIT, OR LOW VOLTAGE CABLE IN CONDUIT CONNECTING PREWIRED, FACTORY-INSTALLED 4" X 4" X 2" JUNCTION BOXES IN CRAWL SPACE.
E7	FACTORY-INSTALLED CATV AND COAX BACK TO DATA PANEL.
E8	FACTORY-INSTALLED 4" X 4" X 2" JUNCTION BOX WITH PULL CORD TO INDOOR FAN COIL FOR SITE-INSTALLED CONNECTION TO OUTDOOR CONDENSING UNIT.
E9	SMOKE/CO ALARM SHALL BE INSTALLED A MINIMUM OF 10 FEET FROM THE RANGE TO MINIMIZE FALSE ALARMS WHEN COOKING.
E10	TWO 1" CONDUIT STUB OUTS WITH PULL CORDS FOR SITE-INSTALLED CONNECTIONS TO DATA PANEL FROM SERVICE PROVIDERS. TERMINATE WITH BUSHINGS.
E11	DOORBELL CHIME WITH BUILT-IN TRANSFORMER.
E13	SMOKE ALARM TO BE INTERCONNECTED WITH SMOKE ALARM WITHIN DWELLING UNIT CORE.
E19	FURNISH AND INSTALL AN INTERGRAL SURGE PROTECTION DEVICE.
E20	CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 200/2 NEMA 3R DISCONNECT. COORDINATE LOCATION WITH LOCAL UTILITY AND GENERAL CONTRACTOR. PROVIDE PHENOLIC LABEL PER NEC.

7

PROJECT LOCATION
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.
FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566

PrefabLogic

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MICASITA - MODULES AND COMBOS

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STATE OF TEXAS
LESLIE A. STITH
24014853
LICENSED
PROFESSIONAL ENGINEER
July 11, 2024

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7	TX CODE UPDATE	07/11/2024

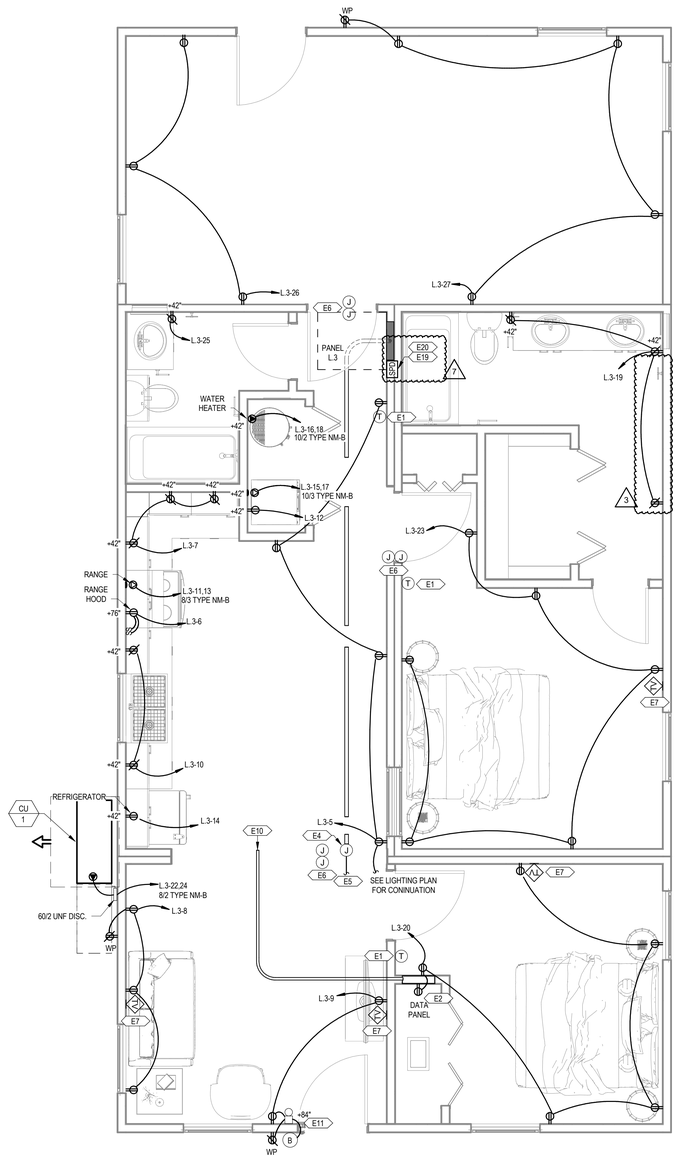
SHEET TITLE:

ELECTRICAL DWELLING UNIT MODULE COMBO 2

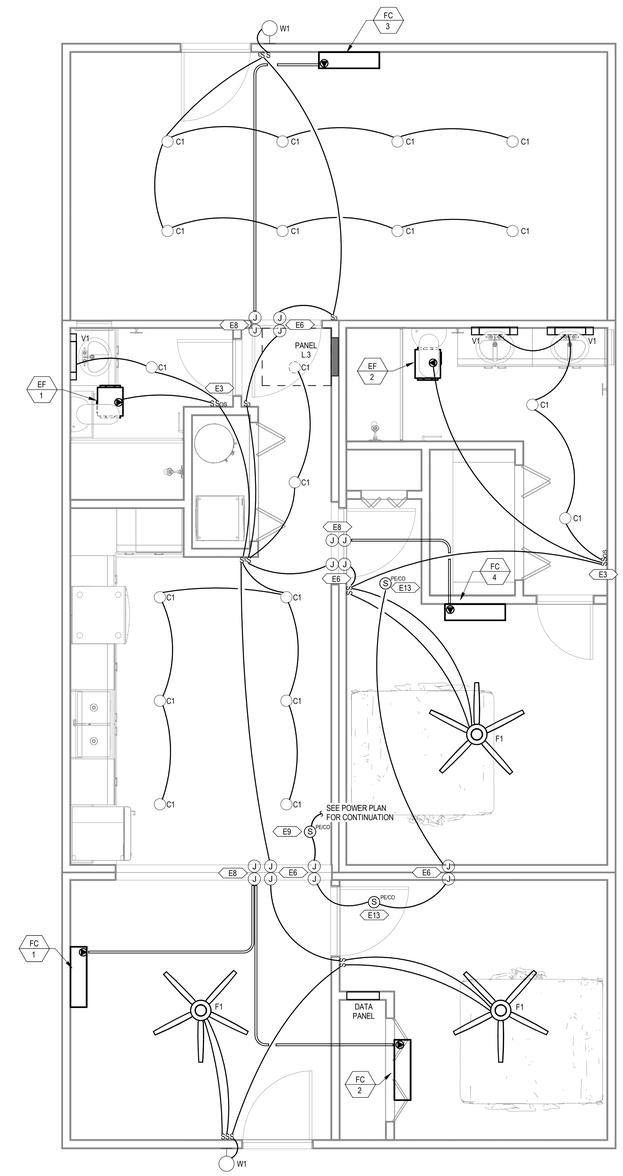
Drawn By:	NWW
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

E1.5



1 POWER DWELLING UNITS MODULE COMBO 3
3/8" = 1'-0"



2 LIGHTING DWELLING UNITS MODULE COMBO 3
3/8" = 1'-0"

GENERAL SHEET NOTES

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E2	RECEPTACLE TO BE MOUNTED INSIDE THE DATA PANEL FOR SERVICE PROVIDER EQUIPMENT.
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PROJECT LOCATION

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FACTORY ADDRESS

THE FARM
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LOS FRESNOS, TX 78566

PrefabLogic

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PROFESSIONAL ENGINEER
July 11, 2024

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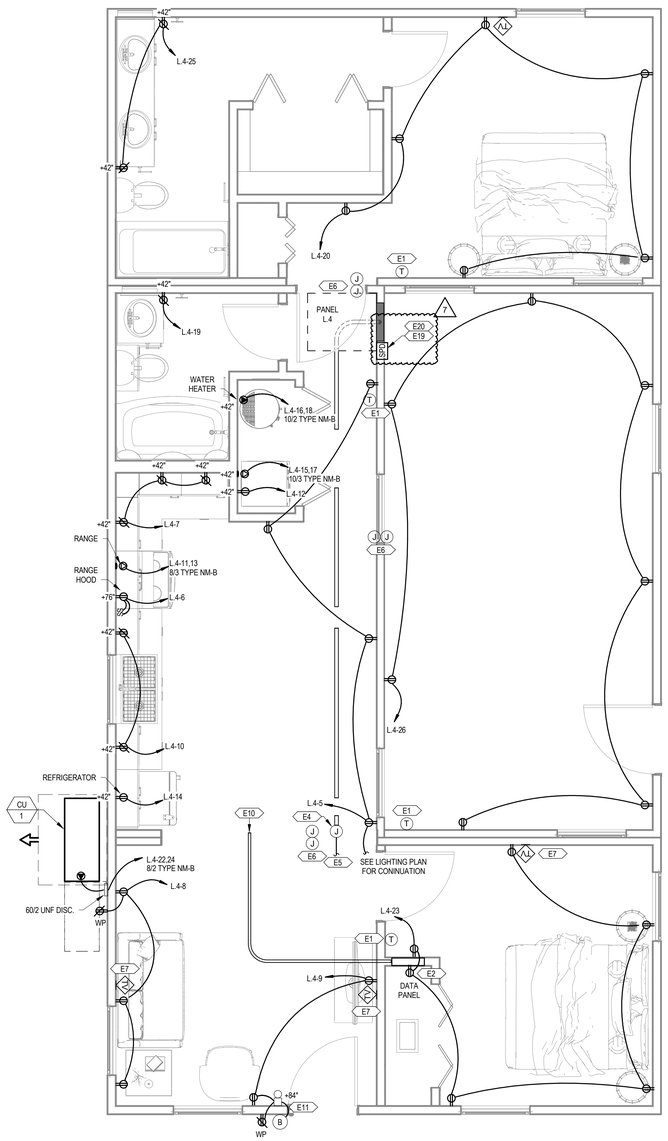
2	REV 2 STATE REVIEW	05/05/2023
3	REV 3 STATE REVIEW	08/24/2023
7	TX CODE UPDATE	07/11/2024

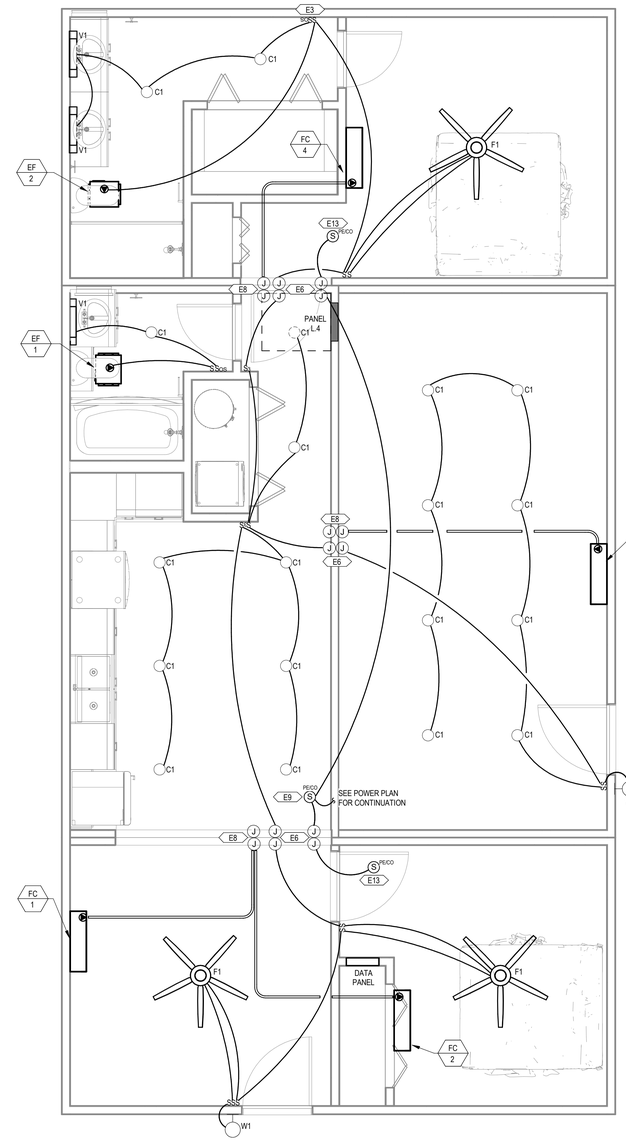
SHEET TITLE:
ELECTRICAL DWELLING UNIT MODULE COMBO 3

Drawn By: NWW
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:
E1.6



1 POWER DWELLING UNITS MODULE COMBO 4
3/8" = 1'-0"



2 LIGHTING DWELLING UNITS MODULE COMBO 4
3/8" = 1'-0"

GENERAL SHEET NOTES

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KEYNOTES

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FC 3 E20 CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 200/2 NEMA 3R DISCONNECT. COORDINATE LOCATION WITH LOCAL UTILITY AND GENERAL CONTRACTOR. PROVIDE PHENOLIC LABEL PER NEC.

PROJECT LOCATION

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FACTORY ADDRESS

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July 11, 2024

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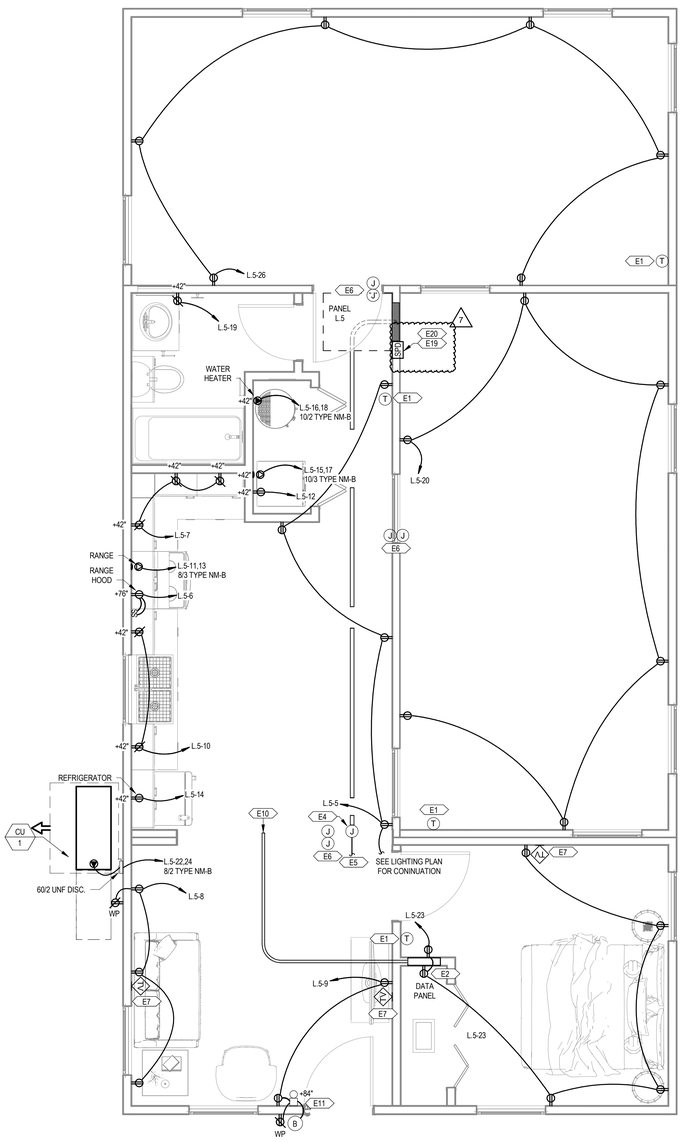
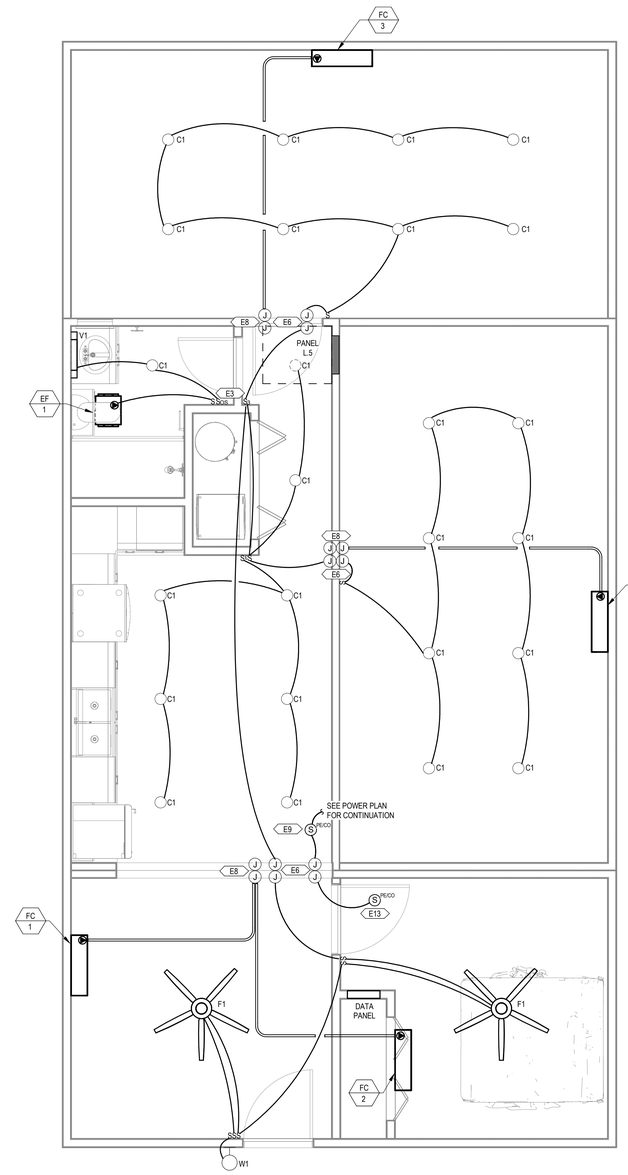
SHEET TITLE:
ELECTRICAL DWELLING UNIT MODULE COMBO 4

Drawn By: NWW
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:
E1.7



1 POWER DWELLING UNITS MODULE COMBO 5
3/8" = 1'-0"



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FC 3

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July 11, 2024

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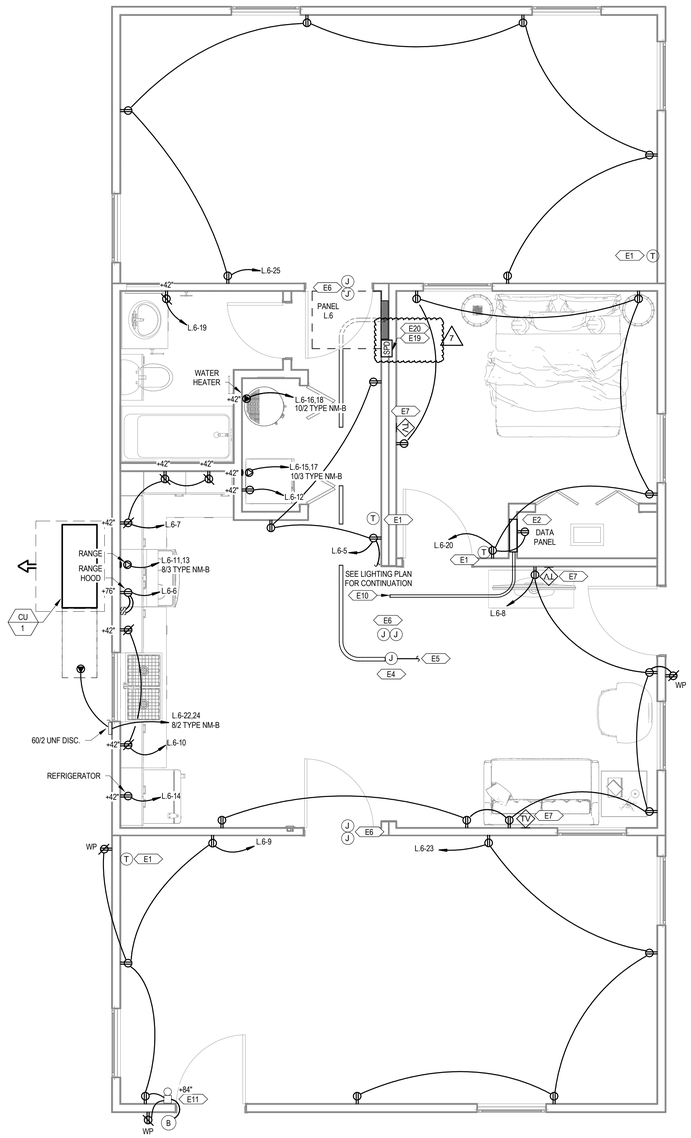
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1_STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
7	TX CODE UPDATE	07/11/2024

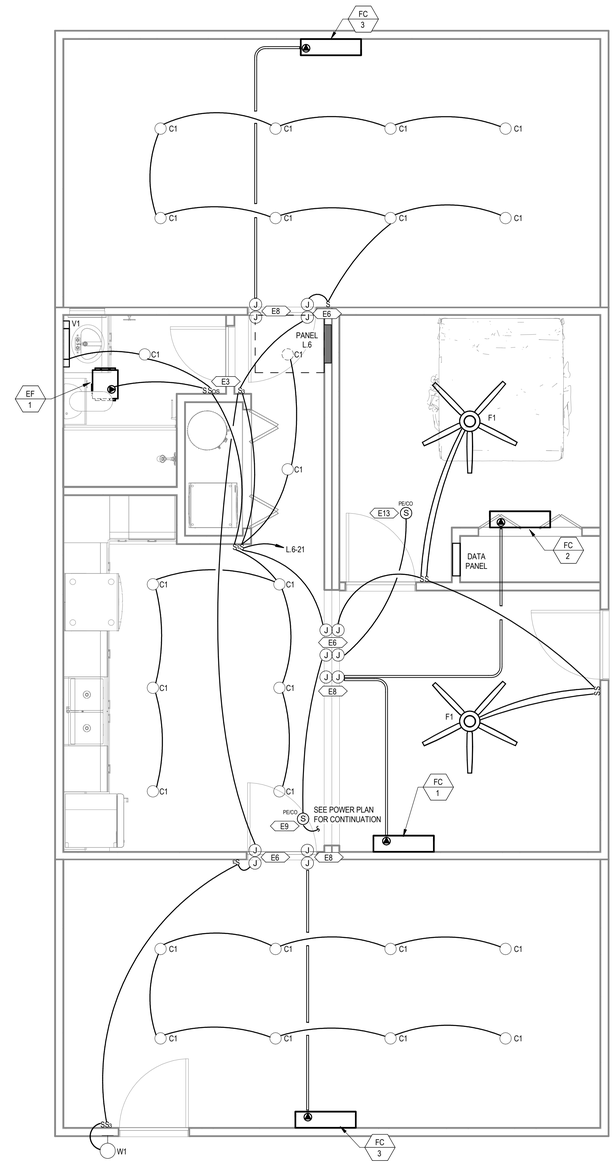
SHEET TITLE:
ELECTRICAL DWELLING UNIT MODULE COMBO 5

Drawn By: NWW
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:
E1.8



1 POWER DWELLING UNITS MODULE COMBO 6
3/8" = 1'-0"



2 LIGHTING DWELLING UNITS MODULE COMBO 6
3/8" = 1'-0"

GENERAL SHEET NOTES

A THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO THE MECHANICAL PLANS FOR THE LOCATION OF THERMOSTATS.

B ALL SINGLE-PHASE RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS IN AREAS SPECIFIED IN NEC ARTICLE 210.8(A) SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.

C ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED FOR ALL SINGLE-PHASE 120-VOLT 15- AND 20-AMP BRANCH CIRCUITS AS REQUIRED IN NEC ARTICLE 210.12. THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.

D ALL 15- AND 20-AMP 125- AND 250-NONLOCKING-TYPE RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES PER NEC ARTICLE 406.12(1).

E WHERE WIRE SIZE IS NOT SHOWN ON THE PLANS FOR 15A, 120V BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 14/2 TYPE NM-B CABLE.

F WHERE WIRE SIZE IS NOT SHOWN ON THE PLANS FOR 20A, 120V BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 12/2 TYPE NM-B CABLE.

G CONDUCTORS BETWEEN 3-WAY AND 4-WAY SWITCHES SHALL BE 14/3 TYPE NM-B CABLE.

H CONDUCTORS BETWEEN SMOKE/CO ALARMS SHALL BE 14/3 TYPE NM-B CABLE.

KEYNOTES

E1 PROVIDE CONDUIT AND CONTROL WIRE FROM THE THERMOSTAT TO THE HVAC EQUIPMENT. COORDINATE INTERCONNECTION WITH MECHANICAL PLANS AND THE MECHANICAL CONTRACTOR.

E2 RECEPTACLE TO BE MOUNTED INSIDE THE DATA PANEL FOR SERVICE PROVIDER EQUIPMENT.

E3 OCCUPANCY SENSOR TO BE PROGRAMMED FOR MANUAL ON / VACANCY OFF.

E4 FACTORY-INSTALLED 10" X 10" X 6" JUNCTION BOX WITH 1" CONDUIT AND PULL STRING TO THE UNIT PANEL.

E5 SITE-INSTALLED FEEDER FROM THE UTILITY METER TO THE JUNCTION BOX FOR SPLICED CONNECTION TO THE UNIT PANEL. SPLICED CONNECTIONS SHALL BE MADE USING MECHANICAL SCREW-TYPE CONNECTORS TORQUED TO THE MANUFACTURER'S RECOMMENDATIONS.

E6 SITE-INSTALLED CONNECTION BETWEEN MODULES SHALL BE MC CABLE, SINGLE STRAND THHN/THWNZ CONDUCTORS IN CONDUIT, OR LOW VOLTAGE CABLE IN CONDUIT CONNECTING PREWIRED, FACTORY-INSTALLED 4" X 4" X 2" JUNCTION BOXES IN CRAWL SPACE.

E7 FACTORY-INSTALLED CATV AND COAX BACK TO DATA PANEL.

E8 FACTORY-INSTALLED 4" X 4" X 2" JUNCTION BOX WITH PULL CORD TO INDOOR FAN COIL FOR SITE-INSTALLED CONNECTION TO OUTDOOR CONDENSING UNIT.

E9 SMOKE/CO ALARM SHALL BE INSTALLED A MINIMUM OF 10 FEET FROM THE RANGE TO MINIMIZE FALSE ALARMS WHEN COOKING.

E10 TWO 1" CONDUIT STUB OUTS WITH PULL CORDS FOR SITE-INSTALLED CONNECTIONS TO DATA PANEL FROM SERVICE PROVIDERS. TERMINATE WITH BUSHINGS.

E11 DOORBELL CHIME WITH BUILT-IN TRANSFORMER.

E13 SMOKE ALARM TO BE INTERCONNECTED WITH SMOKE ALARM WITHIN DWELLING UNIT CORE.

E19 FURNISH AND INSTALL AN INTERGRIAL SURGE PROTECTION DEVICE.

7 E20 CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 200/2 NEMA 3R DISCONNECT. COORDINATE LOCATION WITH LOCAL UTILITY AND GENERAL CONTRACTOR. PROVIDE PHENOLIC LABEL PER NEC.

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

PrefabLogic

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FIRM REGISTRATION#: F-11871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
LESLIE A. STITH
LICENSED
PROFESSIONAL ENGINEER
July 11, 2024

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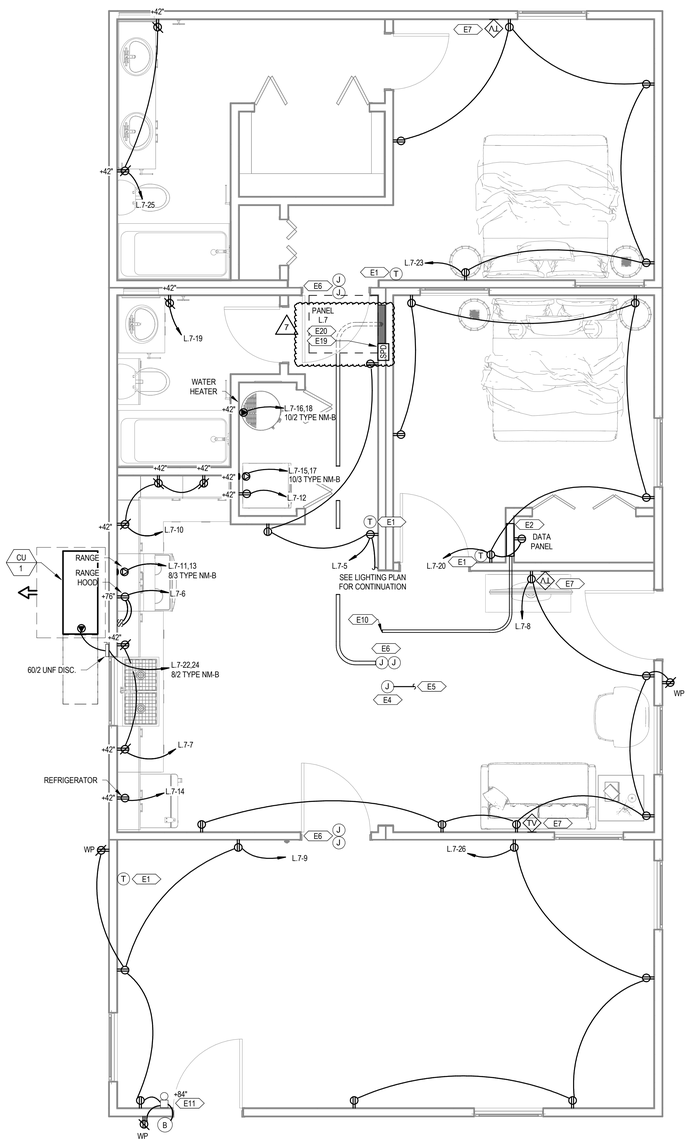
SHEET TITLE:
ELECTRICAL DWELLING UNIT MODULE COMBO 6

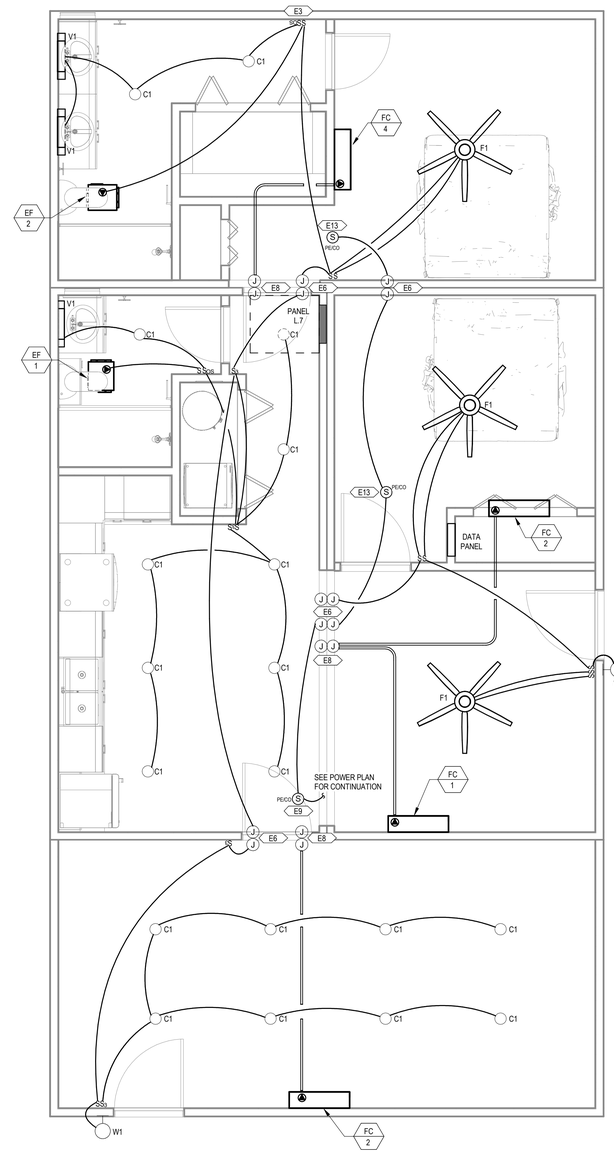
Drawn By:	NWW
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

E1.9



1 POWER DWELLING UNITS MODULE COMBO 7
3/8" = 1'-0"



2 LIGHTING DWELLING UNITS MODULE COMBO 7
3/8" = 1'-0"

GENERAL SHEET NOTES

A	THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO THE MECHANICAL PLANS FOR THE LOCATION OF THERMOSTATS.
B	ALL SINGLE-PHASE RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS IN AREAS SPECIFIED IN NEC ARTICLE 210.8(A) SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
C	ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED FOR ALL SINGLE-PHASE 120-VOLT 15- AND 20-AMP BRANCH CIRCUITS AS REQUIRED IN NEC ARTICLE 210.12. THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION.
D	ALL 15- AND 20-AMP 125- AND 250-NONLOCKING-TYPE RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES PER NEC ARTICLE 406.12(1).
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H	CONDUCTORS BETWEEN SMOKE/CO ALARMS SHALL BE 14/3 TYPE NM-B CABLE.

KEYNOTES

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E2	RECEPTACLE TO BE MOUNTED INSIDE THE DATA PANEL FOR SERVICE PROVIDER EQUIPMENT.
E3	OCCUPANCY SENSOR TO BE PROGRAMMED FOR MANUAL ON / VACANCY OFF.
E4	FACTORY-INSTALLED 10" X 10" X 6" JUNCTION BOX WITH 1" CONDUIT AND PULL STRING TO THE UNIT PANEL.
E5	SITE-INSTALLED FEEDER FROM THE UTILITY METER TO THE JUNCTION BOX FOR SPLICED CONNECTION TO THE UNIT PANEL. SPLICED CONNECTIONS SHALL BE MADE USING MECHANICAL SCREW-TYPE CONNECTORS TORQUED TO THE MANUFACTURER'S RECOMMENDATIONS.
E6	SITE-INSTALLED CONNECTION BETWEEN MODULES SHALL BE MC CABLE, SINGLE STRAND THHN/THWNZ CONDUCTORS IN CONDUIT, OR LOW VOLTAGE CABLE IN CONDUIT CONNECTING PREWIRED, FACTORY-INSTALLED 4" X 4" X 2" JUNCTION BOXES IN CRAWL SPACE.
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E9	SMOKE/CO ALARM SHALL BE INSTALLED A MINIMUM OF 10 FEET FROM THE RANGE TO MINIMIZE FALSE ALARMS WHEN COOKING.
E10	TWO 1" CONDUIT STUB OUTS WITH PULL CORDS FOR SITE-INSTALLED CONNECTIONS TO DATA PANEL FROM SERVICE PROVIDERS. TERMINATE WITH BUSHINGS.
E11	DOORBELL CHIME WITH BUILT-IN TRANSFORMER.
E13	SMOKE ALARM TO BE INTERCONNECTED WITH SMOKE ALARM WITHIN DWELLING UNIT CORE.
E19	FURNISH AND INSTALL AN INTERGRAL SURGE PROTECTION DEVICE.
E20	CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 200/2 NEMA 3R DISCONNECT. COORDINATE LOCATION WITH LOCAL UTILITY AND GENERAL CONTRACTOR. PROVIDE PHENOLIC LABEL PER NEC.

PROJECT LOCATION

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FACTORY ADDRESS

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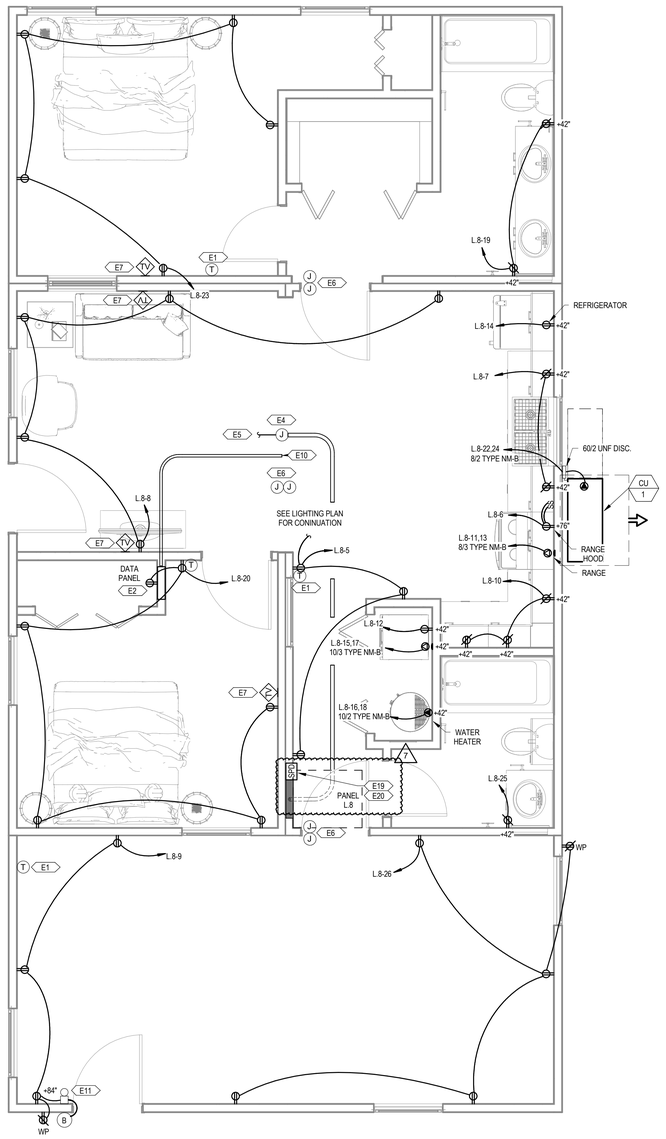
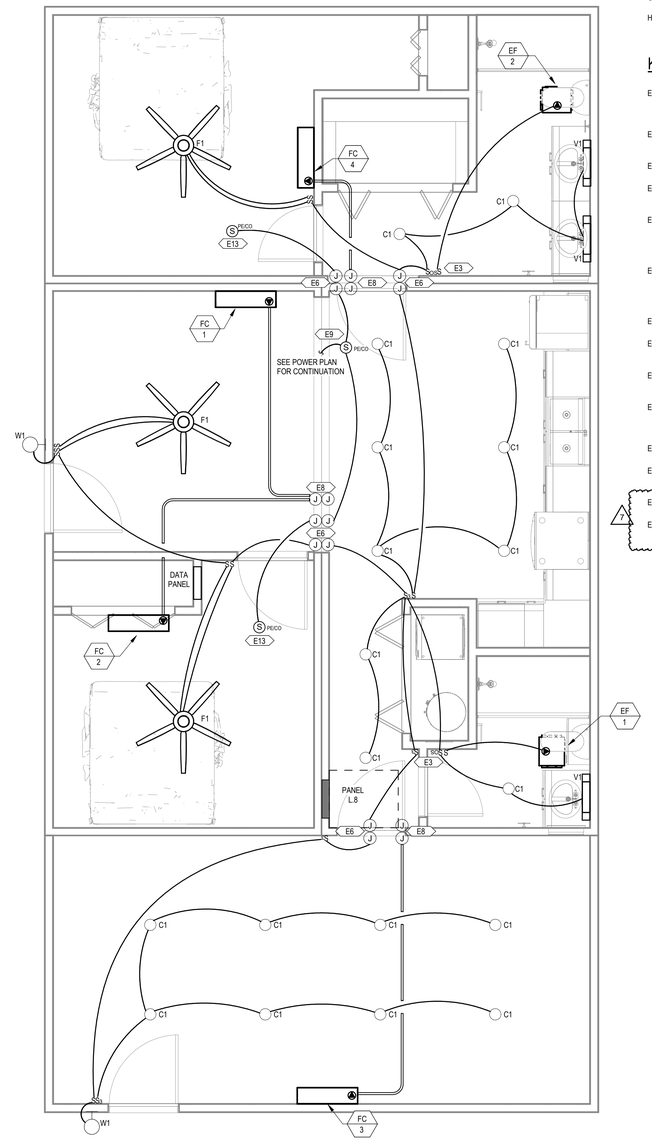
SHEET TITLE:
ELECTRICAL DWELLING UNIT MODULE COMBO 7

Drawn By: NWW
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:
E1.10



1 POWER DWELLING UNITS MODULE COMBO 8
3/8" = 1'-0"



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PROJECT LOCATION

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FACTORY ADDRESS

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STATE OF TEXAS
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SHEET TITLE:
ELECTRICAL DWELLING UNIT MODULE COMBO 8

Drawn By: NWW
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:
E1.11

Branch Panel: L

LOCATION:
SUPPLY FROM:
MOUNTING: FLUSH
ENCLOSURE: TYPE 1

VOLTS: 120/208 Wye Single
PHASES: 1
WIRES: 3

AIC RATING: 10K
MAINS TYPE: MCB
BUSSING: 200A
MAIN CKTBR:

NOTES	CKT	DESCRIPTION	CODE	AMP	POLES	A	B	A	B	POLES	AMP	CODE	DESCRIPTION	CKT	NOTES
	1	MAIN DISCONNECT		150 A	2	0		--		1	--		DO NOT USE	2	--
--	3	--	--	--	--		0		--	1	--		DO NOT USE	4	--
1	5	REC - ENTRY	R	15 A	1	540		720		1	15 A	R	REC - LIVING ROOM	6	1
1	7	REC - HALLWAY	R	15 A	1		1080		120	1	20 A	R	RANGE HOOD	8	1
1	9	REC - SMALL APPLIANCE	R	20 A	1	360		540		1	20 A	R	REC - SMALL APPLIANCE	10	1
	11	RANGE	MC	50 A	2		4000		1200	1	20 A	R	REFRIGERATOR	12	3
--	13	--	--	--	--	4000		1500		1	20 A	R	WASHER	14	1
	15	DRYER	MN	30 A	2		2496		2250	2	30 A	MN	WATER HEATER	16	4
--	17	--	--	--	--	2496		2250		--	--	--	--	18	--
1	19	REC - BATHROOM	R	20 A	1		180		1080	1	15 A	R	REC - BEDROOM	20	1
1	21	LIGHTING	L	15 A	1	228		3108		2	35 A	ME	HVAC	22	4
--	23	SPARE		20 A	1		0		3108	--	--	--	--	24	--
--	25	SPARE		20 A	1	0		0		1	20 A		SPARE	26	--
--	27	SPACE		--	1		--		0	2	20 A		SURGE PROTECTION DEVICE	28	--
--	29	SPACE		--	1	--		0		--	--	--		30	--

7

Notes:

Branch Panel: O

LOCATION:
SUPPLY FROM:
MOUNTING: FLUSH
ENCLOSURE: TYPE 1

VOLTS: 120/208 Wye Single
PHASES: 1
WIRES: 3

AIC RATING: 10K
MAINS TYPE: MCB
BUSSING: 200A
MAIN CKTBR:

NOTES	CKT	DESCRIPTION	CODE	AMP	POLES	A	B	A	B	POLES	AMP	CODE	DESCRIPTION	CKT	NOTES
	1	MAIN DISCONNECT		150 A	2	0		--		1	--		DO NOT USE	2	--
--	3	--	--	--	--		0		--	1	--		DO NOT USE	4	--
1	5	REC - ENTRY	R	15 A	1	720		1080		1	15 A	R	REC - LIVING ROOM	6	1
1	7	REC - HALLWAY	R	15 A	1		360		1200	1	20 A	R	REFRIGERATOR	8	3
1	9	REC - SMALL APPLIANCE	R	20 A	1	360		120		1	15 A	R	RANGE HOOD	10	1
	11	RANGE	MC	50 A	2		4000		540	1	20 A	R	REC - SMALL APPLIANCE	12	1
--	13	--	--	--	--	4000		1800		1	20 A	R	WASHER	14	1
	15	DRYER	MN	30 A	2		2496		2250	2	30 A	MN	WATER HEATER	16	4
--	17	--	--	--	--	2496		2250		--	--	--	--	18	--
1	19	REC - BATHROOM	R	20 A	1		180		1080	1	15 A	R	REC - BEDROOM	20	1
1	21	LIGHTING	L	20 A	1	248		3108		2	35 A	ME	HVAC	22	4
--	23	SPARE		15 A	1		0		3108	--	--	--	--	24	--
--	25	SPARE		20 A	1	0		0		1	20 A		SPARE	26	--
--	27	SPACE		--	1		--		0	2	20 A		SURGE PROTECTION DEVICE	28	--
--	29	SPACE		--	1	--		0		--	--	--		30	--

7

Notes:

PANEL SCHEDULE KEYNOTES

1 PROVIDE AFCI BREAKER.
2 PROVIDE GFCI BREAKER.
3 PROVIDE AFCI/GFCI COMBINATION BREAKER.
4 PROVIDE LOCKABLE BREAKER.

Electrical Calculation for Module Combo 1,3,4,5,6,7,8
1155 Square Footage Dwelling

	VA	QTY			
GENERAL LOADS					
General Lighting & Use Receptacles at 3 Volt-Amperes per Square Foot	3 X	1,155	=	3,465	VA
Small Appliance Load at 1,500 Volt-Amperes per 20 Amp Circuit	1,500 X	2	=	3,000	VA
Laundry & Load at 1,500 Volt-Amperes per 20 Amp Circuit	1,500 X	1	=	1,500	VA
Range	8,000 X	1	=	8,000	VA
Refrigerator	1,200 X	1	=	1,200	VA
Water Heater	4,500 X	1	=	4,500	VA
Range Hood	120 X	1	=	120	VA
Clothes Dryer	4,400 X	1	=	4,400	VA
SUB-TOTAL				**26,185**	**VA**
	FIRST 10K AT...			**10,000**	**VA**
	BALANCE AT...			**6,474**	**VA**
				16,474	**VA**
HEATING AND COOLING					
CU-1	6,216 X	100%	=	6,216	VA
SUB-TOTAL				**6,216**	
	TOTAL LOAD =			**22,690**	**VA**
	TOTAL AMPS =			**109**	**AMPS**

Electrical Calculation for Module Combo 2
1443 Square Footage Dwelling

	VA	QTY			
GENERAL LOADS					
General Lighting & Use Receptacles at 3 Volt-Amperes per Square Foot	3 X	1,443	=	4,329	VA
Small Appliance Load at 1,500 Volt-Amperes per 20 Amp Circuit	1,500 X	2	=	3,000	VA
Laundry & Load at 1,500 Volt-Amperes per 20 Amp Circuit	1,500 X	1	=	1,500	VA
Range	8,000 X	1	=	8,000	VA
Refrigerator	1,200 X	1	=	1,200	VA
Water Heater	4,500 X	1	=	4,500	VA
Range Hood	120 X	1	=	120	VA
Clothes Dryer	4,400 X	1	=	4,400	VA
SUB-TOTAL				**27,049**	**VA**
	FIRST 10K AT 100%			**10,000**	**VA**
	BALANCE AT 40%			**6,820**	**VA**
				16,820	**VA**
HEATING AND COOLING					
CU-1	6,216 X	100%	=	6,216	VA
SUB-TOTAL				**6,216**	
	TOTAL LOAD =			**23,036**	**VA**
	TOTAL AMPS =			**111**	**AMPS**

LIGHT FIXTURE SCHEDULE

Type	Catalog Number	Manufacturer	Description	Mounting	Wattage
C1	DLC4S-10W105SE	EURI LIGHTING	WHITE 4" DOWNLIGHT, 650LM, 3000K, 80 CRI	RECESSED	10 W
F1	F-002L-3000K-MW	WAC LIGHTING	CEILING FAN LED, 3000K, WITH DIMMING	SURFACE	25 W
V1	LFX-VF-36-36W-BN-E-30K	SUNLITE	36" BATHROOM VANITY LIGHT, 2600LM, 3000K, 80 CRI	WALL	36 W
W1	LFX-R-UD-20W-50K	SUNLITE	EXTERIOR WALL PACK, 1400LM, 5000K, WEATHERPROOF	WALL	20 W

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

PrefabLogic

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COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
303 South Federal Way, Boise, ID 83705
(208) 376-9820 • www.ecboise.com
FIRM REGISTRATION#: F-11871

MICASITA - MODULES AND COMBOS
The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
LESLIE A. STITH
LICENSED
PROFESSIONAL ENGINEER
July 11, 2024

#	ISSUE/REVISION	DATE
S1	CAR Comments	03/02/2022
S2	CAR Comments 2	03/08/2022
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1_STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
7	TX CODE UPDATE	07/11/2024

SHEET TITLE:
PANEL AND LIGHT FIXTURE SCHEDULES

Drawn By: ZES
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:
E2.0

Branch Panel: L.1

LOCATION: UNIT TYPE COMBO 1
SUPPLY FROM:
MOUNTING: FLUSH
ENCLOSURE: TYPE 1

VOLTS: 120/208 Wye Single
PHASES: 1
WIRES: 3

AIC RATING: 10K
MAINS TYPE: MCB
BUSSING: 200A
MAIN CKTBR:

NOTES	CKT	DESCRIPTION	CODE	AMP	POLES	A	B	A	B	POLES	AMP	CODE	DESCRIPTION	CKT	NOTES
--	1	MAIN DISCONNECT		150 A	2	0		--		1	--		DO NOT USE	2	--
--	3	--	--	--	--		0		--	1	--		DO NOT USE	4	--
1	5	REC - HALLWAY	R	15 A	1	900		120		1	20 A	R	RANGE HOOD	6	1
1	7	REC - KITCHEN SMALL APPLIANCE	R	20 A	1		1500		1080	1	15 A	R	REC - LIVING ROOM	8	1
1	9	REC - ENTRY	R	15 A	1	900		1500		1	20 A	R	REC - KITCHEN SMALL APPLIANCE	10	1
	11	RANGE	MC	50 A	2		4000		1500	1	20 A	R	WASHER	12	3
--	13	--	--	--	--	4000		1200		1	20 A	R	REFRIGERATOR	14	3
	15	DRYER	MN	30 A	2		2496		2250	2	30 A	MN	WATER HEATER	16	4
--	17	--	--	--	--	2496		2250		--	--	--	--	18	--
1	19	REC - BATHROOM	R	20 A	1		180		1080	1	15 A	R	REC - BEDROOM	20	1
1	21	LIGHTING	L	15 A	1	401		3108		2	35 A	ME	HVAC	22	4
1	23	REC - BEDROOM	R	15 A	1		1080		3108	--	--	--	--	24	--
1	25	REC - BATHROOM	R	20 A	1	360		720		1	15 A	R	REC - FLEX BOX	26	1
--	27	SPARE		20 A	1		0		0	2	20 A		SURGE PROTECTION DEVICE	28	--
--	29	SPARE		20 A	1	0		0		--	--	--	--	30	--

7

Notes:

Branch Panel: L.2

LOCATION: UNIT TYPE COMBO 2
SUPPLY FROM:
MOUNTING: FLUSH
ENCLOSURE: TYPE 1

VOLTS: 120/208 Wye Single
PHASES: 1
WIRES: 3

AIC RATING: 10K
MAINS TYPE: MCB
BUSSING: 200A
MAIN CKTBR:

NOTES	CKT	DESCRIPTION	CODE	AMP	POLES	A	B	A	B	POLES	AMP	CODE	DESCRIPTION	CKT	NOTES
--	1	MAIN DISCONNECT		150 A	2	0		--		1	--		DO NOT USE	2	--
--	3	--	--	--	--		0		--	1	--		DO NOT USE	4	--
1	5	REC - HALLWAY	R	20 A	1	720		120		1	20 A	R	RANGE HOOD	6	1
1	7	REC - KITCHEN SMALL APPLIANCE	R	20 A	1		1500		1080	1	15 A	R	REC - LIVING ROOM	8	1
1	9	REC - ENTRY	R	20 A	1	900		1500		1	20 A	R	REC - KITCHEN SMALL APPLIANCE	10	1
	11	RANGE	MC	50 A	2		4000		1500	1	20 A	R	WASHER	12	3
--	13	--	--	--	--	4000		1200		1	20 A	R	REFRIGERATOR	14	3
	15	DRYER	MN	30 A	2		2496		2250	2	30 A	MN	WATER HEATER	16	4
--	17	--	--	--	--	2496		2250		--	--	--	--	18	--
1	19	REC - BATHROOM	R	20 A	1		180		1080	1	15 A	R	REC - BEDROOM	20	1
1	21	LIGHTING	L	15 A	1	468		3108		2	35 A	ME	HVAC	22	4
1	23	REC - FLEX BOX	r	15 A	1		1080		3108	--	--	--	--	24	--
1	25	REC - FLEX BOX	R	15 A	1	540		900		1	15 A	R	REC - FLEX BOX	26	1
1	27	REC - FLEX BOX	R	15 A	1		540		0	2	20 A		SURGE PROTECTION DEVICE	28	--
--	29	SPARE		20 A	1	0		0		--	--	--	--	30	--

7

Notes:

Branch Panel: L.3

LOCATION: UNIT TYPE COMBO 3
SUPPLY FROM:
MOUNTING: FLUSH
ENCLOSURE: TYPE 1

VOLTS: 120/208 Wye Single
PHASES: 1
WIRES: 3

AIC RATING: 10K
MAINS TYPE: MCB
BUSSING: 200A
MAIN CKTBR:

NOTES	CKT	DESCRIPTION	CODE	AMP	POLES	A	B	A	B	POLES	AMP	CODE	DESCRIPTION	CKT	NOTES
--	1	MAIN DISCONNECT		150 A	2	0		--		1	--		DO NOT USE	2	--
--	3	--	--	--	--		0		--	1	--		DO NOT USE	4	--
1	5	REC - HALLWAY	R	15 A	1	720		120		1	20 A	R	RANGE HOOD	6	1
1	7	REC - KITCHEN SMALL APPLIANCE	R	20 A	1		1500		720	1	15 A	R	REC - LIVING ROOM	8	1
1	9	REC - ENTRY	R	15 A	1	540		1500		1	20 A	R	REC - KITCHEN SMALL APPLIANCE	10	1
	11	RANGE	MC	50 A	2		4000		1500	1	20 A	R	WASHER	12	3
--	13	--	--	--	--	4000		1200		1	20 A	R	REFRIGERATOR	14	3
	15	DRYER	MN	30 A	2		2496		2250	2	30 A	MN	WATER HEATER	16	4
--	17	--	--	--	--	2496		2250		--	--	--	--	18	--
1	19	REC - BATHROOM	R	20 A	1		540		1080	1	15 A	R	REC - BEDROOM	20	1
1	21	LIGHTING	L	15 A	1	401		3108		2	35 A	ME	HVAC	22	4
1	23	REC - BEDROOM	R	15 A	1		1080		3108	--	--	--	--	24	--
1	25	REC - BATHROOM	R	20 A	1	180		540		1	15 A	R	REC - FLEX BOX	26	1
1	27	REC - FLEX BOX	R	15 A	1		900		0	2	20 A		SURGE PROTECTION DEVICE	28	--
--	29	SPARE		20 A	1	0		0		--	--	--	--	30	--

7

Notes:

Branch Panel: L.4

LOCATION: UNIT TYPE COMBO 4
SUPPLY FROM:
MOUNTING: FLUSH
ENCLOSURE: TYPE 1

VOLTS: 120/208 Wye Single
PHASES: 1
WIRES: 3

AIC RATING: 10K
MAINS TYPE: MCB
BUSSING: 200A
MAIN CKTBR:

NOTES	CKT	DESCRIPTION	CODE	AMP	POLES	A	B	A	B	POLES	AMP	CODE	DESCRIPTION	CKT	NOTES
--	1	MAIN DISCONNECT		150 A	2	0		--		1	--		DO NOT USE	2	--
--	3	--	--	--	--		0		--	1	--		DO NOT USE	4	--
1	5	REC - HALLWAY	R	15 A	1	720		120		1	20 A	R	RANGE HOOD	6	1
1	7	REC - KITCHEN SMALL APPLIANCE	R	20 A	1		1500		540	1	15 A	R	REC - LIVING ROOM	8	1
1	9	REC - ENTRY	R	15 A	1	540		1500		1	20 A	R	REC - KITCHEN SMALL APPLIANCE	10	1
	11	RANGE	MC	50 A	2		4000		1500	1	20 A	R	WASHER	12	3
--	13	--	--	--	--	4000		1200		1	20 A	R	REFRIGERATOR	14	3
	15	DRYER	MN	30 A	2		2496		2250	2	30 A	MN	WATER HEATER	16	4
--	17	--	--	--	--	2496		2250		--	--	--	--	18	--
1	19	REC - BATHROOM	R	20 A	1		180		1080	1	15 A	R	REC - BEDROOM	20	1
1	21	LIGHTING	L	15 A	1	401		3108		2	35 A	ME	HVAC	22	4
1	23	REC - BEDROOM	R	15 A	1		1080		3108	--	--	--	--	24	--
1	25	REC - BATHROOM	R	20 A	1	360		1260		1	15 A	R	REC - FLEX BOX	26	1
--	27	SPARE		20 A	1		0		0	2	20 A		SURGE PROTECTION DEVICE	28	--
--	29	SPARE		20 A	1	0		0		--	--	--	--	30	--

7

Notes:

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
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PrefabLogic

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MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
LESLIE A. STITH
LICENSED
PROFESSIONAL ENGINEER
July 11, 2024

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1_STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
7	TX CODE UPDATE	07/11/2024

SHEET TITLE:
PANEL SCHEDULES

Drawn By: NWW
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

E2.1

Branch Panel: L.5

LOCATION: UNIT TYPE COMBO 5
SUPPLY FROM:
MOUNTING: FLUSH
ENCLOSURE: TYPE 1

VOLTS: 120/208 Wye Single
PHASES: 1
WIRES: 3

AIC RATING: 10K
MAINS TYPE: MCB
BUSSING: 200A
MAIN CKTBR:

NOTES	CKT	DESCRIPTION	CODE	AMP	POLES	A	B	A	B	POLES	AMP	CODE	DESCRIPTION	CKT	NOTES
--	1	MAIN DISCONNECT		150 A	2	0		--		1	--		DO NOT USE	2	--
--	3	--	--	--	--		0		--	1	--		DO NOT USE	4	--
1	5	REC - HALLWAY	R	15 A	1	720		120		1	20 A	R	RANGE HOOD	6	1
1	7	REC - KITCHEN SMALL APPLIANCE	R	20 A	1		1500		720	1	15 A	R	REC - LIVING ROOM	8	1
1	9	REC - ENTRY	R	15 A	1	540		1500		1	20 A	R	REC - KITCHEN SMALL APPLIANCE	10	1
	11	RANGE	MC	50 A	2		4000		1500	1	20 A	R	WASHER	12	3
--	13	--	--	--	--	4000		1200		1	20 A	R	REFRIGERATOR	14	3
	15	DRYER	MN	30 A	2		2496		2250	2	30 A	MN	WATER HEATER	16	4
--	17	--	--	--	--	2496		2250		--	--	--	--	18	--
1	19	REC - BATHROOM	R	20 A	1		180		1080	1	15 A	R	REC - FLEX BOX	20	1
1	21	LIGHTING	L	15 A	1	348		3108		2	35 A	ME	HVAC	22	4
1	23	REC - BEDROOM	R	15 A	1		1080		3108	--	--	--	--	24	--
--	25	SPARE		20 A	1	0		1080		1	15 A	R	REC - FLEX BOX	26	1
--	27	SPARE		20 A	1		0		0	2	20 A		SURGE PROTECTION DEVICE	28	--
--	29	SPARE		20 A	1	0		0		--	--	--	--	30	--

7

Notes:

Branch Panel: L.6

LOCATION: UNIT TYPE COMBO 6
SUPPLY FROM:
MOUNTING: FLUSH
ENCLOSURE: TYPE 1

VOLTS: 120/208 Wye Single
PHASES: 1
WIRES: 3

AIC RATING: 10K
MAINS TYPE: MCB
BUSSING: 200A
MAIN CKTBR:

NOTES	CKT	DESCRIPTION	CODE	AMP	POLES	A	B	A	B	POLES	AMP	CODE	DESCRIPTION	CKT	NOTES
--	1	MAIN DISCONNECT		150 A	2	0		--		1	--		DO NOT USE	2	--
--	3	--	--	--	--		0		--	1	--		DO NOT USE	4	--
1	5	REC - HALLWAY	R	20 A	1	540		120		1	20 A	R	RANGE HOOD	6	1
1	7	REC - KITCHEN SMALL APPLIANCE	R	20 A	1		1500		1260	1	15 A	R	REC - LIVING ROOM	8	1
1	9	REC - ENTRY	R	15 A	1	900		1500		1	20 A	R	REC - KITCHEN SMALL APPLIANCE	10	1
	11	RANGE	MC	50 A	2		4000		1500	1	20 A	R	WASHER	12	3
--	13	--	--	--	--	4000		1200		1	20 A	R	REFRIGERATOR	14	3
	15	DRYER	MN	30 A	2		2496		2250	2	30 A	MN	WATER HEATER	16	4
--	17	--	--	--	--	2496		2250		--	--	--	--	18	--
1	19	REC - BATHROOM	R	20 A	1		180		1080	1	15 A	R	REC - BEDROOM	20	1
1	21	LIGHTING	L	15 A	1	368		3108		2	35 A	ME	HVAC	22	4
1	23	REC - FLEX BOX	R	15 A	1		720		3108	--	--	--	--	24	--
1	25	REC - FLEX BOX	R	15 A	1	1080		0		1	20 A		SPARE	26	--
--	27	SPARE		20 A	1		0		0	2	20 A		SURGE PROTECTION DEVICE	28	--
--	29	SPARE		20 A	1	0		0		--	--	--	--	30	--

7

Notes:

Branch Panel: L.7

LOCATION: UNIT TYPE COMBO 7
SUPPLY FROM:
MOUNTING: FLUSH
ENCLOSURE: TYPE 1

VOLTS: 120/208 Wye Single
PHASES: 1
WIRES: 3

AIC RATING: 10K
MAINS TYPE: MCB
BUSSING: 200A
MAIN CKTBR:

NOTES	CKT	DESCRIPTION	CODE	AMP	POLES	A	B	A	B	POLES	AMP	CODE	DESCRIPTION	CKT	NOTES
--	1	MAIN DISCONNECT		150 A	2	0		--		1	--		DO NOT USE	2	--
--	3	--	--	--	--		0		--	1	--		DO NOT USE	4	--
1	5	REC - HALLWAY	R	15 A	1	540		120		1	20 A	R	RANGE HOOD	6	1
1	7	REC - KITCHEN SMALL APPLIANCE	R	20 A	1		1500		1260	1	15 A	R	REC - LIVING ROOM	8	1
1	9	REC - ENTRY	R	15 A	1	900		1500		1	20 A	R	REC - KITCHEN SMALL APPLIANCE	10	1
	11	RANGE	MC	50 A	2		4000		1500	1	20 A	R	WASHER	12	3
--	13	--	--	--	--	4000		1200		1	20 A	R	REFRIGERATOR	14	3
	15	DRYER	MN	30 A	2		2496		2250	2	30 A	MN	WATER HEATER	16	4
--	17	--	--	--	--	2496		2250		--	--	--	--	18	--
1	19	REC - BATHROOM	R	20 A	1		180		1080	1	15 A	R	REC - BEDROOM	20	1
1	21	LIGHTING	L	15 A	1	401		3108		2	35 A	ME	HVAC	22	4
1	23	REC - BEDROOM	R	15 A	1		900		3108	--	--	--	--	24	--
1	25	REC - BATHROOM	R	20 A	1	360		720		1	15 A	R	REC - FLEX BOX	26	1
--	27	SPARE		20 A	1		0		0	2	20 A		SURGE PROTECTION DEVICE	28	--
--	29	SPARE		20 A	1	0		0		--	--	--	--	30	--

7

Notes:

Branch Panel: L.8

LOCATION: UNIT TYPE COMBO 8
SUPPLY FROM:
MOUNTING: FLUSH
ENCLOSURE: TYPE 1

VOLTS: 120/208 Wye Single
PHASES: 1
WIRES: 3

AIC RATING: 10K
MAINS TYPE: MCB
BUSSING: 200A
MAIN CKTBR:

NOTES	CKT	DESCRIPTION	CODE	AMP	POLES	A	B	A	B	POLES	AMP	CODE	DESCRIPTION	CKT	NOTES
--	1	MAIN DISCONNECT		150 A	2	0		--		1	--		DO NOT USE	2	--
--	3	--	--	--	--		0		--	1	--		DO NOT USE	4	--
1	5	REC - HALLWAY	R	15 A	1	540		120		1	20 A	R	RANGE HOOD	6	1
1	7	REC - KITCHEN SMALL APPLIANCE	R	20 A	1		1500		900	1	15 A	R	REC - LIVING ROOM	8	1
1	9	REC - ENTRY	R	15 A	1	720		1500		1	20 A	R	REC - KITCHEN SMALL APPLIANCE	10	1
	11	RANGE	MC	50 A	2		4000		1500	1	20 A	R	WASHER	12	3
--	13	--	--	--	--	4000		180		1	20 A	r	REFRIGERATOR	14	3
	15	DRYER	MN	30 A	2		2496		2250	2	30 A	MN	WATER HEATER	16	4
--	17	--	--	--	--	2496		2250		--	--	--	--	18	--
1	19	REC - BATHROOM	R	20 A	1		360		1080	1	15 A	R	REC - BEDROOM	20	1
1	21	LIGHTING	L	15 A	1	401		3108		2	35 A	ME	HVAC	22	4
1	23	REC - BEDROOM	R	15 A	1		900		3108	--	--	--	--	24	--
1	25	REC - BATHROOM	R	20 A	1	180		900		1	15 A	R	REC - FLEX BOX	26	1
--	27	SPARE		20 A	1		0		0	2	20 A		SURGE PROTECTION DEVICE	28	--
--	29	SPARE		20 A	1	0		0		--	--	--	--	30	--

7

Notes:

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

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LOS FRESNOS, TX 78566

PrefabLogic

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FIRM REGISTRATION#: F-11871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
LESLIE A. STITH
LICENSED
PROFESSIONAL ENGINEER
July 11, 2024

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1_STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
7	TX CODE UPDATE	07/11/2024

SHEET TITLE:
PANEL SCHEDULES

Drawn By: NWW
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

E2.2

HVAC SYMBOLS & ABBREVIATIONS

(NOT ALL SYMBOLS MAY BE USED)

AFF	ABOVE FINISHED FLOOR
BDD	BACKDRAFT DAMPER
C.O.D.	CENTER OF DUCT
EA	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
ESP	EXTERNAL STATIC PRESSURE
FD	FIRE DAMPER
LAT	LEAVING AIR TEMPERATURE
MD	MANUAL (VOLUME) DAMPER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OA	OUTSIDE (VENTILATION) AIR
RA	RETURN AIR
S.S.	STAINLESS STEEL
SA	SUPPLY AIR
TA	TRANSFER AIR
U.N.O.	UNLESS NOTED OTHERWISE

SUPPLY AIR RISER

RETURN AIR RISER

EXHAUST AIR RISER

FLEXIBLE DUCT (6'-0" MAX)

45° BOOT FITTING W/ MANUAL VOLUME DAMPER

MANUAL VOLUME DAMPER

SQUARE-TO-ROUND TRANSTION

SUPPLY DIFFUSER (4-WAY U.N.O.)

2-WAY SUPPLY DIFFUSER

RETURN GRILLES

EXHAUST GRILLE

(T) THERMOSTAT

EQUIPMENT TAG

AHU 1 — EQUIPMENT TYPE — EQUIPMENT TAG NUMBER

GENERAL NOTES:

A. ALL ROOF PENETRATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ROOFING SYSTEM REQUIREMENTS AND ROOF MANUFACTURER'S INSTRUCTIONS. COORDINATE ALL WORK WITH ROOFING CONTRACTOR.

B. CONTRACTOR SHALL VERIFY EXACT HEIGHTS OF ALL CEILINGS PRIOR TO START OF WORK. SEE ARCHITECTURAL SHEETS FOR CEILING DETAILS AND CONSTRUCTION. COORDINATE EXACT DUCTWORK INSTALLATION WITH CEILING HEIGHTS AND STRUCTURE, AS REQUIRED.

C. SEE ELECTRICAL LIGHTING SHEETS FOR EXACT LOCATION OF ALL LIGHT FIXTURES. COORDINATE EXACT DIFFUSER AND GRILLE LOCATIONS WITH LIGHTING FIXTURES, AS REQUIRED.

D. INSTALL ALL DUCTWORK AS HIGH AS POSSIBLE WHILE COORDINATING WITH ALL OTHER TRADES. OFFSET AND TRANSITION DUCTWORK BETWEEN AND BENEATH STRUCTURAL MEMBERS, WHERE REQUIRED. DROP BRANCH DUCTS DOWN TO DIFFUSERS AND GRILLES.

E. ALL DUCTWORK SHALL MEET SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE", CURRENT EDITION. DUCT GAUGES, REINFORCEMENTS, METHODS OF CONNECTION, TRANSITIONS AND CONSTRUCTION WILL BE FIELD-VERIFIED, MEASURED AND INSPECTED FOR COMPLIANCE. DUCTWORK NOT MEETING SMACNA'S STANDARDS WILL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE. UNLESS OTHERWISE ADDRESSED IN THE SPECIFICATIONS, THE PRESSURE CLASSIFICATION FOR ALL DUCTWORK SHALL BE 2" WATER GAUGE POSITIVE OR NEGATIVE. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS PRIOR TO SUBMITTALS OR DUCT FABRICATION AND GIVE WRITTEN DOCUMENTATION OF COMPLIANCE IN ORIGINAL PRODUCT SUBMITTALS.

F. ALL EXPOSED DUCTWORK SHALL BE SHEET METAL ONLY, NO FLEX DUCT ALLOWED. FINAL CONNECTIONS TO DIFFUSERS, GRILLES AND REGISTERS SHALL BE SHEET METAL DUCT ONLY. SUPPORT DUCTWORK PER SMACNA AND CODE. FURNISH WITH PAINT-LOC FINISH OR PRIME FOR PAINTING.

G. ALL DIMENSIONS ARE LISTED IN INCHES UNLESS NOTED OTHERWISE. ALL DUCTWORK DIMENSIONS ARE INSIDE CLEAR.

H. HVAC CONTRACTOR SHALL FIELD-COORDINATE ALL CONDITIONS, UNIT LOCATIONS, OBSTRUCTIONS AND DUCTWORK INSTALLATION PRIOR TO DUCT FABRICATION. TRANSITION AND OFFSET DUCTWORK, AS REQUIRED, TO MAKE FIT IN CEILING SPACES AND FIELD CONDITIONS. DUCTWORK FABRICATED BY THE HVAC CONTRACTOR PRIOR TO FIELD COORDINATION AND CONFLICT RESOLUTION SHALL BE AT THE RESPONSIBILITY AND COST OF THE HVAC CONTRACTOR. OWNER SHALL NOT BE RESPONSIBLE FOR SHOP-FABRICATED DUCTWORK SIZED DIRECTLY FROM THE HVAC DRAWINGS.

I. DO NOT CUT, DRILL HOLES OR REMOVE ANY PORTION OF STRUCTURAL MEMBERS, BEAMS OR PURLINS. ROUTE ALL DUCTWORK, PIPING AND CONDUIT AROUND AND THROUGH STRUCTURAL MEMBERS AS REQUIRED. SEE STRUCTURAL DETAILS AND DRAWINGS FOR EXACT METHOD OF ATTACHING HANGERS TO BEAMS AND STRUCTURAL MEMBERS.

J. DO NOT ATTACH SCREWS, NAILS, HANGERS OR FASTENERS OF ANY TYPE TO ROOF DECK. SUPPORT ALL MECHANICAL EQUIPMENT FROM STRUCTURE AND CONTRACTOR-INSTALLED KICKERS ONLY. PROVIDE AND INSTALL INTERMEDIATE KICKERS BETWEEN PURLINS AS REQUIRED TO HANG EQUIPMENT AND SHEET METAL DUCTWORK.

K. ALL PLUMBING VENTS, EXHAUST OUTLETS AND GAS FLUES SHALL BE A MINIMUM OF 10'-0" FROM ANY AIR INTAKE INTO THE BUILDING, PER CODE.

L. ALL EQUIPMENT PLACEMENT SHALL COMPLY WITH THE MECHANICAL CODE LISTED IN THE BASIS OF DESIGN SCHEDULE.

M. MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL PERMANENT ENGRAVED PLASTIC-LAMINATE SIGNS WITH MINIMUM 1"-TALL LETTERING AT ALL ROOFTOP UNITS, EXHAUST FANS AND HVAC EQUIPMENT LOCATIONS THROUGHOUT ENTIRE BUILDING AND ROOFTOP. MOUNT PERMANENTLY IN AN APPROPRIATE AND EFFECTIVE LOCATION, WITH UNIT DESIGNATION AND AREA SERVED SHOWN.

N. SUPPLY AND RETURN DUCTWORK FROM ROOFTOP UNITS TO BE INTERNALLY INSULATED A MINIMUM OF TEN FEET FOR SOUND ATTENUATION.

O. ALL BRANCH DUCTS OFF MAIN DUCT TO BE INSTALLED WITH 45° TIME-AND-A-HALF FITTING, RADIUS FITTING, OR SPIN-IN ONLY. NO STRAIGHT TAPS OR AIR SCOOPS ALLOWED, UNLESS NOTED OTHERWISE.

P. FLEXIBLE DUCT RUNS SHALL BE NO LONGER THAN 6'-0".

Q. BRANCH DUCTS TO SUPPLY DIFFUSERS SHALL BE THE SAME SIZE AS DIFFUSER INLET, UNLESS NOTED OTHERWISE.

BASIS OF DESIGN

CODES:	7
	2020 NATIONAL ELECTRICAL CODE W/ TEXAS AMENDMENTS
	2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ TEXAS AMENDMENTS
	2021 INTERNATIONAL RESIDENTIAL CODE (IRC) W/ TEXAS AMENDMENTS
	16 TAC, CHAPTER 70, INDUSTRIALIZED HOUSING AND BUILDINGS ADMINISTRATIVE RULES
	CLIMATE ZONE 2A
DESIGN TEMPERATURES:	
SUMMER:	96°F DB/78°F WB (OUTDOORS-COOLING)
	75°F DB/ 50% RH (INDOORS)
WINTER:	39°F DB (OUTDOORS)
	70°F DB (INDOORS)
ELEVATION: 25 FEET ABOVE SEA LEVEL	

MECHANICAL SHEET INDEX

	SHEET NUMBER	SHEET NAME
	M0.0	MECHANICAL GENERAL NOTES AND SYMBOLS LEGEND
	M0.2	MECHANICAL SCHEDULES
	M3.0	MECHANICAL PLANS L-CORE MODULE
	M3.0A	MECHANICAL PLANS L-CORE MODULE A
	M3.1	MECHANICAL PLANS O-CORE MODULE
NEW SHEET ADDED	M3.1A	MECHANICAL PLANS O-CORE MODULE A
	M3.2	MECHANICAL PLANS FLEX BOX
	M3.2A	MECHANICAL PLANS FLEX BOX A
	M3.3	MECHANICAL PLANS BEDROOM BOX
	M3.3A	MECHANICAL PLANS BEDROOM BOX A
	M3.4	MECHANICAL PLANS COMBINATION 1
NEW SHEET ADDED	M3.4A	MECHANICAL PLANS COMBINATION 1A
	M3.5	MECHANICAL PLANS COMBINATION 2
	M3.5A	MECHANICAL PLANS COMBINATION 2A
	M3.6	MECHANICAL PLANS COMBINATION 3
	M3.6A	MECHANICAL PLANS COMBINATION 3A
	M3.7	MECHANICAL PLANS COMBINATION 4
	M3.7A	MECHANICAL PLANS COMBINATION 4A
	M3.8	MECHANICAL PLANS COMBINATION 5
	M3.8A	MECHANICAL PLANS COMBINATION 5A
	M3.9	MECHANICAL PLANS COMBINATION 6
NEW SHEET ADDED	M3.9A	MECHANICAL PLANS COMBINATION 6A
	M3.10	MECHANICAL PLANS COMBINATION 7
NEW SHEET ADDED	M3.10A	MECHANICAL PLANS COMBINATION 7A
	M3.11	MECHANICAL PLANS COMBINATION 8
NEW SHEET ADDED	M3.11A	MECHANICAL PLANS COMBINATION 8A
NEW SHEET ADDED	M3.12	MECHANICAL PLANS COMBINATION 9
NEW SHEET ADDED	M3.13	MECHANICAL PLANS COMBINATION 10
NEW SHEET ADDED	M3.14	MECHANICAL PLANS COMBINATION 11
NEW SHEET ADDED	M3.15	MECHANICAL PLANS COMBINATION 2-K
NEW SHEET ADDED	M3.16	MECHANICAL PLANS COMBINATION 2-KA
NEW SHEET ADDED	M3.17	MECHANICAL PLANS COMBINATION 3-A
NEW SHEET ADDED	M3.18	MECHANICAL PLANS COMBINATION 3-K
NEW SHEET ADDED	M3.19	MECHANICAL PLANS COMBINATION 3-KB
NEW SHEET ADDED	M3.20	MECHANICAL PLANS COMBINATION 4-A
NEW SHEET ADDED	M3.21	MECHANICAL PLANS COMBINATION 4-K
NEW SHEET ADDED	M3.22	MECHANICAL PLANS COMBINATION 5-K
NEW SHEET ADDED	M3.23	MECHANICAL PLANS COMBINATION 5-KA
NEW SHEET ADDED	M3.24	MECHANICAL PLANS COMBINATION 6-K
NEW SHEET ADDED	M3.25	MECHANICAL PLANS COMBINATION 6-KA
NEW SHEET ADDED	M3.26	MECHANICAL PLANS COMBINATION 7-A

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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DREAMBUILD - MODULES AND COMBOS

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STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
S1	CAR Comments	03/02/2022
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1_STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023
6	CAR COMMENTS	05/30/2024
7	TX CODE UPDATE	07/22/2024

SHEET TITLE:

MECHANICAL GENERAL NOTES AND SYMBOLS LEGEND

Drawn By: KDW

Date: 09/21/2022

Job Number: 11X12

SHEET NUMBER:

M0.0

SCHEDULES FOR SITE WORK

CONDENSING UNIT SCHEDULE - CENTRAL HVAC OPTION (REFER TO PLANS FOR MODULES WITH CENTRAL HVAC OPTION)

SYMBOL	SERVES	TYPE	NOMINAL TONS	ELECTRICAL			EFFICIENCY (1)		MANUFACTURER & MODEL	REMARKS
				V/HZ/PH	MCA	MOCP	SEER2	HSPF2		
CU-1	COMBO 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 2K, 3K, 4K	HEAT PUMP, AIR-COOLED	2.5	208/60/1	23.9	25	17.1	8.2	GOODMAN GSZS603010A	(2)(3)(4)
CU-2	COMBO 6, 2KA, 3A, 3KB, 4A, 5K, 5KA, 6K, 6KA, 7A	HEAT PUMP, AIR-COOLED	2	208/60/1	18.8	20	17.3	8.5	GOODMAN GSZS602410A	(2)(3)(4)

1) EFFICIENCY VALUES LISTED ARE BASED ON ARI CONDITIONS.
2) R-410A REFRIGERANT ONLY. PIPING SIZED & INSTALLED PER MANUFACTURER'S REQUIREMENTS.
3) PROVIDE UNIT WITH HIGH PRESSURE SWITCH, LOW PRESSURE SWITCH, CRANKCASE HEATER, TIME-DELAY RELAY, AND CYCLE PROTECTOR.
4) MECHANICAL CONTRACTOR SHALL PROVIDE PRE-MANUFACTURED PAD FOR CONDENSING UNIT TO SIT ON.

CONDENSING UNIT SCHEDULE

SYMBOL	SERVES	TYPE	NOMINAL TONS	ELECTRICAL			EFFICIENCY (1)		MANUFACTURER & MODEL	REMARKS
				V/HZ/PH	MCA	MOCP	SEER	HSPF		
CU-1	ALL UNITS	HEAT PUMP, AIR-COOLED, MULTI-PORT	4	208/60/1	33.2	35	20.2	11.1	DAIKIN SMXS48TVJU	(2)(3)(4)

1) EFFICIENCY VALUES LISTED ARE BASED ON ARI CONDITIONS.
2) R-410A REFRIGERANT ONLY. PIPING SIZED & INSTALLED PER MANUFACTURER'S REQUIREMENTS.
3) PROVIDE UNIT WITH HIGH PRESSURE SWITCH, LOW PRESSURE SWITCH, CRANKCASE HEATER, TIME-DELAY RELAY, AND CYCLE PROTECTOR.
4) CONDENSING UNIT TO SERVE MULTIPLE INDOOR UNITS. SEE FAN COIL SCHEDULE FOR MORE INFORMATION.
5) MECHANICAL CONTRACTOR SHALL PROVIDE PRE-MANUFACTURED PAD FOR CONDENSING UNIT TO SIT ON.

SCHEDULES FOR MODULAR WORK

GRILLE, REGISTER AND DIFFUSER SCHEDULE

SYMBOL	DESCRIPTION	MODEL	MANUFACTURER & MODEL	REMARKS
SSG	SIDEWALL SUPPLY GRILLE	PRICE 520D	ALUMINUM CONSTRUCTION, TYPE F BORDER FOR SURFACE MOUNT, 3/4" BLADE SPACING, DOUBLE DEFLECTION WITH FRONT BLADES PARALLEL TO SHORT DIMENSION. WITH FACE-OPERABLE OPPOSED BLADE DAMPER. FACTORY WHITE FINISH.	(1)
SG	SUPPLY GRILLE	PRICE 520D	ALUMINUM CONSTRUCTION, TYPE F BORDER FOR SURFACE MOUNT, 3/4" BLADE SPACING, DOUBLE DEFLECTION WITH FRONT BLADES PARALLEL TO SHORT DIMENSION. WITH FACE-OPERABLE OPPOSED BLADE DAMPER. FACTORY WHITE FINISH.	(1)
RG	RETURN AIR GRILLE	PRICE 630FF	ALUMINUM CONSTRUCTION, 24"x24" OR 12"x12" TYPE F BORDER FOR SURFACE MOUNT, ACCEPTS 1" OR 2" MERV-8 FILTER MEDIA, AS SHOWN ON PLANS. FACTORY WHITE FINISH.	(1)
STG	SIDEWALL TRANSFER AIR GRILLE	PRICE ATG	ALUMIUM CONSTRUCTION, TYPE B BORDER FOR SURFACE MOUNT, 3/4" BLADE SPACING AT 45° DEFLECTION, BLADES PARALLEL TO LONG DIMENSION. SIZE AS SHOWN ON PLANS. FACTORY WHITE FINISH.	(1)

1) PAINT THE INSIDE OF THE DUCTWORK FLAT BLACK.

FAN SCHEDULE

SYMBOL	SERVES	TYPE	CFM	ESP	ELECTRICAL			RPM	SONES	CONTROL	MANUFACTURER & MODEL	WEIGHT	REMARKS
					V/HZ.PH	HP/W	AMPS						
EF-1	CORE RESTROOM	DIRECT DRIVE CEILING	60	0.25"	120/1	4.6	0.4	–	0.3	(4)	BROAN MODEL ZB110H	9	(1)(2)(3)
EF-2	MASTER BOX RESTROOM	DIRECT DRIVE CEILING	50	0.25"	120/1	4.1	0.4	–	0.3	(4)	BROAN MODEL ZB110H	9	(1)(2)(3)

1) PROVIDE WITH SOLID STATE SPEED CONTROLLER MOUNTED ON FAN HOUSING.
2) PROVIDE WITH INTEGRAL HUMIDISTAT AND OCCUPANCY SENSOR.
3) PROVIDE WITH WALL EXHAUST CAP.
4) PROVIDE WITH WHOLE HOUSE VENTILATION CONTROL AS PER IRC CODE SECTION M1507.3.3, MODEL DT100W TO SET FAN TO RUN CONTINUOUSLY FOR 50% OF THE TIME EVERY FOUR HOUR INTERVAL.

FAN COIL SCHEDULE

SYMBOL	OUTDOOR UNIT TAG	SERVES	TYPE	NOMINAL TONS	MAX CFM	DUCTED OSA CFM	TOTAL COOLING CAPACITY	SENSIBLE COOLING CAPCITY (1)	HEATING CAPACITY (2)	MANUFACTURER & MODEL	WEIGHT (LBS)	REMARKS
FC-1	CU-1	LIVING ROOM	HIGHWALL	0.75	380	–	9.0	6.6	9.0	DAIKIN FTXS09LVJU	20	(3)(4)(5)
FC-2		BEDROOM	HIGHWALL	0.5	330	–	7.0	5.2	7.0	DAIKIN CTXS07LVJU	20	(3)(4)(5)
FC-3		FLEX BOX	HIGHWALL	0.5	330	–	7.0	5.2	7.0	DAIKIN CTXS07LVJU	20	(3)(4)(5)
FC-4		MASTER BOX	HIGHWALL	0.5	330	–	7.0	5.2	7.0	DAIKIN CTXS07LVJU	20	(3)(4)(5)

1) RATED COOLING CAPACITY, IN MBH, BASED ON 80°F DB/67°F WB INDOOR CONDITIONAS AND 95°F AMBIENT.
2) RATED HEATING CAPACITY, IN MBH, BASED ON 70°F DB/60°F WB INDOOR CONDITIONS AND 47°F AMBIENT.
3) PROVIDE UNIT WITH R-410A REFRIGERANT. MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL R-410A REFRIGERANT LINE SETS, SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
4) PROVIDE WITH FACTORY WIRED 7-DAY PROGRAMMABLE THERMOSTAT.
5) PROVIDE WITH ASPEN PUMPS CONDENSATE PUMP.

FAN COIL SCHEDULE - CENTRAL HVAC OPTION (REFER TO PLANS FOR MODULES WITH CENTRAL HVAC OPTION)

SYMBOL	OUTDOOR UNIT TAG	SERVES	TYPE	NOMINAL TONS	MAX CFM	DUCTED OSA CFM	TOTAL COOLING CAPACITY	SENSIBLE COOLING CAPCITY (1)	HEATING CAPACITY (2)	ELECTRICAL			MANUFACTURER & MODEL	WEIGHT (LBS)	REMARKS
										V/Ph	MCA	MOCP			
FC-1	CU-1	COMBO 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 2K, 3K, 4K	CEIIING CONCEALED DUCTED	2.50	1000	–	27.8	21.0	28.8	208/1	4.9	15	GOODMAN AMVT30BP14	134	(3)(4)(5)
FC-2	CU-2	COMBO 6, 2KA, 3A, 3KB, 4A, 5K, 5KA, 6K, 6KA, 7A	CEIIING CONCEALED DUCTED	2.00	800	–	22.2	17.3	23.2	208/1	4.9	15	GOODMAN AMVT24BP14	120	(3)(4)(5)

1) RATED COOLING CAPACITY, IN MBH, BASED ON 80°F DB/67°F WB INDOOR CONDITIONAS AND 95°F AMBIENT.
2) RATED HEATING CAPACITY, IN MBH, BASED ON 70°F DB/60°F WB INDOOR CONDITIONS AND 47°F AMBIENT.
3) PROVIDE UNIT WITH R-410A REFRIGERANT. MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL R-410A REFRIGERANT LINE SETS, SIZED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
4) PROVIDE WITH FACTORY WIRED 7-DAY PROGRAMMABLE THERMOSTAT.
5) PROVIDE WITH ASPEN PUMPS CONDENSATE PUMP.

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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DREAMBUILD - MODULES AND COMBOS
The Farm 33607 Old Alice Rd
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STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED PROFESSIONAL ENGINEER
7/31/2024

#	ISSUE/REVISION	DATE
S2	CAR Comments 2	03/08/2022
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL SCHEDULES

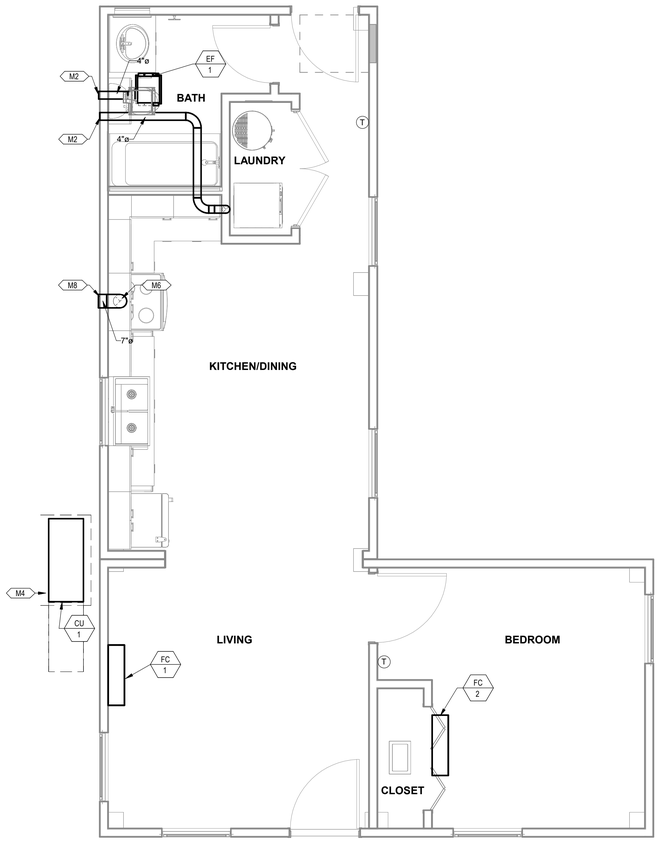
Drawn By: KDW
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

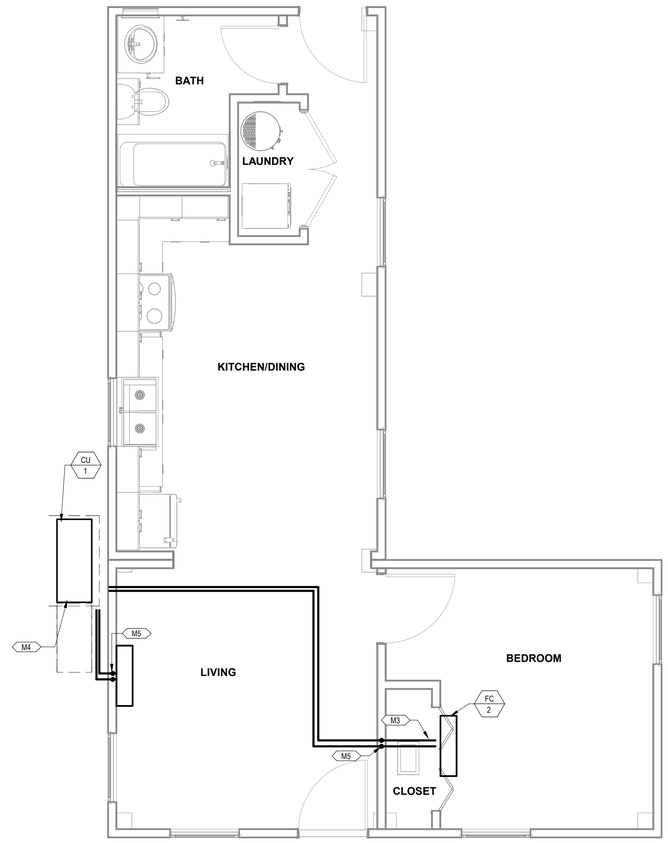
M0.2

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M3	ROUTE REFRIGERATION PIPING ABOVE CEILING AS SHOWN. SIZE REFRIGERATION PIPING PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
M4	CONDENSING UNIT SHOWN FOR REFERENCE ONLY. SEE COMBO PLANS FOR EXACT LOCATION. COORDINATE WITH ARCHITECT/OWNER BEFORE COMMENCING WORK.
M5	DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.



1 MECHANICAL PLAN L-CORE MODULE
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN L-CORE MODULE
3/8" = 1'-0"

COMBINATION PLAN VARIATION NOTE:

REFER TO COMBINATION PLANS ON SHEETS M3.4 THROUGH 3.11 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

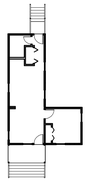
1) REFRIGERATION PIPING LAYOUT

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566



COMB L-1

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
7	TX CODE UPDATE	07/22/2024

SHEET TITLE:
MECHANICAL PLANS L-CORE MODULE

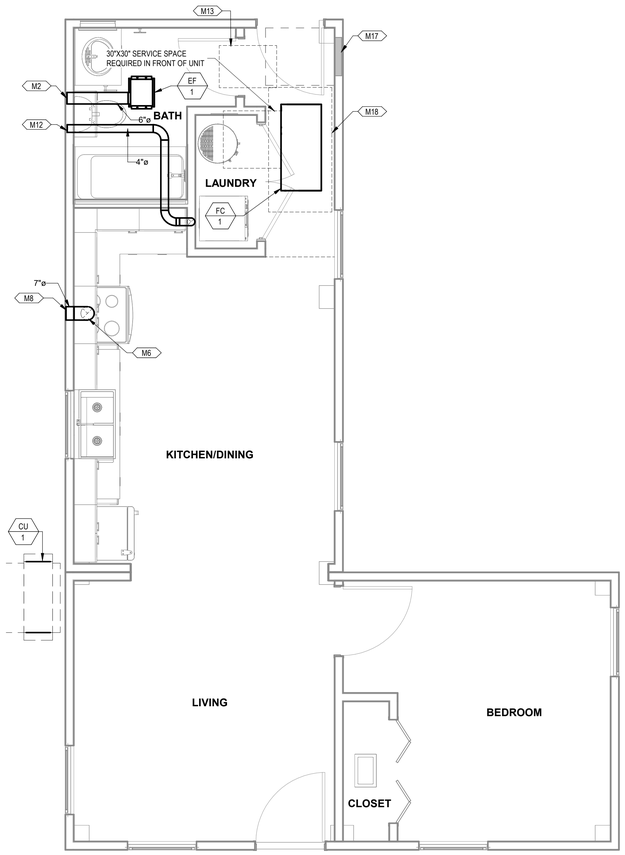
Drawn By: VBS
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

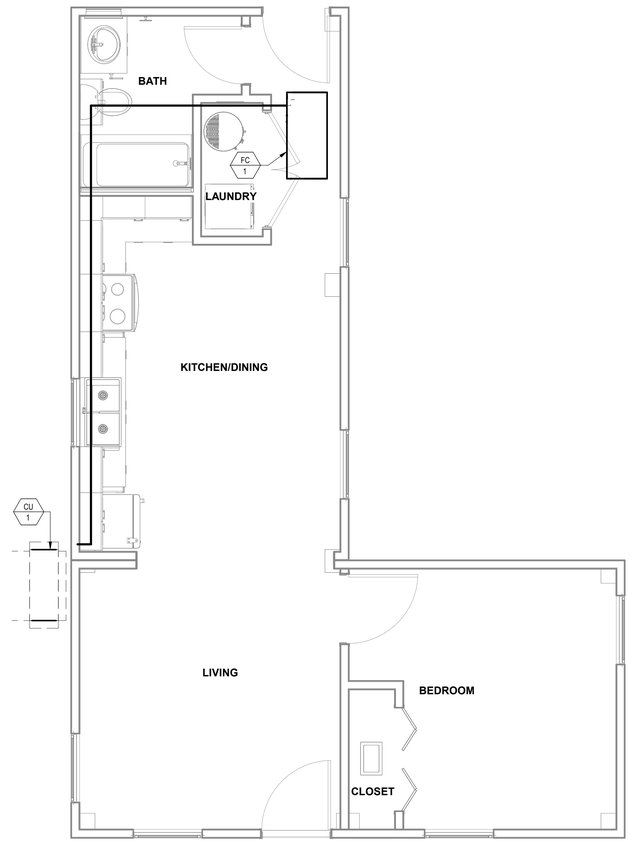
M3.0

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.
M13	MINIMUM 30"X22" ATTIC ACCESS WITH MINIMUM 30" VERTICAL HEADROOM SPACE. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.
M17	DO NOT RUN DUCTWORK OR PIPING ABOVE ELECTRICAL PANEL. ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION PURPOSES ONLY.
M18	65"X32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.



1 MECHANICAL PLAN L-CORE MODULE A
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN L-CORE MODULE A
3/8" = 1'-0"

COMBINATION PLAN VARIATION NOTE:

REFER TO COMBINATION PLANS ON SHEETS M3.4A THROUGH 3.11A AND 3.12 THROUGH 3.26 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS. DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

1) DUCTWORK LAYOUT

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

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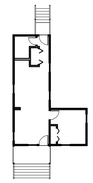


COMB L-1

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
303 South Federal Way, Boise, ID 83705
(208) 376-9820 • www.ecboise.com
FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED
PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
S3	CAR Comments 3	04/01/2022
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023
7	TX CODE UPDATE	07/22/2024

SHEET TITLE:
MECHANICAL PLANS L-CORE MODULE A

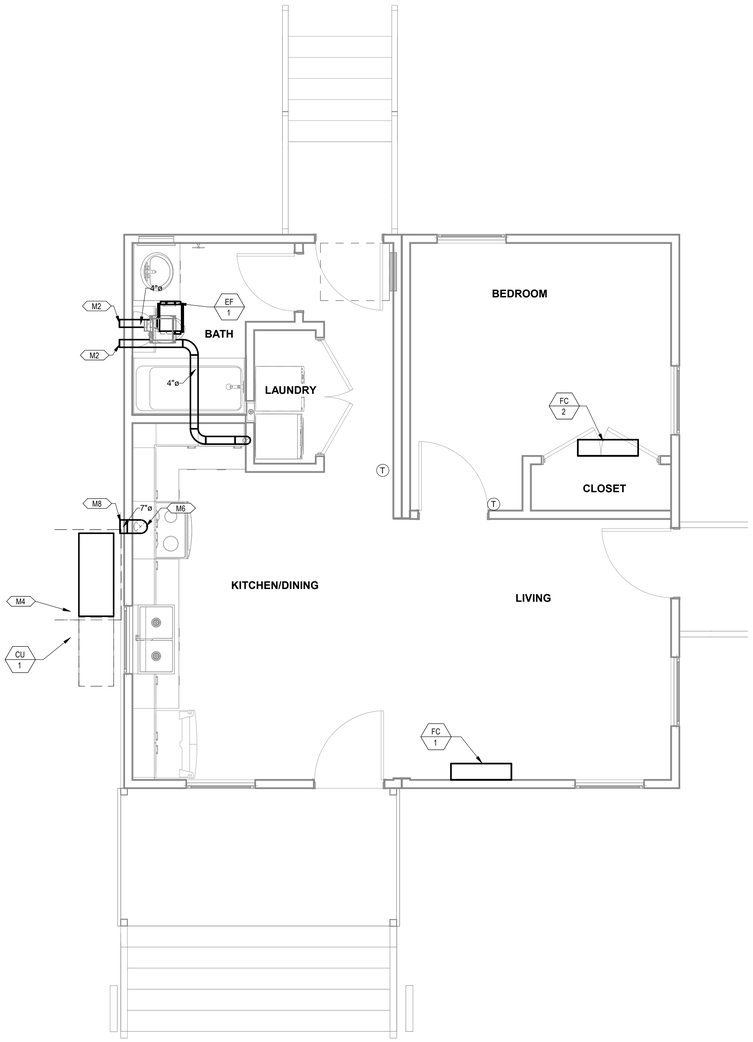
Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

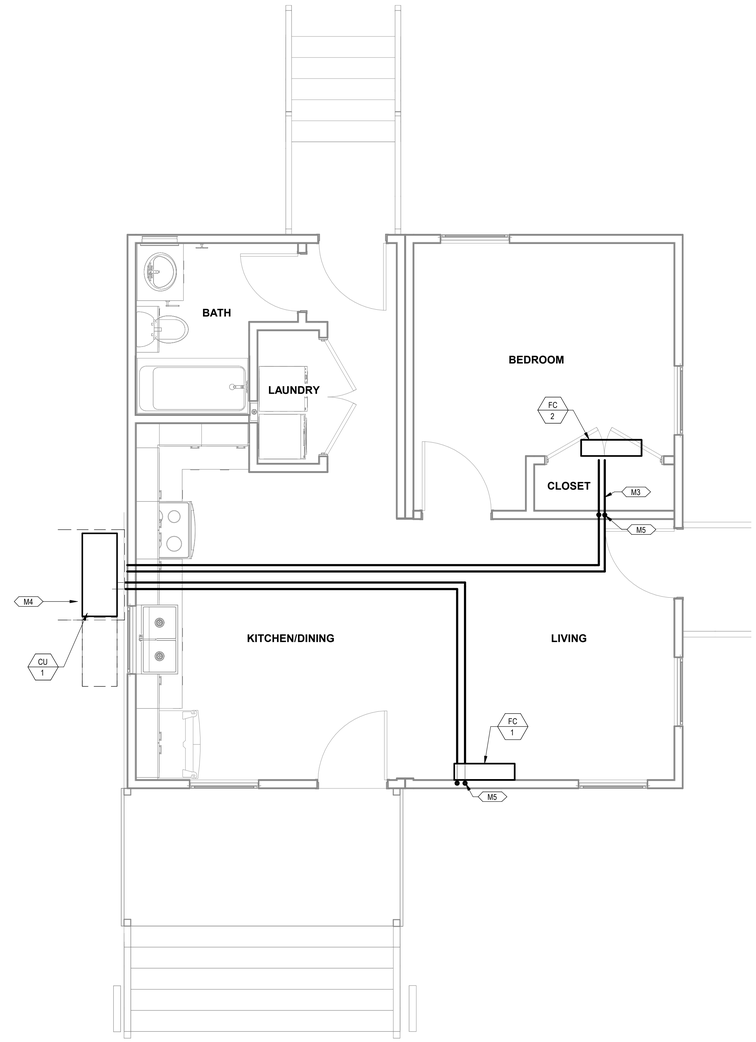
M3.0A

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M3	ROUTE REFRIGERATION PIPING ABOVE CEILING AS SHOWN. SIZE REFRIGERATION PIPING PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
M4	CONDENSING UNIT SHOWN FOR REFERENCE ONLY. SEE COMBO PLANS FOR EXACT LOCATION. COORDINATE WITH ARCHITECT/OWNER BEFORE COMMENCING WORK.
M5	DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.



1 MECHANICAL PLAN O-CORE MODULE
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN O-CORE MODULE
3/8" = 1'-0"

COMBINATION PLAN VARIATION NOTE:

REFER TO COMBINATION PLANS ON SHEETS M3.4 THROUGH 3.11 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

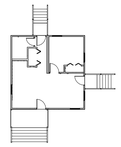
1) REFRIGERATION PIPING LAYOUT

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566



COMB. O-2

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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DREAMBUILD - MODULES AND COMBOS

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STATE OF TEXAS
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36488
LICENSED
PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
S1	CAR Comments	03/02/2022
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
7	TX CODE UPDATE	07/22/2024

SHEET TITLE:
MECHANICAL PLANS O-CORE MODULE

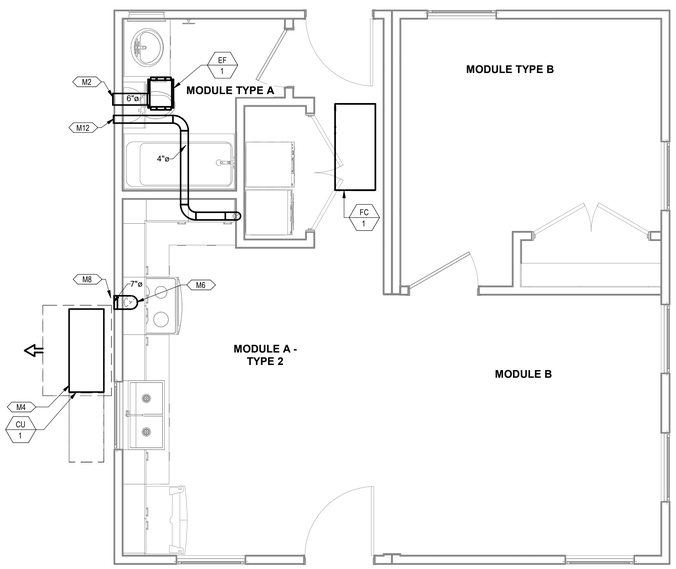
Drawn By: KDW
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

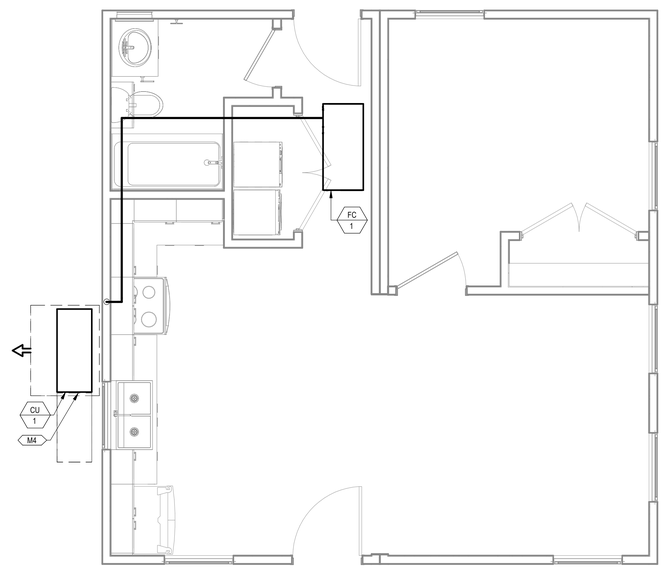
M3.1

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M4	CONDENSING UNIT SHOWN FOR REFERENCE ONLY. SEE COMBO PLANS FOR EXACT LOCATION. COORDINATE WITH ARCHITECT/OWNER BEFORE COMMENCING WORK.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.



1 MECHANICAL PLAN O-CORE MODULE
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN O-CORE MODULE
3/8" = 1'-0"

COMBINATION PLAN VARIATION NOTE:

REFER TO COMBINATION PLANS ON SHEETS M3.4A THROUGH 3.11A AND 3.12 THROUGH 3.26 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

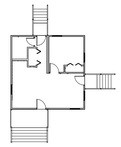
1) REFRIGERATION PIPING LAYOUT

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566



COMB. O-2

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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1	CAR COMMENTS	01/09/2023
6	CAR COMMENTS	05/30/2024
7	TX CODE UPDATE	07/22/2024

SHEET TITLE:
MECHANICAL PLANS O-CORE MODULE A

Drawn By: VBS
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

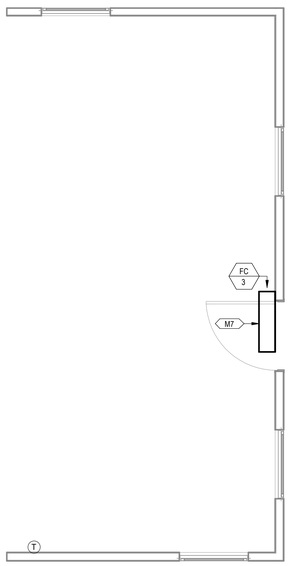
NEW SHEET ADDED

M3.1A

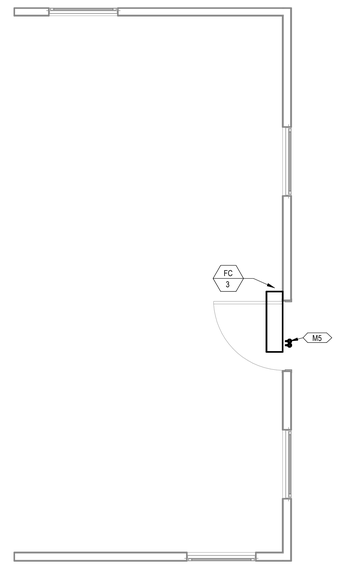
KEYNOTES

M5 DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.

M7 FAN COIL TO BE CONNECT TO CU-1. SEE COMBO PLANS FOR MORE INFORMATION.



1 MECHANICALPLAN FLEX BOX
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN FLEX BOX
3/8" = 1'-0"

COMBINATION PLAN VARIATION NOTE:

REFER TO COMBINATION PLANS ON SHEETS M3.4 THROUGH 3.11 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

1) REFRIGERATION PIPING LAYOUT

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

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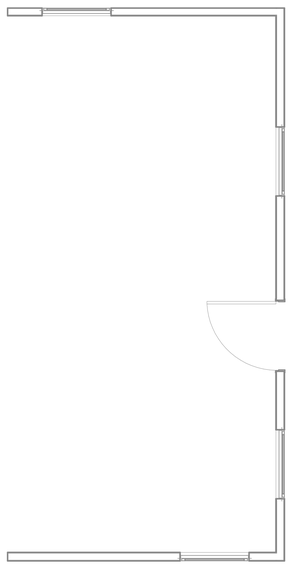
1	CAR COMMENTS	01/09/2023
7	TX CODE UPDATE	07/22/2024

SHEET TITLE:
MECHANICAL PLANS FLEX BOX

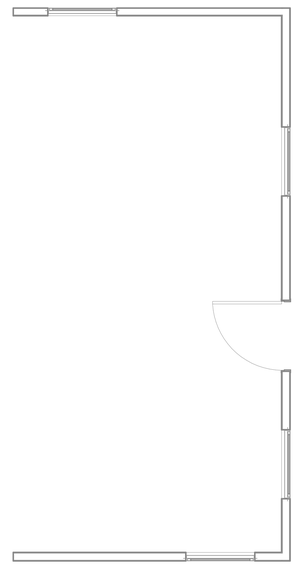
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

M3.2



1 MECHANICAL PLAN FLEX BOX A
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN FLEX BOX A
3/8" = 1'-0"

COMBINATION PLAN VARIATION NOTE:

1

REFER TO COMBINATION PLANS ON SHEETS M3.4A THROUGH 3.11A AND 3.12 THROUGH 3.26 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

1) DUCTWORK LAYOUT

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
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LOS FRESNOS, TX 78566

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S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023
7	TX CODE UPDATE	07/22/2024

SHEET TITLE:
MECHANICAL PLANS FLEX BOX A

Drawn By: VBS
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

NEW SHEET ADDED

M3.2A

KEYNOTES

M5 DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.

M7 FAN COIL TO BE CONNECT TO CU-1. SEE COMBO PLANS FOR MORE INFORMATION.

COMBINATION PLAN VARIATION NOTE:

REFER TO COMBINATION PLANS ON SHEETS M3.4 THROUGH 3.11 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

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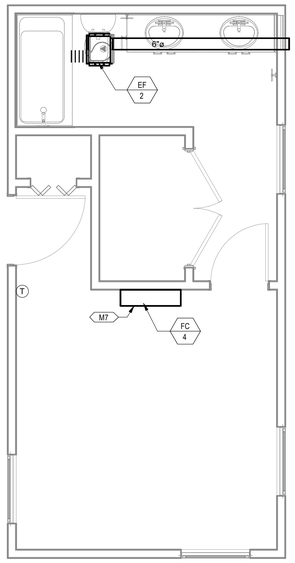
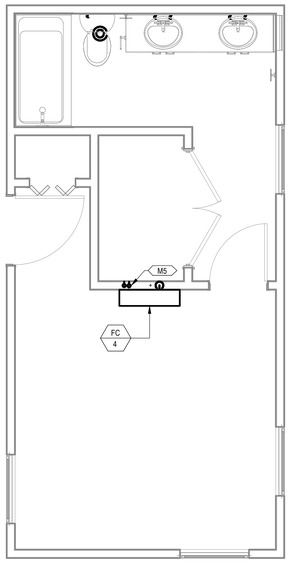


1 MECHANICAL PLAN BEDROOM BOX
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN BEDROOM BOX
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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7/22/2024

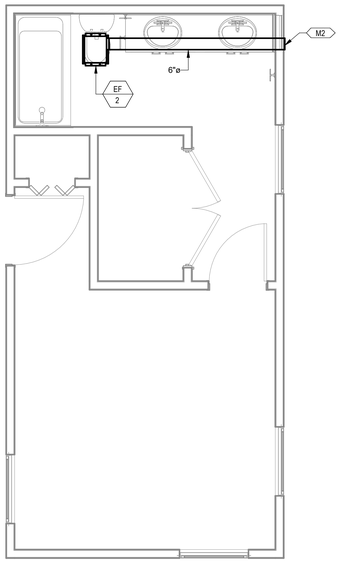
#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
7	TX CODE UPDATE	07/22/2024

SHEET TITLE:
MECHANICAL PLANS BEDROOM BOX

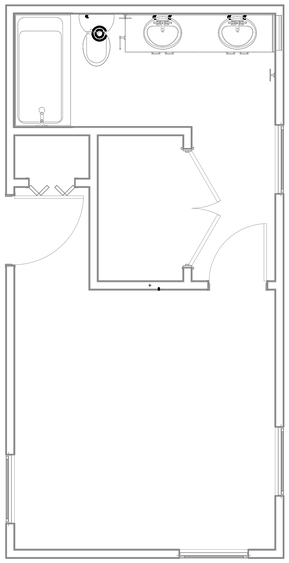
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

M3.3



1 MECHANICAL PLAN BEDROOM BOX A
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN BEDROOM BOX A
3/8" = 1'-0"

KEYNOTES

M2 ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.

COMBINATION PLAN VARIATION NOTE:

REFER TO COMBINATION PLANS ON SHEETS M3.4A THROUGH 3.11A AND 3.12 THROUGH 3.26 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:

1) DUCTWORK LAYOUT

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
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LOS FRESNOS, TX 78566

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DREAMBUILD - MODULES AND COMBOS

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STATE OF TEXAS
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1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023
7	TX CODE UPDATE	07/22/2024

SHEET TITLE:
MECHANICAL PLANS BEDROOM BOX A

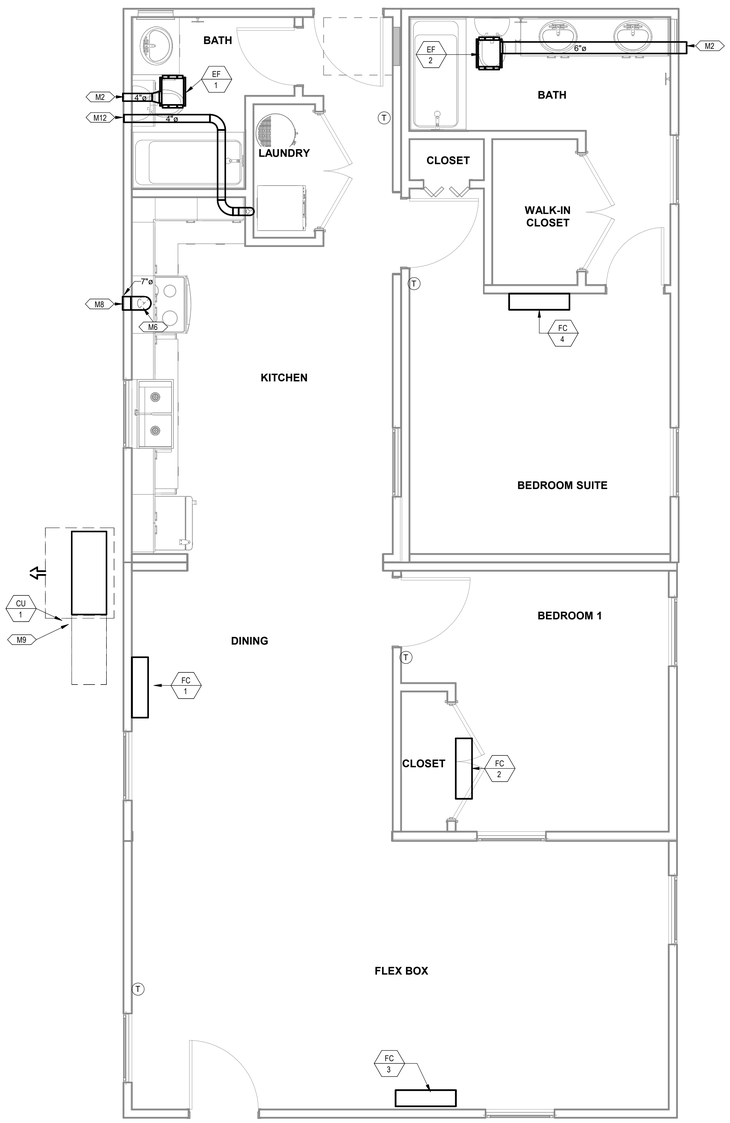
Drawn By: VBS
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

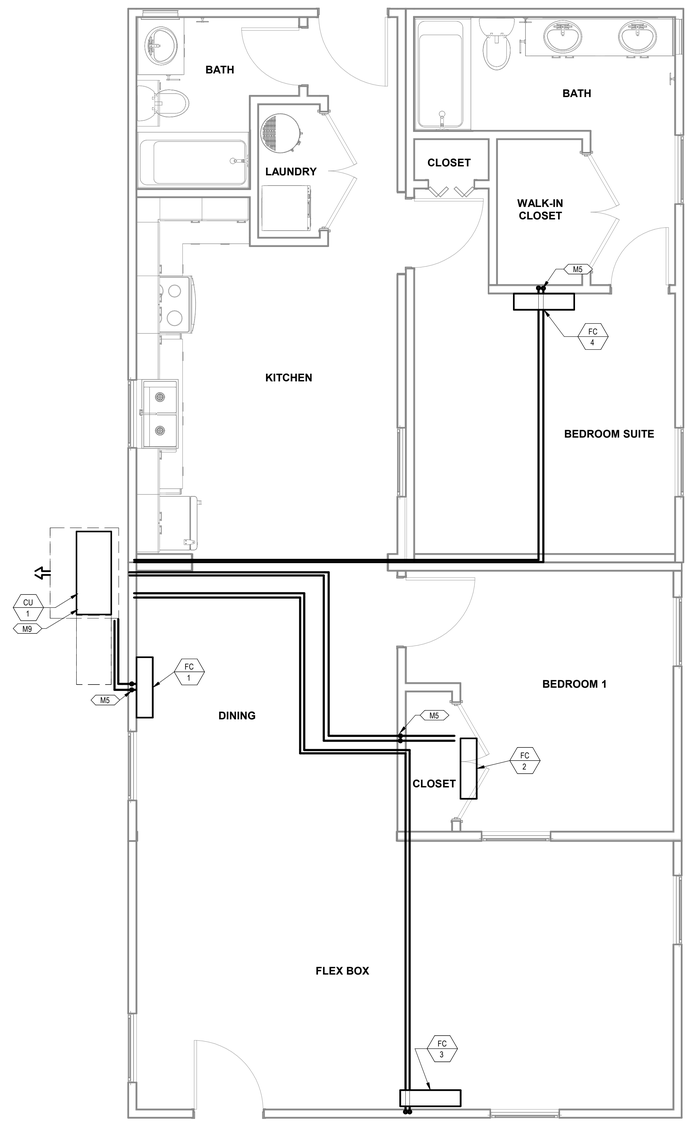
M3.3A

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M5	DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.



1 MECHANICAL PLAN COMBINATION 1
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 1
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
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LOS FRESNOS, TX 78566

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7/22/2024

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S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

SHEET TITLE:
MECHANICAL PLANS COMBINATION 1

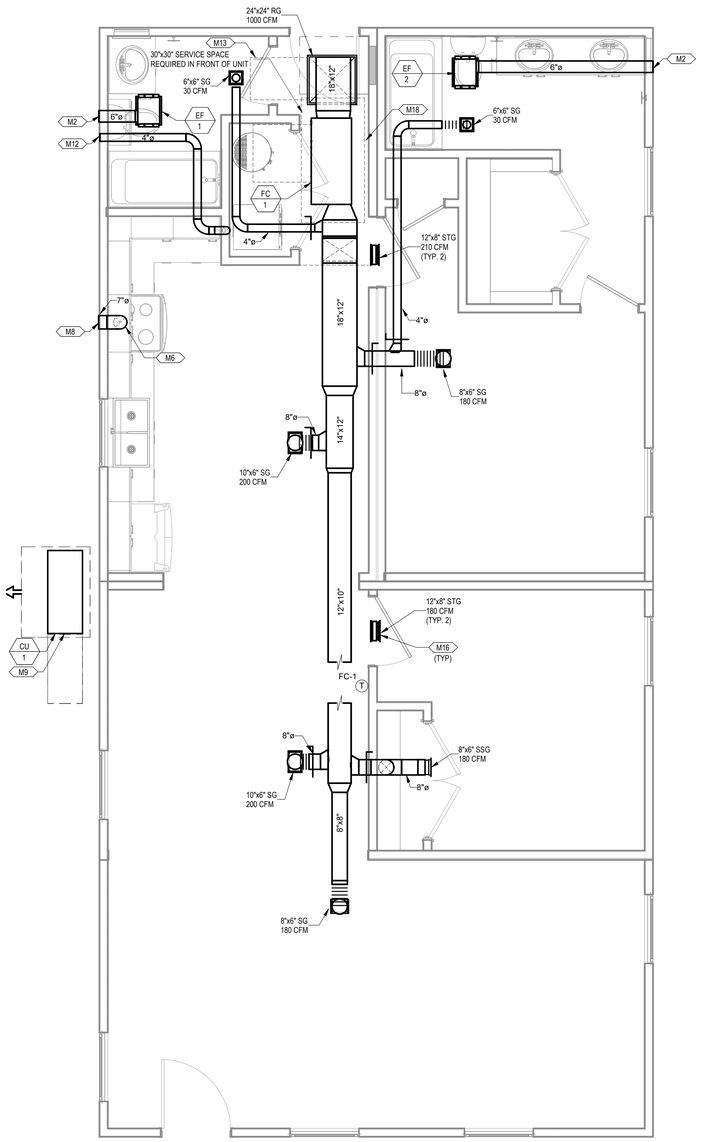
Drawn By:	Author
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

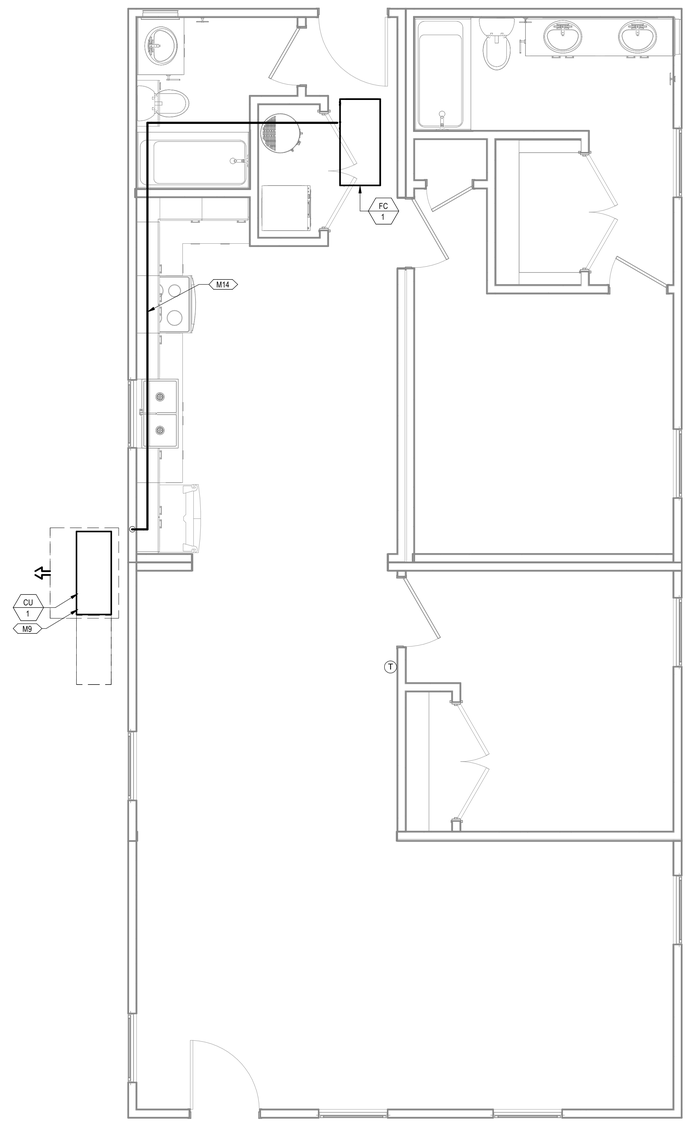
M3.4

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.
M13	MINIMUM 30"X22" ATTIC ACCESS WITH MINIMUM 30" VERTICAL HEADROOM SPACE. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.
M14	ROUTE REFRIGERATION PIPING THROUGH JOIST SPACE.
M16	CONNECT TRANSFER GRILLES WITH DUCTWORK SAME SIZE AS GRILLE DUCT CONNECTION.
M18	65"X32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.



1 MECHANICAL PLAN COMBINATION 1
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 1
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
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LOS FRESNOS, TX 78566

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7.22.2024

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6	CAR COMMENTS	05/30/2024

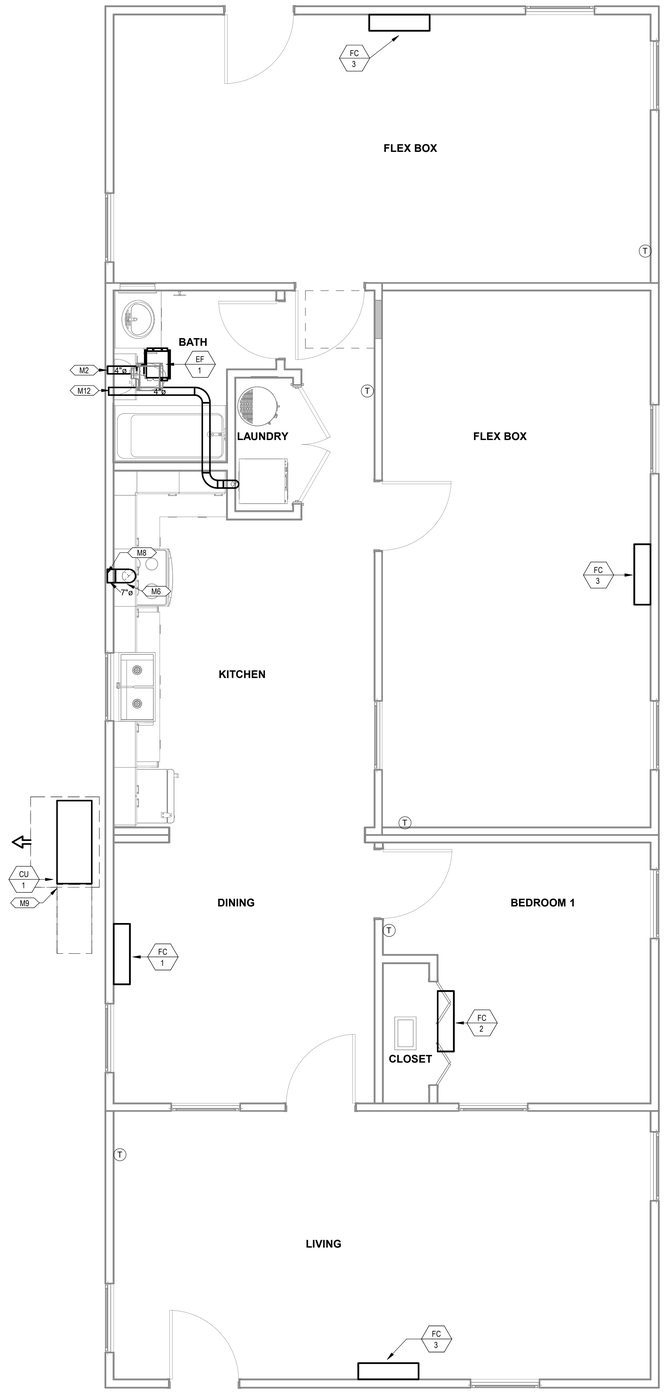
SHEET TITLE:
MECHANICAL PLANS COMBINATION 1A

Drawn By: VBS
Date: 09/21/2022
Job Number: 11X12

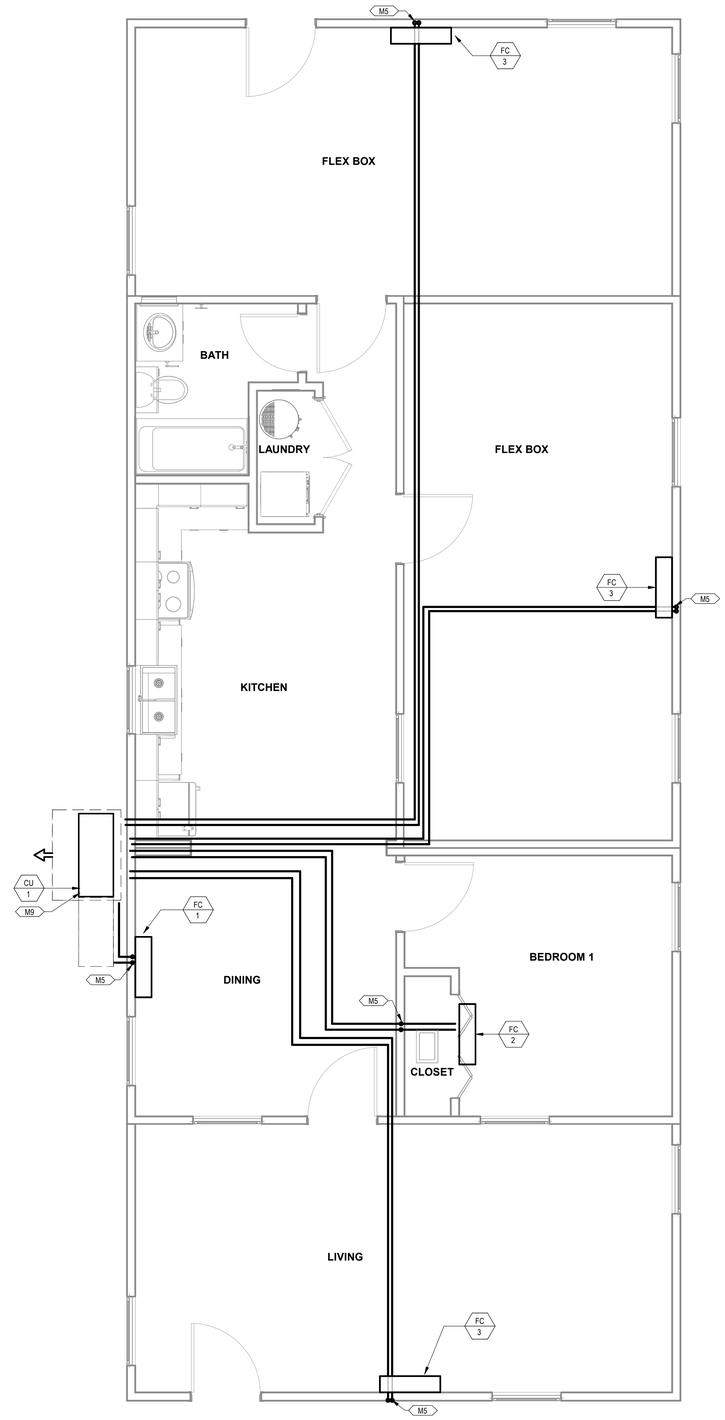
SHEET NUMBER:

NEW SHEET ADDED

M3.4A



1 MECHANICAL PLAN COMBINATION 2
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 2
3/8" = 1'-0"

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M5	DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
303 South Federal Way, Boise, ID 83705
(208) 376-9820 • www.ecboise.com
FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED
PROFESSIONAL ENGINEER
7/22/2024

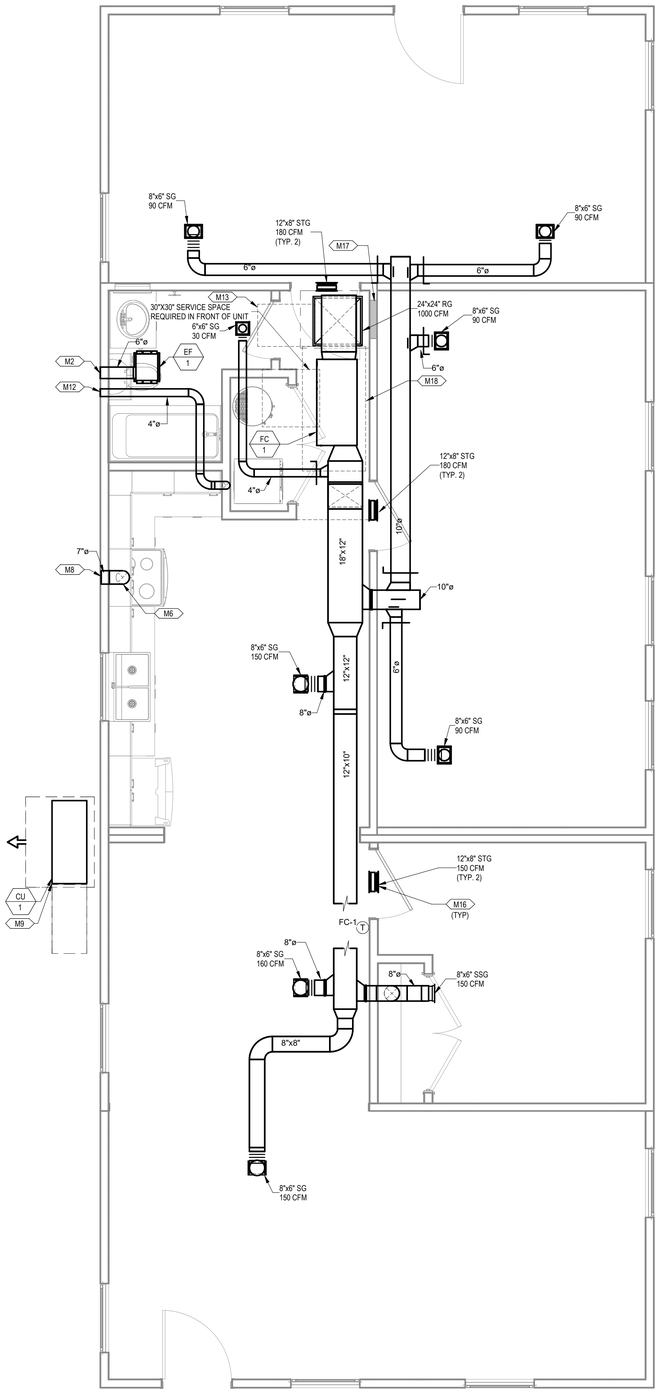
#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

SHEET TITLE:
MECHANICAL PLANS COMBINATION 2

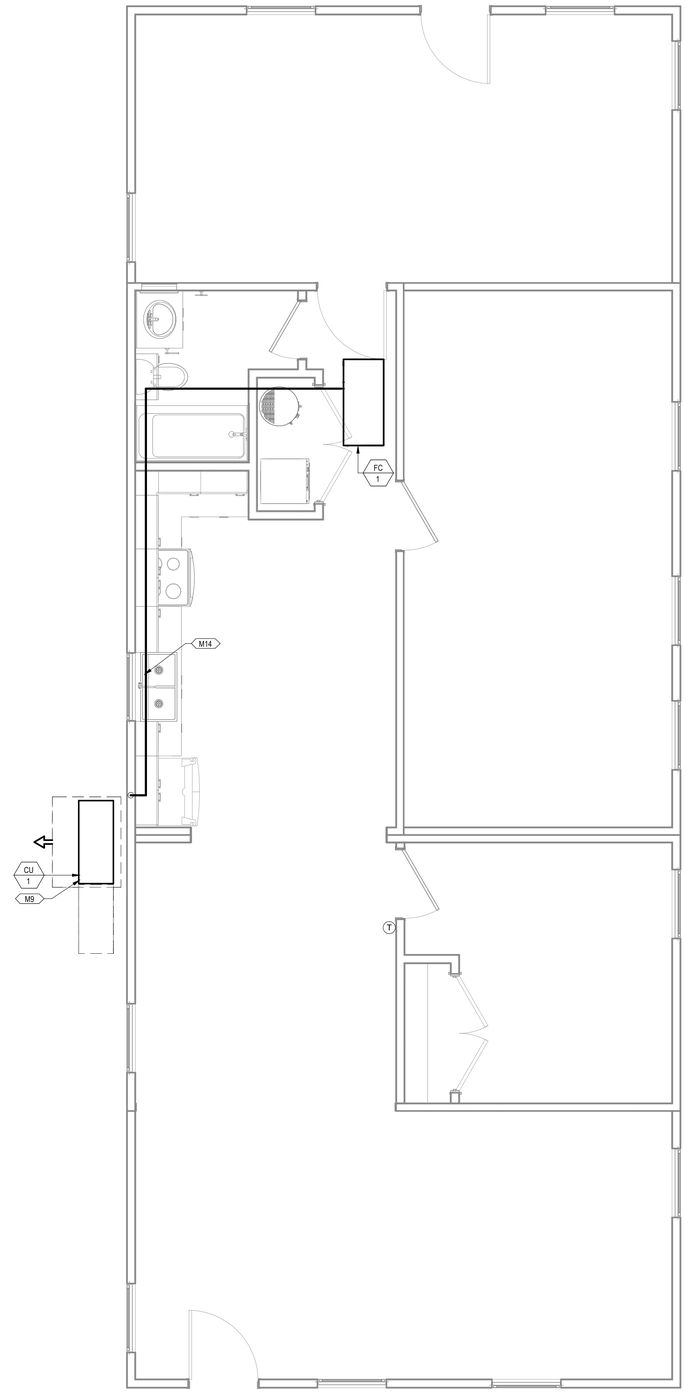
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

M3.5



1 MECHANICAL PLAN COMBINATION 2
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 2
3/8" = 1'-0"

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.
M13	MINIMUM 30"X22" ATTIC ACCESS WITH MINIMUM 30" VERTICAL HEADROOM SPACE. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.
M14	ROUTE REFRIGERATION PIPING THROUGH JOIST SPACE.
M16	CONNECT TRANSFER GRILLES WITH DUCTWORK SAME SIZE AS GRILLE DUCT CONNECTION.
M17	DO NOT RUN DUCTWORK OR PIPING ABOVE ELECTRICAL PANEL. ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION PURPOSES ONLY.
M18	65"X32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

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FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED
PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 2A

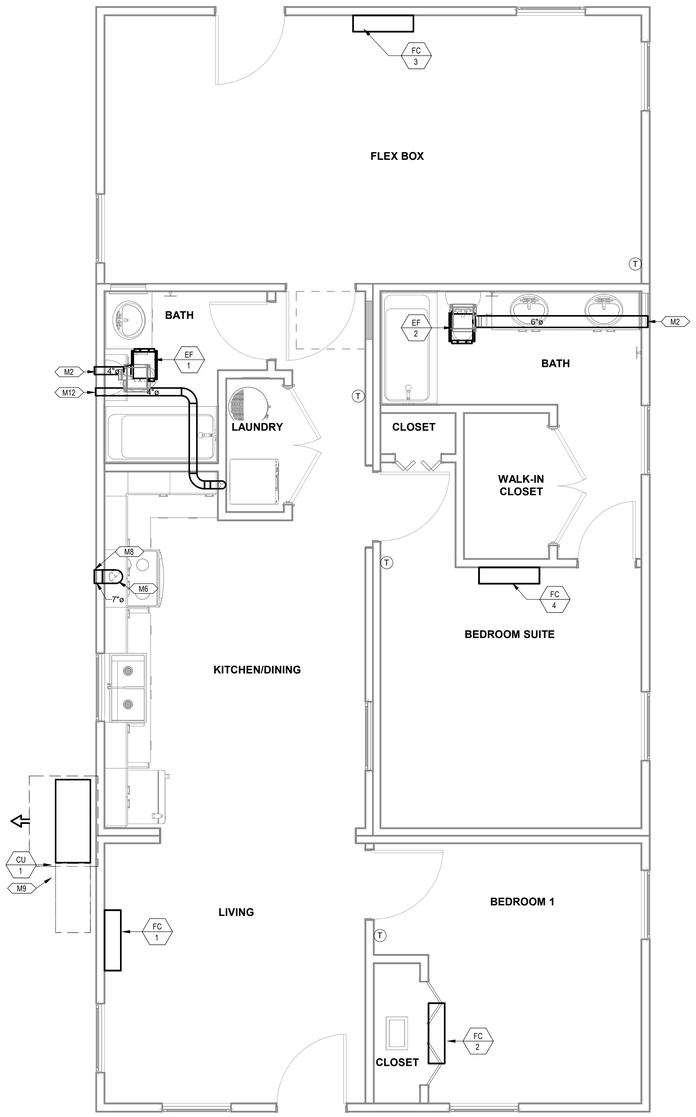
Drawn By:	Author
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

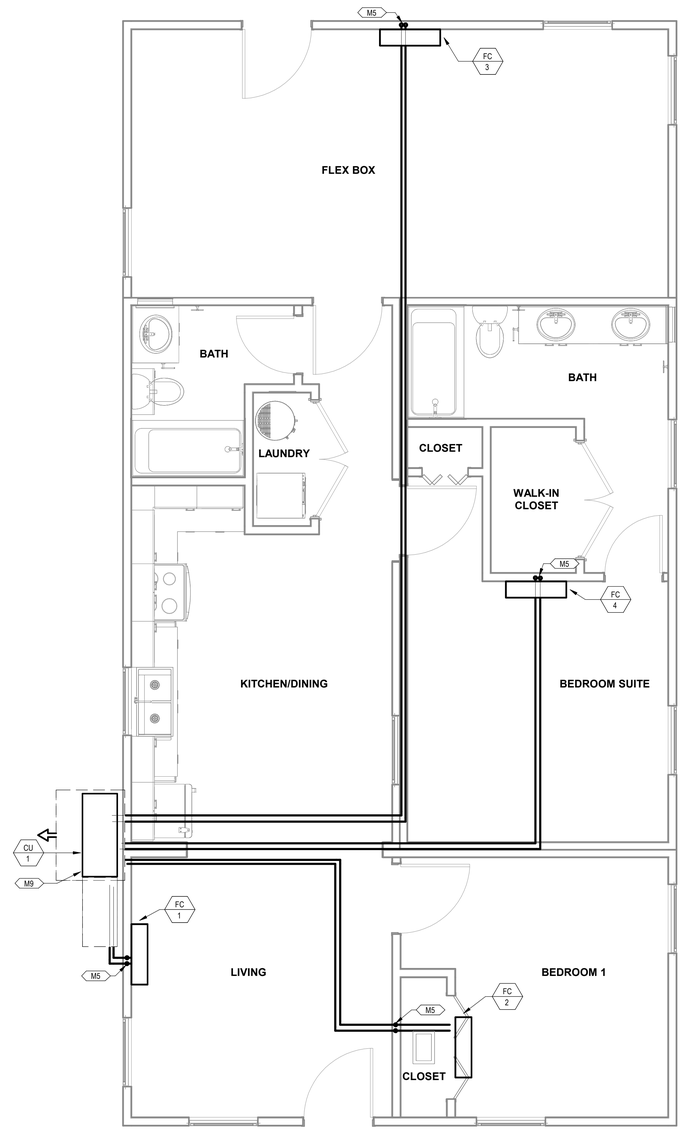
M3.5A

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M5	DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.



1 MECHANICAL PLAN COMBINATION 3
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 3
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

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DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
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STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED PROFESSIONAL ENGINEER
7/24/2024

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

SHEET TITLE:
MECHANICAL PLANS COMBINATION 3

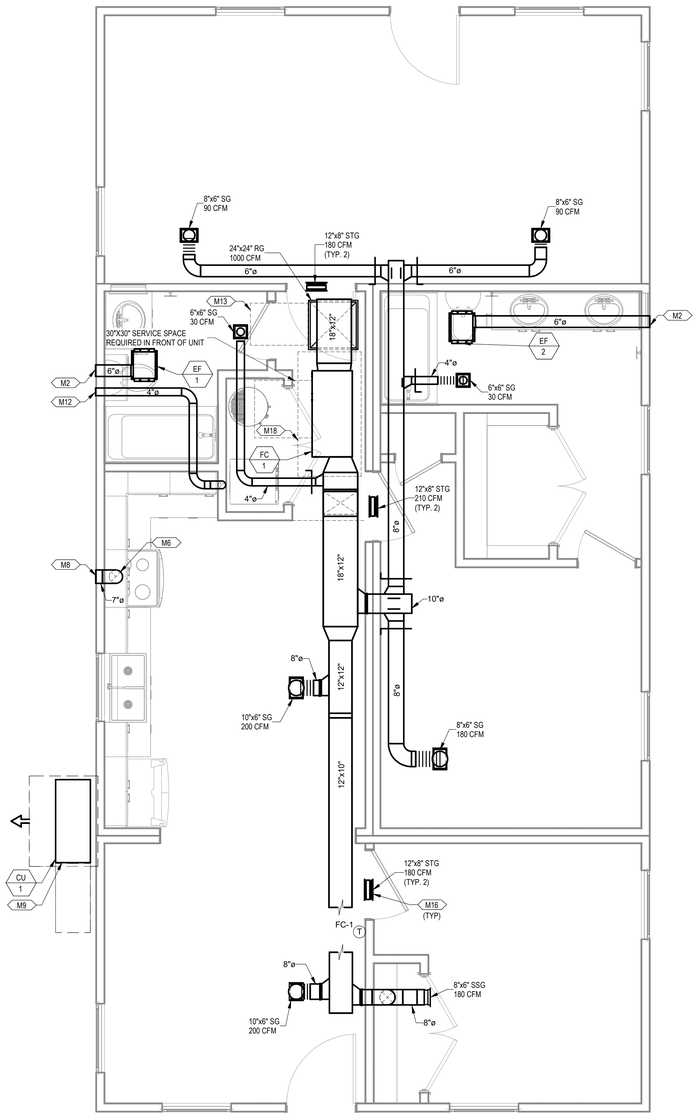
Drawn By:	Author
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

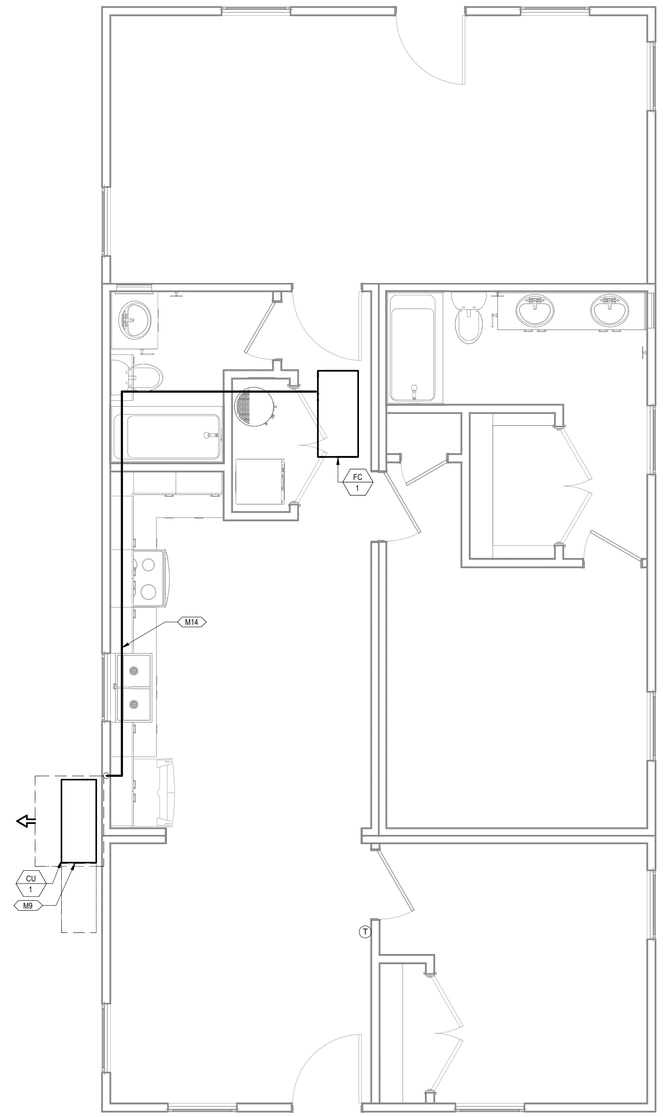
M3.6

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.
M13	MINIMUM 30"X22" ATTIC ACCESS WITH MINIMUM 30" VERTICAL HEADROOM SPACE. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.
M14	ROUTE REFRIGERATION PIPING THROUGH JOIST SPACE.
M16	CONNECT TRANSFER GRILLES WITH DUCTWORK SAME SIZE AS GRILLE DUCT CONNECTION.
M18	65"X32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.



1 MECHANICAL PLAN COMBINATION 3
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 3
3/8" = 1'-0"

PROJECT LOCATION
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.
FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED
PROFESSIONAL ENGINEER
7/24/2024

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 3A

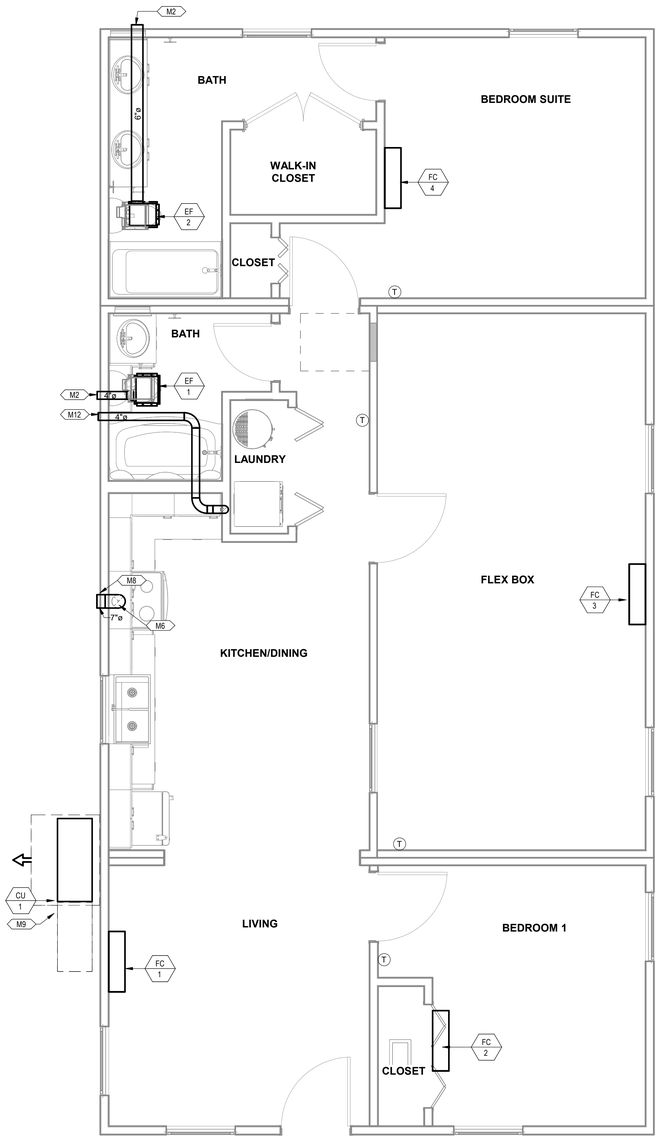
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

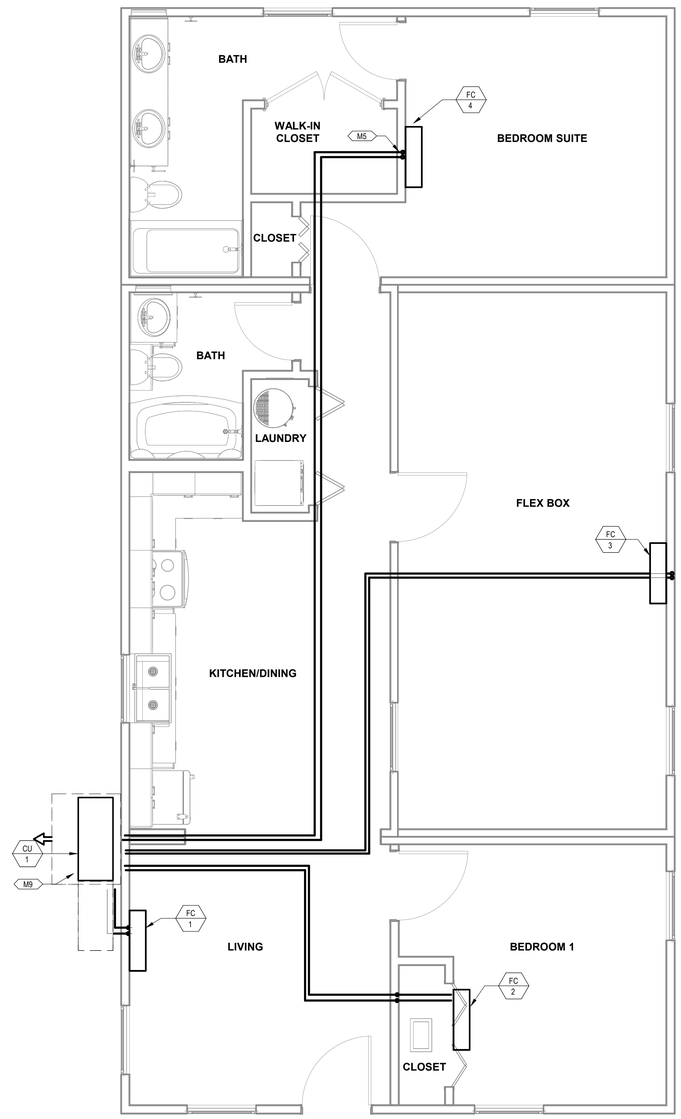
M3.6A

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M5	DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.



1 MECHANICAL PLAN COMBINATION 4
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 4
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
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LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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DREAMBUILD - MODULES AND COMBOS

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Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED
PROFESSIONAL ENGINEER
7/31/2014

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

SHEET TITLE:
MECHANICAL PLANS COMBINATION 4

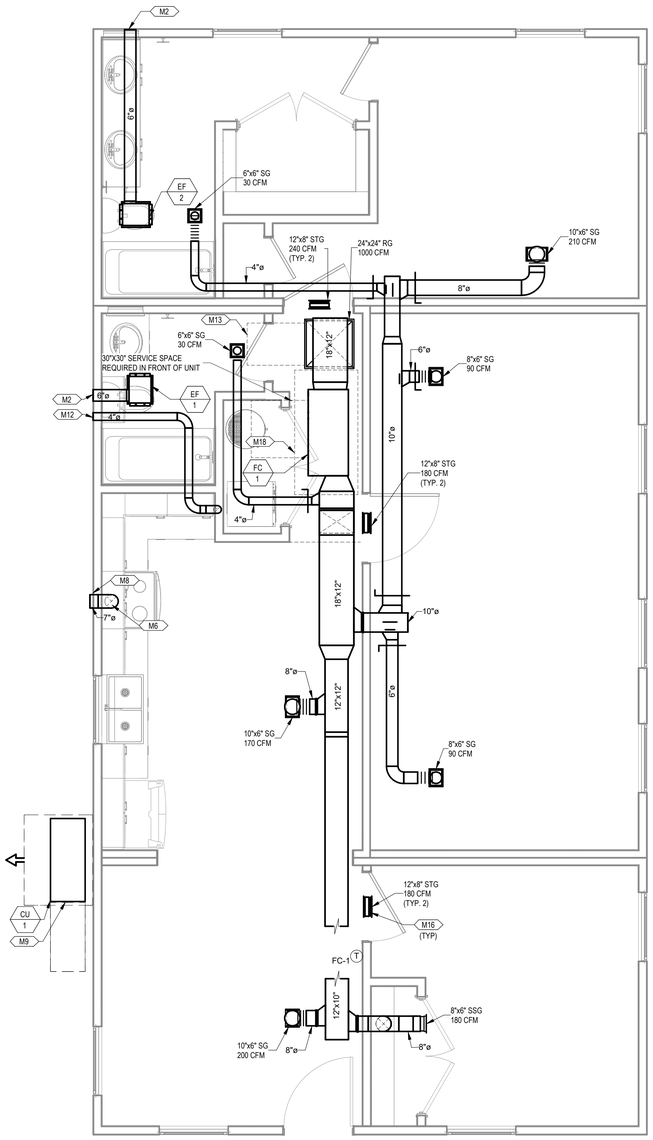
Drawn By:	Author
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

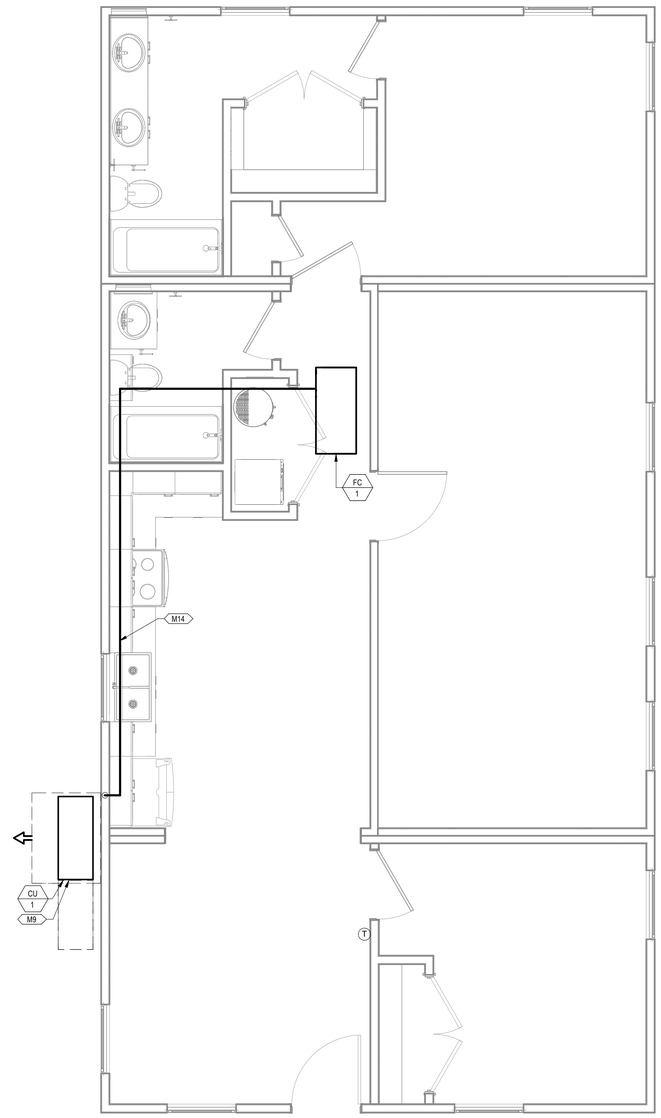
M3.7

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.
M13	MINIMUM 30"X22" ATTIC ACCESS WITH MINIMUM 30" VERTICAL HEADROOM SPACE. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.
M14	ROUTE REFRIGERATION PIPING THROUGH JOIST SPACE.
M16	CONNECT TRANSFER GRILLES WITH DUCTWORK SAME SIZE AS GRILLE DUCT CONNECTION.
M18	65"X32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.



1 MECHANICAL PLAN COMBINATION 4
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 4
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED PROFESSIONAL ENGINEER
7/24/2024

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 4A

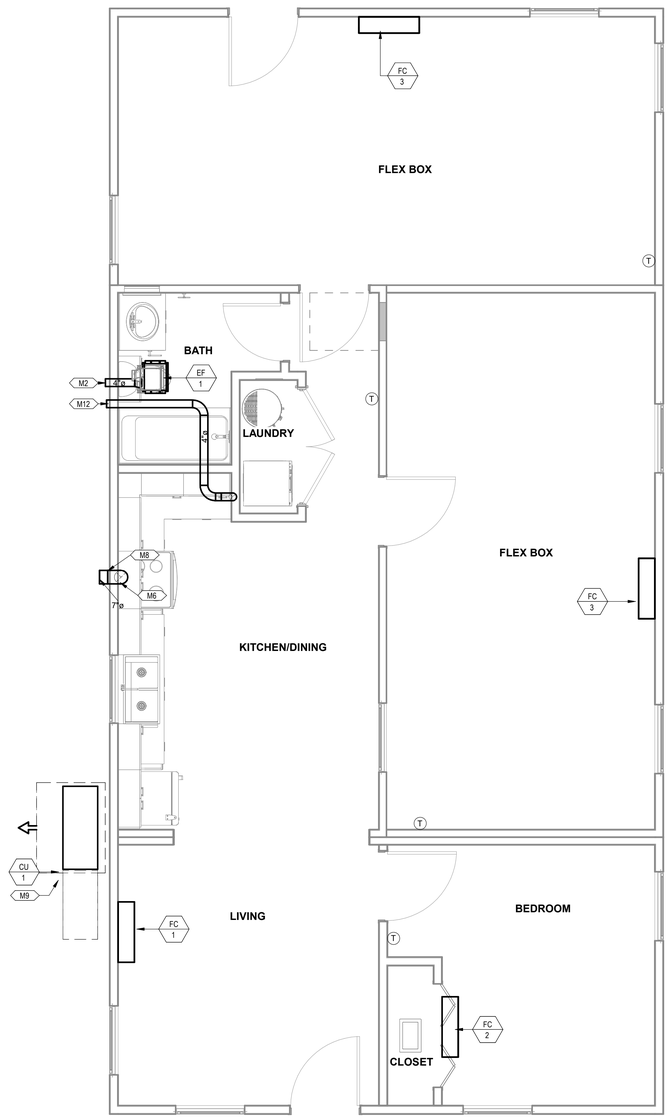
Drawn By:	Author
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

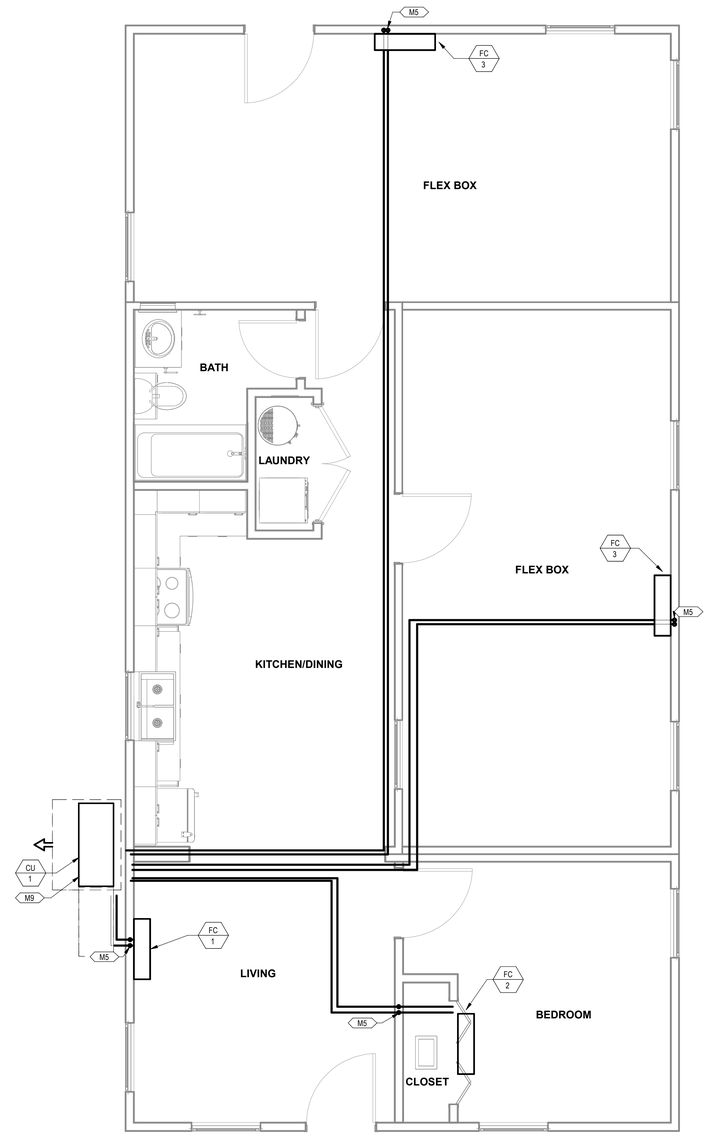
M3.7A

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M5	DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.



1 MECHANICAL PLAN COMBINATION 5
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 5
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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DREAMBUILD - MODULES AND COMBOS

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STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED
PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

SHEET TITLE:
MECHANICAL PLANS COMBINATION 5

Drawn By:	Author
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

M3.8

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
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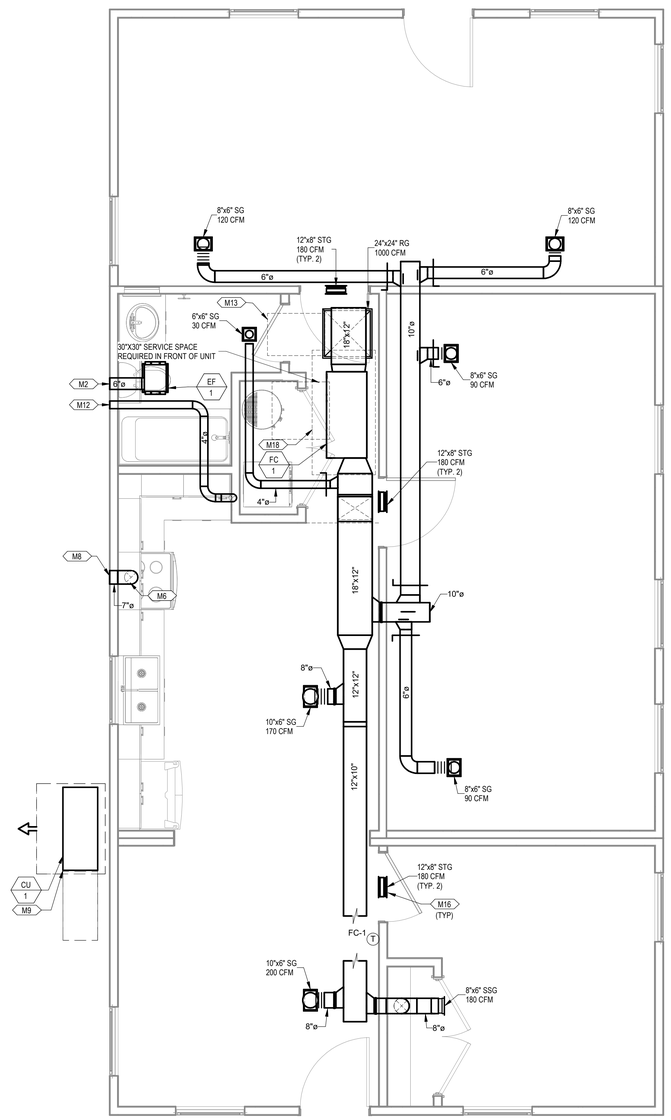
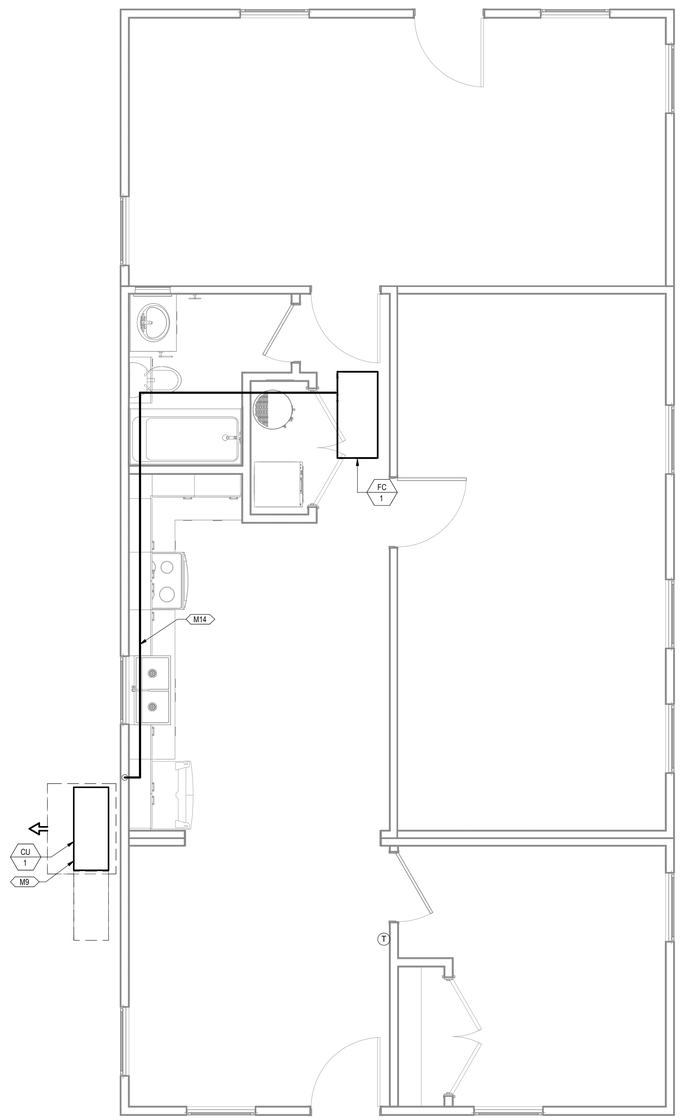
M13	MINIMUM 30"X22" ATTIC ACCESS WITH MINIMUM 30" VERTICAL HEADROOM SPACE. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.
M14	ROUTE REFRIGERATION PIPING THROUGH JOIST SPACE.
M16	CONNECT TRANSFER GRILLES WITH DUCTWORK SAME SIZE AS GRILLE DUCT CONNECTION.
M18	65"X32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.



1 MECHANICAL PLAN COMBINATION 5
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 5
3/8" = 1'-0"

PROJECT LOCATION

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FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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DREAMBUILD - MODULES AND COMBOS

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Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
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LICENSED
PROFESSIONAL ENGINEER
7/31/2024

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 5A

Drawn By:	Author
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

M3.8A

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M5	DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
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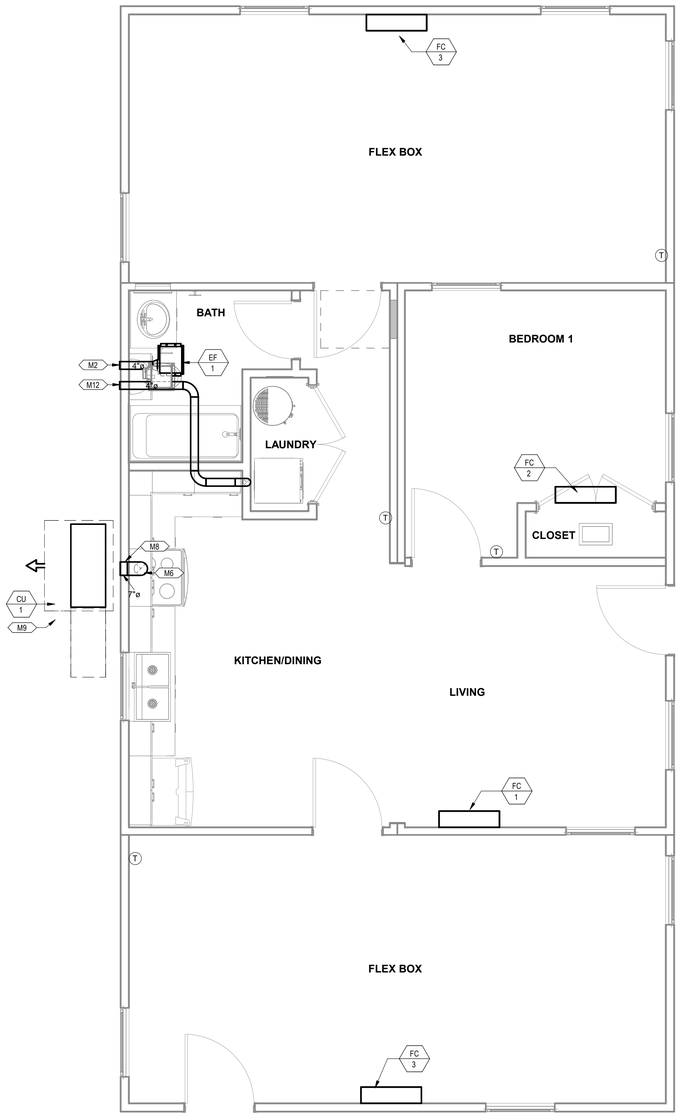
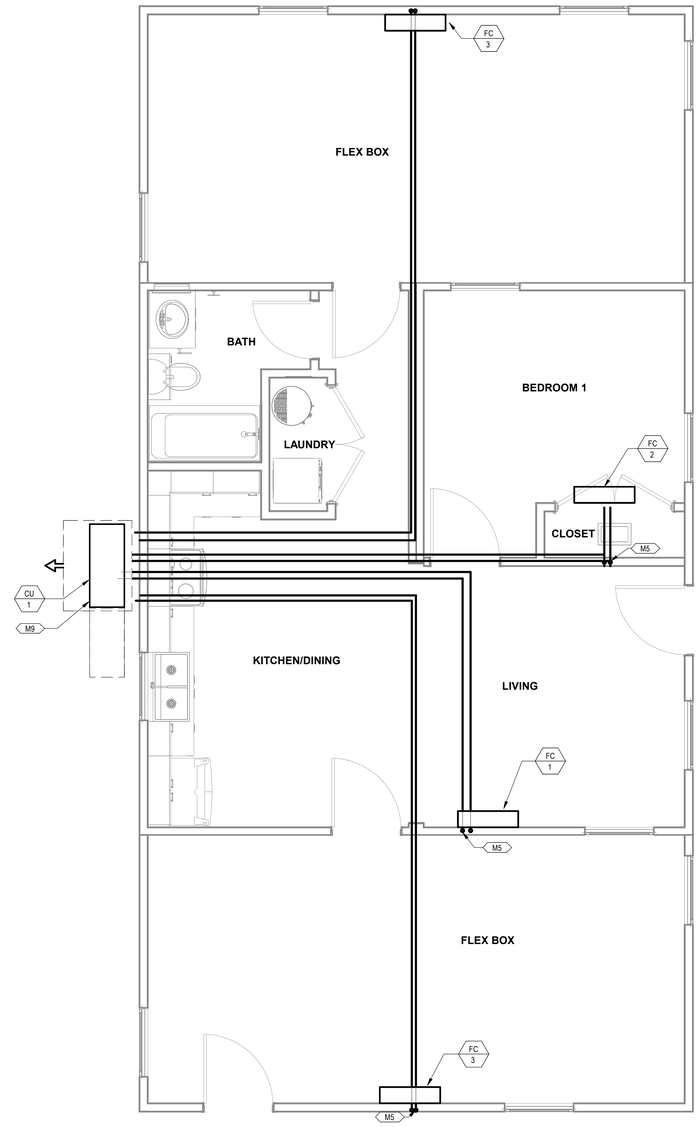


1 MECHANICAL PLAN COMBINATION 6
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 6
3/8" = 1'-0"

PROJECT LOCATION
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.
FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
303 South Federal Way, Boise, ID 83705
(208) 376-9820 • www.ecboise.com
FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L MILLER
36488
LICENSED
PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

SHEET TITLE:
MECHANICAL PLANS COMBINATION 6

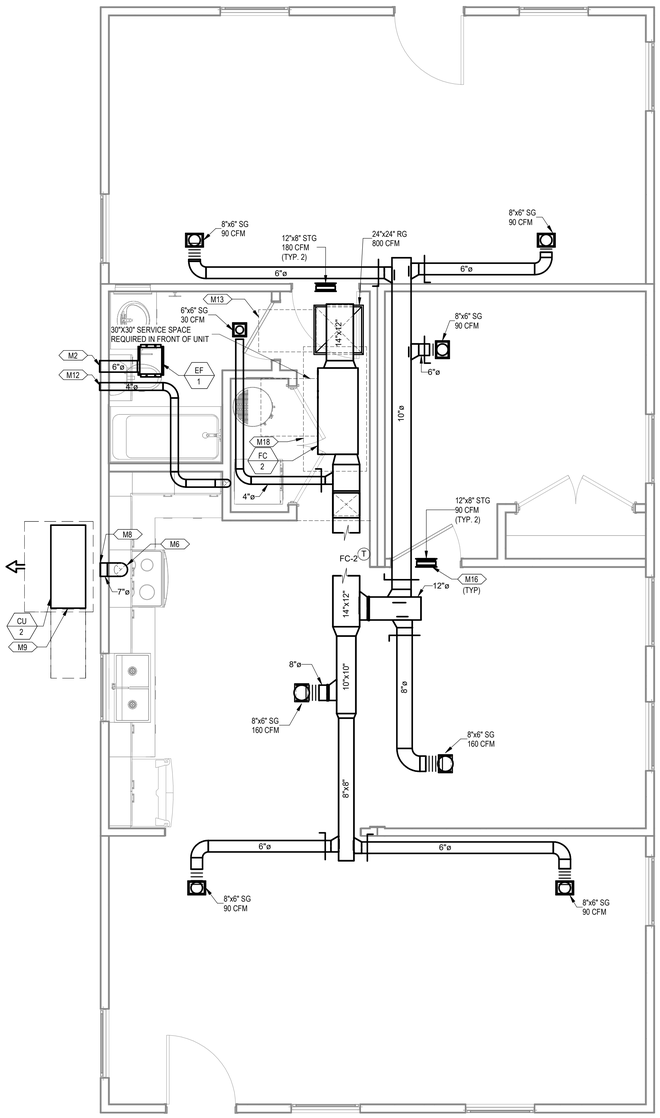
Drawn By:	Author
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

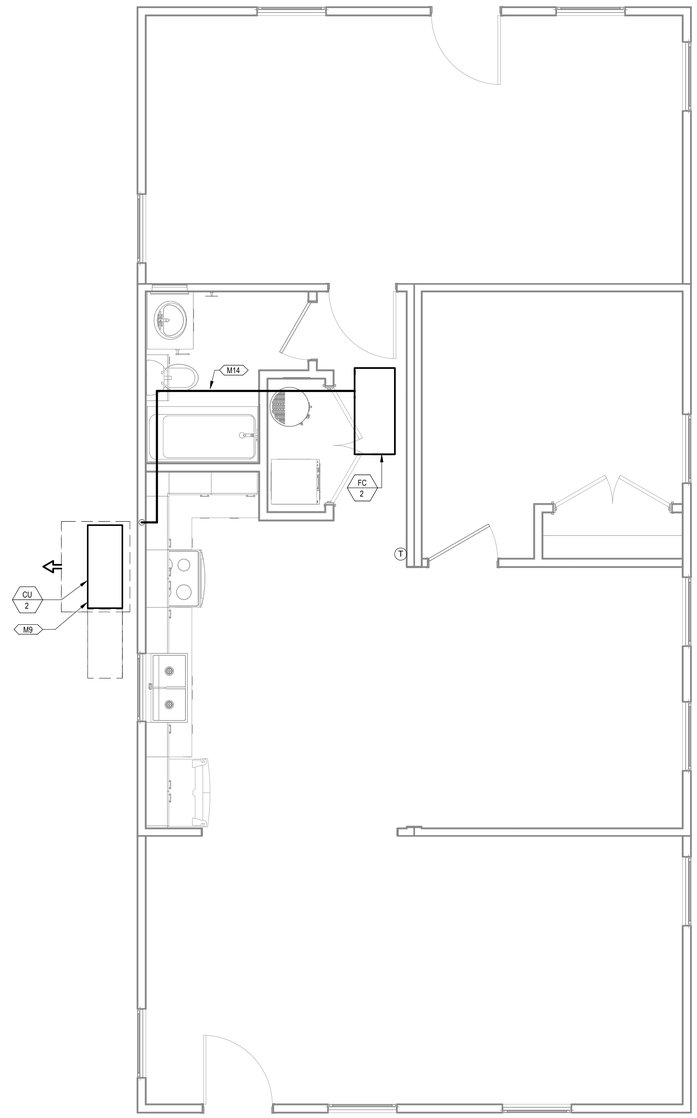
M3.9

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.
M13	MINIMUM 30"X22" ATTIC ACCESS WITH MINIMUM 30" VERTICAL HEADROOM SPACE. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.
M14	ROUTE REFRIGERATION PIPING THROUGH JOIST SPACE.
M16	CONNECT TRANSFER GRILLES WITH DUCTWORK SAME SIZE AS GRILLE DUCT CONNECTION.
M18	65"X32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.



1 MECHANICAL PLAN COMBINATION 6
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 6
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED
PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 6A

Drawn By: VBS
Date: 09/21/2022
Job Number: 11X12

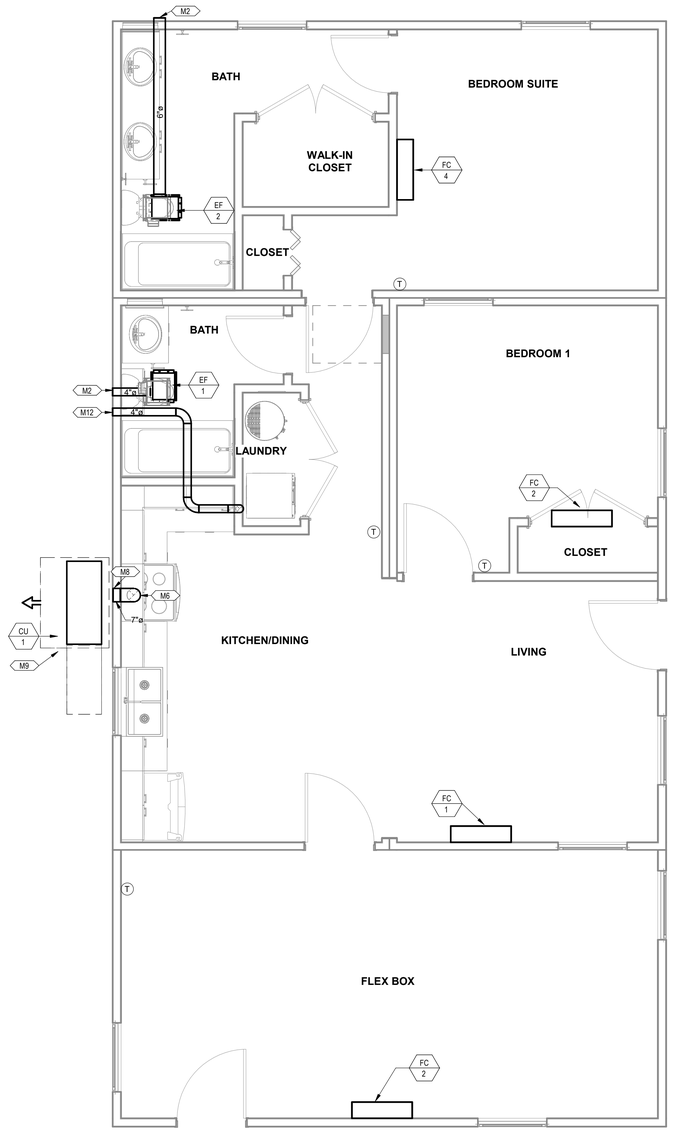
SHEET NUMBER:

NEW SHEET ADDED

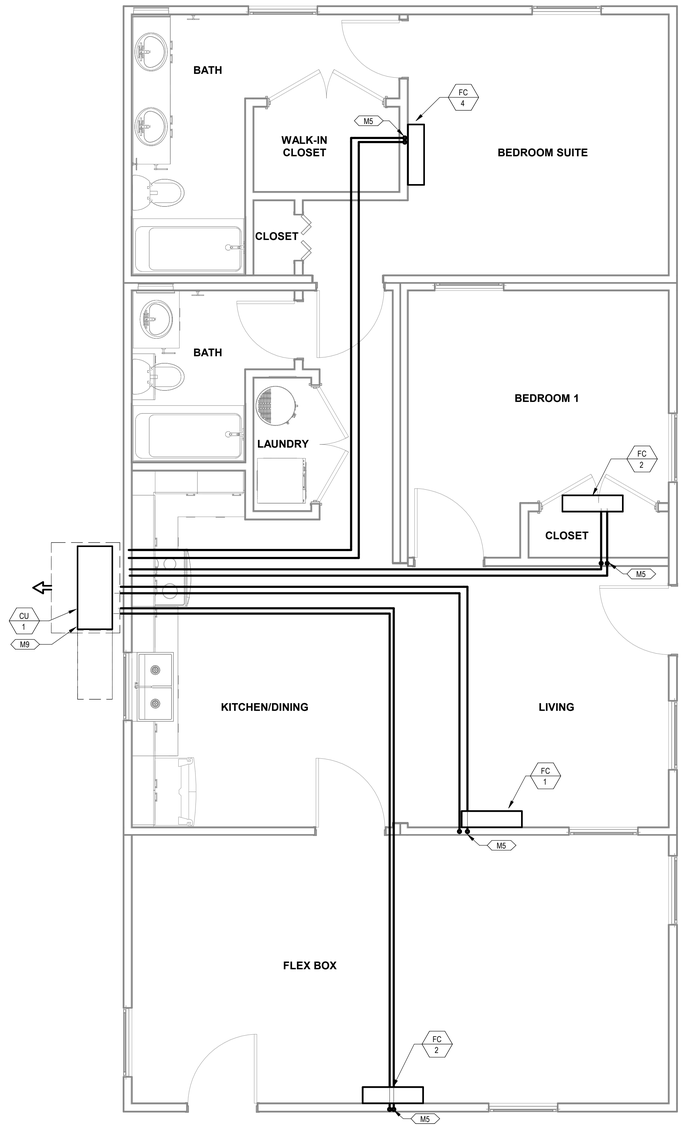
M3.9A

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M5	DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.



1 MECHANICAL PLAN COMBINATION 7
3/8" = 1'-0"



2 **MECHANICAL PIPING PLAN COMBINATION 7**
3/8" = 1'-0"

PROJECT LOCATION
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.
FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

SHEET TITLE:
MECHANICAL PLANS COMBINATION 7

Drawn By:	Author
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

M3.10

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
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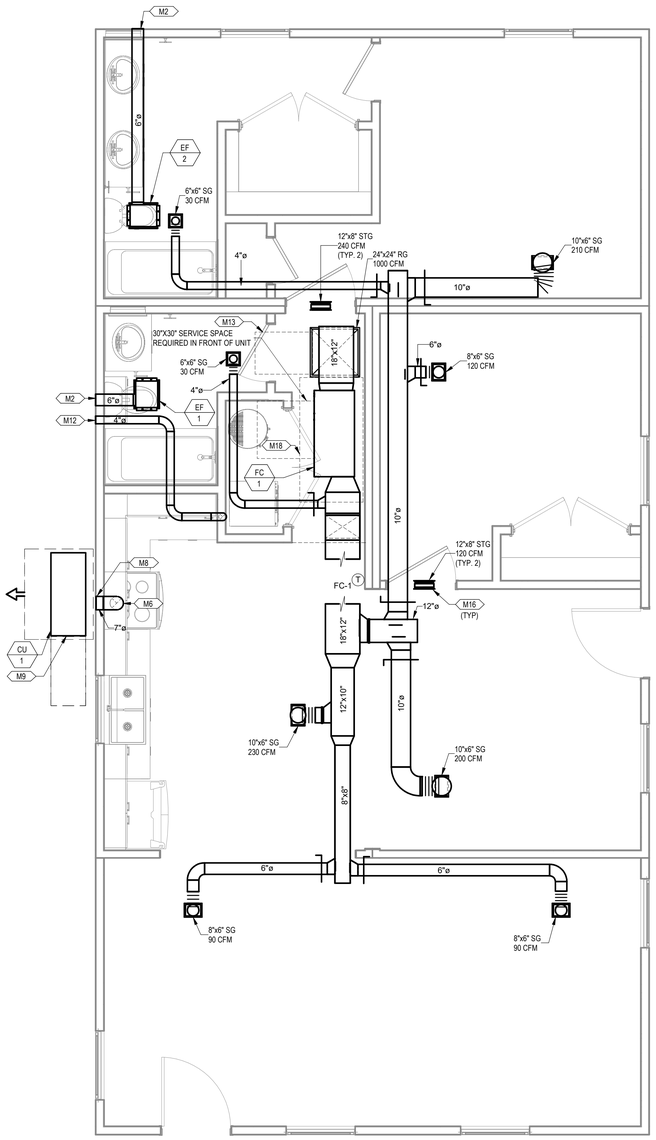
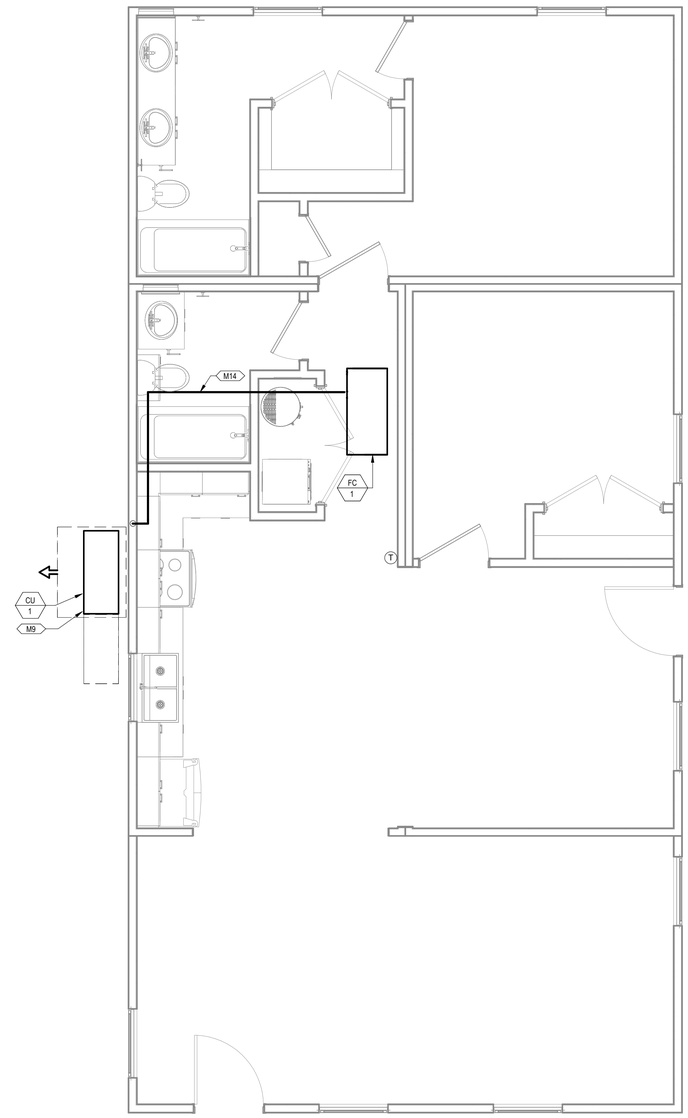
M14	ROUTE REFRIGERATION PIPING THROUGH JOIST SPACE.
M16	CONNECT TRANSFER GRILLES WITH DUCTWORK SAME SIZE AS GRILLE DUCT CONNECTION.
M18	65"X32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.



1 MECHANICAL PLAN COMBINATION 7
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 7
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

NEW SHEET ADDED

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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(208) 376-9820 • www.ecboise.com
FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED
PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 7A

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

M3.10A

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M5	DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
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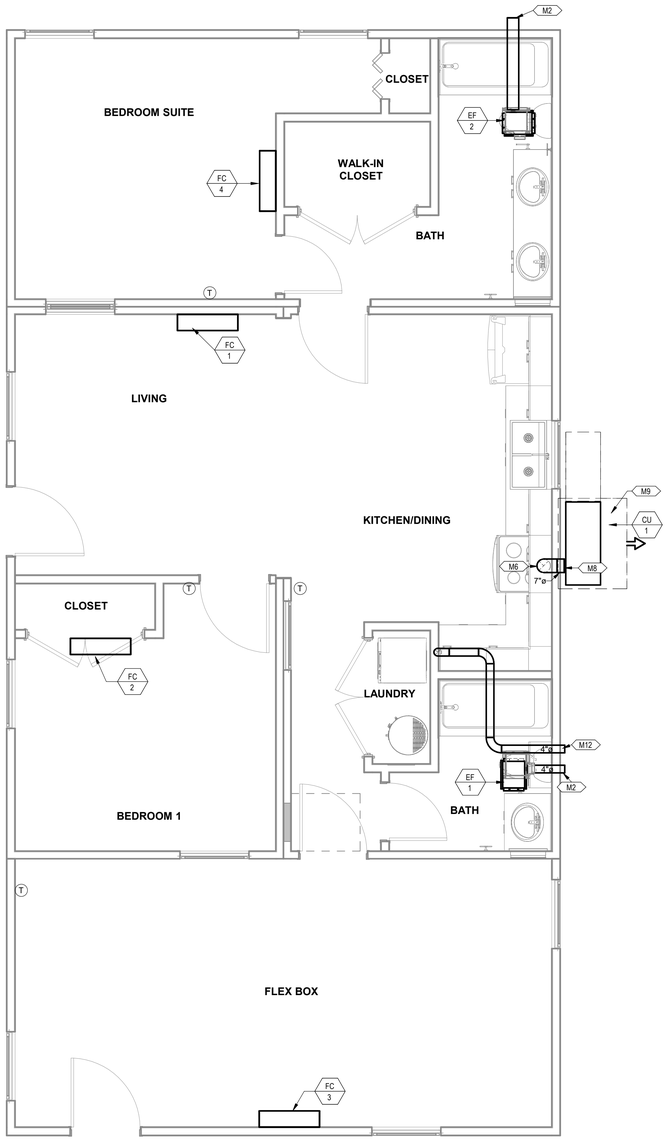
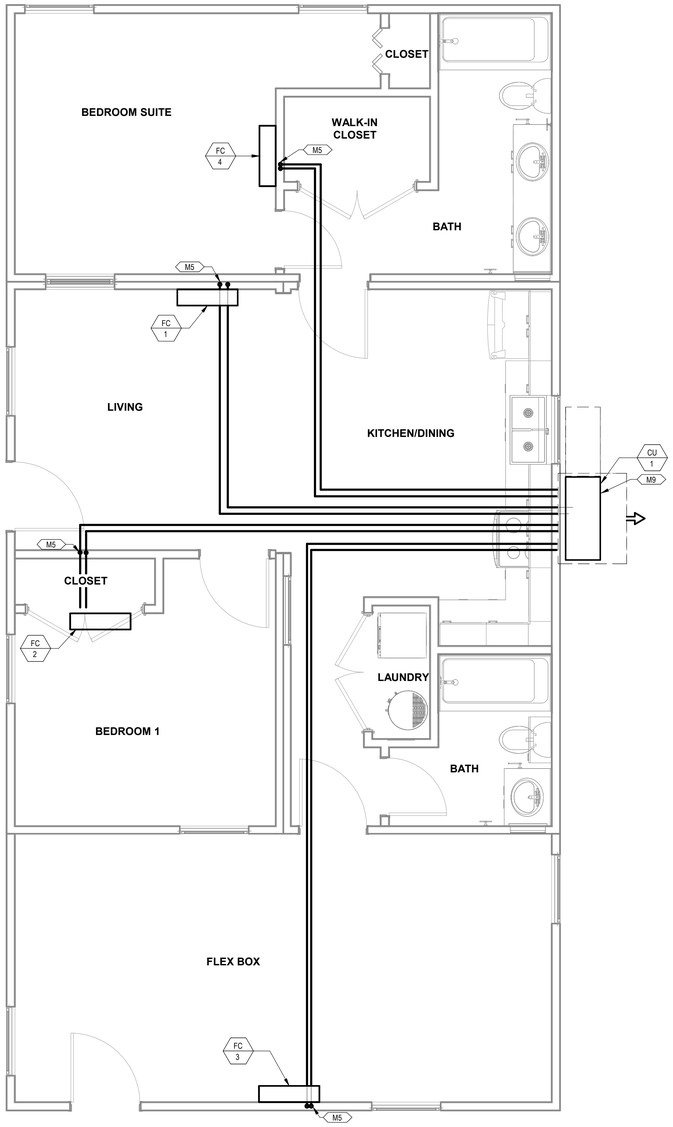
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.



1 MECHANICAL PLAN COMBINATION 8
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 8
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED
PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

SHEET TITLE:
MECHANICAL PLANS COMBINATION 8

Drawn By:	Author
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

M3.11

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
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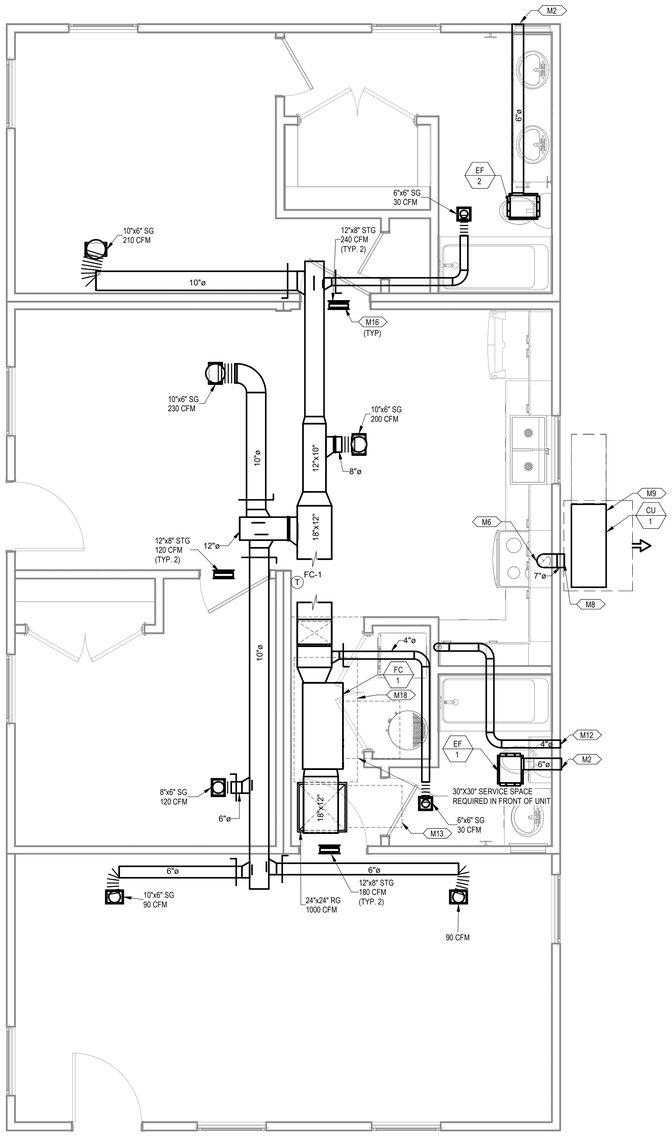
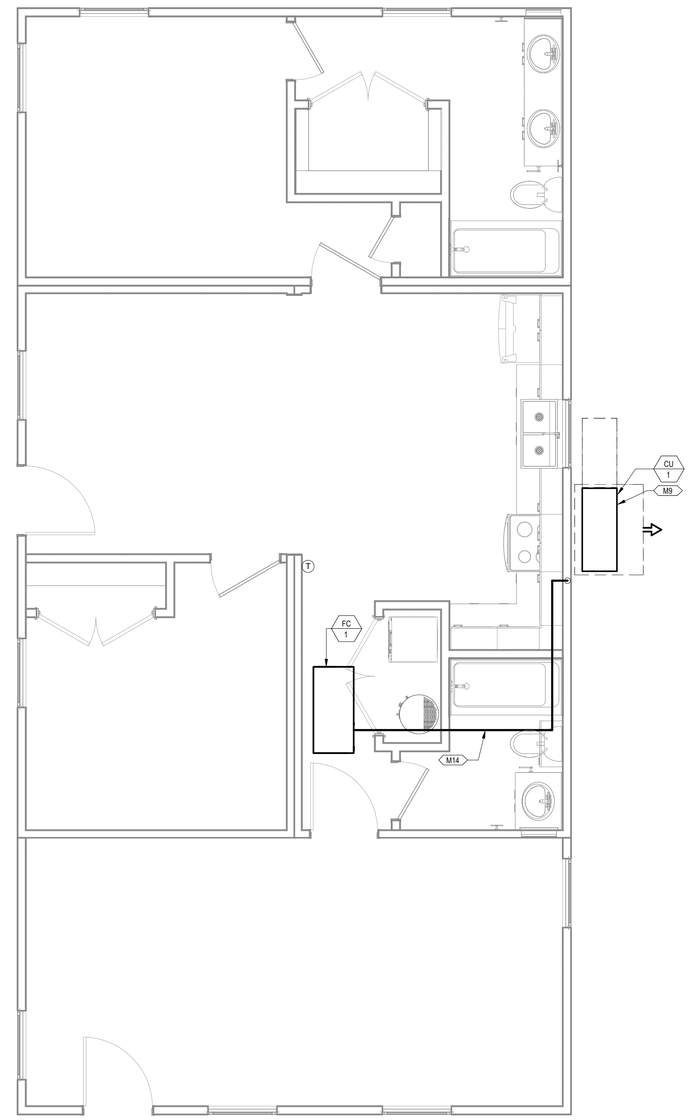
M14	ROUTE REFRIGERATION PIPING THROUGH JOIST SPACE.
M16	CONNECT TRANSFER GRILLES WITH DUCTWORK SAME SIZE AS GRILLE DUCT CONNECTION.
M18	65"X32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.



1 MECHANICAL PLAN COMBINATION 8
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 8
3/8" = 1'-0"

PROJECT LOCATION
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.
FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
303 South Federal Way, Boise, ID 83705
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FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L MILLER
36488
LICENSED
PROFESSIONAL ENGINEER
7.22.2024

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 8A

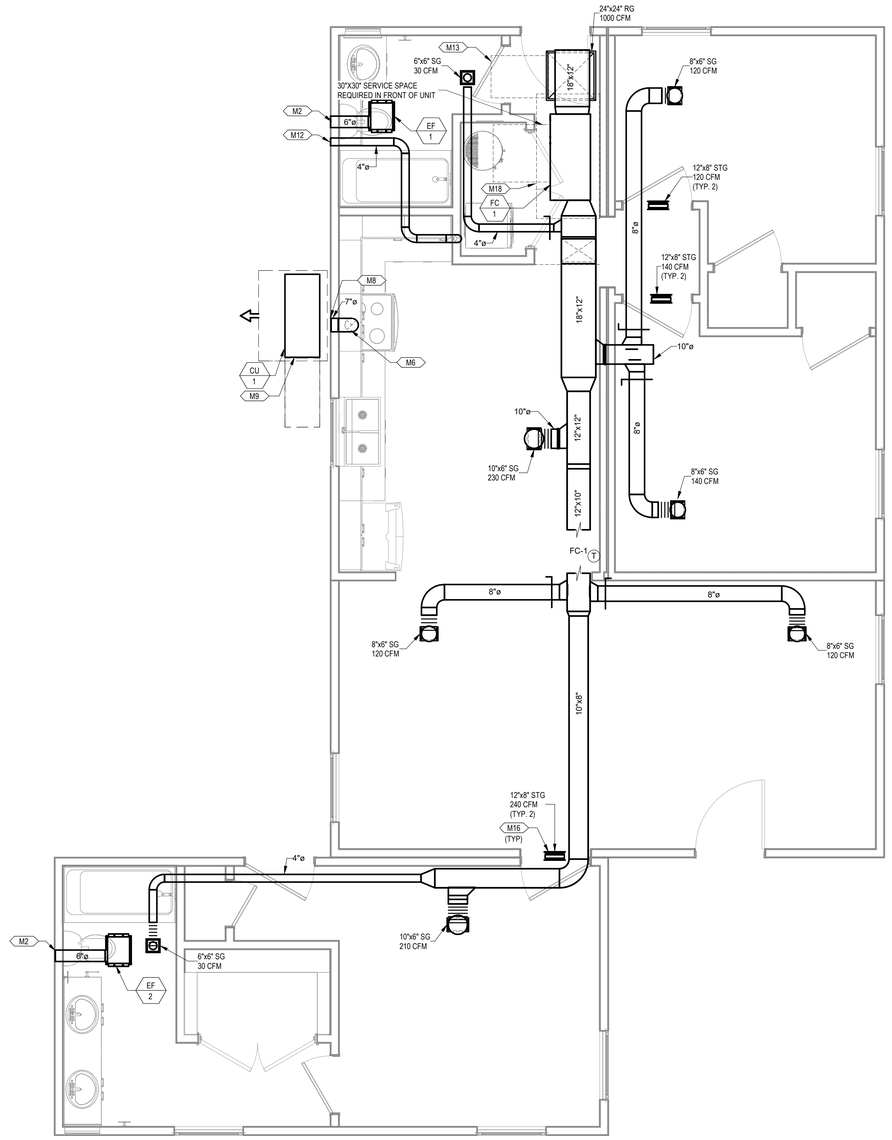
Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

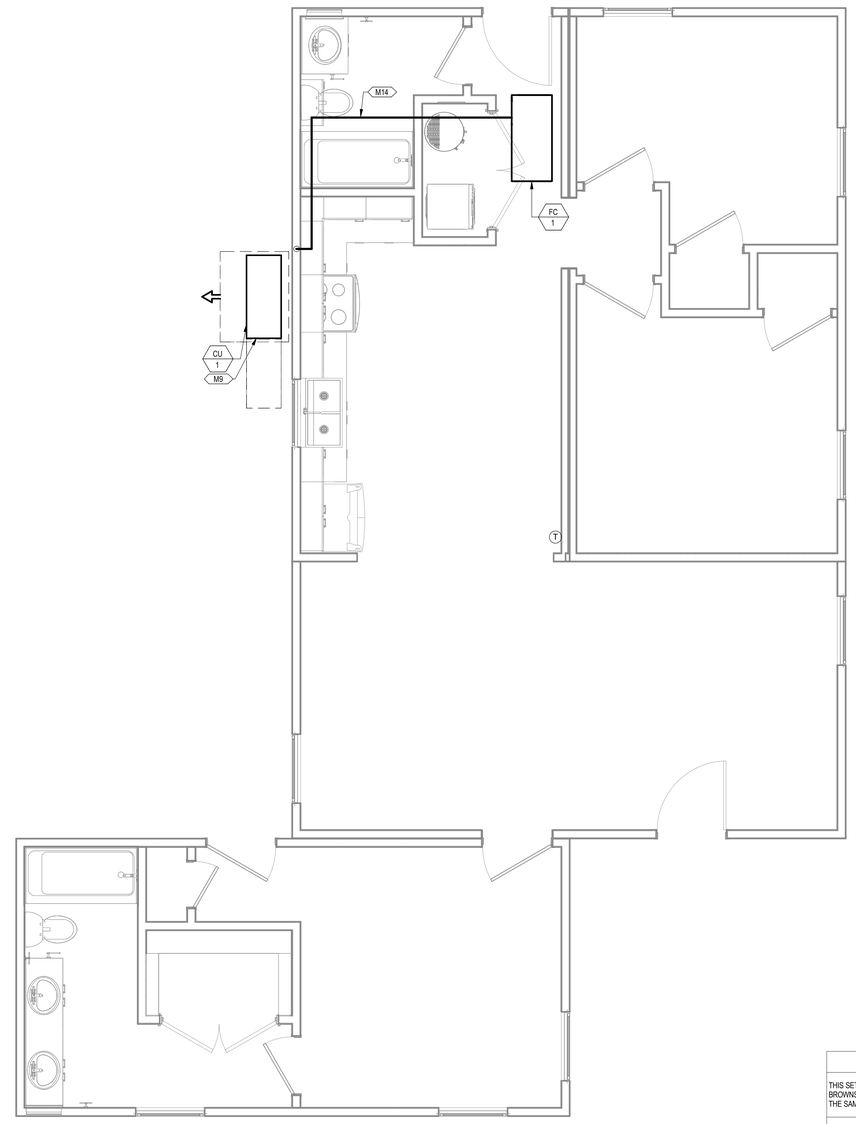
NEW SHEET ADDED **M3.11A**

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.
M13	MINIMUM 30"X22" ATTIC ACCESS WITH MINIMUM 30" VERTICAL HEADROOM SPACE. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.
M14	ROUTE REFRIGERATION PIPING THROUGH JOIST SPACE.
M16	CONNECT TRANSFER GRILLES WITH DUCTWORK SAME SIZE AS GRILLE DUCT CONNECTION.
M18	65"X32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.



1 MECHANICAL PLAN COMBINATION 9
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 9
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

NEW SHEET ADDED

M3.12

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
303 South Federal Way, Boise, ID 83705
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FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED
PROFESSIONAL ENGINEER
7/31/2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

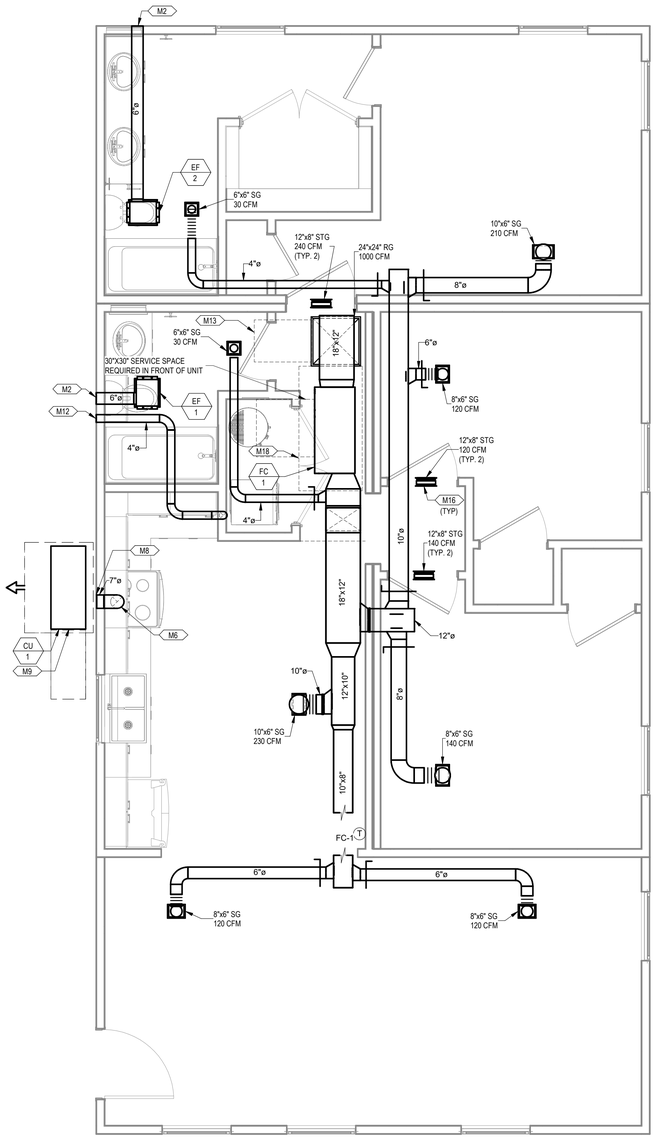
SHEET TITLE:
MECHANICAL PLANS COMBINATION 9

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

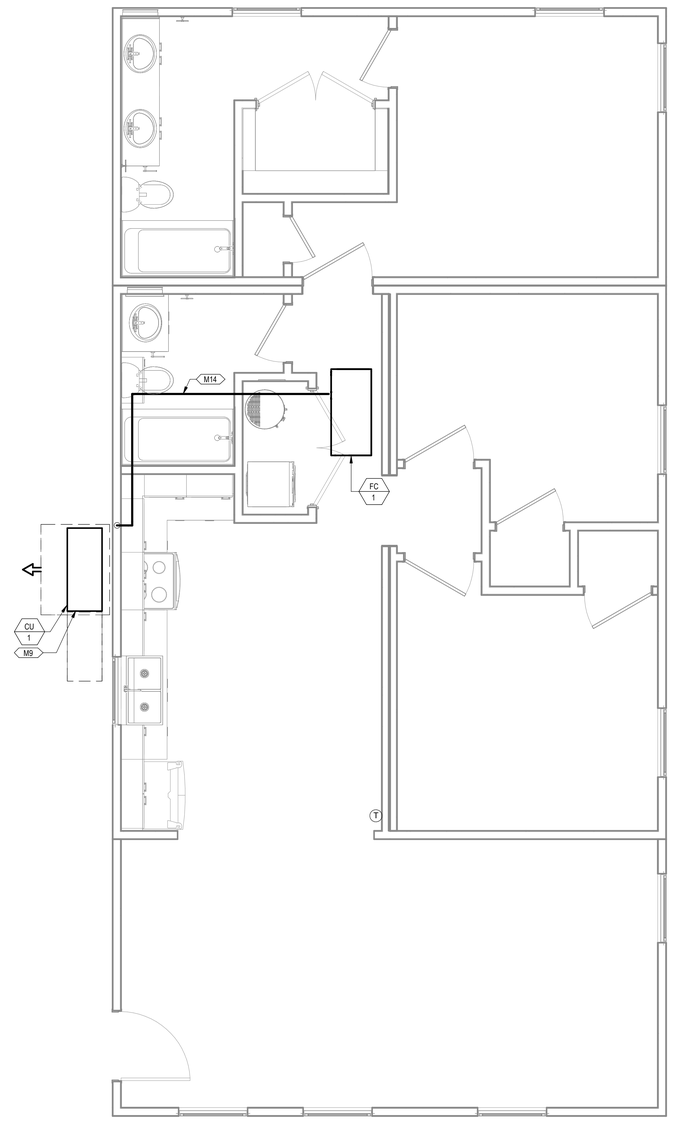
SHEET NUMBER:

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.
M13	MINIMUM 30"X22" ATTIC ACCESS WITH MINIMUM 30" VERTICAL HEADROOM SPACE. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.
M14	ROUTE REFRIGERATION PIPING THROUGH JOIST SPACE.
M16	CONNECT TRANSFER GRILLES WITH DUCTWORK SAME SIZE AS GRILLE DUCT CONNECTION.
M18	65"X32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.



1 MECHANICAL PLAN COMBINATION 10
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 10
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

NEW SHEET ADDED

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
303 South Federal Way, Boise, ID 83705
(208) 376-9820 • www.ecboise.com
FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 10

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

M3.13

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
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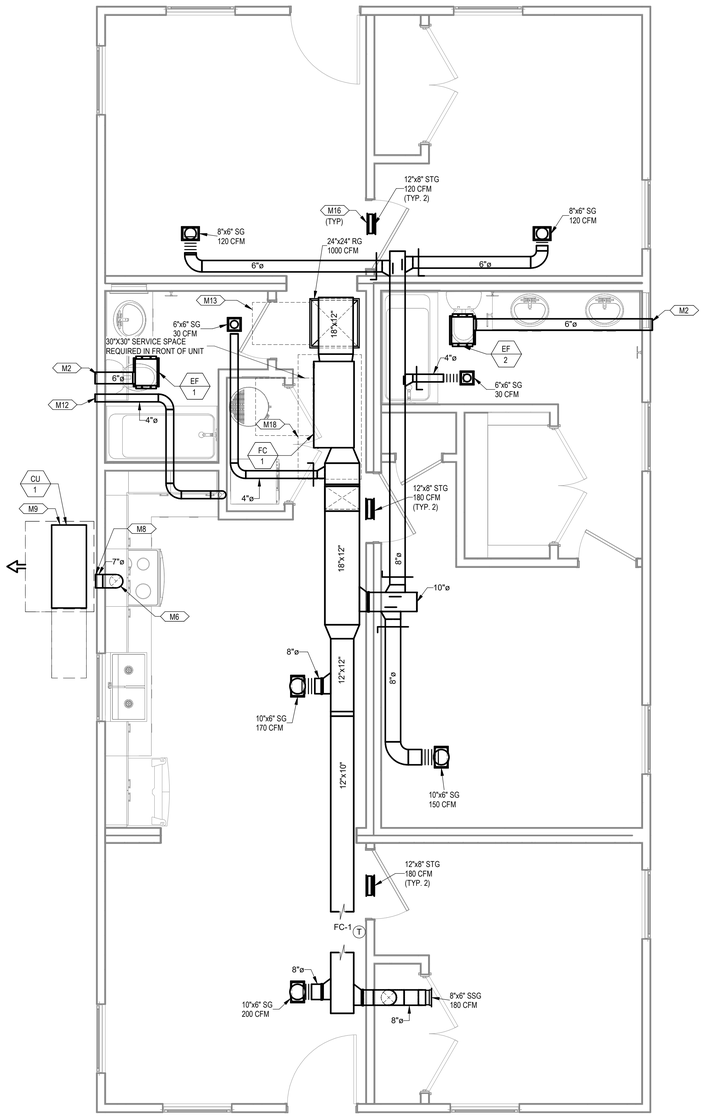
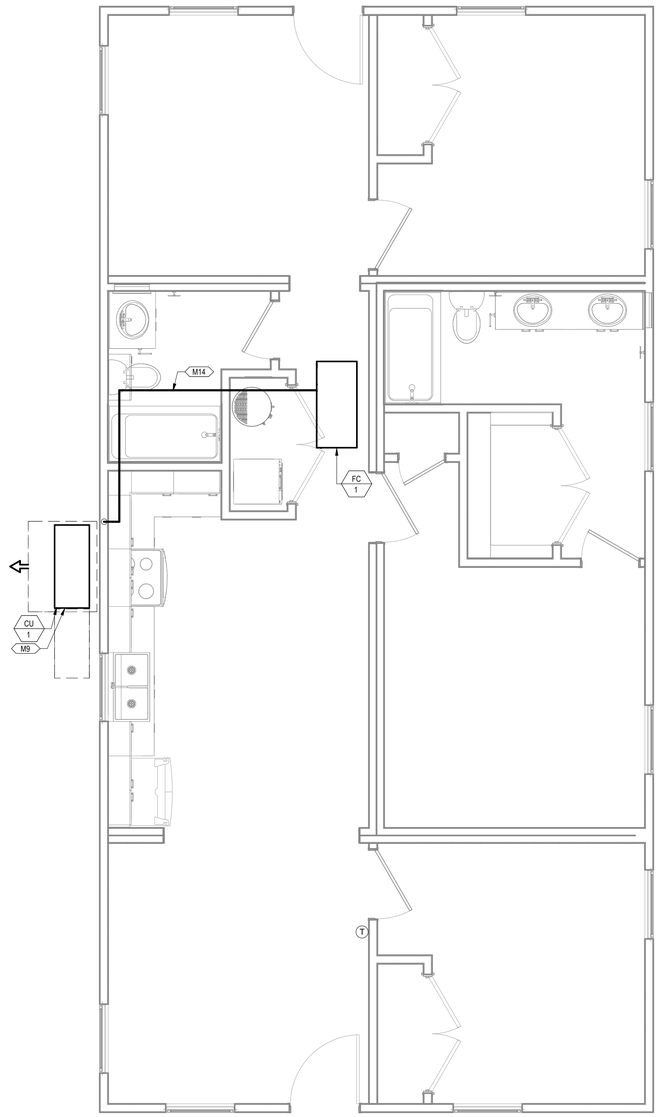


1 MECHANICAL PLAN COMBINATION 11
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 11
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

NEW SHEET ADDED

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

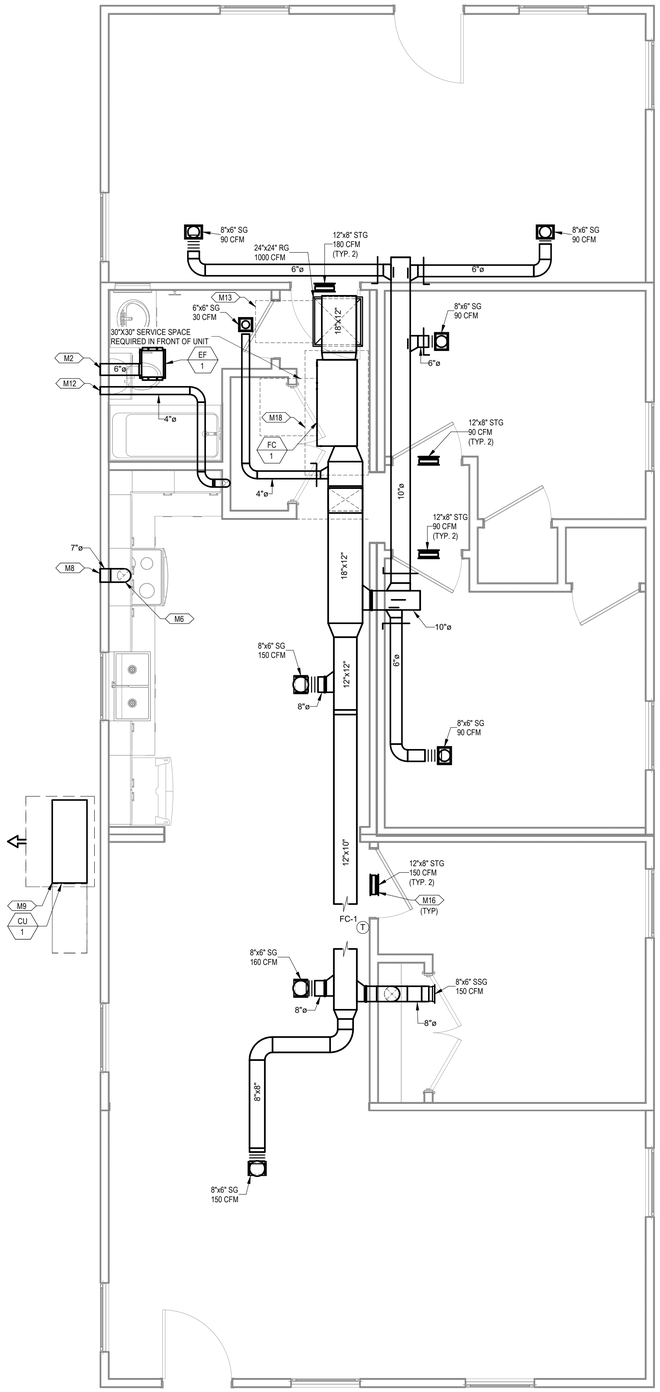
STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED
PROFESSIONAL ENGINEER
7.22.2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

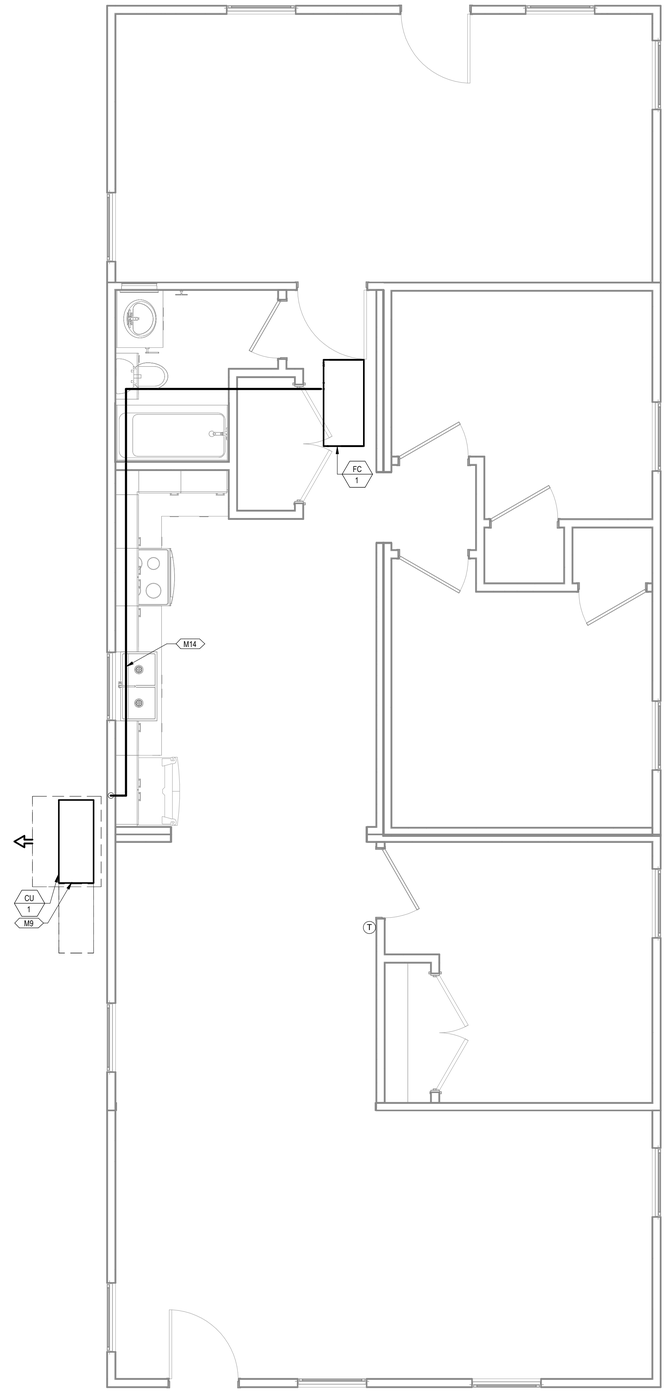
SHEET TITLE:
MECHANICAL PLANS COMBINATION 11

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:
M3.14



1 MECHANICAL PLAN COMBINATION 2-K
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 2-K
3/8" = 1'-0"

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.
M13	MINIMUM 30"X22" ATTIC ACCESS WITH MINIMUM 30" VERTICAL HEADROOM SPACE. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.
M14	ROUTE REFRIGERATION PIPING THROUGH JOIST SPACE.
M16	CONNECT TRANSFER GRILLES WITH DUCTWORK SAME SIZE AS GRILLE DUCT CONNECTION.
M18	65"X32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
303 South Federal Way, Boise, ID 83705
(208) 376-9820 • www.ecboise.com
FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

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STATE OF TEXAS
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36488
LICENSED
PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 2-K

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:

NEW SHEET ADDED

M3.15

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
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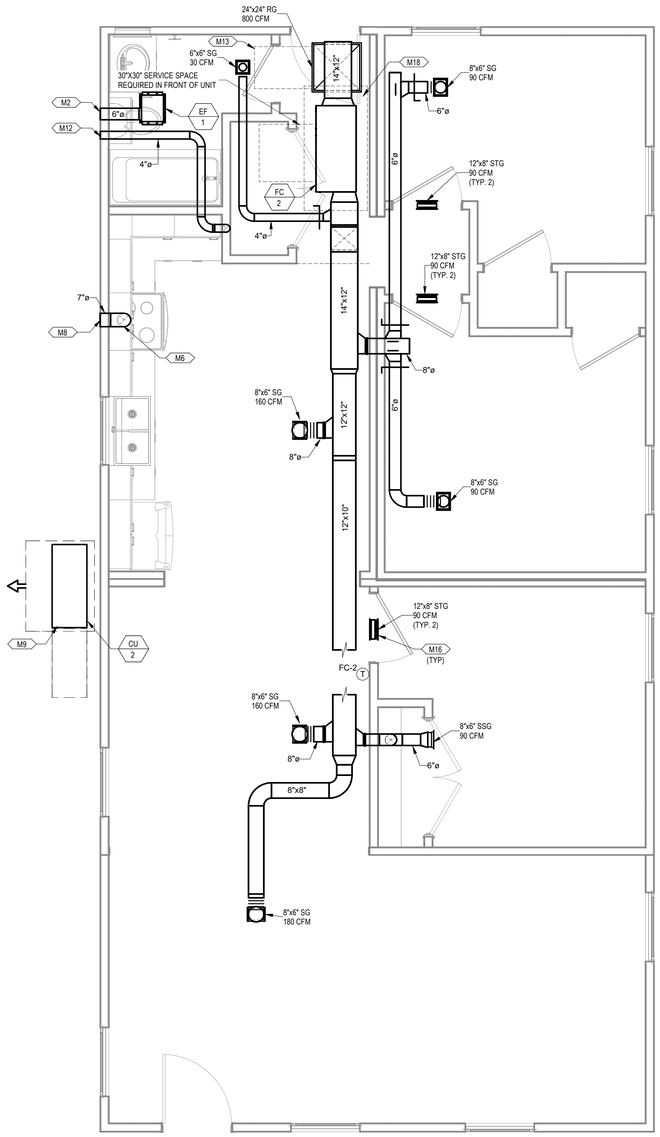
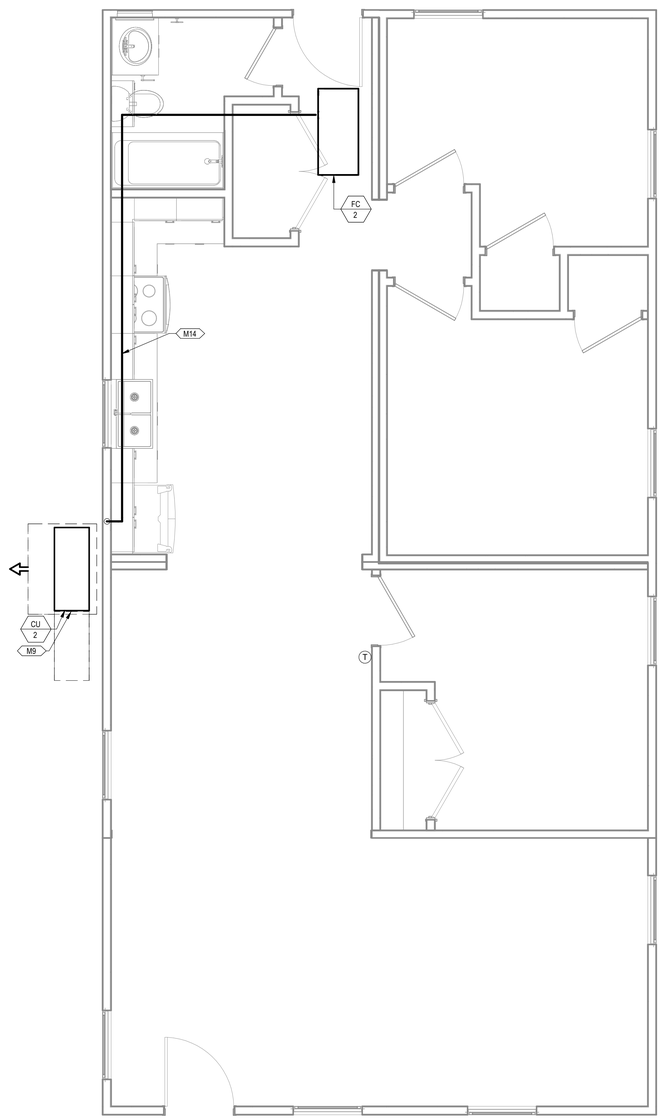


1 MECHANICAL PLAN COMBINATION 2-KA
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 2-KA
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

NEW SHEET ADDED

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
303 South Federal Way, Boise, ID 83705
(208) 376-9820 • www.ecboise.com
FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
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STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED
PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 2-KA

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:
M3.16

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
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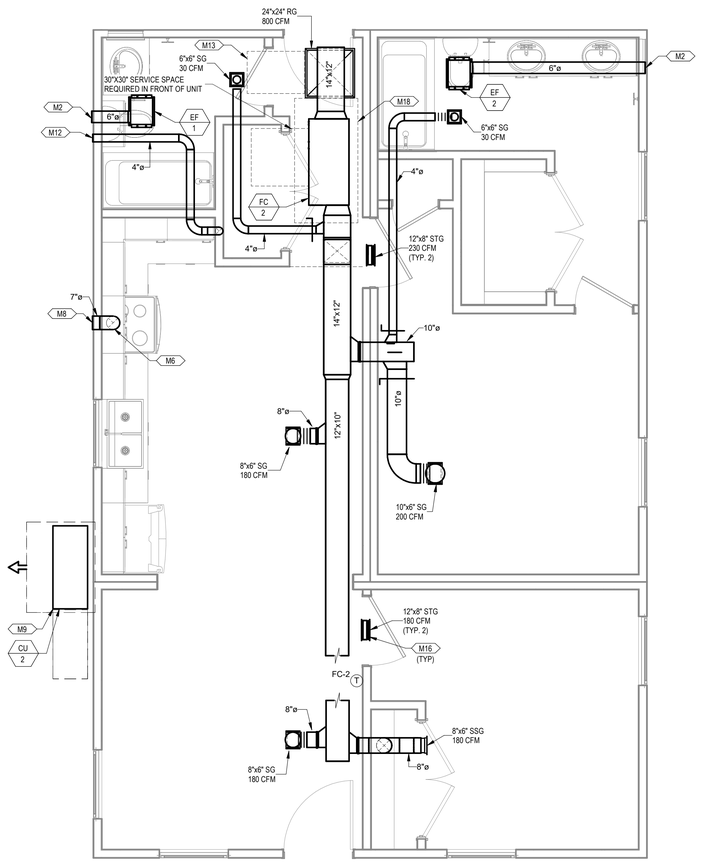
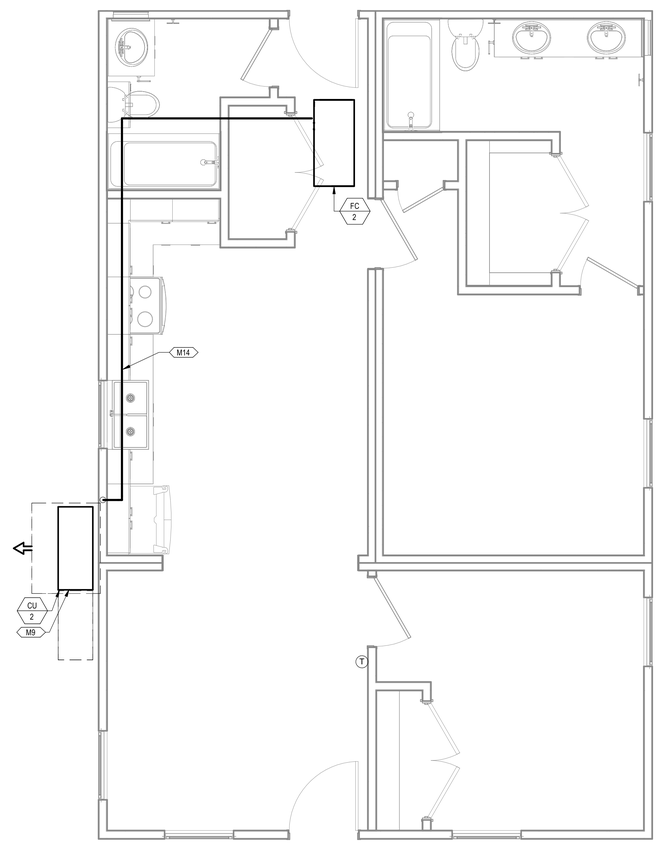
M14	ROUTE REFRIGERATION PIPING THROUGH JOIST SPACE.
M16	CONNECT TRANSFER GRILLES WITH DUCTWORK SAME SIZE AS GRILLE DUCT CONNECTION.
M18	65"X32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.



1 MECHANICAL PLAN COMBINATION 3-A
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 3-A
3/8" = 1'-0"

PROJECT LOCATION
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.
FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566

NEW SHEET ADDED

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED
PROFESSIONAL ENGINEER
7/24/2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 3-A

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:
M3.17

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
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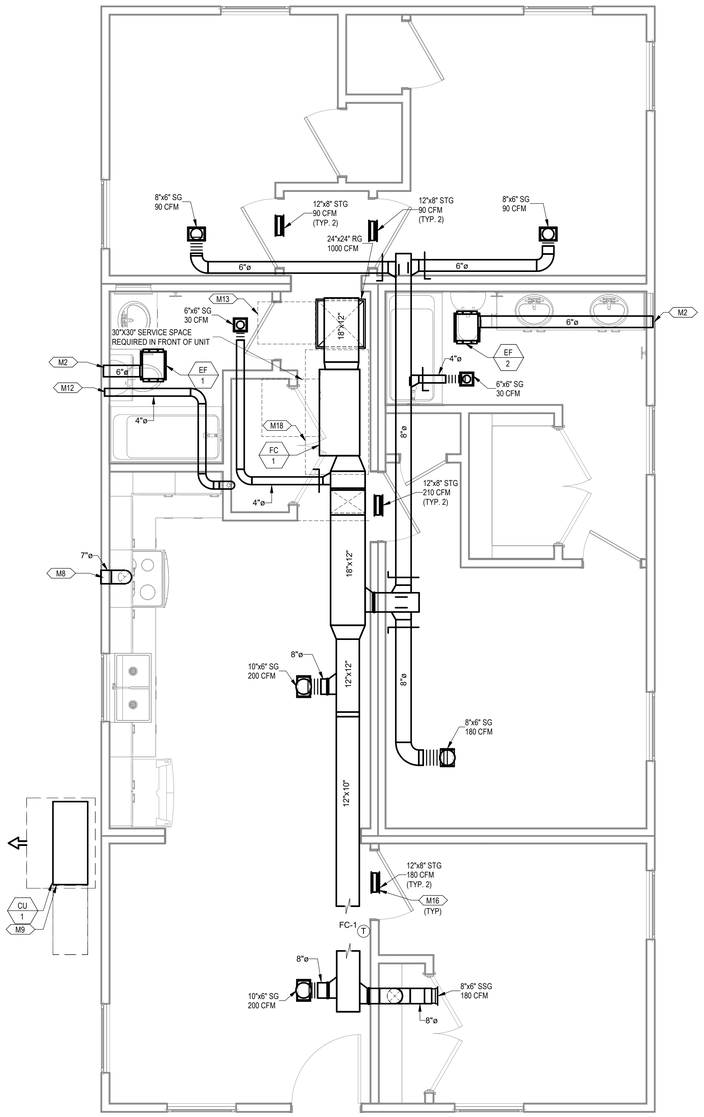
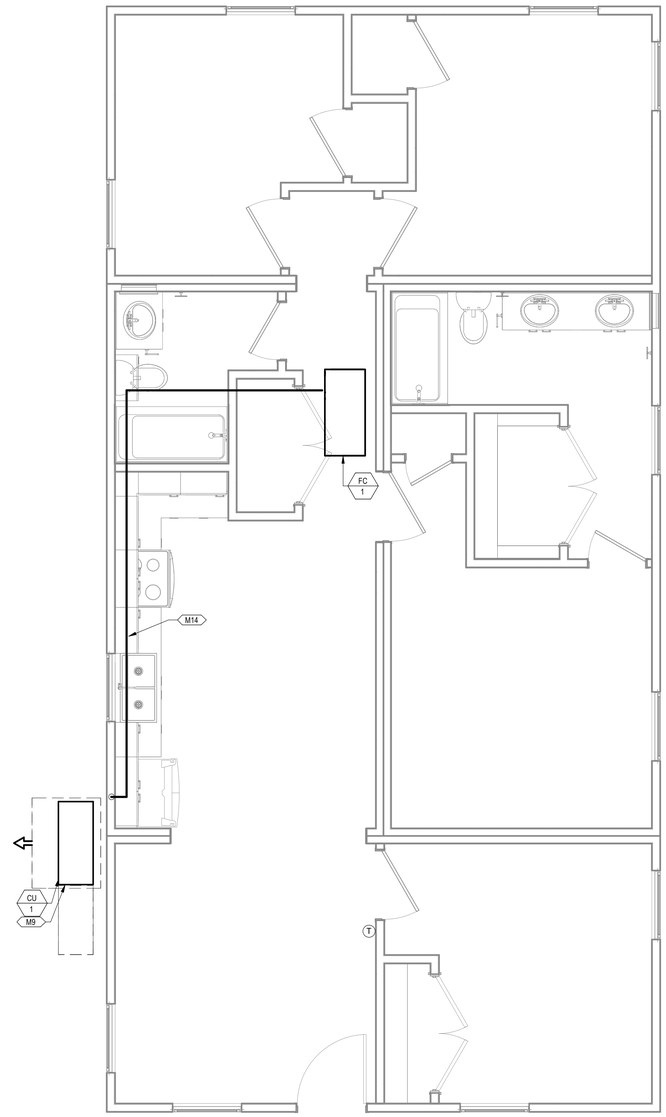


1 MECHANICAL PLAN COMBINATION 3-K
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 3-K
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

NEW SHEET ADDED

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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DREAMBUILD - MODULES AND COMBOS

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STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED
PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 3-K

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:
M3.18

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
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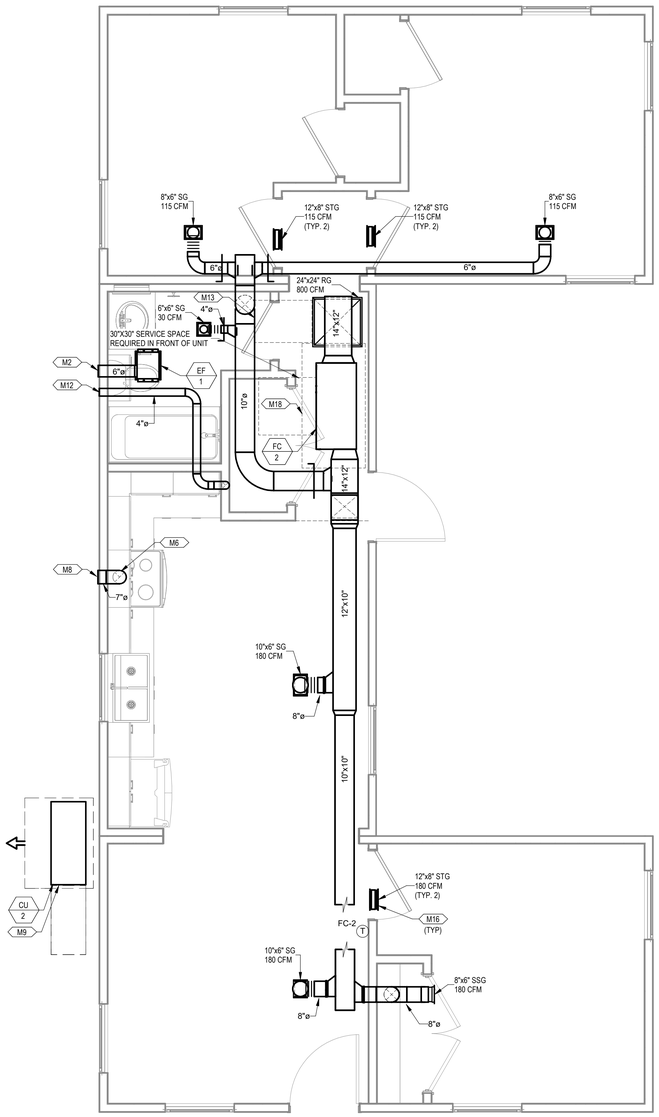
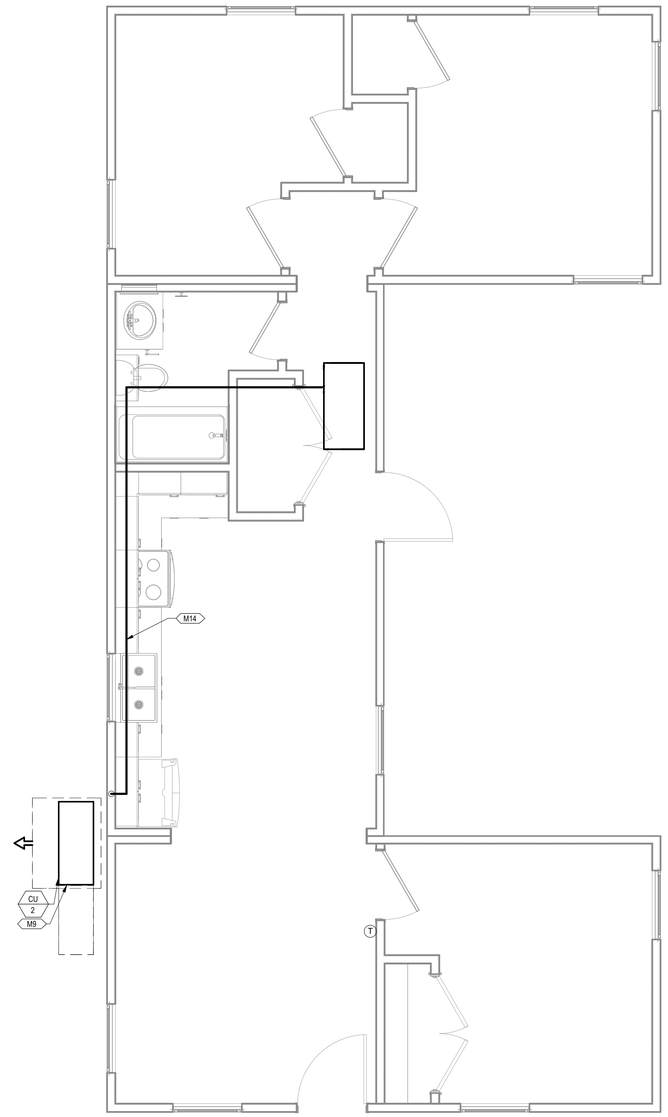


1 MECHANICAL PLAN COMBINATION 3-KB
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 3-KB
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

NEW SHEET ADDED

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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DREAMBUILD - MODULES AND COMBOS

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STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED
PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 3-KB

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:
M3.19

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
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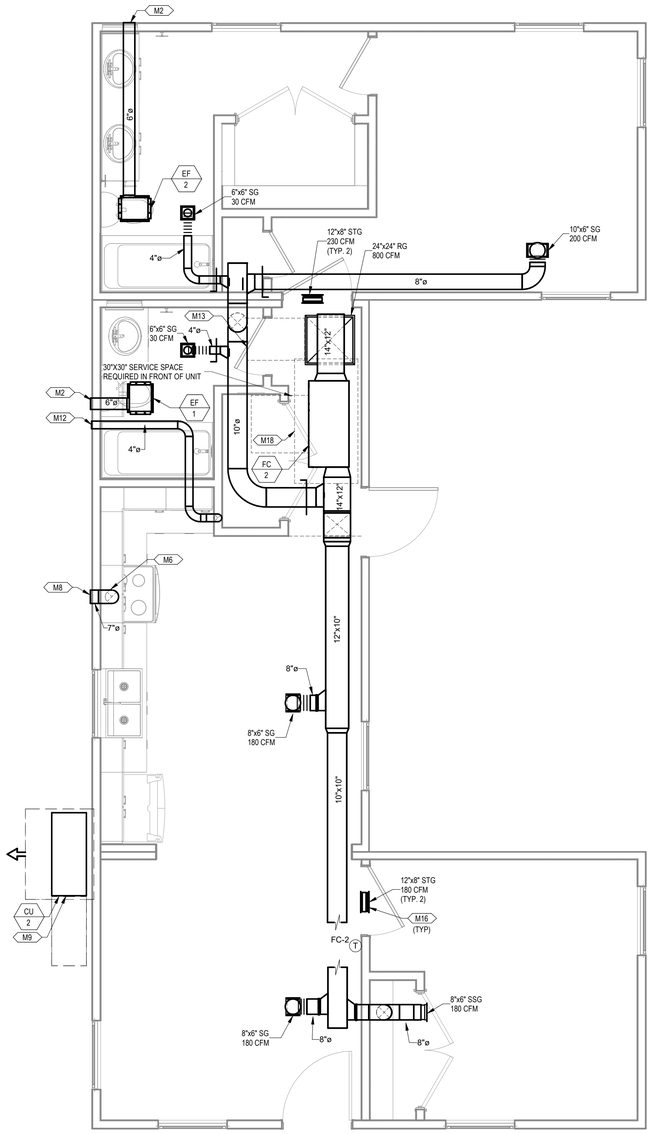
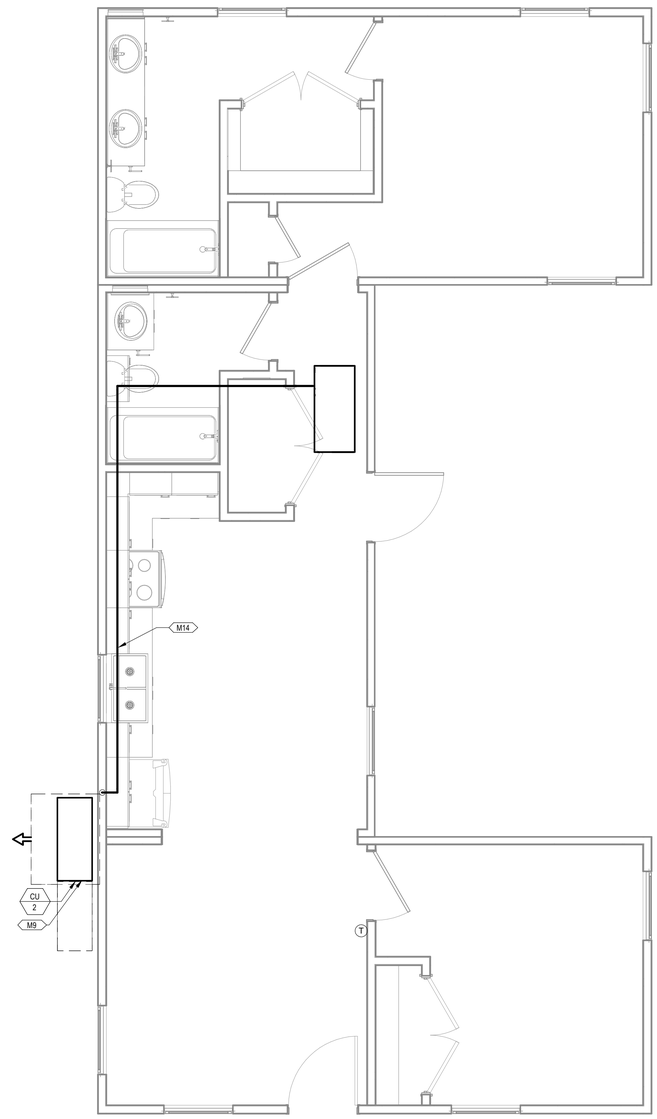


1 MECHANICAL PLAN COMBINATION 4-A
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 4-A
3/8" = 1'-0"

PROJECT LOCATION
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.
FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566

NEW SHEET ADDED

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
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FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

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STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED
PROFESSIONAL ENGINEER
7/31/2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 4-A

Drawn By:	Author
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:
M3.20

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
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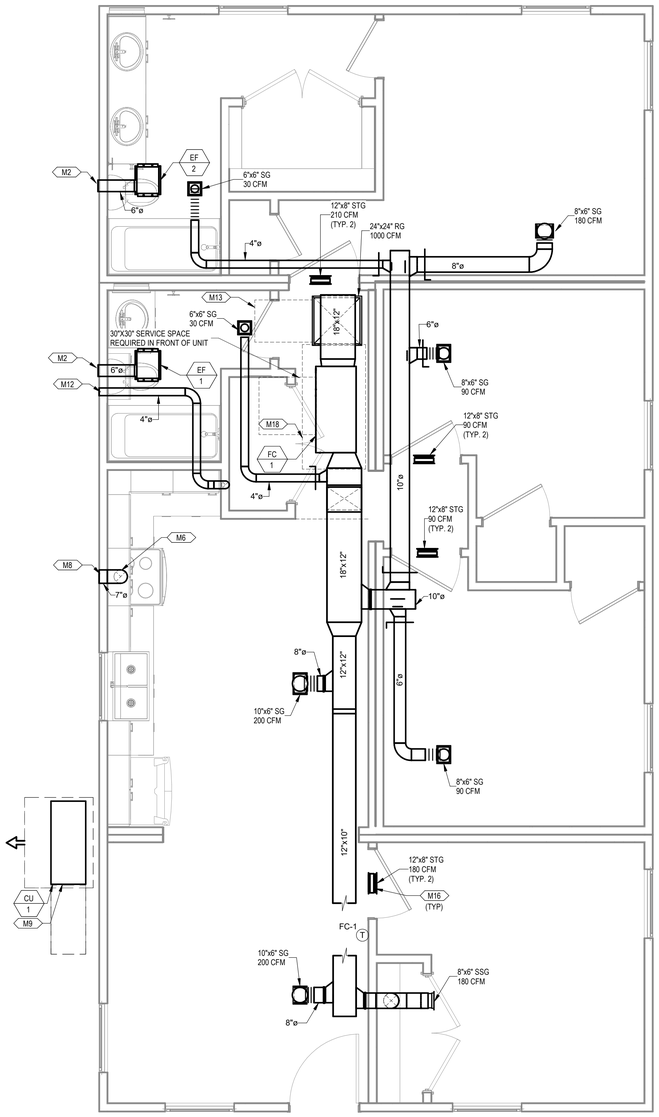
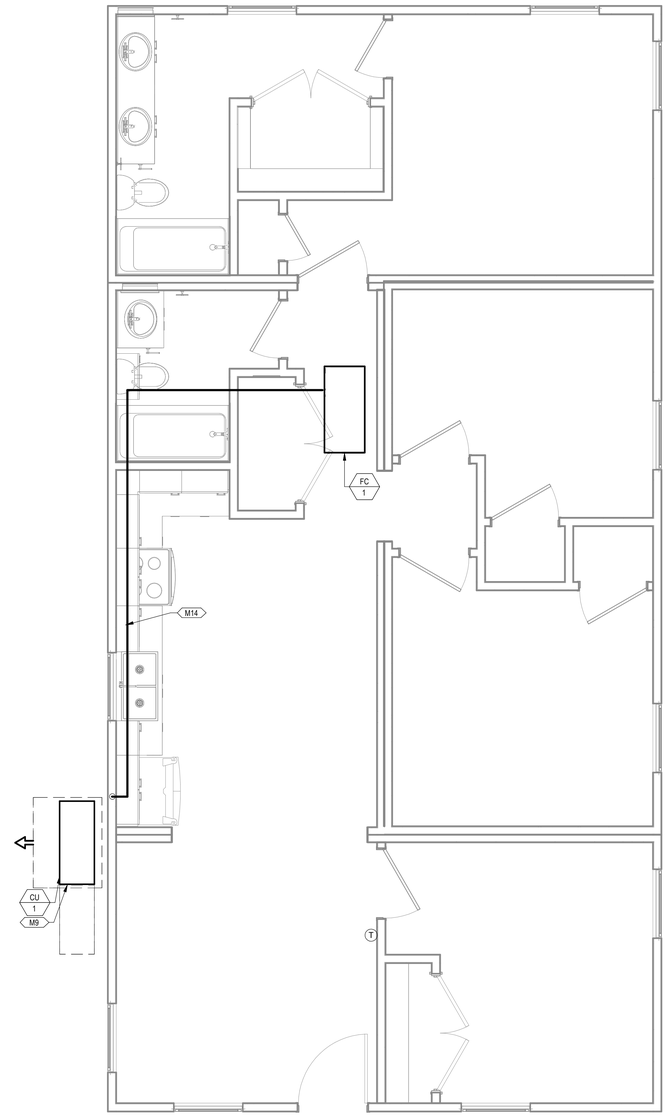


1 MECHANICAL PLAN COMBINATION 4-K
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 4-K
3/8" = 1'-0"

PROJECT LOCATION

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FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

NEW SHEET ADDED

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

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DREAMBUILD - MODULES AND COMBOS

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86488
LICENSED PROFESSIONAL ENGINEER
7/23/2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 4-K

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:
M3.21

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
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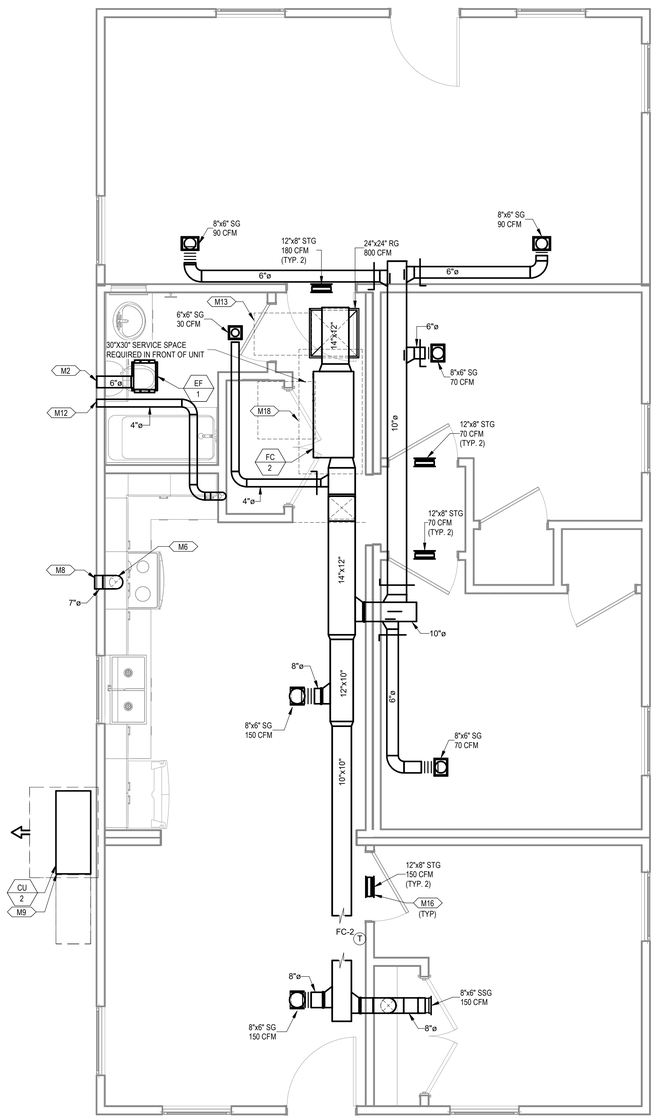
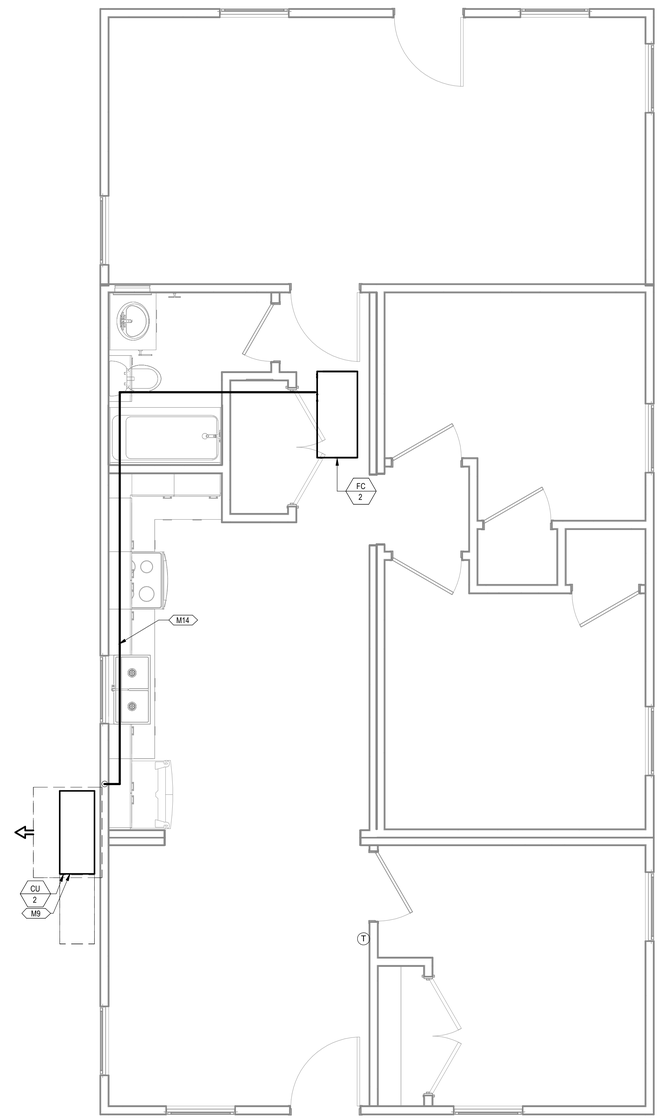


1 MECHANICAL PLAN COMBINATION 5-K
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 5-K
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

NEW SHEET ADDED

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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DREAMBUILD - MODULES AND COMBOS

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Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED PROFESSIONAL ENGINEER
7/23/2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 5-K

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:
M3.22

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
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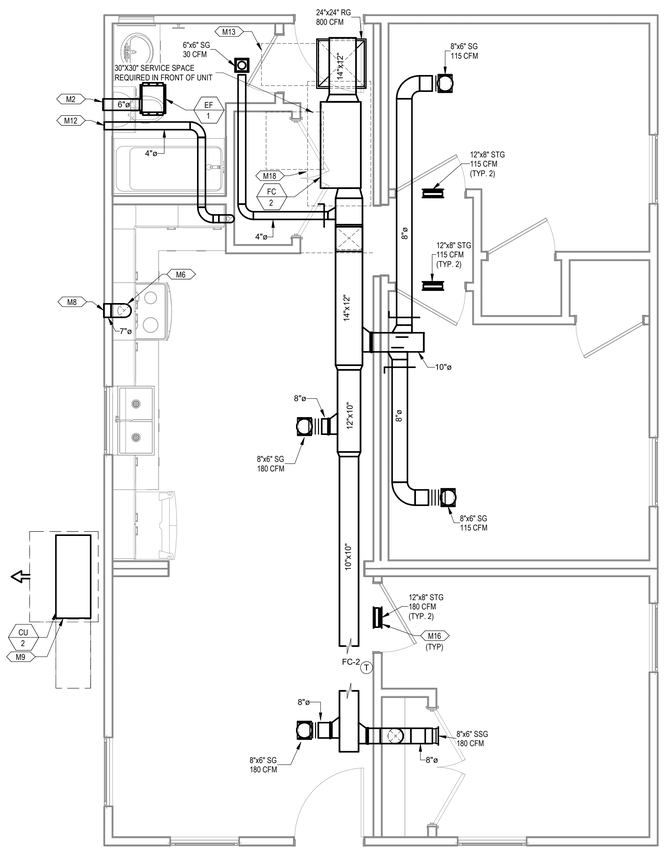
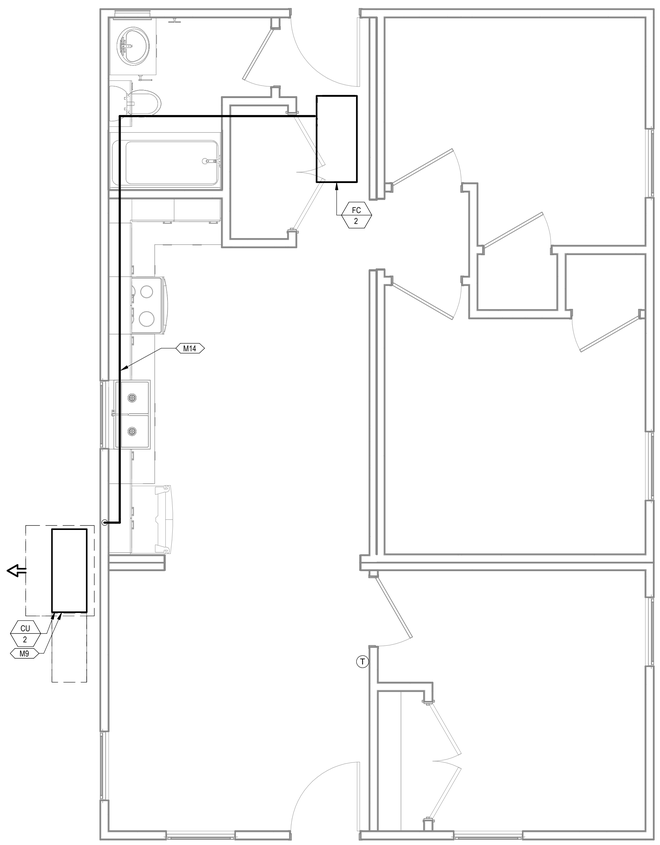
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.
M13	MINIMUM 30"X22" ATTIC ACCESS WITH MINIMUM 30" VERTICAL HEADROOM SPACE. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.
M14	ROUTE REFRIGERATION PIPING THROUGH JOIST SPACE.
M16	CONNECT TRANSFER GRILLES WITH DUCTWORK SAME SIZE AS GRILLE DUCT CONNECTION.
M18	65"X32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.



1 MECHANICAL PLAN COMBINATION 5-KA
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 5-KA
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

NEW SHEET ADDED

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

ENGINEERING CONSULTANTS
303 South Federal Way, Boise, ID 83705
(208) 376-9820 • www.ecboise.com
FIRM REGISTRATION#: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
86488
LICENSED PROFESSIONAL ENGINEER
7/23/2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 5-KA

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:
M3.23

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
M6	CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4"Ø DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.
M13	MINIMUM 30"X22" ATTIC ACCESS WITH MINIMUM 30" VERTICAL HEADROOM SPACE. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.
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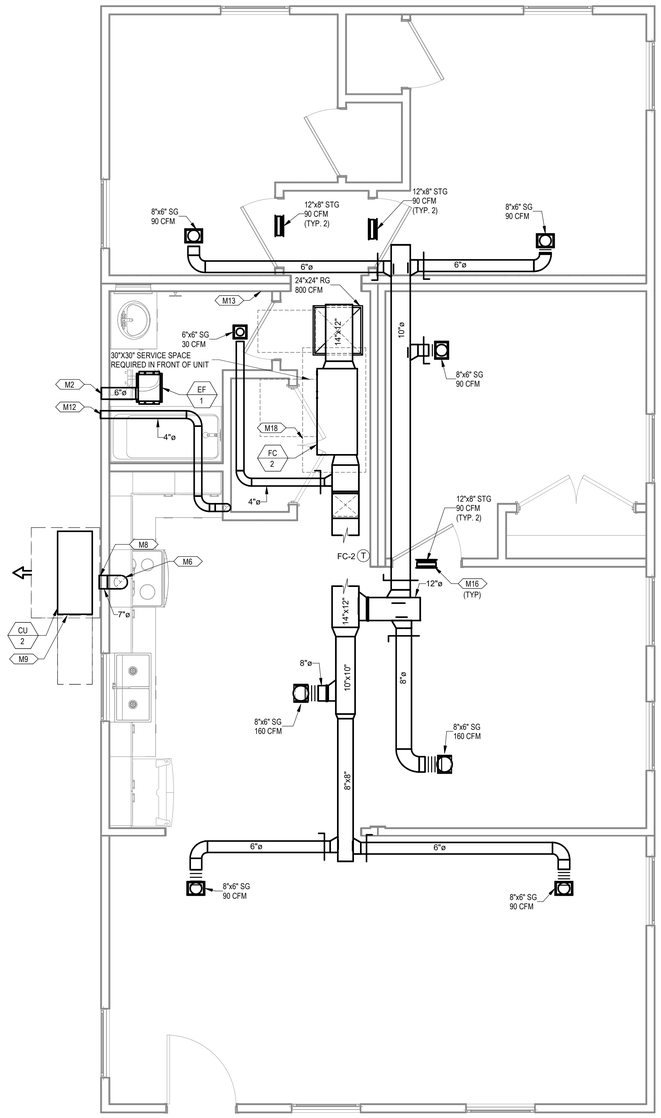
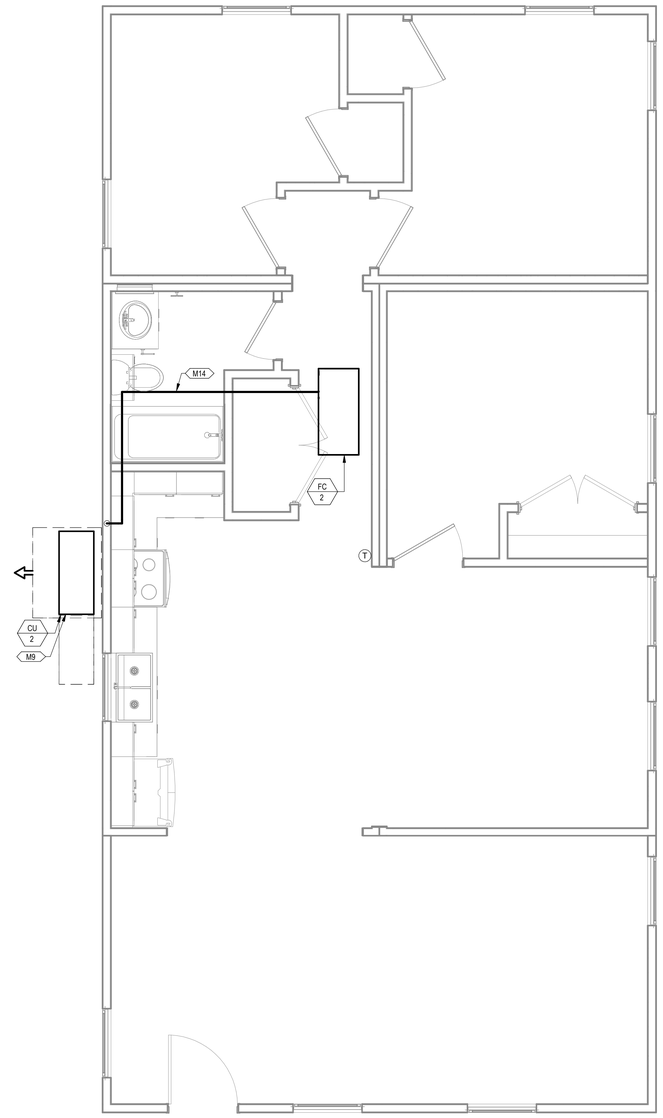


1 MECHANICAL PLAN COMBINATION 6-K
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 6-K
3/8" = 1'-0"

PROJECT LOCATION

THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

NEW SHEET ADDED

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD LOS FRESNOS, TX 78566

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STATE OF TEXAS
CATHY L. MILLER
36488
LICENSED
PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 6-K

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:
M3.24

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WIALL CAP.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
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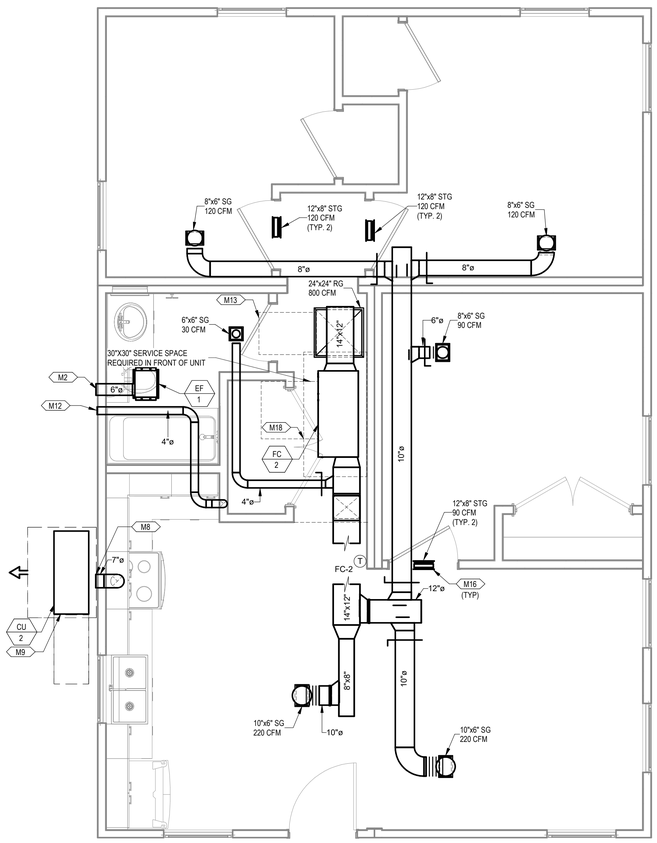
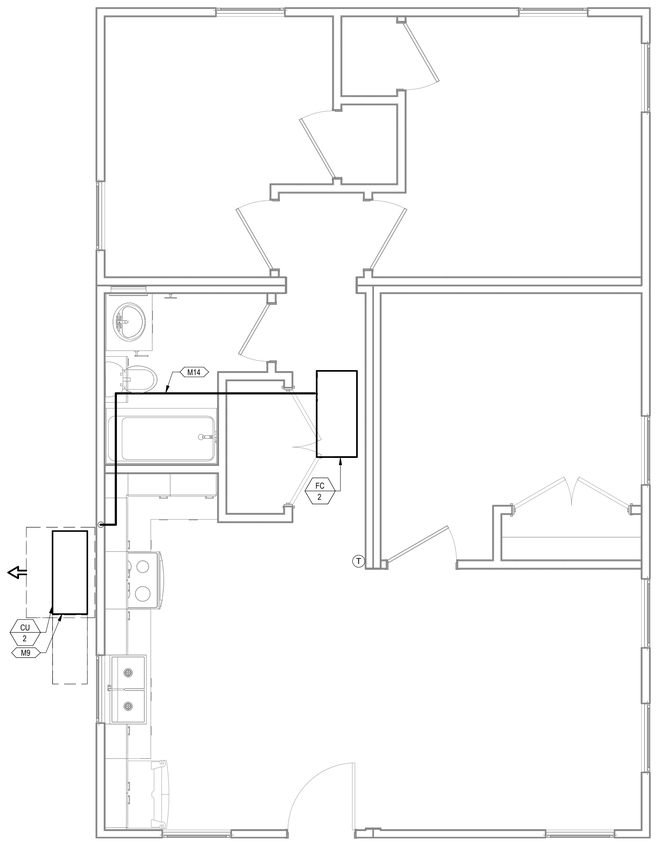


1 MECHANICAL PLAN COMBINATION 6-KA
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 6-KA
3/8" = 1'-0"

PROJECT LOCATION
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.
FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566

NEW SHEET ADDED

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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7/22/2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 6-KA

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:
M3.25

KEYNOTES

M2	ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WIALL CAP.
M8	TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
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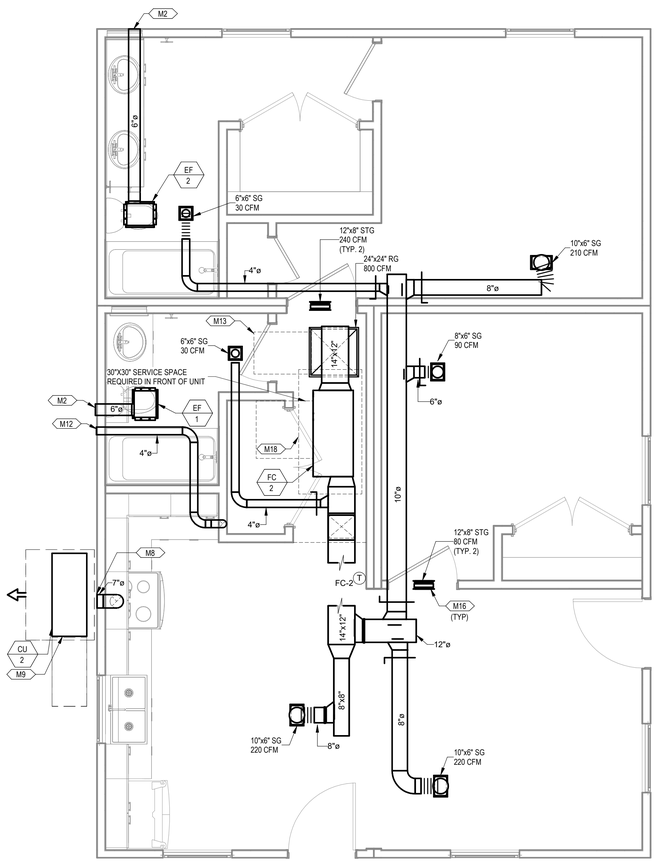
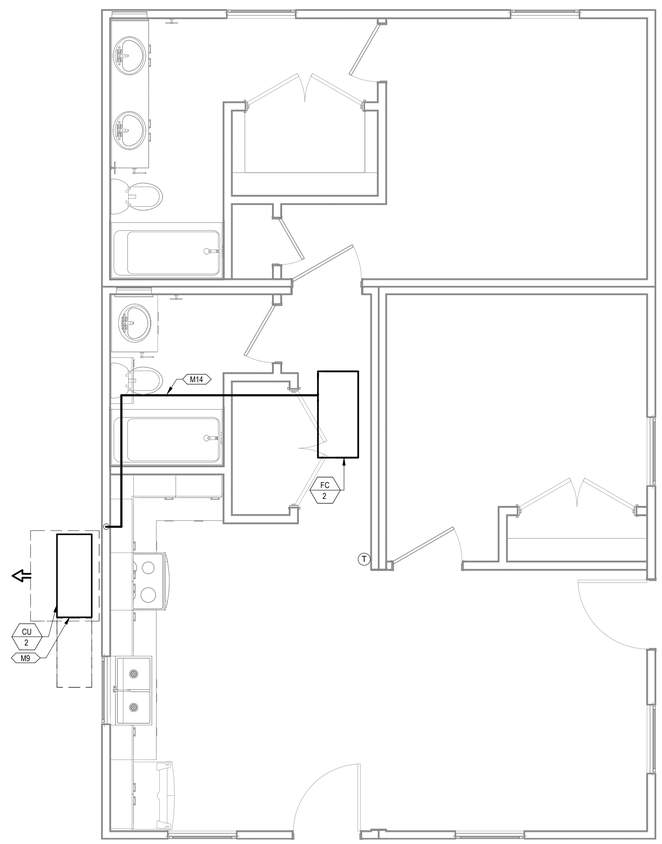


1 MECHANICAL PLAN COMBINATION 7-A
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 7-A
3/8" = 1'-0"

PROJECT LOCATION
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FACTORY ADDRESS
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566

NEW SHEET ADDED

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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STATE OF TEXAS
CATHY L. MILLER
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LICENSED PROFESSIONAL ENGINEER
7/22/2024

#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL PLANS COMBINATION 7-A

Drawn By:	VBS
Date:	09/21/2022
Job Number:	11X12

SHEET NUMBER:
M3.26

STRUCTURAL ABBREVIATIONS

#	NUMBER
&	AND
@	AT
Ø	DIAMETER
ALT	ALTERNATE
ARCH	ARCHITECT ARCHITECTURAL
BOD	BOTTOM OF DECK
BPL	BASE PLATE
CJ	CONTROL JOINT CONSTRUCTION JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNITS
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
DF	DOUGLAS FIR
DIA	DIAMETER
DT	DRAG TRUSS
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EMBED	EMBEDMENT
EQ	EQUAL
EQUIP	EQUIPMENT
EXST, (E)	EXISTING
EXT	EXTERIOR
FTG	FOOTING
GA	GAGE OR GAUGE
GC	GENERAL CONTRACTOR
GLB	GLU LAM BEAM
GT	GIRDER TRUSS
HORIZ	HORIZONTAL
ID	INSIDE DIAMETER
JB	JOIST BEARING
LONG	LONGITUDINAL
LT WT	LIGHT WEIGHT
MAX	MAXIMUM
MECH	MECHANICAL
MFD	MANUFACTURED
MFG	MANUFACTURING
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PERP	PERPENDICULAR
PL	PLATE
PT	POST TENSIONED PRESSURE TREATED
REINF	REINFORCE REINFORCED REINFORCEMENT REINFORCING
REQD	REQUIRED
SCHED	SCHEDULE
SHTHG	SHEATHING
SIM	SIMILAR
SPEC	SPECIFICATION
ST	SHEAR TRUSS
STD	STANDARD
STRUCT	STRUCTURAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
THRU	THROUGH
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOCP	TOP OF CONCRETE PIER
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANS	TRANVERSE
TWS	THREADED WELD STUD
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
WP	WORK POINT

STRUCTURAL UNITS

#, LB	POUND
FT/LB	FOOT POUND
K	KIP (1000 LBS)
KSI	KIPS PER SQUARE INCH
PCF	POUNDS PER CUBIC FOOT
PLF	POUNDS PER LINEAL FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
SF	SQUARE FOOT

STRUCTURAL ORGANIZATIONS

ACI	AMERICAN CONCRETE INSTITUTE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APA	AMERICAN PLYWOOD ASSOCIATION
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY

GENERAL SYMBOL LEGEND

	SLOPE DIRECTION (DOWN)
	SPAN DIRECTION
XX'-XX"	MISCELLANEOUS ELEVATION
A -	ELEVATION REFERENCE
A -	SECTION CUT
A -	DETAIL CUT
A	REVISION
0'-0"	FINISH FLOOR ELEVATION
	CHANGE (STEP) IN ELEVATION

STRUCTURAL SYMBOL LEGEND

3/4" APA	FLOOR / ROOF DECK, SEE FRAMING PLAN NOTES
SW-# X'-X" / SHEATHING	INDICATES SHEAR WALL AND LENGTH AT THIS LEVEL. SEE SHEAR WALL SCHEDULE FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA, UNO. FOR FULL SHEARWALL SCHEDULE, SEE 1/S6.61M
SW-# X'-X" / SHEATHING (DEPENDING ON MFR)	
	INDICATES 2x FLAT BLOCKING BETWEEN FRAMING MEMBERS
B## H## J##	INDICATES BEAM/HEADER/JOIST, SEE PLAN
MSTC XX CS XX CMSTC XX	INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 6/S5.85M FOR STRAP HOLDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN (2) 2X POST, UNO
###	INDICATES DRAG STRAP PER SCHEDULE 6/S5.85M

GENERAL NOTES

GENERAL REQUIREMENTS

GOVERNING CODE: THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS GOVERNED BY THE "INTERNATIONAL BUILDING CODE (IBC)", 2021 EDITION WITH TEXAS AMENDMENTS, HEREAFTER REFERRED TO AS THE IBC, AS ADOPTED AND MODIFIED BY THE LOCAL BUILDING DEPARTMENT WITH AUTHORITY HAVING JURISDICTION, ADDITIONALLY WITH 16 TAC, CHAPTER 70, INDUSTRIALIZED HOUSING AND BUILDINGS ADMINISTRATIVE RULES.

REFERENCE STANDARDS: REFER TO CHAPTER 35 OF IBC. WHERE OTHER STANDARDS ARE NOTED IN THE DRAWINGS, USE THE LATEST EDITION OF THE STANDARD UNLESS A SPECIFIC DATE IS INDICATED. REFERENCE TO A SPECIFIC SECTION IN A CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE STANDARD. ALL SPECIFICATIONS AND CODES NOTED SHALL BE THE LATEST APPROVED EDITIONS AND REVISIONS BY THE AUTHORITY HAVING JURISDICTION OVER THIS PROJECT.

SPECIFICATIONS: REFER TO THE PROJECT SPECIFICATIONS ISSUED AS PART OF THE CONTRACT DOCUMENTS FOR INFORMATION SUPPLEMENTAL TO THESE DRAWINGS.

OTHER DRAWINGS: REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, CIVIL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION INCLUDING BUT NOT LIMITED TO: DIMENSIONS, ELEVATIONS, SLOPES, DOOR AND WINDOW OPENINGS, NON-BEARING WALLS, STAIRS, FINISHES, DRAINS, WATERPROOFING, RAILINGS, CURBS, DEPRESSIONS, MECHANICAL UNIT LOCATIONS, AND OTHER NON-STRUCTURAL ITEMS.

STRUCTURAL DETAILS: THE STRUCTURAL DRAWINGS ARE INTENDED TO SHOW THE GENERAL CHARACTER AND EXTENT OF THE PROJECT AND ARE NOT INTENDED TO SHOW ALL DETAILS OF THE WORK. DETAILS, SECTIONS, AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE UNLESS OTHERWISE SHOWN OR NOTED. IF LOCATIONS ARE FOUND WHERE NO TYPICAL DETAIL, TYPICAL SCHEDULE, OR SPECIFIC DETAIL APPLIES, NOTIFY THE ARCHITECT/STRUCTURAL ENGINEER.

STRUCTURAL RESPONSIBILITIES: THE STRUCTURAL ENGINEER (SER) IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE PRIMARY STRUCTURE IN ITS COMPLETED FORM. THE STRUCTURAL DRAWINGS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION.

COORDINATION: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DETAILS AND ACCURACY OF THE WORK; FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY; AND FOR PERFORMING WORK IN A SAFE AND SECURE MANNER.

DIMENSIONS: DO NOT SCALE THE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. STRUCTURE NOTED IN THE DRAWINGS AS EXISTING SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/STRUCTURAL ENGINEER.

MEANS, METHODS AND SAFETY REQUIREMENTS: THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) AND DOSH (DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH). THE CONTRACTOR IS TO PROVIDE ADEQUATE EXCAVATION PROCEDURES, SHORING, BRACING AND ERECTION PROCEDURES COMPLYING WITH NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.

TEMPORARY SHORING AND BRACING: THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE (BUT ARE NOT LIMITED TO): BRACING AND SHORING FOR LOADS DUE TO HYDROSTATIC, EARTH, WIND OR SEISMIC FORCES, CONSTRUCTION EQUIPMENT, ETC IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY. THE CONTRACTOR SHALL AT HIS DISCRETION EMPLOY A REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING.

CONSTRUCTION LOADS: CONSTRUCTION LOADS AND MATERIALS SHALL BE SPREAD OUT WHEN PLACED ON FRAMED FLOORS OR ROOFS. LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS AS NOTED IN DESIGN CRITERIA AND LOADS BELOW OR THE CAPACITY OF PARTIALLY COMPLETED CONSTRUCTION AS DETERMINED BY THE CONTRACTOR'S PROFESSIONAL ENGINEER FOR BRACING/SHORING.

CHANGES IN LOADING: THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY THE SER OF ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING LOAD IMPOSED ONTO THE STRUCTURE THAT DIFFERS FROM, OR THAT IS NOT DOCUMENTED ON THE ORIGINAL CONTRACT DOCUMENTS (ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL OR PLUMBING DRAWINGS). PROVIDE DOCUMENTATION OF LOCATION, LOAD, SIZE AND ANCHORAGE OF ALL UNDOCUMENTED LOADS IN EXCESS OF 300 POUNDS. PROVIDE MARKED-UP STRUCTURAL PLAN INDICATING LOCATIONS OF ANY NEW EQUIPMENT OR LOADS NOT PREVIOUSLY DOCUMENTED. SUBMIT PLANS TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

ROOF DRAINAGE: THE ROOF DRAINAGE SYSTEM SHALL BE DESIGNED SO THAT RAINWATER LOADS DO NOT EXCEED THE ROOF SNOW OR LIVE LOADS AS SHOWN IN THE DESIGN CRITERIA AND LOADS SECTION.

NOTE PRIORITIES: PLAN AND DETAIL NOTES AND SPECIFIC LOADING DATA PROVIDED ON INDIVIDUAL PLANS AND DETAIL DRAWINGS SUPPLEMENTS INFORMATION IN THE STRUCTURAL GENERAL NOTES AND PROJECT SPECIFICATIONS.

DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS PLAN/DETAILS OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCY BE FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO THE SUBMISSION OF THE PRICE, THE CONTRACTOR ASKS FOR A DECISION FROM THE ARCHITECT AS TO WHICH SHALL GOVERN. ACCORDINGLY, ANY CONFLICT IN OR BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.

SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, UTILITIES, ETC IF ANY SUCH STRUCTURES ARE FOUND, NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY.

ADJACENT UTILITIES: THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO EARTH-WORK, FOUNDATIONS, SHORING, AND EXCAVATION. ANY UTILITY INFORMATION SHOWN ON THE STRUCTURAL DRAWINGS AND DETAILS ARE INTENDED FOR REFERENCE ONLY AND NOT FOR CONSTRUCTION.

ALTERNATES: ALTERNATE PRODUCTS OF SIMILAR STRENGTH, NATURE AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW. ALTERNATE MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE TECHNICAL DOCUMENTATION OR THAT SIGNIFICANTLY DEVIATE FROM THE DESIGN INTENT OF MATERIALS SPECIFIED MAY BE RETURNED WITHOUT REVIEW. ALTERNATES THAT REQUIRE SUBSTANTIAL EFFORT TO REVIEW WILL NOT BE REVIEWED UNLESS AUTHORIZED BY THE OWNER.

MECHANICAL, PLUMBING AND ELECTRICAL ANCHORAGE: ANCHORAGE AND SUPPORT OF MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING AND DUCTWORK IS TO BE DESIGNED BY OTHERS. SEE ASCE 7-16 SECTION 13.2 AND TABLE 13.2-1. USE ISOLATORS, FASTENERS AND BRACING APPROVED BY ICC-ES REPORT CAPABLE OF TRANSMITTING CODE REQUIRED LATERAL LOADS. ALL SUSPENDED EQUIPMENT IS TO BE SECURED WITH LATERAL BRACING. SEE THE LATEST EDITION OF "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS" BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION.

OBSERVATION VISITS: OBSERVATION VISITS (SITE VISITS) BY REPRESENTATIVES OF ARCHITECT/STRUCTURAL ENGINEER DO NOT INCLUDE INSPECTION OF CONSTRUCTION MEANS AND METHODS. SITE VISITS DURING CONSTRUCTION ARE NOT CONTINUOUS AND DETAILED INSPECTION SERVICES (WHICH ARE TO BE PERFORMED BY OTHERS). OBSERVATIONS ARE PERFORMED SOLELY FOR THE PURPOSE OF DETERMINING IF THE CONTRACTOR UNDERSTANDS DESIGN INTENT SHOWN IN THE CONTRACT DRAWINGS. OBSERVATIONS DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND ARE NOT TO BE CONSTRUED AS SUPERVISION OR VERIFICATION OF CONSTRUCTION.

GENERAL REQUIREMENTS (CONT)

SHOP DRAWINGS: SHOP DRAWINGS SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW SHALL CONSIST OF (1) ELECTRONIC PDF SET OR (1) MARKUP SET (FOR OUR RECORDS) AND (1) REPRODUCIBLE SET. NO MODIFICATIONS OR SUBSTITUTION OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTED VIA SHOP DRAWING REVIEW.

1. CONTRACTOR SHALL REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO THE ARCHITECT/STRUCTURAL ENGINEER. CONTRACTOR SHALL REVIEW FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS.
2. SUBMIT SHOP DRAWINGS TO THE ARCHITECT/STRUCTURAL ENGINEER AS INDICATED OR SPECIFIED FOR REVIEW PRIOR TO FABRICATION. REVIEW WILL BE FOR GENERAL CONFORMANCE WITH DESIGN INTENT CONVEYED IN THE CONTRACT DOCUMENTS.
3. WHEN AN ENGINEER IS REQUIRED TO SIGN AND STAMP SHOP DRAWINGS AND CALCULATIONS, ENSURE SEAL INDICATES ENGINEER AS BEING REGISTERED IN THE STATE OF THE PROJECT SITE.
4. SHOP DRAWINGS ARE NOT A PART OF CONTRACT DOCUMENTS. THEREFORE, ARCHITECT'S/STRUCTURAL ENGINEER'S REVIEW DOES NOT CONSTITUTE AN AUTHORIZATION TO DEVIATE FROM TERMS AND CONDITIONS OF THE CONTRACT.
5. SHOP DRAWINGS WILL BE REJECTED FOR INCOMPLETENESS, LACK OF COORDINATION WITH OTHER PORTIONS OF CONTRACT DOCUMENTS, LACK OF CALCULATIONS (IF REQUIRED), OR WHERE MODIFICATIONS OR SUBSTITUTIONS ARE INDICATED WITHOUT PRIOR REVIEW PER PARAGRAPH ABOVE.
6. SUBMIT SHOP DRAWINGS AND CALCULATIONS TO GOVERNING CODE AUTHORITY WHEN SPECIFICALLY INDICATED OR REQUESTED.
7. MAINTAIN A COPY OF ALL SHOP DRAWINGS REVIEWED BY THE ARCHITECT/STRUCTURAL ENGINEER AT SITE DURING CONSTRUCTION PERIOD.
8. STRUCTURAL ENGINEER REQUIRES 10 WORKING DAYS AFTER RECEIPT OF SHOP DRAWINGS AND CALCULATIONS FOR PROCESSING.
9. REPRODUCTION OF ANY PORTION OF THE STRUCTURAL CONTRACT DRAWINGS FOR RESUBMITTAL AS SHOP DRAWINGS IS PROHIBITED. SHOP DRAWINGS PRODUCED IN SUCH A MANNER WILL BE REJECTED AND RETURNED.

DESIGN CRITERIA AND LOADS

RISK CATEGORY OF BUILDING	II

WIND DESIGN - ASCE 7-16 CHAPTER 26, 27, & 30 (STRENGTH LEVEL UNLESS NOTED)

- WIND ANALYSIS PROCEDURE USED	DIRECTIONAL PROCEDURE
- BASIC WIND SPEED	150 MPH
- EXPOSURE CATEGORY	C / D
- TOPOGRAPHIC FACTOR (K_{zt})	1.0
- COMPONENTS AND CLADDING LOAD (C&C)	SEE TABLE BELOW

SEISMIC DESIGN - ASCE 7-16 CHAPTER 11 AND 12 (STRENGTH LEVEL UNLESS NOTED)

- SEISMIC ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE (ELF)	
- MAPPED MCE:	S_S = 0.37	S_1 = 0.1
- SOIL SITE CLASSIFICATION	D	
- DESIGN ACCEL:	S_{DS} = 0.35g	S_{D1} = 0.19g
- SEISMIC DESIGN CATEGORY (SDC)	C	
- SEISMIC IMPORTANCE FACTOR (I_E)	1.0	
- BASIC STRUCTURAL SYSTEM	WOOD BEARING WALLS	
- SEISMIC FORCE-RESISTING SYSTEM	LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE	
- RESPONSE MODIFICATION FACTOR (R)	6.5	
- SYSTEM OVER STRENGTH FACTOR (Ω_0)	2.5	
- DEFLECTION AMPLIFICATION FACTOR (C_d)	4.0	
- SEISMIC RESPONSE COEFFICIENT (C_S)	0.057	
- REDUNDANCY FACTOR (ρ)	1.0	

DESIGN LIVE LOADS - ASCE 7-16 CHAPTER 4

AREA	LIVE LOADS (PSF) UNO	REMARKS AND NOTES
RESIDENTIAL	40	
ROOF	20	(OR SNOW LOAD)
HANDRAIL/GUARDRAIL	50 PLF	200 LBS CONC LOAD [3]

[1] NOT APPLIED CONCURRENT WITH UNIFORM LOAD; APPLIED OVER 2 IN. x 2 IN. AREA
[2] NOT APPLIED CONCURRENT WITH UNIFORM LOAD; APPLIED OVER 2.5 FT x 2.5 FT AREA
[3] NOT APPLIED CONCURRENT WITH UNIFORM LOAD; APPLIED AT ANY LOCATION/DIRECTION

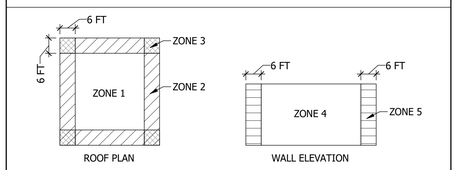
DESIGN DEAD LOADS

AREA	DEAD LOADS (PSF) UNO	REMARKS AND NOTES
ROOF	15	
FLOOR	15	

ALLOWABLE ROOF SNOW LOAD DESIGNED FOR

AREA	(PSF) UNO	REMARKS AND NOTES
ROOF	20	

COMPONENTS AND CLADDING WIND LOAD DIAGRAMS (STRENGTH LEVEL UNLESS NOTED) FOR EXPOSURE C. FOR EXPOSURE D MULTIPLY ALL VALUES BY 1.18



ZONE	EFFECTIVE AREA (FT^2)	+ PRESSURE (PSF)	- PRESSURE (PSF)		
1	10	16.0	49.0		
	100	16.0	44.9		
2	10	16.0	82.3		
	100	16.0	53.2		
3	10	16.0	123.9		
	100	16.0	53.2		
4	10	44.9	48.6		
	100	38.3	42.0		
5	10	44.9	59.8		
	100	38.3	46.6		

- POSITIVE PRESSURES ACT TOWARDS THE INTERIOR OF STRUCTURE. NEGATIVE PRESSURES ACT AWAY FROM STRUCTURE (SUCTION ON WALLS, UPLIFT ON ROOF).
- PRESSURES IN TABLE ABOVE ARE 'NET' PER ASCE 7, MEANING SUM OF EXTERNAL AND INTERNAL WIND PRESSURE COMPONENTS.
- WIND UPLIFT PRESSURES ON ROOFS SHALL BE COMBINED WITH PROPER DEAD LOAD ACCORDING TO APPROPRIATE STRENGTH OR SERVICE LOAD COMBINATIONS FROM IBC AND ASCE 7.

TESTS AND INSPECTIONS:
SPECIAL INSPECTIONS AND TESTING SHALL BE DONE IN ACCORDANCE THE STATEMENT OF SPECIAL INSPECTIONS PER IBC SECTIONS 1704 AND 1705 AS APPLICABLE. FOR SPECIFIC SECTIONS:
1705.11 (WIND SPECIAL INSPECTIONS)
1705.12 (SEISMIC SPECIAL INSPECTIONS)
1705.13 (SEISMIC SPECIAL TESTING)

FOUNDATIONS, FOOTINGS, UNDER SLAB SYSTEMS AND FRAMING ARE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL IN ACCORDANCE WITH IBC SECTION 110.3. CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL (VERIFY WITH FOUNDATION ENGINEER DRAWINGS)

SPECIAL INSPECTORS: SPECIAL INSPECTORS SHALL BE EMPLOYED BY THE OWNER TO PROVIDE SPECIAL INSPECTIONS FOR THE PROJECT. SPECIAL INSPECTORS SHALL BE QUALIFIED PERSONS WHO DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION PER 1704.1.

STATEMENT OF SPECIAL INSPECTIONS: SPECIAL INSPECTIONS AND TESTING ARE REQUIRED BY 1704 AND 1705 FOR THE FOLLOWING:

WOOD CONSTRUCTION: PER IBC SECTION 1705.5:
1. HIGH-LOAD DIAPHRAGMS
2. WOOD SHEAR WALLS WITH FASTENER SPACING OF LESS THAN 4"
3. SHEAR CONNECTIONS DURING MODULE SET (SEE #4 BELOW)
4. SHEAR WALLS: ANCHOR BOLTS, HOLDOWNS, SHEAR CONNECTORS, STRAP CONNECTORS, BOUNDARY EDGE NAILING, PLATE NAILING, AND PANEL EDGE SHEAR NAILING FOR SIZE AND SPACING WHERE FASTENER SPACING OF THE SHEATHING IS 4" OR LESS
5. DIAPHRAGMS: BLOCKING, STRAP CONNECTIONS, BOUNDARY EDGE AND PANEL SHEAR NAILING SIZE AND SPACING.
6. MOISTURE CONTENT OF WOOD STUDS, PLATES, BEAMS, DECKING, AND JOISTS.
7. PROPER BOTTOM PLATE SIZES AND PLATE WASHERS.
8. HURRICANE CLIPS AS APPLICABLE.

INSPECTION REPORTS: SPECIAL INSPECTION REPORTS SHALL BE PROVIDED AS SOON AS PRACTICAL AFTER COMPLETING INSPECTIONS. FINAL SPECIAL INSPECTION REPORTS WILL BE REQUIRED BY EACH SPECIAL INSPECTION FIRM PER IBC 1704.2.4. SUBMIT COPIES OF ALL INSPECTION REPORTS TO THE ARCHITECT/ENGINEER AND THE AUTHORITY HAVING JURISDICTION FOR REVIEW.

PREFABRICATED CONSTRUCTION: ALL PREFABRICATED CONSTRUCTION SHALL CONFORM TO IBC SECTION 1703.

INSPECTION FOR SEISMIC RESISTANCE: SPECIAL INSPECTION IN ACCORDANCE WITH THE REQUIREMENTS OF IBC SECTION 1704, 1705 , AND STRUCTURAL TESTING IN ACCORDANCE WITH THE REQUIREMENTS OF IBC SECTION 1705.12 SHALL BE REQUIRED FOR:
1. DESIGNATED SEISMIC FORCE RESISTING SYSTEMS DENOTED BY [SFRS] ON PLAN OR DETAIL
2. ALL SEISMIC FORCE RESISTING SYSTEMS (SFRS) SHOWN IN ELEVATION
3. EXISTING SEISMIC FORCE RESISTING SYSTEMS DENOTED ON PLAN OR DETAIL BY [ESFRS]. ANY DEFICIENCIES OR DISCREPANCIES FROM THAT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER OF RECORD.

CONTRACTOR'S ENGINEERING REQUIREMENTS (DEFERRED SUBMITTALS)

GENERAL CONTRACTOR'S PRIOR REVIEW: ONCE THE CONTRACTOR HAS COMPLETED HIS REVIEW OF THE SPECIALTY STRUCTURAL ENGINEER'S (SSE) COMPONENT DRAWINGS, THE SER WILL REVIEW THE SUBMITTAL FOR GENERAL CONFORMANCE WITH THE DESIGN AND IMPACT TO STRUCTURE OF THE BUILDING AND WILL STAMP THE SUBMITTAL ACCORDINGLY. REVIEW OF THE SSE SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS) IS FOR COMPLIANCE WITH DESIGN CRITERIA AND COMPATIBILITY WITH THE DESIGN OF THE PRIMARY STRUCTURE AND DOES NOT RELIEVE THE SSE OF RESPONSIBILITY FOR THAT DESIGN. ALL NECESSARY BRACING, TIES, ANCHORAGE, PROPRIETARY PRODUCTS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR THE SSE'S DESIGN DRAWINGS AND CALCULATIONS. THESE ELEMENTS INCLUDE BUT ARE NOT
LIMITED TO:

1. FOUNDATION DESIGN AND DETAILS, THESE DRAWINGS CONTAIN CONNECTION INTENT TO FOUNDATION ELEMENTS
2. SITE FRAMING OF PORCHES AND OVERFRAMING
3. PREFABRICATED CONNECTOR PLATE WOOD FLOOR TRUSSES (FACTORY OPTION)

SHEET INDEX

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE
S0.01M	STRUCTURAL COVER SHEET	7	2024-08-01
S0.02M	GENERAL NOTES	4	2023-12-22
S1.01.1M	TYPICAL MODULAR FRAMING PLANS	6	2024-04-19
S1.01.2M	TYPICAL MODULAR FRAMING PLANS	8	2024-09-12
S1.02M	UNIT COMBINATION FOUNDATION PLANS	6	2024-04-19
S1.03M	UNIT COMBINATION FOUNDATION PLANS	6	2024-04-19
S1.04M	UNIT COMBINATION PLANS	6	2024-04-19
S1.05M	UNIT COMBINATION PLANS	6	2024-04-19
S1.06M	UNIT COMBINATION ROOF PLANS - GABLE ROOF OPTION	6	2024-04-19
S1.07M	UNIT COMBINATION ROOF PLANS - GABLE ROOF OPTION	6	2024-04-19
S5.81M	FACTORY BUILT DETAILS (TYPICAL)		
S5.83M	FACTORY BUILT WALL FRAMING DETAILS		
S5.84M	FACTORY BUILT ROOF DETAILS	4	2023-12-22
S5.85M	SITE INSTALLATION DETAILS	4	2023-12-22
S6.61M	WOOD SCHEDULES		

NO	DESCRIPTION	DATE
7	CAR	2024-08-01

CONSULTANT:

CONSULTANT:

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OWNER / CLIENT:
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PROFESSIONAL SEAL

REVISION:	DATE:
7	**08/01/2024**
DRAWN BY:	CHECKED BY:
SD	**LH**
DESIGNED BY:	JOB NUMBER:
KR/MM	**A22-025**

STRUCTURAL COVER SHEET

S0.01M

2024-08-01 CAR RESPONSE

9/12/2024 3:11:03 PM

GENERAL NOTES

WOOD FRAMING

REFERENCE STANDARDS: CONFORM TO:
1. IBC CHAPTER 23 "WOOD"
2. NDS- "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION"
3. APA PANEL DESIGN SPECIFICATION (D510)
4. ANSI/TPI1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION"
5. BCSI "GUIDE TO GOOD PRACTICE FOR INSTALLING, RESTRAINING AND BRACING OF METAL PLATED CONNECTED WOOD TRUSSES"
6. TPI DSB "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES"
7. APA REPORT TT-045B "MINIMUM NAIL PENETRATION FOR WOOD STRUCTURAL PANEL CONNECTIONS SUBJECT TO LATERAL LOADS"

SUBMITTALS: SUBMIT SHOP DRAWINGS TO THE ENGINEER OF RECORD (EOR) AND ARCHITECT FOR REVIEW. SHOP DRAWINGS SHALL INCLUDE MEMBER SIZE, SPACING, CAMBER, MATERIAL TYPE, GRADE, SHOP AND FIELD ASSEMBLY DETAILS AND CONNECTIONS, TYPES AND LOCATIONS OF BOLTS AND OTHER FASTENERS. SUBMIT PRODUCT DATA AND PROOF OF ICBO APPROVAL FOR FRAMING MEMBERS AND FASTENERS THAT HAVE BEEN DESIGNED BY OTHERS. SEE DEFERRED SUBMITTAL SECTION FOR SPECIFIC PRODUCTS TO BE DESIGNED BY OTHERS.

IDENTIFICATION: ALL SAWN LUMBER AND PRE-MANUFACTURED WOOD PRODUCTS SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY THE CERTIFYING AGENCY.

PREFABRICATED CONNECTOR PLATE WOOD TRUSSES: ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, AND WEB STIFFENERS SHALL BE DETAILED AND FURNISHED BY THE SUPPLIER. TEMPORARY AND PERMANENT BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS. TRUSSES SHALL BE DESIGNED TO MEET THE MINIMUM DEFLECTION CRITERIA PER TABLE 1604.3 OF THE IBC UNLESS NOTED OTHERWISE ON THE FRAMING PLANS, AND SHALL BE DESIGNED FOR THE FOLLOWING LOADS AS A MINIMUM.

TRUSS DESIGN LOADS (UNFACTORED)

DEAD LOAD (FLOOR)	TOP CHORD = 8 PSF BOTTOM CHORD = 5 PSF
DEAD LOAD (ROOF)	TOP CHORD = 10 PSF BOTTOM CHORD = 5 PSF
LIVE LOAD (FLOOR)	TOP CHORD = 40 PSF BOTTOM CHORD = 200 lb MOVING POINT LOAD TO BE APPLIED ANY LOCATION
LIVE LOAD (ROOF)	TOP CHORD = 20 PSF BOTTOM CHORD = 200 lb MOVING POINT LOAD TO BE APPLIED ANY LOCATION

UTILIZE A MINIMUM CREEP FACTOR OF 2.0 FOR DEAD AND SUSTAINED LIVE LOADS IN DETERMINING THE TRUSS DEFLECTIONS. PROVIDE ADEQUATE PLIES AND/OR METAL BRACKETS TO ADEQUATELY DISTRIBUTE THE BEARING PRESSURE AT THE ENDS OF THE GIRDER TRUSSES TO THE TOP PLATES OF THE BEARING WALLS SUCH THAT THE BEARING PRESSURE DOES NOT EXCEED 625 PSI. PROVIDE ADDITIONAL TRUSSES (AS REQUIRED) TO CARRY ALL CONCENTRATED LOADS AND MECHANICAL UNITS. 4

WOOD TRUSSES SHALL UTILIZE ICC-ES OR IAPMO APPROVED CONNECTOR PLATES. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER IN THE AUTHORITY HAVING JURISDICTION. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC, SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP DOWN TRUSSES, ETC) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

THE TRUSS CONFIGURATIONS, INCLUDING DEPTHS AND MEMBER SIZES SHOWN ON THE DRAWINGS, INDICATE THE DESIRED TRUSS CONFIGURATION AND ARE TO BE COMPLIED WITH WHEREVER POSSIBLE. IF A TRUSS MANUFACTURER IS UNABLE TO MEET THE LOAD REQUIREMENTS SPECIFIED WITH THE TRUSS CONFIGURATION INDICATED, THE MANUFACTURER IS TO SUBMIT WRITTEN NOTICE TO THAT EFFECT TO THE ARCHITECT PRIOR TO SUBMITTING A COST PROPOSAL OR BID.

IF A DIFFERENT SYSTEM IS PROPOSED THAT REQUIRES REVISIONS TO PRESENT STRUCTURAL FRAMING OR DETAILS, SUCH SYSTEM SHALL BE CONSIDERED SUBJECT TO THE APPROVAL OF THE OWNER, ARCHITECT, AND STRUCTURAL ENGINEER. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND TRUSS MANUFACTURER TO VERIFY THE WEIGHT AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PRIOR TO SUBMITTING SHOP DRAWINGS. IT SHALL BE NOTED IN THE TRUSS MANUFACTURER'S BID WHETHER OR NOT AN ALLOWANCE HAS BEEN MADE FOR MECHANICAL UNITS. TRUSS SHOP DRAWINGS WILL NOT BE REVIEWED WITHOUT CALCULATIONS BEARING THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, WITH THE AUTHORITY HAVING JURISDICTION.

MATERIALS
1. FRAMING LUMBER SHALL BE KILN DRIED OR MOISTURE CONTENT LESS THAN 19%, AND GRADED AND MARKED IN CONFORMANCE WITH DEPARTMENT OF COMMERCE (DOC) PRODUCT STANDARD (PS) 20 STANDARD GRADING RULES FOR AMERICAN SOFTWOOD LUMBER FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS: (2x, 3x, AND 4x MEMBERS)	SOUTHERN PINE #2 (FLOOR JOISTS TO BE PRESSURE TREATED)
STUDS, PLATES AND MISCELLANEOUS	SPRUCE PINE FIR #1/#2 (SPF, SG = 0.42)
LIGHT FRAMING:	(BOTTOM PLATES TO BE BORATE TREATED PER IBC TABLE 2304.12 MEETING THE STANDARD OF AWPA U1)

2. PRE-FABRICATED WOOD I-JOISTS SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5055. THE MATERIALS FOR DESIGN ARE BASED ON I-JOISTS MANUFACTURED BY TRUS-JOIST. ALTERNATE PRODUCTS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE CURRENT ICC-ES OR IAPMO APPROVAL FOR EQUIVALENT OR GREATER LOAD AND STIFFNESS PROPERTIES AND ARE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER.

WOOD FRAMING (CONT)

3. WOOD STRUCTURAL SHEATHING (PLYWOOD) WOOD APA-RATED STRUCTURAL SHEATHING INCLUDES: ALL VENEER PLYWOOD, ORIENTED STRAND BOARD, WAFERBOARD, PARTICLEBOARD, T1-11 SIDING, AND COMPOSITES OF VENEER AND WOOD BASED MATERIAL WITH T&G JOINT. ARCHITECT AND/OR MANUFACTURER OF ARCHITECTURAL FINISHES MAY DISALLOW OSB AND/OR REQUIRE A MINIMUM THICKNESS OF SHEATHING, CONFIRM WITH ARCHITECT AND/OR MANUFACTURER FOR ALL CASES. CONFORM TO "CONSTRUCTION AND INDUSTRIAL PLYWOOD" BASED ON PRODUCT STANDARD PS 1-09 BY THE U.S. DEPT. OF COMMERCE, AND "PERFORMANCE STANDARD FOR WOOD BASED STRUCTURAL-USE PANELS" BASED ON PRODUCT STANDARD PS 2-10 BY THE U.S. DEPT OF COMMERCE AND "PANEL DESIGN SPECIFICATION (REVISED 2012)" BASED ON APA PDS-12 BY THE AMERICAN PLYWOOD ASSOCIATION. SHEATHING MAY BE REQUIRED TO BE FIRE TREATED BASED ON CONSTRUCTION TYPE, CONFIRM WITH ARCHITECT.

   UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE AND GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) 10d-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2x BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS.

4. FRAMING LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY EXPOSED TO WEATHER OR BELOW GRADE, LUMBER WITH 12" OF EXPOSED GROUND CRAWL SPACE OR THAT ARE WITHIN 8" OF EARTH SHALL BE PRESERVATIVE TREATED AND MARKED PER IBC SECTION 2303.1.9 AND AWPA STANDARD U1 AND M4 FOR THE SPECIES, PRODUCT, PRESERVATIVE, AND END USE.

5. STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE DESIGNED AND MANUFACTURED PER ASTM D5456. EACH MEMBER SHALL BEAR THE STAMP OF THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE AND THE INDEPENDENT INSPECTION AGENCY LOGO.

LAMINATED STRAND LUMBER (LSL) STRUCTURAL PROPERTIES

BLOCKING (1 3/4" MINIMUM THICKNESS):	F_b = 2,325 PSI	E = 1.55 x 10^6 PSI	F_v = 310 PSI
BEAMS AND HEADERS:	F_b = 2,325 PSI	E = 1.55 x 10^6 PSI	F_v = 310 PSI
STUDS: 2x4 AND 2x6 > 2x6	 F_b = 1,700 PSI F_b = 2,425 PSI	 E = 1.3 x 10^6 PSI E = 1.6 x 10^6 PSI	 F_v = 400 PSI F_v = 400 PSI
COLUMNS:	F_b = 1,700 PSI	E = 1.3 x 10^6 PSI	F_v = 400 PSI

LAMINATED VENEER LUMBER (LVL) STRUCTURAL PROPERTIES

BEAMS & HEADERS (1 1/2" & 1 3/4" WIDTH)	F_b = 2,600 PSI	E = 1.9 x 10^6 PSI	F_v = 285 PSI
BEAMS & HEADERS (1 1/4" WIDTH)	F_b = 2,140 PSI	E = 1.6 x 10^6 PSI	F_v = 285 PSI
2x4 STUDS (1 1/2" WIDTH)	F_b = 1,700 PSI	E = 1.3 x 10^6 PSI	F_v = 425 PSI
2x6 STUDS (1 1/2" WIDTH)	F_b = 1,700 PSI	E = 1.3 x 10^6 PSI	F_v = 425 PSI
2x6 STUDS (1 3/4" WIDTH)	F_b = 2,325 PSI	E = 1.55 x 10^6 PSI	F_v = 310 PSI
> 2x6 STUDS (1 3/4" WIDTH)	F_b = 2,325 PSI	E = 1.55 x 10^6 PSI	F_v = 310 PSI
COLUMNS	F_b = 1,700 PSI	E = 1.3 x 10^6 PSI	F_v = 425 PSI

PARALLEL STRAND LUMBER (PSL) STRUCTURAL PROPERTIES

RESIDENTIAL	F_b = 2,900 PSI	E = 2.0 x 10^6 PSI	F_v = 290 PSI
COMMERCIAL, D>18"	F_b = 2,900 PSI	E = 2.2 x 10^6 PSI	F_v = 290 PSI
COMMERCIAL COLUMNS	F_b = 2,400 PSI	E = 1.8 x 10^6 PSI	F_v = 190 PSI

DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.

6. ENGINEERED WOOD RIM BOARD SHALL BE DESIGNED AND MANUFACTURED PER ANSI/APA PRR 410. THE MATERIALS SHALL BE MANUFACTURED WITH THE MINIMAL STRUCTURAL PROPERTIES AS FOLLOWS:

RIMBOARD LUMBER STRUCTURAL PROPERTIES

1 1/8" TJ RIM	F_b = 700 PSI	E = 0.6 x 10^6 PSI	F_v = 395 PSI
1 1/4" - 1 1/2" LSL RIM	F_b = 1,700 PSI	E = 1.3 x 10^6 PSI	F_v = 425 PSI
1 3/4" LSL RIM	F_b = 2,325 PSI	E = 1.55 x 10^6 PSI	F_v = 310 PSI

DESIGN SHOWN ON PLANS IS BASED ON MATERIALS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. THE MINIMUM RIM THICKNESS SHALL BE 1 1/4" UNO ON PLAN OR IN REFERENCED DETAILS.

THE MATERIALS USED FOR DESIGN ARE BASED ON MEMBERS MANUFACTURED BY WEYERHAEUSER. ALTERNATIVE PRODUCTS, BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE CURRENT ICC-ES OR IAPMO APPROVAL FOR EQUIVALENT OR GREATER LOADS. SUBSTITUTION REQUEST WITH ALL DOCUMENTATION TO BE SUBMITTED TO STRUCTURAL ENGINEER FOR REVIEW.

WOOD FRAMING (CONT)

WOOD CONSTRUCTION CONNECTORS: SHALL BE SIMPSON STRONG-TIE AS SPECIFIED IN THEIR LATEST CATALOG. ALTERNATE CONNECTORS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUIVALENT OR GREATER LOAD CAPACITIES AND ARE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ORDERING. CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS WITH PROPER FASTENER TYPE. WHERE CONNECTOR STRAPS CONNECT (2) MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. WHERE STRAPS ARE USED AS HOLD-DOWNS, NAIL STRAPS TO WOOD FRAMING JUST PRIOR TO DRYWALL APPLICATION, AS LATE AS POSSIBLE IN THE FRAMING PROCESS TO ALLOW THE WOOD TO SHRINK AND THE BUILDING TO SETTLE. PREMATURE NAILING OF THE STRAP MAY LEAD TO STRAP BUCKLING AND POTENTIAL FINISH DAMAGE.

WHERE CONNECTORS ARE IN EXPOSED EXTERIOR APPLICATIONS IN CONTACT WITH PRESERVATIVE TREATED WOOD (PT) OTHER THAN SBX/DOT AND ZINC BORATE IN AN INTERIOR, DRY ENVIRONMENT, CONNECTORS SHALL BE EITHER BATCH HOT-DIPPED GALVANIZED, MECHANICALLY GALVANIZED (ASTM B695, CLASS 40 OR GREATER) STAINLESS STEEL, OR PROVIDED WITH 1.85 OZ/SF OF ZINC GALVANIZING EQUAL TO OR BETTER THAN SIMPSON ZMAX FINISH.

FASTENERS (NAILS, BOLTS, SCREWS, ETC) ATTACHING TIMBER CONNECTORS JOIST HANGERS, POST CAPS AND BASES, ETC) TO PT WOOD SHALL HAVE SIMILAR CORROSION RESISTANCE PROPERTIES (MATCHING PROTECTIVE TREATMENTS) AS THE PROTECTED CONNECTOR. FASTENERS (NAILS, BOLTS, SCREWS, ETC) ATTACHING SAWN TIMBER MEMBERS OR SHEATHING (SHEAR WALLS) TO PT WOOD BE CORROSION RESISTANT; NAILS AND LAG BOLTS SHALL BE EITHER HOT-DIPPED GALVANIZED (ASTM A153) OR STAINLESS STEEL. VERIFY THE SUITABILITY OF THE FASTENER PROTECTION/COATING WITH THE WOOD TREATMENT CHEMICAL MANUFACTURER/SUPPLIER.

PROVIDE STANDARD CUT WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL NAILS 12D AND SMALLER SHALL BE FULL LENGTH COMMON UNLESS NOTED OTHERWISE. NAIL STRAPS TO WOOD FRAMING AS LATE AS POSSIBLE IN THE FRAMING PROCESS TO ALLOW THE WOOD TO SHRINK AND THE BUILDING TO SETTLE. PREMATURE NAILING OF THE STRAP MAY LEAD TO STRAP BUCKLING AND POTENTIAL FINISH DAMAGE.

PLATE WASHERS AT SHEARWALL ANCHOR BOLTS: IN ADDITION TO STANDARD CUT WASHERS, 0.229"x3"x3" MINIMUM STEEL PLATE WASHERS ARE REQUIRED AT ALL SHEARWALLS AND WHERE DENOTED ON PLANS AND/OR IN REFERRED DETAILS TO AVOID CROSS GRAIN BENDING IN BOTTOM PLATE. PLATE WASHERS ARE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1 3/4". PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF PLATE ON THE SIDE(S) WITH SHEATHING OR OTHER MATERIAL RATED FOR SHEAR. LARGER WASHERS ARE REQUIRED AT DOUBLE SIDED SHEARWALLS TO ACHIEVE MINIMUM 1/2" DIMENSION FROM BOTH SIDES UNO.

FASTENERS: CONFORM TO IBC SECTION 2304.10 "CONNECTIONS AND FASTENERS." UNLESS NOTED ON PLANS, NAIL PER TABLE 2304.10.1. UNLESS NOTED OTHERWISE ALL NAILS SHALL BE COMMON. ALTERNATE NAILS MAY BE USED BUT ARE SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. SUBSTITUTION OF STAPLES FOR THE NAILING OF RATED SHEATHING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

LAG SCREWS/BOLTS: CONFORM TO ASTM A307 AND IBC SECTION 2304.10.

NAILING REQUIREMENTS: PROVIDE MINIMUM NAILING IN ACCORDANCE WITH IBC TABLE 2304.10.1. "FASTENING SCHEDULE" EXCEPT AS NOTED ON THE DRAWINGS. NAILING FOR ROOF/FLOOR DIAPHRAGMS/SHEAR WALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING.

WOOD FASTENERS: NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

WOOD FASTENERS

DRAWING ID	NAIL NAME	NAIL DIAMETER	NAIL LENGTH
"6d"	6d COMMON	0.113"	2"
"8d BOX"	8d BOX	0.113"	2 1/2"
"8d"	8d COMMON	0.131"	2 1/2"
"10d-F"	10d FRAMER	0.131"	3"
"10d"	10d COMMON	0.148"	3"
"16d SINKER"	16d SINKER	0.148"	3 1/4"
"16d-S"	16d SHORT	0.131"	3 1/4"
"16d"	16d COMMON	0.162"	3 1/2"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS: SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES: ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED (INCLUDING FIRE-RETARDANT TREATED) LUMBER SHALL BE HOT DIPPED GALVANIZED. HARDWARE IN CONTACT WITH SBX/DOT AND ZINC BORATE TREATED IN AN INTERIOR, DRY ENVIRONMENT IS NOT REQUIRED TO BE HOT DIPPED GALVANIZED.

STANDARD LIGHT-FRAME CONSTRUCTION: UNLESS NOTED ON THE PLANS, CONSTRUCTION SHALL CONFORM TO IBC SECTION 2308, "CONVENTIONAL LIGHT-FRAME CONSTRUCTION."

NAILERS ON STEEL COLUMNS AND BEAMS: WOOD 3x OR (2)2x NAILERS ARE GENERALLY REQUIRED ON ALL HSS COLUMNS AND STEEL BEAMS ABUTTING OR EMBEDDED WITHIN WOOD FRAMING. UNLESS NOTED OTHERWISE, ATTACH WITH 5/8" DIAMETER BOLTS OR WELDED THREADED STUDS @ 16" ON CENTERS. WOOD NAILERS ON BEAMS SUPPORTING JOIST HANGERS SHALL NOT OVERHANG THE BEAM FLANGE BY MORE THAN 1/4".

MOISTURE CONTENT: WOOD MATERIAL USED FOR THIS PROJECT SHALL HAVE MAXIMUM MOISTURE CONTENT OF 19%. REFER TO TESTING AND INSPECTIONS FOR THE VERIFICATION OF THESE LIMITS. THE MAXIMUM MOISTURE CONTENT REQUIRED MAY BE LESS THAN 19% WHEN BASED ON A PARTICULAR CLADDING/INSULATION SYSTEM. REFER TO THE ARCHITECT'S DRAWINGS, AND PROJECT SPECIFICATIONS, OR WITH CLADDING INSTALLER FOR MAXIMUM RECOMMENDED MOISTURE CONTENT.

CLADDING COMPATIBILITY: THE ARCHITECT/OWNER SHALL REVIEW THE CLADDING AND INSULATION SYSTEMS PROPOSED FOR THE PROJECT WITH RESPECT TO THEIR PERFORMANCE OVER WOOD STUDS WITH MOISTURE CONTENTS GREATER THAN 19%. EIFS SYSTEMS SHOULD BE AVOIDED ON WOOD-FRAMED PROJECTS DUE TO PROBLEMS WITH MOISTURE PROOFING.

WOOD SHRINKAGE AND EXPANSION: WOOD MATERIALS WILL EXPAND OR CONTRACT BASED ON RELATIVE CHANGES IN MOISTURE CONTENT. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION RELATED TO MITIGATING AND MANAGING THE EFFECTS OF CHANGES IN MOISTURE.

SHRINKAGE COMPENSATION FOR MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS: MEP SYSTEMS INCLUDING DUCTWORK, PIPES AND OTHER ELEMENTS THAT RUN CONTINUOUSLY BETWEEN LEVELS SHALL BE INSTALLED/DESIGNED IN SUCH MANNER TO ACCOMMODATE SHRINKAGE IN THE WOOD FRAMING. WOOD SHRINKAGE AMOUNTS WILL VARY DEPENDING ON THE CONSTRUCTION PROCESS AND MATERIALS USED. THE ANTICIPATED SHRINKAGE UNDER TYPICAL CONDITIONS IS EXPECTED TO RANGE BETWEEN 1/8" AND 3/8" PER FLOOR.

CONSTRUCTION TYPE: WHERE DENOTED ON ARCHITECTURAL DRAWINGS, LUMBER MAY BE REQUIRED TO BE FIRE TREATED. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR SUCH INSTANCES AND FIRE DETAILING REQUIREMENTS UNO ON STRUCTURAL DRAWINGS.

NO	DESCRIPTION	DATE
4	POST STATE LICENSE ADDENDUM 1	2023-12-22

CONSULTANT:

CONSULTANT:

PROJECT:
MICASITA
33607 OLD ALICE RD.
LOS FRESNOS TX 78566

OWNER / CLIENT:
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Axiom Project Number: **A22-025**

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Boise, ID | Salt Lake City, UT | Albuquerque, NM

PROFESSIONAL SEAL

REVISION:	DATE:
4	**08/01/2024**
DRAWN BY:	CHECKED BY:
SD	**LH**
DESIGNED BY:	JOB NUMBER:
KR/MM	**A22-025**

GENERAL NOTES

S0.02M

2024-08-01 CAR RESPONSE

9/12/2024 3:11:03 PM

GENERAL PLAN MOD/SITE NOTES

1. FOUNDATION ELEMENTS ARE TO BE DONE BY OTHERS (SEE DEFERRED SUBMITTAL ITEMS IN GSNS), DESIGNED FOR LOADS INDICATED ON THESE PLANS AND IN DETAILS. (6)
2. ALTERATION OF COMBINATIONS IS ONLY ALLOWED WITH ADDITION OF LATERALLY FREE-STANDING BOXES SHOWN ON S1.01.2M TO CORE COMBINATIONS
3. COMBINATION PLANS ARE SHOWING SHEAR AND HEADER INFORMATION AS REQUIRED DEPENDING ON ORIENTATION. FOR GENERAL MODULAR BOX CONSTRUCTION, SEE DETAILS AND SHEET S1.01M, AND FOR SHEARWALL SCHEDULE AND DETAIL SEE 1/S6.61M.
4. CONNNECTIONS TO SITE ELEMENTS SHOWN IN THESE DRAWINGS ARE RECOMMENDATIONS ONLY AND TO BE VERIFIED BY FOUNDATION/SITE FRAMING ENGINEER.
5. HD STRAPS TO BE AS FOLLOWS:
   - HD-1 DENOTES (1)MSTCB48B3 WITH (3)2x4 KINGSTUDS.
   - HD-2 DENOTES (2)MSTCB48B3 WITH (5)2x4 KINGSTUDS.
   - HD-3 DENOTES (3)MSTCB48B3 WITH (7)2x4 KINGSTUDS
   - FASTEN MSTCB STRAPS TO STUDS AND RIM FACE AS REQUIRED BY SIMPSON MFR AND INSET ONE KINGSTUD TO ALLOW E.N.
6. THESE PLANS ARE FOR TYPICAL CONDITIONS OF WIND EXPOSURE C. **FOR WIND EXPOSURE D (I.E. HOMES THAT ARE TO BE PLACED WITHIN 1 MILE OF GULF OF MEXICO)**, THE FOLLOWING CONDITIONS NEED TO OCCUR TO BOXES AND SITE INSTALLED ELEMENTS:
   SHEARWALL CHANGES:
   - SW-6 -> SW-4
   - SW-4 -> SW-3
   - SW-3 -> SW-2
   - SW-2 -> SW-2* (I.E. 10d NAILS REQUIRED)

   HOLDOWN CHANGES:
   - HD-1 -> HD-2 HOLDOWN TYPE
   - HD-2 -> HD-3 HOLDOWN TYPE

   FOUNDATION T/C LOADING:
   - 3.0KIPS ->3.5 KIPS (2.5 KIPS ASD)
   - 9.6KIPS ->11.3 KIPS (6.8 KIPS ASD)

   NAILING AT TOP PLATES:
   - SEE PLAN NOTES

   OPENINGS
   - PROVIDE (2)2x4 KINGSTUDS AT ALL OPENINGS.

TYPICAL MODULAR FASTENING SCHEDULE (MANUAL FACTORY)

LOCATION	FASTENER	QUANTITY AND APPLICATION
OUTER FLOOR RIM TO INNER FLOOR RIM	0.131 x 3" NAILS	SEE RIM JOIST SCHEDULE
FLOOR RIM RAIL CORNERS	0.131 x 3" NAILS	SEE 5/S5.81M
FLOOR RIM RAIL SPLICE	N/A	SEE 2/S5.81M
MATELINE ROOF RIM TO TOP PLATE	#10x3 1/2" TOE SCREW	16" OC, UNO ON SHEARWALL SCHEDULE
ROOF RIM RAIL SPLICE	N/A	SEE 8/S5.81M
ROOF RIM RAIL CORNERS	0.131 x 3" NAILS	SEE 4/S5.80M
ROOF RIM TO ROOF JOIST	0.131 x 3" NAILS	(4) FACE NAIL EACH JOIST
HEADER TO TRIMMER/KINGSTUD	0.131 x 3" NAILS	(3) FACE NAILS EACH LAMINATION
TOP PLATE / BOTTOM PLATE TO STUD	0.131 x 3" NAILS	(3) FACE NAIL EACH STUD
TOP PLATE / BOTTOM PLATE TO STUD (NON BEARING)	0.131 x 3" NAILS	(2) FACE NAIL EACH STUD
BOTTOM PLATE TO RIM / BLOCKING BELOW	0.148 x 3 1/4" NAILS [4]	12" OC, UNO ON SHEARWALL SCHEDULE
TOP PLATE SPLICE (BEARING AND SHEAR)	0.131 x 3" NAILS	SEE 2/S5.83M
STUD TO STUD AT CORNERS	#14x6" CTX SCREW	16" OC, UNO ON SHEARWALL SCHEDULE
(4) TOP PLATE TO TOP PLATE	0.131 x 3" NAILS	(2) FACE NAILS AT 8" OC STAGGERED
FLOOR SHEATHING TO FRAMING	0.131x 2 1/2" RING SHANK NAILS, UNO ON PLAN	6" OC EDGE, 12" OC FIELD, UNO
ROOF SHEATHING TO FRAMING	0.148 x 2 1/2" RING SHANK NAILS, UNO ON PLAN	6" OC EDGE, 12" OC FIELD, UNO
WALL SHEATHING TO FRAMING	0.131x2 1/2" RING SHANK NAILS	6" OC FIELD, 12" OC FIELD, UNO ON SHEARWALL SCHEDULE
COMPRESSION STRIP TO RIM	0.131 x 3" NAILS	12" OC, UNO
BEAM LAMINATIONS	0.131 x 3" NAILS	SEE 4/S5.81M
WALL STUD LAMINATIONS (NON BRACED WALL LOCATIONS)	0.131 x 3" NAILS	(2) FACE NAILS AT 16" OC STAGGERED
STUD LAMINATIONS AT COMPRESSION STUDS AND PANEL EDGE LOCATIONS WITHIN SHEARWALL TYPES SW-6	0.131 x 3" NAILS	(2) ROWS @ 6" OC STAGGERED
STUD LAMINATIONS AT COMPRESSION STUDS AND PANEL EDGE LOCATIONS WITHIN SHEARWALL TYPES SW-2, SW-3, SW-4	0.131 x 3" NAILS	(2) ROWS @ 4" OC
STUD LAMINATIONS AT COMPRESSION STUDS AND PANEL EDGE LOCATIONS WITHIN SHEARWALL TYPES 2SW-2, 2SW-3, 2SW-4	0.131 x 3" NAILS	(2) ROWS AT 2" OC

NOTES:
1. FASTENERS PER TABLE UNO ON PLAN OR IN REFERRED DETAILS.
2. CONTACT EOR FOR ALTERNATIVE FASTENER SIZES AND SPACING.
3. WHERE SHEARWALLS OCCUR ON THE EXTERIOR OF THE BUILDING, PROVIDE (2) ROWS OF WALL EDGE NAILING EACH SIE OF SHEATHING SPLICES WITHIN FLOOR AND CEILING RIM AREAS FOR WIND UPLIFT CONNECTION.
4. ALTERNATIVE TO BE (3) 0.131x4" NAILS PER STUD BAY.

RIM JOIST SCHEDULE

LOCATION	MEMBER SIZE & SPECIES	TYP NAILING	NAILING AT OPENINGS
TYP ENDWALL FLOOR RIM JOIST	(2) 2x10	(3) 0.131" x 3" AT 12" OC	(4) 0.131" x 3" AT 4" OC
TYP ENDWALL CEILING RIM JOIST	(2) 2x8	(3) 0.131" x 3" AT 12" OC	(4) 0.131" x 3" AT 4" OC
TYP INTERIOR / EXTERIOR SIDEWALL FLOOR RIM JOIST	(2) 2x10	(2) 0.131" x 3" AT 12" OC	(3) 0.131" x 3" AT 6" OC
TYP INTERIOR / EXTERIOR SIDEWALL CEILING RIM JOIST	2x8	N/A	N/A

NOTES:
[1] THESE CONDITIONS ARE TYPICAL AND APPLY UNLESS OTHERWISE ON PLAN OR DETAILS.
[2] SUBMIT ALTERNATES PER STRUCTURAL GENERAL NOTES.
[3] DO NOTE SPLICE ROOF RIMS OVER OPENING BELOW.

GENERAL NOTES

- ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS SHALL BE VERIFIED BY THE CONTRACTOR WITH THE LATEST ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL FIELD VERIFY EXISTING STRUCTURAL CONDITIONS. IF ANY DISCREPANCY OCCURS BETWEEN EXISTING CONDITIONS AND PROPOSED ALTERATIONS, CONTRACTOR SHALL CONTACT ARCHITECT AND STRUCTURAL ENGINEER BEFORE PERFORMING ALTERATION WORK.
- FOR GENERAL NOTES: S0.00M SERIES SHEETS
  WOOD STANDARD DETAILS: S5.80M SERIES SHEETS
  SCHEDULES: S6.60M SERIES SHEETS

MODULAR FLOOR PLAN NOTES

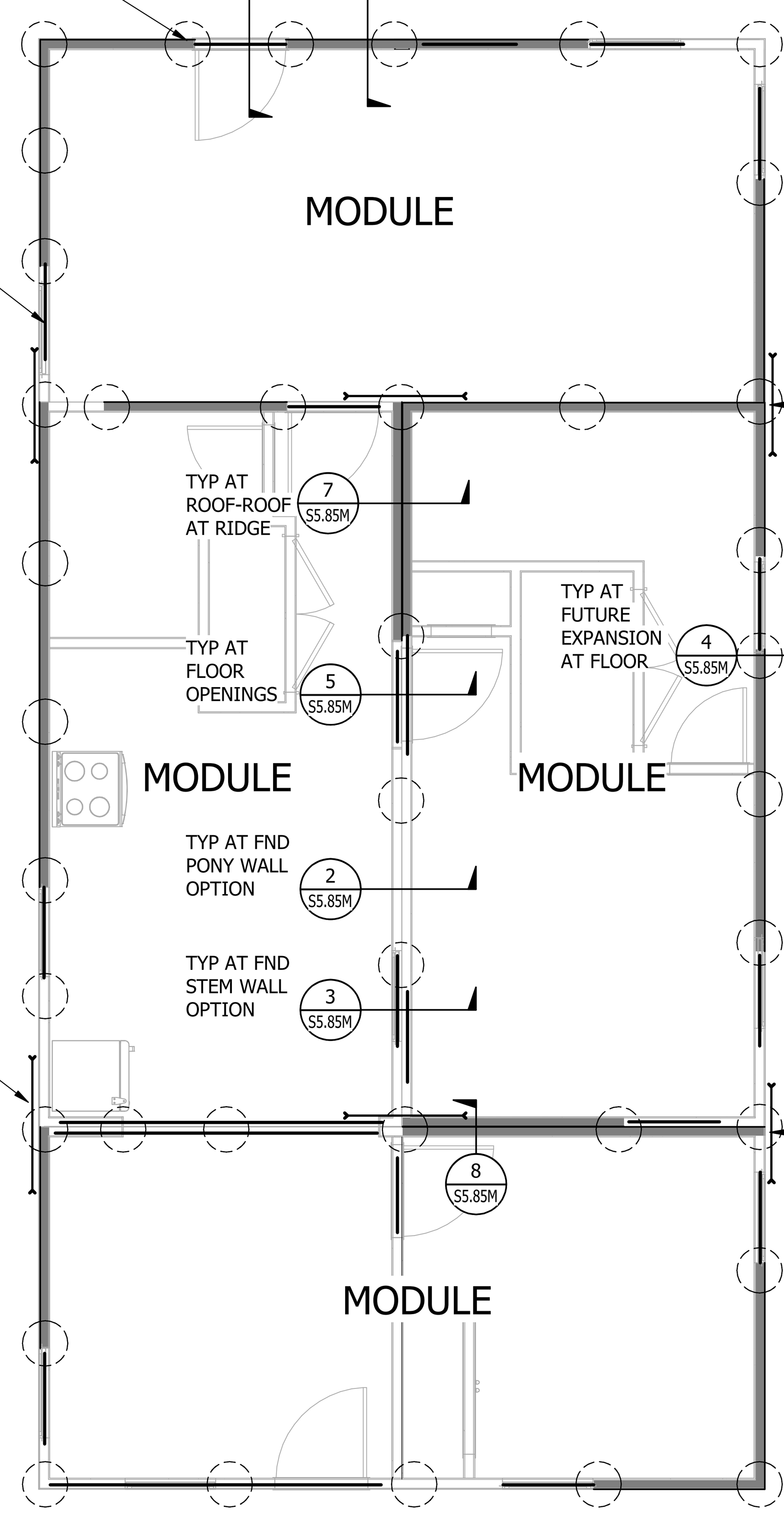
1. SEE S0 SERIES FOR GENERAL STRUCTURAL NOTES NOT SHOWN HERE AND SEE SHEET S1.01M FOR GENERAL FRAMING AND CONNECTION INFORMATION.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECT'S DRAWINGS.
3. MODULAR FLOOR SHEATHING TO BE 3/4" T&G GLUED AND NAILED TO FRAMING WITH 0.148"x2 1/4" NAILS @ 6" OC AT ALL PANEL EDGES AND @ 12" OC AT INTERMEDIATE FRAMING.
4. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES TO ALLOW FOR WOOD MOVEMENT. SEE GENERAL STRUCTURAL NOTES FOR MORE INFORMATION.
5. ALL DUCTS, CHASES, AND PIPES SHALL BE PER MECHANICAL PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
6. ALL FLOOR RIM JOISTS TO BE 2x10 SOUTHERN PINE #2. SEE RIM FASTENING SCHEDULE FOR MORE INFORMATION.
7. PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS GREATER THAN 24" ON ONE SIDE, UNO. PROVIDE EDGE NAILING AND BLOCKING AROUND ALL SIDES. WHERE FACTORY PROVIDES ENGINEERED FLOOR TRUSSES, TRUSS ENGINEER TO VERIFY TRUSS MEMBERS ACTING AS BLOCKOUT SUPPORT MEMBERS.
8. FLOOR JOISTS TO BE AT A MINIMUM PT 2x10 SOUTHERN PINE #2 AT 16" OC AT UNITS, UNO ON PLAN.
9. PROVIDE FULL HEIGHT SOLID BLOCKING OR FLOOR JOISTS UNDER ALL SHEARWALLS AND BEARING WALLS ABOVE AND BELOW, UNO.
10. PROVIDE FULL-DEPTH CRUSH BLOCKING AT RIMS MATCHING THE BEARING AREA OF THE BUNDLED STUDS OR POST ABOVE, SEE 4/S5.82M
11. LAP WALL SHEATHING ONTO FLOOR RIMS AND PROVIDE (2) ROWS OF EDGE NAILING AT 4" OC AT ALL FLOOR RIMS. FOR HOMES WITHIN 1 ILE OF GULF OF MEXICO, PROVIDE (2) ROWS AT 2 1/2" OC.
12. AT CS14 STRAPS, SEE 5/S5.82M

MODULAR ROOF PLAN NOTES

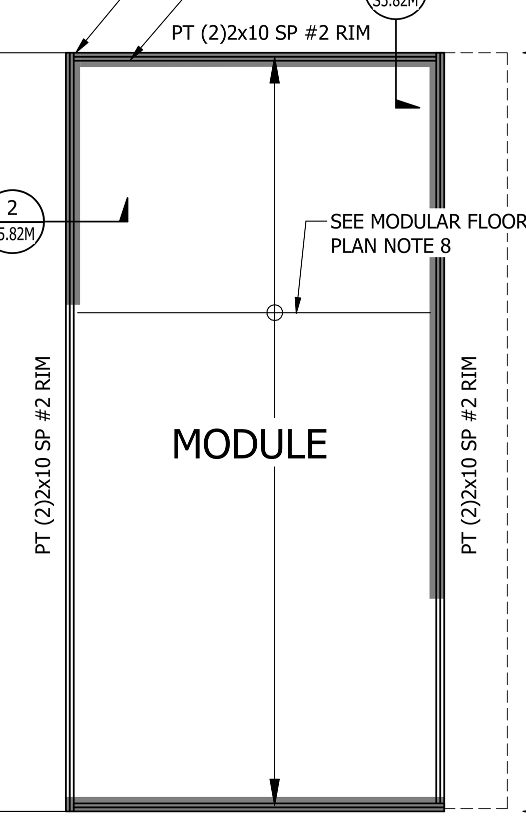
1. SEE S0 SERIES FOR GENERAL STRUCTURAL NOTES NOT SHOWN HERE AND SEE SHEET S1.01M FOR GENERAL FRAMING AND CONNECTION INFORMATION.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECT'S DRAWINGS.
3. MODULAR ROOF SHEATHING TO BE 15/32" (APA RATED 32/16) NAILED TO FRAMING WITH 0.148"x2 1/2" RING SHANK NAILS @ 6" OC AT ALL PANEL EDGES AND @ 12" OC AT INTERMEDIATE FRAMING, PER THE FOLLOWING (SEE ZONE LOCATIONS ON S0.01M)
   A. ZONE 1: 6" OC EDGE, 6" OC INTERMEDIATE
   B. ZONE 2: 6" OC EDGE, 4" OC INTERMEDIATE
   C. ZONE 3: 4" OC EDGE, 2" OC INTERMEDIATE
4. LAY SHEATHING WITH FACE GRAIN (LONG DIRECTION) PERPENDICULAR TO SUPPORTS AND STAGER PANEL END JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS AND EDGES TO ALLOW FOR WOOD MOVEMENT. SEE GENERAL STRUCTURAL NOTES FOR MORE INFORMATION.
5. ALL DUCTS, CHASES, AND PIPES SHALL BE PER MECHANICAL PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
6. ALL RIM JOISTS TO HAVE MINIMUM STRUCTURAL VALUES AS INDICATED IN GENERAL STRUCTURAL NOTES AND SIZES SHOWN ON S1.01M UNO ON UNIT COMBINATIONS.
7. PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS GREATER THAN 24" ON ONE SIDE, UNO. PROVIDE EDGE NAILING AND BLOCKING AROUND ALL SIDES. (4)
8. ROOF JOISTS TO BE 2x8 AT 16" OC UNO ON PLAN.

MODULAR WALL PLAN NOTES

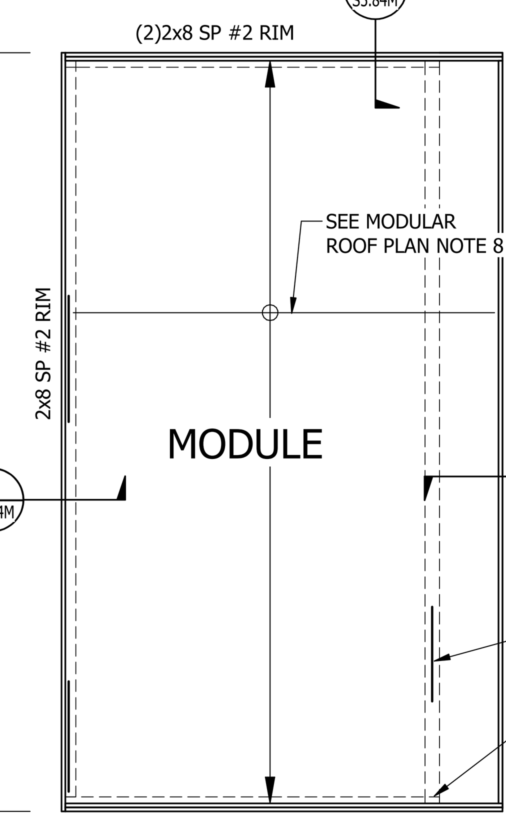
1. SW-# DENOTES WOOD SHEARWALL, AND ALL SHEARWALLS TO BE PART OF THE SEISMIC FORCE RESISTING SYSTEM. FOR SHEARWALL SCHEDULE, SEE 1/S6.61M
2. MSTCB BENT STRAPS CALLED OUT AT ENDS OF SHEARWALLS ARE TO BE CONNECTED TO (2)STUDS PER STRAP AND CONNECTED PER SIMPSON SPEC, SEE 5/S5.82M
3. DROPPED HEADERS REQUIRED AT ALL MODULE SIDEWALLS TYP UNO. DROPPED HEADERS SHALL BE BUILT UP (2)2x6 AT 2x4 WALL, SEE 3/S5.83M . PROVIDE A MINIMUM OF (1)2x4 TRIMMER AND (1)2x4 KINGSTUD MIN UNO. UNDER LVL HEADERS, PROVIDE (2)2x TRIMMERS. AT EXPOSURE D, SEE PLAN NOTES ON COMBINATION PLANS. ATTACH KINGSTUDS TO RIM WITH SIMPSON LSTA21 OR EQUIVALENT STRAP, TYP.
4. FOR TYPICAL WALL CORNERS AT EXTERIOR, SEE 1/S5.83M
5. PROVIDE (2) ROWS OF EDGE NAILING AT 4" OC AT ALL TOP PLATES. FOR MODULES TO BE PLACED WITHIN 1 MILE OF GULF OF MEXICO, PROVIDE (2) ROWS OF EDGE NAILING AT 2 1/2" OC AT ALL TOP PLATES.
6. ALL EXTERIOR WALLS TO BE 2x4 SPF #2 AT 16" OC, UNO. STUDS TALLER THAN 9'-0" TO BE (2)2x4 SPF #2 @ 16" OC (I.E. RAKED WALLS AND BEARING WALL UNDER RIDGE AT GABLE ROOF OPTION) (4)



1 TYPICAL HOME PLAN
SCALE: NTS



AT FLOOR MODULE



(4)

AT ROOF MODULE- SHED ROOF OPTION

NOTE: FOR GABLE ROOF OPTION, SEE S1.06M & S1.07M

(4) (4)

NO	DESCRIPTION	DATE
4	POST STATE LICENSE ADDENDUM 1	2023-12-22
6	CAR	2024-04-19

CONSULTANT:

CONSULTANT:

PROJECT:
MICASITA
33607 OLD ALICE RD.
LOS FRESNOS, TX 78566

OWNER / CLIENT:
COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE

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Axiom Project Number: **A22-025**

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PROFESSIONAL SEAL

REVISION:	DATE:
6	08/01/2024
DRAWN BY:	CHECKED BY:
SD	LH
DESIGNED BY:	JOB NUMBER:
KR/MM	A22-025

TYPICAL MODULAR FRAMING PLANS

S1.01.1M

2024-08-01 CAR RESPONSE

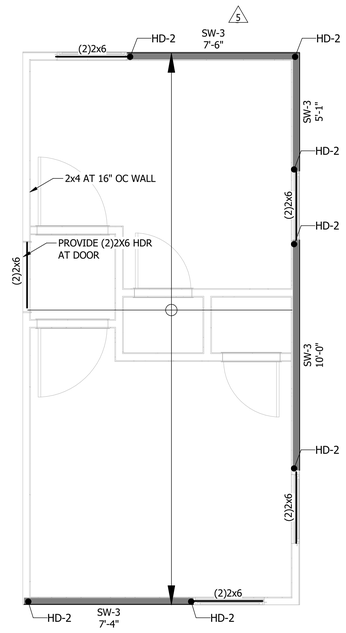
9/12/2024 3:11:04 PM

GENERAL NOTES

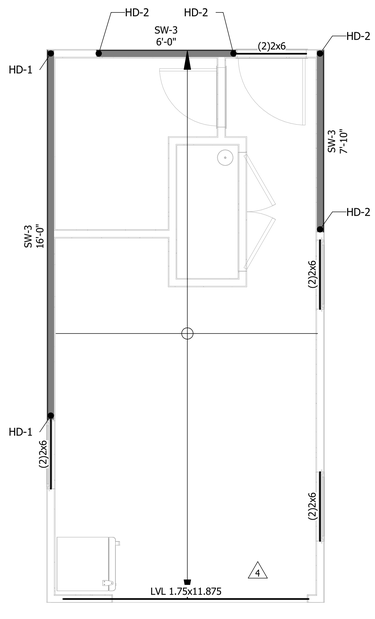
- ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS SHALL BE VERIFIED BY THE CONTRACTOR WITH THE LATEST ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL FIELD VERIFY EXISTING STRUCTURAL CONDITIONS. IF ANY DISCREPANCY OCCURS BETWEEN EXISTING CONDITIONS AND PROPOSED ALTERATIONS, CONTRACTOR SHALL CONTACT ARCHITECT AND STRUCTURAL ENGINEER BEFORE PERFORMING ALTERATION WORK.
- FOR GENERAL NOTES: S0.00M SERIES SHEETS
  WOOD STANDARD DETAILS: S5.80M SERIES SHEETS
  SCHEDULES: S6.60M SERIES SHEETS

GENERAL PLAN MOD/SITE NOTES

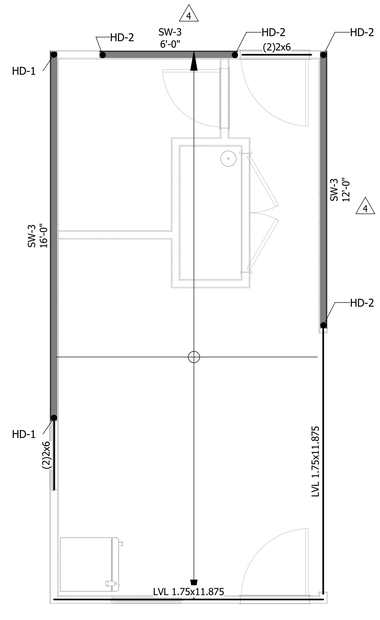
1. THESE PLANS ARE TO BE USED IN COMBINATION WITH PLANS SHOWN ON SHEET S1.01M.
2. THESE PLANS ARE TO SHOW THE 6 DIFFERENT MODULE TYPES, THAT MAKE UP THE 9 DIFFERENT DIFFERENT COMBINATIONS
3. DRY BOX, BEDROOM BOX, FLEX BOX AND KIDS BOX ARE LATERALLY FREE-STANDING AND MAY BE ADDED TO EXISTING CORE COMBINATIONS
4. WET BOX TYPE 1 AND 2 ARE NOT LATERALLY FREE-STANDING, AND MAY NOT BE ADDED TO EXISTING CORE COMBINATIONS



6 KIDS BOX
SCALE: 3/8" = 1'-0"



1 WET BOX - TYPE 1
SCALE: 3/8" = 1'-0"



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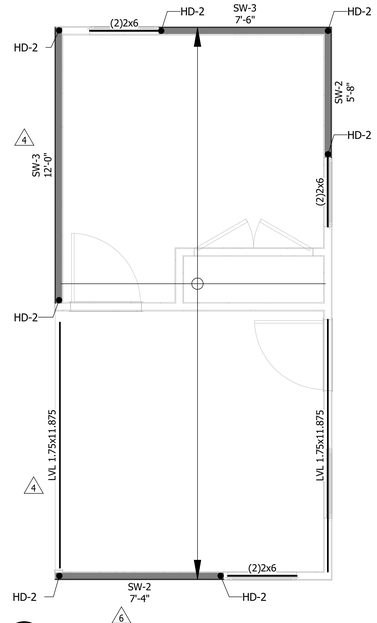
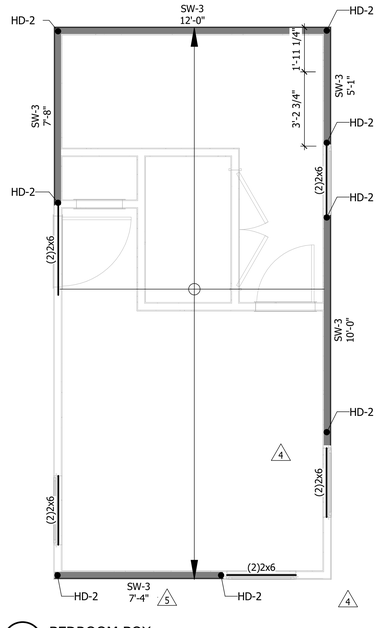
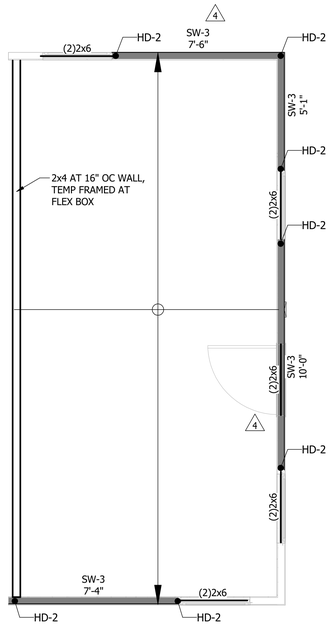


3 DRY BOX
SCALE: 3/8" = 1'-0"



4 BEDROOM BOX
SCALE: 3/8" = 1'-0"



5 FLEX BOX
SCALE: 3/8" = 1'-0"

NO	DESCRIPTION	DATE
4	POST STATE LICENSE ADDENDUM 1	2023-12-22
5	CAR	2024-04-05
6	CAR	2024-04-19
8	CAR	2024-09-12

CONSULTANT:

CONSULTANT:

PROJECT:
MICASITA
33607 OLD ALICE RD.
LOS FRESNOS, TX 78566

OWNER / CLIENT:
COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE

HEADQUARTERS:
121 N. 9TH ST.
SUITE #401
BOISE, ID 83702
PHONE: 208-989-4520
AxiomPLLC.com

Axiom Project Number: A22-025

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PROFESSIONAL SEAL

REVISION:	DATE:
8	08/01/2024
DRAWN BY: SD	CHECKED BY: LH
DESIGNED BY: KR/MM	JOB NUMBER: A22-025

TYPICAL MODULAR FRAMING PLANS

2024-08-01 CAR RESPONSE

S1.01.2M

9/12/2024 3:11:04 PM

GENERAL NOTES

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- FOR GENERAL NOTES: S0.00M SERIES SHEETS
  WOOD STANDARD DETAILS: S5.80M SERIES SHEETS
  SCHEDULES: S6.60M SERIES SHEETS

GENERAL PLAN MOD/SITE NOTES

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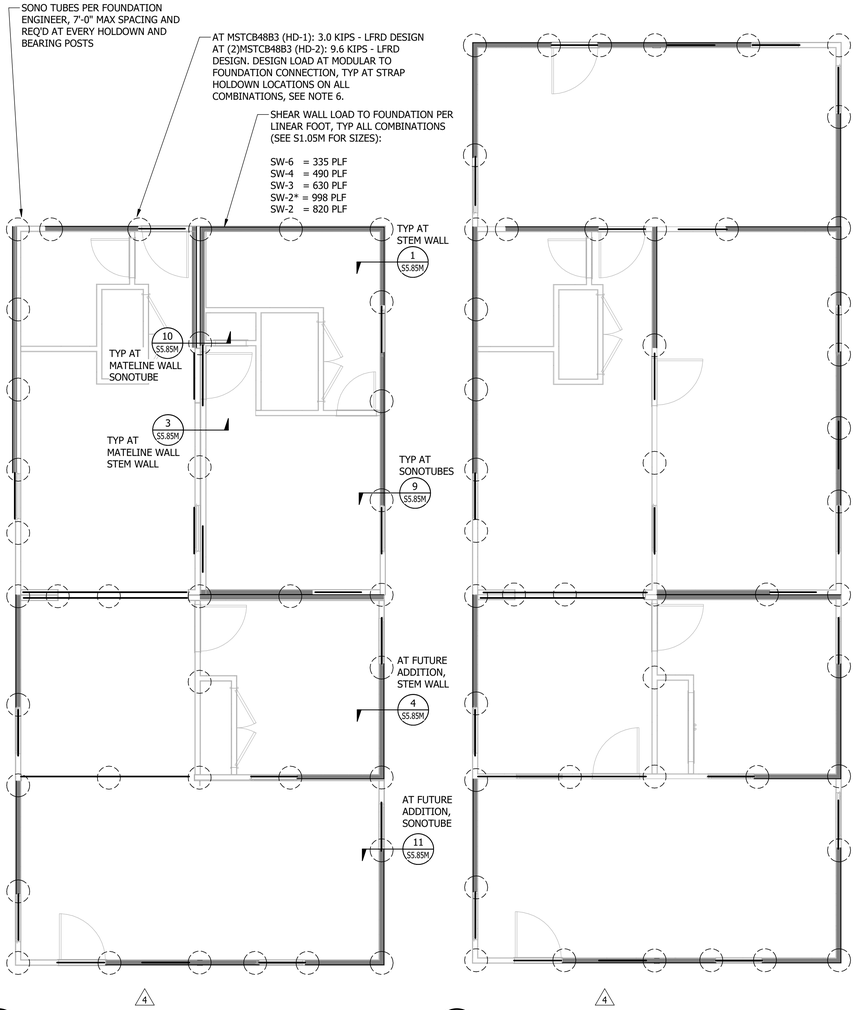
3. COMBINATION PLANS ARE SHOWING SHEAR AND HEADER INFORMATION AS REQUIRED DEPENDING ON ORIENTATION. FOR GENERAL MODULAR BOX CONSTRUCTION, SEE DETAILS AND SHEET S1.01M, AND FOR SHEARWALL SCHEDULE AND DETAIL SEE 1/S6.61M.
4. CONNNECTIONS TO SITE ELEMENTS SHOWN IN THESE DRAWINGS ARE RECOMMENDATIONS ONLY AND TO BE VERIFIED BY FOUNDATION/SITE FRAMING ENGINEER.
5. HD STRAPS TO BE AS FOLLOWS:
   - HD-1 DENOTES (1)MSTCB48B3 WITH (3)2x4 KINGSTUDS.
   - HD-2 DENOTES (2)MSTCB48B3 WITH (5)2x4 KINGSTUDS.
   - HD-3 DENOTES (3)MSTCB48B3 WITH (7)2x4 KINGSTUDS
   - FASTEN MSTCB STRAPS TO STUDS AND RIM FACE AS REQUIRED BY SIMPSON MFR AND INSET ONE KINGSTUD TO ALLOW E.N.
6. THESE PLANS ARE FOR TYPICAL CONDITIONS OF WIND EXPOSURE C. **FOR WIND EXPOSURE D (I.E. HOMES THAT ARE TO BE PLACED WITHIN 1 MILE OF GULF OF MEXICO)**, THE FOLLOWING CONDITIONS NEED TO OCCUR TO BOXES AND SITE INSTALLED ELEMENTS:
   SHEARWALL CHANGES:
   - SW-6 -> SW-4
   - SW-4 -> SW-3
   - SW-3 -> SW-2
   - SW-2 -> SW-2* (I.E. 10d NAILS REQUIRED)

   HOLDOWN CHANGES:
   - HD-1 -> HD-2 HOLDOWN TYPE
   - HD-2 -> HD-3 HOLDOWN TYPE

   FOUNDATION T/C LOADING:
   - 3.0KIPS ->3.5 KIPS (2.5 KIPS ASD)
   - 9.6KIPS ->11.3 KIPS (6.8 KIPS ASD)

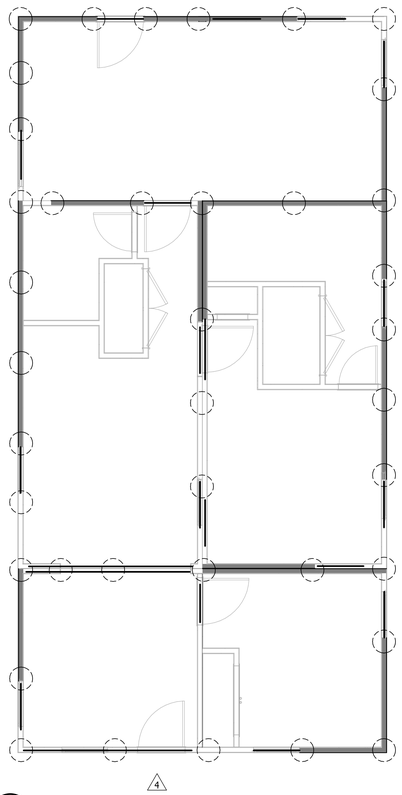
   NAILING AT TOP PLATES:
   - SEE PLAN NOTES

   OPENINGS
   - PROVIDE (2)2x4 KINGSTUDS AT ALL OPENINGS.

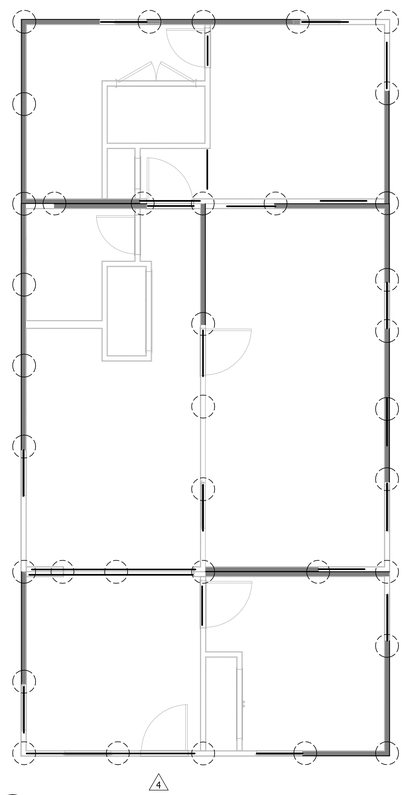


1 COMBINATION 1
SCALE: 1/4" = 1'-0"

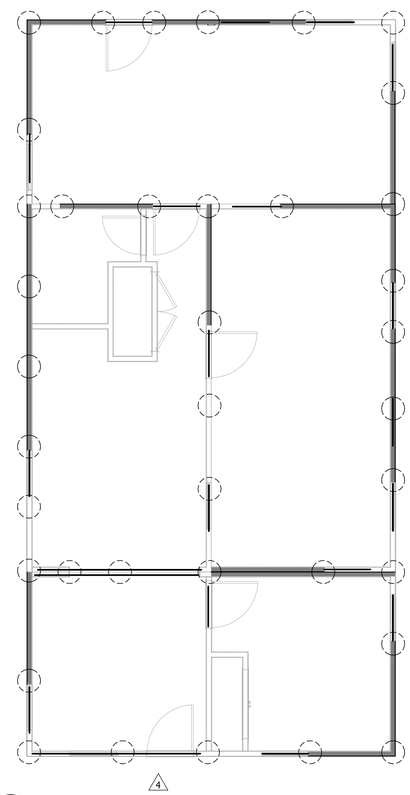
2 COMBINATION 2
SCALE: 1/4" = 1'-0"



3 COMBINATION 3
SCALE: 1/4" = 1'-0"



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



5 COMBINATION 5
SCALE: 1/4" = 1'-0"

NO	DESCRIPTION	DATE
4	POST STATE LICENSE ADDENDUM 1	2023-12-22
6	CAR	2024-04-19

CONSULTANT:

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Number: A22-025

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REVISION:	DATE:
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SD	LH
DESIGNED BY:	JOB NUMBER:
KR/MM	A22-025

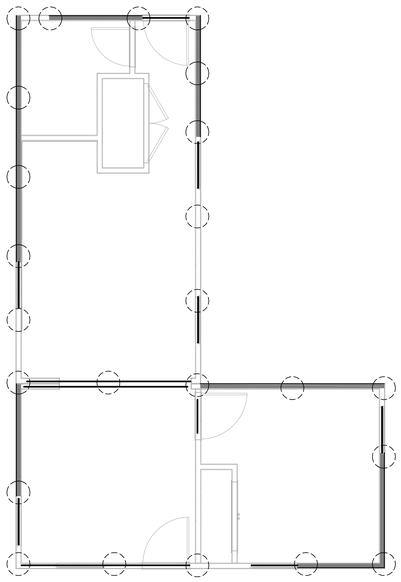
UNIT COMBINATION FOUNDATION PLANS

4

S1.02M

2024-08-01 CAR RESPONSE

9/12/2024 3:11:05 PM



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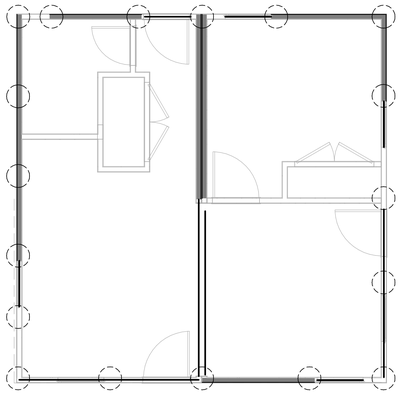
5 L-CORE
SCALE: 1/4" = 1'-0"



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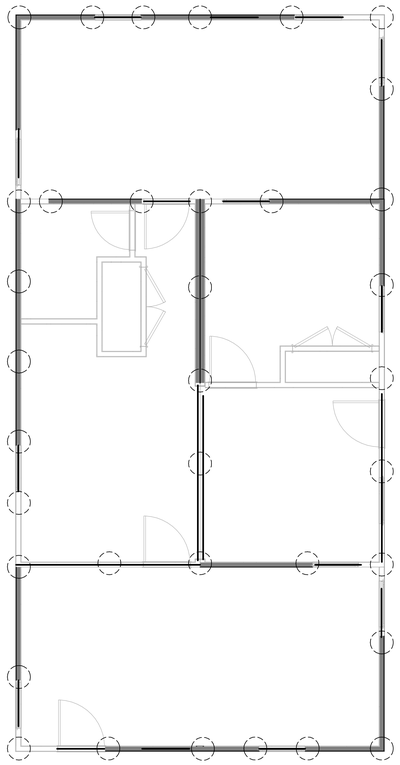
6 O-CORE
SCALE: 1/4" = 1'-0"



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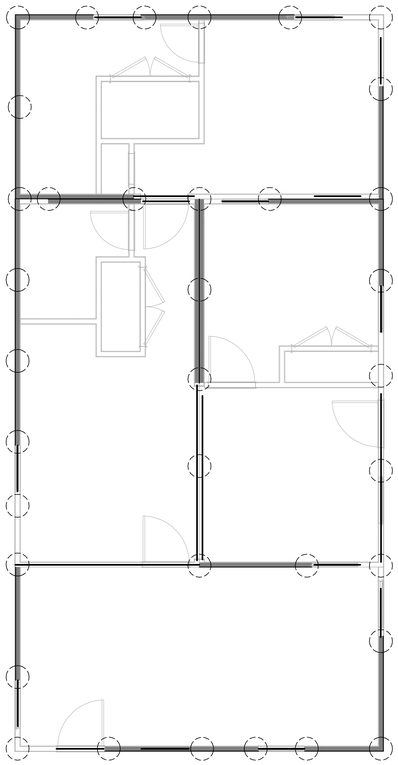
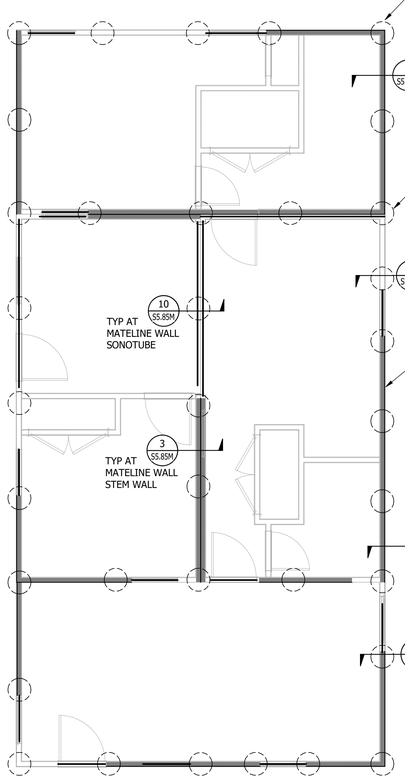
1 COMBINATION 6
SCALE: 1/4" = 1'-0"



4

2 COMBINATION 7
SCALE: 1/4" = 1'-0"



4

3 COMBINATION 8
SCALE: 1/4" = 1'-0"

SONO TUBES PER FOUNDATION ENGINEER, 7'-0" MAX SPACING AND AT EVERY HOLDOWN

AT MSTCB48B3 (HD-1): 3.0 KIPS - LFRD DESIGN AT (2)MSTCB48B3 (HD-2): 9.6 KIPS - LFRD DESIGN. DESIGN LOAD AT MODULAR TO FOUNDATION CONNECTION, TYP AT STRAP HOLDOWN LOCATIONS ON ALL COMBINATIONS, SEE NOTE 6.

SHEAR WALL LOAD TO FOUNDATION PER LINEAR FOOT, TYP ALL COMBINATIONS (SEE S1.06M FOR SIZES):

SW-6 = 335 PLF
SW-4 = 490 PLF
SW-3 = 630 PLF
SW-2* = 998 PLF
SW-2 = 820 PLF

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   HOLDOWN CHANGES:
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   NAILING AT TOP PLATES:
   - SEE PLAN NOTES

   OPENINGS
   - PROVIDE (2)2x4 KINGSTUDS AT ALL OPENINGS.

NO	DESCRIPTION	DATE
4	POST STATE LICENSE ADDENDUM 1	2023-12-22
6	CAR	2024-04-19

CONSULTANT:

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PROJECT:
MICASITA
33607 OLD ALICE RD.
LOS FRESNOS, TX 78566

OWNER / CLIENT:
COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE

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BOISE, ID 83702
Phone: 208-258-9520
AxiomPLLC.com
Axiom Project Number: **A22-025**

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REVISION:	DATE:
6	**08/01/2024**
DRAWN BY:	CHECKED BY:
SD	**LH**
DESIGNED BY:	JOB NUMBER:
KR/MM	**A22-025**

UNIT COMBINATION FOUNDATION PLANS

4

S1.03M

2024-08-01 CAR RESPONSE

9/12/2024 3:11:06 PM

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   - SW-4 -> SW-3
   - SW-3 -> SW-2
   - SW-2 -> SW-2* (I.E. 10d NAILS REQUIRED)

   HOLDOWN CHANGES:
   - HD-1 -> HD-2 HOLDOWN TYPE
   - HD-2 -> HD-3 HOLDOWN TYPE

   FOUNDATION T/C LOADING:
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   NAILING AT TOP PLATES:
   - SEE PLAN NOTES

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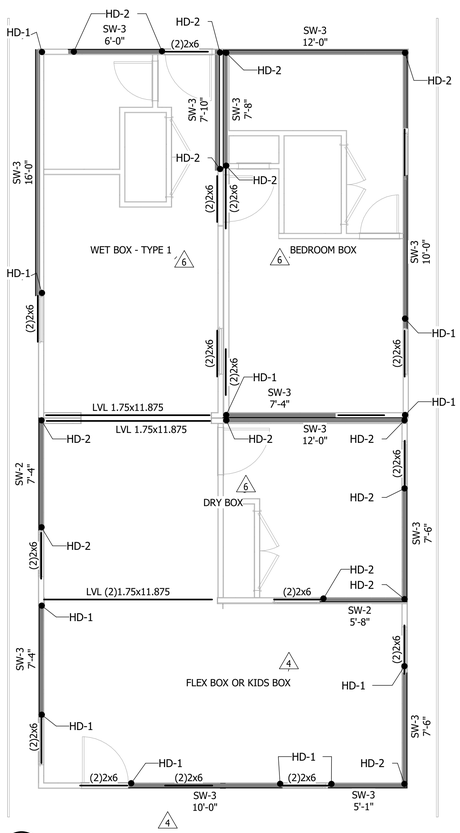
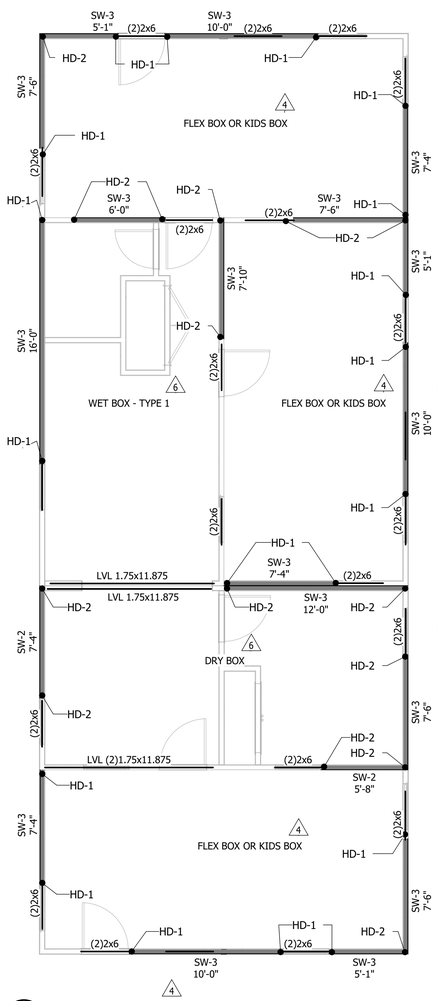
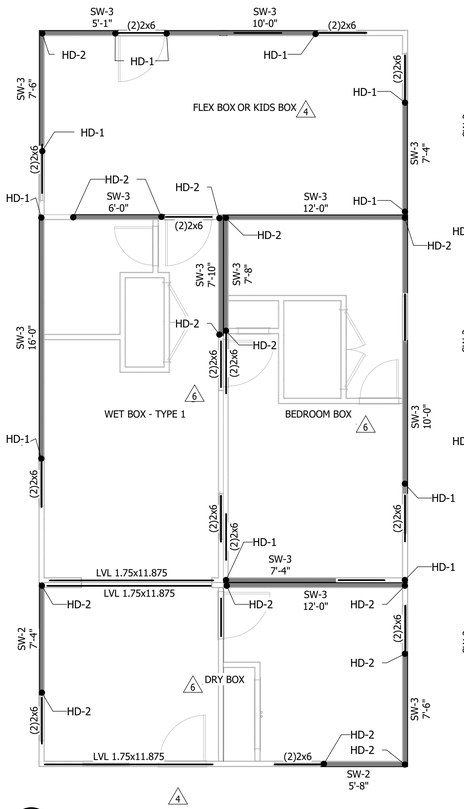


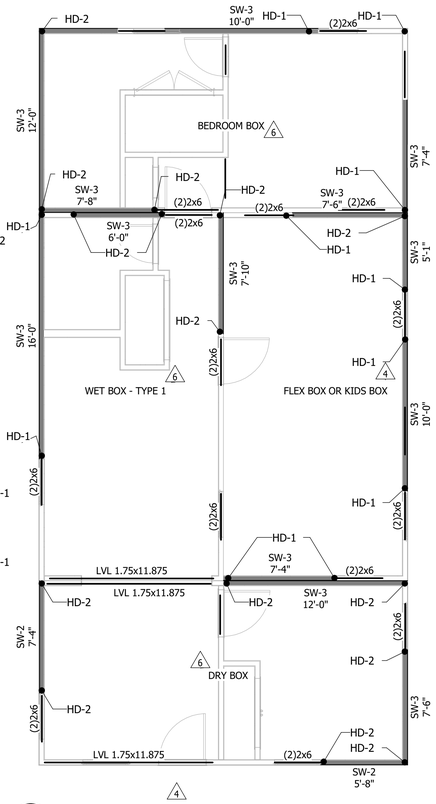
1 COMBINATION 1
SCALE: 1/4" = 1'-0"



2 COMBINATION 2
SCALE: 1/4" = 1'-0"



3 COMBINATION 3
SCALE: 1/4" = 1'-0"



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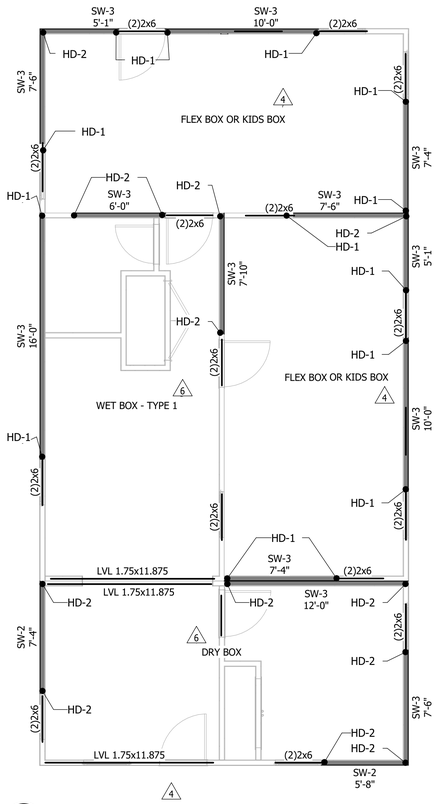
SCALE: 1/4" = 1'-0"



5 COMBINATION 5
SCALE: 1/4" = 1'-0"

NO	DESCRIPTION	DATE
4	POST STATE LICENSE ADDENDUM 1	2023-12-22
6	CAR	2024-04-19

CONSULTANT:

CONSULTANT:

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Axiom Project Number: **A22-025**

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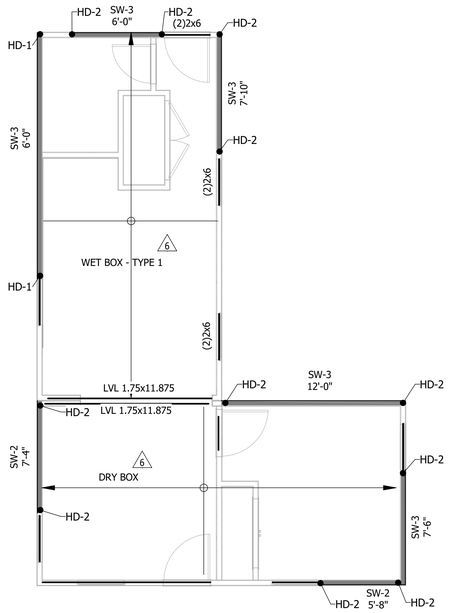
REVISION:	DATE:
6	**08/01/2024**
DRAWN BY:	CHECKED BY:
SD	**LH**
DESIGNED BY:	JOB NUMBER:
KR/MM	**A22-025**

UNIT COMBINATION PLANS

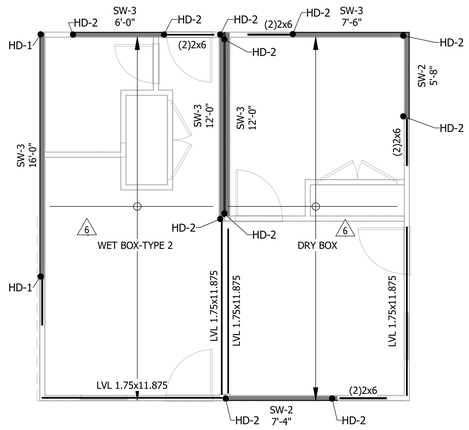
S1.04M

2024-08-01 CAR RESPONSE

9/12/2024 3:11:08 PM



5 L-CORE
SCALE: 1/4" = 1'-0"



6 O-CORE
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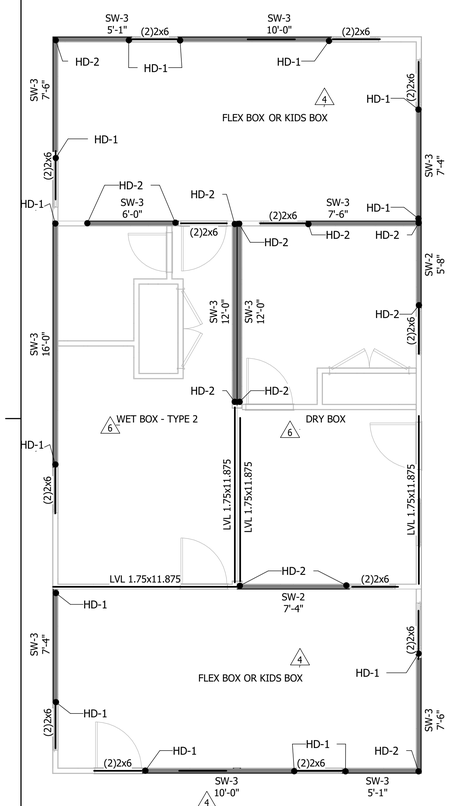

1 COMBINATION 6
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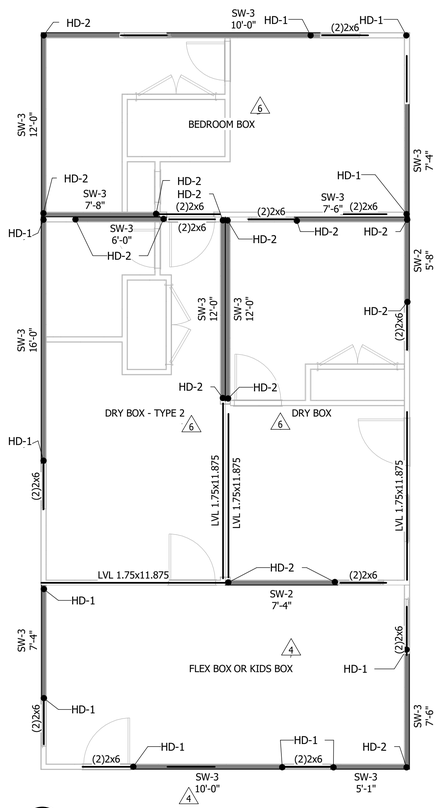
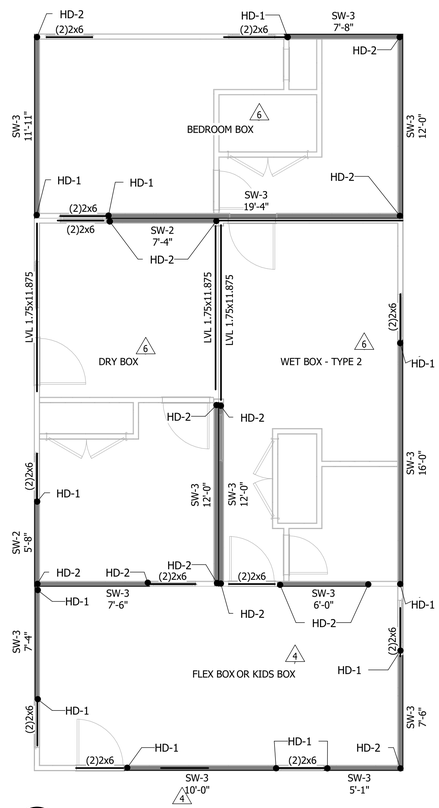


2 COMBINATION 7
SCALE: 1/4" = 1'-0"



3 COMBINATION 8
SCALE: 1/4" = 1'-0"

GENERAL NOTES

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- FOR GENERAL NOTES: S0.00M SERIES SHEETS
  WOOD STANDARD DETAILS: S5.80M SERIES SHEETS
  SCHEDULES: S6.60M SERIES SHEETS

GENERAL PLAN MOD/SITE NOTES

1. FOUNDATION ELEMENTS ARE TO BE DONE BY OTHERS (SEE DEFERRED SUBMITTAL ITEMS IN GSNS), DESIGNED FOR LOADS INDICATED ON THESE PLANS AND IN DETAILS. 6
2. ALTERATION OF COMBINATIONS IS ONLY ALLOWED WITH ADDITION OF LATERALLY FREE-STANDING BOXES SHOWN ON S1.01.2M TO CORE COMBINATIONS
3. COMBINATION PLANS ARE SHOWING SHEAR AND HEADER INFORMATION AS REQUIRED DEPENDING ON ORIENTATION. FOR GENERAL MODULAR BOX CONSTRUCTION, SEE DETAILS AND SHEET S1.01M, AND FOR SHEARWALL SCHEDULE AND DETAIL SEE 1/S6.61M.
4. CONNNECTIONS TO SITE ELEMENTS SHOWN IN THESE DRAWINGS ARE RECOMMENDATIONS ONLY AND TO BE VERIFIED BY FOUNDATION/SITE FRAMING ENGINEER.
5. HD STRAPS TO BE AS FOLLOWS:
   - HD-1 DENOTES (1)MSTCB48B3 WITH (3)2x4 KINGSTUDS.
   - HD-2 DENOTES (2)MSTCB48B3 WITH (5)2x4 KINGSTUDS.
   - HD-3 DENOTES (3)MSTCB48B3 WITH (7)2x4 KINGSTUDS
   - FASTEN MSTCB STRAPS TO STUDS AND RIM FACE AS REQUIRED BY SIMPSON MFR AND INSET ONE KINGSTUD TO ALLOW E.N.
6. THESE PLANS ARE FOR TYPICAL CONDITIONS OF WIND EXPOSURE C. **FOR WIND EXPOSURE D (I.E. HOMES THAT ARE TO BE PLACED WITHIN 1 MILE OF GULF OF MEXICO)**, THE FOLLOWING CONDITIONS NEED TO OCCUR TO BOXES AND SITE INSTALLED ELEMENTS:
   SHEARWALL CHANGES:
   - SW-6 -> SW-4
   - SW-4 -> SW-3
   - SW-3 -> SW-2
   - SW-2 -> SW-2* (I.E. 10d NAILS REQUIRED)

   HOLDOWN CHANGES:
   - HD-1 -> HD-2 HOLDOWN TYPE
   - HD-2 -> HD-3 HOLDOWN TYPE

   FOUNDATION T/C LOADING:
   - 3.0KIPS ->3.5 KIPS (2.5 KIPS ASD)
   - 9.6KIPS ->11.3 KIPS (6.8 KIPS ASD)

   NAILING AT TOP PLATES:
   - SEE PLAN NOTES

   OPENINGS
   - PROVIDE (2)2x4 KINGSTUDS AT ALL OPENINGS.

NO	DESCRIPTION	DATE
4	POST STATE LICENSE ADDENDUM 1	2023-12-22
6	CAR	2024-04-19

CONSULTANT:

CONSULTANT:

PROJECT:
MICASITA
33607 OLD ALICE RD.
LOS FRESNOS, TX 78566

OWNER / CLIENT:
COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE

HEADQUARTERS:
121 N. 9TH ST.
SUITE #401
BOISE, ID 83702
PHONE: (208) 368-4520
AxiomPLLC.com
Axiom Project Number: A22-025

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PROFESSIONAL SEAL

REVISION:	DATE:
6	08/01/2024
DRAWN BY: SD	CHECKED BY: LH
DESIGNED BY: KR/MM	JOB NUMBER: A22-025

UNIT COMBINATION PLANS

S1.05M

2024-08-01 CAR RESPONSE

9/12/2024 3:11:10 PM

GENERAL NOTES

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GENERAL PLAN MOD/SITE NOTES

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   SHEARWALL CHANGES:
   - SW-6 -> SW-4
   - SW-4 -> SW-3
   - SW-3 -> SW-2
   - SW-2 -> SW-2* (I.E. 10d NAILS REQUIRED)

   HOLDOWN CHANGES:
   - HD-1 -> HD-2 HOLDOWN TYPE
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   FOUNDATION T/C LOADING:
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   NAILING AT TOP PLATES:
   - SEE PLAN NOTES

   OPENINGS
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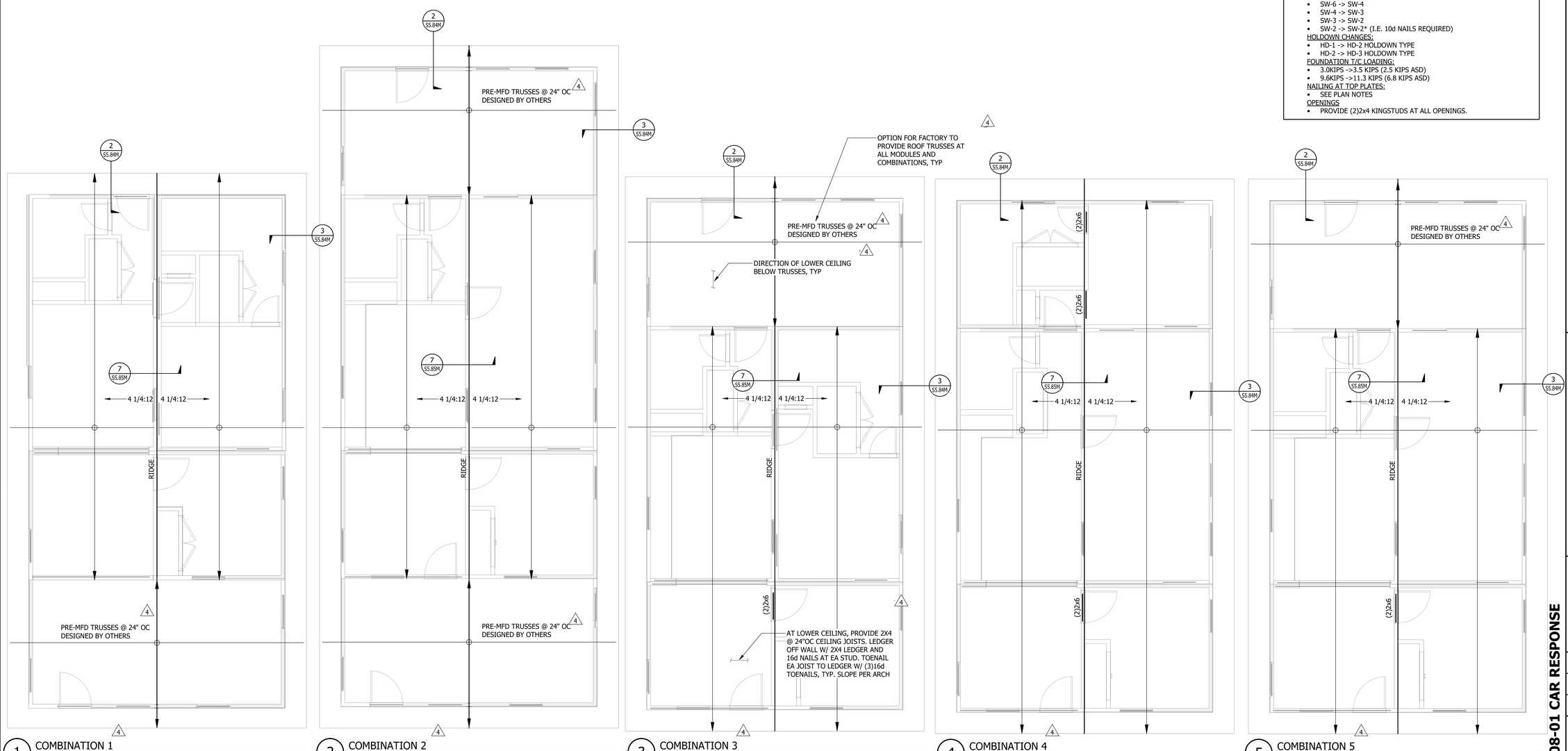

1 COMBINATION 1
SCALE: 1/4" = 1'-0"

2 COMBINATION 2
SCALE: 1/4" = 1'-0"

3 COMBINATION 3
SCALE: 1/4" = 1'-0"

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

5 COMBINATION 5
SCALE: 1/4" = 1'-0"

NO	DESCRIPTION	DATE
4	POST STATE LICENSE ADDENDUM 1	2023-12-22
6	CAR	2024-04-19

CONSULTANT:

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PROJECT:
MICASITA
32607 OLD ALICE RD.
LOS FRESNOS, TX 78566

OWNER / CLIENT:
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BOISE, ID 83702
PHONE: 208-639-4520
AxiomPLC.com

Axiom Project Number: **A22-025**

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PROFESSIONAL SEAL

REVISION:	DATE:
6	**08/01/2024**
DRAWN BY:	CHECKED BY:
SD	**LH**
DESIGNED BY:	JOB NUMBER:
KR/MM	**A22-025**

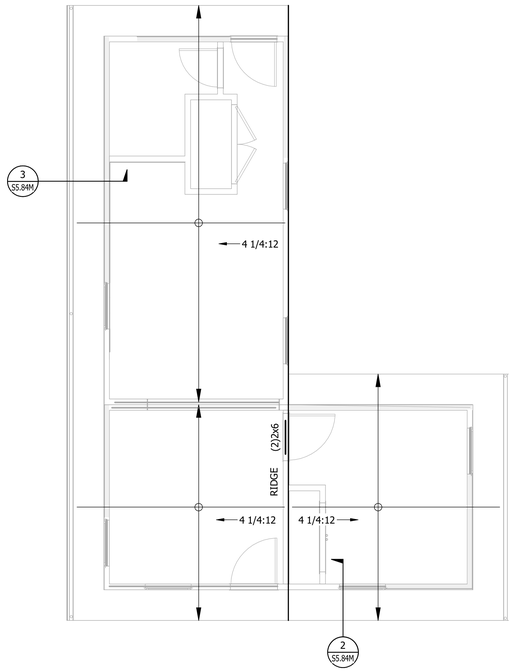
UNIT COMBINATION ROOF PLANS - GABLE ROOF OPTION

4

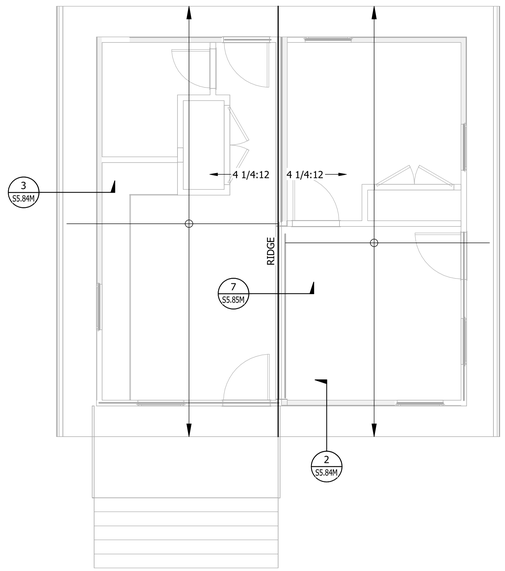
S1.06M

2024-08-01 CAR RESPONSE

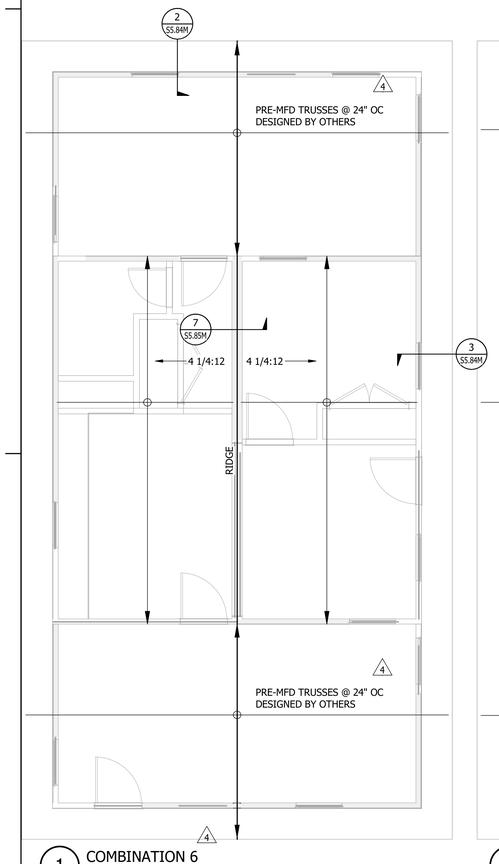
9/12/2024 3:11:11 PM



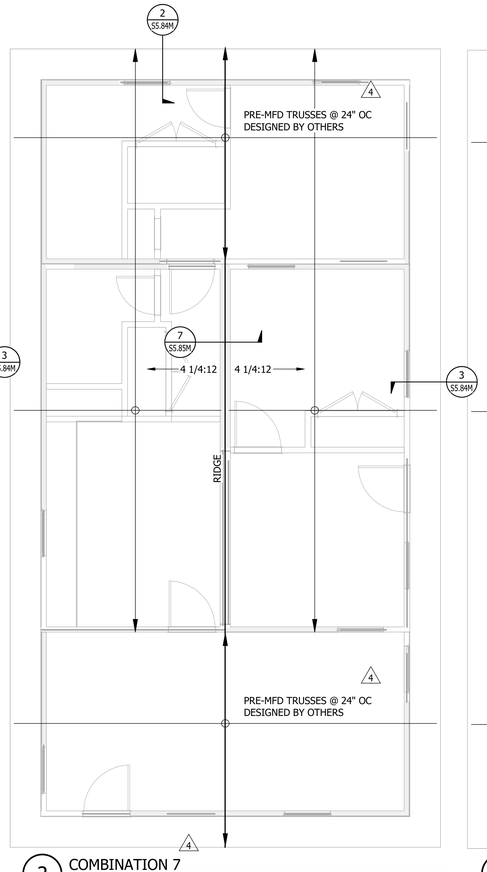
5 L-CORE
SCALE: 1/4" = 1'-0"



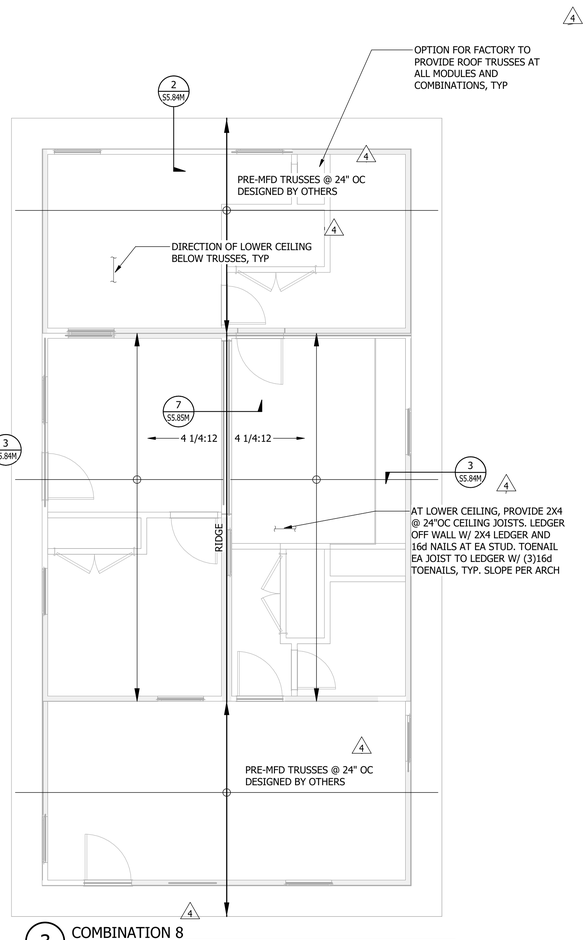
6 O-CORE
SCALE: 1/4" = 1'-0"



1 COMBINATION 6
SCALE: 1/4" = 1'-0"



2 COMBINATION 7
SCALE: 1/4" = 1'-0"



3 COMBINATION 8
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NO	DESCRIPTION	DATE
4	POST STATE LICENSE ADDENDUM 1	2023-12-22
6	CAR	2024-04-19

CONSULTANT:

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MICASITA
32607 OLD ALICE RD.
LOS FRESNOS, TX 78566

OWNER / CLIENT:
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BOISE, ID 83702
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REVISION:	DATE:
6	**08/01/2024**
DRAWN BY:	CHECKED BY:
SD	**LH**
DESIGNED BY:	JOB NUMBER:
KR/MM	**A22-025**

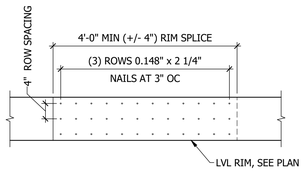
UNIT COMBINATION ROOF PLANS - GABLE ROOF OPTION

4

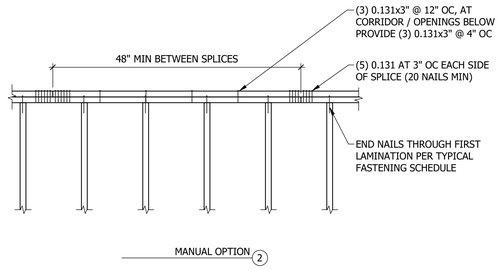
S1.07M

2024-08-01 CAR RESPONSE

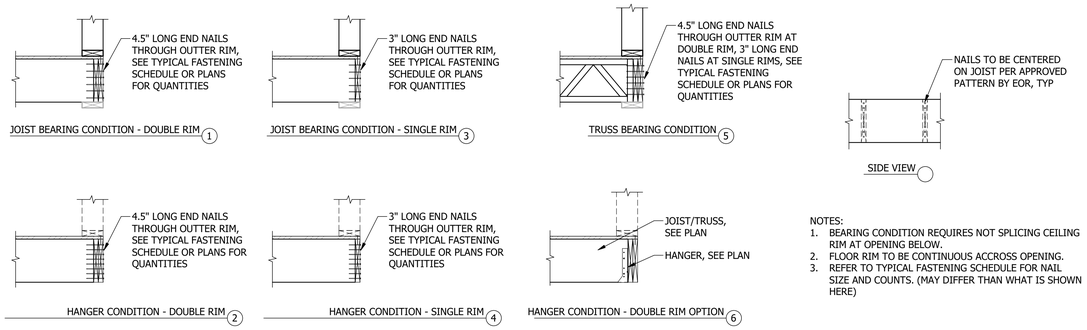
9/12/2024 3:11:11 PM



1 TYPICAL FLOOR RIM SPLICE - MANUAL
SCALE: NTS

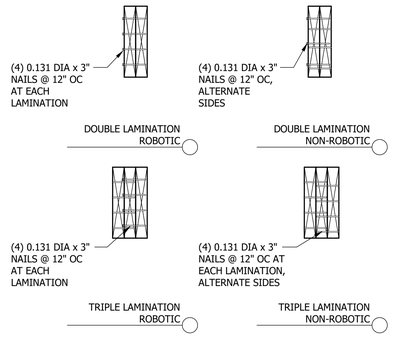


2 FLOOR RIM SPLICE
SCALE: NTS

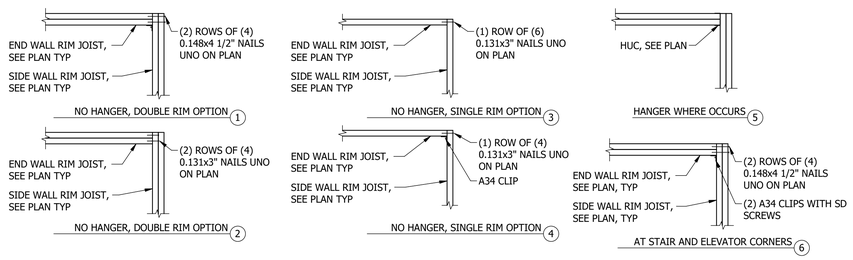


NOTES:
1. BEARING CONDITION REQUIRES NOT SPLICING CEILING RIM AT OPENING BELOW.
2. FLOOR RIM TO BE CONTINUOUS ACCROSS OPENING.
3. REFER TO TYPICAL FASTENING SCHEDULE FOR NAIL SIZE AND COUNTS. (MAY DIFFER THAN WHAT IS SHOWN HERE)

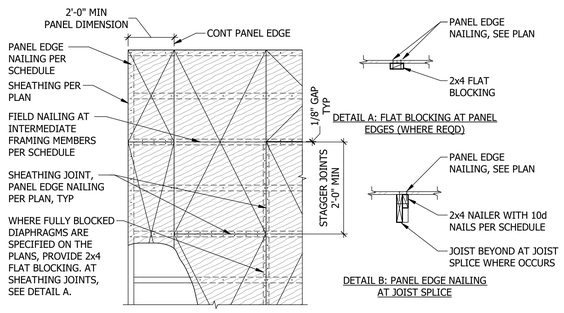
3 FLOOR JOIST END / HANGER ALTERNATIVES
SCALE: NTS



4 TYPICAL BUILT UP BEAM/HEADER
SCALE: NTS



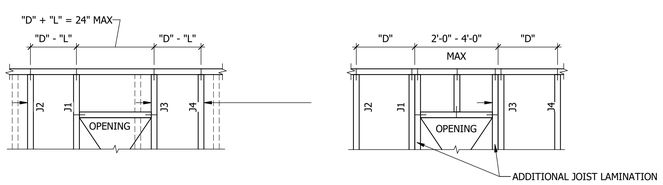
5 TYP FLOOR AND CEILING RIM JOIST CONN AT CORNER (PLAN VIEW)
SCALE: NTS



DIAPHRAGM NAILING SCHEDULE		
LEVEL	EDGE NAILING	FIELD NAILING
ROOF	6" OC	12" OC
LEVEL 5 LEVEL 4	6" OC	12" OC
LEVEL 3	6" OC	12" OC
LEVEL 2	6" OC	12" OC

NOTES:
1. DIAPHRAGM NAILING APPLIES TO CEILING AND FLOOR OR MODULAR UNIT
2. USE 0.148" x 2 1/4" NAILS.

6 FLOOR, ROOF, CEILING DIAPHRAGM SHEATHING
SCALE: NTS



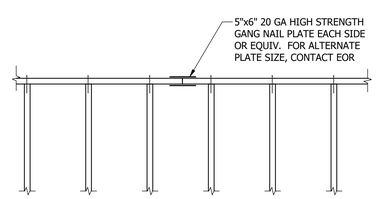
CONDITION 1

NOTES FOR CONDITION 1:
1. MAX TRIB TO J1 AND J3 TO BE MAX SPACING PER PLANS UNO BY EOR.
2. ADJUST LOCATION OF J2 AND J4 AS REQUIRED TO NOT IMPACT LOADING TO J1 AND J3.
3. NO OTHER CHANGES REQUIRED.
4. CONTACT EOR FOR CLARITY IF NEEDED.

CONDITION 2

NOTES FOR CONDITION 2:
1. MAX TRIB TO J1 AND J3 TO BE MAX SPACING PER PLANS TIMES 2.
2. PROVIDE ADDITIONAL LAMINATION TO J1 AND J3 JOISTS.
3. NO OTHER CHANGES REQUIRED.
4. CONTACT EOR FOR CLARITY IF NEEDED.

7 TYP JOIST OPENING ADJUSTMENTS
SCALE: NTS



8 TYPICAL CEILING RIM SPLICE WITH DBL RIM
SCALE: NTS

NO	DESCRIPTION	DATE

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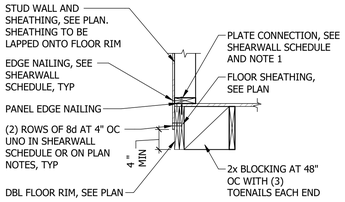
REVISION:	DATE:
	08/01/2024
DRAWN BY: **SD**	CHECKED BY: **LH**
DESIGNED BY: **KR/MM**	JOB NUMBER: **A22-025**

FACTORY BUILT DETAILS (TYPICAL)

2024-08-01 CAR RESPONSE

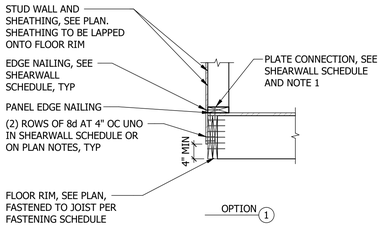
S5.81M

9/12/2024 3:11:12 PM



NOTES:
1. SHEARWALL SOLE PLATE SECUREMENT IS NOT REQUIRED IF SHEATHING LAPS ONTO RIMS BELOW (WITH THE EXCEPTION OF DOUBLE SIDED SHEARWALL CONDITIONS WHERE IT IS REQUIRED). FOLLOW TYPICAL SOLE PLATE FASTENING AT THIS CONDITION.
2. CENTER DIAPHRAGM EDGE NAILING AND SOLE NAILING INTO RIM BELOW.

1 EXTERIOR PARALLEL FLOOR FRAMING
SCALE: NTS
REF SHEET: S1.01.1M



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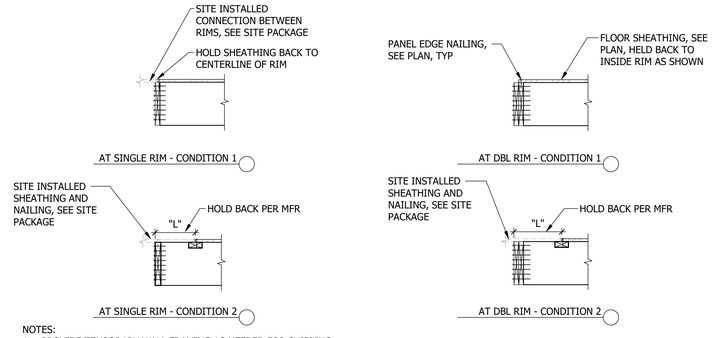
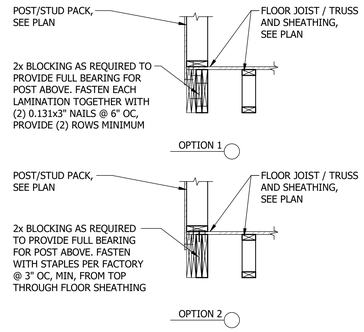
2. CENTER DIAPHRAGM EDGE NAILING AND SOLE NAILING INTO RIM BELOW.

2 EXTERIOR PERPENDICULAR FLOOR FRAMING
SCALE: NTS
REF SHEET: S1.01.1M

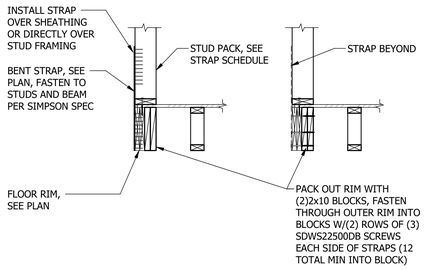


NOTES:
1. PROVIDE TEMPORARY WALL FRAMING AS NEEDED FOR SHIPPING AND CRANE SET PER MODULAR MFR DISCRETION.
2. FOR JOIST CONNECTIONS, SEE 3/S5.81M

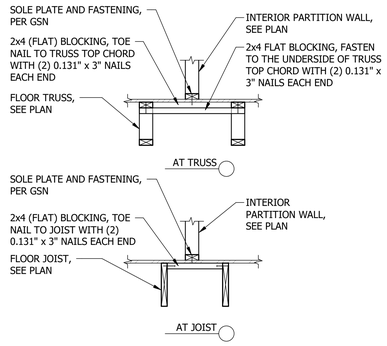
3 MODULAR FLOOR FRAMING AT MATELINE OPENING BETWEEN BOXES
SCALE: NTS



4 FLOOR COMPRESSION POST BLOCKING
SCALE: NTS



5 EXTERIOR PARALLEL FLOOR FRAMING AT HOLDOWN
SCALE: NTS



6 PARTITION WALL BLOCKING - MANUAL
SCALE: NTS

2024-08-01 CAR RESPONSE

NO	DESCRIPTION	DATE

CONSULTANT:

CONSULTANT:

PROJECT:
MICASITA
33607 OLD ALICE RD.
LOS FRESNOS, TX 78566

OWNER / CLIENT:
COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE

HEADQUARTERS:
121 N. 9TH ST.
SUITE #401
BOISE, ID 83702
Phone: 208-658-4520
AxiomPLLC.com

Axiom Project Number: **A22-025**

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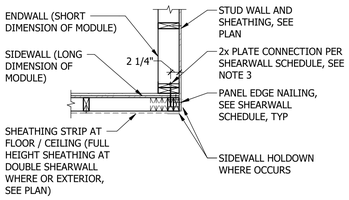
DRAWN BY: **SD**	CHECKED BY: **LH**
DESIGNED BY: **KR/MM**	JOB NUMBER: **A22-025**

FACTORY BUILT FLOOR DETAILS

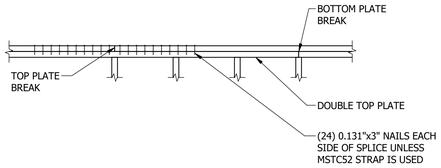
S5.82M

9/12/2024 3:11:12 PM



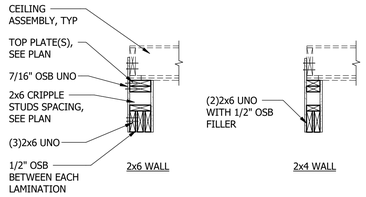
NOTES:
1. HOLDOWN INDICATES BENT STRAP OR PLATE.
2. BUNDLED STUDS FOR HOLDOWN MAY VARY PER HOLDOWN SCHEDULE. REFERENCE SCHEDULE FOR REQUIREMENTS.
3. PLATE CONNECTION SHALL BE GREATER OF SIDE WALL AND EXTERIOR WALL.

1 TYPICAL EXTERIOR CORNER ARRANGEMENT - PLAN
SCALE: NTS

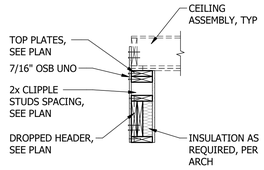


NOTE:
1. SPLICE DOES NOT NEED TO OCCUR AT STUD AS SHOWN UNO.

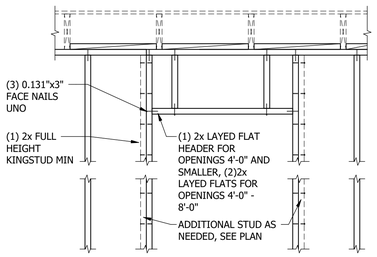
2 TOP SPLICE DETAIL (FACTORY)
SCALE: NTS



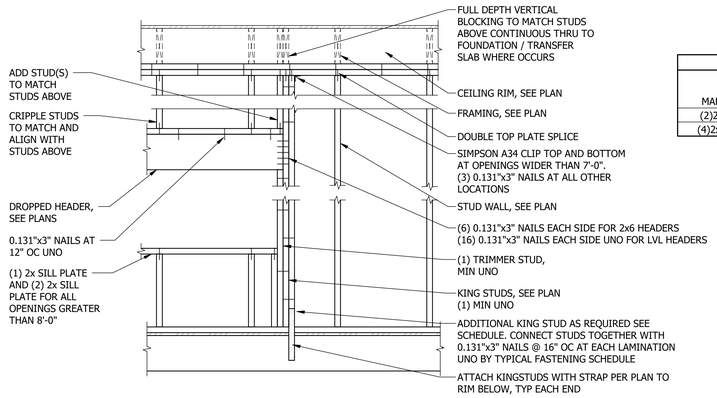
3 DROPPED HEADER SECTION DETAIL
SCALE: NTS



4 DROPPED HEADER SECTION DETAIL ALTERNATIVE
SCALE: NTS



5 TYPICAL INTERIOR NON BEARING OPENING
SCALE: NTS



WOOD HEADER SCHEDULE

MARK	MEMBER SIZE	TRIMMER STUD(s) [6]	KING STUD(S) [6][7]
(2)2x6	(2)2x6 SP #2	2x4	2x4
(4)2x10	(2)2x6 SP #2	2x4	2x4

6 TYPICAL DROPPED HEADER
SCALE: NTS

NO	DESCRIPTION	DATE

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FACTORY BUILT WALL FRAMING DETAILS

S5.83M

2024-08-01 CAR RESPONSE

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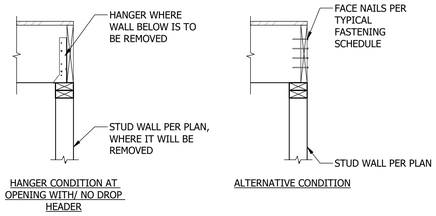
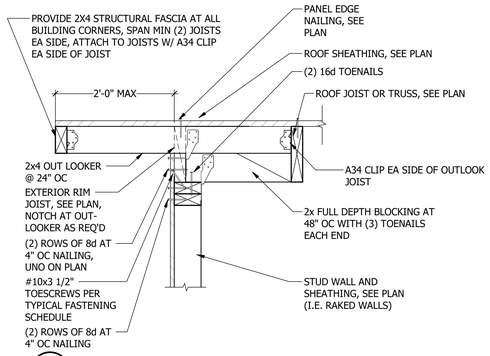


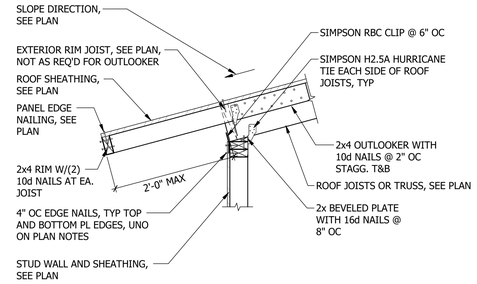
NOTE:
1. NAILING FOR TYPICAL 2x8.
2. USE HANGER OR END NAILED CONDITION AT ALL OPENINGS EXCEPT AT DROPPED HEADERS.
3. SHEATHING LOCATION VARIES PER PLAN AND FACTORY DETAILS.

1 ROOF JOIST END/HANGER ALTERNATES
SCALE: NTS



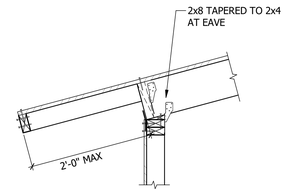
2 FACTORY ROOF PARALLEL TO WALL
SCALE: NTS
REF SHEET: S1.01.1M

4

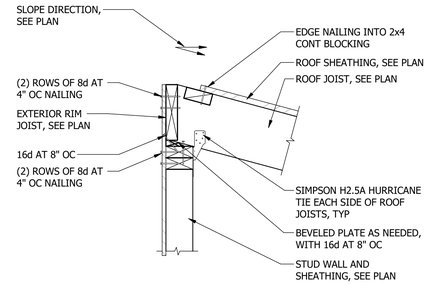


3 FACTORY ROOF AT WALL
SCALE: NTS
REF SHEET: S1.01.1M

4



ALTERNATIVE OPTION



4 FACTORY ROOF AT WALL
SCALE: NTS
REF SHEET: S1.01.1M

NO	DESCRIPTION	DATE
4	POST STATE LICENSE ADDENDUM 1	2023-12-22

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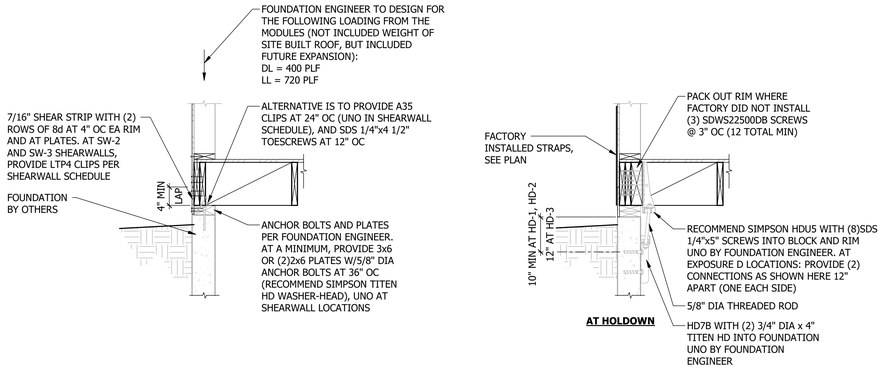
DESIGNED BY:	JOB NUMBER:
KR/MM	**A22-025**

FACTORY BUILT ROOF DETAILS

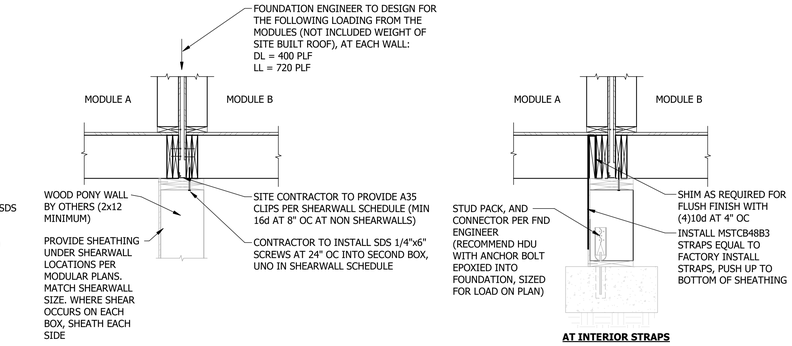
S5.84M

2024-08-01 CAR RESPONSE

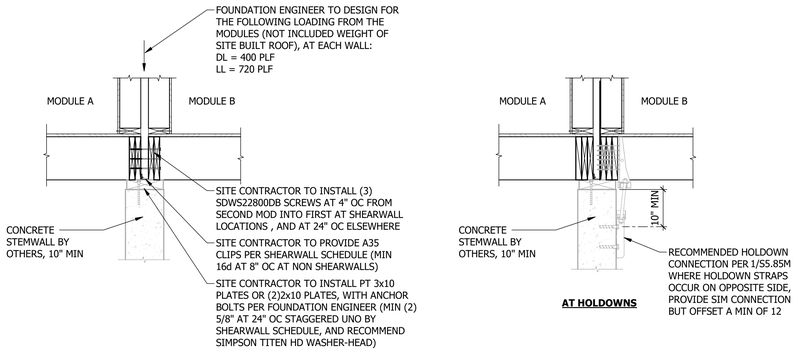
9/12/2024 3:11:13 PM



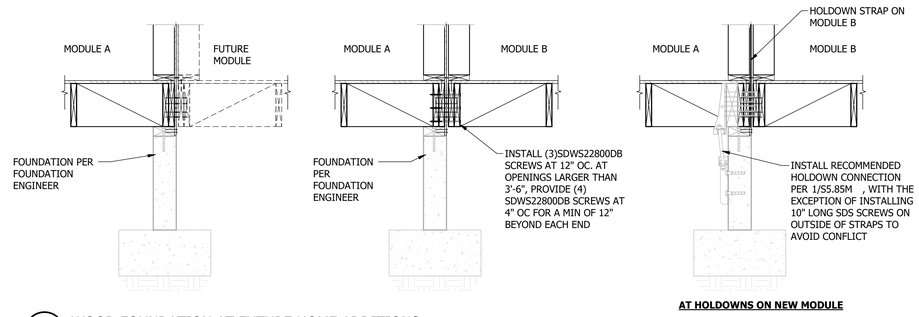
1 WOOD FOUNDATION HOLDOWN DETAIL
SCALE: NTS
REF SHEET: S1.01.1M



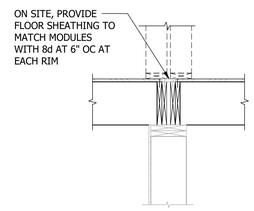
2 WOOD FOUNDATION HOLDOWN DETAIL AT INTERIOR PONY WALL OPTION
SCALE: NTS
REF SHEET: S1.01.1M



3 WOOD FOUNDATION AT INTERIOR FOUNDATION DETAIL
SCALE: NTS
REF SHEET: S1.01.1M



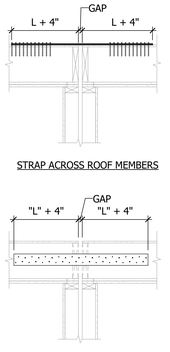
4 WOOD FOUNDATION AT FUTURE HOME ADDITIONS
SCALE: NTS
REF SHEET: S1.01.1M



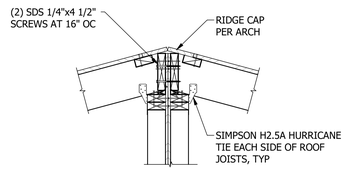
5 MATELINE OPENING BETWEEN BOXES
SCALE: NTS
REF SHEET: S1.01.1M

WOOD COILED STRAP SCHEDULE				
		LENGTH ONTO (L):		
STRAP TYPE	MIN NAILS AT EACH END	JOIST [3]	BLOCKING [5]	Capacity
CS16	(13) 8d	13"	SEE PLAN	1705
CS14	(18) 8d	19"	SEE PLAN	2490
CMST12	(43) 16d	39"	SEE PLAN	9215

NOTES:
1. ⟷ DENOTES SIMPSON STRAP FOR DRAG CONNECTION. SEE DRAG STRAP SCHEDULE FOR REQUIRED STRAP LENGTHS.
2. DRAG STRAPS TO BE BY SIMPSON STRONGTIE UNO.
3. FILL EVERY OTHER PAIR OF NAIL HOLES.
4. FOR MANUFACTURED JOISTS ONLY, PROVIDE ADDITIONAL JOIST AND USE DF/GLB LENGTHS FOR SOLID SAWN AND FABRICATED TRUSSES.
5. 2x FLAT BLOCKING PERMITTED UNO IN TYPICAL DRAG STRAP DETAILS. FILL EVERY PAIR OF NAIL HOLES THE LENGTH OF STRAP.
6. PROVIDE A MIN OF 4" END DISTANCE TO 1ST NAIL OF ALL STRAPS (THIS LENGTH NOT INCLUDED IN LENGTHS ABOVE)
7. FOR ADDITIONAL DRAG DETAILS, SEE DETAILS REFERENCED.

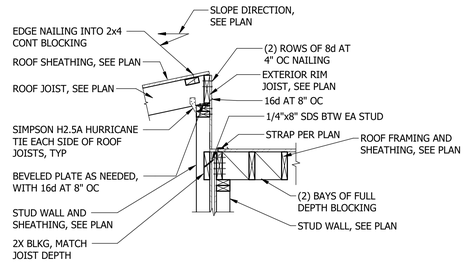


6 WOOD DRAG STRAP SCHEDULE (SITE INSTALLED)
SCALE: NTS

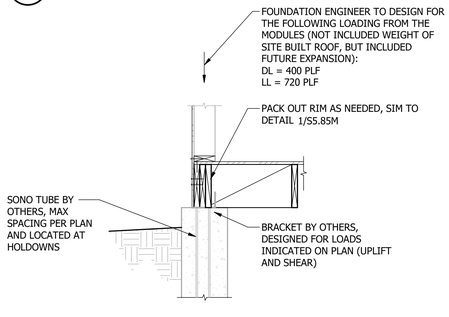


NOTES:
1. ROOF ORIENTATION/SLOPE MAY VARY

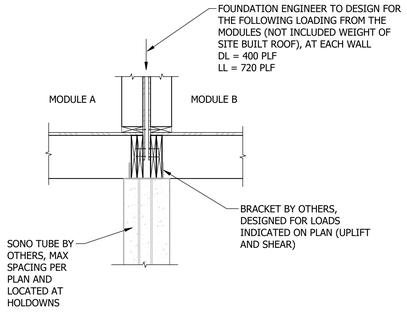
7 SITE CONNECTION AT ROOF
SCALE: NTS
REF SHEET: S1.01.1M



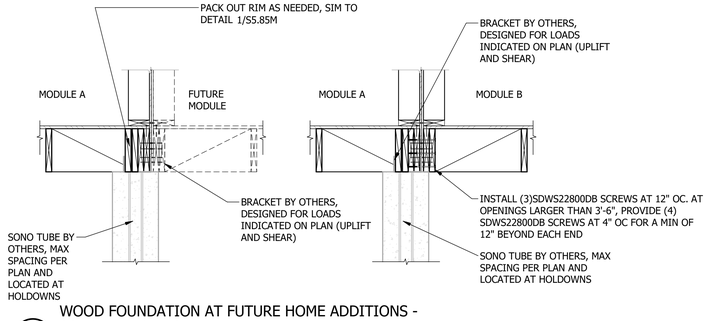
8 MODULE FRAMING AT ROOF FRAMING DIRECTION CHANGE
SCALE: NTS
REF SHEET: S1.01.1M



9 WOOD FOUNDATION HOLDOWN DETAIL - SONOTUBE OPTION
SCALE: NTS
REF SHEET: S1.01.1M



10 WOOD FOUNDATION HOLDOWN DETAIL AT INTERIOR - SONOTUBE OPTION
SCALE: NTS
REF SHEET: S1.02M



11 WOOD FOUNDATION AT FUTURE HOME ADDITIONS - SONOTUBE OPTION
SCALE: NTS
REF SHEET: S1.02M

NO	DESCRIPTION	DATE
4	POST STATE LICENSE ADDENDUM 1	2023-12-22

CONSULTANT:

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SITE INSTALLATION DETAILS

S5.85M

2024-08-01 CAR RESPONSE

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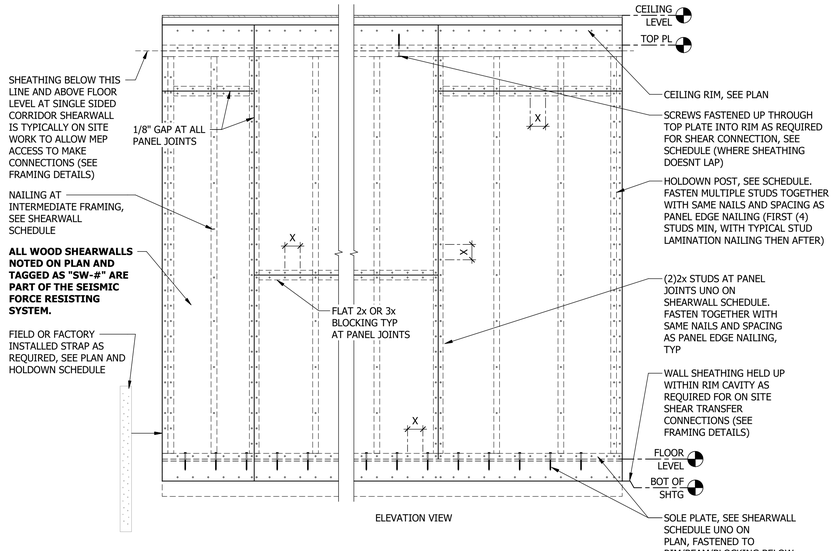
WOOD SHEARWALL SCHEDULE												
FACTORY AND SITE INSTALLED								FACTORY INSTALLED			SITE INSTALLED	
				PANEL NAILING								
MARK	SHEAR CAPACITY LBS/FT (E/W) ASD	WALL SHEATHING APA RATED [1],[6]	STUD PLATES / BLOCKING SPECIES	SIZE	EDGE SPACING	FIELD SPACING	FRAMING MEMBERS AT ADJOINING PANEL EDGES [6]	CLIPS (LTP4) [11]	2x SOLE PLATE CONNECTION TO RIM / BLOCKING BELOW [8], [13], [14], [15]	PLATE CONNECTION THRU MAX (2)2x	2x PLATE CONNECTION THRU MAX (2) LAYERS OF 5/8" GYP	2x (MIN) PLATE CONNECTION TO FOUNDATION	RIM JOIST CONNECTION TO SLEEPER PLATE (A35) [11]
SW-3	450/630	7/16"	SPF	0.131x2 1/2"	3" OC STAGGER	12" OC	(2)2X	7" OC	16d @ 2" OC	CTX #14-6 @ 5" OC	CTX #14-6 @ 5" OC	5/8" ANCHOR BOLT @ 20" OC	9" OC
SW-2*	708/998	7/16"	SPF	0.148x2 1/2"	2" OC STAGGER	12" OC	(2)2x	5" OC	CTX #15-4 @ 4" OC	CTX #14-6 @ 4" OC	CTX #14-6 @ 4" OC	5/8" ANCHOR BOLT @ 16" OC	7" OC
SW-2	590/820	7/16"	SPF	0.131x2 1/2"	2" OC STAGGER	12" OC	(2)2x	5" OC	CTX #15-4 @ 4" OC	CTX #14-6 @ 4" OC	CTX #14-6 @ 4" OC	5/8" ANCHOR BOLT @ 16" OC	7" OC

SCHEDULE NOTES:
1. INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICAL FOR THE ENTIRE LENGTH OF THE WALL PER PLAN.
2. ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.
3. STAGGER ALL EDGE NAILING EXCEPT FOR AT SW-6.
4. PROVIDE NAILING TO ALL PANEL EDGES, TOP AND BOTTOM PLATES, TO DOUBLE SILL/SOLE PLATES WHERE USED, AND TO HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO (2) 2x OF HOLDOWN POST MINIMUM.
5. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS PER FIELD SPACING OF SCHEDULE.
6. WHERE SHEATHING IS APPLIED ON BOTH SIDES OF WALL, PANEL EDGE JOINTS SHALL BE STAGGERED SO THAT JOINTS ON THE OPPOSITE SIDES ARE NOT LOCATED ON THE SAME STUDS.
7. ALL WOOD MEMBER IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED PER GENERAL STRUCTURAL NOTES.
8. 16d NAILS ARE PERMITTED TO BE 0.148" x 3 1/4" NAILS OR 16d COMMON UNO.
9. PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
10. SHEAR CLIPS ARE PER SIMPSON MFR WITH 8d NAILS PER SIMPSON'S SPECS (1 1/2" NAILS WHERE INSTALLED DIRECTLY OVER FRAMING, 2 1/2" NAILS WHEN INSTALLED OVER SHEATHING). FACTORY OPTION TO CONTINUE WALL SHEATHING OVER MODULE RIMS AND PROVIDE EDGE NAILING IN LIEU OF CLIPS PER SCHEDULE. CLIPS AND LAPPED SHEATHING REQUIRED AT DOUBLE SIDED SHEARWALLS.
11. FOR COMPRESSION STUDS AT THE ENDS OF ALL SHEARWALLS, SEE HOLDOWN SCHEDULES.
12. WESTERN BUILDERS SUPPLY "CTX" CONSTRUCTION LAG SCREWS. TESTING RESULTS AVAILABLE OPON REQUESTS. 1/4" SDS SCREWS AT SAME LENGTH MAY BE USED AS AN ALTERNATIVE
13. AT MATELINE WALLS, FASTENERS PER SCHEDULE MUST PENETRATE RIM OF MODULE THAT CONTAINS SHEARWALL, TYP.
14. AT NON-SHEARWALL LOCATIONS, MINIMUM FASTENING TO BE PER TYPICAL FASTENING SCHEDULE.

1 WOOD SHEARWALL SCHEDULE
SCALE: NTS



ELEVATION VIEW

DETAIL ELEVATION NOTES:
1. INDIVIDUAL PIECES OF WOOD STRUCTURAL PANEL SHALL BE NOT LESS THAN 2'-0" IN LEAST DIMENSION OR 8 SQ FT IN AREA, UNLESS REQUIRED BY FRAMING ORIENTATION, BOUNDARIES, AND CHANGES IN FRAMING. REFERENCE NDS 4.3.7.1.
2. PROVIDE SHEATHING ON ENTIRE EXTERIOR SURFACE OF ALL STUD WALLS, UNO IN ARCH DRAWINGS. THE SHEATHING THICKNESS SHALL BE AS REQUIRED TO MAINTAIN A COMMON WALL PLANE, 7/16" MIN PROVIDE FURRING OR BACKING AT ALL INTERIOR WOOD STUD WALL SURFACES WHICH ARE ONLY PARTIALLY SHEATHED WITH WOOD SHEATHING. THE FURRING OR BACKING SHALL BE OF THICKNESS TO MAINTAIN A COMMON WALL PLANE. COORDINATE AND ADJUST HEADER, JAMB AND SILL DETAILS AS REQUIRED FOR PROPER OVERALL WALL THICKNESS.
3. "X" INDICATES EDGE NAILING AT SHEARWALLS
4. UNO ON SHEARWALL SCHEDULE, PROVIDE THE MINIMUM NAIL SIZE AND SPACING OF 8d NAILS @ 6" OC AT PANEL EDGES, AT SILL AND SOLE PLATES, AND 12" OC AT INTERMEDIATE SUPPORTS.

2024-08-01 CAR RESPONSE

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WOOD SCHEDULES

S6.61M

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