

**APPLICATION FOR
NORTHSIDE/PINE KNOLLS
SITE PLAN/ZONING
COMPLIANCE APPLICATION**



**TOWN OF CHAPEL HILL
Planning Department**
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9788-064-861

Date: 3-26-20

Section A: Project Information

Construction adding 250 square feet or more of floor area and any demolition project.

Property Address: 208 Sunset Drive

Zoning District: R-3 CD-1 Northside (CD-1) Pine Knolls (CD-4)

Project Description: Build single story, 4 bedroom, affordable single family home

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)

Name: Habitat for Humanity of Orange County, NC INC

Address: 88 Vilcom Center Dr. Suite L110

City: Chapel Hill State: NC Zip Code: 27514

Phone: 919-697-1899 Email: rturlington@orangehabitat.org

The undersigned applicant hereby certifies that, to the best of his/her knowledge and belief, all information supplied with this application is true and accurate.

Signature: [Signature] Date: _____

Owner/Contract Purchaser Information

Owner **Contract Purchaser**

Name: Same as applicant

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

The undersigned property owner(s) or contract purchaser(s) hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate authorize(s) the filing of this application, and authorize(s) on-site review by authorized staff. **I hereby acknowledge receipt of information concerning occupancy limits, as defined by the Land Use Management Ordinance for dwelling units, single family, two family, and two-family-duplex.**

Signature: [Signature] Date: 3-26-20



Section C: Land Area

Date lot was originally created		2019	
Net Land Area (NLA): Area within zoning lot boundaries		NLA=	7282.7 sq. ft.
Choose one, or both, of the following (a or b,) not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	728.3 sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	8011.0 sq. ft.

Section D: Special Protection Areas Land Disturbance and Impervious Area

Special Protection Areas: (check all those that apply)

- Jordan Buffer Resource Conservation District 100 Year Floodplain Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading)	4542
Area of Land Disturbance within RCD	
Area of Land Disturbance within Jordan Buffer	

Impervious Area	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)	0	0	2397	2397
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %	0	0	29.92%	29.92%
If located in Watershed Protection District, % of impervious surface on 7/1/1993				

Section E: Dimensions

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street	24'	0	31.8'
	Interior (neighboring property lines)	8'	0	8.6' > 41.1'
	Solar (northern property line)	11'	0	12.4'
Height (maximum)	Primary maximum - 20' Secondary is	26'	0	20.4'
Front Yard Parking		≤ 4	0	2



SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
 Planning Department

Floor Area (in square footage)	Maximum Allowed	Existing	Demolition	Proposed	Total
Total floor area on zoning lot	1750				1256
Garage building area	-	-	-	-	n/a
Floor area on each side of duplex	-	-	-	-	n/a
Floor area of accessory apartment	-	-	-	-	n/a

Check all that apply

Water	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Other
Sewer	<input checked="" type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Other
Electrical	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground	
Telephone	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> Above Ground	
Solid Waste	<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Private	

Submittal Requirements

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department at (919)968-2728 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

1. **Application fee** (Refer to fee schedule) Please note that the RCD fee is higher *Waived*
2. **Recorded plat or deed verifying property current ownership** *BK 6638 PG 1612-1613*
3. **Public Water/Sewer Confirmation** – from OWASA or Orange County Health Department approval
4. **Recorded Plat of easements, right-of-way, and dedications**, if applicable
5. **Building Elevation** (label building height from top of roof to mean natural grade line)
6. **Statement of Compliance with Design Guidelines** (attached) – Written response to each point in guidelines
7. **Floor Plan** – compliance with bedroom/bathroom ratio
8. **Front Yard Parking** – compliance with allowable percentage
9. **Digital Files** – provide digital files of all plans and documents (file size limited to 10 MG)
10. **Mailing List of Property Owners**, (electronic copy) – increase in floor area or garage proposed
11. **Number of addresses on mailing list** *246* **Mailing fee**
12. **RCD, Jordan Buffer, Floodplains, & Wetland determination** - please contact Planning Department at (919) 968-2728
13. **Resource Conservation District Encroachment Exemption** or Variance (determined by Planning)
14. **Jordan Buffer Notice of Exemption**, Authorization Certificate or Mitigation Plan Approval (determined by Planning)
15. **Erosion Control Permit** (Orange County, or State only if land disturbance greater than 20,000 sq ft)
16. **Statement of Compliance with Comprehensive Plan** – 12 themes
17. **Digital photos of site and surrounding properties**
18. **Reduced Site Plan Set** (reduced to 8.5"x11")



Existing Conditions Plan

- a) Location of all existing structures and setbacks
- b) Property lines and right-of-way lines
- c) Location of Resource Conservation District (RCD), Jordan Buffer, Floodplain, and Wetlands
- d) Stream determination, if not done within past 5 years

Detailed Site Plan (5 copies)

- a) Existing and proposed structures, driveways, sidewalks, impervious surface, and stormwater
- b) Indicate location of water, sewer, electric, cable, telephone, and gas lines
- c) Area of land disturbance (include grading, construction, staging, utility lines, access areas, and stormwater facilities)
- d) Proposed utility lines, fences
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.

Steep Slope Plan (classifying slopes 0-10%, 10-15%, 15-25%, 25% and greater if lot created after 1/27/03)

Landscape Protection Plan (3 copies) for lots with greater than 5,000 square feet of land disturbance

- a) Tree survey (trees greater than 18" diameter at 4 feet in height)
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Proposed tree protection/silt fence location
- e) Pre-construction/demolition conference notes
- f) Existing and proposed tree canopy calculations, if applicable

Land Disturbance within the Resource Conservation District (or Encroachment Exemption approval)

- a) Utilities Plan;
- b) Grading Plan showing existing and final contours;
- c) Sedimentation and Erosion Control Plan;
- d) Stormwater Management Plan;
- e) Soils Analysis;
- f) Plan view including topography of the site; location of streams, watercourses, stormwater runoff channels; floodway and floodplain; existing or proposed storm and sanitary sewers and sewer outfalls; septic tanks systems; existing and proposed structures; the 100-year flood and RCD elevations and limits; and existing and proposed tree lines;
- g) Profile view including elevations of the watercourse beds; waterway openings of existing and proposed culverts and bridges within or near the site; size and elevation of existing or proposed sewer and drain outlets; 100-year water surface elevations and limits; and elevations of the RCD;
- h) Description of existing vegetation, including significant trees and shrubs; and a landscape plan;
- i) Description of wildlife habitats;
- j) Description of proposed storage of materials and of waste disposal facilities;
- k) Certificate from a registered professional engineer or architect with respect to floodproofing;
- l) Copies of notifications to and responses by adjacent communities, the North Carolina Department of Crime Control, and Public Safety, and the Federal Emergency Management Agency, regarding any proposed alteration or relocation of a riverine watercourse;
- m) The increase in elevation of the 100-year flood upstream from the development, velocity changes and rate of rise changes, runoff, water quality change, sediment deposit rate changes, and duration of flood;
- n) A list of owners of properties located within five hundred (500) feet of the subject property boundaries with the full name and address of each property owner, with stamped, pre-addressed mailing



envelopes for each owner on the mailing list.

For lots created prior to January 27, 2003 and greater than 5,000 square feet of land disturbance, the stormwater plans must control for stormwater rate and quality. For lots created after January 27, 2003, with any amount of land disturbance, the plan must control for stormwater rate, quality, and volume.

Stormwater Management Plan (2 copies)

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) Proposed drainage and stormwater conditions
- d) Drainage conveyance system (piping)
- e) Roof drains
- f) Easements
- g) BMP plans, dimensions, details, and cross-sections
- h) Planting and stabilization plans and specifications

Stormwater Management Report (2 copies)

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Impervious surface area
- d) Ground cover
- e) Soil Information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Drainage areas and sub-areas delineated
- l) Backwater elevations and effects on existing drainage conveyance facilities
- m) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- n) Water quality volume calculations
- o) RCD delineation and boundary (perennial & intermittent streams, post-development with mitigation)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Peak discharge calculations and rates (1, 2, and 25-year storms)
- r) Volume calculations and documentation of retention for 2-year storm
- s) 85% TTS for post-development stormwater run-off
- t) Nutrient loading calculations
- u) BMP sizing calculations
- v) Pipe sizing calculations and schedule (including HGL & EGL calculations and profiles)



Northside/Pine Knolls Neighborhood Conservation District Regulations

Regulation	Northside	Pine Knolls	Notes
Maximum secondary building height (single-family residential)	26 feet	26 feet	
Maximum size for single-family dwelling	1,750 square feet	1,750 square feet	Variance may be requested for up to 2,250 square feet per Section 4.12.2(b) of Land Use Management Ordinance
Maximum floor area ratio for single-family dwelling (or single-family with accessory apartment)	.20	.25	
Maximum number of parked vehicles per property	4	4	Site Plan Approval for an exception to be reviewed by the Planning Board for up to 6 vehicles for duplex and triplex units
Zoning Compliance Permit Notification	Required for increase in floor area or garage	Required for increase in floor area or garage	two-week waiting period to allow for resident comments to the applicant
Accessory Dwellings	Not Permitted	Not Permitted	
Flag Lots	Not Permitted	Not Permitted	
Rooming Houses	Not Permitted	Not Permitted	
Duplexes and Triplexes	Permitted*	Permitted*	*only projects with 100% affordability
Planning Board Review	250 square feet	250 square feet	Demolition and projects adding 250 or more square feet of floor area to a zoning lot
Community Design Commission Review	600 square feet	600 square feet	Projects adding 600 or more square feet of floor area to a zoning lot

JB
7123

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$66.00

Parcel Identifier No. 9788-06-4861 Verified by VR County on the ___ day of _____, 2019

This instrument was prepared by: BAGWELL HOLT SMITH P.A.

Grantee's address (return to): 88 Vilcom Center Drive, Suite L110, Chapel Hill, NC 27514

THIS DEED is made this 13th day of December, 2019, by and between

GRANTOR	GRANTEE
<p>SELF-HELP VENTURES FUND, a North Carolina non-profit corporation</p>	<p>HABITAT FOR HUMANITY, ORANGE COUNTY, N.C., INC. a North Carolina non-profit corporation</p> <p><u>Property Address:</u> 208 Sunset Drive Chapel Hill, NC 27516</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Orange County, North Carolina and more particularly described as follows:

BEING all of Lot 13-B, according to the plat and survey entitled, "Minor Subdivision P/O Lot 13, R.M. Turner", filed of record in Plat Book 121, Page 2, Orange County Registry, to which plat reference is hereby made for a more particular description of same.

PIN: 9788-06-4861

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

SELF-HELP VENTURES FUND
a North Carolina non-profit corporation

Address: 301 West Main Street
Durham, NC 27701

By: [Signature]
Name: Brika Eklund
Title: VP

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein _____ includes X does not include (initial one) the primary residence of one or more of the Grantors. Grantor's address is provided above.

Durham County, North Carolina

I, a Notary Public for Orange County, North Carolina, certify that Brika Eklund personally came before me this day and acknowledged that s/he is Vice President of **SELF-HELP VENTURES FUND**, a North Carolina non-profit corporation, and that s/he, as Vice President, being authorized to do so, executed the foregoing on behalf of the corporation.

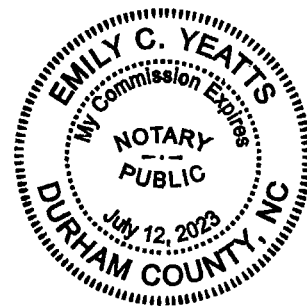
Witness my hand and official seal, this the 13th day of December, 2019.

[Signature]

Emily C. Yeatts, Notary Public

My commission expires: July 12, 2023

(Official Seal)



Notes

- This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.
- This property is subject to all easements, buffers and restrictions shown hereon and all others of record not shown hereon.
- This property is not in any Special Flood Hazard Area or Future Conditions Flood Hazard Areas, as shown on FIRM Panel 9788 Map Number: 3710978800K Panel Effective Date: 11/17/2017.
- The purpose of this plot is the subdivision of an existing parcel of land into two lots.
- This property is in the Northside Neighborhood Conservation District CD-1.
- This property is in Town of Chapel Hill Zoning District R-3.

Dimensional Standards for Zoning District R-3
(per ToCH LUMO Table 3.8.1: Dimensional Matrix)

- Minimum Frontage: 40 feet
- Minimum Lot Width: 50 feet
- Maximum Allowable Impervious Surface: 50%
- Minimum Lot Size: 5,500 S.F.
- Maximum Density: 7 du/ac
- Maximum FAR (Floor Area Ratio) for Northside NCD: 0.2
- Maximum Size for Single-Family Dwelling (or Single-Family with Accessory Apartment) for Northside NCD: 1,750 square feet

Zoning District R-3 Building Setbacks (min. feet)

- Street Setback 24'
- Interior Setback 8'
- Solar Setback 11'

Lot 13-A Data Table

IMPERVIOUS SURFACE
Maximum Allowable Impervious Surface
.50 x 8,768.2 S.F. (G.L.A.) = 4,384 S.F.

Existing Impervious Surface
House: 1,472 S.F.
Porch & steps: 360
Gravel drive: 213

Total Existing Impervious Surface: 2,045 S.F.

FLOOR AREA RATIO (FAR)
Floor Area of Existing House = 1,472 S.F.
Existing Floor Area Ratio = .17
(1,472 S.F. / 8,768.2 S.F.)

Total Lot Area
N.L.A. = 15,253.9 S.F. (0.350 Acres)
G.L.A. = 16,779.3 S.F. (0.385 Acres)

I, THE UNDERSIGNED, BEING A REPRESENTATIVE OF SELF-HELP VENTURES FUND (A NORTH CAROLINA CORPORATION) WHOM IS THE OWNER OF ALL AFFECTED PARCELS OF LAND SHOWN ON THIS PLAT, AND ACTING IN ITS BEST INTEREST, AM AWARE OF, AND AGREE TO THE SUBDIVISION AS SHOWN.

Rf Ce 10/22/2019 DATE

NORTH CAROLINA COUNTY OF Durham
SHELIA K. ROBINSON, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED.
Pandy Chambers Self Help
Shelia K Robinson
DATE: 10/22/19 NOTARY PUBLIC My Commission Expires: 12/15/24



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6423, PAGE 20); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS A MAXIMUM OF 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

- FURTHER CERTIFY:**
- THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - ANY ONE OF THE FOLLOWING:
 - THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
 - THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A WATERCOURSE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE;
 - THAT THE SURVEY IS A CONTROL SURVEY; OR
 - THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 47-5.
 - THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;
 - THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 16TH DAY OF OCTOBER, 2019.

Stephen M. Hallstrom
STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083



Part: 9788-06-3797
new 13A: 9788-06-4867
new 13B: 9788-06-4861 KPC

Minor Subdivision
P/O Lot 13, R.M. Turner
PROPERTY OF
Self-Help Ventures Fund

Property Address: 208 SUNSET DRIVE
Legal Description: P/O LOT 13, R.M. TURNER P A/41
PIN Reference: 9788-06-3797
Deed Reference: 6423-20
Plat Reference: A-41

OWNER'S ADDRESS
SELF-HELP VENTURES FUND
301 W. MAIN ST.
DURHAM, NC 27701

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

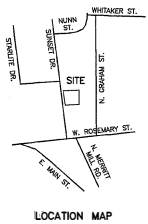
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Rev. Oct. 16, 2019
Rev. Sept. 23, 2019
Rev. Sept. 9, 2019
March 26, 2019

KG 10/21/19

Molly Kemp

Doc No: 20200558
2020/10/16 04:45:01 PM
Page 1 of 1
Fee Amt: \$21.00
Orange County, North Carolina
Mark Chilton, Register of Deeds
BK 121 PG 2-2 (1)

D.B. 6423-20



- LEGEND**
- DIR ○ EXISTING IRON ROD
 - EP ○ EXISTING IRON PIPE
 - FG ABOVE GRADE
 - BG BELOW GRADE
 - UP ○ UTILITY POLE
 - SSMH ○ SANITARY SEWER MANHOLE
 - CONC CONCRETE
 - OH "OVERHANG" OR "OVERHEAD"
 - OHU OVERHEAD UTILITY
 - WATER METER

TOWN MANAGER ENDORSEMENT
PROVIDED THAT THE PLAT IS RECORDED WITHIN 30 DAYS OF FINAL APPROVAL: APPROVED BY THE TOWN MANAGER

Flora Trilling Deputy
BY: Town Manager DATE: 10-21-2019

STATE OF NORTH CAROLINA COUNTY OF ORANGE
Kimberly Cecil
REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

Kimberly Cecil
REVIEW OFFICER
ORANGE COUNTY LAND RECORDS/GIS
DATE OF CERTIFICATION: 10/22/19

mailing address: P.O. BOX 188, CARRBORO, NC 27510
office address: 1777 FORDHAM BLVD. SUITE 104
CHAPEL HILL, NC 27514
phone: 919-929-8090
website: www.freeholdlandsurveys.com

FREEHOLD LAND SURVEYS, INC. C-165

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

J1105

Graham Smokoski

From: Joe Leo <jleo@owasa.org>
Sent: Friday, July 26, 2019 8:45 AM
To: Graham Smokoski
Subject: RE: Utility Clearance for Proposed Minor Subdivision of 208 Sunset Drive

Graham,

The proposed minor subdivision shown on the preliminary plat prepared by Freehold Land Surveys, Inc. dated March 26, 2019 for the referenced lot will meet OWASA water and sewer connection policy.

Let me know if you need anything else at this time.

Joe Leo
Engineering Technician
Orange Water and Sewer Authority
Systems Development
919-537-4242

From: Graham Smokoski <Graham.Smokoski@self-help.org>
Sent: Thursday, July 25, 2019 2:47 PM
To: Joe Leo <jleo@owasa.org>
Subject: Utility Clearance for Proposed Minor Subdivision of 208 Sunset Drive

[EXTERNAL]

Good afternoon, Mr. Leo.

I left you a voicemail earlier this afternoon, but I wanted to follow up by email as well. I am preparing a minor subdivision application for submission to the Town of Chapel Hill. As shown in the attached draft plat, we intend to create two single-family residential lots from the existing residential lot located at 208 Sunset Drive.

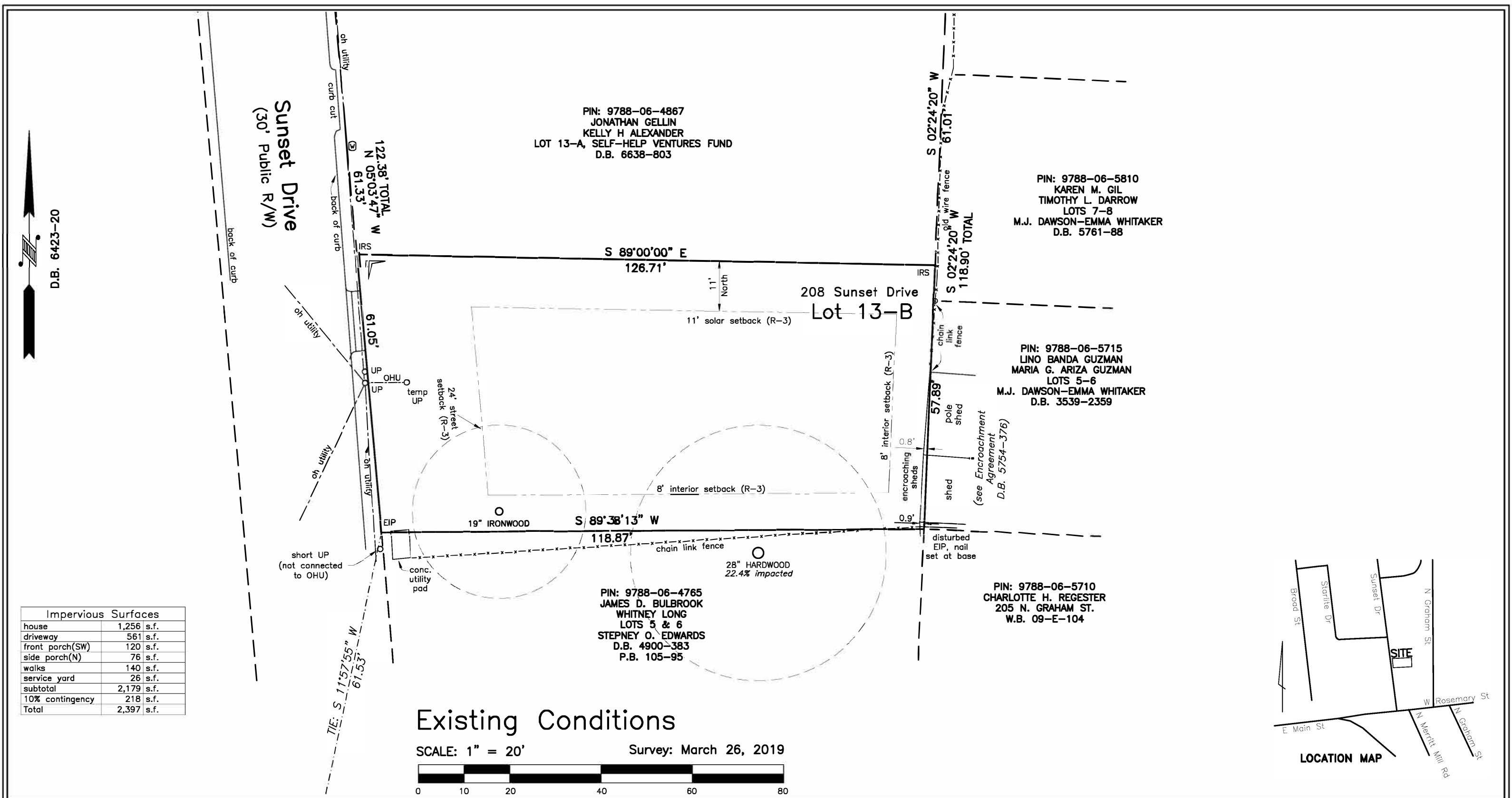
Is there anything else you need to be able to confirm that OWASA would provide service to the newly created lot?

Thanks,

Graham Smokoski
Real Estate Financial Analyst
Self-Help Real Estate Team
301 W Main St | Durham, NC 27701
919.956.4614 | Graham.Smokoski@self-help.org

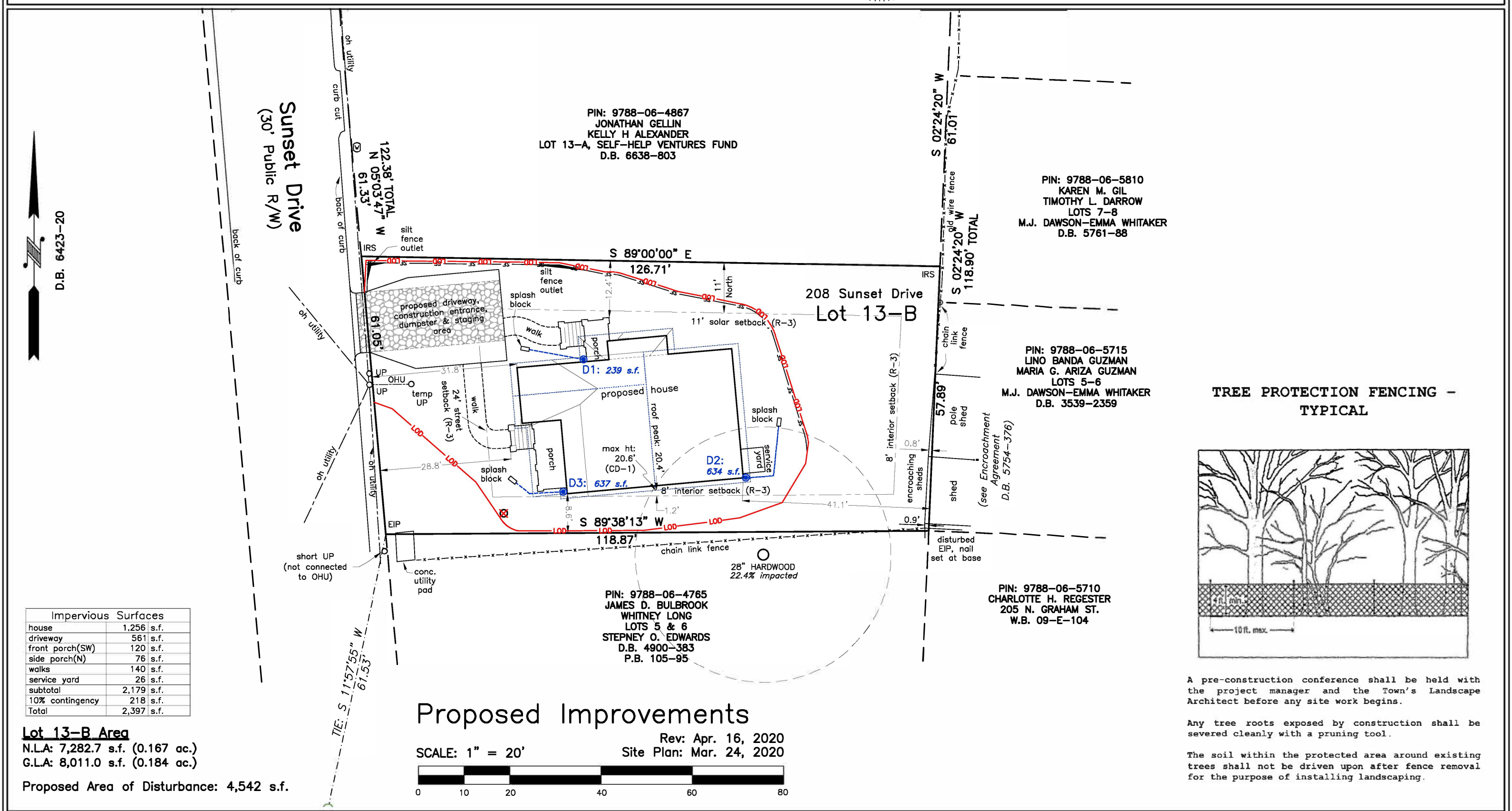


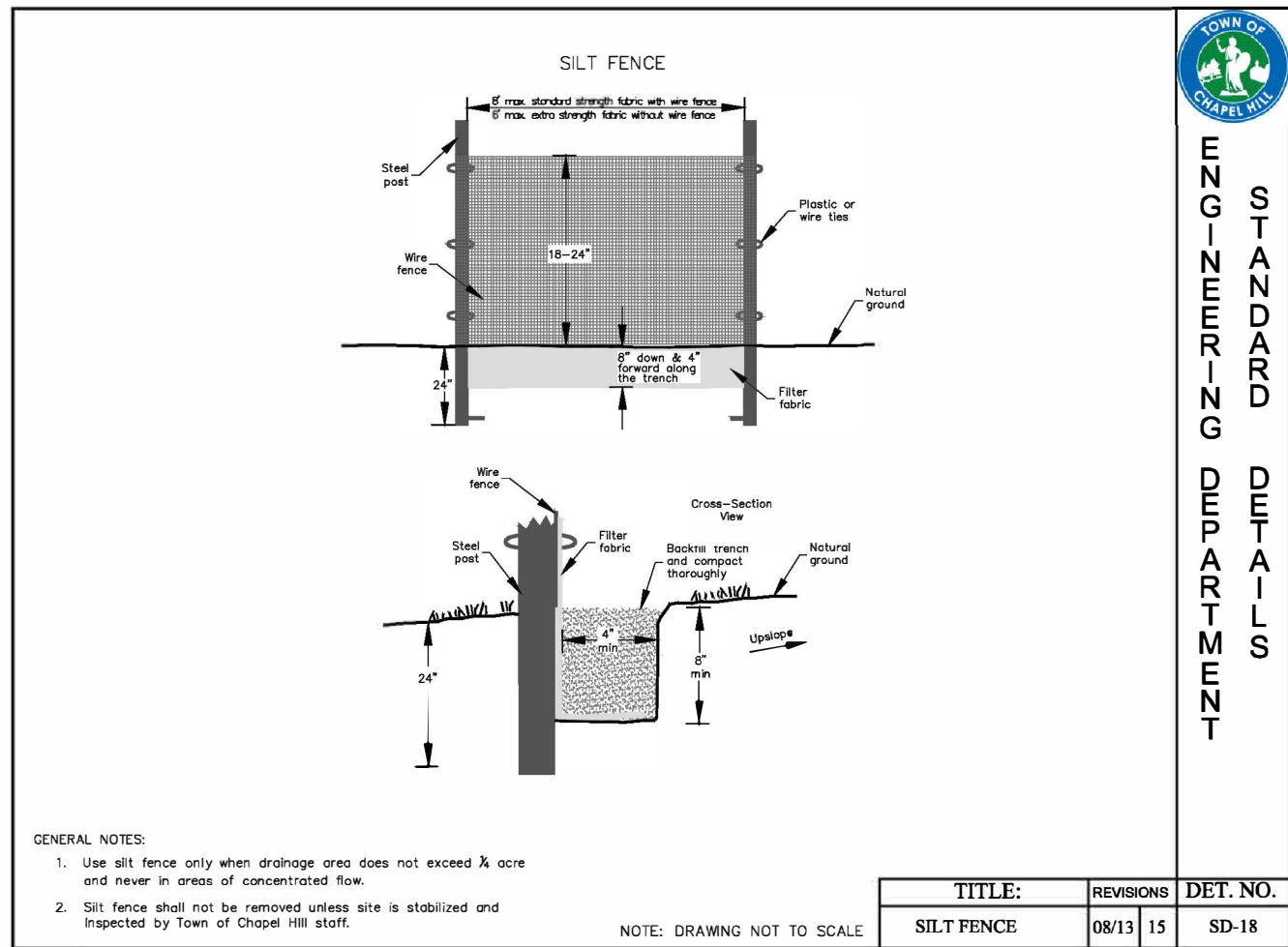
NOTICE: In accordance with the North Carolina general statutes, chapter 132, this email address is subject to North Carolina public records law. As such, please note that all inbound and outbound messages are subject to requests for review and may be disclosed to third parties.



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6638, PAGE 1612); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000 OR BETTER; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 16th DAY OF APRIL, 2020.

STEPHEN M. HALLSTROM
 LAND SURVEYOR
 L-5088



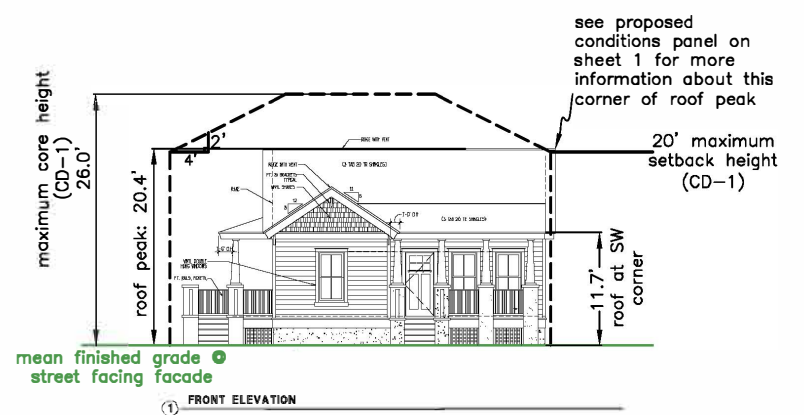
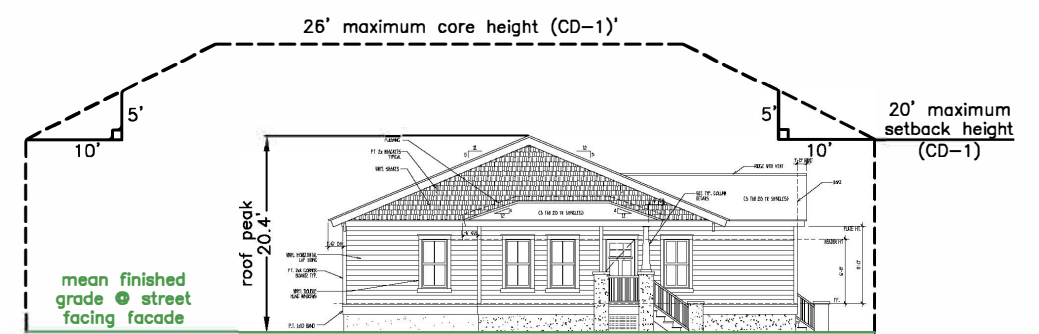


TOWN OF CHAPEL HILL
ENGINEERING DEPARTMENT
STANDARD DETAILS

GENERAL NOTES:
 1. Use silt fence only when drainage area does not exceed 1/4 acre and never in areas of concentrated flow.
 2. Silt fence shall not be removed unless site is stabilized and inspected by Town of Chapel Hill staff.

TITLE:	REVISIONS	DET. NO.
SILT FENCE	08/13 15	SD-18

NOTE: DRAWING NOT TO SCALE

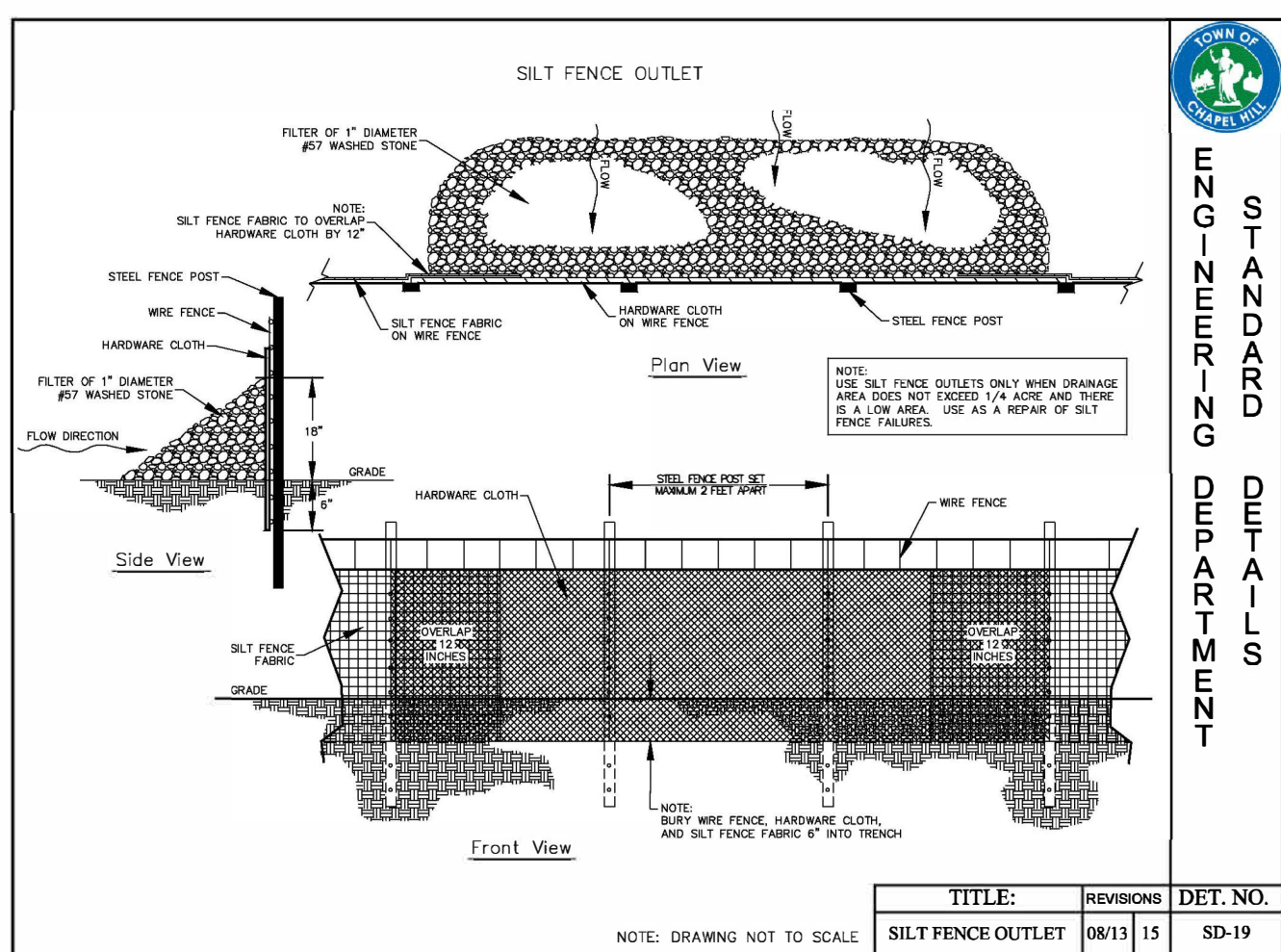
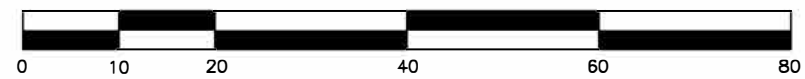


contractor assumes responsibility for ensuring that mean finished grade is consistent with that shown on this site plan.

building elevations shown hereon are as drawn in plans titled "Habitat - 4 Bedroom" by Allison Ramsey Architects. Plan Date 2/28/2020

Building Elevations

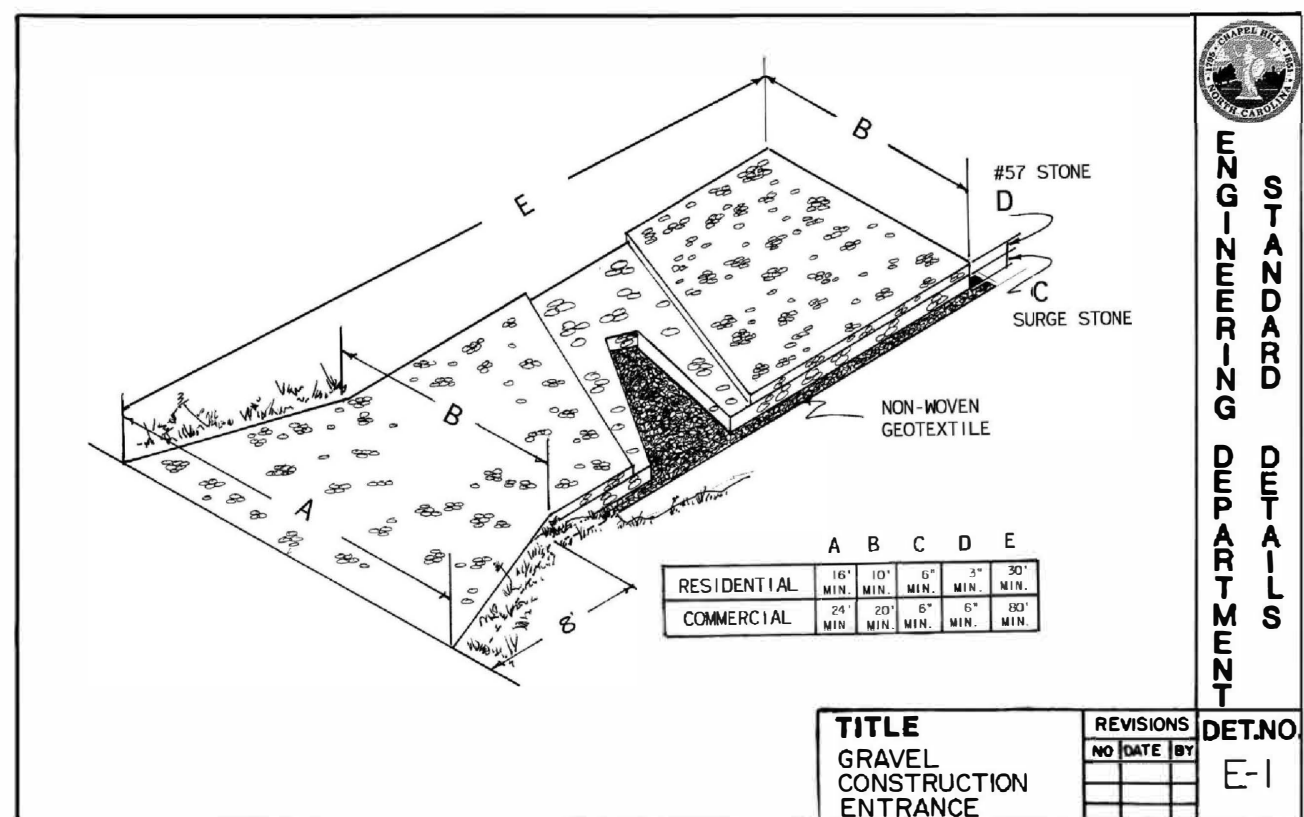
SCALE: 1" = 20'
 Rev: Apr. 16, 2020
 Site Plan: Mar. 24, 2020



TOWN OF CHAPEL HILL
ENGINEERING DEPARTMENT
STANDARD DETAILS

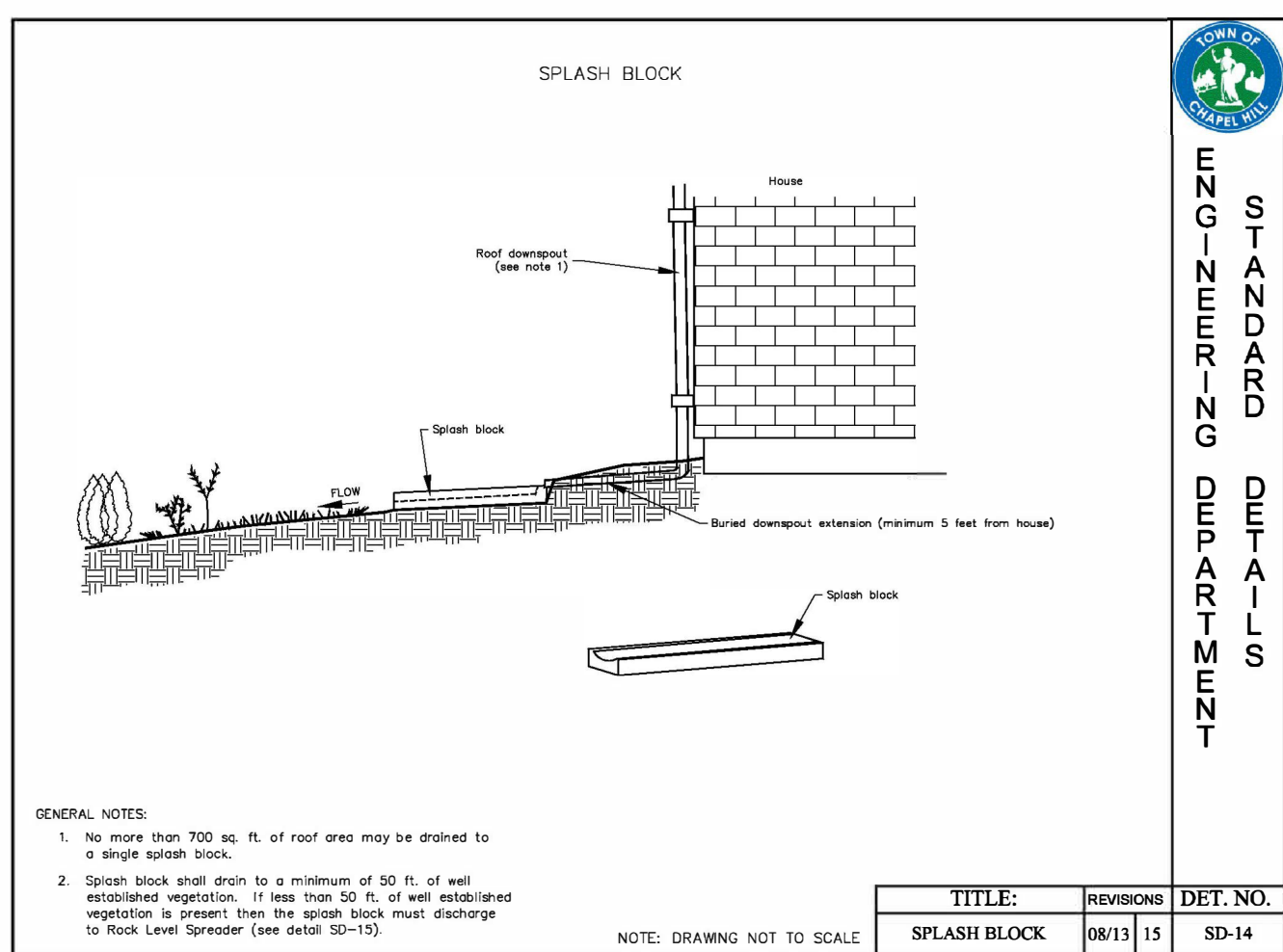
TITLE:	REVISIONS	DET. NO.
SILT FENCE OUTLET	08/13 15	SD-19

NOTE: DRAWING NOT TO SCALE



TOWN OF CHAPEL HILL
ENGINEERING DEPARTMENT
STANDARD DETAILS

TITLE	REVISIONS	DET. NO.
GRAVEL CONSTRUCTION ENTRANCE	NO DATE BY	E-1

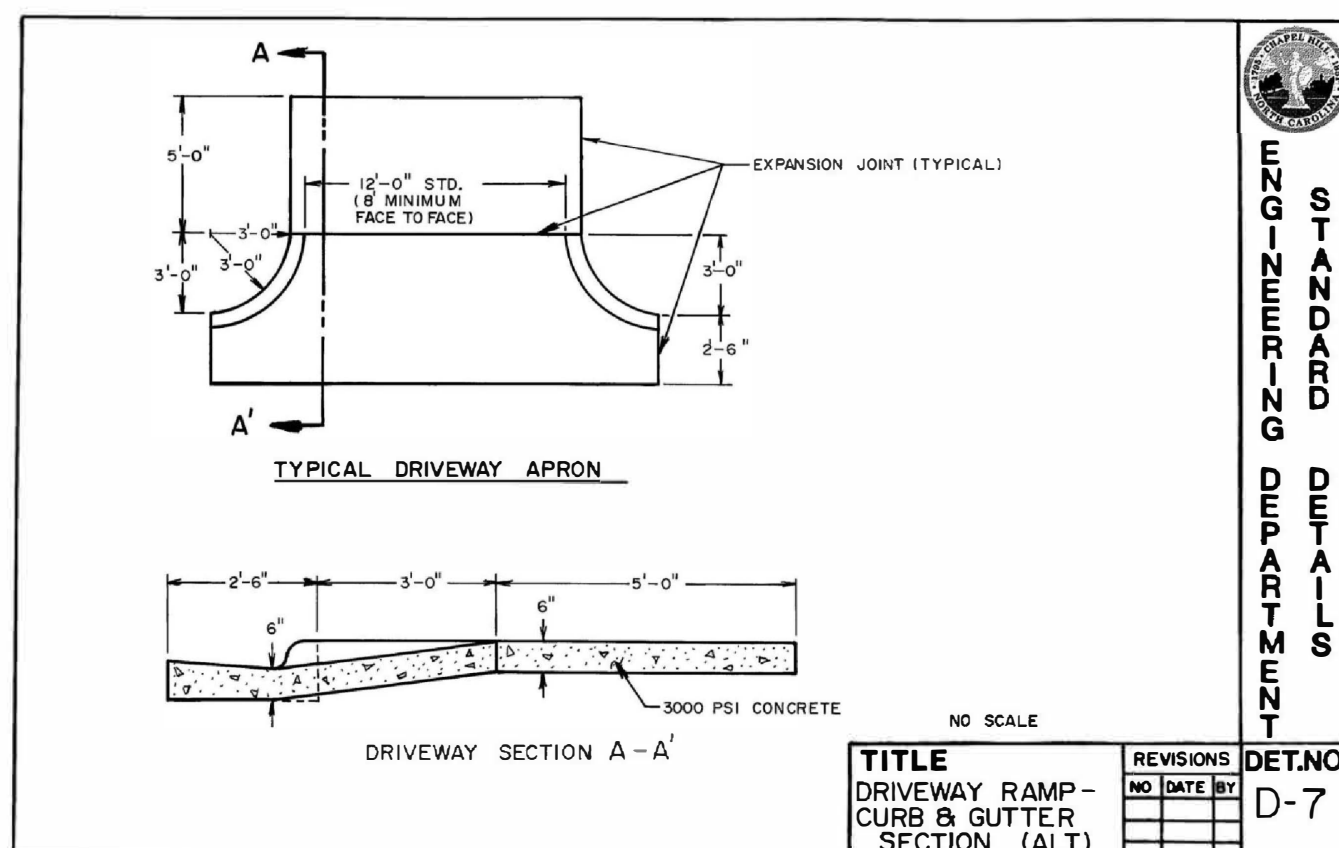


TOWN OF CHAPEL HILL
ENGINEERING DEPARTMENT
STANDARD DETAILS

GENERAL NOTES:
 1. No more than 700 sq. ft. of roof area may be drained to a single splash block.
 2. Splash block shall drain to a minimum of 50 ft. of well established vegetation. If less than 50 ft. of well established vegetation is present then the splash block must discharge to Rock Level Spreader (see detail SD-15).

TITLE:	REVISIONS	DET. NO.
SPLASH BLOCK	08/13 15	SD-14

NOTE: DRAWING NOT TO SCALE



TOWN OF CHAPEL HILL
ENGINEERING DEPARTMENT
STANDARD DETAILS

TITLE	REVISIONS	DET. NO.
DRIVEWAY RAMP - CURB & GUTTER SECTION (ALT)	NO DATE BY	D-7

Site Plan

Sheet 2 of 2:
 Building Elevations & Standard Details

PROPERTY OF
 Habitat For Humanity Orange
 County NC, inc.

208 Sunset Drive
 Lot 13-B, Self Help Ventures Fund
 PIN: 9788-06-4861
 Chapel Hill Twp. Orange Co.
 North Carolina





88 Vilcom Center Drive, Suite L110
Chapel Hill, NC 27514
P (919) 932-7077, F (919) 932-7079
www.orangehabitat.org
info@orangehabitat.org

STATEMENT OF COMPLIANCE WITH DESIGN GUIDELINES

Northside Neighborhood Conservation District

Building Orientation

- Setbacks are consistent with neighboring structures.
- The building faces the street.

Site Design

- Landscaping adds to the visual appeal of the neighborhood through the addition of approved native plantings. Safety is enhanced by maintaining visibility at entrances and walkways.
- Lighting is provided at entrances in the form of a porch light and to the parking areas in the form of flood lights to improve safety.
- Sunset Drive lacks a sidewalk, but a walkway to the street/driveway will be provided.
- House has similar foot print to the house next door and will be oriented to the street at the same angle and distance as neighboring house.

Parking

- Parking is located at the front of the structure due to narrow lot width.
- Parking area for two cars per unit covers less than 40% maximum of the front yard.
- Parking does not obscure the front door.
- Concrete parking area is clearly distinguished from remainder of front yard.

Fencing

- No fencing is proposed.

Porches

- Front porch is completely covered, and the door of the side porch is covered. Front porch is 15'2" x 5'9".
- The porch materials and style match those of the building.

Design Details

- Windows are on all sides of the structure and are symmetrical and consistent in size.
- The front and side porches, as well as the front gable, form projections that break up the building mass.
- The scale and proportion of the building respects the character and scale of the neighborhood.

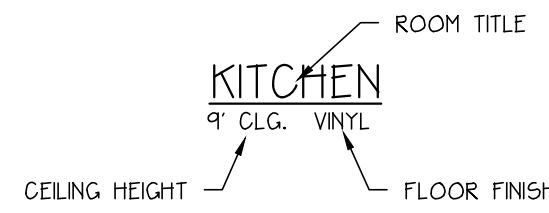
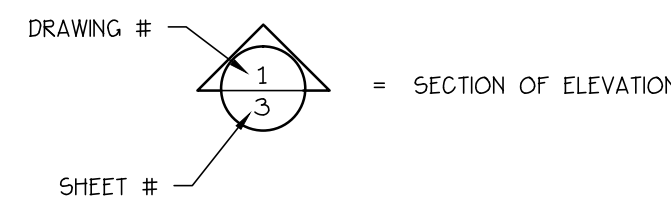


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- The gable roof on the main structure, the shed style roof on the front porch, and the hip roof on the side extension and porch all mimic traditional roof forms found in the neighborhood.


SYMBOLS + KEYS


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

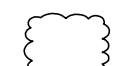


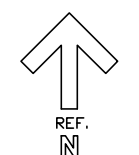
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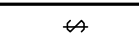
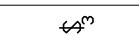
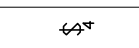
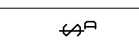

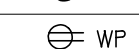
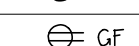
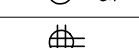


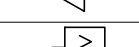
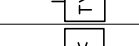
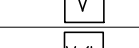

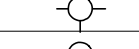
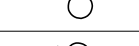
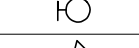



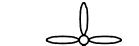
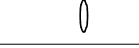
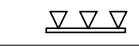


1 - DETAIL OR ELEVATION NUMBER

 14.00' = ELEVATION ABOVE SEA LEVEL

 = REVISION NUMBER

 = REVISION CLOUD

 = PLAN REFERENCE NORTH

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



CONCEPTUAL RENDERING

DRAWING INDEX

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

GENERAL INFO.

AREA CALCULATIONS
FIRST FLOOR HEATED = 1256 S.F.
COVERED PORCH = 106 S.F.

HABITAT - 4 BEDROOM

CITY OF ASHEVILLE, BUNCOMBE COUNTY, NORTH CAROLINA

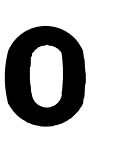
**HABITAT
- 4 BEDROOM**
CITY OF ASHEVILLE
BUNCOMBE COUNTY, NORTH CAROLINA

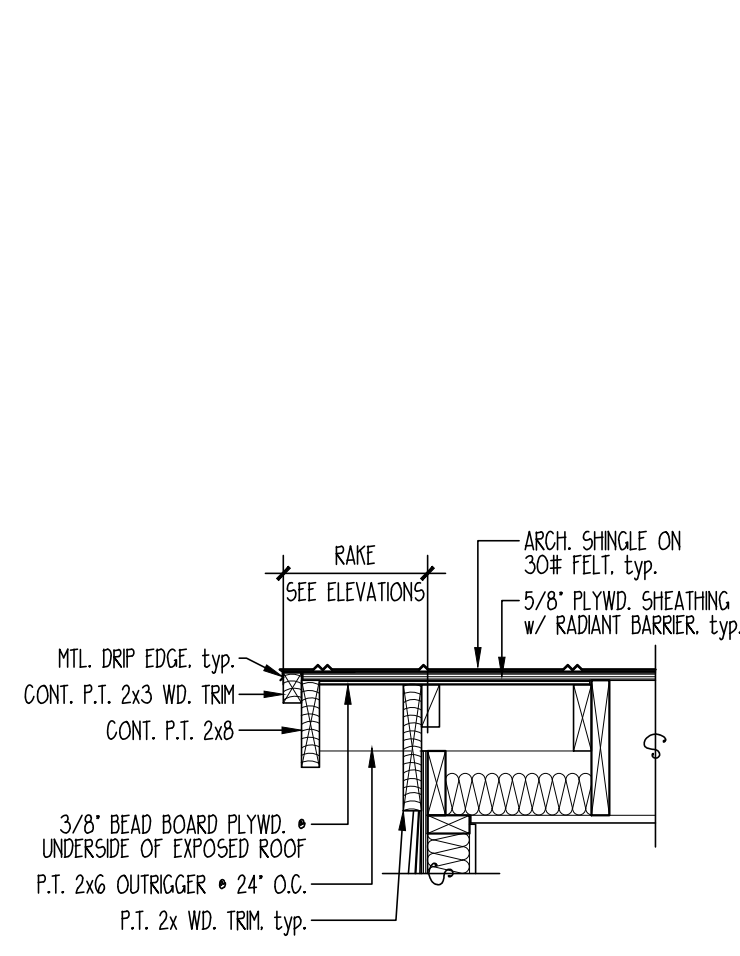
ALLISON RAMSEY
Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC 29902
(843) 786-0359
www.allisonramseyarchitect.com

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-CHECK ALL LOCAL ZONING AND REGULATIONS.
-CHECK ALL LOCAL UTILITIES AND REGULATIONS.
-CHECK ALL LOCAL INSURANCE AND REGULATIONS.
-CHECK ALL LOCAL TAXES AND REGULATIONS.
-CHECK ALL LOCAL FEES AND REGULATIONS.
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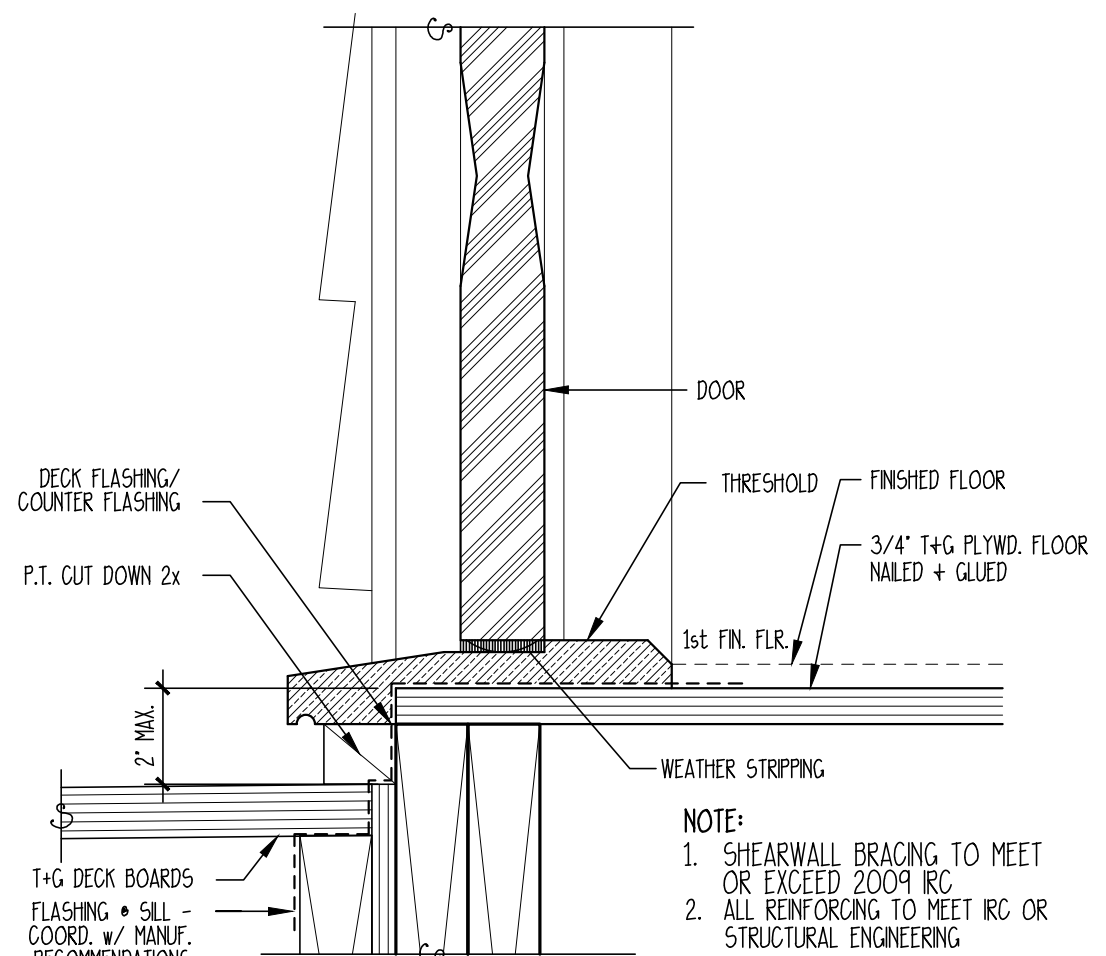
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DATE:	02/28/2020
JOB NO.:	05502
DRAWN BY:	JW
DWG. NAME:	20200228-05502.dwg

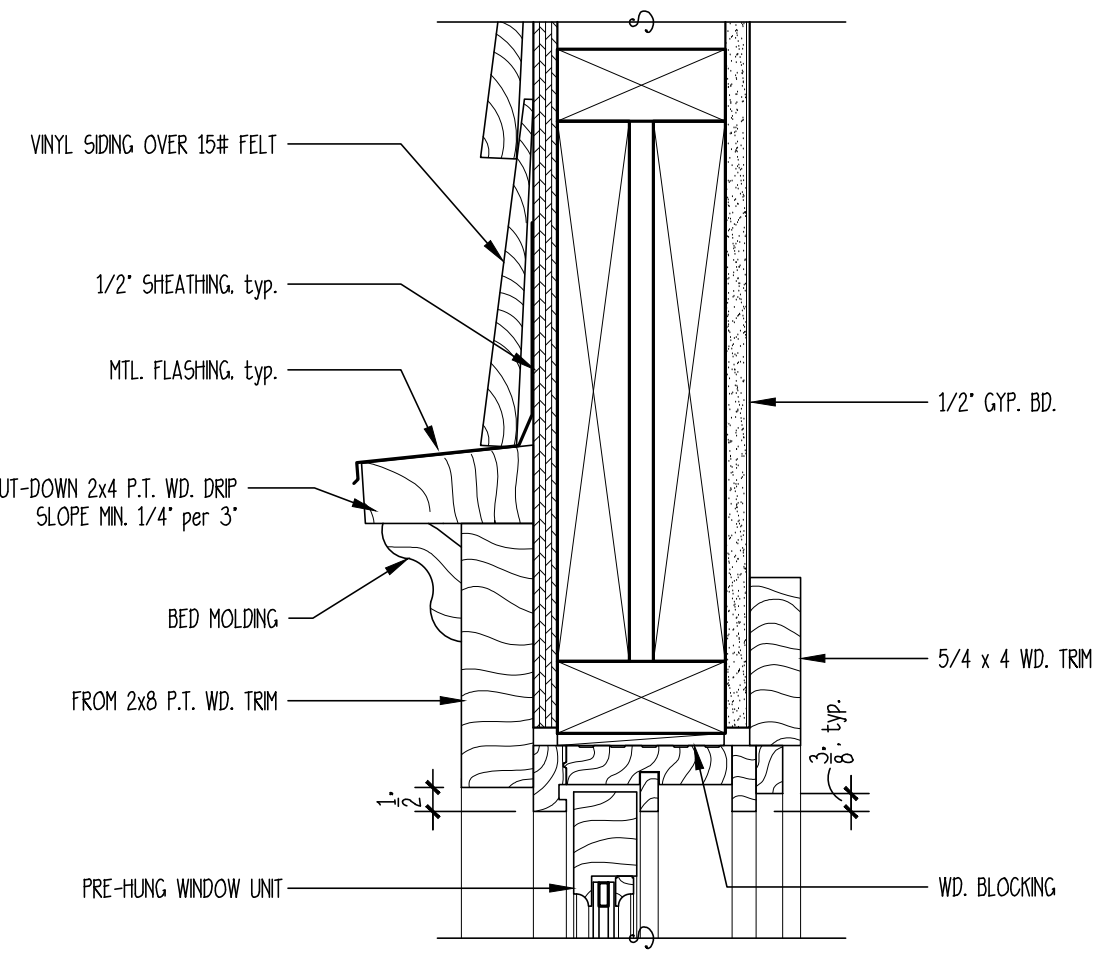




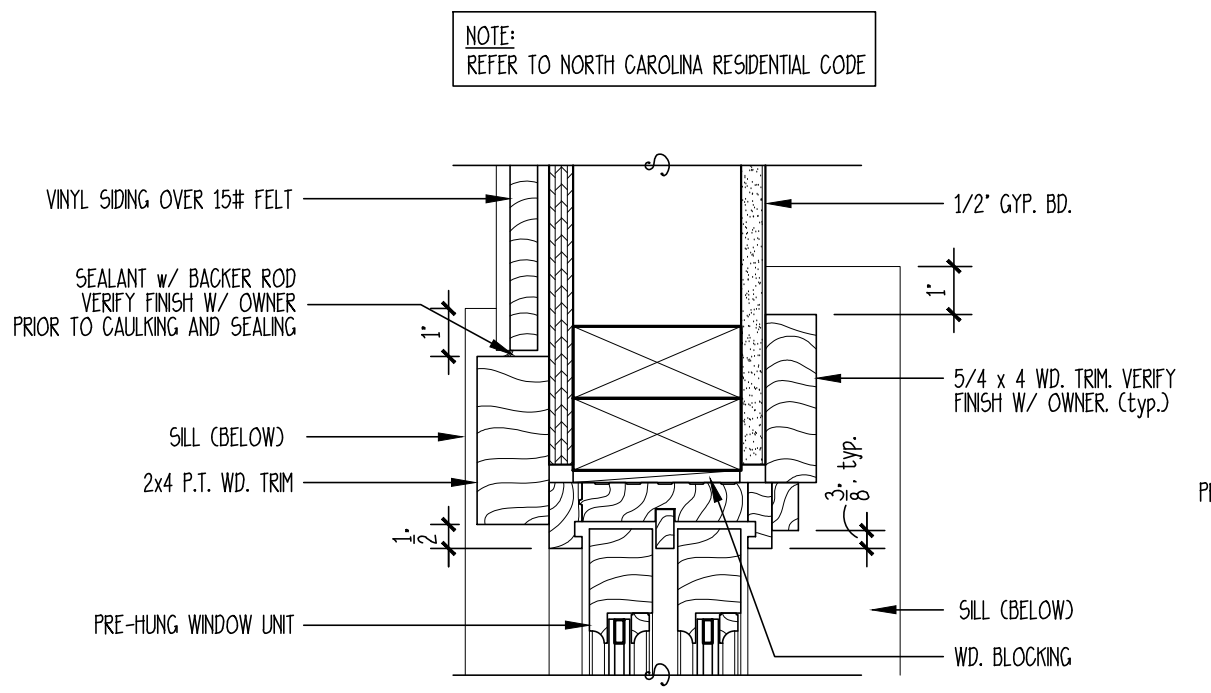
9 TYPICAL RAKE
SCALE: 3/4" = 1'-0"



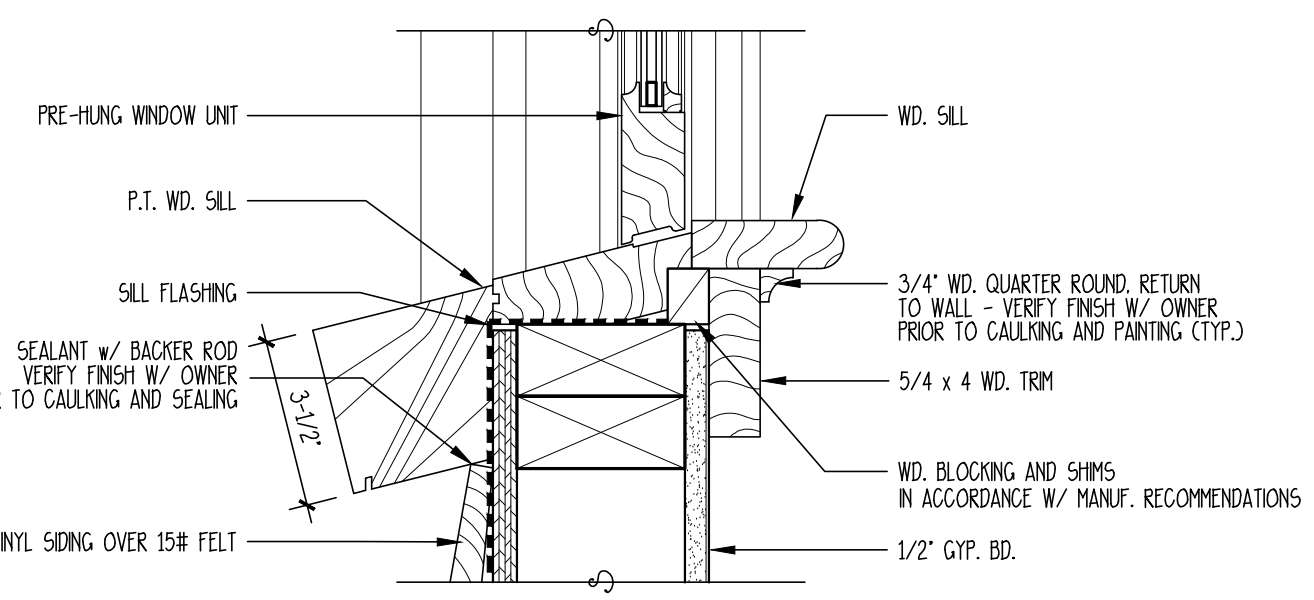
8 TYPICAL EXTERIOR DOOR SILL
SCALE: 3" = 1'-0"



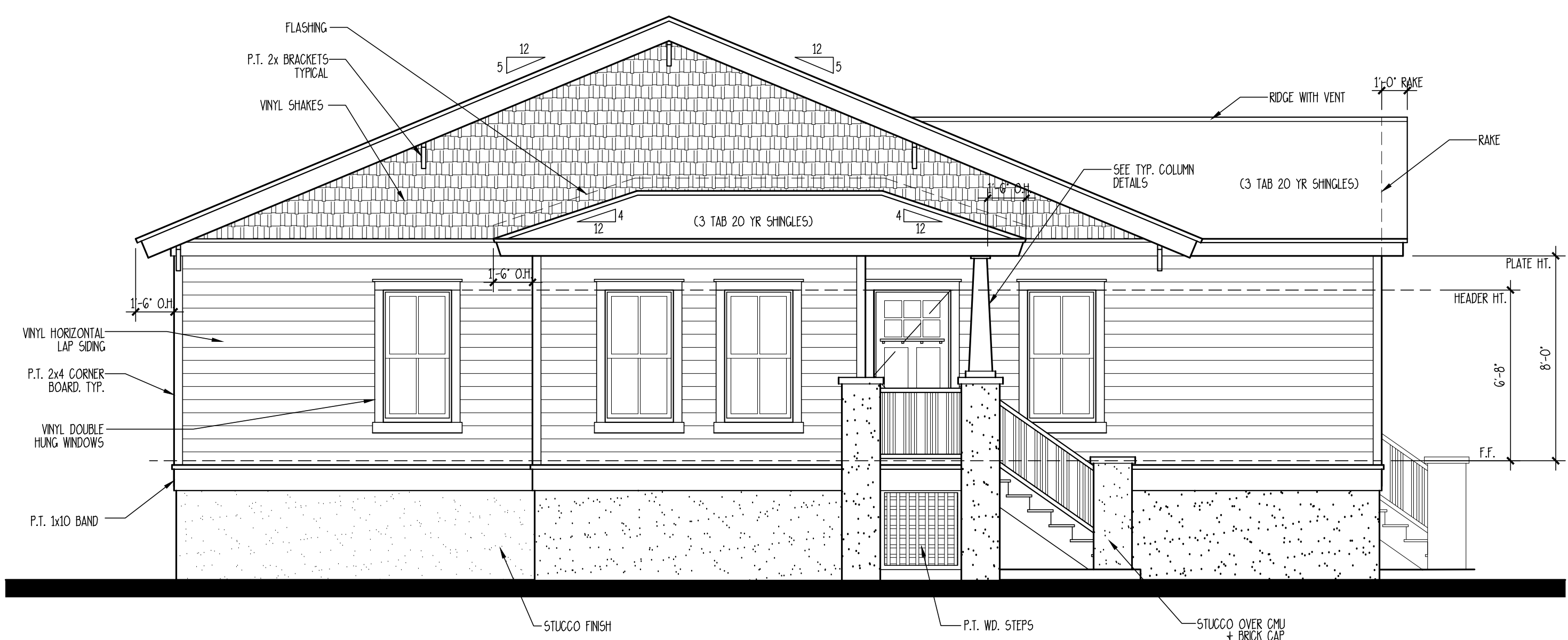
7 TYPICAL WINDOW HEAD
SCALE: 3" = 1'-0"



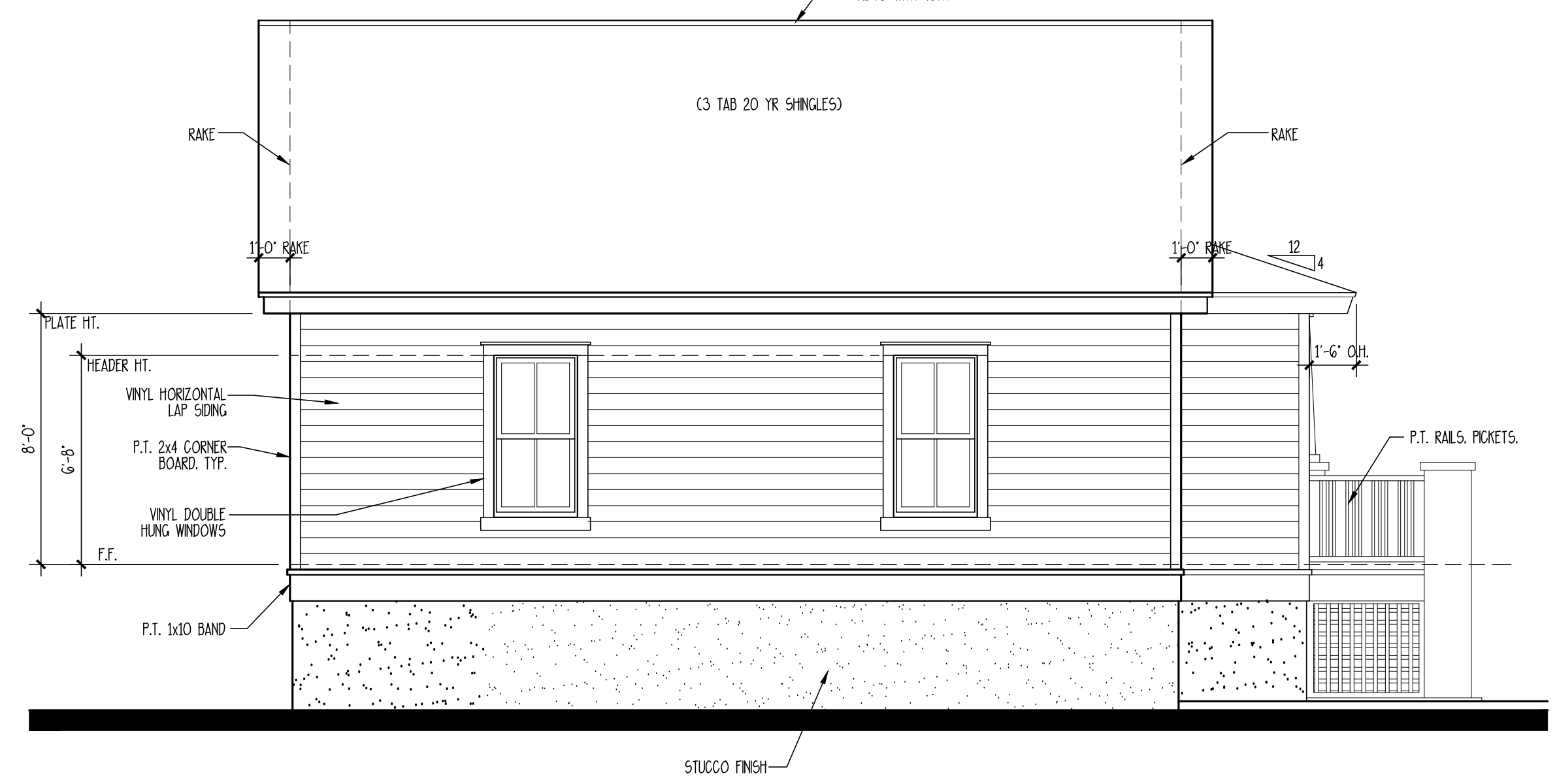
6 TYPICAL WINDOW JAMB
SCALE: 3" = 1'-0"



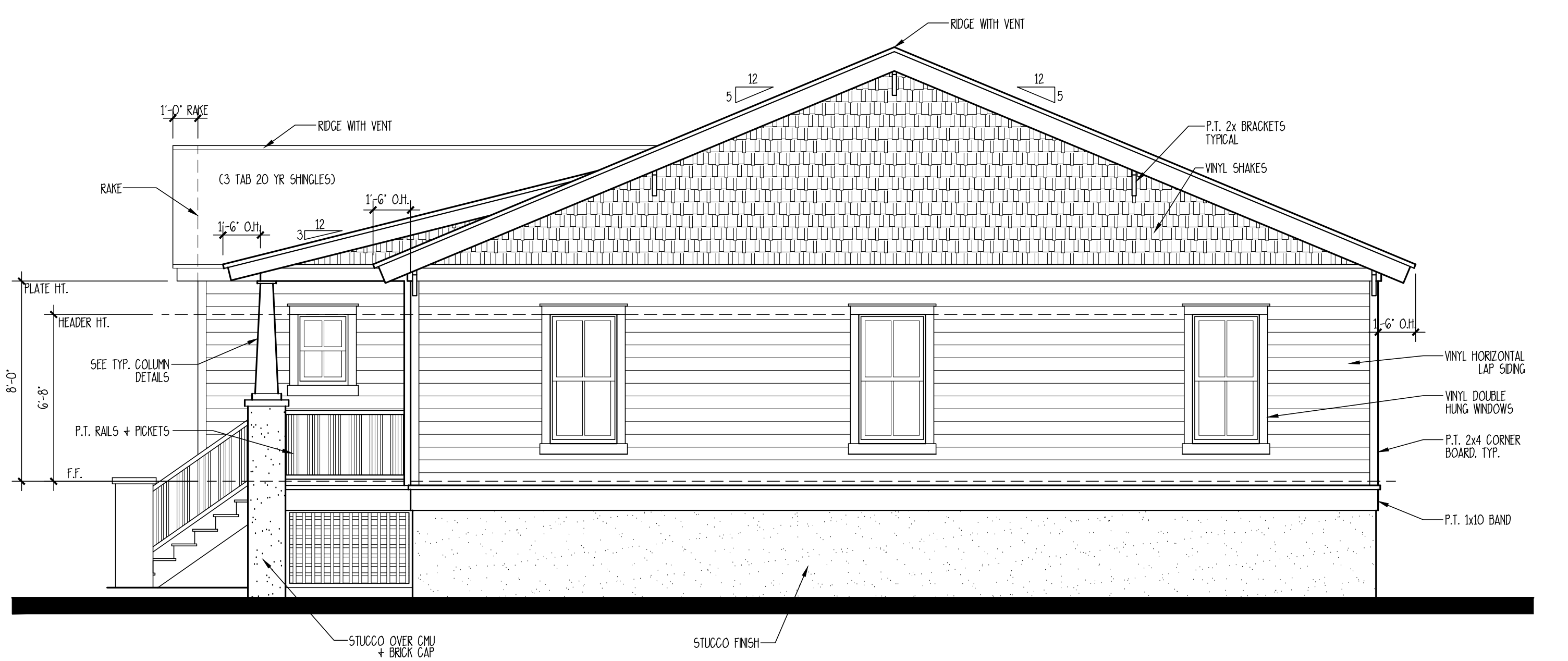
5 TYPICAL WINDOW SILL
SCALE: 3" = 1'-0"



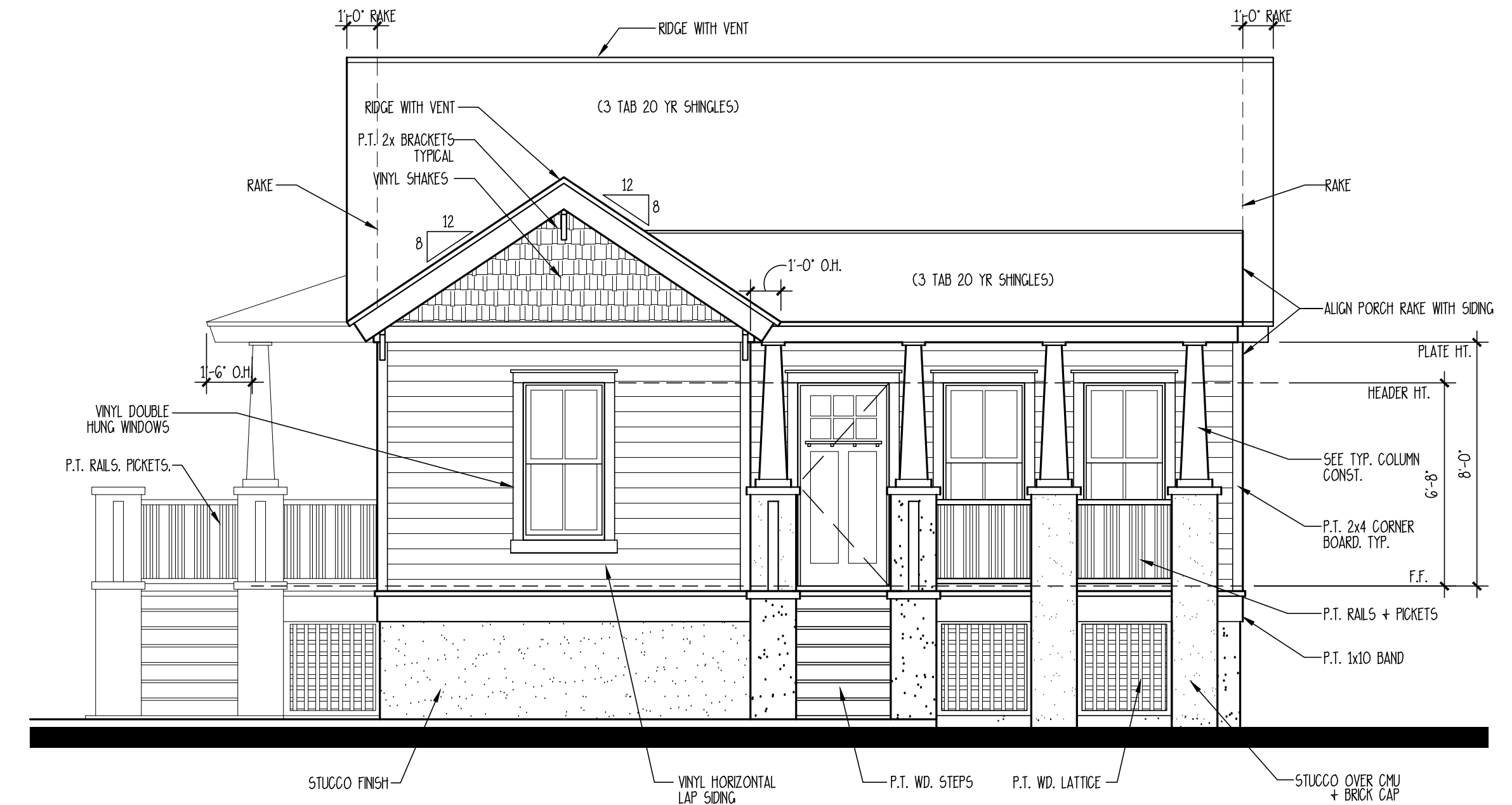
4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

**HABITAT
- 4 BEDROOM**
CITY OF ASHEVILLE
BUNCOMBE COUNTY, NORTH CAROLINA

ALLISON RAMSEY
Architects Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC 29902
(843) 986-0359
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET THE PROFESSIONAL STANDARDS AND PRACTICES...
DATE: 02/28/2020
JOB NO. 05502
DWG. NAME: 20200228-05502.dwg

CONTRACT SPECIFICATIONS

The following project specifications are intended as a minimum standard to be used in conjunction with the Contract Drawings. Compliance with each of the following Specification sections is necessary where applicable or referenced by said drawings. All work associated with the Contract Drawings shall be in conformance with the latest edition of the International Residential Code, (IRC) or other codes, applicable to the jurisdiction where the project shall be constructed. The Contractor shall refer to applicable sections of the IRC as referenced herein specifically, Chapter 1, Administration.

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

DIVISION 1 GENERAL CONDITIONS

ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, ERRORS AND OMISSIONS

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

b. The Contractor shall be held responsible for the results of any errors, discrepancies, or omissions which the Contractor failed to notify the Architect of before construction and/or fabrication of the work. SPECIFICATION AND DRAWINGS EXPLANATION: For convenience of reference and to facilitate the letting of contracts and subcontracts, these specifications are separated into titled sections. Such separations shall not, however, operate to make the Architect an arbiter to establish limits to contracts between the Contractor and Subcontractor. SUBSTITUTION: The contractor shall submit manufacturers literature and test data for the owner's approval, for materials or equipment which the Contractor represents as "equal" to that specified and intends to incorporate into the work. Substitution of materials, systems, or manufacturers from those specified herein by the Contractor without prior written approval from the Owner or Architect is forbidden and shall be at the sole risk of the Contractor. TRUSS DRAWINGS: A complete set of truss drawings certified in accordance with local authority shall be delivered to the architect.

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

NO deviations from the structural details shall be made without the written approval of the Structural Engineer. Approval by city/county inspector does not constitute authority to deviate from the plans or specifications.

Subcontractor shall notify Contractor, and Contractor shall notify Architect of any errors, omissions, or discrepancies in the plans and/or specifications, so that they can be corrected or omissions prior to commencement of construction. The Contractor and Subcontractor shall verify all dimensions and job conditions at the job site prior to commencing work. All work shall be done in compliance with local codes or IRC.

DO NOT SCALE DRAWINGS.

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

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

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

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

ALLOWANCES

Definitions and Explanations: Allowances for certain categories of work specified herein are provided for the purpose of enabling and expediting contract pricing. A final Schedule of Allowance for materials, labor, equipment, and finishes customarily selected by the owner shall be submitted for verification and acceptance by the owner prior to commencement of the contract work.

Adjustments to the contract (up or down) due to owners selections will be issued by change order.

Allowances include but are not limited to lump sum allowances and unit cost allowances.

Selection and Purchase: At earliest feasible date after award of contract, advise Owner of schedule date when final selection and purchase of each product or system described by each allowance must be accomplished in order to avoid delays in performance of the work.

The Contractor shall obtain and submit cost proposals for work represented by each allowance for use in making final selections.

Purchase products and systems as specifically selected (in writing) by the Owner.

Unit-cost allowances: Submit a substantiated survey of quantities of materials, as shown in the "Schedule of Values," revised where necessary, and a corresponding survey with change order quantities.

Each change order amount for unit-cost type allowances shall be based solely on the difference between the actual unit purchase amount and the unit allowance, multiplied by the final measure or count of work-in-place, with customary allowances, where applicable, for cutting wastes, tolerances, mixing wastes, normal product imperfections and similar mark-ups.

The Owner reserves the right to establish the actual quantity of work-in-place by an independent quantity survey measure or count.

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

CONSTRUCTION PRACTICES

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

HOMEOWNER EDUCATION

Green Recommendation:
Apex Block, Apex Block
Tranxity Industries, Verastone Premium Recycled Ground Face GDU
***Provide the home occupants with proper training about the operations and maintenance of the home's "green" features and equipment. Provide a 1-hour walkthrough with homeowner and an OIM (Operations and Manual) to the homeowner including all documents and instructions related to the Green equipment and systems.**

DIVISION 3 CONCRETE

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

Concrete intended for structural foundations shall comply w/ Sec. R4-402 and other applicable provisions of the IRC, Codes and Standards: ACI 301 "Specifications for Structural Concrete Buildings," ACI 308, "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 3" minimum clearance between all wood and finish grade.

Materials:
 Cement shall conform to ASTM C-150.
 Ready mix concrete shall be mixed and delivered in accordance to ASTM C-94, 3000 PSI.

Aggregates shall conform to ASTM C-83 for normal-weight concrete and ASTM C-33 for lightweight concrete.

Waterstops: Flat dumbbell or center-bulb type, size to suit, joints of either rubber (CRD C-95) or PVC (CRD C-512).

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

Membrane-forming Curing Compound: ASTM C209, 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 308, in hot weather comply with ACI 305.

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

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

Curing: Begin initial curing as soon as free water has disappeared from exposed surface. Where possible, keep continuously moist for not less than 12 hours.

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

SECTION 05 45 00 - PRECAST CONCRETE - CAST STONE

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

Specifications: Comply with recommended practices and procedures of Prestressed Concrete Institute (PCI) MNL - 116 and MNL - 117, and as herein specified.

Submit samples approximately 12" x 12" x 2" to illustrate quality, texture, and color of other than as-cast surface finishes.

Concrete Materials:
 Portland Cement: ASTM C 150, Type as required.

Aggregates: ASTM C 33.
 Air-Entraining Admixture: ASTM C 260.
 Water-Reducing Admixture: ASTM C 494.

Compressive strength not less than 5000 PSI at 28 days. Total air content not less than 4% or more than 6%.

Fabrication: Fabricate precast concrete units complying with PCI MNL-116 for structural units and MNL-117 for architectural finished exposed units, including dimensional tolerances.

Manufacturers:
Green Recommended Manufacturers and Products:
Perform Hall, LLC, Perform Hall Panel System

DIVISION 4 MASONRY

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

General: Assemblies of masonry units shall comply w/ the provisions provided in Chapter's 4, 6 and 10 of the IRC.

Standards: Comply with the recommendation of Brick Institutes of America (BIA) and National Concrete Masonry Association (NCMA).

Provide solid, uncoated or unforged units with all exposed surfaces finished for sills, breads, caps, and similar applications exposing surfaces otherwise concealed from view.

Facing brick: ASTM C 216, Grade 5N, 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 side rods and plain cross rods into straight lengths not less than 10' and of widths to fit wall thickness indicated, with prefabricated corner and tee units.

Masonry Veneer Anchors: Two piece assemblies consisting of 0.1875" diameter wire tie section and O.1046" thick steel anchor section with latter incorporating strap as manufactured by Dur-O-Wall, Inc. (or equal).

Masonry Wire Ties 3/16" cold-drawn steel wire, with 15 oz. hot-dip zinc coating.

Asphalt-Coated Copper Flashing: 5 oz. sheet copper, coated with flexible fibrous asphalt.

Keopholes: Cotton sash of length required to produce 2" exposure on exterior and 18" in cavity between wythes.

Extruded Polystyrene Board Insulation: ASTM C 578, Type IV, with closed cells and integral high density skin formed by expansion of polystyrene base resin in a extrusion process.

Workmanship: Install masonry units in the bond pattern indicated, or if none is indicated, in running bond. Avoid the use (by proper layout) of less-than-half-size units. Hold uniform joint sizes as indicated, or if not indicated, hold joint sizes to suit modular of masonry units.

Chase Joints Flush and tool slightly concave, unless otherwise indicated.
 Keep cavities clean of mortar droppings, and install ties spaced 16" vertically and 24" horizontally. Provide weep holes spaced 24" apart at the bottom of (and at ledges in) cavities.
 Install board insulation of thickness indicated in cavity wall with boards pressed firmly and adhesively applied against inside wythes of masonry. Fit board between wall ties and with edges butted tightly.

Reinforce horizontal joints with continuous masonry joint reinforcement, spaced 16" vertically. Install reinforcement 8" immediately above and below opening for a distance of 2' beyond joints of opening. Do not bridge central area 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, doors, and other damaging conditions. Install approved flashing under copings, sills, through wall at counter flashing locations, and above elements of structural support for masonry.

Protect newly laid masonry from exposure to precipitation, excessive drying, tracing, 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 "Re-lead" using detergent cleaner.

Manufacturers:
Green Recommended Manufacturers and Products:
Apex Block, Apex Block
Tranxity Industries, Verastone Premium Recycled Ground Face GDU

SECTION 04 42 00 - EXTERIOR STONE CLADDING

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

Standards: Comply with industry recommendation of stone production and fabrication standards for the type of stone selected. Provide sample panels of erected stonework, built at site, using proposed stone, anchors, and jointing one panel for each type of stone and installation. Obtain stone from one quarry with consistent color range and texture.

Stone type and color to match Owner's sample.

Mortar: Type M, ASTM C 270. Proportion Specification. For colored pointing mortar, use ground marble, granite or other sound stone to match Owner's sample.

Anchors: 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 fibrous asphalt.

Clean stone work not less than 6 days after placement with clean water and stiff-bristle brushes.

DIVISION 5 METALS

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

SECTION 05 40 00

Material Standards: Provide and install structural steel in accordance w/ AISC "Code of Standard Practice for Steel Buildings and Bridges," AISC "Specifications for the Design, Fabrication, and Erection of Structural Steel for Buildings" including "Commentary," AISI "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 A507 Grade A. Welding rods shall conform to A516 for intended use.

Welding or heat bending of reinf. steel shall not be allowed without written consent of Architect, conform to AWS D12.1.

Fabrication: Comply with AISC "Specifications" and with AWS Code for procedures, appearance, and quality of welds.

Steel plates shall conform to ASTM A-36, Grade A. Steel tubing shall conform to ASTM A-301.

Reinforcing steel shall conform to ASTM A-615, Grade 40 for sizes up to #5; Grade 60 for sizes #4 or larger.

Welded fabric (WFF) shall conform to ASTM A-185, latest revision. Smooth wire fabric shall conform to ASTM A-95, yield strength 60 ksi.

All bars in masonry shall be lapped with a minimum of 40 bar diameters at all splices unless noted otherwise.

All bars in concrete shall be lapped a minimum of 36 bar diameters at all splices unless noted otherwise with a larger dimension.

Splices of horizontal rebar in walls and footings shall be staggered 4'-0" unless noted otherwise.

Dowels for walls and columns shall be the same size and spacing as the wall/column reinforcing unless noted otherwise.

SECTION 05 73 00 - DECORATIVE METAL RAILINGS

General: Provide and install handrails, railings, and guards as shown on drawings and in accordance w/ Sec. R311 and Sec. R312 of the IRC.

Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height.

Handrails shall be provided on at least on side of each continuous run of treads or flight w/ four or more risers.

Structural Performance of Handrails and Railing Systems: Provide handrails and railing systems capable of withstanding a concentrated load of 200 lbs applied at any point and a uniform load of 50 lbs per lin. ft.

Infill Area of Guardrail Systems: Horizontal concentrated load of 200 lbs applied to one sq. ft. at any point in the system including panels, intermediate rails balusters, and other elements composing the infill area.

DIVISION 6 WOOD, PLASTICS, AND COMPOSITES

Green Recommendation:
Material Efficient Framing:
***Limit the overall estimated waste factor to 10% or less. Waste factor is the percentage of framing materials ordered in excess of the estimated material needed for construction.**
Use any of the following framing measures to reduce waste: pre-cut framing packages, open-web floor trusses, structural insulated panels (SIP) walls, SIP roof, SIP floor, stud, joist and rafter spacing greater than 16" o.c. where possible and allowed by the IRC, size headers for actual loads, use ladder blocking or drywall clips, use 2-stud corners).
Environmentally Preferable Products:
***Limit use of tropical wood but use only FSC-certified wood with proper documentation.**
Use local products when possible (extracted, processed and manufactured within 500 miles of project).
Use products with low emissions.
Use recycled or reclaimed products.

SECTION 06 10 00- ROUGH CARPENTRY

General: Buildings and structures constructed in hazard hazard areas as established in Table R501.2(1) shall be designed and constructed in accordance w/ the provisions contained in Sec. R503 of the IRC.

Materials: Building materials used below the design flood elevation shall comply w/ Sec. R503.1.1 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 sites 2' or less in thickness.

For exposed lumber, apply grade stamps to ends of back of each piece or omit grade stamps entirely and issue certificate of grade compliance.

Dimension lumber: Provided lumber of the following product classification in grade and species indicated:

Light-framing: (2'-4" thick, 2'-4" wide). Construction grade, Southern Pine graded under SPIB rules.

Studs (2'-4" thick, 2'-6" wide, 10' and shorter), Stud or No. 3 Structural Light Framing grade, any species graded under NWFA, NCLB, SPIB or NLSA rules.

Structural Light Framing: 2'-4" thick, 2'-4" wide; No. 1 Southern Pine graded under SPIB rules.

Structural Joists and Flanks (2'-4" thick, 5' and wider). Any species and grade complying with requirements for allowable unit stresses.

F_b (minimum extreme fiber stress bending) 1250 psi.
 E (minimum modulus of elasticity) 1,600,000 psi.

F_v (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 AISC National Grading Rule.

Posts, Beams and Timbers (5" and thicker), No. 1 grade Hem-Fir rules or No. 2 grade Southern Pine graded under SPIB rules.

Glued laminated timber (Glulam): Comply with ANSI/AITC A 190 "Structural Glued Laminated Timber"

Combination Sub Floor Underlayment: 3/4" APA RATED SLURD-H-FLOOR, T46 if not otherwise indicated.

Subflooring: 3/4" T46, 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 SLURD-H-FLOOR EXP 1 for underlayment.

Fasteners and Anchors: Provide metal hangers and framing anchors of size and type recommended for intended use by manufacturer.

Hot-dip galvanized fasteners and anchors for work exposed to weather, in contact with ground and high relative humidity to comply with ASTM A 153.

Building paper: 5' 6" x 9' 6" asphalt saturated felt, ASTM D 226.

Sill Sealer Gaskets: Glass fiber resilient insulation fabricated in strip form for use as a sill sealer, 1" nominal thickness compressible to 1/2", in rolls of 50' or 100' in length.

Preservatives: pressure treat lumber and plywood with water-borne preservatives to comply with ANFA C2 and C9, respectively, and with requirements indicated below.

Wood for Ground Contact Use: ANFB LP-22.

Wood for Above-Ground Use: ANFB LP-2.

Treat cuts, nicks, 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.

Freestop 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 Sub flooring underlayment and subflooring:
 Glue-nail to framing.
 Sheathing: Nail to framing.

Underlayment: Glue and nail to framing.

Air Filtration 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 06 11 00 - SHOP-FABRICATED STRUCTURAL WOOD

Truss design drawings: Truss design drawings, prepared in conformance w/ Sec. R302.1 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. R302.1.1 of the IRC.

DIVISION 1 THERMAL AND MOISTURE PROTECTION

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

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

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

SECTION 01 10 00 - WATERPROOFING AND DAMPROOFING

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

SECTION 01 11 00 - BITUMINOUS DAMPROOFING

Concrete and masonry foundation damproofing: 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 01 21 00 THERMAL INSULATION

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

-Green Recommended Manufacturers and Products:
BioBased Spray Foam Insulation

Insulating materials shall be installed in accordance w/ provisions provided in Sec. R516 of the IRC.
Thermal insulation, including facings, such as vapor retarders or vapor permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl space and attic shall have a flame-spread index not to exceed 25 w/ an accompanying smoke-developed index not to exceed 450 when tested in accordance w/ ASTM E 84.

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

SECTION 01 24 00 - EXTERIOR INSULATION AND FINISH SYSTEMS -

General: All Exterior Insulation Finish Systems (EIFS) shall be installed in accordance w/ the manufacturer's installation instructions and the requirements of Sec. R102.9 of the IRC.
Decorative trim shall not be faced nailed through the EIFS.
The EIFS shall terminate not less than 2 inches above the finished ground level.
Installer qualifications: EIFS system installers shall be certified in writing by system manufacturer as qualified for installation of system indicated.
Manufacturers: Subject to compliance with requirements, provide GLA55 PM system of one of the following:
Dryvit System, Inc.
Sensord, Inc.
Simplex Div., Anthony Industries, Inc.
510 Industries, Inc.
Comply with system manufacturer's current published instructions for installation of system as applicable to each type of substrate indicated. Offset joints of insulation from joints in sheathing.
Provide mock-up samples for the Owner's selection of colors and textures from Manufacturer's full line of offerings.

SECTION 01 31 13 - ASPHALT SHINGLES

The installation of asphalt shingles shall comply w/ the provisions of Sec. R905 of the IRC.
Sheathing Requirements: Asphalt shingles shall be fastened to 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. R905.21 of the IRC.
Underlayment: Unless noted otherwise, required underlayment shall comply w/ ASTM D226, Type 1, or ASTM D 4864, Type 1, Self-adhering polymer modified bitumen sheet shall comply w/ ASTM D 1170.
Asphalt Shingles: Asphalt shingles shall have self-seal strips or be interlocking and comply with ASTM D 225 or D 3462.
Attachment: Asphalt shingles shall have the minimum number of fasteners as required by the manufacturer. For normal application, asphalt shingles shall be secured to the roof w/ not less than four fasteners per strip shingle or two fasteners per individual shingle.

Where the roof slope exceeds 20 units vert. in 12 units horiz, special methods of fastening are required.
For roofs located where the basic wind speed per Fig. R301.2(4) is 110 mph or greater, special methods of fastening are required.

Special fastening methods shall be tested in accordance w/ ASTM D 3161, modified to use a wind speed of 110 mph. Shingles classified using ASTM D 3161 are acceptable for use in wind zones less than 110 mph. Shingles classified using ASTM D 3161 modified to use a wind speed of 110mph are acceptable for use in all cases where special fastening is required.
Flashing: Flashing for asphalt shingles shall comply w/ Sec. R905.2.6 of the IRC.
Flashing shall be installed in such a manner so as to prevent moisture entering the wall and roof through joints in copings, through moisture permeable materials, and at intersections w/ parapet walls and other penetrations through the roof plane.
Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction, and around roof openings.
Material shall be corrosion resistant w/ a thickness of not less than 0.019 (No. 26 galvanized sheet).
Valleys: Valley linings shall be installed in accordance w/ manufacturer's installation instructions before applying shingles.
Valley Linings of the types allowed in Sec. R905.2.6.2 and in accordance w/ Table R905.2.6.2 of the IRC shall be permitted.

SECTION 01 31 21 - WOOD SHINGLES AND SHAKES

Wood Shingles: The installation of wood shingles shall comply w/ the provisions of Sec. R905.1 of the IRC.
Deck requirements: Wood shingles shall be installed on solid or spaced sheathing where spaced sheathing is used, sheathing boards shall not be less than 1-inch by 4-inch nominal dimensions and shall be spaced on centers equal to the weather exposure to coincide with the placement of fasteners.
Deck slope: Wood shingles shall be installed on slopes of three units vert. in 12 units horiz. or greater.
Material Standard: Wood shingles shall be of naturally durable wood and comply w/ the requirements of Table R905.1.4 of the IRC and in accordance w/ grading rules as established by the Cedar Shake and Shingle Bureau.
Application: Wood shingles shall be installed according to Chapter 9, Sec. 905.1, and the manufacturer's installation instructions.

Weather exposure for wood shingles shall not exceed those set in Table R905.1.5 of the IRC.
Fasteners for wood shingles shall be corrosion-resistant w/ a min. penetration of 1/2 inch into the sheathing.
Wood shingles shall be attached to the roof w/ two fasteners per shingle, positioned no more than 3/4 inch from each edge and no more than 1 inch above the exposure line.
Valley Flashing: Roof Flashing shall be not less than No. 26 gauge corrosion-resistant sheet metal and shall extend 10 inches from the centerline each way for roofs having slopes less than 2 units vert. in 12 units horiz, and 7 inches from the centerline each way for slopes of 12 units in 12 units horiz, and greater.
Manufacturers:

-Green Recommended Manufacturers:
EcoStar, Seneca Cedar Shake Tiles

SECTION 01 61 00 - SHEET METAL ROOFING

-Green Recommendation:
Use metal roofing with an SRI Index rating of at least 24.

Material: Metal panels shall comply with provisions of Chapter 9, Sec. R905.10 of the IRC.
Roof covering application: Roof coverings shall be applied in accordance w/ the applicable provisions of Chapter 9 of the IRC and the manufacturers' installation instructions.
Deck Requirements: Metal roof panel roof coverings shall be applied to a solid or spaced sheathing, except where the roof covering is specifically designed to be applied to spaced supports.
Slope: The minimum slope for lapped, noninsulated seam metal roofs without applied lap sealant shall be three units vertical in 12 units horiz.
The min. upslope for lapped, noninsulated seam metal roofs w/ applied lap sealant shall be one-half vert. unit in 12 units horiz.

The minimum slope for standing seam roof systems shall be one-fourth unit vert. in 12 units horiz.
Material Standards: Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance w/ the International Building Code. Metal-sheet roof coverings installed over structural decking shall comply w/ Table R905.10.3.
Attachment: Metal roofing fastened directly to steel framing shall be attached in accordance w/ Sec. R905.10.4 of the IRC.

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

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

Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction, and around roof openings.
Material shall be corrosion resistant w/ a thickness of not less than 0.019 (No. 26 galvanized sheet).

SECTION 01 92 00 - JOINT SEALANTS

-Green Recommendation:
*Use fire-rated caulk in all attic applications.
Use environmentally friendly adhesives and sealants- see Table 26 in Lead for Homes requirements.

Compatibility: Provide joint sealers, joint fillers and other related materials that are compatible with one another and with joint substrates under service and application conditions as demonstrated by testing and field experience.
Colors: Provide color of exposed joint sealers as selected by Owner from manufacturer's standard colors.
Elastomeric Sealant Standard: Provide manufacturer's standard chemically curing elastomeric sealant of base polymer indicated, complying with ASTM C 920 requirements.
One-Part Non-Acid Curing Silicone Sealant: Type 5, Grade NS, Class 25.
One-Part Mildew-Resistant Silicone Sealant: Type 5, Grade NS, Class 25 Uses III, 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 5 OPENINGS

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

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

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

General: Provide and install doors and windows in accordance w/ manufacturer's installation instructions. Comply w/ provisions of AAMA/NWDA 101/15.2, AAMA/NWMA 101/15.2/NAF's, ASTM E 330, and Sections R308, R30, R311, and R615 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 05 14 00 - WOOD DOORS

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

Manufacturers: Subject to compliance with NWDA 15.6 requirements, provide panel wood doors by one of the following:
Karona, Inc.
Morgan Products, Ltd.
Nolan Company
Sauder Industries Limited, Door Division
F.E. Schumacher Co., Inc.
Sun-Dor-Co

-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
Albany Hardwoods, Inc., Reclaimed-Wood Products
Alternative Timber Structures, Inc., Interior and Exterior Doors
Crosroads Reclaimed Lumber, Reclaimed Wood Products
Eggers Industries, Certified Wood Doors
Executive Door Company, Recycled-Content Wood Doors
Marshfield DoorSystems, Certified Stove Core Doors
Lyned Door, GreenDor, Agilber Core
VT Industries, Inc., Agilfiber Core Architectural Doors

Exterior Doors: Assemble doors with "wet-use" adhesives, and comply with NWDA Premium or select Grade.
Wood Species: Fir, plain sawn/lead
Panel Configuration: Raised
NWDA Design Group: 1-3/4" Front Entrance Doors (Exterior)
Interior Doors: Premium or Select
Wood Species: Idaho White, Lodgepole, Ponderosa or Sugar Pine, plain sawn/lead.
Panel Configuration: Raised
NWDA Design Group: 1-3/8" Interior Panel Doors
Glazed Opening: Trim glazed openings with solid wood moldings of profile indicated, removable one side.
Transom and Side Panels: Fabricate panels to match adjoining doors in materials, finish and quality of construction.
Exterior doors: Factory-treat exterior doors after fabrication with water repellent to comply with NWDA 15.4. Flash top of out-swinging doors with manufacturer's standard metal flashing.
Install doors to comply with manufacturer's instructions, applicable requirements of referenced quality standard, and as indicated.
Align and fit doors in frames with uniform clearances and bevels. Machine joint for hardware. Seal out surfaces after fitting and machining.

SECTION 05 33 25 - OVERHEAD COILING DOORS

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

Performance: Overhead Doors shall be designed to resist the design wind loads specified in Table R301.2(2) and as adjusted for height and exposure in Table R301.2(3) of the IRC.
Sectional Overhead Doors: Provide complete automatic operating door assemblies including frames, sections, brackets, guides, tracks, counterbalance, hardware, operators, and installation accessories.
Wood Door Section for transparent finish: Panel-type door sections, complete with wood jamb and head mold, glazing stops and glazing as shown. Siles and rails of clear straight, kiln dried Douglas Fir, West Coast hemlock, or Sitka spruce, not less than 1-3/4" thick. Use clear all heartwood, redwood or cedar for head and jamb molds. Panel inserts, 1/4" thick, smooth 2 sides, tempered hardwood with wood veneer, complying with ANSI 135.4 Class 1.
Fabricate doors of marlise and louver or rabbeted construction with dowels, pins and water-proof glue. Treat doors with 2-minute immersion water-repellent and toxic treatment. Provide continuous galv. steel reinforcing horizontal and diagonal, as required for panel size.
Installation: Set door track and operating equipment complete with necessary hardware, jamb and head mold stops, anchors, inserts, hanger and equipment supports in accordance with mfrs. installation instructions.
Electric Door Operators: Automatic garage door openers, if provided, shall be listed in accordance w/ UL 525.
Provide size and capacity as recommended by door manufacturer, complete with NEMA approved electric motor and factory pre-wired motor controls, remote control station and accessories.
Provide safety edge device extending full width of door bottom.
Manufacturers:

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

SECTION 05 52 00 - WOOD WINDOWS

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

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

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

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

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

Provide and install window units in configurations shown on drawings and in accordance with Federal, State, Local, & neighborhood guidelines.
Performance: Windows shall be designed to resist the design wind loads specified in Table R301.2(2) and as adjusted for height and exposure in Table R301.2(3) of the IRC.
Provide units w/ Sec. R308, Glazing and Sec. R615, Exterior Windows and Glass Doors, of the IRC.
Egress: Comply w/ requirements of Sec. R310 of the IRC regarding min. window openings required for emergency escape and rescue.
Comply with ANSI/NWMA "Industry Standard for Wood Window Units 1.5, 2-80" by National Woodwork Manufacturers Association (NMA), except to extent more stringent requirements as indicated.

Manufacturers: Provide casement, awning or double hung true divided lite units as indicated on the plans; each operating sash equipped with pair of counter balancing mechanism, lift handle, latch at meeting rail, produced by one of the following:
Anderson Corp., Bayport,
Caronco Corp./Wendy, Rantoul, IL
Hurd Milwork, Flagstaff, AZ
Marvin Windows, Harwood, MN
Pella Windows, Pella, IA
Weather Shield Mfg. Inc., Meadford, WI

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

SECTION 05 71 00 - DOOR HARDWARE

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

SECTION 05 71 00.IT WEATHERSTRIPPING, THRESHOLDS, AND SEALS

-Green Recommendation:
Shop printing recommended. All paints and stains to be low VOC and meet the standard of the Green Seal Standard GC-05. All sealants and adhesives to meet the standards of the South Coast Air Quality Management District Rule #166.
Provide adequate weatherstripping to reduce envelope leakage as shown in table 18 above.

All exterior doors and doors to unheated spaces shall be weather-stripped. Provided aluminum interlocking thresholds with 3" x 3" aluminum angle finish strips, weatherstrip head and jambs with vinyl bulb set in aluminum strip, or approved equal.
Provide concealed, non-ferrous spring-metal or vinyl-gasket type, applied to each edge of each operable sash.
Preglaze wood windows units with sealant and 1/8" float or sheet glass or clear glass-edge-glazed insulating glass if shown on drawings.
Insect Screens: Manufacturer's standard removable units, for each operable sash, or extruded aluminum framing, with 18 x 14 replaceable coated aluminum 0.015" wire mesh and vinyl retainer spline.
Shop Prime Coat Finish: Manufacturer's standard wood primer, FS TT-P-2, applied to exterior-exposed surfaces only.
Installation: Install units true and plumb and in accordance w/ Sec. R615 of the IRC and the manufacturers' installation instructions.

DIVISION 9 FINISHES

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

SECTION 09 21 00 - GYPSUM BOARD

General: All Gypsum board materials and accessories shall be installed in conformance w/ Sec. R102.5 and Table R102.5.5 of the IRC.
Application: Gypsum sheathing shall be attached to exterior walls in accordance w/ Table R102.5.1() Interior gypsum board shall not be installed where it is directly exposed to the weather or to water.
Manufacturers: Subject to compliance with requirements, provide gypsum board of types indicated (in maximum lengths available to minimize and joints) and related products by one of the following:
Georgia-Pacific Corp.
Gold Bond Building Products Div., National Gypsum Co.
United States Gypsum Co.
-Green Recommended Manufacturers and Products: (per BuildingGreen.com)
G-P Gypsum Corporation: DensArmor Plus and DensShield

Exposed Gypsum Board: ASTM C 36, 1/2" thickness. Use 3/8" type X where indicated.
Type: Regular (except water-resistant in wet areas).
Edges: Tapered.
Trim Accessories: ASTM C 440, manufacturer's standard trim accessories, including corner bead and edge trim of beaded type with face flanges for concealment in joint compound.
Gypsum Board Joint Treatment Materials: Factory-prepackaged, vinyl-based products complying with ASTM C 475 and ASTM C 840, and paper reinforcing tape, unless otherwise indicated.
Install and finish gypsum board to comply with ASTM C 840.

SECTION 09 30 00 - TILING

Material Standards: Comply with ANSI A 131 Standard Specification for Ceramic Tile and ANSI C10 series of tile installation standards included under "American National Standards Specifications for the Installation of Ceramic Tile." (See 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.
Moisture Thresholds: Group "A", ASTM C 505, for exterior use with minimum hardness of 10.0 per ASTM C 241, white with honed finish unless otherwise indicated.
Setting Materials: Provide setting materials for thick-set installation in accordance with TCA recommendations for applications and substrate conditions.
Manufacturers:
-Green Recommended Manufacturers:
Crosville Incorporated, Eco Cycle Ceramic Tile

SECTION 09 64 00 - WOOD FLOORING

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

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

-Green Recommended Manufacturers: (per BuildingGreen.com)

EcoTimber, Hand-Scraped Flooring, EcoTimber Exotics, EcoTimber Classics

Stain: Penetrating type, non-toxic wood stain of color required to match Owner's sample.
Wood Filler: Paste type wood filler, pigmented if necessary to matching sample.
Floor Saylor: Penetrating type, plastic, wood-hardening finish/sealer: Penetrating Seal #21 by Willard Chemical Co., or Penetrating Triple XXX Seal-On by Huntington Laboratories, Inc., or equivalent sealer as recommended by flooring manufacturer.
Floor Wax: Liquid, solvent-type, slip-resistant, FS P-W-54 Type I, Class 2
Cork Expansion Strip: Composition cork expansion strip FS HH-C-576, Type 1-B, Class 2.
General: Comply with flooring manufacturer's instructions and recommendations for installation.
Conditioning: Do not proceed with wood floor work or delivery of materials until building is enclosed and humidity has stabilized at approximate level anticipated for sustained occupancy. Deliver wood flooring in advance of installation as recommended by manufacturer, but not less than 7 days before installation, in order to permit natural adjustment of moisture content. Open packages that are sealed to allow for acclimation. Protect completed wood flooring during remainder of construction period with heavy Kraft paper or other suitable covering so that flooring and finish will be without damage or deterioration at the time of acceptance.

SECTION 09 65 00 - RESILIENT FLOORING

Flooring Allowances: See Division I 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'-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 55-T-312, Type V, composition 12" x 12" x 1/8".
Fitted Vinyl Sheet with Backing: FS L-F-475, Type II, Grade A, manufacturer's recommended static load limit of 100 psi, 12" minimum sheet width manufactured by Armstrong World Industries.
Installation: Comply with flooring manufacturer's recommendations for type(s) of materials, project conditions, and intended use.
Clean and repair/patch sub-floor and apply leveling compound and substrate primer in accordance with flooring manufacturer's instructions.

SECTION 09 68 00 - CARPETING

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

Flooring Allowances: See Division I for amount and procedures for purchase and payment (overrun or underrun). The costs of handling and installation are covered by the allowance.
Install Carpet on clean, dry, properly prepared substrate per manufacturer's recommendations and as follows:
Pre-plan installation for uniform direction of pattern and lay of pile, and proper sequencing with other work. Locate seams away from heavily traveled areas, centered under doors and without seams in direction of traffic of doorways and similar traffic patterns. Provide stretch-in taskless installation using glued and/or nailed tack strips with edges of carpet sealed at wall bases. Tape and/or sew seams in accordance with manufacturer's recommendations. Cement padded cushion to substrate. Lay padding seams perpendicular to carpet layout. Stretch carpet both directions in accordance with manufacturer's instructions.
Install edge guards at exposed edges. Bind edges with cloth tape and thread where not concealable. On stairs and similar substrates, anchor carpet with concealed nailing or other secure method without seams at high-wear locations. Sew carpet scraps, defined as mill ends less than 9" long and pieces larger than 3 sq. ft. in area and wider than 8", and deliver to Owner's storage space as directed. Dispose of smaller pieces.
Return to installation at time convenient to Owner and occupants, approximately 6 months after occupancy, and restretch carpet to eliminate wrinkles. Repair faulty seams and other faults in installation.
Manufacturers:
-Green Recommended Manufacturers and Products:
Interface, Inc., FLOR, Bentley Prince Street Cool Carpet
Milliken Floor Covering, Modular Carpet

SPECIFICATIONS

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THIS PLAN HAS BEEN PREPARED BY THE PROFESSIONAL ENGINEER AND ARCHITECT. HOWEVER, BUILDING CODES AND DIMENSIONAL CONDITIONS MAY VARY FOR DIFFERENT JURISDICTIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO DETERMINE THE FOLLOWING: BEFORE BEGING CONSTRUCTION, ALISON RAMSEY ARCHITECTS, INC. ASSURES NO LIABILITY FOR ANY TYPE CHANGED FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
-PLANS INDICATE LOCATIONS ONLY. ENGINEERING LETTERS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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SECTION 04 11 00 - PAINTING

-Green Recommendations:

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

Component	Applicable Standard (VOC Content)	Reference
Paints, coatings, and primers applied to interior walls and ceilings	Film: 50g/L Nonflats: 150g/L	Green Seal Standard GS-11, Paints, 1 st Edition, May 26, 1993.
Anticorrosive and anti-rust paints applied to interior ferrous substrates	250g/L	Green Seal Standard GS-03, Anti-Corrosive Paints, 2 nd Edition, Jun 7, 1997
Clear wood finishes	Varnish: 350g/L Lacquer: 550g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Floor coatings		South Coast Air Quality Management District Rule 1113, Architectural Coatings
Sealers	Waterproofing: 250g/L Sanding: 275g/L All others: 200g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Shellacs	Clear: 730g/L Pigmented: 550g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings
Stains	250g/L	South Coast Air Quality Management District Rule 1113, Architectural Coatings

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

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

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

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

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

Acceptable Manufacturers:

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

-Green Recommended Manufacturers and Products:

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

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

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

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

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

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

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

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

DIVISION 10 SPECIALTIES

-Green Recommendation:

Environmentally Preferable Products:

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

Use products with low emissions.

Use recycled or reclaimed products.

SECTION 10 20 14 -TUB AND SHOWER DOORS:

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

DIVISION 11 EQUIPMENT

-Green Recommendation:

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

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

Equipment Allowances: See Division 1 for amount and procedures for purchase and payment (overrun and under-run). The costs of handling and installation of Appliances are not covered by the allowances and shall be included in the base bid. General: Installation of appliances shall conform to the conditions of their listing and label and the manufacturer's installation instructions.

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

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

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

DIVISION 12 FURNISHINGS

-Green Recommendation:

Environmentally Preferable Products:

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

Use products with low emissions.

Use recycled or reclaimed products.

SECTION 12 35 30 - RESIDENTIAL CABINETS

Cabinet Allowances: See Division 1 for amount and procedures for purchased and payment (overrun or under-run). The costs of handling and installation including hardware and drawer pulls are covered by the allowance.

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

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

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

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

DIVISION 22 PLUMBING

-Green Recommendation:

Environmentally Preferable Products:

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

Water Reuse:

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

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

Fixtures:

Use high efficiency fixtures and fittings:

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

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

Toilets: average flow rate must be ≤1.3 gpm (gallons per minute) or meet ASME A112.19.4 requirements or meet the U.S. EPA WaterSense Spec.

Use dual flush toilets when possible.

Efficient Systems:

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

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

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

Soil and Waste Piping: Shall be approved PVC extending 5'-0" beyond exterior wall. Vent piping shall be approved PVC.

All vent piping penetrating roof shall be properly flashed with G.I. roof jacks and painted to match roof. Where possible, route all vents to rear side of ridge or to the least visible location.

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

Plumbing Fixtures and Equipment: Furnish all fixtures, complete with all compression stops, strainers, tailpieces, trim, etc.

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

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

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

Miscellaneous Plumbing Items:

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

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

Provide capped tees for lawn sprinkler connections. Install hose bibbs as tight to exterior wall as connections allow.

Through penetrations: Piping penetrating fire-resistance-rated wall or floor assemblies shall comply w/ Sec. R317.5 of the IRC.

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

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

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

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

-Green Recommendation:

General Design:

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

HVAC Requirements (Source: Lead for Homes Requirements, Table 19)	End Use	Central A/C and air source heat pumps	Furnaces (gas, oil or propane)	Boilers (gas, oil or propane)	Ground Source Heat Pump- open loop	Ground Source Heat Pump- closed loop	Ground Source Heat Pump- direct expansion
*Good HVAC Design and Installation (Climate Zones 4-8)	Cooling Heating	≥ 13 SEER ≥ 8.2 HSPF	≥ 90 AFUE	≥ 85 AFUE	≥ 14.1 EER ≥ 3.6 COP	≥ 14.1 EER ≥ 3.3 COP	≥ 15 EER ≥ 3.5 COP
*Good HVAC Design and Installation (Climate Zones 1-3)	Cooling Heating	≥ 14 SEER ≥ 8.3 HSPF	≥ 80 AFUE	≥ 80 AFUE	≥ 14.3 EER ≥ 3.6 COP	≥ 14.1 EER ≥ 3.3 COP	≥ 15 EER ≥ 3.5 COP

Air Conditioning Refrigerants:

*Conduct a Refrigerant Charge Test to ensure performance.

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

Indoor Air Quality:

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

Combustion Venting- All of the following are required:

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

Use a blower-door test to measure the pressure difference created by the presence of a chimney-vented appliance and limit the risk of backdrafting where the pressure difference is ≤ 9 Pascals.

Forced Air Systems:

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

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

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

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

Assure each room has adequate return air flow through multiple returns, transfer grilles or jump ducts. Openings should be sized to 1 square inch of cfm of supply, and pressure differential between closed rooms and adjacent spaces should be less than 2.5 Pascals.

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

Nonducted HVAC Systems

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

Install outdoor reset controls based on outdoor air temperature.

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

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

Moisture Control:

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

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

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

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

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

*Exhaust dryer directly to outdoors.

*Install drain and drain pan to condensing clothes dryer

Outdoor Air Ventilation

*Design and install a whole building ventilation system that complies with ASHRAE Standard 62.2-2001 (unless built in a mild climate (fewer than 4,500 infiltration degree-days)).

Local Exhaust:

*Design and install local exhaust systems in all bathrooms and kitchens to meet requirements of ASHRAE Standard 62.2-2001 Section 5.

*Design and install the fans and ducts to meet requirements of Section 7 of ASHRAE Standard 62.2-2001.

*Exhaust air directly to the outdoors

*Use Energy Star labeled bathroom exhaust fans.

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

Air Filtration

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

Contaminant Control

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

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

Radon Protection

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

Garage Pollutant Protection

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

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

Install an exhaust fan in garage rated for continuous operation.

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

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

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

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

Flood Hazard: In areas prone to flooding as established by Table R301.2 of the IRC, heating and cooling equipment and appliances shall be located or installed in accordance w/ Sec. R323.15 of the IRC.

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

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

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

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

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

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

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

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

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

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

Convenience Receptacles: Shall be placed maximum 12'-0" on centers along room perimeter and Maximum 6'-0" from end walls, and at all finishable walls exceeding 2'-0" from end wall, and at all finishable walls exceeding 2'-0" in length.

a) All receptacles shall be grounded type.

b) Locate receptacles # above floor and counter tops, unless otherwise noted.

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

d) All switched receptacles shall be one half hot.

DIVISION 26 ELECTRICAL

-Green Recommendation:

Lighting

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

Install Energy Star labeled fixtures wherever possible.

Renewable Energy:

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

Light Switches: Located at 4'-0" above finished floor and 6" above counter tops, unless otherwise noted. Verify counter height w/ Owner.

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

Smoke Detectors: Provide approved smoke detector and alarm system conforming to UL6 Standard 45-6 at locations shown on the drawings.

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

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

Provide a separate 20 ampere laundry circuit.

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

in accordance w/ Sec. E3802 of the IRC.

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

DIVISION 31 EARTHWORK

-Green Recommendation:

Site Selection:

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

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

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

-land that is within 100 feet of water.

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

Select a lot that is within 1/2 mile of existing infrastructure (water and sewer lines).

Select a lot that is within 1/2 mile of open space accessed by the public or private community.

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

Building Orientation for Solar Design:

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

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

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

Site Stewardship:

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

-stockpile and protect disturbed topsoil from erosion.

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

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

-provide swales to divert surface water from hillsides.

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

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

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

Landscaping:

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

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

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

Heat Island Effects:

Locate trees and other plants to shade hardscape areas.

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

Surface Water Management:

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

Use permanent stormwater controls such as vegetated swales, on-site rain gardens, dry wells, or rainwater cisterns designed to manage runoff from home. If feasible in design, install a vegetated roof for at least 1/2 the roof area.

Use permeable materials such as pavers, turfstones, gravel and others for driveways and patios.

SECTION 31 31 16 - TERMITE CONTROL

-Green Recommendation:

Implement one or more of the following measures below:

-Keep all wood (i.e., siding, trim, structure) at least 12 inches above soil.

-Seal all external cracks, joints, penetration, edges, and entry points with caulking. Where openings cannot be caulked or sealed, install rodent and corrosion proof screens (e.g., copper or stainless steel mesh). Protect exposed foundation insulation with moisture-resistant, pest-proof cover (e.g., fiber cement board, galvanized insect screen).

208 Sunset Drive Minor Subdivision
Notification Mailing List

PARCEL OWNER	ADDRESS	CITY	STATE	ZIP
CARRBORO TOWN OF	UNKNOWN ADDRESS	CARRBORO	NC	27510
ALTRIDGE GROUP LLC	PO BOX 1198	CARRBORO	NC	27510
FARRAR ERNEST L JR	100 BROAD ST	CARRBORO	NC	27510
MILLS STEPHEN D	P O BOX 520	SNOW CAMP	NC	27349
MILLS NATHANIAL	PO BOX 676	CARRBORO	NC	27510
DAVIS JOSHUA TIMOTHY	204 BROAD ST	CARRBORO	NC	27510
SELF CLEMENTINE FEARRINGTON	210 BROAD ST	CARRBORO	NC	275101810
MAGUSON CHRIS	104R NC HWY 54W #356	CARRBORO	NC	27510
EAST MAIN SQUARE LLC	370 E MAIN ST	Carrboro	NC	27510
TARHEEL LODGING II LLC	6110 FALCONBRIDGE RD	CHAPEL HILL	NC	27517
COLUMBIA STREET ASSOCIATES LLC	3337 RIDGECREST CT	RALEIGH	NC	27607
ORANGE COMMUNITY HOUSING AND LAND TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
ALTRIDGE GROUP LLC	PO BOX 1198	CARRBORO	NC	27510
MORROW MARTRINA	109 STARLITE DR	CARRBORO	NC	27510
STROUD CAROLYN E	214 BROAD ST	CARRBORO	NC	27510
SCROGGS WILLIAM	210 JOHN WOODS RD	CHAPEL HILL	NC	27516
KALISHER HOLDINGS LLC	9425 BRIDLE SPUR	CHAPEL HILL	NC	27516
RORRER JULIA K	4021 PEELER CREEK LN	CHAPEL HILL	NC	27516
ALTRIDGE GROUP LLC	PO BOX 1198	CARRBORO	NC	27510
GUPTON PATRICIA ANN	3312 HAWK RIDGE RD	Chapel Hill	NC	27516
ROCKETT RACHEL H	3011 JONES FERRY RD	CHAPEL HILL	NC	27516
JONES ADDIE WILSON	104 STARLITE DR	CARRBORO	NC	275101828
WALL BARBARA B	102 STARLITE DR	CARRBORO	NC	275101828
HOLLAND FAMILY 1995 LTD PTNR	891 WILLOW DR	CHAPEL HILL	NC	27514
SEVEN ELEVEN LLC	5025 WALNUT COVE RD	Chapel Hill	NC	27516
DIMOS ENTERPRISES LLC	233 KNEELAND AVE	YONKERS	NY	10705
BARNETT EVA VIOLA	704 W ROSEMARY	CARRBORO	NC	275102316
SHAUGHNESSY GRETCHEN	32 S. LAKESHORE DR	WHISPERING PINES	NC	28327
MOCM LLC	504 DOGWOOD DR	Chapel Hill	NC	27514
BROTHER PEACEMAKER TRUST	405B E MAIN ST	CARRBORO	NC	27510
HOLLAND FAMILY 1995 LTD PTNR	891 WILLOW DR	CHAPEL HILL	NC	27514
BARNETT EVA VIOLA	704 W ROSEMARY ST	CARRBORO	NC	275102316
MT OLIVE MASONIC LODGE #36 P H A	103 WESLEY ST	CARRBORO	NC	27510
MOCM LLC	504 DOGWOOD DR	CHAPEL HILL	NC	27516
WELLS GRAYUM TRUSTEE	310 AMBER LN	PITTSBORO	NC	27312
JEFFERSON CAROLYN B	455 PINEY MOUNTAIN RD	CHAPEL HILL	NC	275145428
CHNS LLC	319 PROVIDENCE RD	CHAPEL HILL	NC	27514
DEBOSE CHARLES E	303 SUNSET DR	CHAPEL HILL	NC	27514
DEBOSE CARLA R	301 SUNSET DR	CHAPEL HILL	NC	27516
HOLLAND FAMILY 1995 LTD PTNR	891 WILLOW DR	CHAPEL HILL	NC	27514
CHAN JENNY TRUSTEE	101 HARKNESS CIR	DURHAM	NC	27705
HOLLAND FAMILY 1995 LTD PTNR	891 WILLOW DR	CHAPEL HILL	NC	27514
CHAN FRANCIS TRUSTEE	101 HARKNESS CIR	DURHAM	NC	27705
MASONIC LODGE	PO BOX 448	CARRBORO	NC	27510
EDWARDS STEPNEY O	707 ROSEMARY ST	CARRBORO	NC	27510
BOWBARR INC	705 W ROSEMARY ST	CARRBORO	NC	27510
CARRBORO TOWN OF	301 W MAIN ST	CARRBORO	NC	27510
SELF HELP VENTURES FUND	301 W MAIN ST	DURHAM	NC	27701
FARRAR CLARENCE E	302 SUNSET DR	CHAPEL HILL	NC	275162222
FARRAR CLARENCE E	302 SUNSET DR	CHAPEL HILL	NC	275162222
PARKER BRYAN	304 SUNSET DR	CHAPEL HILL	NC	27516
ST PAUL AME CHURCH	101 N MERRITT MILL RD	CHAPEL HILL	NC	27514
CHAN JENNY TRUSTEE	101 HARKNESS CIR	DURHAM	NC	27705
ODD FELLOWS LODGE	8921 LIL MARCIA LN	CHAPEL HILL	NC	27516
CHAPEL HILL TOWN OF	405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL	NC	27514
KADOURA PROPERTIES LLC	410 W FRANKLIN ST	Chapel Hill	NC	27516
BULBROOK JAMES	112 NEW CASTLE DR	CHAPEL HILL	NC	27517
BULBROOK JAMES D	112 NEW CASTLE DR	CHAPEL HILL	NC	27517

208 Sunset Drive Minor Subdivision
Notification Mailing List

PARCEL OWNER	ADDRESS	CITY	STATE	ZIP
COMMUNITY HOME TRUST	109 CONNER DR	CHAPEL HILL	NC	27514
KADOURA PROPERTIES LLC	410 W FRANKLIN ST	Chapel Hill	NC	27516
BAILEY DELORES M	203 N GRAHAM ST	CHAPEL HILL	NC	27514
REGISTER CHARLOTTE H	205 N GRAHAM ST	CHAPEL HILL	NC	275162208
GUZMAN LINO BANDA	207 N GRAHAM ST	CHAPEL HILL	NC	27516
GIL KAREN M	301 MANOR RIDGE DR	Carrboro	NC	27510
WORDEN CAROL LEE	211 N GRAHAM ST	CHAPEL HILL	NC	27516
ROBINSON VALERIE JEAN	12206 WINDSOR HALL WAY	HERNDON	VA	20170
CAREY MOSES JR	241 HALES WOOD RD	CHAPEL HILL	NC	27517
BURNETTE WILLIAM N	8 MILLER AVE	TARRYTOWN	NY	105914412
BROWN DOUGLAS WALKER JR	P O BOX 187	CARRBORO	NC	27510
CINJO LLC	400 RAY RD	CHAPEL HILL	NC	27516
FOLTZ MEREDITH S	601 W ROSEMARY ST #201	Chapel Hill	NC	27516
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
MORNING GLORY DEVELOPMENT INC	PO BOX 14689	DURHAM	NC	27709
STEELE DIANA W TRUSTEE	1207 MASON FARM RD	CHAPEL HILL	NC	275144842
GABARA VLODEK	601 W ROSEMARY ST #212	Chapel Hill	NC	27516
144 NEROLI LLC	113 WATERFORD PL	CHAPEL HILL	NC	27517
GURBUZER SEVIL CANAN	318 ROSE WALK LN	CARRBORO	NC	27510
EUSTIS SCOT L	437 COUNTY RD	LAS VEGAS	NM	87701
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
MATTHEWS DENISE L	601 W ROSEMARY ST #308	Chapel Hill	NC	27516
WARSHAW GREGG	601 W ROSEMARY ST #407	Chapel Hill	NC	27516
PARKER MICHAEL	601 WEST ROSEMARY ST	CHAPEL HILL	NC	27516
ROBINSON LOUISE A	601-312 W ROSEMARY ST	CHAPEL HILL	NC	27516
REHM JOAN L TRUSTEE	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
PHILLIPS JULIUS C JR	601 W ROSEMARY ST #315	Chapel Hill	NC	27516
PAINE ALIX E	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
TIGAR JANE	601 W ROSEMARY ST #317	CHAPEL HILL	NC	27516
FILIACI ANNE M	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
ROSS TIMOTHY A	2739 MONTGOMERY ST	DURHAM	NC	27705
DANIEL GREEN III TRUSTEE	1003 HUNTS LN	HENDERSONVILLE	NC	37075
REUSING KATHE C	601 W ROSEMARY ST	Chapel Hill	NC	27516
ROSENMEYER PATRICIA A	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
HANBACK MARTIN A	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
AGNEW MARGARET E	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
ZHAI XIAODONG	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
WASSERMAN MARK	601 W ROSEMARY ST #406	CHAPEL HILL	NC	27516
WARSHAW GREGG	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
NAIK NEIL D ETAL	601 W ROSEMARY ST #412	Chapel Hill	NC	27516
MORRIS MARK J	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
ELHEMAILY HALA	7436 WILLESSEN LN	CHARLOTTE	NC	28277
JTB GREENBRIDGE LLC	2110 CARLISLE RD	GREENSBORO	NC	274085014
WEIDEMAIER WILLIAM M	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
LEVITAN THOMAS	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
MURPHY KEVIN P	601 W ROSEMARY ST	CHAPEL HILL	NC	27516

208 Sunset Drive Minor Subdivision
Notification Mailing List

PARCEL OWNER	ADDRESS	CITY	STATE	ZIP
YASSKY EVAN	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
YASSKY EVAN	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
TOOTHMAN KIMBERLY L	18307 BOWSPRIT POINTE RD	CORNELIUS	NC	28031
CARSON VIRGINIA	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
SACKS ROBERT A TRUSTEE	601 W ROSEMARY ST #502	Chapel Hill	NC	27516
SHUMATE M CAROL	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
RICHARDS GARY A	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
WEAVIL DAVID C TRUSTEE	7691 DEBOE RD	SUMMERFIELD	NC	27358
MORGAN ROBERT H JR	601 W ROSEMARY ST #512	CHAPEL HILL	NC	27516
BEATTIE MELISSA C	601-513 W ROSEMARY ST	CHAPEL HILL	NC	27516
CRAVEN COLLEEN M	601 W ROSEMARY ST #514	Chapel Hill	NC	27516
SCHOENBACH GISELA M TRUSTEE	601 W ROSEMARY ST	CHAPEL HILL	NC	27517
HARRISON MARY P	PO BOX 9339	GREENSBORO	NC	274299339
MORGAN ROBERT H JR	601 WEST ROSEMARY ST	CHAPEL HILL	NC	27516
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
WEBB FRANCIS	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
RACE WILLIAM H	601 W ROSEMARY ST	CHAPEL HILL	NC	275162342
DILLON SHEILA	601 W ROSEMARY ST	Chapel Hill	NC	27516
RINDFUSS MARGARET	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
RINDFUSS LUKE	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
YONG ALBERT	601 W ROSEMARY ST #606	CHAPEL HILL	NC	27516
CUNNINGHAM ROBIN J TRUSTEE	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
PATTERSON CANDACE L TRUSTEE	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
BRINSFIELD ERIC J	601 W ROSEMARY ST	CHAPEL HILL	NC	27514
RAMASWAMY ROHIT	601 W ROSEMARY ST	Chapel Hill	NC	27516
BURGER KYLE S	601 W ROSEMARY ST #615	Chapel Hill	NC	27516
COPELAND HENRY D	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
WILKES ERNEST III	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
WEISS JAMES R	601 W ROSEMARY ST	Chapel Hill	NC	27516
HEINEMAN KATHERINE P	601 W ROSEMARY ST	Chapel Hill	NC	27516
ZENGERLE JOSEPH C	5108 MOORLAND LN	BETHESDA	MD	20814
BRUNSO BECHTOLD JUDY K	601 W ROSEMARY ST	Chapel Hill	NC	27516
BOYLES LARRY W TRUSTEE	700 EXPOSITION PL	RALEIGH	NC	27615
BAUMAN MARY	601-711 W ROSEMARY ST	CHAPEL HILL	NC	27516
CHUNG EUNJOO	601 W ROSEMARY ST #712	CHAPEL HILL	NC	27516
FISHER WILLIAM	601 W ROSEMARY ST #713	CHAPEL HILL	NC	27516
MARSHALL JOHN F	601 W ROSEMARY ST #714	Chapel Hill	NC	27516
GALANOS ANTHONY N	601 W ROSEMARY ST	Chapel Hill	NC	27516
LAI BREANA	31 SOUTHWIND DR	BURLINGTON	VT	5401
HARKINS HEIDI A	601 W ROSEMARY ST	Chapel Hill	NC	27516
DINNER ISAAC M	601 W ROSEMARY ST #802	Chapel Hill	NC	27516
TOOTHMAN KIMBERLY L	601 W ROSEMARY ST	Chapel Hill	NC	27516
AINBINDER HARVEY	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
PEDIGO ROBERT H	601 W ROSEMARY ST	Chapel Hill	NC	27516
TOOTHMAN KIMBERLY L	601 W ROSEMARY ST	Chapel Hill	NC	27516
NICKELEIT VOLKER R	601 W ROSEMARY ST	Chapel Hill	NC	27516
JULIAN MEAGAN	601 W ROSEMARY ST #904	Chapel Hill	NC	27516
COLES PHILIP	40 LOBB LN	DEEP RIVER	CT	6417
GREER FAMILY GROUP LLC	601 W ROSEMARY ST #1001	Chapel Hill	NC	27516
YU KATHY TRUSTEE	6920 CREEK WOOD DR	Chapel Hill	NC	27514
MCCLAIN ARNOLD T	601 W ROSEMARY ST #216	Chapel Hill	NC	27516
WEST JEFFREY	601 W ROSEMARY ST #219	Chapel Hill	NC	27516
ESURIO PROPERTIES LLC	601 W ROSEMARY ST	Chapel Hill	NC	27516
FONTA FLORA PROPERTIES LLC	115 VIBURNUM WAY	Carrboro	NC	27510
DUNDEE COMMERCIAL PROPERTIES LLC	601 W ROSEMARY ST #108	Chapel Hill	NC	27516
GREENBRIDGE COMMERCIAL OWNERS LLC	PO BOX 6309	RALEIGH	NC	27628
GREENBRIDGE COMMERCIAL OWNERS LLC	PO BOX 6309	RALEIGH	NC	27628
GREENBRIDGE COMMERCIAL OWNERS LLC	PO BOX 6309	RALEIGH	NC	27628

208 Sunset Drive Minor Subdivision
Notification Mailing List

PARCEL OWNER	ADDRESS	CITY	STATE	ZIP
MJ DEVELOPMENT GROUP LLC	1124 GROGANS MILL DR	CARY	NC	27519
MJ DEVELOPMENT GROUP LLC	1124 GROGANS MILL DR	CARY	NC	27519
MJ DEVELOPMENT GROUP LLC	1124 GROGANS MILL DR	CARY	NC	27519
GREENBRIDGE COMMERCIAL OWNERS LLC	PO BOX 6309	RALEIGH	NC	27628
GREENBRIDGE COMMERCIAL OWNERS LLC	PO BOX 6309	RALEIGH	NC	27628
HAAS PHOTOGRAPHICS LLC	613 MORGAN CREEK RD	CHAPEL HILL	NC	27517
GREENBRIDGE COMMERCIAL OWNERS LLC	PO BOX 6309	RALEIGH	NC	27628
CINJO LLC	601 W ROSEMARY ST	CHAPEL HILL	NC	27516
GREENBRIDGE COMMERCIAL OWNERS LLC	PO BOX 6309	RALEIGH	NC	27628
FARRINGTON OLA B	219 N GRAHAM ST	CHAPEL HILL	NC	27516
FARRINGTON OLA B	219 N GRAHAM ST	CHAPEL HILL	NC	27516
JOHNSON PAMELA M	1011 1ST ST SE	WASHGINTON	DC	20003
JACOBSON EVAN	208 N GRAHAM ST	CHAPEL HILL	NC	27516
DINKINS VALERIE ROBINSON	12206 WINDSOR HALL WAY	HERNDON	VA	20170
POLESKEY STEPHEN L	214 N GRAHAM ST	CHAPEL HILL	NC	27516
LOWELL WILLIAM J	204 HOLLY GREEN LN	HOLLY SPRINGS	NC	27540
LOVE BARBARA BURNETTE	3510 HATWYNN RD	CHARLOTTE	NC	28269
KADOURA PROPERTIES LLC	410 W FRANKLIN ST	CHAPEL HILL	NC	27516
HLESSI LLC	13605 OLD CREEDMOOR RD	WAKE FOREST	NC	27587
FARRINGTON OLA	219 N GRAHAM ST	CHAPEL HILL	NC	27516
MASTIN HOLDINGS LLC	319 PROVIDENCE RD	Chapel Hill	NC	27514
TAR HEEL TAXI INC	110 N GRAHAM ST	CHAPEL HILL	NC	27514
CHEN NAN MING	452 ROBIN RD	CHAPEL HILL	NC	27514
ST JOSEPH CHRISTIAN METHODIST EPISCOPAL	510 W ROSEMARY ST	CHAPEL HILL	NC	27514
ST JOSEPH CME CHURCH	510 W ROSEMARY ST	CHAPEL HILL	NC	27516
PATMORE MARK R	PO BOX 2371	CHAPEL HILL	NC	27515
PATMORE MARK R	PO BOX 2371	CHAPEL HILL	NC	27515
LOWELL WILLIAM J ETAL	204 HOLLY GREEN LN	HOLLY SPRINGS	NC	27540
BRODEY BENJAMIN B	213 N ROBERSON ST	CHAPEL HILL	NC	27516
ALSTON JUROTHER	106 STARLITE DR	CARRBORO	NC	27510
GRAVES SHIRLEY E	110 STARLITE DR	CARRBORO	NC	275101828
SOLORZANO LORENZO	112 STARLITE DR	CARRBORO	NC	27510
FEARRINGTON MATTHEW W	116 STARLITE DR	CARRBORO	NC	275101828
EVANS CAROLYN	114 STARLITE DR	CARRBORO	NC	275101828
DOWER RICHARD A	307 SUNSET DR	CHAPEL HILL	NC	27516
FOGGIE TERESA N	305 SUNSET DR	CHAPEL HILL	NC	275162221
PETTIS EUGENE O	2401 BROOK CANYON DR	CHARLOTTE	NC	28212
WHITTIER DONALD A	104 BREWER LN	CARRBORO	NC	27510
COMMUNITY HOME TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
VAUGHAN JEFFREY W	4 CALLE CHAMISA	PLACITAS	NM	87043
CARTER AMANDA J	401 SUNSET DR	CHAPEL HILL	NC	27516
MARCUSSON ISABEL H	608 NUNN ST	CHAPEL HILL	NC	275162211
MURRAY EDWARD IV ETAL	306 SUNSET DR	Chapel Hill	NC	27516
RUSHING JOHN W HRS	119 MURRAY HILL DR	DURHAM	NC	27712
SECOND BAPTIST CHURCH OF CHAPEL HILL	114 S GRAHAM ST	CHAPEL HILL	NC	27514
ORANGE COMMUNITY HOUSING & LAND TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
MANLEY JOHN R II	101 APPLE ST	CHAPEL HILL	NC	27514
MORGAN ANDI J	604 NUNN ST	Chapel Hill	NC	27514
308 SUNSET DR LLC	308 SUNSET DR	CHAPEL HILL	NC	27516
BULBROOK JAMES	112 NEW CASTLE DR	CHAPEL HILL	NC	27517
ORANGE COMMUNITY HOUSING AND LAND TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
ORANGE COMMUNITY HOUSING & LAND TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
ST AMAND MATTHEW	217 N GRAHAM ST	Chapel Hill	NC	27516
FEARRINGTON JOSEPH A	219 N GRAHAM	CHAPEL HILL	NC	27516
EMPOWERMENT INC	109 N GRAHAM ST	Chapel Hill	NC	27516
SELF HELP VENTURES FUND INC	301 W MAIN ST	DURHAM	NC	27701
EMPOWERMENT INC	109 N GRAHAM ST	CHAPEL HILL	NC	27516
EMPOWERMENT INC	109 N GRAHAM ST	CHAPEL HILL	NC	27516

208 Sunset Drive Minor Subdivision
Notification Mailing List

PARCEL OWNER	ADDRESS	CITY	STATE	ZIP
YOUNG GERALDINE K	524 REYNOLDS AVE	DURHAM	NC	277074638
ARITZ CORTES SILVESTRE	222 N GRAHAM ST	CHAPEL HILL	NC	275168732
POWELL CHAITRA	224 N GRAHAM ST	CHAPEL HILL	NC	27516
ROBINSON WHITNEY R	609 CRAIG ST	CHAPEL HILL	NC	27516
ATWATER BARBARA	3201 CRICKETEER DR	CHARLOTTE	NC	28216
SELF HELP VENTURES FUND	PO BOX 3619	DURHAM	NC	27702
ORANGE COMMUNITY HOUSING AND LAND TRUST	PO BOX 2315	CHAPEL HILL	NC	27515
LINDSAY LEPRENIA TRUSTEE	215 NORTH ROBERSON STREET	CHAPEL HILL	NC	27516
ROACH JULIE M	217 N ROBERSON ST	CHAPEL HILL	NC	27516
EMPOWERMENT INC STE 200	109 N GRAHAM ST	CHAPEL HILL	NC	27516
MERCIA RESIDENTIAL PROPERTIES INC	P O BOX 2371	CHAPEL HILL	NC	27515
FOSHEE FLOYD A JR	17202 KLEE CIR	SPRING	TX	77379
KIM EUN AH	643 SWIFT CREEK CROSSING	DURHAM	NC	27713
CHAPEL HILL TOWN OF	405 MARTIN LUTHER KING JR BLVD	CHAPEL HILL	NC	27514



88 Vilcom Center Drive, Suite L110
Chapel Hill, NC 27514
P (919) 932-7077, F (919) 932-7079
www.orangehabitat.org
info@orangehabitat.org

STATEMENT OF COMPLIANCE WITH COMPREHENSIVE PLAN

Northside concept plan application: 208 Sunset Drive

Habitat for Humanity proposes to a new single family house on Sunset Drive in the Northside neighborhood. This proposal satisfies a number of the goals in the 2020 Plan.

A Place for Everyone

- The new home would provide safe, affordable housing for a family in an existing neighborhood that is close to schools, workplaces, and recreational and art opportunities.
- The Habitat Model of constructing with volunteers from the community working alongside our homeowners helps to build a community of high civic engagement and participation and to strengthen Chapel Hill's welcoming and friendly community.
- Habitat families must be residents of Orange County or work in Orange County for one year prior to application for housing, so our families are already part of the community.

Getting Around

- The new home will be 318' from Rosemary Street with access to bus lines and the vibrant businesses of downtown.

Good Places, New Spaces

- The Comprehensive Plan emphasizes efforts to strengthen existing neighborhoods. The proposed houses fulfill this goal and the intent of the Northside Conservation District. The proposal contributes to the "range of neighborhood types that address residential, commercial, social, and cultural needs and uses" (GPNS.5) by bringing both affordability and home ownership into the Historic Neighborhood.

Nurturing Our Community

- Habitat houses are green-certified, which means the houses meet rigid specifications for energy efficiency, indoor air quality, environmental impact, durability, resource efficiency, and homeowner comfort. This emphasis helps "conserve biological ecosystems within the town boundaries" (NOC1.) and "supports residents in minimizing their personal footprints"(NOC.7).
- Habitat houses feature accessible interiors and optional exterior features for accessibility. This aspect promotes "aging in place," which contributes to the stability of neighborhoods by allowing residents to live there longer.
- Finally, the Habitat model uses community funds and volunteers to build houses. This model strengthens the community through tangible improvements brought about by people working together. Typically, our volunteers represent many segments of our community that would not necessarily come together without a project of this type. Previous Habitat work in Northside includes nine single family houses, one duplex, and numerous repair projects for existing homeowners in the neighborhood.

Town and Gown Collaboration

- Approximately one third of Habitat for Humanity homebuyer families are employed at either UNC or UNC HealthCare. The two proposed units would provide a convenient residence for UNC workers, providing “housing for Town, University, and the Health Care System employees that encourages them to reside in the community” (TGC.4).

Pictures from 208 Sunset and Surrounding Areas



208 Sunset from Road



208 Sunset from Back of Lot



206 Sunset



209 Sunset



210 Sunset



302 Sunset