

## GENERAL REQUIREMENTS

- THE CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS AND ANY SEPARATE ADDENDA ISSUED PRIOR TO BID DATE.
- THE CONTRACTOR SHALL INCLUDE IN THE CONTRACT SUM ALL ALLOWANCES STATED IN THE CONTRACT DOCUMENTS. ITEMS COVERED BY ALLOWANCES SHALL BE SUPPLIED FOR SUCH AMOUNTS AND BY SUCH PERSONS OR ENTITIES AS THE OWNER MAY DIRECT.
- THE CONTRACTOR SHALL ACCEPT THE SITE "AS IS", SHALL PERSONALLY VISIT THE SITE PRIOR TO BIDDING, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND CORRELATE PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE COMMENCING ACTIVITIES.
- THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS AND CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL BOUNDARIES AND FOR MAINTAINING DISTANCES AND RELATIONSHIPS SHOWN IN THE DRAWINGS.
- THE CONTRACTOR WARRANTS THAT MATERIALS AND EQUIPMENT FURNISHED WILL BE OF GOOD QUALITY AND NEW, THAT THE WORK WILL BE FREE FROM DEFECTS NOT INHERENT IN THE QUALITY REQUIRED OR PERMITTED, AND THAT THE WORK WILL CONFORM WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND PRODUCT MANUFACTURER'S AND ICBO REPORT REQUIREMENTS.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO ENSURE THAT APPROPRIATE INSURANCE COVERAGE EXISTS FOR ALL ASPECTS OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT.
- TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE OWNER, ARCHITECT, ARCHITECT'S CONSULTANTS, AND AGENTS AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE WORK, EXCEPTING ONLY THOSE DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION TO ARISE SOLELY OUT OF THE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE PARTY SEEKING INDEMNITY PROTECTION.
- THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE PROJECT BY THE CONTRACTOR.
- WHERE WALLS ARE DIMENSIONED TO EXISTING STRUCTURE, THE FINISHED SURFACES SHALL ALIGN, DEPRESS SUBFLOORS AS REQUIRED FOR ADJACENT FINISH MATERIALS, INCLUDING MORTAR SET MATERIALS, TO ALIGN, TAPERED THRESHOLDS ARE PROHIBITED.
- UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, WATER, HEAT, UTILITIES, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK. CONTRACTOR SHALL PROVIDE AND PAY FOR A PROJECT SITE TELEPHONE AND FOR PORTABLE SANITARY FACILITIES. THE CONTRACTOR SHALL PAY SALES, CONSUMER, USE AND SIMILAR TAXES FOR THE WORK.
- PRIOR TO THE EXECUTION OF THE CONTRACT, CHANGES IN THE WORK SHALL BE MADE BY WRITTEN ADDENDUM. AFTER EXECUTION OF THE CONTRACT, CHANGES IN THE WORK, OR REQUESTS FOR EXTENSIONS OF TIME, SHALL BE ACCOMPLISHED BY WRITTEN CHANGE ORDER. THE CONTRACTOR SHALL PROVIDE THE OWNER AND THE ARCHITECT A DETAILED WRITTEN DESCRIPTION OF CHANGES, INCLUDING ANY ADJUSTMENTS TO THE CONTRACT SUM, AND THE CONTRACT TIME.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL, OVER JOB SITE CONDITIONS, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES; AND FOR COORDINATING ALL PORTIONS OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS.
- ORGANIZATION OF THE SPECIFICATIONS AND ARRANGEMENT OF DRAWINGS SHALL NOT CONTROL. THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.
- THE CONTRACTOR SHALL AT ONCE REPORT TO THE ARCHITECT ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED.
- THE OWNER RESERVES THE RIGHT TO PERFORM CONSTRUCTION OR OPERATIONS RELATED TO THE PROJECT WITH THE OWNER'S OWN FORCES, AND TO AWARD SEPARATE CONTRACTS IN CONNECTION WITH PORTIONS OF THE PROJECT. THE OWNER SHALL PROVIDE FOR COORDINATION OF THE ACTIVITIES OF THE OWNER'S OWN FORCES AND OF EACH SEPARATE CONTRACTOR WITH THE WORK OF THE CONTRACTOR, WHO SHALL COOPERATE WITH THEM.
- ALL HAZARDOUS MATERIAL IDENTIFICATION AND REMOVAL SHALL BE PROVIDED BY THE OWNER UNDER SEPARATE CONTRACT. IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE OTHER MATERIAL REASONABLY BELIEVED TO BE ASBESTOS OR POLYCHLORINATED BIPHENYL (PCB) OR ANY OTHER HAZARDOUS MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO THE OWNER IN WRITING.
- THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS FOR SAFETY OF, AND SHALL PROVIDE REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO; EMPLOYEES ON THE WORK AND OTHER PERSONS WHO MAY BE AFFECTED THEREBY, THE WORK AND MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING LANDSCAPING, PAVING AND UTILITIES.
- THE CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY OPERATIONS UNDER THE CONTRACT, AND SHALL PROVIDE A DEBRIS BOX THROUGHOUT THE COURSE OF CONSTRUCTION FOR ALL CONSTRUCTION WASTE. PREMISES SHALL BE BROOM CLEAN AT THE END OF EACH DAY.
- THE CONTRACTOR SHALL PROVIDE REASONABLE PROTECTION AGAINST DUST INVASION OF EXISTING AREAS WHERE NO WORK IS TO BE DONE.
- UPON COMPLETION, ALL DEBRIS AND SURPLUS PROPERTY SHALL BE REMOVED FROM THE SITE, AND ALL WORK SHALL BE CLEANED BY THE CONTRACTOR, INCLUDING REMOVAL OF ALL SPOTS AND STAINS, INCLUDING PAINT.
- NO PAYMENT NOR ANY RETAINED PERCENTAGE SHALL BECOME DUE UNTIL THE CONTRACTOR SUBMITS, IF REQUIRED BY THE OWNER, OTHER DATA ESTABLISHING PAYMENT OR SATISFACTION OF OBLIGATIONS, SUCH AS RECEIPTS, RELEASES AND WAIVERS OF LIENS, CLAIMS, SECURITY INTERESTS OR ENCUMBRANCES ARISING OUT OF THE CONTRACT.

## INSTRUCTIONS TO BIDDERS

- THE FOLLOWING ALLOWANCES SHALL BE INCLUDED IN THE BID:  

FINISH HARDWARE	\$4,000
KITCHEN APPLIANCES	\$20,000
LIGHT FIXTURES	\$10,000
PLUMBING FIXTURES AND TRIM	\$15,000
SLAB GRANITE OR STONE, INSTALLED	\$20/SF
TILE, INSTALLED	\$10/SF
- BIDS SHALL NOT INCLUDE ANY OTHER ELEMENTS OF THE PROJECT AS ALLOWANCES UNLESS SPECIFIED AS ADDITIVE OF DEDUCTIVE ALTERNATES IN THE FOLLOWING PARAGRAPHS.
- OWNER WILL PAY ALL PERMITS AND FEES. CONTRACTOR SHALL FILE PLANS FOR PERMIT.
- UP TO (5) SETS OF PLANS ARE AVAILABLE TO EACH BIDDER. BIDS ARE DUE IN THE ARCHITECT'S OFFICE AT:  
  
THERE WILL NOT BE A FORMAL BID OPENING. BID FORMS SHALL ACKNOWLEDGE ALL ADDENDA IN WRITING.
- BIDDERS SHALL CONTACT THE OWNERS DIRECTLY TO ARRANGE PROJECT ACCESS.  
  
BIDDERS SHALL RELY SOLELY ON THE PLANS AND SPECIFICATIONS IN PREPARING BIDS. ORAL COMMUNICATIONS WITH THE OWNER SHALL BE DISREGARDED. DIRECT ALL QUESTIONS TO THE ARCHITECT.

## PROJECT DATA

PROJECT DATA  
 CODES:  
 CBC 2013 EDITION  
 CMC 2013 EDITION  
 CPC 2013 EDITION  
 CEC 2013 EDITION  
 CRC 2013 EDITION  
 COBC 2013 EDITION

APN: 283-0113-001

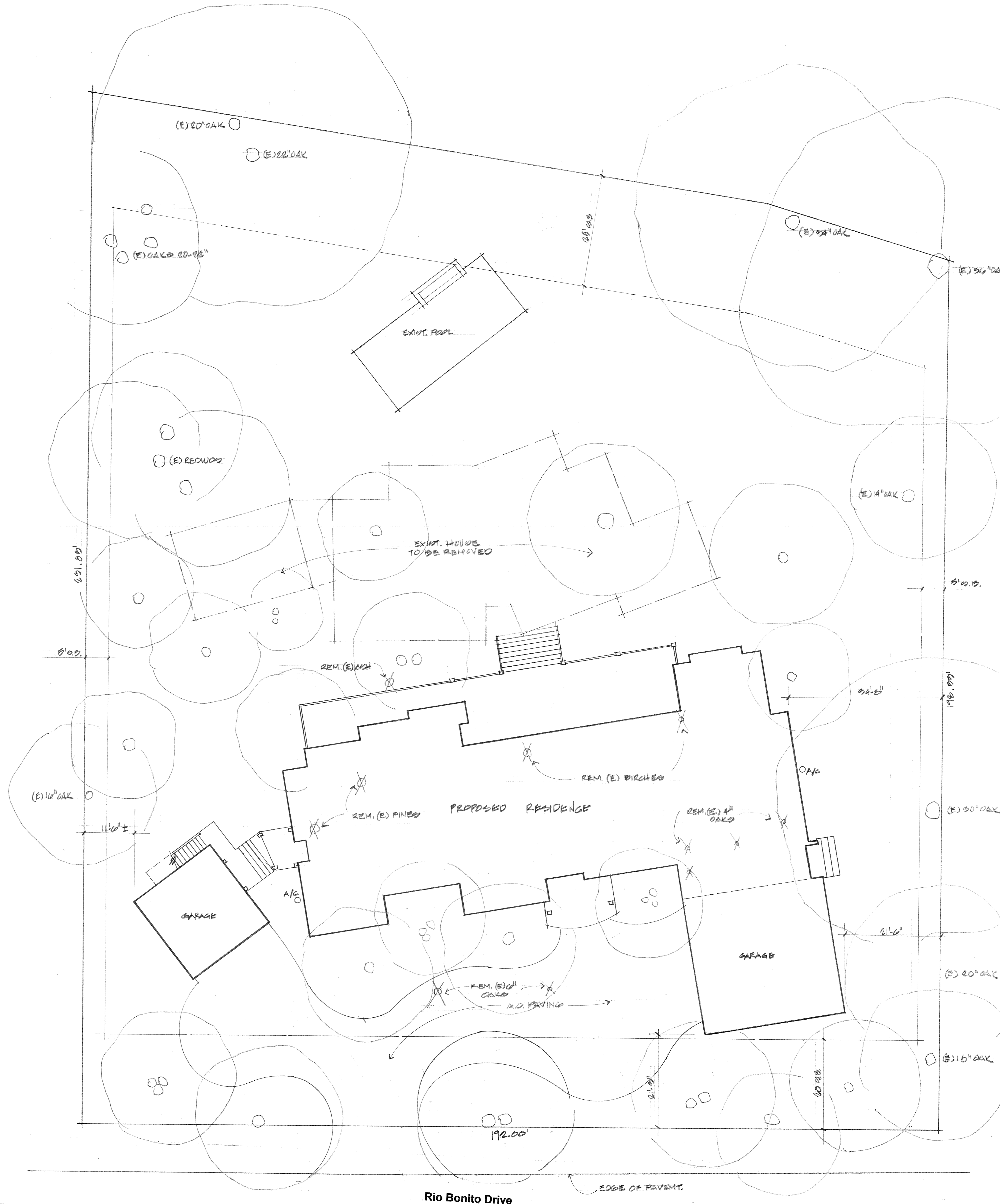
LEGAL OWNER: MIKE & BARBARA GENOVESE  
 6320 Rio Bonito Drive  
 Carmichael, CA

AREA:

	EXISTING	NEW	REMOVED	TOTAL
MAIN	0	4581	0	4581
LOWER	0	515	0	515
BONUS	0	343	0	343
TOTAL	0	5439	0	5439
PORCH/ TERRACE/ DECK	0	1116	0	1116
GARAGES	0	1450	0	1450

## SHEET INDEX

- COVER SHEET & SITE PLAN
- SPECIFICATIONS
- MAIN FLOOR PLAN
- LOWER & BONUS ROOM FLOOR PLANS & INTERIOR ELEVATIONS
- ELEVATIONS
- ELEVATIONS
- FOUNDATION PLAN
- SECOND FLOOR FRAMING & ROOF FRAMING PLANS
- BUILDING SECTIONS
- ELECTRICAL & MECHANICAL PLANS
- STRUCTURAL NOTES
- DETAILS
- DETAILS
- DETAILS



DENNIS GREENBAUM  
ARCHITECT

6540 STANLEY AVENUE  
CARMICHAEL, CA 95608  
TEL 916.487.3072  
FAX 916.489.9765

DENNIS GREENBAUM CS608

### SERVE PROVIDERS

WATER: CARMICHAEL WATER  
 SEWER: SACRAMENTO CO.  
 ELECT: SMUD  
 GAS: PG&E  
 SCHOOL: SAN JUAN UNIFIED  
 PARK: DISTRICT: SACRAMENTO CO.

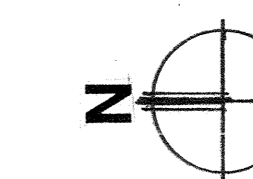
THESE PLANS MAY NOT BE REPRODUCED, ASSIGNED TO A THIRD PARTY, OR USED FOR OTHER SITES. DENNIS GREENBAUM ARCHITECT RETAINS ALL RIGHTS TO THIS DESIGN.

**GENOVESE HOUSE**  
6320 Rio Bonito Drive  
Carmichael, CA

DATE 8.3.14

REVISION

SHEET 1 of 14



**SITE PLAN**

1" = 10'-0"