

(3) 2 BED ROOM APARTMENT UN FOR ALTON & LYNTHIA PHILLIP 1K CONTANT CRUZ BAY QRT, ST. JOHN, U.S. VIRGIN ISLANDS

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ABBRE\	/IATIONS	MATERIAL SYMBOL INDEX	
APPROX.	APPROXIMATE	WOOD BLOCKING/ SHIMS	CONTRACTOR SHA
BLDGS. B.M. B.O.W.	BUILDINGS BENCH MARK BOTTOM OF WALL	FINISHED WOOD	1. IBC AND IRC C
CONC. CMU	CONCRETE CONRETE MASONRY UNIT		2. NEC 2017
COL. CONT. CORR.	COLUMN CONTINUOUS CORRUGATION	BATT/ BLANKET INSULATION RIDGED INSULATION	3. UPC 2018
DIA. DS.	DIAMETER DOWNSPOUT	GRASS, LOW GROUND COVER	4. CONSTRUCTION EDITION
DTL. DWG. DWLS.	DETAIL DRAWING DOWELS	METAL STUD	5. BASIC WIND SF
EA. EXIST. EXT.	EACH EXISTING EXTERIOR	CONCRETE/ PLASTER	6. SEISMIC ZONE
FIN. FL.	FINISH FLOOR	EARTH	
FTG. GALV.	FOOTING GALVANIZE		7. ASCE 7-16 Contractor sha
HORIZ. MAX. MIN.	HORIZONTAL MAXIMUM MINIMUM	CONCRETE (POUR IN PLACE)	STATUTES GOVERN
N.T.S. 0.C	NOT TO SCALE ON CENTER	POROUS FILL	ANY DEVIATION TO
PCL. P.V.C.	PARCEL POLY VINYL CARBONATE DEOLUDED	BRICK FILLED CONCRETE MASONRY UNITS	SHALL BE VERIFIEI THE LOCAL BUILDI
REQ. SPEC. T.O.S	REQUIRED SPECIFICATION TOP OF SLAB	SAND, PLASTER, DR CUT STONE	LILL LOCAL DUILDI
T.O.W. TYP.	TOP OF WALL Typical	Image: Market	CONTRACTOR MUST CON Studs are spaced NC
VERT.	VERTICAL	GLASS BLOCK	STUDS AND SEAULD INC

W W W GLASS

WITH

WOOD

CONTRACTOR MUST CC STUDS ARE SPACED N STUD - FRAMING MUS ENSURE ALL ALIGNMEN PROVIDED BY CROWN

ITS	USANCE AND CONTRACT OF CONTRACTONT OF CONTRACT OF CON
	P.O. Box 3483, St. Thomas, U.S. Virgin Islands 00803
	Note To Contractors:
DRAWING INDEX	It is the Contractors' responsibility to verify measurements and conform to all applicable Building Codes, as required. Errors, omissions, and/or all discrepancies shall be reported to the Architect of Record.
COVER SHEET	Revisions:
GENERAL NOTES	
SITE SURVEY	
SITE PLAN AND SITE DETAILS	Copy Right & Disclaimer
1st, 2nd FLOOR PLANS DETAILS AND SCHEDULES	Copyright 2004 J.U.B. King & Associates,Inc., All Rights Reserved Except with prior written authorization by J.U.B. King
3RD FLOOR PLAN AND SCHEDULE	Associates, Inc., herein referred to as JUBK, the User or Client agrees not to disclose, copy, or publish any trade secret or confidential technical or
NORTH AND WEST ELEVATIONS	business information or material of JUBK or its Affiliates or of another party to whom JUBK owes an obligation of confidence, at any time. JUBK shall not
SOUTH AND EAST ELEVATIONS	be liable to the User or Client or to anyone who may claim any right due to his relationship with JUBK
BUILDING SECTIONS	, for any acts or omissions in the performance of services on the part of JUBK or on the part of the agents or employees of JUBK except when said acts
ROOF PLAN AND ROOF FRAMING PLAN	or omissions of the JUBK are due to their willful misconduct. The User or Client shall hold JUBK free and harm-less from any obligations, costs, claims, judgments, attorney fees, and attachments arising from or grow-ing out of the services rendered to the User or Client pursuant to the terms of this
ROOF STRUCTURAL DETAILS	contract or in any way connected with the rendering of said services, except when same shall arise due to
SECTIONS "A" AND "B" AND DETAIL	the willful misconduct of JUBK , and JUBK is adjudged to be guilty of willful misconduct by a court of competent jurisdiction. This agreement shall be
CISTERN FOUNDATION AND CISTE STRUCTURAL PLAN	binding on and shall be for the benefit of the parties and their respective heirs, administrators,
FOUNDATION PLAN, 2ND FLOOR STRUCTURAL PLAN AND DETAILS	
ELECTRICAL PLAN & NOTES	ALTON & LYNTHIA PHILLIP (3) 2 BED ROOM APARTMENTS
PLUMBING PLAN & NOTES	
	Chaot Information.
LL ADHERE TO:	Sheet Information:
ODE	#1K CONTANT CRUZ BAY QRTS. ST. JOHN, USVI
	Title:
INFORMATION FOR A STRONGER HOME 4TH	COVER SHEET
PEED 165 MPH	
D	Sheet:
LL ALSO ADHERE TO ALL OTHER LOCAL	C00
D THE DESIGN WHILE UNDER CONSTRUCTION D BY THE ARCHITECT AND APPROVED BY NG INSPECTOR.	Certification & Authorization
MFORM OR ENSURE THAT ALL EXISTING 2x6 or 2x4 OT LESS THAN 16" o.c ALLL FIRST FLOOR WALL T BE ADJUSTED OR NEW STUDS INSTALLED TO T OF STUDS WITH THE NEW STRUCTURAL METAL NTERNATIONAL STEEL BUILDING SYSTEMS TM	No. 483A

GENERAL NOTES:

<u>general</u>

- ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL AND LOCAL CODES AND STANDARDS.
- ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- THE ENGINEER SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO START-UP OF CONSTRUCTION BY THE CONTRACTOR
- DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER MAY BE CAUSE FOR THE

WORK TO BE UNACCEPTABLE TO THE ENGINEER.

- CONTRACTOR WARRANTS THAT HIS EMPLOYEES, AGENTS AND SUB-CONTRACTORS POSSESS THE EXPERIENCE, KNOWLEDGE AND CHARACTER NECESSARY TO QUALIFY THEM INDIVIDUALLY FOR THE PARTICULAR CONSTRUCTION TECHNIQUES THEY PERFORM IN CONNECTION WITH THE TASKS TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION BE PERFORMED IN STRICT COMPLIANCE WITH ALL OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION), AND LOCAL HEALTH AND SAFETY CODES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS, AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THE DRAWINGS. ALL MATERIAL SHALL BE NEW. MATERIALS AND WORKMANSHIP SHALL BE OF GOOD QUALITY AND FREE OF DEFECTS. ALL WORKMEN AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.
- THE PREMISES SHALL BE KEPT FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS, AND AT THE END OF THE JOB THE CON-TRACTOR SHALL REMOVE ALL RUBBISH, SURPLUS MATERIALS, AND TOOLS AND LEAVE THE BUILDING AND WORK AREA BROOM CLEAN.

STRUCTURAL

1.	ARCHITECT DEPRESSE BOLT SETT	AL DRAWINGS SHALL BE WORKED TOGETHER WITH URAL, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE D SLABS, SLOPES, DRAINS. OUTLETS, RECESSES, OPENINGS, INGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO ITION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
2.	FOR APPR	RACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER OVAL BEFORE FABRICATION OR ERECTION OF ANY AL SYSTEM.
3.	SUPERSED RESPONSIE THAT ALL	WINGS ARE AN AID FOR FIELD PLACEMENT AND ARE ED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE BILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST AL DRAWINGS.
4.	ENGINEER DRAWINGS REVIEW OF FOR GENE SPECIFICAT THAT THE	RACTOR SHALL SUPPLY THE OWNER AND THE WITH ONE ORIGINAL AND ONE COPY OF SHOP A MINIMUM OF TWO WEEKS PRIOR TO PLACEMENT. THE SHOP DRAWINGS BY THE OWNER AND ENGINEER IS ONLY RAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND IONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY SHOP DRAWINGS ARE CORRECT NOR DOES IT INFER THAT ERSEDE THE STRUCTURAL DRAWINGS.
ō.	SUPERVISIN THE WORK EQUIPMENT COMPLIANC	OR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND IG SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH . IN ADDITION, THE CONTRACTOR SHALL ENSURE THAT THE AND MATERIAL FURNISHED ARE, AT A MINIMUM, IN STRICT E WITH ANY AND/OR ALL OF THE APPLICABLE CODES AND G LISTED BELOW:
	EPA —	ENVIRONMENTAL PROTECTION AGENCY
	osha —	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
	RCRA –	RESOURCE CONSERVATION AND RECOVERY ACT
	TSCA –	TOXIC SUBSTANCE AND CONTROL ACT
	DOT –	DEPARTMENT OF TRANSPORTATION

- ASTM AMERICAN SOCIETY OF TESTING MATERIALS AWWA – AMERICAN WATER WORKS ASSOCIATION
- NSI NATIONAL STANDARDS INSTITUTE
- AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION
- UBC UNIFORM BUILDING CODE
- ACI AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318-95 ("ACI 318"). "BUILDING CODE REQUIRÉMENTS FOR MASONRY STRUCTURES ACI 530-92("ACI 530").
- SJI STEEL JOIST INSTITUTE, "SPECIFICATIONS, LOAD TABLE, WEIGHT TABLE, FOR STEEL JOIST GIRDERS," (SJI)
- NFPA NATIONAL FOREST PRODUCTS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION 1991," ("NFPA")
- AWPA AMERICAN WOOD PERSEVERS ASSOCIATION
- SSPC STEEL STRUCTURES PAINTING COUNCIL AWS - AMERICAN WELDING SOCIETY
- ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
- THE TERM ENGINEER SHALL REFER TO THE ARCHITECT OR THE ENGINEER WORKING ON BEHALF OF THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL MEASUREMENT AND SHALL NOTIFY
- THE ENGINEER AND THE ARCHITECT OF ALL DISCREPANCIES.
- THE ENGINEER AND DPNR SHALL BE NOTIFIED PRIOR TO ALL CONCRETE POUR TO VERIFY REINFORCEMENT PLACEMENT AND ALL CONCRETE ELEMENTS.

- 9. ALL FOOTINGS ARE TO BE INSPECTED BY THE ENGINEER AND DPNR PRIOR TO ALL CONCRETE POURS.
- 10, FOOTINGS ARE TO BE PLACED ONLY ON
- MODIFIED PROCTOR DENSITY COMPACTED 11. ALL COLUMNS AND/OR WALLS ARE TO BE
- FOUNDATION UNLESS OTHERWISE NOTED. 12, ALL REBAR DOWELS ARE TO BE IN PLACE
- POURS.
- 13 ALL BOLT HOLES IN WOOD AND STEEL ME BOLT DIAMETER, OR. U.O.N. ALL HOLES DRILLED, OR, PUNCHED. TORCH BORED HC
- 14 ALL WELDING IS TO BE DONE BY LICENSEI UP-TO-DATE LICENSE. A COPY OF THE V SUBMITTED TO THE ENGINEER FOR APPROV
- 15 ALL CONCRETE SHALL BE TESTED IN ACCC REQUIREMENTS.
- 16 ALL CONCRETE SHALL BE CURED WITH WA IN ACCORDANCE WITH ACI 318 REQUIREME

17 FORM REMOVAL:

- SLABS, AND BEAMS, 28 DAYS AFTER - WALLS AND COLUMNS, 7 DAYS AFTER
- 18. DO NOT CUT OR ALTER ANY STRUCTURAL
- AUTHORIZATION OF THE ENGINEER.
- 19. THESE DRAWINGS DO NOT DEFINE SCOPE CONTRACT DOCUMENTS.
- 20. THE DESIGN, ADEQUACY AND SAFETY OF TEMPORARY SUPPORTS, ETC., IS THE SOL CONTRACTOR AND IS NOT SHOWN ON THES
- 21. AT ALL TIMES THE CONTRACTOR SHALL BE CONDITIONS AT THE JOB SITE INCLUDING PROPERTY. THE ARCHITECTS OR ENGINEE WORK DOES NOT INCLUDE THE ADEQUACY OR METHODS OF CONSTRUCTION.
- 22. CONTRACTOR SHALL VERIFY ALL DIMENSION BEFORE STARTING THE WORK. ARCHITECT IN WRITING OF ANY DISCREPANCY FOUND PROCEEDING WITH THE WORK.
- 23. APPROVAL BY THE BUILDING INSPECTOR D WITH THE PLANS AND SPECIFICATIONS. A REQUIRED PRIOR TO THE FINAL COMPLETIO
- 24. USE OF ALTERNATE PRODUCTS TO THOSE PROHIBITED. ALTERNATE PRODUCTS MAY, H APPROVAL OF THE ARCHITECT/ENGINEER P WORK.
- 25. DO NOT SCALE DRAWINGS TO OBTAIN DIME

MATERIALS STANDARDS

- 1. <u>CEMENT</u>
- .1 PORTLAND CEMENT SHALL CONFORM TO OR UBC STANDARD No. 19-1 "PORTLA
- 2. <u>MASONRY NOTES</u>
- .1 MORTAR CEMENT SHALL CONFORM TO U CEMENT.'
- .2 THE USE OF MASONRY CEMENT IS EXPR
- .3 MORTAR SHALL MEET THE REQUIREMENT UNIT MASONRY OR UBC STANDARD No. AND REINFORCED MASONRY OTHER THAN
- .4 ONLY MORTAR TYPE S OR M SHALL BE
- .5 MORTAR MATERIALS SHALL BE MEASURED
- THE SPECIFIED PROPORTIONS ACCURATE .6 JOB SITE MIXED MORTAR SHALL BE ACC
- TYPE PLASTER OR MORTAR MIXER OR ONLY SMALL AMOUNTS OF MORTAR SHAL
- .7 NO READY-MIXED MORTAR SHALL BE US
- .8 MORTAR JOINTS SHALL BE OF THE CONC
- .9 JOINT REINFORCEMENT SHALL CONFORM STANDARD NO. 21-10 JOINT REINFORCE ARE TO BE REINFORCED WITH No. 8 GAU AND SHALL BE PLACED EVERY SECOND C THE SLAB, OR, FOOTING.
- .10 HALLOW CONCRETE MASONRY SHOWN ON GRADE N, TYPE 1, NORMAL WEIGHT, WITH
- .11 MORTAR SHALL CONFIRM TO ASTM C270,
- TYPE M FOR BELOW GRADE.
- .12 VERTICAL REINFORCING SHALL BE ASTM A MINIMUM LAP SPLICES SHALL BE AS FOLI
- #3 BARS 1'-6" #4 BARS - 2'-0" #5 BARS _ 2'-6" #6 BARS - 3'-0"
- 3. <u>GROUT</u>
- .1 GROUT SHALL MEET THE REQUIREMENTS MASONRY" AND UBC STANDARD No. 21-SELECTION OF THE GROUT TYPE SHALL 21-C, "GROUTING LIMITATIONS."
- .2 GROUT SLUMP SHALL BE BETWEEN 8" AI
- .3 USE LOW LIFT GROUTING METHOD ONLY (EVERY THREE COURSES).

BY THE ENGINEER AND DPNR PRIOR		LL CONFIRM TO ASTM C467 WITH 3000 PSI S SHALL BE GROUTED IN INCREMENTS NOT	.5	COVER	MINIMUM
N UNDISTURBED SOIL OR ON 95 D FILL.		. FILL ALL CELLS BELOW GRADE.		CAST AGAINST AND PERMANENTLY	COVER
BE PLACED AT CENTERLINE OF	.6 ALL GROUTING IS TO STOP 1"	BELOW THE EDGE OF THE TOP COURSE SHALL THEN CONTINUE WITH SUBSEQUENT		EXPOSED TO EARTH OR WEATHER:	3"
CE PRIOR TO ALL CONCRETE	LIFTS AND/OR CASTING OF A E			NO. 5 AND SMALLER BARS NO. 6 AND LARGER BARS	2" 1 1/2"
MEMBERS SHALL BE 1/16" PLUS S IN STEEL MEMBERS SHALL BE HOLES ARE NOT PERMISSIBLE.	21-B, "GROUT PROPORTIONS .8 AGGREGATES FOR GROUT SHA "AGGREGATES FOR GROUT" PI	BY VOLUME." All meet the requirements of astm c 404, er ubc section 2102.2.1.2.		EXPOSED TO SEA WATER: NO. 5 AND SMALLER BARS NO. 6 AND LARGER BARS PRE CAST CONCRETE PILES	4" 4" 4"
ISED WELDERS WITH AN VALID LICENSE SHALL BE	TABLE 1.	LL BE GRADED ACCORDING TO ASTM C 404,		NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:	
roval. Ccordance with aci 318	TO ASSURE THOROUGH BLENI			ROOF SLAB STRUCTURAL SLABS AND WALLS	1" 3/4"
WATER FOR FIVE CALENDAR DAYS MENTS.	21–19) OR SHALL BE EQUAL HIGHER STRENGTH CONCRETE	A MINIMUM OF 2000 PSI (UBC STANDARD No. OR EXCEED THE COMPRESSIVE STRENGTH OF MASONRY UNITS (FOOT NOTE 4 TO UBC TABLE 5 TO 1.40 TIMES THE DESIGN STRENGTH OF WHICHEVER IS GREATER		BEAMS AND COLUMNS [PRIMARY REINFORCEMENT TIES, STIRRUPS AND SPIRALS] SLABS ON GRADE	1 1/2" 1 1/2"
R POUR.	4. <u>WATER</u>		.6	NO DEVIATION FROM THE STRUCTURAL	, Plans shall [
ER POUR. Al members without written	ALKALIS OR ORGANIC MATERIA	FREE OF DELETERIOUS AMOUNTS OF ACIDS, ILS. WATER CONTAINING SOLUBLE SALTS SUCH SULFATES SHALL NOT BE PERMISSIBLE.	.7	WITHOUT THE EXPRESS WRITTEN CONS ALL REINFORCING BARS SHALL BE SE CONCRETE POURING. IF REQUIRED, A	CURELY HELD IN
PE OF CONTRACTS. SEE	.2 SEE WATER SERVICE LINE NO		.8	BY THE CONTRACTOR TO FURNISH SU BARS SUPPORT SHALL BE PLASTIC TIF	PPORT FOR THE
F ERECTION BRACING, SHORING,			.9	OF FOUNDATIONS, CHAIRS SHALL BE ALL REINFORCING BARS MARKED-CON	GALVANIZED. TINUOUS SHALL
OLE RESPONSIBILITY OF THE HESE DRAWINGS.	5. <u>ADMIXTURE AND ADDITIVES</u> .1 ADMIXTURE AND ADDITIVES TO	MORTAR OR GROUT SHALL NOT BE USED		AT SPLICES AND CORNERS UNLESS O TOP BARS AT CENTER BETWEEN SUPF CONTINUOUS BARS AT NON-CONTINUC	PORTS AS REQUI
BE SOLELY RESPONSIBLE FOR THE G SAFETY OF PERSONS AND EER'S PRESENCE OR REVIEW OF	UNLESS APPROVED BY THE E		.10	ALL REINFORCING BARS SHALL BE EP	OXY COATED.
CY OF THE CONTRACTOR'S MEANS	.1 ALL LUMBER SHALL BE SOUTHE	ERN PINE, AND CONFIRM TO THE SOUTHERN PINE	GENER	AL CIVIL ENGINEERING NOTES	
IONED AND SITE CONDITIONS CT/ENGINEER SHALL BE NOTIFIED D IN THE FIELD PRIOR TO	AND ACCEPTED WOOD CONSTRU	ONSTRUCTION AND UBC CHAPTER 23, "WOOD" JCTION PRACTICES. URE IMPREGNATED WITH AN APPROVED PROCESS	1.	TOPOGRAPHIC SURVEY OF THE SITE WAS ACKNOWLEDGMENT STATEMENT ON SHEE	
DOES NOT IMPLY COMPLIANCE	AND PRESERVATIVE AND SHAL	L CONFORM TO AWPA'S STANDARD C-1 "ALL TIVE TREATMENT BY PRESSURE PROCESS"	2.	ALL SITE CONSTRUCTION SHALL CONFOR THE VI ENVIRONMENTAL PROTECTION HA	
APPROVAL BY THE ENGINEER IS TION OF THE PROJECT.	RETARD ANT CHEMICAL IN AC	URE IMPREGNATED WITH AN APPROVED FIRE- CORDANCE WITH UBC STANDARD 23-6 AND	3.	PRIOR TO STARTING CONSTRUCTION, COI AREA TO THOROUGHLY DOCUMENT EXIST SHALL BE SUBMITTED TO THE OWNER IN	ING CONDITIONS.
E SPECIFIED IS STRICTLY HOWEVER, BE USED UPON PRIOR TO PROCEEDING WITH THE	BY PRESSURE PROCESS "	RUCTURAL LUMBER—FIRE RETARD ANT TREATMENT	4.	LOCATIONS, ELEVATIONS, AND DIMENSION AND OTHER FEATURES ARE SHOWN ACC	
IMENSIONAL INFORMATION.	END-JOINTED LUMBER, AND F Standards or grading ruli	RAL PANELS, STRUCTURAL LAMINATED TIMBER, POLES SHALL CONFORM TO THE APPLICABLE ES SPECIFIED IN UBC CHAPTER 23 AND SHALL		AVAILABLE AT THE TIME OF PREPARATION PURPORT TO BE ABSOLUTELY CORRECT. VERIFICATIONS SHALL NOT CONSTITUTE A	CHANGES IN THE
	ISSUED BY AN APPROVED AGI VOLUNTARY PRODUCT STANDA	ADE MARK OR A CERTIFICATE OF INSPECTION ENCY(AMERICAN SOFT WOOD STANDARDS, RD_PS20-70, NATIONAL BUREAU OF STANDARDS,	5.	CONTRACTOR SHALL VERIFY ALL UTILITIE ARCHITECT, 72 HOURS PRIOR TO DIGGIN	
	U.S. DEPARTMENT OF COMME		6.	PRIOR TO CONSTRUCTION, THE CONTRAC FULLY RESPONSIBLE FOR ANY AND ALL	DAMAGES WHICH
TO ASTM C 150 "PORTLAND CEMENT"		ED AWAY FROM CONTACT WITH WATER AND HIGH THE GROUND AND SUPPORTED IN SUCH A		BY HIS FAILURE TO EXACTLY LOCATE AN UTILITIES, STRUCTURES, AND OTHER FEA	TURES AFFECTING
LAND CEMENT	MANNER AS TO AVOID WARPIN	IG AND BUCKLING. STORED LUMBER SHALL NOT SUN LIGHT FOR A PROLONGED PERIOD OF TIME.	7.	PUBLIC LAND CORNERS OR CITY MONUN CONSTRUCTION ARE TO BE PROTECTED. OF BEING DESTROYED OR DISTURBED AI	IF A CORNER MOND HAS NOT BEE
UBC STANDARD No. 21–14 "MORTAR		THE USE OF ANY WOOD MEMBER WHERE ERISTICS OR DEFECTS AFFECT THE SERVICE-		REFERENCED, THE CONTRACTOR SHALL APPROPRIATE GOVERNMENT AGENCY.	
	ABILITY OF THAT MEMBER.		8.	THE CONTRACTOR SHALL CONTACT THE FINDING ANY CONFLICTS DURING CONST ON THE DRAWINGS.	
XPRESSLY PROHIBITED. INTS OF ASTM C 270 "MORTAR FOR	BRIDGE GRILLS, ANGLES, UTILI	ART OF THE BUILDING STRUCTURE) e.g. PIPE ITY RACKS, ANCHOR BOLTS, ETC. TO BE HOT	9.	DURING CONSTRUCTION OF THE SITE IM RESPONSIBLE FOR REMOVAL, PROTECTIO	N, AND REPLACEN
o. 21–15 "MORTAR FOR UNIT MASONRY HAN GYPSUM."	.2 ALL STRUCTURAL ELEMENTS C	ACCORDANCE WITH SSPC STANDARDS.		PRIVATE PROPERTY AND PUBLIC RIGHTS SHRUBS, TREES, SURVEYING MARKERS,	UTILITY POLES, H
BE ACCEPTABLE.	PRIMER, FOLLOWED BY 3-5 M	SAME DAY WITH 2–3 MIL dFt OF ZINC RICH M dFt OF HIGH BUILD EPOXY. THE STEEL –2 dFt COAT OF POLYURETHANE ENAMEL.	10.	THE CONTRACTOR SHALL BE RESPONSIB OF ALL UTILITIES THAT MAY EXIST, ABOV	/E OR BELOW GR
RED IN SUCH A MANNER TO CONTROL	8. <u>CONCRETE</u>		11.	ALL BRUSH OR UNSUITABLE MATERIAL S THE CONTRACTORS EXPENSE.	
ACCOMPLISHED BY USING A PADDLE R A DRUM OR BARREL CONCRETE MIXER.		11TTED TO THE ENGINEER FOR APPROVAL	12.	ALL PRIVATE AND PUBLIC PROPERTY AF RESTORED TO A CONDITION EQUAL TO C EXISTING PRIOR TO COMMENCING CONST	OR BETTER THAN RUCTION UNLESS
HALL BE MIXED BY HAND.	PRIOR COMMENCEMENT OF AN			EXEMPTED BY THE PLANS. COST TO BE AND NO EXTRA COMPENSATION TO BE A	ALLOWED.
USED. ONCAVE TYPE.	THE ENGINEER. .3 FORM WORK SHALL COMPLY N	with "recommended practice for concrete	13.	NO REPRESENTATION IS MADE REGARDIN MATERIAL, OR MATERIAL NOT SUITABLE F DISPOSED OFFSITE AT THE CONTRACTOR	FOR USE AS BAC
1 TO THE REQUIREMENTS OF UBC CEMENT FOR MASONRY. ALL CMU WALLS		AFFIRMED 1934]. URING AND DEPOSITING OF CONCRETE SHALL	14.	IN AREAS REQUIRING FILL MATERIAL, THI OTHERWISE REMOVE ALL VEGETATION SU	CH AS BRUSH, H
AUGE "DUR-O-WALL" OR EQUIVALENT, COURSE, STARTING DIRECTLY ON TOP OF	COMPLY WITH ACI 301-83. .5 NO WATER SHALL BE ADDED	TO THE CONCRETE AT THE JOB SITE.		GROWTH OF GRASS, DECAYED VEGETATIC DELETERIOUS MATERIAL BEFORE EMBANK TO THE PLACING OF FILL MATERIALS, TH	MENT IS STARTED
N THESE DRAWINGS SHALL BE ASTM C90. TH F'm = 1500 PSI.	.6 REMOVE ALL DEBRIS FROM FO	ORMS BEFORE POURING. OPPED THROUGH REINFORCING STEEL [AS IN	15.	TO BE PLACED, SHALL BE SCARIFIED. THE CONTRACTOR SHALL COORDINATE W	'ITH MORAVIAN CH
D, TYPE M OR S FOR ABOVE GRADE,	WALLS, COLUMNS AND DROP Aggregates. Use hoppers	CAPITALS] SO AS TO CAUSE SEGREGATION OF , CHUTES OR TRUCKS OF VARYING LENGTHS IED FALL OF THE CONCRETE SHALL NOT	16.	STAGING AREA. CONTRACTOR SHALL NOTIFY THE ARCHIT	ECT 24 PRIOR TO
A615, GRADE 60 DEFORMED BARS.		CIENT NUMBER SHALL BE USED TO ENSURE	17.	NATIONWIDE PERMIT IS NOT REQUIRED F	
DLLOWS:	9. <u>REINFORCING STEEL</u>		18.	TIPES PERMIT IS REQUIRED BECAUSE PI AREA REQUIREMENTS.	
		PESISTING EADTHOUNKE EODOES	19.	IT IS THE CONTRACTOR'S RESPONSIBILIT TO THE PROJECT SITES AS PART OF TH	
	.1 REINFORCEMENT IN MEMBERS R .2 DEFORMED BARS, ASTM A615, ACTUAL YIELD STRENGTH BASED		20.	PRIOR TO COMMENCEMENT OF CONSTRU SHALL PROVIDE PROPOSED HAUL ROUTE AREAS FOR DPW APPROVAL.	
TS OF ASTM C 476, "GROUT FOR	(WITH RETESTS NOT EXCEEDING	THIS VALUE BY 3000 PSI)	21.	THE LIMITS OF CONSTRUCTION INDICATED PRIOR TO THE MOBILIZATION OF EQUIPM	IENT, THE CONTRA
1–19, "GROUT FOR MASONRY." L BE BASED ON THE UBC TABLE	STRENGTH IS NOT LESS THAN	E TENSILE STRENGTH TO ACTUAL YIELD TENSILE 1.25.		LAYOUT INFORMATION IN THE FIELD SUF WORK, THE LIMITS OF CLEARING, TREE CONSTRUCTION FOR THE DPNR APPROVA	FICIENT TO IDENT PROTECTION AND AL PRIOR TO MOE
'AND 10".		STM A615, GRADE 60.		EQUIPMENT AND COMMENCING CONSTRUCT COMMENTS IN THE FIELD, THE CONTRACT AS NEEDED AT NO ADDITIONAL COST TO	CTION OPERATION TOR SHALL RE-E
(GROUT REINFORCED CMU CELLS		STM A185, GRADE 60. 70XX LOW HYDROGEN.	22.	IT IS THE CONTRACTOR'S RESPONSIBILIT DURING THE ENTIRETY OF CONSTRUCTIO	y to maintain s ⁻
	BOLTING MATERIALS: A	STM A325 OR A490, U.O.N.			

	MINIMUM COVER	TOLERANCES + OR -
PERMANENTLY	3"	3/8"
I OR WEATHER: R BARS BARS	2" 1 1/2"	3/8" 3/8"
VATER: R BARS BARS TE PILES	4" 4" 4"	3/8" 3/8" 3/8"
VEATHER OR IN UND:		
	1 "	1/8"
AND WALLS	3/4"	1/8" 1/8"
NS [PRIMARY		
S, ŠTIRRUPS	1 1/2"	1/8"
	1 1/2"	3/8"

M THE STRUCTURAL PLANS SHALL BE PERMITTED RESS WRITTEN CONSENT OF THE ENGINEER.

BARS SHALL BE SECURELY HELD IN PLACE DURING G. IF REQUIRED, ADDITIONAL BARS SHALL BE PROVIDED OR TO FURNISH SUPPORT FOR THE BARS.

HALL BE PLASTIC TIPPED FOR EXPOSED CONCRETE. LEGS CHAIRS SHALL BE GALVANIZED. BARS MARKED-CONTINUOUS SHALL BE LAPPED 30 X DIA.

CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TER BETWEEN SUPPORTS AS REQUIRED. TERMINATE AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS.

RING NOTES

EY OF THE SITE WAS PERFORMED BY SEE ENGINEERS STATEMENT ON SHEET C2.

TION SHALL CONFORM TO THE DPNR STANDARDS AND TO NTAL PROTECTION HANDBOOK.

CONSTRUCTION, CONTRACTOR SHALL VIDEO TAPE PROJECT ILY DOCUMENT EXISTING CONDITIONS. A COPY OF THE VIDEO D TO THE OWNER IN DVD FORMAT.

DNS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, ES ARE SHOWN ACCORDING TO THE BEST INFORMATION IME OF PREPARATION OF THESE PLANS. BUT DO NOT SOLUTELY CORRECT. CHANGES IN THE WORK DUE TO FIELD _ NOT CONSTITUTE A CHANGE IN THE BID PRICE.

VERIFY ALL UTILITIES AND NOTIFY THE OWNER AND THE JRS PRIOR TO DIGGING IN ANY PORTION OF THE SITE.

CTION, THE CONTRACTOR SHALL VERIFY AND AGREE TO BE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING ES, AND OTHER FEATURES AFFECTING HIS WORK.

ERS OR CITY MONUMENTS WITHIN THE LIMITS OF TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER ED OR DISTURBED AND HAS NOT BEEN PROPERLY CONTRACTOR SHALL NOTIFY THE DPW AND OTHER RNMENT AGENCY.

HALL CONTACT THE OWNERS OFFICE IMMEDIATELY UPON ICTS DURING CONSTRUCTION ON ANY IMPROVEMENTS SHOWN

ION OF THE SITE IMPROVEMENTS, THE CONTRACTOR IS REMOVAL, PROTECTION, AND REPLACEMENT OF ITEMS ON AND PUBLIC RIGHTS-OF-WAY SUCH AS FENCES, SOD, IRVEYING MARKERS, UTILITY POLES, HYDRANTS, ETC.

HALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION IAT MAY EXIST, ABOVE OR BELOW GROUND.

SUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE AT EXPENSE.

UBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE NDITION EQUAL TO OR BETTER THAN THE CONDITION COMMENCING CONSTRUCTION UNLESS SPECIFICALLY PLANS. COST TO BE INCIDENTAL TO OTHER CONSTRUCTION IPENSATION TO BE ALLOWED.

I IS MADE REGARDING BALANCED EARTHWORK. ANY EXCESS RIAL NOT SUITABLE FOR USE AS BACKFILL, SHALL BE AT THE CONTRACTORS EXPENSE.

FILL MATERIAL, THE CONTRACTOR WILL STRIP OR ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY DECAYED VEGETATION, RUBBISH AND ANY OTHER IAL BEFORE EMBANKMENT IS STARTED. IMMEDIATELY PRIOR FILL MATERIALS, THE ENTIRE AREA UPON WHICH FILL IS ALL BE SCARIFIED.

HALL COORDINATE WITH MORAVIAN CHURCH TO DETERMINE

NOTIFY THE ARCHITECT 24 PRIOR TO CONSTRUCTION.

IS NOT REQUIRED PER SECTION 232.32

EQUIRED BECAUSE PROJECT EXCEEDS MINIMUM DISTURBED

FOR'S RESPONSIBILITY TO COORDINATE INGRESS AND EGRESS ITES AS PART OF THE WORK.

EMENT OF CONSTRUCTION OPERATIONS, THE CONTRACTOR POSED HAUL ROUTES AND ANY LAY-DOWN OR STOCKPILE PROVAL.

STRUCTION INDICATED ON THE PLANS ARE APPROXIMATE. ILIZATION OF EQUIPMENT, THE CONTRACTOR SHALL PROVIDE I IN THE FIELD SUFFICIENT TO IDENTIFY THE LIMITS OF OF CLEARING, TREE PROTECTION AND THE LIMITS OF THE DPNR APPROVAL PRIOR TO MOBILIZATION OF

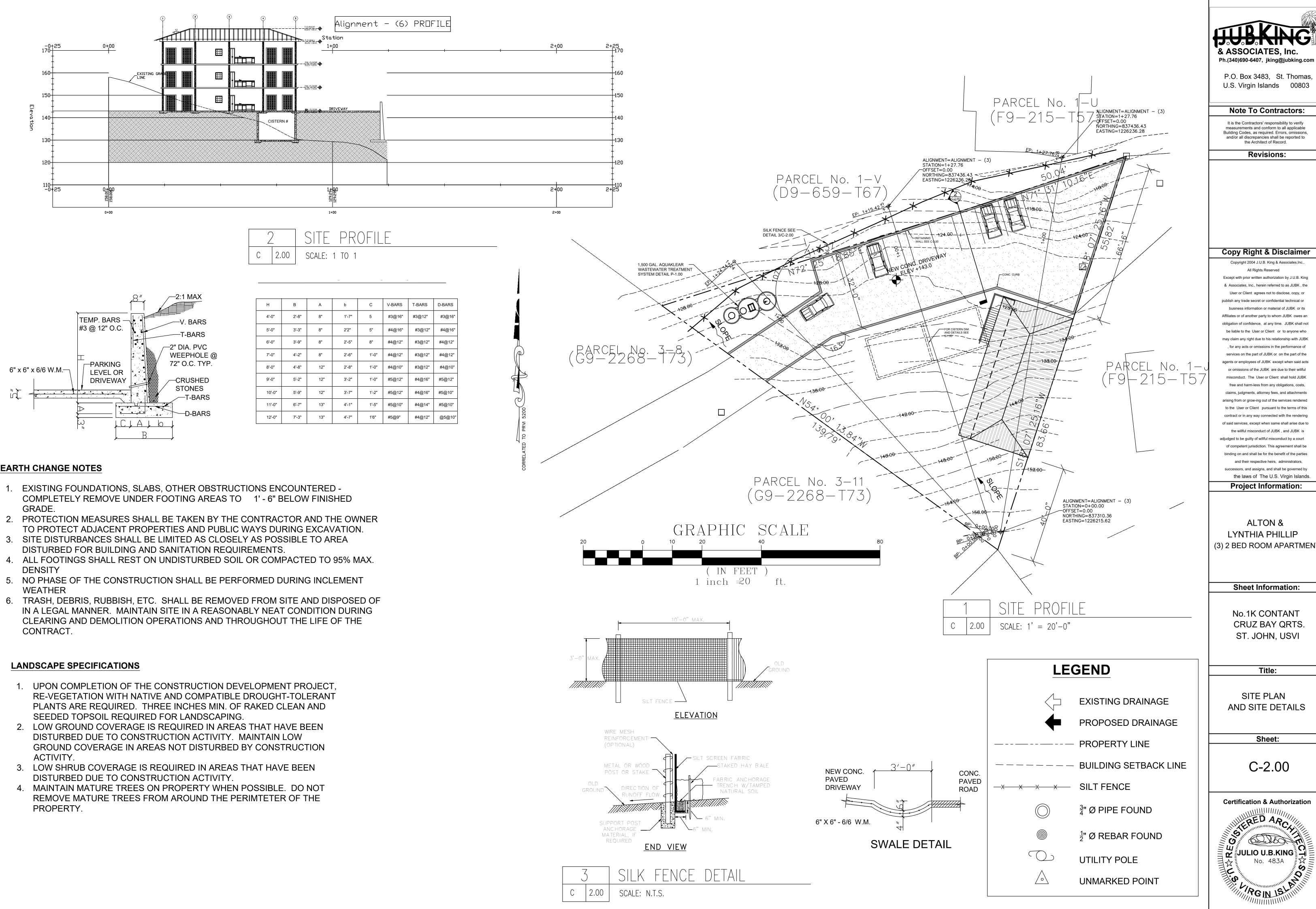
MMENCING CONSTRUCTION OPERATIONS. BASED ON DPNR FIELD. THE CONTRACTOR SHALL RE-ESTABLISH THE LIMITS ADDITIONAL COST TO THE OWNER.

FOR'S RESPONSIBILITY TO MAINTAIN STORM WATER FLOW

& ASSOCIATES, Inc. Ph.(340)690-6407, jking@jubking.com P.O. Box 3483, St. Thomas, U.S. Virgin Islands 00803 Note To Contractors: It is the Contractors' responsibility to verify measurements and conform to all applicable Building Codes, as required. Errors, omissions, and/or all discrepancies shall be reported to the Architect of Record. **Revisions:** Copy Right & Disclaimer Copyright 2004 J.U.B. King & Associates, Inc., All Rights Reserved Except with prior written authorization by J.U.B. King & Associates, Inc., herein referred to as JUBK , the User or Client agrees not to disclose, copy, or publish any trade secret or confidential technical or business information or material of JUBK or its Affiliates or of another party to whom JUBK owes an obligation of confidence, at any time. JUBK shall not be liable to the User or Client or to anyone who may claim any right due to his relationship with JUBK , for any acts or omissions in the performance of services on the part of JUBK or on the part of the agents or employees of JUBK except when said acts or omissions of the JUBK are due to their willful misconduct. The User or Client shall hold JUBK free and harm-less from any obligations, costs, claims, judgments, attorney fees, and attachments arising from or grow-ing out of the services rendered to the User or Client pursuant to the terms of this contract or in any way connected with the rendering of said services, except when same shall arise due to the willful misconduct of JUBK , and JUBK is adjudged to be guilty of willful misconduct by a court of competent jurisdiction. This agreement shall be binding on and shall be for the benefit of the parties and their respective heirs, administrators, successors, and assigns, and shall be governed by the laws of The U.S. Virgin Islands **Project Information:** ALTON & LYNTHIA PHILLIP (3) 2 BED ROOM APARTMENT Sheet Information: No.1K CONTANT CRUZ BAY QRTS. ST. JOHN, USVI Title: **GENERAL NOTES** Sheet:

GN.00



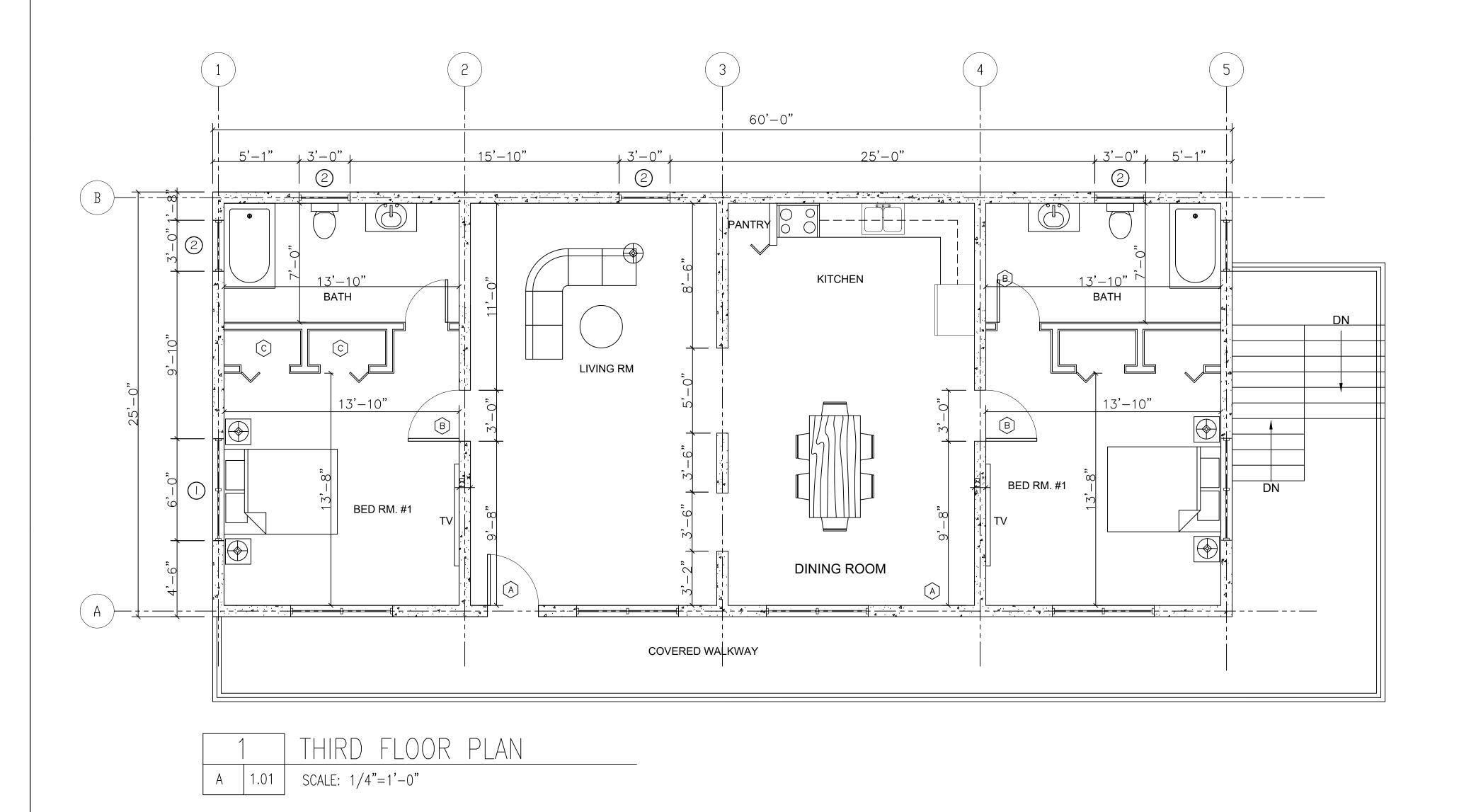


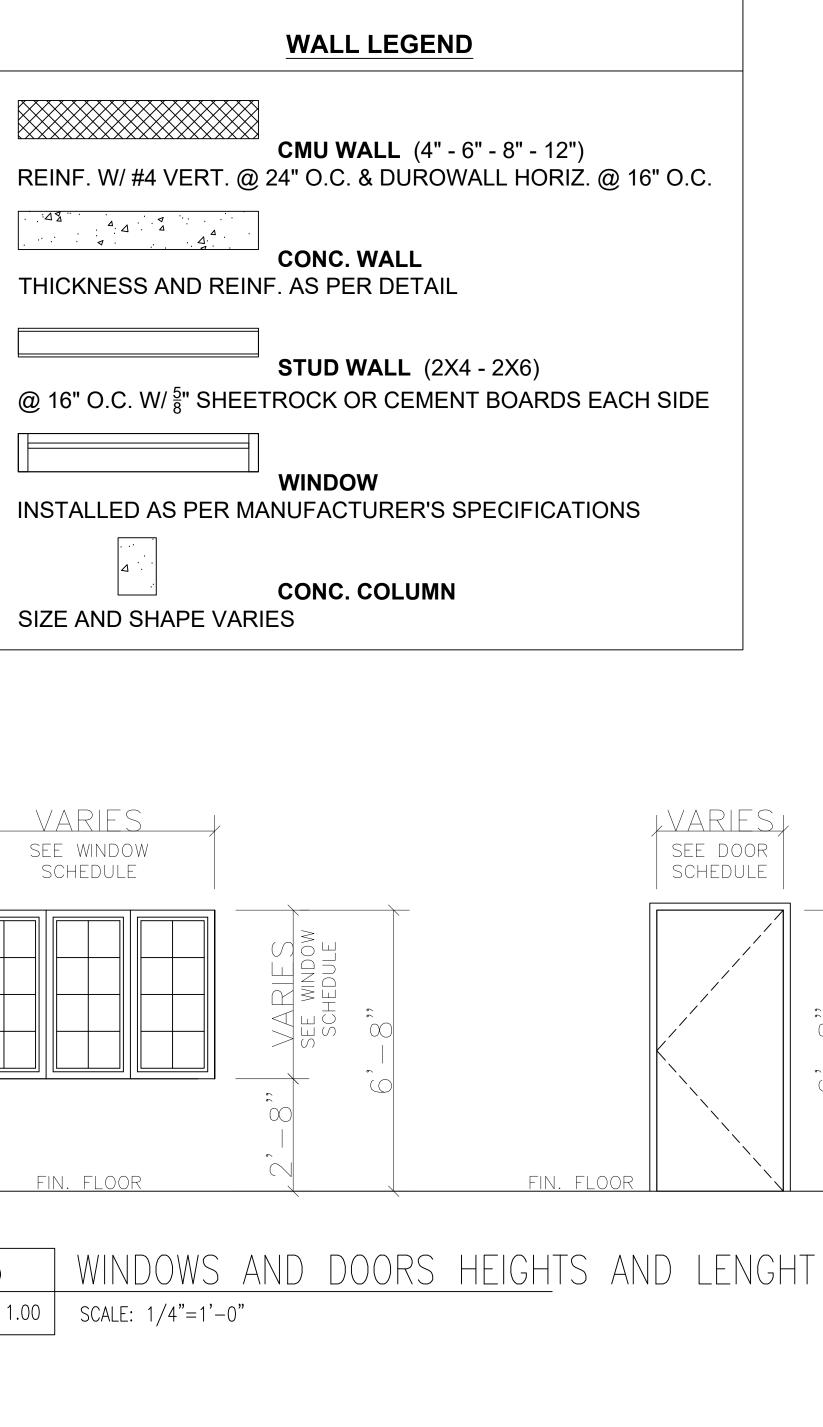
EARTH CHANGE NOTES

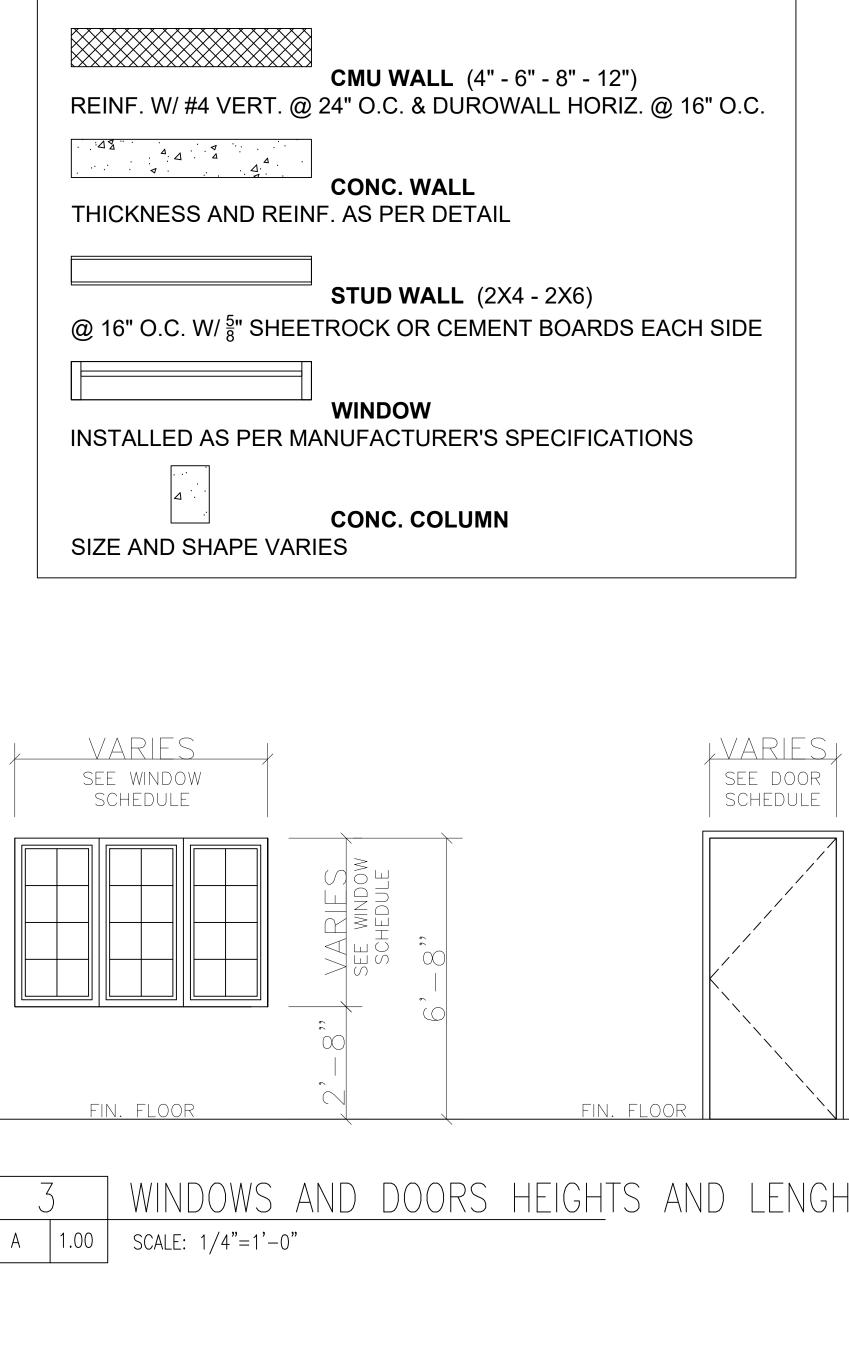
- 1. EXISTING FOUNDATIONS, SLABS, OTHER OBSTRUCTIONS ENCOUNTERED -
- 2. PROTECTION MEASURES SHALL BE TAKEN BY THE CONTRACTOR AND THE OWNER

- 5. NO PHASE OF THE CONSTRUCTION SHALL BE PERFORMED DURING INCLEMENT

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	be liable to the User or Client or to anyone who may claim any right due to his relationship with JUBK
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J	agents or employees of JUBK except when said acts or omissions of the JUBK are due to their willful
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╞	the laws of The U.S. Virgin Islands. Project Information:
ŀ	
	ALTON &
	(3) 2 BED ROOM APARTMENT
	Sheet Information:
ſ	
	No.1K CONTANT
	CRUZ BAY QRTS. ST. JOHN, USVI
	Title:
	
	SITE PLAN AND SITE DETAILS
	AND SITE DETAILS
	Sheet:
	\sim \sim \sim
	C-2.00
╞	Certification & Authorization







3		WINDOW		
А	1.00	SCALE: 1/4"=		

MARK	WIDTH	HIGHT	TYPE	QTY.	REMARKS
Â	3'-0"	6'-8"	FRONT ENTRANCE DOOR	1	
B	3'-0"	6'-8"	INTERIOR DOOR	2	
C	4'-8"	6'-8"	CLOSET BI-FOLDING DOORS	2	

MARK	WIDTH	HIGHT	TYPE	QTY.	REMARKS
1	6'-0"	4'-0"	SELECTED BY OWNER	6	ALL 6'-0" WINDOWS ARE EGRESS
2	3'-0"	4'-0"	SELECTED BY OWNER	6	



DOOR SCHEDULE

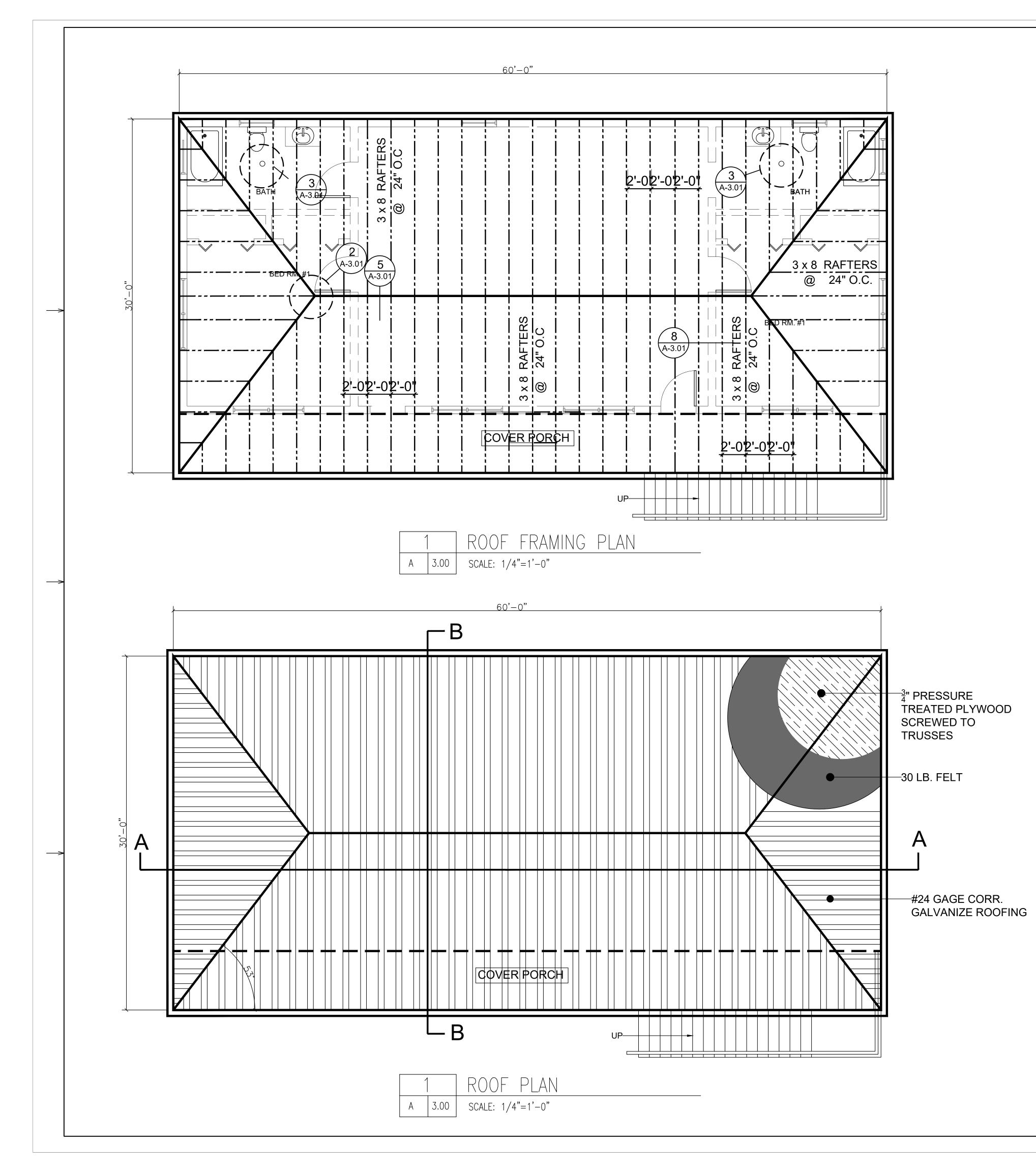
WINDOW SCHEDULE

& ASS	B K SOCIATE	•	
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	Revisio	ons:	
Сору	Right &	Disclai	mer
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& Associa User of publish any busines Affiliates or obligation o be liable may claim a , for any services agents or e or omise miscondu free an claims, ju arising from to the Us contract or of said serv the wi	a prior written author ites, Inc., herein refer of Client agrees not the trade secret or configuration or ma- of another party to w f confidence, at any to the User or Client any right due to his or acts or omissions in on the part of JUBK mployees of JUBK and act. The User or Client attrane user or Client attrane user or Client and agments, attorney fer or grow-ing out of the er or Client pursuant in any way connect ices, except when s liful misconduct of J or guilty of willful mis-	erred to as JUB to disclose, cop idential technic terial of JUBK whom JUBK ov r time. JUBK si it or to anyon elationship with n the performan or on the part except when sa re due to their ient shall hold by obligations, c ees, and attach the services rer nt to the terms ted with the ren ame shall arise UBK, and JUB sconduct by a c	K, the y, or al or or its ves an hall not e who n JUBK dec of of the aid acts willful JUBK sosts, ments ndered of this dering e due to K is court
of compe	tent jurisdiction. Thi	s agreement sh	nall be
and successor	and shall be for the their respective hei s, and assigns, and laws of The U	rs, administrate shall be govern	ors, ned by
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ROOF GENERAL NOTES

- 2. FB OF RAFTERS SHALL BE 1300 PSI MINIMUM
- 3. ALL PLYWOOD JOINTS SHALL BE STAGGERED
- 12" O.C INTERIOR OF PLYWOOD SHEETS
- OR SHEATHING
- 7. PROVIDE 3000 P.S.I CONC. FOR BEAM INFILL
- 9. USE 6" WIDE TAPE TO SEAL PLYWOOD JOINTS
- **BE BEADED WITH A ROUTED**
- COLOR OF PAINT OR STAIN.
- APPROVED FASTENERS
- 2X MEMBER IN LIEU OF A 4X MEMBER
- PROOFING TO THE CONCRETE ROOF SLAB
- DIPPED GALVANIZED
- SPACED @ 3'-0" O.C. MAX.
- MANUFACTURER'S SPECIFICATIONS.
- TO THE CONSTRUCTION OF THE ROOF.
- **REINFORCED CONCRETE.**

1. ALL LUMBER USED SHALL BE PRESSURE TREATED

4. ALL PLYWOOD SHEATHING SHALL BE ATTACHED TO THE RAFTER BY SCREWS .#8 SCREWS 2 1/4" @ 6" O.C. OUTSIDE EDGE

5. ALL PURLINS TO RAFTERS SHALL HAVE #10 SCREWS 4" LONG

6. ALL INTERIOR WALL SHALL BE RAISED TO THE UNDERSIDE OF RAFTERS

8. ALL STEEL REINFORCEMENT SHALL HAVE A Fy OF 60,000

10. ALL EXPOSED SIDE OF ALL THE RAFTERS AND 6X6 POSTS SHALL

11. CONTRACTOR IS RESPONSIBLE FOR PAINTING OR STAINING THE CEILING AND RAFTERS TWO COATS MINIMUM. THE OWNER SHALL CHOOSE THE

12. ALL SIMPSON CONNECTORS SHALL HAVE MANUFACTURER'S

13. THE CONTRACTOR MAY CHOOSE AS AN ALTERNATE A DOUBLE

14. THE CONTRACTOR SHALL APPLY TWO COATS OF VULKEM WATER

15. ALL ROOFING CONNECTORS SHALL BE 16 GA. MINIMUM AND HOT

16. PROVIDE GALVANIZED DOWN SPOUT SUPPORT BRACKET TO WALL

17. PLUMBING VENTS SHALL BE EXTENDED 12" ABOVE THE ROOF AND SHALL BE FLASHED ACCORDING TO THE GALVANIZE METAL ROOF

18. LAY FELT PARALLEL TO THE EAVES WITH A TWO INCH END LAP NAILED SUFFICIENTLY TO HOLD IN PLACE. LAP 2" HORIZ/ AND 6" VERT. MINIMUM.

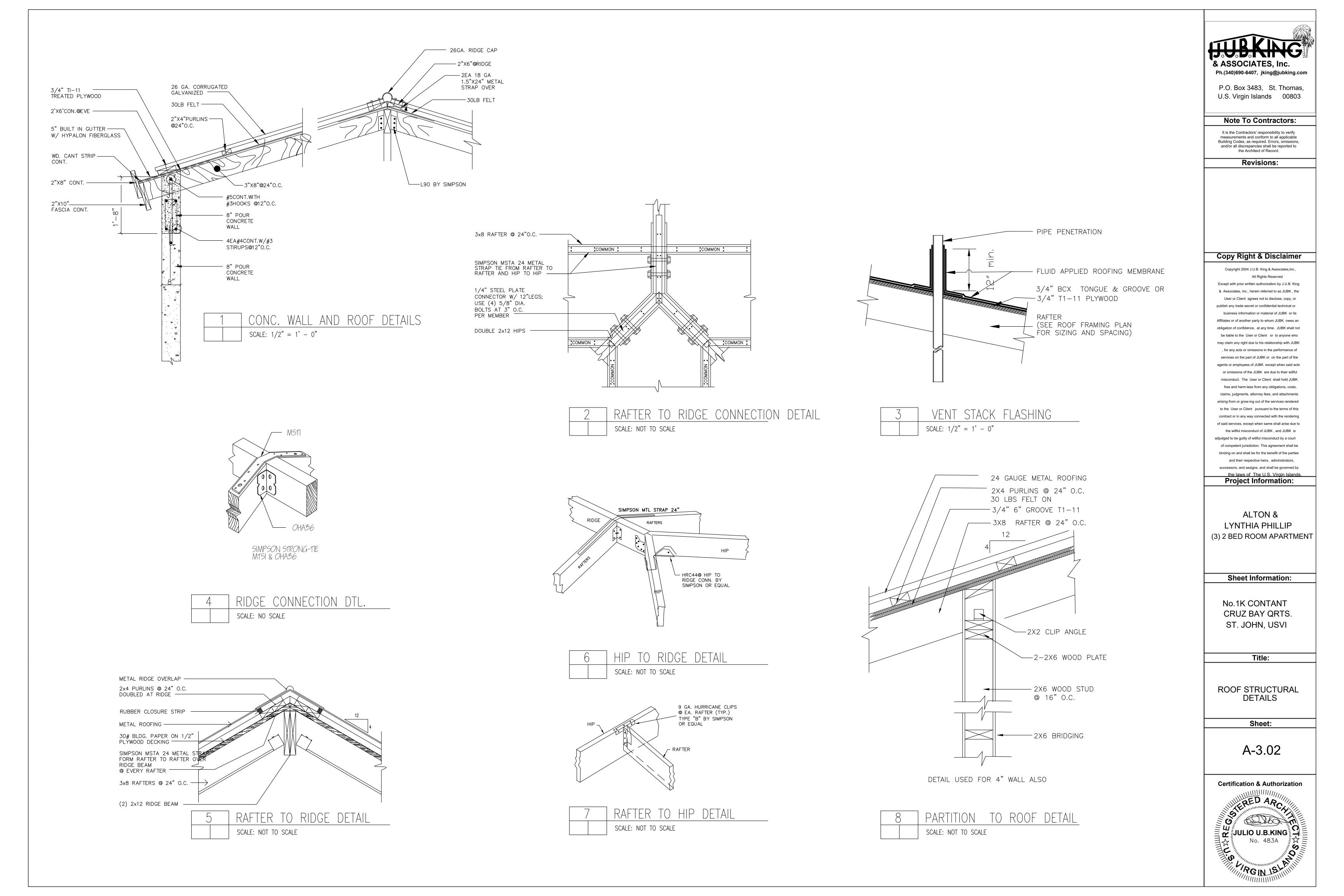
19. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR ERRORS AND SHALL FIELD VERIFY ALL DIMENSION

20. PROVIDE COVERAGE AS PER CODE FOR CONCRETE ROOF SLAB 3/4" FOR SUSPENDED SLABS AND 1.5" FOR BEAM AND COLUMNS SEE STRUCTURAL PLANS FOR ALL NOTES PERTAINING TO

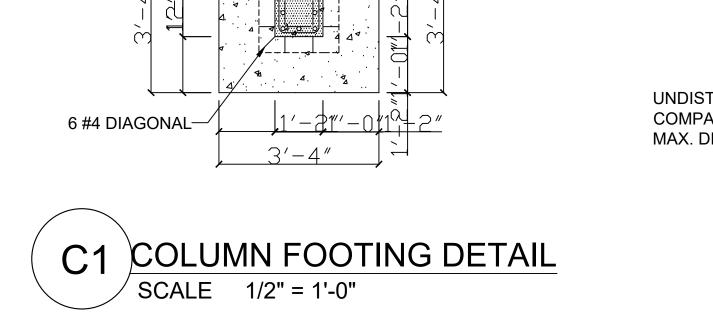
21. ALL RAFTERS SHALL BE SPACED AT 24" O.C. UNLESS SPECIFICALLY NOTED OTHERWISE TO ALLOW FOR ALIGNMENT ALONG THE HIP OR RIDGE

22. STEEL ANGLE FABRICATOR SHALL FIELD VERIFY ALL DIMENSION WHEN ROOF FRAMING MEMBERS ARE INSTALLED AND SHALL MAKE NECESSARY ADJUSTMENTS PRIOR TO FABRICATING ANGLES.

ITTER KINIC
& ASSOCIATES, Inc. Ph.(340)690-6407, jking@jubking.com
P.O. Box 3483, St. Thomas,
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Project Information:
ALTON &
LYNTHIA PHILLIP (3) 2 BED ROOM APARTMENT
(3) Z BED KOOW AFARTMENT
Sheet Information:
No.1K CONTANT CRUZ BAY QRTS.
ST. JOHN, USVI
Title:
ROOF PLAN AND
ROOF FRAMING PLAN
Sheet:
A-3.01
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Certification & Authorization
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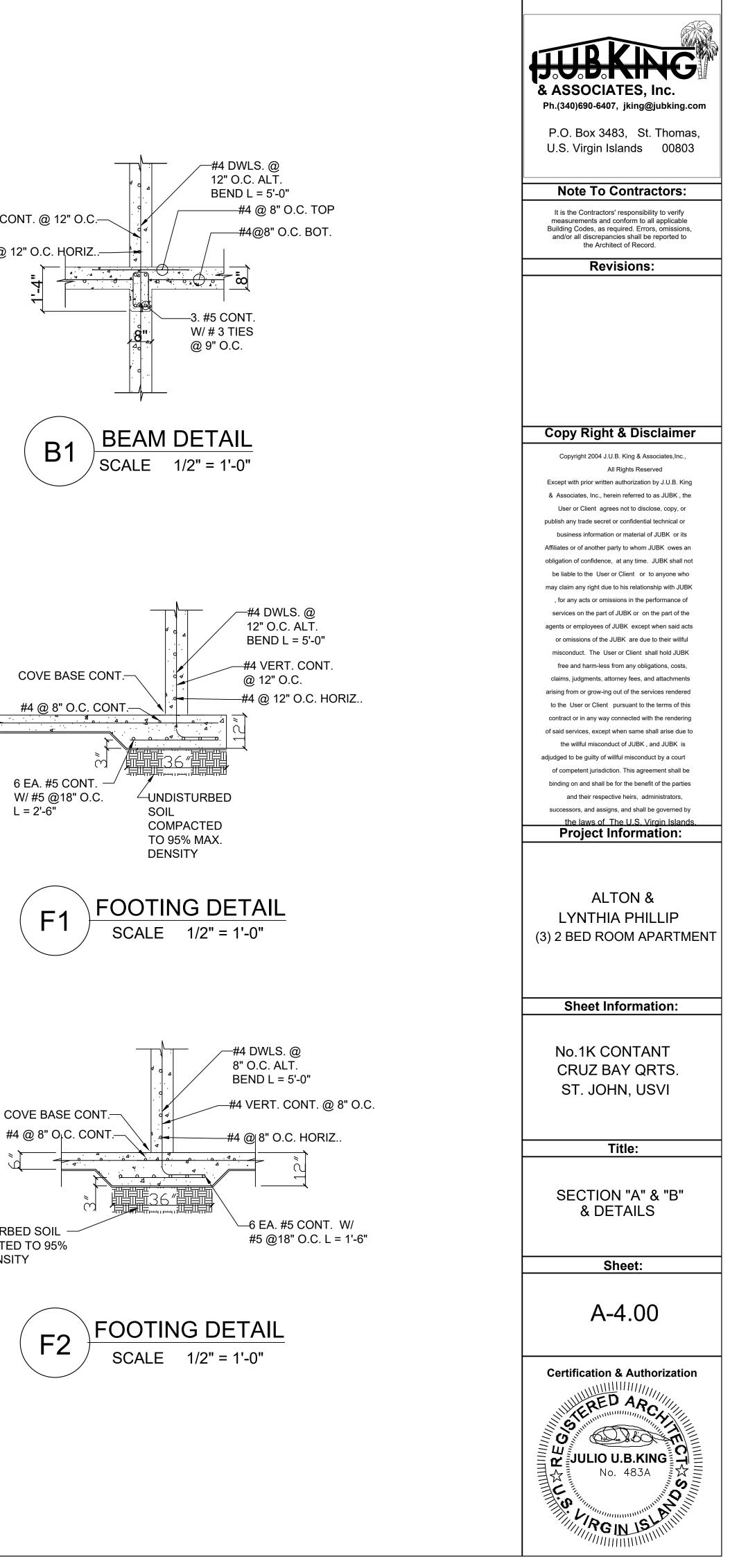


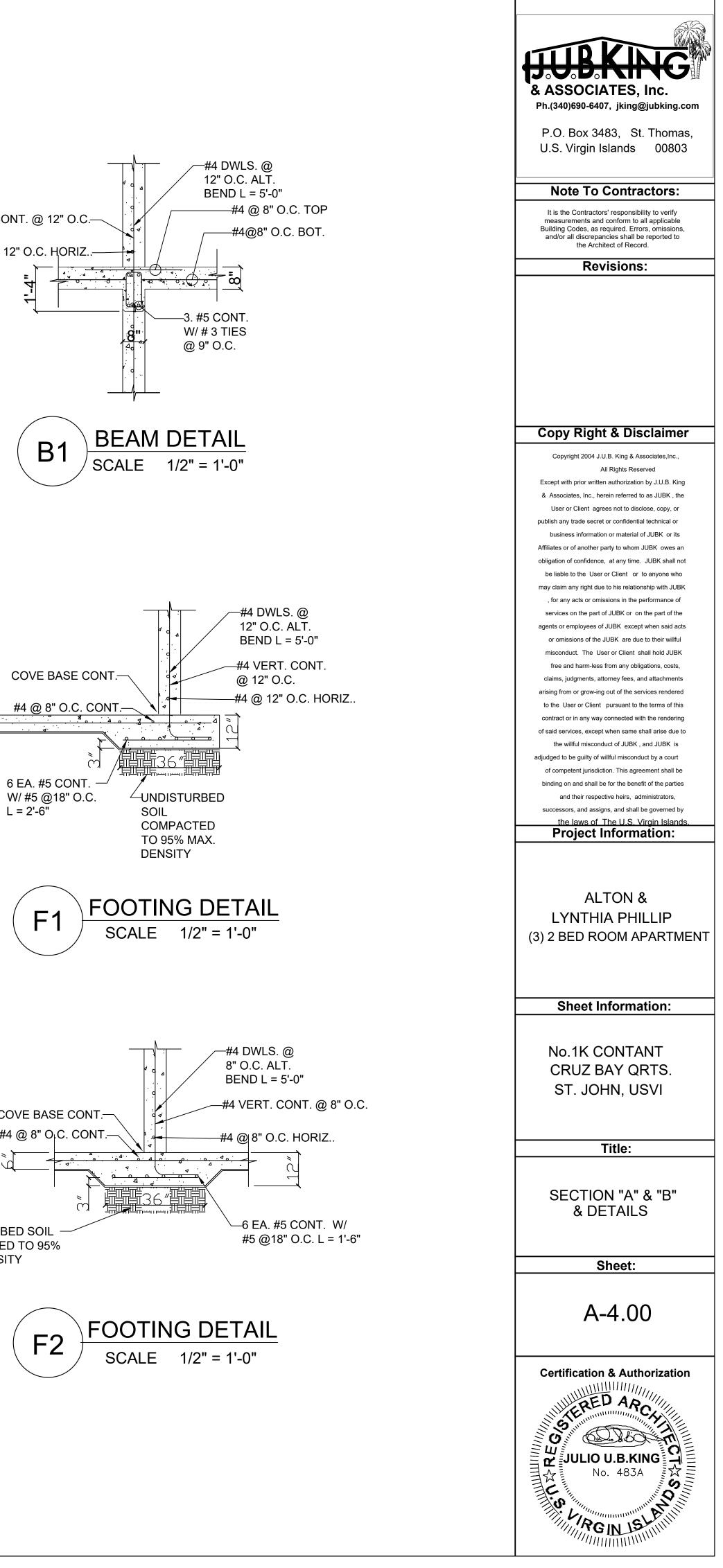
. ∕──6 #4 VERTICAL

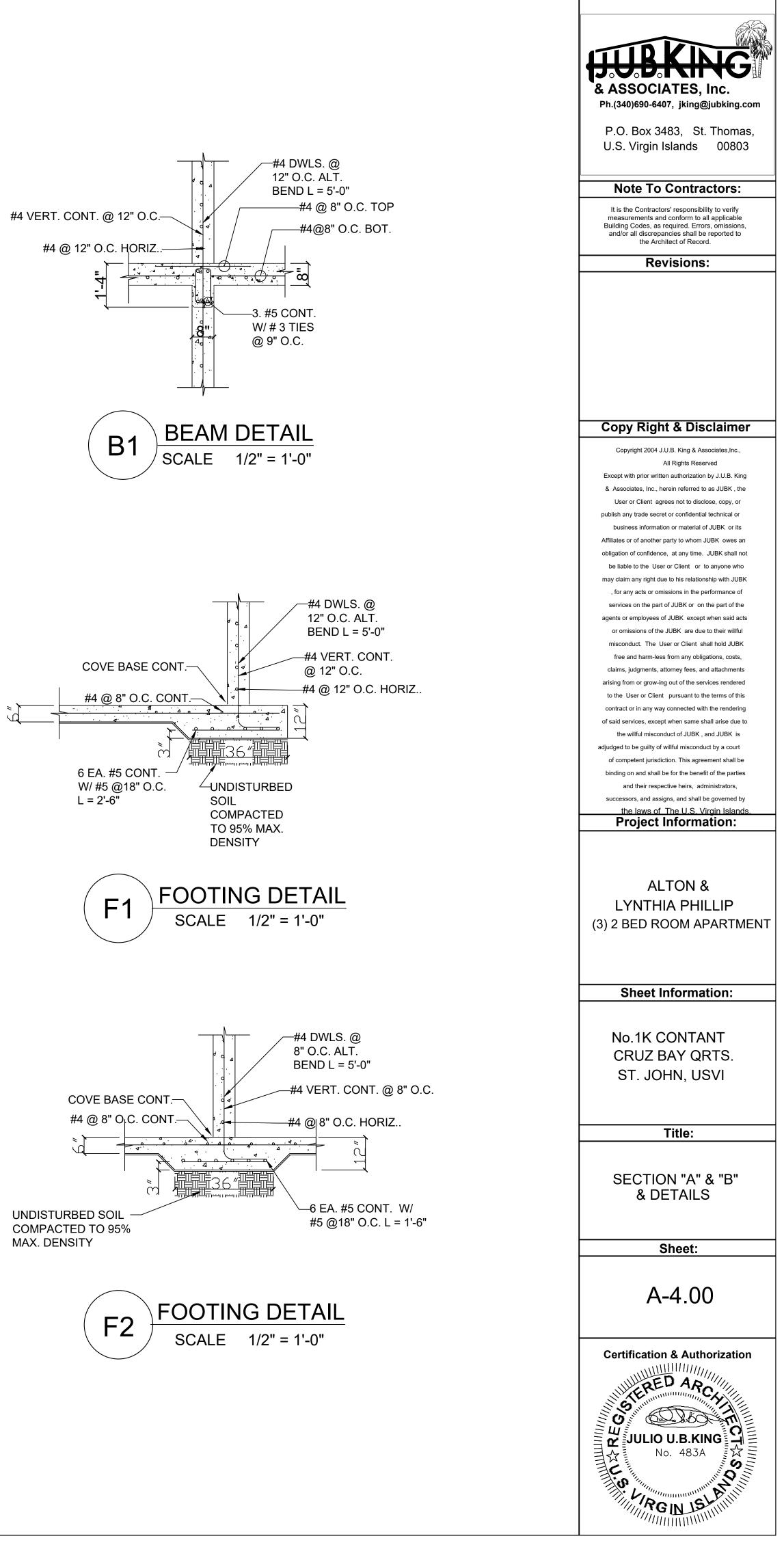
3'-4"

1′**+′2″**?″

#3 TIES @ 14" Q.C.







FOUNDATION NOTES

- 1. PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT/SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.
- 2. EXCAVATE TO INTENDED ELEVATIONS AND DIMENSIONS SHOWN. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
- 3. FOR FOOTINGS AND FORMWORK: DO NOT DISTURB BOTTOM OF EXCAVATION, EXCAVATE BY HAND TO FINAL GRADE JUST BEFORE PLACING CONCRETE REINFORCEMENT,
- 4. IF APPLICABLE, PROVIDE AND INSTALL POLYETHYLENE FILM WARNING TAPE, MANUFACTURED FOR MARKING AND IDENTIFYING UNDERGROUND UTILITIES, DIRECTLY ABOVE ANY UNDERGROUND UTILITIES.
- 5. PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- 6. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
- 7. COMPACT SOIL MATERIALS TO THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT:

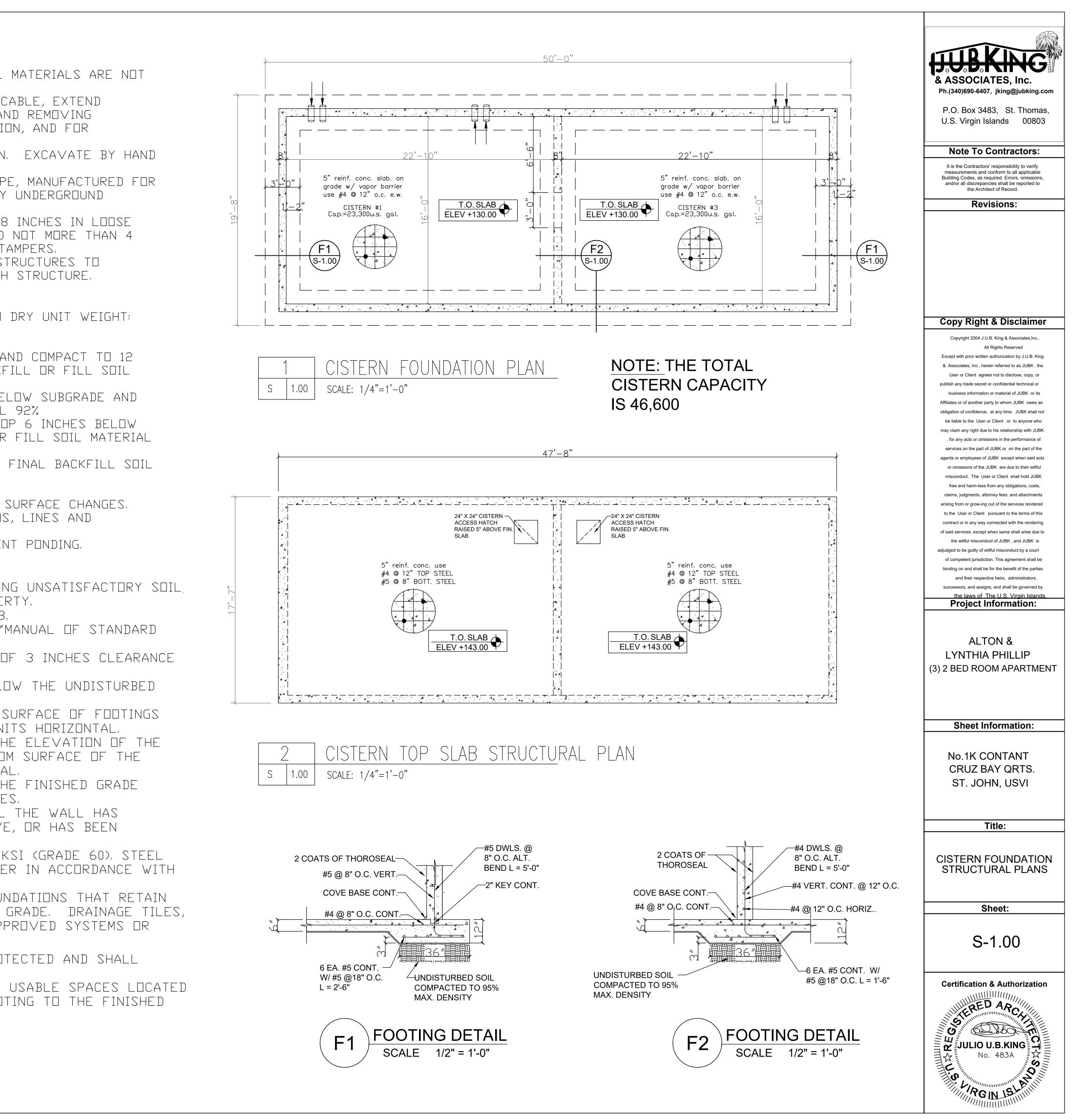
A. UNDER STRUCTURES, BUILDING SLABS, STEPS AND PAVEMENTS. SCARIFY AND COMPACT TO 12 INCHES OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL 95%; B. UNDER WALKWAYS, SCARIFY AND RE-COMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL 92% C. UNDER LAWN OR UNPAVED AREAS, SCARIFY AND RE-COMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL FOR FILL SOIL MATERIAL AT 85%; D. FOR UTULITY TRENCHES COMPACT FACH LAYER OF INITIAL AND FINAL BACKFILL SOIL

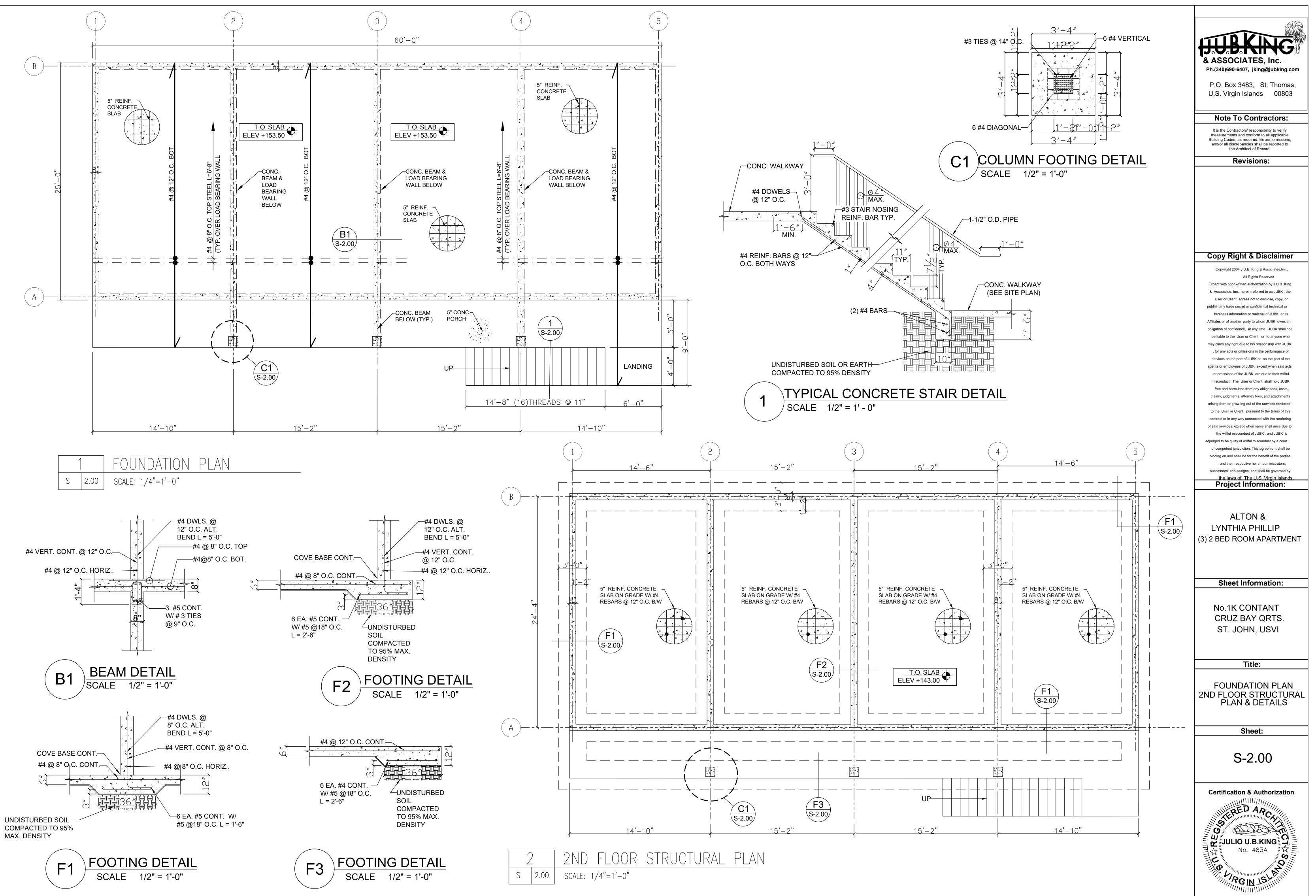
D. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 85%.

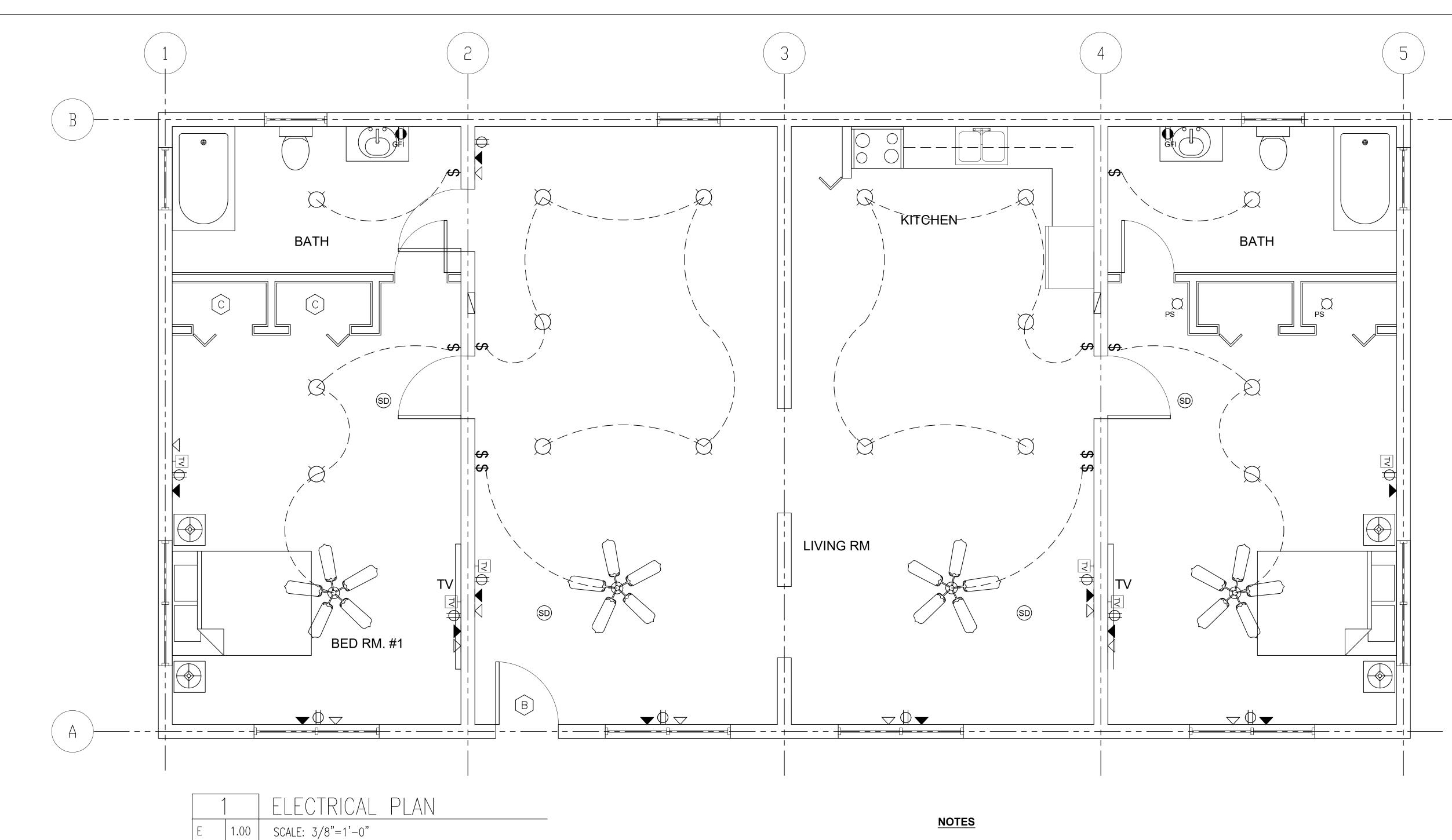
- 8. UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE FREE FROM IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES AND ELEVATIONS INDICATED.
- 9. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.
- 10. REMOVE SURPLUS SATISFACTORY SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL TRASH AND DEBRIS AND LEGALLY DISPOSE OF IT OFF OWNER'S PROPERTY.
- 11. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH ACI 318. 12. FABRICATE AND PLACE STEEL REINFORCEMENT ACCORDING TO CRSI'S "MANUAL OF STANDARD
- PRACTICE".
- 13. BOTTOM REINFORCEMENT IN FOOTINGS SHALL BE LOCATED A MINIMUM OF 3 INCHES CLEARANCE FROM THE BOTTOM OF THE FOOTING.
- 14, ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES BELOW THE UNDISTURBED GROUND,
- 15. THE TOP SURFACE OF THE FOOTINGS SHALL BE LEVEL, THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL. FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN TEN UNITS HORIZONTAL.
- 16. CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 6 INCHES.
- 17. BACKFILL SHALL NOT BE PLACED AGAINST A FOUNDATION WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.
- 18. REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60 KSI (GRADE 60), STEEL REINFORCEMENT FOR FOUNDATION WALLS SHALL HAVE CONCRETE COVER IN ACCORDANCE WITH ACI 318.
- 19. DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL, OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR

MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS.

20. FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE WATER PROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.







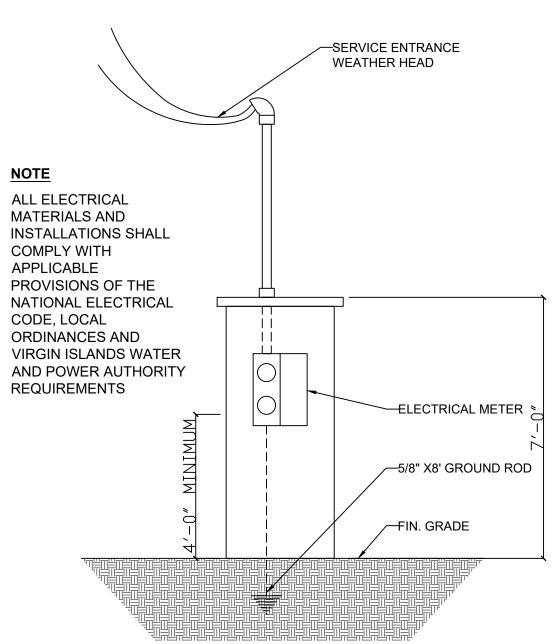
	ELECTRICAL LEGEND
-Q	WALL LIGHT MOTION SENOR
Q	CEILING LIGHT
\ominus	DOUBLE CONV. OUTLET 120V
GFI	DOUBLE CONV. OUTLET 120V
WP	INDICATED WEATHERPROOF DEVICE
\oplus	220V 50A OUTLET
\$	ONE WAY SWITCH
	ELECTRICAL PANEL
\square	TELEPHONE OUTLET AND JACK
	DATA (INTERNET) OUTLET AND JACK
SD	SMOKE DETECTOR TIED TO WIRING
VF	VENTILATION FAN
TVH	CABLE TV OUTLET

1. SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL ROOMS OF THE BUILDING IN WHICH THEY ARE LOCATED.

2. IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACKUP.

ELECTRICAL

- A. ALL ELECTRICAL WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C
- B. THE ELECTRICIAN SHALL OBTAIN ALL PERMITS ANDPAY ALL FEES RELATED TO THE JOB
- C. ALL WIRING SHALL BE COPPER #12 OR LARGER. ALUMINUM WIRE IS NOT ACCEPTABLE.
- D. WIRE TYPE AWG. IS PREFERRED, ALTHOUGH OTHERS ARE ACCEPTABLE.
- E. ALL WIRING SPLICES SHALL BE MADE USING 3M ELECTRICAL SPRING CONNECTORS OR EQUAL "TWIST-ONS" TO CORRECT SIZE. WIRE APED OR TWISTED IS NOT ACCEPTABLE.
- F. ALL CONDUITS INSTALLED IN CONCRETE OR MASONRY SHALL BE RIGID NONMETALLIC TYPE (P.V.C.). ALL OUTLETS AND SWITCH BOXES SHALL BE NONMETALLIC TYPE.
- G. GROUNDING CONDUCTORS SHALL BE CONNECTED TO NEUTRAL CONDUCTORS AT THE SERVICE ENTRANCE ONLY. CERTAIN EXCEPTIONS AS PERMITTED BY THE N.E.C. SHALL BE PERMITTED.
- H. ELECTRICAL SERVICE SHALL BE 120-240 VOLTS, SINGLE PHASE, 60 CYCLES, 3 WIRE CONNECTION. SERVICE SHALL BEGIN AT OVERHEAD SERVICE-DROP CABLE ATTACHMENT POINT.
- I. ELECTRICAL SYSTEM LAYOUT INDICATED ON DRAWINGS ARE GENERALLY DIAGRAMMATIC AND LOCATION OF OUTLETS AND EQUIPMENT ARE APPROXIMATE: ROUTING OF RACEWAYS AND LOCATION OF OUTLETS AND EQUIPMENT SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS.



& ASSOCIATES, Inc. Ph.(340)690-6407, jking@jubking.com P.O. Box 3483, St. Thomas, U.S. Virgin Islands 00803 Note To Contractors: It is the Contractors' responsibility to verify measurements and conform to all applicable Building Codes, as required. Errors, omissions, and/or all discrepancies shall be reported to the Architect of Record. **Revisions:** Copy Right & Disclaimer Copyright 2004 J.U.B. King & Associates, Inc., All Rights Reserved Except with prior written authorization by J.U.B. King & Associates, Inc., herein referred to as JUBK , the User or Client agrees not to disclose, copy, or publish any trade secret or confidential technical or business information or material of JUBK or its Affiliates or of another party to whom JUBK owes an obligation of confidence, at any time. JUBK shall not be liable to the User or Client or to anyone who may claim any right due to his relationship with JUBK , for any acts or omissions in the performance of services on the part of JUBK or on the part of the agents or employees of JUBK except when said acts or omissions of the JUBK are due to their willful misconduct. The User or Client shall hold JUBK free and harm-less from any obligations, costs, claims, judgments, attorney fees, and attachments arising from or grow-ing out of the services rendered to the User or Client pursuant to the terms of this contract or in any way connected with the rendering of said services, except when same shall arise due to

the willful misconduct of JUBK , and JUBK is adjudged to be guilty of willful misconduct by a court of competent jurisdiction. This agreement shall be binding on and shall be for the benefit of the parties and their respective heirs, administrators, successors, and assigns, and shall be governed

the laws of The U.S. Virgin Islands. Project Information:

ALTON & LYNTHIA PHILLIP (3) 2 BED ROOM APARTMENT

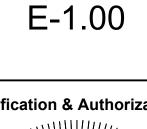
Sheet Information:

No.1K CONTANT CRUZ BAY QRTS. ST. JOHN, USVI

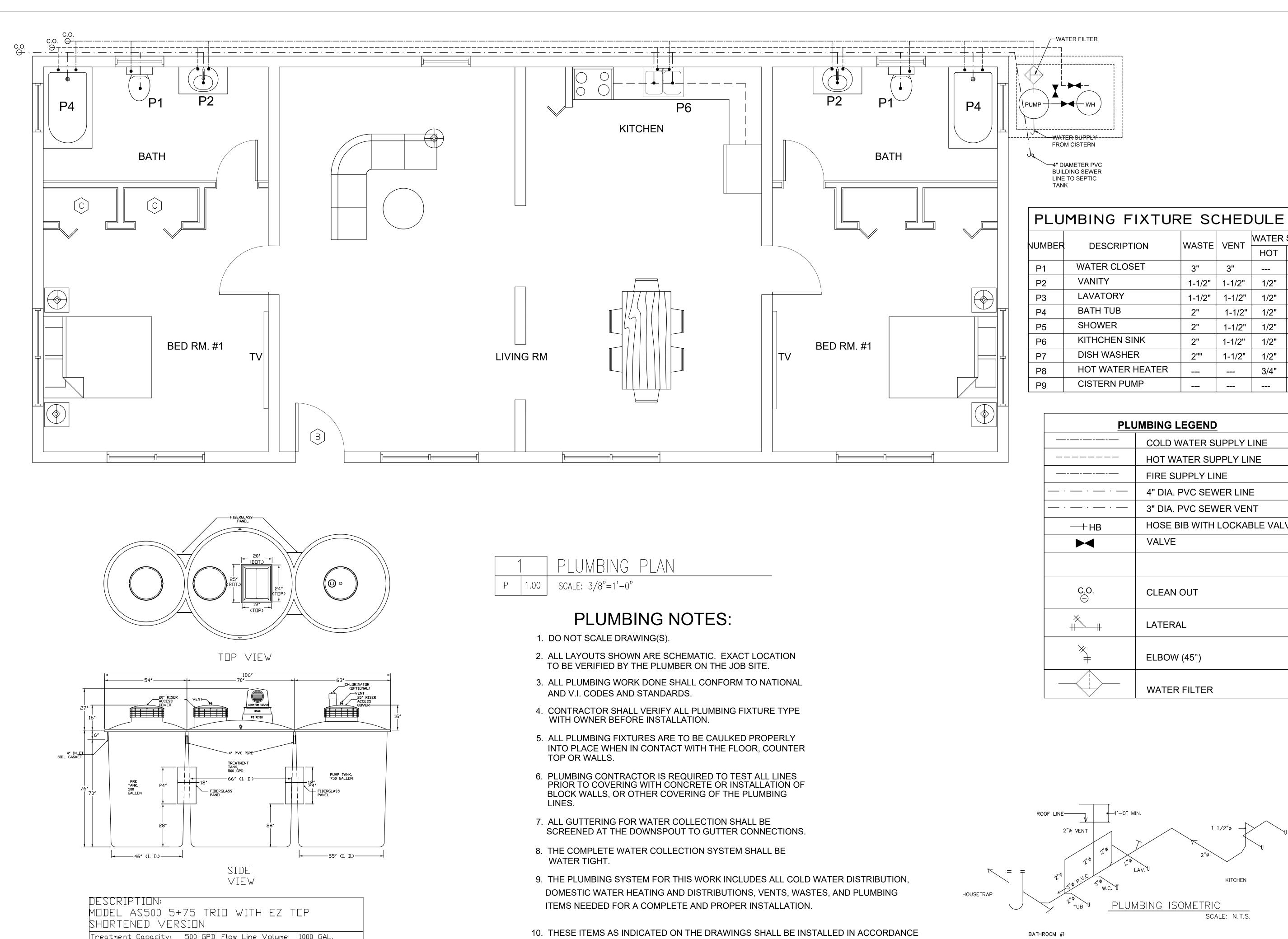
Title:

ELECTRICAL PLAN AND NOTES

Sheet:



Certification & Authorization Summer States Ľ 🗄 🔂 JULIO U.B.KING



SHORTENED VERSION							
Treatment Capacity	·· 500 (GPD Fl	.ow Line	Volume:	1000	GAL.	
BDD Loading: 1.25 #/DAY							
DWG REF:	REV: 0	DATE:				ENG	RD
ECDLDGICAL TANKS, INC 2247 HWY 151 NORTH DDWNSVILLE, LA 71234 318-644-0397 DFFICE 318-644-7257 FAX			ND PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN ANY RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF ECOLOGICAL TANKS, INC.				RN

- WITH THE V.I. CODE AND THE AMERICAN STANDARD NATIONAL PLUMBING CODE, ASME.
- 11. DRAINAGE, WASTE, VENT, AND POTABLE SUPPLY TO CISTERN PIPES AND FITTINGS SHALL BE PVC, TYPE I, RATED 160 PSI AT 73 DEGREES F. COPPER TUBING (HOT WATER) SHALL BE TYPE L ABOVE GRADE AND TYPE K IN SLAB WITH PVC SLEEVES TO SEPARATE STEEL AND COPPER. ALL JOINT FITTINGS SHALL BE SOLDERED. FLUX SHALL BE NONE CORROSIVE TYPE.



		WASTE	VENT	WATER SUPPLY		
UMBER DESCRIPTION		WASTE		HOT	COLD	
P1	WATER CLOSET	3"	3"		1/2"	
P2	VANITY	1-1/2"	1-1/2"	1/2"	1/2"	
P3	LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"	
P4	BATH TUB	2"	1-1/2"	1/2"	1/2"	
P5	SHOWER	2"	1-1/2"	1/2"	1/2"	
P6	KITHCHEN SINK	2"	1-1/2"	1/2"	1/2"	
P7	DISH WASHER	2""	1-1/2"	1/2"	1/2"	
P8	HOT WATER HEATER			3/4"	3/4"	
P9	CISTERN PUMP				3/4"	

PLUMBING LEGEND				
	COLD WATER SUPPLY LINE			
	HOT WATER SUPPLY LINE			
	FIRE SUPPLY LINE			
	4" DIA. PVC SEWER LINE			
· · ·	3" DIA. PVC SEWER VENT			
—+ HB	HOSE BIB WITH LOCKABLE VALVE			
	VALVE			
C.O. ⊝	CLEAN OUT			
*	LATERAL			
×	ELBOW (45°)			
	WATER FILTER			

& ASSOCIATES, Inc. Ph.(340)690-6407, jking@jubking.com

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Revisions:

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