TOWN OF SUMMERVILLE
BOARD OF ARCHITECTURAL REVIEW – AGENDA
Town Hall Annex Building, 3rd Floor Council Chambers
200 S. Main Street Summerville, SC
June 25th, 2020 at 6:00 P.M.

(ALL APPLICANTS ARE REQUIRED TO PRESENT THEIR INDIVIDUAL REQUEST)

For additional information regarding this meeting please contact the Planning Department at 843.851.4214. All related documents for this meeting are available for review on the website www.summervillesc.gov

Approval of Minutes:

1. May 5th, 2020 Meeting Minutes

Old Business:

1. **106 Congress Street –** New construction of a single-family residence and workshop/accessory dwelling unit

New Business:

1. **100 Carolina Avenue-** New construction of a single-family residence
2. **315 Rutherford Street-** New construction of a garden shed and accessory dwelling cottage

Miscellaneous:

3. N/A

Adjourn:

Agenda Posted:

Board of Architectural Review Minutes
May 5th, 2020
Virtual Meeting Via Zoom

Members Present:
Phil Dixon, Chairman
Dr. David Price, Vice Chairman
Jeff Bowers
Rachel Burton
Cecile
Cothran Tim
Kennedy

Staff Present:
Becca Zimmerman,
Planner II

Members Absent:
Beth Huggins

Items on the agenda:

Old Business:

1. 315 Rutherford Street

Miscellaneous:

1. Future meeting procedures

Chairman Dixon opened the meeting at 6:00 pm and asked for consideration of the minutes from the April 23rd, 2020 meeting. Dr. Price moved to approve the minutes; Mr. Bowers seconded the motion. Ms. Cothran abstained, as she was not present for the April 23rd meeting. The motion passed.

Old Business:

315 Rutherford Street- Mr. Morrissey explained to the board his proposal to build a two-car garage on the rear of this property. Mr. Bowers asked if the colors of the new garage would match the house. Mr. Morrissey explained that the garage would have smooth white Hardiplank siding to match the house. Mr. Kennedy commented that he thought the garage looked good and did not have any further comments. Dr. Price asked if the roof would be standing seam metal, as shown on the proposed garage drawings. Mr. Morrissey confirmed that they would like to do a metal standing seal roof if their budget allows. Ms. Cothran stated that the plan looked nice. The board and Mr. Morrissey discussed the plans of replacing the roof on the primary structure to a metal standing seam roof to match the garage as well. Mr. Bowers moved to approve the garage as submitted, with either a shingle or metal roof, Dr. Price seconded the motion. Mr. Kennedy noted that the board should discuss the color of the roof of the garage in relation to the future project of replacing the roof on the house. Dr. Price agreed and continued that the color should be black, Charleston green, or dark grey. The board members agreed. Mr. Bowers moved to amend his previous motion to include this information, Mr. Kennedy seconded the motion. The motion passed unanimously.

Miscellaneous: Ms. Zimmerman discussed future meeting procedures with the board concerning COVID19 and informed members that they would be updated in the coming weeks as she received more information.

Adjourn: Chairman Dixon adjourned the meeting at 6:14pm.

DRAFT

Respectfully Submitted,

Becca Zimmerman, Planner II Date: 5/22/2020_____

Approved: Philip G. Dixon PE, CFM, Chairman_____Or,

Dr. David Price, Vice Chairman

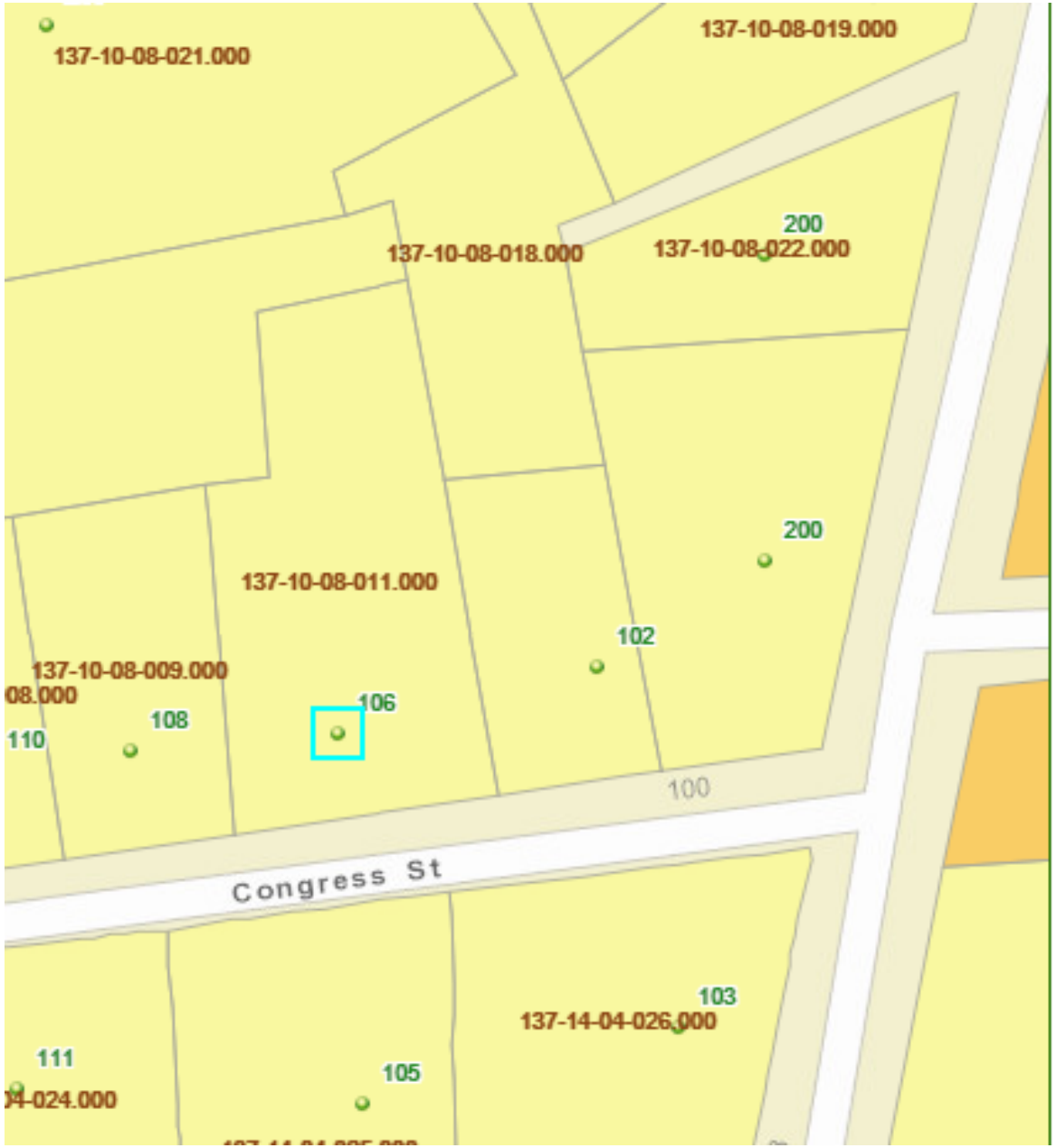
DRAFT

STAFF REPORT
BAR Meeting
June 25th, 2020

To: Town of Summerville BAR
From: Becca Zimmerman, Planner II
Date: 5/19/2020

GENERAL INFORMATION

Property Applicant:	Carol Ross
Owner:	Carol Ross
Requested Action:	Final Approval
Existing Zoning/Land Use:	GR-2, Vacant Lot (Residential)
Location:	106 Congress Street
Building Rating:	**N/A**
Proposed Alterations:	New construction of a single-family residence and accessory dwelling/workshop
Guideline Citation:	**5. Design Guidelines:** 5.10 Universal Guidelines for New Standalone Construction- *Guidelines 29-36*
Evaluation:	The proposed single-family residence and accessory structure meeting Zoning setback and sizing requirements. Impervious surface coverage will need to be confirmed when the project is submitted for permitting (site plan will need to show any walkways or driveways.) The cottage style house and accessory structure plan will be cohesive with the surrounding homes on Congress Street, W. Richland Avenue and Hansberry Lane.



Location Information

This property is in the Town of Summerville.

This property is in the Historic District

TMS: 137-10-08-011.000

Owner: GREENE JANIS E

Second Owner:

Zoning: GR-2

Address: 106 CONGRESS ST

Subdivision:

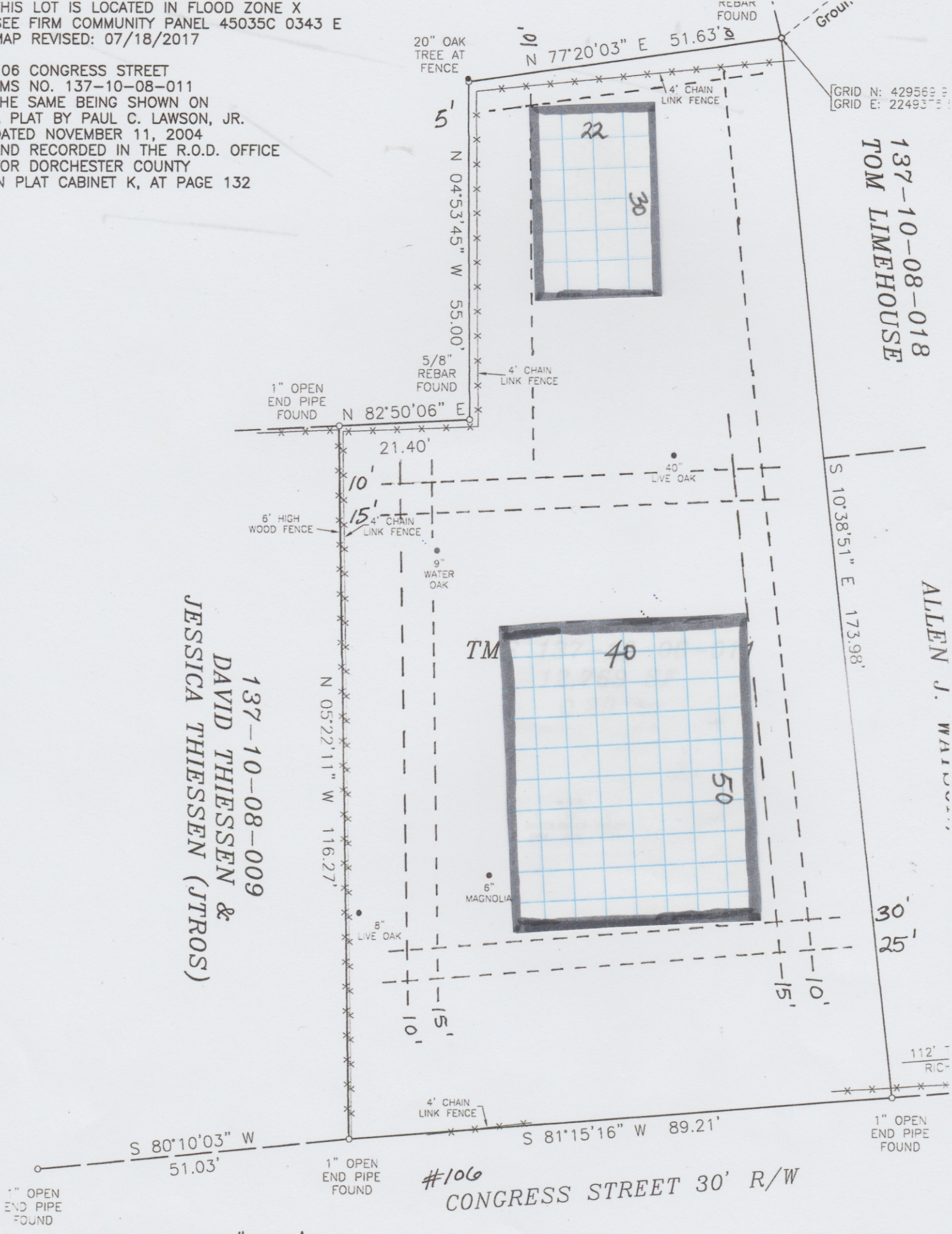
County: Dorchester

Council District: 3

Representative: Walter Bailey

THIS LOT IS LOCATED IN FLOOD ZONE X
SEE FIRM COMMUNITY PANEL 45035C 0343 E
MAP REVISED: 07/18/2017

106 CONGRESS STREET
TMS NO. 137-10-08-011
THE SAME BEING SHOWN ON
A PLAT BY PAUL C. LAWSON, JR.
DATED NOVEMBER 11, 2004
AND RECORDED IN THE R.O.D. OFFICE
FOR DORCHESTER COUNTY
IN PLAT CABINET K, AT PAGE 132



SCALE = 1"=20'

LOT AND TREE SURVEY OF A LOT

106 CONGRESS ADU PROPOSED STYLE

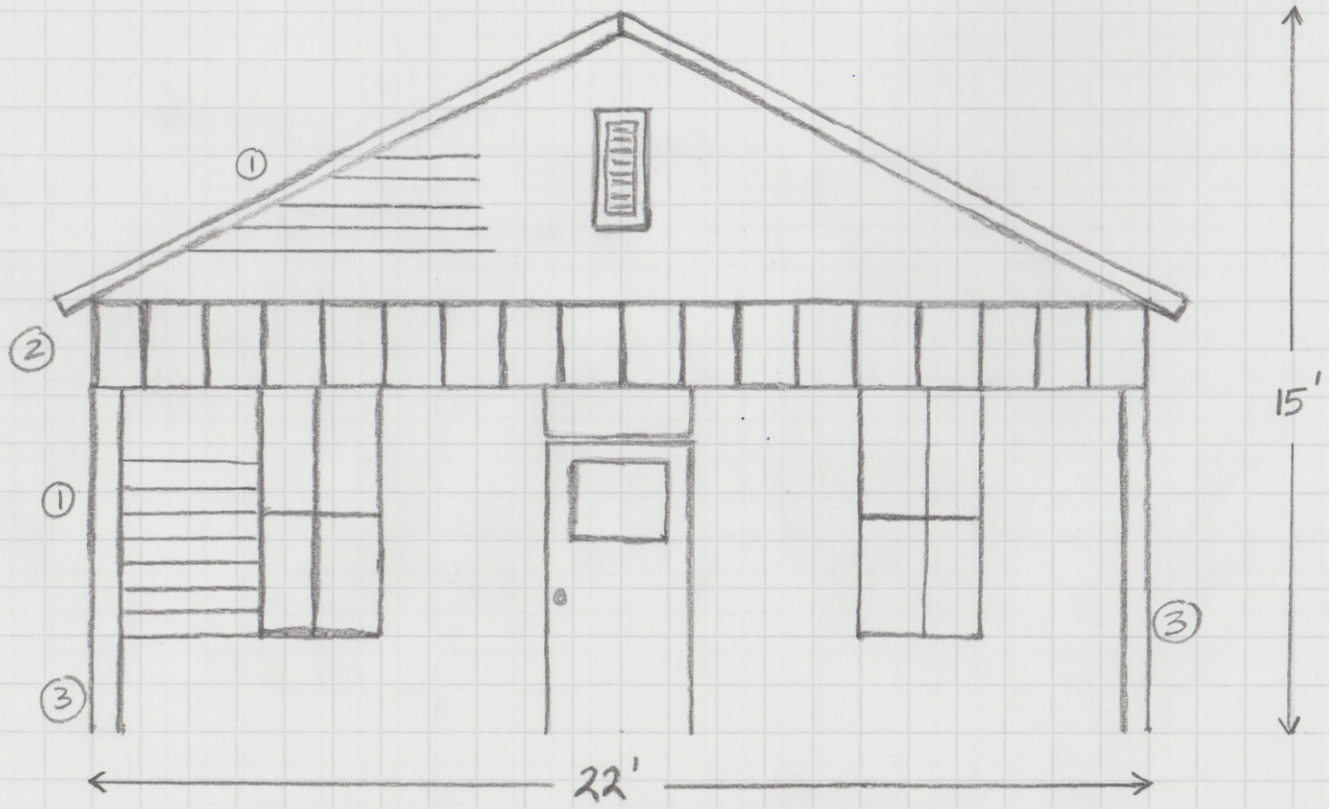
106 CONGRESS ADU

FRONT ELEVATION

① HARDIPLANK SIDING

② STANDING SEAM METAL ROOF OVERHANG FEATURE

③ SUPPORT COLUMN



106 CONGRESS ADU

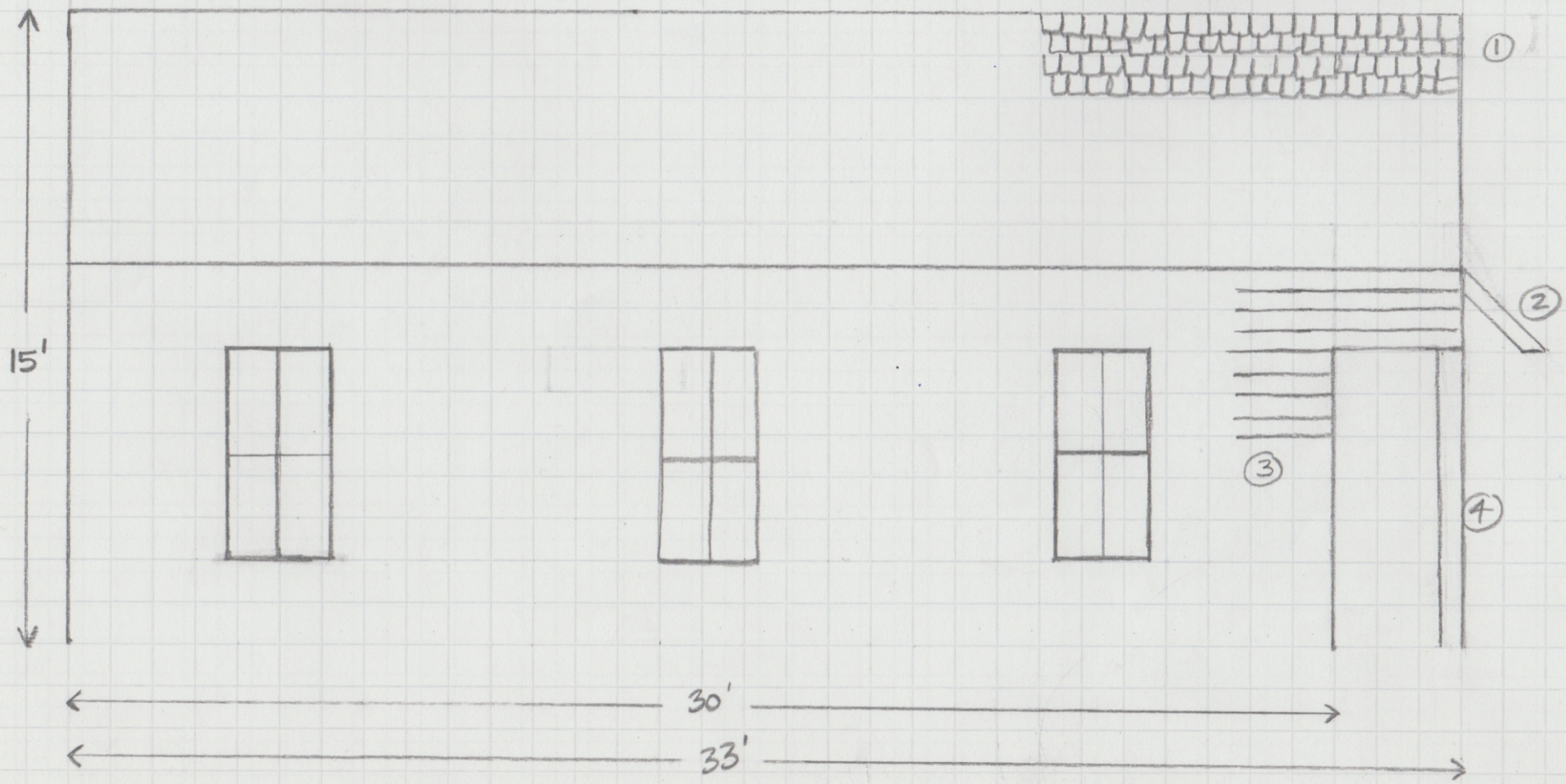
LEFT SIDE ELEVATION

① SHINGLES ON ROOF

② METAL ROOF OVERHANG FEATURE

③ HARDIPLANK SIDING

④ SUPPORT COLUMN



106 CONGRESS ADU

RIGHT SIDE ELEVATION

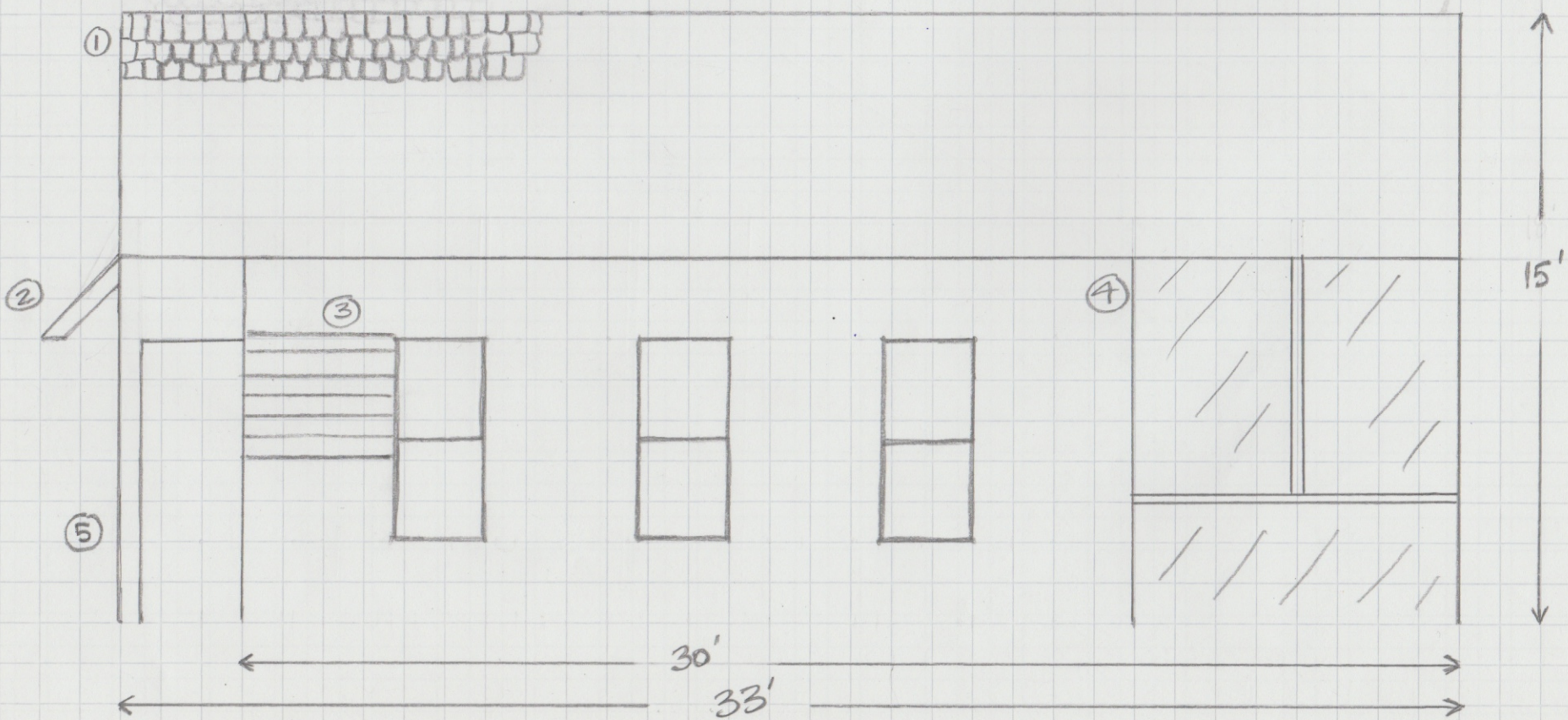
① SHINGLES ON ROOF

② METAL ROOF OVERHANG FEATURE

③ HARDIPLANK SIDING

④ SCREENED PORCH

⑤ SUPPORT COLUMN

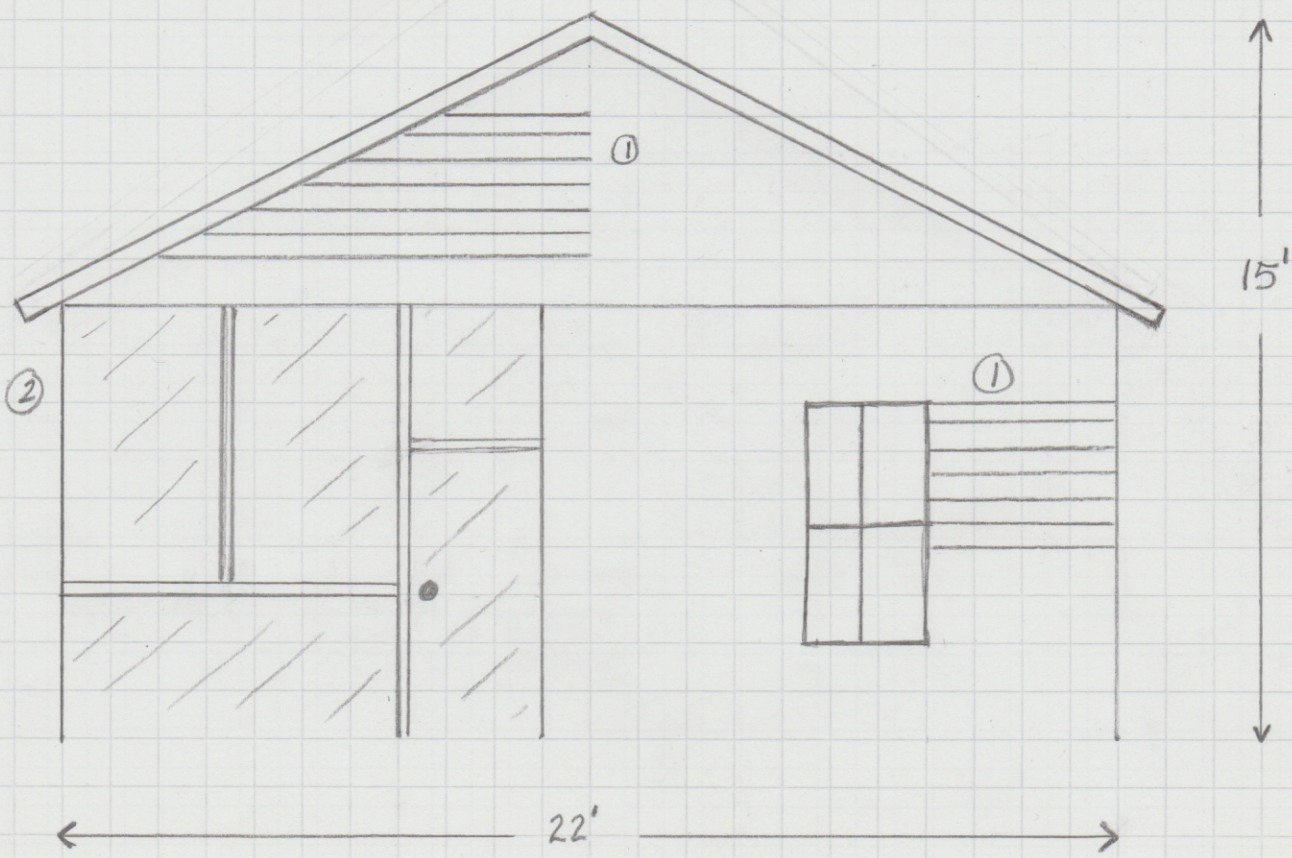


106 CONGRESS ADU

REAR ELEVATION

① HARDIPLANK SIDING

② SCREENED PORCH



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HISTORIC WILMINGTON, NC 910-251-8980

RASPBERRY COTTAGE

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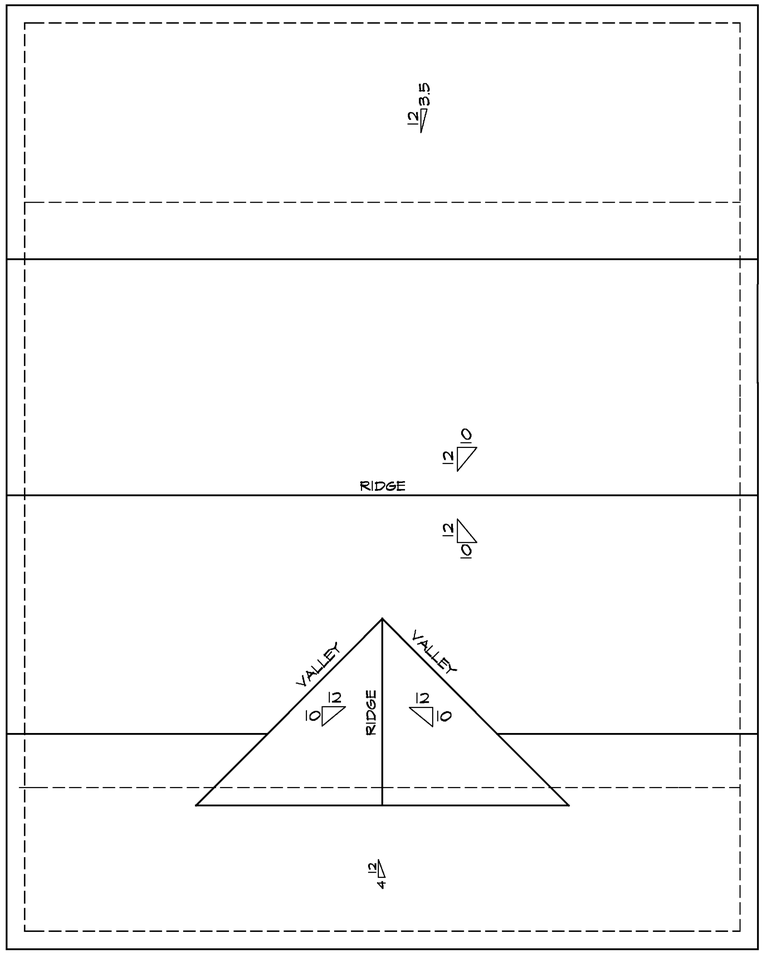


ATTIC VENTILATION

APPROX. 2027 SQ. FT. OF ATTIC SPACE

$\frac{2027}{150}$ = 13.51 SQ. FT. OF VENT REQUIRED

80.00 L.F. CONT. SOFFIT VENT @ 0.063/L.F. = 5.04 S.F.
10.416 L.F. CONT. RIDGE VENT @ 0.125/L.F. = 1.30 S.F.
1-LOUVER 8'-6" BASE x 3.25 HEIGHT= $\frac{13.53}{2}$ = 6.76 S.F.

1-LOUVER 8'-6" BASE x 3.25 HEIGHT= $\frac{13.53}{2}$ = 6.76 S.F.

TOTAL VENTILATION PROVIDED = 33.37 S.F.

ROOF PLAN

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

GENERAL NOTES:

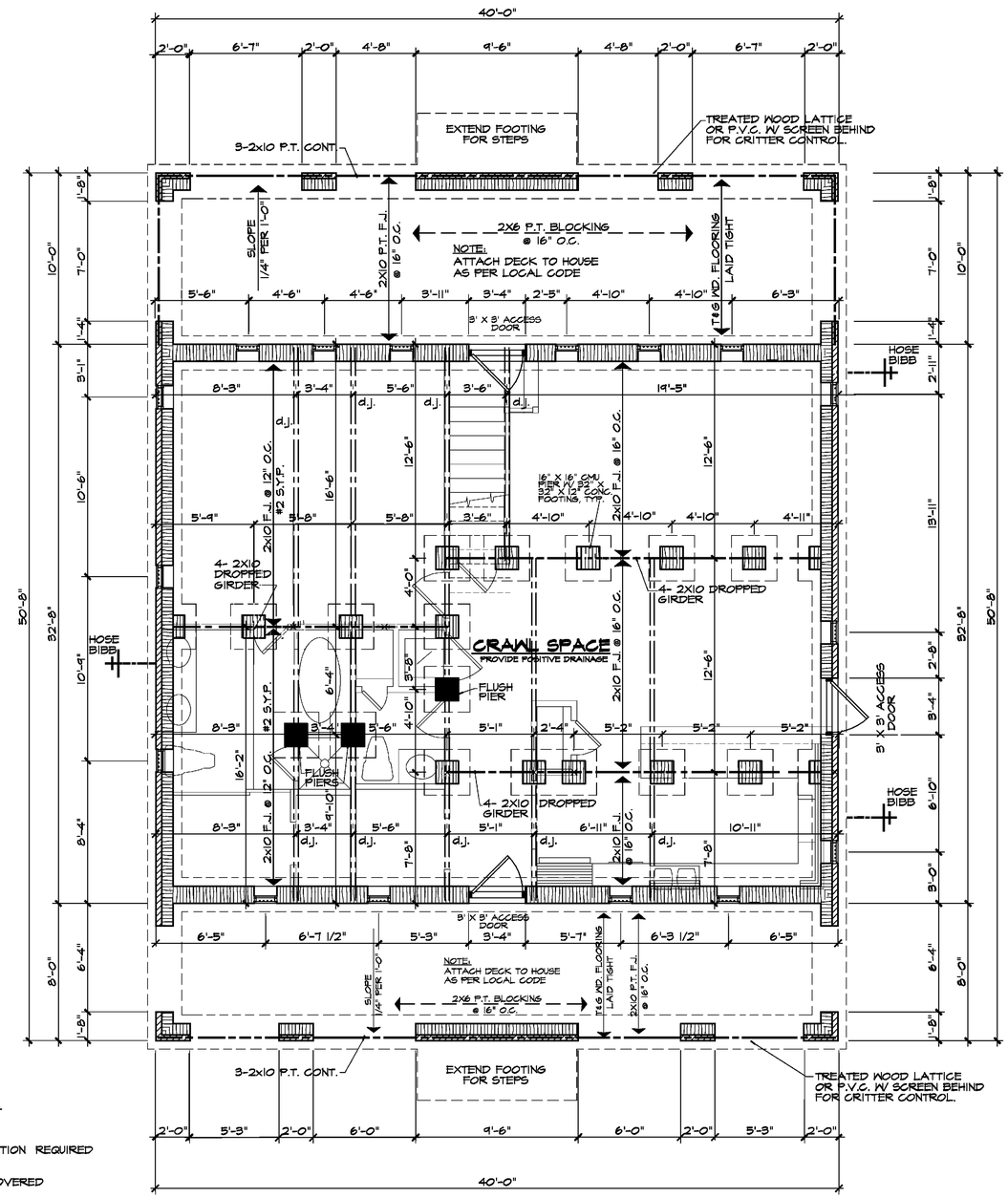
1. ALL GIRDERS AND FLOOR JOISTS TO BE #2 S.Y.P.
2. ALL WALLS ABOVE, PARALLEL TO JOIST SYSTEM, TO HAVE DOUBLE JOISTS (d.j.) BELOW, UNLESS DESIGNATED TO HAVE TRIPLE JOISTS (t.j.).
3. WATERPROOF FOUNDATION WALLS AND PROVIDE 4" DRAIN & GRAVEL AT PERIMETER.
4. LARGER FOOTING/S FOR CONCENTRATED LOAD/S FROM ABOVE (SEE FOUNDATION PLAN FOR LOCATION/S) - VERIFY DIMENSIONS AND REINFORCING REQUIREMENTS WITH LOCAL, LICENSED ENGINEER.
5. CHIMNEY FOOTINGS SHALL EXTEND 12" BEYOND ALL MASONRY & BE 12" THICK.

CRAWL SPACE VENTILATION

1283 SQ. FT. OF CRAWL SPACE

$\frac{1283}{300}$ = 4.3 SQ. FT. OF VENTILATION REQUIRED

MIN. 75% OF CRAWL SPACE COVERED WITH 6 MIL VAPOR BARRIER



FOUNDATION PLAN

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

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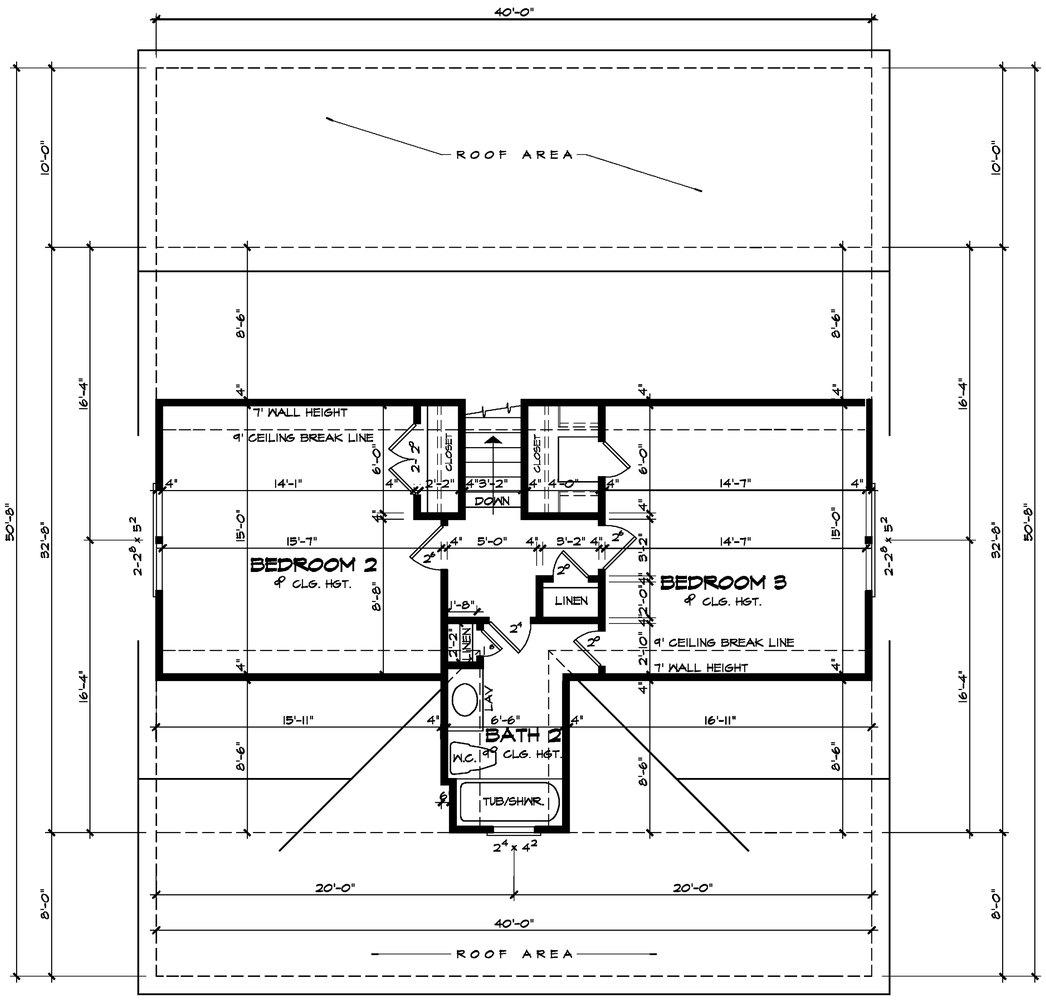
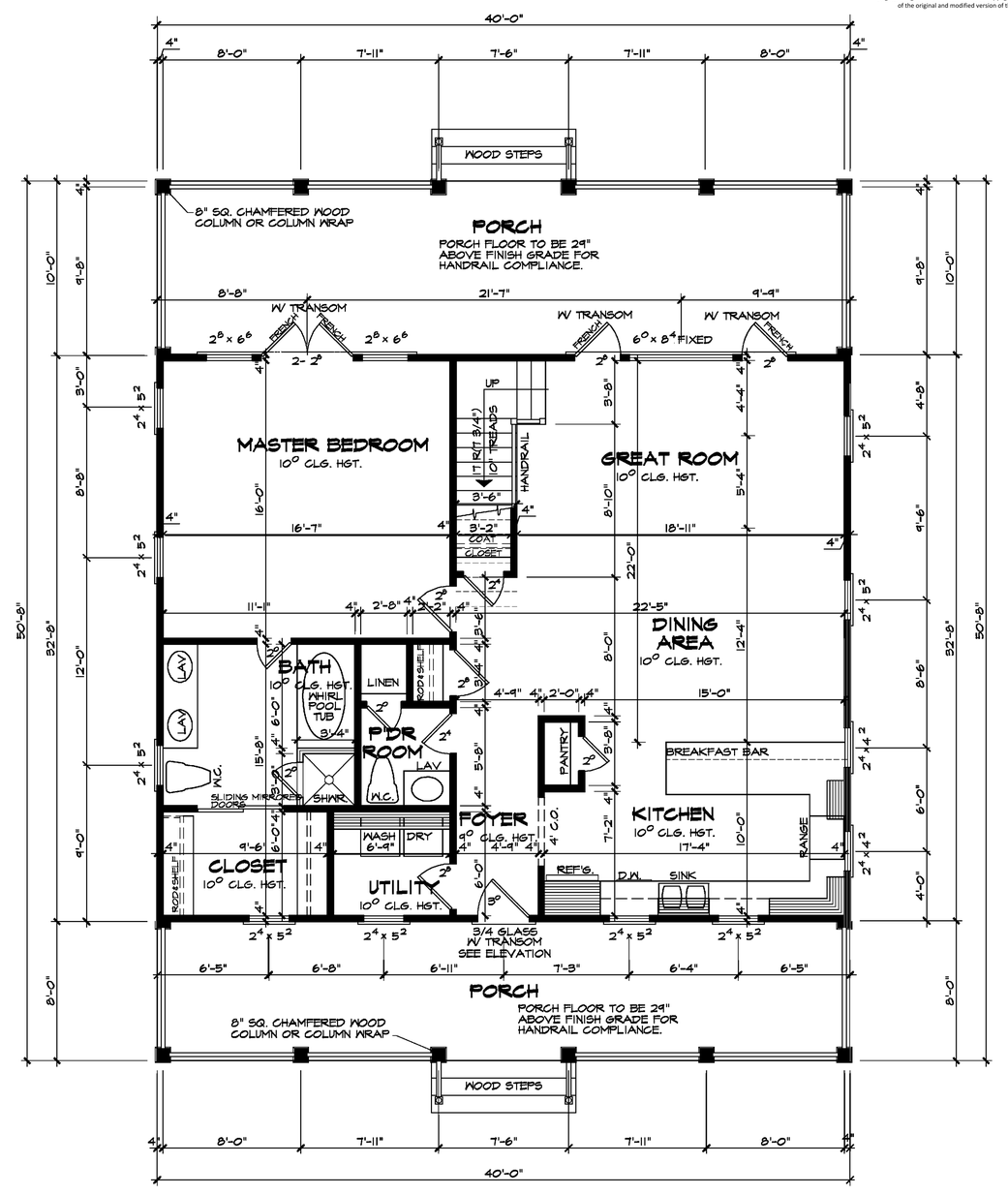


SECOND FLOOR PLAN

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

GENERAL NOTES:

1. ALL HEADERS ARE TO BE (2) 2X10'S W/ 1/2" PLYWOOD SPACER, UNLESS OTHERWISE NOTED. FINAL ENGINEERING BY LOCAL LISCENSED ENGINEER.
2. ALL WALLS ABOVE PARALLEL TO JOIST SYSTEM TO HAVE DOUBLE JOIST (DJ) BELOW.
3. ALL BEAMS LABELED & OF BEAM MAY BE SUBSTITUTED W/ EITHER GANGLAM, POWERLAM, OR MICROLAM UPON BEING RE-ENGINEERED.
4. ALL BEAMS MUST HAVE SOLID BEARING TO FOUNDATION.



FIRST FLOOR PLAN

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

FIRST FLOOR	1307 SQ. FT.
SECOND FLOOR	677 SQ. FT.
TOTAL HEATED SQ. FT.	1984 SQ. FT.
FRONT PORCH	320 SQ. FT.
BACK PORCH	399 SQ. FT.

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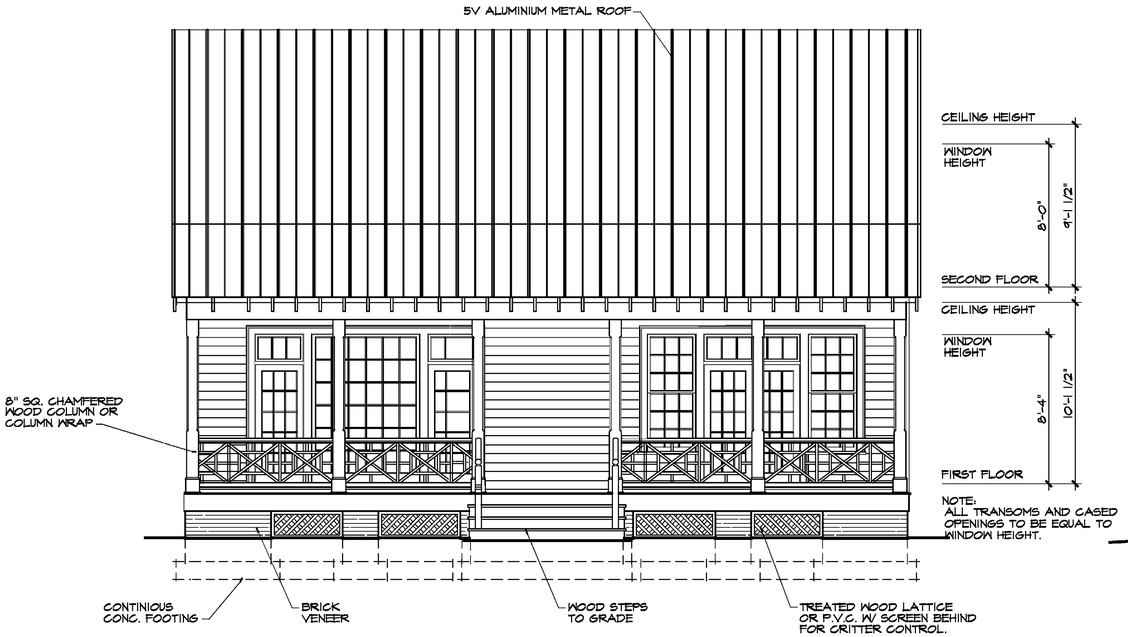
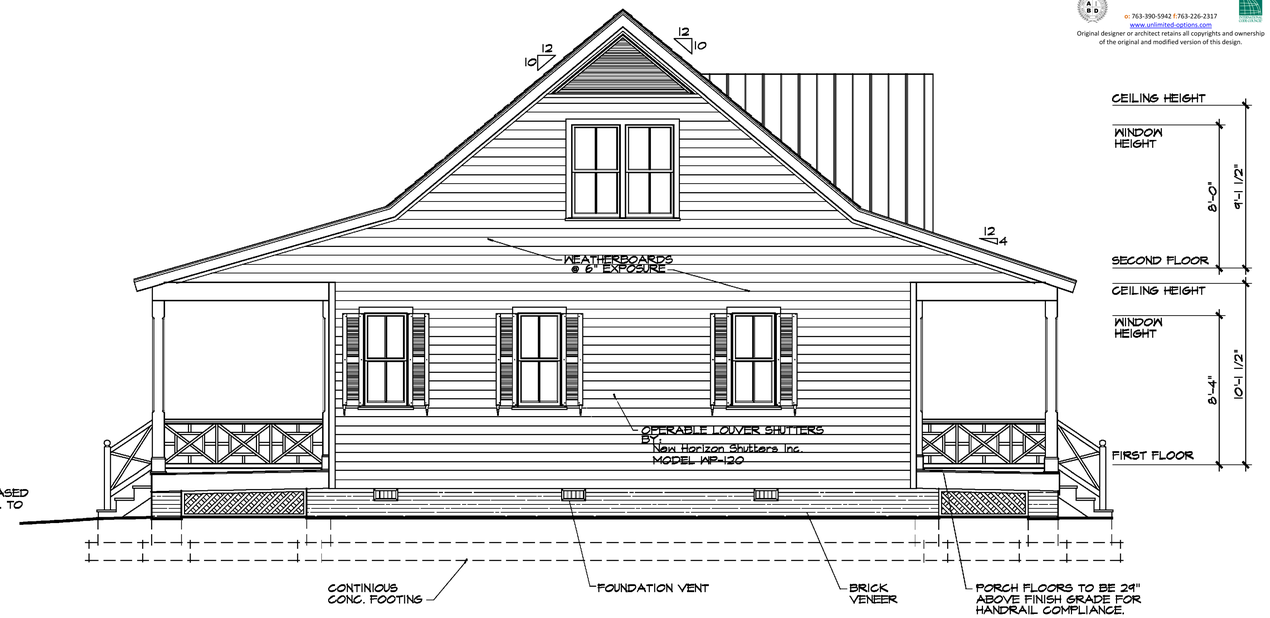
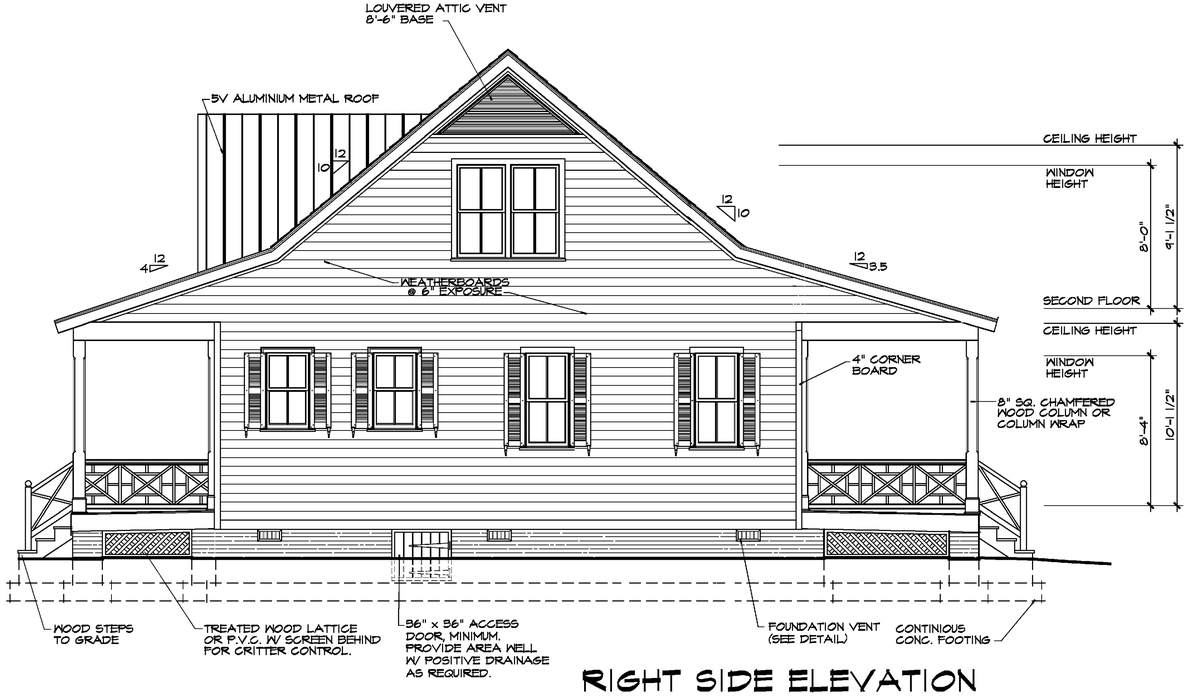




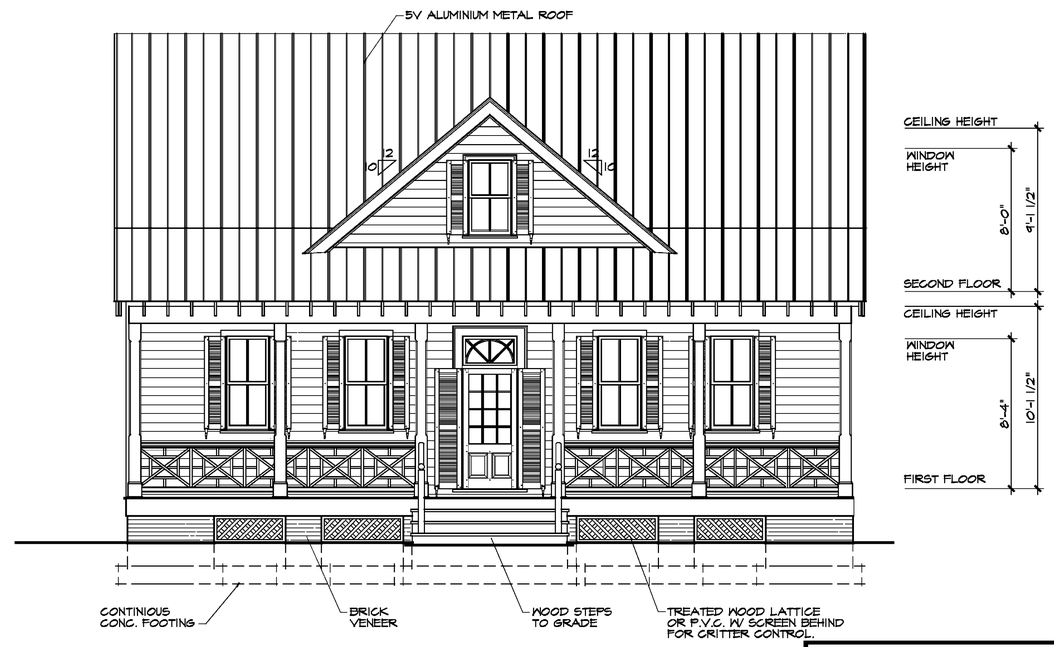
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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

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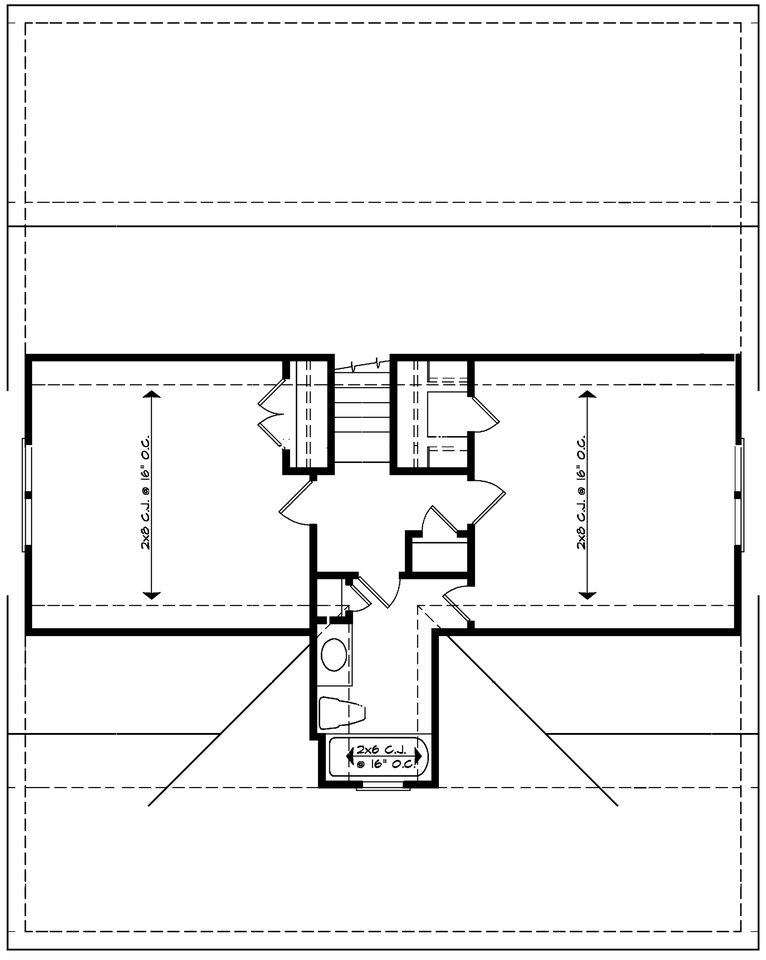
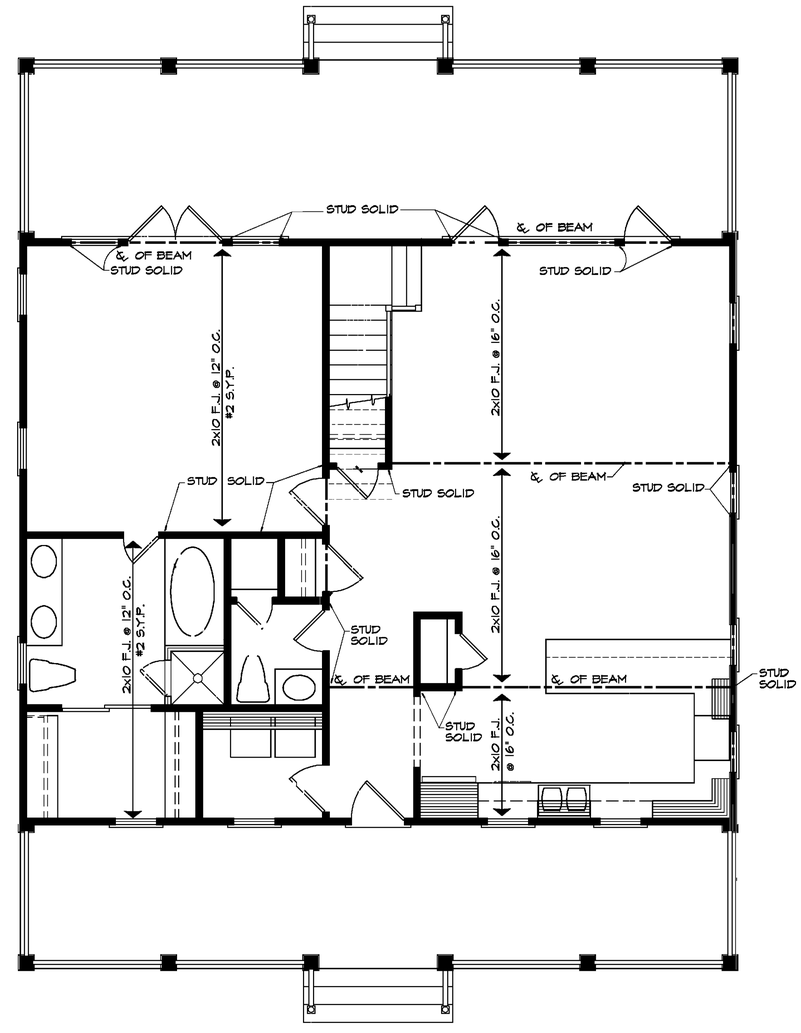


SECOND FLOOR STRUCTURAL PLAN

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



FIRST FLOOR STRUCTURAL PLAN

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

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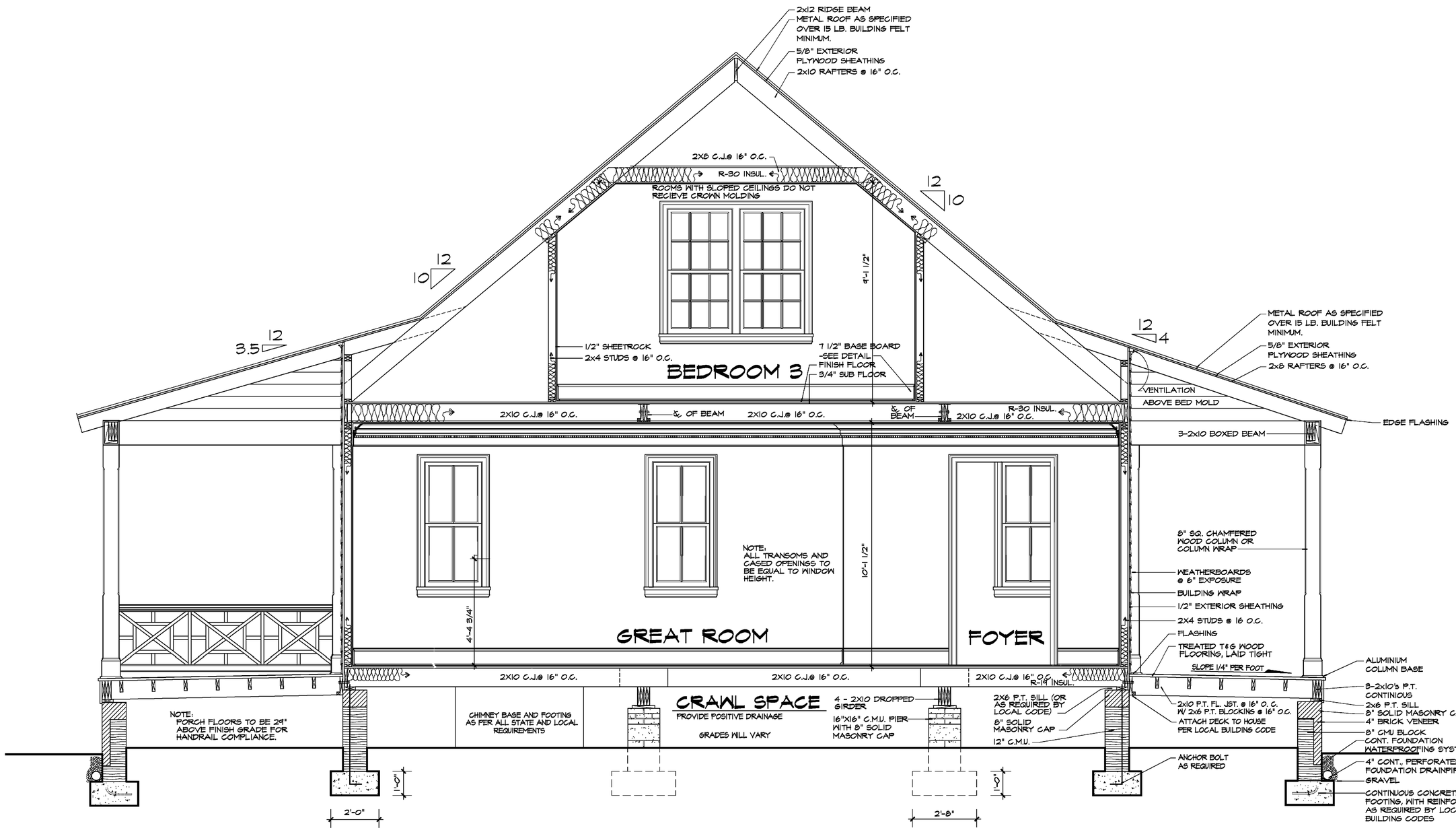
MINIMUM TOTAL R-VALUES:

CATHEDRAL CEILING	R-23
CEILING	R-31
WALLS	R-16
FLOORS	R-20



BUILDING SECTION

SCALE: 1/2"=1'-0"

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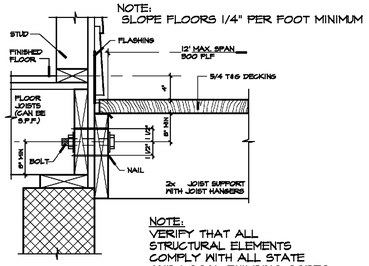
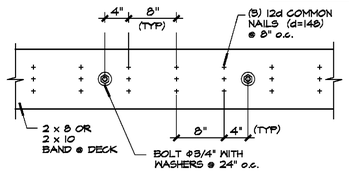
RASPBERRY COTTAGE

CS-114



NOTE:
VERIFY THAT ALL STRUCTURAL ELEMENTS COMPLY WITH ALL STATE AND LOCAL BUILDING CODES.

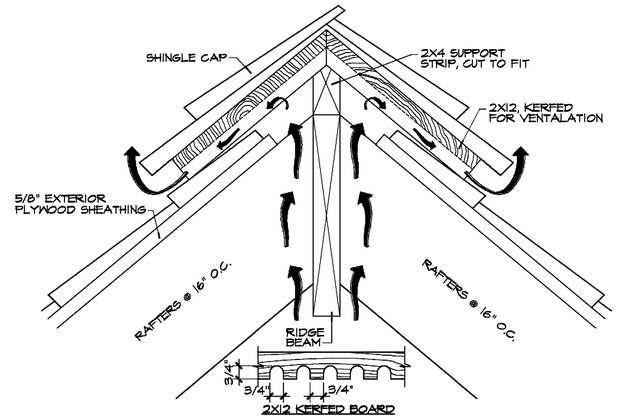
SCALE: 1 1/2"=1'-0"



SCALE: 1"=1'-0"

DECK SUPPORT DETAIL @ SIDING

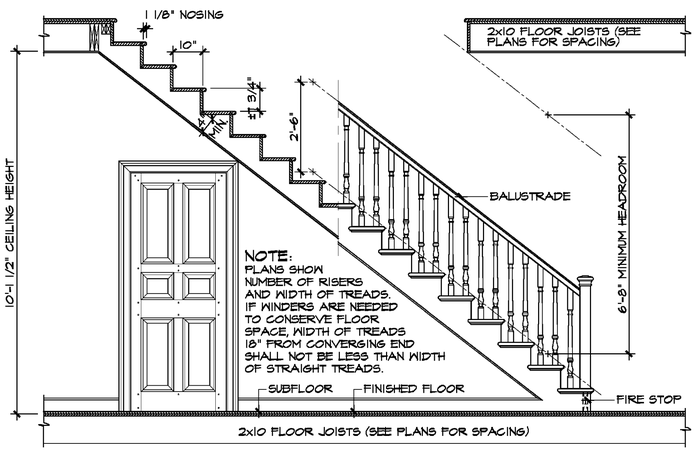
12' SPAN



RIDGE VENT DETAIL

OPTIONAL

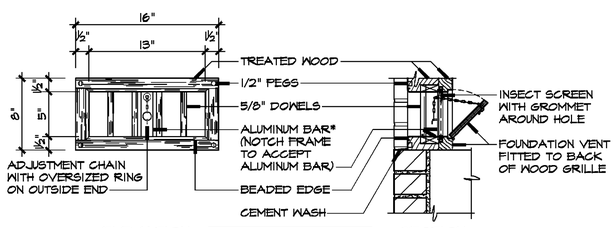
SCALE : 3"=1'-0"



GENERAL STAIR DETAIL

(ACTUAL CONFIGURATION OF HANDRAILS, BALUSTERS, NEWELS, VOLUTES, ETC. IN THESE PLANS MAY VARY.)

SCALE: 1/2"=1'-0"



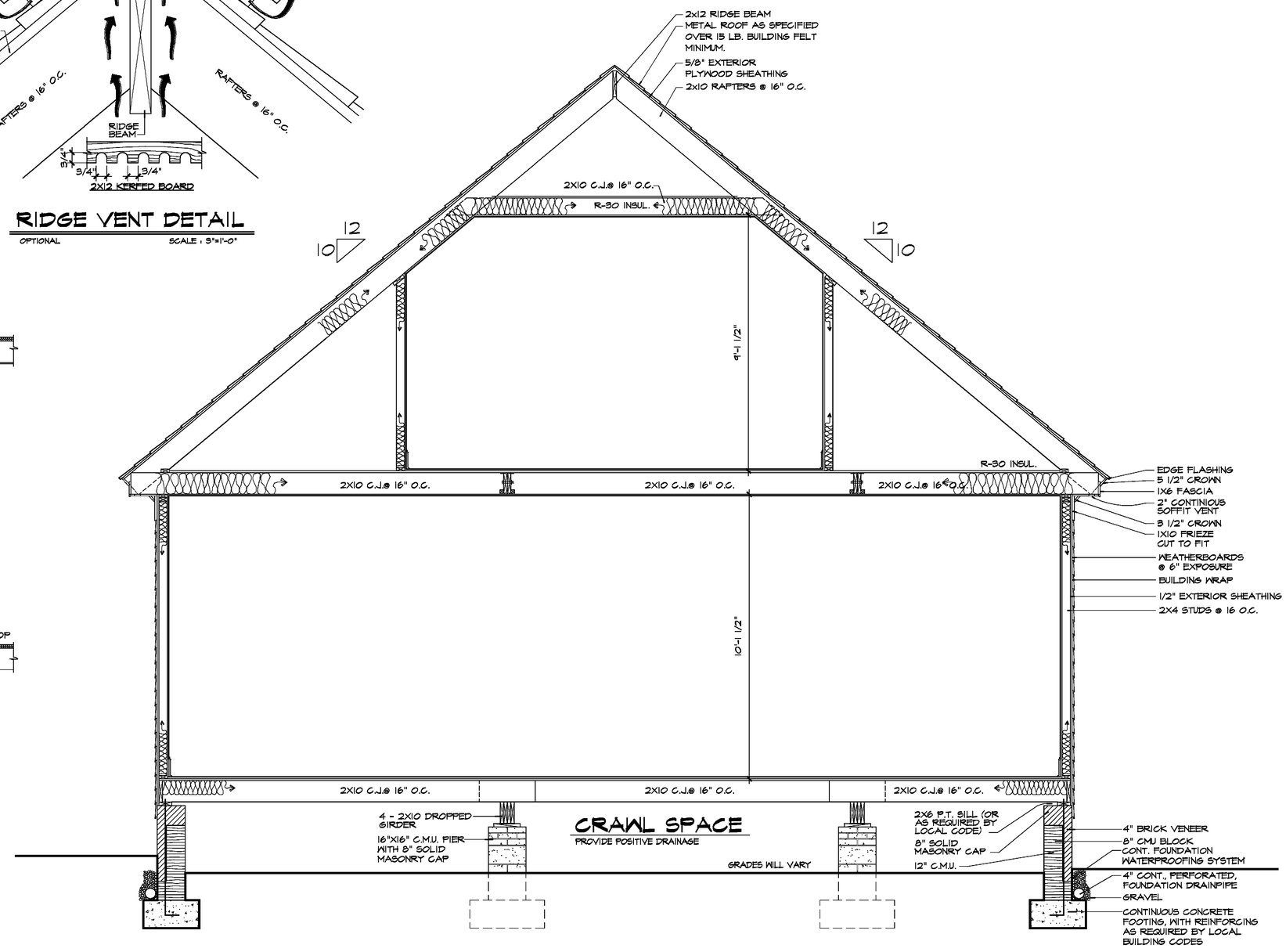
ELEVATION

SECTION

*ALUMINUM BAR (FASTENED TO FRAME) WITH WELDED-ON HOOK, AND HOLE DRILLED FOR PASSAGE OF CHAIN

FOUNDATION VENT DETAIL

SCALE : 1 1/2" = 1'-0"



BUILDING SECTION

SCALE: 1/2"=1'-0"

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MINIMUM TOTAL R-VALUES:

CATHEDRAL CEILING	R-23
CEILING	R-31
WALLS	R-16
FLOORS	R-20

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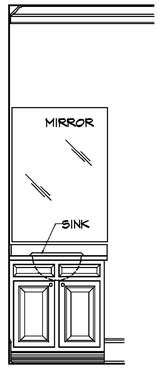
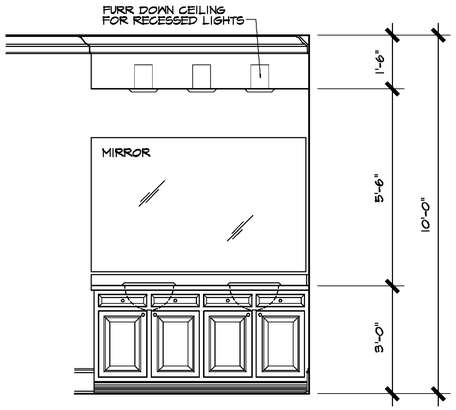


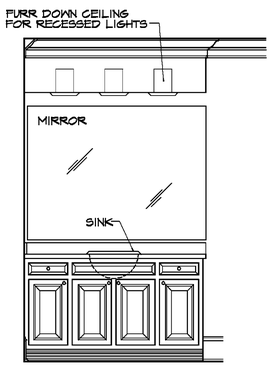
P'DR. RM.

SCALE : 1/2" = 1' - 0"



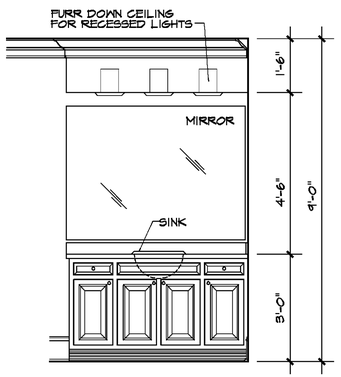
MASTER BATH

SCALE : 1/2" = 1' - 0"



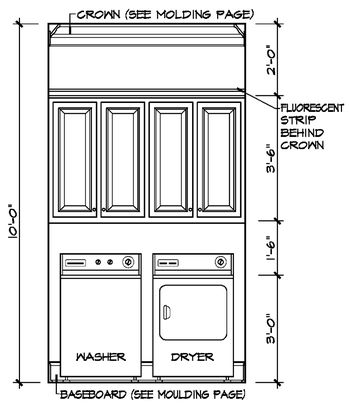
BATH 3

SCALE : 1/2" = 1' - 0"



BATH 2

SCALE : 1/2" = 1' - 0"

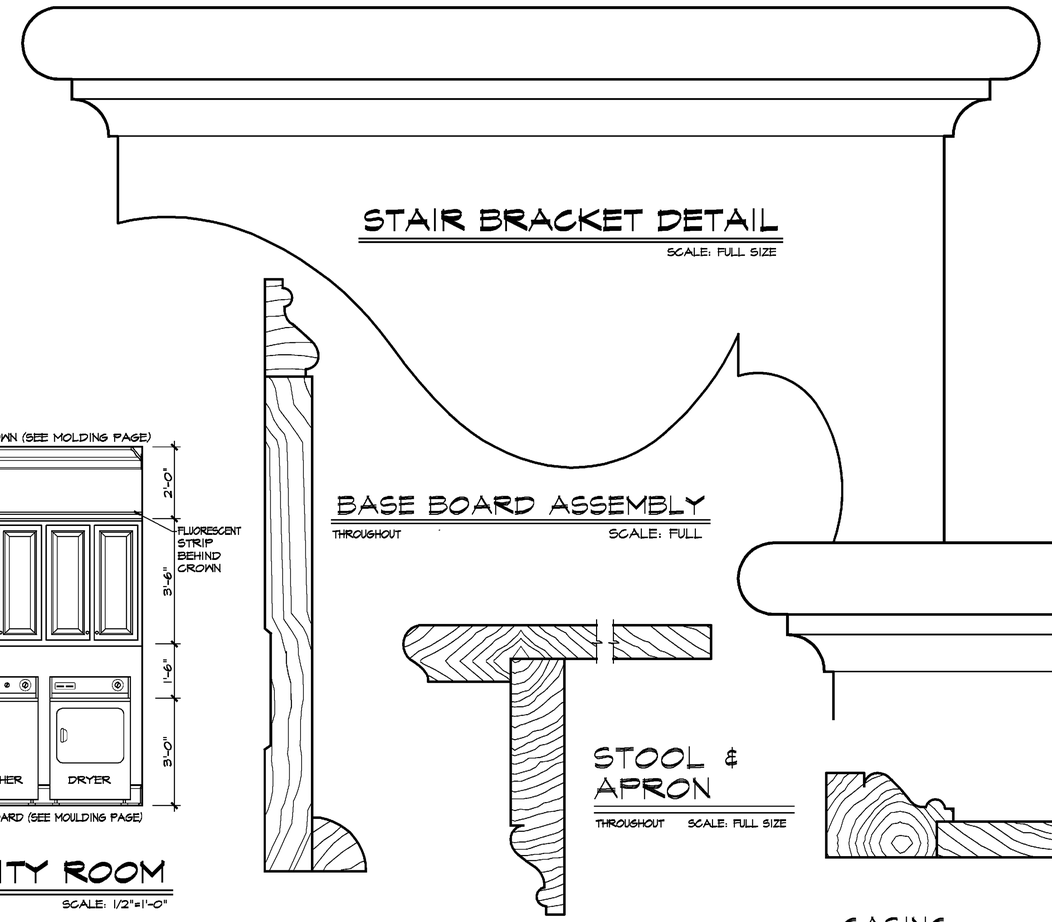


UTILITY ROOM

SCALE: 1/2"=1'-0"

KITCHEN CABINET ELEVATIONS

SCALE : 1/2" = 1' - 0"



STAIR BRACKET DETAIL

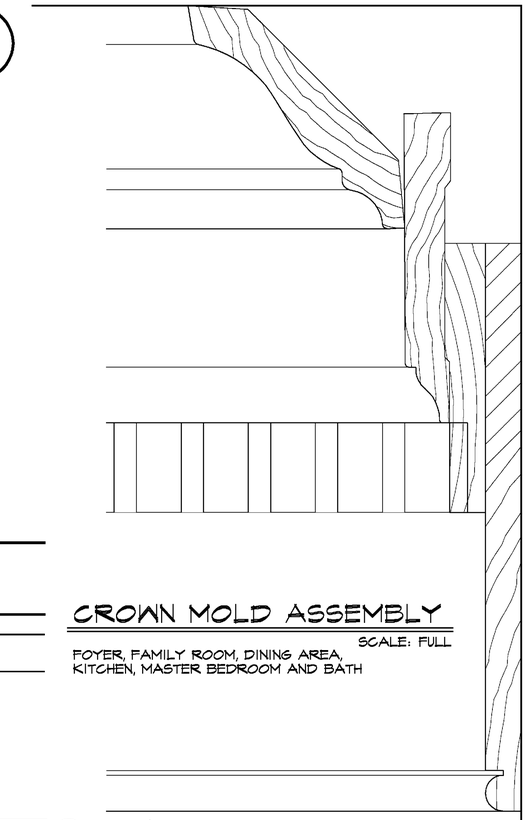
SCALE: FULL SIZE

BASE BOARD ASSEMBLY

THROUGHOUT SCALE: FULL

STOOL & APRON

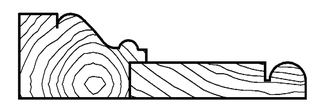
THROUGHOUT SCALE: FULL SIZE



CROWN MOLD ASSEMBLY

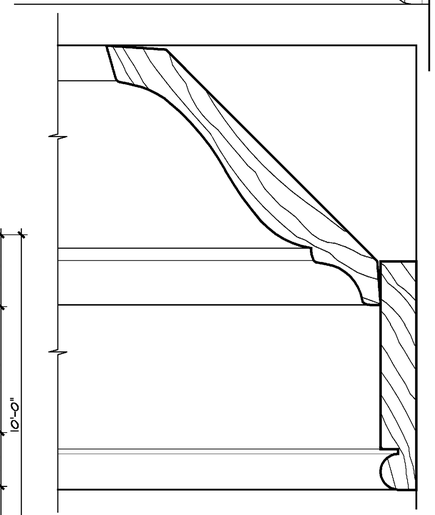
SCALE: FULL

FOYER, FAMILY ROOM, DINING AREA, KITCHEN, MASTER BEDROOM AND BATH



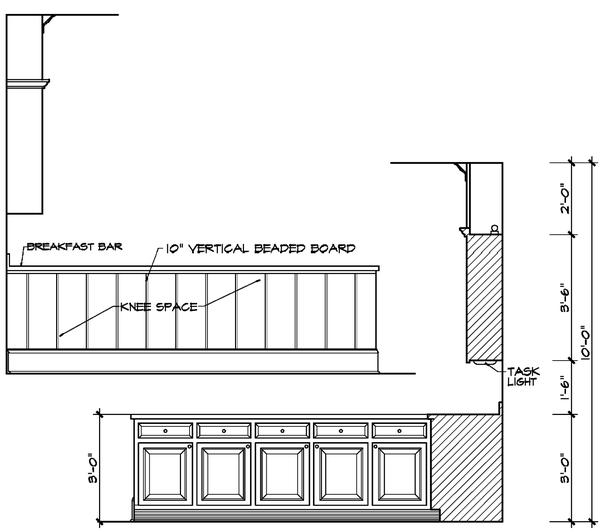
CASING

THROUGHOUT SCALE: FULL



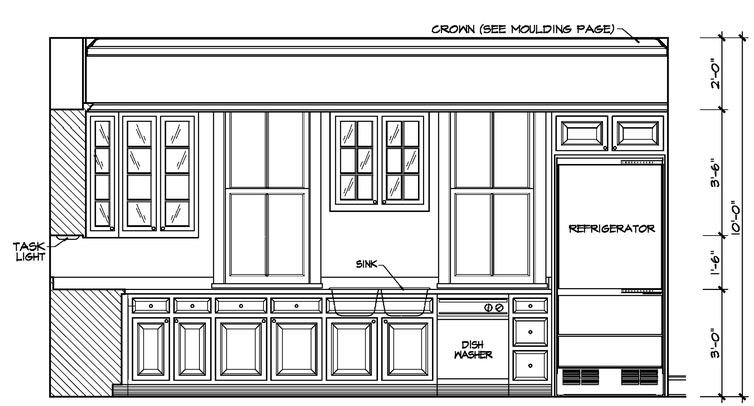
CROWN MOLD ASSEMBLY

THROUGHOUT REMAINDER SCALE: FULL



KITCHEN ELEVATION @ BREAKFAST BAR

KITCHEN ELEVATION @ RANGE



KITCHEN ELEVATION @ SINK

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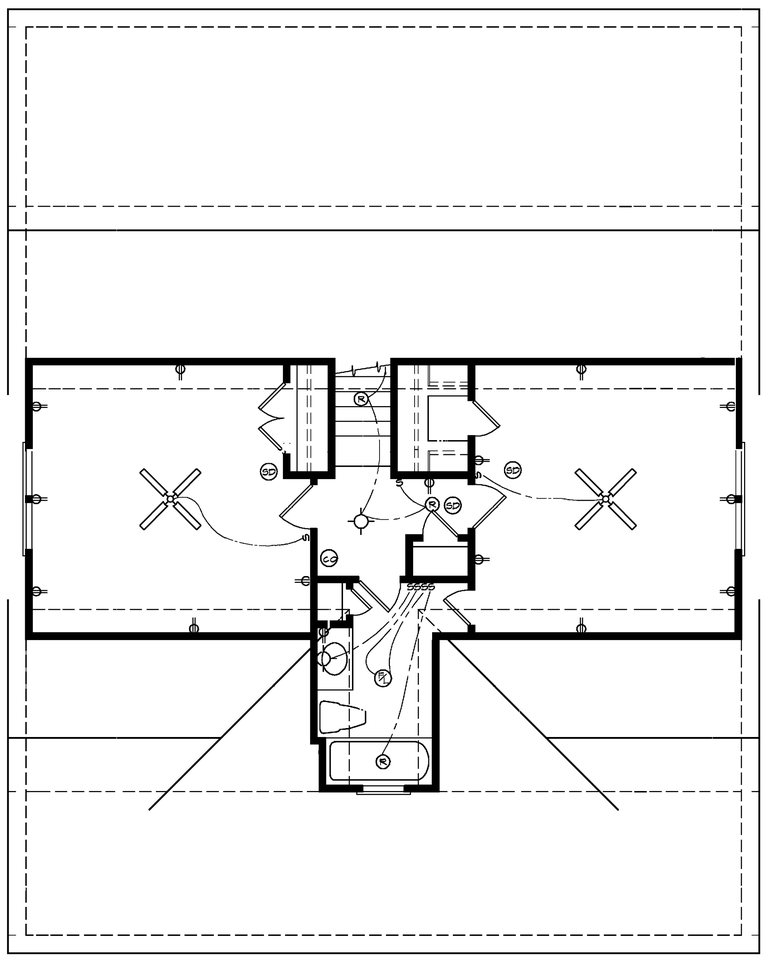
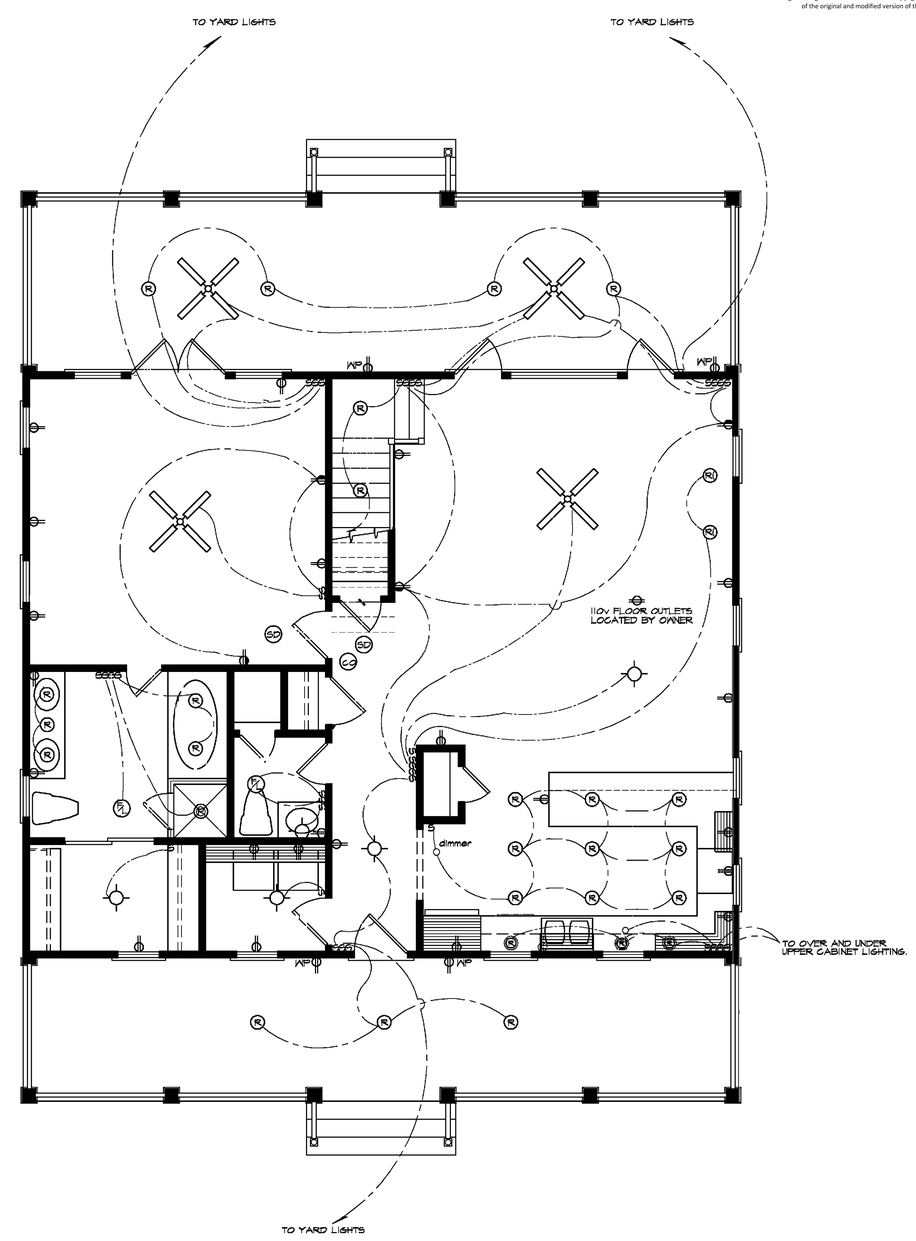


SECOND FLOOR ELECTRICAL PLAN

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



FIRST FLOOR ELECTRICAL PLAN

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

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RASPBERRY COTTAGE

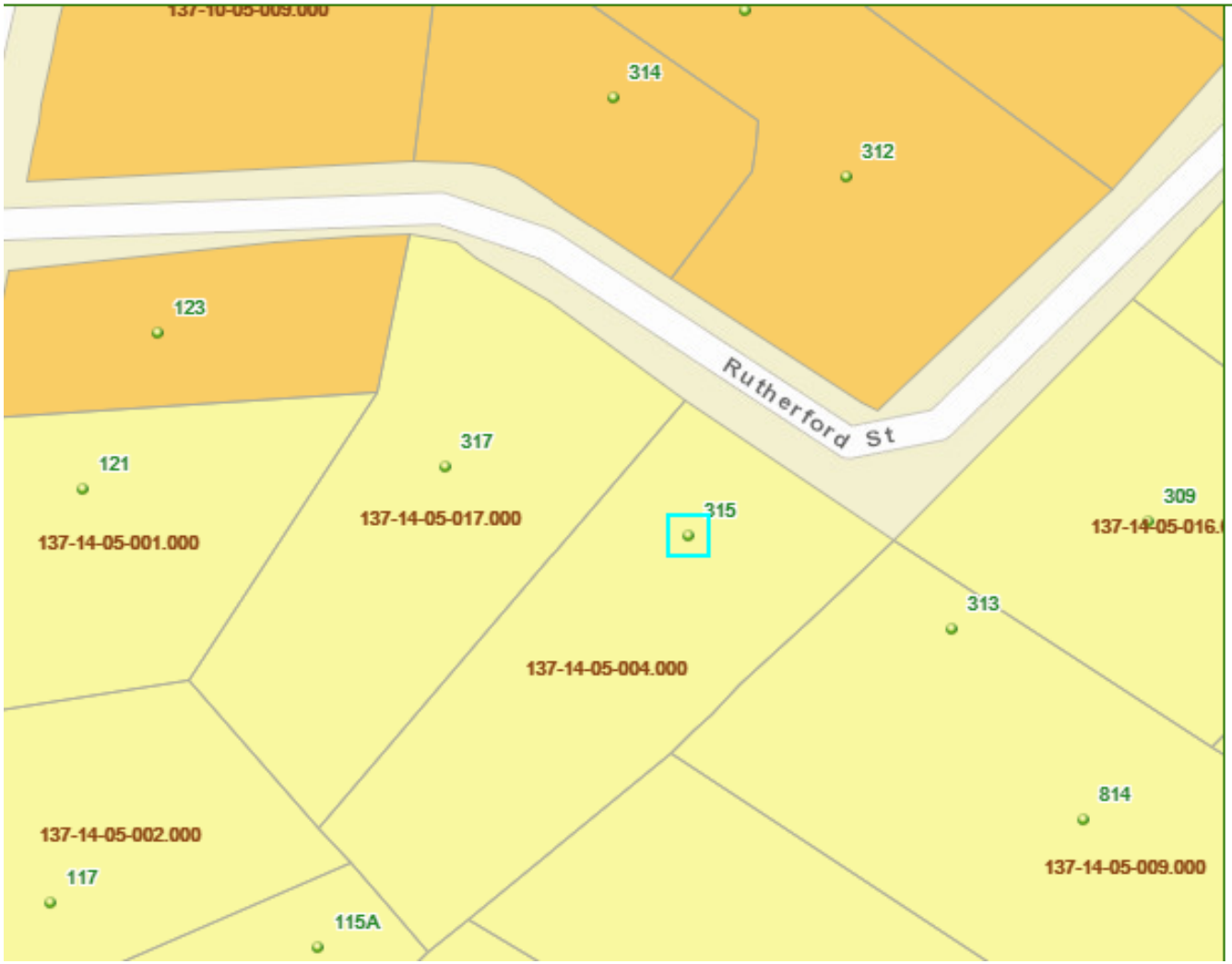
CS-114

STAFF REPORT
BAR Meeting
June 25th, 2020

To: Town of Summerville BAR
From: Becca Zimmerman, Planner II
Date: 5/18/2020

GENERAL INFORMATION

Property Applicant:	Kevin Morrissey
Owner:	Kevin & Courtney Morrissey
Requested Action:	Final Approval
Existing Zoning/Land Use:	GR-2, Residential
Location:	315 Rutherford Street
Building Rating:	N/A
Proposed Alterations:	New construction of a detached 12x16 garden shed & detached accessory cottage
Guideline Citation:	**5. Design Guidelines** –5.10 Universal Guidelines for New Standalone Construction -*Guidelines 29-36*
Evaluation:	The proposed garden shed is simple in design, Zoning compliant and will not be visible from the street. The proposed cottage is more ornate in design (i.e. laurel pickets, hog's pen screening, flower boxes). It would require a variance from the Board of Zoning appeals as it is taller than 20'. The cottage may be visible from one vantage point on a curved part of Rutherford Street, but will mostly be obscured by the detached garage. The applicant will need to provide colors, finishes and material details to board members before final approval is granted for either structure.



Location Information

This property is in the Town of Summerville.

This property is in the Historic District

TMS: 137-14-05-004.000

Owner: MORRISSEY COURTNEY ANNE & KEVIN M (JTROS

Second Owner:

Zoning: GR-2

Address: 315 RUTHERFORD ST

Subdivision:

County: Dorchester

Council District: 3

Representative: Walter Bailey

Tool SHED
432
BATH
BEDROOM
9'-6" x 8'-2"
LIVING ROOM
18'-0" x 14'-4"
SCREENED PORCH
23' DEEP
GARAGE
23'-4" x 19'-4"
Concrete drive way
Gravel
Gravel

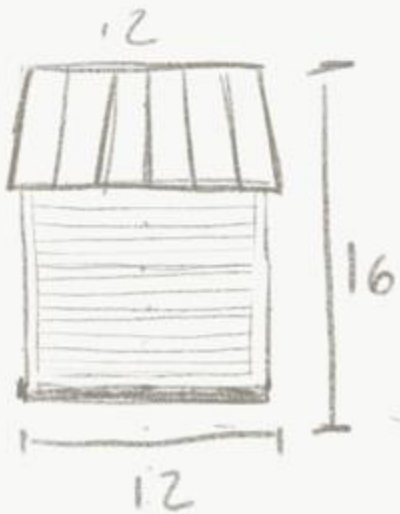
Metal Roof & siding & windows
match garage

Front
Facing Yard

Side facing
drive way

Rear facing
fence

Rear
Facing
Fence



SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2868 = 2'-8" WIDE x 6'-0" HIGH

DRAWING # — 1 / 3 — SHEET # = SECTION OF ELEVATION

ROOM TITLE
KITCHEN
9' CLG. VINYL
CEILING HEIGHT — FLOOR FINISH

1 **DRAWING TITLE**
DETAIL OR ELEVATION NUMBER

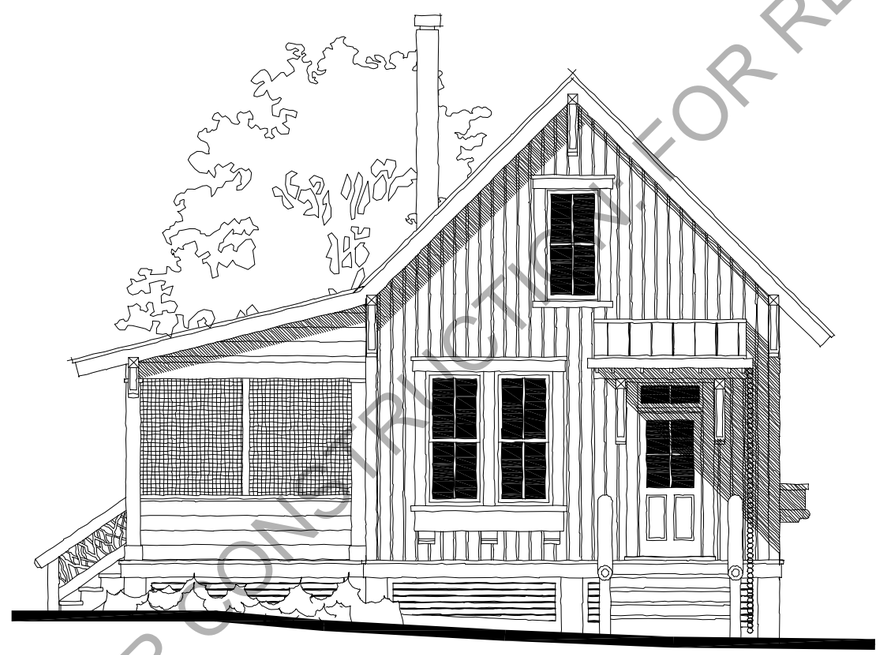
14.00' = ELEVATION ABOVE SEA LEVEL

1 = REVISION NUMBER

= REVISION CLOUD

REF. 88 = PLAN REFERENCE NORTH

	SINGLE POLE SWITCH
3	THREE WAY SWITCH
4	FOUR WAY SWITCH
D	DIMMER SWITCH
	DUPLEX OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
TV	TELEVISION JACK
V	VENT
V/L	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
S	SMOKE ALARM



NOT FOR CONSTRUCTION
NOT FOR REVIEW ONLY

THE CRAWDAD - C

DRAWING INDEX

0	COVER SHEET
1	FOUNDATION/FLOOR/ROOF PLANS
2	ELEVATIONS
3	WINDOW/DOOR SCHEDULES
4	BUILDING SECTIONS/INTERIOR ELEVATION
5	WALL SECTIONS/DETAILS
6	ELECTRICAL PLANS
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS

FIRST FLOOR HEATED = 456 S.F.
LOFT HEATED = 128 S.F.
TOTAL HEATED = 584 S.F.
SCREEN PORCH = 253 S.F.
COVERED STOOP = 28 S.F.

THE CRAWDAD - C
08502-C

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(843) 986-0559
236 S. Liberty Street
Asheville, NC 28801
(828) 350-1286
www.allisonramseyarchitect.com

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE
-FLAT SLAB OR CRAWL SPACE FOUNDATIONS
-HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	07/23/2008
JOB NO.	08502
DWN. BY:	JRM
DRAWING NAME	08502.DWG

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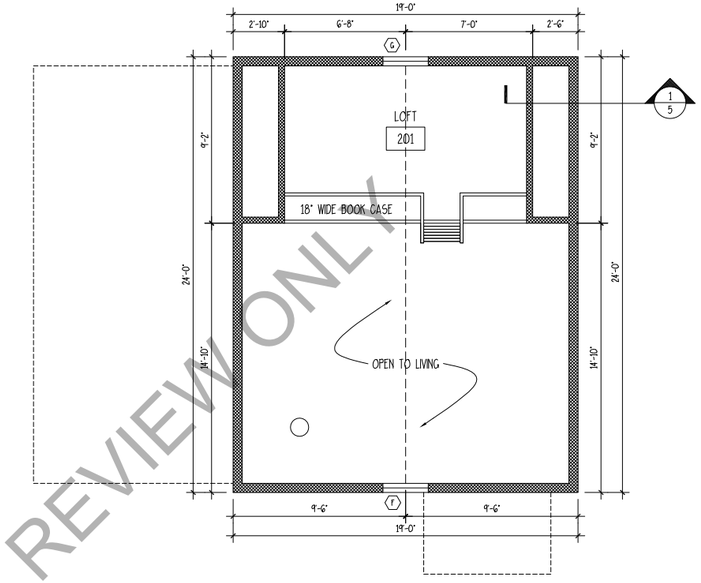
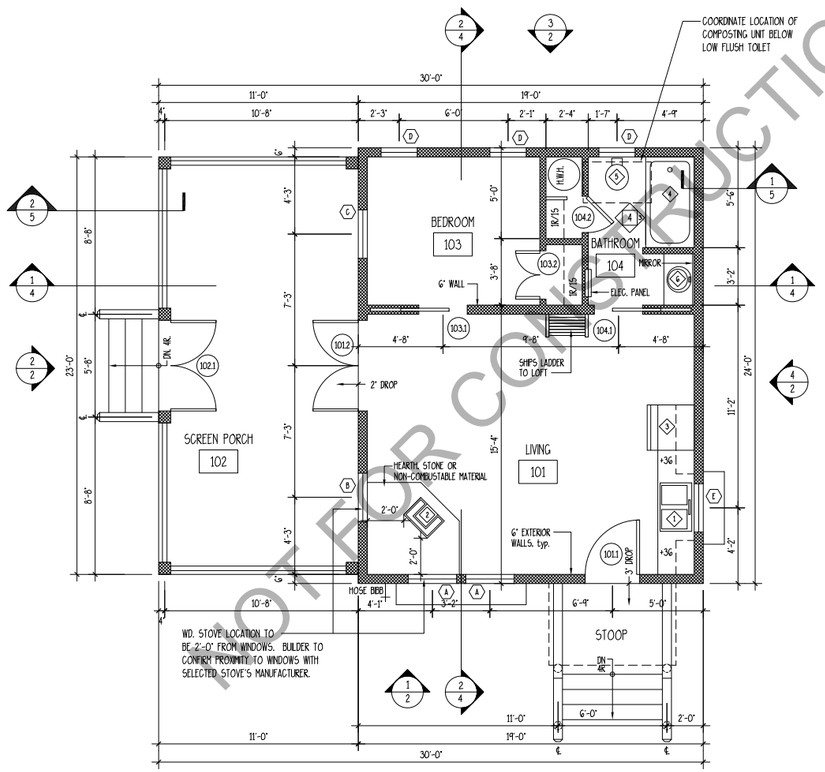


SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

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-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ALL SITE SPECIFIC CONDITIONS
-HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	07/22/2008
JOB NO.	08502
DWN. BY:	JRM
DRAWING NAME	08502.DWG

1

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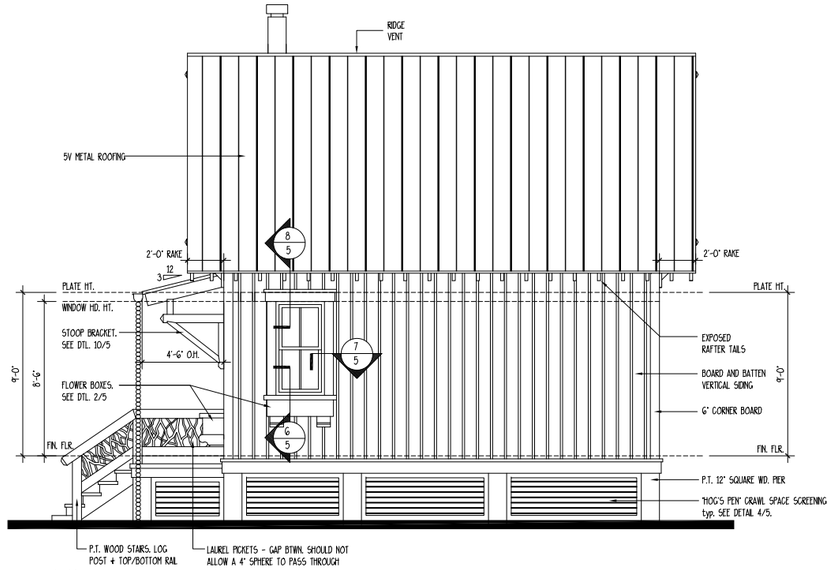
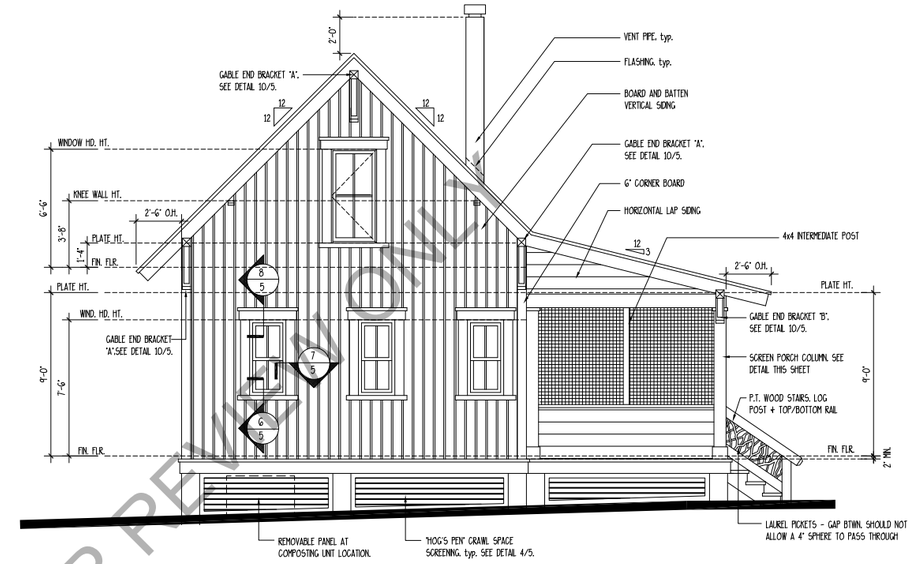


4 RIGHT ELEVATION

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

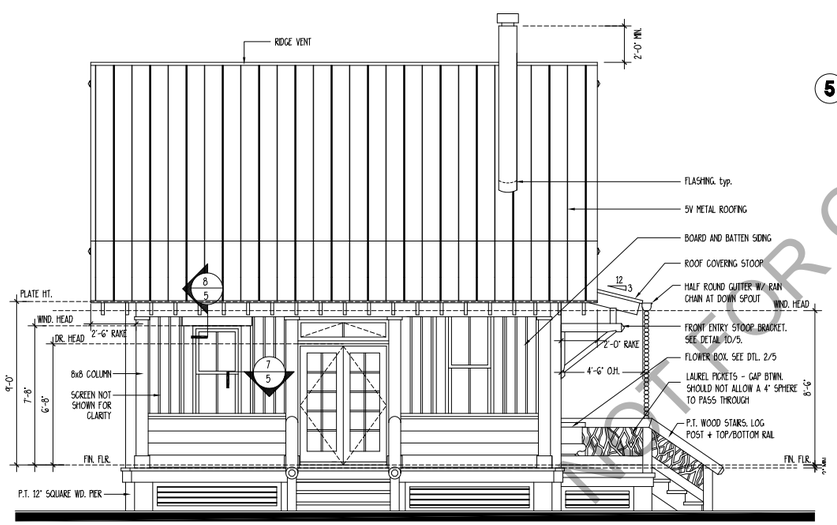


3 REAR ELEVATION

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

5 LEFT ELEVATION W/ INSECT SCREEN

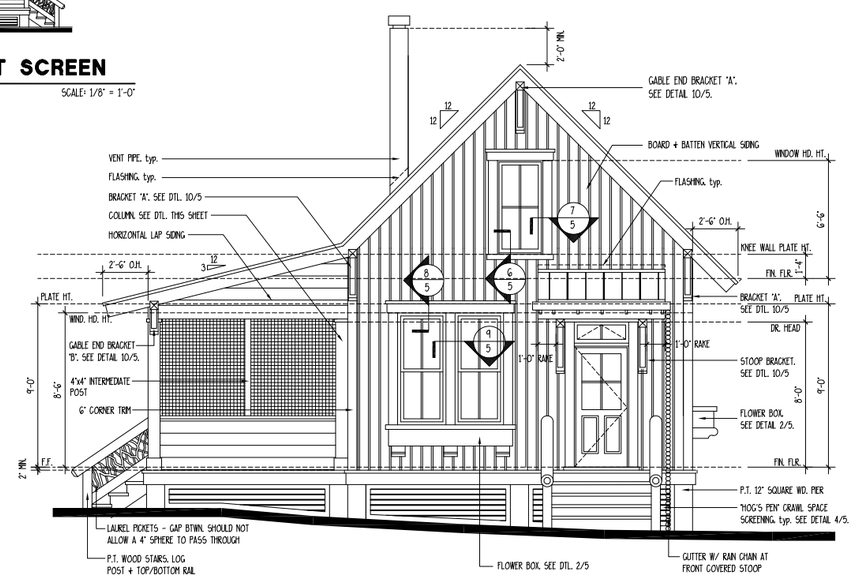
SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION

NOTE: SCREEN NOT SHOWN FOR CLARITY

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



1 FRONT ELEVATION

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

NOT FOR CONSTRUCTION: FOR REVIEW ONLY

THE CRAWDAD - C
08502-C

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-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ALL SITE CONDITIONS.
-HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED; THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	07/14/2008
JOB NO.	08502
DWN. BY:	JRM
DRAWING NAME	08502.DWG

2

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SYMBOLS + KEYS

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

DRAWING #
1
3
SHEET #
= SECTION OF ELEVATION

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

1 **DRAWING TITLE**
DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL

1 = REVISION NUMBER

= REVISION CLOUD

REF. 88 = PLAN REFERENCE NORTH

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
	DUPLEX OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
TV	TELEVISION JACK
V	VENT
V/L	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

G0	COVER SHEET
G1	FOUNDATION PLAN/ ROOF PLAN/ DETAILS FLOOR PLANS/ ELECTRICAL PLANS
G2	ELEVATIONS
SP1	SPECIFICATIONS
SP2	SPECIFICATIONS
SP3	SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS

GARAGE = 480 sq. ft.

G0024

G0024

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-FLOOR POCKET LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE
-ELECTRICAL LAYOUTS
-HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT

DATE:	04/29/2020
JOB NO.	G0024
DWN. BY:	MCG
DWG. NAME:	G0024.DWG

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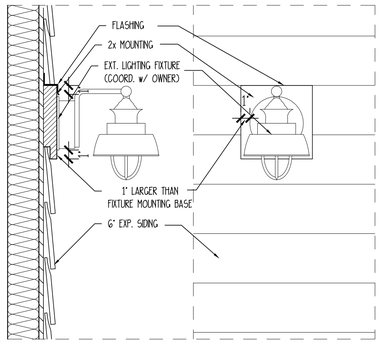
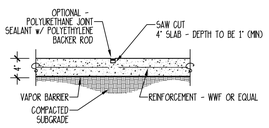
G0



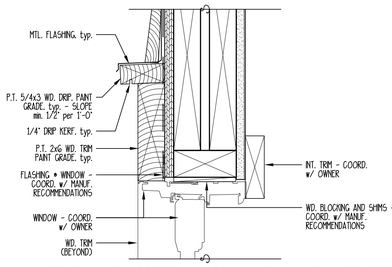
6 EXTERIOR LIGHTING MOUNT DETAIL

SCALE: 1 1/2" = 1'-0"



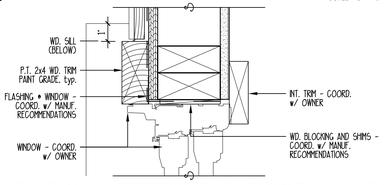
5 CONTROL JOINT DETAIL

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



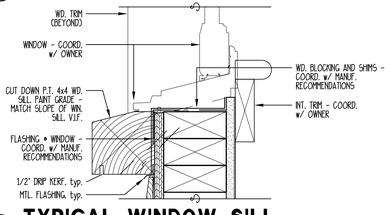
4 TYPICAL WINDOW & DOOR HEAD

SCALE: 3" = 1'-0"



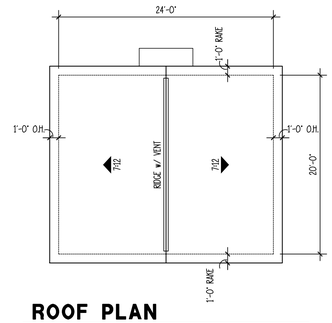
3 TYPICAL WINDOW & DOOR JAMB

SCALE: 3" = 1'-0"



2 TYPICAL WINDOW SILL

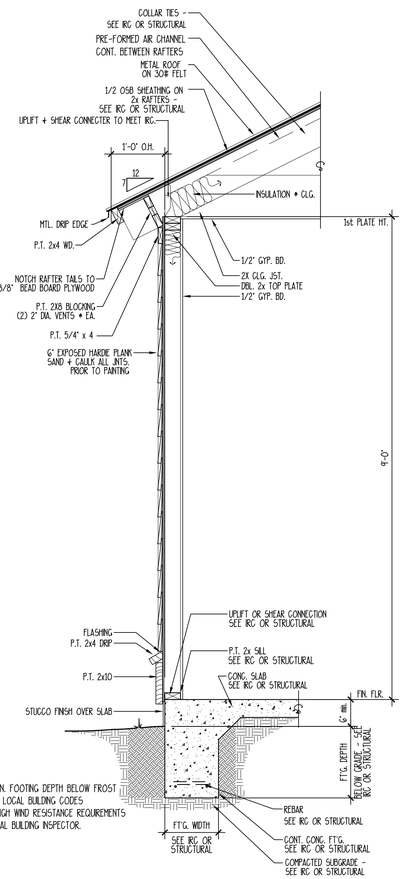
SCALE: 3" = 1'-0"



ROOF PLAN

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

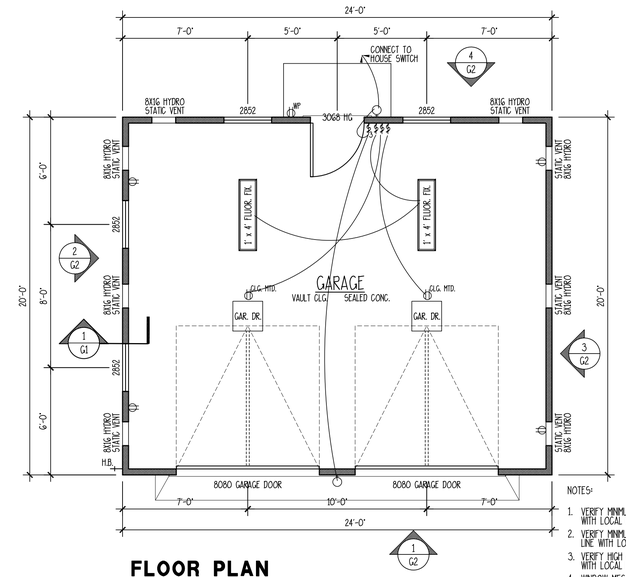
NOTE:
ALL PENETRATIONS TO BE LOCATED • REAR OR SIDES OF HOUSE AS POSSIBLE
ALL PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR
METAL ROOF SEAMS NOT TO EXCEED 16" O.C.
METAL ROOF SEAMS TO BE 1 1/2" TO 1 3/4" IN HEIGHT



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

1 TYPICAL GARAGE SECTION

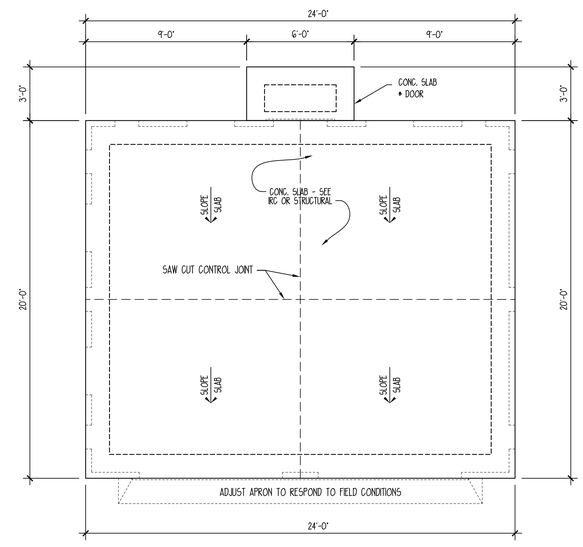
SCALE: 3/4" = 1'-0"



NOTES:
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.

FLOOR PLAN

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



FOUNDATION PLAN

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

G0024

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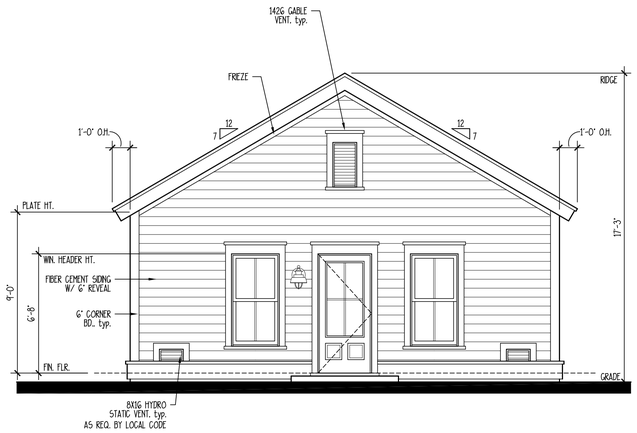
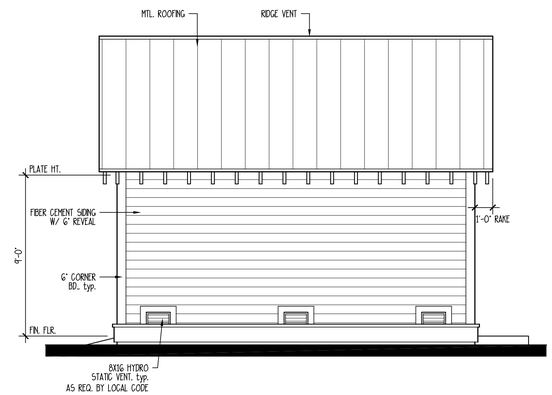
DATE:	04/29/2020
JOB NO.	G0024
DWN. BY:	MCC
DWG. NAME:	G0024.DWG

G1



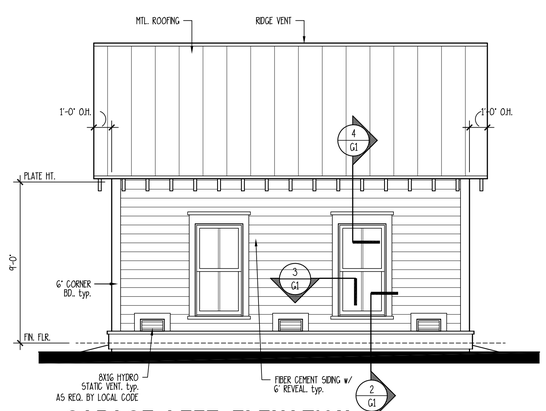
4 GARAGE REAR ELEVATION

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



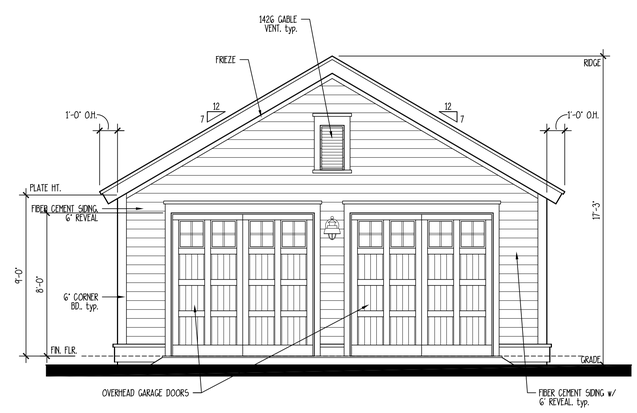
3 GARAGE RIGHT ELEVATION

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



2 GARAGE LEFT ELEVATION

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



1 GARAGE FRONT ELEVATION

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

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-FLAG POLE / LOCATIONS
-HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
-ALL ELEVATIONS, SITE DETAILS, SITE CONTOURS, SITE SPECIFICS, SHALL BE VERIFIED AND ADJUSTED FOR ANY ALL CONDITIONS
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT

DATE:	04/29/2020
JOB NO.	G0024
DWN. BY:	MCG
DWG. NAME:	G0024.DWG

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G2

DIVISION 7 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 usable 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/ehlb/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, crawl space 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 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 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. R703.9 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 CLASS PM system of one of the following:
- Dryvit System, Inc.
- Senergy Inc.
- Simplex Div., Anthony Industries, Inc.
- STO 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. R905.2.7 of the IRC.
Underlayment: Unless noted otherwise, required underlayment shall comply w/ ASTM D226, Type I, or ASTM D 4869, Type I, Self-adhering polymer modified bitumen sheet shall comply w/ ASTM D 1970.
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 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 ands 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. R905.2.8.2 and in accordance w/ Table R905.2.8.2 of the IRC shall be permitted.

SECTION 07 31 29 - WOOD SHINGLES AND SHAKES

Wood Shingles: The installation of wood shingles shall comply w/ the provisions of Sec. R905.7 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 R905.7.4 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 9, Sec. 905.7, and the manufacturer's installation instructions.
Weather exposure for wood shingles shall not exceed those set in Table R905.7.5, 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, nonsoldered seam metal roofs without applied lap sealant shall be three units vertical in 12 units horiz.
The minimum slope for lapped, nonsoldered 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 ands 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 manufacture's standard colors.
Elastomeric Sealant Standard: Provide manufacturer's standard chemically curing elastomeric sealant at base polymer indicated, complying with ASTM C 920 requirements.
One-Part Non-acid Curing Silicone Sealant: Type S, Grade NS, Class 25.
One-Part Mildew-Resistant Silicone Sealant: Type S, 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)

	Performance Requirements (in ACH50)			
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
Greatly 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/ manufacturers installation instructions. Comply w/ provisions of AAMA/NWWA 101/I.S.2; AAMA/WDMA 101/I.S.2/NAFS; 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. Wall 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 NWWDA I.S.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)
Albany Woodworks, Inc., Reclaimed-Wood Products
Algoma Hardwoods, 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 Slave Core Doors
Lynden Door, GreenDor Agfiber Doors
VT Industries, Inc., Agrifiber Core Architectural Doors

Exterior Doors: Assemble doors with "wet-use" adhesives, and comply with NWWDA Premium or select Grade.
- Wood Species: Fir, Plain sawn/sliced
- Panel Configuration: Raised.
- NWWDA Design Group: I-3/4: Front Entrance Doors (Exterior)

Interior Doors: Premium or Select.
- Wood Species: Idaho White, Ladgepole, Ponderosa or Sugar Pine, plain sawn/sliced.
- Panel Configuration: Raised
- NWWDA Design Group: I-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 NWWDA I.S.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 23 - 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 assembles 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 of 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 hardboard with wood veneer, complying with ANSI I35.4 Class I.
Fabricate doors of mortise and tenon or rabbeted construction with dowels, pins and waterproof 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, CladPanel 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. Wall 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	≤ 0.55
	SHGC	≤ Any	≤ 0.40	≤ 0.35	≤ 0.33
Exceptional Windows	U-factor	≤ 0.28	≤ 0.32	≤ 0.32	≤ 0.55
	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 ration 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 I.S. 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. Bagport.
- Caradco Corp/Bendix, Rantoul, IL
- Hurd Millwork, Flagstaff, AZ
- Marvin Windows, Warroad, MN
- Pella Windows, Pella, IA
- Weather Shield Mfg. Inc., Medford, WI

-Green Recommended Manufacturer and Products: (per BuildingGreen.com)
J.S. Benson Woodworking & Design, LLC- Certified Wood Windows
Jeld-Wen Windows & Doors, Wilmar 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 1 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 of polysobutylene mastic sealant. Remove excess sealant and clean adjacent surfaces.

SECTION 08 71 00.17 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 #1168.
Provide adequate weatherstripping to reduce envelope leakage as shown in table 18 above.

All exterior doors and doors to unheated spaces shall be weather-stripped. 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.
Fireglaze 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 09 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 09 30 00 - TILING

Material Standards: Comply with ANSI A 137.1 Standard Specification for Ceramic Tile and ANSI 108 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:
Crossville Incorporated, Eco Cycle Ceramic Tile

SECTION 09 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 channeled base.
Manufacturer: Subject to compliance with requirements, provided flooring by one of the following:
- Anderson Hardwood Floors, Inc.
- Bruce Hardwood Floors/Triangle Pacific Corp.
- Chickasaw/Memphis Hardwood Flooring Co.
- Kentucky Wood Floors, Inc.

-Green Recommended Manufacturers: (per BuildingGreen.com)
EcoTimber, Hand-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 Hillyard Chemical Co., or Penetrating Triple XXX Seal-O-San by Huntington Laboratories, Inc., or equivalent sealer as recommended by flooring manufacturer.
Floor Wax: Liquid, solvent-type, slip-resistant, FS P-W-158, Type I, Class 2.
Cork Expansion Strip: Composition cork expansion strip FS HH-C-576, Type I-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 climatization. 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 09 65 00 - RESILIENT FLOORING

Flooring Allowances: See Division 1 for amount and procedures for purchase and payment (overrun 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, 72" 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 09 68 00 - CARPETING

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

Flooring Allowances: See Division 1 for amount and procedures for purchase and payment (overrun 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-plan 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 tackless installation using glued and/or nailed tack strips with edges of carpet sealed at wall bases. Tape and/or sew seams in accordance with manufacturers recommendations. Cement padded cushion to substrate. Lay padding seams perpendicular to carpet layout. Stretch carpet both directions in accordance with manufacturers 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. Save carpet scraps, defined as mill ends less than 9" 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

ARA
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THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING: -VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-FLOOR PLANS, ELEVATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE LOCAL SITE CONDITIONS.
-HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LICENSED HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
-ALL DIMENSIONS, ROOF PITCHES, AND ROOF OVERHANGS MUST BE ADJUSTED TO LOCAL CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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DATE :	03/18/19
JOB NO. :	
DWN. BY :	swh
DWG. NAME :	GreenSpecs2019.dwg

SP2

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/leed_for_homes_rating_system.pdf) and ENERGY STAR Guidelines for Qualified New Homes (http://www.energystar.gov/index.cfm?c=bldrs_lenders_raters.homes_guidelns) for more information. An asterick (*) 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 rectify corrections 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 manor. All Tradesman 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 weeks work.
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.

Schedule of Allowances

Description		Remarks	Allowance
Appliances:	Range	Allowance Includes Cords. Cutoff Valves. and Fittings required	$
	Cooktop	for complete installation. Rough-in Labor + Installation costs	$
	Oven	included in Contractors Base Bid.	$
	Microwave	"	$
	Refrigerator	"	$
	Dishwasher	"	$
	Washer	"	$
	Dryer	"	$
	Water Heater	"	$
	Other		$
Appliance Total Allowance		"	$
Cabinets:	Kitchen	Allowance Includes the cost of: Installation Labor for	$
	Counter Tops	Cabinets + Counter Tops. Cabinet Hardware. Pulls. + Knobs.	$
	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	$
	Bath Accessories	Installation Labor included in Contractor's Base Bid.	$
Exterior Doors		Allowance includes the cost of material only. Costs of	$
Interior Doors		Installation Labor included in Contractor's Base Bid.	$
Windows		"	$
Light Fixtures		Allowance includes the cost of material only. Costs of	$
Plumbing 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 carrdboard 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 2.5 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 O&M (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-513) or PVC (CRD C 572).
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 1.
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.

SECTION 03 45 00 - PRECAST CONCRETE - CAST STONE

-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.

Specifications: Comply with recommended practices and procedures of Prestressed Concrete Institute (PCI) MNL - 116 and MNL - 117, and as herein specified.
Submit samples approximately 12" x 12" x 2" to illustrate quality, texture, and color of other than as-cast surface finishes.
Concrete Materials:
Portland Cement: ASTM C 150, Type as required.
Aggregates: ASTM C 33.
Air-Entraining Admixture: ASTM C 260.
Water-Reducing Admixture ASTM C 494.
Compressive strength not less than 5000 psi at 28 days. Total air content not less than 4% or more than 6%.
Fabrication: Fabricate precast concrete units complying with PCI MNL-116 for structural units and MNL-117 for architectural finished exposed units, including dimensional tolerances.
Manufacturers:
-Green Recommended Manufacturers and Products:
Perform Wall, LLC, Perform Wall Panel System

DIVISION 4 MASONRY

-Green Recommendation:
Recyclability: Use recycled bricks when possible.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).

General: Assemblies of masonry units shall comply w/ the provisions provided in Chapter's 4, 6 and 10 of the IRC.
Standards: Comply with the recommendation of Brick Institutes or America (BIA) and National Concrete Masonry Association (NCMA).
Provide solid, uncored or unfrogged units with all exposed surfaces finished for sills, treads, caps, and similar applications exposing surfaces otherwise concealed from view.
Facing brick: ASTM C 216, Grade SW, to match owner's sample.
Concrete Masonry Units (CMU): provide units of the dimensions indicated on drawings conforming to ASTM 90.
Roughen and clean concrete bearing surfaces for the placement of the first course.
Cementitious Material: Premixed Type M colored mortar of formulation required to produce color indicated.
Ties and Anchoring Devises: Hot-dip galvanized steel sheet: Carbon steel hot-dip galvanized after fabrication to comply with ASTM A 153, Class B.
Joint Reinforcement: Galvanized truss type welded-wire units prefabricated with 0.1875" diameter deformed continuous side rods and plain cross rods into straight lengths not less than 10" and of widths to fit wall thickness indicated, with prefabricated corner and tee units.
Masonry Veneer Anchors: Two piece assemblies consisting of 0.1875" diameter wire tie section and 0.1046" thick steel anchor section, with latter incorporating strap as manufactured by Dur-O-Wall, Inc. (or equal).
Masonry Wire Ties' 3/16" cold-drawn steel wire, with 1.5 oz. hot-dip zinc coating.
Asphalt-Coated Copper Flashing: 5 oz. sheet copper, coated with flexible fibrated asphalt.
Weepholes: Cotton sash of length required to produce 2" exposure on exterior and 18" in cavity between wythes.
Extruded Polystyrene Board Insulation: ASTM C 578, Type IV, with closed cells and integral high density skin, formed by expansion of polystyrene base resin in a extrusion process.
Workmanship: Install masonry units in the bond pattern indicated, or if none is indicated, in running bond. Avoid the use (by proper layout) of less-than-half-size units. Hold uniform joint sizes as indicated, or if not indicated, hold joint sizes to suit modular of masonry units.
Cut joints flush and tool slightly concave, unless otherwise indicated.
Keep cavities clean of mortar droppings, and install ties spaced 16" vertically and 24" horizontally. Provide weep holes spaced 24" apart at the bottom of (and at ledges in) cavities.
Install board insulation of thickness indicated in cavity wall with boards pressed firmly and adhesively applied against inside wythes of masonry. Fit board between wall ties and with edges butted tightly.
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 jambs 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
Trenwyth Industries, Verastone Premium Recycled Ground Face CMU

SECTION 04 42 00 - EXTERIOR STONE CLADDING

-Green Recommendation:
Recyclability: Use reclaimed stone.
Local Materials: Use local products when possible (extracted, processed and manufactured within 500 miles of the project).

Standards: Comply with industry recommendation of stone production and fabrication standards for the type of stone selected. Provide sample panels of erected stonework, built at site, using proposed stone, anchors, and jointing; one panel for each type of stone and installation. Obtain stone from one quarry with consistent color range and texture.
Stone type and color to match Owner's sample.
Mortar: Type M, ASTM C 270, Proportion Specification. For colored pointing mortar, use ground marble, granite or other sound stone to
match Owner's sample.
Anchorages: For anchoring into concrete, cadmium-plated or hot-dip galvanized; for anchoring into stone, Type 302/304 stainless steel.
Type, size, and load capacity as shown or required.
Asphalt-Coated Copper Flashing: 5 oz. sheet copper, coated with flexible fibrated asphalt.
Clean stone
work not less than 6 days after placement with clean water and stiff-bristle brushes.

DIVISION 5 METALS

-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 05 40 00

Material Standards: Provide and install structural steel in accordance w/ AISC "Code of Standard Practice for Steel Buildings and Bridges"; AISC "Specifications for the Design, Fabrication, and Erections of Structural Steel for Buildings" including "Commentary"; AWS "Structural Welding Code", and provisions of Chapter 3 of the IRC.
Structural steel and misc. iron shall conform to ASTM A-36.
Bolts, nuts and screws shall conform to ASTM A307 Grade A. Welding rods shall conform to AWS for intended use.
Welding or heat bending of reinf. steel shall not be allowed without written consent of Architect. conform to AWS D12-1.
Fabrication: Comply with AISC "Specifications" and with AWS Code for procedures, appearance, and quality of welds.
Steel plates shall conform to ASTM A-282 Grade A. Steel tubing shall conform to ASTM A-501.
Reinforcing steel shall conform to ASTM A-615, Grade 40 for sizes up to #3: Grade 60 for sizes #4 or larger.
Welded fabric (WWF) shall conform to ASTM A-185, latest revision. Smooth wire fabric shall conform to ASTM A-85, yield strength 60 ksi.
All bars in masonry shall be lapped with a minimum of 40 bar diameters at all splices unless noted otherwise.
All bars in concrete shall be lapped a minimum of 36 bar diameters at all splices unless noted otherwise with a larger dimension.
Splices of horizontal rebar in walls and footings shall be staggered 4'-0" unless noted otherwise.
Dowels for walls and columns shall be the same size and spacing as the wall/column reinforcing unless noted otherwise.

SECTION 05 73 00 - DECORATIVE METAL RAILINGS

General: Provide and install handrails, railings, and guards as shown on drawings and in accordance w/ Sec. R311 and Sec. R312 of the IRC.
Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height.
Handrails shall be provided on at least on side of each continuous run of treads or flight w/ four or more risers.
Structural Performance of Handrails and Railing Systems: Provide handrails and railing systems capable of withstanding a concentrated load of 200 lbs applied at any point and a uniform load of 50 lbs per lin. ft.
Infill Area of Guardrail Systems: Horizontal concentrated load of 200 lbs applied to one sq. ft. at any point in the system including panels, intermediate rails balusters, and other elements composing the infill area.

DIVISION 6 WOOD, PLASTICS, AND COMPOSITES

-Green Recommendation:
Material Efficient Framing:
***Limit the overall estimated waste factor to 10% or less. Waste factor is the percentage of framing materials ordered in excess of the estimated material needed for construction.**
Use any of the following framing measures to reduce waste: pre-cut framing packages, open-web floor trusses, structural insulated panels (Sip) walls, SIP roof, SIP floor, stud, joist and rafter spacing greater than 16^ o.c. where possible and allowed by the IRC, size headers for actual loads, use ladder blocking or drywall clips, use 2-stud corners).
Environmentally Preferable Products:
***Limit use of tropical wood but use only FSC-certified wood with proper documentation.**
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 06 10 00- ROUGH CARPENTRY

General: Buildings and structures constructed in flood hazard areas as established in Table R301.2.(1) shall be designed and constructed in accordance w/ the provisions contained in Sec. R323 of the IRC.
Materials: Building materials used below the design flood elevation shall comply w/ Sec. R323.1.7 of the IRC.
Load-bearing dimension lumber for joists, beams, studs, and girders shall be identified by a grade mark in accordance w/ Sec. R502 of the IRC.
Provide seasoned lumber with 19 percent moisture content at time of dressing and shipment for sizes 2" or less in thickness.
For exposed lumber, apply grade stamps to ends of back of each piece or omit grade stamps entirely and issue certificate of grade compliance.
Dimension lumber: Provided lumber of the following product classification in grade and species indicated:
Light-framing: (2"-4" thick, 2"-4" wide). Construction grade. Southern Pine graded under SPIB rules.
Studs (2"-4" thick, 2"-6" wide, 10' and shorter): "Stud" or No. 3 Structural Light Framing grade, any species graded under WWPA, WCLIB, SPIB or NLGA rules.
Structural Light Framing: 2"-4" thick, 2"-4" wide): No. 1 Southern Pine graded under SPIB rules.
Structural Joists and Planks (2"-4" thick, 5" and wider): Any species and grade complying with requirements for allowable unit stresses.
Fb (minimum extreme fiber stress bending): 1250 psi.
E (minimum modulus of elasticity): 1,600,000 psi.
Fv (horizontal shear): 100 psi.
Exposed Framing Lumber: Verify that material intended for use in exposed finish locations meets species and grade requirements for compliance with "Appearance" grade requirements of ALSC National Grading Rule.
Posts, Beams and Timbers (5" and thicker): No 1 grade Hem-Fir rules or No. 2 grade Southern Pine graded under SPIB rules.
Glued laminated timber (Glulam): Comply with ANSI/AITC A 190.1 "Structural Glued Laminated Timber"
Combination Sub floor Underlayment: 3/4" APA RATED STURD-I-FLOOR, T&G if not otherwise indicated.
Subflooring: 3/4" T&G, APA RATED SHEATHING.
Wall Sheathing: 1/2" APA RATED SHEATHING.
Roof Sheathing: 1/2" APA RATED SHEATHING.
Plywood Underlayment for Resilient tile: 3/8" APA UNDERLAYMENT EXT with fully sanded face.
Construction Panel Underlayment for Ceramic Tile: 3/4" APA RATED STURD-I-FLOOR EXP 1 for underlayment.
Fasteners and Anchorages: Provide metal hangers and framing anchors of size and type recommended for intended use by manufacturer.
Hot-dip galvanized fasteners and anchorages for work exposed to weather, in ground contact and high relative humidity to comply with ASTM A 153.
Building paper: 15 lb/sf asphalt saturated felt, ASTM D 226.
Sill Sealer Gasket: Glass fiber resilient insulation fabricated in strip form for use as a sill sealer, 1" nominal thickness compressible to 1/32", in rolls of 50' or 100' in length.
Preservative: pressure treat lumber and plywood with water-borne preservatives to comply with AWPA C2 and C9, respectively, and with requirements indicated below:
Wood for Ground Contact Use: AWPB LP-22.
Wood for Above-Ground Use: AWPB LP-2.
Treat cants, nailers, blocking, stripping and similar items in conjunction with roofing, flashing, vapor barriers, and water proofing.
Treat sills, sleepers, blocking, furring, stripping and similar items in direct contact with masonry or concrete.
Install rough carpentry work to comply with "Manual of House Framing" by National Forest Products Assoc. (NFPA) and with recommendations of American Plywood Association (APA), unless otherwise indicated. For sheathing, underlayment and other products not covered in above standards, comply with recommendations of manufacturer of product involved for use intended. Set carpentry work to required levels and lines, with members plumb and true and cut to fit.
Provide wood framing members of size and spacing indicated. Do not splice structural members between supports.
Firestop concealed spaces with wood blocking not less than 2" thick (nom.), if not blocked by other framing members.
Fasten structural wood panel products as follows:
Combination Subflooring underlayment and subflooring:
Glue-nail to framing.
Sheathing: Nail to framing.
Underlayment: Glue and nail to framing.
Air Infiltration Barrier: Cover wall sheathing with vapor permeable, water-resistant fabric composed of polyethylene fibers, 6.1 mils thick. (Tyvek or equal) in compliance with manufacturer's printed directions.

SECTION 06 17 00 - SHOP-FABRICATED STRUCTURAL WOOD

Truss design drawings: Truss design drawings, prepared in conformance w/ Sec. R802.10 of the IRC, shall be provided to the building
official and approved prior to installation. Truss design drawings shall include the information specified in Sec. R802.10.1 of the IRC.
Bracing: Trusses shall be braced to prevent rotation and provide lateral stability in accordance w/ the requirements specified in the truss design drawings.
Alterations to truss: Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional.
Standards: Comply with NFPA National Design Specification and with TPI standards including "Quality Standard for Metal Plate Connected Wood Trusses", Commentary and Recommendations for Handling and Erecting Wood Trusses", Commentary and Recommendations for Bracing Wood Trusses" and the following:
"Design Specification for Metal Plate Connected Wood Trusses."
"Design Specification for Metal Plate Connected Parallel Chord Wood Trusses."
Provide design of total truss system by a structural engineer licensed to practice in jurisdiction where trusses will be installed.
Steel roof truss: The design, quality assurance, installation, and testing of cold-formed steel trusses shall be in accordance w/ Sec. R804 of the IRC and the AISI Standard for Cold-formed Steel Framing-Truss Design (COFS/Truss).

SECTION 06 40 00 - EXTERIOR ARCHITECTURAL WOODWORK

Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standards" by AWI.
Softwood lumber: Comply with PS 20 and applicable grading rules or respective grading and inspecting agency for species and product indicated. Fabricate to sizes and patterns indicated using seasoned lumber. Use pieces made from solid lumber for transparent finished work, and glued up or solid at Contractor's option for painted work.
Exterior Standing and Running Trim: Boards and worked lumber products complying with requirements indicated below including those of grading agency listed with species.
Species: Western Red Cedar: WWPA or WCLIB.
Grade: B & Btr - 1 & 2 Clear.
Texture: Surfaced (Smooth).
Exterior Door Frames: Grade - Premium.
Siding Board Type: Lumber milled to pattern and size indicated, complying with requirements indicated below including those of grading agency used with species:
Species: Western Red Cedar: WWPA or WCLIB.
Grade: A Grade VG.
Texture: Surfaced.
Exterior Miscellaneous Ornamental Items: Grade - Premium.
Install finish carpentry work plumb, level, true and straight with no distortions, Shim as required using concealed shims.
Scribe and cut finish carpentry items to fit adjoining work. Anchor finish carpentry work securely to supports and substrates using concealed fasteners and blind nailing where possible. Use fine finish nails for exposed nailing except as indicated, countersunk and filled flush with finish surface.
Standing and Running Trim: Install with minimum number of joints possible, using full-length pieces from maximum length of lumber available. Cope at returns; miter at corners to produce tight fitting joints. Use scarf joints for end-to-end joints.
Beveled Siding: Attach to studs with non-corrosive siding nails of length to penetrate studs at minimum of 1-1/2" and to comply with siding manufacturer's recommendations.
Manufacturers:
-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
Armster Reclaimed Lumber Co., Reclaimed-Wood Lumber and Products
Industries Maibec, Inc., Certified PR Shingles

SECTION 06 40 23 - INTERIOR ARCHITECTURAL WOODWORK

AWI Quality Standard: Comply with applicable requirements of "Architectural Woodwork Quality Standard" by American Woodworkers Institute.
Samples: Submit finished samples of each wood species and profile indicated; for transparent finish, of each material indicated for opaque finish, of each color, pattern, and type of plastic laminate and each type of cabinet hardware.
Species for Transparent Finish: Rift-sawn red oak.
Species for Opaque Finish: Any closed-grain hardwood listed in reference wood working Standard.
Hardwood Plywood: HPMA FE.
Plastic Laminate: High-pressure decorative laminate complying with NEMA LD 3.
Interior Standing and Running Trim: Grade - Premium.
CABINETS AND COUNTER TOPS:
Allowances: See Division 1 for amount and procedures for purchase and payment (overrun or underrun). The costs of handling and installation are covered by the allowance.
Grain Matching: Run and match grain vertically for drawer fronts, doors, and fixed panels.
Comply with veneer and other matching requirements indicated for Blueprint matched paneling.
Laminate Clad Cabinets: Grade - Custom Flush overlay. High-pressure decorative laminate selected from laminate manufacturer's full range of standard colors, patterns, and finishes.
Concealed Cabinet Hardware: Provide cabinet hardware and accessory materials associated with architectural cabinets. Comply with ANSI/BHMA A 156.9 "American National Standard for Cabinet Hardware."
Exposed Cabinet Hardware: See Section 01020 Allowances for exposed hardware.
Shop-apply prime/base coat to interior trim for opaque finish, in compliance with requirements indicated in section 09 painting. Transparent Finish for Open-Grain Woods: Provide the following shop applied finish in compliance with AWI "Architectural Woodwork Quality Standards."
Grade: Premium. AWI Finish System #3: Conversion varnish.
Staining: Match Owner's Sample
Install woodwork to comply with AWI Section 1700 for same grade specified in Part 2 of this section for type of woodwork involved.
Paneling: Anchor paneling to supporting substrate with concealed panel hanger clips. Blind nail back-up strips and similar associated trim and framing.
Manufacturers:
-Green Recommended Manufacturers: (per BuildingGreen.com)
Humabuilt Healthy Building Solutions, Wheatcore Doors and Cabinets

SPECIFICATIONS

ALLISON RAMSEY
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THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE :	03/18/19
JOB NO. :	
DWN. BY :	swh
DWG. NAME :	GreenSpecs2019.dwg

SP1

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SECTION 09 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: Leed for Homes Requirements, Table 25)

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, 1st Edition, May 20, 1993
Anticorrosive and anti-rust paints applied to interior ferrous substrates	250g/L	Green Seal Standard GC-03, Anti-Corrosive Paints, 2nd 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, scuffed 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 28 19 -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 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 1 for amount and procedures for purchase and payment (overrun 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. M1307, 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 1 for amount and procedures for purchased and payment (overrun 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 1^ 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 $\leq$ 2.0 gpm (gallons per minute).
Showers: average flow rate must be $\leq$ 2.0 gpm (gallons per minute).
Toilets: average flow rate must be $\leq$ 1.3 gpm (gallons per minute) or meet ASME A112.19.14 requirements or meet the U.S. 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 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 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 shall be type L. No fittings shall occur under slab. Connections between copper and ferrous 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 stub-outs: Provide hot and cold water and drain at washer locations. Locate as required to conceal from view after appliance is installed.
Hose Bibs: Furnish 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.

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: Leed 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
*Good HVAC Design and Installation (Climate Zones 4-8)	Cooling Heating	$\geq$ 13 SEER $\geq$ 8.2 HSPF	$\geq$ 90 AFUE	$\geq$ 85 AFUE	$\geq$ 16.2 EER $\geq$ 3.6 COP	$\geq$ 14.1 EER $\geq$ 3.3 COP	$\geq$ 15 EER $\geq$ 3.5 COP
*Good HVAC Design and Installation (Climate Zones 1-3)	Cooling Heating	$\geq$ 14 SEER $\geq$ 8.2 HSPF	$\geq$ 80 AFUE	$\geq$ 80 AFUE	$\geq$ 16.2 EER $\geq$ 3.6 COP	$\geq$ 14.1 EER $\geq$ 3.3 COP	$\geq$ 15 EER $\geq$ 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 unvented 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 $\leq$ 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 $\leq$ 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 cfm of supply, and pressure differential between closed rooms and adjacent spaces should be 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 4,500 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 Filtering
*Install air filters $\geq$ 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 manuf. installation instructions.
Access: Equipment shall be located w/ respect to building construction and other equipment tp 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 R301.2 of the IRC, heating and cooling equipment and appliances shall be located or installed in accordance w/ Sec R323.1.5 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 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 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 Switch: 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 conducts for grounding main electrical system in accordance w/ Sec. E3507.1 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 7 or more dwelling units/acre, or a single home on 1/7 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 29.

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 ½ the roof area.
Use permeable materials such as pavers, turfstone, 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 ©very heavy^ on the termite infestation probability map (See IRC - all of the Southeast) implement one or more of the following measures:
-Treat all cellulosic 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 terminix 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 R319 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

ALLISON RAMSEY
Architects Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE : 03/18/19
JOB NO. :
DWN. BY : swh
DWG. NAME : GreenSpecs2019.dwg

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SP3

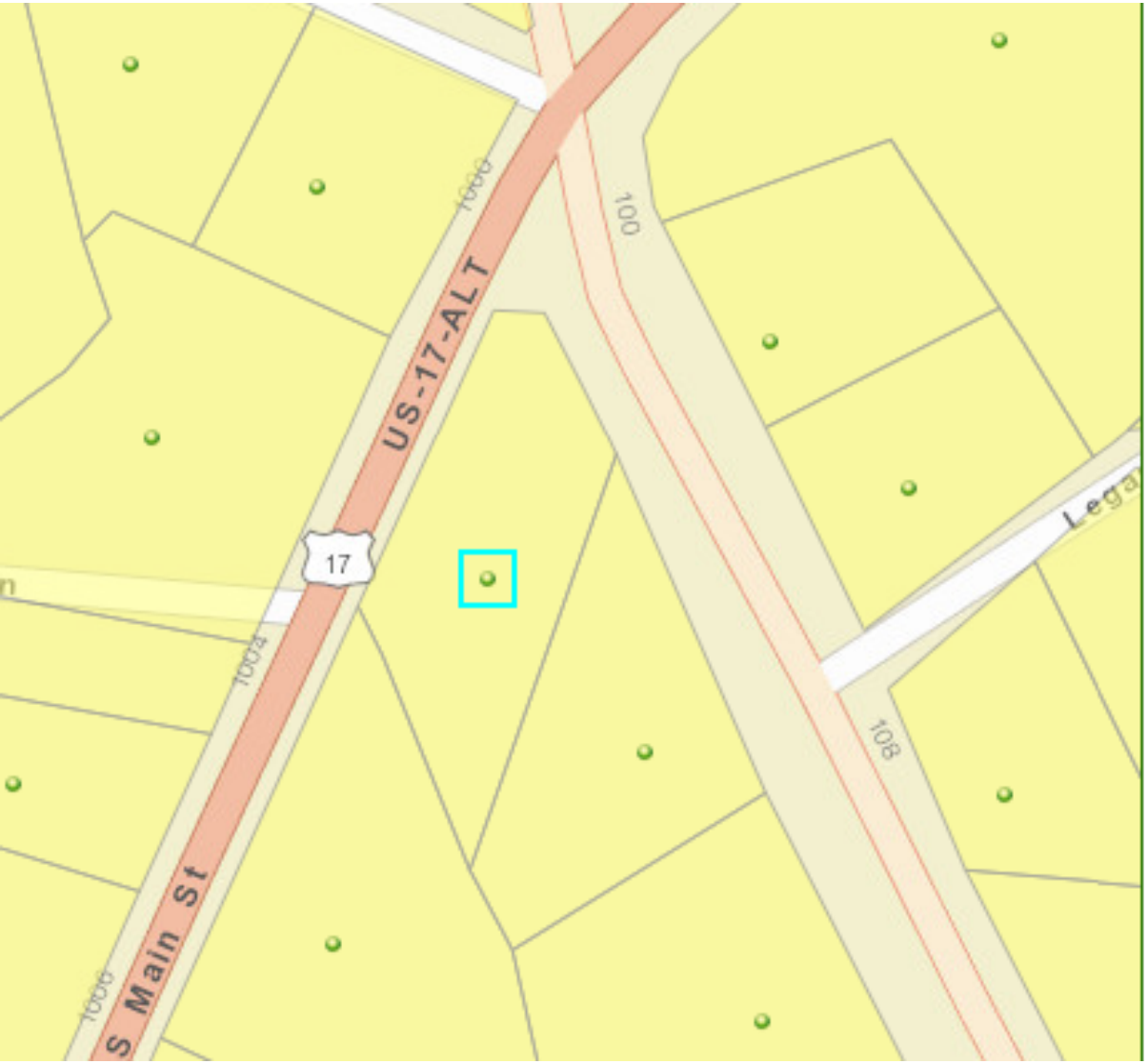
PODS
PODS.com
800-776-PODS
Moving & Storage

STAFF REPORT
BAR Meeting
June 25th, 2020

To: Town of Summerville BAR
From: Becca Zimmerman, Planner II
Date: 5/20/2020

GENERAL INFORMATION

Property Applicant:	Richard Padgett
Owner:	Dina & Richard Padgett
Requested Action:	Final Approval
Existing Zoning/Land Use:	GR-2, Residential
Location:	100 E. Carolina Avenue
Building Rating:	N/A
Proposed Alterations:	New construction of a single-family residence
Guideline Citation:	**5. Design Guidelines** – 5.10 Universal Guidelines for New Standalone Construction -*Guidelines 29-36*
Evaluation:	The project appears to be Zoning compliant, however a final site plan with driveway, walkways and any impervious patios to confirm Zoning compliance. The contract details white vinyl siding but the color presented is a muted khaki color, the applicant will need to confirm the color. Hardiplank siding would be preferred in this implementation of vinyl.



Location Information

This property is in the Town of Summerville.

This property is in the Historic District

TMS: 137-14-10-002.000

Owner: SPENCE JUDSON CAUTHEN J ET AL

Second Owner:

Zoning: GR-2

Address: 100 E CAROLINA AVE

Subdivision:

County: Dorchester

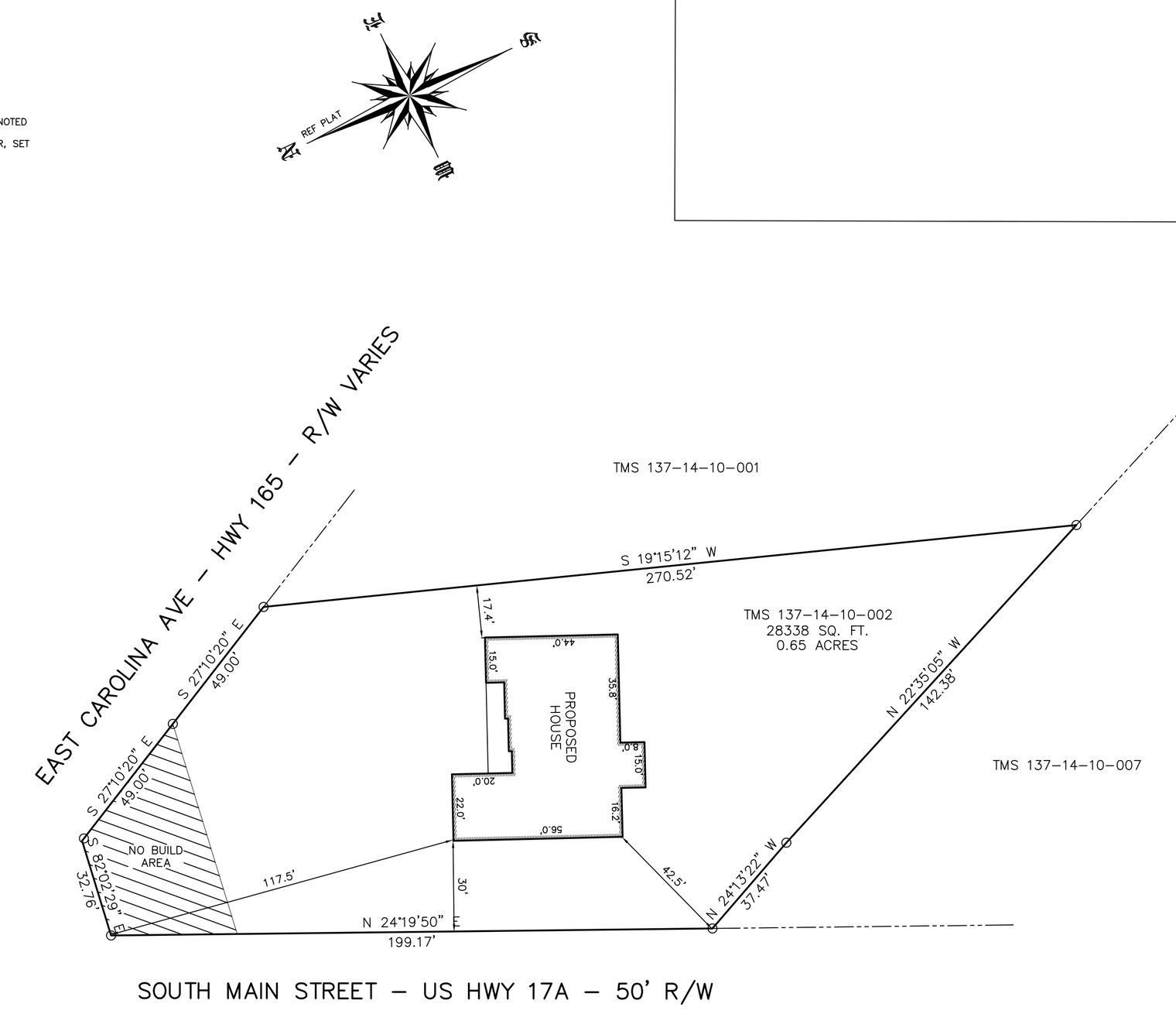
Council District: 3

Representative: Walter Bailey

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- SETBACK LINE
- ADJACENT R/W LINE
- PROPERTY CORNER FOUND AS NOTED
- PROPERTY CORNER, 5/8" REBAR, SET
- WATER METER
- ELECTRICAL PEDESTAL
- STORM DRAIN MANHOLE
- TELECOMMUNICATIONS PEDESTAL
- CALCULATED PROPERTY CORNER
- PERC TEST SITE
- TEMPORARY BENCH MARK
- CONCRETE MONUMNENT FOUND
- SIGN
- POWER POLE
- UTILITY POLE

RESERVED FOR STAMPING



NOTES

1. THIS SITE PLAN DOES NOT DELINEATE A BOUNDARY SURVEY OF TMS 137–14–10–002.
2. PROPERTY IS ZONED R–1 IN THE TOWN OF SUMMERVILLE.
3. BUILDING SETBACKS ARE: ' FRONT SETBACK, ' SIDE SETBACK, AND ' REAR SETBACK.
4. PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X AS PER FIRM MAP 450068 0105 C, EFFECTIVE DATE OF APRIL 15, 1994.
5. TOTAL ACREAGE IS 0.65 ACRES

REFERENCES

1. TMS 137–14–00–002
2. PLAT BY L BRUCE KING DATED SEPTEMBER 19, 2007 RECORDED IN PLAT BOOK L PAGE 113 DORCHESTER COUNTY RMC

0' 30' 60' 90'

SCALE: 1" = 30'

KENNERTY SURVEYING INC.
42 LORD CALVERT DRIVE
CHARLESTON, SC 29407
843-571-2121
EMAIL:lkennerty@comcast.net

SOUTH CAROLINA KENNERTY SURVEYING INC. NO. C02101 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 12520 LAWRENCE J. KENNERTY, JR

LAWRENCE J. KENNERTY PLS
REG. NO. 12520

SITE PLAN

100 EAST CAROLINA AVE
TMS 137-14-00-002

LOCATED IN THE TOWN OF SUMMERVILLE, DORCHESTER COUNTY SC

PREPARED FOR SCHUMACHER

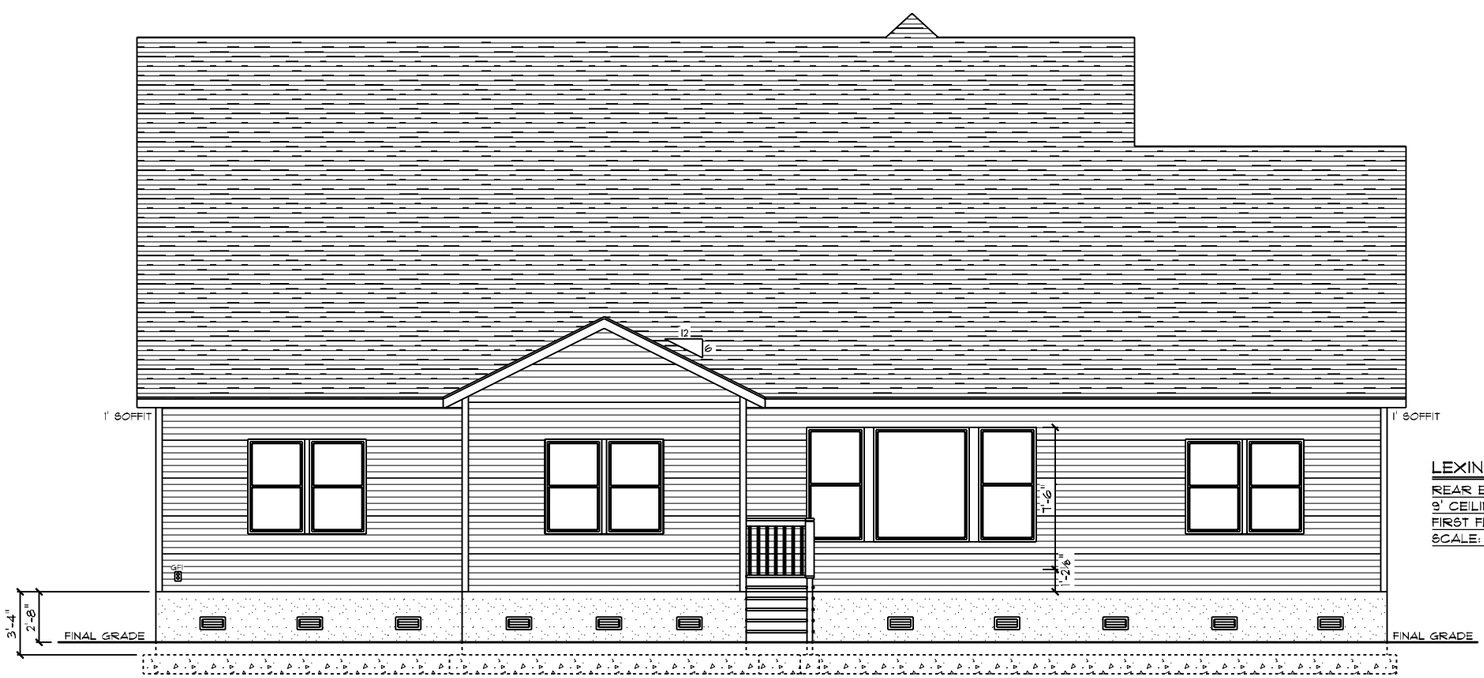
SCALE:	1" = 30'
DRAWN:	
DATE:	04 / 08 / 20
CHECKED:	
REVISED:	
JOB NO#:	083-20

SHEET

1 OF 1

LEXINGTON MODERN FARMHOUSE / CUSTOM

FRONT ELEVATION
9' CEILING HEIGHT
FIRST FLOOR ONLY



LEXINGTON MODERN FARMHOUSE / CUSTOM

REAR ELEVATION
9' CEILING HEIGHT
FIRST FLOOR ONLY
SCALE: 1/8" = 1'-0"

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DRAWN BY: JTB
DATE: 4/7/2020
SCALE: 1/8" = 1'-0"
DWG: 1

SQUARE FOOTAGE:
FOUNDATION: 2527 SQFT
FIRST FLOOR: 2526 SQFT
SECOND FLOOR: 880 SQFT
GARAGE: 571 SQFT
PORCH(S): 192 SQFT

CUSTOM BUILT FOR:
RICHARD ALAN & DINA MICHELLE PADGETT

JOB #:
CN #:
VN #: PA130

LOCATION:
100 EAST CAROLINA AVENUE
SUMMERVILLE, SC, 29483
DORCHESTER COUNTY

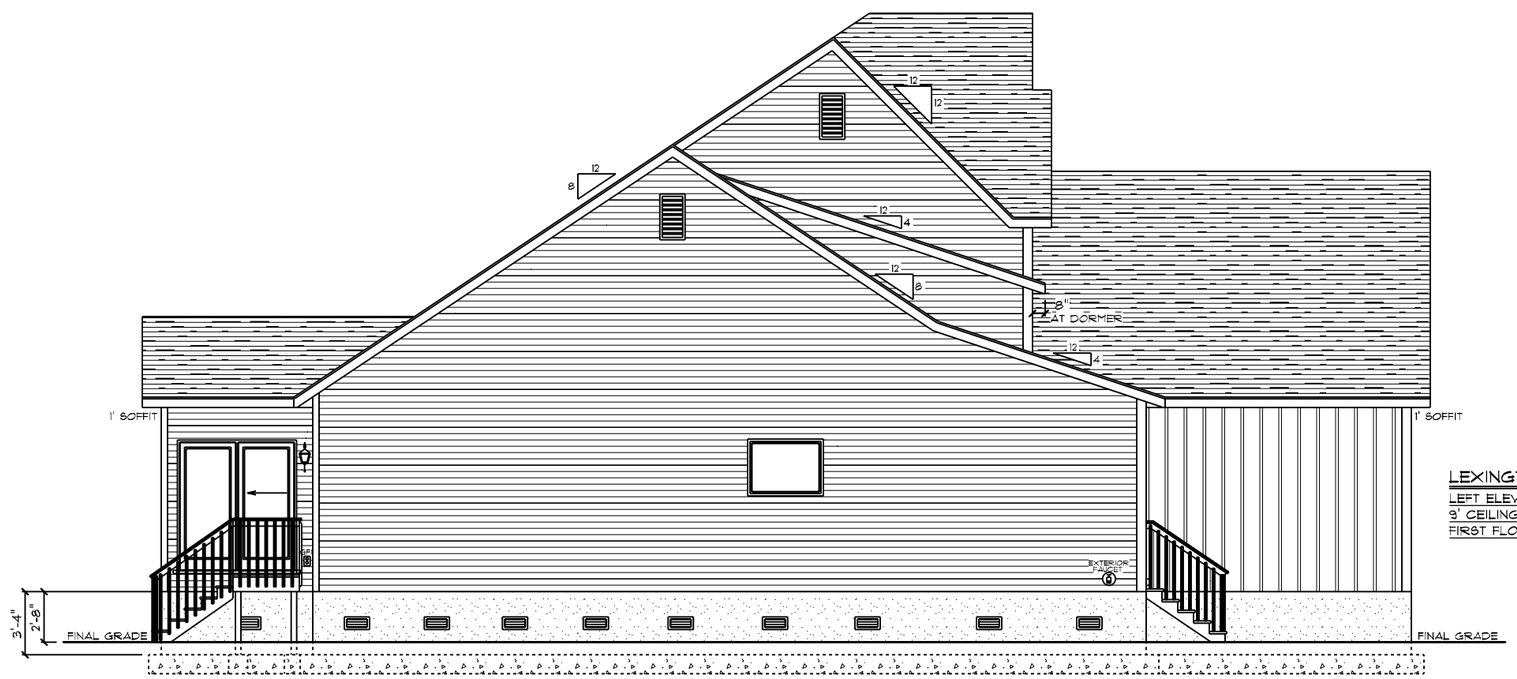
Charleston, SC
271 Treeland Dr.
Ladson, SC 29546
(877) 267-3482
www.schumacherhomes.com

SCHUMACHER HOMES

NOTE:
CONTINUOUS RIDGE VENTS
ALL ROOF RIDGES

LEXINGTON MODERN FARMHOUSE / CUSTOM

RIGHT ELEVATION
9' CEILING HEIGHT
FIRST FLOOR ONLY



LEXINGTON MODERN FARMHOUSE / CUSTOM

LEFT ELEVATION
9' CEILING HEIGHT
FIRST FLOOR ONLY

DRAWN BY: JTB

DATE: 4/7/2020

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

SHEET: 2

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SQUARE FOOTAGE:
FOUNDATION: 2521 SQFT
FIRST FLOOR: 2516 SQFT
SECOND FLOOR: 880 SQFT
GARAGE: 571 SQFT
PORCH(S): 192 SQFT

CUSTOM BUILT FOR:
RICHARD ALAN & DINA MICHELLE PADGETT

JOB #:

CN #:

VN # PA30

LOCATION:
100 EAST CAROLINA AVENUE
SUMMERVILLE, SC, 29483
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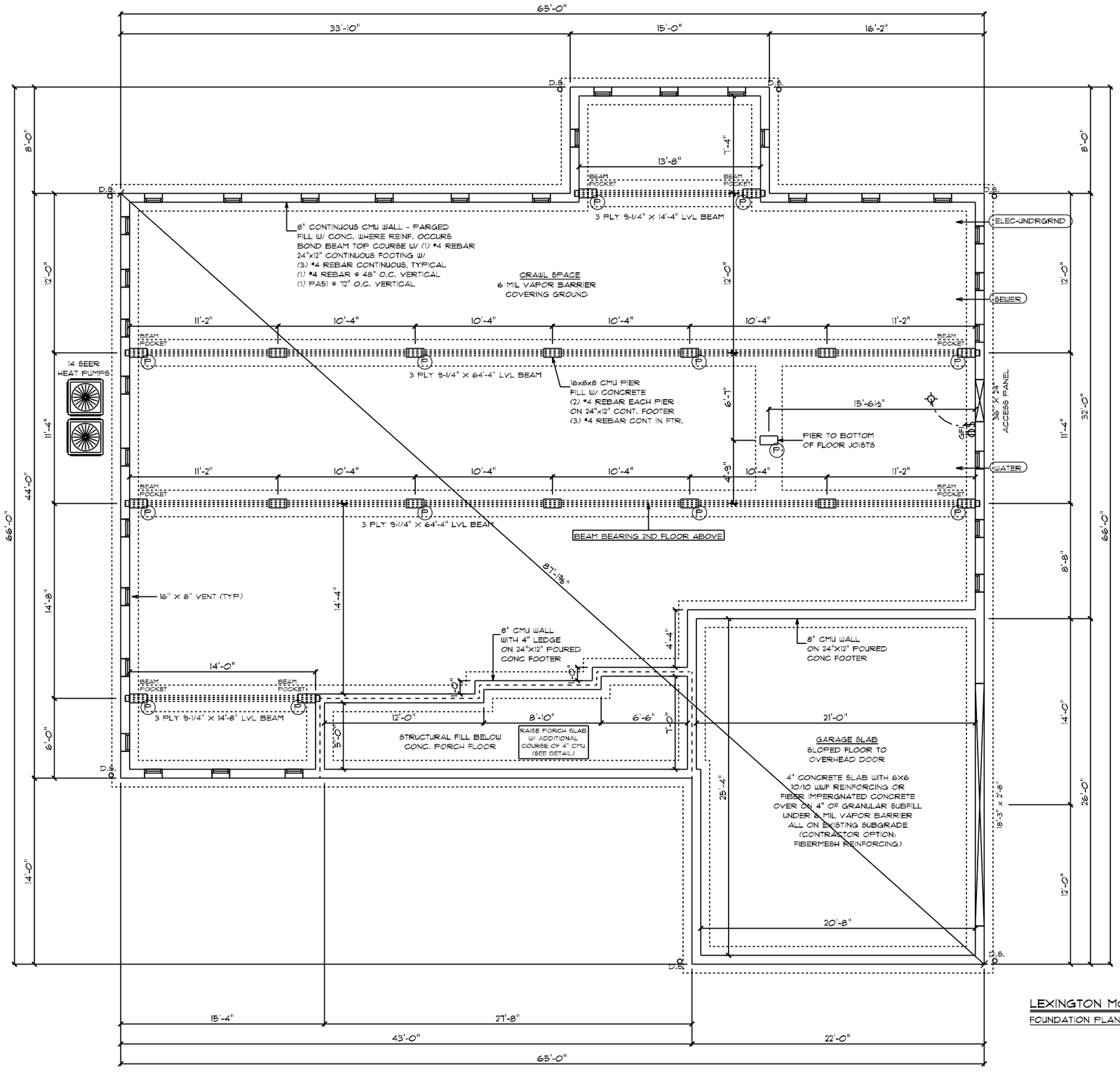
SCHUMACHER HOMES



FOUNDATION NOTES:

1. STEEL DURAWALL EVERY OTHER COURSE, (TYPICAL)
2. SIMPSON PA51 STRAPS EVERY 6' O.C.
3. 5/8" DIA. ANCHOR BOLTS X 7" MIN. EMBEDMENT INTO MASONRY AS REQUIRED BY CODE 4' O.C. 12" FROM ALL CORNERS (2) PER CORNER)
4. ANGLED REBAR EVERY 4' IN FOUNDATION WALL OUT OF #4 REBAR & 8" ANCHOR BOLTS
5. BOND BEAM AS TOP ROW W/ (1) ROW OF #4 REBAR & PB1 STRAP EVERY 6' O.C.

PIERS:

1. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED 10 TIMES THEIR LEAST DIMENSION. WHEN HOLLOW CONCRETE MASONRY UNITS ARE USED FOR ISOLATED PIERS TO SUPPORT BEAMS AND GIRDERS, THE CELLULAR SPACES SHALL BE FILLED SOLIDLY WITH CONCRETE.

NOTE:
• 4-PLY LVL'S REQUIRE BOLTS

NOTE:
• SEE ENGINEER PRINTS FOR ADDITIONAL NOTES

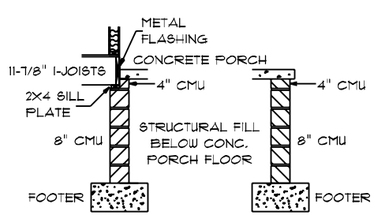
(P) = PA51/68 INTERIOR PIER LOCATIONS

CRAWL SPACE VENT CALCULATIONS:

TOTAL VENTED AREA: 2527
8"X16" VENT = 128 SQ IN = 0.89 SQFT
ASSUMED NET FREE AREA = 0.53 SQFT
TOTAL SQFT VENTILATION NEEDED 2527 /150 = 16.847
16.847 /0.53 = 32 TOTAL VENTS

GENERAL ELECTRICAL NOTES:

- GFI'S REQUIRED IN CRAWL SPACE @ ACCESS PANEL AND @ AIR HANDLER/FURNACE - ATTIC
- LIGHTS TO BE WITHIN 6' OF ACCESS PANEL AND @ AIR HANDLER/FURNACE - ATTIC
- WIRE AIR HANDLER/FURNACE - ATTIC
- ELECTRICAL PANEL TO BE GROUNDED TO THE OUTSIDE



RAISED PORCH SLAB
DETAIL

LEXINGTON MODERN FARMHOUSE / CUSTOM

FOUNDATION PLAN

DRAWN BY: JTB
DATE: 4/7/2020
SCALE: 1/8" = 1'-0"
DWG: 3

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SQUARE FOOTAGE:
FOUNDATION: 2527 SQFT
FIRST FLOOR: 2516 SQFT
SECOND FLOOR: 880 SQFT
GARAGE: 571 SQFT
PORCH(S): 192 SQFT

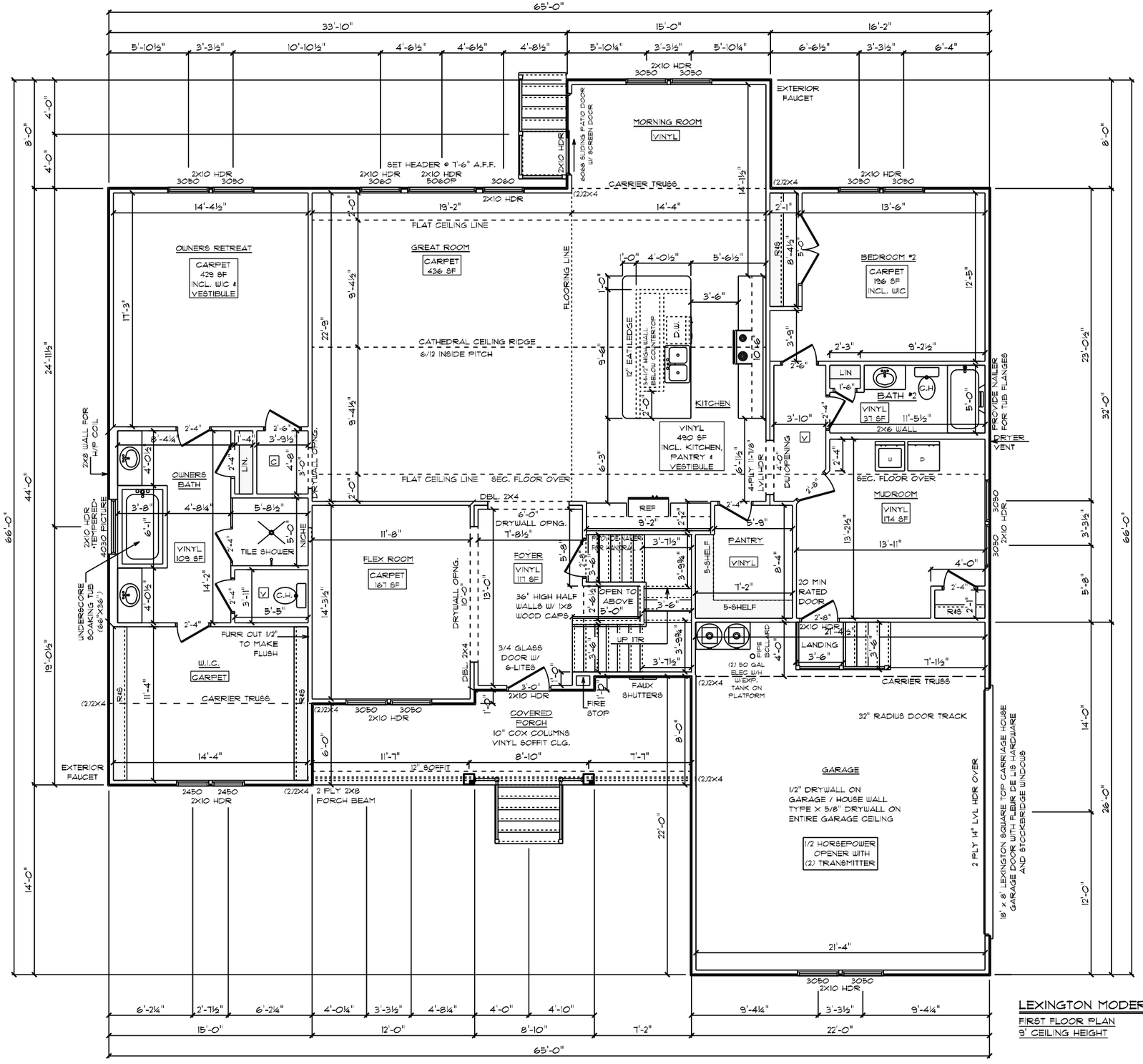
CUSTOM BUILT FOR:
RICHARD ALAN & DINA MICHELLE PADGETT

JOB #:
CN #:
YN • PA30

LOCATION:
100 EAST CAROLINA AVENUE
SUMMERVILLE, SC, 29483
DORCHESTER COUNTY

Charleston, SC
271 Treeland Dr.
Ladson, SC 29546
(877) 267-3482
www.schumacherhomes.com

SCHUMACHER HOMES



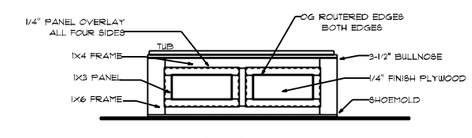
LEXINGTON MODERN FARMHOUSE / CUSTOM

FIRST FLOOR PLAN
9' CEILING HEIGHT

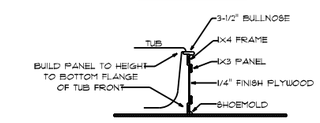
GENERAL FRAMING NOTES:
- DRYWALLED OPENINGS TO BE 7'-8" HEIGHT UNLESS OTHERWISE NOTED
- HEADERS TO BE 2-PLY 2X10 W/ (1) KING & (2) JACK STUDS UNLESS OTHERWISE NOTED

PLAN NOTES:
- SMOOTH CEILINGS THROUGHOUT HOME
- PAINTED TRIM
- 5-1/4" BASEBOARDS
- 3-1/4" CASING ON INTERIOR DOORS AND WINDOWS HAVE DRYWALLED RETURNS
- 2-PANEL HOLLOW CORE MOLDED INTERIOR DOORS
- SILVERLINE LOW-E VINYL WINDOWS W/ SOLAR GLAZING

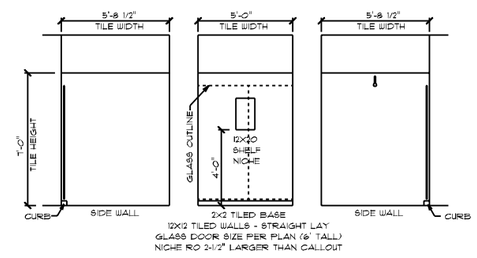
FLOORING NOTES:
- ALL FLOORING BREAKS OCCUR @ CENTER LINE OF DOOR OPENINGS UNLESS OTHERWISE NOTED
- FLOORING SQUARE FOOTAGES INCLUDE CLOSETS RELATIVE TO THE AREA UNLESS OTHERWISE NOTED
- SOME FLOORING SQUARE FOOTAGES MAY INCLUDE HALLS OR AREAS THAT CONNECT WITHOUT WALL SEPARATION IF THE SAME FINISH IS CONTINUED
- QUARTER ROUND TRIM INSTALLED IN ALL HARD SURFACE FLOORING AREAS



TUB FRONT PANEL

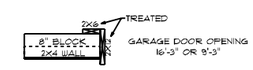


REMOVEABLE TUB FRONT PANEL TRIM DETAIL



5' TILED SHOWER DETAIL

MEMBRANE WATERPROOFING ON FLOORS AND WALLS



GARAGE DOOR JAMB DETAIL

SQUARE FOOTAGE:
FOUNDATION: 2521 SQFT
FIRST FLOOR: 2516 SQFT
SECOND FLOOR: 880 SQFT
GARAGE: 571 SQFT
PORCH(S): 192 SQFT

CUSTOM BUILT FOR:
RICHARD ALAN + DINA MICHELLE PADGETT

JOB #:

LOCATION:
100 EAST CAROLINA AVENUE
SUMMERVILLE, SC, 29483
DORCHESTER COUNTY

CN #:

VN + PA30

DRAWN BY: JTB

DATE: 4/7/2020

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

DWG: 6

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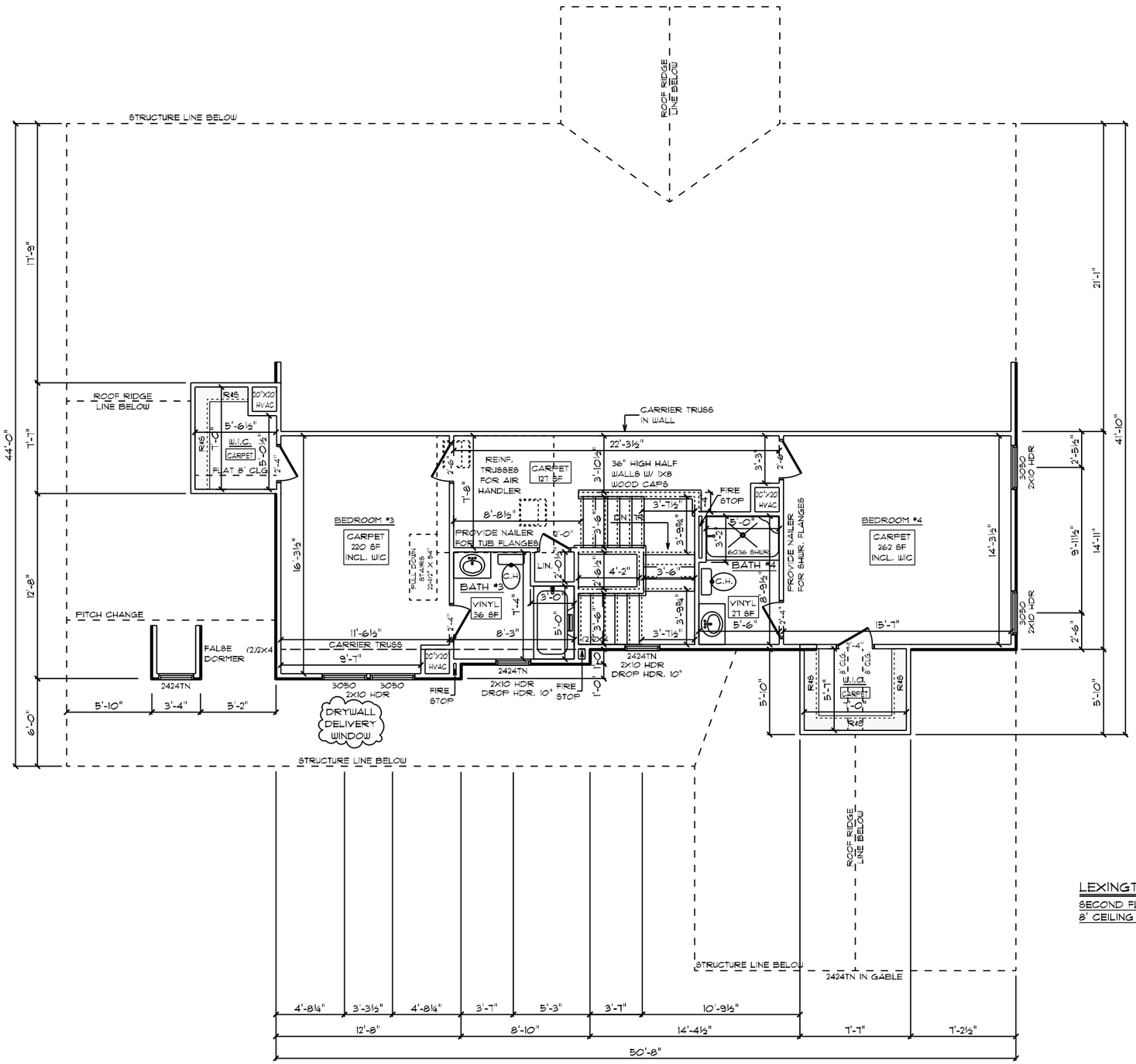

GENERAL FRAMING NOTES:
- DRYWALLED OPENINGS TO BE 6'-8" HEIGHT UNLESS OTHERWISE NOTED
- HEADERS TO BE 2-PLY 2X10 W/ (1) KING & (2) JACK STUDS UNLESS OTHERWISE NOTED

PLAN NOTES:
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- QUARTER ROUND TRIM INSTALLED IN ALL HARD SURFACE FLOORING AREAS

LEXINGTON MODERN FARMHOUSE / CUSTOM

SECOND FLOOR PLAN
8' CEILING HEIGHT

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DRAWN BY: JTB
DATE: 4/7/2020
SCALE: 1/8" = 1'-0"
DWG: 9

SQUARE FOOTAGE:
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SECOND FLOOR: 880 SQFT
GARAGE: 571 SQFT
PORCH(S): 192 SQFT

CUSTOM BUILT FOR: RICHARD ALAN & DINA MICHELLE PADGETT
JOB #:
CN #:
VN #: PA130
LOCATION: 100 EAST CAROLINA AVENUE SUMMERVILLE, SC, 29483 DORCHESTER COUNTY

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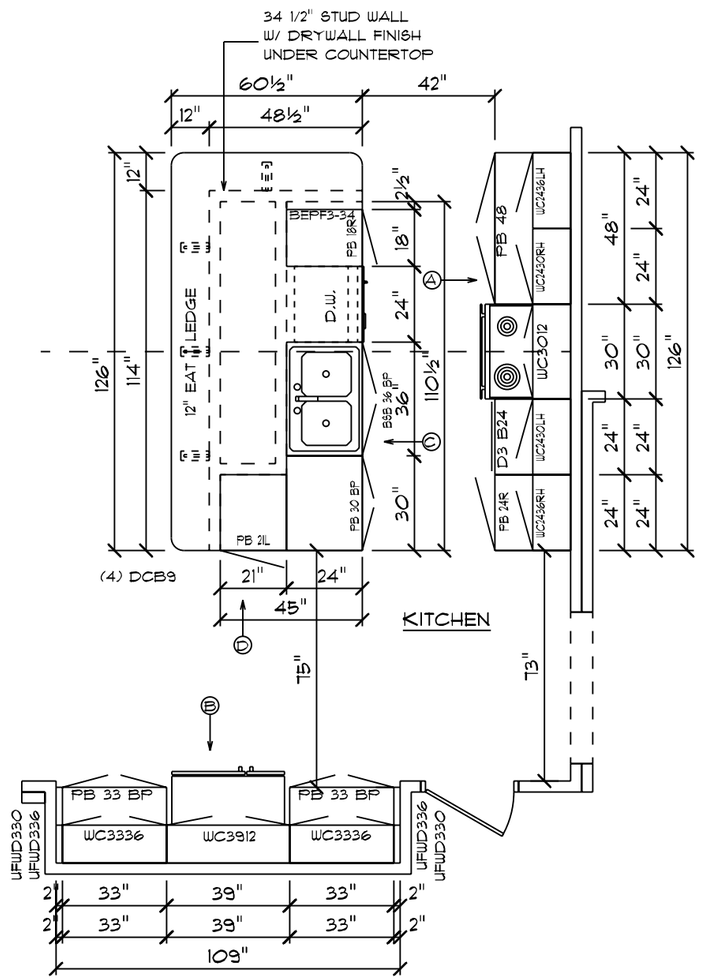
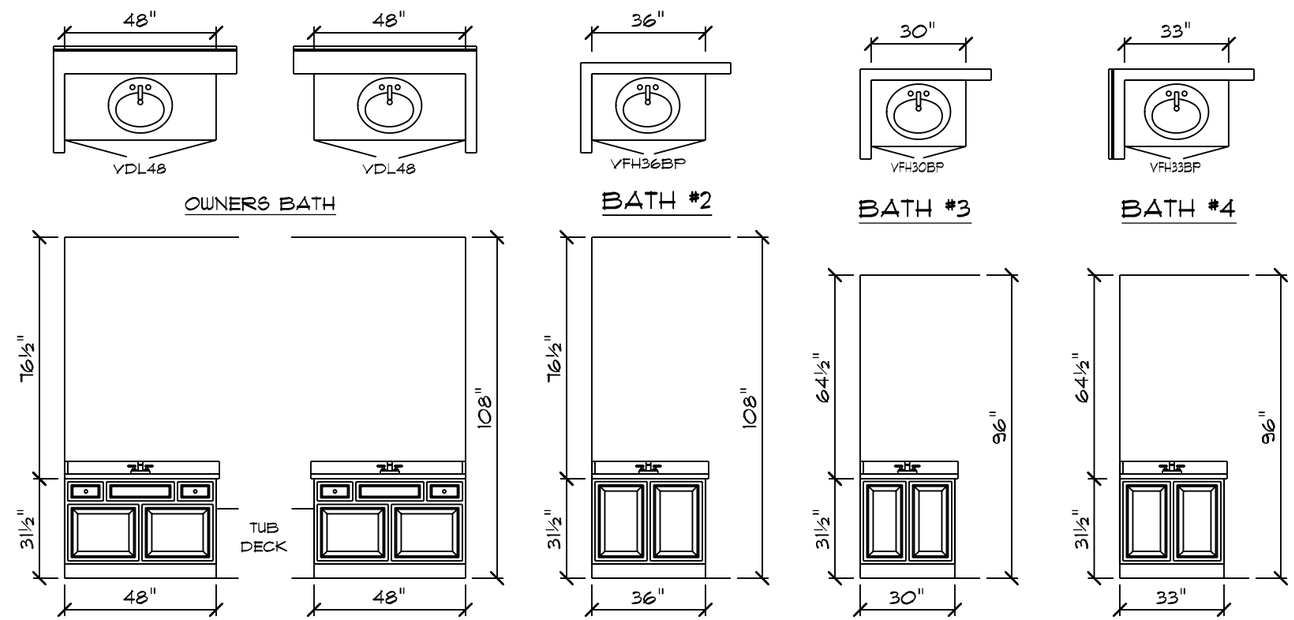


KITCHEN



CABINET NOTES:

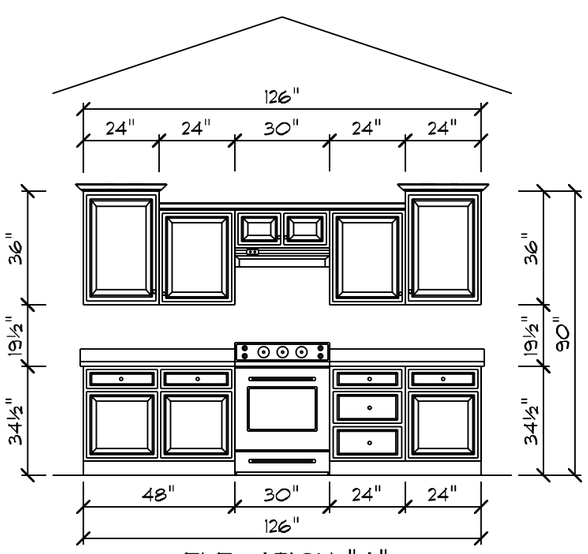
KITCHEN
- MARSH BIRCH CABINETS W/ TRADITIONAL OVERLAY
- 2-1/4" KITCHEN CABINET CROWN MOLDING
- GRANITE COUNTERTOPS
- UNDERMOUNT STAINLESS STEEL KITCHEN SINK
- SATIN NICKEL ROUND KNOBS

BATHS
- MARSH BIRCH CABINETS W/ TRADITIONAL OVERLAY
- GRANITE COUNTERTOPS
- SATIN NICKEL ROUND KNOBS

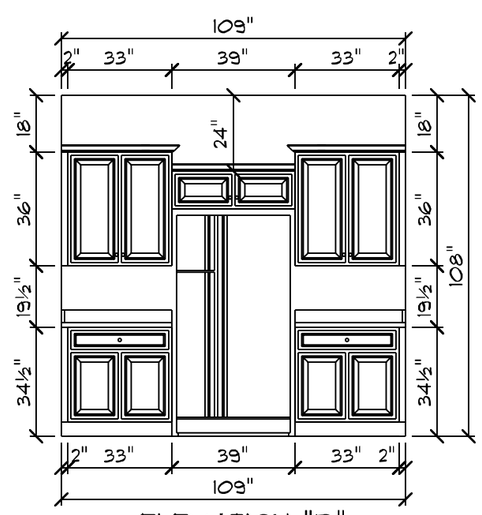
NOTE: CABINET DRAWING DIMENSIONS ACCOUNT FOR 1/2" OF DRYWALL

LEXINGTON MODERN FARMHOUSE / CUSTOM

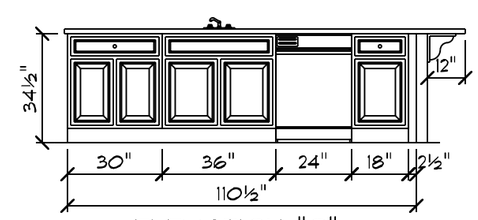
CABINET PLAN



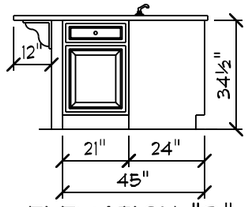
ELEVATION "A"



ELEVATION "B"



ELEVATION "C"



ELEVATION "D"

DRAWN BY: JTB
DATE: 4/7/2020
SCALE: 1/4" = 1'-0"
DWG: 11

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SCHUMACHER HOMES

LEXINGTON MODERN FARMHOUSE 3414 Sq.Ft. $354,377

What's not to love about this house plan?! The Lexington combines open spaces and cozy family living. The open first-floor space connects three rooms into one. The kitchen, great room and morning room come together to create the ultimate "prepare meals and entertain at the same time" space. Located on the main level, the owner's retreat provides seclusion from the rest of the home and is the perfect spot to relax and recharge. The owner's bath features a separate shower and soaking tub with dual vanities. And if closet space was a problem in the past, don't worry it won't be any more with this oversized walk-in closet. Time to make laundry your favorite chore! With this huge laundry room, the whole family can help fold clothes and look for missing socks together.

PURCHASER

Richard Alan Padgett
5062 White Cedar Rd
Ladson, South Carolina 29456
(843) 557-8320
rapsrsc@gmail.com

BUILD ADDRESS

100 East Carolina Avenue
Summerville, SC 29483
Dorchester, Dorchester

NEW HOME CONSULTANT

Michael Kokolus
271 Treeland Dr
Ladson, SC 29456
843-376-5780
mkokolus@schumacherhomes.com

PURCHASER

Dina Michelle Padgett
dmpadgett@aol.com

We thank you for taking the time to discuss the details of your brand new home.

We've created a unique space for you to see and touch every finish for your home featuring the most high performing and current materials and trends in Home Building today all under one roof. We will guide you through the process and help make it fun and exciting.

We want you to feel in control of the entire process. Every option has been individually itemized on your Schumacher Custom Home quote so you can easily understand where each dollar is going. We look forward to working with you to build a home thats fits your lifestyle and

Stone Mountain Clay

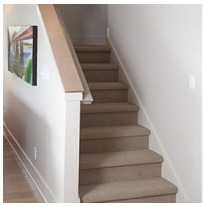
Moire Black

budget while bringing you enjoyment for years to come. If you have any questions please call any time.

CUSTOMIZE FLOOR PLAN

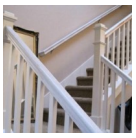
CEILINGS & STAIRCASES

	Quantity	Unit Price	Price
INCLUDED – HALF WALL WITH WOOD CAP.	1	--	Included



The included stairway will feature an angled half wall and capped with selected trim. The stair treads are closed with included carpet that will run the width of the steps.

white



Paint Handrail

Painted Stringer / Skirt Board

Rake Staircase Cap Paint

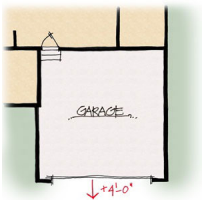
FUTURE PROOFING

	Quantity	Unit Price	Price
COMFORT HEIGHT ELONGATED WATER CLOSET IN PLACE OF INCLUDED WATER CLOSET (EACH)	4	$56.00	$224.00

GARAGES

	Quantity	Unit Price	Price
GARAGE RIGHT	1	$0.00	$0.00

Garage locations are assumed to be on the right side of the home. At the Homesite Inspection, your Personal Builder will review with you the proper location based on the contour of your specific homesite. Your garage should be on the high side of your homesite.



	Quantity	Unit Price	Price
ADDITIONAL GARAGE SQUARE FEET (PER SQUARE FOOT)	92	$51.00	$4,692.00

This selection will add square footage to the width and/or depth of the garage. An option note will clarify the location of the additional square footage.

Increase the garage size to 22' x 26'. This adds 92 square feet.

	Quantity	Unit Price	Price
2 CAR SIDE LOAD GARAGE (SIDING)	1	$1,875.00	$1,875.00

This selection will relocate the included 16 ft. wide by 7 ft.tall Colonial raised panel garage door to the side wall of the garage and adds windows with grids to the front wall of the garage, with shutters or window wrap as per elevation and decorative window headings are placed over these windows.

FOUNDATION & FRAMING

Treat lumber and cox columns for exterior is not a #1 material and will have normal defects Charleston office front stairs on treated

OSB WALL SHEATHING

When comparing to foam board, OSB has much more structural integrity. When siding is installed on your home we are putting it over wood as opposed to over foam board. The stronger wall minimizes wavy siding. When foam board is used, it's easy to puncture or break during application and therefore leaves a lot or gaps and areas for air penetration. We also include high performance house wrap on all exterior walls.

	Quantity	Unit Price	Price
FOUNDATION	1	--	Included

Your home includes a 40 inch tall block crawl space foundation with a parged exterior surface on all four sides. The footings are 24 inches wide by 8 inches thick with fiber reinforced concrete.

Customer understand that Crawl space can have high Humidity; it is recommended to keep vents open and run a box fan or a Dehumidifier to control moisture; this is not Schumacher Homes responsibility as we can't control the weather Grade will be showing 32" block

	Quantity	Unit Price	Price
FRAMING	1	--	Included

Your home will include 2" X 4" wall framing at 16" on center for both interior and exterior walls with a double top plate which adds to the structural integrity of your home. Our first floor ceiling height are 9 ft. We use 2" X 10" floor joist 16" on center and 2" X 10" header material on all bearing walls to support the structurally engineered roof system.

All drywall opening on first floor 7'8" Customer understand that trusses are not built for storage only roof load and Schumacher Homes is not responsible for ceiling/truss issues if they store items in truss area

	Quantity	Unit Price	Price
SUBFLOOR	1	--	Included

We build with AdvanTech® flooring for award winning performance you can rely on. Specifically engineered to combine industry-leading strength, superior, moisture resistance and installation ease. AdvanTech® flooring is the "FLAT OUT BEST" for a quiet, high performance floor. Most subflooring when exposed to water tends to swell and break down resulting in cracked ceramic tile or buckled hardwood, not with AdvanTech®. We even take it one step further and nail, screw and glue to reduce flooring squeaks.

Move the Beam in crawl to the center and use LVL's 9-1/4 as the beam, change floor joist to 11-7/8 TJI 12" on center ILO standard each beam will have a block pier at the end of block wall Standard step out of house This will eliminate many piers and a beam in crawl per GM------Air handler will go in attic

HOME OPTIONS

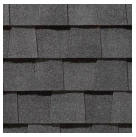
EXTERIOR

Parging- white

	Quantity	Unit Price	Price
INCLUDED FRONT ELEVATION BOARD AND BATTEN VINYL SIDING	1	--	Included
Board and batten siding - Dover White			
INCLUDED SOFFITS, FASCIA AND DOWNSPOUTS The exterior finish on your home will include vinyl ventilated soffit, aluminum fascia, seamless aluminum gutters and downspouts in white.	1	--	Included
INCLUDED CORNER BOARDS The corners of your home will be in the same color as the included vinyl siding.	1	--	Included
INCLUDED SIDE AND REAR ELEVATION HORIZONTAL VINYL SIDING The exterior finish on the sides and rear of your home will be the included vinyl siding in a decorative dutchlap design which is available in a wide variety of colors.	1	--	Included
Siding Color - Dover White			
INCLUDED FRONT ELEVATION WRAPPED WINDOW The wrapped window(s) on the front of your Schumacher Home will be determined by the elevation you have chosen and will match the color of your trim.	1	--	Included

ROOFING 1 -- Included

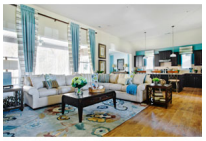
30 Year CertainTeed Dimensional multi-layered shingles provide a thicker and richer appearance on your roof. With our steeper roof pitch designs, these shingles provide great curb appeal and their limited lifetime transferable warranty provides peace of mind.



30 year shingle color - Moire Black

WINDOWS 1 -- Included

Your windows will be SilverLine® energy efficient, single hung white vinyl windows featuring LowE insulated glass with solar glazing. Solar glazing is a glass coating that reflects the suns heat away from the windows to maintain the interior comfort of your home. SilverLine® windows are virtually maintenance free and are backed with a limited lifetime warranty. The windows on the front of your home include internal grids and the sides and rear do not have grids. All operable windows will include screens and the inside will be drywall wrapped with a wood window sill.



FEATURE WINDOW 1 $828.00 $828.00

This selection will add a 5 ft. x 6 ft. picture window with drywall returns and enlarge the height of the two included windows from 5 ft. to 6 ft. tall.

Added to the great room.

INCLUDED 3/4 GLASS FIBERGLASS (PAINTED) FRONT DOOR 1 -- Included

3/4 glass smooth fiberglass (painted) front door with (6-lite glass) and internal grids.

Front Door Color - Black

6' SLIDING PATIO DOOR 1 -- Included

Your home will have a white 6' x 6' 8" SilverLine® energy efficient, maintenance free sliding clear glass patio door LowE insulated glass with solar glazing. Solar glazing is a glass coating that reflects the suns heat away from the windows to maintain the interior comfort of your home. One 3' section is fixed and the other section is a sliding door into the home that includes a screen.

18 FT. WIDE BY 8 FT. TALL LEXINGTON SQUARE TOP CARRIAGE HOUSE GARAGE DOOR 1 $1,125.00 $1,125.00

The Lexington garage door features a four layer method of construction. A two coat, baked on polyester finish is maintenance free for years. The trim around the door will be white and the door panel will be the color you select. The garage door is wind load rated and has a polyurethane insulation with a R-9 insulating value. Fleur De Lis hardware which consists of four straps and two handles is included.

Carriage Style Garage Door - Black

INCLUDED STOCKBRIDGE WINDOWS FOR 16 FT. OR 18 FT. GARAGE DOOR	1	--	Included

The Stockbridge windows will accommodate a 16 ft. or 18 ft. wide garage door with 16 lites in the top panel. NOT AVAILABLE FOR COLONIAL DOORS.

GARAGE DOOR OPENER	1	--	Included

This garage door opener features a 1/2 hp motor that operates 7 ft. or 8 ft. garage door, and comes with two transmitters.

INTERIOR

	Quantity	Unit Price	Price
LEVEL 2 MARSH KITCHEN CABINETS	1	$967.00	$967.00

Level 2 option includes Birch Stained or Painted cabinetry with traditional overlay, recessed square panel doors manufactured by family owned Marsh Cabinets, and will include decorative hardware. Cabinets come in a variety of stain or painted colors and have vinyl coated interiors for easy cleaning and low maintenance. For added architectural appeal your upper kitchen cabinets feature staggered height end cabinets along with 2-1/4" crown molding. All doors feature concealed 6-way adjustable hinges with soft-close function. Unlike most other cabinets, Marsh has a limited lifetime warranty.

Painted Cambridge Birch Alpine Recessed Panel Traditional Overlay

INCLUDED MARSH CABINETRY HARDWARE (ENTIRE HOME)	1	--	Included

Included Contemporary Metal Pull - Chrome - BP5213396140 - drawers

Included Contemporary Metal Pull - Chrome - BP5213396140 - doors

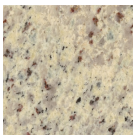
LEVEL 1 BATH MARSH CABINETS (INCLUDED) 1 -- Included

Cambridge Birch Espresso Recessed Panel Traditional Overlay

INCLUDED LEVEL 1 GRANITE 1 -- Included

Your new home includes Level 1 granite countertops in the kitchen with an undermount stainless steel sink. For all their other qualities, what really stands out about granite counters are their gorgeous appearance. The natural appeal of the stone, with its textured, gently-hued beauty, is unsurpassed by most any other material. Granite is rock-hard, literally. It's second only to diamond in terms of the hardness of natural materials.

Square eased countertop edge

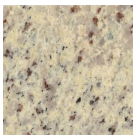


Granite level 1 - Crema Pearl

INCLUDED LEVEL 1 BATHROOM GRANITE 1 -- Included

Your new home includes Level 1 granite countertops in the bathrooms with white vitreous china sink. For all their other qualities, what really stands out about granite counters are their gorgeous appearance. The natural appeal of the stone, with its textured, gently-hued beauty, is unsurpassed by most any other material. Granite is rock-hard, literally. It's second only to diamond in terms of the hardness of natural materials.

Square eased countertop edge



Granite level 1 - Crema Pearl

LEVEL 1 RESILIENT 1 -- Included

Level 1 resilient flooring covers the kitchen area, baths, foyer and laundry room.

Level 1 resilient - Mill Creek - Multigrain (4181)

INCLUDED (LEVEL 1) CARPET | 1 | -- | Included

Level 1 carpet with a 3/8" - 6lb. Padding covers great room, dining room, bedrooms, study/flex room and hallways.

Included (level 1) carpet - Top Card Vienna Smoke

SWITCH PLATE AND OUTLET COVERS (ENTIRE HOME) | 1 | -- | Included

White switch plate and outlet covers

TRIM MATERIAL | 1 | -- | Included

Your interior trim package includes white painted doors, MDF woodwork with 3 1/4" colonial casing around the doors and the base will be 5 1/4". All windows will be drywall wrapped and will have a window sill of the selected trim. Passage ways between rooms will be drywall without casing. All exterior doors will have one or two wood steps. The garage door into the house will match your selected interior door style (per plan).

Quarter round trim installed in all hard surface flooring areas Closet shelving to be white wire ventilated

TWO PANEL SQUARE HOLLOW CORE INTERIOR DOORS (ENTIRE HOME) | 1 | -- | Included

The included white interior doors are 2-panel hollow core molded.

DOOR KNOBS | 1 | -- | Included

Included doorknobs are a round knob with a satin nickel finish. All exterior doors come equipped with a dead bolt.

HANCOCK ENTRY KNOB (SATIN NICKEL) | 1 | -- | Included

Included entry doorknobs are a round knob with a satin nickel finish. All exterior doors come equipped with a dead bolt.

PEX WATER SYSTEM | 1 | -- | Included

This is the latest in technology that brings you and your family the highest quality water for health and for performance. It is non corrosive and chemical free. Whereas copper corrodes over time and CPVC uses solvents/glues that give off chemicals in your water.

PLUMBING | 1 | -- | Included

The included plumbing faucet package features chrome Delta faucets with shut-off valves at all sinks, faucets and water closets. We also include two exterior freeze-proof faucets, waterline to icemaker and the utility hookups for the washer.

TUB / SHOWER | 2 | -- | Included

Your home includes a 5' fiberglass one piece tub and shower combination. One piece units are maintenance free whereas multi-piece units require caulking and continuous maintenance.

Shower doors are not included with home for shower or tub shower

SHOWER WITH ONE SEAT | 1 | $326.00 | $326.00

This 5' spacious shower has a center drain with two molded soap dishes and one large molded seat for bathing comfort. This option will replace an existing tub or shower unit. Shower doors sold separately.

Located in the upstairs bathroom.

INCLUDED 50 GALLON ELECTRIC WATER HEATER | 2 | -- | Included

Your water is heated by a 50 gallon electric water heater with pressure relief valve.

INCLUDED LINDEN KITCHEN FAUCET (CHROME) | 1 | -- | Included

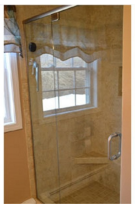
Single handle kitchen faucet. Spout swivels 120 degrees for added convenience.

INCLUDED LINDEN LAVATORY FAUCET (CHROME) | 5 | -- | Included

Two handle centerset lavatory faucet with metal pop-up.

INCLUDED LINDEN TUB/DECK MOUNTED FAUCET (CHROME) | 1 | $0.00 | $0.00

Wide Spread two handles with Roman design.

	INCLUDED LINDEN SHOWER ONLY FAUCET (CHROME) Single lever handle for ease of temperature control.	2	--	Included
	INCLUDED LINDEN TUB/SHOWER FAUCET (CHROME) Single lever handle for ease of temperature control.	2	--	Included
	DOUBLE BOWL STAINLESS STEEL UNDERMOUNT KITCHEN SINK FOR GRANITE OR QUARTZ COUNTERTOP	1	--	Included
	INCLUDED 5' X 5' TILE SHOWER WITH TILE FLOOR - 3 WALLS TILE WITH SEMI-FRAMELESS DOOR (LEVEL 1) This 5' wide by 5' deep shower will include 3 walls tiled 7' in height with a tile floor. This also includes a clear glass semi-frameless shower door, which is available in Chrome, Brushed Nickel and Venetian Bronze. This tile shower will include a recessed shelf niche (12"x20"). Customer understand that tile showers take general maintenance and that this is their responsibility cleaning /repair of grout joint caused by shrinkage / sealant of tile/grout and caulk same true with shower enclosure	1	--	Included

Grout - New Taupe

Level 1 wall tile - Sierra Rainer 12x12

Shower door finish - chrome

Shower floor tile - Severino Cenere Fog 2x2

Level 1 bullnose - Sierra Rainer 3x12

UNDERSCORE SOAKING TUB (66" X 36") 1 $1,075.00 $1,075.00

Streamlined for simplicity, the Underscore bath exudes refined style with contemporary flair. The sloped backrest offers extra comfort and support during your soak. Soaking depth is 18". Note: this unit is only available in a drop-in. Includes 12" of tile around the tub surround. Price is in place of the included tub or included tub shower not for adding a new fixture.

Level 1 wall tile - Sierra Rainer 12x12

Grout - New Taupe

Level 1 bullnose - Sierra Rainer 3x12

INCLUDED EXTERIOR PAINT 1 -- Included

Front porch posts and rails will be wood (per plan) and painted or stained to the color of your choice.

Pure White

PAINTING 1 -- Included

All interior walls will be painted with a low VOC flat finish paint manufactured by the industry leader, Sherwin Williams. Interior walls include two coats of finish paint. The exterior doors will be finished with two coats of exterior paint, and the garage walls (per plan) are completely painted

Wall Color - Repose Gray

LIGHTING 1 -- Included

Your home will include four recessed lights in your kitchen, your choice on the location. The interior lighting will be in a brushed nickel finish. The exterior lighting package is in an antique bronze finish and includes one coach light at the front door, two garage coach lights (per plan) and one light at the rear/side door.

	INCLUDED BRAVO MORNING ROOM FIXTURE (BRUSHED NICKEL) Width/Diameter: 15-3/8", Height: 16-1/2", P5091-09	1	--	Included
	INCLUDED BRAVO CLOSED FOYER FIXTURE (BRUSHED NICKEL) Width/Diameter: 13-1/4", Height: 5-7/8", P3925-09ET	1	--	Included
	INCLUDED BRAVO LAUNDRY ROOM FIXTURE (BRUSHED NICKEL) Width/Diameter: 13-1/4", Height: 5-7/8", P3925-09ET	1	--	Included
	INCLUDED BRAVO PANTRY FIXTURE (BRUSHED NICKEL) Width/Diameter: 13-1/4", Height: 5-7/8", P3925-09ET	1	--	Included
	INCLUDED BRAVO BEDROOM FIXTURE (BRUSHED NICKEL) Width/Diameter: 13-1/4", Height: 5-7/8", P3925-09ET	4	--	Included
	INCLUDED BRAVO HALLWAY FIXTURE (BRUSHED NICKEL) Width/Diameter: 13-1/4", Height: 5-7/8", P3925-09ET	4	--	Included
	INCLUDED BRAVO DEN/LOFT FIXTURE (BRUSHED NICKEL) Width/Diameter: 13-1/4", Height: 5-7/8", P3925-09ET	1	--	Included
	INCLUDED BRAVO WALK IN CLOSET FIXTURE (BRUSHED NICKEL) Width/Diameter: 13-1/4", Height: 5-7/8", P3925-09ET	3	--	Included

	INCLUDED BRAVO MAIN BATH FIXTURE (BRUSHED NICKEL) Width/Diameter: 26-3/4", Height: 8-3/4", P2006-09	1	--	Included
	INCLUDED BRAVO OWNER'S RETREAT BATH FIXTURE (BRUSHED NICKEL) Width/Diameter: 26-3/4", Height: 8-3/4", P2006-09	2	--	Included
	INCLUDED BRAVO THIRD BATH FIXTURE (BRUSHED NICKEL) Width/Diameter: 26-3/4", Height: 8-3/4", P2006-09	1	--	Included
	INCLUDED BRAVO OTHER BATH 1 / 4TH BATH FIXTURE (BRUSHED NICKEL) Width/Diameter: 26-3/4", Height: 8-3/4", P2006-09	1	--	Included
	INCLUDED EXTERIOR FRONT DOOR FIXTURE (ANTIQUE BRONZE) Width/Diameter: 5-3/4", Height: 13-1/2", P5773-20	1	--	Included
	INCLUDED EXTERIOR GARAGE DOOR FIXTURE (ANTIQUE BRONZE) Width/Diameter: 5-3/4", Height: 13-1/2", P5773-20	2	--	Included
	INCLUDED EXTERIOR SIDE/REAR DOOR FIXTURE (ANTIQUE BRONZE) Width/Diameter: 4", Height: 8-5/8", P5607-20	1	--	Included
	INCLUDED 24" DISHWASHER (STAINLESS STEEL) This Frigidaire 24 in. Front Control Dishwasher features a large capacity, tall tub design with 14 place settings, allowing you to wash a large array of dishes at once. The three wash cycle options provide flexibility to select the type of cleaning that best suits your load, so you don't have to waste water and energy when washing smaller loads. Additionally, this quiet dishwasher operates at just 60 dBA and offers a no-heat dry option to help further conserve energy.	1	--	Included

INCLUDED 30" RANGE HOOD (STAINLESS STEEL)	1	--	Included

The Frigidaire 30 in. under-cabinet convertible range hood is equipped with a 220-CFM blower to handle all of your venting needs. Incandescent lighting illuminates the cooktop surface below. TO VENT THIS UNIT IT REQUIRES ADDITIONAL PRICING.

INCLUDED ELECTRIC FREE STANDING RANGE (STAINLESS STEEL)	1	--	Included

The Frigidaire 30 in. Freestanding Electric Smooth top Range with Self-Cleaning Oven lets you cook more at once, with a 6-9 in. expandable element and a 12 in. element. Ready-Select control knobs allow you to easily select options and cooking temperatures, while Even Baking Technology ensures that your food is cooked evenly. The stainless steel exterior is durable and creates a premium look in your kitchen.

MECHANICALS

ENERGY EFFICIENT CONSTRUCTION

When it comes to energy efficiency it is easy to get wrapped up in a bunch of industry lingo and complicated ratings that few understand. Energy efficiency to us simply means saving our homeowners every month when they get their utility bills so that's why we use a high efficiency heating and cooling system, house wrap with a caulk and sealant package on the entire house to minimize air infiltration, and Low-E windows just to name a few. When you build a custom home with Schumacher, you are investing in an energy efficient home that will save you money today and tomorrow.

	Quantity	Unit Price	Price
INSULATION	1	--	Included

All your exterior walls of the living spaces will be insulated with R-15 insulation and your floors on foundation areas will be R-19 insulation. Ceilings on the upper floors of the living space will have blown insulation for an R-38 rating (R-30 in cathedral ceiling areas). All homes come with a caulk and sealant package as well as house wrap making your home feel exceptionally comfortable. Exterior garage walls and garage ceilings are not insulated (per plan).

DRYWALL	1	--	Included

All the ceilings in your home will feature a smooth painted finish for a crisp clean look. We nail, screw and glue all of our drywall (glue not used on ceiling drywall) – it's just the best way to do it. A moisture resistant drywall will be used around any shower or tub units. The garage is completely finished with drywall (per plan).

Due to SC energy code, drywall is not glued

INCLUDED ELECTRICAL - 400 AMP	1	--	Included

The electrical service in your new home is a 400 amp service. You will have the choice of either 4 cable or phone outlets to be placed at your preference. There is an exhaust fan in all bathrooms and smoke detectors with battery backup are included at every level and in every bedroom. Your range and dryer will be wired for electric. We will also install a dedicated circuit above your range so the appliance store can easily install a microwave. There will be G.F.I. electrical outlets front & back and in the garage (per plan).

If extra Electric is added in the field with Electrician, there may be a need to upgrade your Electric panel from 200 amps to 400 amps service If ever the Customer supply any light fixtures to the Electrician to hang in place of standard lights the lights must be UL rated and The Electrician and Schumacher Homes will not warranty those fixtures There is never a credit for included light fixtures Schumacher Homes does not install customer Supplied Appliances Customer supplied appliances must be installed with in 3 day of Builder request or $100 a day charge will be charged for delay

ELECTRIC FURNACE WITH 14-SEER HEAT PUMP	2	--	Included

We know that energy efficiency is on the minds of our homeowners, that's why we use a 14 SEER heat pump that will be more efficient in all seasons and will serve as your central air conditioning. Using the heat pump in the right weather will make your included electric furnace more efficient. Also included is an energy saving programmable thermostat.

2nd floor joist will be 16" TJI and three chases have been created to heat and cool house correctly, keeping Air handle out of crawl; 1 unit on first floor and 1 unit for second and part of first floor with 2 zone

HOMESITE PREP & UTILITIES $45,356.00

LOT CONDITIONS

Above lot prep fees are a rough estimate only and are based on standards as Schumacher Homes had not yet viewed your lot. Actual amounts will be determined by the builder at lot walk due to individual lot characteristics. Survey Fee: If lender requires surveys not required by the inspection area, it will be at the customers cost. Driveways and Walks: There are not any provisions for a driveway or walks at this time. Landscaping: There are not any provisions for landscaping or ARB fees/charges at this time. Customer will provide all ARB fees and charges. Extra soil may be required for you to complete any sod or landscape installation for proper preparation. Schumacher Homes does 2 grades according to contract: A backfill to foundation and a rough finish grade only out from home 20' to 25' (fill is not included in contract for porches and garages; nor Building pads to constructed house; also no extra dirt or hauling excess off lot is included in this contract) Allowance can be added to accomplish these items Customer understand it is their responsibility for maintaining grade after closing when settle occur and best prevention is kicker or underground on downspouts Lot Prep & Utilities: Customer understands they need to install a double row of caution tape or tree protection fence around Septic Area Before and after septic is installed; This is to keep everyone out of the Septic area Customer understands that all utilities-septic, well or water and electric and gas need to be installed by drywall-if there is a delay with any of these utilities or site work and the interior trade partner need to make a second return trip, the customer could be charged for that extra trip to complete the trades work. Homeowner understands all allowances being completed by them are disbursed to them in full upon receipt of the drywall draw. All upfront costs will be their responsibility and they will then be reimbursed as noted above. Customer understand Schumacher Homes must have gravel driveway for construction to begin work and must have Temp. Electric and water for laying block

LOT PREP AND UTILITIES

Because we are an on your lot custom homebuilder and each site is unique, the base price of your home does not include homesite preparation or utilities. Your New Home Consultant will enter allowance amounts in this category based on your specific homesite. After signing your purchase agreement, we will schedule your home site inspection where you will meet with your personal builder on your site to review any unique characteristics and utilities. The initial allowance amounts are then adjusted (if needed). Installation of a temporary electric pole is included in the base price and the jobsite will include a dumpster for removal of all product debris.

	Quantity	Unit Price	Price
SAFETY NET	30	$100.00	$3,000.00

We will eliminate as much uncertainty as possible at your home site inspection, but we won't know everything until we actually dig. The Safety Net Allowance is an option that allows you to set aside additional funds for any unforeseen excavation challenges. An example of one of these challenges may be unsuitable soil conditions. We recommend including an allowance of $3,000 to $5,000 depending on your home sites characteristics, into your Custom Home Quote. Any unused portion of the Safety Net Allowance will be refunded to you when your new home is complete.

CONSTRUCTION ACCESS DRIVEWAY ALLOWANCE	25	$100.00	$2,500.00

The construction access driveway is not included into the base investment of your home due to the length needed for your unique homesite. Your Personal Builder will review with you your specific construction driveway requirements. This is not a finished driveway.

CONCRETE DRIVE AND SIDEWALK PER SQ. FT.	900	$10.00	$9,000.00

Based upon the position and setback of your home, we can calculate the square footage of your drive and apron from the street to your garage door. Some areas may require a 6 inch apron which will be determined at your homesite inspection. Make sure you include any turn around areas, and/or sidewalks you may want.

Customer understand Schumacher Homes is not responsible for settling that occurs after concrete is installed and it's the Customers responsibility to fill in these settled areas

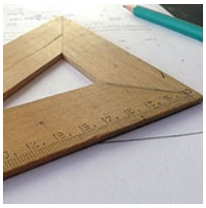
GARAGE AND PORCH GRAVEL ALLOWANCE	20	$100.00	$2,000.00

Due to unsuitable soil conditions it may be necessary to backfill areas such as garage and porch with gravel. Your personal builder will discuss these items in detail at your homesite inspection.

GRADING ALLOWANCE	50	$100.00	$5,000.00

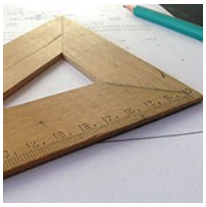
The grading allowance allows you to set aside additional funds for extra excavation or grading due to the site conditions on your homesite. Your personal builder will discuss additional grading items with you in detail at your homesite inspection.

Additional grading to cut swale in the back and side yard to create a flow for drainage Cut a foot and half out back and side to be able to build pad up on front side 1'



HOUSE PAD ALLOWANCE	1	$10,000.00	$10,000.00

Allowance for the house pad and for compaction test .



ALLOWANCE FOR HAULING OLD FOUNDATION AND DEBRIS FROM SITE IN ORDER TO BUILD PAD	1	$3,000.00	$3,000.00

allowance for hauling old foundation and debris from site in order to build pad

UTILITIES

Customer must make tap fee are paid Customer understand if the person that took old house down did not protect sewer and water live may need to be abandon and redone totally

	Quantity	Unit Price	Price
TOTAL SEWER LINE PER LFT	40	$19.50	$780.00

This cost is for running city or county underground sewer line from the road and connecting to the house. If there are no laterals on your homesite or if we have to tunnel under or dig up the street, this additional cost will be the homeowners responsibility. You will also need to select the Sewer Tap / Permit Fee Allowance. Your personal builder will discuss these items in detail at your homesite inspection.

Tie into existing tap

TOTAL WATER LINE PER LFT	40	$14.40	$576.00

This cost is for running city or county underground water line from the road and connecting to the house. If there are no laterals on your homesite or if we have to tunnel under or dig up the street, this additional cost will be the homeowners responsibility. You will also need to select the Water Tap / Permit Fee Allowance. Your personal builder will discuss these items in detail at your homesite inspection.

Tie into existing tap

MISCELLANEOUS PREP ITEMS

Customer understand Schumacher Homes works for them and not for the ARB; Anything the ARB want will need to be paid by customer for Schumacher Homes to do for them; Customer is responsible for telling Schumacher Homes what is needed and paying for all fee and anything thing that has to be done for ARB; this is the Customer property not Schumacher Homes Schumacher Homes is not responsible for damage to roads and curbs and sidewalk or yard issues.

	Quantity	Unit Price	Price
FHA/VA REQUIREMENTS	1	--	Included
SURVEY ALLOWANCE	20	$100.00	$2,000.00
PERMIT ALLOWANCE	30	$100.00	$3,000.00
SILT FENCE ALLOWANCE	20	$100.00	$2,000.00
SEED AND STRAW ALLOWANCE	25	$100.00	$2,500.00

If electing FHA or VA financing, your lender will require to include an allowance in your Price Quote/Purchase Agreement to pay for landscape grade with seed and straw, a serviceable driveway to garage, a serviceable walk to the front door, and a termite treatment for your foundation. This is a general list of FHA and VA requirements, your actual list of requirements will be determined by your financial institution. These items are not included in the base price of your home. You have the ability to add an allowance to the contract for FHA or VA requirements to be completed.

The homeowner is responsible for paying all fees related to the Surveying and/or Home Staking. These amounts are not included in the base investment of the home.

Building permits may be required depending on the area that your lot is located in. The homeowner is responsible for paying all fees related to the permits for the home. These amounts are not included in the base investment of the home.

Along with Trade partner business license and sometime 3rd party inspector depending on area

Silt Fencing is used to control erosion. This may be required due to your location. Your personal builder discussed this item at your homesite inspection.

Select this choice if you wish to include monies in your construction loan for hiring seeding and straw. These monies will be issued after the final draw. The base prices of our homes do not include any landscaping.

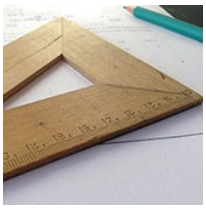
Schumacher Homes can't warranty that seed or sod will grow

OUR WARRANTY

TEN YEAR INSURED WARRANTY

Every Schumacher Home is backed by a Ten-Year Insured Transferable Structural Warranty. The guidelines to qualify for this warranty are so strict that only 1% of builders nationwide qualify to offer it. Requirements include not only superior building materials and workmanship, but financial management and customer satisfaction as well. 2-10 Home Buyers Warranty®, which provides the insured warranty, is the largest construction insurance company in the country. We are pleased to have received the Diamond Builder Award® by 2-10 Home Buyers Warranty® - an award for excellence in construction standards and customer satisfaction that has only been given to 40 builders nationwide in the last 20 years.

INCENTIVE SPRS

		Quantity	Unit Price	Price
	INCENTIVE Incentive for March 2020 “Customer understand to receive this month’s incentive they must do their color meeting and lot walk meeting and pre-construction meeting all within 30 to 35 day from signing this contract, Customer must also use a Schumacher Homes preferred Lender	1	-14000.00	($14,000.00)

SUMMARY OF TOTAL INVESTMENT

Base Investment	$354,377.00
Custom Options	$11,112.00
SUBTOTAL BASE INVESTMENT WITH CUSTOM OPTIONS	$365,489.00
HOME SITE PREP & UTILITIES	$45,356.00
INCENTIVE TOTAL	($14,000.00)
TOTAL INVESTMENT	**$396,845.00**

MONTHLY INVESTMENT

Total Investment:	$396,845.00
Interest Rate:	4.5
Loan Duration:	30 Year Fixed
Monthly Payment:	$2,010.76

*NOTE: These figures are only an estimated monthly cost

NATIONAL HOUSING QUALITY AWARD

We are proud to have received The National Housing Quality Award. The prestigious National Housing Quality Award honors the dedication of the top homebuilders in the country who consistently provide the highest quality homes to their homeowners. The NHQ is the housing industry's highest recognition for achievement in total quality management and the benchmark for quality in our business. This reflects our commitment to deliver high quality, innovative custom homes that will be a source of pride for all of us.

HOMEOWNER(S)

_____ **Date:** _____

_____ **Date:** _____

NEW HOME CONSULTANT

_____ **Date:** _____