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ME Sack Engineering
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ADDENDUM No. ONE

Date: August 11, 2025

Project: CHIP Grant, Single-Family Housing Project, MES No. 2023-89

Engineer: M.E. Sack Engineering *YAC*
Hinesville, Georgia

The original plans, specifications, and bid documents are amended to include the following:

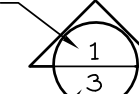
Plans:

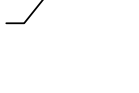
- Include the enclosed **Calhoun** home construction plans.
- Include the enclosed **King Street Cottage** home construction plans.
- Include the enclosed **Penn Village – House II** home construction plans.

-END-

SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH

DRAWING #  = SECTION OF ELEVATION


SHEET #  = SECTION OF ELEVATION


ROOM TITLE
KITCHEN
9' CLG. VINYL
FLOOR FINISH


CEILING HEIGHT


1 DRAWING TITLE

























DETAIL OR ELEVATION NUMBER

 = ELEVATION ABOVE SEA LEVEL

 = REVISION NUMBER

 = REVISION CLOUD

 = PLAN REFERENCE NORTH

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	DUPLEX OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	TELEVISION JACK
	VENT
	VENT W/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLOURESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE ALARM



CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
1	FLOOR PLANS
2	ELEVATIONS
3	DETAILS
4	ELECTRICAL PLANS
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS	
FIRST FLOOR HEATED	677 sq. ft.
SECOND FLOOR HEATED	600 sq. ft.
TOTAL HEATED	1277 sq. ft.
COVERED PORCHES	104 sq. ft.
STOOP	23 sq. ft.



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THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURE BOARD OF THE STATE OF GEORGIA. HOWEVER, BEARING IN MIND THE VARIOUS LOCAL AND ENVIRONMENTAL CONDITIONS THAT MAY EXIST AT DIFFERENT LOCATIONS, IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO VERIFY THE FOLLOWING BEFORE BEGINNING CONSTRUCTION: ALLISON RAMSEY ARCHITECTS, INC. ASSURES NO LIABILITY FOR ANY WORK CONSTRUCTED FROM THIS PLAN.
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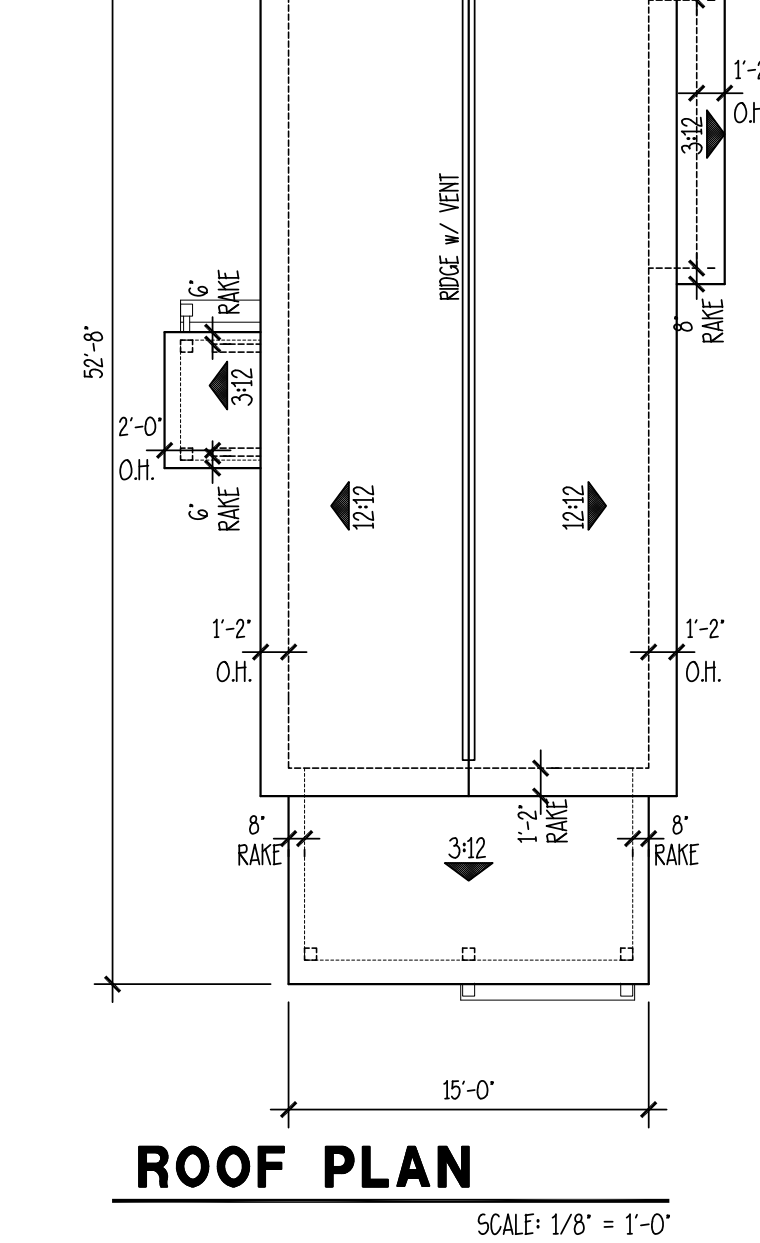
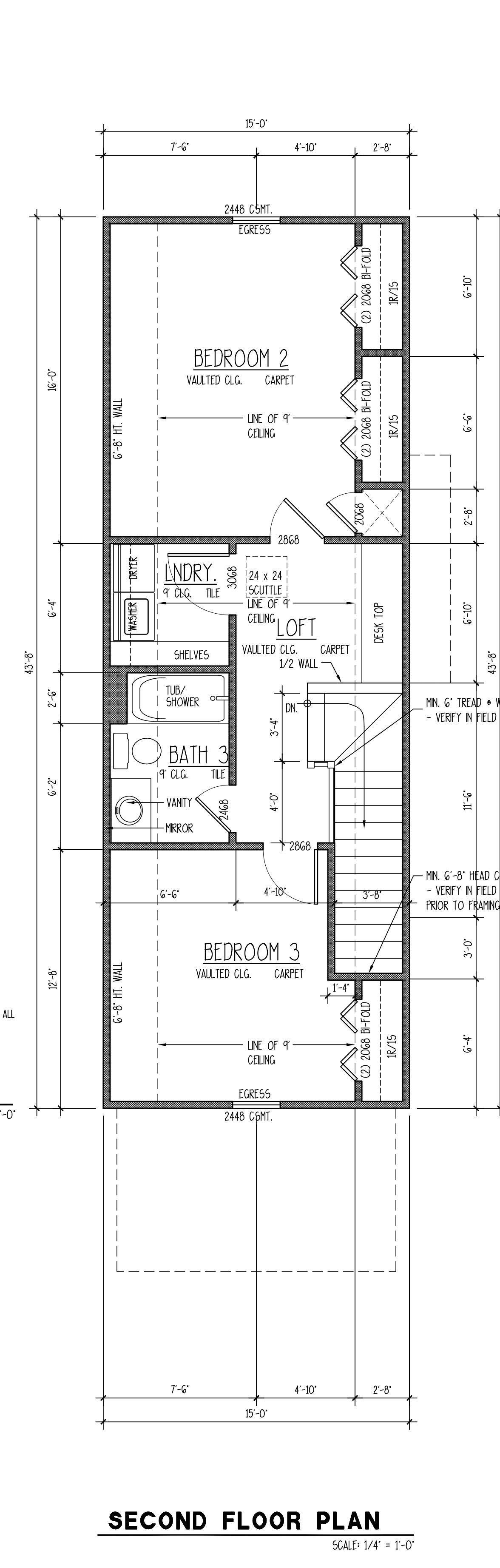
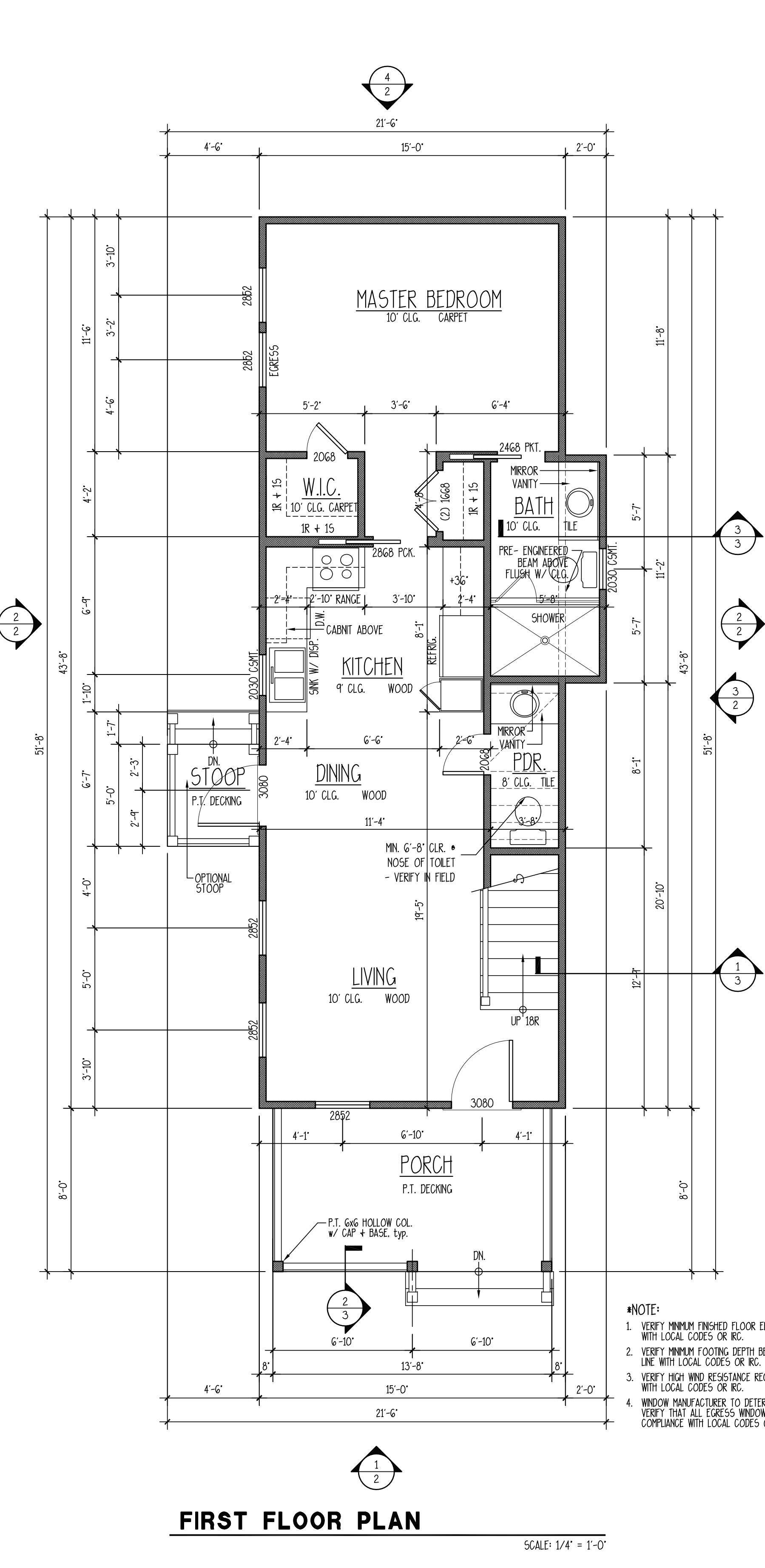
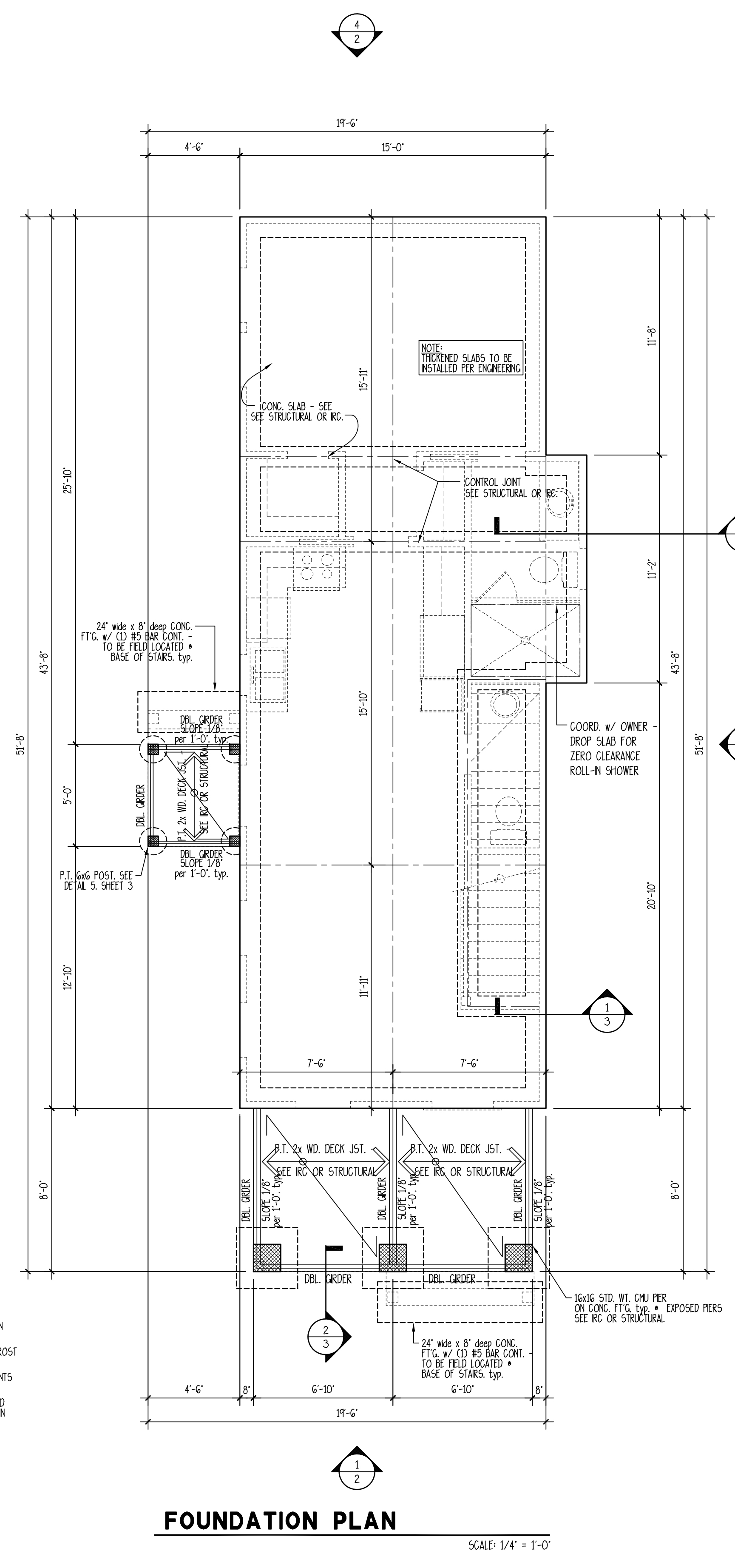
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*AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.

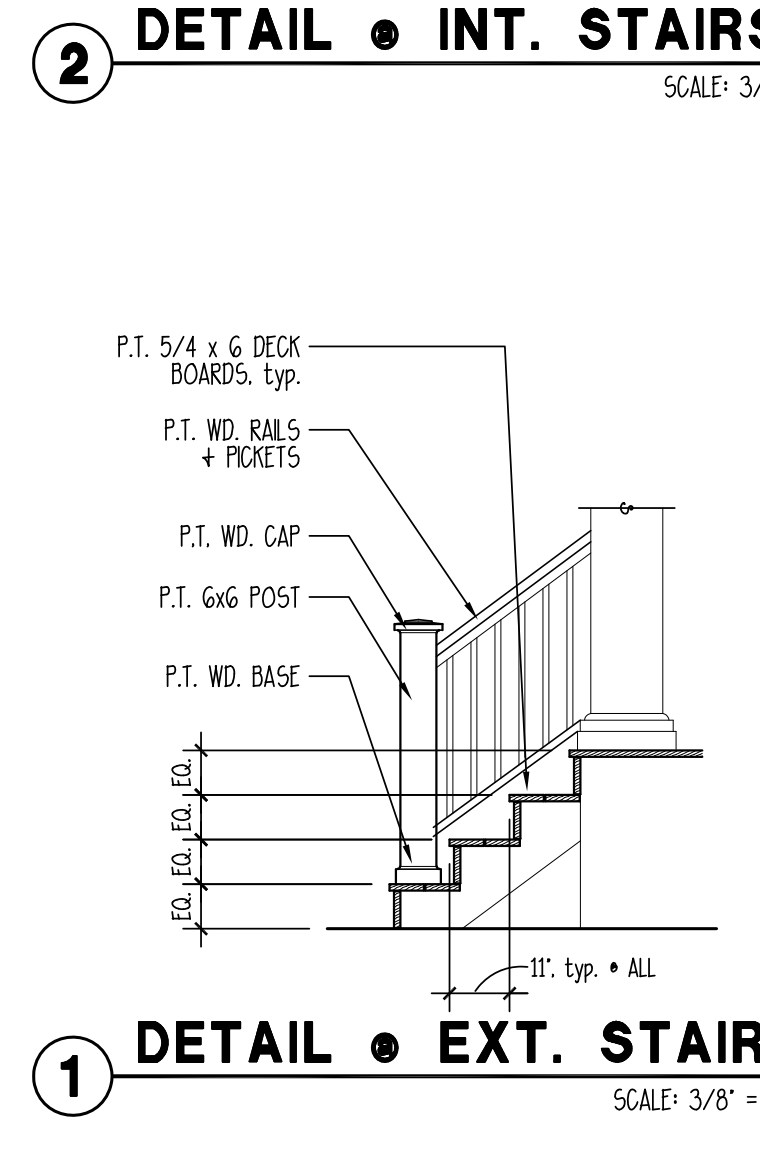
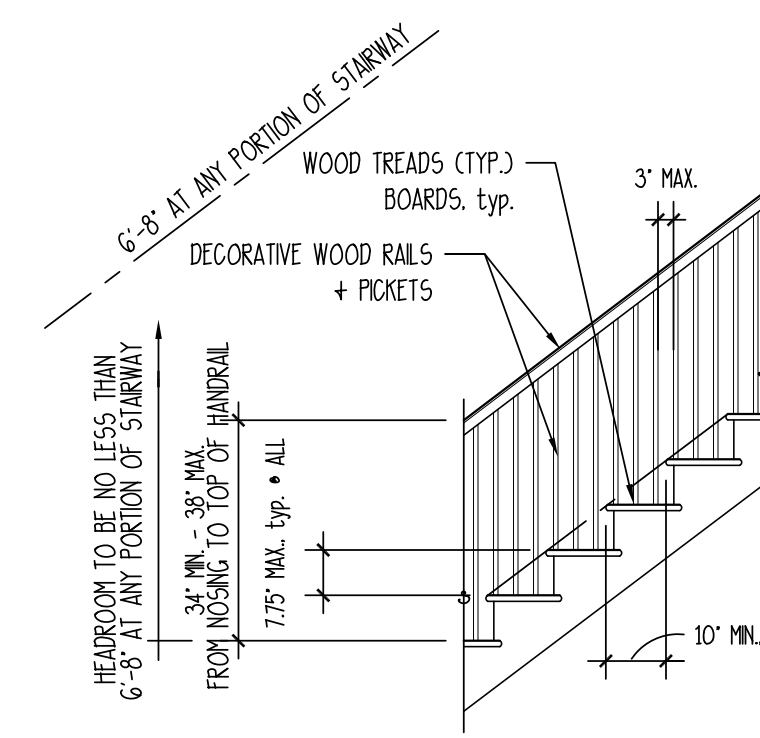
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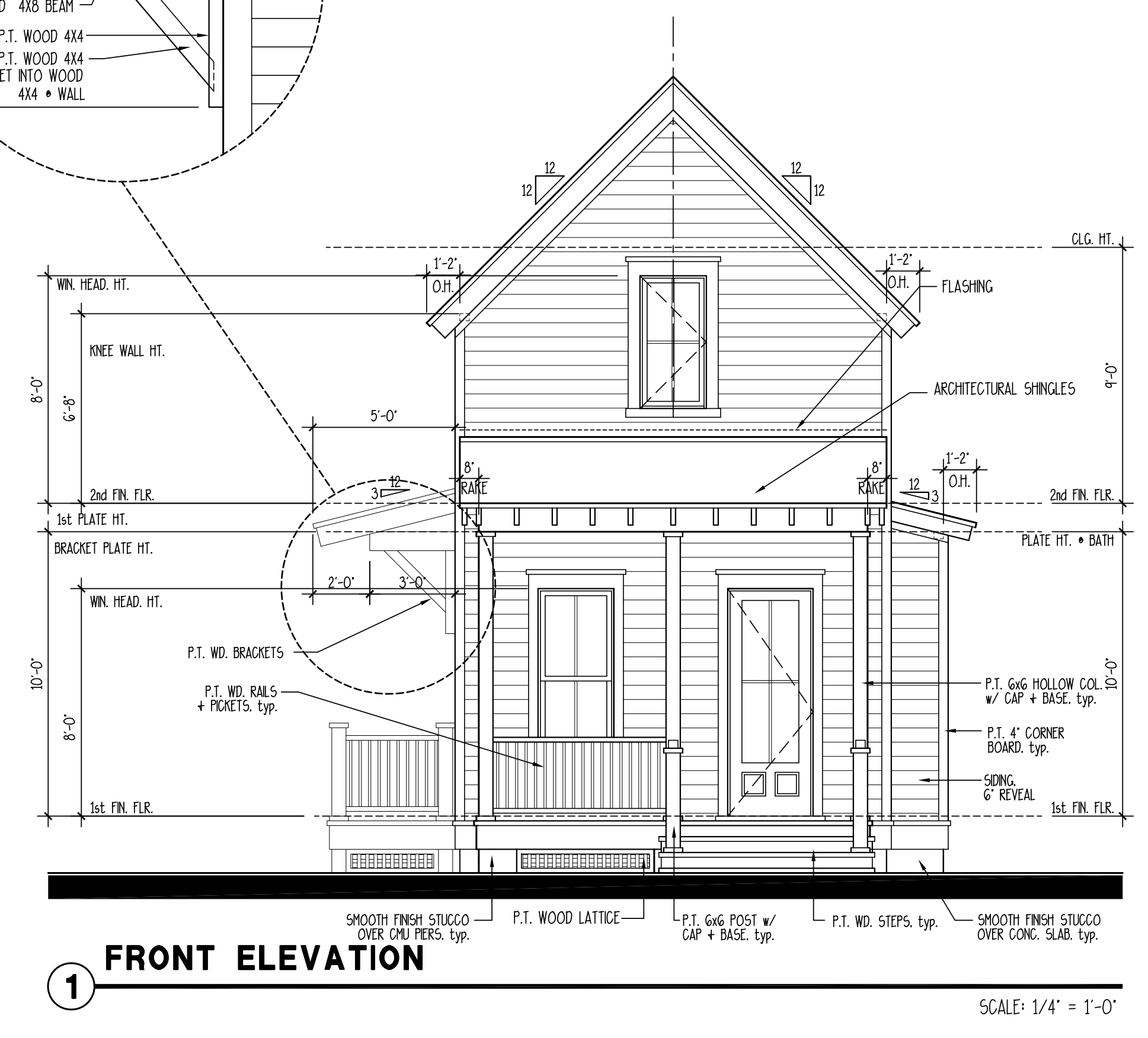
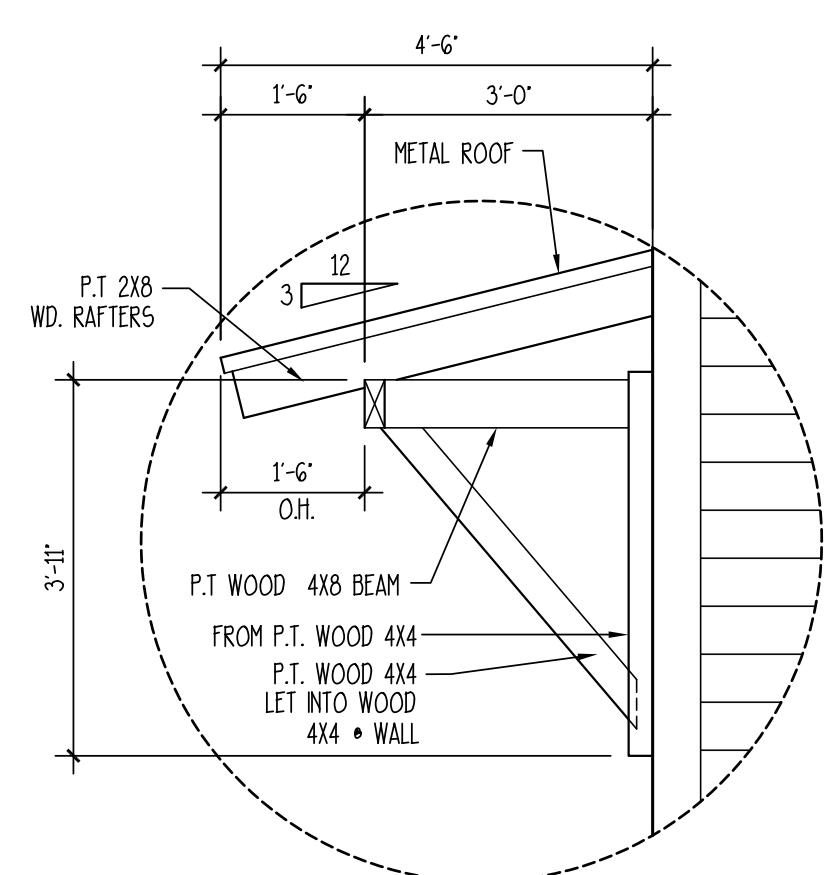
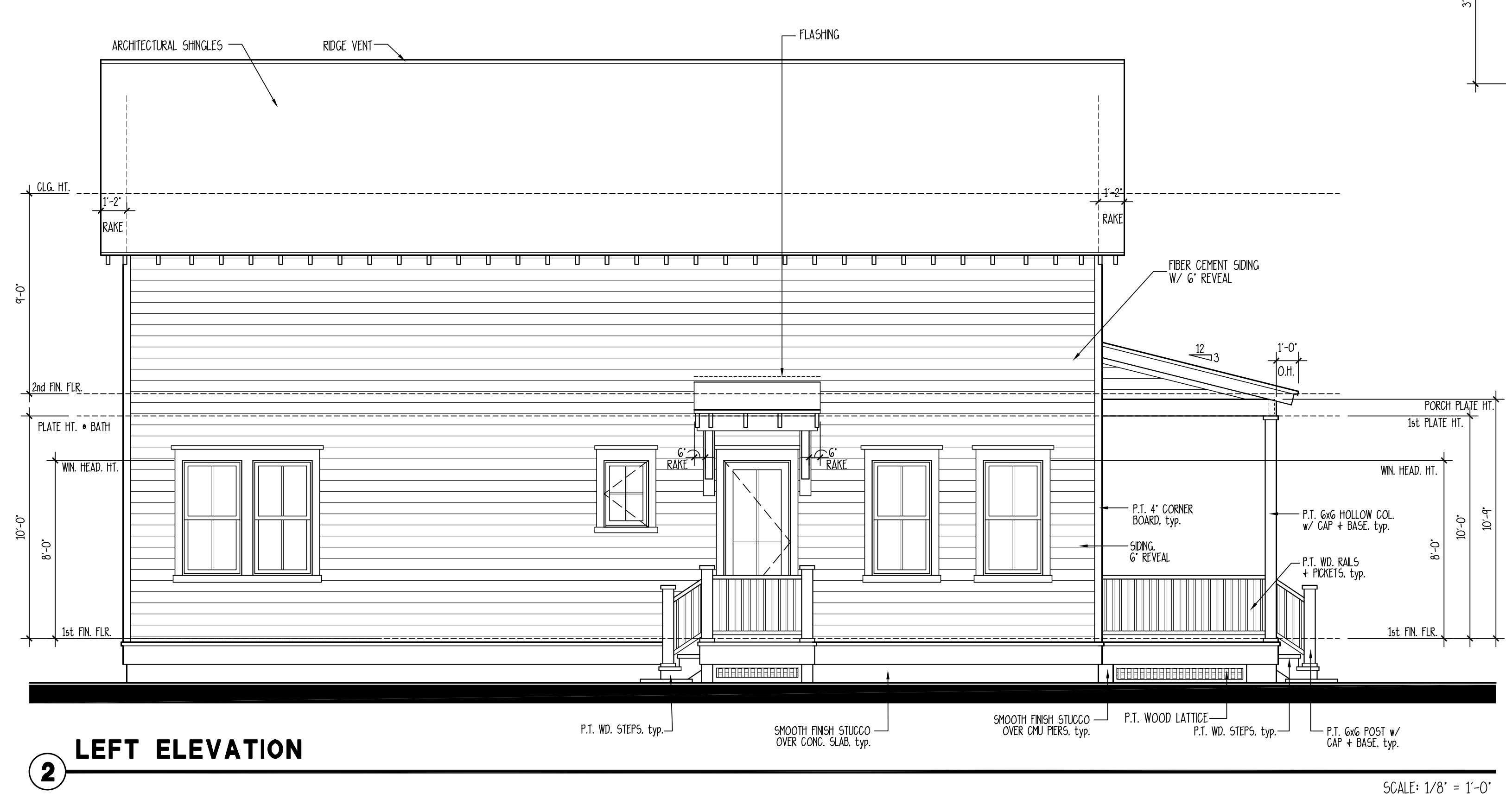
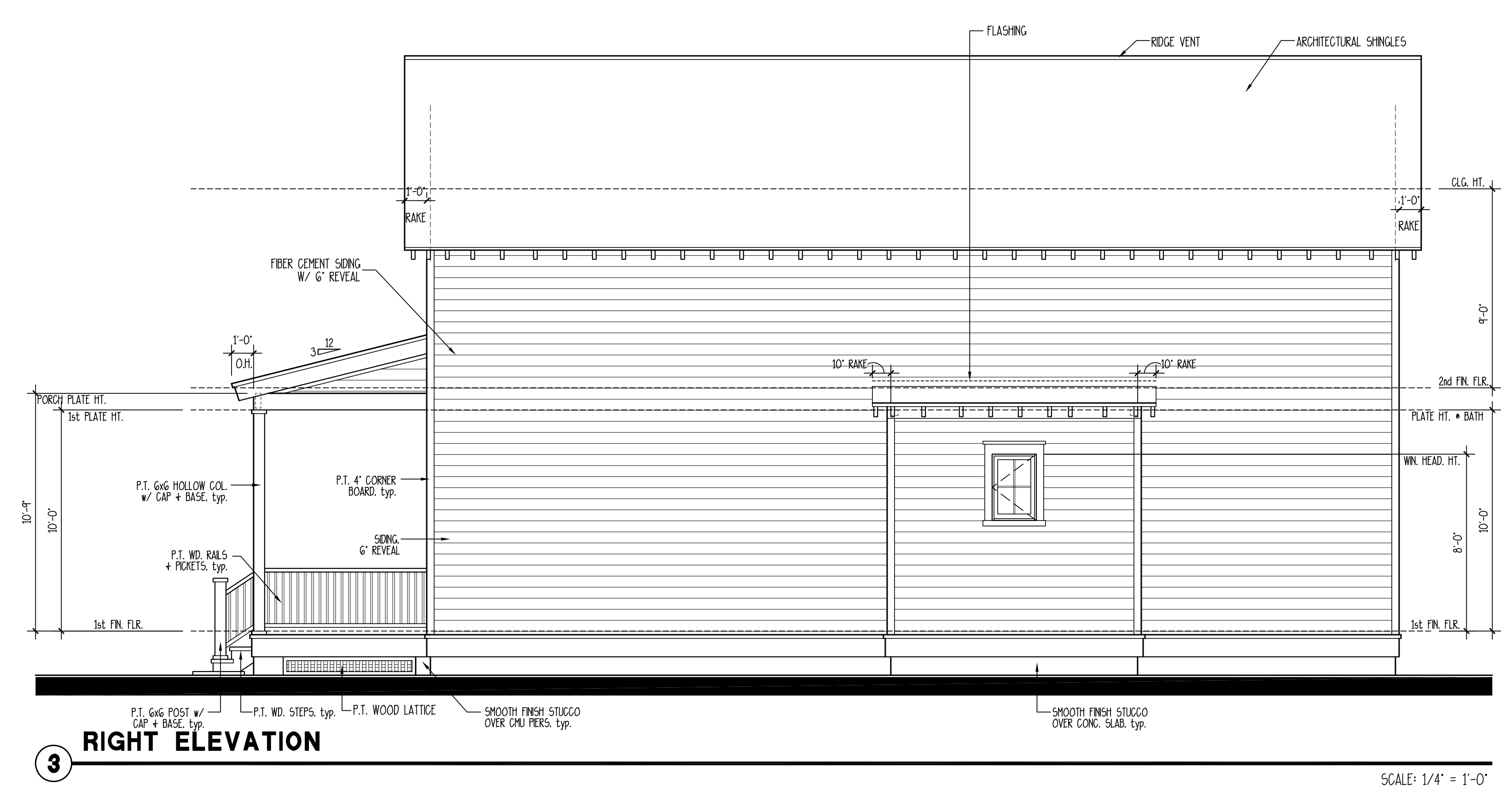
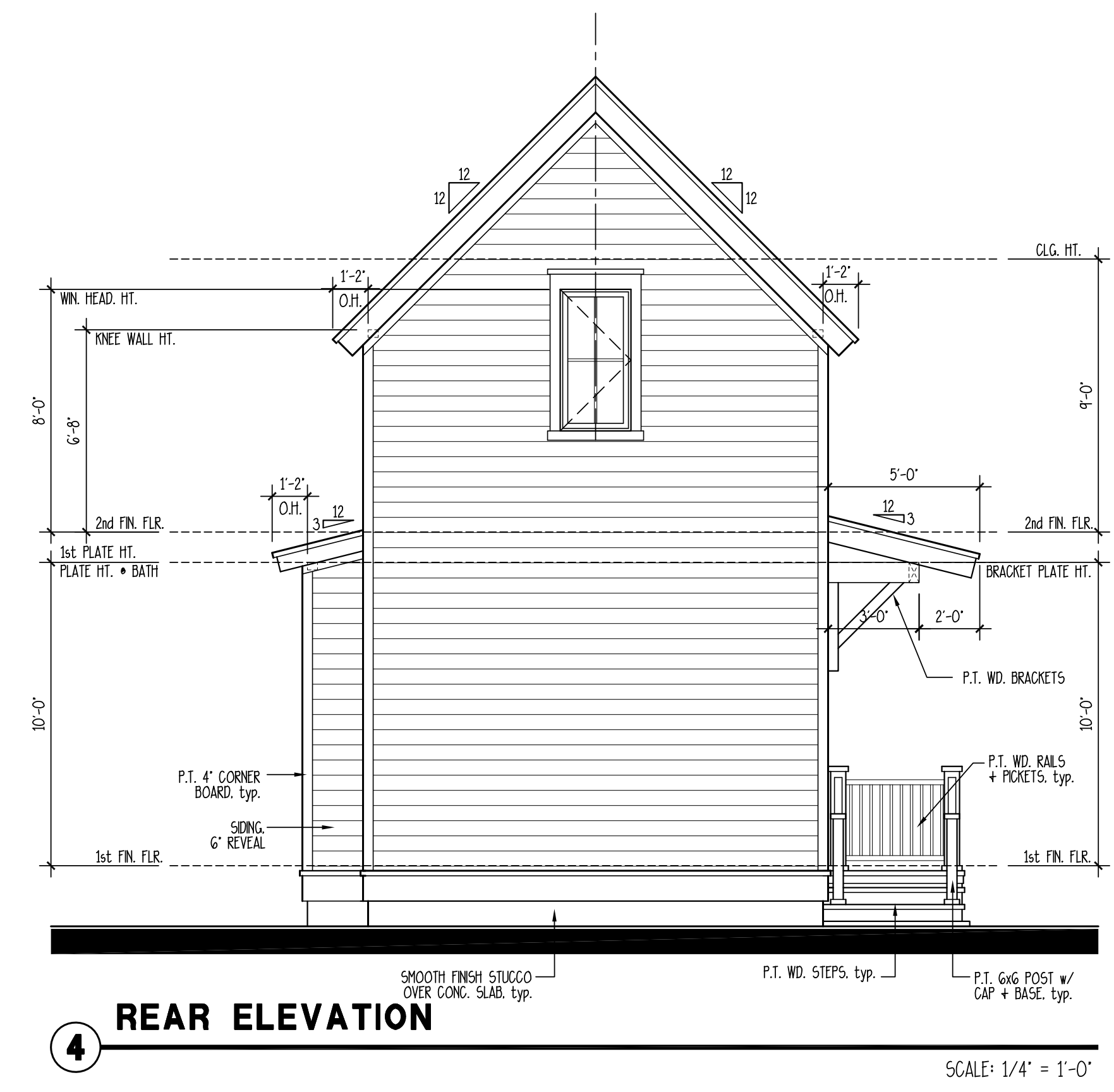
NOTE: EXHAUST VENTS (PLUMBING OR OTHERWISE) NEED TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM (CORNERED WHEN POSSIBLE). ROOF 2" WALL PENETRATIONS MUST BE PAINTED TO MATCH SURROUNDING COLOR.





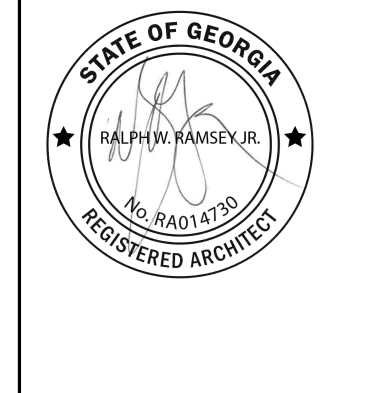
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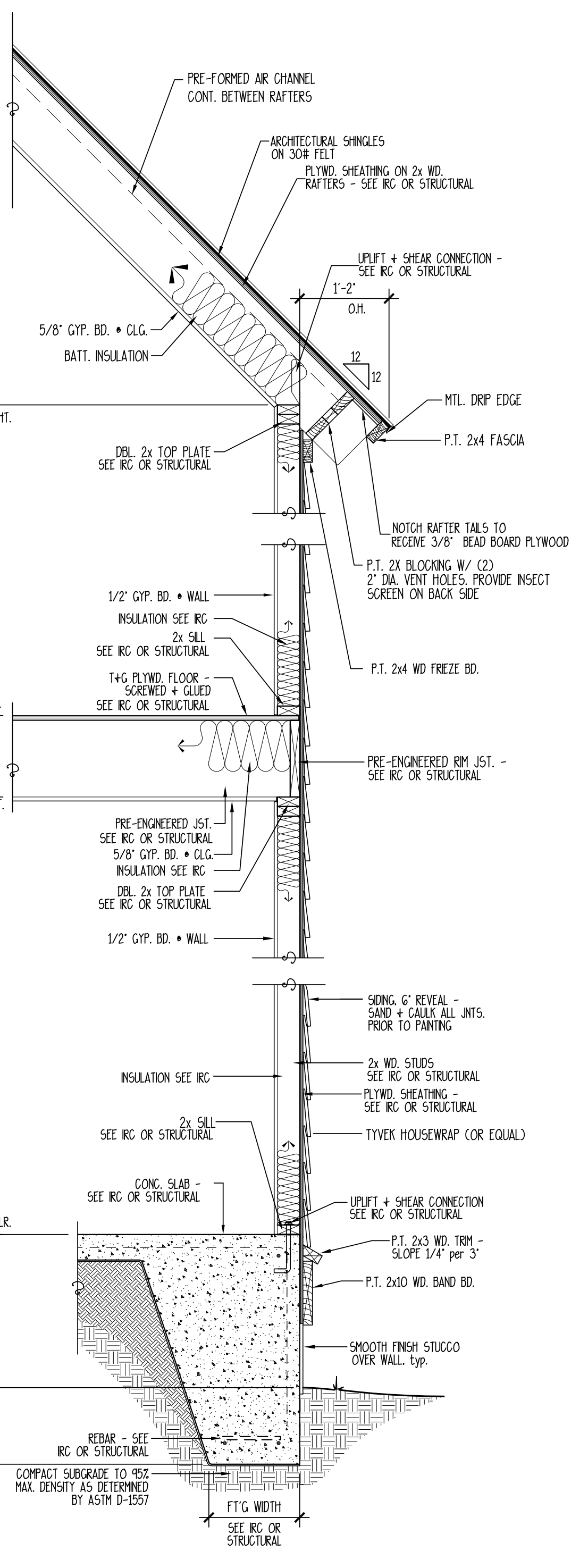
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*STUDY ALL PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LICENSED PLUMBING CONTRACTOR.
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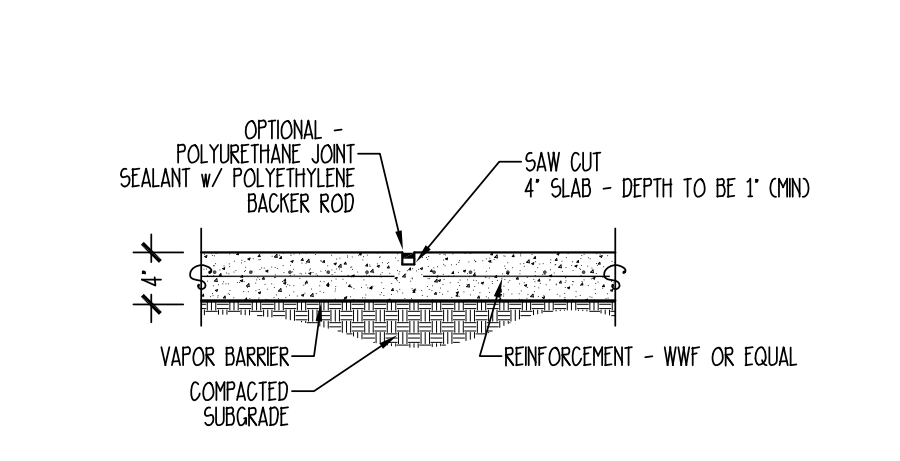
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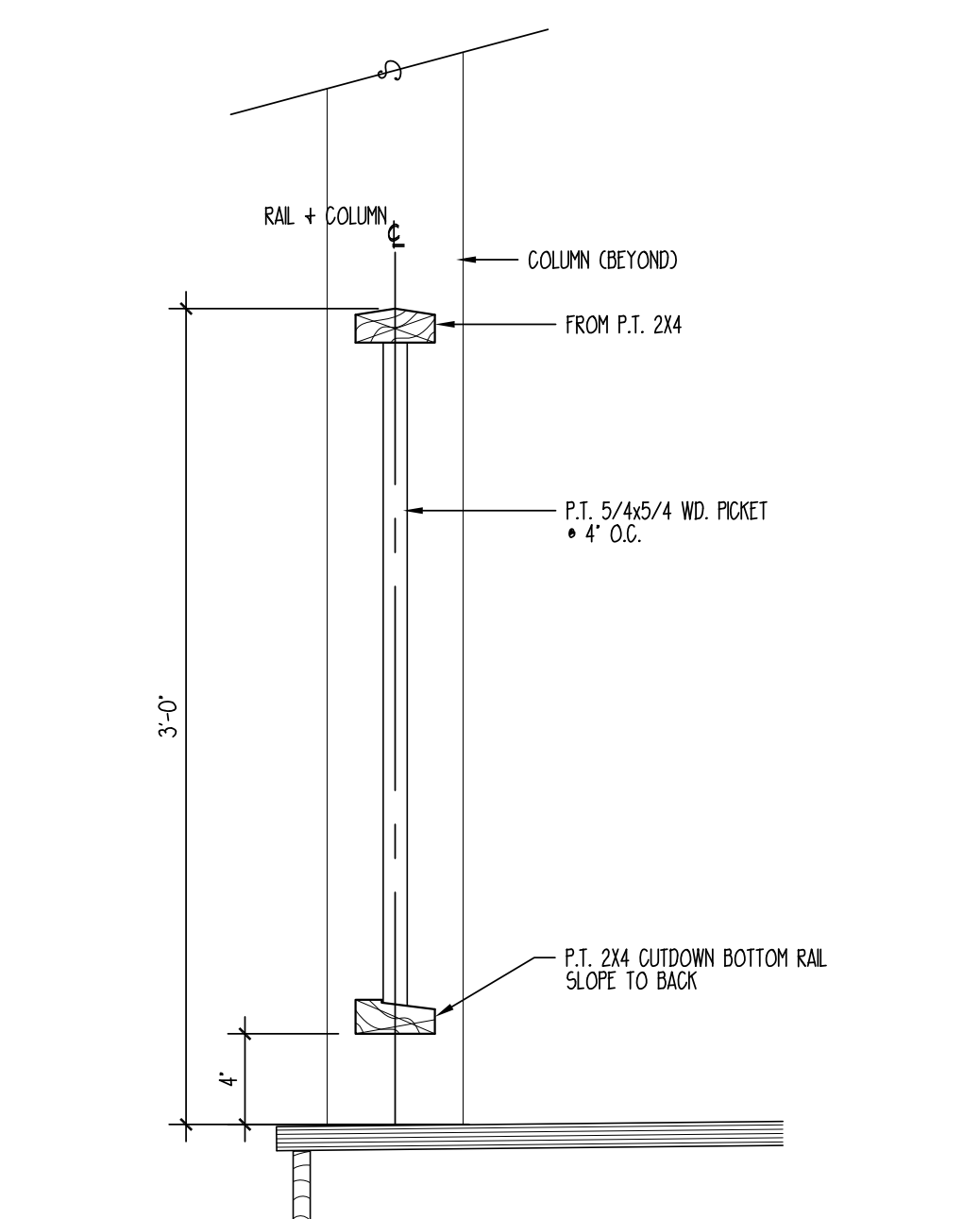
13 THICKENED SLAB DETAIL
NOT TO SCALE



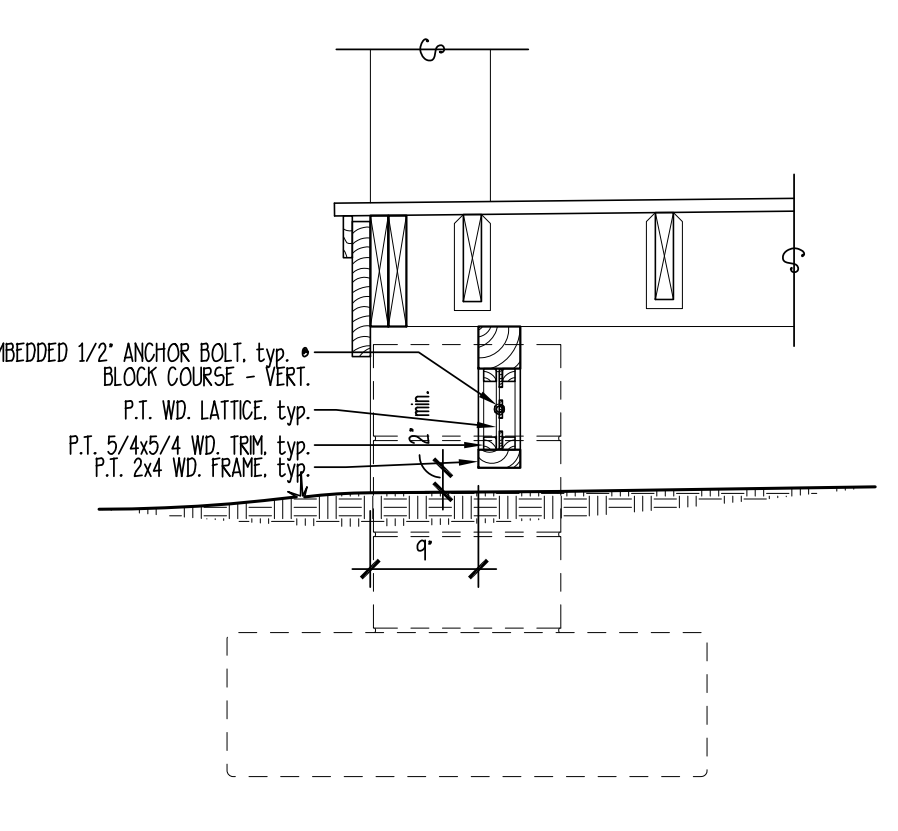
12 CONTROL JOINT DETAIL
SCALE: 3/4" = 1'-0"



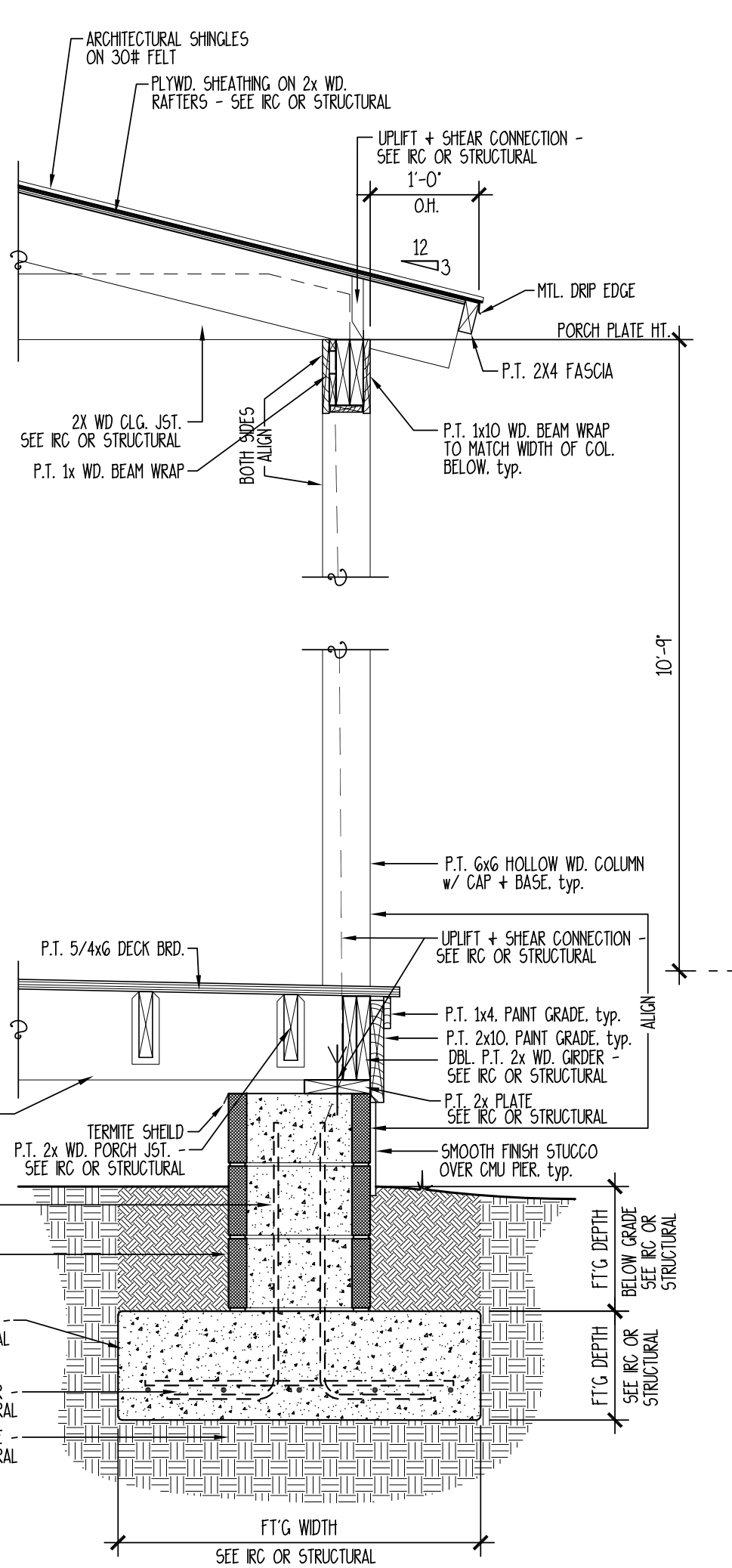
6 PICKET & RAIL DETAIL
SCALE: 1 1/2" = 1'-0"



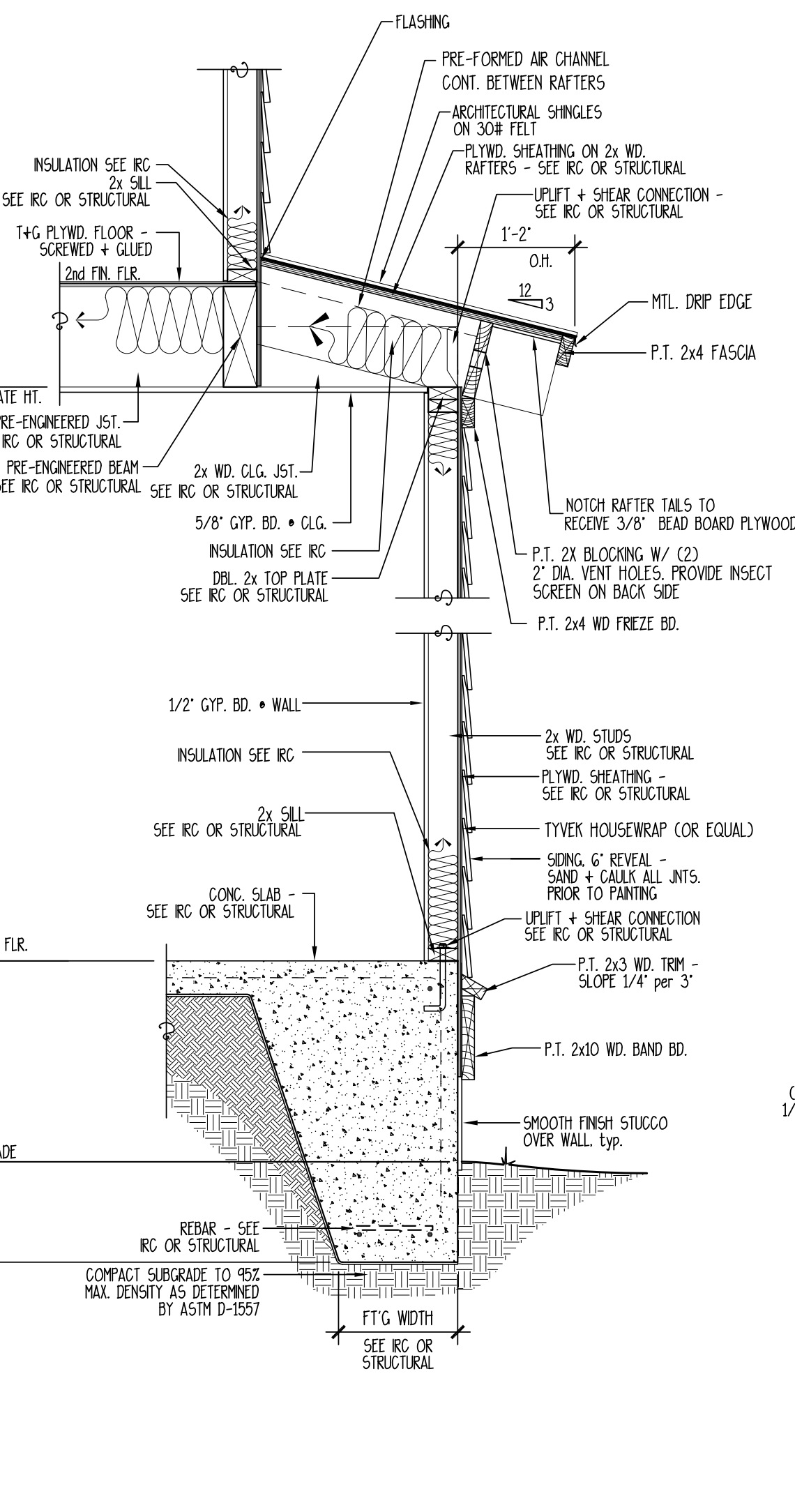
7 WD. LATTICE DETAIL
SCALE: 3/4" = 1'-0"



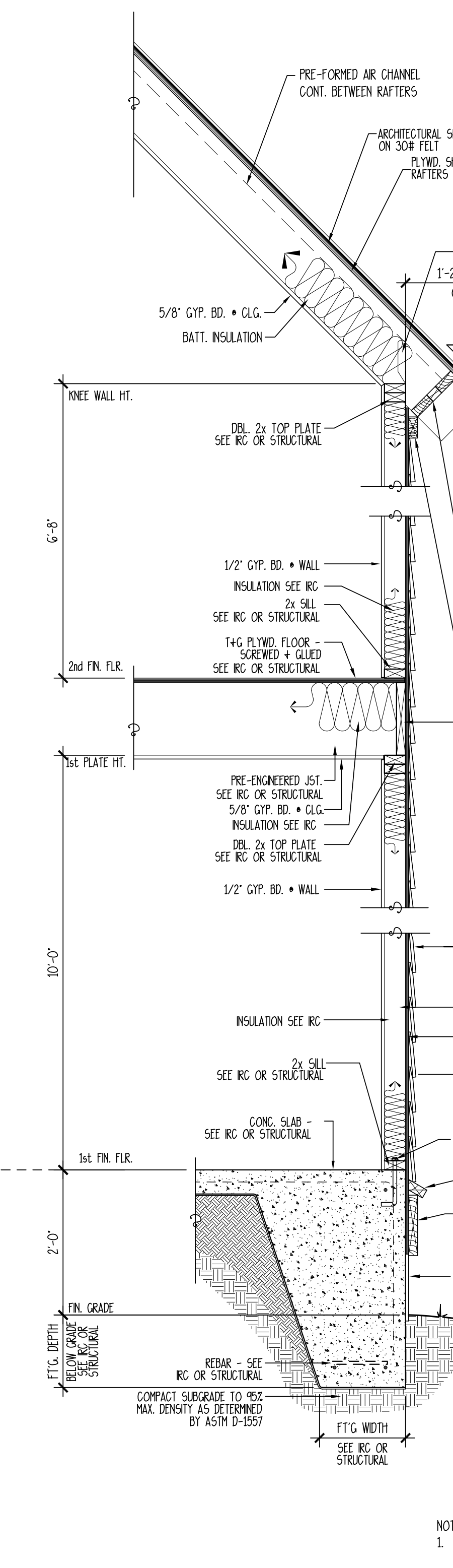
2 TYPICAL PORCH SECTION
SCALE: 3/4" = 1'-0"



3 WALL SECTION
SCALE: 3/4" = 1'-0"

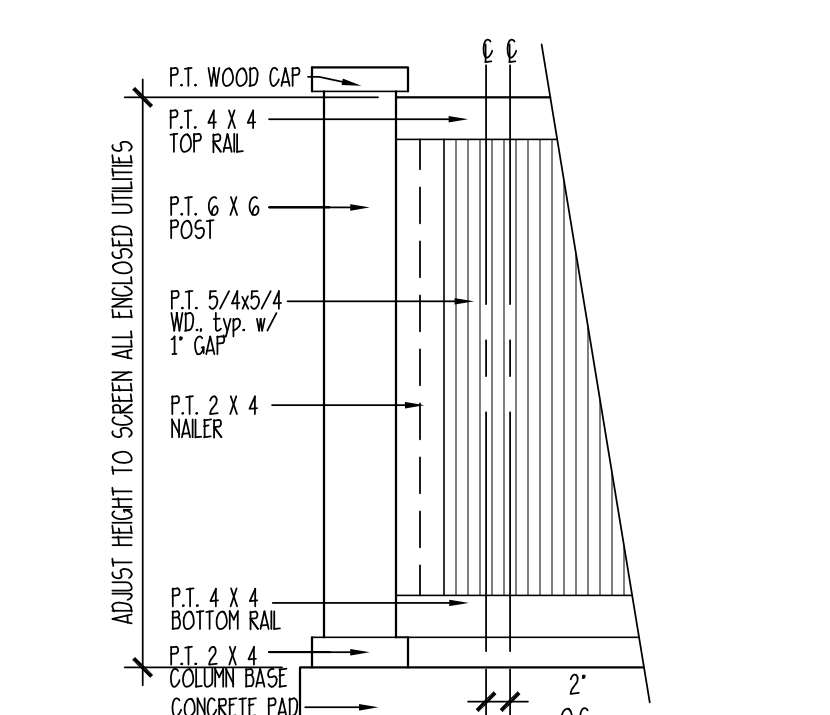


1 TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

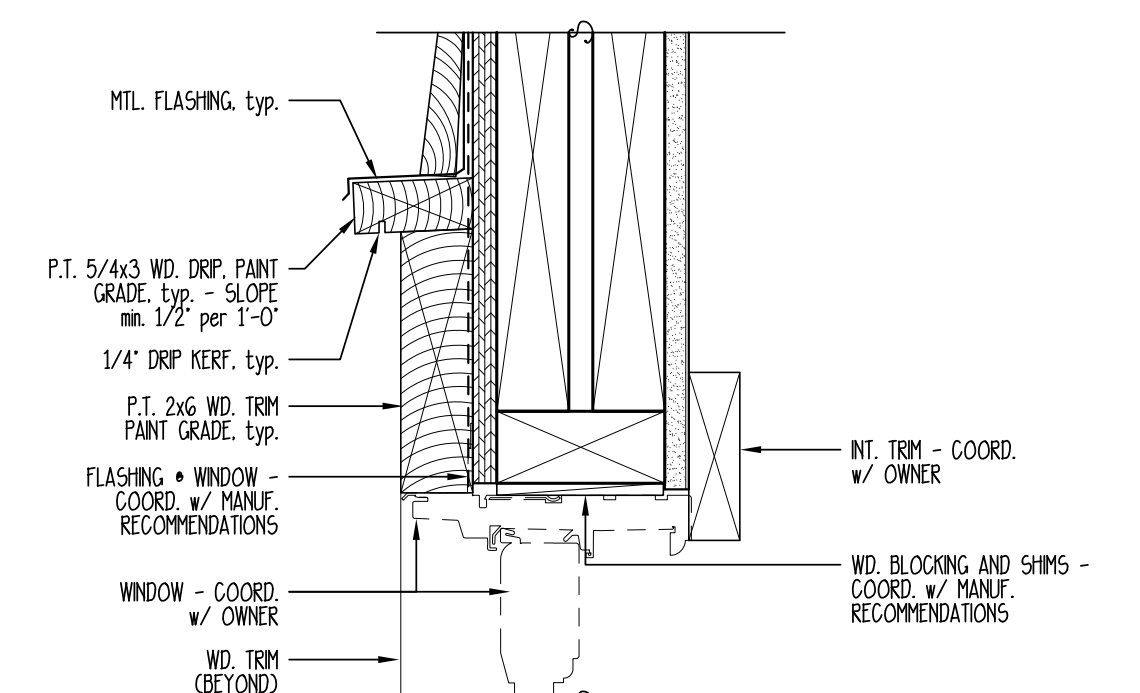


NOTES:
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL CODES OR RC.
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL CODES OR RC.

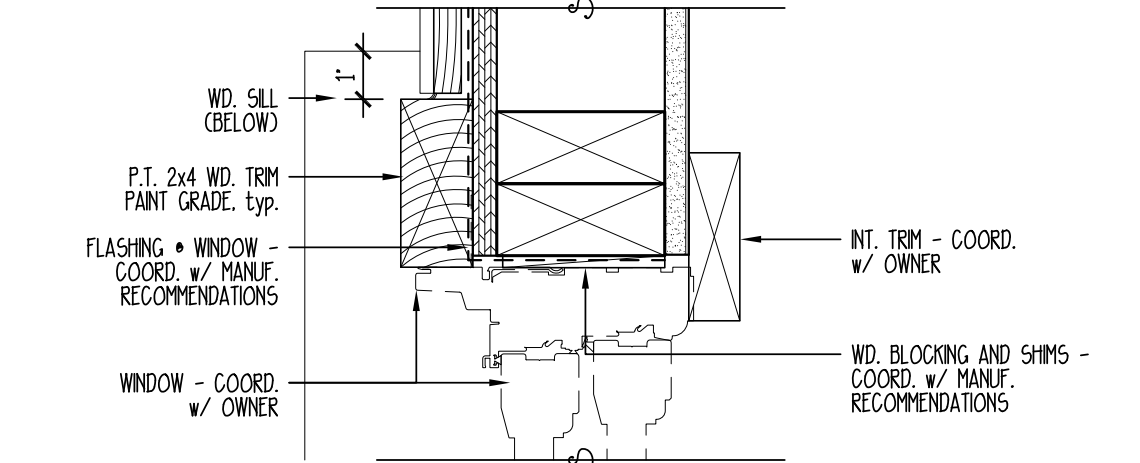
11 SERVICE COURT DETAIL
SCALE: 3/4" = 1'-0"



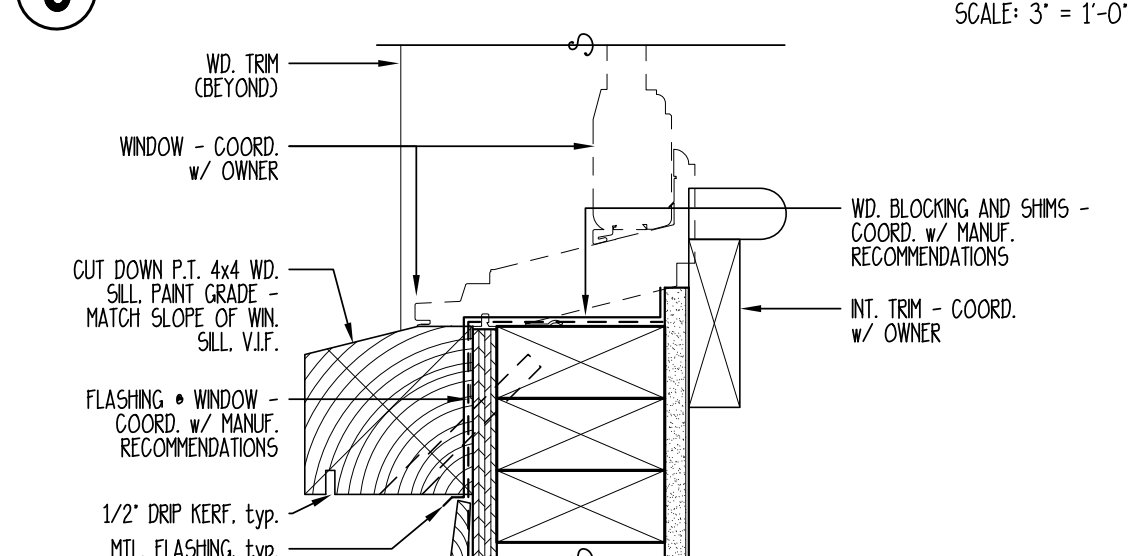
10 TYPICAL WINDOW & DOOR HEAD
SCALE: 3" = 1'-0"



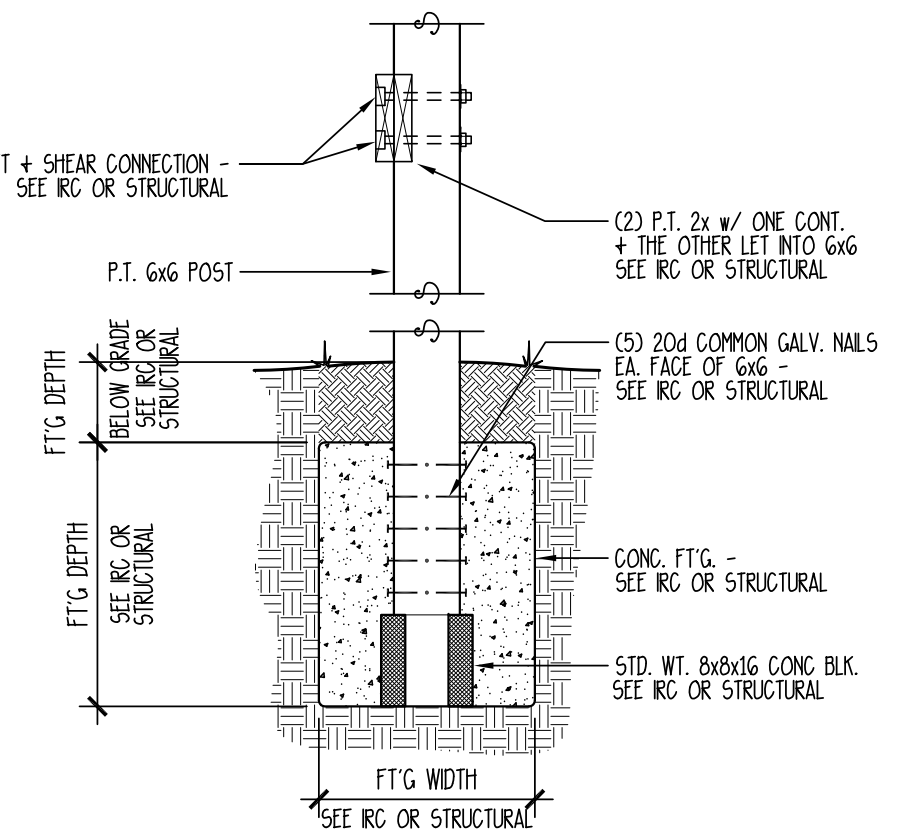
9 TYPICAL WINDOW & DOOR JAMB
SCALE: 3" = 1'-0"



8 TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



5 6x6 POST DETAIL
SCALE: 3/4" = 1'-0"





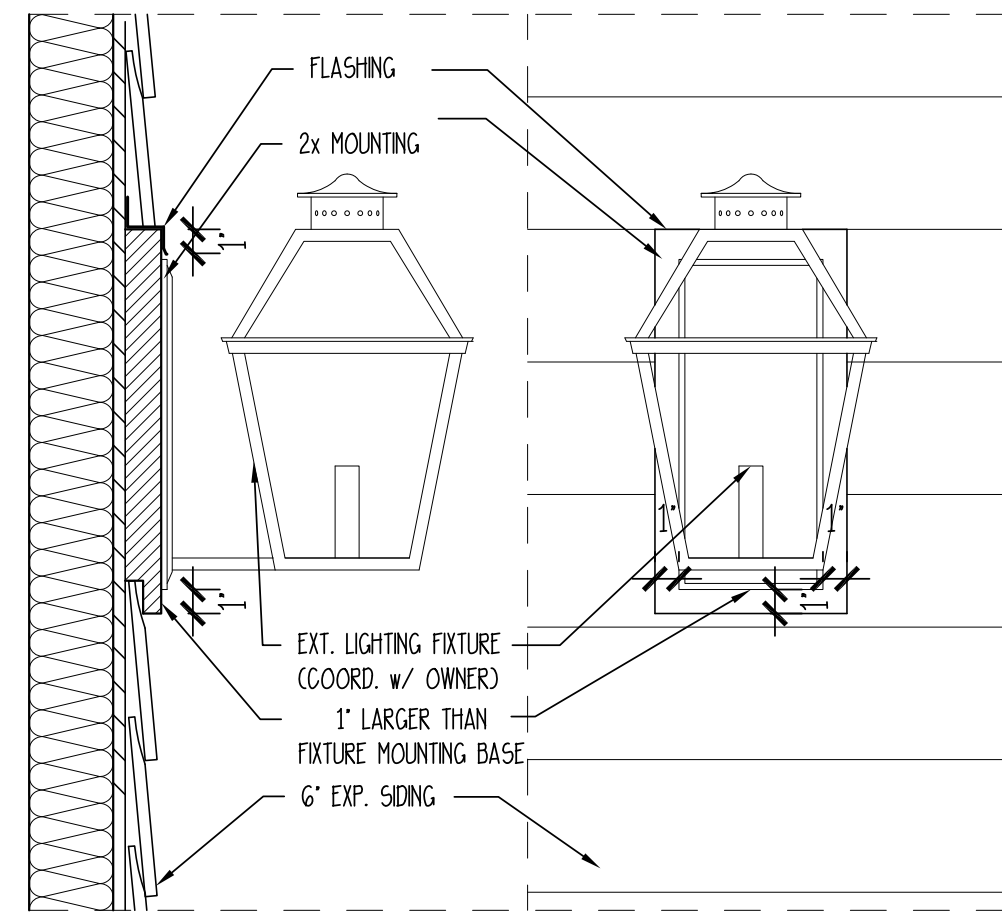
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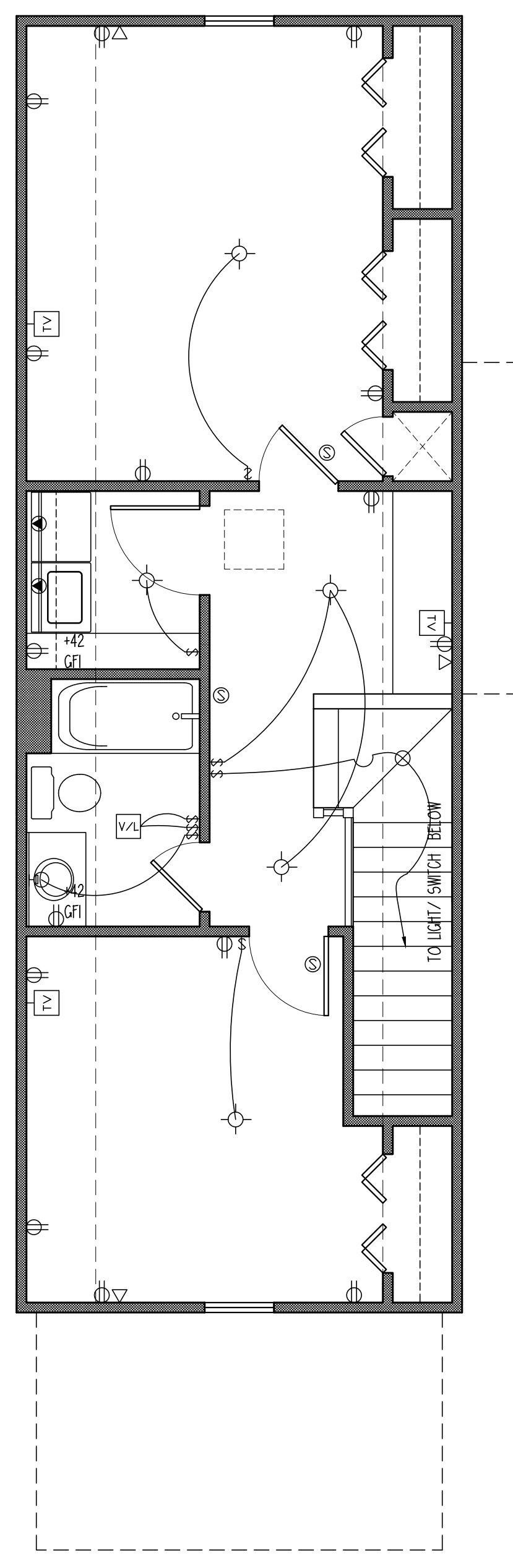
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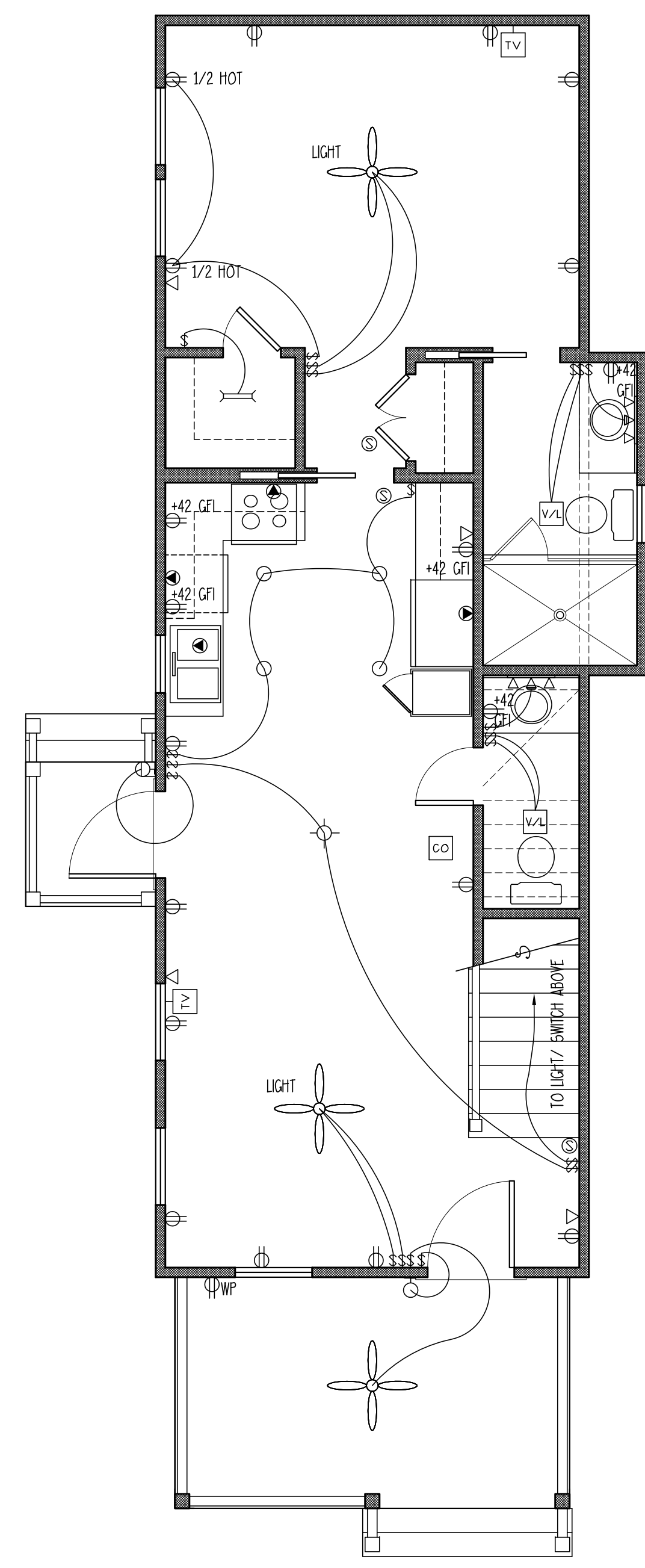
Ⓢ	SINGLE POLE SWITCH
ⓈⓈ	THREE WAY SWITCH
ⓈⓈⓈ	FOUR WAY SWITCH
ⓈⓈⓈⓈ	DIMMER SWITCH
ⓈⓈⓈⓈⓈ	SPEED CONTROL
ⓈⓈⓈⓈⓈⓈ	DUPLEX OUTLET
ⓈⓈⓈⓈⓈⓈⓈ	1/2 HOT OUTLET
ⓈⓈⓈⓈⓈⓈⓈⓈ	WATER PROOF OUTLET
ⓈⓈⓈⓈⓈⓈⓈⓈⓈ	GROUND FAULT OUTLET
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	QUADPLEX OUTLET
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	SPECIALTY OUTLET
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	FLOOR OUTLET
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	TELEPHONE JACK
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	THERMOSTAT
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	TELEVISION JACK
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	VENT
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	VENT w/ LIGHT
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	SURFACE MOUNTED FIXTURE
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	RECESSED FIXTURE
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	WALL MOUNTED FIXTURE
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	FLOOD LIGHT
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	LED FIXTURE
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	CEILING FAN
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	STEP LIGHTING
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	CEILING BOX
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	DOOR CHIME
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	ELECTRICAL PANEL
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	SMOKE DETECTOR
ⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈⓈ	CARBON MONOXIDE DETECTOR



1 EXTERIOR LIGHTING MOUNT DETAIL
SCALE: 1 1/2" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

NOTE:
COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION W/ OWNER.
COORDINATE SOUND SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION W/ OWNER.

CONTRACT SPECIFICATIONS

The following project specifications are intended as a minimum standard to be used in conjunction with the Contract Drawings.

Compliance with each of the following Specification sections is necessary where applicable or referenced by said drawings:

All work associated with the Contract Drawings shall be in conformance with the latest edition of the International Residential Code, (IRC) or other codes applicable to the jurisdiction where the project shall be constructed.

The Contractor shall refer to applicable sections of the IRC as referenced herein specifically Chapter 1, Administration.

-The "Green Recommendation" subheadings outline practices recommended to be followed for a greener method of construction. These recommendations are to be followed at the builders discretion and do not imply any level of sustainability for the design. Refer to LEED for Homes Rating System (http://www.greenhomeguide.org/documents/lead_for_homes_rating_system.pdf) and ENERGY STAR Guidelines for Qualified New Homes (http://www.energystar.gov/index.cfm?c=ehdms_leaders_raters_homes_guidelines) for more information. An asterisk (*) indicates this recommendation is a mandatory pre-requisite for the LEED for Homes Rating System. The @Green Recommended Manufacturers (and Products) subheadings outline some examples of Green products and are listed according to www.buildinggreen.com, www.greenhomeguide.org, and other sources.

DIVISION 1 GENERAL CONDITIONS

ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, ERRORS AND OMISSIONS

a. The Contractor shall notify the Architect in writing of any errors, discrepancies, or omissions in the Contract Documents.

b. The Contractor shall be held responsible for the results of any errors, discrepancies, or omissions which the Contractor failed

to notify the Architect of before construction and/or fabrication of the work.

SPECIFICATION AND DRAWINGS EXPLANATION: For convenience of reference and to facilitate the letting of contracts and subcontracts, these specifications are separated into titled sections. Such separations shall not, however, operate to make the Architect an arbiter to establish limits to contracts between the Contractor and Subcontractor.

SUBSTITUTION: The contractor shall submit manufacturers literature and test data for the Owner's approval, for materials or equipment which the Contractor represents as "equal" to that specified and intends to incorporate into the work. Substitution of materials, systems, or manufacturers from those specified herein by the Contractor without prior written approval from the Owner or Architect is forbidden and shall be at the sole risk of the Contractor.

TRUSS DRAWINGS: A complete set of truss drawings certified in accordance with local authority shall be delivered to the architect.

Refer to the Engineer's calculations for any questions regarding lumber grades, beam and header sizes, footing and shear requirements.

NO deviations from the structural details shall be made without the written approval of the Structural Engineer.

Approval by city/county inspector does not constitute authority to deviate from the plans or specifications.

Subcontractor shall notify Contractor, and Contractor shall notify Architect of any errors, omissions, or discrepancies in the plans and/or specifications, so Architect can readily correct or omissions prior to commencement of construction.

The Contractor and Subcontractor shall verify all dimensions and job conditions at the job site prior to commencing work.

All work shall be done in compliance with local codes or IRC.

DO NOT SCALE DRAWINGS.

All workmanship shall be of the highest quality and is subject to inspections by the building department, local authorities, lending institutions, Architect or Owner.

Any one, or all of the above mentioned inspectors may inspect workmanship at any time. Any work identified as non-compliant with construction documents shall be removed and reworked, repaired, or replaced at the discretion of the Owner or Owners Agent.

The jobsite shall be maintained in a clean and organized manner. All Tradesmen involved in the work shall be responsible for daily housekeeping and removing from the job site all trash and debris. The jobsite shall be completely clean and organized at the end of each work week.

It is the responsibility of each subcontractor to cooperate fully with the Job Superintendent in protecting all work through the entire course of construction. Each subcontractor shall be responsible for promptly notifying Job Superintendent of any damage existing prior to the start of their work.

ALLOWANCES
Definitions and Explanations: Allowances for certain categories of work specified herein are provided for the purpose of enabling and expediting contract pricing. A Final Schedule of Allowance for materials, labor, equipment, and finishes customarily selected by the owner shall be submitted for verification and acceptance by the owner prior to commencement of the contract work.
Adjustments to the contract (up or down) due to owners selections will be issued by change order.
Allowances include but are not limited to lump sum allowances and unit cost allowances.
Selection and Purchase: At earliest feasible date after award of contract, advise Owner of schedule date when final selection and purchase of each product or system described by each allowance must be accomplished in order to avoid delays in performance of the work.
The Contractor shall obtain and submit cost proposals for work represented by each allowance for use in making final selections.
Purchase products and systems as specifically selected (in writing) by the Owner.
Unit-cost allowances: Submit a substantiated survey of quantities of materials, as shown in the "Schedule of Values," revised where necessary, and corresponding with change order quantities.
Each change order amount for unit-cost type allowances shall be based solely on the difference between the actual unit purchase amount and the unit allowance, multiplied by the final measure or count of work-in-place, with customary allowances, where applicable, for cutting wastes, tolerances, mixing wastes, normal product imperfections and similar margins.
The Owner reserves the right to establish the actual quantity of work-in-place by an independent quantity survey measure or count.

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Schedule of Allowances		
Description	Remarks	Allowance
Asph/Flt - Range	Allowance includes Corde, Cut-off Values, and fittings required	\$
Cooktop	For complete installation. Rough-in Labor + Installation costs	\$
Oven	included in Contractor's Base Bid.	\$
Microwave	"	\$
Refrigerator	"	\$
Dishwasher	"	\$
Washer	"	\$
Dryer	"	\$
Water Heater	"	\$
Other	"	\$
Appliance Total Allowance	"	\$
Cabinets - Kitchens	Allowance includes the cost of installation labor for:	\$
Counter Tops	Cabinets + Counter Tops, Cabinet Hardware, Pkls. + Folds.	\$
Bath	"	\$
Counter Tops	"	\$
Bath	"	\$
Counter Tops	"	\$
Cabinet Total Allowance	"	\$
Flooring - Carpet	Allowance includes the cost of materials and labor installed.	\$
Vinyl	"	\$
Wood	"	\$
Ceramic Tile	"	\$
Flooring Total Allowance	"	\$
Hardware - Door Hardware	Allowance includes the cost of material only. Costs of installation labor included in Contractor's Base Bid.	\$
Bath Accessories	"	\$
Exterior Doors	Allowance includes the cost of material only. Costs of installation labor included in Contractor's Base Bid.	\$
Interior Doors	"	\$
Windows	"	\$
Light Fixtures	Allowance includes the cost of material only. Costs of installation labor included in Contractor's Base Bid.	\$
Flushing Fixtures	Installation Labor included in Contractor's Base Bid.	\$
Landscaping	Lump Sum Labor + Material	\$

CONSTRUCTION PRACTICES

-Green Recommendation:
*Investigate and document options for the project's diversion of waste, including construction waste as well as cardboard packaging and household recyclables.
*Document the diversion rate of the construction waste and record the waste of the land clearing separate from the new construction.
Reduce construction waste and/or increase waste diversion to be below the industry norm: generate 25 lbs or less of net waste per square foot of conditioned floor area, increase waste diversion by diverting 25% or more of the total materials taken off the construction site from landfills and incinerators.

HOMEOWNER EDUCATION

-Green Recommendation:
*Provide the home occupants with proper training about the operations and maintenance of the home's "green" features and equipment. Provide a 1-hour walkthrough with homeowner and an OIM (Operations and Manual) to the homeowner including all documents and instructions related to the @Green equipment and systems.

DIVISION 3 CONCRETE

-Green Recommendation:
Recyclability: Concrete to have maximum recycled content allowed per structural specifications.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).
Reduce emissions: Use 30% fly ash or slag as allowed per structural specifications.

Concrete intended for structural foundations shall comply w/ Sec. R402.2 and other applicable provisions of the IRC, Codes and Standards: ACI 301 "Specifications for Structural Concrete Buildings," ACI 318, "Building Code Requirements for Reinforced Concrete." Comply with applicable provisions for highest quality except as otherwise indicated. All load bearing footings shall be placed on level, undisturbed soil to depth shown on drawings and in no case, less than the frost depth. Prior to placing footings or slabs, the Contractor shall insure that all forms and trenches are free of debris and all embedded items are in place, securely attached. This includes the work of others. Maintain 8" minimum clearance between all wood and finish grade.

Materials:

Cement shall conform to ASTM C-150.

Ready mixed concrete shall be mixed and delivered in accordance to ASTM C-94, 3000 PSI.

Aggregates shall conform to ASTM C-33 for normal-weight concrete and ASTM C-33 for lightweight concrete.

Waterstops: Flat dumbbell or centerbulb type, size to suit joints of either rubber (CRD C-915) or PVC (CRD C 512).

Moisture Barrier: Clear 6-mils thick polyethylene or 1/8" thick asphaltic core polyethylene-coated paper membrane sheet of the largest size practical in order to minimize joints.

Membrane-forming Curing Compound: ASTM C309, Type I.

Reinforcing Bars: ASTM A 615, grade 60.

Welded Wire Fabric: comply with ASTM A 185.

Concrete Placement: Comply with ACI placing concrete in a continuous operation within planned joints or sections.

Protect concrete from physical damage or reduced strength due to weather extremes during mixing, placement and curing. In cold weather comply with ACI 306, in hot weather comply with ACI 305.

FLATNESS: Concrete floor slab flatness shall not deviate from level to 1/8" in 10 feet, maximum. Provide a smooth trowel finish for concrete floor and wall surfaces that are to be covered with a coating or covering material applied directly to concrete. Remove fins and projections, patch or remove defective areas as directed by the Owner or Architect.

Apply trowel finish to monolithic slab surfaces that are exposed to view or are to be covered with resilient flooring, paint, or other thin coating. Consolidate concrete surfaces by finish troweling free of trowel marks, uniform in texture and appearance.

Curing: Begin initial curing as soon as free water has disappeared from exposed surface. Where possible, keep continuously moist for not less than 72 hours.

Joints: Provide construction, isolation and control joints as indicated or required to minimize differential settlement and random cracking. Saw-cut control joints as soon as concrete has hardened sufficiently to support cutting operation and no later than 8-12 hours after placement.

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Reinforce horizontal joints with continuous masonry joint reinforcement, spaced 16" vertically. Install reinforcement 8" immediately above and below opening for a distance of 2' beyond joints of opening. Do not bridge control and expansion joints in the wall system.

Provide control and expansion joints at locations shown or as approved by the Architect.

Protect adjacent work and keep clean of mortar, debris, and other damaging conditions. Install approved flashing under copings, sills, through wall at counter flashing locations, and above elements of structural support for masonry.

Protect newly laid masonry from exposure to precipitation, excessive drying, freezing, soiling backfill and other harmful elements.

Cleaning: Dry-brush masonry work at end of each day's work. After mortar is thoroughly set and cured, clean masonry by bucket and brush hand cleaning method described in BIA "Technical Note No. 20 Revised" using detergent cleaner.

Manufacturers:

-Green Recommended Manufacturers and Products:

Apex Block, Apex Block

Trenthj Industries, Verastone Premium Recycled Ground Face CMU

Apex Block, Apex Block

Trenthj Industries, Verastone Premium Recycled Ground Face CMU

Apex Block, Apex Block

Trenthj Industries, Verastone Premium Recycled Ground Face CMU

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Trenthj Industries, Verastone Premium Recycled Ground Face CMU

Apex Block, Apex Block

Trenthj Industries, Verastone Premium Recycled Ground Face CMU

Apex Block, Apex Block

Trenthj Industries, Verastone Premium

SECTION 04 91 00 - PAINTING

-Green Recommendations:

Materials: Use only architectural paints and coatings that meet the standards below:

Standards for Environmentally Preferable Paints and Coatings (source: Lead for Homes Requirements, Table 25)		
Component	Applicable Standard (VOC Content)	Reference
Paints, coatings, and primers applied to interior walls and ceilings	Flats: 50g/L	Green Seal Standard GS-11, Paints, 1 st Edition, May 20, 1993
	Nonflats: 150g/L	
	250g/L	Green Seal Standard GS-83, Anti-Corrosive Paints, 2 nd Edition, Jan. 7, 1997
Anticorrosive and anti-rust paints applied in interior ferrous substrates	Varnish: 350g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
	Lacquer: 550g/L	
Clear wood finishes	160g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Floor coatings	Waterproofing: 250g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
	Sanding: 275g/L	
Sealers	All others: 200g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
	Clear: 750g/L	
Shellacs	Pigmented: 550g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
	250g/L	
Stains	250g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings

Surface preparation, prime and finish coats specified are in addition to shop-priming and surface treatments.

Paint exposed surfaces whether or not colors are designated in 'schedules,' except where a surface or material is indicated not to be painted or is to remain natural. Where an item or surface is not mentioned, paint the same as similar adjacent materials or surfaces.

Samples for verification purposes: Submit samples of each color and material to be applied, with texture to simulate actual conditions, on representative samples of the actual substrates: define each separate coat, including block fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheen, color, and texture is achieved.

Single Source Responsibility: Provide primers and undercoat paint produced by the same manufacturer as the finish coats. Final acceptance of colors will be from job applied samples.

Material Quality: Provide the manufacturer's best quality paint material of the various coating types specified. Paint material containers not displaying manufacturer's product identification will not be acceptable.

Acceptable Manufacturers:

Pittsburgh Paints
Porter Paints
Benjamin Moore Paints
Duron Paints
Sherwin-Williams Co.

-Green Recommended Manufacturers and Products:

Sherwin Williams Co., Harmony
Benjamin Moore, Pristine Eco Spec
Pittsburgh Paints, Pure Performance

Examine substrates and conditions under which painting will be performed for compliance with requirements. Do not begin application until unsatisfactory conditions have been corrected.

Preparation: Remove hardware and accessories, plates, machined surfaces, lighting fixtures, and items in place that are not to be painted, or provided protection prior to surface preparation and painting. Remove items if necessary for complete painting of the items and adjacent surfaces. Following completion of painting, reinstall items removed using workmen skilled in the trades involved.

Clean surfaces before applying paint or surface treatments. Schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces.

Surface Preparation: Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each particular substrate condition.

Application: Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, suffed surfaces, or conditions detrimental to formation of a durable paint film.

Minimum Coating Thickness: Apply material at the manufacturer's recommended spreading rate. Provide total dry film thickness of the system as recommended by the manufacturer. Apply additional coats when undercoats or other conditions show through final coat, until paint film is of uniform finish, color and appearance.

Paint colors, surface treatments, and finishes are determined by the Owner if not otherwise indicated on the drawings.

DIVISION 10 SPECIALTIES

-Green Recommendation:

Environmentally Preferable Products:

Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Use products with low emissions.

Use recycled or reclaimed products.

SECTION 10 20 14 -TUB AND SHOWER DOORS:

Shower enclosures (unless otherwise shown on the drawings). Provide aluminum-framed 3/16" tempered glass, or approved shatterproof laminated safety glass or plastic. Provide sliding panels with towels bars. All enclosures shall be minimum height of 6'-0" above finish floor.

DIVISION II EQUIPMENT

-Green Recommendation:

Install High-Efficiency Appliances that meet or exceed ENERGY STAR standards and have an ENERGY STAR label.

Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Equipment Allowances: See Division I for amount and procedures for purchase and payment (overtime and underrun). The costs of handling and installation of Appliances are not covered by the allowances and shall be included in the base bid. General: Installation of appliances shall conform to the conditions of their listing and label and the manufacturer's installation instructions.

See Mechanical System Requirements, Chapter 13, Sec. M307, APPLIANCE INSTALLATION of the IRC.

Verify all rough-in dimensions for all built-in appliances.

Residential equipment required is indicated on drawings. Include cords, valves, duct hoods, vents, as required for a complete installation.

DIVISION 12 FURNISHINGS

-Green Recommendation:

Environmentally Preferable Products:

Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Use products with low emissions.

Use recycled or reclaimed products.

SECTION 12 30 30 - RESIDENTIAL CABINETS

Cabinet Allowances: See Division I for amount and procedures for purchased and payment (overtime or underrun). The costs of handling and installation including hardware and drawer pulls are covered by the allowance.

Sizes, Shapes and Types: Provide the sizes and types of units as shown, complete with drawers, doors, shelves, compartments for appliances and fixtures, and special features as indicated.

Installation: Anchor cabinet units securely in place with concealed (when doors and drawers are closed) fasteners, anchored into structural support members of wall construction. Comply with manufacturer's instructions and recommendations for support of units.

Counter Tops: Attach counter tops securely to base units. Spline and glue joints in counter tops; provide concealed mechanical clamping of joint. Provide cut-outs for fixtures and appliances as indicated. smooth cut edges and coat with waterproof coating or adhesive.

Complete hardware installation and adjust doors and drawers for proper operation.

DIVISION 22 PLUMBING

Green Recommendation:

Environmentally Preferable Products:

Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Water Reuse:

Design and install a rainwater harvesting and storage system for landscape irrigation or indoor water use. The storage system must be sized to hold all water from a 14" rain event.

Design and install a graywater reuse system with a tank or dosing basin for landscape irrigation use or indoor water use. Graywater can be collected from clothes washer, shower, faucets and other source. If available, utilize a municipal recycled water system.

Fixtures:

Use high efficiency fixtures and fittings:

Faucets: average flow rate must be ≤ 2.0 gpm (gallons per minute).

Showers: average flow rate must be ≤ 2.0 gpm (gallons per minute).

Toilets: average flow rate must be ≤ 1.3 gpm (gallons per minute) or meet ASME A112.14.1 requirements or meet the US EPA WaterSense Spec.

Use dual flush toilets when possible.

Efficient Systems:

Design and install an energy-efficient hot water distribution system.

Insulate all hot water piping with R-4 insulation and ensure the 90 degree elbow bends are adequately insulated.

Design and install Energy-efficient Domestic Hot Water(DHW) Equipment .

Soil and Waste Piping: Shall be approved PVC extending 5'0" beyond exterior wall. Vent piping shall be approved PVC. All vent piping penetrating roof shall be properly flashed with G.I. roof jacks and painted to match roof. Where possible, route all vents to rear side of ridges or to the least visible location.

Clean-outs: Provide cleanout at 5'0" o.c. at end of all branched section, at change of direction at base of all accessible traps and at all points necessary to remove obstructions. Clean-outs shall be set flush with walls, floors and/or grades.

Plumbing Fixtures and Equipment: Furnish all fixtures, complete with all compression stops, strainers, tailpieces, trim, etc. All exposed brass tubing supplies, cast brass traps, and waste pieces shall be polished chrome plated. Finish all piping through walls, floors or ceiling with chrome plated wall flanges or escutcheons.

Hot and Cold Water Piping: Water piping shall be copper or approved equal. Tubing under or within concrete slab shall be type "K" tubing above slab must be type L. No fittings shall occur under slab. Connections between copper and Terrus piping shall be made with dielectric or approved isolation fittings. Provide 150 psi hydrostatic test on all water piping system prior to covering.

Gas Piping: Shall be installed in accordance w/ Chapter 24, Fuel Gas, IRC.

Water Heaters: Provide temperature/pressure relief valve within 6" from top of heater and pipe to exterior of building using copper or steel piping (plastic not allowed). Water heaters shall be installed with minimum 6" unobstructed clearance at front and 2" at sides and rear. When installed in garage, place on raised platform 18" above finished floor. (Refer to heating Section for combustion air requirements)

Miscellaneous Plumbing Items:

Washer sub-outs: Provide hot and cold water and drain at washer locations. Locate as required to conceal from view after appliance is installed.

Hose Bibbs: Provide and install as shown on the drawings. If not shown, provide minimum of 2 Hose Bibbs.

Provide capped tees for lawn sprinkler connections. Install hose bibs as tight to exterior wall as connections allow. Through penetrations: Piping penetrating fire-resistance-rated wall or floor assemblies shall comply w/ Sec. R317.5 of the IRC.

Isolate hot and cold water lines from the framing with 1/4" thick felt, carpet padding, or equal.

The wall cavity containing water piping or plastic waste and vent lines must be packed solid with open-faced insulation (sprayed-on cellulose okay).

Common supply or waste line connections passing through sound separations are prohibited.

DIVISION 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

-Green Recommendation:

General Design:

Design and size HVAC equipment properly according to ACCA Manual J, the ASHRAE Handbook of Fundamentals or equivalent procedure. HVAC equipment must meet the ENERGY STAR for Homes National Builder Option Package outlined in table below. Install certified and labeled ENERGY STAR programmable thermostat.

HVAC Requirements (Source: Lead for Homes Requirements, Table 19)	End Use	Central AC and/or source heat pumps	Furnaces (gas, oil or propane)	Boilers (gas, oil or propane)	Ground Source	Ground Source	Ground Source
					Heat Pump-open loop	Heat Pump-closed loop	Heat Pump-direct expansion
*Good HVAC Design and Installation (Climate Zones 4-8)	Cooling	≥ 14 SEER	≥ 90 AFUE	≥ 85 AFUE	≥ 16.2 EER	≥ 14.1 EER	≥ 15 EER
	Heating	≥ 8.2 HSPF			≥ 3.6 COP	≥ 3.3 COP	≥ 3.5 COP
*Good HVAC Design and Installation (Climate Zones 1-3)	Cooling	≥ 14 SEER	≥ 80 AFUE	≥ 80 AFUE	≥ 16.2 EER	≥ 14.1 EER	≥ 15 EER
	Heating	≥ 8.2 HSPF			≥ 3.6 COP	≥ 3.3 COP	≥ 3.5 COP

Air Conditioning Refrigerants:

*Conduct a Refrigerant Charge Test to ensure performance.

Install an HVAC system with non-HCFC refrigerants or do not use refrigerants.

Indoor Air Quality:

Complete all the requirements of the US EPA's Energy Star w/ Indoor Air Package.

Combustion Venting- All of the following are required:

*No vented combustion appliances to be used. A carbon monoxide monitor must be installed on each floor, *all fireplaces and woodstoves must have doors *space and water heating equipment that involves combustion must be closed, have a power vented exhaust, or located in a detached utility or open air facility.

Use a blower-door test to measure the pressure difference created by the presence of a chimney-vented appliance and limit the risk of backdrafting where the pressure difference is ≤ 5 Pascals.

Forced Air Systems:

*Minimize energy consumption due to thermal bridges and/or leaks in the heating and cooling system. Limit duct leakage rate to outside the conditioned envelope. The tested leakage rate must be ≤ 4.0 cfm at 25 Pascals per 100 square feet of conditioned floor area for each installed system.

*Ducts to be installed in interior walls and to be fully ducted. If installed in exterior walls, extra insulation is needed to maintain the overall UA for an exterior wall without ducts.

*Minimum R-6 insulation to be used around ducts in unconditioned spaces.

*Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of Fundamentals for ducted and non-ducted systems and install ducts accordingly.

Assure each room has adequate return air flow through multiple returns, transfer grilles or jump ducts. Openings should be sized to 1 square inch of dim of supply, and pressure differential between closed rooms and adjacent spaces should be not less than 2.5 Pascals.

Use Anti-stratification system when possible, that re-circulates hot air that has risen to upper areas into lower areas.

Nonducted HVAC Systems

*Use at least R-3 insulation around distribution pipes in unconditioned spaces. (If possible, keep the boiler and distribution pipes in conditioned space).

Install outdoor reset controls based on outdoor air temperature.

*Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of Fundamentals for ducted and non-ducted systems and install ducts accordingly.

Design and install flow control valves on every radiator of Hydronic systems for a room by room system or install two distinct zones with independent thermostat controls.

Moisture Control:

Maintain relative humidity below 60% with additional dehumidification equipment or a central HVAC system with additional controls to operate in dehumidification mode.

*Install nonpaper-faced backer board on walls around tub, showers and spa areas

*Use water resistant flooring in kitchens, bathrooms, laundry rooms, entry areas within 3' of exterior door and spa areas; do NOT use carpet.

*Install drain and drain pan in hot water heater if it is in or over living space

*Install drain and drain pan, or accessible single-throw supply valve to clothes washer if it is in or over living space.

*Exhaust dryer directly to outdoors

*Install drain and drain pan to condensing clothes dryer

Outdoor Air Ventilation

*Design and install a whole building ventilation system that complies with ASHRAE Standard 62.2-2007 (unless built in a mild climate (fewer than 4500 infiltration degree-days)).

Local Exhaust

*Design and install local exhaust systems in all bathrooms and kitchens to meet requirements of ASHRAE Standard 62.2-2007 Section 5.

*Design and install the fans and ducts to meet requirements of Section 7 of ASHRAE Standard 62.2-2007.

*Exhaust air directly to the outdoors

*Use Energy Star labeled bathroom exhaust fans.

Use an occupancy sensor, an automatic humidistat controller, an automatic timer or a continuously operating exhaust fan for bathrooms.

Air Filtration

*Install air filters ≥ MERV 8 for forced air systems and nonducted HVAC systems. Maintain adequate pressure and air flow in all mechanical ventilation systems.

Contaminant Control

Seal all permanent ducts and vents to minimize contamination during construction and remove seals after construction is complete.

Flush the home for 48 hours prior to occupancy but after all phases of construction are completed.

Radon Protection

If located in EPA Radon Zone 1, design and build with radon-resistant construction techniques prescribed by the EPA, IRC or equivalent standard.

Garage Pollutant Protection

*No HVAC systems in garage; place all air-handling equipment and ductwork outside the fire-rated envelope of garage. When possible, detach garage completely from house.

Tightly seal shared surfaces between garage and conditioned spaces. -If space is above garage: seal all penetrations, seal all connecting floor and ceiling joist bays, and paint wall and ceilings to avoid carbon monoxide penetration through gypsum board. If space is adjacent to garage: weather-strip all doors, place carbon-monoxide detectors in rooms adjacent, seal all penetrations and seal all cracks at base of the walls.

Install an exhaust fan in garage rated for continuous operation.

Installation: Heating and Cooling equipment and appliances shall be installed in accordance w/ the IRC and the manufacturer's installation instructions.

Access: Equipment shall be located w/ respect to building construction and other equipment to permit maintenance, servicing and replacement.

Clearances shall be maintained to permit cleaning of heating and cooling surfaces: replacement filters, blowers, motors, controls and vent connections; lubrications of moving parts; and adjustments.

Sizing: Heating and Cooling equipment shall be sized based on building loads calculated in accordance w/ ACCA Manual J or other approved heating and cooling calculations methodologies.

Flood Hazard: In areas prone to flooding as established by Table R302.1 of the IRC, heating and cooling equipment and appliances shall be located or installed in accordance w/ Sec. R323.15 of the IRC.

Duct Design: Duct systems serving heating, cooling and ventilation equipment shall be fabricated in accordance w/ the provisions of Chapter 16, of the IRC and ACCA Manual D or other approved methods.

Venting Required: Fuel-burning appliances shall be vented to the outside in accordance w/ their listing and label and manufacturer's installation instructions except appliances listed and labeled for vented use. Venting systems shall consist of approved venting systems that are integral parts of labeled appliances.

Gas-Fired appliances shall be vented in accordance w/ Chapter 24 of the IRC.

Electrical distribution systems shall comply w/ Part VIII, Chapters 33 through 42, of the IRC, the NEC, and NFPA 70.

Materials: Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc., and all work shall conform with the requirements of the National Electrical Code and NFPA 70.

Circuits: Electrical system layouts are generally diagrammatic and location of outlets and equipment is approximate.

Exact location of outlets and circuiting shall be governed by structural conditions and obstructions as well as applicable sections of the NEC.

a) Lighting Circuits: 15 AMP with #14 AWG conductors (120V).

b) Receptacle Circuits: 20 AMP with #12 AWG conductors (120).

c) Provide 2 separate appliance circuits at kitchen, 20 AMP with #12 AWG conductors (120).

Convenience Receptacles: Shall be placed maximum 2'-0" on centers along room perimeter and Maximum 6'-0" from end walls, and at all furnshable walls exceeding 2'-0" from end wall, and at all furnshable walls exceeding 2'-0" in length.

a) All receptacles shall be grounded type.

b) Locate receptacles 6" above floor and countertops, unless otherwise noted.

c) Install 240V receptacles where noted on the drawings.

d) All switched receptacles shall be one half hot.

DIVISION 26 ELECTRICAL

-Green Recommendation:

Lighting:

*Install at least four Energy Star labeled light fixtures or Energy Star labeled compact fluorescent light bulbs in high use rooms.

Install Energy Star labeled fixtures wherever possible.

Renewable Energy:

Design and install a renewable electricity generation system by using energy modeling to estimate the energy supplied by the system and the annual reference electrical load. The annual reference load is the amount of electricity that a typical home would consume in a given year and can be calculated by using the 2006 Mortgage Industry National Home Energy Rating Standards Guidelines. Home design should be at least 3% better than annual reference load.

Light Switch: Located at 48" above finish floor and 6" above counter tops, unless otherwise noted. Verify counter height w/ Owner.

System Grounding: Provide accessible junction box and necessary conductors for grounding main electrical system in accordance w/ Sec. E35011 of the IRC and Sections 250.20(b)(1) and 250.24(a).

Smoke Detectors: Provide approved smoke detector and alarm system conforming to UBC Standard 43-6 at locations shown on the drawings.

Aluminum wire shall not be used in electrical wiring within the dwelling unit.

All equipment installed outdoors and exposed to weather shall be "weather-proof"

Provide a separate 20 ampere laundry circuit.

Provide ground fault circuit interrupter (GFI) protection at all bathrooms, powder rooms, outdoor receptacles and garages

in accordance w/ Sec. E3802 of the IRC.

Verify minimum flood elevation prior to placement of devices, equipment, and appliances.

DIVISION 31 EARTHWORK

-Green Recommendation:

Site Selection:

Do not develop, build or pave on portions of site that meet the following criteria:

-land that is at or below the 100-year Floodplain (as determined by FEMA).

-land that is named a habitat for any endangered or threatened species (as determined by state or federal agencies).

-land that is within 100 feet of water.

Build on a previously developed lot if possible, or on a site that is adjacent to a previously developed site.

Select a lot that is within ½ mile of existing infrastructure (water and sewer lines).

Select a lot that is within ½ mile of open space accessed by the public or private community.

Build homes with an average housing density of 1 or more dwelling units/acre, or a single home on 1/4 acre.

Building Orientation for Solar Design:

Site the building so that the glazing area on the north and south facing walls is at least 50% greater than the sum of the glazing area on the east and west walls.

Orient the building so that the east-west axis of the building is within 15 degrees of due east and due west.

The roof south-facing area should have a minimum of 450 s.f. of area oriented properly for solar applications.

Building Orientation for Solar Design:

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Orient the building so that the east-west axis of the building is within 15 degrees of due east and due west.

The roof south-facing area should have a minimum of 450 s.f. of area oriented properly for solar applications.

Site Stewardship:

*Implement a plan of erosion control during construction to include:

-stockpile and protect disturbed topsoil from erosion.

-control the path and velocity of runoff with silt fencing or other measures.

-protect on-site storm sewer inlets, streams and lakes with straw bales, silt fencing, or other measures.

-provide swales to divert surface water from hillsides.

-in sloped areas, keep soil stabilized on sloped areas by using tiers, erosion blankets, compost blankets or other measures.

Protect trees and plants with "tree protection area" fence delineated on site plan and on lot.

Only develop and disturb necessary amount of site; leave as much undisturbed as possible.

Landscaping:

*Use native plants: do not introduce invasive plant species into landscape.

Use drought tolerant plants and turf or install irrigation system to reduce water usage.

Do not use turf in areas with a slope of 25% or more or in densely shaded areas. If possible, limit the use of turf.

Heat Island Effects:

Locate trees and other plants to shade hardscape areas.

Use light-colored high-albedo materials to pave sidewalks, patios and driveways. Examples include white concrete, light gray concrete, open pavers and/or any material with a SRI Index of at least 24.

Surface Water Management:

Use retaining walls and terracing for permanent erosion control on steep slopes.

Use permanent stormwater controls such as vegetated swales, on-site rain gardens, dry wells, or rainwater cisterns designed to manage runoff from home. If feasible in design, install a vegetated roof for at least ½ the roof area.

Use permeable materials such as pavers,

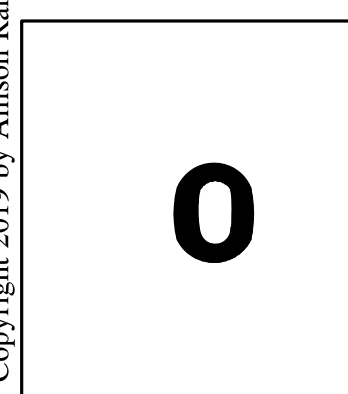


KING STREET COTTAGE - 09412FF

ALLISON RAMSEY
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Beaumont, SC 29902
(843) 786-0359
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES OF THE ARCHITECTURE BOARD OF THE STATE OF GEORGIA. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE THE FOLLOWING INFORMATION TO THE CLIENT AND TO THE CONTRACTOR. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ITEMS OBTAINED FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
-CHECK FOR ALL LOCAL ORDINANCES AND REGULATIONS.
-CHECK FOR ALL LOCAL ZONING AND PLANNING AGENCIES' SPECIAL REQUIREMENTS.
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DATE:	01/29/2019
JOB NO.:	09412 FF
DRAWN BY:	JMS
DWG. NAME:	09412_FF.DWG



DRAWING INDEX

- 0 COVER SHEET
- 1 FOUNDATION/ ROOF PLAN/ DETAILS
- 2 FLOOR PLAN/ ELECTRICAL PLAN/ DETAILS
- 3 ELEVATIONS
- SP1 SPECIFICATIONS
- SP2 SPECIFICATIONS
- SP3 SPECIFICATIONS

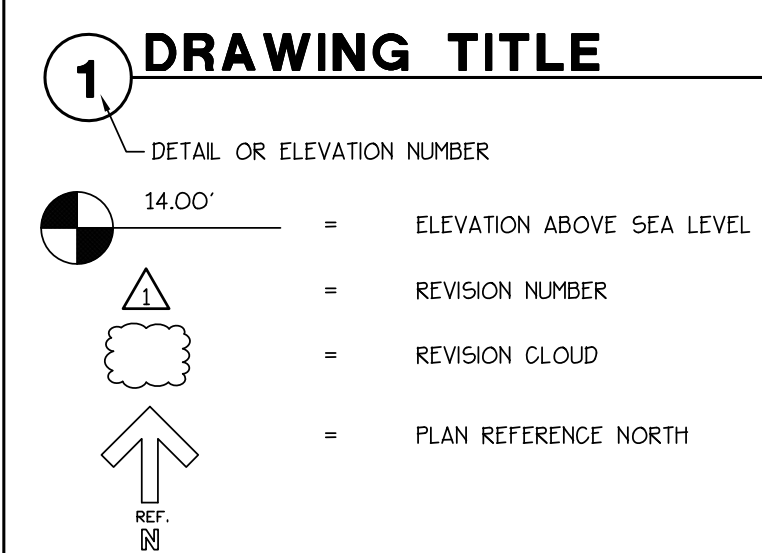
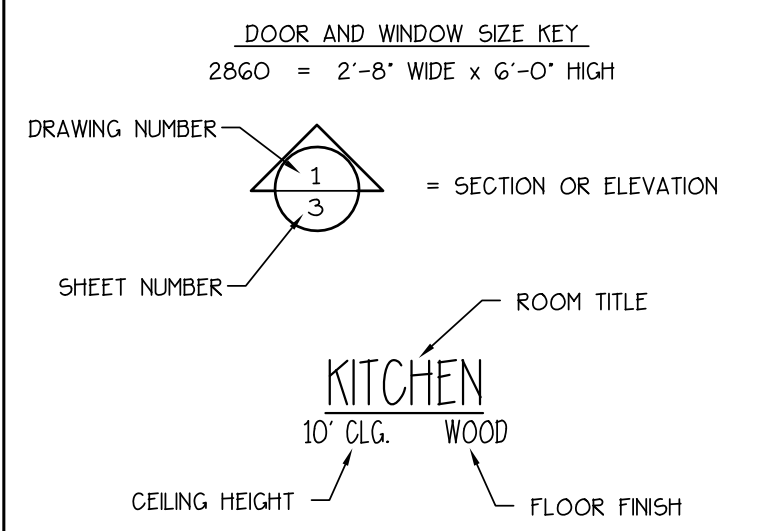
GENERAL INFO.

AREA CALCULATIONS:
TOTAL HEATED = 1408 SF.
COVERED PORCHES = 157 SF.



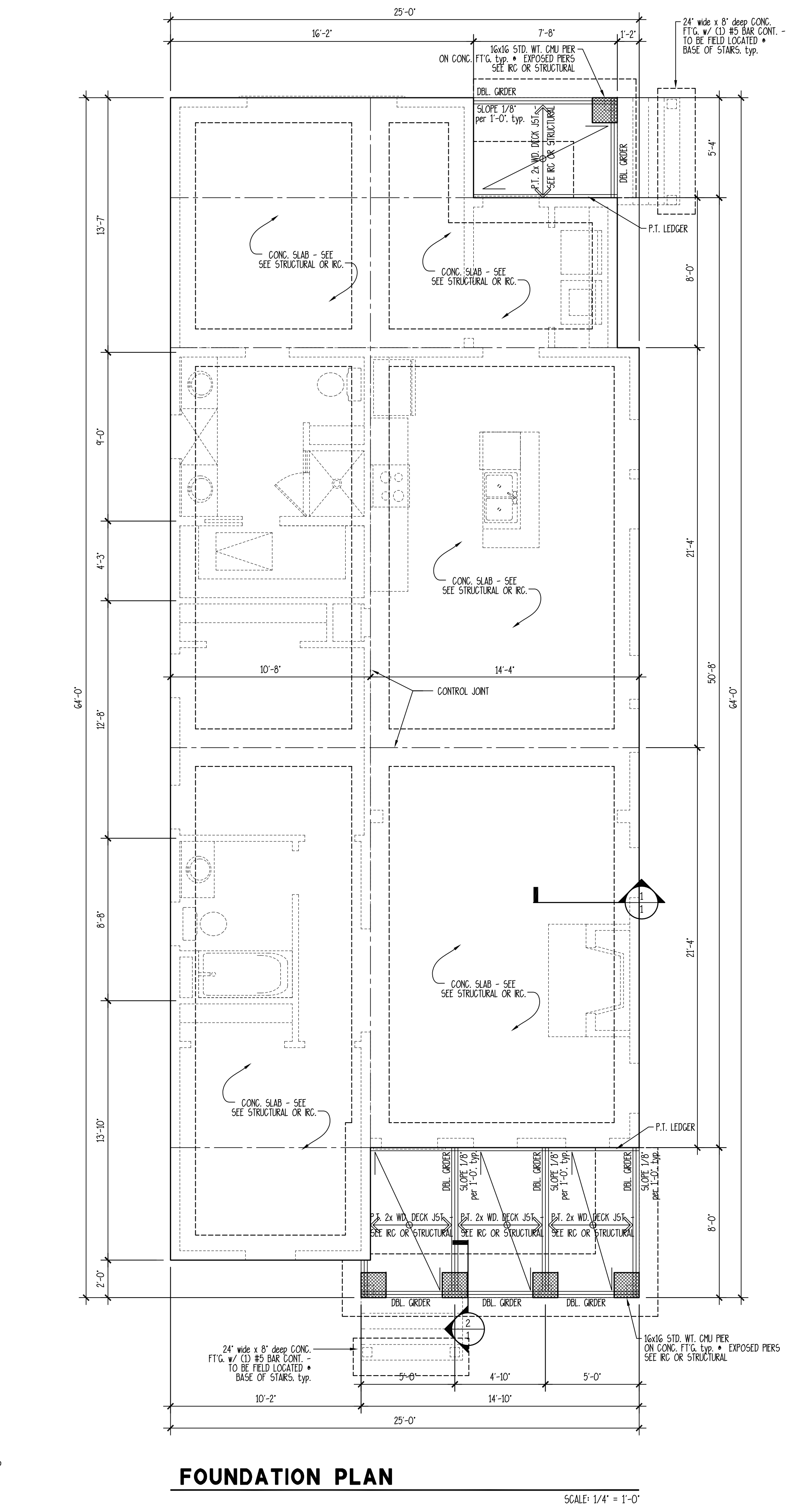
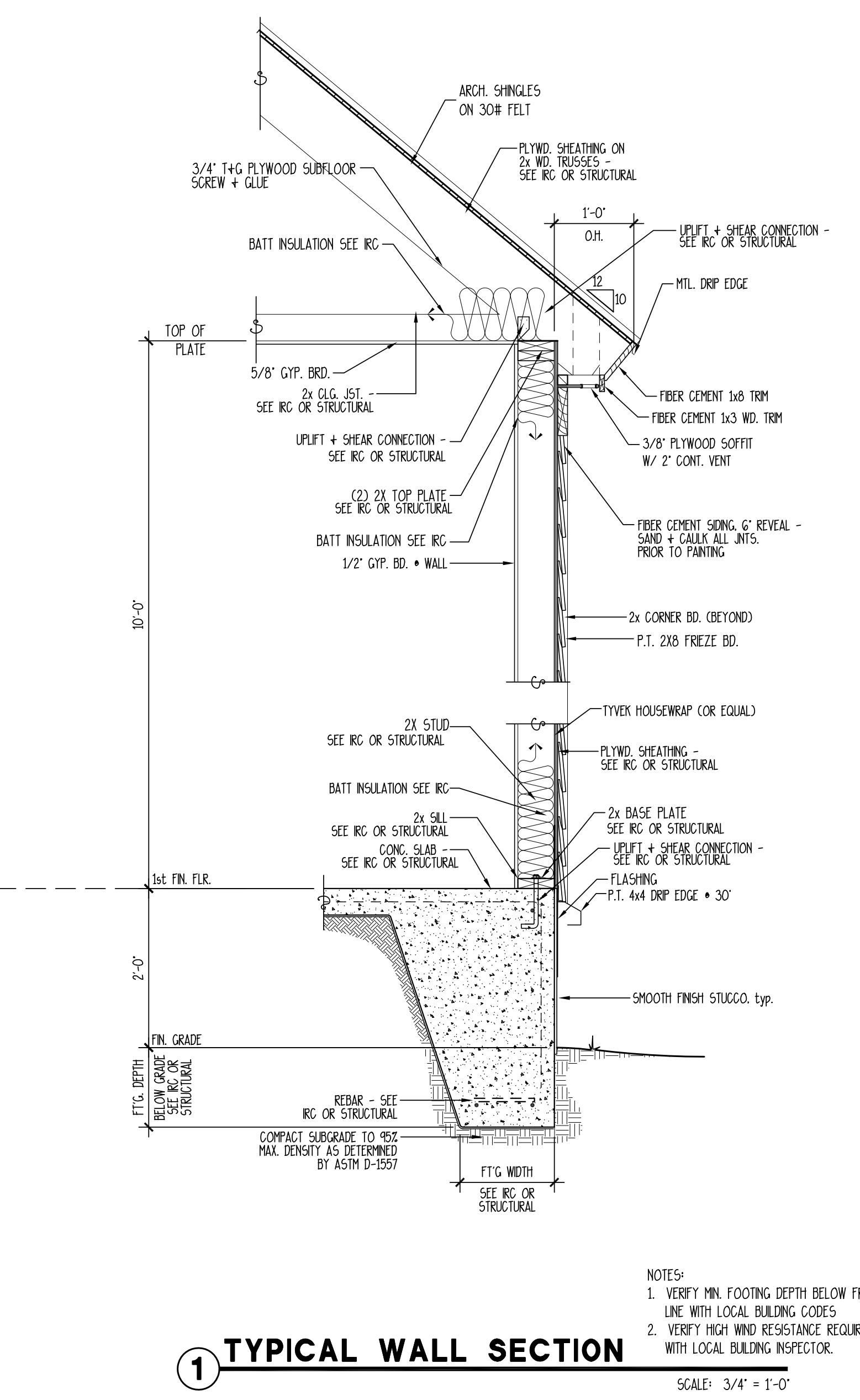
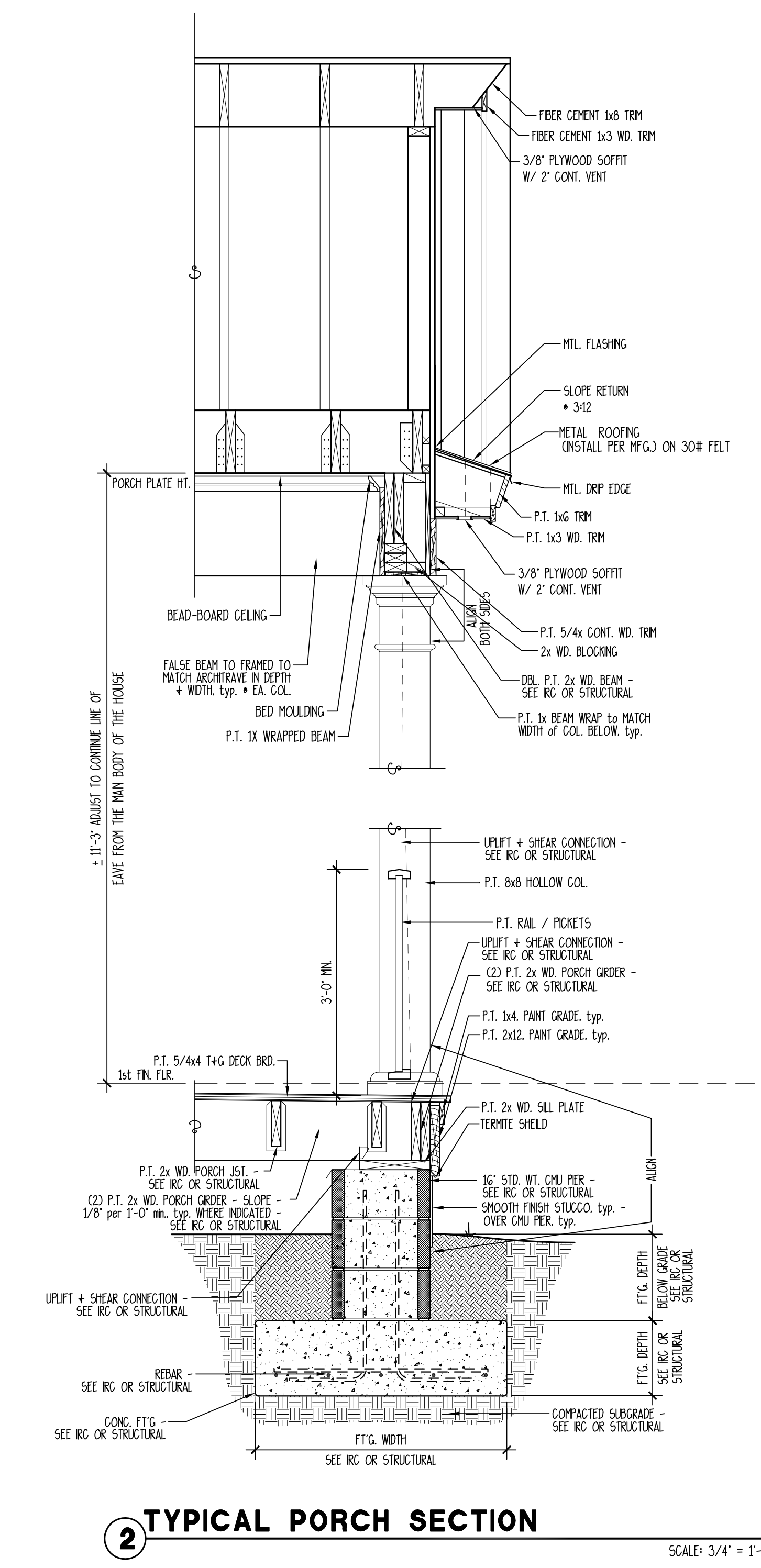
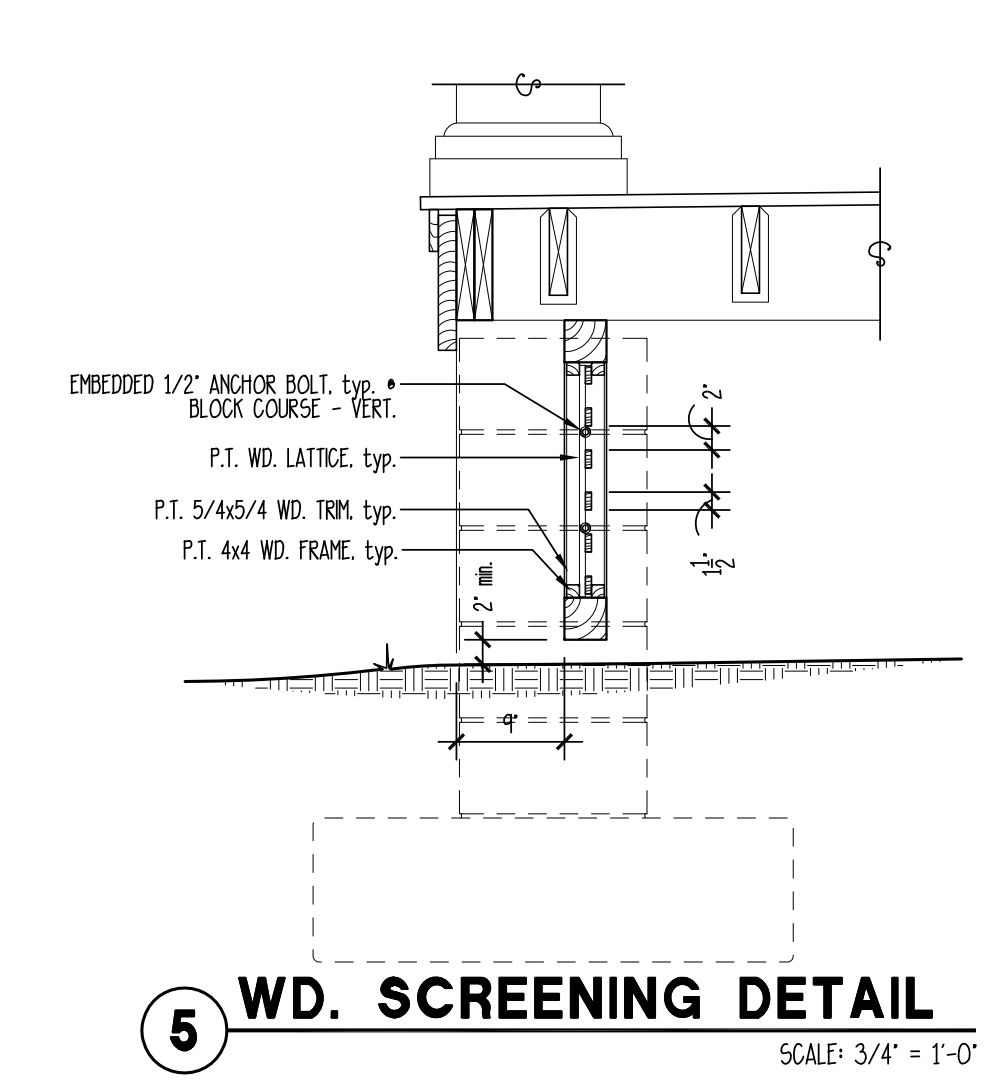
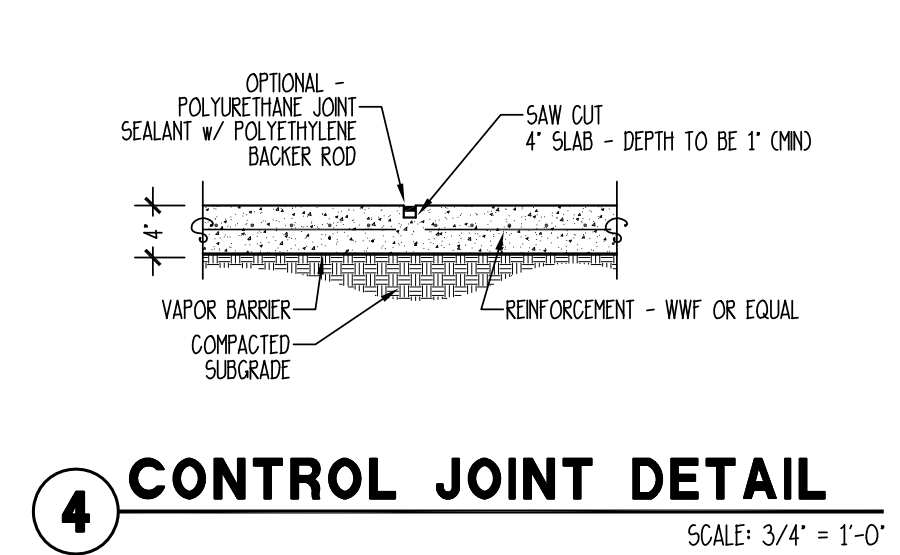
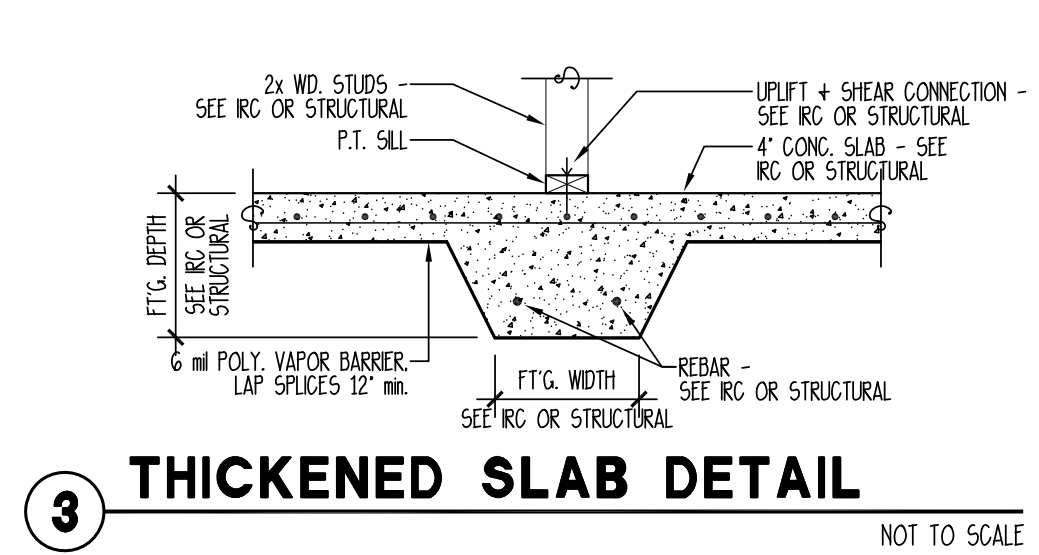
CONCEPTUAL RENDERING

SYMBOLS + KEYS



[Symbol]	SINGLE POLE SWITCH
[Symbol]	THREE WAY SWITCH
[Symbol]	FOUR WAY SWITCH
[Symbol]	DIMMER SWITCH
[Symbol]	SPEED CONTROL
[Symbol]	DUPLEX OUTLET
[Symbol]	1/2 HOT OUTLET
[Symbol]	WATER PROOF OUTLET
[Symbol]	GROUND FAULT OUTLET
[Symbol]	QUADRUPLUX OUTLET
[Symbol]	SPECIALTY OUTLET
[Symbol]	FLOOR OUTLET
[Symbol]	TELEPHONE JACK
[Symbol]	THERMOSTAT
[Symbol]	TELEVISION JACK
[Symbol]	VENT
[Symbol]	VENT w/ LIGHT
[Symbol]	SURFACE MOUNTED FIXTURE
[Symbol]	RECESSED FIXTURE
[Symbol]	WALL MOUNTED FIXTURE
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[Symbol]	CEILING BOX
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[Symbol]	ELECTRICAL PANEL
[Symbol]	SMOKE DETECTOR
[Symbol]	CARBON MONOXIDE DETECTOR

KING STREET COTTAGE - VARIATION 09412FF



- NOTES:
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES.
 2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.



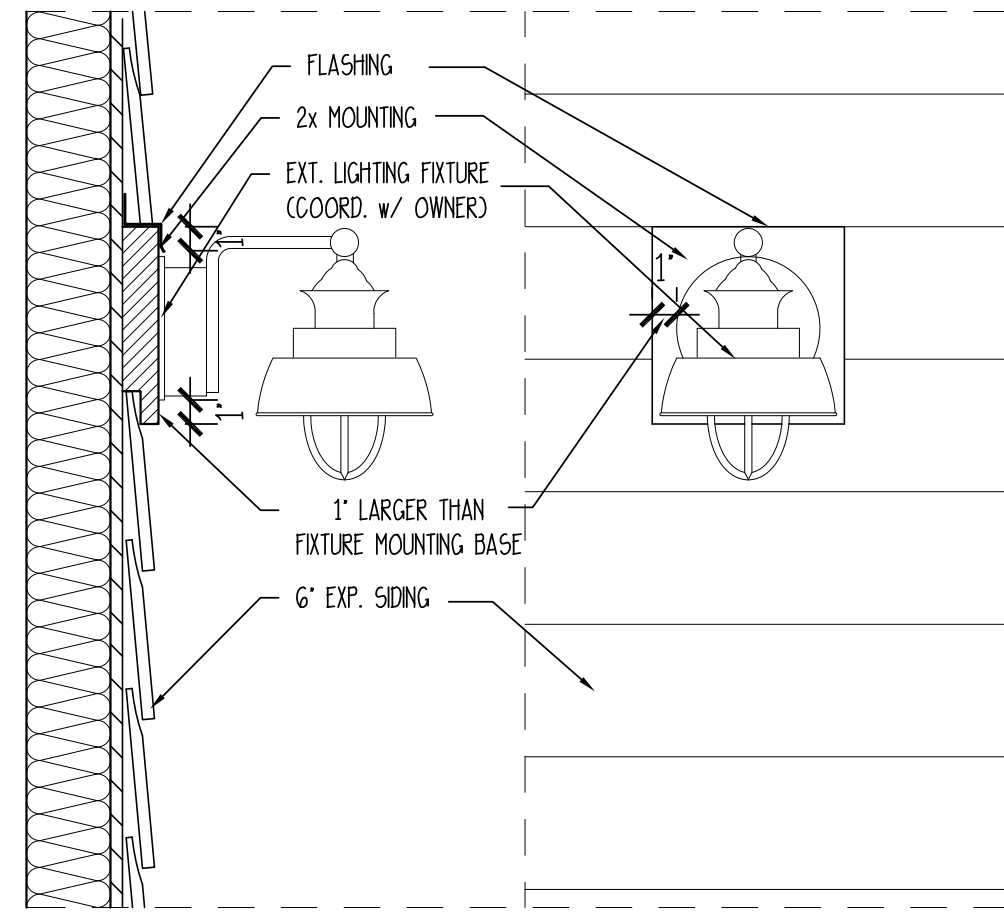
KING STREET COTTAGE - 09412FF

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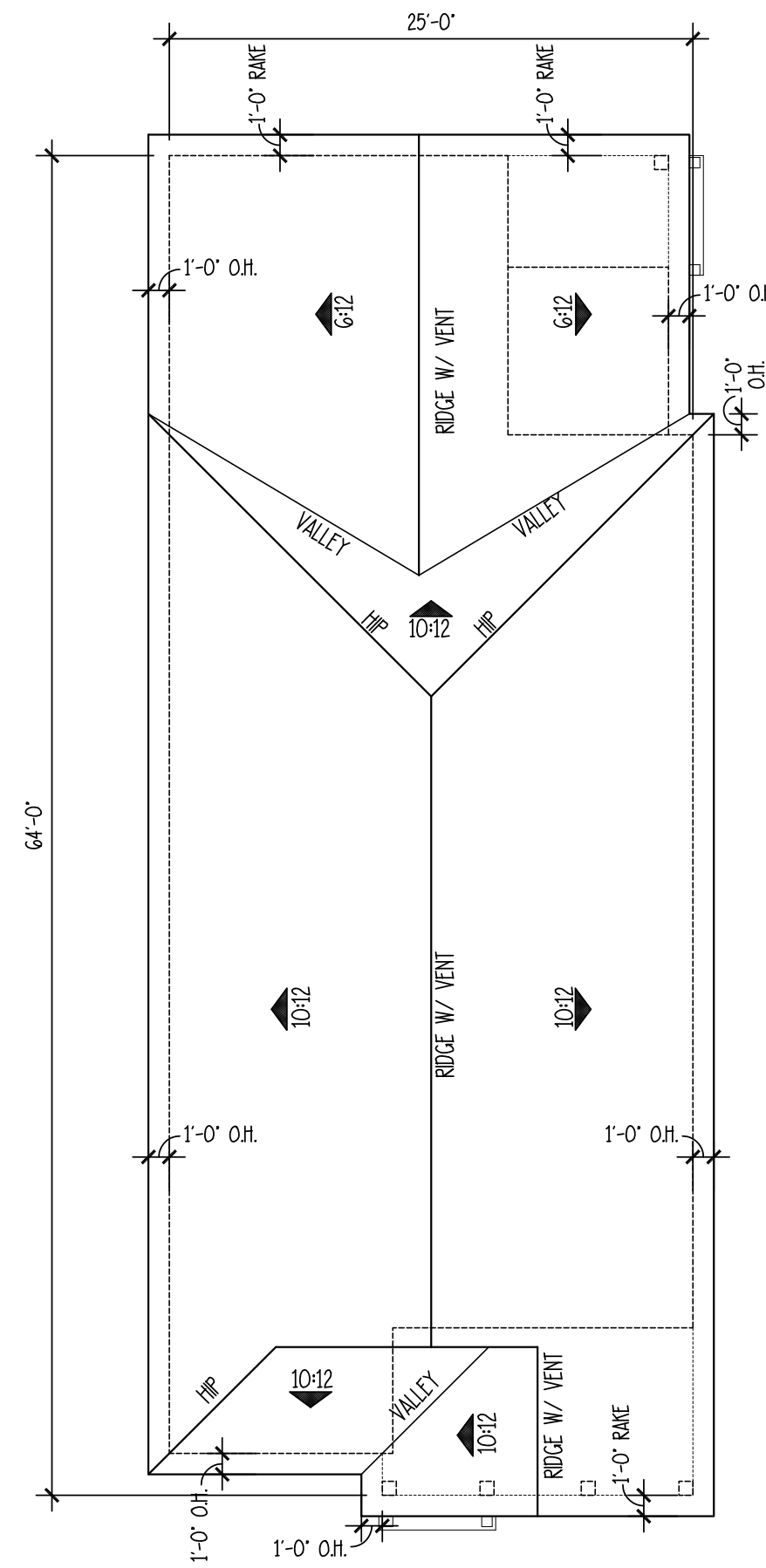
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JOB NO.:	09412 FF
DRAWN BY:	JMS
DATE:	09412 FF.DWG

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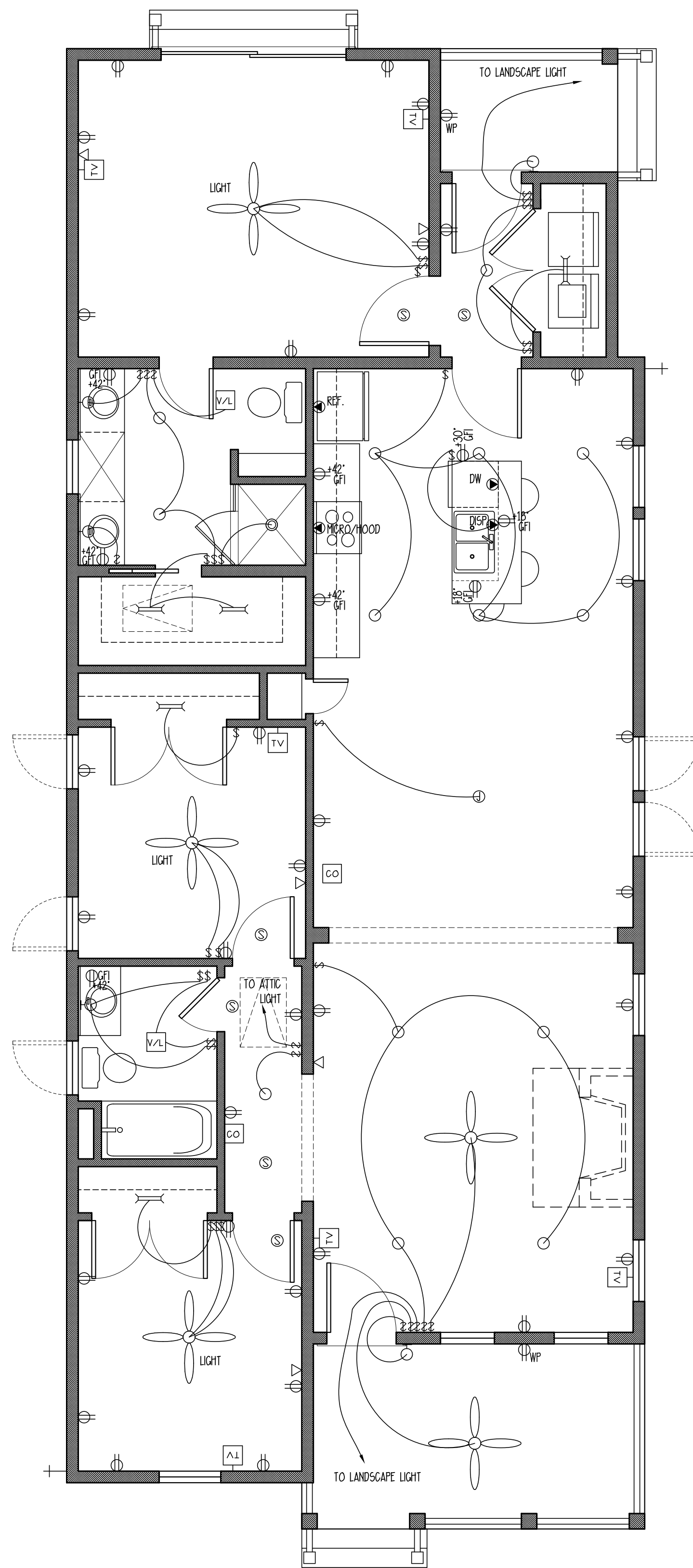


1 EXTERIOR LIGHTING MOUNT DETAIL
SCALE: 1 1/2" = 1'-0"

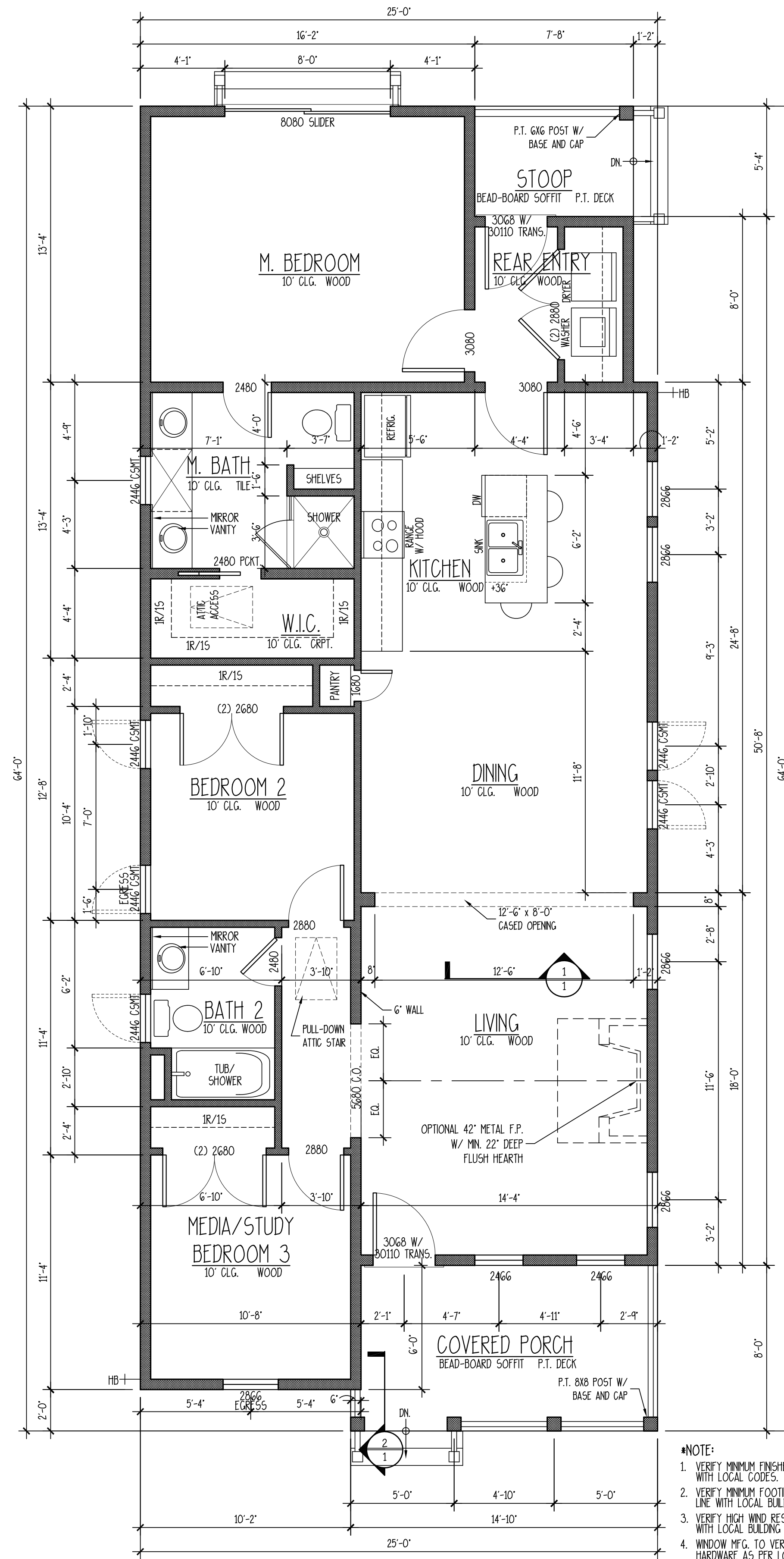


ROOF PLAN
SCALE: 1/8" = 1'-0"
**NOTE: EXHAUST VENTS (PLUMBING OR OTHERWISE) NEED TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. COORDINATE WHEN POSSIBLE. ROOF / WALL PENETRATIONS MUST BE PAINTED TO MATCH SURROUNDING COLOR.

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	QUADPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	THERMOSTAT
	TELEVISION JACK
	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR



FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
NOTE:
COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION W/ OWNER.
COORDINATE SOUND SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION W/ OWNER.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- NOTE:**
1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
 2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
 3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
 4. WINDOW MFG. TO VERIFY EGRESS WINDOWS AND HARDWARE AS PER LOCAL CODES.

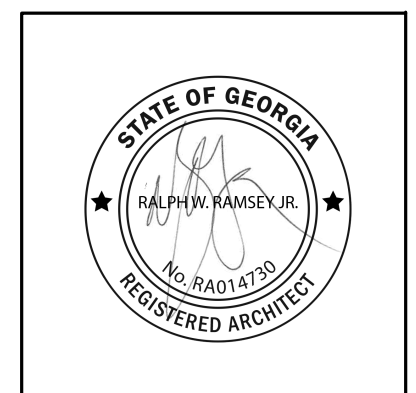


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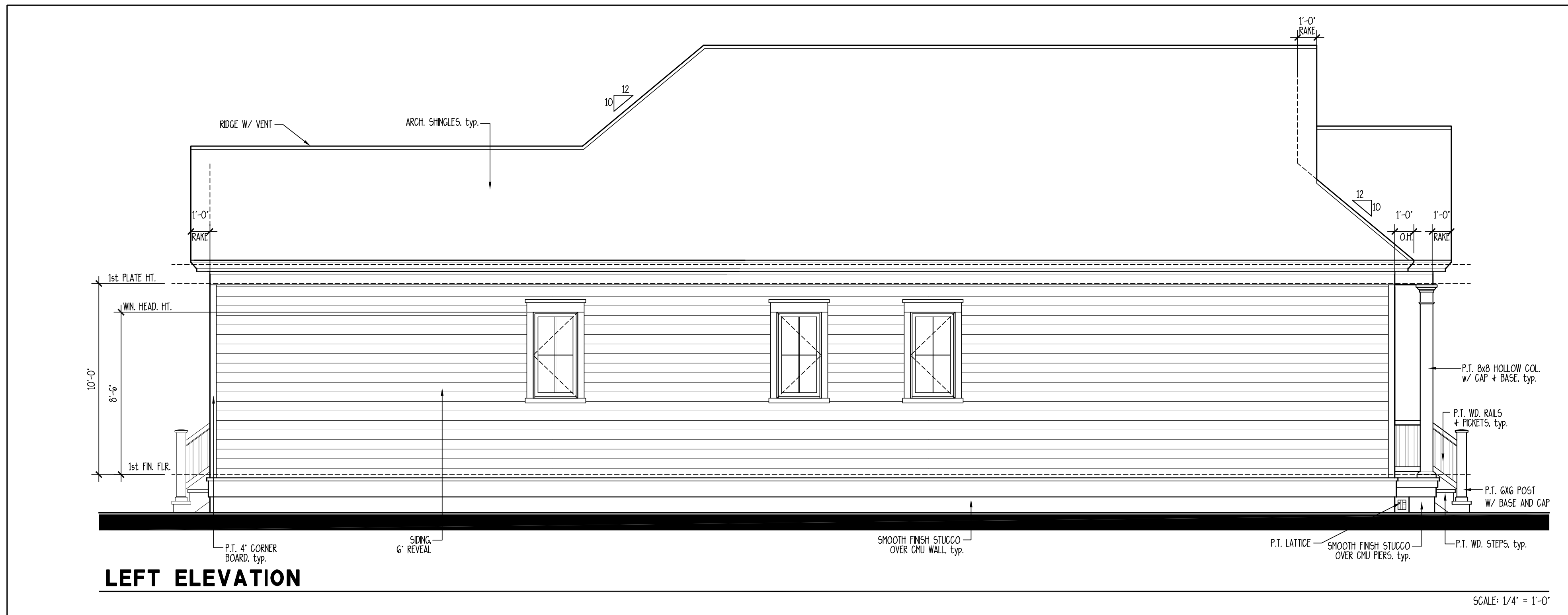
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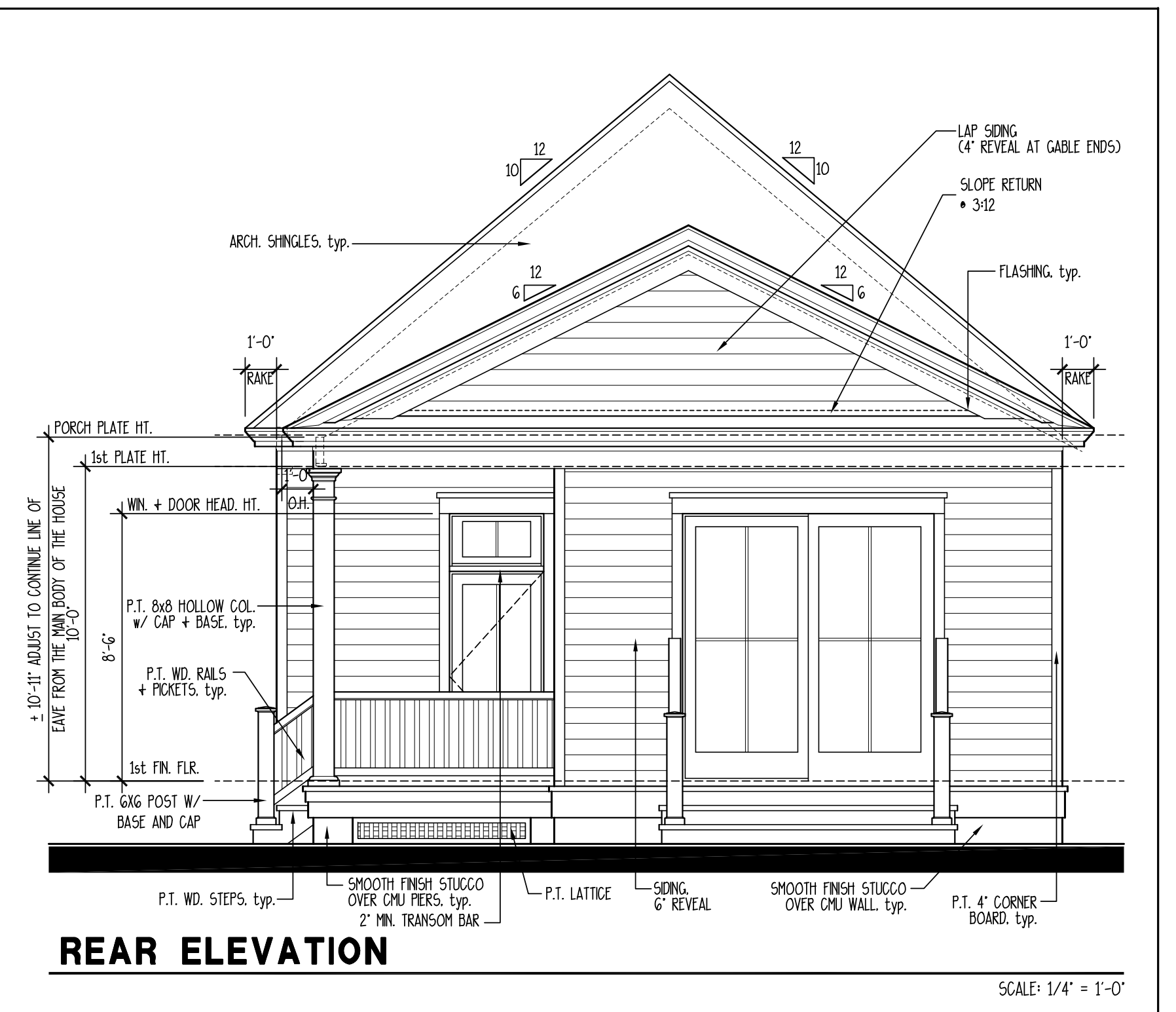
DATE:	01/29/2019	DRAWN BY:	JMS	DATE:	01/29/2019
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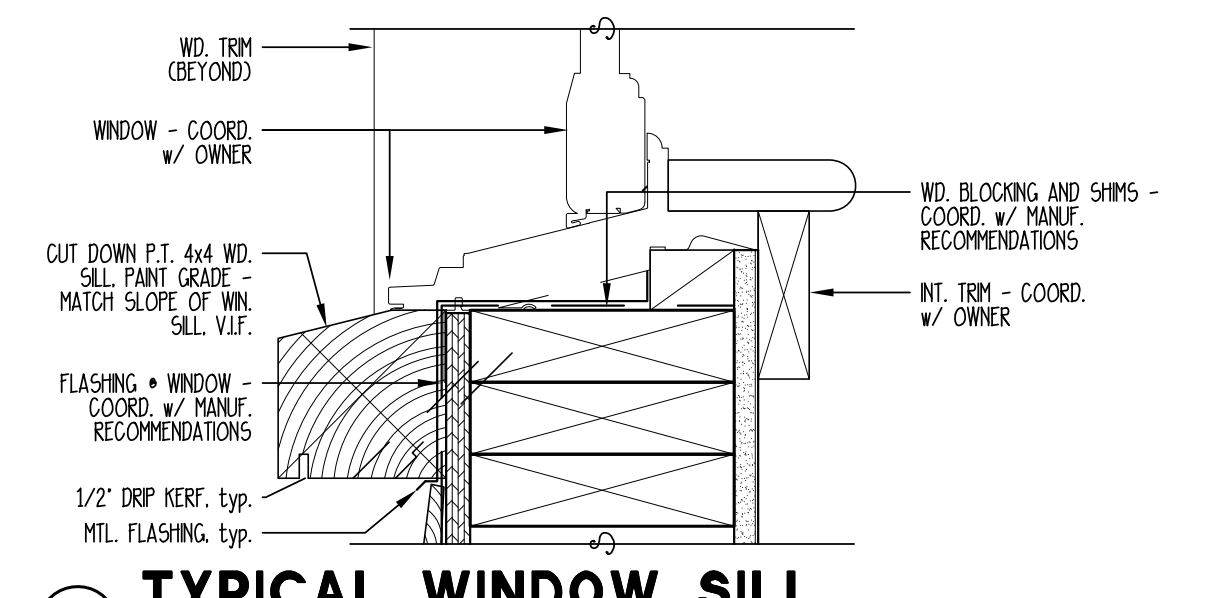
LEFT ELEVATION

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



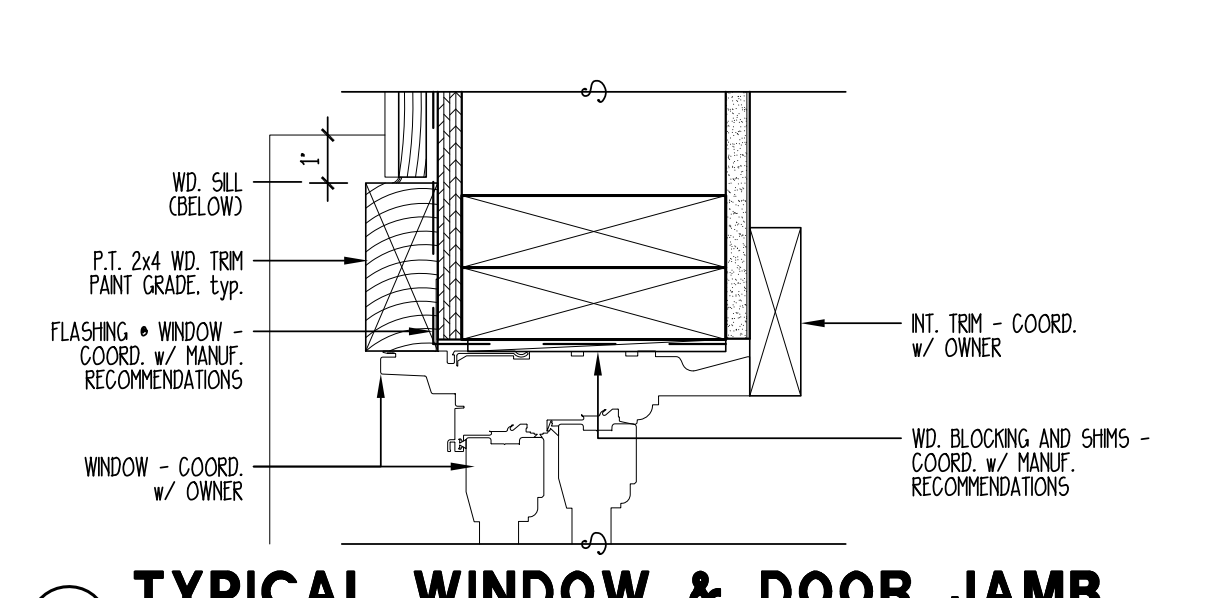
REAR ELEVATION

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



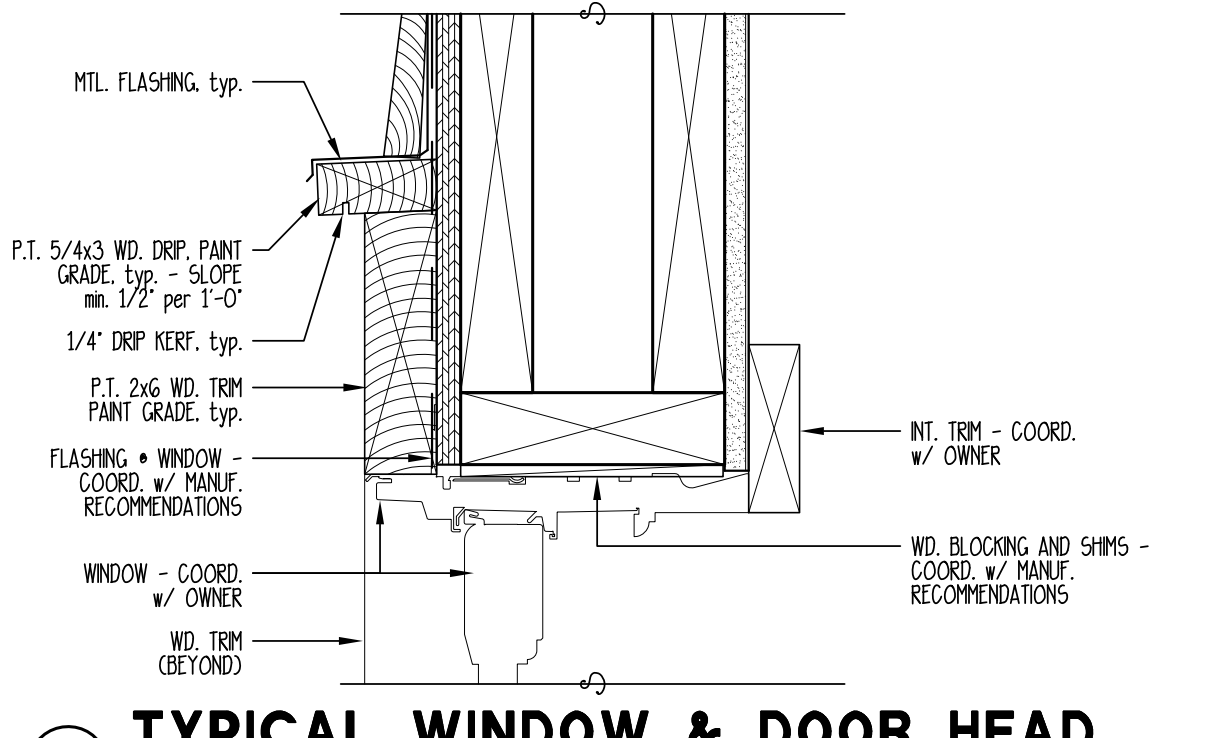
1 TYPICAL WINDOW SILL

SCALE: 3" = 1'-0"



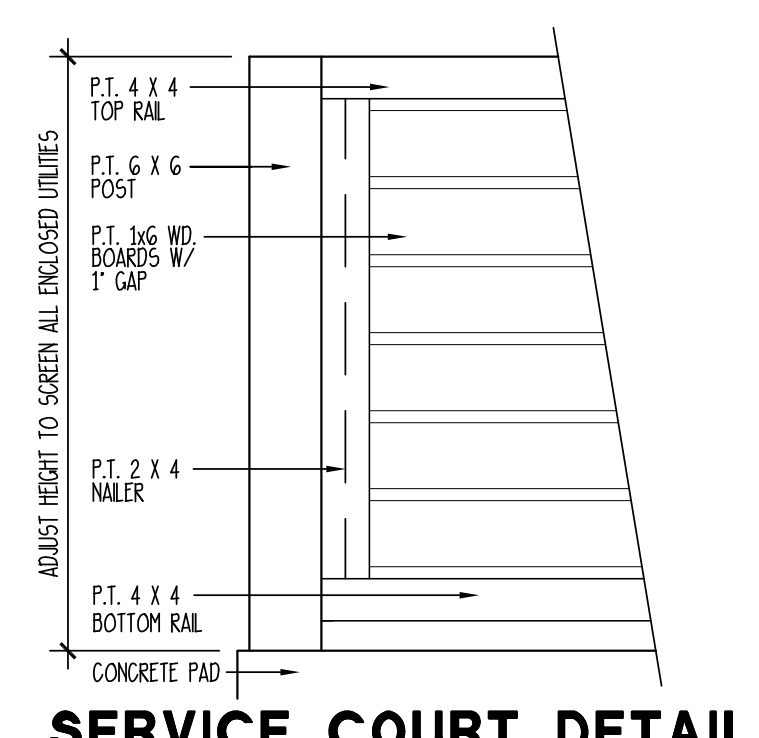
2 TYPICAL WINDOW & DOOR JAMB

SCALE: 3" = 1'-0"



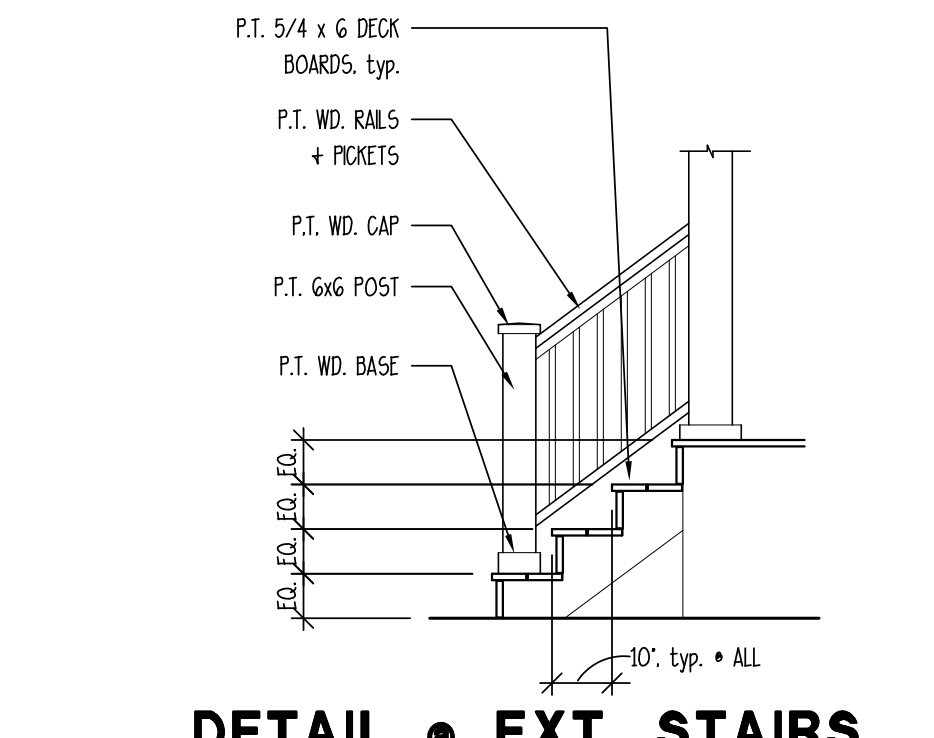
3 TYPICAL WINDOW & DOOR HEAD

SCALE: 3" = 1'-0"



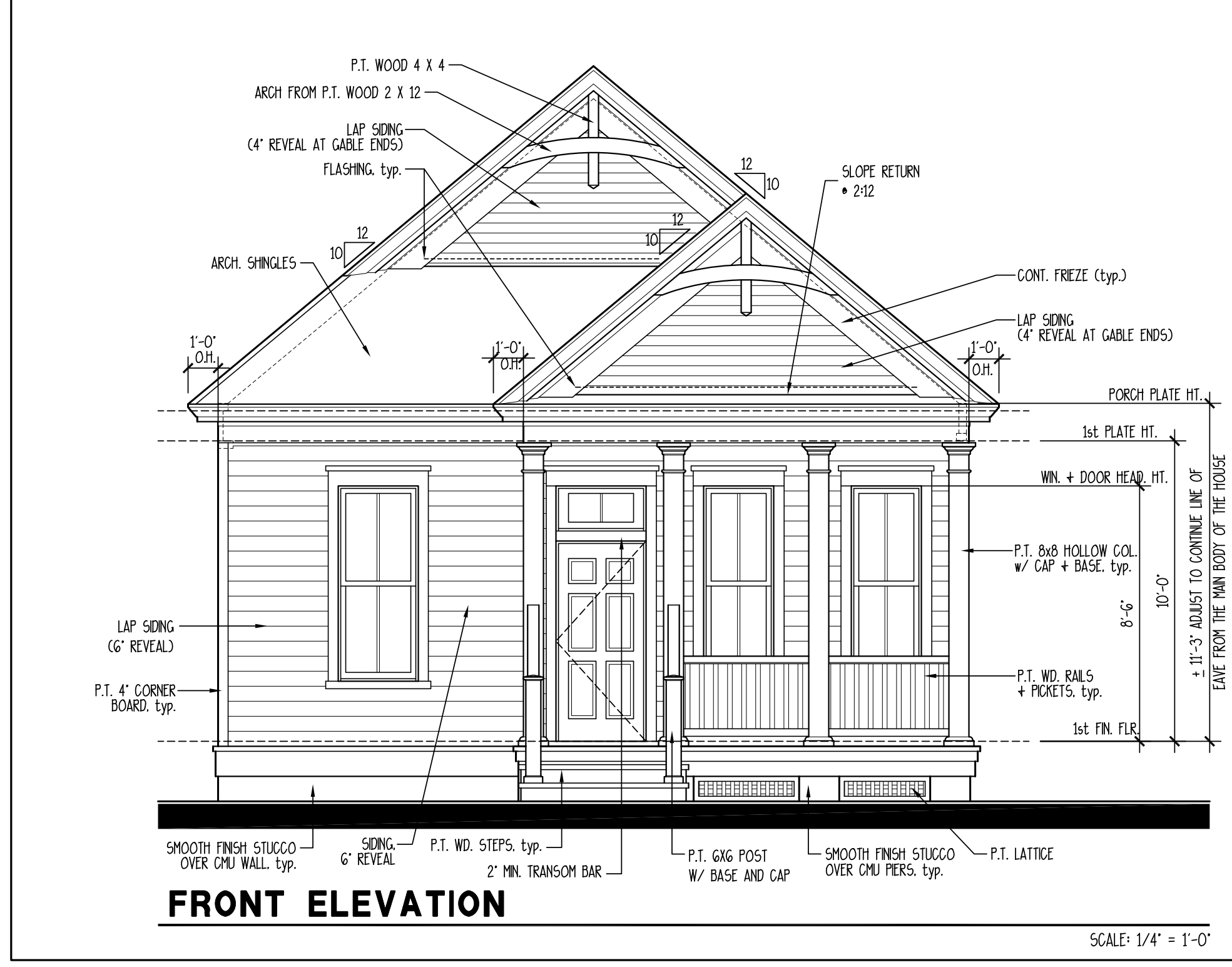
SERVICE COURT DETAIL

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



DETAIL - EXT. STAIRS

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



FRONT ELEVATION

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



RIGHT ELEVATION

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

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DIVISION 1 THERMAL AND MOISTURE PROTECTION

-Green Recommendation:
Utilize a closed crawlspace system as defined by the IRC when possible. If a conventional vented crawlspace is used, assure to seal all penetrations and gaps in building envelope that are not used for ventilation.

Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

General: Provide thermal and moisture protection in accordance w/ applicable standards of the IRC.
Concrete and masonry foundation waterproofing: In areas where high water table or other severe soil-water conditions are known to exist.
Weather Protection: Roof decks shall be covered w/ approved roof coverings secured to the building or structure in accordance w/ the provisions of Chapter 9 of the IRC.

SECTION 01 10 00 - WATERPROOFING AND DAMPROOFING

Exterior foundation walls that retain earth and enclose habitable or useable spaces located below grade shall be waterproofed w/ membrane extending from the top of the footing to the finished grade in accordance w/ Sec. R406.2 of the IRC.

SECTION 01 11 13 - BITUMINOUS DAMPROOFING

Concrete and masonry foundation damproofing. Except where required to be waterproofed by Sec. R406.2, foundation walls that retain earth and enclosed habitable or useable spaces located below grade shall be damproofed from the top of the footing to the finished grade in accordance w/ Sec. R406.1 of the IRC.

SECTION 01 21 00 THERMAL INSULATION

-Green Recommendation:
***Install insulation that meets or exceeds the R-value requirements in Chapter 4 of the International Energy Conservation Code.**
***Install insulation to meet the Grade II specifications set by the National Home Energy Rating Standards.**
Use low emission insulation and comply with California Practice for Testing of VOC's from Building Materials using Small Chambers (www.dhs.ca.gov/ehtbl/AQ/VOCs/Practice.htm)
Use recycled content of 20% or more when possible.
Use soy-based spray foam insulation when possible.

-Green Recommended Manufacturers and Products:
BioBased Spray Foam Insulation

Thermal insulation shall be installed in accordance w/ provisions provided in Sec. R316 of the IRC.
Insulating materials, including facings, such as vapor retarders or vapor permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl space and attic shall have a flame-spread index not to exceed 25 w/ an accompanying smoke-developed index not to exceed 450 when tested in accordance w/ ASTM E 84.

Thermal performance requirements: The min. required insulation R-value or the area-weighted average maximum required fenestration U-factor for each element in the building thermal envelope shall be in accordance w/ Sec. N102 and the criteria in Table N102.1 of the IRC.

SECTION 01 24 00 - EXTERIOR INSULATION AND FINISH SYSTEMS -

General: All Exterior Insulation Finish Systems (EIFS) shall be installed in accordance w/ the manufacturer's installation instructions and the requirements of Sec. R703.9 of the IRC.
Decorative trim shall not be faced nailed through the EIFS.
The EIFS shall terminate not less than 2 inches above the finished ground level.
Installer qualifications: EIFS system installers shall be certified in writing by system manufacturer as qualified for installation of system indicated.
Manufacturers: Subject to compliance with requirements, provide CLA65 PM system of one of the following:
Dryvit System, Inc.
Seready, Inc.
Simplex Div., Anthony Industries, Inc.
510 Industries, Inc.
Comply with system manufacturer's current published instructions for installation of system as applicable to each type of substrate indicated. Offset joints of insulation from joints in sheathing.
Provide mock-up samples for the Owners selection of colors and textures from Manufacturer's full line of offerings.

SECTION 01 31 13 - ASPHALT SHINGLES

The installation of asphalt shingles shall comply w/ the provisions of Sec. R905 of the IRC.
Sheathing Requirements: Asphalt shingles shall be fastened to solid sheathed decks.
Slope: Asphalt shingles shall only be used on roof slopes of two units vert. in 12 units horiz. or greater. For roof slopes from two units vert. in 12 units horiz. up to four units vert. in 12 units horiz, double underlayment application is required in accordance w/ Sec. R905.2.1 of the IRC.
Underlayment: Unless noted otherwise, required underlayment shall comply w/ ASTM D226, Type I, or ASTM D 4864, Type I, Self-adhering polymer modified bitumen sheet shall comply w/ ASTM D 1910.
Asphalt Shingles: Asphalt shingles shall have self-seal strips or be interlocking and comply with ASTM D 225 or D 3462.
Attachment: Asphalt shingles shall have the minimum number of fasteners as required by the manufacturer. For normal application asphalt shingles shall be secured to the roof w/ not less than four fasteners per strip shingle or two fasteners per individual shingle.
Where the roof slope exceeds 20 units vert. in 12 units horiz, special methods of fastening are required.
For roofs located where the basic wind speed per Fig. R301.2(4) is 110 mph or greater, special methods of fastening are required.

Special fastening methods shall be tested in accordance w/ ASTM D 3161, modified to use a wind speed of 110 mph. Shingles classified using ASTM D 3161 are acceptable for use in wind zones less than 110 mph. Shingles classified using ASTM D 3161 modified to use a wind speed of 110mph are acceptable for use in all cases where special fastening is required.
Flashing: Flashing for asphalt shingles shall comply w/ Sec. R905.2.8 of the IRC.
Flashing shall be installed in a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture permeable materials, and at intersections w/ parapet walls and other penetrations through the roof plane.
Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction, and around roof openings.
Material shall be corrosion resistant w/ a thickness of not less than 0.019 (No. 26 galvanized sheet).
Valleys: Valley linings shall be installed in accordance w/ manufacturer's installation instructions before applying shingles.
Valley linings of the types allowed in Sec. R905.2.B.2 and in accordance w/ Table R905.2.B.2 of the IRC shall be permitted.

SECTION 01 31 21 - WOOD SHINGLES AND SHAKES

Wood Shingles: The installation of wood shingles shall comply w/ the provisions of Sec. R905.1 of the IRC.
Deck requirements: Wood shingles shall be installed on solid or spaced sheathing. Where spaced sheathing is used, sheathing boards shall not be less than 1-inch by 4-inch nominal dimensions and shall be spaced on centers equal to the weather exposure to coincide with the placement of fasteners.
Deck slope: Wood shingles shall be installed on slopes of three units vert. in 12 units horiz. or greater.
Material Standard: Wood shingles shall be of naturally durable wood and comply w/ the requirements of Table R905.1.4 of the IRC and in accordance w/ grading rules as established by the Cedar Shake and Shingle Bureau.
Application: Wood shingles shall be installed according to Chapter 4, Sec. 905.1, and the manufacturer's installation instructions.
Weather exposure for wood shingles shall not exceed those set in Table R905.1.5 of the IRC.
Fasteners for wood shingles shall be corrosion-resistant w/ a min. penetration of 1/2 inch into the sheathing.
Wood shingles shall be attached to the roof w/ two fasteners per shingle, positioned no more than 3/4 inch from each edge and no more than 1 inch above the exposure line.
Valley flashing: Roof flashing shall be not less than No. 26 gauge corrosion-resistant sheet metal and shall extend 10 inches from the centerline each way for roofs having slopes less than 12 units vert. in 12 units horiz, and 7 inches from the centerline each way for slopes of 12 units in 12 units horiz and greater.
Manufacturers:
-Green Recommended Manufacturers:
EcoStar, Seneca Cedar Shake Tiles

SECTION 01 61 00 - SHEET METAL ROOFING

-Green Recommendation:
Use metal roofing with an SRI index rating of at least 29.

Material roof panels shall comply with provisions of Chapter 9, Sec. R905.10 of the IRC.
Roof covering application: Roof coverings shall be applied in accordance w/ the applicable provisions of Chapter 9 of the IRC and the manufacturers' installation instructions.
Deck Requirements: Metal roof panel roof coverings shall be applied to a solid or spaced sheathing, except where the roof covering is specifically designed to be applied to spaced supports.
Slope: The minimum slope for lapped, nonisolated seam metal roofs without applied lap sealant shall be three units vertical in 12 units horiz.
The minimum slope for lapped, nonisolated seam metal roofs w/ applied lap sealant shall be one-half vert. unit in 12 units horiz.
The minimum slope for standing seam roof systems shall be one-fourth unit vert. in 12 units horiz.
Material Standards: Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance w/ the International Building Code. Metal-sheet roof coverings installed over structural decking shall comply w/ Table R905.10.3.
Attachment: Metal roofing fastened directly to steel framing shall be attached in accordance w/ Sec. R905.10.4 of the IRC.
Separate aluminum sheets from contact w/ wood, masonry and steel (structure, panels or fasteners), by either a 15-mil coating of fibroid asphalt paint or by tapes or gaskets of type recommended by panel manufacturer. Except as otherwise recommended by manufacturer, fasten aluminum work w/ non-magnetic stainless steel fasteners, gasket where needed for waterproof performance.
Flashing: Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture-permeable materials, and at intersections w/ parapet walls and other penetrations through the roof plane.
Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction, and around roof openings.
Material shall be corrosion resistant w/ a thickness of not less than 0.019 (No. 26 galvanized sheet).

SECTION 01 92 00 - JOINT SEALANTS
-Green Recommendation:
***Use fire-rated caulk in all attic applications.**
Use environmentally friendly adhesives and sealants- see Table 26 in Leed for Homes requirements.

SECTION 01 92 00 - JOINT SEALANTS

Compatibility: Provide joint sealers, joint fillers and other related materials that are compatible with one another and with joint substrates under service and application conditions, as demonstrated by testing and field experience.
Colors: Provide color of exposed joint sealers as selected by Owner from manufacturer's standard colors.
Elastomeric Sealant Standard: Provide manufacturer's standard chemically curing elastomeric sealant of base polymer indicated, complying with ASTM C 920 requirements.
One-Part Non-aquatic Silicone Sealant: Type 5, Grade NS, Class 25.
One-Part Mildew-Resistant Silicone Sealant: Type 5, Grade NS, Class 25 Uses NT, A, G, and O, formulated with fungicide, intended for sealing interior joints with nonporous substrates exposed to high humidity and temperature extremes.
Plastic Foam Joint-Fillers, Preformed, open-cell polyurethane foam.
General: Comply with joint sealer manufacturer's instructions applicable to products and applications indicated.

DIVISION 6 OPENINGS

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

***Reduced Envelope Leakage- meet the air leakage requirements shown below as tested by an energy rater:
Air Leakage Requirements (source: Leed for Homes Requirements, Table 17)**

Leed Criteria	IECC Climate Zones 1-2	IECC Climate Zones 3-4	IECC Climate Zones 5-7	IECC Climate Zone 8
Reduced Envelope Leakage (Required)	7.0	6.0	5.0	4.0
Grossly Reduced Envelope Leakage	5.0	4.25	3.5	2.75
Minimal Envelope Leakage	3.0	2.5	2.0	1.5

General: Provide and install doors and windows in accordance w/ manufacturer's installation instructions. Comply w/ provisions of AAMA/NWDA 1011/1.2; AAMA/NWMA 1011/1.2/NAF's; ASTM E 330; and Sections R308, R310, R311, and R613 of the IRC.
Performance: Exterior windows and doors shall be designed to resist the design loads specified in Table R301.2(2) adjusted for height and exposure per Table R301.2(3).
Means of Egress: Not less than one exit door conforming to Sec.R311, MEANS OF EGRESS, shall be provided for each dwelling unit.
Windborne debris protection: Protection of exterior windows and glass doors in buildings located in hurricane-prone regions from windborne debris shall be in accordance w/ Sec.R301.2(1.2).

SECTION 08 14 00 - WOOD DOORS

-Green Recommendation:
Products with any sign of damage, mildew, and other contamination shall be rejected. Examine all door frames before installation to ensure they are installed plumb, true and level. Nail space around door frames shall be filled with insulation.
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC.)

Manufacturers: Subject to compliance with NWDA 1.5.6; requirements, provide panel wood doors by one of the following:
Karona, Inc.
Morgan Products, Ltd
Nicolai Company
Sauder Industries Limited, Door Division.
F.E. Schumacher Co., Inc.
Sun-Dor-Co.

-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
Aluma Woodworks, Inc., Reclaimed-Wood Products
Aluma Woodworks, Inc., Certified Wood Doors
Alternative Timber Structures, Inc., Interior and Exterior Doors
Crossroads Recycled Lumber, Reclaimed Wood Products
Eggers Industries, Certified Wood Doors
Executive Door Company, Recycled-Content Wood Doors
Marshfield DoorSystems, Certified Stone Core Doors
Lupton Door, GreenDoor, Angler Doors
VT Industries, Inc., AngITree Core Architectural Doors

Exterior Doors: Assemble doors with "wet-use" adhesives, and comply with NWDA Premium or select Grade.
Wood Species: Fir, Plain sawn/iced
Panel Configuration: Raised
NWDA Design Group: 1-3/4". Front Entrance Doors (Exterior)
Interior Doors: Premium or Select.
Wood Species: Idaho White, Lodgepole, Ponderosa or Sugar Pine, plain sawn/iced.
Panel Configuration: Raised
NWDA Design Group: 1-3/8". Interior Panel Doors.
Glazed Opening: Trim glazed openings with solid wood moldings of profile indicated, removable one side.
Transom and Side Panels: Fabricate panels to match adjoining doors in materials, finish and quality of construction.
Exterior doors: Factory-treat exterior doors after fabrication with water repellent to comply with NWDA 1.5.4. Flash top of out-swinging doors with manufacturer's standard metal flashing.
Install doors to comply with manufacturer's instructions, applicable requirements of referenced quality standard, and as indicated.
Align and fit doors in frames with uniform clearances and bevels. Machine doors for hardware. Seal out surfaces after fitting and machining.

SECTION 08 33 25 - OVERHEAD COILING DOORS

-Green Recommendation:
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.

Performance: Overhead Doors shall be designed to resist the design wind loads specified in Table R301.2(2) and as adjusted for height and exposure in Table R301.2(3) of the IRC.
Sectional Overhead Doors: Provide complete automatic operating door assemblies including frames, sections, brackets, guides, tracks, counterbalance, hardware, operators, and installation accessories.
Wood Door Section for transparent finish: Panel-type door sections, complete with wood jamb and head mold, glazing stops and glazing, as shown. Stiles and rails of clear, straight, kiln dried Douglas Fir, West Coast hemlock or Sitka spruce, not less than 1-3/4" thick. Use clear all heartwood, redwood or cedar for head and jamb molds. Panel inserts, 1/4" thick, smooth 2 sides, tempered hardwood with wood veneer, complying with ANSI 135.4 Class 1.
Fabricate doors of mortise and tenon or rabbeted construction with dowels, pins and waterproofer glue. Treat doors, with 2-minute immersion water-repellent and toxic treatment. Provide continuous galv. steel reinforcing horizontal and diagonal, as required for panel size.
Installation: Set door, track and operating equipment complete with necessary hardware, jamb and head mold stops, anchors, inserts, hanger and equipment supports in accordance with mfrs. installation instructions.
Electric Door Operators: Automatic garage door openers, if provided, shall be listed in accordance w/ UL 325.
Provide size and capacity as recommended by door manufacturer, complete with NEMA approved electric motor and factory pre-wired motor controls, remote control station and accessories.
Provide safety edge device extending full width of door bottom.
Manufacturers:

-Green Recommended Manufacturers: (per BuildingGreen.com)
Real Carriage Door Company, Reclaimed-Wood Carriage Doors
Ankmar, LLC, GlasPanel Garage Door

SECTION 08 52 00 - WOOD WINDOWS

-Green Recommendation:
Products with any sign of damage, mildew, and other contamination shall be rejected. Examine all window frames before installation to ensure they are installed plumb, true and level. Nail space around window frames shall be filled with insulation.
Follow minimum Energy Star Standards for Energy Performance Requirements outlined in the following table, whichever is more stringent:

ENERGY STAR Requirements for Window and Glass Doors (source: Leed for Homes Requirements, Table 18)

Metric	Northern	North Central	South Central	Southern
Good Windows	U-factor ≤ 0.35 SHGC Any	≤ 0.40 ≤ 0.45	≤ 0.40 ≤ 0.45	≤ 0.55 ≤ 0.35
Enhanced Windows	U-factor ≤ 0.31 SHGC ≤ Any	≤ 0.35 ≤ 0.40	≤ 0.35 ≤ 0.35	≤ 0.35 ≤ 0.33
Exceptional Windows	U-factor ≤ 0.28 SHGC ≤ Any	≤ 0.32 ≤ 0.40	≤ 0.32 ≤ 0.30	≤ 0.35 ≤ 0.30

(Table from Leed for Homes Rating System, Table 18, p. 63)

Install windows with low air leakage rates
-Less than 25 cfm per LF of sash opening for double hung windows
-Less than 10 cfm per LF for casement, awning, and fixed windows
-Limit skylights to less than 3% WFA (window to floor area is the ratio of window area to floor area.
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC.)

Provide and install window units in configurations shown on drawings and in accordance with Federal, State, Local, & neighborhood guidelines.
Performance: Windows shall be designed to resist the design wind loads specified in Table R301.2(2) and as adjusted for height and exposure in Table R301.2(3) of the IRC.
Provide units that comply w/ Sec. R308, Glazing and Sec. R613, Exterior Windows and Glass Doors, of the IRC.
Egress: Comply w/ requirements of Sec. R310 of the IRC regarding min. window openings required for emergency escape and rescue.
Comply with ANSI/NWMA "Industry Standard for Wood Window Units 1.5, 2-80" by National Woodwork Manufacturers Association (NWMA), except to extent more stringent requirements as indicated.
Manufacturers: Provide casement, awning or double hung true divided lite units as indicated on the plans: each operating sash equipped with pair of counter balancing mechanism, lift handle, latch at meeting rail, produced by one of the following:
Anderson Corp. Bayport.
Caracac Corp/Berdux, Rantoul, IL
Hurd Millwork, Flagstaff, AZ
Marvin Windows, Harwood, MN
Pella Windows, Pella, IA
Weather Shield Mfg. Inc., Meadford, WI

-Green Recommended Manufacturer and Products: (per BuildingGreen.com)
J.S. Benson Woodworking & Design, LLC- Certified Wood Windows
Jeld-Wen Windows & Doors, Milnor Collection High Performance Windows
Loewen Windows, Heat Smart Window
Marvin Windows & Doors, High Performance Wood Windows
Milgard Manufacturing Inc., High Performance Windows
Paramount Windows, Inc., High Performance Wood Windows
Pella Corporation, Designer Series
Weather Shield Manufacturing Inc., High Performance Wood Windows

SECTION 08 71 00 - DOOR HARDWARE

Hardware Allowances: See Division I for amount and procedures for Allowance Items. The costs of handling and installation are not covered by the allowance and shall be included in the base bid.
General Hardware Requirements: Submit final hardware schedule organized by "hardware sets", to indicate specifically the product to be furnished for each item required on each door.
Furnish template to fabricator of doors and frames, as required for preparation to receive hardware.
Install each hardware item to comply with manufacturer's instructions and recommendations.
Set thresholds for exterior doors in full bed of butyl-rubber or polyisobutylene mastic sealant. Remove excess sealant and clean adjacent surfaces.

SECTION 08 71 00 IT WEATHERSTRIPPING, THRESHOLDS, AND SEALS

-Green Recommendation:
Shop priming recommended. All paints and stains to be low VOC and meet the standard of the Green Seal Standard GG-03. All sealants and adhesives to meet the standards of the South Coast Air Quality Management District Rule #166.
Provide adequate weatherstripping to reduce envelope leakage as shown in table 18 above.

All exterior doors and doors to unheated spaces shall be weather-strippd. Provided aluminum interlocking thresholds with 3" x 3" aluminum angle finish strips, weatherstrip-head and jambs with vinyl bulb set in aluminum strip, or approved equal.
Provide concealed, non-ferrous spring-metal or vinyl-gasket type, applied to each edge of each operable sash.
Preglaze wood windows units with sealant and 1/8" float or sheet glass or clear fused-glass-edged insulating glass if shown on drawings.
Insect Screens: Manufacturer's standard removable units for each operable sash or extruded aluminum framing with 18 x 14 replaceable coated aluminum 0.013" wire mesh and vinyl retainer spline.
Shop Prime Coat Finish: Manufacturer's standard wood primer; FS TT-P-2, applied to exterior-exposed surfaces only.
Installation: Install units true and plumb and in accordance w/ Sec. R613 of the IRC and the manufacturers' installation instructions.

DIVISION 9 FINISHES

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 04 29 00 - GYPSUM BOARD

General: All Gypsum board materials and accessories shall be installed in conformance w/ Sec. R702.3 and Table R702.3.5 of the IRC.
Application: Gypsum sheathing shall be attached to exterior walls in accordance w/ Table R602.3(1) Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.
Manufacturers: Subject to compliance with requirements, provide gypsum board of types indicated (in maximum lengths available to minimize end joints) and related products by one of the following:
Georgia-Pacific Corp.
Gold Bond Building Products Div., National Gypsum Co.
United States Gypsum Co.
-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
G-P Gypsum Corporation: DensArmor Plus and DensShield

Exposed Gypsum Board: ASTM C 36, 1/2" thickness. Use 5/8" type X where indicated.
Type: Regular, (except water-resistant in wet areas).
Edges: Tapered.
Trim Accessories: ASTM C 840: manufacturer's standard trim accessories, including corner bead and edge trim of beaded type with face flanges for concealment in joint compound.
Gypsum Board Joint Treatment Materials: Factory-prepackaged, vinyl-based products complying with ASTM C 475 and ASTM C 840, and paper reinforcing tape, unless otherwise indicated.
Install and finish gypsum board to comply with ASTM C 840.

SECTION 04 30 00 - TILING

Material Standards: Comply with ANSI A 131 Standard Specification for Ceramic Tile and ANSI 109 series of tile installation standards included under "American National Standard Specifications for the Installation of Ceramic Tile." TCA Installation Guidelines: TCA "Handbook for Ceramic Tile Installation", comply with the most stringent TCA installation methods indicated for each application.
Colors, Textures, and Patterns: For tile, grout, and other products requiring selection of colors, surface textures, patterns, and other appearance characteristics, comply with the Finish schedule or match Owner's sample.
Marble Thresholds: Group "A", ASTM C 503, for exterior use with minimum hardness of 10.0 per ASTM C 241, white with honed finish unless otherwise indicated.
Setting Materials: Provide setting materials for thick-set installation in accordance with TCA recommendations for applications and substrate conditions.
Manufacturers:
-Green Recommended Manufacturers:
Crosstite Incorporated, Eco Cycle Ceramic Tile

SECTION 04 64 00 - WOOD FLOORING

-Green Recommendation:
Materials:
Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.
Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor. Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC.)

Parquet Flooring: Manufacturer's standard 5/16" thick solid wood parquet flooring, factory-assembled with paper face, in units of the size and pattern indicated.
Wood Strip Flooring: Manufacturer's standard straight edge tongued-and-grooved and end-matched solid wood flooring, 25/32" thick x 2-1/4" strips, 2"-0" minimum length and averaging 4'-6" long double chamfered base.
Manufacturers: Subject to compliance with requirements, provided flooring by one of the following:
Anderson Hardwood Floors, Inc.
Bruse Hardwood Floors/Triangle Pacific Corp.
Chickasaw/Memphis Hardwood Flooring Co.
Kentucky Wood Floors, Inc.

-Green Recommended Manufacturers: (per BuildingGreen.com)
EcoTimber, Hard-Scraped Flooring, EcoTimber Exotics, EcoTimber Classics

Stain: Penetrating type, non-fading wood stain of color required to match Owner's sample.
Wood Filler: Paste type wood filler, pigmented if necessary to matching sample.
Floor Sealer: Penetrating type, pliable, wood-hardening finish/sealer. Penetrating Seal #21 by Hilliard Chemical Co., or Penetrating Triple XXX Seal-0-5on by Huntington Laboratories, Inc., or equivalent sealer as recommended by flooring manufacturer.
Floor Wax: Liquid solvent-type, slip-resistant; FS P-W-156, Type I, Class 2.
Cork Expansion Strip: Composition cork expansion strip FS TH-C-576, Type 1-B, Class 2.
General: Comply with flooring manufacturer's instructions and recommendations for installation.
Conditioning: Do not proceed with wood floor work or delivery of materials until building is enclosed and humidity has stabilized at approximate level anticipated for sustained occupancy. Deliver wood flooring in advance of installation as recommended by manufacturer, but not less than 7 days before installation, in order to permit natural adjustment of moisture content. Open packages that are sealed to allow for acclimation. Protect completed wood flooring during remainder of construction period with heavy Kraft paper or other suitable covering so that flooring and finish will be without damage or deterioration at the time of acceptance.

SECTION 04 65 00 - RESILIENT FLOORING

Flooring Allowances: See Division I for amount and procedures for purchase and payment (overtime or underrun). The costs of handling and installation are not covered by the allowance.
Submit samples of each type, color and pattern of resilient flooring and accessories: Full size for tile, 6" x 9" for sheet flooring and 2'-1/2" long for accessories, and maintenance instructions for each type of flooring.
Colors and patterns: As scheduled or shown, or as selected by Owner from manufacturer's standard colors and patterns.
Vinyl Composition Tile: FS 55-T-312, Type IV, composition 1, 12" x 12" x 1/8".
Filled Vinyl Sheet with Backing: FS L-F-475, Type II, Grade A, manufacturer's recommended static load limit of 100 psi, T2" minimum sheet width manufacturing by Armstrong World Industries.
Installation: Comply with flooring manufacturer's recommendations for type(s) of materials, project conditions, and intended use.
Clean and repair/patch sub-floor and apply leveling compound and substrate primer in accordance with flooring manufacturer's instructions.

SECTION 04 68 00 - CARPETING

-Green Recommendation:
All carpet must comply with the Carpet 4 Rug Institute's Green Label Plus Program

Flooring Allowances: See Division I for amount and procedures for purchase and payment (overtime or underrun). The costs of handling and installation are covered by the allowance.
Install Carpet on clean, dry, properly prepared substrate per manufacturer's recommendations and as follows:
Pre-pain installation for uniform direction of pattern and lay of pile, and proper sequencing with other work. Locate seams away from heavily traveled areas, centered under doors and without seams in direction of traffic of doorways and similar traffic patterns. Provide stretch-in backless installation using glued and/or nailed tack strips with edges of carpet sealed at wall bases. Tape and/or sew seams in accordance with manufacturer's recommendations. Cement padded cushion to substrate. Lay padding seams perpendicular to carpet layout. Stretch carpet both directions in accordance with manufacturer's instructions.
Install edge guards at exposed edges. Bind edges with cloth tape and thread where not concealable. On stairs and similar substrates, anchor carpet with concealed nailing or other secure method without seams at high-wear locations. Sew carpet scraps, defined as min ends less than 4" long and pieces larger than 3 sq. ft. in area and wider than 8", and deliver to Owner's storage space as directed. Dispose of smaller pieces.
Return to installation at time convenient to Owner and occupants, approximately 6 months after occupancy, and restretch carpet to eliminate wrinkles. Repair faulty seams and other faults in installation.
Manufacturers:
-Green Recommended Manufacturers and Products:
Interface, Inc., FLOR, Bentley Prince Street Cool Carpet
Milliken Floor Covering Modular Carpet

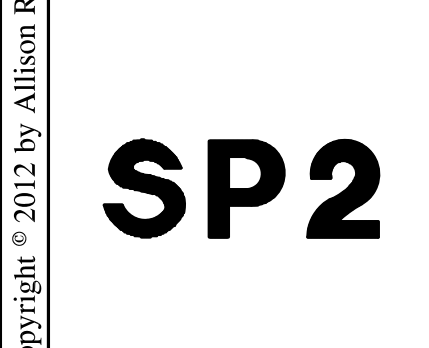


SPECIFICATIONS

ALLISON RAMSEY ARCHITECTS INC.
creating sustainable timeless design
1003 Charles St.
Beadfort SC 29639
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED BY ME, THE PROFESSIONAL ENGINEER AND ARCHITECT, HOWEVER, BEARING CALCULATIONS AND DIMENSIONAL CONDITIONS VARY FOR REVISIONS. I ACCEPT THE RESPONSIBILITY OF THE PREPARER OF THIS PLAN TO PREPARE THE FOLLOWING: BEFORE BEGAINING CONSTRUCTION, ALISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY WORK CONSTRUCTED FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-PLANS INDICATE LOCATIONS ONLY, ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-FIELD & FINISHING LOCATIONS ARE NOT INCLUDED, THESE SHOULD BE OBTAINED FROM A SURVEYOR.
-THESE PLANS AND EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE :	10/18/12
JOB NO. :	
DRAW. BY :	snf
DWG. NAME :	GreenSpec2012.rvt



SECTION 04 91 00 – PAINTING

-Green Recommendations:
Materials: Use only architectural paints and coatings that meet the standards below:

Component	Applicable Standard (VOC Content)	Reference
Paints, coatings, and primers applied to interior walls and ceilings	Flats: 50g/L Nonflats: 150g/L	Green Seal Standard GS-11, Paints, 1 st Edition, May 20, 1993
Anticorrosive and anti-rust paints applied to interior ferrous substrates	250g/L	Green Seal Standard GS-C03, Anti-Corrosive Paints, 2 nd Edition, Jan. 7, 1997
Clear wood finishes	Varnish: 350g/L Lacquer: 550g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Floor coatings	100g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Sealers	Waterproofing: 250g/L Sanding: 275g/L All others: 200g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Shellacs	Clear: 730g/L Pigmented: 550g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Stains	250g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings

Surface preparation, prime and finish coats specified are in addition to shop-priming and surface treatments. Paint exposed surfaces whether or not colors are designated in 'schedules,' except where a surface or material is indicated not to be painted or is to remain natural. Where an item or surface is not mentioned, paint the same as similar adjacent materials or surfaces.

Samples for verification purposes: Submit samples of each color and material to be applied, with texture to simulate actual conditions, on representative samples of the actual substrates: define each separate coat, including block fillers and primers. Use representative colors when preparing samples for review. Resubmit until required sheen, color, and texture is achieved.

Single Source Responsibility: Provide primers and undercoat paint produced by the same manufacturer as the finish coats. Final acceptance of colors will be from job applied samples. Material Quality: Provide the manufacturer's best quality paint material of the various coating types specified. Paint material containers not displaying manufacturer's product identification will not be acceptable. Acceptable Manufacturers:

Pittsburgh Paints
Porter Paints
Benjamin Moore Paints
Duron Paints
Sherwin-Williams Co.

-Green Recommended Manufacturers and Products:

Sherwin Williams Co., Harmony
Benjamin Moore, Pristine Eco Spec
Pittsburgh Paints, Pure Performance

Examine substrates and conditions under which painting will be performed for compliance with requirements. Do not begin application until unsatisfactory conditions have been corrected.

Preparation: Remove hardware and accessories, plates, machined surfaces, lighting fixtures, and items in place that are not to be painted, or provided protection prior to surface preparation and painting. Remove items if necessary for complete painting of the items and adjacent surfaces. Following completion of painting, reinstall items removed using workmen skilled in the trades involved.

Clean surfaces before applying paint or surface treatments. Schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces. Surface Preparation: Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each particular substrate condition.

Application: Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, suffed surfaces, or conditions detrimental to formation of a durable paint film.

Minimum Coating Thickness: Apply material at the manufacturer's recommended spreading rate. Provide total dry film thickness of the system as recommended by the manufacturer. Apply additional coats when undercoats or other conditions show through final coat, until paint film is of uniform finish, color and appearance. Paint colors, surface treatments, and finishes are determined by the Owner if not otherwise indicated on the drawings.

DIVISION 10 SPECIALTIES

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 10 20 14 -TUB AND SHOWER DOORS:

Shower enclosures (unless otherwise shown on the drawings): Provide aluminum-framed 3/16" tempered glass, or approved shatterproof laminated safety glass or plastic. Provide sliding panels with towels bars. All enclosures shall be minimum height of 8'-0" above finish floor.

DIVISION II EQUIPMENT

-Green Recommendation:
Install High-Efficiency Appliances that meet or exceed ENERGY STAR standards and have an ENERGY STAR label.
Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Equipment Allowances: See Division I for amount and procedures for purchase and payment (overtime and underrun). The costs of handling and installation of Appliances are not covered by the allowances and shall be included in the base bid. General: Installation of appliances shall conform to the conditions of their listing and label and the manufacturer's installation instructions.

See Mechanical System Requirements, Chapter 13, Sec. MISOT, APPLIANCE INSTALLATION of the IRC. Verify all rough-in dimensions for all built-in appliances. Residential equipment required is indicated on drawings. Include cords, valves, duct hoods, vents, as required for a complete installation.

DIVISION 12 FURNISHINGS

-Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 12 35 30 – RESIDENTIAL CABINETS

Cabinet Allowances: See Division I for amount and procedures for purchase and payment (overtime or underrun). The costs of handling and installation including hardware and drawer pulls are covered by the allowance. Sizes, Shapes and Types: Provide the sizes and types of units as shown, complete with drawers, doors, shelves, compartments for appliances and fixtures, and special features as indicated. Installation: Anchor cabinet units securely in place with concealed (when doors and drawers are closed) fasteners, anchored to structural support members of wall construction. Comply with manufacturer's instructions and recommendations for support of units. Counter Tops: Attach counter tops securely to base units. Splice and glue joints in counter tops; provide concealed mechanical clamping of joint. Provide cut-outs for fixtures and appliances as indicated. smooth cut edges and coat with waterproof coating or adhesive. Complete hardware installation and adjust doors and drawers for proper operation.

DIVISION 22 PLUMBING

Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Water Reuse:
Design and install a rainwater harvesting and storage system for landscape irrigation or indoor water use. The storage system must be sized to hold all water from a 1A rain event.
Design and install a graywater reuse system with a tank or dosing basin for landscape irrigation use or indoor water use. Graywater can be collected from clothes washer, shower, faucets and other source. If available, utilize a municipal recycled water system.
Fixtures:
Use high efficiency fixtures and fittings:
Faucets: average flow rate must be ≤ 2.0 gpm (gallons per minute).
Showers: average flow rate must be ≤ 2.0 gpm (gallons per minute).
Toilets: average flow rate must be ≤ 1.3 gpm (gallons per minute) or meet ASME A112.14.1 requirements or meet the US EPA WaterSense Spec.
Use dual flush toilets when possible.
Efficient Systems:
Design and install an energy-efficient hot water distribution system.
Insulate all hot water piping with R-4 insulation and ensure the 90 degree elbow bends are adequately insulated.
Design and install Energy-efficient Domestic Hot Water(DHW) Equipment .

Soil and Waste Piping: Shall be approved PVC extending 50" beyond exterior wall. Vent piping shall be approved PVC. All vent piping penetrating roof shall be properly flashed with G.I. roof jacks and painted to match roof. Where possible, route all vents to rear side of ridges or to the least visible location.
Clean-outs: Provide cleanout at 50' o.c. at end of all branched section, at change of direction at base of all accessible traps and at all points necessary to remove obstructions. Clean-outs shall be set flush with walls, floors and/or grades.
Plumbing Fixtures and Equipment: Furnish all fixtures, complete with all compression stops, strainers, tailpieces, trim, etc. All exposed brass tubing supplies, cast brass traps, and waste pieces shall be polished chrome plated. Finish all piping through walls, floors or ceiling with chrome plated wall flanges or esutchrooms.
Hot and Cold Water Piping: Water piping shall be copper or approved equal. Tubing under or within concrete slab shall be type "K" tubing above slab shall be type L. No fittings shall occur under slab. Connections between copper and Terrus piping shall be made with dielectric or approved isolation fittings. Provide 150 psi hydrostatic test on all water piping system prior to covering.
Gas Piping: Shall be installed in accordance w/ Chapter 24, Fuel Gas, IRC.
Water Heaters: Provide temperature/pressure relief valve within 6" from top of heater and pipe to exterior of building using copper or steel piping (plastic not allowed). Water heaters shall be installed with minimum 6" unobstructed clearance at front and 2" at sides and rear. When installed in garage, place on raised platform 18" above finished floor. (Refer to heating Section for combustion air requirements.)

Miscellaneous Plumbing Items:
Washer sub-outs: Provide hot and cold water and drain at washer locations. Locate as required to conceal from view after appliance is installed.
Hose Bibbs: Provide and install as shown on the drawings. If not shown, provide minimum of 2 Hose Bibbs.
Provide capped tees for lawn sprinkler connections. Install hose bibs as tight to exterior wall as connections allow.
Through penetrations: Piping penetrating fire-resistance-rated wall or floor assemblies shall comply w/ Sec. R317.3 of the IRC.
Isolate hot and cold water lines from the framing with 1/4" thick felt, carpet padding, or equal.
The wall cavity containing water piping or plastic waste and vent lines must be packed solid with open-faced insulation (sprayed-on cellulose okay).
Common supply or waste line connections passing through sound separations are prohibited.

Soil and Waste Piping: Shall be approved PVC extending 50" beyond exterior wall. Vent piping shall be approved PVC. All vent piping penetrating roof shall be properly flashed with G.I. roof jacks and painted to match roof. Where possible, route all vents to rear side of ridges or to the least visible location.
Clean-outs: Provide cleanout at 50' o.c. at end of all branched section, at change of direction at base of all accessible traps and at all points necessary to remove obstructions. Clean-outs shall be set flush with walls, floors and/or grades.
Plumbing Fixtures and Equipment: Furnish all fixtures, complete with all compression stops, strainers, tailpieces, trim, etc. All exposed brass tubing supplies, cast brass traps, and waste pieces shall be polished chrome plated. Finish all piping through walls, floors or ceiling with chrome plated wall flanges or esutchrooms.

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Isolate hot and cold water lines from the framing with 1/4" thick felt, carpet padding, or equal.
The wall cavity containing water piping or plastic waste and vent lines must be packed solid with open-faced insulation (sprayed-on cellulose okay).
Common supply or waste line connections passing through sound separations are prohibited.

Installation: Heating and Cooling equipment and appliances shall be installed in accordance w/ the IRC and the manuf. installation instructions.
Access: Equipment shall be located w/ respect to building construction and other equipment to permit maintenance, servicing and replacement.
Clearances shall be maintained to permit cleaning of heating and cooling surfaces: replacement filters, blowers, motors, controls and vent connections; lubrications of moving parts; and adjustments.
Sizing: Heating and Cooling equipment shall be sized based on building loads calculated in accordance w/ ACCA Manual J or other approved heating and cooling calculations methodologies.
Flood Hazard: In areas prone to flooding as established by Table R302.1 of the IRC, heating and cooling equipment and appliances shall be located or installed in accordance w/ Sec R323.15 of the IRC.
Duct Design: Duct systems serving heating, cooling and ventilation equipment shall be fabricated in accordance w/ the provisions of Chapter 16, of the IRC and ACCA Manual D or other approved methods.
Venting Required: Fuel-burning appliances shall be vented to the outside in accordance w/ their listing and label and manufacturer's installation instructions except appliances listed and labeled for vented use. Venting systems shall consist of approved venting systems that are integral parts of labeled appliances.

Gas-Fired appliances shall be vented in accordance w/ Chapter 24 of the IRC.
Electrical distribution systems shall comply w/ Part VIII, Chapters 33 through 42, of the IRC, the NEC, and NFPA 70.
Materials: Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc., and all work shall conform with the requirements of the National Electrical Code and NFPA 70.
Circuits: Electrical system layouts are generally diagrammatic and location of outlets and equipment is approximate. Exact location of outlets and circuiting shall be governed by structural conditions and obstructions as well as applicable sections of the NEC.

a) Lighting Circuits: 15 AMP with #14 AWG conductors (120V).
b) Receptacle Circuits: 20 AMP with #12 AWG conductors (120).
c) Provide 2 separate appliance circuits at kitchen, 20 AMP with #12 AWG conductors (120).
Convenience Receptacles: Shall be placed maximum 12'-0" on centers along room perimeter and Maximum 6'-0" from end walls, and at all furnishable walls exceeding 2'-0" from end wall, and at all furnishable walls exceeding 2'-0" in length.
a) All receptacles shall be grounded type.
b) Locate receptacles 6" above floor and countertops, unless otherwise noted.
c) Install 240V receptacles where noted on the drawings.
d) All switched receptacles shall be one half hot.

Installation: Heating and Cooling equipment and appliances shall be installed in accordance w/ the IRC and the manuf. installation instructions.
Access: Equipment shall be located w/ respect to building construction and other equipment to permit maintenance, servicing and replacement.
Clearances shall be maintained to permit cleaning of heating and cooling surfaces: replacement filters, blowers, motors, controls and vent connections; lubrications of moving parts; and adjustments.
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b) Locate receptacles 6" above floor and countertops, unless otherwise noted.
c) Install 240V receptacles where noted on the drawings.
d) All switched receptacles shall be one half hot.

DIVISION 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

-Green Recommendation:
General Design:
*Design and size HVAC equipment properly according to ACCA Manual J, the ASHRAE Handbook of Fundamentals or equivalent procedure. HVAC equipment must meet the ENERGY STAR for Homes National Builder Option Package or listed in table below. Install certified and labeled ENERGY STAR programmable thermostat.

HVAC Requirements (Source: Leaf for Homes Requirements, Table 19)	End Use	Central AC and air source heat pumps	Furnaces (gas, oil or propane)	Boilers (gas, oil or propane)	Ground Source Heat Pumps- open loop	Ground Source Heat Pumps- closed loop	Ground Source Heat Pump-direct expansion
*Good HVAC Design and Installation (Climate Zones 4-8)	Cooling Heating	≥ 13 SEER ≥ 8.2 HSPF	≥ 90 AFUE	≥ 85 AFUE	≥ 16.2 EER ≥ 3.6 COP	≥ 14.1 EER ≥ 3.3 COP	≥ 15 EER ≥ 3.5 COP
*Good HVAC Design and Installation (Climate Zones 1-3)	Cooling Heating	≥ 14 SEER ≥ 8.3 HSPF	≥ 80 AFUE	≥ 80 AFUE	≥ 16.2 EER ≥ 3.6 COP	≥ 14.1 EER ≥ 3.3 COP	≥ 15 EER ≥ 3.5 COP

Air Conditioning Refrigerants:
*Conduct a Refrigerant Charge Test to ensure performance.
Install an HVAC system with non-HCFC refrigerants or do not use refrigerants.

Indoor Air Quality:
Complete all the requirements of the US EPA's Energy Star w/ Indoor Air Package.
Combustion Venting- All of the following are required:
*No vented combustion appliances to be used; a carbon monoxide monitor must be installed on each floor; *all fireplaces and woodstoves must have doors *space and water heating equipment that involves combustion must be closed, have a power vented exhaust, or located in a detached utility or open air facility.
Use a blower-door test to measure the pressure difference created by the presence of a chimney-vented appliance and limit the risk of backdrafting where the pressure difference is ≤ 5 Pascals.

Forced Air Systems:
*Minimize energy consumption due to thermal bridges and/or leaks in the heating and cooling system. Limit duct leakage rate to outside the conditioned envelope. The tested leakage rate must be ≤ 4.0 cfm at 25 Pascals per 100 square feet of conditioned floor area for each installed system.
*Ducts to be installed in interior walls and to be fully ducted. If installed in exterior walls, extra insulation is needed to maintain the overall IUA for an exterior wall without ducts.
*Minimum R-6 insulation to be used around ducts in unconditioned spaces.
*Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of Fundamentals for ducted and non-ducted systems and install ducts accordingly.

Assure each room has adequate return air flow through multiple returns, transfer grilles or jump ducts. Openings should be sized to 1 square inch of dim of supply, and pressure differential between closed rooms and adjacent spaces should be not less than 25 Pascals.
Use Anti-stratification system when possible, that re-circulates hot air that has risen to upper areas into lower areas.

Nonducted HVAC Systems
*Use at least R-3 insulation around distribution pipes in unconditioned spaces. (If possible, keep the boiler and distribution pipes in conditioned space.)
Install outdoor reset controls based on outdoor air temperature.
*Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of Fundamentals for ducted and non-ducted systems and install ducts accordingly.
Design and install flow control valves on every radiator of Hydronic system for a room by room system or install two distinct zones with independent thermostat controls.

Moisture Control:
Maintain relative humidity below 60% with additional dehumidification equipment or a central HVAC system with additional controls to operate in dehumidification mode.
*Install nonpaper-faced backer board on walls around tub, showers and spa areas
*Use water resistant flooring in kitchens, bathrooms, laundry rooms, entry areas within 3' of exterior door and spa areas; do NOT use carpet.
*Install drain and drain pan in hot water heater if it is in or over living space
*Install drain and drain pan, or accessible single-throw supply valve to clothes washer if it is in or over living space.
*Exhaust dryer directly to outdoors
*Install drain and drain pan to condensing clothes dryer

Outdoor Air Ventilation
*Design and install a whole building ventilation system that complies with ASHRAE Standard 62.2-2007 (unless built in a mild climate (fewer than 4500 infiltration degree-days)).

Local Exhaust
*Design and install local exhaust systems in all bathrooms and kitchens to meet requirements of ASHRAE Standard 62.2-2007 Section 5.
*Design and install the fans and ducts to meet requirements of Section 7 of ASHRAE Standard 62.2-2007.
*Exhaust air directly to the outdoors
*Use Energy Star labeled bathroom exhaust fans.

Use an occupancy sensor, an automatic humidistat controller, an automatic timer or a continuously operating exhaust fan for bathrooms.

Air Filtration
*Install air filters ≥ MERV 8 for forced air systems and nonducted HVAC systems. Maintain adequate pressure and air flow in all mechanical ventilation systems.

Contaminant Control
Seal all permanent ducts and vents to minimize contamination during construction and remove seals after construction is complete.
Flush the home for 48 hours prior to occupancy but after all phases of construction are completed.

Radon Protection
If located in EPA Radon Zone I, design and build with radon-resistant construction techniques prescribed by the EPA, IRC or equivalent standard.

Garage Pollutant Protection
*No HVAC systems in garage; place all air-handling equipment and ductwork outside the fire-rated envelope of garage. When possible, detach garage completely from house.
Tightly seal shared surfaces between garage and conditioned spaces. -If space is above garage: seal all penetrations, seal all connecting floor and ceiling joist bays, and paint wall and ceilings to avoid carbon monoxide penetration through gypsum board. If space is adjacent to garage: weather-strip all doors, place carbon-monoxide detectors in rooms adjacent, seal all penetrations and seal all cracks at base of the walls.
Install an exhaust fan in garage rated for continuous operation.

Installation: Heating and Cooling equipment and appliances shall be installed in accordance w/ the IRC and the manuf. installation instructions.
Access: Equipment shall be located w/ respect to building construction and other equipment to permit maintenance, servicing and replacement.
Clearances shall be maintained to permit cleaning of heating and cooling surfaces: replacement filters, blowers, motors, controls and vent connections; lubrications of moving parts; and adjustments.
Sizing: Heating and Cooling equipment shall be sized based on building loads calculated in accordance w/ ACCA Manual J or other approved heating and cooling calculations methodologies.
Flood Hazard: In areas prone to flooding as established by Table R302.1 of the IRC, heating and cooling equipment and appliances shall be located or installed in accordance w/ Sec R323.15 of the IRC.
Duct Design: Duct systems serving heating, cooling and ventilation equipment shall be fabricated in accordance w/ the provisions of Chapter 16, of the IRC and ACCA Manual D or other approved methods.
Venting Required: Fuel-burning appliances shall be vented to the outside in accordance w/ their listing and label and manufacturer's installation instructions except appliances listed and labeled for vented use. Venting systems shall consist of approved venting systems that are integral parts of labeled appliances.

Gas-Fired appliances shall be vented in accordance w/ Chapter 24 of the IRC.
Electrical distribution systems shall comply w/ Part VIII, Chapters 33 through 42, of the IRC, the NEC, and NFPA 70.
Materials: Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc., and all work shall conform with the requirements of the National Electrical Code and NFPA 70.
Circuits: Electrical system layouts are generally diagrammatic and location of outlets and equipment is approximate. Exact location of outlets and circuiting shall be governed by structural conditions and obstructions as well as applicable sections of the NEC.

a) Lighting Circuits: 15 AMP with #14 AWG conductors (120V).
b) Receptacle Circuits: 20 AMP with #12 AWG conductors (120).
c) Provide 2 separate appliance circuits at kitchen, 20 AMP with #12 AWG conductors (120).
Convenience Receptacles: Shall be placed maximum 12'-0" on centers along room perimeter and Maximum 6'-0" from end walls, and at all furnishable walls exceeding 2'-0" from end wall, and at all furnishable walls exceeding 2'-0" in length.
a) All receptacles shall be grounded type.
b) Locate receptacles 6" above floor and countertops, unless otherwise noted.
c) Install 240V receptacles where noted on the drawings.
d) All switched receptacles shall be one half hot.

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DIVISION 31 EARTHWORK

-Green Recommendation:
Site Selection:
Do not develop, build or pave on portions of site that meet the following criteria:
-land that is at or below the 100-year Floodplain (as determined by FEMA).
-land that is named a habitat for any endangered or threatened species (as determined by state or federal agencies).
-land that is within 100 feet of water.
Build on a previously developed lot if possible, or on a site that is adjacent to a previously developed site. Select a lot that is within $\frac{1}{2}$ mile of existing infrastructure (water and sewer lines).
Select a lot that is within $\frac{1}{2}$ mile of open space accessed by the public or private community.
Build homes with an average housing density of 1 or more dwelling units/acre, or a single home on 1/4 acre.

Building Orientation for Solar Design:
Site the building so that the glazing area on the north and south facing walls is at least 50% greater than the sum of the glazing area on the east and west walls.
Orient the building so that the east-west axis of the building is within 15 degrees of due east and due west.
The roof south-facing area should have a minimum of 450 s.f. of area oriented properly for solar applications.

Site Stewardship:
*Implement a plan of erosion control during construction to include:
-stockpile and protect disturbed topsoil from erosion.
-control the path and velocity of runoff with silt fencing or other measures.
-protect on-site storm sewer inlets, streams and lakes with straw bales, silt fencing, or other measures.
-provide swales to divert surface water from hillsides.
-in sloped areas, keep soil stabilized on sloped areas by using tiers, erosion blankets, compost blankets or other measures.
Protect trees and plants with "tree protection area" fence delineated on site plan and on lot.
Only develop and disturb necessary amount of site; leave as much undisturbed as possible.

Landscaping:
*Use native plants: do not introduce invasive plant species into landscape.
Use drought tolerant plants and turf or install irrigation system to reduce water usage.
Do not use turf in areas with a slope of 25% or more or in densely shaded areas. If possible, limit the use of turf.

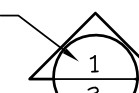
Heat Island Effects:
Locate trees and other plants to shade hardscape areas.
Use light-colored high-alkaloids materials to pave sidewalks, patios and driveways. Examples include white concrete, light gray concrete, open pavers and/or any material with a SRI index of at least 24.

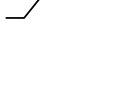
Surface Water Management:
Use retaining walls and terracing for permanent erosion control on steep sites.
Use permanent stormwater controls such as vegetated swales, on-site rain gardens, dry wells, or rainwater cisterns designed to manage runoff from home. If feasible in design, install a vegetated roof for at least $\frac{1}{2}$ the roof area.
Use permeable materials such as pavers, turfstones, gravel and others for driveways and patios.

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SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH

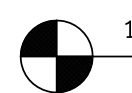
DRAWING #  = SECTION OF ELEVATION


SHEET #  = SECTION OF ELEVATION


ROOM TITLE
KITCHEN
9" CLG. VINYL
CEILING HEIGHT
FLOOR FINISH


1 DRAWING TITLE

























DETAIL OR ELEVATION NUMBER

 = ELEVATION ABOVE SEA LEVEL

 = REVISION NUMBER

 = REVISION CLOUD

 = PLAN REFERENCE NORTH

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	DUPLEX OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	TELEVISION JACK
	VENT
	VENT W/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLOURESCENT FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE ALARM



CONCEPTUAL RENDERING

PENN VILLAGE - HOUSE II

DRAWING INDEX

- 0 COVER SHEET
- 1 FOUNDATION/ ROOF PLANS
FIRST FLOOR PLAN
- 2 ELEVATIONS
- 3 DETAILS + ELECTRICAL
- SP1 SPECIFICATIONS
- SP2 SPECIFICATIONS
- SP3 SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS	
TOTAL HEATED	1344 sq. ft.
COVERED PORCHES	117 sq. ft.
PATIO	144 sq. ft.



PENN VILLAGE - HOUSE II

ALLISON RAMSEY
Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC 29902
(843) 984-0559
www.allisonramseyarchitect.com

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DATE:	01/16/2019
JOB NO.:	10P11C
DWN. BY:	JTS
DWG. NAME:	10P11C.DWG

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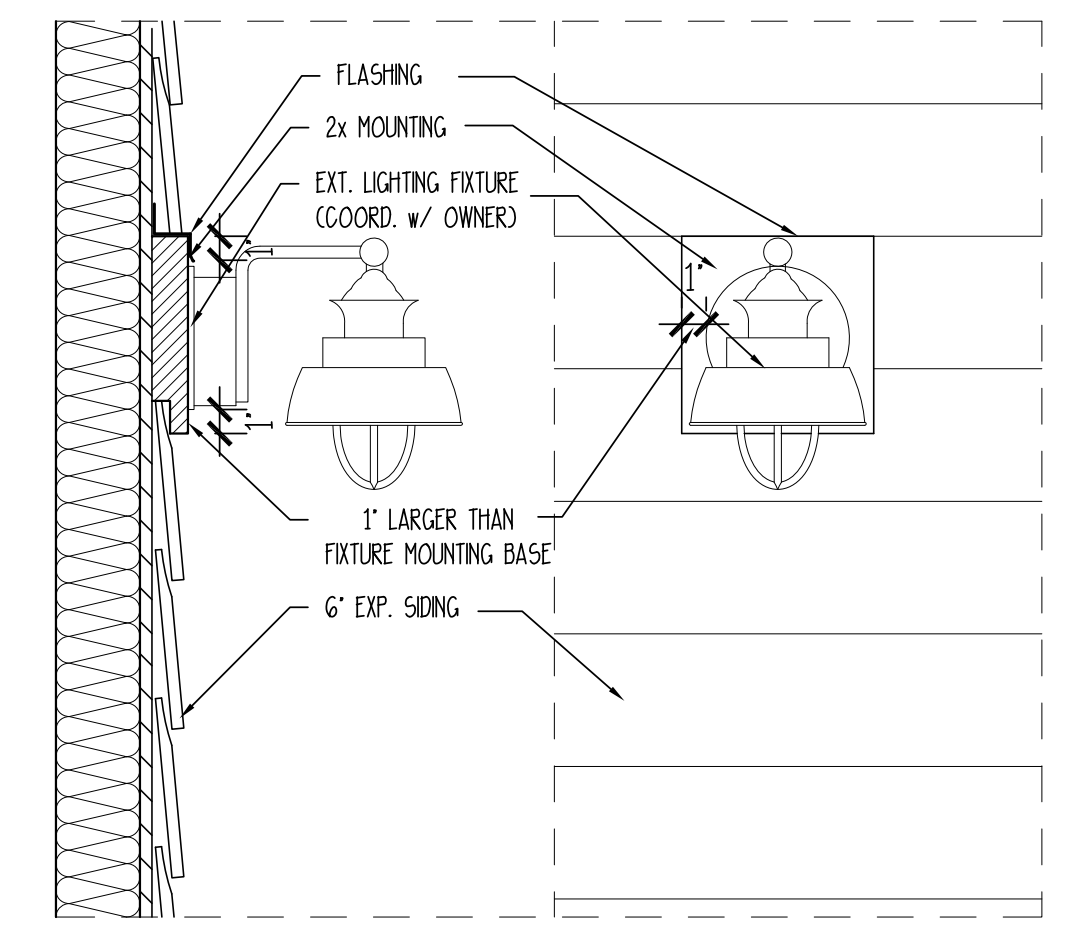
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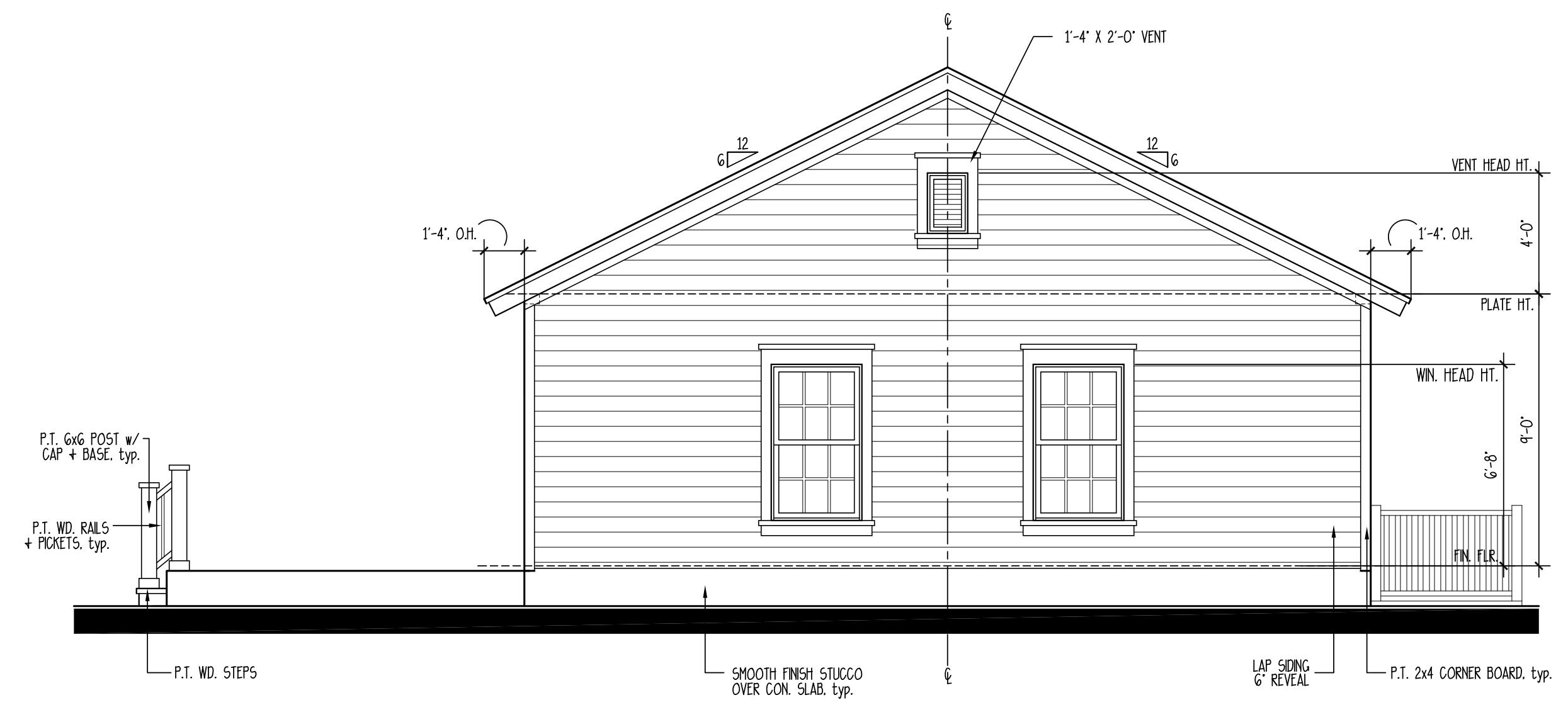
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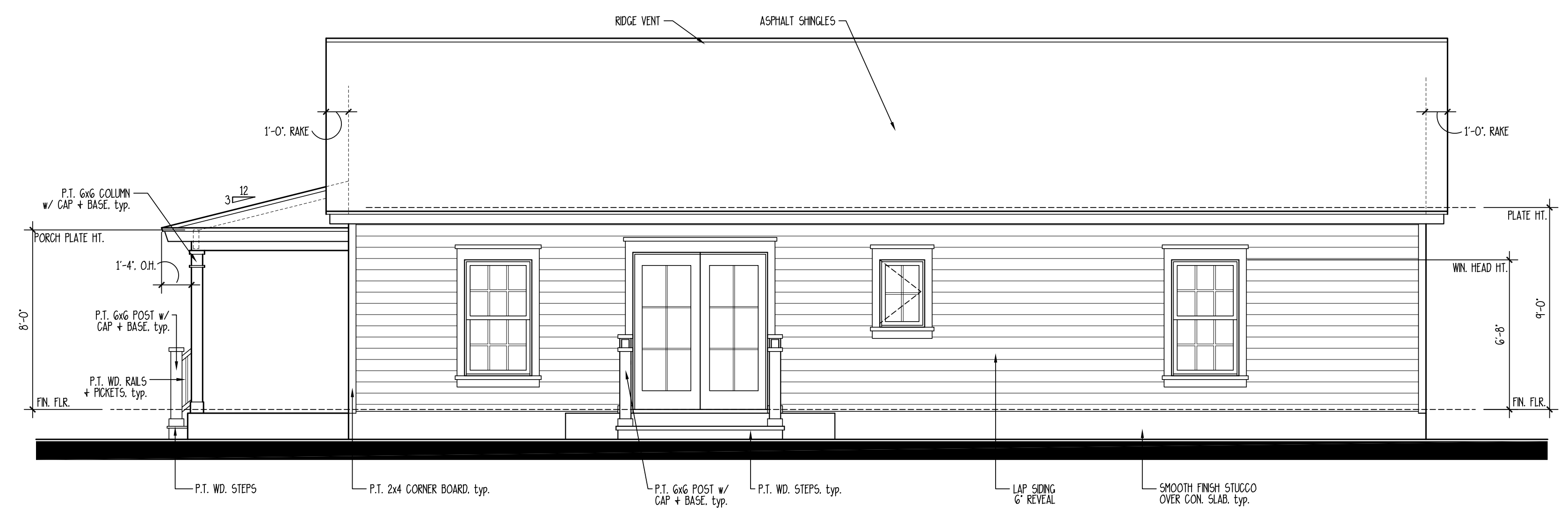
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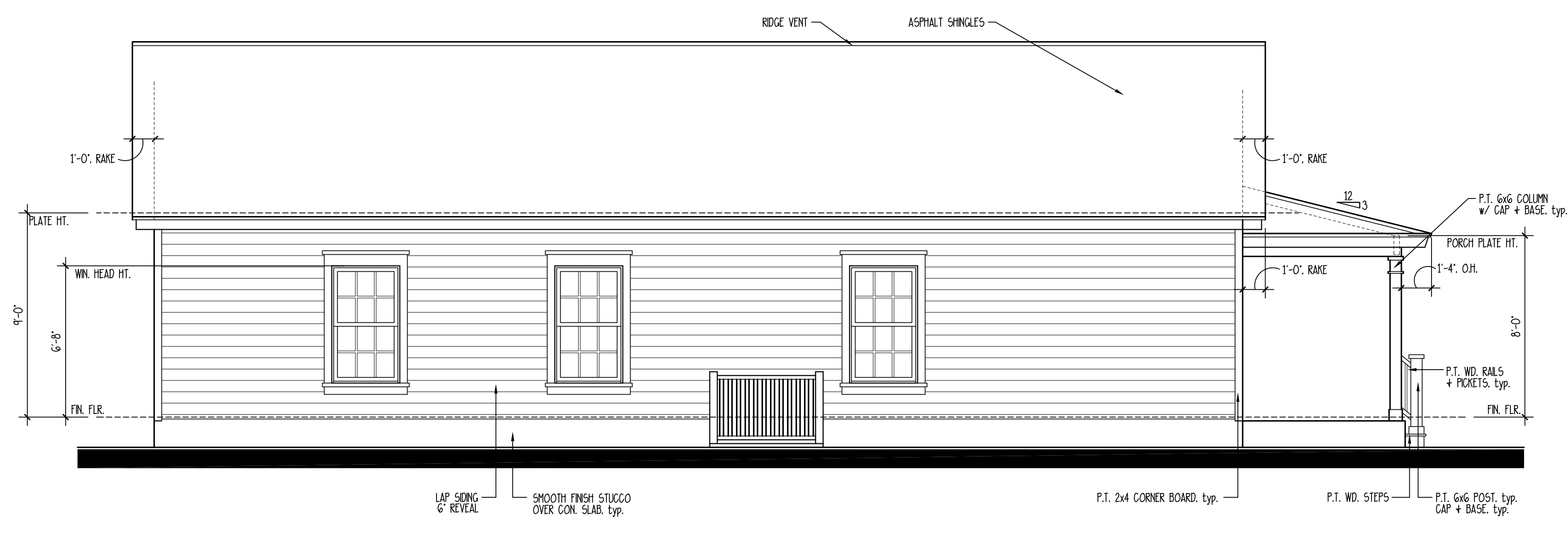
5 EXTERIOR LIGHTING MOUNT DETAIL
SCALE: 1 1/2" = 1'-0"



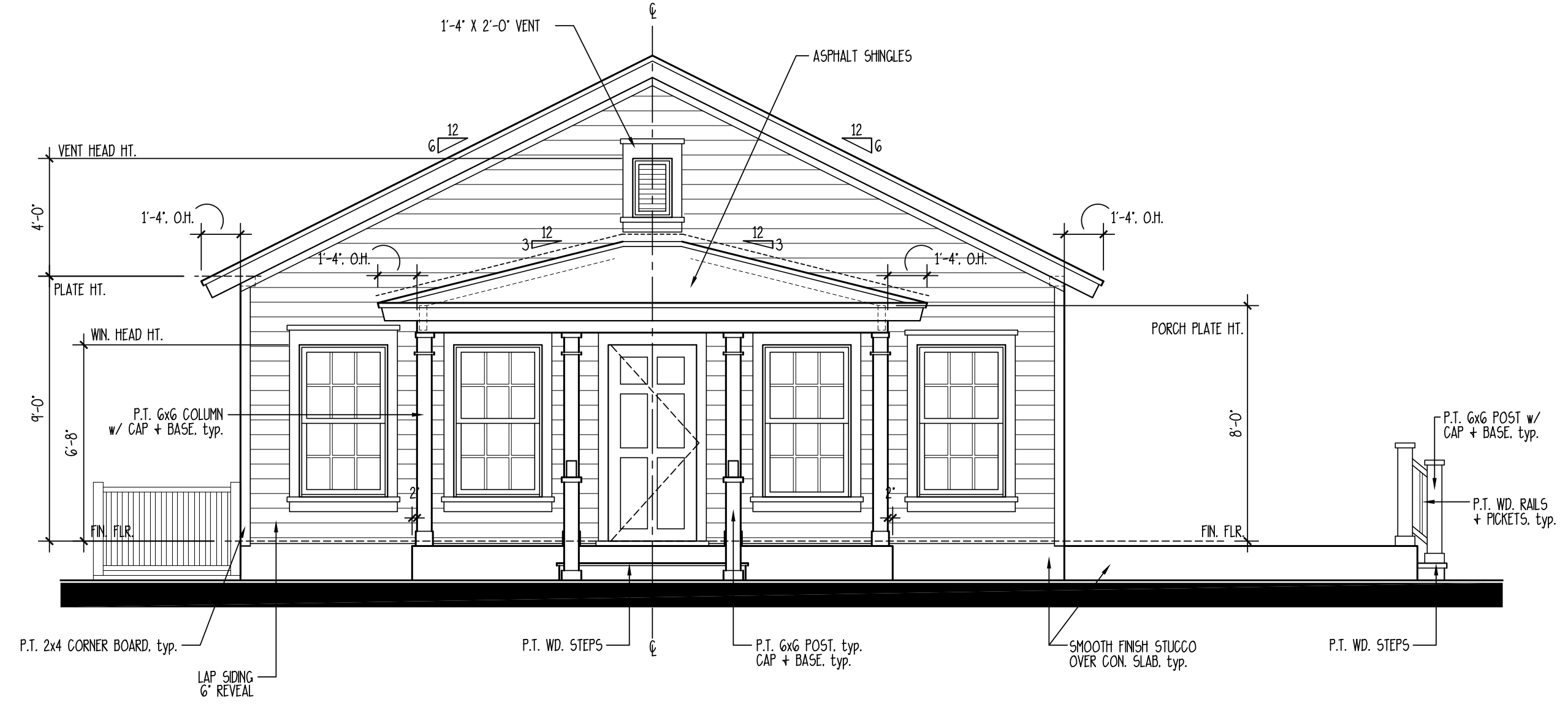
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



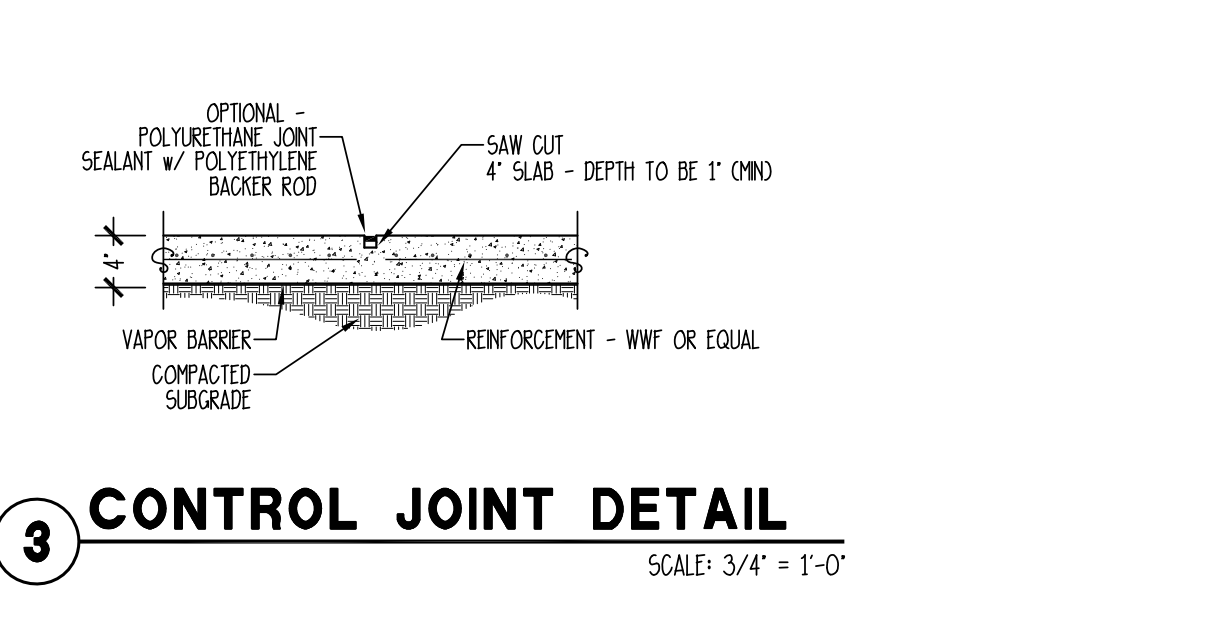
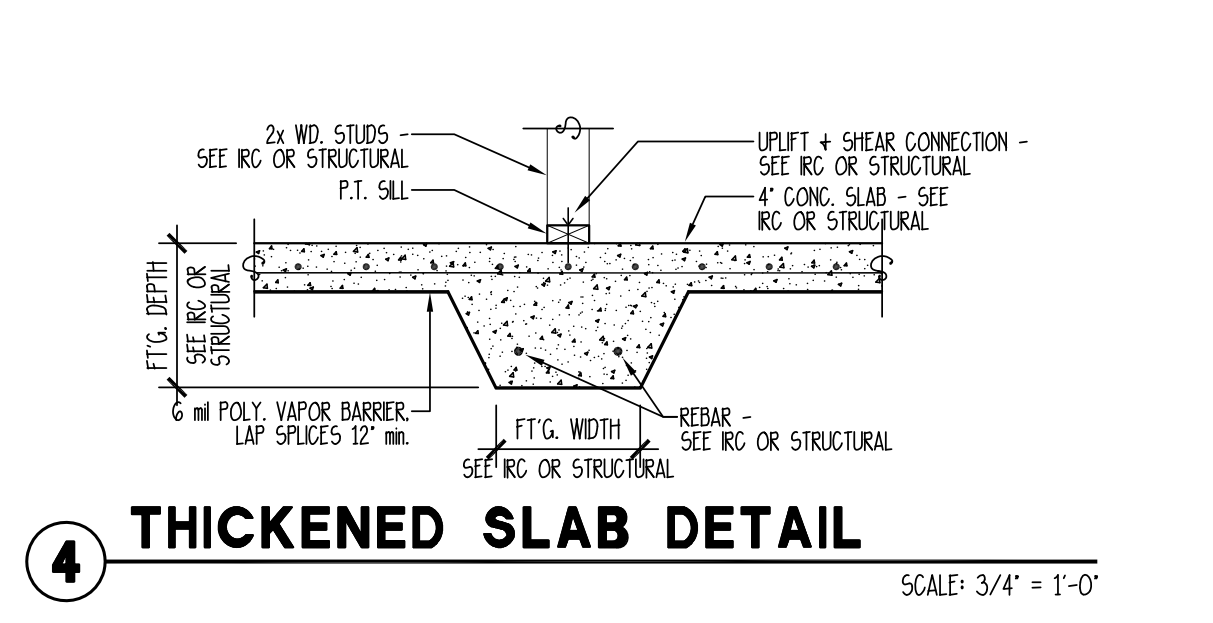
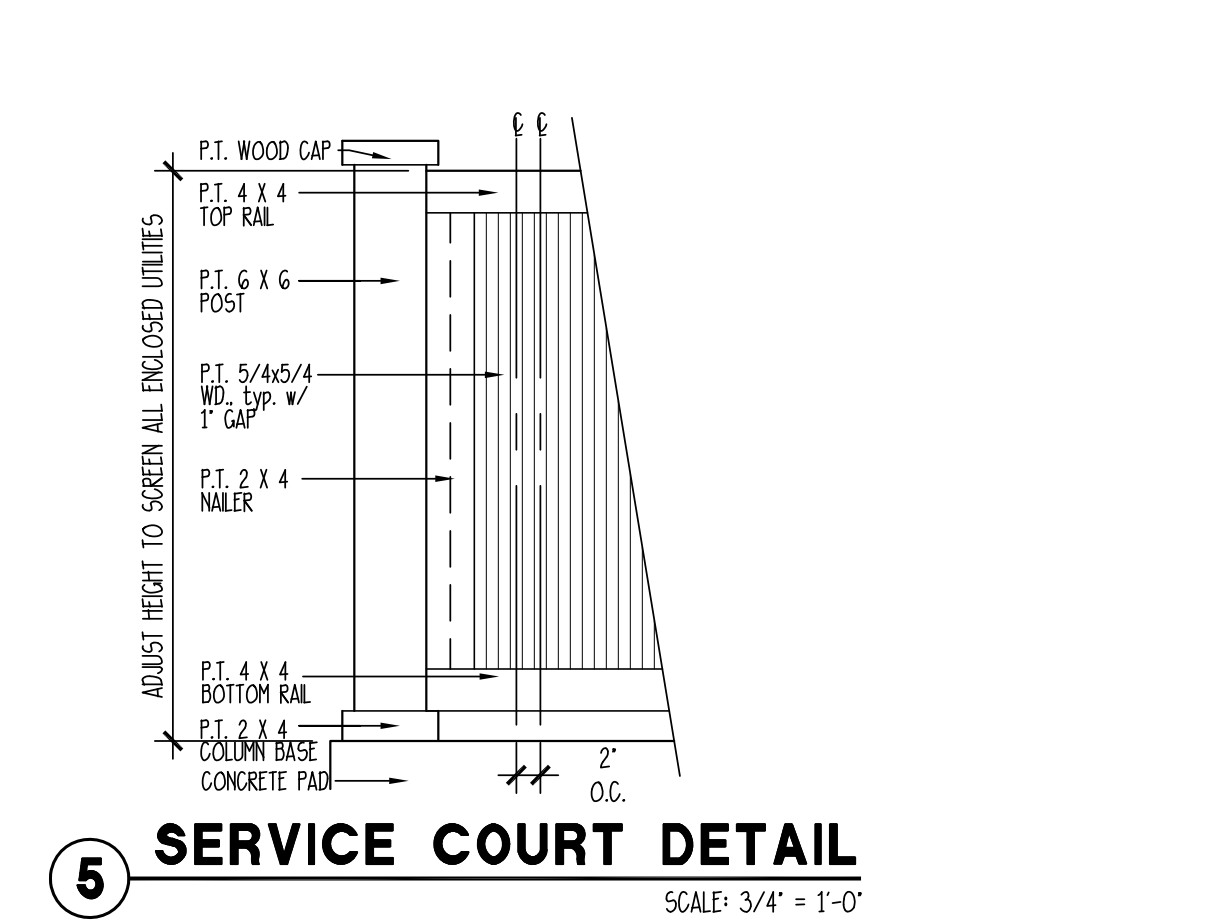
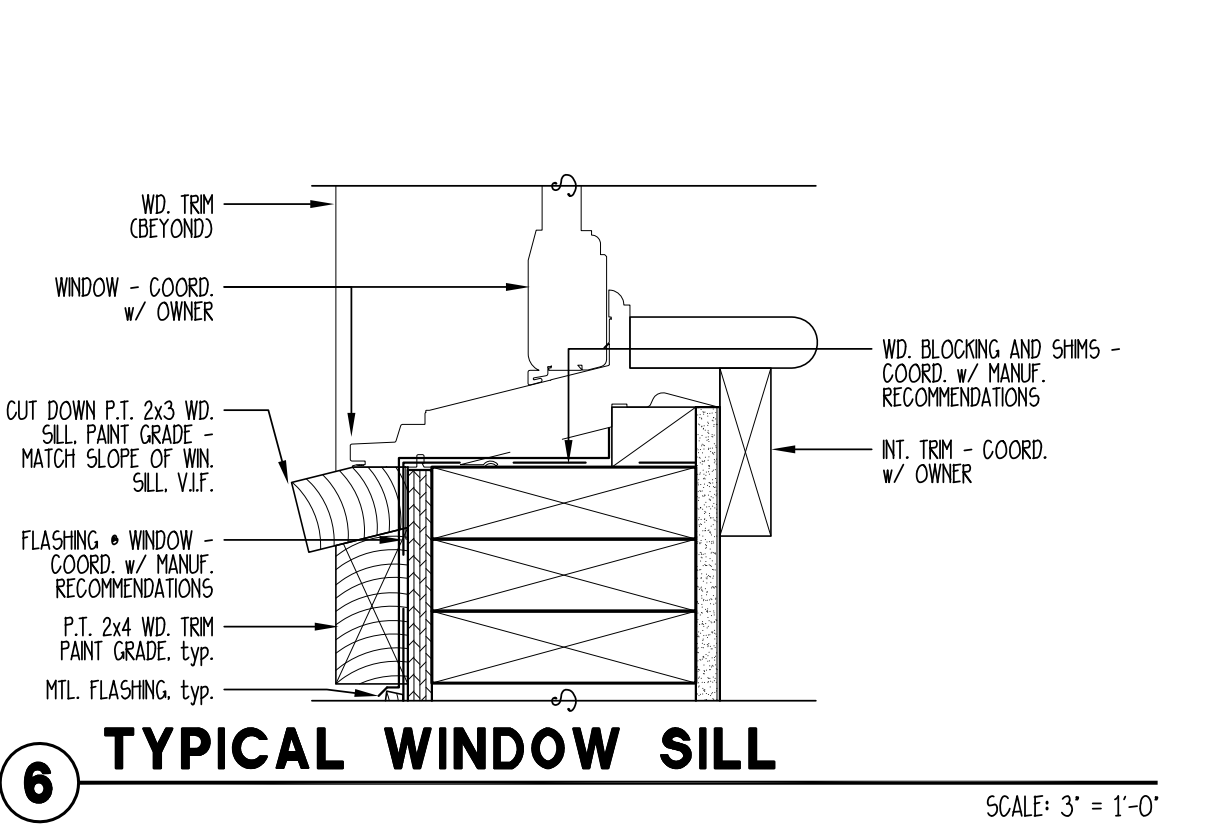
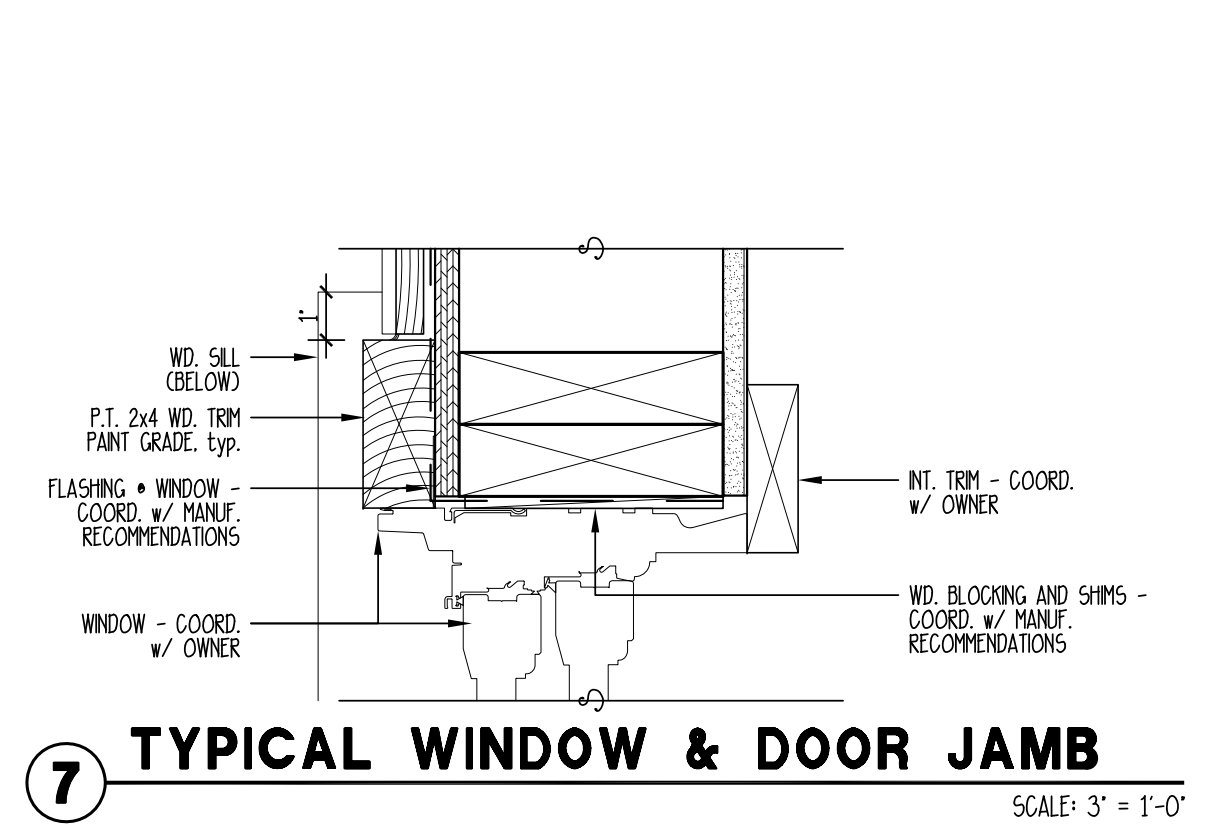
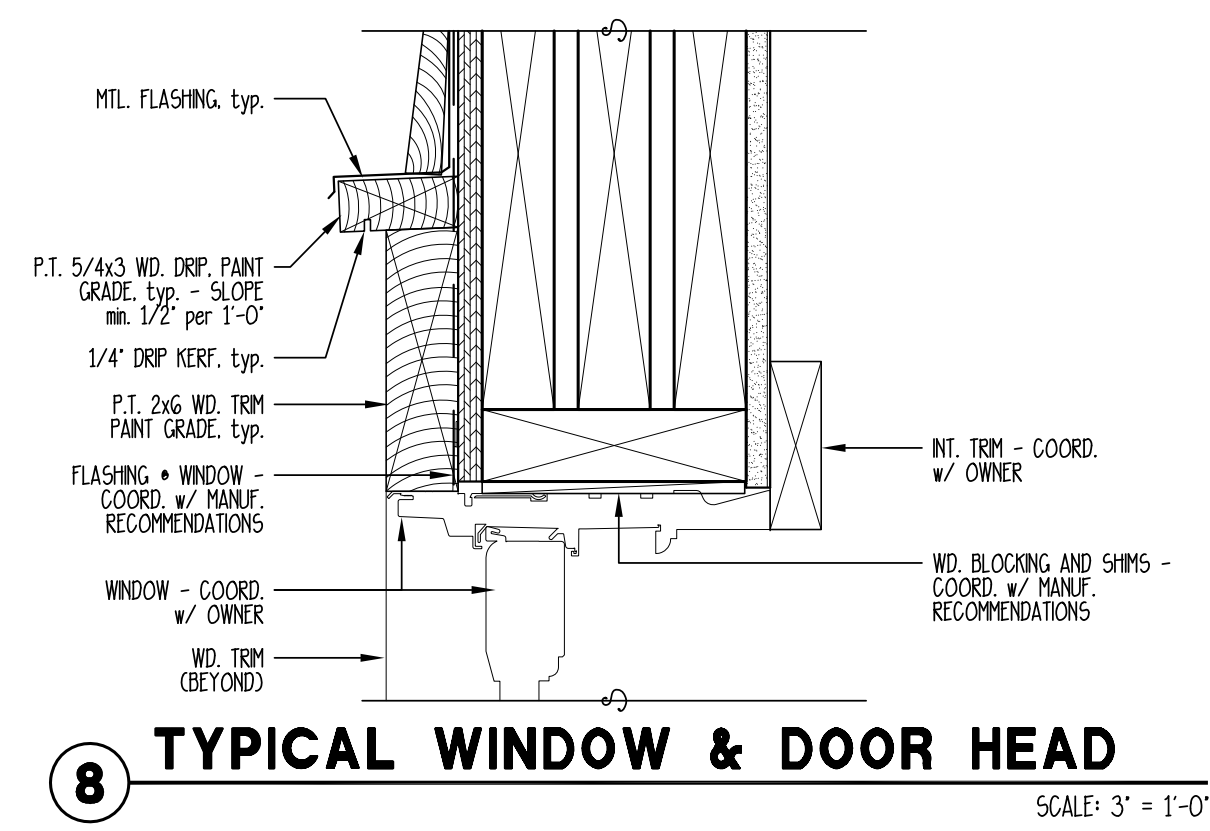
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



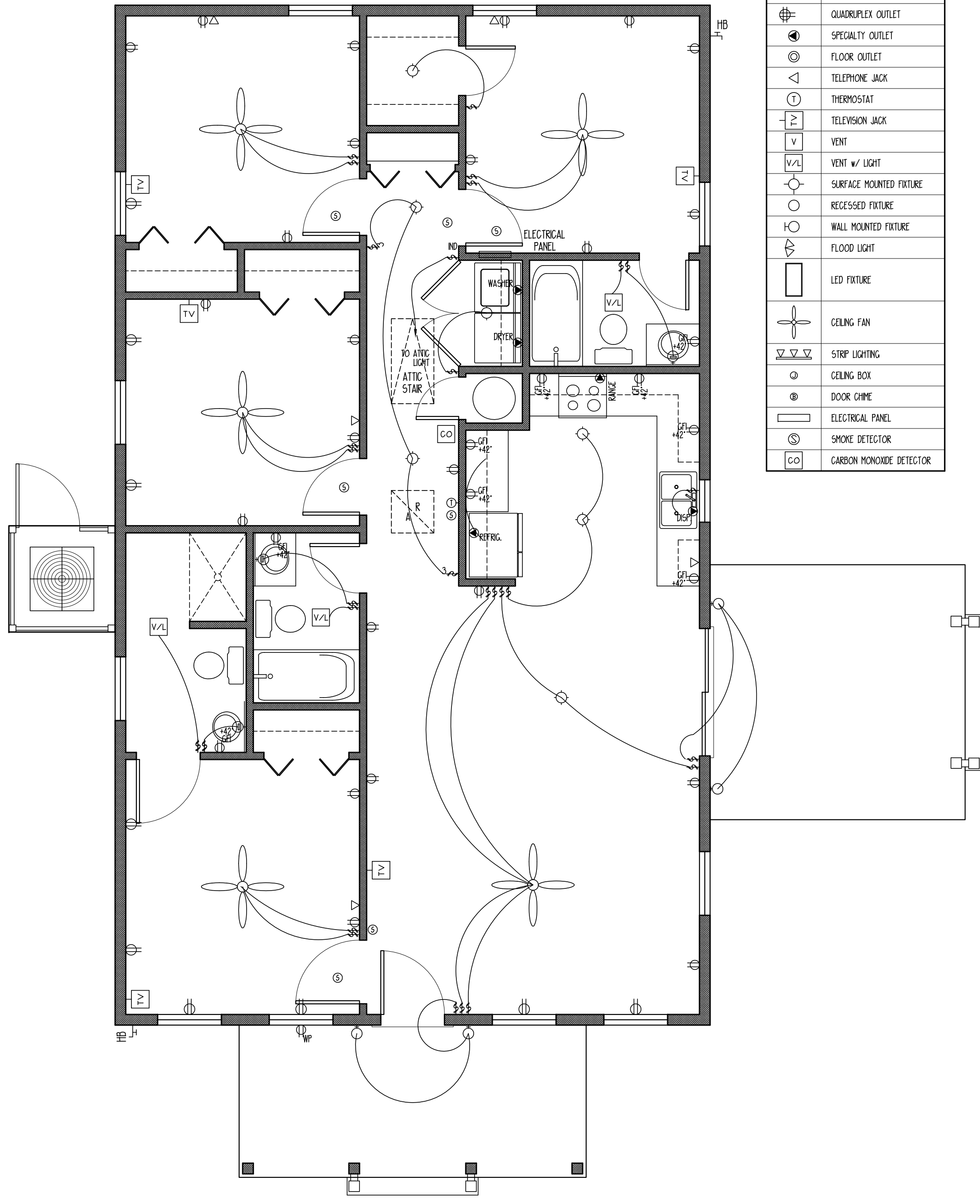
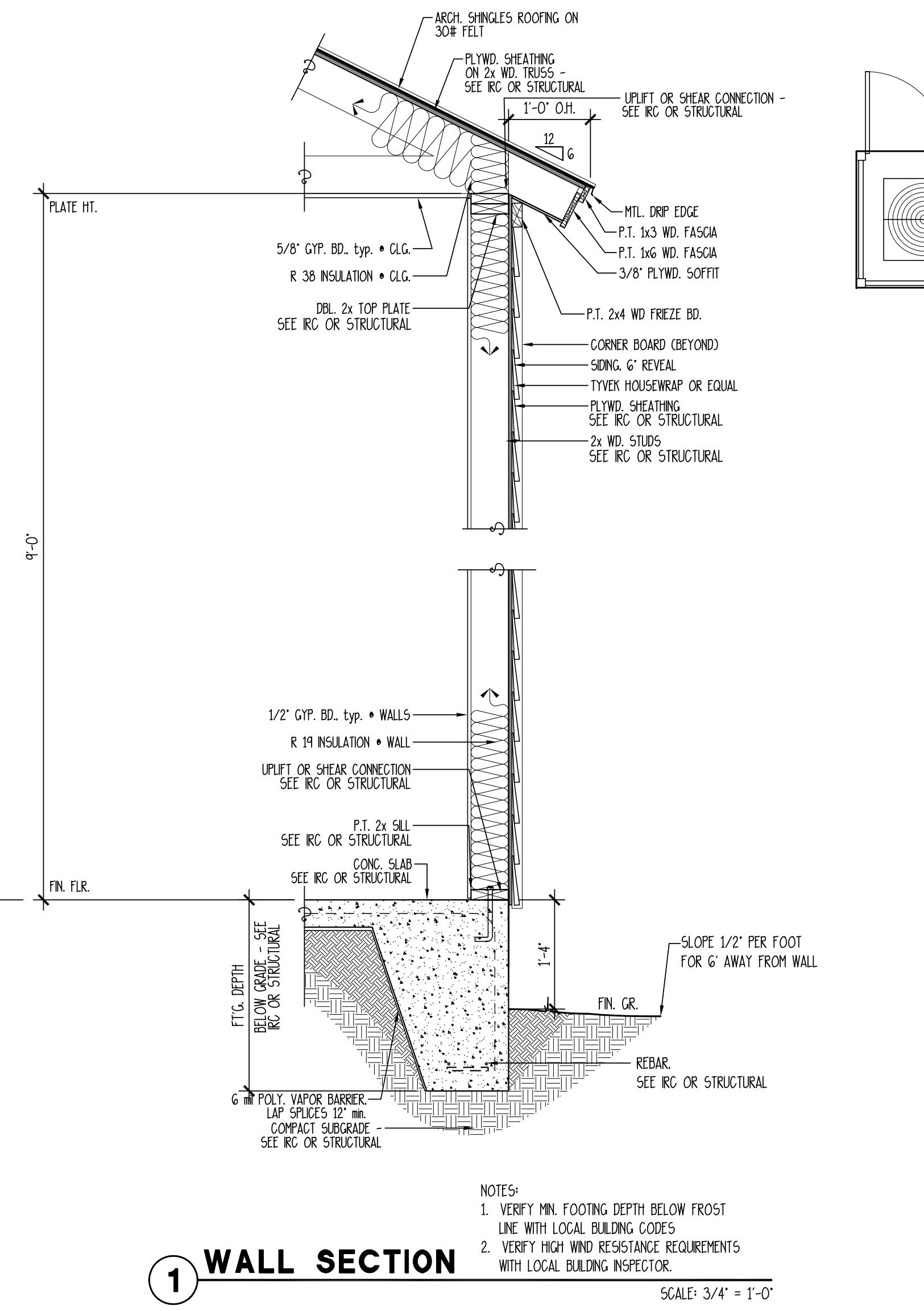
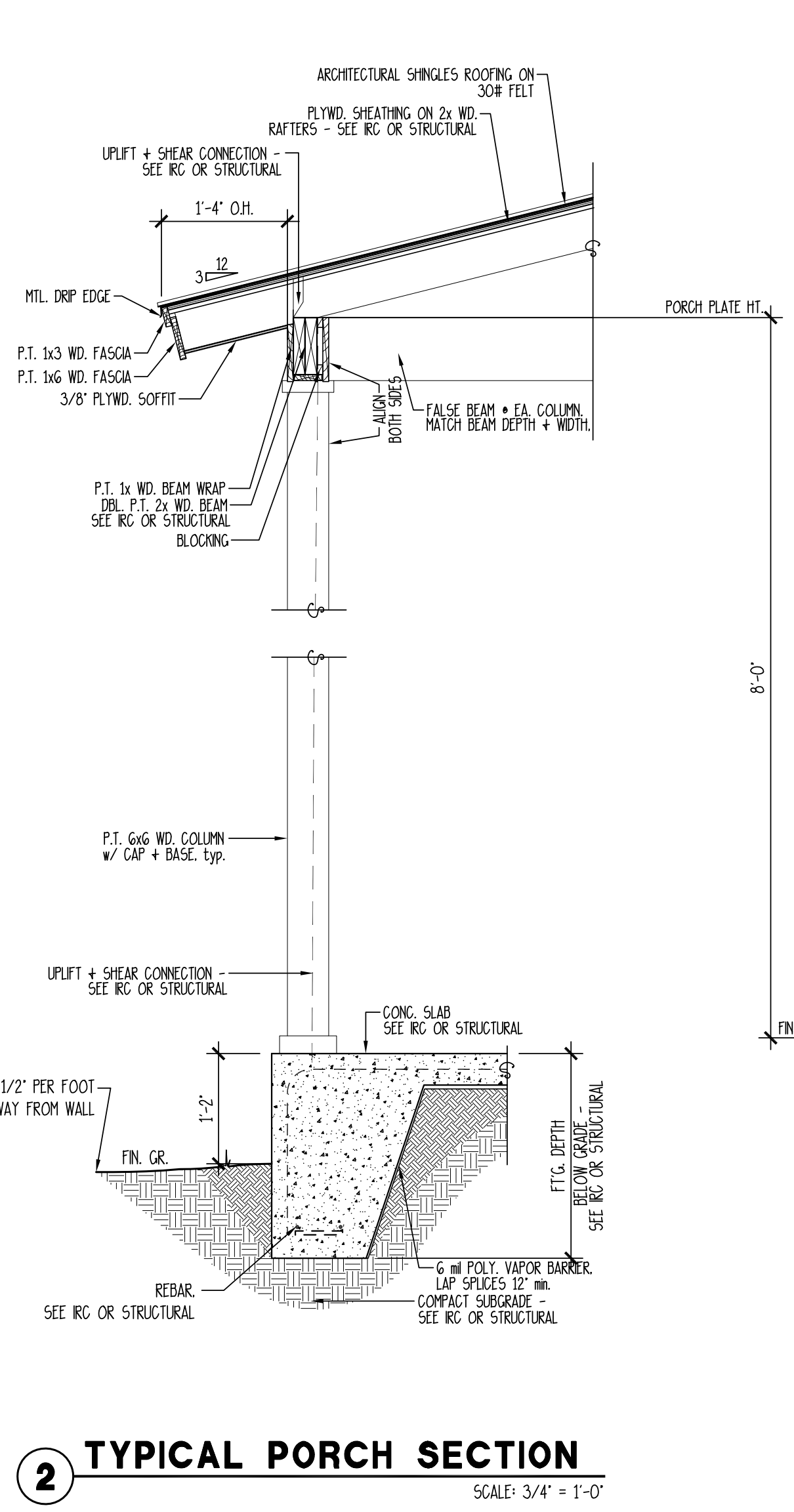
PENN VILLAGE - HOUSE II

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⊖	SINGLE POLE SWITCH
⊕	THREE WAY SWITCH
⊕	FOUR WAY SWITCH
⊕	DIMMER SWITCH
⊕	SPEED CONTROL
⊕	DUPLEX OUTLET
⊕	1/2 HOT OUTLET
⊕	W/P WATER PROOF OUTLET
⊕	GF GROUND FAULT OUTLET
⊕	QUADRUPLX OUTLET
⊕	SPECIALTY OUTLET
⊕	FLOOR OUTLET
⊕	TELEPHONE JACK
⊕	THERMOSTAT
⊕	TELEVISION JACK
⊕	VENT
⊕	VENT w/ LIGHT
⊕	SURFACE MOUNTED FIXTURE
⊕	RECESSED FIXTURE
⊕	WALL MOUNTED FIXTURE
⊕	FLOOD LIGHT
⊕	LED FIXTURE
⊕	CEILING FAN
⊕	STRIP LIGHTING
⊕	CEILING BOX
⊕	DOOR CHIME
⊕	ELECTRICAL PANEL
⊕	SMOKE DETECTOR
⊕	CARBON MONOXIDE DETECTOR



NOTES:
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.

NOTE:
COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION W/ OWNER.
COORDINATE SOUND SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS W/ OWNER.
COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION W/ OWNER.

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DATE:	01/16/2019
JOB NO.:	10P11C
DWG. BY:	JTS
DWG. NAME:	10P11C.DWG

DIVISION 1 THERMAL AND MOISTURE PROTECTION

-Green Recommendation:

Utilize a closed crawlspace system as defined by the IRC when possible. If a conventional vented crawlspace is used, assure to seal all penetrations and gaps in building envelope that are not used for ventilation.

Environmentally Preferable Products:

Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

General:

Provide thermal and moisture protection in accordance w/ applicable standards of the IRC. Concrete and masonry foundation waterproofing: In areas where high water table or other severe soil-water conditions are known to exist.

Weather Protection: Roof decks shall be covered w/ approved roof coverings secured to the building or structure in accordance w/ the provisions of Chapter 9 of the IRC.

SECTION 07 10 00 - WATERPROOFING AND DAMPROOFING

Exterior foundation walls that retain earth and enclose habitable or useable spaces located below grade shall be waterproofed w/ membrane extending from the top of the footing to the finished grade in accordance w/ Sec. R406.2 of the IRC.

SECTION 07 11 13 - BITUMINOUS DAMPROOFING

Concrete and masonry foundation damproofing. Except where required to be waterproofed by Sec. R406.2, foundation walls that retain earth and enclosed habitable or useable spaces located below grade shall be damproofed from the top of the footing to the finished grade in accordance w/ Sec. R406.1 of the IRC.

SECTION 07 21 00 THERMAL INSULATION

-Green Recommendation:

*Install insulation that meets or exceeds the R-value requirements in Chapter 4 of the International Energy Conservation Code.

*Install insulation to meet the Grade II specifications set by the National Home Energy Rating Standards.

Use low emission insulation and comply with California Practice for Testing of VOC's from Building Materials Using Small Chambers (www.dhs.ca.gov/ehb/IAQ/VOCs/Practice.htm)

Use recycled content of 20% or more when possible.

Use soy-based spray foam insulation when possible.

-Green Recommended Manufacturers and Products:

BioBased Spray Foam Insulation

Thermal Insulation shall be installed in accordance w/ provisions provided in Sec. R316 of the IRC.

Insulating materials, including facings, such as vapor retarders or vapor permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawlspace and attics shall have a flame-spread index not to exceed 25 w/ an accompanying smoke-developed index not to exceed 450 when tested in accordance w/ ASTM E 84.

Thermal performance requirements: The min. required insulation R-value or the area-weighted average maximum required penetration U-factor for each element in the building thermal envelope shall be in accordance w/ Sec. N102 and the criteria in Table N102.1 of the IRC.

SECTION 07 24 00 - EXTERIOR INSULATION AND FINISH SYSTEMS -

General: All Exterior Insulation Finish Systems (EIFS) shall be installed in accordance w/ the manufacturer's installation instructions and the requirements of Sec. R705.4 of the IRC.

Decorative trim shall not be faced nailed through the EIFS.

The EIFS shall terminate not less than 8 inches above the finished ground level.

Installer qualifications: EIFS system installers shall be certified in writing by system manufacturer as qualified for installation of system indicated.

Manufacturers: Subject to compliance with requirements, provide GLA65 PM system of one of the following:

Dryvit System, Inc.
Siderdy, Inc.
Simplex Div., Anthony Industries, Inc.
510 Industries, Inc.

Comply with system manufacturer's current published instructions for installation of system as applicable to each type of substrate indicated. Offset joints of insulation from joints in sheathing.

Provide mock-up samples for the Owners selection of colors and textures from Manufacturer's full line of offerings.

SECTION 07 31 13 - ASPHALT SHINGLES

The installation of asphalt shingles shall comply w/ the provisions of Sec. R905 of the IRC.

Sheathing Requirements: Asphalt shingles shall be fastened to solidly sheathed decks.

Slope: Asphalt shingles shall only be used on roof slopes of two units vert. in 12 units horiz. or greater. For roof slopes from two units vert. in 12 units horiz. up to four units vert. in 12 units horiz. double underlayment application is required in accordance w/ Sec. R905.2.1 of the IRC.

Underlayment: Unless noted otherwise, required underlayment shall comply w/ ASTM D226, Type I, or ASTM D 4864, Type I, Self-adhering polymer modified bitumen sheet shall comply w/ ASTM D 1910.

Asphalt Shingles: Asphalt shingles shall have self-seal strips or be interlocking, and comply with ASTM D 225 or D 3462. Attachment: Asphalt shingles shall have the minimum number of fasteners as required by the manufacturer. For normal application asphalt shingles shall be secured to the roof w/ not less than four fasteners per strip shingle or two fasteners per individual shingle.

Where the roof slope exceeds 20 units vert. in 12 units horiz. special methods of fastening are required.

For roofs located where the basic wind speed per Fig. R301.2(4) is 110 mph or greater, special methods of fastening are required.

Special fastening methods shall be tested in accordance w/ ASTM D 3161, modified to use a wind speed of 110 mph.

Shingles classified using ASTM D 3161 are acceptable for use in wind zones less than 110 mph. Shingles classified using ASTM D 3161 modified to use a wind speed of 110mph are acceptable for use in all cases where special fastening is required.

Flashing: Flashing for asphalt shingles shall comply w/ Sec. R905.2.6 of the IRC.

Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture permeable materials, and at intersections w/ parapet walls and other penetrations through the roof plane.

Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction, and around roof openings.

Material shall be corrosion resistant w/ a thickness of not less than 0.019 (No. 26 galvanized sheet).

Valleys: Valley linings shall be installed in accordance w/ manufacturer's installation instructions before applying shingles.

Valley linings of the types allowed in Sec. R905.2.B.2 and in accordance w/ Table R905.2.B.2 of the IRC shall be permitted.

SECTION 07 31 21 - WOOD SHINGLES AND SHAKES

Wood Shingles: The installation of wood shingles shall comply w/ the provisions of Sec. R905.T of the IRC.

Deck requirements: Wood shingles shall be installed on solid or spaced sheathing. Where spaced sheathing is used, sheathing boards shall not be less than 1-inch by 4-inch nominal dimensions and shall be spaced on centers equal to the weather exposure to coincide with the placement of fasteners.

Deck slope: Wood shingles shall be installed on slopes of three units vert. in 12 units horiz. or greater.

Material Standard: Wood shingles shall be of naturally durable wood and comply w/ the requirements of Table R905.T.4 of the IRC and in accordance w/ grading rules as established by the Cedar Shake and Shingle Bureau.

Application: Wood shingles shall be installed according to Chapter 4, Sec. 905.T, and the manufacturer's installation instructions.

Weather exposure for wood shingles shall not exceed those set in Table R905.T.5 of the IRC.

Fasteners for wood shingles shall be corrosion-resistant w/ a min. penetration of 1/2 inch into the sheathing.

Wood shingles shall be attached to the roof w/ two fasteners per shingle, positioned no more than 3/4 inch from each edge and no more than 1 inch above the exposure line.

Valley Flashing: Roof Flashing shall be not less than No. 26 gauge corrosion-resistant sheet metal and shall extend 10 inches from the centerline each way for roofs having slopes less than 12 units vert. in 12 units horiz. and 7 inches from the centerline each way for slopes of 12 units in 12 units horiz. and greater.

Manufacturers:

-Green Recommended Manufacturers:

EcoStar, Seneca Cedar Shake Tiles

SECTION 07 61 00 - SHEET METAL ROOFING

-Green Recommendation:

Use metal roofing with an SRI Index rating of at least 29.

Metal roof panels shall comply with provisions of Chapter 9, Sec. R905.10 of the IRC.

Roof covering application: Roof coverings shall be applied in accordance w/ the applicable provisions of Chapter 9 of the IRC and the manufacturers installation instructions.

Deck Requirements: Metal roof panel roof coverings shall be applied to a solid or spaced sheathing, except where the roof covering is specifically designed to be applied to spaced supports.

Slope: The minimum slope for lapped, nonsiderated seam metal roofs without applied lap sealant shall be three units vertical in 12 units horiz.

The minimum slope for lapped, nonsiderated seam metal roofs w/ applied lap sealant shall be one-half vert. in 12 units horiz.

The minimum slope for standing seam roof systems shall be one-fourth unit vert. in 12 units horiz.

Material Standards: Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance w/ the International Building Code. Metal-sheet roof coverings installed over structural decking shall comply w/ Table R905.10.3.

Attachment: Metal roofing fastened directly to steel framing shall be attached in accordance w/ Sec. R905.10.4 of the IRC.

Separate aluminum sheets from contact w/ wood, masonry and steel (structure, panels or fasteners), by either a 15-mil coating of fibroid asphalt paint or by tapes or gaskets of type recommended by panel manufacturer. Except as otherwise recommended by manufacturer, fasten aluminum work w/ non-magnetic stainless steel fasteners, gasket where needed for waterproof performance.

Flashing: Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture-permeable materials, and at intersections w/ parapet walls and other penetrations through the roof plane.

Flashings shall be installed at wall and roof intersections; wherever there is a change in roof slope or direction, and around roof openings.

Material shall be corrosion resistant w/ a thickness of not less than 0.019 (No. 26 galvanized sheet).

SECTION 07 92 00 - JOINT SEALANTS

-Green Recommendation:

*Use fire-rated caulk in all attic applications.

Use environmentally friendly adhesives and sealants- see Table 26 in Leed for Homes requirements.

Compatibility: Provide joint sealers, joint fillers and other related materials that are compatible with one another and with joint substrates under service and application conditions, as demonstrated by testing and field experience. Colors: Provide color of exposed joint sealers as selected by Owner from manufacturer's standard colors.

Elastomeric Sealant Standard: Provide manufacturer's standard chemically curing elastomeric sealant of base polymer indicated, complying with ASTM C 920 requirements.

One-Part Non-aq Curing Silicone Sealant: Type 5, Grade NS, Class 25.

One-Part Mildew-Resistant Silicone Sealant: Type 5, Grade NS, Class 25 Uses NT, G, A, and O formulated with fungicide, intended for sealing interior joints with nonporous substrates exposed to high humidity and temperature extremes.

Plastic Foam Joint-Fillers, Preformed, open-cell polyurethane foam.

General: Comply with joint sealer manufacturer's instructions applicable to products and applications indicated.

DIVISION 8 OPENINGS

-Green Recommendation:

Environmentally Preferable Products:

Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Use products with low emissions.

Use recycled or reclaimed products.

**Reduced Envelope Leakage- meet the air leakage requirements shown below as tested by an energy rater:
Air Leakage Requirements (source: Leed for Homes Requirements, Table 17)*

Leed Criteria	Performance Requirements (in ACH50)	IIECC Climate Zones 1-2	IIECC Climate Zones 3-4	IIECC Climate Zones 5-7	IIECC Climate Zone 8
Reduced Envelope Leakage (Required)	7.0	6.0	6.0	5.0	4.0
Grossly Reduced Envelope Leakage	5.0	4.25	3.5		2.75
Minimal Envelope Leakage	3.0	2.5	2.0		1.5

General: Provide and install doors and windows in accordance w/ manufacturer's installation instructions. Comply w/ provisions of AAMA/NWDA 101/15.2; AAMA/NWMA 101/15.2NAF5; ASTM E 330; and Sections R308, R310, R311, and R613 of the IRC.

Performance: Exterior windows and doors shall be designed to resist the design loads specified in Table R301.2(2) adjusted for height and exposure per Table R301.3(3).

Means of Egress: Not less than one exit door conforming to Sec.R311, MEANS OF EGRESSE, shall be provided for each dwelling unit.

Windborne debris protection: Protection of exterior windows and glass doors in buildings located in hurricane-prone regions from windborne debris shall be in accordance w/ Sec.R301.2.1.2.

SECTION 08 14 00 - WOOD DOORS

-Green Recommendation:

Products with any sign of damage, mildew, and other contamination shall be rejected. Examine all door frames before installation to ensure they are installed plumb, true and level. Nail space around door frames shall be filled with insulation.

Materials:

Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.

Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.

Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC.)

Manufacturers: Subject to compliance with NWDA 15.6 requirements, provide panel wood doors by one of the following:

Karona, Inc.
Morgan Products, Ltd
Nicolai Company
Sauder Industries Limited, Door Division.
F.E. Schumacher Co, Inc.
Sun-Door-Co.

-Green Recommended Manufacturers and Products: (per BuildingGreen.com)

Alcona Woodworks, Inc., Reclaimed-Wood Products

Alcona Woodworks, Inc., Certified Wood Doors

Alternative Timber Structures, Inc., Interior and Exterior Doors

Crossroads Reycled Lumber, Reclaimed Wood Products

Eggers Industries, Certified Wood Doors

Executive Door Company, Reycled-Content Wood Doors

Marshall DoorSystems, Certified Stone Core Doors

Lynfen Door, GreenDoor Agility Doors

VT Industries, Inc., Agrifiber Core Architectural Doors

Exterior Doors: Assemble doors with "wet-use" adhesives, and comply with NWDA Premium or select Grade.

Wood Species: Fir, Plain sawn/leaved

Panel Configuration: Raised

NWDA Design Group: 1-3/4" Front Entrance Doors (Exterior)

Interior Doors: Premium or Select.

Wood Species: Idaho White, Lodgepole, Ponderosa or Sugar Pine, plain sawn/leaved.

Panel Configuration: Raised

NWDA Design Group: 1-3/8" Interior Panel Doors.

Glazed Opening: Trim glazed openings with solid wood moldings of profile indicated, removable one side.

Transom and Side Panels: Fabricate panels to match adjoining doors in materials, finish and quality of construction.

Exterior doors: Factory-treat exterior doors after fabrication with water repellent to comply with NWDA 15.4. Flash top of out-swinging doors with manufacturer's standard metal flashing.

Install doors to comply with manufacturer's instructions, applicable requirements of referenced quality standard, and as indicated.

Align and fit doors in frames with uniform clearances and bevels. Machine doors for hardware. Seal cut surfaces after fitting and machining.

SECTION 08 33 25 - OVERHEAD COILING DOORS

-Green Recommendation:

Materials:

Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.

Performance: Overhead Doors shall be designed to resist the design wind loads specified in Table R301.2(2) and as adjusted for height and exposure in Table R301.2(3) of the IRC.

Sectional Overhead Doors: Provide complete automatic operating door assemblies including frames, sections, brackets, guides, tracks, counterbalance, hardware, operators, and installation accessories.

Wood Door Section for transparent finish: Panel-type door sections, complete with wood jamb and head mold, glazing stops and glazing, as shown. Stiles and rails of clear, straight, kiln dried Douglas Fir, West Coast; hemlock or Sitka spruce, not less than 1-3/4" thick. Use clear all heartwood, redwood or cedar for head and jamb molds. Panel inserts, 1/4" thick, smooth 2 sides, tempered hardwood with wood veneer, complying with ANSI 135.4 Class 1.

Fabricate doors of mortise and tenon or rabbeted construction with dowels, pins and waterproofer glue. Treat doors, with 2-minute immersion water-repellent and toxic treatment. Provide continuous galv. steel reinforcing horizontal and diagonal, as required for panel size.

Installation: Set door, track and operating equipment complete with necessary hardware, jamb and head mold stops, anchors, inserts, hanger and equipment supports in accordance with mfrs. installation instructions.

Electric Door Operators: Automatic garage door openers, if provided, shall be listed in accordance w/ UL 325.

Provide size and capacity as recommended by door manufacturer, complete with NEMA approved electric motor and factory pre-wired motor controls, remote control station and accessories.

Provide safety edge device extending full width of door bottom.

Manufacturers:

-Green Recommended Manufacturers: (per BuildingGreen.com)

Real Carriage Door Company, Reclaimed-Wood Carriage Doors

Ankmar, LLC, GladPanel Garage Door

SECTION 08 52 00 - WOOD WINDOWS

-Green Recommendation:

Products with any sign of damage, mildew, and other contamination shall be rejected. Examine all window frames before installation to ensure they are installed plumb, true and level. Nail space around window frames shall be filled with insulation.

Follow minimum Energy Star Standards for Energy Performance Requirements outlined in the following table, whichever is more stringent:

ENERGY STAR Requirements for Window and Glass Doors (source: Leed for Homes Requirements, Table 18)

	Metric	Northern	North Central	South Central	Southern
Good Windows	U-factor	≤ 0.35	≤ 0.40	≤ 0.40	≤ 0.55
	SHGC	Any	≤ 0.45	≤ 0.40	≤ 0.35
Enhanced Windows	U-factor	≤ 0.31	≤ 0.35	≤ 0.35	≤ 0.35
	SHGC	≤ Any	≤ 0.40	≤ 0.35	≤ 0.33
Exceptional Windows	U-factor	≤ 0.28	≤ 0.32	≤ 0.32	≤ 0.35
	SHGC	≤ Any	≤ 0.40	≤ 0.30	≤ 0.30

(Table from Leed for Homes Rating System, Table 18, p. 63)

Install windows with low air leakage rates

-Less than 25 cfm per LF of sash opening for double hung windows

-Less than 10 cfm per LF for casement, awning, and fixed windows

-Limit skylights to less than 3% WFA (window to floor area is the ratio of window area to floor area.

Materials:

Wood: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.

Wood Veneer: Use FSC-certified sustainably harvested wood from well-managed forests and attain proper identification from vendor.

Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC.)

Provide and install window units in configurations shown on drawings and in accordance with Federal, State, Local, & neighborhood guidelines.

Performance: Windows shall be designed to resist the design wind loads specified in Table R301.2(2) and as adjusted for height and exposure in Table R301.2(3) of the IRC.

Provide units that comply w/ Sec. R308, Glazing and Sec. R613, Exterior Windows and Glass Doors, of the IRC.

Egress: Comply w/ requirements of Sec. R310 of the IRC regarding min. window openings required for emergency escape and rescue.

Comply with ANSI/NWMA "Industry Standard for Wood Window Units 1.5, 2-80" by National Woodwork Manufacturers Association (NWMA), except to extent more stringent requirements as indicated.

Manufacturers: Provide casement, awning or double hung true divided lite units as indicated on the plans; each operating sash equipped with pair of counter balancing mechanism, lift handle, latch at meeting rail, produced by one of the following:

Anderson Corp, Bayport,
Caracoe Corp/Bendix, Rantoul, IL
Hurd Millwork, Flagstaff, AZ
Marvin Windows, Warroad, MN
Pella Windows, Pella, IA

Weather Shield Mfg. Inc., Meadford, WI

-Green Recommended Manufacturer and Products: (per BuildingGreen.com)

J.S. Benson Woodworking & Design, LLC- Certified Wood Windows

Jeld-Wen Windows & Doors, Nilmar Collection High Performance Windows

Loewen Windows, Heat Smart Window

Marvin Windows & Doors, High Performance Wood Windows

Milgard Manufacturing Inc., High Performance Windows

Paramount Windows, Inc., High Performance Wood Windows

Pella Corporation, Designer Series

Weather Shield Manufacturing Inc., High Performance Wood Windows

SECTION 08 71 00 - DOOR HARDWARE

Hardware Allowances: See Division I for amount and procedures for Allowance Items. The costs of handling and installation are not covered by the allowance and shall be included in the base bid.

General Hardware Requirements: Submit final hardware schedule organized by "hardware sets", to indicate specifically the product to be furnished for each item required on each door.

Furnish template to fabricator of doors and frames, as required for preparation to receive hardware.

Install each hardware item to comply with manufacturer's instructions and recommendations.

Set thresholds for exterior doors in full bed of butyl-rubber or polysbutylene mastic sealant. Remove excess sealant and clean adjacent surfaces.

SECTION 08 71 00 IT WEATHERSTRIPPING, THRESHOLDS, AND SEALS

-Green Recommendation:

Shop priming recommended. All paints and stains to be low VOC and meet the standard of the Green Seal Standard GC-03. All sealants and adhesives to meet the standards of the South Coast Air Quality Management District Rule

SECTION 04 91 00 - PAINTING

-Green Recommendations:
Materials: Use only architectural paints and coatings that meet the standards below:

Standards for Environmentally Preferable Paints and Coatings (source: Lead for Homes Requirements, Table 25)
Table with 3 columns: Component, Applicable Standard (VOC Content), Reference

Surface preparation, prime and finish coats specified are in addition to shop-priming and surface treatments.
Paint exposed surfaces whether or not colors are designated in 'schedules,' except where a surface or material is indicated not to be painted or is to remain natural.

Samples for verification purposes: Submit samples of each color and material to be applied, with texture to simulate actual conditions, on representative samples of the actual substrates: define each separate coat, including block fillers and primers. Use representative colors when preparing samples for review.

Single Source Responsibility: Provide primers and undercoat paint produced by the same manufacturer as the finish coats.
Material Quality: Provide the manufacturer's best quality paint material of the various coating types specified.

- Acceptable Manufacturers: Pittsburgh Paints, Porter Paints, Benjamin Moore Paints, Duron Paints, Sherwin-Williams Co.

-Green Recommended Manufacturers and Products:

Sherwin Williams Co., Harmony
Benjamin Moore, Pristine Eco Spec
Pittsburgh Paints, Pure Performance

Examine substrates and conditions under which painting will be performed for compliance with requirements. Do not begin application until unsatisfactory conditions have been corrected.
Preparation: Remove hardware and accessories, plates, machined surfaces, lighting fixtures, and items in place that are not to be painted, or provided protection prior to surface preparation and painting.

Surface Preparation: Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each particular substrate condition.
Application: Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied.

Minimum Coating Thickness: Apply material at the manufacturer's recommended spreading rate. Provide total dry film thickness of the system as recommended by the manufacturer.
Paint colors, surface treatments, and finishes are determined by the Owner if not otherwise indicated on the drawings.

DIVISION 10 SPECIALTIES

-Green Recommendation: Environmentally Preferable Products: Use local products when possible (extracted, processed and manufactured within 500 miles of project). Use products with low emissions. Use recycled or reclaimed products.

SECTION 10 20 14 -TUB AND SHOWER DOORS:

Shower enclosures (unless otherwise shown on the drawings). Provide aluminum-framed 3/16" tempered glass, or approved shatterproof laminated safety glass or plastic. Provide sliding panels with towels bars. All enclosures shall be minimum height of 8'-0" above finish floor.

DIVISION 11 EQUIPMENT

-Green Recommendation: Install High-Efficiency Appliances that meet or exceed ENERGY STAR standards and have an ENERGY STAR label. Use local products when possible (extracted, processed and manufactured within 500 miles of project).

Equipment Allowances: See Division I for amount and procedures for purchase and payment (overtime and underrun). The costs of handling and installation of Appliances are not covered by the allowances and shall be included in the base bid.
General: Installation of appliances shall conform to the conditions of their listing and label and the manufacturer's installation instructions.
See Mechanical System Requirements, Chapter 13, Sec. MISOT, APPLIANCE INSTALLATION of the IRC. Verify all rough-in dimensions for all built-in appliances. Residential equipment required is indicated on drawings. Include cords, valves, duct hoods, vents, as required for a complete installation.

DIVISION 12 FURNISHINGS

-Green Recommendation: Environmentally Preferable Products: Use local products when possible (extracted, processed and manufactured within 500 miles of project). Use products with low emissions. Use recycled or reclaimed products.

SECTION 12 35 30 - RESIDENTIAL CABINETS

Cabinet Allowances: See Division I for amount and procedures for purchased and payment (overtime or underrun). The costs of handling and installation including hardware and drawer pulls are covered by the allowance.
SIZES, SHAPES and TYPES: Provide the sizes and types of units as shown, complete with drawers, doors, shelves, compartments for appliances and fixtures, and special features as indicated.
Installation: Anchor cabinet units securely in place with concealed (when doors and drawers are closed) fasteners, anchored into structural support members of wall construction. Comply with manufacturer's instructions and recommendations for support of units.
Counter Tops: Attach counter tops securely to base units. Spline and glue joints in counter tops; provide concealed mechanical clamping of joint. Provide cut-outs for fixtures and appliances as indicated. smooth cut edges and coat with waterproof coating or adhesive.
Complete hardware installation and adjust doors and drawers for proper operation.

DIVISION 22 PLUMBING

Green Recommendation: Environmentally Preferable Products: Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Water Reuse: Design and install a rainwater harvesting and storage system for landscape irrigation or indoor water use.
Fixture Water Flow Rates: Faucets: average flow rate must be ≤ 2.0 gpm (gallons per minute). Showers: average flow rate must be ≤ 2.0 gpm (gallons per minute). Toilets: average flow rate must be ≤ 1.3 gpm (gallons per minute) or meet ASME A112.14.1 requirements or meet the US EPA WaterSense Spec.
Use dual flush toilets when possible. Efficient Systems: Design and install an energy-efficient hot water distribution system.
Isolate all hot water piping with R-4 insulation and ensure the 90 degree elbow bends are adequately insulated.
Design and install Energy-efficient Domestic Hot Water (DHW) Equipment.

Soil and Waste Piping: Shall be approved PVC extending 5'-0" beyond exterior wall. Vent piping shall be approved PVC. All vent piping penetrating roof shall be properly flashed with G.I. roof jacks and painted to match roof.
Water Heaters: Provide temperature/pressure relief valve within 6" from top of heater and pipe to exterior of building using copper or steel piping (plastic not allowed).
Water Heaters shall be installed with minimum 6" unobstructed clearance at front and 2" at sides and rear.
Water heaters shall be installed in garage, place on raised platform 18" above finished floor.
Miscellaneous Plumbing Items: Washer sub-outs: Provide hot and cold water and drain at washer locations.
Hose Bibbs: Provide and install as shown on the drawings. If not shown, provide minimum of 2 Hose Bibbs.
Through penetrations: Piping penetrating fire-resistance-rated wall or floor assemblies shall comply w/ Sec. R317.5 of the IRC.

DIVISION 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

-Green Recommendation: General Design: *Design and size HVAC equipment properly according to ACCA Manual J, the ASHRAE Handbook of Fundamentals or equivalent procedure. HVAC equipment must meet the ENERGY STAR for Homes National Builder Option Package outlined in table below.
Install certified and labeled ENERGY STAR programmable thermostat.

Table with 6 columns: HVAC Requirements (Source: Lead for Homes Requirements, Table 19), End Use, Central AC and air source heat pumps, Furnaces (gas, oil or propane), Boilers (gas, oil or propane), Ground Source Heat Pump - open loop, Ground Source Heat Pump - closed loop, Ground Source Heat Pump - direct expansion.

Air Conditioning Refrigerants: *Conduct a Refrigerant Charge Test to ensure performance. Install an HVAC system with non-HFC refrigerants or do not use refrigerants.

Indoor Air Quality: Complete all the requirements of the US EPA's Energy Star w/ Indoor Air Package.
Combustion Venting: All of the following are required:
*No vented combustion appliances to be used; a carbon monoxide monitor must be installed on each floor.
*All fireplaces and woodstoves must have doors.
*Space and water heating equipment that involves combustion must be closed, have a power vented exhaust, or located in a detached utility or open air facility.
*Use a blower-door test to measure the pressure difference created by the presence of a chimney-vented appliance and limit the risk of backdrafting where the pressure difference is ≤ 5 Pascals.

Forced Air Systems: *Minimize energy consumption due to thermal bridges and/or leaks in the heating and cooling system.
*Tested leakage rate must be ≤ 4.0 cfm at 25 Pascals per 100 square feet of conditioned floor area for each installed system.
*Ducts to be installed in interior walls and to be fully ducted.
*Minimum R-6 insulation to be used around ducts in unconditioned spaces.
*Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of Fundamentals for ducted and non-ducted systems and install ducts accordingly.
*Assure each room has adequate return air flow through multiple returns, transfer grilles or jump ducts.
*Openings should be sized to 1 square inch of dim of supply, and pressure differential between closed rooms and adjacent spaces should be not more than 2.5 Pascals.
*Use Anti-stratification system when possible, that re-circulates hot air that has risen to upper areas into lower areas.

Nonducted HVAC Systems: *Use at least R-3 insulation around distribution pipes in unconditioned spaces.
*Install outdoor reset controls based on outdoor air temperature.
*Conduct Room by Room load calculations per ACCA Manuals J and D, or ASHRAE Handbook of Fundamentals for ducted and non-ducted systems and install ducts accordingly.
*Design and install flow control valves on every radiator of Hydronic systems for a room by room system or install two distinct zones with independent thermostat controls.

Moisture Control: Maintain relative humidity below 60% with additional dehumidification equipment or a central HVAC system with additional controls to operate in dehumidification mode.
*Install nonpaper-faced backer board on walls around tub, showers and spa areas
*Use water resistant flooring in kitchens, bathrooms, laundry rooms, entry areas within 3' of exterior door and spa areas; do NOT use carpet.
*Install drain and drain pan in hot water heater if it is in or over living space
*Install drain and drain pan, or accessible single-throw supply valve to clothes washer if it is in or over living space.
*Exhaust dryer directly to outdoors
*Install drain and drain pan to condensing clothes dryer

Outdoor Air Ventilation: *Design and install a whole building ventilation system that complies with ASHRAE Standard 62.2-2007 (unless built in a mild climate (fewer than 4500 infiltration degree-days)).

Local Exhaust: *Design and install local exhaust systems in all bathrooms and kitchens to meet requirements of ASHRAE Standard 62.2-2007 Section 5.
*Design and install the fans and ducts to meet requirements of Section 7 of ASHRAE Standard 62.2-2007.
*Exhaust air directly to the outdoors
*Use Energy Star labeled bathroom exhaust fans.
*Use an occupancy sensor, an automatic humidistat controller, an automatic timer or a continuously operating exhaust fan for bathrooms.

Air Filtration: *Install air filters ≥ MERV 8 for forced air systems and nonducted HVAC systems. Maintain adequate pressure and air flow in all mechanical ventilation systems.

Contaminant Control: Seal all permanent ducts and vents to minimize contamination during construction and remove seals after construction is complete.
Flush the home for 48 hours prior to occupancy but after all phases of construction are completed.

Radon Protection: If located in EPA Radon Zone I, design and build with radon-resistant construction techniques prescribed by the EPA, IRC or equivalent standard.

Garage Pollutant Protection: *No HVAC systems in garage; place all air-handling equipment and ductwork outside the fire-rated envelope of garage.
*When possible, detach garage completely from house.
*Tightly seal shared surfaces between garage and conditioned spaces.
*If space is above garage: seal all penetrations, seal all connecting floor and ceiling joist bays, and point wall and ceilings to avoid carbon monoxide penetration through gypsum board.
*If space is adjacent to garage: weather-strip all doors, place carbon-monoxide detectors in rooms adjacent, seal all penetrations and seal all cracks at base of the walls.
*Install an exhaust fan in garage rated for continuous operation.

Installation: Heating and Cooling equipment and appliances shall be installed in accordance w/ the IRC and the manuf. installation instructions.
Access: Equipment shall be located w/ respect to building construction and other equipment to permit maintenance, servicing and replacement.
Clearances shall be maintained to permit cleaning of heating and cooling surfaces: replacement filters, blowers, motors, controls and vent connections; lubrications of moving parts; and adjustments.
Sizing: Heating and Cooling equipment shall be sized based on building loads calculated in accordance w/ ACCA Manual J or other approved heating and cooling calculations methodologies.
Floor Hazard: In areas prone to flooding as established by Table R302.1 of the IRC, heating and cooling equipment and appliances shall be located or installed in accordance w/ Sec R323.15 of the IRC.
Duct Design: Duct systems serving heating, cooling and ventilation equipment shall be fabricated in accordance w/ the provisions of Chapter 16, of the IRC and ACCA Manual D or other approved methods.
Venting Required: Fuel-burning appliances shall be vented to the outside in accordance w/ their listing and label and manufacturer's installation instructions except appliances listed and labeled for unvented use.
Venting systems shall consist of approved venting systems that are integral parts of labeled appliances.
Gas-Fired appliances shall be vented in accordance w/ Chapter 24 of the IRC.
Electrical distribution systems shall comply w/ Part VIII, Chapters 33 through 42, of the IRC, the NEC, and NFPA 70.
Materials: Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc., and all work shall conform with the requirements of the National Electrical Code and NFPA 70.
Circuits: Electrical system layouts are generally diagrammatic and location of outlets and equipment is approximate. Exact location of outlets and circuiting shall be governed by structural conditions and obstructions as well as applicable sections of the NEC.
a) Lighting Circuits: 15 AMP with #14 AWG conductors (120V).
b) Receptacle Circuits: 20 AMP with #12 AWG conductors (120).
c) Provide 2 separate appliance circuits at kitchen, 20 AMP with #12 AWG conductors (120).
Convenience Receptacles: Shall be placed maximum 2'-0" on centers along room perimeter and Maximum 6'-0" from end walls, and at all furnishable walls exceeding 2'-0" from end wall, and at all furnishable walls exceeding 2'-0" in length.
a) All receptacles shall be grounded type.
b) Locate receptacles 8" above floor and countertops, unless otherwise noted.
c) Install 240V receptacles where noted on the drawings.
d) All switched receptacles shall be one half hot.

DIVISION 26 ELECTRICAL

-Green Recommendation: Lighting: *Install at least four Energy Star labeled light fixtures or Energy Star labeled compact fluorescent light bulbs in high use rooms.
Install Energy Star labeled fixtures wherever possible.
Renewable Energy: Design and install a renewable electricity generation system by using energy modeling to estimate the energy supplied by the system and the annual reference electrical load.
The annual reference load is the amount of electricity that a typical home would consume in a given year and can be calculated by using the 2006 Mortgage Industry National Home Energy Rating Standards Guidelines.
Home design should be at least 3% better than annual reference load.

Light Switches: Located at 48" above finish floor and 8" above counter tops, unless otherwise noted. Verify counter height w/ Owner.
System Grounding: Provide accessible junction box and necessary conductors for grounding main electrical system in accordance w/ Sec. E35011 of the IRC and Sections 250.20(b)(1) and 250.24(a).
Smoke Detectors: Provide approved smoke detector and alarm system conforming to UBC Standard 43-6 at locations shown on the drawings.
Aluminum wire shall not be used in electrical wiring within the dwelling unit.
All equipment installed outdoors and exposed to weather shall be "weather-proof"
Provide a separate 20 ampere laundry circuit.
Provide ground fault circuit interrupter (GFI) protection at all bathrooms, powder rooms, outdoor receptacles and garages
in accordance w/ Sec. E3802 of the IRC.
Verify minimum flood elevation prior to placement of devices, equipment, and appliances.

DIVISION 31 EARTHWORK

-Green Recommendation: Site Selection: Do not develop, build or pave on portions of site that meet the following criteria:
-land that is at or below the 100-year Floodplain (as determined by FEMA).
-land that is named a habitat for any endangered or threatened species (as determined by state or federal agencies).
-land that is within 100 feet of water.
Build on a previously developed lot if possible, or on a site that is adjacent to a previously developed site.
Select a lot that is within ½ mile of existing infrastructure (water and sewer lines).
Select a lot that is within ½ mile of open space accessed by the public or private community.
Build homes with an average housing density of 1 or more dwelling units/acre, or a single home on 1/1 acre.

Building Orientation for Solar Design: Site the building so that the glazing area on the north and south facing walls is at least 50% greater than the sum of the glazing area on the east and west walls.
Orient the building so that the east-west axis of the building is within 15 degrees of due east and due west.
The roof south-facing area should have a minimum of 450 s.f. of area oriented properly for solar applications.

Site Stewardship: *Implement a plan of erosion control during construction to include:
-stockpile and protect disturbed topsoil from erosion.
-control the path and velocity of runoff with silt fencing or other measures.
-protect on-site storm sewer inlets, streams and lakes with straw bales, silt fencing, or other measures.
-provide swales to divert surface water from hillsides.
-in sloped areas, keep soil stabilized on sloped areas by using tiers, erosion blankets, compost blankets or other measures.
Protect trees and plants with "tree protection area" fence delineated on site plan and on lot.
Only develop and disturb necessary amount of site; leave as much undisturbed as possible.

Landscaping: *Use native plants: do not introduce invasive plant species into landscape.
Use drought tolerant plants and turf or install irrigation system to reduce water usage.
Do not use turf in areas with a slope of 25% or more or in densely shaded areas. If possible, limit the use of turf.

Heat Island Effects: Locate trees and other plants to shade hardscape areas.
Use light-colored high-albedo materials to pave sidewalks, patios and driveways. Examples include white concrete, light gray concrete, open pavers and/or any material with a SRI Index of at least 24.

Surface Water Management: Use retaining walls and terracing for permanent erosion control on steep slopes.
Use permanent stormwater controls such as vegetated swales, on-site rain gardens, dry wells, or rainwater cisterns designed to manage runoff from home. If feasible in design, install a vegetated roof for at least ½ the roof area.
Use permeable materials such as pavers, turfstones, gravel and others for driveways and patios.

All earthwork shall be performed in accordance with applicable standards enforced by jurisdiction of which the project is located.
Earthwork shall be performed in accordance with recommendations contained in the soils report provided by the Owner, if applicable.
The soils report shall be considered as part of the construction documents. Refer to foundation plan and details for specific requirements.
All footings shall bear on firm, fully compacted, natural soil or on approved compacted fill. All imported soil shall be acceptable to the Soils Engineer.
Sub-grade failing to meet compaction requirements shall be re-compacted and tested until specified results are achieved at no additional expense to Owner.
Refer to Civil Engineer's grading and plot plans.
Refer to the Landscape Architect's grading and construction documents for fine grading.
All finish grades shall be placed so as to provide positive drainage away from the building.

SECTION 31 31 16 - TERMITE CONTROL

-Green Recommendation: Implement one or more of the following measures below:
-Keep all wood (i.e., siding, trim, structure) at least 12 inches above soil.
-Seal all external cracks, joints, penetration, edges, and entry points with caulking. Where openings cannot be caulked or sealed, install rodent and corrosion proof screens (e.g., copper or stainless steel mesh).
Protect exposed foundation insulation with moisture-resistant, pest-proof cover (e.g., fiber cement board, galvanized insect screen).
-Include no wood-to-concrete connections or separate any exterior wood-to-concrete connections (e.g., at posts, deck supports, stair stringers) with metal or plastic fasteners or dividers.
-Install landscaping such that all parts of mature plants will be at least 24 inches from the home.
-In areas named moderate to heavy through every heavy3 on the termite infestation probability map (See IRC - all of the Southeast) implement one or more of the following measures:
-Treat all cellulose material (e.g., wood framing) with a borate product to a minimum of 3 feet above the foundation
-Install a sand or diatomaceous barrier
-Install a steel mesh barrier termite control system.
-Install a non-toxic termite bait system. (Recommend termite or equal)
-Use noncellulosic (i.e., not wood or straw) wall structure.
-Use solid concrete foundation walls or masonry wall with top course of solid brick bond beam or concrete filled block.

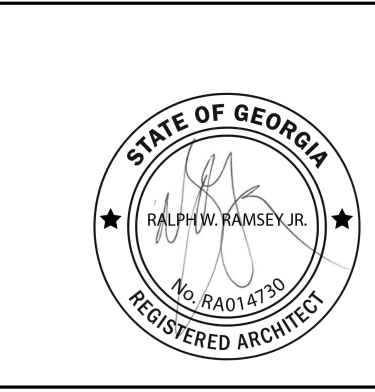
General: In areas favorable to termite damage as established by Table 301.2(1) of the IRC, methods of protection shall be in accordance w/ applicable provisions of sections R314 and R320.
Chemical soil treatment: The concentration, rate of application, and treatment method of the termiticide shall be consistent w/ and never less than the termiticide label.
Soil treatment shall not be applied until all fine grading and prep is complete. Once applied, Termiticide shall not be disturbed.

DIVISION 32 EXTERIOR IMPROVEMENTS

SECTION 32 14 00 - UNIT PAVERS -Green Recommendation: Permeable paving, installed by an experienced professional. Permeable paving must include porous above-ground materials (e.g., open pavers, engineered products) and a 6-inch porous subbase, and the base layer must be designed to ensure proper drainage away from the home.

DIVISION 33 UTILITIES

SECTION 33 46 00 - SUBDRAINAGE: Foundations and foundation drainage shall comply w/ Chapter 4, Sec. R401, of the IRC.
Concrete or masonry foundations: Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Materials shall be in accordance w/ Sec. R405 of the IRC.



SPECIFICATIONS

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