

SPECIFICATIONS FOR 25'6" x 12' SUNROOM ADDITION AND BASEMENT REMODELING
ACCORDING TO DRAWINGS DATED 11/10/10 PLAN #7

November 10, 2010

AT THE RESIDENCE OF:

Mr. & Mrs. John Deer

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PREPARED BY:

Affordable Decks & Additions, Inc.

5307 Progress Blvd.

Bethel Park, PA 15102

(o)412-835-0742

THESE SPECIFICATIONS ARE INTENDED FOR CONSTRUCTION BY AFFORDABLE DECKS & ADDITIONS, INC. AND NO LIABILITY OR RESPONSIBILITY IS ASSUMED FOR CONSTRUCTION BY ANY OTHER COMPANY USING THESE SPECIFICATIONS.

1.0 GENERAL CONDITIONS

- 1.1 The Contractor shall provide all copies of plans and detail sketches necessary to complete the work.
- 1.2 Charges or credits for Change Orders of Extra Work shall be quoted, agreed to in writing and paid for by the Owners prior to their incorporation into the work and may extend completion time. Change Orders requiring additional plans, or exchange of materials already delivered to site, will be charged accordingly. Owner agreements between Subcontractors shall not be recognized by the contractor. Company employees are not permitted to negotiate or perform work for customers other than that which is specified in contract. Payment arrangements for Change Orders and Extra Work Orders shall be made in full prior to their commencement. Any work not set forth in the plans or these specifications shall be considered extra, and will be charged for accordingly.
- 1.3 Where Owner selections for materials and/or installations are specified at a budgeted amount, the actual cost for materials and/or installations will be subtracted from the budgeted figure specified and the difference will either be credited or charged as appropriate, to the related payment in the payment schedule. The Owner shall be responsible for shopping and selecting budgeted materials; the Contractor shall coordinate delivery if appropriate.
- 1.4 The Contractor shall arrange and pay for a standard building permit and all necessary inspections. Any additional requirements by the governing township or borough (i.e. engineer stamps and/or seals, variances, etc.) shall be the sole responsibility of the homeowner.
- 1.5 All work shall conform to all local building, Allegheny Plumbing, and M.D.I.A. electrical codes, respectively.
- 1.6 The Owner shall provide access to the house upon commencement of construction.
- 1.7 The Contractor shall provide supervision of all employees and Subcontractors.
- 1.8 Employees and Subcontractors shall confine their activities only to the area of the property under construction. Owners shall designate a sanitary facility for the use of Employees and Subcontractors.
- 1.9 The Contractor shall use drop clothes and dust barricades wherever necessary to protect the property from most dust and dirt. All construction areas shall be left broom clean at the end of each working day.
- 1.10 All construction debris shall be removed from the premises on a weekly basis or more often as necessary and disposed of at a legal landfill.
- 1.11 The Owners shall provide electricity and water to be used for construction purposes.
- 1.12 Customer agrees to permit Contractor to use driveway to transport material and supplied to complete project. Customer assumes responsibility for any damages that may occur.
- 1.13 Upon signing of contract, Contractor has four (4) weeks to begin project, four weeks to begin contract is based on securing windows and doors and special items prior to start of work. Contractor has approx. six (6) weeks to finish.
- 1.14 The Contractor shall provide written guarantee stating that upon date of completion and receipt of final balance, entire project will be covered for a period of five (5) years on workmanship and labor. Manufacturer warranties in effect respectively.
- 1.15 The Customer agrees to permit Contractor to start project one (1) week after necessary materials are secured from suppliers and Contractor acknowledges that they are ready to start

project.

2.0 DEMOLITION

- 2.1 Remove brick paver patio in area of new excavation. Remaining patio to be covered with plywood protection.
- 2.2 Remove and retain existing awning for customer.
- 2.3 Remove existing stone wall and retain for customer.
- 2.4 Remove and retain double hung windows, in area of new door way for re installation in basement.
- 2.5 Remove existing siding, trim and downspout as necessary for construction of new addition.
- 2.6 Remove, clean and retain existing brick for new addition. (area of new basement windows)
- 2.7 Remove exterior wall framing as necessary for new basement windows and new addition door way.

3.0 EXCAVATION

- 3.1 Excavation schedule to be as follows.
- 3.2 Excavate a 12" x 24" x 36" perimeter footer in area of new storage room.
- 3.3 Excavate (2) two 24" x 24" x 36" pier footers in area of new brick piers under new room addition.
- 3.4 Excavate as necessary 12" x 12" x 36" pier footers as needed in new deck area.
- 3.5 Dig and grub area of new storage area concrete floor.
- 3.6 All excavated fill to be disposed over hillside.
- 3.7 Install 2B gravel to area of new concrete floor and perimeter of shed clock foundation.
- 3.8 Install necessary 4" french drain and downspout drain as necessary.

4.0 CONCRETE

- 4.1 Install (2) two ½" steel rebar on metal chairs and tied into existing footers.
- 4.2 Install 12" x 24" concrete perimeter footer in area of new shed.
- 4.3 Install (2) two 12" x 24" x 24" square footers in area of new brick piers for addition.
- 4.4 Install as necessary precast 12" x 12" concrete cylinders in area of new deck.

5.0 MASONRY

- 5.1 Install 8" block to grade in area of new shed as shown in drawing on new perimeter footer.
- 5.2 Install 4" block to grade in area of new brick piers.
- 5.3 Install customer chosen brick veneer to new storage area and piers as General Shale Summerset Rose colonial brick are no longer available.
- 5.4 Reinstall previously removed pavers to area at shed door.
- 5.5 Block/brick to be laid plumb and true.
- 5.6 Remove face of previously removed brick to create thin brick and install in area of unfinished house foundation outside of shed area only. (brick facing may protrude beyond existing)
- 5.7 Install ½" J bolts to top of block set in mortar. Space approx. 4" o.c.
- 5.8 Apply Bituthene 2000 foundation water barrier to below grade masonry as per manufacturer

recommendations.

6.0 FLOOR FRAMING

- 6.1 Install perimeter treated 2" x 4" sill plate bolted to previously installed J bolts in shed area.
- 6.2 Install 2" x 10" floor joists @ 16" o.c. in area of new additions.
- 6.3 Apply 3/4" T&G CDX plywood glued and nailed with butt joints to new floor joist, using construction adhesive and 2 3/8" ring shank nails.

7.0 WALL FRAMING

- 7.1 Frame all shed and interior walls using 2" x 4" studs @ 16" o.c. with single sill plate and double top plates.
- 7.2 Frame all addition walls using 2" x 6" studs @ 16" o.c. with single sill plate and double top plates.
- 7.3 Header schedule to be as per plans to code with 1/2" plywood between.
- 7.4 Prep any existing house wall @ new room as necessary and new interior walls ready to accept drywall.

8.0 ROOF FRAMING

- 8.1 Build gable/hip style roof using 2" x 10" @ 16" o.c.
- 8.2 All ridge beams to be single 9 7/8" LVL as necessary.
- 8.3 Apply 7/16" OSB to new roof with staggered butt joints.

9.0 ROOFING

- 9.1 Install Alcoa aluminum or equal aluminum flashing.
- 9.2 Apply Alco or equal aluminum drip edge and gutter apron as necessary to perimeter of new roof,.
- 9.3 Apply 15# roofing felt to new roof with 3" overlapping seams.
- 9.4 Install 30 yr. dimensional shingles to new roof as per manf. Specifications. Color and style of shingles to match existing as closely as possible from readily available stock.
- 9.5 Install nail over ridge vent and cap with shingles.
- 9.6 Apply ice and water shield barrier as necessary 3' high to perimeter of new roof and any roof less than 4/12 pitch.

10.0 EXTERIOR TRIM

- 10.1 Install F2C8 8" smooth type C fascia to perimeter of new roof with all necessary hardware.
- 10.2 Install traditional 12" v-grooved .016 gauged solid aluminum soffit SVGN420144 and 12" v-grooved .016 gauged vented soffit SVGN420144.
- 10.3 Apply gutters to new roof and connect into existing system where necessary.
- 10.4 Install 2" x 3" .032 gauged traditional corrosion resistant downspouts with alumilure 2000 finish as necessary and connect to existing drain system.
- 10.5 Apply 1" x 8" primed trim to rafter ends to be used as fascia backing.
- 10.6 Flash roof @ house as necessary with tyvek straight flash and step flashing.

11.0 SIDING

- 11.1 Install vinyl soffit system to underside of new exposed area of addition.
- 11.2 Install tyvek house wrap to new addition as necessary.
- 11.3 Install Alcoa Wolverine double 5 dutch lap siding in the color of Linen (please initial) ____

12.0 DOORS

- 12.1 Install in laundry room (1) one 3' x 6'8" primed 9 lite steel door with standard deadbolt prep for brass hardware. Jambs to be 6 9/16" and right hand opening. (D1)
- 12.2 Install (1) one 6' x 6'8" primed flush steel door with standard brass entry hardware. Jamb to be 4 9/16" and right panel passive (D2)

13.0 WINDOWS

- 13.1 Install the following 400 series Andersen windows with White prefinished interior and exterior, removable interior grills, high performance smart sun low E glass, white hardware and screens. (please initial) ____
- 13.2 Install (6) six TW30310/TWT3010 in area as shown on drawing and noted as (W1) (jamb size to be 6 9/16") (please initial) ____
- 13.3 Install (2) two TWT3410/TW34310/TW3410/TW34310 (F/AA)(F/AA) as shown in drawing and noted as (W2) (jamb size to be 6 9/16") (please initial) ____
- 13.4 Install (2) two TW20210 in area of existing bathrooms (jamb to be 4 9/16") as shown on drawing and noted as (W3) (please initial) ____
- 13.5 Install (4) four double pane insulated glass trapezoid windows as shown in drawing as noted as (W4) (please initial) ____
- 13.6 Install (1) one customer supplied octagon window in new laundry room area as shown on drawing and noted as (W5) (jamb size to be 6 9/16") (please initial) ____

14.0 PLUMBING

- 14.1 Install (1) one hot and (1) one cold service line with shutoff valves to new laundry room area.
- 14.2 Install new waste line box for customer supplied washer to tie into existing house drain.

15.0 H.V.A.C.

- 15.1 Install (1) one Carrier ductless independent heat and a/c pump in new addition as necessary and per specifications of manufacturer.
- 15.2 Install (2) two heat runs and (1) one cold air return from existing house system to new exterior wall.

16.0 ELECTRICAL

- 16.1 All work in this section to conform to all state and local codes.
- 16.2 Install the following with all necessary trim and hardware.
- 16.3 Install (3) three GFI outlets, (1) one @ door area, (1) one @ new storage area and (1) one in laundry area.
- 16.4 Install (8) eight duplex outlets as shown in drawing.

- 16.5 Install (1) one customer supplied exterior coach light as shown in drawing on single pole switch.
- 16.6 Install (1) one customer supplied ceiling fan.
- 16.7 Install (3) three 2' x 4' fluorescent 2 bulb light fixtures, (2) two in storage area and (1) one in laundry area.
- 16.8 Install (4) four recessed can lights on dimmer switch as shown in drawing.
- 16.9 Install (1) one 220 line for customer supplied electric dryer. **Option: If gas dryer is supplied then add \$550.00 for gas line.

17.0 INSULATION

- 17.1 Use Owen Corning kraft faced or equal.
- 17.2 Walls: Install R-19 between new exterior wall studs.
- 17.3 Ceiling: Install R-30 between new rafters with styrofoam air baffles.
- 17.4 Floor: Install R-30 between new floor joists.
- 17.5 Insulation is included in storage area ceiling R-30.

18.0 INTERIOR FINISHES

- 18.1 Install ½: drywall to all new walls and ceiling in new sunroom area and laundry room. Drywall ceiling only in new storage area using 5/8" fire rated drywall.
- 18.2 Apply drywall tape to all seams.
- 18.3 Apply drywall joint compound to all new joints and sand smooth.

19.0 MILLWORK

- 19.1 Install paint grade baseboard to perimeter of new sunroom as necessary.
- 19.2 Install paint grade casing to windows and doors.
- 19.3 Install (1) one 3' x 6'8" raised panel masonite pocket door in area of new laundry room as shown on drawing.

20.0 FLOOR COVERING

- 20.1 Install customer chosen linoleum sheet goods in new laundry room area with an allowance of \$150.00.

21.0 DECK

- 21.1 Construct new deck as shown in drawing.
- 21.2 Footers- Dig footing holes to a depth of 36" below grade. Set precast concrete footers at case of footing holes.
- 21.3 Support Posts- Set new 6" x 6" grade #1 support posts on new concrete footers. Backfill footing holes with concrete. Top with fill to grade.
- 21.4 Support Beam- Notch new 6" x 6" support posts to allow for a #1 grade MCA treated wood 2" x 10" double support beam to rest in and on the 6"x 6" support posts.
- 21.5 Floor Joists- Install grade #1 2" x 10" joists @ 16" o.c.
- 21.6 Decking- Install premium grade #1 5/4" x 6" Azek T&G decking boards in the color of **Brownstone** (please initial) _____
- 21.7 Railing- Install a **Model** style vinyl railing in the color of **White** (please initial) _____

- 21.8 Fasteners- Deck to be constructed with 3" treated lumber nails (TLN), 2 3/8" treated deck nails (TLN), S-F450 heavy duty construction adhesive and manufacturer recommended screws.
- 21.9 Steps to be built as shown in drawing with **Brownstone** Azek with **White** Azek risers. (please initial) _____

BASEMENT

22.0 DEMOLITION

- 22.1 Remove existing laundry tub in basement area. Retain existing diverter for reinstallation.
- 22.2 Remove wall framing and brick veneer in area of window installation.
- 22.3 Remove existing drywall as necessary @ step area.

23.0 WALL FRAMING

- 23.1 Frame new non bearing walls using 2" x 4" studs @ 16" o.c. with single top plate and treated bottom plate.

24.0 WINDOWS

- 24.1 Reinstall (2) two previously removed windows as shown in drawing with new header as necessary.

25.0 H.V.A.C.

- 25.1 Install (2) two low heat runs and (2) two high return vents as necessary.

26.0 PLUMBING

- 26.1 Install new washtub in area of existing garage with necessary hot and cold service lines as shown in drawing using previously removed water diverter/faucet. Relocate hose bib if necessary.

27.0 ELECTRICAL

- 27.1 All work in this section to conform to all state and local codes.
- 27.2 Install the following with all necessary trim and hardware.
- 27.3 Install (1) one GFI outlet in area of refrigerator in existing garage.
- 27.4 Install (8) eight duplex outlets as shown in drawing.
- 27.5 Install (10) ten recessed lights to be switched as shown in drawing.
- 27.6 Install (3) three cable tv outlets as shown in drawing. (may require final service connection by cable co.)
- 27.7 Install (2) two 2 bulb fluorescent light fixtures in new storage area.

28.0 INSULATION

- 28.1 Use Owens Corning Kraft faced insulation or equal.
- 28.2 Walls: Install R-13 between new exterior wall studs.

29.0 INTERIOR FINISHES

- 29.1 Install ½" drywall to all new walls and ceiling in new basement.
- 29.2 Apply drywall tape to all seams.
- 29.3 Apply drywall joint compound to all new joints and sand smooth.
- 29.4 Create access panels @ necessary locations access shut offs.

30.0 MILLWORK

- 30.1 Install paint grade baseboard to perimeter of new basement.
- 30.2 Install paint grade casing to windows and doors.
- 30.3 Install (2) two set 5' x 6'8" raised panel masonite french style doors in area of existing furnace and new closet.
- 30.4 Install (1) one set 3' x 6'8" raised panel masonite french style doors in area of new closet @ bottom of basement steps.
- 30.5 Add standard railing down steps to meet code. Material to be stain grade or paint grade.

31.0 FLOORING

- 31.1 Install customer chosen ceramic tile in area of exterior and garage door as shown in drawing. Allowance \$100.00

32.0 CLEAN UP

- 32.1 Clean and haul away all job related debris.

33.0 NOT INCLUDED

- 33.1 Painting/staining, floor covering (except where noted) final grading, seeding and/or landscaping.

WE HEREBY PROPOSE TO FURNISH MATERIAL, LABOR, AND SUPERVISION COMPLETE
IN ACCORDANCE WITH ABOVE SPECIFICATIONS FOR THE SUM OF:

NINETY FIVE THOUSAND ONE HUNDRED SEVENTY FIVE DOLLARS \$95,175.00

PAYMENT SCHEDULE:

20% UPON SIGNING CONTRACT:	<u>\$19,035.00</u>
20% UPON START OF WORK:	<u>\$19,035.00</u>
20% UPON START OF FRAMING:	<u>\$19,035.00</u>
15% UPON START OF MECHINCALS:	
(electrical, plumbing, H.V.A.C.)	<u>\$14,276.00</u>
15% UPON START OF DRYWALL:	<u>\$14,276.00</u>
5% UPON DAY OF SUBSTANTIAL COMPLETION:	<u>\$ 4,759.00</u>
UPON DAY OF FINAL COMPLETION:	<u>\$ 4,759.00</u>

EXAMPLE
ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED
IN A SUBSTANTIAL WORKMANLIKE MANNER ACCORDIGN TO SPECIFICATIONS SUBMITTED.
PER STANDARD COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL
BECOME AND EXTRA CHARGE OVER AND ABOVE THE TOTAL COST. ALL AGREEMENTS
CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS BEYOND OUR CONTROL. OWNER TO
CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY
COVERED BY WORKMAN'S COMPENSANTION INSURANCE.

ALL UNPAID BALANCES THIRTY (30) DAYS PAST DUE ON STATEMENT WILL BE
CHARGED 1.5% FINANCE CHARGE PER MONTH.

ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS
ARE SATISFACTORY AND ARE HEREBY ACCEPTED. AFFORDABLE DECKS AND ADDITIONS,
INC. IS HEREBY AUTHORIZED TO PERFORM THE WORK AS DESCIBED IN CONTRACT.
PAYMENT WILL BE MADE AS OUTLINED ABOVE.

AUTHORIZED SIGNATURES:

CONTRACTOR

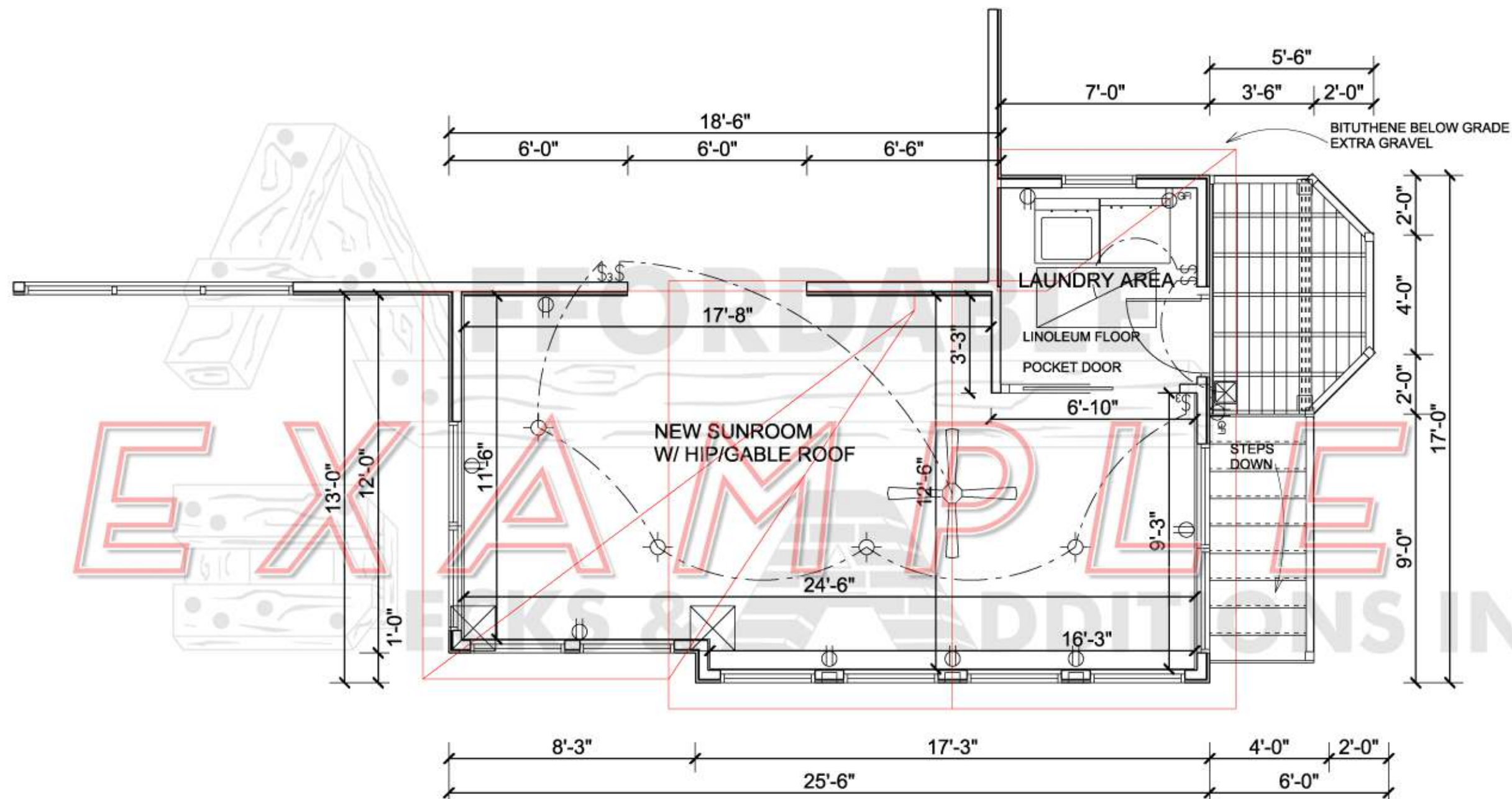
DATE

HOMEOWNER

DATE

HOMEOWNER

DATE



DECKS & ADDITIONS INC.

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THIS COMPUTER DRAWING IS AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE OF THE FLOOR PLAN. IT IS NOT MEANT TO BE AN EXACT RENDITION. IF NECESSARY, FIELD ADJUSTMENTS WILL BE MADE.

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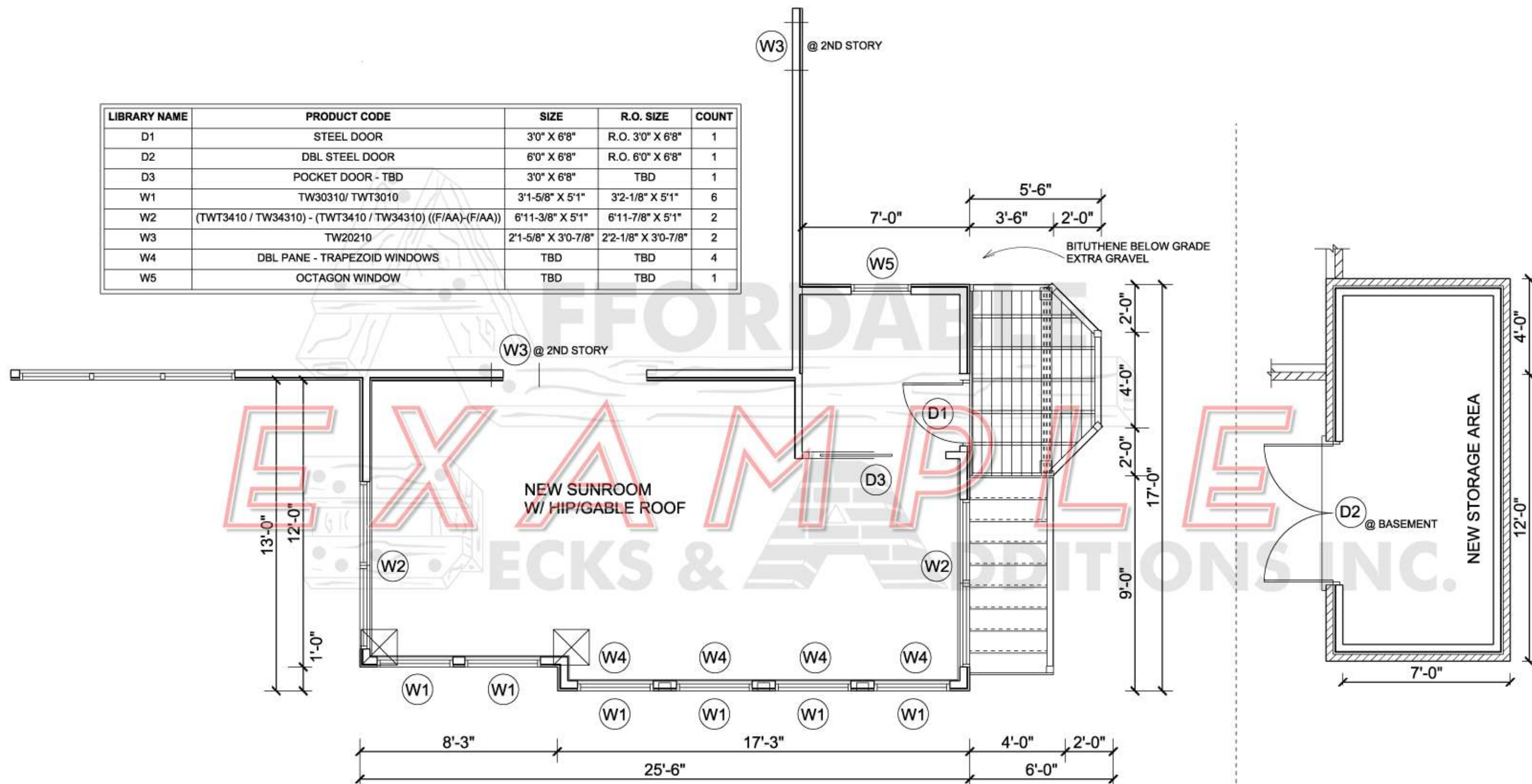
CUSTOMER:

DRAWN BY: D.R.M. DATE:

DESIGNER: JEFF

PLAN: SCALE: 1/4" = 1'

LIBRARY NAME	PRODUCT CODE	SIZE	R.O. SIZE	COUNT
D1	STEEL DOOR	3'0" X 6'8"	R.O. 3'0" X 6'8"	1
D2	DBL STEEL DOOR	6'0" X 6'8"	R.O. 6'0" X 6'8"	1
D3	POCKET DOOR - TBD	3'0" X 6'8"	TBD	1
W1	TW30310/ TWT3010	3'1-5/8" X 5'1"	3'2-1/8" X 5'1"	6
W2	(TWT3410 / TW34310) - (TWT3410 / TW34310) ((F/AA)-(F/AA))	6'11-3/8" X 5'1"	6'11-7/8" X 5'1"	2
W3	TW20210	2'1-5/8" X 3'0-7/8"	2'2-1/8" X 3'0-7/8"	2
W4	DBL PANE - TRAPEZOID WINDOWS	TBD	TBD	4
W5	OCTAGON WINDOW	TBD	TBD	1



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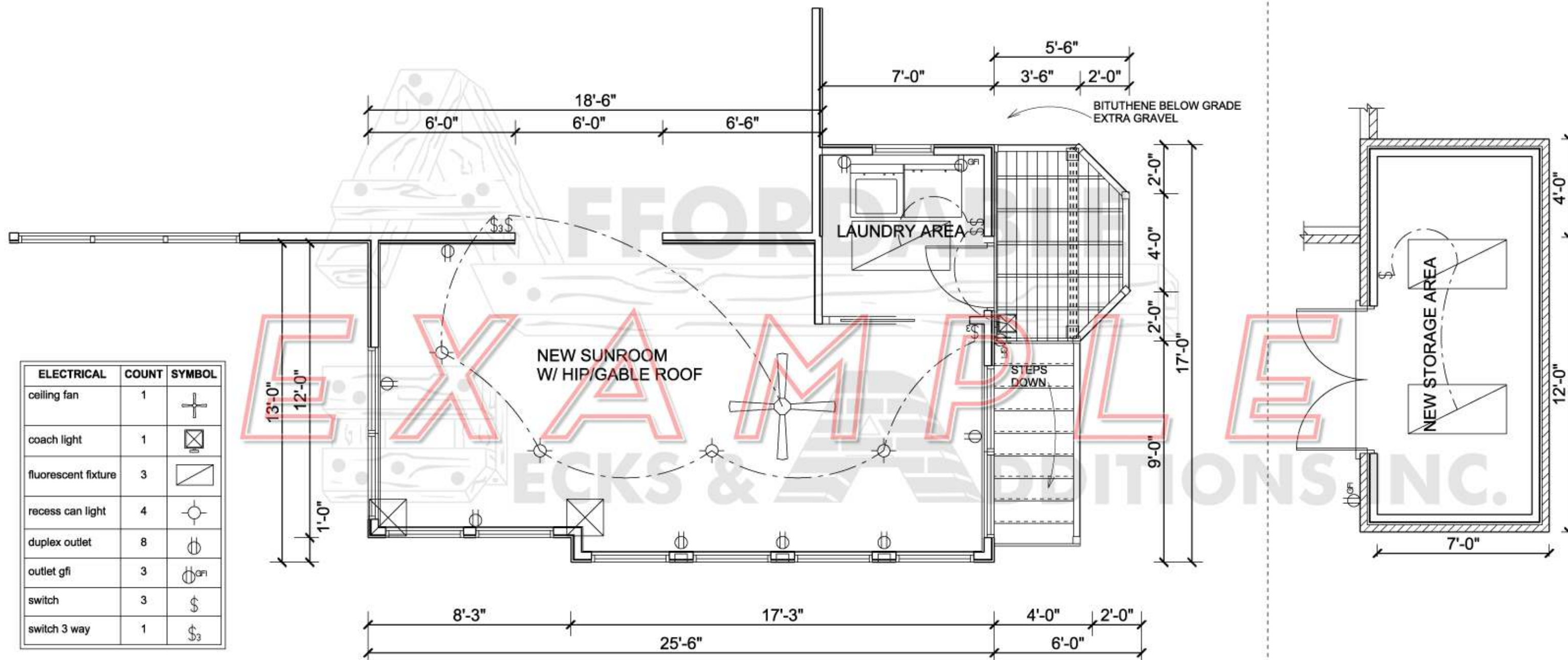
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CUSTOMER:

DRAWN BY: D.R.M. DATE:

DESIGNER: JEFF

PLAN: SCALE: 1/4" = 1'



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CUSTOMER:

DRAWN BY: D.R.M. DATE:

DESIGNER: JEFF

PLAN: SCALE: 1/4" = 1'

EXCAVATION

Excavation schedule to be as follows.
Excavate a 12" x 24" x 36" perimeter footer in area of new storage room.
Excavate (2) two 24" x 24" x 36" pier footers in area of new brick piers under new room addition.
Excavate as necessary 12" x 12" x 36" pier footers as needed in new deck area.
Dig and grub area of new storage area concrete floor.
All excavated fill to be disposed over hillside.
Install 2B gravel to area of new concrete floor and perimeter of shed clock foundation.
Install necessary 4" french drain and downspout drain as necessary.

CONCRETE

Install (2) two 1/2" steel rebar on metal chairs and tied into existing footers.
Install 12" x 24" concrete perimeter footer in area of new shed.
Install (2) two 12" x 24" x 24" square footers in area of new brick piers for addition.
Install as necessary precast 12" x 12" concrete cylinders in area of new deck.

MASONRY

Install 8" block to grade in area of new shed as shown in drawing on new perimeter footer.
Install 4" block to grade in area of new brick piers.
Install customer chosen brick veneer to new storage area and piers as General Shale Summeret Rose colonial brick are no longer available.
Reinstall previously removed pavers to area at shed door.
Blockbrick to be laid plumb and true.
Remove face of previously removed brick to create thin brick and install in area of unfinished house foundation outside of shed area only.
(brick facing may protrude beyond existing)
Install 1/2" J bolts to top of block set in mortar. Space approx. 4' o.c.
Apply Bituthane 2000 foundation water barrier to below grade masonry as per manufacturer recommendations.

FLOOR FRAMING

Install perimeter treated 2" x 4" sill plate bolted to previously installed J bolts in shed area.
Install 2" x 10" floor joists @ 16" o.c. in area of new additions.
Apply 3/4" T&G CDX plywood glued and nailed with butt joints to new floor joist, using construction adhesive and 2 3/8" ring shank nails.

WALL FRAMING

Frame all shed and interior walls using 2" x 4" studs @ 16" o.c. with single sill plate and double top plates.
Frame all addition walls using 2" x 6" studs @ 16" o.c. with single sill plate and double top plates.
Header schedule to be as per plans to code with 1/2" plywood between.
Prep any existing house wall @ new room as necessary and new interior walls ready to accept drywall.

ROOF FRAMING

Build gable/hip style roof using 2" x 10" @ 16" o.c.
All ridge beams to be single 9 7/8" LVL as necessary.
8.3 Apply 7/16" OSB to new roof with staggered butt joints.

ROOFING

Install Alcoa aluminum or equal aluminum flashing.
Apply Alcoa or equal aluminum drip edge and gutter apron as necessary to perimeter of new roof.
Apply 15# roofing felt to new roof with 3" overlapping seams.
Install 30 yr. dimensional shingles to new roof as per manf. Specifications.
Color and style of shingles to match existing as closely as possible from readily available stock.
Install nail over ridge vent and cap with shingles.
Apply ice and water shield barrier as necessary 3' high to perimeter of new roof and any roof less than 4/12 pitch.

EXTERIOR TRIM

Install F2C8 8" smooth type C fascia to perimeter of new roof with all necessary hardware.
Install traditional 12" v-grooved .016 gauged solid aluminum soffit SVGN420144 and 12" v-grooved .016 gauged vented soffit SVGN420144.
Apply gutters to new roof and connect into existing system where necessary.
Install 2" x 3" .032 gauged traditional corrosion resistant downspouts with alumine 2000 finish as necessary and connect to existing drain system.
Apply 1" x 8" primed trim to rafter ends to be used as fascia backing.
Flash roof @ house as necessary with tyvek straight flash and step flashing.

SIDING

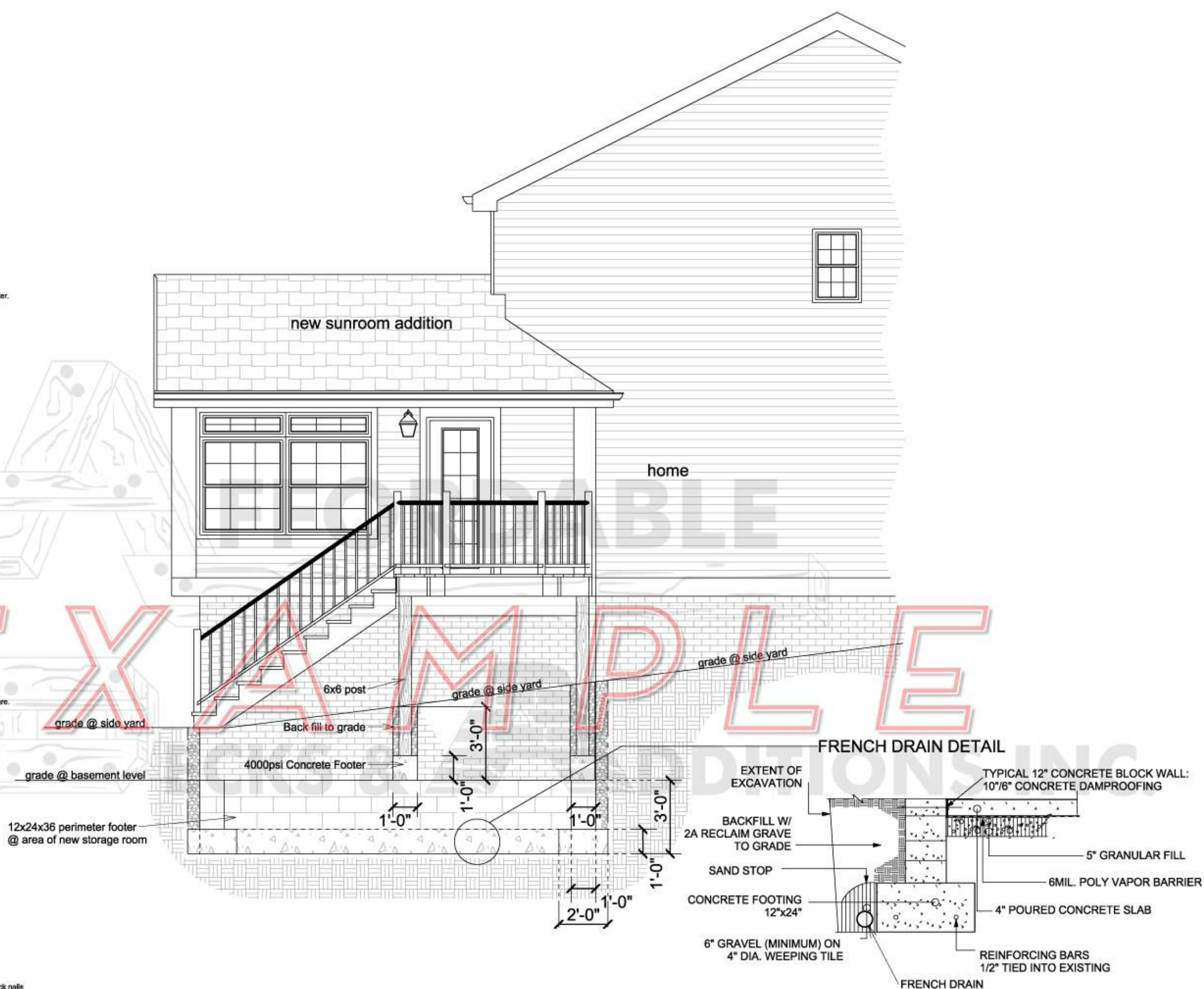
Install vinyl soffit system to underside of new exposed area of addition.
Install tyvek house wrap to new addition as necessary.
Install Alcoa Wolverine double 5 dutch lap siding

INSULATION

Use Owen Corning kraft faced or equal.
Walls: Install R-19 between new exterior wall studs.
Ceiling: Install R-30 between new rafters with styrofoam air baffles.
Floor: Install R-30 between new floor joists.
Insulation is included in storage area ceiling R-30.

DECK

Construct new deck as shown in drawing.
Footers- Dig footing holes to a depth of 36" below grade. Set precast concrete footers at base of footing holes.
Support Posts- Set new 6" x 6" grade #1 support posts on new concrete footers.
Backfill footing holes with concrete. Top with fill to grade.
Support Beam- Notch new 6" x 6" support posts to allow for a #1 grade MCA treated wood 2" x 10" double support beam to rest in and on the 6" x 6" support posts.
Floor Joists- Install grade #1 2" x 10" joists @ 16" o.c.
Decking- Install premium grade #1 5/4" x 6" Azek T&G decking boards
Railing- Install a Model style vinyl railing
Fasteners- Deck to be constructed with 3" treated lumber nails (TLN), 2 3/8" treated deck nails (TLN), S-F450 heavy duty construction adhesive and manufacturer recommended screws.
Steps to be built as shown in drawing



AFFORDABLE
DECKS & ADDITIONS INC.

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e-mail: info@affordable-decks.com
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THIS COMPUTER DRAWING IS AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE OF THE FLOOR PLAN. IT IS NOT MEANT TO BE AN EXACT RENDITION. IF NECESSARY, FIELD ADJUSTMENTS WILL BE MADE.

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CUSTOMER:

DRAWN BY: D.R.M. DATE:

DESIGNER: JEFF

PLAN: SCALE: 1/4" = 1'

EXCAVATION

Excavation schedule to be as follows.

Excavate a 12" x 24" x 36" perimeter footer in area of new storage room.

Excavate (2) two 24" x 24" x 36" pier footers in area of new brick piers under new room addition.

Excavate as necessary 12" x 12" x 36" pier footers as needed in new deck area. Dig and grub area of new storage area concrete floor.

All excavated fill to be disposed over hillside.

Install 2B gravel to area of new concrete floor and perimeter of shed clock foundation.

Install necessary 4" french drain and downspout drain as necessary.

CONCRETE

Install (2) two 1/2" steel rebar on metal chairs and tied into existing footers.

Install 12" x 24" concrete perimeter footer in area of new shed.

Install (2) two 12" x 24" x 24" square footers in area of new brick piers for addition.

Install as necessary precast 12" x 12" concrete cylinders in area of new deck.

MASONRY

Install 8" block to grade in area of new shed as shown in drawing on new perimeter footer.

Install 4" block to grade in area of new brick piers.

Install customer chosen brick veneer to new storage area and piers as General Shale Summeret Rose colonial brick are no longer available.

Reinstall previously removed pavers to area at shed door.

Block/brick to be laid plumb and true.

Remove face of previously removed brick to create thing brick and install in area of unfinished house foundation outside of shed area only.

(brick facing may protrude beyond existing)

Install 1/2" J bolts to top of block set in mortar. Space approx. 4" o.c.

Apply Bituthene 2000 foundation water barrier to below grade

masonry as per manufacturer recommendations.

FLOOR FRAMING

Install perimeter treated 2" x 4" sill plate bolted to previously installed

J bolts in shed area.

Install 2" x 10" floor joists @ 16" o.c. in area of new additions.

Apply 3/4" T&G CDX plywood glued and nailed with butt joints

to new floor joist, using construction adhesive and 2 3/8" ring shank nails.

WALL FRAMING

Frame all shed and interior walls using 2" x 4" studs @ 16" o.c. with single

sill plate and double top plates.

Frame all addition walls using 2" x 6" studs @ 16" o.c. with single sill plate

and double top plates.

Header schedule to be as per plans to code with 1/2" plywood between.

Prep any existing house wall @ new room as necessary and new interior

walls ready to accept drywall.

ROOF FRAMING

Build gable/hip style roof using 2" x 10" @ 16" o.c.

All ridge beams to be single 9 7/8" LVL as necessary.

8.3 Apply 7/16" OSB to new roof with staggered butt joints.

ROOFING

Install Alcoa aluminum or equal aluminum flashing.

Apply Alco or equal aluminum drip edge and gutter apron as necessary

to perimeter of new roof.

Apply 15# roofing felt to new roof with 3" overlapping seams.

Install 30 yr. dimensional shingles to new roof as per manf. Specifications.

Color and style of shingles to match existing as closely as possible from

readily available stock.

Install nail over ridge vent and cap with shingles.

Apply ice and water shield barrier as necessary 3' high to perimeter

of new roof and any roof less than 4/12 pitch.

EXTERIOR TRIM

Install F2C8 8" smooth type C fascia to perimeter of new roof with all necessary hardware.

Install traditional 12" v-grooved .016 gauged solid aluminum soffit.

SVGN420144 and 12" v-grooved .016 gauged vented soffit SVGN420144.

Apply gutters to new roof and connect into existing system where necessary.

Install 2" x 3" .032 gauged traditional corrosion resistant downspouts with

aluminum 2000 finish as necessary and connect to existing drain system.

Apply 1" x 8" primed trim to rafter ends to be used as fascia backing.

Flash roof @ house as necessary with tyvek straight flash and step flashing.

SIDING

Install vinyl soffit system to underside of new exposed area of addition.

Install tyvek house wrap to new addition as necessary.

Install Alcoa Wolverine double 5 dutch lap siding

INSULATION

Use Owen Corning kraft faced or equal.

Walls: Install R-19 between new exterior wall studs.

Ceiling: Install R-30 between new rafters with styrofoam air baffles.

Floor: Install R-30 between new floor joists.

Insulation is included in storage area ceiling R-30.

DECK

Construct new deck as shown in drawing.

Footers- Dig footing holes to a depth of 36" below grade. Set precast concrete

footers at case of footing holes.

Support Posts- Set new 6" x 6" grade #1 support posts on new concrete footers.

Backfill footing holes with concrete. Top with fill to grade.

Support Beam- Notch new 6" x 6" support posts to allow for a #1 grade

MCA treated wood 2" x 10" double support beam to rest in and on the

6" x 6" support posts.

Floor Joists- Install grade #1 2" x 10" joists @ 16" o.c.

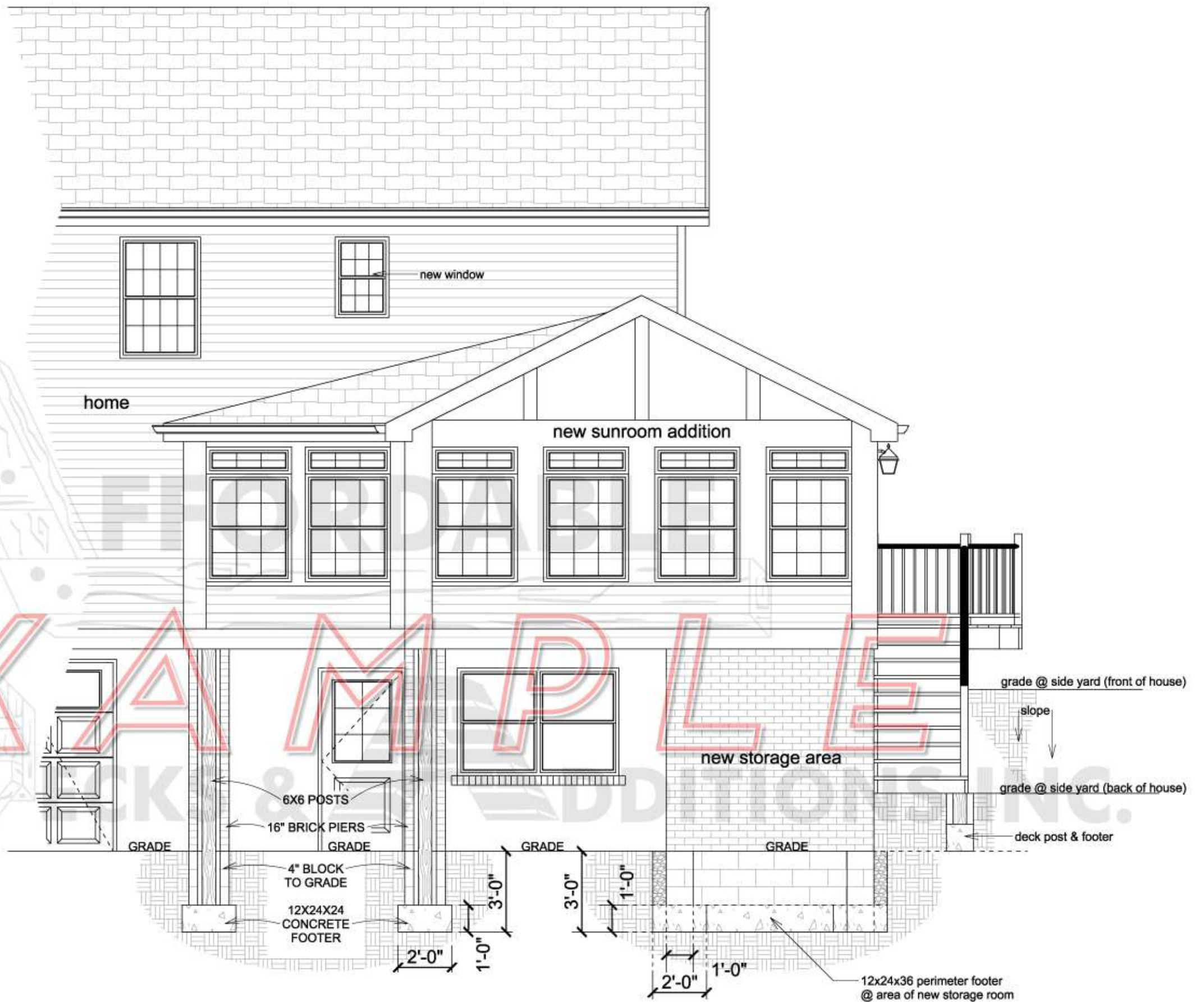
Decking- Install premium grade #1 5/4" x 6" Azek T&G decking boards

Railing- Install a Model style vinyl railing

Fasteners- Deck to be constructed with 3" treated lumber nails (TLN), 2 3/8" treated deck nails

(TLN), S-F450 heavy duty construction adhesive and manufacturer recommended screws.

Steps to be built as shown in drawing



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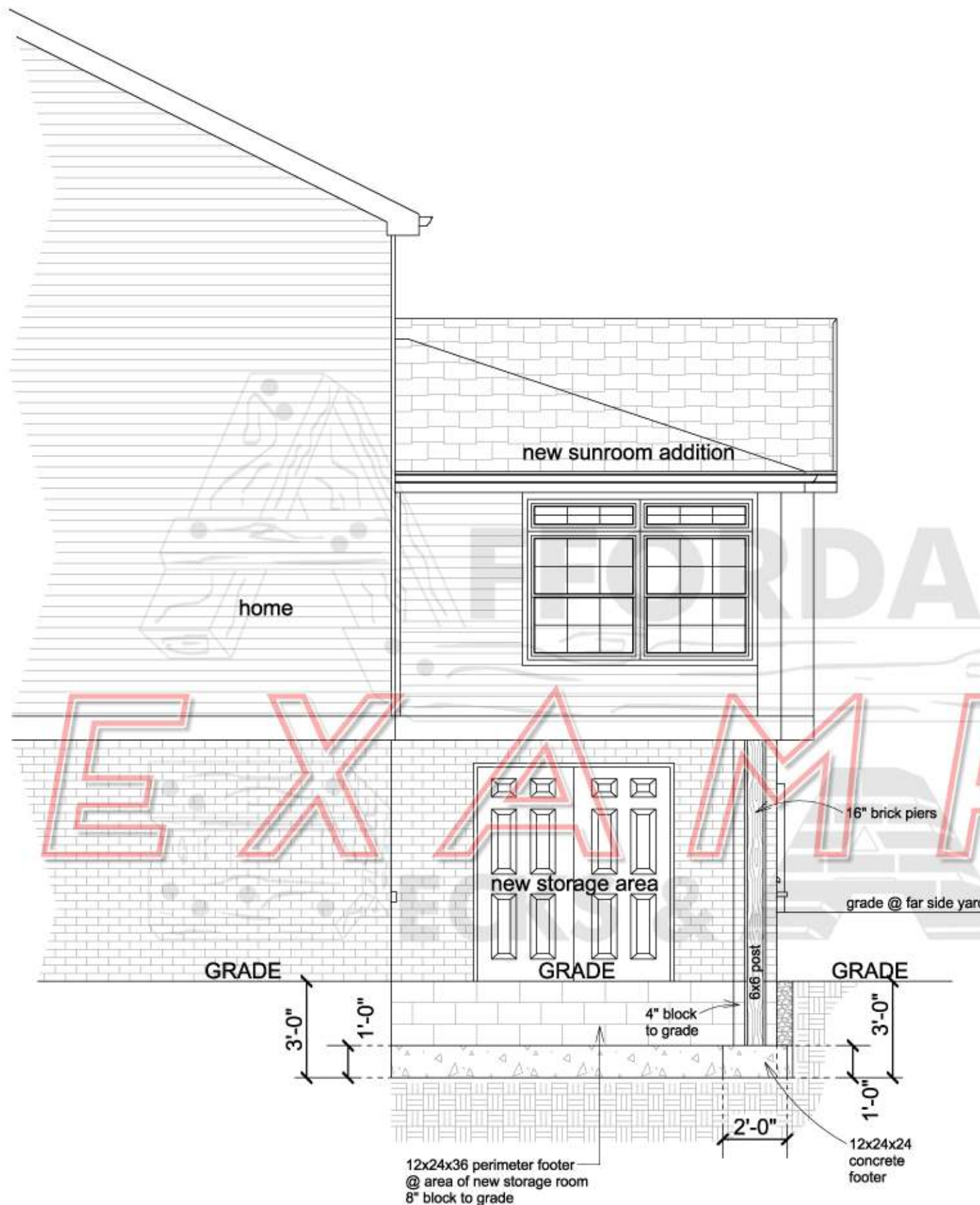
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CUSTOMER:

DRAWN BY: D.R.M. DATE:

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PLAN: SCALE: 1/4" = 1'



EXCAVATION

Excavation schedule to be as follows.
Excavate a 12" x 24" x 36" perimeter footer in area of new storage room.
Excavate (2) two 24" x 24" x 36" pier footers in area of new brick piers under new room addition.
Excavate as necessary 12" x 12" x 36" pier footers as needed in new deck area.
Dig and grub area of new storage area concrete floor.
All excavated fill to be disposed over hillside.
Install 28 gravel to area of new concrete floor and perimeter of shed clock foundation.
Install necessary 4" french drain and downspout drain as necessary.

CONCRETE

Install (2) two 1/2" steel rebar on metal chairs and tied into existing footers.
Install 12" x 24" concrete perimeter footer in area of new shed.
Install (2) two 12" x 24" x 24" square footers in area of new brick piers for addition.
Install as necessary precast 12" x 12" concrete cylinders in area of new deck.

MASONRY

Install 6" block to grade in area of new shed as shown in drawing on new perimeter footer.
Install 4" block to grade in area of new brick piers.
Install customer chosen brick veneer to new storage area and piers as General Shale Summerset. Rose colonial brick are no longer available.
Reinstall previously removed pavers to area at shed door.
Block/brick to be laid plumb and true.
Remove face of previously removed brick to create thin brick and install in area of unfinished house foundation outside of shed area only.
(brick facing may protrude beyond existing)
Install 1/2" J bolts to top of block set in mortar. Space approx. 4' o.c.
Apply Bituthene 2000 foundation water barrier to below grade masonry as per manufacturer recommendations.

FLOOR FRAMING

Install perimeter treated 2" x 4" sill plate bolted to previously installed J bolts in shed area.
Install 2" x 10" floor joists @ 16" o.c. in area of new additions.
Apply 3/4" T&G CDX plywood glued and nailed with butt joints to new floor joist, using construction adhesive and 2 3/8" ring shank nails.

WALL FRAMING

Frame all shed and interior walls using 2" x 4" studs @ 16" o.c. with single sill plate and double top plates.
Frame all addition walls using 2" x 6" studs @ 16" o.c. with single sill plate and double top plates.
Header schedule to be as per plans to code with 1/2" plywood between.
Prep any existing house wall @ new room as necessary and new interior walls ready to accept drywall.

ROOF FRAMING

Build gable/hip style roof using 2" x 10" @ 16" o.c.
All ridge beams to be single 9 7/8" LVL as necessary.
8.3 Apply 7/16" OSB to new roof with staggered butt joints.

ROOFING

Install Alcoa aluminum or equal aluminum flashing.
Apply Alcoa or equal aluminum drip edge and gutter apron as necessary to perimeter of new roof.
Apply 15# roofing felt to new roof with 3" overlapping seams.
Install 30 yr. dimensional shingles to new roof as per mant. Specifications.
Color and style of shingles to match existing as closely as possible from readily available stock.
Install nail over ridge vent and cap with shingles.
Apply ice and water shield barrier as necessary 3' high to perimeter of new roof and any roof less than 4/12 pitch.

EXTERIOR TRIM

Install F2C8 8" smooth type C fascia to perimeter of new roof with all necessary hardware.
Install traditional 12" v-grooved .016 gauged solid aluminum soffit SVGN420144 and 12" v-grooved .016 gauged vented soffit SVGN420144.
Apply gutters to new roof and connect into existing system where necessary.
Install 2" x 3" .032 gauged traditional corrosion resistant downspouts with aluminum 2000 finish as necessary and connect to existing drain system.
Apply 1" x 8" primed trim to rafter ends to be used as fascia backing.
Flash roof @ house as necessary with tyvek straight flash and step flashing.

SIDING

Install vinyl soffit system to underside of new exposed area of addition.
Install tyvek house wrap to new addition as necessary.
Install Alcoa Wolverine double 5 dutch lap siding

INSULATION

Use Owen Corning kraft faced or equal.
Walls: Install R-19 between new exterior wall studs.
Ceiling: Install R-30 between new rafters with styrofoam air baffles.
Floor: Install R-30 between new floor joists.
Insulation is included in storage area ceiling R-30.

DECK

Construct new deck as shown in drawing.
Footers- Dig footing holes to a depth of 36" below grade. Set precast concrete footers at base of footing holes.
Support Posts- Set new 6" x 6" grade #1 support posts on new concrete footers. Backfill footing holes with concrete. Top with fill to grade.
Support Beam- Notch new 6" x 8" support posts to allow for a #1 grade MCA treated wood 2" x 10" double support beam to rest in and on the 6" x 6" support posts.
Floor Joists- Install grade #1 2" x 10" joists @ 16" o.c.
Decking- Install premium grade #1 5/4" x 6" Azek T&G decking boards
Railing- Install a Model style vinyl railing
Fasteners- Deck to be constructed with 3" treated lumber nails (TLN), 2 3/8" treated deck nails (TLN), S-F450 heavy duty construction adhesive and manufacturer recommended screws.
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EXAMPLE

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