

GENERAL NOTES

A. GENERAL :

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2003 INTERNATIONAL RESIDENTIAL CODE UNLESS MORE STRINGENT REQUIREMENTS ARE REQUIRED IN THE PLANS AND SPECIFICATIONS.
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.
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.
4. THE CONTRACT DOCUMENTS REPRESENT THE FINISH STRUCTURE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION.
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.
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.
7. REQUIRED INSPECTIONS BY VIRGIN ISLANDS DEPARTMENT OF PLANNING AND NATURAL RESOURCES (BUILDING DEPARTMENT):

- a. FOUNDATIONS  
b. CONCRETE  
c. MASONRY

B. CONCRETE:

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:
- 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, ECT., 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:

- 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:

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.
2. MASONRY UNIT SHALL HAVE BEEN CURED FOR NOT LESS THAN 28 DAYS AND SHALL BE CLIMATIZED TO SITE BEFORE PLACED IN BUILDING.
3. CONTINUOUS INSPECTION IS REQUIRED, UNLESS NOTED OTHERWISE, FOR:
- 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.
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.
5. PORTLAND CEMENT - ASTM C150, TYPE II, LOW ALKALI.
6. MORTAR MIX - 1:3 WITH 1/4 PART LIME PUTTY, TYPE S.
7. GROUT MIX - 1:3 WITH 2 PARTS PEA GRAVEL.
8. GROUT REQUIREMENTS:
- a. GROUT MIX SHALL BE IN ACCORDANCE WITH UBC STANDARDS.
9. GROUT ALL CELLS, UNLESS OTHERWISE NOTED.
10. USE BOND BEAM UNITS AT HORIZONTAL REINFORCING.
11. LOCATE REBARS ABOUT CENTERLINE OF MASONRY WALL UNLESS DETAILED OTHERWISE.
12. ALL WALLS SHALL BE CONSTRUCTED USING 1/2 RUNNING BOND BETWEEN MASONRY, UNLESS OTHERWISE NOTED.
13. ALL WOOD PLATES TO BE BOLTED TO THE TOP OF MASONRY WALLS SHALL BE SET ON A MORTAR BED, TO PROVIDE UNIFORM BEARING.

D. REINFORCING STEEL FOR CONCRETE AND MASONRY:

1. REINFORCING BARS: ASTM A615, GRADE 60. ALL REINFORCING STEEL THAT IS TO BE WELDED SHALL CONFORM TO ASTM A706, UNLESS OTHERWISE NOTED ON PLANS.
2. WELDED WIRE FABRIC: ASTM A185.
3. WELDING ELECTRODES: AWS D1.4, CLASS E90, LOW HYDROGEN.
4. MINIMUM SPLICE LENGTHS, UNLESS DETAILED OTHERWISE:
- 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.
5. MINIMUM CLEARANCE BETWEEN REINFORCING AND FACE OF CONCRETE SHALL BE AS FOLLOWS (UNLESS SHOWN OTHERWISE):
- 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"
6. 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.
7. 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.
8. 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.

9. 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.

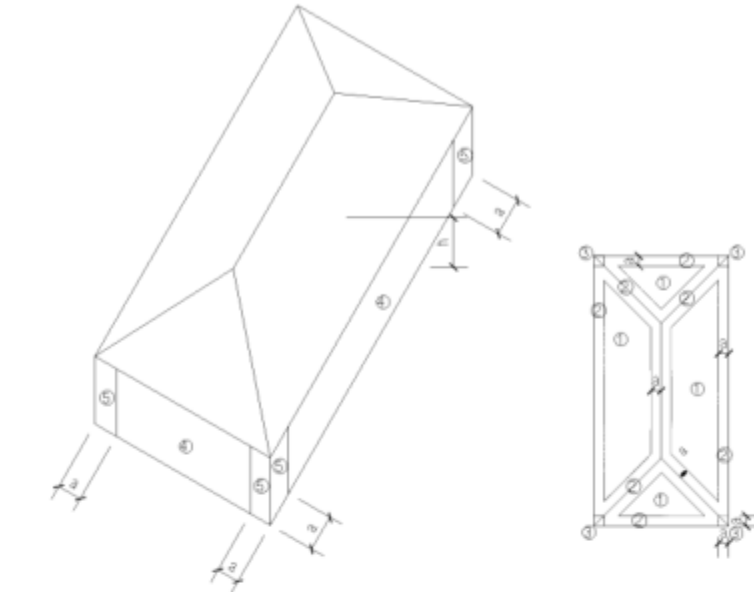
E. NON-SHRINK GROUT OR DRYPACK:

1. NON-SHRINK GROUT OR DRYPACK SHALL CONSIST OF A PREMIXED NON-METALLIC FORMULA.
2. MINIMUM FORMULA REQUIREMENTS.
- a. NO SHRINKAGE AFTER PLACEMENT.  
b. NO EXPANSION AFTER SET (ASTM C-827).  
c. INITIAL SET UP TIME NOT LESS THAN 45 MINUTES (ASTM C-1911).  
d. ONE DAY COMPRESSIVE STRENGTH = 3000 PSI (ASTM C-109).  
e. f'c AT 28 DAYS = 5000 PSI.
- F. LUMBER:

1. ALL LUMBER SHALL BE SOUTHERN YELLOW PINE, GRADE #1 - PRESSURE TREATED, UNLESS OTHERWISE NOTED.
2. ALL FRAMING LUMBER SHALL BE S4S. LUMBER DESIGN BASED ON ANSI/NFPA NDS - 1991 - NATIONAL DESIGN STANDARDS.
3. PLYWOOD SHEATHING - PRESSURE TREATED (U.S. PS1-83) WITH EXTERIOR GLUE AND APA RATED.
4. ALL NAILING SHALL BE IN ACCORDANCE WITH IBC REQUIREMENTS UNLESS NOTED OTHERWISE ON THE DRAWINGS. USE COMMON WIRE NAILS. NAILING OF ROOF, FLOOR AND SHEARWALL SHEATHING SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT BEFORE COVERING. USE ONLY ADO APPROVED CONNECTORS.
5. BOLTS SHALL COMPLY WITH ASTM A-307. BOLT HOLES IN WOOD SHALL BE 1/16 INCH MAXIMUM OVERSIZE. ALL BOLT HEAD AND NUTS BEARING ON WOOD SHALL HAVE STEEL WASHERS.
6. NO LENGTH OF SPLIT IN MEMBER SHALL EXCEED THE WIDTH OF THE MINOR FACE.
7. CONNECTOR DESIGNATIONS REFER TO STRONG-TIE CONNECTORS BY SIMPSON COMPANY. ALL CONNECTORS TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
8. ANY HOLE THROUGH STRUCTURAL MEMBERS FOR PIPES OR CONDUIT SHALL BE VERIFIED WITH THE STRUCTURAL ENGINEER.
9. NAIL ALL 2X DOUBLE JOIST WITH 16d NAILS AT 9 INCH ON CENTER, STAGGERED.
10. PROVIDE DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS.
11. FOR SIZE AND LOCATION OF ROOF, FLOOR AND WALL OPENINGS, SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. FRAME ALL FOUR SIDES OF OPENING WITH ADEQUATE MEMBERS AND CONNECTORS.
12. PROVIDE DOUBLE STUDS UNDER ALL BEAM ENDS UNLESS NOTED OTHERWISE AND CARRY STUDS DOWN TO FOUNDATION.

G. STRUCTURAL STEEL:

1. ALL WORK IN CONFORMANCE WITH THE MANUAL OF STEEL CONSTRUCTION 9TH EDITION BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
2. MATERIAL: ALL STEEL MEMBERS TO BE ASTM A992, MINIMUM YIELD STRESS OF 50 KSI UNLESS OTHERWISE NOTED.
3. CONNECTIONS: BOLTS TO BE ASTM A325 SC CLASS "A" BOLTS UNLESS OTHERWISE NOTED. ALL PROVISIONS OF THE AMERICAN WELDING SOCIETY STRUCTURAL WELDING CODE - STEEL (AWS D1.1) APPLY TO WORK. USE E70XX ELECTRODES FOR WELDING.
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW AND LIMITED ACCEPTANCE PRIOR TO ANY FABRICATION OR ERECTION.
5. ALL BASE PLATES TO HAVE A MINIMUM OF 1-1/2 INCH OF NON-SHRINK GROUT COMPLETELY INSTALLED.
6. CONTINUOUS INSPECTION REQUIRED FOR ALL STEEL WORK. INSPECTION BY BUILDING INSPECTOR REQUIRED FOR PLACEMENT OF STEEL.



DESIGN LOADS per ASCE7-05  
Vertical Design Loads:  
Floor Live Load = 40psf  
Roof Live Load = 30 psf (flat roofs) with SCL=20psf

MISSILE IMPACT CRITERIA  
Use ASTM E1395 - missile level C (2x4 @ 50fps)  
The exterior envelope shall be designed to withstand a large missile impact resulting from a 9 pound 2x4 traveling at 50 FPS.  
This includes windows, doors and louvers.

Lateral and Wind Load Conditions:  
Wind Pressure - COMPONENTS & CLADDING (ASCE7-05)

NOTES:  
1. Design pressure varies with direction of application due to different shape factors.  
Numbers shown represent maximum gross values.

2. Wind Design Criteria:  
a) Wind Speed = 145 mph (3 sec. gust)  
b) Importance Factor = 1.00  
c) Wind Directionality Factor = 0.85  
d) Exposure = C  
e) Average Height = 30 feet  
f) Dimension a = 3'-0"  
g) Open Roof pressure includes wall pressures - zone 4

MAIN ROOF - C&C PRESSURES - PSF

PRESSURE ZONE	< 10SF	20SF	50SF	>100SF	>500SF
① FIELD	+51 -56	+50 -53	+47 -49	+46 -46	
② EDGE	+51 -65	+50 -63	+47 -58	+46 -56	
③ CORNER	+51 -65	+50 -63	+47 -58	+46 -50	

WALLS - C&C PRESSURES - PSF

④ FIELD	+56 -60	+58 -58	+51 -56	+46 -51	+41 -46
⑤ EDGE	+56 -74	+53 -70	+51 -63	+46 -53	+41 -46

PORCH ROOF (OPEN) - C&C PRESSURES - PSF

① FIELD	+98 -107	+94 -108	+90 -96	+84 -89	
② EDGE	+98 -131	+94 -129	+90 -112	+84 -100	
③ CORNER	+98 -131	+94 -124	+90 -112	+84 -100	

KITCHEN  
RENOVATION  
LITTLE ST.JAMES  
U.S. VIRGIN ISLANDS

REVISIONS


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