STONE CREST RESIDENCE

LOT #10 Greystone at Mayview
Blowing Rock, North Carolina

PERMIT SET

JANUARY 13, 2011

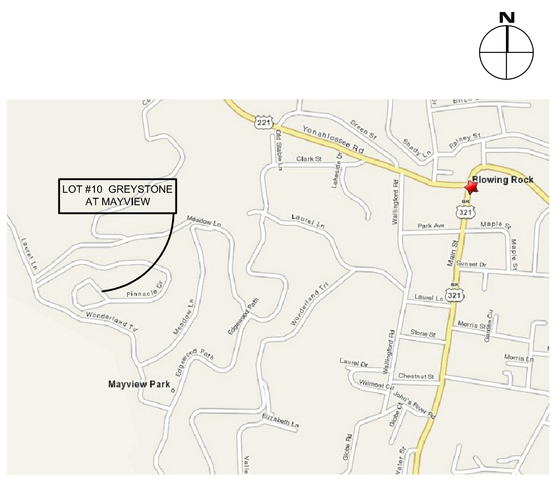
ARCHITECT

1211 ALTON ROAD
MIAMI BEACH, FLORIDA 33139
ARCHITECTURE AND INTERIOR DESIGN
TEL 305.534.9862 FAX 305.534.1582 FL.CORP.REG.AA2627

THE TAYL&R TAYL&R PARTNERSHIP

LOCATION MAP

N T S



LEGAL DESCRIPTION

PLAT OF TOPOGRAPHIC SURVEY

LOT 10 GREYSTONE AT MAYVIEW

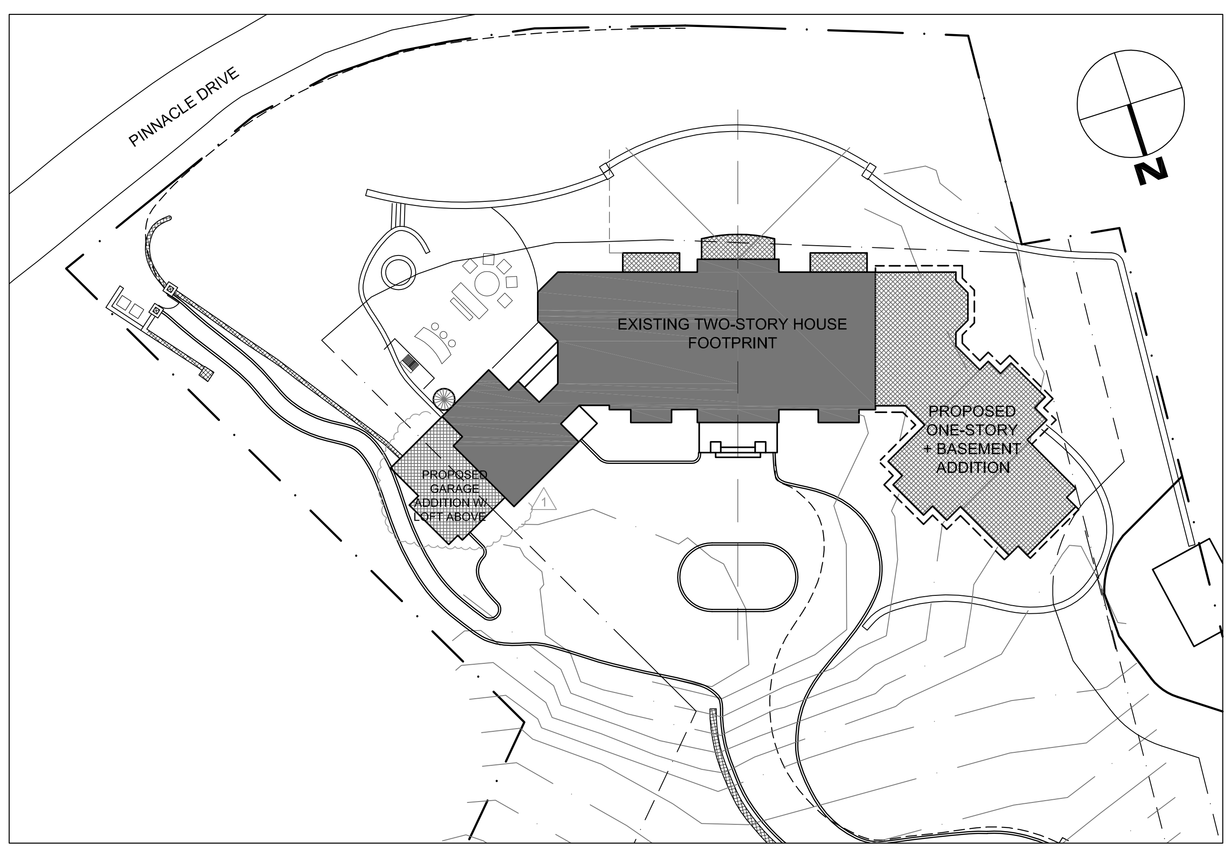
BLOWING ROCK TOWNSHIP, WATAUGA COUNTY, NORTH CAROLINA

SYMBOLS

1 / A1.1 — DETAIL TAG / SECTION TAG	1 TITLE / SUBTITLE / SCALE — DRAWING/ DETAIL TITLE
A — GRID TAG	D01 — DOOR TAG
1 / 4 A7.1 2 / 3 — INTERIOR ELEVATION TAG	W01 — WINDOW TAG
	W00 — WALL TYPE TAG
EL. +0'-00" LEVEL — FINISH FLOOR ELEVATION TAG	6" — FLOOR STEP TAG
RMNAME1 / RMNAME2 / RMNUM — ROOM NAME + NUMBER TAG	12 / 5 — ROOF PITCH TAG
1 — REVISION TAG	N — NORTH TAG
SHEET — SHEET SUBTITLE	KEY-01 — KEYNOTE TAG
0 2 4 8 16 — GRAPHIC SCALE	CPT-01 — FLOOR FINISH TAG
GWB — CEILING FINISH TAG	# — FURNITURE TAG

SITE PLAN

SCALE: 1"=20'



DEMOLITION NOTES

1. REMOVE ALL SPECIFIC ITEMS INDICATED ON THE DEMOLITION DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQUIRED TO ACHIEVE DESIRED RESULTS. TAKE CARE IN REMOVING ANY EXISTING STRUCTURAL AND/OR UTILITARIAN CONCEALED CONSTRUCTION. REPAIR OF DAMAGES TO THE EXISTING BUILDING DURING DEMOLITION RESULTING FROM LACK OF CARE AND DUE DILIGENCE IS THE COMPLETE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND MAY NOT BE CLAIMED AS MONETARY DAMAGES NOR AS TIME DELAYS AGAINST THE CONTRACT SUM OR CONTRACT TIME TO PERFORM THE WORK.

2. EXISTING INTERIOR WALL FURRING, DOORS AND WINDOWS TO REMOVE AS INDICATED.

3. ALL SALVAGEABLE MATERIAL & EQUIPMENT SHALL REMAIN THE PROPERTY OF THE OWNER. THE OWNER WILL PROVIDE A LOCATION FOR STORAGE OF SALVAGED ITEMS. CONTRACTOR TO PROVIDE ON-SITE CONTAINER TO STORE AND ORGANIZE ALL EXISTING EQUIPMENT AND FIXTURES FOR REUSE. NON-SALVAGEABLE MATERIAL AND EQUIPMENT, I.E. CONSTRUCTION DEBRIS, SHALL BE DISPOSED OF OFF SITE IN A LEGAL AND SAFE MANNER, BY THE GENERAL CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

4. PROTECT EXISTING ADJACENT FINISH MATERIALS, CONSTRUCTION, FIXTURES, EQUIPMENT AND LANDSCAPING FROM DAMAGE DURING DEMOLITION WORK.

5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING AND PATCHING IN ORDER TO ACCESS EXISTING PLUMBING, ELECTRICAL, MECHANICAL, AND STRUCTURAL CONDITIONS WITHIN CONCEALED SPACES. REPAIR ALL WORK THAT IS VISIBLE IN SUCH A MANNER SO AS TO LEAVE IT IN THE SAME OR BETTER CONDITION THAN BEFORE WORK COMMENCED.

6. THE GENERAL CONTRACTOR SHALL SHUT DOWN ALL SERVICES SUCH AS ELECTRICAL, MECHANICAL AND PLUMBING PRIOR TO THE COMMENCEMENT OF WORK AS MAY BE REQUIRED THROUGHOUT DEMOLITION/CONSTRUCTION.

7. CONTRACTOR TO PRESERVE ALL EXISTING (CODE COMPLYING) WIRING AND CIRCUITS TO REUSE.

8. CONTRACTOR RESPONSIBLE FOR ANY REQUIRED STRUCTURAL SHORING OR TEMPORARY PROTECTION OF EXISTING M.E.P. SERVICES DURING DEMOLITION AND CONSTRUCTION.

9. THE GENERAL CONTRACTOR SHALL HAVE ALL STRUCTURAL SHORING IN PLACE AND INSPECTED BY THE ENGINEER PRIOR TO THE REMOVAL OF ANY STRUCTURAL SYSTEMS/ELEMENTS.

10. THE GENERAL CONTRACTOR SHALL REMOVE ALL PLUMBING, ELECTRICAL, MECHANICAL AND RELATED EQUIPMENT/SYSTEMS NOT REQUIRED FOR RE-USE/RE-INSTALLATION. ANY EXISTING SYSTEMS WHICH MAY BE ABANDONED DURING THE COURSE OF THIS WORK SHALL BE PROPERLY TERMINATED.

11. THE GENERAL CONTRACTOR SHALL CONTROL THE AMOUNT OF DUST RESULTING FROM DEMOLITION BY ERECTING AND MAINTAINING 'VISQUEEN' PARTITIONS ISOLATING THE AFFECTED AREAS.

12. THE SURROUNDING LANDSCAPE, HARDSCAPE, AND LAWN AREAS SHALL BE PROTECTED AS NECESSARY.

13. CONTRACTOR RESPONSIBLE FOR IDENTIFYING TO THE OWNER AND ARCHITECT ANY ADDITIONAL EXISTING CONDITIONS NOT INCLUDED IN THESE PLANS.

14. ALL CEILINGS RELEVANT TO THE DEMOLITION WORK SHALL BE REMOVED FIRST. AFTER WHICH, THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED, IN ORDER TO PERFORM AN INSPECTION. THE PURPOSE OF WHICH SHALL BE TO DETERMINE THE EXISTENCE OF INTERIOR BEARING COLUMNS OR PARTITIONS AND TO DETERMINE THE SEQUENCE OF THE BALANCE OF THE REMAINING DEMOLITION.

INDEX OF DRAWINGS

	ARCHITECTURAL	SCALE
A0.0	COVER SHEET	N/A
A0.1	SITE PLAN	1/16" = 1'-0"
A1.0	PROPOSED BASEMENT FLOOR PLAN	1/4" = 1'-0"
A1.1	PROPOSED FIRST FLOOR PLAN	1/4" = 1'-0"
A1.2	PROPOSED ROOF PLAN	1/4" = 1'-0"
A2.1	PROPOSED NORTH + SOUTH ELEVATIONS	1/4" = 1'-0"
A2.2	PROPOSED EAST + WEST ELEVATIONS	1/4" = 1'-0"
A2.3	PROPOSED GARAGE ELEVATIONS	1/4" = 1'-0"

GENERAL NOTES

1. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE TAYLOR & TAYLOR PARTNERSHIP, INC. AND MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN CONSENT.

2. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY MINOR CONSTRUCTION DETAIL. THE GENERAL CONTRACTOR (G.C.) IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY APPURTENANCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER WITH QUALITY CRAFTSMANSHIP WITHOUT INCREASING THE CONTRACT SUM OR CONTRACT COMPLETION DATE.

3. ALL WORK DESCRIBED IN THESE DOCUMENTS MUST BE PERFORMED BY CONSTRUCTION PROFESSIONALS LICENSED & INSURED IN THE STATE OF NORTH CAROLINA.

4. DO NOT READ THE DRAWINGS IN SCALE, REFER TO QUOTED DIMENSIONS ONLY. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME.

5. USE DIMENSION INDICATED ON DRAWINGS. DIMENSIONS OF LARGER SCALE DRAWING AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

6. IN THE EVENT THAT DISCREPANCIES, AMBIGUITIES OR OMISSIONS FROM DRAWINGS OR SPECIFICATIONS ARE FOUND, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN WRITING BY THE G.C. IN ORDER TO PROVIDE CLARIFICATION.

7. THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION, FINISHING AND OCCUPANCY OF THE PROJECT.

8. ALL WORK MATERIAL SHALL BE IN COMPLIANCE WITH THE LATEST EDITION OF THE APPLICABLE CODES AND ORDINANCES.

9. ALL WORK DONE UNDER THE SUPERVISION OF THE G.C. SHALL BE IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL GOVERNING AGENCIES HAVING JURISDICTION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL WORK AND MATERIALS FROM WEATHER DAMAGE.

11. THE G.C. SHALL COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THAT THE PROJECT IS COMPLETED BY THE CONTRACT COMPLETION DATE.

12. THE G.C. SHALL PROVIDE AN ON-SITE DUMPSTER OR OTHER APPROVED CONTAINER IN A LOCATION FOR THE DISPOSAL OF REMOVED MATERIAL/CONSTRUCTION DEBRIS. THE DUMPSTER SHALL BE EMPTIED PERIODICALLY TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.

13. THE CONTRACTOR AGREES THAT HE WILL HOLD OWNER, ARCHITECT, ENGINEER AND/OR ANY OF THEIR EMPLOYEES OR AGENTS HARMLESS FROM ANY ALL DAMAGE AND CLAIMS WHICH MAY ARISE BY REASON OF ANY NEGLIGENCE ON THE PART OF THE CONTRACTOR, ANY OF HIS SUBCONTRACTORS, MATERIALS AND EQUIPMENT SUPPLIES AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, IN PERFORMANCE OF THIS CONTRACT; AND, IN ANY CASE LEGAL ACTION IS BROUGHT THEREFORE AGAINST OWNER, ARCHITECT, ENGINEERS AND/OR ANY OF THEIR EMPLOYEES OR AGENTS RESERVE THE RIGHT TO DEFEND SYCH ACTION AND CHARGE ALL COST THEREOF TO THE CONTRACTOR.

14. IT IS THE INTENT OF THE TAYLOR & TAYLOR PARTNERSHIP, INC. THAT THIS WORK CONFORM WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. THE G.C. SHALL NOTIFY THE TAYLOR & TAYLOR PARTNERSHIP, INC. ANY DISCREPANCIES SHALL BE RESOLVED BY THE TAYLOR & TAYLOR PARTNERSHIP, INC.

15. THE G.C. SHALL PROVIDE THE TAYLOR & TAYLOR PARTNERSHIP, INC. WITH REDLINE AS-BUILT DRAWINGS FOR ALL FIELD CHANGES/ADDITIONS TO THE WORK INCLUDED IN THE DRAWINGS.

16. THE G.C. SHALL PROVIDE AN ITEMIZED COST BREAKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION AT THE TIME OF BIDDING.

17. THE TAYLOR & TAYLOR PARTNERSHIP, INC. IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES, PRECAUTIONS OR PROGRAMS RELATED TO THIS PROJECT'S CONSTRUCTION.

18. ALL WORK IS TO BE PLUM, ALIGNED, SQUARE, AND ADEQUATELY SUPPORTED. FILL ALL VOIDS BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET THE TAYLOR & TAYLOR PARTNERSHIP, INC.'S SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY CRAFTSMANSHIP SHALL BE REMOVED AND REDONE AT THE G.C.'S EXPENSE.

19. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED. WOOD CASING, JAM AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS SPECIFIED OTHERWISE.

20. ALL WINDOW AND DOOR SIZES ARE NOMINAL, VERIFY MANUFACTURER'S ACTUAL AND ROUGH OPENING DIMENSIONS.

21. ALL PERIMETER THRESHOLDS SHALL BE 1/2" MAX. WITH THE EXCEPTION OF SECONDARY SLIDING GLASS DOORS EXITING ONTO BALCONIES WITH IMPERVIOUS PIN.

22. FIXED GLASS OR OPERABLE WINDOW WITHIN 24" OF THE FINISH FLOOR SHALL BE SAFETY GLASS.

23. ALL GYPSUM WALLBOARD, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT. WOOD SHALL BE PAINTED OR STAINED. COLOR TO BE SELECTED BY OWNER.

24. THE G.C. SHALL OBTAIN FROM ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL NEW OPENINGS TO BE PROVIDED BY THEIR RESPECTIVE TRADE. G.C. SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DETAIL.

25. THE G.C. SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN THE WORK.

26. ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH THE CURRENT BUILDING CODE HAVING JURISDICTION.

27. THE G.C. IS TO MAINTAIN A SAFE SITE, CLEAR OF DEBRIS AT ALL TIMES.

28. THE G.C. GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED AS DIRECTED IN WRITING BY THE ARCHITECT AT NO ADDITIONAL COST.

29. ALL DETAILS AND SECTIONS SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN. IT IS THE G.C.'S RESPONSIBILITY TO FORESEE ADDITIONAL CONDITIONS PRIOR TO COMMENCING THE WORK AND NOTIFY THE TAYLOR & TAYLOR PARTNERSHIP, INC. IMMEDIATELY FOR INSTRUCTION.

30. ALL ASSEMBLIES REFERRED TO AS FIRE-RATED SHALL BE A MINIMUM OF ONE HOUR UNLESS OTHERWISE INDICATED. ALL PENETRATIONS THROUGH ANY RATED ASSEMBLY SHALL BE PROVIDED W/ APPROVED PENETRATION RATED DEVICES.

31. ALL HARDWARE, LIGHTING & BATHROOM FIXTURES AND MISCELLANEOUS ITEMS NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS SHALL BE PROVIDED BY THE OWNER.

32. THE G.C. SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK. G.C. SHALL REVIEW/APPROVE ALL SUBMITTALS/SHOP DRAWINGS PRIOR TO SUBMITTING FOR ARCHITECT'S REVIEW.

SCOPE OF WORK:

THE SCOPE OF WORK IS DEFINED HEREIN AS AN ADDITION/RENOVATION COMPRISING THE FOLLOWING ITEMS:

1) PROPOSED BASEMENT FLOOR:
   - HOUSEKEEPING SUITE
   - LAUNDRY/UTILITY/MECH CLOSET
   - WET BAR
   - STAIR HALL
   - PLAY ROOM (SLEEPING QUARTERS)
   - SEPARATE BOYS AND GIRLS CHANGE ROOMS

2) PROPOSED FIRST LFOOR ADDITION / RENOVATION:
   - MASTER SUITE RENOVATION/ADDITION
   - NEW FAMILY ROOM WITH WET BAR
   - NEW BILLIARDS ROOM WITH FIREPLACE

3) PROPOSED GARAGE ADDITION / RENOVATION:
   - GARAGE
   - NEW LOFT ABOVE NEW / EXISTING GARAGE

4) EXTERIOR IMPROVEMENTS: AS INDICATED IN SITE PLAN

SITE AND BUILDING DATA

ZONING :

LOT AREA:

LOT COVERAGE :

PRESENT MAIN BUILDING AREA:	
BASEMENT F.A.R.	0 S.F.
FIRST FLOOR F.A.R. (including 533 S.F. Garage + Storage)	2,678 S.F.
SECOND FLOOR F.A.R.	1,850 S.F.
SUB TOTAL	4,528 S.F.
PROPOSED MAIN BUILDING AREA:	
BASEMENT F.A.R. (addition)	1,662 S.F.
FIRST FLOOR F.A.R. (including 1,709 S.F. addition)	4,330 S.F.
SECOND FLOOR F.A.R. (including 314 S.F. addition)	2,164 S.F.
SUB TOTAL	8,156 S.F.

SEAL

LIC. No. - FL 8260

THE TAYL&R TAYL&R PARTNERSHIP
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The Stone Crest Residence
Lot #10 Greystone at Mayview
BLOWING ROCK, NORTH CAROLINA
(DESIGN DEVELOPMENT PHASE)

REVISION:

#	ISSUE:
1	01.13.11
2	02.07.11 GENERAL REVSION

DRAWN:	JRC	DATE:	03-26-10
APPROVED:	WTC		
SCALE:	N.T.S.		

TITLE: COVER SHEET

SHEET NUMBER:

A-0.0