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Alterations to Tudor Residence

CODE SUMMARY

2018 IRC

MOUNTAIN BROOK CODE SUMMARY

GENERAL INFORMATION

Name of Project: SHINOUDA ALTERATIONS

Owner or Authorized Agent: NANCY SHINOUDA

Email:

Phone #:

Owned by: [X] Privately [ ] City/County

Code enforcement jurisdiction: [X] City [ ] County

Name of Jurisdiction: City of HOMEWOOD

SCOPE OF WORK

Building Description:

Scope of Work:

BUILDING CODE

2015 IRC

JOB SPECIFIC CODE

DESIGN OF RECORD

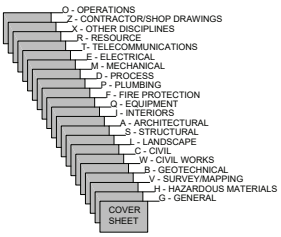
PROJECT COORDINATION

DESIGNER		LICENSE #	TELEPHONE #
Ben Strout		6673	(205) 569-8774

BUILDING DATA

PARCEL #: 28 00 06 4 021 010.001
OWNER: SHINOUDA NANCY S
ADDRESS: 2119 ENGLISH VILLAGE LN MOUNTAIN BRK AL 35223-172..
LOCATION: 2119 ENGLISH VILLAGE LN AL 35223

VICINITY 1:1000



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Benjamin D. Strout
LIC# 7548

SHINOUDA
SECOND STORY

305 OXFORD LN
Homewood, AL
35209

MARK	DATE	DESCRIPTION
	01/09/23	CDs
	12/22/2022	REV 1
	9/16/22	BID SET

ISSUE:

PROJECT NO:

CAD DWG FILE:

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SHEET TITLE
DEMO

G101

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SITE PROTECTION:

1. FURNISH AND INSTALL PLASTIC BARRIER IN FRONT ROOM TO CORDON WORK AREA FROM REST OF HOUSE AS NEEDED WHEN CREATING STAIRCASE AND PENETRATING CEILING TO SECOND STORY. FURNISH AND INSTALL PLASTIC BARRIERS OVER DOORS/CASED OPENINGS IN DINING ROOM AND BACK LIVING ROOM AND AS NEEDED FOR CLOSET & CASED OPENING WORK. ADDITIONAL BARRIERS MAY BE INSTALLED IN APPROPRIATE LOCATIONS WHICH WILL GO FROM FLOOR TO CEILING TO CREATE PLASTIC WALLS, WHICH WILL HAVE A MAGNETIC AND/OR ZIPPER ENTRY WAY TO ALLOW ACCESS.
2. WHEN PERFORMING DEMOLITION, DRYWALL, AND HARDWOOD FLOORING WORK, FURNISH AND UTILIZE HEPA FILTER AIR-SCRUBBER.
3. FURNISH AND INSTALL FLOOR & SURFACE PROTECTION IN ENTRY SEQUENCE AND AS NEEDED THROUGHOUT PROJECT TO MAKE ADEQUATE ATTEMPTS AT PROTECTION SURFACES. SECURE WITH PAINTERS TAPE.
*OWNER IS RESPONSIBLE FOR REMOVING FURNITURE AND DECORATION OF PROJECT.
*OWNER IS RESPONSIBLE FOR REMOVING FURNITURE AND PERSONAL BELONGINGS FROM ACTUAL WORK AREAS, TAKING ART & OTHER VALUABLE FROM WALLS ADJACENT TO WORK AREAS, AND SECURING FRAGILE ITEMS PRIOR TO WORK BEGINNING.

DEMOLITION:

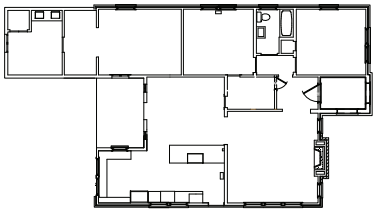
1. Contractor to remove existing roof structure per plans provided.
2. Contractor to remove existing tile pavers at covered porch.
3. Contractor to remove existing door and window wall at covered porch.
4. Contractor to remove window in kitchen at new wet bar cabinet location.
5. Contractor to remove required ceiling structure to install new stairway to second floor living.
6. Contractor to remove window at existing covered porch for new master bedroom entry way.
7. Contractor to remove existing stone veneer at left side gable wall per details on plans provided.

SITE MAINT.:

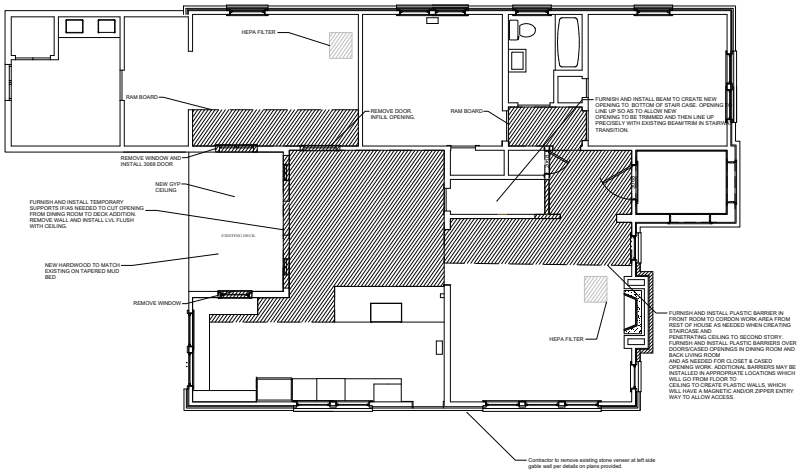
1. Contractor includes necessary dumpsters for typical construction related debris throughout project duration.
2. Contractor to maintain a clean an orderly project site conditions throughout duration of project.
3. Contractor includes installation of (4) rolls of 36' corrugated construction paper to protect traffic pathways on hardwood floors after sanding has occurred.
4. Contractor to provide and install plastic dust walls at required openings throughout project duration.

CLEAN UP:

ONCE WORK COMPLETE:
1. CLEAN OUT CABINETRY AND DRAWERS, LEAVING BEHIND ANY APPLIANCE/DEVICE INSTALLATION/USER MANUALS IN ONE DRAWER OR AS DETERMINED BY PROJECT MANAGER.
2. WIPE DOWN COUNTERTOPS AND OTHER FLAT SURFACES.
3. REMOVE ALL FINGERPRINTS AND SMUDGES FROM ENTRY SEQUENCE.
4. REMOVE STICKERS & ANY PACKAGING FILM FROM NEW WINDOWS.
5. WASH INTERIOR & EXTERIOR OF WINDOWS WITHIN SCOPE.
6. REMOVE FROM JOBSITE CONSTRUCTION DEBRIS, TRASH, AND TOOLS.
7. REMOVE FROM SITE ANY EXCESS BUILDING MATERIALS.
8. REMOVE DUMPSTER & PORTO-POTTY FROM SITE.



EXISTING PLAN 1/8" = 1'-0"



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

HEPA FILTER — RAM BOARD — REMOVE WALL

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BOARD CERTIFIED
Benjamin O. Strout
LIC# 7548
STATE OF ALABAMA

SHINOUDA
SECOND STORY

305 OXFORD LN
Homewood, AL
35209

MARK	DATE	DESCRIPTION
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	3/23/2022	REV 1
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ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDED TYPE)
WP	WEATHER PROOF DUPLEX OUTLET
	ABOVE COUNTER LOCATION
	FLUSH FLOOR DUPLEX OUTLET, OWNER VERIFY LOCATION
	220 VOLT OUTLET OR CONNECTION
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
W	RECESSED LIGHT FOR WET AREA
	DIRECTIONAL UP LIGHT LOW VOLTAGE
	UNDER CABINET LED LIGHT
	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	CEILING MOUNTED PADDLE FAN w/ LIGHT
	CEILING MOUNTED FAN - EXHAUST
	CEILING MOUNTED FAN AND HEATER
	CEILING MOUNTED FAN, LIGHT

GUTTER AND DOWNSPOUTS

-Includes 6" half-round prefinished bronze aluminum gutters with 4" round
prefinished bronze aluminum downspouts.
-All downspouts terminated at surface level and routed does not include drainage away from foundation.

WINDOWS

Contractor to provide and install Sierra Pacific Wood window with Core Guard
primed finish per plans provided and Owner Approval.
• Contractor to install and tape seal all windows according to manufacturer
recommendation.
• Owner has an Allowance to select all windows.
• Contractor to install insulated glass panels per plans provided at Covered Porch.
• Owner has an Allowance to select and install insulated glass panels
at Covered Porch.

EXTERIOR DOORS

• Covered Porch Entry: 5468 HEM Fir wood swinging; full view 1 Lite glass; paint grade interior; bronze sill.

THIS UNIT DOES NOT HAVE SDL BARS.

PAINTING

A. Exterior – Sherwin Williams Super Paint
• All exterior stone surfaces to remain as is.
• All other exterior surfaces (siding, cornice, and soffit) to be primed and painted.
• All Covered Porch post, beams, flooring, and ceilings to stain.
B. Interior – Sherwin Williams Pro-Mar 200
• Walls: Egg-shell Finish
• Ceilings: Flat Finish
• Millwork: Satin Finish

PLUMBING

A. Fixtures
• Owner has an allowance of $4,500 to select all plumbing fixtures listed below in
BOLD print.
➢ Bath 3
(1) Sink/Faucet
(1) Toilet
(1) Tub
(1) Shower/Tub filler Head/Trim/Drain
➢ Bath 4
(1) Sink/Faucet
(1) Toilet
(1) Tub
(1) Shower/Tub filler Head/Trim/Drain
➢ Laundry
(1) Washer Drain / Shut Off Valve Box
B. Water / Drain
• Contractor to supply and install (1) Navien NPE-240 Tankless Water Heater
vented to exterior per code.
• Rough-in and set out plumbing fixtures in accordance with plans.
• All water supply lines to be PEX with copper stub outs and waste lines PVC.
• Contractor to install cast iron drop drain at Second Floor.

INSULATION

• Exterior Walls: R13 Fiberglass Batts
• Attic Gables: R14 Open Cell spray foam
• Roofline: R21 Open Cell spray foam
• Sound Between Floors: EXISTING TO REMAIN
• Sound Between Walls: NOT INCLUDED

HEATING & AIR

A. Main Level:
• Contractor to add one supply vent for new wet bar room.
• Contractor does not include any additional work for this area in this project
specification.
B. Upper Level:
• Contractor to furnish and install (1) 2-ton, 14.3 SEER Carrier heat pump system,
with condensing unit and matching evaporator coil. Includes fiberglass trunk and
flex duct lines.
C. Covered Porch:

• Contractor to furnish and install (1) 18,000 BTU, 17 SEER mini-split system to
serve covered porch area.
D. Venting
• Second Floor Bath Fans and Dryers vented to exterior of house.

ELECTRICAL

A. Electrical
• Contractor to wire in accordance with plans provided and local building codes.
• This project specification does not include wiring or components for A/V, phone,
ether net, or security devices as part of the scope of work by Contractor.
• Contractor to upgrade all smoke detectors at required locations per building
code.
• Contractor to install new 90AMP sub panel for the Second Floor.
• Contractor to install (6) LED Wafer Lights at under deck parking structure.
B. Recessed Lighting
• Recessed lighting cans and trims are included per plans provided.
C. Decorative Lighting
• Owner has an Allowance of $3,180 to select all decorative lighting, fans, and
bulbs.

EXTERIOR FINISHES

A. Driveway and Walkway

• Contractor does not include any work at driveways in this project specification.
• Contractor to cover existing walkway for protection throughout duration of project.
• Repair to walkways is part of Landscape Allowance included in Section 350-E.
B. Retaining Walls
• Contractor does not include any retaining wall work in this project specification.
C. Covered Porch
• Floor System: Treated Pine 2x10 with 1x4 Treated T&G flooring.
• Post/Beams: Rough Sawn Western Red Cedar

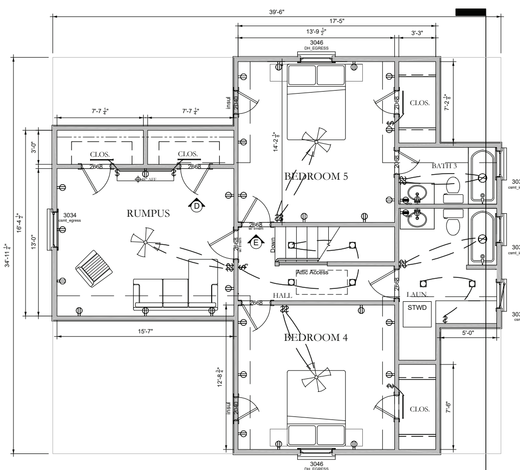
• Roof System: Rough Sawn Western Red Cedar with 2x6 Pine T&G Decking.
D. Glass Doors / Screen Panel
• Owner has an Allowance of $18,355 to select and install garage door style
glass units including openers per plans provided.
• Contractor to install screen panel at garage door openings ONLY.
• Owner has an Allowance of $1,250 to select covered porch glass entry door at
stairway.
E. Outdoor Kitchen
• Contractor to install outdoor cabinet with countertop, grill, and hood vent per
plans provided.
• Owner has an Allowance of $15,500 to select, fabricate, and install the Outdoor
Kitchen.
• Includes cabinetry, countertop, grill, hood vent, materials, and labor to install.

F. Landscaping

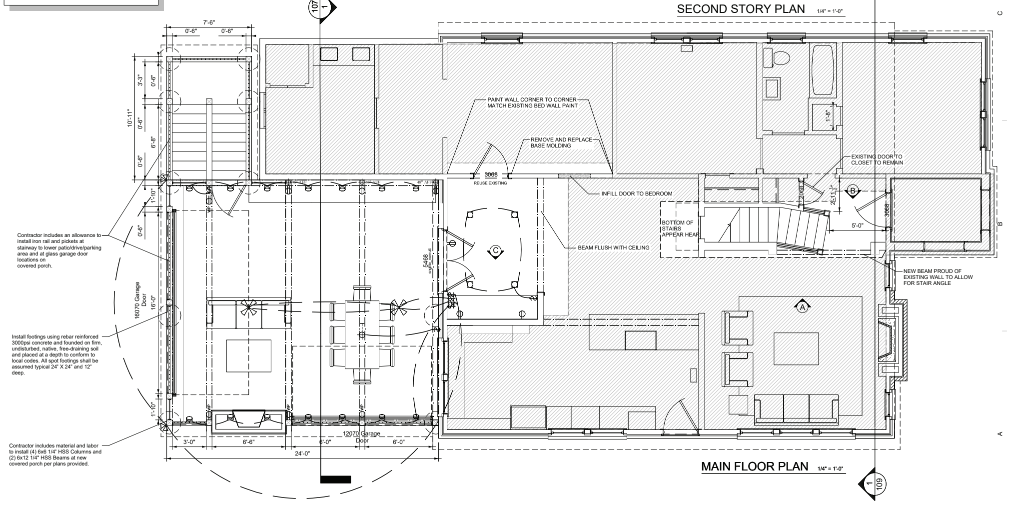
• Contractor includes an Allowance of $9,500 to repair/replace landscaping
damaged during the renovation process due to limited space for product storage
throughout the duration of the project.
• Includes cost associated with irrigation, drainage, shrubbery, hardscapes, and
turf.

INTERIOR FINISHES

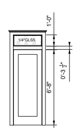
A. Fireplaces
• Covered Porch: Contractor to install Gas Log Fireplace Insert.
• Owner has an Allowance to select and install Fireplace Box and Gas Logs.
• Surround: Owner has an Allowance to select and install surround.
• MASONRY SURROUND IS NOT INCLUDED
• Mantel: Owner has Allowance to select mantle.
B. Gypsum Board
• 1/2" North American drywall installed throughout.
• Wet areas to include wet guard drywall as required
C. Cabinetry and Hardware
• Contractor to install cabinetry, vanities, and built-ins per plans provided.
• Owner has an Allowance for all cabinets, vanities, built-ins, and cabinet hardware.
D. Countertops / Backsplash
• Owner has an Allowance to select, fabricate, and install all countertops and backsplashes.
• Backsplashes assumed to be 2" to match countertop material.
• Contractor to install Butcher Block countertop at Laundry.
• Contractor to install Tile backsplash per plans at Wet Bar wall.
• Owner has Allowance to select tile for backsplash including grout, taxes, and freight.
E. Millwork
• Baseboard: Wood to match existing as similar as possible.
• Casing: Wood to match existing as similar as possible.
• Stool: Wood to match existing as similar as possible.
• Crown: Wood to match existing as similar as possible at upper stair hall ONLY.
F. Decorative Beams/Walls
• Per Owner request Contractor has removed decorative beams at Wet Bar and Stair/Foyer Entry.
H. Interior Doors and Hardware
• Contractor to relocate existing master entry door per plans provided.
• Contractor to install wood door unit on paint grade wood door frame to match existing as similar as possible.
• Contractor to install direct set transom at (4) entry doors at upper-level stair hall.
• Owner has an Allowance to select interior door units including tax and freight.
• Owner has Allowance to select interior and exterior door hardware including accessories.
I. Staircase
• Treads: Oak to match flooring as similar as possible
• Risers: Painted Wood
• Skirt board: Painted Wood
• Handrail: Per plans provided
• Owner has an Allowance to select, fabricate, and install handrail system.
J. Bath Hardware & Mirrors
• Owner has an Allowance to select all mirrors and bath hardware accessories including taxes and freight.
K. Shower Doors and Glass Panels
• Contractor does not include shower doors and panels in this project specification.
L. Closet Shelving
• Owner has an Allowance to install and finish all closet shelving.
• Includes: Bedroom #4 & #5 Closets and Playroom Closet on 2nd Level.
M. Appliances
• Contractor does not include any Appliances in this project specification.
N. Flooring
• Hardwood – Contractor to install oak site finished hardwood flooring to match existing at second floor Rumpus Room including closets, Stair Hall, Bedrooms #4 & #5 including Bedroom closets.
• Contractor to install hardwood to match existing at wet bar room on main level per plans provided.
• Contractor does not include refinishing any existing hardwood floors.
• Tile- Contractor to install tub/shower tile walls at bath #3 & #4 plans provided.
• Tile- Contractor to install tile flooring at bath #3, bath #4, and laundry per plans provided.
• Owner has an Allowance to select tile including grout, taxes, and freight.



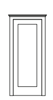
SECOND STORY PLAN 1/4" = 1'-0"



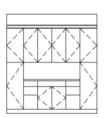
MAIN FLOOR PLAN 1/4" = 1'-0"



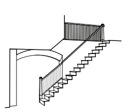
(E) INT. DOOR TRNSM TYP



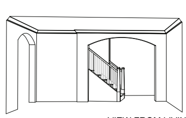
(D) INT. DOOR TYP



(C) WET BAR



(B) SECTION PERSP. THRU STAIR



(A) VIEW FROM LIVING ROOM

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ELECTRICAL

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FRAMING NOTES:

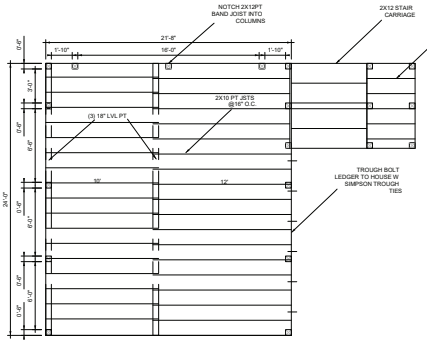
1. Furnish and install 14 self-leveling, second-story brand brackets on existing top plates, secured into place with proper hardware.
Once installed, retro fit the bases with plumbing boots and sealant as needed to prevent water infiltration.
2. Remove select siding, sheathing, and framing as needed for structural framing of second story. Secure with housewrap to prevent
water infiltration.
3. Furnish and install new LVL bands at perimeter of house, secured to brackets, as needed to create new horizontal load structure for
second story.
4. Furnish and install 2x framing members and 1/2" sheathing as needed to frame new exterior walls for second story addition.
Temporarily secure in place with 2x material as needed.
5. Furnish and install temporary 2x framing members as needed to support new roof rafters and new roof structure.
Frame new roofplanes of second story as drawn. Soffit & overhang to match existing and new roof lines to have tapered fiare where noted.
6. Furnish and install 1/2" sheathing installed with clips for new roof decking.
7. Furnish and install synthetic roofing felt on roof with roofing caps.
8. Furnish and install 1x trim and plywood as needed to create new soffit and fascia.
9. Furnish and install soffit venting, drips or pucks, in locations where air may travel from low to high on new roof.
10. **Once new roof & second story walls securely in place, structurally sound, and dried-in, demo & remove existing house roof,
disposing of materials
11. Furnish and install interior load-bearing, structural LVL beams and floor joists needed to create new second story floor.
12. Furnish and install new plumbing plumbing vents as needed to exhaust main level venting.
13. Locate points for new stair way and header floor structure as needed for access & framing. Locate access #las needed for
electrical and system elements from main to second story. Project Manager to document framing of main ceiling & second story floor.
14. Furnish and install 3/4" T&G subflooring, secured in place with construction adhesive and screws.
15. Frame interior second story walls & ceiling as drawn.
16. Furnish and install new, double-hung windows in window locations as drawn and meeting egress where required. Windows to
match aesthetic of existing windows and be installed in locations as drawn.
17. Install windows square, plumb, and level. Use galvanized drip cap flashing across top of new windows and flash windows as
needed and tape in weatherboard fashion. Spray foam insulation around perimeter of windows.
18. At appropriate point in project. Ensure site protection walls on main level secure and then remove drywall from dining room ceiling
as needed for pretrusion/installation of new stair case. Install temporary support walls in space if needed.
19. Furnish and install 2x framing members as needed to create new stairs from main to second levels. Cut, header, and remove
existing ceiling joists in dining room as needed.
20. Furnish and install temporary supports #las needed to cut opening to rear living room from front dining room/den.

CONVENTIONAL FRAMING:

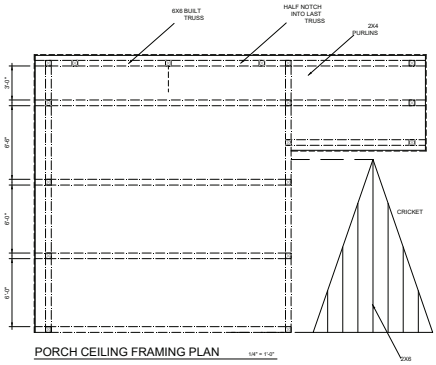
- Floor Systems: Conventional 2x10 Yellow Pine
- Flooring: 3/4" Advantech T&G
- Walls: 2x4 Plate and Stud Wall Assembly
- Sheathing: 7/16" OSB with Tyvek building wrap
- Rafter System: Conventional 2x Yellow Pine
- Roof Decking: 7/16" OSB with Synthetic Felt Underlayment

ROOFING

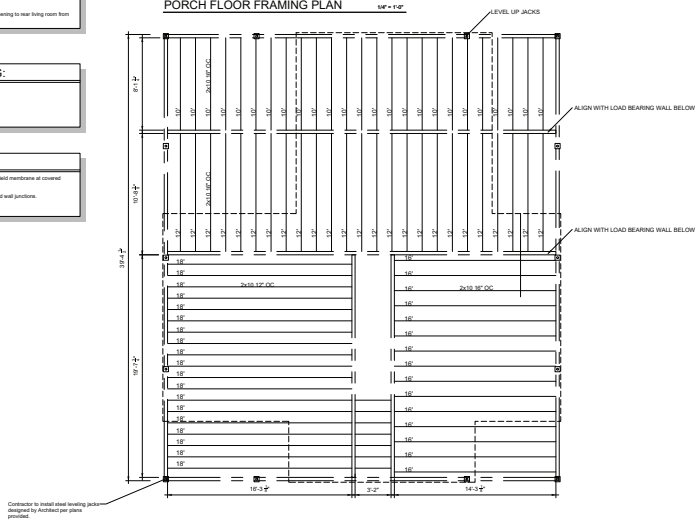
- 26 gauge Standing Seam Metal installed over ice and water shield membrane at covered porch roof structure per plans provided.
- Certain Teed Asphalt Shingle to be installed over synthetic felt.
- Includes all necessary prefinished flashing at all over hangs and wall junctions.
- Roof color to be provided by Owner.



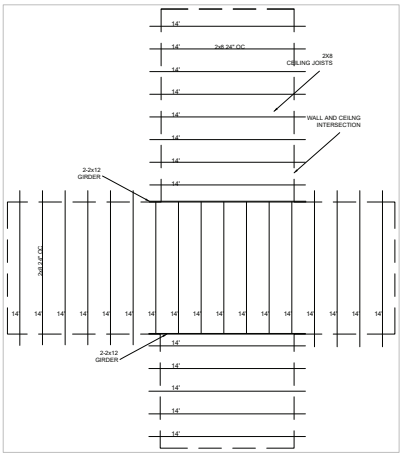
PORCH FLOOR FRAMING PLAN 1/4" = 1'-0"



PORCH CEILING FRAMING PLAN 1/4" = 1'-0"



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



CEILING FRAMING PLAN 1/4" = 1'-0"

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FRAMING

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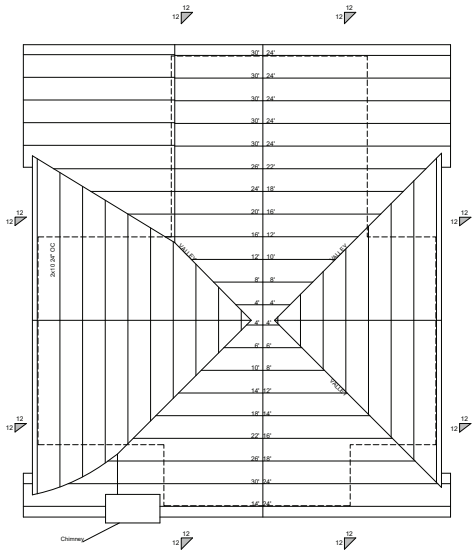
ROOFING

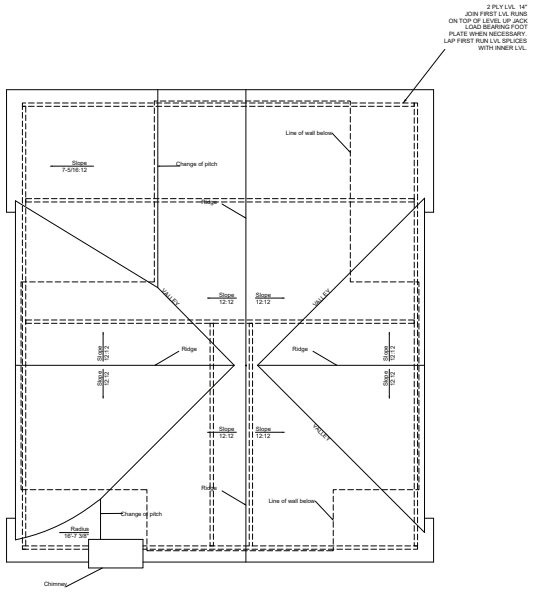
1. Install asphalt shingle starter strip.
2. Install continuous ridge vent on all appropriate peaks.
3. Furnish and install self-sealing ice and Water Shield in all valleys
4. Install OC Supreme Grey Black architectural asphalt shingles.

ROOFING NOTES:

1. Cover entrap, exterior equipment(generators/HVAC condensers, etc), and sensitive landscaping with drop cloths or tarps during work.
2. Utilize tarps & plastic as needed to contain roofing debris when performing removal. Project manager to magnetically sweep site as needed to prevent nails from littering site.
1. Remove layers of existing roofing shingles from house.
2. Sweep roof clean of debris.
3. Replace sheets of roof decking (Ras needed. Any additional repairs deemed necessary once existing roofing removed will be billed on a time & materials basis, with an estimate provided to owner prior to completing work for approval.
4. Install new synthetic roofing felt on house and.
5. Furnish and apply Ice & Water Shield bituthene membrane underlayment on low sloped transitions and at chimney.
6. Furnish and install new metal valleys and enclose over new valleys with roofing shingles, when roofing installed.
7. Furnish and install new fiberglass asphalt shingles on second story & house. Shingles to be new 30 year architectural shingle.
8. Furnish and install new collars for plumbing vents.
9. Seal and paint heater exhaust vent flashing.



2nd STORY ROOF FRAMING PLAN 1/4" = 1'-0"



2nd STORY ROOF PLAN 1/4" = 1'-0"

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SHINOUDA
SECOND STORY

305 OXFORD LN
Homewood, AL
35209

MARK	DATE	DESCRIPTION
	07/08/23	Cdrs
	12/22/22	REV 1
	8/15/22	BID SET

SEAL:

PROJECT NO:

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ROOF

A104

A-23-25

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LEFT ELEVATION 1/4" = 1'-0"

EXTERIOR VENEER

A. Brick / Stone
- Contractor to install Modular size Brick veneer as required to increase height of chimney structure blended with stone removed from left side gable wall per plans provided.
- Contractor does not include purchase of any additional stone in this project specification.
- Contractor does not include any additional masonry work in this project specification.

B. Cornice and Soffit
- Contractor to install James Hardie or Equal 1x6 with enclosed eave cement board and trim.

C. Fascia
- Contractor to install James Hardie or Equal stucco panels with 1x4 and 1x6 trim boards at sides and rear per plans provided.

E. Stucco
- Contractor to install stucco siding and wood trim boards at front gable ends to match existing as similar as possible.

NOT IN CONTRACT

RIGHT ELEVATION 1/4" = 1'-0"

NOT IN CONTRACT

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SECOND STORY

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Homewood, AL
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MARK	DATE	DESCRIPTION
	2/10/2023	CDs
	3/22/2023	REV 1
	8/16/23	BID SET

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ELEVATIONS

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EXTERIOR VENEER

A. Brick / Stone
• Contractor to install Modular size Brick veneer as required to increase height of chimney structure blended with stone removed from left side gable end as plans provided.
• Contractor does not include purchase of any additional stone in this project specification.
• Contractor does not include any additional masonry work in this project specification.
B. Cornice and Soffit
• Contractor to install James Hardie or Equal 1x6 with enclosed eave cement board and trim.
C. Siding
• Contractor to install James Hardie or Equal stucco panels with 1x4 and 1x6 trim boards at sides and rear per plans provided.

E. Stucco
• Contractor to install stucco siding and wood trim boards at front gable ends to match existing as similar as possible.

FRONT 1/2" = 1'

NOT IN CONTRACT

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SHINOUDA
SECOND STORY

305 OXFORD LN
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REVISIONS		
DATE		DESCRIPTION
	2/10/2023	CDs
	3/23/2023	REV 1
	8/15/22	IND SET

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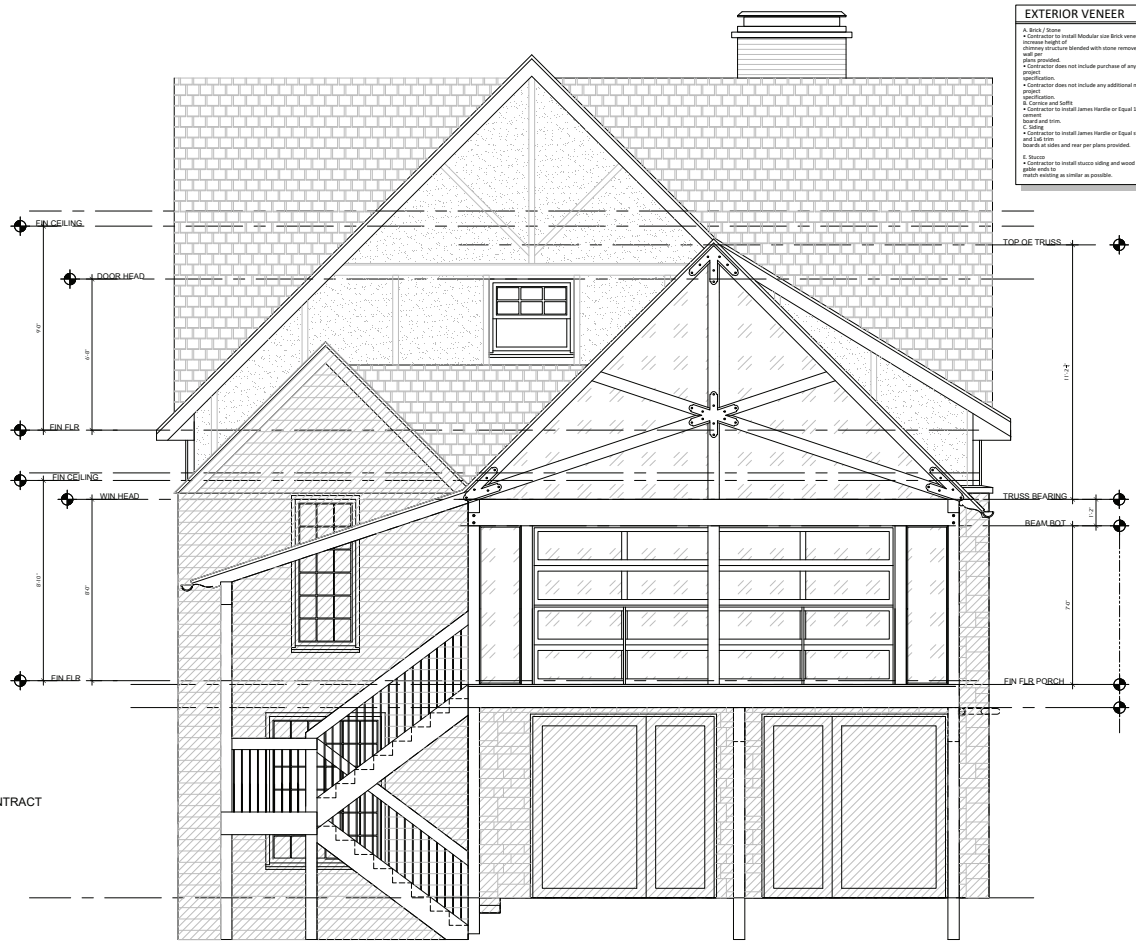

BACK 1/2" = 1'

EXTERIOR VENEER

A. Brick / Stone
- Contractor to install Modular size Brick veneer as required to increase height of chimney structure blended with stone removed from left side gable wall per specs provided.
- Contractor does not include purchase of any additional stone in this project specification.
- Contractor does not include any additional masonry work in this project specification.

B. Fascia and Soffit
- Contractor to install James Hardie or Equal 1x6 with enclosed eave cement board and trim.

C. Siding
- Contractor to install James Hardie or Equal stucco panels with 1x4 and 1x6 trim boards at sides and rear per plans provided.

E. Stucco
- Contractor to install stucco siding and wood trim boards at front gable ends to match existing as similar as possible.

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MARK	DATE	DESCRIPTION
ISSUE		
	01/19/23	CDs
	03/23/2023	REV 1
	8/15/23	REV SET

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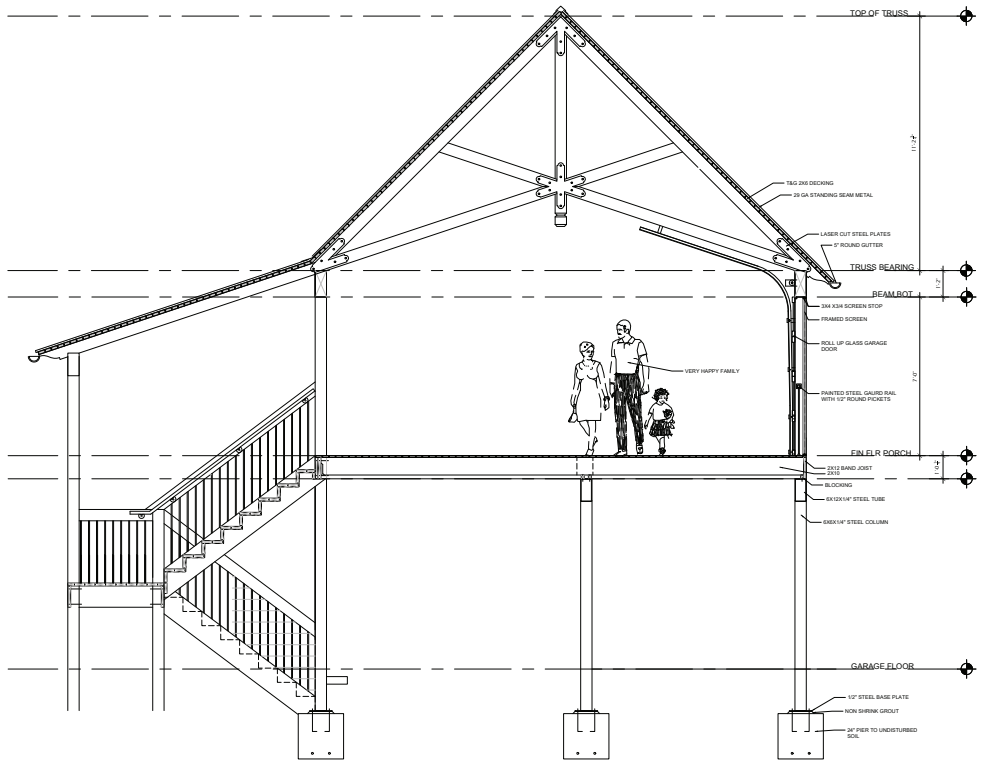

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SECOND STORY

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MARK	DATE	DESCRIPTION
	01/05/23	CDs
	03/20/2023	REV 1
	8/15/23	BID SET

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SHEET TITLE
SECTION

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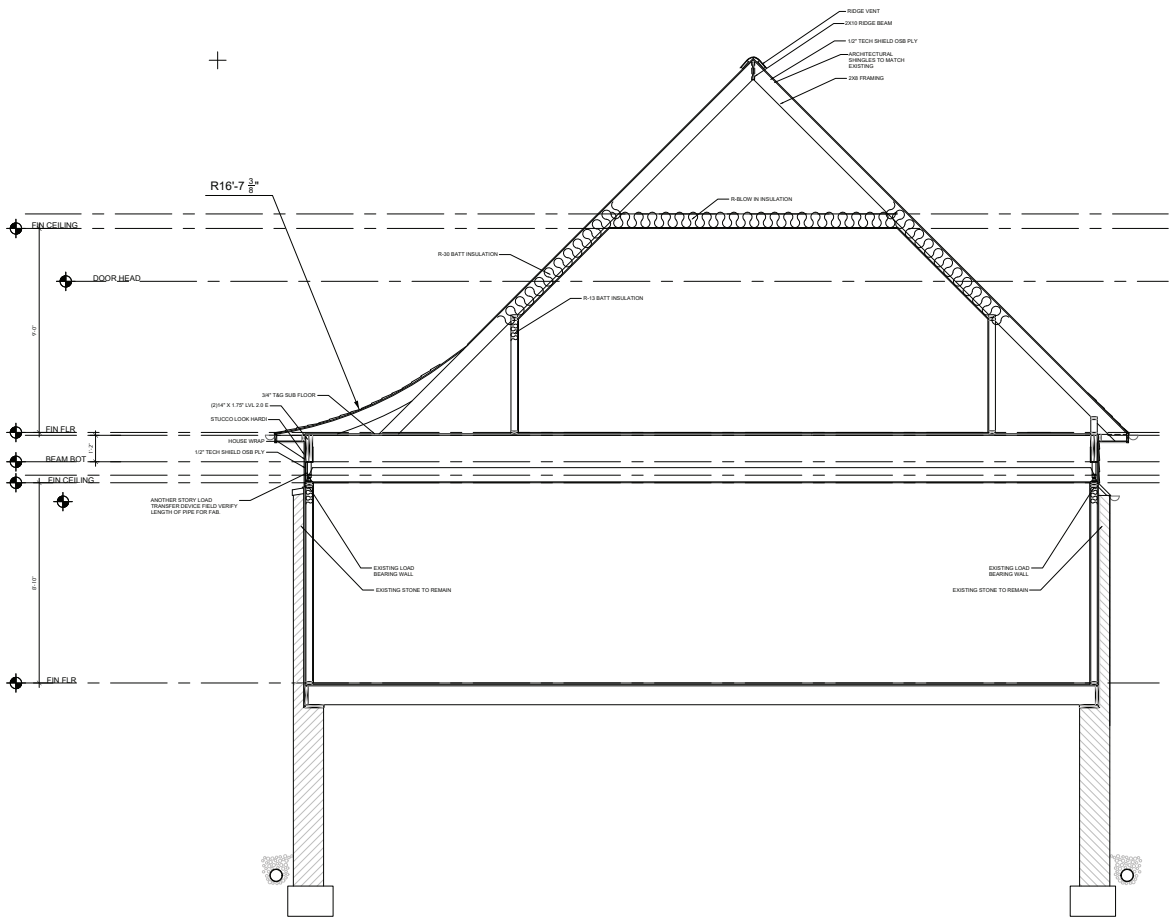

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MARK	DATE	DESCRIPTION
	2/10/023	CDs
	3/23/2023	REV 1
	3/15/23	ISD SET

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SECTION

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