

GENERAL NOTES	
A. GENERAL :	<p>1. ALL CONSTRUCTION SHALL CONFORM TO THE 2003 INTERNATIONAL RESIDENTIAL CODE UNLESS MORE STRINGENT REQUIREMENTS ARE REQUIRED IN THE PLANS AND SPECIFICATIONS.</p> <p>2. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.</p> <p>3. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS. UPON RECEIPT OF SUCH INFORMATION, THE ENGINEER WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED, AND WORK SHALL BE PERFORMED IN A MANNER AS DIRECTED BY THE ENGINEER. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.</p> <p>4. THE CONTRACT DOCUMENTS REPRESENT THE FINISH STRUCTURE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION.</p> <p>5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY BRACES, SHORES AND GUYS, WHEREVER NECESSARY TO SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED DURING CONSTRUCTION, INCLUDING ERECTION EQUIPMENT AND ITS OPERATION. THIS TEMPORARY SUPPORT SYSTEM SHALL HOLD ALL ELEMENTS AND MEMBERS IN THEIR FINAL POSITION UNTIL TOTALLY AND FINALLY CONNECTED TO THE PERMANENT BRACING ELEMENTS.</p> <p>6. THE TYPICAL NOTES AND DETAILS SHALL APPLY IN ALL CASES UNLESS SPECIFIC DETAILS OCCUR ELSEWHERE. WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS FOR SIMILAR WORK.</p> <p>7. REQUIRED INSPECTIONS BY VIRGIN ISLANDS DEPARTMENT OF PLANNING AND NATURAL RESOURCES (BUILDING DEPARTMENT):</p> <ul style="list-style-type: none"> A. FOUNDATIONS B. CONCRETE C. MASONRY <p>B. CONCRETE:</p> <ul style="list-style-type: none"> 1. CONCRETE WORK SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318- LATEST REVISION). 2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS EQUAL TO OR GREATER THAN 3,000 PSI. 3. CONTINUOUS INSPECTION REQUIRED FOR ALL CONCRETE. INSPECTION BY BUILDING INSPECTOR REQUIRED FOR PLACEMENT OF REINFORCING STEEL PRIOR TO PLACING CONCRETE. CONTINUOUS INSPECTION IS NOT REQUIRED DURING PLACING CONCRETE OF THE REINFORCING. 4. ALL CONCRETE SHALL BE NORMAL WEIGHT (145 PCF) UNLESS NOTED AS LIGHTWEIGHT CONCRETE. 5. PORTLAND CEMENT: ASTM C150, TYPE I OR TYPE II, LOW ALKALI. 6. CONCRETE AGGREGATE SHALL CONFORM TO ASTM C33 WITH THE FOLLOWING NOMINAL LIMITATIONS: <ul style="list-style-type: none"> A. FOOTINGS AND SLABS ON GRADE, 1 TO 1-1/4 INCH MAXIMUM. B. WALLS AND STRUCTURAL SLABS, 3/4 INCH MAXIMUM. 7. CONCRETE STRENGTH MIX DESIGN SHALL BE DOCUMENTED BY NEW OR EXISTING TEST REPORTS FROM APPROVED LICENSED TESTING LABORATORIES PRIOR TO BATCHING. 8. EXPOSED CONCRETE FORMING AND FINISH SHALL BE AS NOTED ON ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR DETAILS. 9. PROJECTING CORNERS OF BEAMS, COLUMNS, ETC. SHALL BE FORMED WITH 3/4 INCH CHAMFER, UNLESS OTHERWISE DETAILED. 10. FORMS FOR CONCRETE SHALL BE LAID OUT AND CONSTRUCTED TO PROVIDE THE SPECIFIED CAMBERS SHOWN ON THE DRAWINGS. 11. SHORING OF STRUCTURAL SLABS: <ul style="list-style-type: none"> A. ALL SHORING AND RESHORING SHALL BE DONE IN ACCORDANCE WITH ACI STANDARD RECOMMENDED PRACTICE FOR CONCRETE FORMWORK (ACI - 347). B. ONE HUNDRED PERCENT SHORING AND FORMS SHALL REMAIN IN PLACE FOR 14 DAYS MINIMUM. SHORING MAY BE REDUCED TO 50 PERCENT AFTER 14 DAYS, PROVIDED CONCRETE STRENGTH EQUALS AT LEAST 75 PERCENT OF DESIGN STRENGTH. C. RESHORES SHALL NOT BE REMOVED IF CONCRETE STRENGTH DOES NOT MEET SPECIFIED STRENGTH AT 28 DAYS. D. NEWLY PLACED SLABS SHALL NOT BE USED TO SUPPORT SLAB ABOVE UNTIL THE LOWER SLAB HAS CURED FOR 5 DAYS, MINIMUM. SHORING TO SUPPORT UPPER LEVEL SLAB MAY BE PLACED WITHIN THE 5 DAY CURING PERIOD.
C. MASONRY:	<p>1. CONCRETE BLOCK MASONRY UNITS: ASTM C90, UNIT AREA STRENGTH $f'm = 1900$ PSI, MEDIUM WEIGHT, MASONRY UNIT COLOR AND FACE TEXTURE AS NOTED ON ARCHITECTURAL DRAWINGS. DESIGN STRENGTH $f'm = 1500$ PSI.</p> <p>2. MASONRY UNIT SHALL HAVE BEEN CURED FOR NOT LESS THAN 28 DAYS AND SHALL BE CLIMATIZED TO SITE BEFORE PLACED IN BUILDING.</p> <p>3. CONTINUOUS INSPECTION IS REQUIRED, UNLESS NOTED OTHERWISE, FOR:</p> <ul style="list-style-type: none"> A. PREPARATION AND FORMING OF WALL PRISMS. B. SAMPLING AND PLACING OF MASONRY UNITS. C. PLACEMENT OF REINFORCEMENT. D. GROUT SPACE IMMEDIATELY PRIOR TO CLOSING OF CLEANOUTS AND DURING ALL GROUTING OPERATIONS. <p>4. ALL MORTAR AND GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH EQUAL TO 1800 PSI AND 2000 PSI, RESPECTIVELY. ADMIXTURES WHEN USED SHALL BE PER MANUFACTURER'S RECOMMENDATION AND WITH APPROVAL OF THE BUILDING OFFICIAL.</p> <p>5. PORTLAND CEMENT - ASTM C150, TYPE II, LOW ALKALI.</p> <p>6. MORTAR MIX - 1:3 WITH 1/4 PART LIME PUTTY, TYPE S.</p> <p>7. GROUT MIX - 1:3 WITH 2 PARTS PEA GRAVEL.</p> <p>8. GROUT REQUIREMENTS:</p> <ul style="list-style-type: none"> A. GROUT MIX SHALL BE IN ACCORDANCE WITH UBC STANDARDS. B. GROUT ALL CELLS, UNLESS OTHERWISE NOTED. C. NO LENGTH OF SPLIT IN MEMBER SHALL EXCEED THE WIDTH OF THE MINOR FACE. <p>9. CONNECTOR DESIGNATIONS REFER TO STRONG-TIE CONNECTORS BY SIMPSON COMPANY. ALL CONNECTORS TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.</p> <p>10. USE BOND BEAM UNITS AT HORIZONTAL REINFORCING.</p> <p>11. LOCATE REBARS ABOUT CENTERLINE OF MASONRY WALL UNLESS DETAILED OTHERWISE.</p> <p>12. ALL WALLS SHALL BE CONSTRUCTED USING 1/2 RUNNING BOND BETWEEN MASONRY, UNLESS OTHERWISE NOTED.</p> <p>13. ALL WOOD PLATES TO BE BOLTED TO THE TOP OF MASONRY WALLS SHALL BE SET ON A MORTAR BED, TO PROVIDE UNIFORM BEARING.</p> <p>D. REINFORCING STEEL FOR CONCRETE AND MASONRY:</p> <ul style="list-style-type: none"> A. REINFORCING BARS: ASTM A615, GRADE 60. ALL REINFORCING STEEL THAT IS TO BE WELDED SHALL CONFORM TO ASTM A706, UNLESS OTHERWISE NOTED ON PLANS. B. WELDED WIRE FABRIC: ASTM A185. C. WELDING ELECTRODES: AWS D1.4, CLASS E90, LOW HYDROGEN. D. MINIMUM SPLICING LENGTHS, UNLESS DETAILED OTHERWISE: <ul style="list-style-type: none"> A. CONCRETE SEE SCHEDULE ON DRAWING. B. MASONRY SEE SCHEDULE ON DRAWING. C. WELDED WIRE FABRIC SHALL BE SPLICED WITH A MINIMUM LAP OF 12 INCHES. E. MINIMUM CLEARANCE BETWEEN REINFORCING AND FACE OF CONCRETE SHALL BE AS FOLLOWS (UNLESS SHOWN OTHERWISE): <ul style="list-style-type: none"> A. CONCRETE BELOW GRADE (CAST AGAINST SOIL) = 3" B. CONCRETE BELOW GRADE (FORMED) = 2" C. CONCRETE WALLS EXPOSED TO WEATHER = 1-1/2" D. CONCRETE WALLS, INTERIOR WALLS = 3/4" E. CONCRETE SLAB (STRUCTURAL) = 3/4" F. CONCRETE BEAMS AND COLUMNS = 2" G. SPLICES IN COLUMNS AND BEAMS SHALL OCCUR ONLY WHERE DETAILED. SPLICES IN CONTINUOUS GRADE BEAMS SHALL OCCUR AT 1/3 SPAN. CONTACT STRUCTURAL ENGINEER IF CLARIFICATION IS NEEDED. H. SPLICES IN HORIZONTAL WALL REINFORCEMENT SHALL BE STAGGERED 3'-0" MINIMUM FROM SPLICE CENTERLINE, WHERE WALLS HAVE TWO LAYERS OF REINFORCING. SPLICES SHALL NOT OCCUR IN THE SAME LOCATION. I. ALL REINFORCING SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE CONCRETE IS PLACED AND SHALL BE SECURED AGAINST DISPLACEMENT WITHIN PERMITTED TOLERANCE. CLEARANCE FOR REBAR SHALL BE SHOWN IN DETAIL OR CALLED IN NOTES. TOLERANCE SHALL BE AS PER ACI 318. J. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN THE CONCRETE MEMBERS BEFORE PLACING CONCRETE. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT WHERE SHOWN ON DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.

