Bloomington Historic Preservation Commission Showers City Hall McCloskey Room, Thursday May 23, 2019, 5:00 P.M. AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES A. May 9, 2019 Minutes

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-30
204 S. Rogers Street (Greater Prospect Hill Historic District)
Petitioner: Lucas Brown
Amend COA 17-06. Painted steel fence will now include wood louvers in the upper panels.
Height will remain 8'.

Commission Review

A. COA 19-32
325 S. Rogers Street (Prospect Hill Historic District)
Petitioner: Lynn & Teri Yohn *Replace 16 wood windows with custom designed Marvin double hung aluminum clad wood windows.*B. COA 19-33
715 N. Maple Street (Maple Heights Conservation District)
Petitioner: Mike Kee

New construction on a vacant lot. See Packet for details.

V. DEMOLITION DELAY

A. Demo-Delay 19-08 Petitioner: Jackie Moore *Full demolition of barn structure.*

- VI. NEW BUSINESS
- VII. OLD BUSINESS
- VIII. COMMISSIONER COMMENTS
- IX. PUBLIC COMMENTS
- X. ANNOUNCEMENTS
- XII. ADJOURNMENT

Auxiliary aids for people with disabilities are available upon request with adequate notice. Please call 812-349-3429 or email, <u>human.rights@bloomington.in.gov.</u> Next meeting date is June 13, 2019 at 5:00 P.M. in the McCloskey Room. **Posted:** 5/16/2019

Bloomington Historic Preservation Commission Showers City Hall McCloskey Room, Thursday May 9, 2019 MINUTES

I. CALL TO ORDER

Meeting was called to order by Jeff Goldin, @ 5:00 pm.

II. ROLL CALL

Commissioners

John Saunders Lee Sandweiss Deb Hutton Jeff Goldin Chris Sturbaum Sam DeSollar Susan Dyer Doug Bruce

Advisory

Ernesto Casteneda

Absent Leslie Abshier Derek Richey Jenny Southern Duncan Campbell

Staff

Conor Herterich, HAND Eddie Wright, HAND

Guests

Marty Miller Chuck Heintzelman Noor Heintzelman Ania Hill Narges Noori Ted Hill Bryan Payne

III. APPROVAL OF MINUTES

A. April 11, 2019 Minutes

Doug Bruce made a motion to approve the April 11th, 2019 Minutes, **Sam DeSollar** seconded with the amendment to the minutes that the measurement

of the porch height in the Maple Heights courtesy review be changed from feet to inches.

Motion carried 8-0-0 (Yes-No-Abstain)

IV. CERTIFICATES OF APPROPRIATENESS

Staff Review

A. COA 19-23

2820 E. 10th Street (Garton Farm Local HD) Petitioner: Bloomington Restoration Inc. *Replace modern K-style aluminum gutters with galvanized half round gutters.*

Conor Herterich gave presentation. See packet for details.

B. COA 19-24

112 S. Maple Street (Greater Prospect Hill Historic District) Petitioner: John Kirtland *Replace the limestone stacked piers with a conventional cinder block foundation.*

Conor Herterich gave presentation. See packet for details.

C. COA 19-25

530 S. Jordan (Elm Heights Historic District) Petitioner: Dale & Sharon Andrews *Replace the side door and storm door*.

Conor Herterich gave presentation. See packet for details.

D. COA 19-26

115 S. Walnut Street (Courthouse Square Historic District) Petitioner: Bob Magiera Installation of 4" refrigeration piping on rear façade.

Conor Herterich gave presentation. See packet for details.

E. COA 19-27

346 S. Rogers Street (Prospect Hill Historic District) Petitioner: Karla Lewis *Build 8' tall privacy fence along west side of property.*

Conor Herterich gave presentation. See packet for details.

Commission Review

A. COA 19-22

1105 W. 3rd Street (Greater Prospect Hill Historic District)

Petitioner: Chuck Heintzelman Rehabilitation of Gospel Tabernacle building.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

John Saunders asked if this was part of a bigger project, **Jeff Goldin** answered that it is but the commission does not have purview. **Doug Bruce** asked about information about the door. **Conor Herterich** clarified that the information is in the packet. **Sam SeSollar** asked about moving the steps **Chuck Heintzelman** stated that the steps need to be changed because they are no longer in conformance with current code as they wish the use the door as an emergency exit. **Deb Hutton** asked if the style of replacement windows would be based on any evidence of the historic windows. **Chuck** stated that 3 x 5 manufacturing steel windows were found and that many of the windows are damaged but they will try to preserve the stained glass windows and display them inside the building.

Chris Sturbaum stated that he likes the use of the building and the neighborhood is very supportive of the project. The Commissioners were in agreement that this is a very good project. **Doug Bruce** stated that he believes the character defining features will remain intact and he is supportive of the project. **Lee Sandweiss** stated it was a terrific project. **Sam DeSollar** stated that he appreciated the level of work and detail that **Chuck Heinztelman** has given the project. Sam also wanted to make sure that the awning mounting was attached to the mortar joints and not directly into the stone. **Susan Dyar** said that she thinks it is great and she lives and walks by there and is happy to see something done with the building. **Jeff Goldin** stated that this is a great project and that this is how historic preservation works, adaptive reuse. **Chris Sturbaum** had one other thought, and wondered if the awning could have a less steep slope so as not to block the entrance. He stated this was not a condition of approval but that the petitioner should think about it.

John Saunders made a motion to approve COA 19-22, Sam DeSollar seconded.

Motion carried 8-0-0

B. COA 19-28

413 S. Highland (Elm Heights Historic District) Petitioner: Narges Noori *Replace current non-functioning wood windows with ThermaStar, single-hung, vinyl windows.*

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Narges Noori clarified why she was requesting the replacement of the windows. She wants the windows to be safe but also remain in conformance with neighborhood standards. They recently had a HAND inspection and none of the windows on the lower level open up. The issue is that these windows do not seal and if we replace them with wood we would have the same problems. The property is a rental and the tenants have tried to do repairs to the windows themselves. She is concerned the current windows are a fire hazard and explained that she wanted to use vinyl windows to replace because the windows will be able to be properly sealed without expansion and contraction of wood. She stated that the windows are truly beyond repair, and everyone else in the neighborhood has vinyl windows so she is not changing the look of the building.

Chris Sturbaum asked what a single hung window is. Jeff Goldin answered that it's a window where the top is inoperable. Chris Sturbaum asked if there are going to be grids in the windows, internal, inside the glass. Ted Hill answered that yes the grilles would be inside the window and clarified that the windows would be double hung, not single hung. The new windows will appear as the old windows. He also suggested they consider fiberglass windows as opposed to vinyl because the fiberglass have the grids (grilles) applied to the glass and has a more traditional look. John Saunders asked if the weights are out of the windows. He stated it looks like there has been a lot of neglect over the years which is why the sills are rotted. **Ted Hill** stated that most of the windows are just rotted. Ernesto Casteneda agreed with Chris Sturbaum's statement that adding grill to outside will give more detail to the structure. Sam **DeSollar** asked about the Elm Heights Neighborhood opinion on the changes. **Conor Herterich** stated that Jenny Southern stated the neighborhood would like to see the windows repaired. Sam DeSollar asked if Narges was aware that the home was in the Elm Heights historic district when she purchased it. Narges **Noori** stated Reza Kaffash sold the homes to her mother and that her mother had no clue. She blamed Mr. Kaffash on the current problems.

Chris Sturbaum stated that the design of replacement windows have advanced to the point that they look very similar to original wood windows. He is ok with replacement if the new windows look the same as the original windows and have the grids (grilles) on the outside of the glass. John Saunders stated that he would like to see the windows removed and repaired, as he feels as though these windows are not in that bad shape. John stated that repairing the windows wouldn't cost that much more than replacement windows. Ernesto Casteneda stated that he is against vinyl, he wants the grille to be on the outside and encourages removal and repair of the original wood windows or replace with new quality windows. **Deb Hutton** stated she is ok with replacement but wanted to see it look as historic as possible. **Doug Bruce** stated that he agrees with Chris that designs of new windows has come very far. But when replacing windows the replacement windows must be right. He could support replacement if the replacement was in kind that had the grid on the exterior. Lee Sandweiss agreed with both Chris and Doug. Sam DeSollar stated that the lower windows on the south elevation is what makes the house contributing. As for replacement he has to go with the guidelines and Elm Heights has the most restrictive guidelines. He stated that his first leaning is to get the windows repaired but that we have to look at what the guidelines say and Elm Heights has one of the most restrictive guidelines in the city. But if these can't be repaired then they must be replaced in kind. **Jeff Goldin** stated that he is with Chris and Doug, and that if they can get some fiber glass windows with some grids that match style and configuration of the current windows that he would be on board, but vinyl windows would destroy this house.

John Saunders made a motion to deny COA 19-28, Sam DeSollar seconded. Motion carried 8-0-0

C. COA 19-29

121 S. Walnut (Courthouse Square Historic District) Petitioner: John Simon Install 14" x 30" cast aluminum sign on side of building. See Packet for wall placement, materials, and design. Addition of black text to the face of vinyl awning.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

Marty Miller gave a further explanation of the placement of the sign.

Deb Hutton asked about the wording of the sign. **Marty Miller** explained it was the date K of C assumed ownership. **Sam DeSollar** asked if the sign could be mounted to the mortar joints. He also asked if the lettering is large enough. **Marty Miller** stated he is happy with the sign.

Sam DeSollar made a motion to approve COA 19-29, **Doug Bruce** seconded. **Motion carried 8-0-0.**

V. DEMOLITION DELAY

Commission Review

A. Demo Delay 19-06 1723 W. Gray Street Petitioner: Shelia Stephens Full demolition of home.

Conor Herterich gave presentation. See packet for details.

Discussion ensued

John Saunders made a motion to waive the demo delay period, Doug Bruce seconded. Motion carried 8-0-0.

B. Demo Delay 19-07

613 N. Morton Street Petitioner: City of Bloomington Full demolition of structure. Conor Herterich gave presentation. See packet for details.

Discussion ensued

Brian Payne added that the city is doing a lot of work in the alley and the building is bulging into the alley.

Chris Sturbaum asked why the building was allowed to deteriorate. **Bryan** stated that he could only speculate. **Ernesto Casteneda** asked about salvaging of the brick. **Bryan** stated they will salvage as much of the brick as possible. Once the garage is down the open lot will be marketed for parking. **Deb Hutton** asked about the building being used in milling operations in the past. **Bryan** stated that he could not be certain, but a gentleman that was involved with project stated that is wasn't. **Sam DeSollar** asked when the building was acquired by the city. **Bryan** stated it was the early 2000's.

Chris Sturbaum stated that the chance to save the building has passed. **John Saunders** stated that it is a shame the city let the building deteriorate. **Doug Bruce** agreed with **Chris Sturbaum**. **Lee Sandweiss** would like to know what the building was used for when the Showers factory was in operation. **Bryan Payne** stated they did an asbestos test and none was found. **Sam DeSollar** stated that he loves this building and he went to the city and tried to save the building in 2016, but was rebuffed, this is a case of demolition by neglect. He would like to see legislation to stop people from letting historic buildings just sit and decay. **Jeff Goldin** stated that trying to save this building at this point would not be realistic, this building is lost.

John Saunders made a motion to waive the demo delay period, Chris Sturbaum seconded. Motion carried 5-1-2.

VI. NEW BUSINESS

A. Preservation Month Events Update – Conor Herterich has organized a history themed trivia competition on May 22nd @ The Mill 6 - 8pm. Food will be served and prizes will be awarded. He also has guest speakers lined up. All funds will be donated to BRI. See packet for further details.

Conor Herterich also has Randy Shipp giving a presentation "Press a Button, Get a House" set for May 31st @ the Waldron Arts Center 7pm. See packet for further details.

Conor Herterich stated that he nominated the Dimension mill for historic recognition.

VII. OLD BUSINESS

VIII. COMMISSIONER COMMENTS

Chris Sturbaum stated he will no longer be on the City Council but he will

continue with Historic Preservation.

John Saunders had concerns about the windows decision earlier in the evening. He feels like they Commission is lightening up. Sam DeSollar stated they are interpreting guidelines, and Elm Heights guidelines are very restrictive. Conor stated that replacement vs repair is a very hot topic at this time. Indiana Landmarks are working on a set of guidelines. Jeff Goldin stated that each case should be reviewed on an individual basis. They are only guidelines and like a court ruling. Sam DeSollar stated they are all from different backgrounds and have different viewpoints but they all have the city's best interest at heart.

IX. PUBLIC COMMENTS

X. ANNOUNCEMENTS

XII. ADJOURNMENT

Meeting was adjourned by Jeff Goldin @ 6:36 pm.

END OF MINUTES

COA: 19-30

Staff Decision

Address: <u>204 S. Rogers Street</u> Petitioner: Lucas Brown Parcel #: 53-08-05-102-035.000-009

Rating: Not Rated

Structure; One-Part Commercial Block c. 1927



Background:

Historically known as Burns Grocery, this building is located in the Greater Prospect Hill Historic District. In February of 2017 the HPC approved a COA that included an addition, installation of signage, an awning, a new metal door, and a painted 8' steel fence.

Request:

1. Change the design of previously approved painted steel fence to include wood louvers in the upper panels of the fence.

Guidelines: Greater Prospect Hill Historic District Design Guidelines:

1. No guidance on fencing.

Staff Decision: Staff approves COA 19-26 due to the following reasons:

- 1. The fence height is still 8' which is the same as the previously approved fence height and is consistent with UDO requirements.
- 2. Wood louvers are compatible with the pergola structure in the outside patio area.

APPLICATION FORM CERTIFICATE OF APPROPRIATENESS

Case Number: $(OA Q - 3O)$
Date Filed: 5/4/19
Scheduled for Hearing: 5/23/14

Address of Historic Property: 204 S. Rogers St.: Greater Prospect Hill
Petitioner's Name: Lucas Brown
Petitioner's Address: 2055 W Industrial Park Drive
Phone Number/e-mail: 812 961 8687
Owner's Name: FAR LLC.
Owner's Address: 205 N College Ave. Suite 510 Bloomington, IN 47404
Phone Number/e-mail:

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot.

2. A description of the nature of the proposed modifications or new construction: Under COA-17-06 the exterior of the existing building, the addition, other exterior elements and the painted steel fence were approved by the Commission. The "painted steel fence" design has changed. It is now a painted steel fence with steel pickets in the lower panels and wood louvers in the upper panels.

3. A description of the materials used.

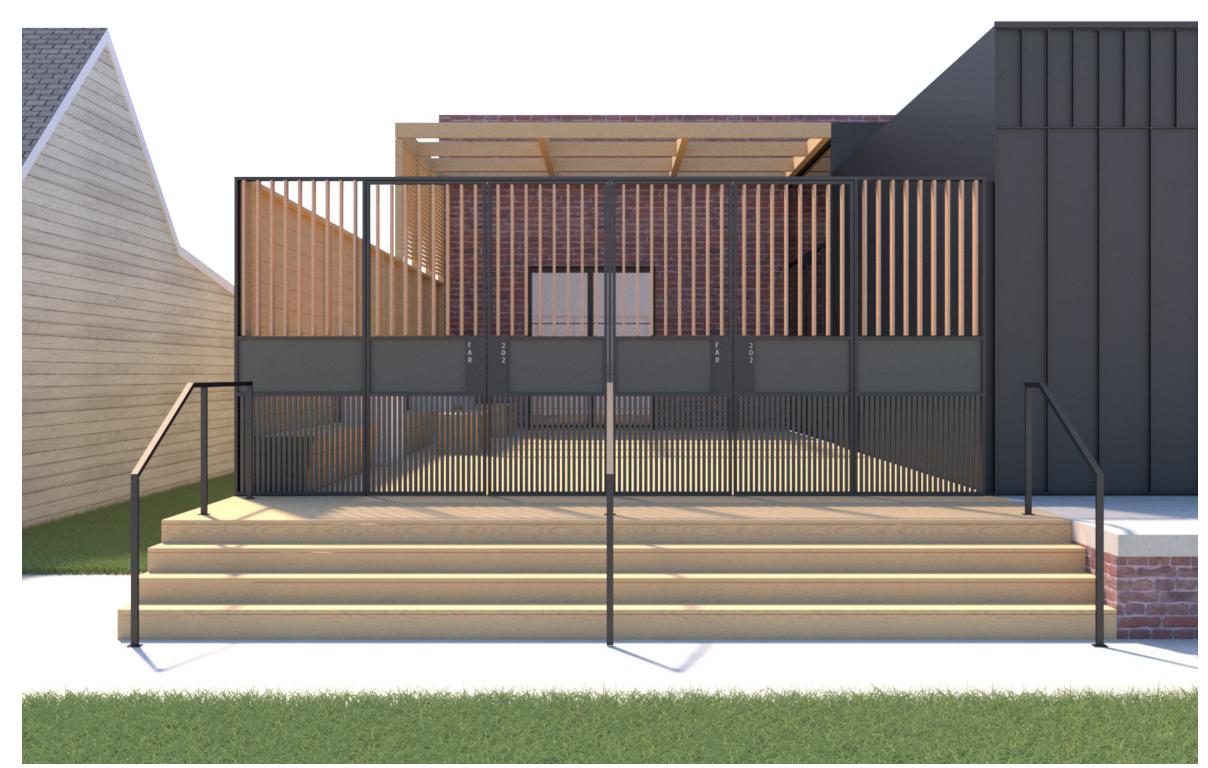
The primary material will be painted steel for the overall frame, the panels, and the lower pickets. The wood louvers will be planed, sanded and sealed cedar, Spanish cedar, ipe, or equivalent rot-resistant and durable wood.

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

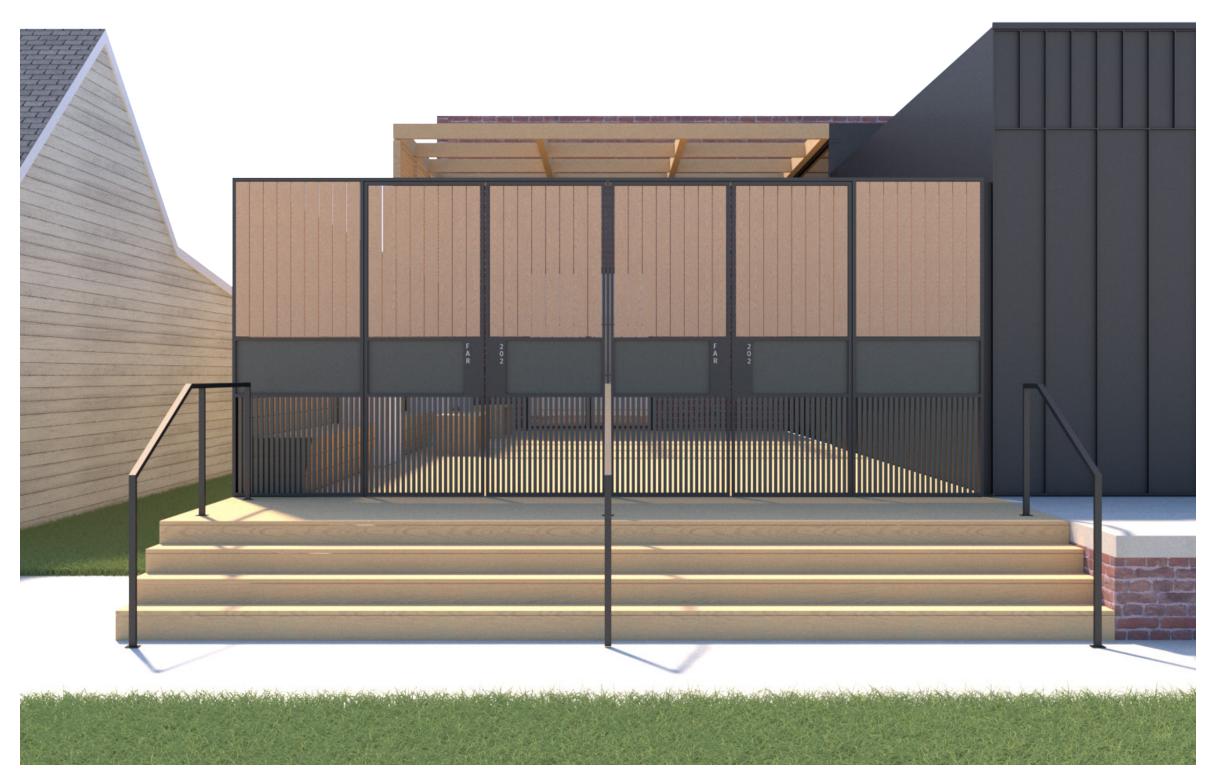


LOUVERS IN OPEN POSITION

Fourth & Rogers Building Design Update | March 5, 2019

FAR Fence & Egress Gate Design

Fence and gate made of painted steel and designed with operable wood louvers which can be opened and closed from interior garden side.



LOUVERS IN CLOSED POSITION

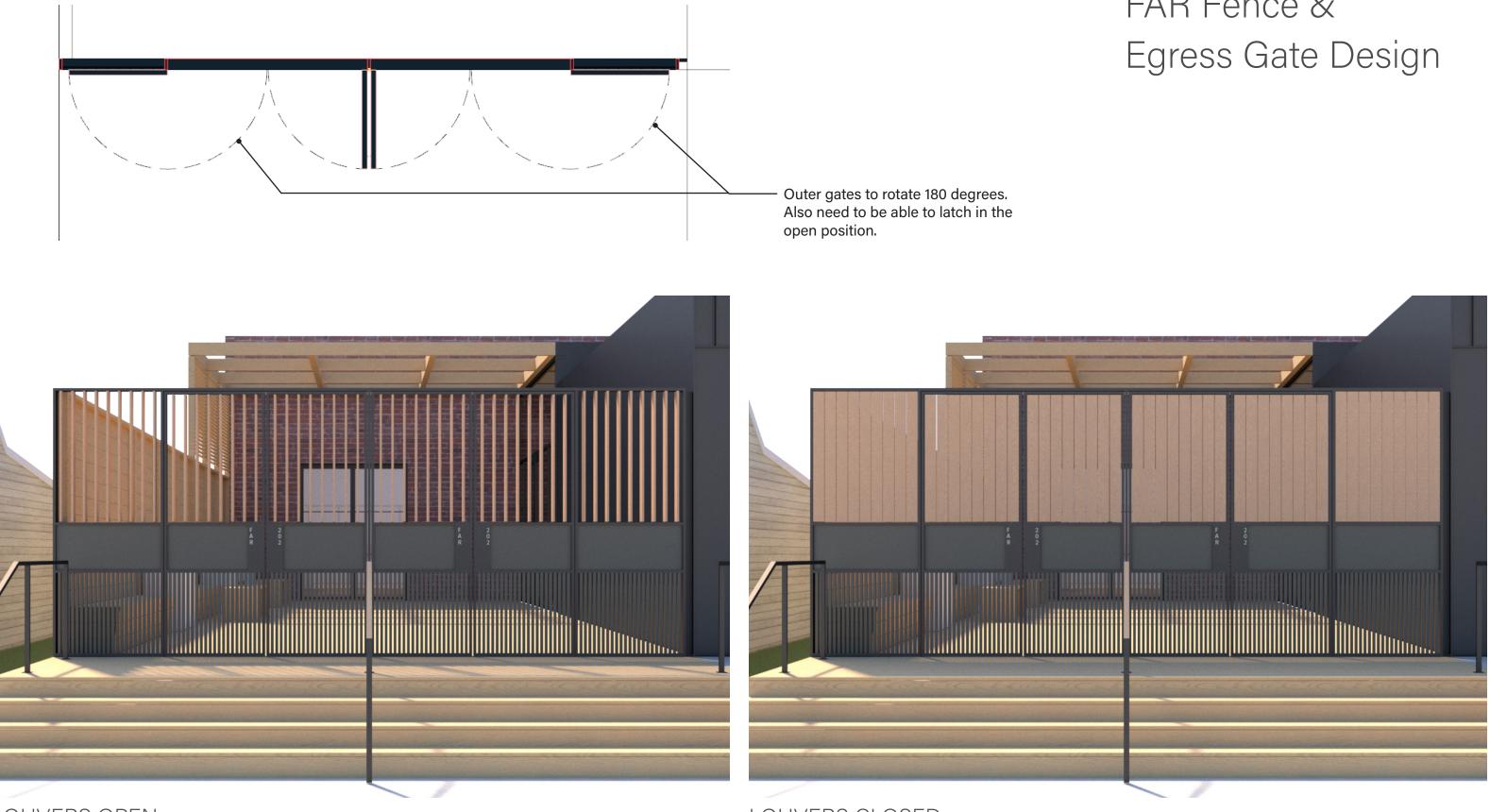
Fourth & Rogers Building Design Update | March 5, 2019

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Fence and gate made of painted steel and designed with operable wood louvers which can be opened and closed from interior garden side.



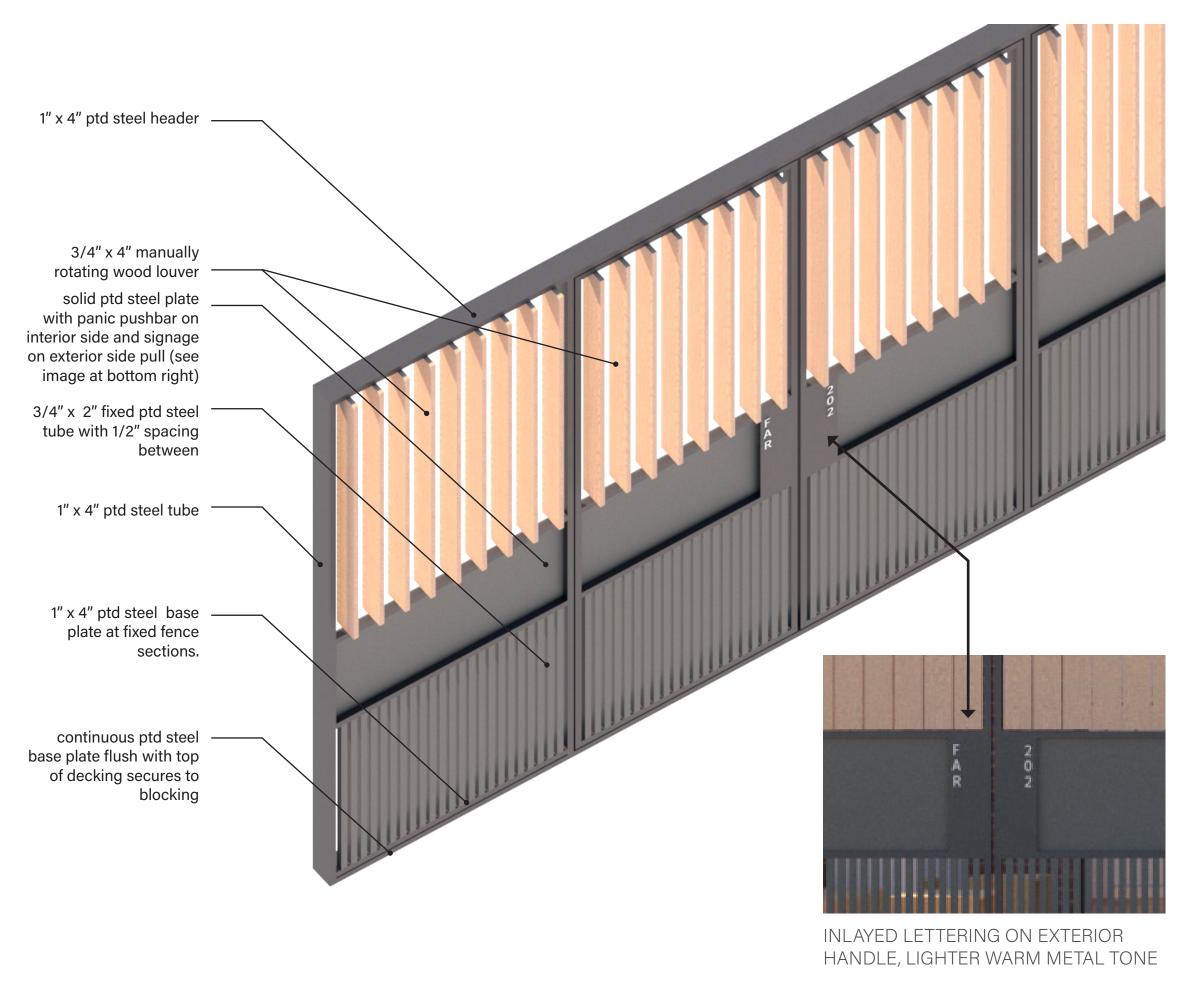
EXAMPLE OF WOODEN LOUVERS WITH THIN STEEL HEADER



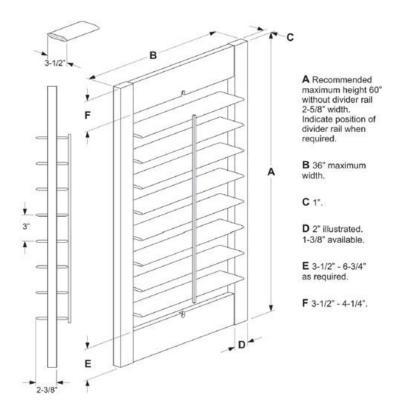
LOUVERS OPEN

LOUVERS CLOSED

FAR Fence &



FAR Fence & Egress Gate Design



EXAMPLE DRAWING ABOVE SHOWS AN IDEA OF HOW LOUVERS CAN BE MANUALLY OPERATED SIMILAR TO PLANTATION BLINDS WITH CENTRAL ROTATING RAIL

NEED TO DISCUSS W/ ARCHITECT:

- location of louvers in open position (center rotation versus end rotation)
- detailing of manual "plantation shutter"
- dimension of steel frame we are going for a visual thinness / lightness of structure
- how we connect to existing facade, fence, and deck blocking
- wood selection
- temperature of metal in summer
- any fire rating requirements for gate?
- can gate panic bar have a 10-15 second delay?

COA: 19-32

Address: <u>325 S. Rogers Street</u> Petitioner: Lynn & Teri Yohn Parcel #: 53-08-05-101-009.000-009

Rating: Contributing

Structure; Queen Anne c. 1890



Background: Located in the Prospect Hill Historic District, this Queen Anne style home is known as the William Fulwider House. Some windows have been resized and replaced, but the house retains a large number of historic one-over-one wood sash windows. The petitioners request to replace these windows last year was denied because evidence was not provided to justify replacement.

Request:

 Replace 17 original wood windows with custom designed Marvin double hung aluminum clad wood windows. Window size, shape, and 1/1 pane configuration will remain the same. Specifics on which windows will be replaced and why can be found in the Packet.

Guidelines: Secretary of the Interior's Guidelines for Rehabilitation

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. (continued on next page)

COA: 19-32

Prospect Hill Historic District Design Guidelines, pg. 15

- 1. Windows or doors with unusual shapes, colors, or glazing patterns or that are of unusual material are character-defining features of a building.
- 2. Original windows and doors and their characteristic elements including sashes, lintels, sills, shutters, transoms, pediments, molding, hardware, muntins, and decorative glass should be retained and repaired rather than replaced.
- 3. * If original windows and doors are deteriorated beyond repair, replacements should duplicate the original in size and scale.

Recommendation: Staff recommends approval of COA 19-32 for the following reasons:

- 1. According to the Prospect Hill design guidelines windows that have unusual shapes, colors, glazing patterns, or that are of unusual material are considered character-defining. The windows on this home have neither of these characteristics.
- 2. The home is rated as "Contributing" because there have been significant alterations and additions to the original structure and it's materials.
- 3. Photographs submitted by the petitioner show significant issues with the current windows including deterioration, water damage, and non-functionality.
- 4. Staff finds that the HPC should only consider denial of this COA if a reasonable case can be made that the windows in their current condition are character-defining and that by removing the original window parts the historic character and integrity of the home will be jeopardized (potentially downgrading the rating of the home to "Non-contributing" on the next historic resource survey).
- 5. Staff recommends approval as long as the window size, shape, and pane configuration remain the same, and the petitioner uses the replacement windows specified in the application.

APPLICATION FORM CERTIFICATE OF APPROPRIATENESS

Case Number:	- 30 1
Date Filed:	is .
Scheduled for Hearing: $5/23/19$	

Address of Historic Property: 335 SUVIL ROGERS ST
Petitioner's Name: 14nn & TERI Hohn
Petitioner's Address: 325 Sound Rosers ST
Phone Number/e-mail: 703-867-3327 / TILE HILL IAN @ YAILOR COM
Owner's Name: Lynn & TERi Yohn
Owner's Address: S'AME
Phone Number/e-mail: SHULE

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

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	A description of the materials used.
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5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to

ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

2. A Description of the nature of the proposed modifications or new construction:

Since purchasing our home in 2011 we have made numerous attempts to restore and extend the life of the windows in the house. This includes re-glazing and caulking various windows. The home does have storm windows installed but they were not installed correctly and do not provide much, if anything in the way of energy efficiency and in some cases have caused structural deterioration and interior leaks in the house.

It is our understanding that our home is designated as "contributing" to the historic nature of the Prospect Hills community which mean that other changes have been made to the home over the years. We know that the wraparound porch and an office/bathroom addition were most likely added in the 1980's. Our understanding is that the state guidelines for a home designated as "contributing" are somewhat less stringent than homes rated higher and thus our proposed replacement of the windows could be permissible.

Due to these issues, we are proposing the replacement of all existing windows with custom designed Marvin "Clad Ultimate Insert Double Hung" aluminum windows (please see window specification provided for additional details). We will not be removing any existing windows or adding any new windows to our home.

We have chosen these windows because of Marvin's reputation for quality windows and their national reputation as a company focused on meeting the historical requirements at both a local and national level. We believe these windows will allow us to keep our house true to its historic character while addressing the issues we discussed above.

The following is a detailed review of the windows we are replacing:

East Bedroom - South Facing Window

This window is positioned directly above the kitchen and currently leaks into the light fixture located directly below the window. We have made numerous attempts to correct and repair this problem but to date have not been successful (see pictures). We are concerned that there is a risk to the electrical system in the kitchen along with the possibility of fire.



The left side picture shows the most current attempt to stop the leak while the picture on the right is an example of the deteriorating structure of the window.

This picture shows damage to the kitchen ceiling due to the leak. Please note that the light globe actually captures the water and has filled the electrical fixture.

East Bedroom - East Facing Window

This window is positioned above a door frame in an area of the house that we use as an office which has a newly refinished floors. This window leaks and requires the use of something to catch the rain so that it does not damage the floors. The ceiling in the dining room below the window is beginning to show water damage (see pictures below).





The top two pictures show the deteriorating structure of the window while the bottom pictures show the new floors that are at risk of water damage.

East Bedroom - North Facing Window

This window appears to have a storm window installed incorrectly by a previous owner that allows water to build up behind the storm window. It shows signs of water damage (see pictures). The window is directly over a new remodeled laundry room and is likely to cause damage to the ceiling.





The two top pictures show the poorly installed storm window that has allowed water to build up and begin to deteriorate the widow. The bottom picture shows overall window structure and the attempt made by a previous owner to get the window to lock.

North Bedroom – North Facing Window

This window is located directly above the north facing lower level bay window set and is leaking into the ceiling structure of these windows (see pictures below). Again, this appears to be a result of the storm window being incorrectly installed by a previous owner.

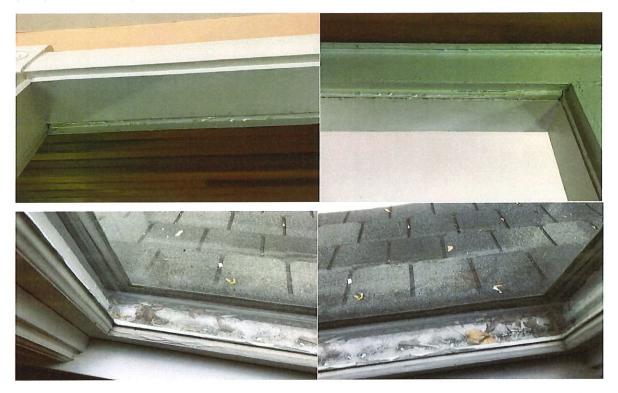




The top two pictures are examples of the water damage to the ceiling below this window. The bottom two pictures are examples of storm window installation.

West Bedroom – North Facing Window

This window is located over a doorway into a small side room on the first floor of the house. This window leaks and requires the use of something to catch the rain so that it does not damage the floors (see pictures below).



The top two pictures show the water damage to the door frame caused by the window leak. The bottom two pictures once again show what appears to be an incorrectly installed storm window.

West Bedroom – South Facing Window

This window has an incorrectly installed storm window and is showing deterioration due to water damage. The interior rope sash was cut by a prior own and the window will not lock (see pictures). While each issue on it's could warrant repair, taking into consideration with the problems with the other windows in this room we would like to replace it.





The top two pictures show the incorrectly installed storm window. The middle picture shows that the window will not currently lock while the bottom row pictures show that the sash rope was cut/removed by a previous owner.

West Facing Bedroom – All Exterior Windows

Below are additional pictures taken from the front porch roof of the exterior of the three windows for this bedroom.









Dinner Room – North Facing Window

This window has rope sashes cut on both sides and the locking mechanism has been modified so that it will "lock" (see pictures).





The top picture shows the outside of the window and the incorrectly installed storm window. The middle two pictures show the sash ropes cut and the bottom picture shows the modifications to the window lock.

Sitting Room – North Facing Windows

This is a set of three windows that sit extended out from the house. The exterior of this structure has slanted downward over the years and is show sign of deteriation (this is the structure that has a ceiling leak from the window directly above it (reference North Bedroom – North Facing Window)). Additionally, these windows are missing rope sashes and the lock mechanisms that don't function due to change to the overall structure (see pictures).







These pictures show a wide range of issues with these windows and supporting structure.

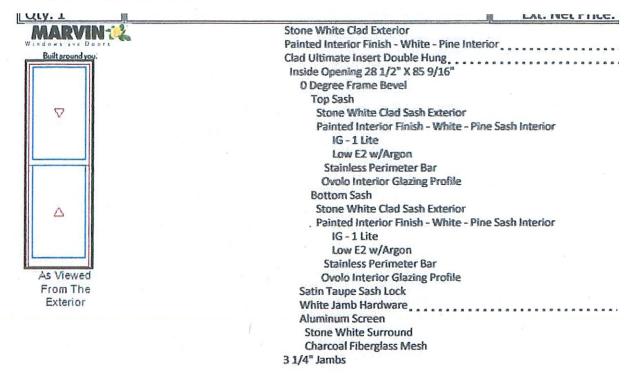
Hall Way – South Facing Windows

This is a set of three windows that sit extended out from the house. The exterior of this structure has slanted downward over the years and has be supported with metal poles.





3. Description of Materials Used:



EXISTING BUILDINGS

WINDOWS AND DOORS

Windows or doors with unusual shapes, colors, or glazing patterns or that are of unusual material are character-defining features of a building. Because rehabilitation projects frequently include proposals to replace doors, window sashes, or even entire windows in the name of improved security, thermal efficiency, or new appearance, it is essential that the contribution of the doors and windows to the overall historic character of the building be assessed together with the physical condition before specific repair or replacement work is undertaken.

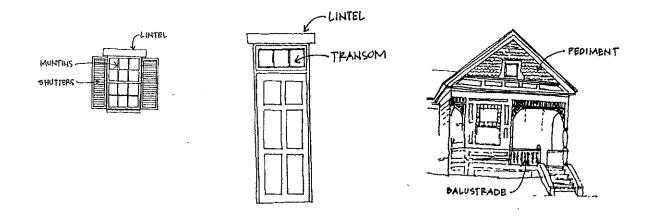
DISTINCTIVE ELEMENTS

Appropriate

Original windows and doors and their characteristic elements including sashes, **lintels**, sills, **shutters**, **transoms**, **pediments**, molding, hardware, **muntins**, and decorative glass should be retained and repaired rather than replaced. If original windows and doors are deteriorated beyond repair, replacements should duplicate the original in size and scale. Design, material, color, and texture should be duplicated as faithfully as possible.

Inappropriate

If original windows, doors, and hardware can be restored and reused in place, they should not be replaced. Inappropriate treatments of windows and doors include (a) creation of new window or door openings, (b) changes in the scale or proportion of existing openings, \bigcirc introduction of inappropriate styles or materials such as vinyl or aluminum or insulated steel replacement doors, and (d) addition of cosmetic detailing that creates a style or appearance that the original building never exhibited.



COA: 19-33

Address: <u>715 N. Maple</u> Petitioner: Michael Kee Parcel #: 53-05-32-100-035.000-005

Rating: N/A

Structure; New Construction



Background: In 2018 the home that previously sat on this lot was demolished due to damage caused by a fire that started next door. This lot is in the recently established Maple Heights Conservation District, and the neighborhood design guideline Committee is currently in the process of writing guidelines. The Committee has provided parameters for acceptable new construction in the absence of completed guidelines, and the petitioner received feedback on the proposed new construction plans from the HPC on 4/11/19 during a courtesy review. **Request:** Construction of a Bungalow style home on the site.

Guidelines: <u>N/A</u>

Recommendation: Staff recommends approval of COA 19-33 for the following reasons:

- 1. The HPC approved of the architectural style of the proposed home at the 4/11/19 meeting.
- 2. The petitioner has provided the following specifications requested by the HPC and the neighborhood Committee: materials, setback, orientation, mass, foundation, fenestration.
- 3. The new home will have the same front setback and roughly the same footprint as the previous home that was destroyed.
- 4. The materials, orientation, and front porch feature of the proposed home are visually compatible with rest of the neighborhood.
- 5. Lack of context due to loss of historic structures on the block face should be considered.

APPLICATION FORM CERTIFICATE OF APPROPRIATENESS



BY:

Case Number:	[9-	33	
Date Filed:	5/10/	19	·
Scheduled for He	aring:	5/23/1	'q

Address of Historic Property: 715 N. Maple ST.	
Petitioner's Name: Michael Kee	
Petitioner's Address: 808 W. 1/24 ST.	
Phone Number/e-mail: 812 - 679 - 9131	
Owner's Name: Richard Wells	_
Owner's Address: 703 5, Park Ave.	
Phone Number/e-mail: 812 - 320 - 2987	

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A "Complete Application" consists of the following:

1. A legal description of the lot. 53-05-32-113-008,000-005

2. A description of the nature of the proposed modifications or new construction:

home (35' Front James SCT back Previous as Size as Previous_ OPTOX Same Mas

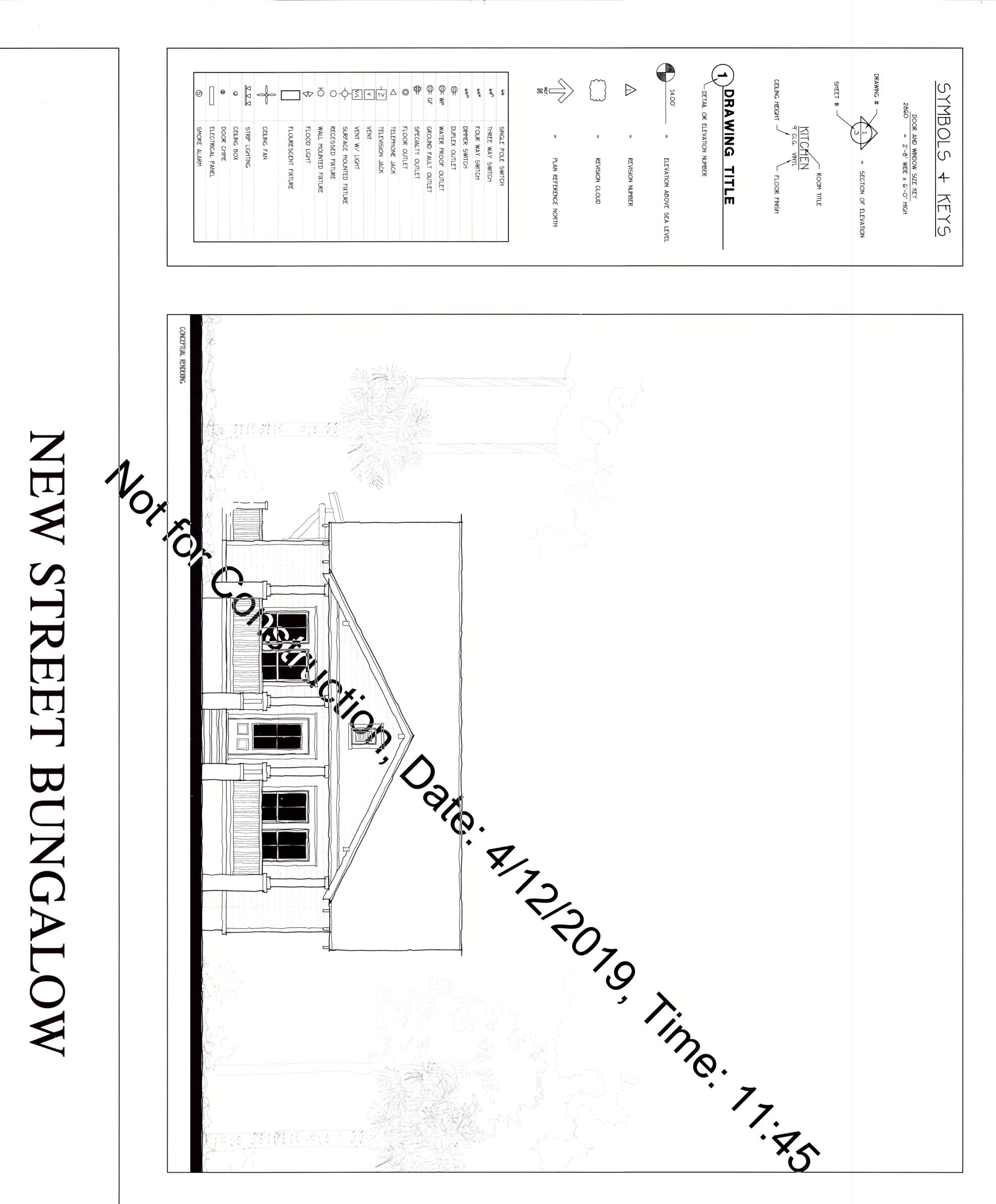
3. A description of the materials used. Neutra red Tion main an Front 35 ら Porch de

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

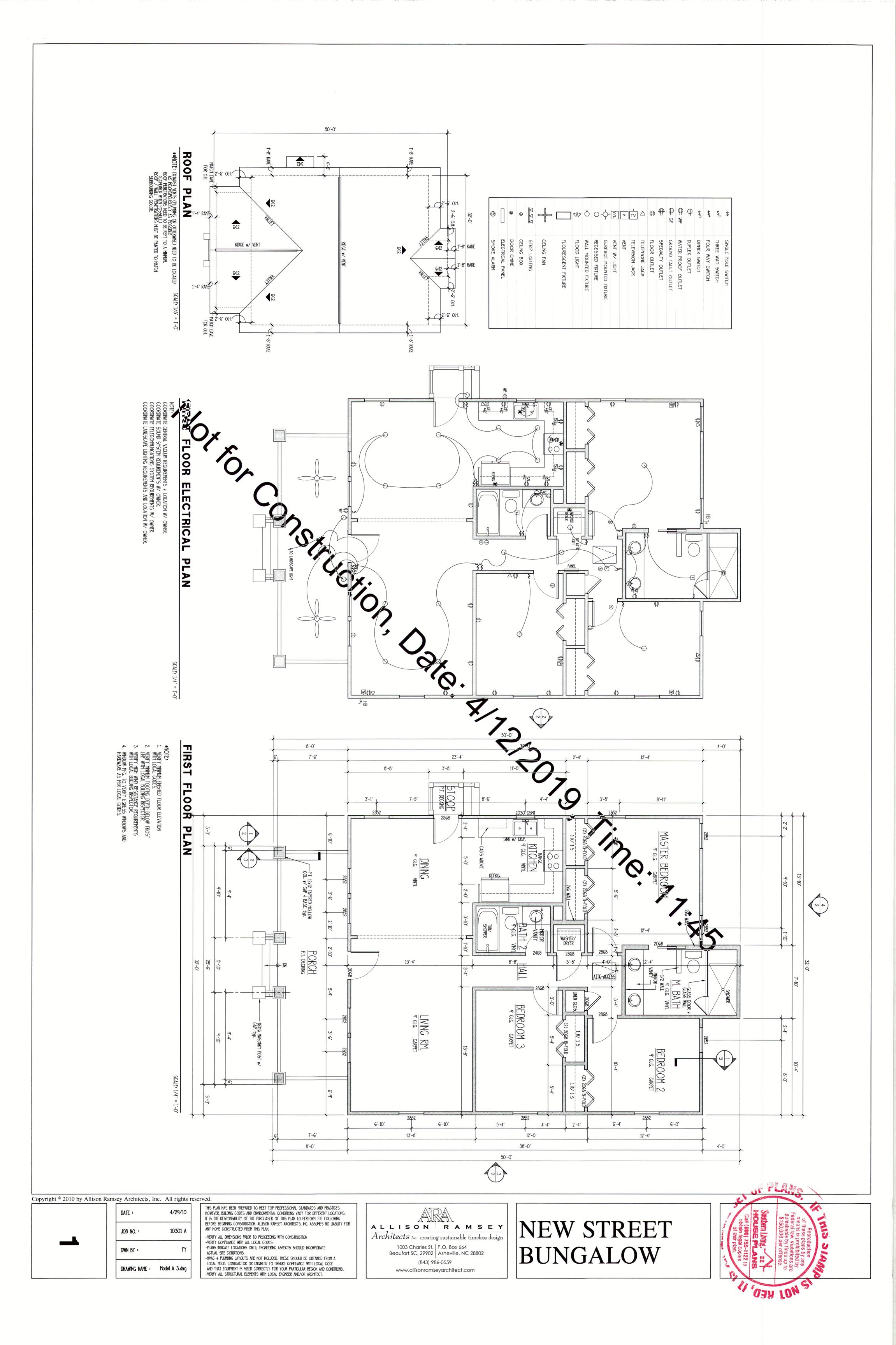
6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

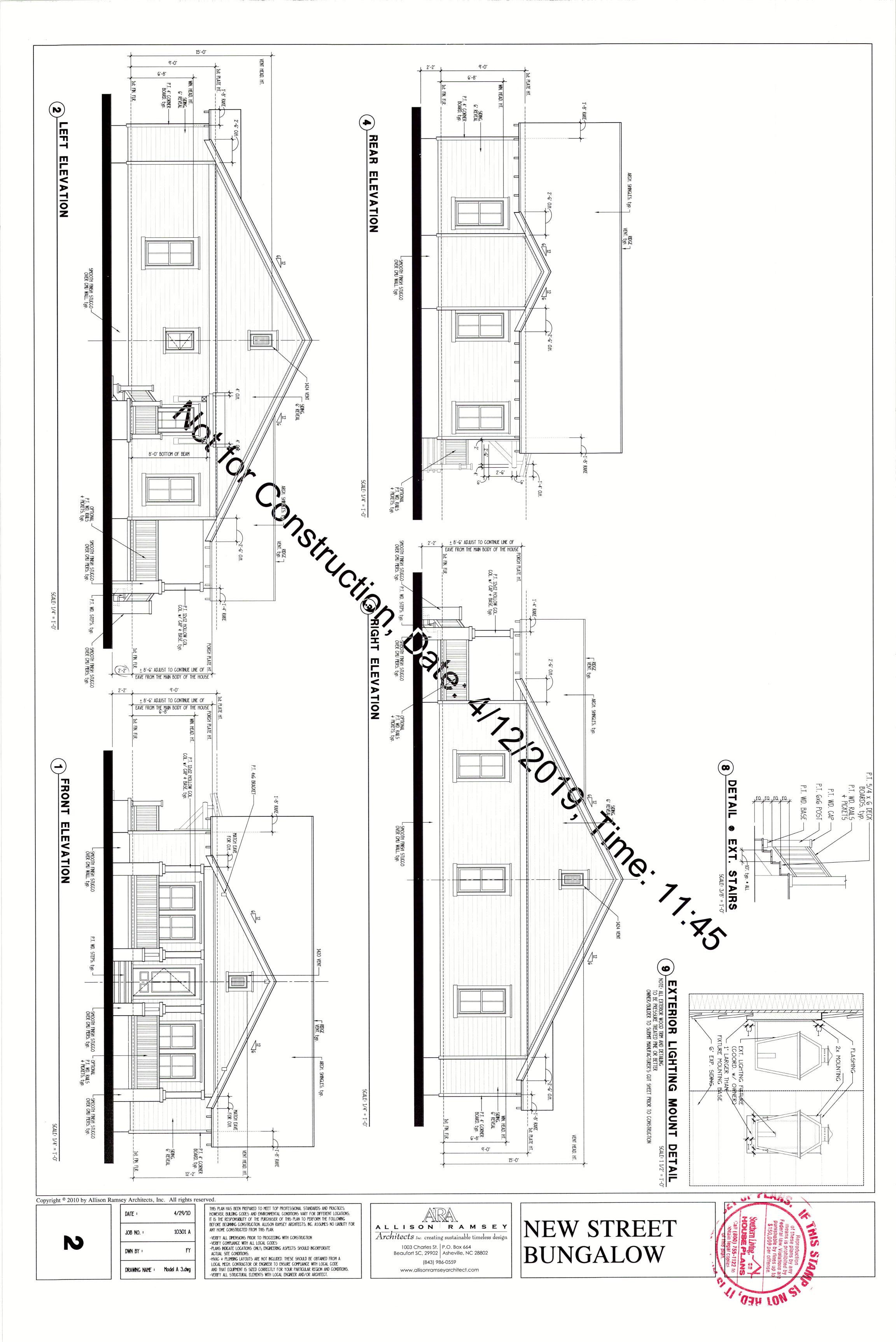
If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.

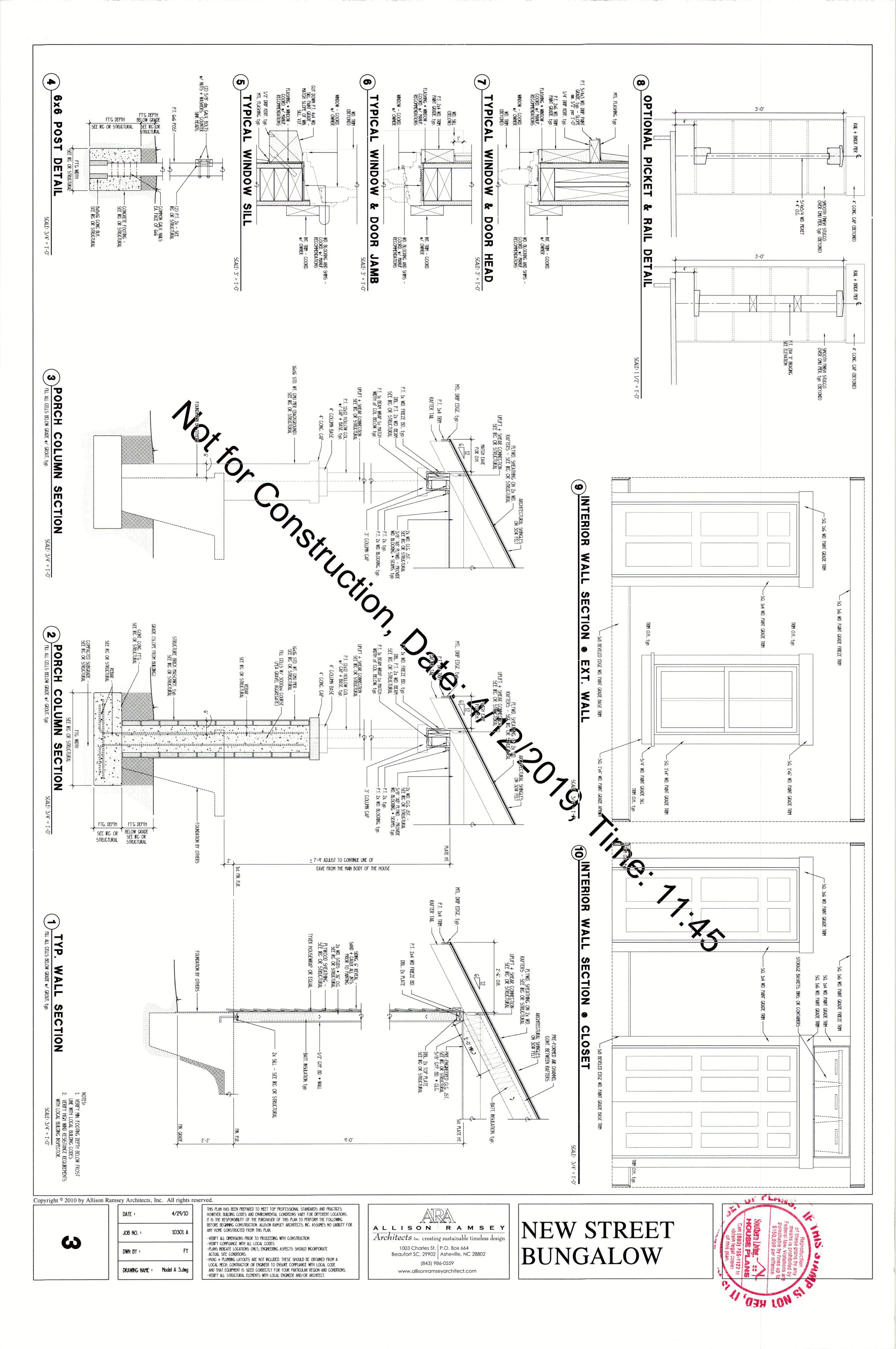


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				<u>AREA C</u> FIRST F COVERE STOOP				SP3	SP2	SP1	دى	2	<u> </u>	0	
				<u>AREA CALCULATIONS</u> FIRST FLOOR HEATED COVERED PORCHES STOOP	GENERA			SPECIFICATIONS	SPECIFICATIONS	SPECIFICATIONS	DETAILS	ELEVATIONS	FLOOR, ROOF	Cover sheet	DRAWING
				1247 sq. ft. 187 sq. ft. 13 sq. ft.	L INFO.			2	5	5			+ ELECTRICAL PLAN		G INDEX
10 by Allison	n Ramsey Architects, 1		served. THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL ST	ANDARDS AND PRACTICES,	J								JE L		
	JOB NO. :	4/29/10 10301 A	HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VAR IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS, ANY HOME CONSTRUCTED FROM THIS PLAN.	Y FOR DIFFERENT LOCATIONS. PERFORM THE FOLLOWING INC. ASSUMES NO LIABILITY FOR	A L L	ISON RAMSEY	NEW	ST	'RF	FT	٦		Call (800 obtain of t	suthern	of these means is
0	DWN BY : Drawing name :	FY Model A 3.dwg	-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCT -VERIFY COMPLIANCE WITH ALL LOCAL CODES -PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOUL ACTUAL SITE CONDITIONS. -HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANC AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICUL	d incorporate be obtained from a fe with local code		ects Inc. creating sustainable timeless design 1003 Charles St. P.O. Box 664 aufort SC, 29902 Asheville, NC 28802 (843) 986-0559 www.allisonramseyarchitect.com	BUN					a the second	(1) 755-1122 to legal copies his plan.	e by fines up to e per offense.	roduction prohibited by v. Violations are







CONTRACT SPECIFICATIONS

0 by 50

-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_guide.ins) 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)^A subheadings outline some examples of Green products and are listed according to www.buildinggreen.com, www.greenhomeguide.org, and other sources.

DIVISION I GENERAL CONDITIONS

ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, ERRORS AND OMISSIONS

which

shall be delivered to e letting of contracts at, however, operate oval, for mater to the work. : prior written

lations for any questio is regarating lumber grades, beam and header sizes, footing and

r to commencer 3 job site prior , or discrepancies in ement of construction. r to commencing work

st qual local aut

uction docu ed inspectors may it nents shall be remov workmanship at any time. Any work 1 reworked, repaired, or replaced, cidentified as d, at the discretion of t

Tradesman involved in the work shall be responsible debris. The jobsite shall be completely clean and

to the start nactor to cooper ch subcontractor : c of their work. fully with the Job Superintendent in protecting all work through be responsible for promptly notifying Job Superintendent of

ALLOWANCES

r ror the purpose ant, and finishes ir to

asible date or system Owner of schedule t be accomplished 1

and systems as specifically selec >s: Submit a substantiated survey : g) by the Owner. of materials, as as she

differ in the "Scheu unit

place, with customary imperfections and similar

e		Contraction - Principle -
	Installation Labor included in Contractor's Base Bid.	Plumbing Fivtures
elle.	Allowance includes the cost of materia why. Cost- of	Light Fixtures
egh	12	Windows
4.50	Installation Labor included in Contractor's Base Bid.	Interior Doors
-	Allowance includes the cost of material only. Costs of	Exterior Doors
ų	Inatallation Labor included in Contractor's Base Bid.	Bath Accessories
ų.	Allowance includes the cost of material only. Costs of	Hardware: Door Hardware
\$	ų	Flooring Total Allowance
\$	ų	Ceramic Tile
e*	. и	Wood
Ð	8	Vinyl
-	Allowance includes the cost of materials and Labor installed.	Flooring: Carpet
\$	tí	Cabinet Total Allowance
-GP	ú	Counter Tops
يى مەرب	12	Bath
ee.	11	Counter Tops
694	56	Bath
ę¢.	Cabnets + Counter Tops. Cabinet Handware. Pulls. + Knobs.	Counter Tops
θų.	Allowance includes the cost of: Installation Labor for	Cabinets: Kitchen
		, h in a second s
\$	<i>K</i>	Appliance Total Allowance
6 8		Other
-	β.	Water Heater
e9	is.	Dryer
siig	14	Washer
-	н	Dishwasher
¢.	13	Refrigerator
ور .	ti i	Microwave
ę	included in Contractors Base Bid	Oven
e	for complete installation. Rough-in Labour 4 Installation costs	Cooktop
ę.	Allowance Includes Cords, Cutoff Valves, and Fittings required	Appliances: Range
Allowance	Remarks	Description
ICES	Schedule of Allowances	Sche
	-	-

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

HOMEOWNER EDUCATION Green Recommendation:

-Green Recommendation: *Provide the home occupants with proper training about the o features and equipment. Provide a I-hour walkthrough with ho homeowner including all documents and instructions related to ne operations <u>D</u> is and maintenance of the home's "green" · and an O&M (Operations and Manual) to the een^ equipment and systems.

DIVISION 3 CONCRETE

Green

-creen Kecommenaation: Recyclability: Concrete to have maximum recycled content allowed per Local Materials: Use local products when possible (extracted, process project). Reduce emissions: Use 30% fly ash or slag as allowed per structural s Use 30% fly ash or slag as allowed per structural specifications

SECTION 03 45 00 - PRECAST CONCRETE - CAST STONE Green Recommendation: Recyclability: Concrete to have maximum recycled content allowed pe Local Materials: Use local products when possible (extracted, proces project). Reduce emissions: Use 30% fly ash or slag as allowed per structural ncrete to have maximum recycled content allowed per structu Use local products when possible (extracted, processed and

-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 (extract project).

And and when and the set of the s

r structural specionsed and manufact tured within 8 of the

ural specifications. 1 manufactured within 500 miles of the

-Green Recommended Manutacturers and Products: Apex Block, Apex Block Trenwyth Industries, Verastone Premium Recycled Ground Face CMU

SECTION 04 42 00 - EXTERIOR STONE CLADDING Green Recommendation:

cyclability: Use reclaimed stone. cal Materials: Use local products when possible (extracted, project). vithin 500 miles of the

source with too niles of project.

DIVISION 5 METALS Green Recommendation: Environmentally Preferable Pr

The real recommendation: Environmentally Preferable Products: Use local products when possible (extra Use products with low emissions. Use recycled or reclaimed products.

A last in control and the book of minimum of 40 bar dia among the control and the book of minimum of 40 bar diano among the control and the book of the strange book of the control and the book of the strange book of the control and the book of the strange SECTION OF A OF - DECORATIVE METAL RAILINGS

DIVISION 6 WOOD, PLASTICS, AND COMPOSITES Green Recommendation:

ial Efficient Framing: the overall estimated w ess of the estimated ma ny of the following framin ed waste factor to 10% or less. Waste factor is the ad material needed for construction. ige of fra materials ordered

wlated panels (Sip) walls, SIP r lowed by the IRC, size headers vironmentally Preferable Produ imit use of tropical wood but w actual loads, use aste: pre-cut framing packages, open-web floor trusses, structural ist and rafter spacing greater than 16^ o.c. where possible and ladder blocking or drywall clips, use 2-stud corners).

Ferable Products: al wood but use only FSC-certified wood with proper documentation. when possible (extracted, processed and manufactured within 500 miles of project).

se products with low emissions. Se recycled or reclaimed products. દ્ધ

SECTION 06 10 00- ROUGH CARPENTRY

biness by by by by by by by by by by	(per BuildingGreen.com) Imber and Products RAL MOODWORK RAL MOODWORK RAL MOODWORK RAL MOODWORK Read Products of "Architectural Woodwork Quality Standard" by American and type of "Architectural Woodwork Quality Standard" by American and type of plastic laminate and each type of cabinet hardware. wood listed in reference wood working Standard. wood wood working Standard. wood wood wood wood working Standa	ited, complying with requirements indicated below including Anchar Finish carpentry work securely to supports and e possible. Use Fine Finish nails for exposed nailing except as the possible, using full-length pieces from maximum length of duce tight fitting joints. Use scarf joints for end-to-end joints. duce tight to penetrate studs at minimum of I-1/2" and to	drilled, spliced or otherwise altered in any way without the with TPI standards including "Ovality Standard for Metal tions for Handling and Erecting Wood Trusses", Commentary wing: "russes." I Chord Wood Trusses." I Chord Wood Trusses." I chord Wood Trusses." I censed to practice in jurisdiction where trusses will be testing of cold-formed steel trusses shall be in or Cold-formed Steel Framing-Truss Design (COF5/Truss). I testing seasoned lumber. Use pieces made from is indicated using seasoned lumber. Use pieces made from id at Cantractor's option for painted work. " products complying with requirements indicated below	scommendations of manufacturer of praduct involved for , with members plumb and true and cut to fit. Do not splice structural members between supports. " thick (nom.), if not blocked by other framing members. " thick (nom.), if not blocked by other framing members. acturer's printed directions. formance w/ Sec. R&O2.10 of the IRC, shall be provided to formance the information specified in Sec. R&O2.10.1 gs shall include the information specified in Sec. R&O2.10.1 vide lateral stability in accordance w/ the requirements	MENT EXT with fully sanded face. RATED STURD-I-FLOOR EXP I for underlayment. Ing anchors of size and type recommended for intended use and to weather, in ground contact and high relative humidity sed to weather, in ground contact and high relative humidity -borne preservatives to comply with AMPA C2 and C4, -borne preservatives to comply with AMPA C2 and water in direct contact with masonry or concrete. -framing' by National Forest Products Assoc. (NEPA) and with ses otherwise indicated. For sheathing, underlayment and
DATE : 1/14/09	THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PR. HOWEVER. BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FO BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS. INC. ASSUMES NO ANY HOME CONSTRUCTED FROM THIS PLAN.	OCATIONS. LOWING	AMSEY		Southern Liv Southern Liv Call (800) of this conthern Liv

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.

where applicable standards c 1 water table or other of the IR severe RC

Roof decks shall be cove provisions of Chapter 9 of the IRC dob

, the building ,

SECTION OT 10 00 - WATERPROOFING AND DAMPROOFING

seuble spaces located below grade shall be the finished grade in accordance w/ Sec. R406.2

SECTION OT II 13 - BITUMINOUS DAMPROOFING

R406 squired to be waterproofed by 5 5 located below grade shall be c 6.1 of the IRC. y Sec. R406.2, e damproofed t), foundation 1 from the t

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

R316

125 W/ an ac or permeable memoranes installea within il space and attics shall have a flame-spread index exceed 450 when tested in accordance w/ ASTM E

nal perfor stration Uormance requi U-factor for ei ple NIIO2.1 of f quirements: The min. required r each element in the building of the IRC. lation n R-value or the area-weighted average maximum required envelope shall be in accordance w/ Sec. NIIO2 and the

SECTION 07 24 00 - EXTERIOR INSULATION AND FINISH SYSTEMS -

finished ground fied in writing b level. Ny syste

erminate not less than & ations: EIFS system inste Jstem indicated. Subject to compliance w with requirements, provide CLASS PM system 9, one of the follow

Ant hony Industries, Inc

s of insula S Of insula oud!) from and textu 20 dob line of offer to each type of

SECTION OT 31 13 - ASPHALT SHINGLES

R905 of the IRC

or greater. T t application For roof slopes on is required in

ips or be interlocking, and comply with ASTM D 225 or D 3462 in of fasteners as required by the manufacturer. For normal w/ not less than four fasteners per strip shingle or two mply W/ ASTM D226, Type 1, or ASTM D 4869, ASTM D 1970.

roof slope exceeds 20 units vert. In 12 units noriz, special methods of fastening are required. located where the basic wind speed per Fig. R301.2(4) Is 110 mph or greater, special methods of fastening

Fastening methods shall be tested in accordance w/ ASTM D 3161, modified to use a wind speed of 110 mph. classified using ASTM D 3161 are acceptable for use in wind zones less than 110 mph. Shingles classified using 3161 modified to use a wind speed of 110mph are acceptable for use in all cases where special fastening is

: Flashing for asphalt shingles shall comply w/ Sec. R905.2.8 of the IRC. shall be installed in such a manner so as to prevent moisture entering the wail and roof through joints in copings moisture permeable materials, and at intersections w/ parapet walls ands other penetrations through the roof

gs shall be installed at wall and roof intersections; where ver there is a change in roof slope or direction; and

nall be corrosion resistant w/ a the alley linings shall be installed in o gs of the types allowed in Sec. R n accordance .. R905.2.8.2 c e w/ r nt less than manufacturi ian 0.019 (No. 26 galvanized sheet). Iturer's installation instructions before applying shingles Indance W/ Table R905.2.8.2 of the IRC shall be

SECTION OT 31 29 - WOOD SHINGLES AND SHAKES

the provisions of Sec. R405.7 of the IRC. spaced sheathing. Where spaced sheathing is used, dimensions and shall be spaced on centers equal to the

, vert. in 12 units horiz. or greater. and comply w/ the requirements of Table R405.7.4 Cedar Shake and Shingle Bureau. , Sec. 905.7. and the manufacturer's installation

et in Table R905.7.5. of the IRC. min. penetration of 1/2 inch into the sheathing. per shingle, positioned no more than 3/4 inch from eac

gauge corrosion-resistant sheet metal and shall extend 10 s less than 12 units vert. In 12 units horiz, and 7 inches from

-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

ing seam root systems heet root covering s ational Building Code.

SECTION OT 92 00 - JOINT SEALANTS -Green Recommendation: *Use fire-rated caulk in all attic applications. Use environmentally friendly adhesives and sealc

Sec

DIVISION & OPENINGS Green Recommendation:

-creen recommendation: Environmentally Preferable Products: Use local products when possible (extra Use products with low emissions. Use recycled or reclaimed products. actea, pro

Air Leakage Requ Leed Criteria Reduced Envelope Leakage (*required)	Air Leakage Requirements (source: Leed for Homes) Performance Requirements (in AC IECC Climate Zones 1-2 I Envelope (*required)
Leed Criteria	Performance Requirements (in IECC Climate Zones 1-2
Reduced Envelope	7.0
Leakage (*required)	
Greatly Reduced	5.0
Envelope Leakage	
Minimal Envelope	3.0
Lankana	

Provide and install doors and windows in accorn is of AAMA/NWWDA (01/15.2), AAMA/NDMA (01/15

SECTION OB 14 00 - WOOD DOORS -Green Recommendation: Products with any sign of damage, mildew, and other contami Installation to ensure they are installed plumb, true and leve

lation

Materials: Wood: Use FSC-certified sustainably harvested wood from well vendor. Wood Veneer: Use FSC-certified sustainably harvested wood f from vendor. Veneer shall be manufactured in a facility approved by an ager Manufacturers: Subject to compliance with NVWDA 1.5.6, require

Morgan Products, Ltd. Nicolai Company Sauder Industries Limitza, Deer Division, F.E. Schumacher Co., Inc. Sun-Dor-Co. -Green Recommended Manufacturers and Ecoductss: (per Buildin Albany Woodworks, Inc., Certified Wood Dears Algoma Hardwoods, Inc., Certified Wood Dears Alternative Timber Structures, Inc. Intestact and Exterior Doors Crossroads Recycled Laffictor, Recipited Wood Dears Escentive Door Company, Recipited Wood Doors Executive Door Company, Recipited Vood Doors Executive Door Company, Recipited Stave Core Doors Marshfield DoorSystems, Certified Stave Core Doors Lynden Door, GreenDor Agfiber Doors VT Industries, Inc., Agrifiber Core Architectural Doors

A control providents to writerial species with boll address types. Provided atminim interlocking thresholds and 3 - C a very marked this strips, veatherstrip read and jares with Viry trub set in duminum strip, or approved eaver. Provide control to the fermine spring-motor on Viry-gasket type, applied to each edge of each operable sash. Provide control works with set and one Vibli hout on shear glass on clean fuest-glass-edged insulating glass (f	es, and comply with "WWWA Promium on select structur. (Exterion)
SECTION OB 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.	5 5 S
e construire to a construir sign and written with the construire construint of the term with provement to an operative sharily net hard barry, are schedule argenized by "randware sots" to indicate specifically for a pour to an operation construction required on each door. The entropy of the formula ways and formes us required for preparation to receive hardware. Some construction to construct manufacturents instructions and recommendations. Some construction dowes in full bed of but jordater of programation mastic seatant. Remove excess seatant are constructed on the test of the bard of but jordater of programative mastic seatant. Remove excess seatant	er BuildingGreen.com)
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 OB 11 00 - DOOR HARDWARE SECTION OB 11 00 - DOOR HARDWARE	wood from well-managed torests and attain proper identification an agency assertible by the Forest Stewardship Council (FSC.) requirements, provide parely wood agons by one of the foresting
-Green Recommended Manufacturer and Productss: (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 Mood Windows	tamination shall not be rejected. Examine alkeloor frames before level. Wall space around door frames shell be filled with rom well-managed forests and altering rozer identification from
Association 1.1.1 An exact to originary analysis requirements as instated. Naminary requires the vise present average mechanism bit takes instated in produced by one of the new registeries constitution traveling mechanism bit takes return at reacting rall produced by one of the New registeries constitution. Particular Consequences of the fraction, 12 over the constitution. Particular 12 over the constitution of the New Traveline States.	gred to resist the design loads specified in Table PSDILD: Ig to SecIRST. MEANS OF EGRESS shall be provided for oaur dows and glass dowrs in suildings located in humicare-prone dows and glass dowrs in suildings located in humicare-prone ID.
and super in the ESOURS of the ESU. Provider (the micromely of Sour SSOR Harding and Sour PeSS, Esceniar Mindous and Glass Dears, of the IRC, grass Conduct resultances at SSOR of the IPG regarding mit whatak spontage required for emergency escape and resources at the VICA material Benedied for View Weeks (Views) (VIRC) by tenteral Weeksank Harufacturens resources).	rdanue W manufacturers Installation Instructions, Camely W 5.2/NAPS; ASTM E SCO, and Socillaris RSO(8, PSU), PSU, and Pp. 3
Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC.) Received and react specific in configurations social an drawings and in accardance with Federal. State, Local, 4 Received and a social specific specific roots: the pastign who wave specified in Taple PSOL2(2) and as adjusted for roots:	TH50 IECC Climate IECC Climate Zones 5-7 IECC Climate Zone 8 Zones 3-4 5.0 4.0 6.0 5.0 2.75 4.25 3.5 2.75 2.5 2.0 1.5
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 floetwarea 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.	d and manufactured within 500 miles of project). Its shown below as tested by an energy rater: Requirements, Table 17)
Good WindowsU-factor ≤ 0.35 ≤ 0.40 ≤ 0.40 ≤ 0.55 EnhancedU-factor ≤ 0.31 ≤ 0.45 ≤ 0.40 ≤ 0.55 WindowsSHGC ≤ 0.31 ≤ 0.35 ≤ 0.40 ≤ 0.35 ≤ 0.35 ExceptionalU-factor ≤ 0.28 ≤ 0.32 ≤ 0.32 ≤ 0.35 ≤ 0.33 WindowsSHGC $\leq Any$ ≤ 0.40 ≤ 0.35 ≤ 0.35 ≤ 0.33 WindowsSHGC $\leq Any$ ≤ 0.40 ≤ 0.32 ≤ 0.33 ≤ 0.55 WindowsSHGC $\leq Any$ ≤ 0.40 ≤ 0.32 ≤ 0.33 ≤ 0.55 WindowsSHGC $\leq Any$ ≤ 0.40 ≤ 0.32 ≤ 0.33 ≤ 0.55 WindowsSHGC $\leq Any$ ≤ 0.40 ≤ 0.30 ≤ 0.30 (Table from Leed for Homes Rating System, Table 18, p. 67) ≤ 0.30 ≤ 0.30	ao NS, Glass CS. ade NS, Glass CS, Vece NT, G. Allarie of templatical with tregicteu ates exposed to Protramidity and temperature extremes. thane foam. tiens applicable to preducts and peptications indicated.
for Energy Performance Requirements outlined in the followin Window and Glass Doors (source: Leed for Homes Rev Northern North Central South Central	e Table 26 in Leed for Homes requirements. Yen rolated instantials that one compatible with one another and litions, as demonstrated by testing and field experience. Inted by Owner from monifacture's standard counds. tandard chemically current classement sea and of posed on uncer-
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 befores installation to ensure they are installed plumb, true and level. Wall space around window frames shall be filled with insulation.	iot less than 0:014 (No. 26 galvarized sheat).
-Green Recommended Manufacturers: (per BuildingGreen.com) Real Carriage Door Company, Reclaimed-Wood Carriage Doors Ankmar, LLC, CladPanel Garage Door	as to prevent molecure entering the way and near through joints in tensections w/ panaeet walls ands other penetrations through the Isymmetiven theme is a change in near sleppe an direction; and
rest units upon traver traver area reporting equipment complete with necessary heraware, jamb and head mold stops, an one-diserver, reagen are equipment supports in accordence with refers head after instructions. Exerce Dicer operations: Automatic garage door operans if enoi/deal shall be listed in accordance w/ UL 325. Provider storare case by an recompanied by door invertibutiver complete with NEMA approved electric motor and factory and concerned, remote control station and accessories. Provider storare concerned, remote control station and accessories.	aming shall be attached in accordance w Sec. PHO5.0.4 or the iy and steel (structure, panels on fostenens), by olther or ,5-mi of type recommended by parel manufacturen. Except as n work w/ non-magnetic stainless steel fastenens, gashet lihere
actives the 15.473 bits set clear all heartwood reduces or cean for head and jone molds. Panel inserts 1/4" thick sensitive a supervise method rendered versar, comparing with AVSI 1554. Class is "resolute reverses of method rendered with wood versar, comparing with AVSI 1554. Class is "resolute reverses of method rendered rendered construction with reverse and waterproof glue. Treat doors, with of mouto femeration version version and toxic treatment. Provide continuous galv, steel relationsing horizontal and diagonal version version and toxic treatment. Provide continuous galv, steel relationsing horizontal and diagonal version and panel size.	be one-fourth unit vert. In L2 units nonic. that incorporate supporting structural members shall be acsigned sheet noof coverings installed over structural aeching shall
For event is sympled beam with on addigned to resist be redip liked uses specified in Table RSO-2011 and as as used to relay there exists to Table RSO-2011 of the IRU. Solution routers at Unional Provide complete duranatic operating user assembles including frames, sections, brackets, galace the relative technologic of provides operations and instantion accessories. Accessories to the technologic of their Panel-type dear sections, complete with word jamp and head mold, glazing crossories are reached to be und male of chart straight when the divance. The Word Coast nombook of Stice section	rall be applied to a sinila on sequed sheathing, except where the spaced supports. I matal roots without opp led lap sealant shall be three units.
SECTION OB 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.	4. er 9, Sec. R90510 e ^t the 186. Neo in ouumbance/ the applicable provisions of Obapter 1 on

 Install edge guards at exposed edges. Bird edges with cloth tape and thread where not concealable. On stairs and similar substrates, archor carpet with concealed nailing or other secure method, without seams at high-wear locations. Save corpet 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. Green Recommended Manufacturers and Products: Interface, Inc., FLOR, Bentley Prince Street Cool Carpet Milliken Floor Covering, Modular Carpet 	Ithe Carpet & Rug Institute's Green Label Plus Program Division 1 for amount and procedures for purchase and payment (overrun or unde llation are covered by the allowance. In properly prepared substrate per manufacturer's recommendations and as folic form direction of pattern and lay of pile, and proper sequencing with other work aveled areas, centered under doors and without seams in direction of traffic of ovide stretch-in tackless installation using glued and/or nailed tack strips with e s. Tape and/or sew seams in accordance with manufacturers recommendations. e. Lay padding seams perpendicular to carpet layout. Stretch carpet both directions.	 constitution of proceed with wood floor work or delivery of indenials with building for installation. constitution of proceed with wood floor work or delivery of indenials with building is enclosed and hunidity has stadilized a approximate level anticipated for sustained accupancy. Deliver wood flooring is advance of installation are recommended by mavifacturer, but not less than 1 days before installation. Protect completed wood flooring in advance of installation are enclosed, downapped to allow for climitization. Protect completed wood flooring during remainder of construction period with heavy knait paper or other suitable covering, so that flooring and flooring during context and page of deterioration at the time of acceptance. Scont samples of each type, color and pattern of resilient flooring and accessories. Full size for tile, 6° x 4° for sheet flooring and 2-1/2° long for accessories, and maintenance instructions for each type of flooring. Colors and patterns: As scheduled or show, or as selected by Owner from manufacturer's standard colors and patterns. Ying Composition Tile: F5 55-T-312, Type IV, composition 1, 12° x 12° x 10°. The manufacturer's tecommendations for type(s) of materials, project conditions, and interded sector are reparcipate shoring manufacturer's recommendations for type(s) of materials, project conditions, and interded sector are reparcipate shoring manufacturer's recommendations for type(s) of materials, project conditions, and interded sector is shorted and work of page. Clean are reparcipaten sub-floor and apply leveling compand and substrate primer in accordance with flooring manufacturer's resting compand and substrate primer in accordance with flooring manufacturer's instructions. Section (M 68 00 - CARPETING) 	rer's standard 5/16" thick solid wood parquet flooring, factory-assembled with p i indicated. 2:-0" minimum length and averaging 4"-6" long, double channeled base. Inc. Triangle Pacific Corp. Nood Flooring Co. Inc. Acturers: (per BulldingGreen.com) Acturers: (per BulldingGreen.	 Experimentation of the standard in well areas! Experimentation of the standard in the standard in the second of the	DARD and accessories shall be installed in conformance w/ Sec RT02.3 and Table e attached to exterior walls in accordance w/ Table R602.3(1) stalled where it is directly exposed to the weather or to water. with requirements, provide gypsum board of types indicated (in maximum lengths related products by one of the following: National Gypsum Co. National Gypsum Co.
	amsey Architects, Inc. All rights r DATE : 1/14/09	Teserved. 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	ARA		Call (800 obtain 911
S	JOB NO. :	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	ALLISON RAMSEY Architects Inc. creating sustainable timeless design	SDECIFICATIONS	Violatic by fines gal copil

Copyright © 2009 by Allison R	Ramsey Architects, Inc. All rights re	eserved.			
()	DATE : 1/14/09	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	ARA		thern Liver 150,000
	JOB NO. :	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	ALLISON RAMSEY Architects Inc. creating sustainable timeless design	SPECIFICATIONS	violans by prohibite by fines per offer gal copi
	DWN.BY: swh	-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	1003 Charles St. P.O. Box 664 Beaufort SC, 29902 Asheville, NC 28802	SFECIFICATIONS	any any set of the set
N	DWG. NAME : GreenSpecs2009.dwg	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.	(843) 986-0559 www.allisonramseyarchitect.com		11 ON GI
					NAM LO.

SECTION OG GI OO - PAINTING -Green Recommendations: Materials: Use only architectural pai Use only architectural paints and coatings that meet the standards below:

 Standards for Environmentally Preferable Paints and Coatings (source: Leed for Homes Requirements

 Component
 Applicable Standard (VOC Content)
 Reference

Paints, coatings, and primers applied to	Flats: 50g/L	Green Seal Standard GS-11, Paints, 1st
interior walls and ceilings	Nonflats: 150g/L	Edition, May 20, 1993
Anticorrosive and anti-rust paints applied	250g/L	Green Seal Standard GC-03, Anti-
to interior ferrous substrates		Corrosive Paints, 2 nd Edition, Jan. 7, 1997
Clear wood finishes	Varnish: 350g/L	South Coast Air Quality Management
	Lacquer: 550g/L	District Rule 1113, Architectural Coatings
Floor coatings	T/8001	South Coast Air Quality Management
		District Rule 1113, Architectural Coatings
Sealers	Waterproofing: 250g/L	South Coast Air Quality Management
	Sanding: 275g/L	District Rule 1113, Architectural Coatings
	All others: 200g/L	
Shellacs	Clear: 730g/L	South Coast Air Quality Management
	Pigmented: 550g/L	District Rule 1113, Architectural Coatings
Stains	250g/L	South Coast Air Quality Management
		District Rule 1113, Architectural Coatings

paration, prime and finish coats specified are in addition to shop-priming and surface treatments. 2d surfaces whether or not colors are designated in "schedules," except where a surface or material is 2. to be painted or is to remain natural. Where an item or surface is not mentioned, paint the same as similar 2. terials or surfaces. 2. verification purposes: Submit samples of each color and material to be applied, with texture to simulate 2. ions, on representative samples of the actual substrates: define each separate coat, including block fillers 2. Use representative colors when preparing samples for review. Resubmit until required sheen, color, and 2. hieved.

s. Use representative colors when prepering comp-achieved. rce Responsibility: Provide primers and undercoat paint produced by the same manufacturer as the finish coats ptance of colors will be from job applied samples. Vality: Provide the manufacturer's best quality paint material of the various coating types specified. Paint ontainers not displaying manufacturer's product identification will not be acceptable.

oore Paints

Products:

-Green Recommended Manufacturers a Sherwin Williams Co., Harmony Benjamin Moore, Pristine Eco Spec Pittsburgh Paints, Pure Performance and

and uses and conditions under which painting will be performed for compliance with requirements. Do not begin cation until unsatisfactory conditions have been corrected. aration: Remove hardware and accessories, plates, machined surfaces, lighting fixtures, and items in place that are be painted, or provided protection prior to surface preparation and painting. Remove items in place that are lete painting of the items and adjacent surfaces. Following completion of painting, reinstall items removed using nen skilled in the trades involved. I surfaces before applying paint or surface treatments. Schedule cleaning and painting, reinstall items removed using nen skilled in the trades involved. I surfaces before applying paint or surfaces to be painted in accordance with manufacturer's instructions for each ular substrate condition. The Preparation: Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each ular substrate condition. The and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, southed surfaces, or ions detrimental to formation of a durable paint film. In Coating Thickness: Apply material at the manufacturer's recommended surfaces of the system as recommended in the ses of the system as recommended in the the surface is recommended surfaces.

spreading rate. Provide total dry film I coats when undercoats or other conditions

throu n final , surfo Thickness: A system as n nal coat, until indicated on the drawings

DIVISION IO SPECIALTIES Green Recommendation:

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

SECTION IO 28 19 -TUB AND SHOWER DOORS:

ings, Provide hovide sli aluminum-framed 3/16" tempered glass, or ding panels with towels bars. All enclosures

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

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

Sec. MISOT, APPLIANCE INSTALLATION, of the IRC.

ify all ro idential n instructions. anical System Requirements, Chapter 13 rough-in dimensions for all built-in appl al equipment required is indicated on d installation. appliances. . on drawings. Include cords, valves, duct hoods, vents, as re

DIVISION 12 FURNISHINGS Green Recommendation: Environmentally Preferable Products: Use local products when possible (extracted, pr Use products with low emissions. Use recycled or reclaimed products. , processed and manufactured within 500 miles of project).

SECTION 12 35 30 - RESIDENTIAL CABINETS

d drawer pu sed and payment (overrun or underrun). covered by the allowance. complete with drawers, doors, shelves,

id (when doors and drawers are closed. Comply with manufacturer's instructions c

tops securely to base units. Spline and glue joints in counter tops: provide concealed rovide cut-outs for fixtures and appliances as indicated: smooth cut edges and coat Σt

DIVISION 22 PLUMBING

Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manifactured within 500 miles of project).
Water Reise:
Design and install a rainwater harvesting and storage system for landscape irrigation or indoor water use.
Spesign 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 reuce is and rittings:
Takes: average flow rate must be \$2.0 gpm (gallons per minute).
Tollets: average flow rate must be \$2.0 gpm (gallons per minute).
Tollets: average flow rate must be \$13 gpm (gallons per minute).
Testines:
Use high efficienty fixtures appended to the source. If available, utilize a municipal reuces average flow rate must be \$13 gpm (gallons per minute).
Tollets: average flow rate must be \$13 gpm (gallons per minute) or meet ASME All2.14.14 requirements or meet the US. EPA WaterSense Spec.
Use dual flush tollets when possible.
Efficient System:
Design and install an energy-efficient hot water distribution system.
Design and install an energy-efficient distribution and ensure the 40 degree allow bends are adequately insulated.
Design and install Energy-efficient Domestic Hot Water(DHW Equipment .

rring. ad in accordance w amparaturo/pressure g (plastic not villowo d rear. When installe tion air requirement

"umish and install as shown on the drawings. "umish and install as shown on the drawings. "ped tees for lawn sprinkier connections." in etrations: Piping penetrating "ine-resistance

 HVAC Requirements
 (source: Leed for Homes Requirements)

 End Use
 Central AC
 Furnaces
 Table 19) Boilers (gas, oil or propane) ≥ 80 ≥ 85 AFUE AFUE Ground Source Heat Pump-open loop ≥ 16.2 EER ≥ 3.6 COP ≥ 16.2 EER ≥ 3.6 COP ≥ 14.1 EER ≥ 3.3 COP Ground Sou Heat Pump-closed loop ≥ 14.1 EER ≥ 3.3 COP

≥ 13 SEER	
≥ 8.2 HSPF	\geq 90 AFUE
\geq 14 SEER	
≥ 8.2 HSPF	\geq 80 AFUE

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

Indoor Air Quality: Complete all the requirements of the US EPA's Energy Star Combustion Venting- All of the following are required: *no unvented combustion appliances to be used,*a carbon m fireplaces and woodstoves must have doors ,*space and wo closed, have a power vented exhaust, or located in a detac Use a blower-door test to measure the pressure difference limit the risk of backdrafting where the pressure difference n monoxide monitor i water heating equi tached utility or op w/ Indoor Ąŗ

Forced Air Systems: *Minimize energy consumption due to thermal bridges and/or lea rate to outside the conditioned envelope. The tested leakage feet of conditioned floor area for each installed system *Ducts to be installed in interior walls and to be fully facted, in maintain the overall UA for an exterior wall without ducts. *Minimum R-6 insulation to be used around ducts in functioned *Conduct Room by Room load calculations eer ACCA Franuals J and non-ducted systems and install ducts accordingly. Assure each room has adequate retiftin air flow through multiple be sized to I square inch of chinef stapply and pressure differe be less than 2.5 Pascals. Use Anti-stratification system. when possible, that re-circulates I hen lates hot air that has risen to upper iultiple returns, transfer grilles or jump ducts. Openings should differential between closed rooms and adjacent spaces should red spaces. 5 J and D, or ASHRAE Handbook of fundamentals for ducted led in exterior walls, extra ng and cooling system. Limit duct leakage ≤4.0 cfm at 25 Pascals per 100 square areas into lower insulation is needed to areas

Nonducted HVAC Systems *Use at least R-3 insulation around distribution pipes in unco distribution pipes in conditioned space.) Install outdoor reset controls based on outdoor air tempero *Conduct Room by Room load calculations per ACCA Manual and non-ducted systems and install ducts accordingly. Design and install flow control valves on every radiator of distinct zones with independent thermostat controls. nuals J and D, or . (If possible, I keep the boiler

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.

cessed		
8		
cessed and manufactured within 500 miles of project)		
within		
50		
miles		
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orniect)		

rented appliance ad

of Hydronic systems for a room by room system ASHRAE Handbook of fundan or install two tals for ducted

edulu

HVAC syste

Mith

per-faced backer board on sistant flooring in kitchens, b on walls around tub, showers and spa areas ens, bathrooms, laundry rooms, entry areas within 3 of ex and spa areas,

use carpet drain and drain pan in hot water heater if it is in or over living space drain and drain pan, or accessible single-throw supply valve to clothes wa st dryer directly to outdoors drain and drain pan to condensing clothes dryer ing spa

tdoor Air Ventilation esign and install a whole building ventilation system that complies with ASHRAE Standard 62.2-2007 (unless built in a d climate (fewer than 4,500 infiltration degree-days)).

HOT RED,

Exhaust

ents of Section 7 of ASHRAE Standard 622-2007. and kitch requir ents of ASHRAE Standard

*Design and install local exhaust systems in all bathrooms an 62.2-2007 Section 5. *Design and install the fans and ducts to meet requirements *Exhaust air directly to the outdoors *Exhaust air directly to the outdoors *Use Energy Star labeled bathroom exhaust fans. Use an occupancy sensor, an automatic humidistat controller, for bathrooms. 9 automatic timer a continuously operating exhaust fan

lir Filtering Install air filters ≥ MERV & for forced air systems Iow in all mechanical ventilation systems. and nonducted HVAC system

iontaminant Control isoal all permanent ducts and vents to minimize contam

omplete. iush the home for 48 hours prior to occupancy but after ination during construction all phases of construction and remove are seals

adon Protection located in EPA Radon Zone I, design and build with radon-resistant construction techn r equivalent standard.

arage Pollutant Protection 10 HVAC systems in garage; 1en possible, detach garage all air-handling equipment and ductwork outside the fire-rate vietely from house. of garage.

ir, i possibi. tly seal share. ietrations, seal all c... tration through gypsu in rooms adjau t fan in occe is above garage: seal all G ceilings to gyoid carbon mono seals all doors, place carbon-n se of مريك Malls. nonoxide îde

h NFPA TO. hrk shall cr

m 6'-0" from end 2'-0" in length.

ıting: stall at least four Energy Star labeled light fixtures 9 Energy light bulbs in high

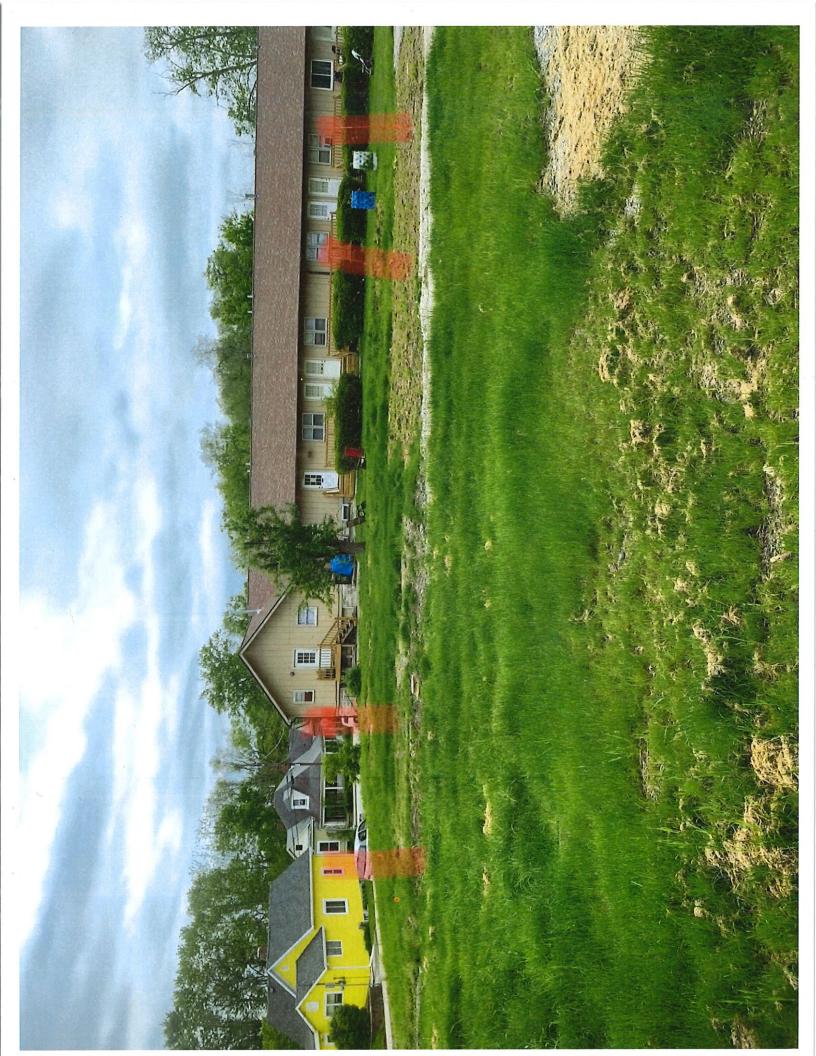
iall Energy Star labeled fixtures wherever possible. newable Enerau:

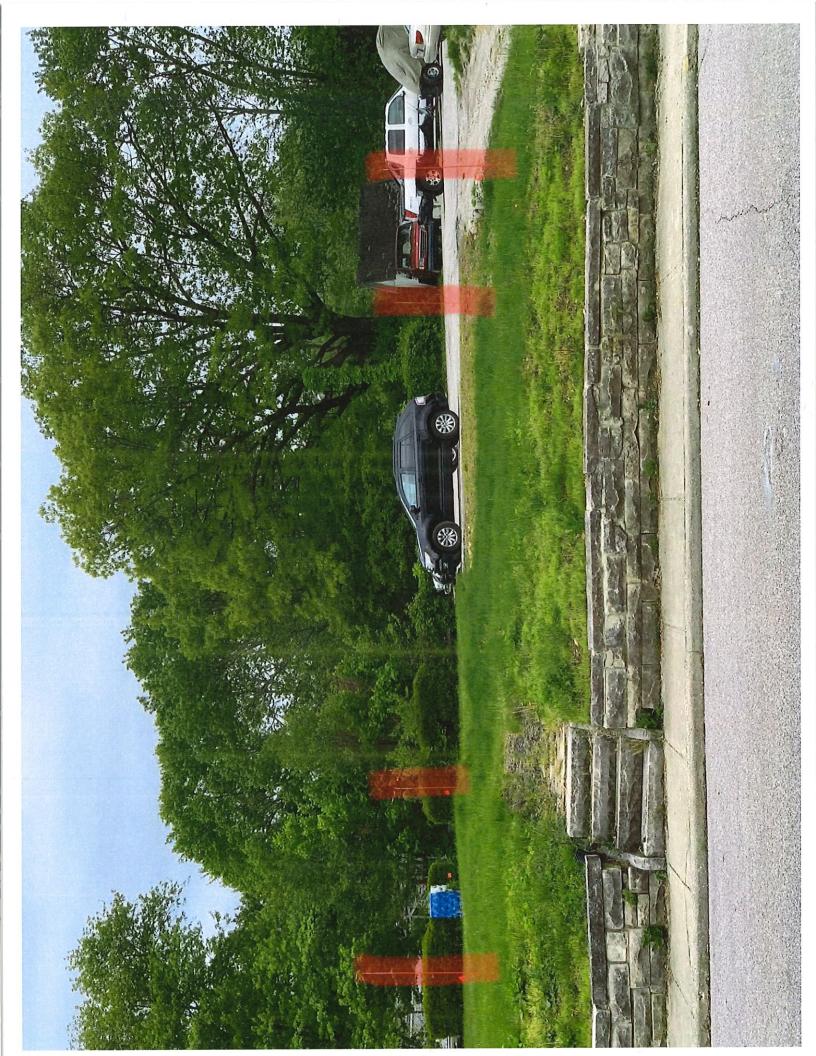
and the consume in a given year and dards Guidelines. Home desi <u>ੂ ਦਿ</u> a renewable electricity ge e annual reference electric city generation system by using e >lectrical load. The annual refer nd can be calculated by using the esign should be at least 3% bett ted by using the : t least 3% better modeling to estimate the energy supplied by oad is the amount of electricity that a typical 6 Mortgage Industry National Home Energy 1 annual reference load. 5 Mortgage In 1 annual refere

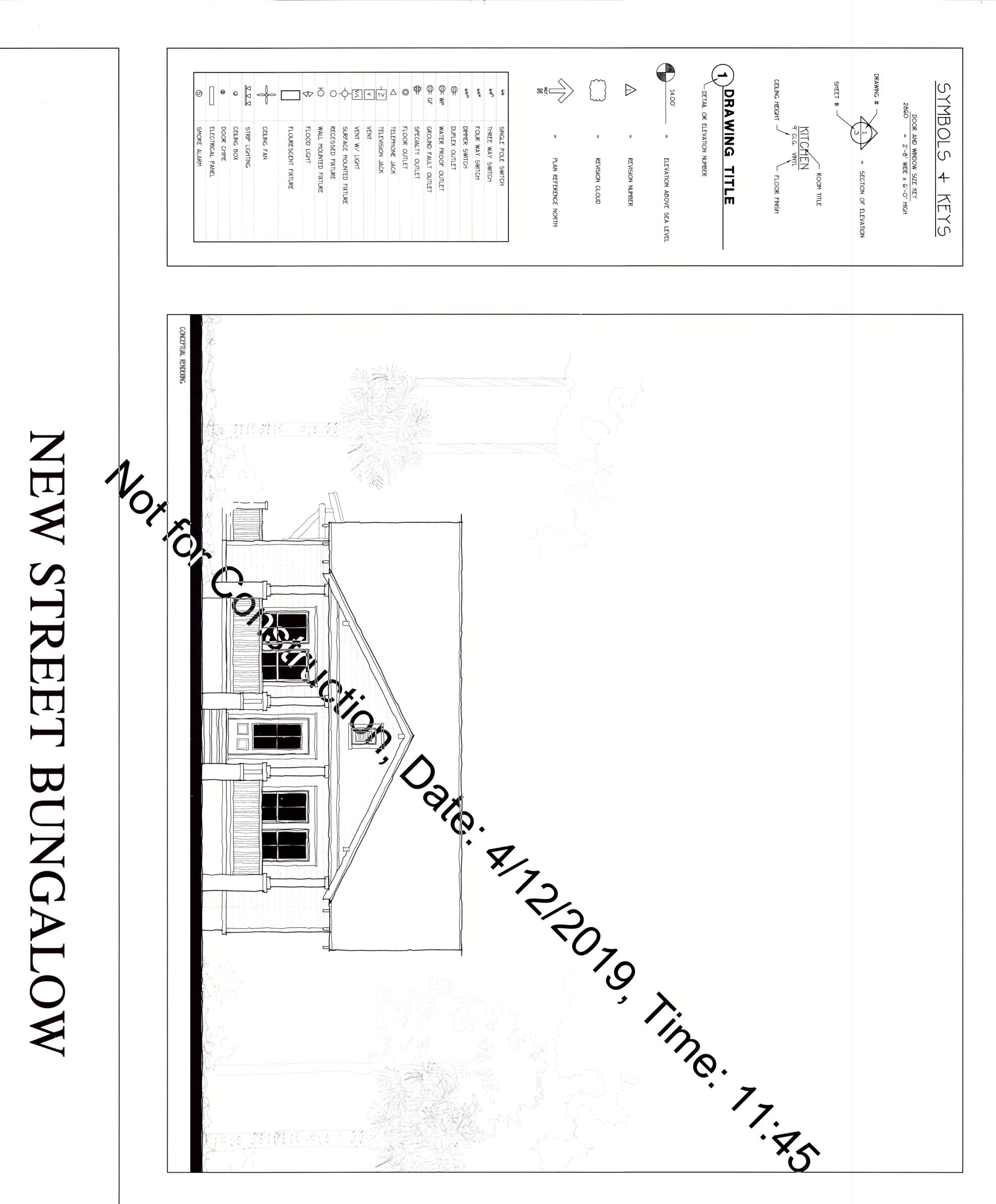
	EXTION 33 UTILITIES SECTION 33 46 00 - SUBDRAINAGE Foundations and Foundation drainage shall comply w/ Chapter 4, Sec. R401, of the IRC. Concrete or masonry Foundations: Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Materials shall be in accordance w/ Sec. R405 of the IRC.	DIVISION 32 EXTERIOR IMPROVEMENTS SECTION 32 14 00 - UNIT PAVERS Green Recommendation: Permedole paving, installed by an experienced professional. Permedole 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.	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.	-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) -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.	-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 ^A 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	ve soll. jints with caulking. Where openings canno g, copper or stainless steel mesh). Prot cover (e.g., fiber cement board, galvani	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.	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	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 cistems 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.	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.	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.	 Site Stewardship: *Implement a plan of erosion control during construction to include: stackpile and protect disturbed topsoil from erosion. -contractive path and velocity of runoff with 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. 	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.	-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 % mile of existing infrastructure (water and sewer lines). Select a lot that is within % mile of open space accessed by the public or private community. Build homes with an average housing density of T or more dwelling units/acre, or a single home on 1/T acre.	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).	
opyright © 2009 by Allison Ran	DATE : 1/14/09	THIS PLAN HAS BEEN PREPAREI HOWEVER. BUILDING CODES ANI IT IS THE RESPONSIBILITY OF T BEFORE BEGINNING CONSTRUCT	D TO MEET TOP PROFESSIONAL ST D ENVIRONMENTAL CONDITIONS VARY THE PURCHASER OF THIS PLAN TO ION. ALLISON RAMSEY ARCHITECTS.	FOR DIFFERENT LOCATIONS. PERFORM THE FOLLOWING		ARA	MEEV						Call (8) obtain of	Federal punish \$150,]
ΰ	JOB NO. :	ANY HOME CONSTRUCTED FROM -VERIFY ALL DIMENSIONS PRIOR -VERIFY COMPLIANCE WITH ALL	m this plan. ? To proceeding with constructi local codes	ION	Architec	SON RA	ole timeless design	SI	PECI	FIC		IONS	n legal of this plan	i is proh 1 law. Vio able by fi 000 per	Reproduc	
ω	DWN. BY : swh	ACTUAL SITE CONDITIONS. -HVAC + PLUMBING LAYOUTS / LOCAL MECH. CONTRACTOR O	WLY; ENGINEERING ASPECTS SHOUL ARE NOT INCLUDED. THESE SHOULD IR ENGINEER TO ENSURE COMPLIANC	BE OBTAINED FROM A E WITH LOCAL CODE	Beau	03 Charles St. P.O. Box 6 fort SC, 29902 Asheville, (843) 986-0559	NC 28802						ANS pies 1. NS	ibited by lations arr ines up to offense.	tion	
	DWG. NAME : GreenSpecs2009.dwg		D CORRECTLY FOR YOUR PARTICUL! IENTS WITH LOCAL ENGINEER AND/C		· · · · · · · · · · · · · · · · · · ·	vw.allisonramseyarchitec	t.com						10	G	8	





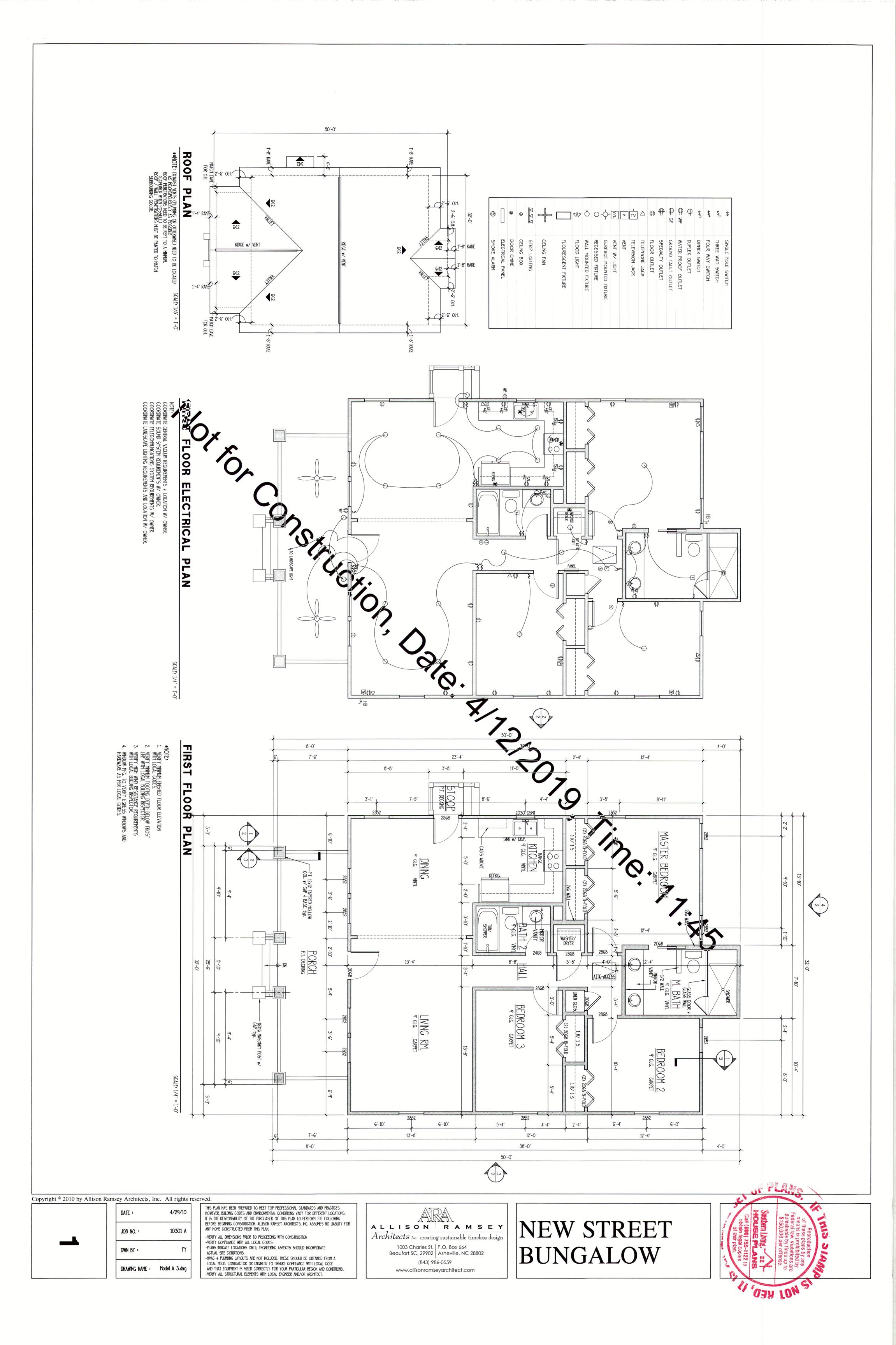


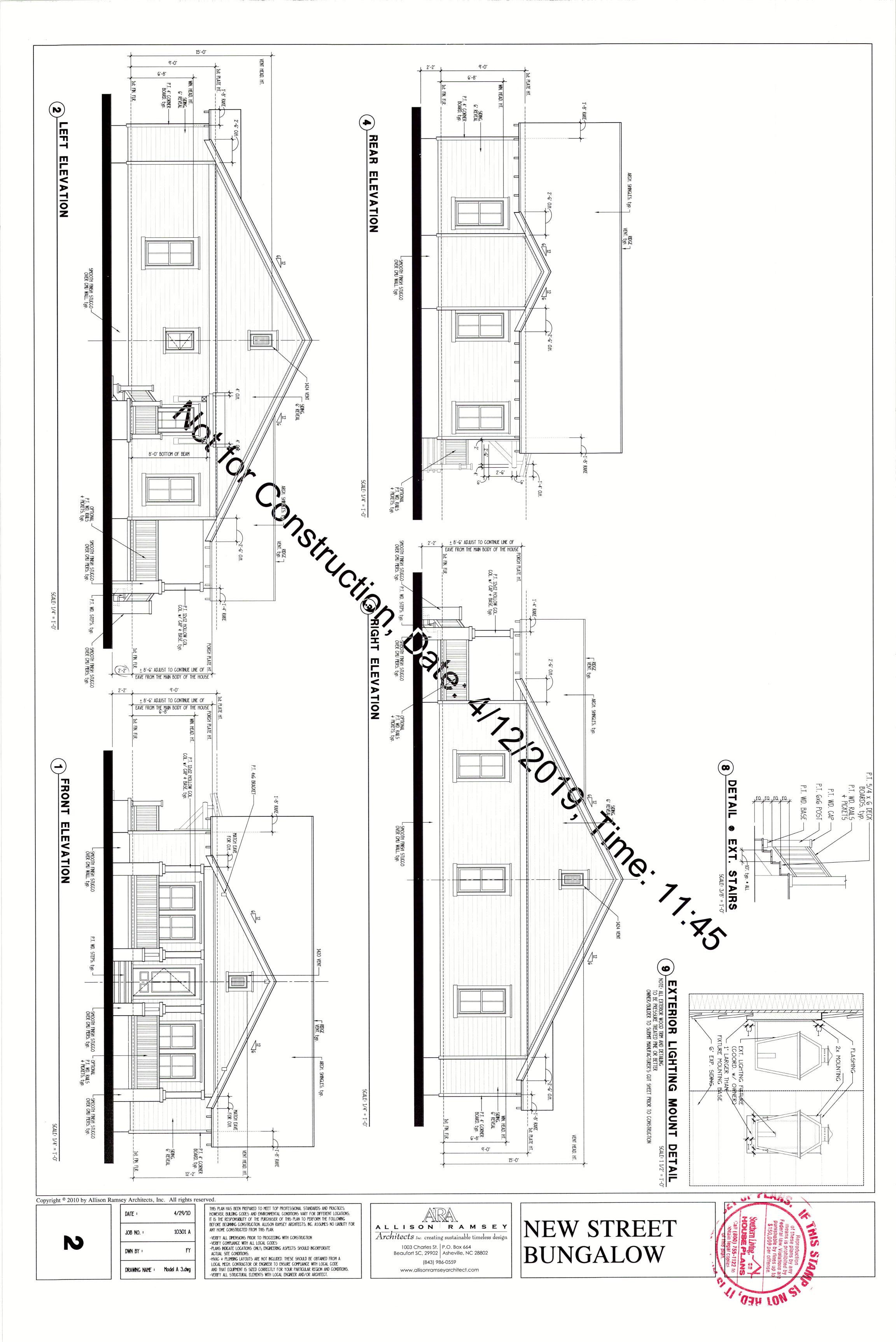


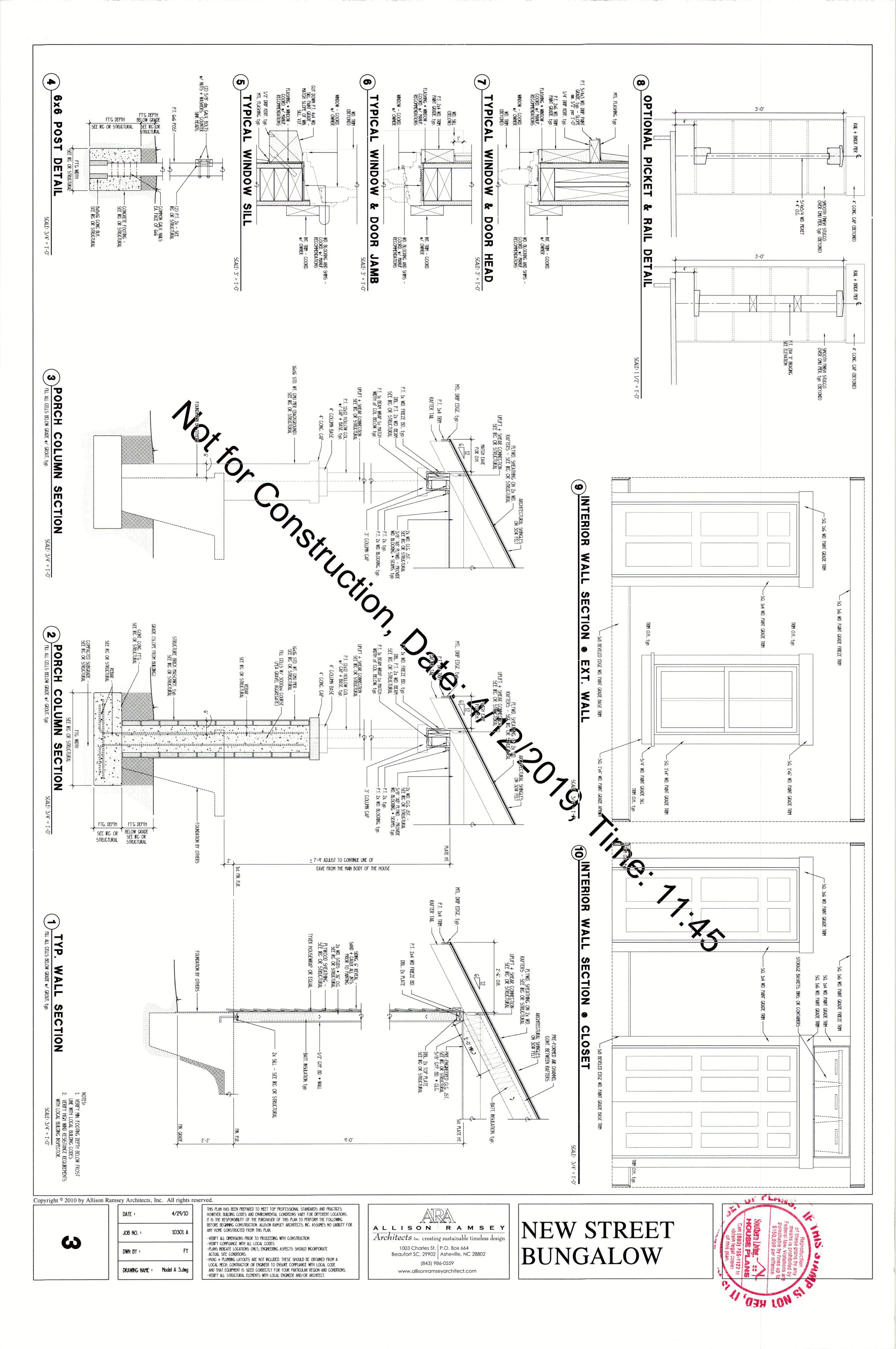


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				<u>AREA C</u> FIRST F COVERE STOOP				SP3	SP2	SP1	دى	2	<u> </u>	0	
				<u>AREA CALCULATIONS</u> FIRST FLOOR HEATED COVERED PORCHES STOOP	GENERA			SPECIFICATIONS	SPECIFICATIONS	SPECIFICATIONS	DETAILS	ELEVATIONS	FLOOR, ROOF	Cover sheet	DRAWING
				1247 sq. ft. 187 sq. ft. 13 sq. ft.	L INFO.			2	5	5			+ ELECTRICAL PLAN		G INDEX
10 by Allison	n Ramsey Architects, 1		served. THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL ST	ANDARDS AND PRACTICES,	J								JE L		
	JOB NO. :	4/29/10 10301 A	HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VAR IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS, ANY HOME CONSTRUCTED FROM THIS PLAN.	Y FOR DIFFERENT LOCATIONS. PERFORM THE FOLLOWING INC. ASSUMES NO LIABILITY FOR	A L L	ISON RAMSEY	NEW	ST	'RF	FT	٦		Call (800 obtain of t	suthern	of these means is
0	DWN BY : Drawing name :	FY Model A 3.dwg	-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCT -VERIFY COMPLIANCE WITH ALL LOCAL CODES -PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOUL ACTUAL SITE CONDITIONS. -HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANC AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICUL	d incorporate be obtained from a fe with local code		ects Inc. creating sustainable timeless design 1003 Charles St. P.O. Box 664 aufort SC, 29902 Asheville, NC 28802 (843) 986-0559 www.allisonramseyarchitect.com	BUN					a the second	(1) 755-1122 to legal copies his plan.	e by fines up to e per offense.	roduction prohibited by v. Violations are







CONTRACT SPECIFICATIONS

0 by 50

-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_guide.ins) 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)^A subheadings outline some examples of Green products and are listed according to www.buildinggreen.com, www.greenhomeguide.org, and other sources.

DIVISION I GENERAL CONDITIONS

ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, ERRORS AND OMISSIONS

which

shall be delivered to e letting of contracts at, however, operate oval, for mater to the work. : prior written

lations for any questio is regarating lumber grades, beam and header sizes, footing and

r to commencer 3 job site prior , or discrepancies in ement of construction. r to commencing work

st qual local aut

uction docu ed inspectors may it nents shall be remov workmanship at any time. Any work 1 reworked, repaired, or replaced, cidentified as d, at the discretion of t

Tradesman involved in the work shall be responsible debris. The jobsite shall be completely clean and

to the start nactor to cooper ch subcontractor : c of their work. fully with the Job Superintendent in protecting all work through be responsible for promptly notifying Job Superintendent of

ALLOWANCES

r ror the purpose ant, and finishes ir to

asible date or system Owner of schedule t be accomplished 1

and systems as specifically selec >s: Submit a substantiated survey : g) by the Owner. of materials, as as she

differ in the "Scheu unit

place, with customary imperfections and similar

e		Contraction - Principle -
	Installation Labor included in Contractor's Base Bid.	Plumbing Fivtures
elle.	Allowance includes the cost of materia why. Cost- of	Light Fixtures
egh	12	Windows
4.00	Installation Labor included in Contractor's Base Bid.	Interior Doors
-	Allowance includes the cost of material only. Costs of	Exterior Doors
ų	Inatallation Labor included in Contractor's Base Bid.	Bath Accessories
ų.	Allowance includes the cost of material only. Costs of	Hardware: Door Hardware
\$	ų	Flooring Total Allowance
\$	ų	Ceramic Tile
er.	. и	Wood
Ð	8	Vinyl
-	Allowance includes the cost of materials and Labor installed.	Flooring: Carpet
\$	tí	Cabinet Total Allowance
-GP	ú	Counter Tops
يى مەرب	12	Bath
ee.	11	Counter Tops
694	56	Bath
ę¢.	Cabnets + Counter Tops. Cabinet Handware. Pulls. + Knobs.	Counter Tops
θų.	Allowance includes the cost of: Installation Labor for	Cabinets: Kitchen
		, h in a second s
\$	<i>K</i>	Appliance Total Allowance
.		Other
-	β.	Water Heater
e9	is.	Dryer
siigs	14	Washer
-	н	Dishwasher
¢.	13	Refrigerator
ور .	ti i	Microwave
ę	included in Contractors Base Bid	Oven
e	for complete installation. Rough-in Labour 4 Installation costs	Cooktop
ę.	Allowance Includes Cords, Cutoff Valves, and Fittings required	Appliances: Range
Allowance	Remarks	Description
ICES	Schedule of Allowances	Sche
	-	-

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

HOMEOWNER EDUCATION Green Recommendation:

-Green Recommendation: *Provide the home occupants with proper training about the o features and equipment. Provide a I-hour walkthrough with ho homeowner including all documents and instructions related to ne operations <u>D</u> is and maintenance of the home's "green" · and an O&M (Operations and Manual) to the een^ equipment and systems.

DIVISION 3 CONCRETE

Green

-creen Kecommenaation: Recyclability: Concrete to have maximum recycled content allowed per Local Materials: Use local products when possible (extracted, process project). Reduce emissions: Use 30% fly ash or slag as allowed per structural s Use 30% fly ash or slag as allowed per structural specifications

SECTION 03 45 00 - PRECAST CONCRETE - CAST STONE Green Recommendation: Recyclability: Concrete to have maximum recycled content allowed pe Local Materials: Use local products when possible (extracted, proces project). Reduce emissions: Use 30% fly ash or slag as allowed per structural ncrete to have maximum recycled content allowed per structu Use local products when possible (extracted, processed and

-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 (extract project).

And and when and the set of the s

r structural specionsed and manufact tured within 8 of the

ural specifications. 1 manufactured within 500 miles of the

-Green Recommended Manutacturers and Products: Apex Block, Apex Block Trenwyth Industries, Verastone Premium Recycled Ground Face CMU

SECTION 04 42 00 - EXTERIOR STONE CLADDING Green Recommendation:

cyclability: Use reclaimed stone. cal Materials: Use local products when possible (extracted, project). vithin 500 miles of the

source with too niles of project.

DIVISION 5 METALS Green Recommendation: Environmentally Preferable Pr

The real recommendation: Environmentally Preferable Products: Use local products when possible (extra Use products with low emissions. Use recycled or reclaimed products.

A last in control and the book of minimum of 40 bar dia among the control and the book of minimum of 40 bar diano among the control and the book of the strange book of the control and the book of the strange book of the control and the book of the strange SECTION OF A OF - DECORATIVE METAL RAILINGS

DIVISION 6 WOOD, PLASTICS, AND COMPOSITES Green Recommendation:

ial Efficient Framing: the overall estimated w ess of the estimated ma ny of the following framin ed waste factor to 10% or less. Waste factor is the ad material needed for construction. ige of fra materials ordered

wlated panels (Sip) walls, SIP r lowed by the IRC, size headers vironmentally Preferable Produ imit use of tropical wood but w actual loads, use aste: pre-cut framing packages, open-web floor trusses, structural ist and rafter spacing greater than 16^ o.c. where possible and ladder blocking or drywall clips, use 2-stud corners).

Ferable Products: al wood but use only FSC-certified wood with proper documentation. when possible (extracted, processed and manufactured within 500 miles of project).

se products with low emissions. Se recycled or reclaimed products. દ્ધ

SECTION 06 10 00- ROUGH CARPENTRY

biness by by by by by by by by by by	(per BuildingGreen.com) Imber and Products RAL MOODWORK RAL MOODWORK RAL MOODWORK RAL MOODWORK Read Products of "Architectural Woodwork Quality Standard" by American and type of "Architectural Woodwork Quality Standard" by American and type of plastic laminate and each type of cabinet hardware. wood listed in reference wood working Standard. wood wood working Standard. wood wood wood wood working Standa	ited, complying with requirements indicated below including Anchar Finish carpentry work securely to supports and e possible. Use Fine Finish nails for exposed nailing except as the possible, using full-length pieces from maximum length of duce tight fitting joints. Use scarf joints for end-to-end joints. duce tight to penetrate studs at minimum of I-1/2" and to	drilled, spliced or otherwise altered in any way without the with TPI standards including "Ovality Standard for Metal tions for Handling and Erecting Wood Trusses", Commentary wing: "russes." I Chord Wood Trusses." I Chord Wood Trusses." I chord Wood Trusses." I censed to practice in jurisdiction where trusses will be testing of cold-formed steel trusses shall be in or Cold-formed Steel Framing-Truss Design (COF5/Truss). I testing seasoned lumber. Use pieces made from is indicated using seasoned lumber. Use pieces made from id at Cantractor's option for painted work. " products complying with requirements indicated below	scommendations of manufacturer of praduct involved for , with members plumb and true and cut to fit. Do not splice structural members between supports. " thick (nom.), if not blocked by other framing members. " thick (nom.), if not blocked by other framing members. acturer's printed directions. formance w/ Sec. R&O2.10 of the IRC, shall be provided to formance the information specified in Sec. R&O2.10.1 gs shall include the information specified in Sec. R&O2.10.1 vide lateral stability in accordance w/ the requirements	MENT EXT with fully sanded face. RATED STURD-I-FLOOR EXP I for underlayment. Ing anchors of size and type recommended for intended use and to weather, in ground contact and high relative humidity sed to weather, in ground contact and high relative humidity -borne preservatives to comply with AMPA C2 and C4, -borne preservatives to comply with AMPA C2 and water in direct contact with masonry or concrete. -framing' by National Forest Products Assoc. (NEPA) and with ses otherwise indicated. For sheathing, underlayment and
DATE : 1/14/09	THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PR. HOWEVER. BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FO BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS. INC. ASSUMES NO ANY HOME CONSTRUCTED FROM THIS PLAN.	OCATIONS. LOWING	AMSEY		Southern Liv Southern Liv Call (800) of this conthern Liv

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.

where applicable standards c 1 water table or other of the IR severe RC

Roof decks shall be cove provisions of Chapter 9 of the IRC dob

, the building ,

SECTION OT 10 00 - WATERPROOFING AND DAMPROOFING

seuble spaces located below grade shall be the finished grade in accordance w/ Sec. R406.2

SECTION OT II 13 - BITUMINOUS DAMPROOFING

R406 squired to be waterproofed by 5 5 located below grade shall be c 6.1 of the IRC. y Sec. R406.2, e damproofed t), foundation 1 from the t

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

R316

125 W/ an ac or permeable memoranes installea within il space and attics shall have a flame-spread index exceed 450 when tested in accordance w/ ASTM E

nal perfor stration Uormance requi U-factor for ei ple NIIO2.1 of f quirements: The min. required r each element in the building of the IRC. lation n R-value or the area-weighted average maximum required envelope shall be in accordance w/ Sec. NIIO2 and the

SECTION 07 24 00 - EXTERIOR INSULATION AND FINISH SYSTEMS -

finished ground fied in writing b level. Ny syste

erminate not less than & ations: EIFS system inste Jstem indicated. Subject to compliance w with requirements, provide CLASS PM system 9, one of the follow

Ant hony Industries, Inc

s of insula S Of insula oud!) from and textu 20 dob line of offer to each type of

SECTION OT 31 13 - ASPHALT SHINGLES

R905 of the IRC

or greater. T t application For roof slopes on is required in

ips or be interlocking, and comply with ASTM D 225 or D 3462 in of fasteners as required by the manufacturer. For normal w/ not less than four fasteners per strip shingle or two mply W/ ASTM D226, Type 1, or ASTM D 4869, ASTM D 1970.

roof slope exceeds 20 units vert. In 12 units noriz, special methods of fastening are required. located where the basic wind speed per Fig. R301.2(4) Is 110 mph or greater, special methods of fastening

Fastening methods shall be tested in accordance w/ ASTM D 3161, modified to use a wind speed of 110 mph. classified using ASTM D 3161 are acceptable for use in wind zones less than 110 mph. Shingles classified using 3161 modified to use a wind speed of 110mph are acceptable for use in all cases where special fastening is

: Flashing for asphalt shingles shall comply w/ Sec. R905.2.8 of the IRC. shall be installed in such a manner so as to prevent moisture entering the wail and roof through joints in copings moisture permeable materials, and at intersections w/ parapet walls ands other penetrations through the roof

gs shall be installed at wall and roof intersections; where ver there is a change in roof slope or direction; and

nall be corrosion resistant w/ a the alley linings shall be installed in o gs of the types allowed in Sec. R n accordance .. R905.2.8.2 c e w/ r nt less than manufacturi ian 0.019 (No. 26 galvanized sheet). Iturer's installation instructions before applying shingles Indance W/ Table R905.2.8.2 of the IRC shall be

SECTION OT 31 29 - WOOD SHINGLES AND SHAKES

the provisions of Sec. R405.7 of the IRC. spaced sheathing. Where spaced sheathing is used, dimensions and shall be spaced on centers equal to the

, vert. in 12 units horiz. or greater. and comply w/ the requirements of Table R405.7.4 Cedar Shake and Shingle Bureau. , Sec. 905.7. and the manufacturer's installation

et in Table R905.7.5. of the IRC. min. penetration of 1/2 inch into the sheathing. per shingle, positioned no more than 3/4 inch from eac

gauge corrosion-resistant sheet metal and shall extend 10 s less than 12 units vert. In 12 units horiz, and 7 inches from

-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

ing seam root systems heet root covering s ational Building Code.

SECTION OT 92 00 - JOINT SEALANTS -Green Recommendation: *Use fire-rated caulk in all attic applications. Use environmentally friendly adhesives and sealc

Sec

DIVISION & OPENINGS Green Recommendation:

-creen recommendation: Environmentally Preferable Products: Use local products when possible (extra Use products with low emissions. Use recycled or reclaimed products. actea, pro

Air Leakage Requ Leed Criteria Reduced Envelope Leakage (*required)	Air Leakage Requirements (source: Leed for Homes) Performance Requirements (in AC IECC Climate Zones 1-2 I Envelope (*required)
Leed Criteria	Performance Requirements (in IECC Climate Zones 1-2
Reduced Envelope	7.0
Leakage (*required)	
Greatly Reduced	5.0
Envelope Leakage	
Minimal Envelope	3.0
Lankana	

Provide and install doors and windows in accorn is of AAMA/NWWDA (01/15.2), AAMA/NDMA (01/15

SECTION OB 14 00 - WOOD DOORS -Green Recommendation: Products with any sign of damage, mildew, and other contami Installation to ensure they are installed plumb, true and leve

lation

Materials: Wood: Use FSC-certified sustainably harvested wood from well vendor. Wood Veneer: Use FSC-certified sustainably harvested wood f from vendor. Veneer shall be manufactured in a facility approved by an ager Manufacturers: Subject to compliance with NVWDA 1.5.6, require

Morgan Products, Ltd. Nicolai Company Sauder Industries Limitza, Deer Division, F.E. Schumacher Co., Inc. Sun-Dor-Co. -Green Recommended Manufacturers and Ecoductss: (per Buildin Albany Woodworks, Inc., Certified Wood Dears Algoma Hardwoods, Inc., Certified Wood Dears Alternative Timber Structures, Inc. Intestact and Exterior Doors Crossroads Recycled Laffictor, Recipited Wood Dears Escentive Door Company, Recipited Wood Doors Executive Door Company, Recipited Vood Doors Executive Door Company, Recipited Stave Core Doors Marshfield DoorSystems, Certified Stave Core Doors Lynden Door, GreenDor Agfiber Doors VT Industries, Inc., Agrifiber Core Architectural Doors

A control providents to writerial species with boll address types. Provided atminim interlocking thresholds and 3 - C a very marked this strips, veatherstrip read and jares with Viry trub set in duminum strip, or approved eaver. Provide control to the fermine spring-motor on Viry-gasket type, applied to each edge of each operable sash. Provide control works with set and one Vibli hout on shear glass on clean fuest-glass-edged insulating glass (f	es, and comply with "WWWA Promium on select structur. (Exterion)
SECTION OB 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.	5 5 S
e construire to a construir sign and written with the construire construint of the term with provement to an operative sharily net hard barry, are schedule argenized by "randware sots" to indicate specifically for a pour to an operation construction required on each door. The entropy of the formula ways and formes us required for preparation to receive hardware. Some construction to construct manufacturents instructions and recommendations. Some construction dowes in full bed of but jordater of programation mastic seatant. Remove excess seatant are constructed on the test of the bard of but jordater of programative mastic seatant. Remove excess seatant	er BuildingGreen.com)
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 OB 11 00 - DOOR HARDWARE SECTION OB 11 00 - DOOR HARDWARE	wood from well-managed torests and attain proper identification an agency assertible by the Forest Stewardship Council (FSC.) requirements, provide parely wood agons by one of the foresting
-Green Recommended Manufacturer and Productss: (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 Mood Windows	tamination shall not be rejected. Examine alkeloor frames before level. Wall space around door frames shell be filled with rom well-managed forests and altering rozer identification from
Association 1.1.1 An exact to originary analysis requirements as instated. Naminary requires the vise present average mechanism bit takes instated in produced by one of the new registeries constitution traveling mechanism bit takes return at reacting rall produced by one of the New registeries constitution. Particular Consequences of the fraction, 12 over the constitution. Particular 12 over the constitution of the New Traveline States.	gred to resist the design loads specified in Table PSDILD: Ig to SecIRST. MEANS OF EGRESS shall be provided for oaur dows and glass dowrs in suildings located in humicare-prone dows and glass dowrs in suildings located in humicare-prone ID.
and super in the ESDUST of the ESU. Provider (the micrometry of Souristicity and Souri PolS, Escantor Madeus and Glass Dears, of the IRC, grass Conduct resultances of Souristic Police regarding mit whatak spontage required for emergency escape and resourt. A work of All mit All maters Benefied for Versit Wester, 2019 7 by tentanal Westerski Harufacturens	rdanue W manufacturers Installation Instructions, Camely W 5.2/NAPS; ASTM E SCO, and Socillaris RSO(8, PSU), PSU, and Pp. 3
Veneer shall be manufactured in a facility approved by an agency accredited by the Forest Stewardship Council (FSC.) Received and react specific in configurations social an drawings and in accardance with Federal. State, Local, 4 Received and a social specific specific roots: the pastign who wave specified in Taple PSOL2(2) and as adjusted for roots:	TH50 IECC Climate IECC Climate Zones 5-7 IECC Climate Zone 8 Zones 3-4 5.0 4.0 6.0 5.0 2.75 4.25 3.5 2.75 2.5 2.0 1.5
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 floetwarea 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.	d and manufactured within 500 miles of project). Its shown below as tested by an energy rater: Requirements, Table 17)
Good WindowsU-factor ≤ 0.35 ≤ 0.40 ≤ 0.40 ≤ 0.55 EnhancedU-factor ≤ 0.31 ≤ 0.45 ≤ 0.40 ≤ 0.55 WindowsSHGC ≤ 0.31 ≤ 0.35 ≤ 0.40 ≤ 0.35 ≤ 0.35 ExceptionalU-factor ≤ 0.28 ≤ 0.32 ≤ 0.32 ≤ 0.35 ≤ 0.33 WindowsSHGC $\leq Any$ ≤ 0.40 ≤ 0.35 ≤ 0.35 ≤ 0.33 WindowsSHGC $\leq Any$ ≤ 0.40 ≤ 0.32 ≤ 0.33 ≤ 0.55 WindowsSHGC $\leq Any$ ≤ 0.40 ≤ 0.32 ≤ 0.33 ≤ 0.55 WindowsSHGC $\leq Any$ ≤ 0.40 ≤ 0.32 ≤ 0.33 ≤ 0.55 WindowsSHGC $\leq Any$ ≤ 0.40 ≤ 0.30 ≤ 0.30 (Table from Leed for Homes Rating System, Table 18, p. 67) ≤ 0.30 ≤ 0.30	ao NS, Glass CS. ade NS, Glass CS, Vece NT, G. Allarie of templatical with tregicteu ates exposed to Protramidity and temperature extremes. thane foam. tiens applicable to preducts and peptications indicated.
for Energy Performance Requirements outlined in the followin Window and Glass Doors (source: Leed for Homes Rev Northern North Central South Central	e Table 26 in Leed for Homes requirements. Yen rolated instantials that one compatible with one another and litions, as demonstrated by testing and field experience. Inted by Owner from monifacture's standard counds. tandard chemically current classement sea and of posed on uncer-
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 befores installation to ensure they are installed plumb, true and level. Wall space around window frames shall be filled with insulation.	iot less than 0:014 (No. 26 galvarized sheat).
-Green Recommended Manufacturers: (per BuildingGreen.com) Real Carriage Door Company, Reclaimed-Wood Carriage Doors Ankmar, LLC, CladPanel Garage Door	as to prevent molecure entering the way and near through joints in tensections w/ panaeet walls ands other penetrations through the Isymmetiven theme is a change in near sleppe an direction; and
rest units upon traver traver area reporting equipment complete with necessary heraware, jamb and head mold stops, an one-diserver, reagen are equipment supports in accordence with refers head after instructions. Exerce Dicer operations: Automatic garage door operans if enoi/deal shall be listed in accordance w/ UL 325. Provider storare case by an recompanied by door invertibutiver complete with NEMA approved electric motor and factory and concerned, remote control station and accessories. Provider storare concerned, remote control station and accessories.	aming shall be attached in accordance w Sec. PHO5.0.4 or the iy and steel (structure, panels on fostenens), by olther or ,5-mi of type recommended by parel manufacturen. Except as n work w/ non-magnetic stainless steel fastenens, gashet lihere
actives the 15.473 bits set clear all heartwood reduces or cean for head and jone molds. Panel inserts 1/4" thick sensitive a supervise method rendered versar, comparing with AVSI 1554. Class is "resolute reverses of method rendered with wood versar, comparing with AVSI 1554. Class is "resolute reverses of method rendered rendered construction with reverse and waterproof glue. Treat doors, with of mouto femeration version version and toxic treatment. Provide continuous galv, steel relationsing horizontal and diagonal version version and toxic treatment. Provide continuous galv, steel relationsing horizontal and diagonal version and panel size.	be one-fourth unit vert. In L2 units nonic. that incorporate supporting structural members shall be acsigned sheet noof coverings installed over structural aeching shall
For event is sympled beam with on addigned to resist be redip liked uses specified in Table RSO-2011 and as as used to relay there exists to Table RSO-2011 of the IRU. Solution routers at Unional Provide complete duranatic operating user assembles including frames, sections, brackets, galace the relative technologic of provides operations and instantion accessories. Accessories to the technologic of their Panel-type dear sections, complete with word jamp and head mold, glazing crossories are reached to be und male of chart straight when the divance. The Word Coast nombook of Stice section	rall be applied to a sinila on sequed sheathing, except where the spaced supports. I matal roots without opp led lap sealant shall be three units.
SECTION OB 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.	4. er 9, Sec. R90510 e ^t the 186. Neo in ouumbance/ the applicable provisions of Obapter 1 on

 Install edge guards at exposed edges. Bird edges with cloth tape and thread where not concealable. On stairs and similar substrates, archor carpet with concealed nailing or other secure method, without seams at high-wear locations. Save corpet 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. Green Recommended Manufacturers and Products: Interface, Inc., FLOR, Bentley Prince Street Cool Carpet Milliken Floor Covering, Modular Carpet 	Ithe Carpet & Rug Institute's Green Label Plus Program Division 1 for amount and procedures for purchase and payment (overrun or unde llation are covered by the allowance. In properly prepared substrate per manufacturer's recommendations and as folic form direction of pattern and lay of pile, and proper sequencing with other work aveled areas, centered under doors and without seams in direction of traffic of ovide stretch-in tackless installation using glued and/or nailed tack strips with e s. Tape and/or sew seams in accordance with manufacturers recommendations. e. Lay padding seams perpendicular to carpet layout. Stretch carpet both directions.	 constitution of proceed with wood floor work or delivery of indenials with building for installation. constitution of proceed with wood floor work or delivery of indenials with building is enclosed and hunidity has stadilized a approximate level anticipated for sustained accupancy. Deliver wood flooring is advance of installation are recommended by mavifacturer, but not less than 1 days before installation. Protect completed wood flooring in advance of installation are enclosed, downapped to allow for climitization. Protect completed wood flooring during remainder of construction period with heavy knait paper or other suitable covering, so that flooring and flooring during context and page of deterioration at the time of acceptance. Scont samples of each type, color and pattern of resilient flooring and accessories. Full size for tile, 6° x 4° for sheet flooring and 2-1/2° long for accessories, and maintenance instructions for each type of flooring. Colors and patterns: As scheduled or show, or as selected by Owner from manufacturer's standard colors and patterns. Ying Composition Tile: F5 55-T-312, Type IV, composition 1, 12° x 12° x 10°. The manufacturer's tecommendations for type(s) of materials, project conditions, and interded sector are reparcipate shoring manufacturer's recommendations for type(s) of materials, project conditions, and interded sector are reparcipate shoring manufacturer's recommendations for type(s) of materials, project conditions, and interded sector is shorted and work of page. Clean are reparcipaten sub-floor and apply leveling compand and substrate primer in accordance with flooring manufacturer's resting compand and substrate primer in accordance with flooring manufacturer's instructions. Section (M 68 00 - CARPETING) 	rer's standard 5/16" thick solid wood parquet flooring, factory-assembled with p i indicated. 2:-0" minimum length and averaging 4"-6" long, double channeled base. Inc. Triangle Pacific Corp. Nood Flooring Co. Inc. Acturers: (per BulldingGreen.com) Acturers: (per BulldingGreen.	 Experimentation of the standard in well areas! Experimentation of the standard in the standard in the second of the	DARD and accessories shall be installed in conformance w/ Sec RT02.3 and Table e attached to exterior walls in accordance w/ Table R602.3(1) stalled where it is directly exposed to the weather or to water. with requirements, provide gypsum board of types indicated (in maximum lengths related products by one of the following: National Gypsum Co. National Gypsum Co.
	amsey Architects, Inc. All rights r DATE : 1/14/09	Teserved. 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	ARA		Call (800 obtain 911
S	JOB NO. :	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	ALLISON RAMSEY Architects Inc. creating sustainable timeless design	SDECIFICATIONS	Violatic by fines gal copil

Copyright © 2009 by Allison R	Ramsey Architects, Inc. All rights re	eserved.			
()	DATE : 1/14/09	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	ARA		thern Liver 150,000
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	DWN.BY: swh	-VERIFY COMPLIANCE WITH ALL LOCAL CODES -PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. -HVAC + PLIMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A	1003 Charles St. P.O. Box 664 Beaufort SC, 29902 Asheville, NC 28802	SFECIFICATIONS	any any set of the set
N	DWG. NAME : GreenSpecs2009.dwg	-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.	(843) 986-0559 www.allisonramseyarchitect.com		11 ON GI
					NAM LO.

SECTION OG GI OO - PAINTING -Green Recommendations: Materials: Use only architectural pai Use only architectural paints and coatings that meet the standards below:

 Standards for Environmentally Preferable Paints and Coatings (source: Leed for Homes Requirements

 Component
 Applicable Standard (VOC Content)
 Reference

Paints, coatings, and primers applied to	Flats: 50g/L	Green Seal Standard GS-11, Paints, 1st
interior walls and ceilings	Nonflats: 150g/L	Edition, May 20, 1993
Anticorrosive and anti-rust paints applied	250g/L	Green Seal Standard GC-03, Anti-
to interior ferrous substrates		Corrosive Paints, 2 nd Edition, Jan. 7, 1997
Clear wood finishes	Varnish: 350g/L	South Coast Air Quality Management
	Lacquer: 550g/L	District Rule 1113, Architectural Coatings
Floor coatings	T/8001	South Coast Air Quality Management
		District Rule 1113, Architectural Coatings
Sealers	Waterproofing: 250g/L	South Coast Air Quality Management
	Sanding: 275g/L	District Rule 1113, Architectural Coatings
	All others: 200g/L	
Shellacs	Clear: 730g/L	South Coast Air Quality Management
	Pigmented: 550g/L	District Rule 1113, Architectural Coatings
Stains	250g/L	South Coast Air Quality Management
		District Rule 1113, Architectural Coatings

ation, prime and finish coats specified are in addition to shop-priming and surface treatments. surfaces whether or not colors are designated in "schedules," except where a surface or material is be painted or is to remain natural. Where an item or surface is not mentioned, paint the same as similar fals or surfaces. "Filcation purposes: Submit samples of each color and material to be applied, with texture to simulate s, on representative samples of the actual substrates: define each separate coat, including block fillers e representative colors when preparing samples for review. Resubmit until required sheen, color, and ved.

s. Use representative colors when prepering comp-achieved. rce Responsibility: Provide primers and undercoat paint produced by the same manufacturer as the finish coats ptance of colors will be from job applied samples. Vality: Provide the manufacturer's best quality paint material of the various coating types specified. Paint ontainers not displaying manufacturer's product identification will not be acceptable.

oore Paints

Products:

-Green Recommended Manufacturers a Sherwin Williams Co., Harmony Benjamin Moore, Pristine Eco Spec Pittsburgh Paints, Pure Performance and

and substrates and conditions under which painting will be performed for compliance with requirements. Do not begin cadion until unsatisfactory conditions have been corrected. aration: Remove hardware and accessories, plates, machined surfaces, lighting fixtures, and items in place that are be painted, or provided protection prior to surface preparation and painting. Remove items in place that are lete painting of the items and adjacent surfaces. Following completion and painting. Remove items if necessary for lete painted in the trades involved. I surfaces before applying paint or surface treatments. Schedule cleaning and painting, reinstall items removed using nen skilled in the trades involved. I surfaces before applying paint or surfaces to be painted in accordance with manufacturer's instructions for each ular substrate condition. The Preparation: Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each ular substrate condition. The substrate condition of a durable paint over dirt, rust, scale, grease, moisture, souffed surfaces, or ions detrimental to formation of a durable paint film. In Coating Thickness: Apply material at the manufacturer's recommended supports. The system as recommended to the manufacturer's recommended supports.

spreading rate. Provide total dry film I coats when undercoats or other conditions

throu n final , surfo Thickness: A system as r al coat, until face treatm indicated on the drawings

DIVISION IO SPECIALTIES Green Recommendation:

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

SECTION IO 28 19 -TUB AND SHOWER DOORS:

Provide hovide sli aluminum-framed 3/16" tempered glass, or ding panels with towels bars. All enclosures

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

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

APPLIANCE INSTALLATION, of the IRC.

ify all re idential n instructions. Ianical System Requirements, Chapter (3 rough-in dimensions for all built-in appl al equipment required is indicated on d installation. appliances. . on drawings. Include cords, valves, duct hoods, vents, as re

DIVISION 12 FURNISHINGS Green Recommendation: Environmentally Preferable Products: Use local products when possible (extracted, pr Use products with low emissions. Use recycled or reclaimed products. , processed and manufactured within 500 miles of project).

SECTION 12 35 30 - RESIDENTIAL CABINETS

d drawer pu sed and payment (overrun or underrun). covered by the allowance. complete with drawers, doors, shelves,

id (when doors and drawers are closed. Comply with manufacturer's instructions c

tops securely to base units. Spline and glue joints in counter tops: provide concealed rovide cut-outs for fixtures and appliances as indicated: smooth cut edges and coat

Σt

DIVISION 22 PLUMBING

Green Recommendation:
Environmentally Preferable Products:
Use local products when possible (extracted, processed and manifactured within 500 miles of project).
Water Reise:
Design and install a rainwater harvesting and storage system for landscape irrigation or indoor water use.
Spesign 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 reuce is and rittings:
Takes: average flow rate must be \$2.0 gpm (gallons per minute).
Tollets: average flow rate must be \$2.0 gpm (gallons per minute).
Tollets: average flow rate must be \$13 gpm (gallons per minute).
Testines:
Use high efficienty fixtures appended to the source. If available, utilize a municipal reuces average flow rate must be \$13 gpm (gallons per minute).
Tollets: average flow rate must be \$13 gpm (gallons per minute) or meet ASME All2.14.14 requirements or meet the US. EPA WaterSense Spec.
Use dual flush tollets when possible.
Efficient System:
Design and install an energy-efficient hot water distribution system.
Design and install an energy-efficient distribution and ensure the 40 degree allow bends are adequately insulated.
Design and install Energy-efficient Domestic Hot Water(DHW Equipment .

"umish and install as shown on the drawings. "umish and install as shown on the drawings. "ped tees for lawn sprinkier connections." in etrations: Piping penetrating "ine-resistance

HVAC Requirements (source: Leed for Homes Requirem

≥ <i>80 AFUE</i>	≥ <i>14 SEER</i> ≥ <i>8.2 HSPF</i>	Cooling Heating	*Good HVAC Design and Installation (Climate Zones 1-3)
<i>≥ 90 AFUE</i>	≥ <i>13 SEER</i> ≥ 8.2 HSPF	Cooling Heating	*Good HVAC Design and Installation (Climate Zones 4-8)
Furnaces (gas, oil or propane)	Central AC and air source heat pumps	End Use	

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

Indoor Air Quality: Complete all the requirements of the US EPA's Energy Star Combustion Venting- All of the following are required: *no unvented combustion appliances to be used,*a carbon m fireplaces and woodstoves must have doors ,*space and wo closed, have a power vented exhaust, or located in a detac Use a blower-door test to measure the pressure difference limit the risk of backdrafting where the pressure difference n monoxide monitor i water heating equi tached utility or op w/ Indoor Ąŗ

Forced Air Systems: *Minimize energy consumption due to thermal bridges and/or lea rate to outside the conditioned envelope. The tested leakage feet of conditioned floor area for each installed system *Ducts to be installed in interior walls and to be fully facted, in maintain the overall UA for an exterior wall without ducts. *Minimum R-6 insulation to be used around ducts in functioned *Conduct Room by Room load calculations eer ACCA Franuals J and non-ducted systems and install ducts accordingly. Assure each room has adequate retiftin air flow through multiple be sized to I square inch of chinef stapply and pressure differe be less than 2.5 Pascals. Use Anti-stratification system. when possible, that re-circulates I iultiple returns, transfer grilles or jump ducts. Openings should differential between closed rooms and adjacent spaces should red spaces. 5 J and D, or ASHRAE Handbook of fundamentals for ducted led in exterior walls, extra ng and cooling system. Limit duct leakage ≤4.0 cfm at 25 Pascals per 100 square insulation is needed to

hen lates hot air that has risen to upper (If possible, I keep the boiler areas into lower areas

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

iring. ad in accordance v mperaturo/pressu g (plastic not cillov g (plastic not cillov g rean. When irstal tion o'r requ'remot

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.

cessed		
8		
cessed and manufactured within 500 miles of project)		
within		
50		
miles		
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orniect)		

Table 19) Boilers (gas, oil or propane) ≥ 80 ≥ 85 AFUE AFUE Ground Source Heat Pump-open loop ≥ 16.2 EER ≥ 3.6 COP ≥ 16.2 EER ≥ 3.6 COP And a second sec ≥ 14.1 EER ≥ 3.3 COP Ground Sou Heat Pump-closed loop ≥ 14.1 EER ≥ 3.3 COP

rented appliance ad

edulu

HVAC syste

Mith

per-faced backer board on sistant flooring in kitchens, b on walls around tub, showers and spa areas ens, bathrooms, laundry rooms, entry areas within 3 of ex and spa areas,

use carpet drain and drain pan in hot water heater if it is in or over living space drain and drain pan, or accessible single-throw supply valve to clothes wa st dryer directly to outdoors drain and drain pan to condensing clothes dryer ing space

tdoor Air Ventilation esign and install a whole building ventilation system that complies with ASHRAE Standard 62.2-2007 (unless built in a d climate (fewer than 4,500 infiltration degree-days)).

HOT RED,

Exhaust

*Design and install local exhaust systems in all bathrooms an 62.2-2007 Section 5. *Design and install the fans and ducts to meet requirements *Exhaust air directly to the outdoors *Exhaust air directly to the outdoors *Use Energy Star labeled bathroom exhaust fans. Use an occupancy sensor, an automatic humidistat controller, for bathrooms. ents of Section 7 of ASHRAE Standard 622-2007. and kitch requir ents of ASHRAE Standard

an automatic timer a continuously operating exhaust fan

lir Filtering Install air filters ≥ MERV & for forced air systems Iow in all mechanical ventilation systems. and nonducted HVAC system

iontaminant Control isoal all permanent ducts and vents to minimize contam prior to occupancy but after ination during construction all phases of construction and remove seals

are

omplete. iush the home for 48 hours

adon Protection located in EPA Radon Zone I, design and build with radon-resistant construction techn r equivalent standard.

arage Pollutant Protection 10 HVAC systems in garage; 1en possible, detach garage all air-handling equipment and ductwork outside the fire-rate vietely from house. of garage.

ir, i possibi. tly seal share. ietrations, seal all c... tration through gypsu in rooms adjau t fan in occe is above garage: seal all G ceilings to gyoid carbon mono seals all doors, place carbon-n se of مريك Malls. nonoxide îde

h NFPA TO. hrk shall cr

m 6'-0" from end 2'-0" in length.

nting: stall at least four Energy Star labeled light fixtures 9

iall Energy Star labeled fixtures wherever possible. newable Enerau: Energy light bulbs in high

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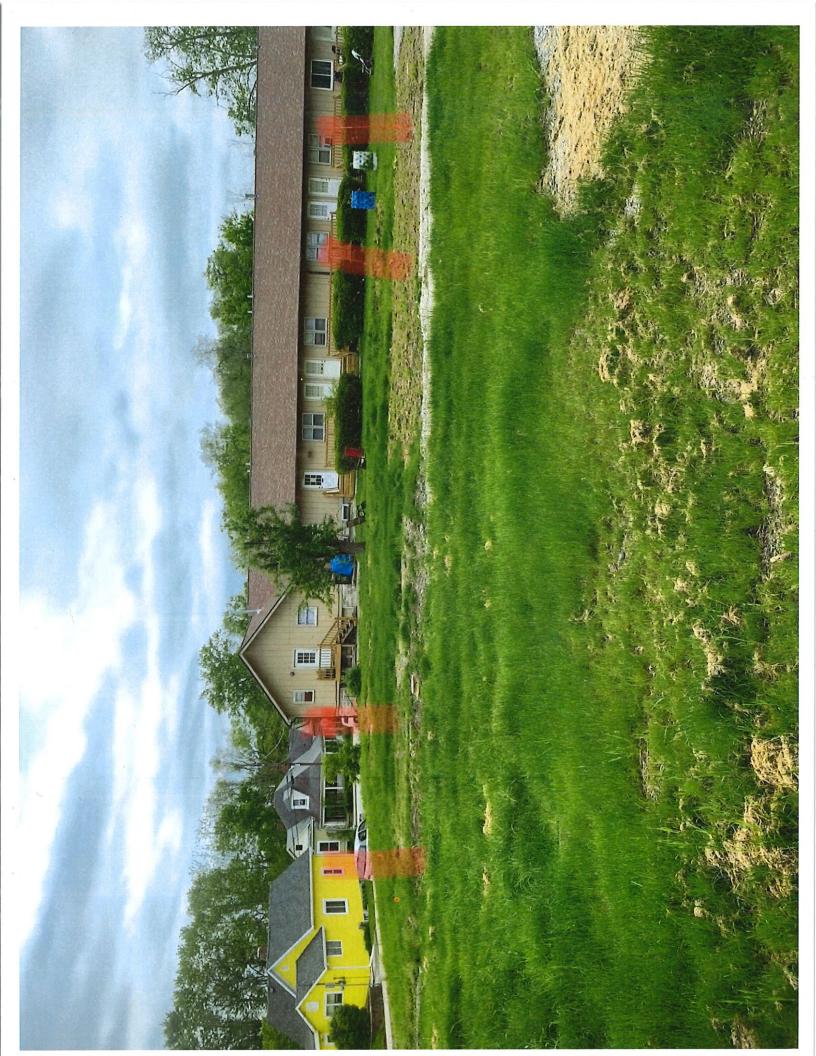
and the consume in a given year and dards Guidelines. Home desi a renewable electricity ge e annual reference electric city generation system by using e slectrical load. The annual refer nd can be calculated by using the ssign should be at least 3% bett ted by using the : t least 3% better modeling to estimate the energy supplied by oad is the amount of electricity that a typical 6 Mortgage Industry National Home Energy 1 annual reference load. 5 Mortgage In 1 annual refere

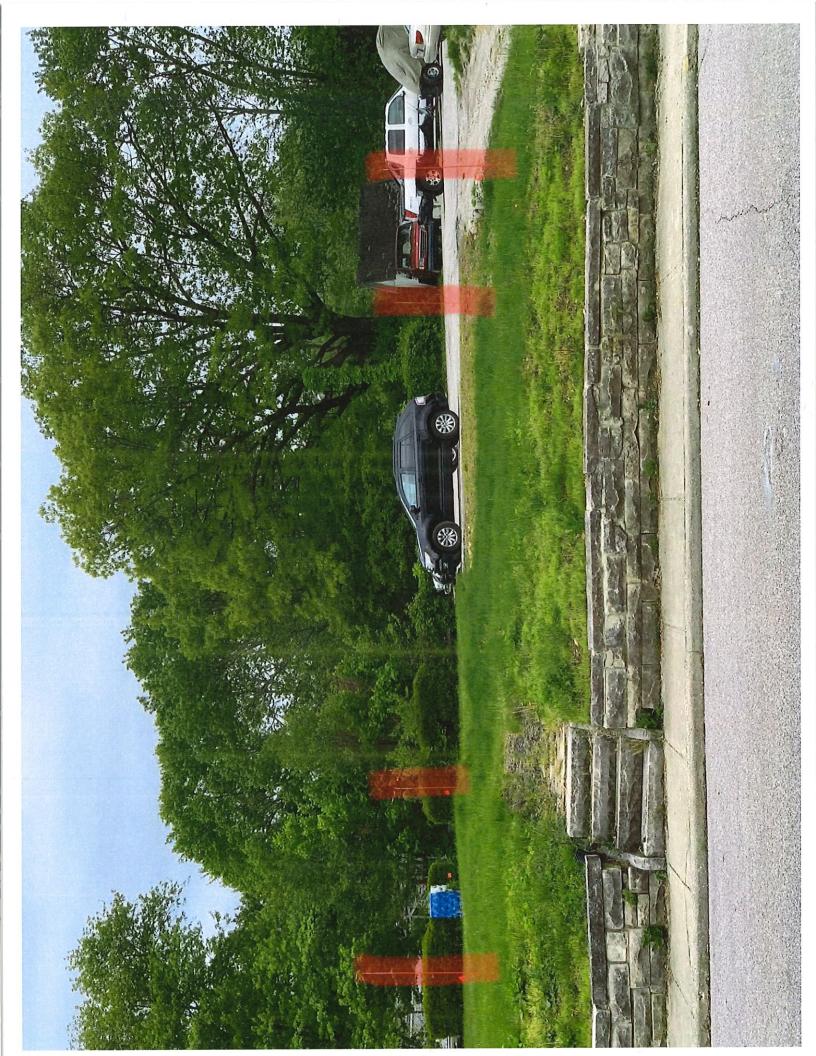
SECTI Gree Implem All ea locate Earthr applic The sc specif All for accep Refer Refer

	EXTION 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.	DIVISION 32 EXTERIOR IMPROVEMENTS SECTION 32 14 00 - UNIT PAVERS Green Recommendation: Permedole paving, installed by an experienced professional. Permedole 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.	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.	-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) -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.	-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 ^A 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	ve soll. jints with caulking. Where openings canno g, copper or stainless steel mesh). Prot cover (e.g., fiber cement board, galvani	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.	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	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 cistems 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.	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.	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.	 Site Stewardship: *Implement a plan of erosion control during construction to include: stackpile and protect disturbed topsoil from erosion. -contractive path and velocity of runoff with 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. 	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.	-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 % mile of existing infrastructure (water and sewer lines). Select a lot that is within % mile of open space accessed by the public or private community. Build homes with an average housing density of T or more dwelling units/acre, or a single home on 1/T acre.	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).	
opyright © 2009 by Allison Ran	DATE : 1/14/09	THIS PLAN HAS BEEN PREPAREI HOWEVER. BUILDING CODES ANI IT IS THE RESPONSIBILITY OF T BEFORE BEGINNING CONSTRUCT	D TO MEET TOP PROFESSIONAL ST D ENVIRONMENTAL CONDITIONS VARY THE PURCHASER OF THIS PLAN TO I ION. ALLISON RAMSEY ARCHITECTS.	FOR DIFFERENT LOCATIONS. PERFORM THE FOLLOWING		ARA	MEEV						Call (8) obtain of	Federal punish \$150,]
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ω	DWN. BY : swh	ACTUAL SITE CONDITIONS. -HVAC + PLUMBING LAYOUTS / LOCAL MECH. CONTRACTOR O	WLY; ENGINEERING ASPECTS SHOUL ARE NOT INCLUDED. THESE SHOULD IR ENGINEER TO ENSURE COMPLIANC	BE OBTAINED FROM A E WITH LOCAL CODE	Beau	03 Charles St. P.O. Box 6 fort SC, 29902 Asheville, (843) 986-0559	NC 28802						ANS pies 1. NS	ibited by lations arr ines up to offense.	tion	
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New Construction Proposal (Courtesy) Review Maple Heights Neighborhood Conservation District ELEMENTS OF DESIGN TO CONSIDER FOR NEW CONSTRUCTION

Owner/Owner Representative: Mike Kee Location: N Maple Street Date: 4/11/2019 Submitted By: Maple Heights Neighborhood Conservation District Guidelines Committee



Plan Submitted for Courtesy Review:

New Street Bungalow Plan SL-1753 (http://houseplans.southernliving.com/plans/SL1753)

SQUARE FOOTAGE

- Main Floor: 1,247
- Total Heated Sq. Ft.: 1,247

DIMENSIONS

- Width x Depth: 32'0" x 50'0"
- Height: 22'0"

PLATE HEIGHTS

• Main Floor: 9.0'

STYLE / INFLUENCES

• Bungalow / Cottage

COURTESY REVIEW SUMMARY

A preliminary courtesy review of the proposed plan is inconclusive of its appropriateness to construct in the Maple Heights Conservation District due to the very limited information that was made available for review.

No official recommendation can be made by the Committee at this point. But we would like to offer some guidance with the following step by step review outline and process suggestion to ensure a successful project for neighborhood and builder.

The Maple Heights Neighborhood Conservation District Guidelines Committee recommends the following steps to the petitioner:

1. Familiarize yourself with the Conservation District Design Guidelines This is the most important step for a successful project

The Maple Heights Neighborhood Conservation District Design Guidelines are currently in draft form and will be completed soon. You may also wish to consult a historic preservation specialist.

- 2. Plan and Prepare Your Proposal Packet for the Neighborhood Review Committee Draw up plans or consult a qualified design consultant or architect to assist you. For the most efficient process, the Review Committee recommends that your packet include:
 - **A Site Plan** including the proposed project footprint on the site
 - □ A Neighborhood Context Plan showing contiguous houses (scale 1"=50')
 - **Elevations** of all sides of the proposed project
 - Material and Finish Detail Descriptions including at least 3 photos from the surrounding block face representing compatibility of each of the following:
 - 1. Selected materials and finish details
 - 2. Window proportion, arrangement, and directionality
- 3. Schedule a Meeting with the Neighborhood Review Committee

Request a meeting to present your plans to the Maple Heights Neighborhood Conservation District Review Committee. Submit the complete proposal packet to the committee at least two weeks before your scheduled review meeting with the Historic Preservation Commission. This meeting will be scheduled to accommodate petitioner and committee member schedules. You can request to schedule a meeting with the neighborhood by contacting Jane Goodman at janegood@indiana.edu

4. Present Your Plan for Review

Present your proposed Conservation District project to the Neighborhood Review Committee. If better alignment with the guidelines is suggested by the Committee, review the Design Guidelines and address any concerns with your builder or architect and schedule a time to re-present your plans to the Review Committee. Once the plan has been presented to the Review Committee and the Committee's recommendation has been forwarded to the Historic Preservation Commission, you are ready to apply for a Certificate of Appropriateness and have your review by the Historic Preservation Commission.

Areas of Review as Represented in the Outline of the Maple Heights Neighborhood Conservation District DRAFT GUIDELINES:

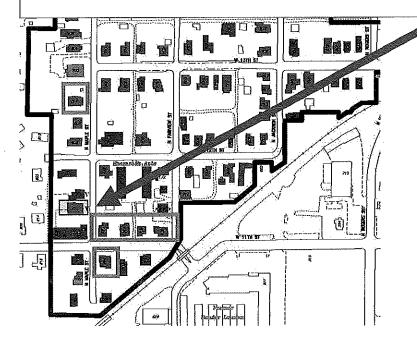
CONTEXT FOR NEW CONSTRUCTION

ISOLATED LOT. This is usually a single vacant lot (sometimes two very small lots combined) which exists in a highly developed area with very few if any other vacant lots in view. Context. The existing contributing buildings immediately adjacent and in the same block, and the facing block provide a very strong context to which any new construction must primarily relate.

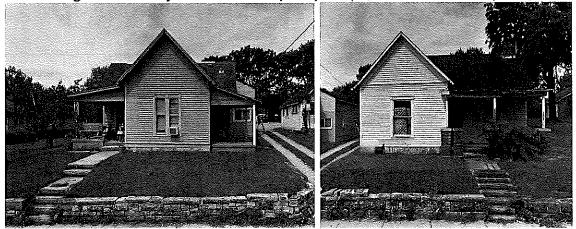
Comments:

Location of new construction site is indicated below. Blocks creating surrounding context are indicated in green boxes. Photos of structures on those blocks are included below.

This building site had a structure that was destroyed by fire last year – along with the adjacent structure. These homes provided the main context for their block face. See photos of the structures below.



Pre-existing homes on adjacent lots destroyed by fire (I-r, 715 and 717 N Maple St)

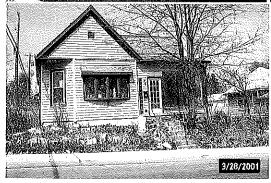


CONTEXT OF SURROUNDING BLOCK CONTRIBUTING PROPERTIES HOUSE STYLES: Worker Cottage Gabled-Ell and Pyramidal-Ell and Bungalow

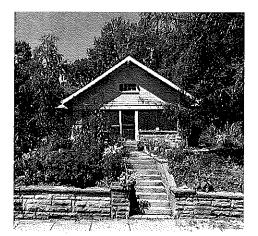












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MATERIALS

Building materials, whether natural or man-made, should be visually compatible with surrounding historic buildings.

Comments:

No information provided in plan presented

SETBACK

A new building's setback should conform to the setback pattern established by the existing block context. *Comments:*

No information provided in plan presented

ORIENTATION

New buildings should be oriented toward the street in a way that is characteristic of surrounding buildings. *Comments:*

No information provided in plan presented

BUILDING ENTRY

New buildings should reflect a similar sense of entry to that which is expressed by surrounding historic buildings. *Comments:*

Front entry is represented in plan and is consistent with surrounding structures.

SPACING

New construction that reflects and reinforces the spacing found in its block. New construction should maintain the perceived regularity or lack of regularity of spacing on the block.

Comments:

No information provided in plan presented

BUILDING HEIGHTS

1. Generally, the height of a new building should fall within a range set by the highest and lowest contiguous buildings if the block has uniform heights. Uncharacteristically high or low buildings should not be considered when determining the appropriate range

2. Cornice heights, porch heights and foundation heights in the same block face and opposing block face should be considered when designing new construction.

3. Consider the grade of the lot against the grade of the adjacent sidewalk as well as the grade of the adjacent neighbor

Comments:

The height of 22' would need to be considered with the height of the foundation (information not provided) and the height of the grade at from sidewalk to the lot (also not available) to be within the range of the surrounding buildings.

BUILDING OUTLINE

Roof Shape

The basic outline of a new building, including general roof shape, should reflect building outlines typical of the area.

Comments:

The roof shape of the front-facing gable is consistent with the Bungalow located in the contextual adjacent block at 813 N Maple Street. Generally, it would be more favorable for the front gable to be the more prominent of the gables.

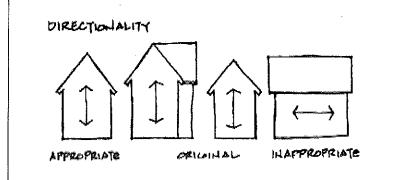
No information is provided about the roof shape or pitch of the side-facing gable and therefore cannot be reviewed.

DIRECTIONAL ORIENTATION

The outline of new construction should reflect the directional orientations characteristic of the existing building in its context.

Comments:

No information provided in plan presented about the orientation of the structure on the lot. There should be some consideration of the directionality of the gables in the plan.



MASS

The total mass and site coverage of a new building should be consistent with surrounding buildings. Comments:

Not enough information provided in plan presented. Side elevations would be needed to determine mass.

FOUNDATION/ FIRST FLOOR ELEVATION

New construction first floor elevation and foundation height should be consistent with contiguous buildings. *Comments:*

No information provided in plan presented

FENESTRATION

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1. Creative expression with fenestration is not precluded provided the result does not conflict with or draw attention from surrounding historic buildings.

2. Windows and doors should be arranged on the building so as not to conflict with the basic fenestration pattern in the area.

3. The basic proportions of glass to solid which is found on surrounding contributing buildings should be reflected in new construction.

4. Window openings should reflect the basic proportionality and directionality of those typically found on surrounding historic buildings.

Comments:

Maintain the vertical proportion of the windows represented in the proposed plan.

No information has been provided for side elevations and fenestration layout and sizes and therefore cannot be reviewed until that information is made available to the committee.

PARKING

Definition: Both garage and surface storage areas for automobiles or other motorized vehicles. RECOMMENDED:

1. Where possible, parking should be accessed by the existing alleys.

2. Where alleys do not exist, then on-street parking is a legitimate alternative.

Comments:

Parking at the previous structure was located in rear with access by the existing alley.

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Demo Delay: 19-08 Commission Decision

Address: <u>1010 S. Grant</u> Petitioner: Jackie Moore Parcel Number: 53-05-31-104-004.014-005

Property Rating: Contributing

Circa. <u>1880</u>



Background: English style barn in poor condition.

Request: Full demolition.

Guidelines: According to the demolition delay ordinance, BHPC has 90 days to review the demolition permit application from the time it is forwarded to the Commission for review. The BHPC may thus employ demolition delay for 90 day from the date the application was received and may request an additional 30 days if necessary for further investigation within the first 30 days of the review period. During the demolition delay waiting period, the BHPC must decide whether to apply Local Designation to the property.

Recommendation: Staff recommends releasing **Demo Delay 19-08** unless new information is brought forward that would warrant designation.

Demolition Application Monroe County Building Department 501 N. Morton St Rm 220-B, Bloomington, Indiana 47404 Phone Number (812) 349-2580 FAX: (812) 349-2967 <u>http://www.co.monroe.in.us/buildingdept.html</u>	
Date: $5/8/19$ Project Address: 1010 S. Grant St. Bloomington IM 47401 Street City, State . Zip Township: $Parry$ Section #: 4	
Township: <u>Perry</u> Section #: <u>4</u> Parcel Number <u>53-08-04-302-053,000-009</u>	
Subdivision: Lot #: 31-32 Applicant Name: Jacquelyn F. Moore Phone #: 812 219-7237	>
Property Owner Name: <u>Jacquelyn F. Moore</u> Address: <u>1010 5. Grant St. Obloomington, IN 47401</u> Phone #: <u>912 219</u> .7237 Street City, State & Zip	
Contractor: (if applicable) Phone #:	
Type of Utilities Connected to this Structure GasElectricitySeptic/SewerWaterOther	
MORK BEING PERFORMED: Acc - Demo-	
The applicant hereby certifies and agrees as follows: (1) That applicant has read this application, and attests that the information that has been furnished is conect. (2) If there is any misrepresentation in this application, Monroe County may revoke any permit issued in reliance upon such misrepresentation (3) Agrees to comply with all Monroe County ordinances and grant Monroe County officials the right to enter onto the property for the purpose of inspecting the work permitted & posting notices (4) is authorized to make this application. Signature Owned Applicant	

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10/15/(B)I/Bldg/Reviews/Forms

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DULY	ENTERED
FOR	TAXATION

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OCT 06 2010

Auditor Monroe County, Indiana

2010015419 QC \$18.00 10/07/2010 10:35:21A 2 PGS Monroe County Recorder IN Recorded as Presented

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, That:

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Bruce M. Jennings, of legal age,

(Grantors), of Monroe County, in the State of Indiana, CONVEYS AND QUIT CLAIMS to

Bruce M. Jennings and Jacquelyn F. Moore, Joint Tenants with Full Right of Survivorship,

(Grantees), of Monroe County, in the State of Indiana, for the sum of \$1.00 and other valuable consideration, the following described real estate in Monroe County, Indiana:

Lots Numbered Thirty-one (31) and Thirty-two (32) in Capital Addition to the City of Bloomington, as shown by the plat thereof recorded in Plat Cabinet B, Envelope 29, in the Office of the Recorder of Monroe County, Indiana.

Tax ID: 53-08-04-302-053.000-009

015-07640-00

The address of the real estate described herein is 1010 S. Grant Street, Bloomington, IN 47401.

IN WITNESS WHEREOF, Grantors have executed this Deed this 28th day of September, 2010.

him wee M. Jenning

STATE OF	INDIANA)
)SS
COUNTY OF	MONROE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bruce M. Jennings, of legal age**, who executed the foregoing Quit Claim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my Notarial Hand and Seal this	day of September, 2010.
	Amie L. alburt
My commission expires:	Notary Public
Resident of	JAMIE L. ALBRIGHT, Notary Public SEAL My commission expires June 24, 2012.

This instrument was prepared by: Vincent S. Taylor, Attorney at Law I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: John Bethell

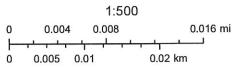
Send Tax Statements to:	1010 S. Grant Str	U
	Bloomination. IN	4
	J. I.	

MO-29991

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MOORE, JACQUELYN Project - MOORE-RES DEMO-1010 Address - 1010 GRANT ST S Parcel - 015-07640-00 App # - 66114 Twp - PR 4

