

- A. ALL CONCRETE AND MASONRY WORK SHALL BE DONE TO EXCEED THE REQUIREMENTS OF CHAPTERS 4, 5, 6, 8 & 10 AND ANY APPLICABLE SECTIONS OF THE IRC CODE AS AMENDED AND ENFORCED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.
- B. THE PLACEMENT OF ALL CONCRETE SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 4, 5, 6, 8 & 10 FOR FOOTINGS & INTERIOR SLABS AND 3,500 PSI FOR CONCRETE EXPOSED TO THE WEATHER.
- C. FOR ALL CONCRETE PLACED IN UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 1,500 PSF, FURNISH SUB-CONTRACTOR SHALL MAKE MODIFICATIONS AS REQUIRED BY THE GEOTECHNICAL ENGINEER AND/OR ENGAGE A PROFESSIONAL AS REQUIRED.
- D. ALL EMBEDDED STEEL SHALL BE GALVANIZED AND MEET THE REQUIREMENTS OF THE AISC SPECIFICATIONS IN THE APPLICABLE ASTM STANDARDS.
- E. HOLLOW CUBIC SUPPORTED CONCRETE MASONRY UNITS SHALL BE USED FOR ALL CONCRETE MASONRY DIMENSIONED TO BE 12" OR GREATER.
- F. FACE BRICK SHALL BE INSTALLED WITH TOOLED JOINTS IN A RUNNING BOND UNLESS OTHERWISE NOTED ON THE ARCHITECT'S DRAWINGS.
- G. ALL MORTAR MIXES ATTACHMENT TO THE OTHER BUILDING ELEMENTS, EMBEDDED ITEMS, WEEP HOLES SHALL BE USING SAND/CEMENT MIXTURES IN ACCORDANCE WITH APPLICABLE CODES INCLUDING THE USUAL AND CUSTOMARY ASTM STANDARDS AND OTHERS USED BY REPUTABLE CONTRACTORS IN THE LOCAL BUILDING MARKET.
- H. DRAIN / FOUNDATION VENTS SHALL BE INSTALLED AS REQUIRED TO PROTECT THE FOUNDATION.
- I. PROVIDE DRAIN ACCESS JOURN THROUGH AN EXTERIOR WALL, MIN SIZE 18"x24".
- J. CONCRETE GUSSET SHALL HAVE SAW CUT CONTROL JOINTS OR WET SET CONTROL JOINTS, AS DIRECTED BY THE GENERAL CONTRACTOR AND AS REQUIRED TO PREVENT CRACKING. ALL CRACKS SHALL BE 1/8" OR LESS, SAND OR GRAVEL AND #10 REBAR.
- K. ALL HOLLOW CORE BLOCKS SHALL BE FILLED SOLID AT THE TOP AND BOTTOM OF THE WALL.
- L. ALL FOUNDATIONS SHALL BE TREATED WITH A CHEMICAL TERMITICIDE IN ACCORDANCE WITH CHAPTER 3 OF THE RELEVANT IRC CODE AND THE MANUFACTURER'S INSTRUCTIONS.

I-JOISTS MANUFACTURER TO
CONFIRM POINT LOADS AND
PROVIDE LVL COLUMNS, IF LOADING
EXCEEDS 10,000 LBS. LOADS LESS
THAN 10,000 LBS. SUPPORTED WITH
MULTIPLE JACK STUDS IN
ACCORDANCE WITH R602.3 AND AF &
PA'S NDS. (2,000 LBS MAX PER 2X4)
(3,500 LBS MAX PER 2X6) FOOTINGS
AT 1,500 PSF SOIL CAPACITY.

ALL POINT LOAD FOOTINGS.
SIZED BY ENGINEER

SUPPORTING ROOF, CEILING & TWO FLOORS				
BLDG. WIDTH	WIDTH 24 FT		WIDTH 36 FT	
	SPAN	# JACKS	SPAN	# JACKS
(2) 2X6	3' 2"	2	2' 8"	2
(2) 2X8	4' 0"	2	3' 5"	2
(2) 2X10	4' 9"	2	4' 0"	2
(2) 2X12	5' 7"	2	4' 9"	2
(3) 2X8	5' 0"	2	4' 3"	2
(3) 2X10	5' 11"	2	5' 1"	2
(3) 2X12	7' 0"	2	5' 11"	2

BLDG. WIDTH	WIDTH 24 FT		WIDTH 36 FT	
	SPAN	# JACKS	SPAN	# JACKS
(2) 2X6	2' 6"	2	2' 2"	2
(2) 2X8	3' 3"	2	2' 8"	2
(2) 2X10	3' 10"	2	3' 2"	3
(2) 2X12	4' 6"	3	3' 9"	3

ALL BRACED WALL
CONSTRUCTION IN
ACCORDANCE WITH R602.
CONTINUOUS
SHEATHING, 7/16" OSB

10" TREADS AND RISERS LESS THAN 8" ARE PREFERRED

GUARDS

- 1) 36" MINIMUM HEIGHT
- 2) REQUIRED WHERE WALKING SURFACE ARE 30" HIGHER THAN ADJACENT GRADE OR SURFACE
- 3) PICKETS TO PREVENT PASSAGE OF A 4" SPHERE.

CONTRACTOR SHALL FIELD VERIFY AND ADJUST STAIR DIMENSIONS BASED ON THE ACTUAL FLOOR PLAN DIMENSIONS

STAIRWAYS

- 1) MINIMUM 36" FINISH WIDTH
- 2) 18" MINIMUM HEADROOM
- 3) 12" MAXIMUM RISER PER FLIGHT (BETWEEN FLOORS OR LANDINGS)
- 4) LANDINGS TOP & BOTTOM
 - 36" MINIMUM DEPTH IN DIRECTION OF TRAVEL (NOT REQUIRED AT TOP OR OF INTERIOR STAIRS. PROVIDED A DOOR DOES NOT SWING OVER STAIRS)

HANDRAILS

- 1) 34" TO 38" HIGH FT.
- 2) CONTINUOUS FOR EACH FLIGHT OF STEPS.
- 3) GRIP SIZE PER R311 7.7.3
- 4) PICKETS TO PREVENT PASSAGE OF A 4" SPHERE.

PARKING AREA AND 2' TO 3' RETAINING WALL PER SITE PLAN

DUE TO THE WIND SPEED AND DESIGN COMPLEXITY A REVIEW AND APPROVAL OF THESE PLANS BY A LICENSED STRUCTURAL ENGINEER IS REQUIRED.

SEE SHEETS S1 THRU S FOR MARK UP DETAILS

GARAGE: 6" CONCRETE 3,000 PSI SLAB WITH 8X8 WA. @W4.0 WIRE OVER 6 MIL POLY OVER SELECT FILL MECHANICALLY COMPACTED IN 4" LIFTS, CONTROL JOINTS AS REQUIRED.

FRONT PORCH: 4" CONCRETE 3,000 PSI SLAB WITH FIBER MESH OVER 6 MIL POLY OVER SELECT FILL MECHANICALLY COMPACTED IN 4" LIFTS.

CRAWL SPACE FOUNDATION: 16" MIN. CLEAR GROUND TO BOTTOM OF GIRDS 6 MIL POLY VAPOR BARRIER OVER 2" SAND FILL.

UNFINISHED BASEMENT: 4" CONCRETE 3,000 PSI SLAB WITH FIBER MESH OVER 6 MIL POLY OVER SELECT FILL MECHANICALLY COMPACTED IN 4" LIFTS, CONTROL JOINTS AS REQUIRED.

MASONRY FIREPLACE

MACERATING TOILET

EXTERIOR DOOR AND 2x4 PARTITION WITH R-15 INSULATION

CONTINUOUS FOOTING AND THICKENED SLAB

TREATED BEAMS AT STAIRS: (3) 2X12 TREATED BEAMS WITH (2) SIMPSON H1616T TREE STRAPS AND 5/8" THROUGH BOLTS AT 6X6 POSTS, TYPICAL.

FOOTINGS: 36" X 36" X24" POST FOOTING; 24" X 24" X24" TYPICAL POST FOOTING.

Joints and Connections: 11 7/8" LOIST BY MFL.; DOUBLE JOISTS UNDER WALL ABOVE; CRAWL SPACE ACCESS;

Notes: STEP FOOTING PER ENGINEER'S TYPICAL DETAIL - FIELD VERIFY LOCATIONS.
STEP FOOTING PER ENGINEER'S TYPICAL DETAIL - FIELD VERIFY LOCATIONS.

FOUNDATION PLAN
SCALE 1/4" = 1' 0" ON 22" X 34" PAPER
SCALE 1/8" = 1' 0" ON 11" X 17" PAPER

DUE TO THE WIND SPEED,
AND DESIGN COMPLEXITY,
A REVIEW AND APPROVAL
OF THESE PLANS BY A
LICENSED STRUCTURAL
ENGINEER IS REQUIRED.

SEE SHEETS S1 THRU S4
FOR MARK UP DETAILS

06.11.2021 PLANS FOR ENGINEERING

ENGINEER FOR ENGINEER

PG: 5

OF: 12

PRINT DATE 6/11/2021

PROJECT / OWNER NAME:

**THE GLEYSTEEN'S
SHORE HOUSE**

Drafting Service By:
Progressive
R&D

KEN L. KIRBY
757.513.5100

kk.5135100@gmail.com
PROGRESSIVE REALTY & DEVELOPMENT CORP.
2205 ELDER ROAD

LEASING SERVICES ONLY BY PROGRESSIVE REALTY & DEVELOPMENT CORPORATION. GENERAL CONTRACTOR SHALL CONFORM THE WORK AS REQUIRED WITH ALL APPLICABLE CODES, REGULATIONS AND INSPECTIONS. OWNER & CONTRACTORS SHALL INDEMNIFY & HOLD HARMLESS PROGRESSIVE REALTY & DEVELOPMENT CORPORATION AND ITS OWNERS FROM AND AGAINST ALL CLAIMS RELATED TO THIS PROJECT AND THE PREPARATION OF THESE PLANS. DRAFTSMAN IS NOT AN EMPLOYEE OR FRANCHISEE AND CANNOT GUARANTEE THE WORK. PROGRESSIVE REALTY & DEVELOPMENT CORPORATION, 10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202, TEL: 303.733.1111, FAX: 303.733.1112.

ENERGY EFFICIENCY

A MINIMUM OF 75% OF THE LIGHT BULBS SHALL BE HIGH EFFICIENCY LAMPS PER N1104.1

INSULATION AND FENESTRATION PER THE PRESCRIPTIVE CODE REQUIREMENTS CONTAINED IN TABLE N1102.1.2

THE HVAC SHALL BE SYSTEM CONTROLLED BY A PROGRAMMABLE THERMOSTAT PER N1103.1.1

ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED IN ACCORDANCE WITH M1601 AND VERIFIED PER N1105

INSULATION:
R-38 IN THE ATTIC
R-5 IN EXTERIOR WALL
R-9 IN CRAWL SPACE
R-10 AT CONCRETE SLAB PERIMETER

U-FACTORS FOR WINDOWS AND SKYLIGHTS PER N1101

GENERAL FRAMING NOTES

- A. ALL FRAMING LUMBER SHALL BE SOUTHERN YELLOW PINE OR BETTER. ALL STUDS SHALL BE STUD GRADE OR BETTER. ALL FLOOR JOIST, CEILING JOIST, SHEDS, HEADERS, RATTERS, BLOCKING AND OTHER FRAMING INFORMATION SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE FRAMING SUBCONTRACTOR PRIOR TO COMMENCEMENT OF THE WORK.
- B. AS THE WORK PROCEEDS THE FRAMING SUBCONTRACTOR SHALL FIELD VERIFY AND MODIFY ALL DIMENSIONS AND FRAMING COMPONENTS SHOWN ON THIS PLAN. ANY CONFLICTS WITH THE APPLICABLE BUILDING CODE AND OR THE INTENT OF THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR.
- C. ALL LUMBER EXPOSED TO THE WEATHER, CONCRETE OR OTHER DESTRUCTIVE ELEMENTS SHALL BE PRESSURE TREATED WITH GALVANIZED CONNECTORS.
- D. ALL LUMBER, SHEATHING, AND FASTENERS SHALL BE ASSEMBLED AND CONNECTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND WITH THE APPLICABLE TABLES IN THE CURRENT BUILDING CODE.
- E. FRAMING SUBCONTRACTOR SHALL CONFORM THE WORK DESCRIBED BY THE INTENT OF THESE DRAWINGS TO ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES. ALL FRAMING INSPECTIONS SHALL BE COORDINATED WITH THE LOCAL AUTHORITIES HAVING JURISDICTION BY THE FRAMING SUBCONTRACTOR. FRAMING SUBCONTRACTOR SHALL ENSURE ALL UNIFORMLY DISTRIBUTED AND POINT LOADS ARE ADEQUATELY SUPPORTED AND TRANSFERRED TO THE FOUNDATION.
- F. ALL REQUIRED BEAMS AND HEADERS NOT SHOWN ON THESE PLANS OR LISTED IN THE STANDARD SPAN TABLES SHALL BE LVL MEMBERS SIZED BY THE MANUFACTURER OF SAID ENGINEERED WOOD PRODUCT.

GENERAL CONTRACTOR SHALL FIELD VERIFY ALL LUMBER SIZES SHOWN ON THESE PLANS AND MAKE MODIFICATIONS AS REQUIRED FOR CODE COMPLIANCE

GIRDERS AND INTERIOR HEADERS

TABLE 602.7(1)

SUPPORTING ROOF CEILING & ONE FLOOR

BLDG. WIDTH	WIDTH 24 FT	WIDTH 36 FT
(2) 2X6	3' 9"	3' 3"
(2) 2X8	4' 10"	4' 1"
(2) 2X10	5' 8"	4' 10"
(2) 2X12	6' 8"	5' 8"
(3) 2X8	6' 0"	5' 1"
(3) 2X10	7' 2"	6' 1"
(3) 2X12	8' 5"	7' 2"

EXTERIOR WALL HEADER SIZES TABLE 602.7(1)

SUPPORTING ROOF, CEILING AND ONE FLOOR

BLDG. WIDTH	WIDTH 24 FT	WIDTH 36 FT
(2) 2X6	3' 4"	2' 10"
(2) 2X8	4' 3"	3' 7"
(2) 2X10	5' 0"	4' 2"
(2) 2X12	5' 11"	4' 11"

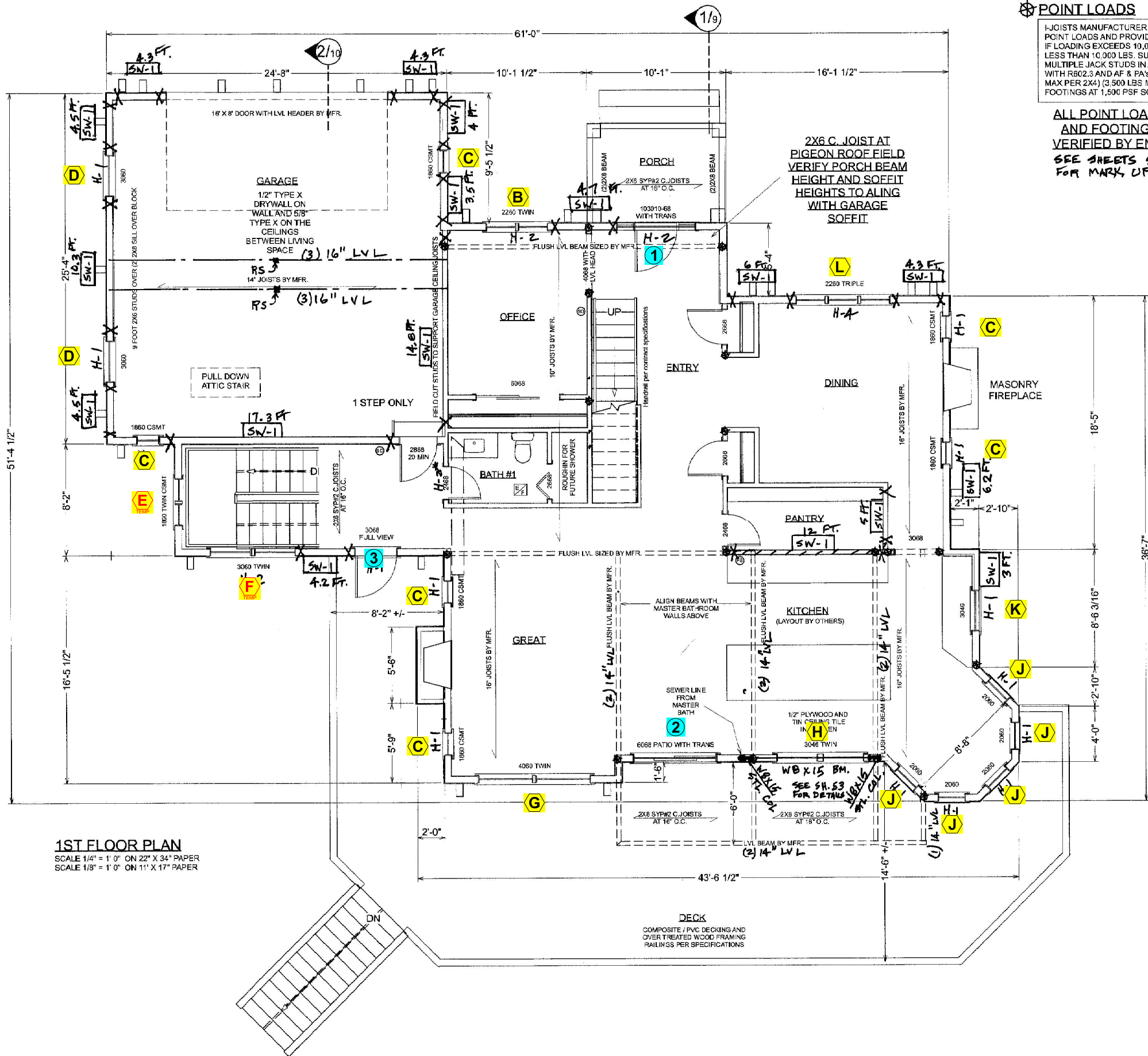
ALL BRACED WALL CONSTRUCTION IN ACCORDANCE WITH R602. CONTINUOUS SHEATHING, 7/16" OSB

ENGINEERED SHEAR WALL CONSTRUCTION REQUIRES SPECIAL INSPECTIONS

FIRE SAFETY

- SMOKE ALARMS HARDWIRED IN ACCORDANCE WITH R314
- 1.) INSIDE ALL SLEEPING ROOMS
 - 2.) OUTSIDE, IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS
 - 3.) ON EACH ADDITIONAL STORY
 - 4.) WITHIN 5 FEET OF DOORS TO BATHROOMS THAT CONTAIN A TUB OR SHOWER
 - 5.) SMOKE ALARMS NOT WITHIN 20' OF PERMANENT COOKING APPLIANCE UNLESS REQUIRED ABOVE
 - 6.) SMOKE ALARMS WITH A SILENCING SWITCH NOT WITHIN 10' OF A PERMANENT COOKING APPLIANCE UNLESS REQUIRED ABOVE
 - 7.) PHOTOELECTRIC ALARMS NOT WITHIN 8' OF A PERMANENT COOKING APPLIANCE UNLESS REQUIRED ABOVE
- CO DETECTORS HARDWIRED OR BATTERY PLUG-IN TYPE AS PER ACCORDANCE WITH R315. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS MAY BE USED IN LIEU OF SMOKE ALARMS
- FIRE EXTINGUISHER

BATH EXHAUST FAN

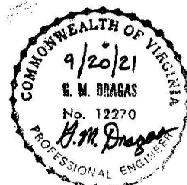


POINT LOADS

I-JOISTS MANUFACTURER TO CONFIRM POINT LOADS AND PROVIDE LVL COLUMNS. IF LOADING EXCEEDS 10,000 LBS. LOADS LESS THAN 10,000 LBS. SUPPORTED WITH MULTIPLE JACK STUDS IN ACCORDANCE WITH R602.3 AND AF & PA'S NDS. (2,000 LBS MAX PER 2X4) (3,500 LBS MAX PER 2X6) FOOTINGS AT 1,500 PSF SOIL CAPACITY.

ALL POINT LOAD PATHS AND FOOTING SIZES VERIFIED BY ENGINEER SEE SHEETS S1 THRU S4 FOR MARK UP DETAILS

LIVING AREA 1506 SQ FT



06.11.2021 PLANS FOR ENGINEERING

BUILDER / GENERAL CONTRACTOR:

J.M. FROEHLER
CONSTRUCTION

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PG: 7

OF: 12

PRINT DATE 6/11/2021

PROJECT / OWNER NAME:

THE GLEYSTEEN'S
SHORE HOUSE

LOT 7 BUTLER'S BLUFF, CAPE CHARLES VA 23110

Drafting Service By:

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regressive
R&D

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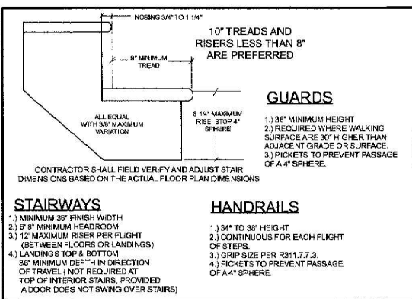
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL ENGINEERING
COMMONWEALTH OF VIRGINIA
No. 12270
R. M. BRAGAS
PROFESSIONAL ENGINEER
NOT A LICENSED ARCHITECT OR ENGINEER AND DOES NOT GUARANTEE THE WORK PERFORMED BY THIS FIRM

FIRE SAFETY

- SMOKE ALARMS HARDWIRED IN ACCORDANCE WITH R314
1. INSIDE ALL SLEEPING ROOMS.
 2. OUTSIDE, IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS.
 3. ON EACH ADDITIONAL STORY.
 4. WITHIN 3 FEET OF DOORS TO BATH-ROOMS THAT CONTAIN A TUB OR SHOWER.
 5. IONIZATION ALARMS NOT WITHIN 20' OF PERMANENT COOKING APPLIANCE, UNLESS REQUIRED ABOVE.
 6. IONIZATION ALARMS WITH A SILENCING SWITCH NOT WITHIN 10' OF A PERMANENT COOKING APPLIANCE, UNLESS REQUIRED ABOVE.
 7. PHOTOELECTRIC ALARMS NOT WITHIN 6' OF A PERMANENT COOKING APPLIANCE, UNLESS REQUIRED ABOVE.
- CO DETECTORS HARDWIRED OR BATTERY PLUG-IN TYPE AS PER ACCORDANCE WITH R315. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS MAY BE USED IN LIEU OF SMOKE ALARMS.
- FIRE EXTINGUISHER

BATH EXHAUST FAN

STAIR CODE DETAILS



GENERAL FRAMING NOTES

- A) ALL FRAMING LUMBER SHALL BE #2 SOUTHERN YELLOW PINE OR BETTER. ALL STUDS SHALL BE STUD GRADE OR BETTER. ALL FLOOR JOIST, CEILING JOIST, GIRDERS, HEADERS, RAFTERS, BLOCKING AND OTHER FRAMING INFORMATION SHOWN ON THESE PLANS SHALL BE VERIFIED BY THE FRAMING SUBCONTRACTOR PRIOR TO COMMENCEMENT OF THE WORK.
- B) AS THE WORK PROCEEDS THE FRAMING SUBCONTRACTOR SHALL FIELD VERIFY AND MODIFY ALL DIMENSIONS AND FRAMING COMPONENTS SHOWN ON THIS PLAN. ANY CONFLICTS WITH THE APPLICABLE BUILDING CODE AND/OR THE INTENT OF THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR.
- C) ALL LUMBER EXPOSED TO THE WEATHER, CONCRETE OR OTHER DESTRUCTIVE ELEMENTS SHALL BE PRESSURE TREATED WITH GALVANIZED CONNECTIONS.
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- F) ALL REQUIRED BEAMS AND HEADERS NOT SHOWN ON THESE PLANS OR LISTED IN THE STANDARD SPAN TABLES SHALL BE LVL MEMBERS SIZED BY THE MANUFACTURER OF SAID ENGINEERED WOOD PRODUCT.
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL LUMBER SIZES SHOWN ON THESE PLANS AND MAKE MODIFICATIONS AS REQUIRED FOR CODE COMPLIANCE.

GIRDERS AND INTERIOR HEADERS

TABLE 602.7(2)

SUPPORTING ONE FLOOR ONLY

BLDG. WIDTH	WIDTH 24 FT	WIDTH 36 FT
	SPAN # JACKS	SPAN # JACKS
(2) 2X6	4' 4" 1	3' 6" 1
(2) 2X8	5' 5" 1	4' 5" 2
(2) 2X10	6' 6" 2	5' 3" 2
(2) 2X12	7' 7" 2	6' 3" 2
(3) 2X8	6' 10" 1	5' 7" 1
(3) 2X10	8' 1" 1	6' 7" 2
(3) 2X12	9' 6" 2	7' 9" 2

EXTERIOR WALL HEADER SIZES, TABLE 602.7(1)

SUPPORTING ROOF AND CEILING

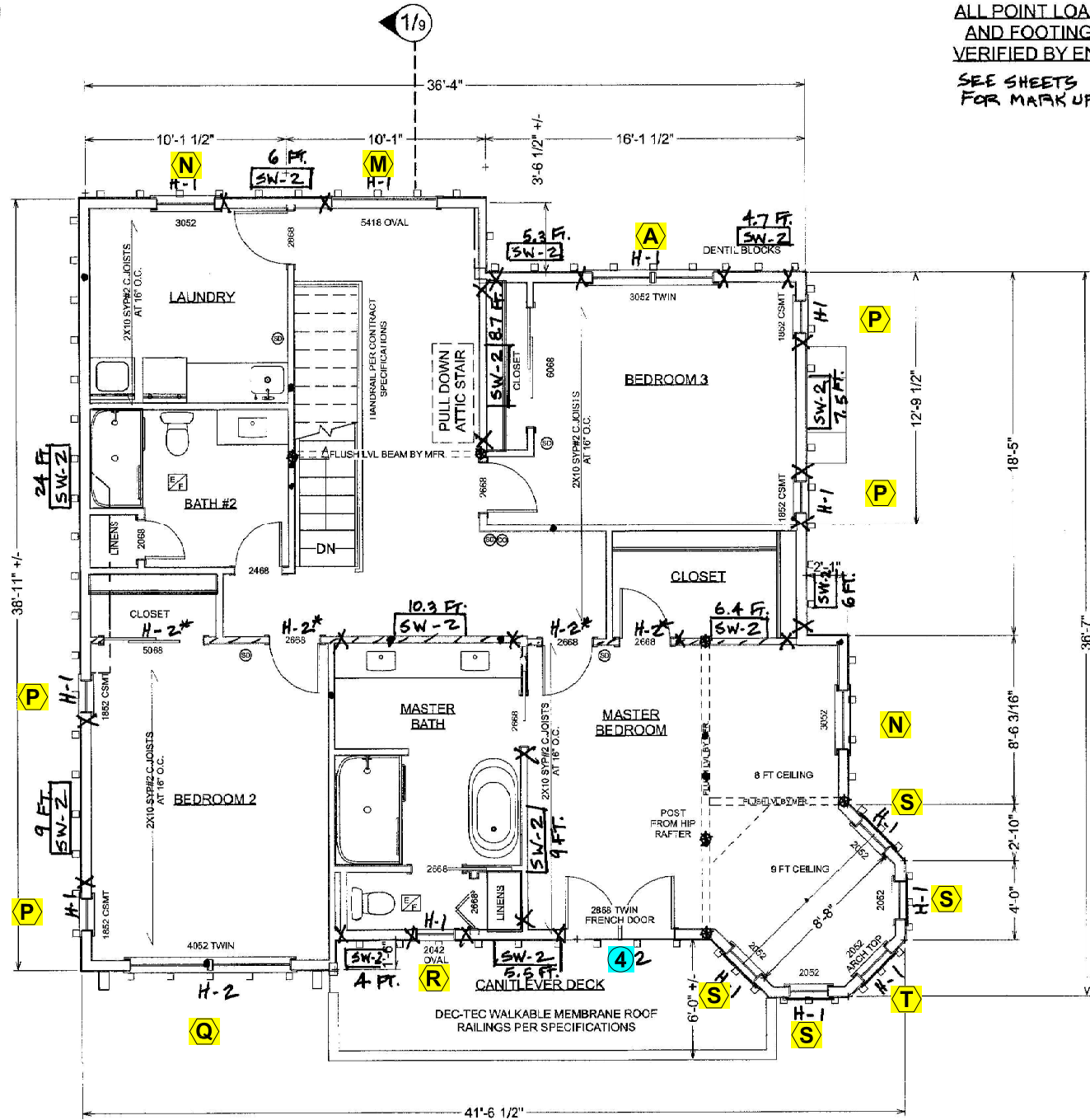
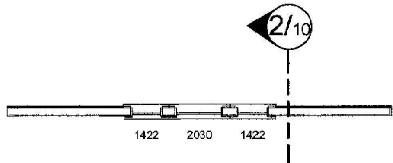
BLDG. WIDTH	WIDTH 24 FT	WIDTH 36 FT
	SPAN # JACKS	SPAN # JACKS
(2) 2X6	4' 7" 1	3' 10" 1
(2) 2X8	5' 9" 1	4' 10" 1
(2) 2X10	6' 10" 2	5' 9" 2
(2) 2X12	8' 1" 2	6' 10" 2

ALL BRACED WALL CONSTRUCTION IN ACCORDANCE WITH R602, CONTINUOUS SHEATHING, 7/16" OSB

Window Schedule

Description Quantity

A	Mark A	3
B	Mark B	1
C	Mark C	6
D	Mark D	2
E	Mark E Temp	1
F	Mark F Temp	1
G	Mark G	1
H	Mark H	1
J	Mark J	5
K	Mark K	1
L	Mark L	1
M	Mark M	1
N	Mark N	2
P	Mark P	4
Q	Mark Q	1
R	Mark R	1
S	Mark S	4
T	Mark T	1



2ND FLOOR PLAN

SCALE 1/4" = 1' 0" ON 22" X 34" PAPER
SCALE 1/8" = 1' 0" ON 11" X 17" PAPER

POINT LOADS

I-JOISTS MANUFACTURER TO CONFIRM POINT LOADS AND PROVIDE LVL COLUMNS, IF LOADING EXCEEDS 10,000 LBS. LOADS LESS THAN 10,000 LBS. SUPPORTED WITH MULTIPLE JACK STUDS IN ACCORDANCE WITH R602.3 AND AF & PA'S NDS. (2,000 LBS MAX PER 2X4) (3,500 LBS MAX PER 2X6) FOOTINGS AT 1,500 PSF SOIL CAPACITY.

ALL POINT LOAD PATHS AND FOOTING SIZES VERIFIED BY ENGINEER

SEE SHEETS S1 THRU S4 FOR MARK UP DETAILS



06.11.2021 PLANS FOR ENGINEERING

BUILDER / GENERAL CONTRACTOR:

J.M. FROEHLER
CONSTRUCTION

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mat@jmfroehler.com

PG: 8

OF: 12

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PROJECT / OWNER NAME:
THE GLEYSTEEN'S
SHORE HOUSE
LOT 7 BUTLER'S BLUFF, CAPE CHARLES VA 23110

Drafting Service By:
P
regressive
RAD

KEN L. KIRBY
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kk.5135100@gmail.com

DRAFTING SERVICES ONLY BY PROFESSIONAL SEAL & LICENSED PROFESSIONAL ENGINEER. CONTRACTOR SHALL CONFIRM THE WORK AS REQUIRED WITH APPLICABLE CODES. PROFESSIONAL SEAL & LICENSED PROFESSIONAL ENGINEER SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION. NOT A LICENSED ARCHITECT OR ENGINEER AND CANNOT GUARANTEE THE WORK PERFORMED BY THE CONTRACTOR.