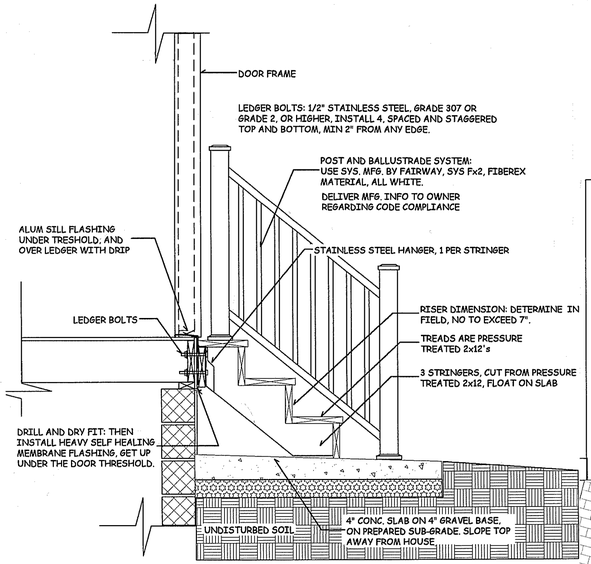


STEPS TO GRADE

SCALE 3/4" = 1'-0"

CONTRACTOR INSURANCES:

1. INSURANCE: BEFORE INITIATING ANY WORK AT SITE, CONTRACTOR(S) SHALL PROVIDE PROOF OF INSURANCE, INCLUDING COMMERCIAL GENERAL LIABILITY, WORKMEN'S COMPENSATION AND AUTOMOBILE LIABILITY. MINIMUM LIMITS SHALL BE AS FOLLOWS:

COMMERCIAL GENERAL LIABILITY	GENERAL AGGREGATE	$ 1,000,000.00
	PRODUCTS - COMP / OP AGGREGATE	$ 1,000,000.00
	EACH OCCURRENCE	$ 1,000,000.00
	FIRE DAMAGE (ANY ONE FIRE)	$ 100,00.00
	MED. EXPENSE (ANY ONE PERSON)	$ 5,000.00
AUTOMOBILE LIABILITY	SINGLE COMBINED LIMIT	$ 250,000.00
WORKMAN'S COMPENSATION		STATUTORY LIMITS
GENERAL "UMBRELLA"		$ 2,000,000.00

2. BEFORE CONTRACTOR DOES ANY WORK ON SITE, CERTIFICATES SHALL BE PROVIDED VERIFYING THAT OWNER AND ARCHITECT ARE NAMED AS "ADDITIONAL NAMED INSURED" ON CONTRACTOR'S LIABILITY POLICIES. OWNER AND ARCHITECT SHALL BE GIVEN 30 DAYS NOTICE BEFORE ANY POLICIES EXPIRE, CONTRACTOR SHALL MAINTAIN THIS REQUIREMENT FOR A MIN OF 365 DAYS AFTER FINAL PAYMENT. CERTIFICATES EVIDENCING SUCH COVERAGE AND INCLUSION OF THE OWNER AND ARCHITECT SHALL BE PROVIDED TO BOTH.

RESIDENTIAL CODES

1. CODES: ALL WORK SHALL COMPLY WITH THE CONTROLLING REGULATORY CODES. THESE DOCUMENTS (DRAWINGS) SHALL INCLUDE BY REFERENCE ALL STATE, MUNICIPAL AND OTHER REGULATORY CODES.
2. CONTRACTOR(S) SHALL COMMUNICATE WITH THE MUNICIPALITY TO VERIFY REQUIRED TYPES AND FREQUENCY OF INSPECTIONS, AND SHALL SECURE ALL PERMITS, LICENSES, APPROVALS, AND INSPECTIONS REQUIRED DURING THE PROGRESS OF THE WORK.
3. ALL CONTRACTORS AND TRADESMEN ARE EXPECTED TO BE CURRENT WITH THESE CODE AND HAVE COPIES ON SITE FOR REFERENCE AS REQUIRED. TO OBTAIN: INTERNATIONAL CODE COUNCIL, PUBLICATIONS, 4051 WEST FLOSSMOOR ROAD, COUNTRY CLUB HILLS, IL 60478-5795, 888-422-7233.
4. THE INTERNATIONAL RESIDENTIAL CODE, 2009, APPLIES TO THIS WORK.

FIELD OFFICE AND SITE DOCUMENTS

1. WITH INITIATION OF WORK ON SITE, THE CONTRACTOR SHALL MAINTAIN A FIELD OFFICE. THIS MAY BE AS SIMPLE AS A FOOT LOCKER IN THE BEGINNING, BUT AS SOON AS POSSIBLE, THIS SHALL BE AN ENCLOSED SECURE ROOM.
2. WHENEVER THE WORK IS IN PROGRESS THE FIELD OFFICE SHALL BE ACCESSIBLE TO THE OWNER & ARCHITECT AND SHALL CONTAIN THE MOST UP TO DATE DOCUMENTS, SUBMITTALS, MATERIAL SELECTIONS, AND SHOP DRAWINGS. THE PROJECT DOCUMENTS SHALL BE ORGANIZED, COMPLETE, AND CLEAN.
3. AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN ONE RECORD SET OF DOCUMENTS WITH ALL AS-BUILT INFORMATION AND CHANGES, MARKED UP IN RED, WHICH SHOW ANY DIFFERENCES FROM THE ORIGINAL DOCUMENTS. AT COMPLETION OF THE WORK, CONTRACTOR SHALL MAKE THREE (3) XEROX SETS. THESE "AS-BUILT" SETS SHALL BE DISTRIBUTED: 1 SET TO OWNER, 1 SET TO ARCHITECT, 1 SET TO THE GC'S FILE.

TEMPORARY FACILITIES:

1. CONTRACTOR SHALL PROVIDE AND MAINTAIN A PORTABLE TOILET AT THE SITE. OWNER WILL PROVIDE A HOSE CONNECTION FOR WATER, BE CAREFUL NOT TO REQUIRE EXCESSIVE WATER DURING NORMAL MORNING BATHING.

BEFORE YOU DIG: CALL THE PA "ONE CALL SYSTEM"

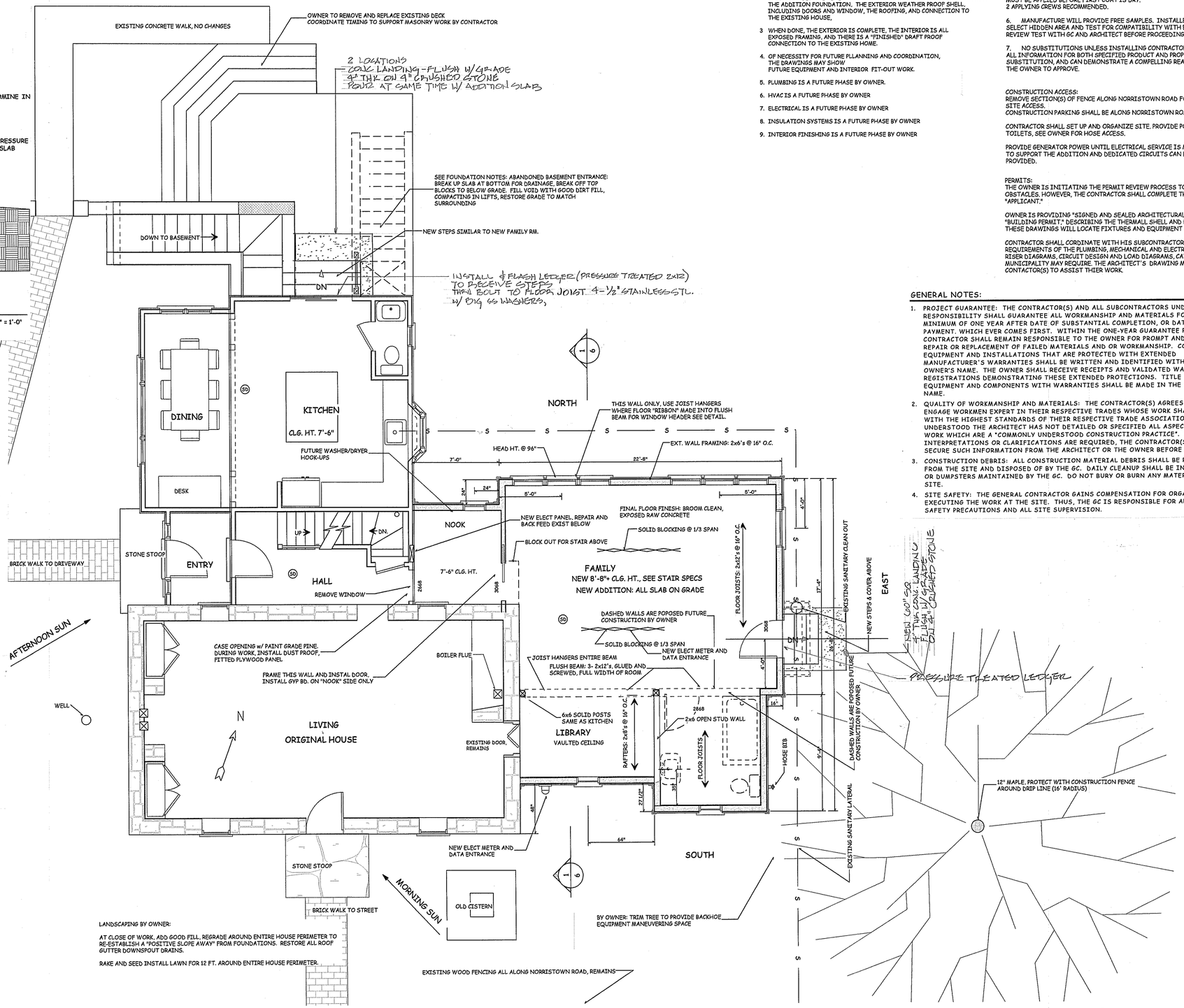
1. STOP! BEFORE YOU DIG IT IS MANDATORY TO CALL THE PENNSYLVANIA "ONE CALL SYSTEM." 1-800-242-1776. ALL CONTRACTORS, INCLUDING SUB-CONTRACTORS, SHOULD MAKE THEIR OWN NOTIFICATION. NOTE, THE ONLY PARTY PROTECTED BY THE NOTIFICATION IS THE CALLER.

DIMENSIONS: DO NOT SCALE DRAWINGS:

1. ALL DIMENSIONS ARE GIVEN TO "FACE OF MASONRY" OR "FACE OF STUD". CHECK ALL DIMENSIONS BEFORE PROCEEDING. FOR "CLEAR" OPENINGS BETWEEN FINISHES, SUBTRACT FINISH THICKNESS FROM DIMENSIONS GIVEN. LOOK FOR THE CORRECT DIMENSIONAL INFORMATION, OR SEEK CLARIFICATION FROM THE ARCHITECT.

FIELD CHANGES:

1. CHANGES: THE ARCHITECT HAS NO AUTHORITY TO MAKE IMPROMPTU CHANGES IN THE FIELD OR BY PHONE. ALL PROPOSED CHANGES OR SUBSTITUTIONS, WITHOUT EXCEPTION, SHALL BE SUBMITTED TO THE OWNER, IN WRITING, WITH SUPPORT MATERIALS FOR AUTHORIZATION.
2. WHEN CHANGES AFFECT THE STRUCTURAL OR BUILDING SHELL, THOSE CHANGES SHALL BE DIRECTED TO THE ARCHITECT PROMPTLY IN WRITING FOR REVIEW AND APPROVAL.



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

"SHELL" PHASE

GENERAL PROJECT DESCRIPTION:

1. THIS PROJECT WILL BE DONE IN PHASES
2. PHASE ONE IS THE CONSTRUCTION OF THE EXTERIOR WEATHER "SHELL" THIS INCLUDES THE GENERAL CONTRACTOR'S MOBILIZATION TO CONSTRUCT THE ADDITION FOUNDATION. THE EXTERIOR WEATHER PROOF SHELL, INCLUDING DOORS AND WINDOW, THE ROOFING, AND CONNECTION TO THE EXISTING HOUSE,
3. WHEN DONE, THE EXTERIOR IS COMPLETE, THE INTERIOR IS ALL EXPOSED FRAMING, AND THERE IS A "FINISHED" DRAFT PROOF CONNECTION TO THE EXISTING HOME.
4. OF NECESSITY FOR FUTURE PLANNING AND COORDINATION, THE DRAWINGS MAY SHOW FUTURE EQUIPMENT AND INTERIOR FIT-OUT WORK.
5. PLUMBING IS A FUTURE PHASE BY OWNER.
6. HVAC IS A FUTURE PHASE BY OWNER
7. ELECTRICAL IS A FUTURE PHASE BY OWNER
8. INSULATION SYSTEMS IS A FUTURE PHASE BY OWNER
9. INTERIOR FINISHING IS A FUTURE PHASE BY OWNER

WATER REPELLENT: RECOMMENDED, ALL ORIGINALL STONE

1. PRODUCT IS A MODIFIED SILOXANE WITH DIFFUSED QUARTZ CARBIDE MANUFACTURED BY TNEMEC CORP.
2. CONCRETE, STONE AND MASONRY TREATED WITH PRIME-A-PELL 200 RESIST WATER INTRUSION, STAIN DAMAGE, FREEZE/THAW SPALLING, EFFLORESCENCE AND RUST DAMAGE.
3. PRIME-A-PELL 200 IS A CLEAR LIQUID WHEN APPLIED, DRIES INVISIBLE, LEAVING THE AESTHETIC APPEARANCE OF THE SUBSTRATE UNCHANGED.
4. PROTECT ALL ALUMINUM FINISHES, APPLY PER MANUFACTURES RECOMMENDATIONS.
5. APPLY TWO COATS, FROM DIFFERENT DIRECTIONS, SECOND COAT MUST BE APPLIED BEFORE FIRST COAT IS DRY. 2 APPLYING CREWS RECOMMENDED.
6. MANUFACTURE WILL PROVIDE FREE SAMPLES. INSTALLER TO OBTAIN SELECT HIDDEN AREA AND TEST FOR COMPATIBILITY WITH EXISTING STONE. REVIEW TEST WITH GC AND ARCHITECT BEFORE PROCEEDING WITH ENTIRE WORK.
7. NO SUBSTITUTIONS UNLESS INSTALLING CONTRACTOR PRESENTS ALL INFORMATION FOR BOTH SPECIFIED PRODUCT AND PROPOSED SUBSTITUTION, AND CAN DEMONSTRATE A COMPELLING REASON FOR THE OWNER TO APPROVE.

CONSTRUCTION ACCESS:
REMOVE SECTION(S) OF FENCE ALONG NORRISTOWN ROAD FOR GENERAL SITE ACCESS.
CONSTRUCTION PARKING SHALL BE ALONG NORRISTOWN ROAD

CONTRACTOR SHALL SET UP AND ORGANIZE SITE. PROVIDE PORTABLE TOILETS, SEE OWNER FOR HOSE ACCESS.

PROVIDE GENERATOR POWER UNTIL ELECTRICAL SERVICE IS MODIFIED TO SUPPORT THE ADDITION AND DEDICATED CIRCUITS CAN BE PROVIDED.

PERMITS:
THE OWNER IS INITIATING THE PERMIT REVIEW PROCESS TO AVOID UNKNOWN OBSTACLES. HOWEVER, THE CONTRACTOR SHALL COMPLETE THE PROCESS AS "APPLICANT."

OWNER IS PROVIDING "SIGNED AND SEALED ARCHITECTURAL" DRAWINGS FOR THE "BUILDING PERMIT" DESCRIBING THE THERMAL SHELL AND BUILDING SHELL ONLY. THESE DRAWINGS WILL LOCATE FIXTURES AND EQUIPMENT FOR COORDINATION.

CONTRACTOR SHALL COORDINATE WITH HIS SUBCONTRACTORS TO COMPLETE THE REQUIREMENTS OF THE PLUMBING, MECHANICAL AND ELECTRICAL PERMITS: INCLUDING RISER DIAGRAMS, CIRCUIT DESIGN AND LOAD DIAGRAMS, CATALOG CUTS, ETC., AS THE MUNICIPALITY MAY REQUIRE. THE ARCHITECT'S DRAWING MAY BE USED BY THE CONTACTOR(S) TO ASSIST THIER WORK.

GENERAL NOTES:

1. PROJECT GUARANTEE: THE CONTRACTOR(S) AND ALL SUBCONTRACTORS UNDER HIS RESPONSIBILITY SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A MINIMUM OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION, OR DATE OF FINAL PAYMENT, WHICH EVER COMES FIRST. WITHIN THE ONE-YEAR GUARANTEE PERIOD, THE CONTRACTOR SHALL REMAIN RESPONSIBLE TO THE OWNER FOR PROMPT AND DILIGENT REPAIR OR REPLACEMENT OF FAILED MATERIALS AND OR WORKMANSHIP. COMPONENTS, EQUIPMENT AND INSTALLATIONS THAT ARE PROTECTED WITH EXTENDED MANUFACTURER'S WARRANTIES SHALL BE WRITTEN AND IDENTIFIED WITH THE OWNER'S NAME. THE OWNER SHALL RECEIVE RECEIPTS AND VALIDATED WARRANTEE REGISTRATIONS DEMONSTRATING THESE EXTENDED PROTECTIONS. TITLE TO ALL EQUIPMENT AND COMPONENTS WITH WARRANTIES SHALL BE MADE IN THE OWNER'S NAME.
2. QUALITY OF WORKMANSHIP AND MATERIALS: THE CONTRACTOR(S) AGREES HE SHALL ENGAGE WORKMEN EXPERT IN THEIR RESPECTIVE TRADES WHOSE WORK SHALL COMPLY WITH THE HIGHEST STANDARDS OF THEIR RESPECTIVE TRADE ASSOCIATIONS. IT IS UNDERSTOOD THE ARCHITECT HAS NOT DETAILED OR SPECIFIED ALL ASPECTS OF THE WORK WHICH ARE A "COMMONLY UNDERSTOOD CONSTRUCTION PRACTICE". IF INTERPRETATIONS OR CLARIFICATIONS ARE REQUIRED, THE CONTRACTOR(S) SHALL SECURE SUCH INFORMATION FROM THE ARCHITECT OR THE OWNER BEFORE PROCEEDING.
3. CONSTRUCTION DEBRIS: ALL CONSTRUCTION MATERIAL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE GC. DAILY CLEANUP SHALL BE IN CONTAINERS OR DUMPSTERS MAINTAINED BY THE GC. DO NOT BURY OR BURN ANY MATERIAL AT THE SITE.
4. SITE SAFETY: THE GENERAL CONTRACTOR GAINS COMPENSATION FOR ORGANIZING AND EXECUTING THE WORK AT THE SITE. THUS, THE GC IS RESPONSIBLE FOR ALL SITE SAFETY PRECAUTIONS AND ALL SITE SUPERVISION.

REV. #	REVISION DESCRIPTION	DATE
	START @ FOR "SHELL" PERMITS	JUNE 25, 2012
		AUG. 03, 2012

ONLY VALID FOR PERMITS w/ EMBOSSED SEAL & ORIGINAL "RED" SIGNATURE

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PHASE ONE: FOUNDATION & "SHELL" ONLY

626 NORRISTOWN ROAD
ADDITION & REPAIRS
HORSHAM TOWNSHIP, MONTGOMERY CO., PA

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