

GENERAL NOTES & SPECIFICATIONS

FOR CONVENIENCE OF REFERENCE AND TO FACILITATE THE LETTING OF CONTRACTS AND SUBCONTRACTS, THE SPECIFICATIONS ARE SEPARATED INTO TITLED SECTIONS. SUCH SEPARATIONS SHALL NOT ESTABLISH LIMITS BETWEEN THE CONTRACTOR AND SUBCONTRACTOR.

1. GENERAL REQUIREMENTS

SECTION 1-A:
The designer will not provide, nor be responsible for, administration of the construction contract, nor make any onsite inspections or review of the work. The Contractor and Owner shall hold the designer Consultants harmless of all liability in connection with any act of omission on the part of the Contractor and/or his Subcontractors.

The Designer shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work.

The Designer does not guarantee the Contractor's performance and no provisions of the contract documents shall relieve the Contractor from any liability due to negligence, incompetence or errors of omission or commission of the Contractor.

SECTION 1-B/CODES:

All codes having jurisdiction shall be observed strictly in the construction of the project, including all applicable state, city and county building, zoning, electrical, mechanical, plumbing and fire codes. Contractor shall verify all code requirements before commencement of construction and bring any discrepancies between code requirements and the construction documents to the attention of the Designer in writing.

SECTION 1-C/ERRORS AND OMISSIONS:

Error and omissions which may occur in Contract Documents shall be brought to the attention of the Designer in writing and written instructions shall be obtained before proceeding with to work. The Contractor will be held responsible for the results of any errors, discrepancies , or omissions of which the Contractor failed to notify the Owner / Designer before the construction and/or fabrication of the work.

SECTION 1-D/JOB CONDITIONS:

The Contractor and Subcontractor shall verify all dimensions and job conditions at the job site sufficiently in advance of work to be performed to assure the orderly progress of the work.

A. Each Contractor or Subcontractor shall report to Project Superintendent all conditions which prevent the proper execution of their work. Subcontractor shall insure that all work is done in a professional workmanlike manner by skilled mechanics and shall replace any material or items damaged by Subcontractors performance. Subcontractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent and overlap of each other's work and to successfully complete the execution of the work. All Subcontractor's workmanship will be of quality to pass inspections by local authorities, lending institutions or Builder. Any one, or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately.

Structural Engineering:

A. Refer to the current calculations for any question regarding lumber grades, beam and header sizes, footings and shear requirements.

B. No deviations from structural details shall be made without the written approval of the Structural Engineer. Approval by City/County Inspector does not constitute authority to deviate from plans or specifications.

Written dimensions shall have precedence over scaled dimensions shown on the drawings. DO NOT SCALE DRAWINGS. Typical details and general notes are minimum requirements to be used when conditions are not shown otherwise.

Notes and details on drawings shall take precedence over general notes and typical details. Where no details are shown, construction shall conform to similar work on the project.

SECTION 1-E/WORK NECESSARY TO COMPLETE CONSTRUCTION:

It is the purpose of these plans and specifications to describe a complete and finished project other than items marked "N.I.C."(Not In Contract).

SECTION 1-F/CLEAN UP:

Contractors shall maintain the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint over spray, etc. All fixtures, equipment, glazing, floors, etc. shall be left clean and ready for occupancy upon completion of the project.

INTENTION:

It is the intent of these contract documents to describe a complete, safe, waterproof, functioning and finished project; if the contractor finds anything to the contrary, he shall inform the owner prior to installation of the work.

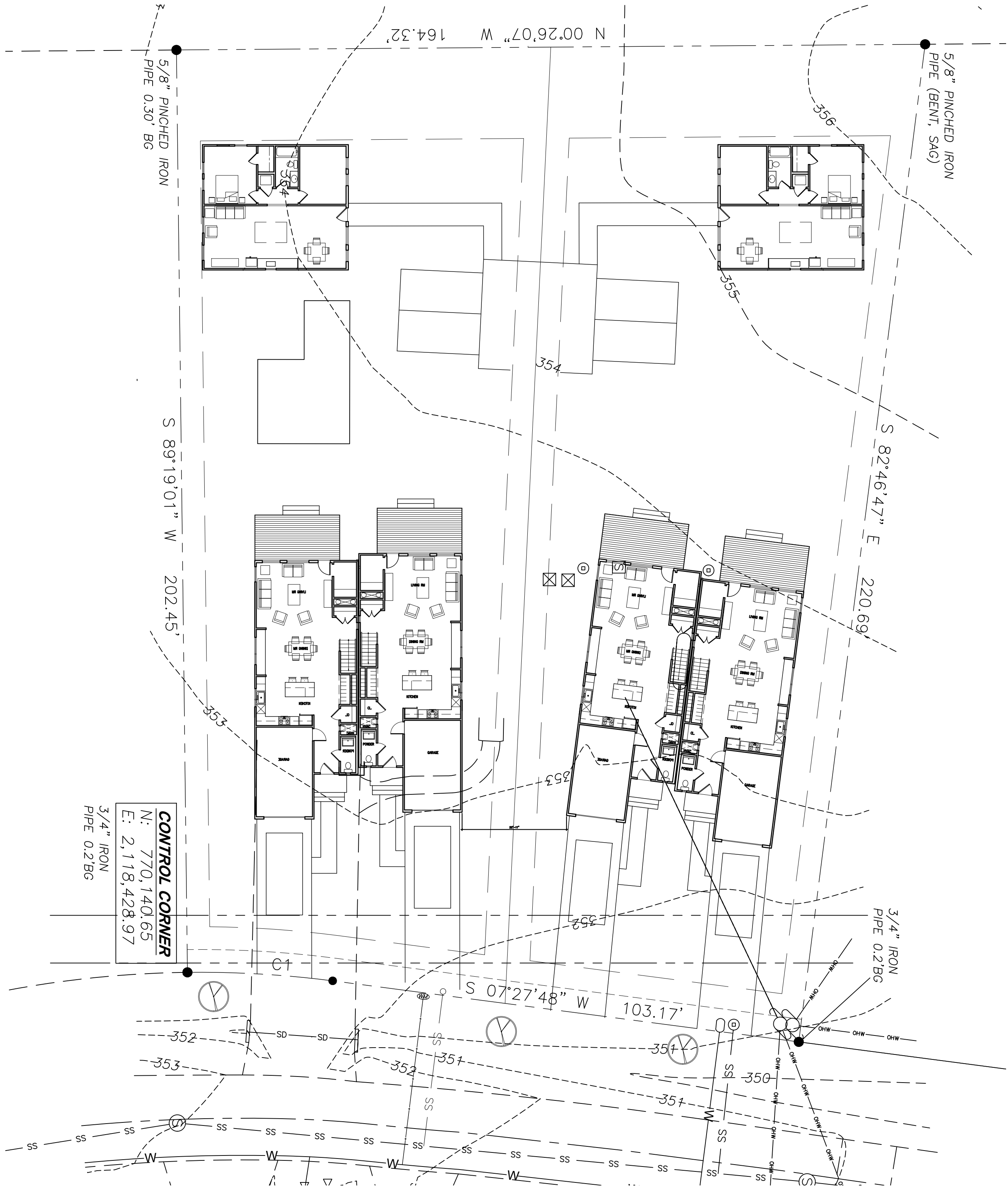
Exception: for those items noted "nic" (not in contract, shown for illustrative purposes only), or as "future" (to be built in the future, in which case, present work will not conflict with that future work. items noted by "owner" shall be provided by owner and installed by contractor.

ON SITE DRAWINGS:

The contractor shall keep one (1) copy of all contract documents of the project in good order available to the owner.

USE OF DRAWINGS:

Drawings and all other documents prepared by Habitat Improvement, LLC services are for the Owner's use solely with respect to this project.



SHEET INDEX

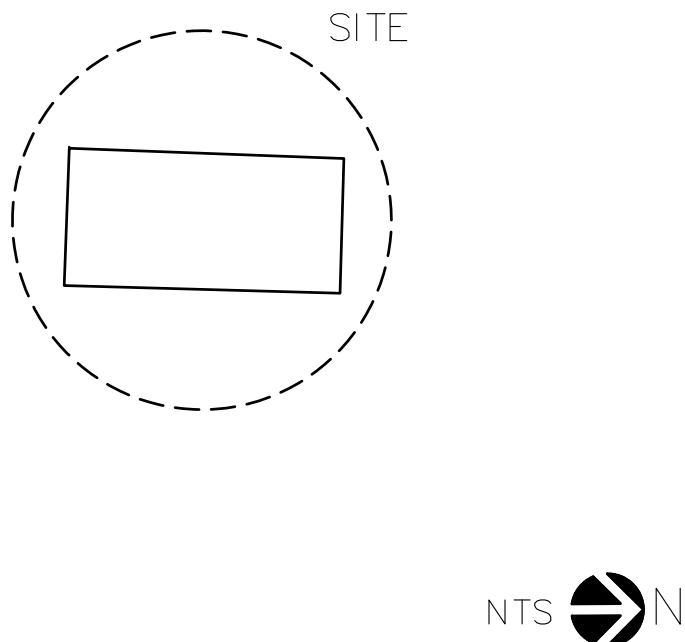
DESIGN DRAWINGS

- A-1 INDEX, VICINITY MAP-1ST FLOOR PLAN
- A-2 2ND & 3RD FLOOR PLANS
- A-3 ROOF PLAN
- A-4 EXTERIOR ELEVATION/SECTION/DETAILS

NOTES:

LEGAL DECRPTION:

VICINITY MAP



PROJECT DATA

PROJECT DESCRIPTION:
CONSTRUCTION OF A NEW DUPLEX BUILDING
EACH SIDE WITH 3 BEDROOM AND 2 1/2 BATHS

CONTACT:

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P.O.Box 37625
Raleigh NC 27627

TED ZIEGLER
(919) 413 3627



6309 JOHNSDALE DUPLEX
6309 JOHNSDALE RD
RALEIGH, NC 27615

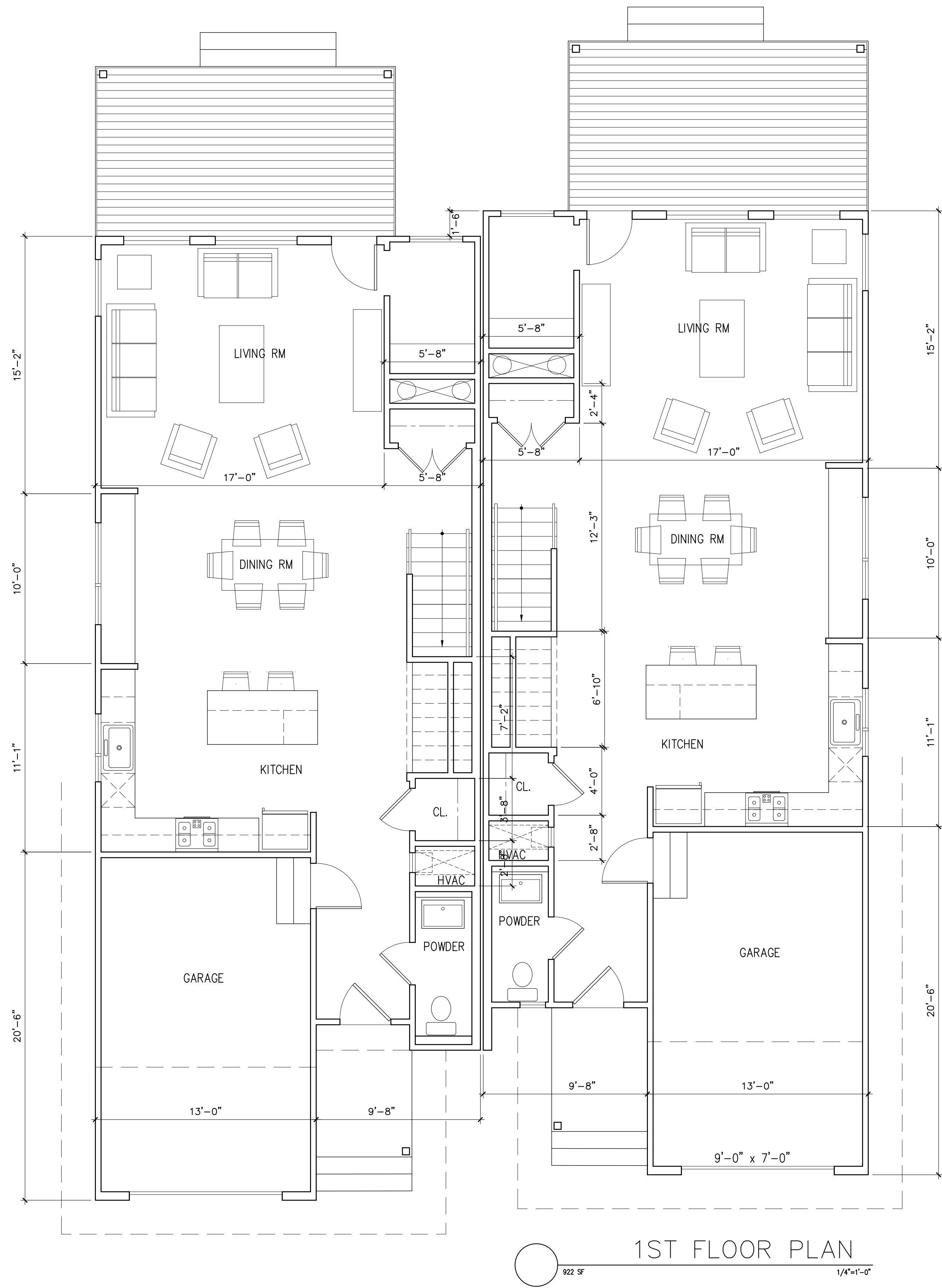
DATE:
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REVISION BY

EXISTING
BUILDING
PLAN

SC: 1/4"=1'0"

A-1



922 SF 1ST FLOOR PLAN 1/4"=1'-0"

NOT FOR CONSTRUCTION

6309 JOHNSDALE DUPLEX
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RALEIGH, NC 27615

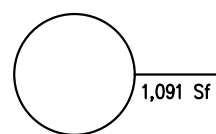
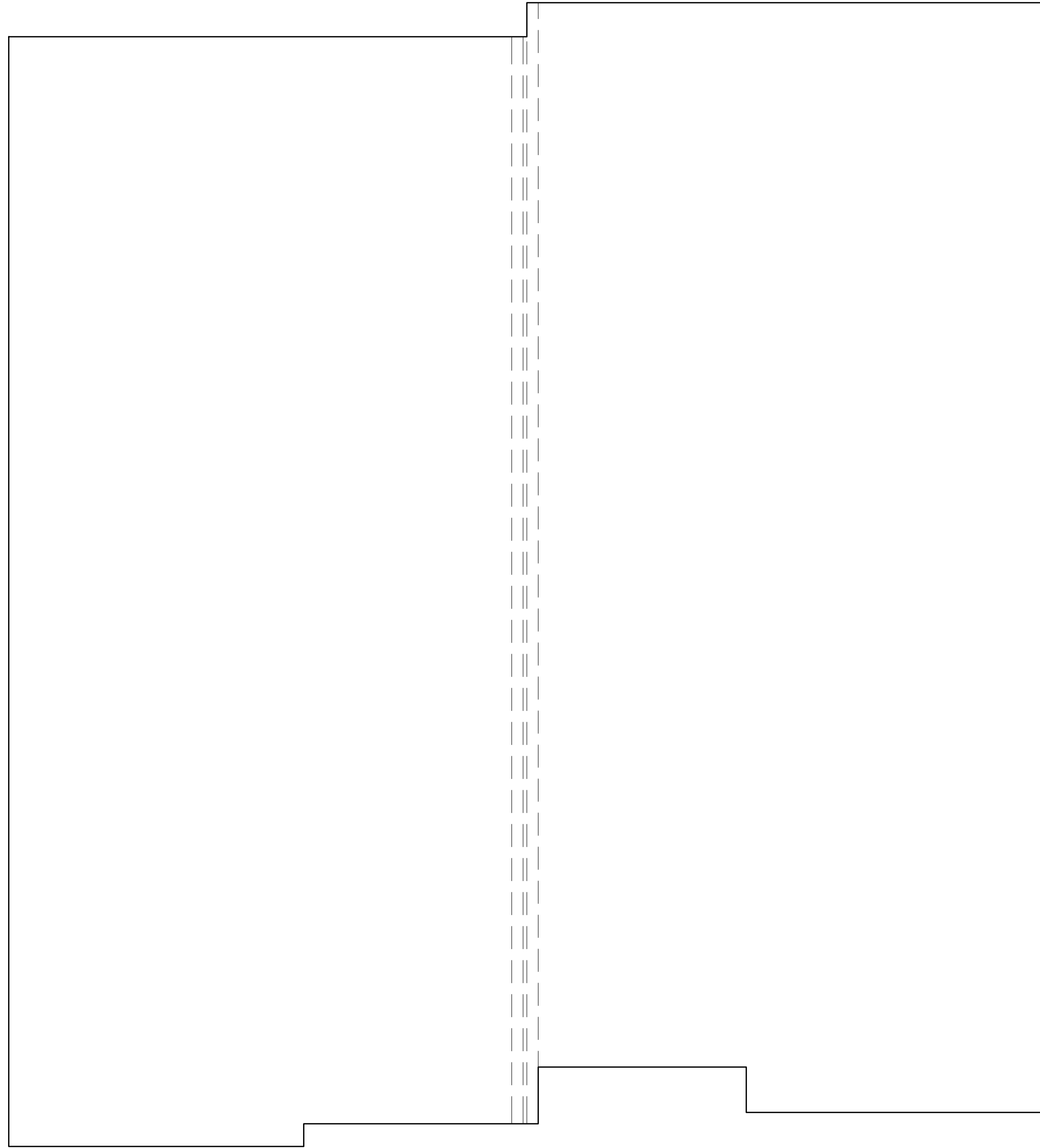
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EXISTING
BUILDING
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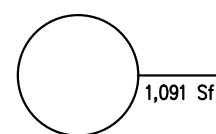
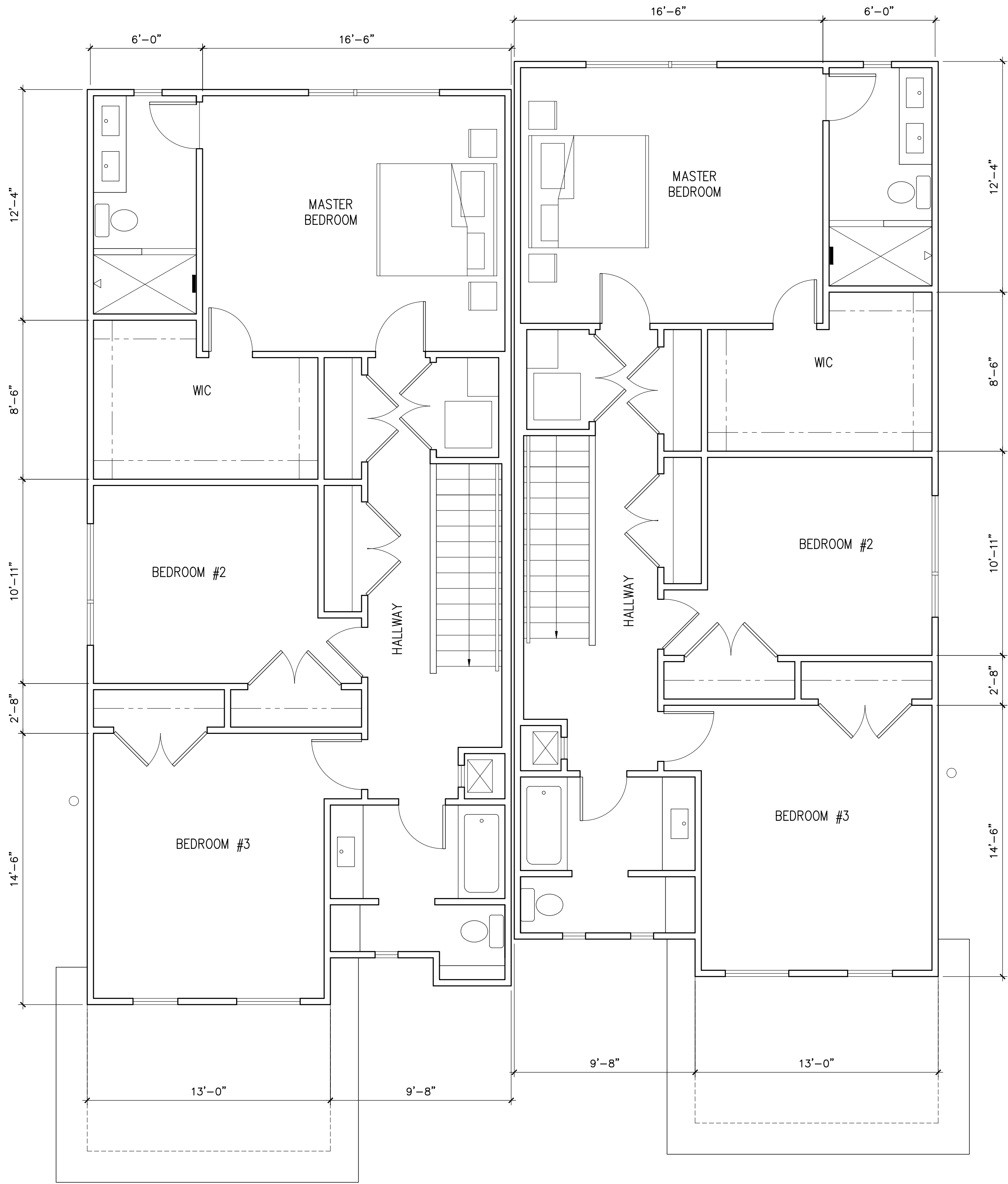
SC: 1/4"=1'-0"

A-2





ROOF PLAN
1/4"=1'-0"



2ND FLOOR PLAN
1/4"=1'-0"

NOT FOR CONSTRUCTION

6309 JOHNSDALE DUPLEX
6309 JOHNSDALE RD
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DATE: 11.01.2023

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SECOND
FLOOR
PLAN

SC: 1/4"=1'0"

A-3





REAR ELEVATION
1/4"=1'-0"



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

NOT FOR CONSTRUCTION

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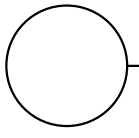
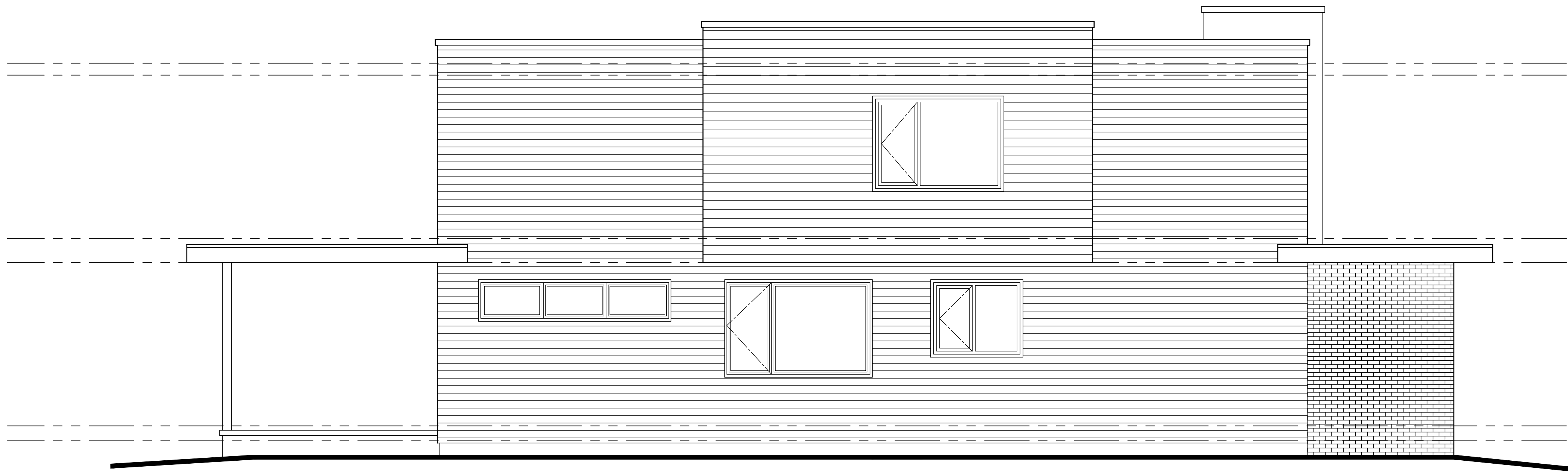
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EXTERIOR
ELEVATIONS

SC: 1/4"=1'0"

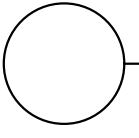
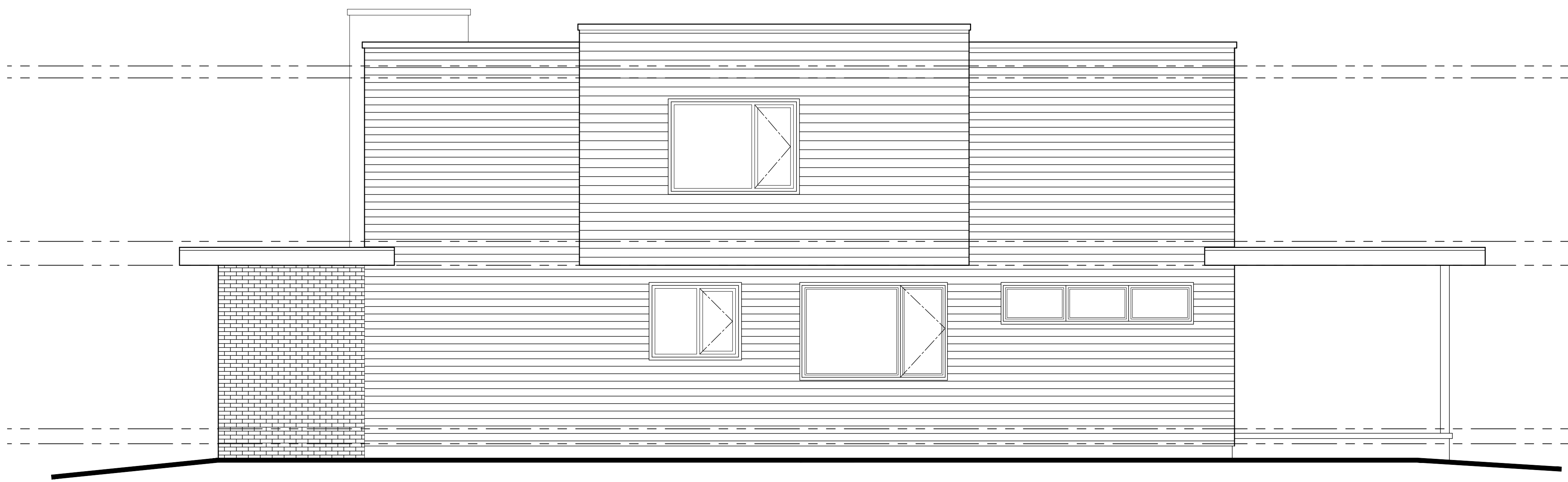
A-4





LEFT SIDE ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

1/4"=1'-0"

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EXTERIOR
ELEVATIONS

SC: 1/4"=1'0"

A-5

