



Request for Bid New Home Construction

Introduction

Central Delaware Habitat for Humanity (CDHFH) is seeking supply companies and sub-contractors to provide materials and/or labor for the Affordable Homeownership in Dover Project. CDHFH is seeking bids for three new construction homes in Kent County. The homes will be located at 37 S New Street, Dover, DE, 39 S New Street, Dover, DE and 145 N Ann Ave, Dover.

Request to Bid Deadline

All bids are due on **April 26, 2024 by 5pm** to:

Central Delaware Habitat for Humanity

ATTN: Scott Kyriss

2311 S. Dupont Hwy

Dover, DE 19901

skyriss@centraldelawarehabitat.org

The floor plan must be identified on the bid. The floor plans are:

Hannah – 37 S New Street

Mike – 39 S New Street and 145 N Ann Av

Pre-Bid Meeting: Thursday April 11, 2024 at 12pm via Zoom. This is not a mandatory meeting to submit a bid but an opportunity to answer any questions.

Click here to join the Zoom meeting:

<https://us02web.zoom.us/j/88245558606?pwd=NzRmWEI1JFJFdFNSOGZzdU41Mm10QT09>

Scope of Work

CDHFH is seeking bids in the following fields:

- Plumbing – Labor & Materials
- Drywall - Labor & Materials
- Electrical – Labor & Materials
- Heating Ventilation & Air Conditioning – Labor & Materials
- Concrete – slab foundation, sidewalk, driveway and other flat work – Labor & Materials
- Gutters – Labor & Materials
- Insulation – Labor & Materials
- Truss Installation – Labor only
- Flooring – Materials only
- Termite Treatment – Labor & Materials
- Siding – Materials only
- Roof – Labor & Materials



- Materials Only – lumber, windows, exterior doors, trusses
- Interior Trim – Materials only
- Cabinets & Countertops – Materials only
- Site Work – Labor & Materials

Unless otherwise stated, the Contractor shall furnish all labor, supervision, materials, tools, construction equipment, transportation, removal of trash, permits and other items of work and costs necessary to complete the specified work.

The apparent silence or omission in the specifications as to any detail of the work to be done or materials to be furnished means that the best general practice shall prevail, and that material and workmanship of the best quality shall be used. The specifications shall be interpreted on this basis.

To request a copy of the scope of work for any of the above items, please contact Scott Kyriss at 215-948-2767 or you will find this bid packet and scope of work at www.centraldelawarehabitat.org under Opportunities and it is included in this packet.

This project will be considered a federal project due to one of the sources of funding, so there will be federal compliance for bids that include labor only. If supplying materials only, the federal compliance requirements are not applicable.

General Contract Requirements

Ability to comply with federal contract provisions including but not limited to:

1. **Suspension and Debarment.** Requirement of certification from subcontractors regarding their exclusion status on the General List of Parties Excluded from Federal Procurement or Non-procurement Programs as set forth in regulation (24 CFR, Part 24).
2. Provisions to ensure that the subcontractor shall comply with the requirements of Executive Orders 11625 and 12432 (concerning **Minority Business Enterprise**), and 12138 (concerning **Women's Business Enterprise**) by using its best efforts to encourage the use of minority and women's business enterprises in connection with contract work.
3. A provision requiring compliance with Executive Order 11246, entitled "**Equal Employment Opportunity**," as amended by Executive Orders 11375, 13672, and 11478, and as supplemented in the Department of Labor regulations (41 CFR Part 60).
4. A requirement that contractors and subcontractors, as a prior condition of being awarded the contract, certify that they will comply with The **Drug-Free Workplace** Act of 1988 (42 U.S.C. 701) and (24 CFR Part 24, Subpart F).

For contracts valued at **\$10,000** or more, the following provisions also apply:

5. **Provisions for termination** "for convenience" by Affiliate, including when and how termination may occur and the basis for settlement. In addition, all contracts must describe conditions under which the contract may be terminated for default and conditions where the contract may be terminated because of circumstances beyond the control of the contractor.

For contracts valued at **\$100,000** or more, the following provisions also apply:



6. A requirement that subcontractors certify compliance with the **Byrd Anti-Lobbying Amendment** (31 U.S.C. 1352), and disclosure of any party's lobbying with non-federal funds that takes place in connection with obtaining any federal award.

All contracts will have to comply with Section 3:

7. Requirement that the subcontractor comply with **Section 3** of the HUD Act of 1968 when the threshold is based upon Section 3 projects, which includes housing rehabilitation, housing construction and other construction projects assisted with HUD Housing and Community Development financial assistance when the total amount of assistance to the projects exceeds \$200,000 in a federal fiscal year (Oct. 1-Sept. 30) as required under 24 CFR Part 75 as follows:
 1. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u ("Section 3"). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3 shall, to the greatest extent feasible, be directed to low- and very low-income persons, including persons who are recipients of HUD assistance for housing, with preference for both targeted workers living in the service area or neighborhood of the development and YouthBuild participants, as defined at 24 CFR Part 75 ("Section 3 Regulations").
 2. The parties to this contract agree to comply with HUD's regulations in Section 3 Regulations, which implement Section 3. As evidenced by their execution of this Contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Section 3 Regulations.
 3. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section of the contract and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference and shall set forth the following:
 1. Minimum number and job titles subject to hire.
 2. Availability of apprenticeship and training positions.
 3. Qualifications for each.
 4. Name and location of the person or people taking applications for each of the positions.
 5. The anticipated date the work shall begin.
 4. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in Section 3 Regulations and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in Section 3 Regulations. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in Section 3 Regulations.
 5. The contractor will certify that any vacant employment positions, including training positions, that are filled (i) after the contractor is selected but before the contract is executed, and (ii) with people other than those to whom the regulations of Section 3



Regulations require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under Section 3 Regulations.

6. Noncompliance with HUD's regulations in Section 3 Regulations may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD-assisted contracts.

Selection Criteria

All legal documentation A, B, C, D must be received by Central Delaware Habitat for Humanity for any work performed by any Sub-Contractors to fully ratify their quote/contract. The lack of this documentation will result in the contract being null and void. If any work was performed, CDHFH will have no financial obligation for any payment at no consequence to CDHFH.

- A. Completed and current W-9 Tax form
- B. Current Certificate of Insurance
- C. Current Certificate of Worker's Compensation or Officer Exclusion Form
- D. Current Business License

Acceptance of quote and award of work, when made by Central Delaware Habitat for Humanity, will be to the Sub-Contractor whose quote is the most favorable but not necessarily the lowest bid. Central Delaware Habitat will take into consideration price and other evaluation factors. Unsuccessful firms will not automatically be notified of results.

Central Delaware Habitat for Humanity reserves the right to reject any or all quotes, to waive minor deviations from the specifications, to waive minor informalities in quote process whenever it is in Central Delaware Habitat for Humanity's best interest, and to accept or reject all or part of this Request for Quotes/Proposals, at the prices shown.

Each awarded bid will have to certify agreement of the federal provisions. CDHFH will provide the necessary documentation.

Payment

Upon completion of work, payments by Central Delaware Habitat for Humanity will only be made payable to the legal name of the contractor. Payments will be made 30 days from the date the invoice is received by Central Delaware Habitat for Humanity. Central Delaware Habitat for Humanity reserves the right to withhold full or partial payment to Contractor if the Contractor's work does not meet the required codes/standards as outlined to the Contractor by Central Delaware Habitat for Humanity. Notification of this will be provided in advance to the Contractor by Central Delaware Habitat for Humanity. Invoices will need to break out costs of labor and materials.



Business Classification

Please select one or more of the following:

Is your business a:

- Small Business - a business that is independently owned, not dominant in its field of operation, and not an affiliate or subsidiary of a business dominant in its field of operation.
- Minority Business - at least 51% owned by one or more minority group members or, in the case of a publicly-owned business, one in which at least 51% of its voting stock is owned by one or more minority group members and whose management of daily business operations are controlled by one or more such individuals.
- Women Business - a business that is at least 51% owned by a woman or women who are U.S. citizens and who also control or operate the business.
- Section 3 Business - a business meeting at least one of the following criteria, documented within the most recent six-month period:
1. 51% or more owned and controlled by low- or very low-income people, or
 2. Over 75% of the labor hours performed for the business over the prior three-month period are performed by Section 3 workers, or
 3. 51% or more owned or controlled by current public housing residents or residents who currently live in Section 8 assisted housing.

Please include this form with your bid.

To: ALL BIDDERS
Re: Request for Plumbing Proposal
Project Name: Affordable Homeownership in Dover
Project Address: Downtown Dover – S. New, N. Ann
Project Description: Single Family Dwelling
Bid Due Date: April 26th, 2024
Project Start Date: May 2024



Scope of work: Contractor will perform all work according to both design/plan specifications provided by Central Delaware Habitat for Humanity (Owner) and the adopted building codes of the controlling municipality.

General

- Supply all piping for underground + labor prior to slab pour
- Install domestic CPVC hot and cold water lines and PVC sewer line
- Main sewer line stub out 5'
- Stub out pipe for roof vents prior to roof install
- Plumbing permit should be included in the quote
- All fixtures to be Chateau (Moen) single lever - chrome
- Supply and install 8" deep double bowl stainless steel sink(20 gauge)
- Kitchen single lever faucet with spray
- Install dishwasher and provide all necessary connections
- Supply and install icemaker supply box
- Supply and install Vortens/American Standard elongated bowl, standard height white toilet(s) as indicated on plans
- Supply standard 5' fiberglass white Tub/Shower surround(s) as indicated by plans
- Supply and install washing machine hook-up box
- Supply and install a tankless Rinnai gas water heater
- Supply and install 2 Exterior Hose Bibs

Price the following as alternate 1

- **SITE WORK:** Tie into sewer and water at street, including meter and water vault if necessary. Sewer connection from home will be stub out 5' of home. Water line must be stub into crawl or under slab into crawl.

Materials supplied by Owner: Dishwasher/Washing Machine

In the event the owner is able to get donations for fixtures, toilets and shower/tub, those would then need to be reduced from the final cost.

All work performed within the agreed upon time frame/schedule with the Owner.

All work performed and materials installed in a responsible, orderly, and workmanlike manner and the work area/jobsite left clean at the end of each day. Ideally all work would be completed on days other than Wednesday & Saturday since Habitat has many volunteers on site those two days.

Any donation of materials and labor are greatly appreciated. Please indicate a value of your donation on the bid.

For construction specific questions, please contact Harvey Carrow, Director of Construction, at (302) 670-7877 Tuesday – Friday.

Submit your bid to:

Scott Kyriss
2311 S. DuPont Hwy
Dover, DE 19901
c: (215) 948-2767
skyriss@centraldelawarehabitat.org

Please submit a bid for the following plans:

- Hannah
- Mike

Be sure to label the bid with the correct plan.

Please reference and complete all documents accompanying this RFP provided by Central Delaware Habitat for Humanity. By submitting a bid for the project listed above, the Contractor acknowledges that they have read and understood all portions of the RFP, and the Contractor Quote Requirements provided by the owner. Any clarification on any of the written materials and/or plans provided by the Owner must occur before final bid amount is submitted. No Change Orders will be considered valid and billable to Owner unless authorized in writing by an empowered representative of the Owner.

To: ALL BIDDERS
Re: Request for Drywall Proposal
Project Name: Affordable Homeownership in Dover
Project Address: Downtown Dover – S. New, N. Ann
Project Description: Single Family Dwelling
Bid Due Date: April 26th, 2024
Project Start Date: May 2024



Scope of work: Contractor will perform all work according to both design/plan specifications provided by Central Delaware Habitat for Humanity (Owner) and the adopted building codes of the controlling municipality.

General

- Supply all materials for the job such as sheetrock, cornerbead, joint compound and anything else that is needed.
- Install ½” gypsum board on walls and ceilings.
- Install ½” XP gypsum board on bathroom walls and ceilings and any other place with water penetration.
- In the garage, install 5/8” type x gypsum board on ceilings and walls.
- Application of drywall should be glue & screw all drywall
- Finish should include tape with three coats of spackle over, sand & touch up
- No drywall return on windows
- Drywall debris is to be removed by contractor and placed in the dumpster provided by Habitat.

Materials supplied by Owner:

- None
- All other materials provided by Contractor, unless otherwise agreed upon by both parties.

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To: ALL BIDDERS

Re: Request for Electrical Proposal

Project Name: Affordable Homeownership in Dover

Project Address: Downtown Dover – S. New, N. Ann

Project Description: Single Family Dwelling

Bid Due Date: April 26th, 2024

Project Start Date: May 2024



Scope of work: Contractor will perform all work according to both design/plan specifications provided by Central Delaware Habitat for Humanity (Owner) and the adopted building codes of the controlling municipality.

General

- See floor plan for fixture layout and other electrical notes. Note that layout may not be to code and contractor bears responsibility to meet all electrical codes
- Electrical lighting fixtures will be supplied by CDHFH
 - Lighting fixtures:
 - Dome (8)
 - 2' Fluorescent Strip (2)
 - 4' Fluorescent Kitchen (1)
 - 3 Bulb Bath Light Strip (2)
 - Ceiling Fan (1)
 - Crawl space Light Bulb
 - Disk Light over sink (1)
 - Dining Room Chandelier (1)
 - Garage – Keyless lights (2)
 - Ring Doorbell (1)
- May need to install conduit for underground prior to slab pour
- All other material shall be supplied by Contractor
- Include costs for electrical permit and inspections in your bid
- Install all smoke/co detectors to code
- Install bath fan/light combo
- Install receptacle for microwave over range
- Range and dryer are electric
- Install electrical connection/disconnect for gas furnace
- Install receptacle near sump pit for sump pump
- Install 200A Service Panel and Meter Pan which is supplied by CDHFH
- All light bulbs to be provided by CDHFH
- Install ceiling fan boxes in all bedrooms

Materials supplied by Owner:

- See below for electrical supplies provided by Habitat donation's program.
- CDHFH will supply all breakers
- All other materials provided by Contractor, unless otherwise agreed upon by both parties.

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Schneider Electric/Square D

Description	Qty
Main Breaker, Cover, Surge Protector Set, Load Center 200 Amp Service Main Breaker with 38 Full Spaces	1
15 Amp One Pole Ground Fault Circuit Breaker	2
Dual Function ARC Fault/Ground Fault Breaker 120V20A	3
20 Amp One Pole Ground Fault Circuit Breaker	3
15 Amp One Pole Standard Circuit Breaker	4
20 Amp One Pole Circuit Breaker	4
15 Amp One Pole Combination Arc Fault Circuit Breaker	6
20 Amp One Pole Combination Arc Fault Circuit Breaker	3
15 Amp One Pole Arc Fault Circuit Breaker	6
20 Amp Standard Two Pole Circuit Breaker	2
30 Amp Two Pole Circuit Breaker	2
40 Amp Miniature Circuit Breaker	1
50 Amp Two Pole Circuit Breaker	2
60 Amp Miniature Circuit Breaker	1
Load Center Ground Bar Assembly	1
Air Conditioner Disconnect Switch	1
200 Amp Meter Socket	1

Quantities can be adjusted based on the needs of the floor plan but this is Habitat's basic donation order.

To: ALL BIDDERS
Re: Request for Foundation & Other Concrete Work Proposal
Project Name: Affordable Homeownership in Dover
Project Address: Downtown Dover – S. New, N. Ann
Project Description: Single Family Dwelling
Bid Due Date: April 26th, 2024
Project Start Date: May 2024



Scope of work: Contractor will perform all work according to both design/plan specifications provided by Central Delaware Habitat for Humanity (Owner) and the adopted building codes of the controlling municipality.

- Excavate for footers and foundation
- Pour foundation footers according to design specifications found on plans.
- Install Strap Anchors or J Bolts (preferable) in block foundation for sill plate
- Apply damp proof mastic to exterior of block/concrete foundation
- Backfill
- Quote garage floor if applicable
- Quote driveway and sidewalk to front door include cement stoop.
- Curb cut install and sidewalk repair would be determined at time of construction since the amount will vary
- Front porch includes a 4" slab with steps if applicable

Price the following as alternate 1

- Water proofing product such as WatchDog with a warranty

Materials supplied by Owner:

Building permit

Materials supplied by Others:

N/A

All work performed within the agreed upon time frame/schedule with the Owner.

All work performed and materials installed in a responsible, orderly, and workmanlike manner and the work area/jobsite left clean at the end of each day. Ideally all work would be completed on days other than Wednesday & Saturday since Habitat has many volunteers on site those days.

All materials provided by Contractor, unless otherwise agreed upon by both parties.

Any donation of materials and labor are greatly appreciated. Please indicate a value of your donation on the bid.

For construction specific questions, please contact Harvey Carrow, Director of Construction, at (302) 670-7877 Tuesday – Friday.

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To: ALL BIDDERS
Re: Request for Gutters Proposal
Project Name: Affordable Homeownership in Dover
Project Address: Downtown Dover – S. New, N. Ann
Project Description: Single Family Dwelling
Bid Due Date: April 26th, 2024
Project Start Date: May 2024



Scope of work: Contractor will perform all work according to both design/plan specifications provided by Central Delaware Habitat for Humanity (Owner) and the adopted building codes of the controlling municipality.

General

- Install white 5” standard gutters with downspouts

Price the following as alternate 1

- Install gutter guards

Price the following as alternate 2

- Annual cleaning fee

Materials supplied by Owner:

- None
- All other materials provided by Contractor, unless otherwise agreed upon by both parties.

All work performed and materials installed in a responsible, orderly, and workmanlike manner and the work area/jobsite left clean at the end of each day. Ideally, all work would be completed on days other than Wednesday & Saturday since Habitat has many volunteers on site those two days.

Any donation of materials and labor are greatly appreciated. Please indicate a value of your donation on the bid.

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To: ALL BIDDERS

Re: Request for HVAC Proposal

Project Name: Affordable Homeownership in Dover

Project Address: Downtown Dover – S. New, N. Ann

Project Description: Single Family Dwelling

Bid Due Date: April 26th, 2024

Project Start Date: May 2024



Scope of work: Contractor will perform all work according to both design/plan specifications provided by Central Delaware Habitat for Humanity (Owner) and the adopted building codes of the controlling municipality.

- Working with CDHFH Construction Staff, design an HVAC system for attached plans, including Manual J necessary for plan submission
- Install designed system, supplying all materials
- Seal all duct work to meet energy code, the work will be verified by 3rd party verifier. In the event duct blast test fails, Contractor is responsible at their cost for any repairs needed. CDHFH will let you know when that test is scheduled. If Contractor is not present, CDHFH will deduct the necessary costs for repair at time of the tests from the final invoice.
- Communicate with our verifier, if necessary, to complete paperwork, or if any questions arise
- Work with CDHFH construction staff
- Install gas furnace 80,000BTU, 3T 14 Seer
- Heat system will be located in the house or in designated HVAC closet
- Include information about labor and material warranty on equipment

Price the following as alternate 1

- Annual maintenance service contract

All work performed within the agreed upon time frame/schedule with the Owner.

All work performed and materials installed in a responsible, orderly, and workmanlike manner and the work area/jobsite left clean at the end of each day. Ideally all work would be completed on days other than Wednesday & Saturday since Habitat has many volunteers on site those two days.

All materials provided by Contractor, unless otherwise agreed upon by both parties.

Any donation of materials and labor are greatly appreciated. Please indicate a value of your donation on the bid.

For construction specific questions, please contact Harvey Carrow, Director of Construction, at (302) 670-7877 Tuesday – Friday.

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To: ALL BIDDERS
Re: Request for Insulation Proposal
Project Name: Affordable Homeownership in Dover
Project Address: Downtown Dover – S. New, N. Ann
Project Description: Single Family Dwelling
Bid Due Date: April 26th, 2024
Project Start Date: May 2024



Scope of work: Contractor will perform all work according to both design/plan specifications provided by Central Delaware Habitat for Humanity (Owner) and the adopted building codes of the controlling municipality.

General

Air Seal

- Install 24"x44" cardboard baffles in all eaves throughout the house and garage
- Air seal everything per code

Batt Insulation

- Install R-21 unfaced fiberglass batt insulation in the rim joist area

Blown Insulation

- Attic airseal of top plates and penetrations on the 2nd floor flat ceiling area
- Install R-23 fiberglass blown insulation in the garage ceiling
- Install R-23 Kraft faces fiberglass batt insulation in the attic access holes
- Install R-49 Fiberglass blown insulation in the 2nd floor flat ceiling
- Install R-49 Kraft Faces fiberglass insulation in attic access holes

Blown In Blanket Systems

- Blow In Blanket System in all 2x6 exterior walls with R-23

Garage

- Install R-11 Kraft faced fiberglass batt insulation in the garage exterior walls when applicable

Materials supplied by Owner:

- None
- All other materials provided by Contractor, unless otherwise agreed upon by both parties.

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To: ALL BIDDERS

Re: Request for Labor - Trusses Proposal

Project Name: Affordable Homeownership in Dover

Project Address: Downtown Dover – S. New, N. Ann

Project Description: Single Family Dwelling

Bid Due Date: April 26th, 2024

Project Start Date: May 2024



Scope of work: Contractor will perform all work according to both design/plan specifications provided by Central Delaware Habitat for Humanity (Owner) and the adopted building codes of the controlling municipality.

General

- Set the trusses per the plans
- Install the roofing plywood per local code
- Tyvek the gable ends
- Install hurricane straps
- Conduct a frame check

Materials supplied by Owner:

- Trusses, clips and plywood will be on site provided by Habitat.
- All other materials provided by Contractor, unless otherwise agreed upon by both parties.

All work performed and materials installed in a responsible, orderly, and workmanlike manner and the work area/jobsite left clean at the end of each day. Ideally, all work would be completed on days other than Wednesday & Saturday since Habitat has many volunteers on site those two days.

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To: ALL BIDDERS

Re: Request for Roofing Proposal

Project Name: Affordable Homeownership in Dover

Project Address: Downtown Dover – S. New, N. Ann

Project Description: Single Family Dwelling

Bid Due Date: April 26th, 2024

Project Start Date: May 2024



Scope of work: Contractor will perform all work according to both design/plan specifications provided by Central Delaware Habitat for Humanity (Owner) and the adopted building codes of the controlling municipality.

General

- TBD

Materials supplied by Owner:

- None
- All other materials provided by Contractor, unless otherwise agreed upon by both parties.

All work performed and materials installed in a responsible, orderly, and workmanlike manner and the work area/jobsite left clean at the end of each day. Ideally, all work would be completed on days other than Wednesday & Saturday since Habitat has many volunteers on site those two days.

Any donation of materials and labor are greatly appreciated. Please indicate a value of your donation on the bid.

For construction specific questions, please contact Harvey Carrow, Director of Construction, at (302) 670-7877 Tuesday – Friday.

Submit your bid to:

Scott Kyriss

2311 S. DuPont Hwy

Dover, DE 19901

c: (215) 948-2767

skyriss@centraldelawarehabitat.org

Please submit a bid for the following plans:

- Hannah
- Mike

Be sure to label the bid with the correct plan.

Please reference and complete all documents accompanying this RFP provided by Central Delaware Habitat for Humanity. By submitting a bid for the project listed above, the Contractor acknowledges that they have read and understood all portions of the RFP, and the Contractor Quote Requirements provided by the owner. Any clarification on any of the written materials and/or plans provided by the Owner must occur before final bid amount is submitted. No Change Orders will be considered valid and billable to Owner unless authorized in writing by an empowered representative of the Owner.

To: ALL BIDDERS

Re: Request for Termite Proposal

Project Name: Affordable Homeownership in Dover

Project Address: Downtown Dover – S. New, N. Ann

Project Description: Single Family Dwelling

Bid Due Date: April 26th, 2024

Project Start Date: May 2024



Scope of work: Contractor will perform all work according to both design/plan specifications provided by Central Delaware Habitat for Humanity (Owner) and the adopted building codes of the controlling municipality.

General

- Apply termite pre-treatment to the exterior perimeter.
- Supply the future homeowner with an optional annual service contract

Materials supplied by Owner:

- None
- All other materials provided by Contractor, unless otherwise agreed upon by both parties.

All work performed and materials installed in a responsible, orderly, and workmanlike manner and the work area/jobsite left clean at the end of each day. Ideally, all work would be completed on days other than Wednesday & Saturday since Habitat has many volunteers on site those two days.

Any donation of materials and labor are greatly appreciated. Please indicate a value of your donation on the bid.

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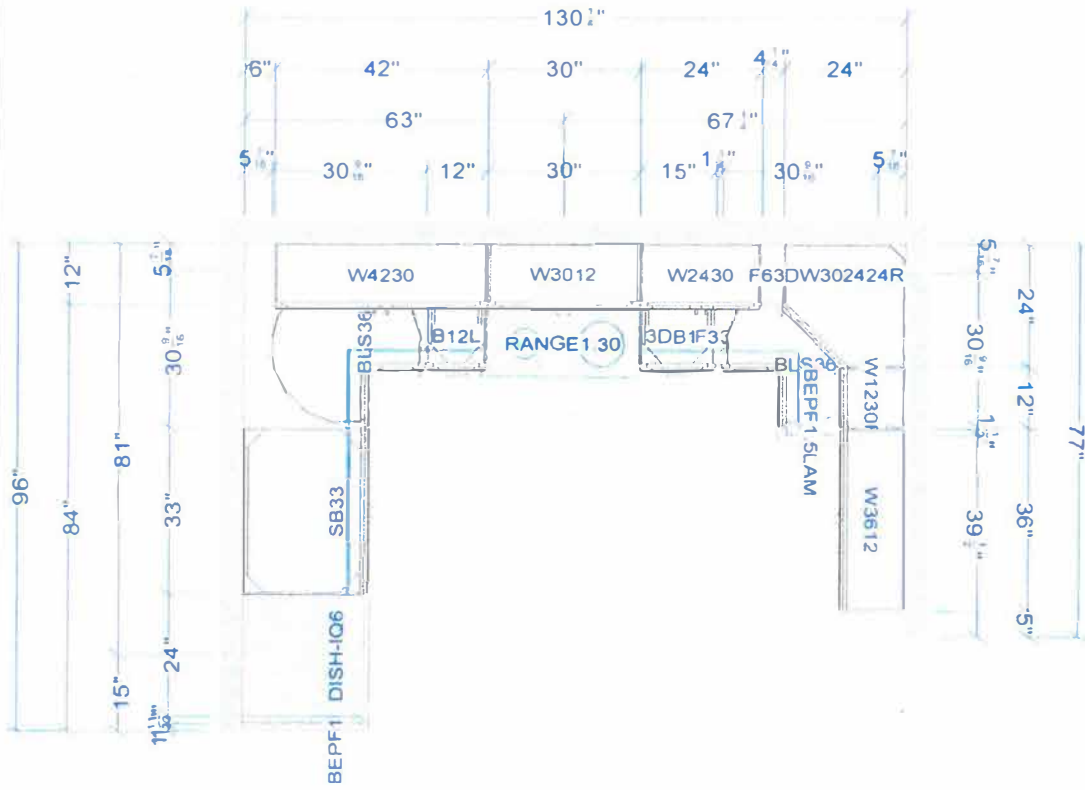
"Hannah" Material List

QTY	Description	Company Name	Company Name	Company Name	Company Name	Company Name	Company Name	Company Name
1st Floor								
7	2x6x16' Treated							
9	2x4x12' Treated							
125	2x6x92 5/8							
60	2x4x92 5/8							
20	2x6x16'							
12	2x4x12'							
5	2x10x16'							
26	7/16 OSB							
3	Sill Sealer 7 1/2 x 50'							
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2nd Floor								
2	1 3/4x11 1/4 LVL 18'							
15	2x12x16'							
12	2x12x18'							
3	2x12x10'							
10	2x8x8'							
18	3/4 Edge Gold Subfloor							
1 Case	Subfloor Glue							
6	2x8x18'							
8	2x8x12'							
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2nd Floor Walls & Roof								
4	2x10x16'							
35	2x6x16'							
125	2x6x92 5/8							
10	2x4x16'							
25	2x4x12'							
90	2x4x92 5/8							
10	2x8x10'							
26	7/16 OSB							
36	7/16 OSB Roof							
15	2x6x16' Facia							

"Mike" Material List

"Mike" Material List								
QTY	Description	Company Name	Company Name	Company Name	Company Name	Company Name	Company Name	Company Name
1st Floor								
8	2x6x16' Treated							
6	2x4x12' Treated							
130	2x6x92 5/8							
50	2x4x92 5/8							
18	2x6x16'							
20	2x4x12'							
4	2x10x16'							
30	7/16 OSB							
3	Sill Sealer 7 1/2 x 50'							
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2nd Floor								
9	2x12x16'							
38	2x12x18'							
7	2x12x8'							
21	3/4 Edge Gold Subfloor							
1 Case	Subfloor Glue							
6	2x8x18'							
6	2x8x12'							
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2nd Floor Walls & Roof								
4	2x10x16'							
30	2x6x16'							
140	2x6x92 5/8							
10	2x4x16'							
28	2x4x12'							
120	2x4x92 5/8							
28	7/16 OSB							
42	7/16 OSB Roof							
18	2x6x16' Facia							
Total		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Windows - Double Hung, Full Screen								
9	3050							

The "Hannah"



CM 3122
Cotton White
Rectangle 4" drill
Right splash

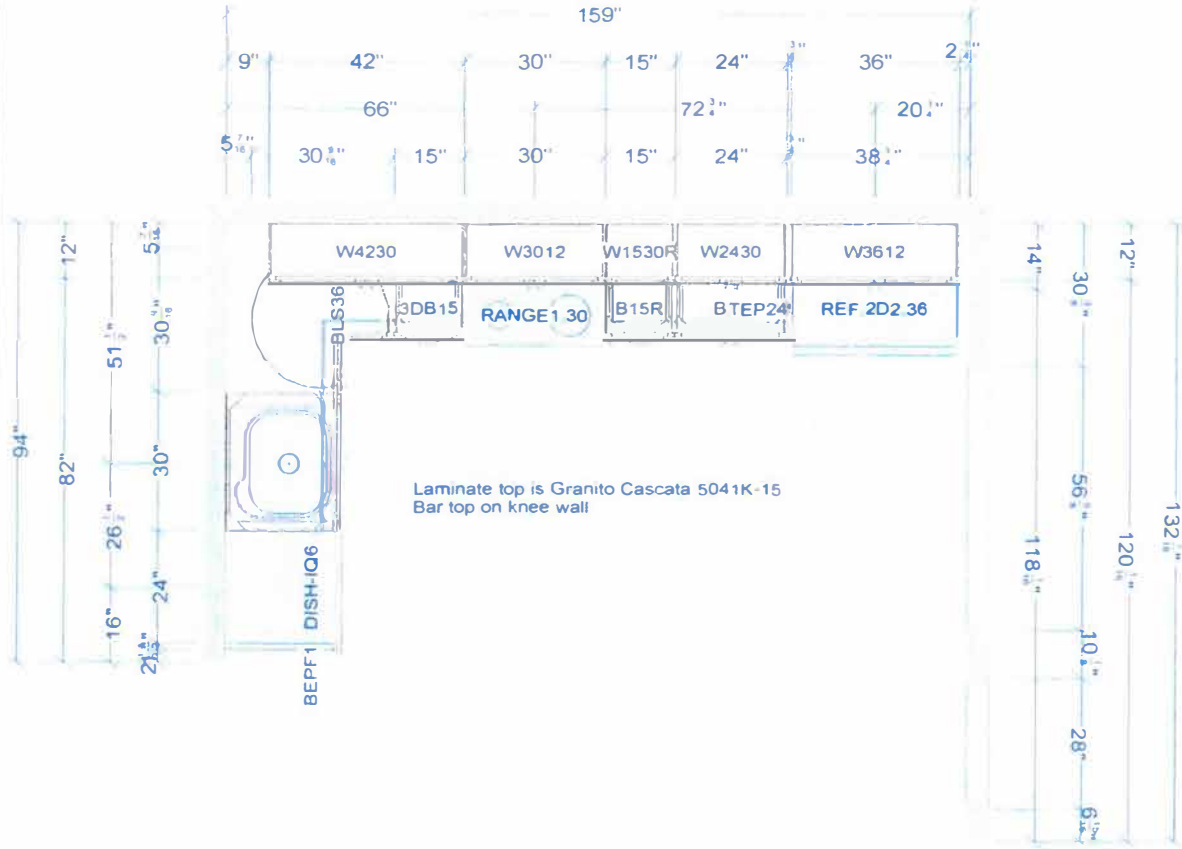


CM 3722
Cotton White
Rectangle 4" drill
Right Splash



<p>Notes:</p>	<p>Notes:</p>	<p>Notes:</p>
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The "Mike"



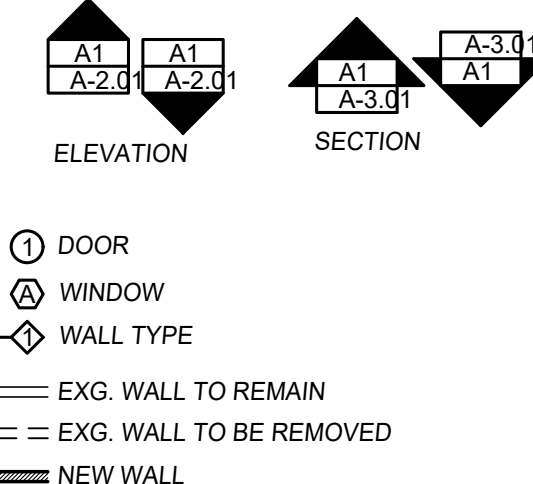
Laminate top is Granito Cascata 5041K-15
Bar top on knee wall



CM 3122
Cotton White
Rectangle Bowl
4" Drill
Right Splash

CM 3722
Cotton White
Rectangle Bowl
4" Drill
Right Splash

SYMBOLS



ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, and Abbreviation. Lists terms like A.C.T., A.B., A.F.F., ALT, ALU, ASPH, BD, BLDG, BLKG, BM, BOT, BS, CLG, CLR, CMU, COL, CONC, CONT, CONTR, C.J., C.T., CTR, DBL, DIA, DN., DR, DS, DET, DTL, DWG, EA, E.C., ELEC, ELEV, E.F., EQ, EQUIP, EXG, EXP, E.W., E.W.C., F.B.O., FD, FE, FDN, FLR, FIN., FTG, FURR, GA, GV, GL, GRD, GPDW, GYP, H.A.C., HDWD, H.M., HORIZ, H.P., HT, I.D.T., I.D., INSUL, INT.

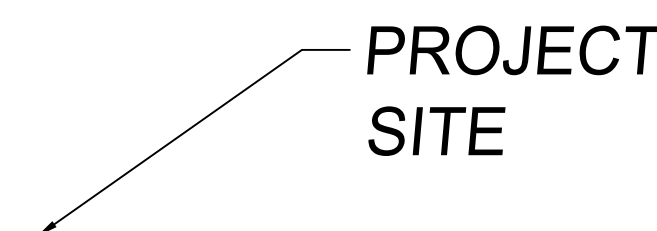
DEMOLITION AND DISPOSAL

- 1. PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS.
2. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT & SETTLEMENT
3. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO START OF SELECTIVE DEMOLITION.
4. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION.
5. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES CAUSED TO ADJACENT CONSTRUCTION BY SELECTIVE DEMOLITION OPERATIONS.
6. WHERE REPAIRS TO EXISTING SURFACES ARE REQUIRED, PATCH TO PRODUCE SURFACES SUITABLE FOR NEW MATERIALS.
7. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION TO REMAIN IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.
8. PATCH AND REPAIR FLOOR AND WALL SURFACES IN THE NEW SPACE WHERE DEMOLISHED WALLS OR PARTITIONS EXTEND ONE FINISHED AREA INTO ANOTHER. PROVIDE A FLUSH AND EVEN SURFACE OF UNIFORM COLOR AND APPEARANCE.
9. PATCH, REPAIR, OR REHANG EXISTING CEILINGS AS NECESSARY TO PROVIDE AN EVEN-PLANE SURFACE OF UNIFORM APPEARANCE.
10. DISPOSAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
a) DO NOT BURN DEMOLISHED MATERIALS
b) TRANSPORT DEMOLISHED MATERIALS OFF OF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.

STRUCTURAL SPECIFICATIONS AND NOTES

- 1. CONCRETE SPECIFICATIONS:
a. CAST-IN-PLACE CONCRETE DESIGN MIX TO PROVIDE 3,500 PSI 28 DAY COMPRESSIVE STRENGTH
b. PORTLAND CEMENT: ASM C150, TYPE 1
c. AGGREGATE: NORMAL WEIGHT AGGREGATES, ASM C33
d. BARS: DEFORMED STEEL, ASTM A615, GRADE 60
e. MESH: WELDED STEEL WIRE FABRIC ASTM A185
1) FOR SLAB ON GRADE APPLICATIONS, FIBROUS REINFORCEMENT CAN BE SUBSTITUTED FOR WELDED WIRE FABRIC
2) ALL MESH MUST BE PROPERLY SUPPORTED ON CHAIRS PRIOR TO POURING CONCRETE. CONTRACTOR MAY NOT HOOK AND PULL MESH INTO PROPER PLACEMENT.
f. FIBROUS REINFORCEMENT: "FIBERMESH" 150' OR EQUIVALENT
g. AIR ENTRAINMENT: ASTM C260, AIR ENTRAIN ALL EXTERIOR CONCRETE.
h. SLAB CONTROL JOINTS: SAW CUT OR FORM TO 1/3 SLAB DEPTH. CONTROL JOINTS TO BE SPACED @ 20'-0" O.C. MAX. U.N.O.
i. SLAB ISOLATION JOINTS: PRE-MOLDED JOINT FILLER
j. COMPLY WITH ACI 301, 304, 305, 306, 311, 318, 347. CRSI "MANUAL OF STANDARD PRACTICE, AND ASTM C94. CALCIUM CHLORIDE ADMIXTURES ARE NOT PERMITTED.
2. ALL SUBGRADE TO SUPPORT CAST IN PLACE SLABS TO BE COMPACTED TO 95% COMPACTION STANDARD MINIMUM.
3. BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM OF 32" BELOW FINISH GRADE OR PER APPLICABLE BUILDING CODE FOR THIS PROJECT (USE GREATER OF THE TWO CONDITIONS). FOOTINGS TO BE PLACED ON UNDISTURBED SOIL OR ENGINEERED FILL TO BE DESIGNED BY LICENSED GEOTECHNICAL OR STRUCTURAL ENGINEER.
4. FOR BASIS OF DESIGN, ASSUMED SOIL BEARING CAPACITY OF 2,000 PSF AND WATER TABLE BELOW FROST LINE. CONTRACTOR OR CLIENT TO OBTAIN GEOTECHNICAL ENGINEERS SITE REPORT TO VERIFY DESIGN ASSUMPTIONS.
5. MASONRY SPECIFICATIONS: COMPLY WITH AMERICAN CONCRETE INSTITUTE ACI 531.11 "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION" (LATEST EDITION)
a. HOLLOW LOAD BEARING: ASM C90 GRADE N, TYPE 1 UNITS.
b. COMPRESSIVE STRENGTH: FM = 1500 PSI MIN
c. MORTAR: ASTM C270 TYPE S. PROVIDE FULLY BEDDED JOINTS.
d. GROUT: ASTM C476 OR 3000 PSI CONCRETE WITH PEA GRAVEL PER CONCRETE SPECIFICATIONS.
e. REINFORCING STEEL: ASTM A615 60 KSI DEFORMED BARS
6. STRUCTURAL STEEL: COMPLY WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" (LATEST EDITION)
a. STEEL SHAPES AND PLATES: ASTM A36
b. STEEL PIPE: ASTM A53, TYPE E OR S, GRADE B SCHEDULE 40
c. FASTENERS: ASTM A325N
d. ANCHOR BOLTS: ASTM A307
e. PRIMER PAINT: FABRICATOR'S STANDARD RUST INHIBITING PRIMER.
f. STRUCTURAL TUBING: ASTM A500 GR. B
g. PROVIDE A MINIMUM 3/8" THICK FULL DEPTH THRU-PLATE FOR ALL PIPE AND TUBE COLUMN CONNECTIONS
h. DESIGN CONNECTIONS FOR THE MINIMUM SHEAR CAPACITIES NOTED IN THE AISC BEAM TABLES OR FOR THE REACTIONS SHOWN ON THE DRAWINGS, WHICHEVER IS GREATER.
i. GALVANIZE: ASTM A123 FOR SHAPES AND ASSEMBLIES, ASTM A153 FOR FASTENERS. USE GALVANIZED FASTENERS WHEN CONNECTING GALVANIZED MEMBERS.
j. WELDS: COMPLY WITH AWS D1.1 "STRUCTURAL WELDING CODE"
k. PUNCH HOLES IN ALL STEEL BEAMS (BOTH FLANGES AND WEBS) FOR BOLTING OF WOOD BLOCKING (9/16" HOLES AT 24" O.C. STAGGERED PLUS (2) AT 3" FROM EACH END.)
l. UNLESS NOTED OTHERWISE, PROVIDE BUILT-UP 2X WD. COLUMN TO MATCH WIDTH OR FLANGE UNDER EACH END OF EACH STEEL BEAM. COLUMN TO MATCH WALL THICKNESS. CONNECT STEEL TO POST WITH (2) 1/2" BOLTS AND WELDED STEEL PLATES AS NECESSARY. ALWAYS PROVIDE FULL BEARING BENEATH STEEL BEAM, BUILD OUT REQUIRED COLUMN AS REQUIRED FOR WOOD OR PROVIDE STEEL BEARING PLATE FOR STEEL CONNECTIONS
7. ROUGH CARPENTRY SPECIFICATIONS: COMPLY WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATION FOR WOOD" (LATEST EDITION)
a. WOOD FRAMING: #2 SPRUCE-PINE-FIR OR BETTER, FINISHED 4 SIDES WITH 19% MAX. MOISTURE CONTENT
b. WOOD FOR NAILERS, BLOCKING, FURRING, AND SLEEPERS: CONSTRUCTION GRADE, FINISHED 4 SIDES WITH 19% MAX. MOISTURE CONTENT. PRESSURE PRESERVATIVE TREAT ALL ITEMS IN CONTACT WITH ROOFING, FLASHING, WATERPROOFING, MASONRY, CONCRETE, OR THE GROUND. PROVIDE BLOCKING FOR ALL WALL MOUNTED ITEMS.
c. PLYWOOD: APA RATED FOR USE AND EXPOSURE:
1) SUBFLOOR: APA SHEATHING, 3/4" TONGUE AND GROOVE (T&G)
2) WALL SHEATHING: APA SHEATHING, C-D PLUGGED, 1/2" MIN. EXTERIOR.
3) ROOF SHEATHING: APA SHEATHING, 1/2" MIN. EXTERIOR. PROVIDE 5/8" IF RAFTER OR TRUSSES ARE SPACED @ 24" O.C.
d. WOOD TREATMENT: #2 SPRUCE PINE FIR PRESSURE IMPREGNATED WITH MICRONIZED COPPER PRESERVATIVE SYSTEM IN ACCORDANCE WITH ICC ESR-2325 STANDARDS AND DRIED TO A MOISTURE CONTENT OF 19%.
e. ALL EXTERIOR FASTENERS FOR TREATED WOOD TO CONFORM TO ASTM A153 OR EQUIVALENT
f. ALL HARDWARE (CONNECTORS, JOIST HANGERS, ETC.) FOR TREATED WOOD TO CONFORM TO ASTM-A653 G90
g. WOOD FRAMING TO COMPLY WITH RECOMMENDATIONS OF NFPA MANUAL FOR HOUSE FRAMING, NFPA RECOMMENDED NAILING SCHEDULE, AND NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
8. PROVIDE BLOCKING OR DOUBLE FLOOR JOIST UNDER ALL WALLS PARALLEL TO JOISTS.
9. PROVIDE SOLID BRIDGING AT MID-SPAN FOR JOISTS 10' OR GREATER IN LENGTH.
10. PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS (UNLESS NOTED OTHERWISE).
11. ENGINEERED WOOD BEAMS: MANUFACTURE AND INSTALL IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY "LEVEL" OR EQUIVALENT
a) MINIMUM DESIGN STRESSES:
1) LSL BEAMS: FB: 2600 PSI, FV: 400 PSI, E: 1,700,000 PSI
2) LVL BEAMS: FB: 2600 PSI, FV: 285 PSI, E: 1,900,000 PSI
3) PSL BEAMS: FB: 2900 PSI, FV: 290 PSI, E: 2,000,000 PSI
4) WOLM: PSL BEAMS: FB: 1600 PSI, FV: 170 PSI, E: 1,300,000 PSI
5) GLU-LAM BEAMS: FB: 1600 PSI, FV170 PSI, E: 1,300,000 PSI
5) PSL COLUMNS: FC: 2500 PSI, FB: 2400 PSI, E: 1,800,000 PSI
6) WOLM: PSL COLUMNS: FC: 1300 PSI, FV: 1500 PSI, E: 1,300,000 PSI
b) MANUFACTURER TO PROVIDE AND DESIGN ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS (U.N.O.)

SITE MAP



SHEET INDEX

Table with 2 columns: Sheet Number, Description. A-0.01 SITE PLAN, A-1.01 FOUNDATION, FIRST FLOOR, SECOND FLOOR, AND ROOF PLANS, A-2.01 EXTERIOR ELEVATIONS, A-3.01 SECTIONS

PROJECT DATA

Table with 2 columns: ARCHITECT, CONTRACTOR. ARCHITECT: ARCHOLOGY, 107 S. WASHINGTON ST., MILFORD, DELAWARE 19963 (302) 339-5566. CONTRACTOR: [Blank]

SCOPE OF WORK: NEW THREE BEDROOM RESIDENCE
CONDITIONED SPACE: FIRST FLOOR: 612 S.F., SECOND FLOOR: 544 S.F.
NON-CONDITIONED SPACE: FRONT PORCH: 90 S.F., REAR STOOP: 130 S.F.

GENERAL NOTES

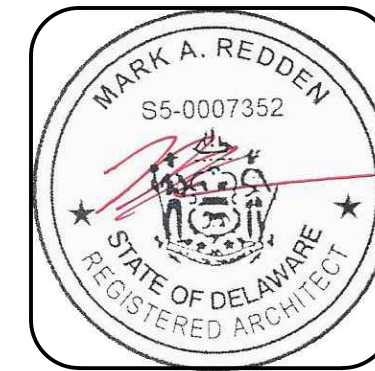
- 1. DO NOT SCALE THESE DRAWINGS. (VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.)
2. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH LICENSED SURVEYOR TO VERIFY ALL SITE CONDITIONS, SETBACKS, PROPERTY LINES, EASEMENTS, AND OTHER SITE FEATURES. SURVEYOR TO STAKE OUT ALL CORNERS OF ADDITIONS OR NEW STRUCTURES AND ANY IMPORTANT SITE FEATURES PRIOR TO START OF CONSTRUCTION.
3. THE 2018 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY THE COUNTY OF KENT, DELAWARE SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
4. ALL DIMENSIONS ARE FROM FACE OF STUDS OR FACE OF MASONRY UNITS UNLESS NOTED OTHERWISE.
5. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY UNITS OR EXPOSED TO THE ENVIRONMENT SHALL BE PRESSURE TREATED WOOD.
6. CONTRACTOR SHALL VERIFY THAT EMERGENCY EGRESS WINDOW UNIT IN EACH NEW SLEEPING ROOM IS IN COMPLIANCE WITH THE APPLICABLE BUILDING CODE FOR THIS PROJECT. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING THE WINDOW UNITS.
7. CONTRACTOR SHALL NOTIFY MISS UTILITY NOT LESS THAN 2 WORKING DAYS, BUT NOT MORE THAN 10 WORKING DAYS, PRIOR TO EXCAVATION OR DEMOLITION ON THIS PROJECT.
8. ALL NEW MATERIALS SHALL BE FREE OF LEAD, ASBESTOS OR MERCURY.
9. ALL ELECTRICAL WORK SHALL COMPLY WITH NFPA 70, NATIONAL FIRE CODES AND NATIONAL ELECTRIC CODE (N.E.C.).
10. SHOULD ANY WORDS OR NUMBERS THAT ARE NECESSARY FOR A CLEAR UNDERSTANDING OF THE WORK BE ILLEGIBLE OR OMITTED, OR SHOULD AN ERROR OR DISCREPANCY OCCUR IN ANY OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL CLARIFICATION IS RECEIVED. IN THE EVENT THE CONTRACTOR PROCEEDS WITHOUT SO NOTIFYING THE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTING SAME, INCLUDING ANY RESULTING DAMAGE.



ALL DESIGN CONCEPTS, IDEAS AND DRAWINGS ARE THE PROPERTY OF ARCHOLOGY, LLC AND ARE INTENDED TO BE USED IN WHOLE OR IN PART FOR ANY SPECIFIC PROJECT ONLY AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF ARCHOLOGY, LLC. ARCHITECTURE AND DESIGN SERVICES, INC. IS AN AFFILIATE COMPANY OF ARCHOLOGY, LLC. ARCHITECTURE AND DESIGN SERVICES, INC. IS NOT LICENSED TO PROVIDE ARCHITECTURAL SERVICES WITHOUT THE WRITTEN CONSENT OF ARCHOLOGY, LLC AND DESIGN SERVICES, LLC.

Table with 2 columns: REV. DATE, ARCHOLOGY, LLC. 2024

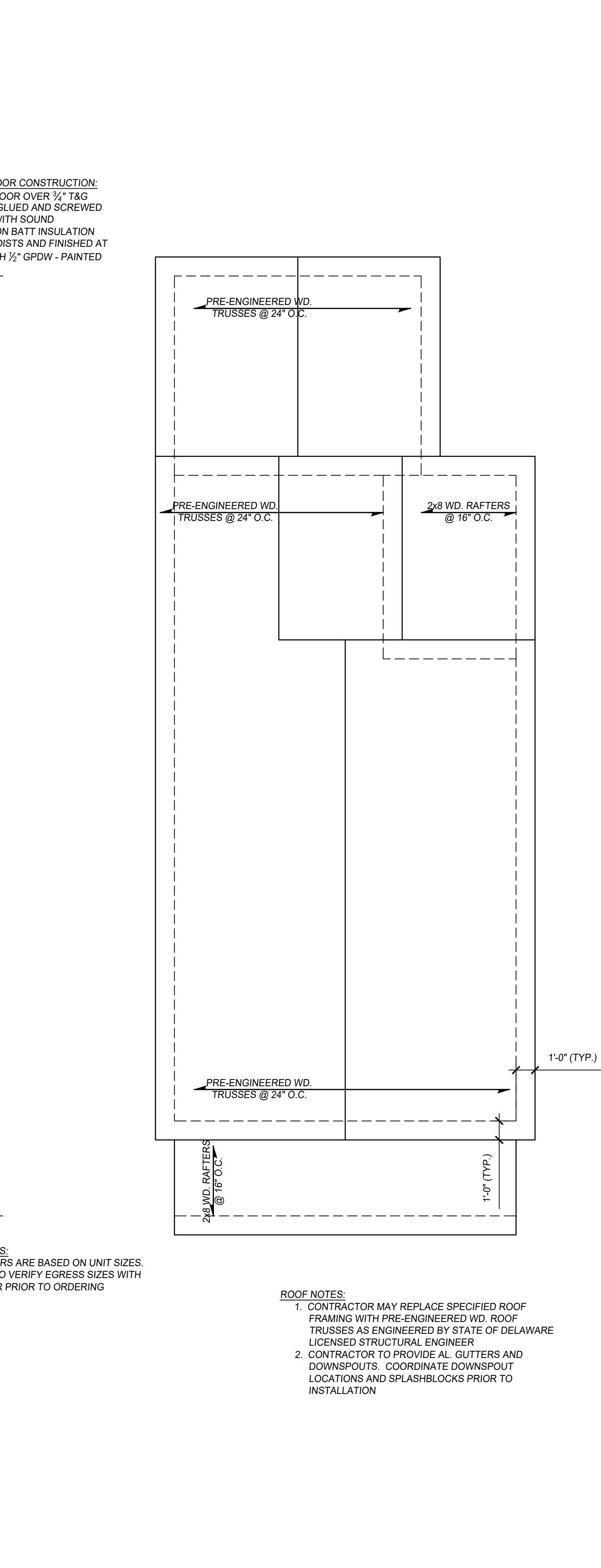
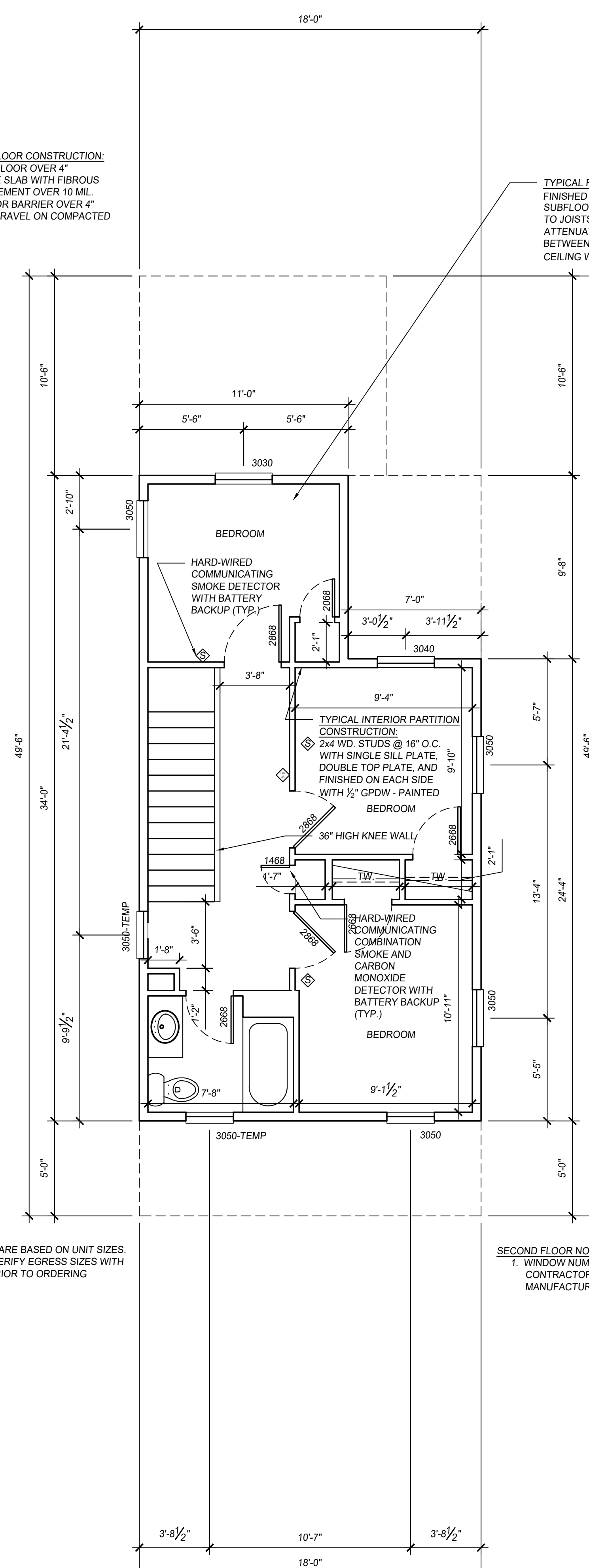
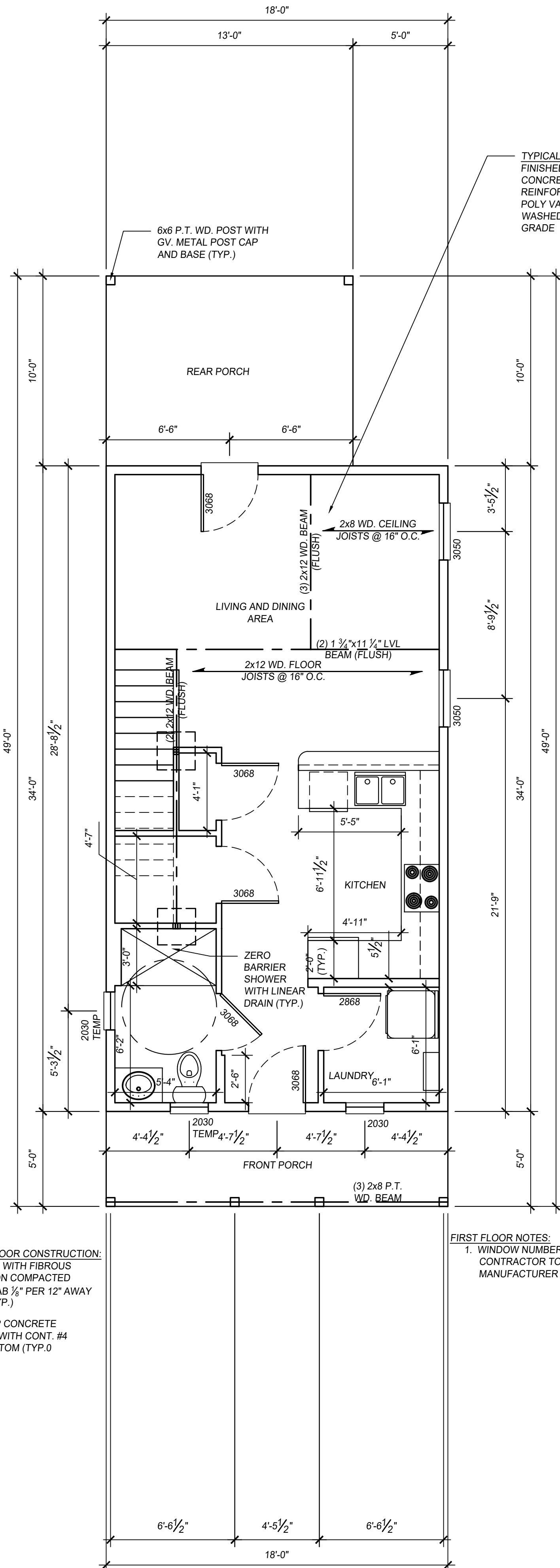
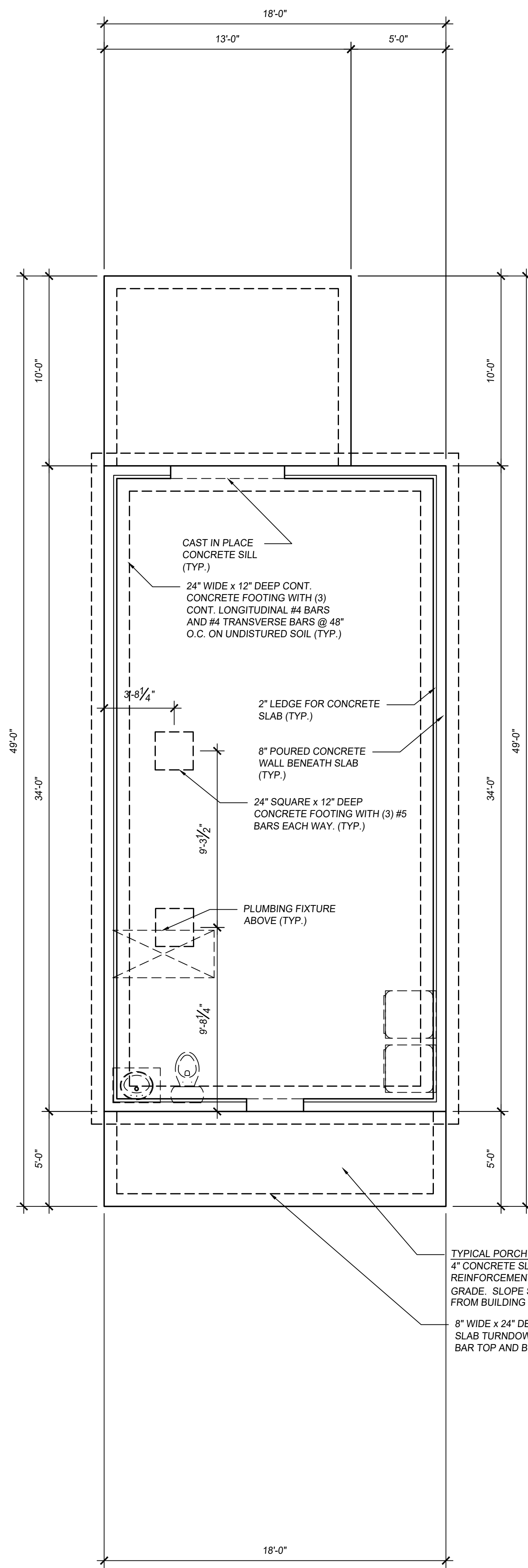
CONSTRUCTION DRAWING FOR THE NEW: HANNAH PLAN - 3 BEDROOM - 2 STORY NO GARAGE
PROJECT # 22289
COVER SHEET



PROFESSIONAL CERTIFICATION I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF DELAWARE. LICENSE NUMBER 85-0007352 EXPIRATION DATE 01/31/2026

DATE: 03/26/2024
SHEET # A-0.01

A1 - SCALE



FIRST FLOOR NOTES:
 1. WINDOW NUMBERS ARE BASED ON UNIT SIZES. CONTRACTOR TO VERIFY EGRESS SIZES WITH MANUFACTURER PRIOR TO ORDERING

SECOND FLOOR NOTES:
 1. WINDOW NUMBERS ARE BASED ON UNIT SIZES. CONTRACTOR TO VERIFY EGRESS SIZES WITH MANUFACTURER PRIOR TO ORDERING

ROOF NOTES:
 1. CONTRACTOR MAY REPLACE SPECIFIED ROOF FRAMING WITH PRE-ENGINEERED WD. ROOF TRUSSES AS ENGINEERED BY STATE OF DELAWARE LICENSED STRUCTURAL ENGINEER
 2. CONTRACTOR TO PROVIDE AL. GUTTERS AND DOWNSPOUTS. COORDINATE DOWNSPOUT LOCATIONS AND SPLASHBLOCKS PRIOR TO INSTALLATION



ALL DESIGN CONCEPTS, IDEAS AND DRAWINGS ARE THE PROPERTY OF ARCHOLOG, LLC AND ARE INTENDED TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT WITHOUT THE WRITTEN CONSENT OF ARCHOLOG, LLC. ARCHITECTURE AND DESIGN SERVICES ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF ARCHOLOG, LLC. ARCHITECTURE AND DESIGN SERVICES.

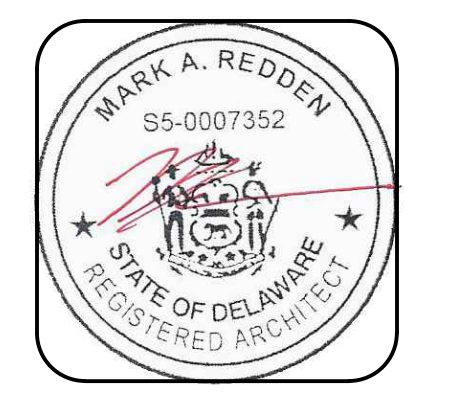
REV.	DATE	DESCRIPTION

CONSTRUCTION DRAWING FOR THE NEW:
HANNAH PLAN - 3 BEDROOM - 2 STORY NO GARAGE

FOUNDATION, FIRST FLOOR, SECOND FLOOR, AND ROOF PLANS

PROJECT #
22289

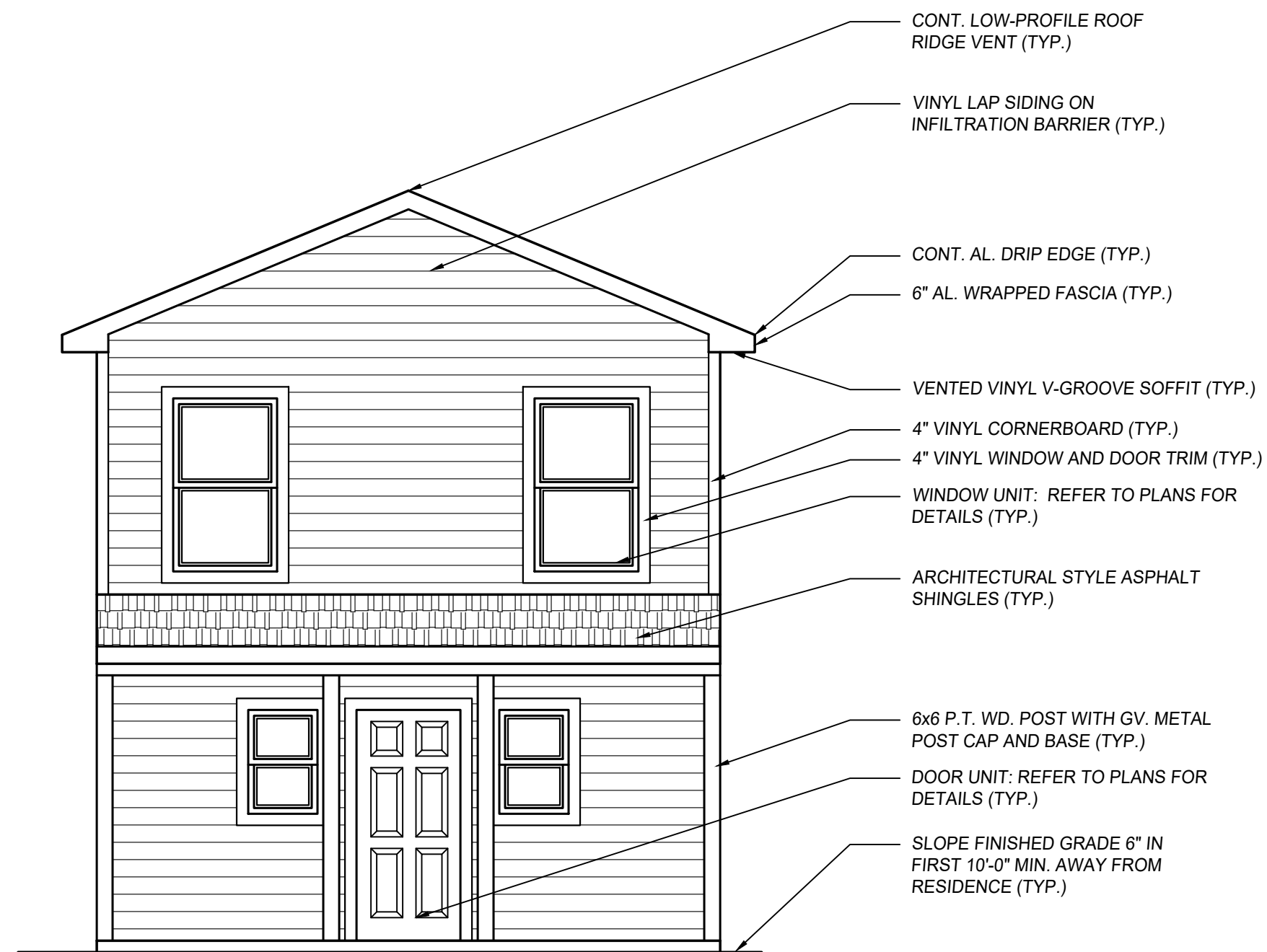
ARCHOLOG, LLC
 © 2024



PROFESSIONAL CERTIFICATION
 I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF DELAWARE
 LICENSE NUMBER 55-0007352
 EXPIRATION DATE 01/31/2026

DATE:
03/26/2024

SHEET #
A-1.01



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

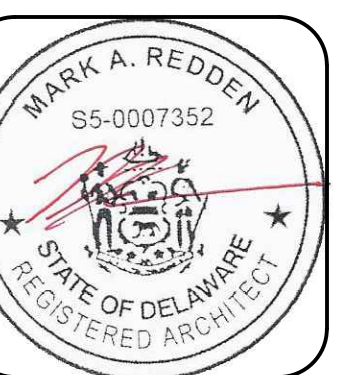
ALL DESIGN CONCEPTS, IDEAS AND DRAWINGS ARE THE PROPERTY OF ARCHOLOG, LLC AND ARE INTENDED TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT WITHOUT THE WRITTEN CONSENT OF ARCHOLOG, LLC. ARCHITECTURE AND DESIGN SERVICES WILL NOT BE PROVIDED WITHOUT THE WRITTEN CONSENT OF ARCHOLOG, LLC. ARCHITECTURE AND DESIGN SERVICES.

REV.	DATE

CONSTRUCTION DRAWING FOR THE NEW:
HANNAH PLAN - 3 BEDROOM - 2 STORY NO GARAGE

EXTERIOR ELEVATIONS

PROJECT # 22289



PROFESSIONAL CERTIFICATION
 I CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED OR APPROVED BY ME,
 AND THAT I AM A DULY LICENSED
 ARCHITECT UNDER THE LAWS OF THE
 STATE OF DELAWARE
 LICENSE NUMBER SS-0007352
 EXPIRATION DATE 01/31/2026

DATE: 03/26/2024

SHEET # A-2.01

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CONSTRUCTION DRAWING FOR THE NEW:
HANNAH PLAN - 3 BEDROOM - 2 STORY NO GARAGE

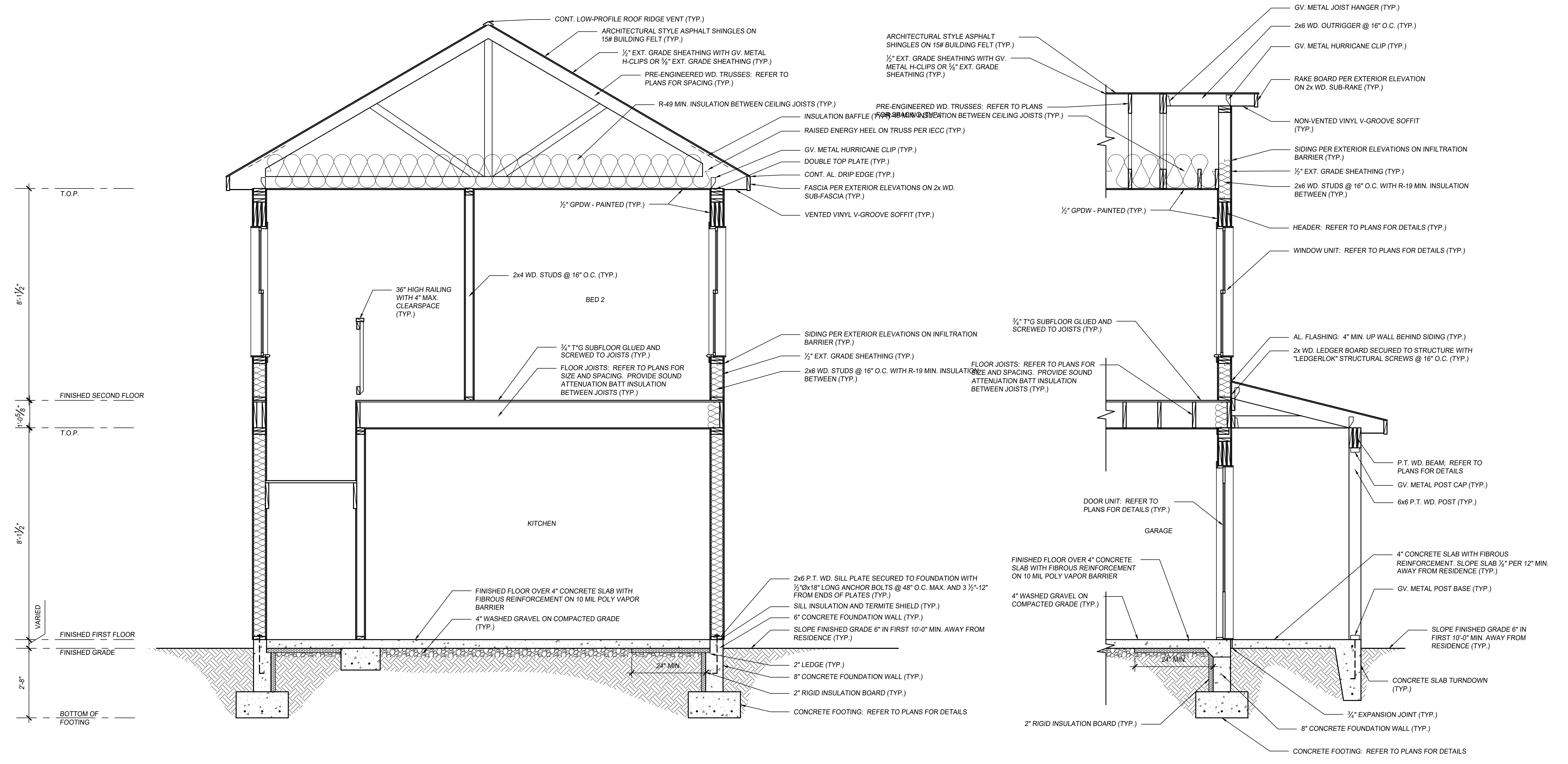
PROJECT # **22289**

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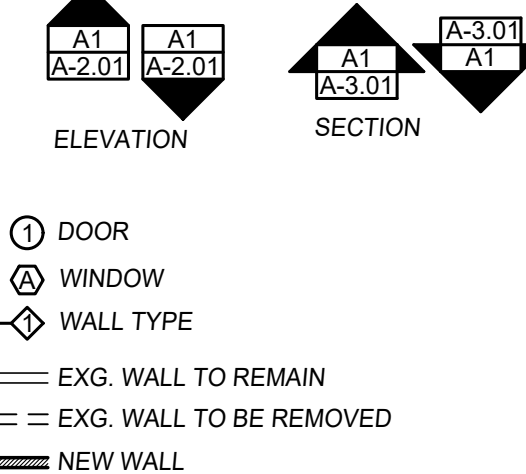


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DATE: **03/26/2024**
SHEET # **A-3.01**



SYMBOLS



ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	JAN.	JANITOR
A.B.	ANCHOR BOLT	JT.	JOINT
A.F.F.	ABOVE FINISH FLOOR	LAM	LAMINATE
ALT	ALTERNATE	LAV	LAVATORY
ALU	ALUMINUM	L.P.	LOW POINT
ASPH	ASPHALT	MAX	MAXIMUM
BD	BOARD	MECH	M
BLDG	BUILDING	MIN	MINIMUM
BLKG	BLOCKING	MISC	MISCELLANIOUS
BM	BUM	M.O.	MASONRY OPENING
BOT	BOTTOM	MTD.	MOUNTED
BS	BOTH SIDES	MTL	METAL
CLG	CEILING	N.I.C.	NOT IN CONTRACT
CLR	CLEAR	NO.	NUMBER
CMU	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
COL	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER
CONT.	CONTINUOUS	O.H.	OVERHEAD
CONTR.	CONTRACTOR	OPNG	OPENING
C.J.	CONTROL JOINT	P.B.C.	PLUMBING CONTRACTOR
C.T.	CERAMIC TILE	PL	PLATE
CTR	CENTER	PLAS	PLASTIC LAMINATE
DBL	DOUBLE	LAM	LAM
DIA	DIAMETER	PLWD	PLYWOOD
DN.	DOWN	PR	PAIR
DR	DOOR	PT	PAINTED
DS	DOWNSPOUT	RAD	RADIUS
DET	DETAIL	REINF	REINFORCED
DTL	DETAIL	REQ'D	REQUIRED
DWG	DRAWING	RESIL	RESILIENT
EA	EACH	RM.	ROOM
E.C.	ELECTRICAL CONTRACTOR	R.O.	ROUGH OPENING
ELEC.	ELECTRICAL	SIM	SIMILAR
ELEV	ELEVATION/ELEVATOR	SHTG	SHEATHING
E.F.	EACH FACE	SPEC'S	SPECIFICATIONS
EQ	EQUAL	SQ.	SQUARE
EQUIP	EQUIPMENT	STD.	STANDARD
EXG.	EXISTING	STL	STEEL
EXP.	EXPANSION	STRUCT	STRUCTURAL
E.W.	EACH WAY	SUSP.	SUSPENDED CEILING
E.W.C.	ELECTICAL WATER COOLER	CLG.	CLG.
F.B.O.	FURNISHED BY OTHERS	T.O.B.	TOP OF BEAM
FD	FLOOR DRAIN	T.M.	TOP OF MASONRY
FE	FIRE EXTINGUISHER	T.O.R	TOP OF RIDGE
FDN	FOUNDATION	T.O.P.	TOP OF PLATE
FLR	FLOOR	T.O.S.	TOP OF STEEL
FIN.	FINISH(ED)	TYP.	TYPICAL
FTG	FOOTING	U.N.O.	UNLESS NOTED OTHERWISE
FURR	FURRING	VCT	VINYL COMPOSITION TILE
GA.	GAUGE	W/	WITH
GV.	GALVANIZED	WD.	WOOD
GL	GLASS		
GRD	GRADE		
GPDW	GYPSPUM DRYWALL		
GYP	GYPSPUM		
H.A.C.	HEATING AND A/C CONTRACTOR		
HDWD	HARD WOOD		
H.M.	HOLLOW METAL		
HORIZ	HORIZONTAL		
H.P.	HIGH POINT		
HT.	HEIGHT		
I.D.T.	INSIDE DIMENSION CLEAR		
I.D.	INSIDE DIAMETER		
INSUL	INSULATION		
INT.	INTERIOR		

DEMOLITION AND DISPOSAL

- PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS.
- PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT & SETTLEMENT.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO START OF SELECTIVE DEMOLITION.
- DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION.
- PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES CAUSED TO ADJACENT CONSTRUCTION BY SELECTIVE DEMOLITION OPERATIONS.
- WHERE REPAIRS TO EXISTING SURFACES ARE REQUIRED, PATCH TO PRODUCE SURFACES SUITABLE FOR NEW MATERIALS.
- RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION TO REMAIN IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.
- PATCH AND REPAIR FLOOR AND WALL SURFACES IN THE NEW SPACE WHERE DEMOLISHED WALLS OR PARTITIONS EXTEND ONE FINISHED AREA INTO ANOTHER. PROVIDE A FLUSH AND EVEN SURFACE OF UNIFORM COLOR AND APPEARANCE.
- PATCH, REPAIR, OR REHANG EXISTING CEILINGS AS NECESSARY TO PROVIDE AN EVEN-PLANE SURFACE OF UNIFORM APPEARANCE.
- DISPOSAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
 - DO NOT BURN DEMOLISHED MATERIALS
 - TRANSPORT DEMOLISHED MATERIALS OFF OF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.

STRUCTURAL SPECIFICATIONS AND NOTES

- CONCRETE SPECIFICATIONS:
 - CAST-IN-PLACE CONCRETE DESIGN MIX TO PROVIDE 3,500 PSI 28 DAY COMPRESSIVE STRENGTH
 - PORTLAND CEMENT: ASM C150, TYPE 1
 - AGGREGATE: NORMAL WEIGHT AGGREGATES, ASM C33
 - BAR: DEFORMED STEEL, ASTM A615, GRADE 60
 - MESH: WELDED STEEL WIRE FABRIC ASTM A185
 - FOR SLAB ON GRADE APPLICATIONS, FIBROUS REINFORCEMENT CAN BE SUBSTITUTED FOR WELDED WIRE FABRIC
 - ALL MESH MUST BE PROPERLY SUPPORTED ON CHAIRS PRIOR TO POURING CONCRETE. CONTRACTOR MAY NOT HOOK AND PULL MESH INTO PROPER PLACEMENT.
 - FIBROUS REINFORCEMENT: "FIBERMESH" 150" OR EQUIVALENT
 - AIR ENTRAINMENT: ASTM C260, AIR ENTRAIN ALL EXTERIOR CONCRETE.
 - SLAB CONTROL JOINTS: SAW CUT OR FORM TO 1/3 SLAB DEPTH. CONTROL JOINTS TO BE SPACED @ 20'-0" O.C. MAX. U.N.O.
 - SLAB ISOLATION JOINTS: PRE-MOLDED JOINT FILLER
 - COMPLY WITH ACI 301, 304, 305, 306, 311, 318, 347. CRSI "MANUAL OF STANDARD PRACTICE, AND ASTM C94. CALCIUM CHLORIDE ADMIXTURES ARE NOT PERMITTED.
- ALL SUBGRADE TO SUPPORT CAST IN PLACE SLABS TO BE COMPACTED TO 95% COMPACTION STANDARD MINIMUM.
 - BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM OF 32" BELOW FINISH GRADE OR PER APPLICABLE BUILDING CODE FOR THIS PROJECT (USE GREATER OF THE TWO CONDITIONS). FOOTINGS TO BE PLACED ON UNDISTURBED SOIL OR ENGINEERED FILL TO BE DESIGNED BY LICENSED GEOTECHNICAL OR STRUCTURAL ENGINEER.
 - FOR BASIS OF DESIGN, ASSUMED SOIL BEARING CAPACITY OF 2,000 PSF AND WATER TABLE BELOW FROST LINE. CONTRACTOR OR CLIENT TO OBTAIN GEOTECHNICAL ENGINEERS SITE REPORT TO VERIFY DESIGN ASSUMPTIONS.
 - MASONRY SPECIFICATIONS: COMPLY WITH AMERICAN CONCRETE INSTITUTE ACI 531.11 "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION" (LATEST EDITION)
 - HOLLOW LOAD BEARING: ASM C90 GRADE N, TYPE 1 UNITS.
 - COMPRESSIVE STRENGTH: FM = 1500 PSI MIN.
 - MORTAR: ASTM C270 TYPE S. PROVIDE FULLY BEDDED JOINTS.
 - GROUT: ASTM C476 OR 3000 PSI CONCRETE WITH PEA GRAVEL PER CONCRETE SPECIFICATIONS.
 - REINFORCING STEEL: ASTM A615 60 KSI DEFORMED BARS
 - STRUCTURAL STEEL: COMPLY WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" (LATEST EDITION)
 - STEEL SHAPES AND PLATES: ASTM A36
 - STEEL PIPE: ASTM A53, TYPE E OR S, GRADE B SCHEDULE 40
 - FASTENERS: ASTM A325N
 - ANCHOR BOLTS: ASTM A307
 - PRIMER PAINT: FABRICATOR'S STANDARD RUST INHIBITING PRIMER.
 - STRUCTURAL TUBING: ASTM A500 GR. B
 - PROVIDE A MINIMUM 3/8" THICK FULL DEPTH THRU-PLATE FOR ALL PIPE AND TUBE COLUMN CONNECTIONS
 - DESIGN CONNECTIONS FOR THE MINIMUM SHEAR CAPACITIES NOTED IN THE AISC BEAM TABLES OR FOR THE REACTIONS SHOWN ON THE DRAWINGS, WHICHEVER IS GREATER.
 - GALVANIZE: ASTM A123 FOR SHAPES AND ASSEMBLIES, ASTM A153 FOR FASTENERS. USE GALVANIZED FASTENERS WHEN CONNECTING GALVANIZED MEMBERS.
 - WELDS: COMPLY WITH AWS D1.1 "STRUCTURAL WELDING CODE"
 - PUNCH HOLES IN ALL STEEL BEAMS (BOTH FLANGES AND WEBS) FOR BOLTING OF WOOD BLOCKING (9/16" HOLES AT 24" O.C. STAGGERED PLUS (2) AT 3" FROM EACH END.)
 - UNLESS NOTED OTHERWISE, PROVIDE BUILT-UP 2X WD. COLUMN TO MATCH WIDTH OR FLANGE UNDER EACH END OF EACH STEEL BEAM. COLUMN TO MATCH WALL THICKNESS. CONNECT STEEL TO POST WITH (2) 1/2" BOLTS AND WELDED STEEL PLATES AS NECESSARY. ALWAYS PROVIDE FULL BEARING BENEATH STEEL BEAM, BUILD OUT REQUIRED COLUMN AS REQUIRED FOR WOOD OR PROVIDE STEEL BEARING PLATE FOR STEEL CONNECTIONS
 - ROUGH CARPENTRY SPECIFICATIONS: COMPLY WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATION FOR WOOD" (LATEST EDITION)
 - WOOD FRAMING: #2 SPRUCE-PINE-FIR OR BETTER, FINISHED 4 SIDES WITH 19% MAX. MOISTURE CONTENT
 - WOOD FOR NAILERS, BLOCKING, FURRING, AND SLEEPERS: CONSTRUCTION GRADE, FINISHED 4 SIDES WITH 19% MAX. MOISTURE CONTENT. PRESSURE PRESERVATIVE TREAT ALL ITEMS IN CONTACT WITH ROOFING, FLASHING, WATERPROOFING, MASONRY, CONCRETE, OR THE GROUND. PROVIDE BLOCKING FOR ALL WALL MOUNTED ITEMS.
 - PLYWOOD: APA RATED FOR USE AND EXPOSURE:
 - SUBFLOOR: APA SHEATHING, 3/4" TONGUE AND GROOVE (T&G)
 - WALL SHEATHING: APA SHEATHING, C-D PLUGGED, 1/2" MIN. EXTERIOR.
 - ROOF SHEATHING: APA SHEATHING, 1/2" MIN. EXTERIOR. PROVIDE 5/8" IF RAFTER OR TRUSSES ARE SPACED @ 24" O.C.
 - WOOD TREATMENT: #2 SPRUCE PINE FIR PRESSURE IMPREGNATED WITH MICRONIZED COPPER PRESERVATIVE SYSTEM IN ACCORDANCE WITH ICC ESR-2325 STANDARDS AND DRIED TO A MOISTURE CONTENT OF 19%.
 - ALL EXTERIOR FASTENERS FOR TREATED WOOD TO CONFORM TO ASTM A153 OR EQUIVALENT
 - ALL HARDWARE (CONNECTORS, JOIST HANGERS, ETC.) FOR TREATED WOOD TO CONFORM TO ASTM-A653 G90
 - WOOD FRAMING TO COMPLY WITH RECOMMENDATIONS OF NFPA MANUAL FOR HOUSE FRAMING, NFPA RECOMMENDED NAILING SCHEDULE, AND NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
 - PROVIDE BLOCKING OR DOUBLE FLOOR JOIST UNDER ALL WALLS PARALLEL TO JOISTS.
 - PROVIDE SOLID BRIDGING AT MID-SPAN FOR JOISTS 10' OR GREATER IN LENGTH.
 - PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS (UNLESS NOTED OTHERWISE).
 - ENGINEERED WOOD BEAMS: MANUFACTURE AND INSTALL IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY "LEVEL" OR EQUIVALENT
 - MINIMUM DESIGN STRESSES:
 - LVL BEAMS: FB: 2600 PSI, FV: 400 PSI, E: 1,700,000 PSI
 - LVL BEAMS: FB: 2600 PSI, FV: 285 PSI, E: 1,900,000 PSI
 - PSL BEAMS: FB: 2900 PSI, FV: 290 PSI, E: 2,000,000 PSI
 - WOLM. PSL BEAMS: FB: 1600 PSI, FV: 170 PSI, E: 1,300,000 PSI.
 - GLU-LAM BEAMS: FB: 1600 PSI, FV170 PSI, E: 1,300,000 PSI
 - PSL COLUMNS: FC: 2500 PSI, FB: 2400 PSI, E: 1,800,000 PSI.
 - WOLM. PSL COLUMNS: FC: 1300 PSI, FV: 1500 PSI, E: 1,300,000 PSI
 - MANUFACTURER TO PROVIDE AND DESIGN ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS (U.N.O.)
 - ENGINEERED WOOD JOISTS: ALL JOISTS TO MEET APA REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SHEAR BLOCKING, WEB REINFORCEMENT, CRUSH BLOCKS, ETC. PER MANUFACTURER'S SPECIFICATIONS FOR ALL POINT LOADS AND CANTILEVERS. CONTACT ARCHITECT AS REQUIRED FOR CLARIFICATIONS OF ANY SPECIAL LOADING CONDITIONS.
 - TYPICAL HEADERS U.N.O.:
 - 2x4 WD. STUD WALLS; (2) 2x10 WD. MIN.
 - 2x6 WD. STUD WALLS; (3) 2x10 WD. MIN.

SITE MAP

PROJECT SITE

SHEET INDEX

A-0.01	SITE PLAN
A-1.01	FOUNDATION, FIRST FLOOR, SECOND FLOOR, AND ROOF PLANS
A-2.01	EXTERIOR ELEVATIONS
A-3.01	SECTIONS

PROJECT DATA

ARCHITECT	CONTRACTOR
ARCHIOLOGY	
107 S. WASHINGTON ST.	
MILFORD, DELAWARE 19963	
(302) 339-5566	

SCOPE OF WORK:
NEW FOUR BEDROOM RESIDENCE

CONDITIONED SPACE:
FIRST FLOOR: 715 S.F.
SECOND FLOOR: 681 S.F.

NON-CONDITIONED SPACE:
FRONT PORCH: 90 S.F.
GARAGE: 243 S.F.
REAR STOOP: 32 S.F.

GENERAL NOTES

- DO NOT SCALE THESE DRAWINGS. (VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.)
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH LICENSED SURVEYOR TO VERIFY ALL SITE CONDITIONS, SETBACKS, PROPERTY LINES, EASEMENTS, AND OTHER SITE FEATURES. SURVEYOR TO STAKE OUT ALL CORNERS OF ADDITIONS OR NEW STRUCTURES AND ANY IMPORTANT SITE FEATURES PRIOR TO START OF CONSTRUCTION.
- THE 2018 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY THE COUNTY OF KENT, DELAWARE SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
- ALL DIMENSIONS ARE FROM FACE OF STUDS OR FACE OF MASONRY UNITS UNLESS NOTED OTHERWISE.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY UNITS OR EXPOSED TO THE ENVIRONMENT SHALL BE PRESSURE TREATED WOOD.
- CONTRACTOR SHALL VERIFY THAT EMERGENCY EGRESS WINDOW UNIT IN EACH NEW SLEEPING ROOM IS IN COMPLIANCE WITH THE APPLICABLE BUILDING CODE FOR THIS PROJECT. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING THE WINDOW UNITS.
- CONTRACTOR SHALL NOTIFY MISS UTILITY NOT LESS THAN 2 WORKING DAYS, BUT NOT MORE THAN 10 WORKING DAYS, PRIOR TO EXCAVATION OR DEMOLITION ON THIS PROJECT.
- ALL NEW MATERIALS SHALL BE FREE OF LEAD, ASBESTOS OR MERCURY.
- ALL ELECTRICAL WORK SHALL COMPLY WITH NFPA 70, NATIONAL FIRE CODES AND NATIONAL ELECTRIC CODE (N.E.C.).
- SHOULD ANY WORDS OR NUMBERS THAT ARE NECESSARY FOR A CLEAR UNDERSTANDING OF THE WORK BE ILLEGIBLE OR OMITTED, OR SHOULD AN ERROR OR DISCREPANCY OCCUR IN ANY OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL CLARIFICATION IS RECEIVED. IN THE EVENT THE CONTRACTOR PROCEEDS WITHOUT SO NOTIFYING THE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTING SAME, INCLUDING ANY RESULTING DAMAGE.

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ARCHIOLOGY
ARCHITECTURE & DESIGN SERVICES
107 S. WASHINGTON ST., MILFORD, DE 19963
PH: (302) 339-5566 www.ArchioLogypc.com

REVISIONS:

CONSTRUCTION DRAWING FOR THE NEW:
THE MIKE PLAN - 4 BEDROOM RESIDENCE WITHOUT GARAGE

PROJECT #
22289

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A1 - SCALE

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THE MIKE PLAN - 4 BEDROOM RESIDENCE WITHOUT GARAGE

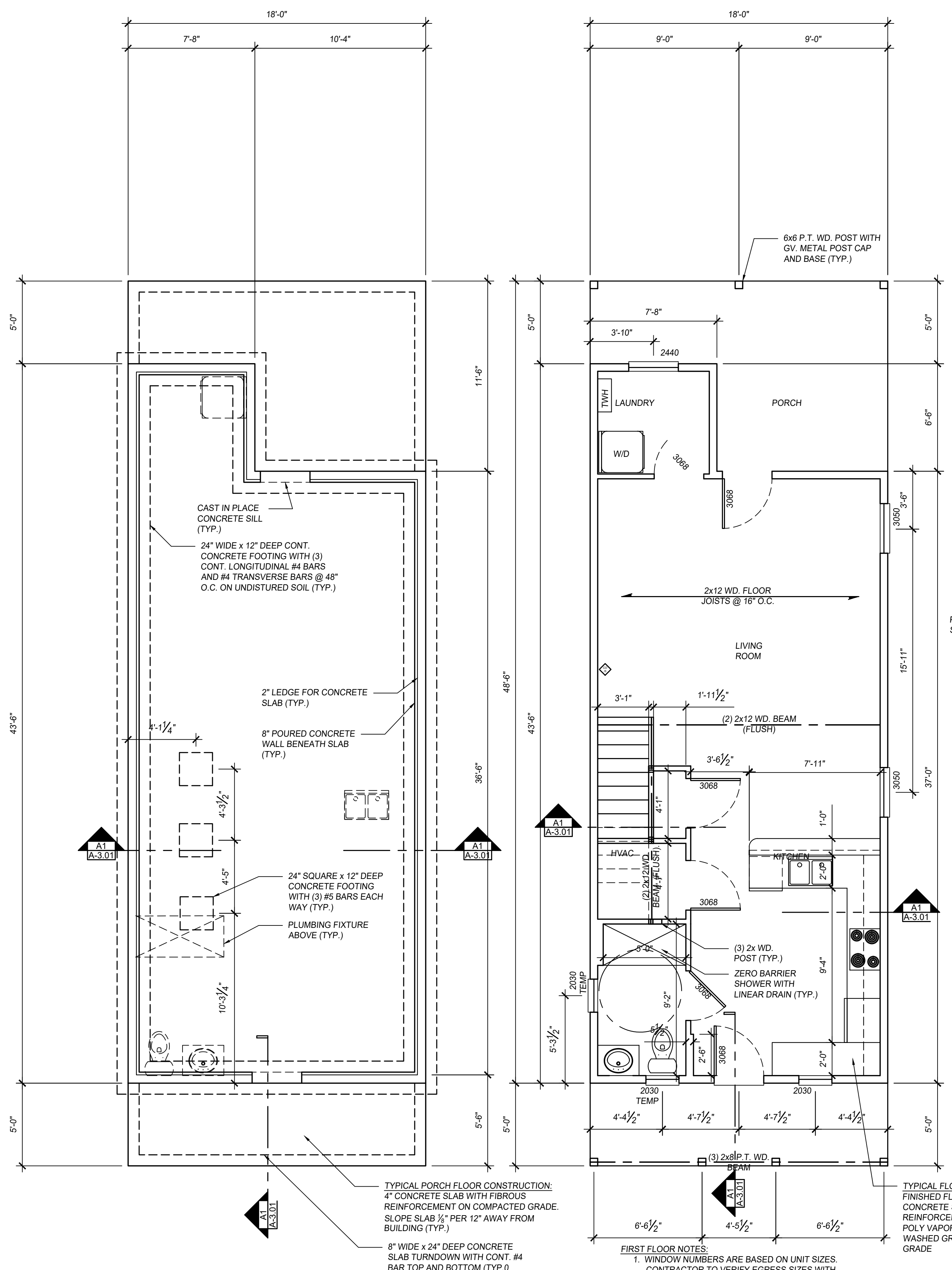
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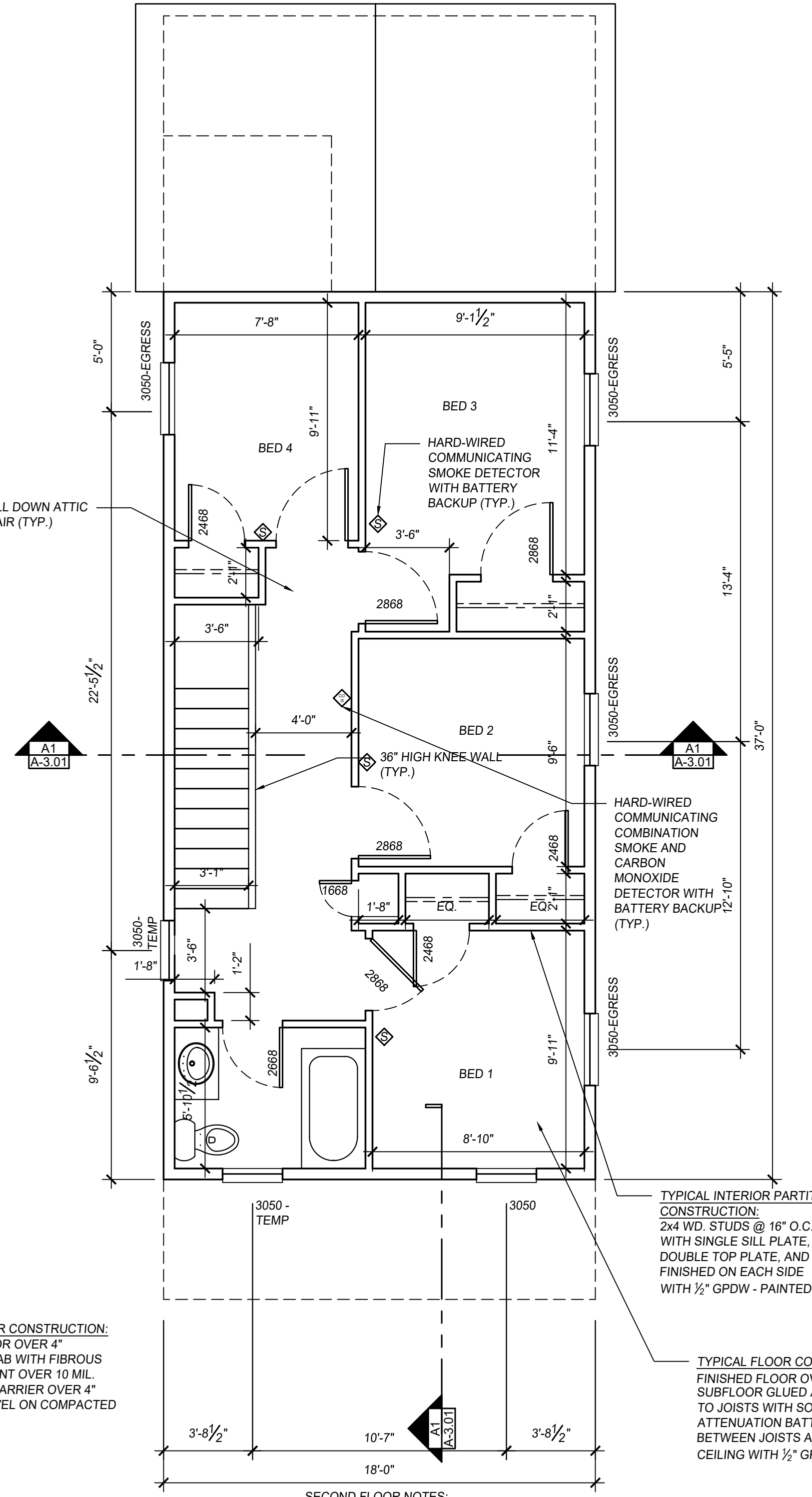
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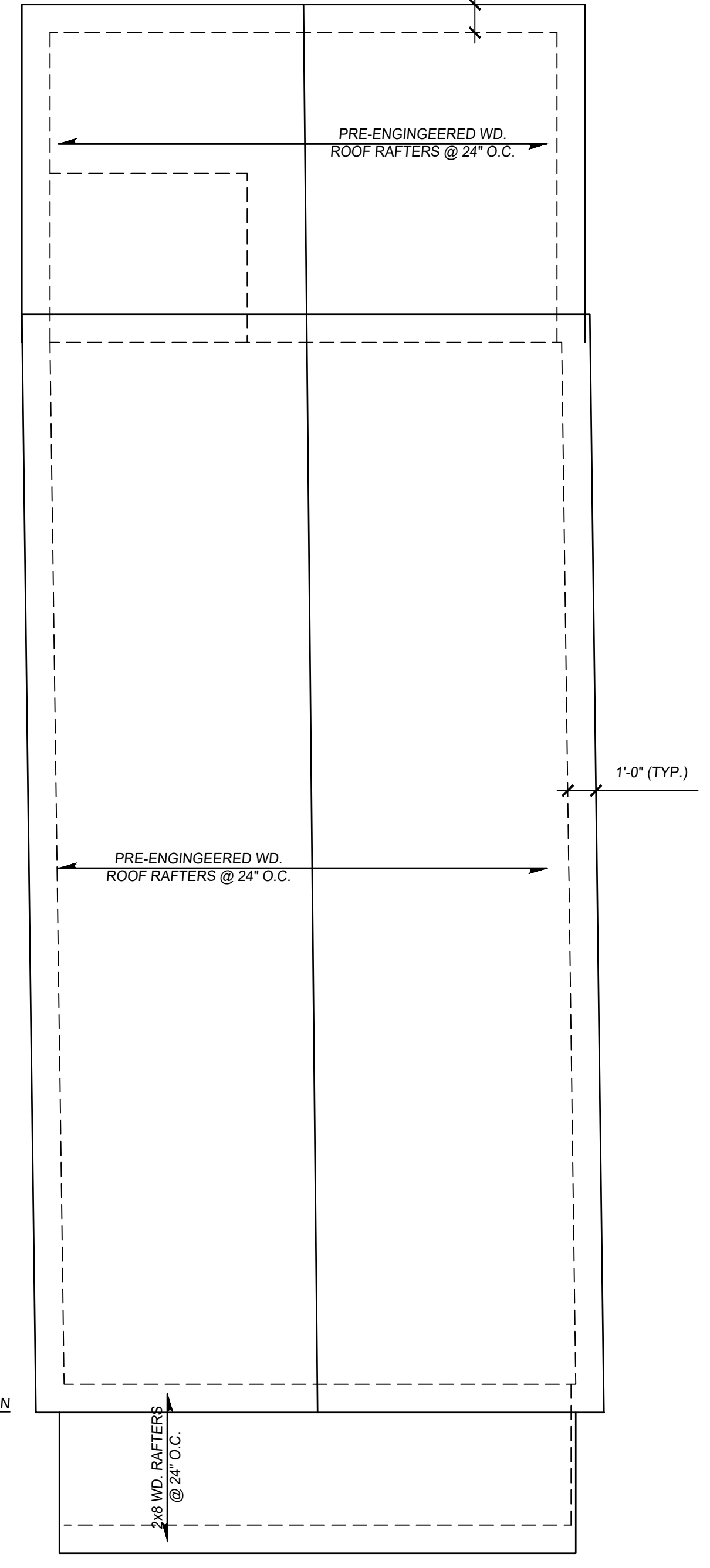
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

A1 FOUNDATION PLAN

1/4" = 1'-0"

TYPICAL PORCH FLOOR CONSTRUCTION:
4" CONCRETE SLAB WITH FIBROUS REINFORCEMENT ON COMPACTED GRADE. SLOPE SLAB 1/2" PER 12" AWAY FROM BUILDING (TYP.)
8" WIDE x 24" DEEP CONCRETE SLAB TURNDOWN WITH CONT. #4 BAR TOP AND BOTTOM (TYP.)

FIRST FLOOR NOTES:
1. WINDOW NUMBERS ARE BASED ON UNIT SIZES. CONTRACTOR TO VERIFY EGRESS SIZES WITH MANUFACTURER PRIOR TO ORDERING

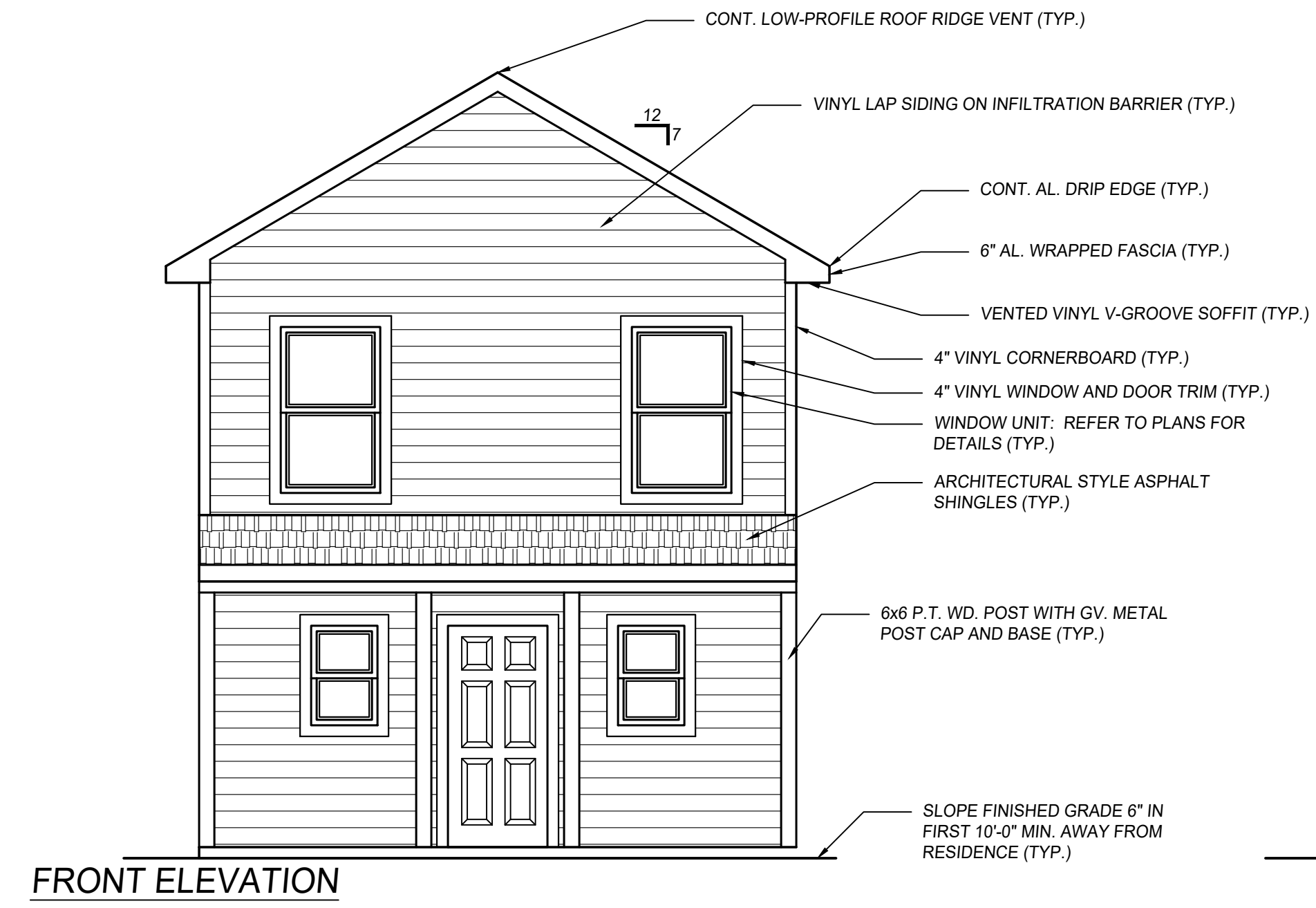
TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOOR OVER 4" CONCRETE SLAB WITH FIBROUS REINFORCEMENT OVER 10 MIL POLY VAPOR BARRIER OVER 4" WASHED GRAVEL ON COMPACTED GRADE

SECOND FLOOR NOTES:
1. WINDOW NUMBERS ARE BASED ON UNIT SIZES. CONTRACTOR TO VERIFY EGRESS SIZES WITH MANUFACTURER PRIOR TO ORDERING

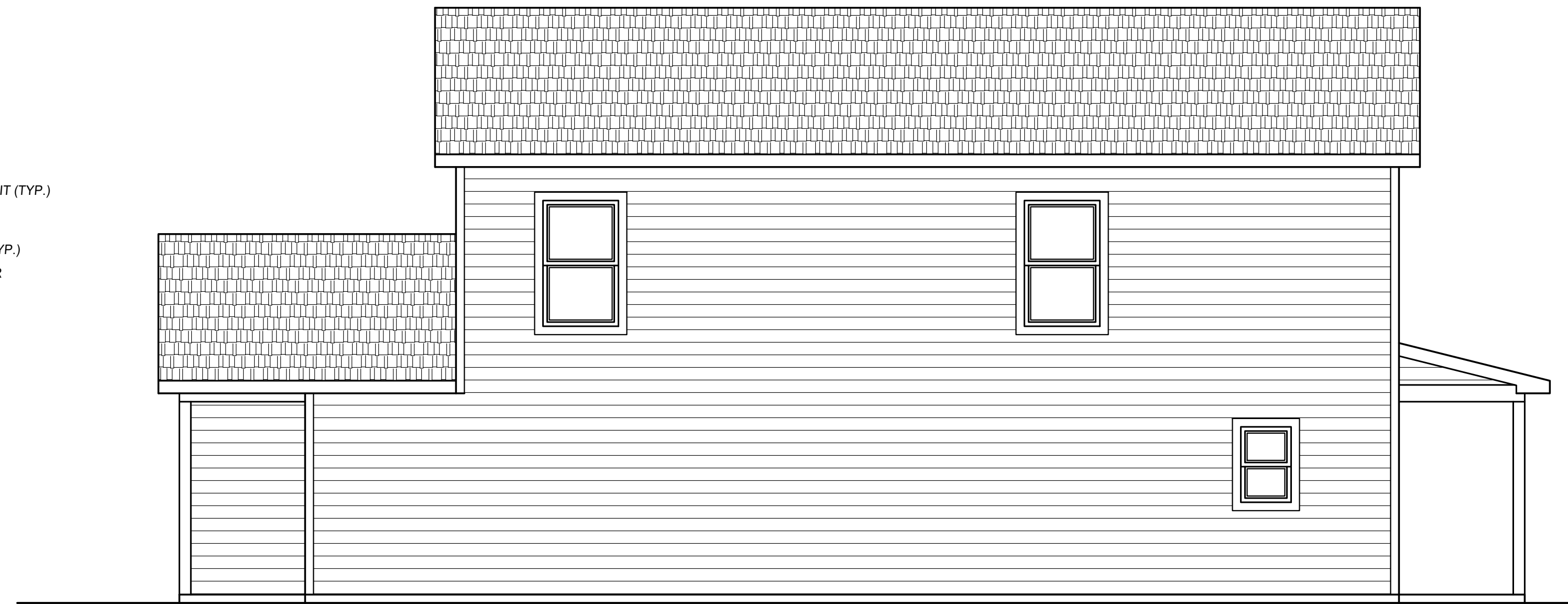
TYPICAL INTERIOR PARTITION CONSTRUCTION:
2x4 WD. STUDS @ 16" O.C. WITH SINGLE SILL PLATE, DOUBLE TOP PLATE, AND FINISHED ON EACH SIDE WITH 1/2" GPDW - PAINTED

TYPICAL FLOOR CONSTRUCTION:
FINISHED FLOOR OVER 3/4" T&G SUBFLOOR GLUED AND SCREWED TO JOISTS WITH SOUND ATTENUATION BATT INSULATION BETWEEN JOISTS AND FINISHED AT CEILING WITH 1/2" GPDW - PAINTED

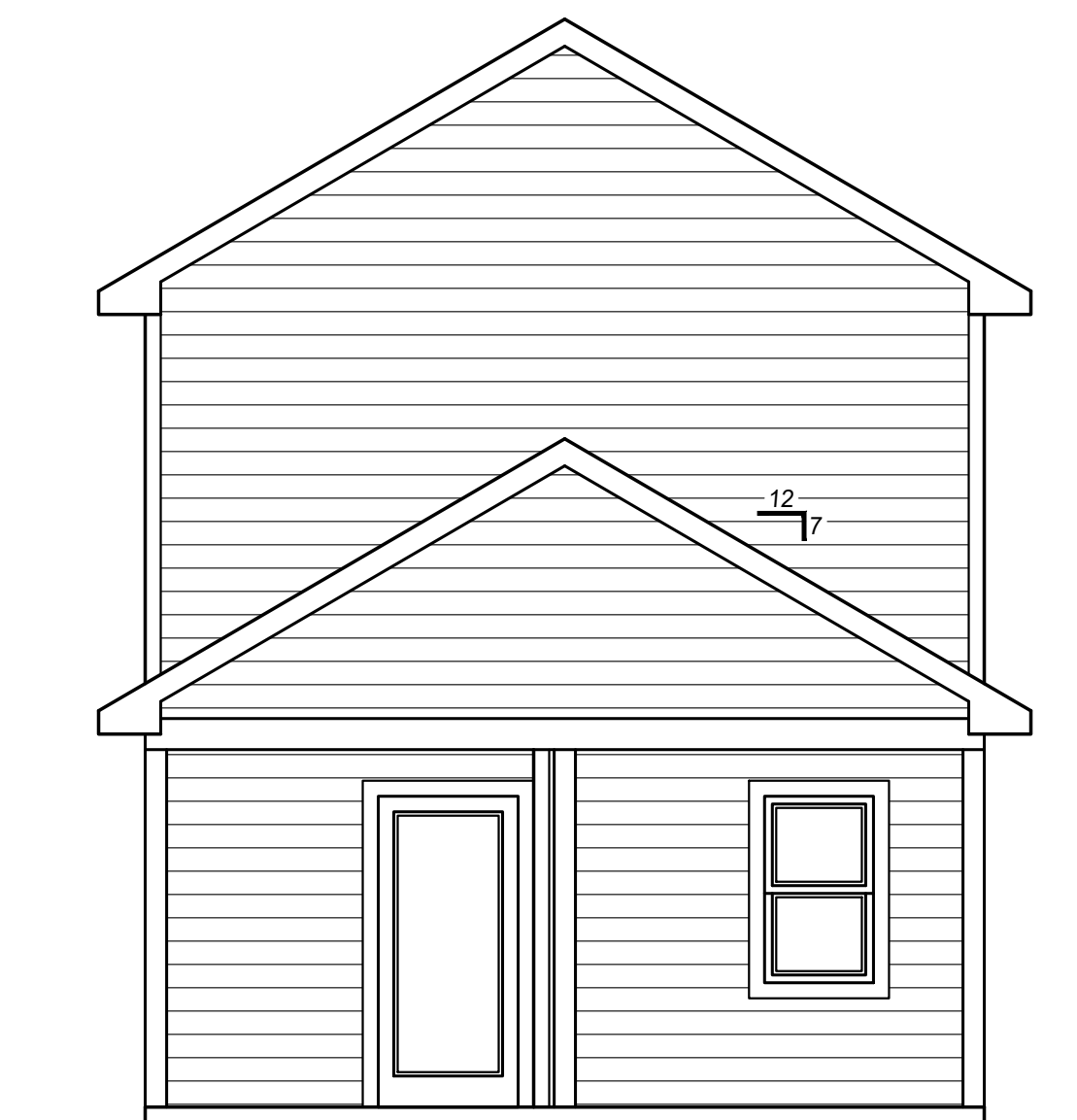
ROOF NOTES:
1. CONTRACTOR MAY REPLACE SPECIFIED ROOF FRAMING WITH PRE-ENGINEERED WD. ROOF TRUSSES AS ENGINEERED BY STATE OF DELAWARE LICENSED STRUCTURAL ENGINEER
2. CONTRACTOR TO PROVIDE AL. GUTTERS AND DOWNSPOUTS. COORDINATE DOWNSPOUT LOCATIONS AND SPLASHBLOCKS PRIOR TO INSTALLATION



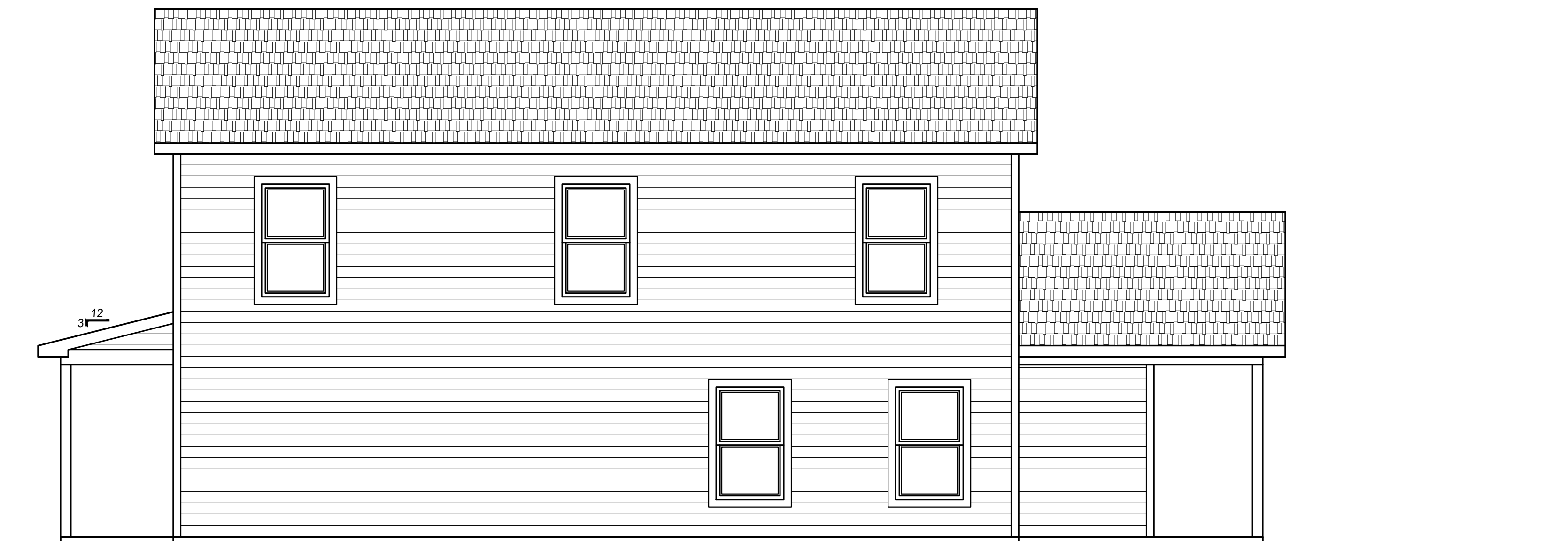
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

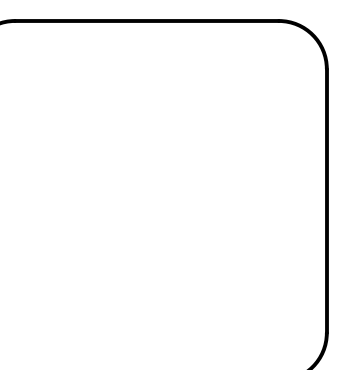


SIDE ELEVATION

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EXTERIOR ELEVATIONS	



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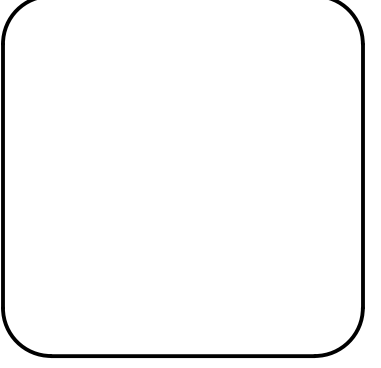
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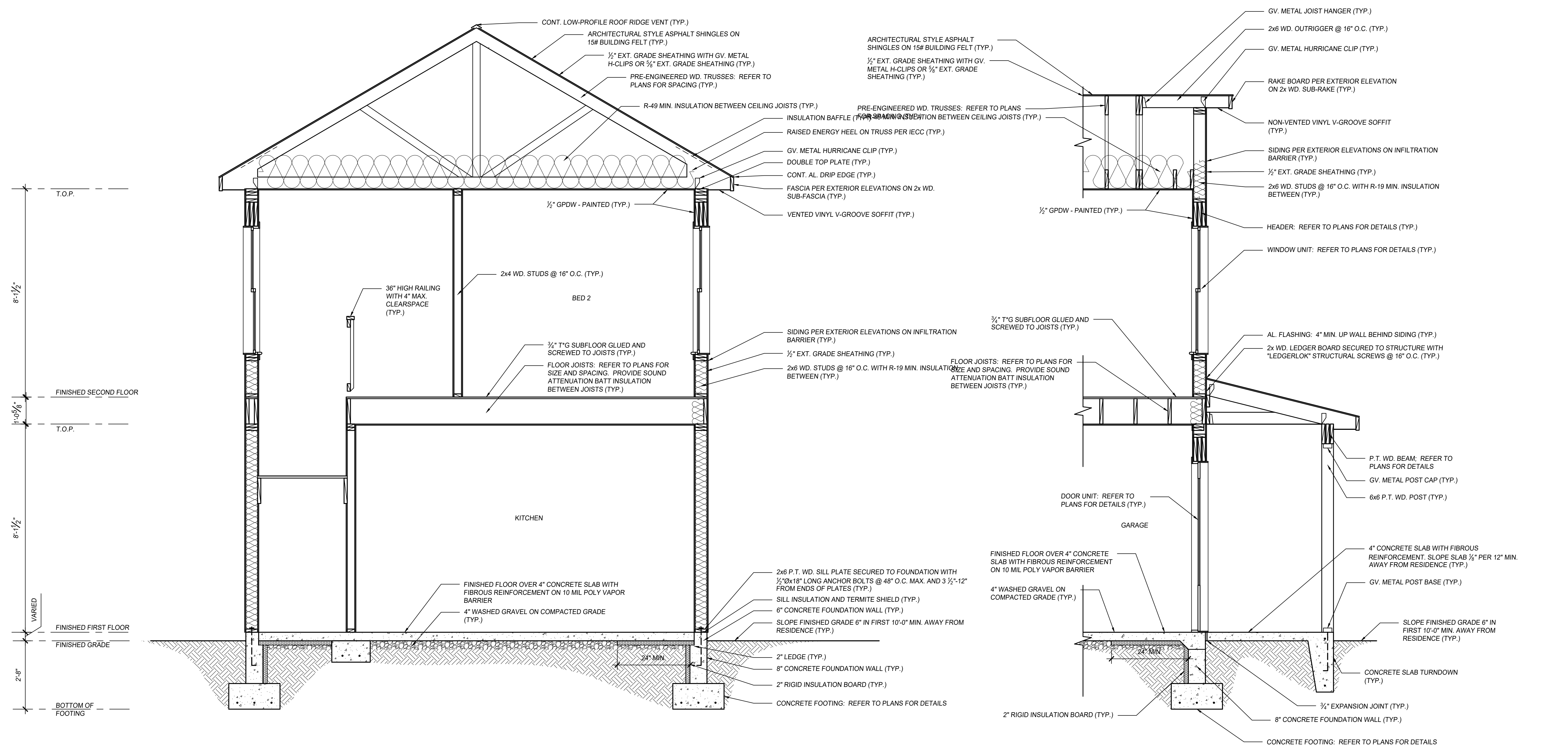
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A1 BUILDING SECTION
1/2" = 1'-0"

WALL SECTION