

**JAYO DEVELOPMENT INC.**  
**10564 W. BUSINESS PARK LANE**  
**BOISE, ID 83709**  
**OFFICE: 208-322-3664 FAX: 208-322-3664**

**PARAMOUNT PARKS AT THE HIGHLANDS ASSISTED LIVING**

THE GENERAL CONTRACTORS SPECIFICATIONS FOR THE SCOPE OF WORK TO BE PERFORMED, NO EXCLUSIONS.

DESCRIPTION: WOOD FRAMING AND PRE -ROCK AS NEEDED

SPECIFICATIONS:

1. INCLUDES ALL INTERIOR, EXTERIOR FRAMING, AND TRUSS INSTALLATION AS PER PLANS, ENGINEERING AND SPECS. ALL WORK MUST MEET LOCAL BUILDING CODE REQUIREMENTS. ALL WORK MUST BE COMPLETED CORRECTLY, ALL WALLS STRAIT, PLUMB, AND SQUARE. ALL STUDS CROWNED, ALL ROUGH OPENINGS MUST BE THE CORRECT SIZE AND MUST BE PLUMB, LEVEL, AND SQUARE. ALL ITEMS MUST BE NAILED OFF CORRECTLY. MATERIALS WILL BE PROVIDED BY JAYO DEVELOPMENT INC. WITH THE EXCEPTION OF NAILS, GLUE, AND FASTNERS, SCREWS, MUD, AND TAPE FOR FIREWALLS, THESE ITEMS WILL BE SUPPLIED BY THE SUB CONTRACTOR.
2. EXCLUDES SUPPLYING LUMBER WINDOWS & EXT. DOORS.
3. INCLUDES THE INSTALLATION OF ALL SIMPSON PRODUCTS, HOLD DOWNS, STRAPS, HANGERS, AND ENGINEERED BRACKETS ASSOCIATED WITH THE SCOPE OF WORK.
4. INCLUDES THE INSTALLATION OF EXTERIOR WINDOWS.
5. INCLUDES ALL INTERIOR FUR DOWNS AS PER PLANS, SUCH AS HALF WALL'S, SOFFIT'S, PLANT SHELVES, ARCHE'S, INSET'S, FIREPLACE DETAIL AND SO ON. ALL ITEMS THAT WILL RECEIVE SHEETROCK.
6. INCLUDES ALL EXTERIOR BUMPOUTS AS PER PLAN WITH THE EXCEPTION OF ITEMS THAT WILL BE COMPLETED BY THE STUCCO INSTALLERS.
7. INCLUDES CONSTRUCTING ALL FIRE WALLS AS PER PLANS, AND SPECS, INCLUDING PRE-ROCK, INSTALLING DRYWALL AND FIRE TAPING ALL AREAS THE REQUIRE DRYWALL NOT ACCESSIBLE TO HANGERS AFTER ALL ROUGH INS ARE COMPLETE AND APPROVED FOR COVER
8. INCLUDES ALL SHEETROCK BACKING AND ALL SPECIAL BACKING REQUIRED FOR, WALL MOUNTED ITEMS SUCH AS HANDICAP GRAB BARS, HAND RAILS IN CORRIDORS, FIRE EXTINGUISHERS, WOOD WORK, TRIMS, MOLDINGS, AND SO ON. SEE PLAN DETAIL SHEETS FOR MORE INFORMATION.
9. INCLUDES FRAMING FOR ATTIC ACCESSES.
10. INCLUDES FRAMING FOR DRAFT STOP DOORS.
11. INCLUDES COVERED PORTICO AT MAIN ENTRANCE.

12. NOTE IT WILL BE THE FRAMING CONTRACTORS RESPONSIBILITY FOR PLACING TRUSSES. LUMBER WILL BE DELIVERED TO THE JOB SITE FROM THE FACTORY ON A TRACTOR TRAILER AND IT MAY OR MAY NOT BE UNLOADED BY THE LUMBER COMPANY BUT IN ANY CASE IT WILL BE STOCK PILED IN A DESIGNATED AREA AND IT WILL BE THE FRAMING CONTRACTORS RESPONSIBILITY TO PLACE THE LUMBER THROUGH OUT THE PROJECT AS NEEDED BY WAY OF FORK LIFT OR OTHER MEANS. **NOTE:** JAYO CONTRACTORS WILL HAVE FORK LIFT ON SIGHT FOR DELIVERIES AND IT MAY BE USED BY SUB-CONTRACTORS IF NOT IN USE AND SCHEDULED IN ADVANCE WITH PROJECT FOREMAN. IT IS RECOMMENDED THAT THE SUBCONTRACTOR PROVIDE FORK LIFT/GRADE ALL FOR WORK SCOPE TO BE COMPLETED!
13. FRAMING CONTRACTOR WILL BE RESPONSIBLE FOR DEPOSITING ALL TRASH OR SCRAPS FROM RELATED WORK, AND ANY TRASH LEFT BY WORKERS AT THE END OF EACH WORK DAY.
14. NOTE THAT JAYO DEVELOPMENT INC. WILL PUT UP A FENCE AT THE MAIN ENTRANCE TO THE PROPERTY, & CHAINED LOCKED GATES, ALL OTHER SECURITY MEASURES IF NEEDED WILL BE THE FRAMING CONTRACTORS RESPONSIBILITY.
15. NOTE THE BOTTOM PLATE ENDS AT OPENINGS SUCH AS DOORS OR CLOSETS THAT CAN NOT BE NAILED WITH IN SIX INCHES OF PLAT END MUST RECEIVE A BEAD OF GLUE AROUND THE PERIMETER.

**BID OPTIONS:**

- ALL SOFFIT, FASCIA CAULKED & READY FOR PAINT INCLUDING OUT RIGGERS.
- STEEL STUD FRAMING
- DRYWALL INSTALLATION

Please contact Cameron Jayo for bid Dates, to submit bids and for any additional bid information at:  
[cameron.paramountparks@gmail.com](mailto:cameron.paramountparks@gmail.com)

THE SUB CONTRACTOR AGREEMENT INCLUDES BUT IS NOT LIMITED TO THE ITEMS ABOVE, THE SUB CONTRACTOR UNDERSTANDS THE ALL ITEMS MUST BE AS PER PLAN AND MEET LOCAL BUILDING CODE REQUIREMENTS UNLESS NOTED OTHERWISE.