

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR SAME. IF THERE IS ANY VARIATION IN THE FIELD CONDITIONS FROM THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
2. IF THE G.C. OR HOMEOWNER ANTICIPATE THAT ANY DEVIATIONS FROM THESE DRAWINGS DURING CONSTRUCTION, THE ARCHITECT MUST BE NOTIFIED.
3. ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTOR'S LIABILITY PROPERTY DAMAGE INSURANCE AND WORKMEN'S COMPENSATION INSURANCE. ALL PHASES OF CONSTRUCTION SHALL COMPLY TO LOCAL, STATE AND FEDERAL SAFETY LAWS.
4. THE CONTRACTOR AND ALL WORK AND MATERIALS MUST COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. ALL PLUMBING AND HEATING WORK SHALL CONFORM WITH THE LOCAL HEALTH DEPARTMENT REQUIREMENTS AND WITH ALL OTHER APPLICABLE CODES AND ORDINANCES.
5. THESE SPECIFICATIONS ARE GENERAL IN FORM. THE CONTRACTOR IN APPLYING THEM ASSUMES COMPLETE RESPONSIBILITY FOR THEIR USE, SUBSTITUTIONS, CHANGES AND OMISSIONS.
6. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, FIXTURES, APPLIANCES AND LABOR NECESSARY TO COMPLETE ALL WORK NOTED ON PLANS AND IN ACCORDANCE WITH THE OWNER'S REQUIREMENTS OR AS OTHERWISE NOTED. ALL MATERIAL SHALL BE NEW AND FREE FROM ANY DEFECTS.
8. REMOVE FROM PREMISES ALL RUBBISH AND ACCUMULATED MATERIALS OF WHATEVER NATURE, EXCEPT AS INDICATED BY OWNER. FLOORS SHALL BE LEFT IN A CLEAN, ORDERLY CONDITION ACCEPTABLE TO THE OWNER AND READY FOR OCCUPANCY.
9. ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE UNLESS OTHERWISE NOTED.
10. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED. PROVIDE COMPLETE WEATHER-STRIPPING OF JAMBS, HEAD AND SILL AT ALL EXTERIOR OPENINGS.
11. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.

1. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE ALL EXCAVATING, BACKFILL AND GRADING WORK AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. EXCAVATE TO LEVELS SHOWN OR AS REQUIRED TO REACH REQUIRED BEARING SOIL FOR ALL FOOTINGS, FOUNDATIONS, COLUMNS, WALLS, PIERS, PITS, ETC.. CARE SHALL BE TAKEN NOT TO DISTURB EARTH OR EXCAVATE BELOW DEPTHS INDICATED ON THE DRAWINGS. EXCAVATION SHALL EXTEND A SUFFICIENT DISTANCE FROM WALLS AND FOOTINGS TO ALLOW FOR FORMS, INSTALLATION OF SERVICES AND FOR INSPECTION.
3. THE CONTRACTOR SHALL PROVIDE AND OPERATE ALL PUMPS AND OTHER EQUIPMENT NECESSARY TO DRAIN AND KEEP ALL EXCAVATIONS REASONABLY FREE FROM WATER.
4. FOUNDATION APPROVAL TO BE DEPENDENT UPON PROPER FOUNDATION BRACING (TEMPORARY OR ATTACHED FLOOR FRAMING) AFTER APPROVAL OF FOUNDATIONS AND OTHER WORK, BACKFILL AGAINST SAME USING APPROVED EXCAVATED MATERIALS, FREE FROM RUBBISH, VEGETABLE MATTER AND OTHER OBJECTIONABLE MATTER. INSTALL BACKFILL IN LAYERS NOT MORE THAN 8 IN. THICK, DAMPING EACH LAYER BEFORE INSTALLING SUCCEEDING LAYER. BRING BACKFILL TO PROPER ELEVATIONS TO RECEIVE WORK WHICH IS TO BE INSTALLED THEREON.
5. REMOVE TOP SOIL TO ITS FULL DEPTH WITHIN THE AREA OF THE "EXTENT OF WORK" AND UNDER ALL PROPOSED WALKS, DRIVES, ETC., AND STACK CAREFULLY IN LOCATION WHERE DIRECTED ON SITE.
6. ALL OUTSIDE AREAS OF THE BUILDING, UNLESS OTHERWISE INDICATED, WITHIN THE GRADING LINES SHALL BE GRADED TO ELEVATIONS BELOW THE FINISH GRADES SHOWN, TO ALLOW FOR FILL AND FINISHED MATERIALS. ALL GRADING MUST AVOID LEAVING PONDS OR LARGE COLLECTIONS OF WATER.
7. PROVIDE $\frac{3}{4}$ " Q.P. UNDER DRIVEWAY AND ALL PAVEMENT WALKWAYS

1. FURNISH AND INSTALL ALL INSULATION AS SPECIFIED BY THE UCC APPROVED PRESCRIPTIVE PACKAGE LETTER PROVIDED BY THE ARCHITECT WHICH CORRELATES TO THE UCC SUBMITTAL SECTION OF THE UCC APPROVED DRAWINGS. IF THE ARCHITECTURAL DRAWINGS AND PRESCRIPTIVE PACKAGE LETTER ARE CONFLICTING, THE PRESCRIPTIVE PACKAGE LETTER SHALL GOVERN, AND THE G.C. IS TO NOTIFY THE ARCHITECT OF ANY CONFLICTING INFORMATION. ALL FLASH & BATT INSULATION SHALL BE INSTALLED IN ALL STRUCTURAL JOINTS, CORNERS, CORPUS OR CERTAINLY IN CORPUS OR PROVIDED EQUAL. 2. ALL FLASH & BATT INSULATION SHALL HAVE VAPOR BARRIER ON ONE SIDE. ALL BATTS SHALL BE CUT TO LENGTHS REQUIRED FOR INSTALLATION. ALL BATTS SHOULD FIT TIGHTLY BETWEEN STUDS OR JOISTS. INSULATION SHALL BE INSTALLED BETWEEN STUDS OR JOISTS WITH MINIMUM 1/2" GAP ON BOTH SIDES. NO GAPS SHOULD BE PRESENT ALONG STUDS OF JOISTS OR BETWEEN BATTS. THE FACE OF THE INSULATION SHALL BE AT LEAST 1/4" ABOVE THE UNDERSIDES OF CEILING JOISTS. ALLOW FOR AIR FLOW WHERE NECESSARY. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REQUIRED INSULATION R VALUES AS SHOWN ON BUILDING SECTIONS.

1. PROVIDE ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE ALL CONCRETE AND MASONRY WORK AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN FOR WALL FOOTINGS, CONC. FLOOR SLABS AND STEPS, CONCRETE SIDEWALKS AND CURBS, ALL FORMS AND REINFORCING REQUIRED, ALL EXTERIOR AND INTERIOR MASONRY WALLS AND PARTITIONS, ALL ANCHOR BOLTS, ALL TIES, REINFORCING, AND ANCHORS REQUIRED FOR SECURING ALL MASONRY WORK TOGETHER, GRAVEL BASE AND VAPOR BARRIER UNDER CONCRETE SLABS, PRE-CAST CONCRETE SILLS WHERE REQUIRED, POINTING AND CLEANING DOWN ALL MASONRY WORK EXPOSED TO VIEW, DAMP PROOFING CONCRETE WALLS BELOW GRADE, AND ALL OTHER LABOR AND MATERIALS AS MAY BE REASONABLY INFERRED AS NEEDED TO MAKE THE WORK UNDER THIS SECTION COMPLETE.
2. CONTRACTOR TO REMOVE EXISTING FOUNDATION WALLS THAT IMPEED THE NEW FOOTPRINT FOR NEW FOUNDATION WALLS, FOOTINGS, SLABS, ETC.
3. CONCRETE BLOCK, LOAD BEARING UNITS SHALL CONFORM TO THE CURRENT EDITION OF THE ASTM SPECIFICATIONS FOR CONCRETE UNITS, DESIGNATION C-90.
4. PRE-MOLD JOINT FILLERS USED WHEREVER EDGES OF CONCRETE SLABS ABUT A VERTICAL SURFACE SHALL BE RIGID NON-EXPANDING APPROVED TYPE PRE-MOLDED ASPHALT IMPREGNATED FIBERBOARD, 1/2 IN. THICK.
5. MASONRY WALL REINFORCEMENT SHALL BE DUR-O-WALL TRUSS DESIGNED OR APPROVED EQUAL REINFORCEMENT. REINFORCING SHALL BE NEW DEFORMED STEEL BARS CONFORMING TO THE LATEST REQUIREMENTS OF ASTM A-65. DEFORMATIONS SHALL BE IN ACCORDANCE WITH THE ASTM A-305. FABRIC REINFORCEMENT SHALL BE WELDED WIRE FABRIC CONFORMING TO THE LATEST EDITION OF THE ASTM A-185.
6. VAPOR BARRIER UNDER SLABS ON GRADE SHALL BE POLYETHYLENE 6 MILS OR APPROVED EQUAL.
7. GRAVEL FOR POROUS FILL SHALL BE CLEAN AND WELL GRADED.

9. SOIL UNDER SLABS ON GROUND SHALL BE COMPACTED TO A FIRM, UNYIELDING SURFACE. NO CONCRETE SHALL BE LAID ON FROZEN SOIL AND ADEQUATE PROTECTION AGAINST FROST ACTION SHALL BE PLACED ON EARTH WHICH HAS

1. INSTALL ALL BATHROOM FIXTURES AND BATHROOM ACCESSORIES AS PURCHASED BY HOMEOWNER.

FOOTINGS, GRADE BEAMS, AND SPREAD FOOTINGS, SOIL COMPACTION SHALL BE ADEQUATE ENOUGH TO SUPPORT A SOIL BEARING PRESSURE OF 3000 PSI UNDER FOOTING.

12. CONCRETE BLOCK, IF APPLICABLE, SHALL BE AS SPECIFIED HEREIN OF THICKNESSES AND TEXTURES AS INDICATED. BLOCK SIZES SPECIFIED ARE NOMINAL SIZES. BLOCK SHALL BE MANUFACTURED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION. ALL BLOCK WORK SHALL BE LAID IN A FULL BED OF MORTAR IN A WORKMANLIKE MANNER WITH THE JOINTS AND MORTAR JOINTS BEING FINISHED TO THE INTERIOR AND EXTERIOR. ALL BROKEN AND OTHERWISE DEFECTIVE BLOCKS SHALL BE DISCARDED, WHERE BLOCK WORK INTERSECTS OTHER BLOCK WORK, THE INTERSECTION SHALL BE BONDED AT EACH COURSE AVOIDING CONTINUOUS VERTICAL JOINTS. CONTROL JOINTS SHALL BE FORMED WHERE INDICATED ON DRAWINGS. PREFORMED JOINT FILLERS SHALL BE INSTALLED AT CONTROL JOINTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION. ALL BLOCK WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NATIONAL TRUST FOR CONCRETE CONSTRUCTION, VERTICALLY, WHERE NORMAL REINFORCING DOES NOT OCCUR AT A COURSE DIRECTLY OVER DOOR AND WINDOW HEADS, ADD EXTRA REINFORCING. LENGTH TO BE AT LEAST 4 FT. 0 IN. MORE THAN OPENING.

14. ALL CONCRETE BELOW GRADE SHALL BE DAMP PROOFED ON THE EXTERIOR FACE WITH APPROVED MATERIALS.

16. BEARING ON WALLS SHALL BE AS REQUIRED TO DISTRIBUTE THE LOAD BUT NOT LESS THAN FOUR INCHES.

1. STANDARD GYPSUM BOARD SHALL BE ANSI/ASTM C36; 1/2 IN. OR 5/8 IN. THICK AS INDICATED ON DRAWINGS, MAXIMUM PERMISSIBLE LENGTH; ENDS SQUARE CUT, TAPERED SQUARE EDGES. FIRE RATED GYPSUM BOARD SHALL BE ANSI/ASTM C36; FIRE RESISTIVE TYPE, UL, RATED; 1/2 IN. OR 5/8 IN. THICK AS INDICATED ON DRAWINGS, MAXIMUM PERMISSIBLE LENGTH; ENDS SQUARE CUT, TAPERED SQUARE EDGES. MOISTURE RESISTANT GYPSUM BOARD SHALL BE ANSI/ASTM C630; 1/2 IN. OR 5/8 IN. THICK AS INDICATED ON DRAWINGS, MAXIMUM PERMISSIBLE LENGTH; ENDS SQUARE CUT, TAPERED SQUARE EDGES. ALL GYPSUM BOARD SHALL BE SCREWED NOT NAILLED.

3- CERAMIC TILE: BACKER BOARDS
MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND
WALL PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED AND INSTALLED IN
ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

1. FLAT ROOF SHALL BE 2" WATERPROOF ROOF SCREED.
2. EXPOSED FLASHINGS AND COUNTER FLASHINGS SHALL BE COPPER, CONCEALED FLASHINGS MAY BE OF OTHER SUITABLE CORROSION RESISTANT MATERIAL.
3. INSTALL ALL ROOFING MATERIAL AND FLASHING IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. INSTALL ROOF-TO-WALL FLASHINGS AT ALL INTERSECTIONS, ON SHINGLE ROOF SHEET METAL INSTALL FLASHING IN "STEP" MANNER. IN MASONRY WALLS, INSTALL COUNTER FLASHING EMBEDDED IN MASONRY. FLASH PIPES PROJECTING THROUGH ROOF WITH ONE PIECE SHEET METAL FORMING A FLANGE WHICH EXTENDS AT LEAST 6 IN. ON ALL SIDES.
4. ALL OTHER SHEET METAL ITEMS AND ACCESSORIES, - GUTTERS, DOWNSPOUTS, SHALL BE DESIGNED AND INSTALLED BY THE GUTTER SUBS CONTRACTOR

1. TO PREPARE FOR FLOOR FINISH, FLOORING SHALL BE SANDED, IF REQUIRED, TO OBTAIN A SMOOTH SURFACE. ALL SCRATCHES, DENTS, GOUGES, ETC. SHALL BE REPLACED OR REPAIRED WITH FILLER AS PER THE MANUFACTURER'S RECOMMENDATION. FINISH ALL WOOD FLOORS WITH POLYURETHANE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. WHERE REQUIRED, STAIN SPECIFIC ROOMS AS NOTED IN ROOM FINISH SCHEDULE.

2. FURNISH ALL LABOR AND MATERIAL NECESSARY FOR THE COMPLETE PAINTING AND CAULKING OF ALL NEW WORK ON INTERIOR AND EXTERIOR OF BUILDING. PAINTED SURFACES, BOTH EXTERIOR AND INTERIOR, SHALL RECEIVE AT LEAST TWO COATS OVER PRIMER EXCEPT WHEN PAINT MANUF. SUGGESTS THAT ONE COAT IS ACCEPTABLE. ALL PAINT COLORS AND INTERIOR STAINS SHALL MATCH COLORS OF BENJAMIN MOORE.

ALL PAINT SHALL BE BY BENJAMIN MOORE OR APPROVED EQUAL. SURFACES, WHERE NECESSARY, SHALL BE PROPERLY PREPARED FOR FINISH PAINTING BY WASHING, SCRAPING, WIRE BRUSHING, OR SANDING. PAINT SHALL BE APPLIED ONLY TO SURFACES WHICH ARE ABSOLUTELY DRY AND FREE FROM GREASE, OIL, DIRT, RUST, SCALE, OR LOOSE MATERIAL. COLORS TO BE SELECTED BY OWNER.

1. INSTALL ALL BATHROOM FIXTURES AND BATHROOM ACCESSORIES AS PURCHASED BY HOMEOWNER.

STAIRS SHALL BE FABRICATED IN ACCORDANCE WITH latest new jersey ucc (and irc) code AND DELIVERED TO THE SITE READY FOR INSTALLATION. BEARING AND FASTENING SHALL BE IN ACCORDANCE WITH THE FABRICATORS REQUIREMENTS AND APPLICABLE CODES.

1. WINDOW MANUF. TO BE SELECTED BY OWNER. SEE SCHEDULE FOR DOOR/WINDOW SCHEDULE. G.C. TO SUBMIT PLANS, ELEVATION AND WINDOW SCHEDULE TO WINDOW SUPPLIER FOR PURCHASE QUOTE AND RUGH SIZING SCHEDULE. ARCHITECT TO CORRELATE WITH WINDOW SIZES DESIGNATION ON WINDOW SCHEDULE. G.C. TO UTILIZE ROUGH OPENINGS AS PROVIDED BY WINDOW SUPPLIER'S PURCHASE QUOTE AND FRAME-OUT WINDOWS ACCORDINGLY. PRIOR TO PURCHASING OF WINDOWS, G.C. SHALL SUBMIT WINDOW PURCHASE QUOTE TO ARCHITECT FOR REVIEW AND SIGN OFF. WINDOW PURCHASE QUOTE TO SUBMIT WINDOW PURCHASE QUOTE TO ARCHITECT FOR REVIEW. ARCHITECT IS NOT LIABLE FOR ANY ERRORS OR OMISSION THAT EITHER ORIGINATED FROM THE WINDOW PURCHASE QUOTE OR FROM ARCHITECT'S ORIGINAL DRAWINGS. PROVIDE SCREENS AT OPERABLE WINDOW UNITS AT GLIDING EXTERIOR DOORS. PROVIDE DOUBLE GLAZING ON ALL EXTERIOR GLAZING. PROVIDE 1/2" ALUMINUM FINISH INTERIOR. PROVIDE STANDARD FINISH HARDWARE. TEMPERED GLASS SHALL BE REQUIRED IN THE FOLLOWING CIRCUMSTANCES:

- 1) WHEN WINDOWS ARE LESS THAN 18" TO THE FLOOR.
- 2) WHEN A DOOR SWING IS CLOSER THAN 24" TO A WINDOW.
- 3) WHEN A WINDOW IS IN A STAIRWELL OR STAIR.
- 4) WHEN A WINDOW IS ABOVE A TUB OR IN A SHOWER.
- 5) WHEN A WINDOW IS ABOVE A BUILT-IN BENCH SEAT.

1. IT IS THE ARCHITECTS RECOMMENDATION THAT ALL INTERIOR DOORS ARE SOLID WOOD DOORS, STAINED AND VARNISHED. OWNER TO CONSIDER LOOKING FOR DOOR STYLE AND WOOD SPECIES AT NICKSBUILDING.COM OR EQUAL. ALL CLOSET DOORS TO BE HOLLOW CORE DOORS.

2. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL, EQUIPMENT, TOOLS, TRANSPORTATION, ACCESSORIES, AND RELATED ITEMS NECESSARY TO COMPLETE THE WORK OF THIS SECTION.

3. G.C. SHALL PROVIDE IN HIS BASE BID A REASONABLE ALLOWANCE FOR ALL INTERIOR DOORS., ALL INTERIOR DOORS AT THE 1ST FLOOR SHALL BE AS PER G.C. CONTRACT. ALL SOLID DOORS TO BE SOLID MASONITE OR SOLID WOOD.

310 VI CODE
2024 (IRC) INTERNATIONAL RESIDENTIAL CODE
2021 (IMC) INTERNATIONAL MECHANICAL CODE
2023 (NEC) NATIONAL ELECTRIC CODE
2024 (UPC) UNIFORM PLUMBING CODE

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4I & 4J Estate Joseph and
Rosendahl St. Thomas, VI 00802

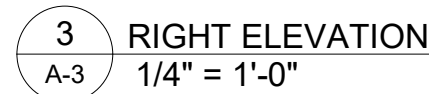
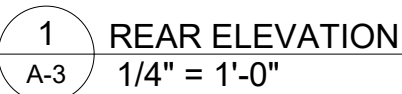
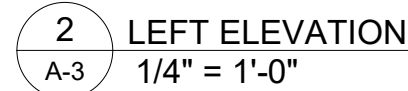
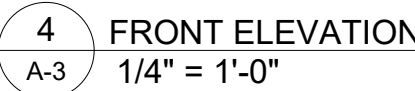
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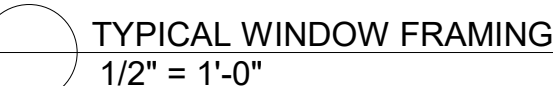
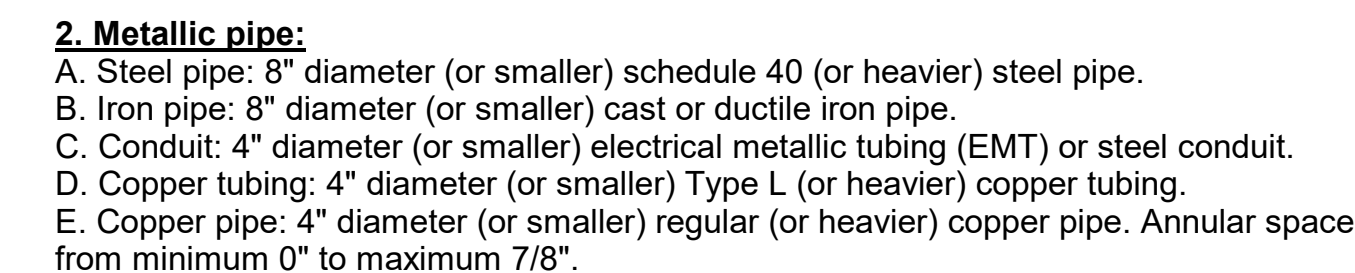
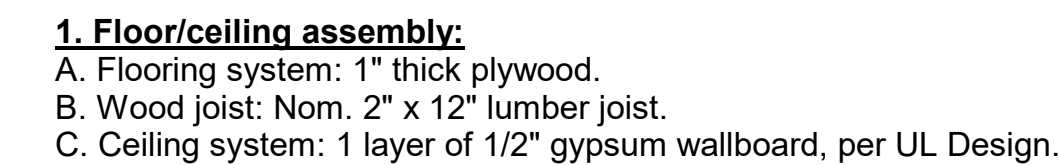
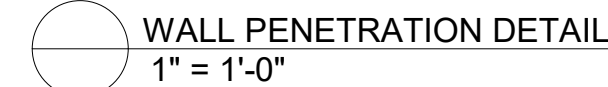


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comm. no.	
date	
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[illegible][illegible]PROJECT ADDRESS

4I & 4J Estate Joseph and
Rosendahl St. Thomas, VI 00802

DRAWING TITLE

DETAILS

DOB JOB No.:

DRAWING NO.

(A-5)

A-5 of

comm no.

date	time	temp	humidity	pressure	wind	clouds	visibility	precipitation
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2023-01-01	02:00	14.0	70	1012.95	1.0	20	10	0.0
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1