

# Zoning Compliance Application

Town of Biltmore Forest

**Name**

Rodger Gardner

**Property Address**

65 Chauncey Circle

**Phone**

(828) 284-2445

**Email**

rodger@buchananconstruction.com

**Parcel ID/PIN Number**

9646-70-2120-00000

## ZONING INFORMATION

**Current Zoning**

R-3

**Lot Size**

1.19 acreage / 51,836.4 sq ft

**Maximum Roof Coverage**

5,060 square feet (Up to 1.2 acres)

**Proposed Roof Coverage Total**

3289.55

**Maximum Impervious Surface Coverage**

1-3 acres (25 percent of lot area)

**Proposed Impervious Surface Coverage**

5476.52 (10.5%)

**Front Yard Setback**

50 feet (R-2, R-3, R-4, and R-5 Districts)

**Side Yard Setback**

15 feet (R-2, R-3, R-4, and R-5 Districts)

**Rear Yard Setback**

20 feet (R-2, R-3, R-4, and R-5 Districts)

**Building Height**

34ft

**Description of the Proposed Project**

New single family dwelling with garage.

**Estimated Start Date**

12/20/2019

**Estimated Completion Date**

11/6/2020

**Estimated Cost of Project**

\$848,215.00

**Supporting Documentation (Site Plan, Drawings, Other Information)**

1820.01- Bernard Residence- CD Set- 11.19.2019.pdf

Impervious Surface SF.pdf

SinglePDF0378-01.pdf

**Applicant Signature**

**Date**  
12/10/2019

R. G. L.

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# BERNARD RESIDENCE

11.19.2019- CONSTRUCTION

## DOCUMENT SET

**AREA CALCULATIONS:**

**MAIN HOUSE:**

FIRST FLOOR- 2,307 SQ/FT  
SECOND FLOOR- 536 SQ/FT

TOTAL (HEATED)= 2,843 SQ/FT

**GARAGE:**

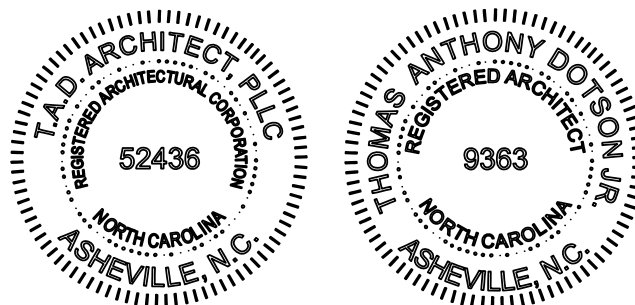
GARAGE- 661 SQ/FT

**DRAWING INDEX**

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- A3.4- RIGHT ELEVATION
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- SP1.1- SPECIFICATIONS
- SP1.2- SPECIFICATIONS



**T.A.D. ARCHITECT, PLLC**  
4 Maplewood Road  
Asheville, NC 28804  
v. 828.649.PLAN (7526)  
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w. www.tadarchitect.com



**DRAWING NOTE:**  
Scale as stated herein are valid on the original drawing. The dimensions of which are 24" x 36".

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**PROJECT**

1820.01- Bernard Residence-  
The Ramble- Lot 18

Tom and Denise Bernard  
The Ramble- Lot 18

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11.19.2019- Construction  
Document Set

**RE-ISSUE**

00.00.2019 (1)- Amendment #1

**SHEET DESCRIPTION**  
Cover Sheet

A0.0



Point	Description
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Curve	Radius	Length	Chord	Chord Bear.
C1	1375.00'	89.96'	89.95'	5 79°48'53" E
C2	1425.00'	96.44'	96.42'	5 79°52'45" E
C3	35.00'	64.45'	95.72'	9 29°03'59" E
C4	295.06'	74.24'	74.03'	9 31°08'47" W
C5	495.00'	61.66'	61.62'	5 42°10'39" W

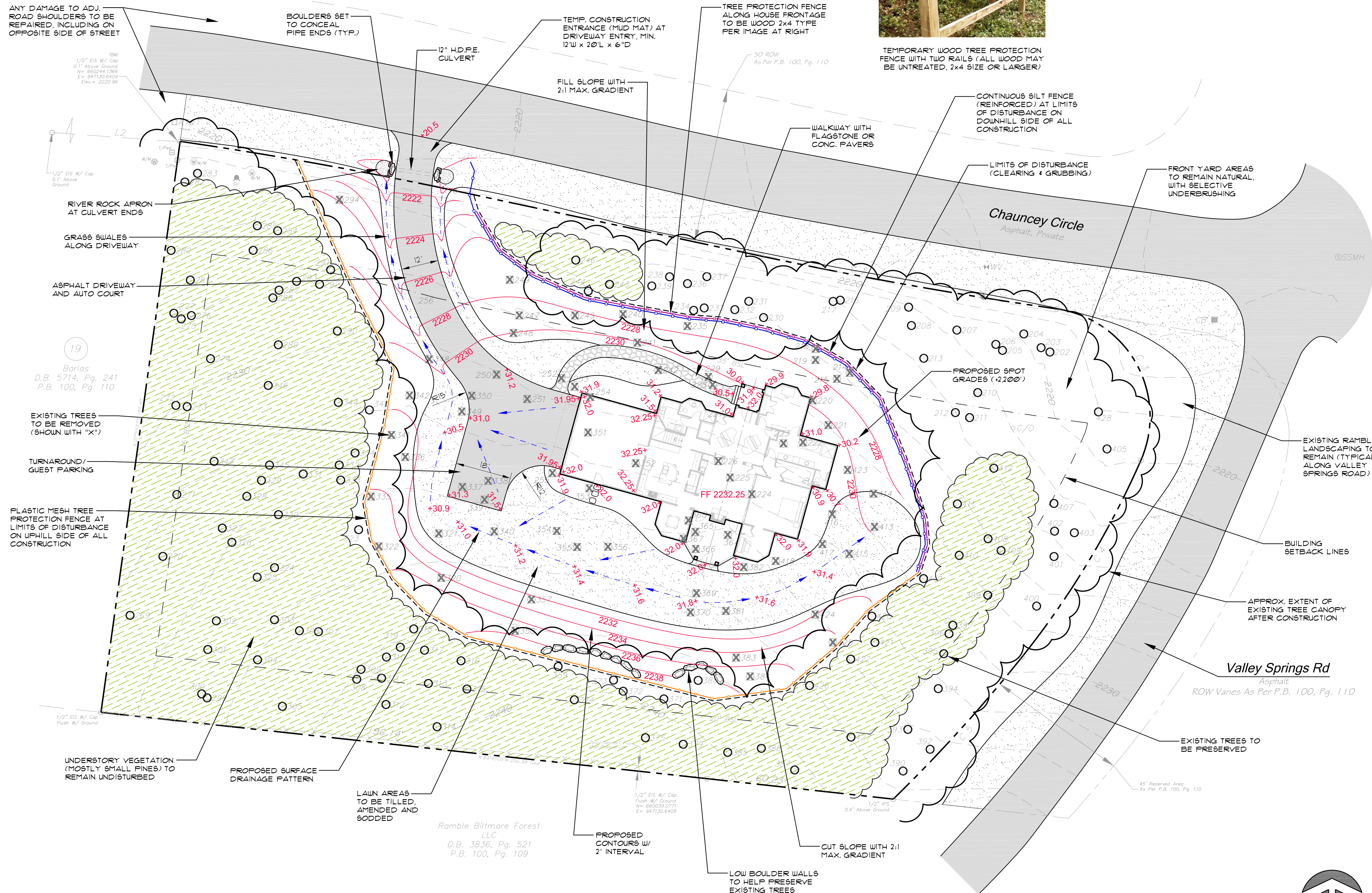
Course	Bearing	Distance
L1	S 77°56'26" E	100.79'
L2	N 86°02'15" W	241.15'

L2 is A Tie Line



TEMPORARY WOOD TREE PROTECTION FENCE WITH TWO RAILS (ALL WOOD MAY BE UNTREATED, 2x4 SIZE OR LARGER)

Note: Survey Info Provided  
By Associated Land  
Surveyors (828) 890-3507



Cloos Landscape Architecture, P.A.  
47 YELLOWWOOD LANE, HORSE SHOE, NC 28742  
PHONE: 828-243-1070 - EMAIL: gclous@msn.com



Tom & Denise Bernard Residence  
65 Chauncey Circle, Lot 18  
The Ramble at Biltmore Forest

Site Plan

Date: May 15, 2019

SP-1



Point	Description
202	1/2" PINE
203	6" MAPLE
204	6" SOUTHWOOD
205	4" PINE
206	6" SOUTHWOOD
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ANY DAMAGE TO ADJ. ROAD SHOULDERS TO BE REPAIRED, INCLUDING ON OPPOSITE SIDE OF STREET

BOULDERS SET TO CONCEAL PIPE ENDS (TYP.)

12" HDPE CULVERT

LARGE CANOPY SHADE TREE (E.G., OAK, MAPLE)

LARGE EVERGREEN TREE (E.G., SPRUCE)

50' ROW As Per P.B. 100, Pg. 110

WALKWAY WITH FLAGSTONE OR CONC. PAVERS

PLANT BEDS ON FILL SLOPE WITH GROUNDCOVERS AND LOW SHRUBS

EXISTING CUT SLOPES ALONG ROADWAY TO BE SEEDED WITH FINE FESCUE "NO-MOW" GRASS MIX

SMALL FLOWERING ACCENT TREE (E.G., DOGWOOD, REDBUD)

FRONT YARD AREAS TO REMAIN NATURAL, WITH SELECTIVE UNDERBRUSHING

Chauncey Circle Asphalt, Private

RIVER ROCK APRON AT CULVERT ENDS

GRASS SWALES ALONG DRIVEWAY

ASPHALT DRIVEWAY AND AUTO COURT

SMALL TO MEDIUM SIZED EVERGREEN TREE (E.G., HOLLY, ARBORVITAE)

TURNAROUND/ GUEST PARKING

UNDERSTORY VEGETATION (MOSTLY SMALL PINES) TO REMAIN UNDISTURBED

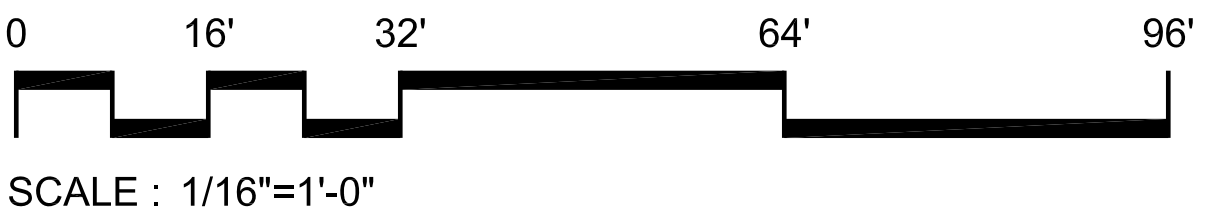
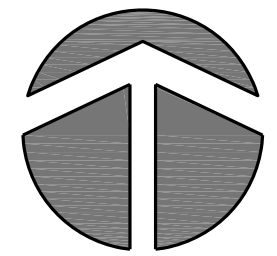
LARGER SHRUBS (E.G., RHODODENDRON, SKIP LAUREL, VIBURNUM)

LAWN AREAS TO BE TILLED, AMENDED AND SODDED

LOWER SHRUBS & GROUNDCOVERS AROUND HOUSE

PLANT BED ON CUT SLOPE WITH PERENNIALS, GROUNDCOVERS, AND LOW SHRUBS

LOW BOULDER WALLS TO HELP PRESERVE EXISTING TREES



SCALE: 1/16"=1'-0"

Note: Survey Info Provided By Associated Land Surveyors (828) 890-3507

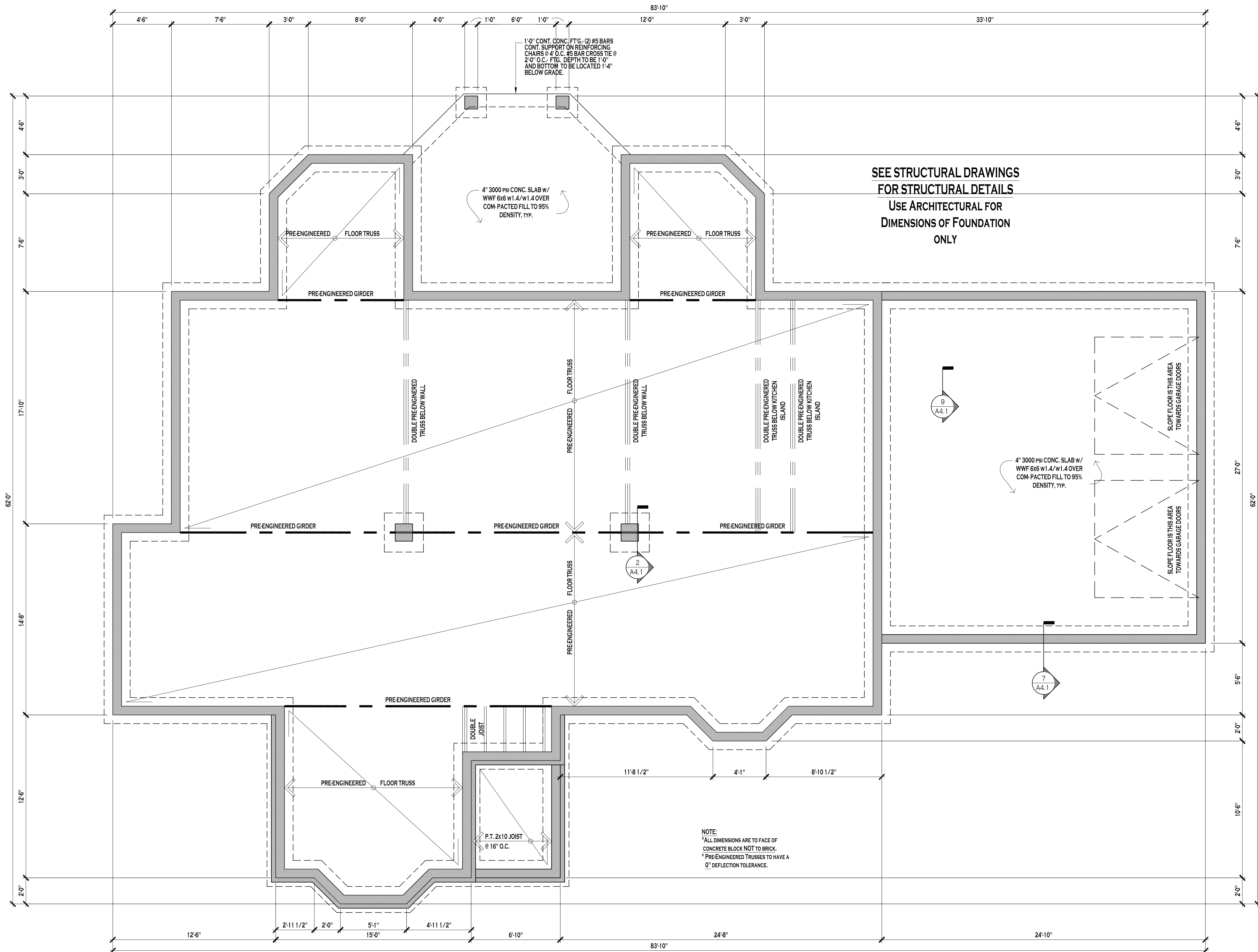
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Preliminary Landscape Plan  
Date: May 15, 2019  
LP-1

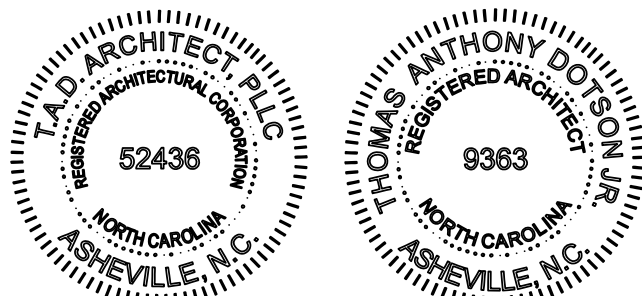




1 FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



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**SHEET DESCRIPTION**  
Foundation Floor Plan

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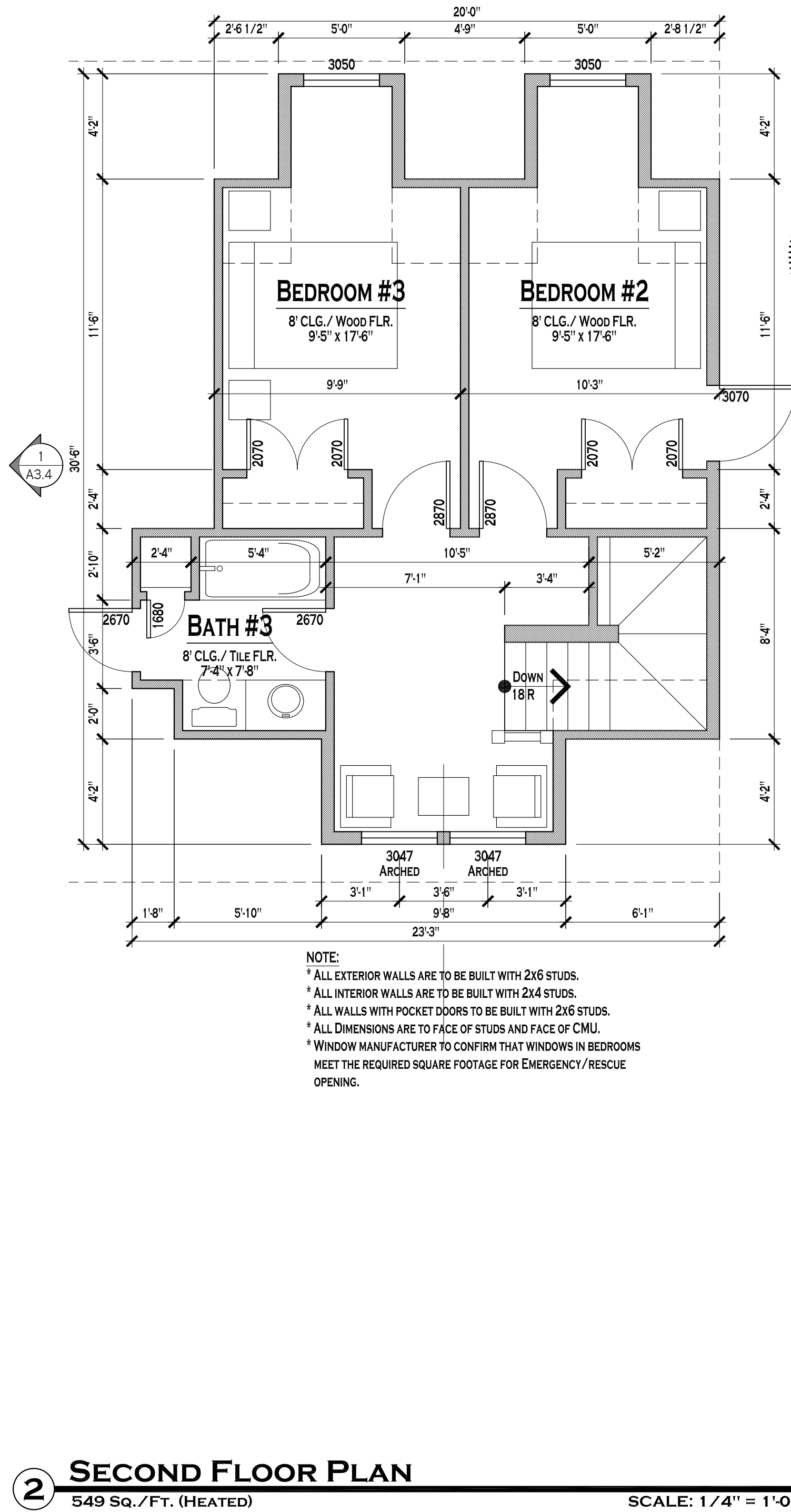
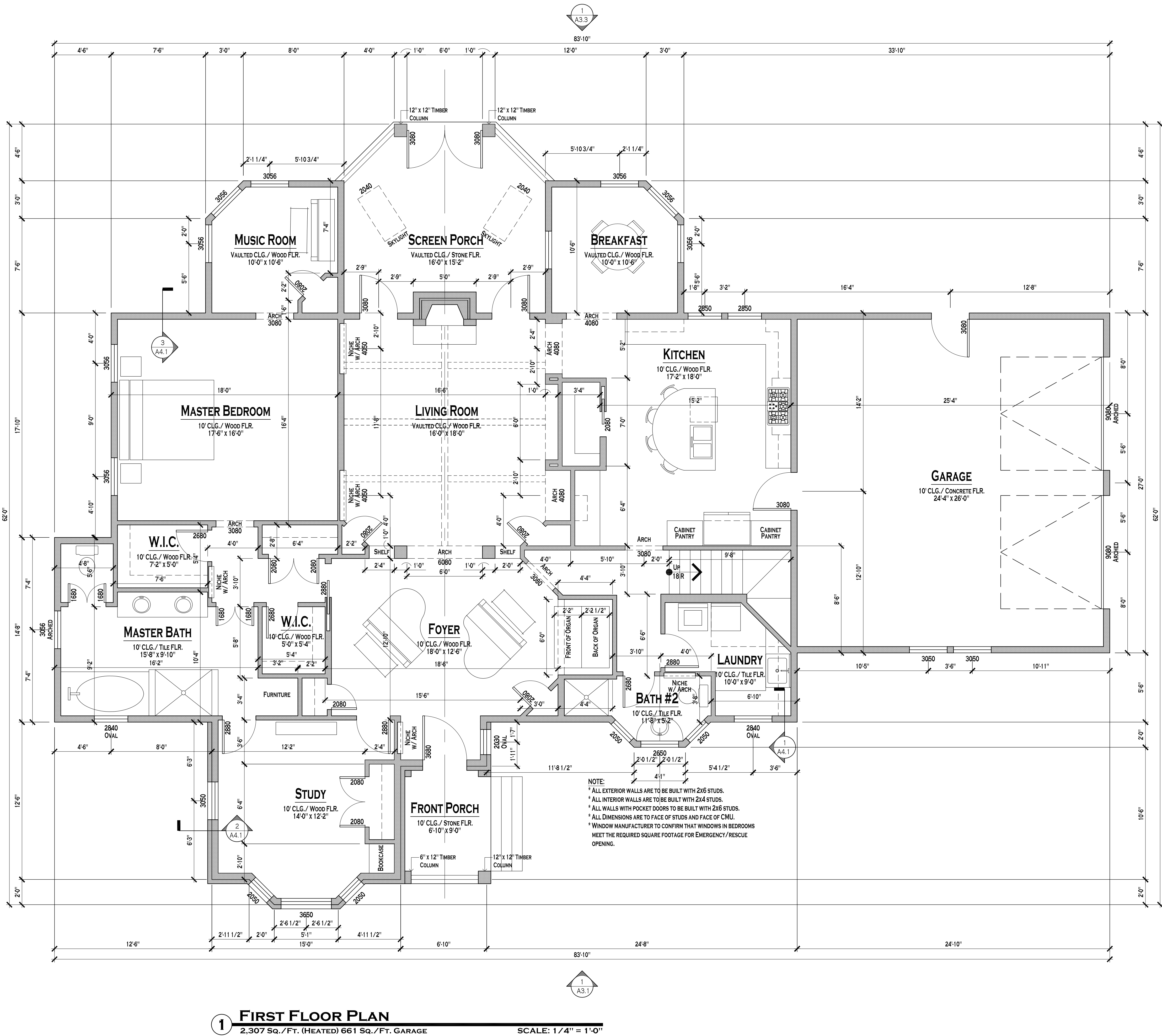
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**SHEET DESCRIPTION**  
Floor Plans

**A1.1**







**T.A.D. ARCHITECT, PLLC**  
4 Maplewood Road  
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**PROJECT**  
1820.01- Bernard Residence-  
The Ramble- Lot 18

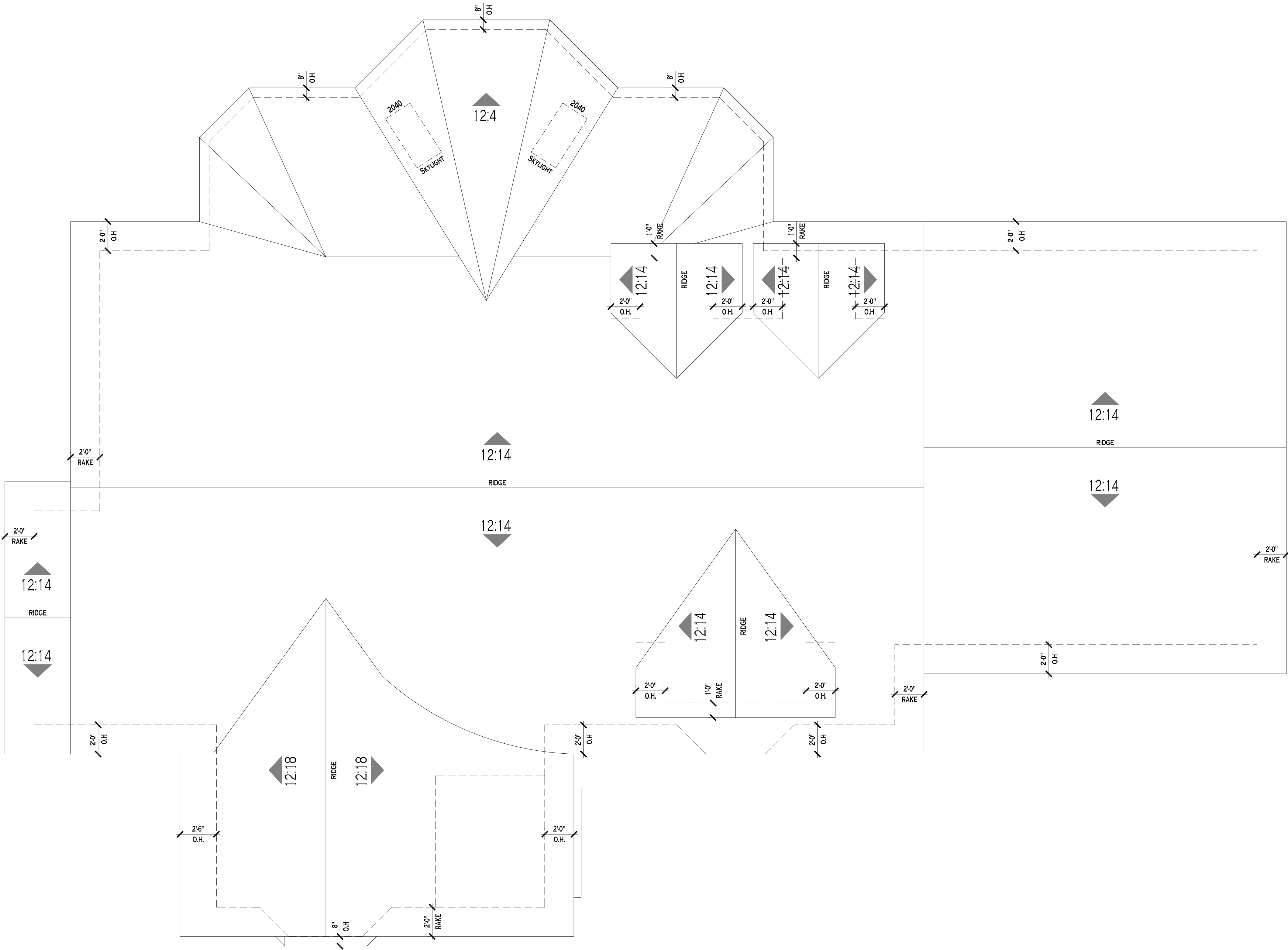
Tom and Denise Bernard  
The Ramble- Lot 18

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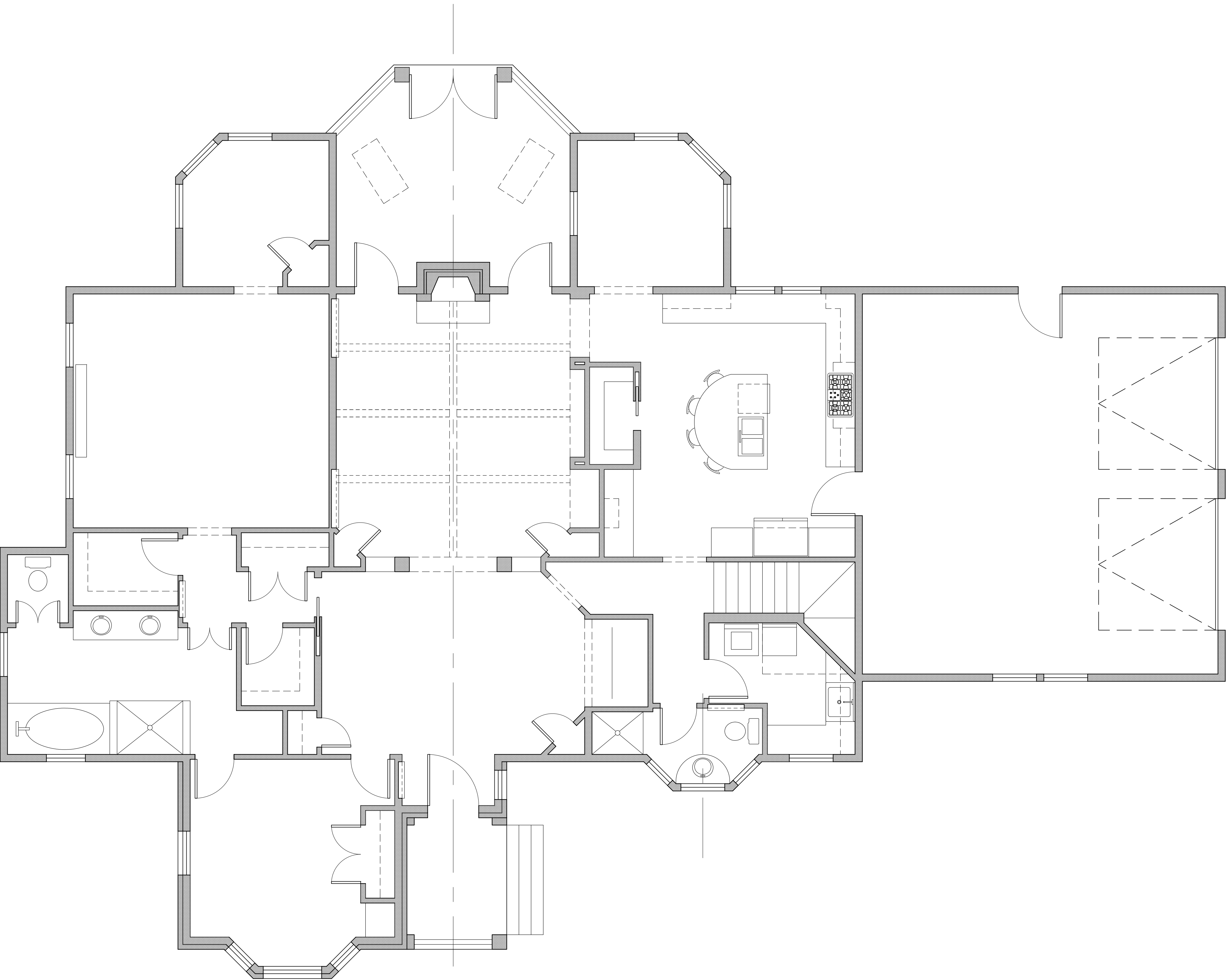
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**SHEET DESCRIPTION**  
Roof Plan



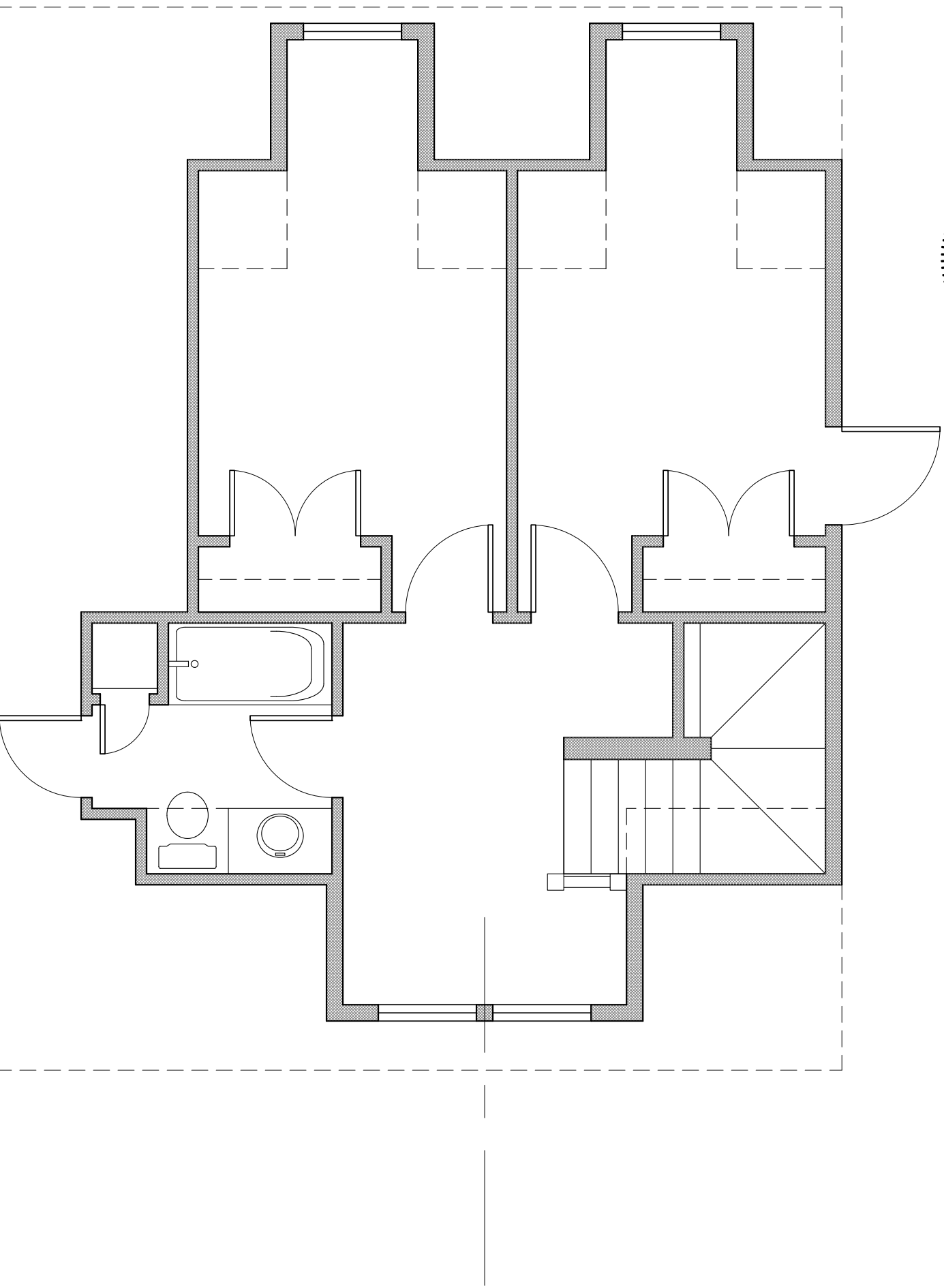




LIGHTING SCHEDULE	
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-
9	-
10	-
11	-
12	-
13	-
14	-
15	-
16	-

ELECTRICAL SCHEDULE	
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	TIMER SWITCH
	OCCUPANCY SENSOR
	DUPLEX OUTLET
	1/2 HOT OUTLET
	USB OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	THERMOSTAT
	DISPOSAL
	TELEVISION JACK
	VENT
	VENT W/ LIGHT
	SURFACE MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	FLUORESCENT FIXTURE
	CEILING FAN
	LED MIRROR
	STRIP LIGHTING
	UNDERCOUNTER LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE ALARM
	SOUND SPEAKER

- NOTES:
- PROVIDE POWER WIRING FOR HVAC EQUIP.
  - PROVIDE ALL OUTLETS AS REQUIRED BY CODE. ONLY SPECIAL OUTLET LOCATIONS SHOWN.
  - ALL MULTIPLE SWITCHES TO BE GANGED AND LOCATED AS CLOSE TO DOOR AS POSSIBLE
  - ABOVE COUNTER OUTLETS TO BE MOUNTED HORIZONTAL
  - ALL APPLIANCES TO BE ON INDIVIDUAL CIRCUITS
  - SUB-CONTRACTOR TO VERIFY LOCATION OF ALL DIMMER AND 3/4 WAY SWITCHES
  - PROVIDE GFI OUTLETS AS REQUIRED BY CODE
  - PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE
  - SMART WIRE SUB-CONTRACTOR VERIFY EXTENT AND LOCATIONS OF WIRING FOR COMPUTER, AUDIO/VIDEO, ETC. WITH OWNER PRIOR TO INSTALLATION
  - ALL RECESSED CANNED LIGHT FIXTURES TO BE LED'S



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



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**SHEET DESCRIPTION**  
Electrical Plan





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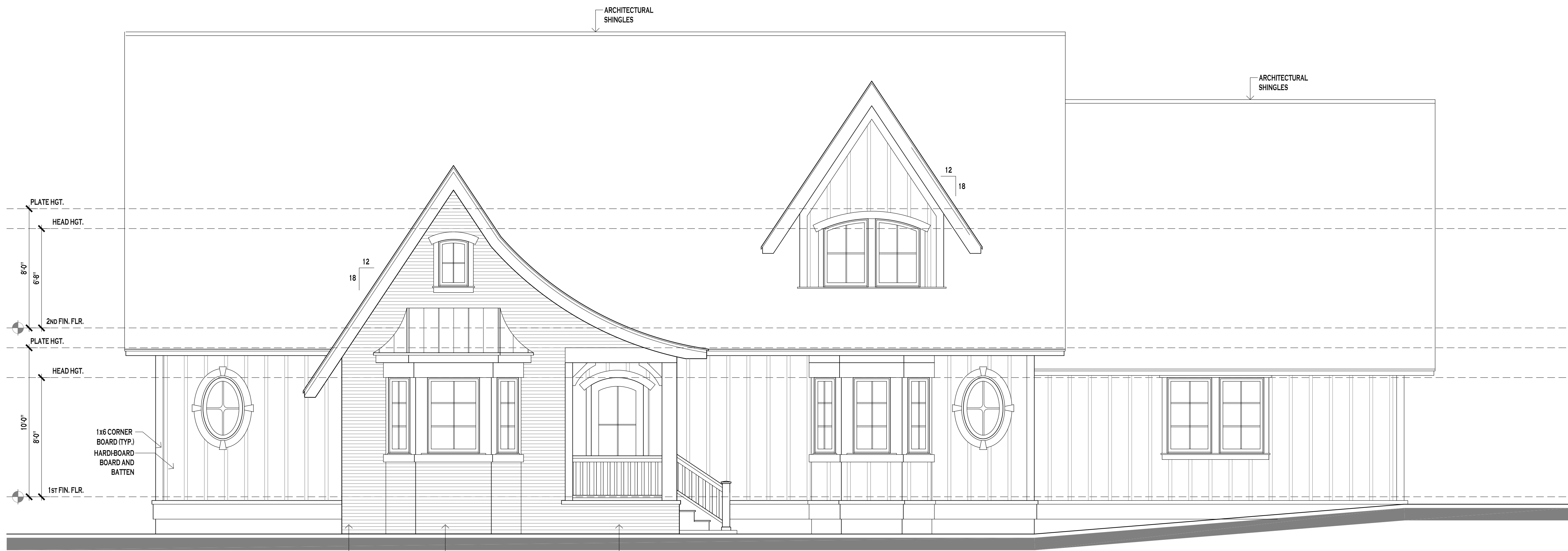
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**SHEET DESCRIPTION**  
Elevations

**A3.1**



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



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





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**SHEET DESCRIPTION**  
Elevations



1 LEFT ELEVATION

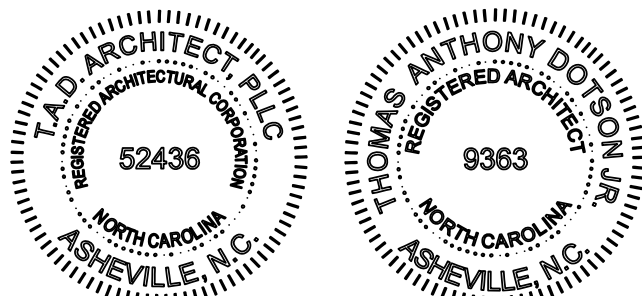
SCALE: 1/4" = 1'-0"

A3.2





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Elevations



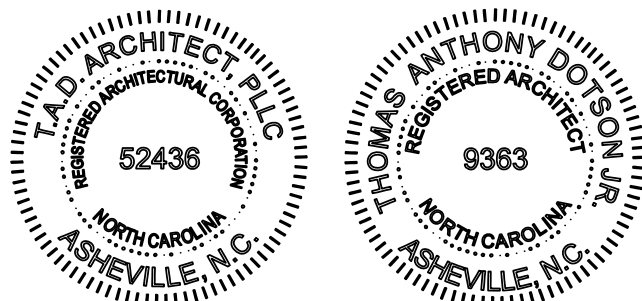
1 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

A3.3





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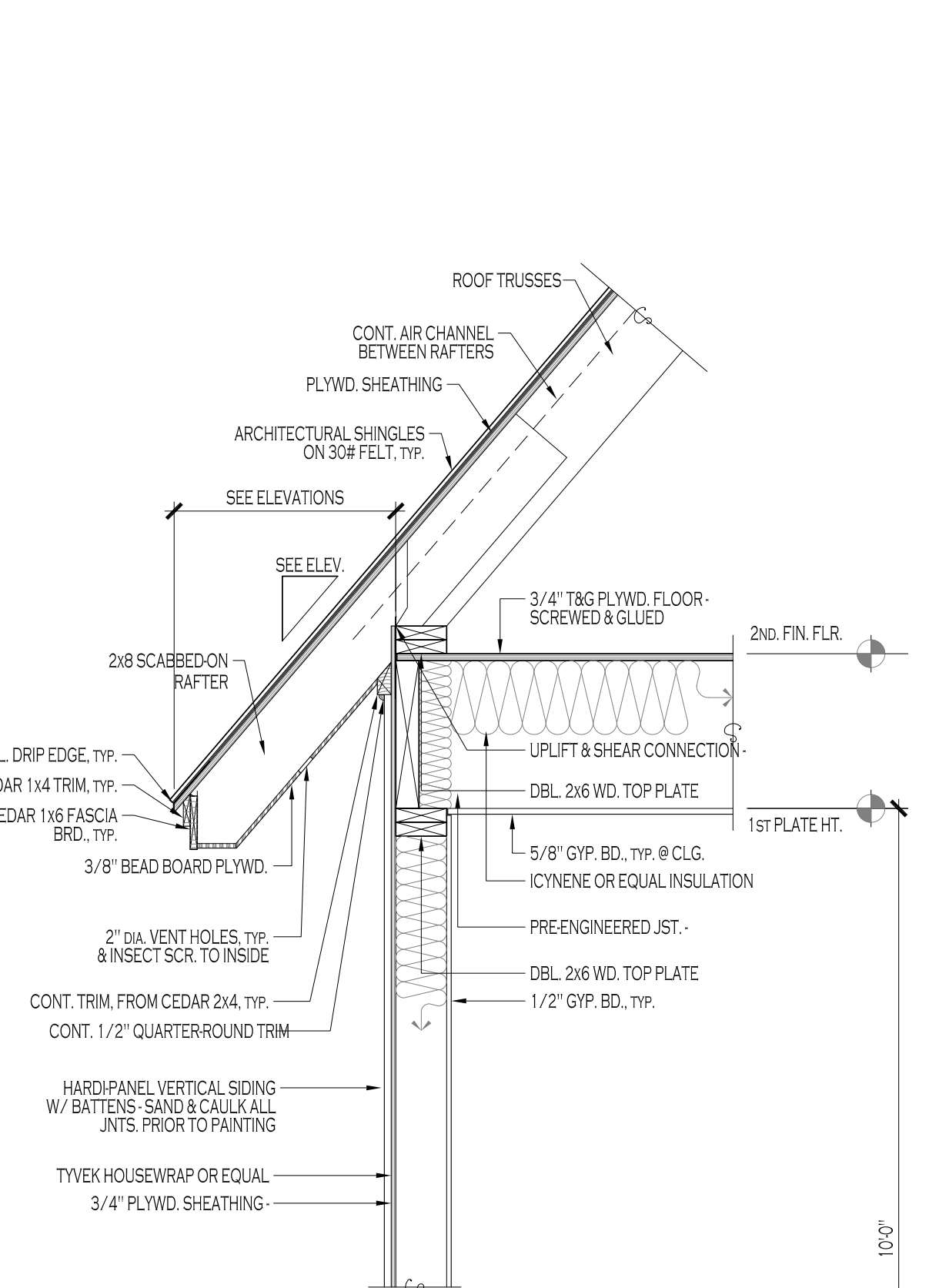
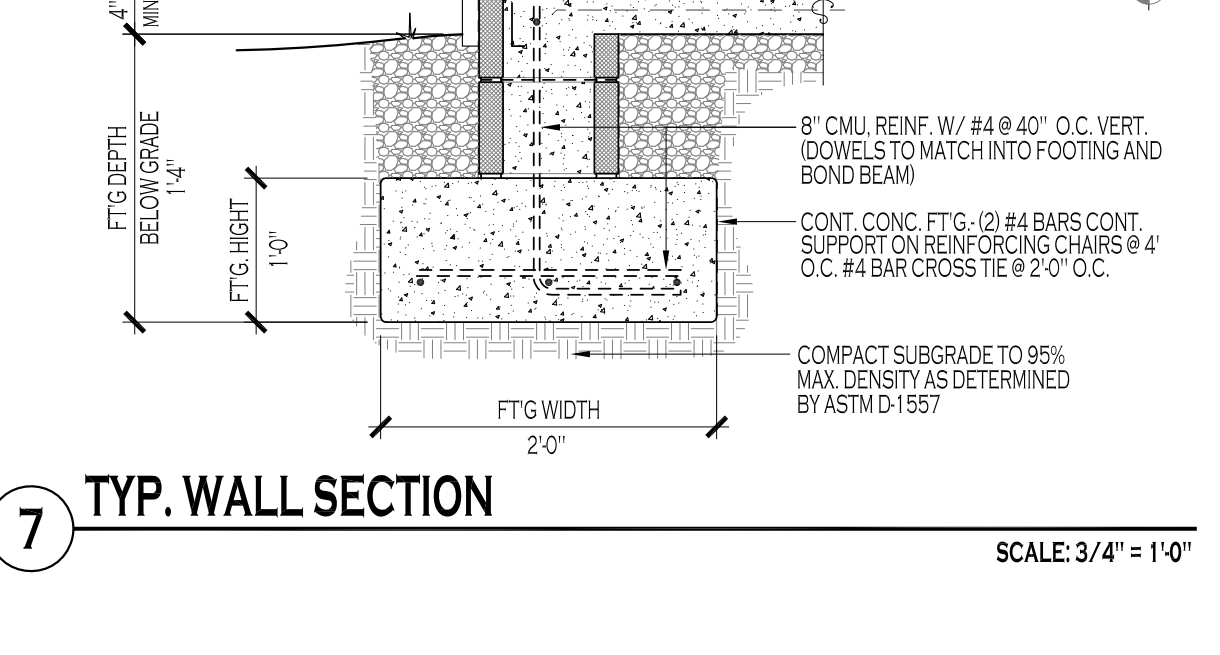
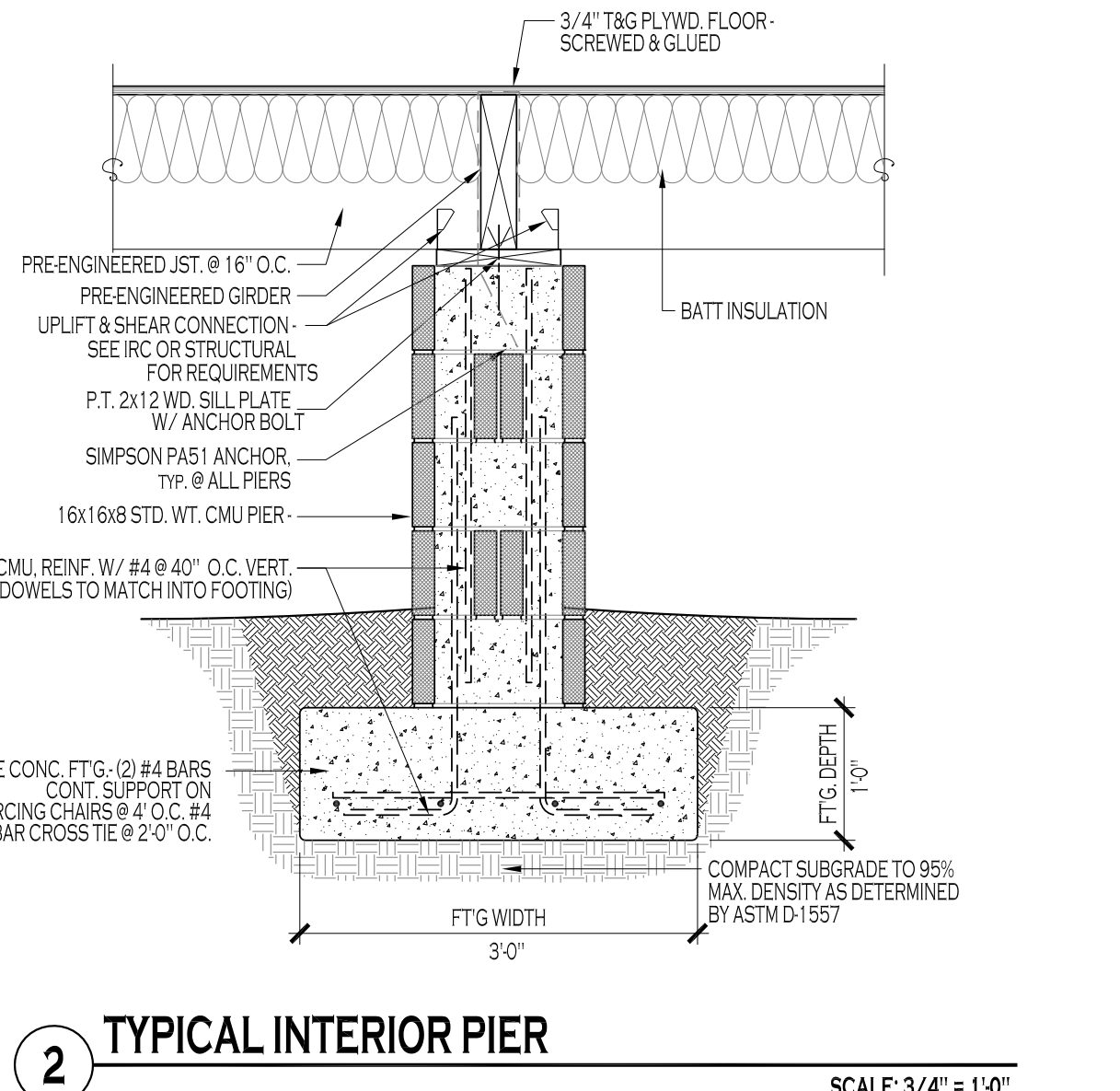
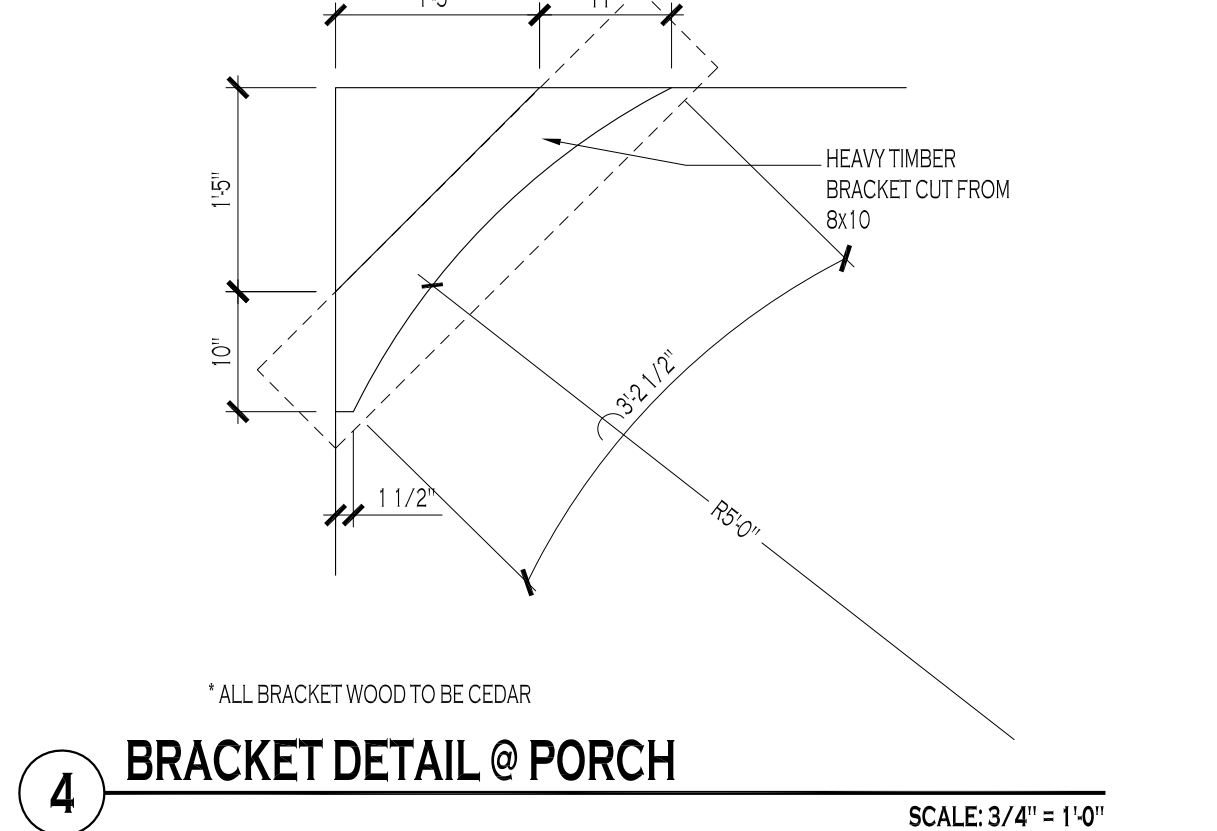
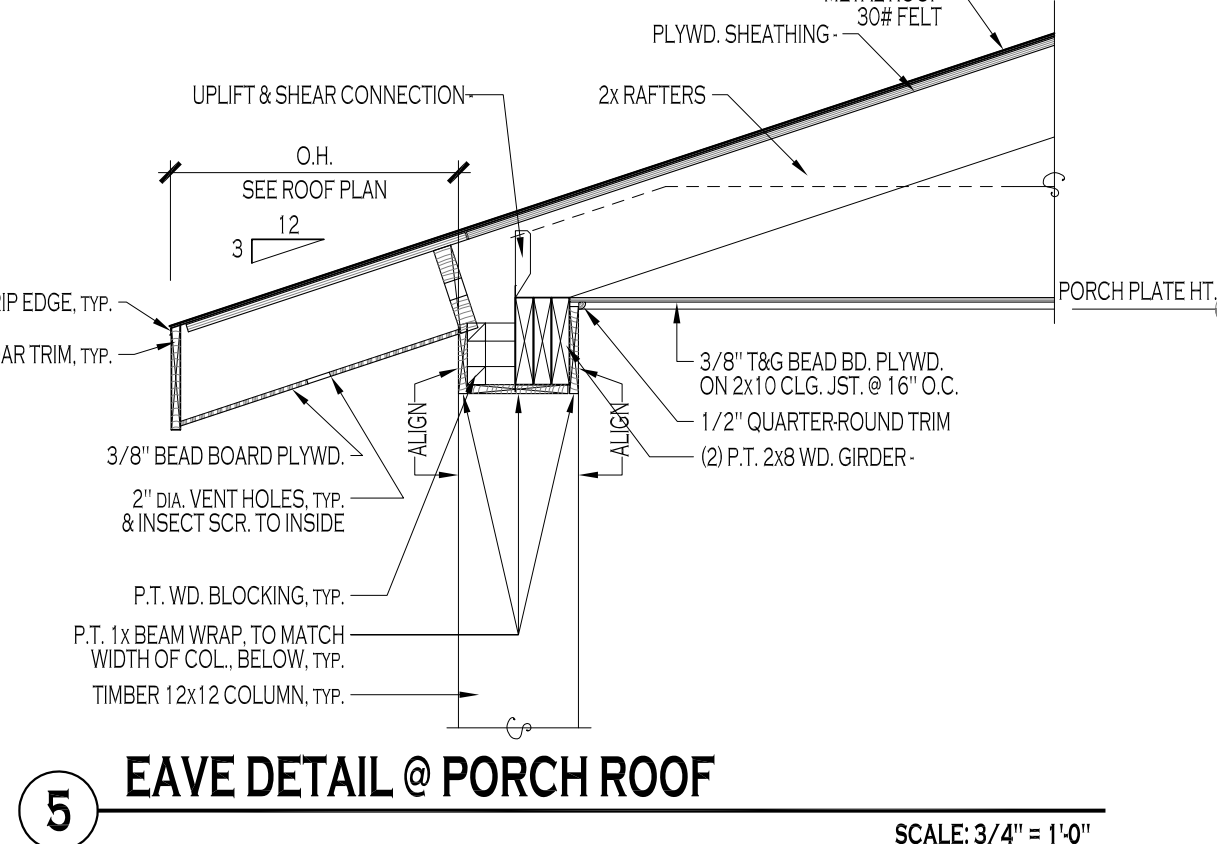
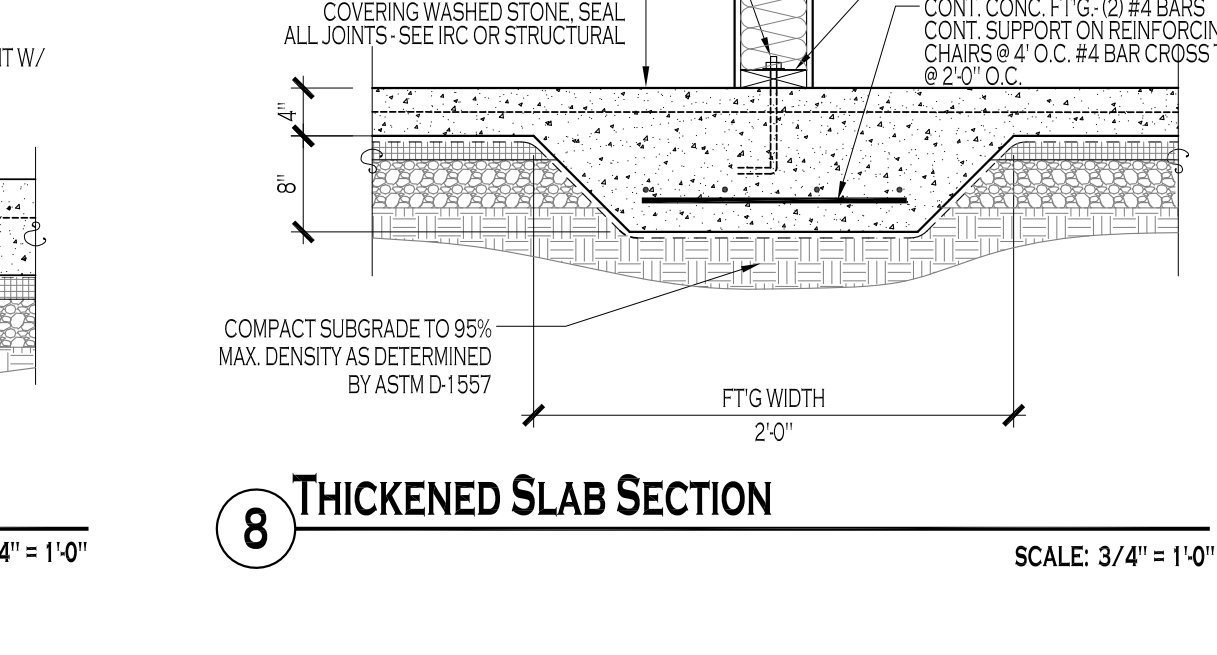
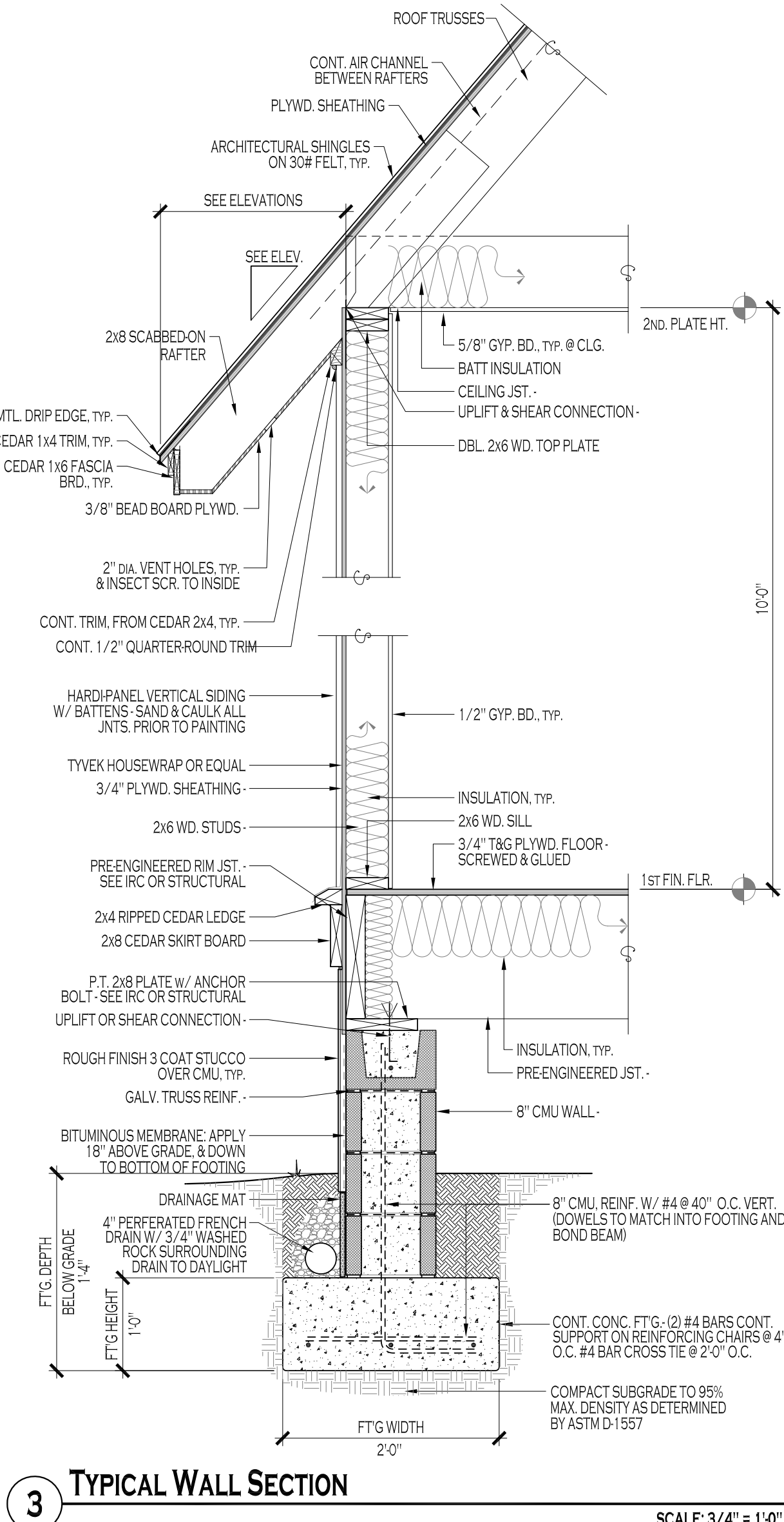
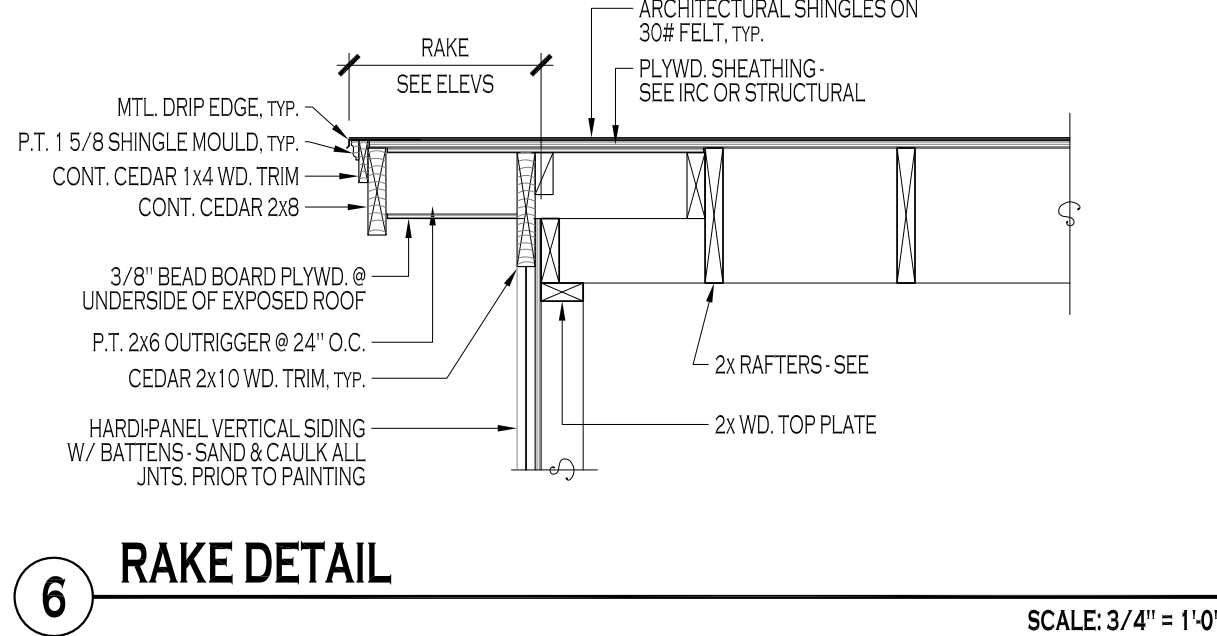
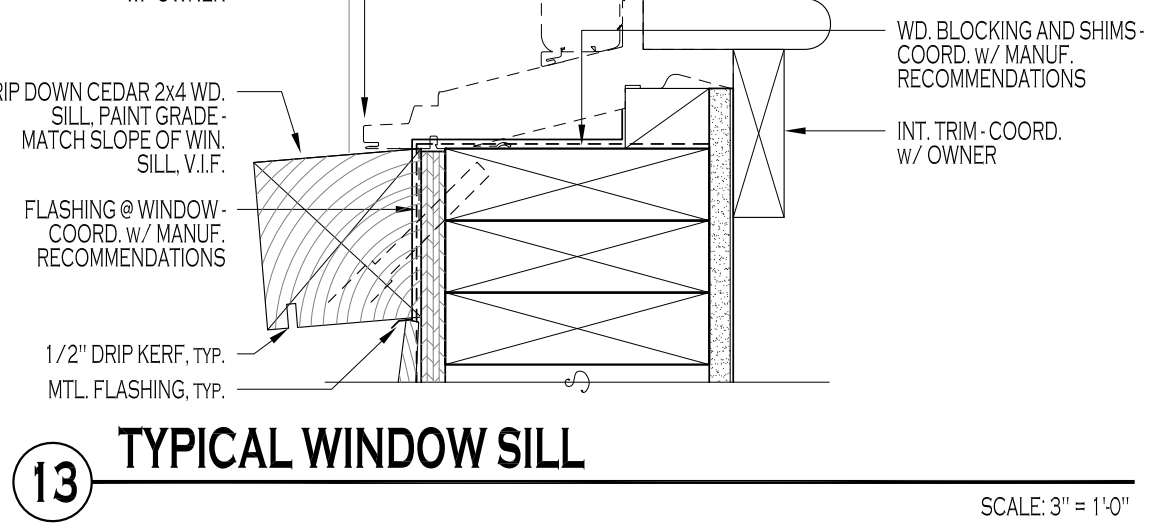
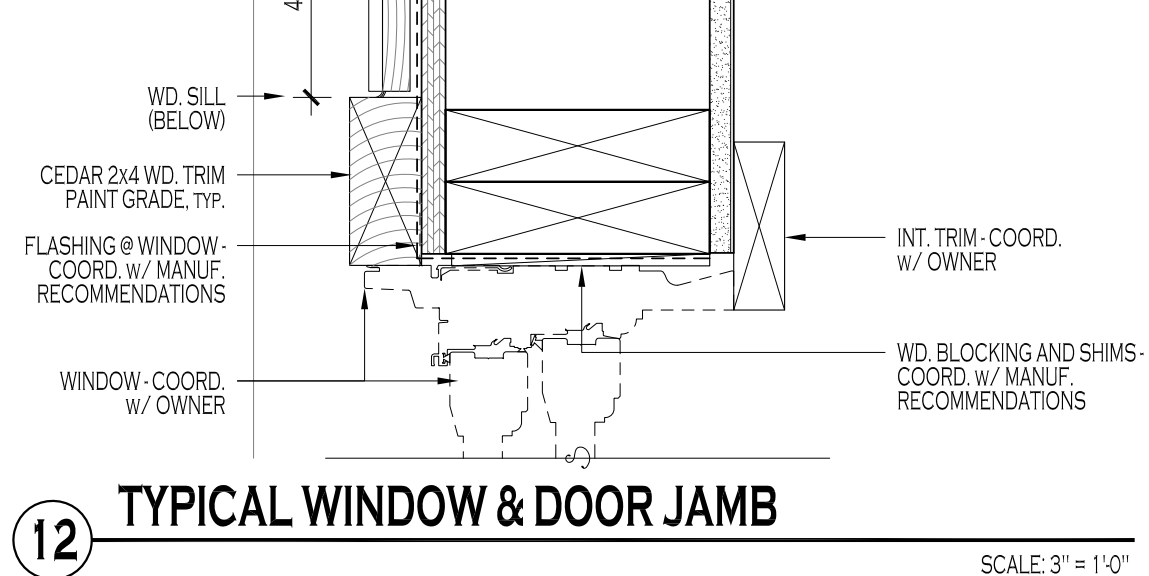
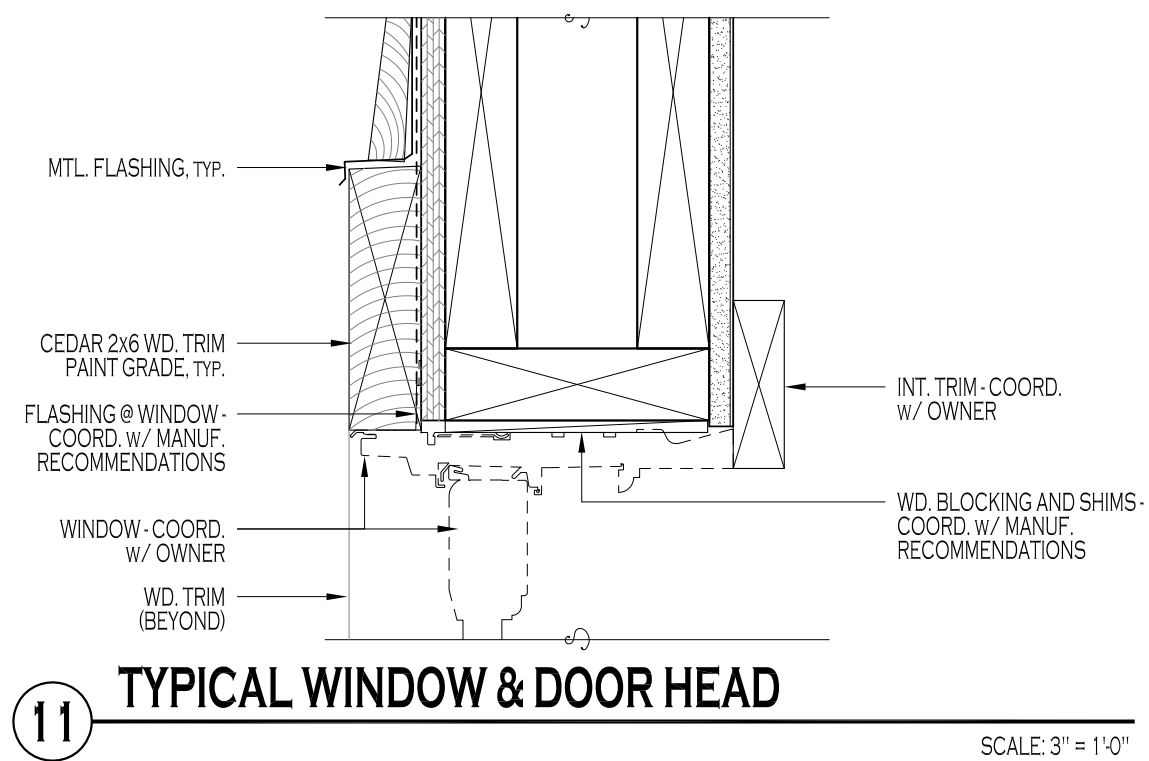
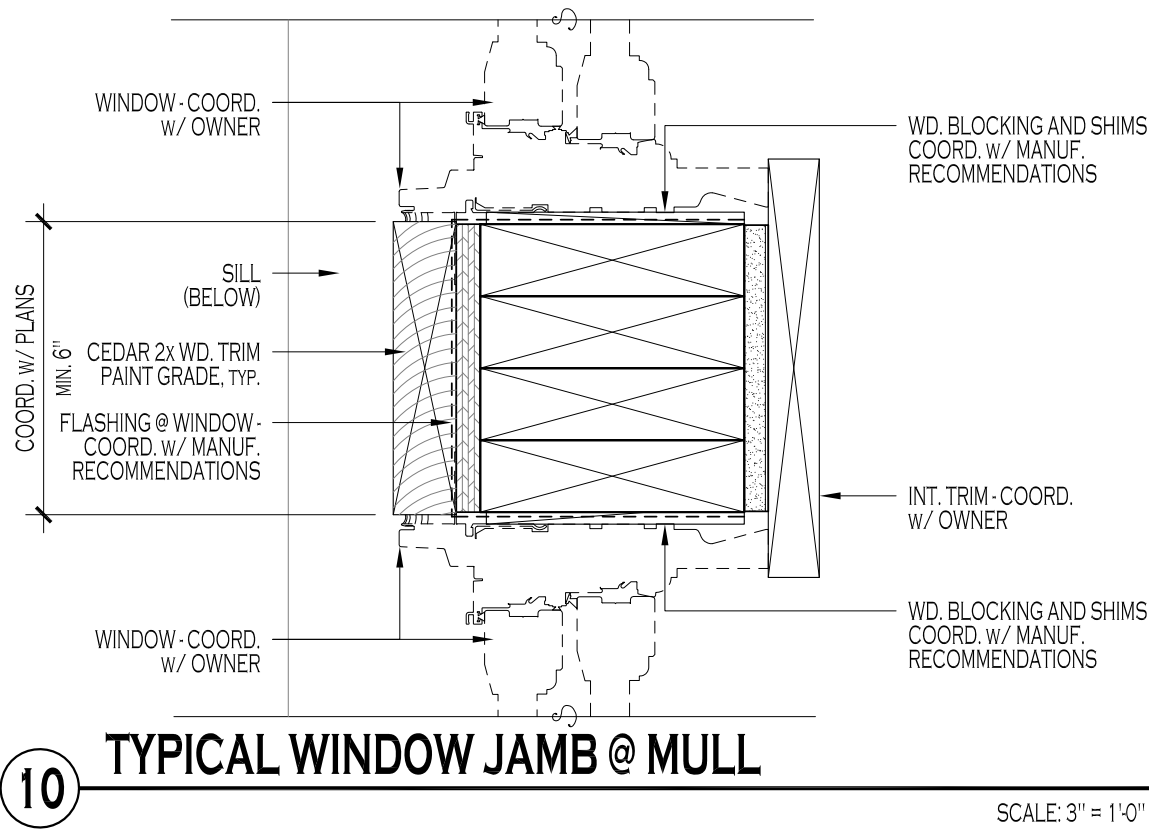
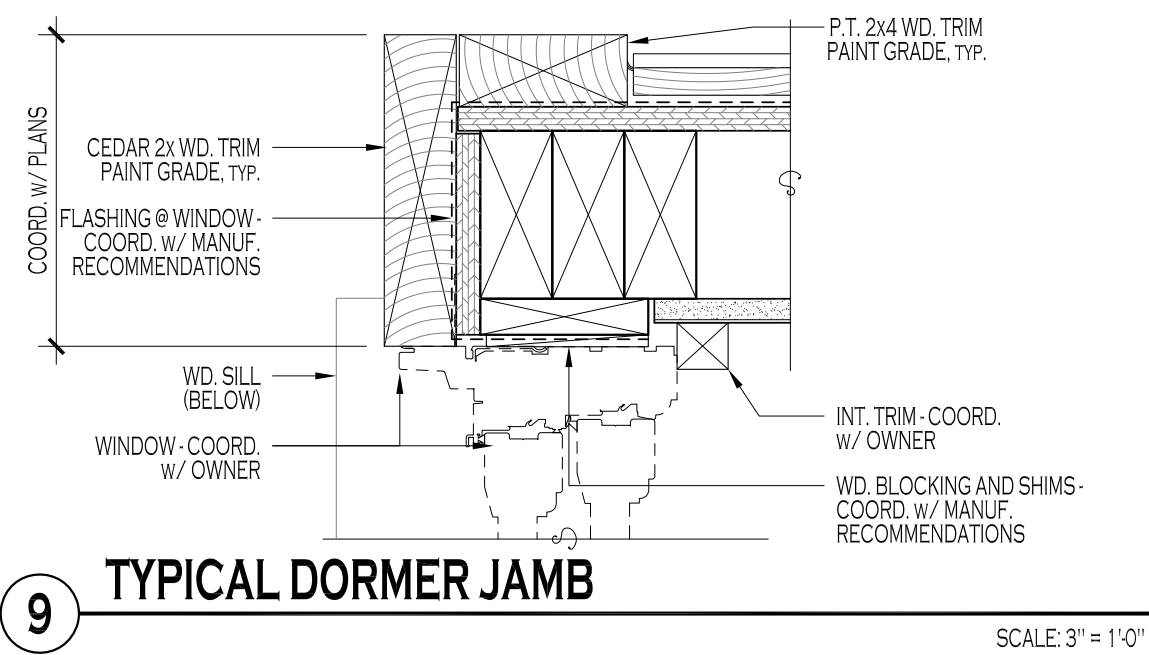
**SHEET DESCRIPTION**  
Elevations



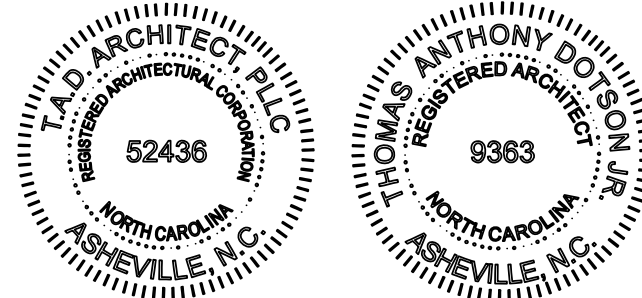
1 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

A3.4





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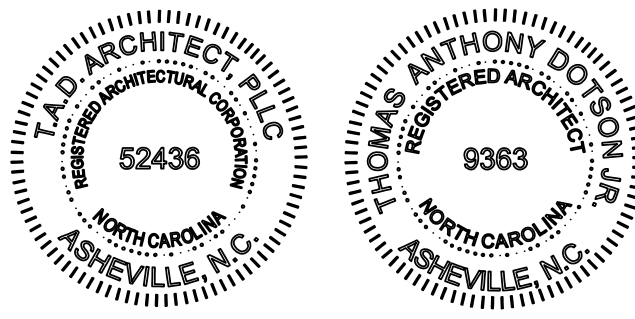
**SHEET DESCRIPTION**  
Sections and Details

**A4.1**





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#### SHEET DESCRIPTION Specifications

#### SECTION 06200- EXTERIOR FINISH CARPENTRY

QUALITY STANDARD: COMPLY WITH APPLICABLE REQUIREMENTS OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS" BY AWI.  
SOFTWOOD LUMBER: COMPLY WITH PS 20 AND APPLICABLE GRADING RULES OR RESPECTIVE GRADING AND INSPECTING AGENCY FOR SPECIES AND PRODUCT INDICATED. FABRICATE TO SIZES AND PATTERNS INDICATED USING SEASONED LUMBER. USE PIECES MADE FROM SOLID LUMBER FOR TRANSPARENT FINISHED WORK, AND GLUED UP OR SOLID AT CONTRACTOR'S OPTION FOR PAINTED WORK.  
EXTERIOR STANDING AND RUNNING TRIM: BOARDS AND WORKED LUMBER PRODUCTS COMPLYING WITH REQUIREMENTS INDICATED BELOW INCLUDING THOSE OF GRADING AGENCY LISTED WITH SPECIES.  
SPECIES: WESTERN RED CEDAR: WWPA OR WCLIB.  
GRADE: B & BTR - 1 & 2 CLEAR.  
TEXTURE: SURFACED (SMOOTH).  
EXTERIOR DOOR FRAMES: GRADE- PREMIUM.  
SIDING BOARD TYPE: LUMBER MILLED TO PATTERN AND SIZE INDICATED, COMPLYING WITH REQUIREMENTS INDICATED BELOW INCLUDING THOSE OF GRADING AGENCY USED WITH SPECIES.  
SPECIES: WESTERN RED CEDAR: WWPA OR WCLIB.  
GRADE: A GRADE VG.  
TEXTURE: SURFACED.  
EXTERIOR MISCELLANEOUS ORNAMENTAL ITEMS: GRADE- PREMIUM.  
INSTALL FINISH CARPENTRY WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS, SHIM AS REQUIRED USING CONCEALED SHIMS. SCRIBE AND CUT FINISH CARPENTRY ITEMS TO FIT ADJOINING WORK. ANCHOR FINISH CARPENTRY WORK SECURELY TO SUPPORTS AND SUBSTRATES USING CONCEALED FASTENERS AND BLIND NAILING WHERE POSSIBLE. USE FINE FINISH NAILS FOR EXPOSED NAILING EXCEPT AS INDICATED, COUNTERSUNK AND FILLED FLUSH WITH FINISH SURFACE. STANDING AND RUNNING TRIM: INSTALL WITH MINIMUM NUMBER OF JOINTS POSSIBLE, USING FULL-LENGTH PIECES FROM MAXIMUM LENGTH OF LUMBER AVAILABLE. COPE AT RETURNS; MITER AT CORNERS TO PRODUCE TIGHT FITTING JOINTS. USE SCARF JOINTS FOR END-TO-END JOINTS.  
BEVELED SIDING: ATTACH TO STUDS WITH NON-CORRODING SIDING NAILS OF LENGTH TO PENETRATE STUDS AT MINIMUM OF 1-1/2" AND TO COMPLY WITH SIDING MANUFACTURER'S RECOMMENDATIONS.

#### SECTION 06402- INTERIOR WOODWORK

AWI QUALITY STANDARD: COMPLY WITH APPLICABLE REQUIREMENTS OF "ARCHITECTURAL WOODWORK QUALITY STANDARD" BY AMERICAN WOODWORKERS INSTITUTE. SAMPLES: SUBMIT FINISHED SAMPLES OF EACH WOOD SPECIES AND PROFILE INDICATED; FOR TRANSPARENT FINISH, OF EACH MATERIAL INDICATED FOR OPAQUE FINISH, OF EACH COLOR, PATTERN, AND TYPE OF PLASTIC LAMINATE AND EACH TYPE OF CABINET HARDWARE.  
SPECIES FOR TRANSPARENT FINISH: RIF SAWN RED OAK.  
SPECIES FOR OPAQUE FINISH: ANY CLOSED-GRAIN HARDWOOD LISTED IN REFERENCE WOOD WORKING STANDARD.  
HARDWOOD PLYWOOD: HPLMA PE.  
PLASTIC LAMINATE: HIGH-PRESSURE DECORATIVE LAMINATE COMPLYING WITH NEMA LD.3.  
INTERIOR STANDING AND RUNNING TRIM: GRADE- PREMIUM.

#### CABINETS AND COUNTER TOPS:

ALLOWANCES: SEE DIVISION 1 FOR AMOUNT AND PROCEDURES FOR PURCHASE AND PAYMENT (OVERRUN OR UNDERRUN). THE COSTS OF HANDLING AND INSTALLATION ARE COVERED BY THE ALLOWANCE.  
GRAIN MATCHING: RUN AND MATCH GRAIN VERTICALLY FOR DRAWER FRONTS, DOORS, AND FIXED PANELS.  
COMPLY WITH VENEER AND OTHER MATCHING REQUIREMENTS INDICATED FOR BLUEPRINT MATCHED PANELING.  
LAMINATE CLAD CABINETS: GRADE- CUSTOM FLUSH OVERLAY. HIGH-PRESSURE DECORATIVE LAMINATE SELECTED FROM LAMINATE MANUFACTURER'S FULL RANGE OF STANDARD COLORS, PATTERNS, AND FINISHES.  
CONCEALED CABINET HARDWARE: PROVIDE CABINET HARDWARE AND ACCESSORY MATERIALS ASSOCIATED WITH ARCHITECTURAL CABINETS. COMPLY WITH ANSI/BHMA A 156.9 "AMERICAN NATIONAL STANDARD FOR CABINET HARDWARE."  
EXPOSED CABINET HARDWARE: SEE SECTION 01 020 ALLOWANCES FOR EXPOSED HARDWARE.  
SHOP-APPLY PRIME/ BASE COAT TO INTERIOR TRIM FOR OPAQUE FINISH, IN COMPLIANCE WITH REQUIREMENTS INDICATED IN DIVISION 9 SECTION "PAINTING."  
TRANSPARENT FINISH FOR OPEN-GRAIN WOODS: PROVIDE THE FOLLOWING SHOP APPLIED FINISH IN COMPLIANCE WITH AWI "ARCHITECTURAL WOODWORK QUALITY STANDARDS."  
GRADE: PREMIUM. AWI FINISH SYSTEM #3: CONVERSION VARNISH.  
STAINING: MATCH OWNER'S SAMPLE.  
INSTALL WOODWORK TO COMPLY WITH AWI SECTION 1700 FOR SAME GRADE SPECIFIED IN PART 2 OF THIS SECTION FOR TYPE OF WOODWORK INVOLVED.  
PANELING: ANCHOR PANELING TO SUPPORTING SUBSTRATE WITH CONCEALED PANEL HANGER CLIPS.  
BLIND NAIL BACK-UP STRIPS AND SIMILAR ASSOCIATED TRIM AND FRAMING.

#### DIVISION 7 THERMAL AND MOISTURE PROTECTION

GENERAL: PROVIDE THERMAL AND MOISTURE PROTECTION IN ACCORDANCE W/ APPLICABLE STANDARDS OF THE IRC.  
CONCRETE AND MASONRY FOUNDATION WATERPROOFING: IN AREAS WHERE HIGH WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST, WEATHER PROTECTION: ROOF DECKS SHALL BE COVERED W/ APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE W/ THE PROVISIONS OF CHAPTER 9 OF THE IRC.

#### SECTION 07110 MEMBRANE WATERPROOFING

EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USEABLE SPACES LOCATED BELOW GRADE SHALL BE WATERPROOFED W/ MEMBRANE EXTENDING FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE IN ACCORDANCE W/ SEC. R406.2 OF THE IRC.

#### SECTION 07160-BITUMINOUS DAMPPROOFING

CONCRETE AND MASONRY FOUNDATION DAMPPROOFING: EXCEPT WHERE REQUIRED TO BE WATERPROOFED BY SEC. R406.2, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USEABLE SPACES LOCATED BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE IN ACCORDANCE W/ SEC. R406.1 OF THE IRC..

#### SECTION 07200 INSULATION

THERMAL INSULATION SHALL BE INSTALLED IN ACCORDANCE W/ PROVISIONS PROVIDED IN SEC. R316 OF THE IRC.  
INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACE AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 W/ AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE W/ ASTM E 84.  
THERMAL PERFORMANCE REQUIREMENTS: THE MIN. REQUIRED INSULATION R-VALUE OR THE AREA-WEIGHTED AVERAGE MAXIMUM REQUIRED PENETRATION U-FACTOR FOR EACH ELEMENT IN THE BUILDING THERMAL ENVELOPE SHALL BE IN ACCORDANCE W/ SEC. N1102 AND THE CRITERIA IN TABLE N1102.1 OF THE IRC.

#### SECTION 07240- EXTERIOR INSULATION AND FINISH SYSTEMS- CLASS PM

GENERAL: ALL EXTERIOR INSULATION FINISH SYSTEMS (EIFS) SHALL BE INSTALLED IN ACCORDANCE W/ THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS OF SEC. R703.9 OF THE IRC.  
DECORATIVE TRIM SHALL NOT BE FACED NAILED THROUGH THE EIFS.  
THE EIFS SHALL TERMINATE NOT LESS THAN 8 INCHES ABOVE THE FINISHED GROUND LEVEL.  
INSTALLER QUALIFICATIONS: EIFS SYSTEM INSTALLERS SHALL BE CERTIFIED IN WRITING BY SYSTEM MANUFACTURER AS QUALIFIED FOR INSTALLATION OF SYSTEM INDICATED.  
MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE CLASS PM SYSTEM OF ONE OF THE FOLLOWING:  
DRIYVIT SYSTEM, INC.  
SENERGY INC.  
SIMPLEX DIV., ANTHONY INDUSTRIES, INC.  
COMTO INDUSTRIES, INC.  
SYSTEM WITH SYSTEM MANUFACTURER'S CURRENT PUBLISHED INSTRUCTIONS FOR INSTALLATION OF SYSTEM AS APPLICABLE TO EACH TYPE OF SUBSTRATE INDICATED. OFFSET JOINTS OF INSULATION FROM JOINTS IN SHEATHING.  
PROVIDE MOCK-UP SAMPLES FOR THE OWNERS SELECTION OF COLORS AND TEXTURES FROM MANUFACTURER'S FULL LINE OF OFFERINGS.

#### SECTION 04400- EXTERIOR STONEWORK

STANDARDS: COMPLY WITH INDUSTRY RECOMMENDATION OF STONE PRODUCTION AND FABRICATION STANDARDS FOR THE TYPE OF STONE SELECTED.  
PROVIDE SAMPLE PANELS OF ERECTED STONEWORK, BUILT AT SITE, USING PROPOSED STONE, ANCHORS, AND JOINTING; ONE PANEL FOR EACH TYPE OF STONE AND INSTALLATION. OBTAIN STONE FROM ONE QUARRY WITH CONSISTENT COLOR RANGE AND TEXTURE.  
STONE TYPE AND COLOR TO MATCH OWNER'S SAMPLE.  
MORTAR: TYPE M, ASTM C 270, PROPORTION SPECIFICATION. FOR COLORED POINTING MORTAR, USE GROUND MARBLE, GRANITE OR OTHER SOUND STONE TO MATCH OWNER'S SAMPLE.  
ANCHORAGES: FOR ANCHORING INTO CONCRETE, CADMIUM-PLATED OR HOT-DIP GALVANIZED; FOR ANCHORING INTO STONE, TYPE 302/304 STAINLESS STEEL. TYPE, SIZE, AND LOAD CAPACITY AS SHOWN OR REQUIRED.  
ASPHALT-COATED COPPER FLASHING: 5 OZ. SHEET COPPER, COATED WITH FLEXIBLE FIBRATED ASPHALT.  
CLEAN STONEWORK NOT LESS THAN 6 DAYS AFTER PLACEMENT WITH CLEAN WATER AND STIFF-BRISTLE BRUSHES.

#### DIVISION 5 METALS

##### SECTION 05120- STRUCTURAL STEEL

MATERIAL STANDARDS: PROVIDE AND INSTALL STRUCTURAL STEEL IN ACCORDANCE W/ AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"; AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTIONS OF STRUCTURAL STEEL FOR BUILDINGS" INCLUDING "COMMENTARY"; AWS "STRUCTURAL WELDING CODE", AND PROVISIONS OF CHAPTER 3 OF THE IRC.  
STRUCTURAL STEEL AND MISC. IRON SHALL CONFORM TO ASTM A-36.  
BOLTS, NUTS AND SCREWS SHALL CONFORM TO ASTM A307 GRADE A. WELDING RODS SHALL CONFORM TO AWS FOR INTENDED USE.  
WELDING OR HEAT BENDING OF REINF. STEEL SHALL NOT BE ALLOWED WITHOUT WRITTEN CONSENT OF ARCHITECT. CONFORM TO AWS D12.1.  
FABRICATION: COMPLY WITH AISC "SPECIFICATIONS" AND WITH AWS CODE FOR PROCEDURES, APPEARANCE, AND QUALITY OF WELDS.  
STEEL PLATES SHALL CONFORM TO ASTM A282 GRADE A. STEEL TUBING SHALL CONFORM TO ASTM A-501.  
REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 40 FOR SIZES UP TO #3; GRADE 60 FOR SIZES #4 OR LARGER.  
WELDED FABRIC (WWF) SHALL CONFORM TO ASTM A-185, LATEST REVISION. SMOOTH WIRE FABRIC SHALL CONFORM TO ASTM A-85, YIELD STRENGTH 60 KSI.  
ALL BARS IN MASONRY SHALL BE LAPPED WITH A MINIMUM OF 40 BAR DIAMETERS AT ALL SPLICES UNLESS NOTED OTHERWISE.  
ALL BARS IN CONCRETE SHALL BE LAPPED A MINIMUM OF 36 BAR DIAMETERS AT ALL SPLICES UNLESS NOTED OTHERWISE WITH A LARGER DIMENSION.  
SPLICES OF HORIZONTAL REBAR IN WALLS AND FOOTINGS SHALL BE STAGGERED AT 4' UNLESS NOTED OTHERWISE.  
DOWELS FOR WALLS AND COLUMNS SHALL BE THE SAME SIZE AND SPACING AS THE WALL/COLUMN REINFORCING UNLESS NOTED OTHERWISE.

##### SECTION 05520- HANDRAILS AND RAILINGS

GENERAL: PROVIDE AND INSTALL HANDRAILS, RAILINGS, AND GUARDS AS SHOWN ON DRAWGS. AND IN ACCORDANCE W/ SEC. R311 AND SEC. R312 OF THE IRC.  
PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT.  
HANDRAILS SHALL BE PROVIDED ON AT LEAST ON SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT W/ FOUR OR MORE RISERS.  
STRUCTURAL PERFORMANCE OF HANDRAILS AND RAILING SYSTEMS: PROVIDE HANDRAILS AND RAILING SYSTEMS CAPABLE OF WITHSTANDING A CONCENTRATED LOAD OF 200 LBS APPLIED AT ANY POINT AND A UNIFORM LOAD OF 50 LBS PER LIN. FT.  
INFILL AREA OF GUARDRAIL SYSTEMS: HORIZONTAL CONCENTRATED LOAD OF 200 LBS APPLIED TO ONE SQ. FT. AT ANY POINT IN THE SYSTEM INCLUDING PANELS, INTERMEDIATE RAILS BALUSTERS, AND OTHER ELEMENTS COMPOSING THE INFILL AREA.

#### DIVISION 6 CARPENTRY

##### SECTION 06100- ROUGH CARPENTRY

GENERAL: BUILDINGS AND STRUCTURES CONSTRUCTED IN FLOOD HAZARD AREAS AS ESTABLISHED IN TABLE R301.2.(1) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE W/ THE PROVISIONS CONTAINED IN SEC. R323 OF THE IRC.  
MATERIALS: BUILDING MATERIALS USED BELOW THE DESIGN FLOOR ELEVATION SHALL COMPLY W/ SEC. R323.1.7 OF THE IRC.  
LOAD-BEARING DIMENSION LUMBER FOR JOISTS, BEAMS, STUDS, AND GIRDERS SHALL BE IDENTIFIED BY A GRADE MARK IN ACCORDANCE W/ SEC. R502 OF THE IRC.  
PROVIDE SEASONED LUMBER WITH 19 PERCENT MOISTURE CONTENT AT TIME OF DRESSING AND SHIPMENT FOR SIZES 2" OR LESS IN THICKNESS.  
FOR EXPOSED LUMBER, APPLY GRADE STAMPS TO ENDS OR BACK OF EACH PIECE OR OMIT GRADE STAMPS ENTIRELY AND ISSUE CERTIFICATE OF GRADE COMPLIANCE.  
DIMENSION LUMBER: PROVIDED LUMBER OF THE FOLLOWING PRODUCT CLASSIFICATION IN GRADE AND SPECIES INDICATED:  
LIGHT-FRAMING: (2'-4" THICK, 2'-4" WIDE). CONSTRUCTION GRADE. SOUTHERN PINE GRADED UNDER SPIB RULES.  
STUDS (2'-4" THICK, 2'-6" WIDE, 10' AND SHORTER); "STUD" OR NO. 3 STRUCTURAL LIGHT FRAMING GRADE, ANY SPECIES GRADED UNDER WWPA, WCLIB, SPIB OR NLG RULES.  
STRUCTURAL LIGHT FRAMING: 2'-4" THICK, 2'-4" WIDE; NO. 1 SOUTHERN PINE GRADED UNDER SPIB RULES.  
STRUCTURAL JOISTS AND PLANKS (2'-4" THICK, 5'-0" WIDE); ANY SPECIES AND GRADE COMPLYING WITH REQUIREMENTS FOR ALLOWABLE UNIT STRESSES.  
F<sub>b</sub> MINIMUM EXTREME FIBER STRESS BENDING: 1250 PSI.  
E<sub>x</sub> MINIMUM MODULUS OF ELASTICITY: 1,600,000 PSI.  
F<sub>v</sub> HORIZONTAL SHEAR: 100 PSI.

EXPOSED FRAMING LUMBER: VERIFY THAT MATERIAL INTENDED FOR USE IN EXPOSED FINISH LOCATIONS MEETS SPECIES AND GRADE REQUIREMENTS FOR COMPLIANCE WITH "APPEARANCE" GRADE REQUIREMENTS OF ALSC NATIONAL GRADING RULE.  
POSTS, BEAMS AND TIMBERS (6" AND THICKER): NO. 1 GRADE HEM-FIR RULES OR NO. 2 GRADE SOUTHERN PINE GRADED UNDER SPIB RULES.  
GLUED LAMINATED TIMBER (GLULAM): COMPLY WITH ANSI/AITC A 190.1 "STRUCTURAL GLUED LAMINATED TIMBER"  
COMBINATION SUBFLOOR UNDERLAYMENT: 3/4" APA RATED STURD-FLOOR, T&G IF NOT OTHERWISE INDICATED.  
SUBFLOORING: 3/4" T&G, APA RATED SHEATHING.  
WALL SHEATHING: 1/2" APA RATED SHEATHING.  
ROOF SHEATHING: 1/2" APA RATED SHEATHING.  
PLYWOOD UNDERLAYMENT FOR RESILIENT TILE: 3/8" APA UNDERLAYMENT EXT WITH FULLY SANDED FACE.  
CONSTRUCTION PANEL UNDERLAYMENT FOR CERAMIC TILE: 3/4" APA RATED STURD-FLOOR EXP 1 FOR UNDERLAYMENT.  
FASTENERS AND ANCHORAGES: PROVIDE METAL HANGERS AND FRAMING ANCHORS OF SIZE AND TYPE RECOMMENDED FOR INTENDED USE BY MANUFACTURER.  
HOT-DIP GALVANIZED FASTENERS AND ANCHORAGES FOR WORK EXPOSED TO WEATHER, IN GROUND CONTACT AND HIGH RELATIVE HUMIDITY TO COMPLY WITH ASTM A 153.  
BUILDING PAPER: 15 LB/9F ASPHALT SATURATED FELT, ASTM D 226.  
SILL SEALER GASKET: GLASS FIBER RESILIENT INSULATION FABRICATED IN STRIP FORM FOR USE AS A SILL SEALER, 1" NOMINAL THICKNESS COMPRESSIBLE TO 1/32", IN ROLLS OF 50' OR 100' IN LENGTH.  
PRESERVATIVE: PRESSURE TREAT LUMBER AND PLYWOOD WITH WATERBORNE PRESERVATIVES TO COMPLY WITH AWPA C2 AND C9, RESPECTIVELY, AND WITH REQUIREMENTS INDICATED BELOW:  
WOOD FOR GROUND CONTACT USE: AWPB LP-22.  
WOOD FOR ABOVE-GROUND USE: AWPB LP-2.  
TREAT CANTS, NAILERS, BLOCKING, STRIPPING AND SIMILAR ITEMS IN CONJUNCTION WITH ROOFING, FLASHING, VAPOR BARRIERS, AND WATER PROOFING.  
TREAT SILLS, SLEEPERS, BLOCKING, FURRING, STRIPPING AND SIMILAR ITEMS IN DIRECT CONTACT WITH MASONRY OR CONCRETE.  
INSTALL ROUGH CARPENTRY WORK TO COMPLY WITH "MANUAL OF HOUSE FRAMING" BY NATIONAL FOREST PRODUCTS ASSOC. (NFPA) AND WITH RECOMMENDATIONS OF AMERICAN PLYWOOD ASSOCIATION (APA), UNLESS OTHERWISE INDICATED. FOR SHEATHING, UNDERLAYMENT AND OTHER PRODUCTS NOT COVERED IN ABOVE STANDARDS, COMPLY WITH RECOMMENDATIONS OF MANUFACTURER OF PRODUCT INVOLVED FOR USE INTENDED. SET CARPENTRY WORK TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB AND TRUE AND CUT TO FIT.  
PROVIDE WOOD FRAMING MEMBERS OF SIZE AND SPACING INDICATED. DO NOT SPLICE STRUCTURAL MEMBERS BETWEEN SUPPORTS. FIRESTOP CONCEALED SPACES WITH WOOD BLOCKING NOT LESS THAN 2" THICK (NOM.), IF NOT BLOCKED BY OTHER FRAMING MEMBERS.  
FASTEN STRUCTURAL WOOD PANEL PRODUCTS AS FOLLOWS:  
COMBINATION SUBFLOOR UNDERLAYMENT AND SUBFLOORING:  
GLUE/NAIL TO FRAMING.  
SHEATHING: NAIL TO FRAMING.  
UNDERLAYMENT: GLUE AND NAIL TO FRAMING.  
AIR INFILTRATION BARRIER: COVER WALL SHEATHING WITH VAPOR PERMEABLE, WATER-RESISTANT FABRIC COMPOSED OF POLYETHYLENE FIBERS, 6 MILS THICK. (TYVEK OR EQUAL) IN COMPLIANCE WITH MANUFACTURER'S PRINTED DIRECTIONS.

##### SECTION 06192- PREFABRICATED WOOD TRUSSES

TRUSS DESIGN DRAWINGS: TRUSS DESIGN DRAWINGS, PREPARED IN CONFORMANCE W/ SEC. R802.10 OF THE IRC, SHALL BE PROVIDED TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWINGS SHALL INCLUDE THE INFORMATION SPECIFIED IN SEC. R802.10.1 OF THE IRC.  
BRACING: TRUSSES SHALL BE BRACED TO PREVENT ROTATION AND PROVIDE LATERAL STABILITY IN ACCORDANCE W/ THE REQUIREMENTS SPECIFIED IN THE TRUSS DESIGN DRAWINGS.  
ALTERATIONS TO TRUSS: TRUSS MEMBERS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.  
STANDARDS: COMPLY WITH NFPA NATIONAL DESIGN SPECIFICATION AND WITH TP1 STANDARDS INCLUDING "QUALITY STANDARD FOR METAL PLATE CONNECTED WOOD TRUSSES" COMMENTARY AND RECOMMENDATIONS FOR HANDLING AND ERECTING WOOD TRUSSES"; COMMENTARY AND RECOMMENDATIONS FOR BRACING WOOD TRUSSES" AND THE FOLLOWING:  
"DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES."  
"DESIGN SPECIFICATION FOR METAL PLATE CONNECTED PARALLEL CHORD WOOD TRUSSES."  
PROVIDE DESIGN OF TOTAL TRUSS SYSTEM BY A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN JURISDICTION WHERE TRUSSES WILL BE INSTALLED.  
STEEL ROOF TRUSSES: THE DESIGN, QUALITY ASSURANCE, INSTALLATION, AND TESTING OF COLD-FORMED STEEL TRUSSES SHALL BE IN ACCORDANCE W/ SEC. R804 OF THE IRC AND THE AISI STANDARD FOR COLD-FORMED STEEL FRAMING-TRUSS DESIGN (COFS/TRUSS).

#### DIVISION 2 SITEWORK

ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS ENFORCED BY JURISDICTION OF WHICH THE PROJECT IS LOCATED.  
EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN THE SOILS REPORT PROVIDED BY THE OWNER, IF APPLICABLE.  
THE SOILS REPORT SHALL BE CONSIDERED AS PART OF THE CONSTRUCTION DOCUMENTS. REFER TO FOUNDATION PLAN AND DETAILS FOR SPECIFIC REQUIREMENTS.  
ALL FOOTINGS SHALL BEAR ON FIRM, FULLY COMPACTED, NATURAL SOIL OR ON APPROVED COMPACTED FILL. ALL IMPORTED SOIL SHALL BE ACCEPTABLE TO THE SOILS ENGINEER. SUBGRADE FAILING TO MEET COMPACTION REQUIREMENTS SHALL BE RE-COMPACTED AND TESTED UNTILL SPECIFIED RESULTS ARE ACHIEVED AT NO ADDITIONAL EXPENCE TO OWNER. REFER TO CIVIL ENGINEER'S GRADING AND PLOT PLANS.  
REFER TO THE LANDSCAPE ARCHITECT'S GRADING AND CONSTRUCTION DOCUMENTS FOR FINE GRADING.  
ALL FINISH GRADES SHALL BE PLACED SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING.

##### SECTION 02281- TERMITE CONTROL

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 CONSISTANT 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.

##### SECTION 02710- FOUNDATION DRAINAGE

FOUNDATIONS AND FOUNDATION DRAINAGE SHALL COMPLY W/ CHAPTER 4, SEC. R401, OF THE IRC 2003.  
CONCRETE OR MASONRY FOUNDATIONS: DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSED HABITABLE OR USEABLE SPACES LOCATED BELOW GRADE. MATERIALS SHALL BE IN ACCORDANCE W/ SEC. R405 OF THE IRC.

#### DIVISION 3 CONCRETE

CONCRETE INTENDED FOR STRUCTURAL FOUNDATIONS SHALL COMPLY W/ SEC. R402.2 AND OTHER APPLICABLE PROVISIONS OF THE IRC.  
CODES AND STANDARDS: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS," ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE." COMPLY WITH APPLICABLE PROVISIONS FOR HIGHEST QUALITY EXCEPT AS OTHERWISE INDICATED.  
ALL LOAD BEARING FOOTINGS SHALL BE PLACED ON LEVEL, UNDISTURBED SOIL TO DEPTH SHOWN ON DRAWINGS AND IN NO CASE, LESS THAN THE FROST DEPTH. PRIOR TO PLACING FOOTINGS OR SLABS, THE CONTRACTOR SHALL INSURE THAT ALL FORMS AND TRENCHES ARE FREE OF DEBRIS AND ALL EMBEDDED ITEMS ARE IN PLACE, SECURELY ATTACHED. THIS INCLUDES THE WORK OF OTHERS.  
MAINTAIN 8" MINIMUM CLEARANCE BETWEEN ALL WOOD AND FINISH GRADE.  
MATERIALS:  
CEMENT SHALL CONFORM TO ASTM C 150.  
READY MIXED CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE TO ASTM C-94, 3000 PSI.  
AGGREGATES SHALL CONFORM TO ASTM C-33 FOR NORMAL-WEIGHT CONCRETE AND ASTM C-33 FOR LIGHTWEIGHT CONCRETE.  
WATERSTOPS: FLAT DUMBBELL OR CENTERBULB TYPE, SIZE TO SUIT JOINTS OF EITHER RUBBER (CRD C-513) OR PVC (CRD C 572).  
MOISTURE BARRIER: CLEAR 6MILS THICK POLYETHYLENE OR 1/8" THICK ASPHALTIC CORE POLYETHYLENE-COATED PAPER MEMBRANE SHEET OF THE LARGEST SIZE PRACTICE IN ORDER TO MINIMIZE JOINTS.  
MEMBRANE-FORMING CURING COMPOUND: ASTM C309, TYPE I.  
REINFORCING BARS: ASTM A 615, GRADE 60.  
WELDED WIRE FABRIC: COMPLY WITH ASTM A 185.  
CONCRETE PLACEMENT: COMPLY WITH ACI, PLACING CONCRETE IN A CONTINUOUS OPERATION WITHIN PLANNED JOINTS OR SECTIONS.  
PROTECT CONCRETE FROM PHYSICAL DAMAGE OR REDUCED STRENGTH DUE TO WEATHER EXTREMES DURING MIXING, PLACEMENT AND CURING. IN COLD WEATHER COMPLY WITH ACI 306, IN HOT WEATHER COMPLY WITH ACI 305.  
FLATNESS: CONCRETE FLOOR SLAB FLATNESS SHALL NOT DEViate FROM LEVEL TO 1/8" IN 10 FEET, MAXIMUM.  
PROVIDE A SMOOTH TROWEL FINISH FOR CONCRETE FLOOR AND WALL SURFACES THAT ARE TO BE COVERED WITH A COATING OR COVERING MATERIAL. APPLIED DIRECTLY TO CONCRETE. REMOVE FINS AND PROJECTIONS, PATCH OR REMOVE DEFECTIVE AREAS AS DIRECTED BY THE OWNER OR ARCHITECT.  
APPLY TROWEL FINISH TO MONOLITHIC SLAB SURFACES THAT ARE EXPOSED TO VIEW OR ARE TO BE COVERED WITH RESILIENT FLOORING, PAINT, OR OTHER TRIM COATING. CONSOLIDATE CONCRETE SURFACES BY FINISH TROWELING, FREE OF TROWEL MARKS, UNIFORM IN TEXTURE AND APPEARANCE.  
CURING: BEGIN INITIAL CURING AS SOON AS FREE WATER HAS DISAPPEARED FROM EXPOSED SURFACE. WHERE POSSIBLE, KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN 72 HOURS.  
JOINTS: PROVIDE CONSTRUCTION, ISOLATION, AND CONTROL JOINTS AS INDICATED OR REQUIRED TO MINIMIZE DIFFERENTIAL SETTLEMENT AND RANDOM CRACKING.  
SAW-CUT CONTROL JOINTS AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO SUPPORT CUTTING OPERATION AND NO LATER THAN 8 TO 12 HOURS AFTER PLACEMENT.

#### SECTION 03410- PRECAST CONCRETE- CAST STONE

SPECIFICATIONS: COMPLY WITH RECOMMENDED PRACTICES AND PROCEDURES OF PRESTRESSED CONCRETE INSTITUTE (PCI) MNL- 116 AND MNL- 117, AND AS HEREIN SPECIFIED.  
SUBMIT SAMPLES APPROXIMATELY 12" x 12" x 2" TO ILLUSTRATE QUALITY, TEXTURE, AND COLOR OF OTHER THAN AS-CAST SURFACE FINISHES.  
CONCRETE MATERIALS:  
PORTLAND CEMENT: ASTM C 150, TYPE AS REQUIRED.  
AGGREGATES: ASTM C 33.  
AIR-ENTRAINING ADMIXTURE: ASTM C 260.  
WATER-REDUCING ADMIXTURE: ASTM C 494.  
COMPRESSIVE STRENGTH NOT LESS THAN 5000 PSI AT 28 DAYS. TOTAL AIR CONTENT NOT LESS THAN 4% NOR MORE THAN 6%.  
FABRICATION: FABRICATE PRECAST CONCRETE UNITS COMPLYING WITH PCI MNL-116 FOR STRUCTURAL UNITS AND MNL-117 FOR A ARCHITECTURAL FINISHED EXPOSED UNITS, INCLUDING DIMENSIONAL TOLERANCES.

#### DIVISION 4 UNIT MASONRY

GENERAL: ASSEMBLIES OF MASONRY UNITS SHALL COMPLY W/ THE PROVISIONS PROVIDED IN CHAPTER'S 4, 6 AND 10 OF THE IRC.  
STANDARDS: COMPLY WITH THE RECOMMENDATION OF BRICK INSTITUTES OF AMERICA (BIA) AND NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).  
PROVIDE SOLID, UNCORED OR UNFREGGEO UNITS WITH ALL EXPOSED SURFACES FINISHED FOR SILLS, TREADS, CAPS, AND SIMILAR APPLICATIONS EXPOSING SURFACES OTHERWISE CONCEALED FROM VIEW.  
MATERIALS:  
FACING BRICK: ASTM C 216, GRADE SW, TO MATCH OWNER'S SAMPLE.  
CONCRETE MASONRY UNITS (CMU): PROVIDE UNITS OF THE DIMENSIONS INDICATED ON DRAWINGS CONFORMING TO ASTM 90.  
ROUGHEN AND CLEAN CONCRETE BEARING SURFACES FOR THE PLACEMENT OF THE FIRST COURSE.  
CEMENTITIOUS MATERIAL: PREMIXED TYPE M COLORED MORTAR OF FORMULATION REQUIRED TO PRODUCE COLOR INDICATED.  
TIES AND ANCHORING DEVICES: HOT-DIP GALVANIZED STEEL SHEET; CARBON STEEL HOT-DIP GALVANIZED AFTER FABRICATION TO COMPLY WITH ASTM A 153, CLASS B.  
JOINT REINFORCEMENT: GALVANIZED TRUSS TYPE WELDED-WIRE UNITS PREFABRICATED WITH 0.1875" DIAMETER DEFORMED CONTINUOUS-USE RODS AND PLAIN CROSS RODS INTO STRAIGHT LENGTHS NOT LESS THAN 10" AND OF WIDTHS TO FIT WALL THICKNESS INDICATED, WITH PREFABRICATED CORNER AND TEE UNITS.  
MASONRY VENEER ANCHORS: TWO PIECE ASSEMBLIES CONSISTING OF 0.1875" DIAMETER WIRE TIE SECTION AND 0.1046" THICK STEEL ANCHOR SECTION, WITH LATTER INCORPORATING STRAP AS MANUFACTURED BY DURO-WALL, INC. (OR EQUAL)  
MASONRY WIRE TIES' 3/16" COLD-DRAWN STEEL WIRE, WITH 1.5 OZ. HOT-DIP ZINC COATING.  
ASPHALT-COATED COPPER FLASHING: 5 OZ. SHEET COPPER, COATED WITH FLEXIBLE FIBRATED ASPHALT.  
WEEPHOLES: COTTON SASH OF LENGTH REQUIRED TO PRODUCE 2" EXPOSURE ON EXTERIOR AND 18" IN CAVITY WITHIN WYTHES.  
EXTRUDED POLYSTYRENE BOARD INSULATION: ASTM C 578, TYPE IV, WITH CLOSED CELLS AND INTEGRAL HIGH DENSITY SKIN, FORMED BY EXPANSION OF POLYSTYRENE BASE RESIN IN A EXTRUSION PROCESS.  
WORKMANSHIP:  
INSTALL MASONRY UNITS IN THE BOND PATTERN INDICATED, OR IF NONE IS INDICATED, IN RUNNING BOND. AVOID THE USE (BY PROPER LAYOUT) OF LESS-THAN-HALF-SIZE UNITS. HOLD UNIFORM JOINT SIZES AS INDICATED, OR IF NOT INDICATED, HOLD JOINT SIZES TO SUIT MODULAR OF MASONRY UNITS.  
CUT JOINTS FLUSH AND TOOL SLIGHTLY CONCAVE, UNLESS OTHERWISE INDICATED.  
KEEP CAVITIES CLEAN OF MORTAR DROPPINGS, AND INSTALL TIES SPACED 16" VERTICALLY AND 24" HORIZONTALLY. PROVIDE WEEP HOLES SPACED 24" APART AT THE BOTTOM OF LAND AT LEDGES IN CAVITIES.  
INSTALL BOARD INSULATION OF THICKNESS INDICATED IN CAVITY WALL WITH BOARDS PRESSED FIRMLY AND ADHESIVELY APPLIED AGAINST INSIDE WYTHES OF MASONRY. FIT BOARD BETWEEN WALL TIES AND WITH EDGES BUTTED TIGHTLY.  
REINFORCE HORIZONTAL JOINTS WITH CONTINUOUS MASONRY JOINT REINFORCEMENT, SPACED 16" VERTICALLY.  
INSTALL REINFORCEMENT 8" IMMEDIATELY ABOVE AND BELOW OPENING, FOR A DISTANCE OF 2' BEYOND JAMBS OF OPENING. DO NOT BRIDGE CONTROL AND EXPANSION JOINTS IN THE WALL SYSTEM.  
PROVIDE CONTROL AND EXPANSION JOINTS AT LOCATIONS SHOWN OR AS APPROVED BY THE ARCHITECT.  
PROTECT ADJACENT WORK AND KEEP CLEAN OF MORTAR, DEBRIS, AND OTHER DAMAGING CONDITIONS.  
INSTALL ADJUVANT FLASHING UNDER COPINGS, SILLS, THROUGH WALL AT COUNTER FLASHING LOCATIONS, AND ABOVE ELEMENTS OF STRUCTURAL SUPPORT FOR MASONRY.  
PROTECT NEWLY LAID MASONRY FROM EXPOSURE TO PRECIPITATION, EXCESSIVE DRYING, FREEZING, SOILING BACKFILL AND OTHER HARMFUL ELEMENTS.  
CLEANING: DRY-BRUSH MASONRY WORK AT END OF EACH DAY'S WORK. AFTER MORTAR IS THOROUGHLY SET AND CURED, CLEAN MASONRY BY BUCKET AND BRUSH HAND CLEANING METHOD DESCRIBED IN BIA "TECHNICAL NOTE NO. 20 REVISED" USING DETERGENT CLEANER.

#### CONTRACT SPECIFICATIONS

THE FOLLOWING PROJECT SPECIFICATIONS ARE INTENDED AS A MINIMUM STANDARD TO BE USED IN CONJUNCTION WITH THE CONTRACT DRAWINGS.  
COMPLIANCE WITH EACH OF THE FOLLOWING SPECIFICATION SECTIONS IS NECESSARY WHERE APPLICABLE OR REFERENCED BY SAID DRAWINGS:  
ALL WORK ASSOCIATED WITH THE CONTRACT DRAWINGS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, (IRC 2012) OR OTHER CODES, APPLICABLE TO THE JURISDICTION WHERE THE PROJECT SHALL BE CONSTRUCTED.  
THE CONTRACTOR SHALL REFER TO APPLICABLE SECTIONS OF THE IRC 2009 AS REFERENCED HEREIN SPECIFICALLY: CHAPTER 1, ADMINISTRATION.

#### DIVISION I GENERAL CONDITIONS

##### ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, ERRORS AND OMISSIONS

A. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS.  
B. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.  
SPECIFICATION AND DRAWINGS EXPLANATION: FOR CONVENIENCE OF REFERENCE AND TO FACILITATE THE LETTING OF CONTRACTS AND SUBCONTRACTS, THESE SPECIFICATIONS ARE SEPARATED INTO TITLED SECTIONS. SUCH SEPARATIONS SHALL NOT, HOWEVER, OPERATE TO MAKE THE ARCHITECT AN ARBITER TO ESTABLISH LIMITS TO CONTRACTS BETWEEN THE CONTRACTOR AND SUBCONTRACTOR.  
SUBSTITUTION: THE CONTRACTOR SHALL SUBMIT MANUFACTURERS LITERATURE AND TEST DATA FOR THE OWNER'S APPROVAL, FOR MATERIALS OR EQUIPMENT WHICH THE CONTRACTOR REPRESENTS AS "EQUAL" TO THAT SPECIFIED AND INTENDS TO INCORPORATE INTO THE WORK.  
SUBSTITUTION OF MATERIALS, SYSTEMS, OR MANUFACTURERS FROM THOSE SPECIFIED HEREIN BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVEL FROM THE OWNER OR ARCHITECT IS FORBIDDEN AND SHALL BE AT THE SOLE RISK OF THE CONTRACTOR.  
TRUSS DRAWINGS: A COMPLETE SET OF TRUSS DRAWINGS CERTIFIED IN ACCORDANCE WITH LOCAL AUTHORITY, SHALL BE DELIVERED TO THE ARCHITECT. REFER TO THE ENGINEER'S CALCULATIONS FOR ANY QUESTIONS REGARDING LUMBER GRADES, BEAM AND HEADER SIZES, FOOTING AND SHEAR REQUIREMENTS. NO DEVIATIONS FROM THE STRUCTURAL DETAILS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. APPROVAL BY CITY/COUNTY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE PLANS OR SPECIFICATIONS.  
SUBCONTRACTOR SHALL NOTIFY CONTRACTOR, AND CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE PLANS AND/OR SPECIFICATIONS, SO ARCHITECT CAN RECTIFY CORRECTIONS OR OMISSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. ALL WORK SHALL BE DONE IN COMPLIANCE WITH LOCAL CODES.  
DO NOT SCALE DRAWINGS.

ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND IS SUBJECT TO INSPECTIONS BY: THE BUILDING DEPARTMENT, LOCAL AUTHORITIES, LENDING INSTITUTIONS, ARCHITECT OR OWNER.  
ANY ONE, OR ALL OF THE ABOVE MENTIONED INSPECTORS MAY INSPECT WORKMANSHIP AT ANY TIME. ANY WORK IDENTIFIED AS NON-COMPLIANT WITH CONSTRUCTION DOCUMENTS SHALL BE REMOVED AND REWORKED, REPAIRED, OR REPLACED, AT THE DESRETION OF THE OWNER OR OWNERS AGENT. THE JOBSITE MUST BE MAINTAINED IN A CLEAN AND ORGANIZED MANNER. ALL TRADESMAN INVOLVED IN THE WORK SHALL BE RESPONSIBLE FOR DAILY HOUSEKEEPING AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS. THE JOBSITE SHALL BE COMPLETELY CLEAN AND ORGANIZED AT THE END OF EACH WEEKS WORK. IT IS THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO COOPERATE FULLY WITH THE JOB SUPERINTENDENT IN PROTECTING ALL WORK THROUGH THE ENTIRE COURSE OF CONSTRUCTION. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING JOB SUPERINTENDENT OF ANY DAMAGE EXISTING PRIOR TO THE START OF THEIR WORK.

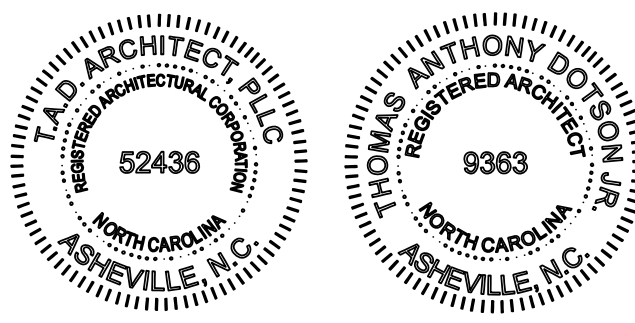
##### SECTION 01020- ALLOWANCES

DEFINITIONS AND EXPLANATIONS: ALLOWANCES FOR CERTAIN CATEGORIES OF WORK SPECIFIED HEREIN ARE PROVIDED FOR THE PURPOSE OF ENABLING AND EXPEDITING CONTRACT PRICING. A FINAL SCHEDULE OF ALLOWANCE FOR MATERIALS, LABOR, EQUIPMENT, AND FINISHES CUSTOMARILY SELECTED BY THE OWNER SHALL BE SUBMITTED FOR VERIFICATION AND ACCEPTANCE BY THE OWNER PRIOR TO COMMENCEMENT OF THE CONTRACT WORK.  
ADJUSTMENTS TO THE CONTRACT (UP OR DOWN) DUE TO OWNERS SELECTIONS WILL BE ISSUED BY CHANGE ORDER.  
ALLOWANCES INCLUDE BUT ARE NOT LIMITED TO LUMP SUM ALLOWANCES AND UNIT COST ALLOWANCES.  
SELECTION AND PURCHASE: AT EARLIEST FEASIBLE DATE AFTER AWARD OF CONTRACT, ADVISE OWNER OF SCHEDULE DATE WHEN FINAL SELECTION AND PURCHASE OF EACH PRODUCT OR SYSTEM DESCRIBED BY EACH ALLOWANCE MUST BE ACCOMPLISHED IN ORDER TO AVOID DELAYS IN PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL OBTAIN AND SUBMIT COST PROPOSALS FOR WORK REPRESENTED BY EACH ALLOWANCE FOR USE IN MAKING FINAL SELECTIONS.  
PURCHASE PRODUCTS AND SYSTEMS AS SPECIFICALLY SELECT





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#### DRAWING NOTE:

Scale as stated herein are valid on the original drawing. The dimensions of which are 24" x 36".

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#### PROJECT

1820.01- Bernard Residence-  
The Ramble- Lot 18

Tom and Denise Bernard  
The Ramble- Lot 18

**DRAWN BY**  
TAD

#### ISSUE

11.19.2019- Construction  
Document Set

#### RE-ISSUE

00.00.2019 (1)- Amendment #1

#### SHEET DESCRIPTION

Specifications

SP1.2

#### SECTION 07311 - ASPHALT SHINGLES

THE INSTALLATION OF ASPHALT SHINGLES SHALL COMPLY W/ THE PROVISIONS OF SEC. R905.7 OF THE IRC.

SHEATHING REQUIREMENTS: ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKS.

SLOPE: ASPHALT SHINGLES SHALL ONLY BE USED ON ROOF SLOPES OF TWO UNITS VERT. IN 12 UNITS HORIZ. OR GREATER.

FOR ROOF SLOPES FROM TWO UNITS VERT. IN 12 UNITS HORIZ. UP TO FOUR UNITS VERT. IN 12 UNITS HORIZ. DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE W/ SEC. R905.2.7 OF THE IRC.

UNDERLAYMENT: UNLESS NOTED OTHERWISE, REQUIRED UNDERLAYMENT SHALL COMPLY W/ ASTM D226, TYPE I, OR ASTM D 4869, TYPE 1, SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL COMPLY W/ ASTM D 1970.

ASPHALT SHINGLES: ASPHALT SHINGLES SHALL HAVE SELF-SEAL STRIPS OR BE INTERLOCKING, AND COMPLY WITH ASTM D 225 OR D 3462.

ATTACHMENT: ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS AS REQUIRED BY THE MANUFACTURER.

FOR NORMAL APPLICATION, ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF W/ NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE.

WHERE THE ROOF SLOPE EXCEEDS 20 UNITS VERT. IN 12 UNITS HORIZ. SPECIAL METHODS OF FASTENING ARE REQUIRED.

FOR ROOFS LOCATED WHERE THE BASIC WIND SPEED PER FIG. R301.2(4) IS 110 MPH OR GREATER, SPECIAL METHODS OF FASTENING ARE REQUIRED.

SPECIAL FASTENING METHODS SHALL BE TESTED IN ACCORDANCE W/ ASTM D 3161, MODIFIED TO USE A WIND SPEED OF 110 MPH.

SHINGLES CLASSIFIED USING ASTM D 3161 ARE ACCEPTABLE FOR USE IN WIND ZONES LESS THAN 110 MPH. SHINGLES CLASSIFIED USING ASTM D 3161

MODIFIED TO USE A WIND SPEED OF 110MPH ARE ACCEPTABLE FOR USE IN ALL CASES WHERE SPECIAL FASTENING IS REQUIRED.

FLASHING: FLASHING FOR ASPHALT SHINGLES SHALL COMPLY W/ SEC. R905.2.8 OF THE IRC.

FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH

MOISTURE PERMEABLE MATERIALS, AND AT INTERSECTIONS W/ PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS; WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION; AND AROUND ROOF OPENINGS.

MATERIAL SHALL BE CORROSION RESISTANT W/ A THICKNESS OF NOT LESS THAN 0.019 (No. 26 GALVANIZED SHEET).

VALLEYS: VALLY LININGS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS BEFORE APPLYING SHINGLES.

VALLY LININGS OF THE TYPES ALLOWED IN SEC. R905.2.8.2 AND IN ACCORDANCE W/ TABLE R905.2.8.2 OF THE IRC SHALL BE PERMITTED.

#### SECTION 07317 WOOD SHINGLES AND SHAKES

WOOD SHINGLES: THE INSTALLATION OF WOOD SHINGLES SHALL COMPLY W/ THE PROVISIONS OF SEC. R905.7 OF THE IRC.

DECK REQUIREMENTS: WOOD SHINGLES SHALL BE INSTALLED ON SOLID OR SPACED SHEATHING. WHERE SPACED SHEATHING IS USED,

SHEATHING BOARDS SHALL NOT BE LESS THAN 1-INCH BY 4-INCH NOMINAL DIMENSIONS AND SHALL BE SPACED ON CENTERS EQUAL TO THE WEATHER EXPOSURE TO COINCIDE WITH THE PLACEMENT OF FASTENERS.

DECK SLOPE: WOOD SHINGLES SHALL BE INSTALLED ON SLOPES OF THREE UNITS VERT. IN 12 UNITS HORIZ. OR GREATER.

MATERIAL STANDARD: WOOD SHINGLES SHALL BE OF NATURALLY DURABLE WOOD AND COMPLY W/ THE REQUIREMENTS OF TABLE R905.7.4 OF THE IRC AND IN ACCORDANCE W/ GRADING RULES AS ESTABLISHED BY THE CEDAR SHAKE AND SHINGLE BUREAU.

APPLICATION: WOOD SHINGLES SHALL BE INSTALLED ACCORDING TO CHAPTER 9, SEC. R905.7, OF THE IRC AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

WEATHER EXPOSURE FOR WOOD SHINGLES SHALL NOT EXCEED THOSE SET IN TABLE R905.7.5 OF THE IRC.

FASTENERS FOR WOOD SHINGLES SHALL BE CORROSION-RESISTANT W/ A MIN. PENETRATION OF 1/2 INCH INTO THE SHEATHING.

WOOD SHINGLES SHALL BE ATTACHED TO THE ROOF W/ TWO FASTENERS PER SHINGLE, POSITIONED NO MORE THAN 3/4 INCH FROM EACH EDGE AND NO MORE THAN 1 INCH ABOVE THE EXPOSURE LINE.

VALLY FLASHING: ROOF FLASHING SHALL BE NOT LESS THAN NO. 26 GAGE CORROSION-RESISTANT SHEET METAL AND SHALL EXTEND 10 INCHES FROM THE CENTERLINE EACH WAY FOR ROOFS HAVING SLOPES LESS THAN 12 UNITS VERT. IN 12 UNITS HORIZ. AND 7 INCHES FROM THE CENTERLINE EACH WAY FOR SLOPES OF 12 UNITS IN 12 UNITS HORIZ. AND GREATER.

#### SECTION 07410 - PREFORMED METAL ROOFING

METAL ROOF PANELS SHALL COMPLY WITH PROVISIONS OF CHAPTER 9, SEC. R905.10 OF THE IRC.

METAL ROOF COVERING APPLICATION: ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE W/ THE APPLICABLE PROVISIONS OF CHAPTER 9 OF THE IRC

AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS.

DECK REQUIREMENTS: METAL ROOF PANEL ROOF COVERINGS SHALL BE APPLIED TO A SOLID OR SPACED SHEATHING, EXCEPT WHERE THE ROOF COVERING IS SPECIFICALLY DESIGNED TO BE APPLIED TO SPACED SUPPORTS.

SLOPE: THE MINIMUM SLOPE FOR LAPPED, NONSOLDERED SEAM METAL ROOFS WITHOUT APPLIED LAP SEALANT SHALL BE THREE UNITS VERTICAL IN 12 UNITS HORIZ.

THE MINIMUM SLOPE FOR LAPPED, NONSOLDERED SEAM METAL ROOFS W/ APPLIED LAP SEALANT SHALL BE ONE-FOURTH VERT. UNIT IN 12 UNITS HORIZ.

THE MINIMUM SLOPE FOR STANDING SEAM ROOF SYSTEMS SHALL BE ONE-FOURTH UNIT VERT. IN 12 UNITS HORIZ.

MATERIAL STANDARDS: METAL-SHEET ROOF COVERING SYSTEMS THAT INCORPORATE SUPPORTING STRUCTURAL MEMBERS SHALL BE DESIGNED IN ACCORDANCE W/ THE INTERNATIONAL BUILDING CODE. METAL-SHEET ROOF COVERINGS INSTALLED OVER STRUCTURAL DECKING SHALL COMPLY W/ TABLE R905.10.3.

ATTACHMENT: METAL ROOFING FASTENED DIRECTLY TO STEEL FRAMING SHALL BE ATTACHED IN ACCORDANCE W/ SEC. R905.10.4 OF THE IRC.

SEPARATE ALUMINUM SHEETS FROM CONTACT W/ WOOD, MASONRY AND STEEL STRUCTURE, PANELS OR FASTENERS), BY EITHER A 15 MIL COATING OF

FIBROID ASPHALT PAINT OR BY TAPES OR GASKETS OF TYPE RECOMMENDED BY PANEL MANUFACTURER. EXCEPT AS OTHERWISE RECOMMENDED BY

MANUFACTURER, FASTEN ALUMINUM WOOD W/ NONMAGNETIC STAINLESS STEEL FASTENERS. GASKET WERE NEEDED FOR WATERPROOF PERFORMANCE.

FLASHING: FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH

MOISTURE PERMEABLE MATERIALS, AND AT INTERSECTIONS W/ PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS; WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION; AND AROUND ROOF OPENINGS. MATERIAL SHALL BE CORROSION RESISTANT W/ A THICKNESS OF NOT LESS THAN 0.019 (No. 26 GALVANIZED SHEET).

#### SECTION 07900 - JOINT SEALERS

COMPATIBILITY: PROVIDE JOINT SEALERS, JOINT FILLERS AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH JOINT SUBSTRATES UNDER SERVICE AND APPLICATION CONDITIONS, AS DEMONSTRATED BY TESTING AND FIELD EXPERIENCE.

COLORS: PROVIDE COLOR OF EXPOSED JOINT SEALERS AS SELECTED BY OWNER FROM MANUFACTURER'S STANDARD COLORS.

ELASTOMERIC SEALANT STANDARD: PROVIDE MANUFACTURER'S STANDARD CHEMICALLY CURING, ELASTOMERIC SEALANT OF BASE POLYMER INDICATED, COMPLYING WITH ASTM C 920 REQUIREMENTS.

ONE-PART NON-ACID CURING SILICONE SEALANT: TYPE S, GRADE NS, CLASS 25.

ONE-PART MILDEW-RESISTANT SILICONE SEALANT: TYPE S, GRADE NS, CLASS 25, USES NT, G, A, AND O, FORMULATED WITH FUNGICIDE, INTENDED FOR SEALING INTERIOR JOINTS WITH NONPOROUS SUBSTRATES EXPOSED TO HIGH HUMIDITY AND TEMPERATURE EXTREMES.

PLASTIC FOAM JOINT-FILLERS, PREFORMED, OPEN-CELL POLYURETHANE FOAM.

GENERAL: COMPLY WITH JOINT SEALER MANUFACTURER'S INSTRUCTIONS APPLICABLE TO PRODUCTS AND APPLICATIONS INDICATED.

#### DIVISION 8 DOORS AND WINDOWS

GENERAL: PROVIDE AND INSTALL DOORS AND WINDOWS IN ACCORDANCE W/ MANUFACTURERS INSTALLATION INSTRUCTIONS. COMPLY W/

PROVISIONS OF AIAA/NWMDA 101/15.2, AIAA/WDMA 101/15.2/NAFS; ASTM E 330; AND SECTIONS R308, R310, R311, AND R613 OF THE IRC.

PERFORMANCE: EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST THE DESIGN LOADS SPECIFIED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3).

MEANS OF EGRESS: NOT LESS THAN ONE EXIT DOOR CONFORMING TO SEC.R311. MEANS OF EGRESS, SHALL BE PROVIDED FOR EACH DWELLING UNIT.

WINDBORNE DEBRIS PROTECTION: PROTECTION OF EXTERIOR WINDOWS AND GLASS DOORS IN BUILDINGS LOCATED IN HURRICANE-PRONE REGIONS FROM WINDBORNE DEBRIS SHALL BE IN ACCORDANCE W/ SEC.R301.2.1.2.

#### SECTION 08212 - PANEL WOOD DOORS

MANUFACTURERS: SUBJECT TO COMPLIANCE WITH NWWDA I.S.6. REQUIREMENTS, PROVIDE PANEL WOOD DOORS BY ONE OF THE FOLLOWING:

KARONA, INC.

MORGAN PRODUCTS, LTD.

NICOLA COMPANY

SAUDER INDUSTRIES LIMITED, DOOR DIVISION.

F. E. SCHUMACHER CO., INC.

SUN-DOR CO.

EXTERIOR DOORS: ASSEMBLE DOORS WITH "WET-USE" ADHESIVES, AND COMPLY WITH NWWDA PREMIUM OR SELECT GRADE.

WOOD SPECIES: FIR, PLAIN SAWN/SLICED

PANEL CONFIGURATION: RAISED.

NWWDA DESIGN GROUP: 1-3/4' FRONT ENTRANCE DOORS (EXTERIOR)

INTERIOR DOORS: PREMIUM OR SELECT.

WOOD SPECIES: IDAHO WHITE, LODGEPOLE, PONDEROSA OR SUGAR PINE, PLAIN SAWN/SLICED.

PANEL CONFIGURATION: RAISED

NWWDA DESIGN GROUP: 1-3/8" INTERIOR PANEL DOORS.

GLAZED OPENING: TRIM GLAZED OPENINGS WITH SOLID WOOD MOLDFINGS OF PROFILE INDICATED. REMOVABLE ONE-SIDE.

TRANSOM AND SIDE PANELS: FABRICATE PANELS TO MATCH ADJOINING DOORS IN MATERIALS, FINISH AND QUALITY OF CONSTRUCTION.

EXTERIOR DOORS: FACTORY-TREAT EXTERIOR DOORS AFTER FABRICATION WITH WATER REPELLENT TO COMPLY WITH NWWDA I.S.4. FLASH TOP OF

OUTSWINGING DOORS WITH MANUFACTURER'S STANDARD METAL FLASHING.

INSTALL DOORS TO COMPLY WITH MANUFACTURER'S INSTRUCTIONS, APPLICABLE REQUIREMENTS OF REFERENCED QUALITY STANDARD, AND AS INDICATED. ALIGN AND FIT DOORS IN FRAMES WITH UNIFORM CLEARANCES AND BEVELS. MACHINE DOORS FOR HARDWARE. SEAL CUT SURFACES AFTER FITTING AND MACHINING.

#### SECTION 08333 - OVERHEAD DOORS

PERFORMANCE: OVERHEAD DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) AND AS ADJUSTED FOR HEIGHT AND EXPOSURE IN TABLE R301.2(3) OF THE IRC.

SECTIONAL OVERHEAD DOORS: PROVIDE COMPLETE AUTOMATIC OPERATING DOOR ASSEMBLES INCLUDING FRAMES, SECTIONS, BRACKETS, GUIDES, TRACKS, COUNTERBALANCE, HARDWARE, OPERATORS, AND INSTALLATION ACCESSORIES.

WOOD DOOR SECTION FOR TRANSPARENT FINISH: PANEL-TYPE DOOR SECTIONS, COMPLETE WITH WOOD JAMB AND HEAD MOLD, GLAZING STOPS AND GLAZING, AS SHOWN. STILES AND RAILS OF CLEAR, STRAIGHT, KILN DRIED DOUGLAS FIR, WEST COAST HEMLOCK OF SITKA SPRUCE, NOT LESS THAN 1-3/4" THICK. USE

CLEAR ALL HEARTWOOD, REDWOOD OR CEDAR FOR HEAD AND JAMB MOLDS. PANEL INSERTS, 1/4" THICK, SMOOTH 2 SIDES, TEMPERED HARDBOARD WITH

WOOD VENEER, COMPLYING WITH ANSI 135.4 CLASS 1.

FABRICATE DOORS OF MORTISE AND TENON OR RABBETED CONSTRUCTION WITH DOWELS, PINS AND WATERPROOF GLUE. TREAT DOORS, WITH 2MINUTE IMMERSION WATER-REPELLENT AND TOXIC TREATMENT. PROVIDE CONTINUOUS GALV. STEEL REINFORCING, HORIZONTAL AND DIAGONAL, AS REQUIRED FOR PANEL SIZE.

INSTALLATION: SET DOOR, TRACK AND OPERATING EQUIPMENT COMPLETE WITH NECESSARY HARDWARE, JAMB AND HEAD MOLD STOPS, ANCHORS, INSERTS, HANGER AND EQUIPMENT SUPPORTS IN ACCORDANCE WITH MFRS. INSTALLATION INSTRUCTIONS.

ELECTRIC DOOR OPERATORS: AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE W/ UL 325.

PROVIDE SIZE AND CAPACITY AS RECOMMENDED BY DOOR MANUFACTURER, COMPLETE WITH NEMA APPROVED ELECTRIC MOTOR AND

FACTORY PRE-WIRED MOTOR CONTROLS, REMOTE CONTROL STATION AND ACCESSORIES.

PROVIDE SAFETY EDGE DEVICE EXTENDING FULL WIDTH OF DOOR BOTTOM.

#### SECTION 08610 - WINDOWS

PROVIDE AND INSTALL WINDOW UNITS IN CONFIGURATIONS SHOWN ON DRAWINGS AND IN ACCORDANCE WITH FEDERAL, STATE, LOCAL, & NEIGHBORHOOD GUIDELINES.

PERFORMANCE: WINDOWS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) AND AS ADJUSTED FOR HEIGHT AND EXPOSURE IN TABLE R301.2(3) OF THE IRC.

PROVIDE UNITS THAT COMPLY W/ SEC. R308, GLAZING AND SEC. R613, EXTERIOR WINDOWS AND GLASS DOORS, OF THE IRC.

EGRESS: COMPLY W/ REQUIREMENTS OF SEC. R310 OF THE IRC REGARDING MIN. WINDOW OPENINGS REQUIRED FOR EMERGENCY ESCAPE AND RESCUE.

COMPLY WITH ANSI/NWMA "INDUSTRY STANDARD FOR WOOD WINDOW UNITS I.S. 280" BY NATIONAL WOODWORK MANUFACTURERS ASSOCIATION (NWWA),

EXCEPT TO EXTENT MORE STRINGENT REQUIREMENTS AS INDICATED.

PROVIDE CASEMENT, AWNING OR DOUBLE HUNG TRUE DIVIDED LITE UNITS AS INDICATED ON THE PLANS: EACH OPERATING SASH EQUIPPED WITH PAIR OF

COUNTER BALANCING MECHANISM, LIFT HANDLE, LATCH AT MEETING RAIL, PRODUCED BY ONE OF THE FOLLOWING:

ANDERSON CORP. BAYPORT.

CARADCO CORP./BENDIX, RANTOUL, IL.

HURD MILLWORK, FLAGSTAFF, AZ

MARVIN WINDOWS, WARRAND, MN

PELLA WINDOWS, PELLA, IA

WEATHER SHIELD MFG. INC., MCDONFORD, WI

WEATHERSTRIPPING: PROVIDE CONCEALED, NON-FERROUS SPRING-METAL OR VINYL-GASKET TYPE, APPLIED TO EACH EDGE OF EACH OPERABLE SASH.

PREGLAZE WOOD WINDOWS UNITS WITH SEALANT AND 1/8" FLOAT OR SHEET GLASS OR CLEAR FUSED-GLASS-EDGED INSULATING GLASS IF SHOWN ON DRAWINGS.

INSECT SCREENS: MANUFACTURER'S STANDARD REMOVABLE UNITS, FOR EACH OPERABLE SASH, OR EXTRUDED ALUMINUM FRAMING, WITH 18 X 14 REPLACEABLE

COTED ALUMINUM 0.013" WIRE MESH AND VINYL RETAINER SPLINE.

SHOP PRIME COAT FINISH: MANUFACTURER'S STANDARD WOOD PRIMER, FS TP-2, APPLIED TO EXTERIOR-EXPOSED SURFACES ONLY.

INSTALLATION: INSTALL UNITS TRUE AND PLUMB AND IN ACCORDANCE W/ SEC. R613 OF THE IRC AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS.

#### SECTION 08710 - FINISH HARDWARE

HARDWARE ALLOWANCES: SEE DIVISION 1 FOR AMOUNT AND PROCEDURES FOR ALLOWANCE ITEMS. THE COSTS OF HANDLING

AND INSTALLATION ARE NOT COVERED BY THE ALLOWANCE AND SHALL BE INCLUDED IN THE BASE BID.

GENERAL HARDWARE REQUIREMENTS: SUBMIT FINAL HARDWARE SCHEDULE ORGANIZED BY "HARDWARE SETS", TO INDICATE SPECIFICALLY

THE PRODUCT TO BE FURNISHED FOR EACH ITEM REQUIRED ON EACH DOOR.

FURNISH TEMPLATE TO FABRICATOR OF DOORS AND FRAMES, AS REQUIRED FOR PREPARATION TO RECEIVE HARDWARE.

INSTALL EACH HARDWARE ITEM TO COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

SET THRESHOLDS FOR EXTERIOR DOORS IN FULL BED OF BUTYL-RUBBER OF POLYISOBUTYLENE MASTIC SEALANT. REMOVE EXCESS SEALANT AND CLEAN ADJACENT SURFACES.

#### DIVISION 9 FINISHES

##### SECTION 09250 - GYPSUM DRYWALL

GENERAL: ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL BE INSTALLED IN CONFORMANCE W/ SEC R702.3 AND TABLE R702.3.5 OF THE IRC.

APPLICATION: GYPSUM SEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE W/ TABLE R602.3(1)

INTERIOR GYPSUM BOARD SHALL NOT BE INSTALLED WHERE IT IS DIRECTLY EXPOSED TO THE WEATHER OR TO WATER.

END JOINTS) AND RELATED PRODUCTS BY ONE OF THE FOLLOWING:

GEO-PAK/PACIFIC CORP.

GOLD BOND BUILDING PRODUCTS DIV., NATIONAL GYPSUM CO.

UNITED STATES GYPSUM CO.

EXPOSED GYPSUM BOARD: ASTM C 36, 1/2" THICKNESS, USE 5/8" TYPE X WHERE INDICATED.

TYPE: REGULAR, (EXCEPT WATER-RESISTANT IN WET AREAS).

EDGES: TAPERED.

TRIM ACCESSORIES: ASTM C 840; MANUFACTURER'S STANDARD TRIM ACCESSORIES, INCLUDING CORNERBEAD AND EDGE TRIM OF BEADED TYPE WITH FACE FLANGES FOR CONCEALMENT IN JOINT COMPOUND.

GYPSUM BOARD JOINT TREATMENT MATERIALS: FACTORY-PREPACKAGED, VINYL-BASED PRODUCTS COMPLYING WITH ASTM C 475 AND ASTM C 840, AND

PAPER REINFORCING TAPE, UNLESS OTHERWISE INDICATED.

INSTALL AND FINISH GYPSUM BOARD TO COMPLY WITH ASTM C 840.

##### SECTION 09300 - TILE

MATERIAL STANDARDS: COMPLY WITH ANSI A 13.1 STANDARD SPECIFICATION FOR CERAMIC TILE AND ANSI 108 SERIES OF TILE INSTALLATION STANDARDS INCLUDED UNDER "AMERICAN NATIONAL STANDARD SPECIFICATIONS FOR THE INSTALLATION OF CERAMIC TILE."

TCA INSTALLATION GUIDELINES: TCA "HANDBOOK FOR CERAMIC TILE INSTALLATION," COMPLY WITH THE MOST STRINGENT TCA INSTALLATION METHODS INDICATED

FOR EACH APPLICATION.

COLORS, TEXTURES, AND PATTERNS: FOR TILE, GROUT, AND OTHER PRODUCTS REQUIRING SELECTION OF COLORS, SURFACE TEXTURES, PATTERNS, AND OTHER APPEARANCE CHARACTERISTICS, COMPLY WITH THE FINISH SCHEDULE OR MATCH OWNER'S SAMPLE.

MARBLE THRESHOLDS: GROUP "A", ASTM C 503, FOR EXTERIOR USE WITH MINIMUM HARDNESS OF 10.0 PER ASTM C 241, WHITE WITH HONED FINISH

UNLESS OTHERWISE INDICATED.

SETTING MATERIALS: PROVIDE SETTING MATERIALS FOR THICK-SET INSTALLATION IN ACCORDANCE WITH TCA RECOMMENDATIONS FOR APPLICATIONS AND SUBSTRATE CONDITIONS.

#### SECTION 09550 - WOOD FLOORING

PARQUET FLOORING: MANUFACTURER'S STANDARD 5/16" THICK SOLID WOOD PARQUET FLOORING, FACTORY-ASSEMBLED WITH PAPER FACE, IN UNITS OF THE SIZE AND PATTERN INDICATED.

WOOD STRIP FLOORING: MANUFACTURER'S STANDARD STRAIGHT EDGE TONGUED-AND-GROOVED AND END-MATCHED SOLID WOOD FLOORING, 25/32" THICK X 2 1/4" STRIPS, 2-0" MINIMUM LENGTH AND AVERAGING 4-6" LONG, DOUBLE CHANNELLED BASE.

MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDED FLOORING BY ONE OF THE FOLLOWING:

ANDERSON HARDWOOD FLOORS, INC.

BRUSE HARDWOOD FLOORS/TRIANGLE PACIFIC CORP.

CHICKASAW/MEMPHIS HARDWOOD FLOORING CO.

KENTUCKY WOOD FLOORS, INC.

STAIN: PENETRATING TYPE, NON-FADING WOOD STAIN OF COLOR REQUIRED TO MATCH OWNER'S SAMPLE.

WOOD FILLER: PASTE TYPE WOOD FILLER, PIGMENTED IF NECESSARY TO MATCHING SAMPLE.

FLOOR SEALER: PENETRATING TYPE, PLUMBABLE, WOOD-HARDENING FINISH/SEALER, PENETRATING SEAL #21 BY HILLYARD CHEMICAL CO., OR PENETRATING TRIPLE

XXX SEAL-O-SAN BY HUNTINGTON LABORATORIES, INC., OR EQUIVALENT SEALER AS RECOMMENDED BY FLOORING MANUFACTURER.

FLOOR WAX: LIQUID, SOLVENT-TYPE, SLIP-RESISTANT, FS P-W158, TYPE I, CLASS 2.

CORK EXPANSION STRIP: COMPOSITION CORK EXPANSION STRIP FS HH-C576, TYPE I#8, CLASS 2.

GENERAL: COMPLY WITH FLOORING MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION.

CONDITIONING: DO NOT PROCEED WITH WOOD FLOOR WORK OR DELIVERY OF MATERIALS UNTIL BUILDING IS ENCLOSED AND HUMIDITY HAS STABILIZED AT APPROXIMATE LEVEL ANTICIPATED FOR SUSTAINED OCCUPANCY. DELIVER WOOD FLOORING IN ADVANCE OF INSTALLATION AS RECOMMENDED BY MANUFACTURER, BUT NOT LESS THAN 7 DAYS BEFORE INSTALLATION, IN ORDER TO PERMIT NATURAL ADJUSTMENT OF MOISTURE CONTENT. OPEN PACKAGES THAT ARE SEALED TO ALLOW FOR CLIMATIZATION.

PROTECT COMPLETED WOOD FLOORING DURING REMAINDER OF CONSTRUCTION PERIOD WITH HEAVY KRAFT PAPER OR OTHER SUITABLE COVERING, SO THAT FLOORING AND FINISH WILL BE WITHOUT DAMAGE OR DETERIORATION AT THE TIME OF ACCEPTANCE.

#### SECTION 09650 - RESILIENT FLOORING

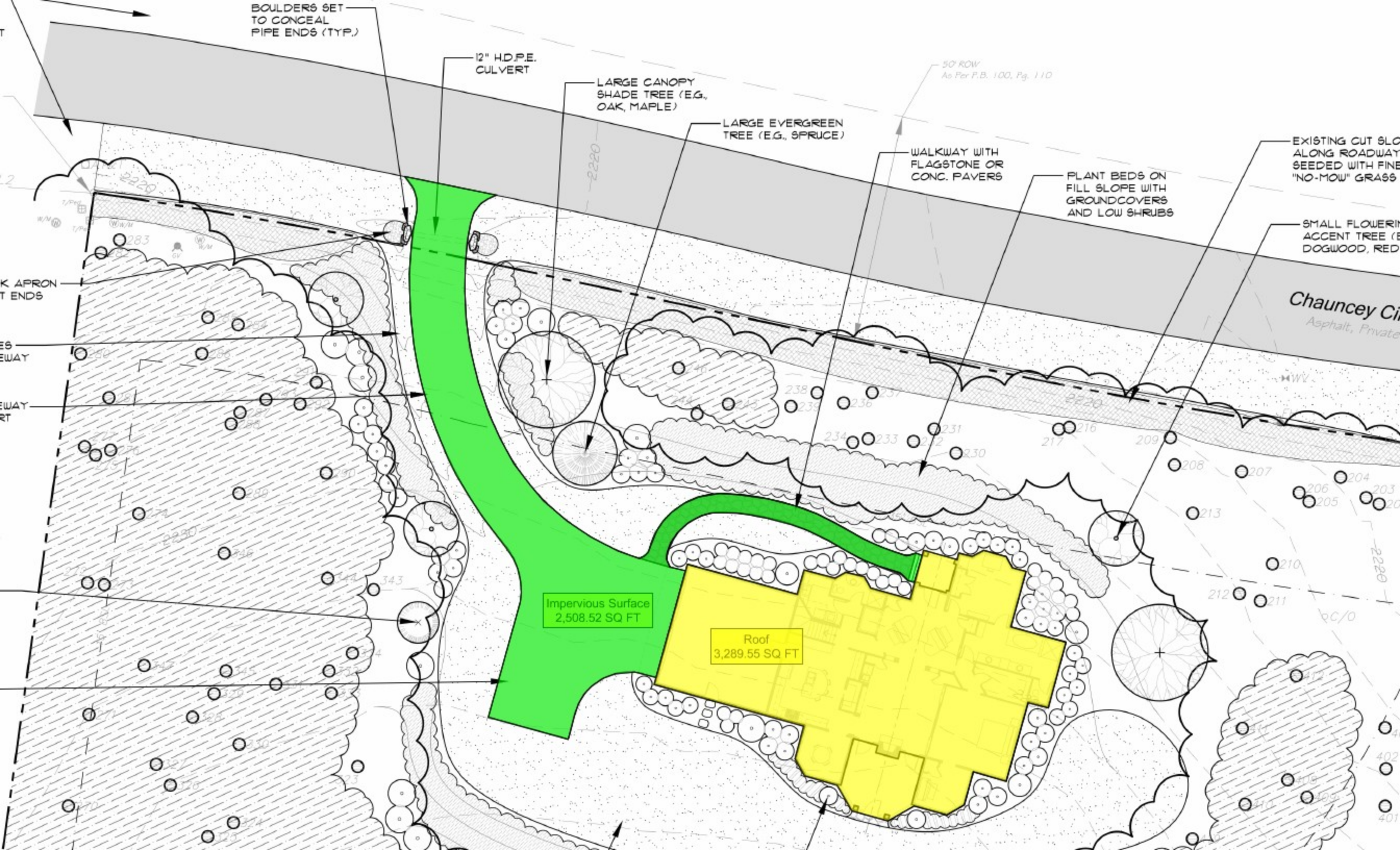
FLOORING ALLOWANCES: SEE DIVISION 1 FOR AMOUNT AND PROCEDURES FOR PURCHASE AND PAYMENT (OVERRUN OR UNDERRUN). THE COSTS OF HANDLING AND INSTALLATION ARE NOT COVERED BY THE ALLOWANCE.

SUBMIT SAMPLES OF EACH TYPE, COLOR AND PATTERN OF RESILIENT FLOORING AND ACCESSORIES: FULL SIZE FOR TILE, 6" x 9" FOR SHEET FLOORING, AND 2 1/2" x 12" LONG FOR ACCESSORIES, AND MAINTENANCE INSTRUCTIONS FOR EACH TYPE OF FLOORING.

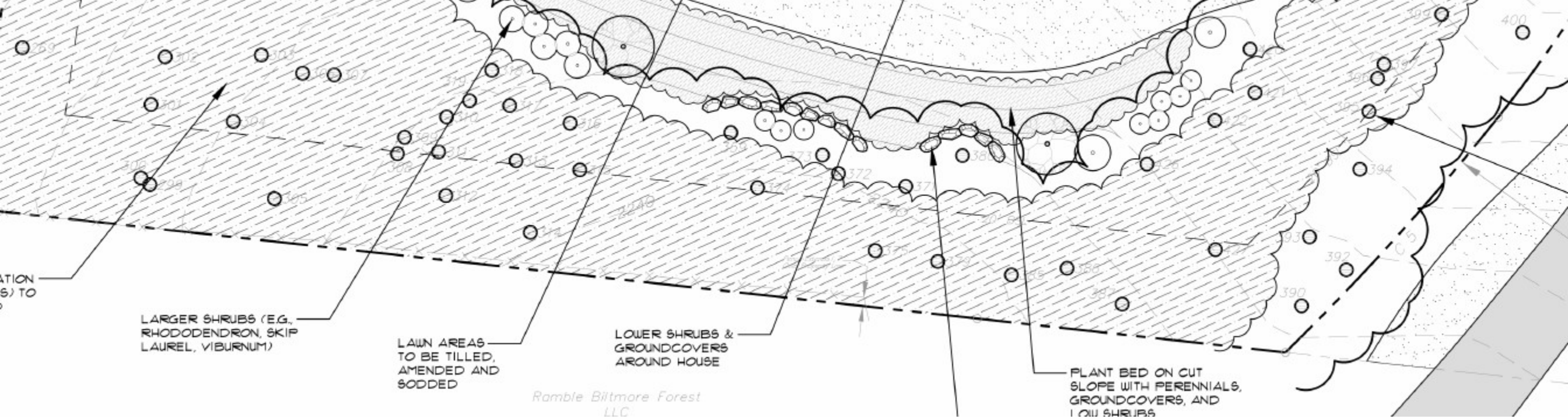
COLORS AND PATTERNS: AS SCHEDULED OR SHOWN, OR AS SELECTED BY OWNER FROM MANUFACTURER'S STANDARD COLORS AND PATTERNS.

VINYL COMPOSITION TILE: FS S&T-312, TYPE IV,











NG  
E.G.,  
(BUD)

— FRONT YARD AREAS  
TO REMAIN NATURAL,  
WITH SELECTIVE  
UNDERBRUSHING

2

428

405

⊖403



APPROX  
EXISTING  
AFTER C

**Valley Sp**

*Asph: ROW Varies As Per P.*

EXISTING TREES TO  
BE PRESERVED

45' Reserved Area  
As Per P.B. 100, Pg. 110

2230



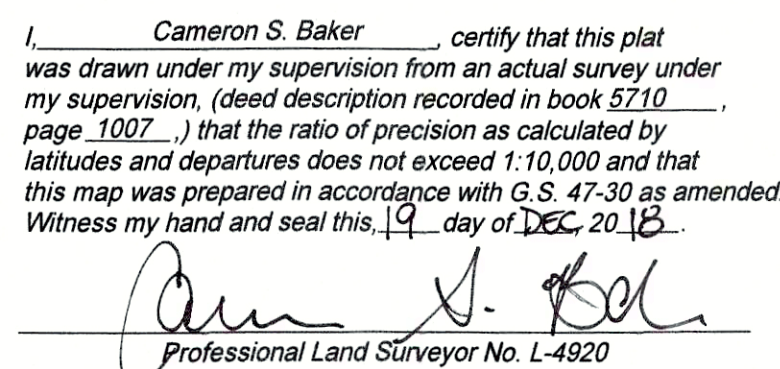
20 0 20 40 60

GRAPHIC SCALE - FEET

326	1 8" PINE
327	1 4" PINE
328	1 6" OAK
329	8" OAK
330	8" OAK
331	6"-6" SOURWOOD
332	22" OAK
333	6" OAK
334	6" SOURWOOD
335	12" OAK
336	16" OAK
337	1 4" PINE
338	10" SOURWOOD
339	6" SOURWOOD
340	8" OAK
341	6" OAK
342	1 6" OAK
343	6" SOURWOOD
344	6" SOURWOOD
345	6" MAPLE
346	6" SOURWOOD
347	8" SOURWOOD
348	8" SOURWOOD
349	6" MAPLE
350	6" PINE
351	6" SOURWOOD
352	12" OAK
353	8" SOURWOOD
354	6" SOURWOOD
355	8" PINE
356	8" OAK
357	8" SOURWOOD
358	12" PINE
359	10" OAK
364	30" OAK-1 6" PINE
365	8" SOURWOOD
366	8" SOURWOOD
367	6" SOURWOOD
368	6" SOURWOOD
369	6" MAPLE
370	1 6" OAK
371	8" SOURWOOD
372	1 4" OAK
373	10" OAK
374	6" SOURWOOD
375	6" PINE
379	2 4" OAK
380	12" OAK
381	6"-6" SOURWOOD
382	1 4" OAK
383	6" SOURWOOD
384	6" SOURWOOD
385	10" OAK
386	12" OAK
387	12" OAK
390	8" SOURWOOD
392	6" MAPLE-6" SOURWOOD
393	6" MAPLE
394	20" OAK-6" SOURWOOD
395	6" PINE
396	12" OAK
397	1 4" OAK
399	10"-6" MAPLE
400	12" OAK
401	6" SOURWOOD
402	30" OAK
403	6" OAK
405	1 4" PINE
407	6" SOURWOOD
408	6" PINE
409	6" PINE
410	12" SOURWOOD
411	12" OAK
412	6" SOURWOOD
413	8" SOURWOOD
414	8"-8" PINE
415	1 8"-12" OAK
416	6" SOURWOOD
417	6" SOURWOOD
418	1 4" OAK
419	6" SOURWOOD
420	10" MAPLE
421	18" OAK
422	6" MAPLE
423	8" PINE
424	6" SOURWOOD
425	10" PINE
426	10" MAPLE
427	6" DEAD
428	6" SOURWOOD

Course	Bearing	Distance
L1	S 77°56'26" E	100.75'
L2	N 86°02'15" W	241.15'

18  
1.19 Acres  
Area By Coordinate Computation



Global Positioning System Certification (RTK)  
The Positional Accuracy Of The RTK Derived Positional  
Information Is 0.03" Horizontal & 0.03" Vertical  
Horizontal Positional Are Referenced To NAD 83 (NSRS 2011)  
Vertical Positions Are Referenced To NAVD 88 (Geoid 12)  
Combined Factor 0.99978738 (Ground To Grid)  
Equipment Used: GPS-702-GGL



ROW Varies As Per P.B. 100, Pg. 110

As Per P.B. 100, Pg. 110

Unit 18 of  
The Ramble Biltmore Forest, Block Z  
Recorded at P.B. 100, Pg. 110

Map of Topographic Survey For

Denise Collins Bernard

-Owners-  
D.B. 5710, Pg. 1007

Pin: 9646-70-2120-00000

Township	Buncombe County, NC
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ASSOCIATED LAND SURVEYORS

&amp; PLANNERS PC.

P.O. BOX 578 \* HORSE SHOE, NC 28742

(828) 890-3507 NC BUSINESS LICENSE NO. C-2774

11/1/2013	235	1	2013
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SCALE: 1 Inch = 20 Feet	DATE: December 19, 2018
DESIGN: G. 12, 123	DRAWN BY: JTD

1. Property is subject to all easements, restrictions and right of ways of record.
2. The locations of underground utilities are based on above-ground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered.
3. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate title search may disclose.
4. The certification of survey and plat was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the professional land surveyor.
5. All miscellaneous survey related materials, including but not limited to, project plans, deed and ROW research, maps, field notes and data, survey reports, record title report, calculations, working drawings, estimates, and other materials acquired and/or prepared by the surveyor as the basis of service shall remain the property of the surveyor and assigns.
6. This drawing is not valid unless the original signature and stamp are attached. Any reproduction or variance to this survey by electronic or any other means are not to be considered issued by the professional surveyor.
7. Contours are at 2' intervals.
8. Property is located in Zone X (Minimal Flood Risk) as per FRIS Map Panel 9646, Map # 3700964600U effective 1/6/2010.

Building Setbacks as per P.B. 100, Pg. 110:  
Front: 35'  
Side: 15'  
Rear: 20'

**Legend:**  
 EIP = Existing Iron Pipe  
 EIS = Existing Iron Stake  
 IPS = Iron Pipe Set  
 o = Unmarked Point, Unless Otherwise Noted  
 ROW/MON = Right of Way Monument  
 ROW = Right of Way  
 BSL = Building Setback Line  
 C/B = Catch Basin  
 CO = Clean Out  
 FH = Fire Hydrant  
 GV = Gas Valve  
 SSMH = Sanitary Sewer Manhole  
 T/Ped = Telephone Pedestal  
 WM = Water Meter  
 x = Fence