



# REQUEST FOR PROPOSALS

## CONSTRUCTION OF SINGLE-FAMILY HOMES

<b>PROPOSAL COVER SHEET</b>
-----------------------------

**Company (Builder) Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**EID or Federal ID #:** \_\_\_\_\_

**Number of Homes Proposed for Construction:** One \_\_\_\_\_ Three \_\_\_\_\_ Both Options Submitted \_\_\_\_\_

**Home Plans Submitted as Part of this Proposal (by name or number):**

**Plan:** \_\_\_\_\_ **Plan:** \_\_\_\_\_

**The undersigned acknowledges and agrees that:**

1. They are authorized to submit the attached proposal on behalf of the builder entity, and is fully informed as to the preparation and contents of the attached proposal and all pertinent circumstances respecting such proposal;
2. The terms of the proposal are fair and proper and not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the proposing entity, or any of its agents, representatives, owners, employees, or parties in interest;
3. If selected, builder and its representative(s) will negotiate in good faith to enter into a contract for participation in the project and that the proposal, along with all supplemental materials submitted and modifications mutually agreed through the course of the selection process, will form the basis for said contract; and
4. Rippling Waters reserves the right to reject and/or table any or all proposals received, to enter into negotiations with more than one prospective project participants prior to selection, and to engage in subsequent written proposal rounds with fewer than all submitted proposals considered.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed

\_\_\_\_\_  
Date

**SUBMISSION CHECKLIST:**

- Proposal Cover Sheet
- Recent Examples of Home Construction Activity
- Three References
- Evidence of Financial/Construction Capacity
- Proposed Home Plans & Specifications
- Base and Line-Item Option Pricing
- Commitment that prices submitted will remain in effect through 2024
- Proof of Builder's Risk & Workman's Compensation Insurance
- Warranty Information

## I. OVERVIEW

Rippling Waters (“RW”) is using a competitive *Request for Proposals* process to identify one or more builders (“Partner Builders”) for the **construction of one to three (1-3) new homes in 2023** on currently vacant lots within the city of Ottumwa. Construction is to begin spring 2023 with completion no later than May 31, 2024. Interested builders may submit proposals for the construction of one or all three of the planned new homes.

**Proposals are due on or before November 19, 2022.** All questions regarding this *Request for Proposals* should be directed to:

Holly Berg, Executive Director Rippling Waters  
227 East Main Street; PO Box 634  
Ottumwa, IA 52501  
(641) 954-0461  
[hberg@ripplingwaters.org](mailto:hberg@ripplingwaters.org)

## II. PROPOSALS

Whether proposing the construction of one or multiple homes, only one proposal packet needs to be submitted by an interested builder. The required cover sheet will indicate how many homes are proposed for construction and on which of the planned project sites. **All proposals must contain all required information and materials as outlined here:**

### 1. Cover Sheet

All proposals must include a completed and signed Proposal Cover Sheet.

### 2. Experience

1. Provide three (3) client references with contact information.
2. Provide a list of all single-family homes from the past five years built/developed by your company including address, model name/number, size, construction price, completion date, and sales price/fair market value (if known). Please note if any projects were completed with grant funds or partnership with community non-profits.

### 3. Capacity

- Indicate your normal construction time for a single home, from permitting to Certificate of Occupancy and your production capacity is (i.e., how many homes can you have under construction at one time).
- Provide evidence that demonstrates your company’s financial strength and capacity to participate in this initiative, undertaking construction of the number of homes proposed. *This information will remain confidential with the Rippling Waters Board of Directors.*

#### 4. Home Plans

Proposing builders may submit proposal based on provided plans from RW or may submit their own plans and specifications (“Plan”) for construction of planned new homes.

- All homes must be/have:
  - 1 story
  - 850-1,100 square feet
  - 2-3 bedrooms
  - 1.5-2 bathrooms
  - Raised foundation and crawl space (if slab on grade, define why)
  - Covered front porch
  - 2-car concrete pad connected to house by concrete walkway
  - Suitable for a 45’ lot
- The following are desirable features that might be included as standard or as options in the Plans submitted:
  - High-efficiency furnaces and water heaters
  - Fixture, lighting, door, cabinetry and flooring upgrade(s)
  - Alternative roof line/orientation
  - Full front porch
  - Rear wood deck
- Any home Plans submitted should take into account, and be compatible with, the physical and design context of existing housing stock in the community
- Included for each Plan submitted must be a floorplan, with dimensions, elevation drawings of all four sides, a list of standard features, and construction specifications.
- Home construction specifications shall be in conformance with the attached **RW Construction Standards & Specifications**. All deviations in the construction specifications submitted from the RW Construction Standards & Specifications shall be itemized in a separate document and ATTACHED TO THE Specifications submitted.

#### 5. Pricing and Payment

Provide a separate pricing sheet for each of the Plans utilized/submitted that includes the following:

- A fixed-price cost for construction of the base Plan, as submitted, and a line item list of all options with option pricing.
- An indication that the cost/pricing will remain in effect through May 2024.
- A schedule of values for draws or progress payments during construction.

#### 6. Marketing & Sales

- Unless otherwise indicated in this portion of your proposal, all proposals submitted will be considered for new home construction services only. In this circumstance, Partner Builder(s) would construct homes for RW, who would then be responsible for marketing and selling the home to eligible homebuyers.

## **7. Attachments**

All proposals must contain the following as attachments:

- Copy of builder's license;
- Proof of General Liability, Risk, and Workers Compensation insurance coverage;
- Brochure or other materials providing an overview of the new home warranty to be provided (required) to the homebuyer upon sale of the home by RW, and the name and contact information of the company providing the warranty, for verification purposes.

### **III. SUBMISSION, REVIEW & SELECTION**

#### **A. Submission**

Proposals are due by 5:00 pm, November 19, 2022. All proposals should be submitted to:

Holly Berg, Executive Director Rippling Waters  
PO Box 634  
Ottumwa, IA 52501  
hberg@ripplingwaters.org

#### **B. Review**

1. All accepted proposals will be thoroughly reviewed by RW and will be considered on a variety of factors, including, but not limited to:
  - The quality of the proposed homes to be built;
  - The pricing (cost to RW) and value of the proposed homes;
  - Any deferral or final payment on model/spec homes;
  - The experience and track record of the builder, overall and specifically in the development of affordable single-family housing in traditional urban neighborhoods;
  - The builder's financial strength and resource;
  - The builder's production and financial capacity to undertake construction of multiple homes at one time;
  - Professional certifications (as applicable).
2. Proposing builders may be contacted for additional information, may be invited to meet with RW representatives, and may be asked to revise plans or other materials submitted, as part of RW review & selection process.

#### **C. Selection**

1. Final selection of one or more Partner Builders for 2023 is anticipated on or about December 20, 2023.
2. RW intends to contract immediately with the selected Partner Builder(s) for spring 2023 construction.

*Rippling Waters reserves the right to engage in discussions or negotiations with none, any, or all proposing builders as part of the review and selection process, to select or reject any or all proposals, and if deemed necessary, to engage in subsequent builder proposal rounds with fewer than all submitted proposals considered.*



## 2022 REQUEST FOR PROPOSALS FOR CONSTRUCTION OF SINGLE- FAMILY HOMES

### CONSTRUCTION REQUIREMENTS AND STANDARDS

Builder is responsible for all construction and physical development homes as specified in this document and in conformance with all plans, designs, and specifications submitted by Builder as part of this process. This proposal/bid submission for home construction services shall constitute agreement in total by Builder to the requirements and standards contained herein by Rippling Waters (RW).

#### 1. General Conditions

- 1.1. Home plans are to be compatible in design and style with the existing housing stock in the community. RW reserves the right to make such determination, and to reject any architectural plans or design proposals determined incompatible.
- 1.2. All plans submitted must include a minimum of two (2) bedrooms, one and one half (1.5) bathrooms, and between 850-1,100 square feet of finished interior space. Bedrooms will be no smaller than ninety (90) square feet in size, excluding closet area, with the smallest room dimension no less than nine (9) feet. Each bedroom shall have a closet no smaller than six (6) square feet in size.
- 1.3. Home plans submitted must be suitable for lots of forty-five (45) foot width and adhere to side setback regulations. Front setback shall be similar to the homes on either side of the property but no less than fifteen (15) feet from sidewalk. Rear setback shall be a minimum of twenty-five (25) feet.
- 1.4. Builder shall submit all architectural and engineering plans and copies thereof as requested by RW. Plans must include room and overall home dimensions.
- 1.5. All requirements and standards must be included in a FIRM FIXED CONSTRUCTION PRICE submitted by Builder with Proposal/Bid and shall become part of a NO-LIEN CONSTRUCTION AGREEMENT between RW and Builder. Builder may not assign construction agreement to another party.
- 1.6. RW shall select interior and exterior color schemes including, but not limited to, such items as paint, roofing, siding, trim, gutters, accents, carpet, and flooring within the range of choices provided for in Builder's plans and specifications submitted with Proposal/Bid. Builder shall deliver samples for such selections to the RW office.
- 1.7. Builder shall consult with, and have approval from, RW as to style and material choice before ordering or installing any item for which options or a range of selections are available in Builder's submitted plans and specifications.
- 1.8. Builder shall provide RW a detailed list of all individuals and entities that have a contract with Builder to perform any portion of work at the site ("Subcontractor"), including names, addresses, Iowa Division of Labor Licensure, and dollar amount of subcontracts, with or prior to submission of final progress draw request.
- 1.9. Final payment will occur after Builder and RW sign the Certificate of Completion of Work Specifications.

- 1.10. Builder is responsible for exact measurements, materials, material quantities, and labor needed for bidding purposes. Bids must include all labor and materials to complete the job in a workmanship-like manner.
- 1.11. All costs to complete the Work described in these specifications and included on any drawings or plans should be included in these line items. Any scope of work Builder does not believe is covered, but is needed for a workman-like completion of the Work, should be discussed with RW before submitting a Proposal/bid.
- 1.12. All materials used are to be new, of first quality and without defects, except in the case of repurposed, salvaged, or recycled materials used in finishes, trim, etc., which have been approved by RW.
- 1.13. Change orders are for unforeseen circumstances or substantial changes to the Scope of Work only. All reasonable costs to complete the Work in the manner outlined in this document and submitted with Builder's Proposal/Bid are assumed to be included in the original contract.
- 1.14. RW and applicable inspectors must approve all change orders before additional Work is started.
- 1.15. Builder is RW "partner in the field" and Builder will work closely with RW and homeowner to resolve any defects in materials or workmanship. Builder agrees to remedy any defect due to faulty material or workmanship and pay for all damage to other work resulting therefrom, which appear within one year from final payment.
- 1.16. Builder must be licensed by the Iowa Division of Labor.
- 1.17. All utilities shall be placed in Builder's name during the construction period and remain so until a Certificate of Completion is approved. Builder shall notify RW before utilities are disconnected to avoid any interruption of service(s).
- 1.18. Builder must apply for, and obtain, all required Permits. RW shall ensure proper zoning of building lot to allow permitting to proceed. Builder must comply with all rules of the permitting process as established by the City of Ottumwa.
- 1.19. All work shall be performed in the manner outlined in the Iowa State Energy Code and comply with any and all applicable Federal, State and local Codes and Ordinances.
- 1.20. Builder to provide all relevant home warranty information. Builder to assemble and collect applicable warranty information for all products installed by Builder. Such warranty information to be provided to RW at final inspection or sales transaction closing, whichever occurs first.

## **2. Site Work**

- 2.1. Builder will provide a plot plan based upon the footprint provided by a qualified Site/Survey Plan provider and will provide staking of such footprint. Builder is responsible for reviewing and staking house on the lot per approved plat plan.
- 2.2. Builder is responsible for provision of drainage information and obtaining needed building permits. Builder shall provide final grade and seeding to achieve positive drainage away from structure and conform to approved drainage plan.
- 2.3. Property shall be kept free of debris during the construction process.

### **3. Concrete**

- 3.1. Builder shall provide a spread footing (min. 16" x 8") including rebar reinforcement.
- 3.2. Builder shall provide a reinforced concrete parking, with proper concrete footings to facilitate use of pad for future construction of a 2-car detached garage.
- 3.3. All steps at entries are to be concrete with a min. of a 3' x 3' landing at all entries. A wooden stoop or small deck may be substituted at either entry with the approval of RW.
- 3.4. Builder shall provide concrete sidewalks that are a minimum of 36" wide and 4" thick from front entry/porch to city sidewalk and from rear entry to parking pad.

### **4. Masonry**

- 4.1. Foundation is to be a crawlspace with concrete blocks (CMU) or poured concrete walls. Bids should include one and one-half courses of block (or approx. 12") above grade Adjustments to price shall be made if stipulated by RW that more courses (exposure) are appropriate. Above-grade exposure may be adjusted according to neighborhood context and neighborhood design.
- 4.2. Builder is responsible for footing inspection by City of Ottumwa.

### **5. Wood and Plastics**

- 5.1. Builder is to supply and install a pressure treated sill plate per code (including sill sealer). Builder shall supply a letter to RW that such lumber was in fact installed.
- 5.2. All framing to be done per code and must be inspected by City Ottumwa prior to gypsum wallboard (drywall) installation.
- 5.3. Trim package shall include paint grade wood trim throughout entire house, including closets and workrooms. All base trim to be a min. of 3-1/2" in height and all door/window casing to be a min. of 2 3/4" wide. All windows are to have a wood sill with return.
- 5.4. All windows and doors shall have exterior trim to create a positive protrusion beyond siding; Installed and caulked to be weatherproof. All fascia/gutter boards are to be wood with aluminum wrap, or of a composite/fiber-cement material.
- 5.5. All exterior steps with three or more risers shall have a decorative handrail per code.
- 5.6. Porch columns shall be a minimum of 6: diameter round or square posts, primed and painted to match color scheme.
- 5.7. All bathrooms receiving (sheet) vinyl flooring shall have appropriate underlayment installed per manufacturer's specifications. Install a minimum of 4' x 4' area at front and rear entries.

### **6. Thermal and Moisture Protection**

- 6.1. Builder to provide min. of R-30 insulation in the attic and a min. of R-13 insulation at all exterior wall conditions. Builder shall install a vapor barrier with gravel ballast in crawlspace. Insulate the crawlspace exterior walls with rigid extruded polystyrene insulation board min. of 2" thick adhered to foundation. Insulate band board around perimeter of crawlspace.
- 6.2. House shall have solid 3/4" sheathing (OSB or plywood) on all exterior walls. All exterior walls shall have either a Tyvec style air barrier or fanfold insulation installed per manufacturer's specifications prior to siding installation.
- 6.3. Builder shall install fire stop/caulk as required by code at all penetrations throughout house.
- 6.4. Builder to install minimum of 25-year asphalt shingles with appropriate vents for roof. Shingle color to be approved by RW.



- 6.5. Builder to install PVC, UV stabilized and impact resistant siding and soffits or equivalent to meet/exceed 25 year expected lifespan. Colors to be approved by RW.

## **7. Doors and Windows**

- 7.1. Exterior doors to be prefinished, metal- or vinyl-clad, insulated doors with deadbolt. Front and rear door locks to be keyed alike. RW's choice of half-light or solid 6-panel with peepsight. Builder to provide color/style option that match/complement exterior color scheme and RW to select color/style.
- 7.2. All interior doors to be six-panel doors with appropriate locksets and door stopes. No bi-fold or by-pass doors will be used without RW approval.
- 7.3. Windows shall be Energy Star for new construction with integral nail fins and have fully-fused, welded joints on both sash and frame. All windows to have energy-efficient 7/8" double pane glazing and screen. All bedroom windows shall meet egress requirements by code. Install windows with tempered glass as required per code. Windows installed in bathrooms shall have opaque glass.

## **8. Interior Finishes**

- 8.1. All locksets to be Kwik Set or equal.
- 8.2. Install ½" gypsum wallboard (drywall) on all walls and ceilings. Drywall to be smooth finished on all walls, including closets. Provide/apply a lightly textured finish on all ceilings except bathrooms. Water-resistant drywall to be used where appropriate in all bathrooms.
- 8.3. All faucets to be Delta or equal. Kitchen faucets to be stainless or black; bathroom faucets chrome. Quality to be approved by RW.
- 8.4. Kitchen sink to be stainless steel finish. Quality to be approved by RW.
- 8.5. Paint shall be Porter or equal. Semi-gloss in all bathrooms and on all trim, satin or eggshell on all other walls and ceilings, including closets.
- 8.6. Builder to bid waterproof flooring (tile or vinyl plank) for all bathrooms, laundry areas and kitchens, including a minimum of 4' x 4' area at front and rear entry.
- 8.7. Builder to bid vinyl plank flooring for living and dining room areas.
- 8.8. Bedrooms to receive carpet and pad. Builder shall bid medium grade FHA approved carpet and pad, RW's choice of color Builder to provide and install all termination strips.
- 8.9. Minimum builder appliance package included in Proposal/Bid to include Energy Star appliances and garbage disposal.

## **9. Specialties**

- 9.1. Builder to provide and install mailbox located on latch side of front entry door.
- 9.2. House numbers shall be installed on a 1" x 8" exterior grade board. House numbers to be appropriately sized at front entry as required per city ordinance.
- 9.3. All bathrooms to have a minimum of 2 towel bars, toilet paper holder, and shower curtain rod (all accessories are to have chrome finish).
- 9.4. Medicine cabinet above vanity in each bathroom. Medicine cabinet to be a minimum of 16" x 20" with 3 shelves. If medicine cabinet has a power outlet, it must be GFCI protected.

## **10. Furnishings**

- 10.1. All cabinets shall have solid wood fronts with adjustable shelving.
- 10.2. All countertop surfaces shall be Formica (unless otherwise requested by RW) or equal with backsplash. Builder to provide three (3) color/finish choices to RW for selection. All countertops and backsplashes shall be neatly caulked at wall conditions.

## **11. Mechanical**

- 11.1. All water supply lines shall be appropriately sized copper or PVC piping, with ball type, "1/4 turn" shut-off valves accessible at all plumbing fixtures. A main shut-off for the entire house shall be conveniently located in the utility room with a full-flow ball type shut-off valve
- 11.2. Builder to install a 40 gallon 80 % high efficiency power vent water heater with overflow pan, as required by code.
- 11.3. Gas lines shall be run to all appliances in house to include, but not limited to stove, furnace, and water heater with appropriate drip legs per code.
- 11.4. Builder shall include in total price the cost of installing a new sewer and water supply lateral as a line-item cost in Proposal/Bid submitted, and provide for cost reduction or credit should lateral replacement not be required.
- 11.5. Builder to provide new meter pit for water service and exterior clean out for sewer service.

## **12. HVAC**

- 12.1. HVAC system shall have rigid/metal duct supplies with return air ducts at each room. Ducts in the crawlspace are to be insulated.
- 12.2. Builder to supply and install 90% AFUE gas furnace appropriately sized for the house. Furnace is to be vented as required per code and meet combustion air requirements.
- 12.3. Builder to supply and install air conditioner appropriately sized for the house. Air conditioner condensing unit shall be bolted securely to a concrete pad and a locking cage is to be included. Builder will not install unit until directed by RW in conjunction with sales transaction.

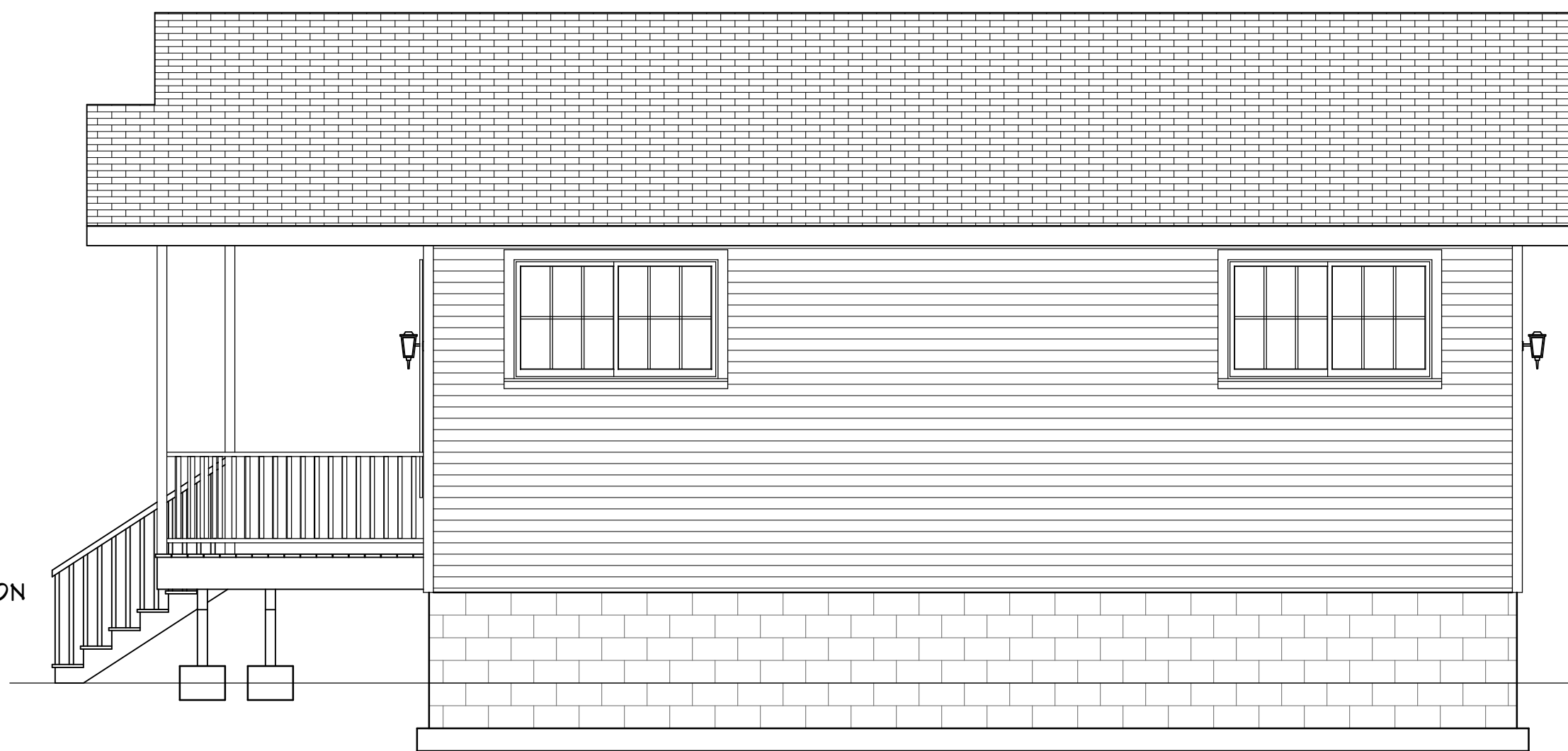
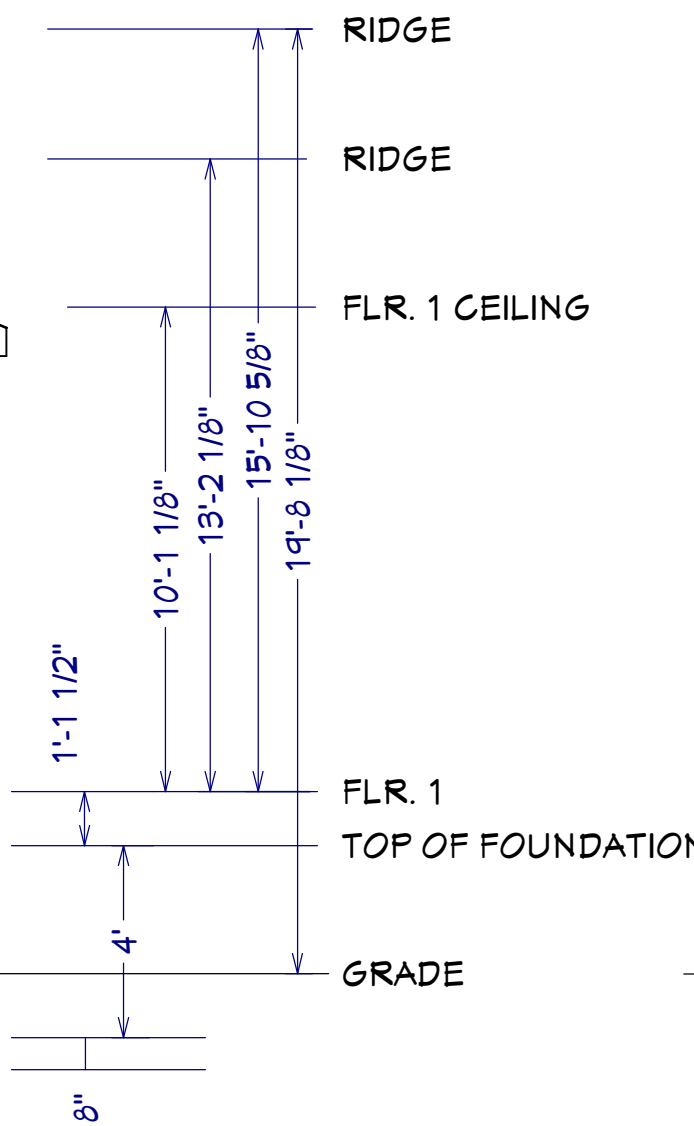
## **13. Electrical**

- 13.1. Builder to wire house to current National Electric Code and City of Ottumwa Code. On home with all poly water services, electrical system must be grounded with two copper grounding rods.
- 13.2. Builder to provide one (1) overhead light or fan/light fixture controlled by a switch in each room.
- 13.3. Builder to provide one (1) exhaust fan/light combination fixture in each bathroom.
- 13.4. Builder to provide one (1) wall-mounted light fixture over vanity in each bathroom
- 13.5. Builder to provide a doorbell at front and rear entries to the house.
- 13.6. Builder to provide an exterior light at front and rear entries. Light to be installed on latch side of entry door(s).

**Sample Floorplans**



**FRONT ELEVATION**  
SCALE: 1/4" = 1'



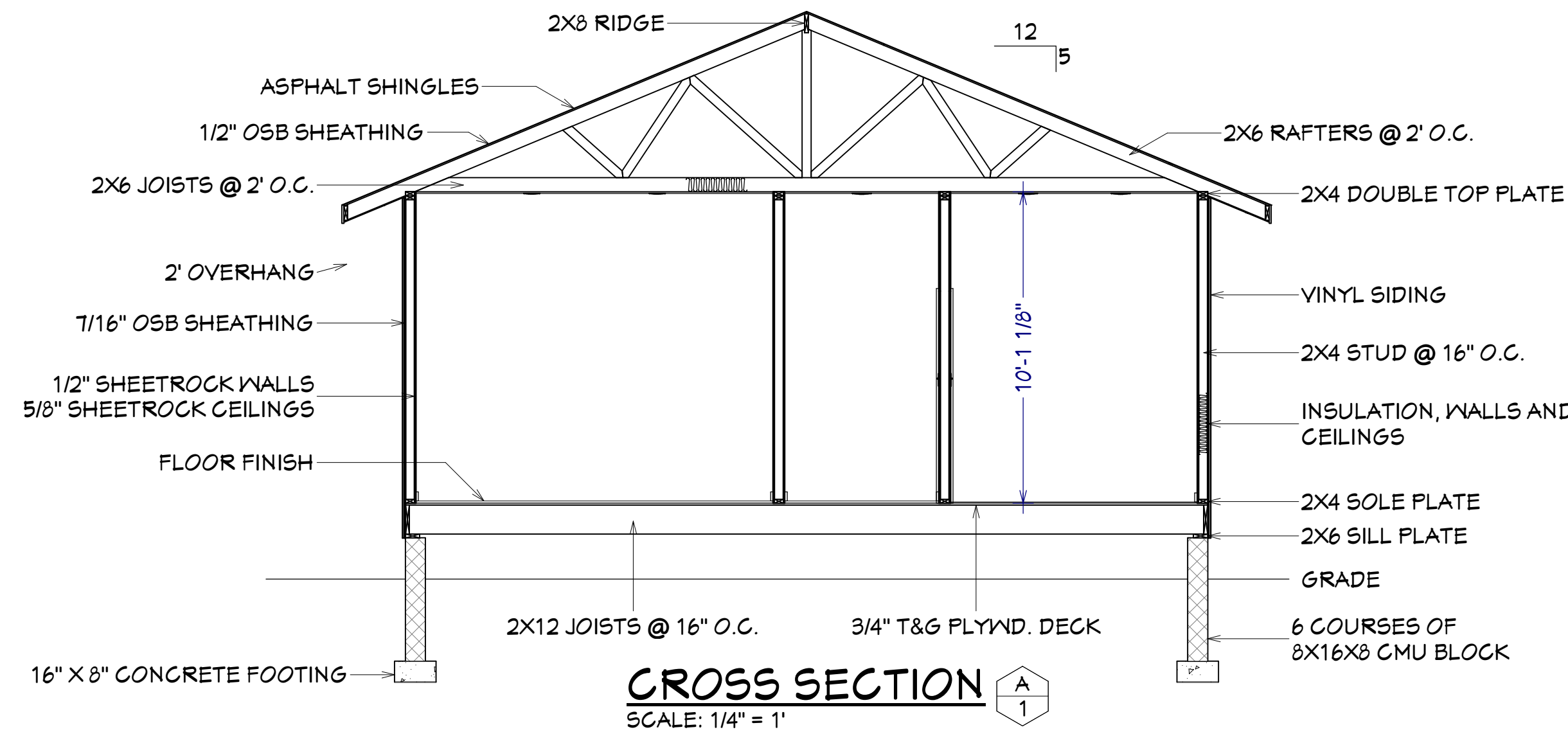
**RIGHT ELEVATION**  
SCALE: 1/4" = 1'



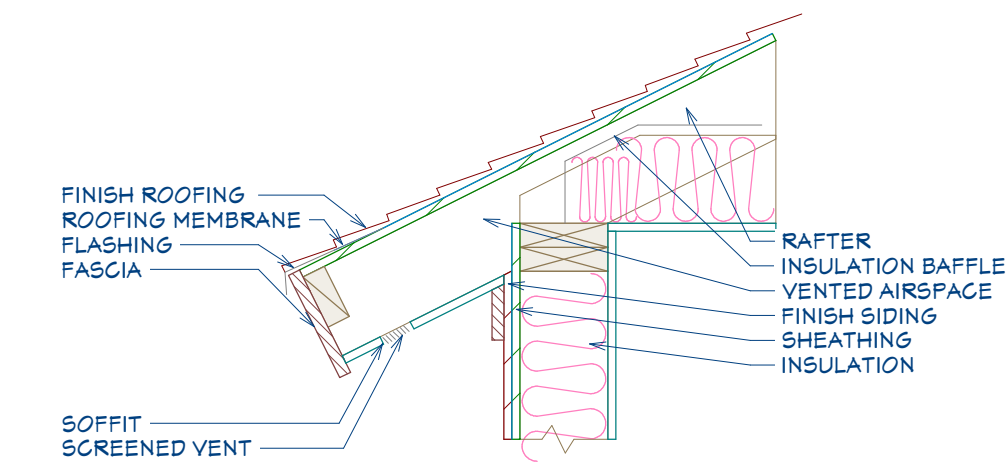
**REAR ELEVATION**  
SCALE: 1/4" = 1'



**LEFT ELEVATION**



**CROSS SECTION**  
SCALE: 1/4" = 1'



**Boxed in Eave**  
SCALE: 1" = 1'

## 26x32 House #26X32H1A

SQUARE FEET: 832  
WIDTH: 26'  
DEPTH: 43'  
EXTERIOR WALL STRUCTURE: 2X4 STUDS

**BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, AND SPECS BEFORE CONSTRUCTION BEGINS. BUILDING TO BE BUILT AS PER LOCAL CODE REQUIREMENTS.**

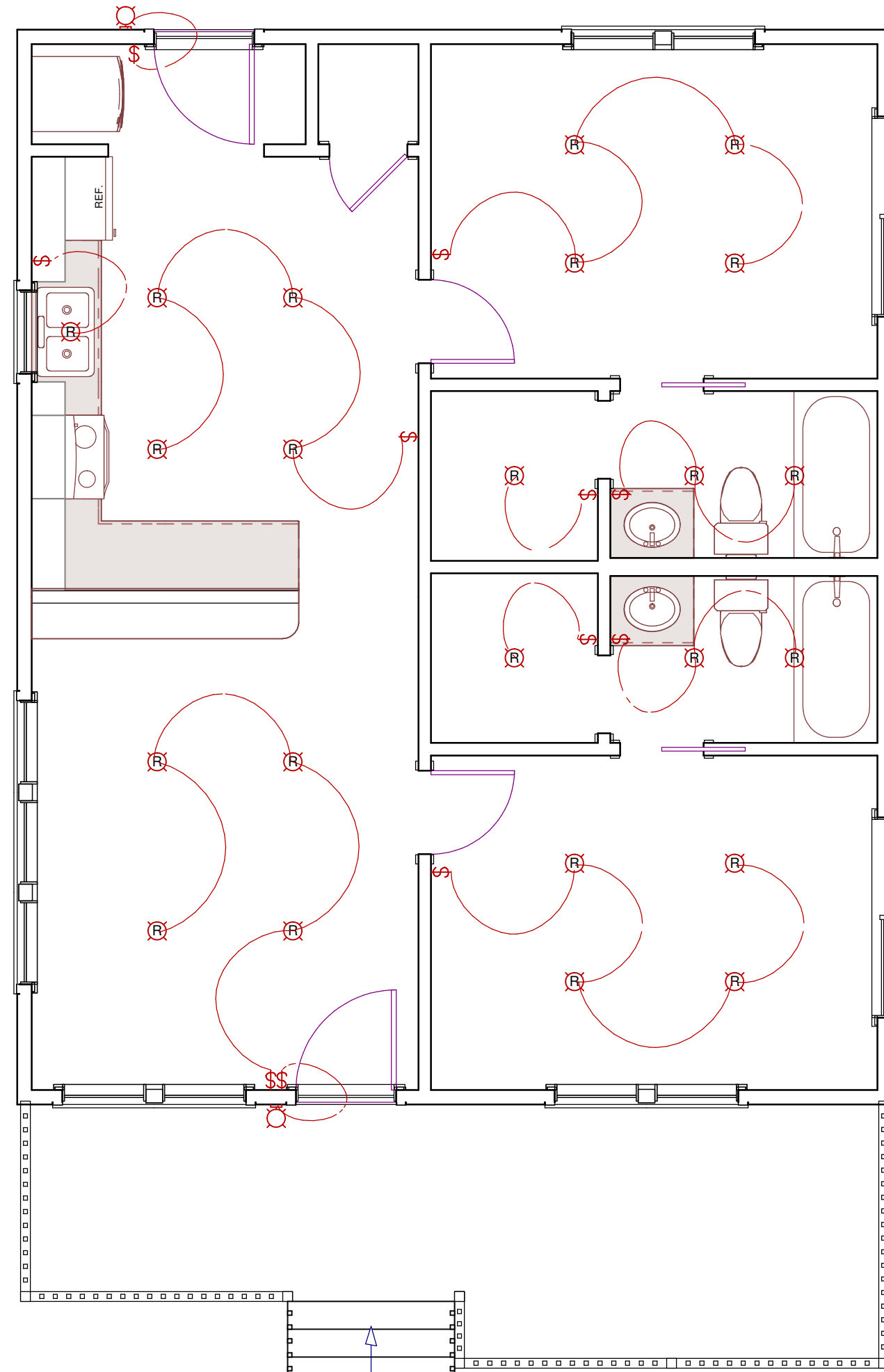
To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. E.F.P. is not liable for errors. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. All calculations and member sizing should be verified for your building by a certified building official.



These plans were not prepared by nor checked by a licensed architect and/or engineer. E.F.P. does not represent or imply itself to be a licensed architect and/or licensed engineer. Enjoy these plans but use them at your own risk. Resale of these plans, in whole or part, is strictly prohibited.

**Excellent Floor Plans**  
<https://sites.google.com/excellentfloorplans>  
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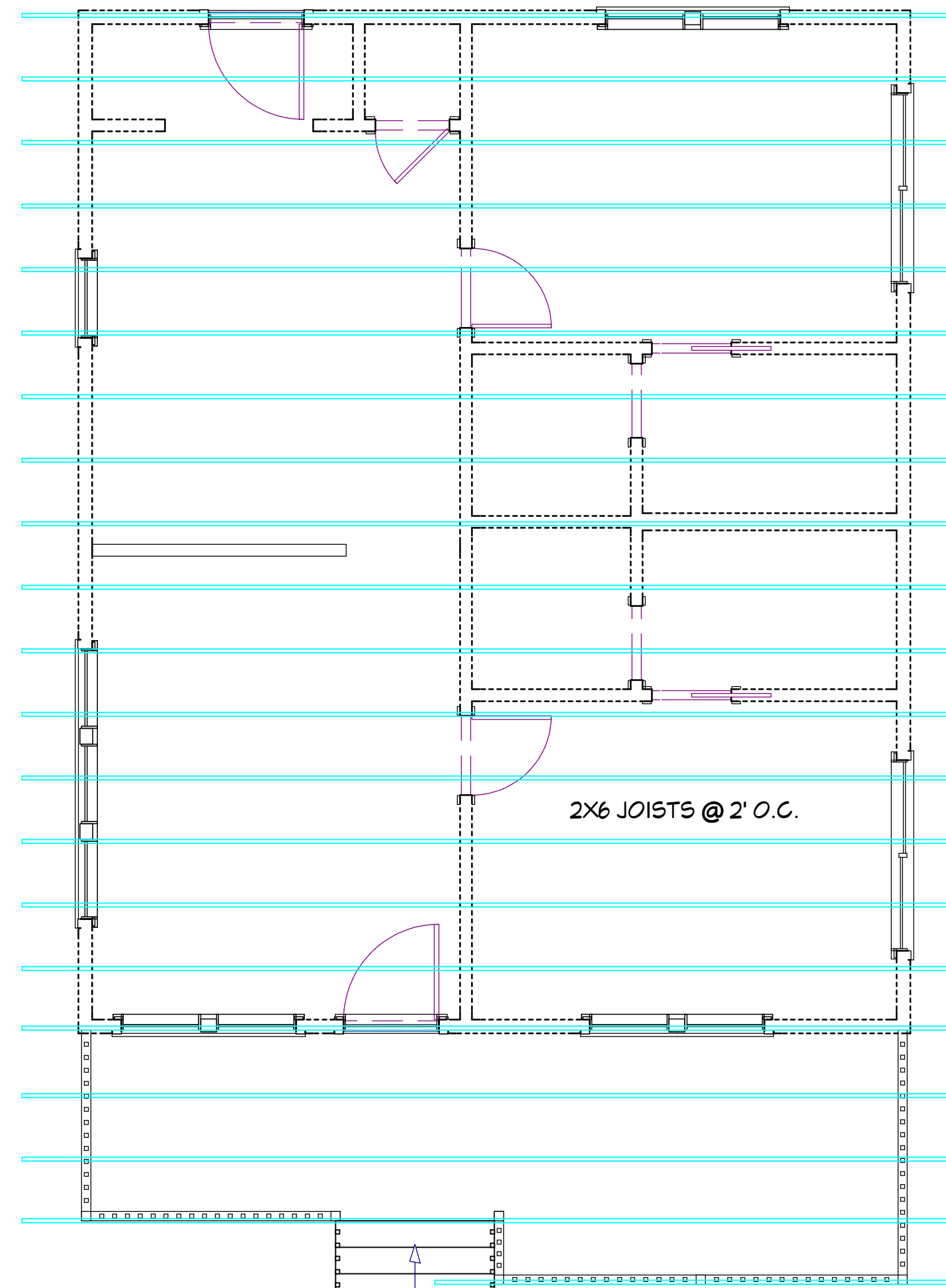




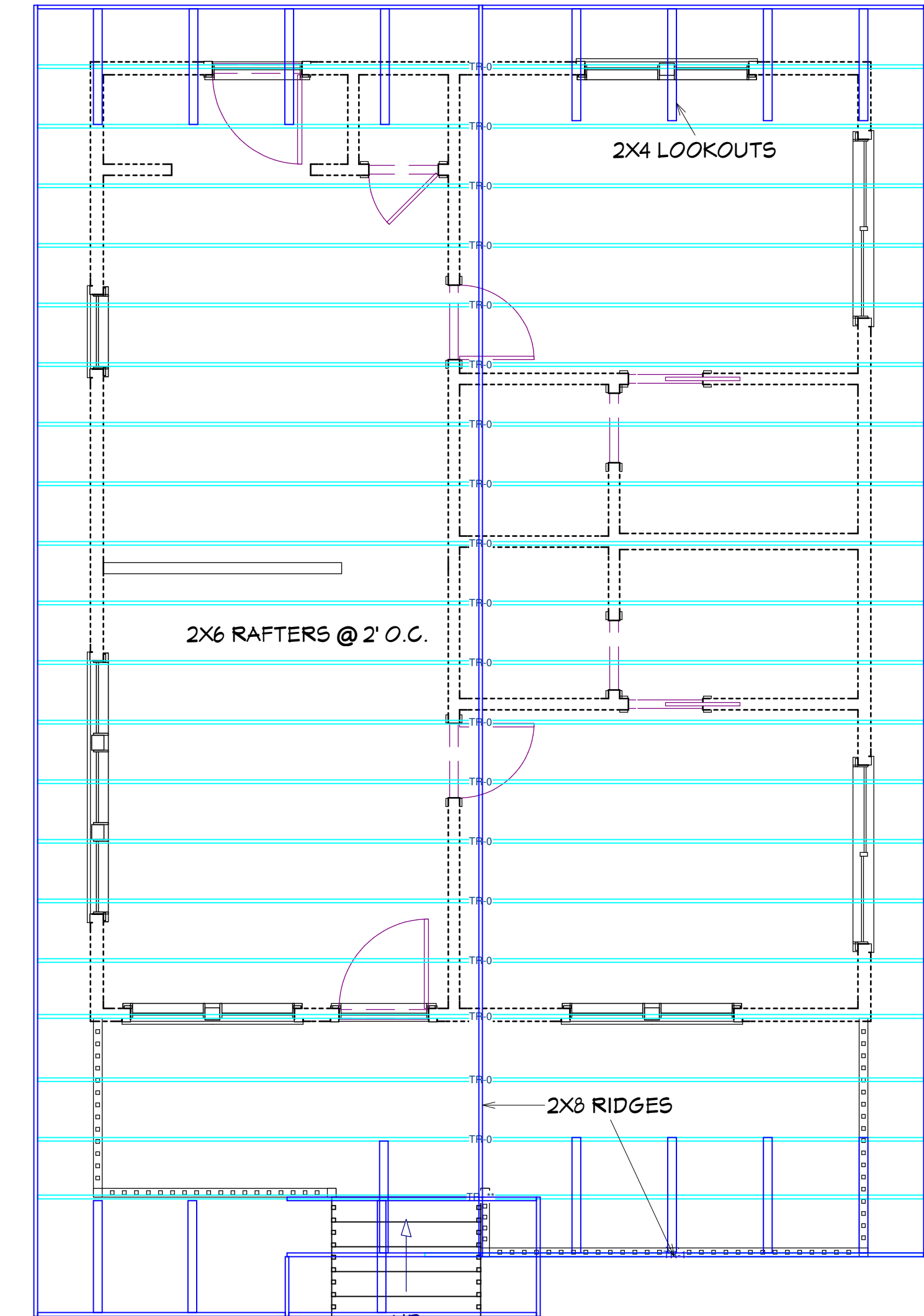
**LIGHTING PLAN**  
SCALE: 1/4" = 1'



**MAIN FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'



**CEILING FRAMING PLAN**  
SCALE: 1/4" = 1'



**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'

ALL WIRING TO BE INSTALLED AS PER ACTUAL JOBSITE CONDITIONS, ELECTRICAL CODE AND HOME OWNER OR INTERIOR LIGHTING CONSULTANT. SHOWN IS SUGGESTED PLACEMENT OF LIGHTING AND SWITCHING AND MUST BE APPROVED BY HOMEOWNER PRIOR TO WORK.

- Ⓜ RECESSED DOWN LIGHT
- ☉ PORCH LANTERN

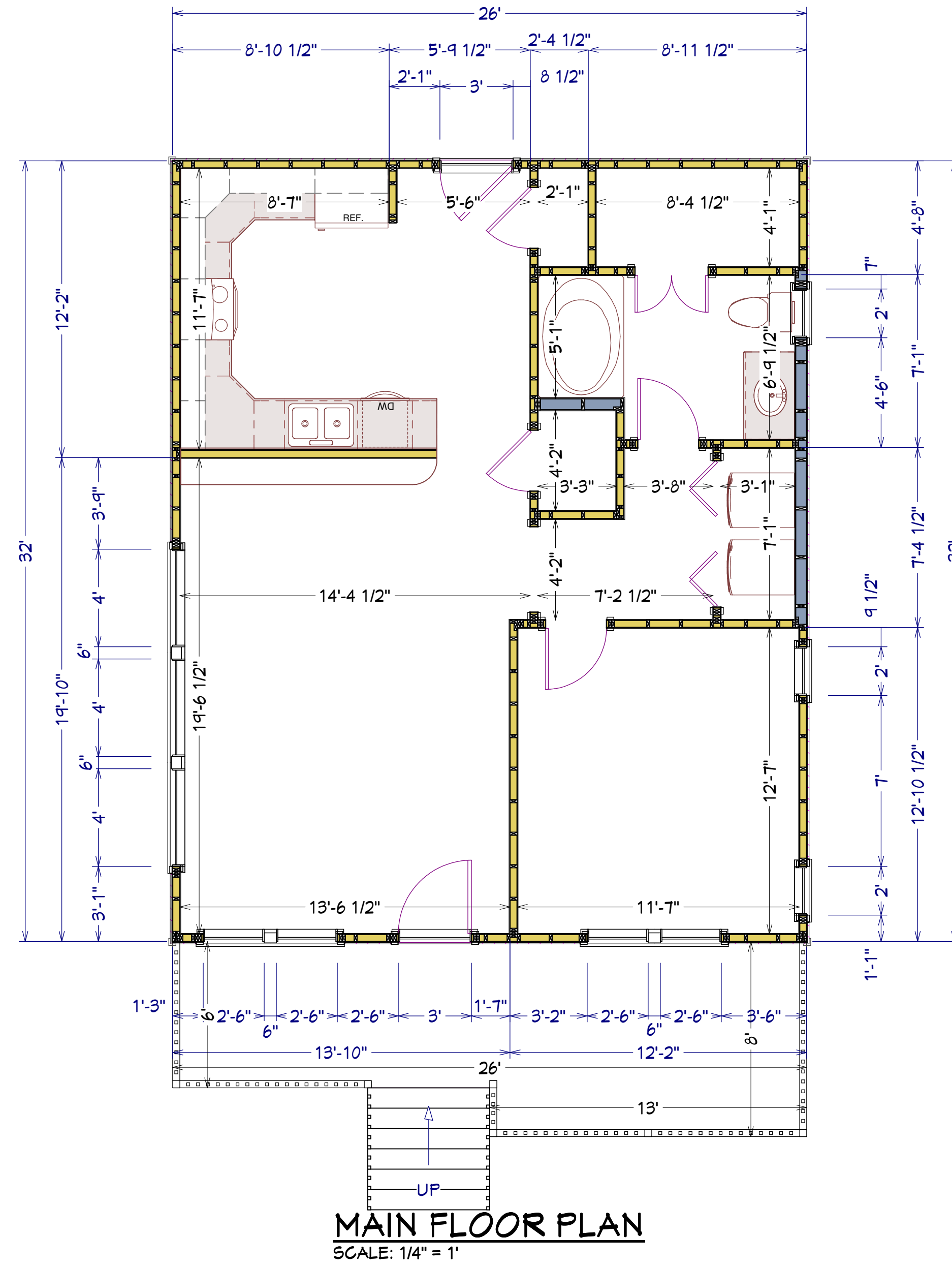
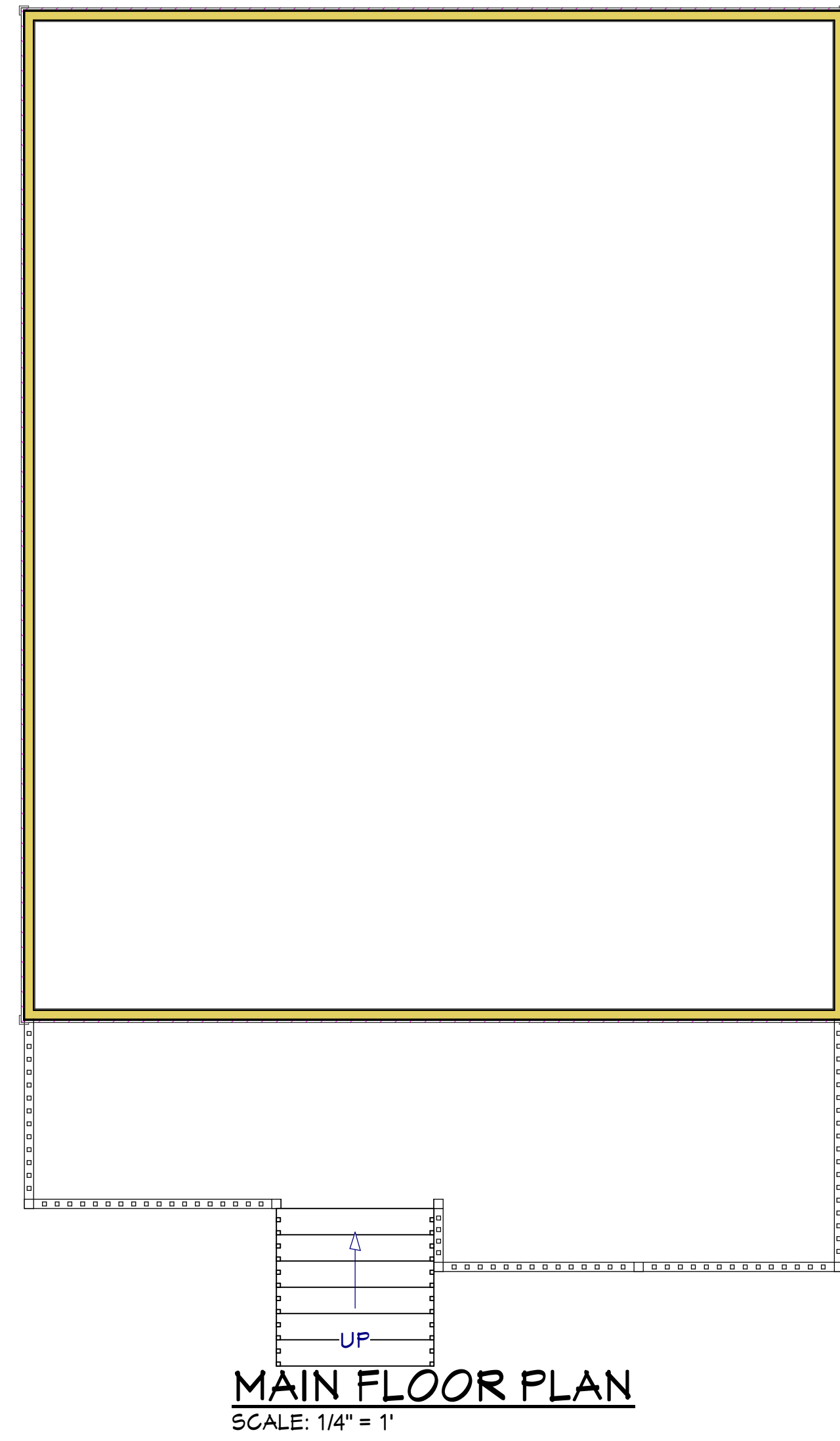
These plans were not prepared by nor checked by a licensed architect and/or engineer. E.F.P. does not represent or imply itself to be a licensed architect and/or licensed engineer. Enjoy these plans but use them at your own risk. Resale of these plans, in whole or part, is strictly prohibited.

**Excellent Floor Plans**  
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<https://www.ebay.com/str/excellentfloorplans>  
<https://excellentfloorplans.etsy.com>

26x32 House  
#26X32H1A

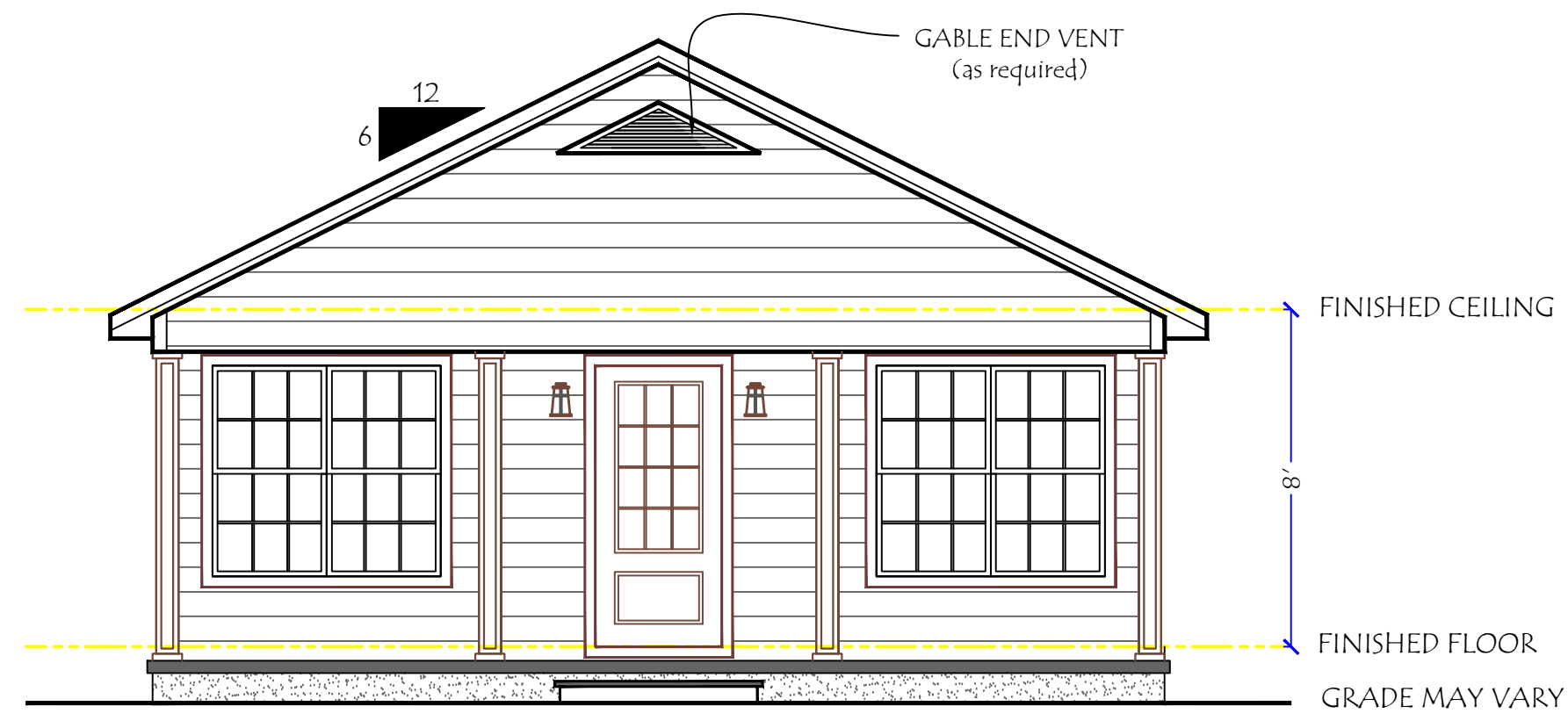
# IDEAS

26x32 House  
#26X32H1A



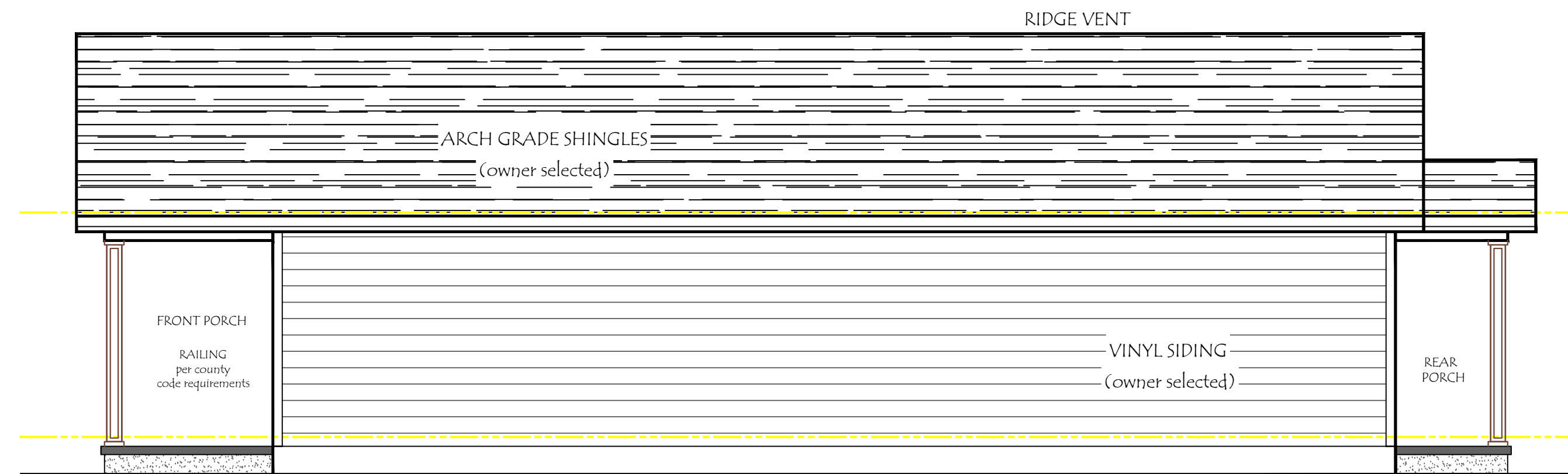
These plans were not prepared by nor checked by a licensed architect and/or engineer.  
E.F.P. does not represent or imply itself to be a licensed architect and/or licensed engineer.  
Enjoy these plans but use them at your own risk.  
Resale of these plans, in whole or part, is strictly prohibited.

Excellent Floor Plans  
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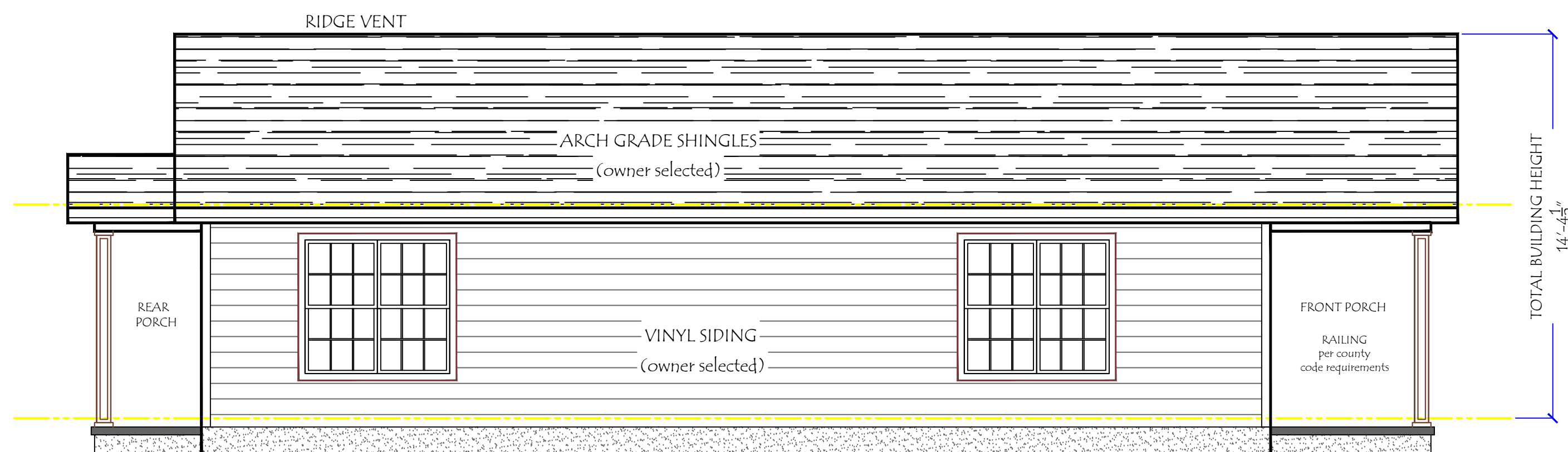
**FRONT ELEVATION**

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



**RIGHT SIDE ELEVATION**

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



**LEFT SIDE ELEVATION**

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



**REAR ELEVATION**

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

**TRUSS NOTE:**  
ALL ENGINEERED TRUSSES SHALL BE  
MANUFACTURED PER THE FLORIDA BUILDING CODE

**NOTES**

1. ACTUAL SLOPE AND/OR VARIATIONS IN GRADE CONDITIONS TO BE DETERMINED ON SITE PRIOR TO CONSTRUCTION.
2. CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.
3. ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE.

**DRAFTING & DESIGN**



**CERTIFICATION**

**PROJECT NAME**

**TITLE**

**ELEVATIONS**

DWG. BY

SCALE  
1/4" = 1'-0"

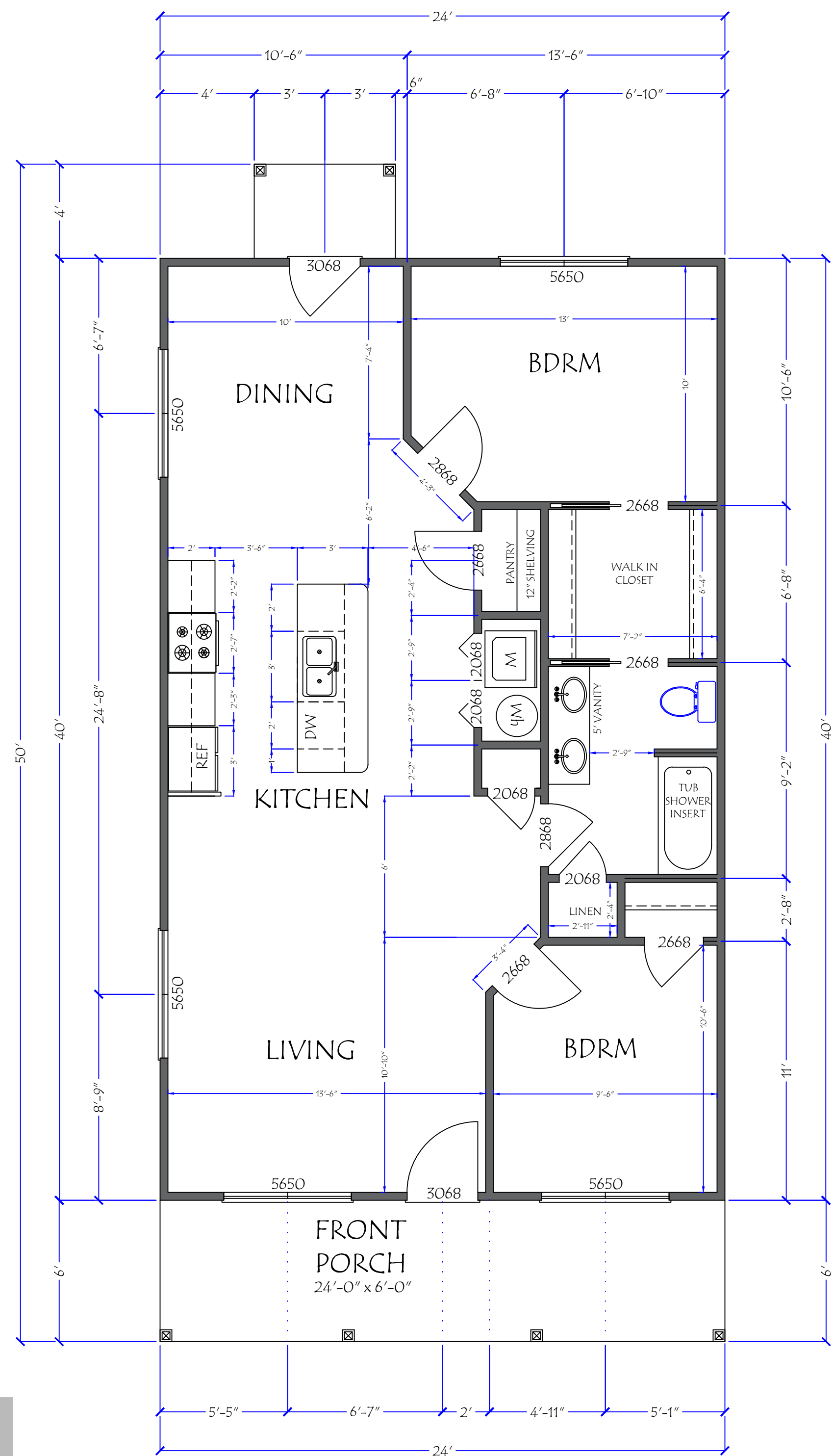
DATE

PROJECT No.

PAGE No.

**PG - 1**





**WINDOW/DOOR NOTES:**  
 ALL WINDOW & DOOR HEADERS TO BE INSTALLED IN ACCORDANCE W/ STATE AND LOCAL CODES

**FLOOR PLAN**

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

**ELECTRICAL SYMBOLS**

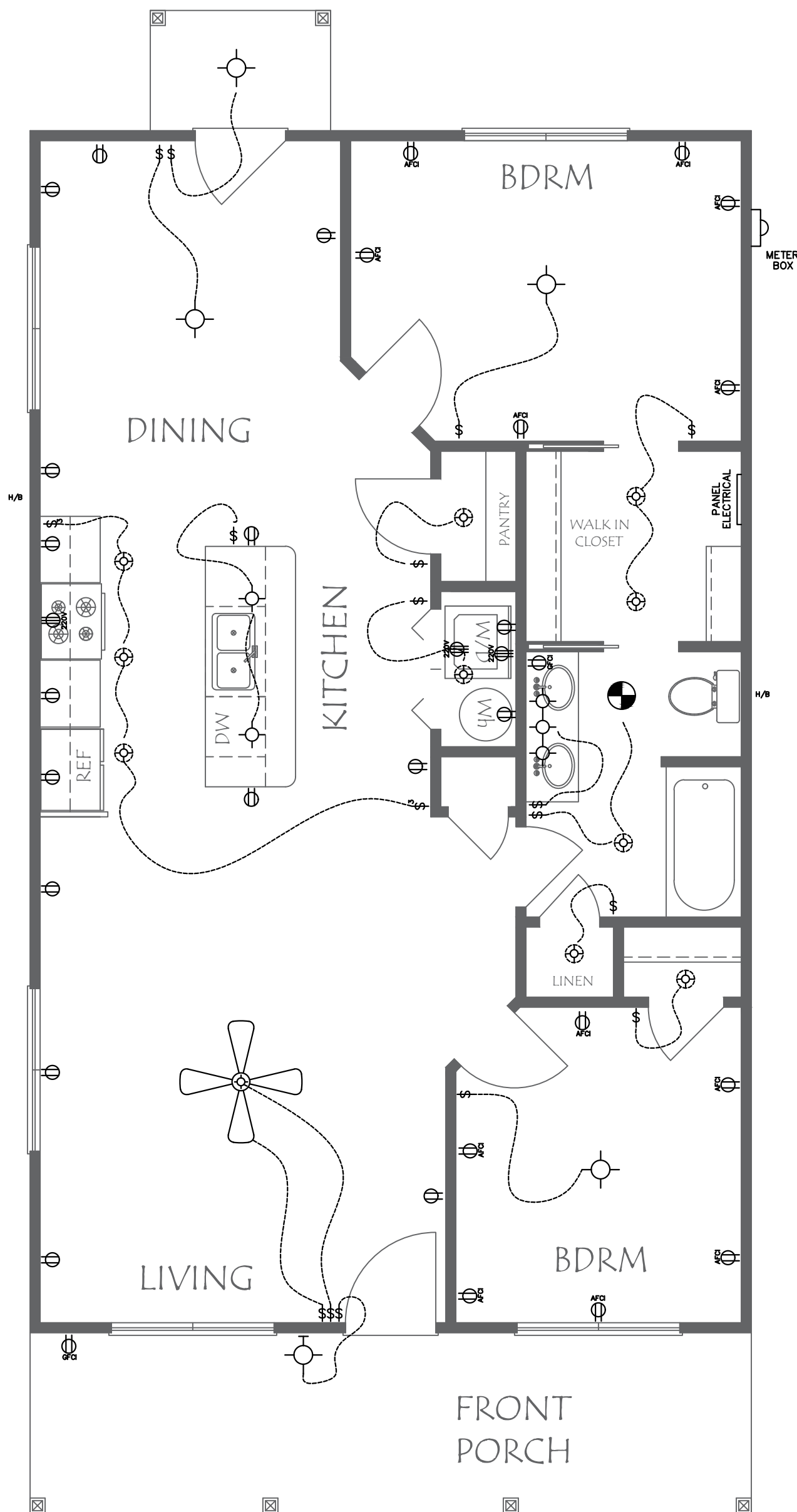
	PANEL BOX
	DISCONNECT
	SINGLE-POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE FLOOR OUTLET
	DUPLEX RECEPTACLE OUTLET 64" AFF
	ARC FAULT CIRCUIT INTERRUPTER
	GROUND FAULT CIRCUIT INTERRUPTER
	220 VOLT OUTLET
	CEILING OUTLET FIXTURE
	RECESSED CEILING OUTLET FIXTURE
	FLUORESCENT LIGHT FIXTURE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTORS
	EXHAUST FAN LIGHT OR HEAT COMBO
	CEILING OUTLET FIXTURE W/ PULL CORD
	HOSE BIB
	TELEVISION HOOK-UP
	TELEPHONE HOOK-UP
	COMPUTER HOOK-UP
	FLOOD LIGHT
	CEILING FAN W/ LIGHT

**ELECTRICAL NOTES:**  
 1. ALL ELECTRICAL IS BASIC IN NATURE AND EXACT DETAILS TO BE PROVIDED BY OWNER.

**SQUARE FOOTAGE**

HEATED SQ. FEET	960
FRONT PORCH	144
TOTAL	1104

**PORCH NOTES:**  
 COLUMNS (trim as desired) 4x4 PT POST IN CENTER, SIMPSON ABU44Z BASE, TYP. DBL 2x12 HEADER W/ 1/2" PLYWOOD SPACER, TYPICAL SIMPSON HUS410 FACE MOUNT HANGERS EACH HEADER/WALL CONNECTION, TYP.

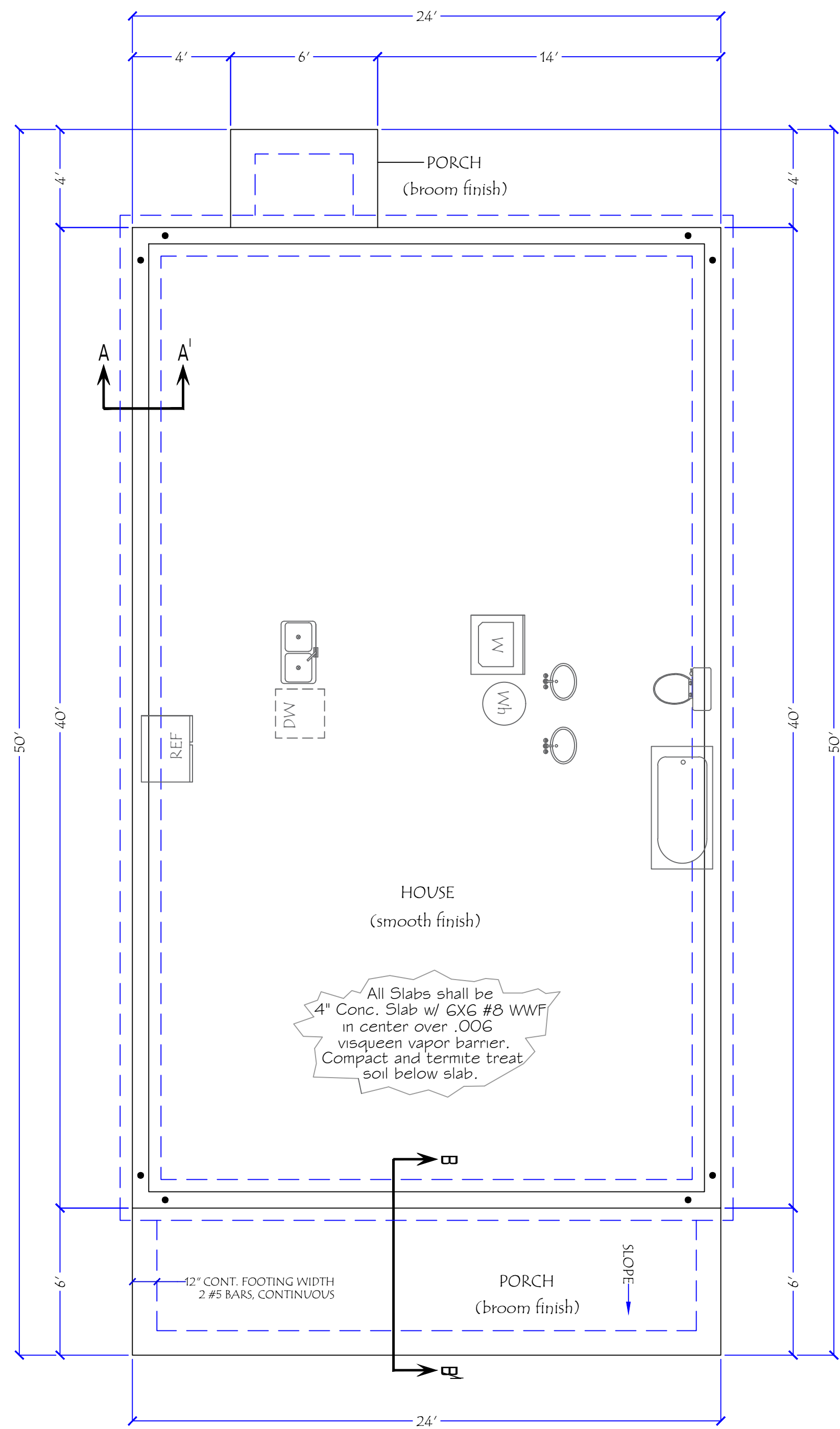


**BASIC ELECTRICAL PLAN**

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

<b>NOTES</b>	
1. CHECK ALL DIMENSIONS FOR ACCURACY PRIOR TO CONSTRUCTION.	
2. IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND THE CODES, THE CODES SHALL GOVERN.	
3. ALL CONSTRUCTION MUST CONFORM TO CURRENT STATE AND LOCAL CODES WHERE APPLICABLE.	
4. EXACT DESCRIPTION OR SPECIFICATIONS NOT PROVIDED ON PLANS (DOORS, WINDOWS, CABINETS, ELECTRICAL, HVAC, FINISHES ETC. TO BE PROVIDED BY CONTRACTOR OR OWNER.)	
5. ALL ELECTRICAL, PLUMBING, AND HVAC TO BE INSTALLED BY CURRENTLY LICENSED FL CONTRACTORS IN ACCORDANCE W/ STATE & LOCAL CODES.	
6. INSTALL TPL STUD PACKS IN WALL AND @ ALL GIRDER TRUSS AND BEAM BEARING POINTS.	
7. ALL LOAD BEARING WALL'S TO BE SYP OR BETTER FRAMING	
8. DUE TO VARIATION IN MANUFACTURES ROUGH OPENINGS, DOOR AND WINDOW BASIC SIZE ARE GIVEN. ADJUST OPENINGS AS REQUIRED PER MANUFACTURERS SPECIFICATIONS.	
<b>DRAFTING &amp; DESIGN</b>	
<b>CERTIFICATION</b>	
<b>PROJECT NAME</b>	
<b>TITLE</b>	
<b>FLOOR PLAN</b>	
DWG. BY	
SCALE 1/4"=1'-0"	PAGE No.
DATE	<b>PG - 2</b>
PROJECT No.	

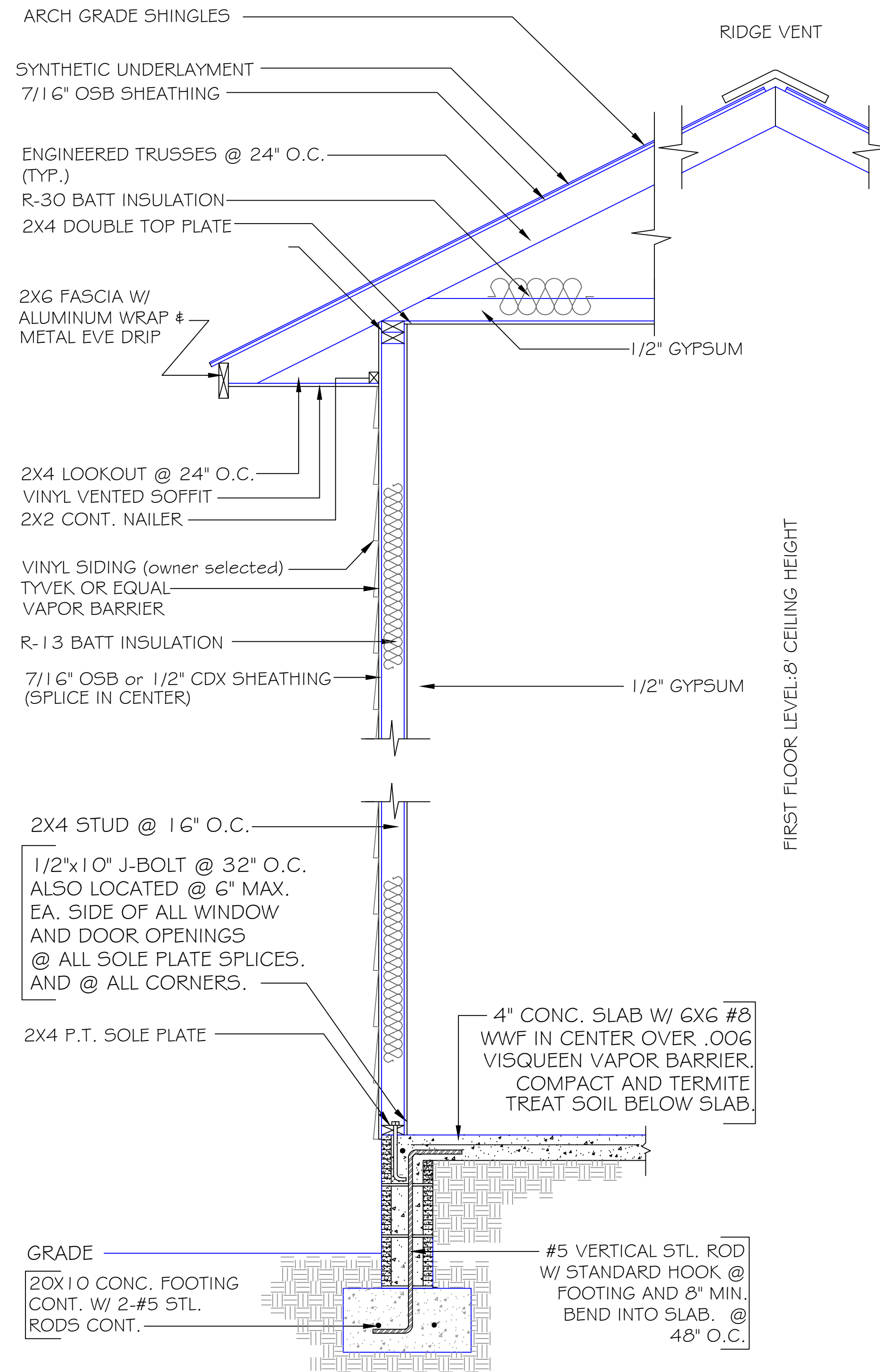
**PLUMBING NOTES:**  
 Contractor & Homeowner should consider the style of the ALL fixtures that will be placed before setting plumbing.  
 Flex Hose installation where applicable



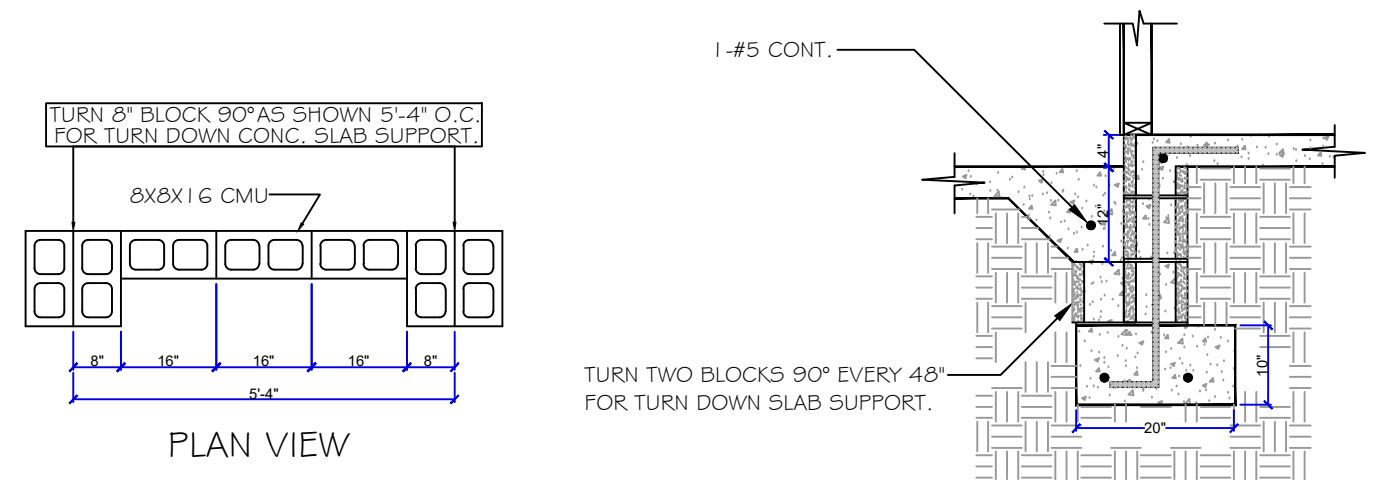
# FOUNDATION PLAN

SCALE 1/4" = 1'-0"

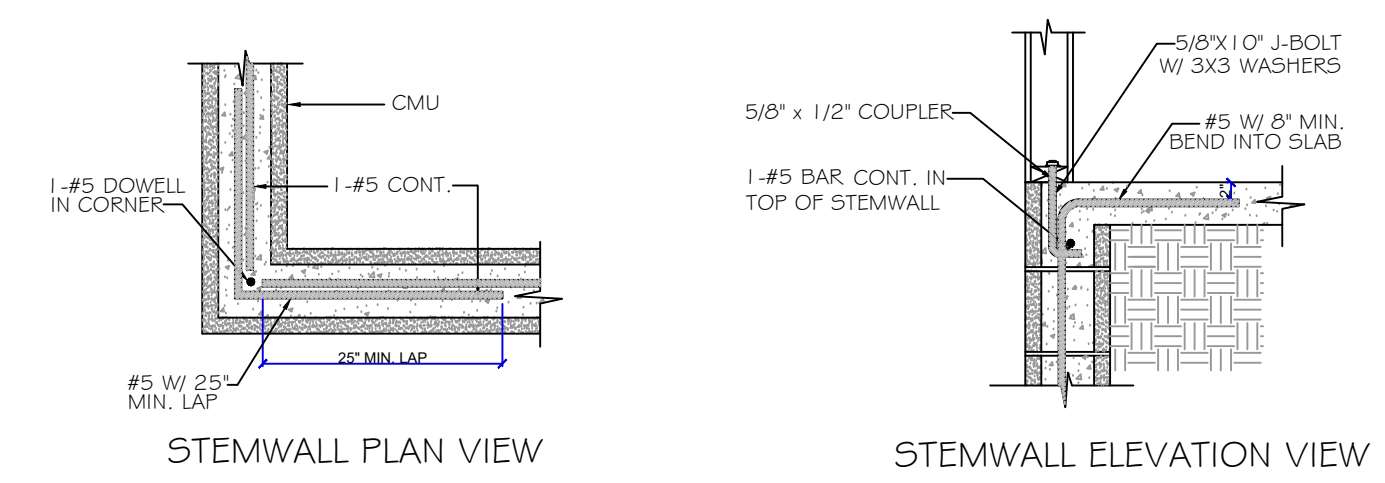
All Slabs shall be 4" Conc. Slab w/ 6X6 #8 WWF in center over .006 visqueen vapor barrier. Compact and termite treat soil below slab.



**SECTION A-A'**  
 SCALE 1/2" = 1'-0"



**TURNDOWN SLAB SUPPORT @ PORCHES**  
 NOT TO SCALE



**CONTINUITY REINFORCEMENT AT CORNERS**  
 NOT TO SCALE

**NOTES**

1. ALL CONSTRUCTION SHALL CONFORM TO THE BUILDING CODE.
2. IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND THE CODES, THE CODES SHALL GOVERN.
3. CONCRETE: 3000 PSI STEEL: GRADE 60
4. ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY A MODIFIED PROCTOR.
5. ALL REBAR SPLICES SHALL BE 24" MINIMUM.
6. THE CONTRACTOR SHALL VERIFY DIMENSIONS AT THE SITE PRIOR TO BEGINNING CONSTRUCTION.
7. ALL REINFORCEMENT SHALL BE LOCATED A MIN. 3" FROM CONCRETE SURFACE.
8. ANY ORGANIC MATERIAL UNDER FOUNDATION SHALL BE REMOVED PRIOR TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED.
9. FOR STEM WALLS 56" OR HIGHER, FORM WORK SHALL BE BRACED BEFORE BACKFILLING.
10. CONCRETE BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI.
11. FOUNDATION DESIGN UNLESS NOTED IS BASED UPON A MIN. BEARING CAPACITY OF 1500 PSF.
12. OWNER SHALL CHECK WITH LOCAL BUILDING DEPARTMENT FOR APPLICABLE LOCATION AND SUITABILITY.

**DRAFTING & DESIGN**



**CERTIFICATION**

**PROJECT NAME**

**TITLE**

**FOUNDATION PLAN & STRUCTURAL DETAILS**

DWG. BY

SCALE varies

DATE

PROJECT No.

PAGE No.

**PG - 3**