

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)	\$ 100,000.00
	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. OWNER AND ARCHITECT SHALL BE NAMED AS "ADDITIONAL NAMED INSURED" ON CONTRACTOR'S LIABILITY POLICIES. OWNER AND ARCHITECT SHALL BE GIVEN 30 DAYS NOTICE BEFORE ANY POLICIES EXPIRE, AND CERTIFICATES EVIDENCING SUCH COVERAGE AND INCLUSION OF THE OWNER AND ARCHITECT SHALL BE PROVIDED TO BOTH.

RESIDENTIAL CODES

- CODES: ALL WORK SHALL COMPLY WITH THE CONTROLLING REGULATORY CODES. THESE DOCUMENTS (DRAWINGS) SHALL INCLUDE BY REFERENCE ALL STATE, MUNICIPAL AND OTHER REGULATORY CODES.
- 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.
- 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.
- FOR RESIDENTIAL WORK, THE CODES WHICH APPLY ARE:
 - INTERNATIONAL RESIDENTIAL CODE, 2006
 - INTERNATIONAL BUILDING CODE, 2006
 - INTERNATIONAL EXISTING BUILDING CODE, 2006
 - ICC ELECTRICAL CODE, 2006 (UTILIZES NATIONAL ELECTRIC CODE STANDARDS)
 - INTERNATIONAL ENERGY CONSERVATION CODE, 2006
 - INTERNATIONAL FIRE CODE, 2006
 - INTERNATIONAL FUEL GAS CODE, 2006
 - INTERNATIONAL MECHANICAL CODE, 2006
 - INTERNATIONAL PLUMBING CODE, 2006
 - NFPA 70 - LIFE SAFETY CODE
 - NFPA 70 - INSTALLATION OF SPRINKLER SYSTEMS
 - NFPA 72 - NATIONAL FIRE ALARM CODE

FIELD OFFICE AND SITE DOCUMENTS

- 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.
- 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.
- 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.

GENERAL NOTES:

- 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. 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 IDENTIFIED TO THE OWNER. THE OWNER SHALL RECEIVE RECEIPTS AND VALIDATED WARRANTY REGISTRATIONS DEMONSTRATING THESE EXTENDED PROTECTIONS. TITLE TO ALL EQUIPMENT AND COMPONENTS WITH WARRANTIES SHALL BE MADE IN THE OWNER'S NAME.
- 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.
- 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.
- SITE SAFETY:** THE GENERAL CONTRACTOR IS COMPENSATED FOR ORGANIZING AND EXECUTING THE WORK AT THE SITE. THUS, THE GC IS RESPONSIBLE FOR ALL SITE SAFETY PRECAUTIONS AND ALL SITE SUPERVISION.

PERMITS AND MUNICIPAL APPROVALS:

- THE GENERAL CONTRACTOR WILL PREPARE AND APPLY FOR ALL REQUIRED CONSTRUCTION PERMITS. HE SHALL START THE PERMIT PROCESS AND MAINTAIN THE RESPONSIBILITY FOR COORDINATION & INSPECTIONS THROUGHOUT THE PROJECT.
- UNDER THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, PERMITTING IS A MULTI-PART PROCESS, WITH SECTIONS RELATING TO MAJOR TRADES. BECAUSE ALL PARTS ARE INTER-RELATED, SOME MUNICIPALITIES REQUIRE ALL PARTS BE SUBMITTED AT THE SAME TIME. THIS REQUIRES PLANNING AND COORDINATION BY THE GENERAL CONTRACTOR, AND MAY INCLUDE SEPARATE REVIEWERS (THIRD PARTY) FOR DIFFERENT PARTS, VARIOUS REQUIREMENTS, AND FORMS.
- THE ARCHITECT'S DRAWINGS DESCRIBE THE: A) STRUCTURAL DESIGN; B) THE EXTERIOR ENVELOPE; C) AND ENERGY CONSERVATION REQUIREMENTS. IN GENERAL, THE ARCHITECT IS DESCRIBING THE OVERALL BUILDING SHELL, AND LOCATING THE MAJOR FIXTURES AND EQUIPMENT. THE ARCHITECT MAY, OR MAY NOT, INCLUDE PERFORMANCE SPECIFICATIONS FOR OTHER WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL OTHER TRADE INPUT REQUIRED TO COMPLETE THE PERMIT PROCESS. THE ARCHITECT IS NOT PROVIDING DESIGN AND DOCUMENTATION OR INSTALLATION DETAILS FOR PLUMBING, SPRINKLER, HVAC, ELECTRICAL, OR SECURITY SYSTEMS WORK. THE GC MUST ENGAGE QUALITY SUBCONTRACTORS WITH THE EXPERTISE AND CAPABILITY TO PROVIDE ANY DOCUMENTATION (SHOP DRAWINGS, EQUIPMENT SIZING, PLUMBING RISER DIAGRAMS, DESIGN LAYOUTS, HEAT GAIN & HEAT LOSS CALCULATIONS, ELECTRICAL LOAD CALCULATIONS, CATALOG CUT SHEETS, EQUIPMENT ENERGY RATINGS, ETC.) NECESSARY TO SUPPORT THESE PERMIT SECTIONS.

DIMENSIONS: DO NOT SCALE DRAWINGS:

- 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.

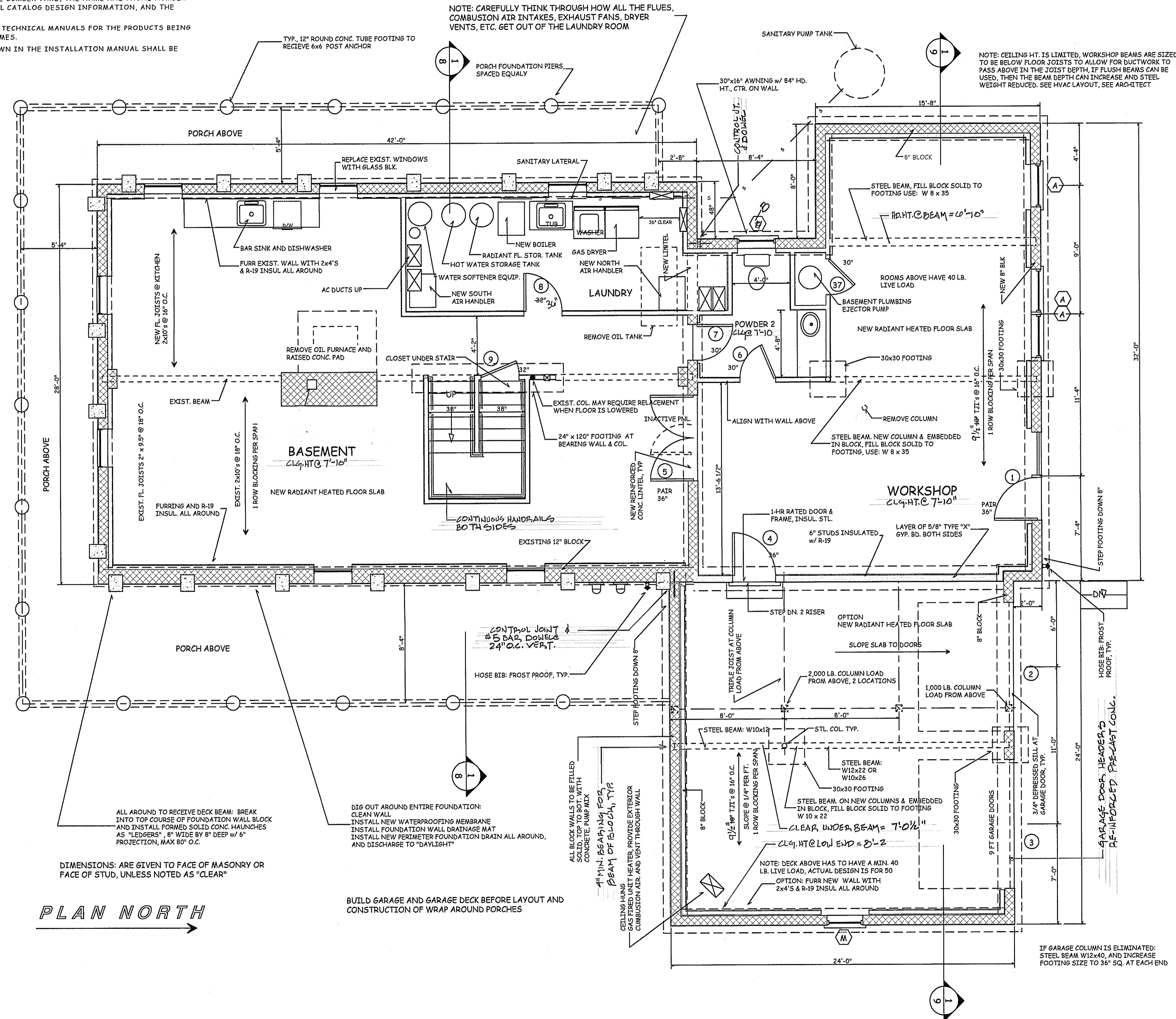
FIELD CHANGES:

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

ALL THE I-JOISTS (INDICATED AS TJI'S) SHOWN IN THIS PROJECT SHALL BE 9 1/2" DEEP AND CONFORM TO "APA ENGINEERED WOOD SYSTEMS" STANDARD PRI-40. ALL JOIST DELIVERED TO THE SITE SHALL BEAR TRADEMARK STAMPS SO CONFIRMING. ALL RIM BOARD SHALL BE "APA" STAMPED.

ENGINEERED TIMBER

- ENGINEERED TIMBER (NOT NOMINAL 2-INCH SOLID SAWED LUMBER) IS SHOWN ON THE DRAWINGS WITH DESIGNATION TJI'S. THESE MATERIALS ARE MANUFACTURED USING COMPOSITE LUMBER COMPONENTS OF PROPRIETARY DESIGN.
- ALL PRODUCT INDICATIONS AND SIZES SHOWN IN THESE DRAWINGS ARE REFERENCED USING "APA ENGINEERED WOOD SYSTEMS" STANDARDS. WWW.APAWOOD.ORG
- ALL PRODUCTS DELIVERED TO THE SITE SHALL BE TRADEMARKED STAMPED WITH "APA EWS." ACCEPTABLE MANUFACTURERS ARE: TRUSS-JOIST, BOISE CASCADE, GEORGIA-PACIFIC, LOUISIANA-PACIFIC, NORDIC. IF OTHER PRODUCTS ARE TO BE USED, THEY MUST BE FROM A NATIONALLY RECOGNIZED MANUFACTURER, AND MUST BE PRESENTED FOR SUBSTITUTION APPROVAL BY THE ARCHITECT. THE PROPOSED SUBSTITUTION SUBMITTAL MUST INCLUDE, THE SOURCE LUMBER YARD, THE NAME AND PHONE NUMBER OF THE YARD'S TECHNICAL SUPPORT, ALL CATALOG DESIGN INFORMATION, AND THE INSTALLATION MANUAL.
- DESIGN CATALOGS AND INSTALLATION TECHNICAL MANUALS FOR THE PRODUCTS BEING USED SHALL BE ON THE SITE AT ALL TIMES.
- THE MANUFACTURERS DETAILS AS SHOWN IN THE INSTALLATION MANUAL SHALL BE FOLLOWED EXACTLY.



PLAN NORTH

BASEMENT & FOUNDATION PLAN

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STEEL COLUMNS

- ALL STEEL COLUMNS SHOWN SHALL BE 4" DIA., 10.79 POUNDS PER FOOT. ORDER STEEL COLUMNS WITH TOP PLATE 4" x 4" x 1/4" THICK, SHOP WELDED. BOTTOM PLATES SHALL BE 8" x 8" x 3/4" THICK, SHOP WELDED, WITH 2 - 3/4" ANCHOR BOLT HOLES. FIELD MEASURE FOR LENGTH AFTER FOOTINGS ARE ESTABLISHED.
- FIELD WELD TOP PLATES TO BEAMS. PLUMB COLUMNS, THEN DRILL FOOTINGS AND USE SIMPSON TITEN HD MASONRY SCREWS TO LOCATE AND ANCHOR BOTTOM PLATES, DO NOT OVER TIGHTEN. FILL (PACK) SPACE (SHOULD BE BETWEEN 3/4 AND 1") BETWEEN BOTTOM PLATES AND FOOTINGS WITH HIGH STRENGTH NON-SHRINK GROUT.

STEEL BEAMS

- ORDER STEEL BEAMS PRE-PUNCHED WITH 1/2" DIA. HOLES, WEB AND BOTH FLANGES, 8" O.C. STAGGERED.
- USE 5/16" CARRIAGE BOLTS TO ATTACH TOP & BOTTOM PLATES, OR WEB FILLERS AS REQUIRED.

DATE	REVISION DESCRIPTION
OCT. 28, 2007 <td>PROJECT START UP</td>	PROJECT START UP
MAY 01, 2008 <td>FOR PERMITS</td>	FOR PERMITS
5-23-09 <td>REV. PERMIT REVIEW</td>	REV. PERMIT REVIEW

VALID FOR PERMITS ONLY IF IMPRESSED WITH ORIGINAL SEAL & ORIGINAL SIGNATURE IN RED

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ADDITIONS & RENOVATIONS
 for Jack and Joanna Pitula
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