

DreamBuild Volumetric Module Housing

Bid Package

Project Location: 33607 Old Alice Rd., Los Fresnos, Texas 78566, and scattered home sites in Cameron, Willacy, Hidalgo, and Starr Counties.

General Contractor: cdcb/DreamBuild

Project Manager: Danny Hawkins & Mauricio Lugo

Contact Information: | (956) 541-4955

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, kid boxes, bedroom suites, and flex boxes, with additional optional configurations for full, half and doorway porches.

cdcb/DreamBuild will produce 80-100 modules.

Construction Schedule:

- **Bid Submission Deadline:** December 6, 2024, at 4:00pm, 901 E. Levee St., Brownsville.
- **Bid Submission Opening:** December 6, 2024, at 4:05pm, 901 E. Levee St., Brownsville.
- **Bid Award:** December 13, 2024
- **Project Start Date:** December 16, 2024
- **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
 - **10-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.
 - **Request For Information Form**
-

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	Dry Box	Kids Box	Bedroom Suite	Flex Box
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 from 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	\$_____	\$_____	\$_____	\$_____	\$_____

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.

Signed Acknowledgment of Contract Terms

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.
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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:** December 6, 2024, by 4:00 PM
 - **Public Opening of RFP:** December 6, 2024, at 4:05 p.m.
 - **Submission Location:** 901 E. Levee St. Brownsville, Texas 78520.
 - **Pre-Bid Meeting:** 33607 Old Alice Rd., Los Fresnos, Texas 78566 on November 26th, 2024, at 10:00 AM and December 3rd at 10:00 AM
 - **Questions:** Email Mauricio Lugo mlugo@cdcb.org by December 4, 2024
-

8. Attachments

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

9. Sample Bid Submission Checklist

- Completed Bid Form
 - Pricing Breakdown
 - References and Experience
 - Insurance Certificate
 - Signed Acknowledgment of Contract Terms, (pg.10 of this document)
-

10-Day Foundation Schedule

Days 1–5: Site Preparation and Foundation Work

- **Day 1:** Site Inspection and Marking
 - Inspect site, confirm site plan, and mark building layout.
- **Days 2–3:** Site Clearing and Excavation
 - Clear vegetation, remove debris, and excavate for foundation.
- **Days 4–5:** Foundation and Flatwork Layout
 - Set up formwork and layout for foundation, driveway, and sidewalk.

Days 6–10: Foundation Pour

- **Days 6–7:** Place Concrete for Foundation and Flatwork
 - Pour and finish concrete for foundation, footings, slab, driveway, and sidewalk.
 - **Days 8–9:** Curing and Rough Grade
 - Monitor concrete curing, demobilize equipment, and rough grade the site.
 - **Day 10:** Return Forms
 - Collect and return forms to DreamBuild.
-

25-Day Finish-Out Schedule

Exterior Finishes

- **Days 1–5:** Porch(es) and Stair Installation
 - Assemble and secure porches and stairs.
 - **Days 3–4:** Roofing Installation
 - Install shingles, flashing, and complete roofing work.
 - **Days 15–25:** Siding/Brick Installation and Final Exterior Touches
 - Finish siding/brickwork and complete caulking, painting, and sealing.
-

Interior Finishes

- **Days 1–5:** Drywall Work
 - Tape, mud, and sand drywall for a smooth finish.
- **Days 6–10:** Interior Painting
 - Apply primer and paint to walls and ceilings.
- **Days 11–12:** Flooring and Cabinet Installation
 - Install all flooring and cabinetry as per design.
- **Days 13–15:** Trim and Doors
 - Install trim, baseboards, and interior doors.

Final Touches and Inspections

- **Days 1–15:** Fixture Installation
 - Install light fixtures, plumbing fixtures, and other items.
- **Days 16–24:** Final Inspections and Punch List
 - Conduct final walkthrough and address remaining work from the punch list.
- **Day 25:** Clean-Up and Handover
 - Perform final cleaning and walkthrough with the client.



Request for Information (RFI) Form

Project Name: DreamBuild Volumetric Module Housing

Project Location: 33607 Old Alice Rd., Los Fresnos, Texas 78566

General Contractor: cdcb/DreamBuild

Project Manager: Danny Hawkins & Mauricio Lugo **Contact Information:** (956) 541-4955

1. RFI Information

Project Name: _____

Contact Person: _____

Date Submitted: _____

Contact Email: _____

Company Name: _____

Contact Phone Number: _____

2. Subject of RFI

Subject: _____

3. Detailed Description of Request

Please provide a detailed description of the information being requested, including specific references to the drawings, specifications, or sections in the RFP document:

4. Attachments

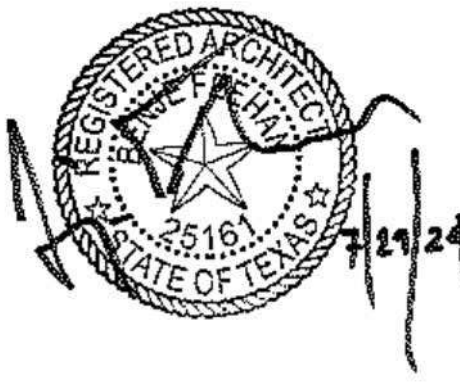
List any relevant attachments (drawings, documents, etc.) for context or clarification:

5. Proposed Solution / Suggested Action (Optional)

If applicable, please provide any proposed solution or suggested action to address the RFI:

DreamBuild

TX STATE CODE UPDATES SET



DreamBuild

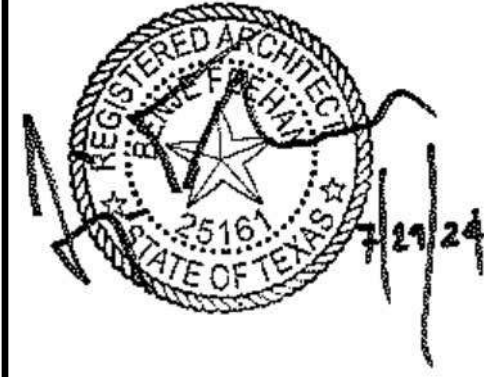
SUBMITTAL LIST

SUPPLEMENTAL SUBMITTALS					CONTACT LIST		PROJECT INFORMATION	
<p>MECHANICAL PACKAGE A COMPLETE MECHANICAL PACKAGE HAS BEEN SUBMITTED IN A SEPARATE DOCUMENT ATTACHED TO THIS SUBMITTAL.</p> <p>ELECTRICAL PACKAGE A COMPLETE ELECTRICAL PACKAGE HAS BEEN SUBMITTED IN A SEPARATE DOCUMENT ATTACHED TO THIS SUBMITTAL.</p> <p>PLUMBING PACKAGE A COMPLETE PLUMBING PACKAGE HAS BEEN SUBMITTED IN A SEARATE DOCUMENT ATTACHED TO THIS SUBMITTAL.</p> <p>STRUCTURAL PACKAGE A COMPLETE STRUCTURAL PACKAGE HAS BEEN SUBMITTED IN A SEPARATE DOCUMENT ATTACHED TO THIS SUBMITTAL.</p>								
	OWNER REP COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE 33607 OLD ALICE RD LOS FRESNOS TX 78566 CONTACT: Leo Barrera PHONE: (956) 541-4955 EMAIL: jbarrera@cddb.org	MODULAR CONSULTANT	MODULAR DESIGN STAMP	MANUFACTURER			MICASITA - TEXAS	
	ARCHITECT BUILDING COMMUNITY WORKSHOP 1414 BELLEVIEW ST., SUITE #150 Dallas, TX, 75215 CONTACT: Benje Feehan PHONE: (214) 252-2900 EMAIL: benje@bcworkshop.com	STRUCTURAL ENGINEER AXIOM PLLC 999 W. MAIN ST. SUITE #200 BOISEM ID 83702 CONTACT: KAI RISUNG PHONE: 208.639.4520 EMAIL: KRISUNG@AXIOMPLLC.COM	CONTRACTOR COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE 33607 OLD ALICE RD LOS FRESNOS TX 78566 CONTACT: Leo Barrera PHONE: (956) 541-4955 EMAIL: jbarrera@cddb.org	MEP DESIGN ENGINEERING CONSULTANTS INC. 303 S. FEDERAL WAY BOISE, ID 83705 CONTACT: Kit Legg PHONE: (208) 376-9820 EMAIL: kit@eciboise.com			<p>BUILDING TYPE: SINGLE FAMILY DWELLING</p> <p>SITE AREA: VARIES</p> <p>DATA PLATE: PLACE IN CLOSET BELOW OR NEXT TO DECAL/INSIGNIA</p> <p>DECAL/INSIGNIA: PLACE IN CLOSET ABOVE OR NEXT TO DATA PLATE</p> <p>MAX ROOF SNOW LOAD: 20 PSF</p> <p>MAX WIND SPEED: 116.2 MPH Vasd / 150 MPH Vult</p> <p>SEISMIC DESIGN: C</p> <p>CONSTRUCTION TYPE: WOOD FRAME</p> <p>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</p> <p>OCCUPANCY: RESIDENTIAL</p> <p>DATA PLATE & DECAL</p> <p>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.</p> <p>PERMISSIBLE GAST TYPE: N/A</p> <p>SPECIAL CONDITIONS OR LIMITATIONS: N/A</p> <p>SITE INFORMATION: HOME INSTALLATION SITES VARY. ALL WORK TO COMPLY WITH LOCAL ORDINANCE AND SUBDIVISION RULES.</p> <p>LIST OF ON-SITE WORK BY G.C.: ENGINEERED FOUNDATION AND STRUCTURAL CONNECTIONS TO HOME.</p> <p>ELECTRICAL SERVICE ENTRANCE</p> <p>WATER AND WASTE WATER CONNECTIONS</p> <p>DECKS AND PORCHES INC. STAIRS AND RAMPS</p> <p>SHINGLES AT ROOF TIE-INS INC. OVERLAY & PORCH LOCATIONS</p> <p>BOX TO BOX MODULE CONNECTIONS</p> <p>MISC. FINISHES AT MATE WALLS</p> <p>BRICK (IF SELECTED BY CLIENT)</p> <p>CONDENSER UNIT INSTALLATION</p> <p>INTERIOR MATERIAL PATCHING AT MATE WALLS</p>	

[illegible]

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

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



DreamBuild

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

SHEET TITLE:
GENERAL NOTES

Drawn By:
Date: 12/03/2021

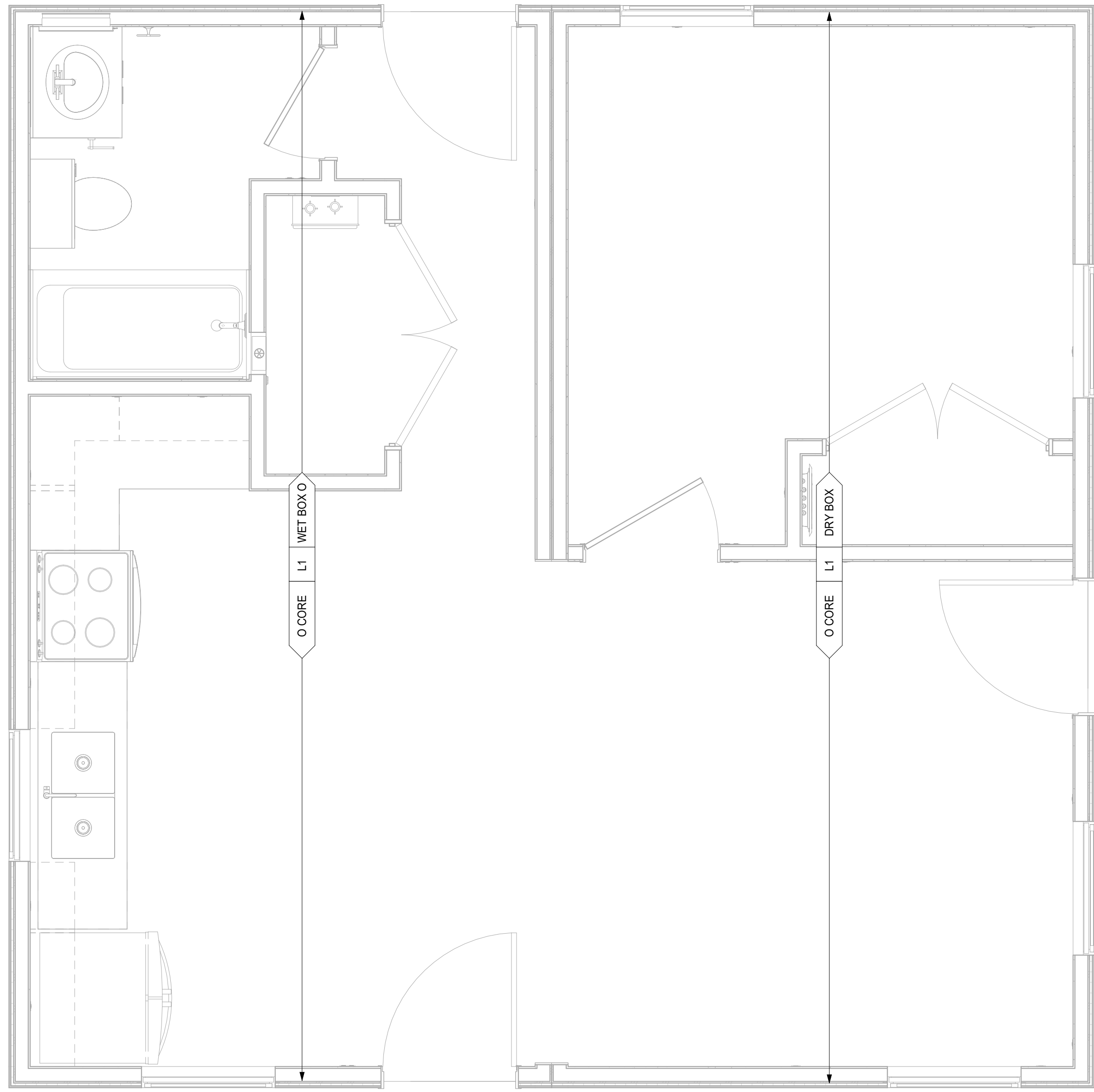
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SHEET NUMBER:

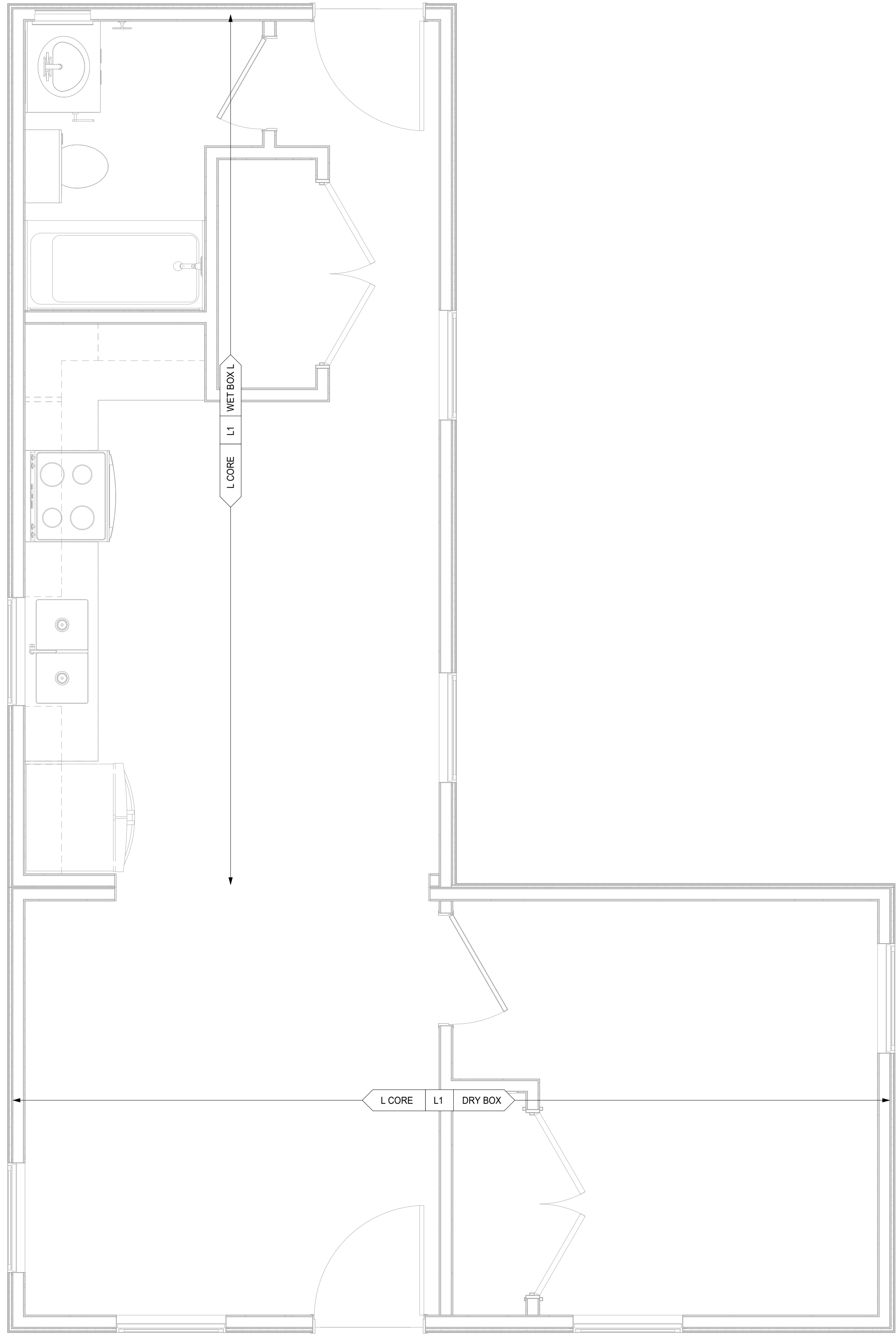
MA-0.01

The diagram illustrates four types of section line symbols used in technical drawing:

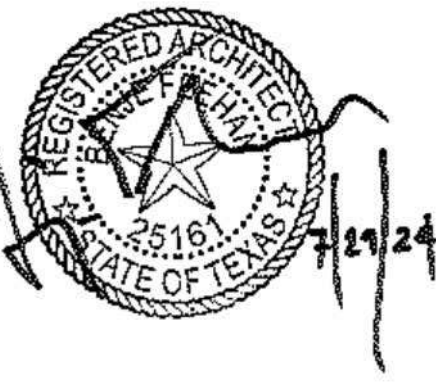
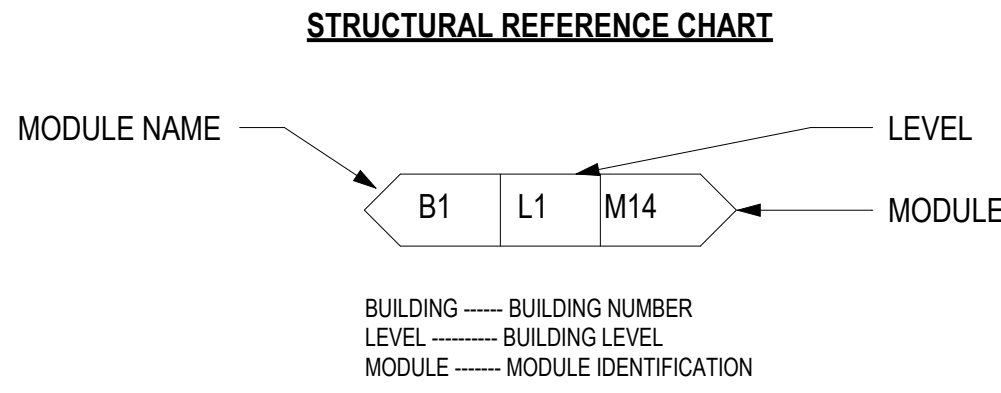
- GRID LINE:** Represented by a circle with the letter 'A' inside. A horizontal dashed line extends to the right, labeled **GRID LINE**.
- LEVEL LINE:** Represented by a circle with the number '1' inside. A horizontal dashed line extends to the right, labeled **LEVEL LINE**.
- CENTER LINE:** Represented by a circle with 'CL' inside. A horizontal dashed line extends to the right, labeled **CENTER LINE**.
- SECTION CALLOUT:** A detailed diagram showing a section line symbol (a circle with '1' over 'A1') and a detail callout symbol (a circle with '1' over 'A1'). Lines connect these symbols to a rectangular detail callout box. To the right, the text **SECTION** is shown. Below it, two lines point to the detail callout box, labeled "INDICATES DRAWING NUMBER" and "INDICATES SHEET NUMBER".



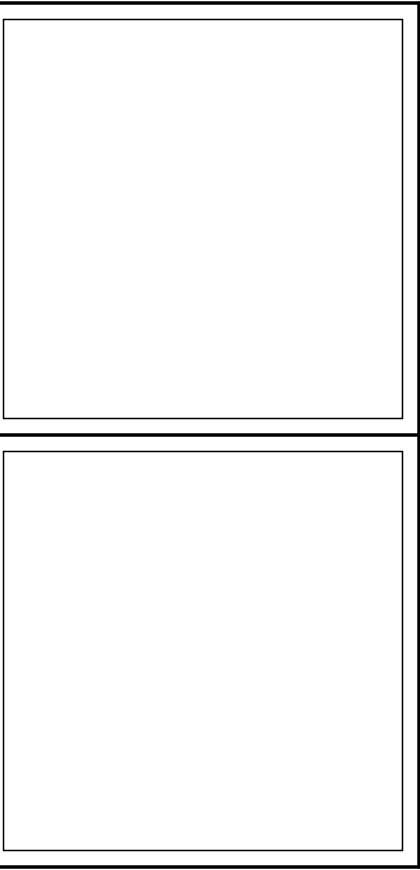
2 O CORE - MODULE PLAN
1/2" = 1'-0"



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



DreamBuild



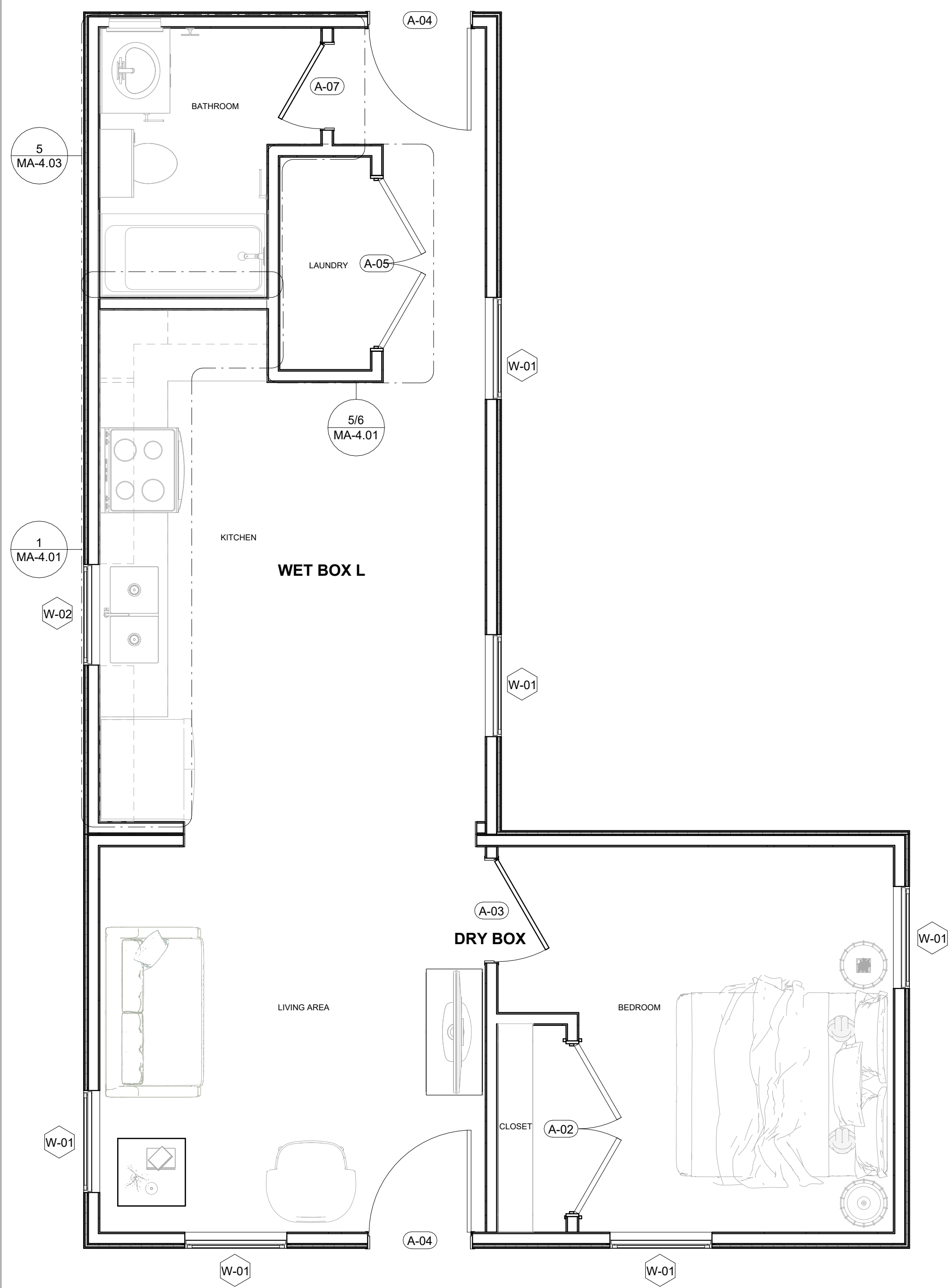
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6	CAR RESPONSE 02	05/06/24

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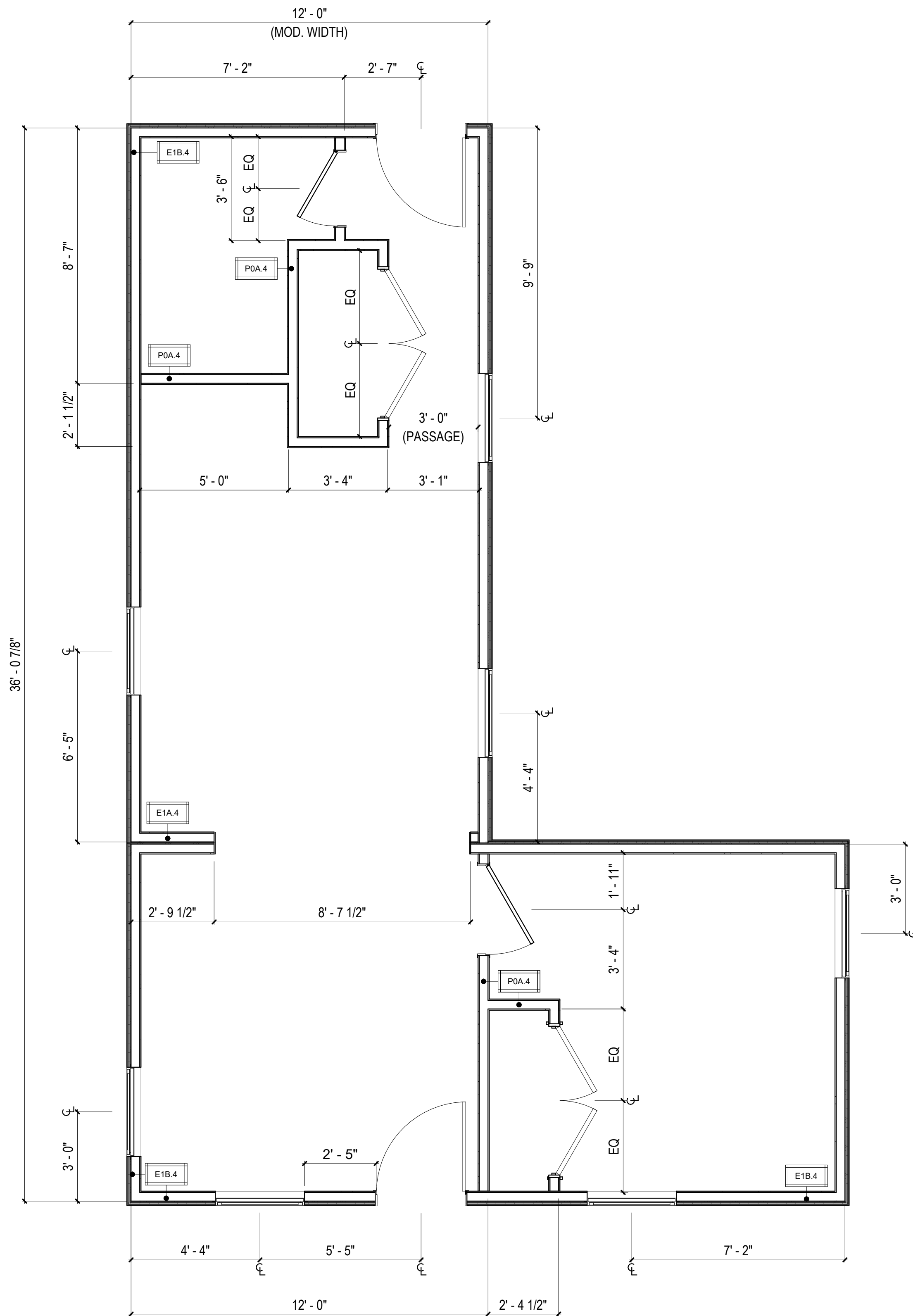
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Date: 12/03/2021

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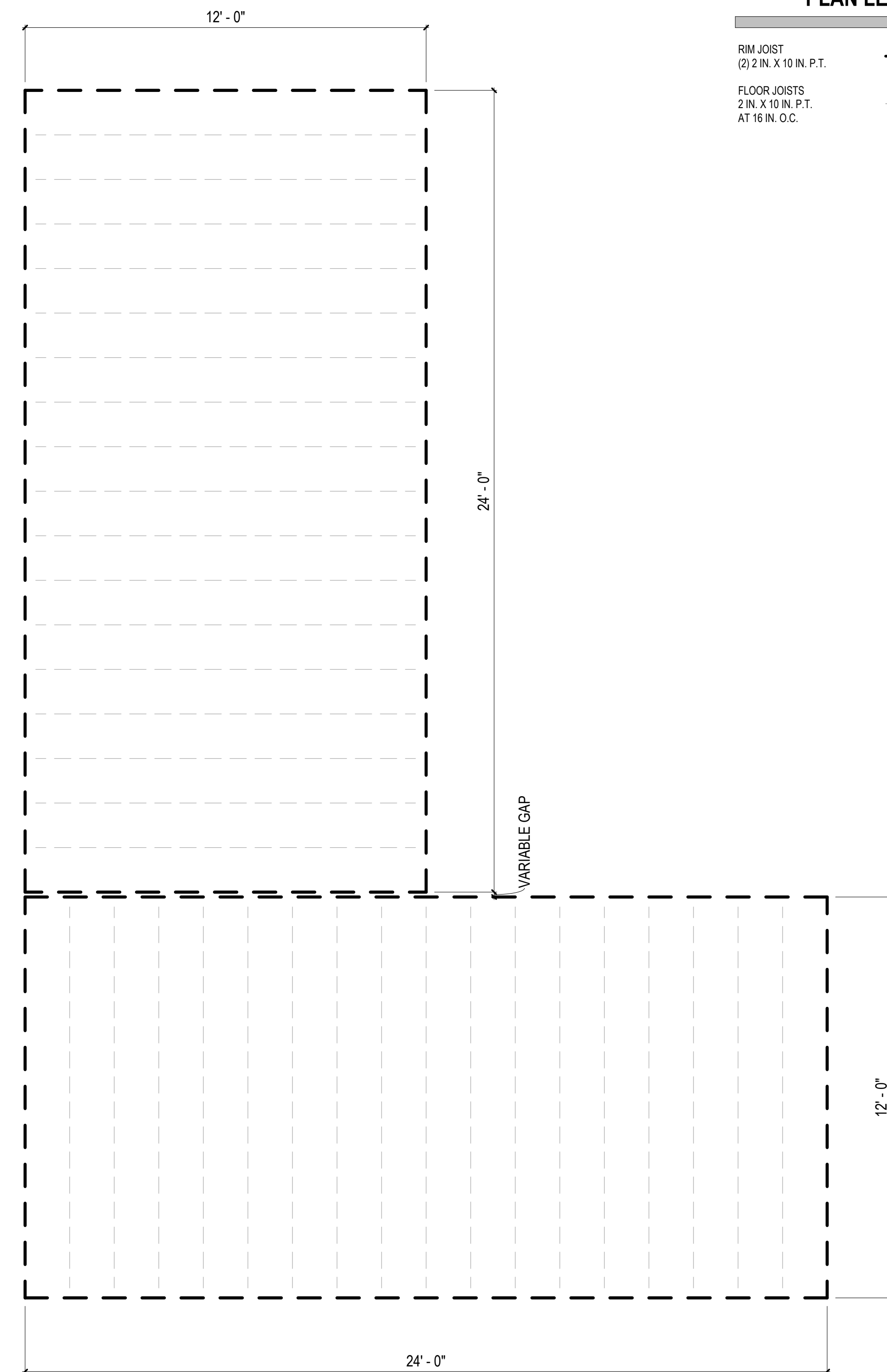
MA-0.02



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"

UNIT GENERAL NOTES

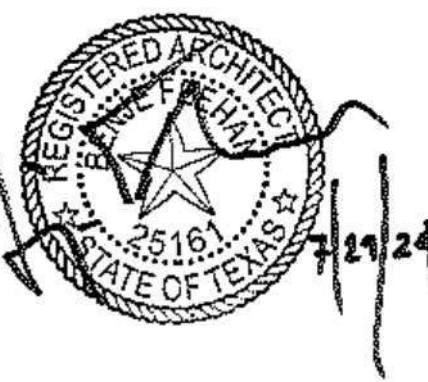
1. EXTERIOR DIMENSIONS ARE TO FACE OF STUD (F.O.S.) AND INTERIOR DIMENSIONS TO FACE OF FINISH (F.O.F.) TYPICAL, UNLESS OTHERWISE NOTED.
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6. SITE BUILT ELEMENTS SHOWN HALF-TONE NOT IN FBH CONTRACT.
7. SEE SHEETS MA-6.01, MA-6.02 FOR WALL, FLOOR, CEILING, FLOOR / CEILING AND ROOF ASSEMBLIES.

PLAN LEGEND

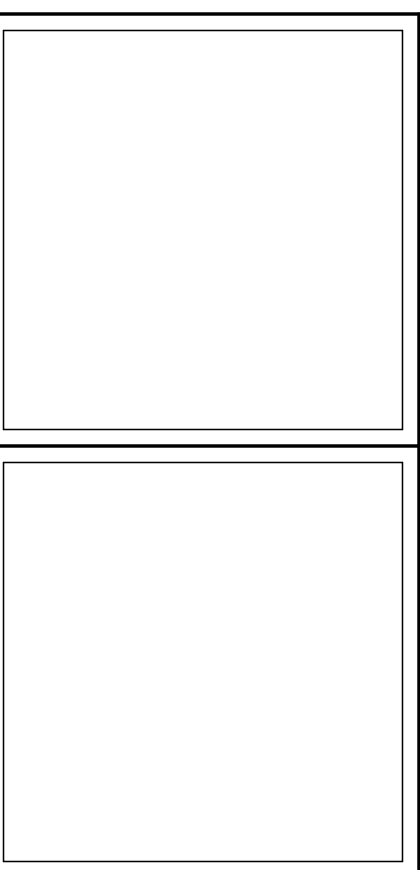
- SITE INSTALLED COMPONENT
- DOOR TAG, REFERENCE AOR PLANS
- WINDOW TAG, REFERENCE AOR PLANS
- WALL TAG, REFERENCE MA-6.01

FLOOR FRAMING PLAN LEGEND

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



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ISSUE/REVISION DATE

SHEET TITLE:
ENLARGED L CORE

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.01

UNIT GENERAL NOTES

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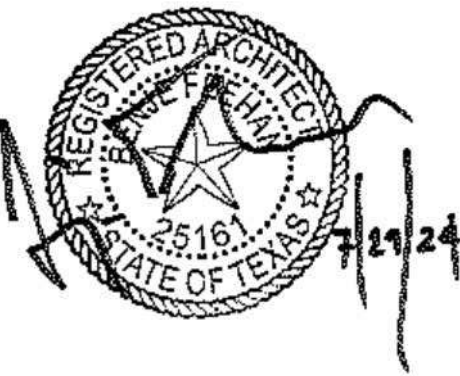
PLAN LEGEND

- SITE INSTALLED COMPONENT
- DOOR TAG, REFERENCE AOR PLANS

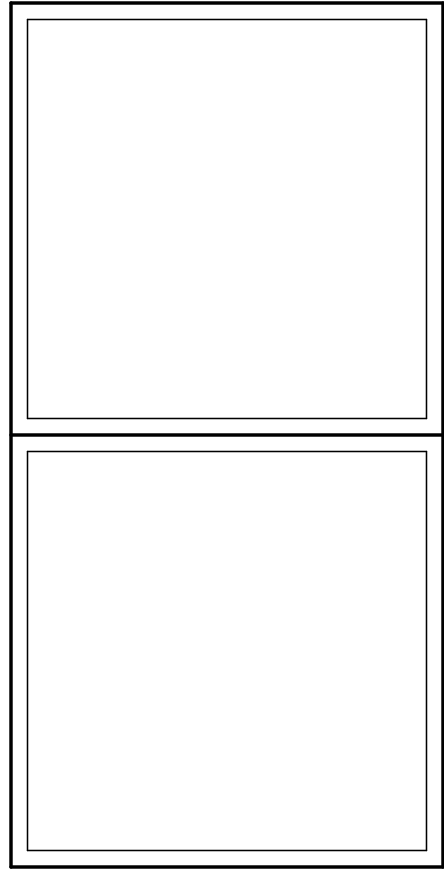
#
- WINDOW TAG, REFERENCE AOR PLANS

#
- WALL TAG, REFERENCE MA-6.01

#



DreamBuild



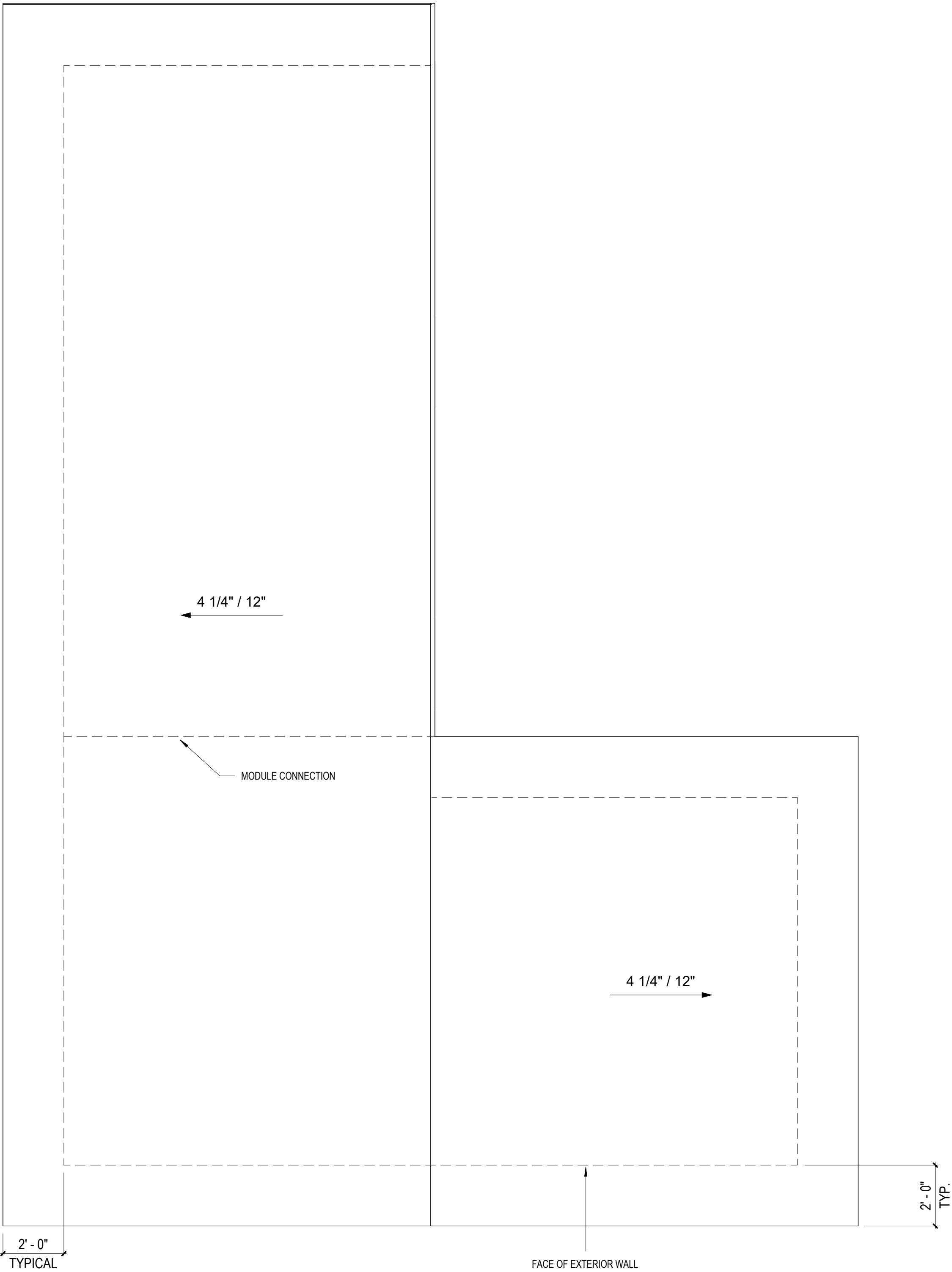
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SHEET TITLE:
ENLARGED L CORE

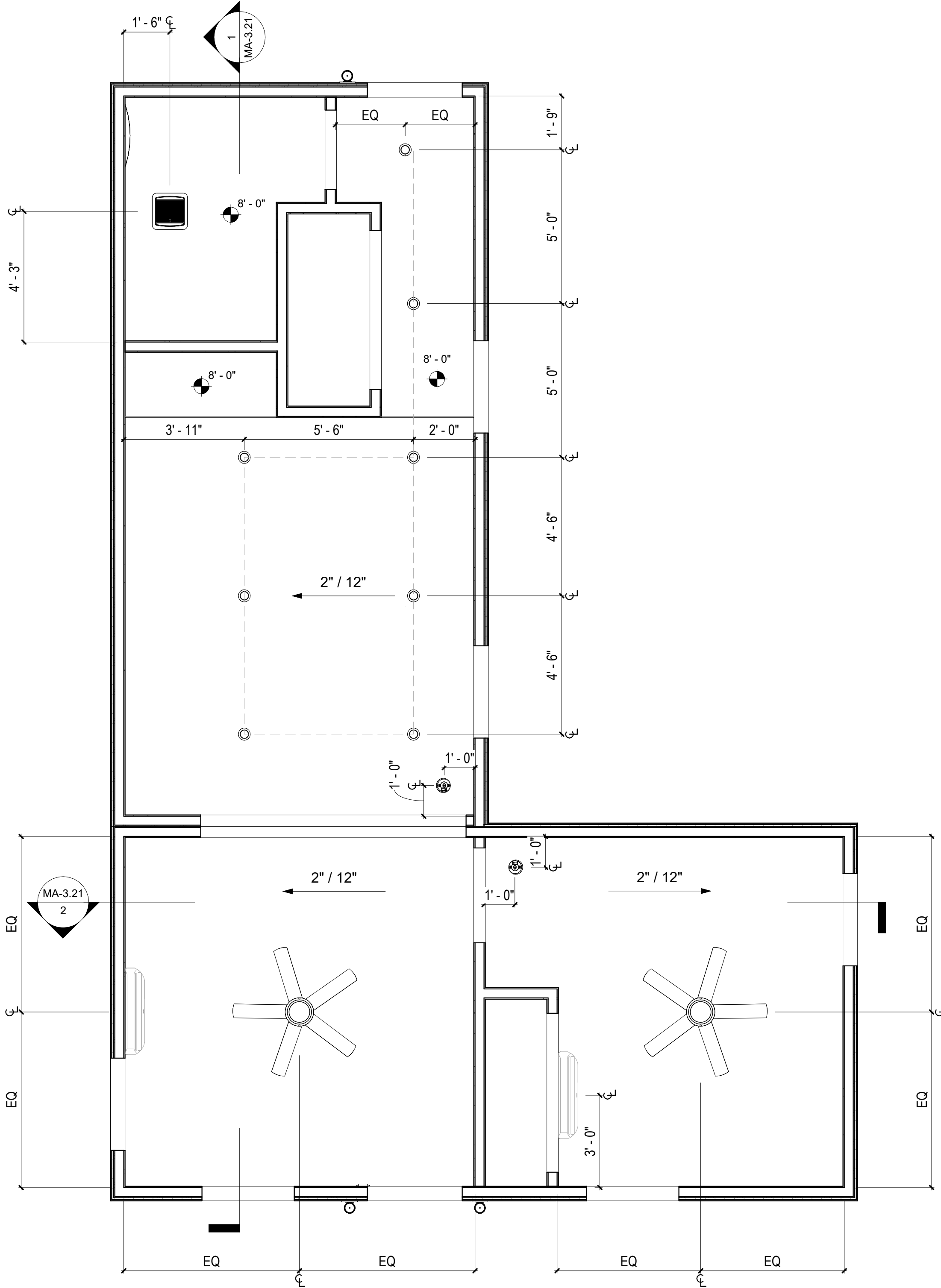
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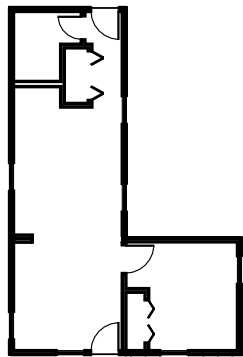
MA-2.02



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



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



L CORE

UNIT GENERAL NOTES

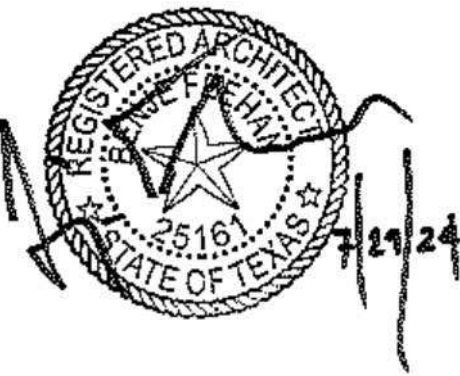
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PLAN LEGEND

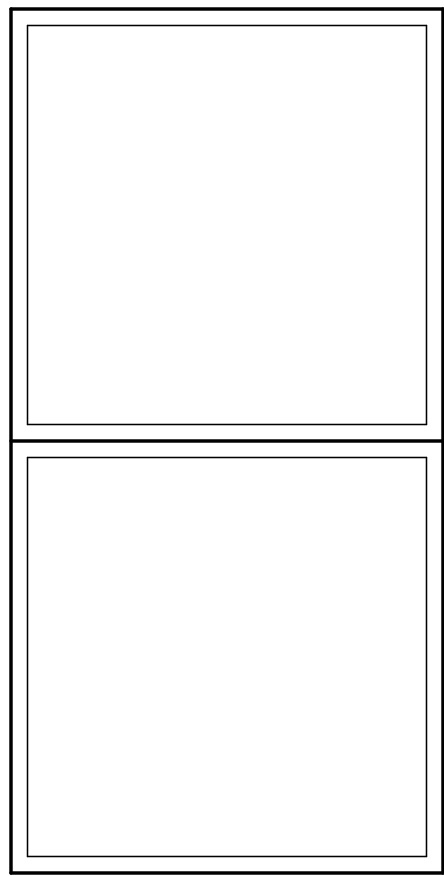
- SITE INSTALLED COMPONENT
- DOOR TAG, REFERENCE AOR PLANS
- WINDOW TAG, REFERENCE AOR PLANS
- WALL TAG, REFERENCE MA-6.01

FLOOR FRAMING
PLAN LEGEND

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



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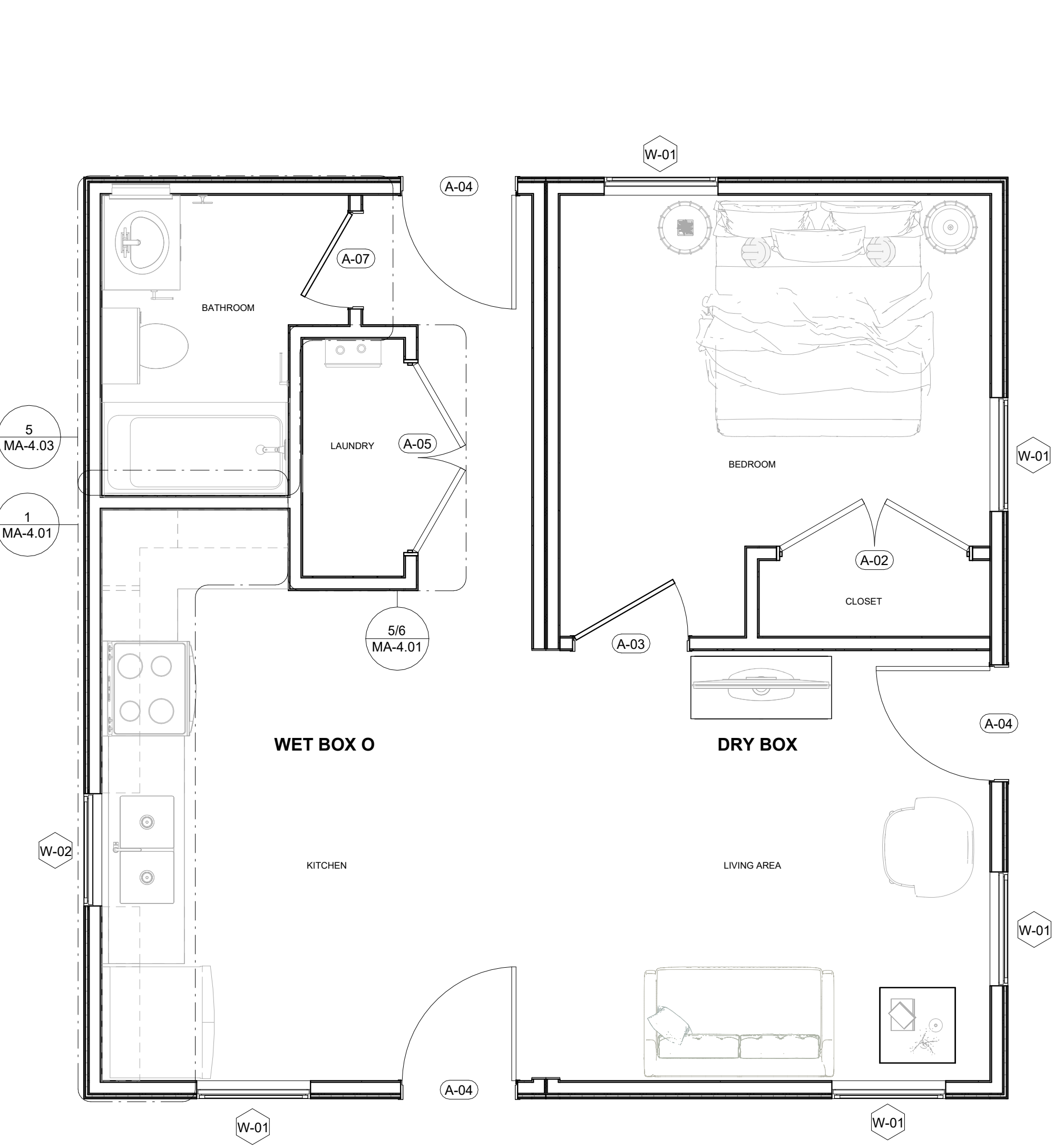
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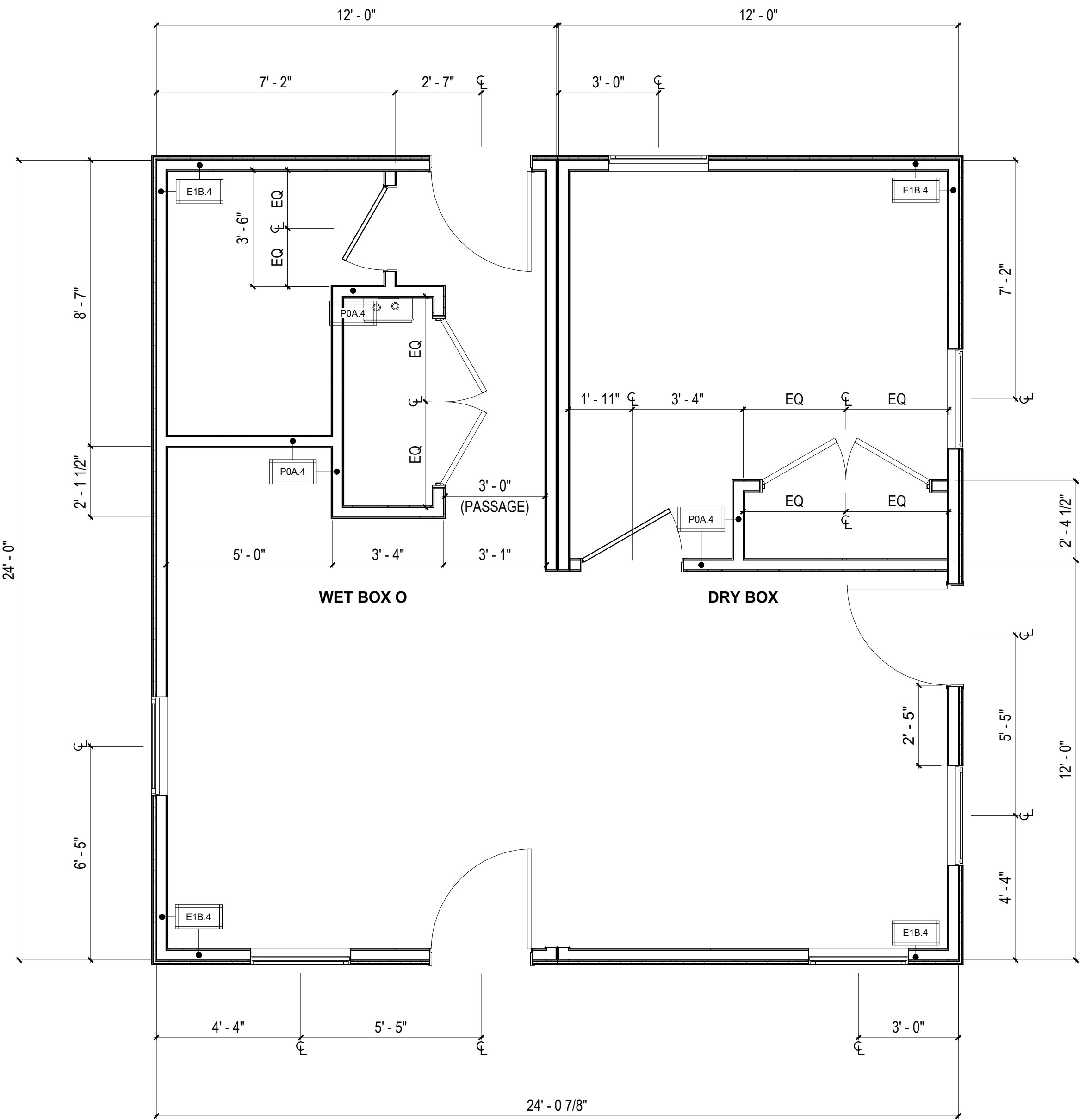
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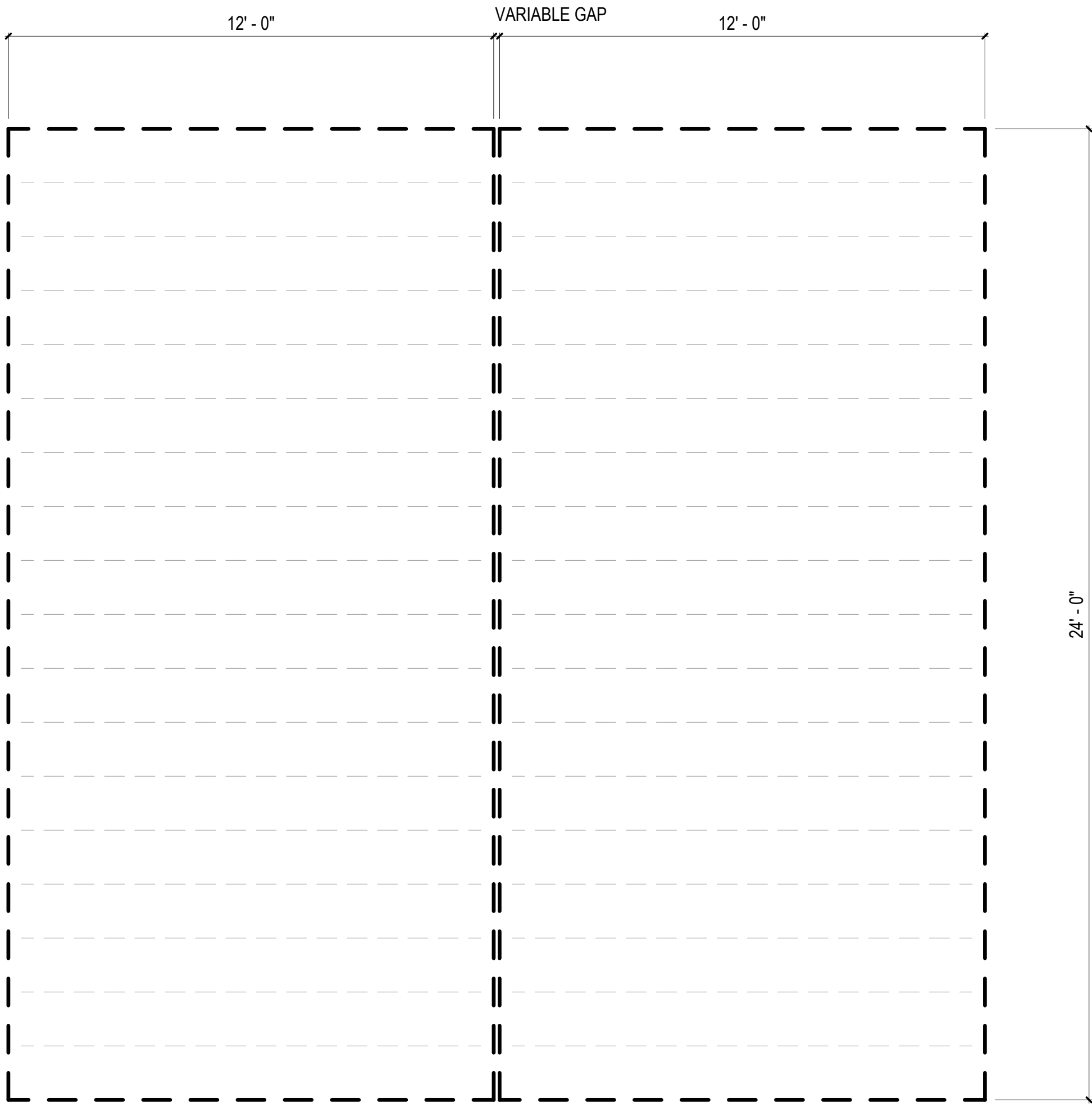
MA-2.03



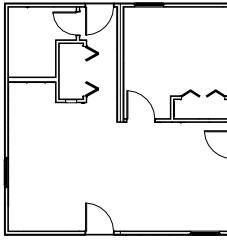
3 FF&E PLAN - O CORE
3/8" = 1'-0"



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



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



O CORE

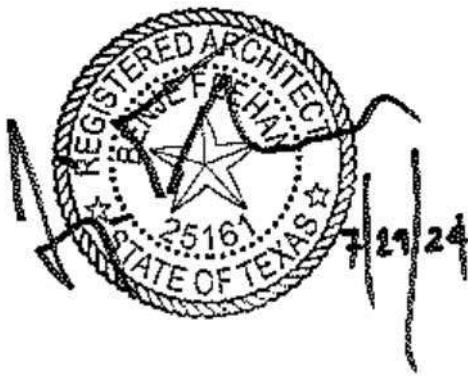
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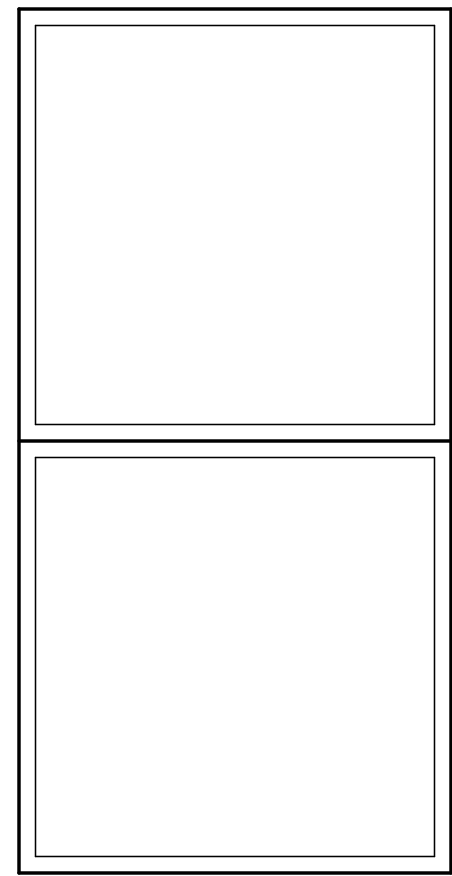
PLAN LEGEND

- SITE INSTALLED COMPONENT
- DOOR TAG, REFERENCE AOR PLANS
- WINDOW TAG, REFERENCE AOR PLANS
- WALL TAG, REFERENCE MA-6.01

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



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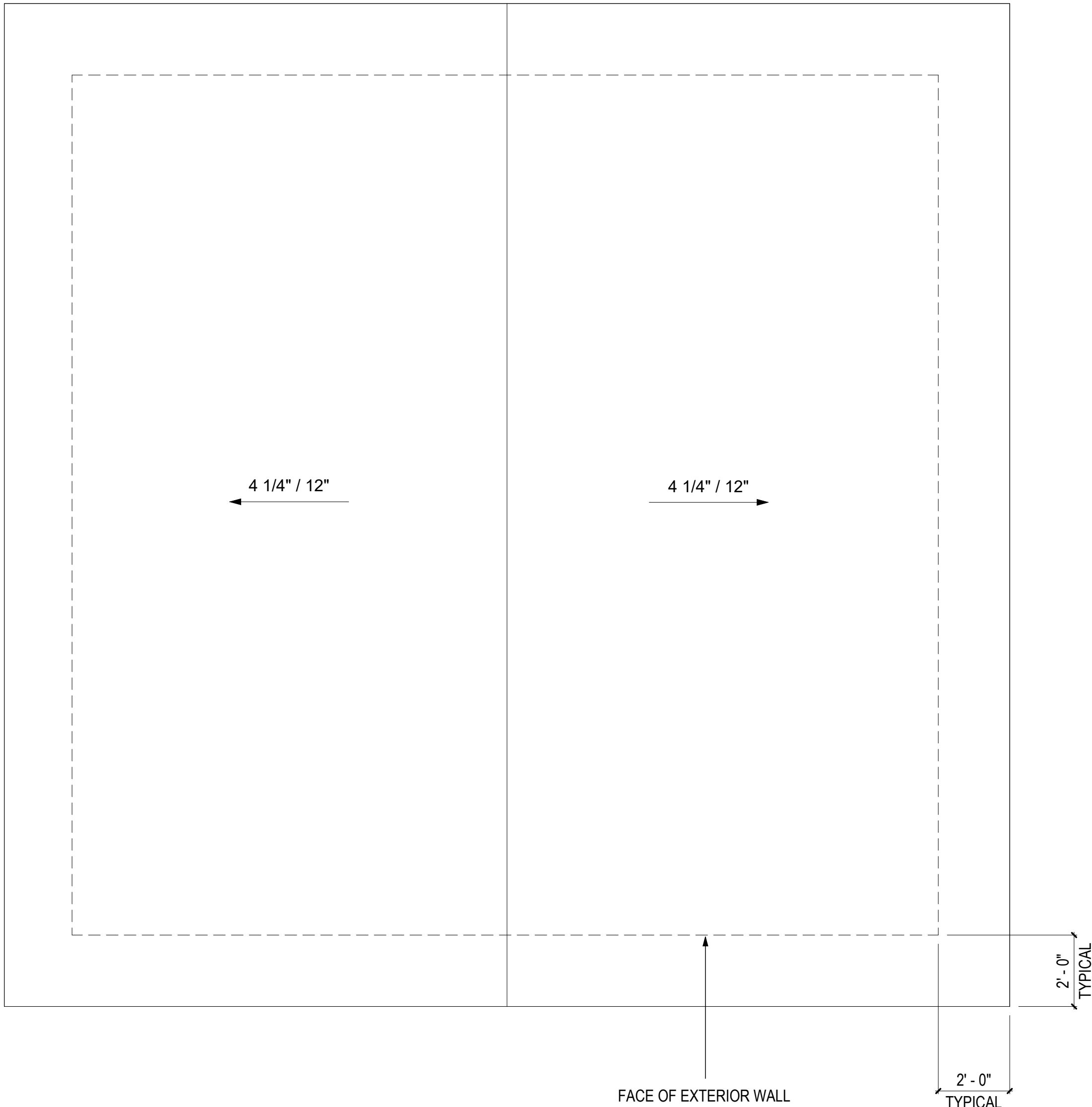
ISSUE/REVISION DATE

SHEET TITLE:
ENLARGED O CORE

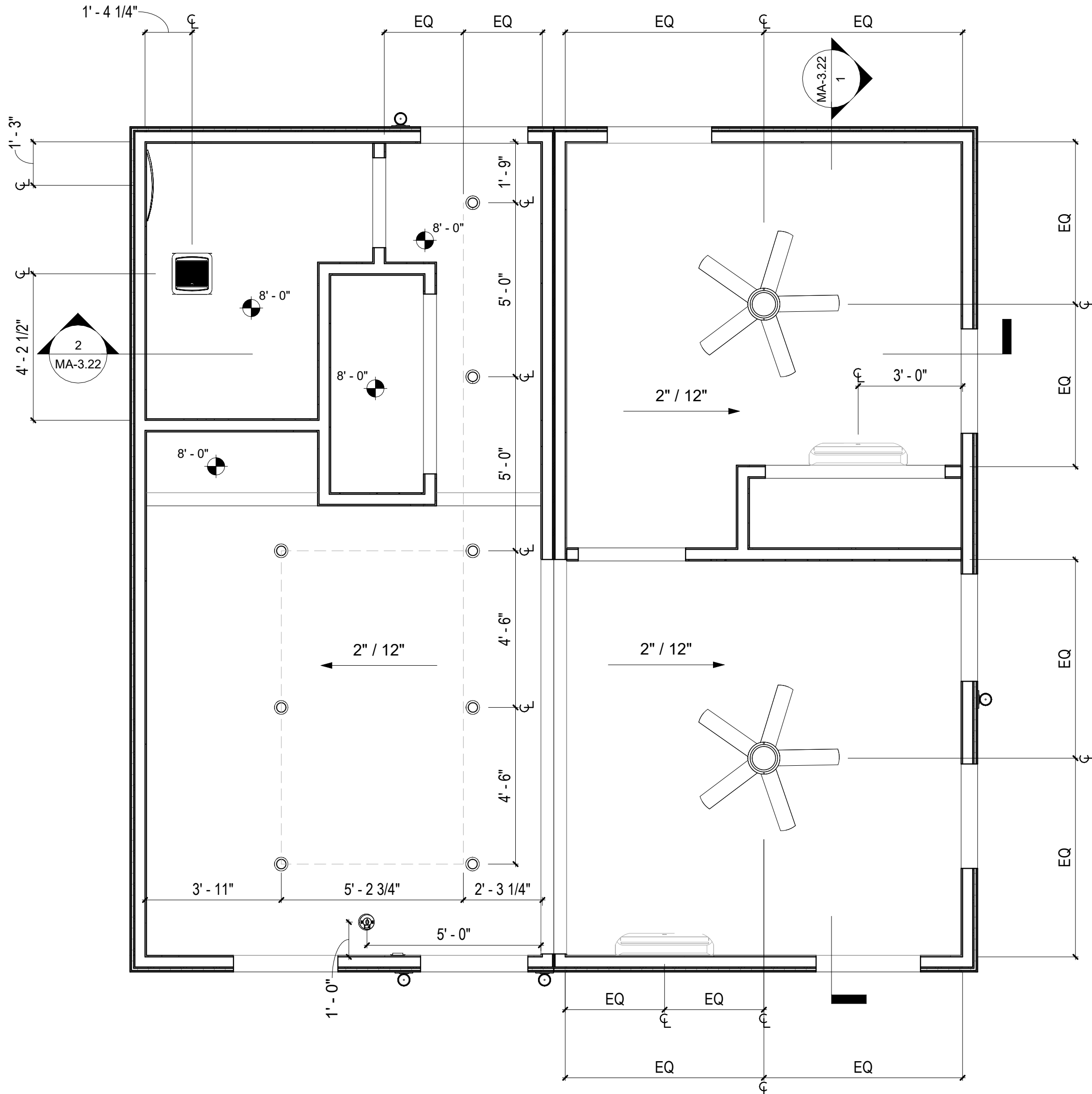
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Date: 12/03/2021

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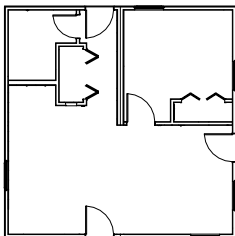
MA-2.04



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



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



O CORE

UNIT GENERAL NOTES

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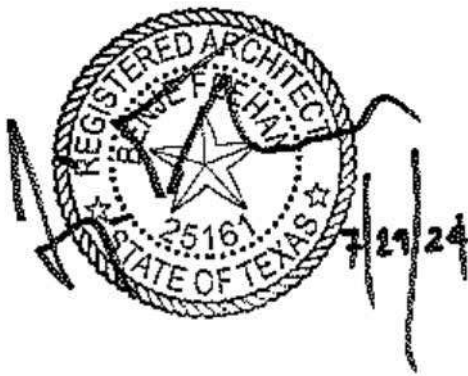
PLAN LEGEND

- SITE INSTALLED COMPONENT
- DOOR TAG, REFERENCE AOR PLANS

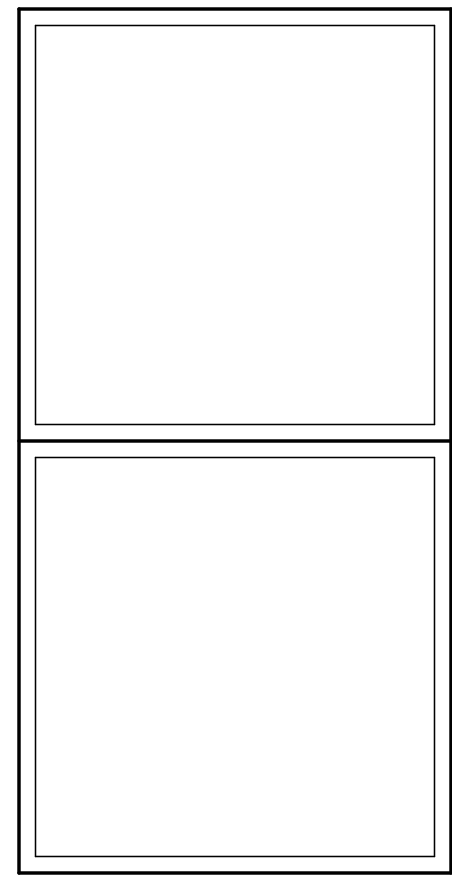
#
- WINDOW TAG, REFERENCE AOR PLANS

#
- WALL TAG, REFERENCE MA-6.01

#



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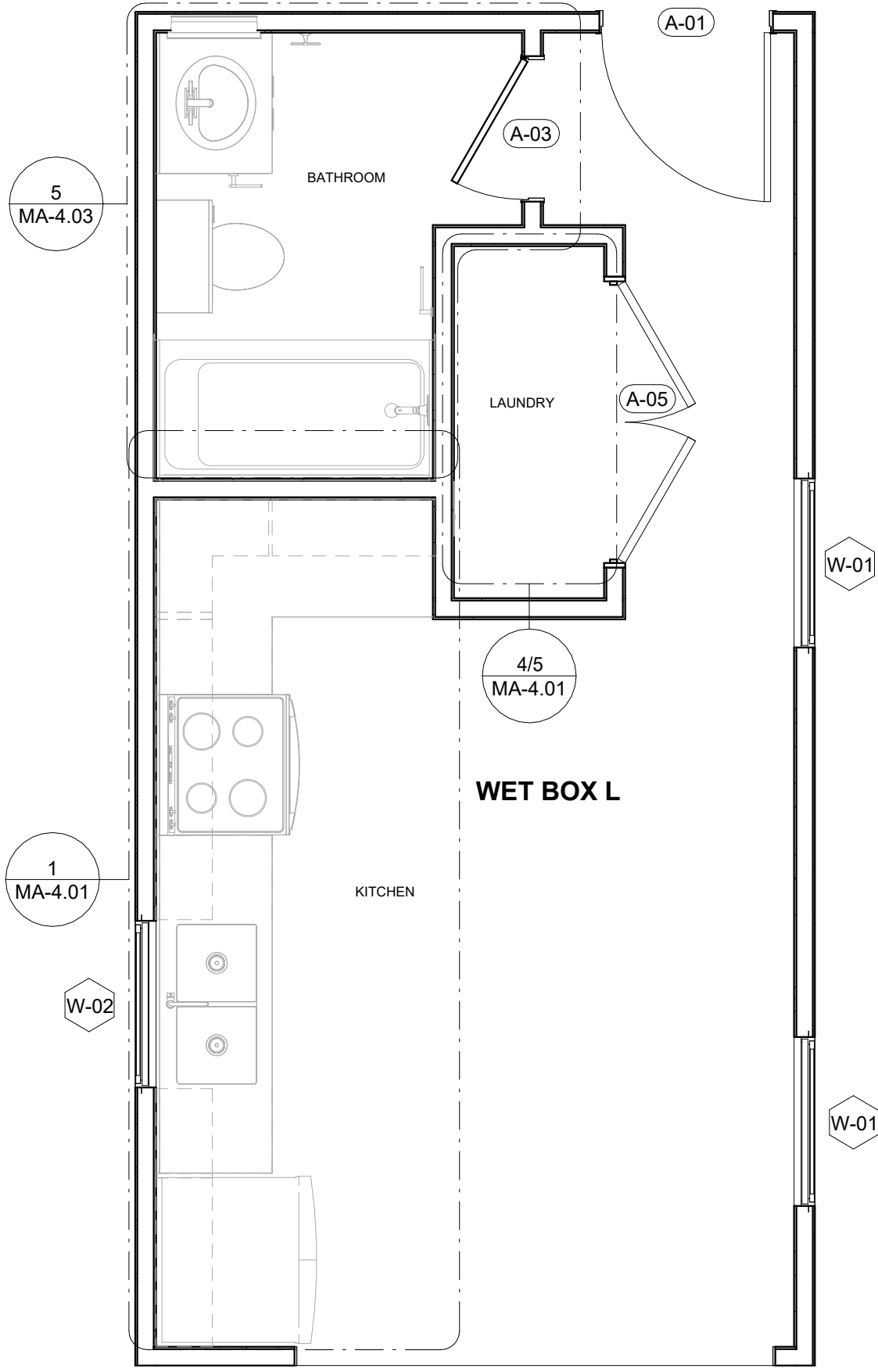
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WET BOX L**

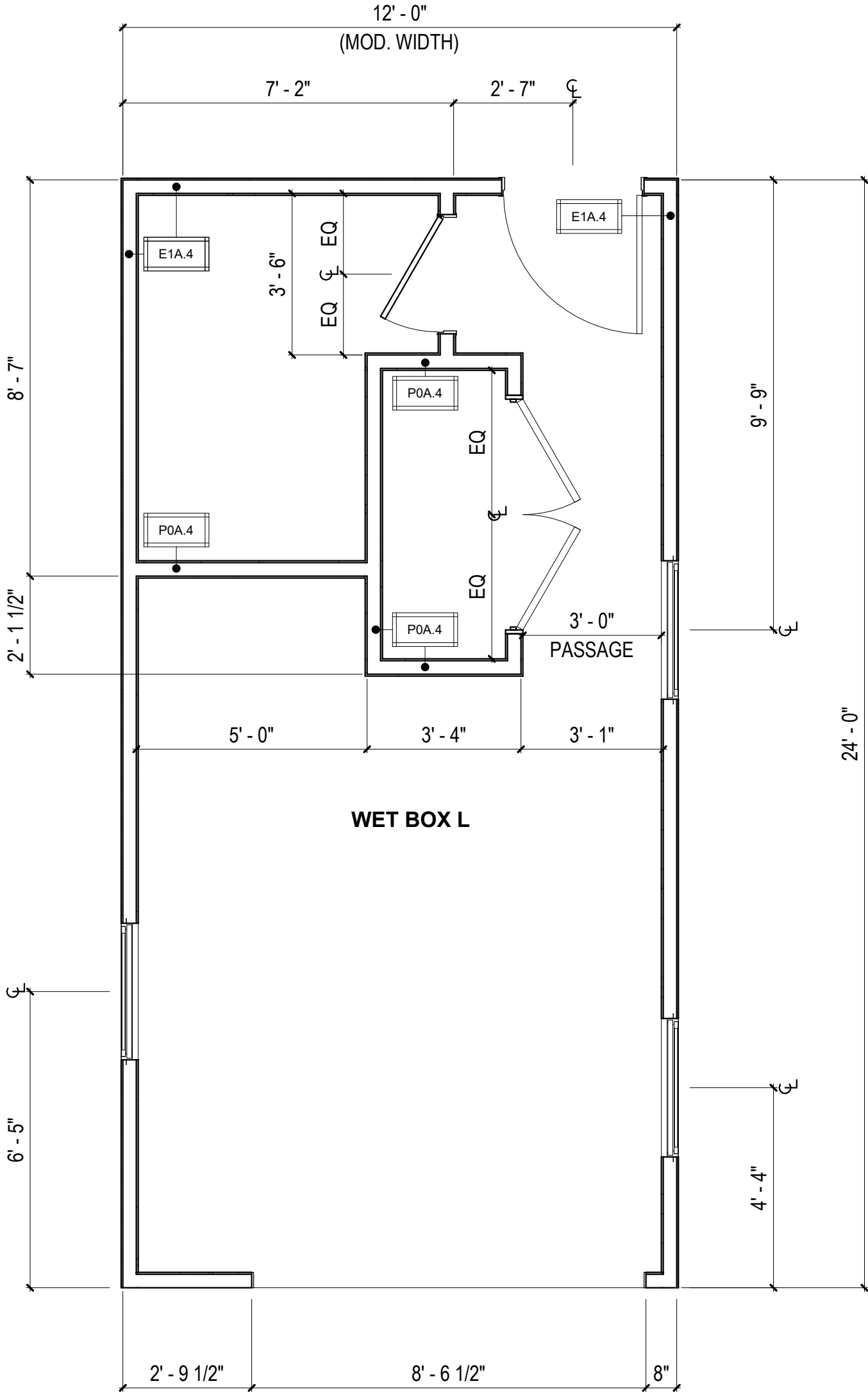
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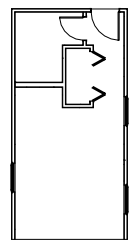
MA-2.05



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



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



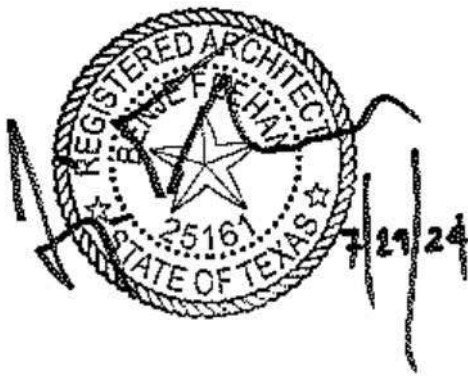
WET BOX L

UNIT GENERAL NOTES

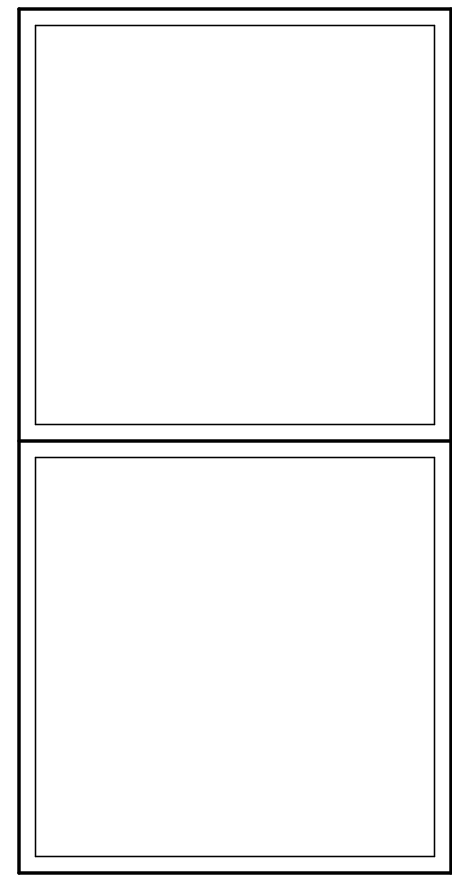
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PLAN LEGEND

- SITE INSTALLED COMPONENT
- DOOR TAG, REFERENCE AOR PLANS
- WINDOW TAG, REFERENCE AOR PLANS
- WALL TAG, REFERENCE MA-6.01



DreamBuild



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

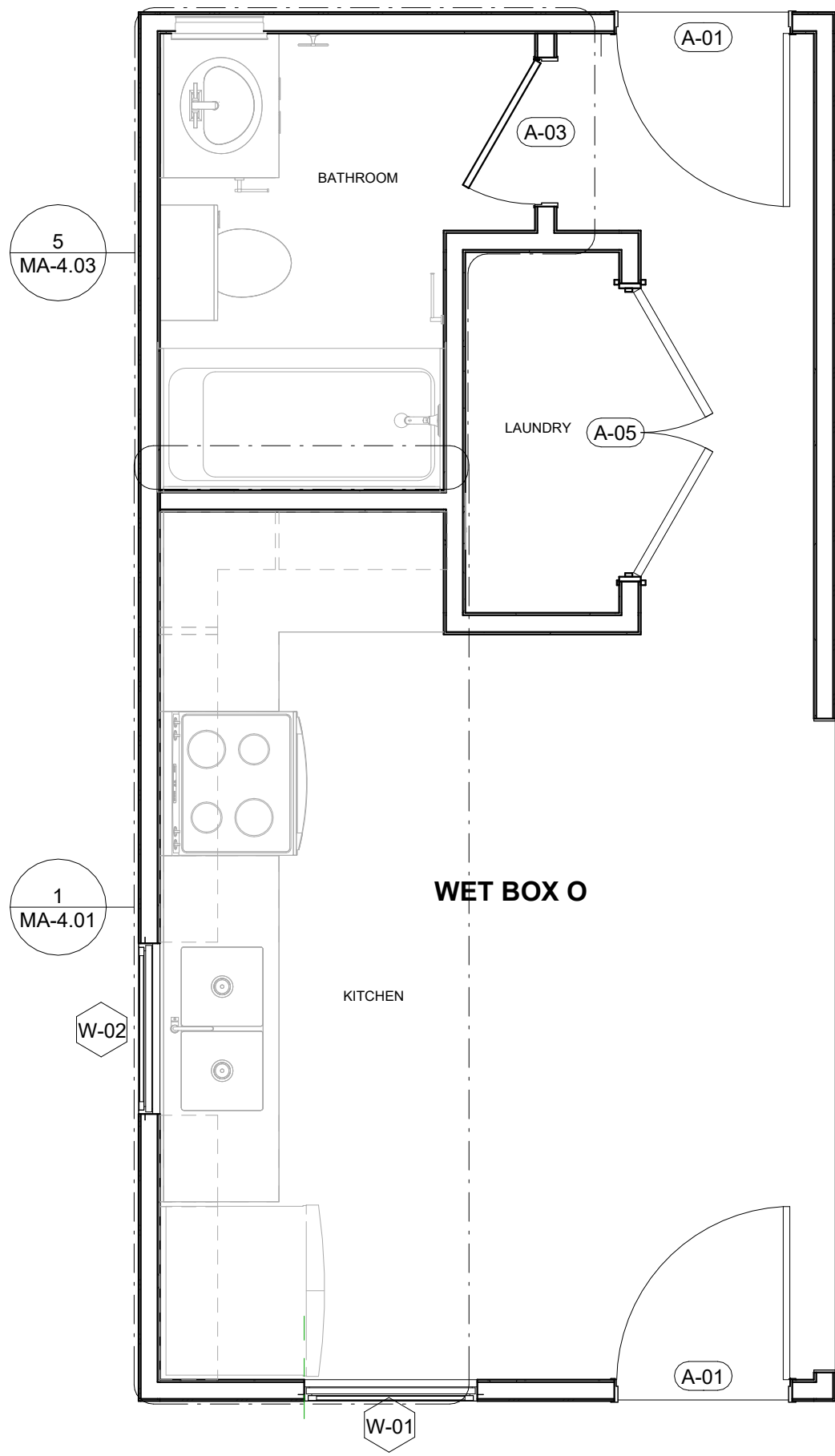
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ENLARGED
WET BOX O

Drawn By:
Date:

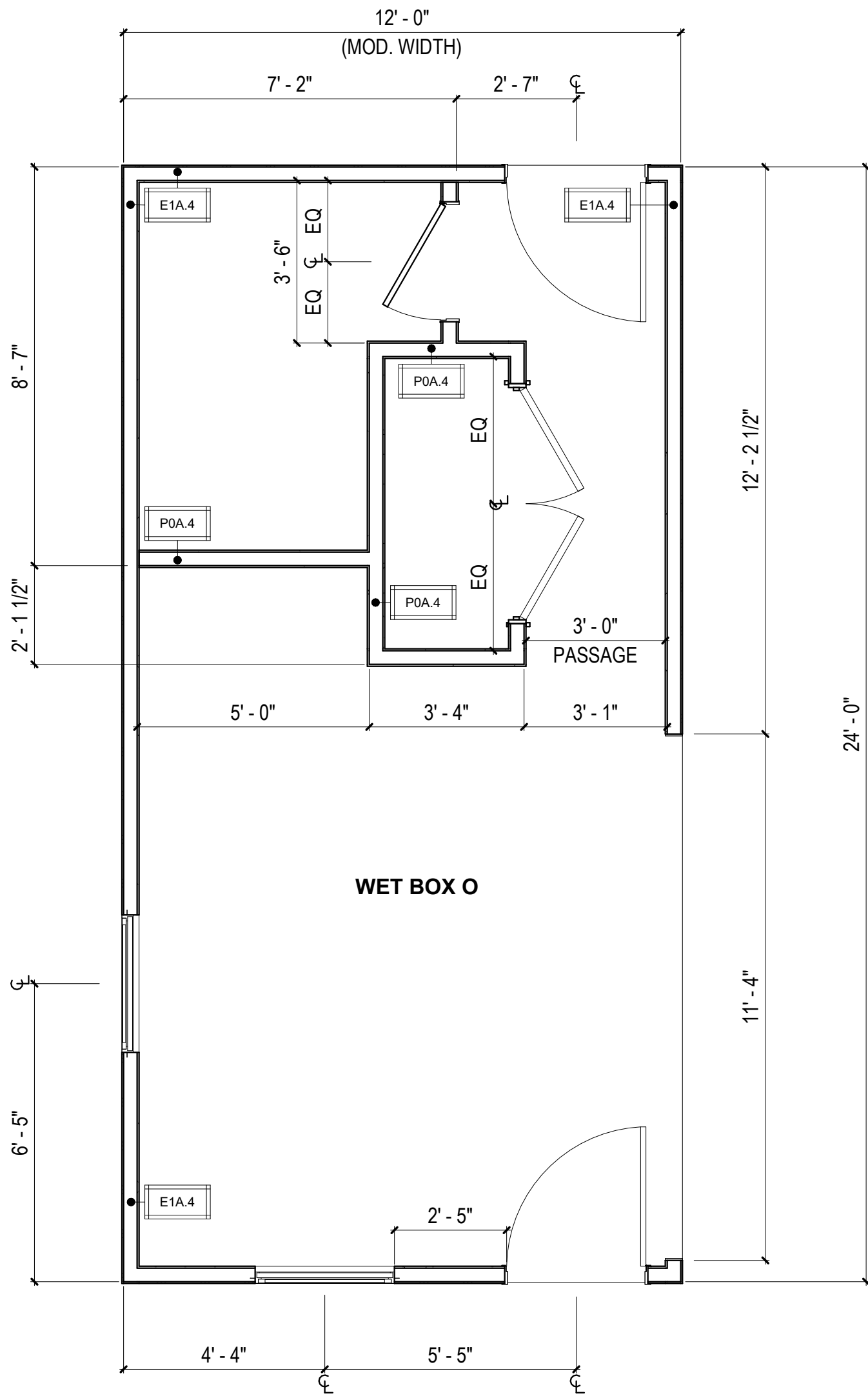
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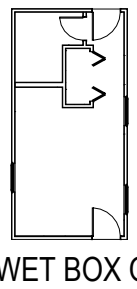
MA-2.06



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



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



WET BOX O

UNIT GENERAL NOTES

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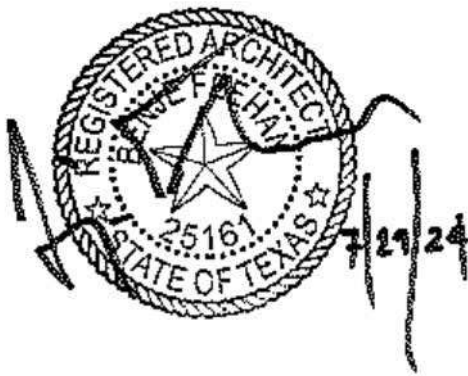
PLAN LEGEND

- SITE INSTALLED COMPONENT
- DOOR TAG, REFERENCE AOR PLANS

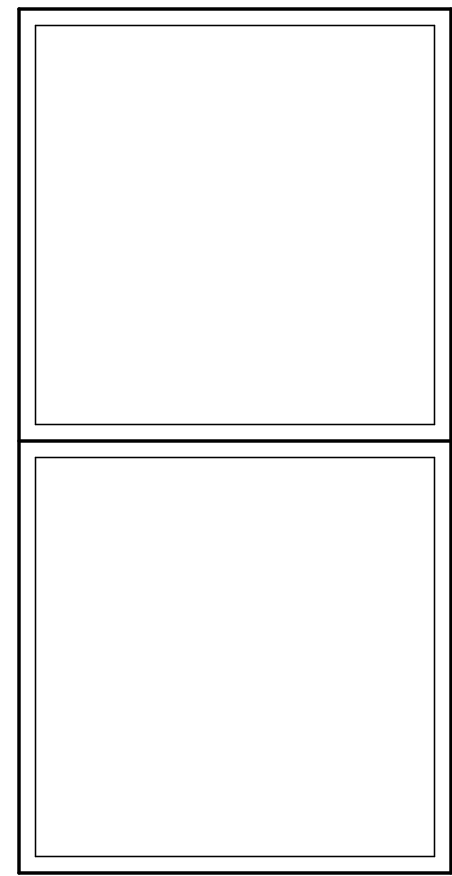
#
- WINDOW TAG, REFERENCE AOR PLANS

#
- WALL TAG, REFERENCE MA-6.01

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DreamBuild



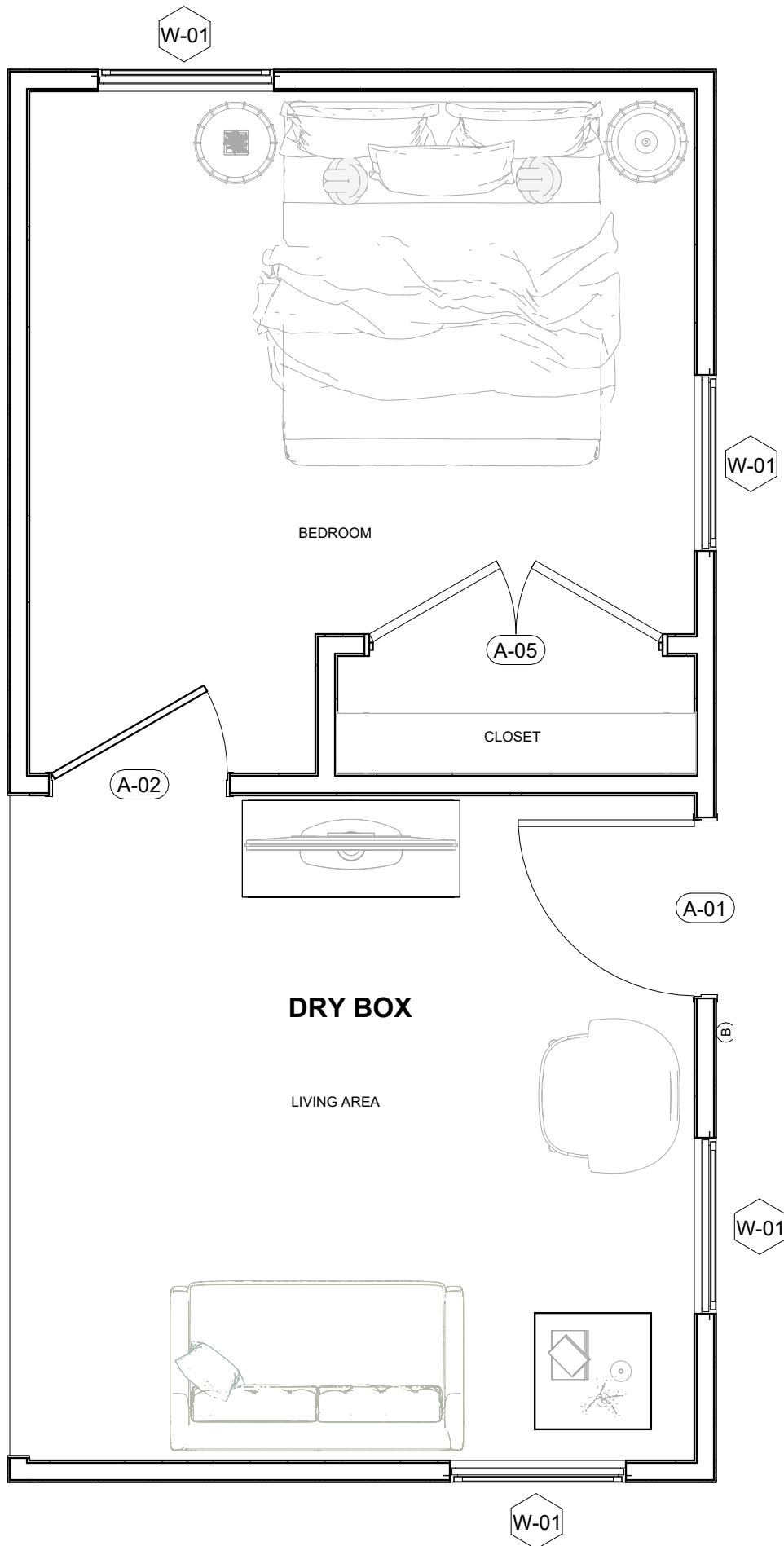
#	ISSUE/REVISION	DATE
5	CAR RESPONSE 01	03/19/24

SHEET TITLE:
ENLARGED
DRY BOX

Drawn By:
Date: 12/03/2021

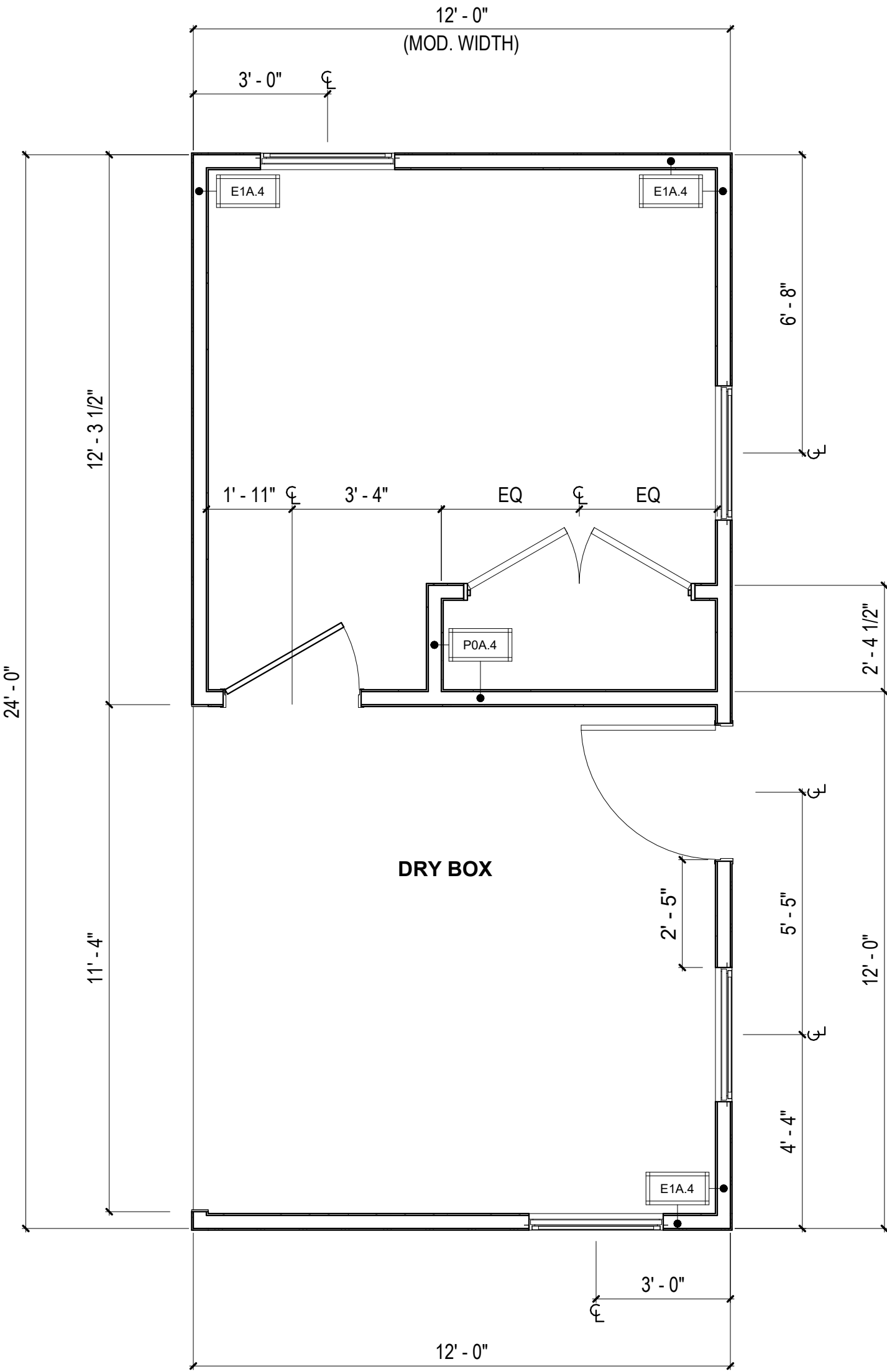
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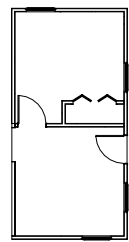
2 FF&E PLAN - DRY BOX
3/8" = 1'-0"

5



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

5



DRY BOX

UNIT GENERAL NOTES

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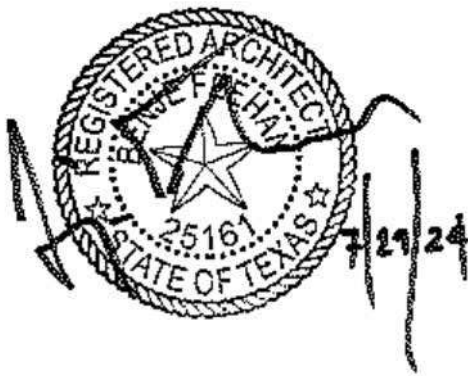
PLAN LEGEND

- SITE INSTALLED COMPONENT
- DOOR TAG, REFERENCE AOR PLANS

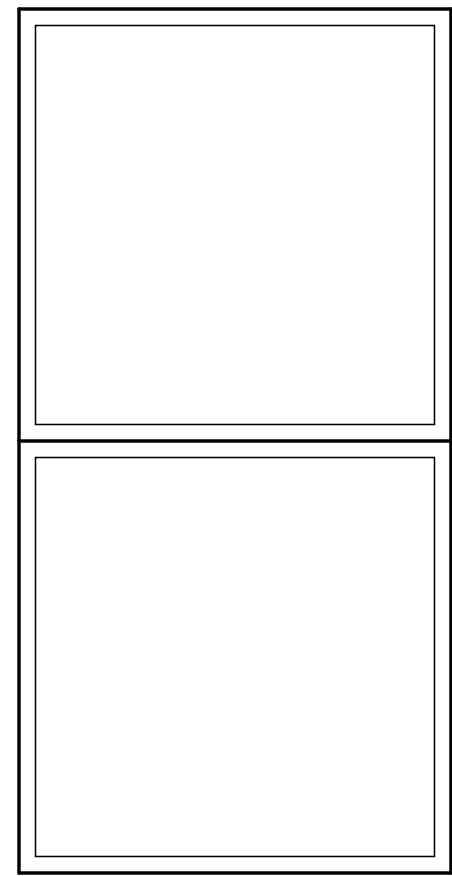
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- WINDOW TAG, REFERENCE AOR PLANS

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- WALL TAG, REFERENCE MA-6.01

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DreamBuild



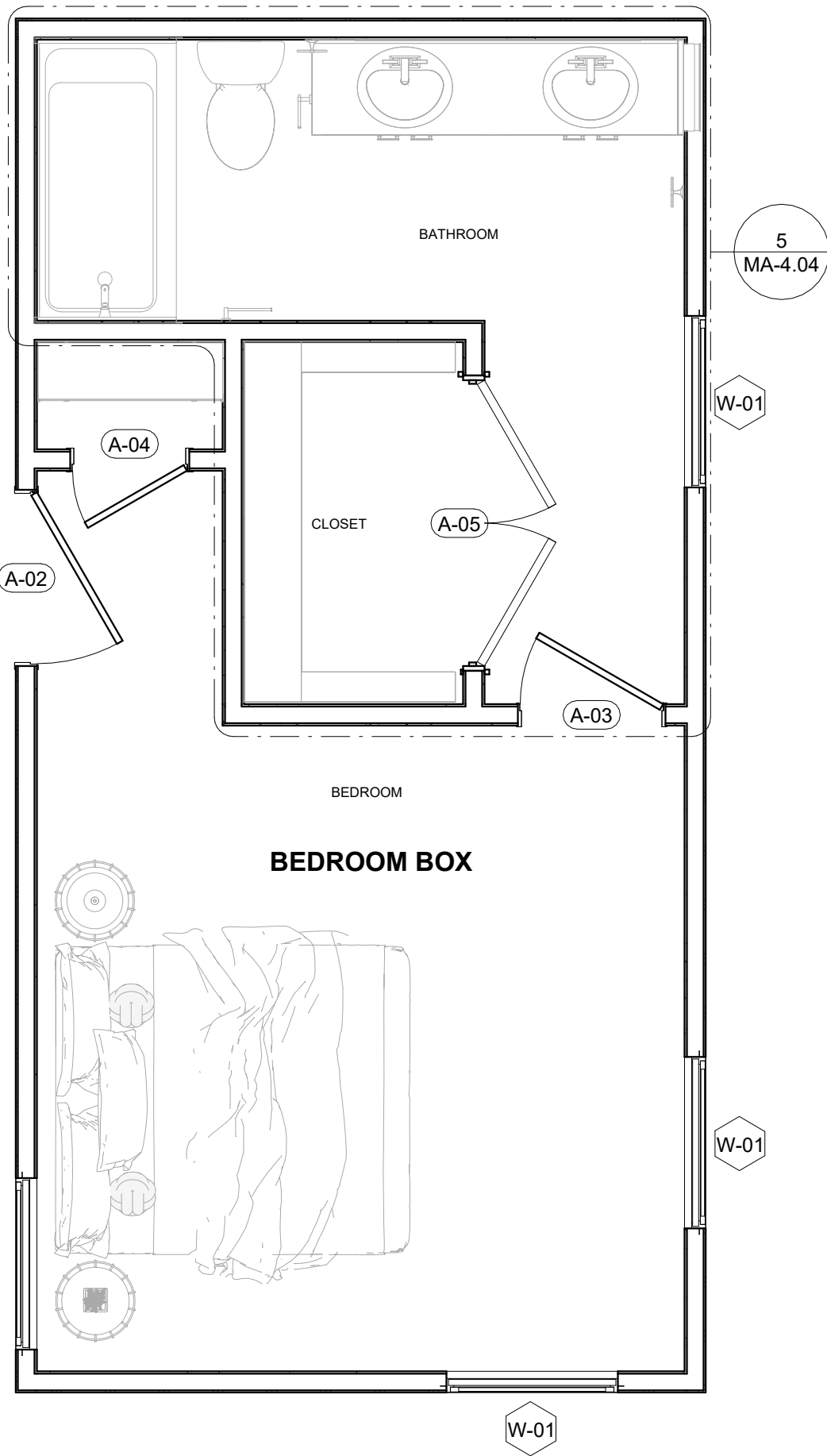
#	ISSUE/REVISION	DATE
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SHEET TITLE:
**ENLARGED
BEDROOM SUITE BOX**

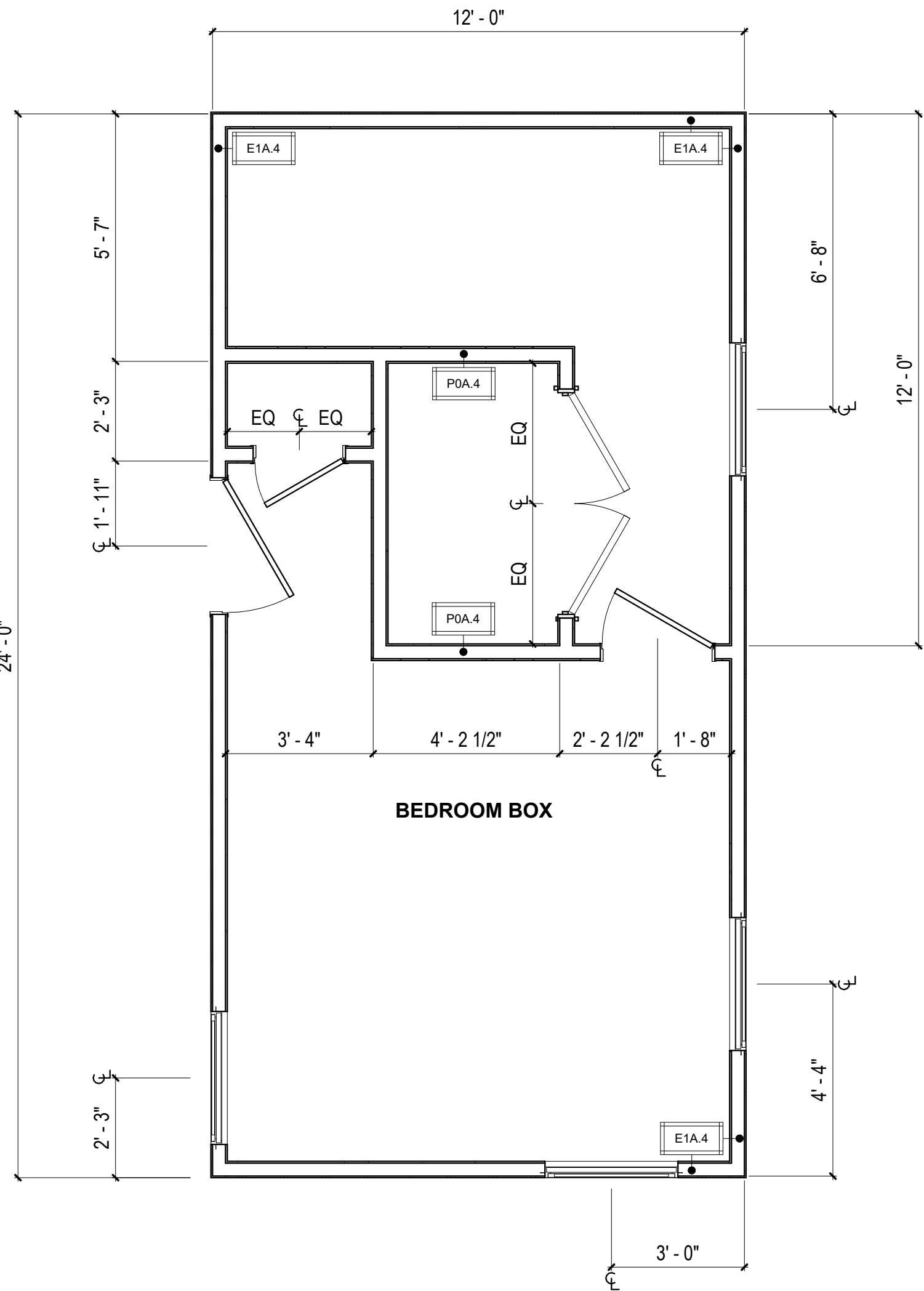
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Date: 12/03/2021

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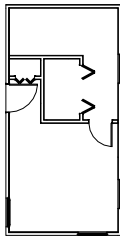
MA-2.08 A



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



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



BEDROOM SUITE
BOX

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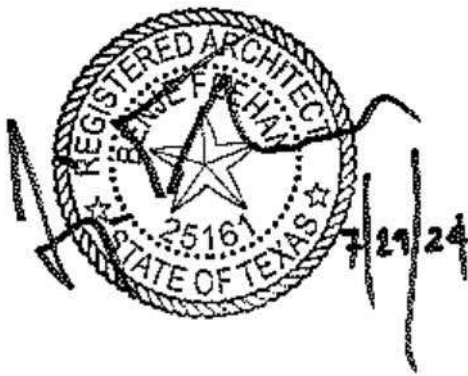
PLAN LEGEND

- SITE INSTALLED COMPONENT
- DOOR TAG, REFERENCE AOR PLANS

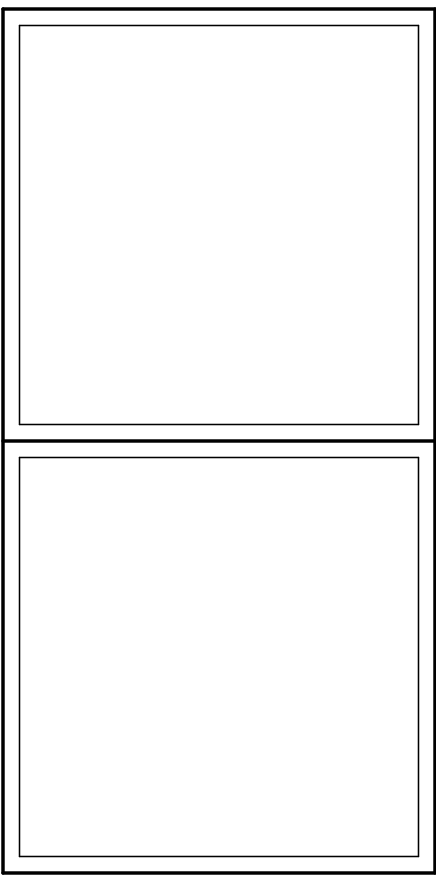
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- WINDOW TAG, REFERENCE AOR PLANS

#
- WALL TAG, REFERENCE MA-6.01

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DreamBuild



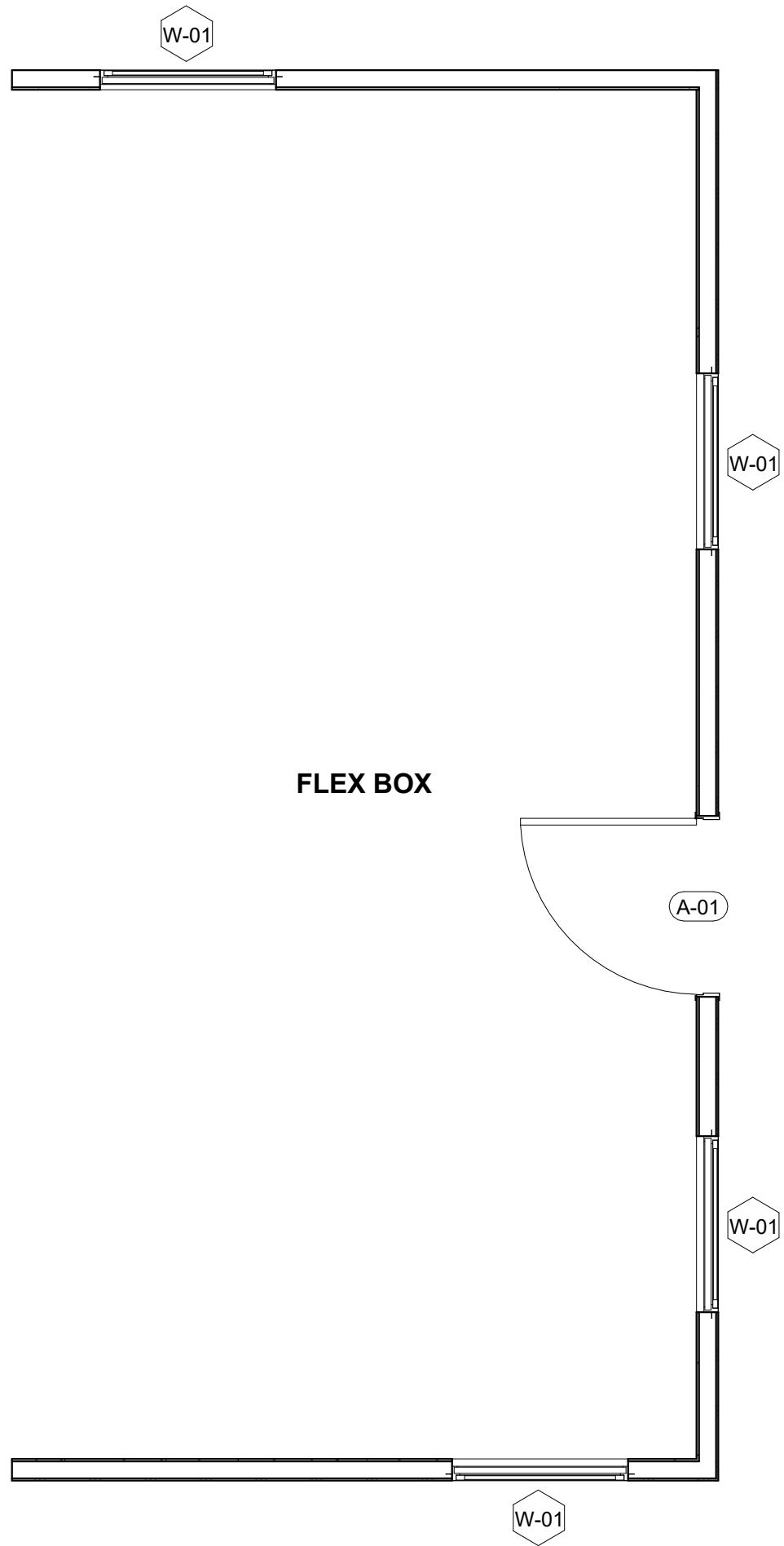
#	ISSUE/REVISION	DATE
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SHEET TITLE:
ENLARGED
FLEX BOX

Drawn By:
Date: 12/03/2021

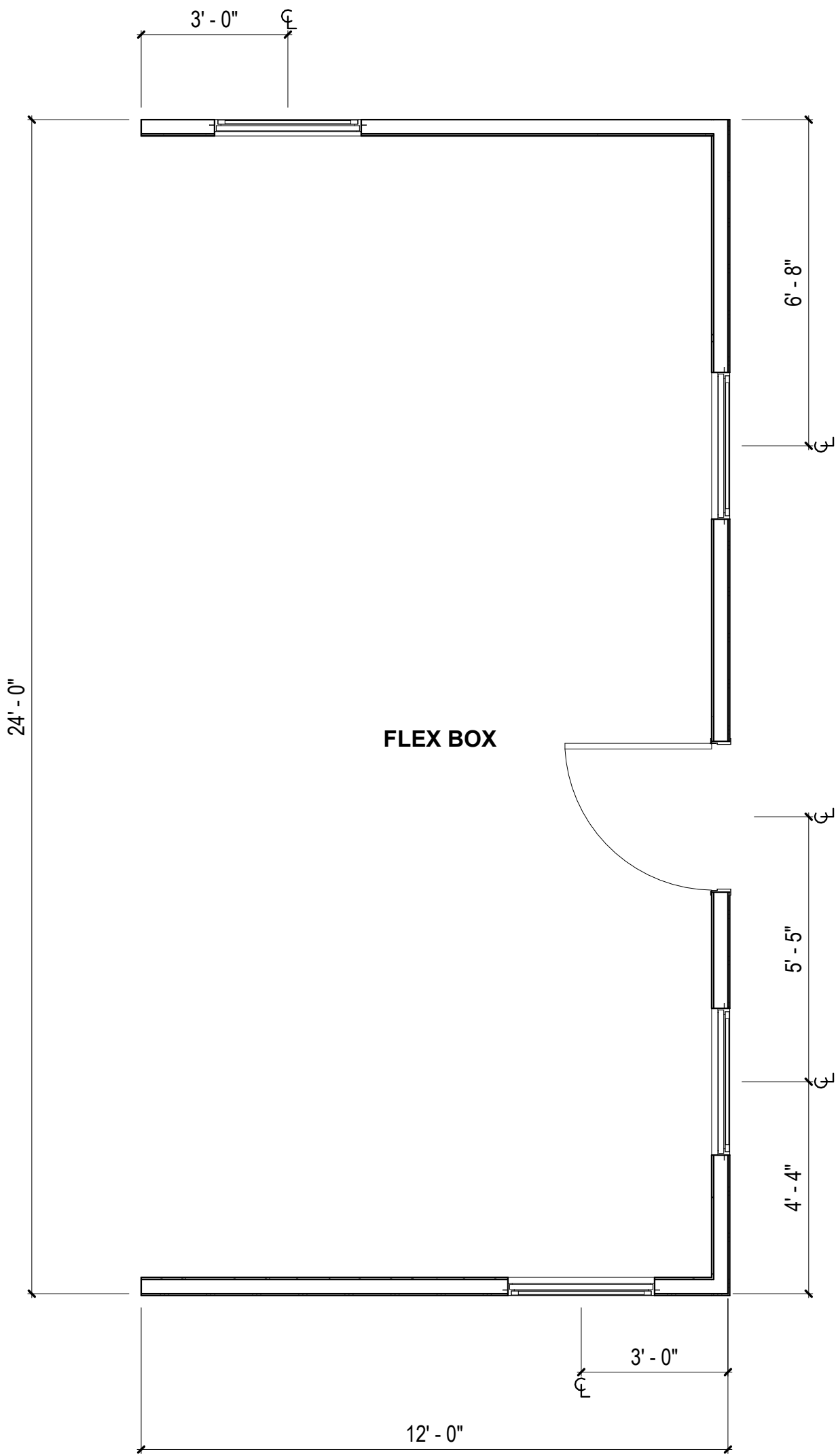
SHEET NUMBER:

MA-2.08 B



2

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



1

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



FLEX BOX

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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.

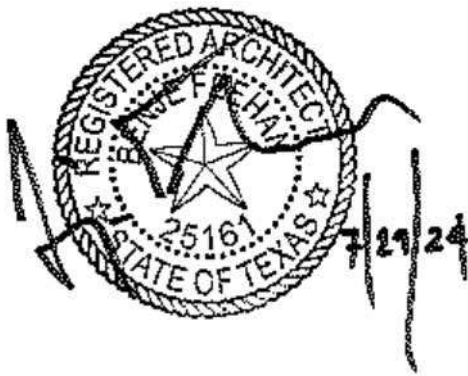
PLAN LEGEND

- SITE INSTALLED COMPONENT
- DOOR TAG, REFERENCE AOR PLANS

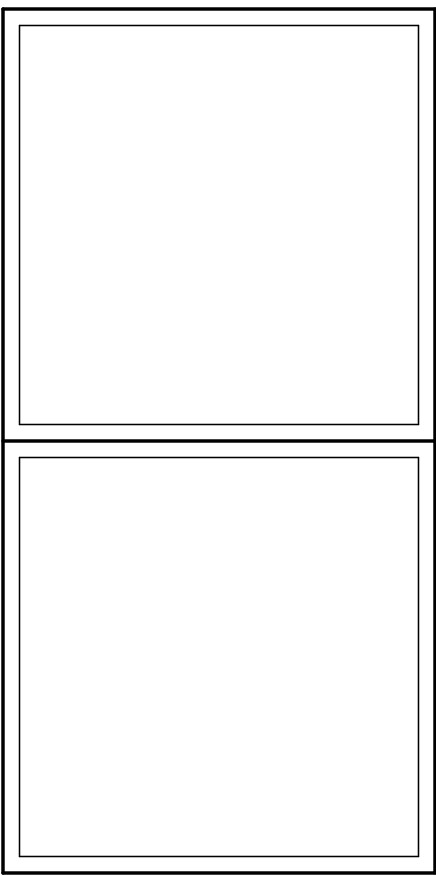
#
- WINDOW TAG, REFERENCE AOR PLANS

#
- WALL TAG, REFERENCE MA-6.01

#



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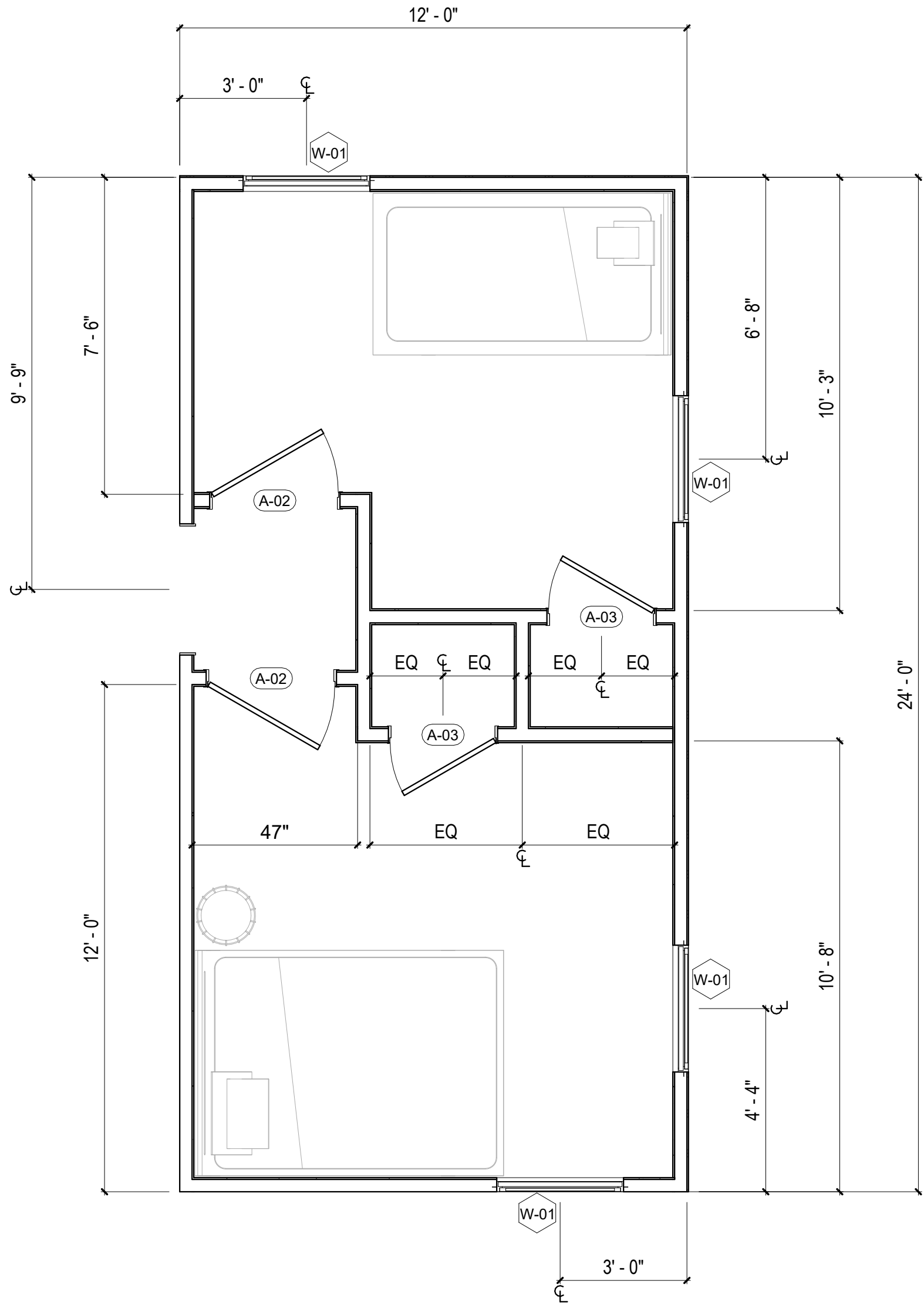
#	ISSUE/REVISION	DATE
4	POST STATE LICENSE ADD1	12/18/23

SHEET TITLE:
ENLARGED
KIDS BOX

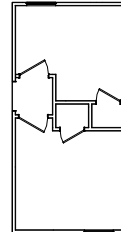
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.08 C



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



KIDS BOX

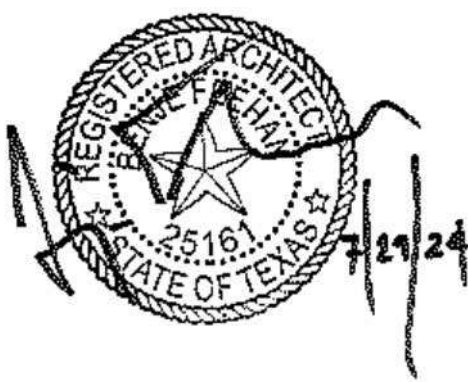
FLOOR FRAMING
PLAN LEGEND

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

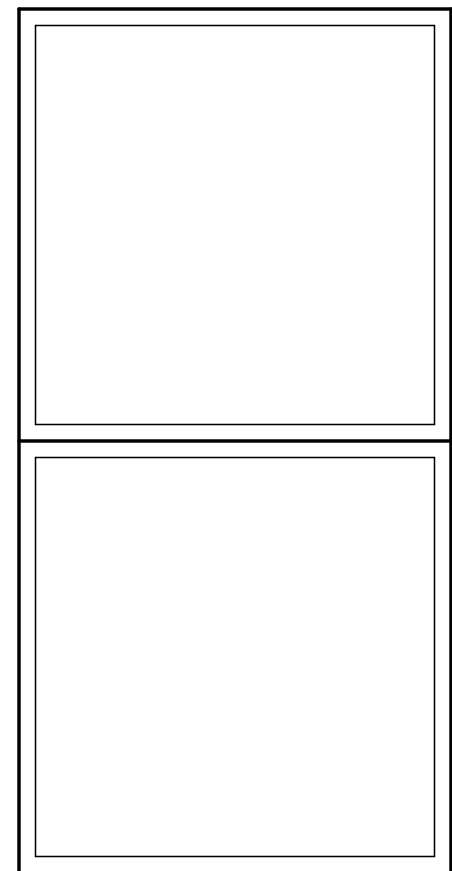
MODULE COLOR CODE KEY

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

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



DreamBuild



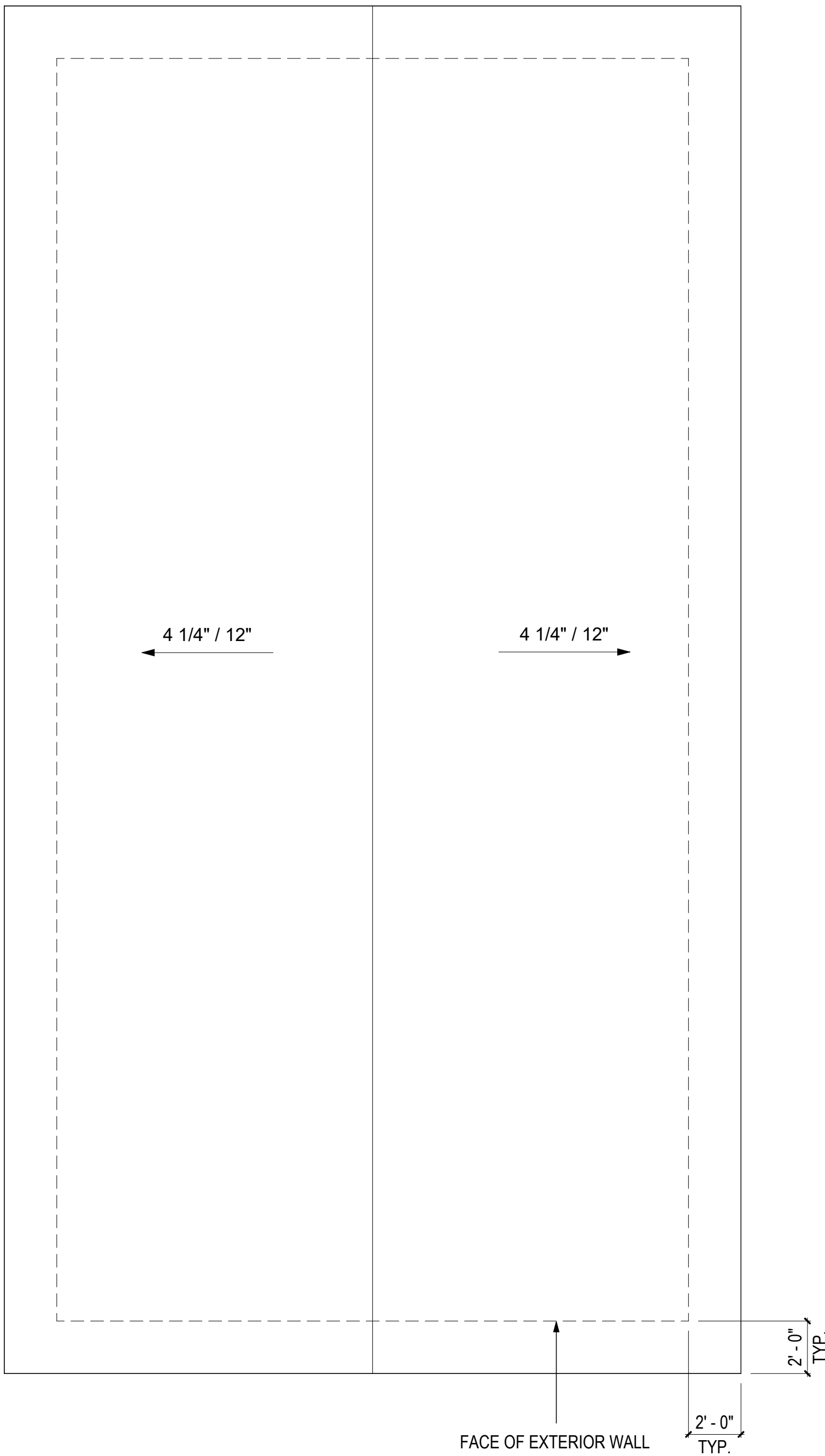
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
**ENLARGED
COMBINATION 1**

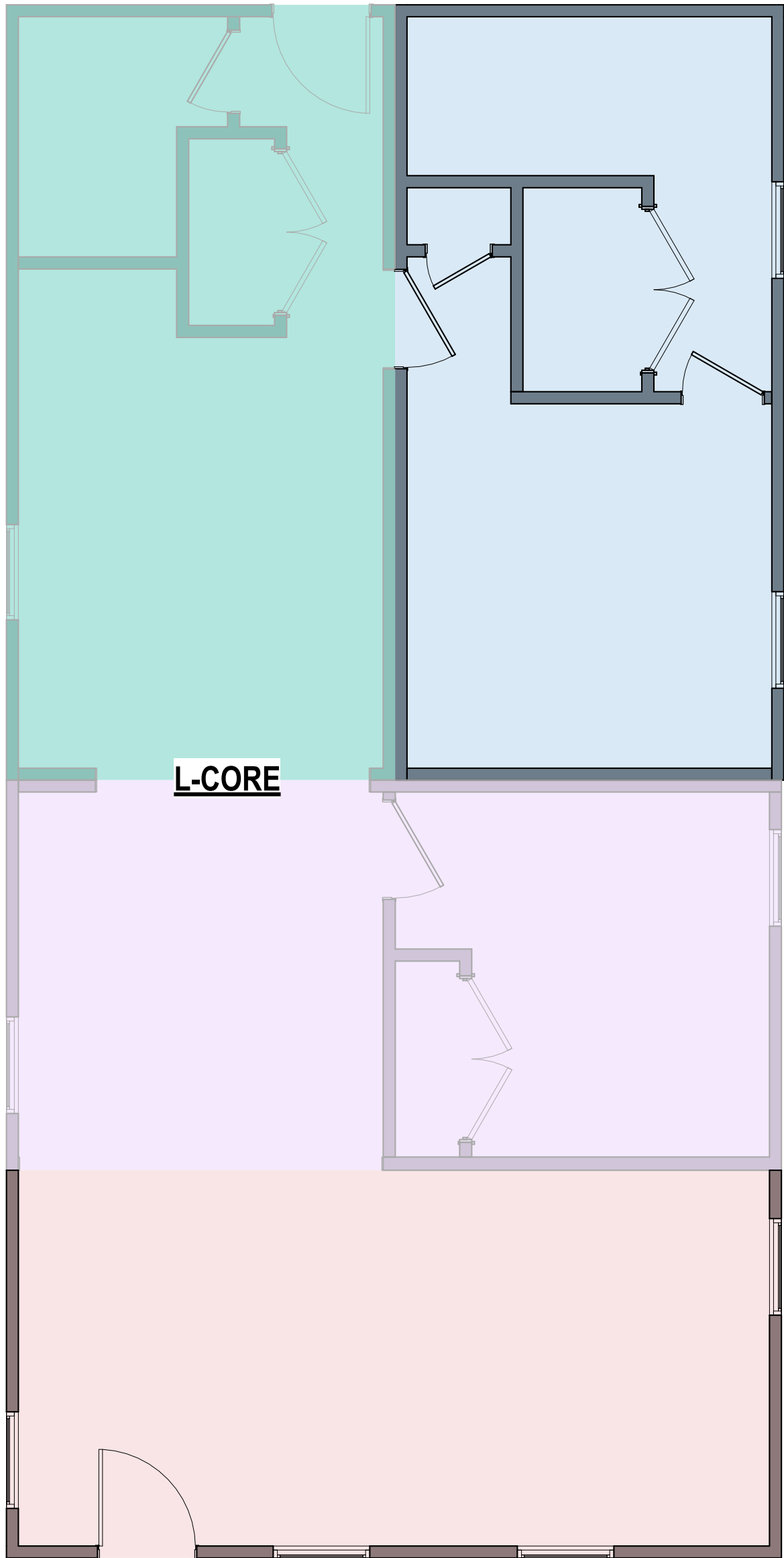
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Date: 12/03/2021

SHEET NUMBER:

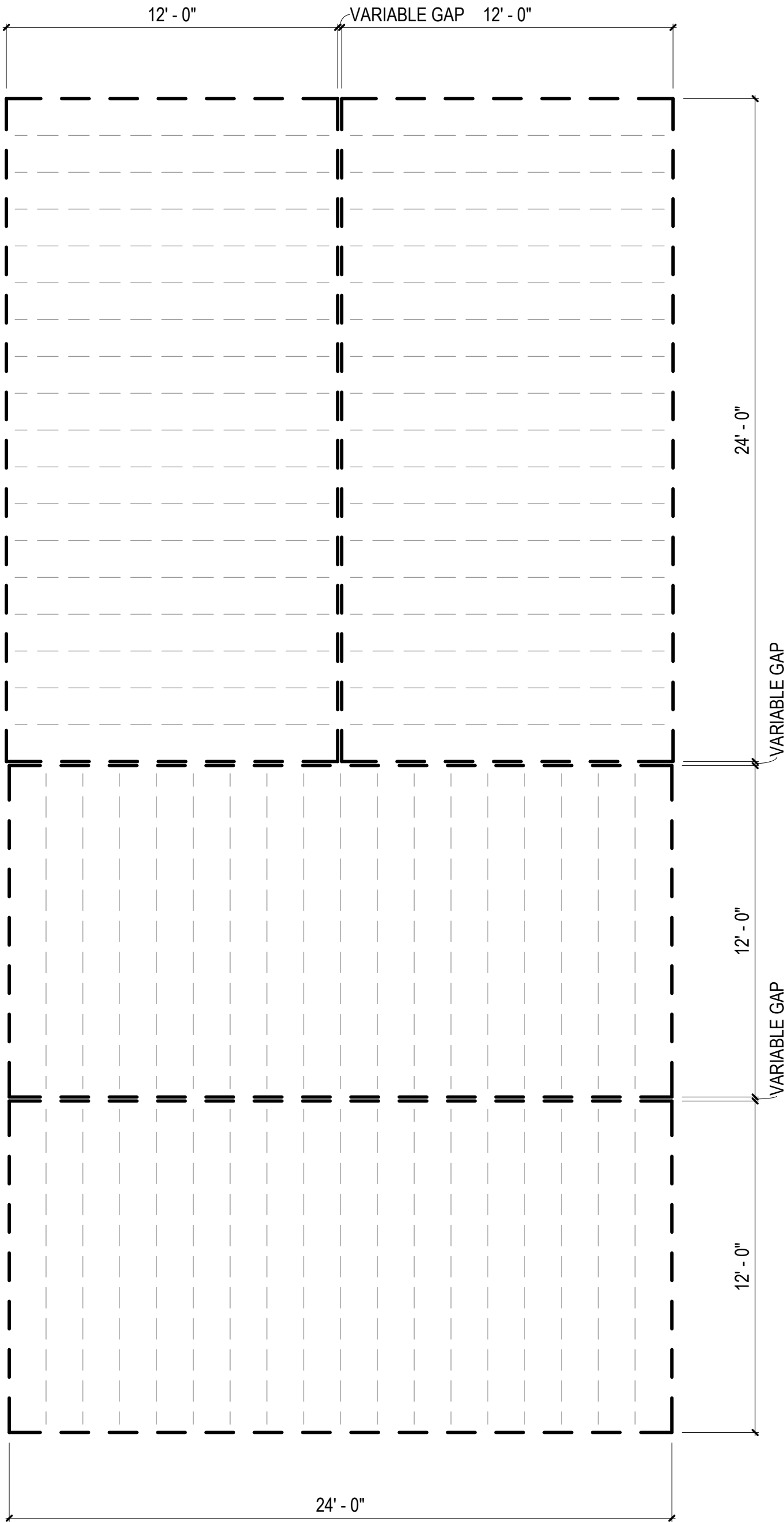
MA-2.10



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"

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.

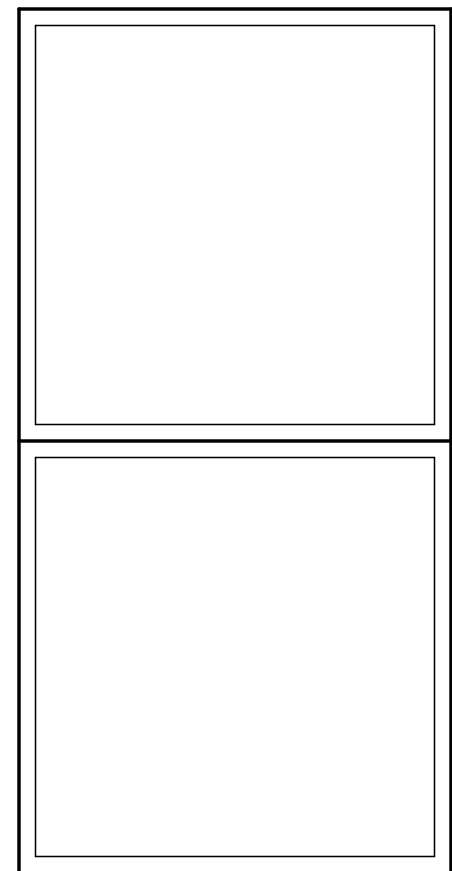
MODULE COLOR CODE KEY

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

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



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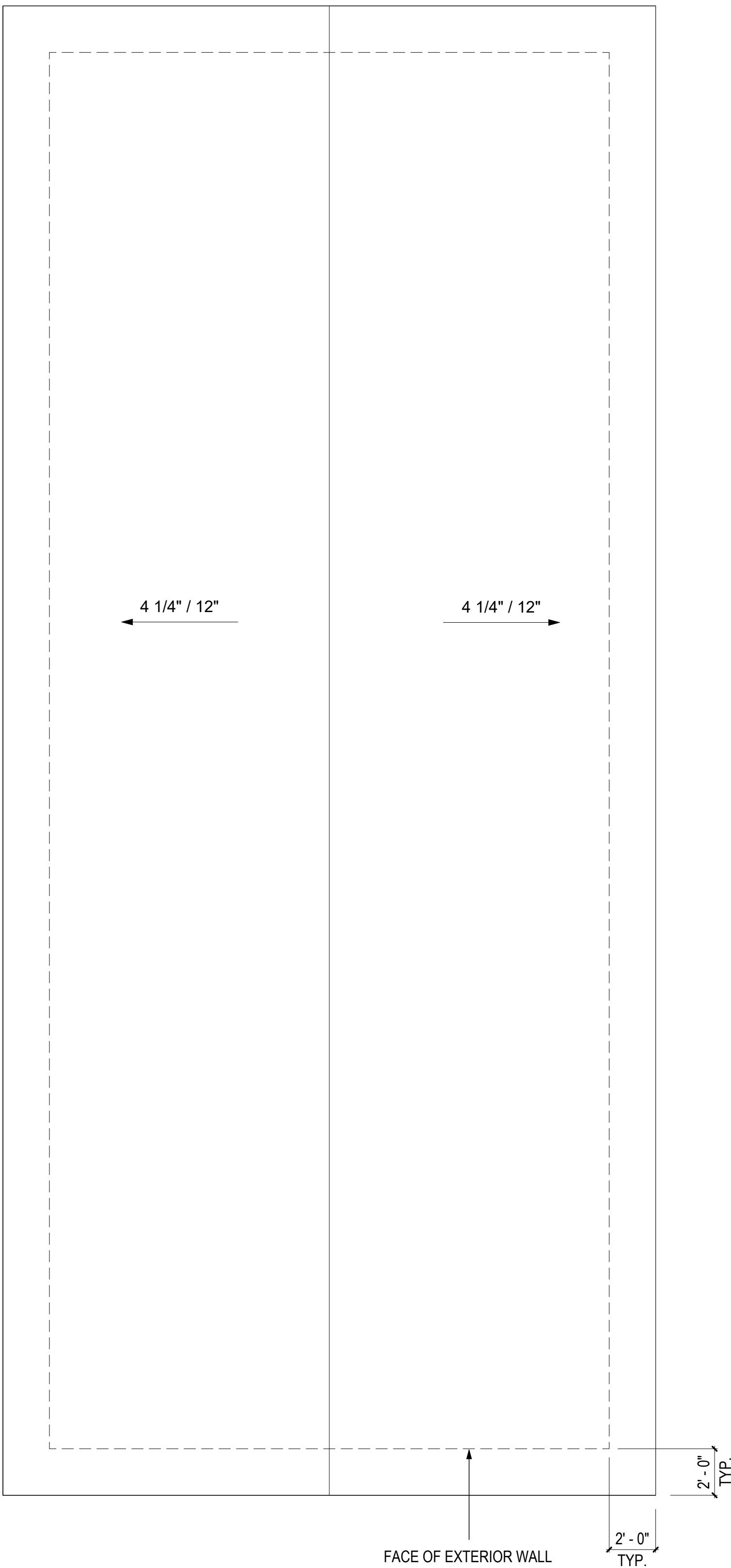
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
**ENLARGED
COMBINATION 2**

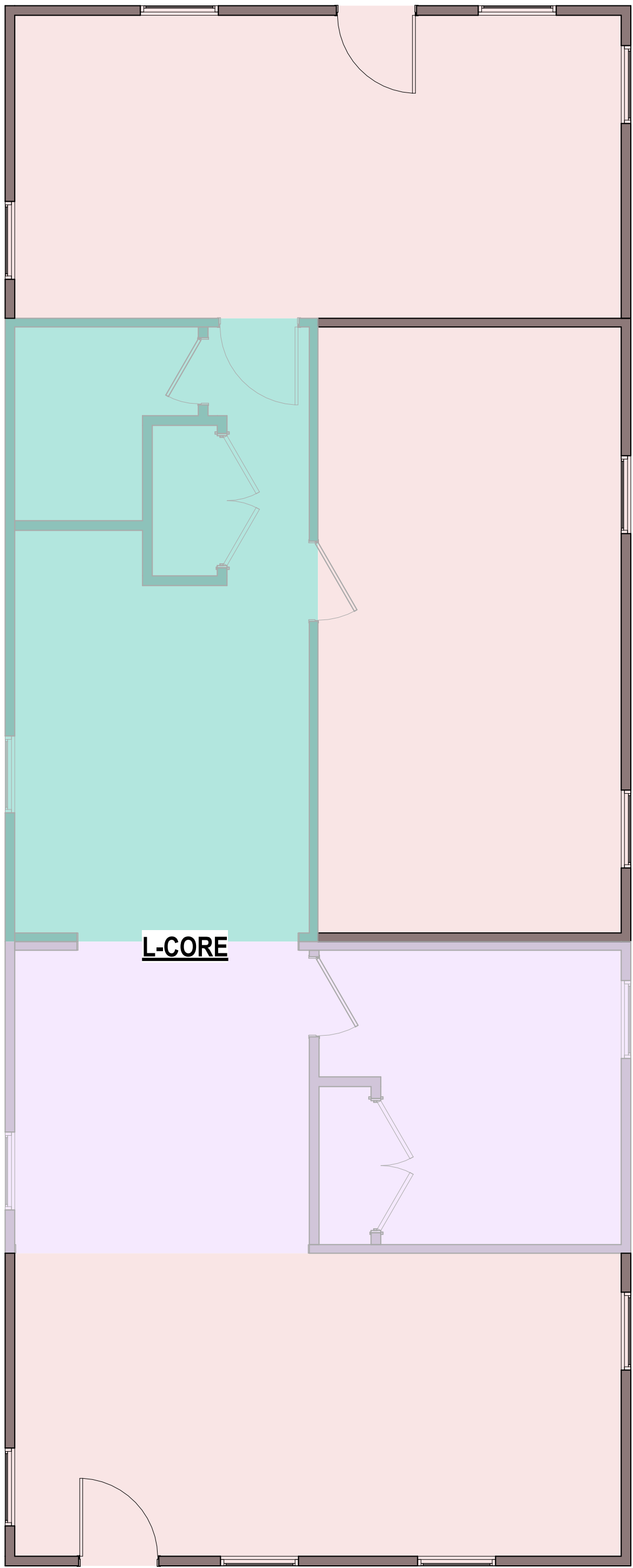
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

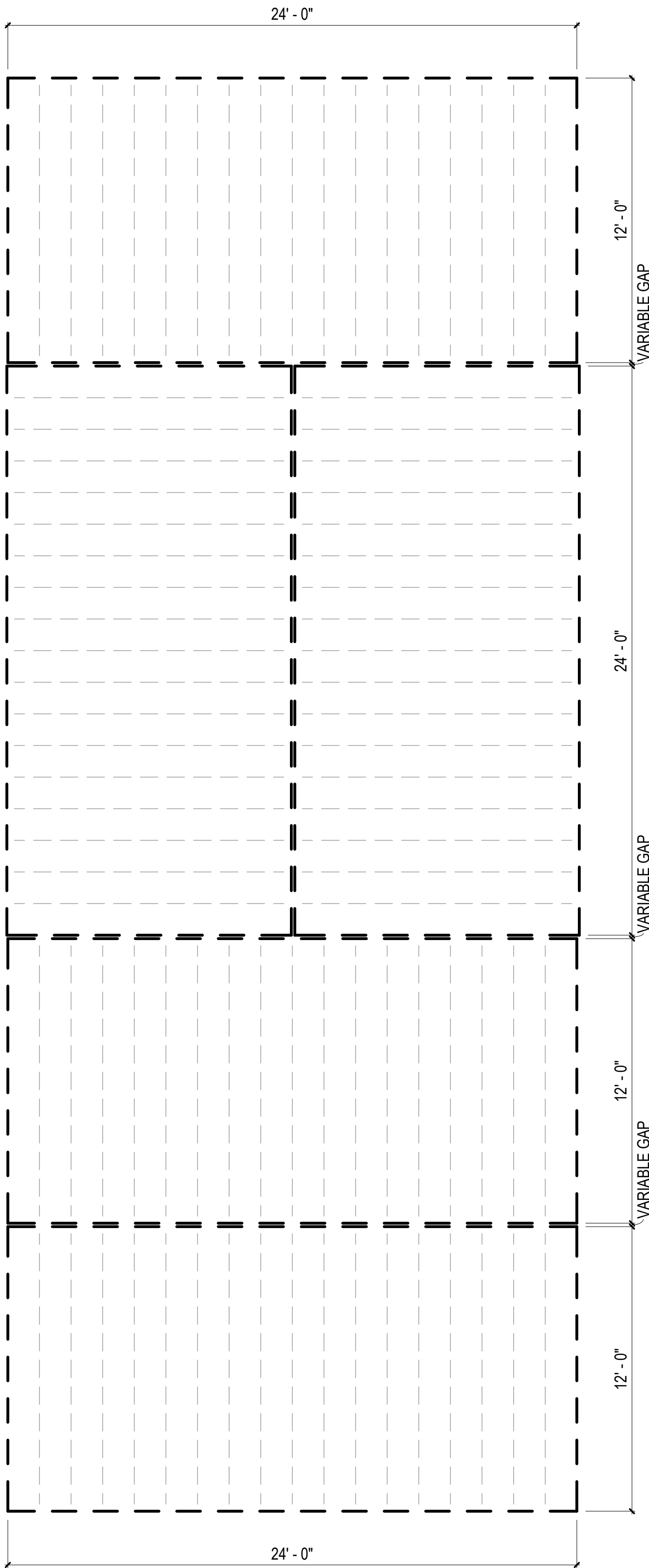
MA-2.11



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

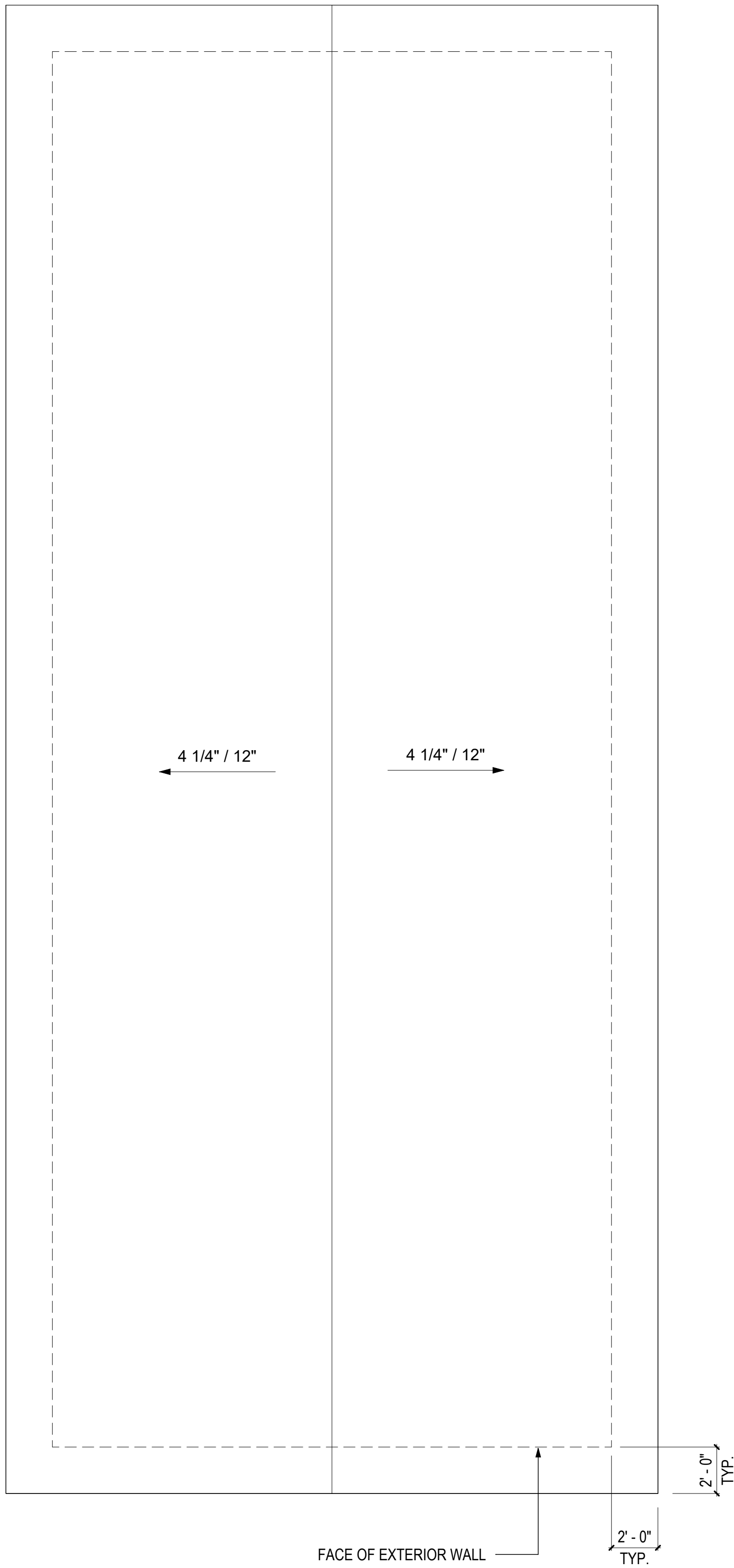


2 FLOOR PLAN - COMBINATION 2
1/4" = 1'-0"

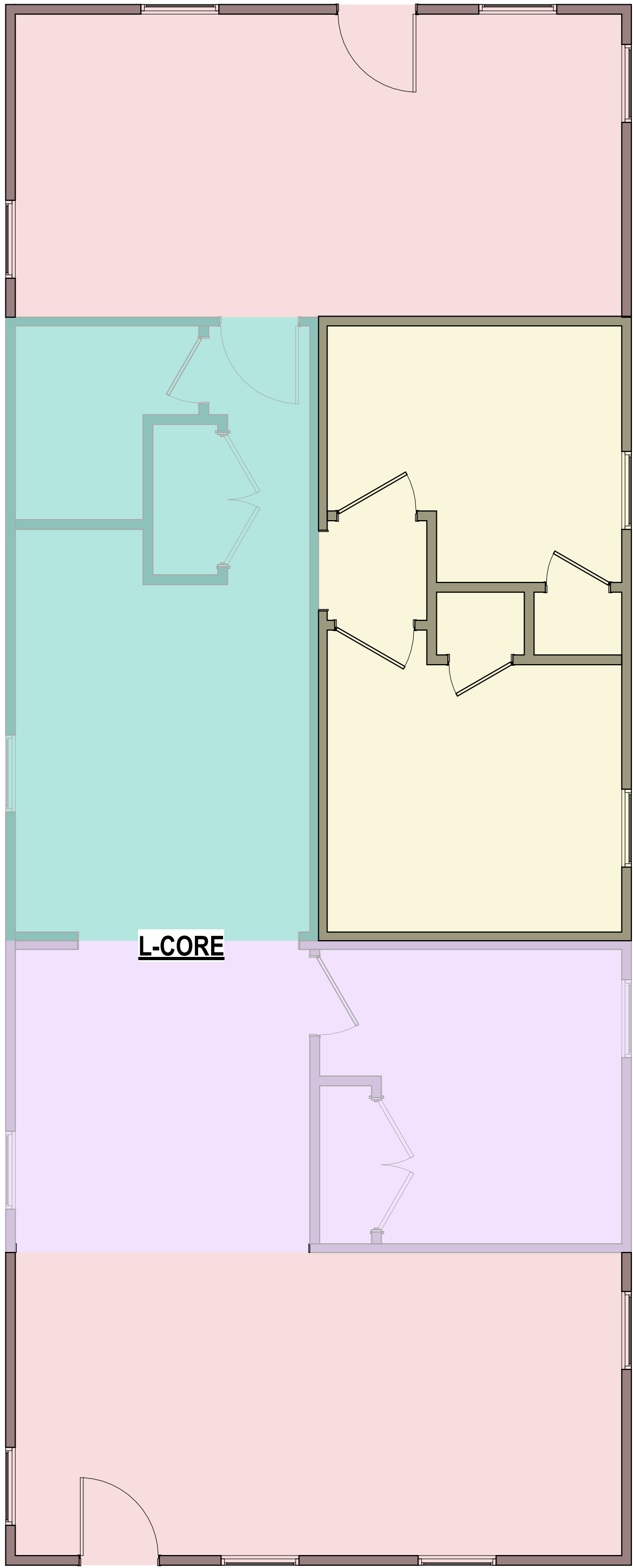


1 FLOOR FRAMING PLAN - COMBINATION 2
1/4" = 1'-0"

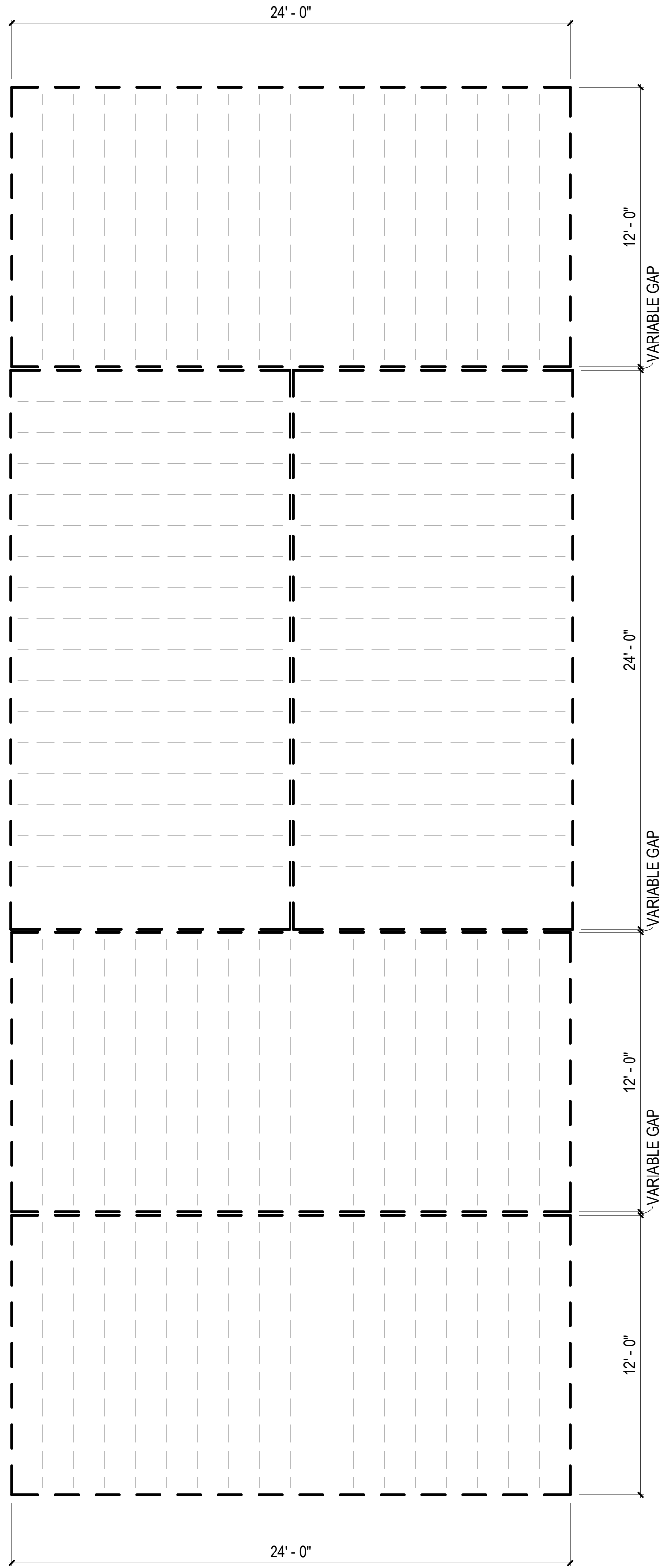
3 ROOF PLAN - COMBINATION 2-K
1/4" = 1'-0"



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



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



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.

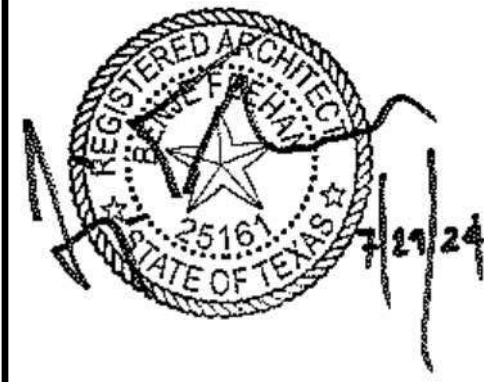
MODULE COLOR CODE KEY

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

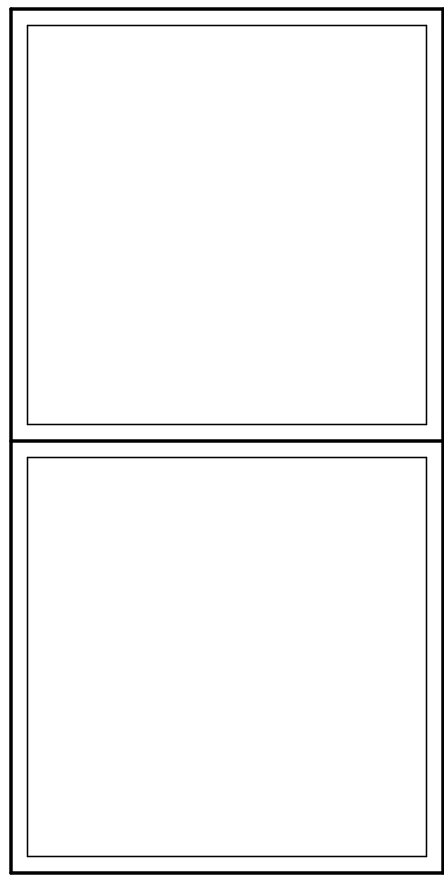
COMBINATION 2-K MEP BASIS OF DESIGN

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

*REFER TO MEP SET



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.

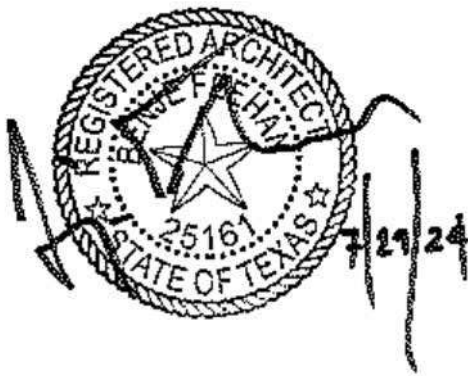
MODULE COLOR CODE KEY

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

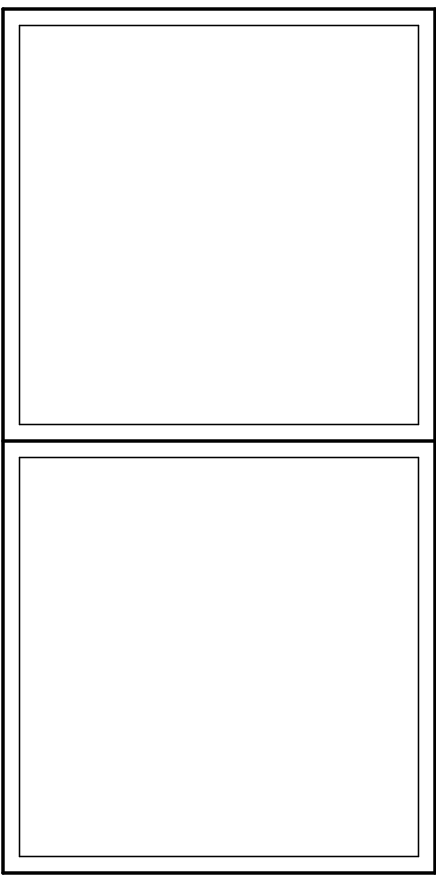
COMBINATION 2-KF
MEP BASIS OF DESIGN

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

*REFER TO MEP SET



DreamBuild



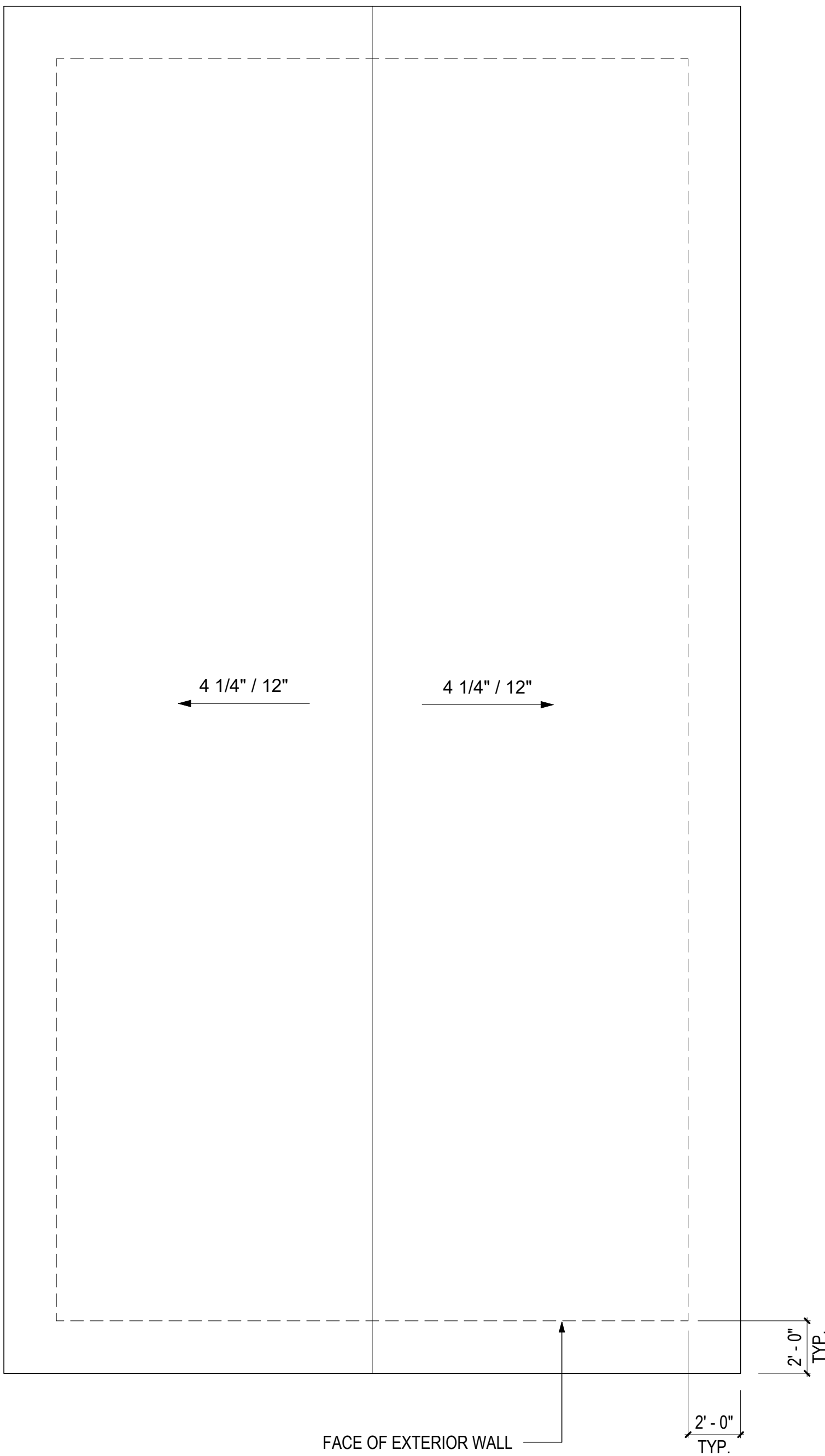
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
**ENLARGED
COMBINATION 2-KF**

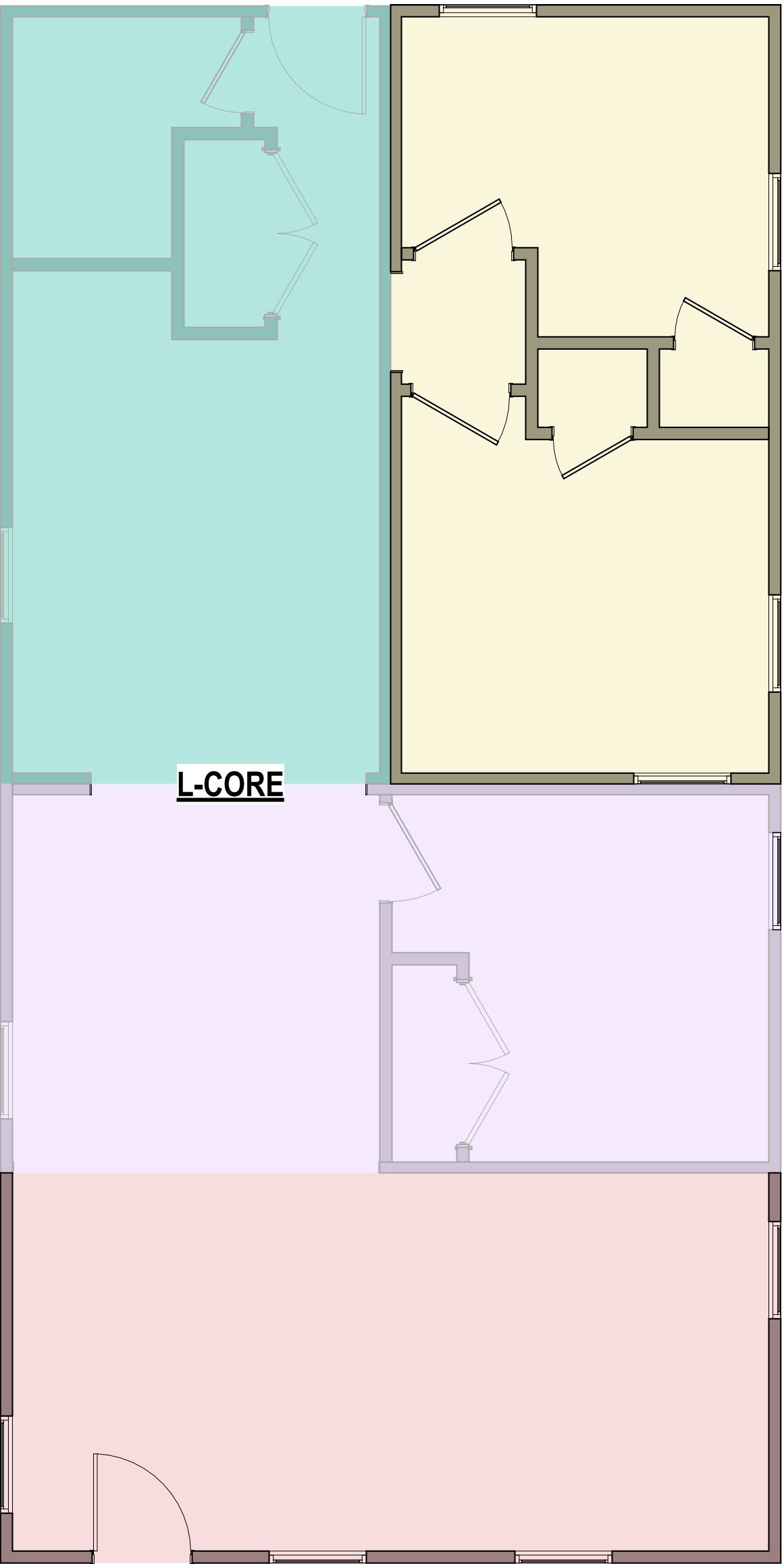
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

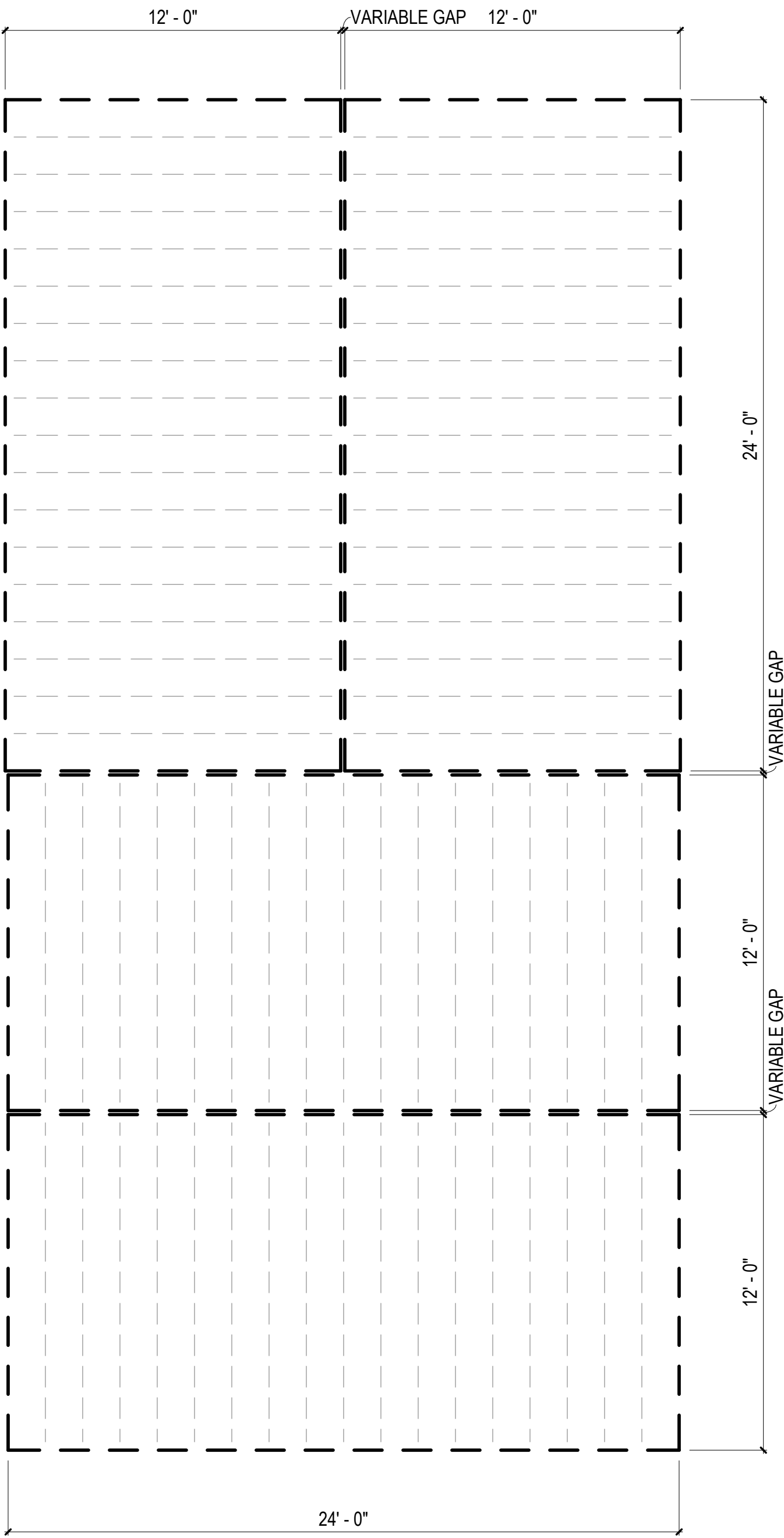
MA-2.13



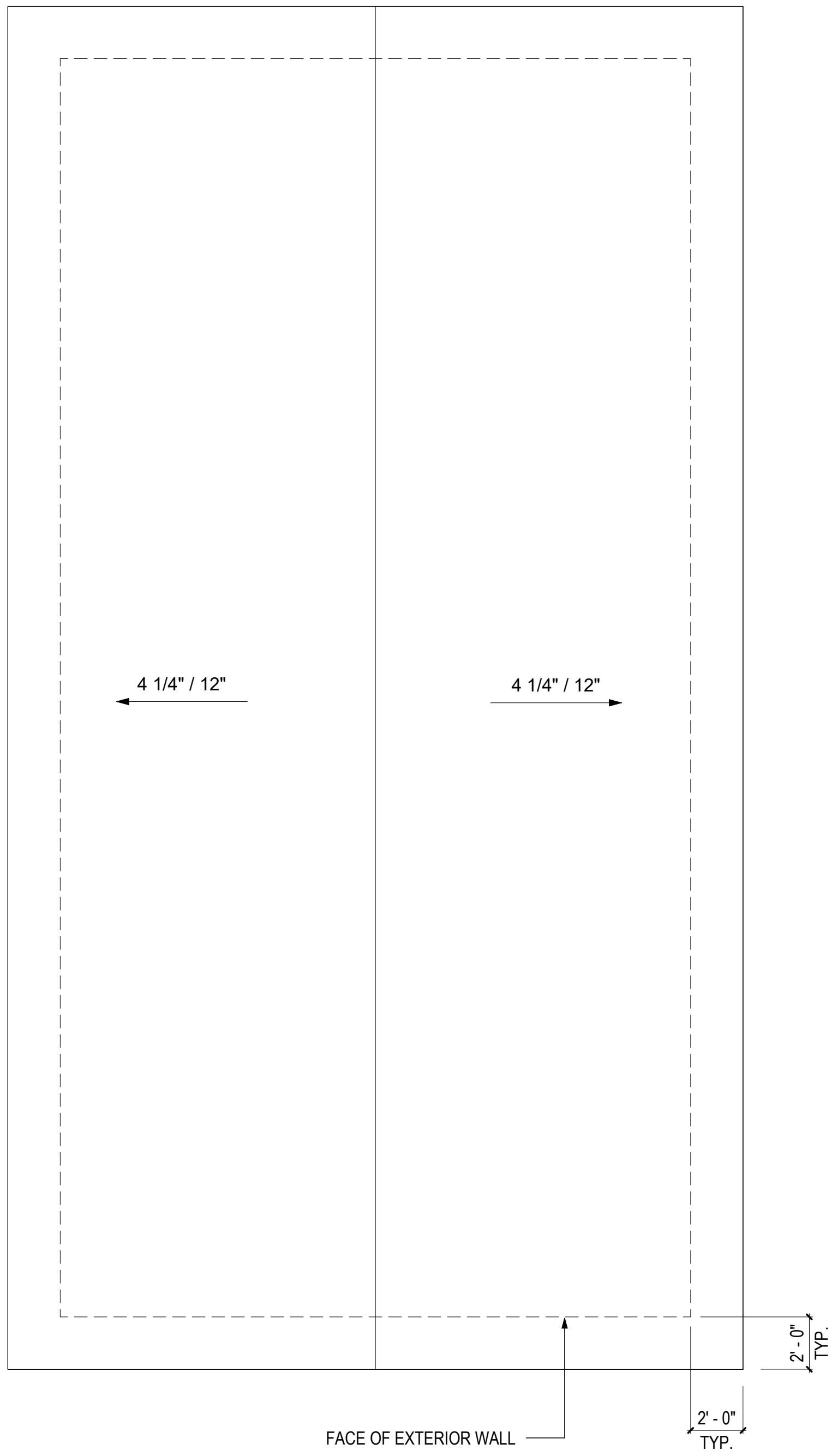
3 ROOF PLAN - COMBINATION 2-KF
1/4" = 1'-0"



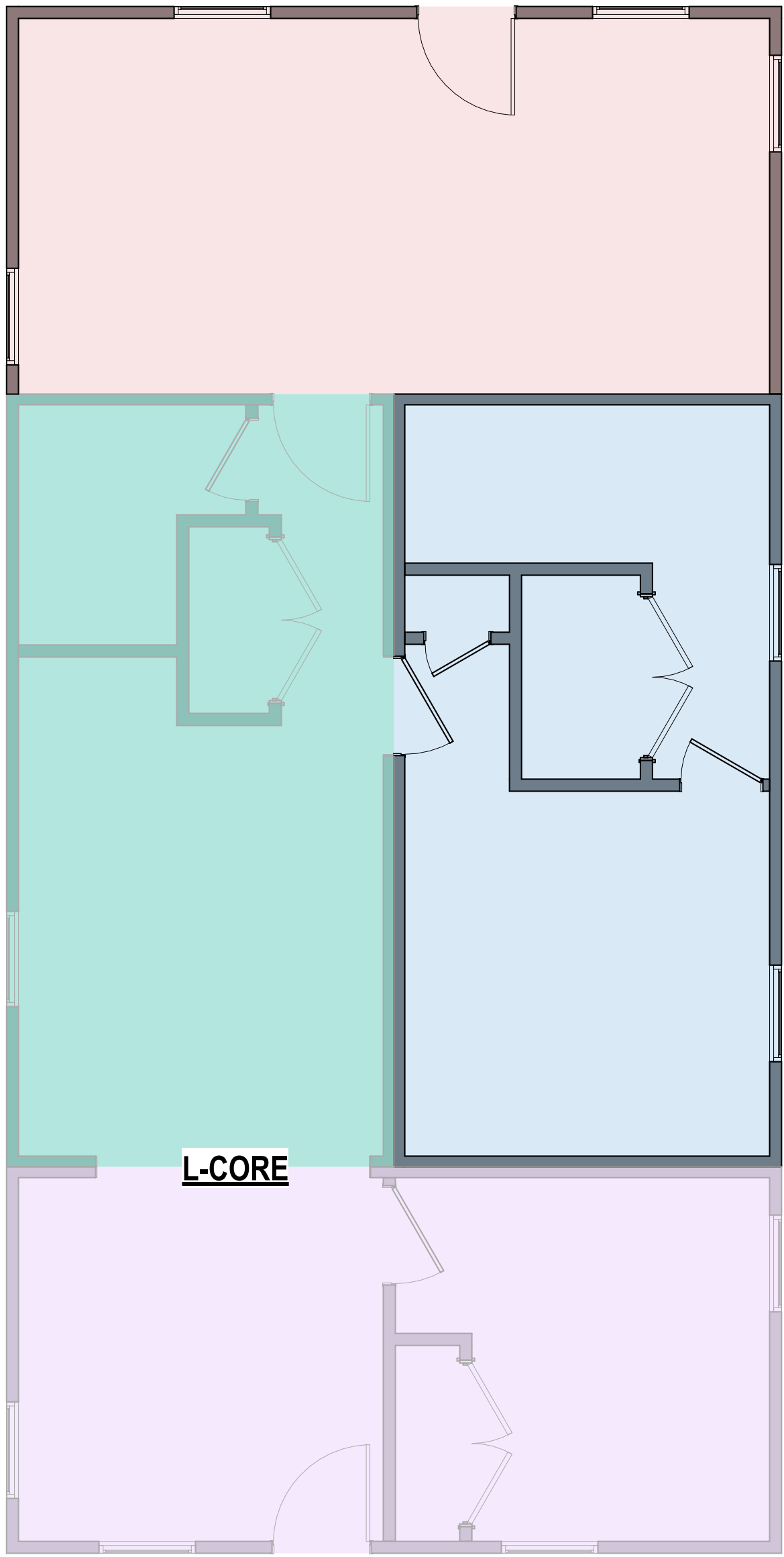
2 FLOOR PLAN - COMBINATION 2-KF
1/4" = 1'-0"



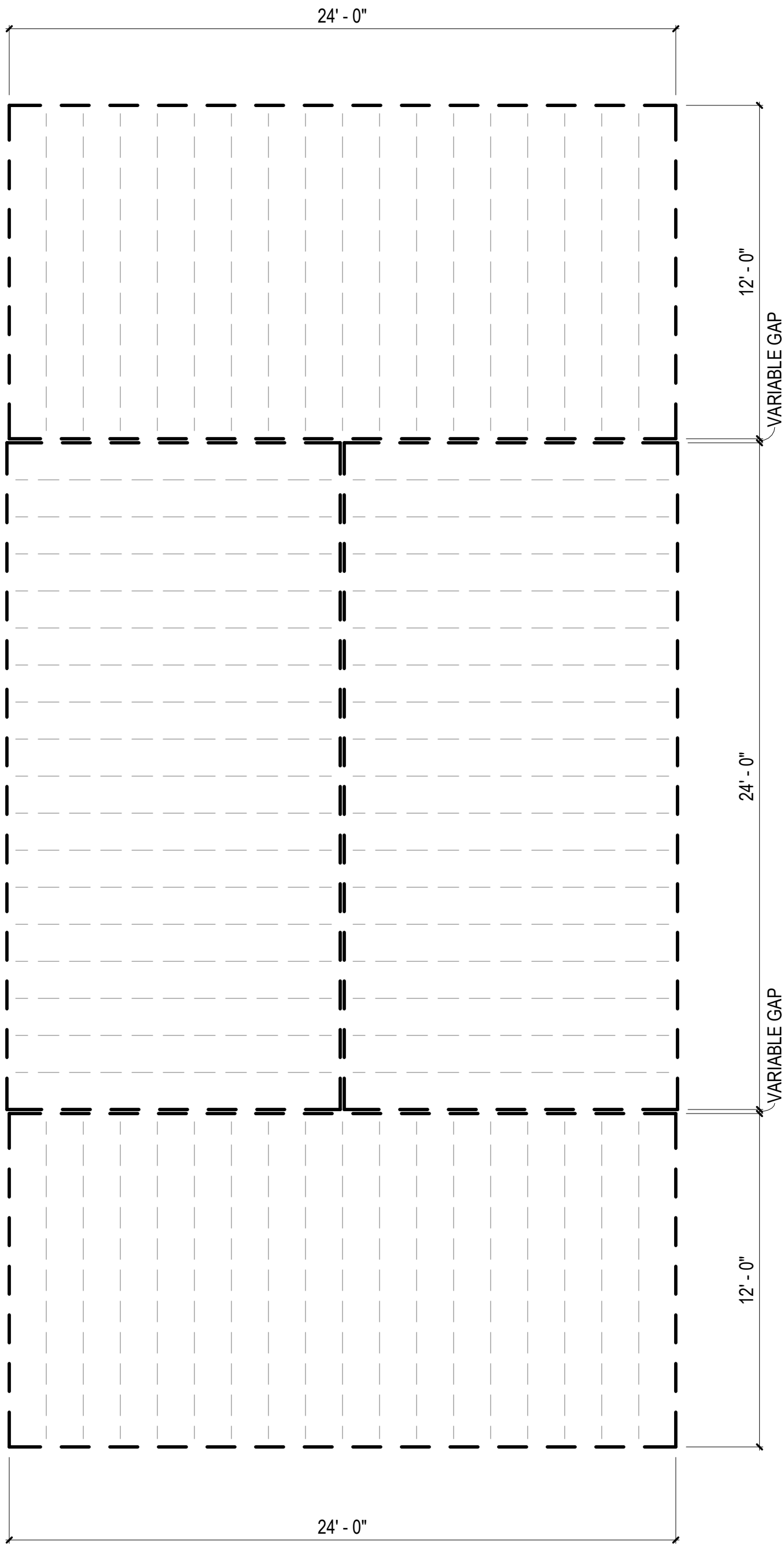
1 FLOOR FRAMING PLAN - COMBINATION 2-KF
1/4" = 1'-0"



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"

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.

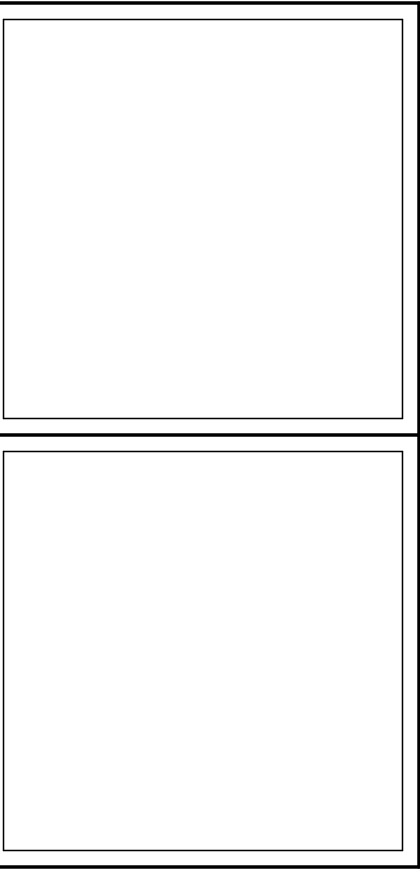
MODULE COLOR CODE KEY

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

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



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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.

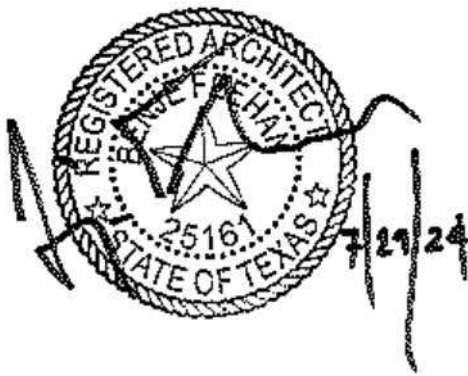
MODULE COLOR CODE KEY

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

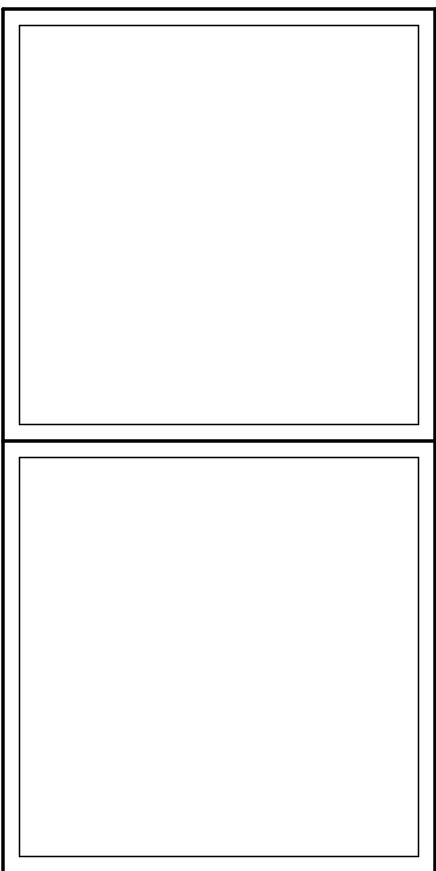
COMBINATION 3-F
MEP BASIS OF DESIGN

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

*REFER TO MEP SET



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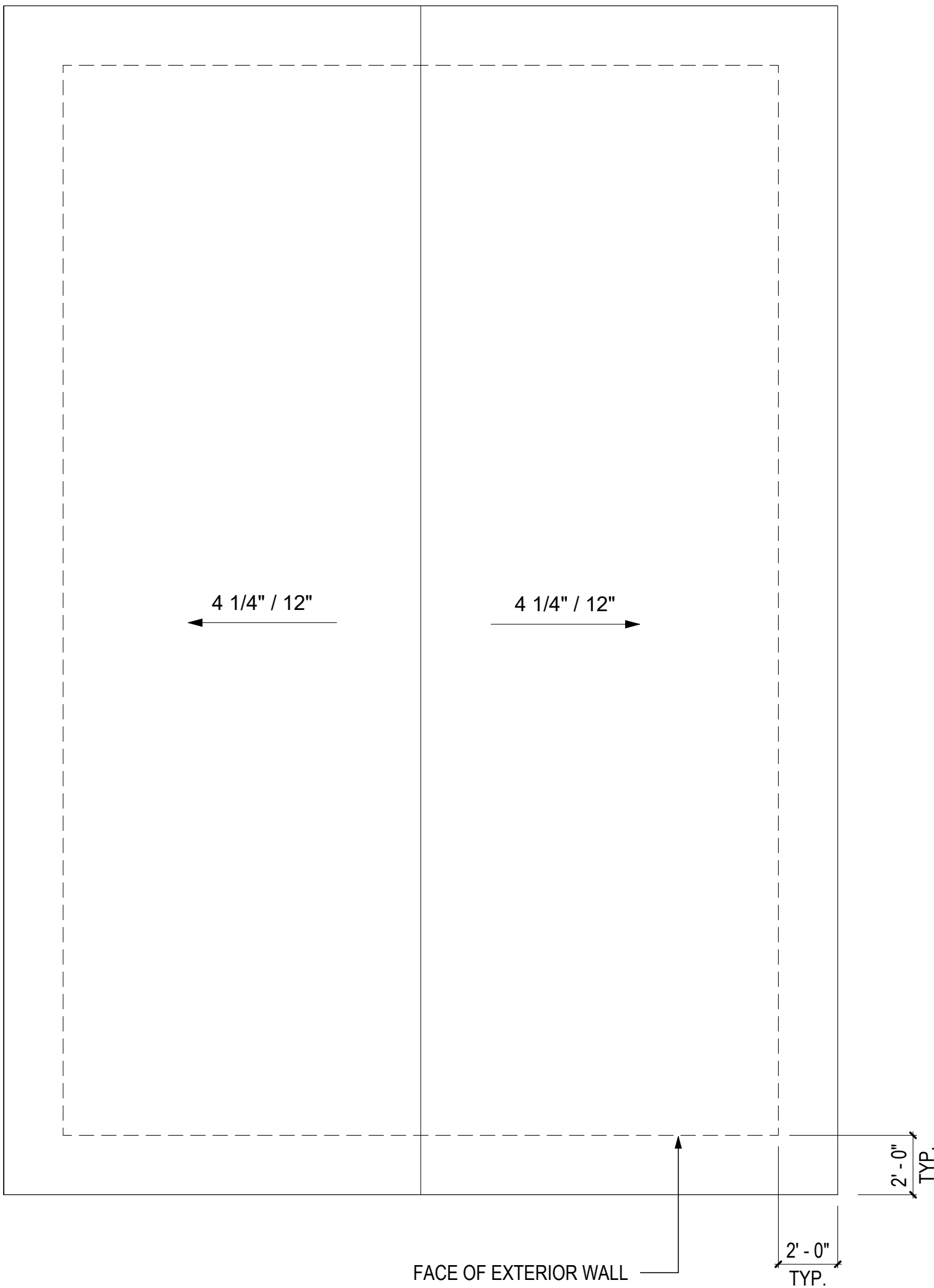
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
**ENLARGED
COMBINATION 3-F**

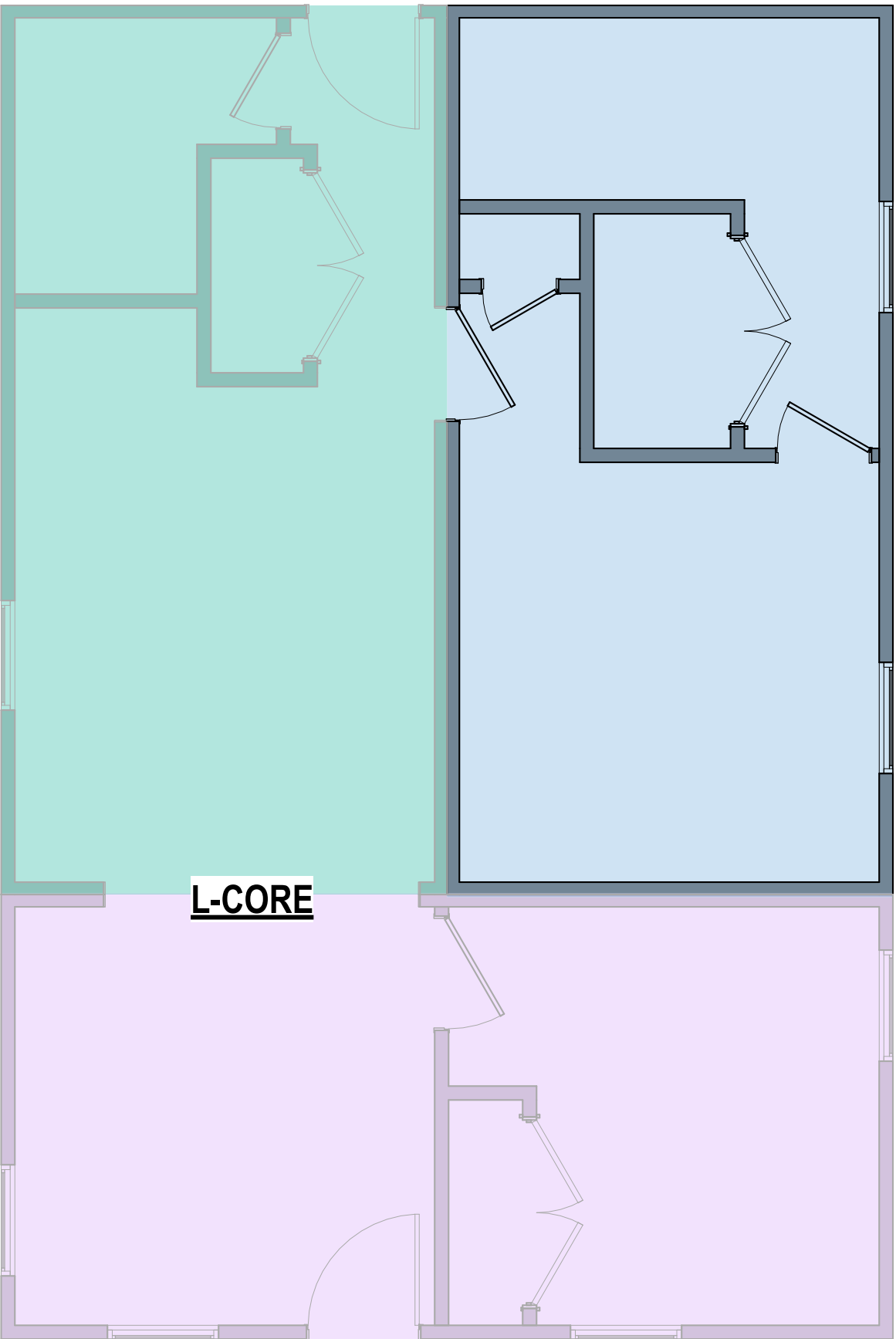
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

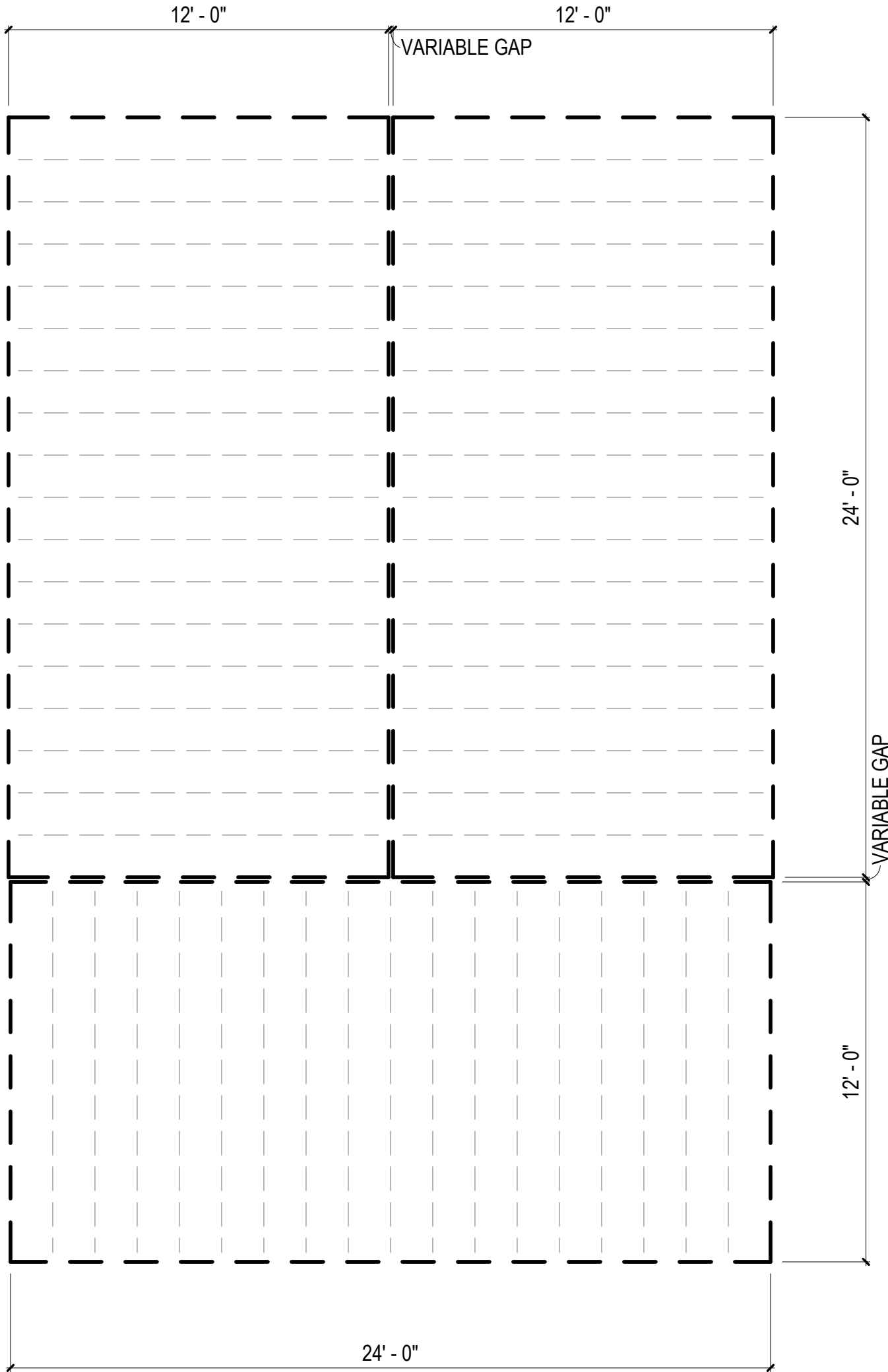
MA-2.15



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

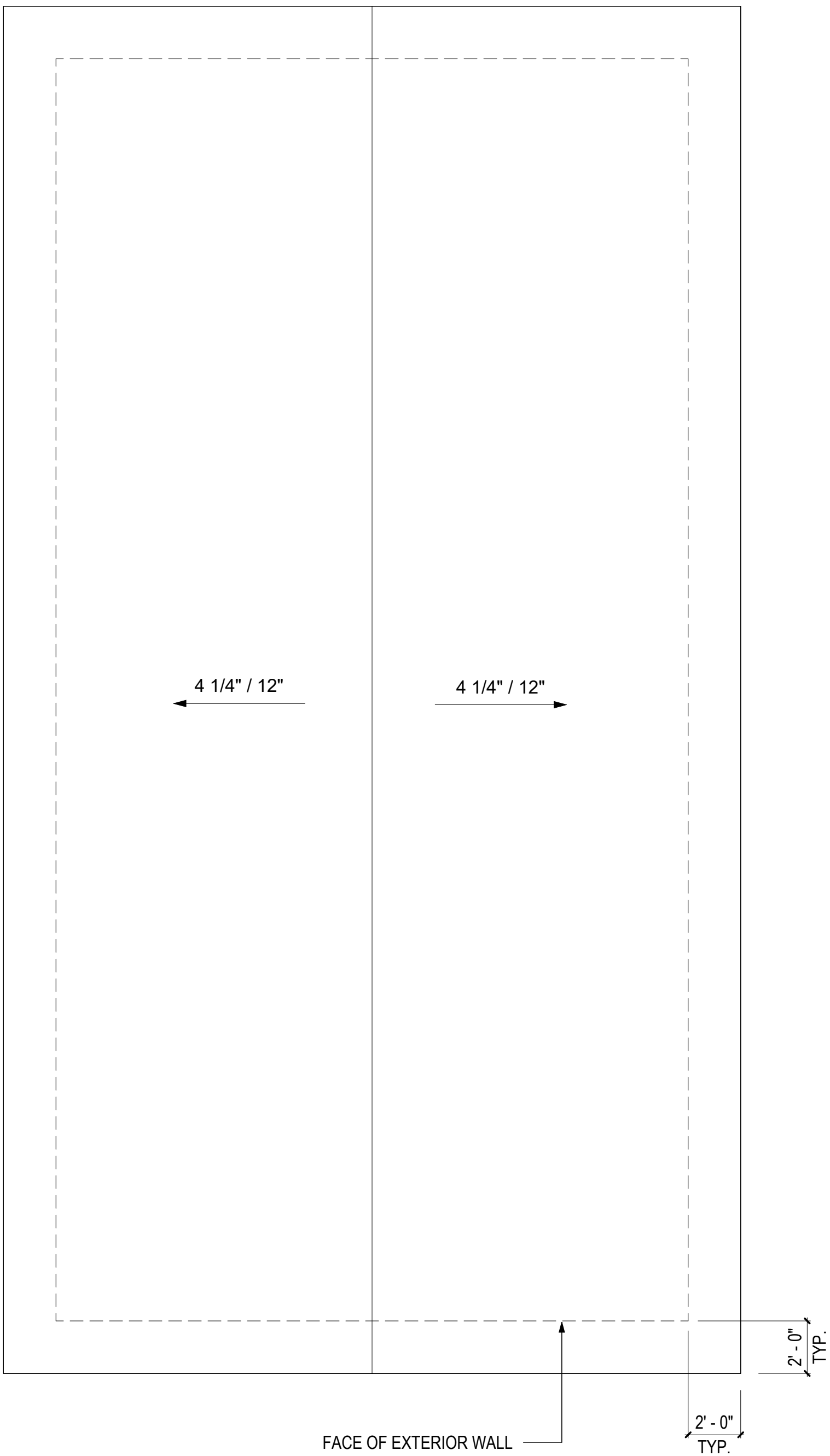


2 FLOOR PLAN - COMBINATION 3-F
1/4" = 1'-0"

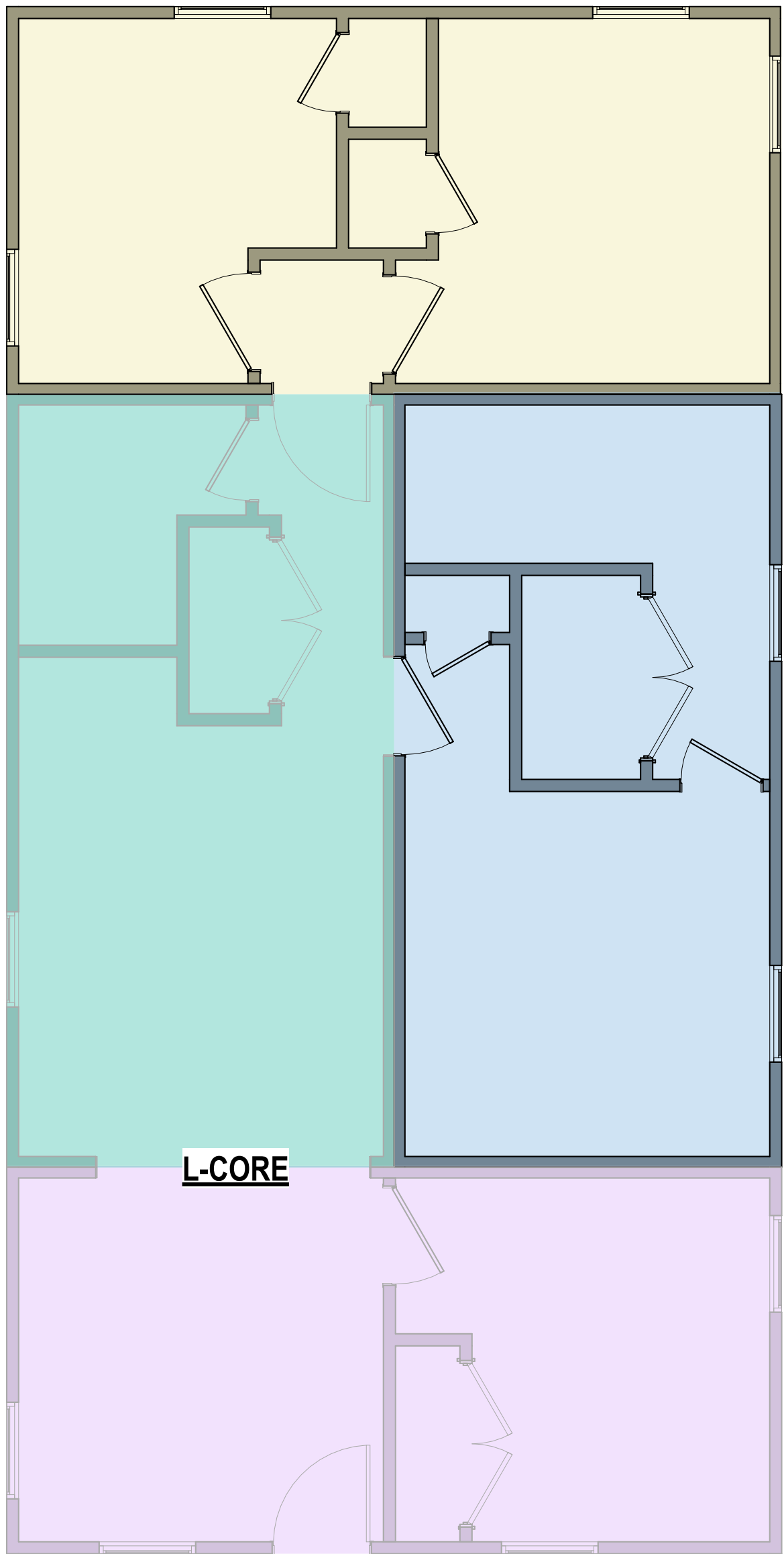


1 FLOOR FRAMING PLAN - COMBINATION 3-F
1/4" = 1'-0"

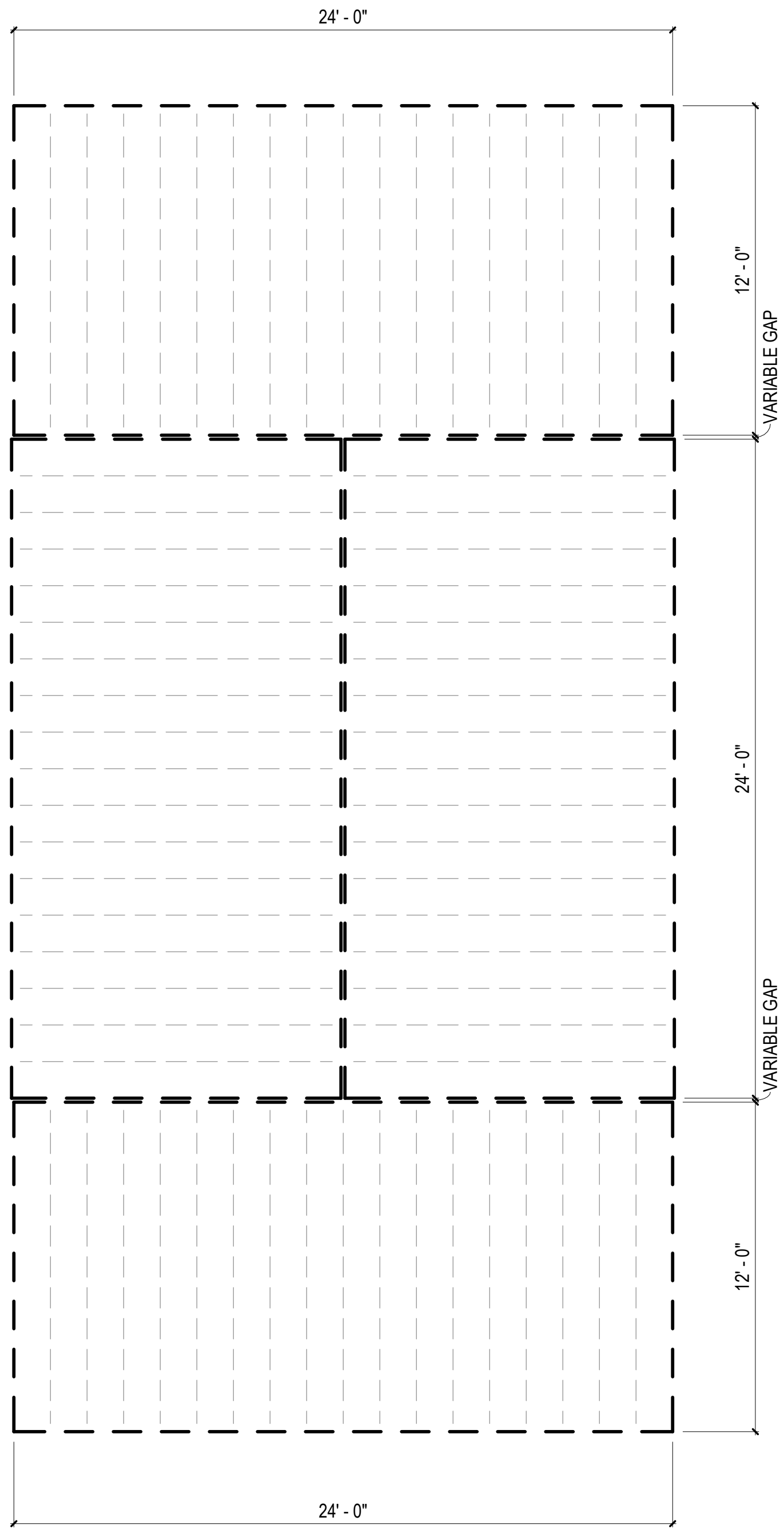
3 ROOF PLAN - COMBINATION 3-K
1/4" = 1'-0"



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



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



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	

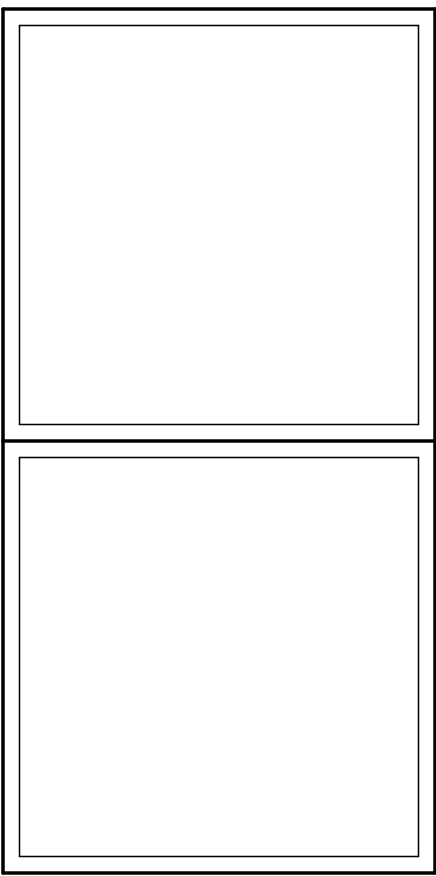
COMBINATION 3-K
MEP BASIS OF DESIGN

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

*REFER TO MEP SET



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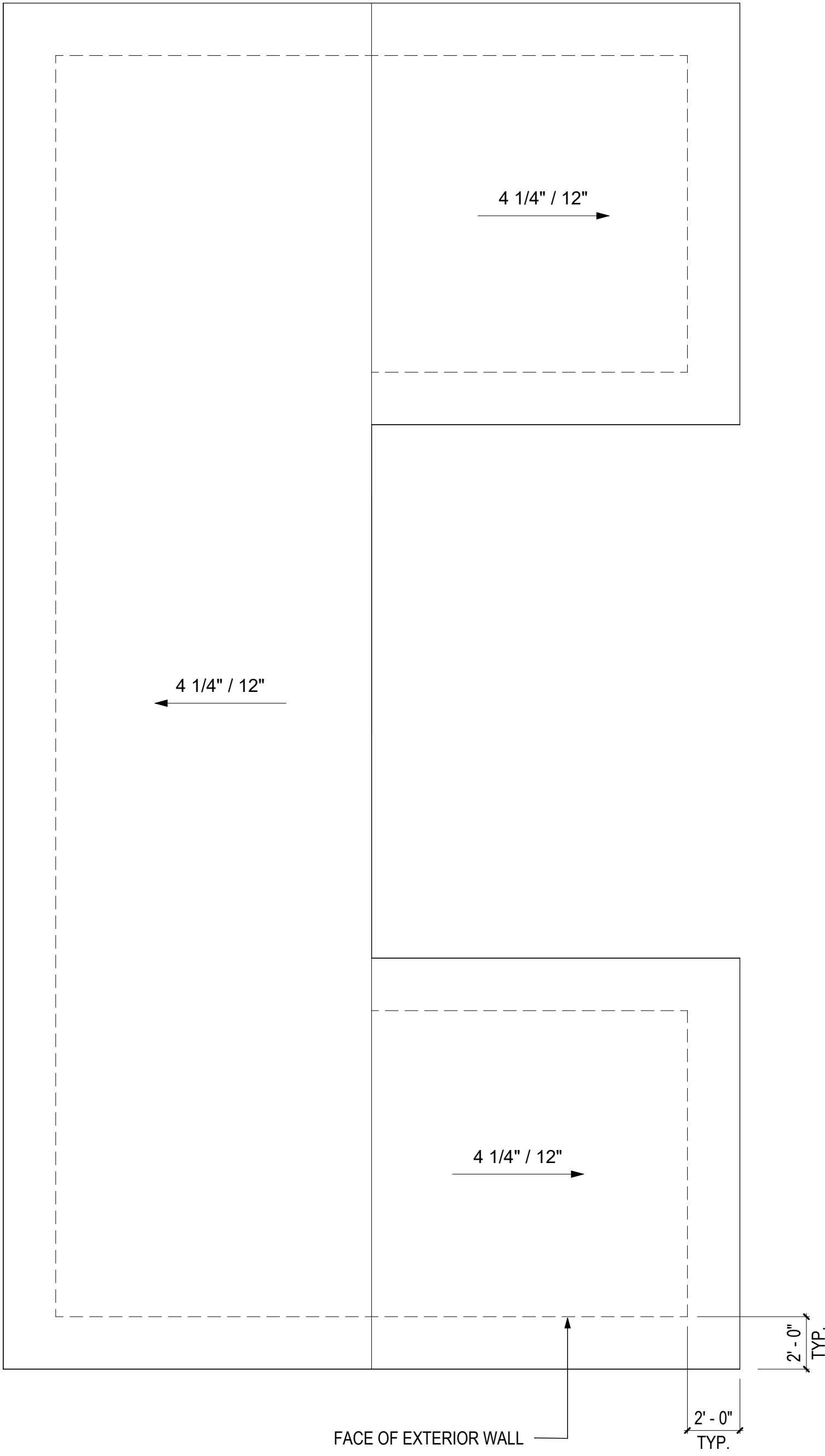
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED
COMBINATION 3-K

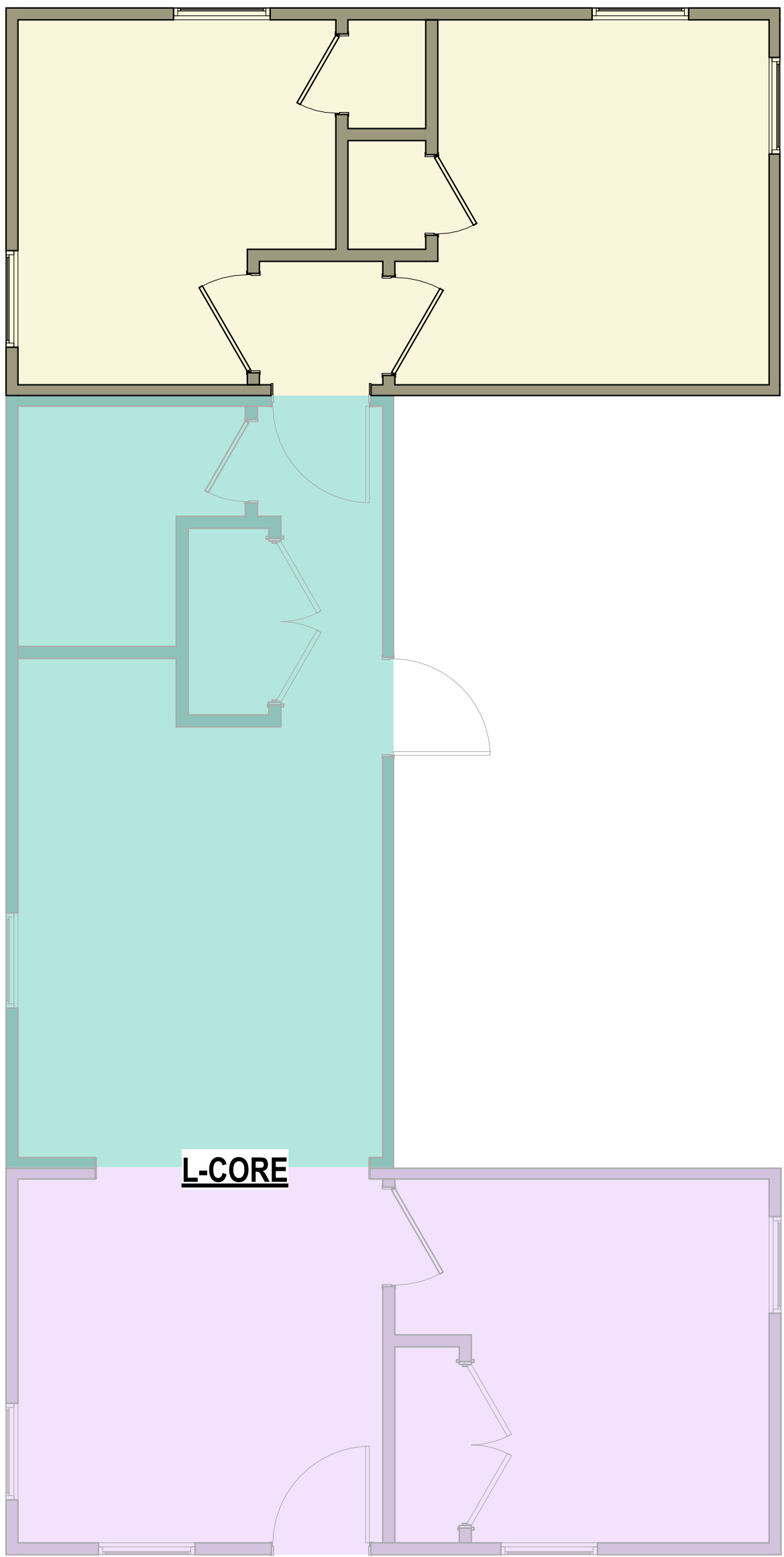
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Date: 12/03/2021

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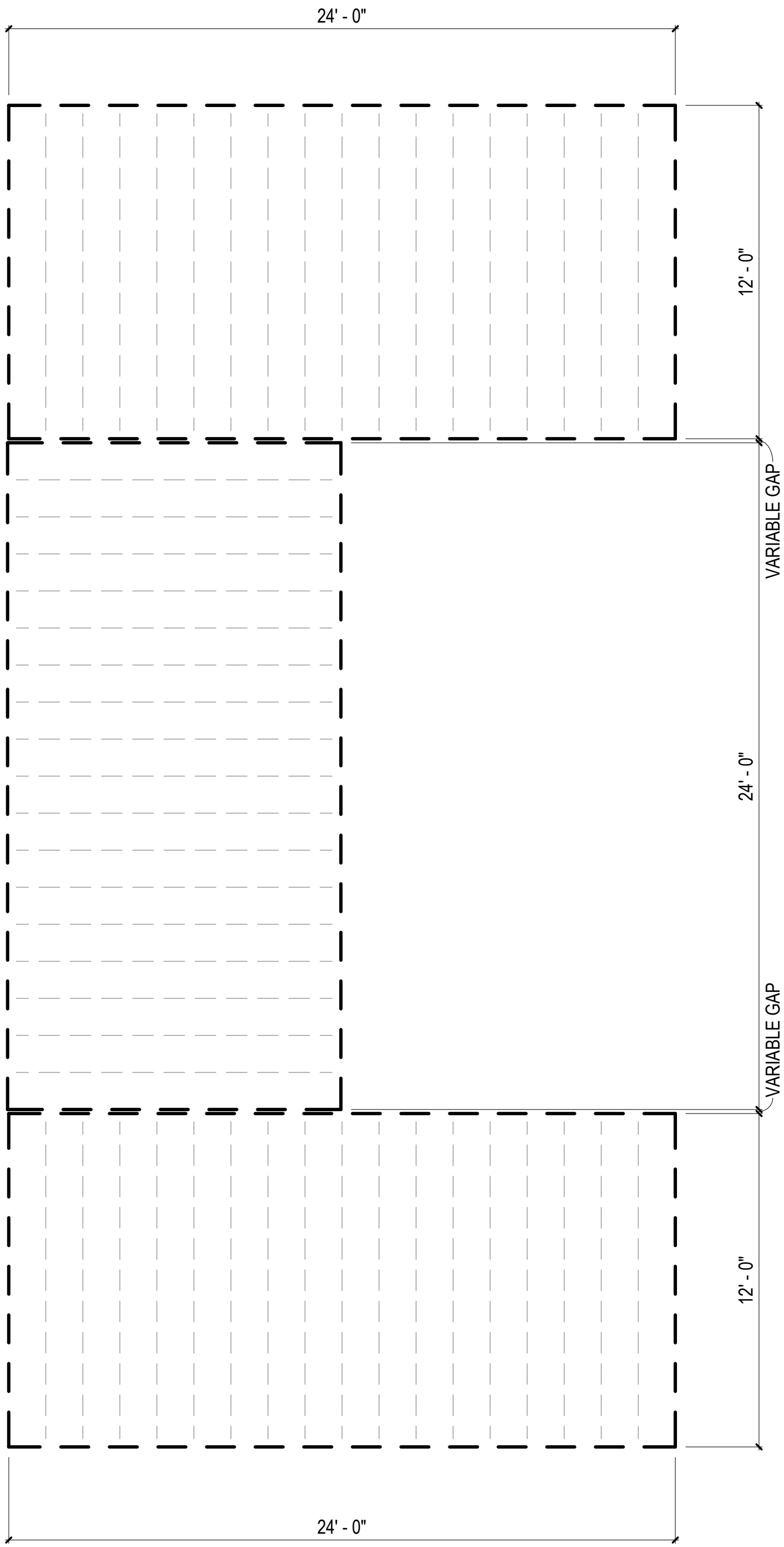
MA-2.16



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"

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.

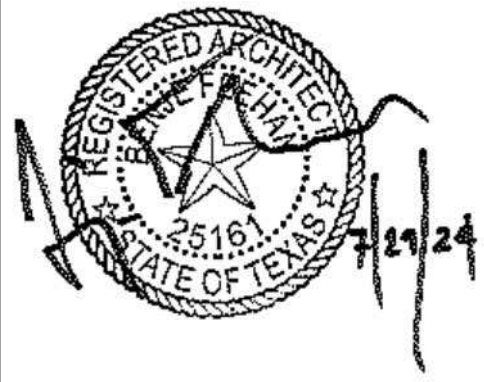
MODULE COLOR CODE KEY

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

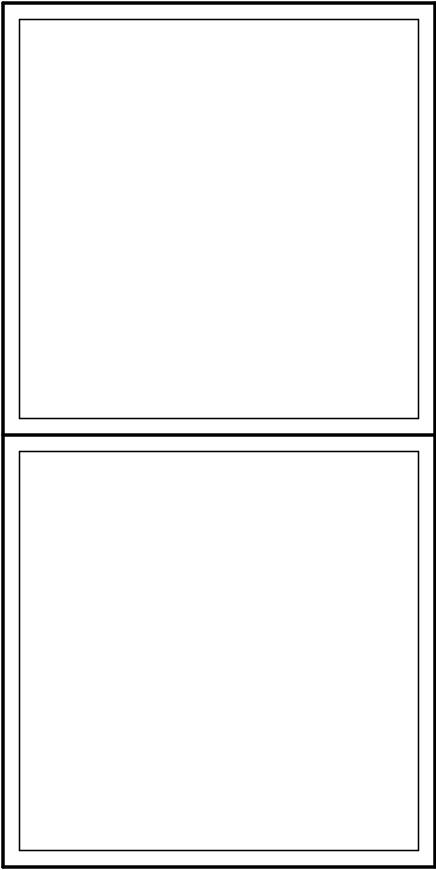
COMBINATION 3-KS
MEP BASIS OF DESIGN

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

*REFER TO MEP SET



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#	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

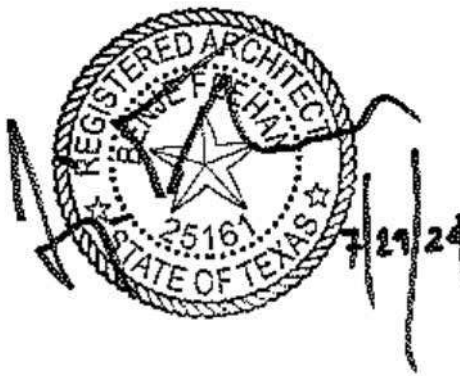
FLOOR FRAMING
PLAN LEGEND

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

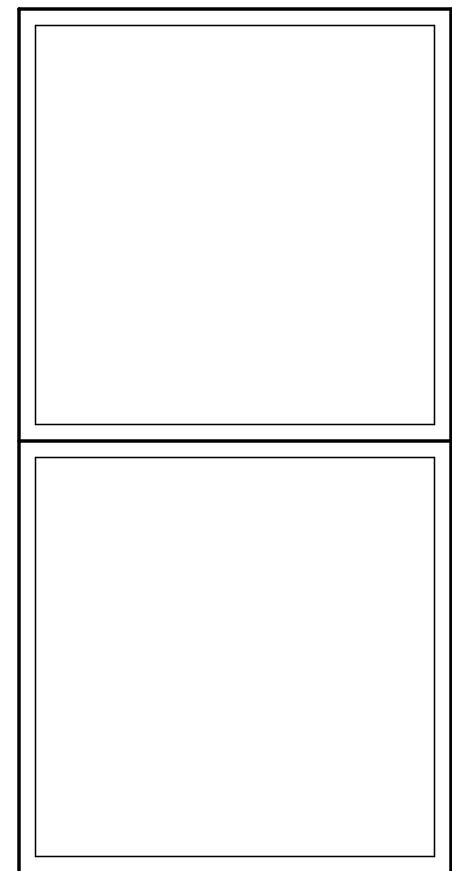
MODULE COLOR CODE KEY

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

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
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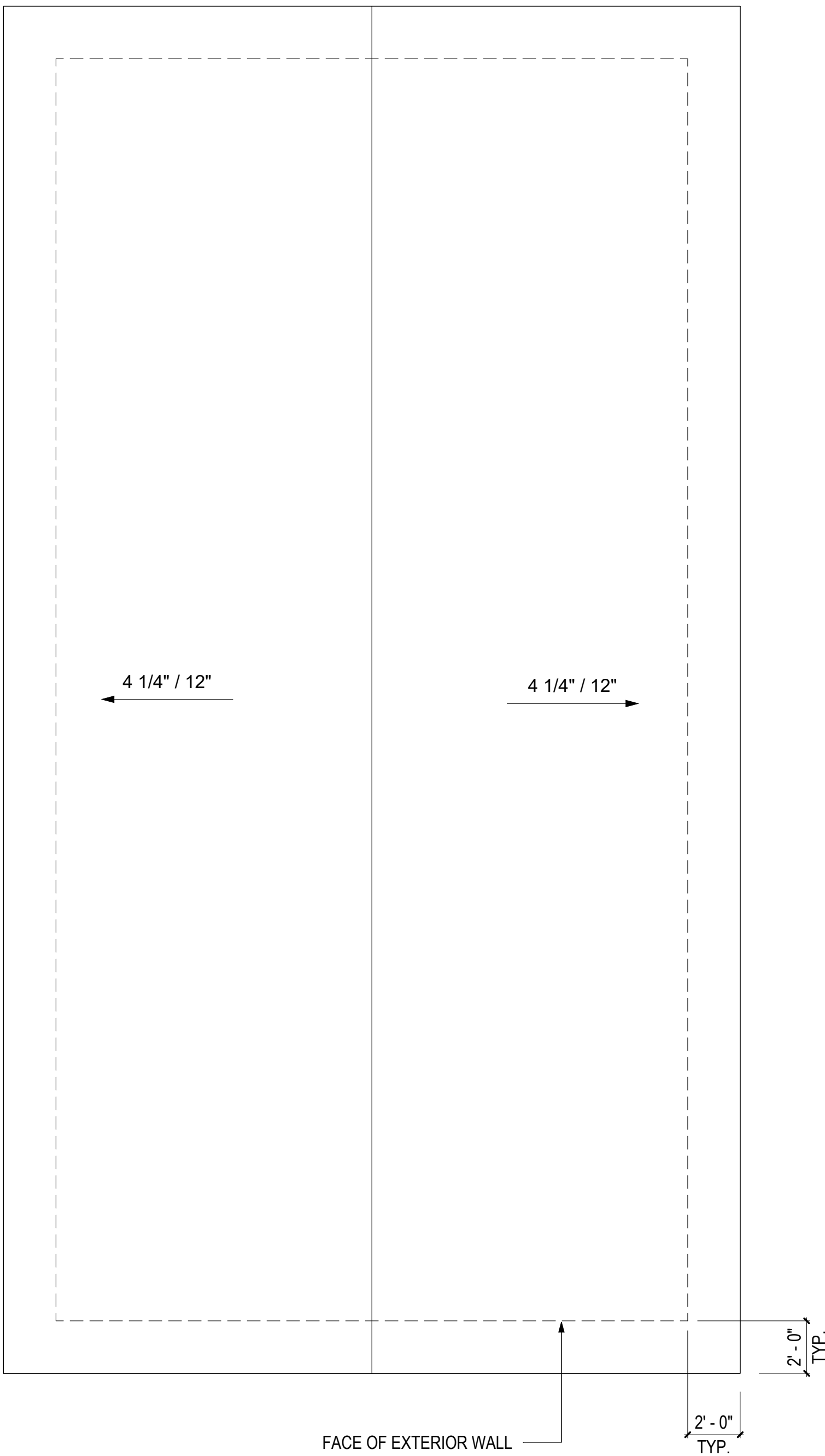
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
**ENLARGED
COMBINATION 4**

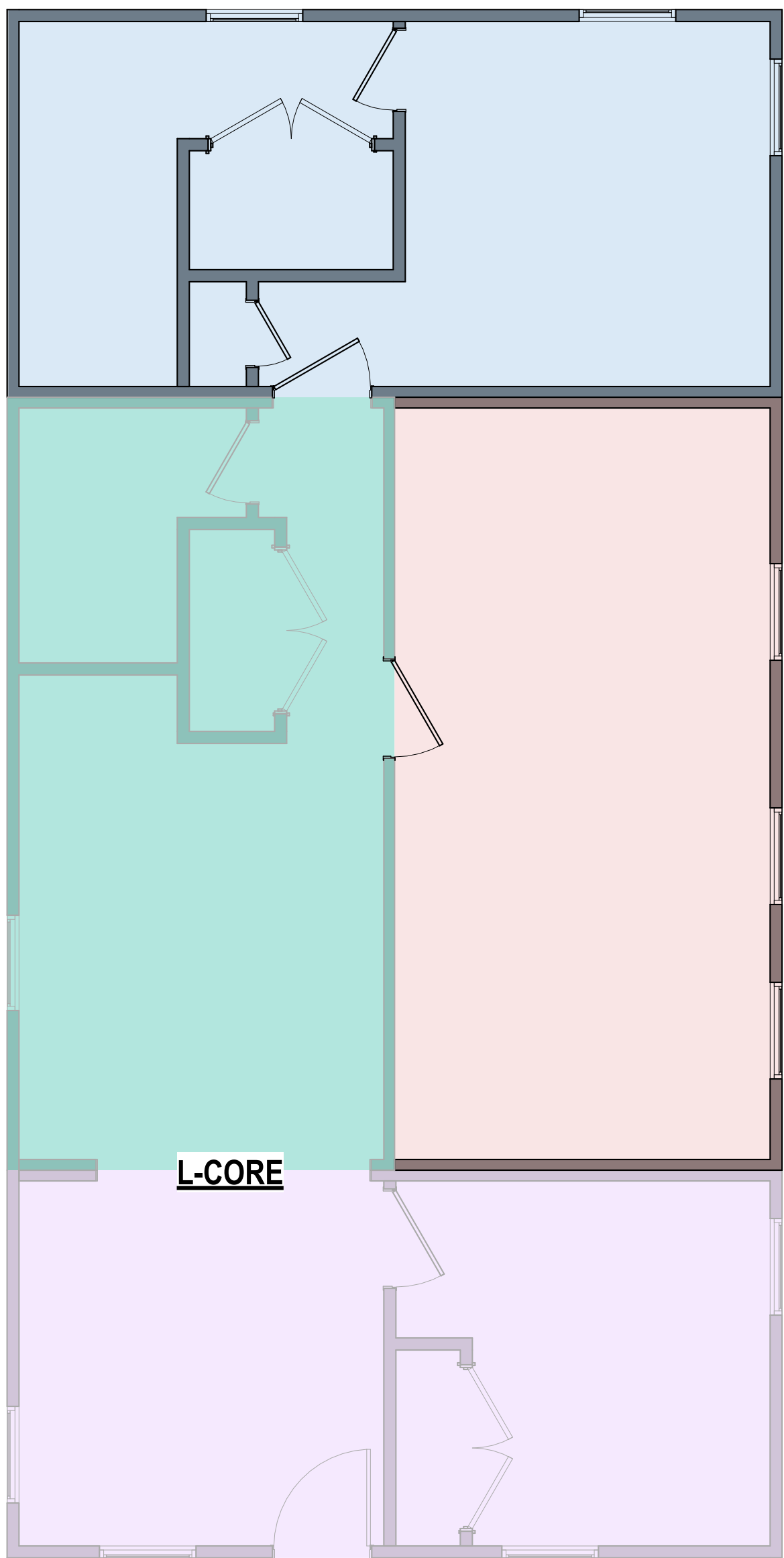
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

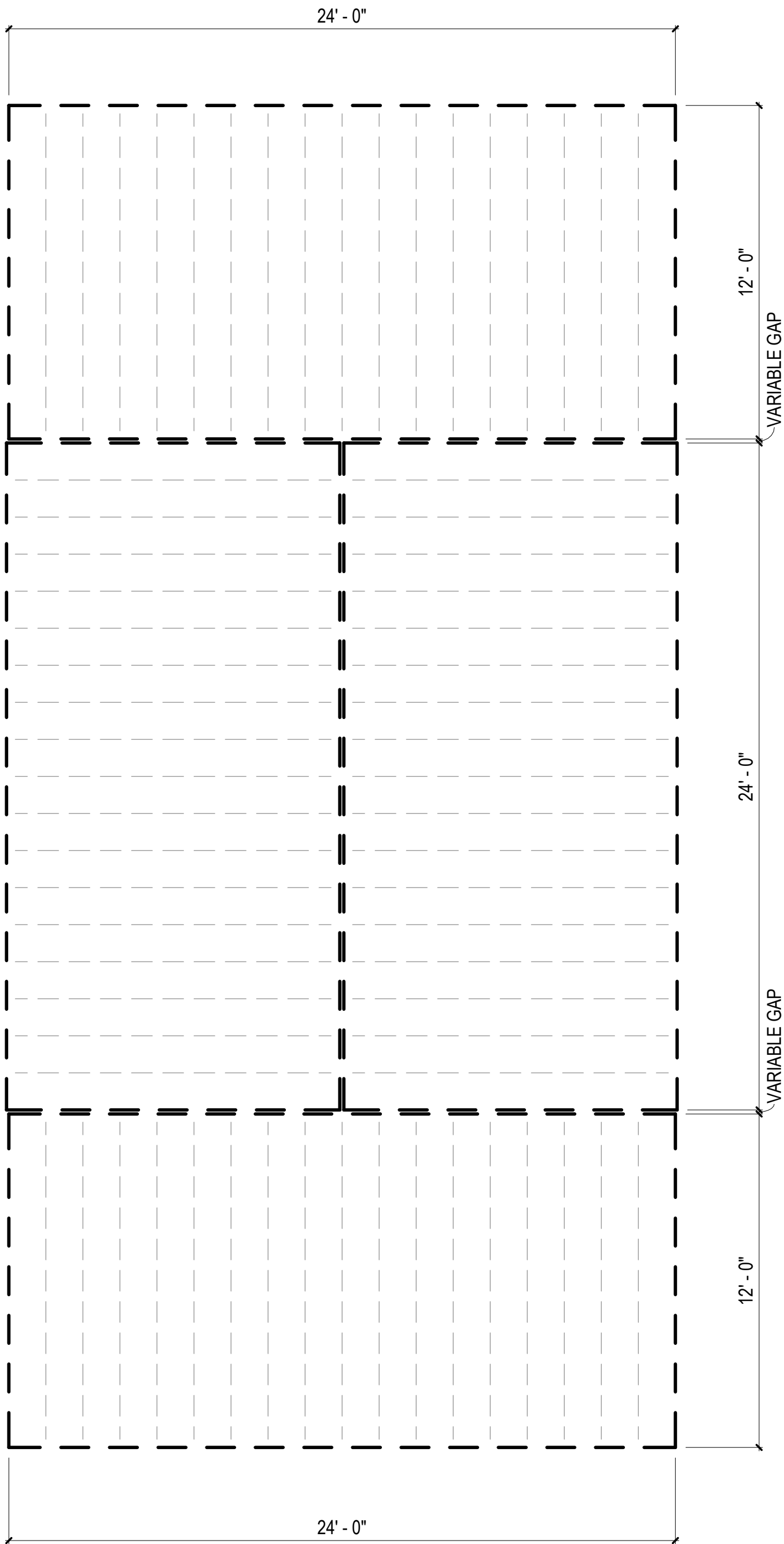
MA-2.18



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"

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.

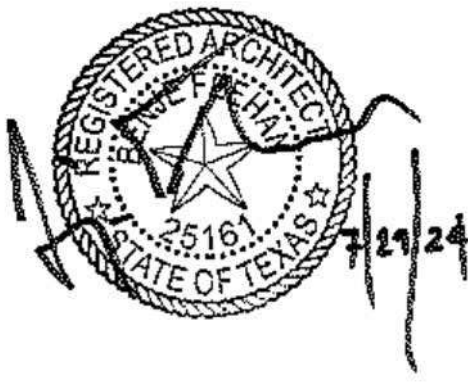
MODULE COLOR CODE KEY

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

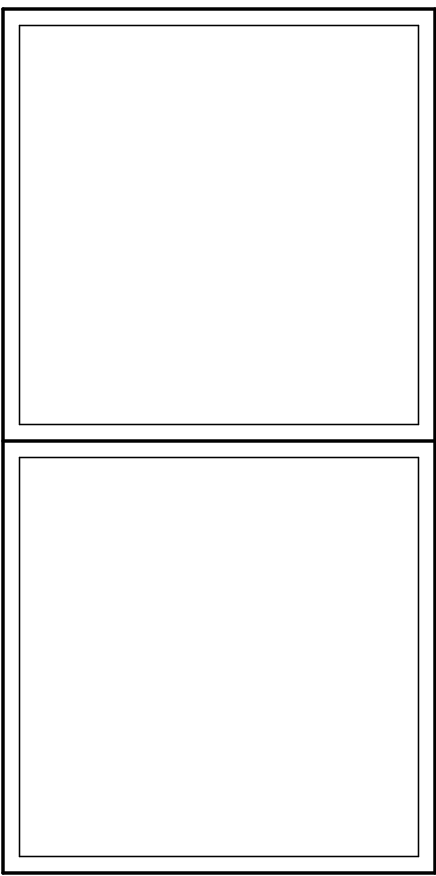
COMBINATION 4-F
MEP BASIS OF DESIGN

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

*REFER TO MEP SET



DreamBuild



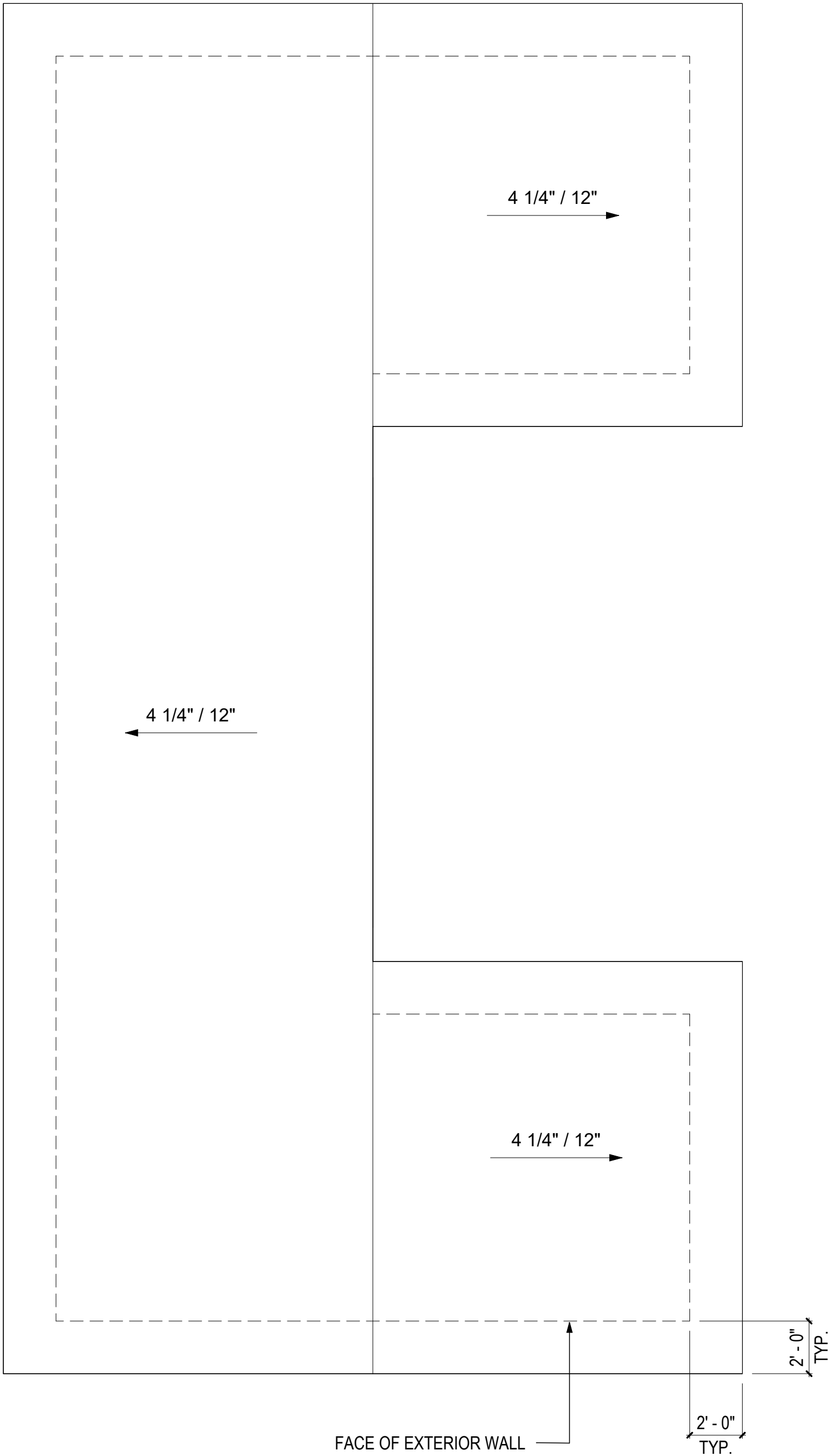
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
**ENLARGED
COMBINATION 4-F**

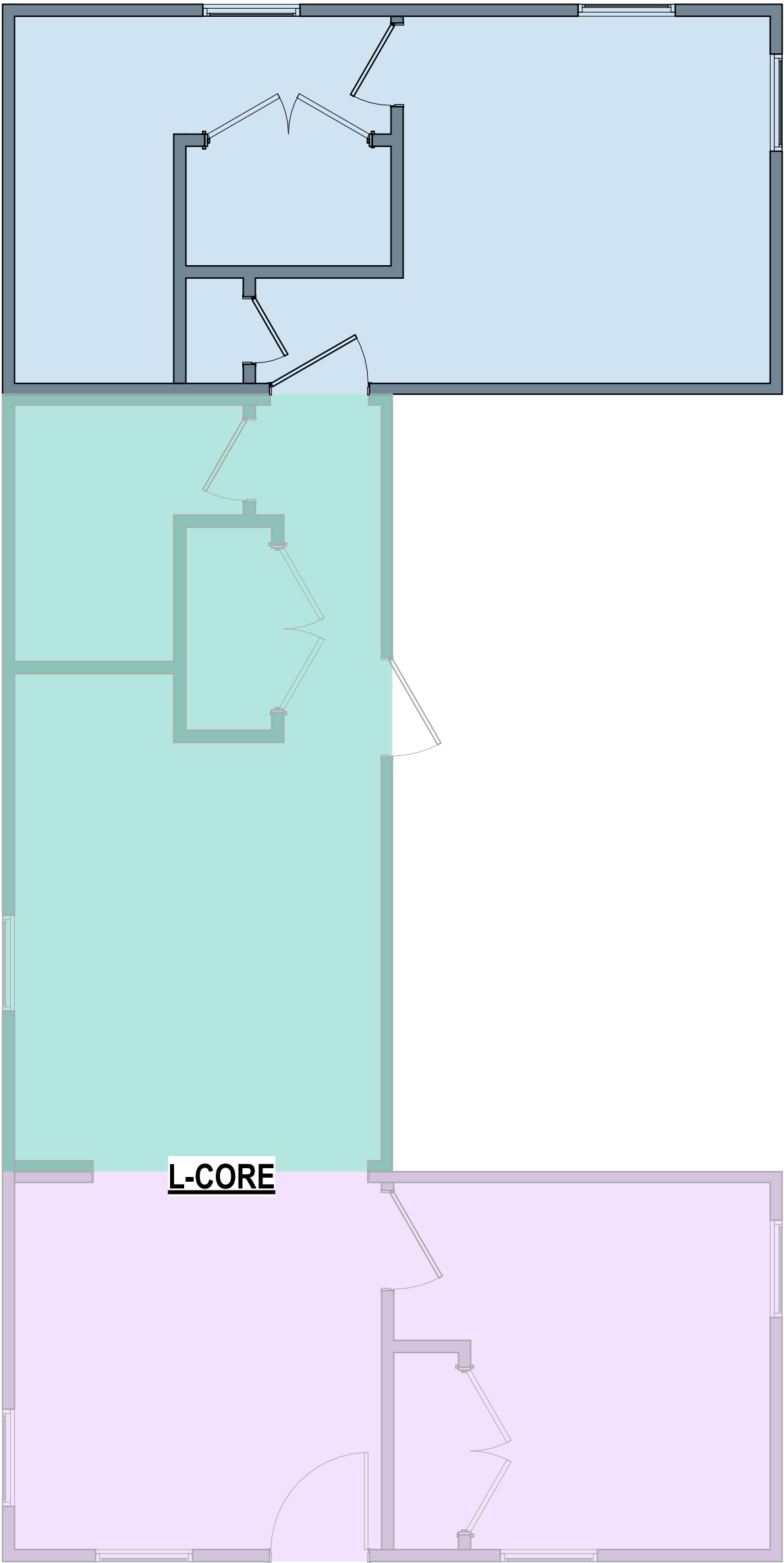
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

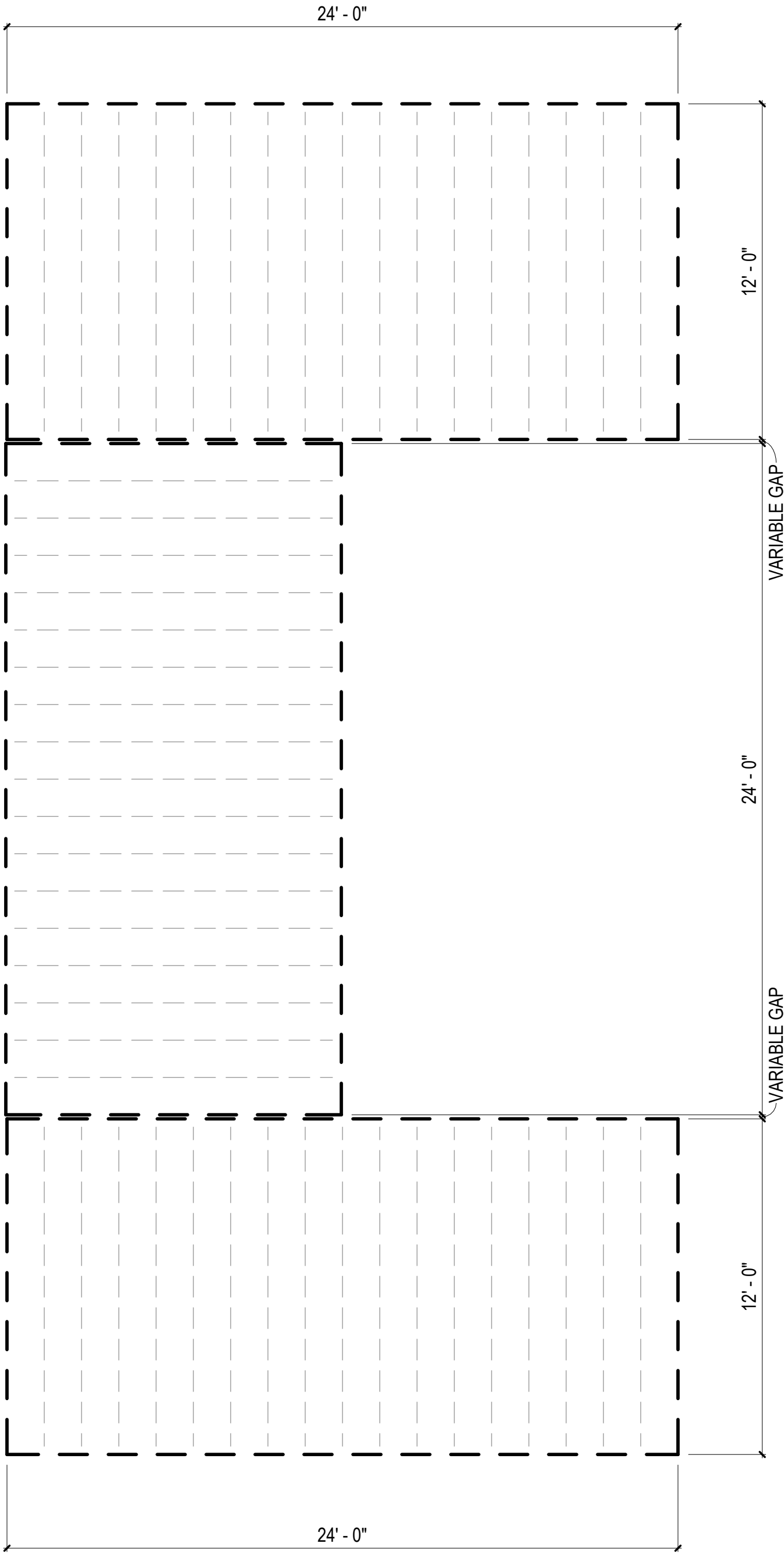
MA-2.19



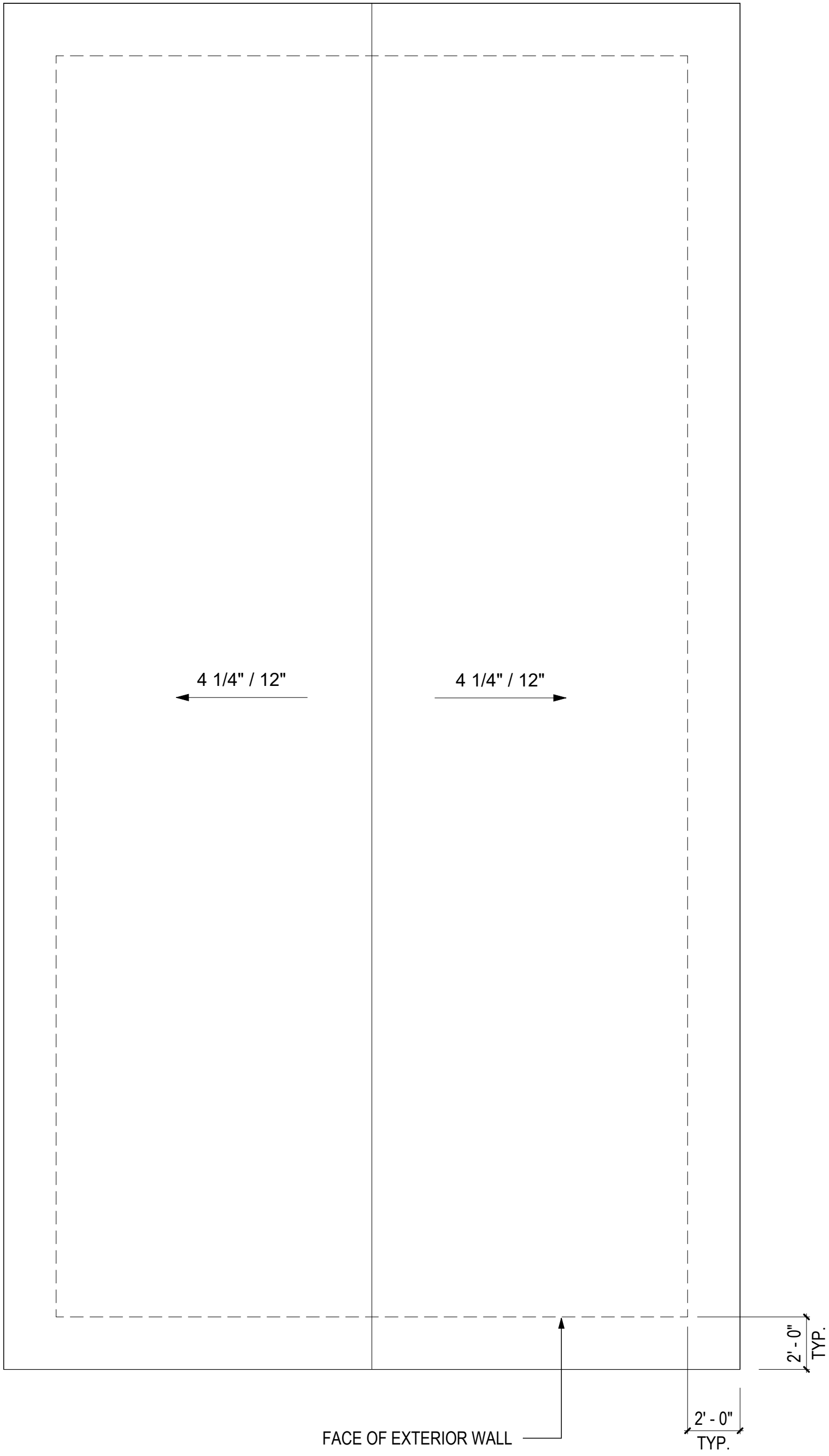
3 ROOF PLAN - COMBINATION 4-F
1/4" = 1'-0"



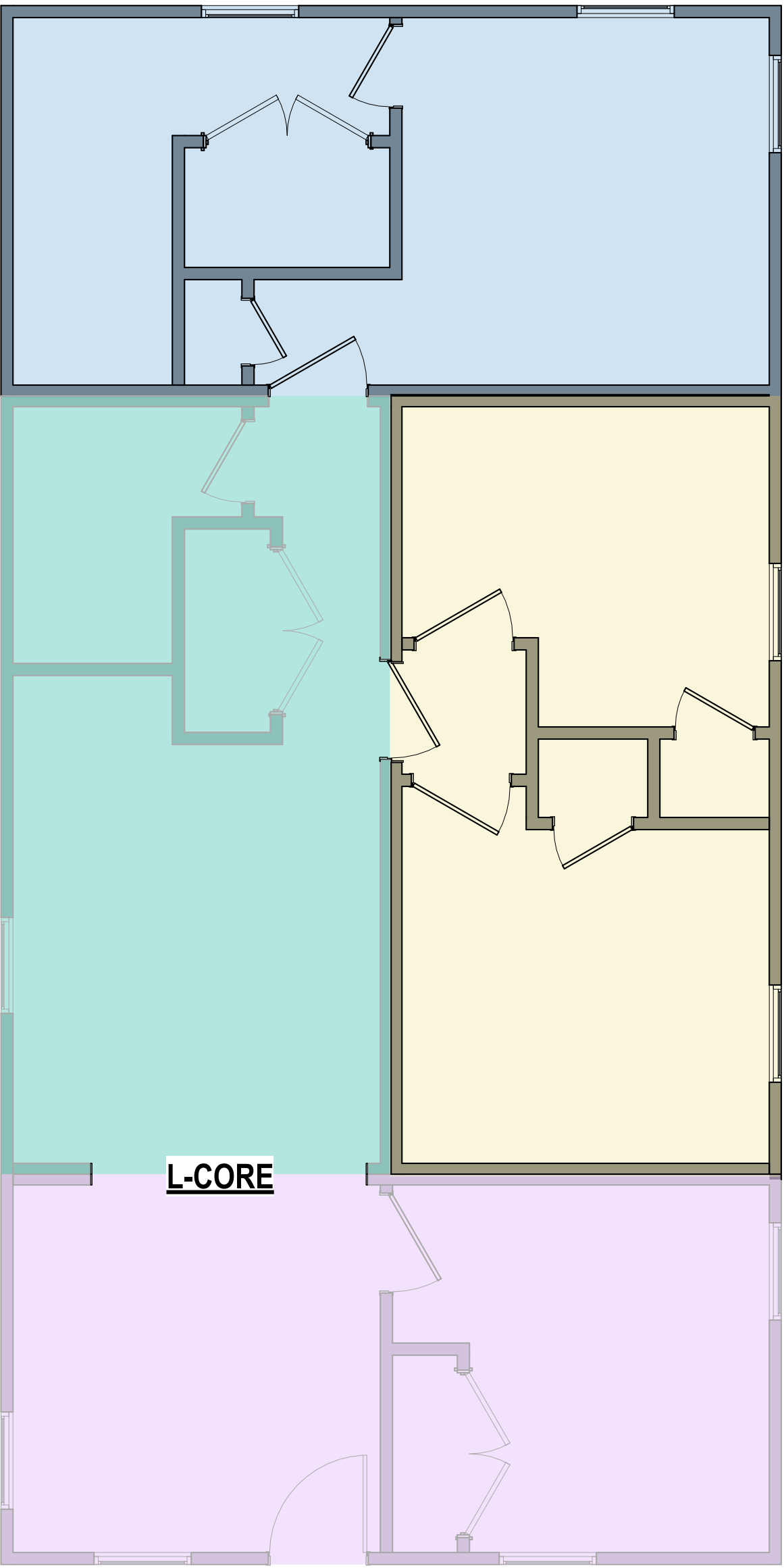
2 FLOOR PLAN - COMBINATION 4-F
1/4" = 1'-0"



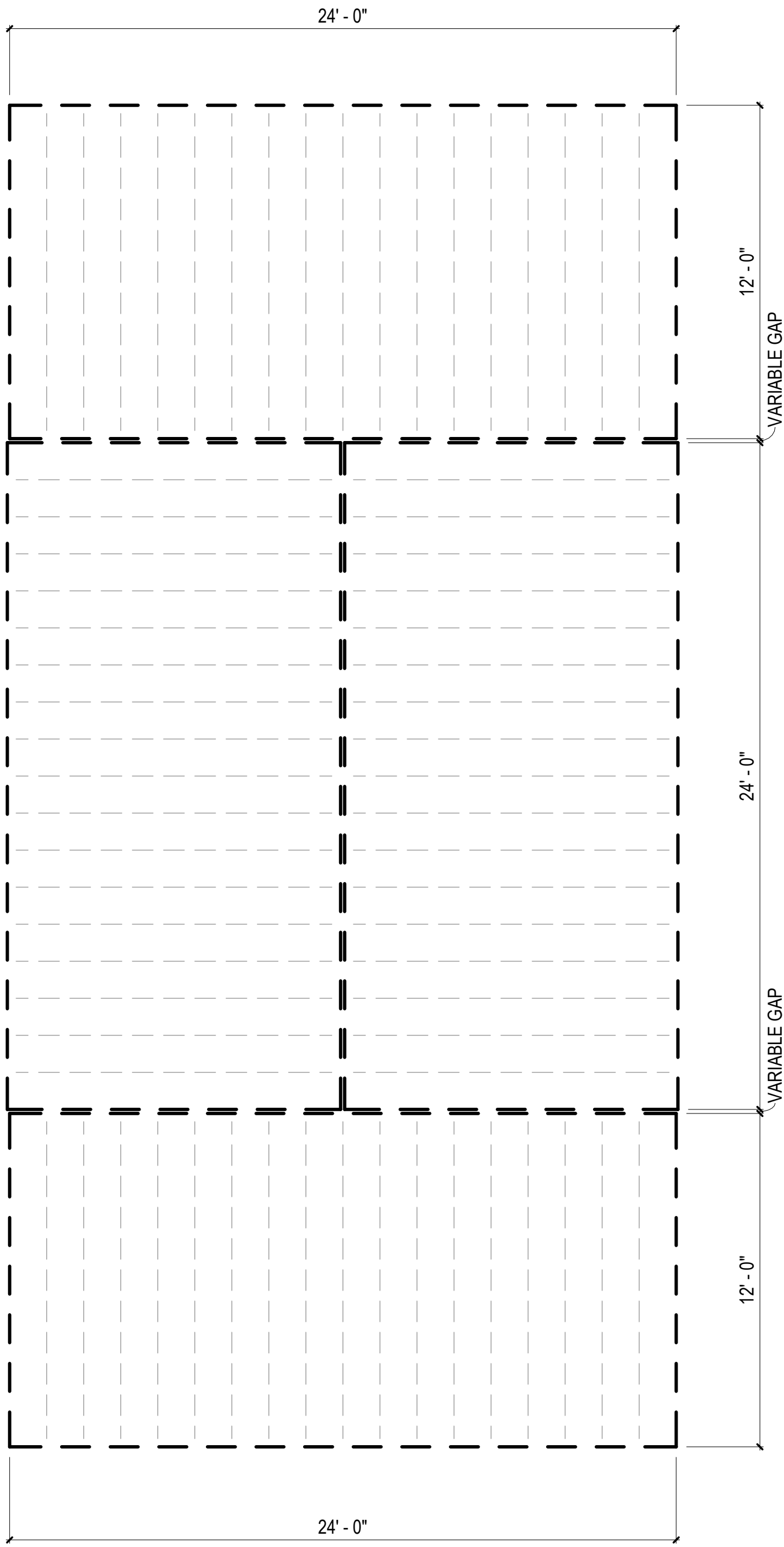
1 FLOOR FRAMING PLAN - COMBINATION 4-F
1/4" = 1'-0"



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"

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	

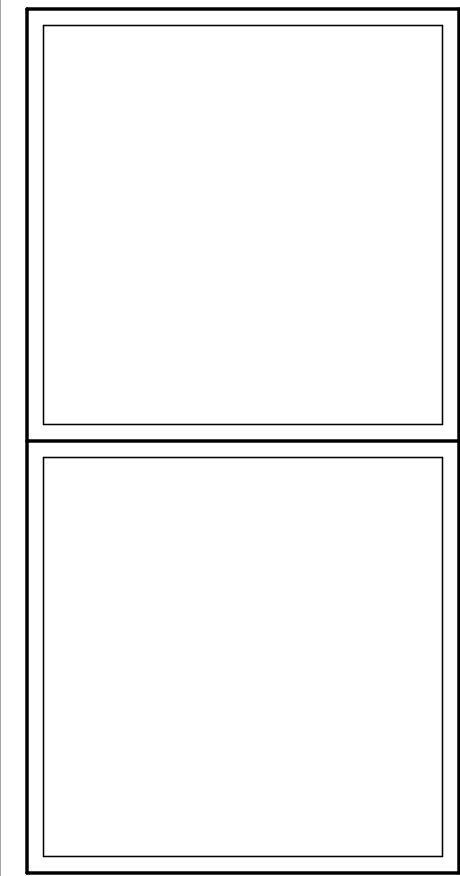
COMBINATION 4-K
MEP BASIS OF DESIGN

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

*REFER TO MEP SET



DreamBuild



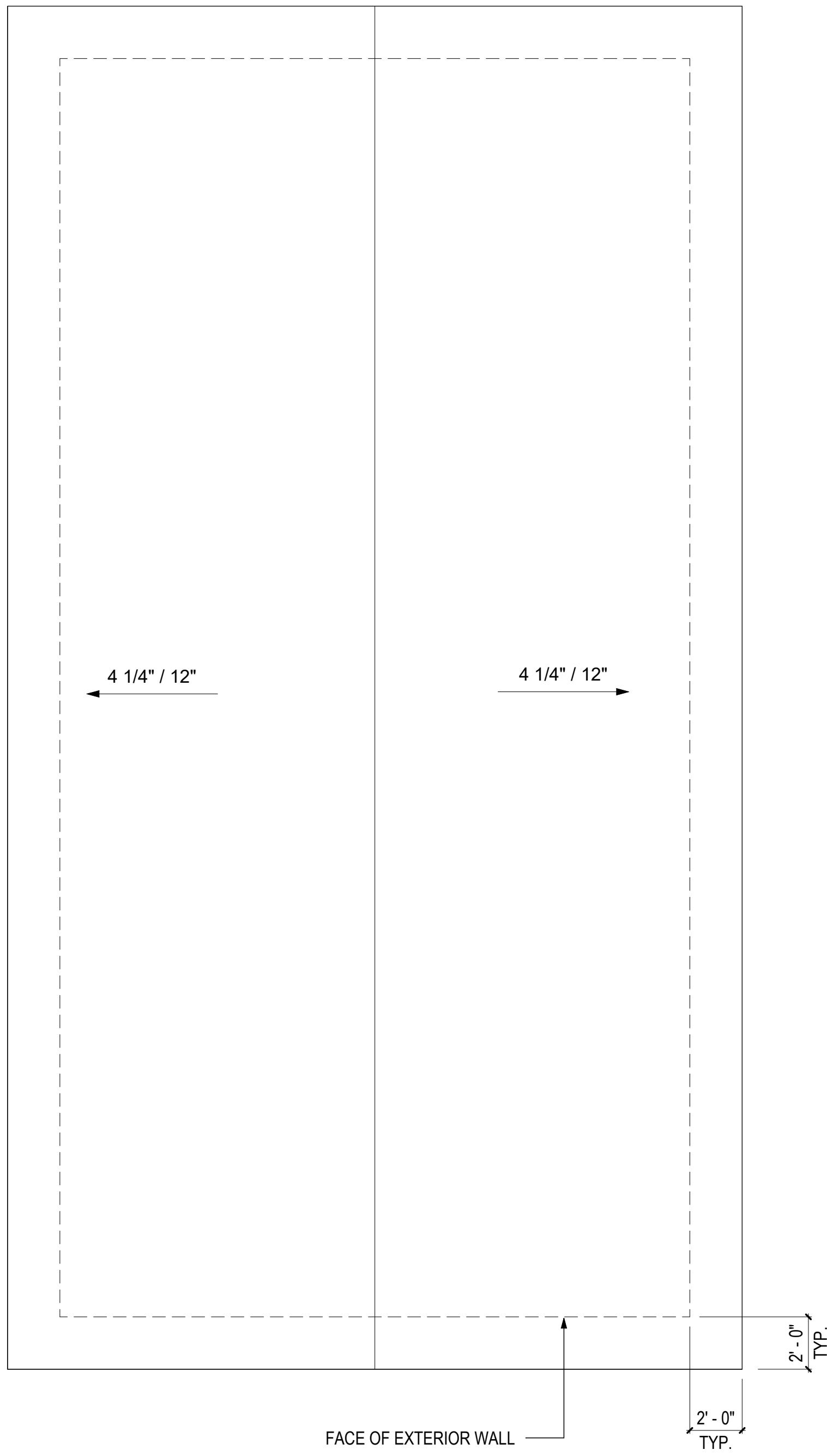
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED
COMBINATION 4-K

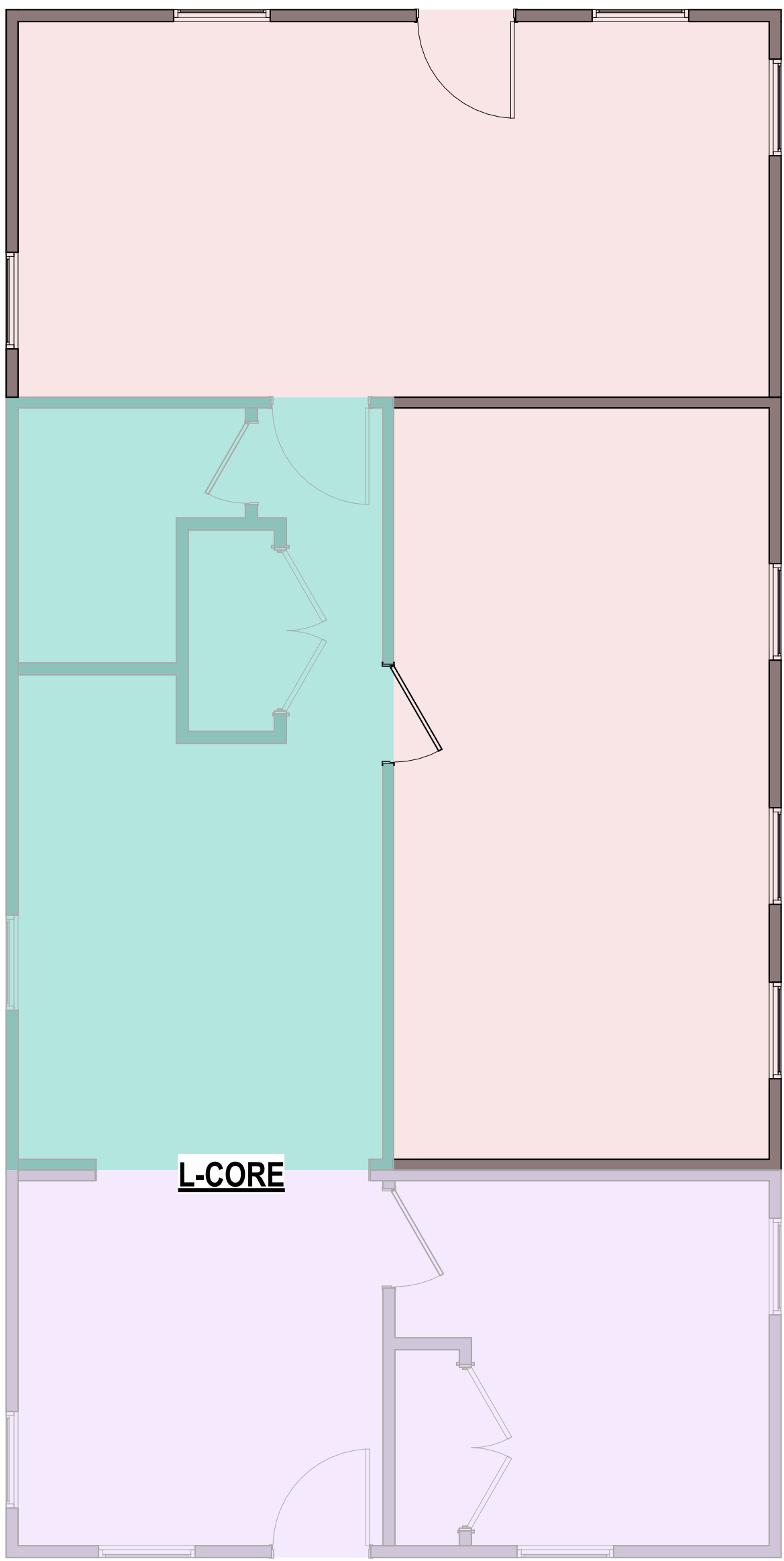
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

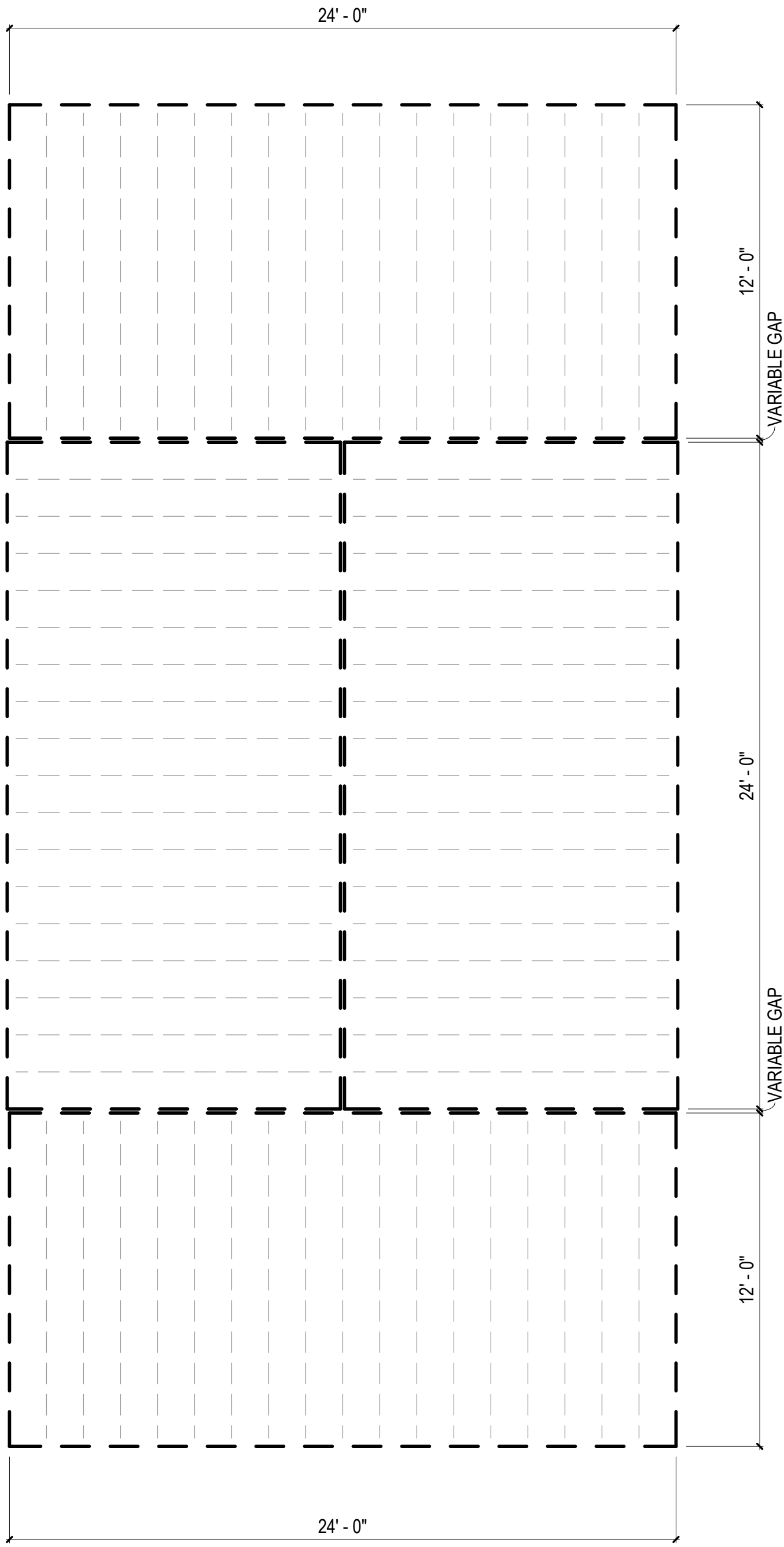
MA-2.20



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"

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.

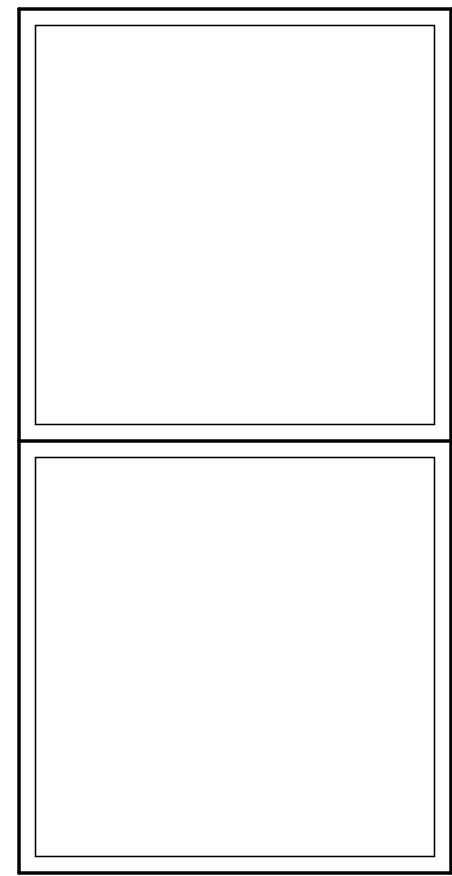
MODULE COLOR CODE KEY

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

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CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566



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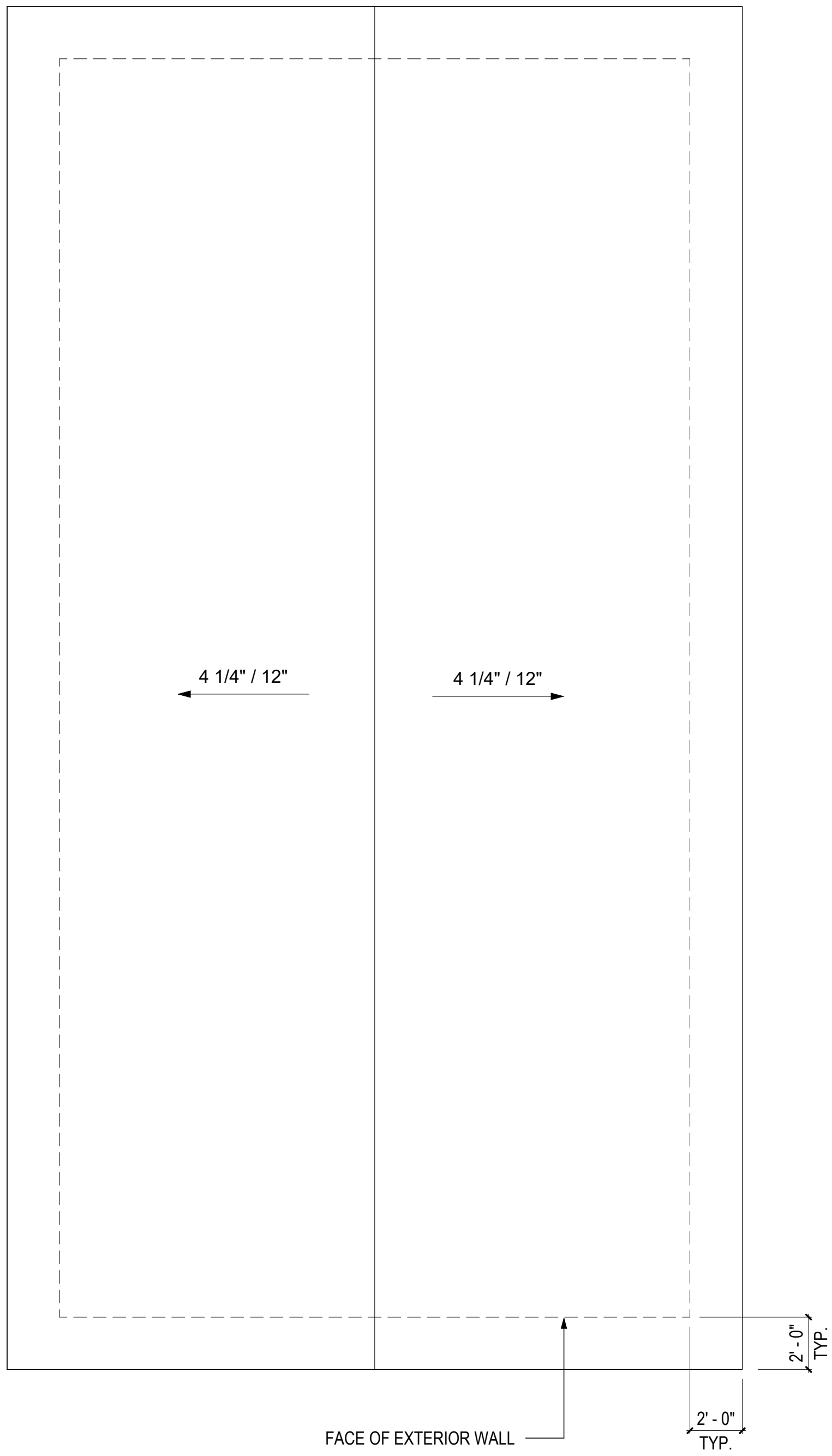
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED
COMBINATION 5

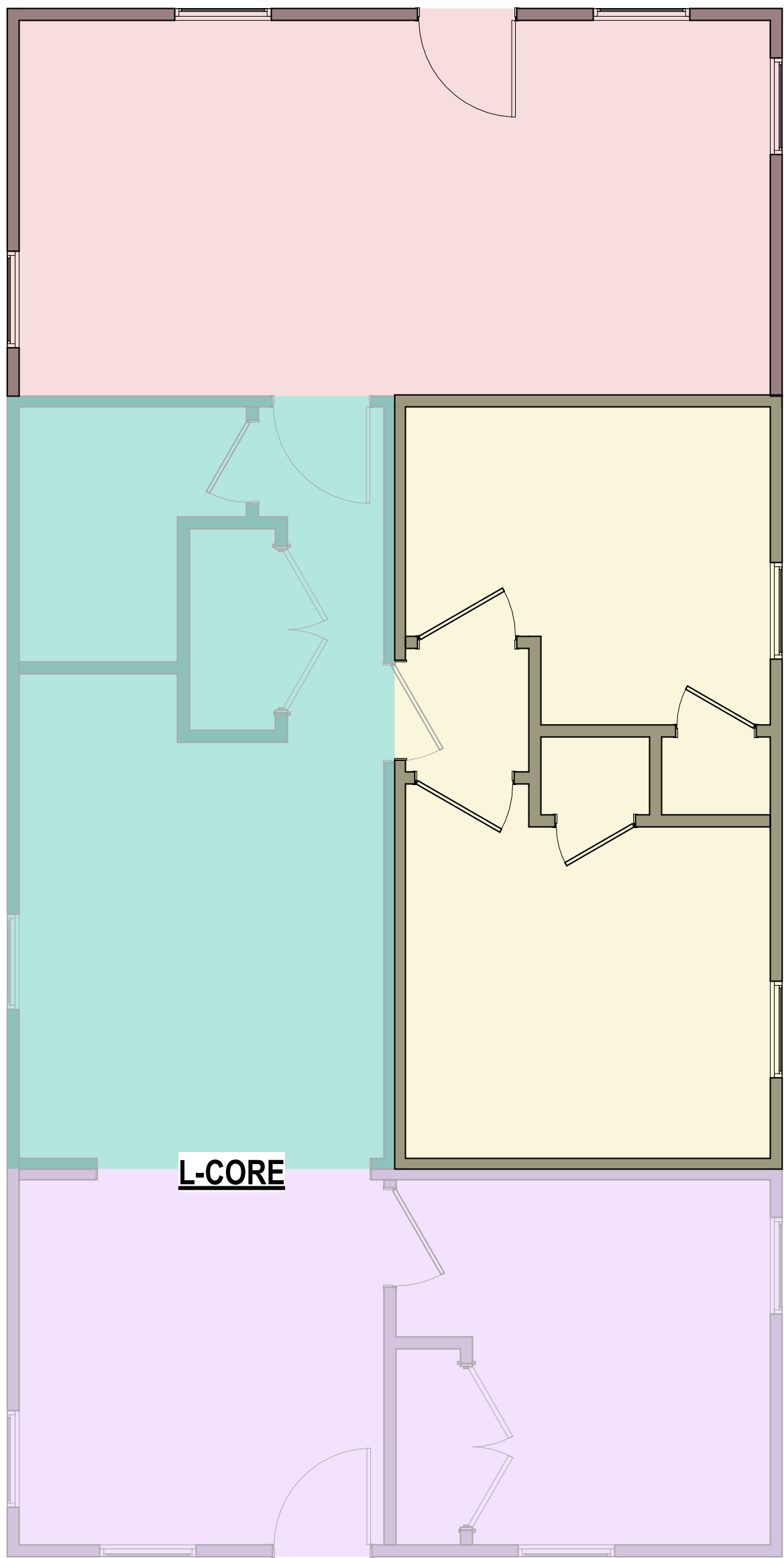
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Date: 12/03/2021

SHEET NUMBER:

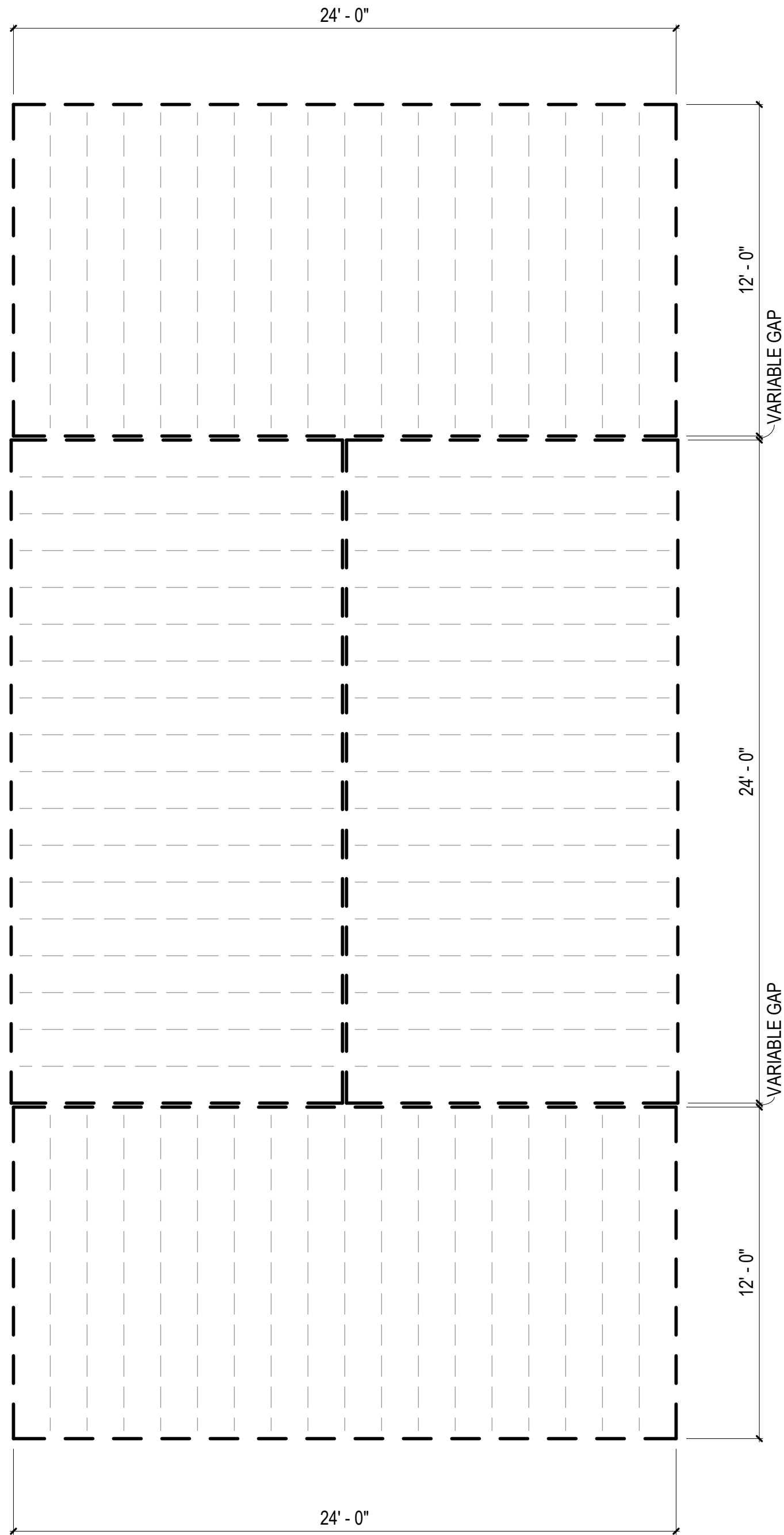
MA-2.21



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"

COMBINATION GENERAL NOTES

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

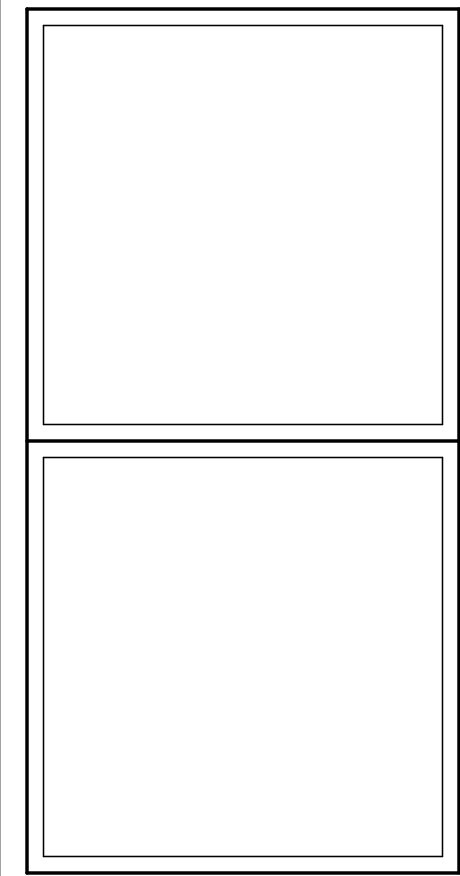
COMBINATION 5-K
MEP BASIS OF DESIGN

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

*REFER TO MEP SET



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.

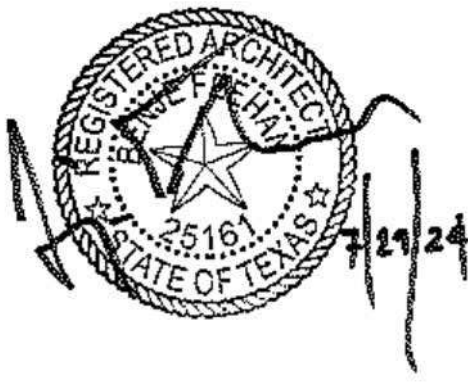
MODULE COLOR CODE KEY

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

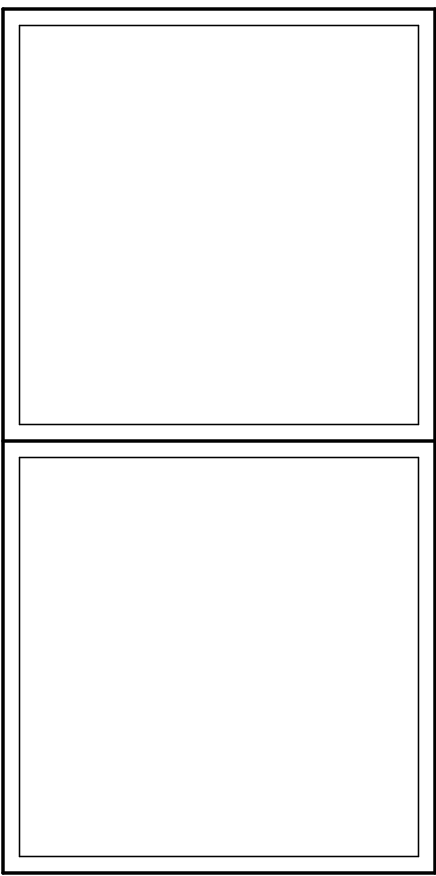
COMBINATION 5-KF
MEP BASIS OF DESIGN

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

*REFER TO MEP SET



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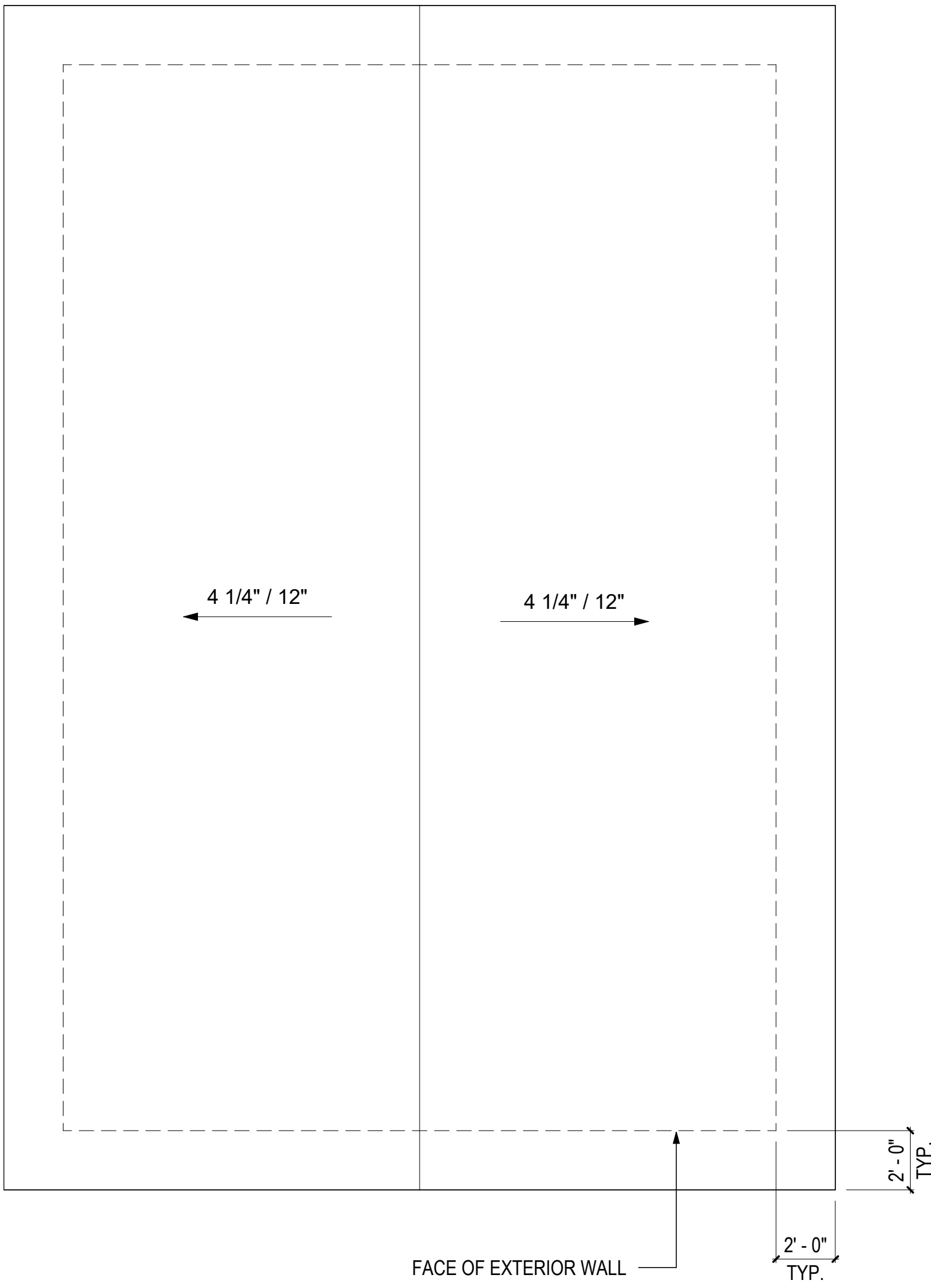
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
**ENLARGED
COMBINATION 5-KF**

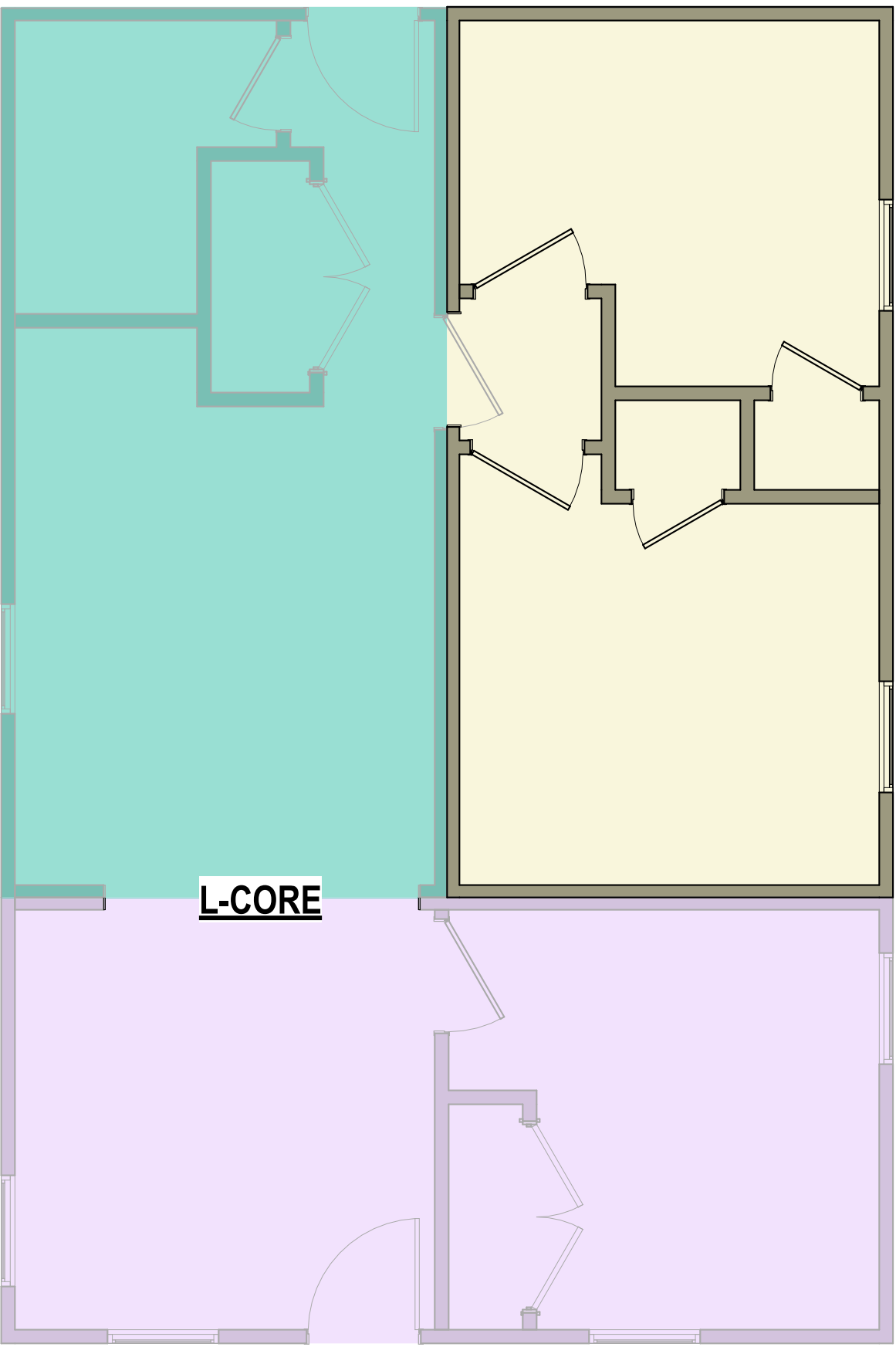
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Date: 12/03/2021

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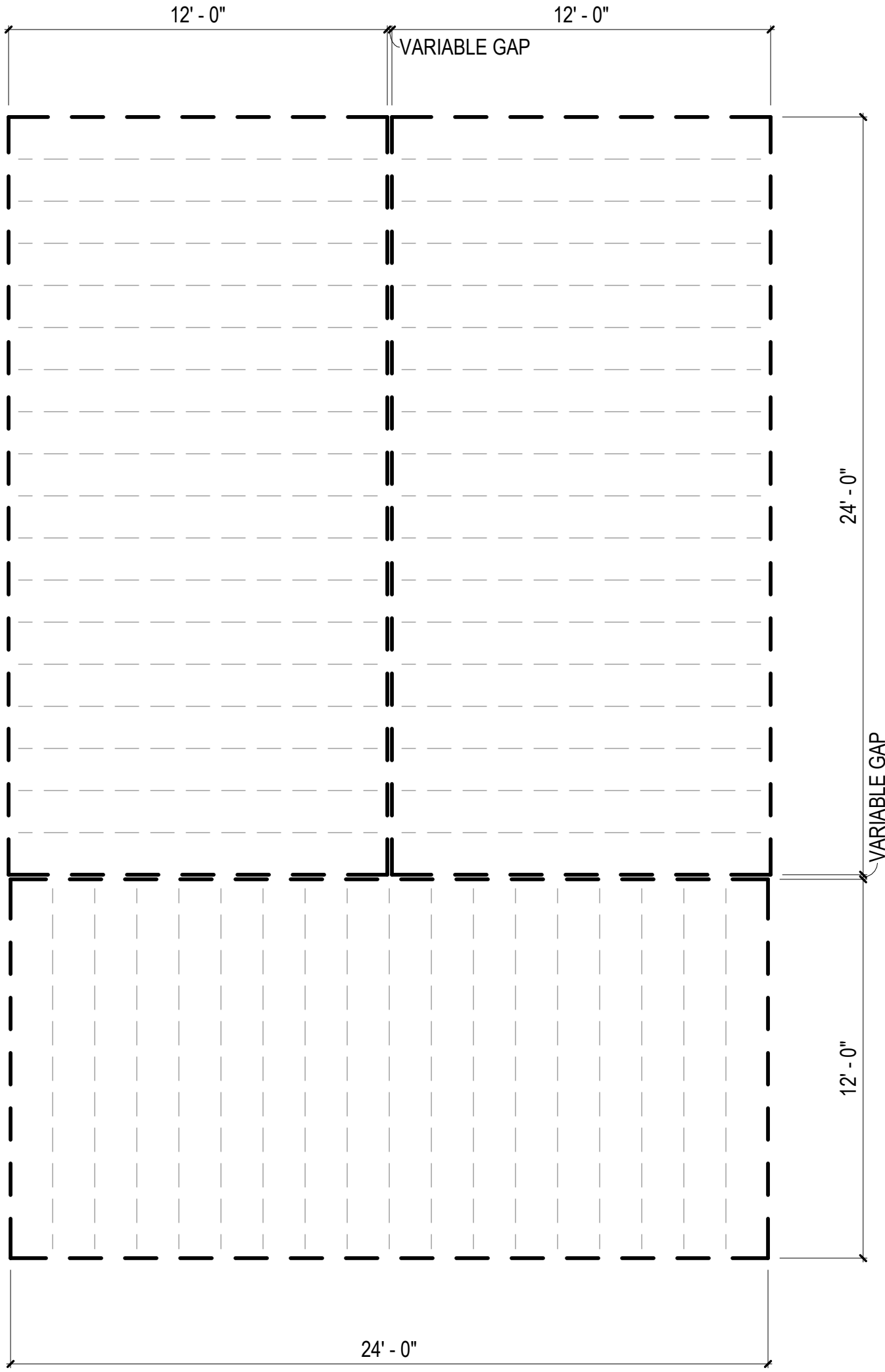
MA-2.23



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"

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.

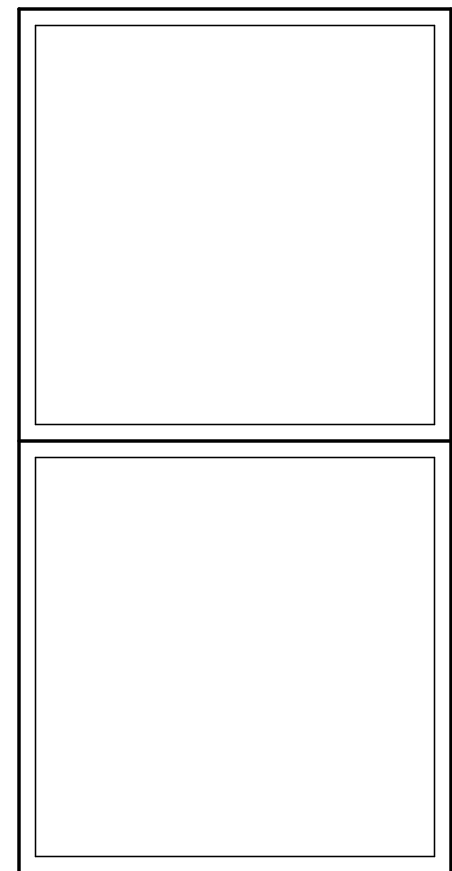
MODULE COLOR CODE KEY

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

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CORPORATION OF BROWNSVILLE
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LOS FRESNOS TX 78566



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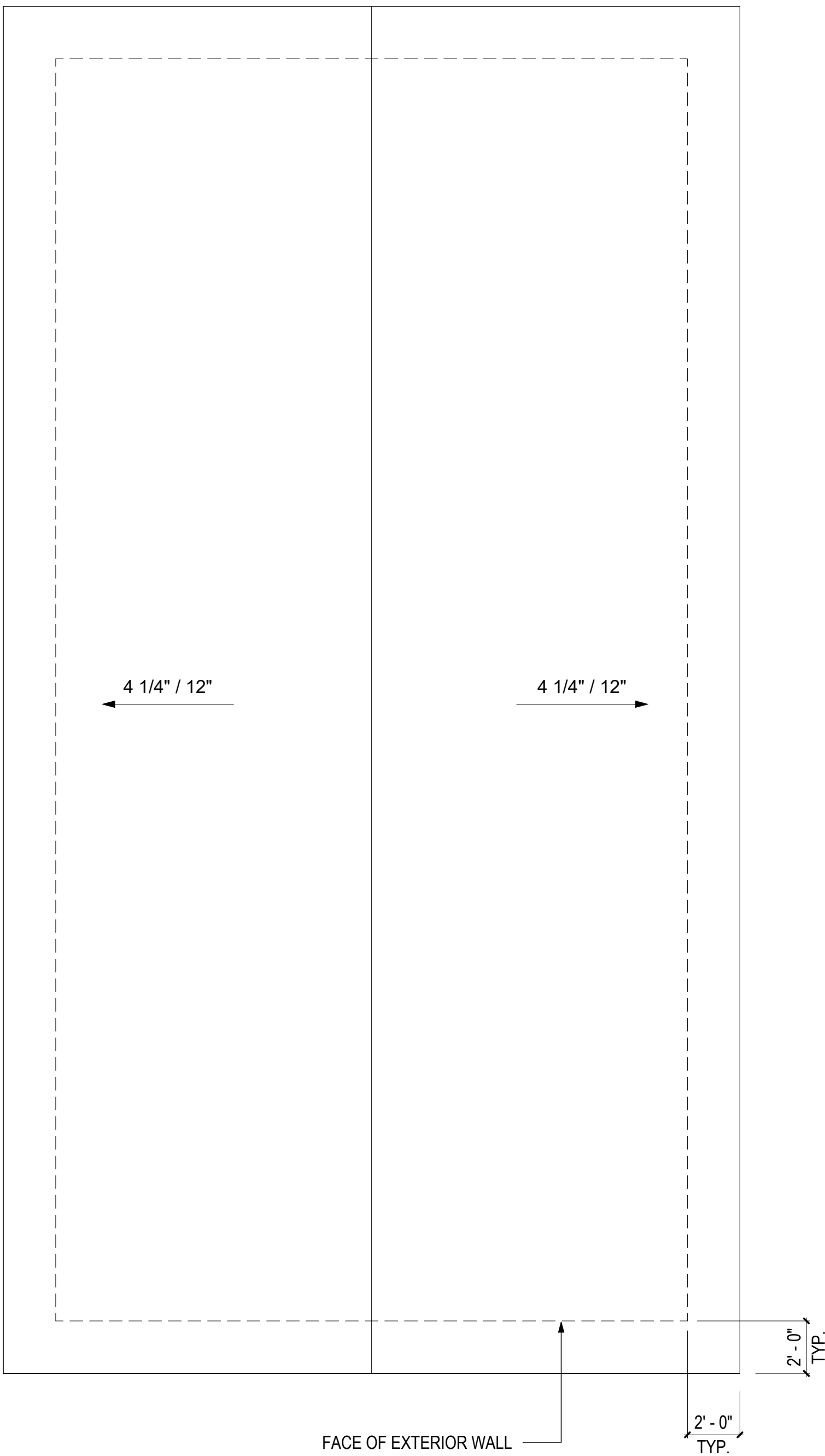
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
**ENLARGED
COMBINATION 6**

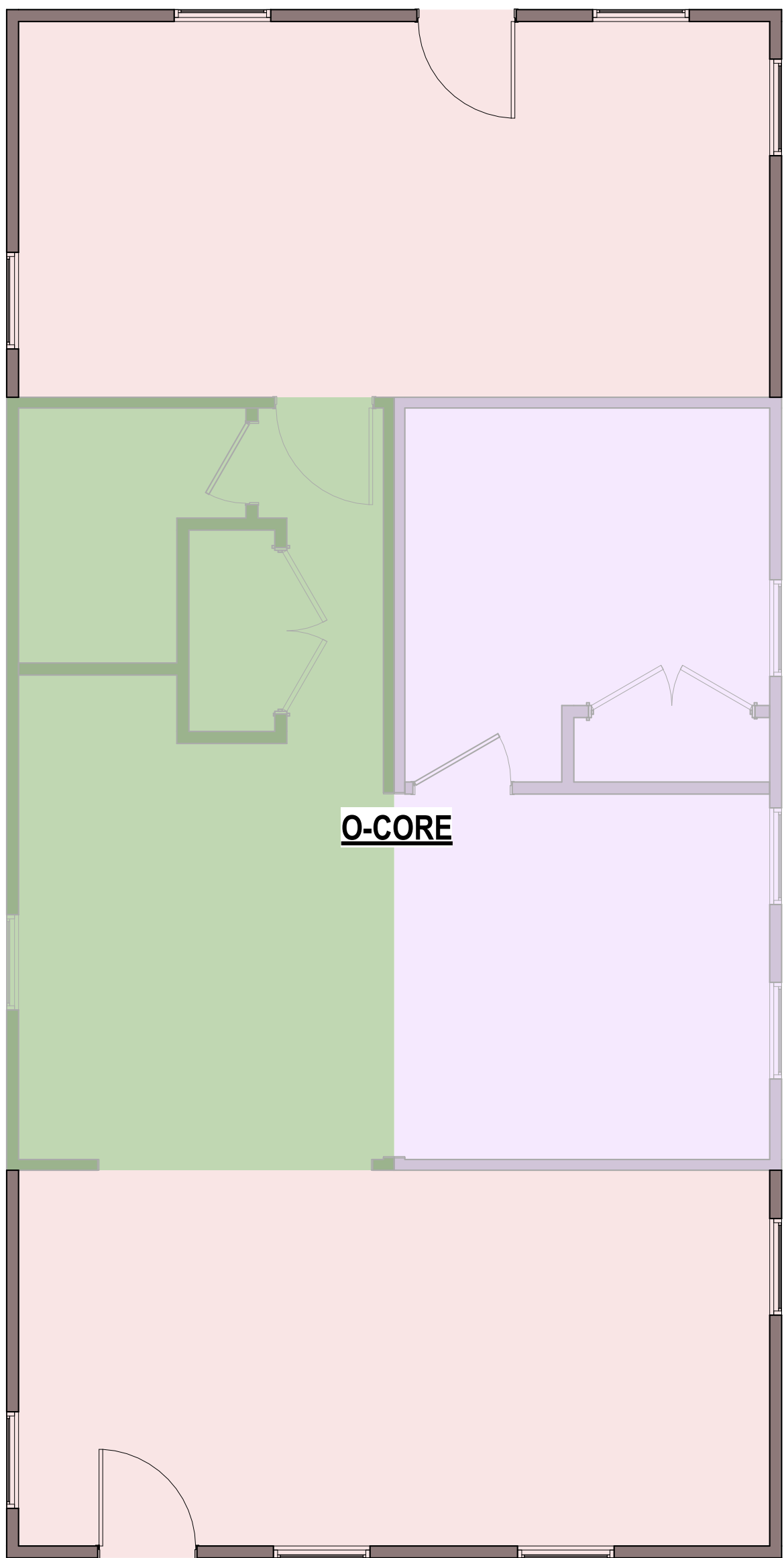
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Date: 12/03/2021

SHEET NUMBER:

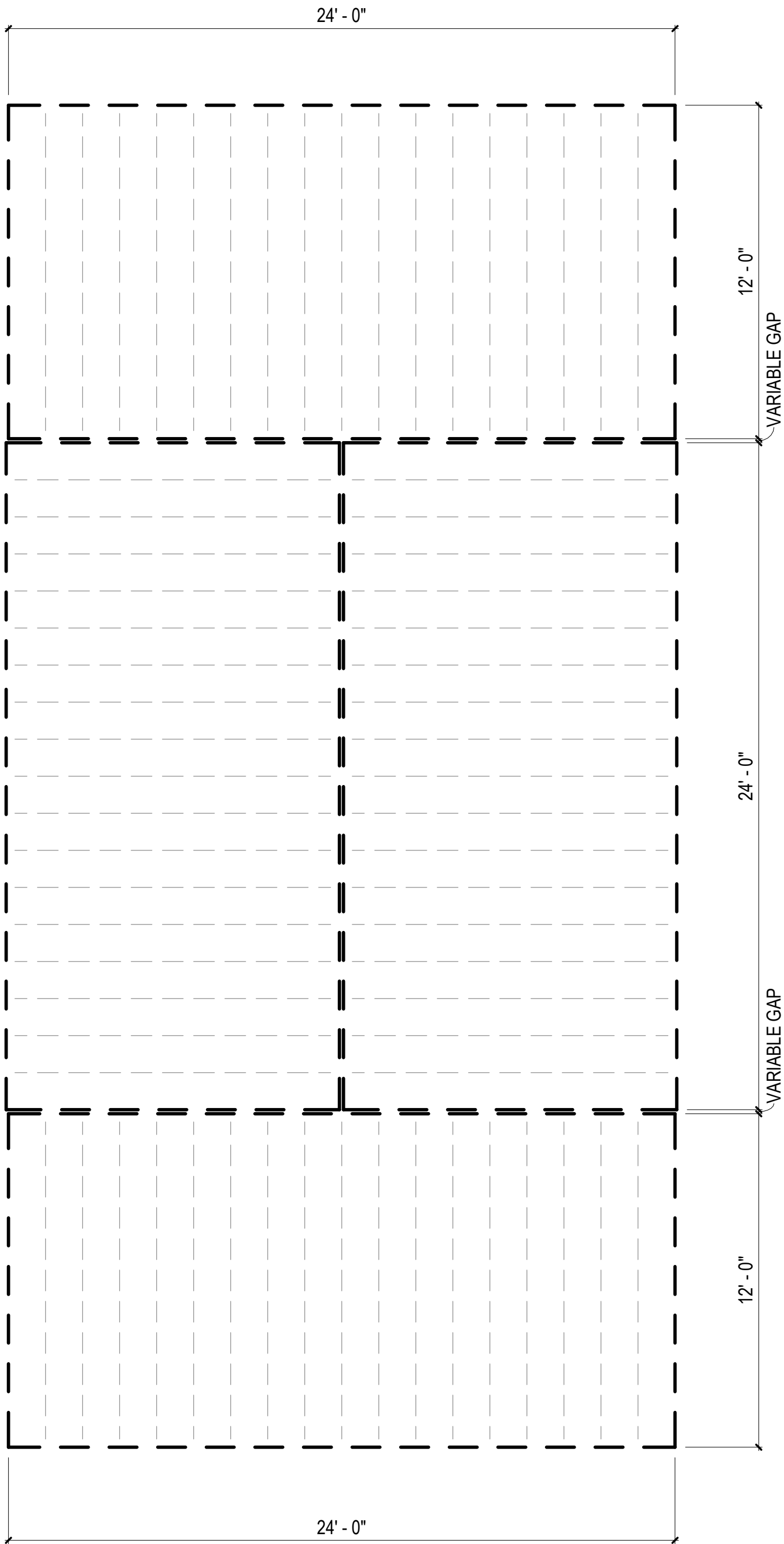
MA-2.24



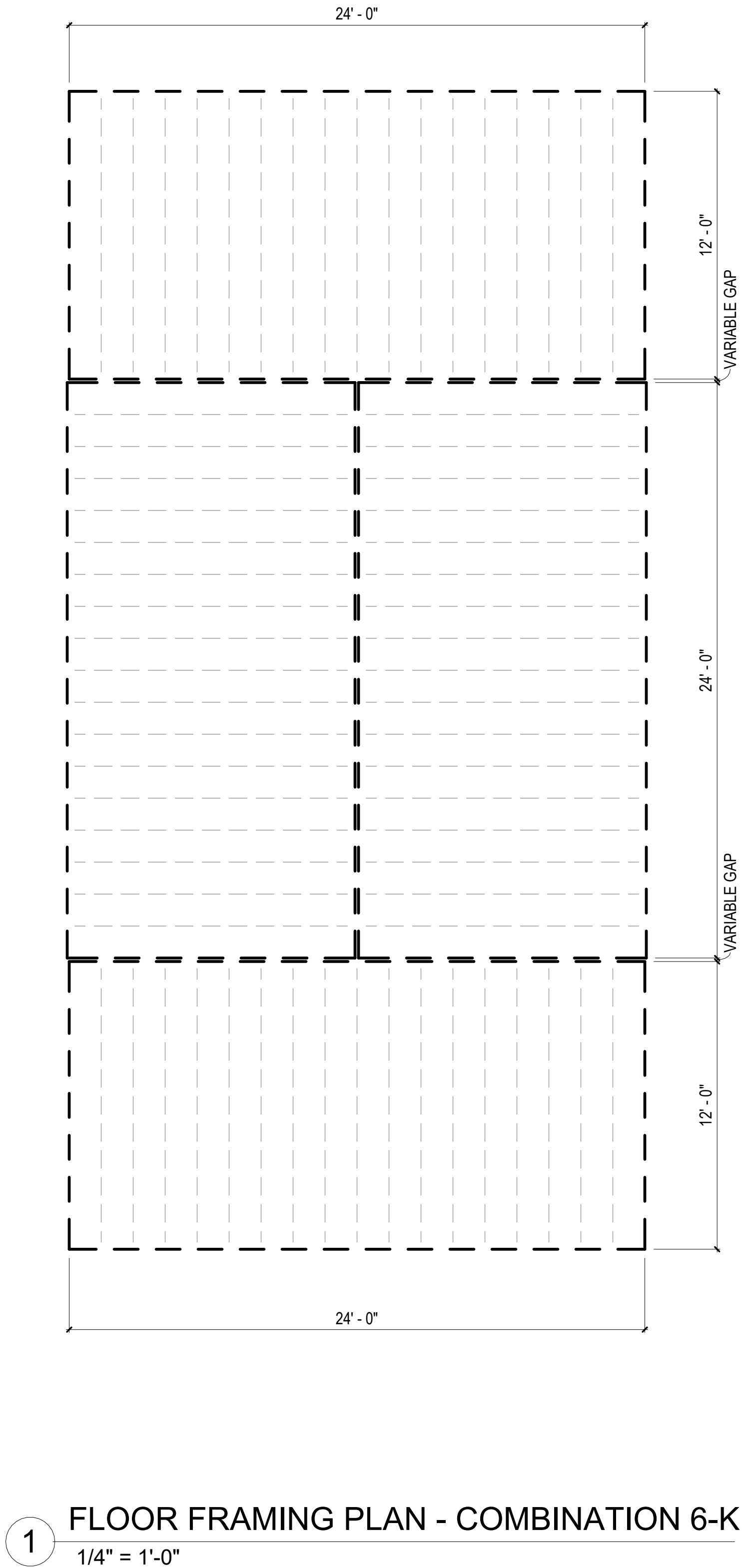
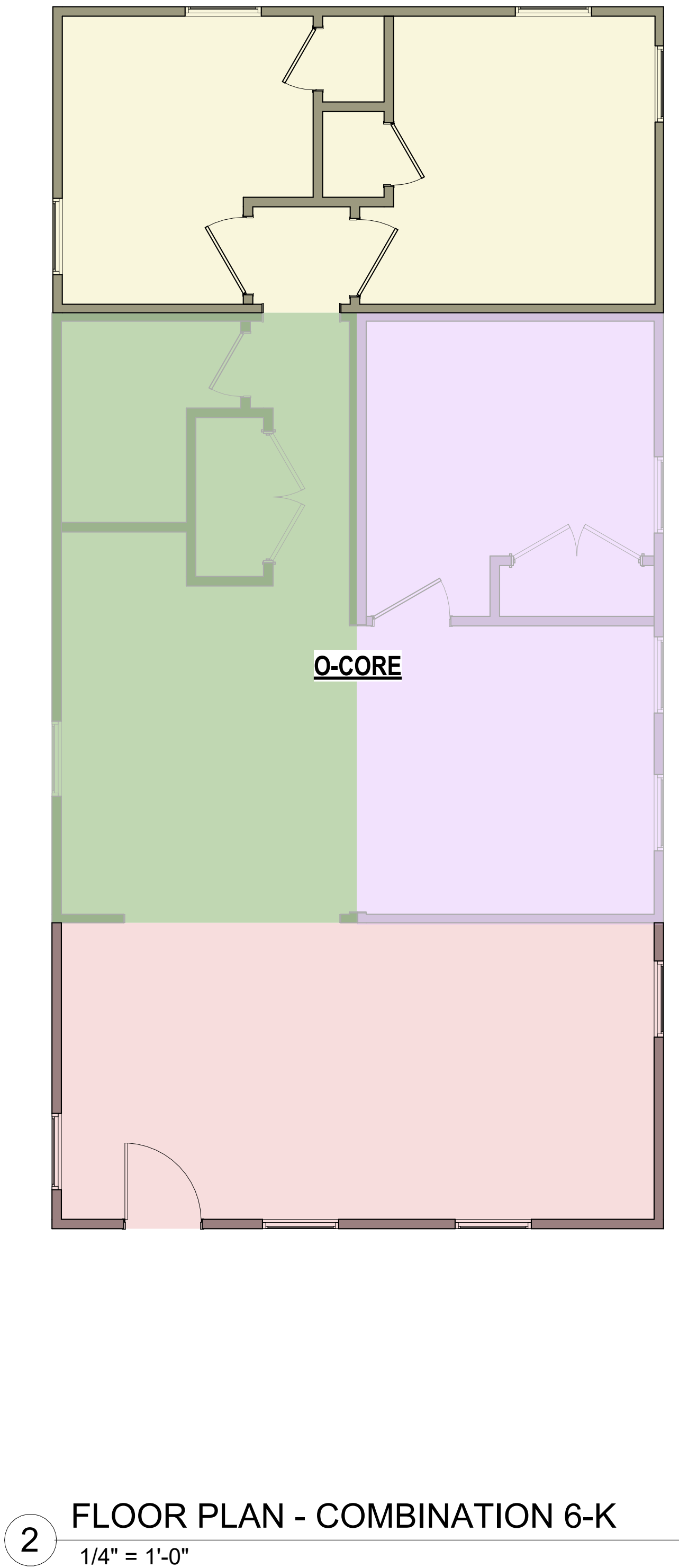
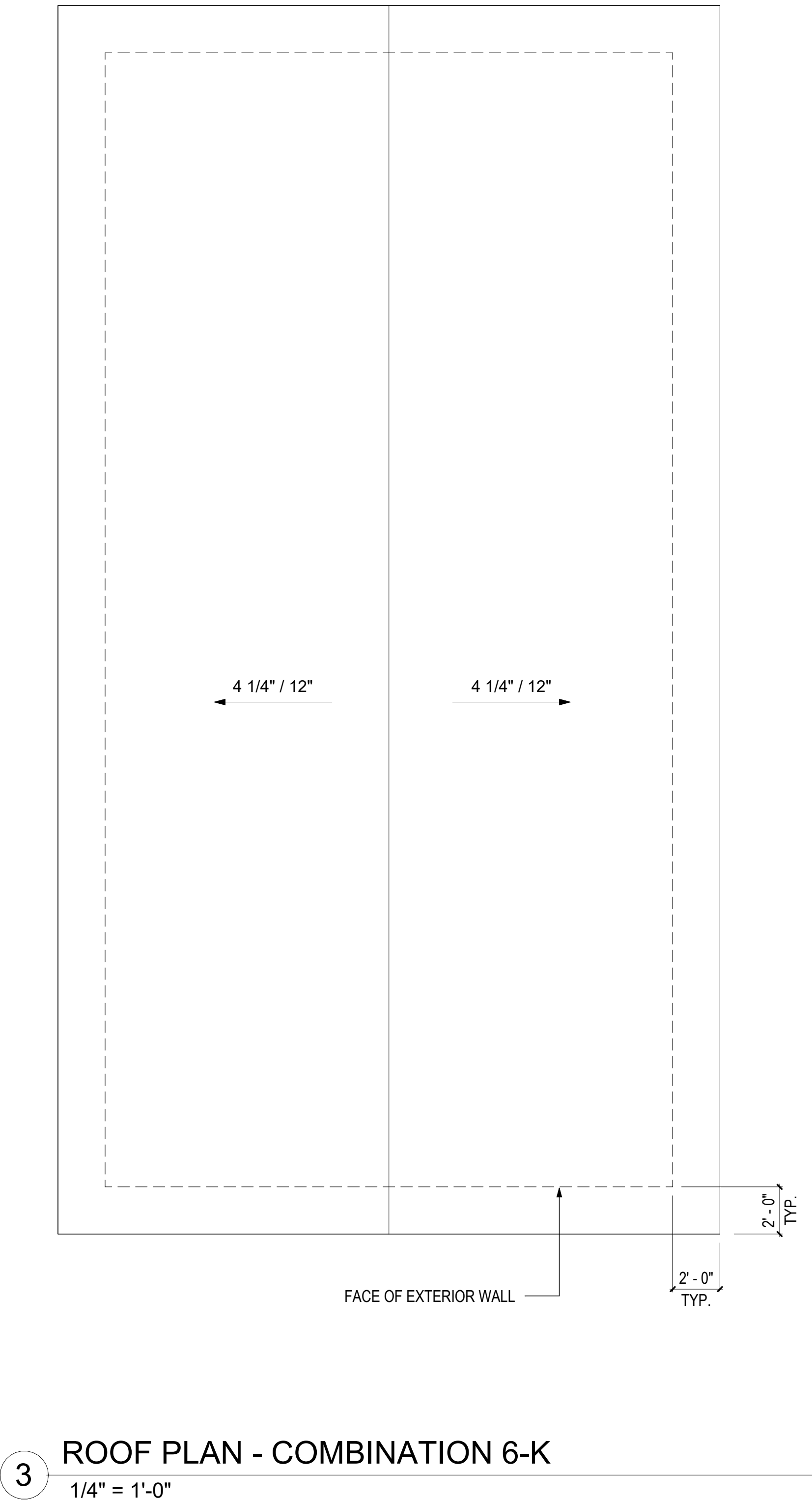
3 ROOF PLAN - COMBINATION 6
1/4" = 1'-0"



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



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



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	

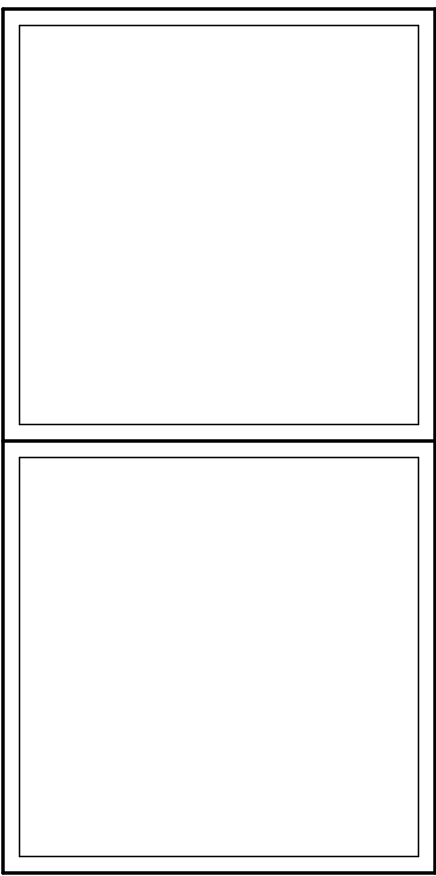
COMBINATION 6-K
MEP BASIS OF DESIGN

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

*REFER TO MEP SET



DreamBuild



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

SHEET TITLE:
ENLARGED
COMBINATION 6-K

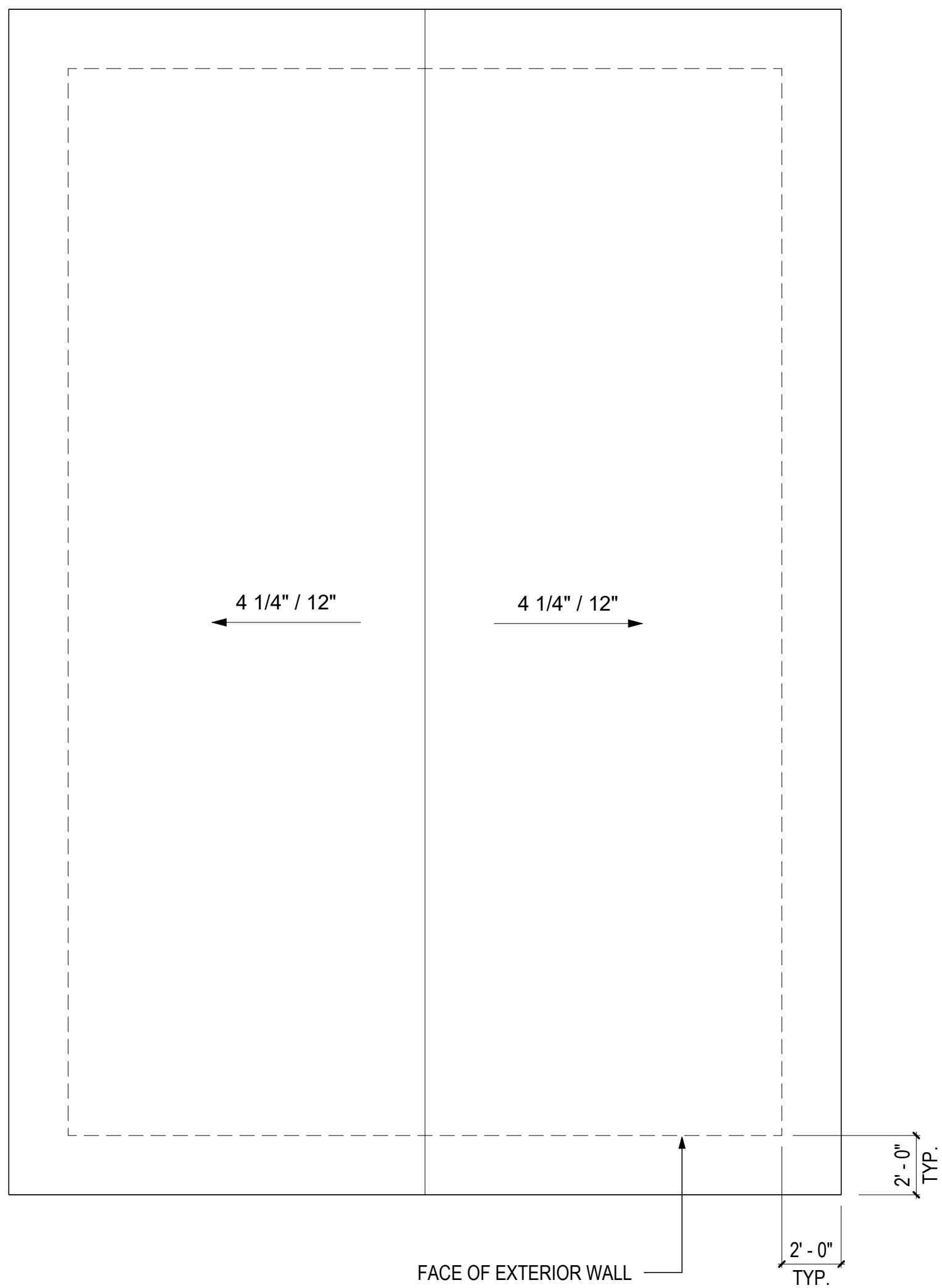
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Date: 12/03/2021

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MA-2.25

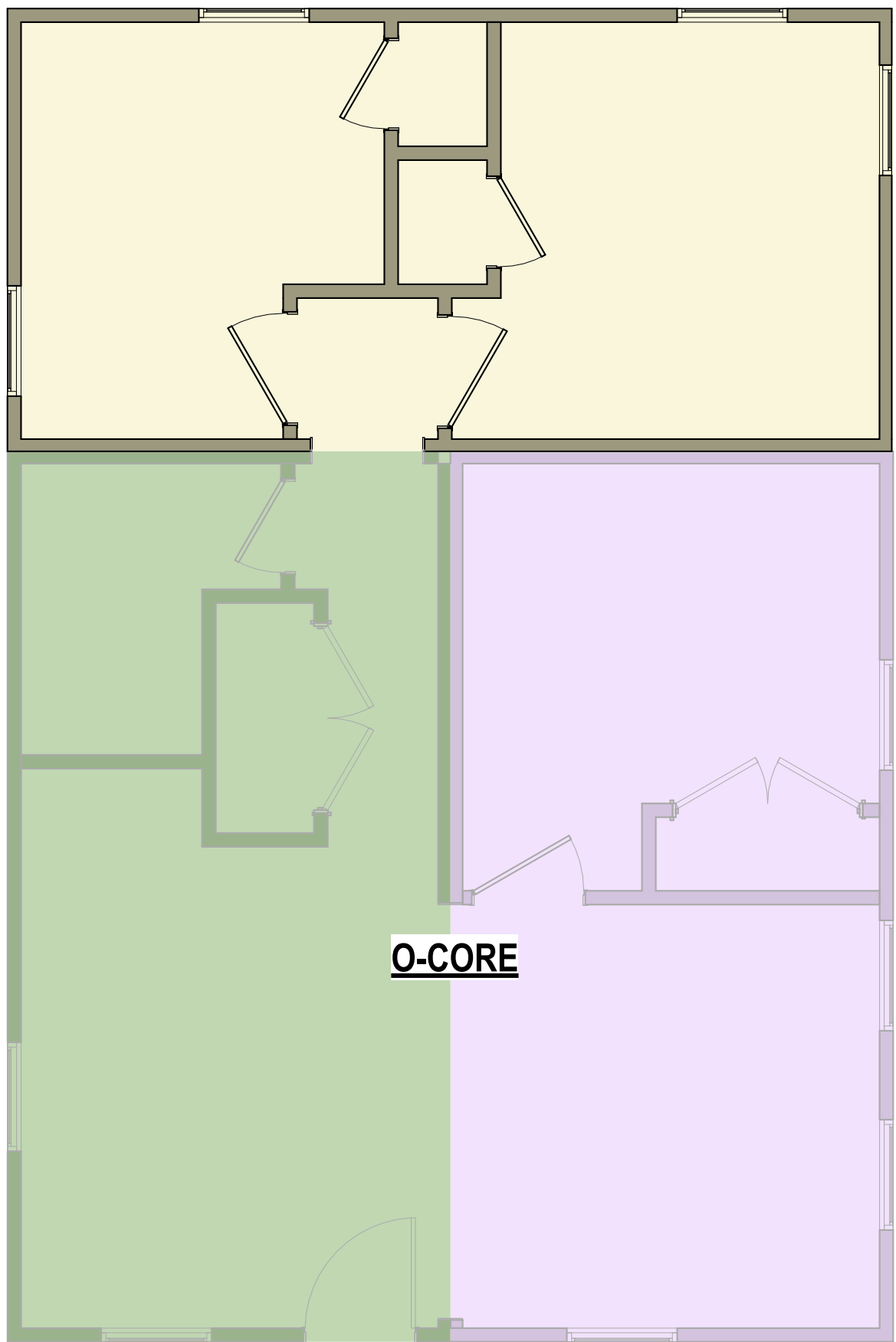
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ROOF PLAN - COMBINATION 6-KF
1/4" = 1'-0"



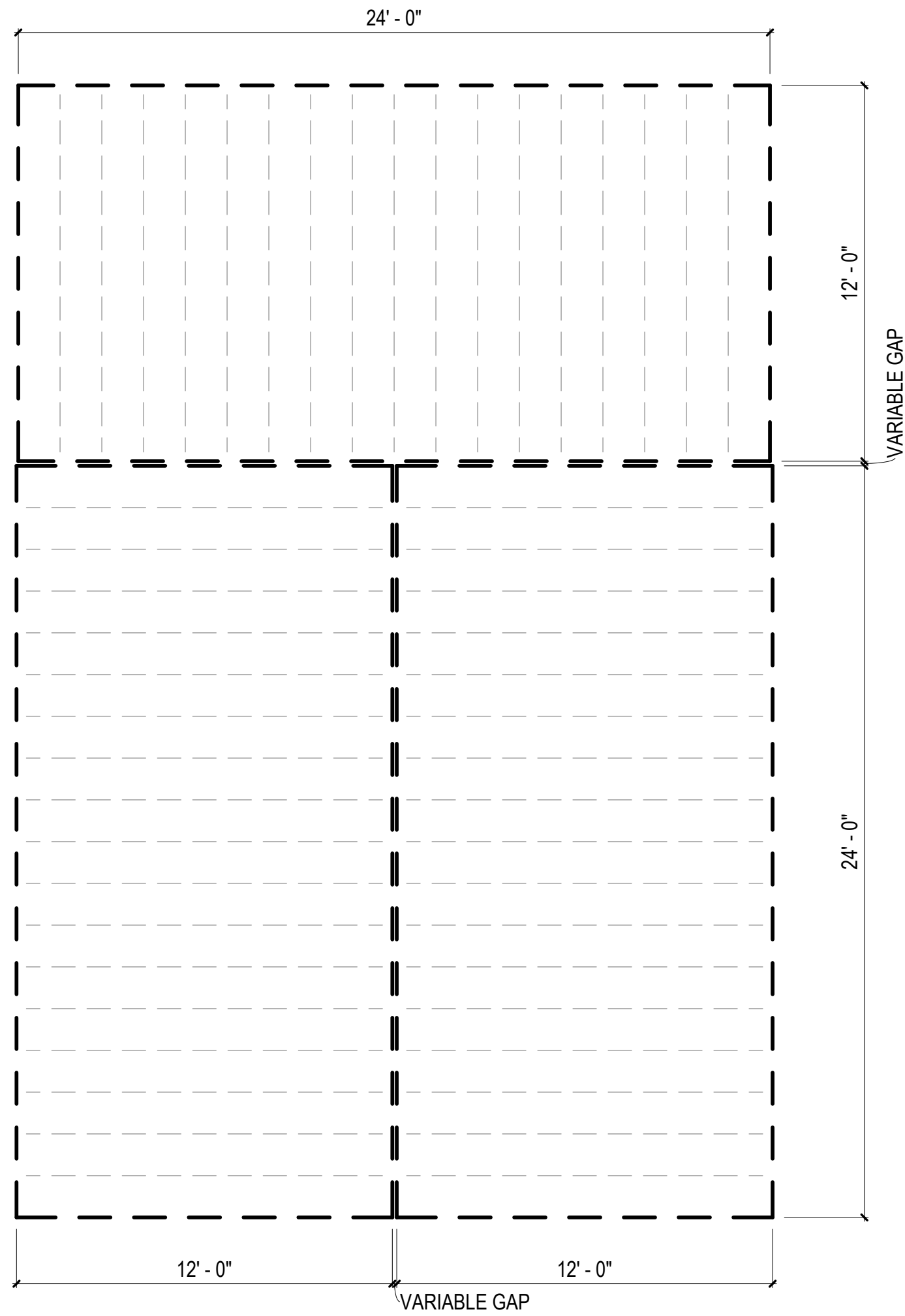
2

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



1

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



COMBINATION GENERAL NOTES

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

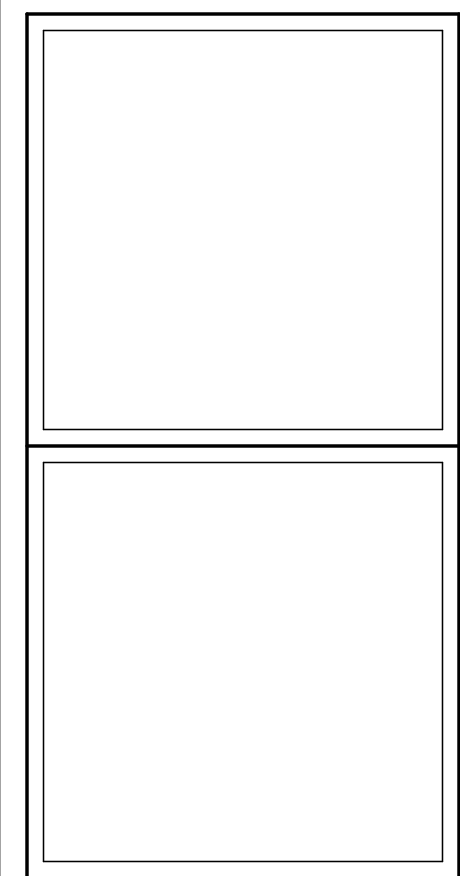
COMBINATION 6-KF
MEP BASIS OF DESIGN

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

*REFER TO MEP SET



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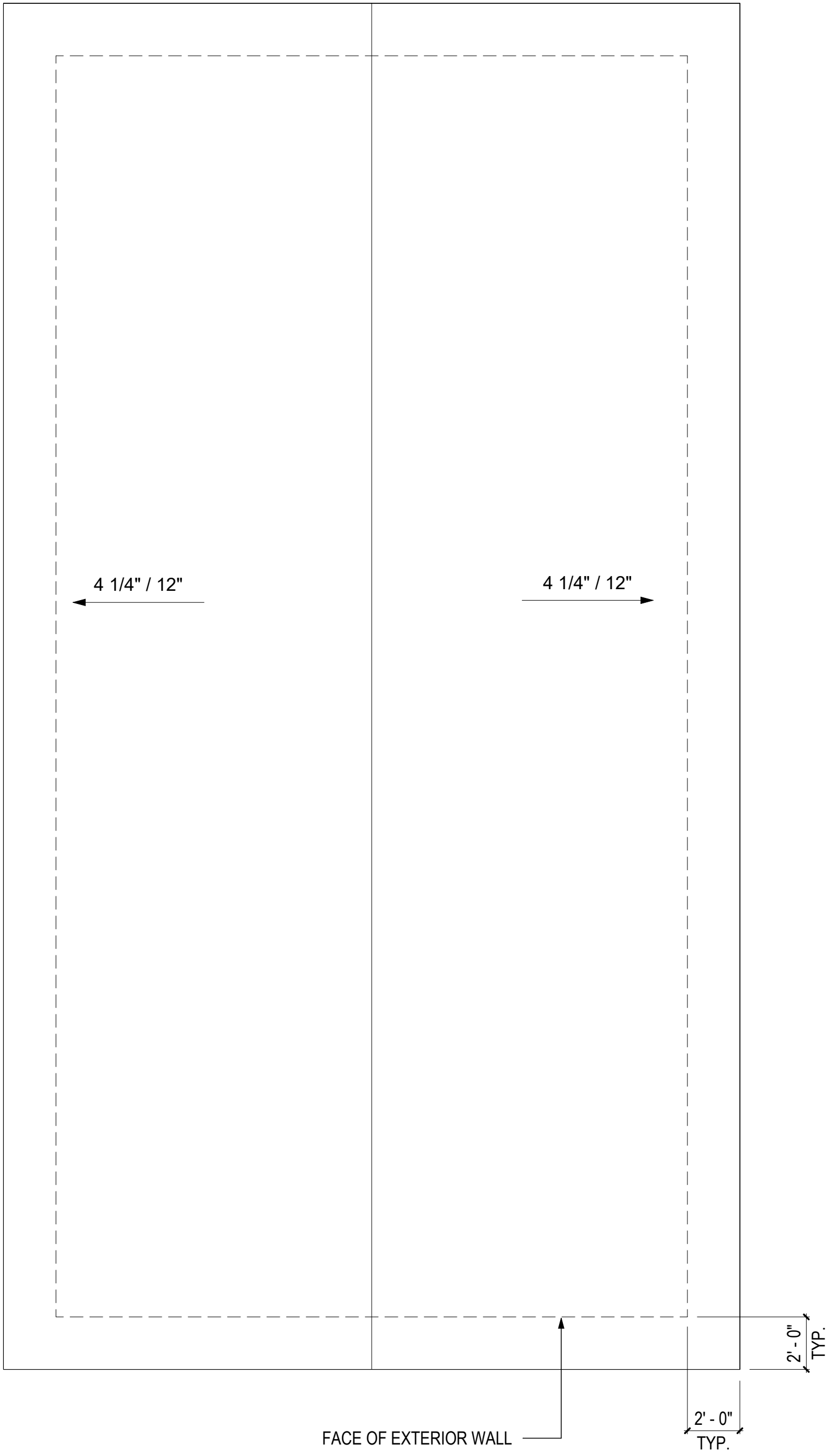
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED
COMBINATION 6-KF

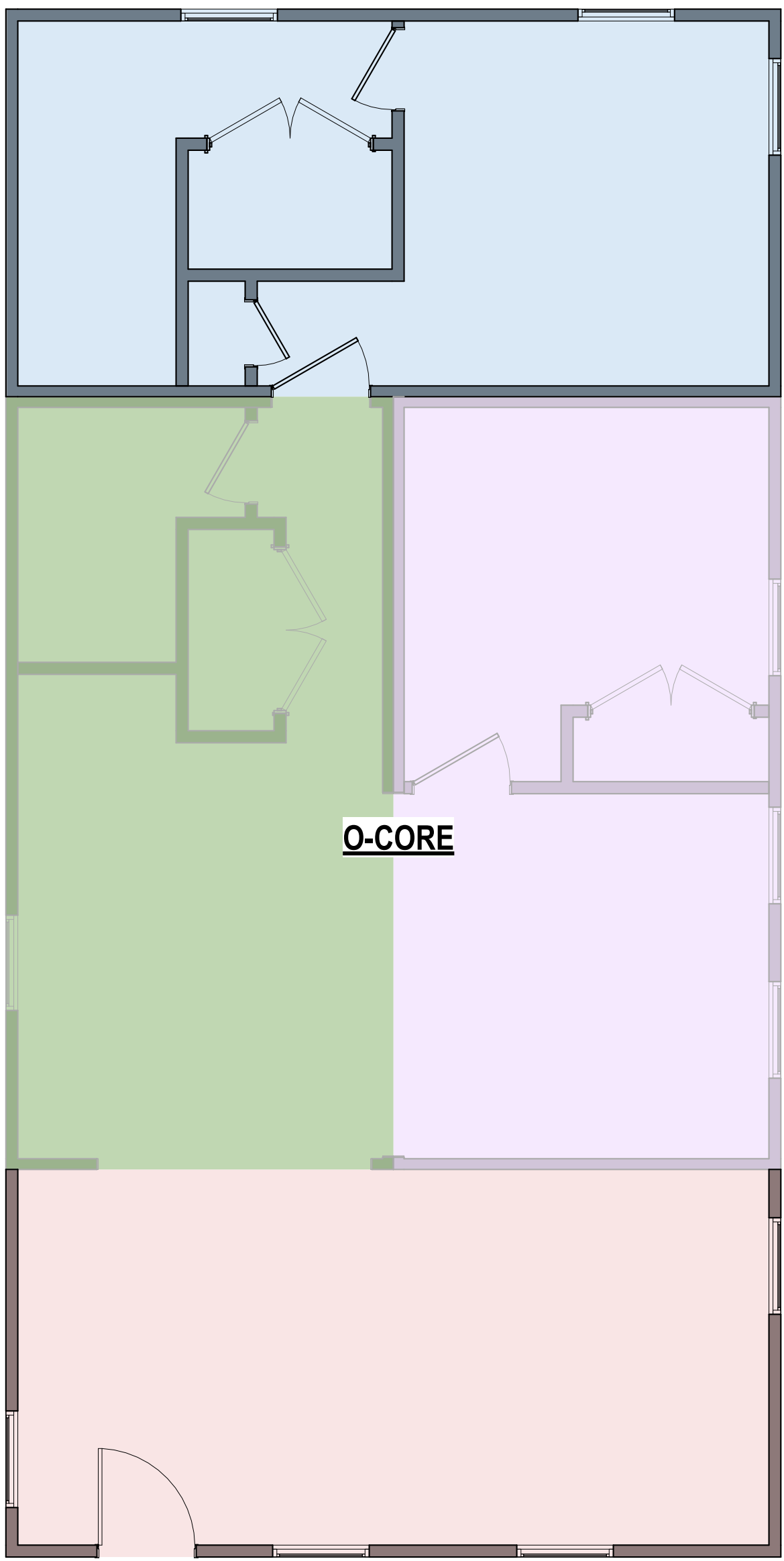
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

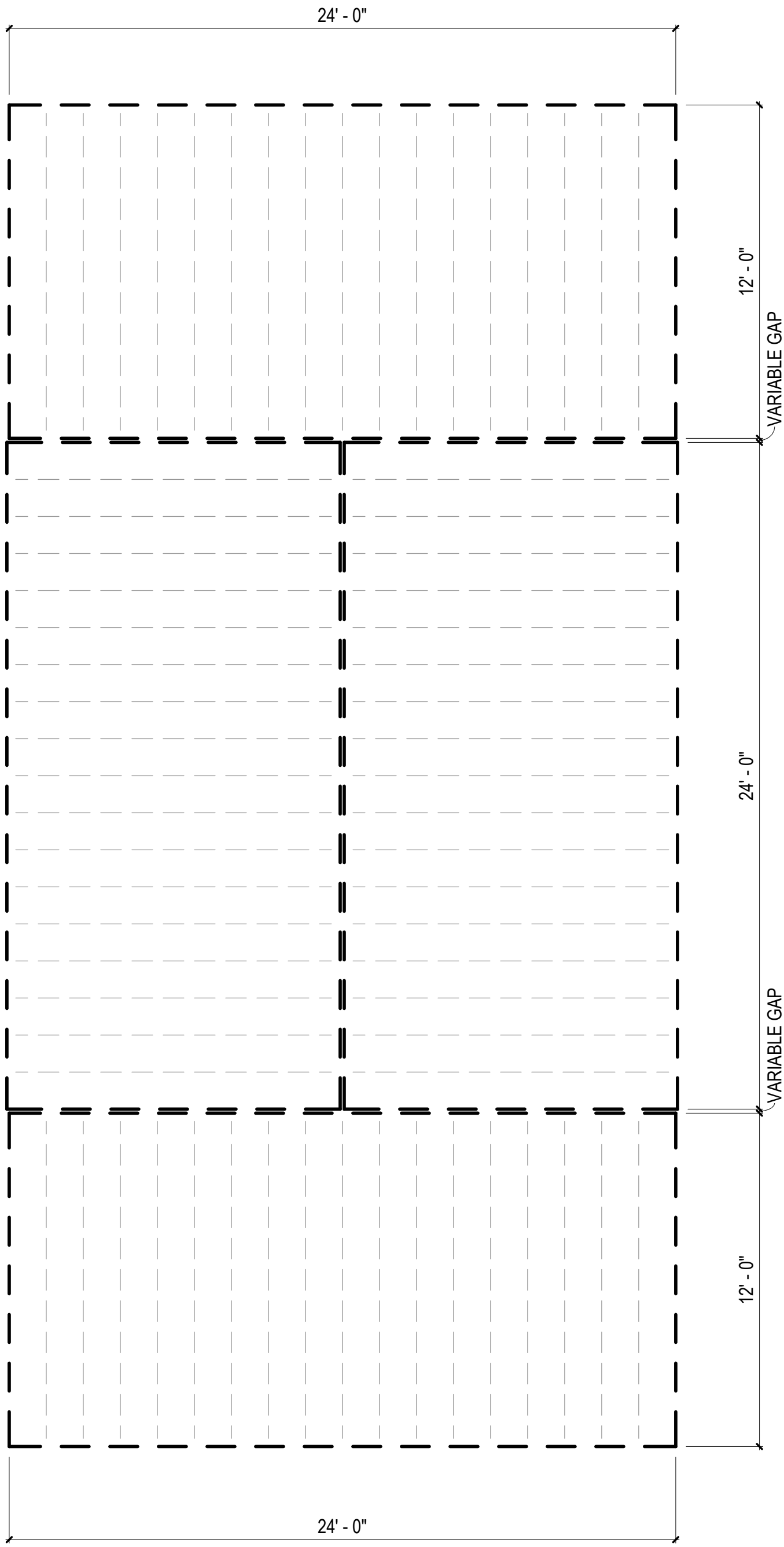
MA-2.26



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"

FLOOR FRAMING
PLAN LEGEND

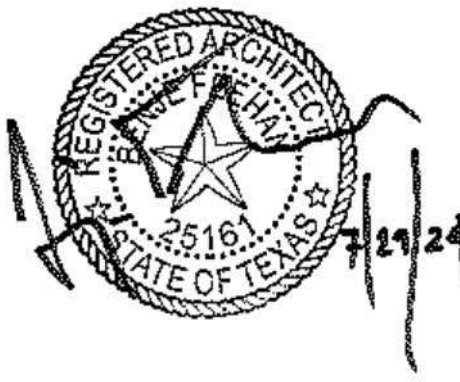
RIM JOIST
(2) 2 IN. X 10 IN. P.T.

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

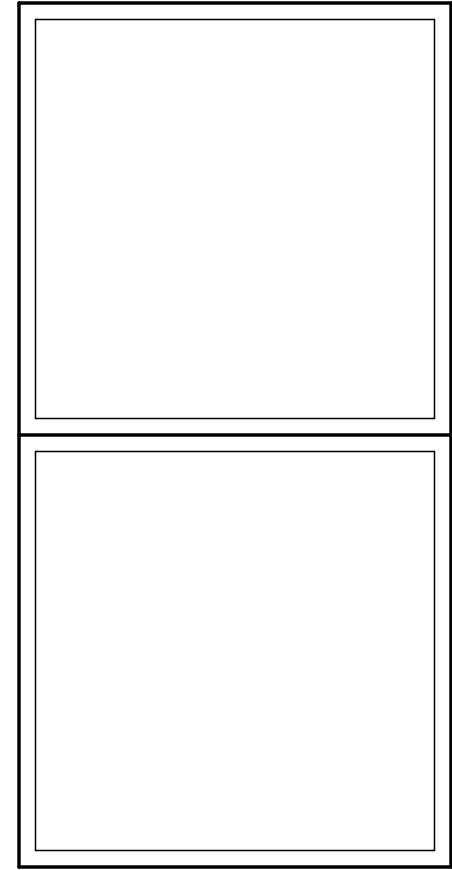
MODULE COLOR CODE KEY

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

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CORPORATION OF BROWNSVILLE
33607 OLD ALICE RD
LOS FRESNOS TX 78566



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

SHEET TITLE:
**ENLARGED
COMBINATION 7**

Drawn By:
Date: 12/03/2021

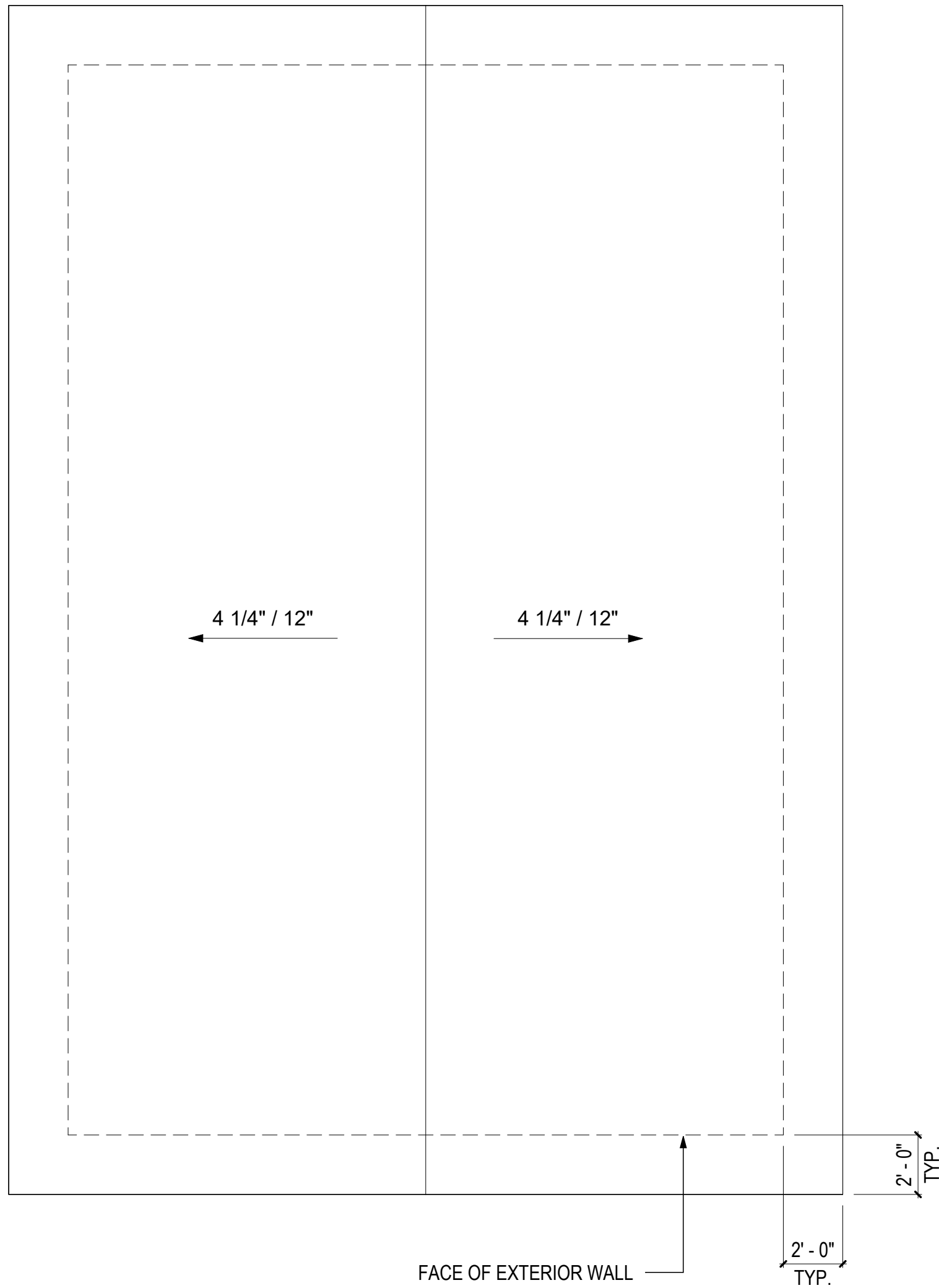
SHEET NUMBER:

MA-2.27

3

ROOF PLAN - COMBINATION 7-F

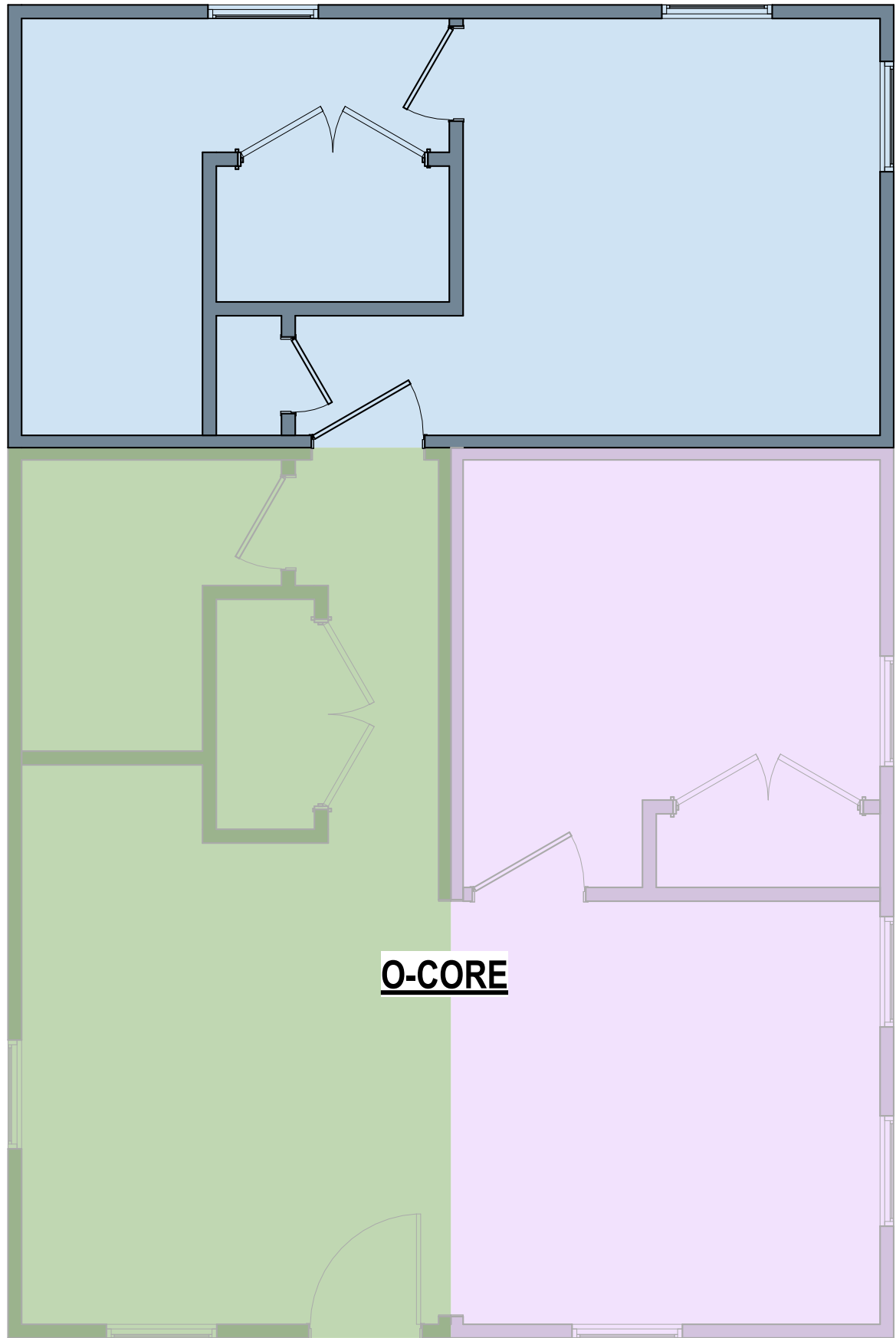
1/4" = 1'-0"



2

FLOOR PLAN - COMBINATION 7-F

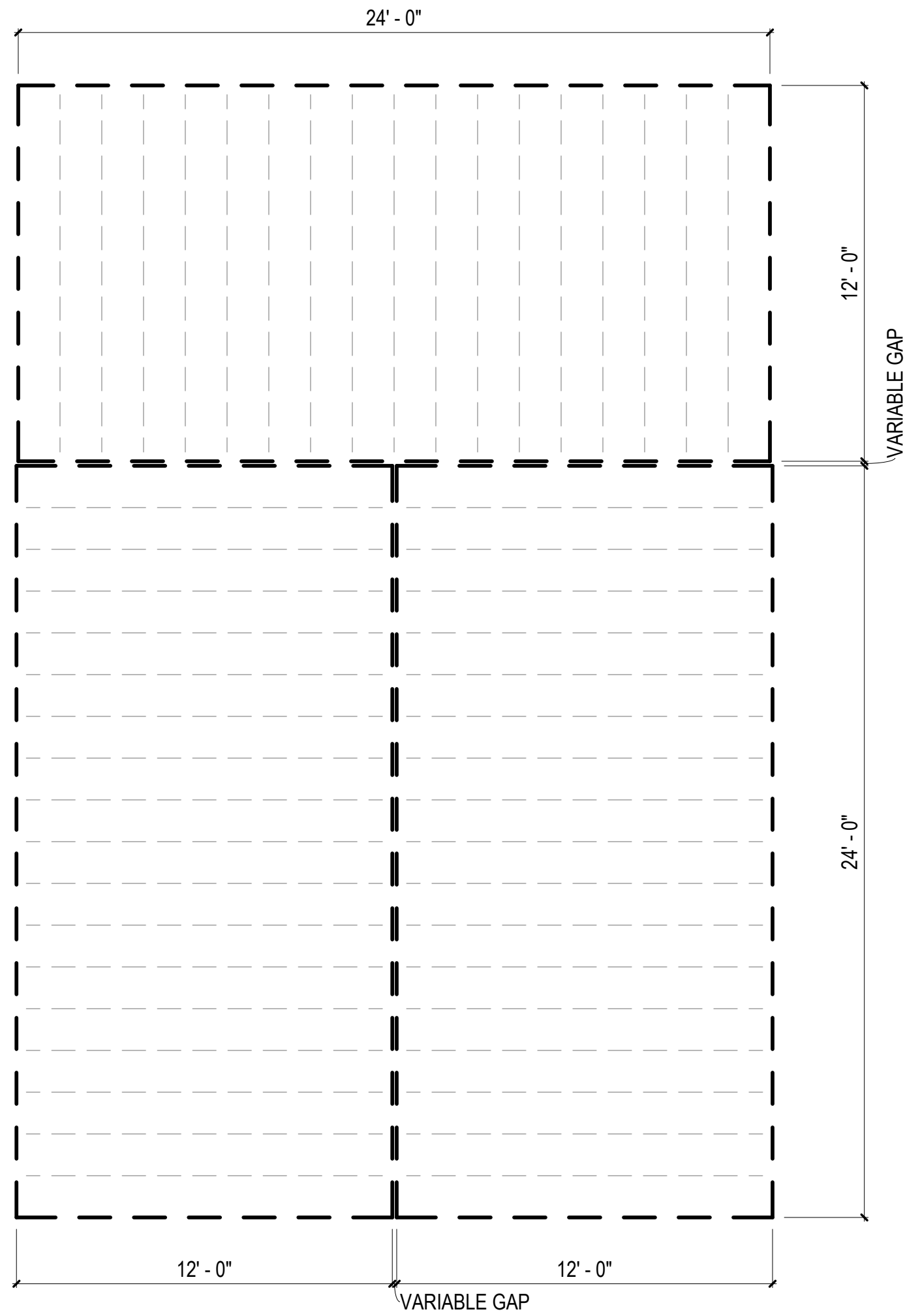
1/4" = 1'-0"



1

FLOOR FRAMING PLAN - COMBINATION 7-F

1/4" = 1'-0"



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 CALCOULATIONS.
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	

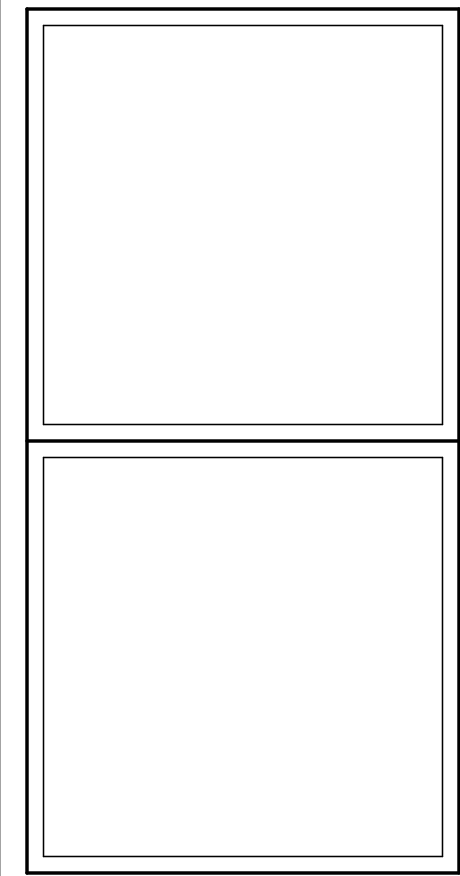
COMBINATION 7-F
MEP BASIS OF DESIGN

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

*REFER TO MEP SET



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

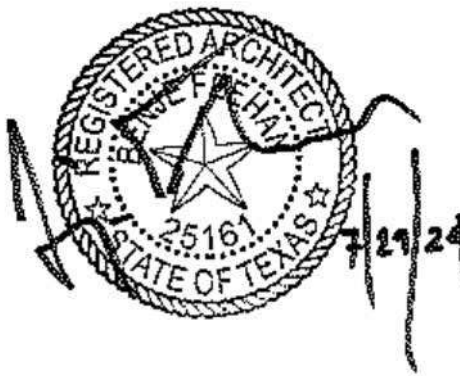
FLOOR FRAMING
PLAN LEGEND

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

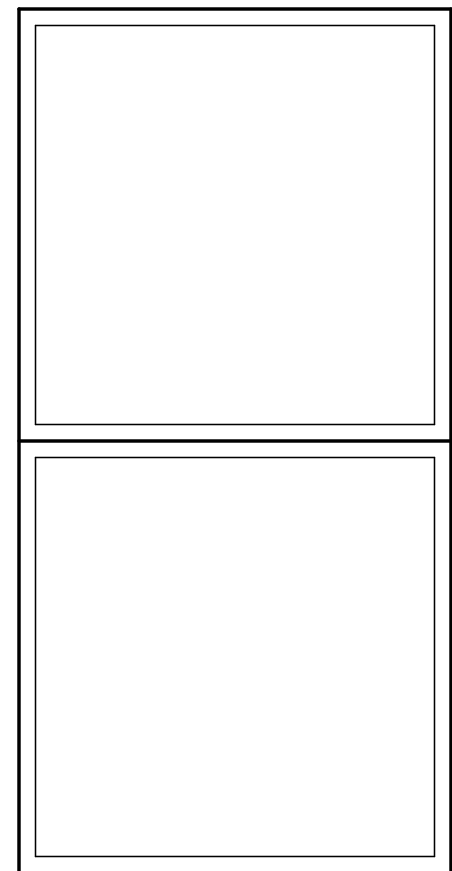
MODULE COLOR CODE KEY

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

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



DreamBuild



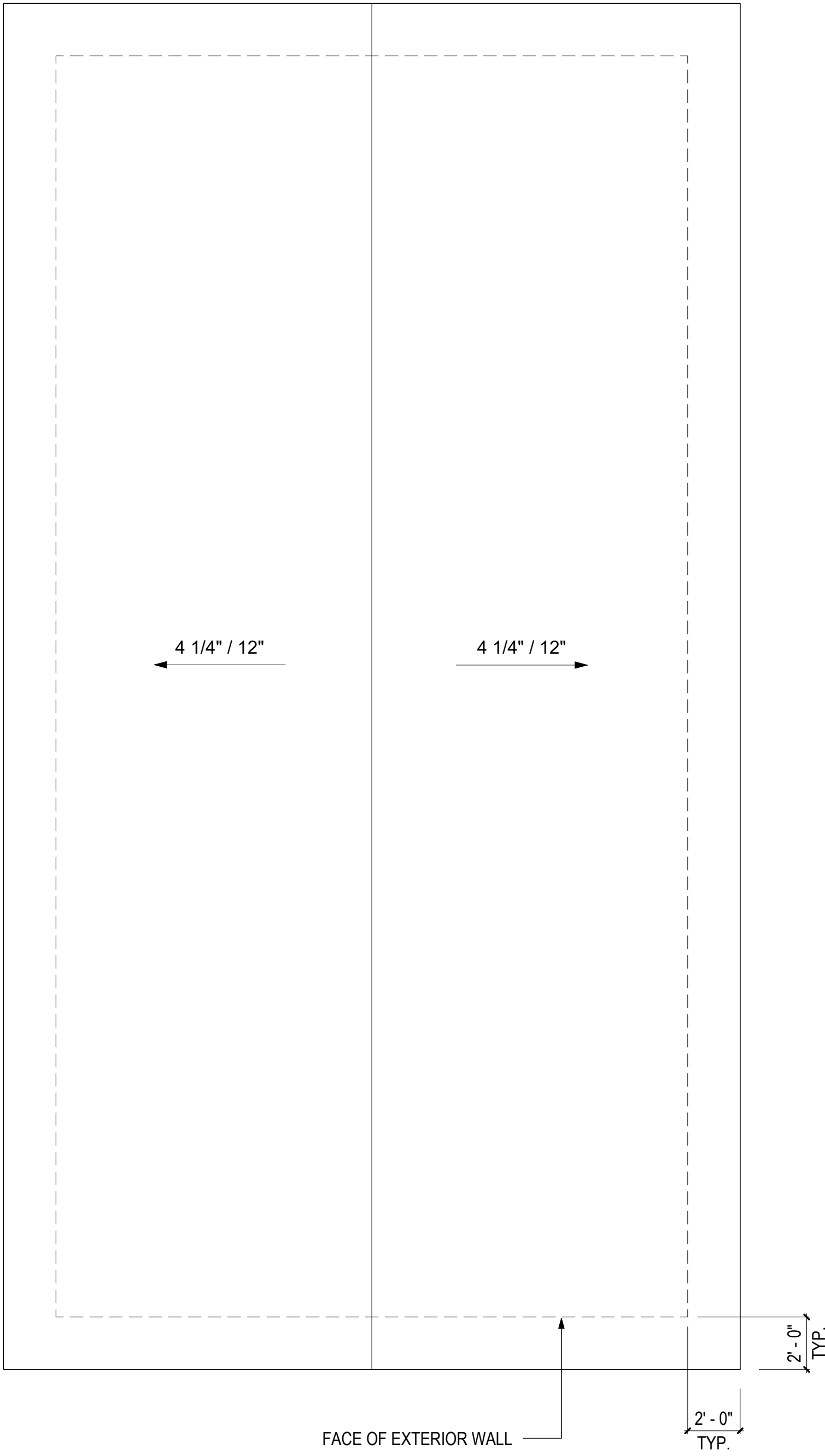
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
**ENLARGED
COMBINATION 8**

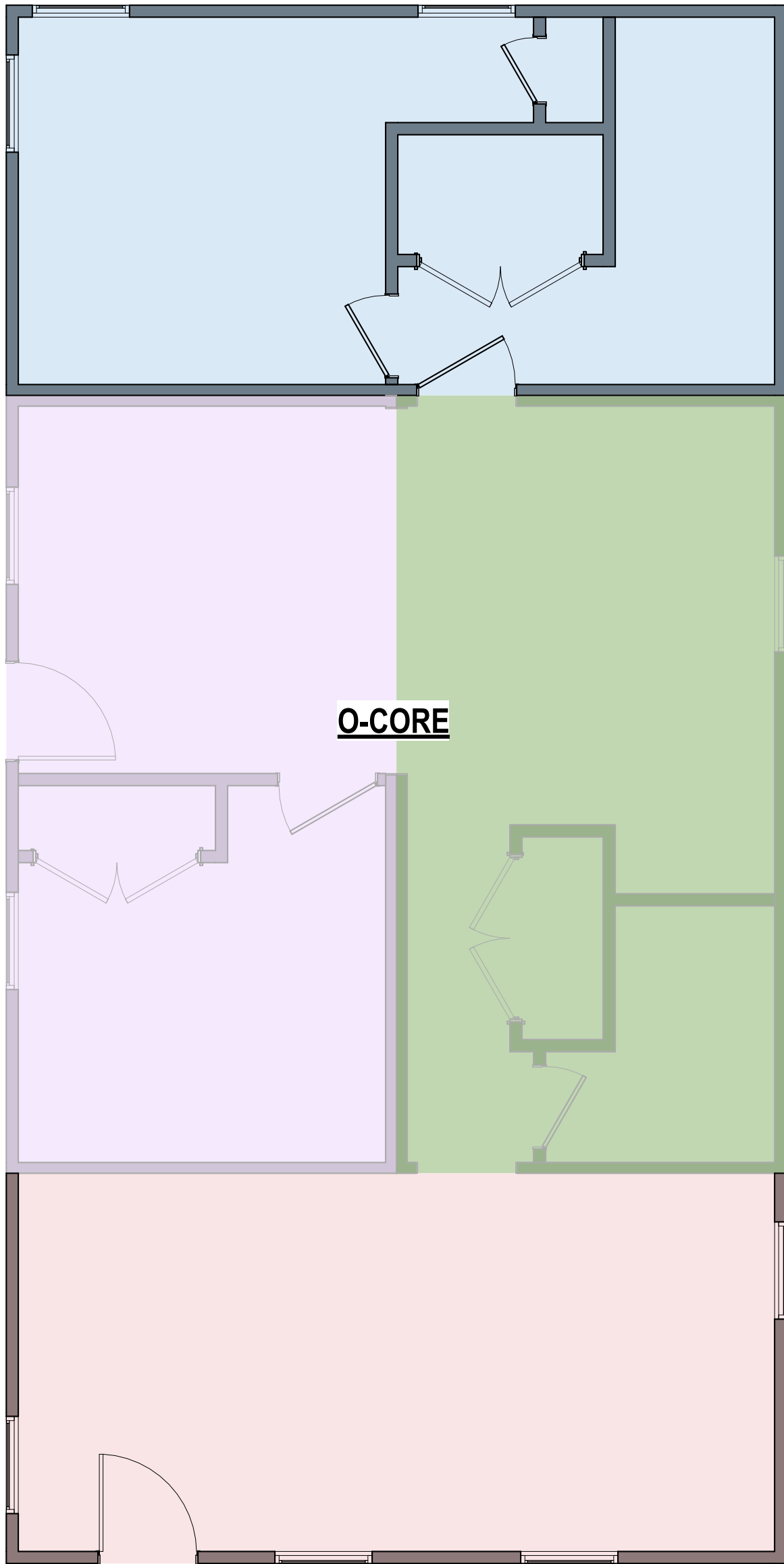
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

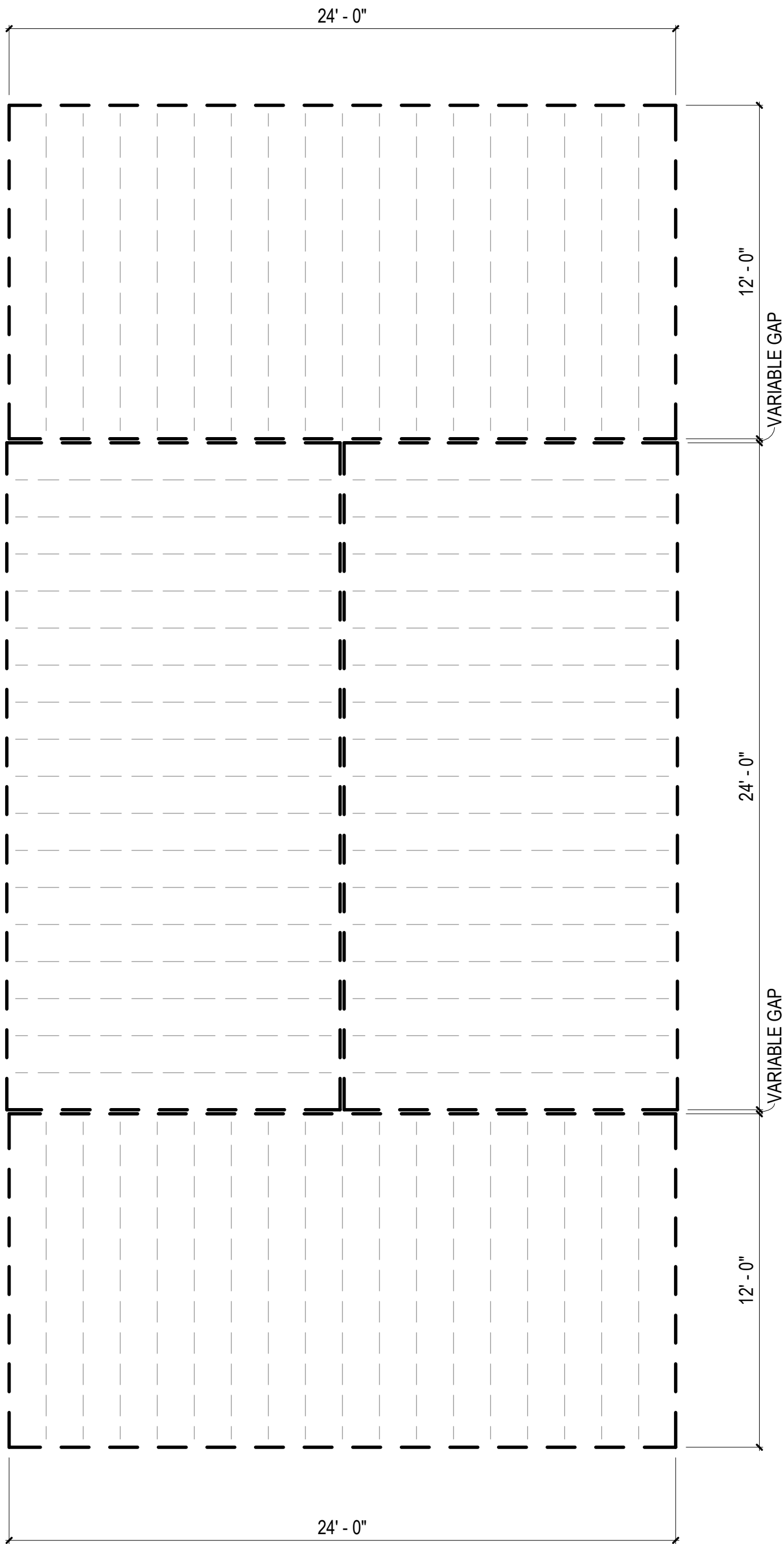
MA-2.29



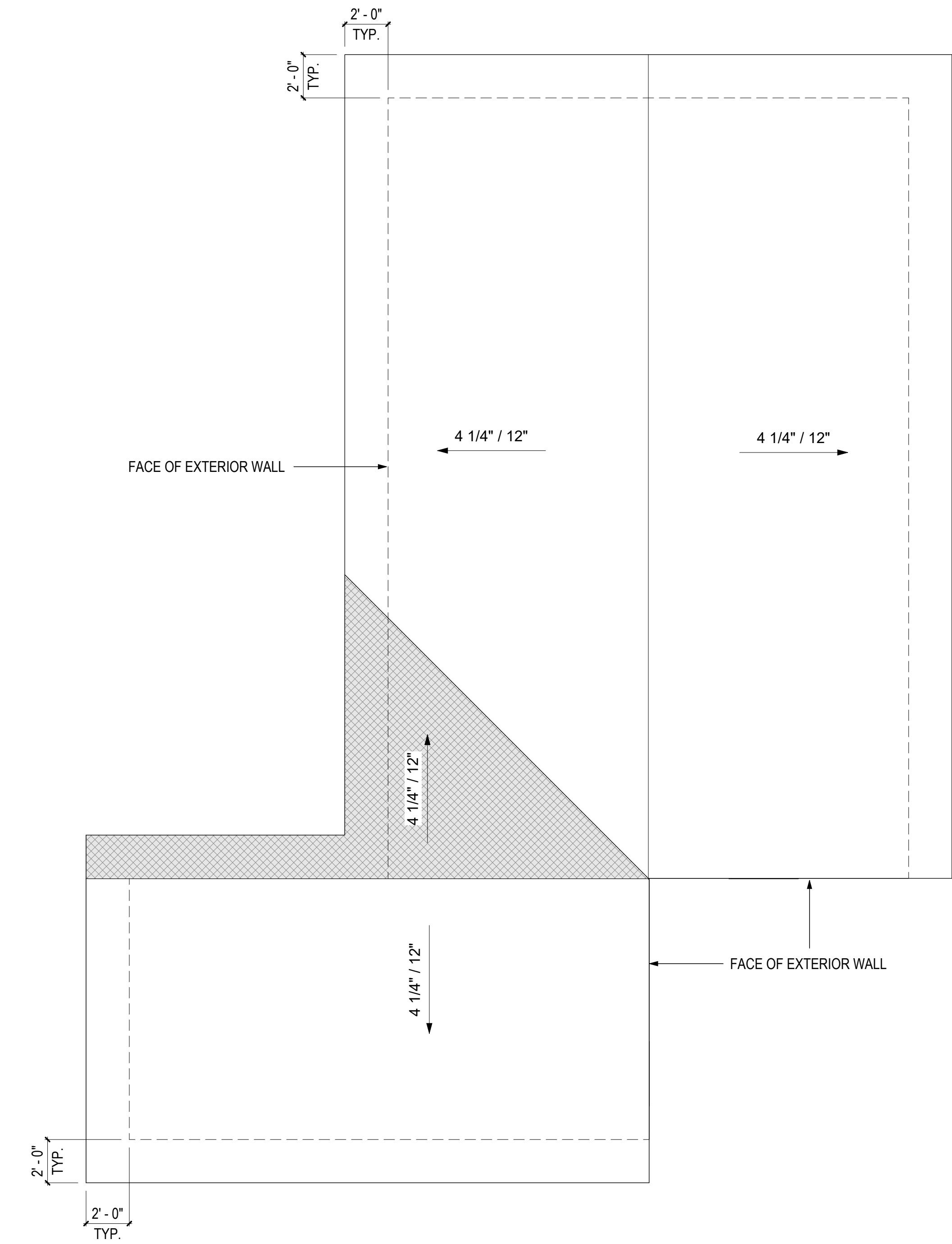
3 ROOF PLAN - COMBINATION 8
1/4" = 1'-0"



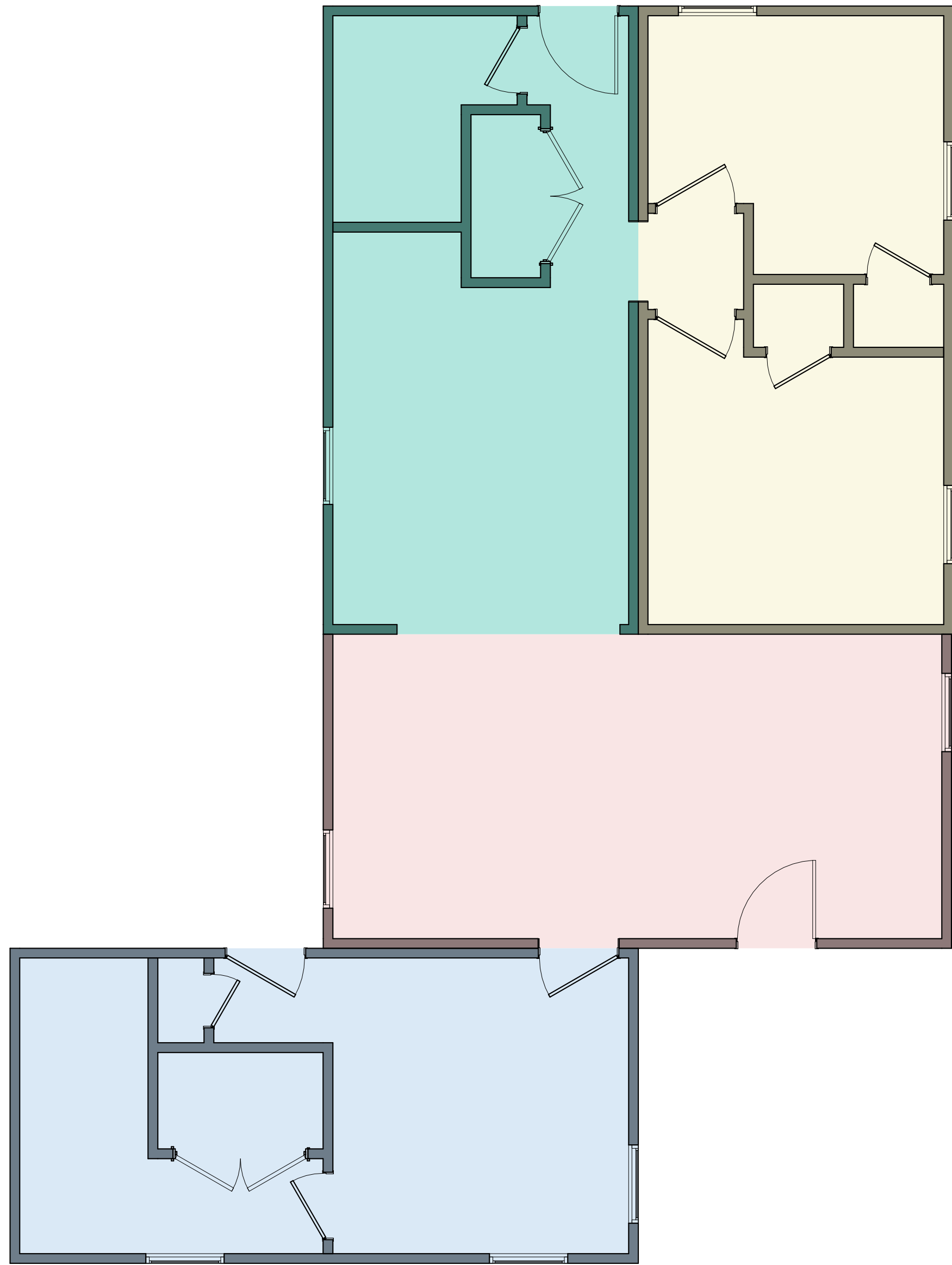
2 FLOOR PLAN - COMBINATION 8
1/4" = 1'-0"



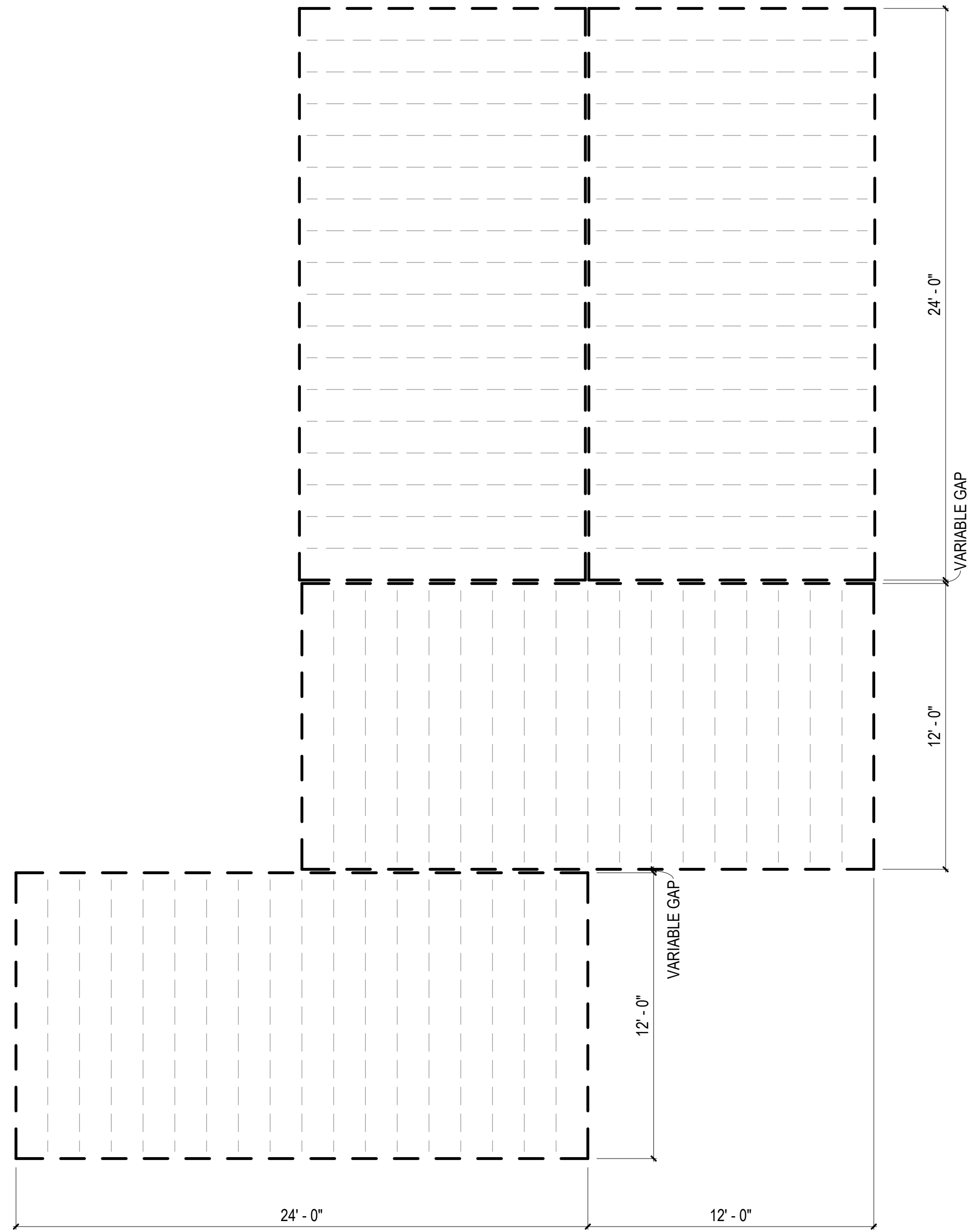
1 FLOOR FRAMING PLAN - COMBINATION 8
1/4" = 1'-0"



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"

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.

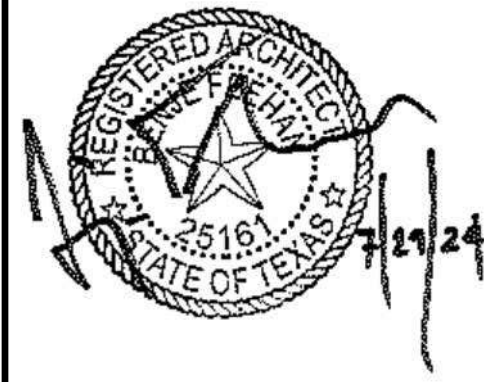
MODULE COLOR CODE KEY

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

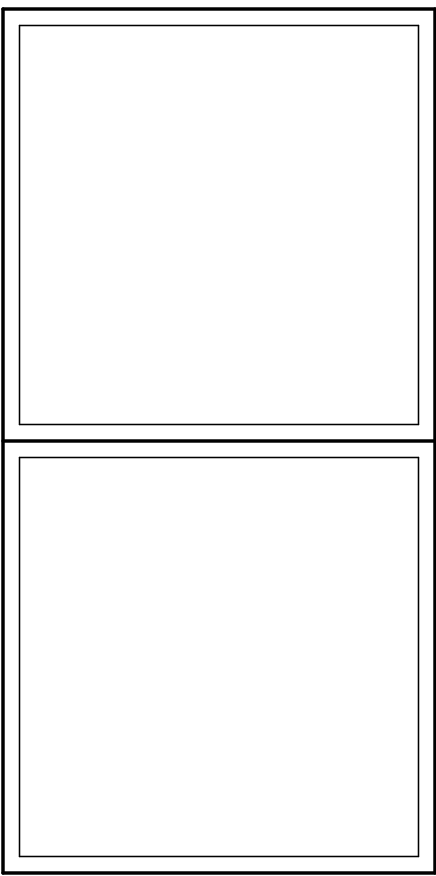
COMBINATION 9 MEP BASIS OF DESIGN

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

*REFER TO MEP SET



DreamBuild



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

SHEET TITLE:
**ENLARGED
COMBINATION 9**

Drawn By:
Date: 12/03/2021

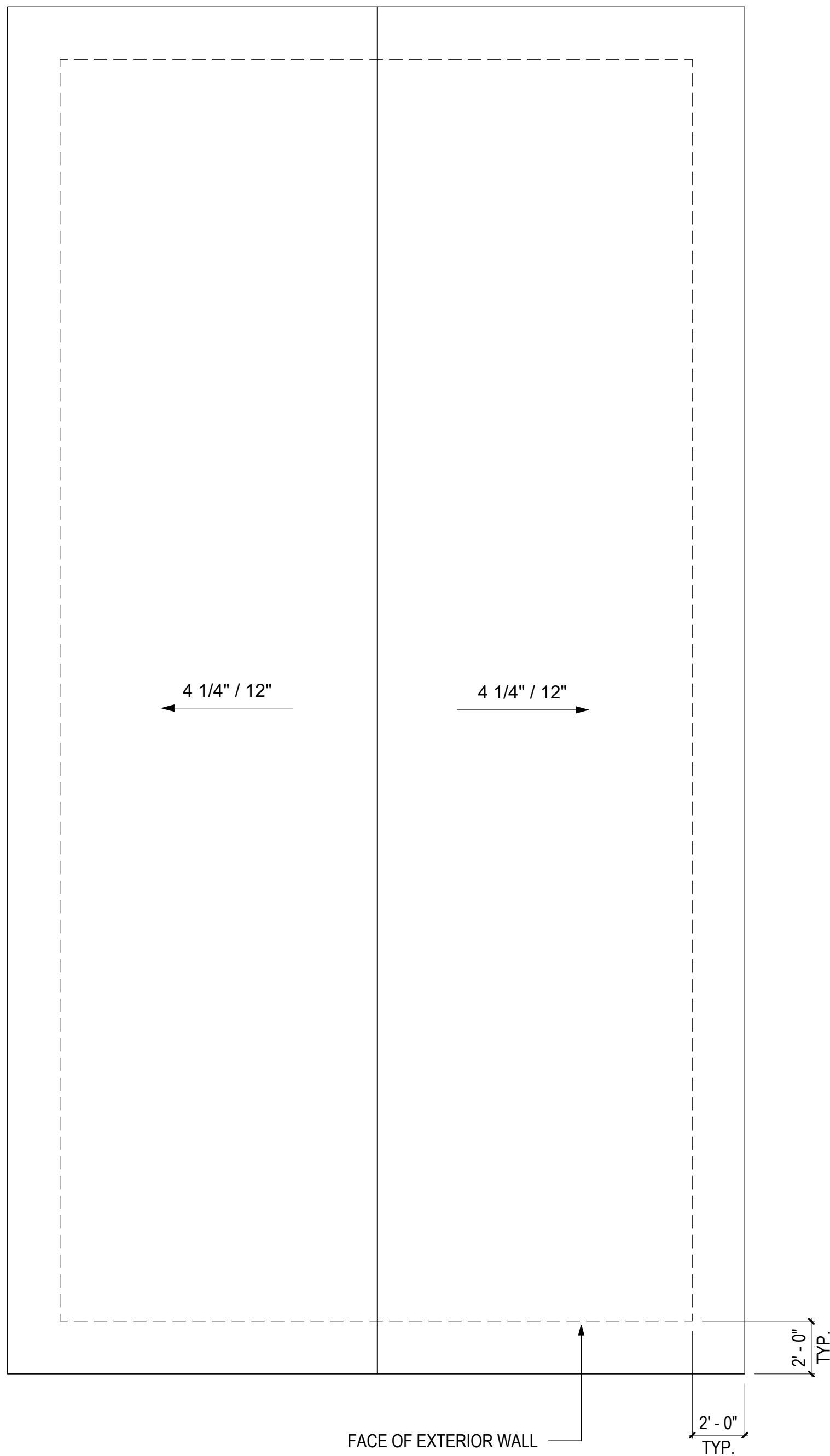
SHEET NUMBER:

MA-2.30

3

ROOF PLAN - COMBINATION 10

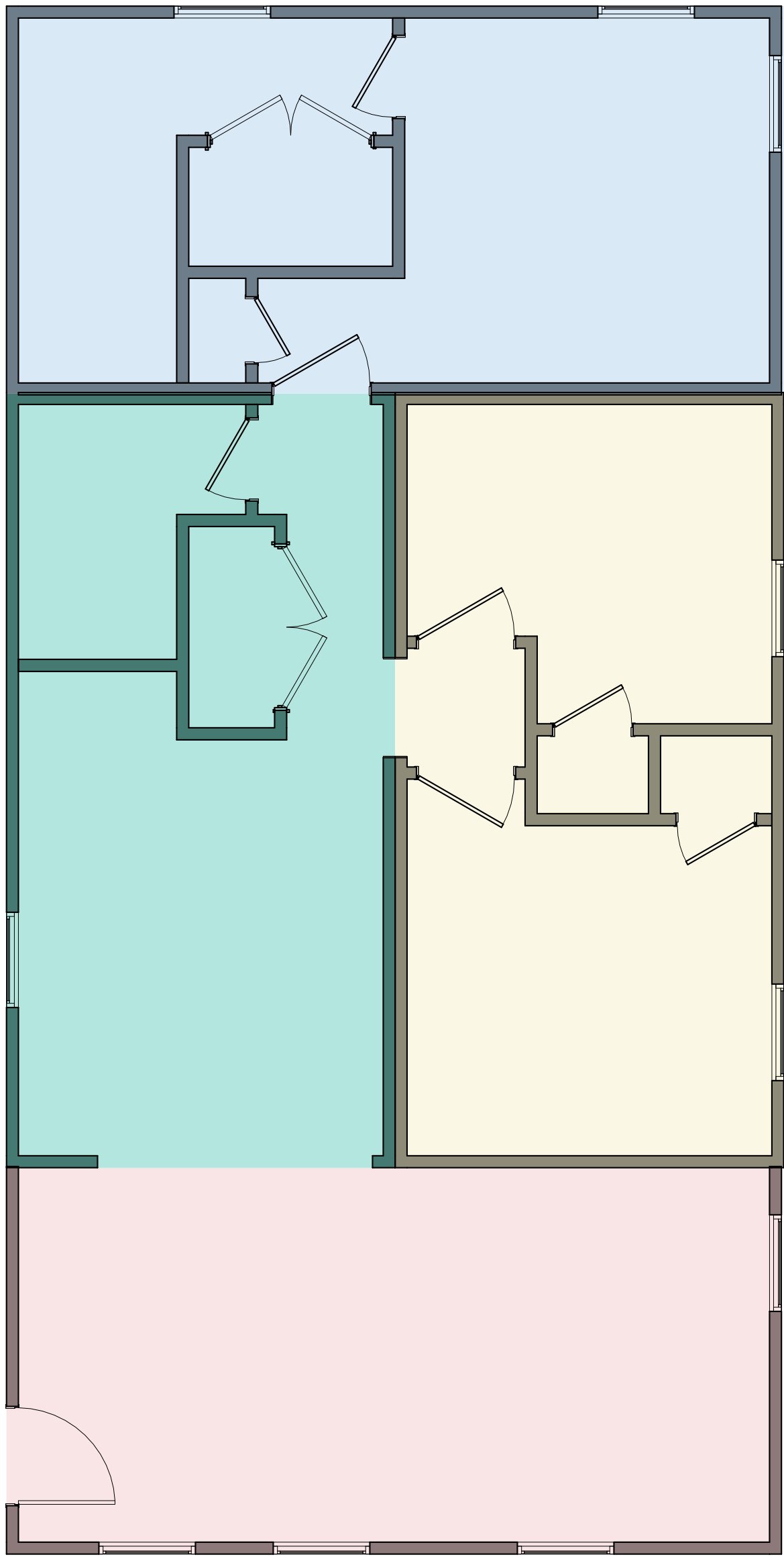
1/4" = 1'-0"



2

FLOOR PLAN - COMBINATION 10

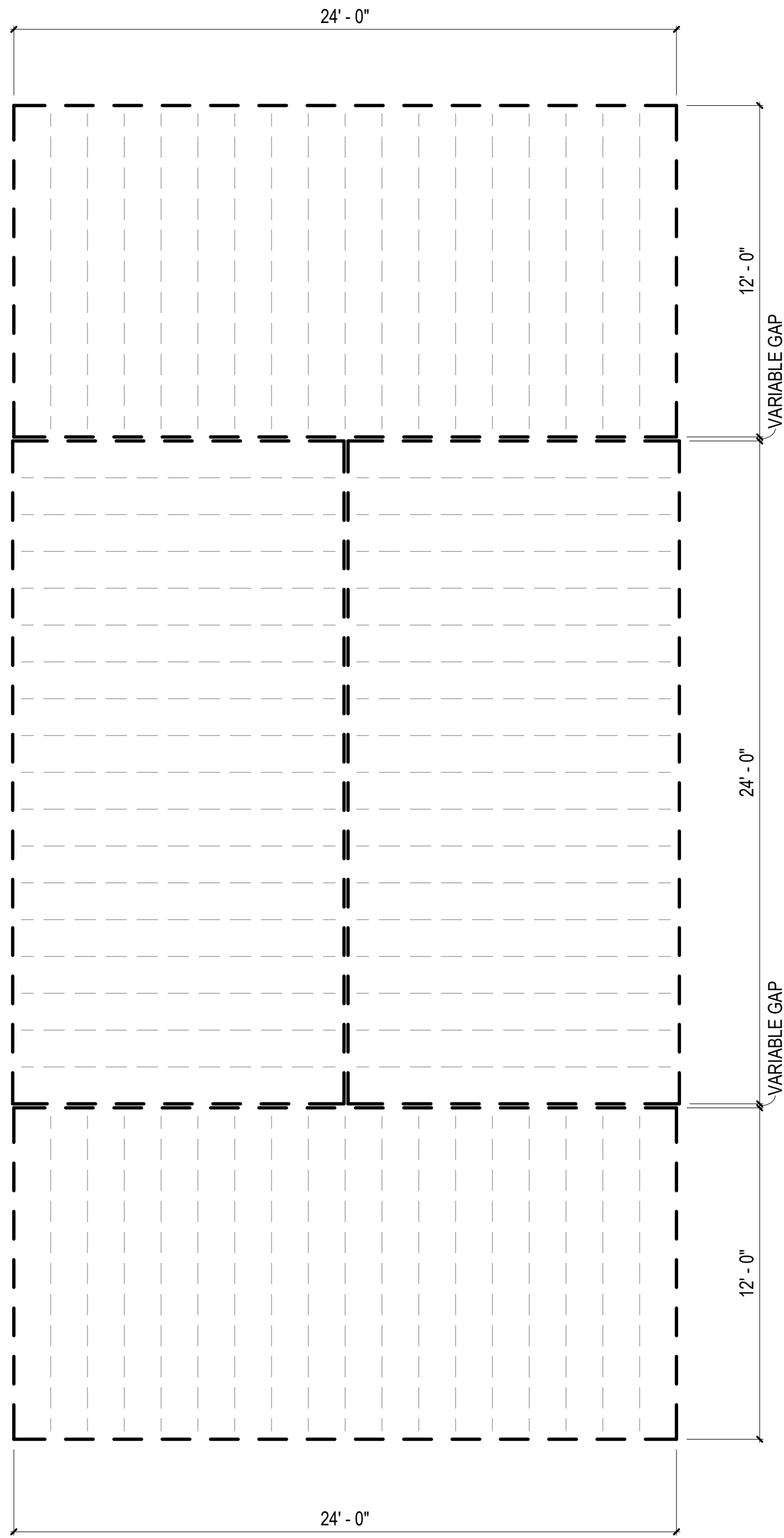
1/4" = 1'-0"



1

FLOOR FRAMING PLAN - COMBINATION 10

1/4" = 1'-0"



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

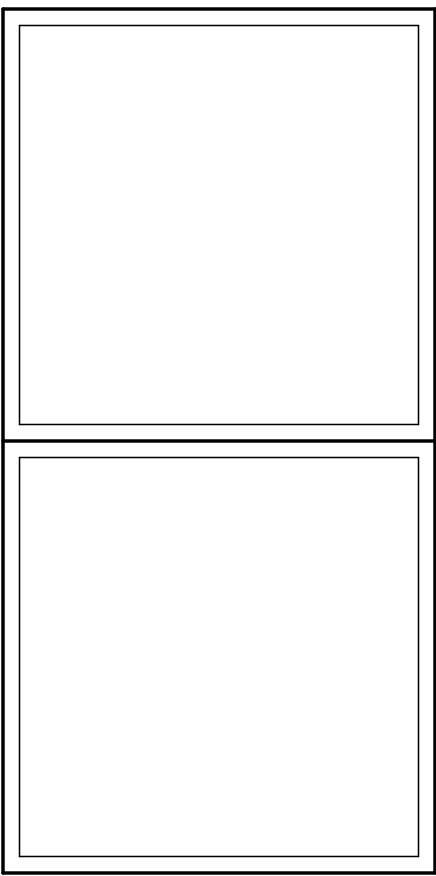
WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

COMBINATION 10
BASIS OF DESIGN

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



DreamBuild



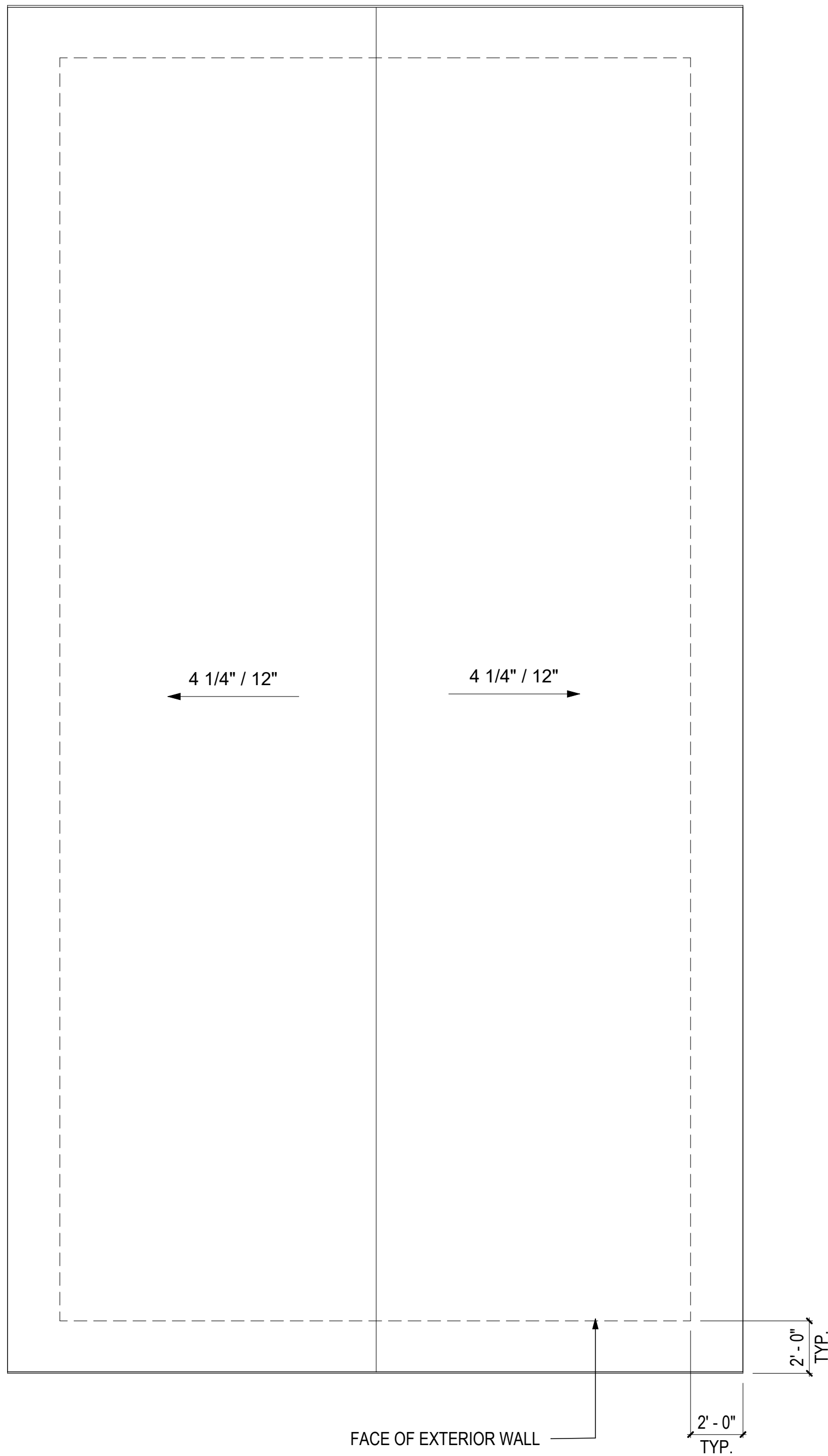
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
ENLARGED
COMBINATION 10

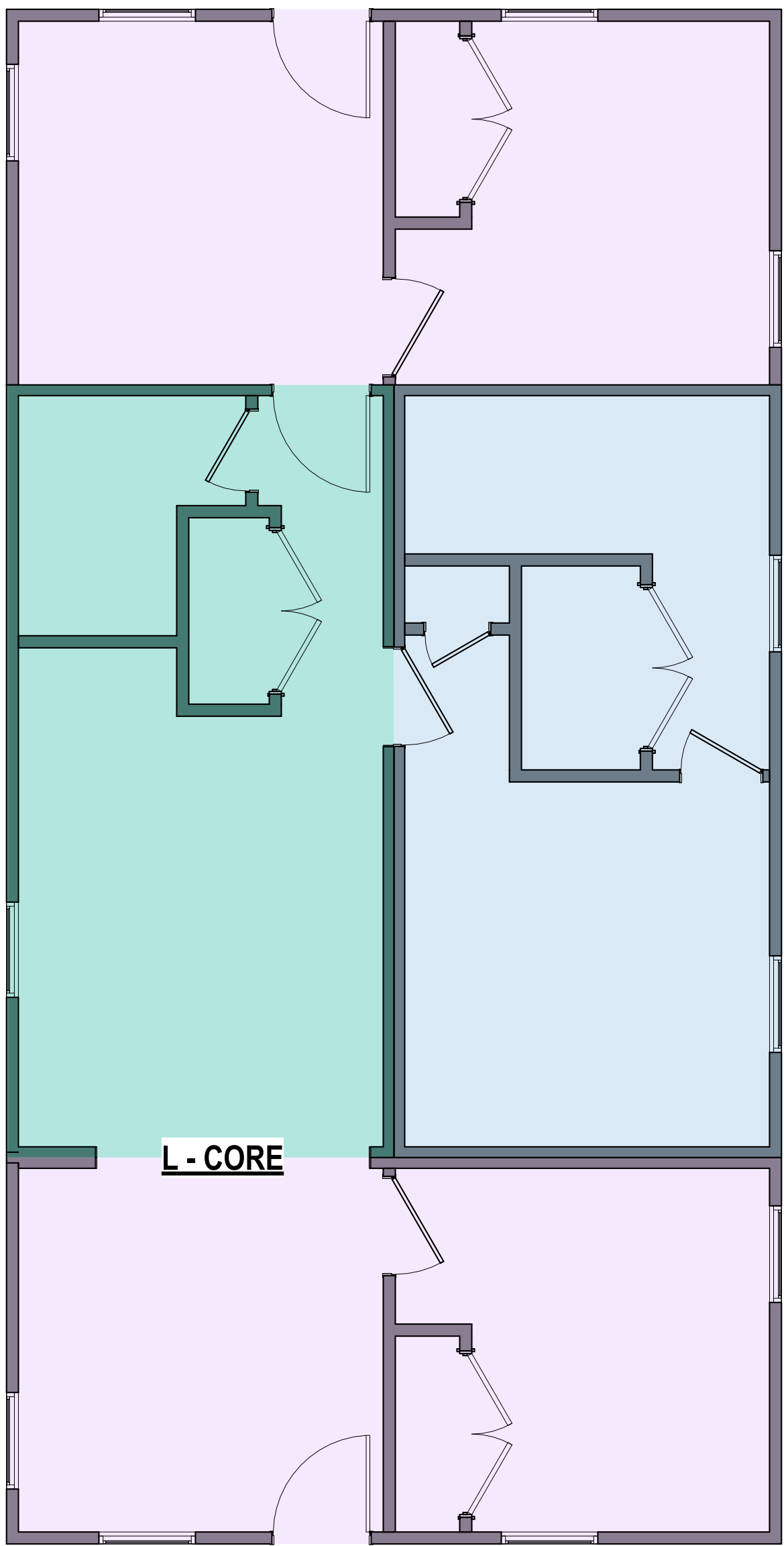
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

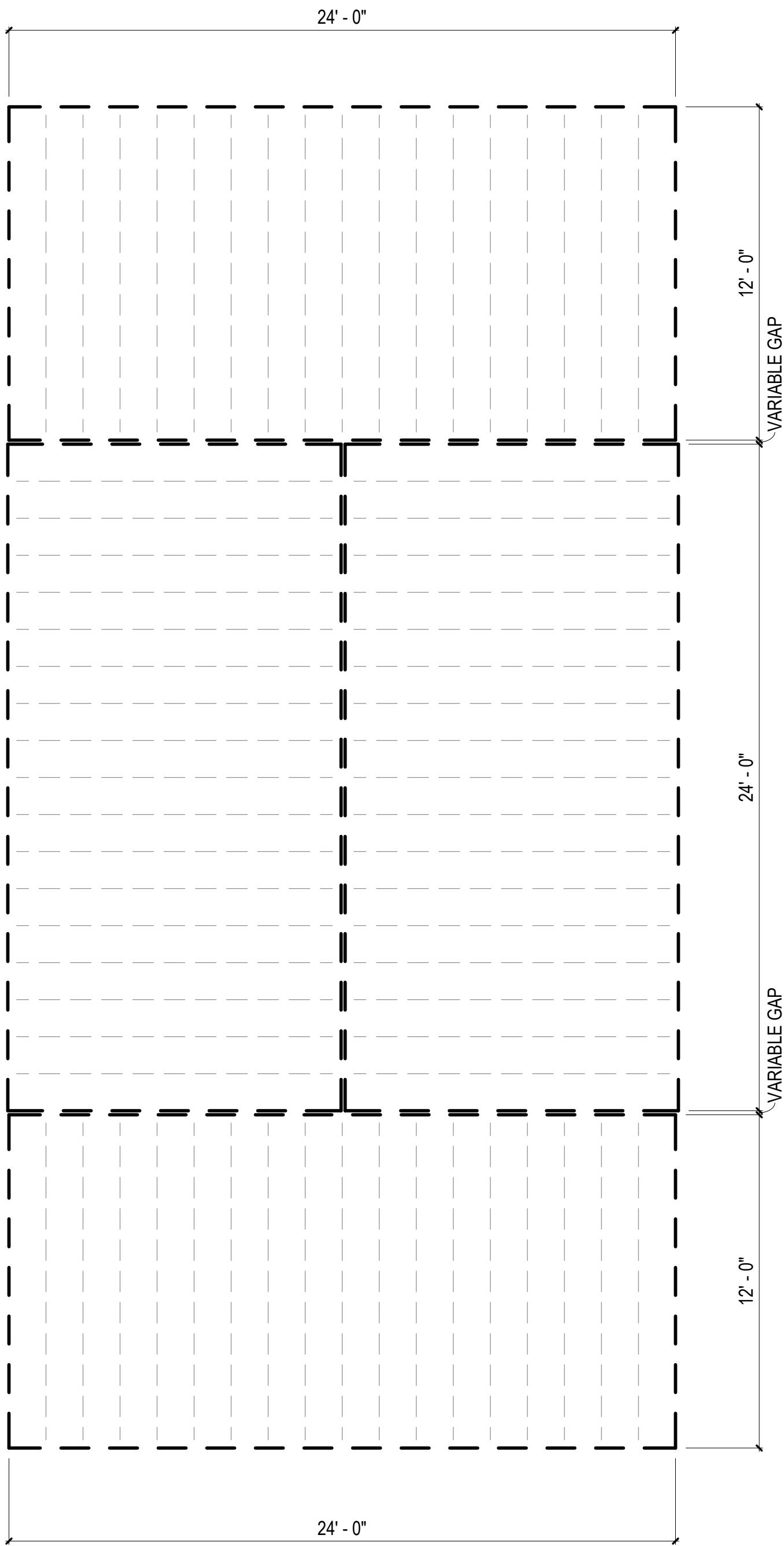
MA-2.31



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"

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

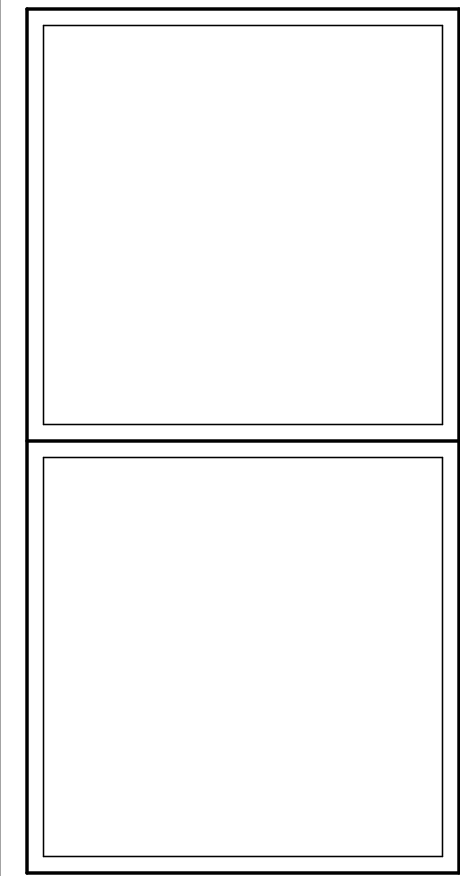
WET BOX L	
WET BOX O	
DRY BOX	
BEDROOM SUITE BOX	
FLEX BOX	
KIDS BOX	

COMBINATION 11
BASIS OF DESIGN

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



DreamBuild



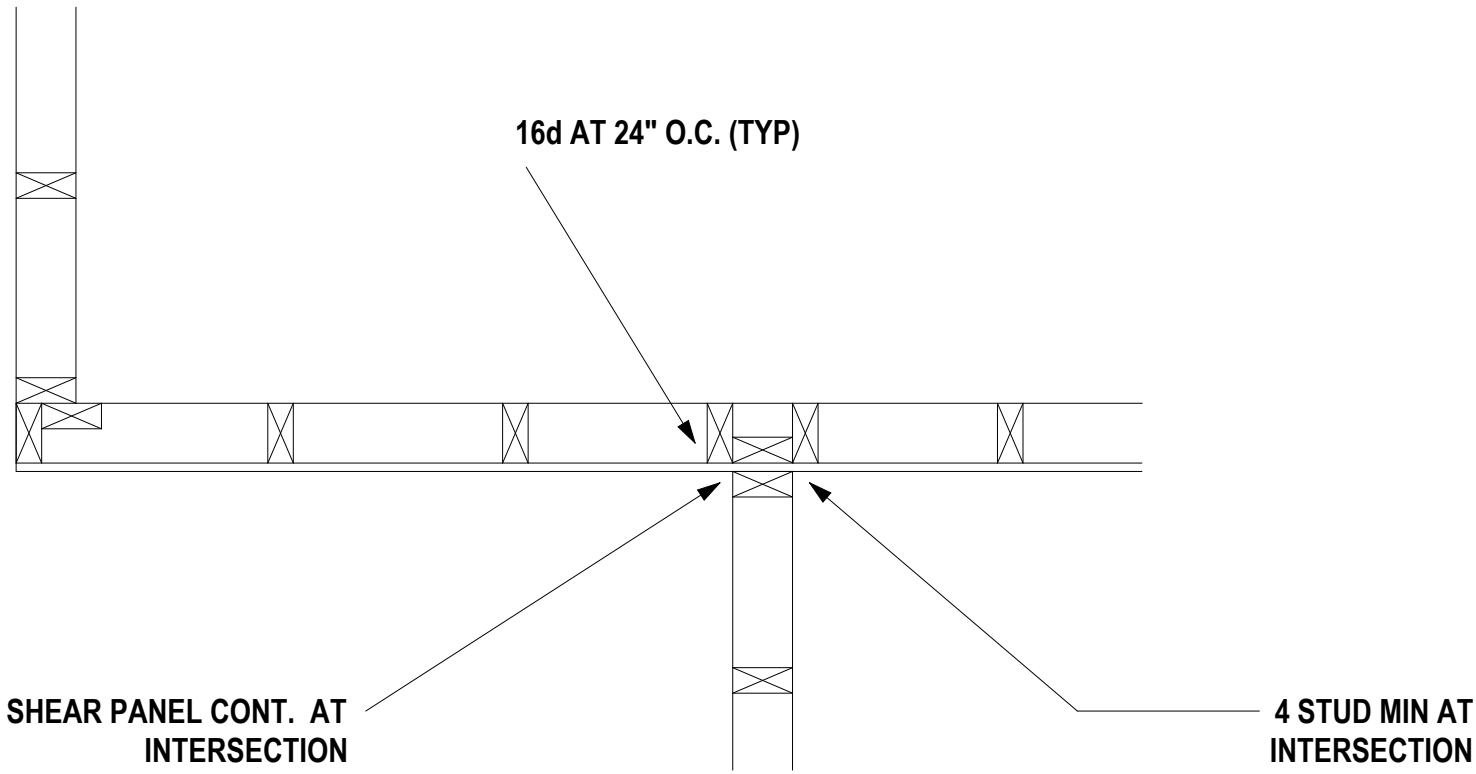
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
**ENLARGED
COMBINATION 11**

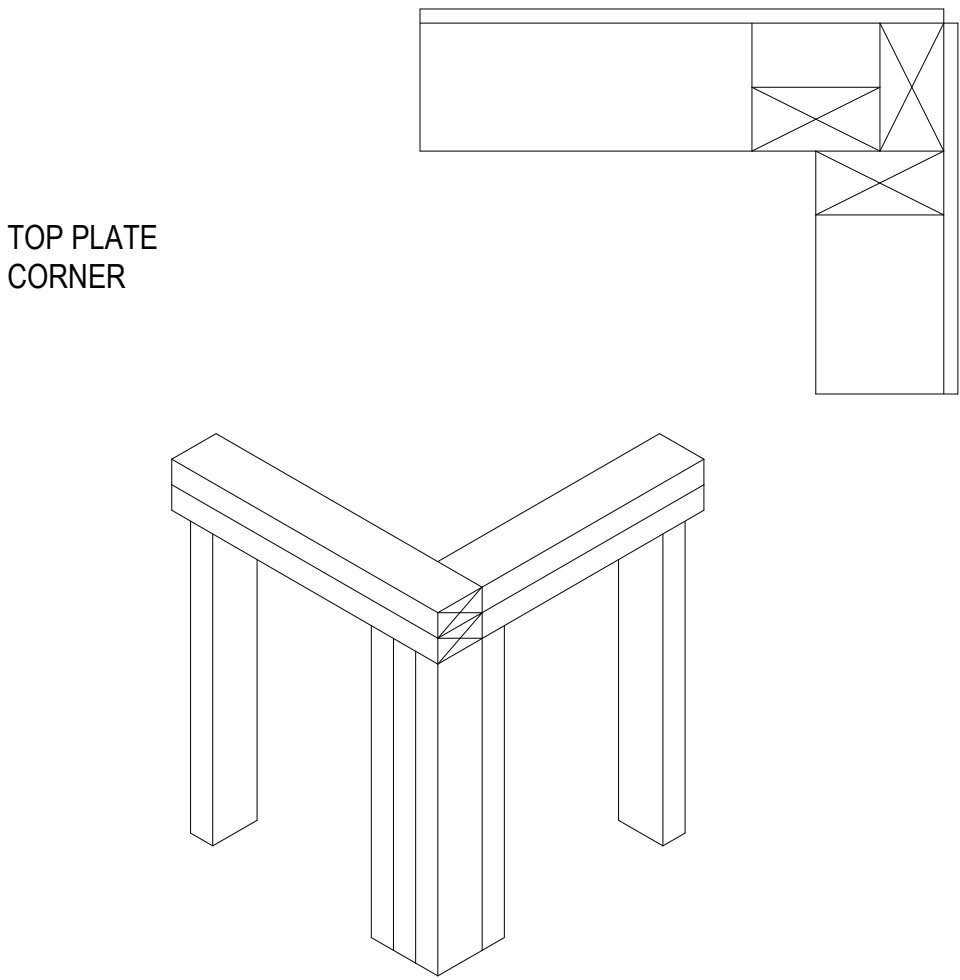
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Date: 12/03/2021

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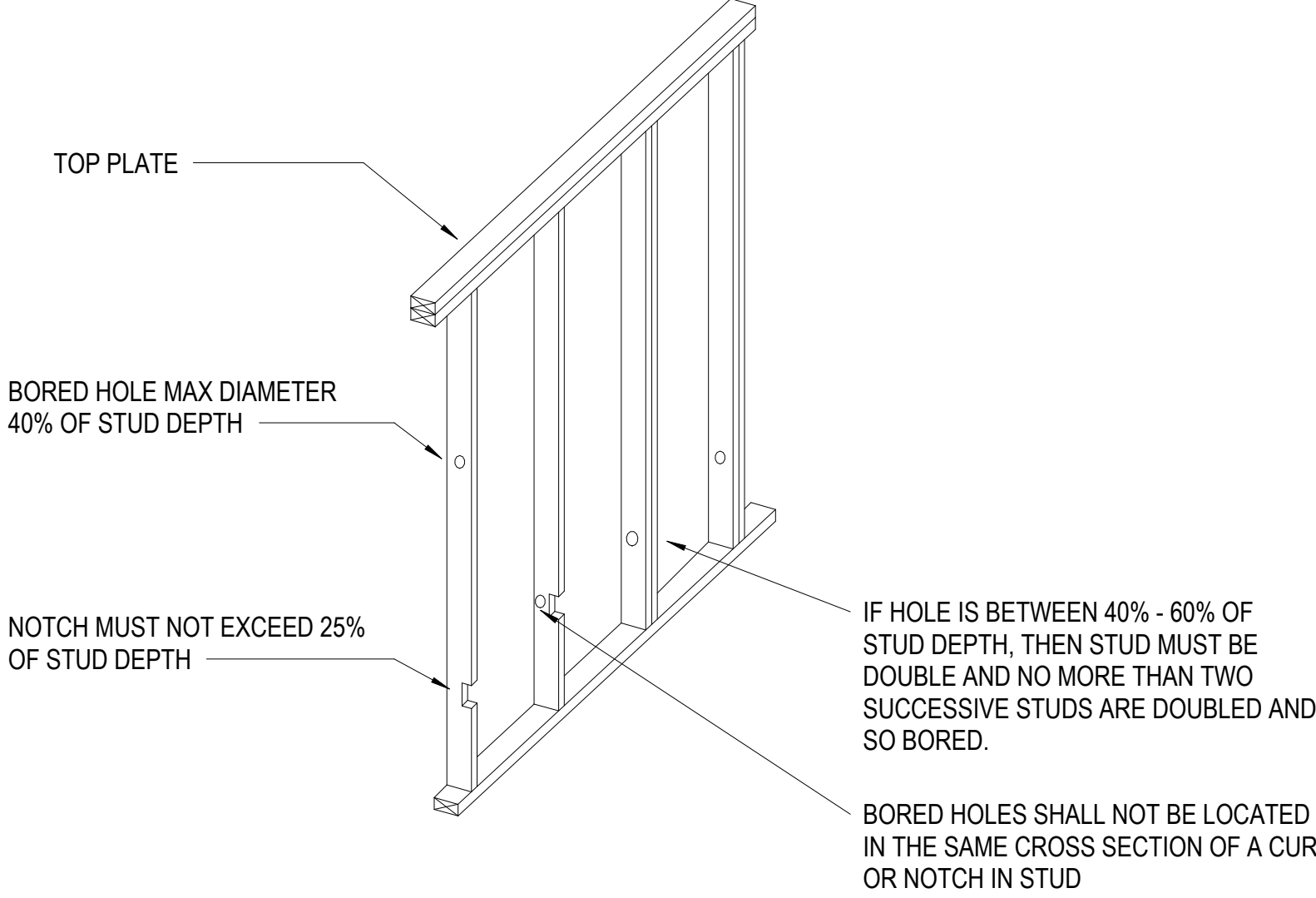
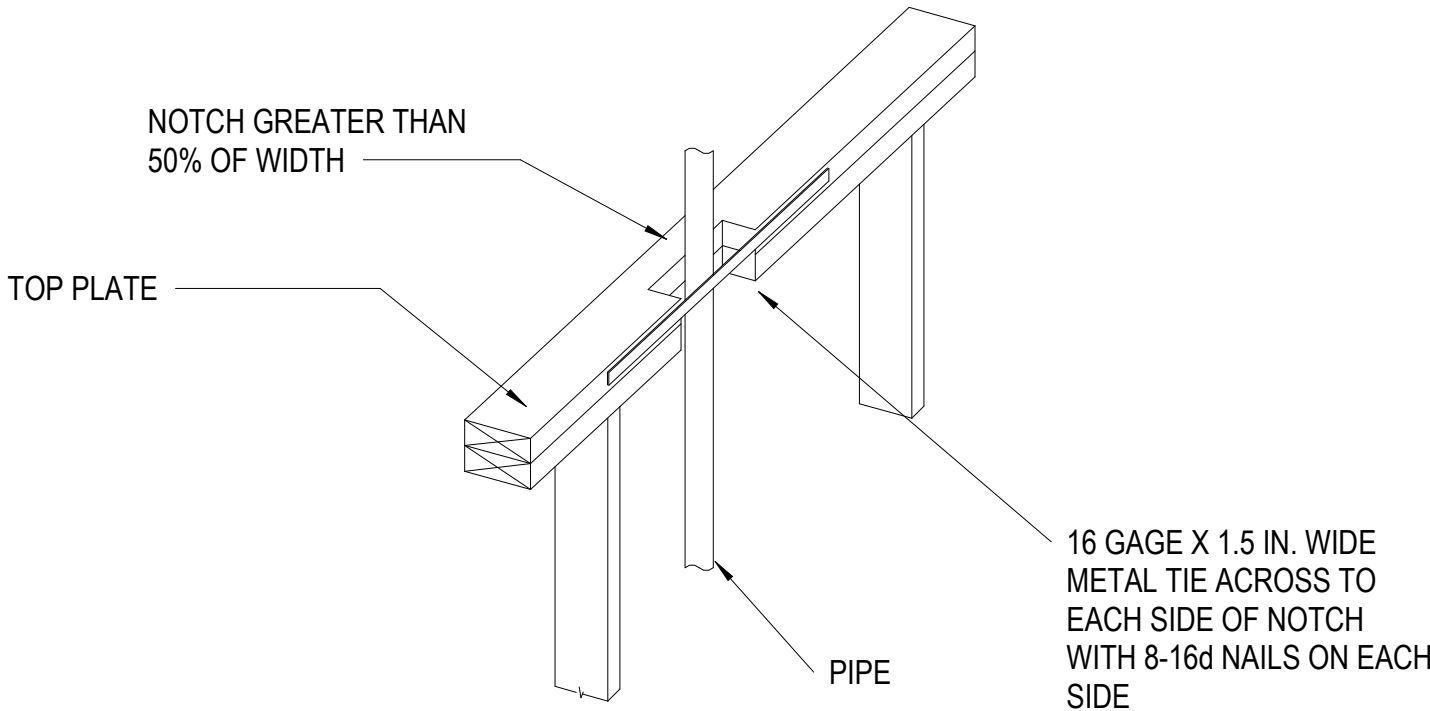
MA-2.32



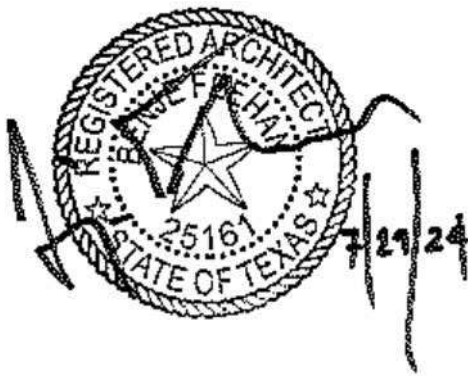
TYP. STUD PLACEMENT AT WALL INTERSECTION



TYP. CORNER CONNECTIONS



LOAD BEARING WALL DETAILS



DreamBuild

#	ISSUE/REVISION	DATE
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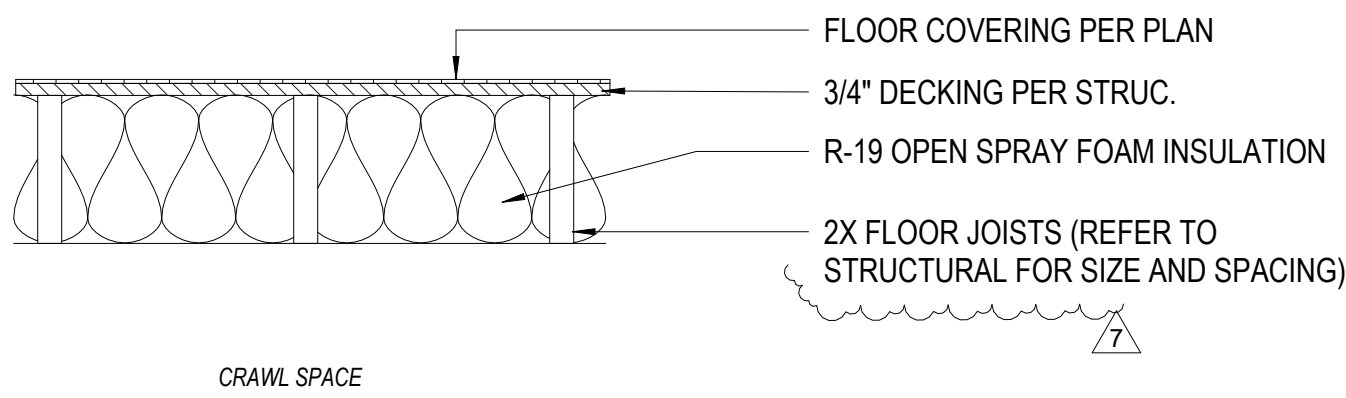
SHEET TITLE:
DETAILS

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

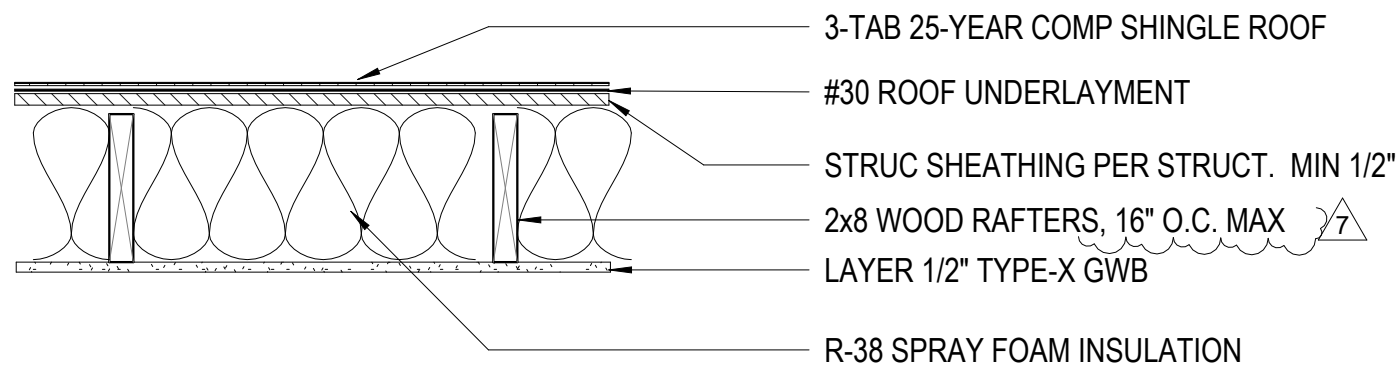
MA-2.41

<p>NOTE: REFER TO EXTERIOR WALL TYPE FOR GYPSUM LAYERS</p> <p> HARDY BOARD AND BATTEN EXTERIOR SIDING R-5 XPS INSULATION EXTERIOR SHEATHING PER STRUCTURAL TYVEK HOMEWRAP STARTER STRIP Z FLASH INSTALL UNDER HOUSE WRAP [S] A35 CLIP [S] PRESSURE TREATED BEARING PLATE [S] J BOLT [S] CONCRETE FOUNDATION </p>	<p>NOTE: REFER TO EXTERIOR WALL TYPE FOR GYPSUM LAYERS</p> <p> HARDY PLANK LAP SIDING R-5 XPS INSULATION EXTERIOR SHEATHING PER STRUCTURAL TYVEK HOMEWRAP STARTER STRIP Z FLASH INSTALL UNDER HOUSE WRAP [S] A35 CLIP [S] PRESSURE TREATED BEARING PLATE [S] J BOLT [S] CONCRETE FOUNDATION </p>	<p> MODULE 1 MODULE 2 [S] SITE INSTALLED FLOOR DECKING CLOSE-UP [F] HOLD-BACK DECKING 1-PLY RIM R-19 OPEN SPRAY FOAM INSULATION AT SUITE MATELINE OPENINGS UNDER 47" </p>	<p>COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE 33607 OLD ALICE RD LOS FRESNOS TX 78566</p>
<p>EXTERIOR WALL AT LEVEL 1 FINISH B</p> <p>1 1/2" = 1'-0"</p> <p>1</p> <p>[S] INSTALL WOOD SHEATHING VERTICAL CLOSE-UP PER STRUCTURAL</p>	<p>EXTERIOR WALL AT LEVEL 1 FINISH A</p> <p>1 1/2" = 1'-0"</p> <p>2</p> <p> [F] EXTERIOR WALL PER PLAN [F] EXTERIOR WALL PER PLAN R-13 OPEN SPRAY FOAM INSULATION 1 1/2" HOLD-BACK 1 1/2" HOLD-BACK [S] INSTALL WOOD SHEATHING VERTICAL CLOSE-UP PER STRUCTURAL PLAN VIEW </p>	<p>FLOOR DECKING HOLD-BACK DETAIL</p> <p>1 1/2" = 1'-0"</p> <p>3</p> <p> MODULE 1 MODULE 2 R-19 OPEN SPRAY FOAM INSULATION R-13 OPEN SPRAY FOAM INSULATION AT EXTERIOR WALL CONDITION ONLY [S] INSTALL FILLER BETWEEN MODULE WHERE THERE IS NOT SUPPORTING POST [S] LAG SCREWS FROM MODULE TO MODULE </p>	
<p>TYPICAL EXTERIOR MODULE TO MODULE CLOSE-UP2</p> <p>3/4" = 1'-0"</p> <p>4</p> <p> TYPICAL OPENING IN MATELINE WALL BARE FRAMING FLOOR DECKING CUTBACK [S] SAND ALL SEAMS ON-SITE [S] INSTALL FLOOR DECKING CLOSE-UP STRIP -ON-SITE BY G.C. [S] WOOD SHIM WALL FLUSH AS NEEDED ON-SITE [S] INSTALL GYP CLOSE-UP STRIP ON-SITE </p>	<p>TYPICAL EXTERIOR MODULE TO MODULE CLOSE-UP</p> <p>1 1/2" = 1'-0"</p> <p>5</p> <p> MODULE 1 MODULE 2 R-13 OPEN SPRAY FOAM INSULATION AT EXTERIOR WALL CONDITION ONLY R-19 OPEN SPRAY FOAM INSULATION [S] SIMPSON CB88 FROM POST TO FOUNDATION POST [S] 8x8 POST MATELINE LOCATION </p>	<p>TYPICAL MATELINE WITH FOUNDATION</p> <p>1" = 1'-0"</p> <p>7</p> <p> 3 TAB COMP SHINGLE ROOF ROOFING UNDER LAYMENT ROOF SHEATHING DRIP EDGE 2X SUB FASCIA FASCIA BOARD SOFFIT CEMENTITIOUS LAP SIDING REFER ELEVATIONS R-5 CONTINUOUS INSULATION EXTERIOR SHEATHING PER STRUCTURAL VAPOR RETARDANT [F] 1/2" PTD GYPSUM [F] R-13 OPEN SPRAY FOAM INSULATION </p>	<p>DreamBuild</p>
<p>TYPICAL MATELINE OPENING</p> <p>3/4" = 1'-0"</p> <p>6</p> <p> [S] ROOF LEAVE OFF FOR SITE INSTALLATION PER STRUCTURAL [S] ANGLE LAG SCREW THROUGH TRUSS TO ADJOINING MODULE PER STRUCTURAL [S] 2X BLOCKING FOR LEAVE OFF R-38 SPRAY FOAM INSULATION (S) RIDGE CAP (S) FILL BETWEEN MODULES 3 TAB COMP SHINGLE ROOFING UNDER LAYMENT (S) ROOF SHEATHING MODULE 1 MODULE 2 </p>	<p>TYPICAL MATELINE AT FOUNDATION</p> <p>1" = 1'-0"</p> <p>8</p> <p> MODULE 1 MODULE 2 R-19 OPEN SPRAY FOAM INSULATION [S] A35 CLIP [S] PRESSURE TREATED BEARING PLATE [S] J BOLT [S] CONCRETE FOUNDATION </p> <p> <i>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.</i> </p> <p> <i>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</i> </p>	<p>TYPICAL ROOF OVER HANG</p> <p>1 1/2" = 1'-0"</p> <p>9</p> <p> MODULE 1 MODULE 2 R-19 OPEN SPRAY FOAM INSULATION [S] A35 CLIP [S] PRESSURE TREATED BEARING PLATE [S] J BOLT [S] CONCRETE FOUNDATION </p>	<p># ISSUE/REVISION DATE</p> <p>SHEET TITLE: DETAILS</p> <p>Drawn By: Date: 12/03/2021</p> <p>SHEET NUMBER:</p> <p>MA-2.42</p>
<p>TYPICAL ROOF CAP</p> <p>1 1/2" = 1'-0"</p> <p>10</p>		<p>TYPICAL MATELINE AT FOUNDATION ADDITION</p> <p>1" = 1'-0"</p> <p>11</p>	



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

F1	FLOOR ASSEMBLY	FIRE RATING	N/A	STC RATING	N/A
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ASSEMBLY SPEC	
LISTING TYPE	
LISTING NUMBER	
STC REFERENCE	
NOTES	ALTERNATE ROOF JOIST OPTIONS: WOOD I-JOISTS, PRE-ENGINEERED WOOD TRUSSES or PRE-ENGINEERED LUMBER

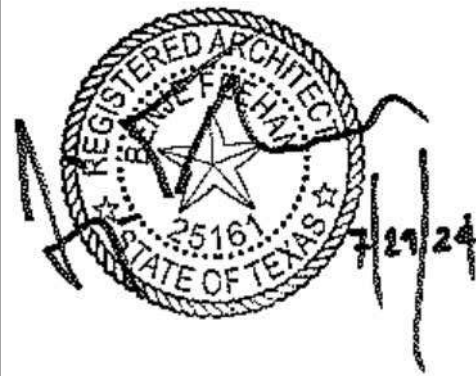
R1	ROOF ASSEMBLY	FIRE RATING	N/A	STC RATING	N/A
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- ASSEMBLY NOTE
1.

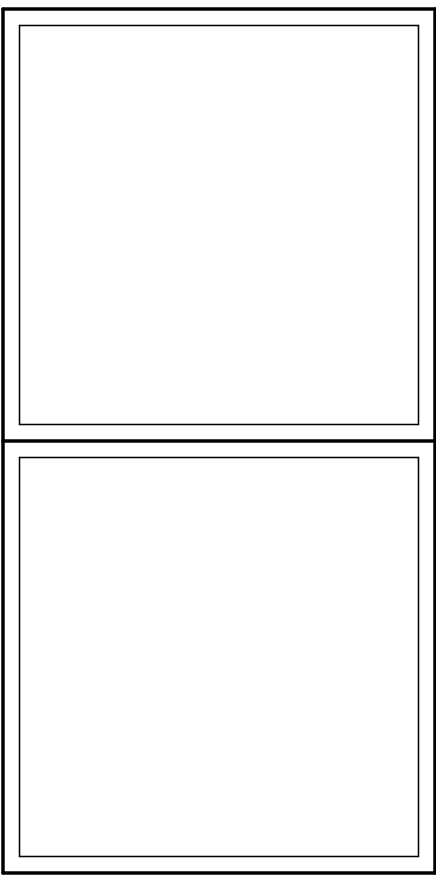
SHOULD ARCHITECTURAL AND STRUCTURAL CONFLICT OCCUR - FOLLOW MOST STRINGENT FASTENING REQUIREMENTS.
2.

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



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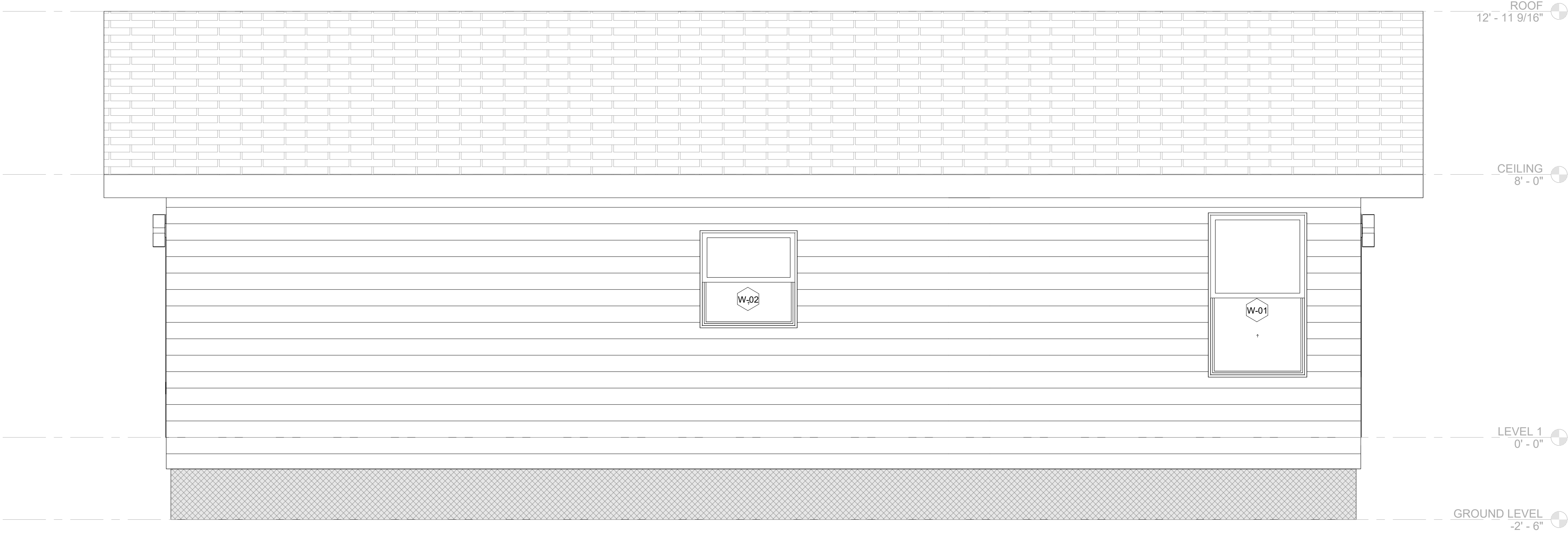
#	ISSUE/REVISION	DATE
7	TX CODE UPDATE	06/21/24

SHEET TITLE:
FLOOR & ROOF
ASSEMBLIES

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-2.44



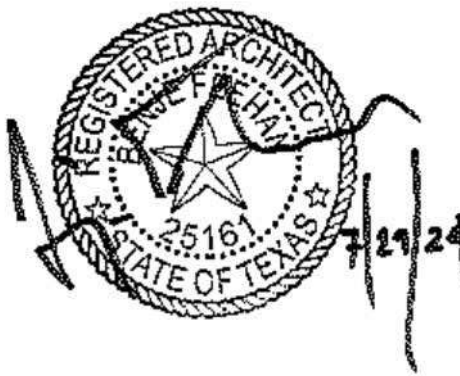
2 L CORE - ELEVATION 2
1/2" = 1'-0"



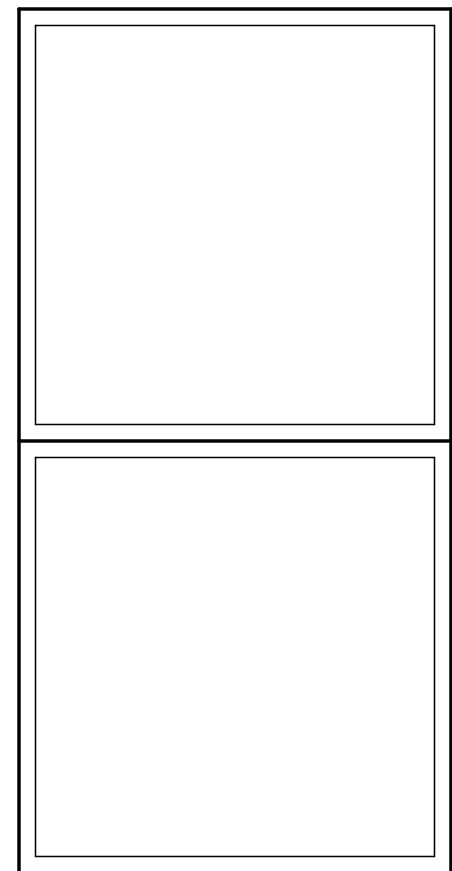
1 L CORE - ELEVATION 1
1/2" = 1'-0"

- 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



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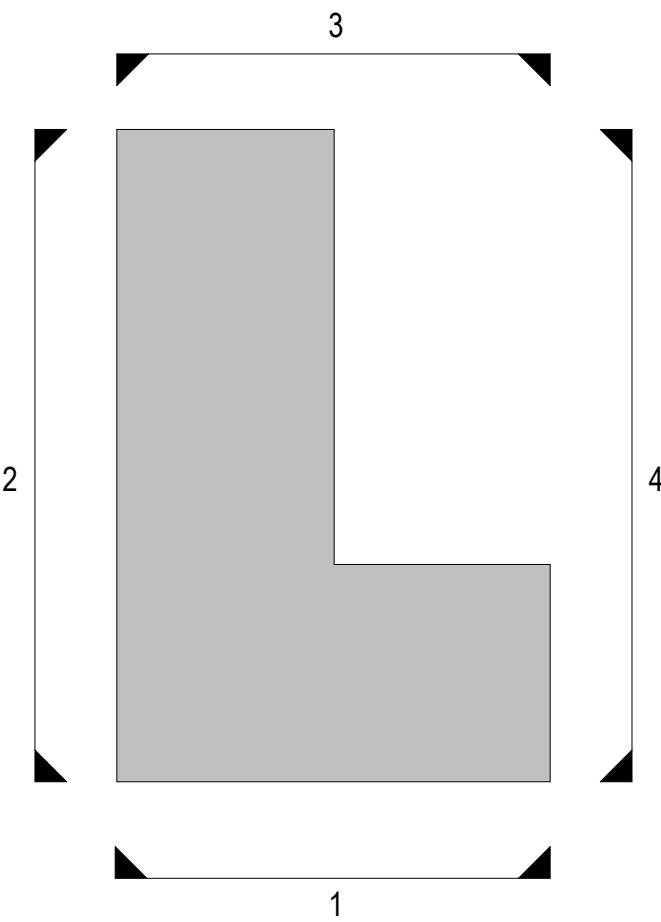
ISSUE/REVISION DATE

SHEET TITLE:
L CORE EXTERIOR
ELEVATIONS

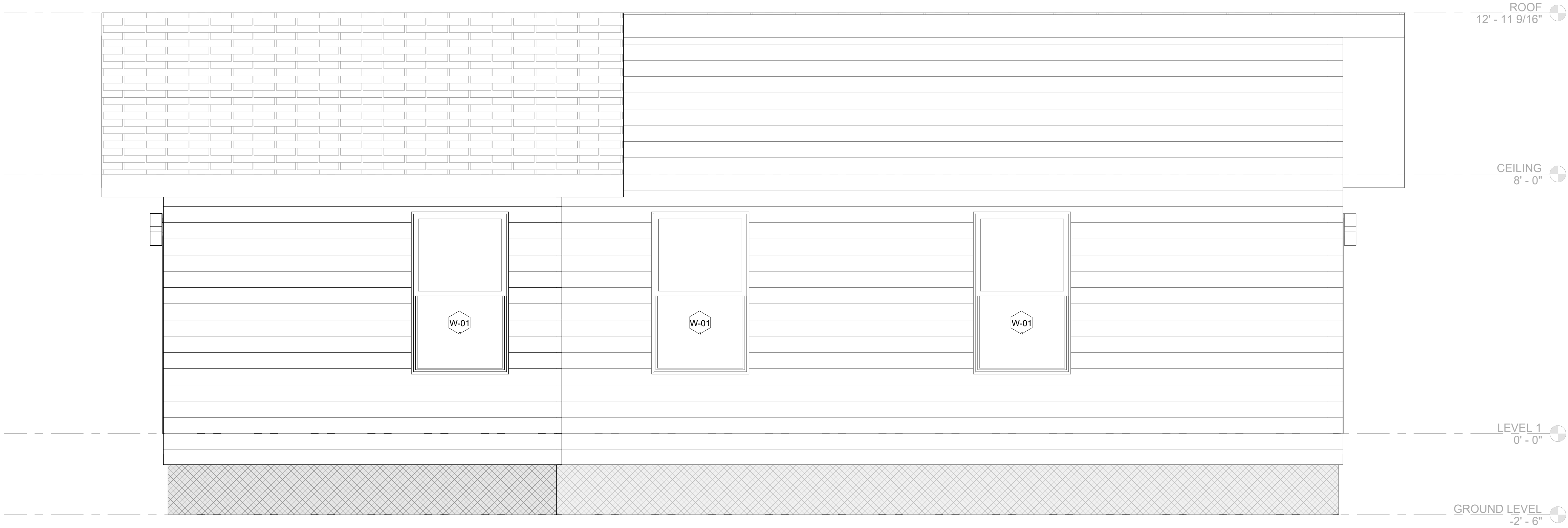
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-3.01



L CORE
ELEVATION DIAGRAM



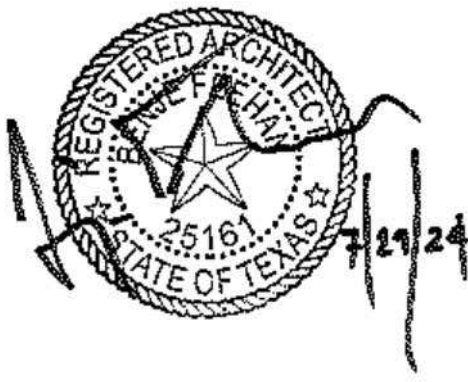
2 L CORE - ELEVATION 4
1/2" = 1'-0"



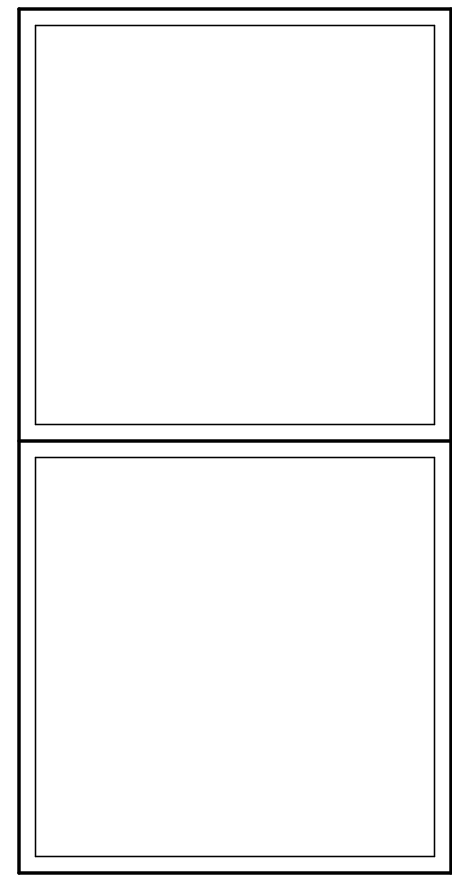
1 L CORE - ELEVATION 3
1/2" = 1'-0"

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



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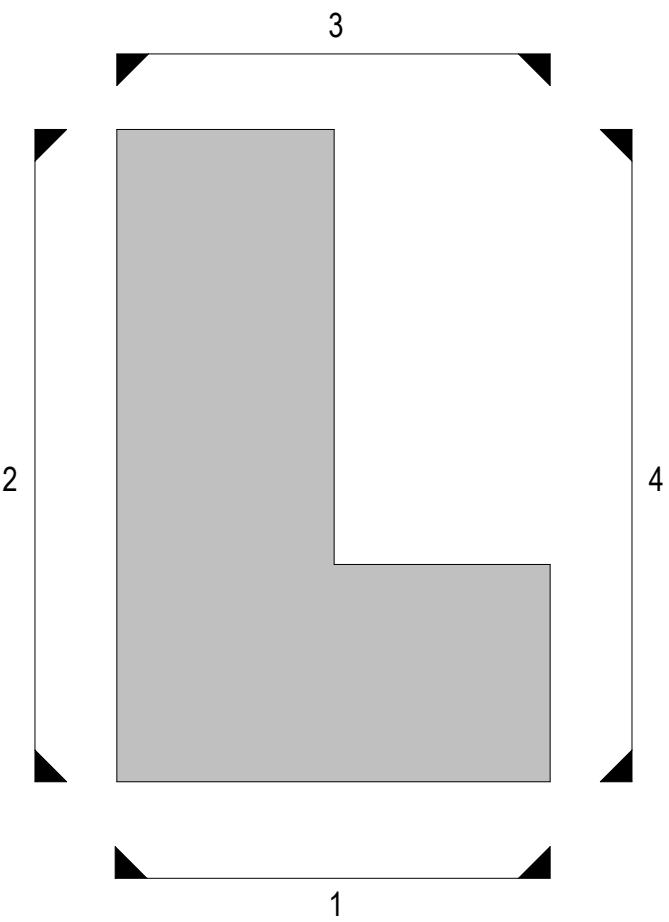
#	ISSUE/REVISION	DATE
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SHEET TITLE:
**L CORE EXTERIOR
ELEVATIONS**

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-3.02

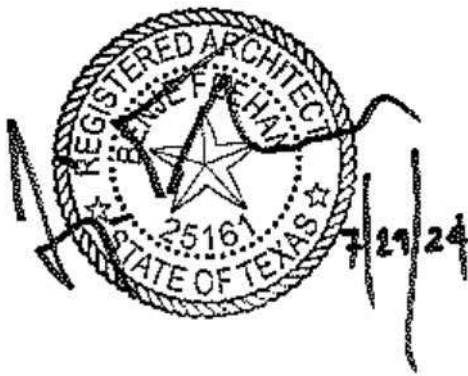


L CORE
ELEVATION DIAGRAM

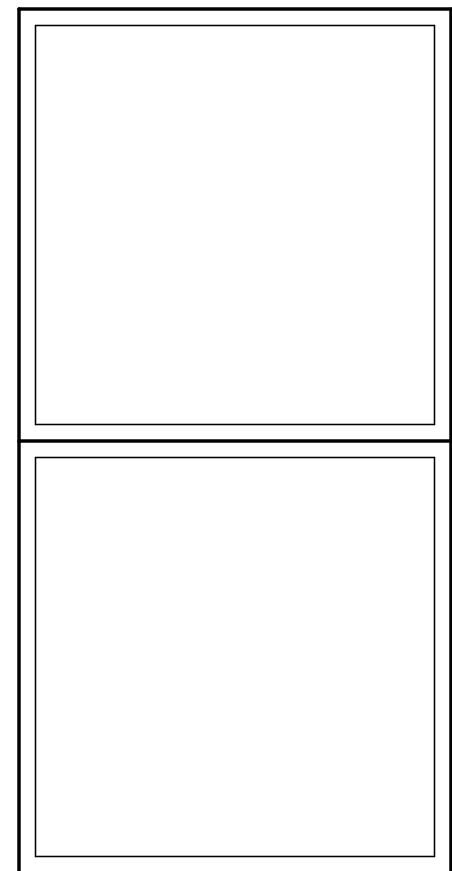
BLDG. ELEVATION NOTES

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.

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CORPORATION OF BROWNSVILLE
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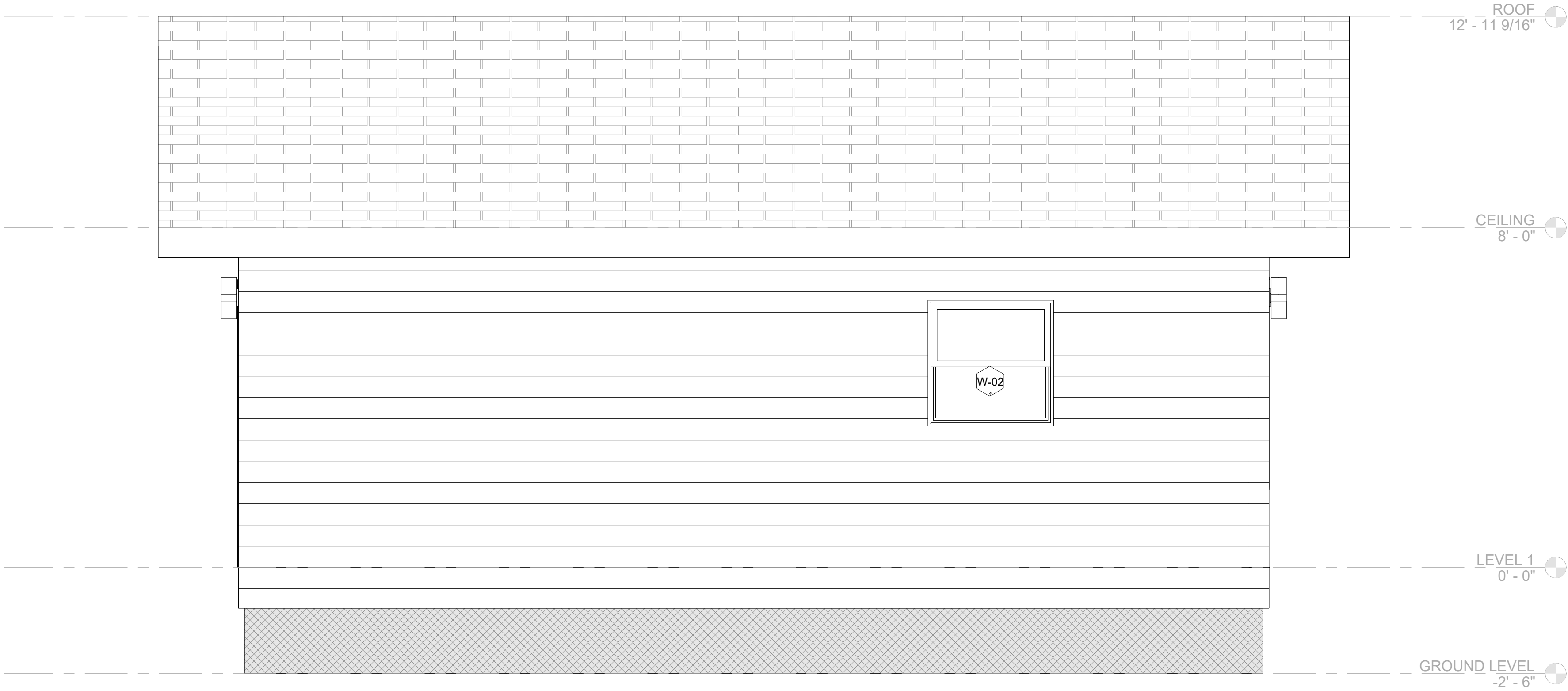
#	ISSUE/REVISION	DATE
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SHEET TITLE:
**O CORE EXTERIOR
ELEVATIONS**

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

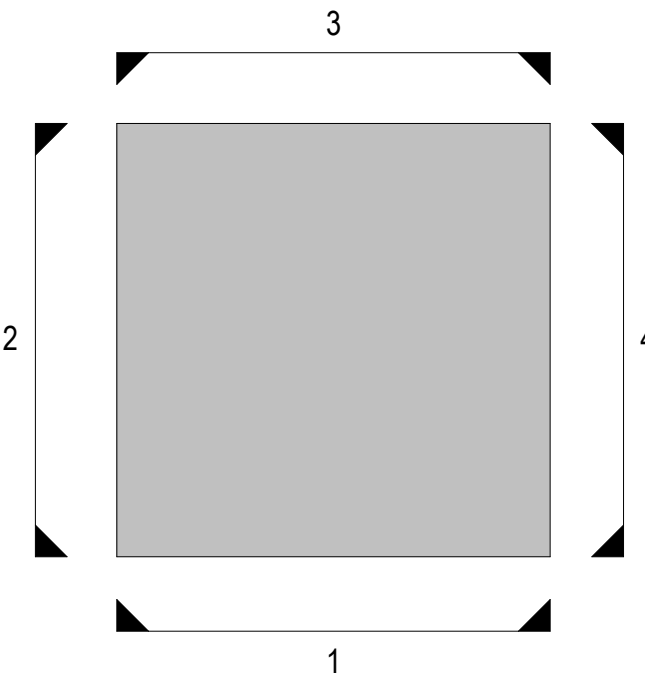
MA-3.03



2 O CORE - ELEVATION 2
1/2" = 1'-0"



1 O CORE - ELEVATION 1
1/2" = 1'-0"

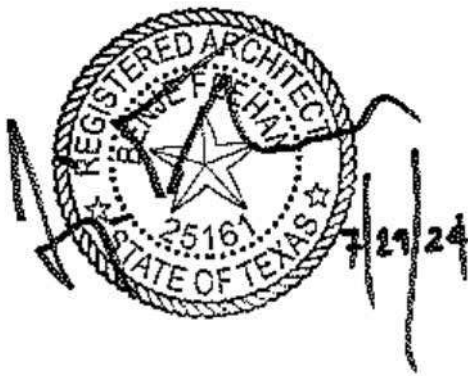


O CORE
ELEVATION DIAGRAM

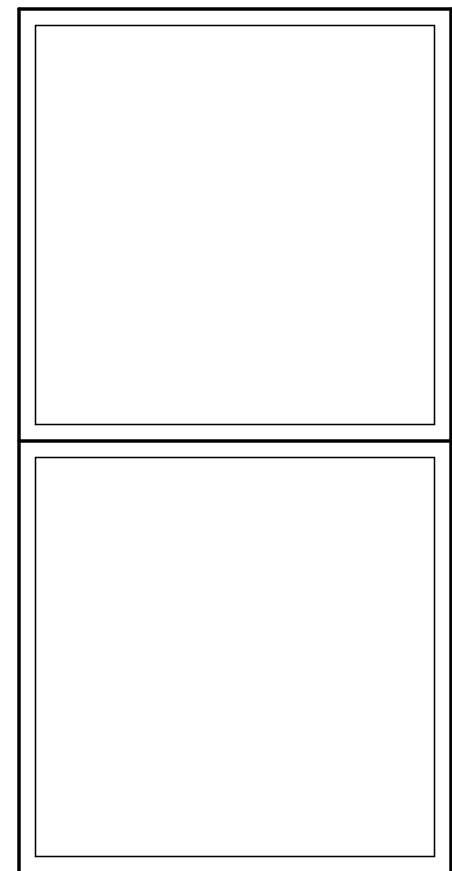
BLDG. ELEVATION NOTES

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LOS FRESNOS TX 78566



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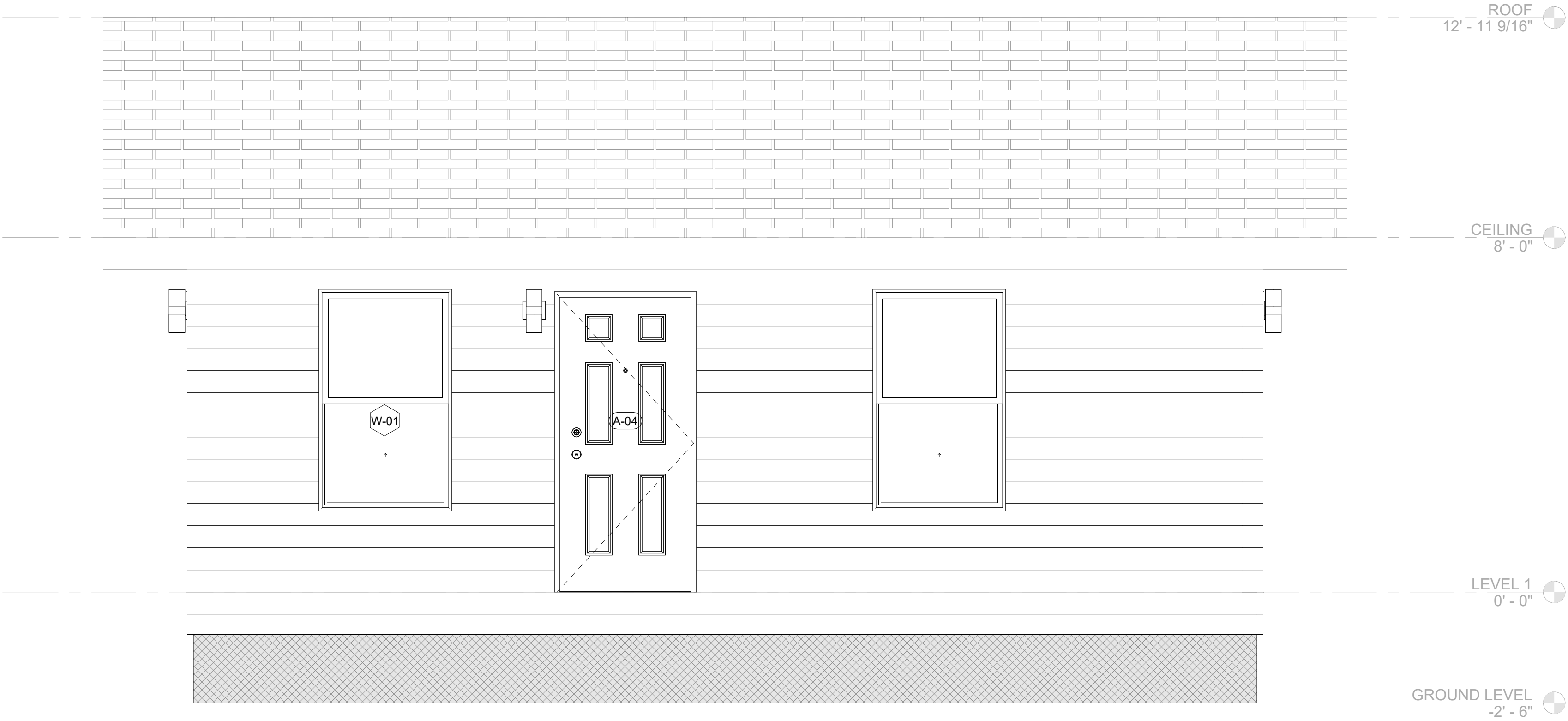
ISSUE/REVISION DATE

SHEET TITLE:
O CORE EXTERIOR
ELEVATIONS

Drawn By:
Date: 12/03/2021

SHEET NUMBER:

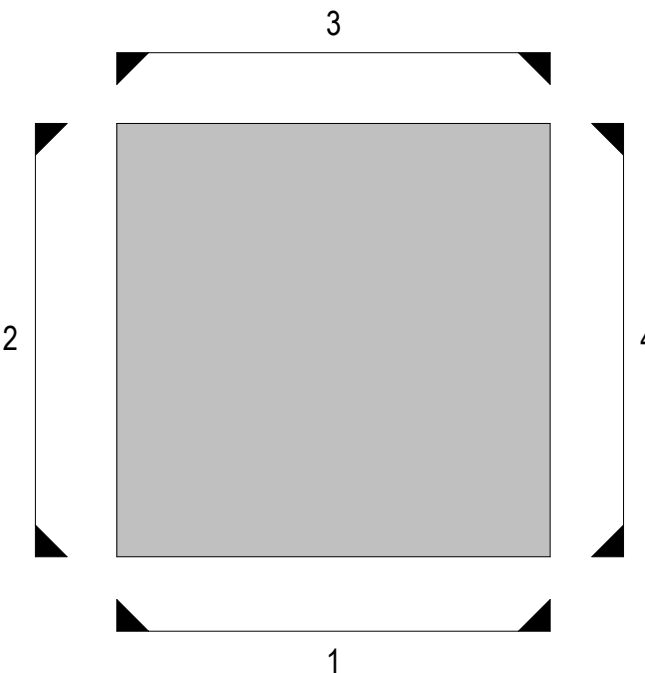
MA-3.04



2 O CORE - ELEVATION 4
1/2" = 1'-0"



1 O CORE - ELEVATION 3
1/2" = 1'-0"

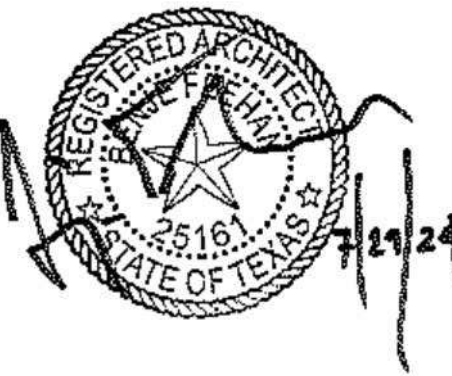


O CORE
ELEVATION DIAGRAM

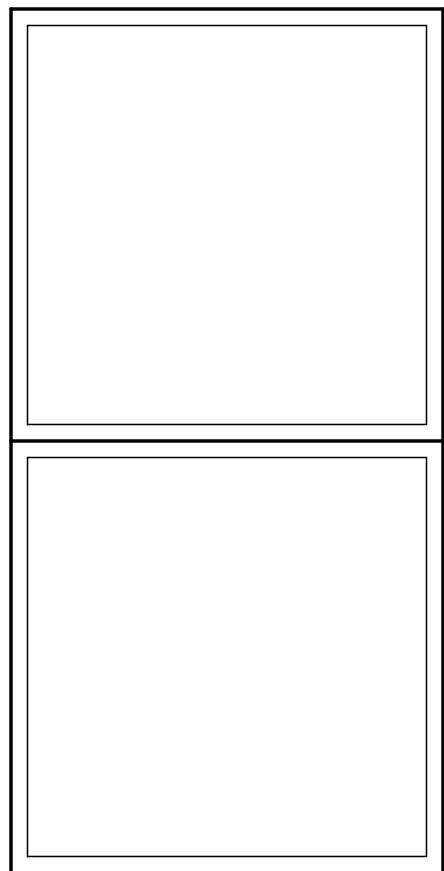
SECTION GENERAL NOTES

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 FLOORWALL 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.

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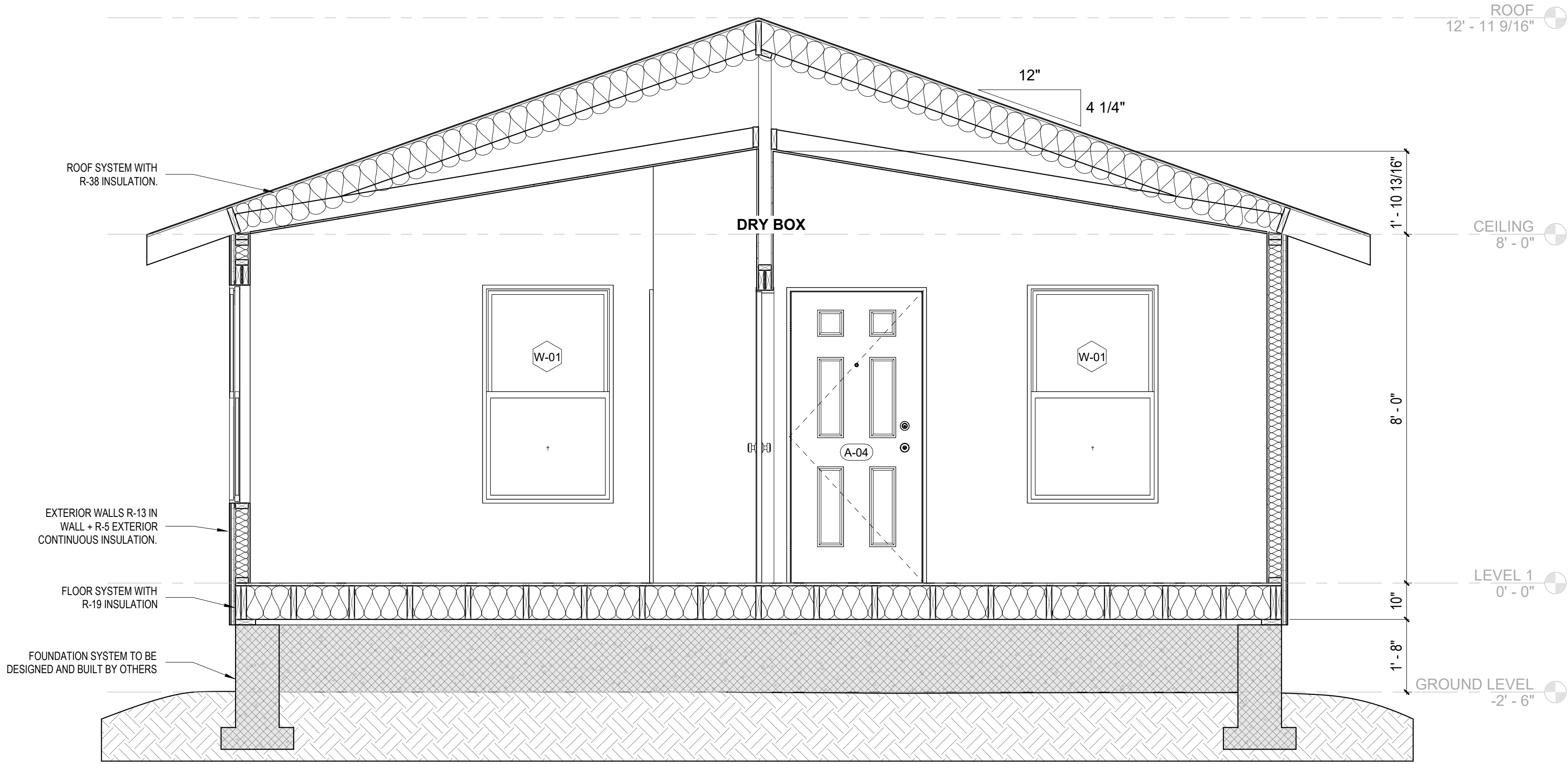
ISSUE/REVISION DATE

SHEET TITLE:
L CORE SECTIONS

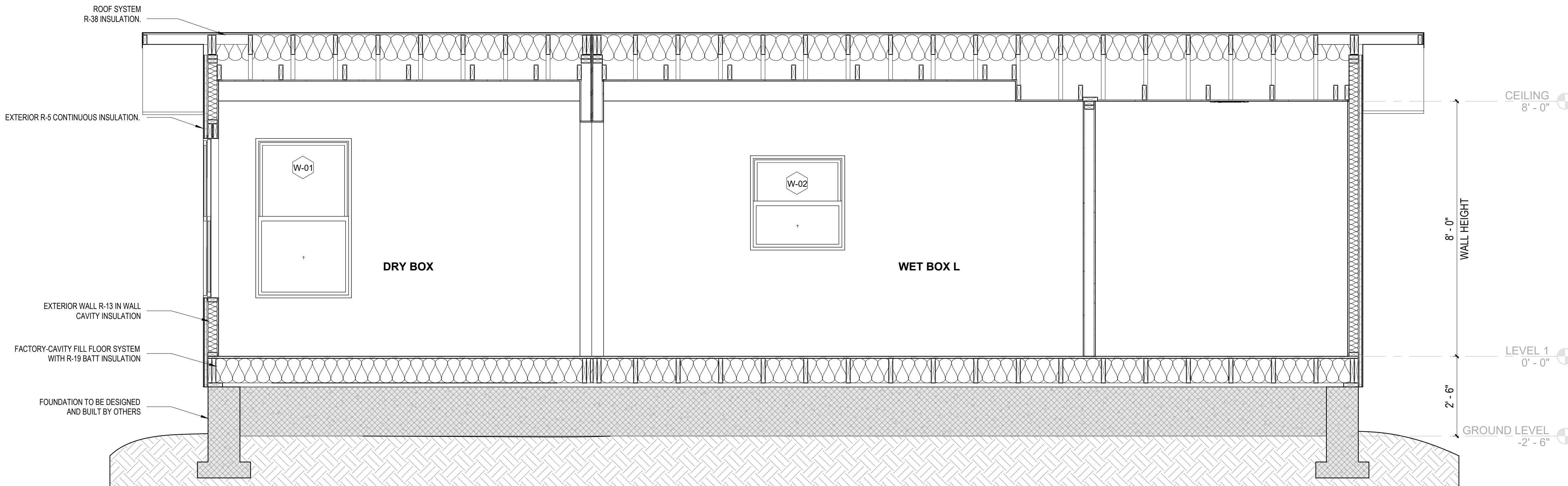
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

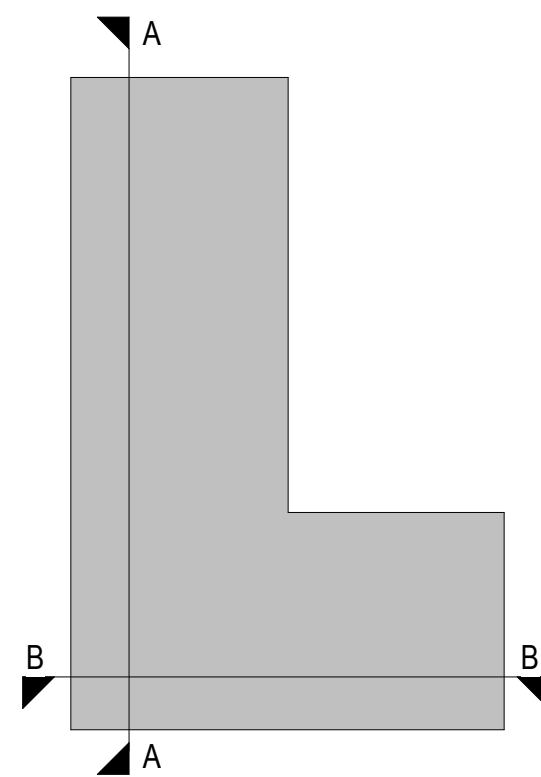
MA-3.21



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



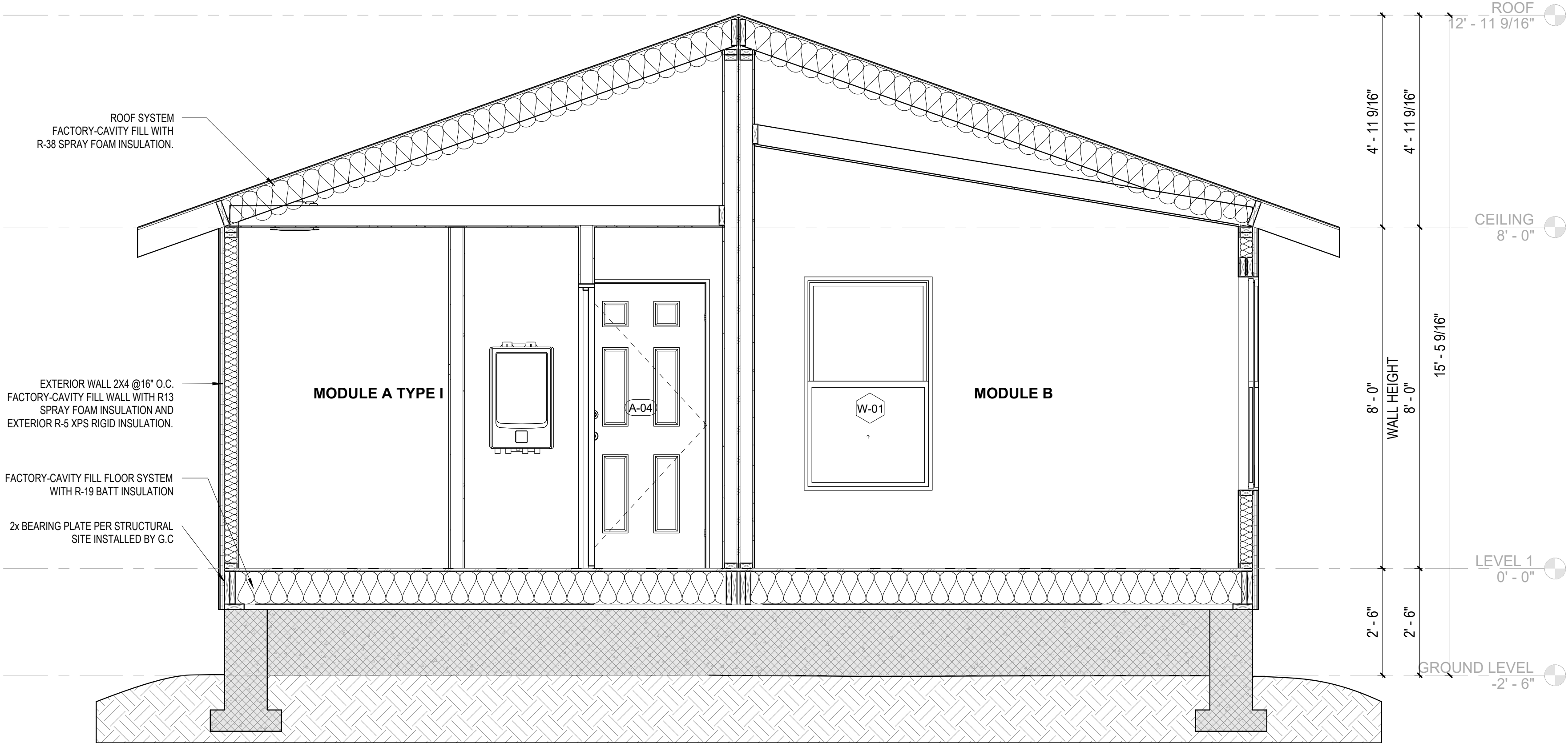
1 L CORE SECTION A
1/2" = 1'-0"



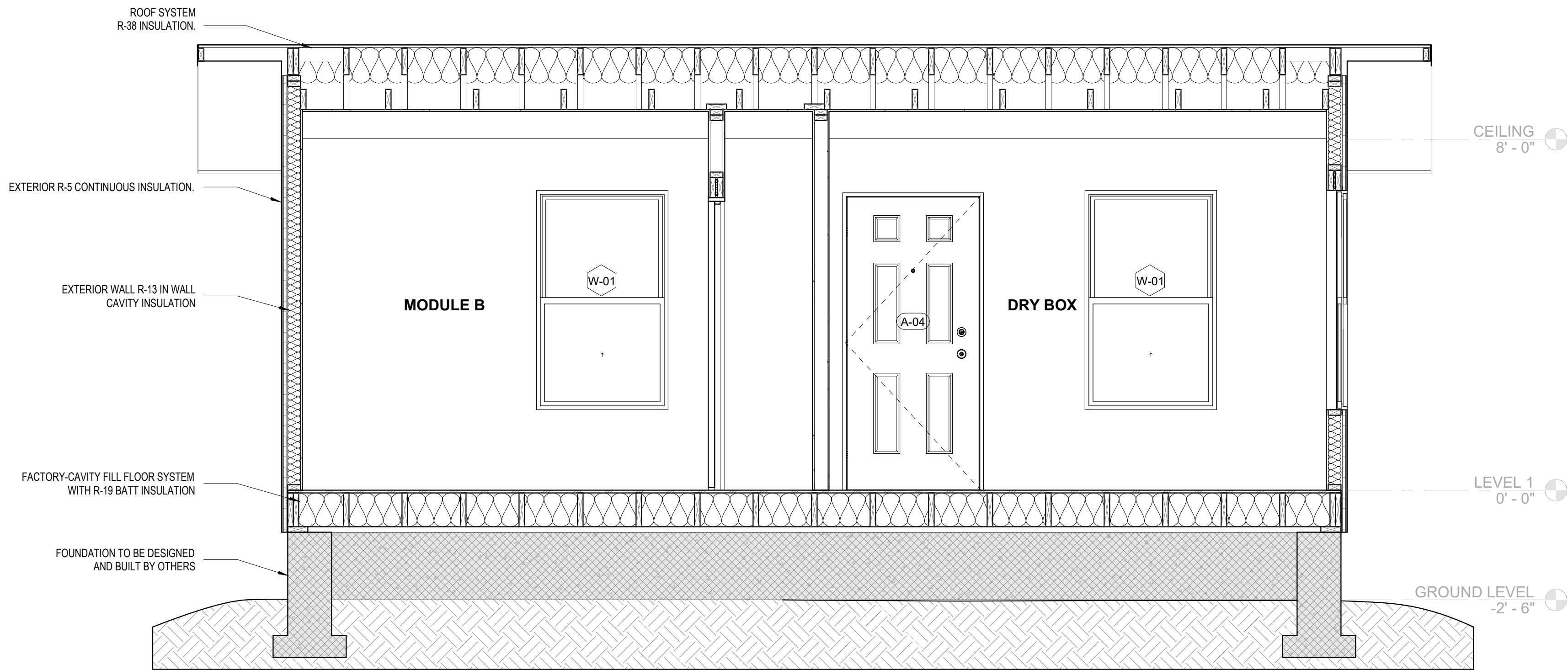
L CORE
SECTION DIAGRAM

SECTION GENERAL NOTES

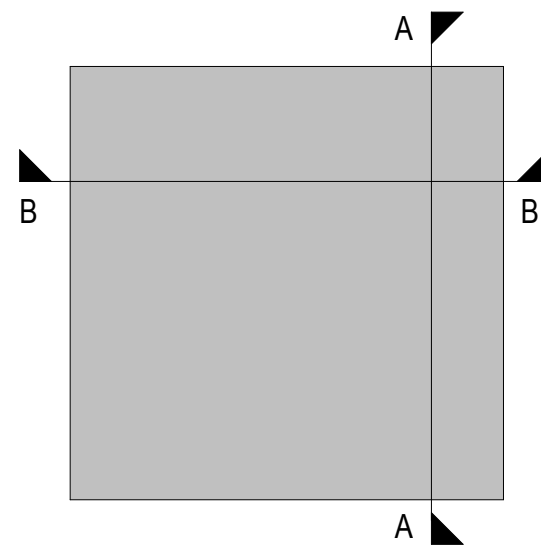
1. SCOPE: SITE-BUILT ELEMENTS SHOWN GRAYED-OUT NOT IN CONTRACT (N.I.C.) SEE SITE BUILT DWGS.
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10. REFERENCE SHEETS MA-5.04 THROUGH MA-5.04B FOR MODULAR CONSTRUCTION ASSEMBLY DETAILS.



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

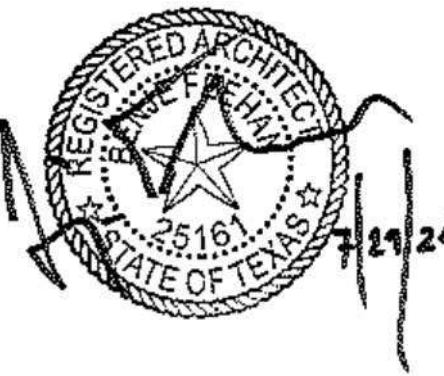


1 O CORE - SECTION A
1/2" = 1'-0"

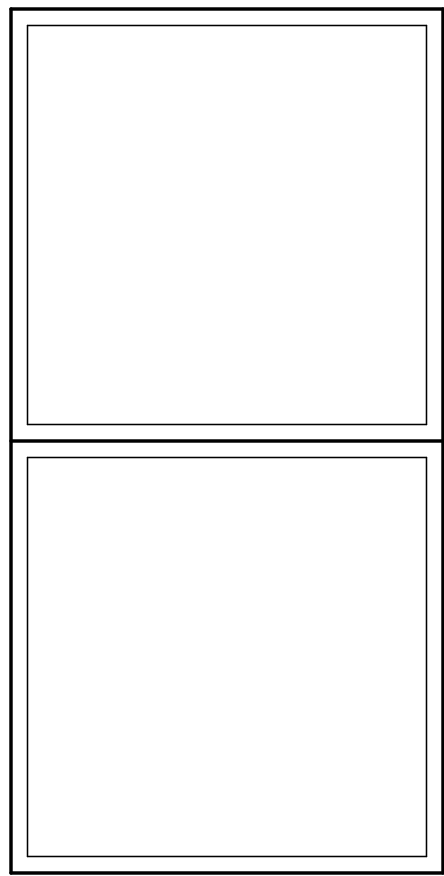


O CORE
SECTION DIAGRAM

COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE
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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.

4

UNIT - LAUNDRY ROOM

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

3

UNIT - CLOSET BEDROOM

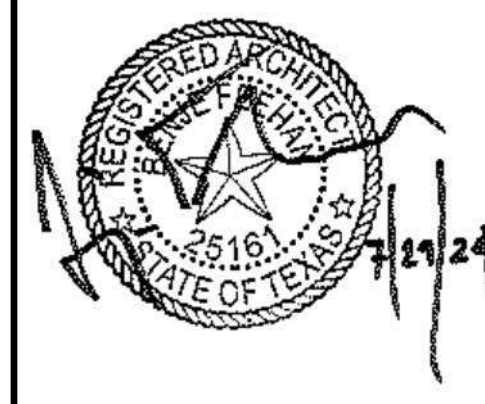
NOTE: PLEASE REFER TO UNIT PLANS (MA-2.0x) FOR CLOSET BEDROOM DIMENSIONS OR MORE DETAILS. REFER TO ARCHITECTURAL DRAWINGS/SPEC LIST FOR SHELF SIZES.

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.

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1

UNIT - DOOR AND WINDOW INFORMATION

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:

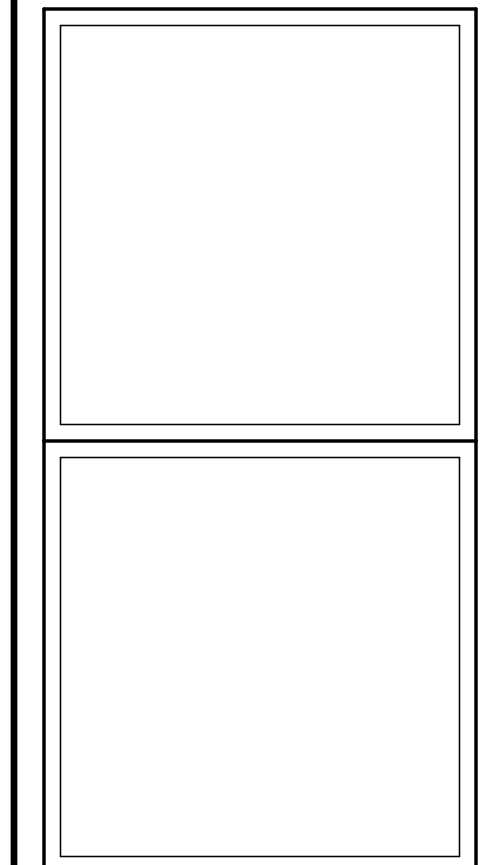
- FOR DOOR MODELS AND MINIMUM ENERGY STANDARS REFERENCE PRODUCT DATA SHEETS IN QUALITY ASSURANCE MANUAL.
- ALL DOORS TO BE CENTERED IN WALL U.N.O.
- INTERIOR DOORS TO BE HOLLOW CORE WOOD AND PAINTED TO MATCH INTERIOR WALLS U.N.O.
- DOOR STOPS SHALL BE INSTALLED 3" SPRING INTALLED AT BASE OF WALL, OR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

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



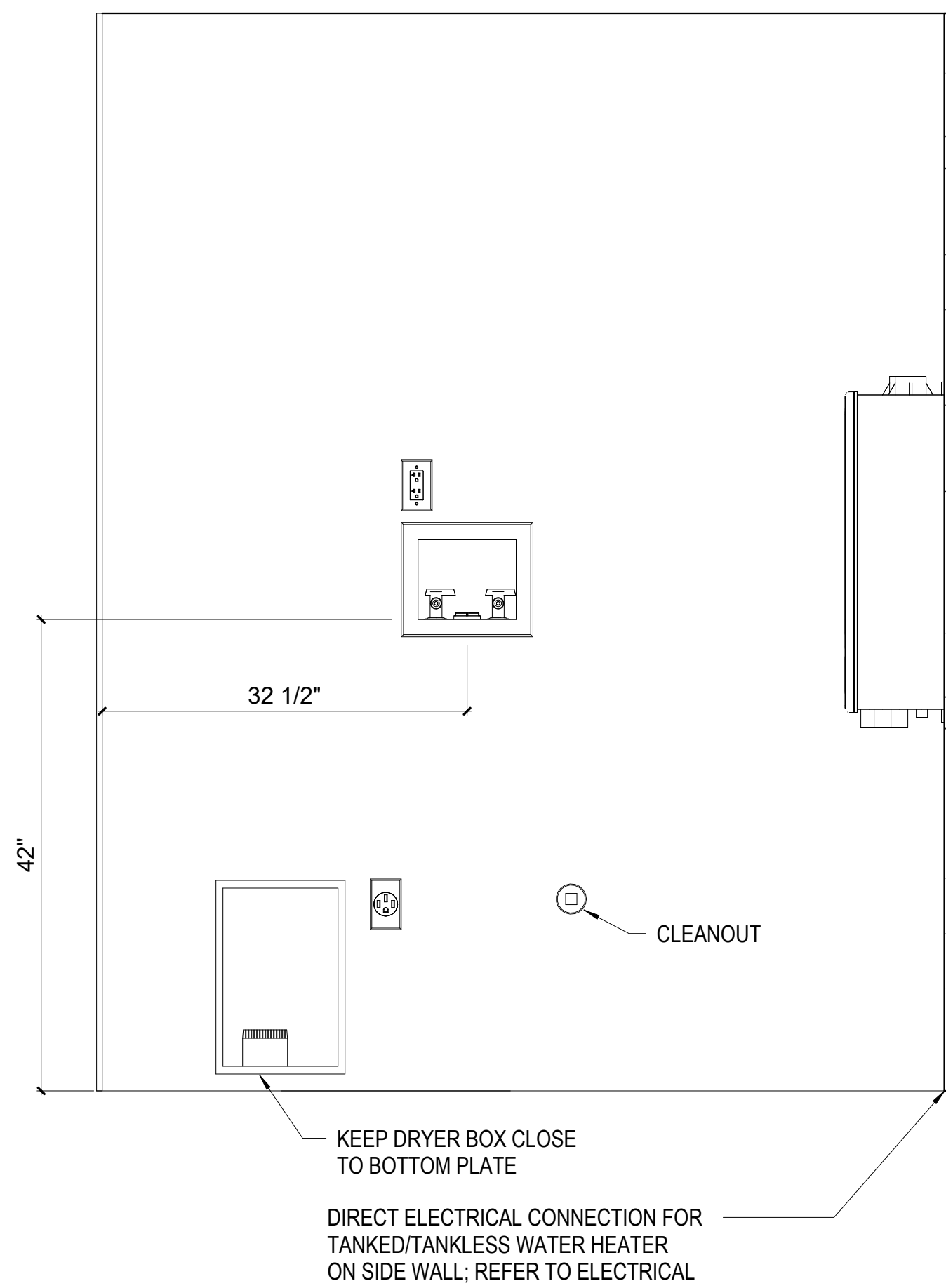
#	ISSUE/REVISION	DATE
5	CAR RESPONSE 01	03/19/24
6	CAR RESPONSE 02	05/06/24
7	TX CODE UPDATE	06/21/24

SHEET TITLE:
CLOSET, DOOR AND WINDOW TYPES

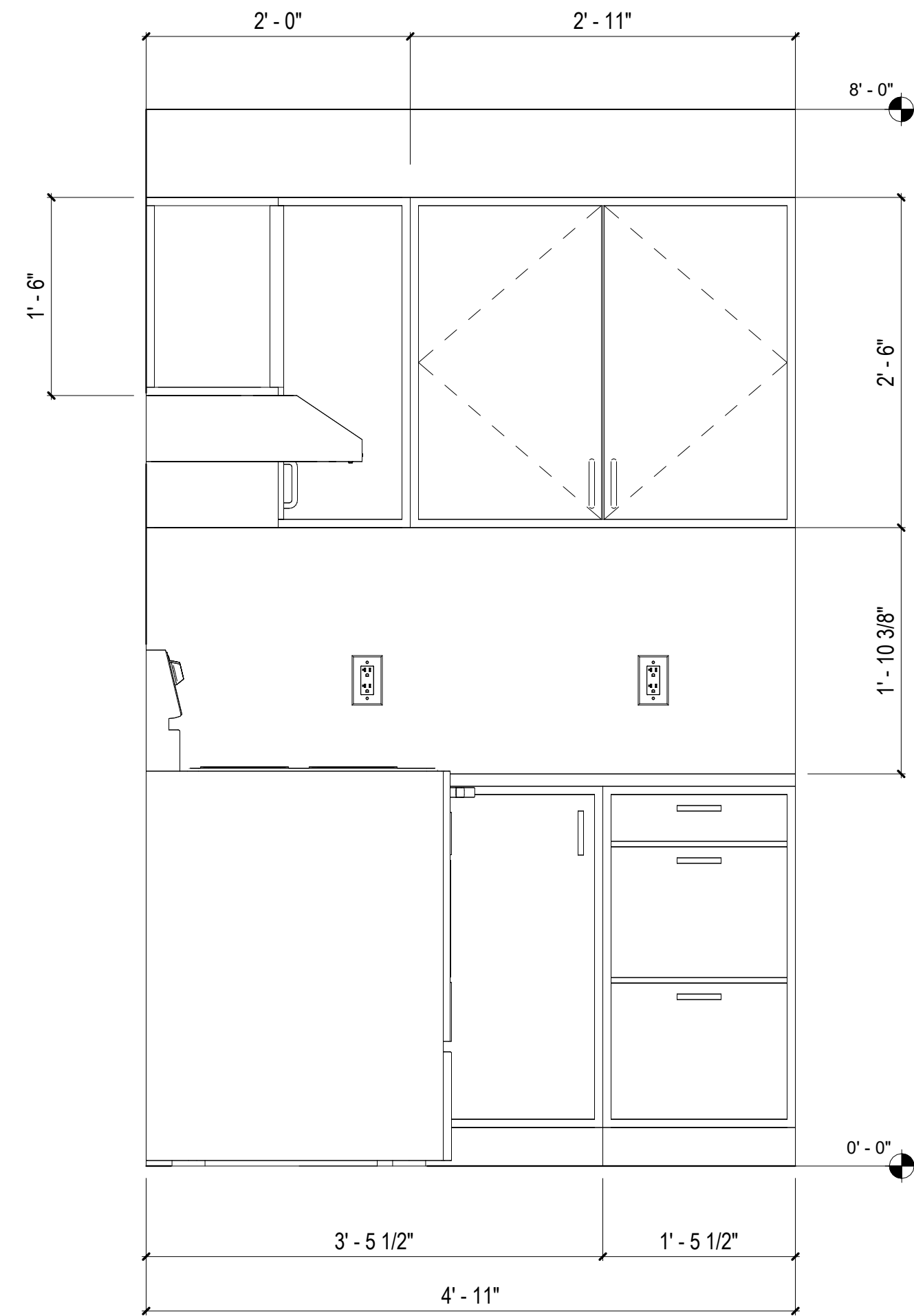
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Date: 12/03/2021

SHEET NUMBER:

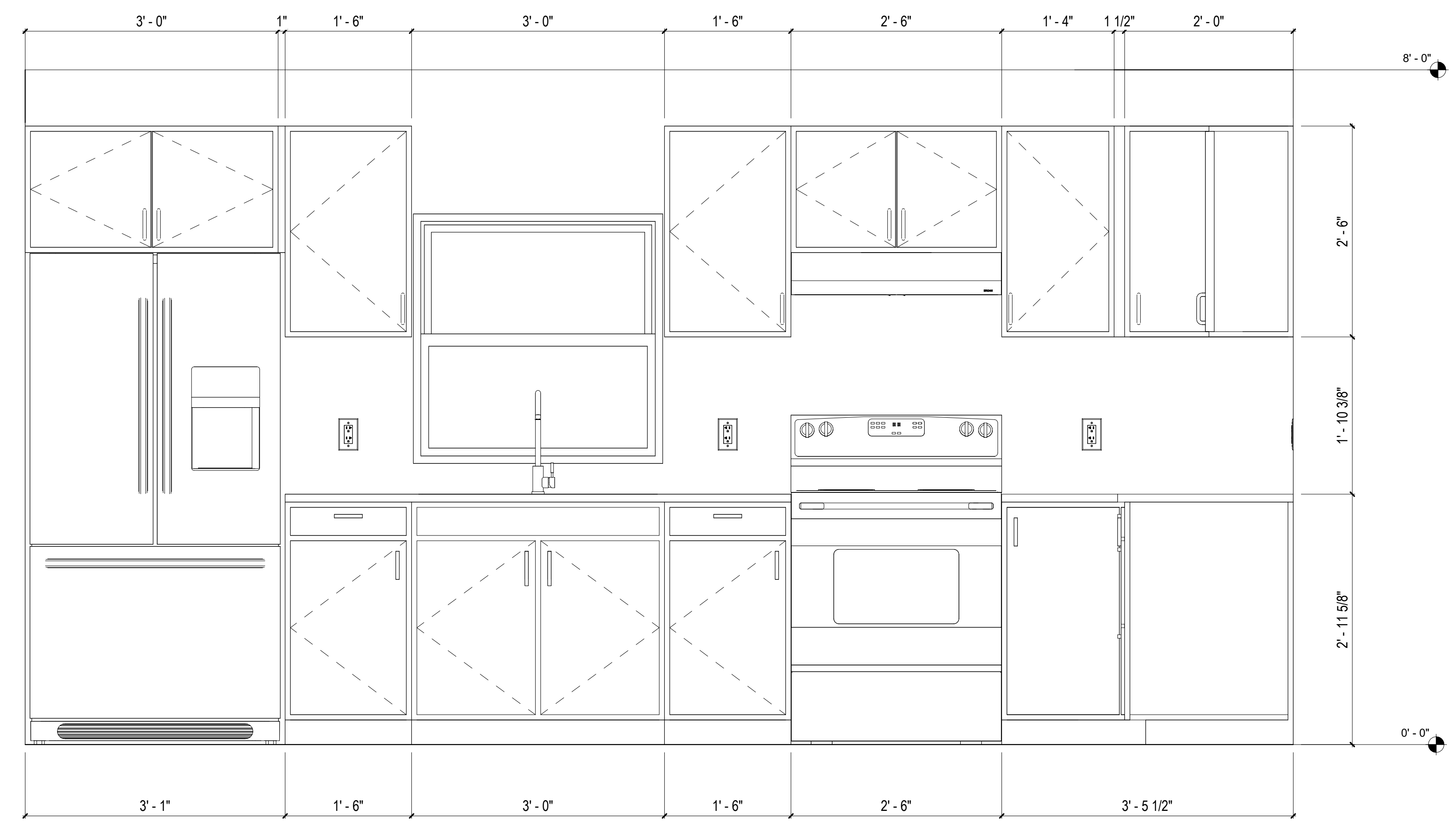
MA-4.00



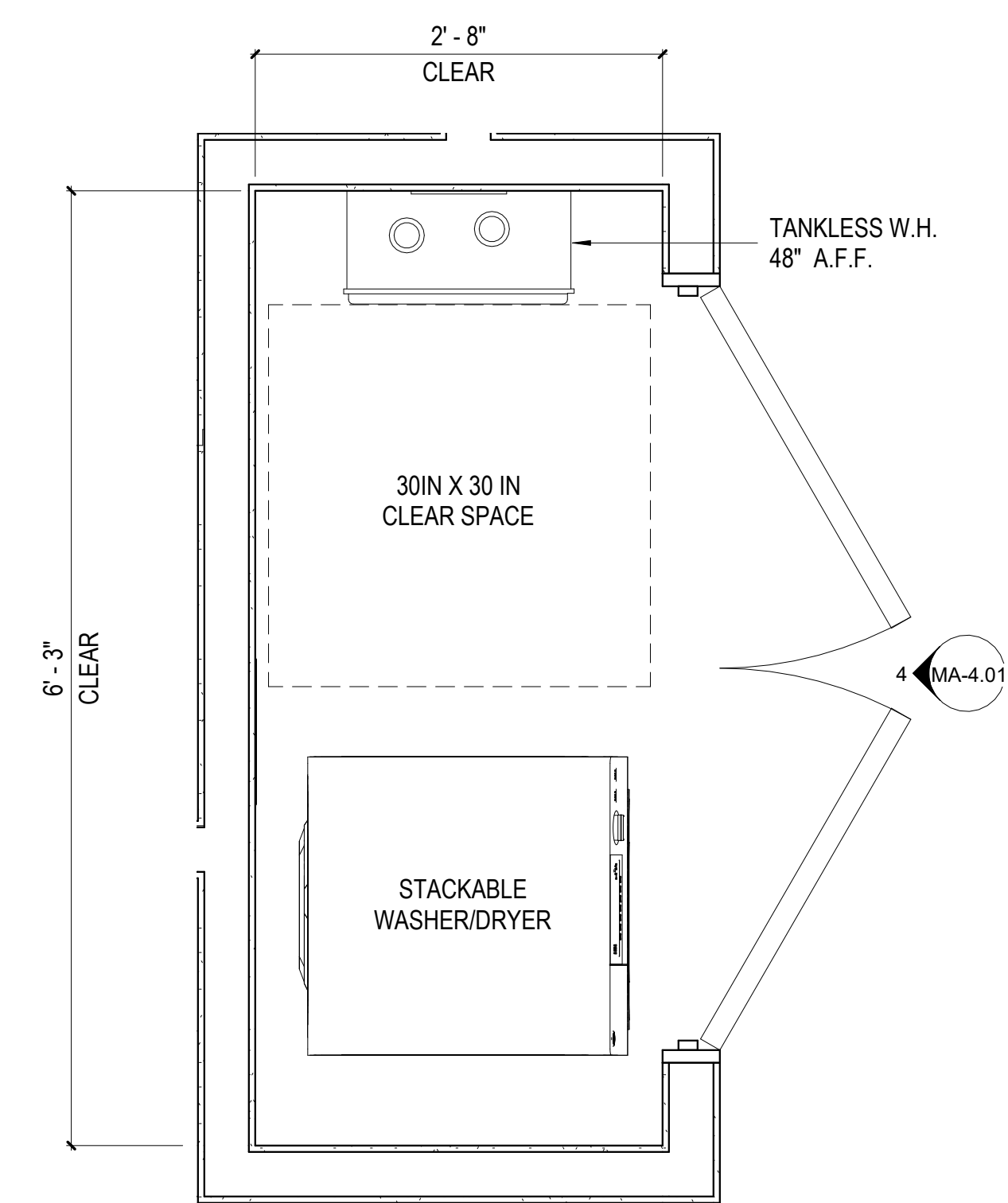
4 LAUNDRY ROOM
1" = 1'-0"



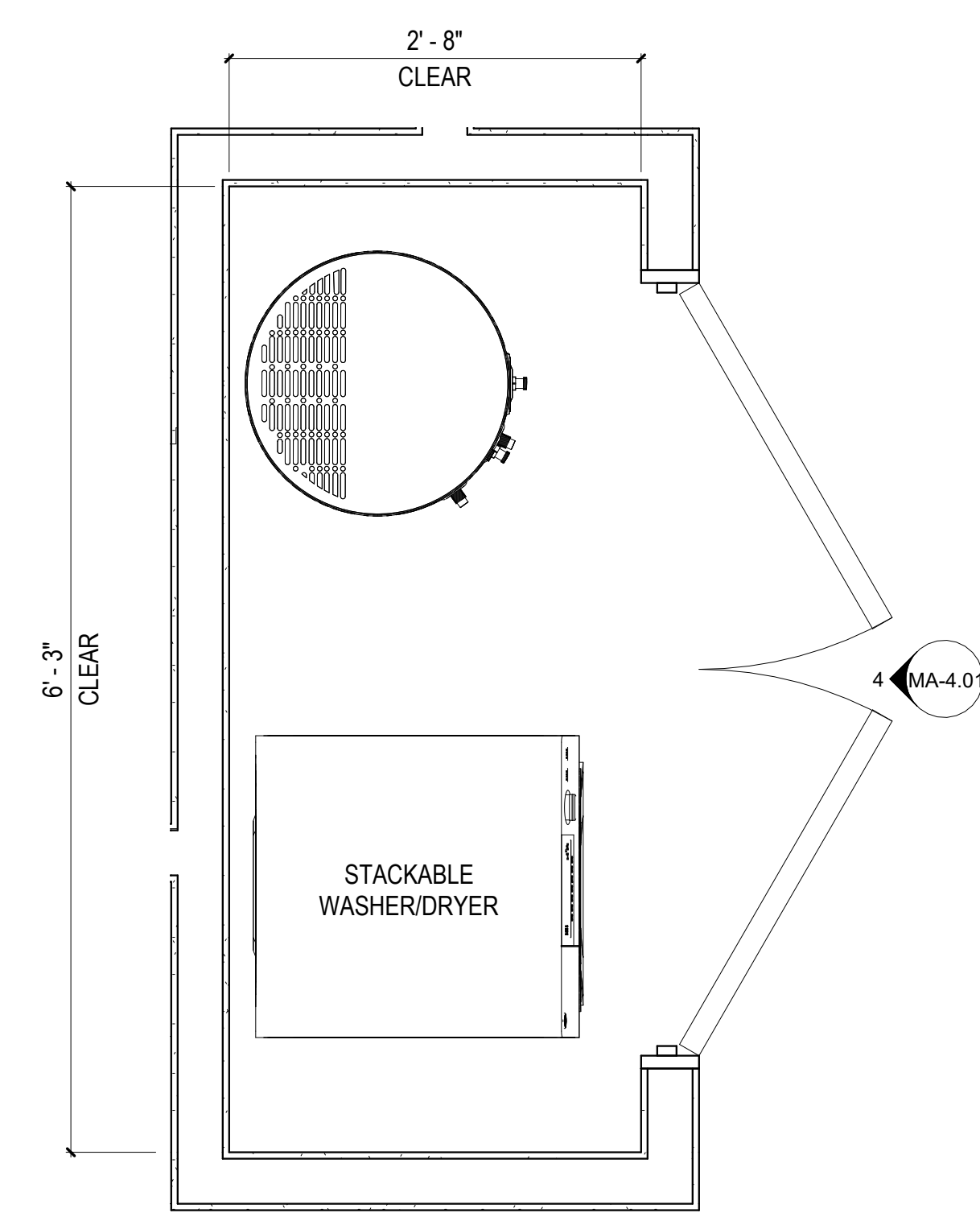
3 KITCHEN ELEVATION 2
1" = 1'-0"



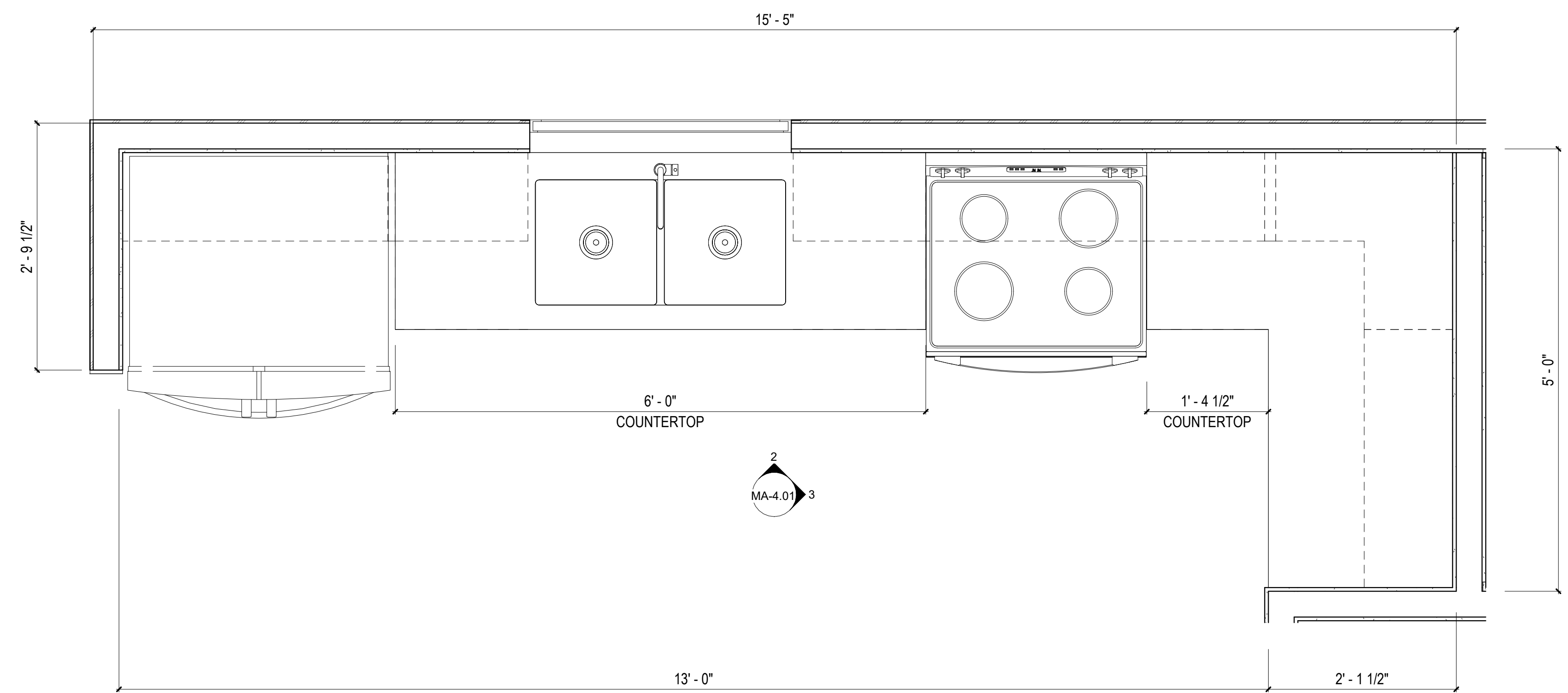
2 KITCHEN ELEVATION 1
1" = 1'-0"



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



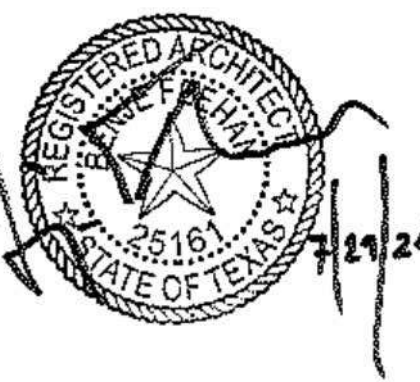
6 LAUNDRY - TANK WATER HEATER
1" = 1'-0"



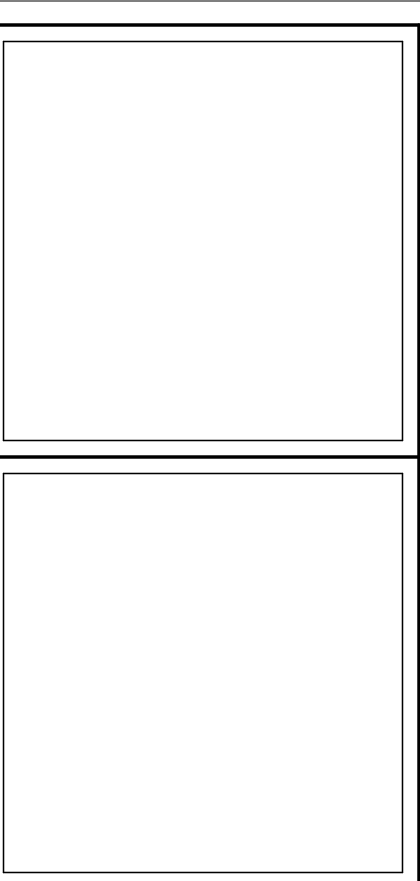
1 KITCHEN FLOOR PLAN
1" = 1'-0"

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

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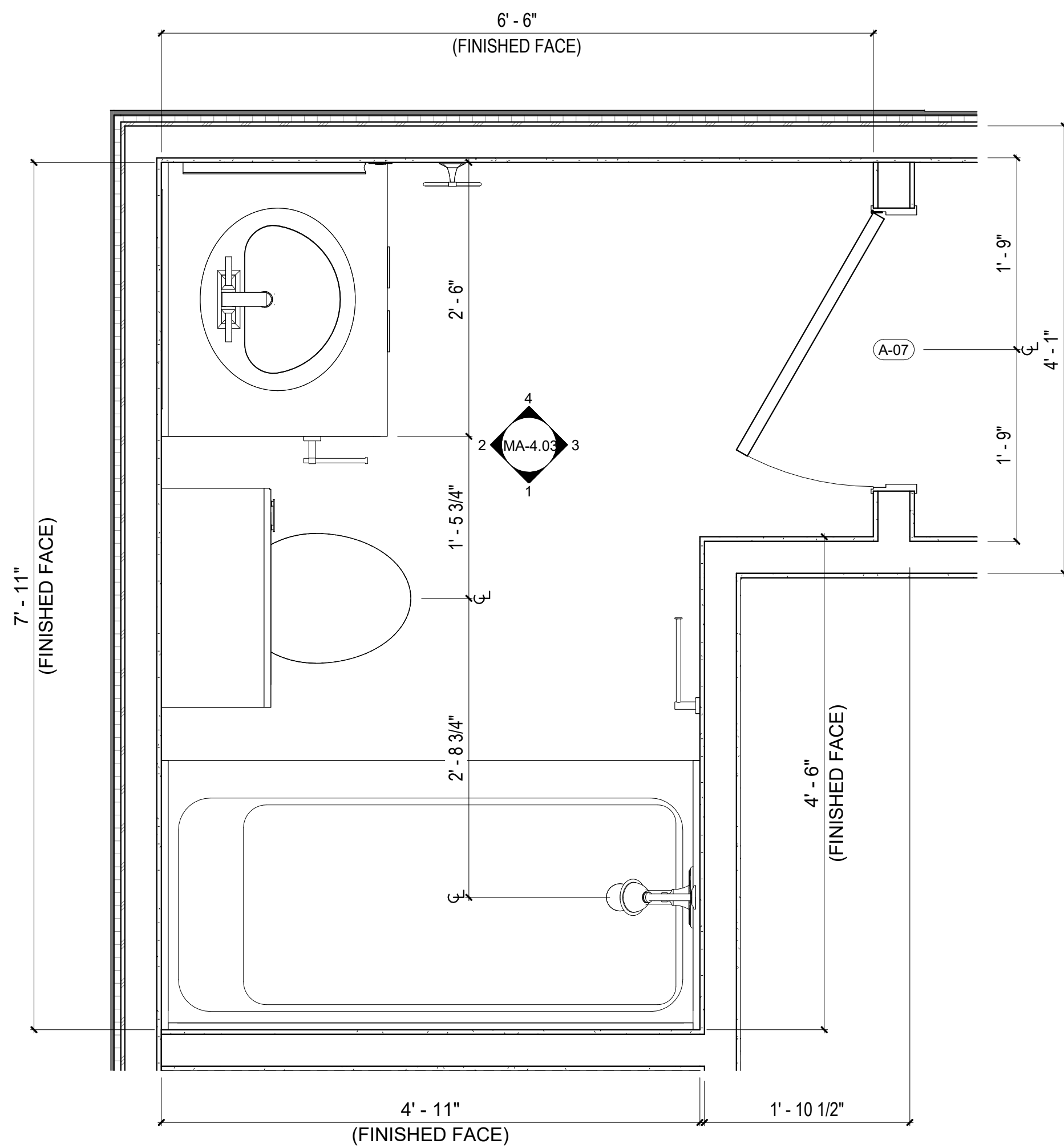
#	ISSUE/REVISION	DATE
6	CAR RESPONSE 02	05/06/24

SHEET TITLE:
**ENLARGED KITCHEN
AND LAUNDRY**

Drawn By:
Date: 12/03/2021

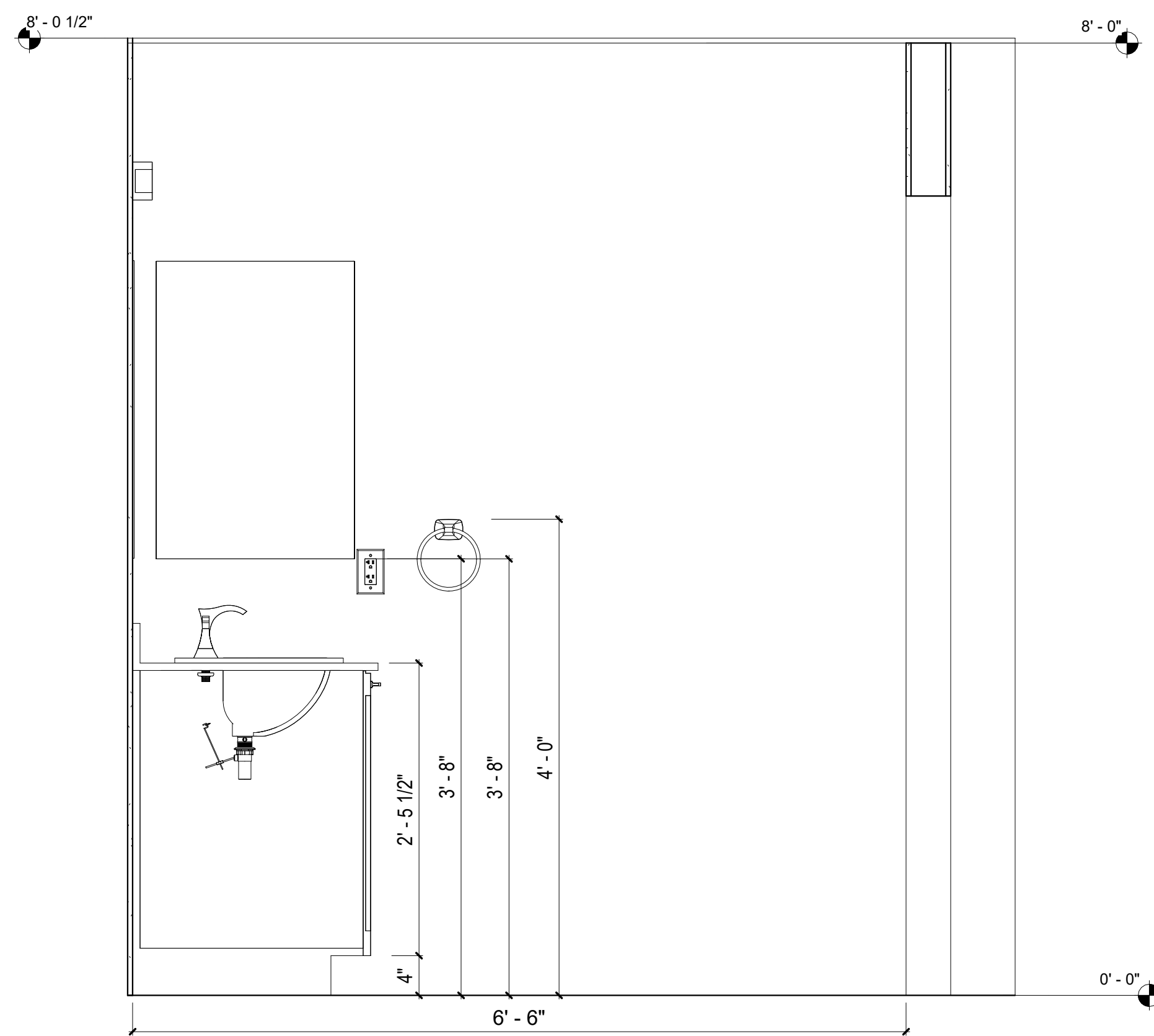
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MA-4.01

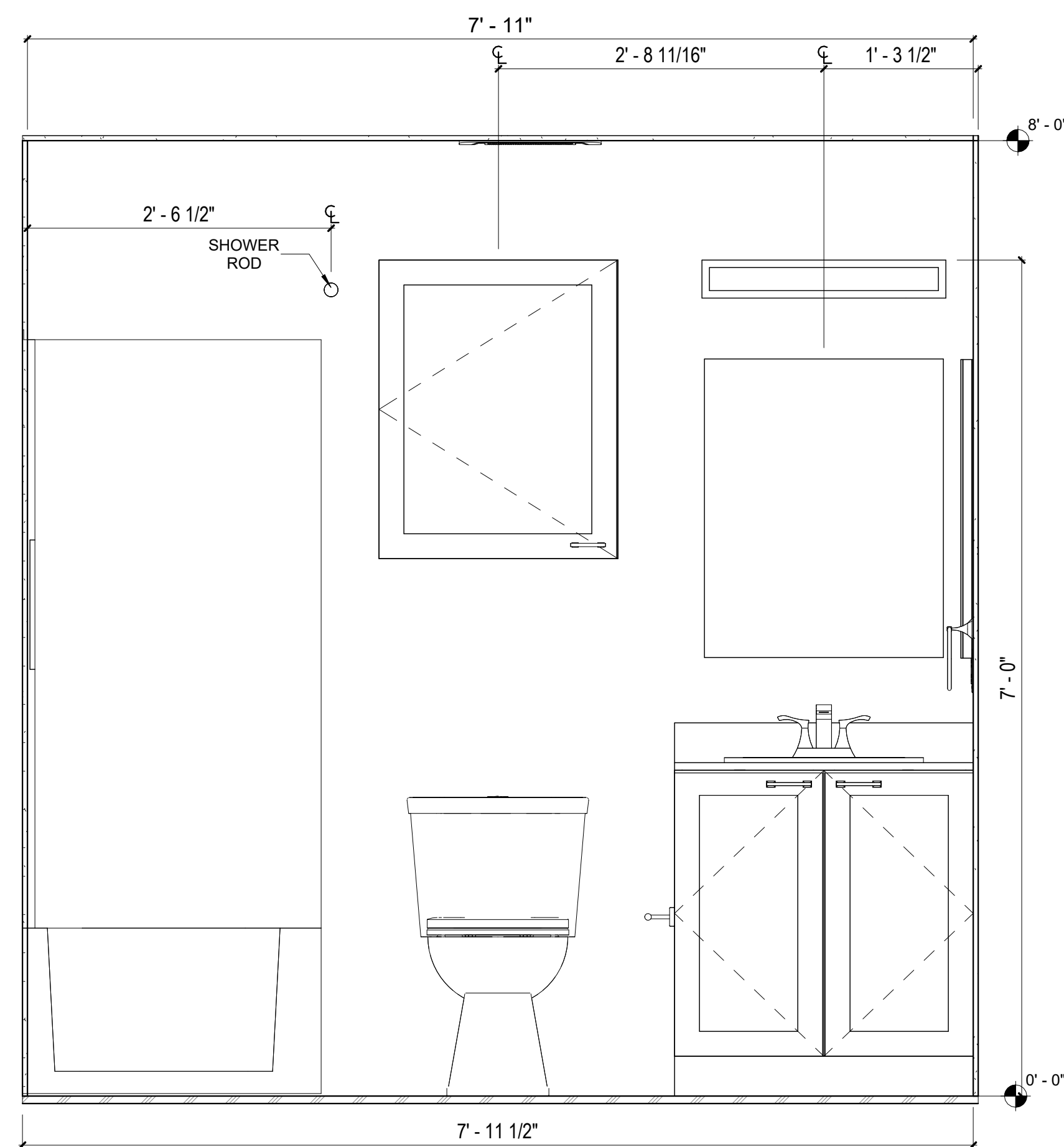


5 ENLG BATHROOM - COMBINATION L-1
1" = 1'-0"

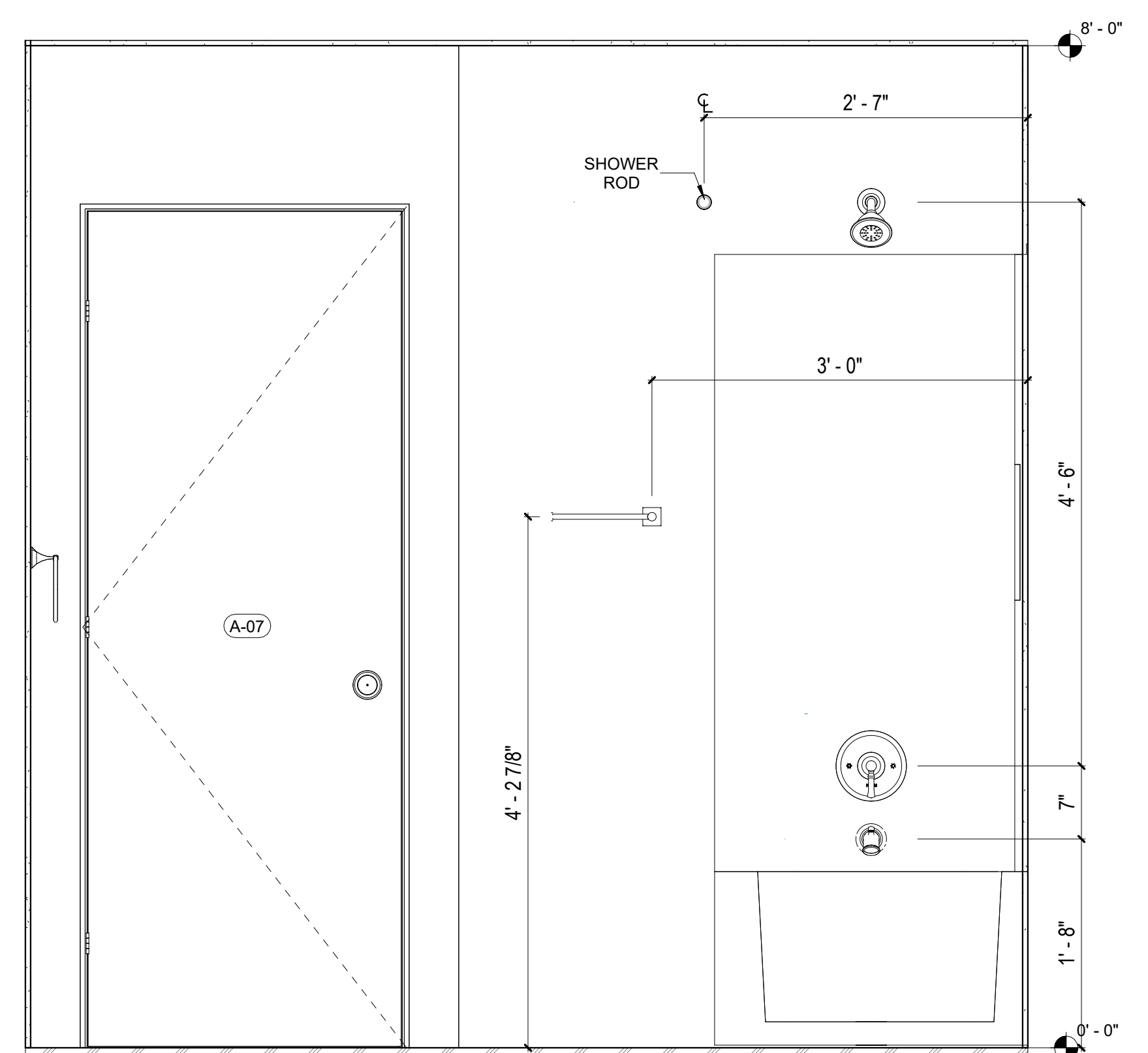
BATHROOM ENLARGED PLAN	#UNITS
MA-4.03 - ENLG BATHROOM - COMBINATION L-1	L-1, O-2, MODULE A - TYPE 1, MODULE A - TYPE 2



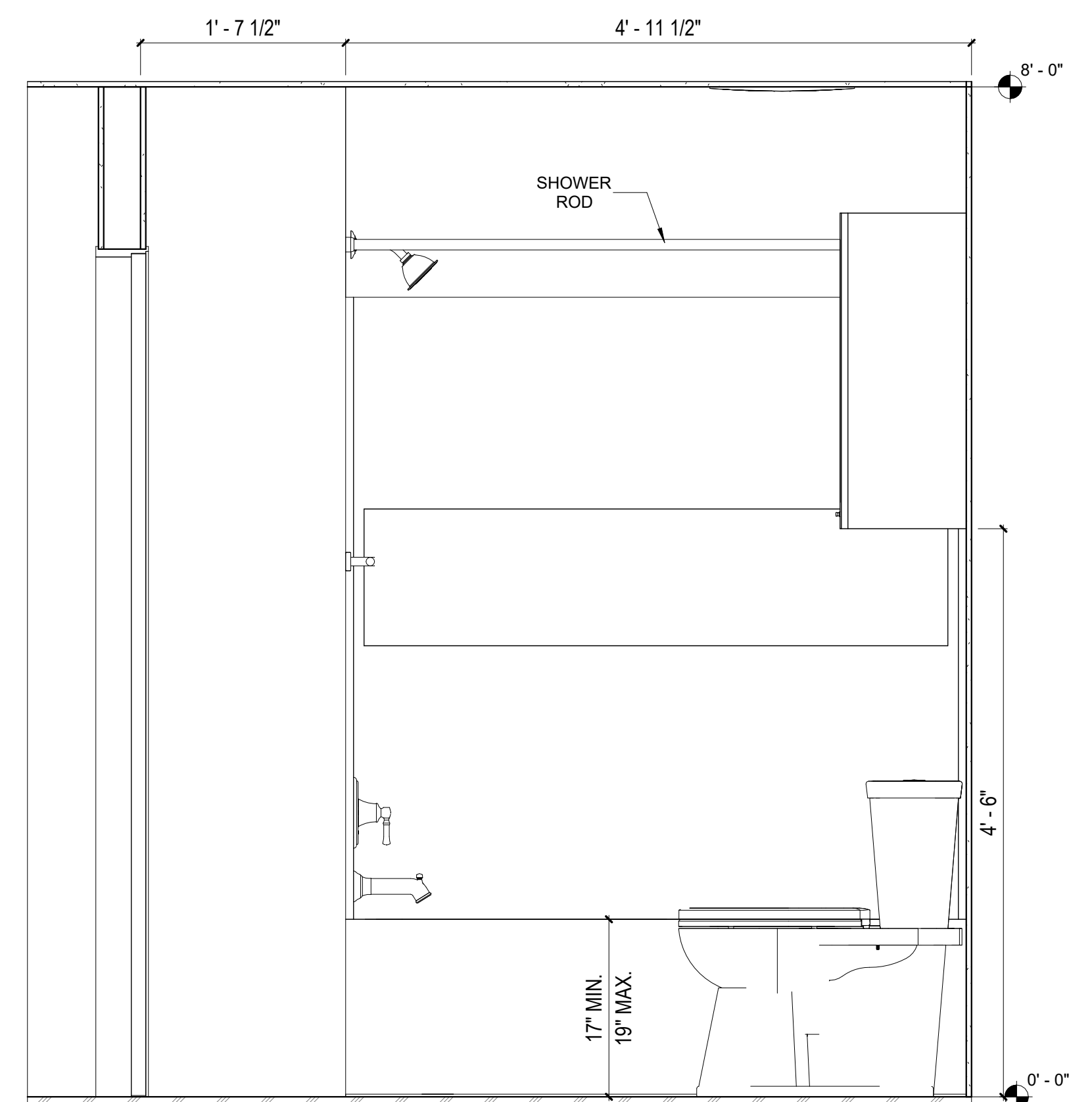
4 ELEV BATHROOM - COMBINATION L-1
1" = 1'-0"



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



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



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

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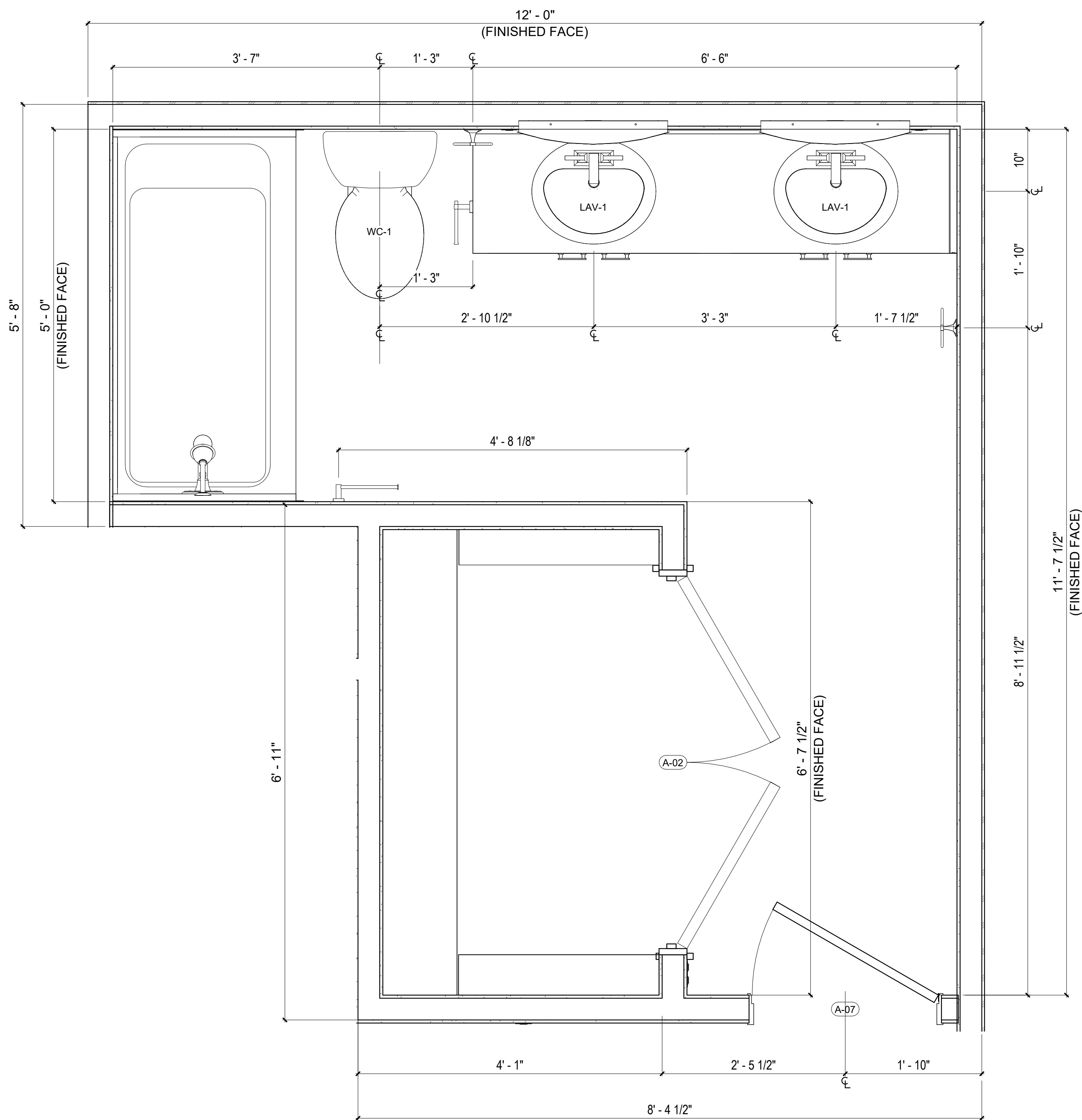
ISSUE/REVISION DATE

SHEET TITLE:
ENLARGED
BATHROOM

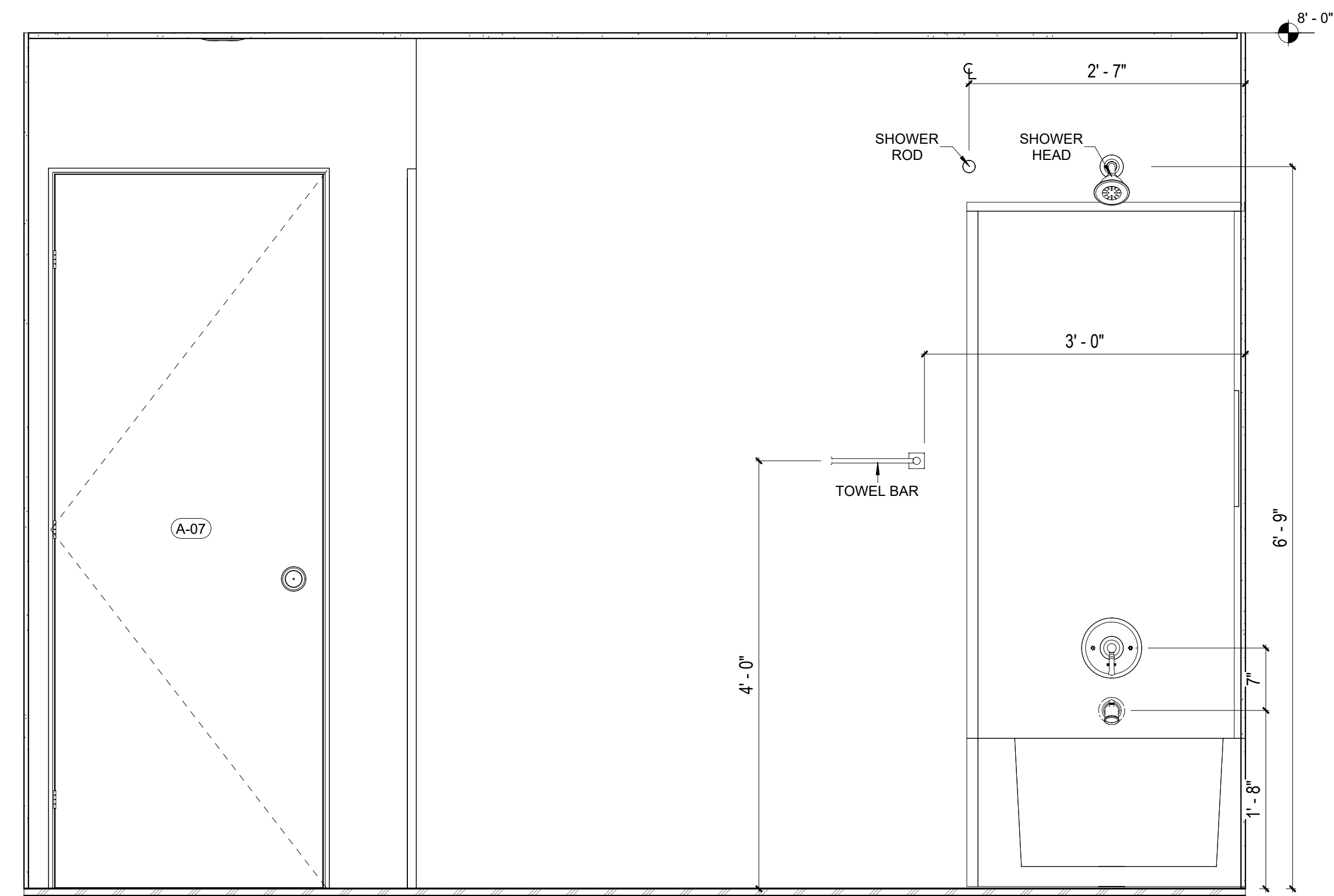
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Date: 12/03/2021

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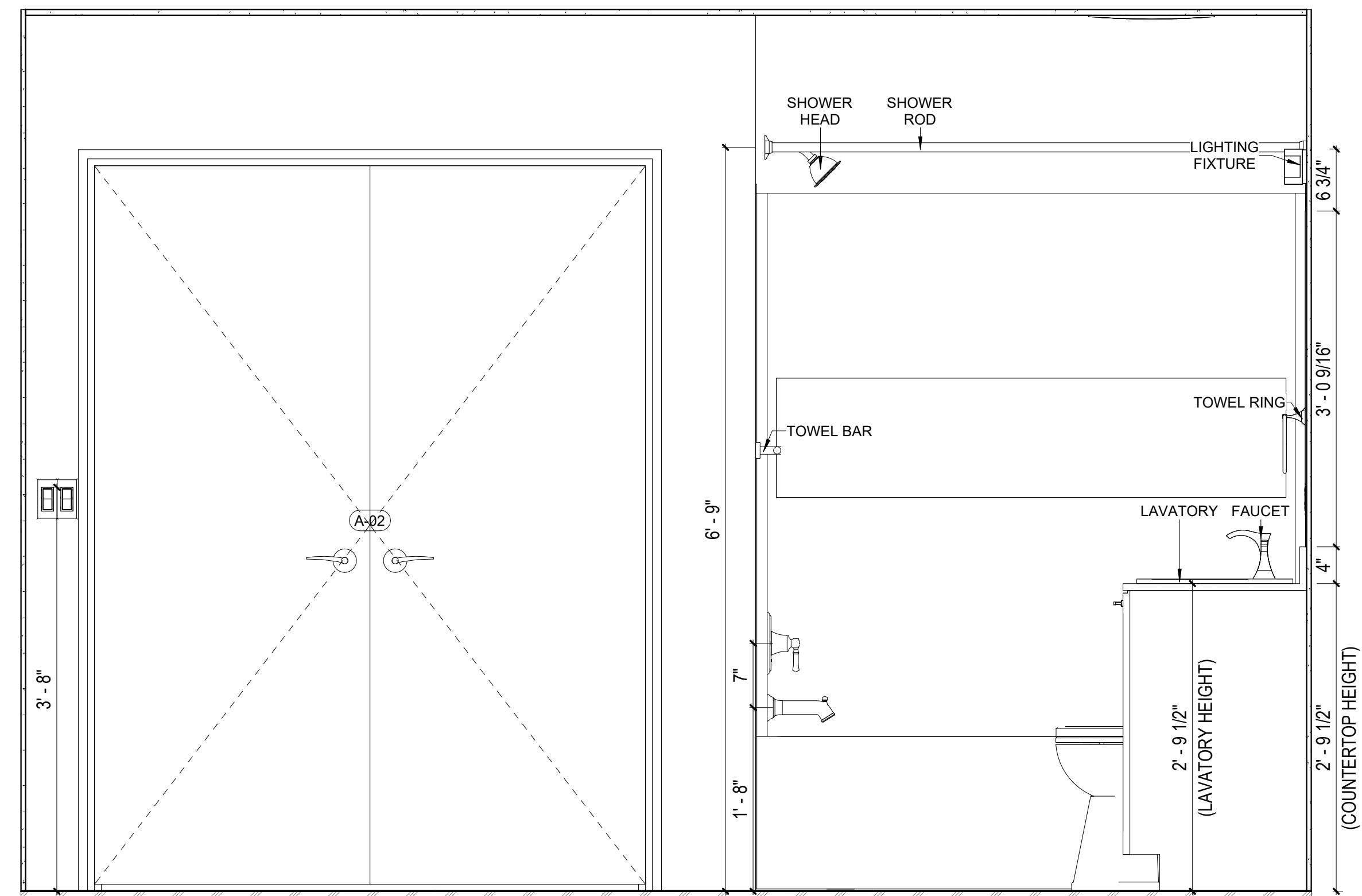
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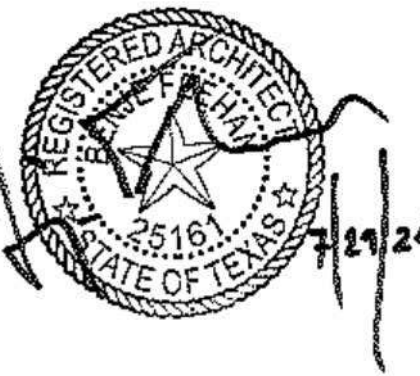
5 ENLG BATHROOM - BEDROOM SUITE BOX
1" = 1'-0"



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



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

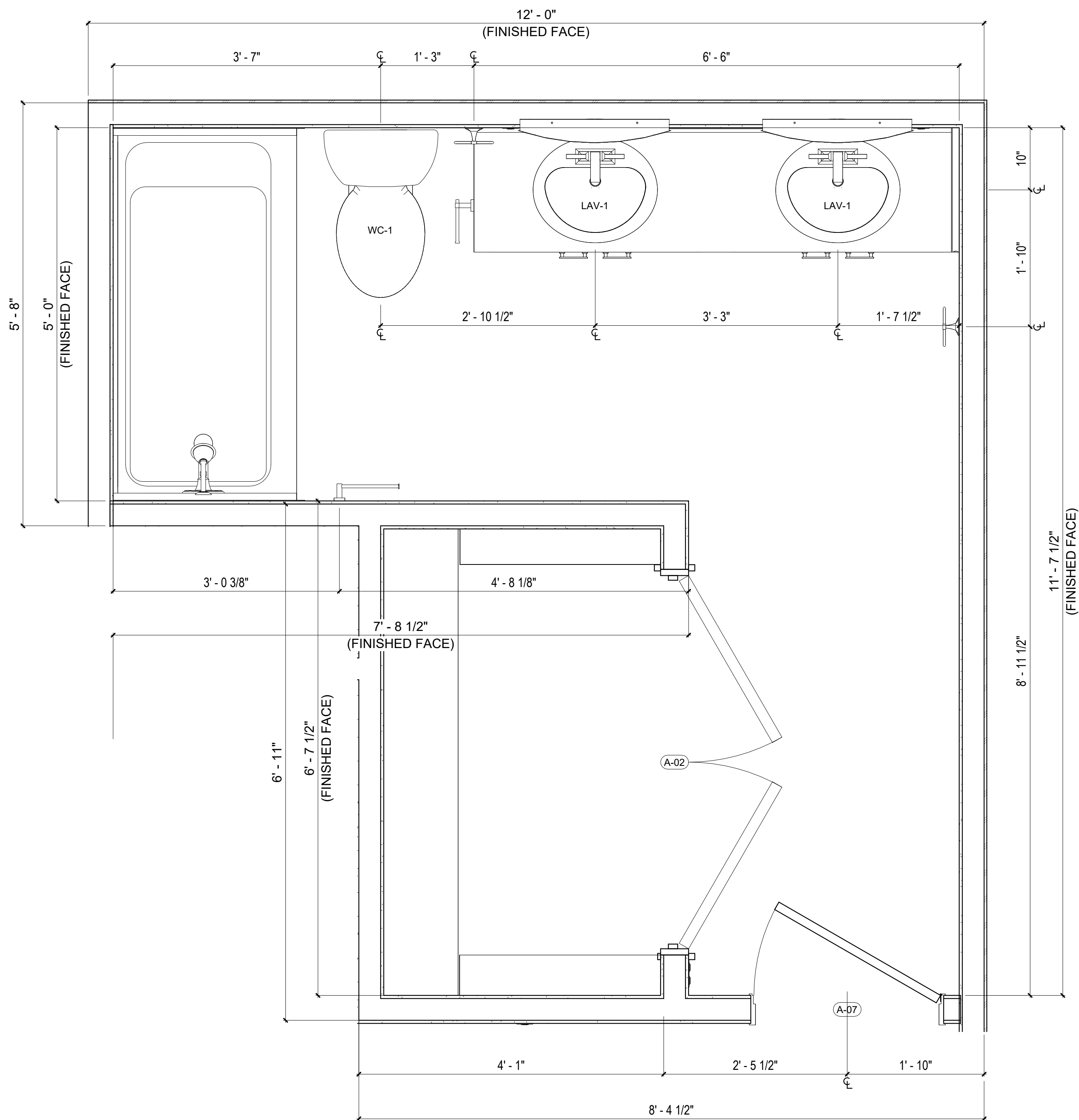


#	ISSUE/REVISION	DATE
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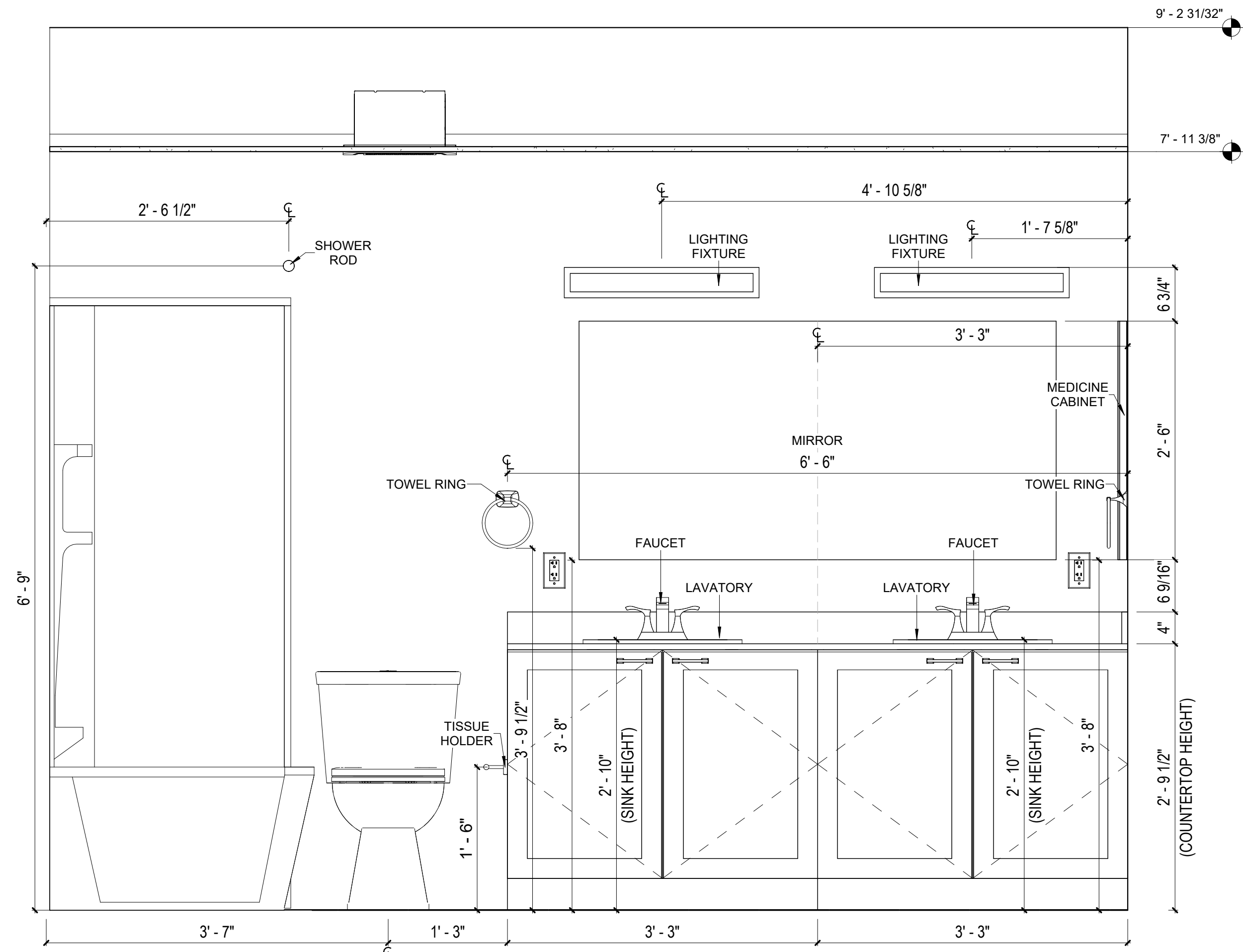
SHEET TITLE:
ENLARGED
BATHROOM

Drawn By:
Date: 12/03/2021

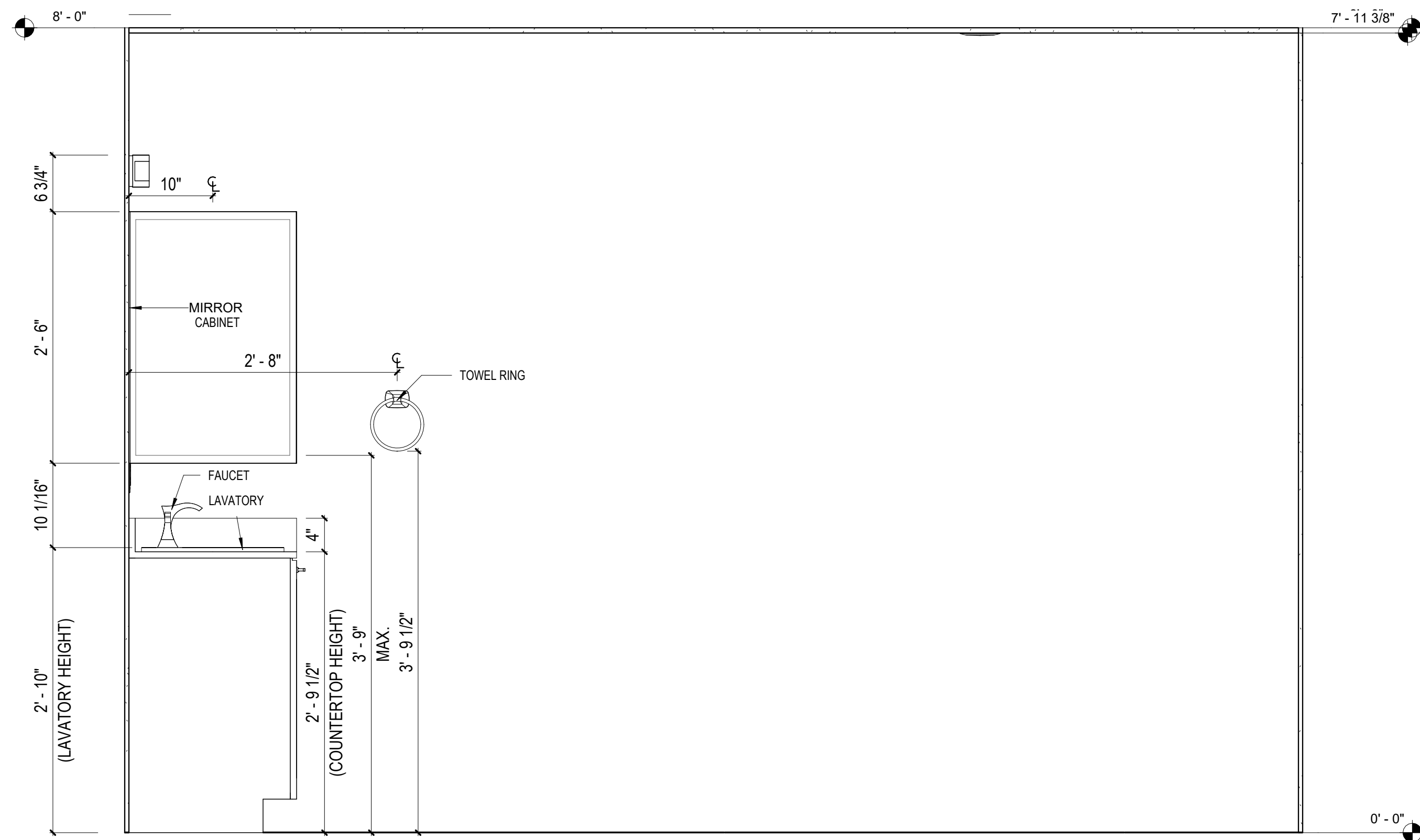
SHEET NUMBER:



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

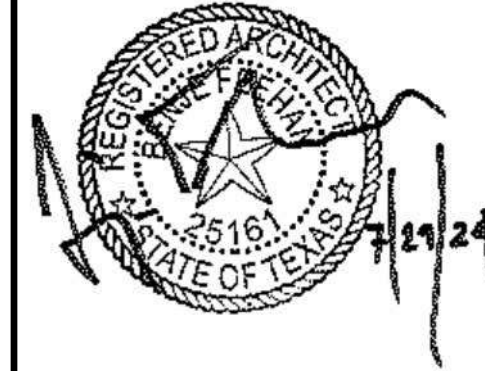


3 ELEV BATH - MASTER BOX
1" = 1'-0"



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

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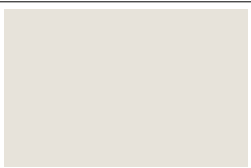

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ENLARGED
BATHROOM

Drawn By:
Date: 12/03/2021

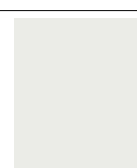

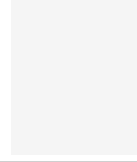
SHEET NUMBER:

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 Thick	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

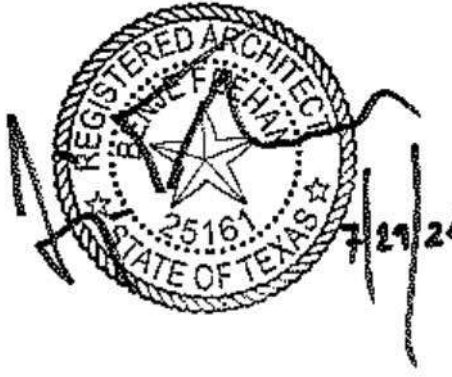
KITCHEN - APPLIANCES				
Item	Description	Model	Manufacturer	Type Image
HD-1	RANGE HOOD STAINLESS STEEL	BCSEK130SS	BROAN NUTONE	

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	

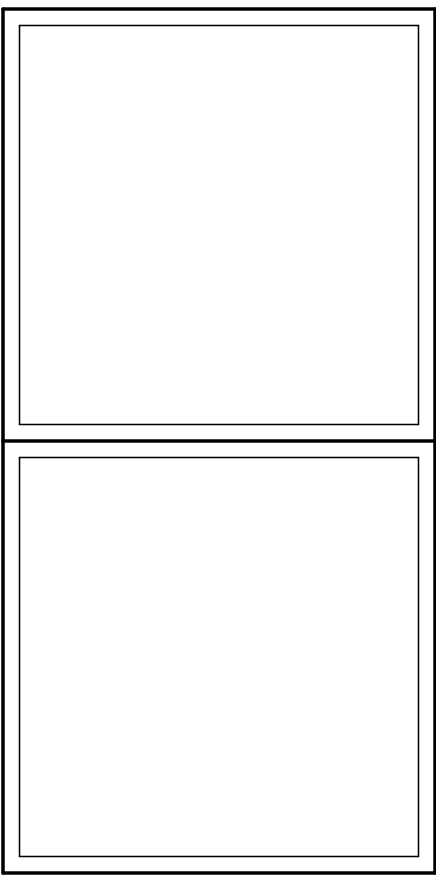
LAUNDRY - APPLIANCES				
Item	Description	Model	Manufacturer	Type Image
DR-1	DRYER WITH STAINLESS STEEL BASKET. ENERGY STAR CERTIFIED.	GFD14ESSNWW	GE	
WH-1	HYBRID ELECTRIC WATER HEATER	XE40T10H45U0	RHEEM	
WS-1	STACKABLE WHITE FRONT LOADING WAHSING MACHINE. ENERGY STAR CERTIFIED.	GFW148SSMWW	GE	

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.



DreamBuild



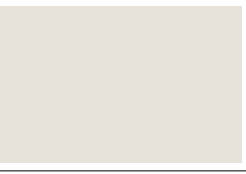

#	ISSUE/REVISION	DATE
4	POST STATE LICENSE ADD1	12/18/23

SHEET TITLE:
SCHEDULES - FINISHES

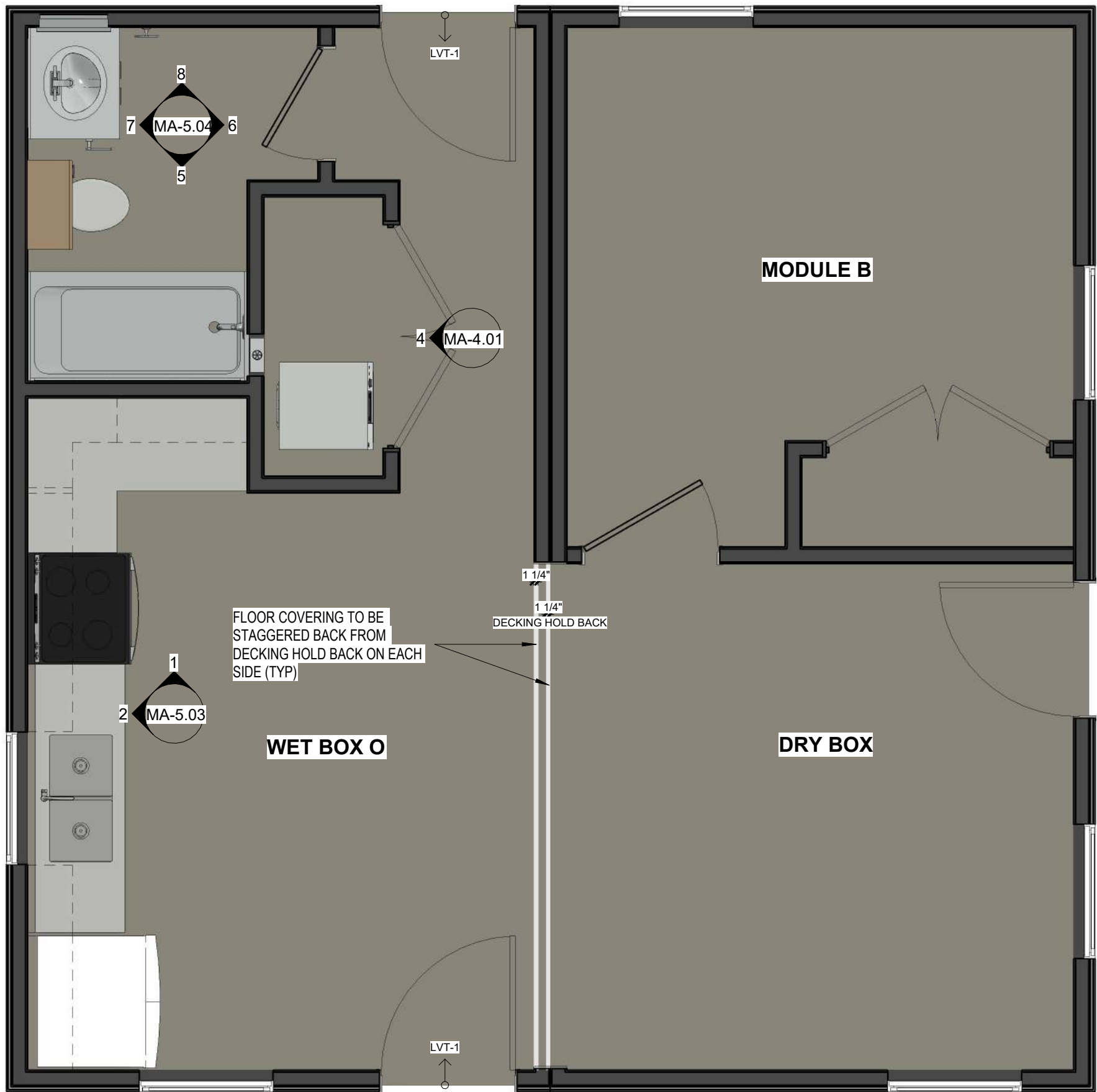
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

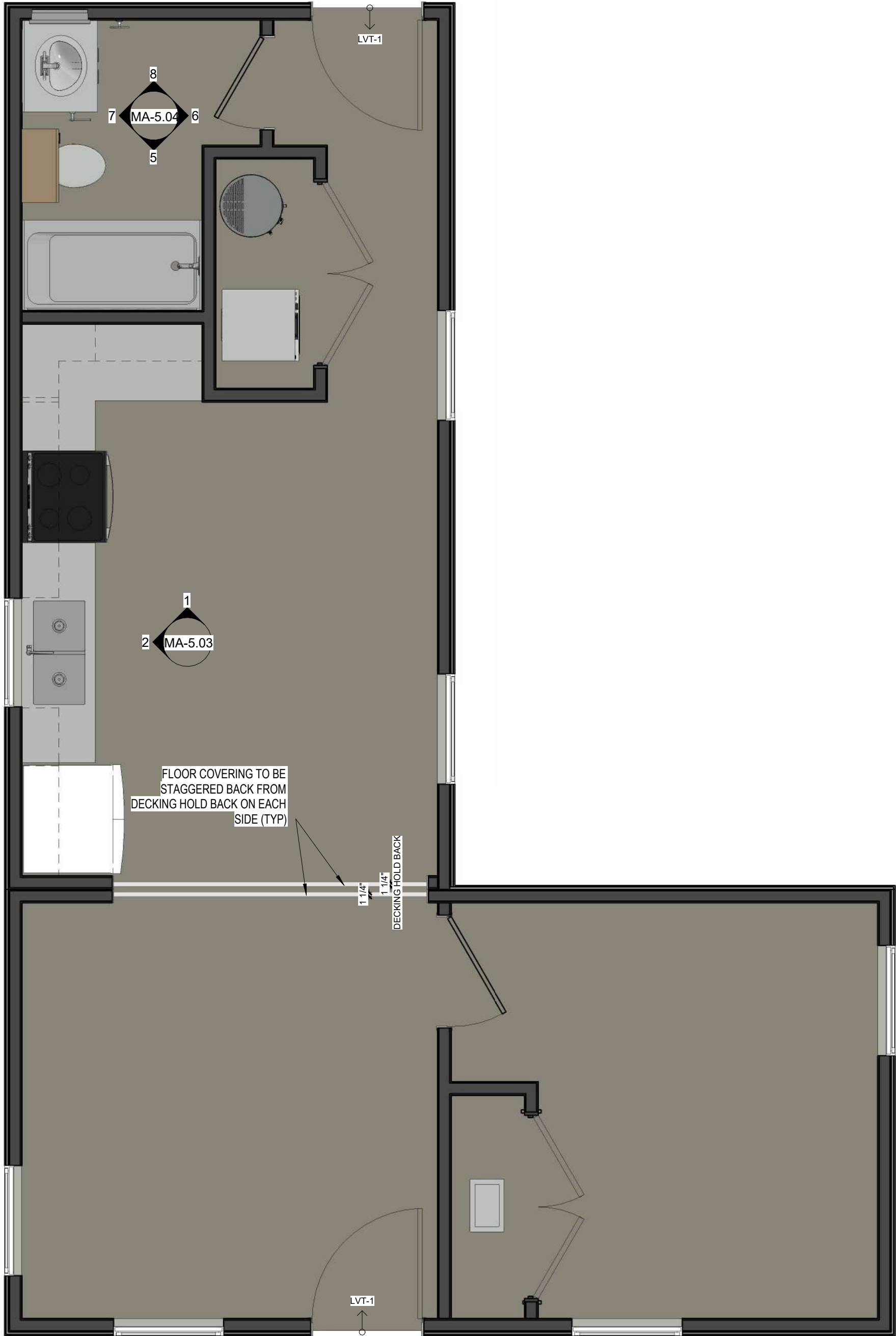
MA-5.01

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.



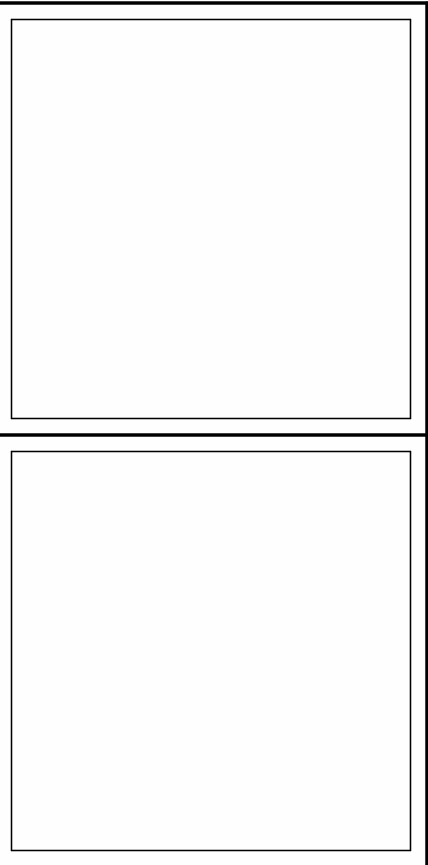
2 O CORE - FINISHES
3/8" = 1'-0"



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



DreamBuild



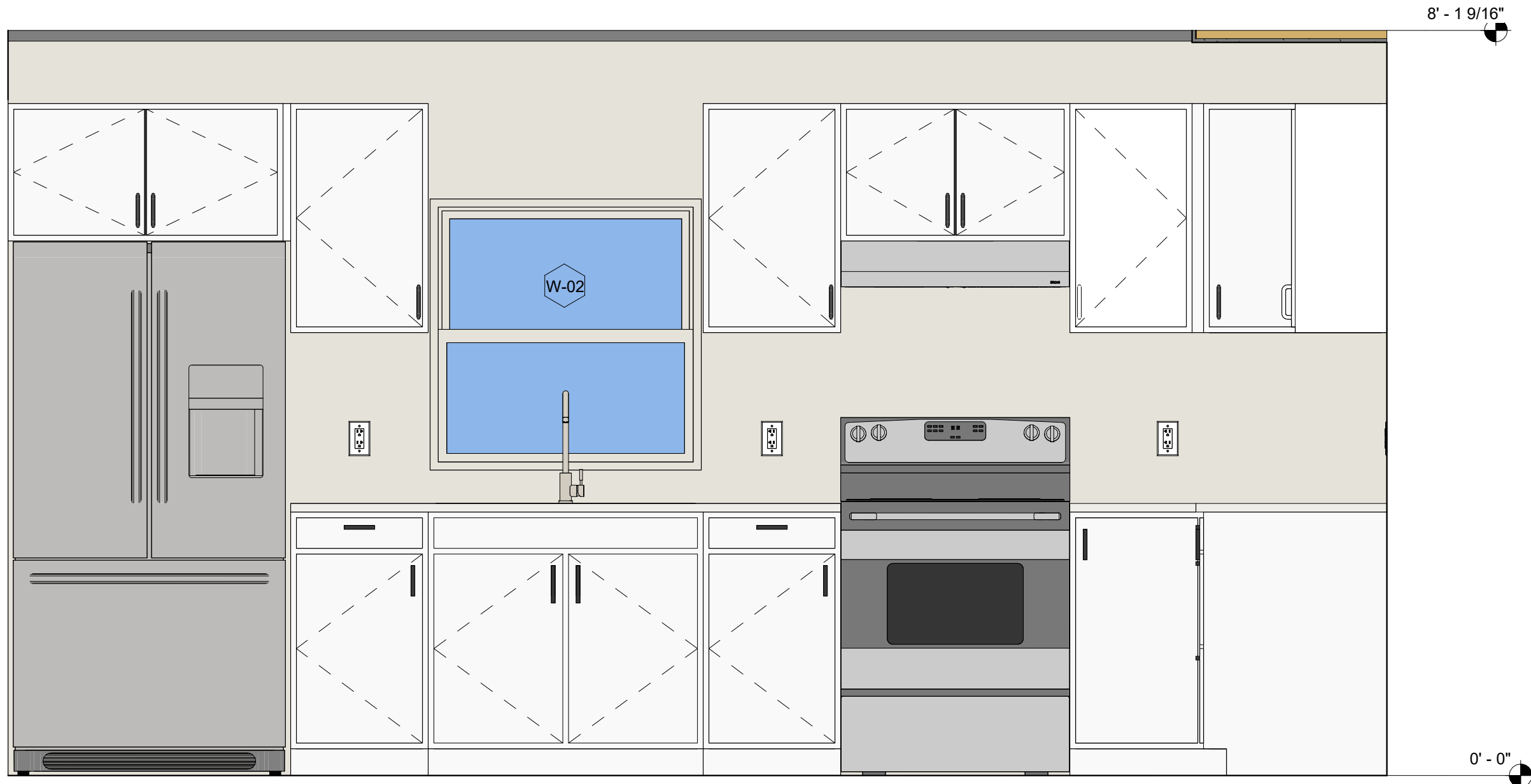
ISSUE/REVISION DATE

SHEET TITLE:
CORE FINISHES

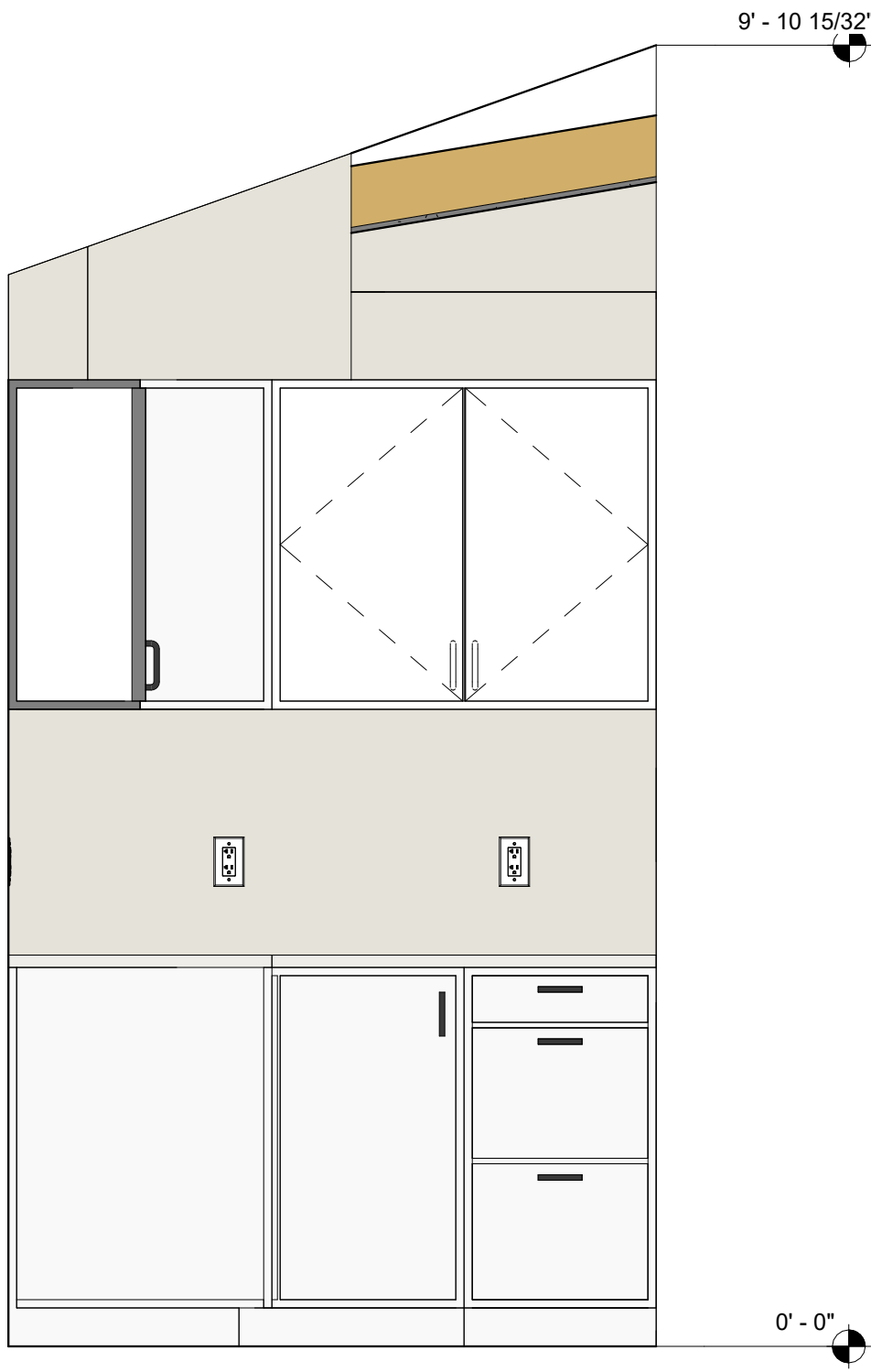
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

MA-5.02



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



KITCHEN - COMBINATION L-1

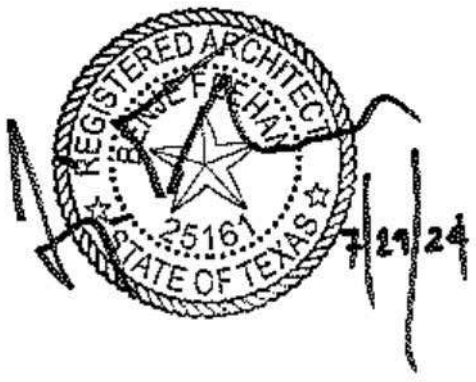


KITCHEN - COMBINATION O-2

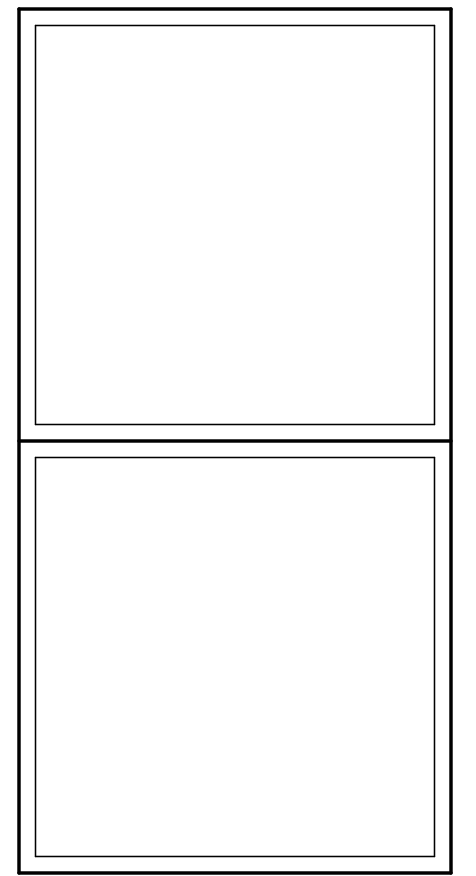
1 ELEV KITCHEN - COMBINATION L-1
3/4" = 1'-0"

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.
REFERENCE SHEET MA-5.01 FOR CABINET SIZES



DreamBuild



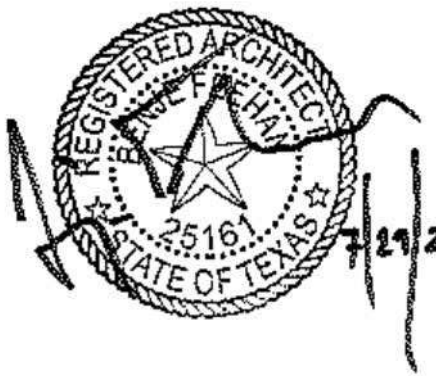
ISSUE/REVISION DATE

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KITCHEN - FINISHES

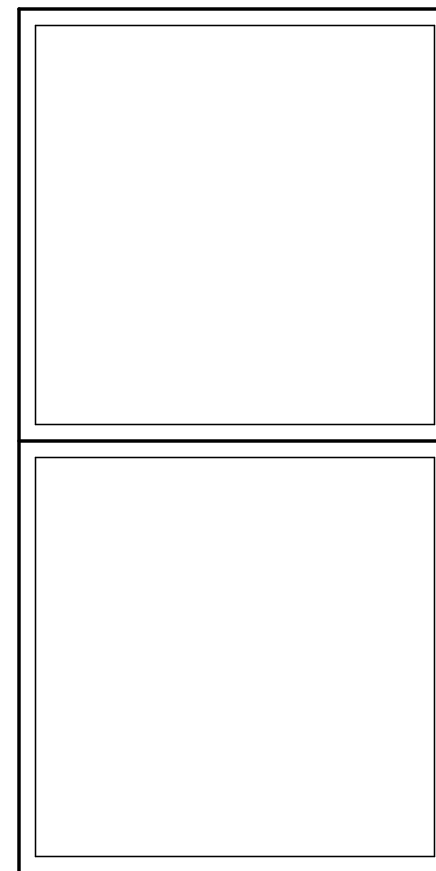
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Date: 12/03/2021

SHEET NUMBER:

MA-5.03



DreamBuild



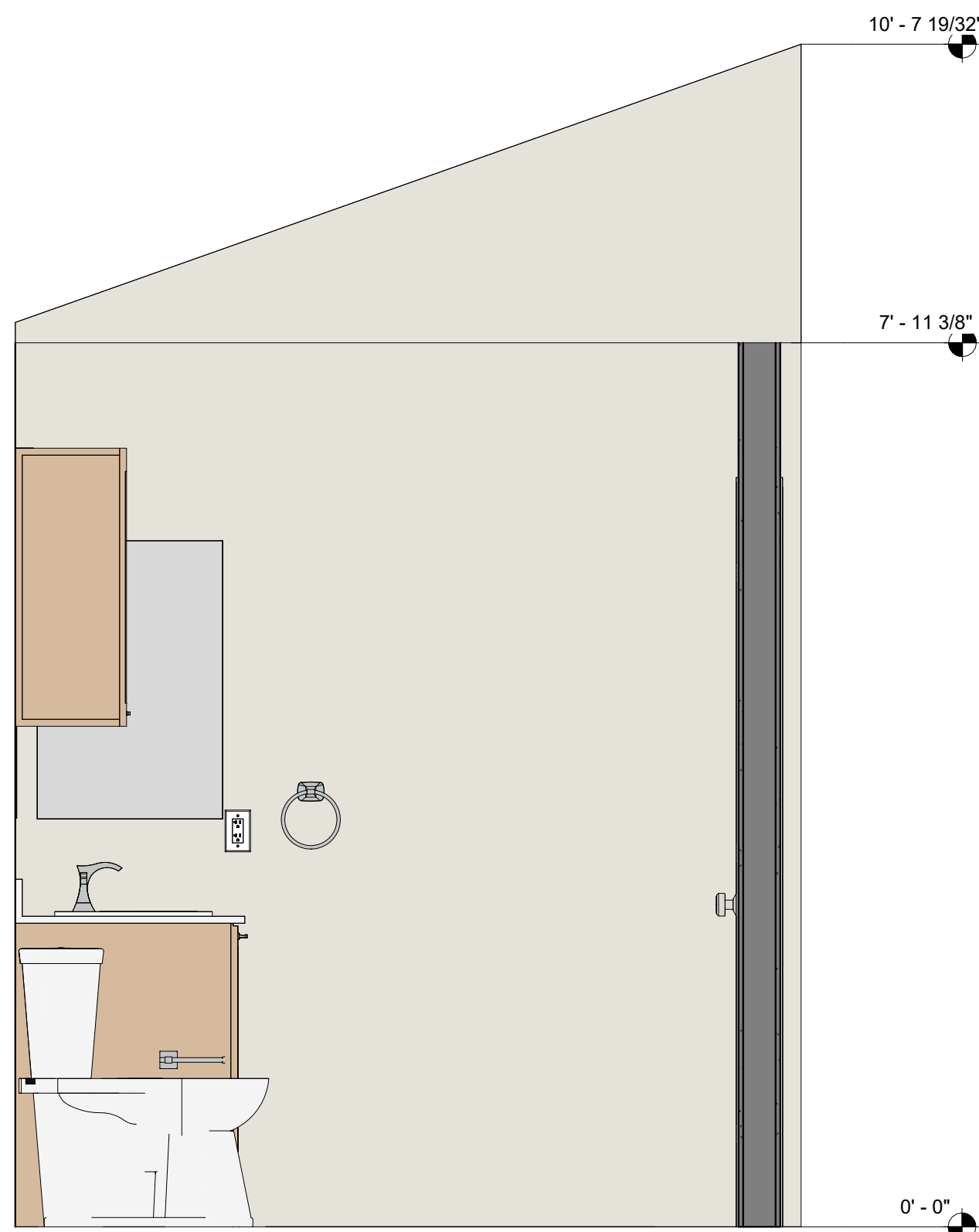
ISSUE/REVISION DATE

SHEET TITLE:
BATHROOM - FINISHES

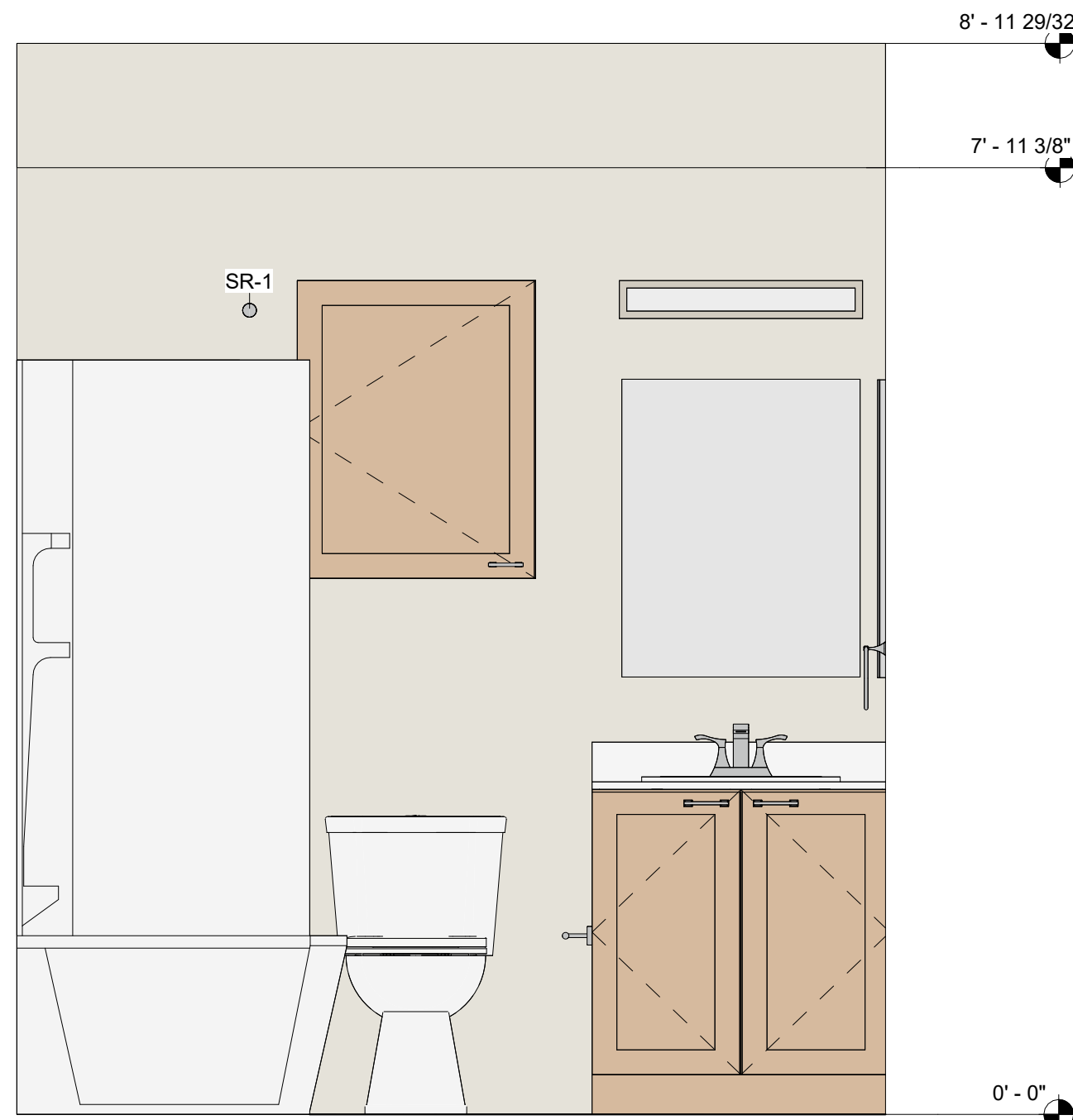
Drawn By:
Date: 12/03/2021

SHEET NUMBER:

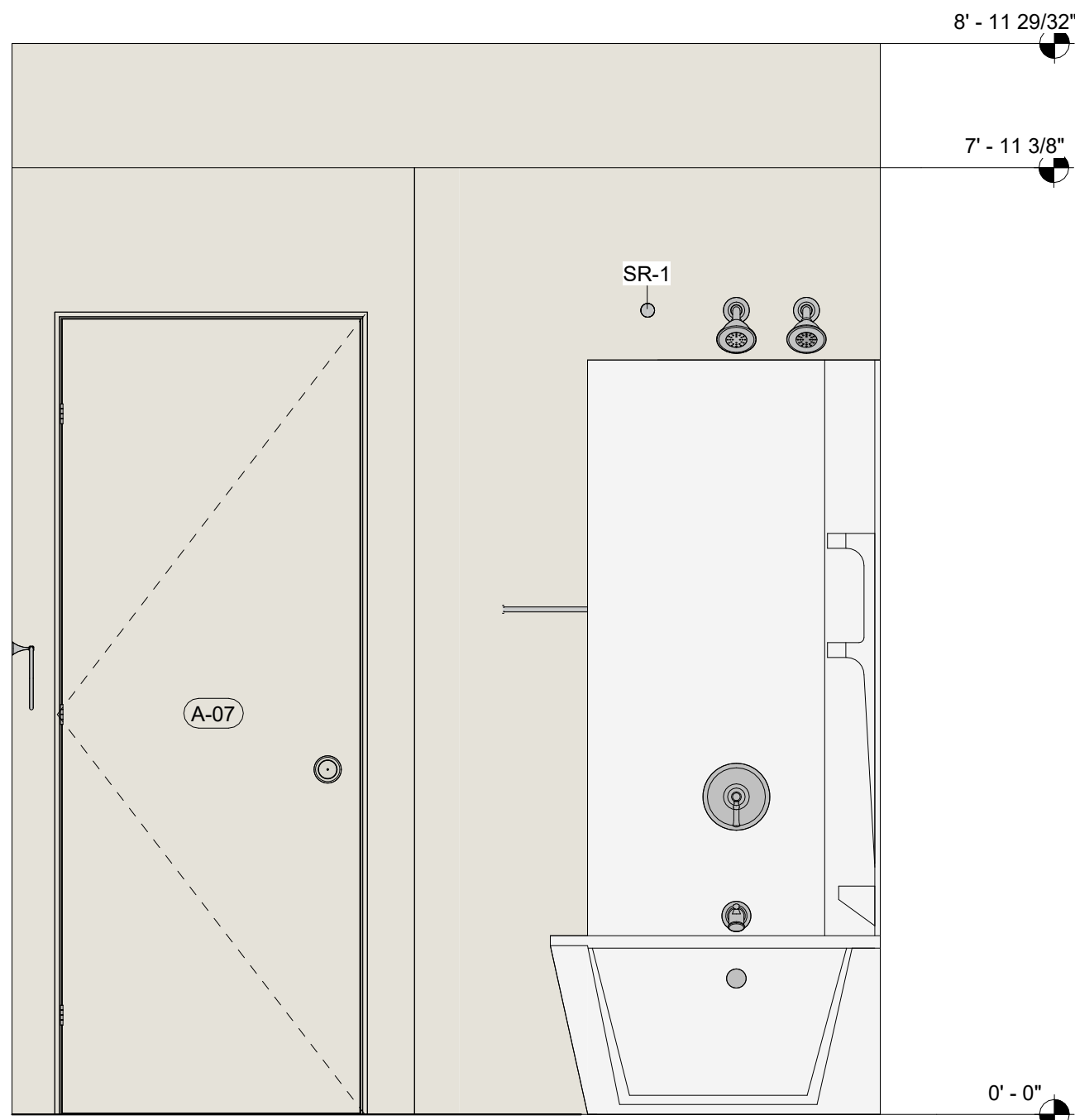
MA-5.04



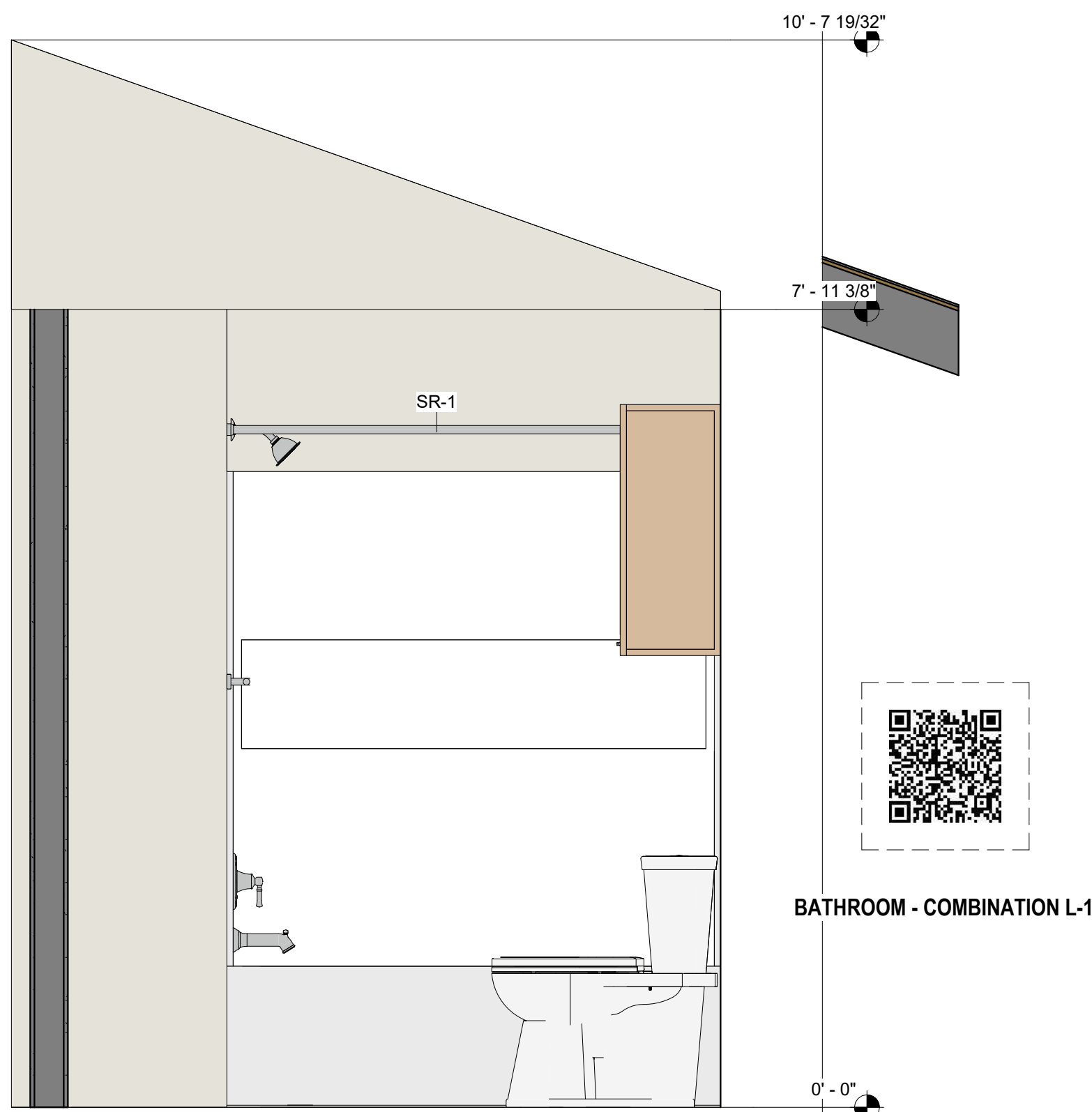
8 ELEV BATH - COMB. L-1 - FINISHES
3/4" = 1'-0"



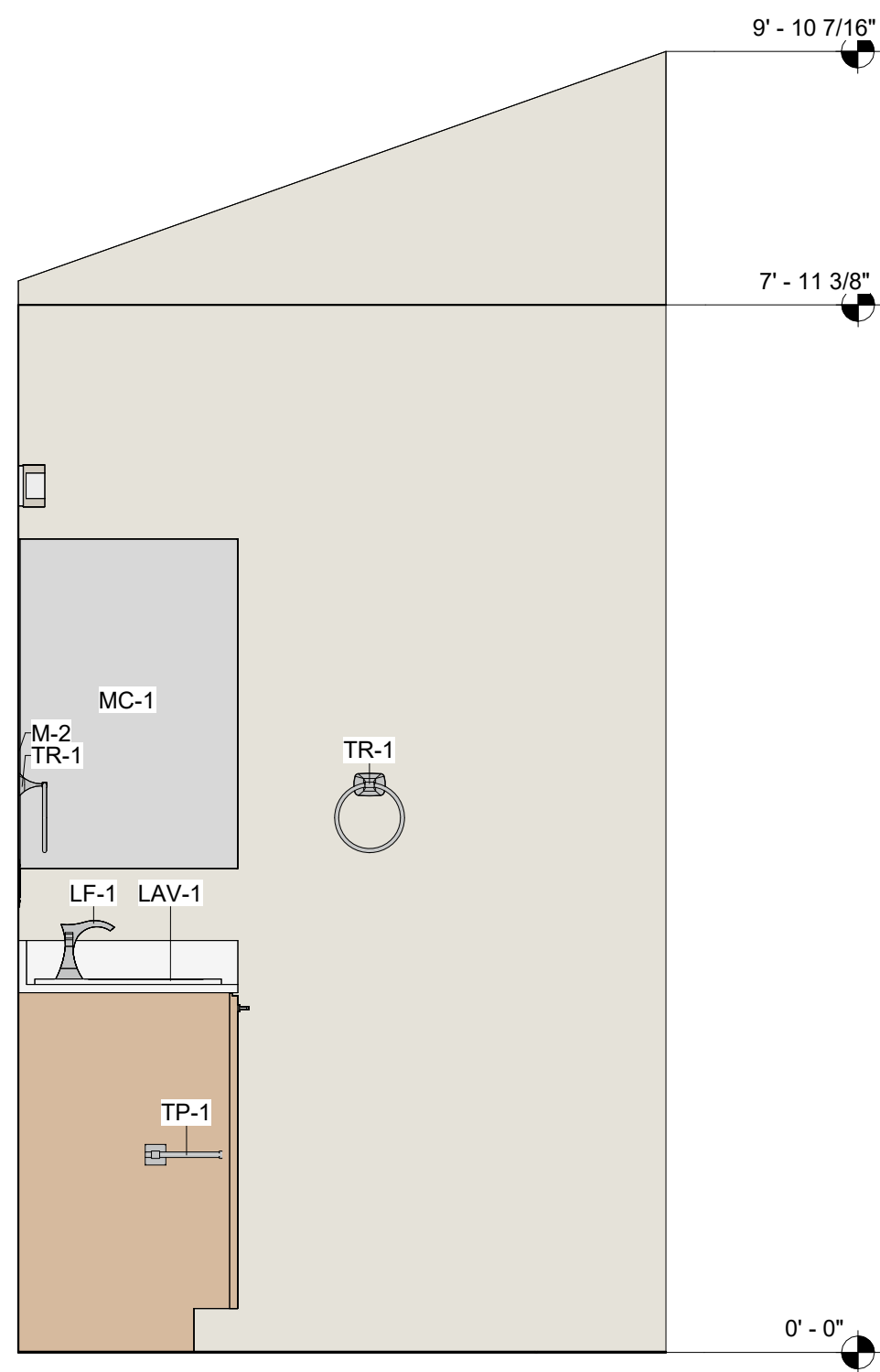
7 ELEV BATH - COMB. L-1 - FINISHES
3/4" = 1'-0"



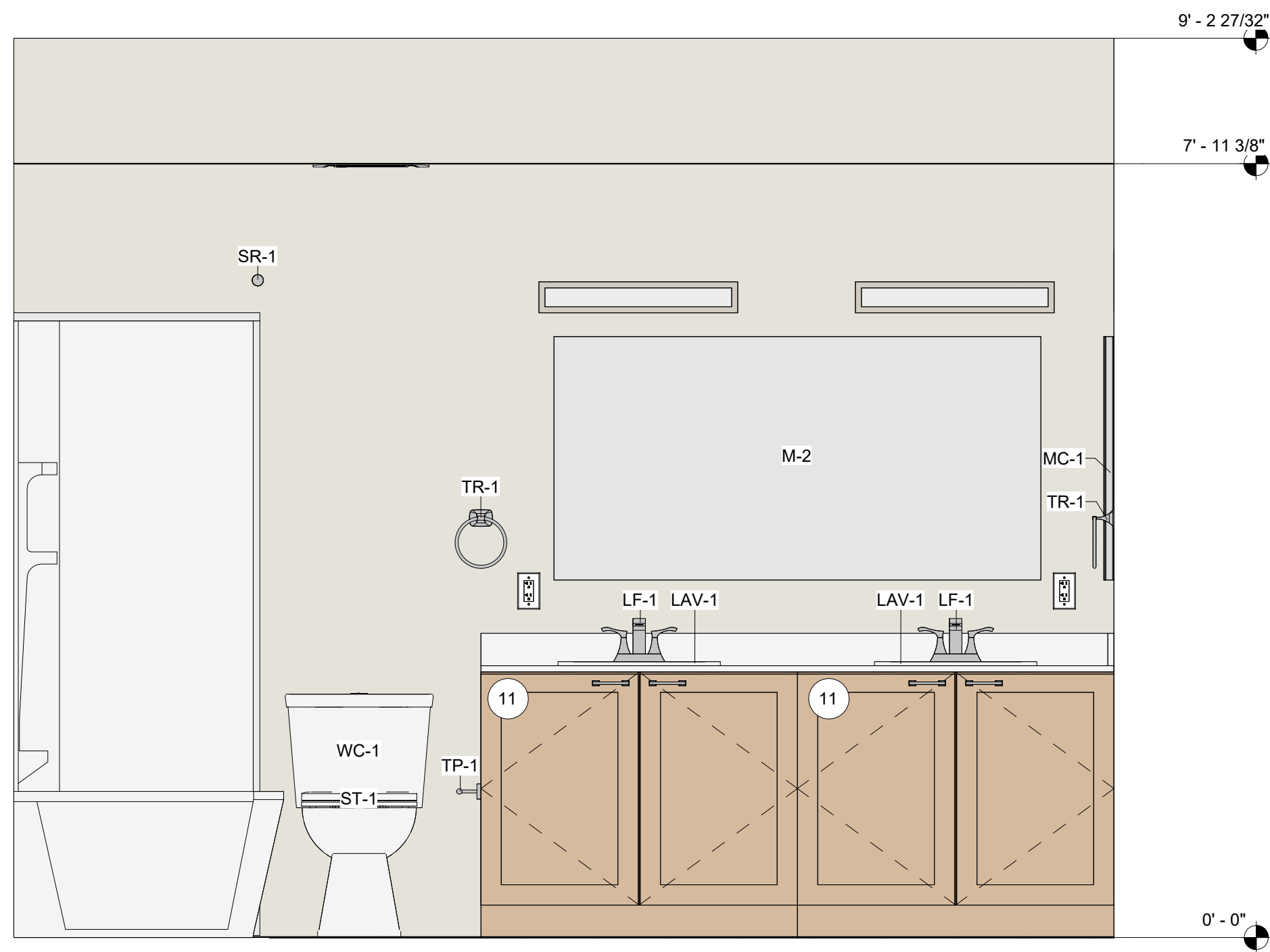
6 ELEV BATH - COMB. L-1 - FINISHES
3/4" = 1'-0"



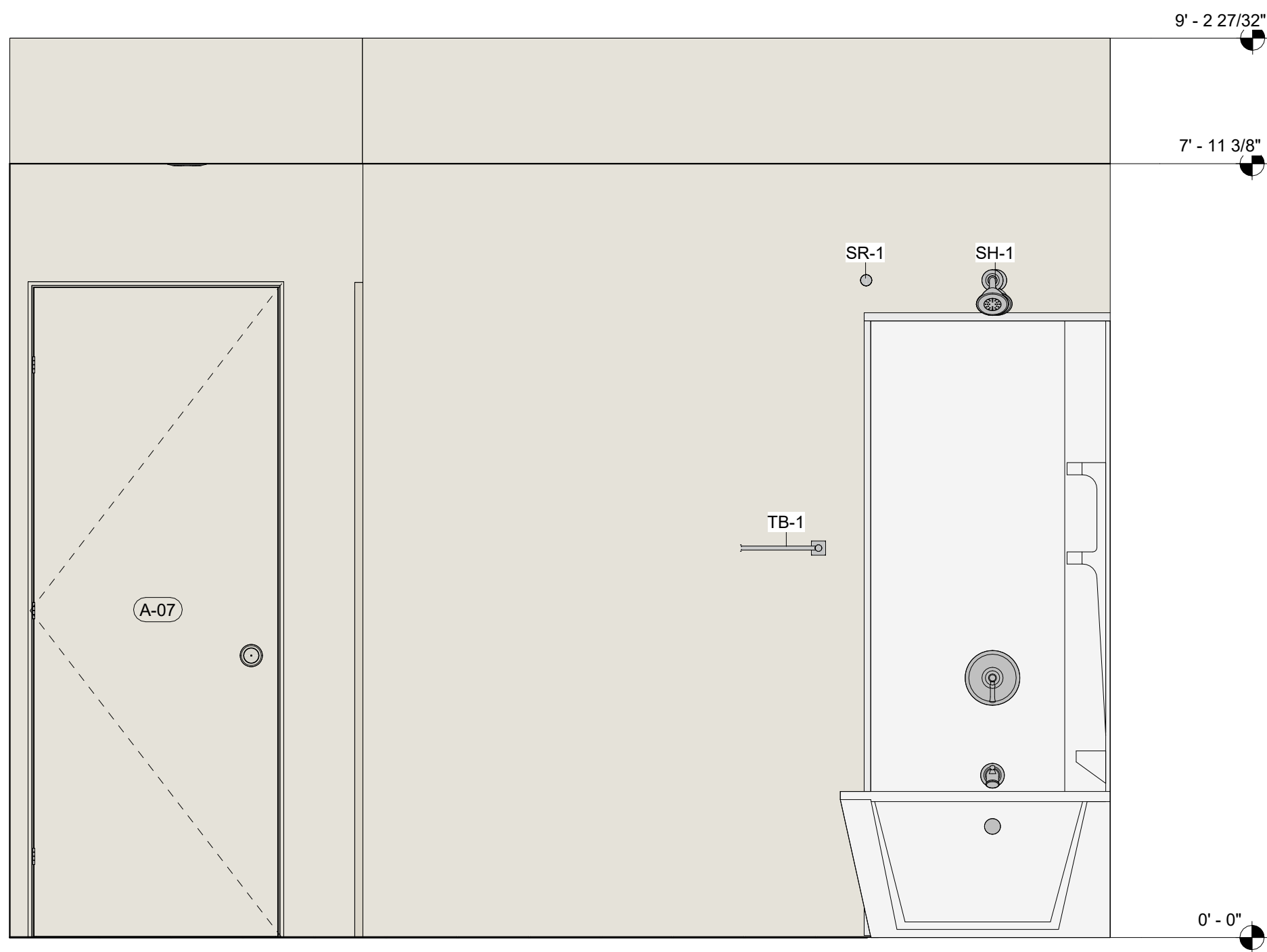
5 ELEV BATH - COMB. L-1 - FINISHES
3/4" = 1'-0"



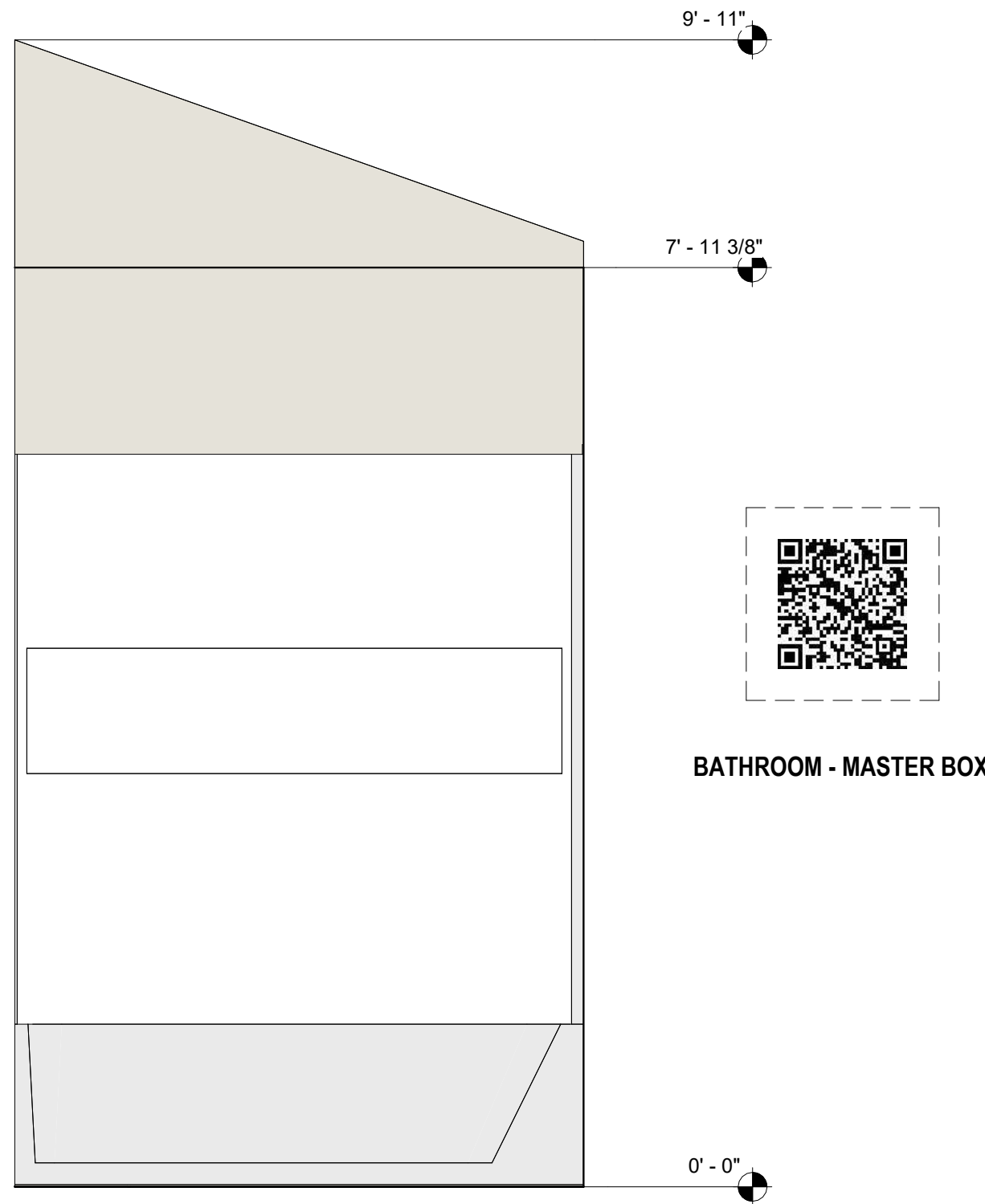
4 ELEV BATH - MASTER BOX - FINISHES
3/4" = 1'-0"



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



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



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

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. = 8.8 PSI x 100 FT. / 210 EQ. FT. = 4.2 PSI	

* THE AVAILABLE WATER PRESSURE IS AN ASSUMED VALUE. IF THE AVAILABLE WATER PRESSURE 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 / DUU EACH	FIXTURE COUNT	TOTAL DFU / DUU
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:			6.5

PLUMBING LEGEND		
SYMBOLS	ABBREV.	DESCRIPTION
---	W	WASTE
----	V	VENT
----	CW	COLD WATER
----	HW	HOT WATER
----	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.

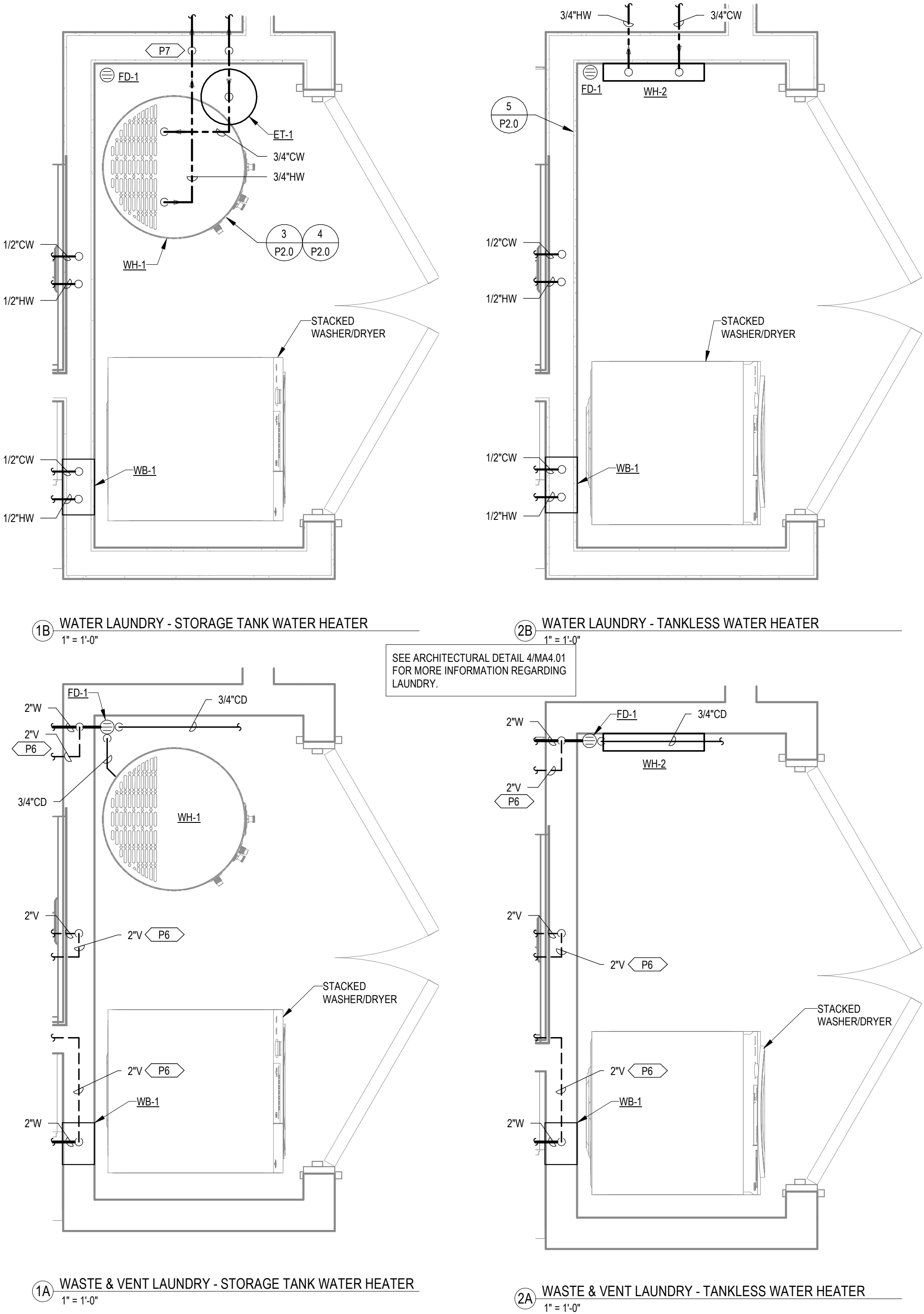
PLUMBING INSULATION SPECIFICATIONS		
SYSTEM	PIPE SIZES 1-1/4" & BELOW	PIPE SIZES 1-1/2" & ABOVE
DOMESTIC COLD WATER	1/2"	1"
DOMESTIC HOT WATER	1"	1-1/2"

- GENERAL NOTES:
- ALL WORK AND MATERIALS SHALL CONFORM TO THE THE CODES LISTED IN THE BASIS OF DESIGN AND ALL REQUIREMENTS THE AUTHORITIES HAVING JURISDICTION.
 - OBTAIN FIELD-APPROVAL FOR PLUMBING INSTALLATION FROM AUTHORITIES HAVING JURISDICTION.
 - NO WORK SHALL BE COVERED UP UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY AUTHORITIES HAVING JURISDICTION.
 - VERIFY LOCATION, SIZE, DEPTH AND AVAILABILITY OF ALL UTILITIES INCLUDING SEWER AND WATER PRIOR TO START OF ANY WORK.
 - DRAWINGS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
 - ALL PLUMBING FIXTURE LOCATIONS (WATER CLOSETS, LAVATORIES, ETC.) ARE DIAGRAMMATIC. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS.
 - ALL PLUMBING FIXTURES AND EQUIPMENT SHALL HAVE ISOLATION VALVES ON WATER SUPPLY LINES. VALVES SHALL BE FULL PORT LINE SIZED UNLESS NOTED OTHERWISE.
 - PROVIDE ACCESS DOORS TO ALL CONCEALED VALVES, STRAINERS, TRAP PRIMERS, WATER HAMMER ARRESTORS, ETC.
 - PROVIDE FLOOR DRAINS AND FLOOR SINKS WITH AN APPROVED AUTOMATIC TRAP PRIMER WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
 - CONTRACTOR SHALL PROVIDE CLEAN-OUTS WHERE SHOWN AND AS REQUIRED BY CODE. CLEAN-OUTS SHALL BE ACCESSIBLE.
 - UNDERGROUND PIPING SHALL BE LOCATED AWAY FROM BEARING FOOTINGS AND SHALL COMPLY WITH DETAILS ON STRUCTURAL DRAWINGS.
 - 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.
 - ALL PIPING PENETRATING WALL, CEILING AND FLOOR SHALL BE ISOLATED FROM BUILDING STRUCTURES WITH RESILIENT SEALS.
 - ALL OPENINGS FOR PIPING THROUGH FIRE RATED ENCLOSURES SHALL BE CAULKED AS REQUIRED BY CODE TO MAINTAIN FIRE RATING.
 - COORDINATE ALL WORK WITH OTHER TRADES AND CONTRACTORS PRIOR TO START OF WORK.
 - ALL EQUIPMENT SHALL BE U.L.-LISTED.
 - BRING TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE ANY OMISSIONS OR CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS BEFORE PROCEEDING WITH THE WORK.
 - CONTRACTOR TO PROVIDE ROUGH-INS AND FINAL CONNECTIONS FOR FIXTURES AND EQUIPMENT FURNISHED BY OTHERS.
 - 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.
 - 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.
 - FAUCET AND PLUMBING FIXTURES SHALL BE OF THE WATER CONSERVATION TYPE.
 - ALL PIPE SHALL BE TIGHTLY SECURED TO THE STRUCTURE AND SHALL BE SUPPORTED PER CODE REQUIREMENTS.
 - ACCESSIBLE FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CODE AND AUTHORITIES HAVING JURISDICTION.
 - ALL POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, SUCH AS HOSE BIBBS AND MOP SINKS, SHALL BE PROVIDED WITH BACKFLOW/ANTI-SIPHON VALVES.
 - ALL WASTE PIPING SHALL BE A MINIMUM 1/4" PER FOOT SLOPE, UNLESS OTHERWISE NOTED.
 - 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.
 - ALL DIMENSIONS SHOWN ARE IN INCHES UNLESS OTHERWISE NOTED.
 - 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.
 - PLUMBER SHALL DISINFECT ALL NEW POTABLE WATER SYSTEMS PRIOR TO USE PER AUTHORITIES HAVING JURISDICTION.
 - INSULATION SHALL BE PROVIDED ON ALL HOT WATER AND COLD WATER PIPING. SEE PLUMBING INSULATION SPECIFICATION TABLE FOR INSULATION SIZE REQUIREMENTS.
 - ALL WATER PIPING DROPS ALONG EXTERIOR WALLS SHALL BE ROUTED DOWN WARM SIDE OF INSULATION.
 - RUN ALL WATER PIPING AS HIGH AS POSSIBLE IN CEILING SPACE OR TIGHT TO STRUCTURE UNLESS OTHERWISE NOTED.
 - 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.
 - 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 (NEC) WITH TEXAS AMENDMENTS
2015	INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH TEXAS AMENDMENTS
2021	INTERNATIONAL RESIDENTIAL CODE (IRC) WITH 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

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	

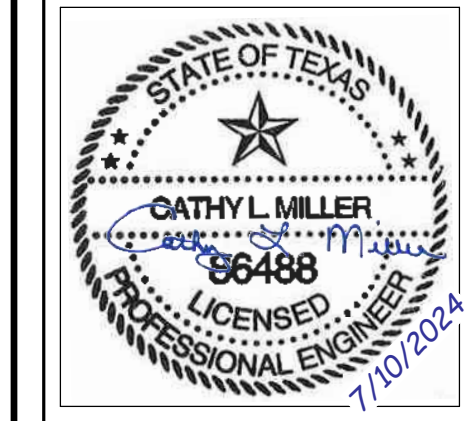


KEYNOTES

- P6 VENT PIPING IN CEILING SPACE
P7 3/4" HW DOWN TO CRAWLSPACE.

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



#	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-SIMULTANEOUS 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			
DELETED	AP-1									
DO NOT REUSE										
BATH-1	RESTROOM	TUB	MOEN 011-3364-00						-	
		TRIMSPOUT/SHOWER HEAD	MOEN T2183EP	2	2	1/2	1/2	2.5 GPM	-	
		MIXING VALVE	MOEN 2520						-	
		OVERFLOW PROTECTION	FLOBAN FERNCO PROPLEX 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	SILOUX 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						-	
		STRAINER	INCLUDED WITH UNIT	2	2	1/2	1/2	2.2 GPM	-	
		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	STURM/KROME ST5559MB						-	
WB-1	LAUNDRY CLOSET	WASHING MACHINE OUTLET BOX	SILOUX 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	
ED-1	LAUNDRY CLOSET	FLOOR DRAIN	SILOUX 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 SILOUX CHIEF 835 SERIES TRAPSHIELD INSTEAD OF AN AUTOMATIC TRAP PRIMER.
3) PROVIDE WITH SILOUX CHIEF OVAL NICKEL-BRONZE CONDENSATE FUNNEL, MODEL 863-FNG.

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

CLEANOUT SCHEDULE					
SYMBOL	LOCATION	DESCRIPTION	MANUFACTURE & MODEL NUMBER	SANITARY CONNECTION (IN)	REMARKS
GCO	OUTSIDE BUILDING FOOTPRINT	GRADE CLEANOUT	SILOUX CHIEF 834 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.

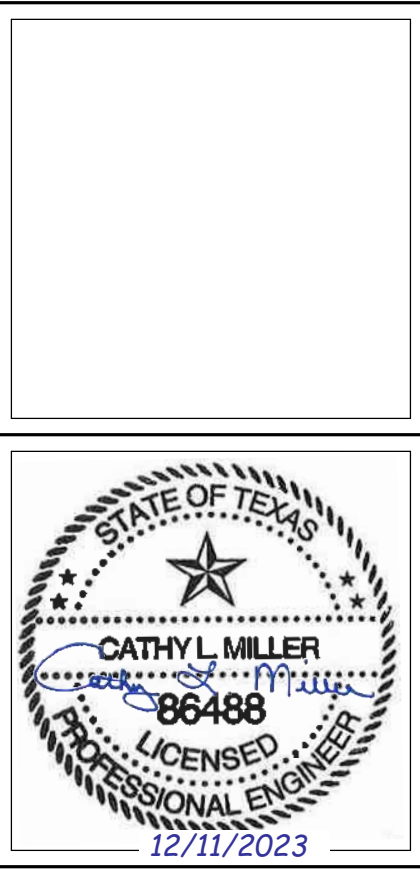
PROJECT LOCATION	
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.	
FACTORY ADDRESS	
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566	

REFER TO ENTIRE SHEET FOR DELTA S5 CHANGES

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



MICASITA - MODULES AND COMBOS
The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



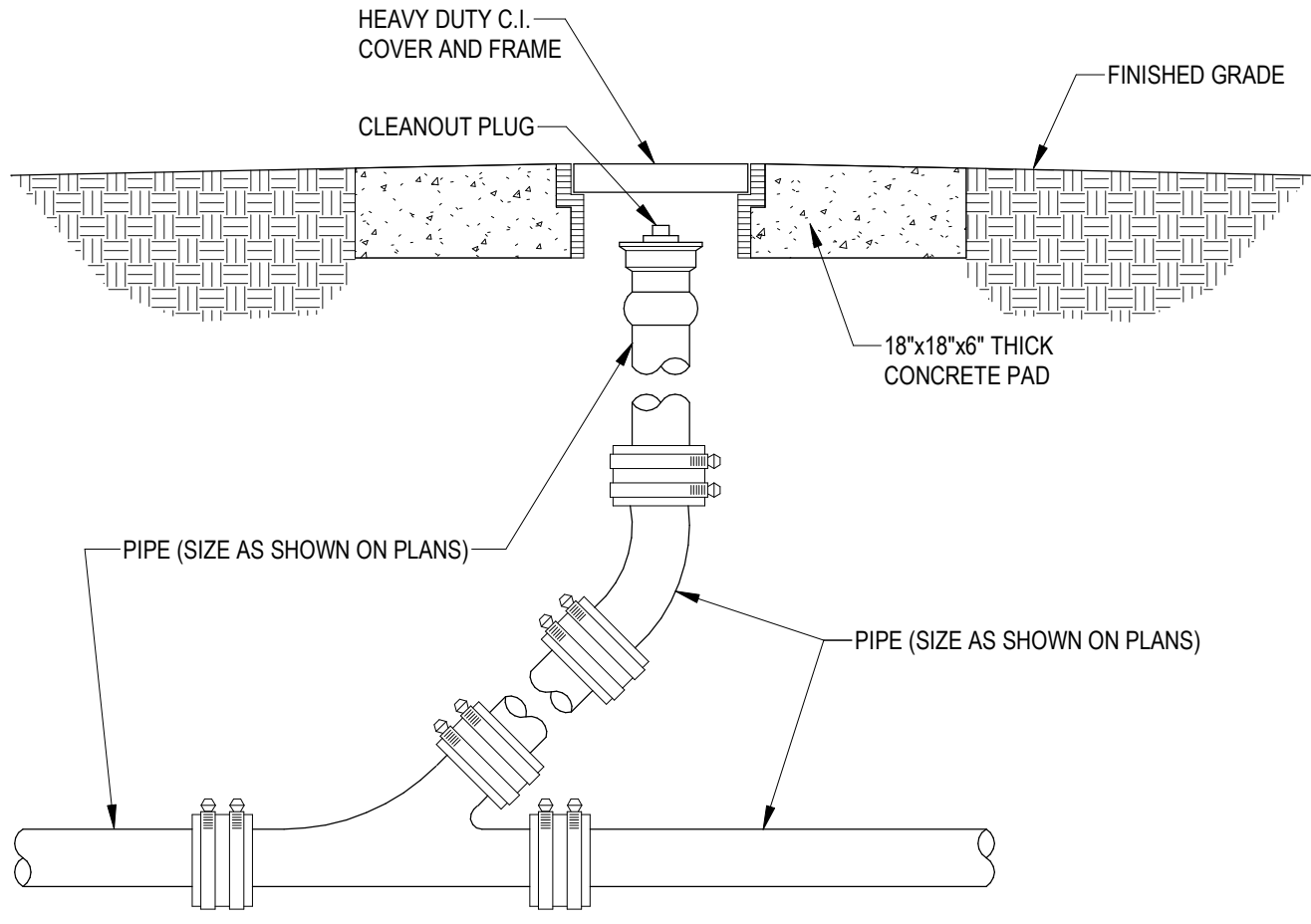
#	ISSUE/REVISION	DATE
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1, STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
PLUMBING SCHEDULES

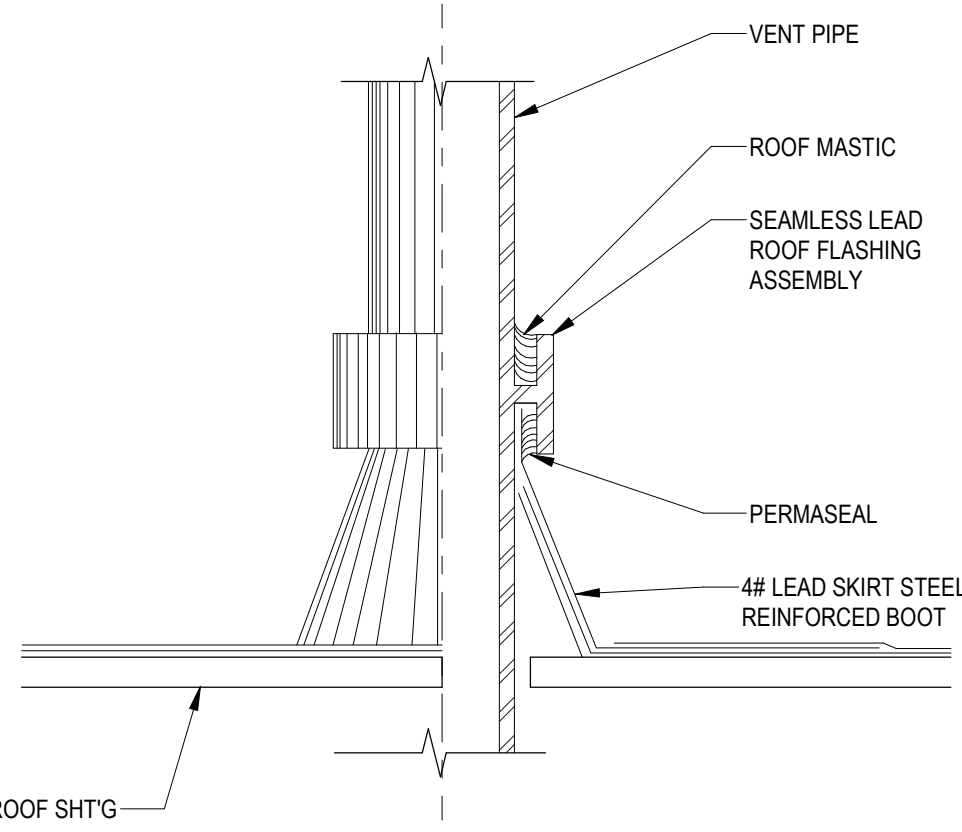
Drawn By: KKL
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

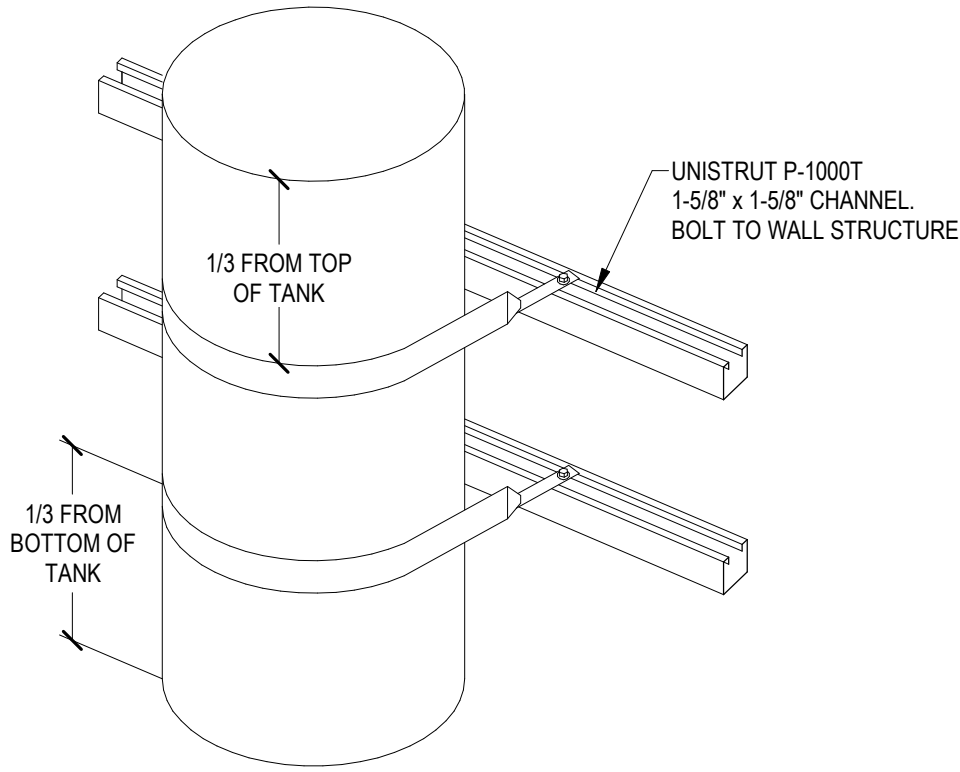
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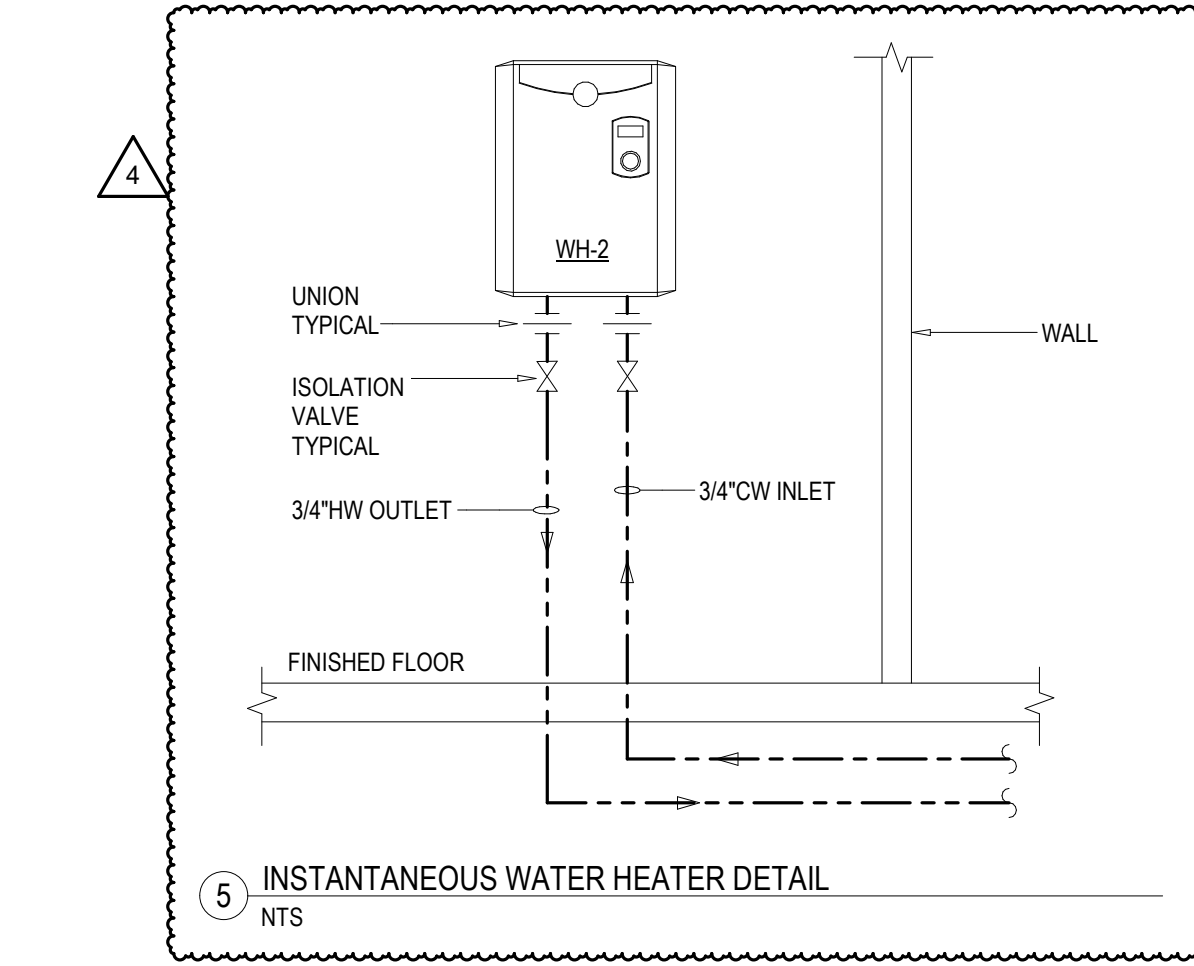
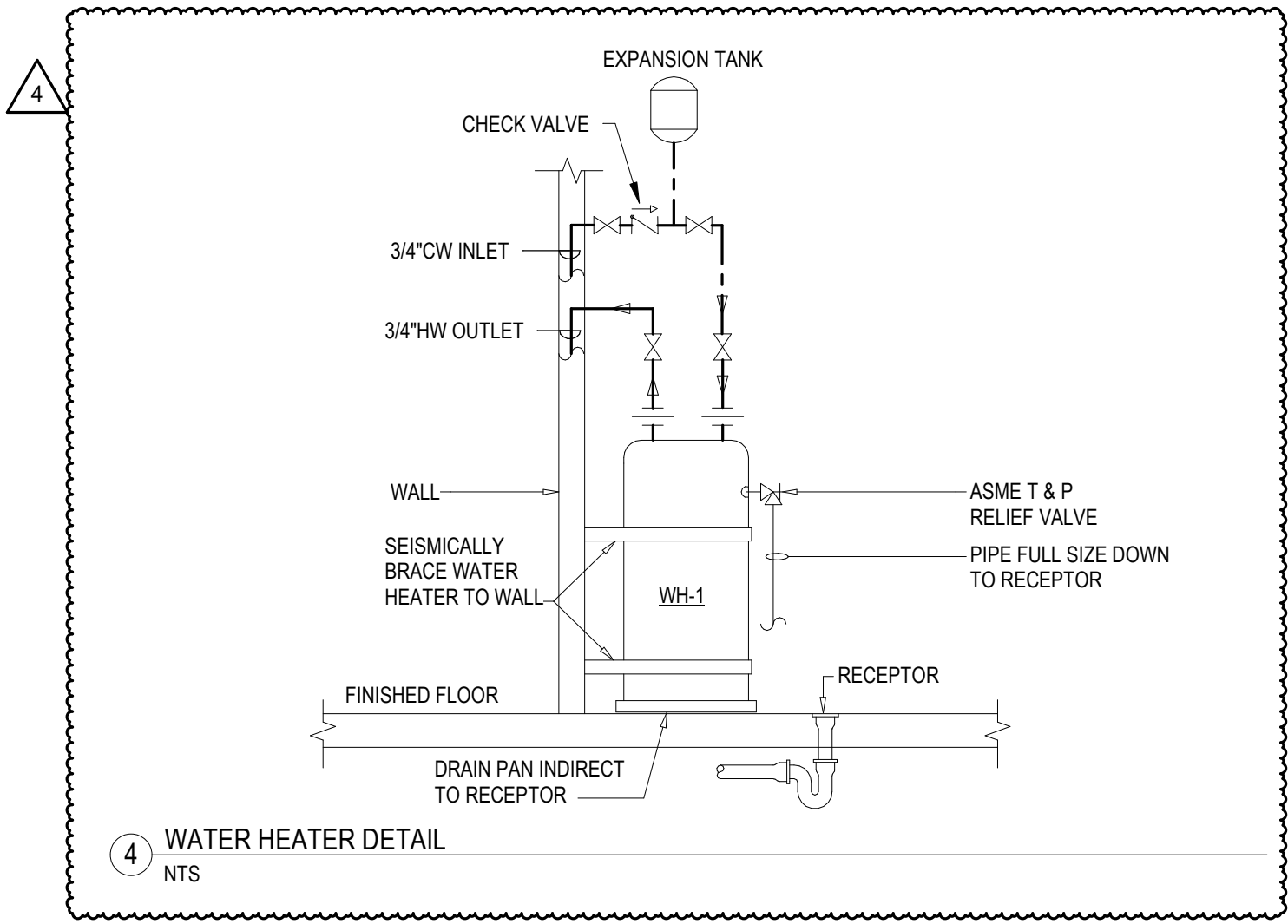
1 CLEANOUT TO GRADE DETAIL
NTS



2 VENT THROUGH ROOF DETAIL
NTS



3 WATER HEATER SEISMIC BRACING DETAIL
NTS



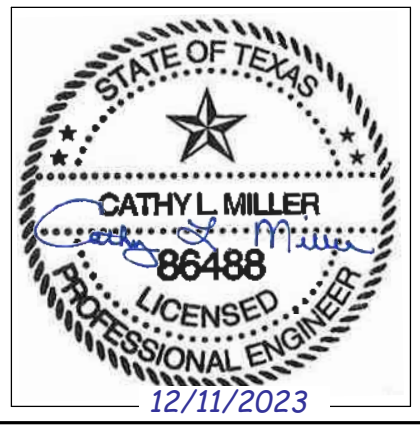
PROJECT LOCATION		
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.		
FACTORY ADDRESS		
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566		

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



MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

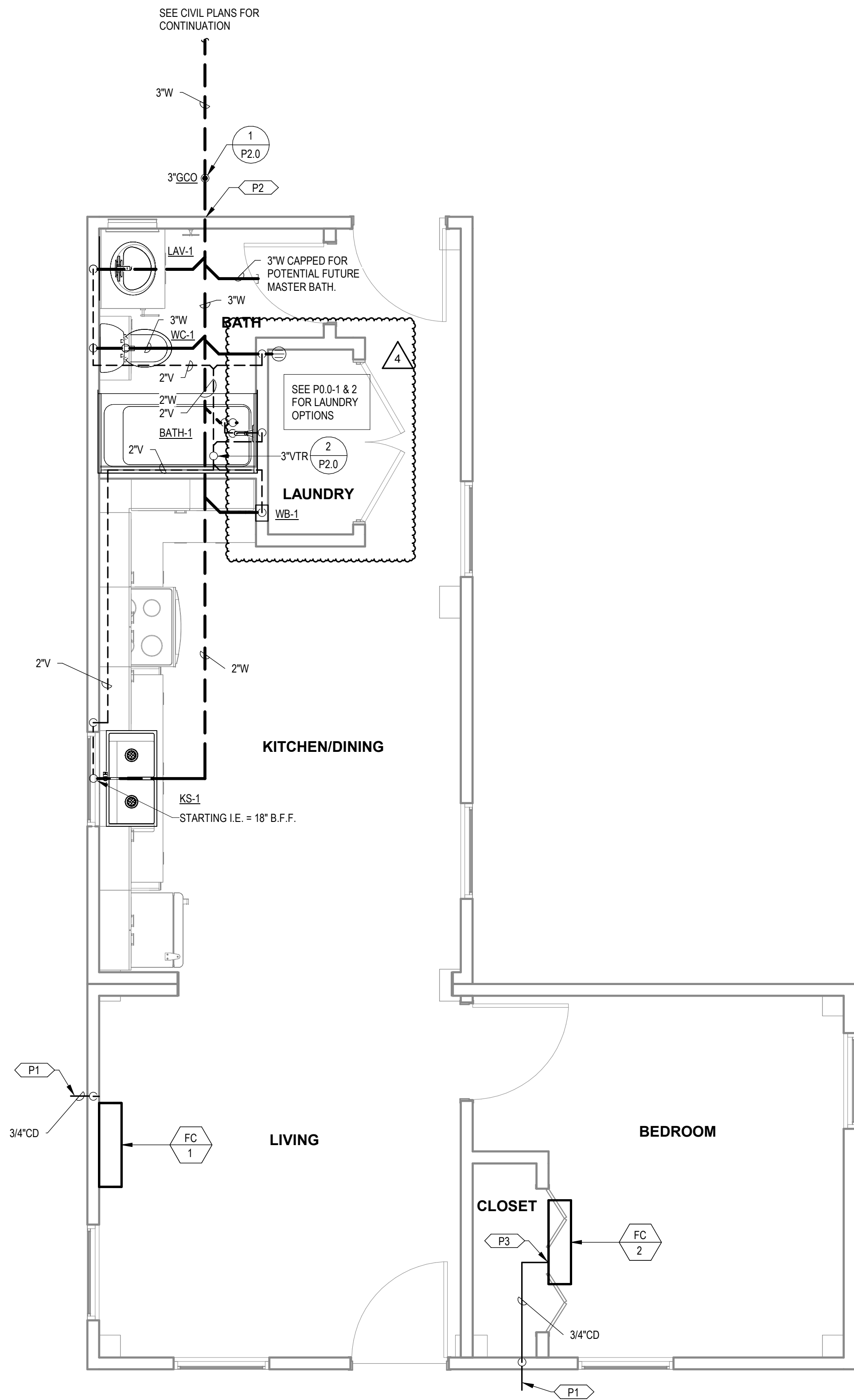


#	ISSUE/REVISION	DATE
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

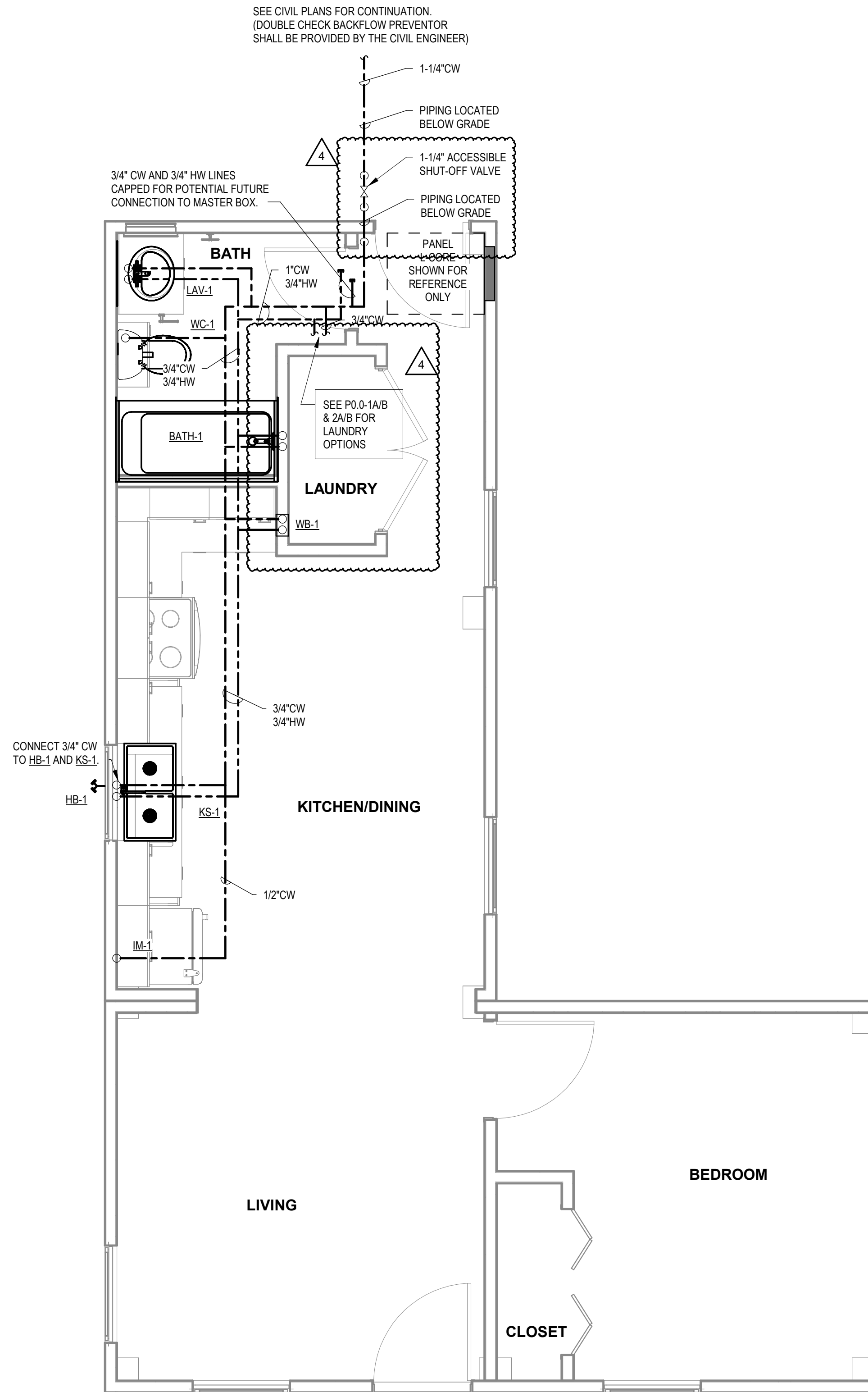
SHEET TITLE:
**PLUMBING DETAILS
AND DIAGRAMS**

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

SHEET NUMBER:



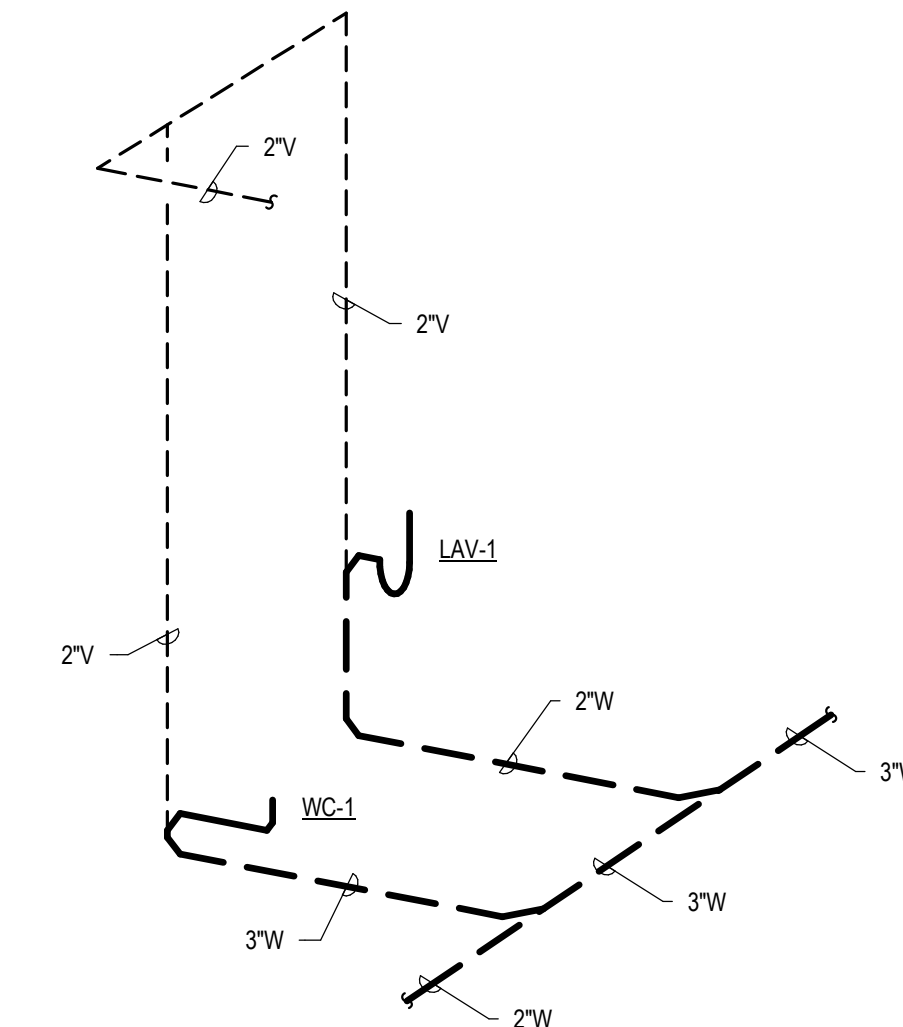
1 WASTE AND VENT PLAN L-CORE MODULE
3/8" = 1'-0"



2 WATER PLAN L-CORE MODULE
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.
- 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.



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

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

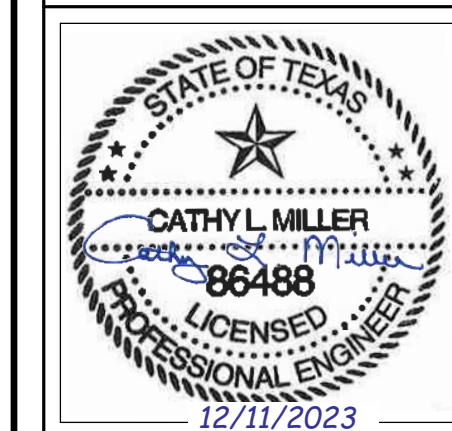
THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

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

ENGINEERING
CONSULTANTS
303 South Federal Hwy, Suite, (D) B3705
(281) 216-1621 • www.echbba.com
FIRM REGISTRATION# F-13871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



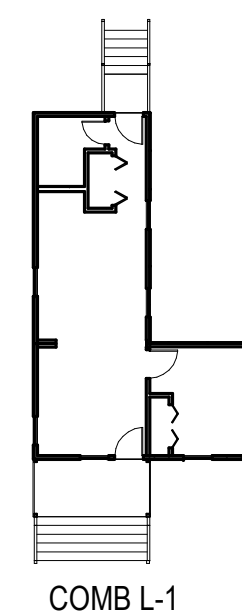
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S1	CAR Comments	03/02/2022
S2	CAR Comments 2	03/08/2022
S3	CAR Comments 3	04/01/2022
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
**PLUMBING PLANS
L-CORE MODULE**

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

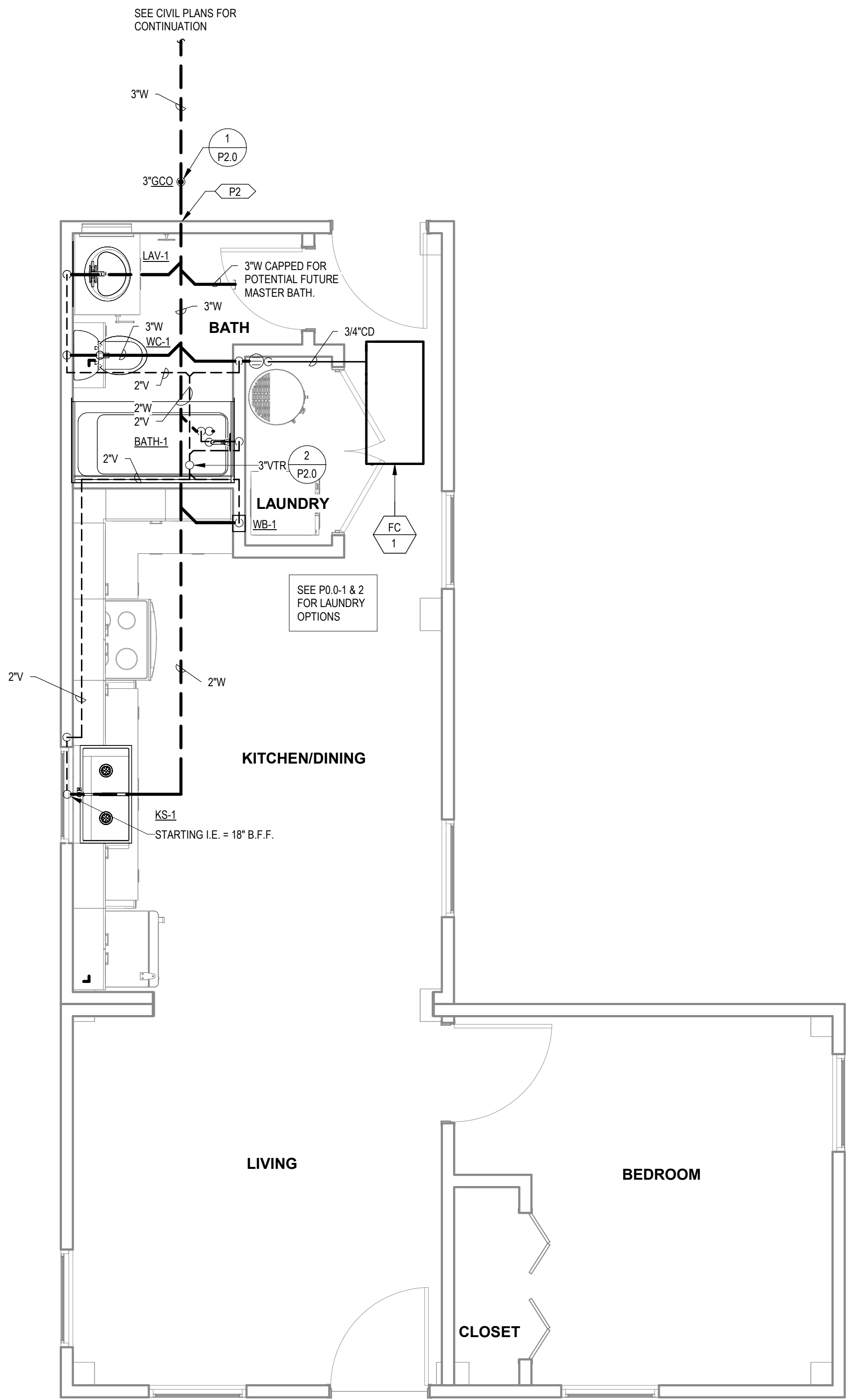
SHEET NUMBER:

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	

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



MICASITA - MODULES AND COMBOS
The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



#	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:

PRELIMINARY - NOT FOR CONSTRUCTION

P3.0A

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.

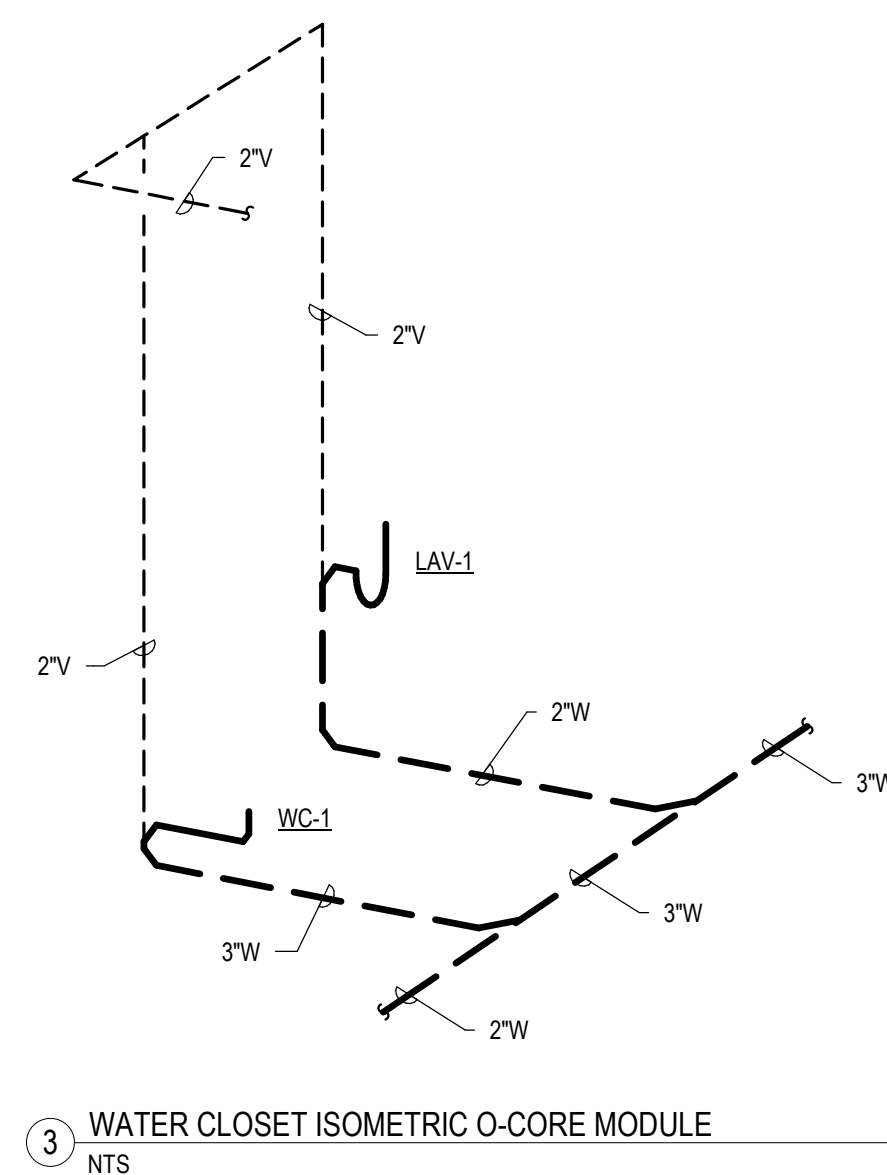
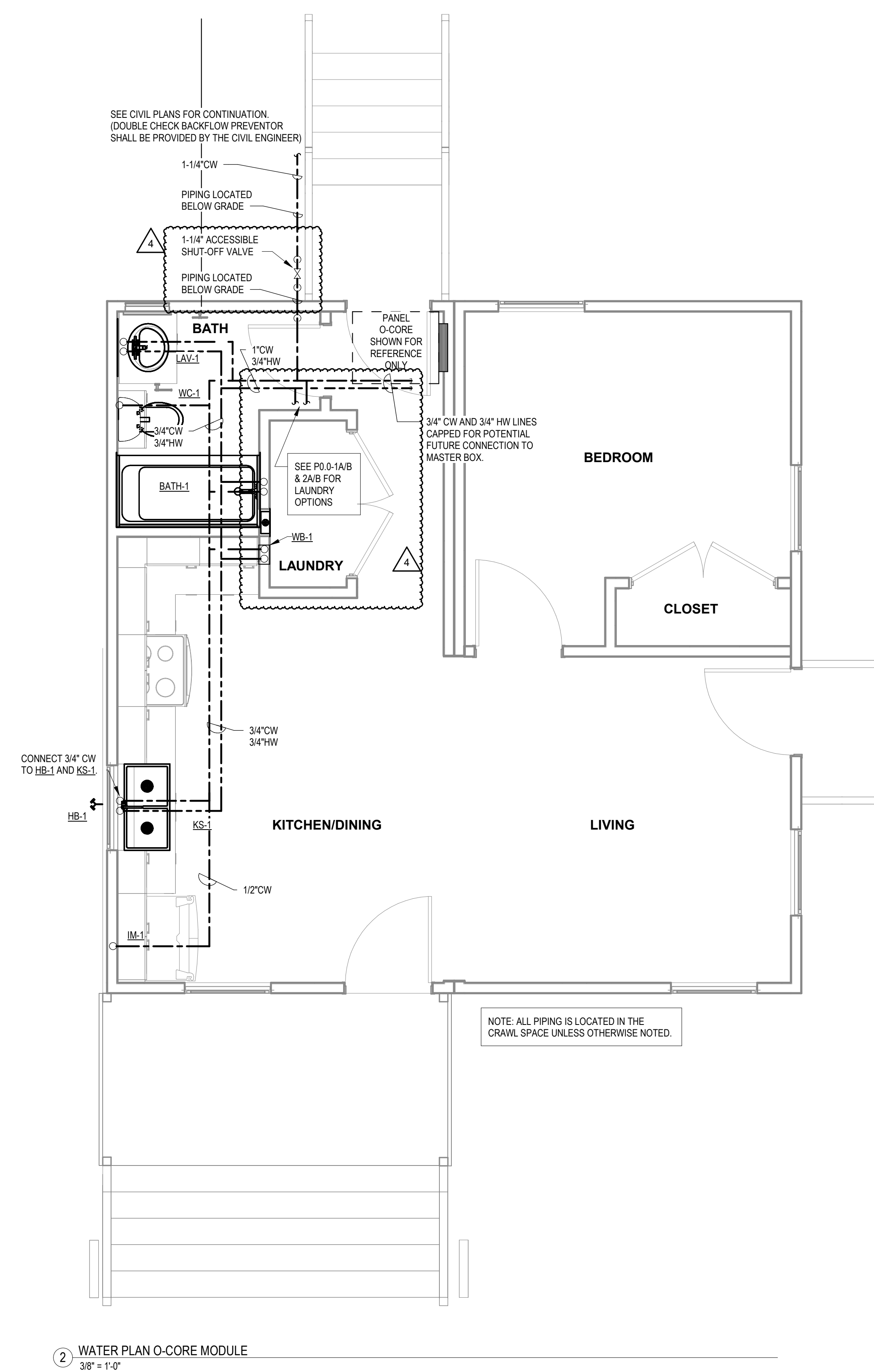
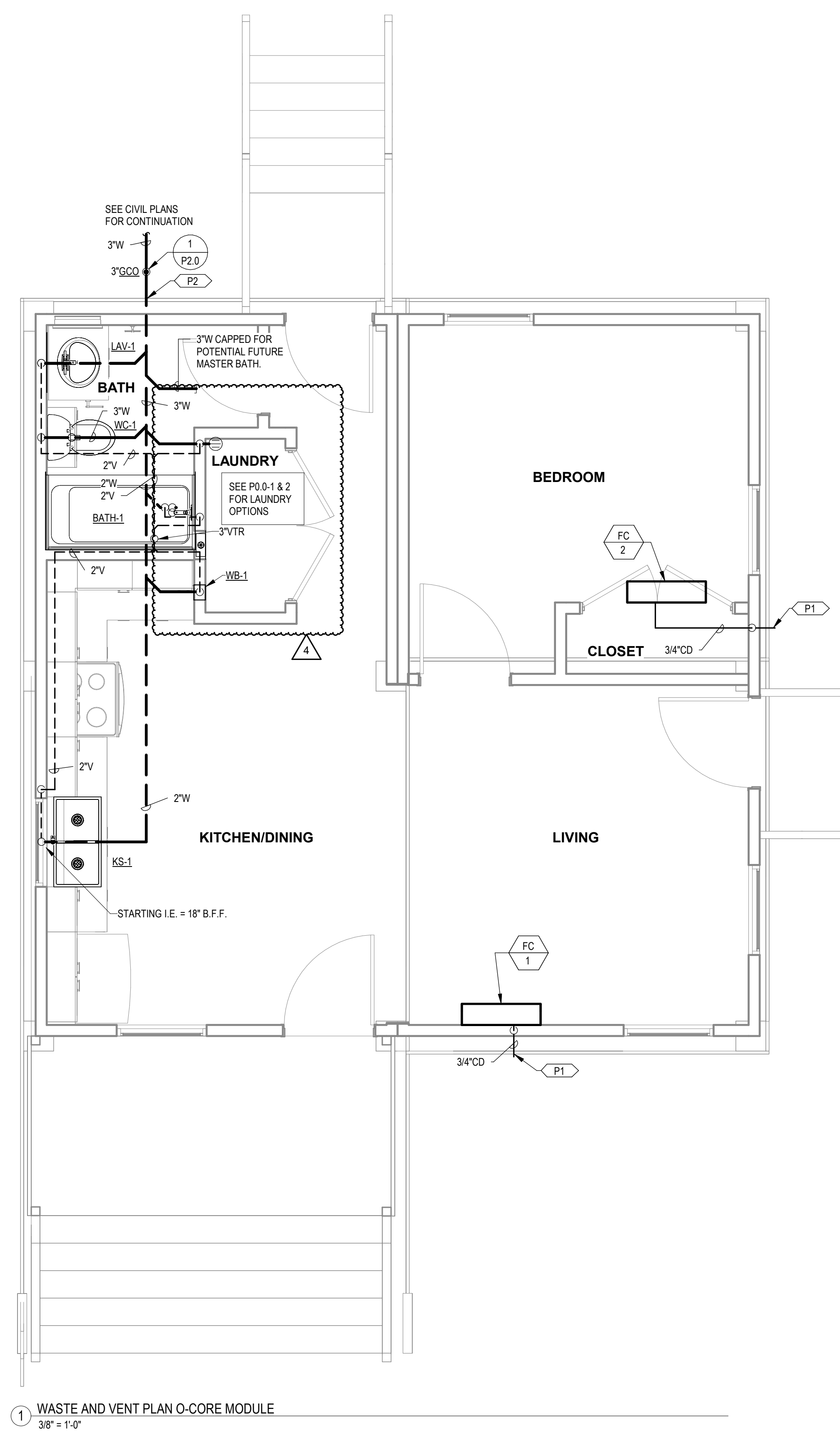
P2 3"W. I.E. = 2'-0" B.F.F. BASED ON STARTING I.E. OF 18" B.F.F. TOTAL DISTANCE TO FARTHEST FIXTURE = 22 FT WITH 1/4" SLOPE PER LINEAR FT.

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MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



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

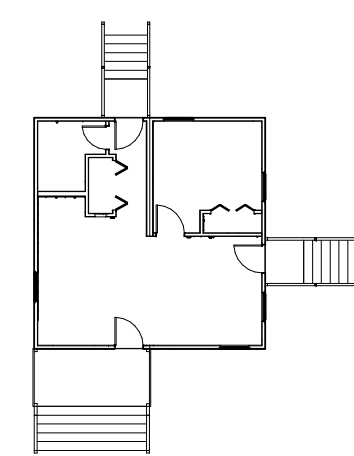
- 1) WASTE AND VENT LAYOUT
- 2) WATER PIPING LAYOUT

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. 0-2

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

SHEET NUMBER:

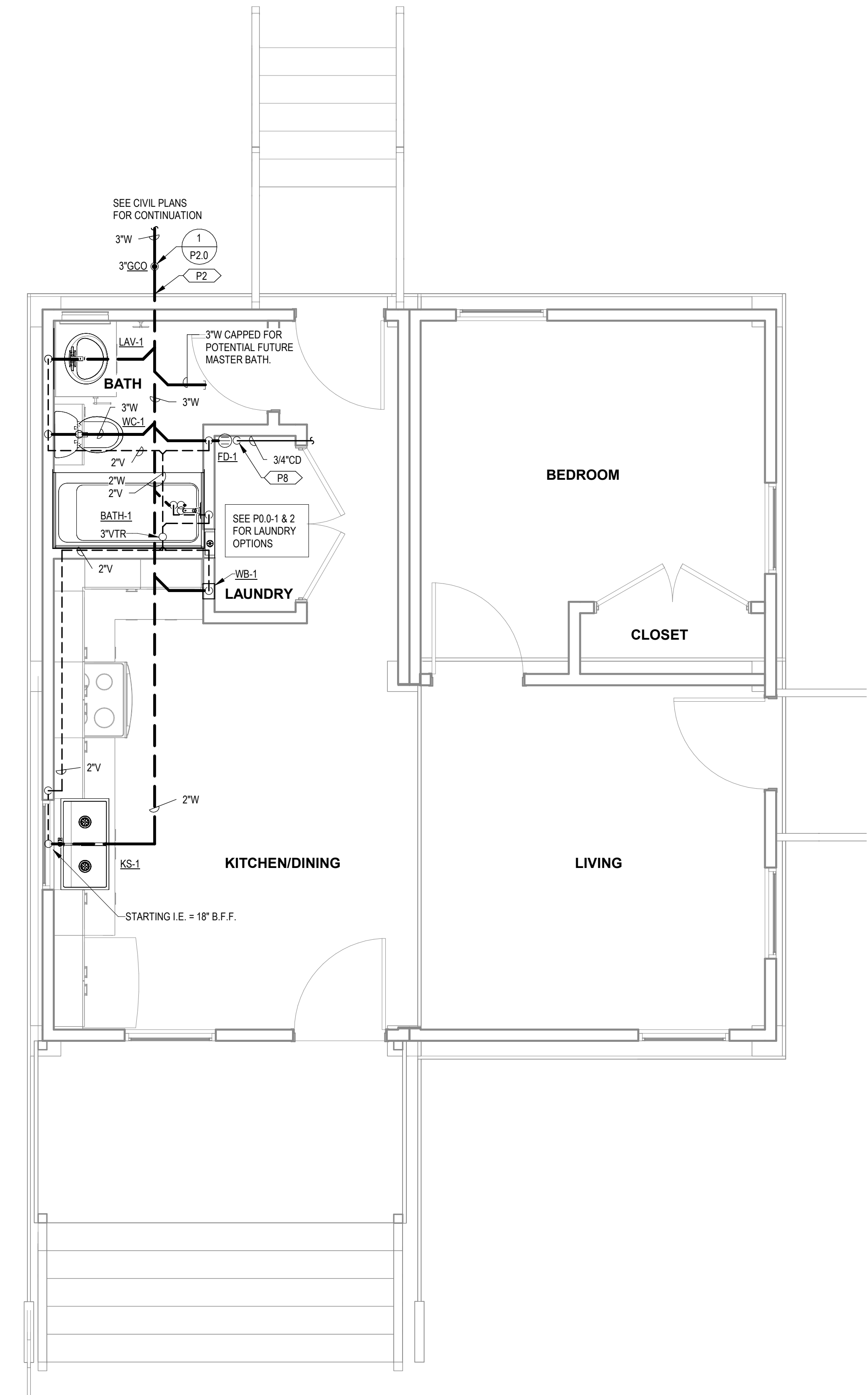
P3.1

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.



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
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33607 OLD ALICE RD LOS
FRESNOS, TX 78566



MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



#	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:

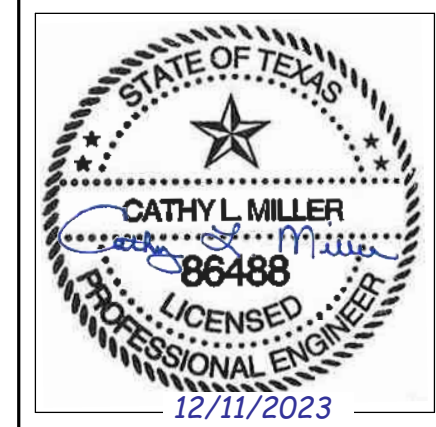
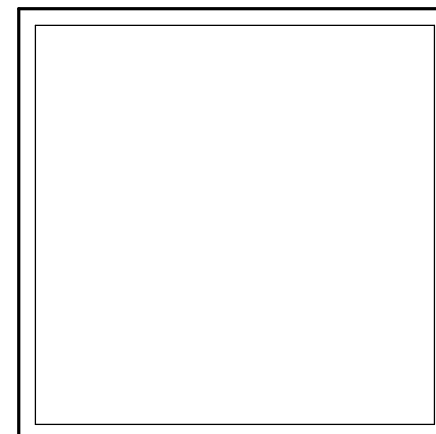
P3.1A

PRELIMINARY - NOT FOR CONSTRUCTION

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



MICASITA - MODULES AND COMBOS
The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



#	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**

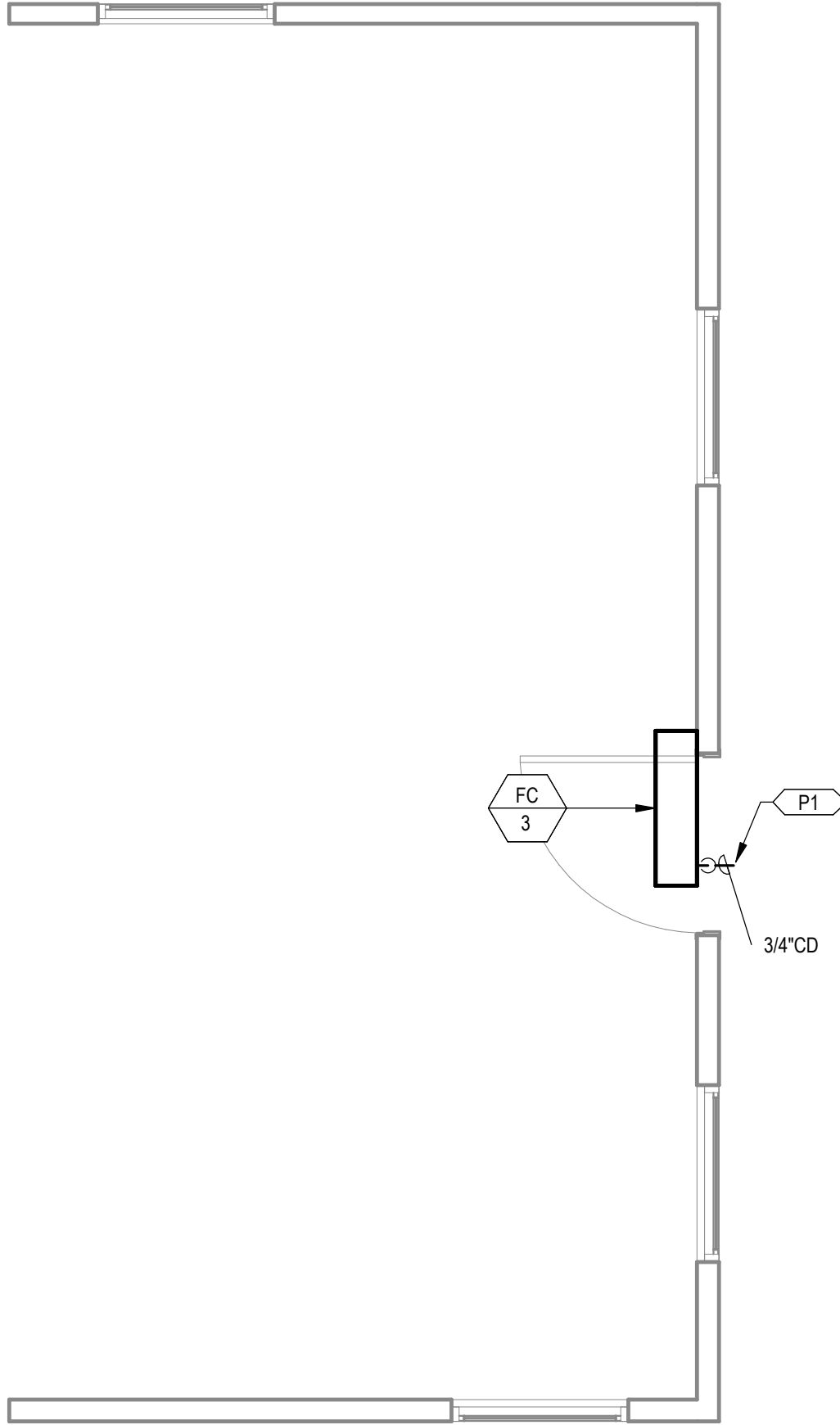
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

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.



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:

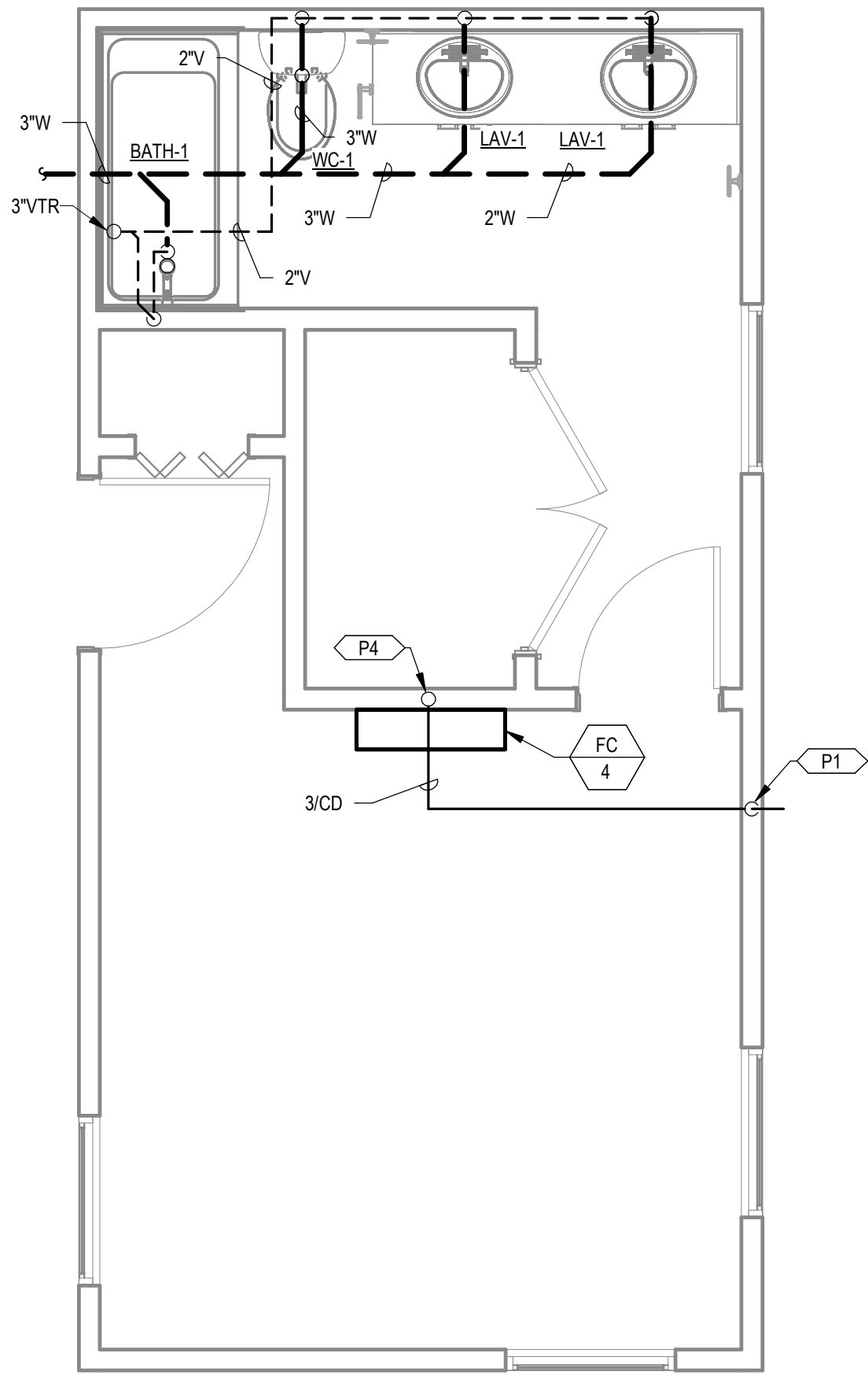
1) WASTE AND VENT LAYOUT
2) WATER PIPING LAYOUT

PROJECT LOCATION

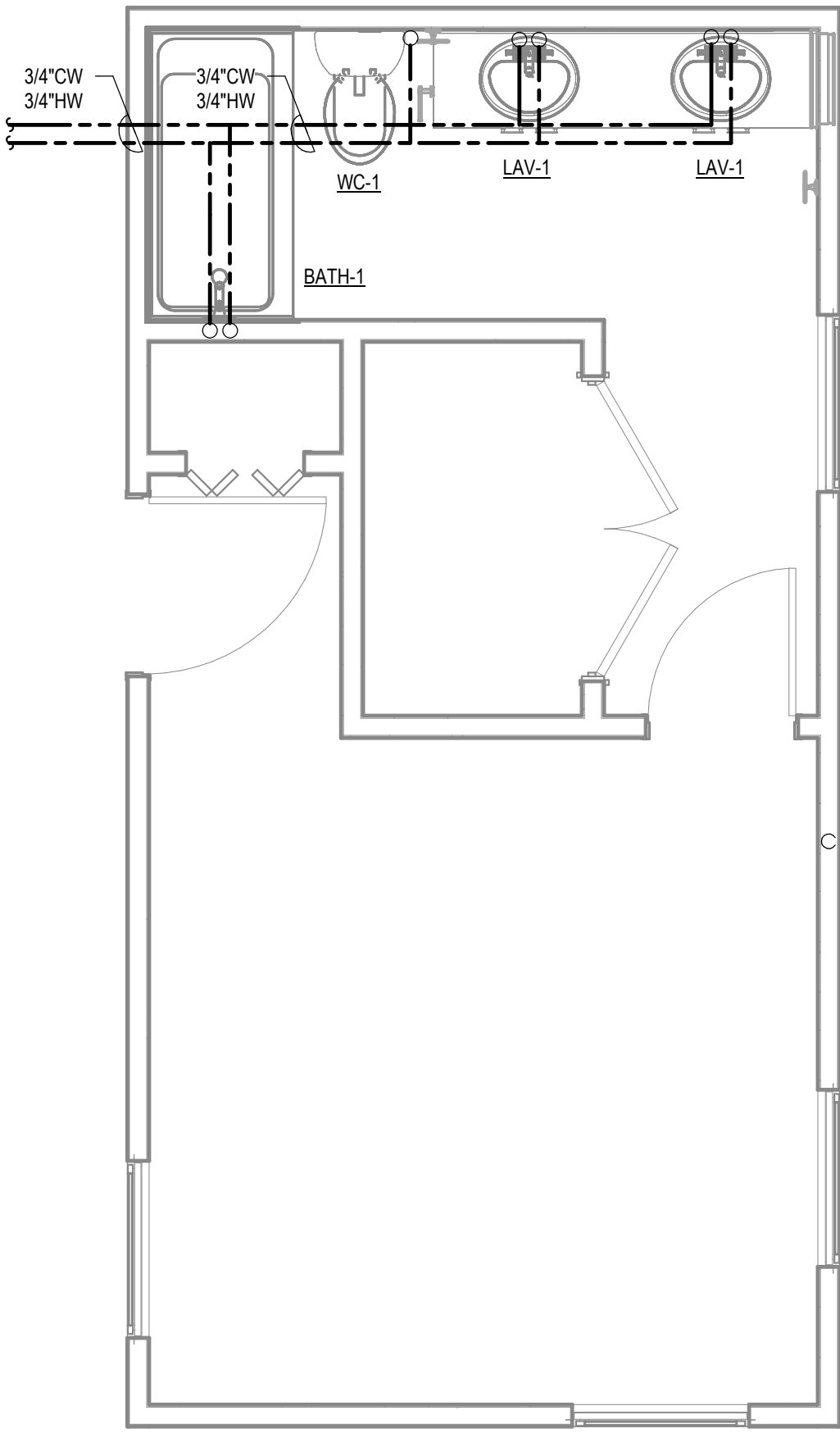
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

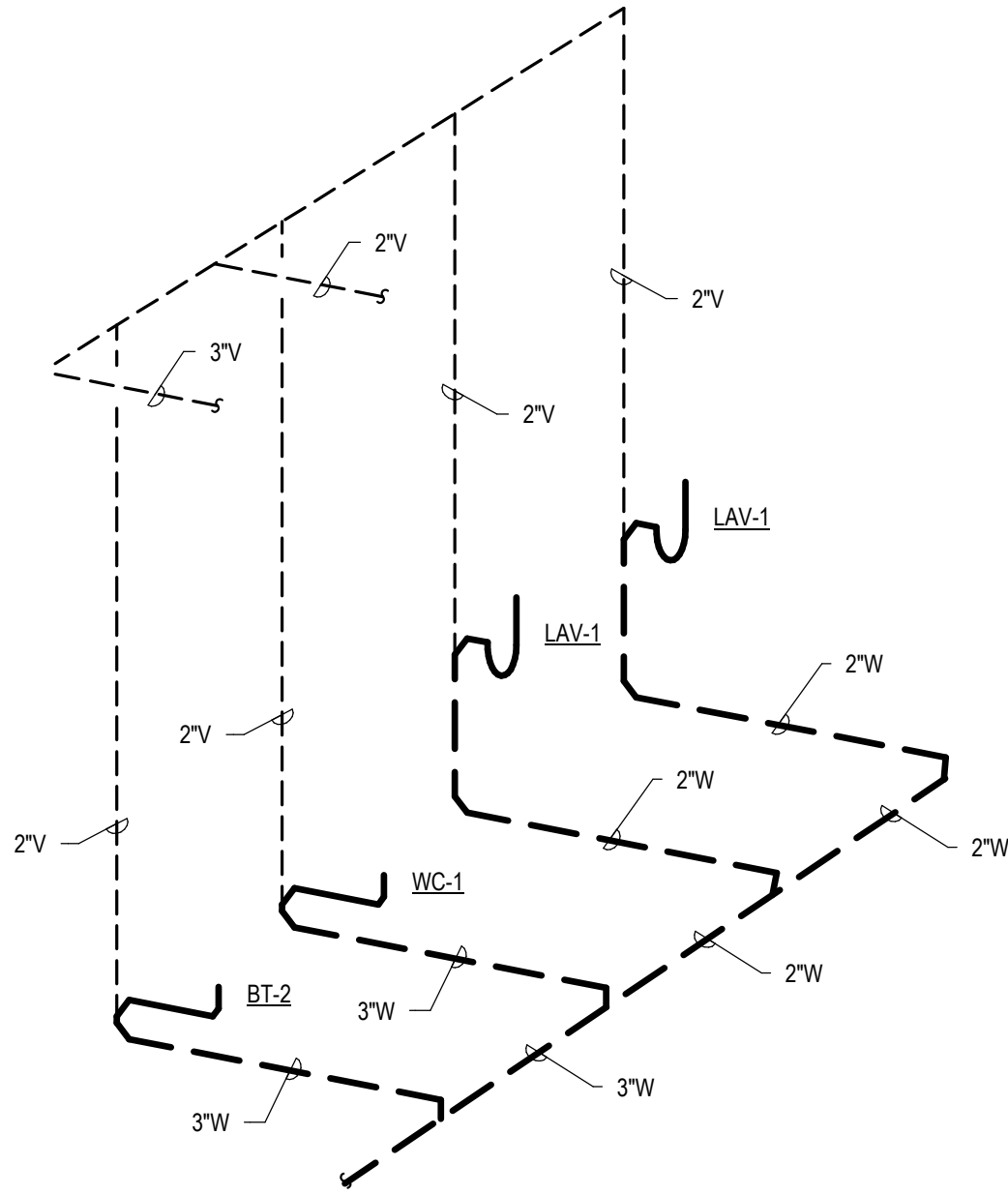
THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566



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

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.

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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FACORY ADDRESS

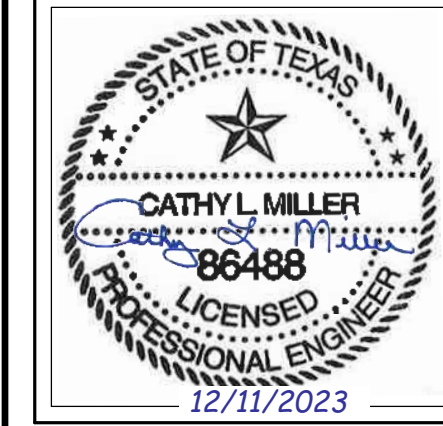
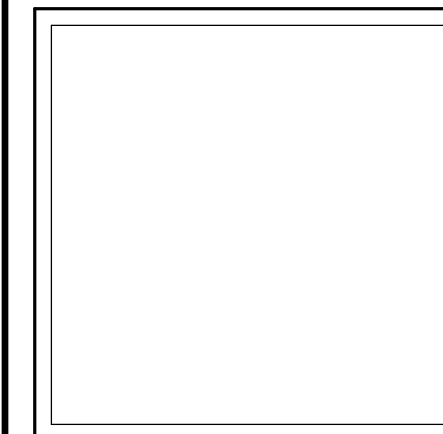
THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

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



MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



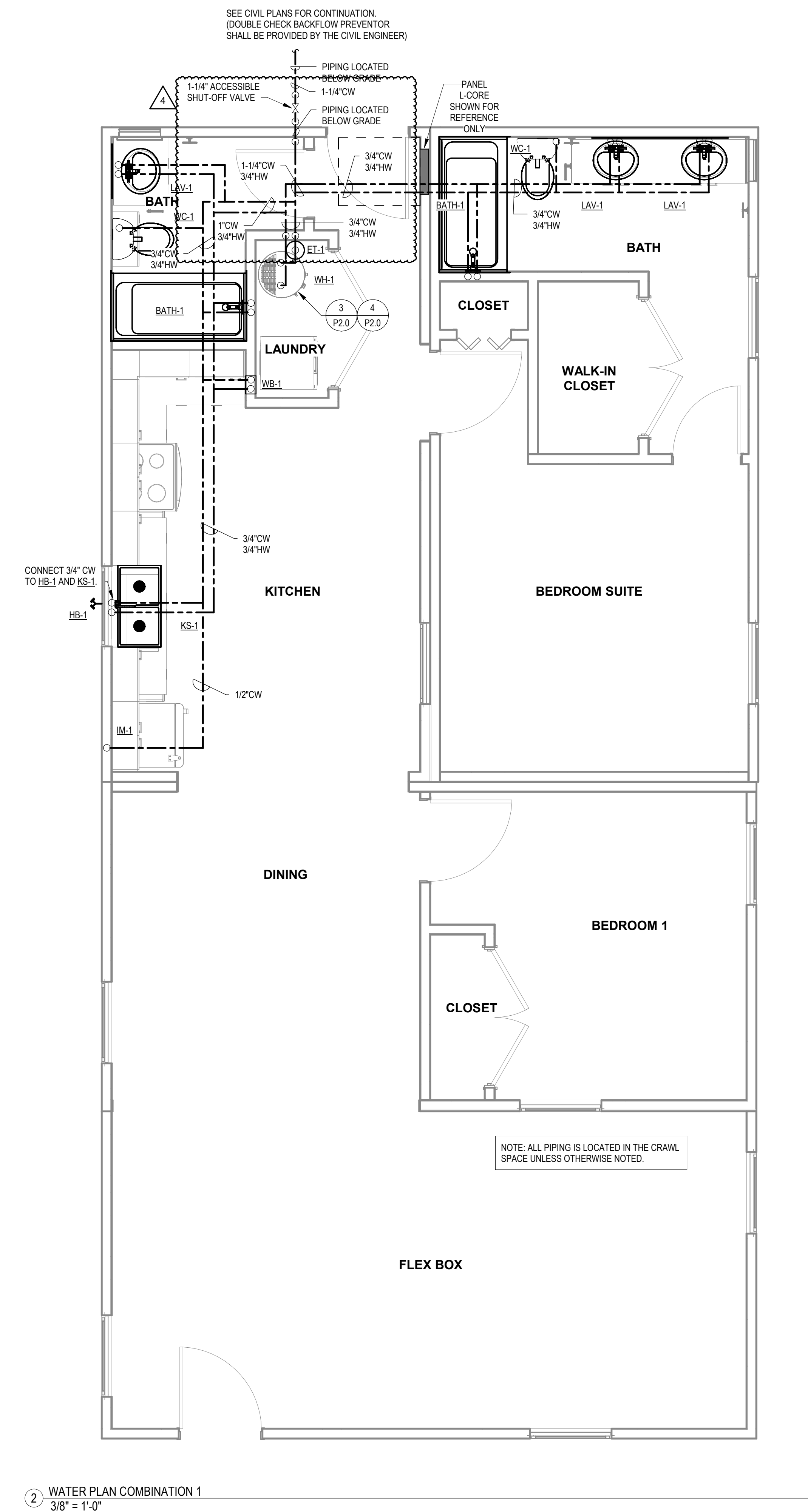
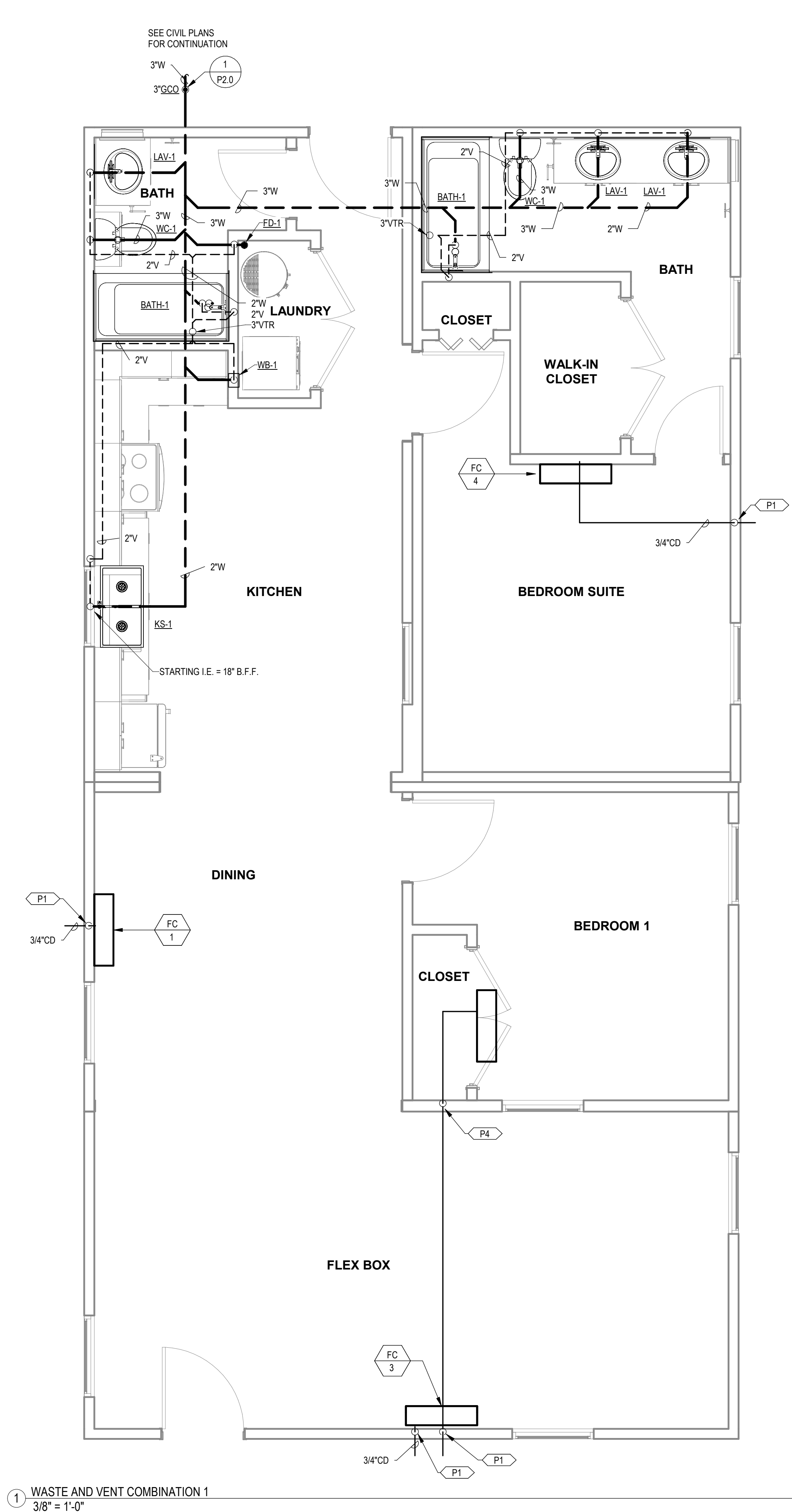
#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

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.

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, Suite 103 B3705
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FIRM REGISTRATION# F-13871

MICASITA - MODULES AND COMBOS
The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

STATE OF TEXAS
CATHY L. MILLER
86486
LICENSED PROFESSIONAL ENGINEER
12/11/2023

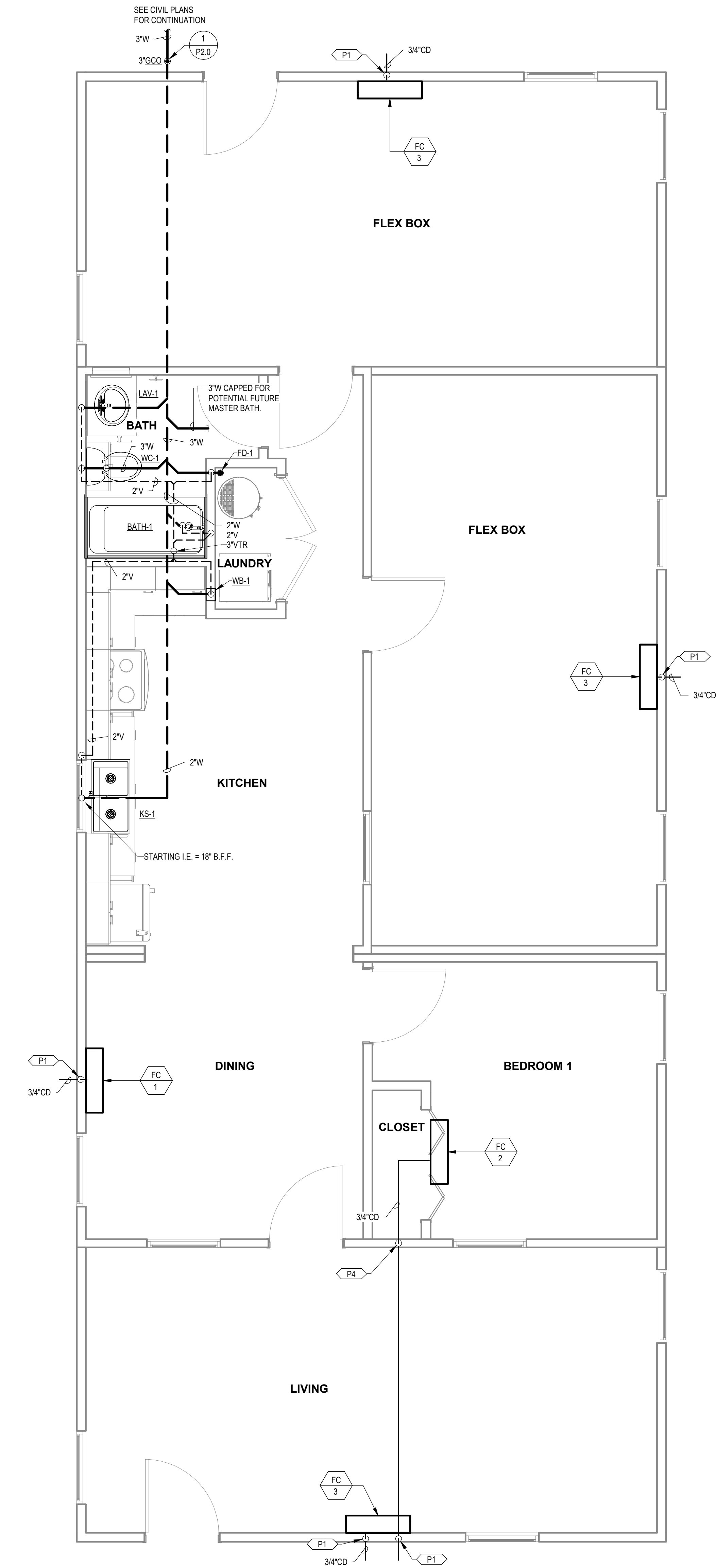
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S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1, STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
PLUMBING PLANS COMBINATION 1

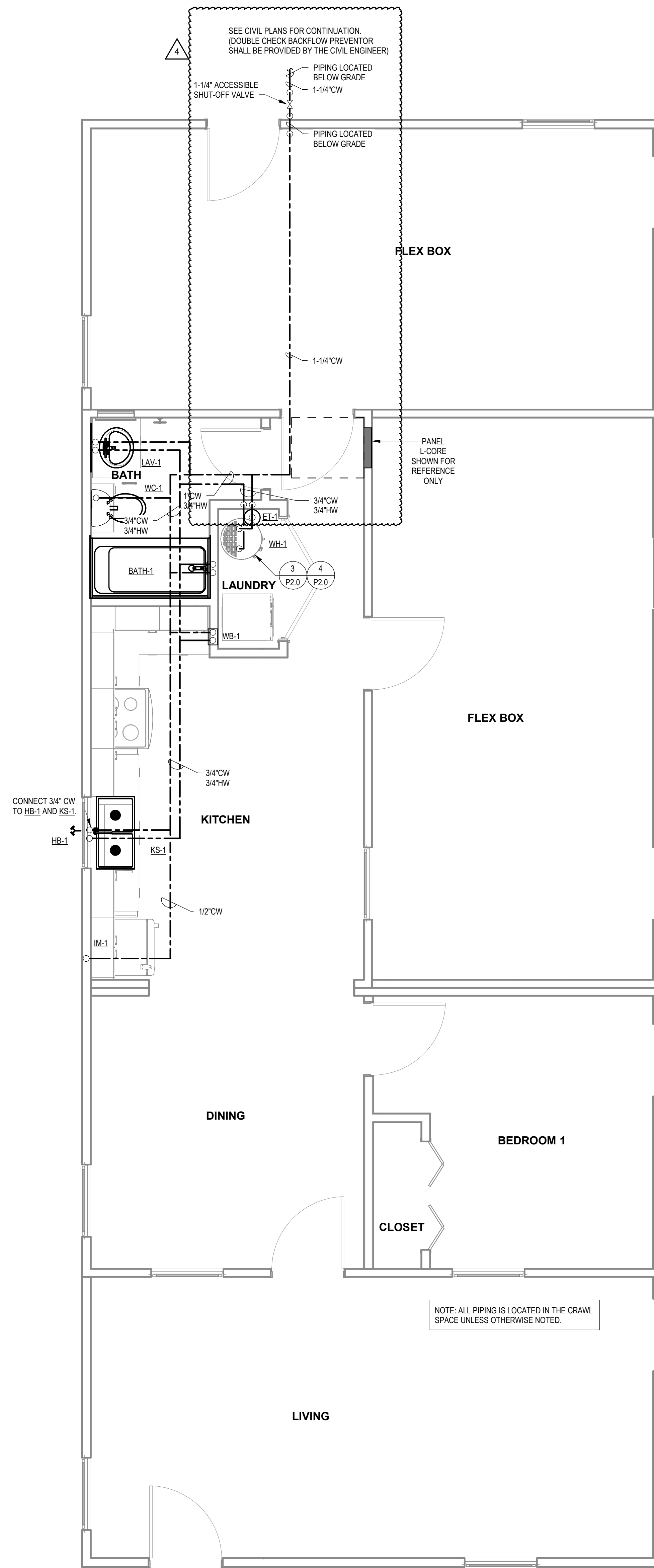
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

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		

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



#	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

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



A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. In the center is a five-pointed star. Below the star, the name "CATHY L. MILLER" is printed. Underneath the name is the handwritten signature "Cathy L. Miller" in blue ink. Below the signature is the license number "86488". At the bottom of the seal, the text "LICENSED" is printed. Below the seal, the expiration date "12/11/2023" is printed in blue ink.

ISSUE/REVISION	DATE
POST STATE LICENSE ADDENDUM 1	12/11/202

Drawn By: Auth:
Date: 09/21/202
Job Number: 11X1

SHEET NUMBER:

NEW SHEET ADDED → **P3.5A**

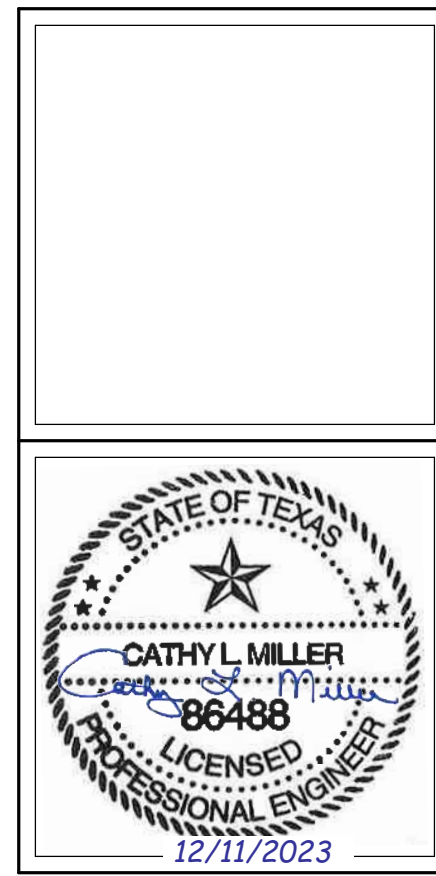
KEYNOTES

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.

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



MICASITA - MODULES AND COMBOS
The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



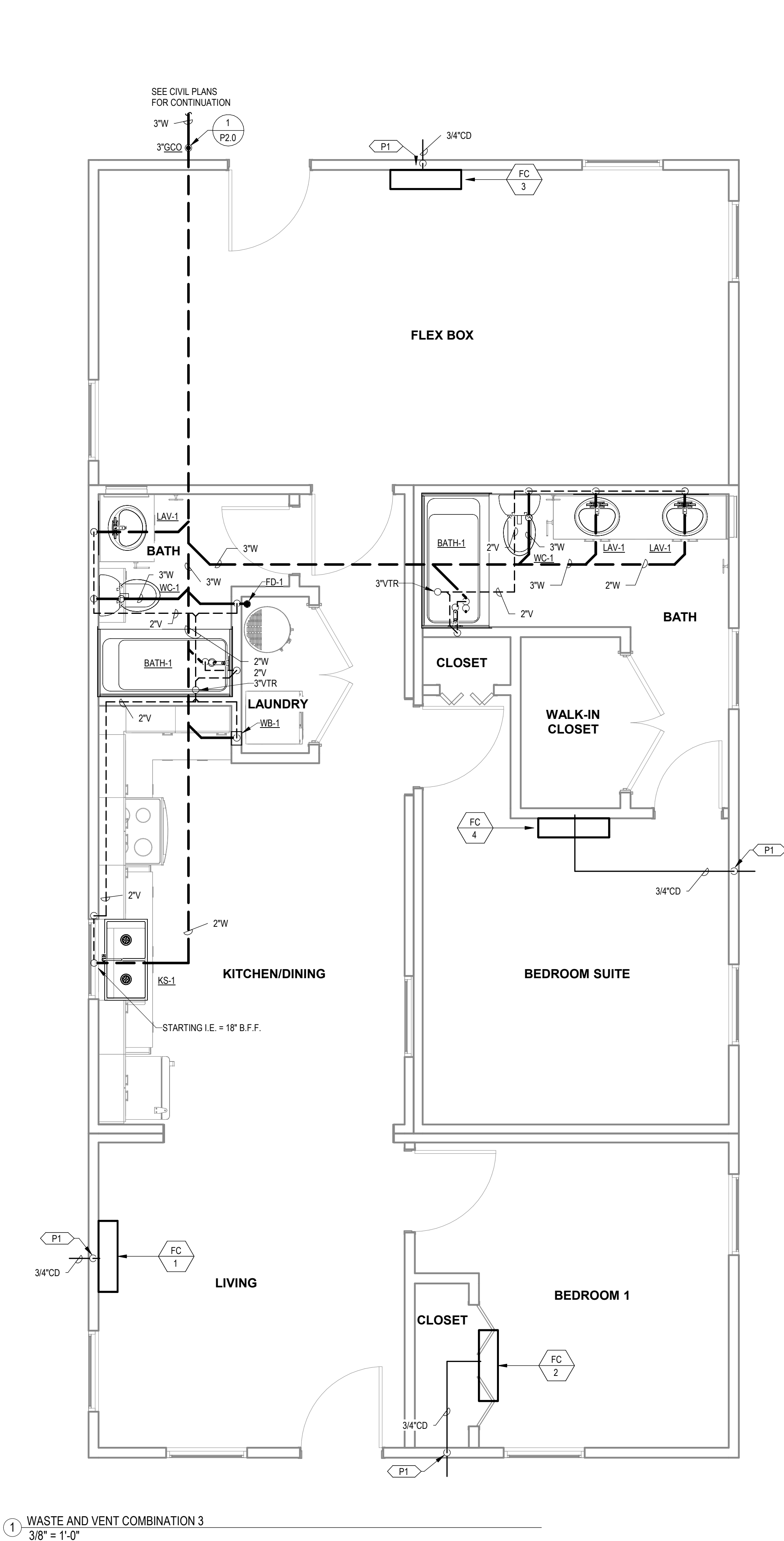
#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1, STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
**PLUMBING PLANS
COMBINATION 3**

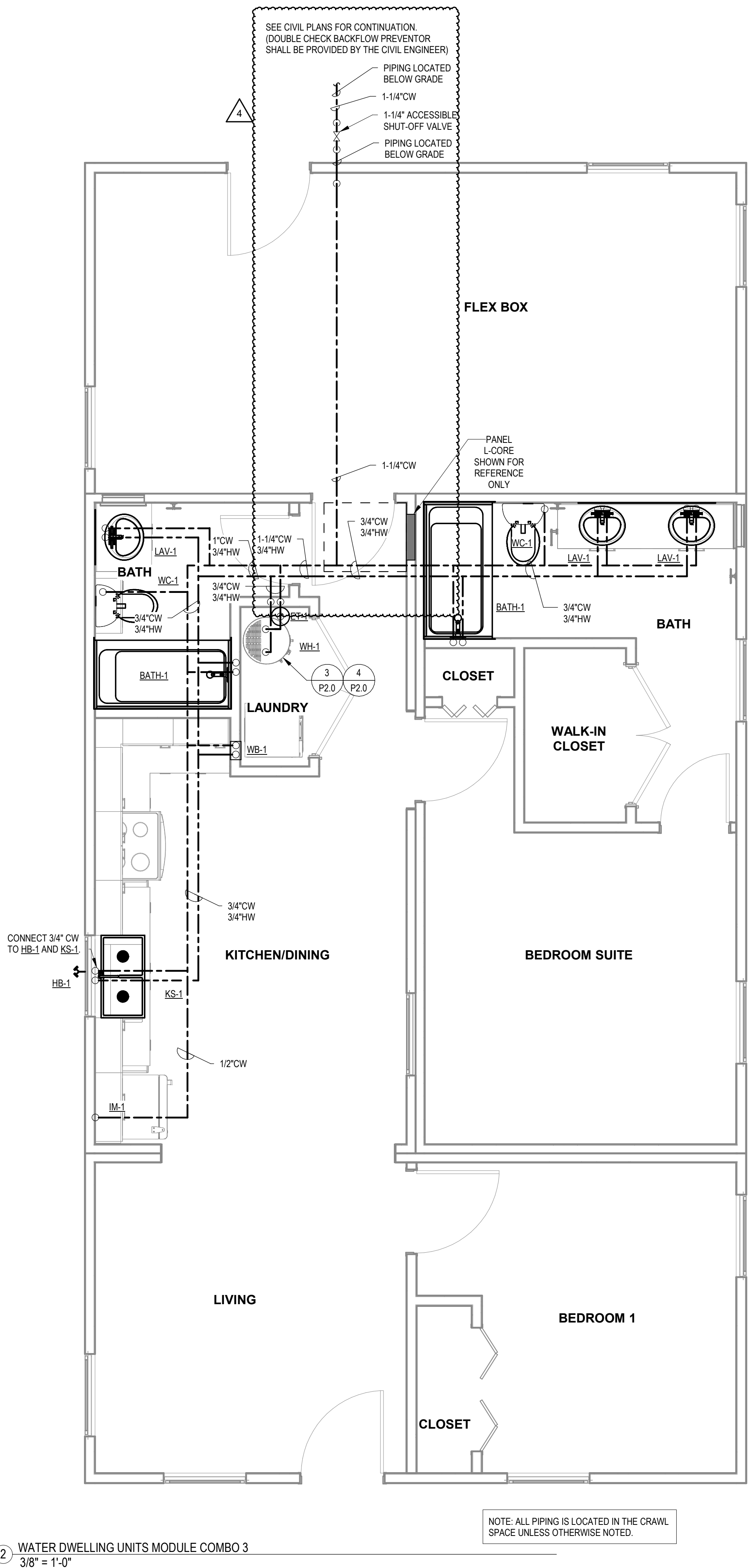
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

P3.6



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



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

KEYNOTES

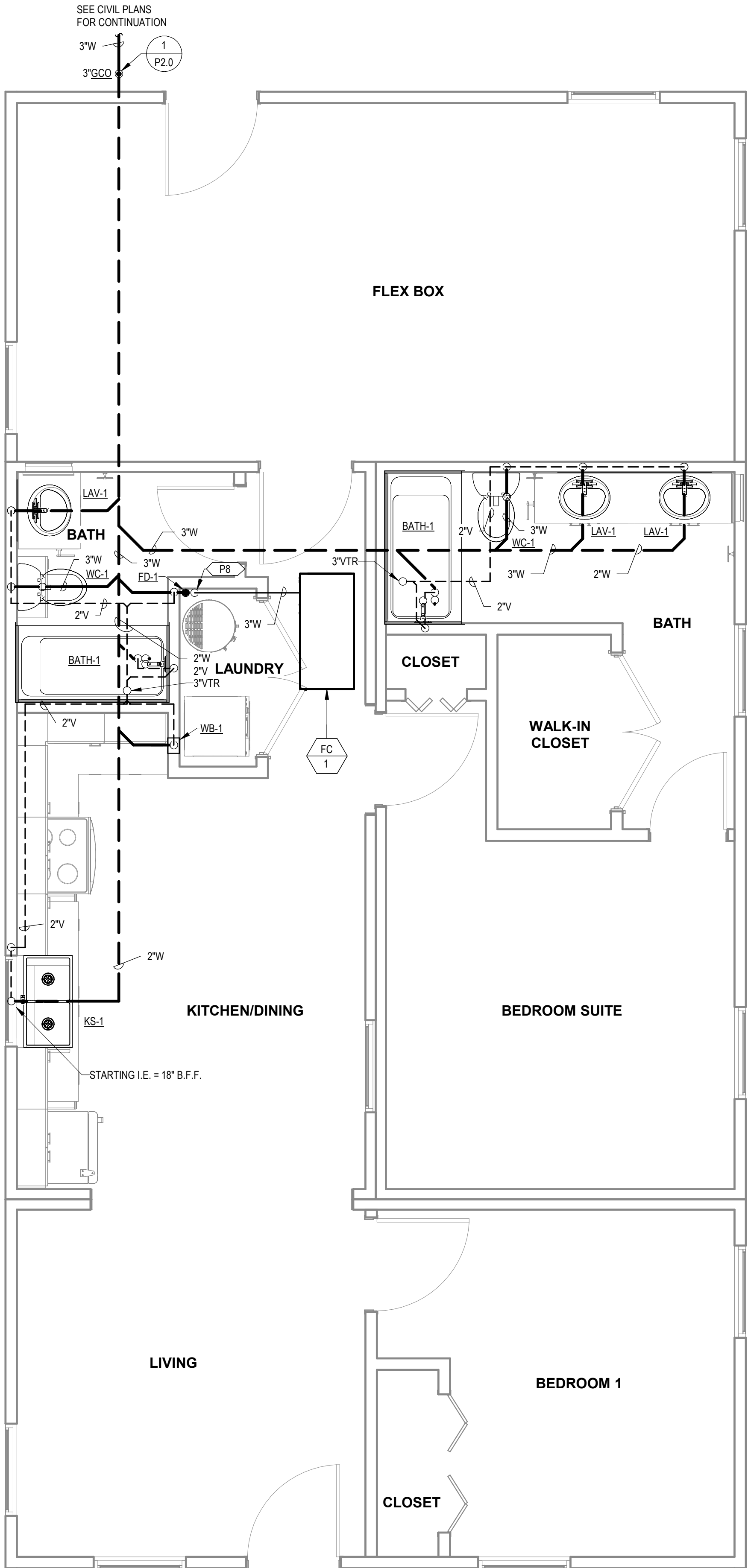
P8 ROUTE CONDENSATE FROM FAN COIL TO FD-1 AND TERMINATE WITH AIR GAP.
SLOPE PIPING 1/8" PER FT. MINIMUM.

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



MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



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	



#	ISSUE/REVISION	DATE
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SHEET TITLE:
**PLUMBING PLANS
COMBINATION 3A**

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

SHEET NUMBER:

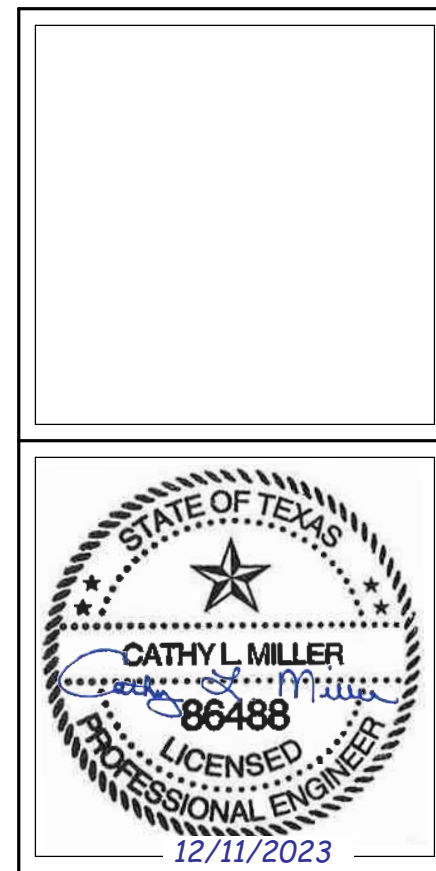
KEYNOTES

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.

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



MICASITA - MODULES AND COMBOS
The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



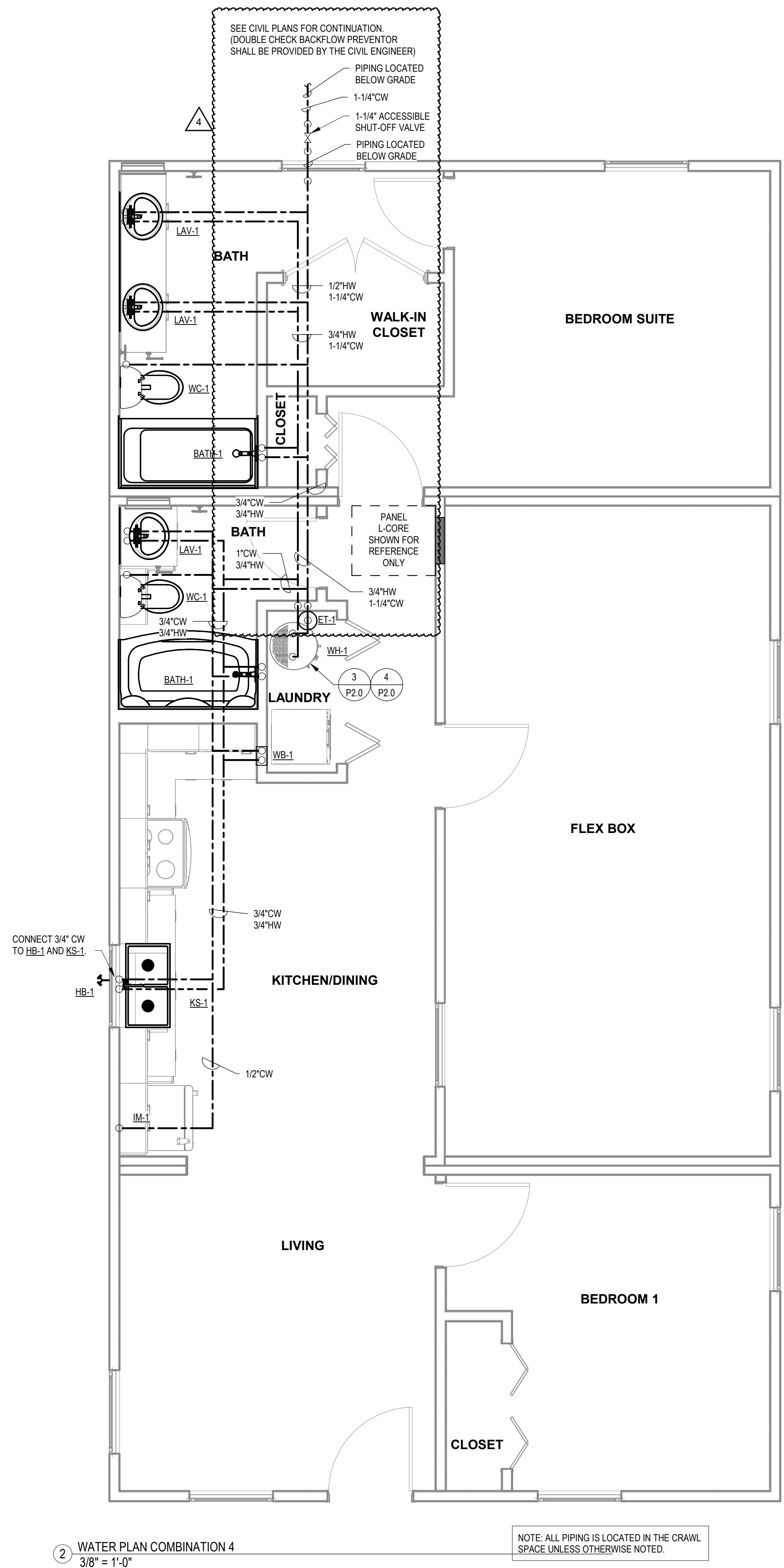
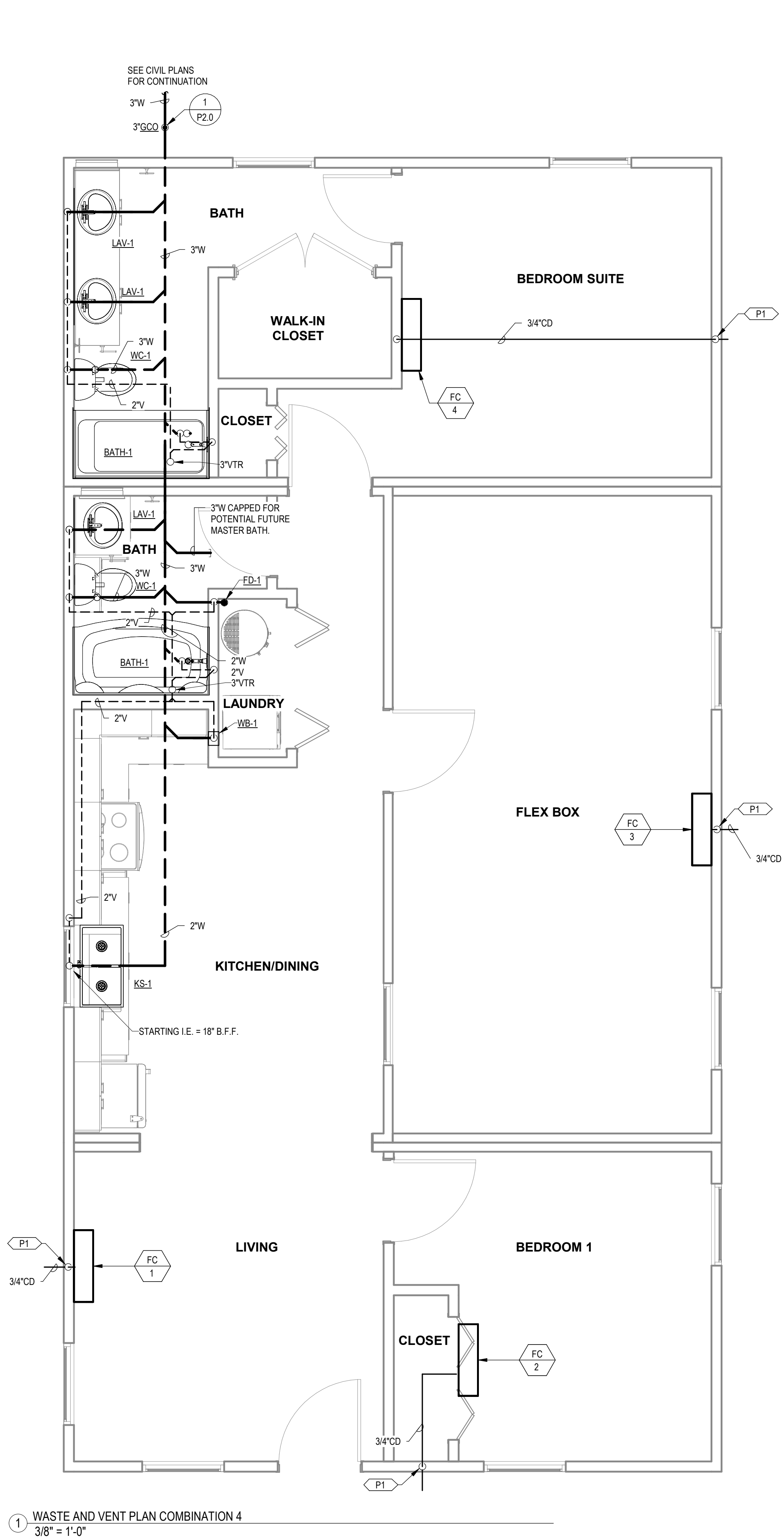
#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1, STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
**PLUMBING PLANS
COMBINATION 4**

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

SHEET NUMBER:

P3.7



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	

KEYNOTES

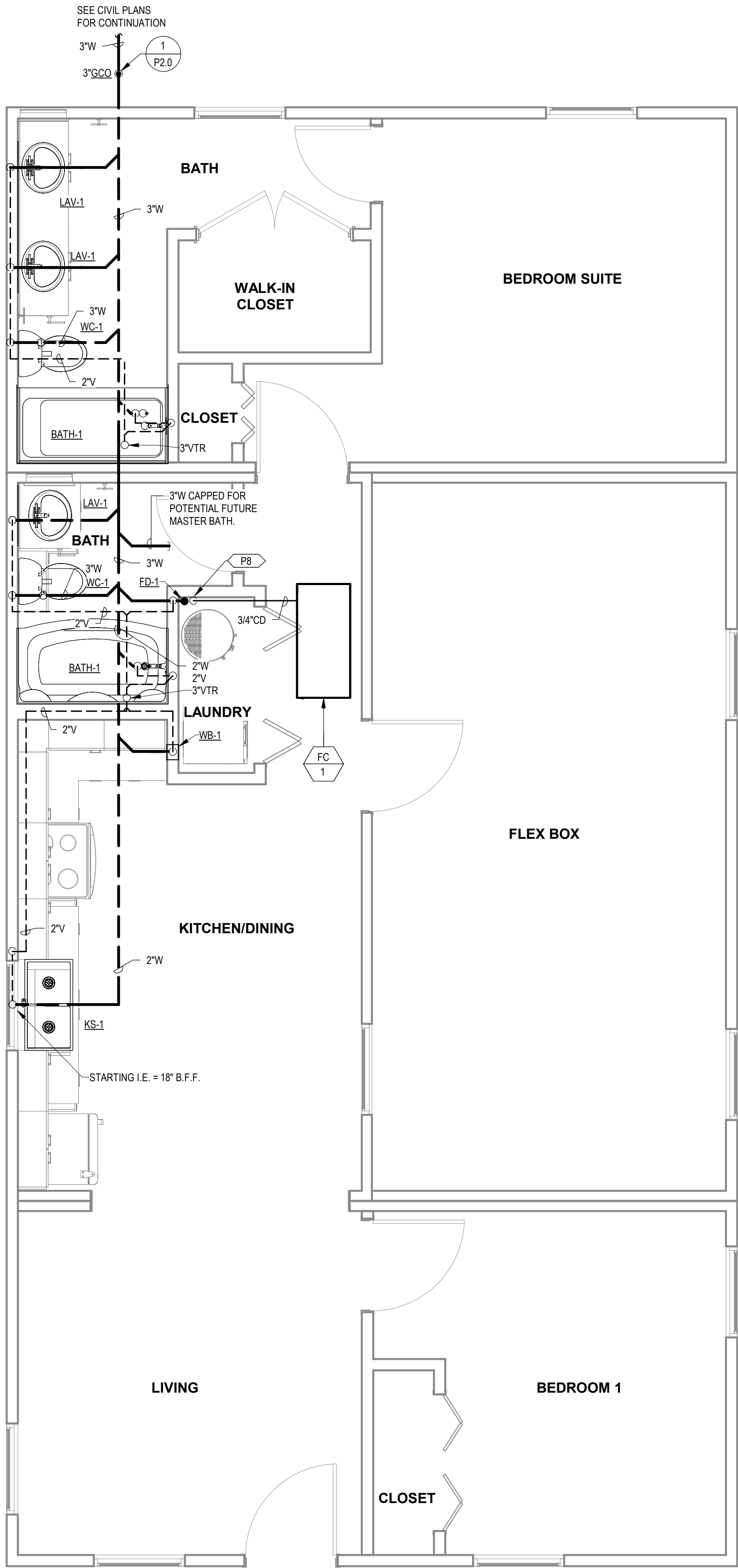
P8 ROUTE CONDENSATE FROM FAN COIL TO FD-1 AND TERMINATE WITH AIR GAP.
SLOPE PIPING 1/8" PER FT. MINIMUM.

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



MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



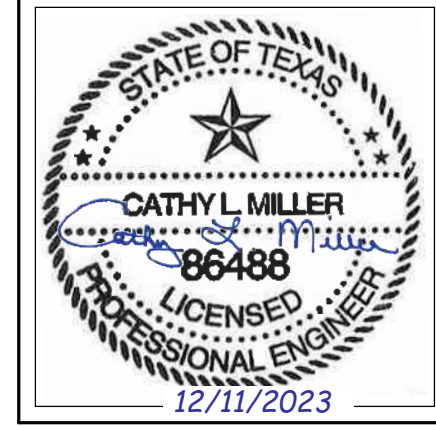
1 WASTE AND VENT COMBINATION 4A
3/8" = 1'-0"

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



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4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
PLUMBING PLANS
COMBINATION 4A

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

SHEET NUMBER:

NEW SHEET ADDED - **P3.7A**

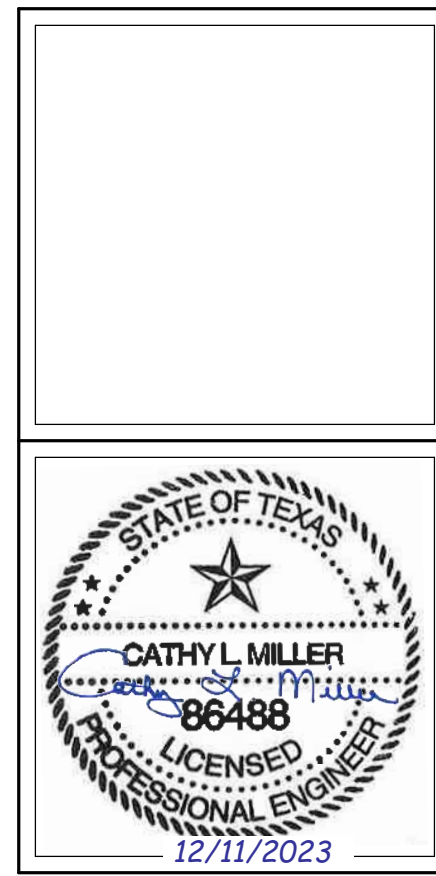
KEYNOTES

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.

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



MICASITA - MODULES AND COMBOS
The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



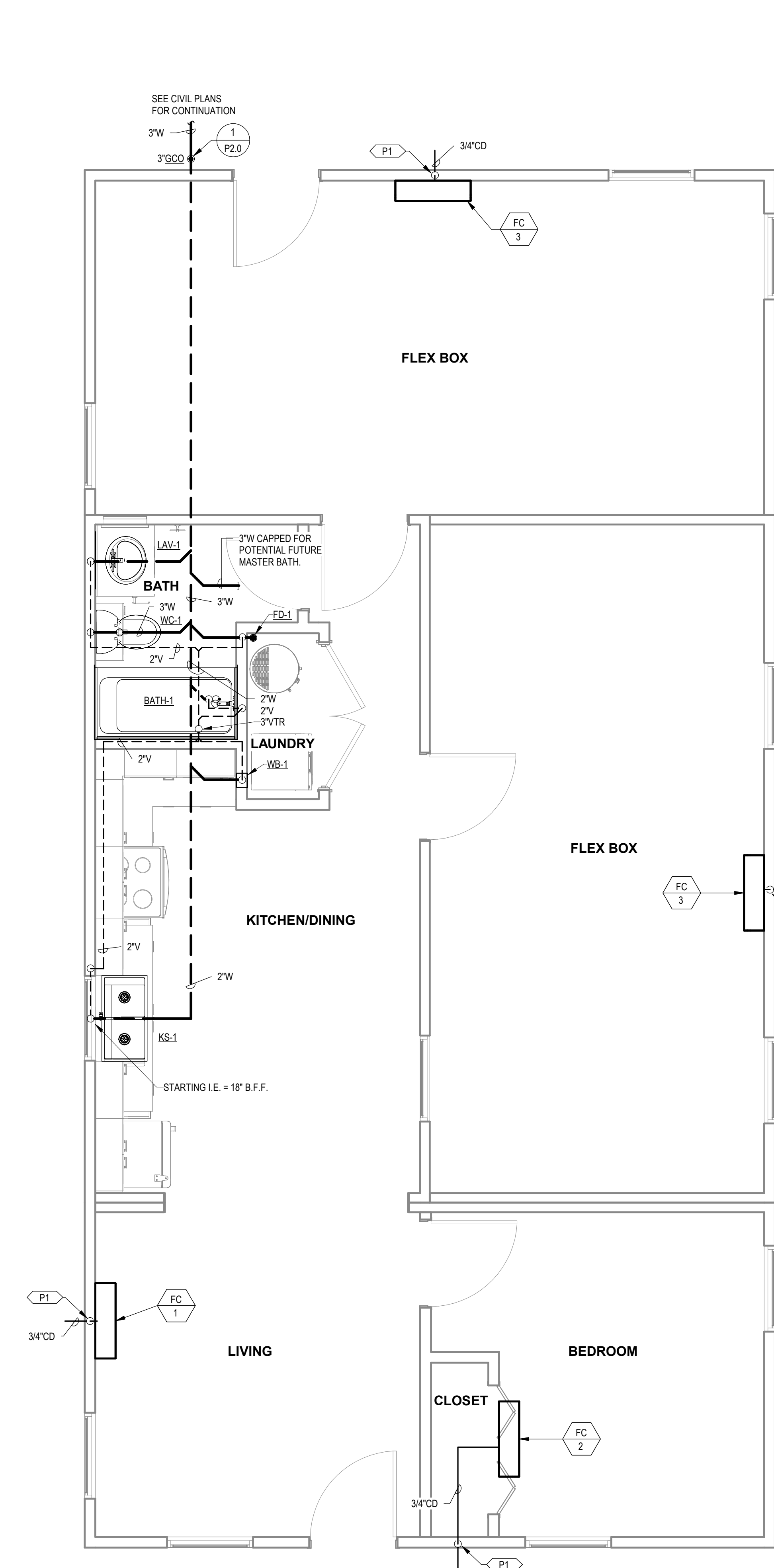
#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
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1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023

SHEET TITLE:
PLUMBING PLANS COMBINATION 5

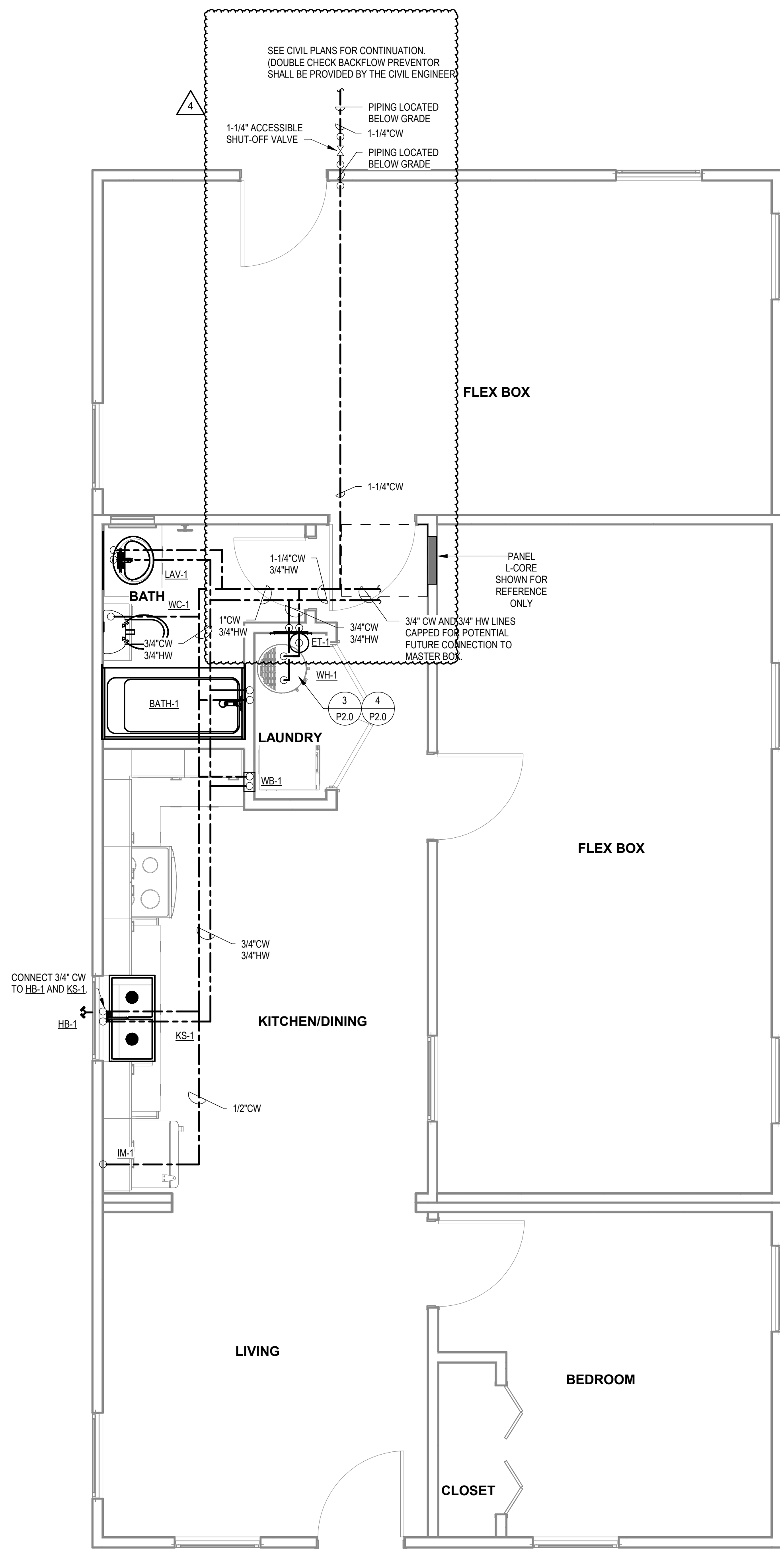
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

P3.8



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	
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	

KEYNOTES

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

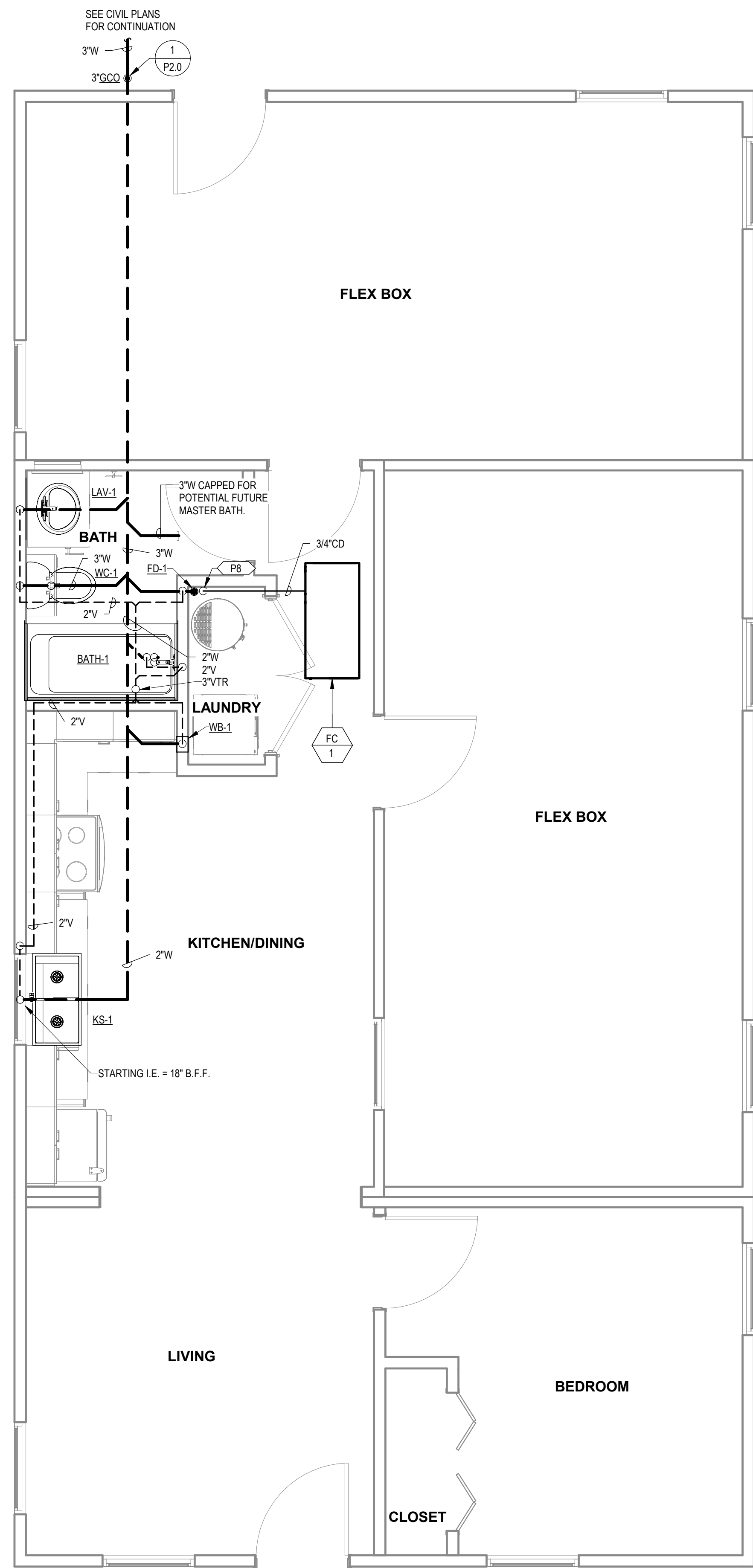
COMMUNITY DEVELOPMENT
CORPORATION OF
BROWNSVILLE
33607 OLD ALICE RD LOS
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FIRM REGISTRATION: F-11871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



<p>PROJECT LOCATION</p> <p>THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.</p>
<p>FACTORY ADDRESS</p> <p>THE FARM 33507 OLD ALICE ROAD LOS FRESNOS, TX 78566</p>

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

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

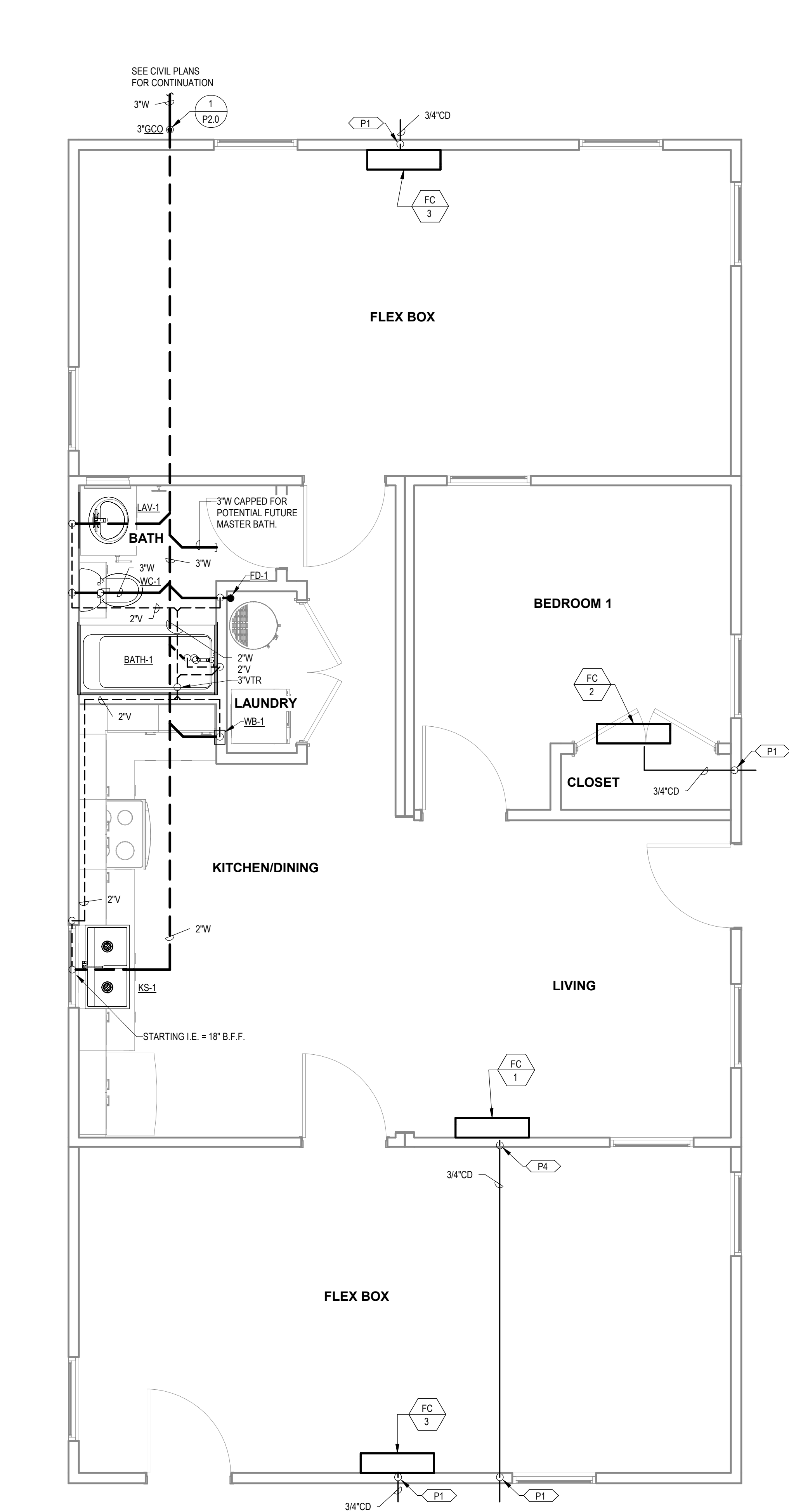
SHEET TITLE:
**PLUMBING PLANS
COMBINATION 5A**

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

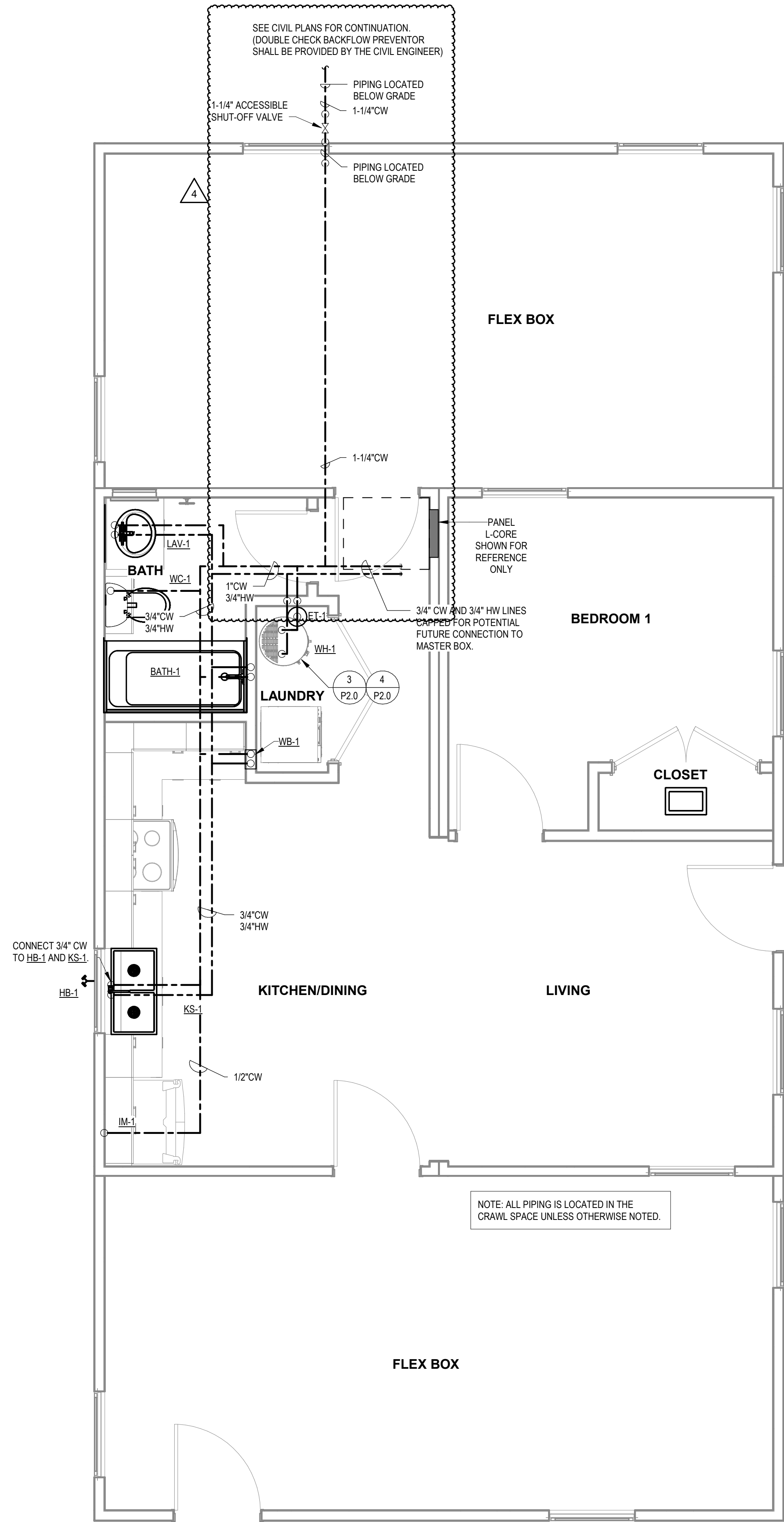
SHEET NUMBER:

NEW SHEET ADDED — **P3.8A**

1 WASTE AND VENT COMBINATION 5A
3/8" = 1'-0"



1 WASTE AND VENT PLAN COMBINATION 6
3/8" = 1'-0"



2 WATER PLAN COMBINATION 6
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		

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



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1	CAR COMMENTS	01/09/2023
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SHEET TITLE:
**PLUMBING PLANS
COMBINATION 6**

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

SHEET NUMBER:

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.

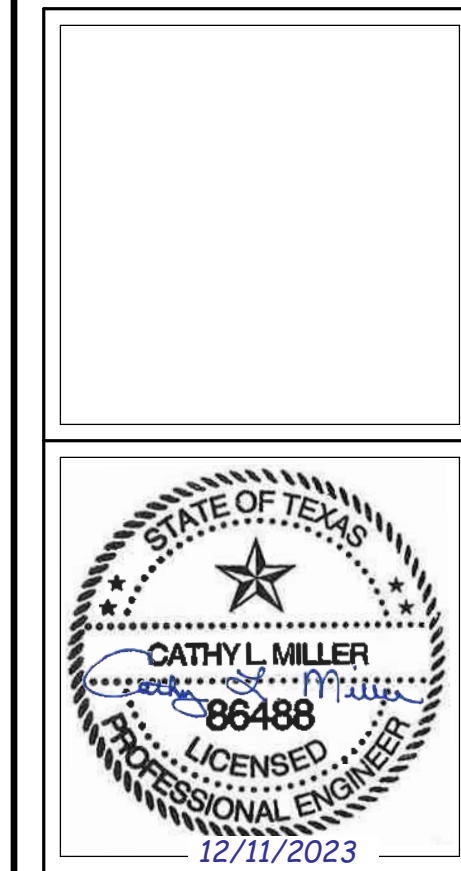


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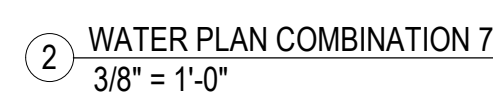
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Los Fresnos, TX 78566



#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2021
S7	REV 1 STATE REVIEW	11/18/2021
1	CAR COMMENTS	01/09/2022
4	POST STATE LICENSE ADDENDUM 1	12/11/2022

Drawn By: Auth:
Date: 09/21/202
Job Number: 11X1

P3.10



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 78866

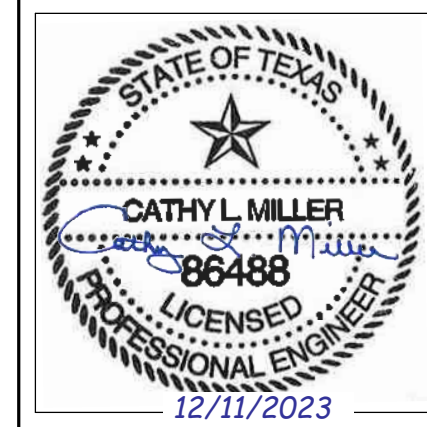
KEYNOTES

- 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.

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



MICASITA - MODULES AND COMBOS
The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



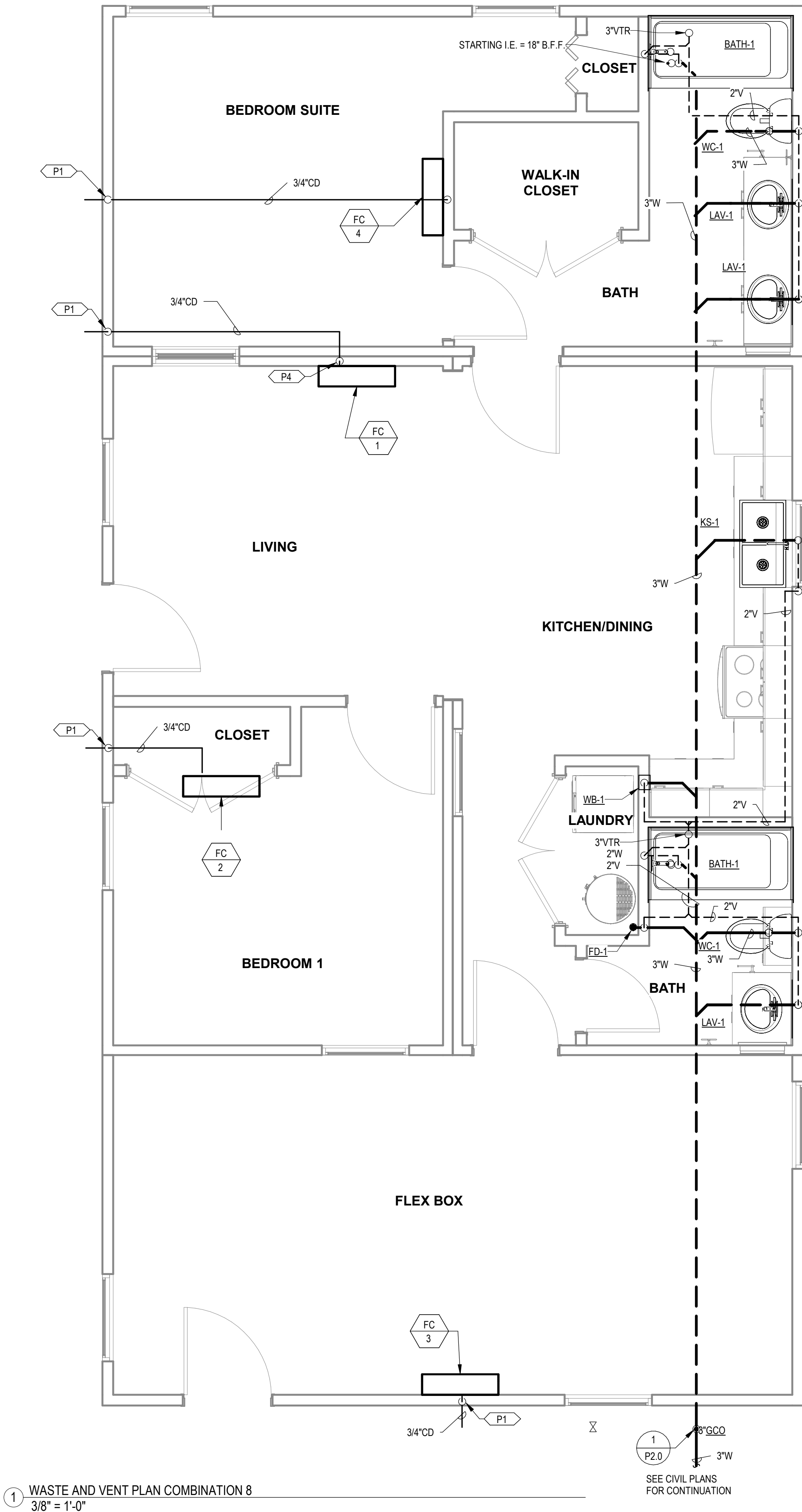
#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1, STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
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SHEET TITLE:
**PLUMBING PLANS
COMBINATION 8**

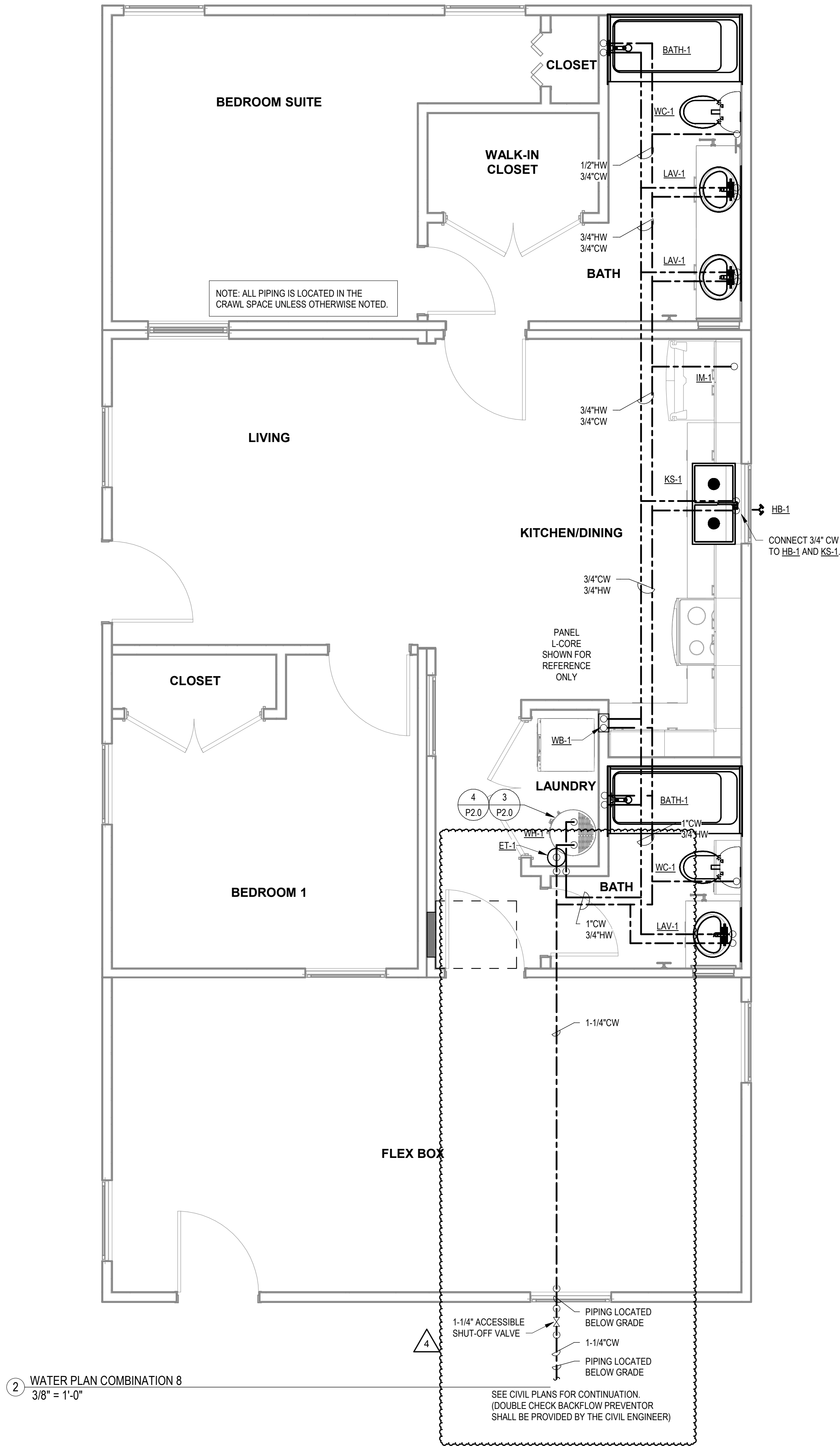
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

P3.11



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



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

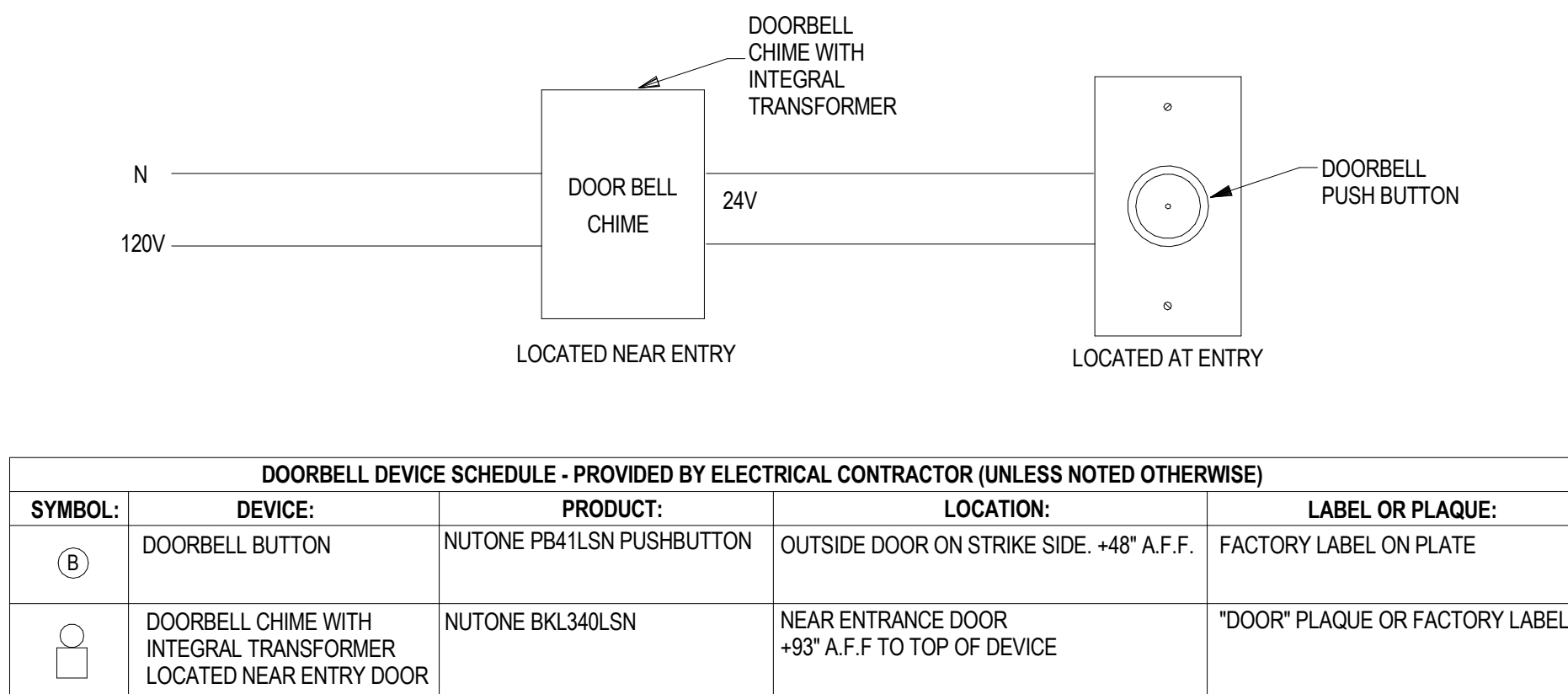
PROJECT LOCATION	
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.	
FACTORY ADDRESS	
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566	

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
	QUADRUPEX RECEPTACLE
	GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE
	WEATHERPROOF RECEPTACLE
	RECEPTACLE WITH MOUNTING HEIGHT
	FLOOR RECEPTACLE
	SPECIAL PURPOSE RECEPTACLE, MATCH TO NEMA PATTERN OF EQUIPMENT
	DIRECT CONNECTION
	DISCONNECT
	JUNCTION BOX
	FLOOR JUNCTION BOX
	SURGE PROTECTION DEVICE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	MOTOR RATED SWITCH
	DATA RECEPTACLE WITH 3/4" CONDUIT, COORDINATE EXACT REQUIREMENTS WITH NETWORK SERVICES
	DATA AND COAX RECEPTACLE, COORDINATE EXACT REQUIREMENTS WITH NETWORK SERVICES
	OCCUPANCY SENSOR, CEILING MOUNT
	DOOR BELL
	DOOR BELL CHIME
	SMOKE DETECTOR (PE/CO) - PHOTOELECTRIC, CARBON MONOXIDE
	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.
	MECHANICAL EQUIPMENT NUMBER
	DETAIL NUMBER CALLOUT

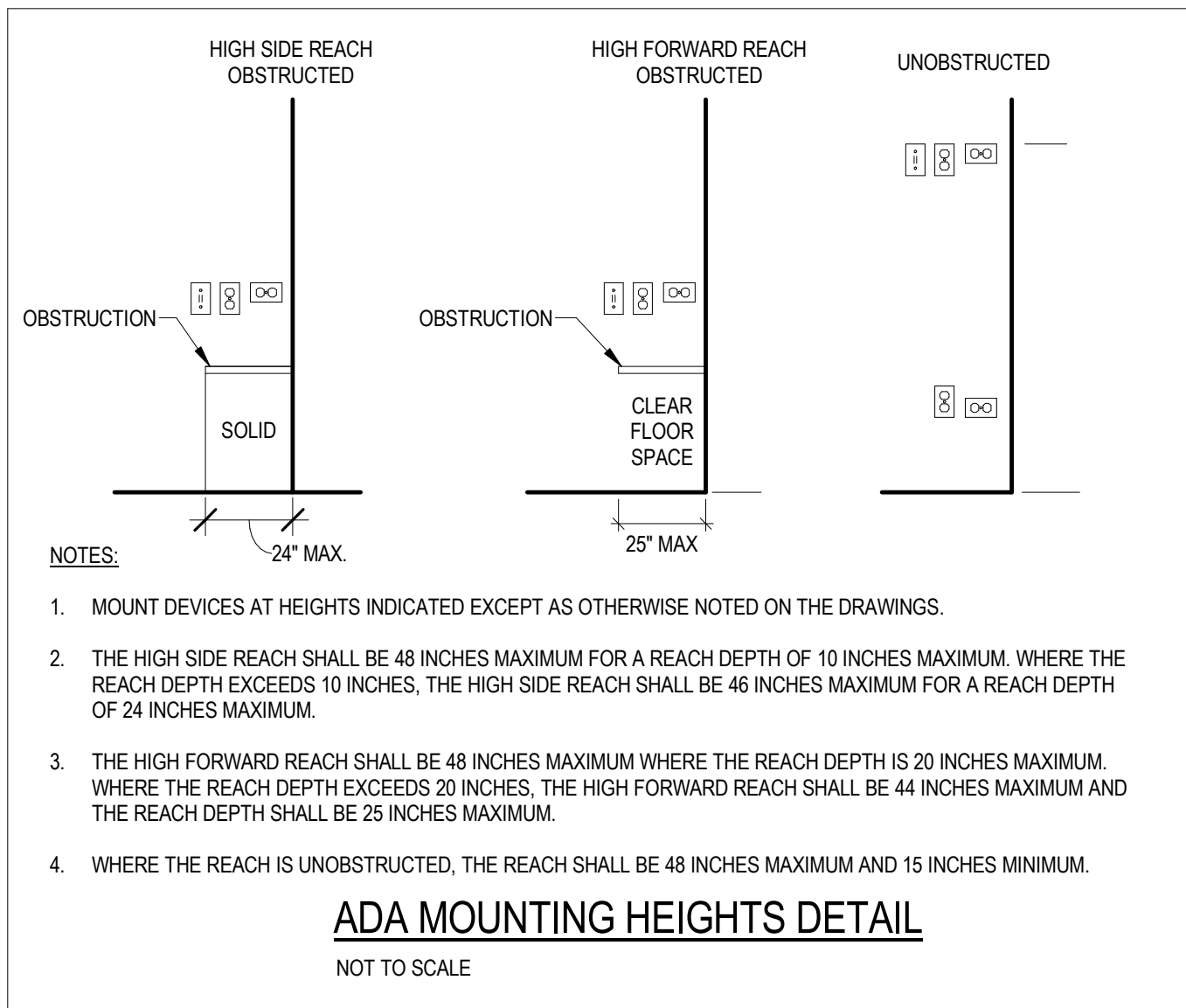
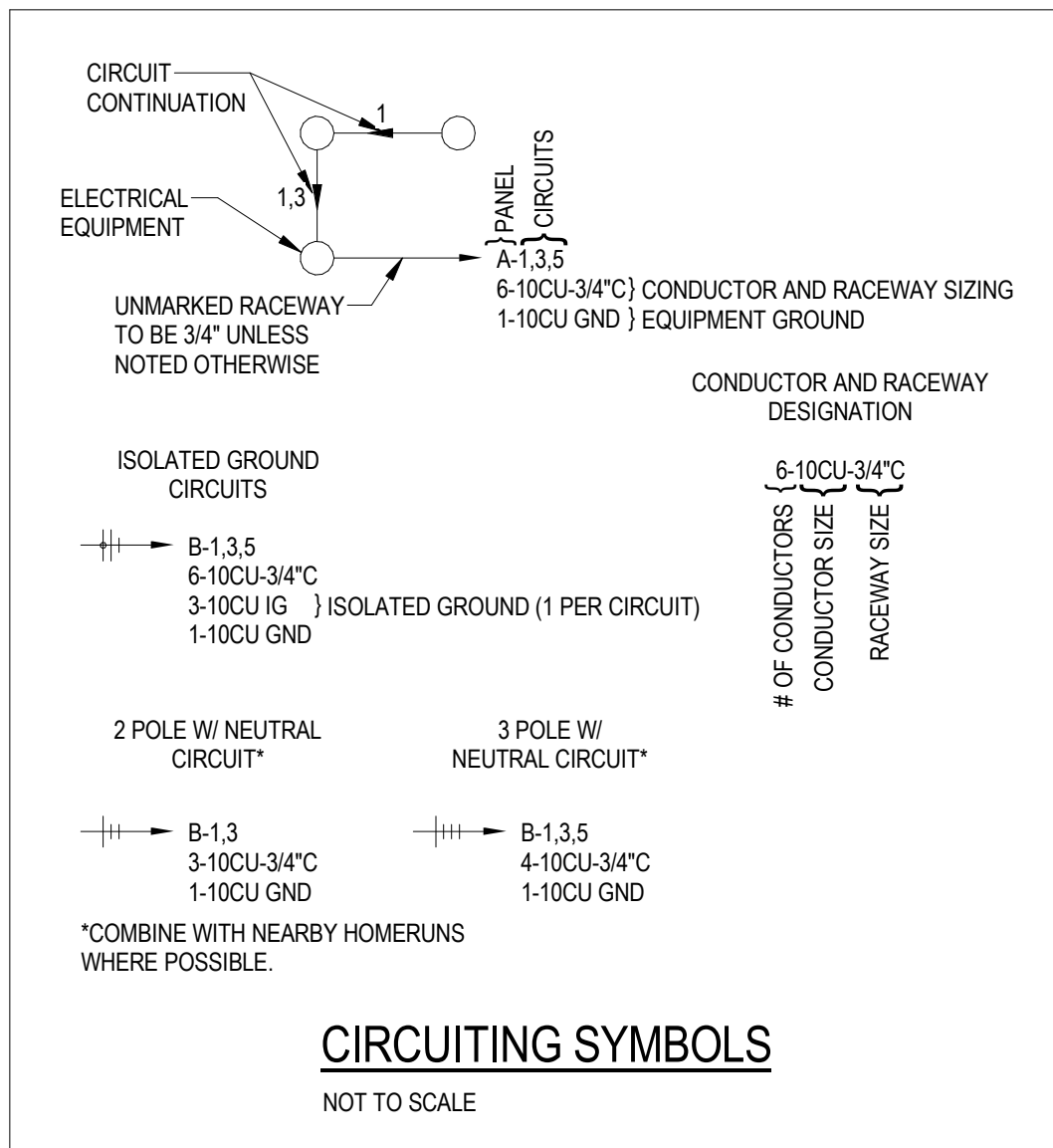
GENERAL ELECTRICAL NOTES

- 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 OR 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 ENT 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 ENT 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 W/5 AND RISERS THAT ARE WRAPPED IN CORROSION-RESISTANT MATERIALS WHERE IN DIRECT CONTACT WITH SOIL OR CONCRETE.
- K FLEXIBLE CONDUIT AND IAC 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.

ALL 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES



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

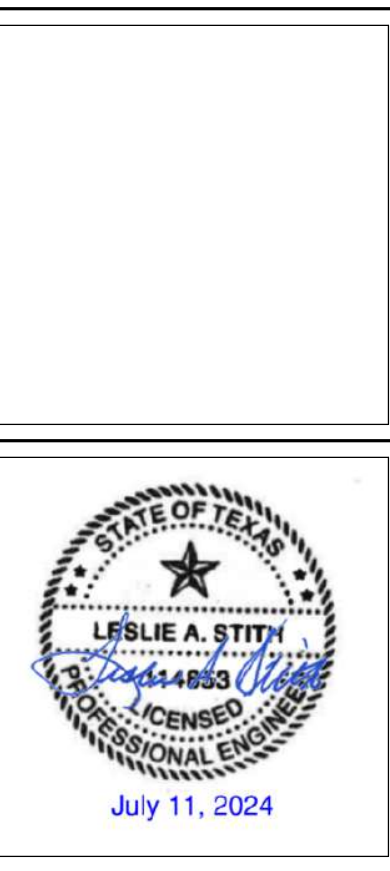
PROJECT LOCATION	
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.	
FACTORY ADDRESS	
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566	

BASIS OF DESIGN	
CODES: 2021 INTERNATIONAL RESIDENTIAL CODE WITH TEXAS AMENDMENTS 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH TEXAS AMENDMENTS 2021 NATIONAL ELECTRICAL CODE WITH TEXAS AMENDMENTS 18 TAC, CHAPTER 70, INDUSTRIALIZED HOUSING AND BUILDING ADMINISTRATIVE RULES	

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

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



#	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
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

#	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
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

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.

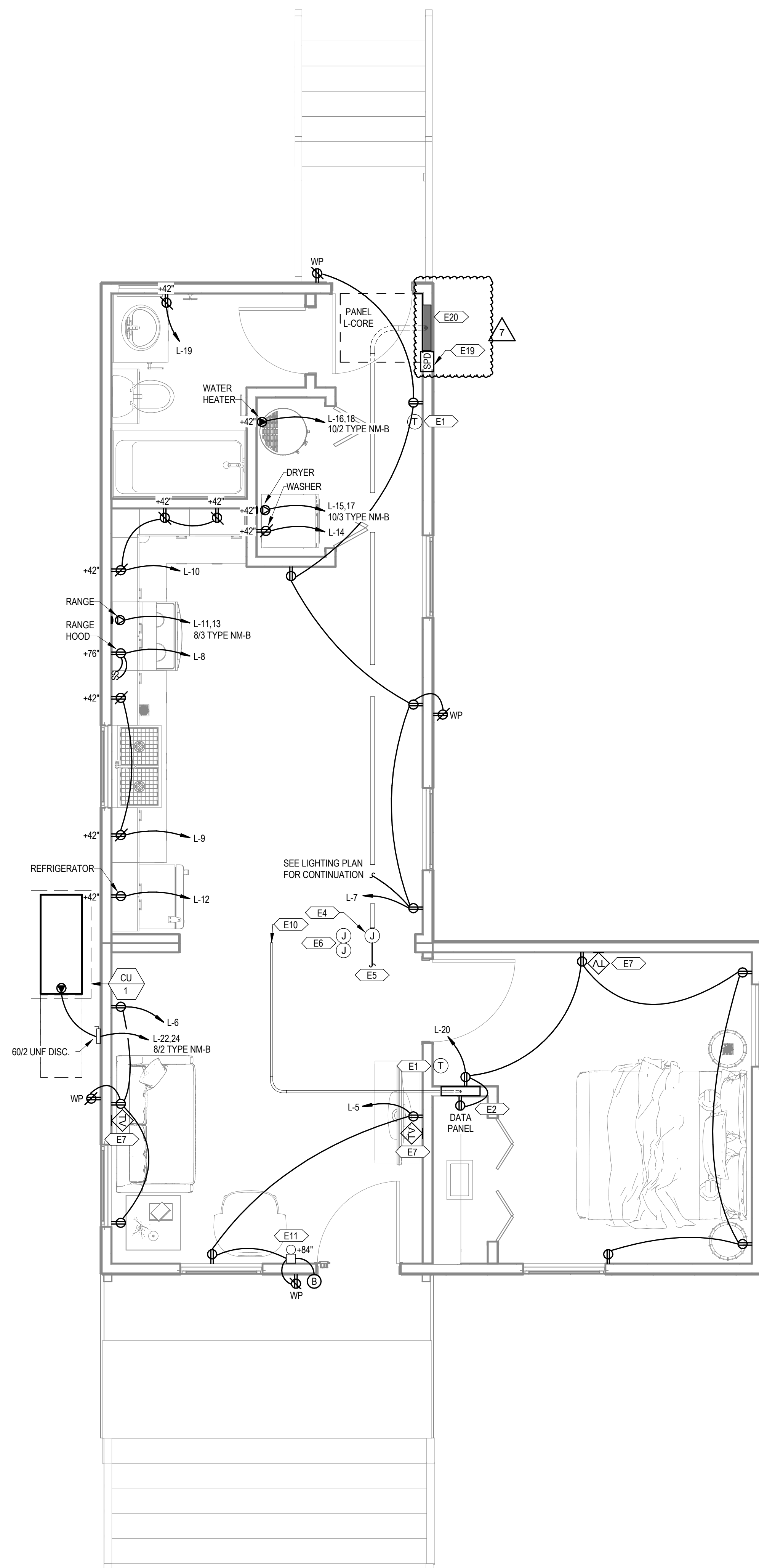
KEYNOTES

- 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 SPICED CONNECTION TO THE UNIT PANEL. SPICED 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 THINWALL 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.
- E19 FURNISH AND INSTALL AN INTEGRAL 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.

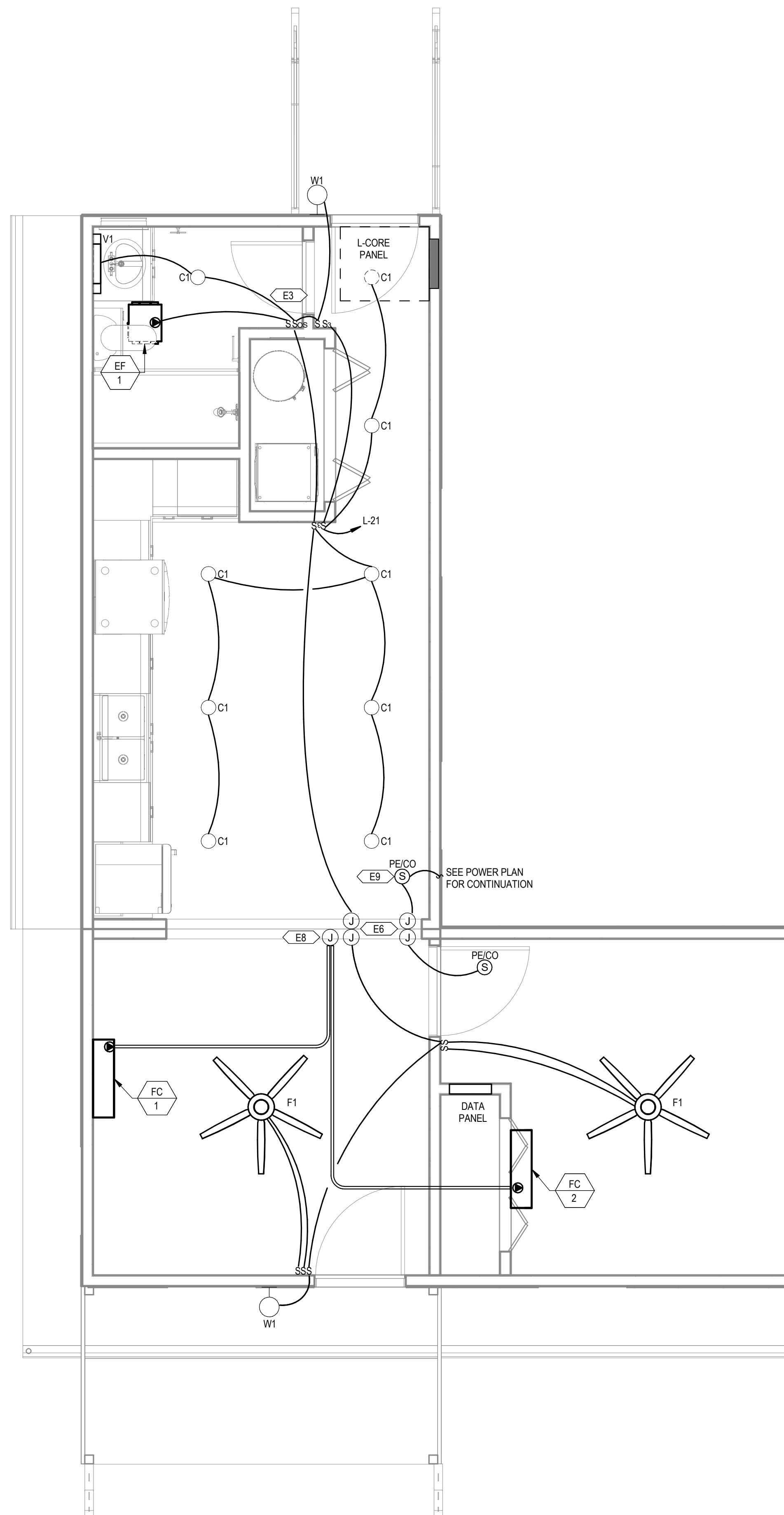
COMBINATION PLAN VARIATION NOTE:

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:

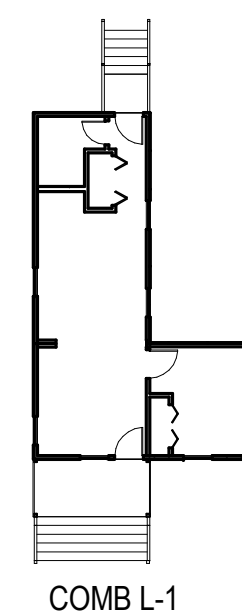
- 1) LIGHTING LAYOUT
- 2) RECEPTACLE LAYOUT
- 3) PANEL SCHEDULE
- 4) MODULE INTERCONNECTION JUNCTION BOXES



1 POWER DWELLING UNIT L-1
3/8" = 1'-0"



2 LIGHTING DWELLING UNIT L-1
3/8" = 1'-0"



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



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FIRM REGISTRATION# F-13871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



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S1	CAR Comments	03/02/2022
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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 O-2

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

SHEET NUMBER:

E1.1

GENERAL SHEET NOTES

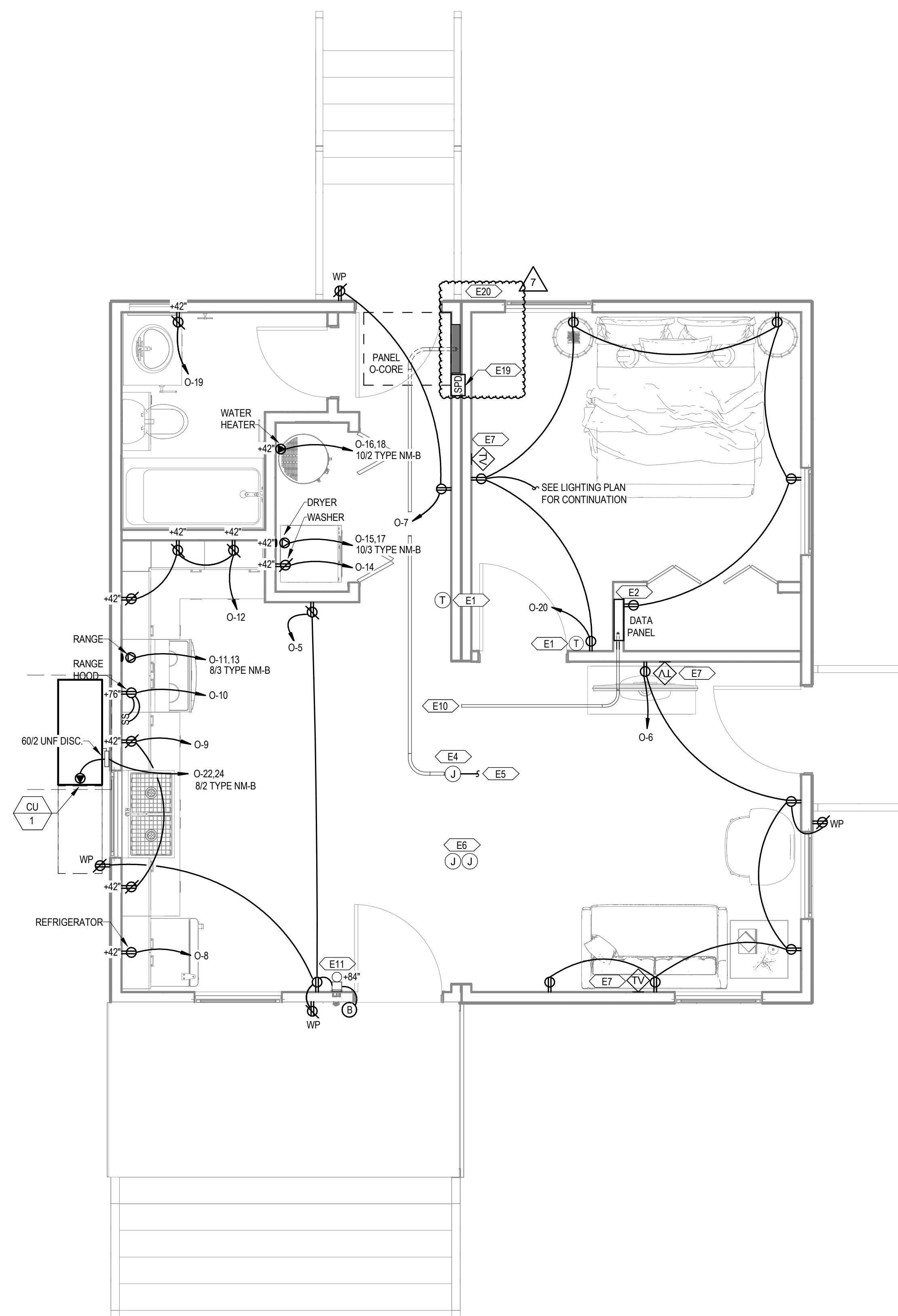
- THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO THE MECHANICAL PLANS FOR THE LOCATION OF THERMOSTATS.
- ALL SINGLE-PHASE RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS IN AREAS SPECIFIED IN NEC ARTICLE 210.8(A) SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
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- CONDUCTORS BETWEEN SMOKE/CO ALARMS SHALL BE 14/3 TYPE NM-B CABLE.

KEYNOTES

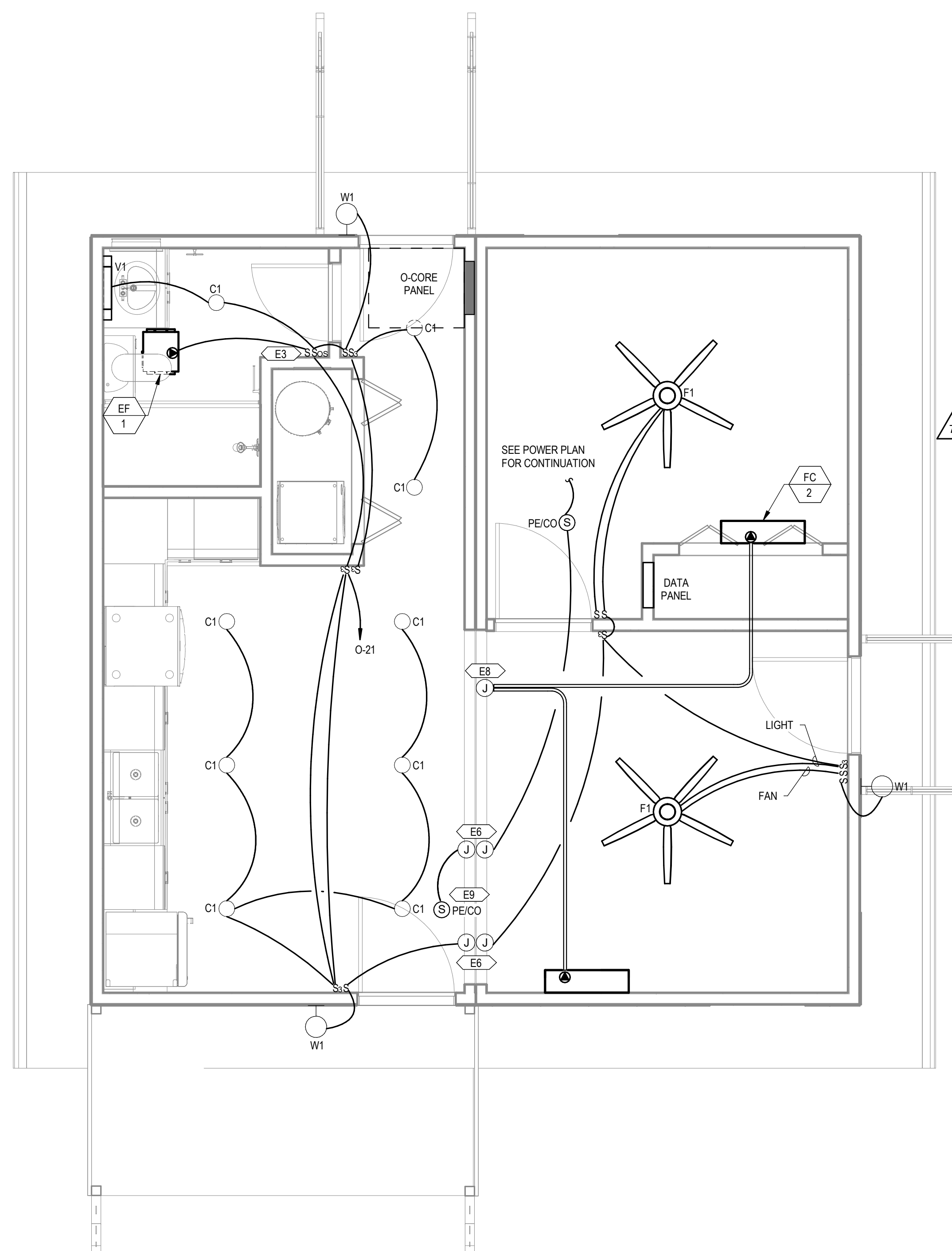
- PROVIDE CONDUIT AND CONTROL WIRE FROM THE THERMOSTAT TO THE HVAC EQUIPMENT. COORDINATE INTERCONNECTION WITH MECHANICAL PLANS AND THE MECHANICAL CONTRACTOR.
- RECEPTACLE TO BE MOUNTED INSIDE THE DATA PANEL FOR SERVICE PROVIDER EQUIPMENT.
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- FACTORY-INSTALLED 10" X 10" X 6" JUNCTION BOX WITH 1" CONDUIT AND PULL STRING TO THE UNIT PANEL.
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- DOORBELL CHIME WITH BUILT-IN TRANSFORMER.
- FURNISH AND INSTALL AN INTEGRAL SURGE PROTECTION DEVICE.
- CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 2002 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:

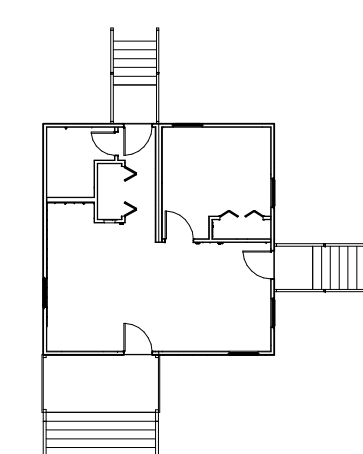
- 1) LIGHTING LAYOUT
- 2) RECEPTACLE LAYOUT
- 3) PANEL SCHEDULE
- 4) MODULE INTERCONNECTION JUNCTION BOXES



1 POWER DWELLING UNIT O-2
3/8" = 1'-0"



2 LIGHTING DWELLING UNIT O-2
3/8" = 1'-0"



COMB. O-2

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



#	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:

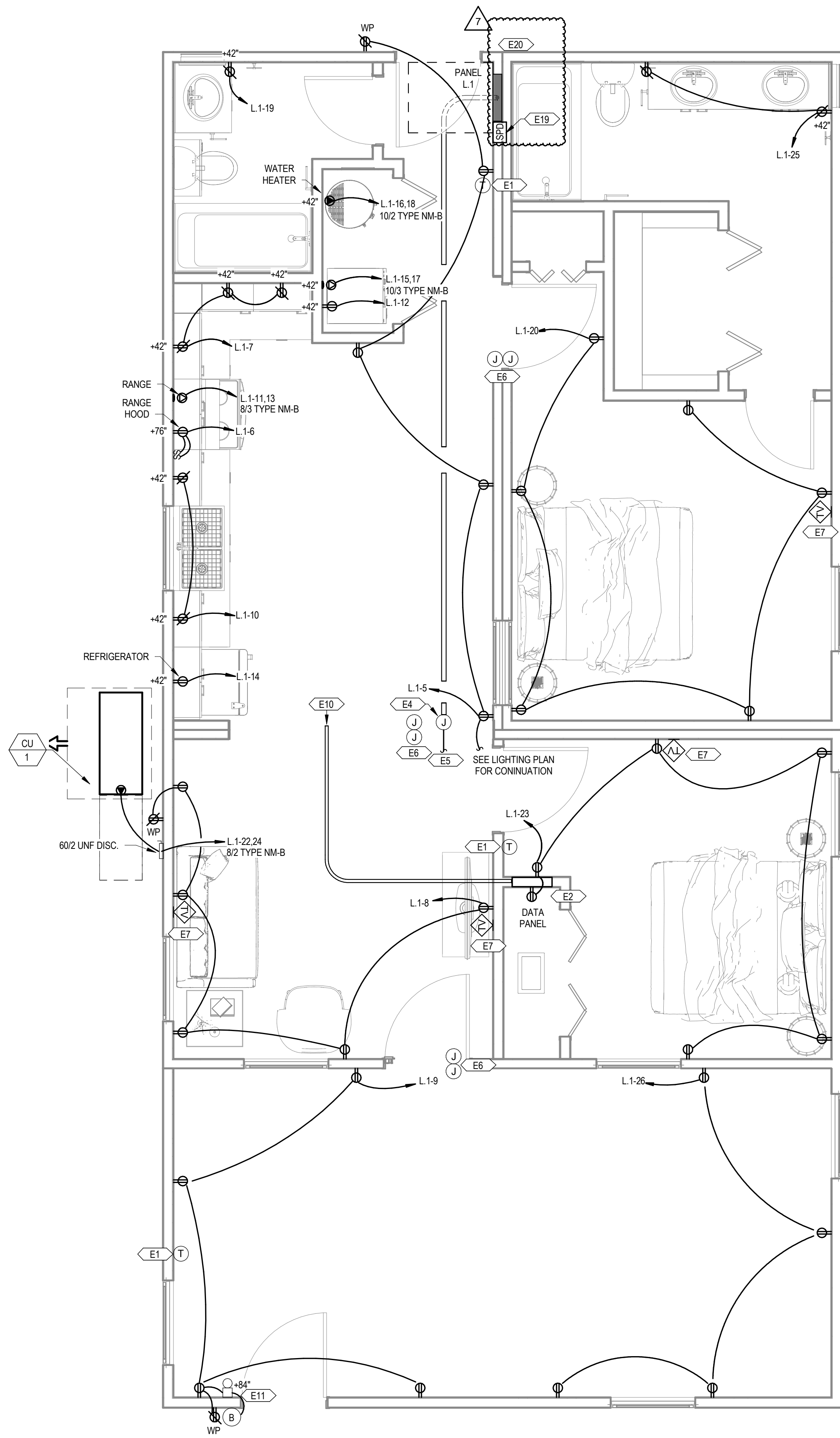
E1.4

GENERAL SHEET NOTES

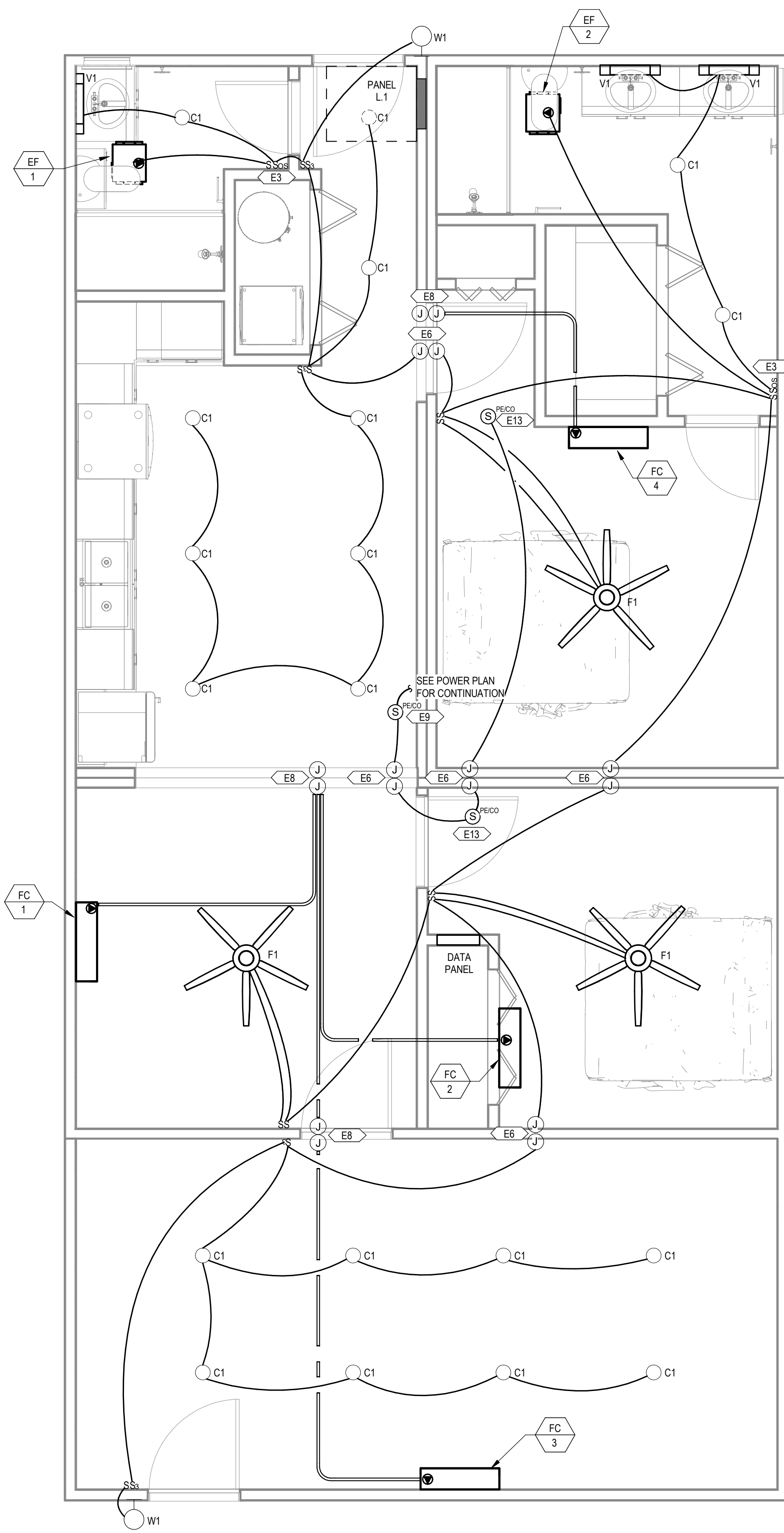
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- H CONDUCTORS BETWEEN SMOKE/CO ALARMS SHALL BE 14/3 TYPE NM-B CABLE.

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.
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- E11 DOORBELL CHIME WITH BUILT-IN TRANSFORMER.
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- E19 FURNISH AND INSTALL AN INTEGRAL SURGE PROTECTION DEVICE.
- E20 CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 2002 NEMA 3R DISCONNECT. COORDINATE LOCATION WITH LOCAL UTILITY AND GENERAL CONTRACTOR. PROVIDE PHENOLIC LABEL, PER NEC.

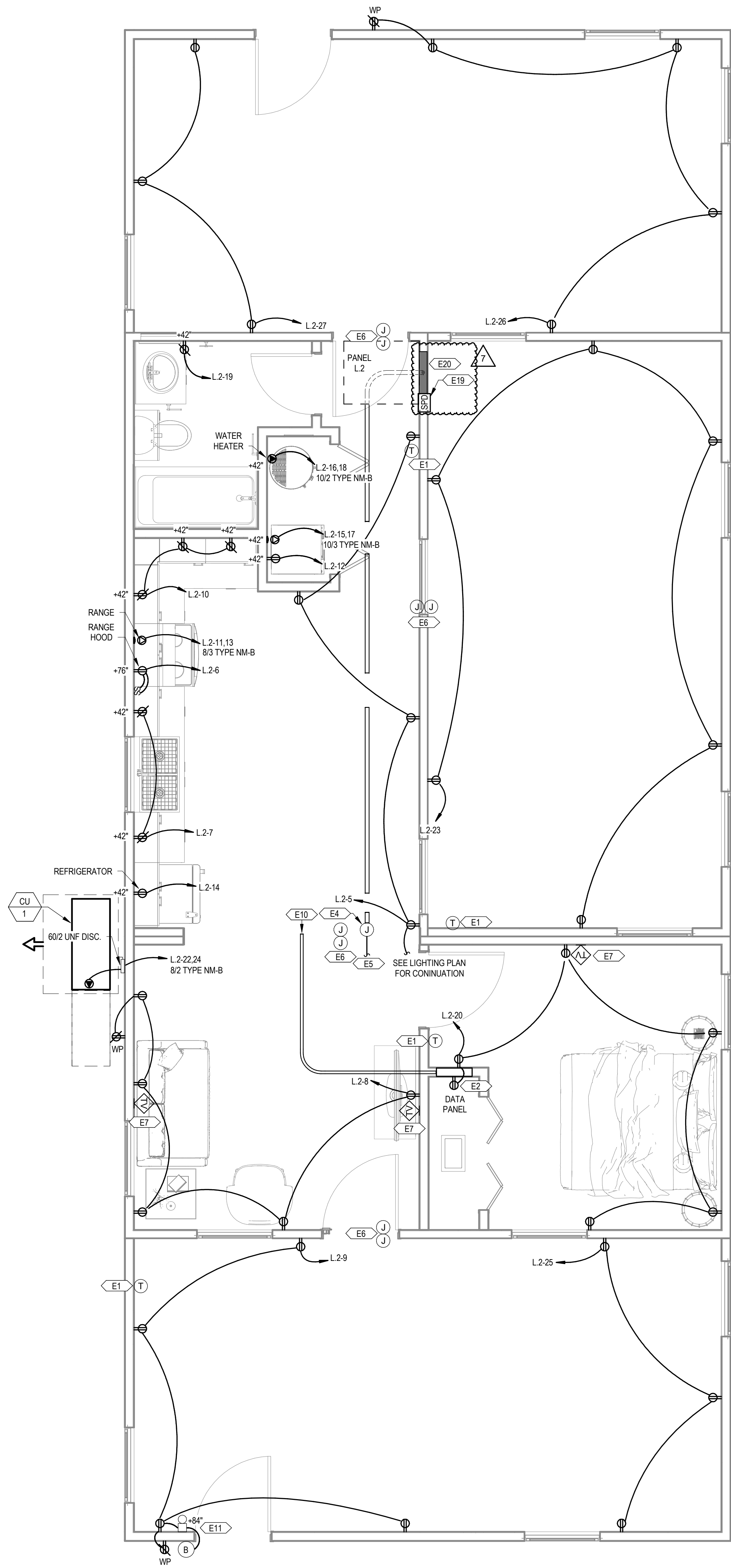


1 POWER DWELLING UNITS MODULE COMBO 1
3/8" = 1'-0"

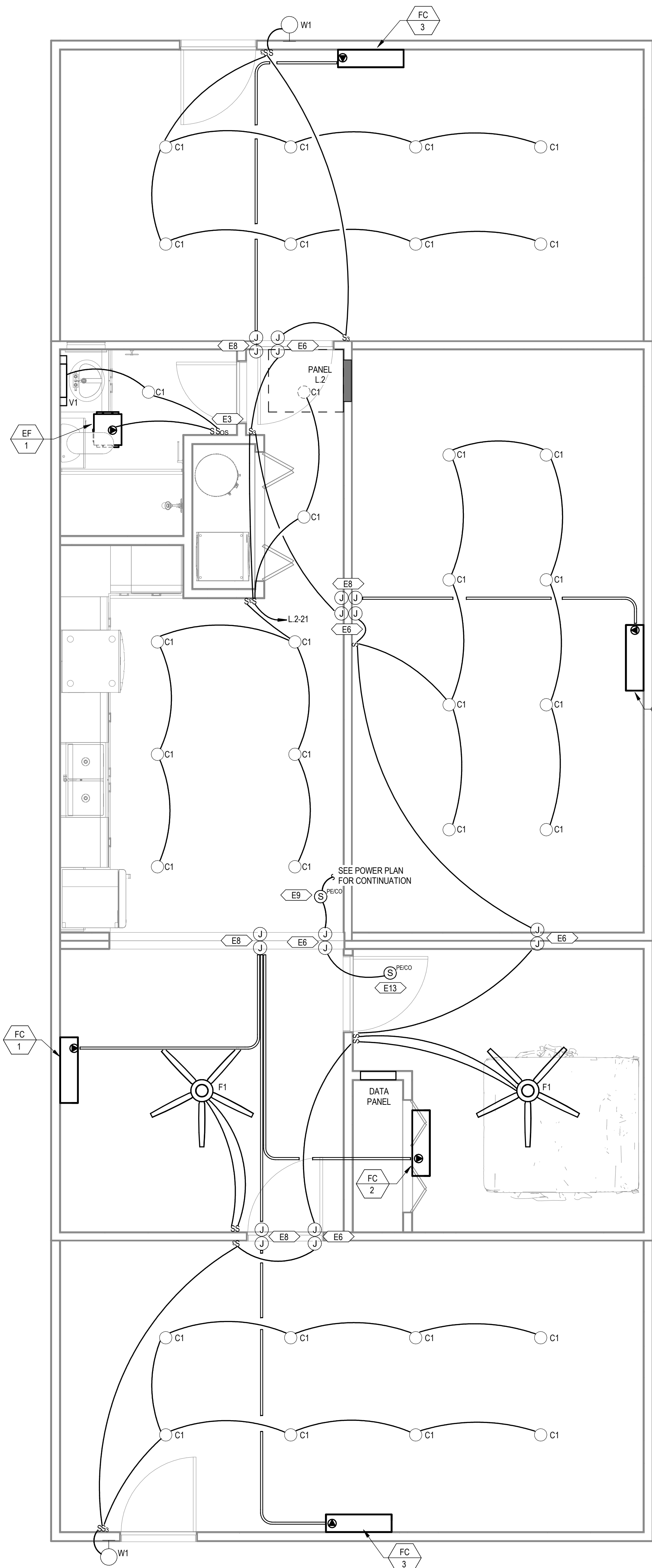


2 LIGHTING DWELLING UNITS MODULE COMBO 1
3/8" = 1'-0"

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



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.
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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.
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- 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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- E13 SMOKE ALARM TO BE INTERCONNECTED WITH SMOKE ALARM WITHIN DWELLING UNIT CORE.
- E19 FURNISH AND INSTALL AN INTEGRAL SURGE PROTECTION DEVICE.
- E20 CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 2002 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

#	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 2**

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

SHEET NUMBER:

#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1 STATE REVIEW	11/18/2022
1	CAR COMMENTS	01/09/2023
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:

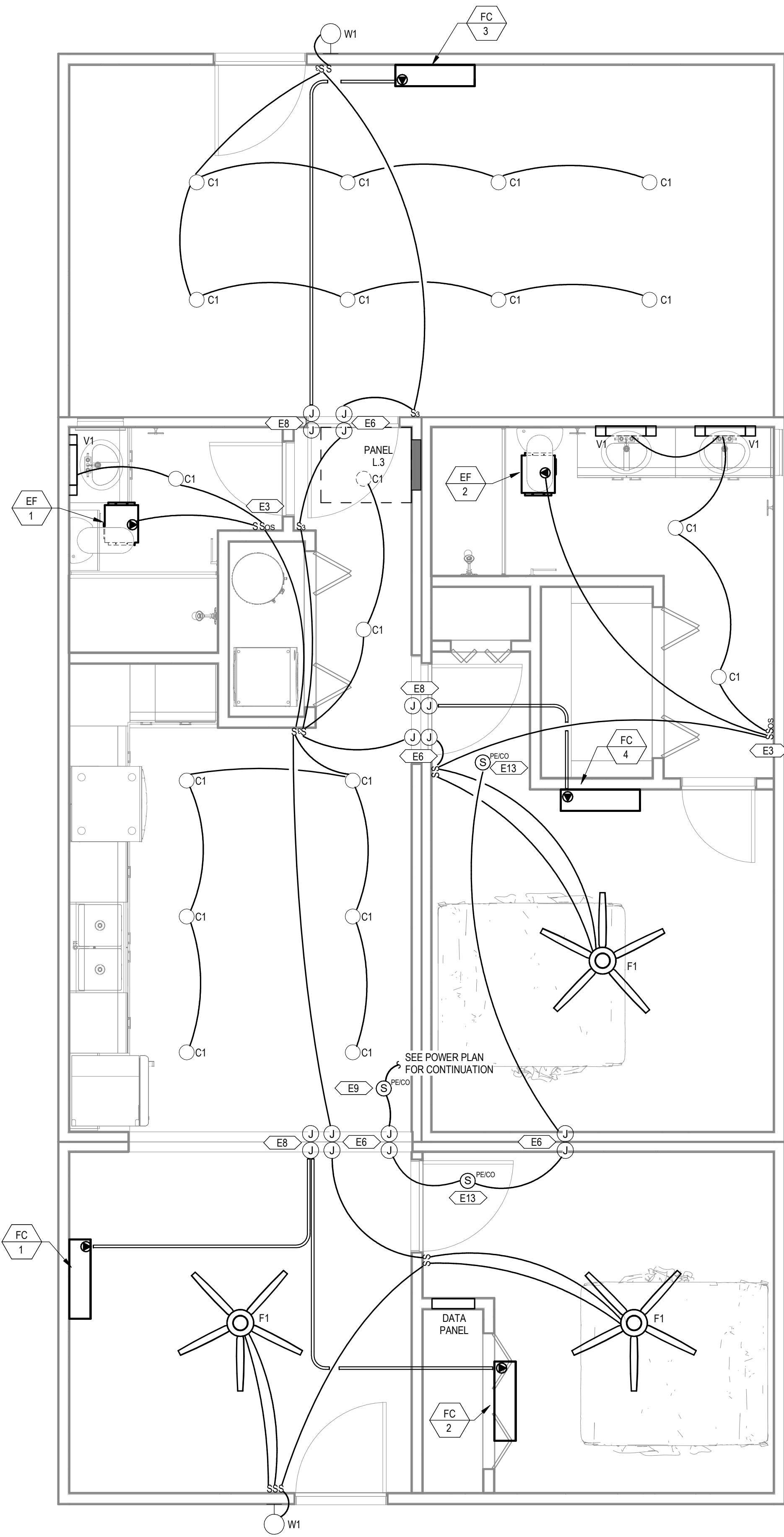
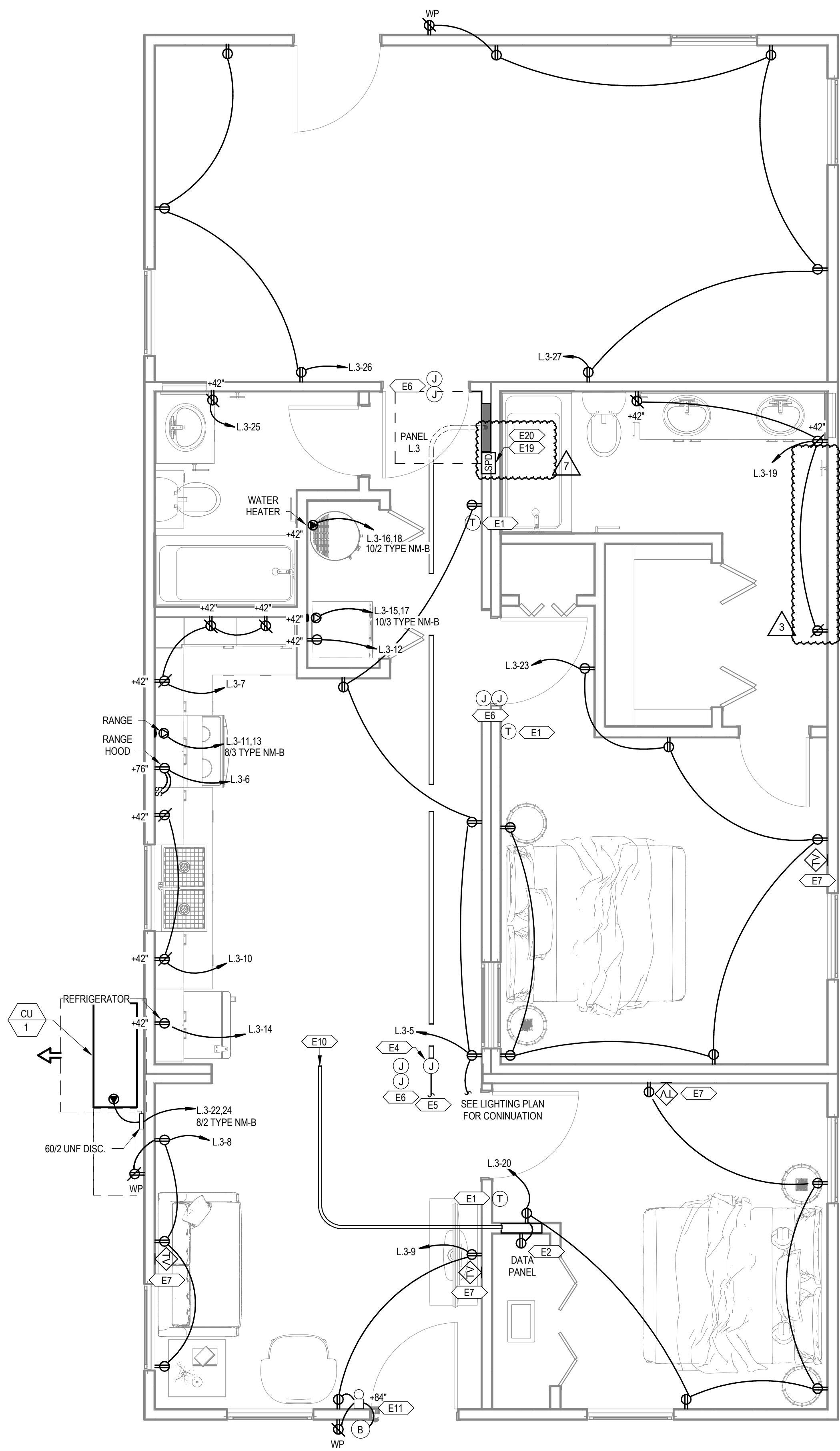
E1.6

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 THINWALL 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 INTEGRAL SURGE PROTECTION DEVICE.
- E20 CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 2002 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

COMMUNITY DEVELOPMENT
CORPORATION OF
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33607 OLD ALICE RD LOS
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MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
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#	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 4**

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

SHEET NUMBER:

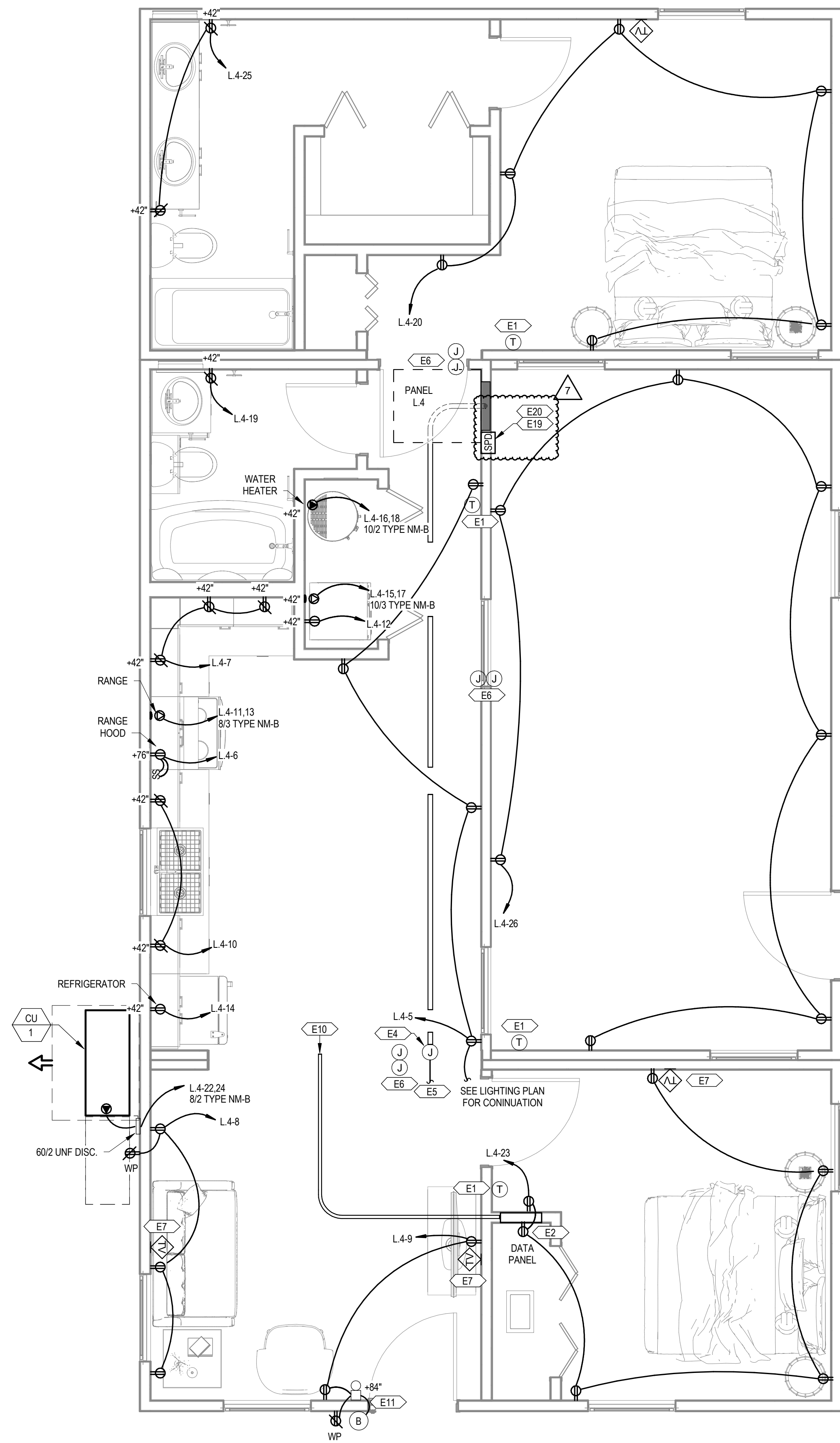
E1.7

GENERAL SHEET NOTES

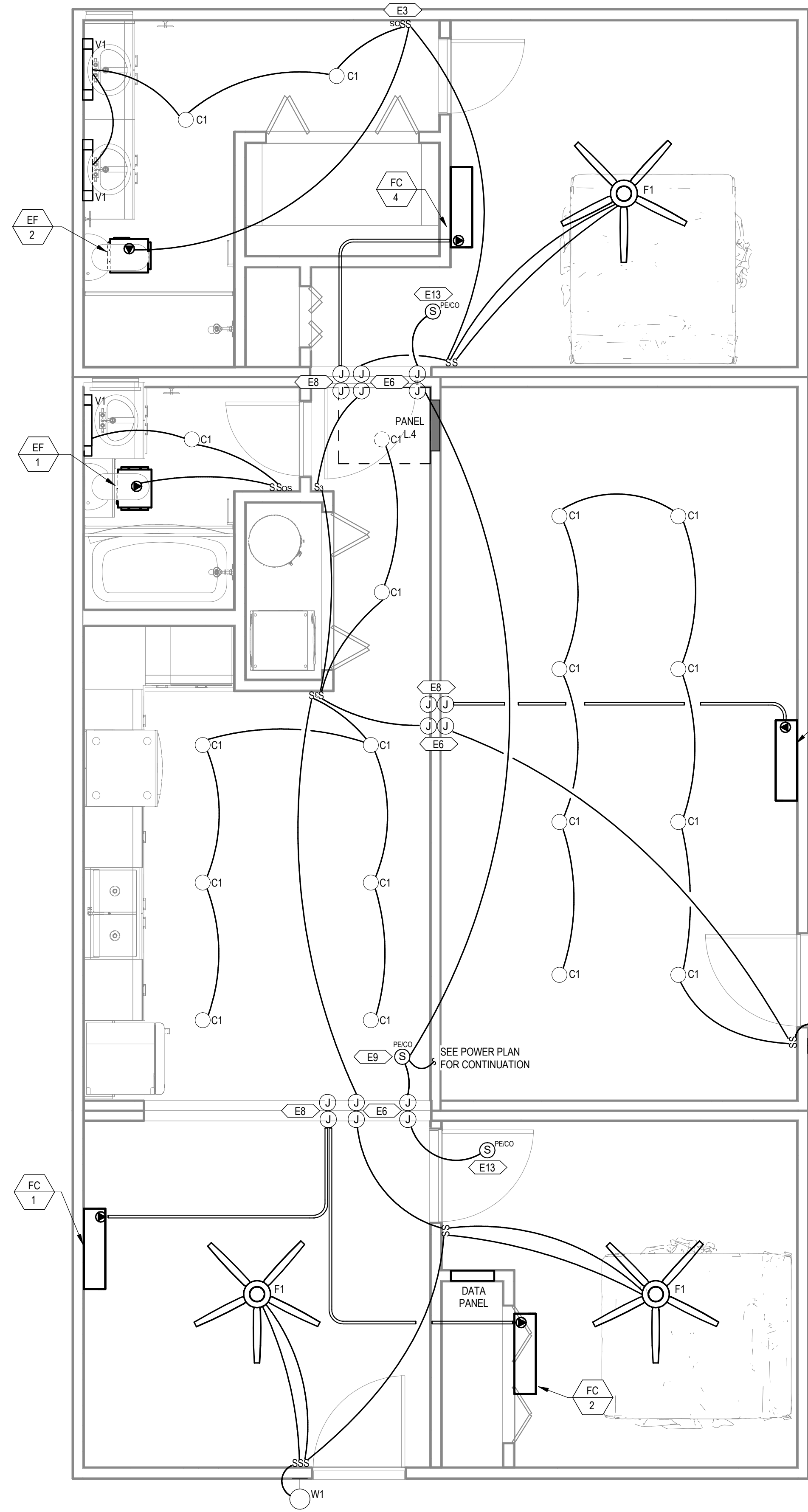
- A THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO THE MECHANICAL PLANS FOR THE LOCATION OF THERMOSTATS.
- B ALL SINGLE-PHASE RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 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.
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- 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 THINWALL 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 INTEGRAL SURGE PROTECTION DEVICE.
- E20 CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 2002 NEMA 3R DISCONNECT. COORDINATE LOCATION WITH LOCAL UTILITY AND GENERAL CONTRACTOR. PROVIDE PHENOLIC LABEL PER NEC.



1 POWER DWELLING UNITS MODULE COMBO 4
3/8" = 1'-0"



2 LIGHTING DWELLING UNITS MODULE COMBO 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
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MICASITA - MODULES AND COMBOS

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#	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 5**

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

SHEET NUMBER:

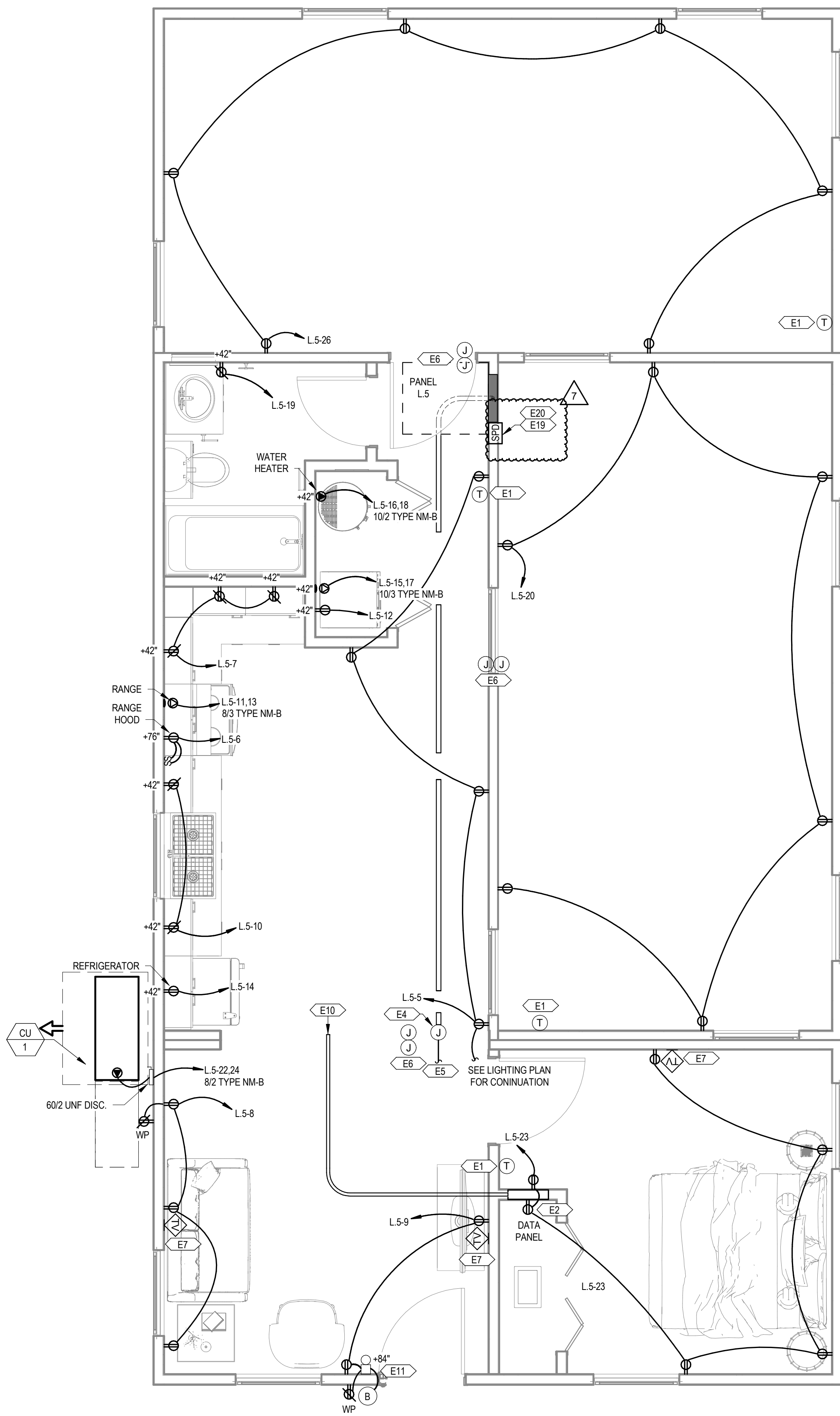
E1.8

GENERAL SHEET NOTES

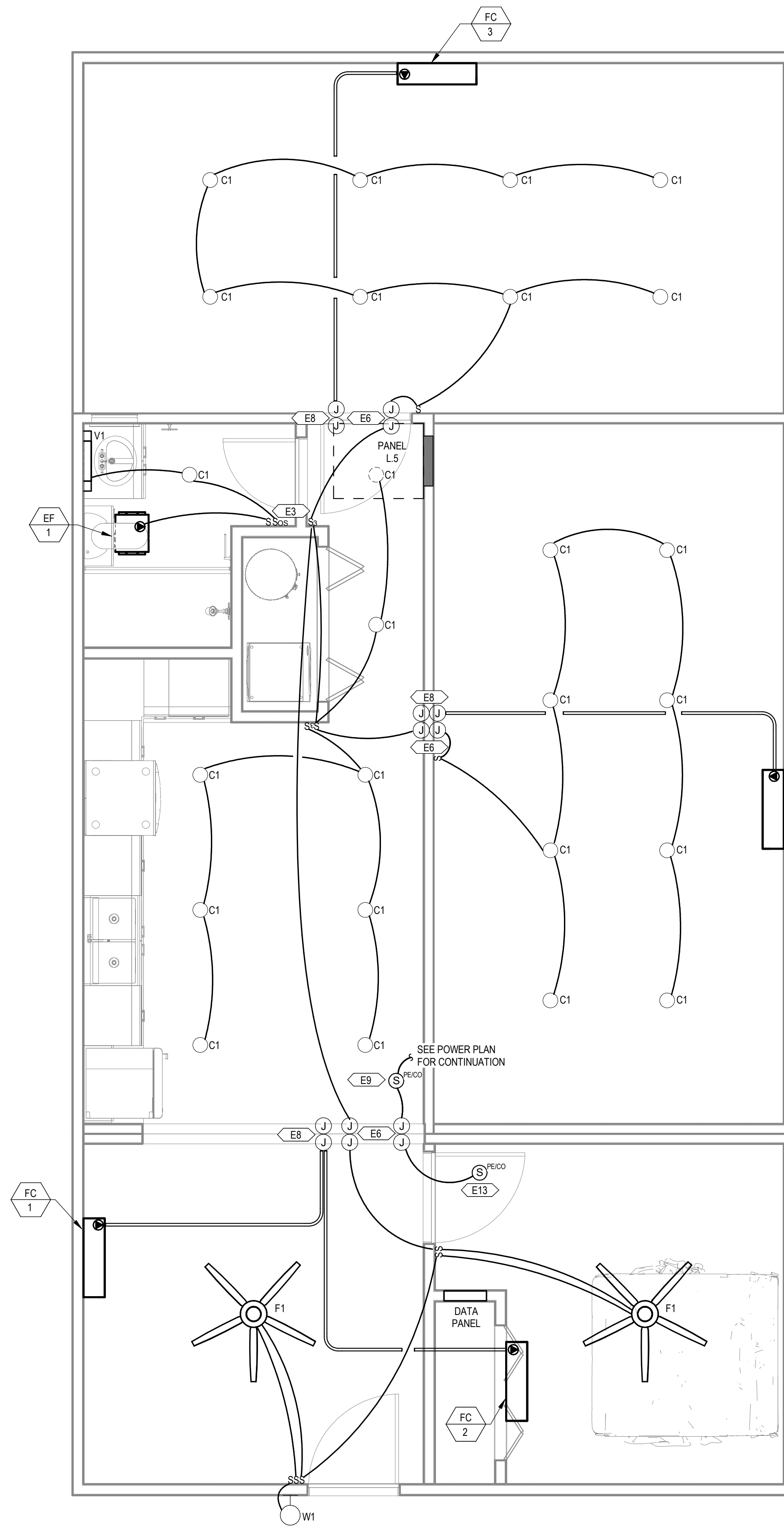
- A THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO THE MECHANICAL PLANS FOR THE LOCATION OF THERMOSTATS.
- B ALL SINGLE-PHASE RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 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.
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- 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.
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- 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 THINWALL 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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- E20 CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 2002 NEMA 3R DISCONNECT. COORDINATE LOCATION WITH LOCAL UTILITY AND GENERAL CONTRACTOR. PROVIDE PHENOLIC LABEL PER NEC.



1 POWER DWELLING UNITS MODULE COMBO 5
3/8" = 1'-0"



2 LIGHTING DWELLING UNITS MODULE COMBO 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
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



#	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 6

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

SHEET NUMBER:

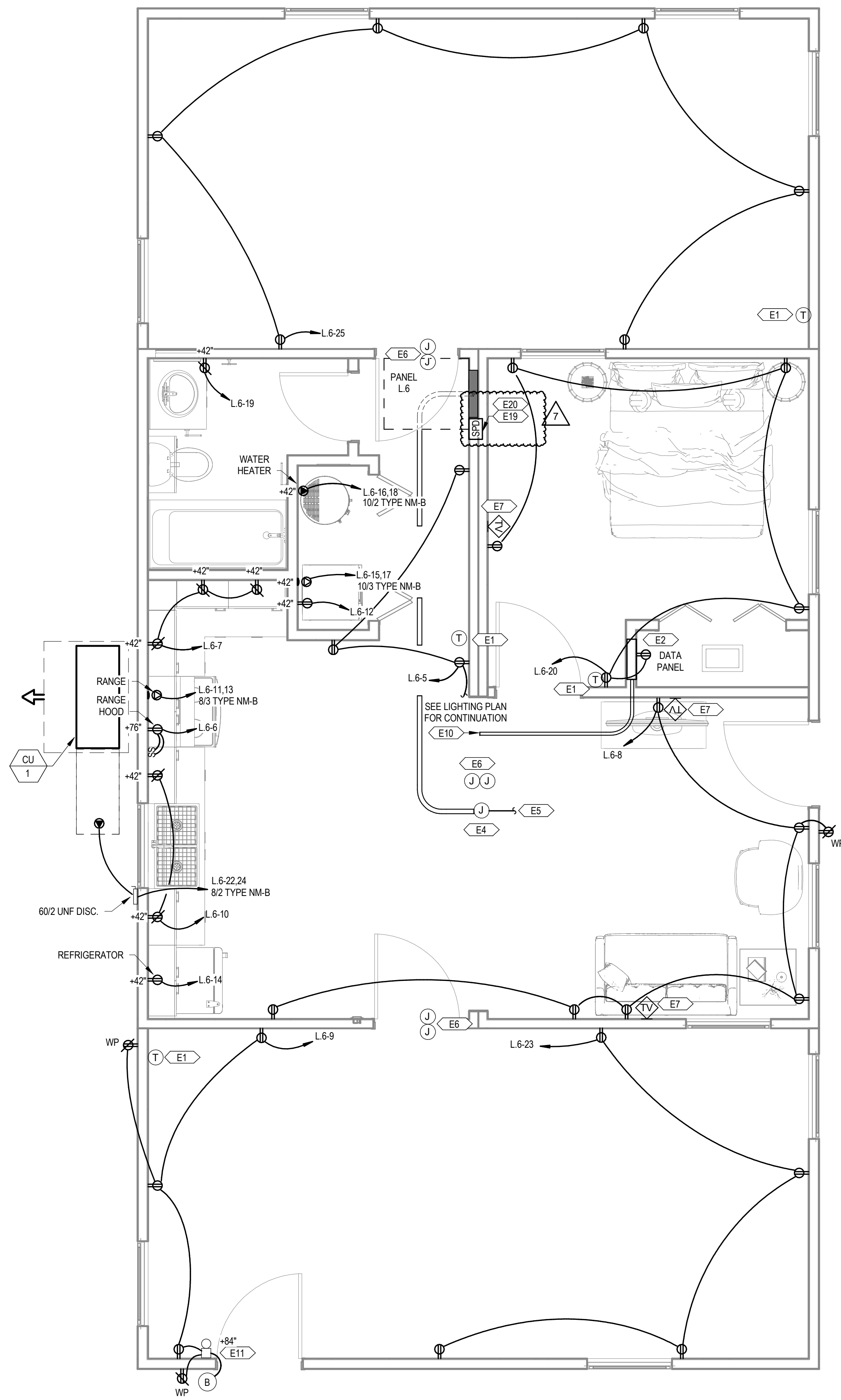
E1.9

GENERAL SHEET NOTES

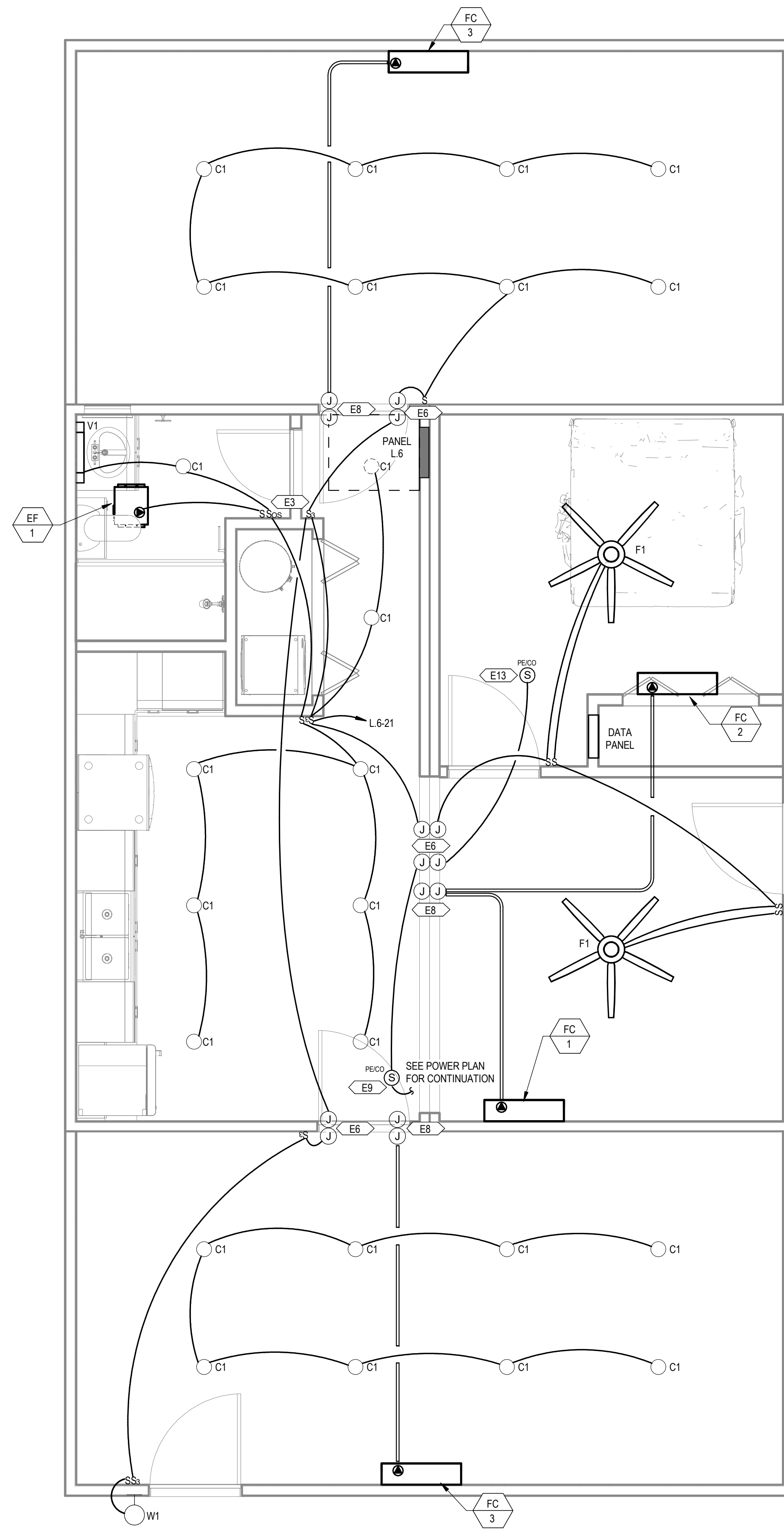
- A THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO THE MECHANICAL PLANS FOR THE LOCATION OF THERMOSTATS.
- B ALL SINGLE-PHASE RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 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.
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- 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 SPICED CONNECTION TO THE UNIT PANEL. SPICED 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 THINWALL 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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- 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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- E19 FURNISH AND INSTALL AN INTEGRAL SURGE PROTECTION DEVICE.
- E20 CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 2002 NEMA 3R DISCONNECT. COORDINATE LOCATION WITH LOCAL UTILITY AND GENERAL CONTRACTOR. PROVIDE PHENOLIC LABEL PER NEC.



1 POWER DWELLING UNITS MODULE COMBO 6
3/8" = 1'-0"



COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
S7	REV 1, STATE REVIEW	11/18/2022
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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

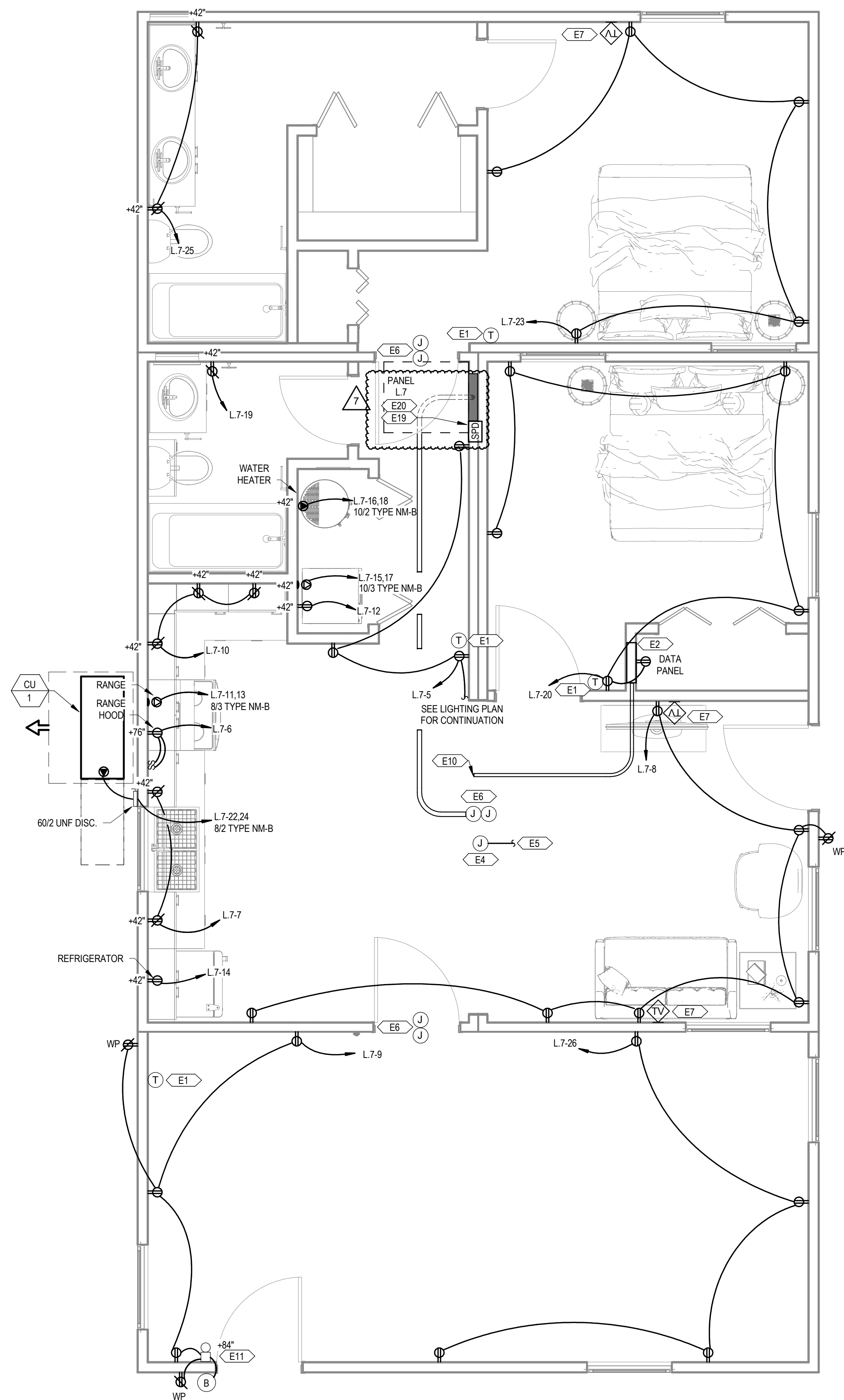
GENERAL SHEET NOTES

- 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.
- 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.
- 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.
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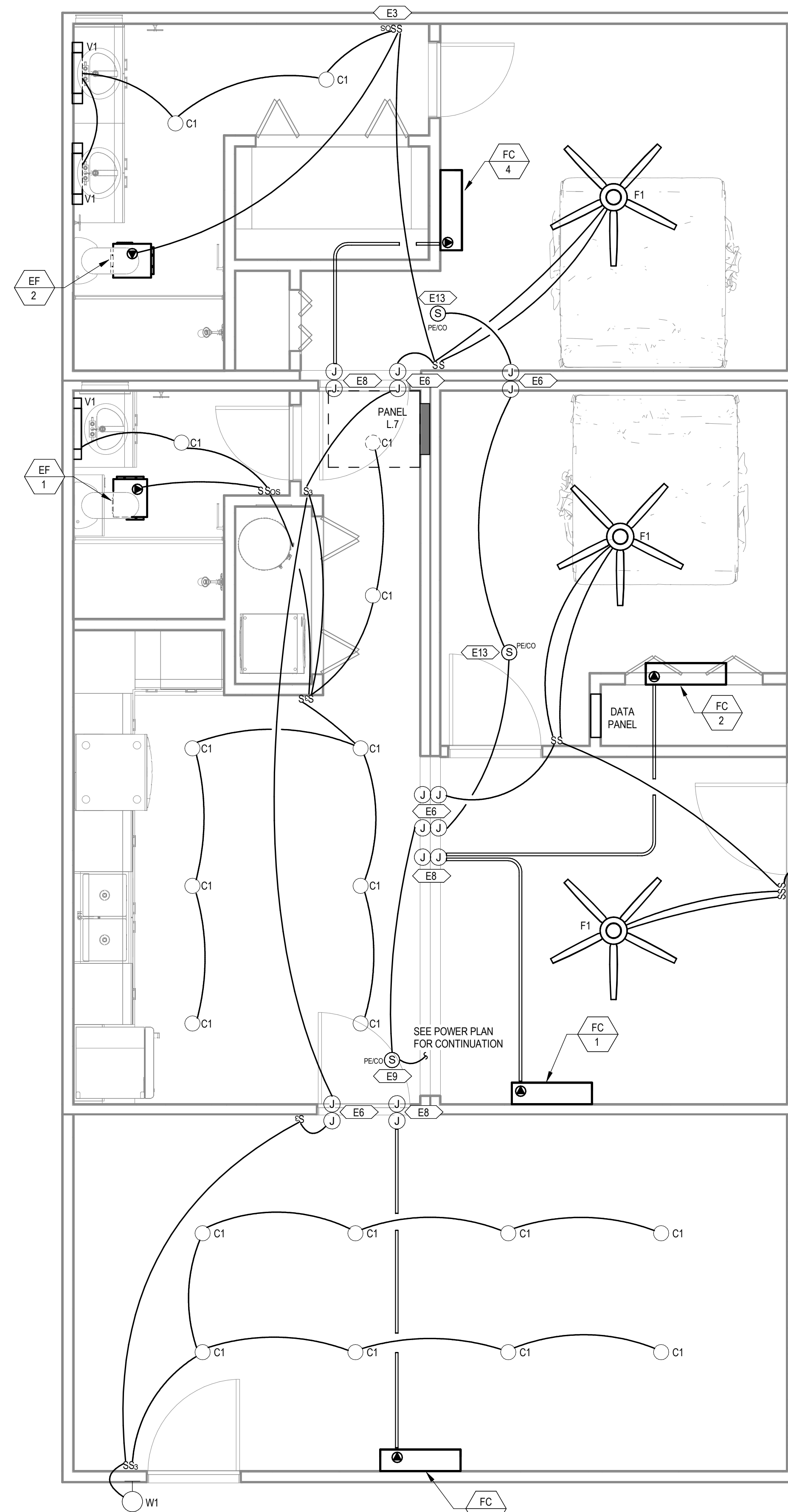
KEYNOTES

- PROVIDE CONDUIT AND CONTROL WIRE FROM THE THERMOSTAT TO THE HVAC EQUIPMENT. COORDINATE INTERCONNECTION WITH MECHANICAL PLANS AND THE MECHANICAL CONTRACTOR.
- RECEPTACLE TO BE MOUNTED INSIDE THE DATA PANEL FOR SERVICE PROVIDER EQUIPMENT.
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- SITE-INSTALLED FEEDER FROM THE UTILITY METER TO THE JUNCTION BOX FOR SPICED CONNECTION TO THE UNIT PANEL. SPICED CONNECTIONS SHALL BE MADE USING MECHANICAL SCREW-TYPE CONNECTORS TORQUED TO THE MANUFACTURER'S RECOMMENDATIONS.
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- FACTORY-INSTALLED CATV AND COAX BACK TO DATA PANEL.
- 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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- FURNISH AND INSTALL AN INTEGRAL SURGE PROTECTION DEVICE.

E20 CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 2002 NEMA 3R DISCONNECT. COORDINATE LOCATION WITH LOCAL UTILITY AND GENERAL CONTRACTOR. PROVIDE PHENOLIC LABEL PER NEC.



1 POWER DWELLING UNITS MODULE COMBO 7
3/8" = 1'-0"



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FIRM REGISTRATION: F-13871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



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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 8

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

SHEET NUMBER:

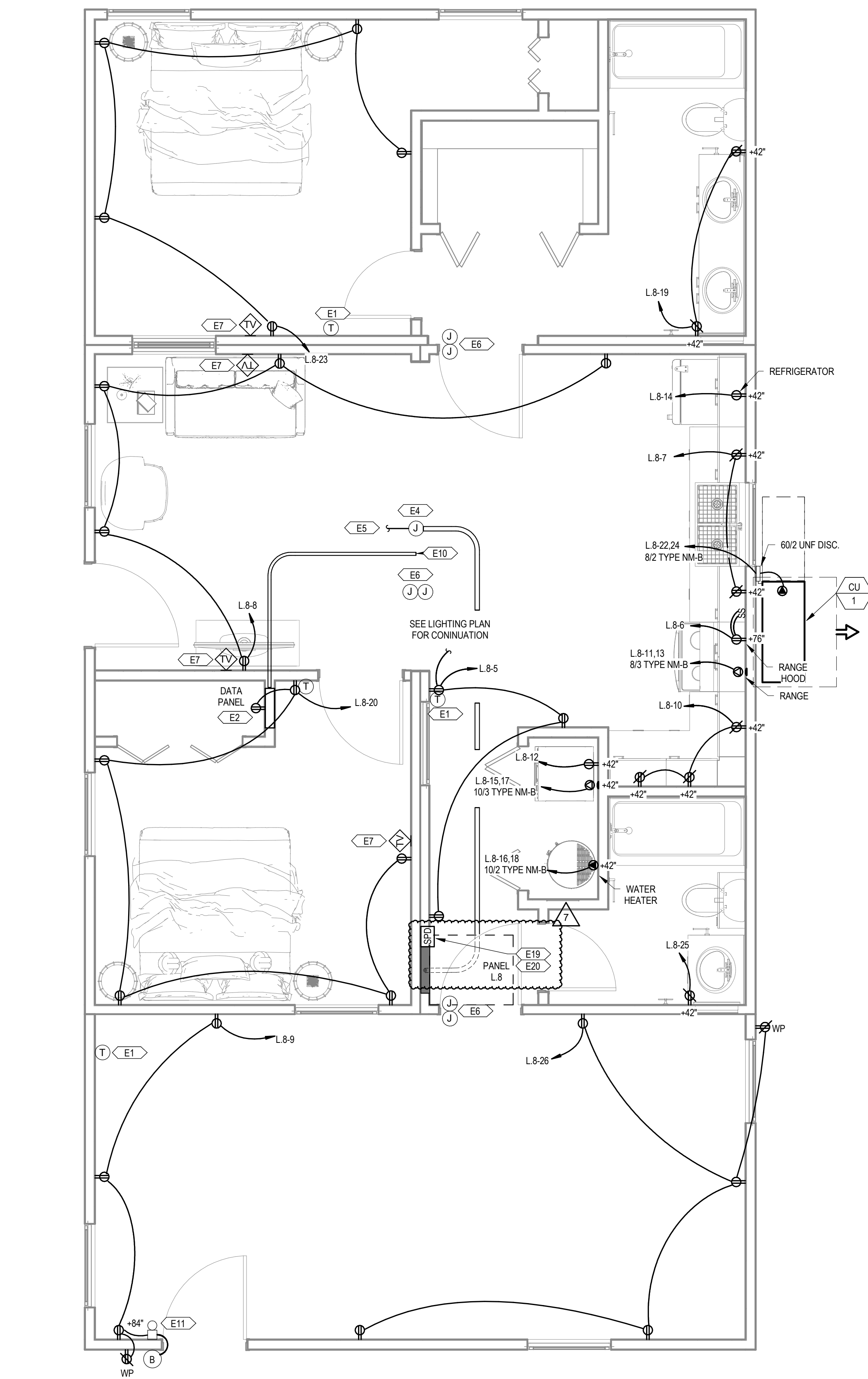
E1.11

GENERAL SHEET NOTES

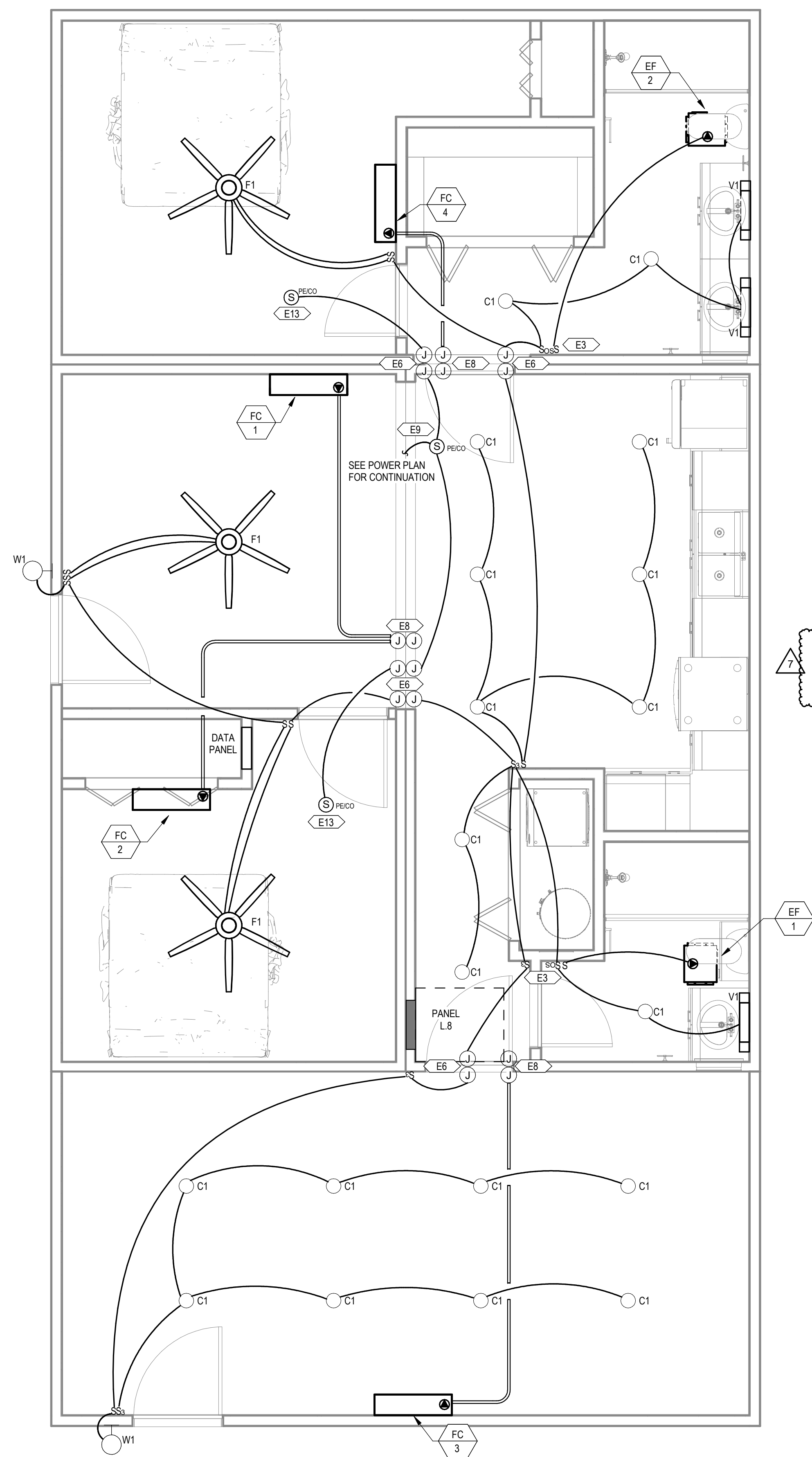
- A THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO THE MECHANICAL PLANS FOR THE LOCATION OF THERMOSTATS.
- B ALL SINGLE-PHASE RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 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 THINWALL 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 INTEGRAL SURGE PROTECTION DEVICE.
- E20 CONTRACTOR TO PROVIDE SITE-INSTALLED SERVICE ENTRANCE RATED UNFUSED 2002 NEMA 3R DISCONNECT. COORDINATE LOCATION WITH LOCAL UTILITY AND GENERAL CONTRACTOR. PROVIDE PHENOLIC LABEL PER NEC.



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



2 LIGHTING DWELLING UNITS MODULE COMBO 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	

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 BUSING: 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		0	3108		20 A		SPARE	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	--
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 BUSING: 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		0		3108	--	--	--	24	--
--	25	SPARE		20 A	1	0		0		--	20 A	--	SPARE	26	--
--	27	SPACE	--	--	1	--	--	--	0	2	20 A	--	SURGE PROTECTION DEVICE	28	--
--	29	SPACE	--	--	1	--	--	0	--	--	--	--	--	30	--
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		VA	QTY
1155 Square Footage Dwelling			
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 VA
TOTAL LOAD =			22,690 VA
TOTAL AMPS =			109 AMPS

Electrical Calculation for Module Combo 2		VA	QTY
1443 Square Footage Dwelling			
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 VA
TOTAL LOAD =			23,036 VA
TOTAL AMPS =			111 AMPS

LIGHT FIXTURE SCHEDULE					
Type	Catalog Number	Manufacturer	Description	Mounting	Wattage
CT	DL04S-10W10SSE	EURI LIGHTING	WHITE 4" DOWNLIGHT, 850LM, 3000K, 80 CRI	RECESSED	10 W
F1	F-022L-3000K-4MM	WAC LIGHTING	CEILING FAN LED, 3000K, WITH DIMMING	SURFACE	25 W
V1	LFX-VF-36-36W-8N-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



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



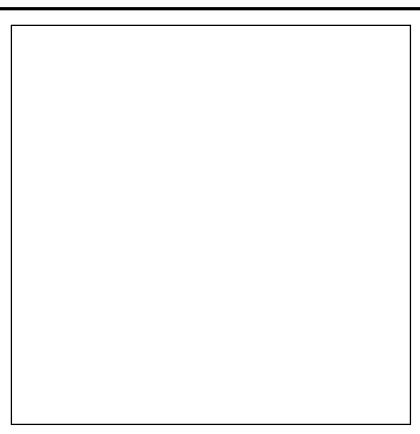
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(202) 216-1620 • www.echdata.com

FIRM REGISTRATION# F-11871

MICASITA - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



#	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	--

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	20 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	--

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	--

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
1	27	SPARE		20 A	1		0		0	2	20 A		SURGE PROTECTION DEVICE	28	--
--	29	SPARE		20 A	1	0		0		--	--	--		30	--

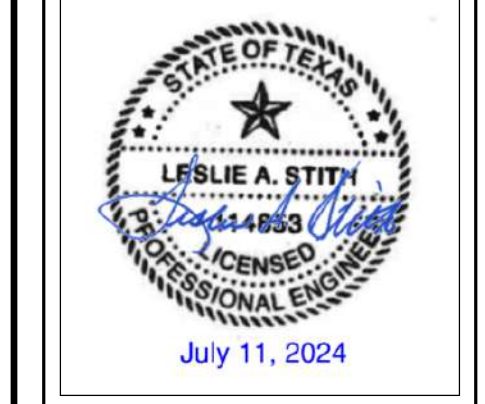
Notes:

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
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566



#	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

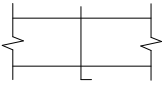
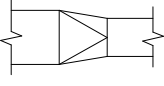







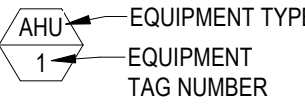
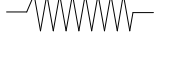
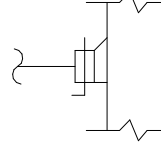
SHEET NUMBER:

Branch Panel: L.5															
LOCATION: UNIT TYPE COMBO 5						VOLTS: 120/208 Wye Single						AIC RATING: 10K			
SUPPLY FROM:						PHASES: 1						MAINS TYPE: MCB			
MOUNTING: FLUSH						WIRES: 3						BUSING: 200A			
ENCLOSURE: TYPE 1						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	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	--
Notes:															

Branch Panel: L.6															
LOCATION: UNIT TYPE COMBO 6						VOLTS: 120/208 Wye Single						AIC RATING: 10K			
SUPPLY FROM:						PHASES: 1						MAINS TYPE: MCB			
MOUNTING: FLUSH						WIRES: 3						BUSING: 200A			
ENCLOSURE: TYPE 1						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	20 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	--
Notes:															


Branch Panel: L.7															
LOCATION: UNIT TYPE COMBO 7						VOLTS: 120/208 Wye Single						AIC RATING: 10K			
SUPPLY FROM:						PHASES: 1						MAINS TYPE: MCB			
MOUNTING: FLUSH						WIRES: 3						BUSING: 200A			
ENCLOSURE: TYPE 1						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	--
Notes:															

Branch Panel: L.8																
LOCATION: UNIT TYPE COMBO 8										VOLTS: 120/208 Wye Single			AIC RATING: 10K			
SUPPLY FROM:										PHASES: 1			MAINS TYPE: MCB			
MOUNTING: FLUSH										WIRES: 3			BUSING: 200A			
ENCLOSURE: TYPE 1										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		1500	1	15 A	R	REC - LIVING ROOM	8	1	
1	9	REC - ENTRY	R	15 A	1	720		4000		1500	1	20 A	R	REC - KITCHEN SMALL APPLIANCE	10	1
--	11	RANGE	MC	50 A	2					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	--	
Notes:																

HVAC SYMBOLS & ABBREVIATIONS (NOT ALL SYMBOLS MAY BE USED)			
AFF BOD C.O.D. EA EAT ESP FD LAT MD N.T.S. O.C. OA RA S.S. SA TA U.N.O.	ABOVE FINISHED FLOOR BACKDRIFT DAMPER CENTER OF DUCT EXHAUST AIR ENTERING AIR TEMPERATURE EXTERNAL STATIC PRESSURE FIRE DAMPER LEAVING AIR TEMPERATURE MANUAL (VOLUME) DAMPER NOT TO SCALE ON CENTER OUTSIDE (VENTILATION) AIR RETURN AIR STAINLESS STEEL SUPPLY AIR TRANSFER AIR UNLESS NOTED OTHERWISE	      	MANUAL VOLUME DAMPER SQUARE-TO-ROUND TRANSITION SUPPLY DIFFUSER (4-WAY U.N.O.) 2-WAY SUPPLY DIFFUSER RETURN GRILLES EXHAUST GRILLE THERMOSTAT
  	SUPPLY AIR RISER RETURN AIR RISER EXHAUST AIR RISER	EQUIPMENT TAG 	
 	FLEXIBLE DUCT (6"-Ø" MAX) 45° BOOT FITTING W/ MANUAL VOLUME DAMPER		

GENERAL NOTES:

- A. ALL ROOF PENETRATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ROOFING SYSTEM REQUIREMENTS AND ROOF MANUFACTURERS 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.

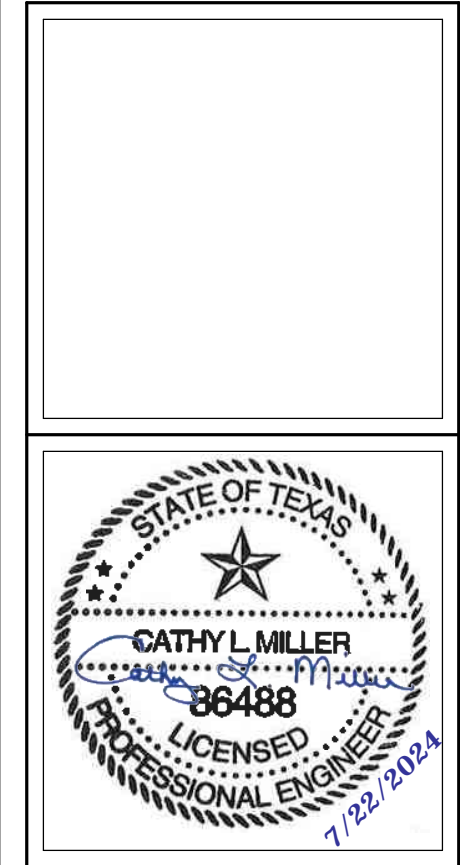
BASIS OF DESIGN	
CODES:	
2020	NATIONAL ELECTRICAL CODE (NEC) WITH TEXAS AMENDMENTS
2015	INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH TEXAS AMENDMENTS
2021	INTERNATIONAL RESIDENTIAL CODE (IRC) WITH TEXAS AMENDMENTS
16	TAC, CHAPTER 70, INDUSTRIALIZED HOUSING AND BUILDINGS ADMINISTRATIVE RULES
	CLIMATE 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
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
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
M3.9A	MECHANICAL PLANS COMBINATION 6A
M3.10	MECHANICAL PLANS COMBINATION 7
M3.10A	MECHANICAL PLANS COMBINATION 7A
M3.11	MECHANICAL PLANS COMBINATION 8
M3.11A	MECHANICAL PLANS COMBINATION 8A
M3.12	MECHANICAL PLANS COMBINATION 9
M3.13	MECHANICAL PLANS COMBINATION 10
M3.14	MECHANICAL PLANS COMBINATION 11
M3.15	MECHANICAL PLANS COMBINATION 2-K
M3.16	MECHANICAL PLANS COMBINATION 2-KA
M3.17	MECHANICAL PLANS COMBINATION 3-A
M3.18	MECHANICAL PLANS COMBINATION 3-K
M3.19	MECHANICAL PLANS COMBINATION 3-KB
M3.20	MECHANICAL PLANS COMBINATION 4-A
M3.21	MECHANICAL PLANS COMBINATION 4-K
M3.22	MECHANICAL PLANS COMBINATION 5-K
M3.23	MECHANICAL PLANS COMBINATION 5-KA
M3.24	MECHANICAL PLANS COMBINATION 6-K
M3.25	MECHANICAL PLANS COMBINATION 6-KA
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	

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



#	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
				V1H2PH	MCA	MOCP	SEER2	HSFP2		
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
				VHZPH	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.	(1)
STG	SIDEWALL TRANSFER AIR GRILLE	PRICE ATG	ALUMINUM 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
					V1/H2/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 CAPACITY (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 CONDITIONS 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 CAPACITY (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	CEILING 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	CEILING 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 CONDITIONS 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.

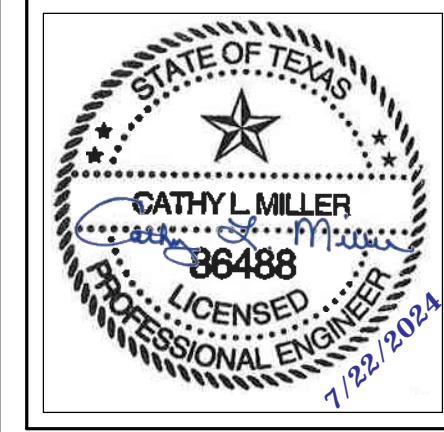
FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

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



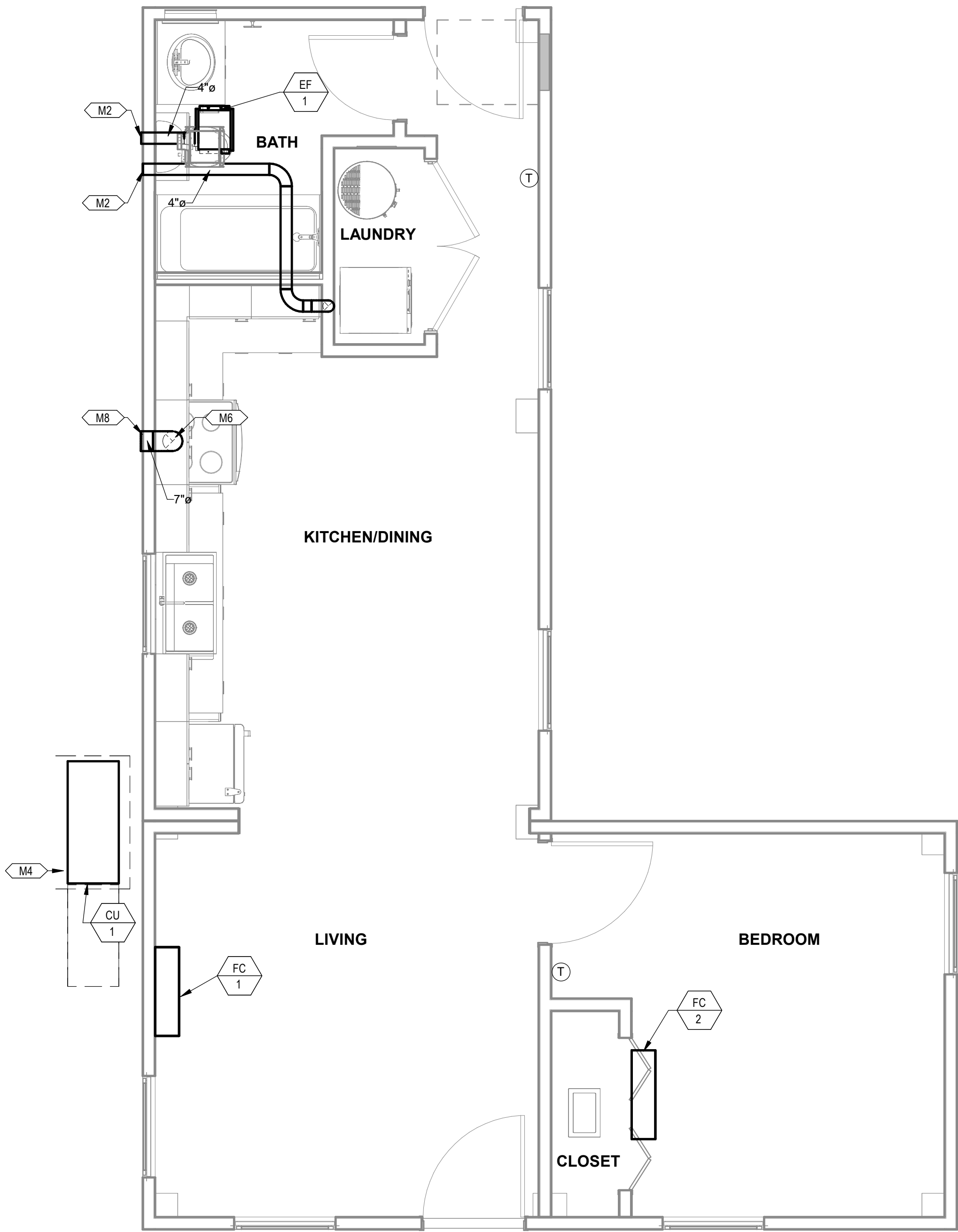
#	ISSUE/REVISION	DATE
S2	CAR Comments 2	03/08/2022
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM	12/11/2023
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
MECHANICAL SCHEDULES

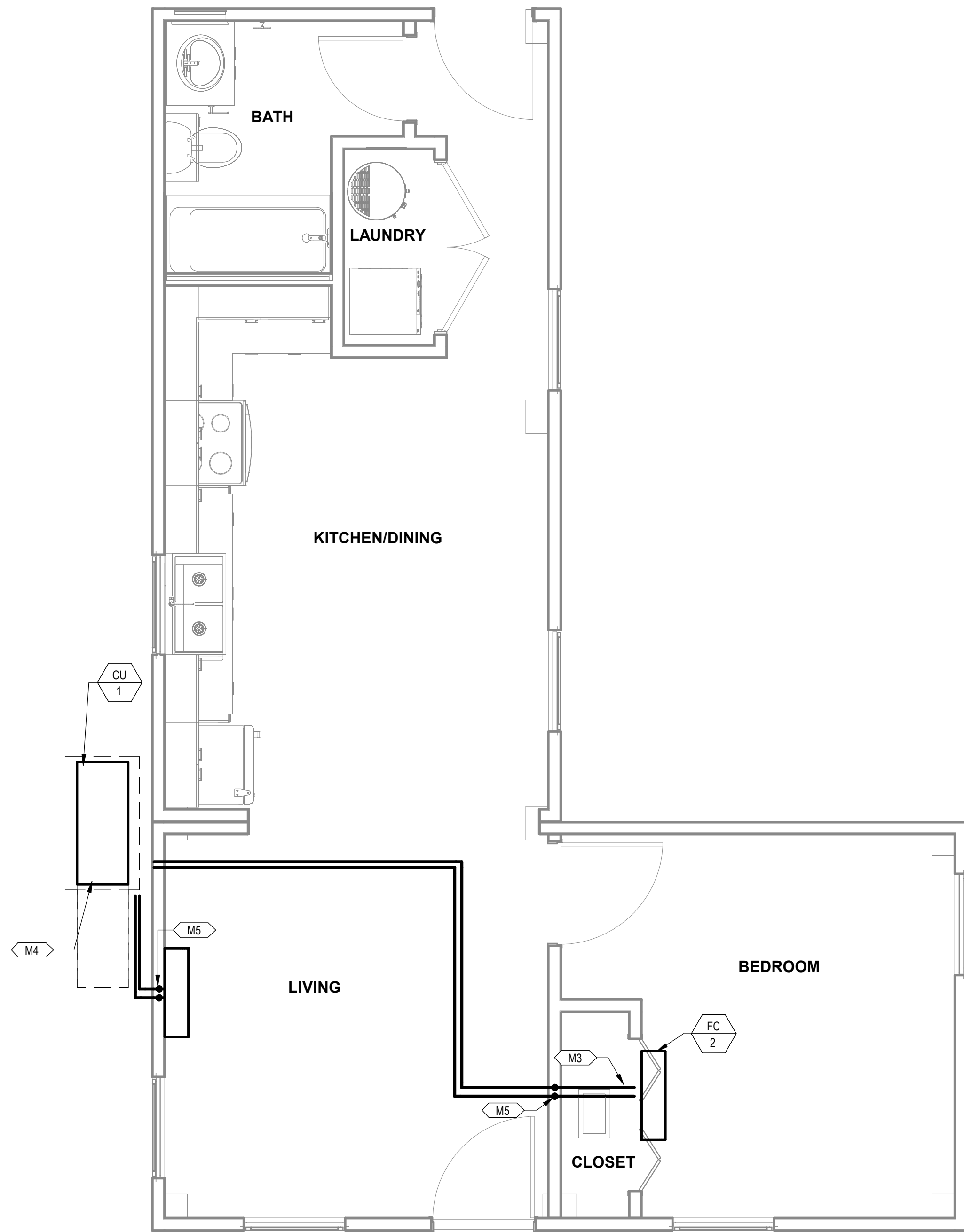
Drawn By: KDW
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

M0.2



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



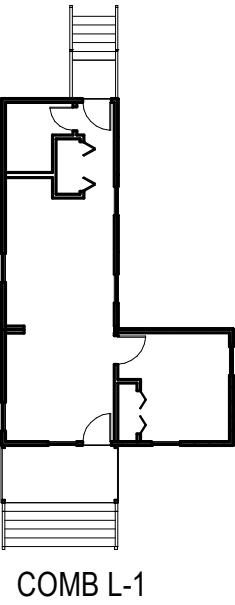
2 MECHANICAL PIPING PLAN L-CORE MODULE
3/8" = 1'-0"

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.

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		



DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



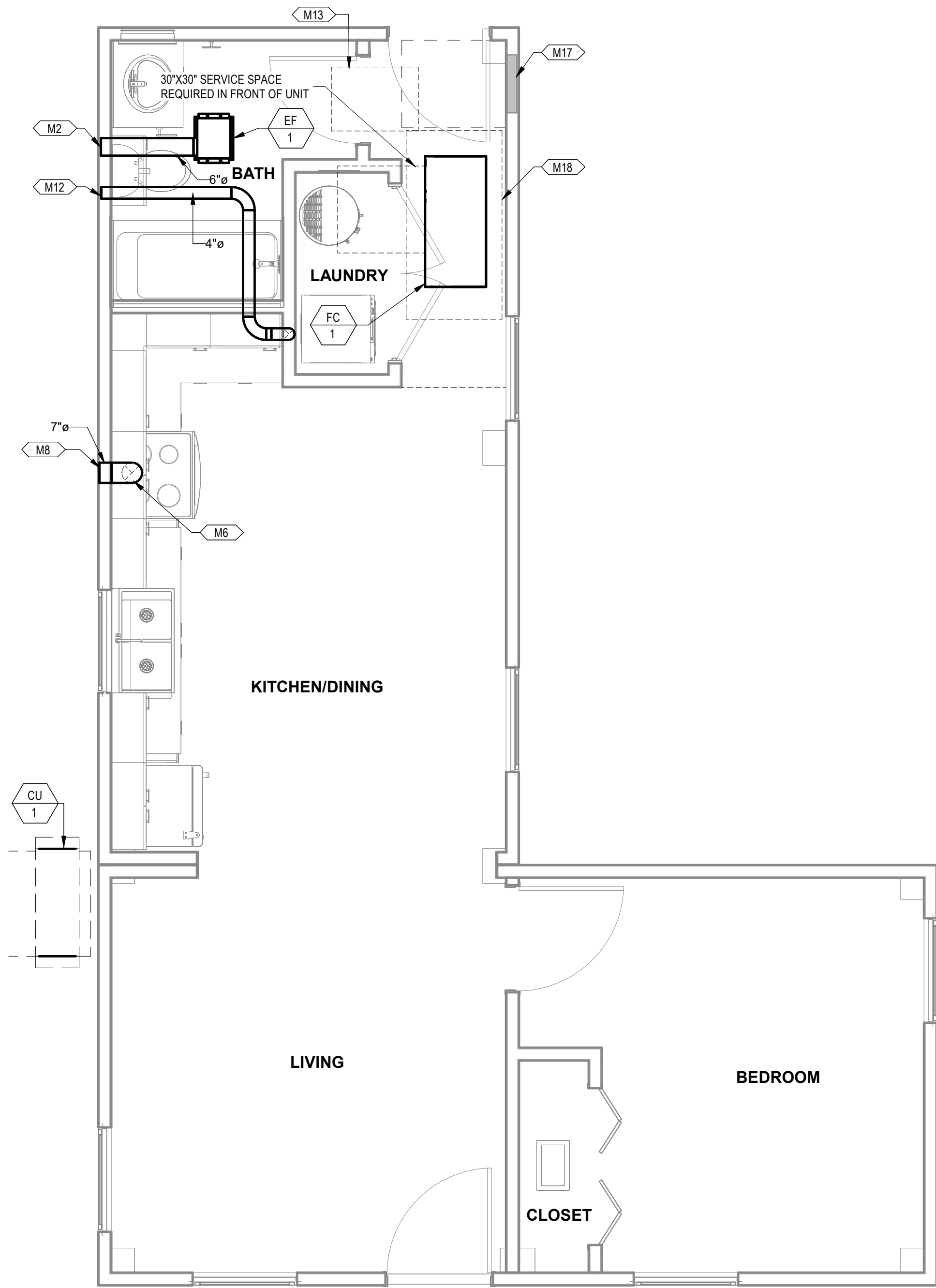
#	ISSUE/REVISION	DATE
S1	CAR Comments	03/02/2022
S3	CAR Comments 3	04/01/2022
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
7	TX CODE UPDATE	07/22/2024

SHEET TITLE:
**MECHANICAL PLANS
L-CORE MODULE**

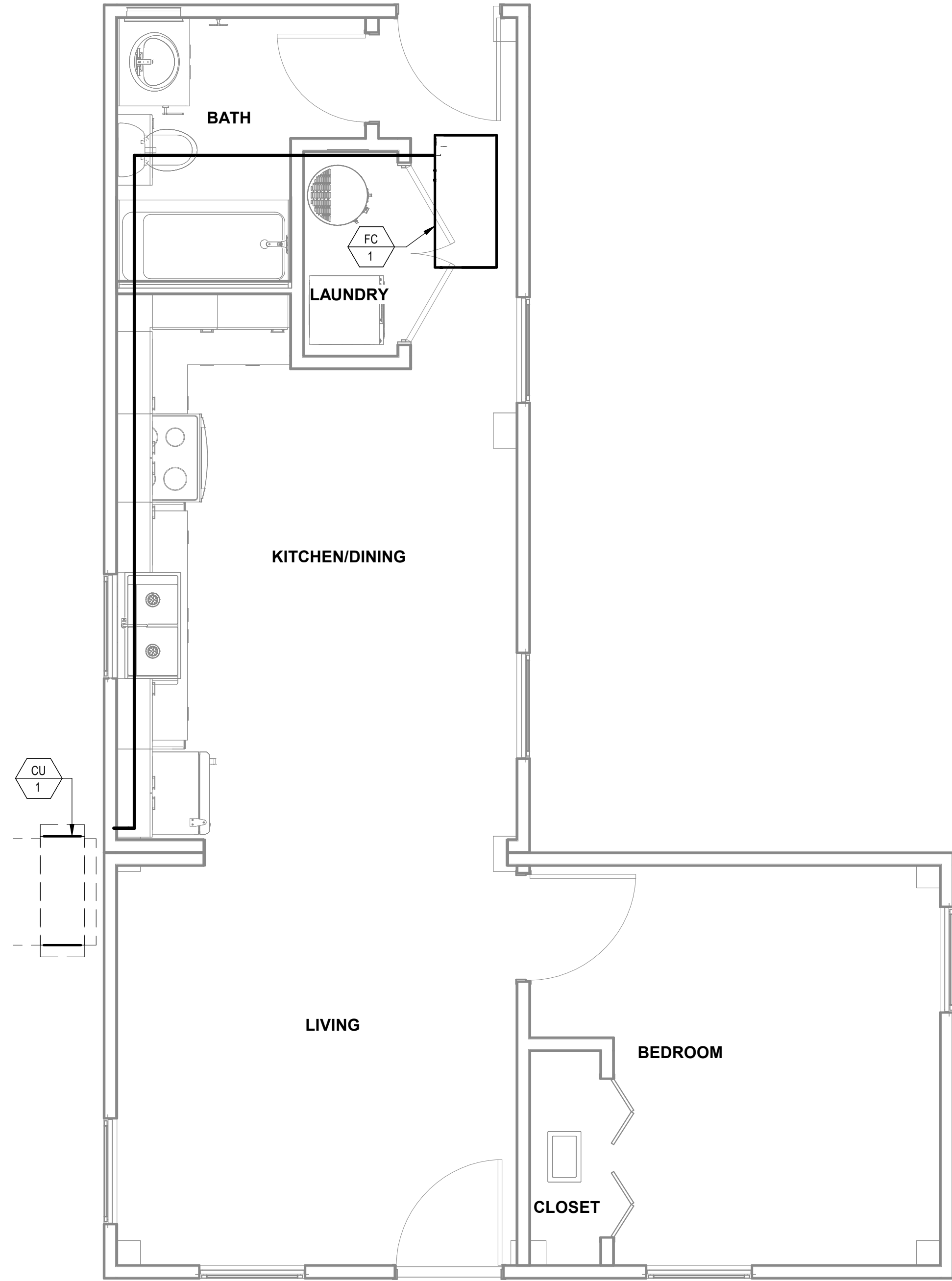
Drawn By: VBS
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

M3.0



1 MECHANICAL PLAN L-CORE MODULE A
3/8" = 1'-0"



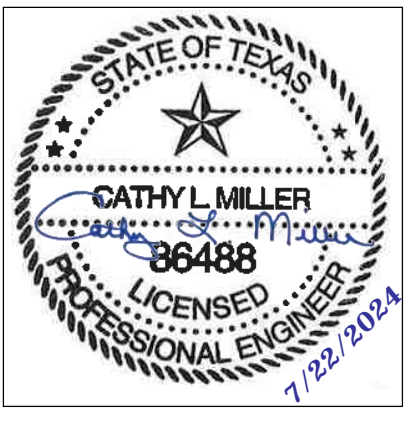
2 MECHANICAL PIPING PLAN L-CORE MODULE A
3/8" = 1'-0"

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.
- 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.

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



#	ISSUE/REVISION	DATE
S3	CAR Comments 3	04/01/2022
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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

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

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.

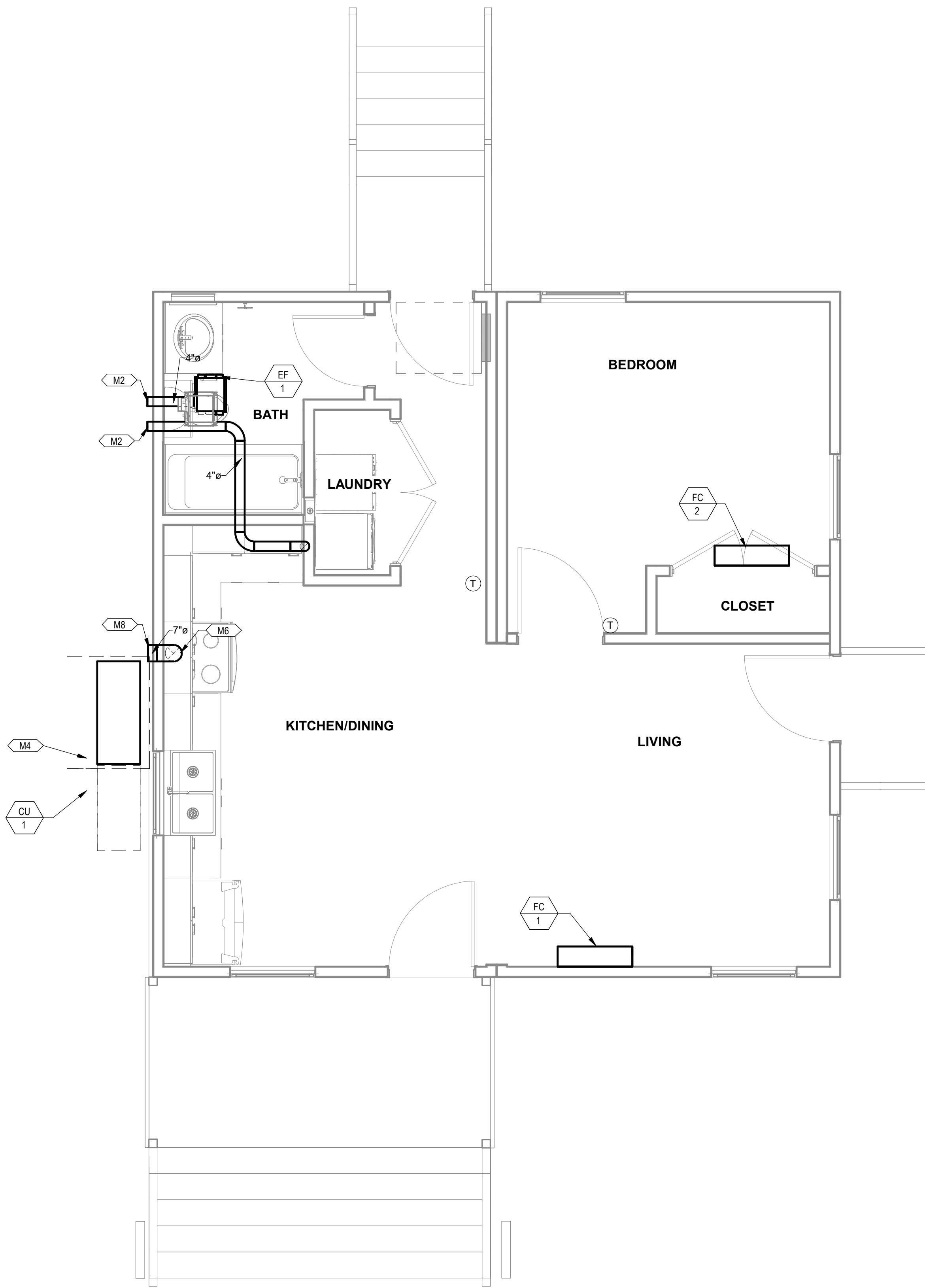
COMMUNITY DEVELOPMENT
CORPORATION OF
BROWNSVILLE
33607 OLD ALICE RD LOS
FRESNOS, TX 78566



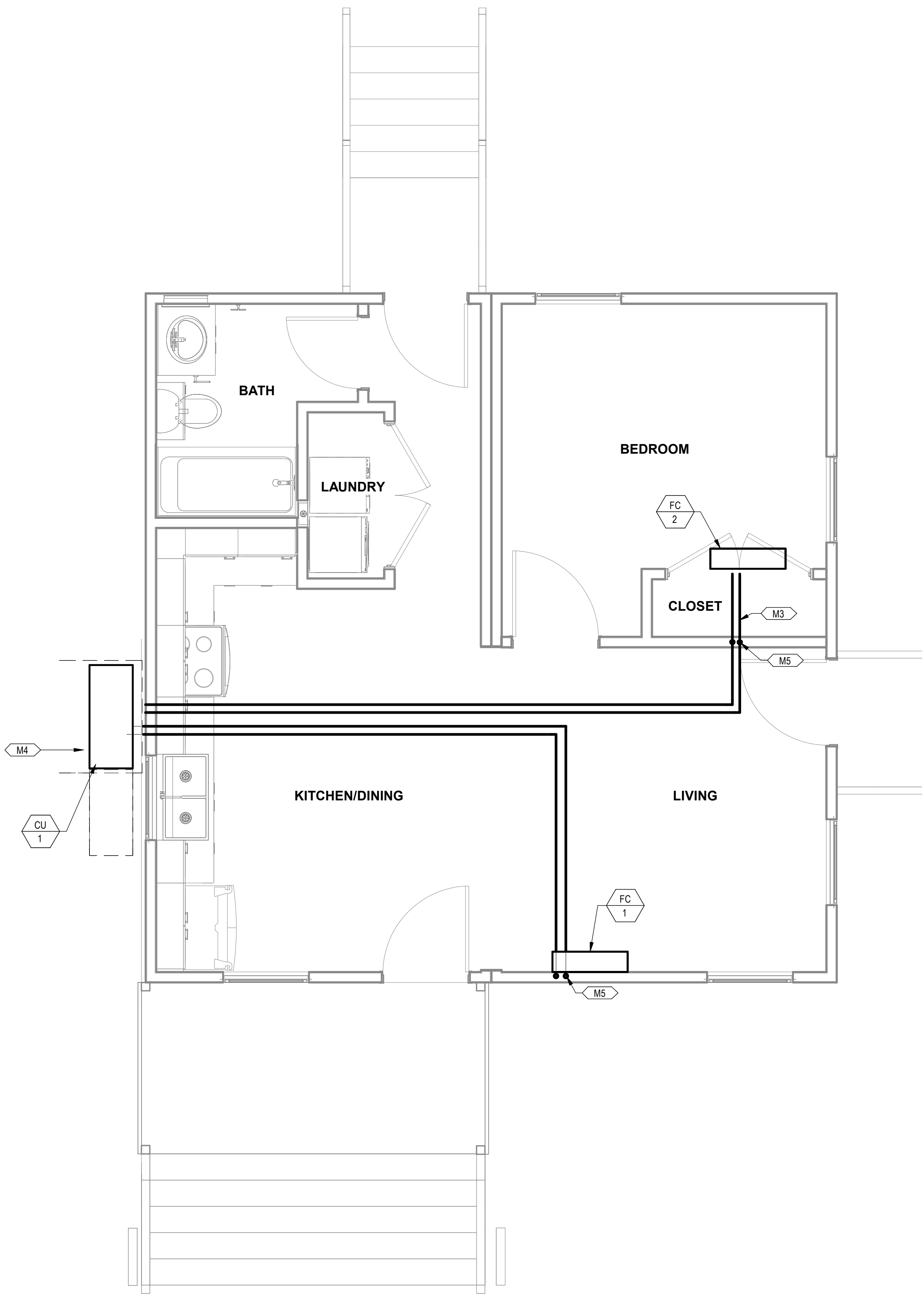
DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

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



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



2 MECHANICAL PIPING PLAN O-CORE MODULE
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	

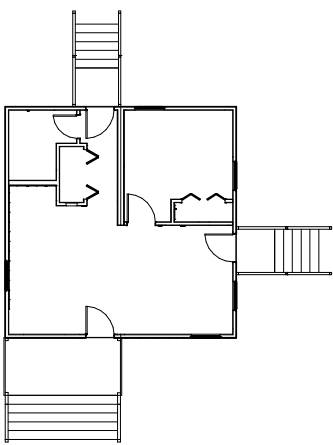
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S1	CAR Comments	03/02/2022
S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
7	TX CODE UPDATE	07/22/2024

SHEET TITLE:
**MECHANICAL PLANS
O-CORE MODULE**

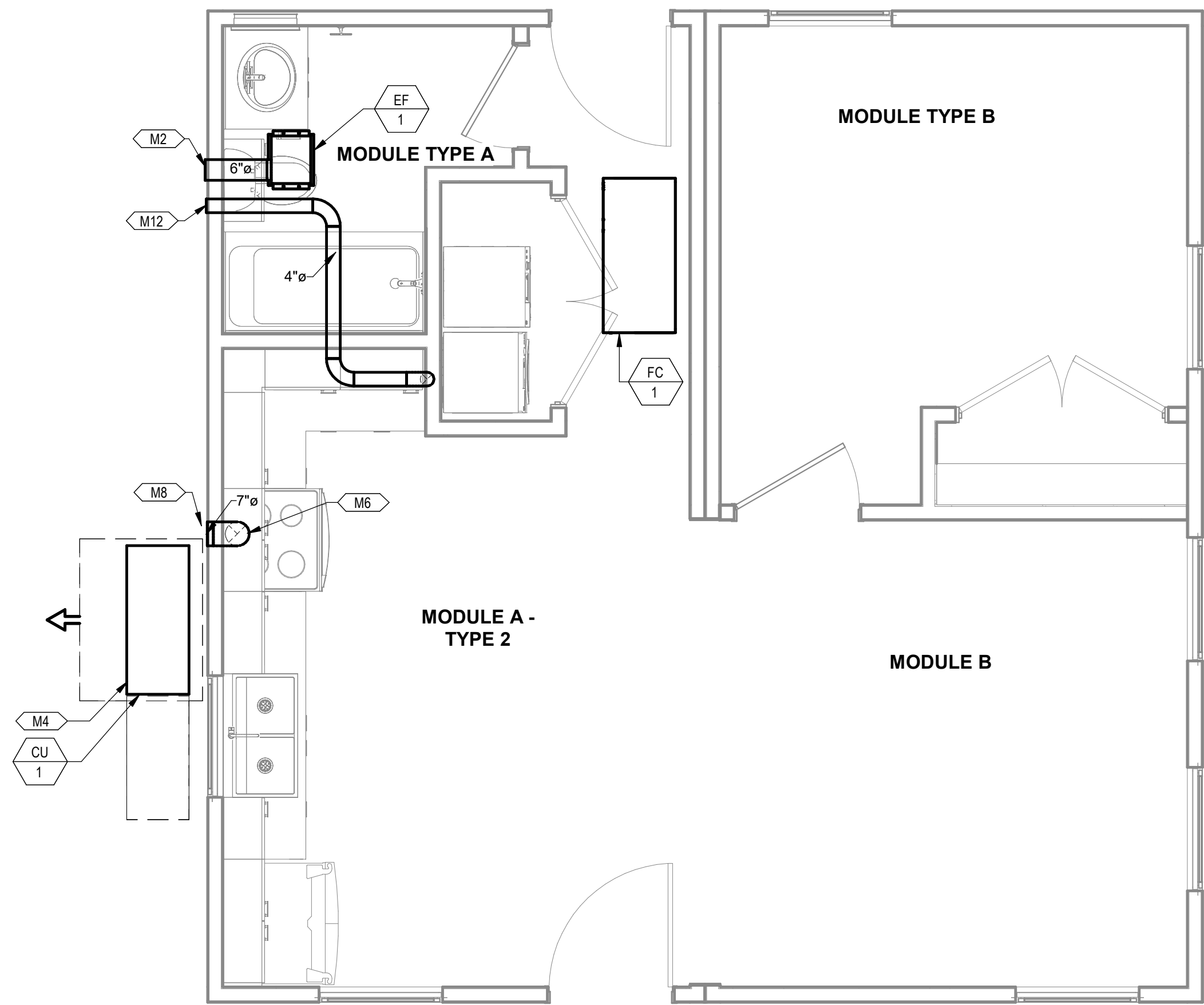
Drawn By: KDW
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

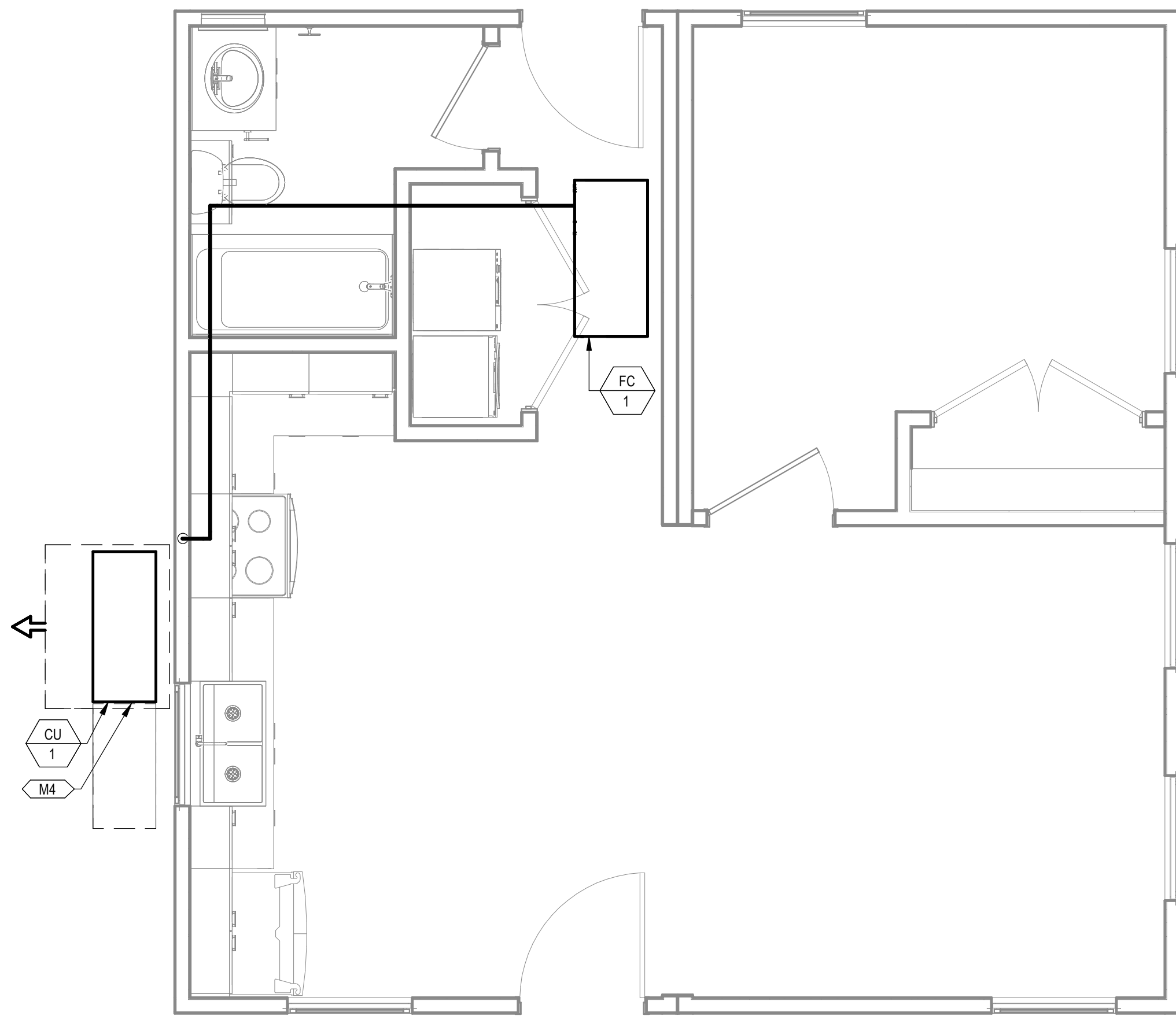
M3.1



COMB. O-2



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



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

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" DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH 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:

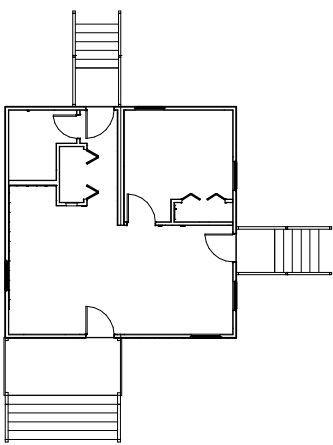
1) REFRIGERATION PIPING LAYOUT

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

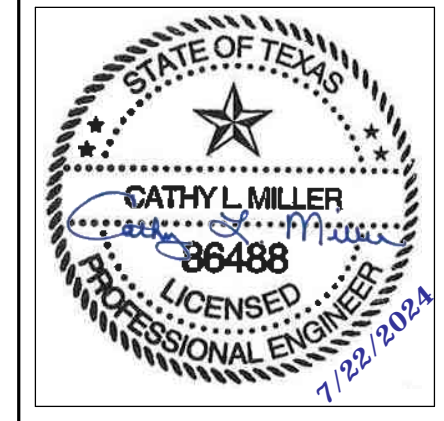
THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566



COMB. O-2 NEW SHEET ADDED

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



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S4	CAR Comments 4	06/30/2022
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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:

M3.1A

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



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.



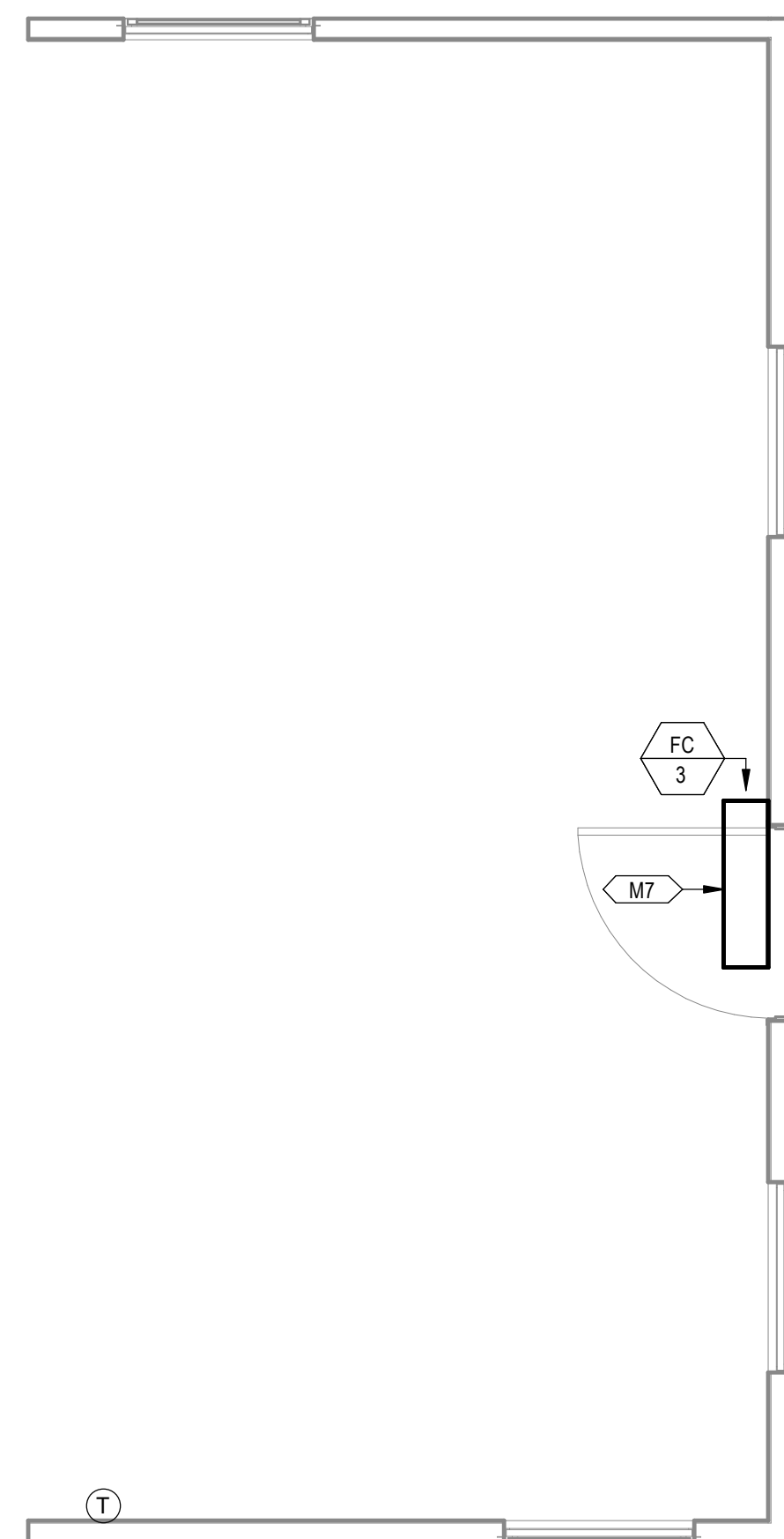
**ENGINEERING
CONSULTANTS**

303 South Federal Way, Boise, ID 83705
(208) 376-9820 • www.ecboise.com

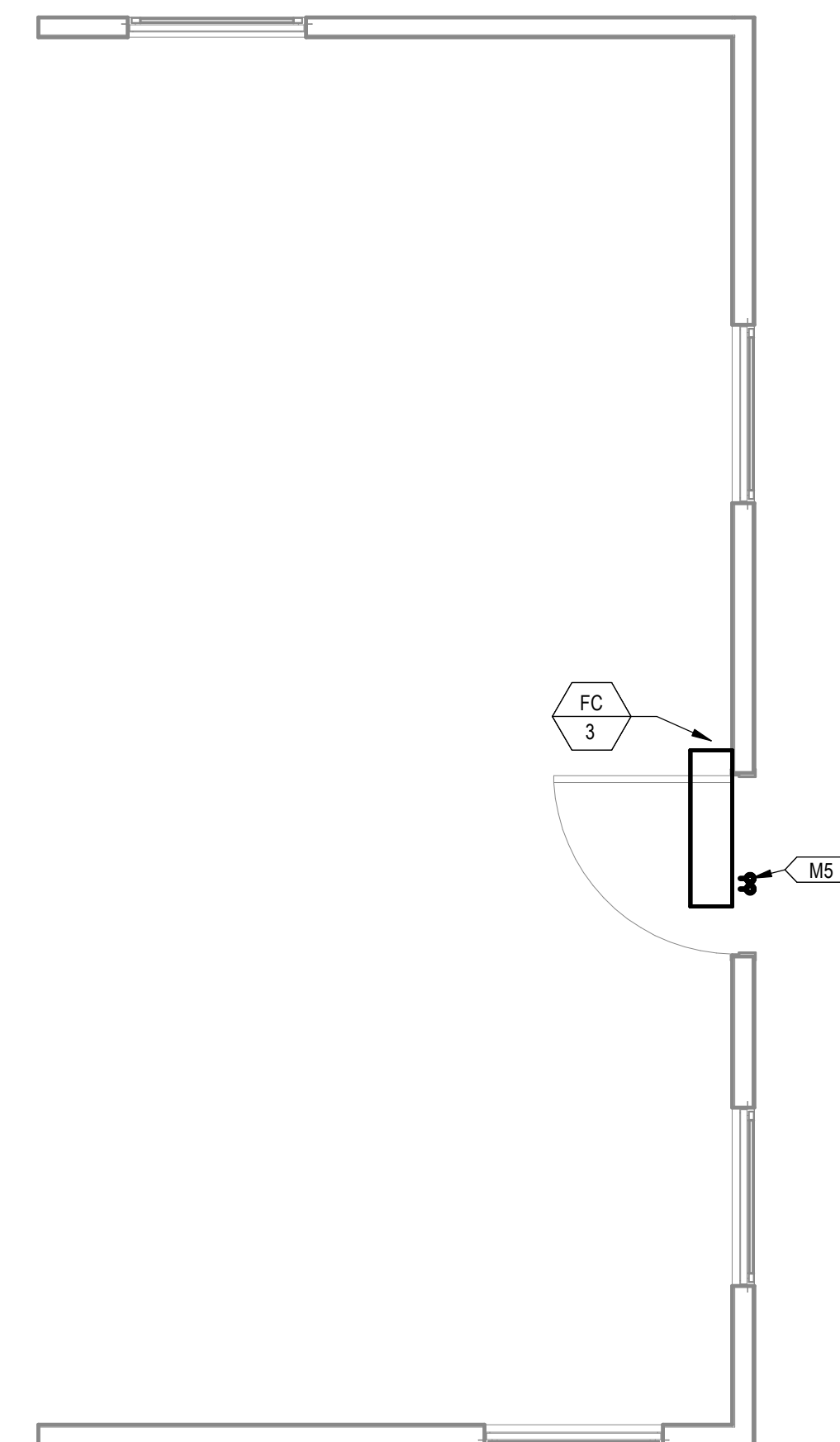
FIRM REGISTRATION: F-11871

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



1 MECHANICAL PLAN 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

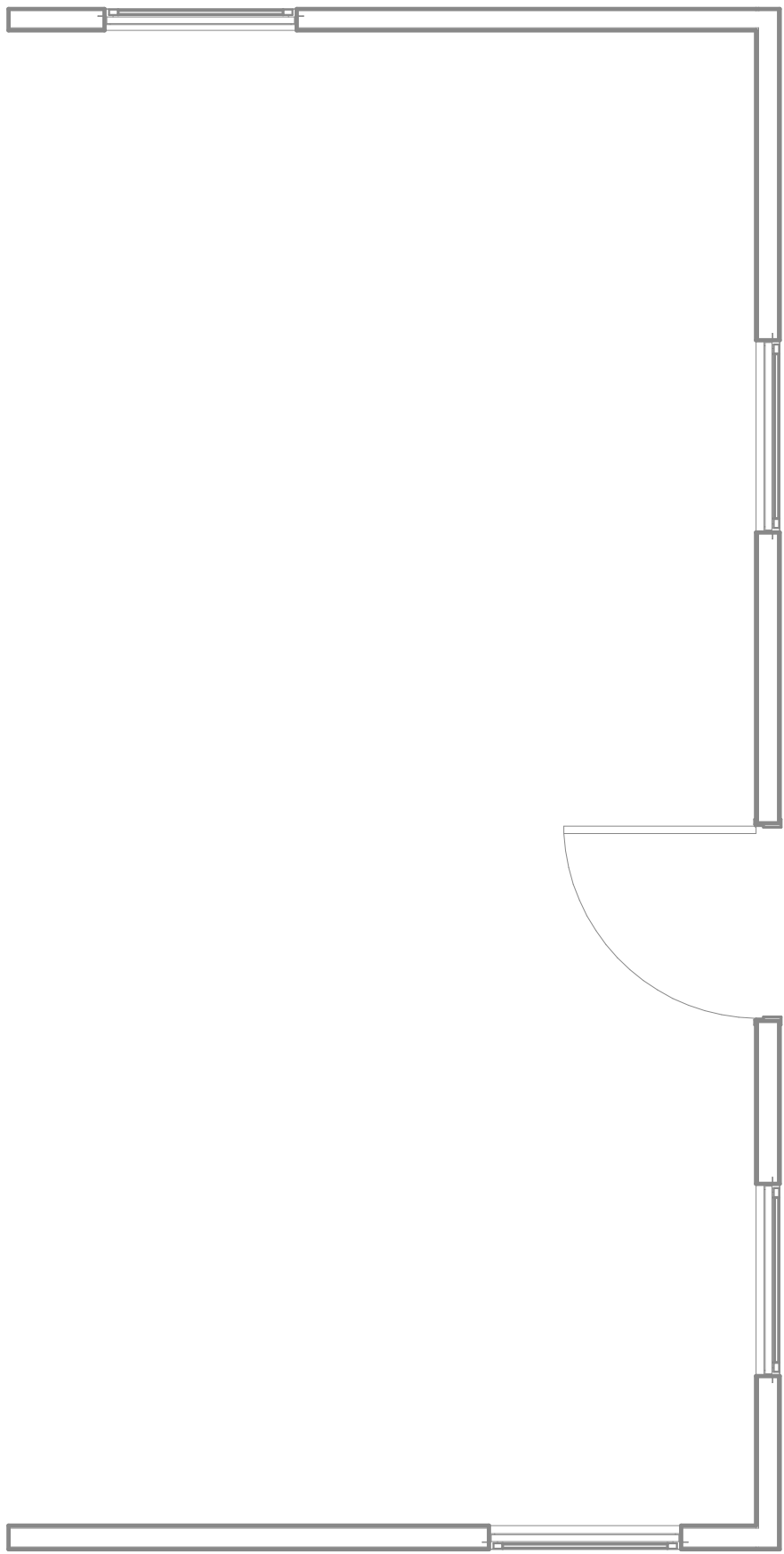
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S4	CAR Comments 4	06/30/2022
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
7	TX CODE UPDATE	07/22/2024

SHEET TITLE:
**MECHANICAL PLANS
FLEX BOX**

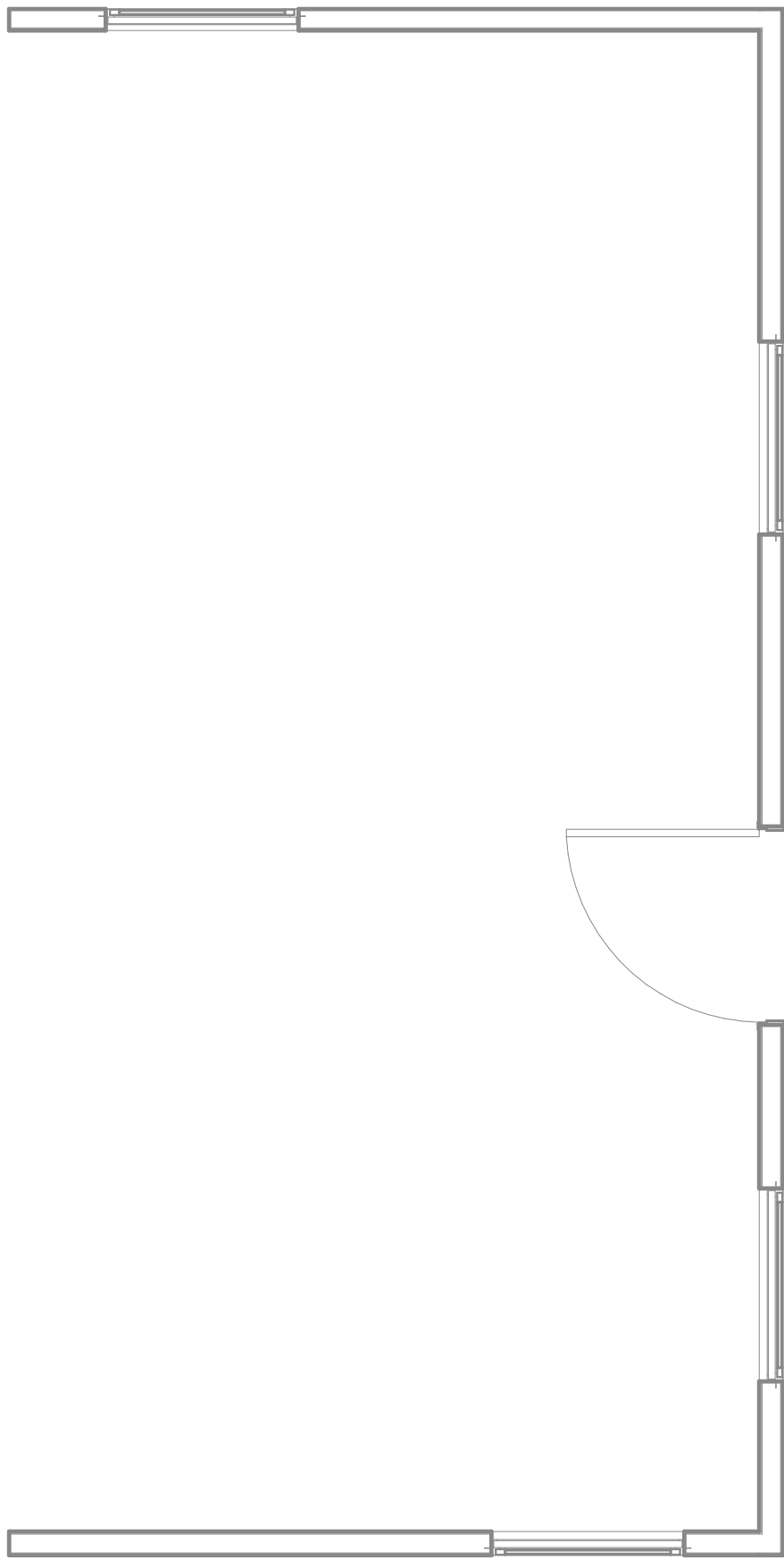
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

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"

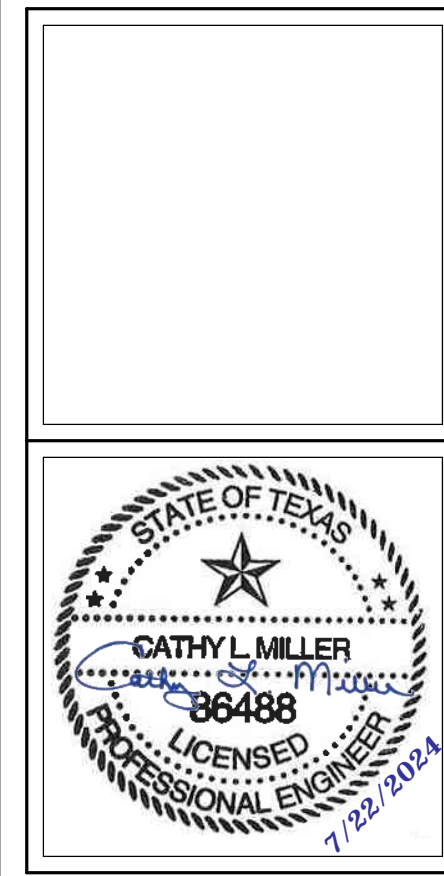
COMBINATION PLAN VARIATION NOTE:
REFER TO COMBINATION PLANS ON SHEETS M3.4A THROUGH 3.11A AND 3.12 THROUGH 3.26 FOR SPECIFIC SYSTEM LAYOUT REQUIREMENTS DICTATED BY THE COMBINATION LAYOUT. SOME OF THESE SPECIFIC LAYOUT REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:
1) DUCTWORK LAYOUT

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 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566		

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



DREAMBUILD - MODULES AND COMBOS
The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



#	ISSUE/REVISION	DATE
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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

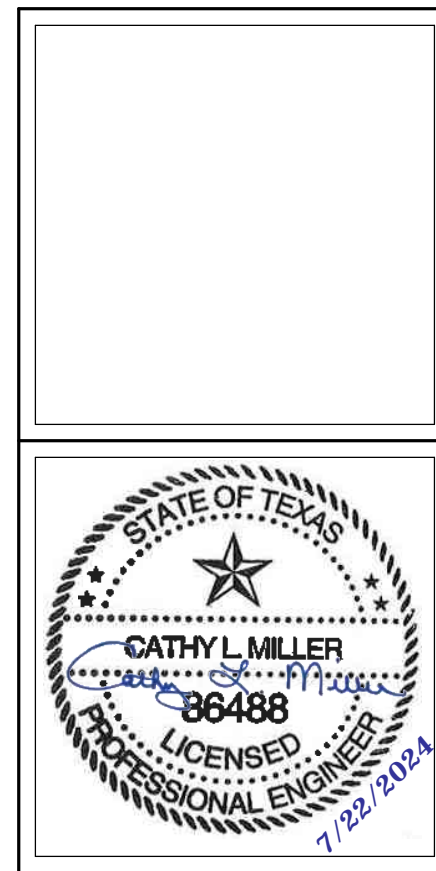
SHEET NUMBER:

NEW SHEET ADDED: **M3.2A**

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



DREAMBUILD - MODULES AND COMBOS
The Farm 33607 Old Alice Rd
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
BEDROOM BOX**

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

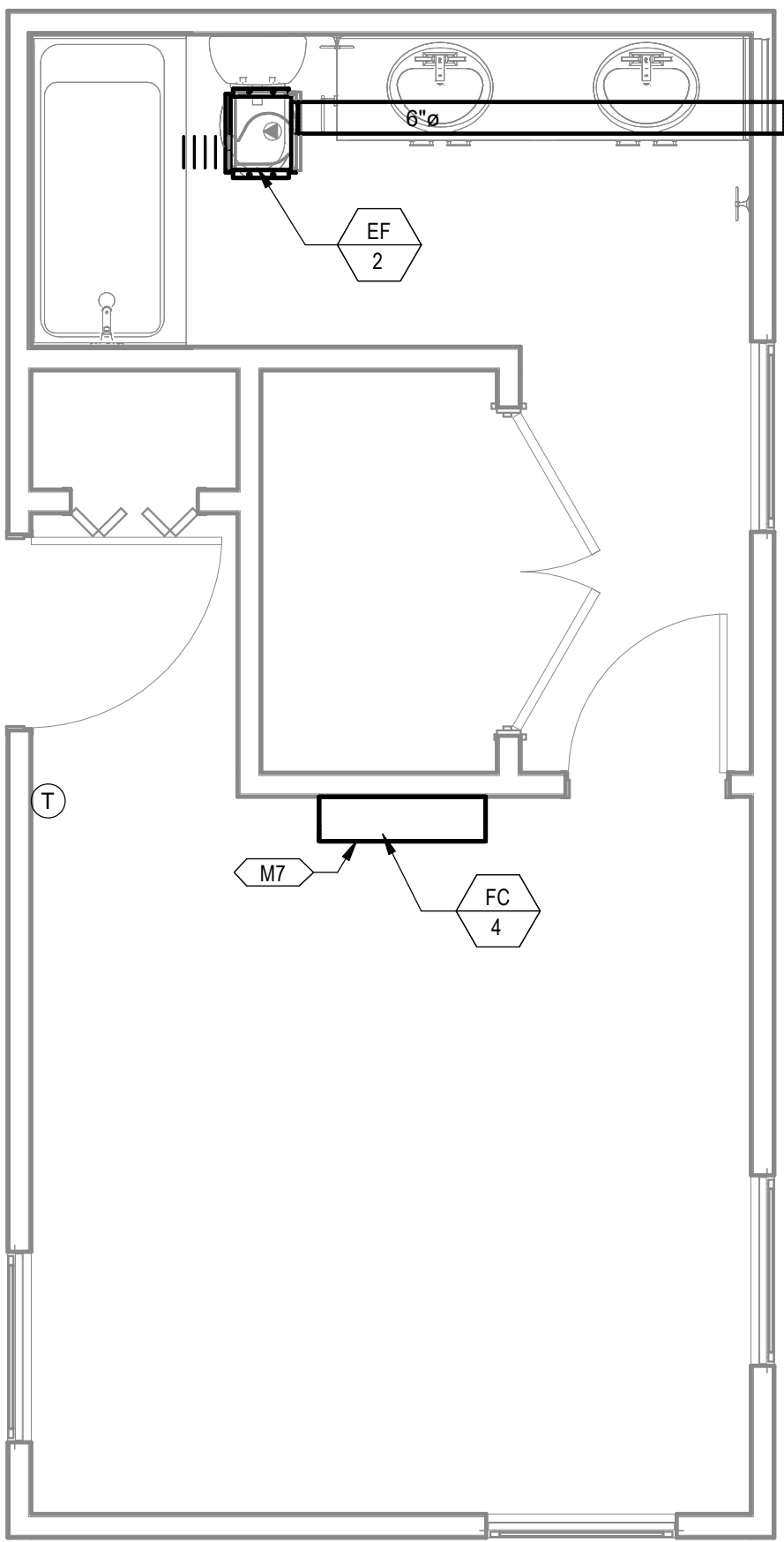
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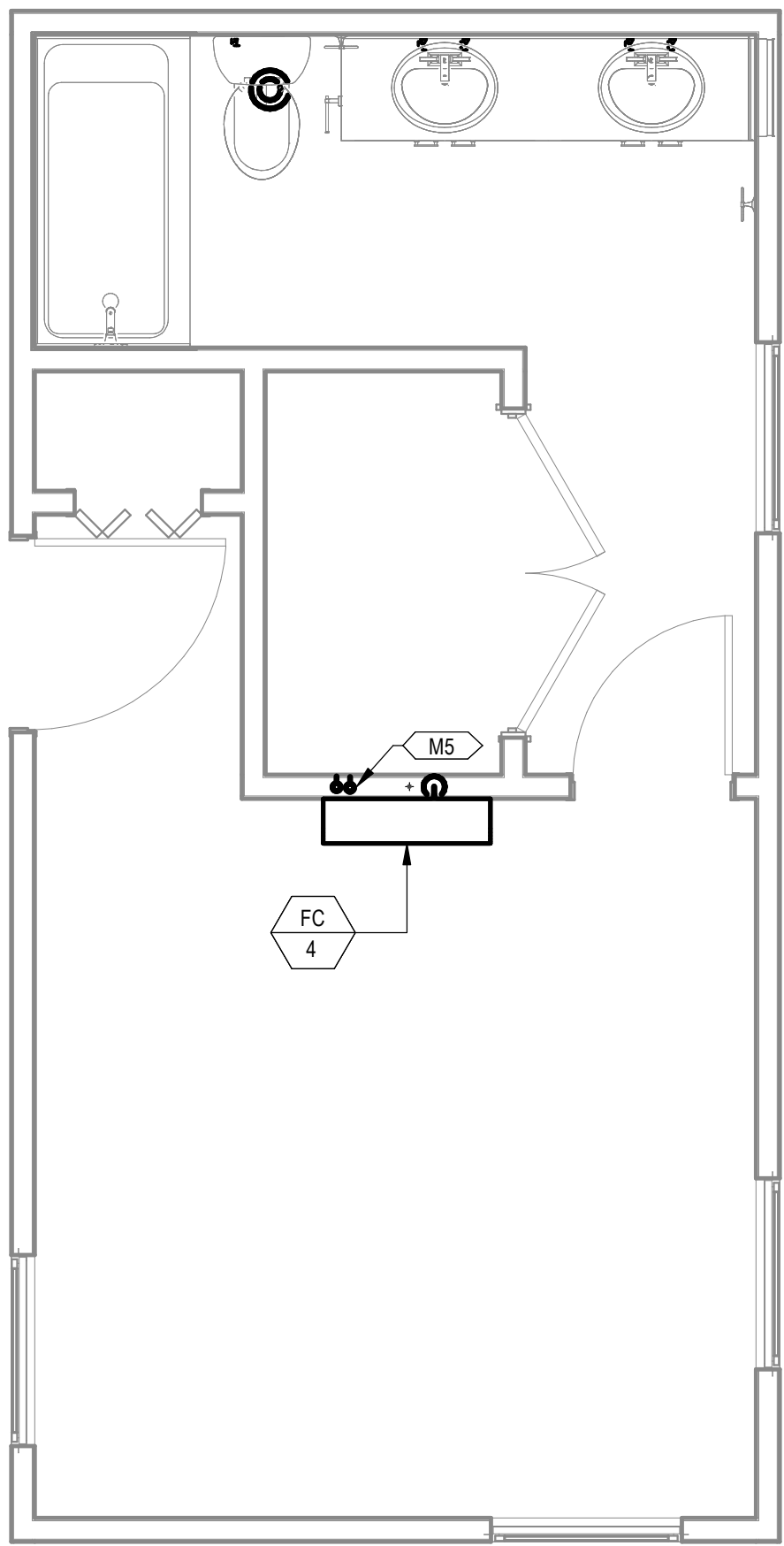
KEYNOTES

- 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:
1) REFRIGERATION PIPING LAYOUT

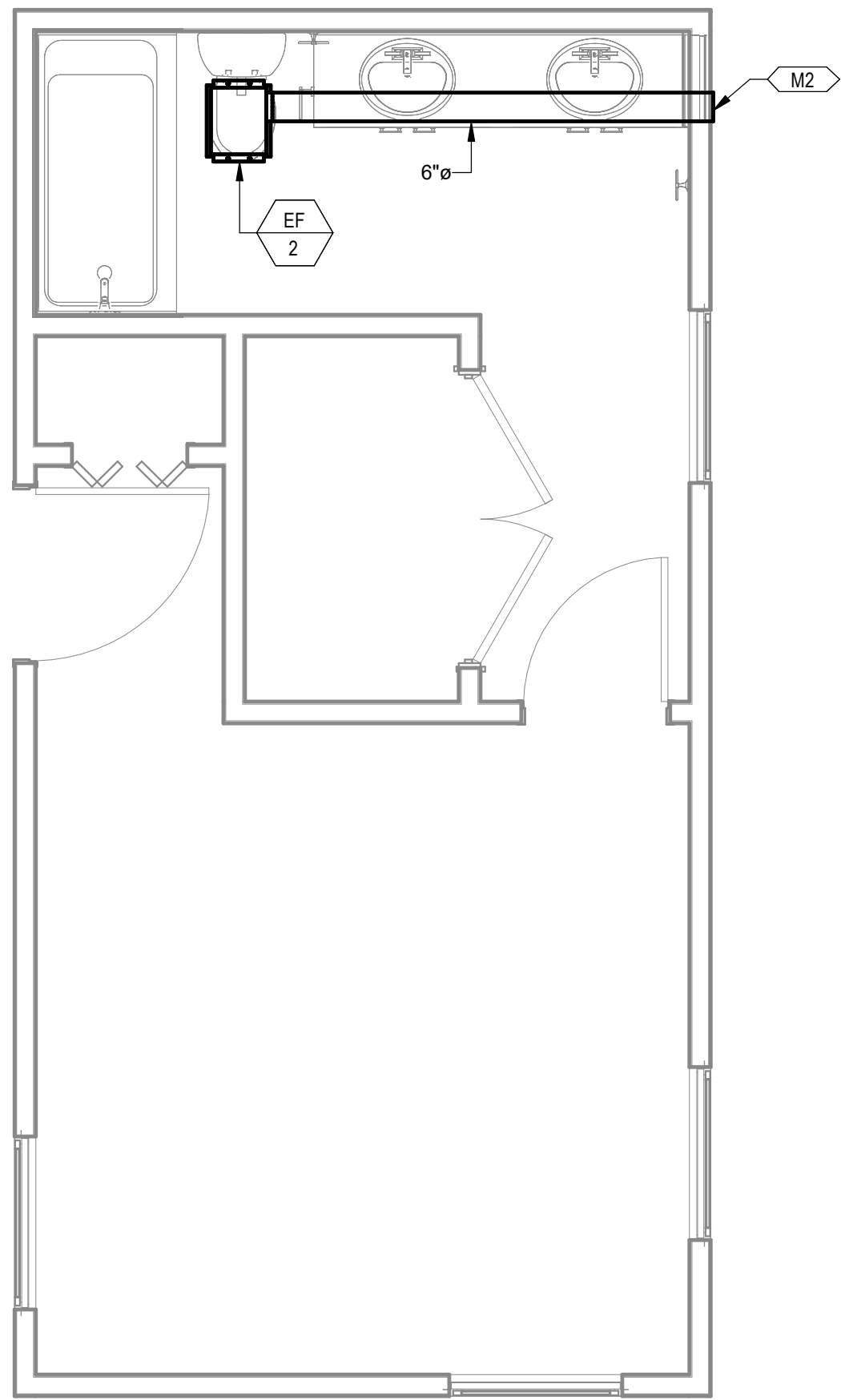


1 MECHANICAL PLAN BEDROOM BOX
3/8" = 1'-0"

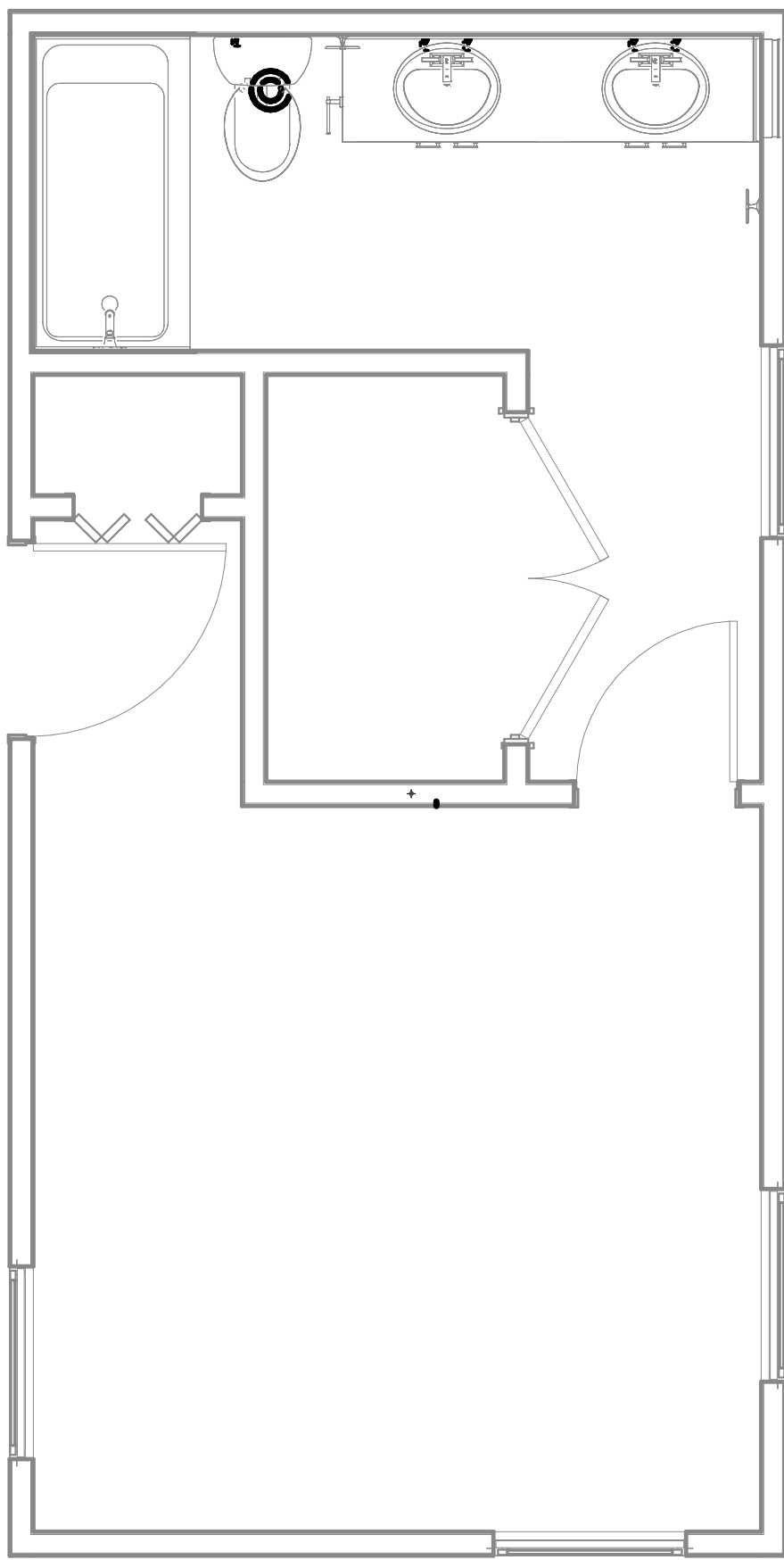


2 MECHANICAL PIPING PLAN BEDROOM BOX
3/8" = 1'-0"

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	



1 MECHANICAL PLAN BEDROOM BOX A
3/8\"/>



2 MECHANICAL PIPING PLAN BEDROOM BOX A
3/8\"/>

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.

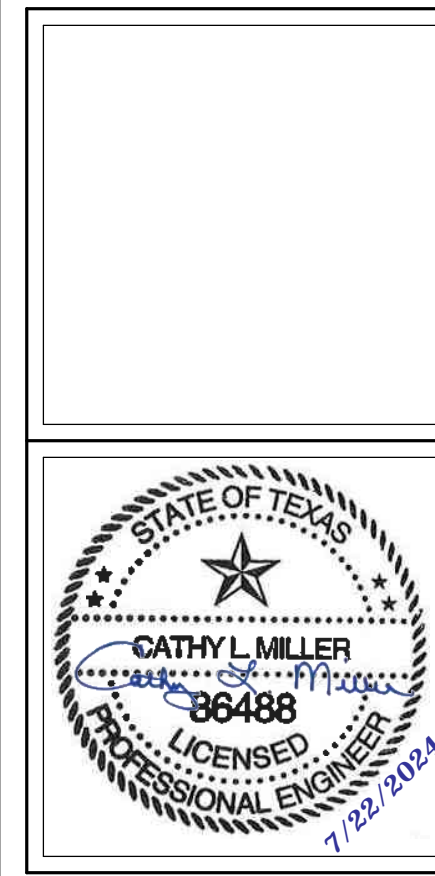
FACTORY ADDRESS

THE FARM
33607 OLD ALICE ROAD
LOS FRESNOS, TX 78566

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



DREAMBUILD - MODULES AND COMBOS
The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



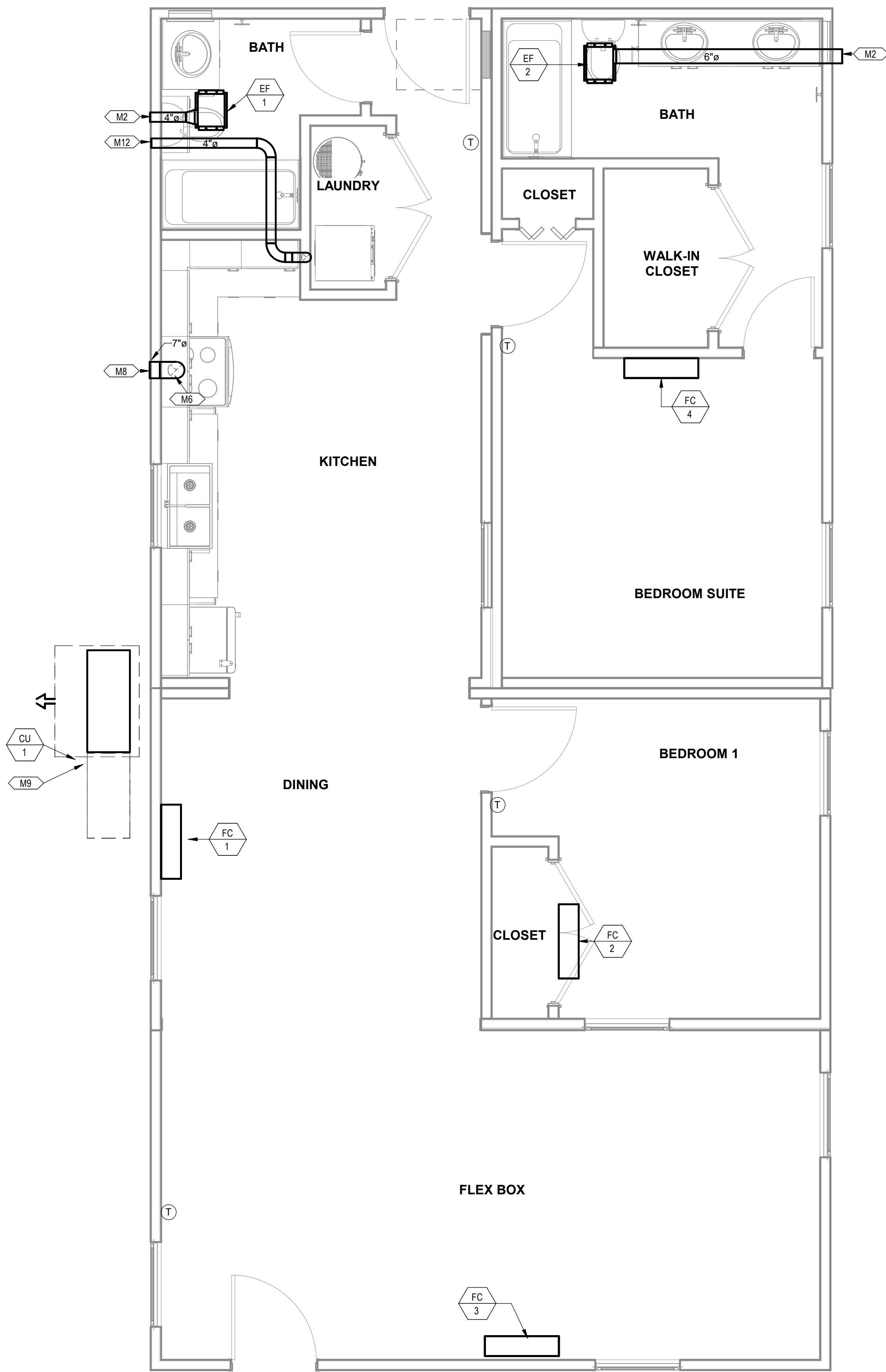
#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
4	POST STATE LICENSE ADDENDUM 1	12/11/2023
7	TX CODE UPDATE	07/22/2024

SHEET TITLE:
MECHANICAL PLANS
BEDROOM BOX A

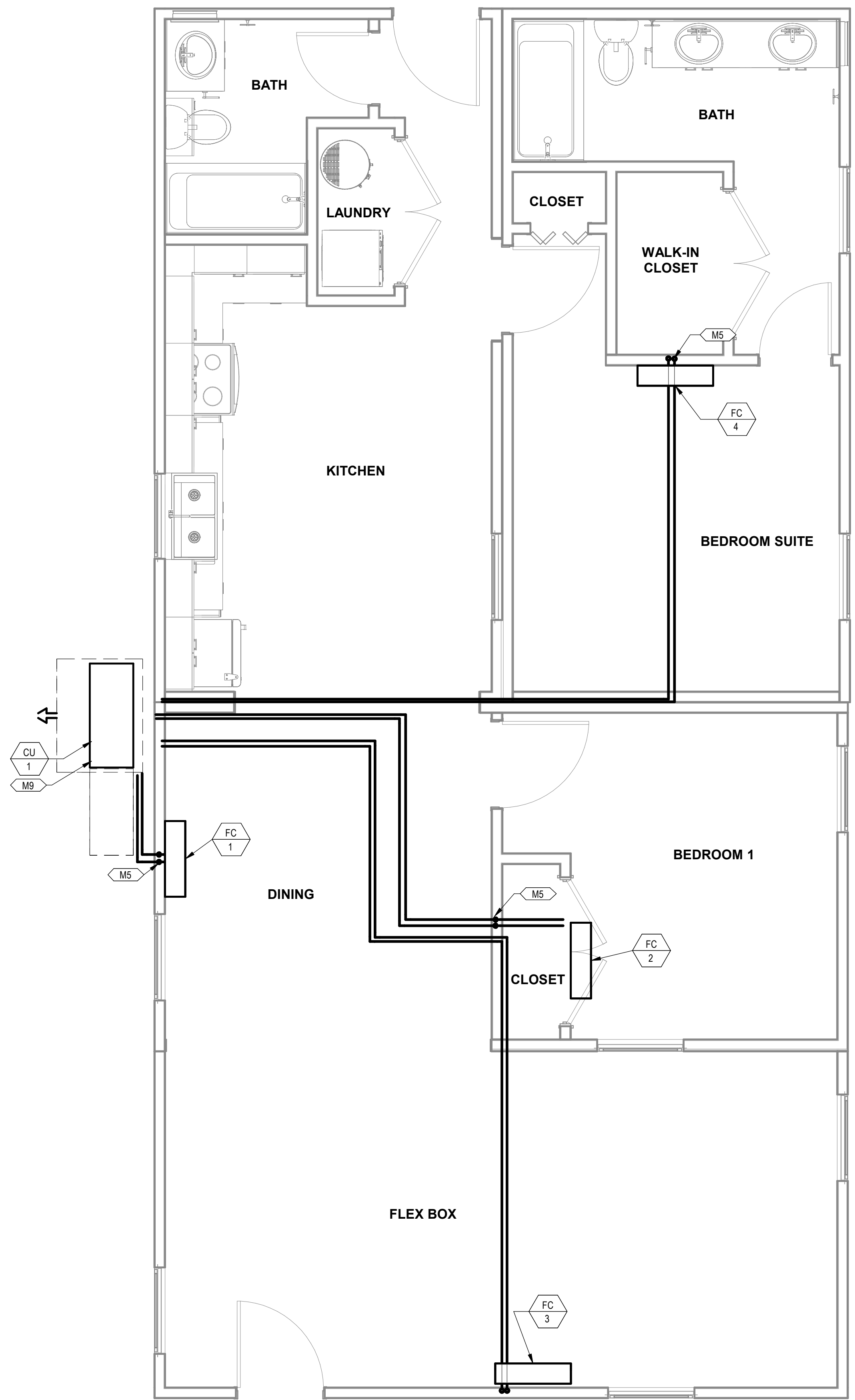
Drawn By: VBS
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

M3.3A



① MECHANICAL PLAN COMBINATION 1
3/8" = 1'-0"



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

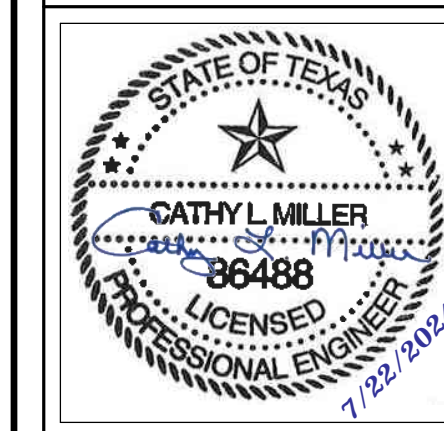
KEYNOTES

- 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		

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



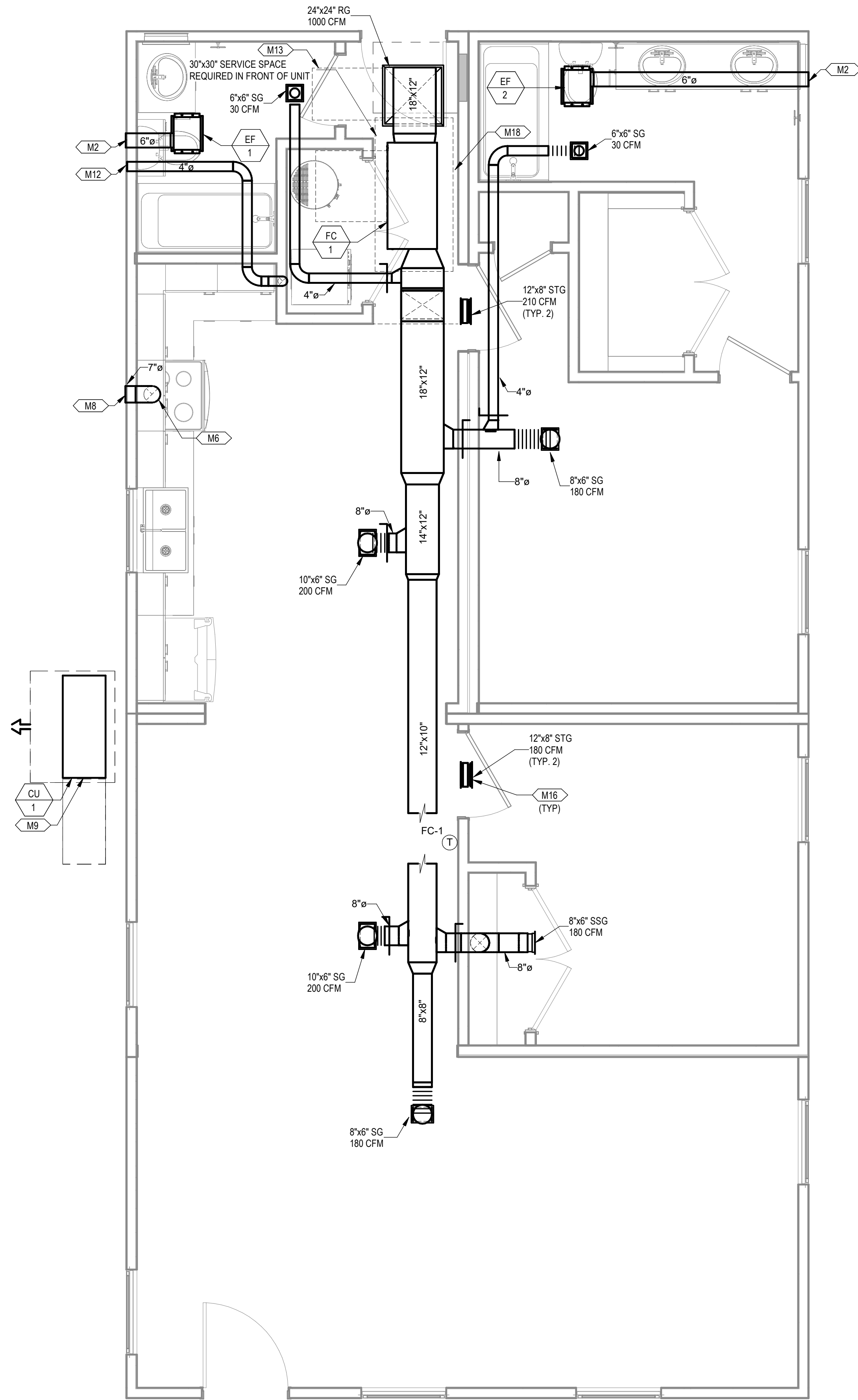
#	ISSUE/REVISION	DATE
S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

SHEET TITLE: MECHANICAL PLANS COMBINATION 1

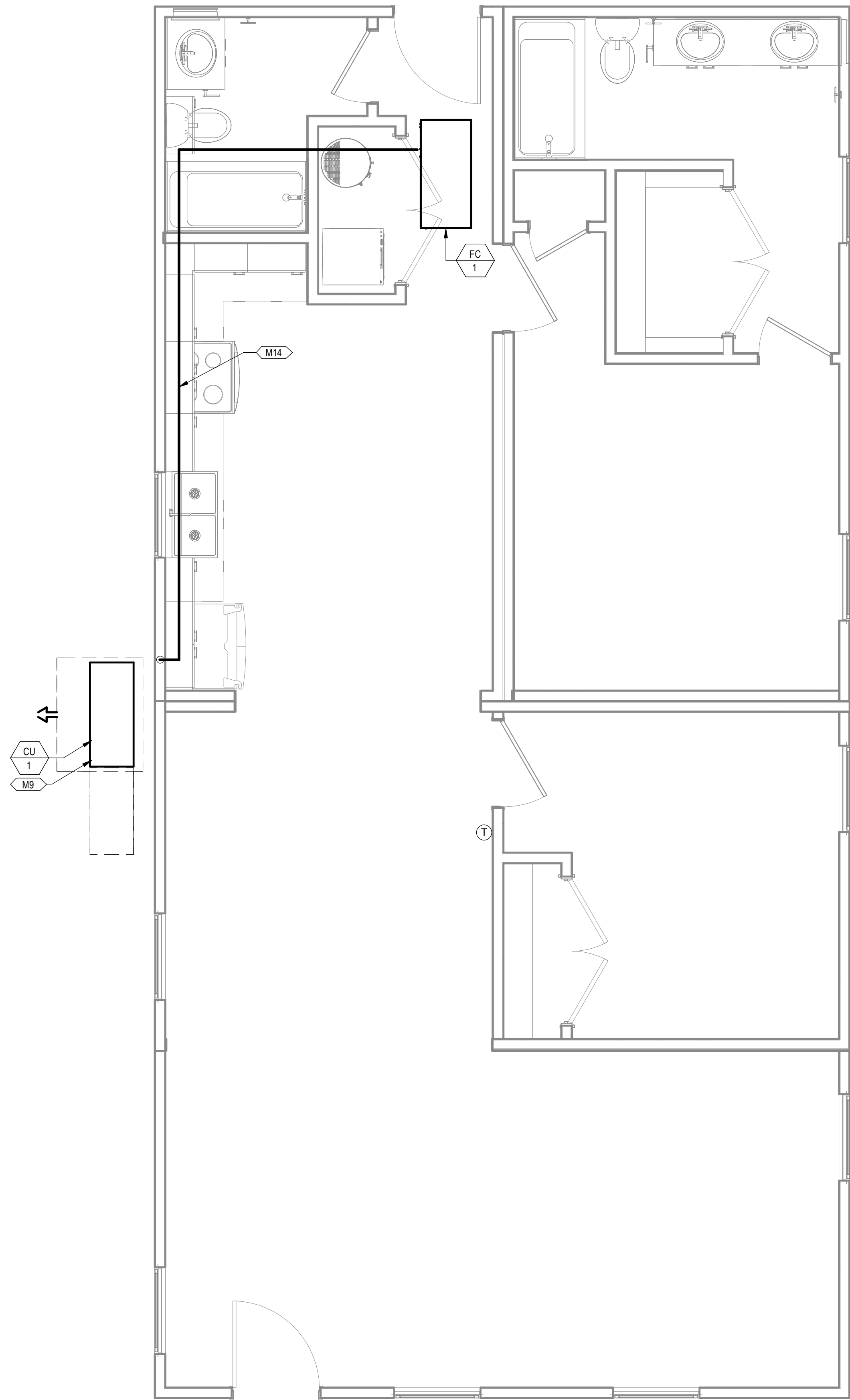
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

M3.4



① MECHANICAL PLAN COMBINATION 1
3/8" = 1'-0"



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

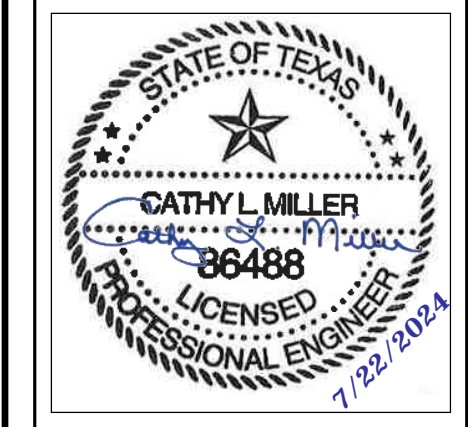
KEYNOTES

- 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	

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



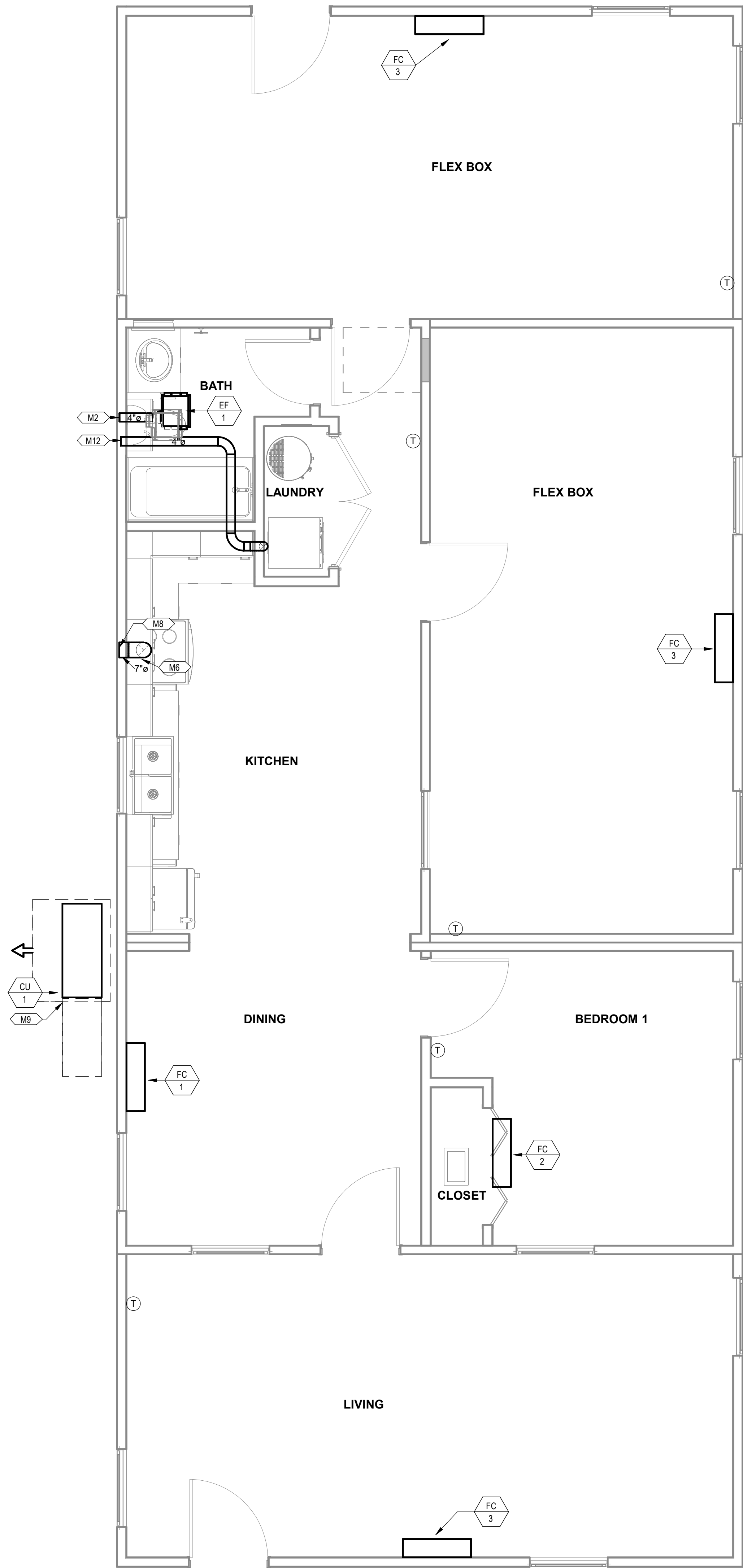
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S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
**MECHANICAL PLANS
COMBINATION 1A**

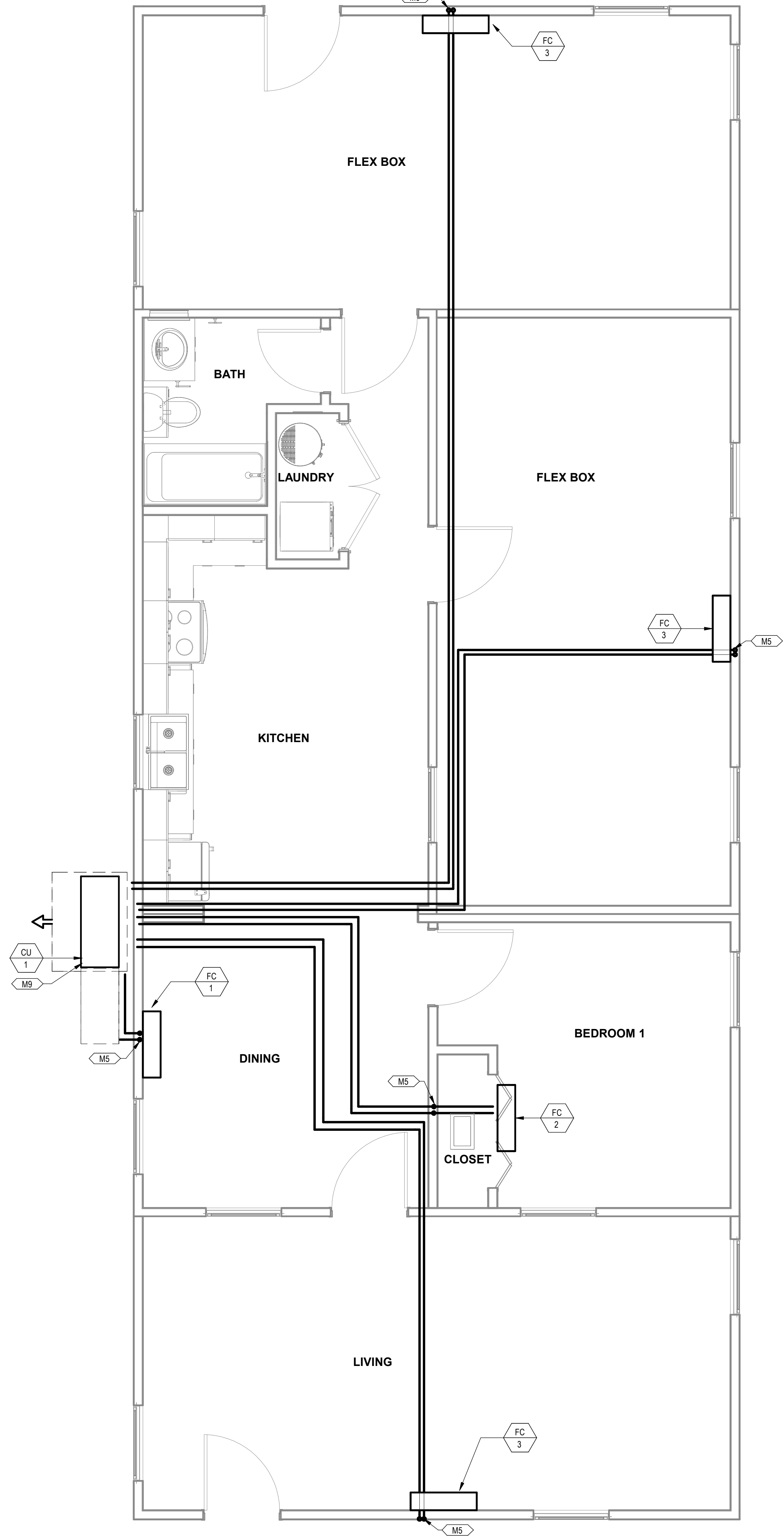
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Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

M3.4A



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



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

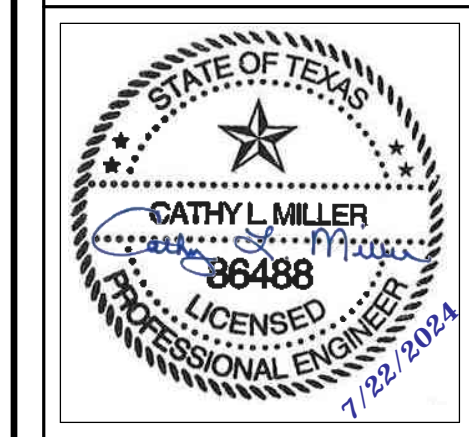
KEYNOTES

- 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		

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



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SHEET TITLE:
**MECHANICAL PLANS
COMBINATION 2**

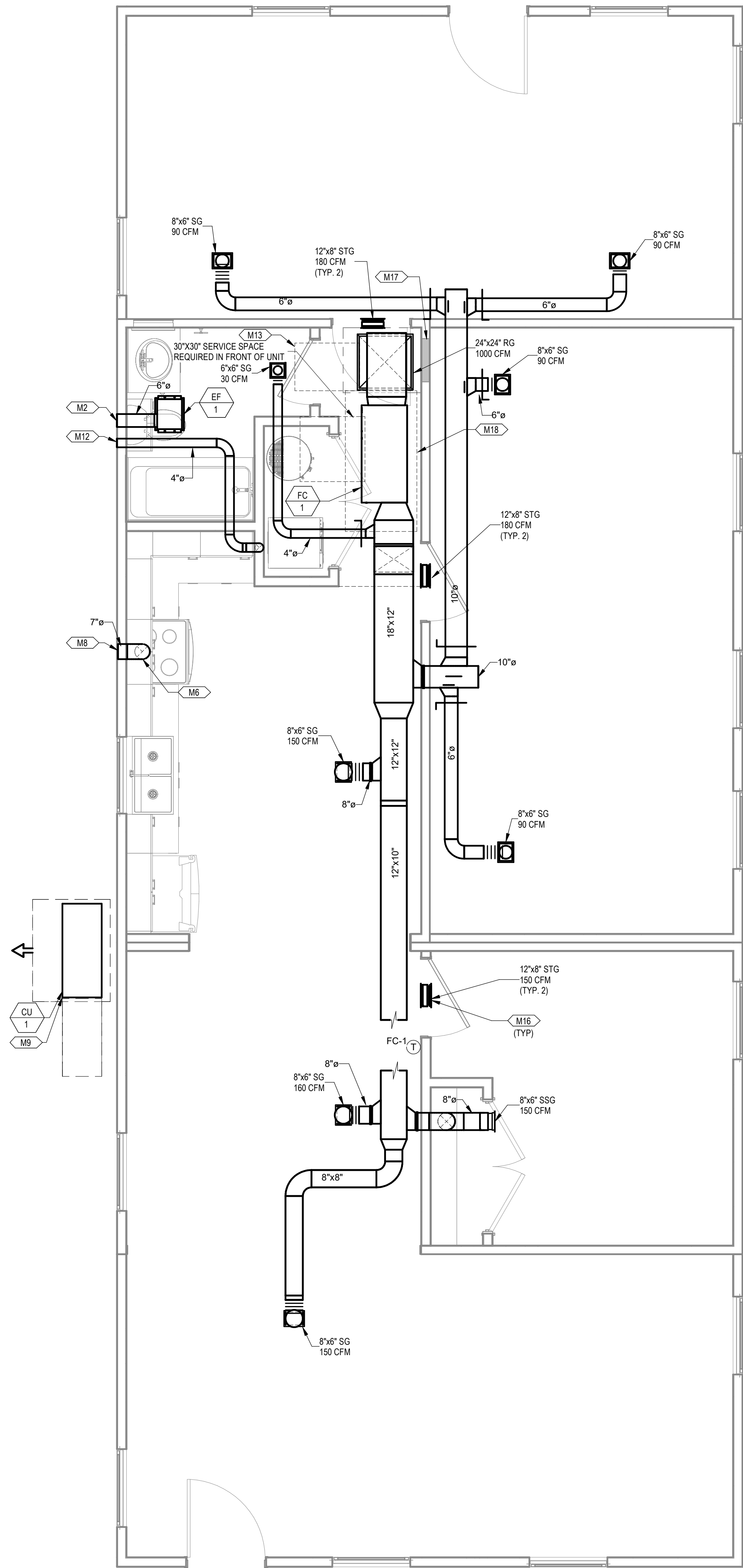
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Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

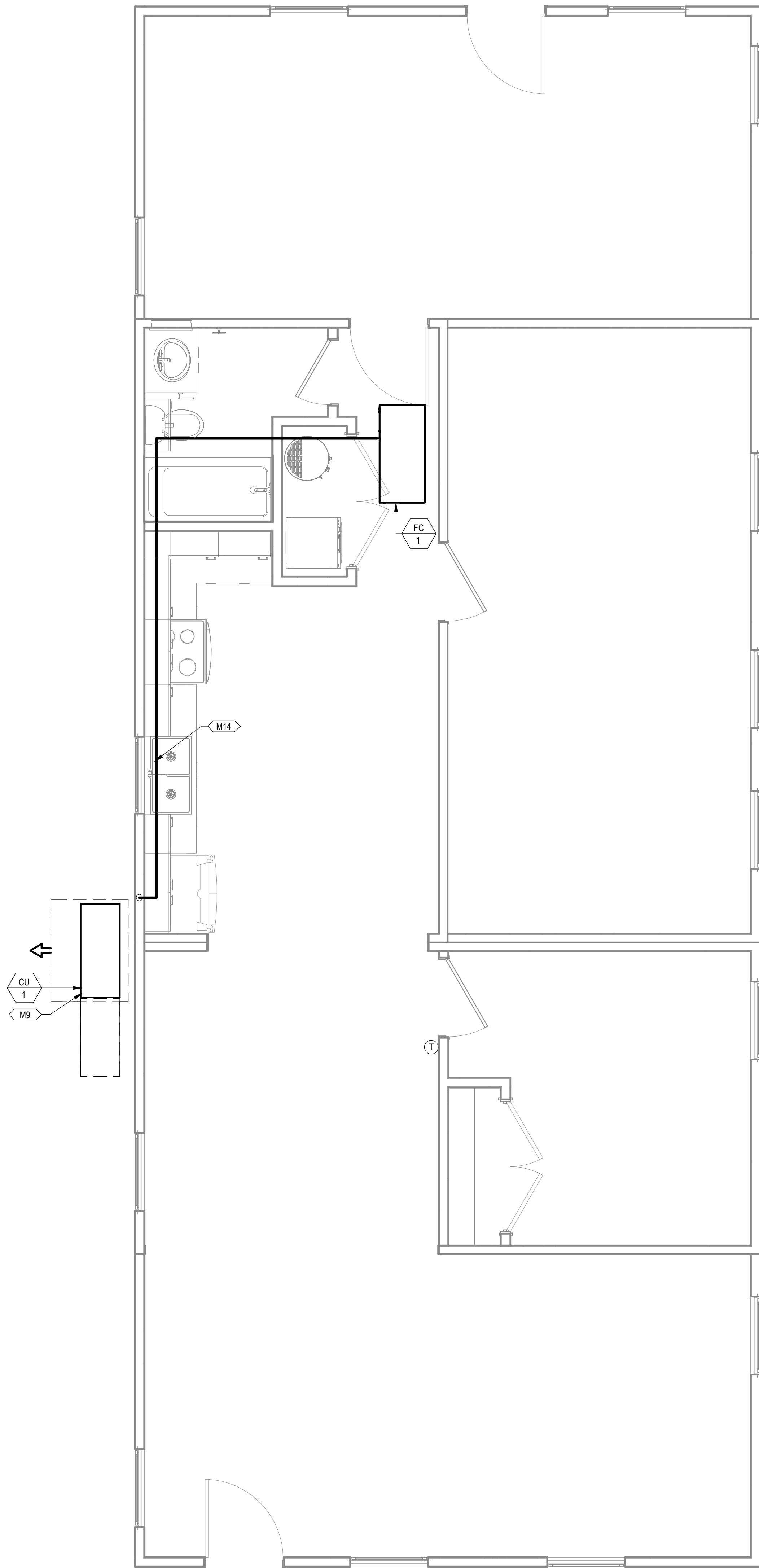
M3.5

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





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.

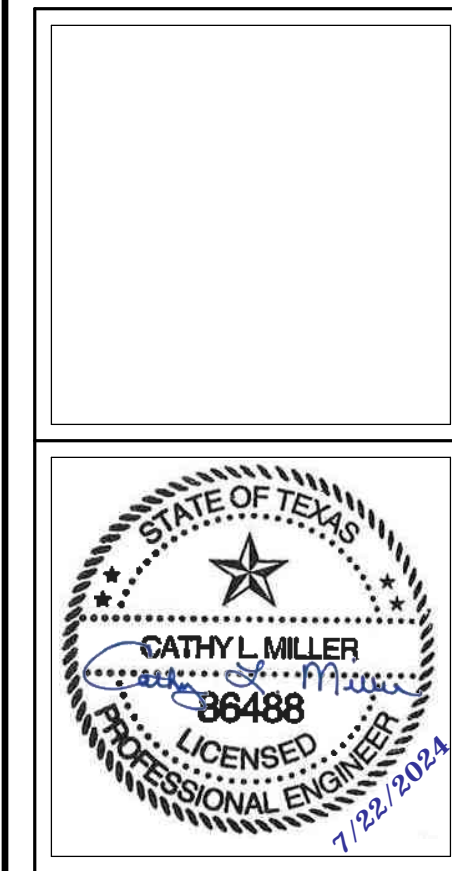
PROJECT LOCATION	
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.	
FACTORY ADDRESS	
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566	

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



DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



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SHEET TITLE:
**MECHANICAL PLANS
COMBINATION 2A**

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

SHEET NUMBER:

M3.5A

KEYNOTES

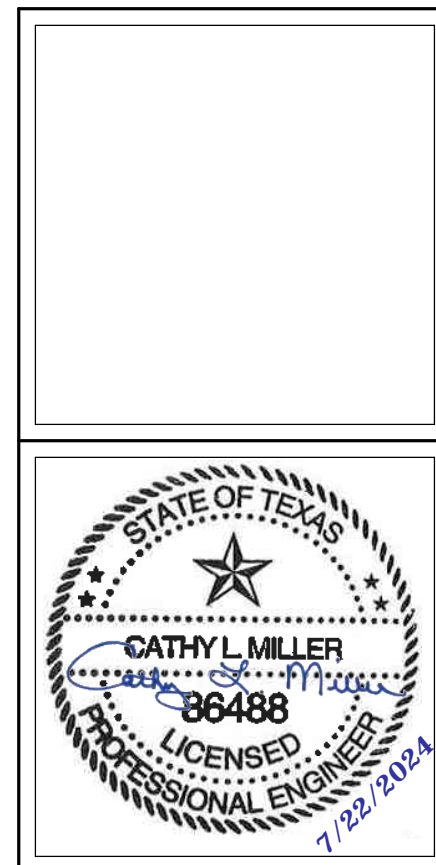
- M2 ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
- M5 DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.
- M6 CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
- M8 TERMINATE RANGE 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.

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



DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



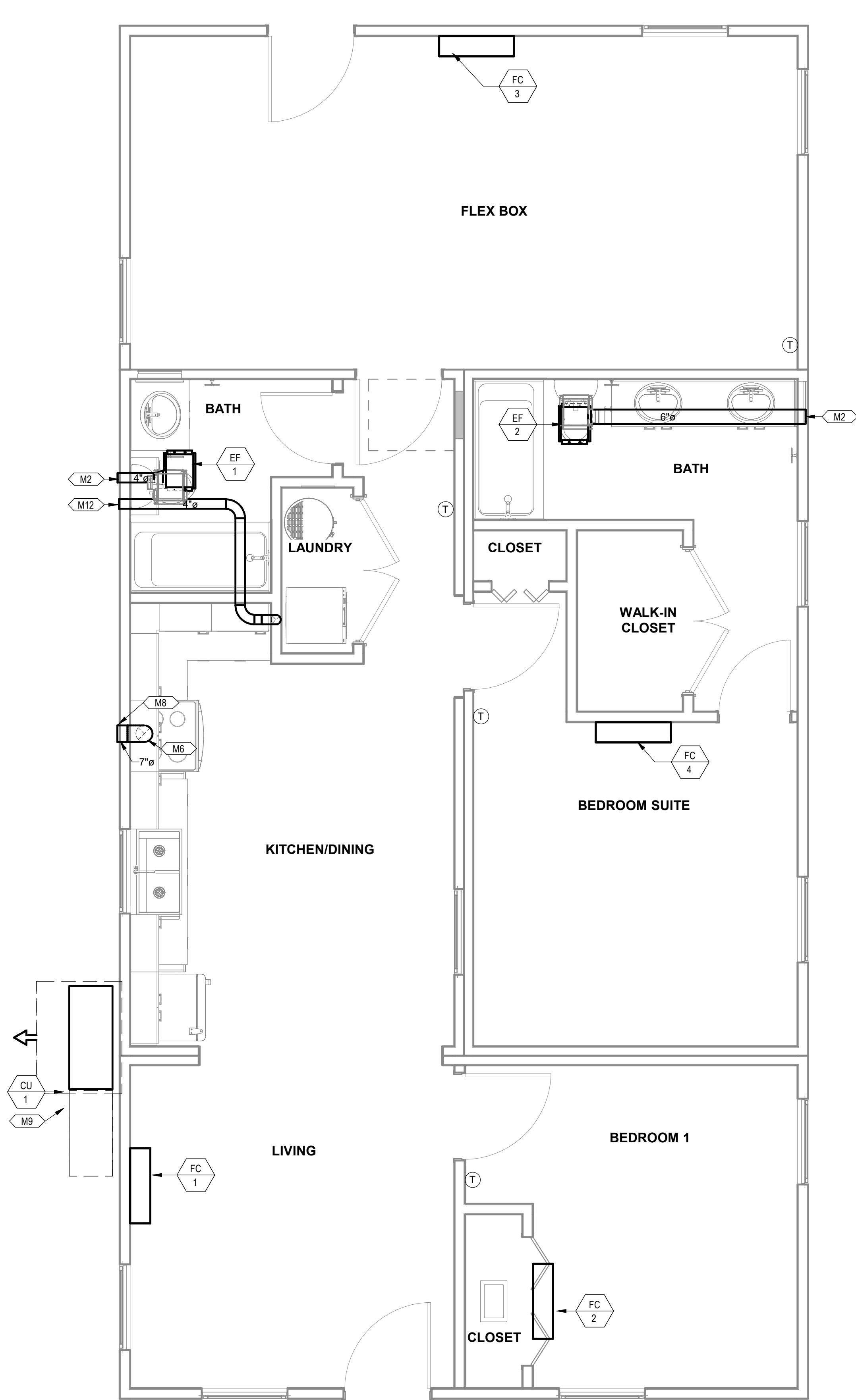
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S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

SHEET TITLE:
MECHANICAL PLANS COMBINATION 3

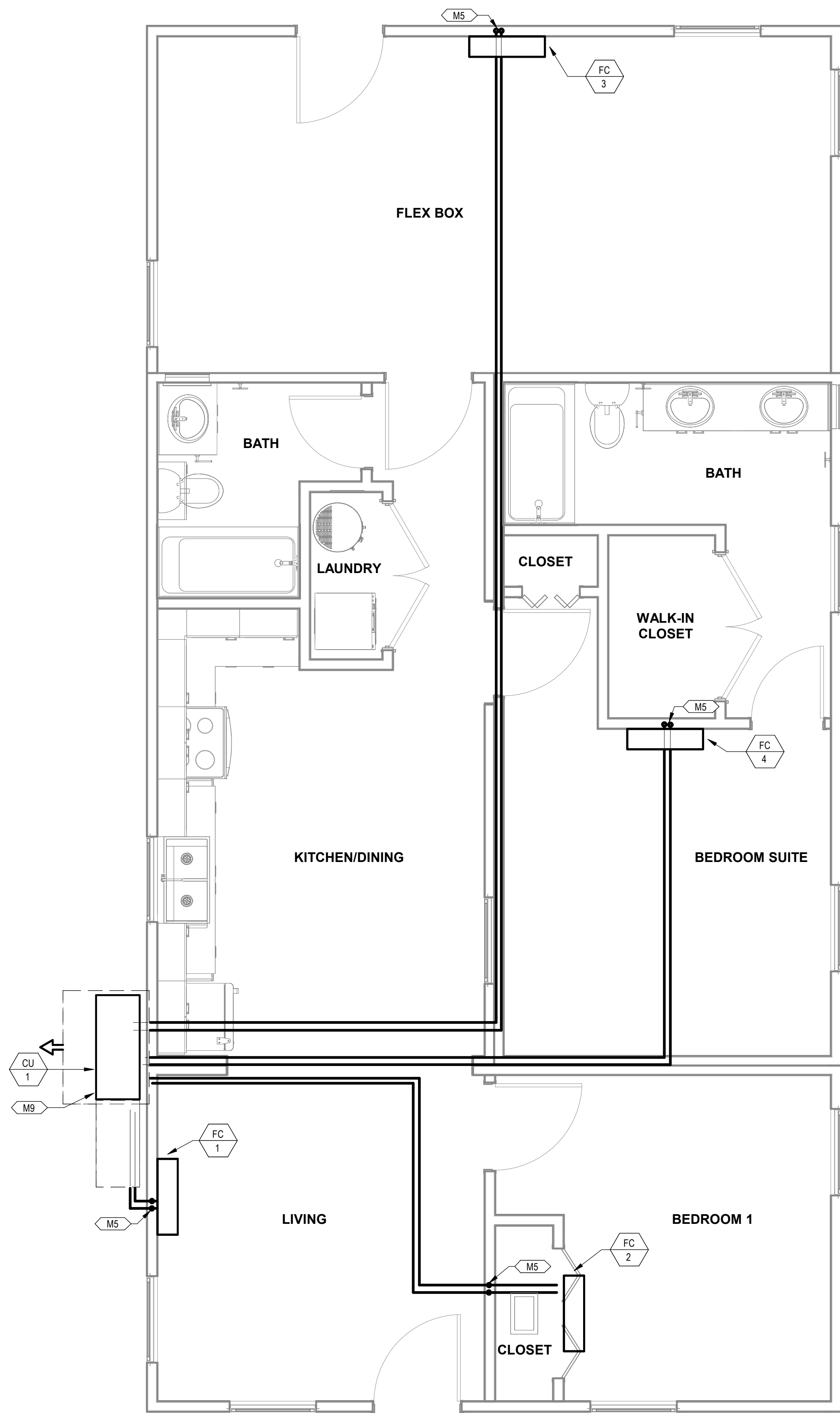
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

M3.6



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

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 SPACE 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	650"x2" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.

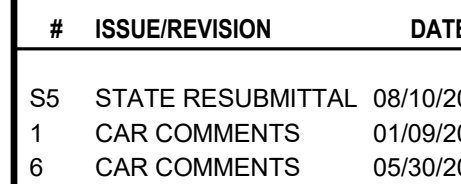


**ENGINEERING
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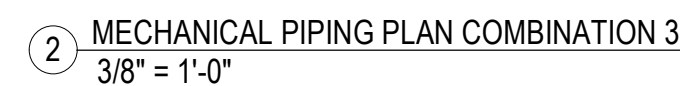
FIRM REGISTRATION: F-11872

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Los Fresnos, TX 78566

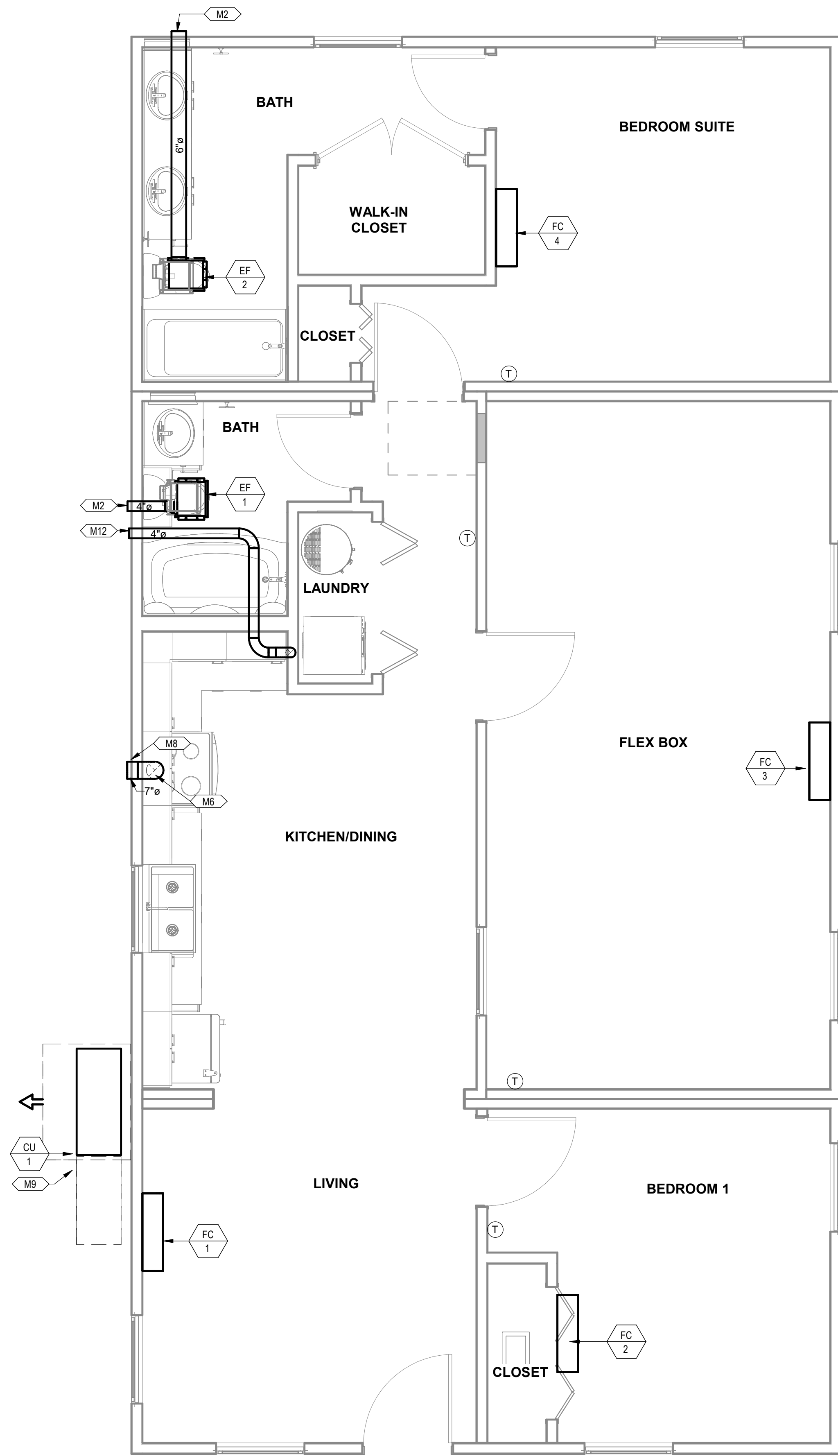


Drawn By: Auth:
Date: 09/21/202
Job Number: 11X1

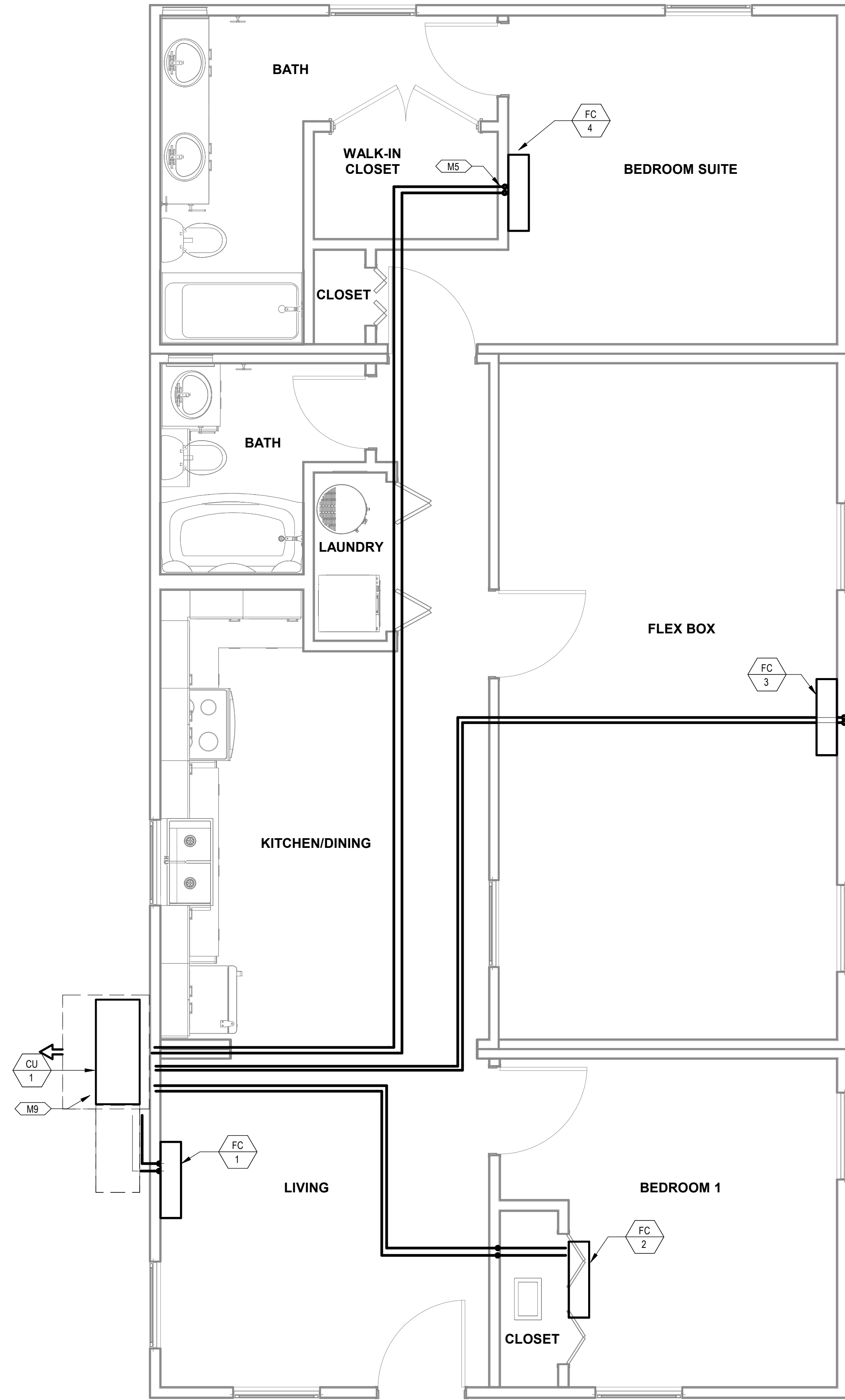
M3.6A



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 33507 OLD ALICE ROAD LOS FRESNOS, TX 78666



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



2 MECHANICAL PIPING PLAN COMBINATION 4
3/8" = 1'-0"

KEYNOTES

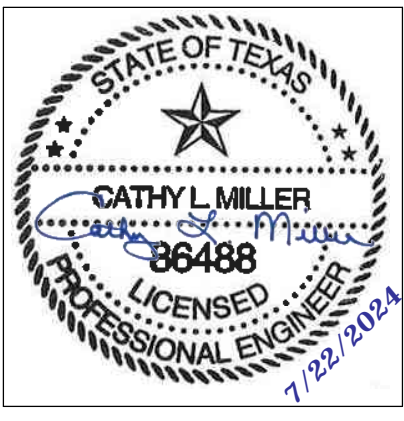
- M2 ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
- M5 DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.
- M6 CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
- M8 TERMINATE RANGE 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.

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



DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



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		

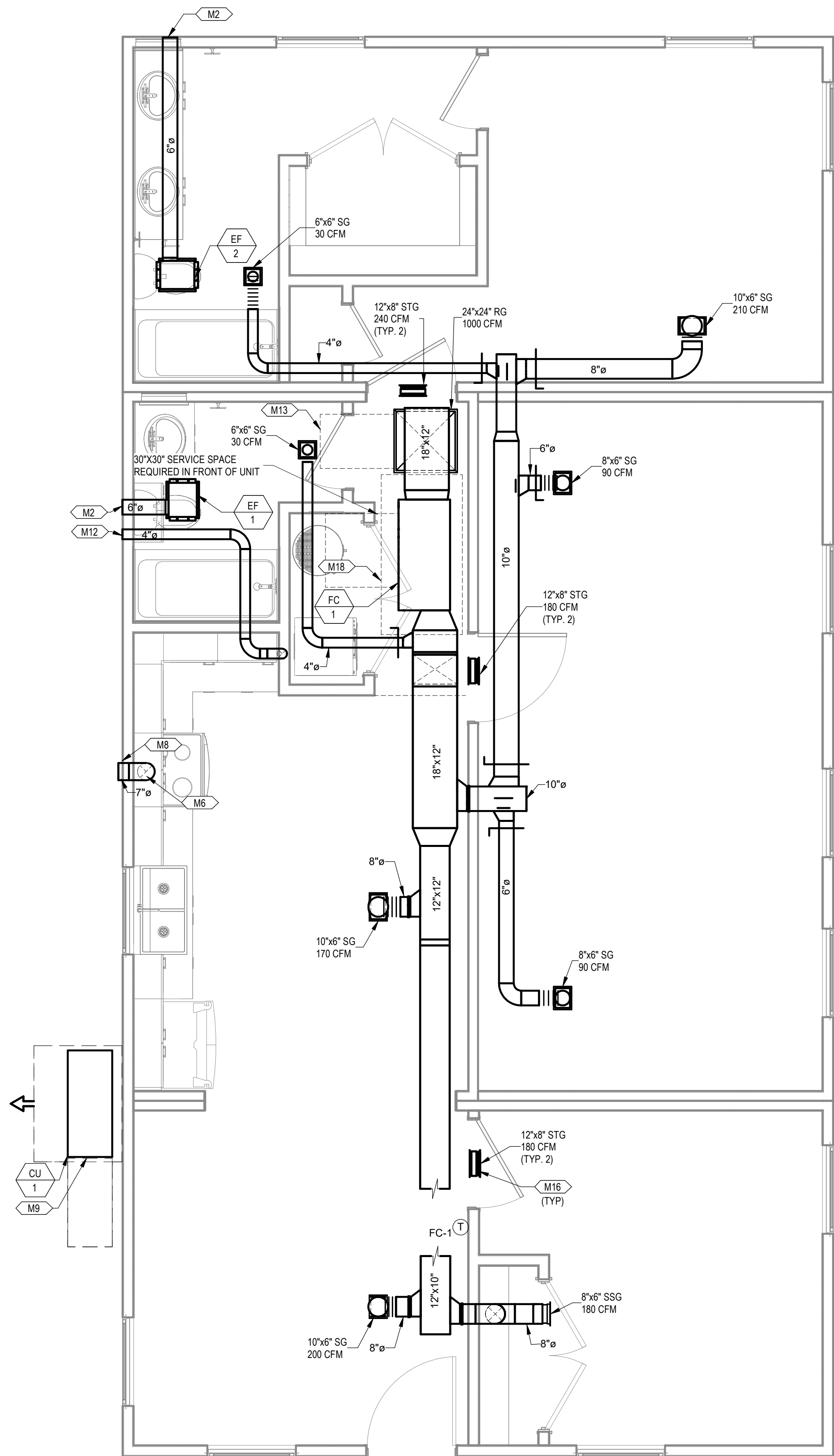
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SHEET TITLE:
**MECHANICAL PLANS
COMBINATION 4**

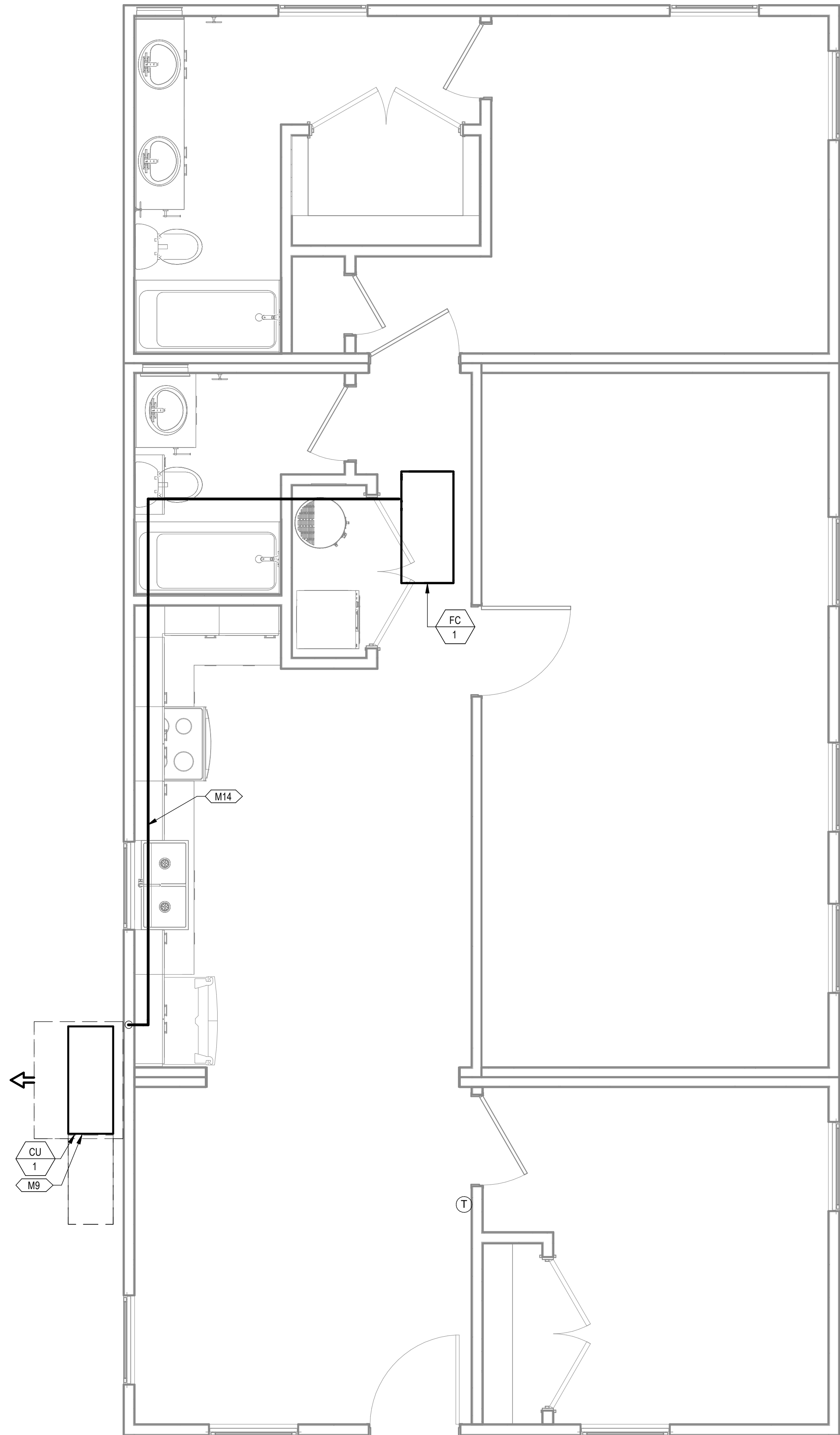
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Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

M3.7



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



2 MECHANICAL PIPING PLAN COMBINATION 4
3/8" = 1'-0"

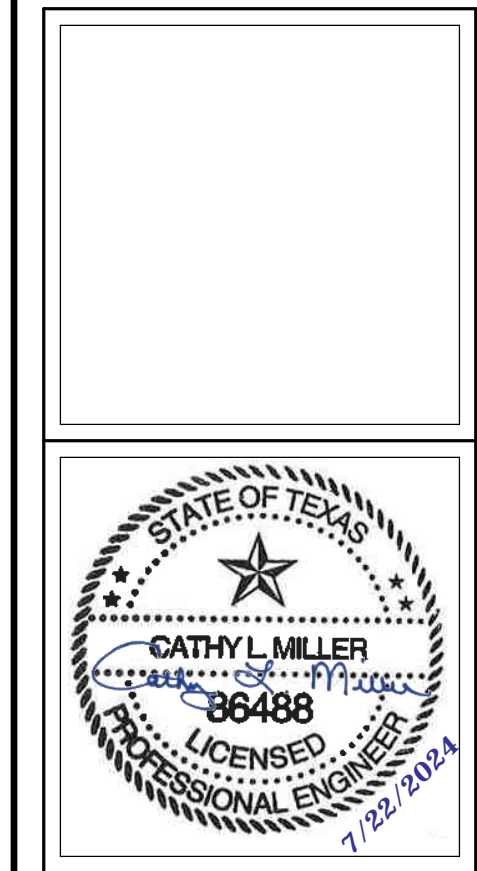
KEYNOTES

- 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\"/>
- M13 MINIMUM 30\"/>
- M14 ROUTE REFRIGERATION PIPING THROUGH JOIST SPACE.
- M16 CONNECT TRANSFER GRILLES WITH DUCTWORK SAME SIZE AS GRILLE DUCT CONNECTION.
- M18 65\"/>

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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DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
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SHEET TITLE:
**MECHANICAL PLANS
COMBINATION 4A**

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

SHEET NUMBER:

M3.7A

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CORPORATION OF
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33607 OLD ALICE RD LOS
FRESNOS, TX 78566



KEYNOTES

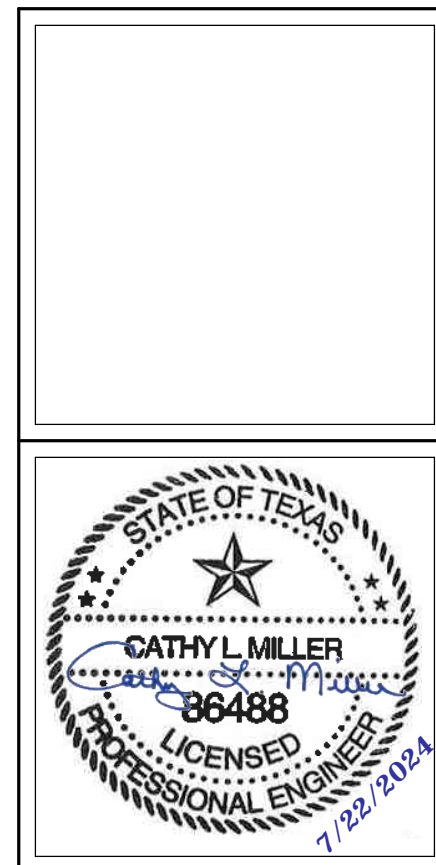
- M2 ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
- M5 DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.
- M6 CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
- M8 TERMINATE RANGE 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.

COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE
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DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



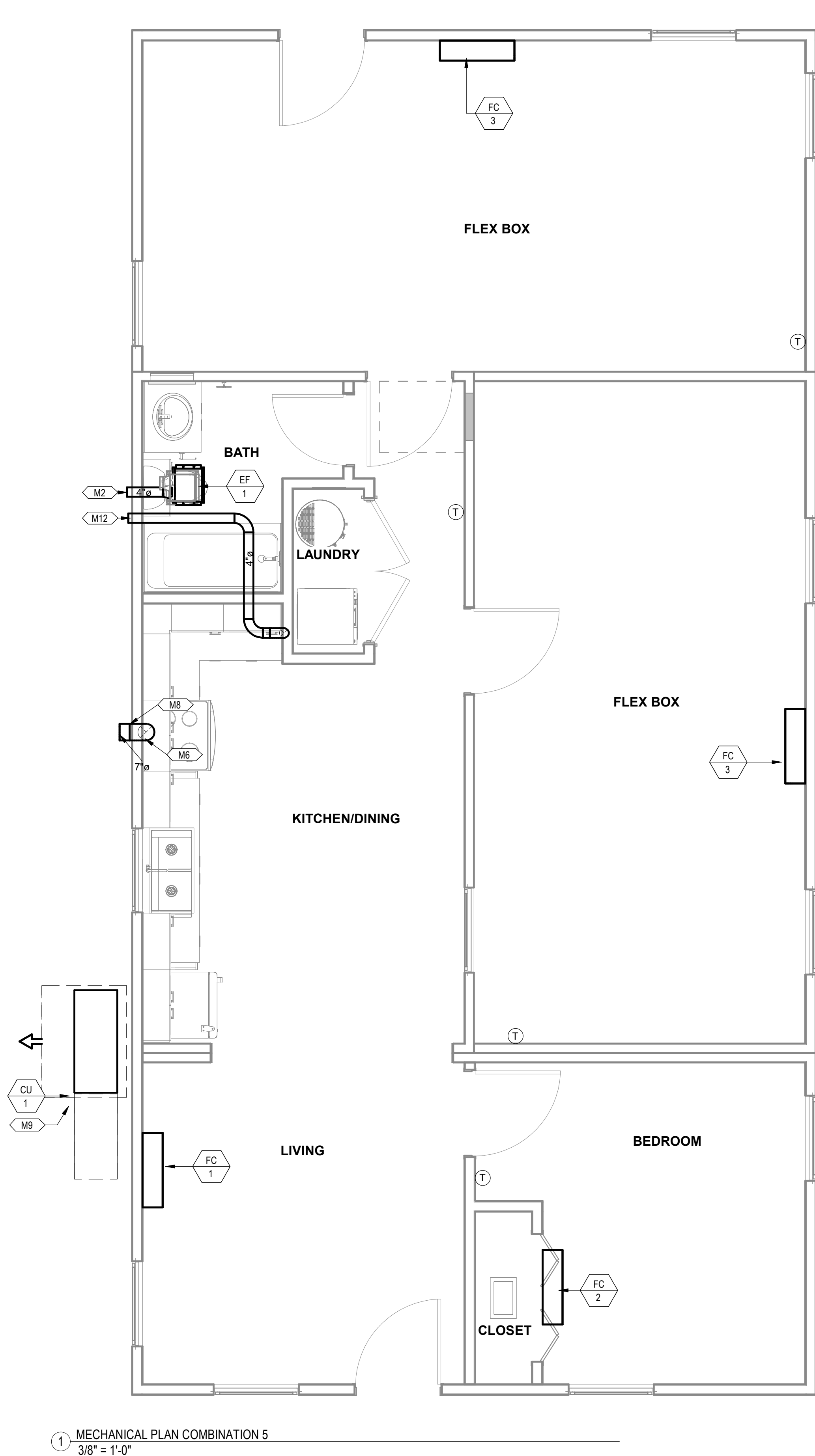
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1	CAR COMMENTS	01/09/2023

SHEET TITLE:
MECHANICAL PLANS COMBINATION 5

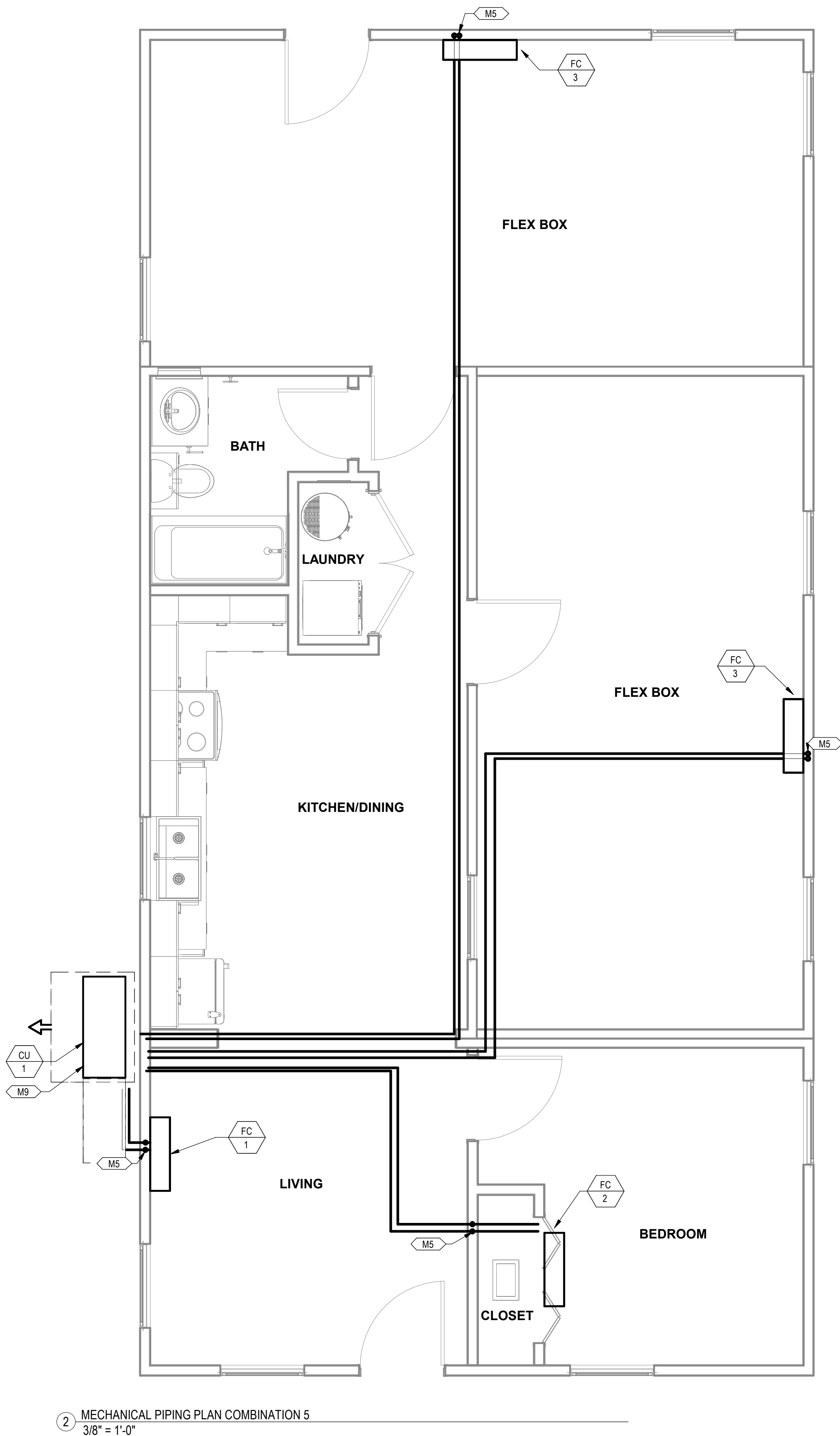
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Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

M3.8

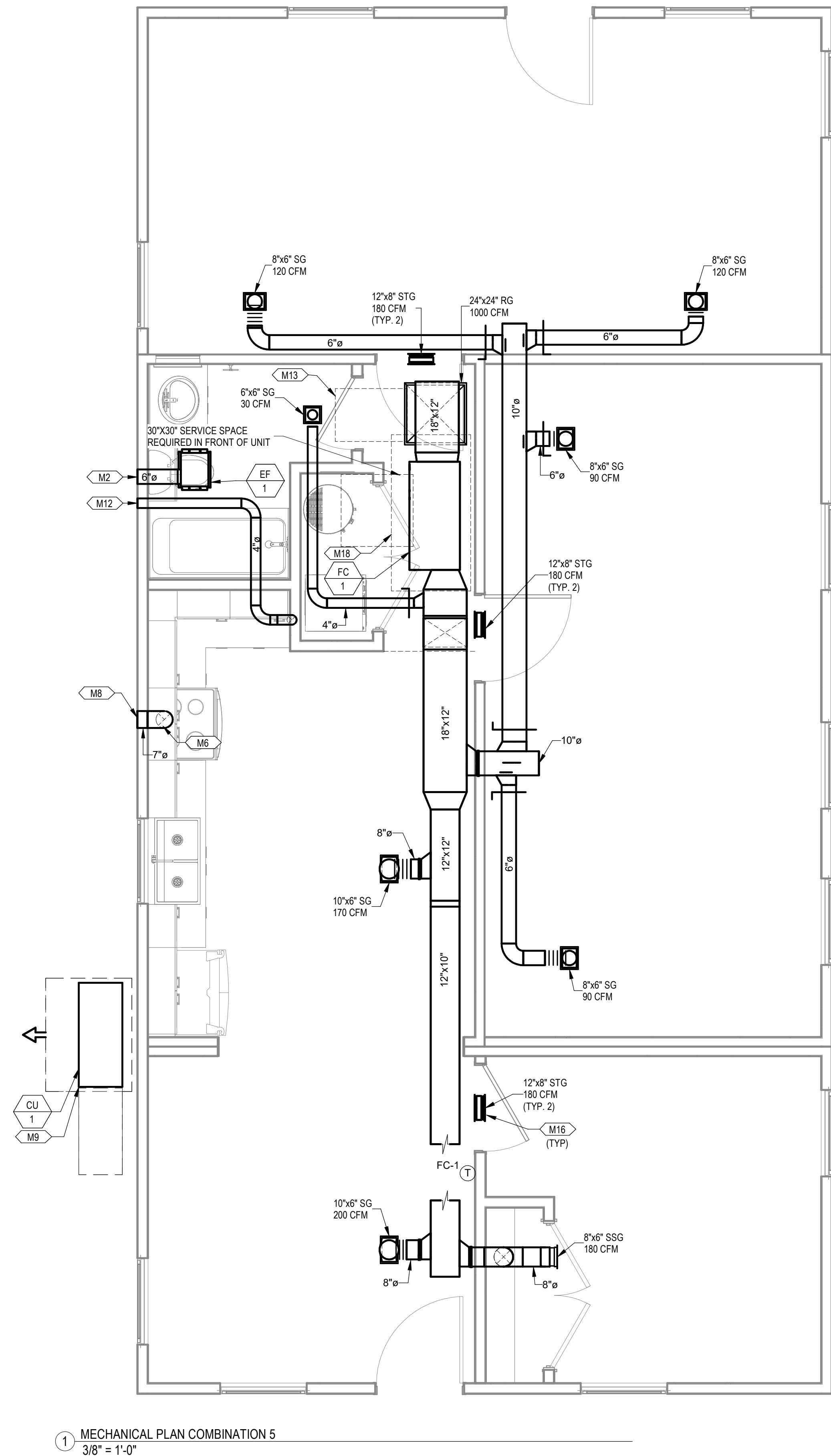


1 MECHANICAL PLAN COMBINATION 5
3/8" = 1'-0"

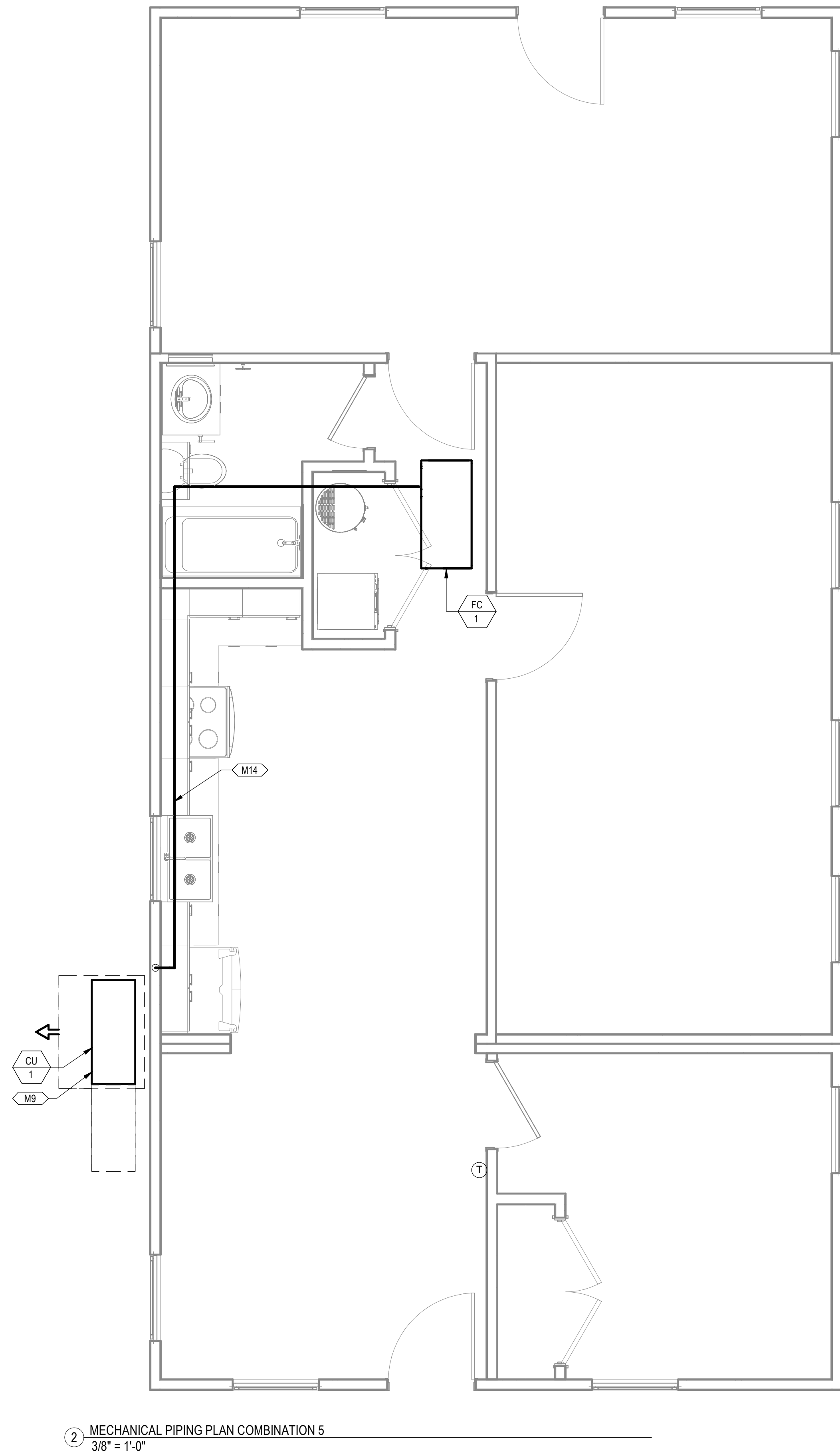


2 MECHANICAL PIPING PLAN COMBINATION 5
3/8" = 1'-0"

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



1 MECHANICAL PLAN COMBINATION 5
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 5
3/8" = 1'-0"

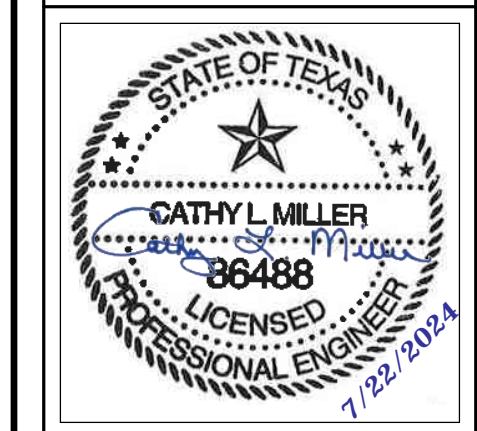
KEYNOTES

- 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	

DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



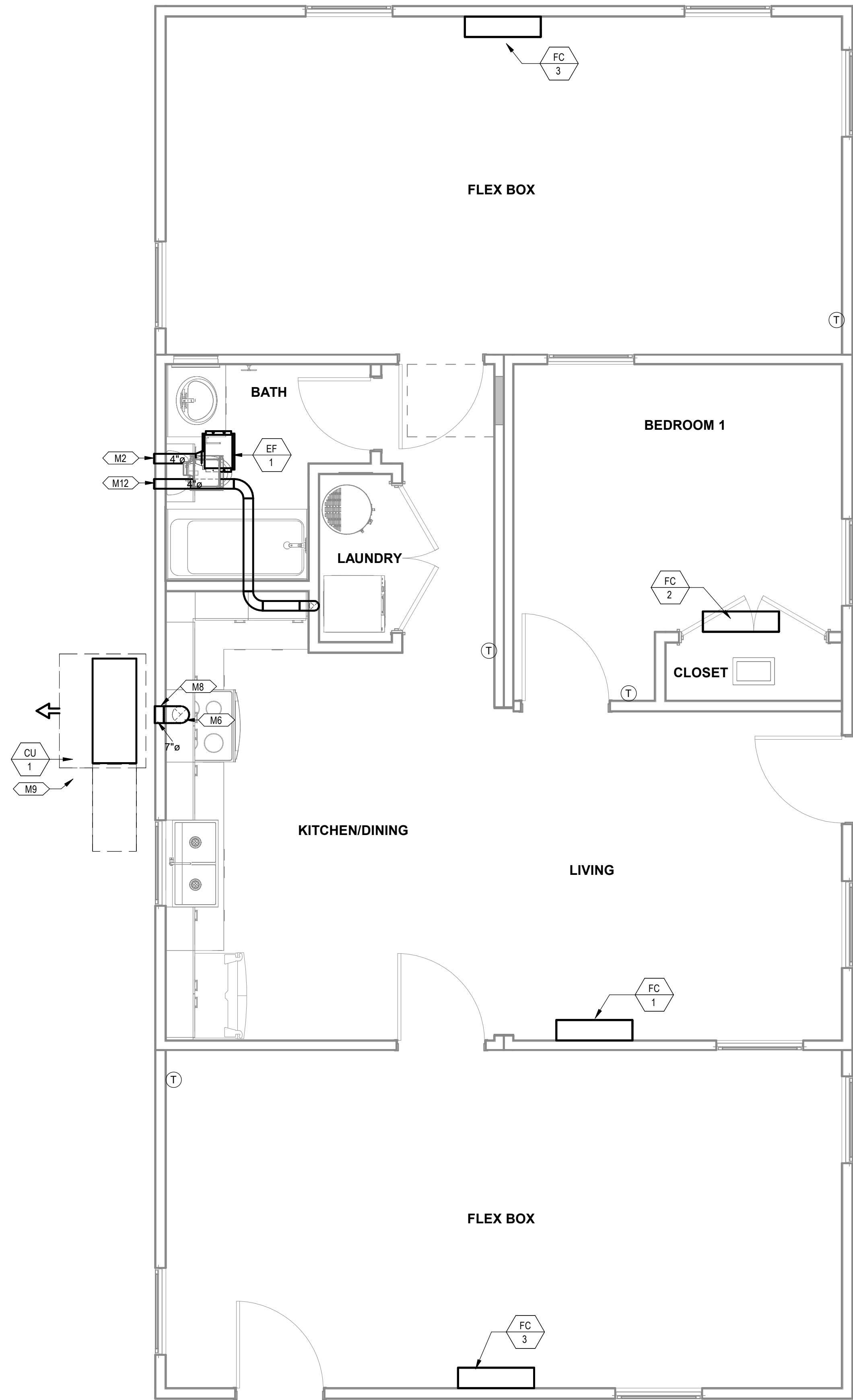
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SHEET TITLE: MECHANICAL PLANS COMBINATION 5A

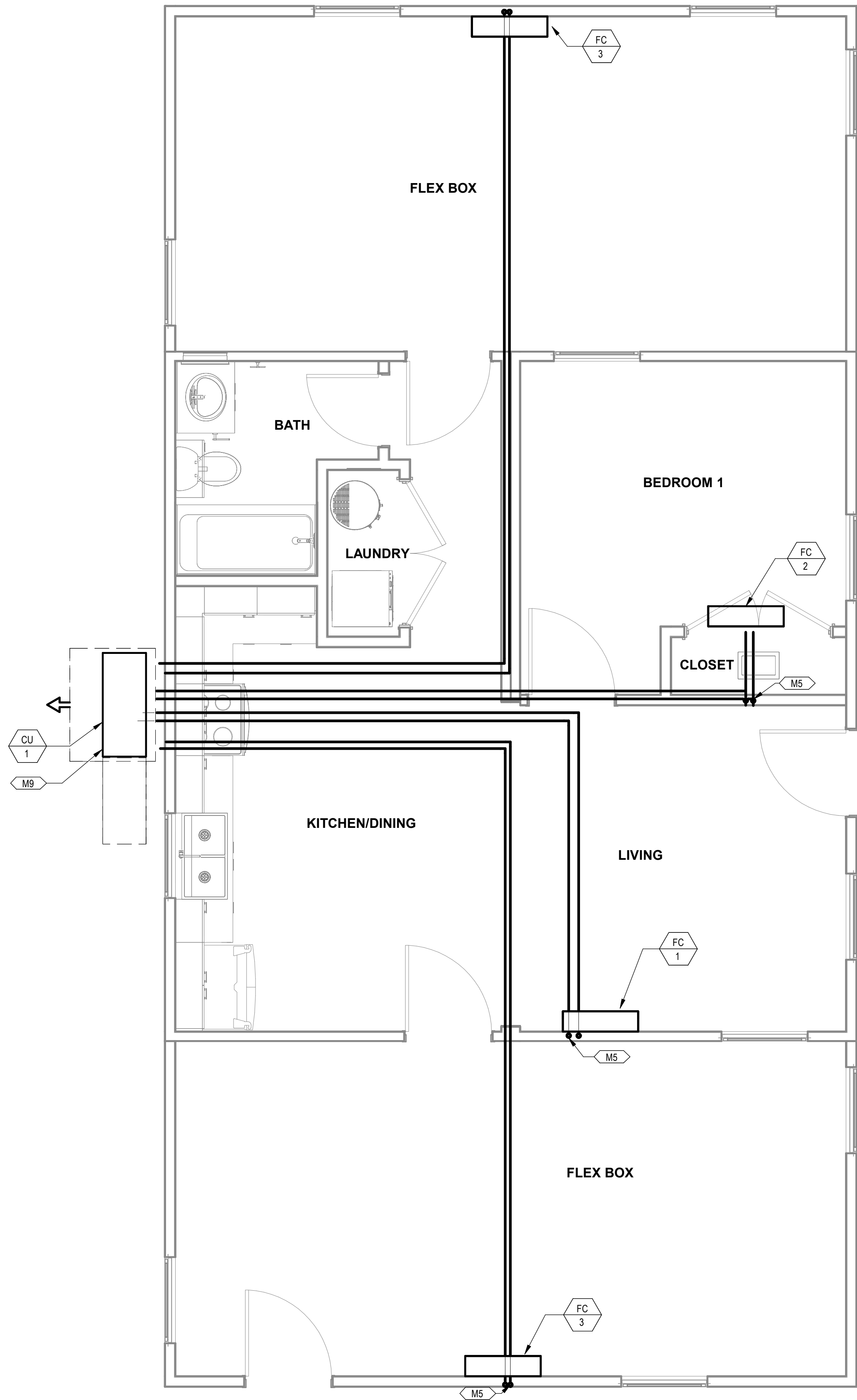
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

M3.8A



1 MECHANICAL PLAN COMBINATION 6
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 6
3/8" = 1'-0"

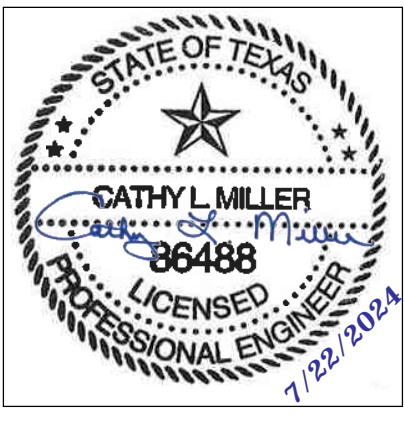
KEYNOTES

- 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	
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DREAMBUILD - MODULES AND COMBOS

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SHEET TITLE: MECHANICAL PLANS COMBINATION 6

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

SHEET NUMBER:

M3.9

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 BACKFIGHT 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.

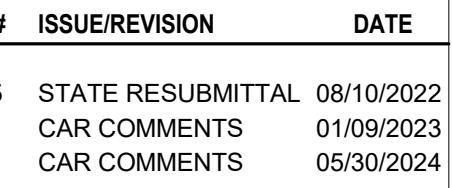


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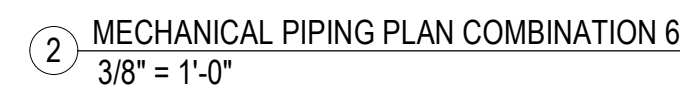
FIRM REGISTRATION: F-11871

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Los Fresnos, TX 78566

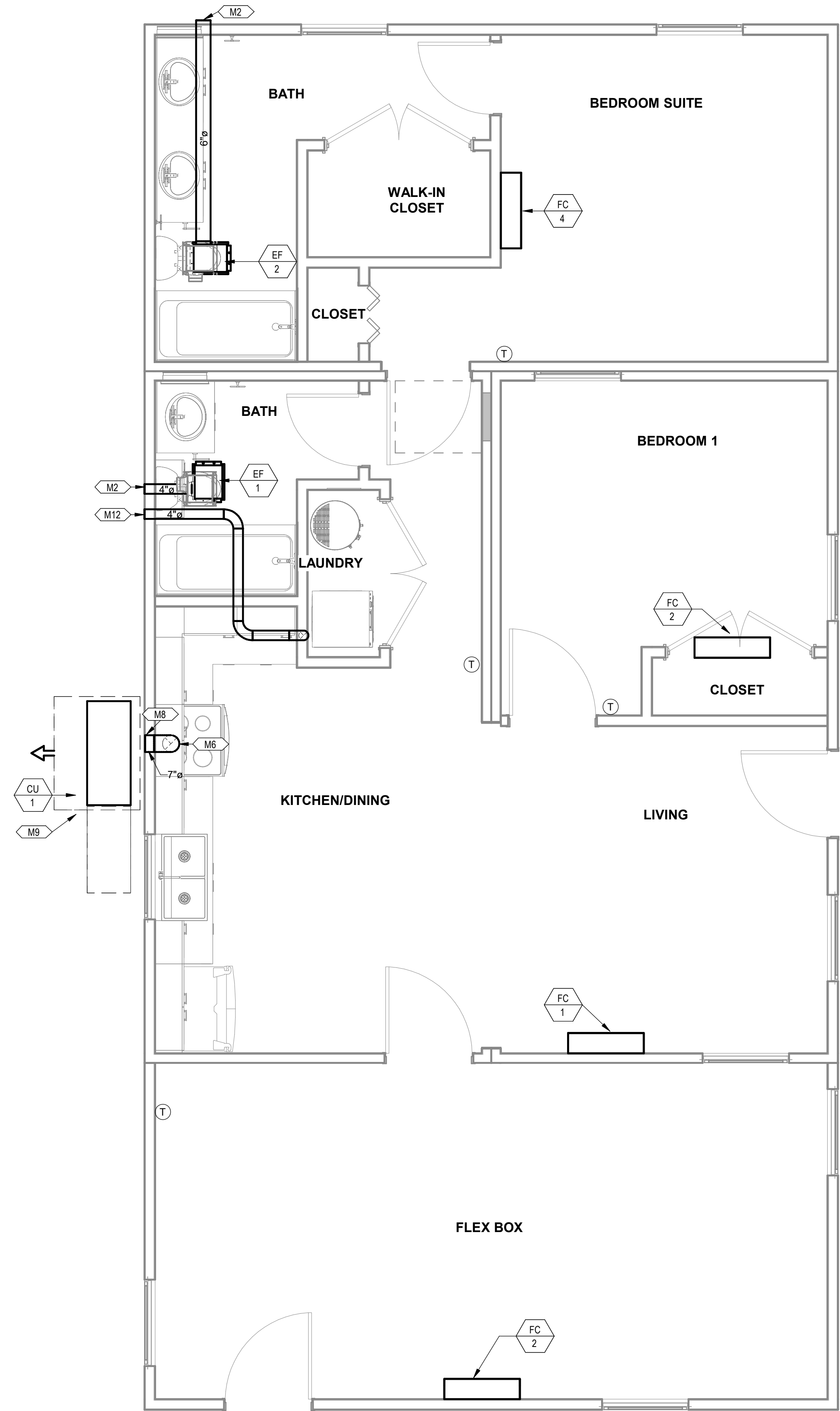


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Date: 09/21/2022
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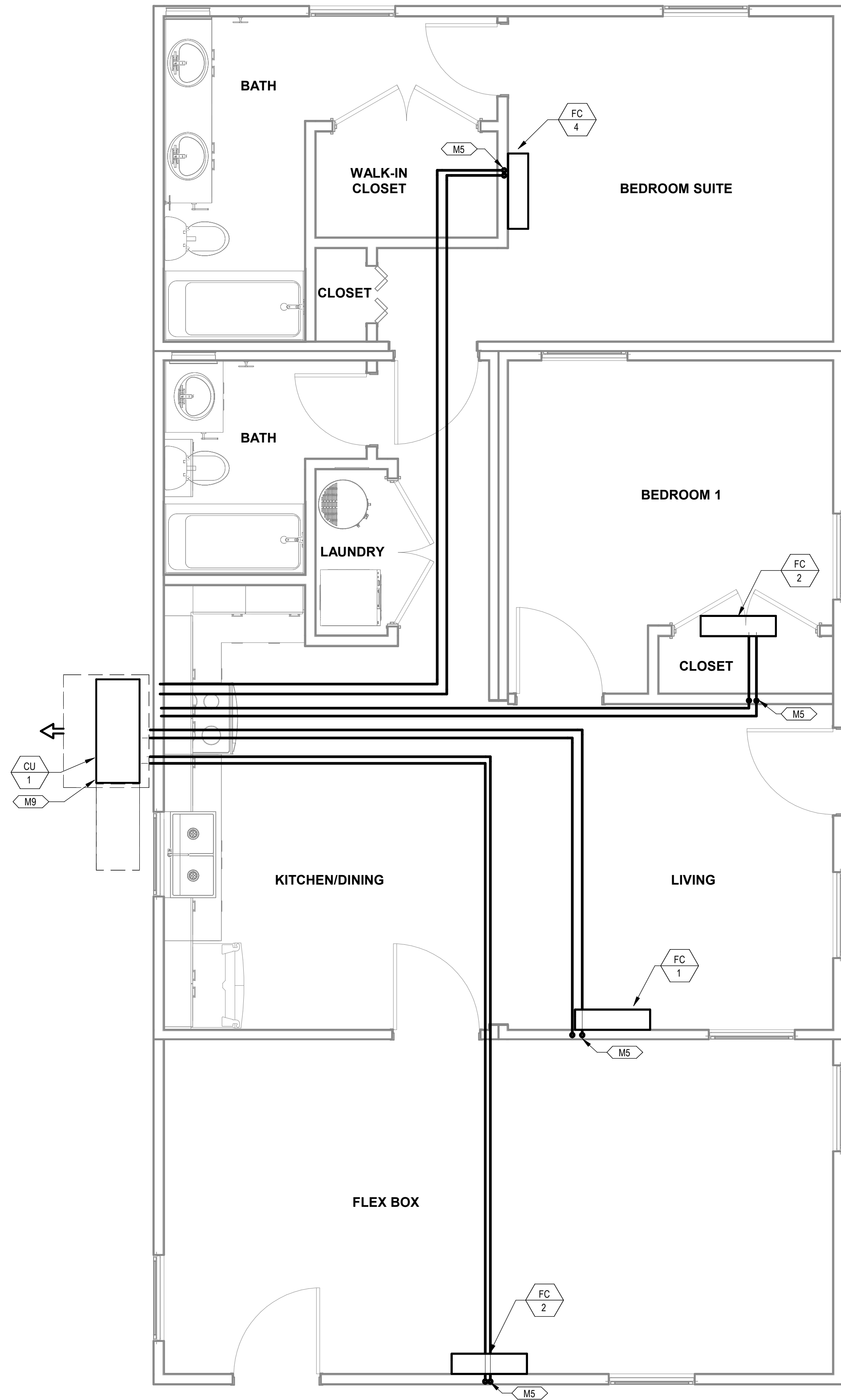
M3.9A



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



1 MECHANICAL PLAN COMBINATION 7
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 7
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.

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DREAMBUILD - MODULES AND COMBOS

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

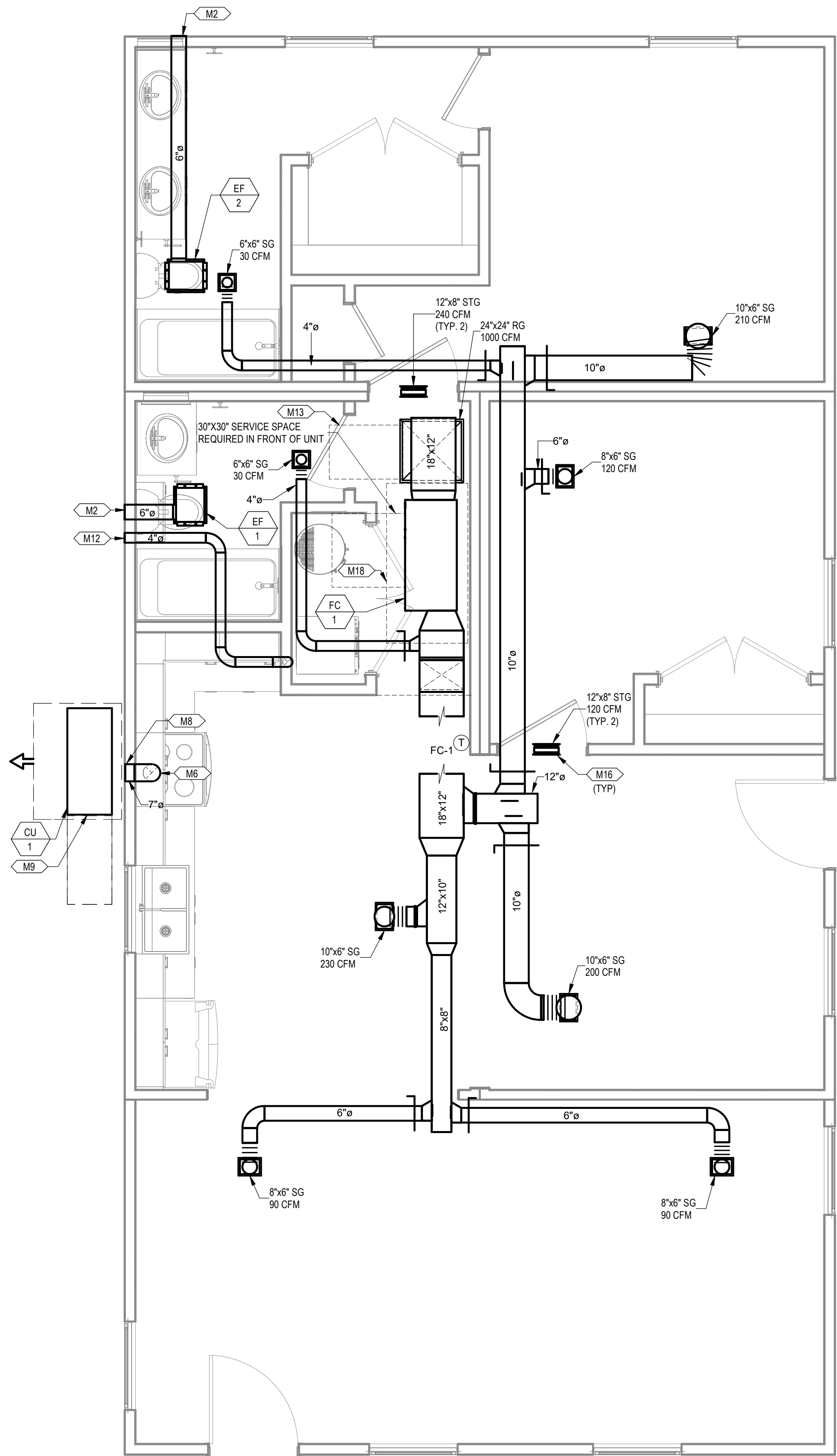
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S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

SHEET TITLE:
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COMBINATION 7**

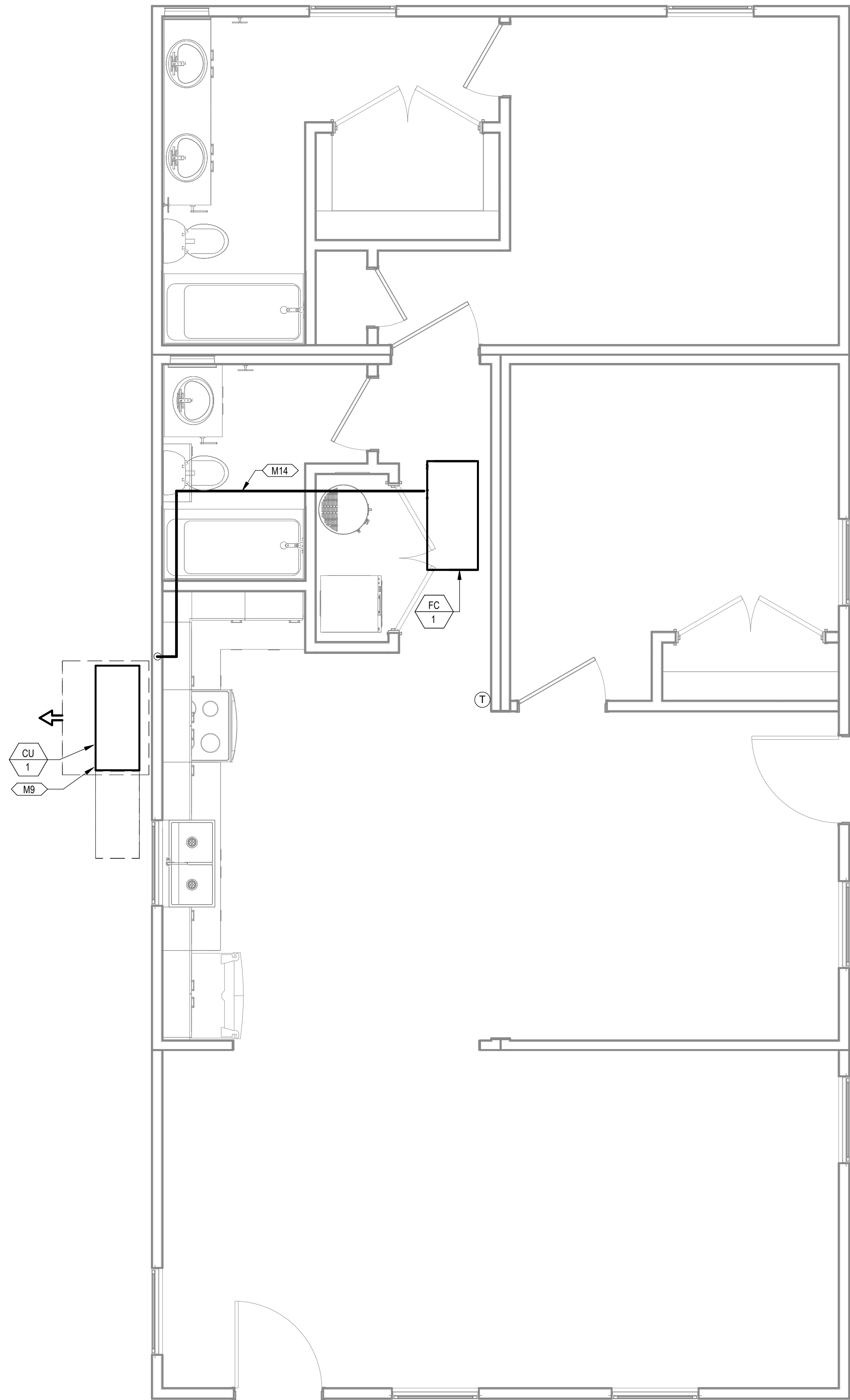
Drawn By: Author
Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

M3.10



1 MECHANICAL PLAN COMBINATION 7
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 7
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\"/>

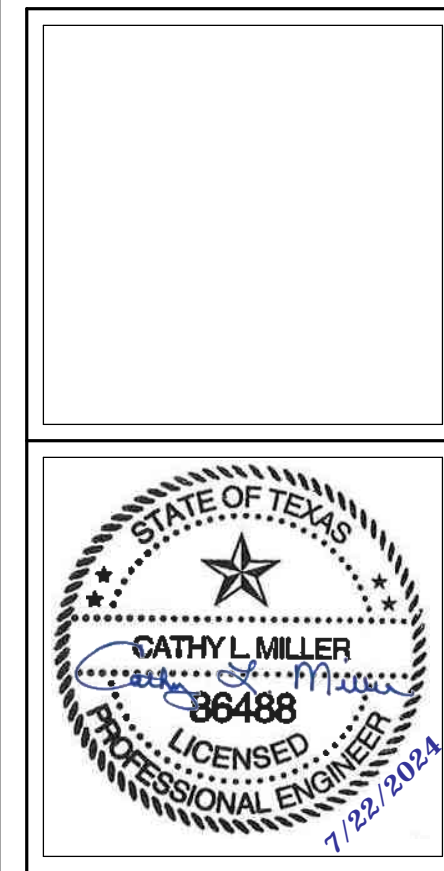
PROJECT LOCATION	
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.	
FACTORY ADDRESS	
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DREAMBUILD - MODULES AND COMBOS

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6	CAR COMMENTS	05/30/2024

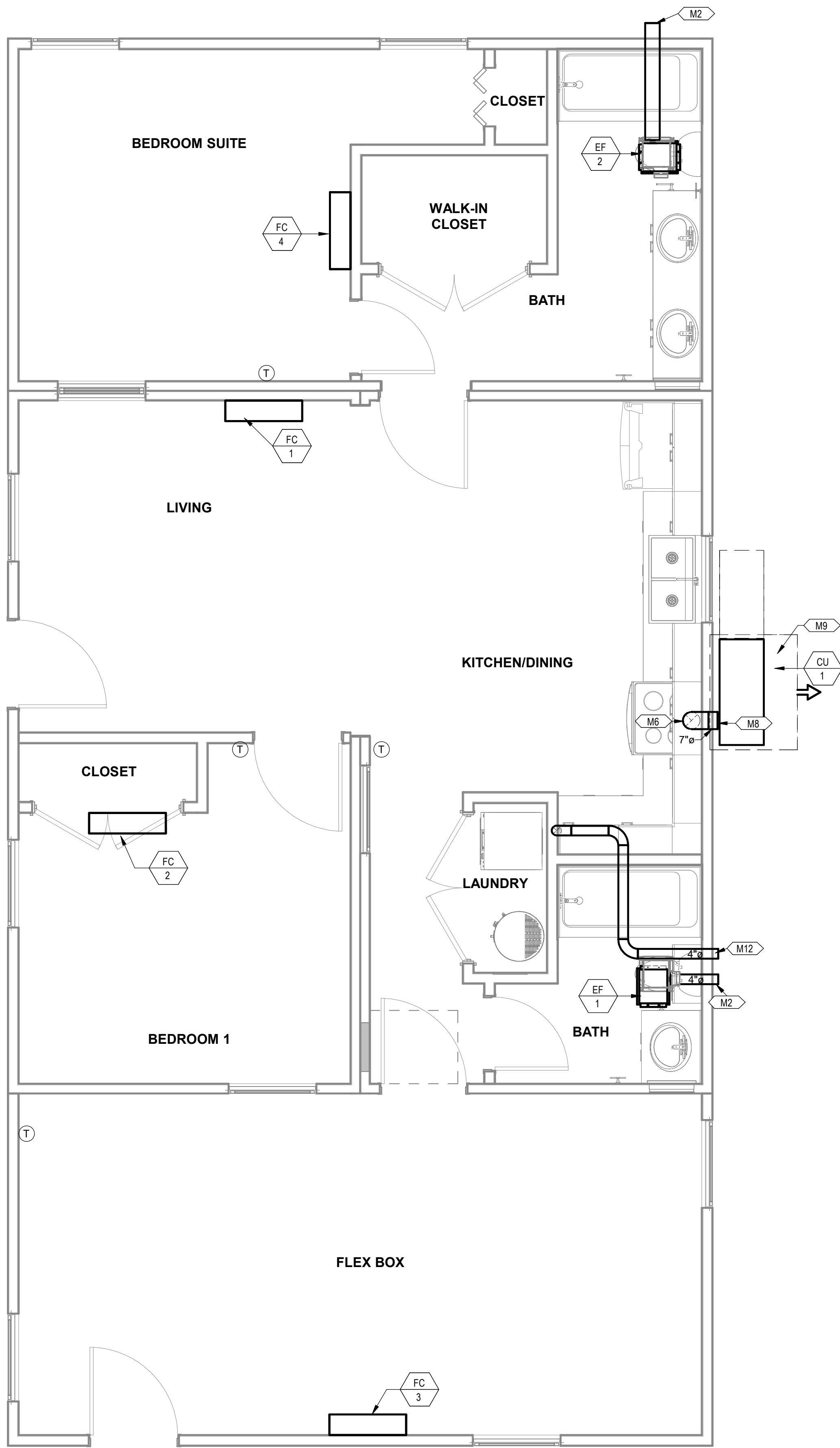
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MECHANICAL PLANS
COMBINATION 7A

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

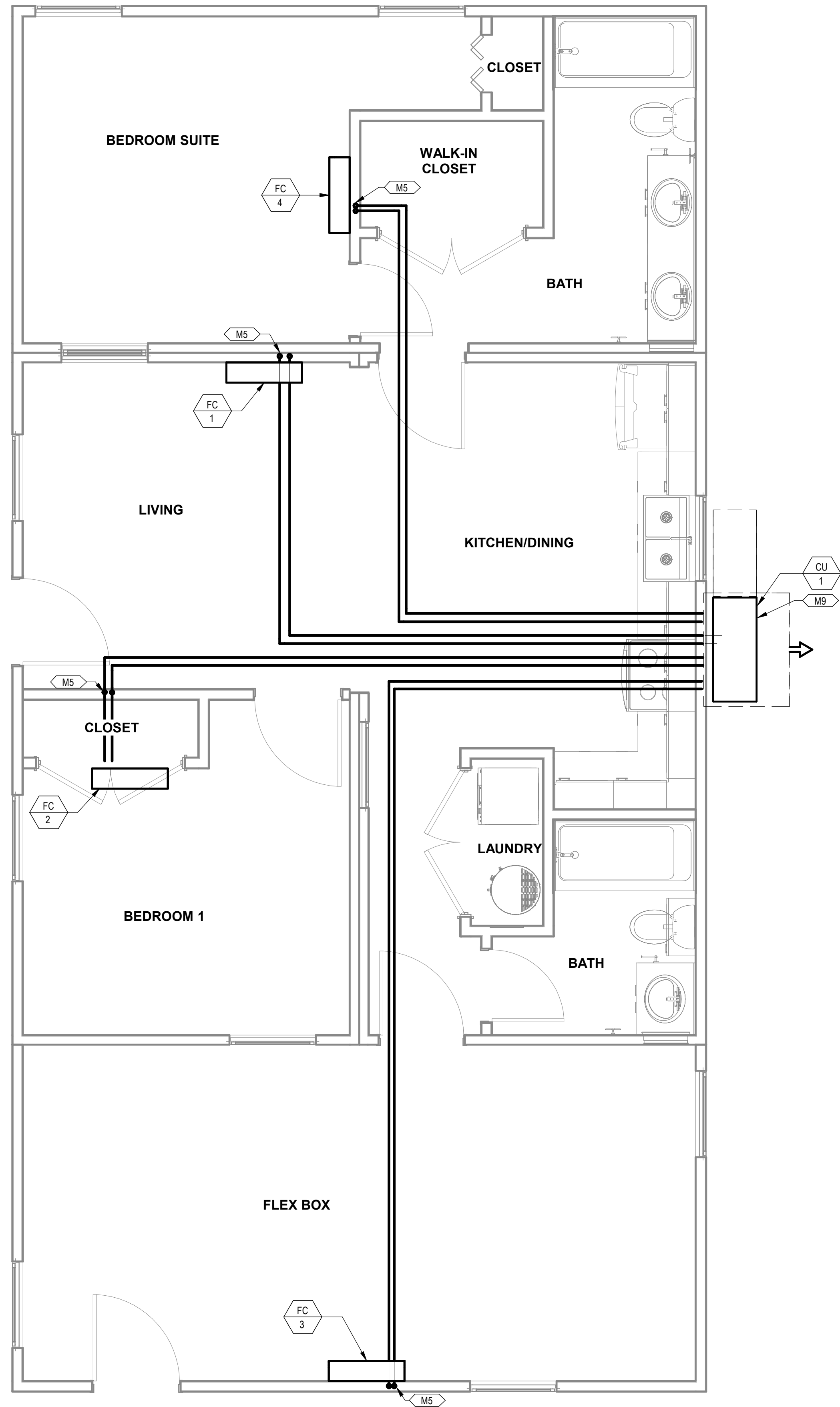
SHEET NUMBER:

NEW SHEET ADDED

M3.10A



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	

KEYNOTES

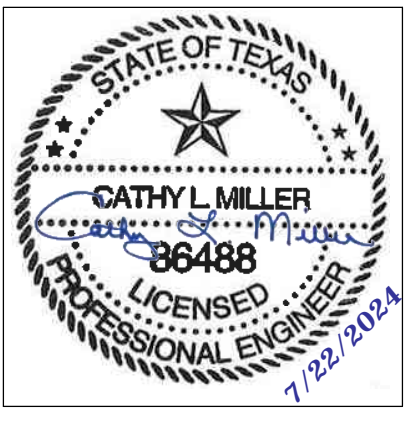
- M2 ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
- M5 DROP REFRIGERANT PIPING DOWN IN WALL AND STUB INTO CRAWLSPACE. ROUTE IN CRAWLSPACE AND CONNECT TO ASSOCIATED CONDENSING UNIT. SIZE PER MANUFACTURER'S INSTRUCTIONS.
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- M8 TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
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DREAMBUILD - MODULES AND COMBOS

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S5	STATE RESUBMITTAL	08/10/2022
1	CAR COMMENTS	01/09/2023

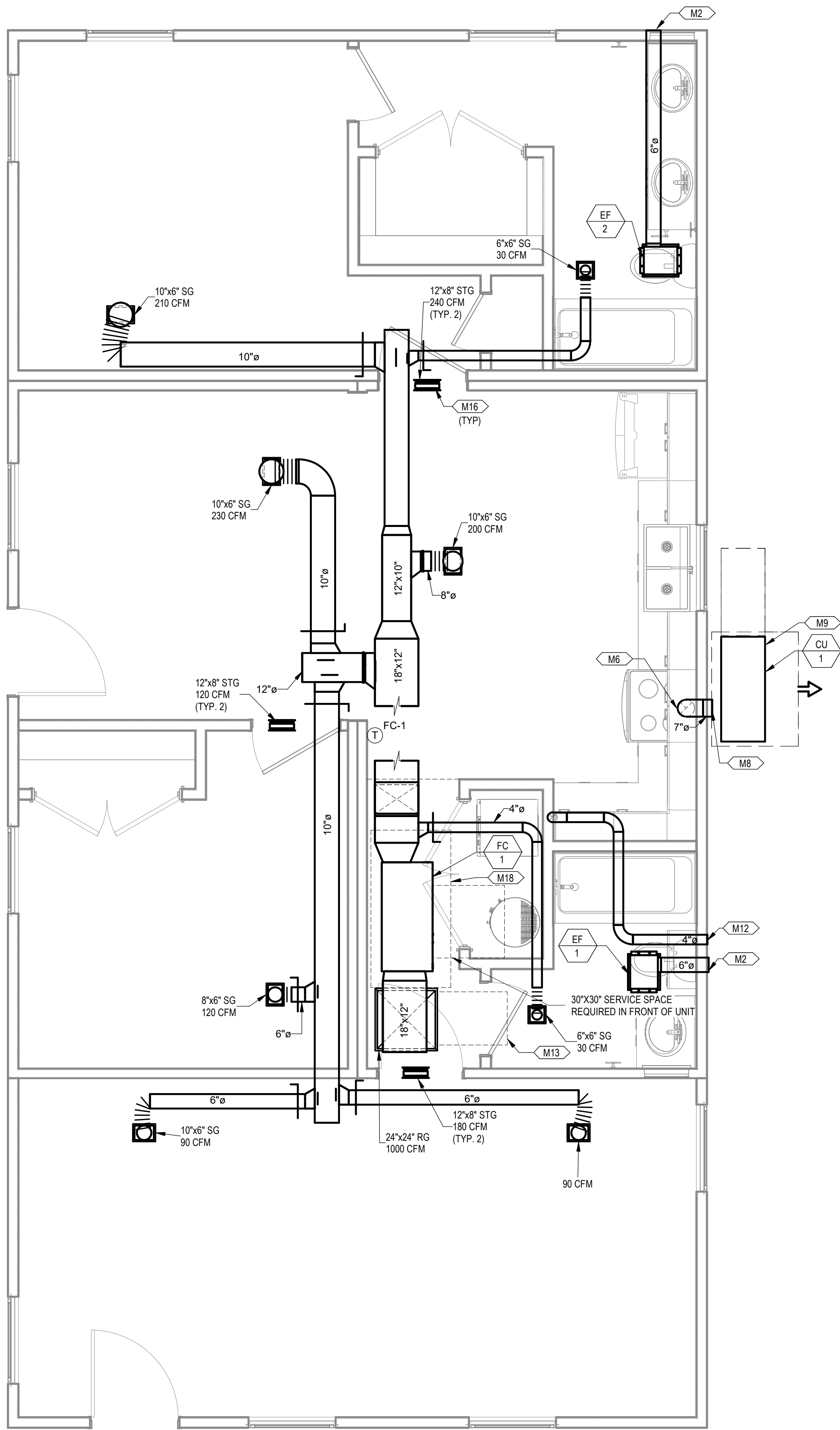
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**MECHANICAL PLANS
COMBINATION 8**

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

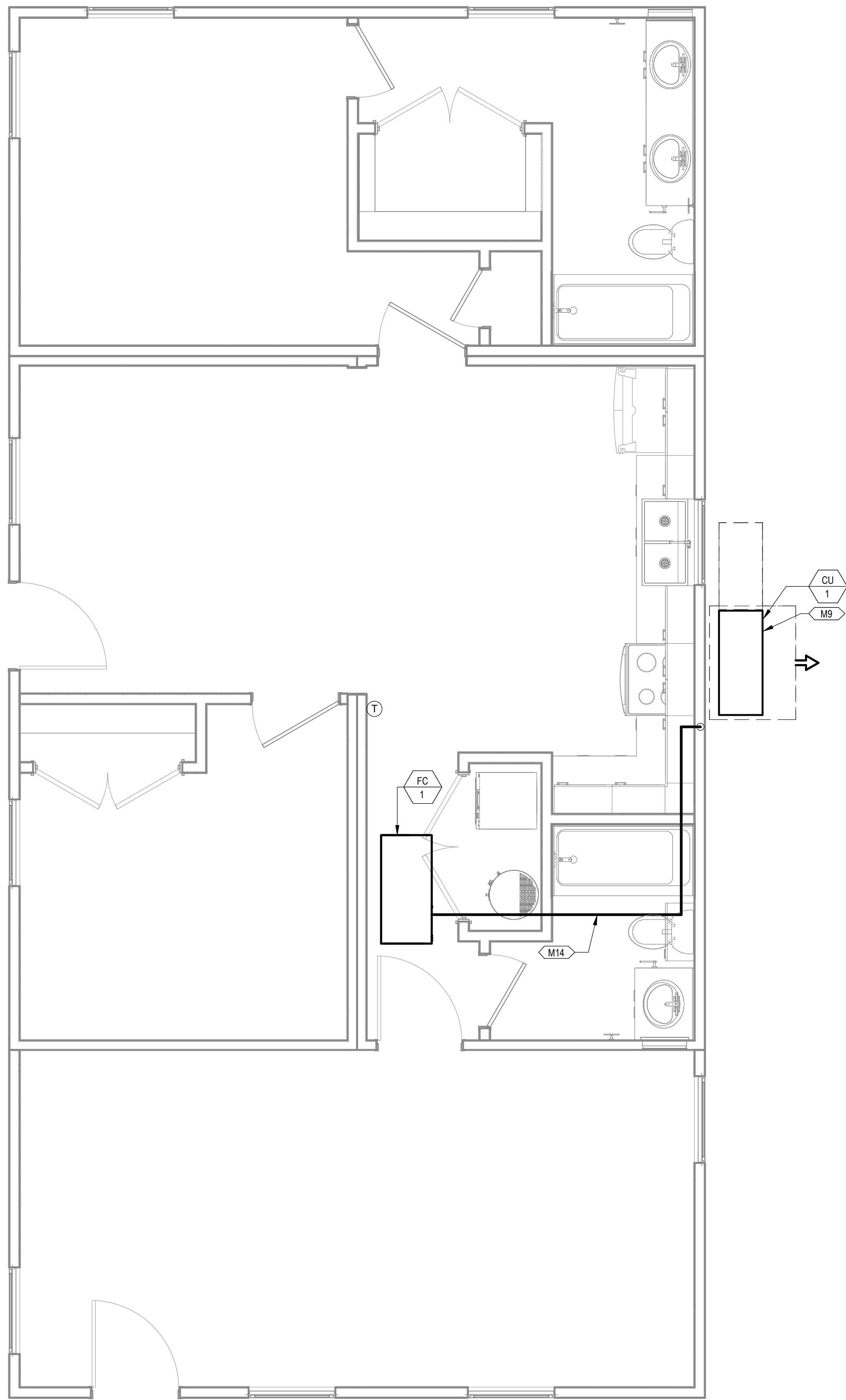
SHEET NUMBER:

M3.11

1 MECHANICAL PLAN COMBINATION 8
3/8" = 1'-0"



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



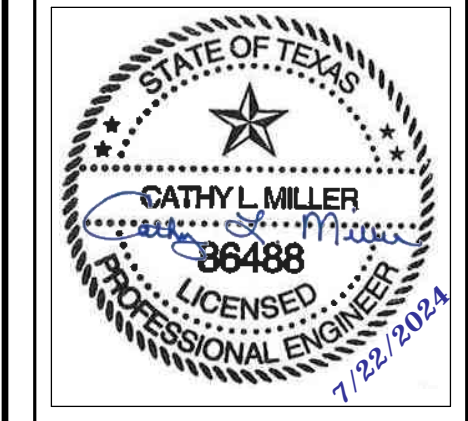
PROJECT LOCATION	
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FACTORY ADDRESS	
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566	

KEYNOTES

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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

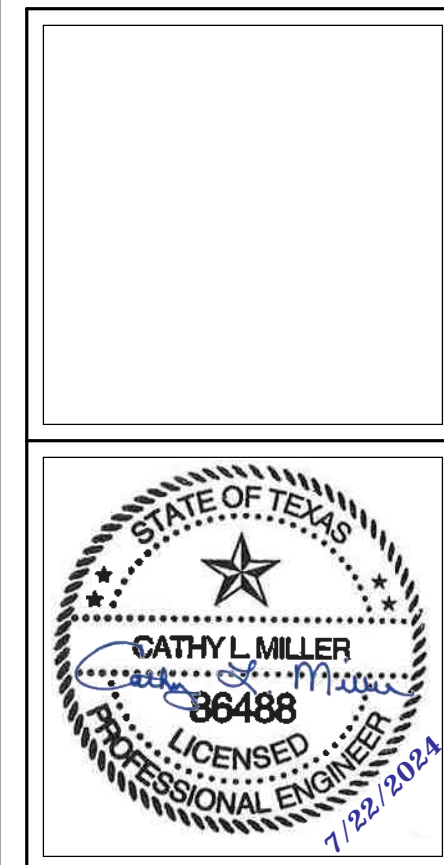
- M2 ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
- M6 CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
- M8 TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
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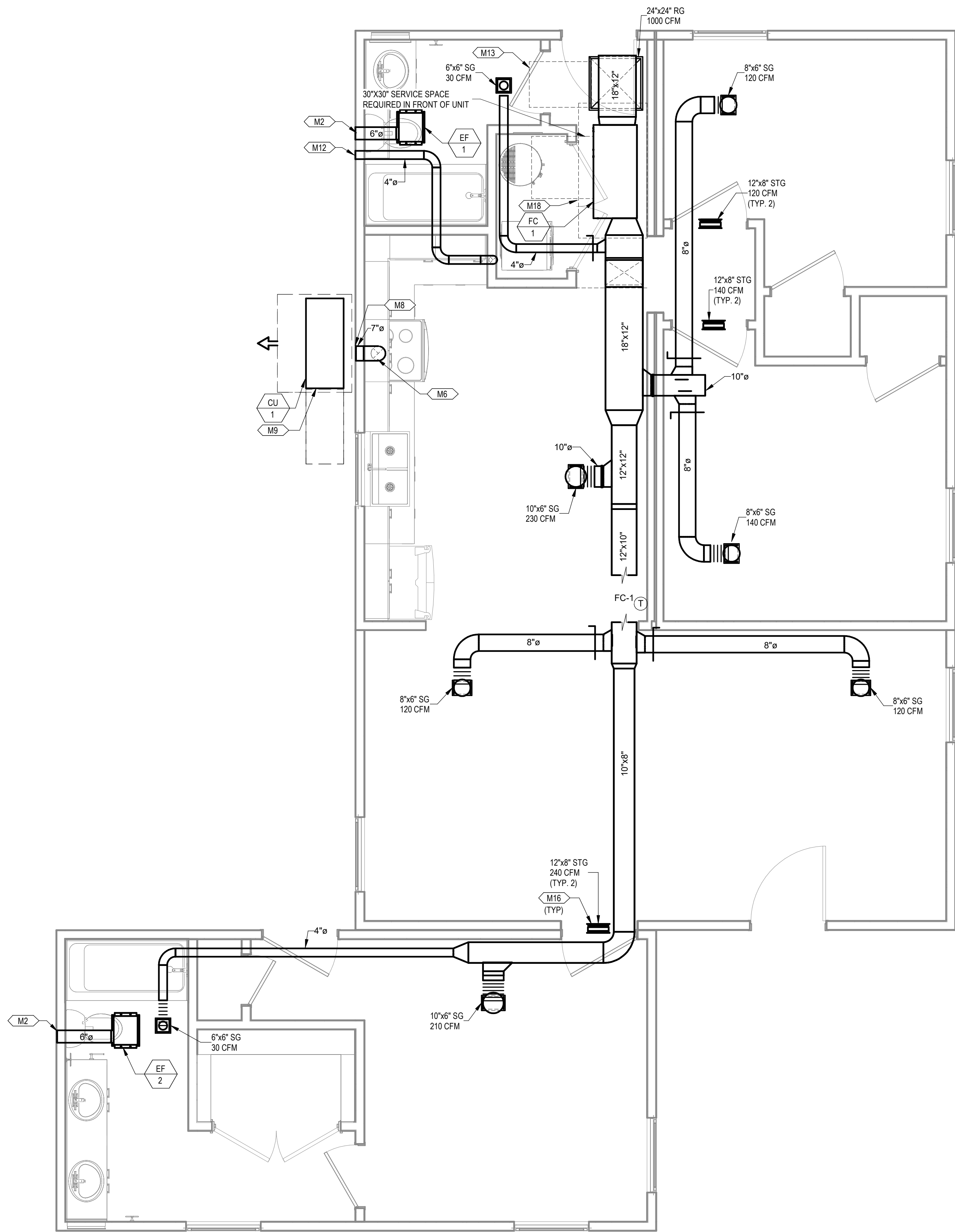
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**MECHANICAL PLANS
COMBINATION 9**

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

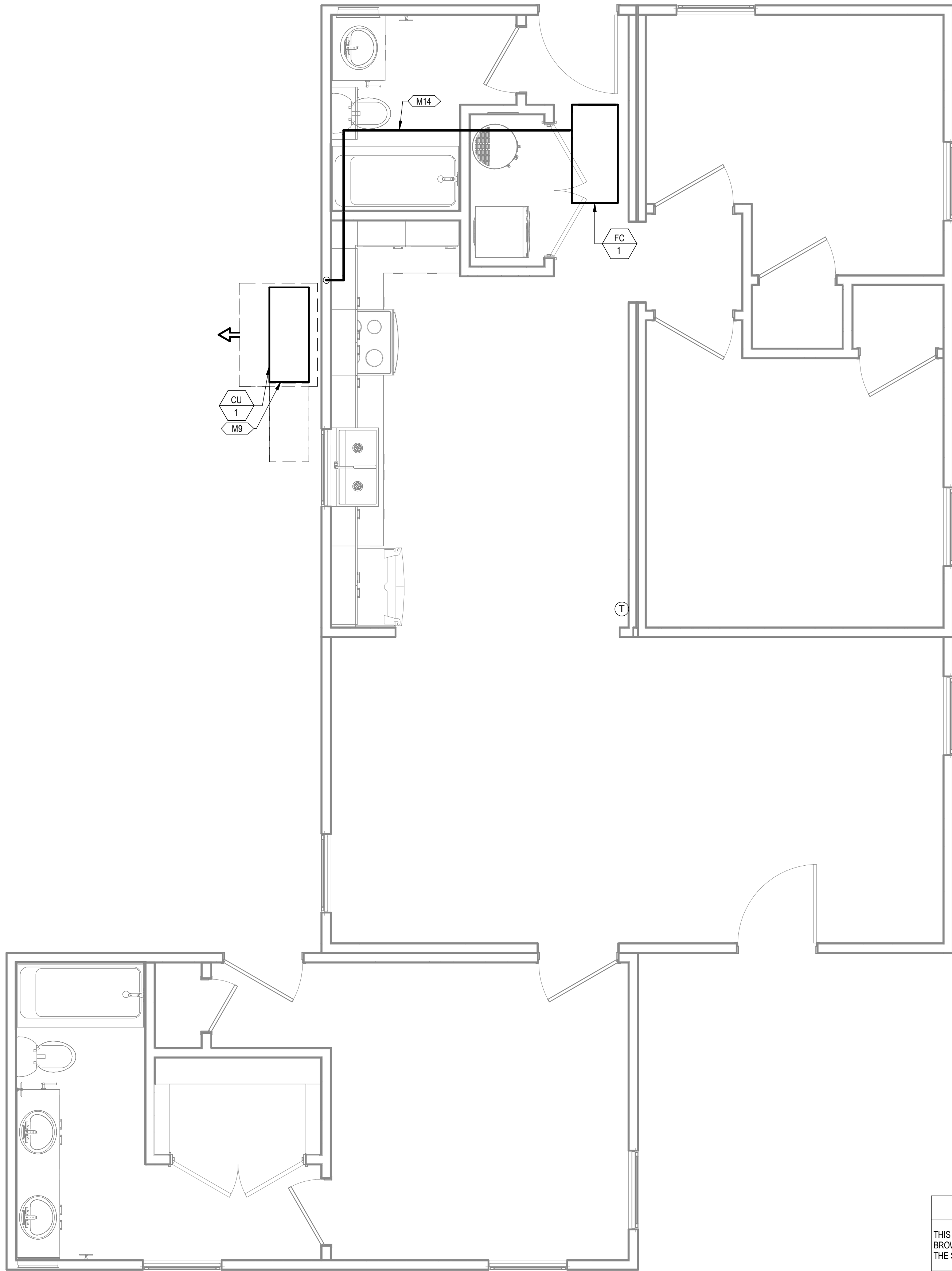
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M3.12

NEW SHEET ADDED

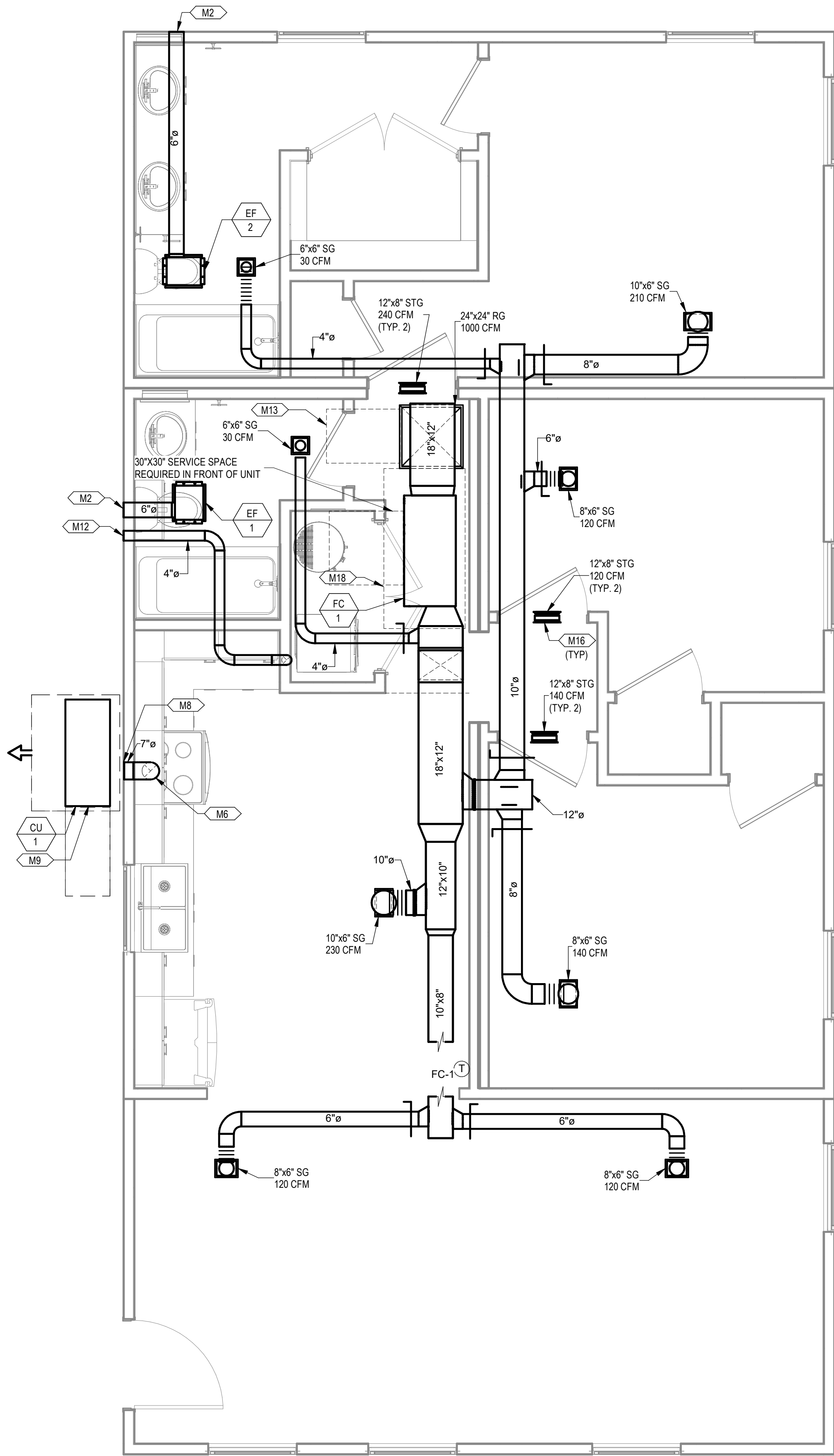


1 MECHANICAL PLAN COMBINATION 9
3/8" = 1'-0"

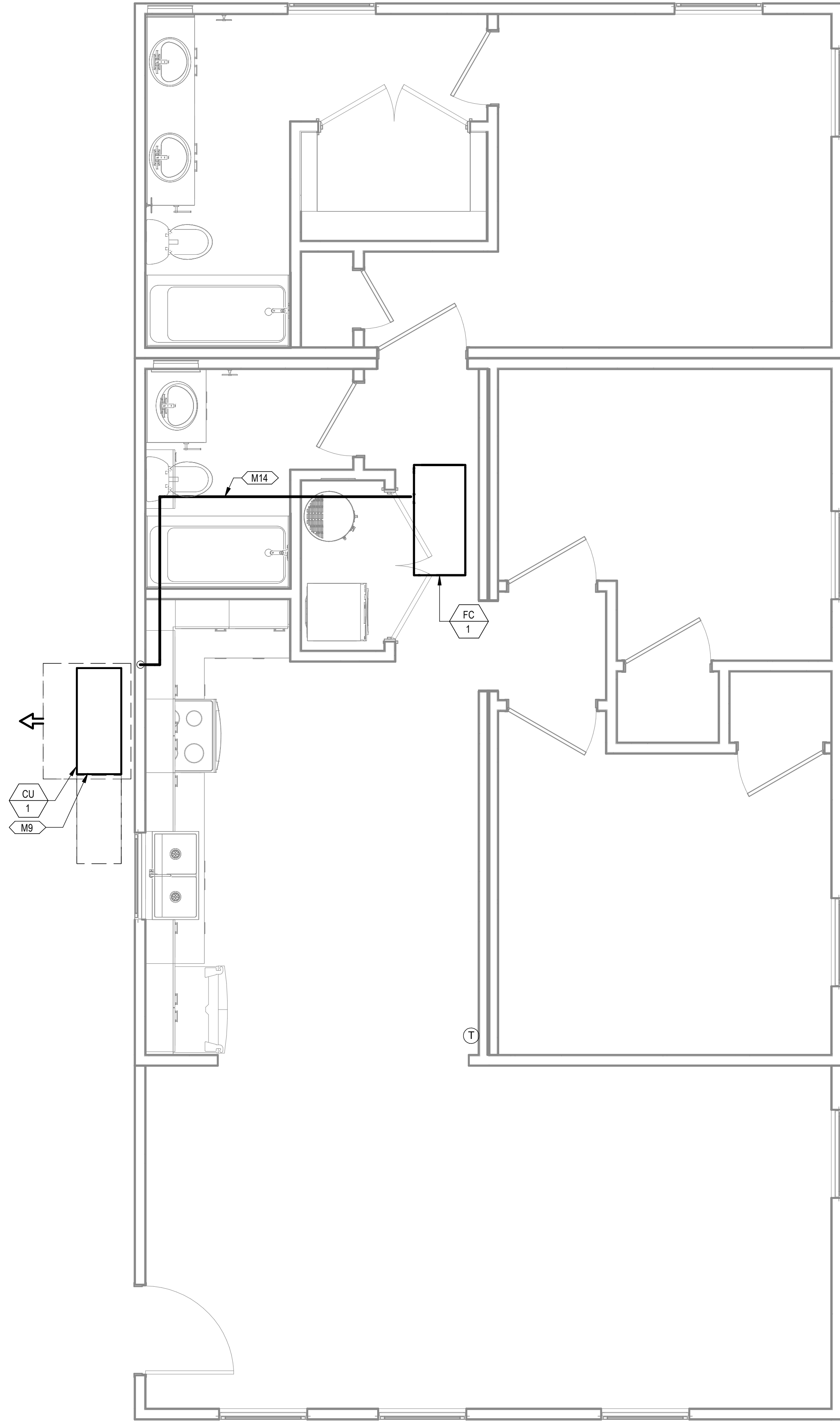


2 MECHANICAL PIPING PLAN COMBINATION 9
3/8" = 1'-0"

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
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1 MECHANICAL PLAN COMBINATION 10
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 10
3/8" = 1'-0"

KEYNOTES

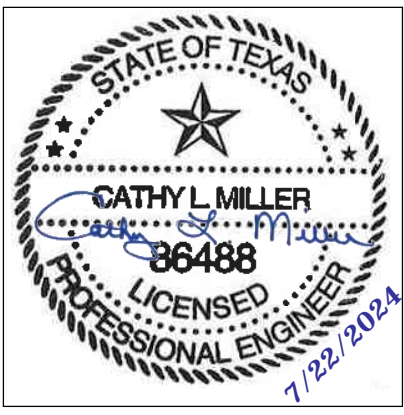
- M2 ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
- M6 CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
- M8 TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
- M9 COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
- M12 ROUTE 4\"/>

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DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
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PROJECT LOCATION	
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FACTORY ADDRESS	
THE FARM 33607 OLD ALICE ROAD LOS FRESNOS, TX 78566	

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SHEET TITLE:
**MECHANICAL PLANS
COMBINATION 10**

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

SHEET NUMBER:

NEW SHEET ADDED

M3.13

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 BACKFALL DAMPER.
M9	COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
M12	ROUTE 4" DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.
M13	MINIMUM 30"x32" 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.

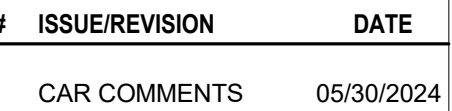


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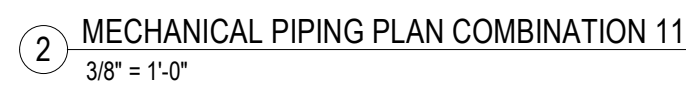
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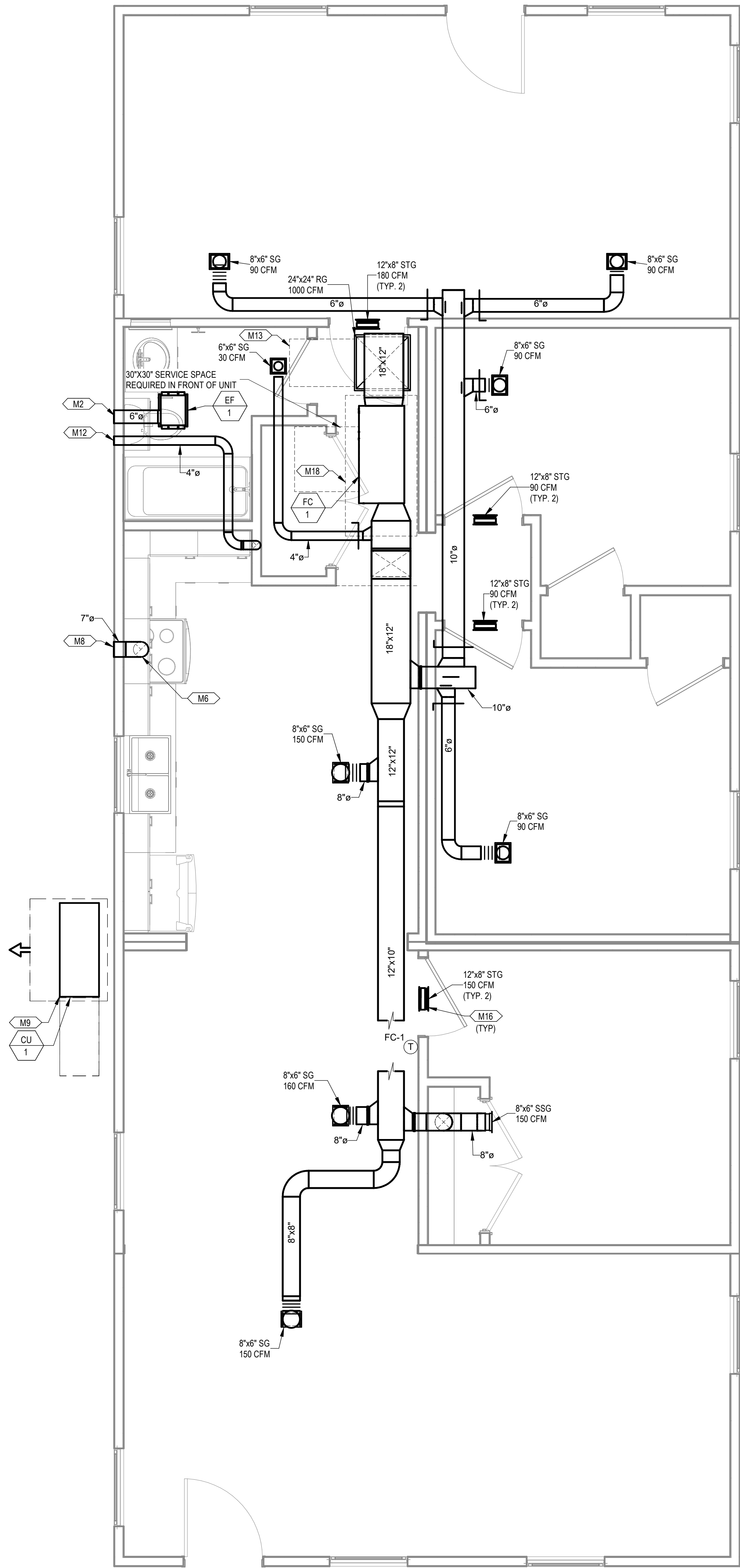
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Date: 09/21/2022
Job Number: 11X12

M3.14

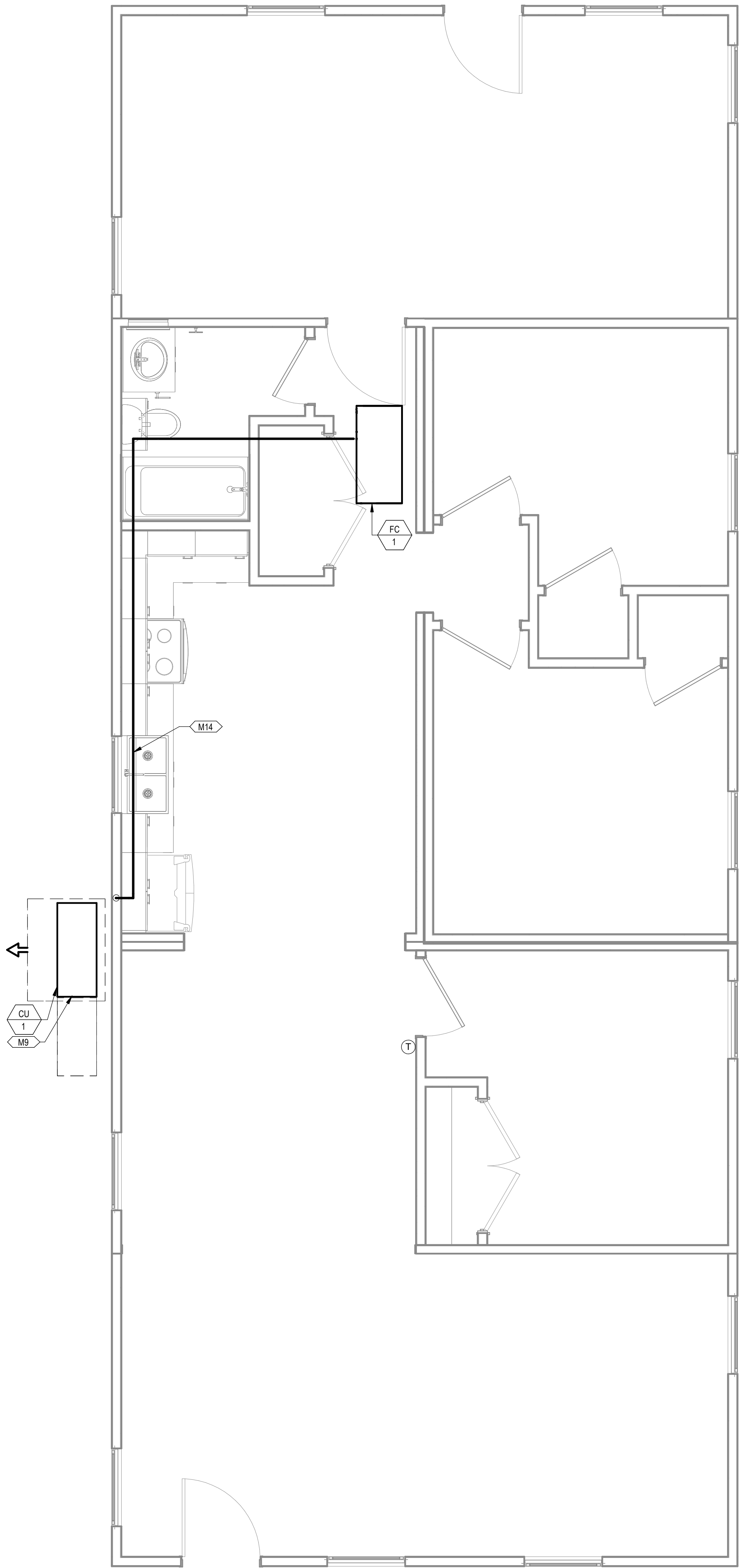


THE FARM
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NEW SHEET ADDED



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



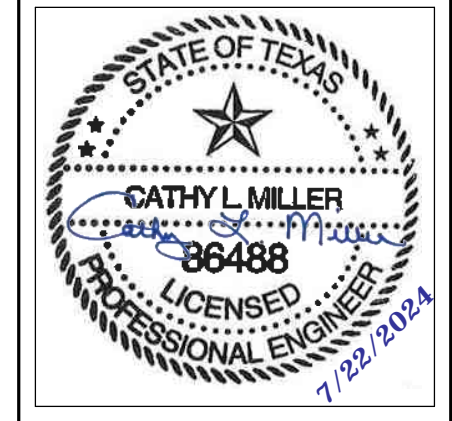
2 MECHANICAL PIPING PLAN COMBINATION 2-K
3/8" = 1'-0"

KEYNOTES

- M2 ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
- M6 CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
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PROJECT LOCATION	
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FACTORY ADDRESS	
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SHEET TITLE:
**MECHANICAL PLANS
COMBINATION 2-K**

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Job Number: 11X12

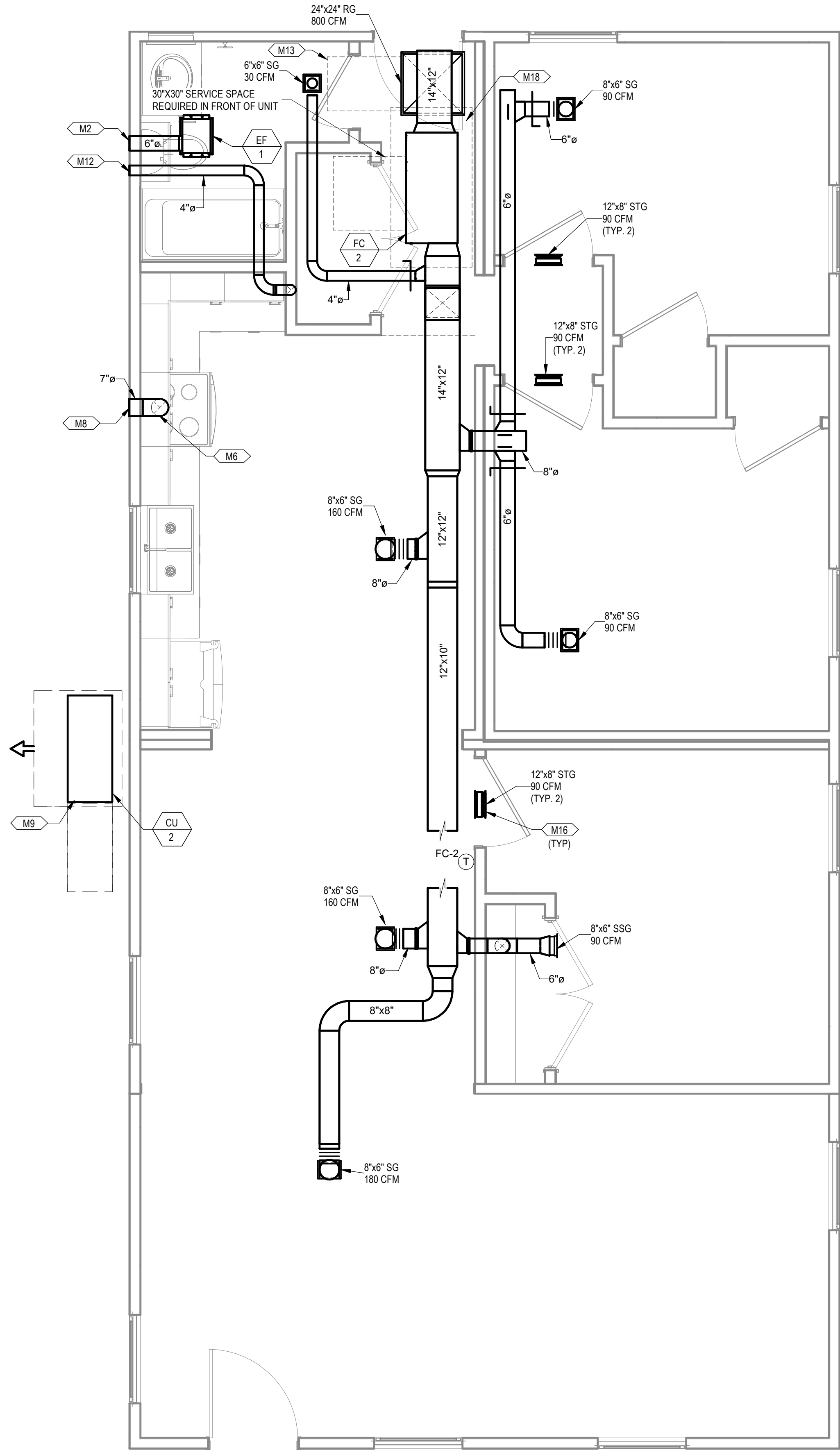
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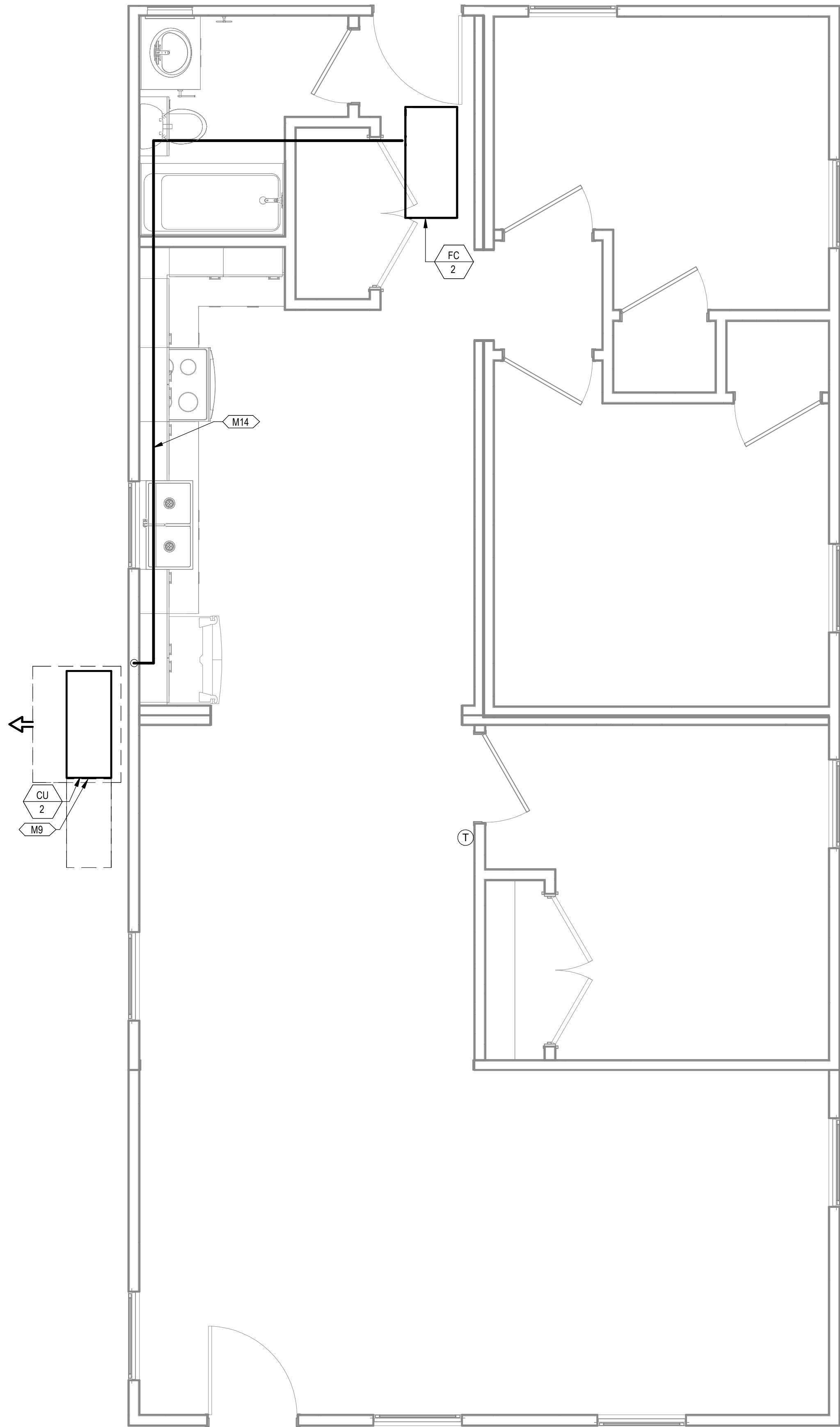
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1 MECHANICAL PLAN COMBINATION 2-KA
3/8" = 1'-0"



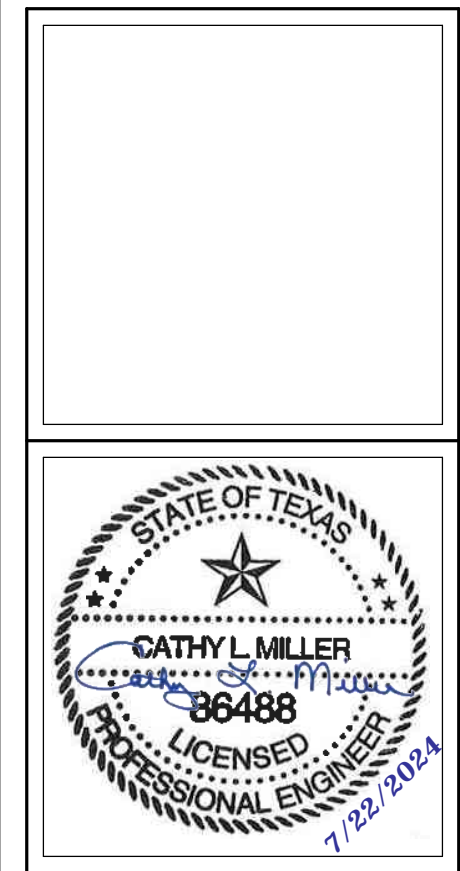
2 MECHANICAL PIPING PLAN COMBINATION 2-KA
3/8" = 1'-0"

KEYNOTES

- M2 ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
- M6 CONNECT EXHAUST DUCT TO RANGE HOOD PROVIDED BY OTHERS.
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FACTORY ADDRESS	
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6	CAR COMMENTS	05/30/2024

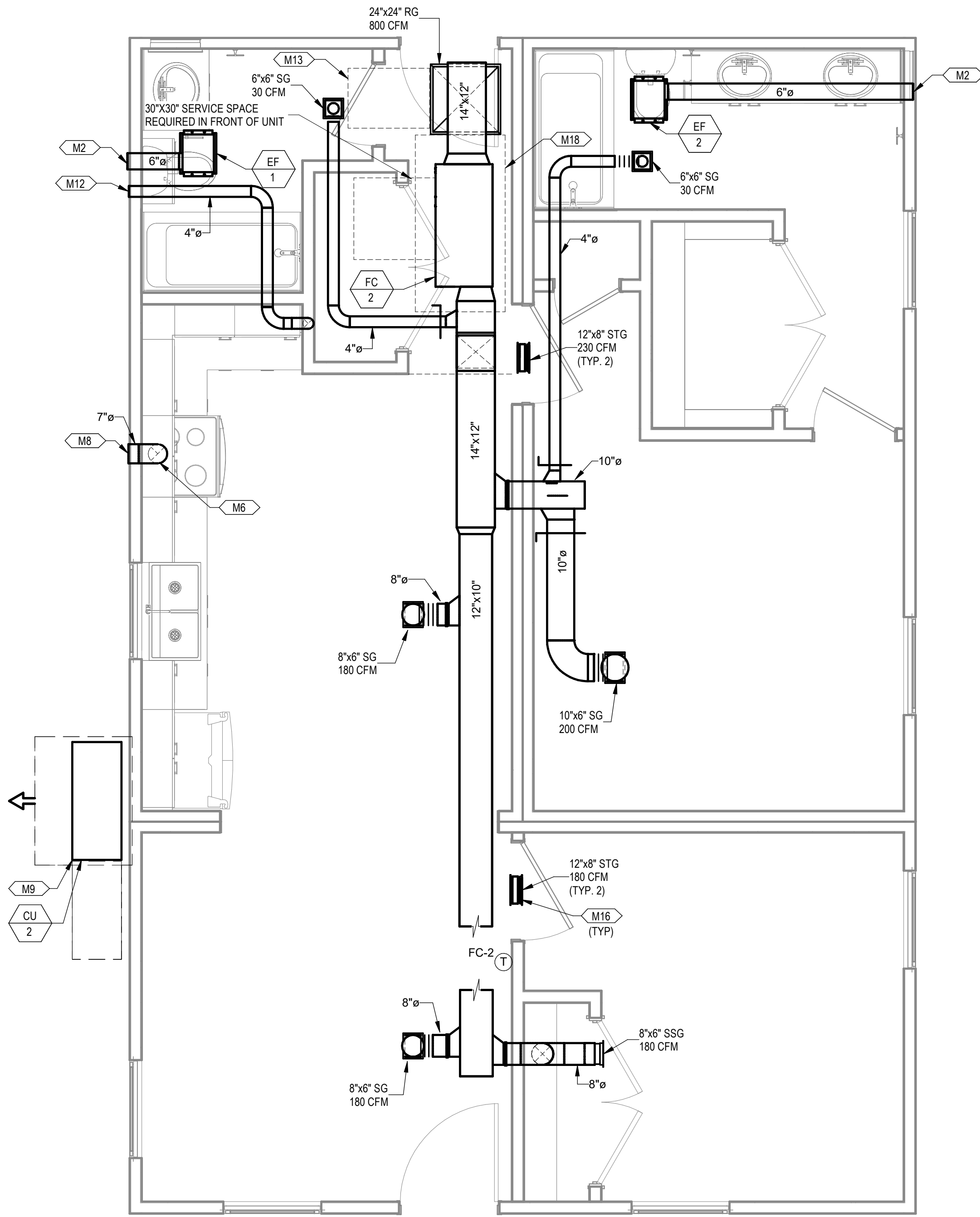
SHEET TITLE:
**MECHANICAL PLANS
COMBINATION 2-KA**

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

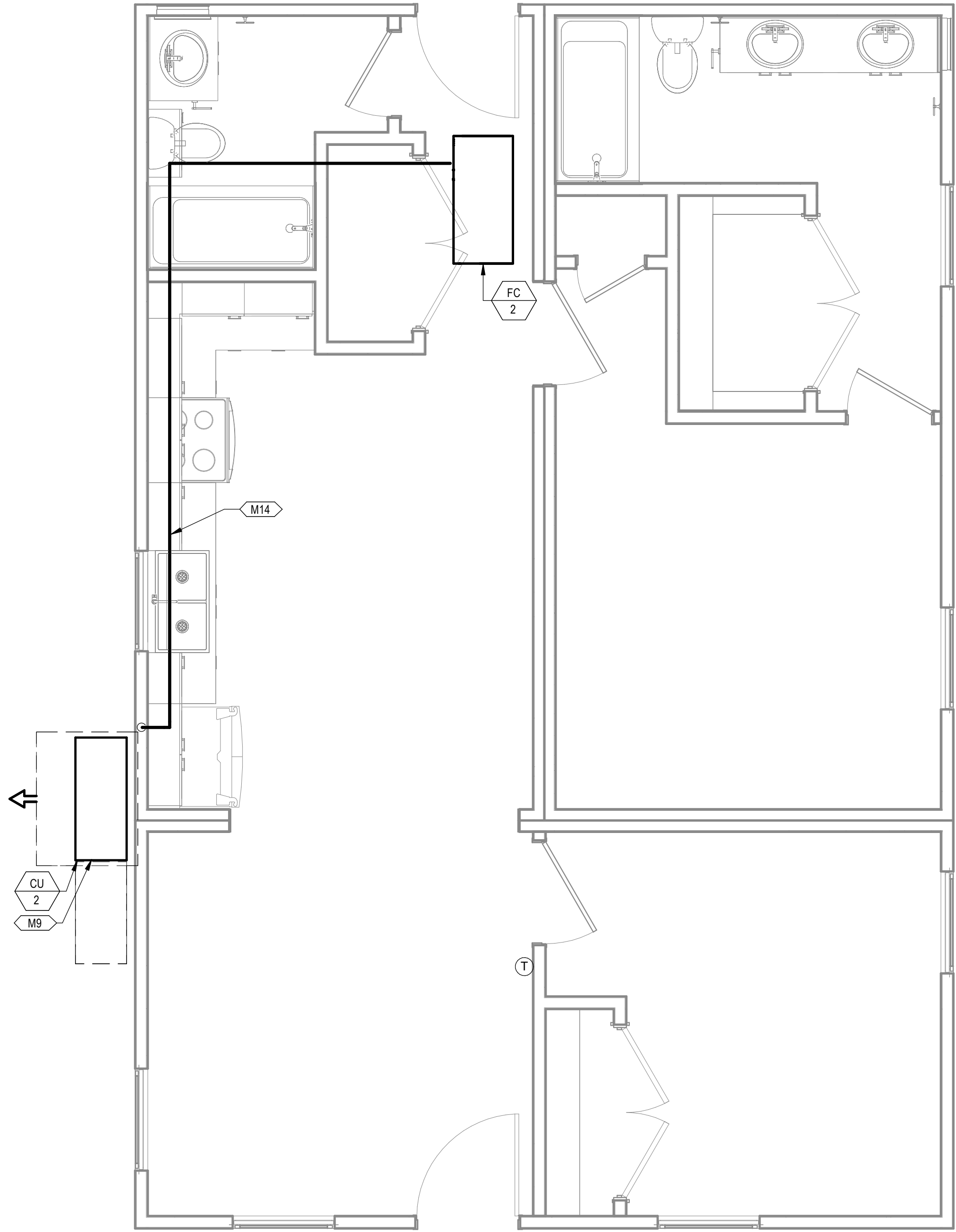
SHEET NUMBER:

NEW SHEET ADDED

M3.16



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	

#	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:

NEW SHEET ADDED — **M3.17**

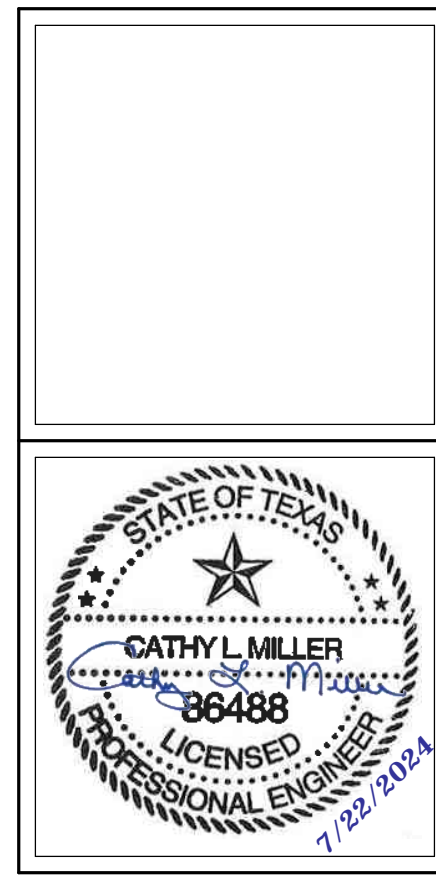
KEYNOTES

- M2 ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
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- M8 TERMINATE RANGE HOOD WITH WALL CAP. EQUIP WITH BACKDRAFT DAMPER.
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COMMUNITY DEVELOPMENT
CORPORATION OF
BROWNSVILLE
33607 OLD ALICE RD LOS
FRESNOS, TX 78566



DREAMBUILD - MODULES AND COMBOS
The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

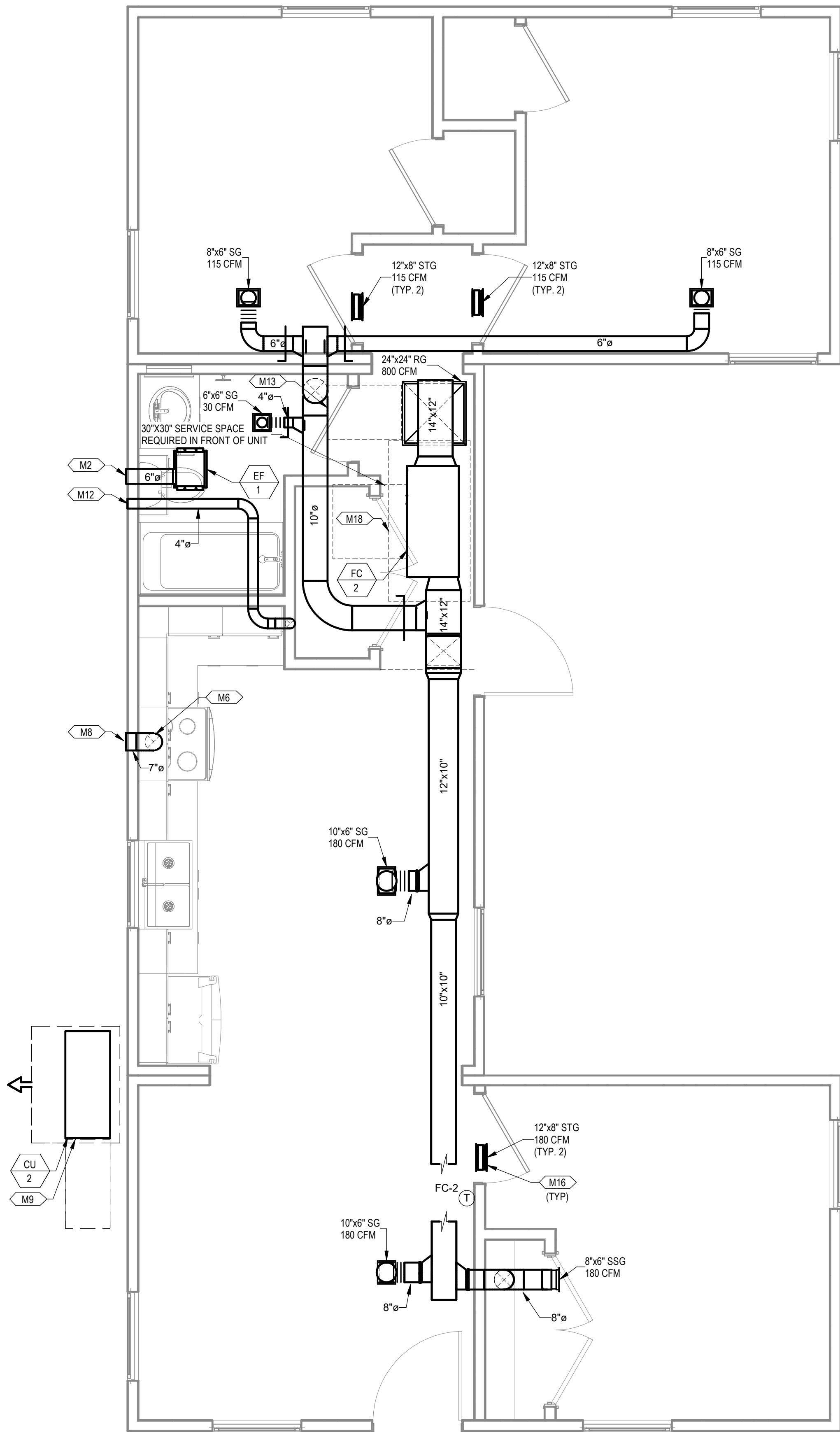


DREAMBUILD - MO
The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566

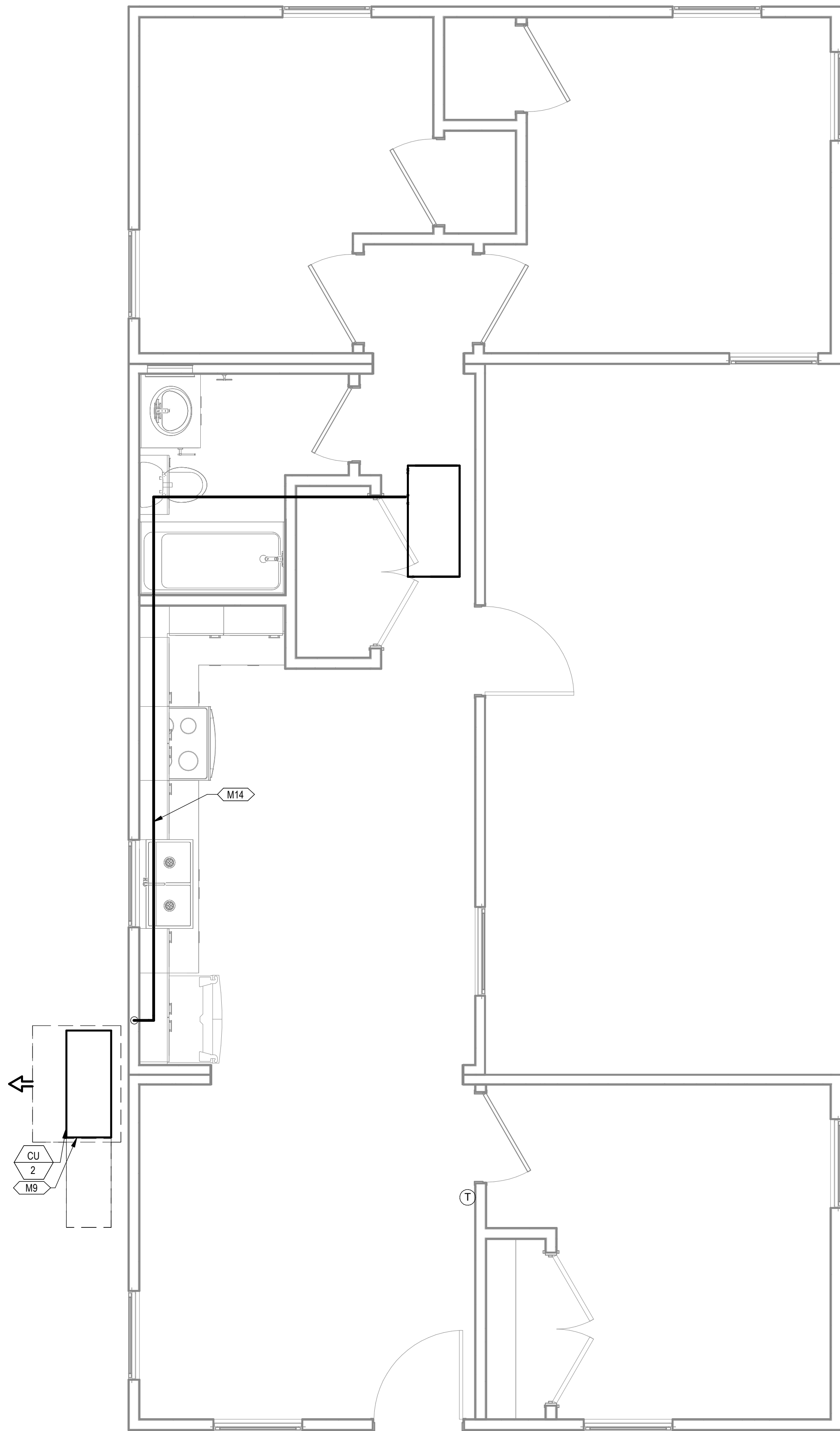
M3.18

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.
- M9 COORDINATE EXACT LOCATION OF CONDENSING UNIT WITH OWNER/ARCHITECT PRIOR TO COMMENCING WORK.
- M12 ROUTE 4" 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-KB
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 3-KB
3/8" = 1'-0"

PROJECT LOCATION

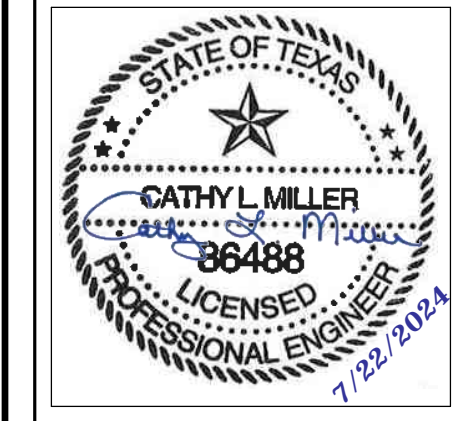
THIS SET OF PLANS SHALL BE UTILIZED FOR PROJECTS LOCATED IN BROWNSVILLE, TX AND AREA SURROUNDING BROWNSVILLE, TX WITHIN THE SAME CLIMATE ZONE 2A.

FACTORY ADDRESS

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#	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

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" DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.
M13	MINIMUM 30"x22" ATTIC SPACE 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	60"x32" CLEAR OPENING FOR ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.

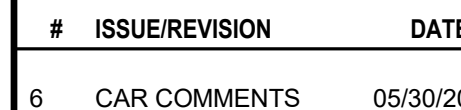


**ENGINEERING
CONSULTANTS**

303 South Federal Way, Boise, ID 83705
(208) 376-9820 • www.ecb Boise.com

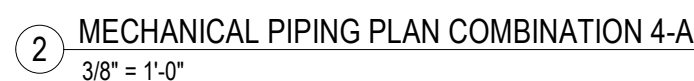
FIRM REGISTRATION: F-11872

The Farm 33607 Old Alice Rd
Los Fresnos, TX 78566



THE FARM
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LOS FRESNOS, TX 78566

M3.20



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" DRYER DUCT OUT EXTERIOR WALL. TERMINATE WITH WALL CAP.
M13	MINIMUM 30"x2" ATTIC SPACE 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	6"x32" CLEAR OPENING TO ALLOW REMOVAL OF THE UNIT. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS.

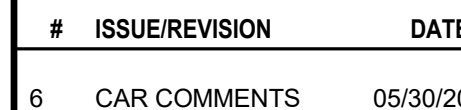


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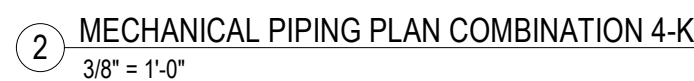


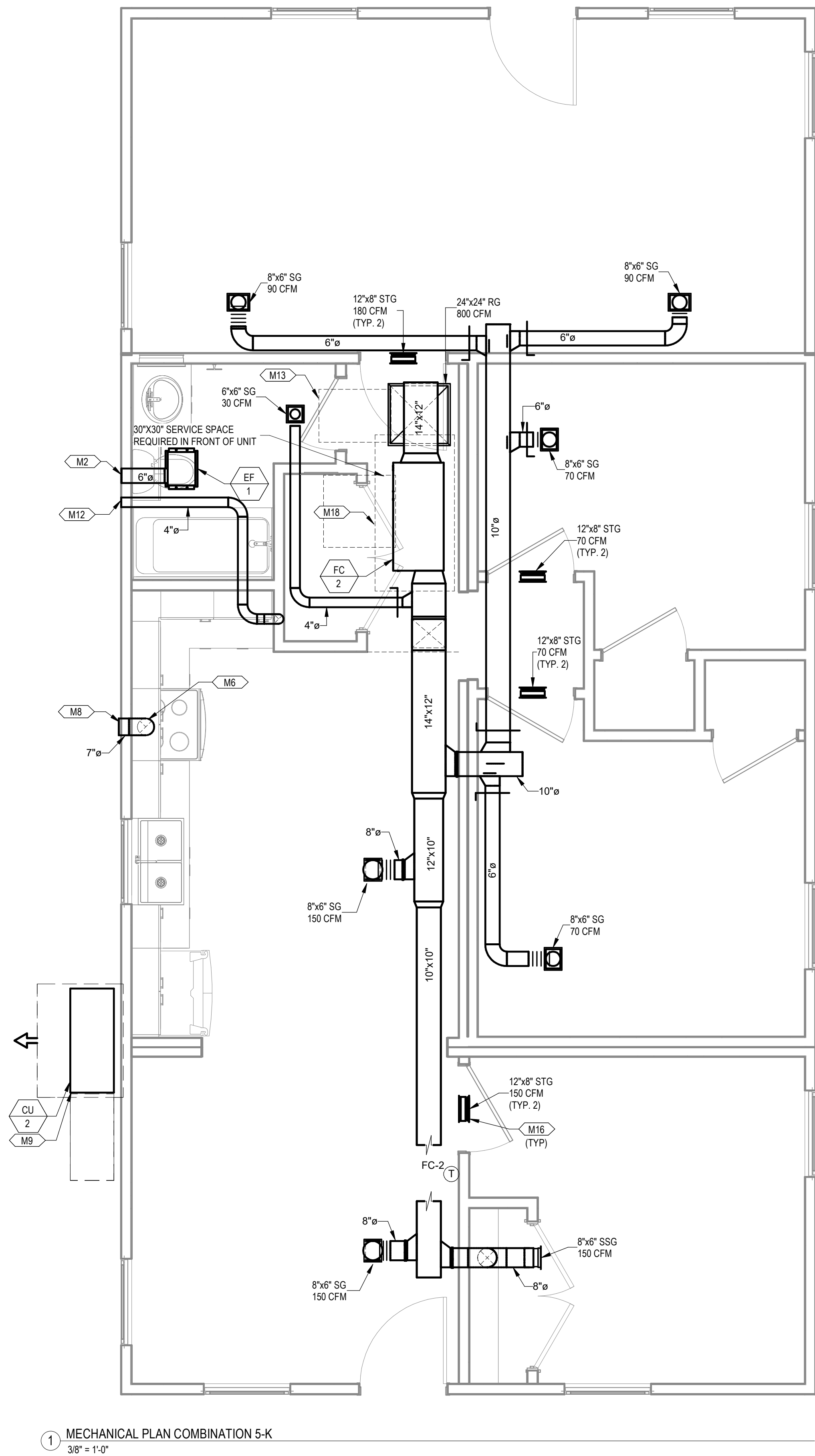
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THE FARM
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LOS FRESNOS, TX 78566

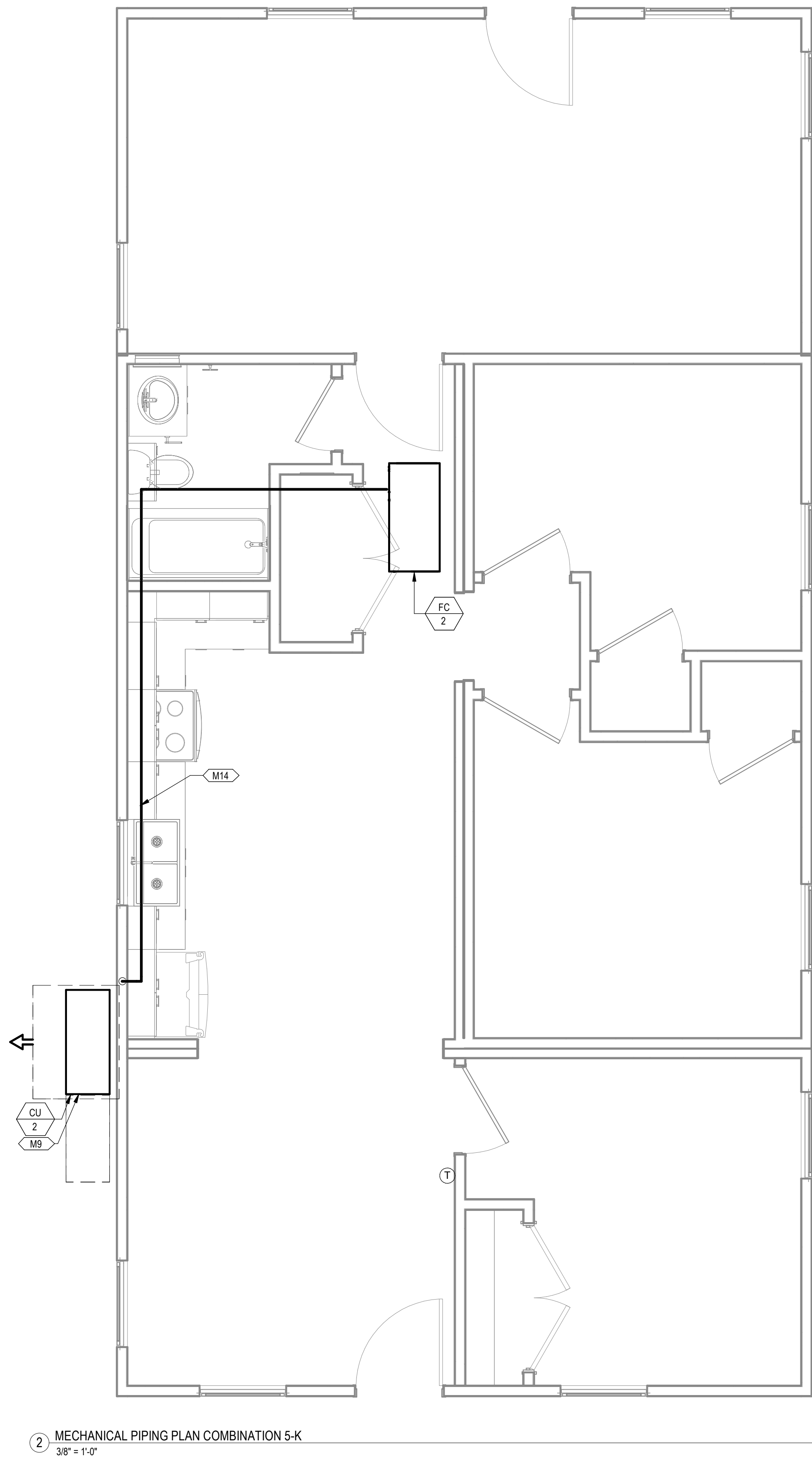
Drawn By: VE
Date: 09/21/2020
Job Number: 11X1

M3.21





1 MECHANICAL PLAN COMBINATION 5-K
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 5-K
3/8" = 1'-0"

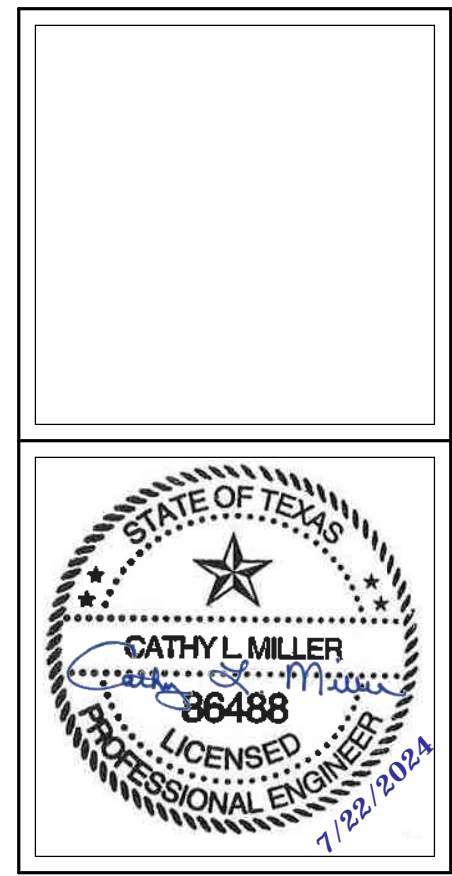
KEYNOTES

- M2 ROUTE EXHAUST DUCT TO EXTERIOR WALL TO WALL CAP.
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FACTORY ADDRESS	
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DREAMBUILD - MODULES AND COMBOS

The Farm 33607 Old Alice Rd
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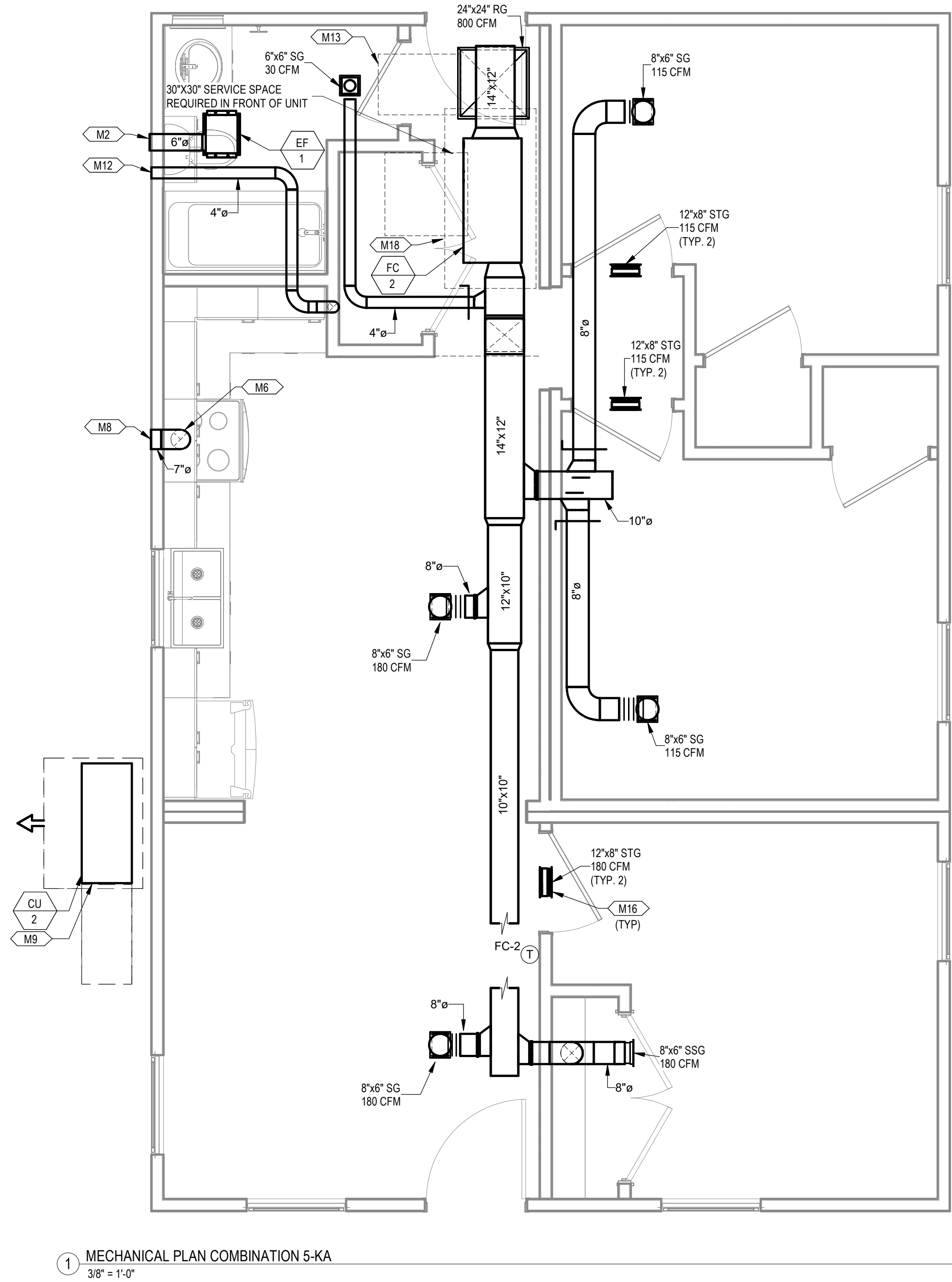
SHEET TITLE:
**MECHANICAL PLANS
COMBINATION 5-K**

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

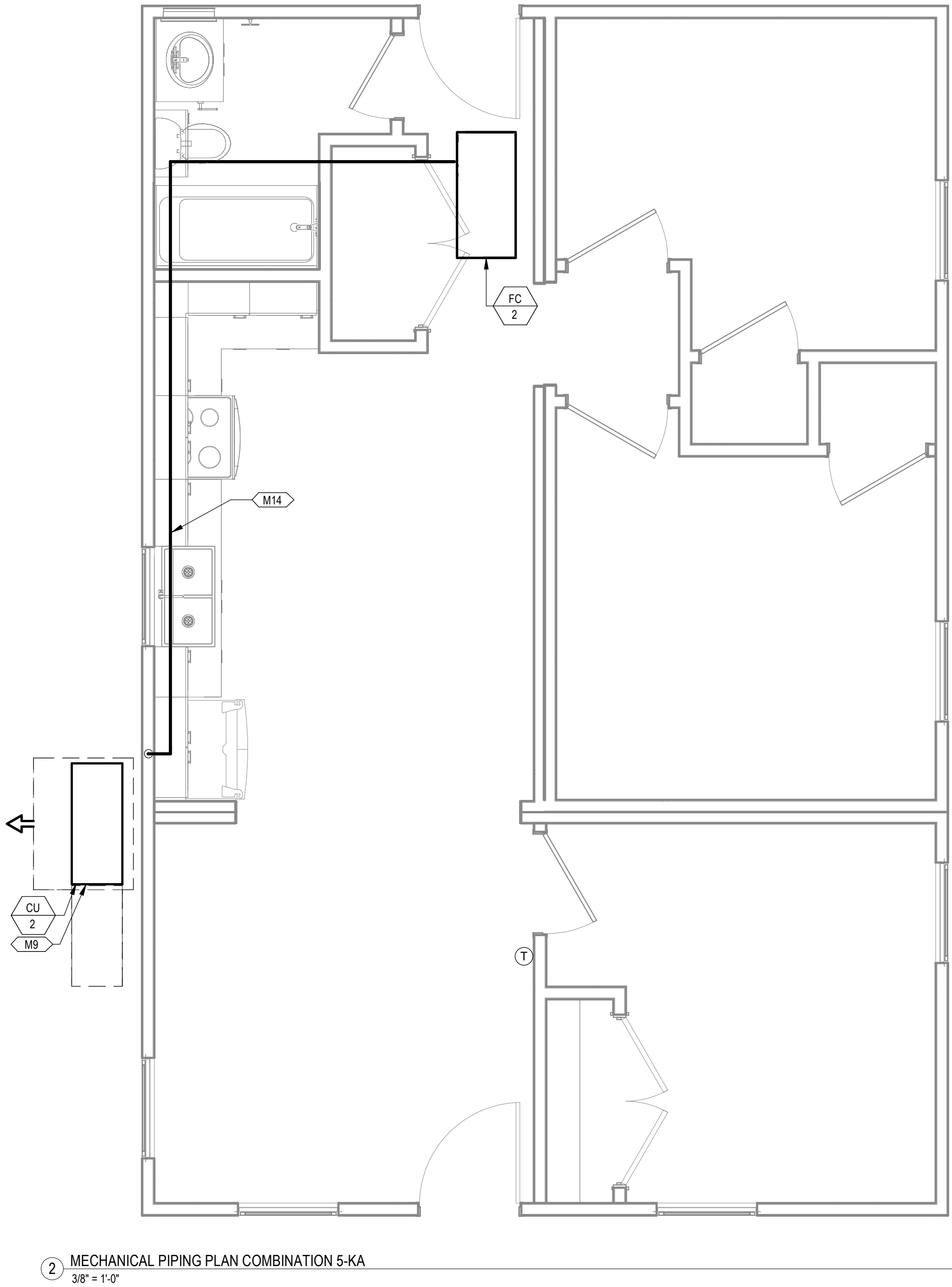
SHEET NUMBER:

NEW SHEET ADDED

M3.22



1 MECHANICAL PLAN COMBINATION 5-KA
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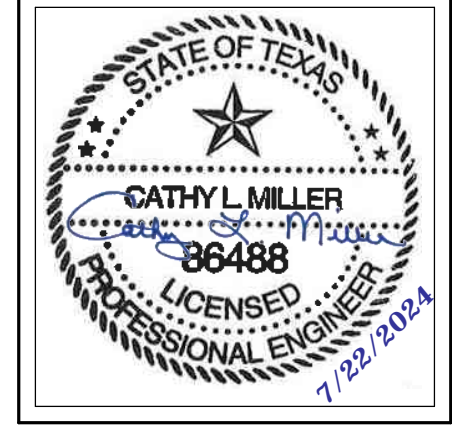
2 MECHANICAL PIPING PLAN COMBINATION 5-KA
3/8" = 1'-0"

KEYNOTES

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DREAMBUILD - MODULES AND COMBOS

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SHEET TITLE:
**MECHANICAL PLANS
COMBINATION 5-KA**

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

SHEET NUMBER:

NEW SHEET ADDED

M3.23

KEYNOTES

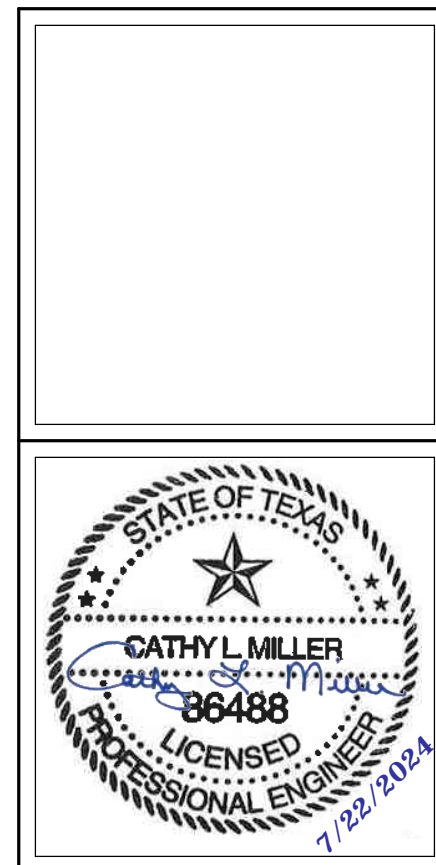
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DREAMBUILD - MODULES AND COMBOS

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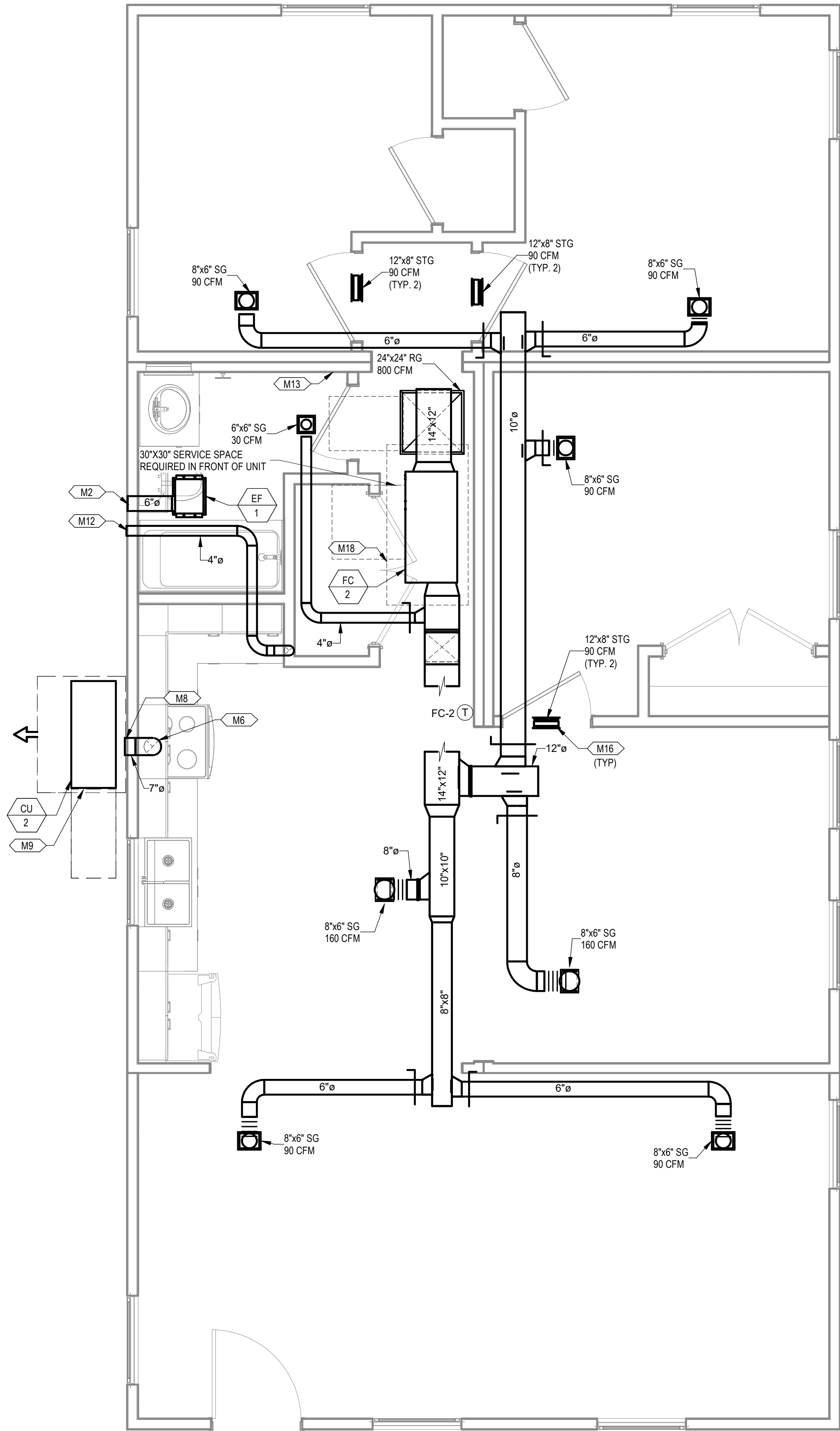
#	ISSUE/REVISION	DATE
6	CAR COMMENTS	05/30/2024

SHEET TITLE:
**MECHANICAL PLANS
COMBINATION 6-K**

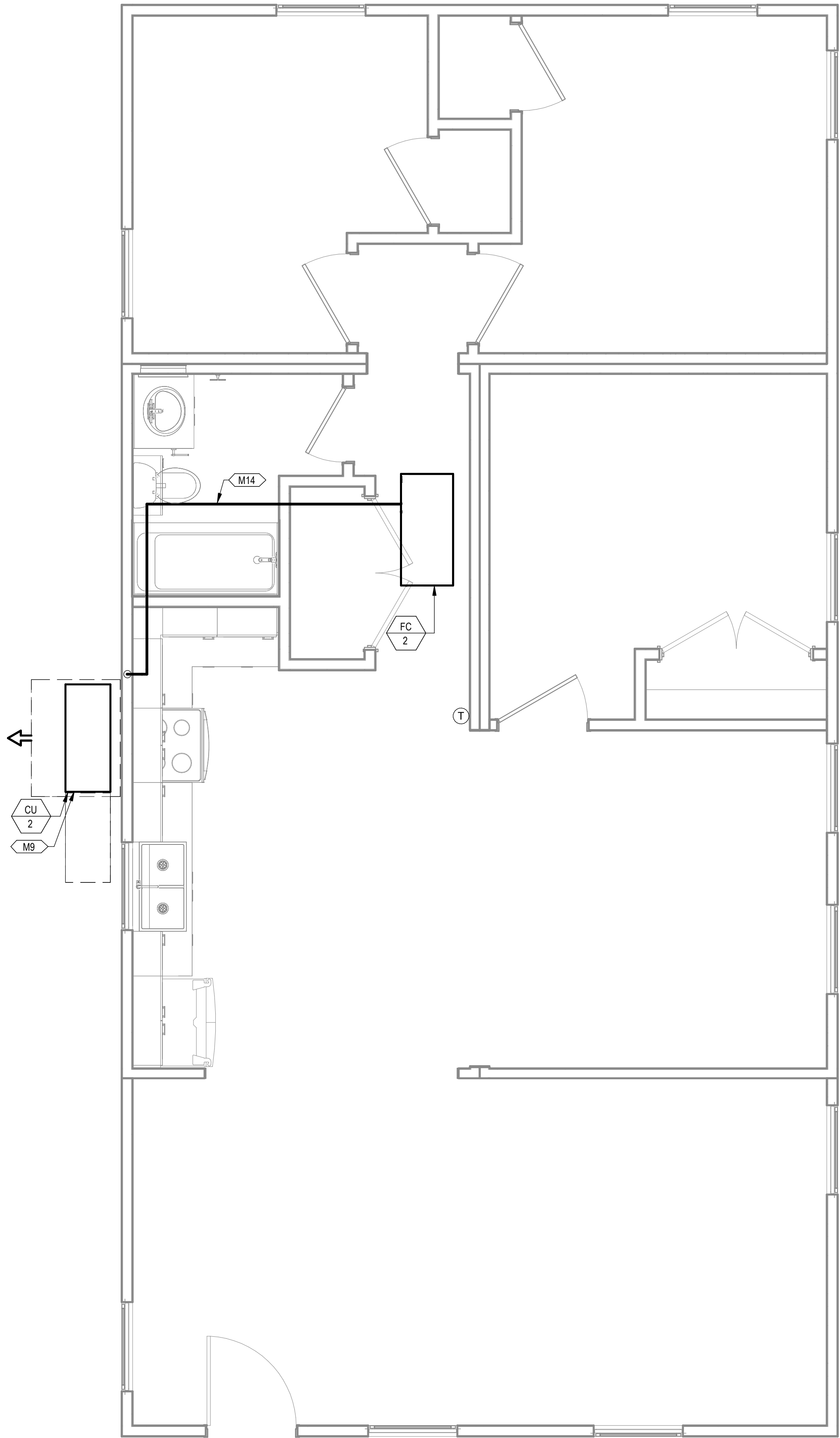
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Date: 09/21/2022
Job Number: 11X12

SHEET NUMBER:

M3.24

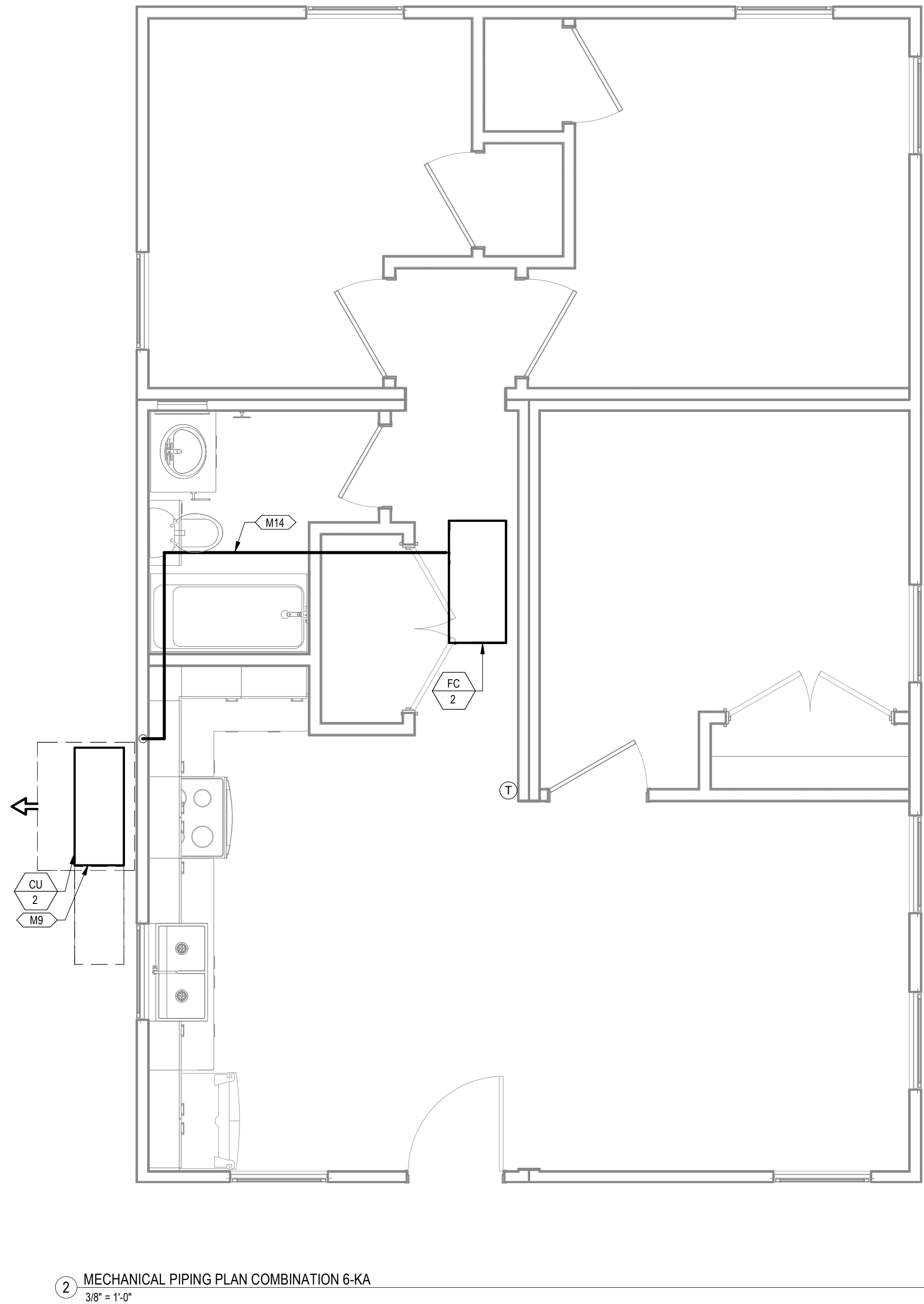
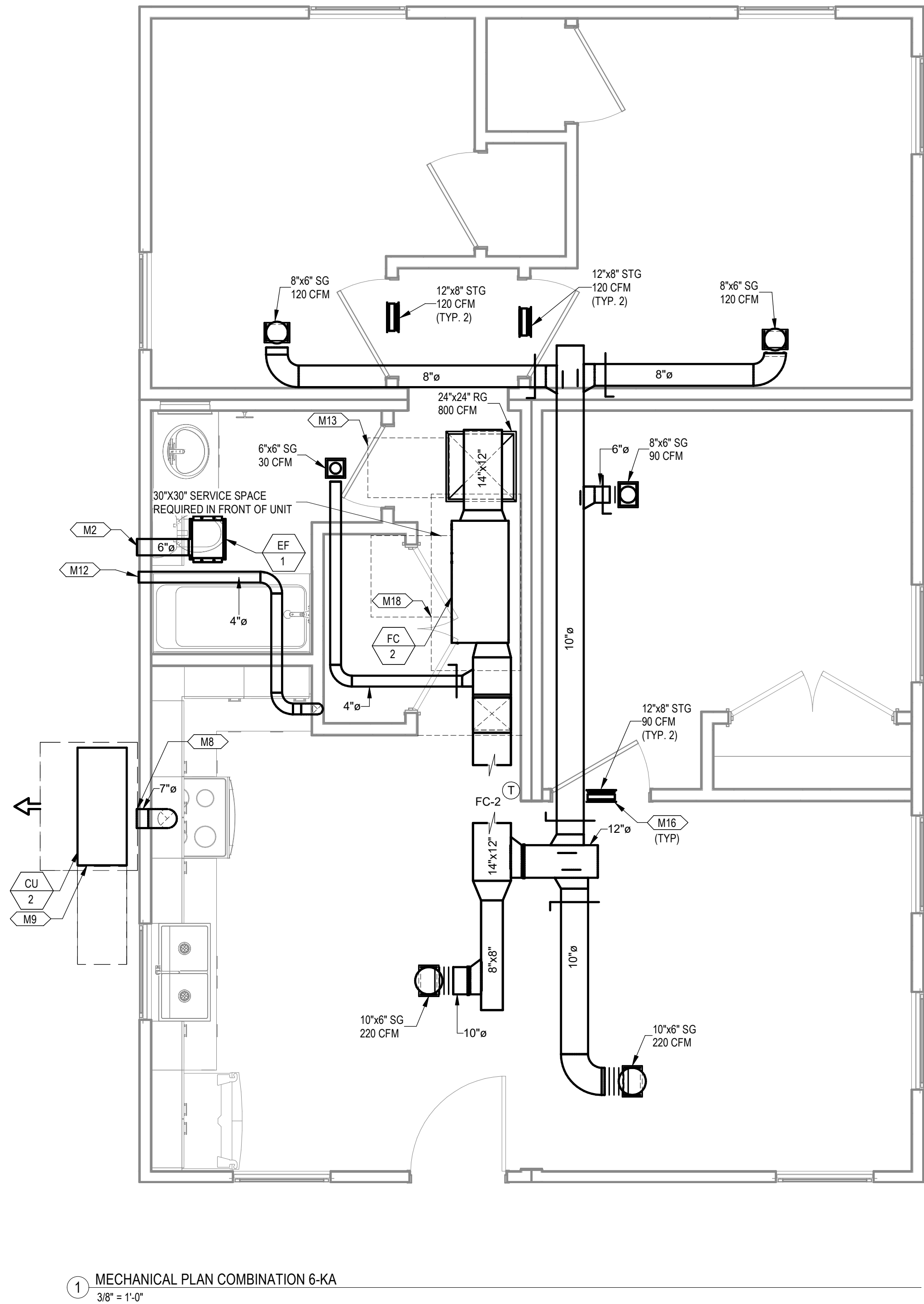


1 MECHANICAL PLAN COMBINATION 6-K
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 6-K
3/8" = 1'-0"

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



KEYNOTES

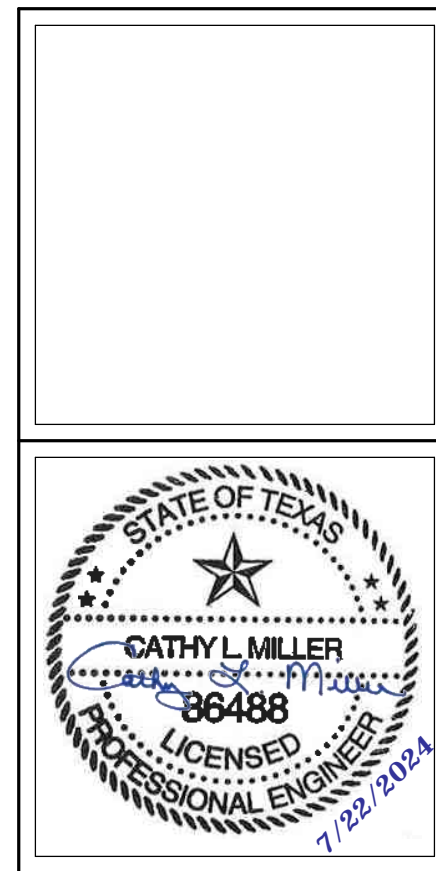
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DREAMBUILD - MODULES AND COMBOS

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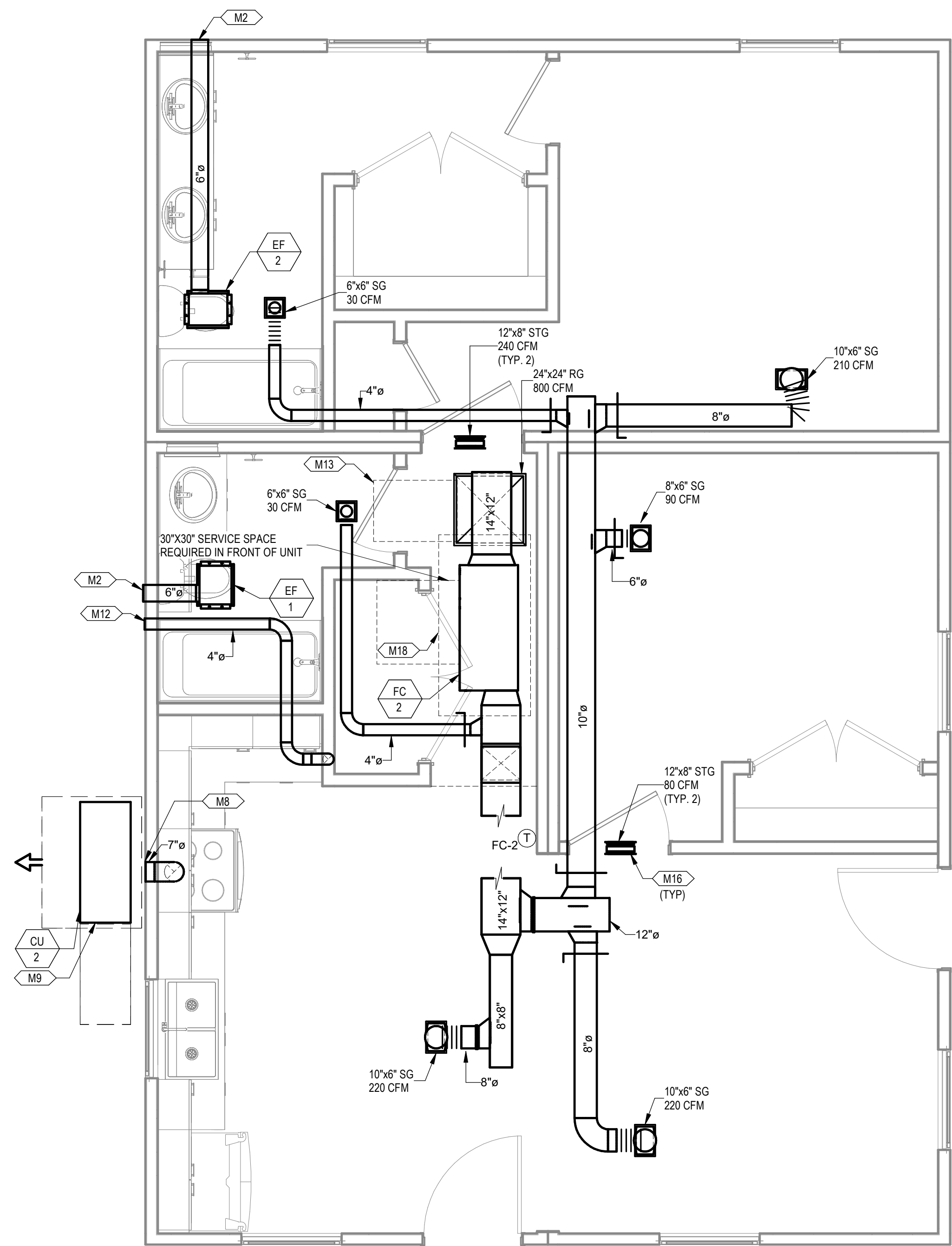
SHEET TITLE:
**MECHANICAL PLANS
COMBINATION 6-KA**

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

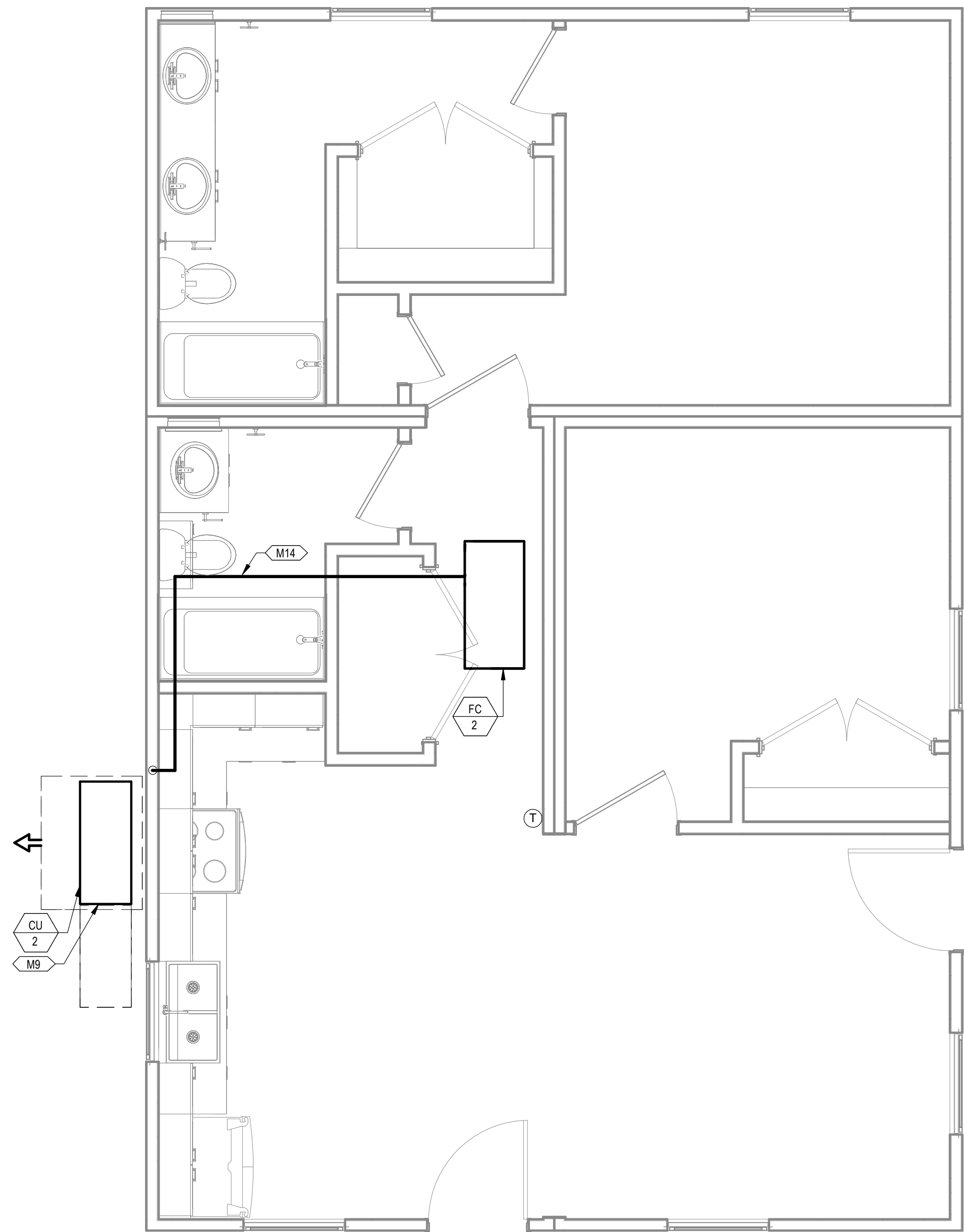
SHEET NUMBER:

M3.25

NEW SHEET ADDED



1 MECHANICAL PLAN COMBINATION 7-A
3/8" = 1'-0"



2 MECHANICAL PIPING PLAN COMBINATION 7-A
3/8" = 1'-0"

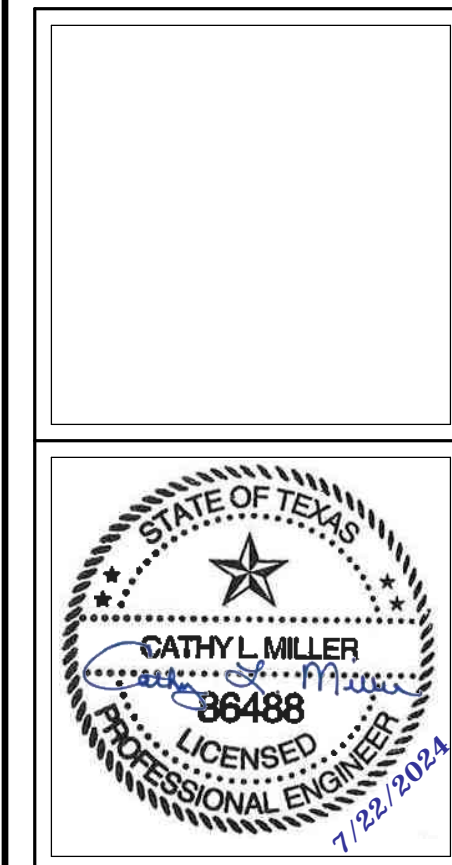
KEYNOTES

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SHEET TITLE:
**MECHANICAL PLANS
COMBINATION 7-A**

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

SHEET NUMBER:

M3.26

NEW SHEET ADDED

GENERAL NOTES

WOOD FRAMING

REFERENCE STANDARDS: CONFORM TO:

- IBC CHAPTER 23 "WOOD"
- NDS- "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION"
- APA PANEL DESIGN SPECIFICATION (D510)
- ANSI/TPI1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION"
- BCS' "GUIDE TO GOOD PRACTICE FOR INSTALLING, RESTRAINING AND BRACING OF METAL PLATED CONNECTED WOOD TRUSSES"
- TPI D58 "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES"
- APA REPORT TT-0458 "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.

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, HIPPS, 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

- 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)

- 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)

- 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, CONFORM 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.
- 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.
- 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.			

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 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.

- REFERENCE STANDARDS: CONFORM TO:
- IBC CHAPTER 23 "WOOD"
 - NDS- "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION"
 - APA PANEL DESIGN SPECIFICATION (D510)
 - ANSI/TPI1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION"
 - BCS' "GUIDE TO GOOD PRACTICE FOR INSTALLING, RESTRAINING AND BRACING OF METAL PLATED CONNECTED WOOD TRUSSES"
 - TPI D58 "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES"
 - APA REPORT TT-0458 "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.

- WOOD FRAMING (CONT)**
- 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, CONFORM 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.
 - 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.
 - 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.

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.

2024-08-01 CAR RESPONSE

REVISION: 4
DRAWN BY: SD
DESIGNED BY: KR/MM

DATE: 08/01/2024
CHECKED BY: LH
JOB NUMBER: A22-025

GENERAL NOTES

S0.02M

PROJECT: MICASITA
33607 OLD ALICE RD.
LOS FRESNOS, TX 76866

OWNER / CLIENT: COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE

HEADQUARTERS: 121 N. 9TH ST.
SUITE #401
BOSQUE, TX 76022
PHONE: 788-539-4520
AXIOM PROJECT
Number: A22-025
ALL STRUCTURAL DRAWINGS
CONSISTENT WITH A22-025

BOISE, ID | Salt Lake City, UT | Albuquerque, NM

PROFESSIONAL SEAL

DATE: 2023-12-22
DESCRIPTION: POST STATE LICENSE ADDENDUM 1
NO: 4
CONSULTANT:

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.
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 1/56.61M.
4. CONNECTIONS 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)
- HOLD-DOWN CHANGES:**
- HD-1 -> HD-2 HOLD-DOWN TYPE
 - HD-2 -> HD-3 HOLD-DOWN 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 5/55.81M
FLOOR RIM RAIL SPLICE	N/A	SEE 2/55.81M
MATELINE ROOF RIM TO TOP PLATE	#10x3 1/2" TOE SCREW	16" OC, UNO ON SHEARWALL SCHEDULE
ROOF RIM RAIL SPLICE	N/A	SEE 8/55.81M
ROOF RIM RAIL CORNERS	0.131 x 3" NAILS	SEE 4/55.80M
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 2/55.83M
STUD TO STUD AT CORNERS	#14x6" CTX SCREW	16" OC, UNO ON SHEARWALL SCHEDULE
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 4/55.81M
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:

- FASTENERS PER TABLE UNO ON PLAN OR IN REFERRED DETAILS.
- CONTACT EOR FOR ALTERNATIVE FASTENER SIZES AND SPACING.
- 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.
- ALTERNATIVE TO BE (3) 0.131x4" NAILS PER STUD BAY.

GENERAL NOTES

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- 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: 50.00M SERIES SHEETS
WOOD STANDARD DETAILS: 55.80M SERIES SHEETS
SCHEDULES: 56.60M SERIES SHEETS

MODULAR FLOOR PLAN NOTES

- SEE S0 SERIES FOR GENERAL STRUCTURAL NOTES NOT SHOWN HERE AND SEE SHEET S1.01M FOR GENERAL FRAMING AND CONNECTION INFORMATION.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECT'S DRAWINGS.
- 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.
- 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.
- ALL DUCTS, CHASES, AND PIPES SHALL BE PER MECHANICAL PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
- ALL FLOOR RIM JOISTS TO BE 2x10 SOUTHERN PINE #2. SEE RIM FASTENING SCHEDULE FOR MORE INFORMATION.
- 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.
- FLOOR JOISTS TO BE AT A MINIMUM PT 2x10 SOUTHERN PINE #2 AT 16" OC AT UNITS, UNO ON PLAN.
- PROVIDE FULL HEIGHT SOLID BLOCKING OR FLOOR JOISTS UNDER ALL SHEARWALLS AND BEARING WALLS ABOVE AND BELOW, UNO.
- PROVIDE FULL-DEPTH CRUSH BLOCKING AT RIMS MATCHING THE BEARING AREA OF THE BUNDLED STUDS OR POST ABOVE, SEE 4/55.82M
- 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.
- AT CS14 STRAPS, SEE 5/55.82M

MODULAR ROOF PLAN NOTES

- SEE S0 SERIES FOR GENERAL STRUCTURAL NOTES NOT SHOWN HERE AND SEE SHEET S1.01M FOR GENERAL FRAMING AND CONNECTION INFORMATION.
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECT'S DRAWINGS.
- 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
- 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.
- ALL DUCTS, CHASES, AND PIPES SHALL BE PER MECHANICAL PLUMBING, ELECTRICAL AND SPRINKLER DRAWINGS. STAIR DETAILS AND GUARDRAILS PER ARCHITECTURAL DRAWINGS.
- ALL RIM JOISTS TO HAVE MINIMUM STRUCTURAL VALUES AS INDICATED IN GENERAL STRUCTURAL NOTES AND SIZES SHOWN ON S1.01M UNO ON UNIT COMBINATIONS.
- PROVIDE DOUBLE JOISTS AROUND ALL OPENINGS GREATER THAN 24" ON ONE SIDE, UNO. PROVIDE EDGE NAILING AND BLOCKING AROUND ALL SIDES.
- ROOF JOISTS TO BE 2x8 AT 16" OC UNO ON PLAN.

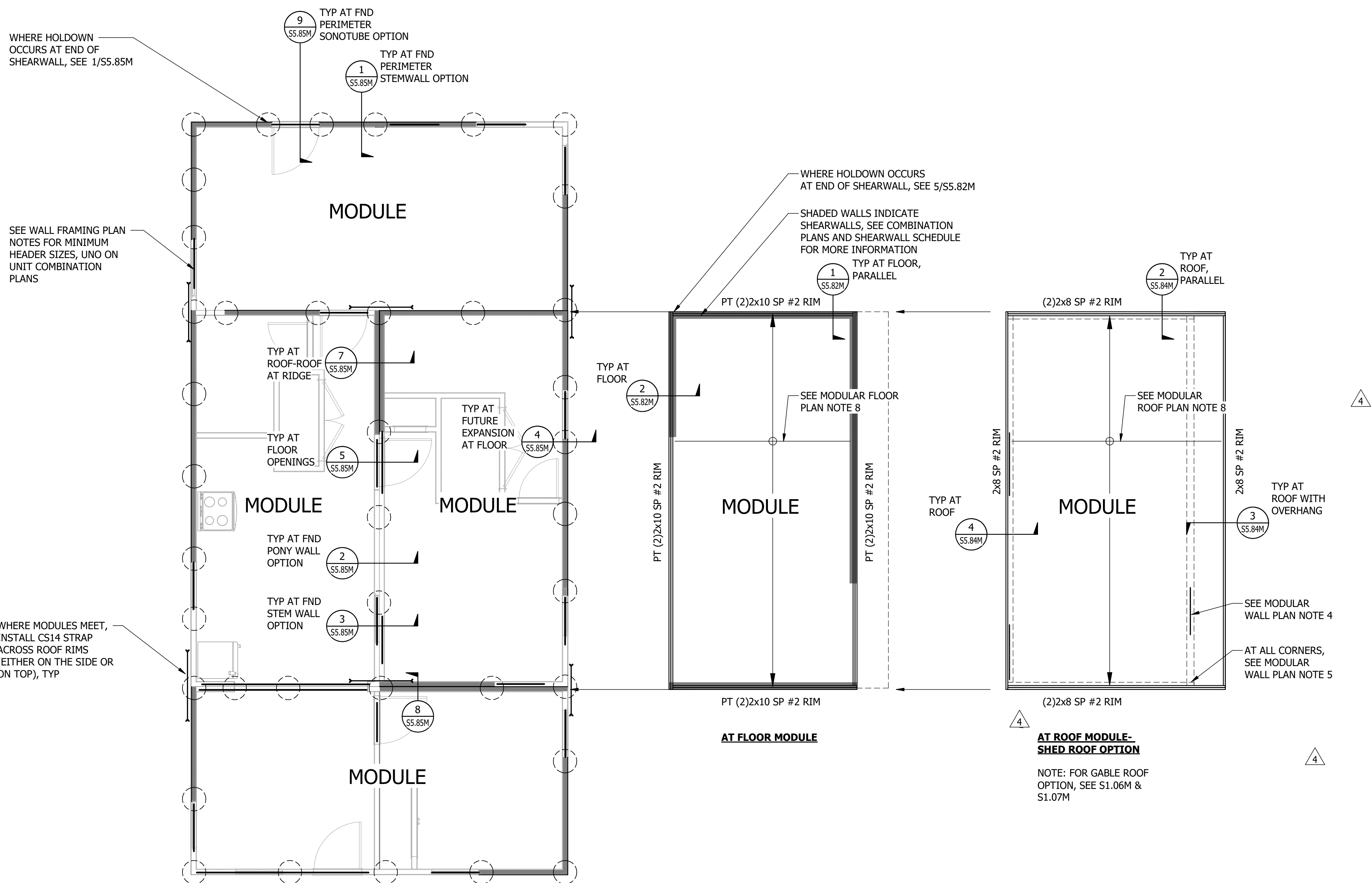
MODULAR WALL PLAN NOTES

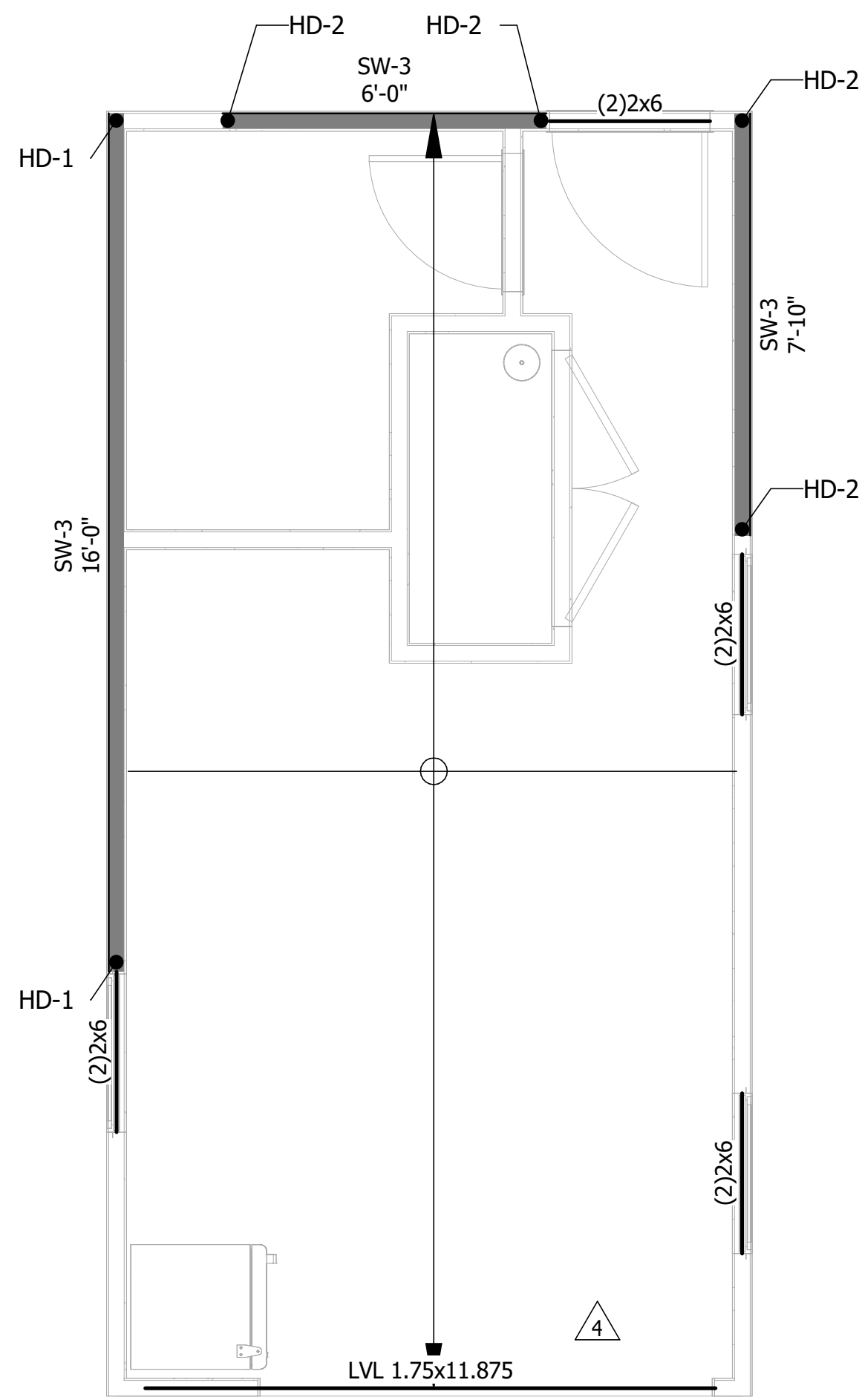
- SW-# DENOTES WOOD SHEARWALL, AND ALL SHEARWALLS TO BE PART OF THE SEISMIC FORCE RESISTING SYSTEM. FOR SHEARWALL SCHEDULE, SEE 1/56.61M
- MSTCB BENT STRAPS CALLED OUT AT ENDS OF SHEARWALLS ARE TO BE CONNECTED TO (2)STUDS PER STRAP AND CONNECTED PER SIMPSON SPEC, SEE 5/55.82M
- DROPPED HEADERS REQUIRED AT ALL MODULE SIDEWALLS TYP UNO. DROPPED HEADERS SHALL BE BUILT UP (2)2x6 AT 2x4 WALL, SEE 3/55.83M . 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.
- FOR TYPICAL WALL CORNERS AT EXTERIOR, SEE 1/55.83M
- 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.
- 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)

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

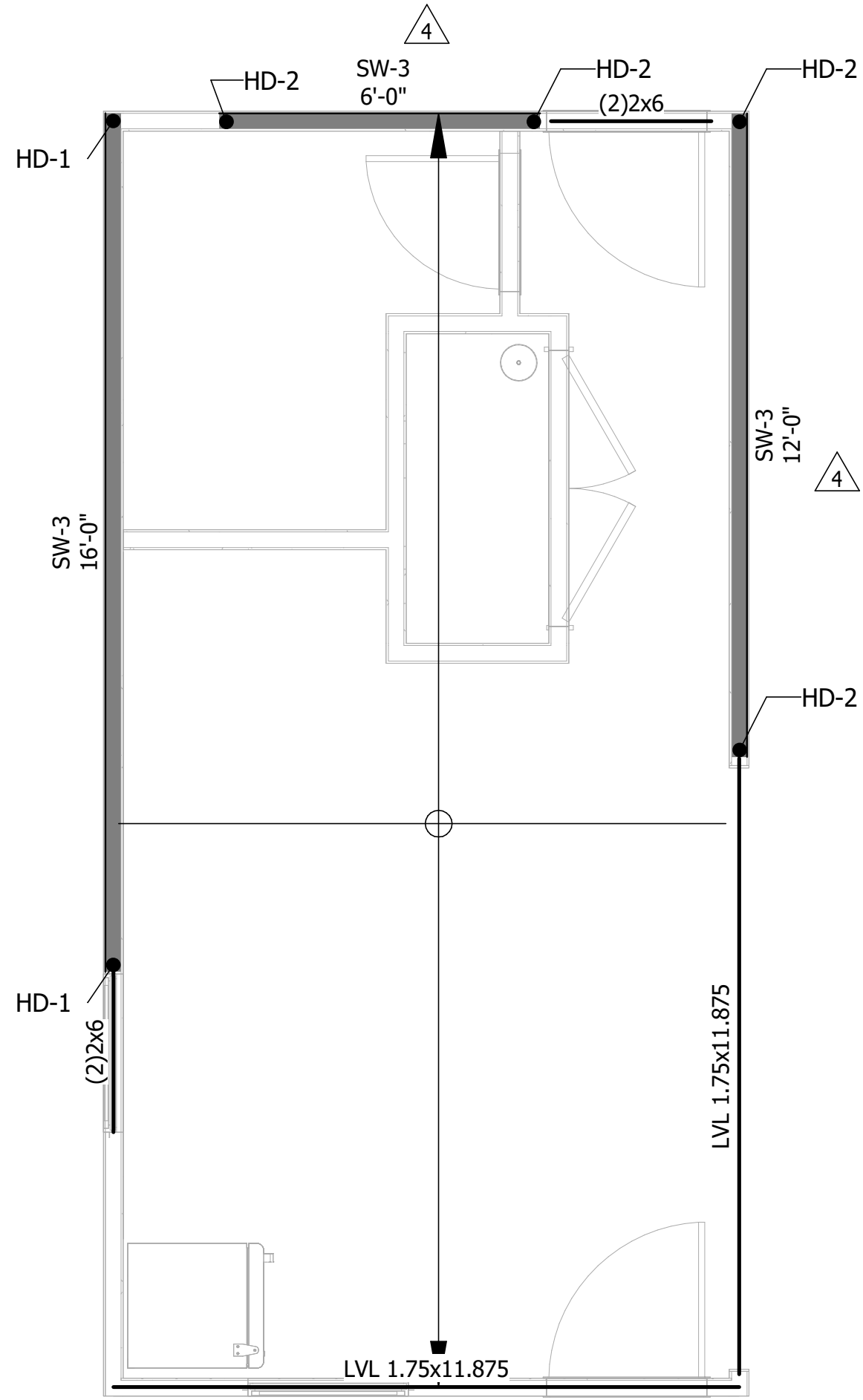
NOTES:

- THESE CONDITIONS ARE TYPICAL AND APPLY UNLESS OTHERWISE ON PLAN OR DETAILS.
- SUBMIT ALTERNATES PER STRUCTURAL GENERAL NOTES.
- DO NOTE SPLICE ROOF RIMS OVER OPENING BELOW.

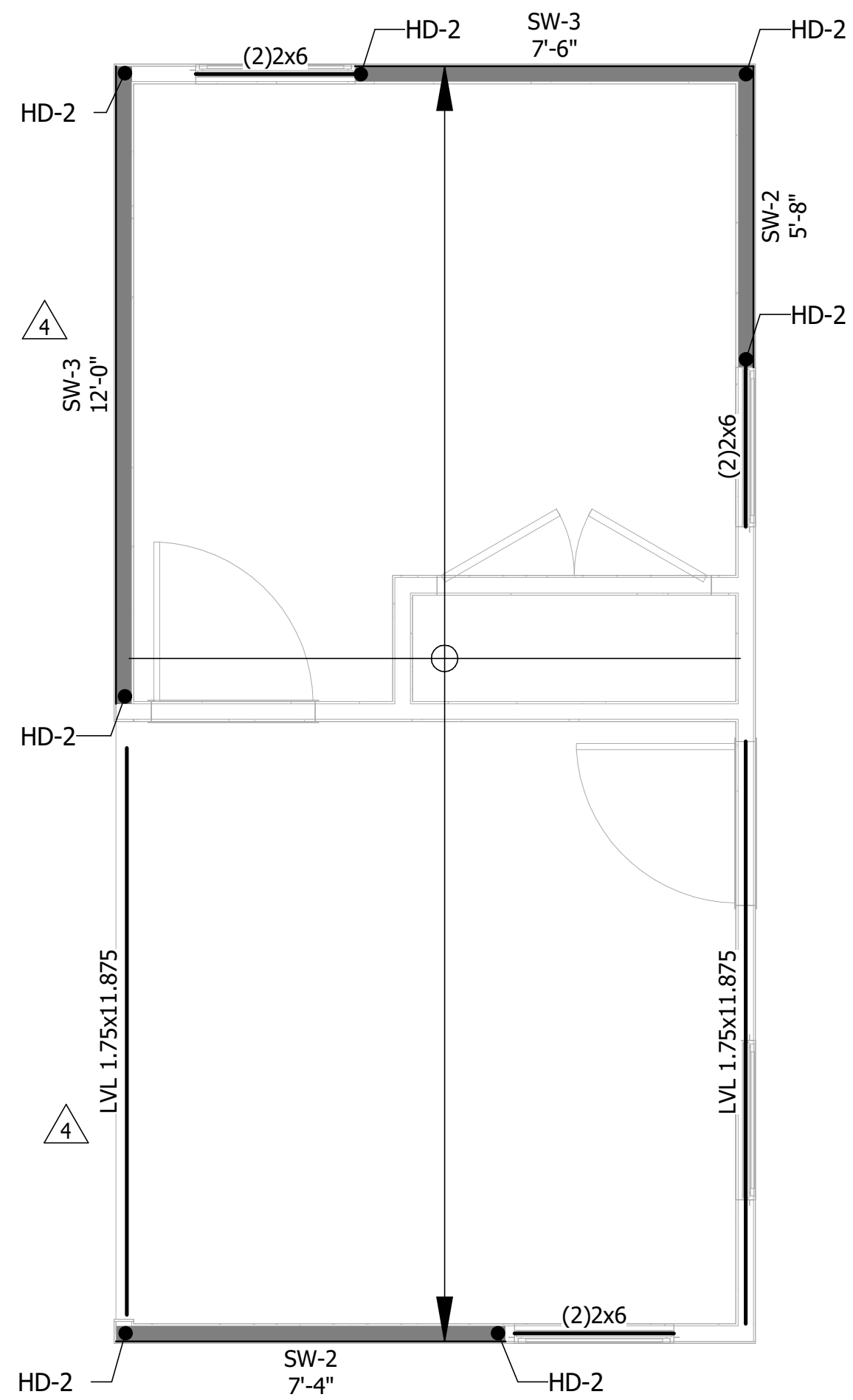




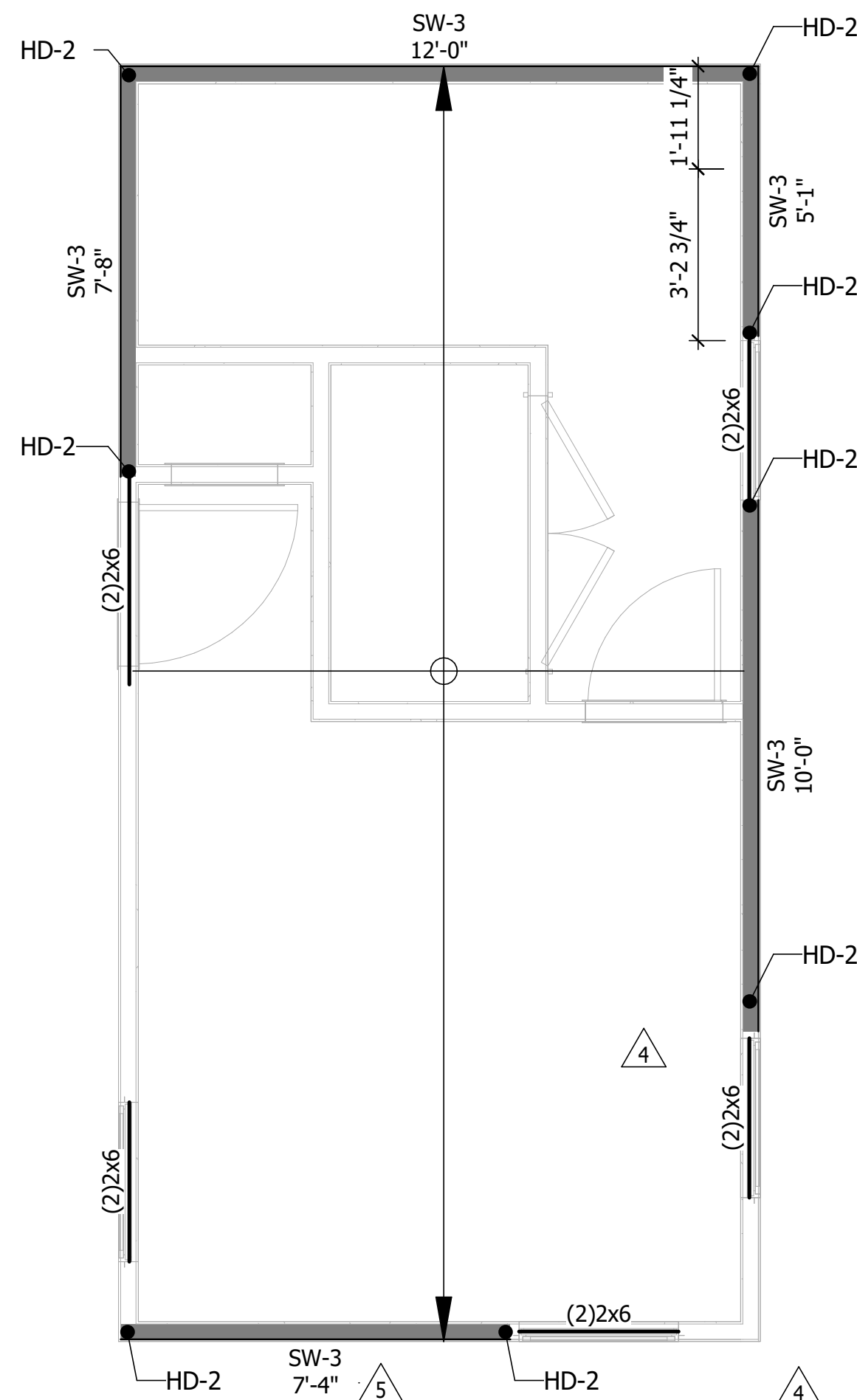
1 WET BOX - TYPE 1
SCALE: 3/8" = 1'-0"



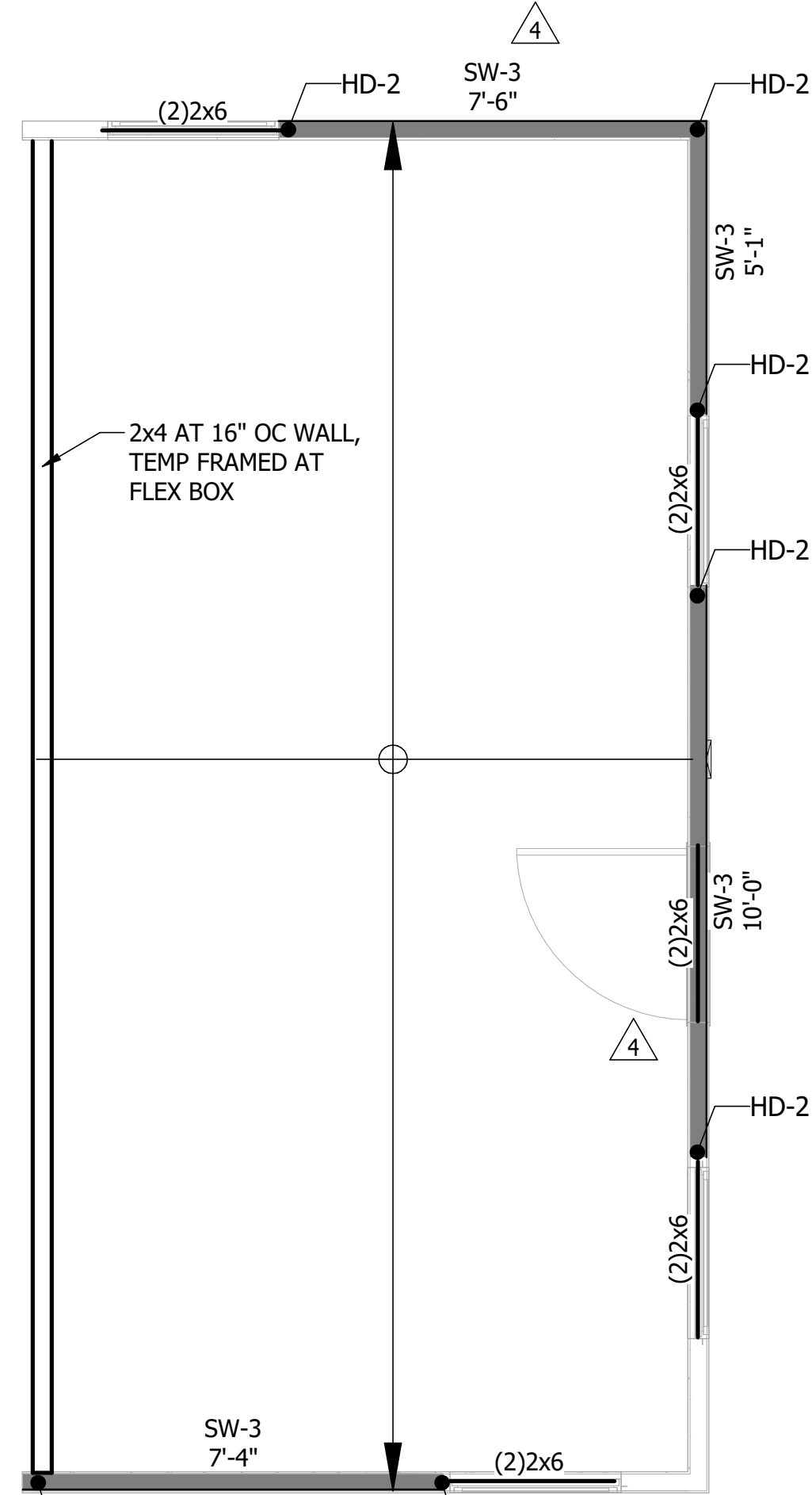
2 WET BOX - TYPE 2
SCALE: 3/8" = 1'-0"



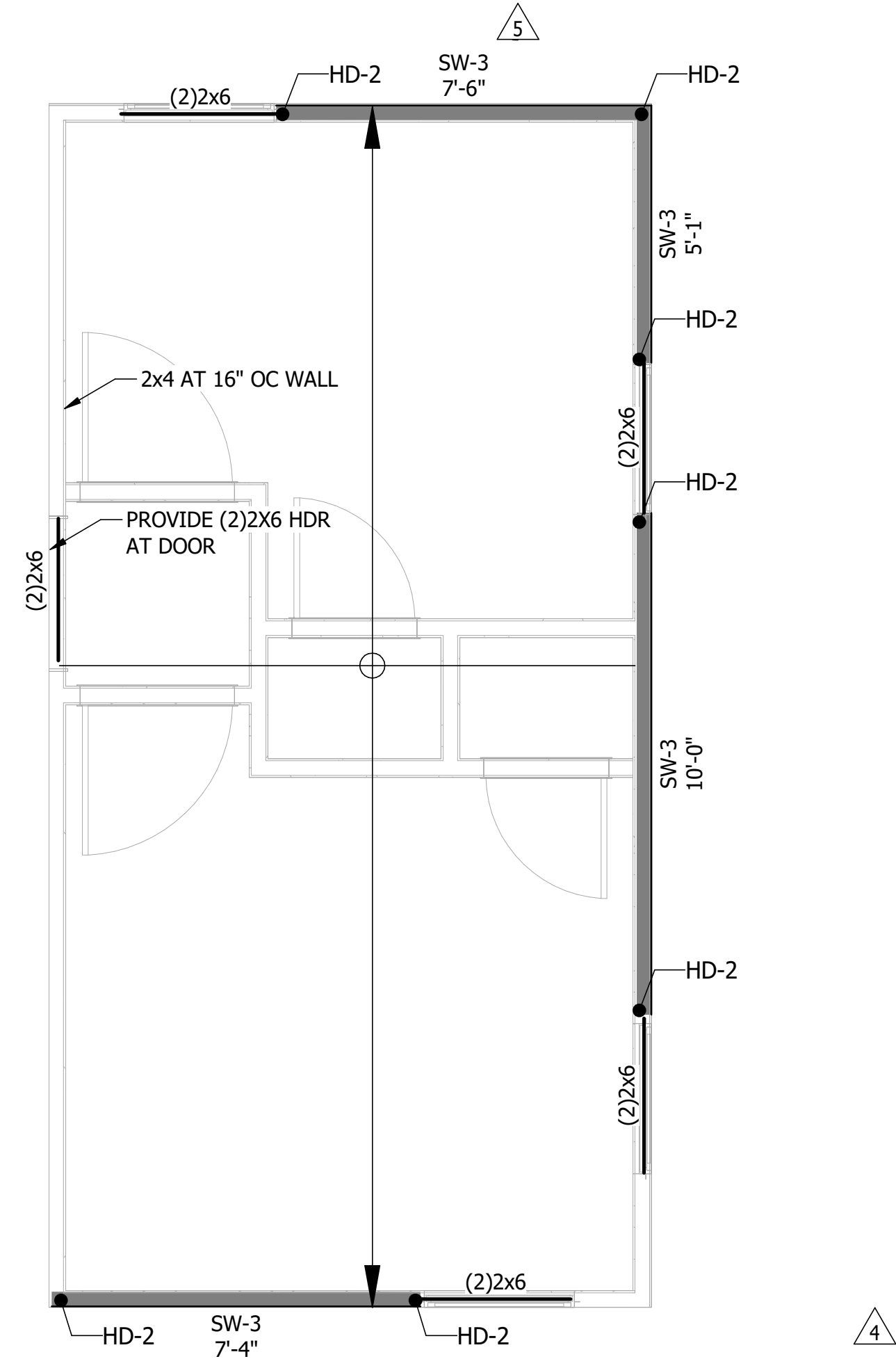
3 DRY BOX
SCALE: 3/8" = 1'-0"



4 BEDROOM BOX
SCALE: 3/8" = 1'-0"



5 FLEX BOX
SCALE: 3/8" = 1'-0"



6 KIDS BOX
SCALE: 3/8" = 1'-0"

GENERAL NOTES

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- FOR GENERAL NOTES:
WOOD STANDARD DETAILS:
SCHEDULES:

S0.00M SERIES SHEETS
S5.80M SERIES SHEETS
S6.60M SERIES SHEETS

GENERAL PLAN MOD/SITE NOTES

- THESE PLANS ARE TO BE USED IN COMBINATION WITH PLANS SHOWN ON SHEET S1.01M.
- THESE PLANS ARE TO SHOW THE 6 DIFFERENT MODULE TYPES, THAT MAKE UP THE 9 DIFFERENT DIFFERENT COMBINATIONS
- DRY BOX, BEDROOM BOX, FLEX BOX AND KIDS BOX ARE Laterally FREE-STANDING AND MAY BE ADDED TO EXISTING CORE COMBINATIONS
- WET BOX TYPE 1 AND 2 ARE NOT Laterally FREE-STANDING, AND MAY NOT BE ADDED TO EXISTING CORE COMBINATIONS

REVISION		DATE
8	DRAWN BY:	08/01/2024
SD	CHECKED BY:	LH
DESIGNED BY:	JOB NUMBER:	A22-025
KR/MM		
TYPICAL MODULAR FRAMING PLANS		
S1.01.2M		
9/12/2024 3:11:04 PM		
2024-08-01 CAR RESPONSE		
PROFESSIONAL SEAL		
HEADQUARTERS: 121 N. 9TH ST. SUITE #401 LOS ANGELES, CA 90012 PHONE: 310-539-4520 AXIOM PROJECT Number: A22-025 ALBUQUERQUE, NM CONSULTANT'S OF ARCHITECT		
PROJECT: MICASITA 33607 OLD ALICE RD. LOS FRESNOS, TX 78566 OWNER / CLIENT: COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE		
CONSULTANT:		
CONSULTANT:		
NO POST STATE LICENSE ADDENDUM 1		
DATE		
2023-12-22		
2024-04-05		
2024-04-19		
2024-09-12		



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.
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- FOR GENERAL NOTES: 50.00M SERIES SHEETS
WOOD STANDARD DETAILS: 55.80M SERIES SHEETS
SCHEDULES: 56.60M SERIES SHEETS

GENERAL PLAN MOD/SITE NOTES

- FOUNDATION ELEMENTS ARE TO BE DONE BY OTHERS (SEE DEFERRED SUBMITTAL ITEMS IN GSNS). DESIGNED FOR LOADS INDICATED ON THESE PLANS AND IN DETAILS.
- ALTERATION OF COMBINATIONS IS ONLY ALLOWED WITH ADDITION OF LATERALLY FREE-STANDING BOXES SHOWN ON S1.01.2M TO CORE COMBINATIONS
- 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.
- CONNECTIONS TO SITE ELEMENTS SHOWN IN THESE DRAWINGS ARE RECOMMENDATIONS ONLY AND TO BE VERIFIED BY FOUNDATION/SITE FRAMING ENGINEER.
- 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.
- 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.

2024-08-01 CAR RESPONSE

UNIT COMBINATION FOUNDATION PLANS

S1.02M

REVISION: 6
DRAWN BY: SD
DESIGNED BY: KR/MM

DATE: 08/01/2024
CHECKED BY: LH
JOB NUMBER: A22-025

HEADQUARTERS:
121 N. 9TH ST.
SUITE #401
LOS ANGELES, CA 90015
PHONE: 213-638-4520
AXIOM PROJECT
AXIOM L.L.C.
Number: A22-025
ALTERNATIVE SERVICES
CONSISTENT WITH AIA 1919
Bosque, ID | Salt Lake City, UT | Albuquerque, NM

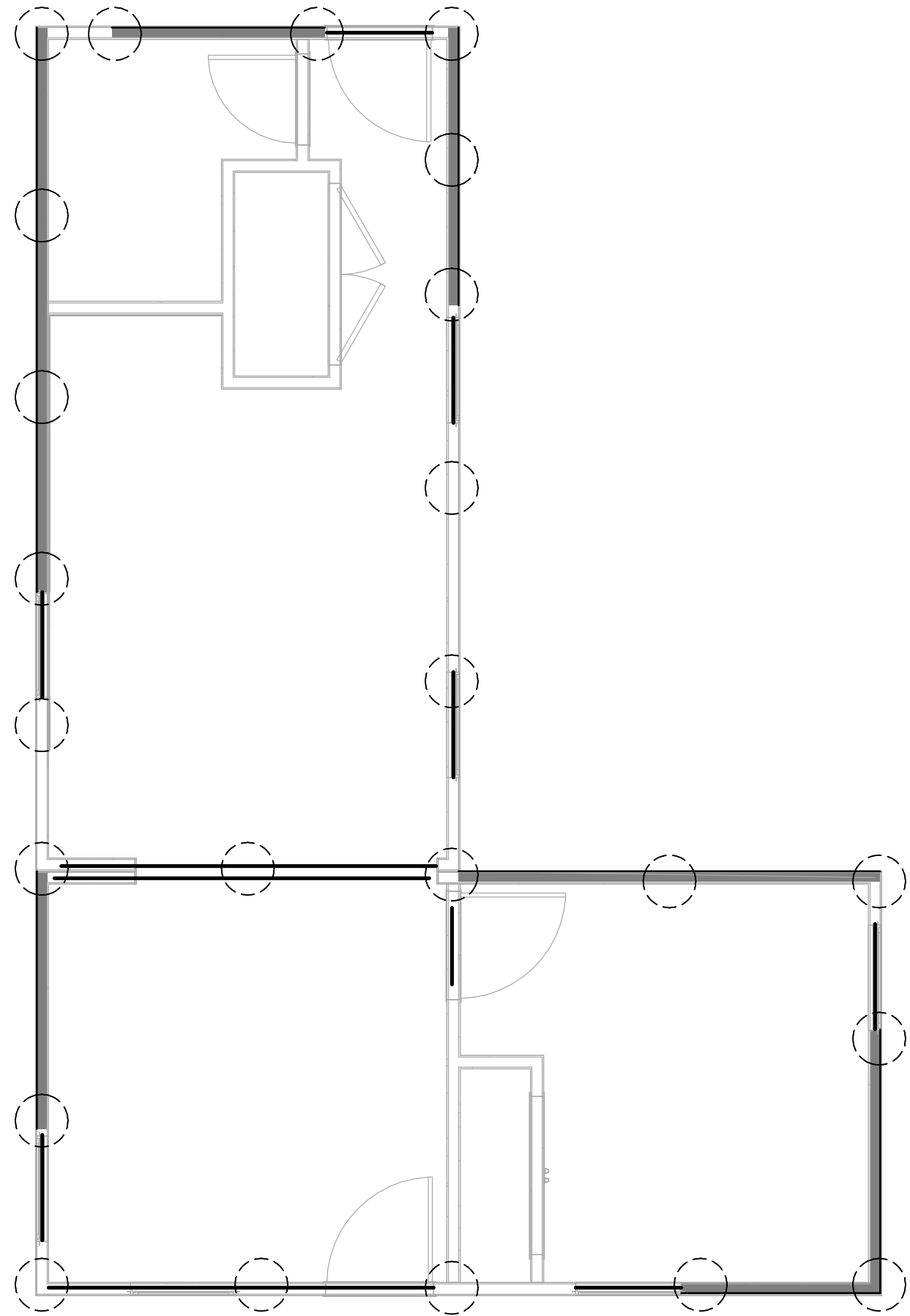
PROFESSIONAL SEAL

PROJECT: MICASITA
33607 OLD ALICE RD.
LOS FRESNOS, TX 78566

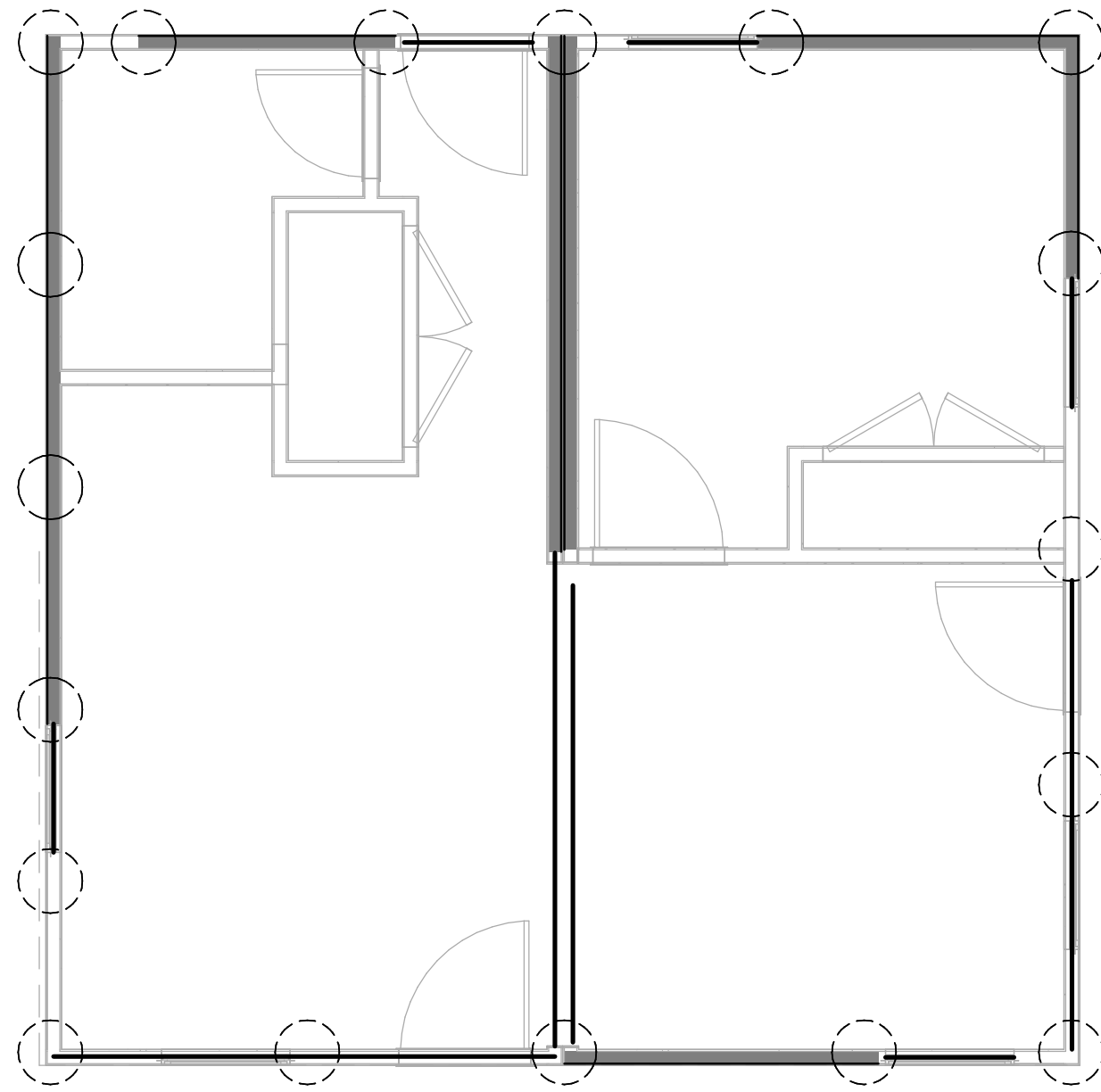
OWNER / CLIENT: COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE

DESCRIPTION: POST STATE LICENSE ADDENDUM 1
NO: 4
CAR

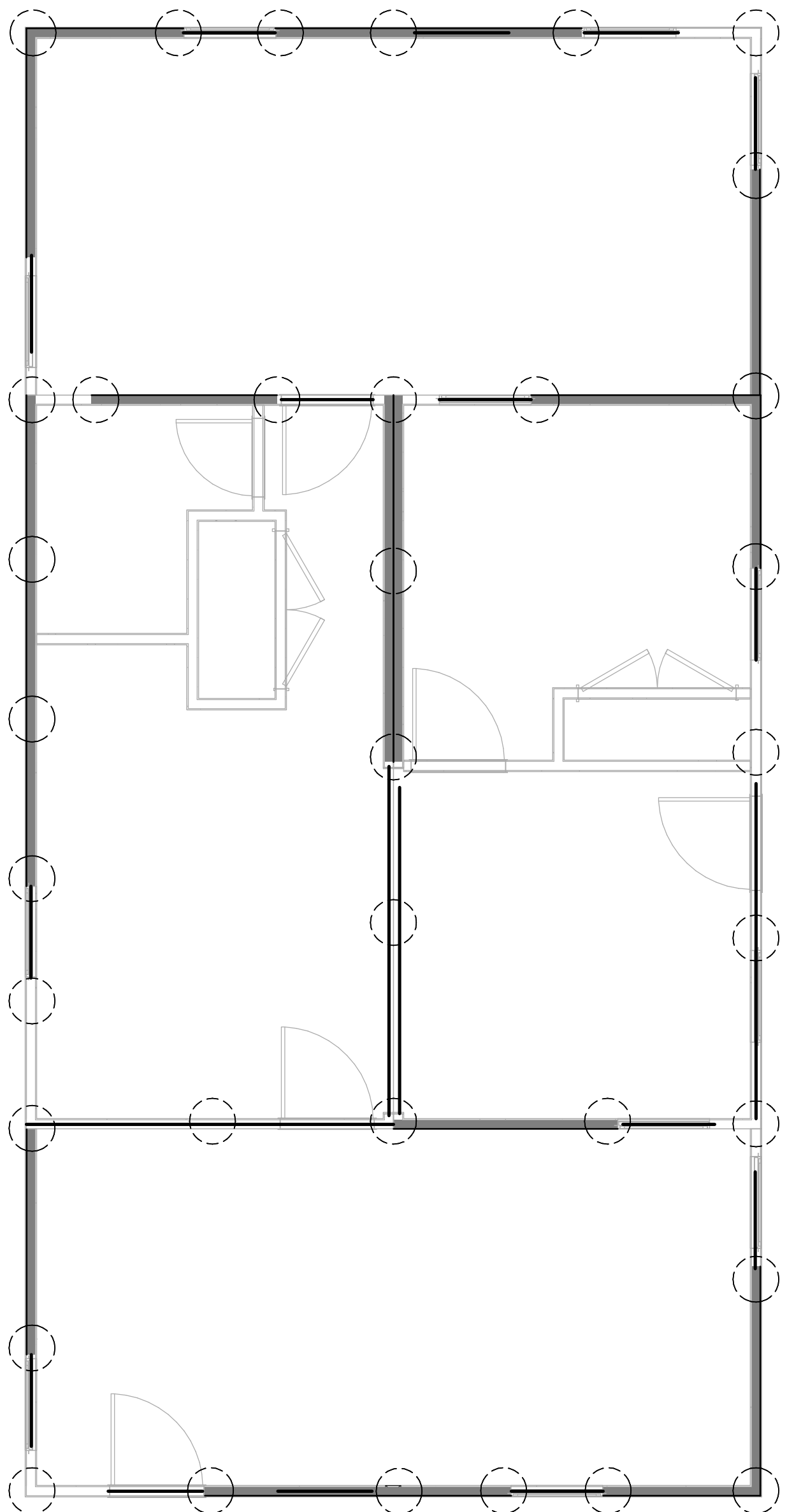
DATE: 2023-12-22
2024-04-19



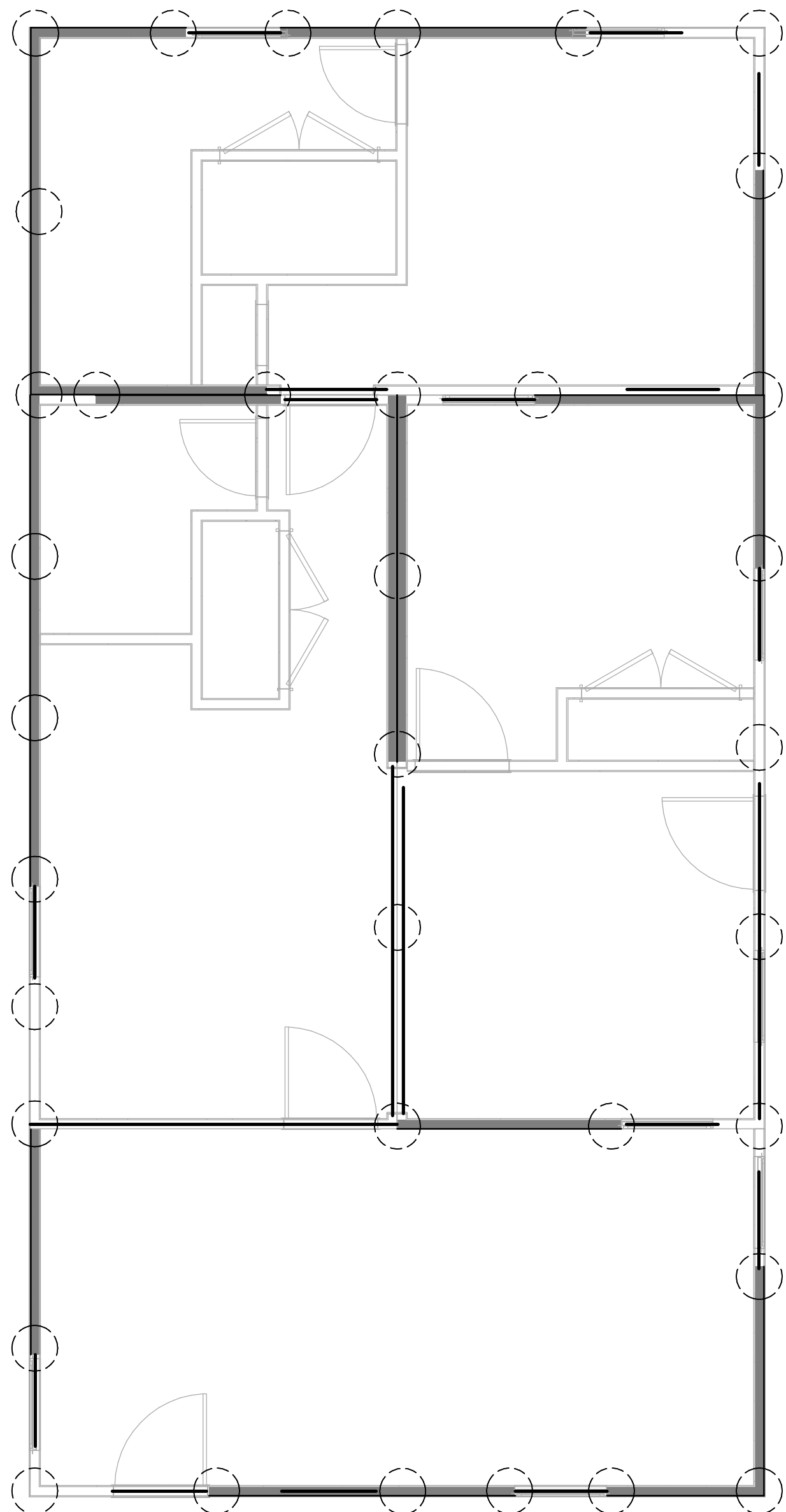
5 L-CORE
SCALE: 1/4" = 1'-0"



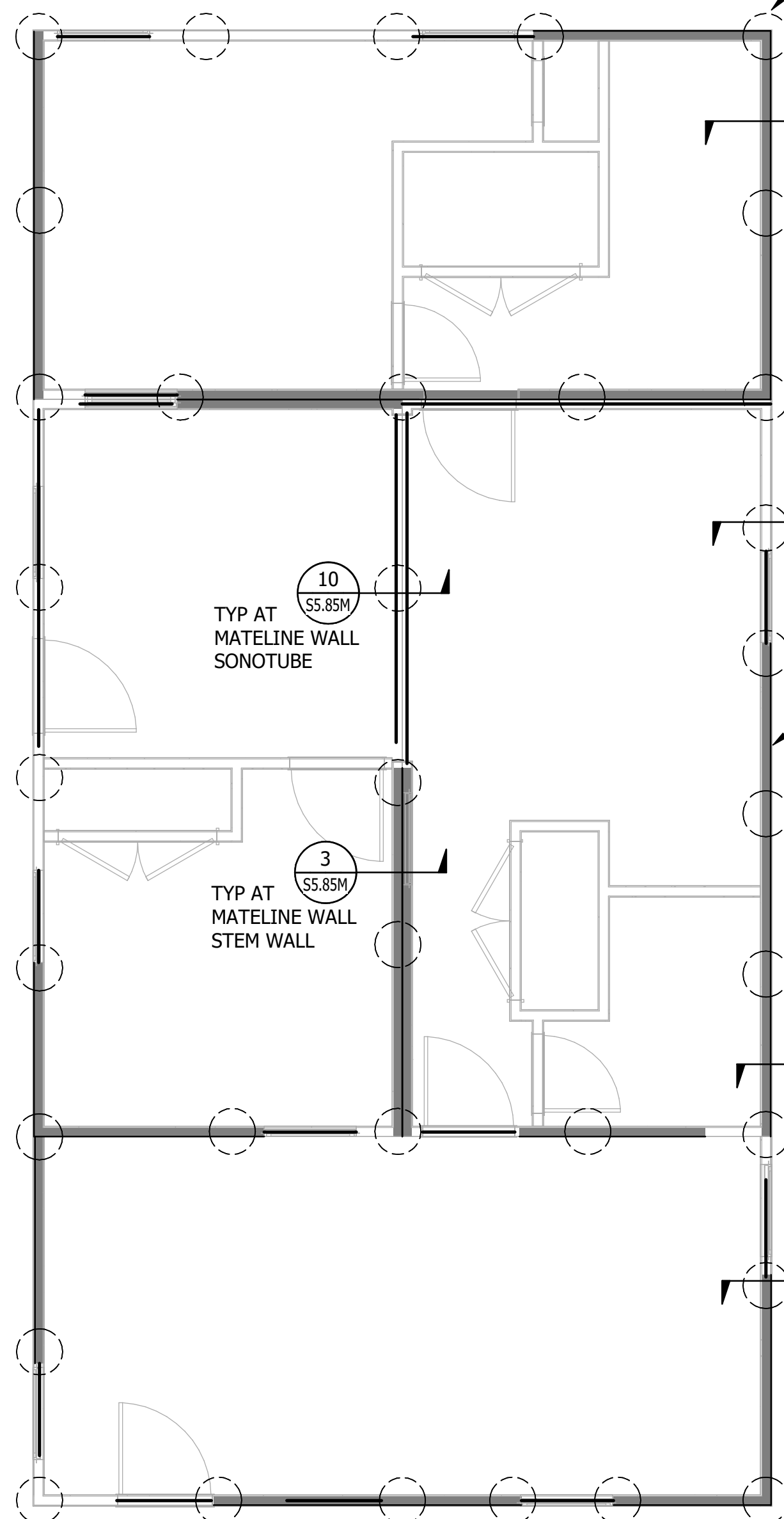
6 O-CORE
SCALE: 1/4" = 1'-0"



1 COMBINATION 6
SCALE: 1/4" = 1'-0"



2 COMBINATION 7
SCALE: 1/4" = 1'-0"



3 COMBINATION 8
SCALE: 1/4" = 1'-0"

SONO TUBES PER
FOUNDATION ENGINEER,
7'-0" MAX SPACING AND
AT EVERY HOLDOWN

TYP AT
STEM WALL

1
\$5.89M

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.

TYP AT
SONOTUBES

9
\$5.89M

SHEAR WALL LOAD TO FOUNDATION PER
LINEAR FOOT, TYP ALL COMBINATIONS (SEE
\$1.06M FOR SIZES):

SW-6 = 335 PLF
SW-4 = 490 PLF
SW-3 = 630 PLF
SW-2* = 998 PLF
SW-2 = 820 PLF

TYP AT
MATLINE WALL
SONOTUBE

10
\$5.89M

TYP AT
MATLINE WALL
STEM WALL

3
\$5.89M

AT FUTURE
ADDITION,
STEM WALL

4
\$5.89M

AT FUTURE
ADDITION,
SONOTUBE

11
\$5.89M

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56.60M SERIES SHEETS

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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:**
 - 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.

PROJECT:
MICASITA

33607 OLD ALICE RD.
LOS FRESNOS, TX 78566

OWNER / CLIENT:

**COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE**

HEADQUARTERS:
121 N. 9TH ST.
SUITE #401
BROWNSVILLE, TX 77801

PHONE: 361-4520
361-4520
AXIOM LLC

AXIOM PROJECT
Number: A22-025

ALL STRUCTURAL DRAWINGS
ARE THE PROPERTY OF AXIOM
ENGINEERING & ARCHITECTURE
CONSULTING, INC. (A22-025)



PROFESSIONAL SEAL

REVISION:

6

DRAWN BY:

SD

DESIGNED BY:

KR/MM

UNIT COMBINATION

FOUNDATION PLANS

S1.03M

DATE:

08/01/2024

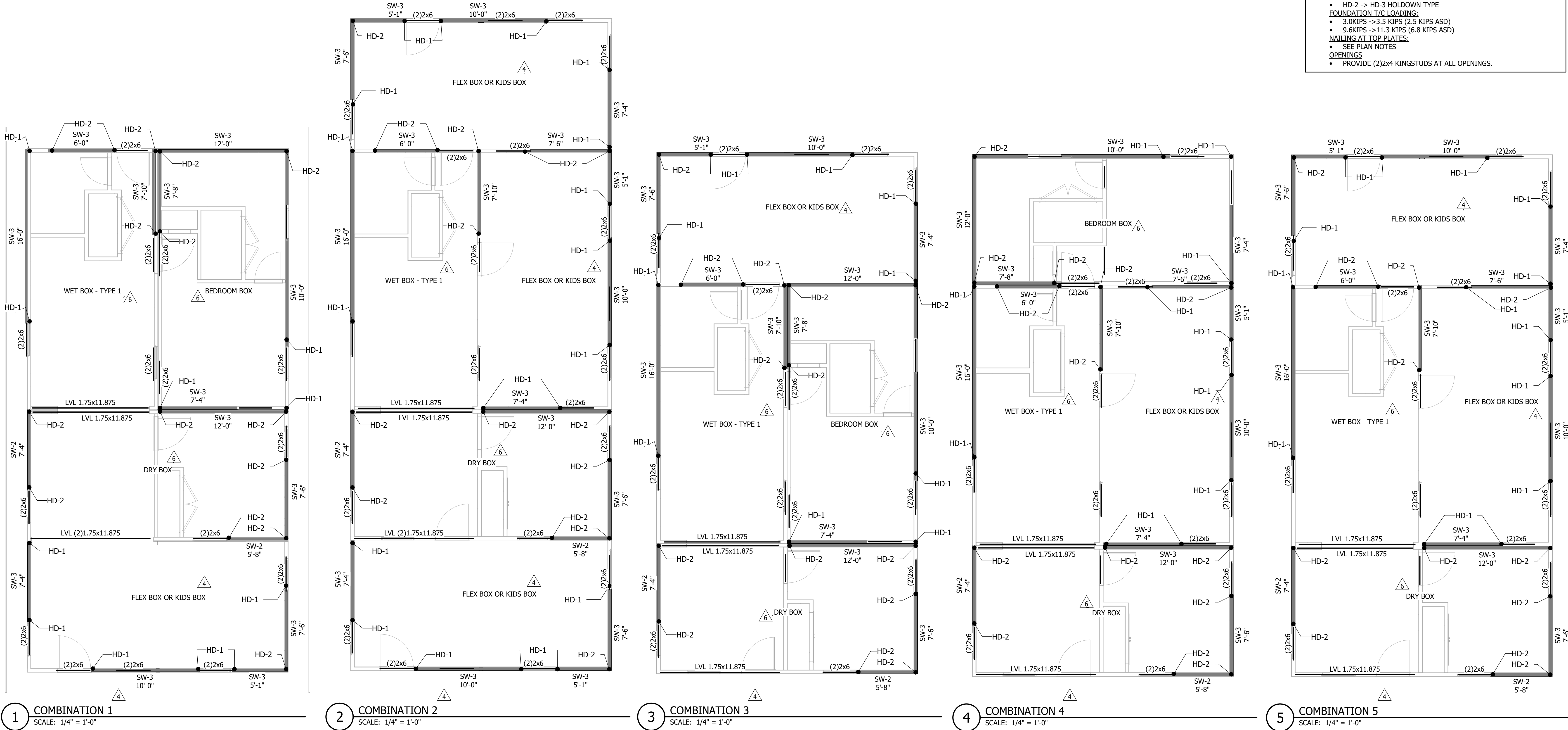
CHECKED BY:

LH

JOB NUMBER:

A22-025

9/12/2024 3:11:06 PM



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- 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 S1.06.61M.
- CONNECTIONS TO SITE ELEMENTS SHOWN IN THESE DRAWINGS ARE RECOMMENDATIONS ONLY AND TO BE VERIFIED BY FOUNDATION/SITE FRAMING ENGINEER.
- 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.
- 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-2H (I.E. 10d NAILS REQUIRED)
 - HOLDDOWN CHANGES:**
 - HD-1 -> HD-2 HOLDDOWN TYPE
 - HD-2 -> HD-3 HOLDDOWN 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.

DATE
2023-12-22
2024-04-19

DESCRIPTION
POST STATE LICENSE ADDENDUM 1
CAR

NO
4
6

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
BROWNSVILLE, TX 77802
PHONE: 361-538-4520
AXIOM LLC
Axiom Project Number: **A22-025**
ALL STRUCTURAL DRAWINGS
CONSISTENT WITH A22-025

AXIOM
Bossier, ID | Salt Lake City, UT | Albuquerque, NM

REVISION:
6

DATE:
08/01/2024

DRAWN BY:
SD

CHECKED BY:
LH

DESIGNED BY:
KR/MM

JOB NUMBER:
A22-025

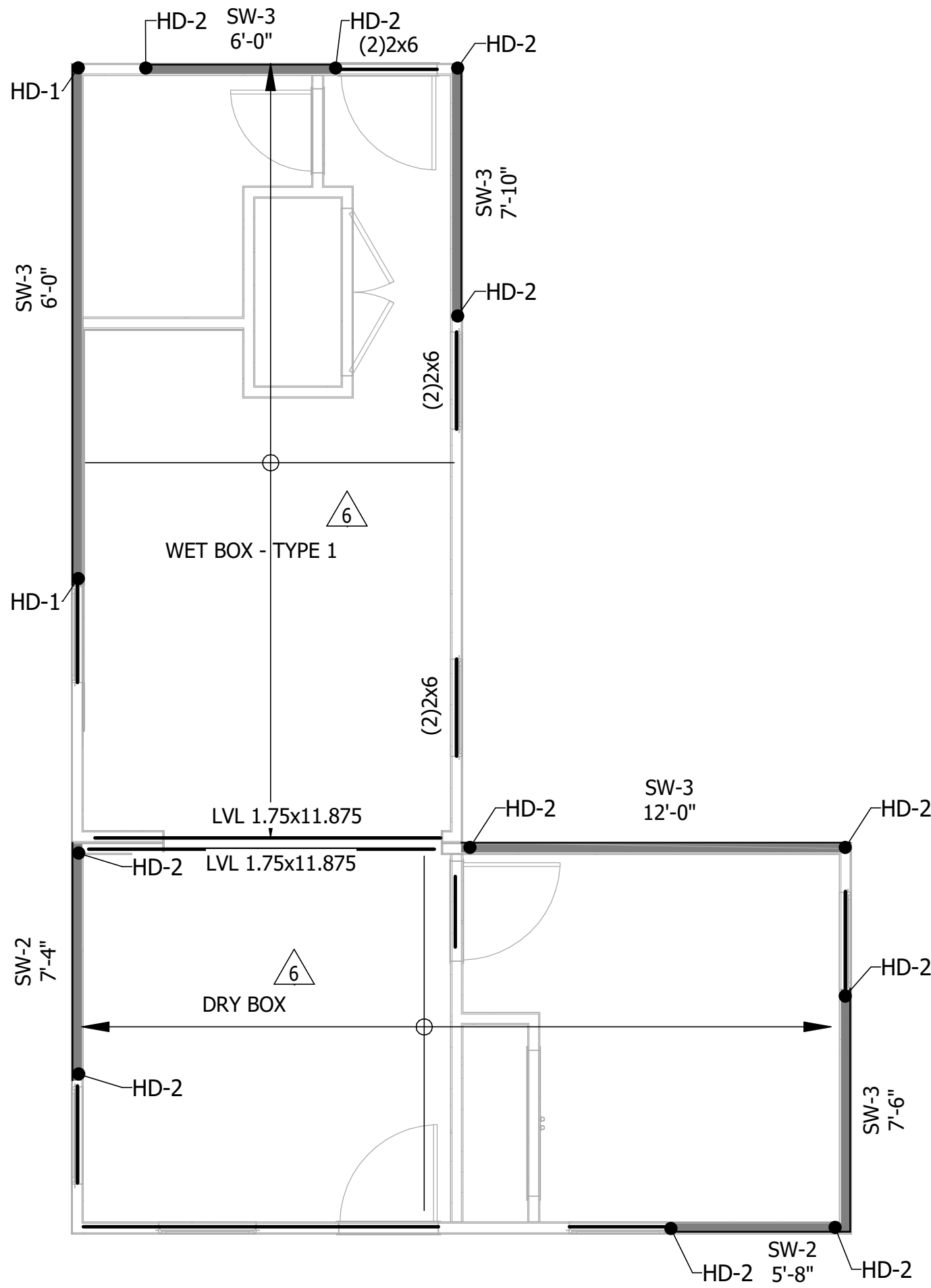
UNIT COMBINATION
PLANS

S1.04M

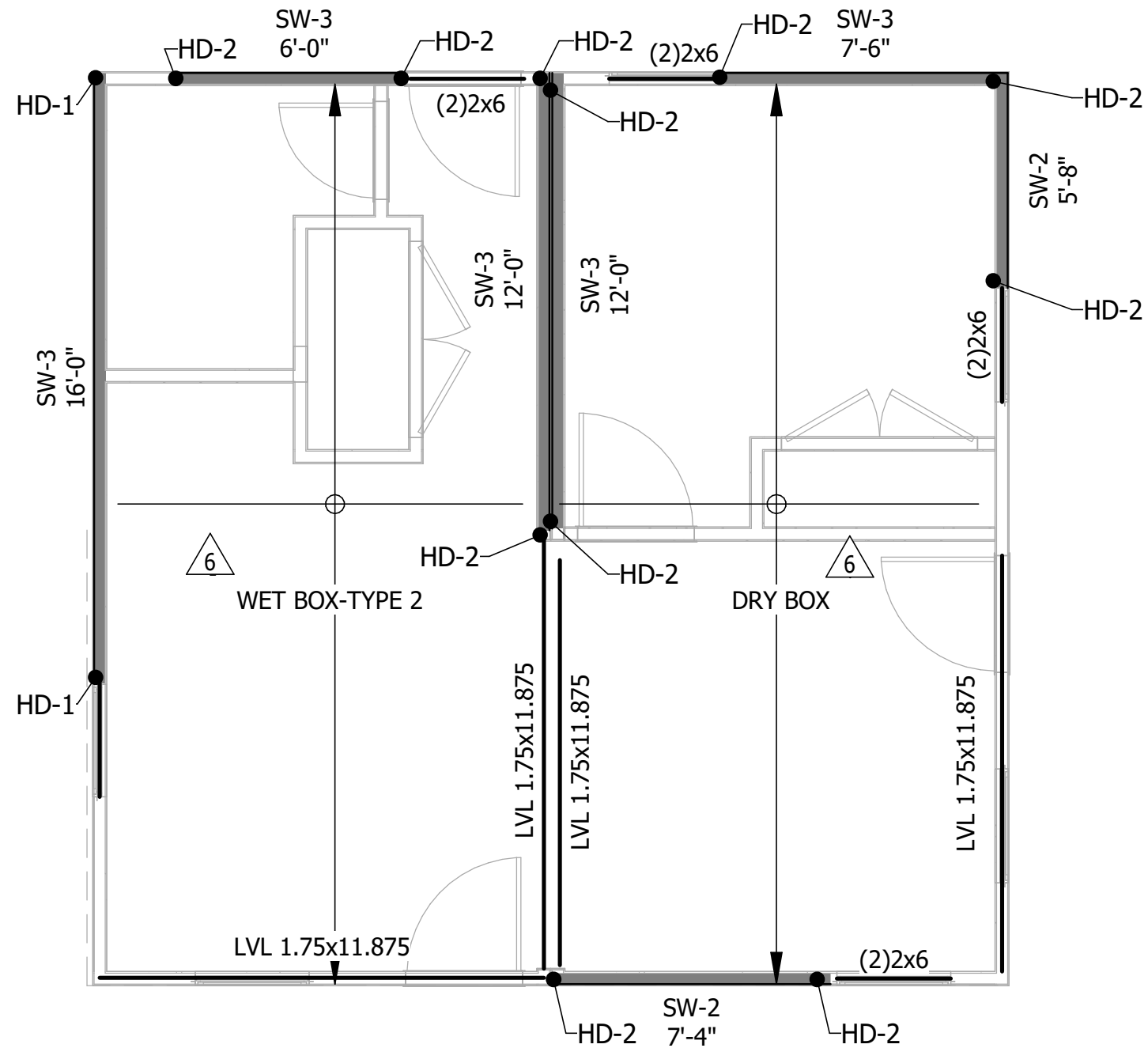
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9/12/2024 3:11:08 PM

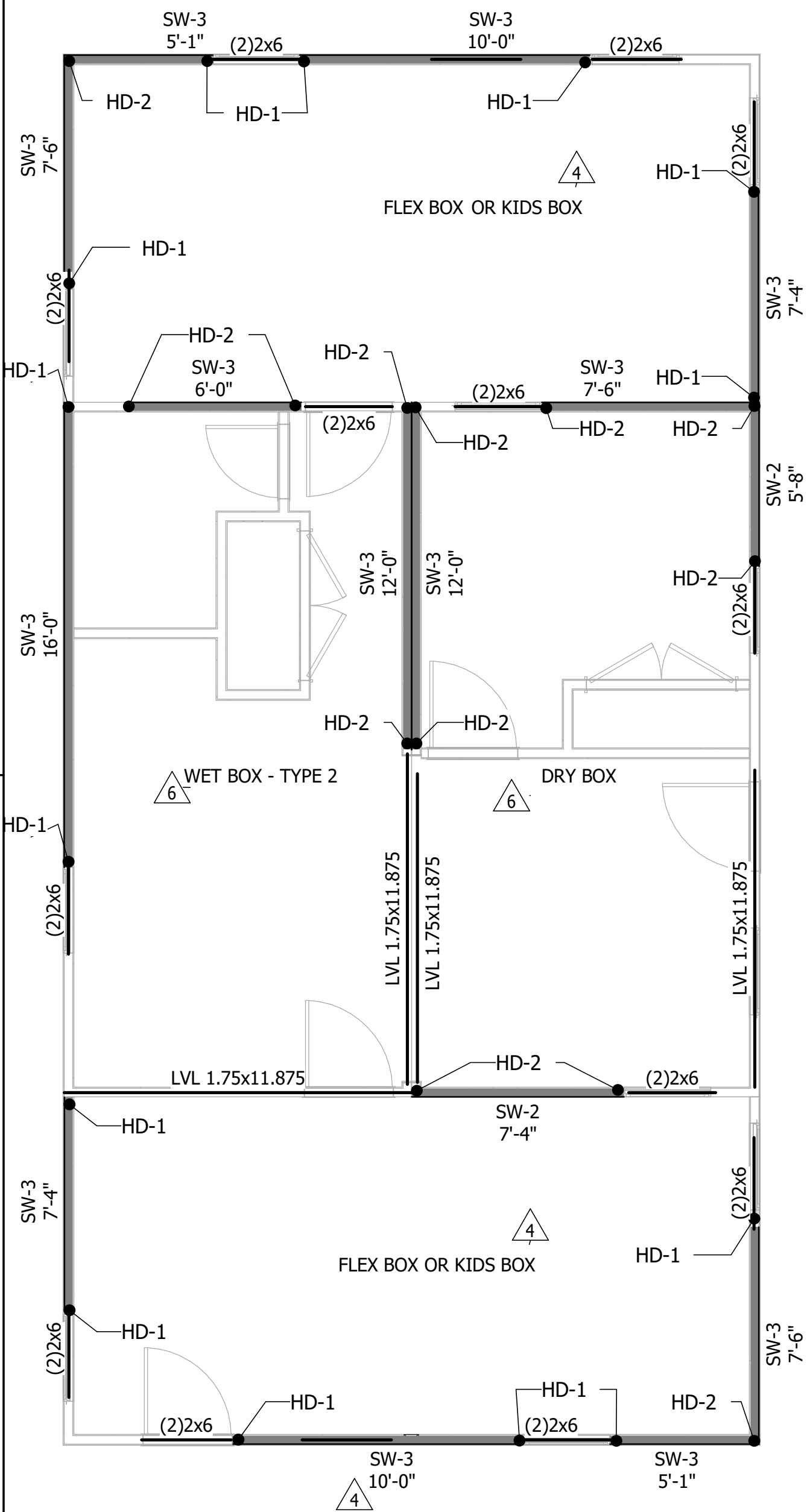
GENERAL NOTES	
<ul style="list-style-type: none">ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS SHALL BE VERIFIED BY THE CONTRACTOR WITH THE LATEST ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.CONTRACTOR 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:<div>WOOD STANDARD DETAILS: S0.00M SERIES SHEETS</div>SCHEDULES: S5.80M SERIES SHEETS S6.60M SERIES SHEETS	
GENERAL PLAN MOD/SITE NOTES	
<ol style="list-style-type: none">FOUNDATION ELEMENTS ARE TO BE DONE BY OTHERS (SEE DEFERRED SUBMITTAL ITEMS IN GSNs). DESIGNED FOR LOADS INDICATED ON THESE PLANS AND IN DETAILS.ALTERATION OF COMBINATIONS IS ONLY ALLOWED WITH ADDITION OF LATERALLY FREE-STANDING BOXES SHOWN ON S1.01.2M TO CORE COMBINATIONSCOMBINATION 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.CONNECTIONS TO SITE ELEMENTS SHOWN IN THESE DRAWINGS ARE RECOMMENDATIONS ONLY AND TO BE VERIFIED BY FOUNDATION/SITE FRAMING ENGINEER.HD STRAPS TO BE AS FOLLOWS:<ul style="list-style-type: none">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 KINGSTUDSFASTEN MSTCB STRAPS TO STUDS AND RIM FACE AS REQUIRED BY SIMPSON MFR AND INSET ONE KINGSTUD TO ALLOW E.N.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:<ul style="list-style-type: none">SHEARWALL CHANGES:<ul style="list-style-type: none">SW-6 -> SW-4SW-4 -> SW-3SW-3 -> SW-2SW-2 -> SW-2H (I.E. 10d NAILS REQUIRED)HOLDDOWN CHANGES:<ul style="list-style-type: none">HD-1 -> HD-2 HOLDDOWN TYPEHD-2 -> HD-3 HOLDDOWN TYPEFOUNDATION T/C LOADING:<ul style="list-style-type: none">3.0KIPS ->3.5 KIPS (2.5 KIPS ASD)9.6KIPS ->11.3 KIPS (6.8 KIPS ASD)NAILING AT TOP PLATES:<ul style="list-style-type: none">SEE PLAN NOTESOPENINGS<ul style="list-style-type: none">PROVIDE (2)2x4 KINGSTUDS AT ALL OPENINGS.	



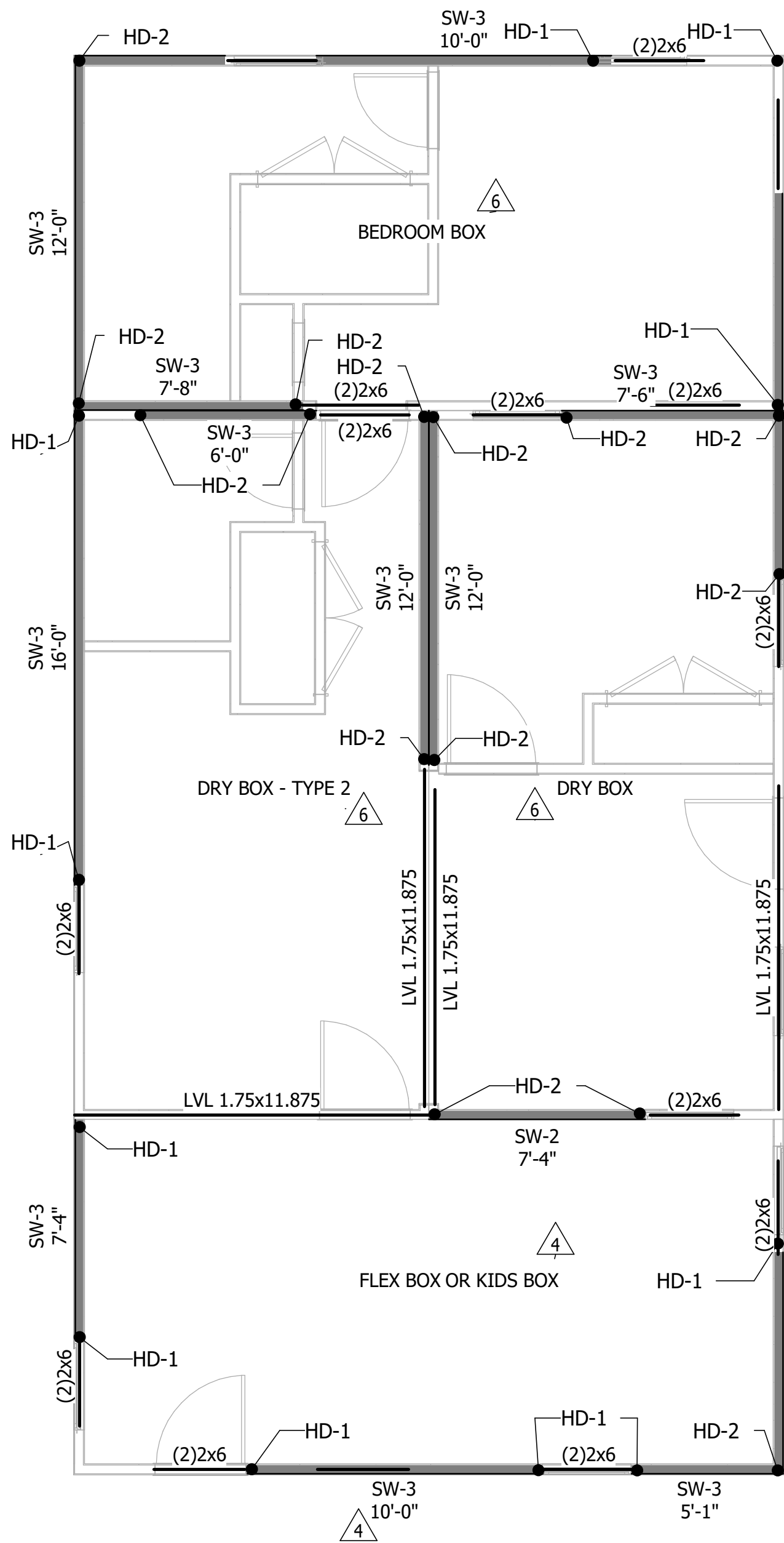
5 L-CORE
SCALE: 1/4" = 1'-0"



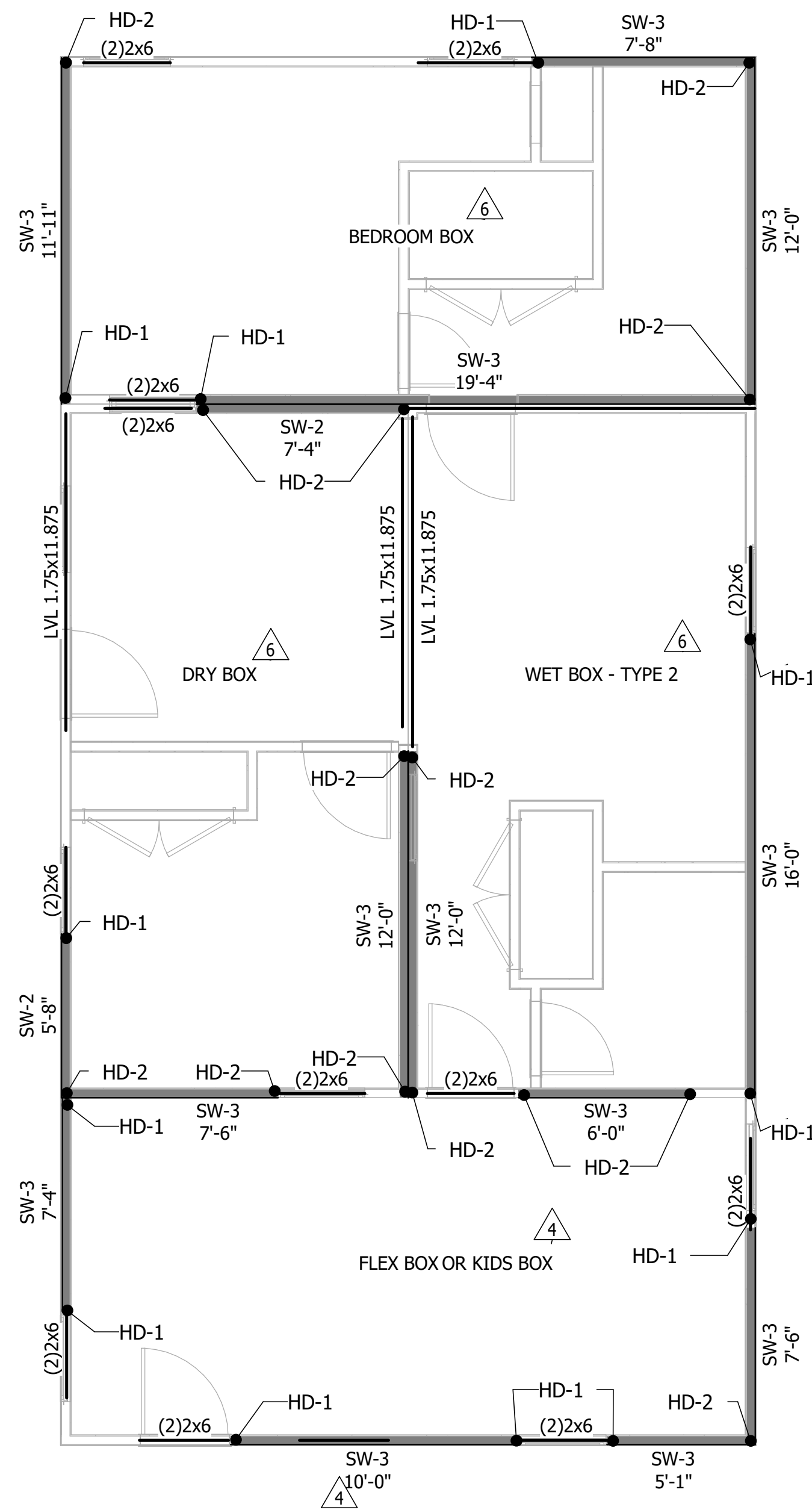
6 O-CORE
SCALE: 1/4" = 1'-0"



1 COMBINATION 6
SCALE: 1/4" = 1'-0"



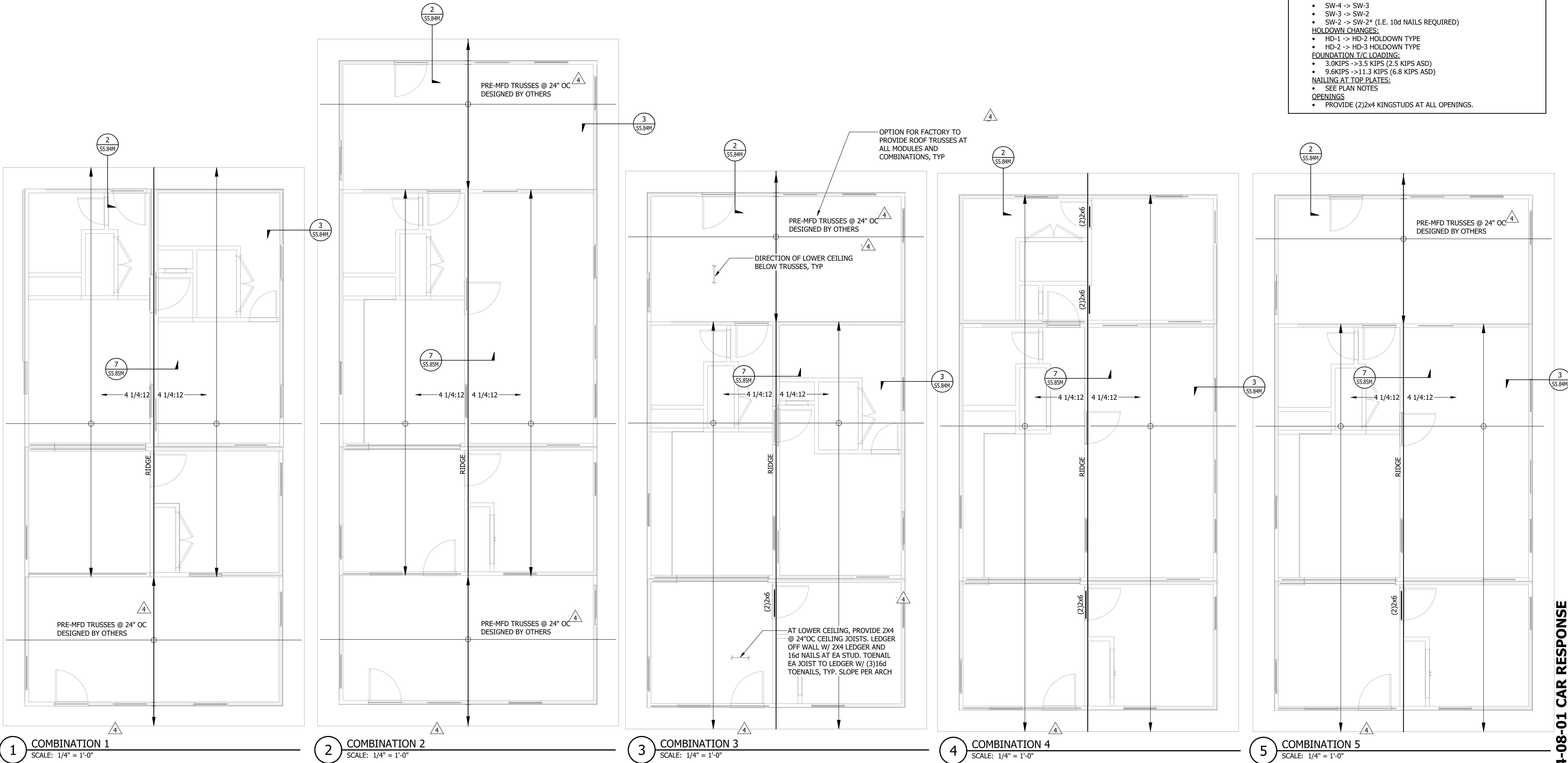
2 COMBINATION 7
SCALE: 1/4" = 1'-0"



3 COMBINATION 8
SCALE: 1/4" = 1'-0"

2024-08-01 CAR RESPONSE

PROJECT:		OWNER / CLIENT:	
MICASITA 121 N. 9TH ST. SUITE #401 LOS ALAMOS, NM 87556		COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE	
HEADQUARTERS:		PROFESSIONAL SEAL	
AXIOM 121 N. 9TH ST. SUITE #401 LOS ALAMOS, NM 87556 PHONE: 505-438-4520 axiomllc.com Number: A22-025 ALL STRUCTURAL DRAWINGS CONSISTENT WITH A22-025			
REVISION:		DATE:	
6		08/01/2024	
DRAWN BY:		CHECKED BY:	
SD		LH	
DESIGNED BY:		JOB NUMBER:	
KR/MM		A22-025	
UNIT COMBINATION PLANS		S1.05M	



GENERAL NOTES	
<ul style="list-style-type: none">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	
<ol style="list-style-type: none">FOUNDATION ELEMENTS ARE TO BE DONE BY OTHERS (SEE DEFERRED SUBMITTAL ITEMS IN GSNs). DESIGNED FOR LOADS INDICATED ON THESE PLANS AND IN DETAILS.ALTERATION OF COMBINATIONS IS ONLY ALLOWED WITH ADDITION OF LATERALLY FREE-STANDING BOXES SHOWN ON S1.01.2M TO CORE COMBINATIONSCOMBINATION 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.CONNECTIONS TO SITE ELEMENTS SHOWN IN THESE DRAWINGS ARE RECOMMENDATIONS ONLY AND TO BE VERIFIED BY FOUNDATION/SITE FRAMING ENGINEER.HD STRAPS TO BE AS FOLLOWS:<ul style="list-style-type: none">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.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:<ul style="list-style-type: none">SHEARWALL CHANGES:<ul style="list-style-type: none">SW-6 -> SW-4SW-4 -> SW-3SW-3 -> SW-2SW-2 -> SW-2H (I.E. 10d NAILS REQUIRED)HOLDOWN CHANGES:<ul style="list-style-type: none">HD-1 -> HD-2 HOLDOWN TYPEHD-2 -> HD-3 HOLDOWN TYPEFOUNDATION T/C LOADING:<ul style="list-style-type: none">3.0KIPS -> 3.5 KIPS (2.5 KIPS ASD)9.6KIPS -> 11.3 KIPS (6.8 KIPS ASD)NAILING AT TOP PLATES:<ul style="list-style-type: none">SEE PLAN NOTESOPENINGS<ul style="list-style-type: none">PROVIDE (2)2x4 KINGSTUDS AT ALL OPENINGS.	

2024-08-01 CAR RESPONSE

UNIT COMBINATION
ROOF PLANS - GABLE
ROOF OPTION

S1.06M

REVISION: 6
DRAWN BY: SD
DESIGNED BY: KR/MM

DATE: 08/01/2024
CHECKED BY: LH
JOB NUMBER: A22-025

AXIOM

HEADQUARTERS:
121 N. 9TH ST.
SUITE #401
DENVER, CO 80202
PHONE: 303.438-4520
axiomproject.com
axiomproject.com
Number: A22-025
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08/01/2024 BY 60322
COMBINATION 5 OF A22-025

PROJECT: MICASITA
33607 OLD ALICE RD.
LOS FRESNOS, TX 78566
OWNER / CLIENT: COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE

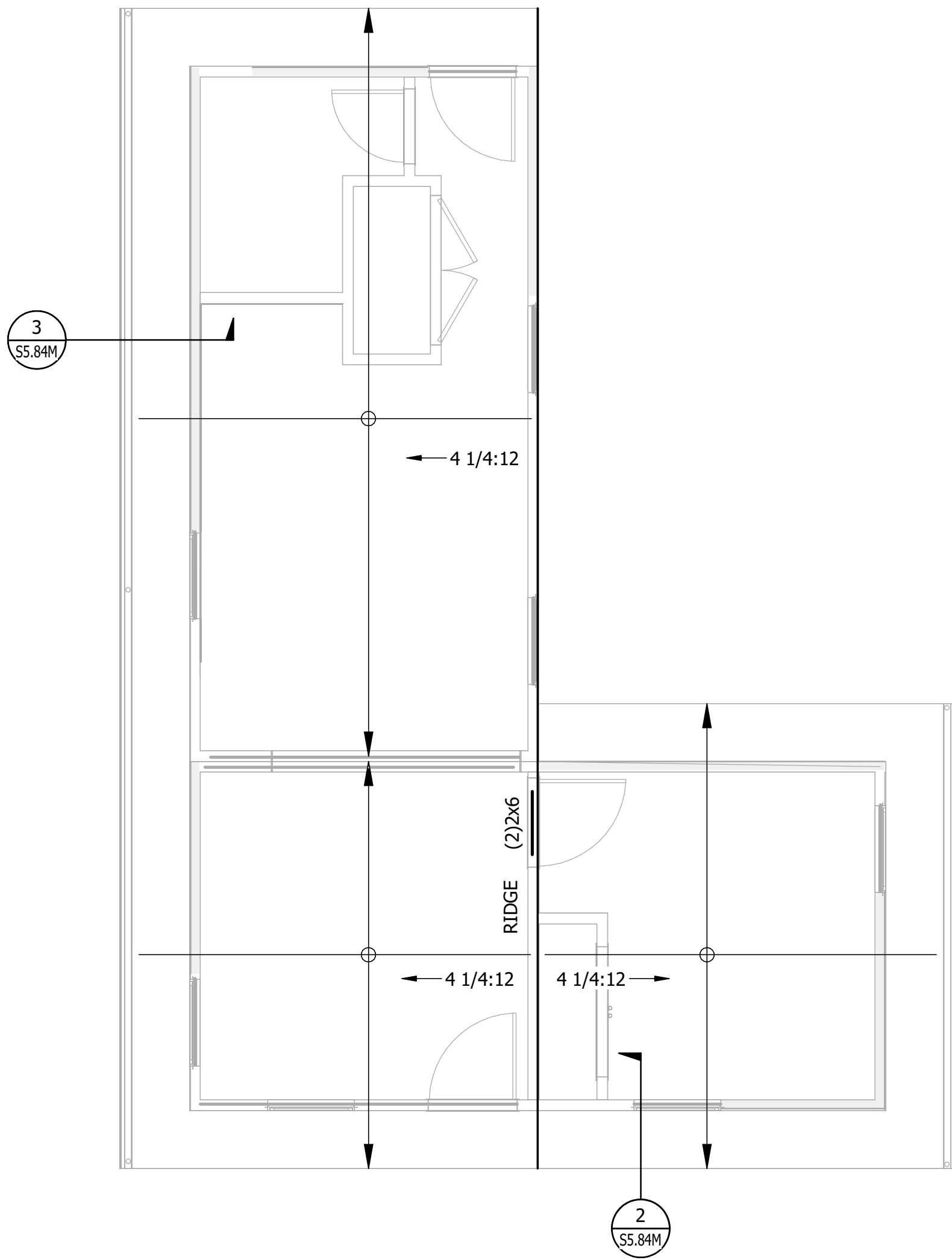
DATE: 2023-12-22
2024-04-19

DESCRIPTION: POST STATE LICENSE ADDENDUM 1
CAR

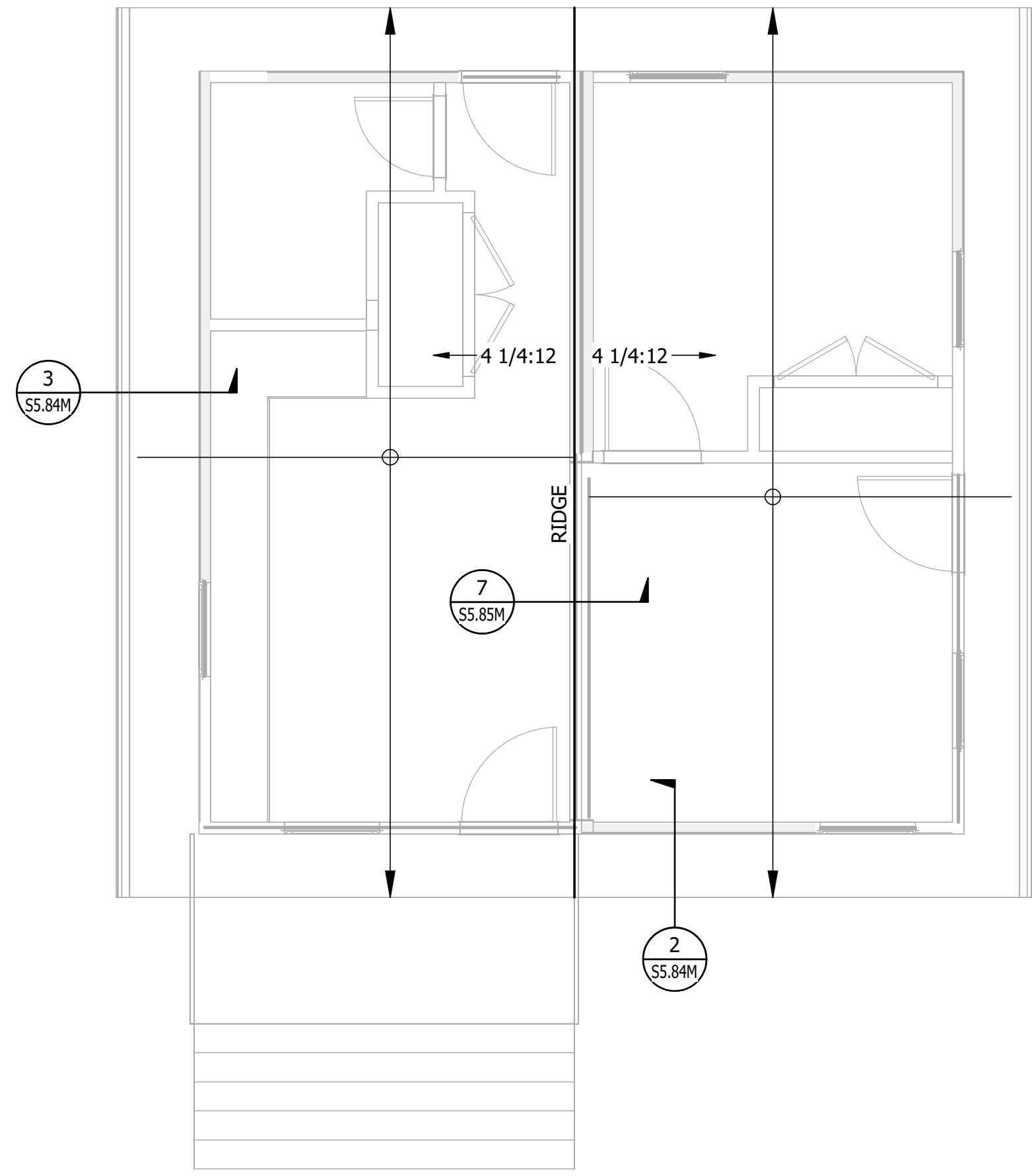
NO: 4
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CONSULTANT:

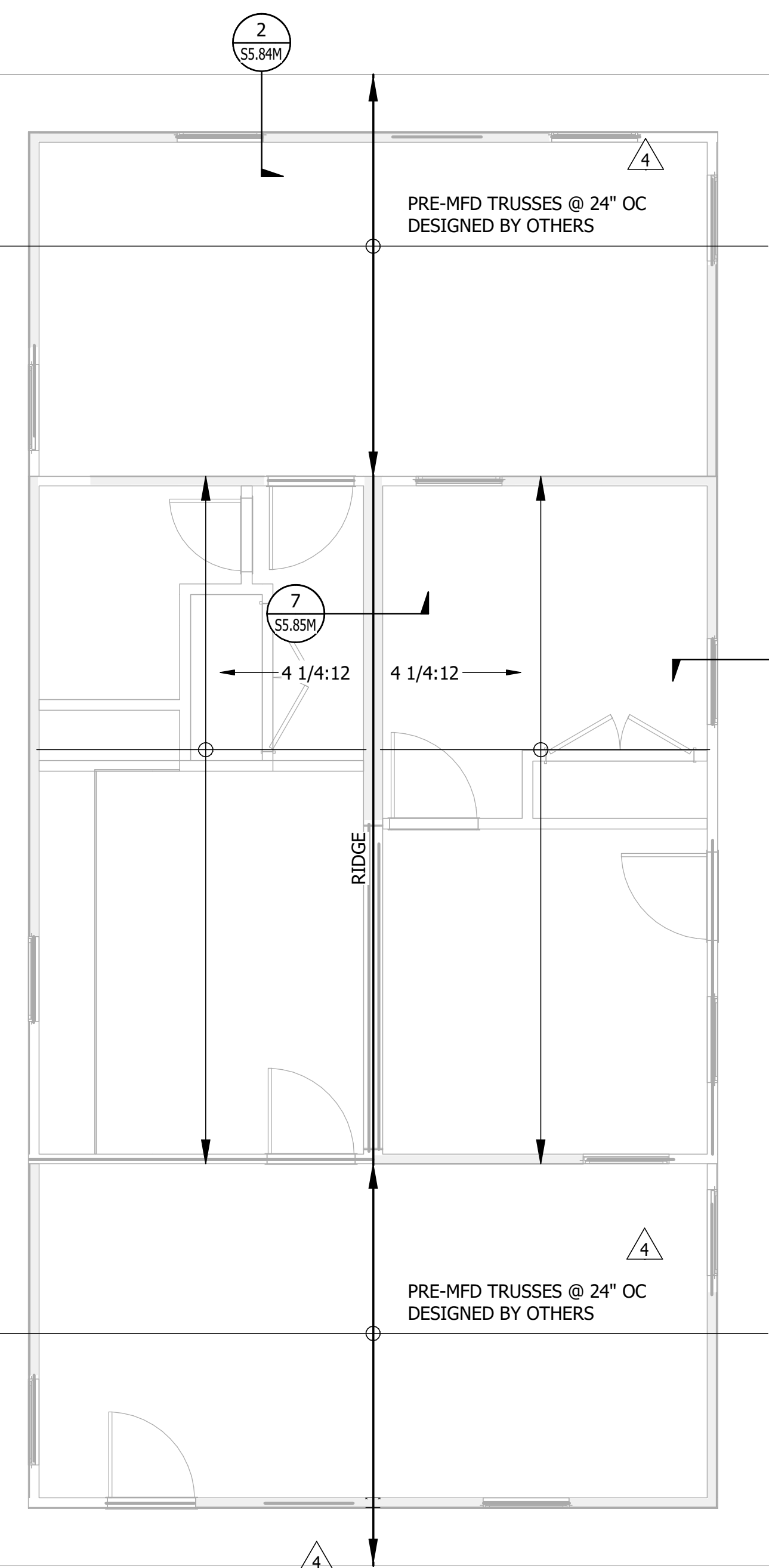
CONSULTANT:



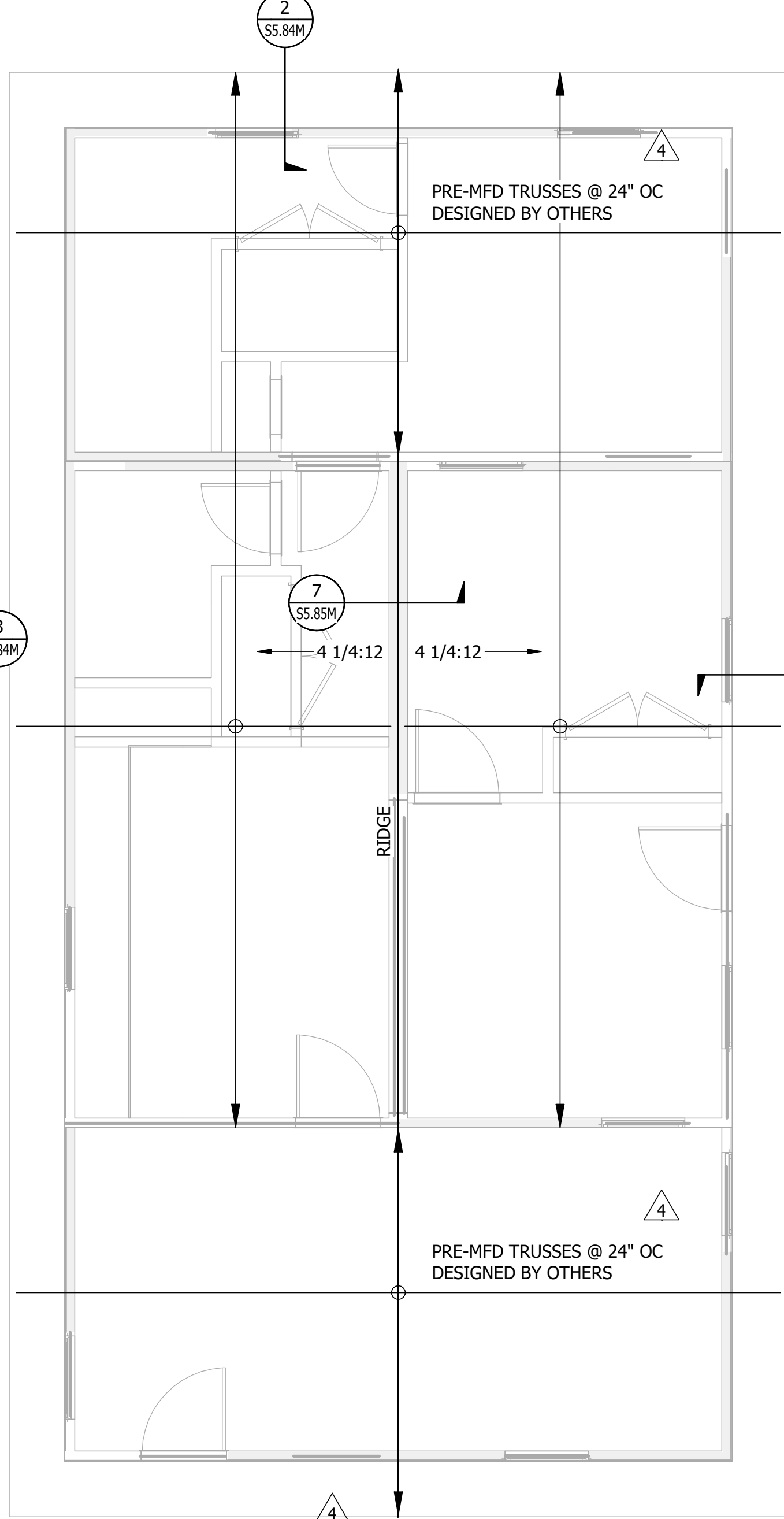
5 L-CORE
SCALE: 1/4" = 1'-0"



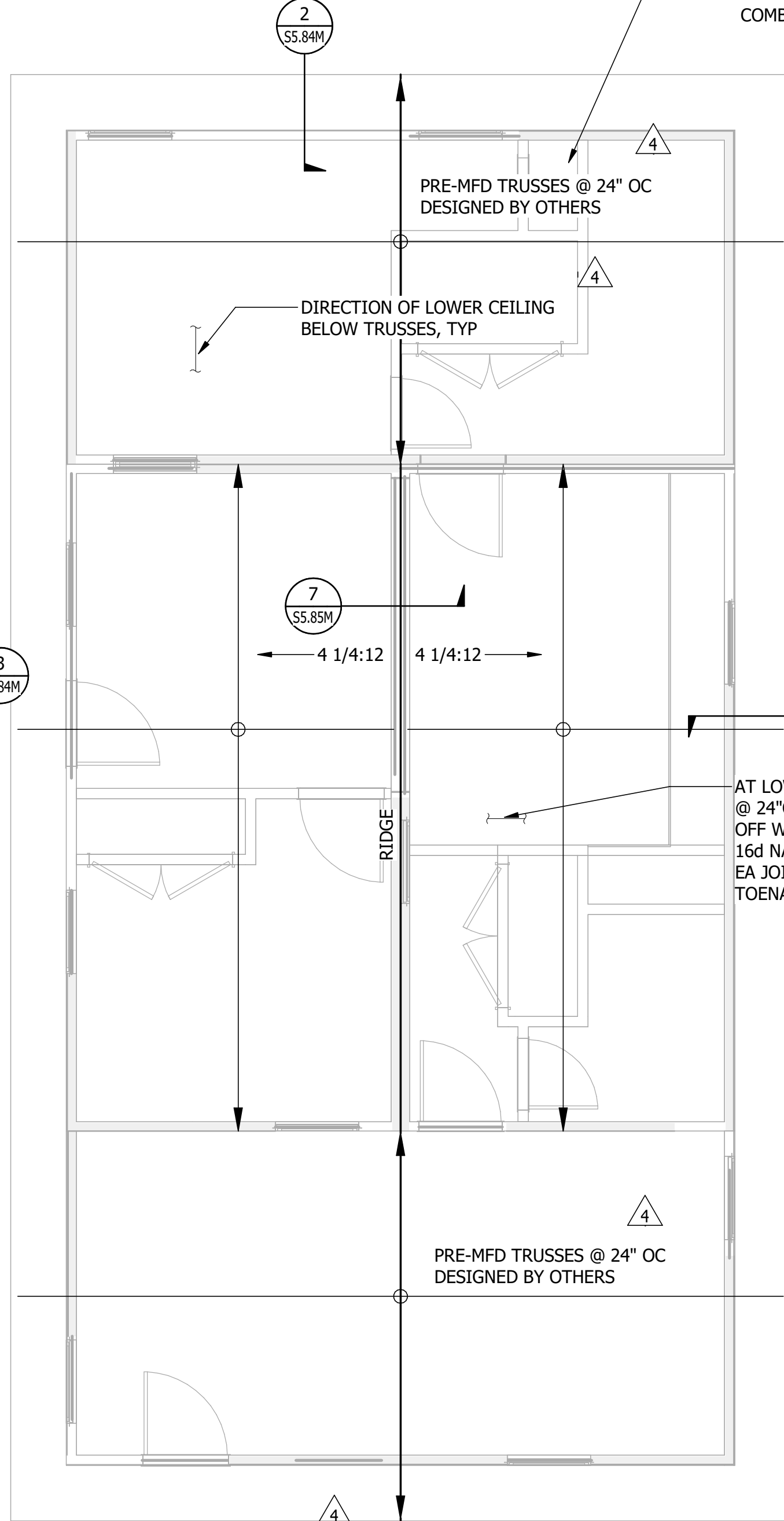
6 O-CORE
SCALE: 1/4" = 1'-0"



1 COMBINATION 6
SCALE: 1/4" = 1'-0"



2 COMBINATION 7
SCALE: 1/4" = 1'-0"



3 COMBINATION 8
SCALE: 1/4" = 1'-0"

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: 50.00M SERIES SHEETS
WOOD STANDARD DETAILS: 55.80M SERIES SHEETS
SCHEDULES: 56.60M SERIES SHEETS

GENERAL PLAN MOD/SITE NOTES

- FOUNDATION ELEMENTS ARE TO BE DONE BY OTHERS (SEE DEFERRED SUBMITTAL ITEMS IN GSNS). DESIGNED FOR LOADS INDICATED ON THESE PLANS AND IN DETAILS.
- ALTERATION OF COMBINATIONS IS ONLY ALLOWED WITH ADDITION OF LATERALLY FREE-STANDING BOXES SHOWN ON S1.01.2M TO CORE COMBINATIONS
- 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.
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 - 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.
- 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.

2024-08-01 CAR RESPONSE

S1.07M

UNIT COMBINATION
ROOF PLANS - GABLE
ROOF OPTION

REVISION: 6
DRAWN BY: SD
DESIGNED BY: KR/MM

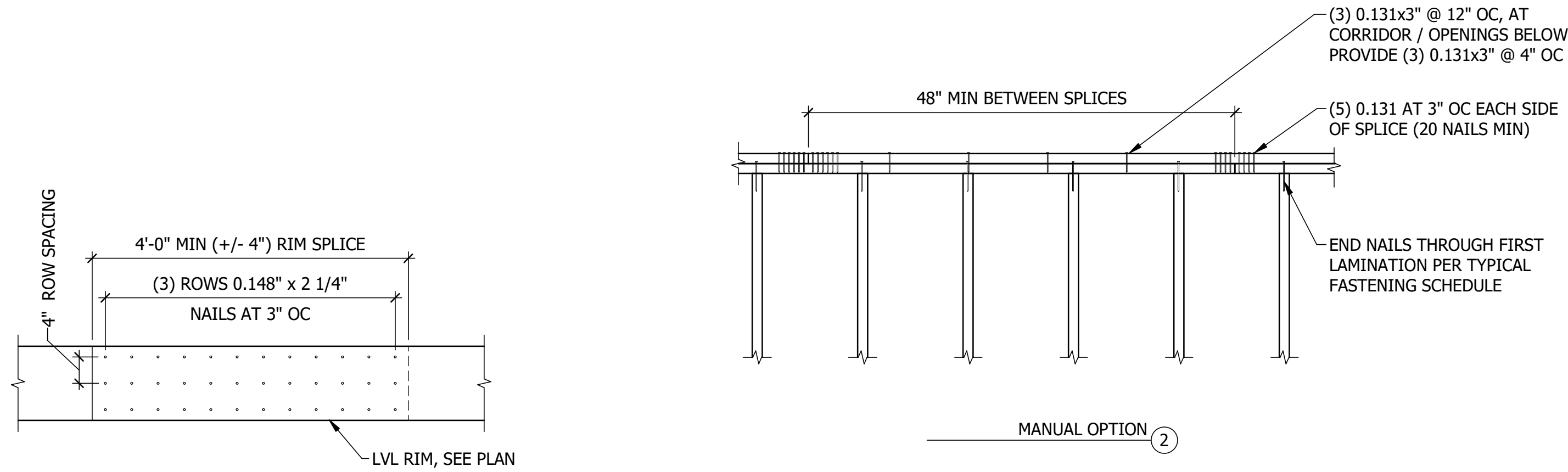
DATE: 08/01/2024
CHECKED BY: LH
JOB NUMBER: A22-025

PROFESSIONAL SEAL

HEADQUARTERS:
121 N. 9TH ST.
SUITE #401
DALLAS, TX 75202
PHONE: 214-538-4520
AXIOM PROJECT
Number: A22-025
ALL STRUCTURAL DRAWINGS
CONSIDER S.O.P. APPROVAL

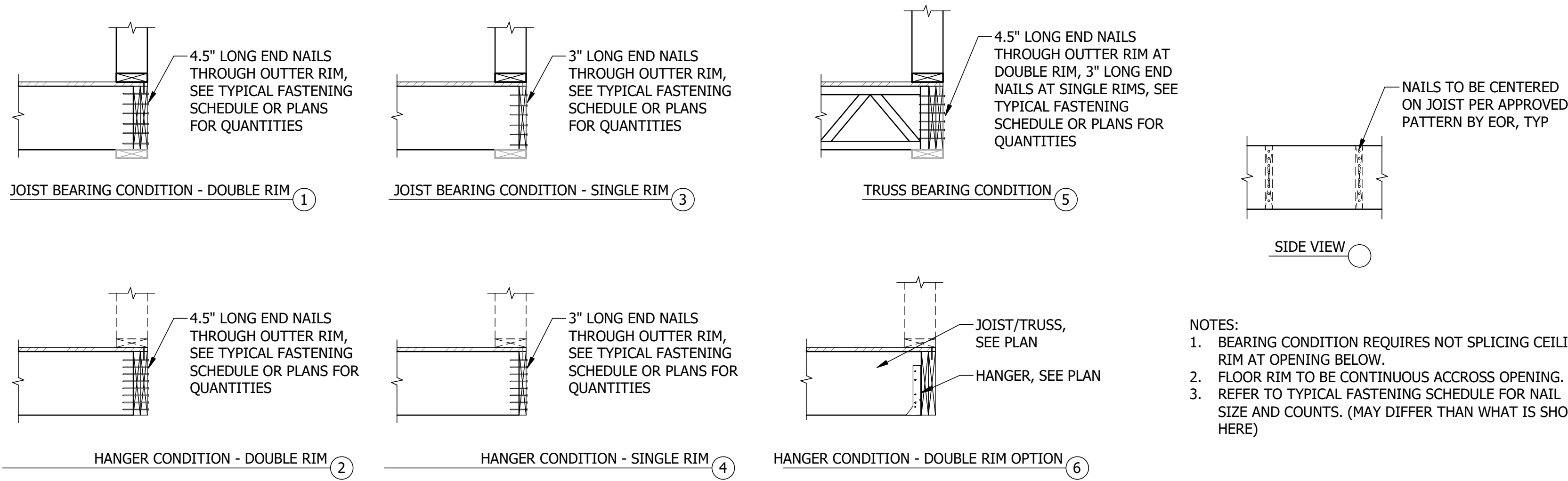
PROJECT: MICASITA
33607 OLD ALICE RD.
LOS FRESNOS, TX 78566
OWNER / CLIENT: COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE

DATE: 2023-12-22
2024-04-19
DESCRIPTION: POST STATE LICENSE ADDENDUM 1
NO: 4
CAR: 6
CONSULTANT:

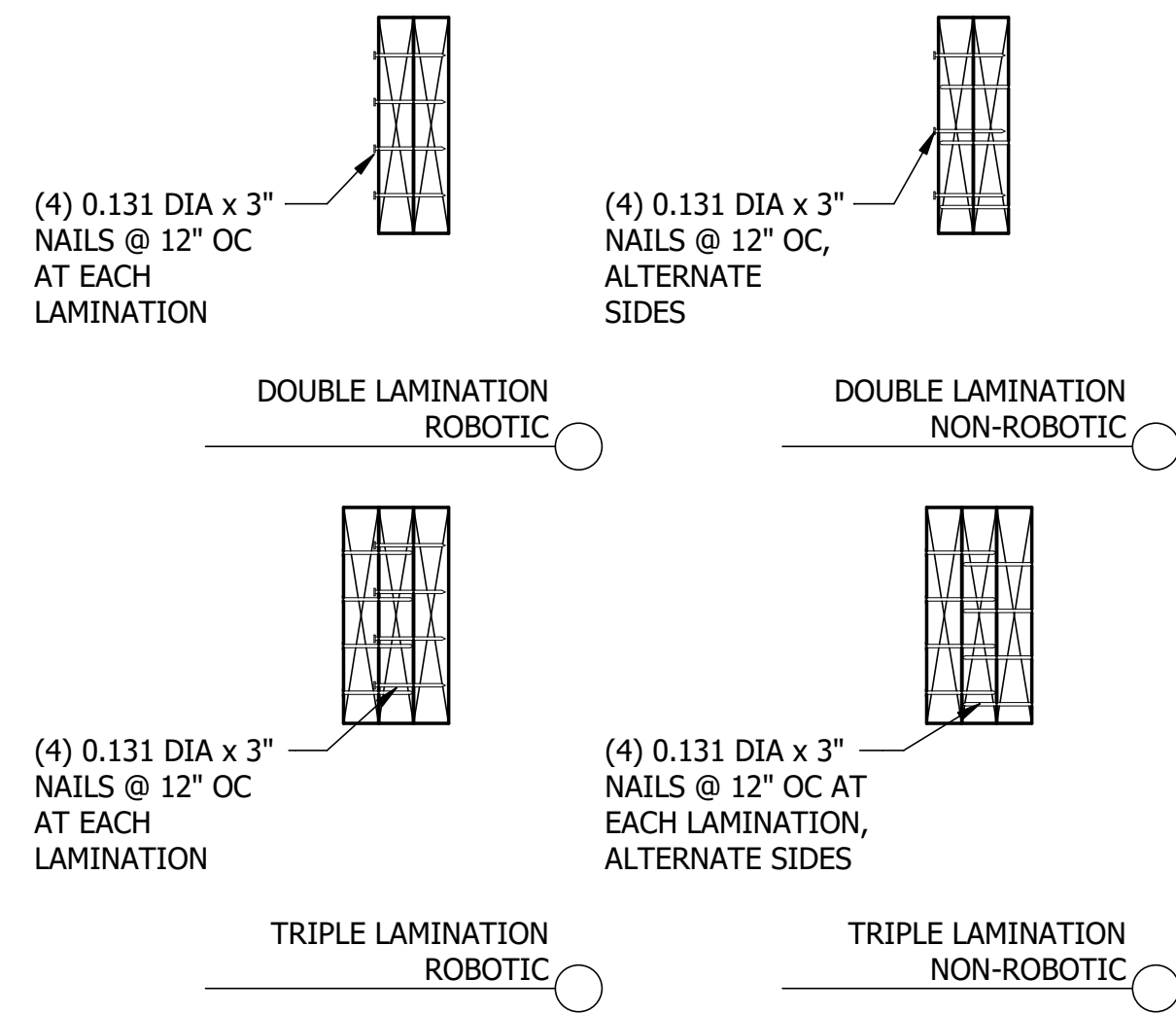


1 TYPICAL FLOOR RIM SPLICE - MANUAL
SCALE: NTS

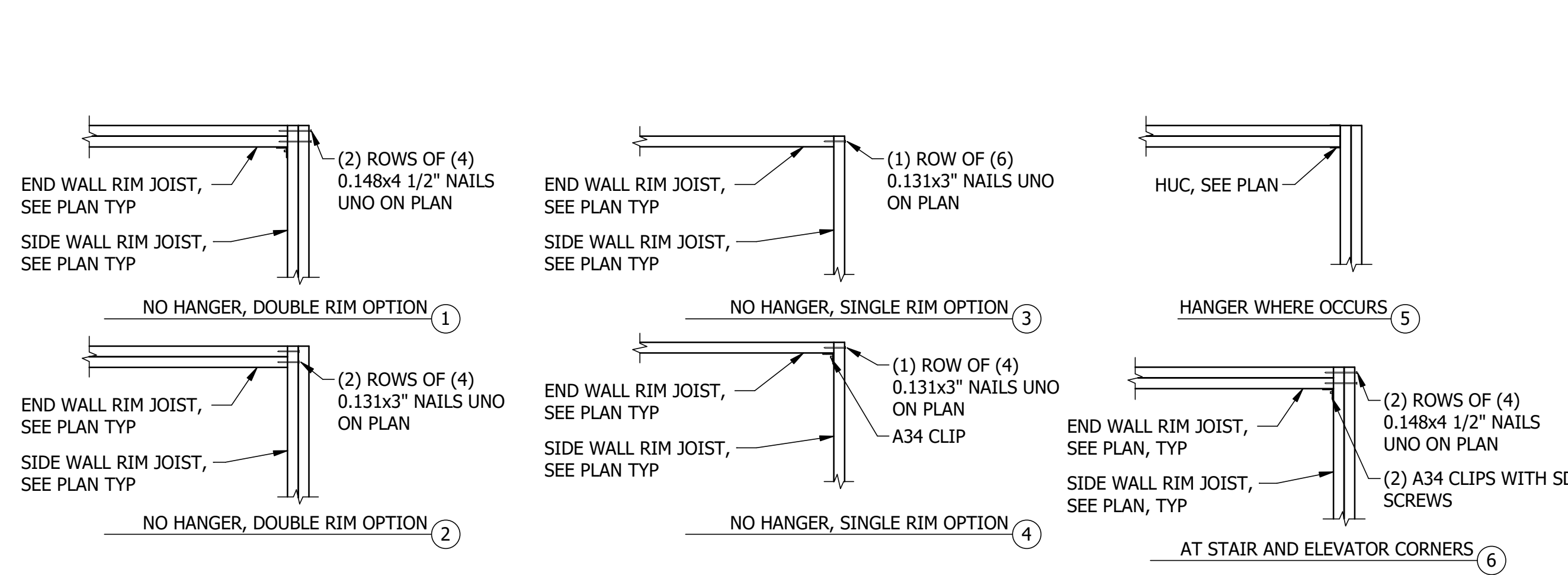
2 FLOOR RIM SPLICE
SCALE: NTS



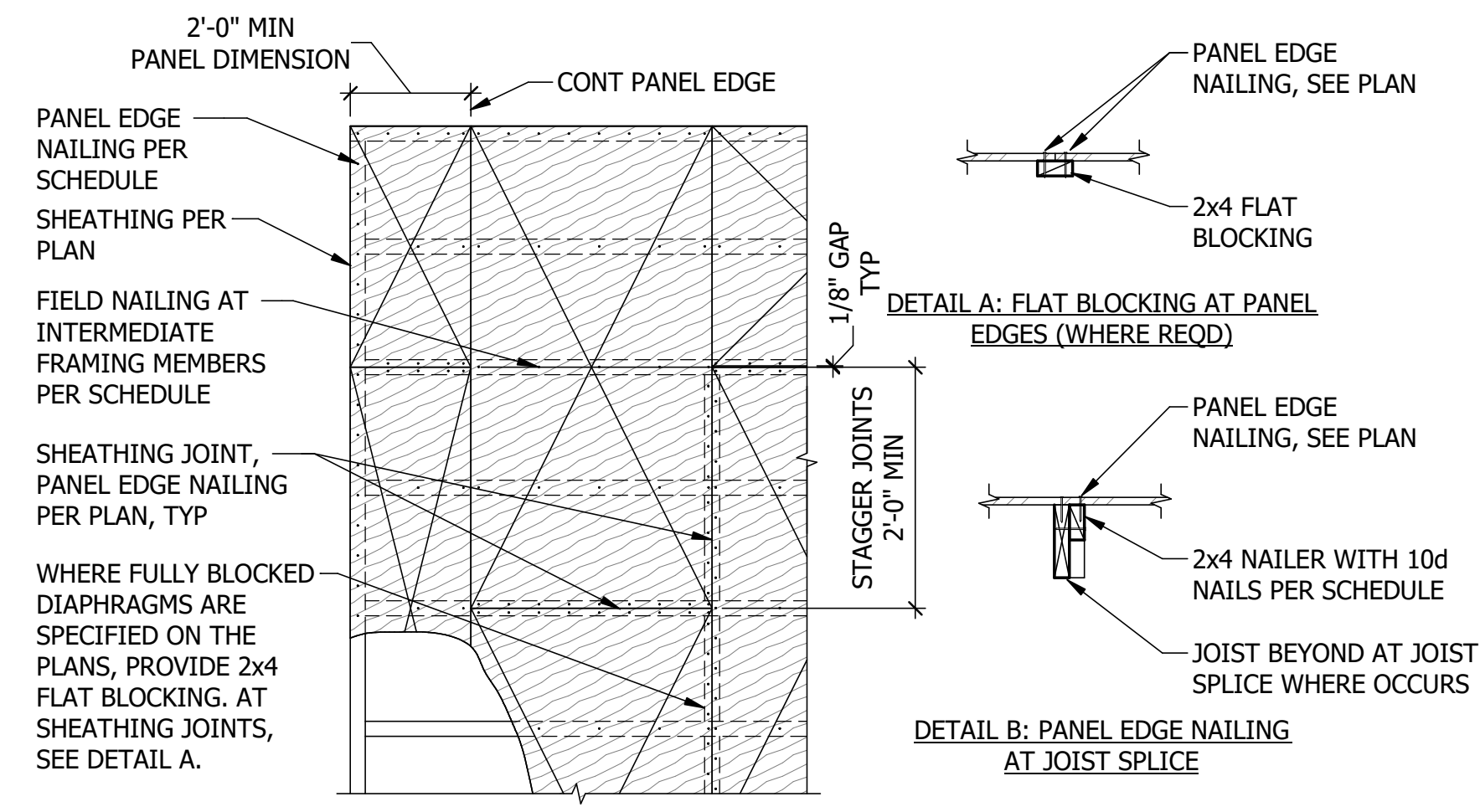
3 FLOOR JOIST END / HANGER ALTERNATIVES
SCALE: NTS



4 TYPICAL BUILT UP BEAM/HEADER
SCALE: NTS



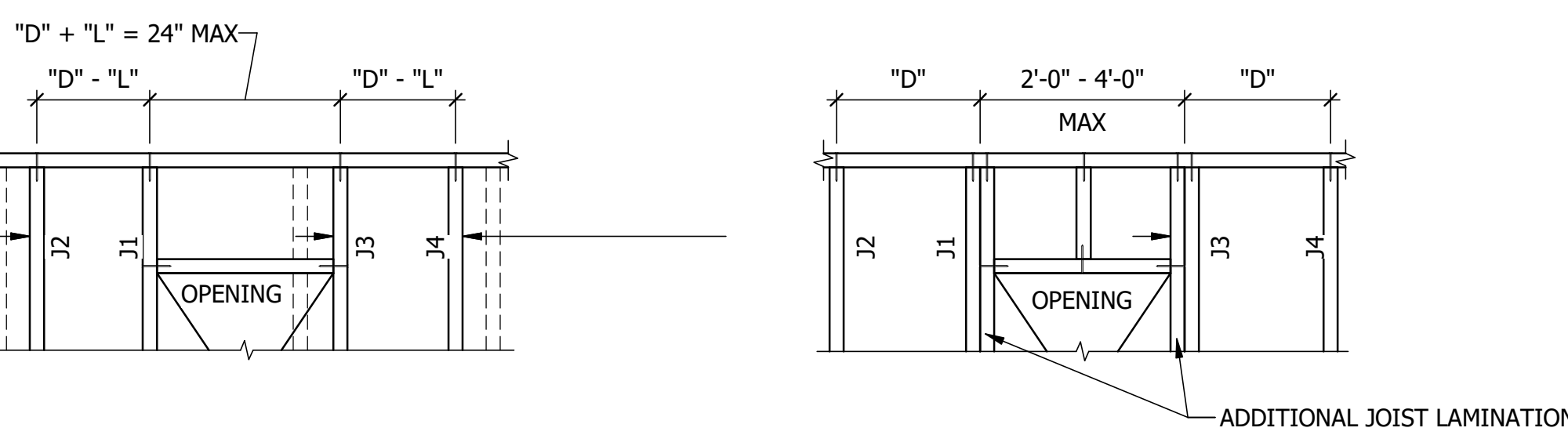
5 TYP FLOOR AND CEILING RIM JOIST CONN AT CORNER (PLAN VIEW)
SCALE: NTS



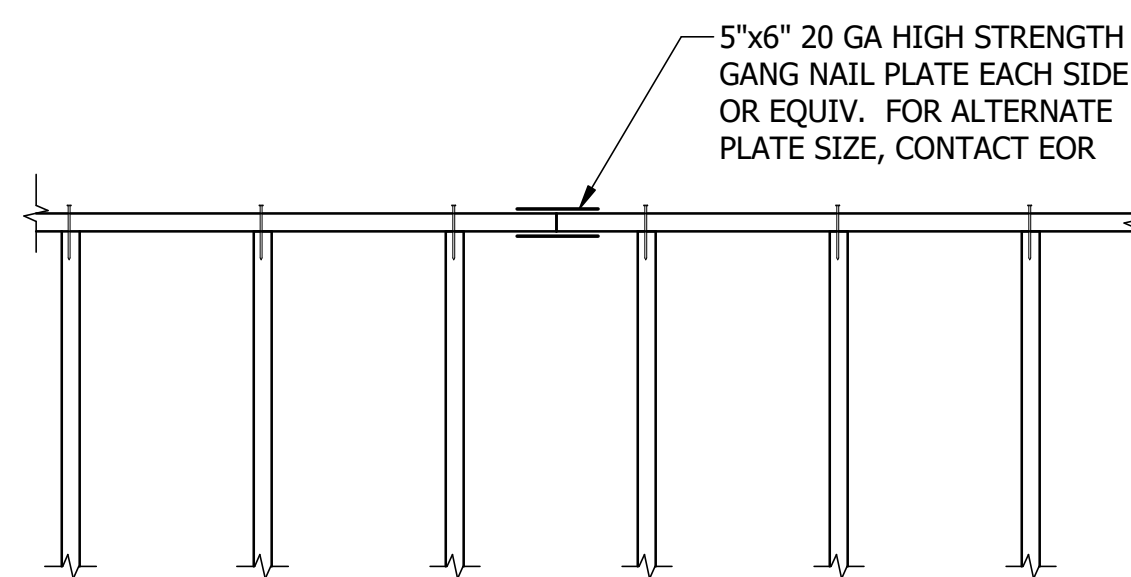
6 FLOOR, ROOF, CEILING DIAPHRAGM SHEATHING
SCALE: NTS

DIAPHRAGM NAILING SCHEDULE		
LEVEL	EDGE NAILING	FIELD NAILING
ROOF	6" OC	12" OC
LEVEL 5	6" OC	12" OC
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.



7 TYP JOIST OPENING ADJUSTMENTS
SCALE: NTS



8 TYPICAL CEILING RIM SPLICE WITH DBL LAM
SCALE: NTS

2024-08-01 CAR RESPONSE

S5.81M

FACTORY BUILT DETAILS
(TYPICAL)

REVISION: DATE: 08/01/2024
DRAWN BY: SD CHECKED BY: LH
DESIGNED BY: KR/MM JOB NUMBER: A22-025

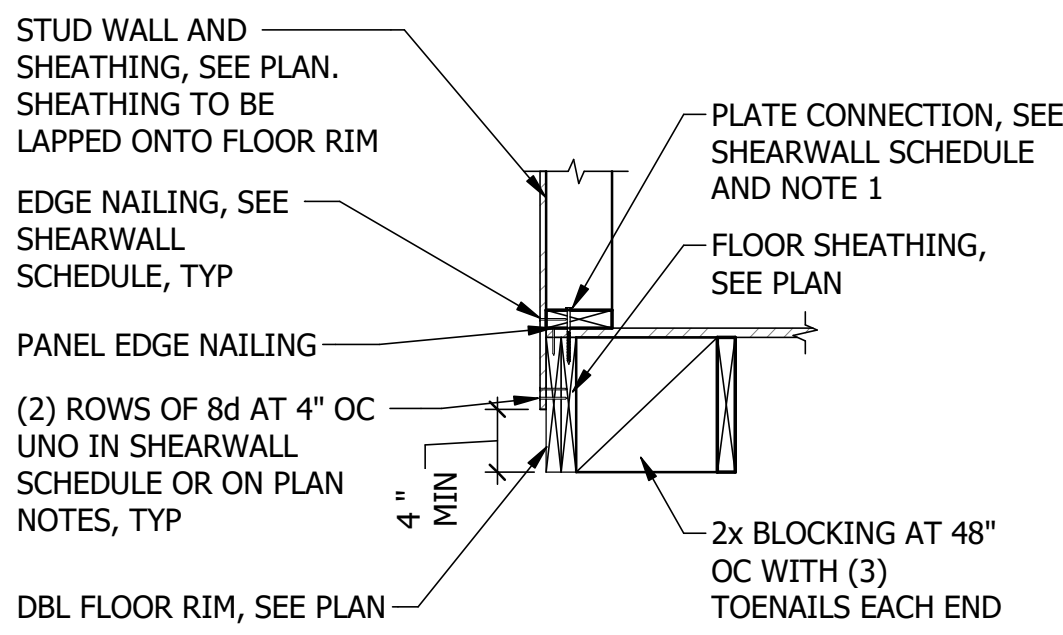
PROFESSIONAL SEAL

AXIOM
Bolsa, ID | Salt Lake City, UT | Albuquerque, NM

HEADQUARTERS:
121 N. 9TH ST.
SUITE #401
PO BOX 703
LOS ALAMOS, NM 87545-0703
PHONE: 505-639-4520
AXIOM LLC
AXIOM PROJECT
Number: A22-025
ALL DRAWINGS AND SPECIFICATIONS
ARE THE PROPERTY OF AXIOM LLC
CONSULTANT'S USE ONLY

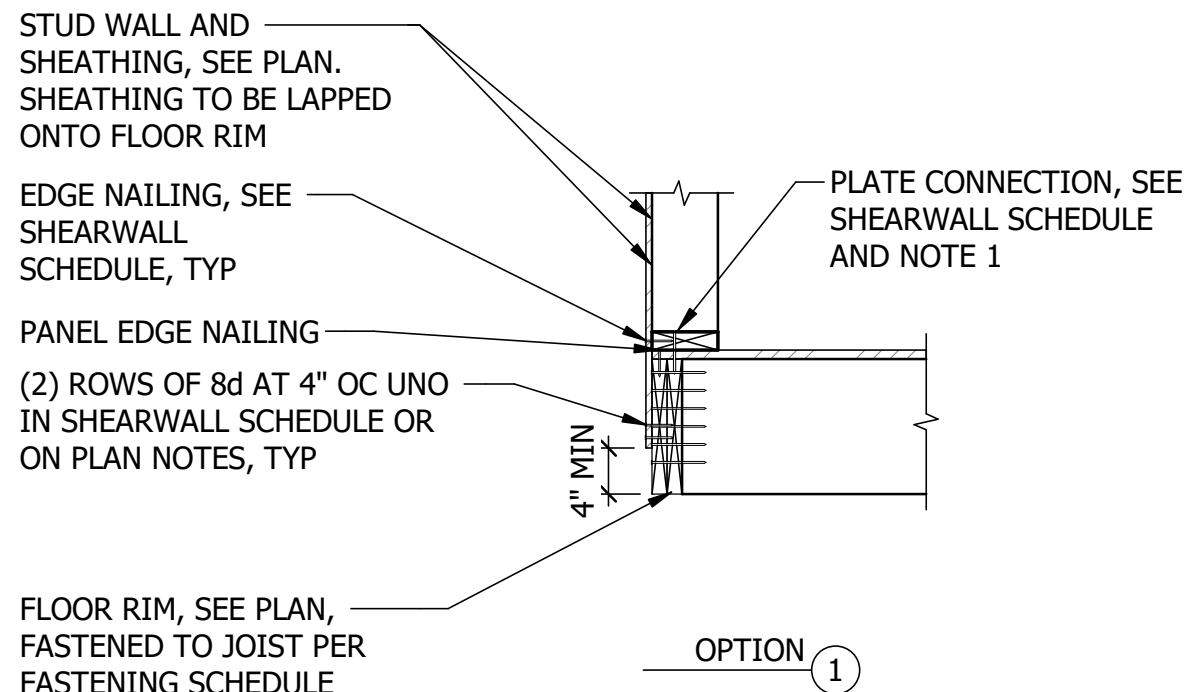
PROJECT: MICASITA
33607 OLD ALICE RD.
LOS ALAMOS, NM 87545
OWNER / CLIENT: COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE

DATE
DESCRIPTION
NO
CONSULTANT:
CONSULTANT:



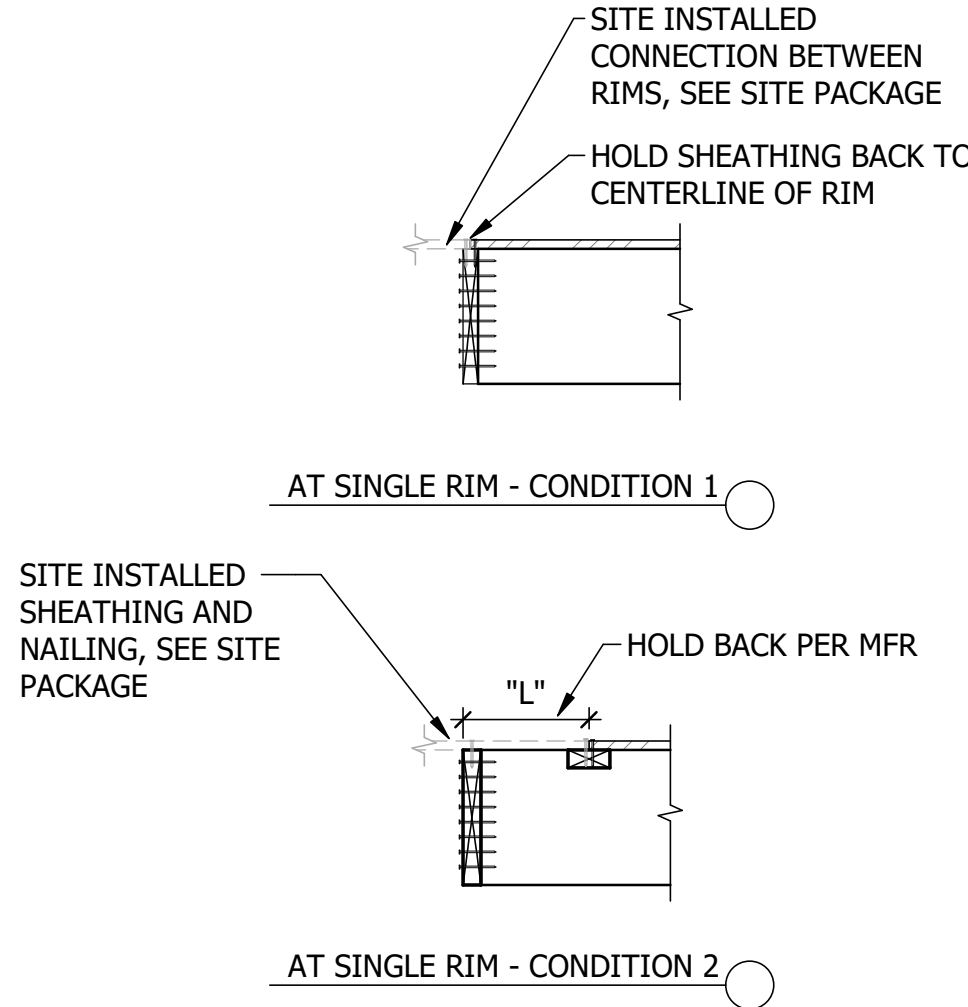
- NOTES:
1. SHEARWALL SOLE PLATE SECUREMENT IS NOT REQUIRED IF SHEATHING LAPS ONTO RIMS BELOW (WITH THE EXCEPTION OF DOUBLE SIDED SHEARWALL CONDITIONS WHERE IT IS REQUIRED). FOLLOW TYPICAL SOLE PLATE FASTENING AT THIS CONDITION.
 2. CENTER DIAPHRAGM EDGE NAILING AND SOLE NAILING INTO RIM BELOW.

1 EXTERIOR PARALLEL FLOOR FRAMING
SCALE: NTS
REF SHEET: S1.01.1M



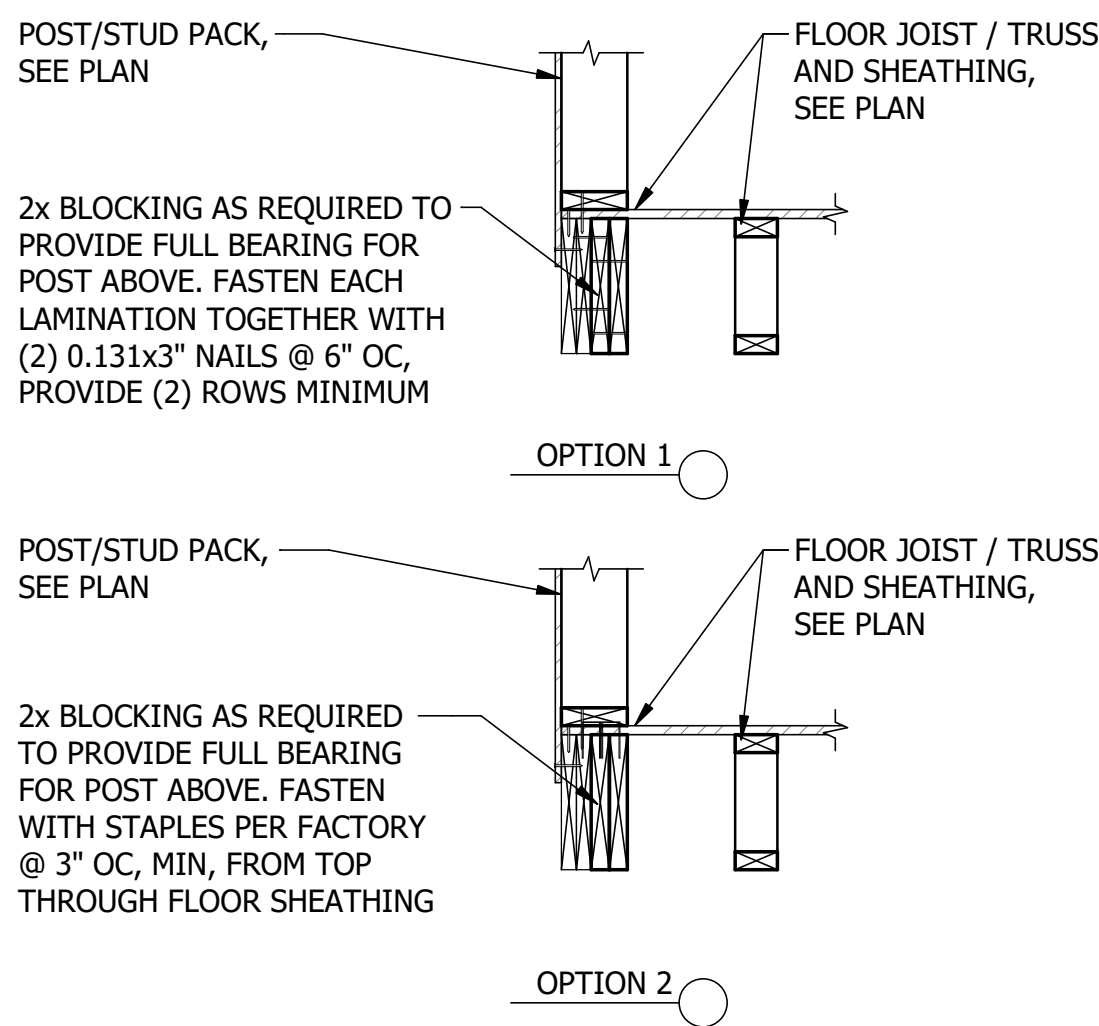
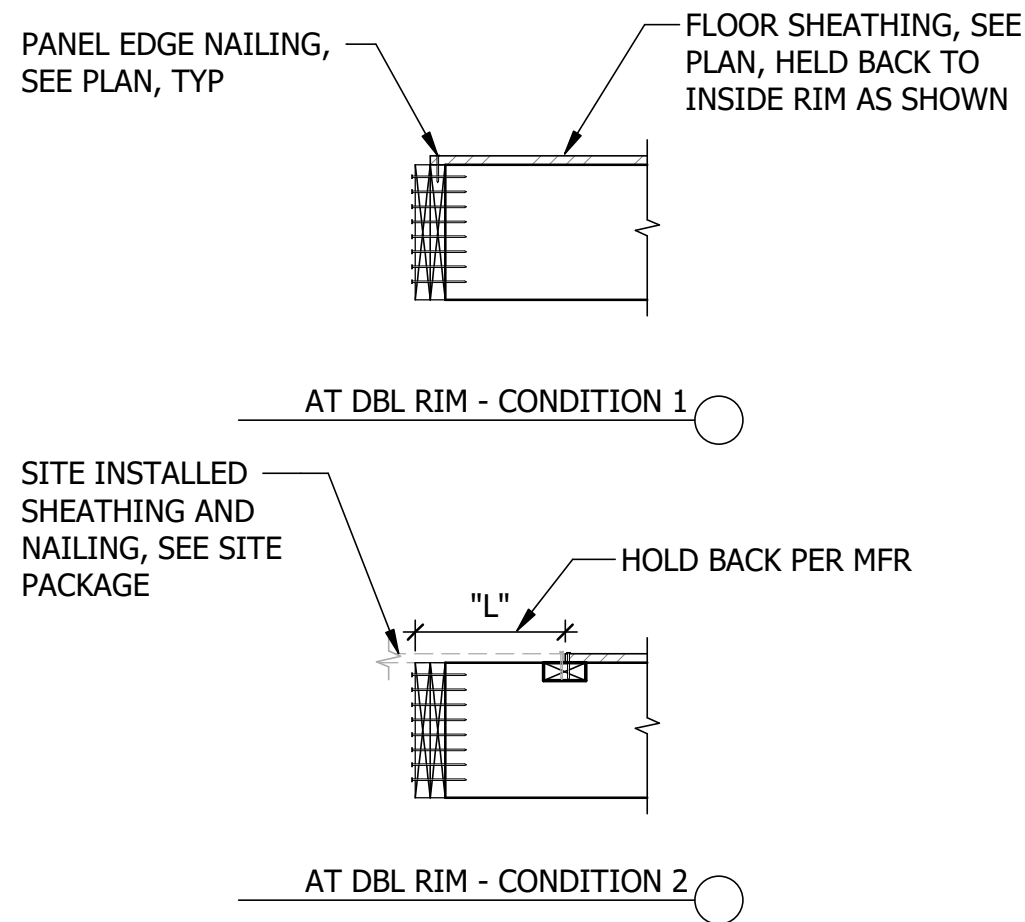
- NOTES:
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 2. CENTER DIAPHRAGM EDGE NAILING AND SOLE NAILING INTO RIM BELOW.

2 EXTERIOR PERPENDICULAR FLOOR FRAMING
SCALE: NTS
REF SHEET: S1.01.1M

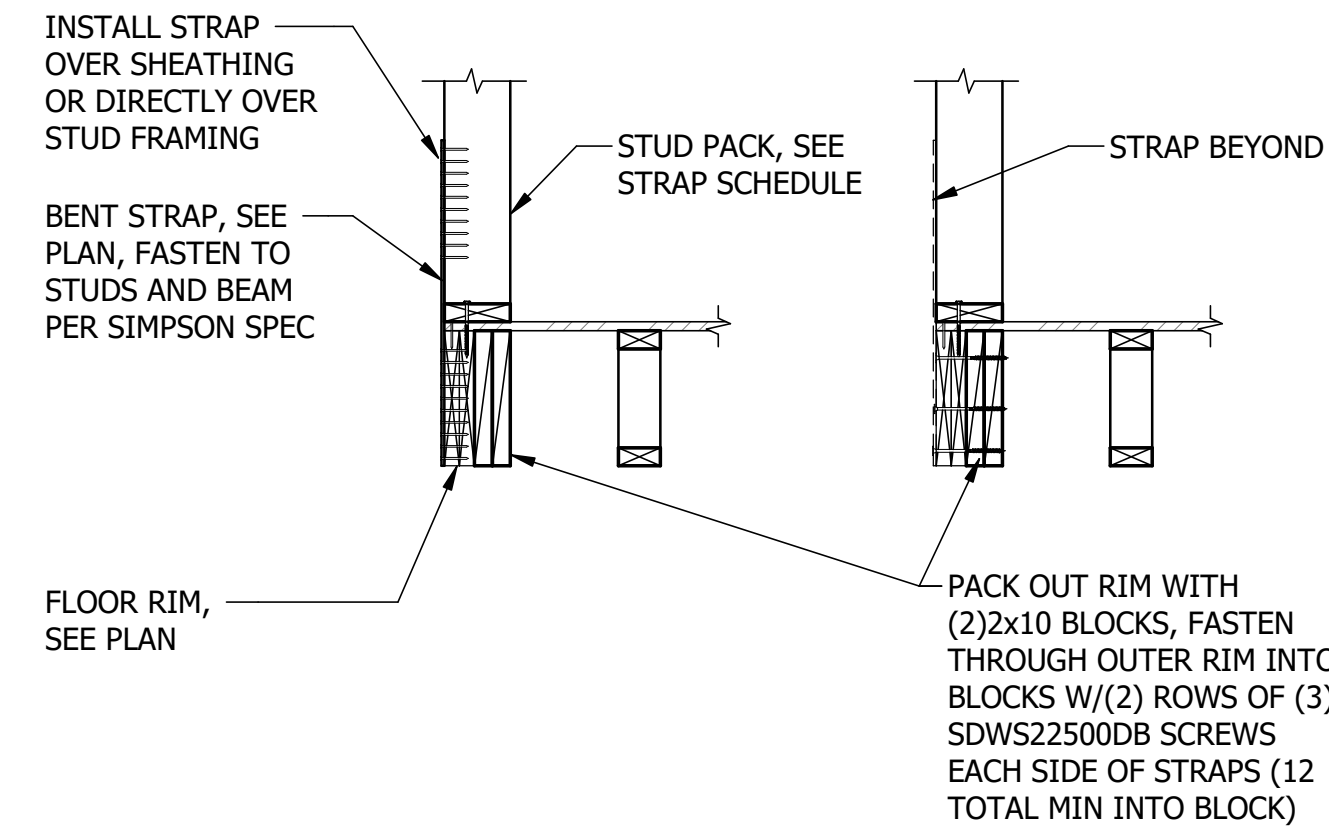


- NOTES:
1. PROVIDE TEMPORARY WALL FRAMING AS NEEDED FOR SHIPPING AND CRANE SET PER MODULAR MFR DISCRETION.
 2. FOR JOIST CONNECTIONS, SEE 3/S5.81M

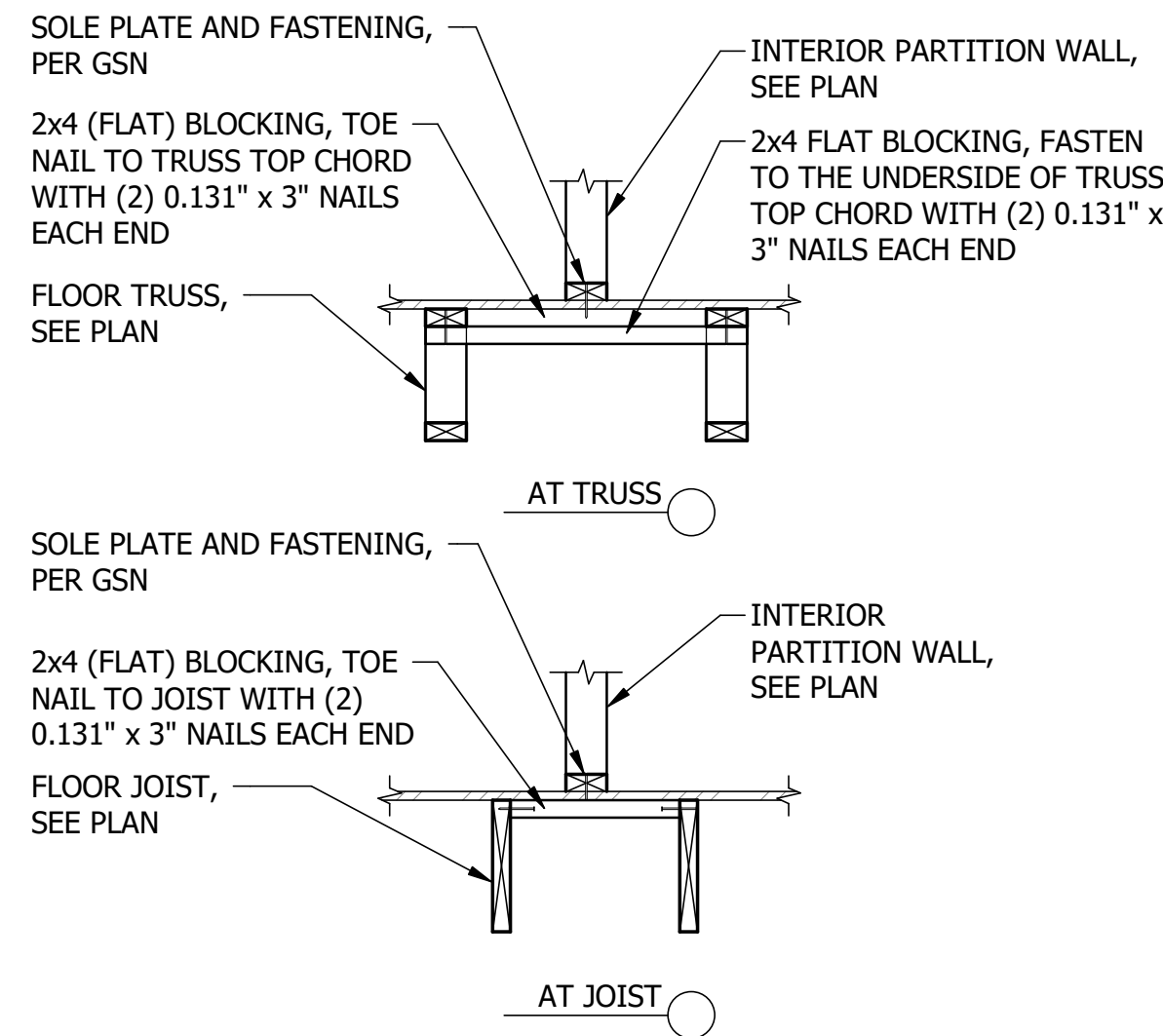
3 MODULAR FLOOR FRAMING AT MATELINE OPENING BETWEEN BOXES
SCALE: NTS



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

S5.82M

FACTORY BUILT FLOOR DETAILS

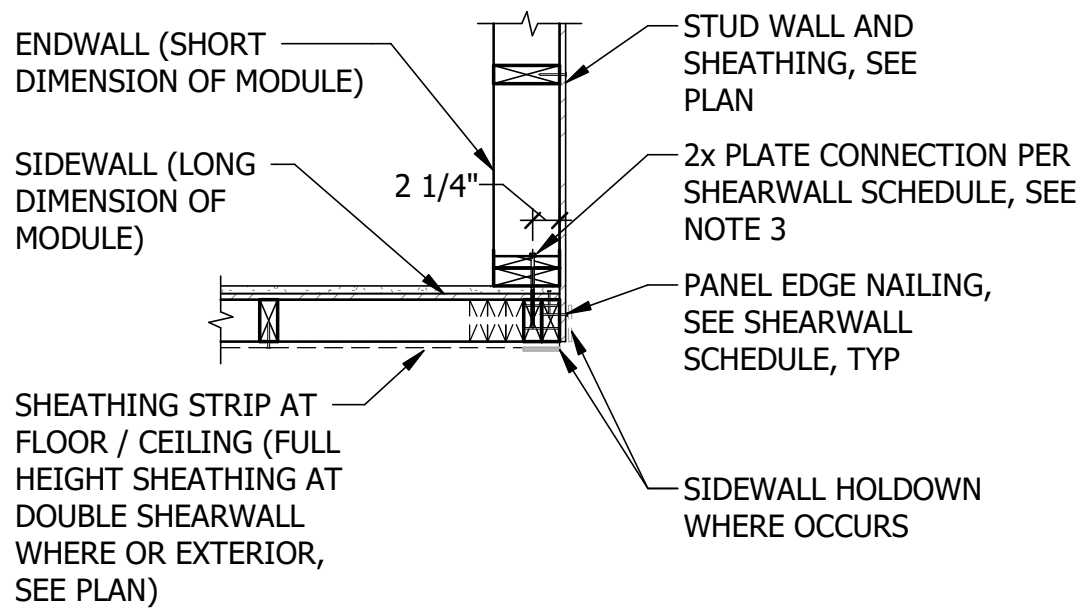
REVISION: DATE: 08/01/2024
DRAWN BY: SD CHECKED BY: LH
DESIGNED BY: KR/MM JOB NUMBER: A22-025

PROFESSIONAL SEAL

HEADQUARTERS:
121 N. 9TH ST.
SUITE #401
BOISE, ID 83702
PHONE: 208-438-4520
AXIOM PROJECT
AXIOM LLC
Number: A22-025
ALL DRAWINGS AND SPECIFICATIONS
ARE THE PROPERTY OF AXIOM LLC.
NO REUSE OR REPRODUCTION
WITHOUT WRITTEN PERMISSION
IS ALLOWED.

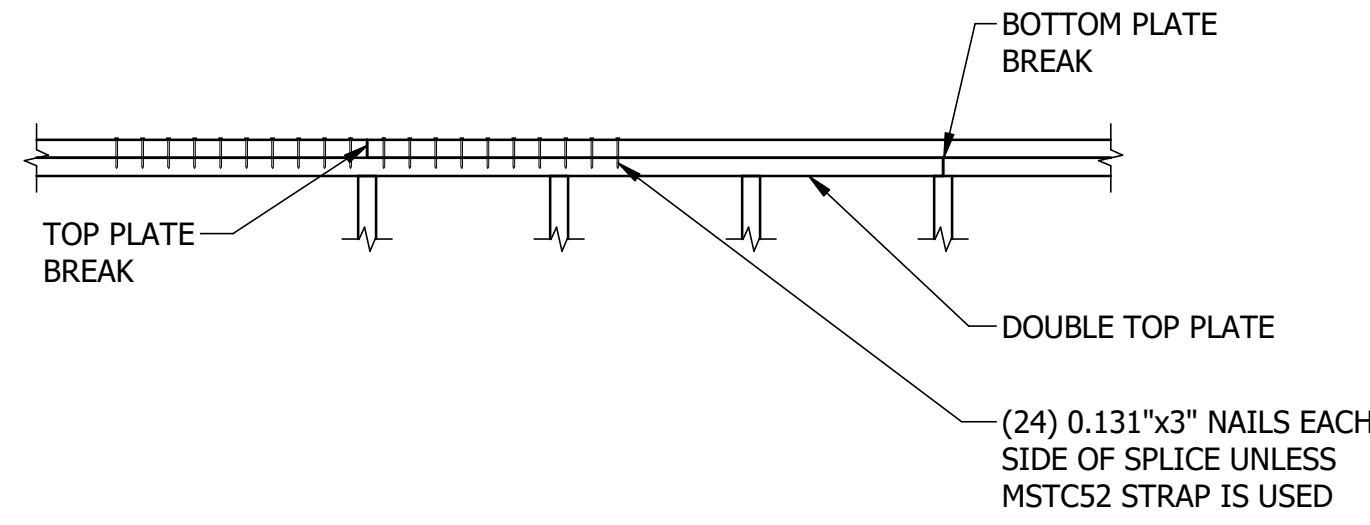
PROJECT: MICASITA
33607 OLD ALICE RD.
LOS FRESNOS, TX 78566
OWNER / CLIENT: COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE

DATE
DESCRIPTION
NO
CONSULTANT:
CONSULTANT:



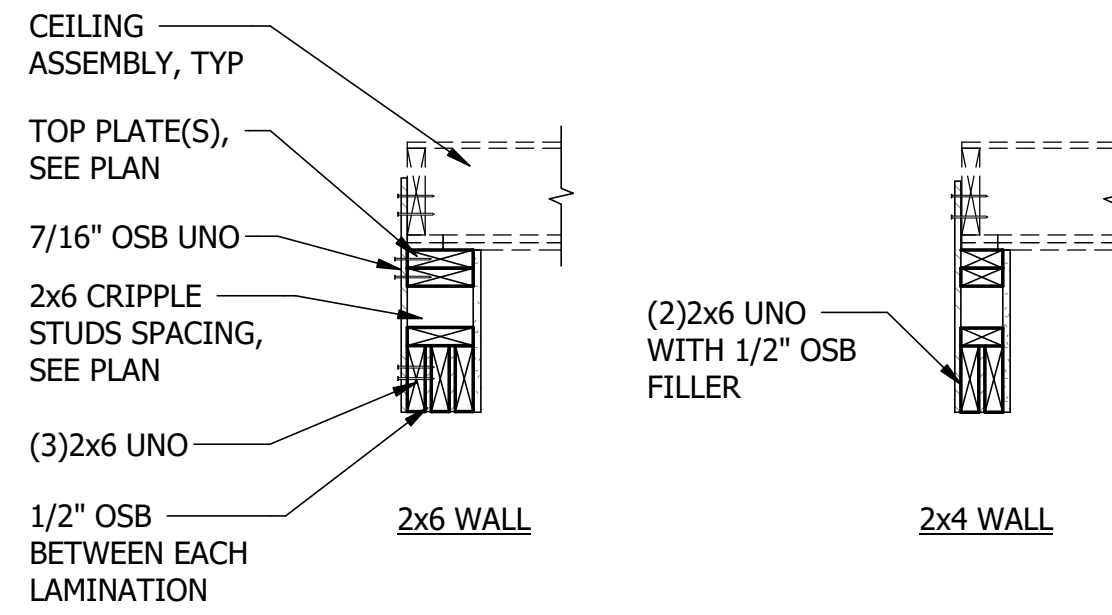
- NOTES:
- HOLDOWN INDICATES BENT STRAP OR PLATE.
 - BUNDLED STUDS FOR HOLDOWN MAY VARY PER HOLDOWN SCHEDULE. REFERENCE SCHEDULE FOR REQUIREMENTS.
 - PLATE CONNECTION SHALL BE GREATER OF SIDE WALL AND EXTERIOR WALL.

1 TYPICAL EXTERIOR CORNER ARRANGEMENT - PLAN
SCALE: NTS

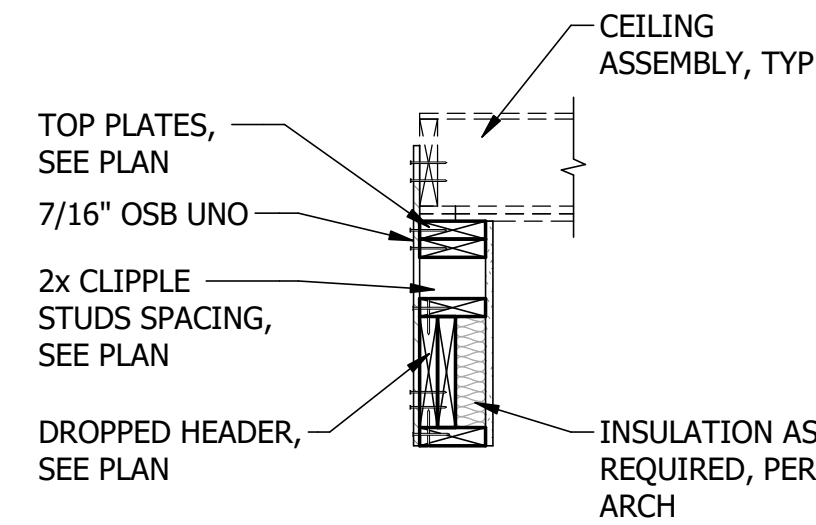


- NOTE:
- SPLICE DOES NOT NEED TO OCCUR AT STUD AS SHOWN UNO.

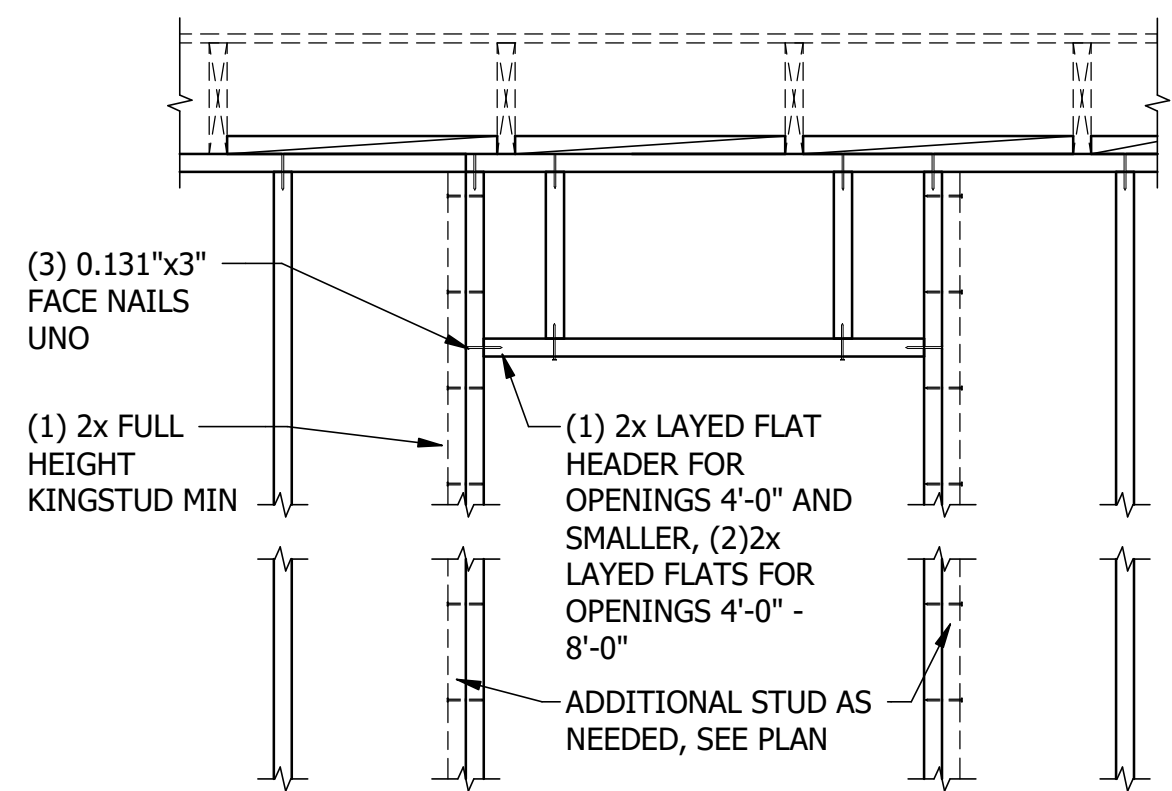
2 TOP SPLICE DETAIL (FACTORY)
SCALE: NTS



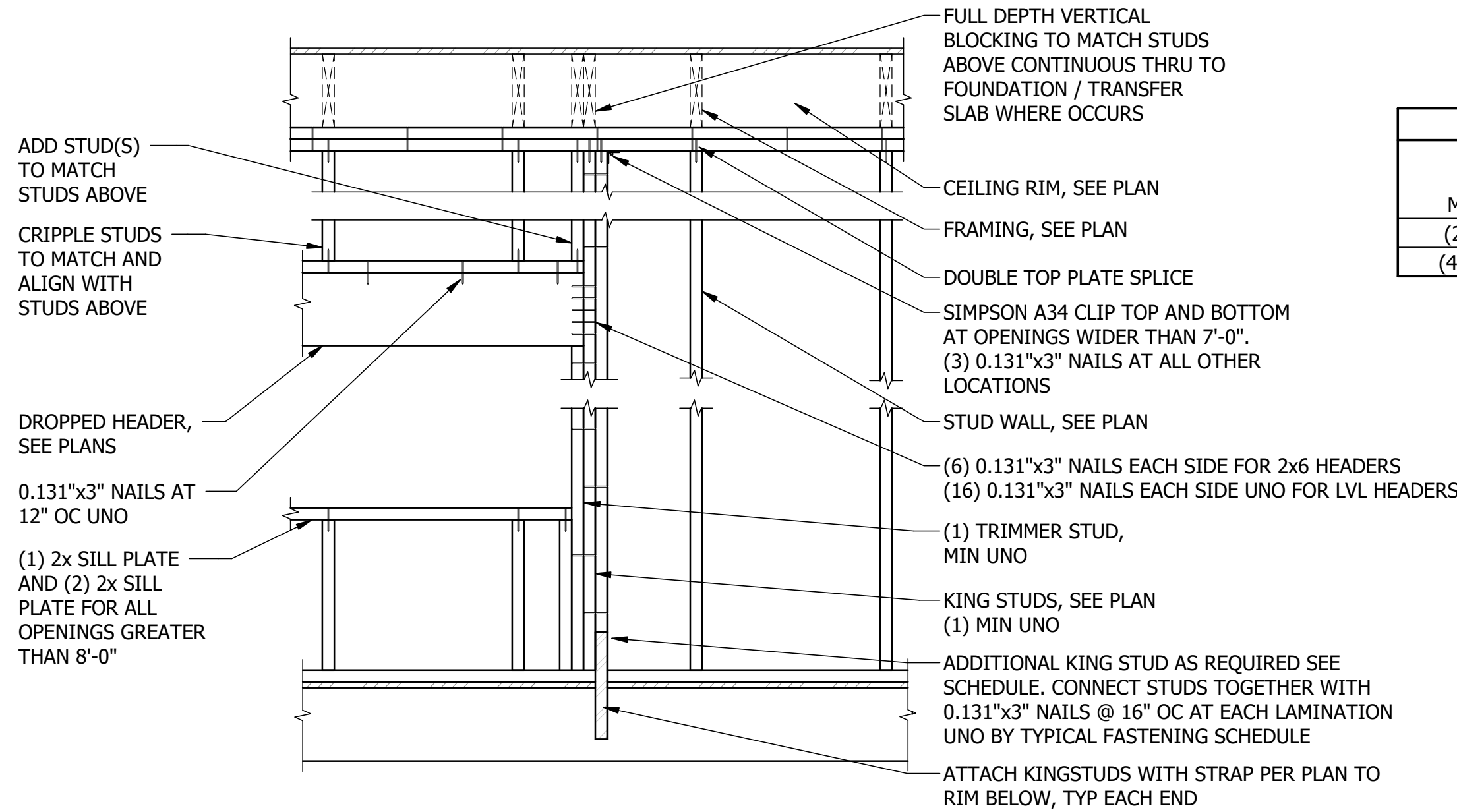
3 DROPPED HEADER SECTION DETAIL
SCALE: NTS



4 DROPPED HEADER SECTION DETAIL ALTERNATIVE
SCALE: NTS

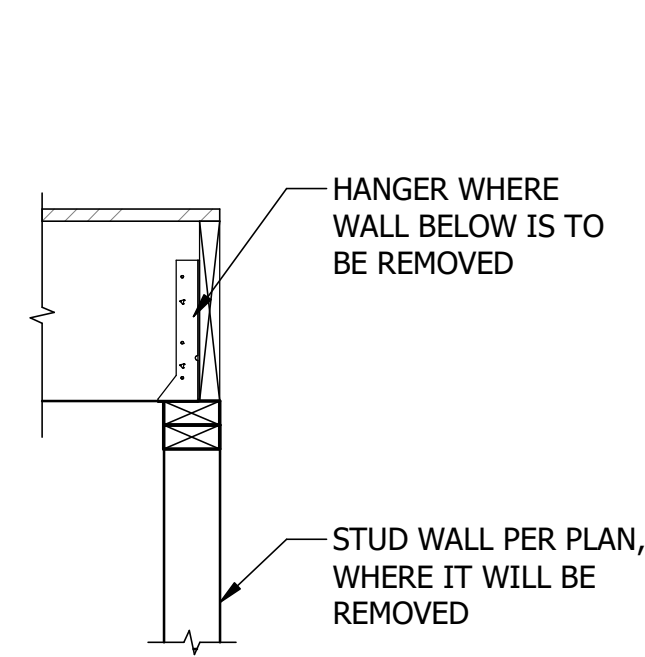


5 TYPICAL INTERIOR NON BEARING OPENING
SCALE: NTS



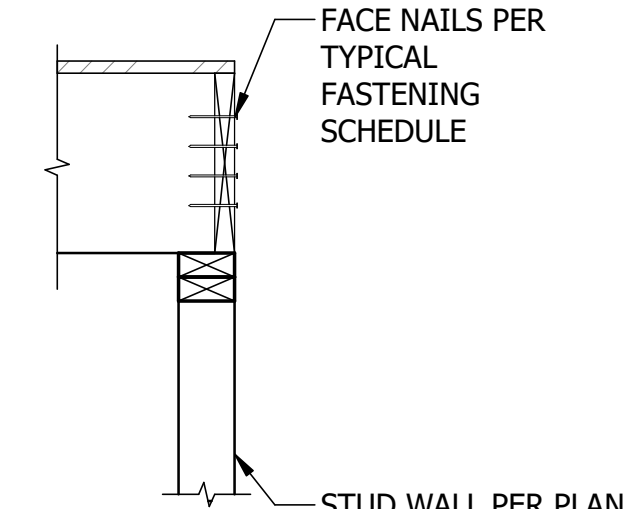
6 TYPICAL DROPPED HEADER
SCALE: NTS

WOOD HEADER SCHEDULE			
MARK	MEMBER SIZE	TRIMMER STUD(S)	KING STUD(S)
(2) 2x6	(2) 2x6 SP #2	[6]	[6] [7]
(4) 2x10	(2) 2x6 SP #2	2x4	2x4



HANGER CONDITION AT
OPENING WITH/ NO DROP
HEADER

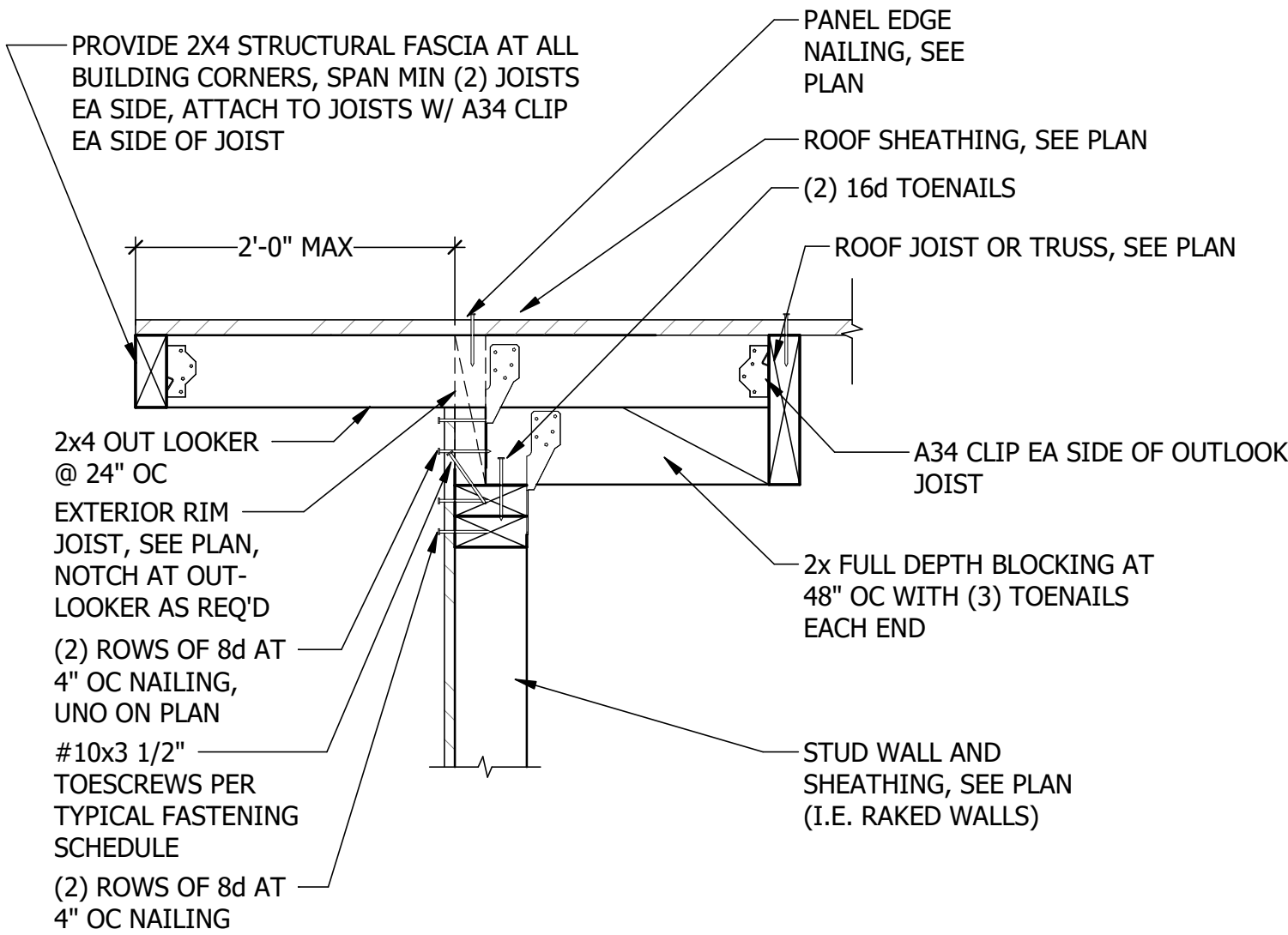
- NOTE:
1. NAILING FOR TYPICAL 2x8.
 2. USE HANGER OR END NAILED CONDITION AT ALL OPENINGS EXCEPT AT DROPPED HEADERS.
 3. SHEATHING LOCATION VARIES PER PLAN AND FACTORY DETAILS.



ALTERNATIVE CONDITION

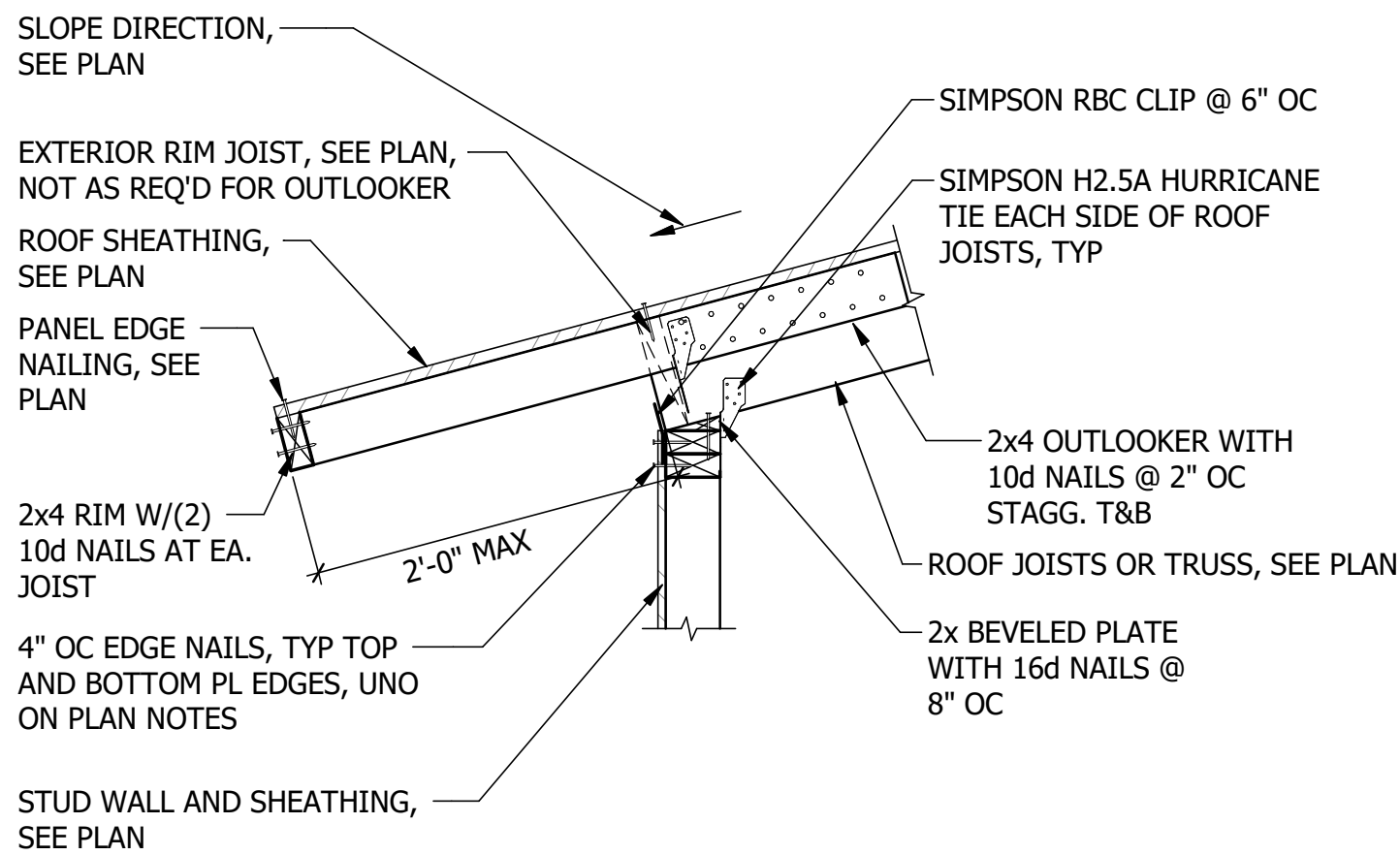
1 ROOF JOIST END/HANGER ALTERNATES

SCALE: NTS



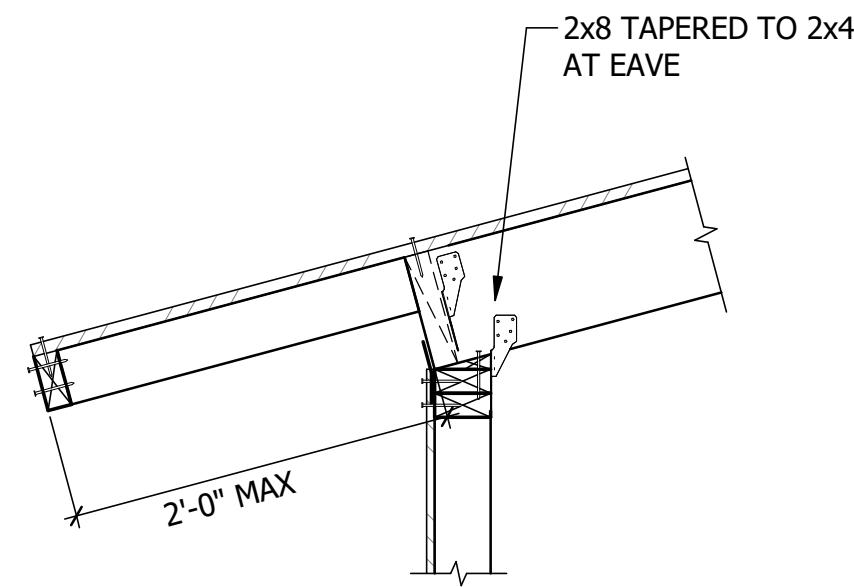
2 FACTORY ROOF PARALLEL TO WALL

SCALE: NTS
REF SHEET: S1.01.1M

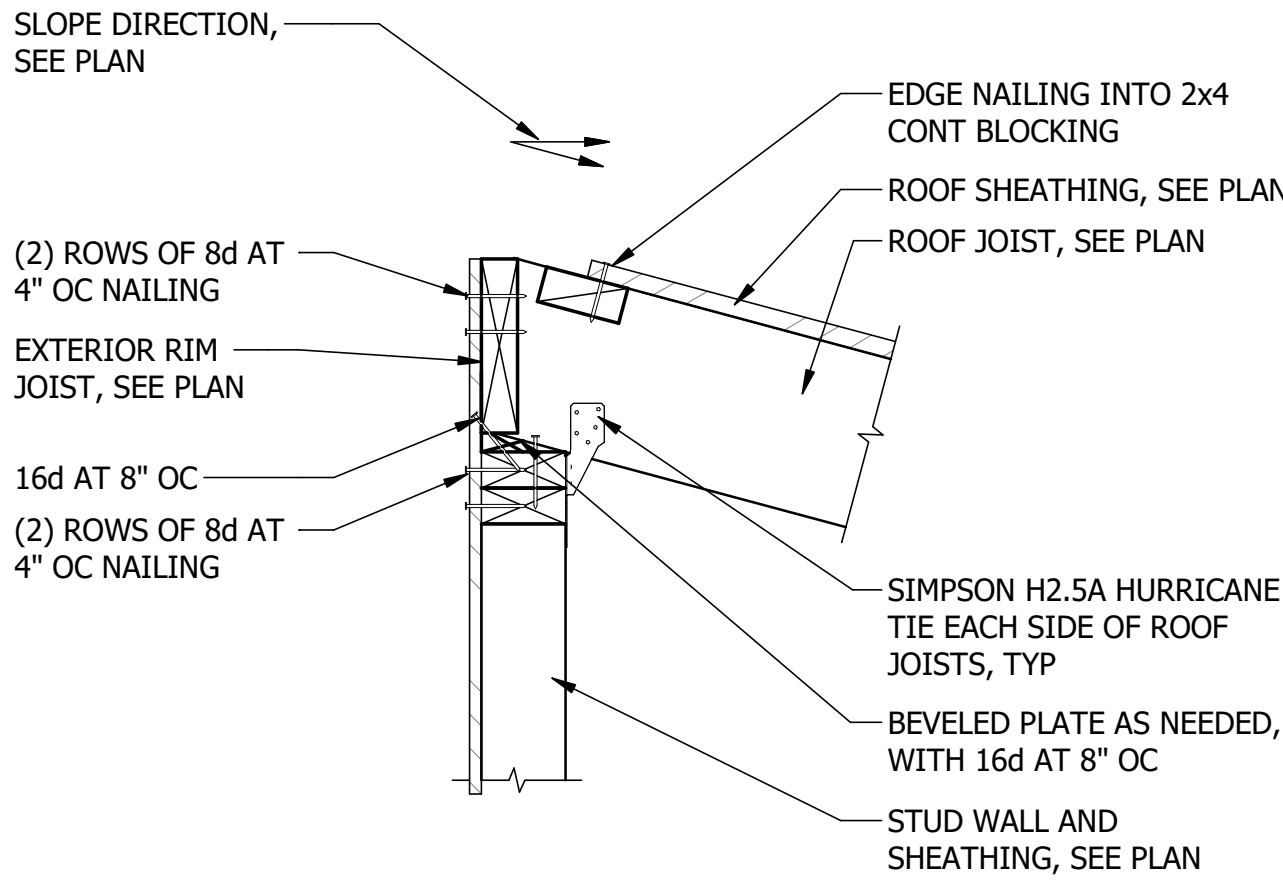


3 FACTORY ROOF AT WALL

SCALE: NTS
REF SHEET: S1.01.1M



ALTERNATIVE OPTION



4 FACTORY ROOF AT WALL

SCALE: NTS
REF SHEET: S1.01.1M

2024-08-01 CAR RESPONSE



AXIOM

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Axiom Project
Number: A22-025
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**COMMUNITY DEVELOPMENT
CORPORATION OF BROWNSVILLE**

CONSULTANT:

CONSULTANT:

CONSULTANT:

NO 4

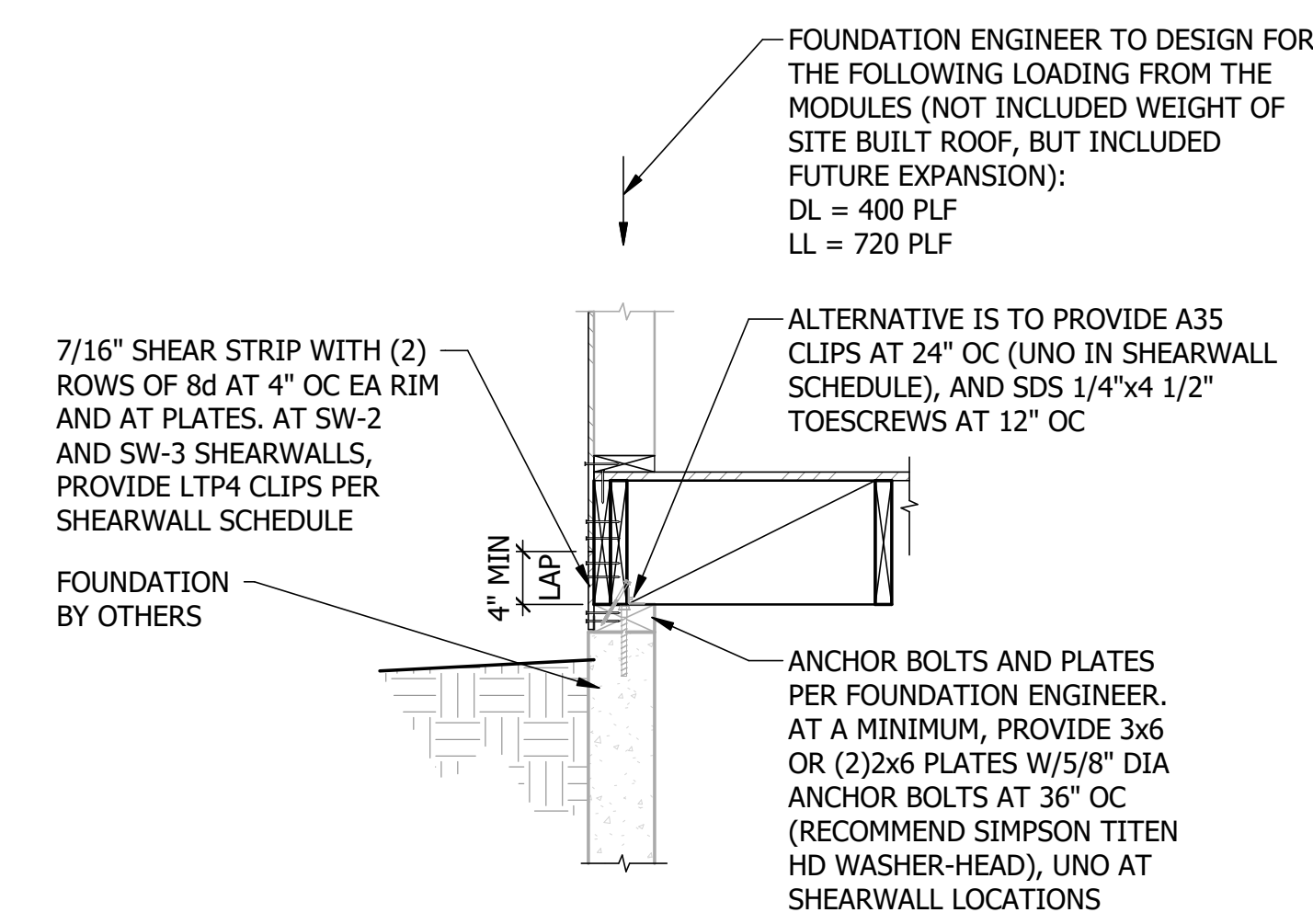
DESCRIPTION
POST STATE LICENSE ADDENDUM 1

DATE
2023-12-22

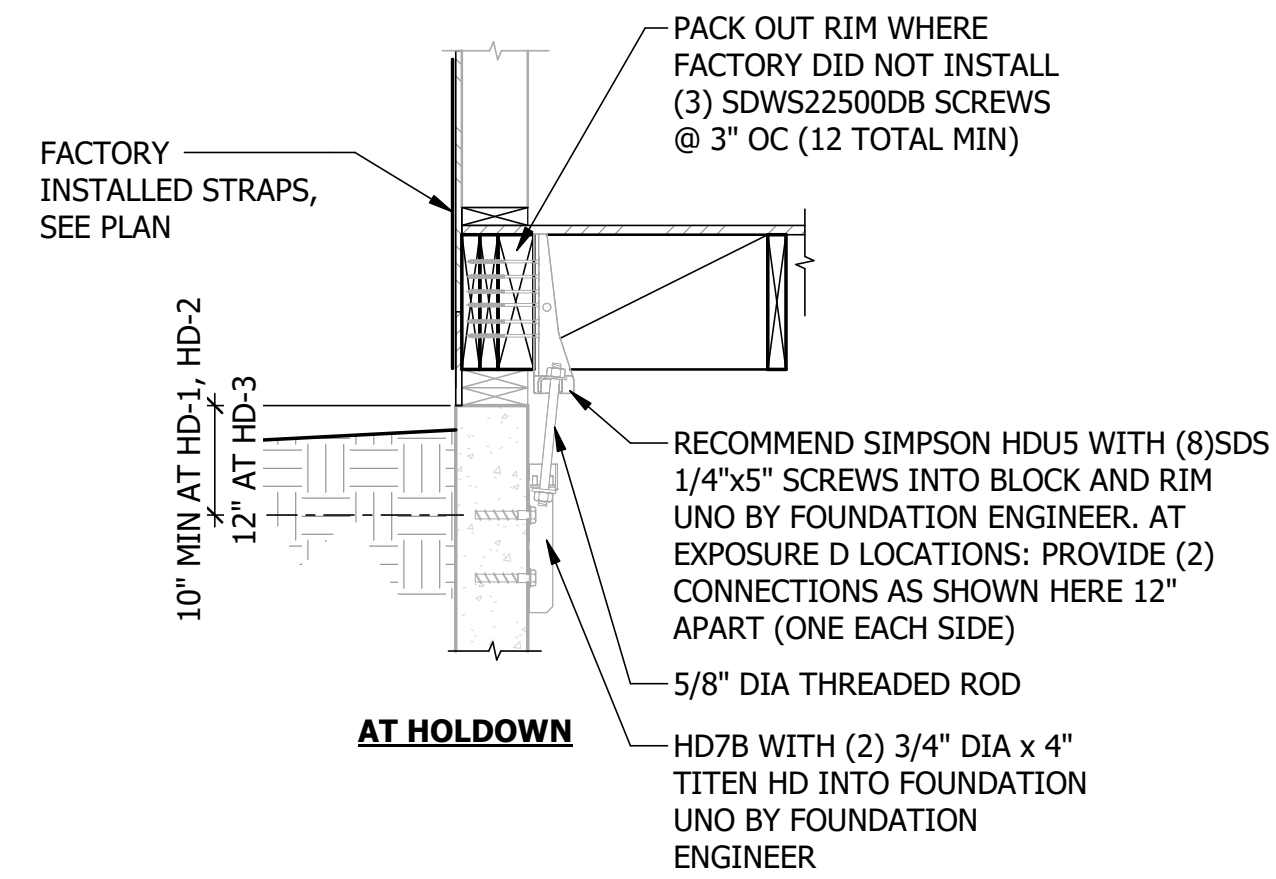
REVISION:	DATE:
4	08/01/2024
DRAWN BY:	CHECKED BY:
SD	LH
DESIGNED BY:	JOB NUMBER:
KR/MM	A22-025

FACTORY BUILT ROOF
DETAILS

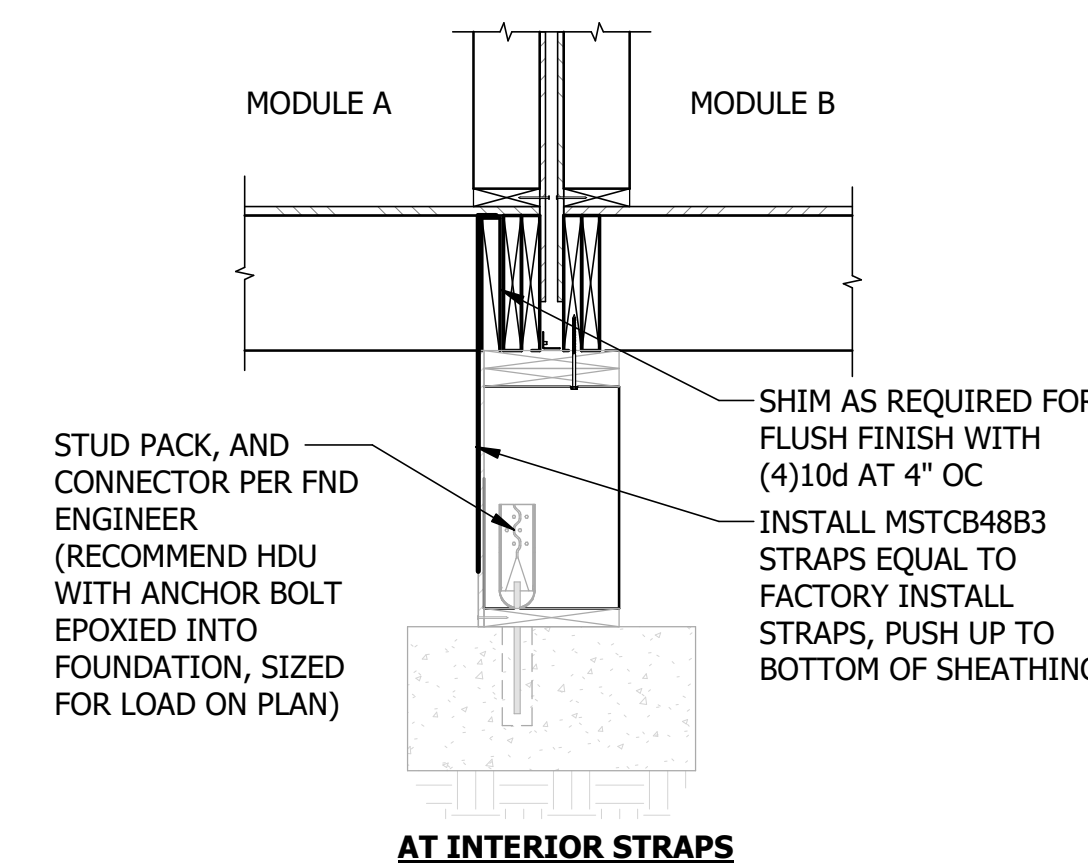
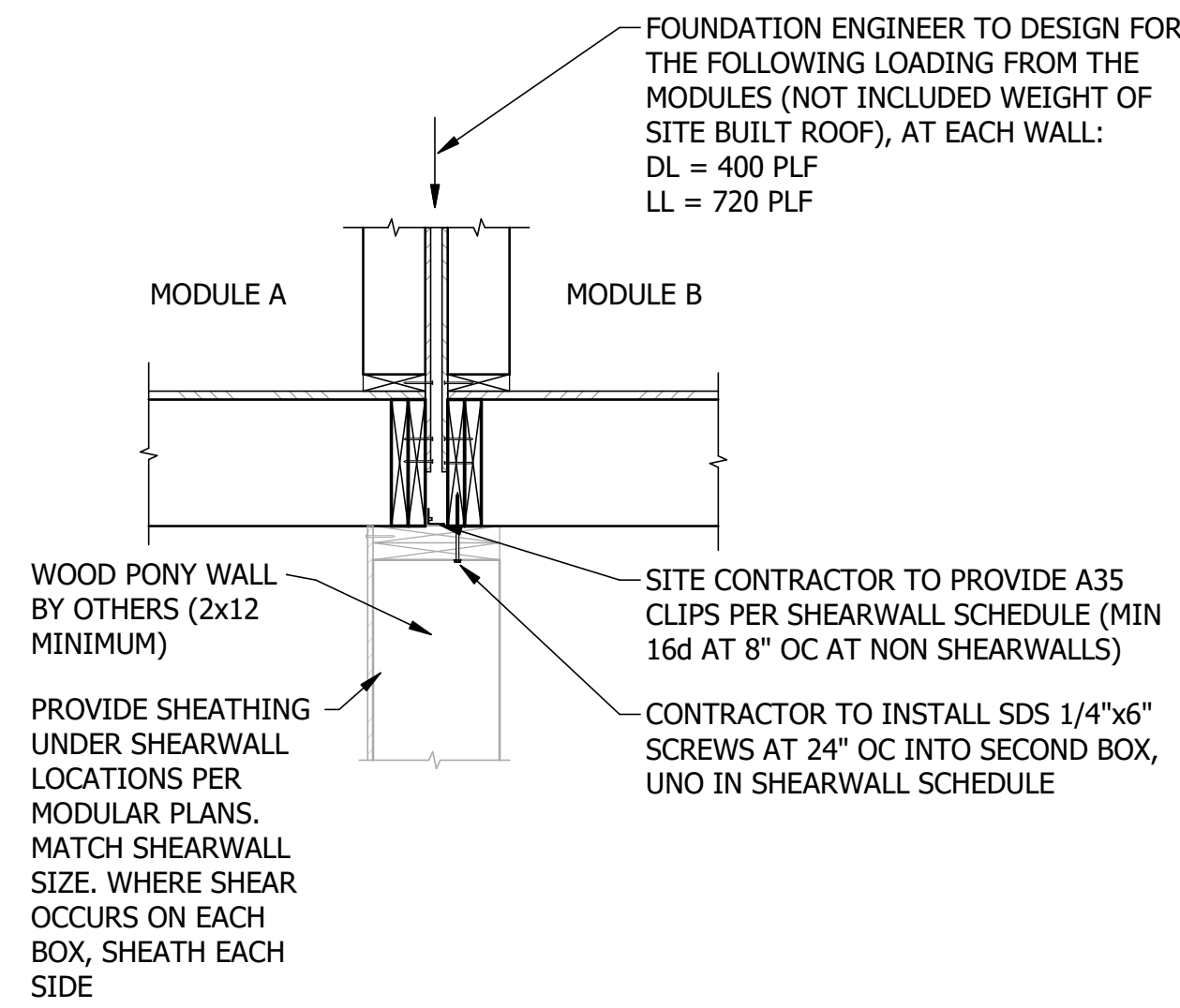
S5.84M



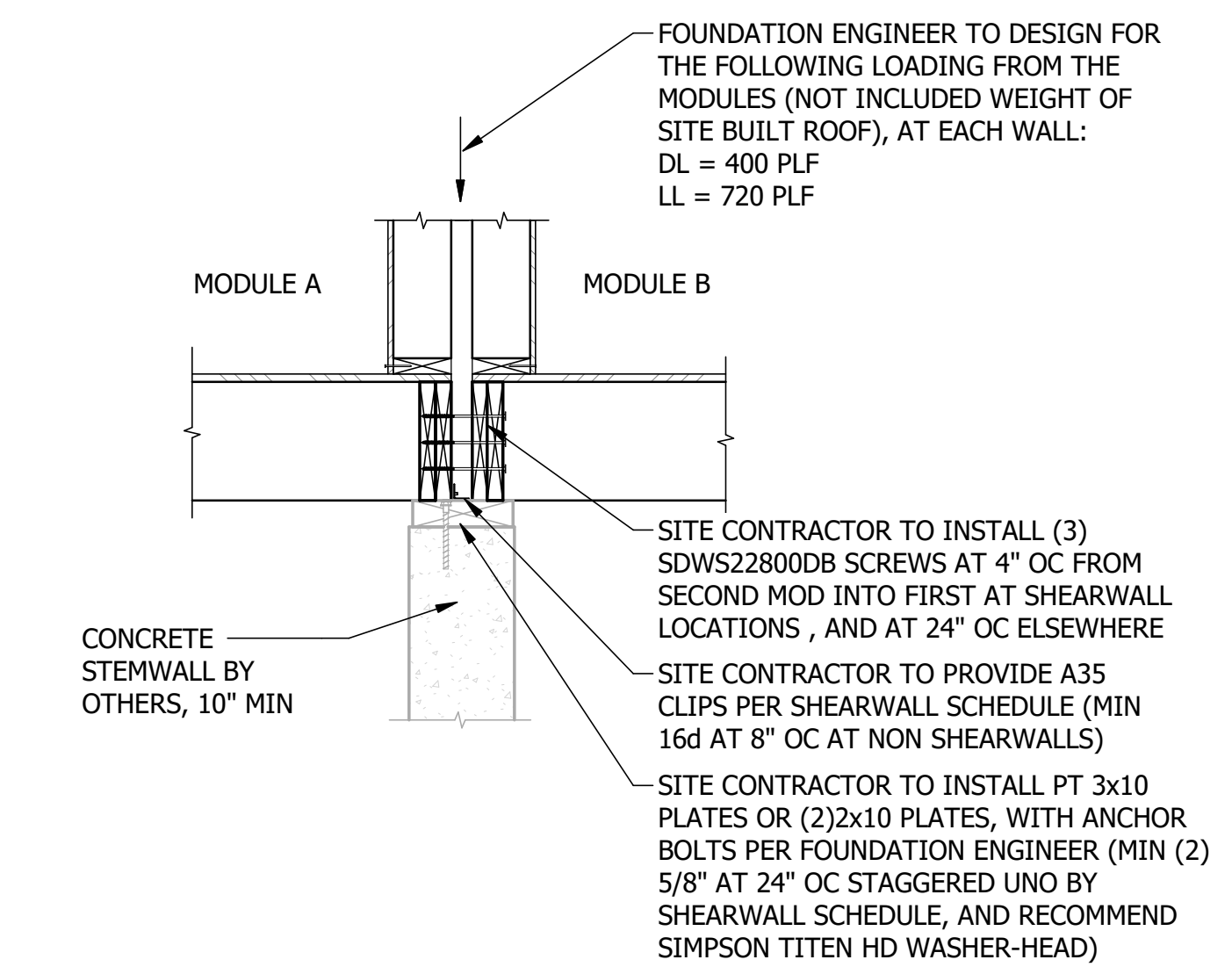
1 WOOD FOUNDATION HOLDOWN DETAIL
SCALE: NTS
REF SHEET: S1.01.1M



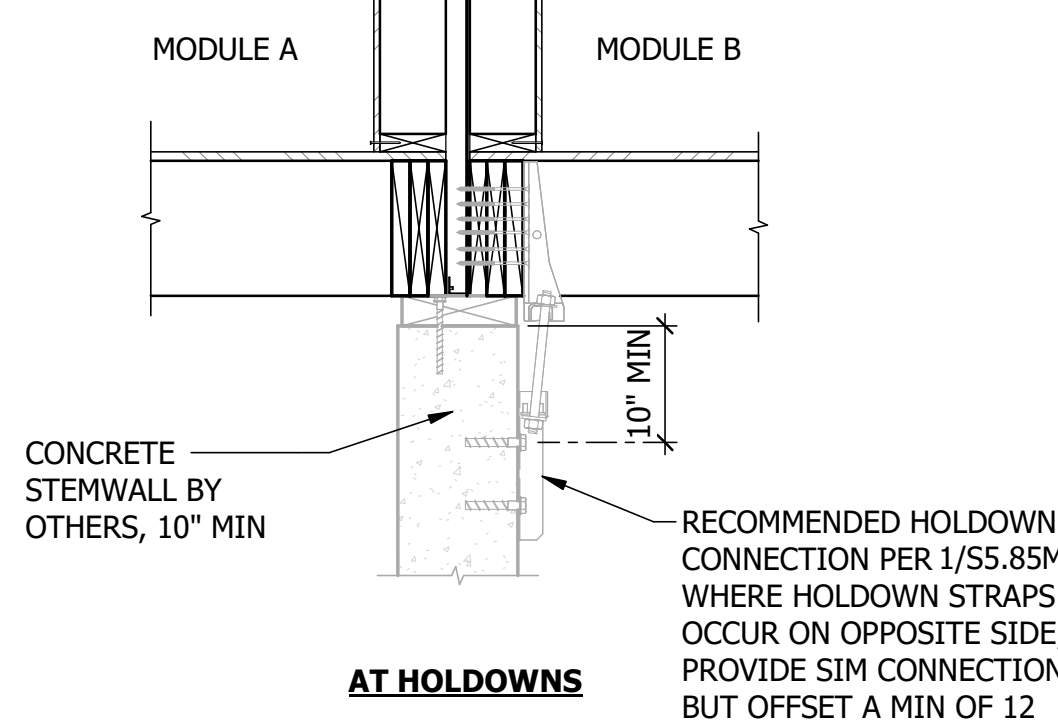
2 WOOD FOUNDATION HOLDOWN DETAIL AT INTERIOR PONY WALL OPTION
SCALE: NTS
REF SHEET: S1.01.1M



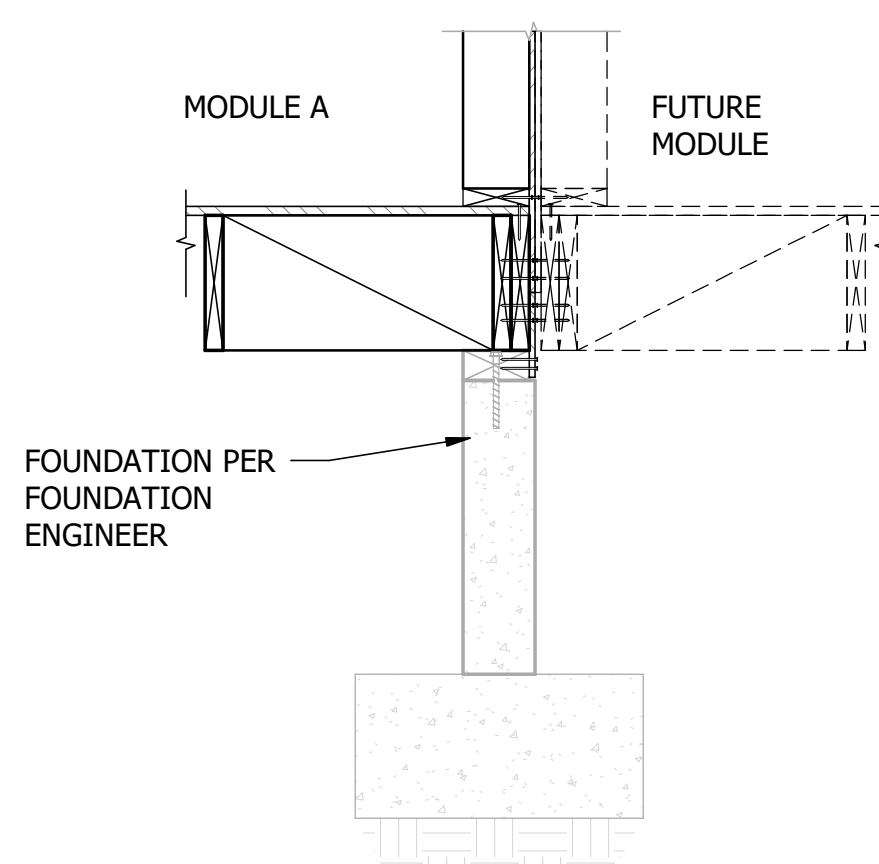
AT INTERIOR STRAPS



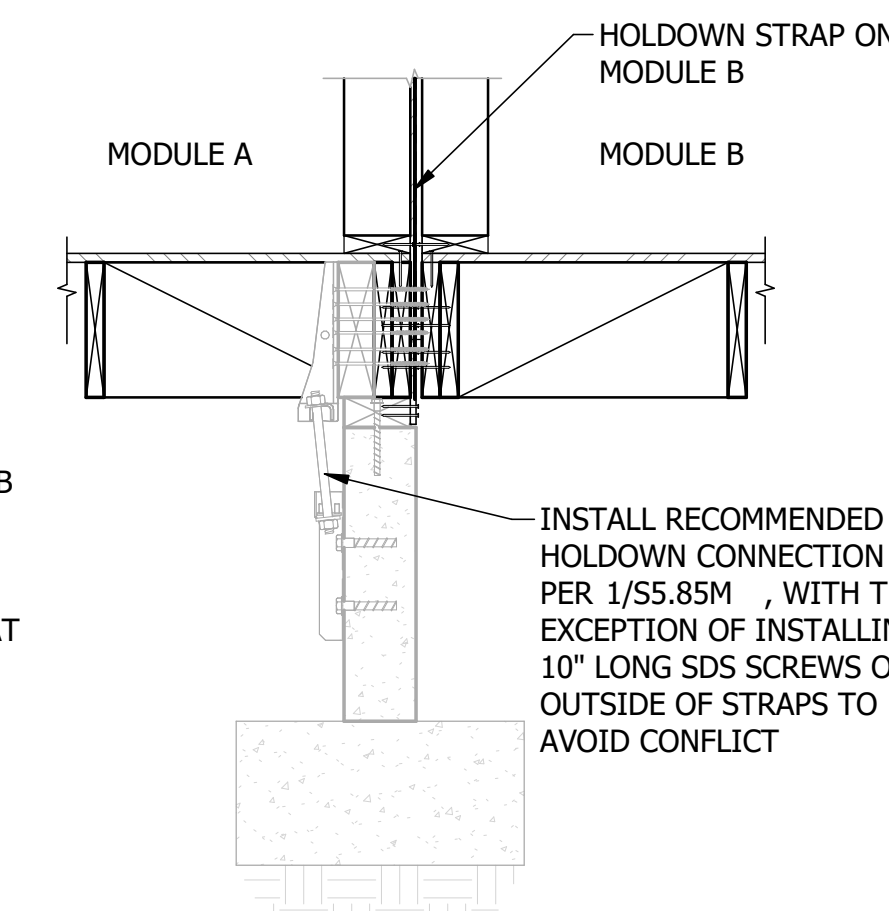
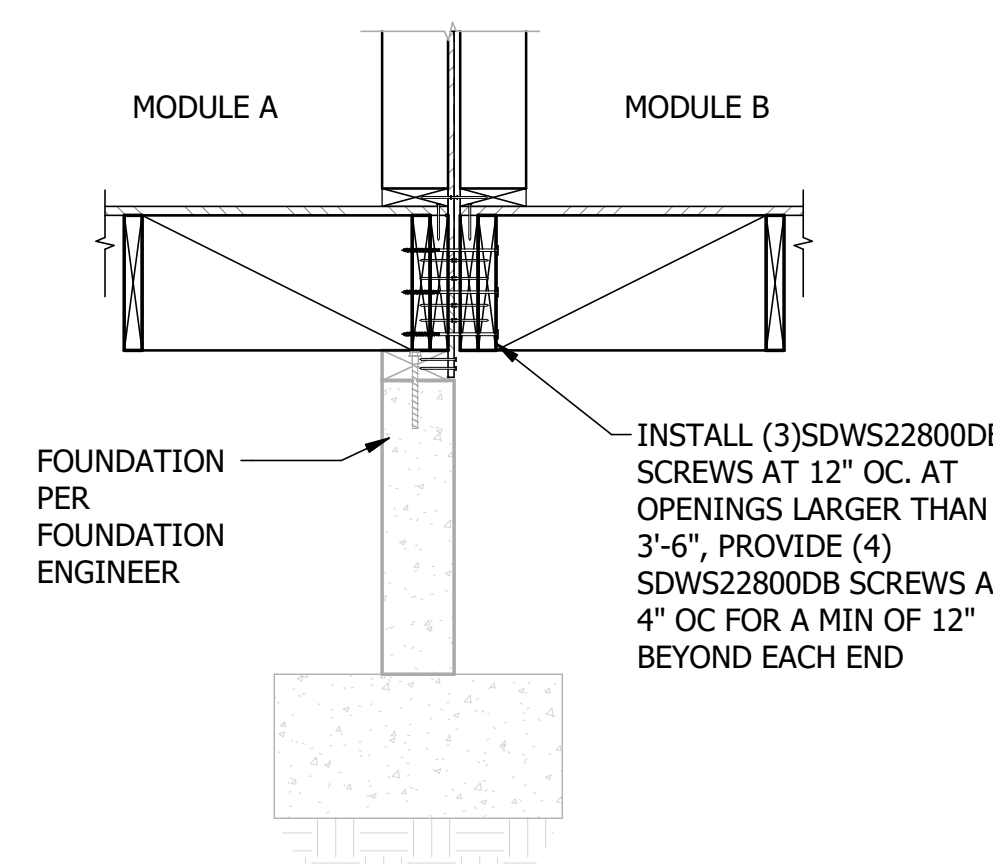
3 WOOD FOUNDATION AT INTERIOR FOUNDATION DETAIL
SCALE: NTS
REF SHEET: S1.01.1M



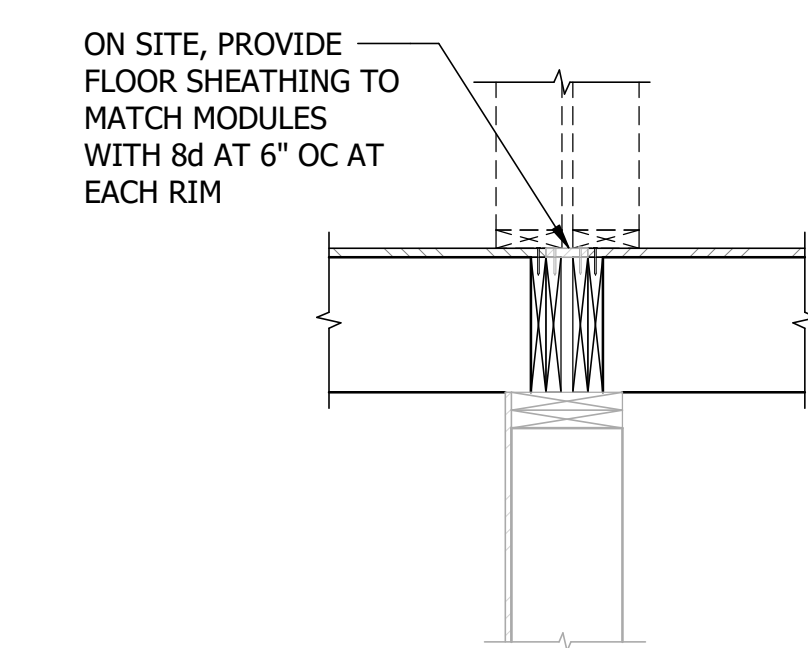
AT HOLDOWNS



4 WOOD FOUNDATION AT FUTURE HOME ADDITIONS
SCALE: NTS
REF SHEET: S1.01.1M



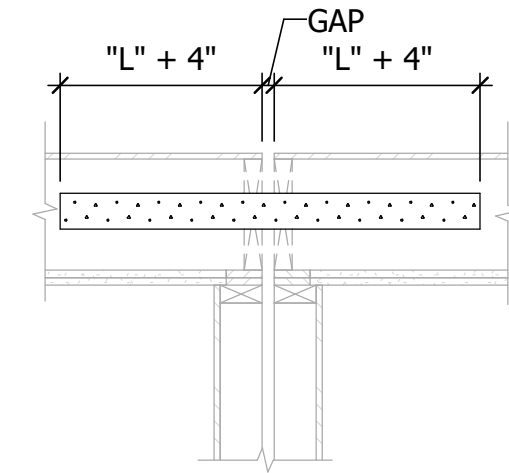
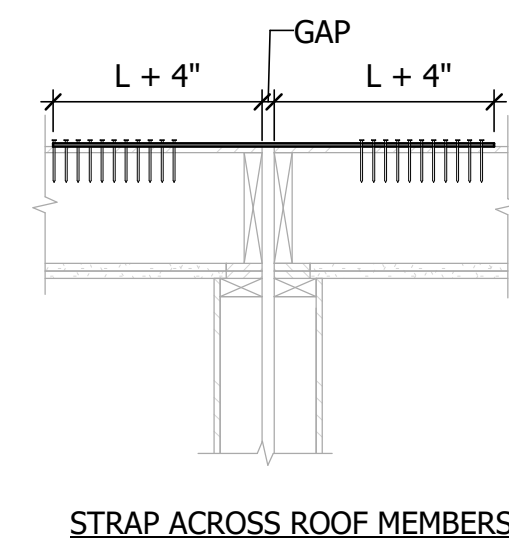
AT HOLDOWNS ON NEW MODULE



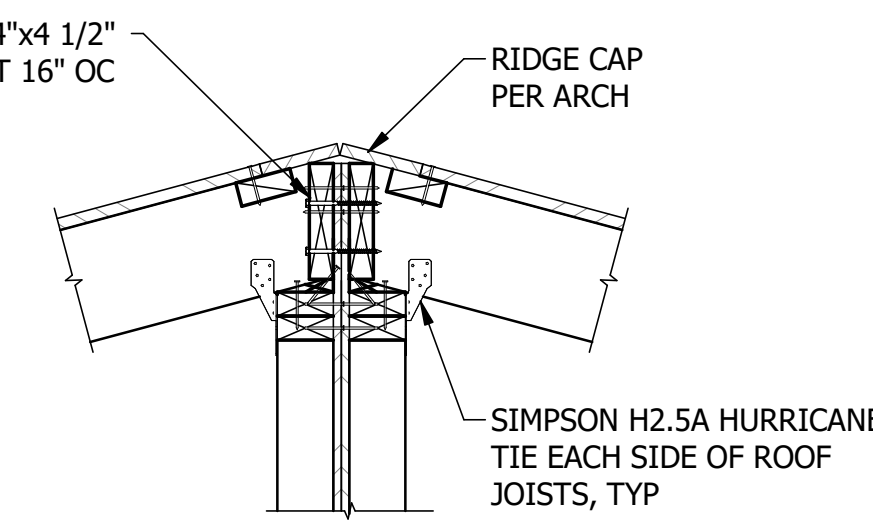
5 MATELINE OPENING BETWEEN BOXES
SCALE: NTS
REF SHEET: S1.01.1M

WOOD COILED STRAP SCHEDULE				
STRAP TYPE	MIN NAILS AT EACH END	LENGTH ONTO (L): JOIST [3]	BLOCKING [S]	Capacity
CS16	(13) 8d	13"	SEE PLAN	1705
CS14	(18) 8d	19"	SEE PLAN	2490
CMST12	(43) 16d	39"	SEE PLAN	9215

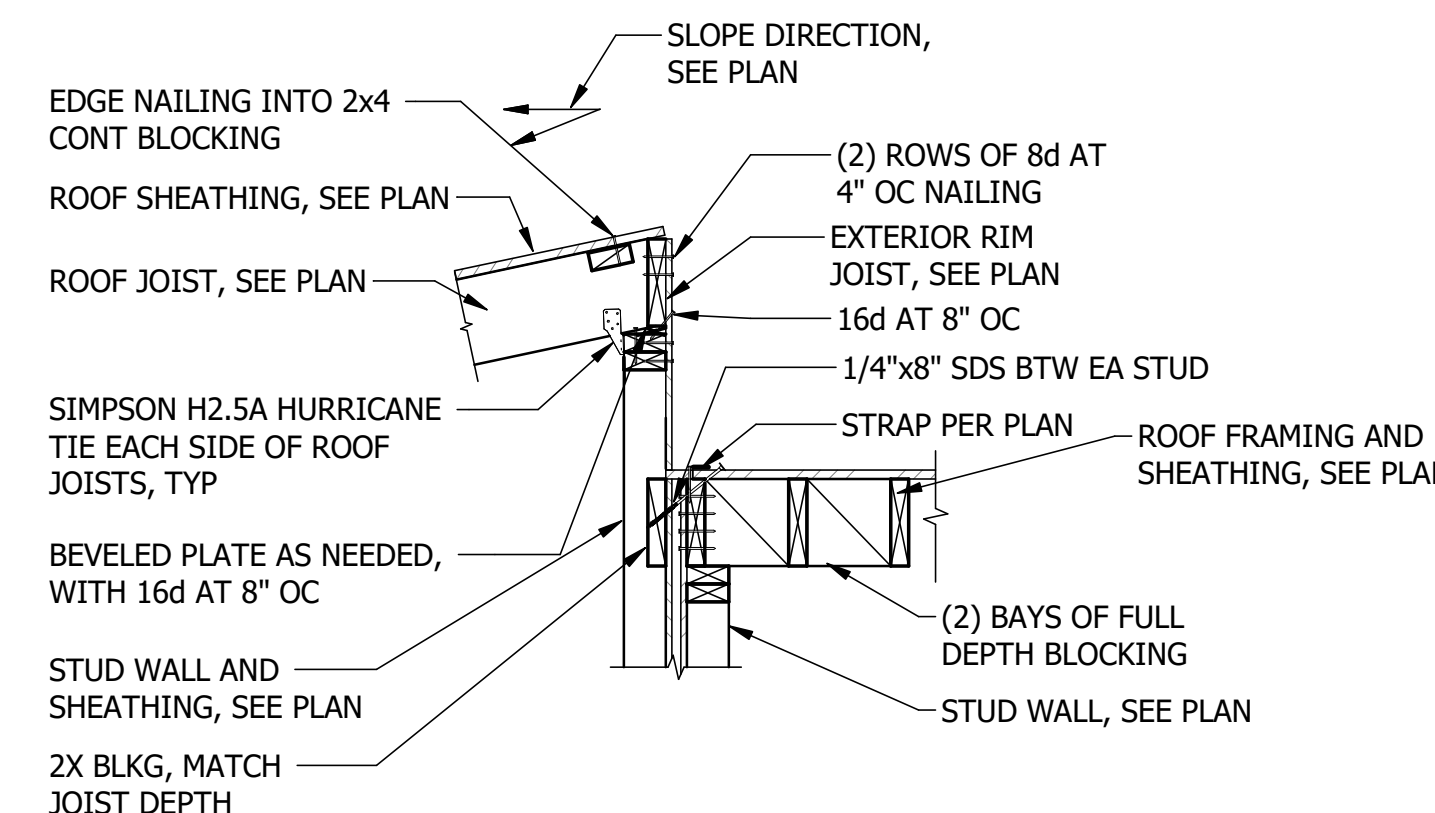
- NOTES:
1. DENOTES SIMPSON STRAP FOR DRAG CONNECTION. SEE DRAG STRAP SCHEDULE FOR REQUIRED STRAP LENGTHS.
 2. DRAG STRAPS TO BE BY SIMPSON STRONGTIE UNO.
 3. FILL EVERY OTHER PAIR OF NAIL HOLES.
 4. FOR MANUFACTURED JOISTS ONLY, PROVIDE ADDITIONAL JOIST AND USE DF/GLB LENGTHS FOR SOLID SAWN AND FABRICATED 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.



STRAP ACROSS CEILING RIM/BREAM MEMBERS

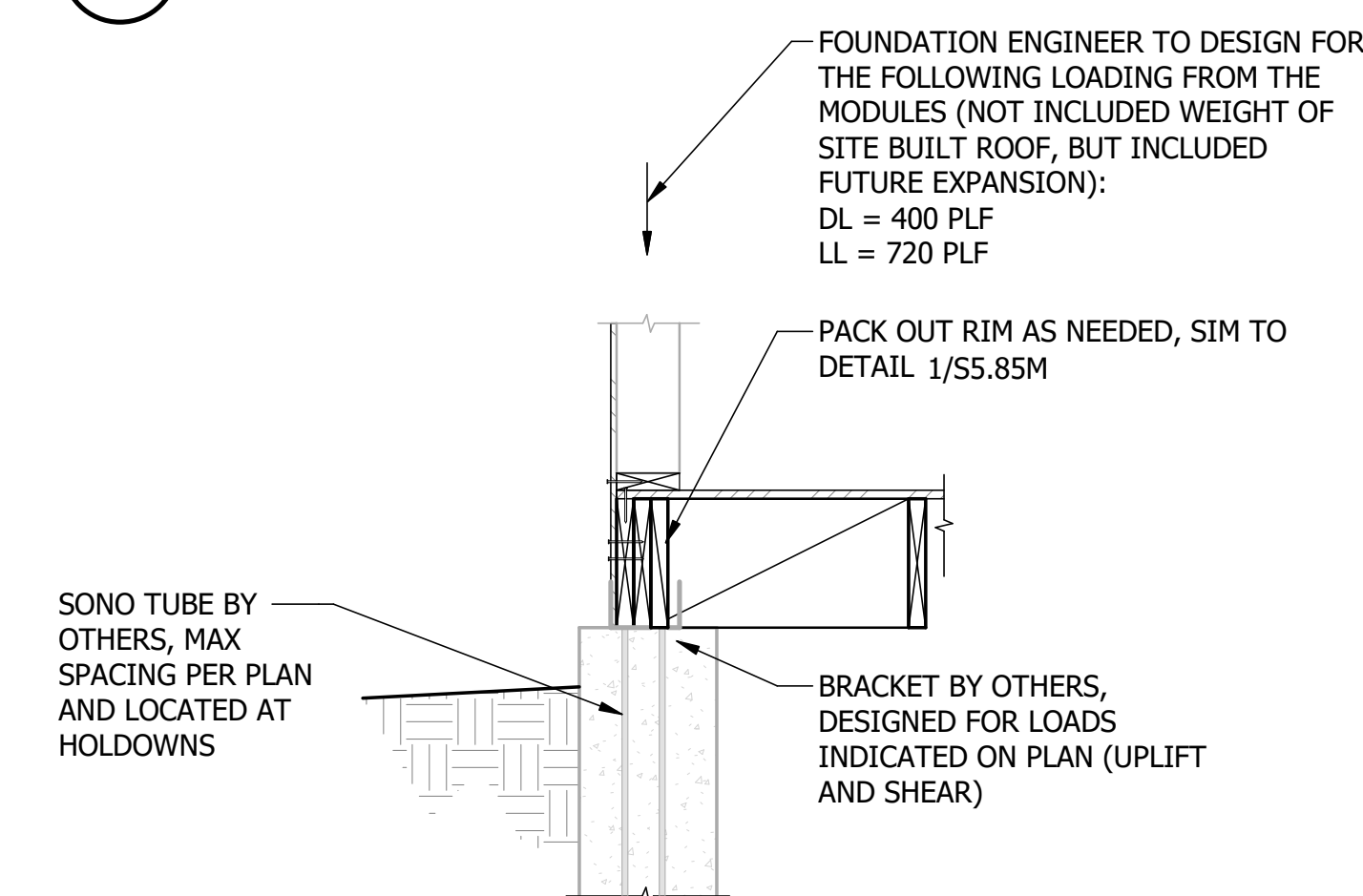


- NOTES:
1. ROOF ORIENTATION/SLOPE MAY VARY

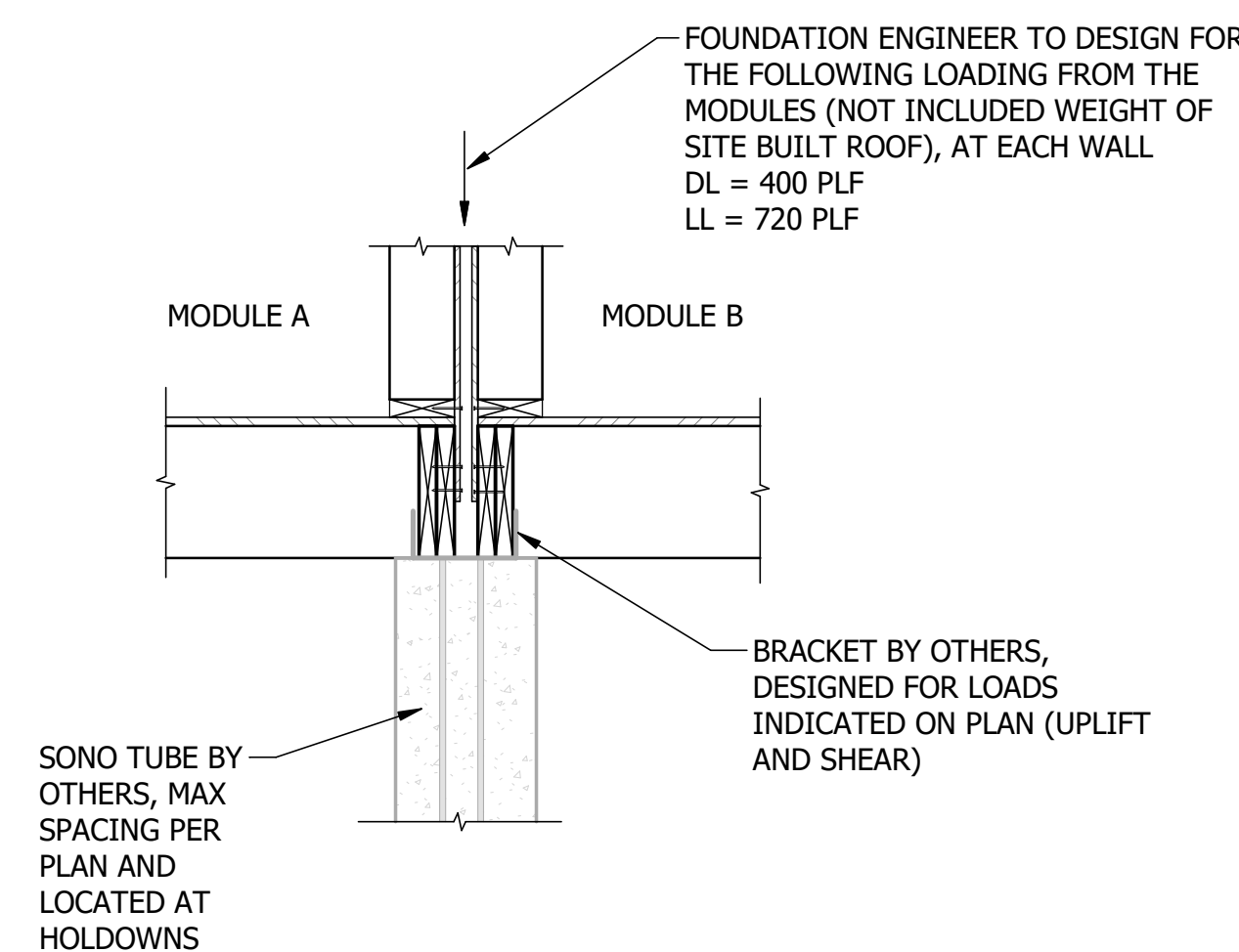


8 MODULE FRAMING AT ROOF FRAMING DIRECTION CHANGE
SCALE: NTS
REF SHEET: S1.01.1M

6 WOOD DRAG STRAP SCHEDULE (SITE INSTALLED)
SCALE: NTS

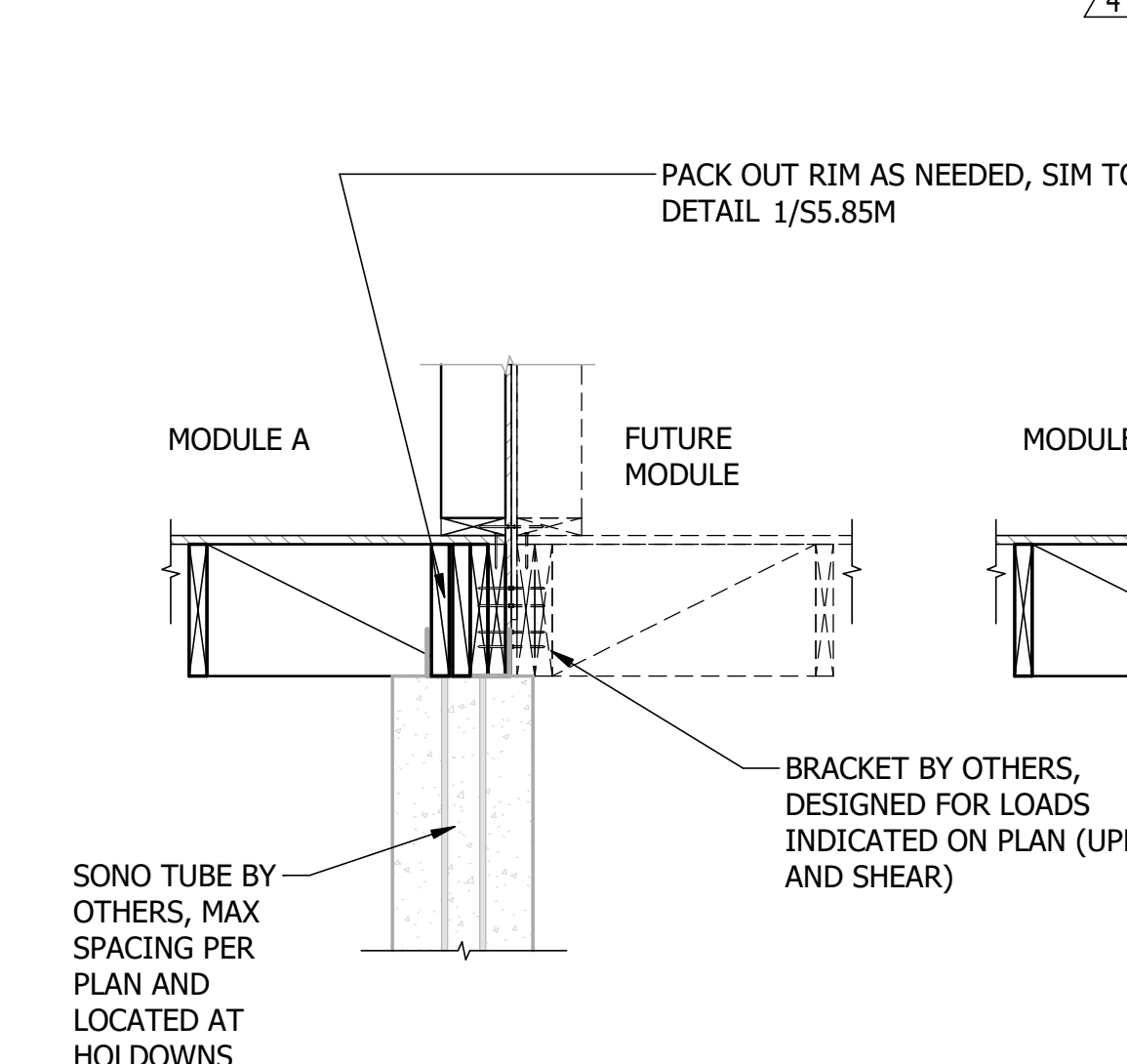


9 WOOD FOUNDATION HOLDOWN DETAIL - SONOTUBE OPTION
SCALE: NTS
REF SHEET: S1.01.1M



10 WOOD FOUNDATION HOLDOWN DETAIL AT INTERIOR - SONOTUBE OPTION
SCALE: NTS
REF SHEET: S1.02M

7 SITE CONNECTION AT ROOF
SCALE: NTS
REF SHEET: S1.01.1M



11 WOOD FOUNDATION AT FUTURE HOME ADDITIONS - SONOTUBE OPTION
SCALE: NTS
REF SHEET: S1.02M

9 WOOD FOUNDATION HOLDOWN DETAIL - SONOTUBE OPTION
SCALE: NTS
REF SHEET: S1.01.1M



DATE
2023-12-22

DESCRIPTION
POST STATE LICENSE ADDENDUM 1

NO
4

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
BROWNSVILLE, TX 77801
PHONE: 361-4520
AXIOM LLC
AXIOM PROJECT
Number: A22-025
ALTERNATIVE BIDDING
CONSISTENT WITH AIAA 1917C



Bosque, ID | Salt Lake City, UT | Albuquerque, NM

PROFESSIONAL SEAL

REVISION:
4
DRAWN BY:
SD
DESIGNED BY:
KR/MM

DATE:
08/01/2024
CHECKED BY:
LH
JOB NUMBER:
A22-025

SITE INSTALLATION
DETAILS

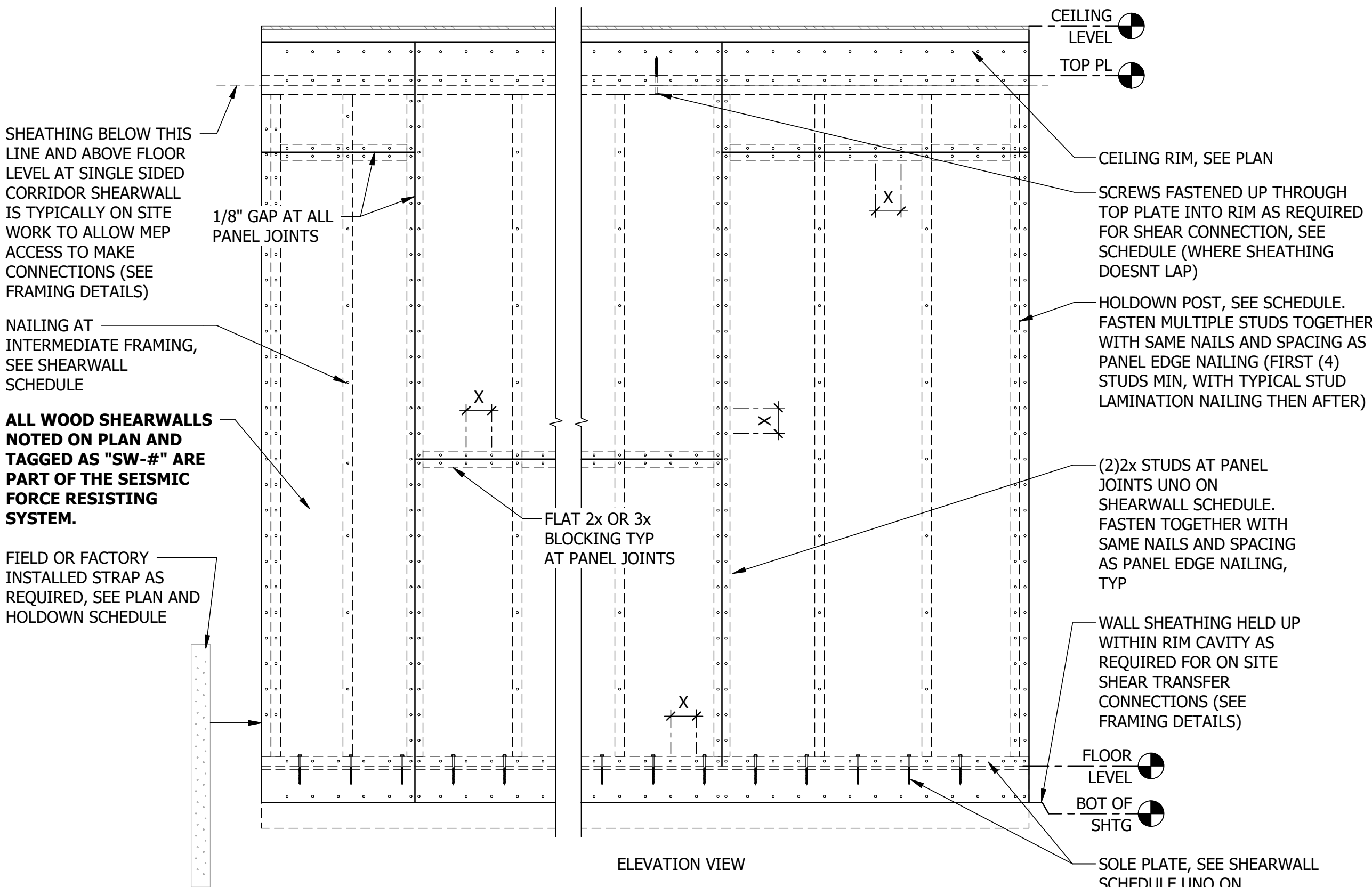
S5.85M

2024-08-01 CAR RESPONSE

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WOOD SHEARWALL SCHEDULE													
FACTORY AND SITE INSTALLED							FACTORY INSTALLED				SITE INSTALLED		
MARK		SHEAR CAPACITY LBS/FT (E/W) ASD	WALL SHEATHING APA RATED [1],[6]	STUD PLATES / BLOCKING SPECIES	PANEL NAILING			FRAMING MEMBERS AT ADJOINING PANEL EDGES [6]	CLIPS (LTP4) [11]	2x SOLE PLATE CONNECTION TO RIM / BLOCKING BELOW [8], [13], [14], [15]	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]
					SIZE	EDGE SPACING	FIELD SPACING						
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:
- INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICAL FOR THE ENTIRE LENGTH OF THE WALL PER PLAN.
 - ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.
 - STAGGER ALL EDGE NAILING EXCEPT FOR AT SW-6.
 - 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.
 - NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS PER FIELD SPACING OF SCHEDULE.
 - 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.
 - ALL WOOD MEMBER IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED PER GENERAL STRUCTURAL NOTES.
 - 16d NAILS ARE PERMITTED TO BE 0.148" x 3 1/4" NAILS OR 16d COMMON UNO.
 - PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
 - 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.
 - FOR COMPRESSION STUDS AT THE ENDS OF ALL SHEARWALLS, SEE HOLDOWN SCHEDULES.
 - 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
 - AT MATELINE WALLS, FASTENERS PER SCHEDULE MUST PENETRATE RIM OF MODULE THAT CONTAINS SHEARWALL, TYP.
 - AT NON-SHEARWALL LOCATIONS, MINIMUM FASTENING TO BE PER TYPICAL FASTENING SCHEDULE.



- DETAIL ELEVATION NOTES:
- 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.
 - 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.
 - "X" INDICATES EDGE NAILING AT SHEARWALLS
 - 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.

1 WOOD SHEARWALL SCHEDULE
SCALE: NTS

2024-08-01 CAR RESPONSE

PROJECT:
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SUITE #401
BOISE, ID 83702
PHONE: 208-438-4520
Axiom LLC.com

Boise, ID | Salt Lake City, UT | Albuquerque, NM

ALTERNATE SITES:
ALBUQUERQUE, NM
CONSIDER 6 OF ABOVE

REVISION:
SD

DATE:
08/01/2024

DRAWN BY:
SD

CHECKED BY:
LH

DESIGNED BY:
KR/MM

JOB NUMBER:
A22-025

WOOD SCHEDULES

S6.61M

DATE

DESCRIPTION

NO

CONSULTANT:

CONSULTANT:

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