



Street Side Perspective



Evening towards Kitchen



**Building Data "P"**

**Area:**  
 Floor Plan HUD Liveable Gross Area: 1070sf  
 Garage: Net Area: 318sf

**Building Use:**  
 Single Family Residential Occupancy

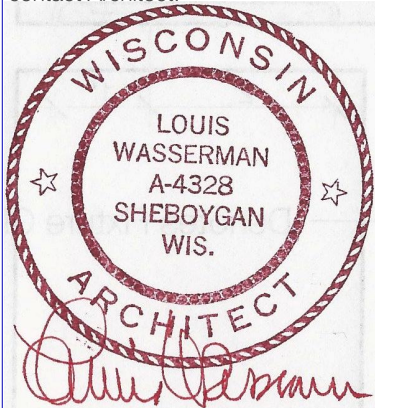
**Code Compliance:**  
 Uniform Dwelling Code-2016 (UDC) Amended  
 12 July 2017

ANSI ICC A117.1 2009

**Construction Type:**  
 Type V

**ADA Access Route:**  
 1/2" Maximum threshold where noted, all  
 other flush.

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MARK	DATE	DESCRIPTION
	25Sep2017	*app-fst
	24Feb2018	Addendum 1 - 3
	17May2018	For Bidding

PROJECT NO: **201702p**

MODEL FILE:

DRAWN BY: LW, CC, et al

CHK'D BY: LW

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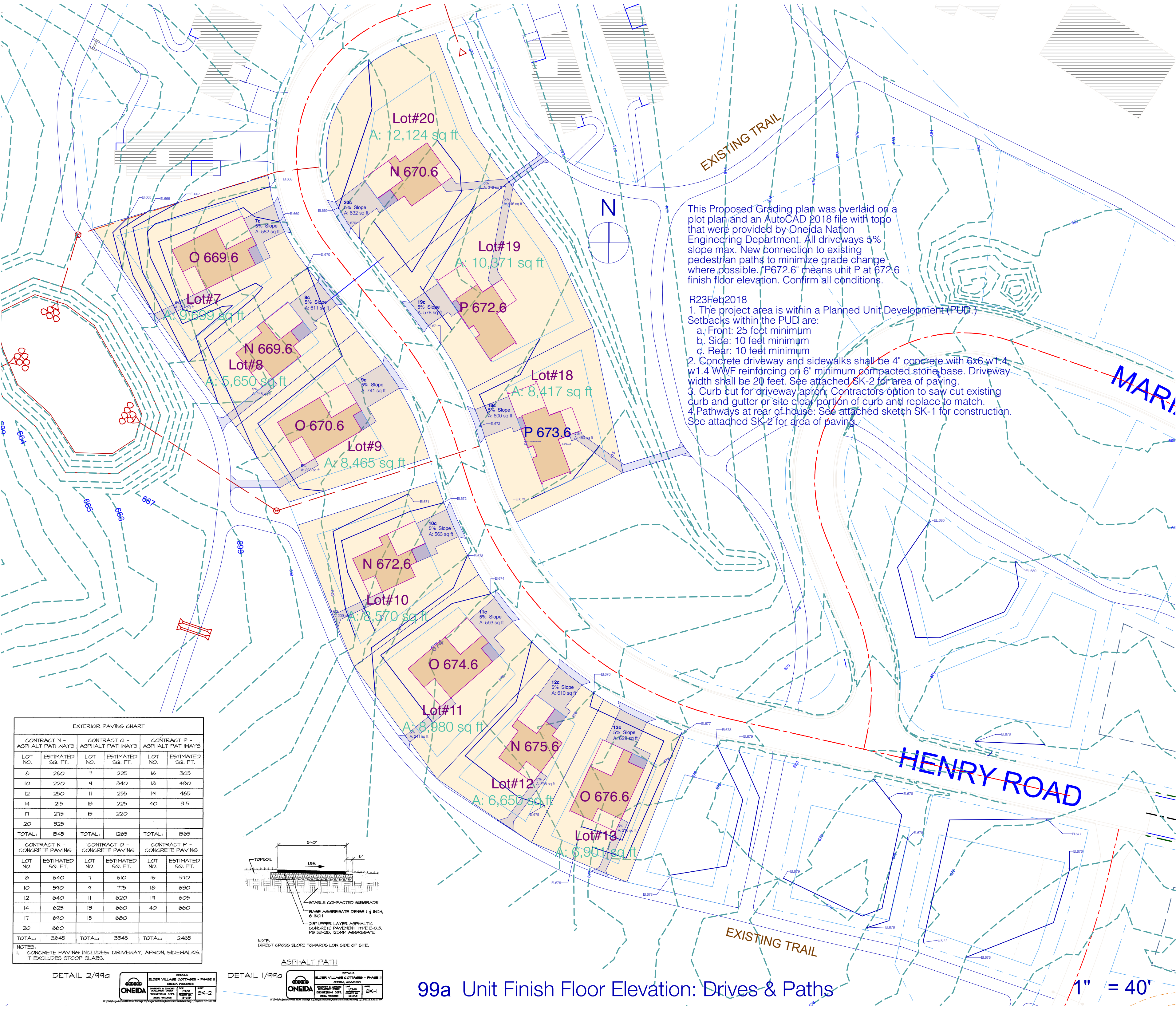
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SHEET 27 OF 44



This Proposed Grading plan was overlaid on a plot plan and an AutoCAD 2018 file with topo that were provided by Oneida Nation Engineering Department. All driveways 5% slope max. New connection to existing pedestrian paths to minimize grade change where possible. "P672.6" means unit P at 672.6 finish floor elevation. Confirm all conditions.

- R23Feb2018
- The project area is within a Planned Unit Development (PUD). Setbacks within the PUD are:
    - Front: 25 feet minimum
    - Side: 10 feet minimum
    - Rear: 10 feet minimum
  - Concrete driveway and sidewalks shall be 4" concrete with 6x6 w1.4 w1.4 WWF reinforcing on 6" minimum compacted stone base. Driveway width shall be 20 feet. See attached SK-2 for area of paving.
  - Curb cut for driveway apron. Contractors option to saw cut existing curb and gutter or site clear portion of curb and replace to match.
  - Pathways at rear of house: See attached sketch SK-1 for construction. See attached SK-2 for area of paving.



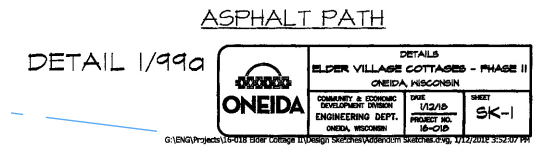
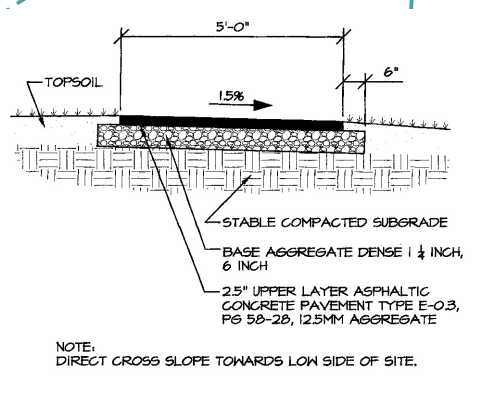
EXTERIOR PAVING CHART

CONTRACT N - ASPHALT PATHWAYS		CONTRACT O - ASPHALT PATHWAYS		CONTRACT P - ASPHALT PATHWAYS	
LOT NO.	ESTIMATED SQ. FT.	LOT NO.	ESTIMATED SQ. FT.	LOT NO.	ESTIMATED SQ. FT.
8	260	7	225	16	305
10	220	4	340	18	420
12	250	11	255	14	465
14	215	13	225	40	315
17	275	15	220		
20	325				
TOTAL:	1545	TOTAL:	1265	TOTAL:	1565

CONTRACT N - CONCRETE PAVING		CONTRACT O - CONCRETE PAVING		CONTRACT P - CONCRETE PAVING	
LOT NO.	ESTIMATED SQ. FT.	LOT NO.	ESTIMATED SQ. FT.	LOT NO.	ESTIMATED SQ. FT.
8	640	7	610	16	570
10	540	4	775	18	630
12	640	11	620	14	605
14	625	13	660	40	660
17	640	15	680		
20	660				
TOTAL:	3845	TOTAL:	3345	TOTAL:	2465

NOTES:  
1. CONCRETE PAVING INCLUDES: DRIVEWAY, APRON, SIDEWALKS, IT EXCLUDES STOOP SLABS.



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	25Sep2017	appo-fat
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99a Unit Finish Floor Elevation: Drives & Paths

1" = 40'





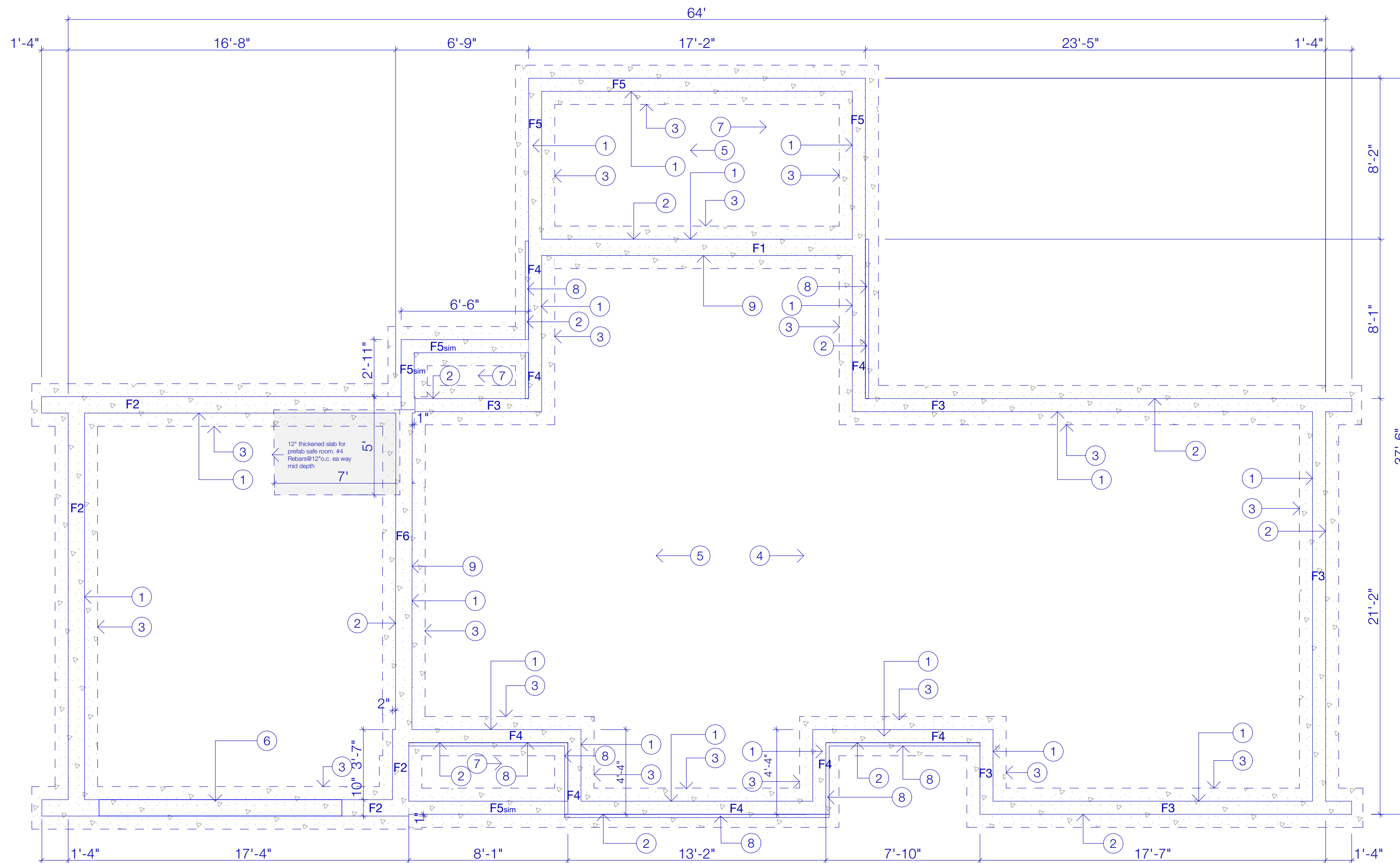


FOUNDATION: GENERAL NOTES

- A. All work to conform to current code requirements. Refer to details, plans, and sections from structural requirements.
- B. Refer to details, plans and sections. See Structural requirements.
- C. See general project notes in specification.
- D. All dimensions shown are from face of concrete to face of concrete.

FOUNDATION ROOF PLAN: SPECIFIC NOTES

- 1. Cast-in-place concrete foundation. Refer to details and specifications for reinforcing requirements.
- 2. 1 1/2" rigid insulation from top of footing to top of foundation or finish grade whichever is greater.
- 3. Cast-in-place concrete spread footing. Refer to detail and specification for reinforcing.
- 4. Refer to Site and grading drawings for required elevations for each lot.
- 5. Cast-in-place 4" reinforced concrete slab thickened edge on grade with fibermesh or wwf 6x6-w1.4 x w1.4, 8 mil. vapor retarder. Infloor Radiant tubing. 4" gravel base. 2" rigid insulation underneath. See 501.
- 6. Pitch 5" garage slab on grade to overhead door a min 2". Notch foundation to receive overhead door. See Details & 501.
- 7. Broom finish exposed concrete surface where noted.
- 8. Denotes Masonry Ledge at slab
- 9. 10" Foundation wall with 2'2" wide footing to accommodate thermal break or Garage slab pitch. See 501.



**STRUCTURAL ENGINEERS**  
EXPERTISE INNOVATION EXCELLENCE

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	25Sep2017	*app-fet
	24Feb2018	Addendum 1- 3
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SHEET TITLE  
**Foundation Plan**

**P100**






















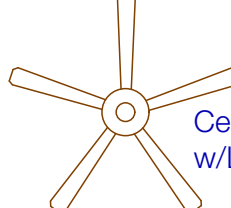


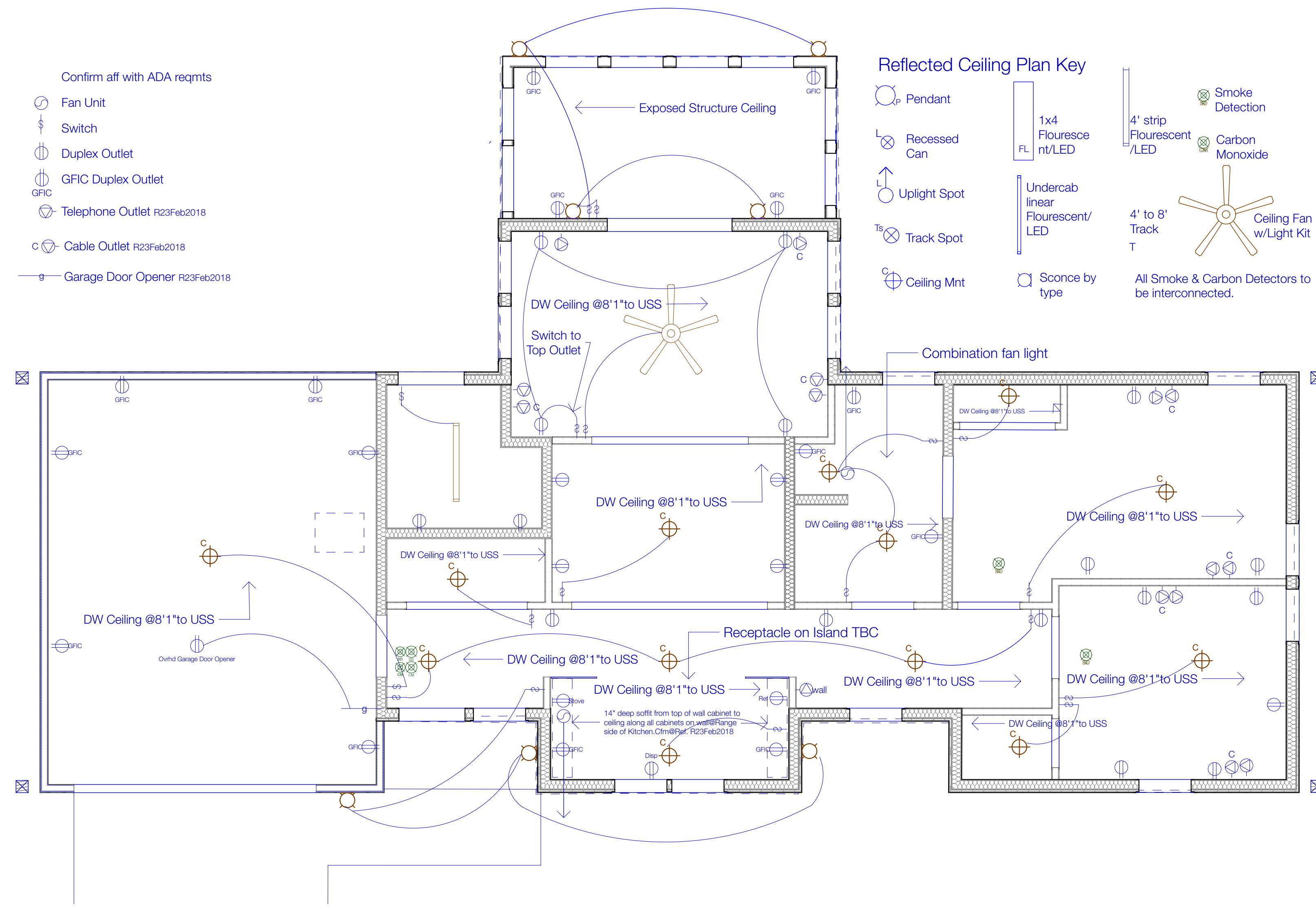






- Confirm aff with ADA reqmts
-  Fan Unit
  -  Switch
  -  Duplex Outlet
  -  GFCI Duplex Outlet
  -  Telephone Outlet R23Feb2018
  -  Cable Outlet R23Feb2018
  -  Garage Door Opener R23Feb2018

- Reflected Ceiling Plan Key**
-  Pendant
  -  Recessed Can
  -  Uplight Spot
  -  Track Spot
  -  Ceiling Mnt
  -  1x4 Fluorescent/LED
  -  Undercab linear Fluorescent/LED
  -  Sconce by type
  -  4' strip Fluorescent/LED
  -  4' to 8' Track
  -  Smoke Detection
  -  Carbon Monoxide
  -  Ceiling Fan w/Light Kit
- All Smoke & Carbon Detectors to be interconnected.



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**P141** **Electrical/RCP Plan** **1/4" = 1'-0"**

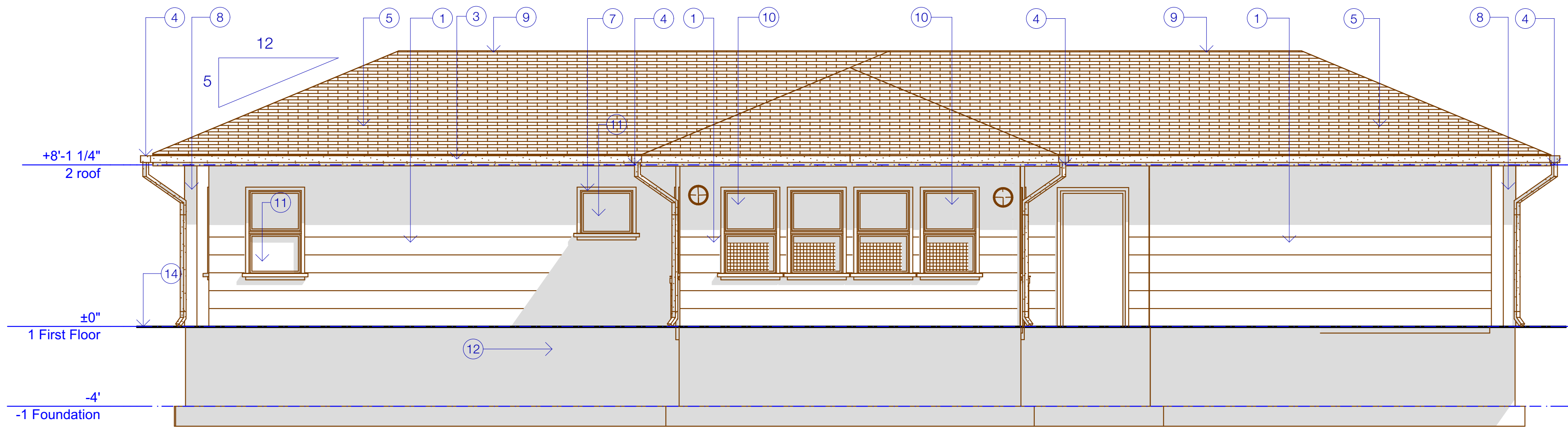
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**Electrical Plan**

**P141**









P202a

P Ped Elev

1/4" = 1'-0"

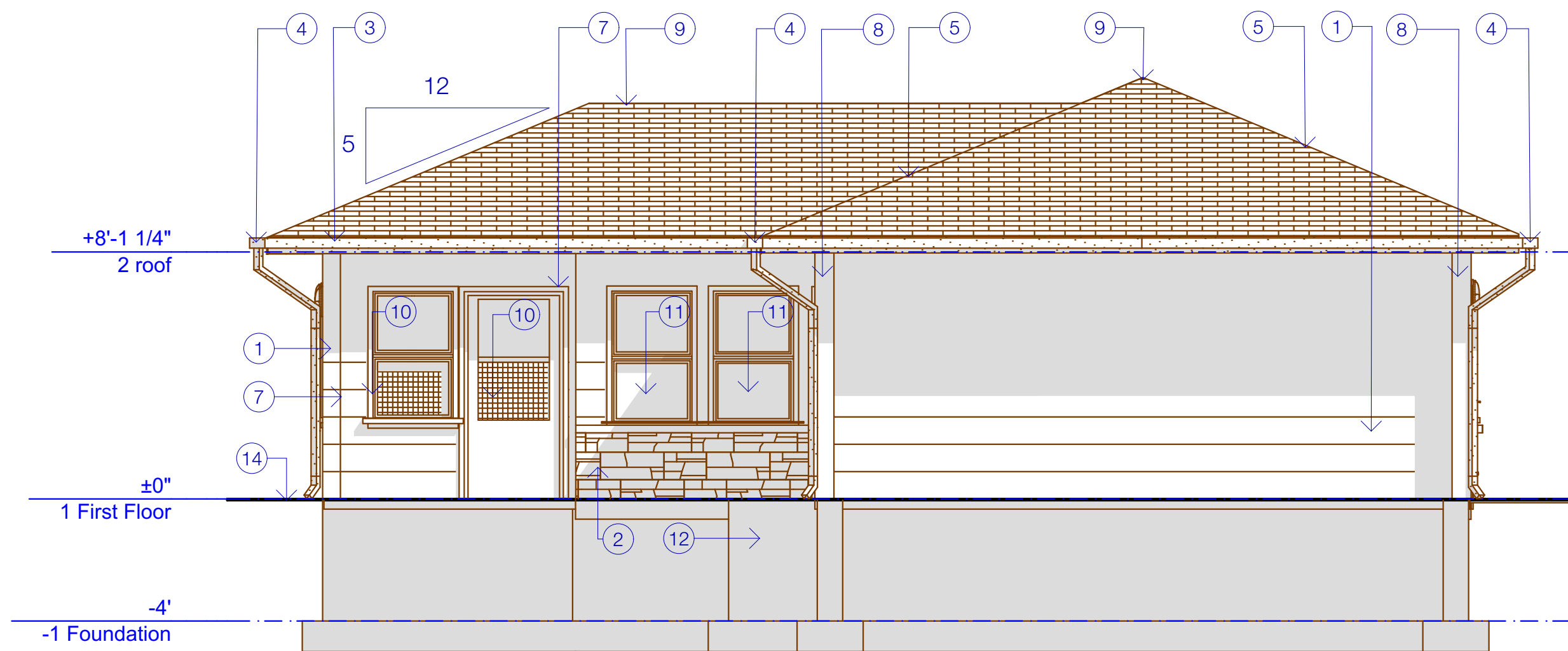
EXTERIOR ELEVATIONS: GENERAL NOTES

- A. See room finish, material schedules, specs and notes for additional requirements.
- B. See door and window schedule, specs, types and notes for additional requirements.
- C. See project specification for additional requirements.

EXTERIOR ELEVATIONS SPECIFIC NOTES

See Spec and sample board.

- 1. Prefinished siding. Corners per manu. Corner boards where noted.
- 2. 1 3/4" stone veneer w/matching stone sill or cap w/drip edge.
- 3. Aluminum clad 2 x 6 wood fascia and drip.
- 4. Aluminum beveled gutter with downspouts. Provide splash blocks at all downspout locations at grade.
- 5. Roofing, see spec.
- 6. Board & Batten Siding
- 7. Prefinished 1 x 4 trim at perimeter of all exterior windows and doors.
- 8. 6x6 treated wood column, trimmed out with prefinished material to match siding trim. (R23Feb2018)
- 9. Ridge or 1'-4" square gravity flow attic vent. Color to match roofing shingles. Verify lf/quantity required.
- 10. Screens with aluminum frames. Provide jambs and stops. Inside stops to be installed with screws.
- 11. Windows with insulated glass. See window schedule.
- 12. Continuous fiberglass foundation cover panel at exposed portions of foundation wall.
- 13. Insulated sectional overhead door.
- 14. Approximate grade. Refer to grading



P202b

P Gar Elev

1/4" = 1'-0"

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SHEET TITLE  
Elevations

P202































**Outline Specification for Elder Village Cottages - Oneida Nation**

- and Calculation Sheets for review and for record for general conformance to building design and performance.
- 4) General Framing Specifications: NOTE: leave a 1 1/2" gap at ridge roof sheathing to allow for ridge vent. Leave a 1" gap at the headwall vents. Verify w/ the manufacturer's typical continuous ridge, and continuous headwall venting details.
    - (i) Exterior Walls: 2x6 @ 16" o.c.
    - (ii) Garage Walls: 2x4 @ 16" o.c.
    - (iii) Interior Walls: 2x4 @ 16" o.c.
    - (iv) Subfloors (on raised structure): 3/4" Glued and screwed ext grade T&G plywood
    - (v) Underlayment: Per Material Specifications
    - (vi) Unassigned
    - (vii) Pitched Roof Sheathing: 1/2" OSB w/H-Clips or cdx plywood.
    - (viii) Exterior Wall Sheathing: 1/2" OSB
    - (ix) Garage Wall Sheathing: 1/2" OSB
    - (x) Exterior Soffit: To receive prefinished aluminum vent except where noted.
    - (xi) Exterior Trim: White to match building standard in Elder Cottage Phase 1, except where noted.
    - (xii) Garage headers: (2) 1 3/4" x11 1/4" 2.0E Microlam LVL
    - (xiii) Lintels/Headers: 2@2x10"
- C. Exterior Siding, Structural Decking, Trim & Soffit
- All siding, trim, panels to be smooth unless noted specifically otherwise
- 1) Prefinished wide exposure horizontal siding. Smooth. See Elevations units P&O.
    - a. Louisiana Pacific Smooth Finish Lap 7.84" exposure by .375 In thick x 16' long. Catalog #25920. Install per manufacturer's specification.
    - b. Or approved equal.
    - c. Colors will be selected from Manufacturers standard colors and will be different for each lot.
  - 2) Board and Batten vertical siding. See elevations units N&O:
    - a. Louisiana Pacific Smart Side Lap, Panel, Trim and matching. Smooth Finish Side Batten 1.5" Catalog #25877 @8" o.c. on LP Smooth finish Panel 8'x48" Series 76 Catalog # 25932 or Catalog # 39051. Butt horizontal joint TBC. Install per manufacturer's specification.
    - b. Or approved equal. Colors will be selected from Manufacturers standard
    - c. Colors and will be different for each lot.
  - 3) Typical trim to be prefinished to match siding and painted per finish schedule sized as specified in drawings. Install per manufacturer's specification.
    - a. Louisiana Pacific Smart 540 Reverseable fiber Trim in 3.5" width to match siding color. Install per manufacturer's specification.
    - b. Or approved equal.
  - 4) Fascia to be prefinished to match siding and painted per finish schedule sized as specified in drawings. Install per manufacturer's specification.
    - a. Louisiana Pacific Smart 540 Reversible fiber Trim in 9.21" width. Color as approved. Install per manufacturer's specification.
    - b. Or approved equal
  - 5) Soffit: Where soffit is boxed and to be vented. Furnish and install eave soffit vents: Prefinished Aluminum vented soffit. This to be: by Pac-Clad, System 3 by Rollex, Kaycan or approved equal.
- D) Finished Carpentry
- 1) Interior Soffits: Provide dropped soffits as shown in details and plans. Confirm with HVAC contractor
  - 2) Floor Finish SEE Division 9 Finishes
  - 3) Casing, Trim and Interior Doors:
    - a) Interior casing & trim to be supplied & installed by contractor
    - b) Interior woodwork to be smooth stained wood. Oak Species TBC and finishing as determined by owner.
    - c) Casing at windows and doors to be sized as follows: 1x4 at window and door heads and jambs and 1x3 at windowsills. See the interior elevations for these locations.
    - d) Base trim to be bid as a 1x4 throughout space.
    - e) Interior doors to be solid wood doors.
    - f) Soffit and continuous trim bands to be bid as detailed in the drawings.
    - g) Contractor shall review the drawings for other areas of trim throughout the house
  - 4) Cabinets:
    - a) All Cabinetry to be to building standard and finished as determined by owner. Comply with ANSI 1003.12 Kitchens. Make particular note of figure 1003.12.3 for kitchen sink heights.
    - b) Door fronts are to be Shaker Style. Drawer fronts are to be flush.
    - c) Cabinet interiors to be melamine.
    - d) Hinges to be European concealed hinges
    - e) Provide ball bearing, under-mount drawer slides.
    - f) Base cabinets to have pull-out shelves and tray dividers.
    - g) Kitchen cabinetry to include pull-out recycling bins. See Interior Elevations.
    - h) Pulls: 4" steel wire cabinet pulls in Satin Nickel Finish.
    - i) Kitchen counters to be Plastic laminate on plywood with self-edge.

**7000. THERMAL AND MOISTURE PROTECTION**

- A) Waterproofing & sealants:
- 1) Seal all inside surfaces floors to prevent moisture from wicking through the concrete. However, no sealer should be applied to floor at areas where tile or glued down

flooring will be installed. These finishes provide the required vapor barrier, and most sealers will interfere with the effective bond between the adhesive and the concrete. Caulk or seal all joints, cracks, holes, pipes, exposed insulation, drains, and wires in concrete slab against mold spores, radon and other gases. All joints should be tooled to facilitate caulking.

- B) Insulation
- 1) All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450. All work shall be done in a quality manner according to established trade practice and manufacturer's recommendations.
  - 2) Provide insulation baffles at eave vents between rafters/trusses. Keep attic insulation from blocking soffit ventilation.
  - 3) Exterior house walls to be min. R-23, Ceilings/attic to be min. R-44 batt insulation or blown insulation, if batt stagger criss-cross layers. Install per manufacturer's specifications. Verify insulation with HVAC contractor's Heat Loss Calculations.
  - 4) 1" Rigid insulation beneath siding will be taped per manufacturer's specifications to prevent moisture from entering the wall.
  - 5) Install in continuous blanket without holes for electrical boxes, light fixtures, or heating ductwork. Caulk all openings in exterior wall construction.
  - 6) Install 8-mil poly vapor barrier at warm side of all insulation. Lap joints 18" minimum. Poly taped at wall to ceiling intersection and around partition walls, plumbing, and electrical penetrations. Caulk and staple to bottom plate. Push tight into corners. All holes in electrical boxes and around wires must be caulked.
  - 7) Insulate and weather strip attic access panels where ceiling is not exposed.
  - 8) No insulation is to be exposed on inside of any duct, furnace, or filter.
  - 9) See wall sections.
  - 10) Note: ductwork located in ceiling spaces to be inside the insulation envelope.

- C. Exterior wall system
- 1) At exterior outdoor room furnish and install wall composed of exposed columns with screened and kicker infill panels.

- D. Weather – Stripping and Caulking
- 1) All work shall be done in a workmanlike manner according to the best practice and manufacturer's recommendations.
  - 2) All sound walls to be sealed at perimeter and at all penetrations.
  - 3) All exterior doors and windows shall be caulked with non-hardening elastic compound.
  - 4) All joints between exterior trim and masonry shall be caulked with non-hardening elastic compound. Provide Vulkum sealant at joints of all stone sills and caps. Verify appropriate sealant type.
  - 5) Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates.

- E. Roof Venting
- 1) Contractor shall provide adequate attic ventilation/roof vents per local governing code. Use continuous ridge vents and continuous soffit vents as shown in drawings. Also, as necessary, use hip vents or tile vents, but check with architect before these are decided upon. Where ceiling structure deck is exposed confirm adequate roof ventilation per code and practice.
  - 2) Substitutions may be made, provided they allow equivalent net free areas.

- F. Roofing:
1. Cottage P
    - a. Decra Shingle XD (colors TBC.)
    - b. Metro Shingle (colors TBC.)
    - c. Or approved equal by ATAS International, Green American Home, Berridge Manufacturing, Metstar USA Inc. Florida Metal Roofing Products Inc. or Tamko Building Products Inc..

2. Cottage O
  - a. Standing Seam Roof'g by Future Roof w/Kynar 500 finish color as approved.
  - b. Or approved equal per "1.c" above
3. Cottage N
  - a. Decra stone coated steel Villa Tile Capri Clay
  - b. Metro Roman Tile or Mission Red TBC
  - c. Or approved equal per "1c" above.
4. All roof flashing shall be painted to match the roofing color. Exterior flashing shall be correctly installed at all connection between roofs, walls, chimneys, and projections and penetrations as required by SMACNA.
5. Provide the written warranties establishing conformance to applicable codes.
6. Install all elements using manufacturer's standard details, per manufacturer's instructions.
7. Notify the architect of any discrepancies prior to construction.

- G) Gutters, Downspouts, flashing and Rain Barrels (Color to match fascia and soffit): Use seamless box gutters and downspouts to match content of Roof.
- 1) 5"x5" .032-.040 aluminum or 24 ga. steel and 4"x4" or 3" dia. downspouts Bt Edco, Architectural Products, Alside or approved equal
  - 2) Exterior flashing shall be correctly installed at all connection between roofs, walls, chimneys, and projections and penetrations as required by SMACNA.
  - 3) Prevent galvanic action by isolation different metals and attaching aluminum to fascia not steel roof.

- H) Roof vents
- Furnish and install continuous roof ridge vents by manufacturer of roofing material in color to match. See Division 6 wood siding for eave venting.

8000. DOOR AND WINDOWS
- A) All Entrance systems to be *insulated Fiberglass* match windows and exterior patio doors with matching out swinging screen door to be.
- 1) Therma Tru Steel Insulated
  - 2) Jeld-Wen Steel
  - 3) Pella Encompass fiberglass on steel European 3/4 Entry Door with Light
- B) All other exterior windows and patio doors to be:
- 1) Marvin Integrity Windows and Doors or approved equal. One of the six standard exterior colors as approved by Architect. Hardware to be Satin Nickel.
  - 2) Andersen Composite Fibrex 100 Series
  - 3) Pella Fiberglass Impervia Series
- C) Provide screens on all operable windows, French or patio doors and at screen porch. Unit section to match all exterior windows. Screen material to be fiberglass color charcoal.
- D) All doors are to be supplied per the door schedule in the drawings. Wood species and stain color of exterior doors to match above. Do not drill until hardware is on hand.
- 1) Interior wood doors to be solid core, painted wood. Prairie or Shaker panel style. Undercut 1/4" and more if used for return air. Verify with HVAC Contractor.
  - 2) Exterior Doors to be insulated see above.
  - 3) Leversets to be Kwikset Tustin Satin Nickel. Bedroom and Bathrooms to receive privacy sets. All other to be passage sets. Exterior "man" doors to be entrance lockset with separate deadbolt; Doors keyed and copies per owner directive.. Door hinges to be Stanley or approved equal to match hardware set finish <http://www.kwikset.com/products/details/door-levers/730tnl-15.aspx> .
  - 4) Doors communicating between garage and internal spaces to be 1hr assemblies TBC.
  - 5) Overhead Garage Door Clopay Canyon Ridge Modern Series Faux Wood Dark Finish. Plank windows across second top panel. TBC. Supply and install power opener with two remote controls and a wall button. 1/2 H.P. AC Chain Drive Opener by Liftmaster (#8065) or approved equal.

8600 SHOWER ENCLOSURE:  
See Division 10 Specialties for shower rod and seat.

**9000. FINISHES**

- A. Drywall Plaster
- 1) All corners and angles must be finished plumb, straight, and true; and all surfaces flush. The contractor is to finish all defects if necessary after subcontractors are complete. Contractor to remove from premises all rubbish pertaining to his work and leave the building broom clean. Corner bead on all outside corners.
  - 2) "Fire" separation walls and ceilings at garage enclosed interior spaces to have one layer of 5/8" type "X" gypsum board on the garage side and 5/8" Type X on the interior wall.
  - 3) Drywall Conditions (At drywall only (no plaster) applications. Semi-concealed spaces apply also to plaster systems where plaster is not used behind brick, etc):
    - a. Level 2 (where water resistant gypsum backing board is used as substrate for tile): At joints, embed tape in compound and wipe with a joint knife leaving a thin coating over the tape and cover fastener heads with one coat of compound.
    - b. Level 4 (most common level, typical for residential dwellings – occupied spaces where wall to receive flat paints, light texture or standard wall coverings): "Three step" where 3 coats of compound are applied to joints and fastener heads. Smooth by sanding or wiping to get an acceptable finish.
    - c. Level 5 (where walls to receive gloss, semi-gloss, enamel or non-textured flat paints): Apply three coats of compound on joints and fastener heads, then apply an additional smooth skim coat of compound over entire wall.
    - d. Note to above levels: Always set joint tape in compound.
  - 4) Use only electric heaters and dehumidifiers to dry out home. Furnace is not to be used to dry out home.
  - 5) All areas exposed to moisture (ie: bathrooms and kitchen walls at countertops) to have water resistant gypsum bd.
  - 6) Use Durock cement board or Wonder Board cement board at bath and shower and all areas of walls that receive tile. Provide blocking for application of grab bars where notes or implied.

- B. General Finish Notes:
- 1) Trowel a smooth final finish in locations as scheduled
  - 2) Countertops to be bid as follows:
    - Kitchen Laminate Countertops
    - Formica Color/pattern TBC.
    - Nevamar Color/pattern TBC
    - Wilsonart Color/pattern TBC
  - 3) Flooring (See plan notes):
    - a) All bathrooms, to have tiled floors except where noted.
    - b) Tile floor including shower to be Crossville Porcelain Stone Mica A900 Series with Cross dot tile in shower enclosure. Floor base to match by Crossville. Wall Tile to be coursed out to match above: Dal Tile Natural Hues Pearl White QH63 or approved equal. Additional acceptable product is Dal-Tile Heathland 9x12 Wall Tile; 3x12 Base Tile; 2x2 Mosaic Floor Tile. Or approved equal.
    - c) Floor transitions to tiled floor not to exceed 1/2" level change per ADA.
    - d) All tile to include a mud-set installation and shall be a medium grade product to be approved by architect and owner. Note detail for shower enclosure transition.



**STRUCTURAL ENGINEERS**  
EXPERTISE INNOVATION EXCELLENCE

MARK	DATE	DESCRIPTION
	25Sep2017	app-Rev
	24Feb2018	Addendum 1-3
	17May2018	For Bidding

PROJECT NO: **201702p**

MODEL FILE:

DRAWN BY: **LW, CC, et al**

CHK'D BY: **LW**

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SHEET TITLE

**Outline Spec**

**P702**



