

STRUCTURAL GENERAL NOTES

1.0 LIVE LOADS USED IN DESIGN

- 1.1 ROOF LIVE 20 PSF
- 1.2 TYPICAL FLOOR 100 PSF
- 1.3 WIND DESIGN
- 1.3.1 WIND VELOCITY 165 MPH V 3S
- 1.3.2 WIND EXPOSURE D
- 1.3.3 HURRICANE RATED WINDOWS SHALL RESIST THE FOLLOWING PRESSURES:
POSITIVE 47 PSF, NEGATIVE 63 PSF
- 1.4 EARTHQUAKE ZONE 4 (UBC REFERENCE)
- 1.4.1 SEISMIC DESIGN CATEGORY D
- 1.4.2 SITE CLASS C/D
- 1.4.3 SPECTRAL RESPONSE ACCELERATIONS
Ss 1.4, S1 0.47
- 1.4.4 SPECTRAL RESPONSE COEFFICIENTS
Sds 0.828, SD1 0.537
- 1.5 FLOOD DATA: SEE SPECIFIC SITE NOTE

2.0 FOUNDATIONS

- 2.1 MAXIMUM SOIL DESIGN PRESSURE 2500 PSF FROM REPORT NO 7807 BY JACA & SIERRA DATED DEC 19, 2017

- 2.2 ALL FOOTINGS ARE TO BE PLACED ON MIN 1 FT THICK LAYER OF COMPACTED FILL AS SPECIFIED IN THE SOILS REPORT. FOOTINGS SHALL BE MIN. 2.5 FT BELOW ADJOINING FINAL GRADE.
- 2.3 DO NOT PLACE BACKFILL AGAINST BASEMENT WALLS UNTIL BASEMENT AND FIRST FLOORS ARE IN PLACE.
- 2.4 CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRID LINES UNLESS OTHERWISE NOTED IN THE DRAWINGS

3.0 CONCRETE

- 3.1 ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE-2 PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP 3000 PSI COMPRESSIVE STRENGTH IN 28-DAYS.
- 3.2 SLABS, TOPPING, FOOTINGS BEAMS AND WALLS SHALL NOT HAVE JOINTS IN HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT CENTER OF SPAN WITH VERTICAL BULKHEADS AND SHEAR KEYS, UNLESS OTHERWISE SHOWN. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE ENGINEER. SEE NOTE 4.0 BELOW.
- 3.3 ALL CONCRETE WORK AND REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE 318-14. ALL EXPOSED EDGES OF CONCRETE WORK SHALL HAVE 1/2" MIN. CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.
- 3.4 MIXING, PLACING AND CURING OF ALL CONCRETE TO BE BY THE RECOMMENDATIONS IN ACI 305R-10, HOT WEATHER CONCRETING.
- 3.5 ALL CONCRETE SHALL BE MADE WITH GRACE DCl S CORROSION PROTECTING ADMIXTURE (EXCEPT CISTERN WALLS AND CISTERN GROUND SLABS) IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- 3.6 PLACE JOINTS IN SLABS ON GRADE TO CREATE AREAS NO GREATER THAN 400 SQ. FT. COORDINATE JOINT LOCATIONS W/ ARCHITECT TO MINIMISE IMPACT ON FLOOR FINISH. SAW CUTS CAN BE USED BUT MUST BE MADE WITHIN 3 HOURS OF PLACEMENT OF THE SLAB.

4.0 REINFORCEMENT

- 4.1 ALL REINFORCEMENT SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A615-14 GRADE 60, EXCEPT TIES, STIRRUPS AND PLATE ANCHORS, WHICH SHALL BE ASTM DESIGNATION A615 / A615M - 14, GRADE 40 STEEL.
- 4.2 WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-07 AND SHALL BE LAPPED ONE FULL MESH AT SIDES AND END SPLICES AND WIRED TOGETHER.
- 4.3 CONCRETE PROTECTION FOR REINFORCEMENT (REBAR-COVER)
- 4.3.1 CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH 3"
- 4.3.2 CONCRETE CAST IN FORMS AND EXPOSED TO EARTH OR WEATHER 2"
- 4.3.3 CONCRETE NOT EXPOSED TO EARTH OR WEATHER SLABS AND WALLS 1-1/2"
BEAMS AND COLUMNS - PRIMARY REINFORCEMENT, TIES, STIRRUPS AND SPIRALS 1-1/2"
- 4.4 ALL BAR LENGTHS ARE DRAWN TO SCALE UNLESS OTHERWISE NOTED. NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE ENGINEER. LAP SPLICES WHERE PERMITTED SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS AND ALL RECTANGULAR OPENINGS IN CONCRETE.
- 4.5 PLACE #5 BAR (1-QTY PER 6" THICKNESS) WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN SLABS OR WALLS. ALSO PROVIDE 1- #5 x 4'-0" DIAGONALLY AT EACH CORNER.
- 4.6 CONTINUOUS TOP AND BOTTOM BARS IN WALLS AND BEAMS SHALL BE SPICED AS FOLLOWS:
4.6.1 TOP BARS AT MID-SPAN
4.6.2 BOTTOM BARS OVER SUPPORTS
- 4.7 PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN IN THE DRAWINGS. ALL REINFORCEMENT TO BE HELD SECURELY IN PROPER POSITION IN ACCORDANCE WITH ACI 318-14. ALL ACCESSORIES TO BE GALVANIZED.
- 4.8 ANY WELDED REINFORCING BARS SHALL CONFORM TO ASTM A706 OR A615, GRADE 60 AND ANSI / AWS D1.4-11.
- 4.9 ALL TIES AND STIRRUPS SHALL BE 135° SEISMIC HOOKS IN ACCORDANCE WITH ACI 318-14

5.0 MASONRY

- 5.1 ALL CONSTRUCTION AND DETAILS TO BE IN ACCORDANCE WITH ACI 530 AND 530.1- 11
- 5.2 ALL REINFORCED CONCRETE BLOCKWORK SHALL BE CONSTRUCTED USING TWO CELL MASONRY UNITS ONLY, UNLESS OTHERWISE DETAILED. GROUT CELLS PROGRESSIVELY IN LIFTS NOT EXCEEDING 5 BLOCKS IN HEIGHT.
- 5.3 WALLS SHALL BE REINFORCED HORIZONTALLY AT 8" O.C. WITH TRUSS-TYPE REINFORCEMENT. THE WIRE SHALL CONFORM TO ASTM A82-07, STANDARD GAGE, GALVANIZED UNLESS SHOWN OTHERWISE.
- 5.4 EXTERIOR WALLS SHALL BE ALSO BE REINFORCED WITH 2-#5 BARS VERTICALLY AT WALL ENDS, CORNERS, EACH SIDE OF DOOR OR WINDOW OPENINGS AND AT NOT OVER 1-#5 AT 24" O.C TYPICALLY. REINFORCEMENT SHALL BE FULLY GROUTED IN PLACE. GROUT SHALL DEVELOP 3000 PSI IN 28-DAYS AND MEET ACI 530.1.
- 5.5 FILL ALL VOIDS AND BLOCK CELLS SOLIDLY WITH ACI 530.1 GROUT FOR A DISTANCE OF 24" BENEATH AND 16" EACH SIDE OF ALL BEAM REACTIONS OR OTHER CONCENTRATED LOADS, UNLESS OTHERWISE DETAILED.
- 5.6 PROVIDE A THICKENED CONCRETE SLAB UNDER ALL MASONRY WALLS ON SLABS. SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF WALLS, AND FOR OPENINGS, ALL OF WHICH REQUIRE LINTELS. SEE LINTEL SCHEDULE FOR FRAMING OVER NON-BEARING OPENINGS IF NOT SHOWN ON STRUCTURAL DRAWINGS. ALSO SEE MECHANICAL DRAWINGS FOR OPENINGS, ALL OF WHICH REQUIRE LINTELS.
- 5.7 CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90, MORTAR SHALL BE TYPE-S, ASTM C270 (LATEST EDITIONS)
- 5.8 MASONRY SHEAR WALLS SHALL BE REINFORCED AND GROUTED WITH ACI 530.1 GROUT AS SHOWN IN THE DRAWINGS.

6.0 STRUCTURAL STEEL

- 6.1 ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A992 GRADE 50 EXCEPT PIPE COLUMNS WHICH SHALL CONFORM TO ASTM A53, AND TUBE COLUMNS TO ASTM A500, LATEST EDITIONS. ANCHOR BOLTS SHALL BE A307 STEEL AND MISCELLANEOUS EMBEDDED ITEMS SHALL BE A36 STEEL.
- 6.2 ALL STRUCTURAL STEEL SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE LATEST PROVISIONS OF AISC "STEEL CONSTRUCTION MANUAL". USE A325 BOLTS AND A60XX-SMAW WELD ROD FOR CONNECTIONS UNLESS OTHERWISE NOTED.
- 6.3 UNLESS OTHERWISE NOTED, USE STANDARD BEAM SEAT CONNECTIONS WITH STEEL BOLTS OR WELDED EQUIVALENT. SELECT CONNECTIONS AT EACH SPLICE TO SUPPORT 60% THE TOTAL UNIFORM LOAD CAPACITY FOR EACH GIVEN BEAM AND SPAN. USE A325 BOLTS UNLESS OTHERWISE NOTED.

- 6.4 MINIMUM WELDS TO BE BY AISC AND/OR AWS BUT NOT LESS THAN 3/16" CONTINUOUS FILLET UNLESS OTHERWISE NOTED.
- 6.5 PROVIDE ANCHORS FOR BEAMS BEARING ON MASONRY WHERE ANCHOR BOLTS ARE NOT SPECIFIED. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR NAILER HOLES, SPECIAL DETAILS AND MISCELLANEOUS STEEL.
- 6.6 PROVIDE TEMPORARY BRACING AND PRECAUTIONS NECESSARY TO WITHSTAND ALL CONSTRUCTION AND/OR WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND SHEAR WALLS AND DECKS ARE IN PLACE.
- 6.7 STEEL JOISTS SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH STEEL JOIST INSTITUTE SPECIFICATIONS AND SHALL BE OF THE TYPE SHOWN IN THE DRAWINGS.
- 6.8 PROVIDED COMPRESSION FLANGE BRACING TO ALL PURLINS, GIRTS AND SIMILAR FRAMING MEMBERS AT MIDSPAN ON MEMBERS UP TO 20 FT AND AT 1/3 POINTS ON MEMBERS BETWEEN 20 FT AND 30 FT.

7.0 METAL DECK

- 7.1 DECK SHALL BE GALVANIZED STEEL G90 AND OF THE TYPE CALLED FOR ON THE FRAMING PLANS AND SHALL BE CONTINUOUS WHERE POSSIBLE. STEEL SHALL CONFORM TO ASTM A611
- 7.2 DECKING SHALL BE INSTALLED AND ALL OPENINGS IN DECKS CUT AND REINFORCED IN ACCORDANCE WITH MANUFACTURER'S STANDARD DETAILS AND SDI SPECIFICATIONS.
- 7.3 FASTENER REQUIREMENTS SHALL BE AS FOLLOWS, UNLESS OTHERWISE SHOWN IN THE DRAWINGS:
7.3.1 LONGITUDINAL JOINTS BETWEEN ADJACENT ROOF DECKS SHALL BE FASTENED TOGETHER WITH WELDS OR #12 TEK SCREWS AT 12". ROOF DECK ATTACHMENT SHALL BE 36/7 AT EAVES AND RIDGE AND 36/5 ELSEWHERE. USE 1/4" TEK SCREWS.
7.3.2 ATTACH FLOOR DECK (PERMANENT CONCRETE FORM) TO EACH INTERMEDIATE SUPPORT W/ 5/8" PUDDLE WELDS IN 36/4 PATTERN. EACH END LAP TO BE WELDED AT 10" O.C. EACH SIDE LAP IS WELDED AT EACH END PLUS TWO INTERMEDIATE WELDS (4 WELDS PER SHEET PER SIDE). USE 5/8" PUDDLE WELD AND WASHERS.
- 7.4 ALL CUT EDGES OF METAL DECKING SHALL BE SUITABLY SEALED OR COATED TO PROVIDE CORROSION PROTECTION.

8.0 LIGHT - GAGE METAL FRAMING

- 8.1 LIGHT-GAGE METAL FRAMING SHALL BE GALVANIZED G90 ACCORDING TO ASTM C955-18 AND OF THE SIZE AND GAGE SHOWN ON THE DRAWINGS.
- 8.2 FRAMING ROLLED FROM STEEL - 18 GAGE AND LIGHTER SHALL CONFORM TO ASTM A653, GRADE A, WITH A MINIMUM YIELD STRESS OF 33,000 PSI.
- 8.3 FRAMING FROM STEEL - GAGE 16 AND HEAVIER SHALL CONFORM TO ASTM A653, GRADE D WITH A MINIMUM YIELD STRESS OF 50,000 PSI.

9.0 DRY PACKING AND NON-SHRINK GROUT

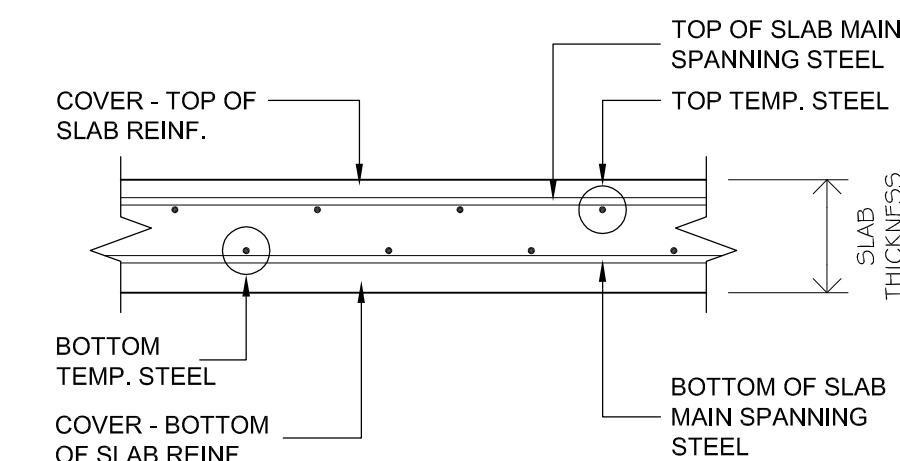
- 9.1 DRY PACK OR NON-SHRINK GROUT SHALL BE PROVIDED AS FOLLOWS:
9.1.1 BETWEEN COLUMNS BASES AND FOOTINGS
9.1.2 MATERIAL SHALL MEET CRD-C 621 AND BE NON-METALLIC
9.1.3 CURE MATERIAL 3-DAYS MINIMUM, BEFORE APPLICATION OF ANY SUPERIMPOSED LOADS.

10.0 TIMBER

- 10.1 ALL STRUCTURAL TIMBER SHALL BE SOUTHERN YELLOW PINE NO. 1 OR BETTER UNLESS SHOWN OTHERWISE. MINIMUM BENDING STRESS 1200 PSI, MODULUS OF ELASTICITY 1600 KSI AND SERVICE MOISTURE CONTENT OF NO MORE THAN 19%.
- 10.2 ALL STRUCTURAL PLYWOOD SHALL BE PRESSURE TREATED STRUCTURAL 1 EXTERIOR GRADE.
- 10.3 PROVIDE FULL DEPTH BLOCKING AT 8 FT CENTERS MAXIMUM FOR ALL FLOOR SPANS OVER 8 FT.
- 10.4 PROVIDE DOUBLE 2" x 4" PURLINS AT EAVES AND RIDGE.
- 10.5 TONGUE AND GROOVE DECKING SHALL BE ATTACHED TO EACH RAFTER. TONGUES FACING UP THE SLOPE.
- 10.6 PLYWOOD SHALL BE ATTACHED TO TONGUE AND GROOVE DECKING WITH # 7 SCREWS x 2 1/2" LONG @ 6" O/C ALONG EDGES AND 12" O/C AT INTERMEDIATE RAFTERS. STAGGER PLYWOOD EDGES RUNNING PARALLEL TO RAFTERS.
- 10.7 BUILDING FELT SHALL BE LAID PARALLEL TO THE EAVES WITH A MINIMUM 2" END LAP AND 6" LAP BETWEEN LAYERS.
- 10.8 PURLINS SHALL BE ATTACHED THROUGH DECKING TO RAFTERS WITH #12 x 5" SCREWS TWO PER PURLIN AT EACH RAFTER.
- 10.9 METAL ROOFING SHALL BE 24GA MINIMUM AND ATTACHED TO PURLINS WITH # 14 SCREWS 21/4" LONG AT 4" O/C ALONG RIDGE, EAVES, GABLE AND HIPPS AND AT 8" O/C ELSEWHERE. AROUND THE PERIMETER OF THE BUILDING AND AT HIPPS AND RIDGES, SCREWS SHALL BE AT EACH CORRUGATION IN A STAGGERED PATTERN ENGAGING BOTH OF THE DOUBLED PURLINS. OVERLAP CORRUGATED METAL PANELS AT LEAST 2 CORRUGATIONS ALONG SEAM AND APPLY A BEAD OF CAULK AT THE OVERLAP.
- 10.10 USE GALVANIZED ROOFING SCREWS WITH NEOPRENE WASHERS ONLY AT RIDGES OF CORRUGATION

11.0 GENERAL

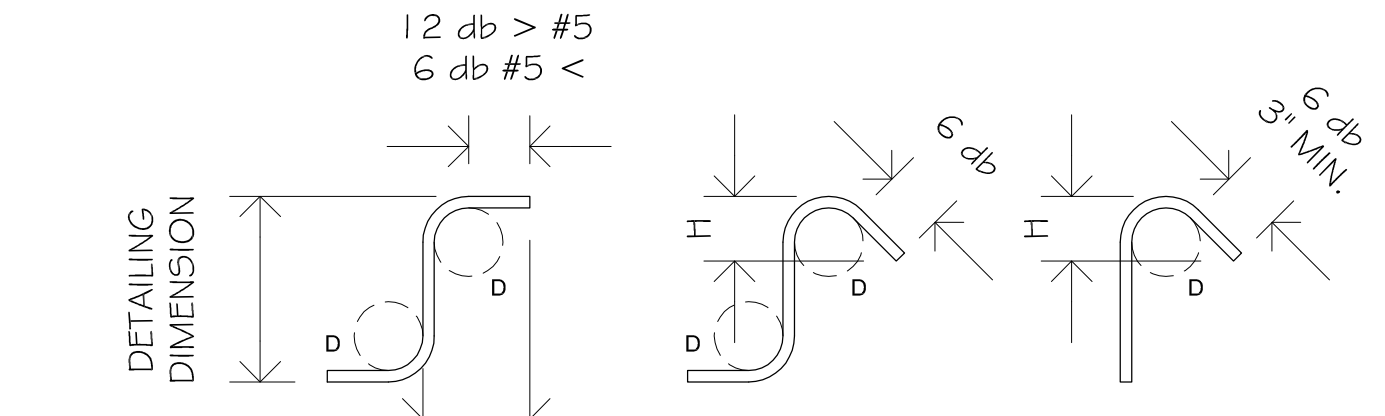
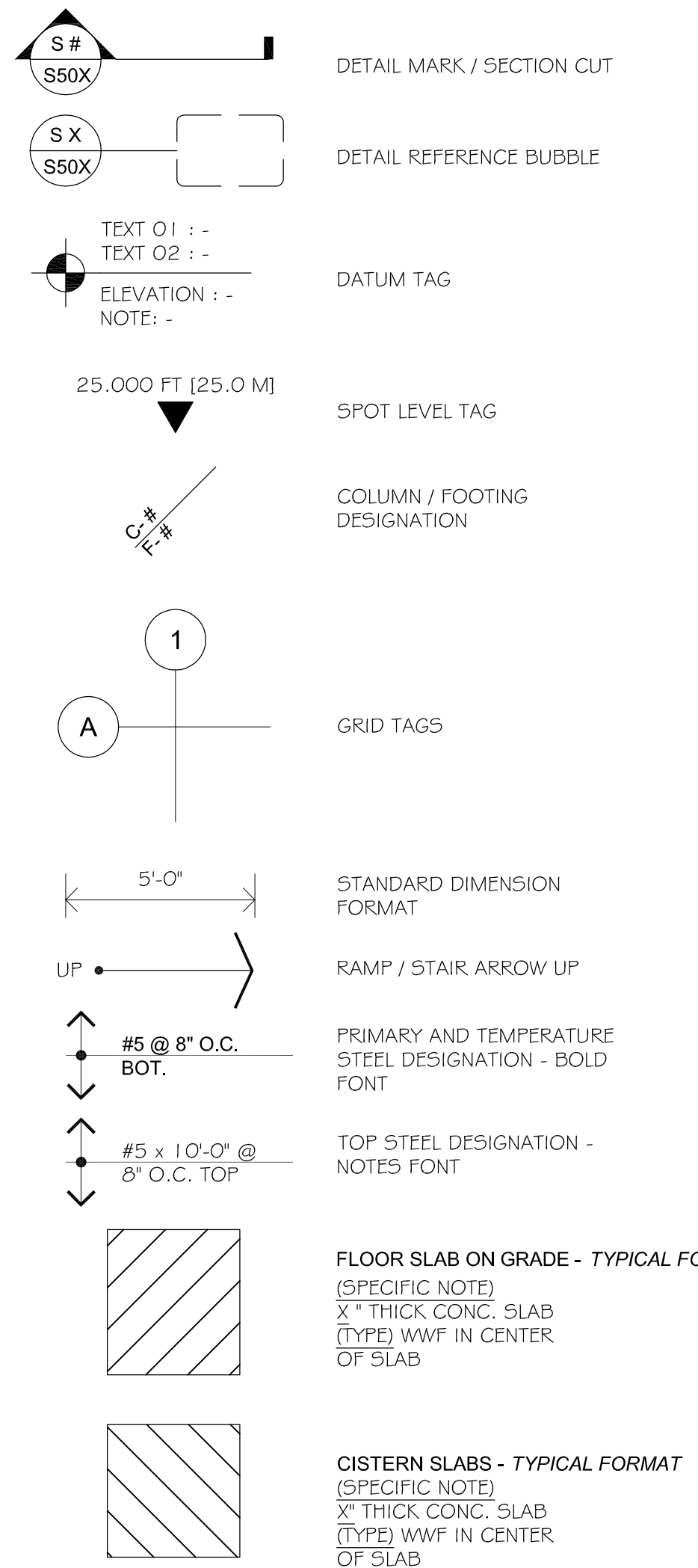
- 11.1 IF ANY CONDITIONS VARY FROM THE DRAWINGS OR THE CONTRACTOR REQUIRES FURTHER CLARIFICATION, ASK THE ARCHITECT AND SITE ENGINEER TO VERIFY. DO NOT PROCEED W/ ANY WORK WITHOUT AGREEMENT BETWEEN THE ARCHITECT AND SITE ENGINEER.
- 11.2 ENGINEER'S APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS.
- 11.3 PRIOR TO INSTALLATION OF MECHANICAL AND ELECTRICAL EQUIPMENT OR OTHER ITEMS TO BE ATTACHED TO THE STRUCTURE, ENGINEER'S APPROVAL OF CONNECTIONS AND SUPPORTS SHALL BE OBTAINED. UNLESS OTHERWISE SPECIFICALLY DETAILED ON ARCHITECTURAL AND STRUCTURAL DRAWINGS, RESPECTIVE SUBCONTRACTOR SHALL FURNISH ALL HANGERS, CONNECTIONS, ETC. REQUIRED FOR INSTALLATIONS OF HIS ITEMS.
- 11.4 PROVIDE ALL EMBEDDED ITEMS IN STRUCTURE AS NOTED ON ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS. MISCELLANEOUS EMBEDDED ITEMS AND ANCHOR BOLTS SHALL BE FURNISH BY STEEL SUPPLIER AND INSTALLED BY CONTRACTOR.
- 11.5 PROVIDE ASPHALTIC MASTIC COATINGS ON ALL STEEL EXPOSED TO THE EARTH.
- 11.6 SUBMIT SHOP AND ERECTION DRAWINGS FOR ALL REINFORCING, STEEL JOIST, STRUCTURAL STEEL AND METAL DECK TO ENGINEER FOR WRITTEN APPROVAL. THE MANUFACTURE OR FABRICATION OF ANY ITEMS PRIOR TO WRITTEN APPROVAL OF SHOP DRAWINGS SHALL BE AT ENTIRELY THE RISK OF THE CONTRACTOR.
- 11.7 ALL MAJOR STEEL AND STEEL JOIST SHOP DRAWINGS SUBMITTED SHALL INCLUDE CALCULATIONS AND BEAR THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER.
- 11.8 CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY WORK.
- 11.9 PLACE ALL CONDUIT AND SERVICES UNDER ALL SLABS ON GRADE. WHERE CONDUIT AND SERVICES ARE IN BEAMS, COLUMNS AND SUSPENDED SLABS ENSURE THAT MINIMUM COVER OF 1-1/2" TO ALL REINFORCEMENT IS MAINTAINED. DO NOT BUNDLE CONDUIT IN SLABS.



LINTEL SCHEDULE						
LINTEL	SIZE	REINFORCEMENT			SPAN (MAX.)	
TYPE	WIDE	DEPTH	BOT.	TOP	TIES	
L-01	6"	12"	1 - #5	1 - #5	#3 @ 4" O.C.	5 FT
L-02	8"	12"	2 - #5	2 - #5	#3 @ 4" O.C.	5 FT
L-03	8"	12"	3 - #5	3 - #5	#3 @ 4" O.C.	10 FT

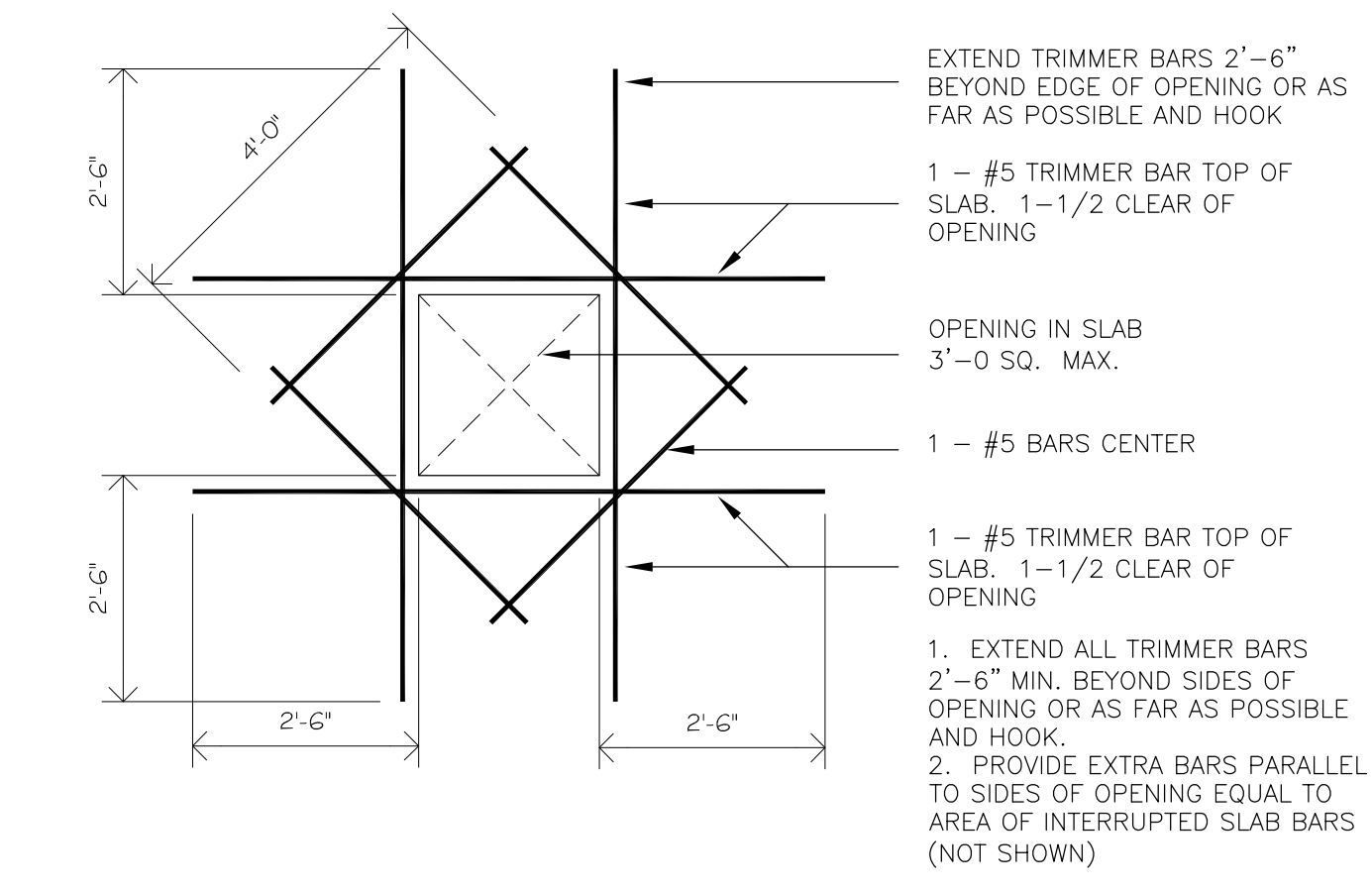
ABBREVIATIONS AND SYMBOLS

4 - #5	REBAR DESIGNATION IN A BEAM. QTY = 4 NO. BARS. #5 = 5/8" (INCH) DIAMETER
C-02	COLUMN REFERENCE NUMBER
CONC.	CONCRETE
DETL#	DETAIL REFERENCE NUMBER
DIAM.	DIAMETER
EA.	EACH
E.W.	EACH WAY
F-04	FOOTING REFERENCE NUMBER
HORIZ.	HORIZONTAL
O.C.	ON CENTER
QTY	QUANTITY
REINF.	REINFORCING OR REINFORCEMENT
SSL : -	STRUCTURAL SLAB LEVEL
TEMP. STEEL	TEMPERATURE AND SHRINKAGE STEEL
VERT.	VERTICAL
	WITH
W12X256	WIDE FLANGE BEAM. STRUCTURAL BEAM
	WELDED WIRE FABRIC = STRUCTURAL MESH

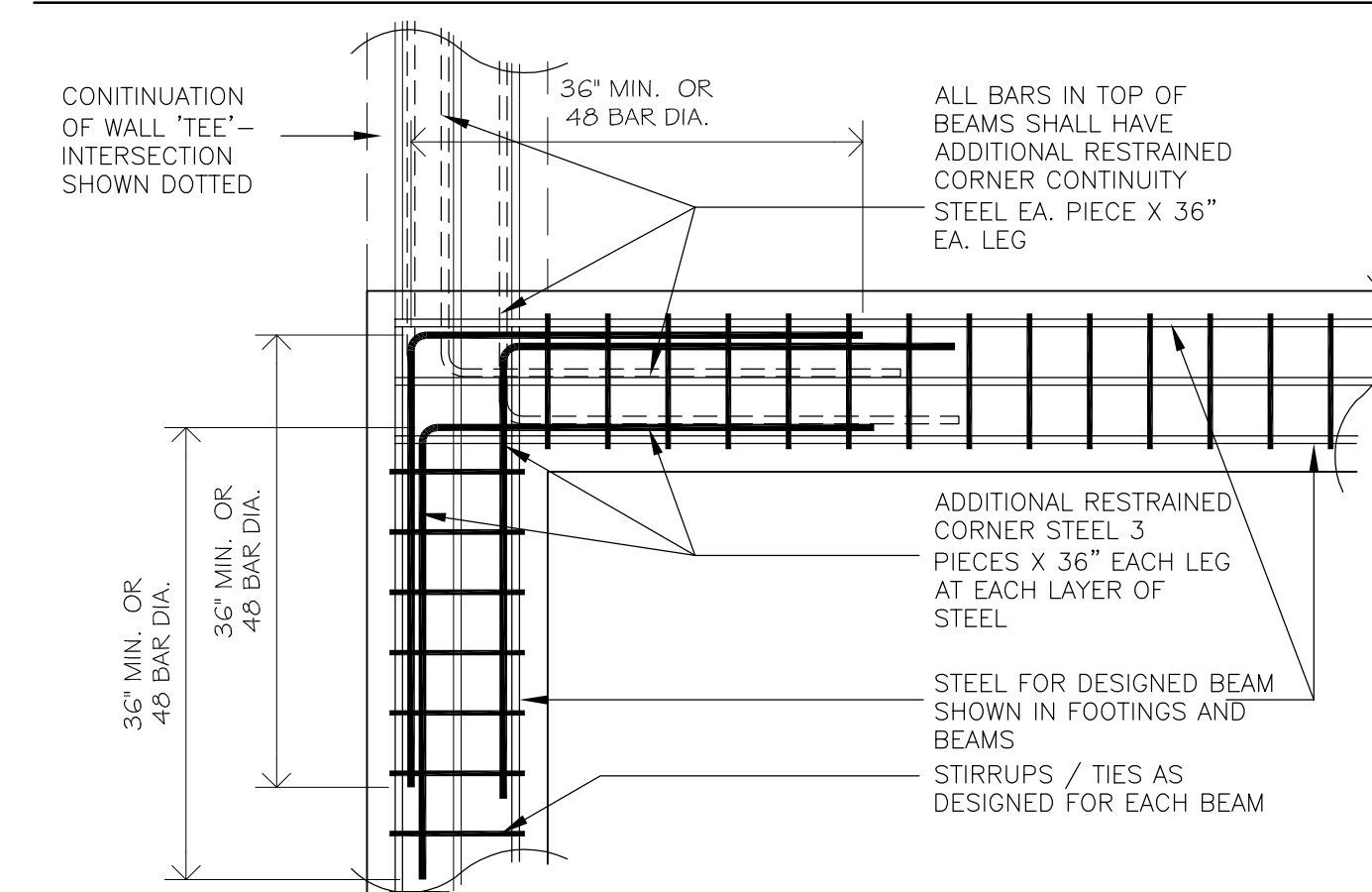


BAR SIZE	D	90° HOOK		135° HOOK		SEISMIC STIRRUP/TIE	
		A OR G	A OR G	A OR G	A OR G	H approx.	H approx.
# 3	1-1/2"	4"	4"	3"	4-1/4"	3"	
# 4	2"	4-1/2"	4-1/2"	4"	4-1/2"	3"	
# 5	2-1/2"	6"	5-1/2"	5"	5-1/2"	3-3/4"	
# 6	4-1/4"	12"	8"	6"	8"	4-1/2"	
# 7	5-1/4"	14"	9"	7"	9"	5-1/4"	
# 8	6"	16"	10-1/2"	8"	10-1/2"	6"	

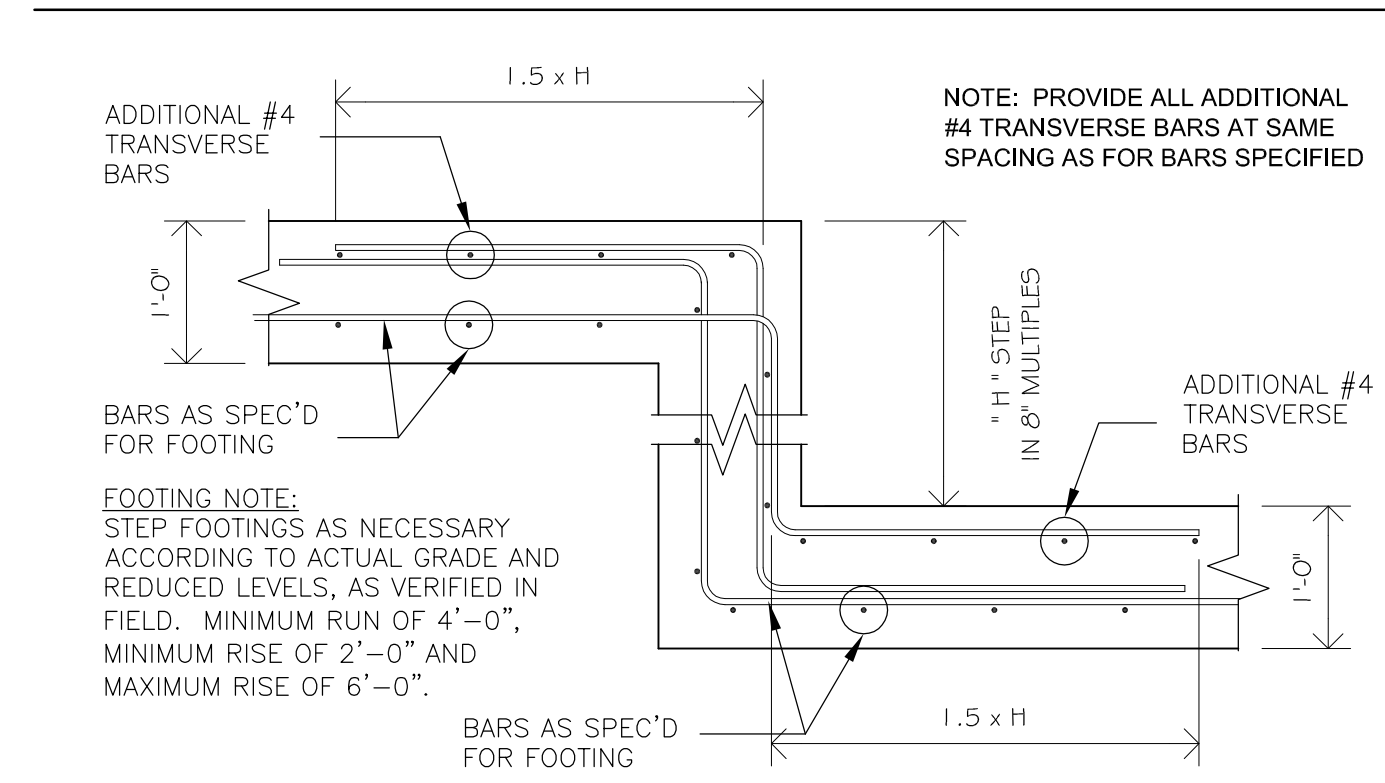
STIRRUPS AND TIES



OPENING IN SLABS



PLAN: RESTRAINED CORNER AND 'TEE'

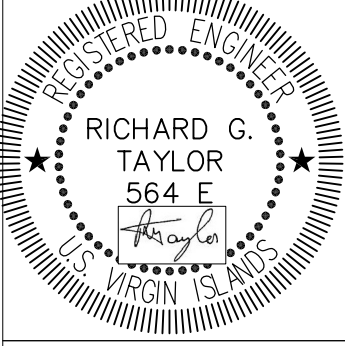


PROFILE OF FOOTING



TOTAL ENGINEERING Ltd.

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VIHFA BUILDINGS # 1 & 2
 PARCEL NO.26-A 102-104 ESTATE TAAMBERG
 KINGS QUARTER, ST. THOMAS, USVI
STRUCTURAL NOTES

REVISIONS		
NO.	DATE	INT.
01	19 JUNE 2018	RT
D	30 APRIL 2016	RT
C	05 MAR 2018	RT
B	FEB 2018	RT
A	14 NOV 2017	RT
DATE: NOVEMBER 2017		
SCALE: AS SHOWN		
DRAWN BY: BM		
APPR.: RT		
ISSUE.: CONSTRUCTION		
DRAWING		

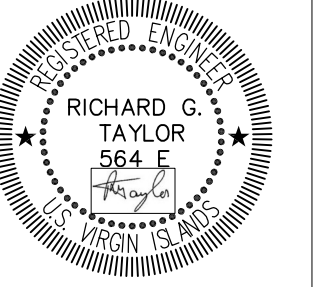
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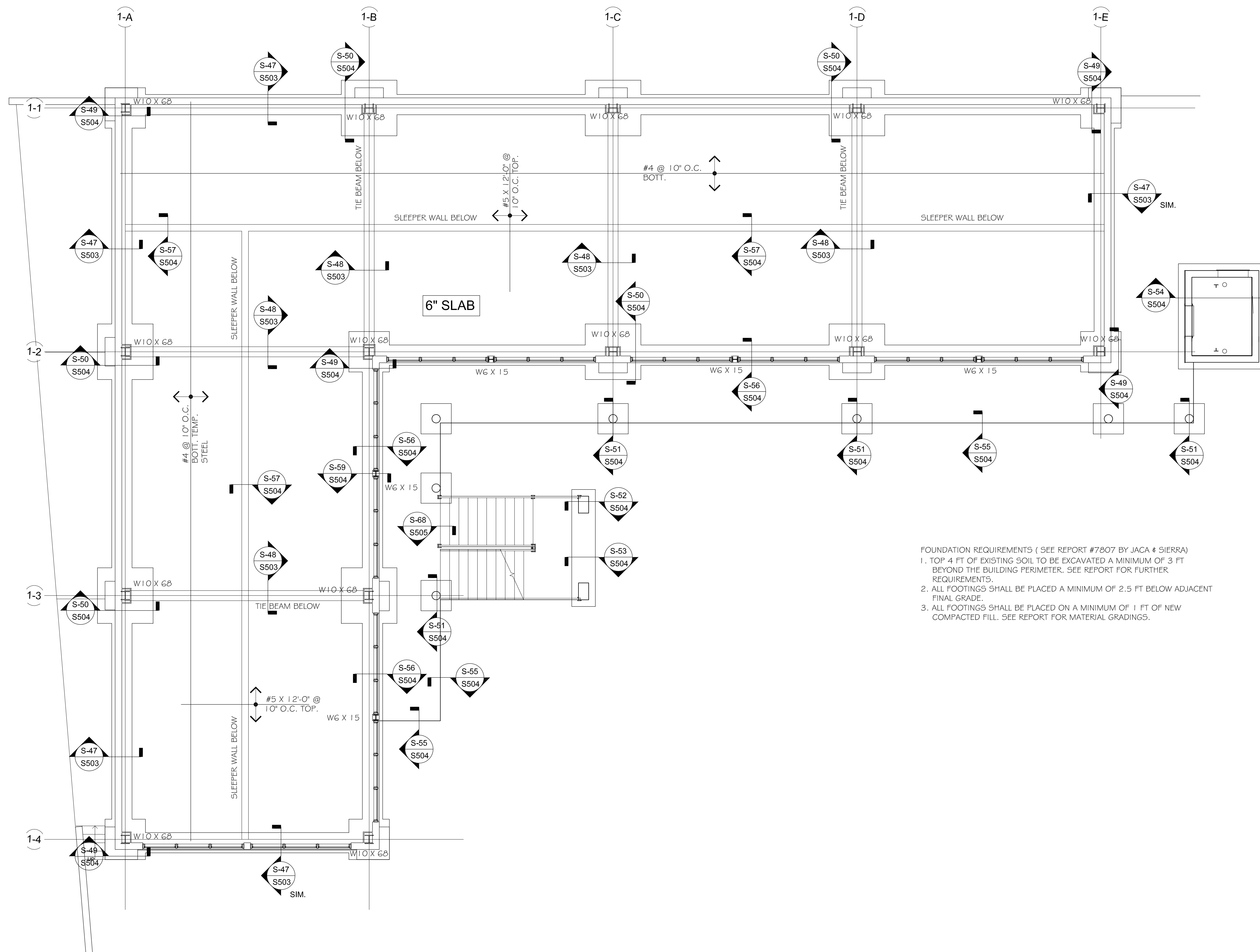
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- FOUNDATION REQUIREMENTS (SEE REPORT #7807 BY JACA & SIERRA)
1. TOP 4 FT OF EXISTING SOIL TO BE EXCAVATED A MINIMUM OF 3 FT BEYOND THE BUILDING PERIMETER. SEE REPORT FOR FURTHER REQUIREMENTS.
 2. ALL FOOTINGS SHALL BE PLACED A MINIMUM OF 2.5 FT BELOW ADJACENT FINAL GRADE.
 3. ALL FOOTINGS SHALL BE PLACED ON A MINIMUM OF 1 FT OF NEW COMPACTED FILL. SEE REPORT FOR MATERIAL GRADINGS.

VIHFA BUILDING #1

PARCEL NO. 26-A 102-104 ESTATE TAAMEBERG
KINGS QUARTER, ST. THOMAS, USVI

RETAIL LEVEL FLOOR PLAN

REVISIONS

MR.	DATE	INIT.
03	17 AUGUST 2018	RT
02	AUGUST 2018	RT
01	18 JUNE 2018	RT
D	30 APR 2018	RT
C	MAR 2017	RT
B	FEB 2017	RT

DATE: NOVEMBER 2017

SCALE: AS SHOWN

DRAWN: BM

APPR.: RT

ISSUE.: CONSTRUCTION

DRAWING

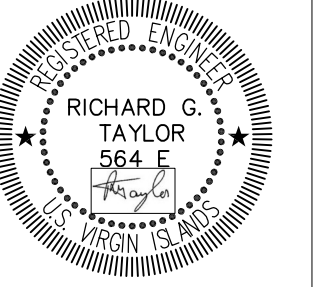
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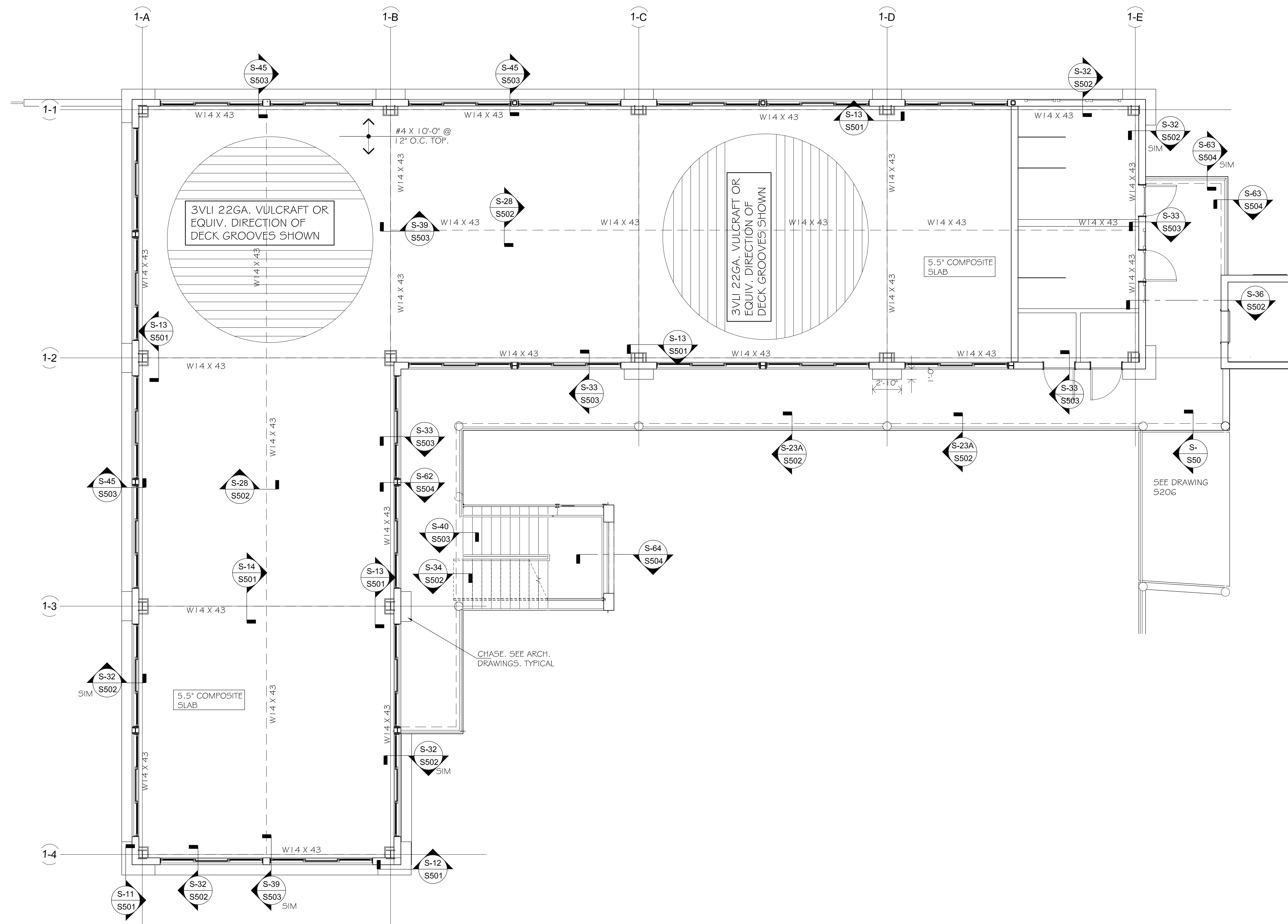
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VIHFA BUILDING #1
PARCEL NO. 26-A 102-104 ESTATE TAAMEBERG
KINGS QUARTER, ST. THOMAS, USVI
OFFICE LEVEL FLOOR PLAN

REVISIONS

MK.	DATE	INIT.
03	17 AUGUST 2018	RT
02	AUGUST 2018	RT
01	18 JUNE 2018	RT
D	30 APR 2018	RT
C	MAR 2018	RT
B	FEB 2018	RT

DATE: JANUARY 2018

SCALE: AS SHOWN

DRAWN: BM

APPR.: RT

ISSUE.: CONSTRUCTION

DRAWING

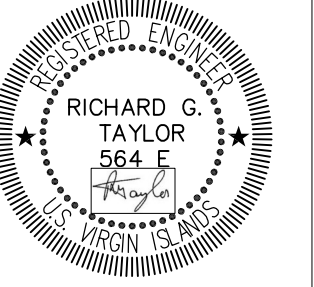
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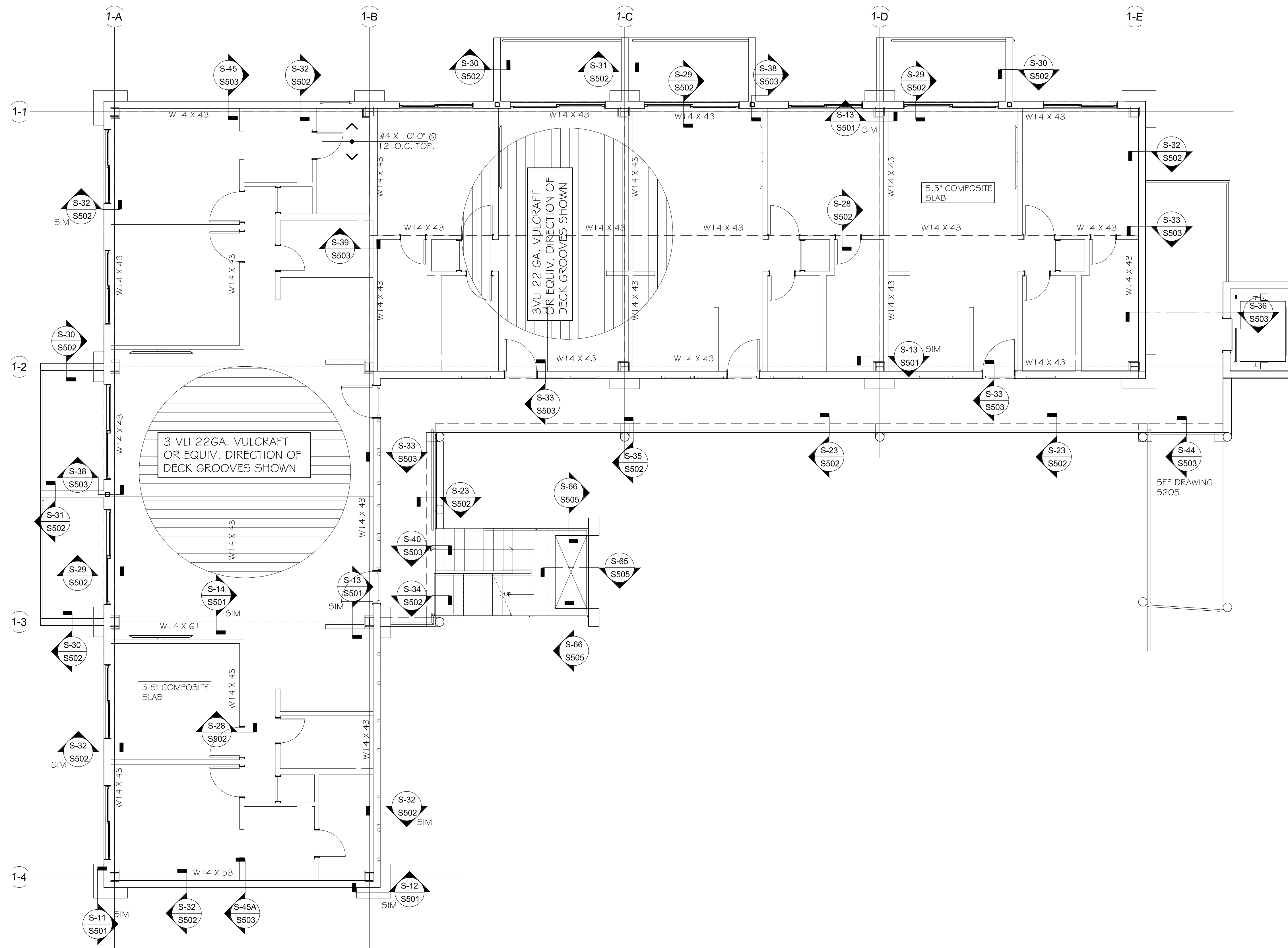
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VIHFA BUILDING #1

PARCEL NO. 26-A 102-104 ESTATE TAAMEBERG
KINGS QUARTER, ST. THOMAS, USVI

RESIDENTIAL LEVEL FLOOR PLAN

REVISIONS

MK.	DATE	INIT.
03	17 AUGUST 2018	RT
02	02 AUGUST 2018	RT
01	18 JUNE 2018	RT
D	30 APR 2018	RT
C	MAR 2018	RT
B	FEB 2018	RT

DATE: JANUARY 2018

SCALE: AS SHOWN

DRAWN: BM

APPR.: RT

ISSUE.: CONSTRUCTION

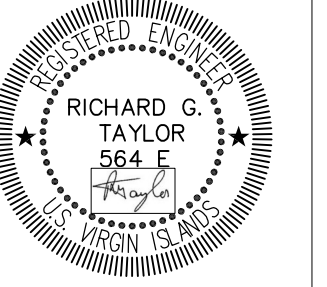
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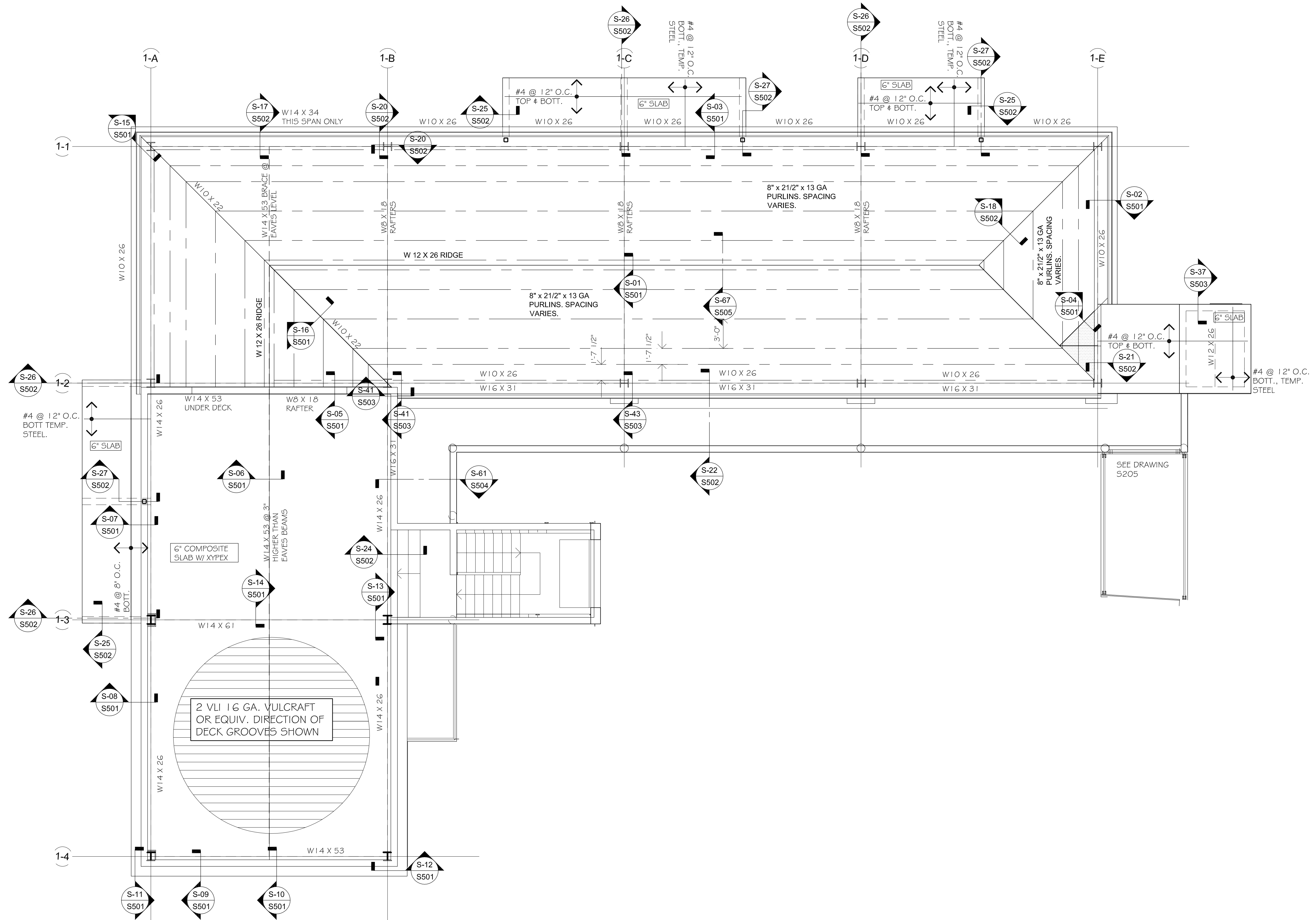


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VIHFA BUILDING #1

PARCEL NO. 26-A 102-104 ESTATE TAAMEBERG
KINGS QUARTER, ST. THOMAS, USVI

RESIDENTIAL LEVEL FLOOR PLAN

REVISIONS

MK.	DATE	INIT.
03	AUGUST 2018	RT
02	AUGUST 2018	RT
01	18 JUNE 2018	RT
D	30 APR 2018	RT
C	MAR 2018	RT
B	FEB 2018	RT

DATE: JANUARY 2018

SCALE: AS SHOWN

DRAWN: BM

APPR.: RT

ISSUE.: CONSTRUCTION

DRAWING

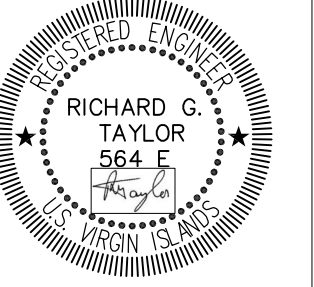
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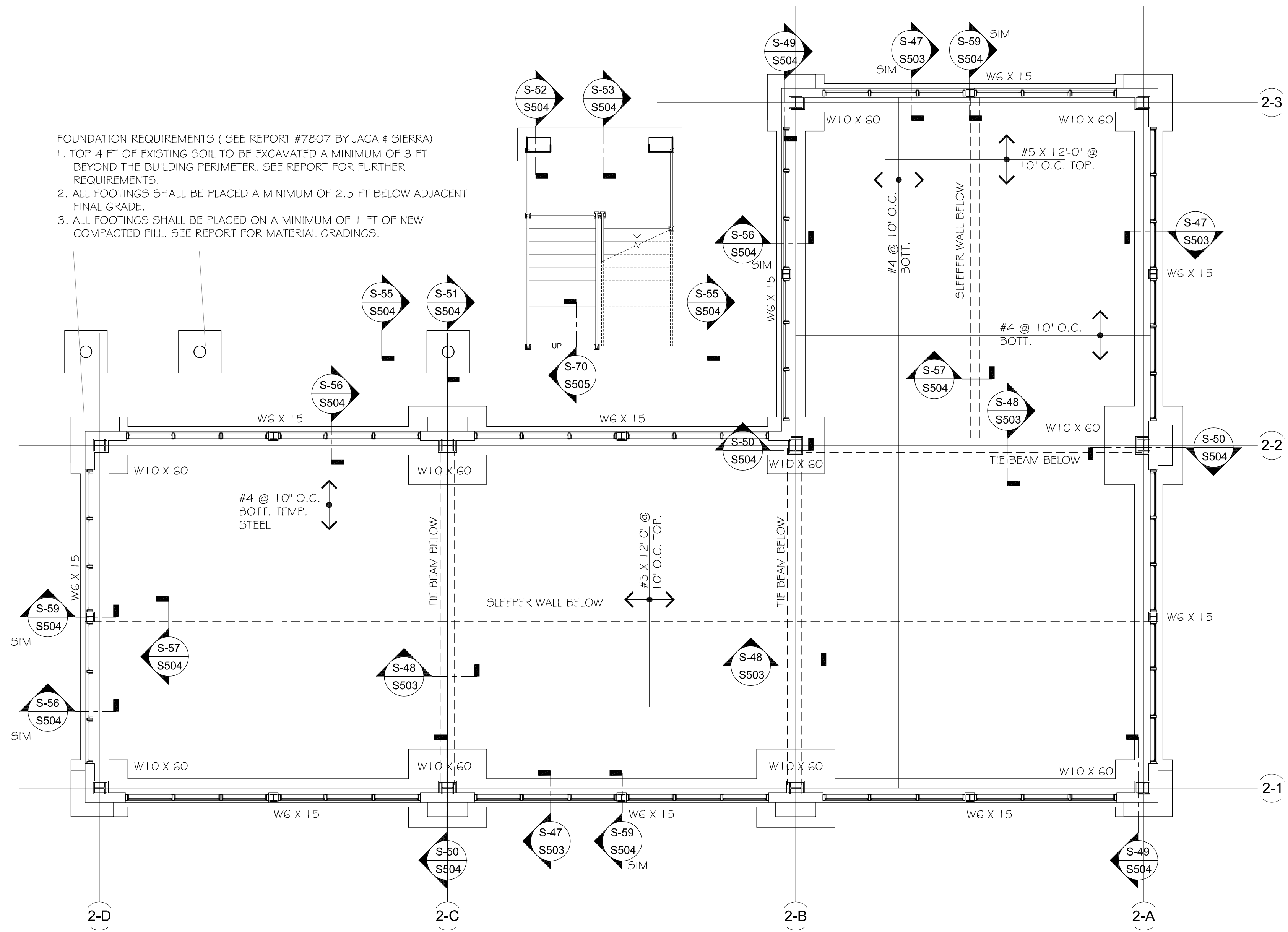
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- FOUNDATION REQUIREMENTS (SEE REPORT #7807 BY JACA & SIERRA)
1. TOP 4 FT OF EXISTING SOIL TO BE EXCAVATED A MINIMUM OF 3 FT BEYOND THE BUILDING PERIMETER. SEE REPORT FOR FURTHER REQUIREMENTS.
 2. ALL FOOTINGS SHALL BE PLACED A MINIMUM OF 2.5 FT BELOW ADJACENT FINAL GRADE.
 3. ALL FOOTINGS SHALL BE PLACED ON A MINIMUM OF 1 FT OF NEW COMPACTED FILL. SEE REPORT FOR MATERIAL GRADINGS.

VIHFA BUILDING #2
 PARCEL NO.26-A 102-104 ESTATE TAAMEBERG
 KINGS QUARTER, ST. THOMAS, USVI
 RETAIL LEVEL FLOOR PLAN

REVISIONS

MK.	DATE	INIT.
01	JUNE 2018	RT
A	NOV 2017	RT

DATE: NOVEMBER 2017

SCALE: AS SHOWN

DRAWN: BM

APPR.: RT

ISSUE.: CONSTRUCTION

DRAWING

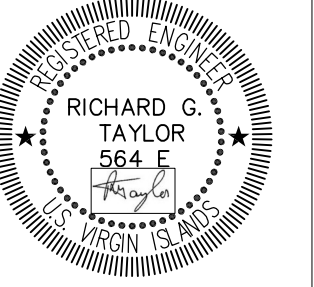
S 201



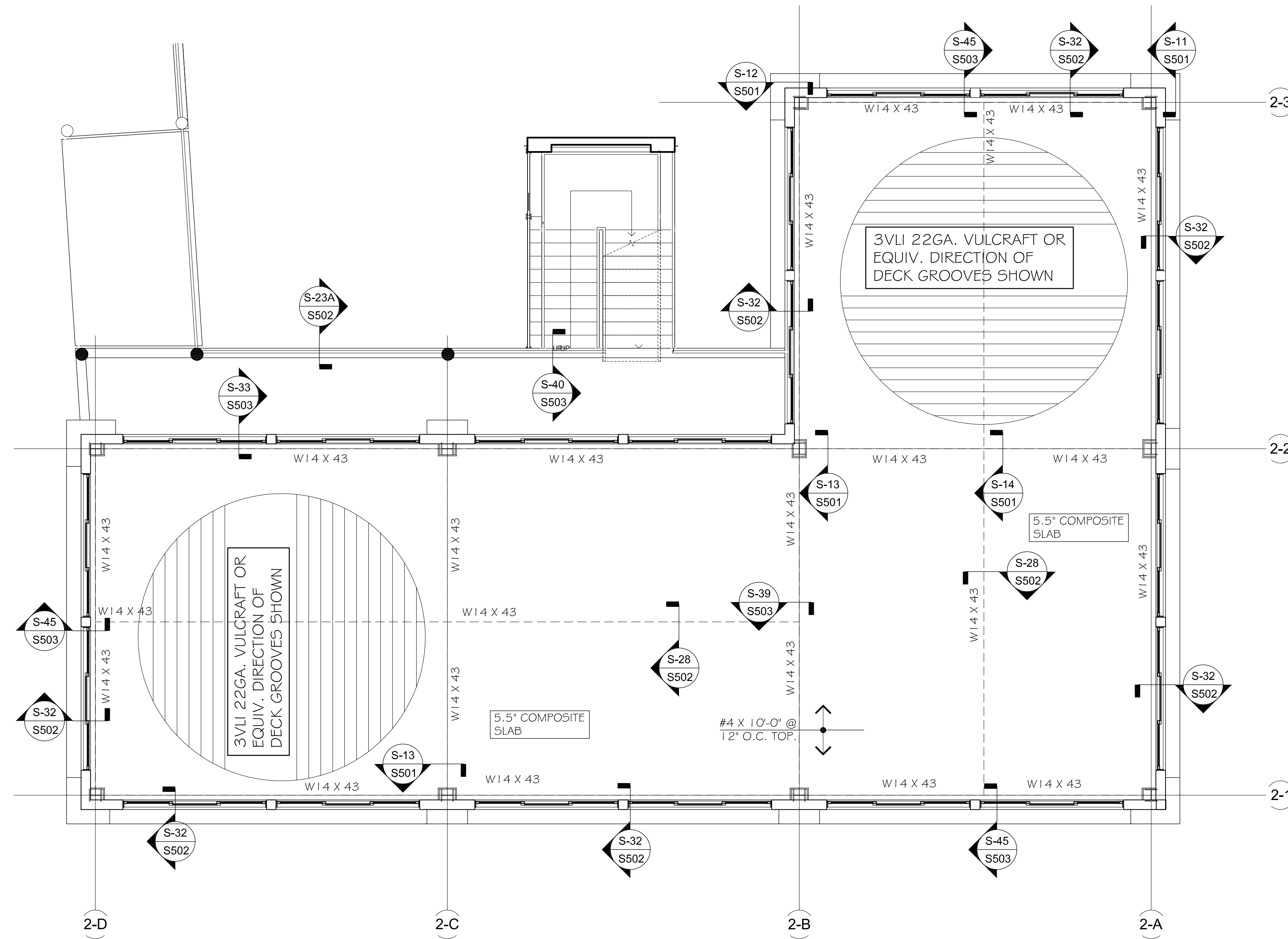
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VIHFA BUILDING #2
PARCEL NO.26-A 102-104 ESTATE TAAMEBERG
KINGS QUARTER, ST. THOMAS, USVI
RETAIL LEVEL FLOOR PLAN

REVISIONS

MK.	DATE	INIT.
02	AUGUST 2018	RT
01	JUNE 2018	RT
A	NOV 2017	RT

DATE: NOVEMBER 2017

SCALE: AS SHOWN

DRAWN: BM

APPR.: RT

ISSUE.: CONSTRUCTION

DRAWING

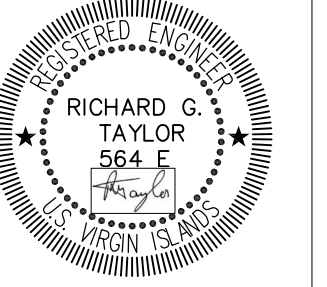
S 202



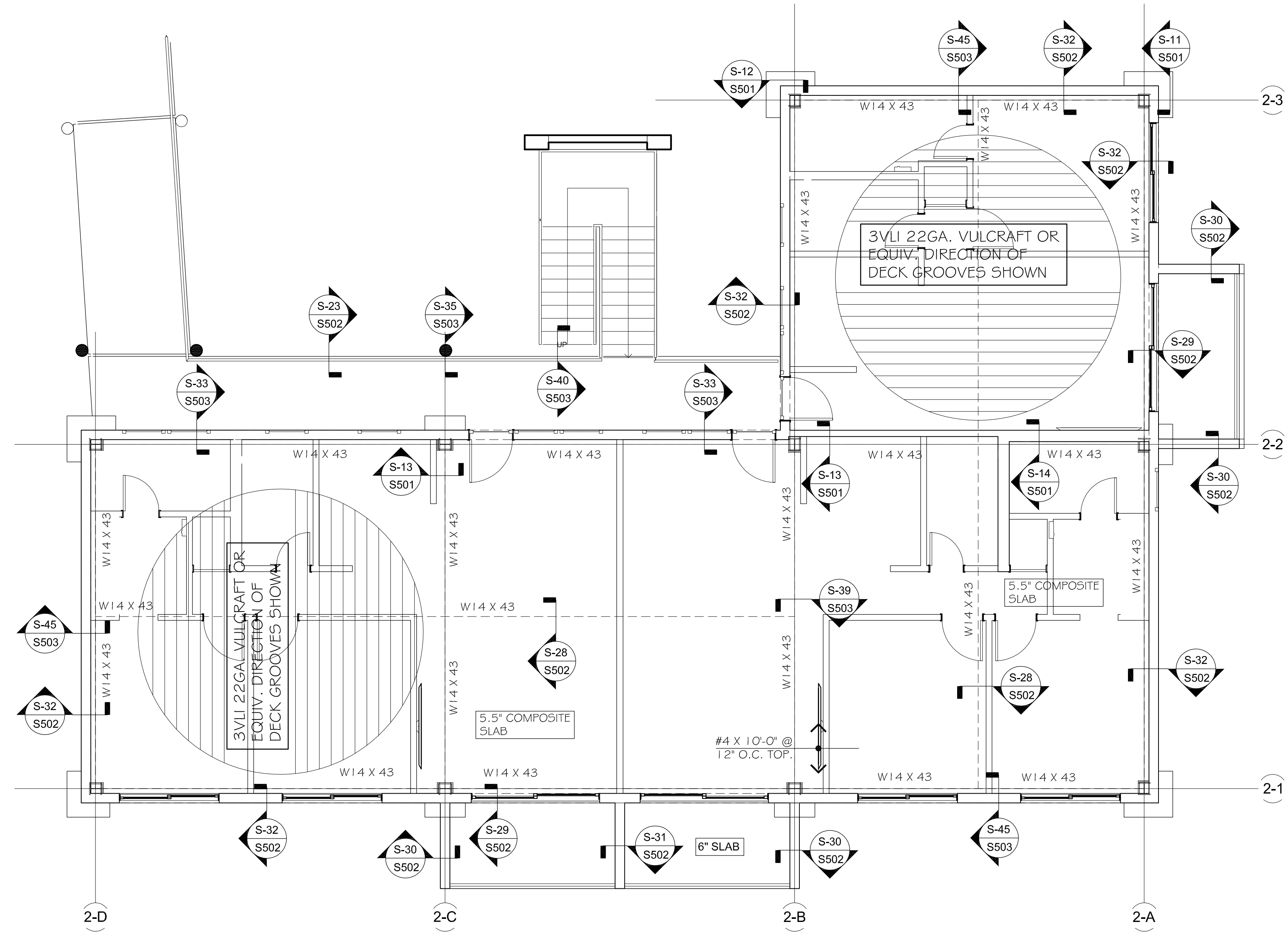
TOTAL
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VIHFA BUILDING #2
PARCEL NO.26-A 102-104 ESTATE TAAMEBERG
KINGS QUARTER, ST. THOMAS, USVI
RETAIL LEVEL FLOOR PLAN

REVISIONS

MK.	DATE	INIT.
02	AUGUST 2018	RT
01	JUNE 2018	RT
A	NOV 2017	RT

DATE: NOVEMBER 2017

SCALE: AS SHOWN

DRAWN: BM

APPR.: RT

ISSUE.: CONSTRUCTION

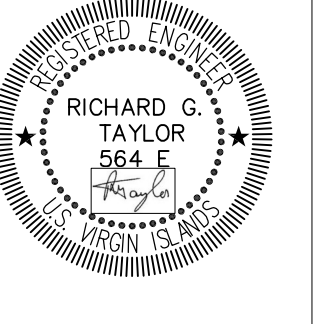
DRAWING

S 203

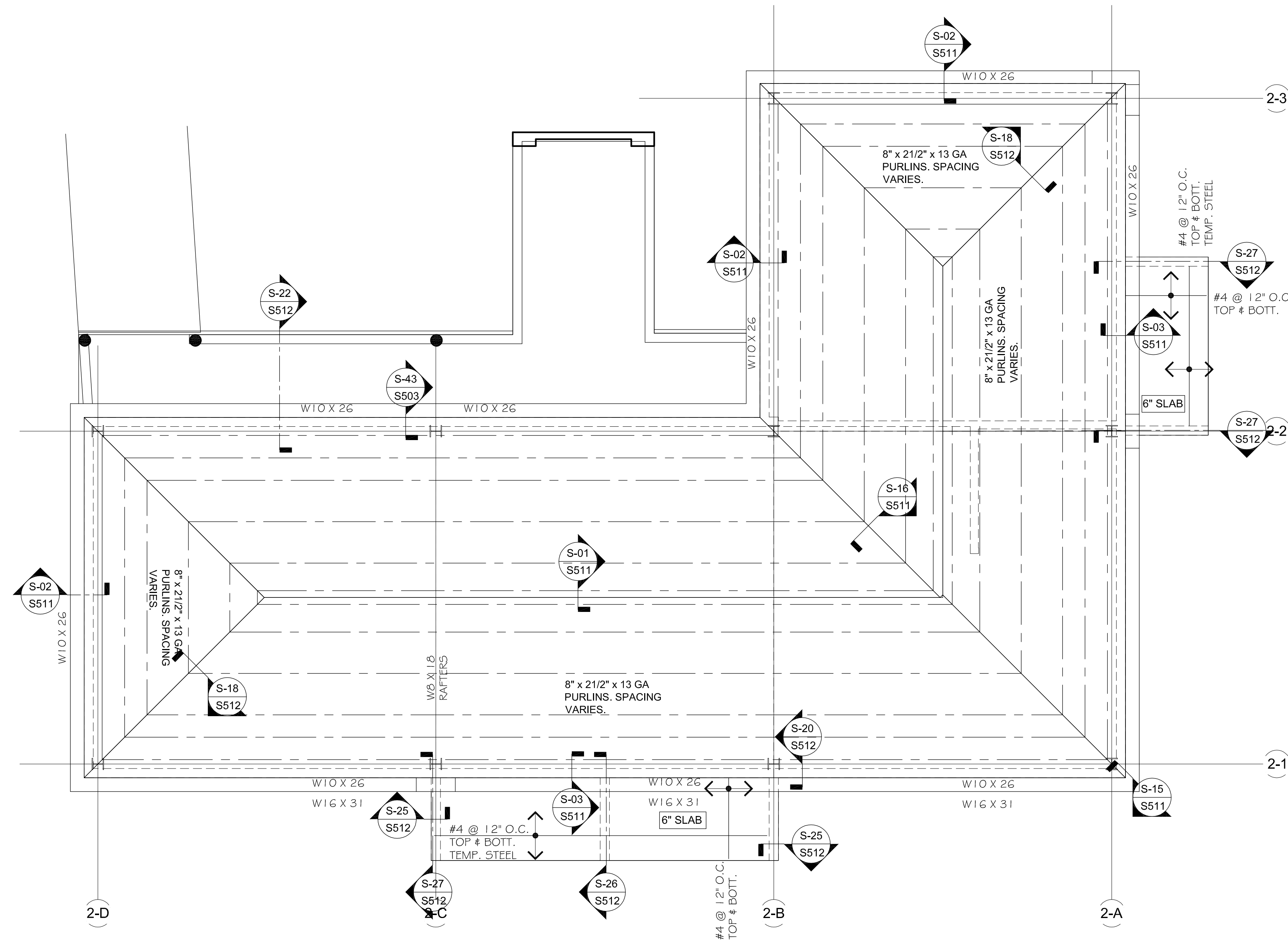


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VIHFA BUILDING #2
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KINGS QUARTER, ST. THOMAS, USVI
RETAIL LEVEL FLOOR PLAN

REVISIONS

MK.	DATE	INIT.
02	AUGUST 2018	RT
01	JUNE 2018	RT
A	NOV 2017	RT

DATE: NOVEMBER 2017

SCALE: AS SHOWN
DRAWN: BM
APPR.: RT
ISSUE.: CONSTRUCTION
DRAWING

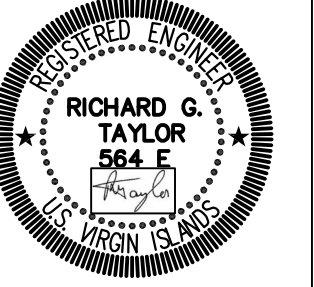
S 204



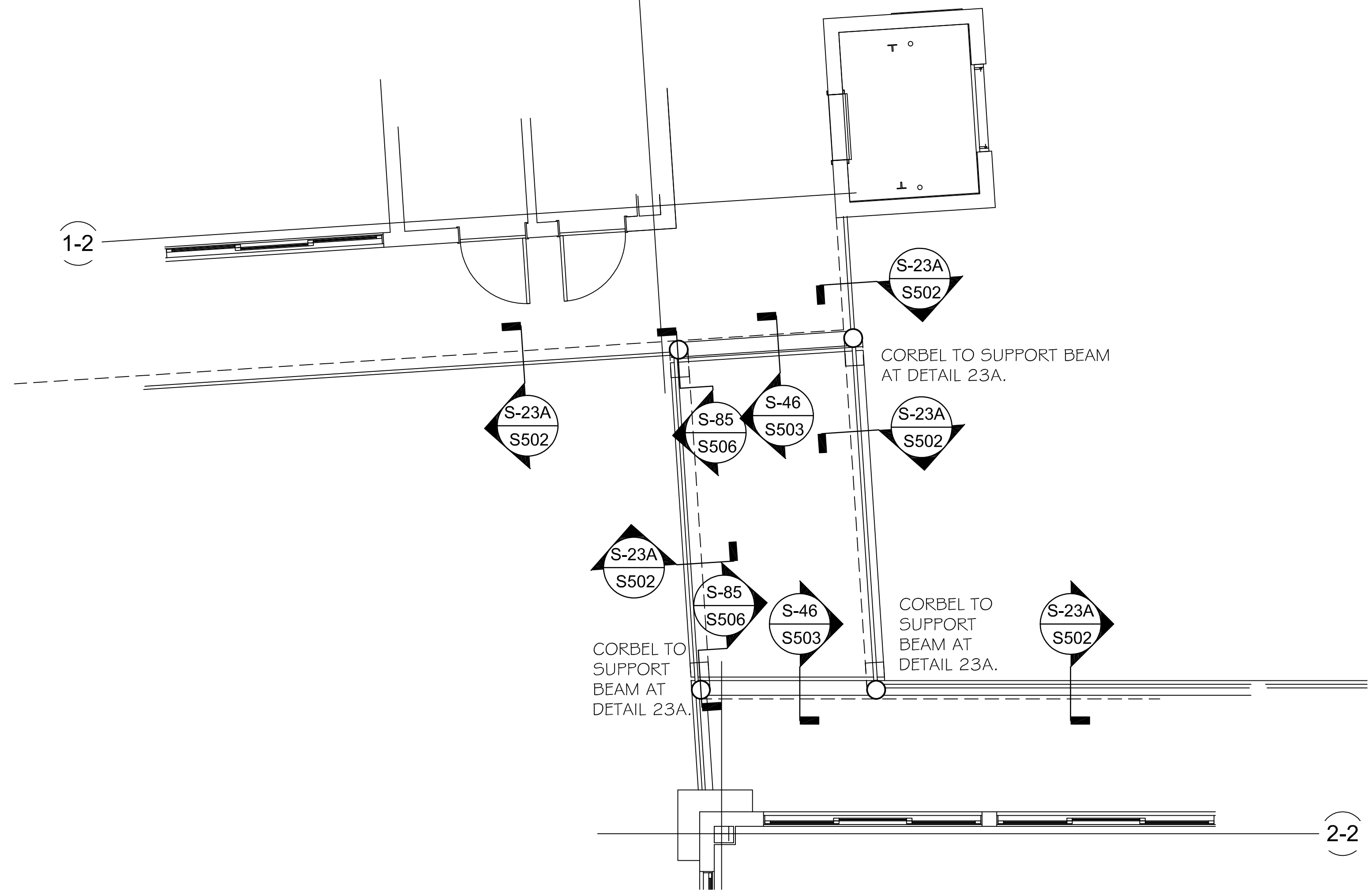
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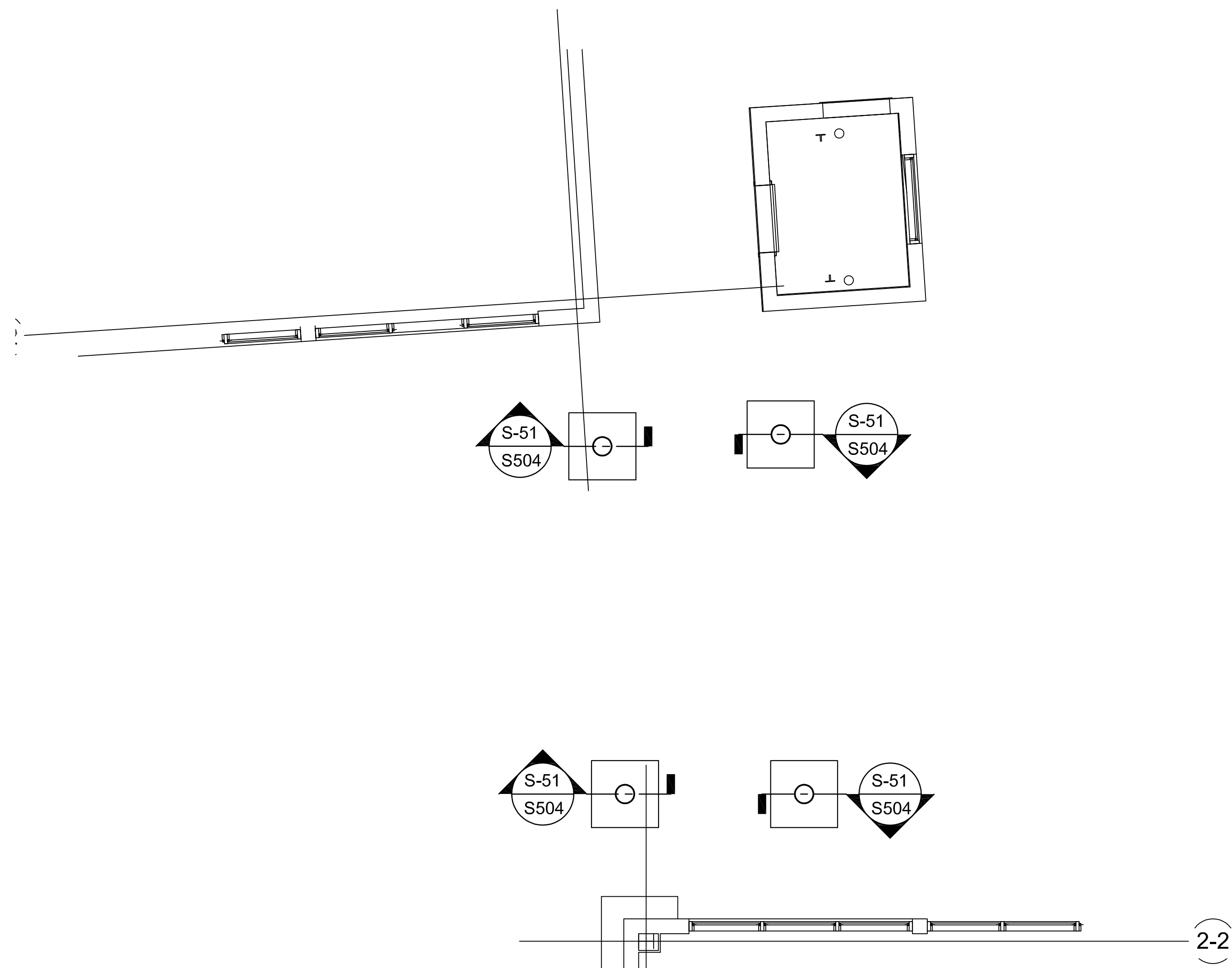


STAMP



GA: OFFICE LEVEL

SCALE : 1/4" = 1'-0"



GA: GROUND/FOUNDATION LEVEL

SCALE : 1/4" = 1'-0"

VIHFA BUILDING

PARCEL NO.26-A 102-104 ESTATE TAAMEBERG
KINGS QUARTER, ST. THOMAS, USVI

WALKWAY FLOOR PLAN

REVISIONS

MK.	DATE	INIT.
04	AUGUST 2018	RT
03	AUGUST 2018	RT
02	AUGUST 2018	RT
01	JULY 2018	RT
A	NOV 2017	RT

DATE: NOVEMBER 2017

SCALE: AS_SHOWN

DRAWN: BM

APPR.: RT

ISSUE.: CONSTRUCTION

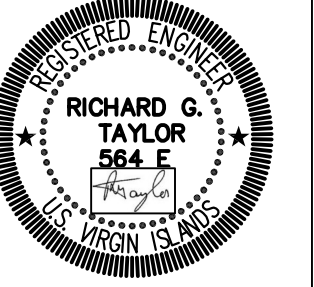
DRAWING

S 205

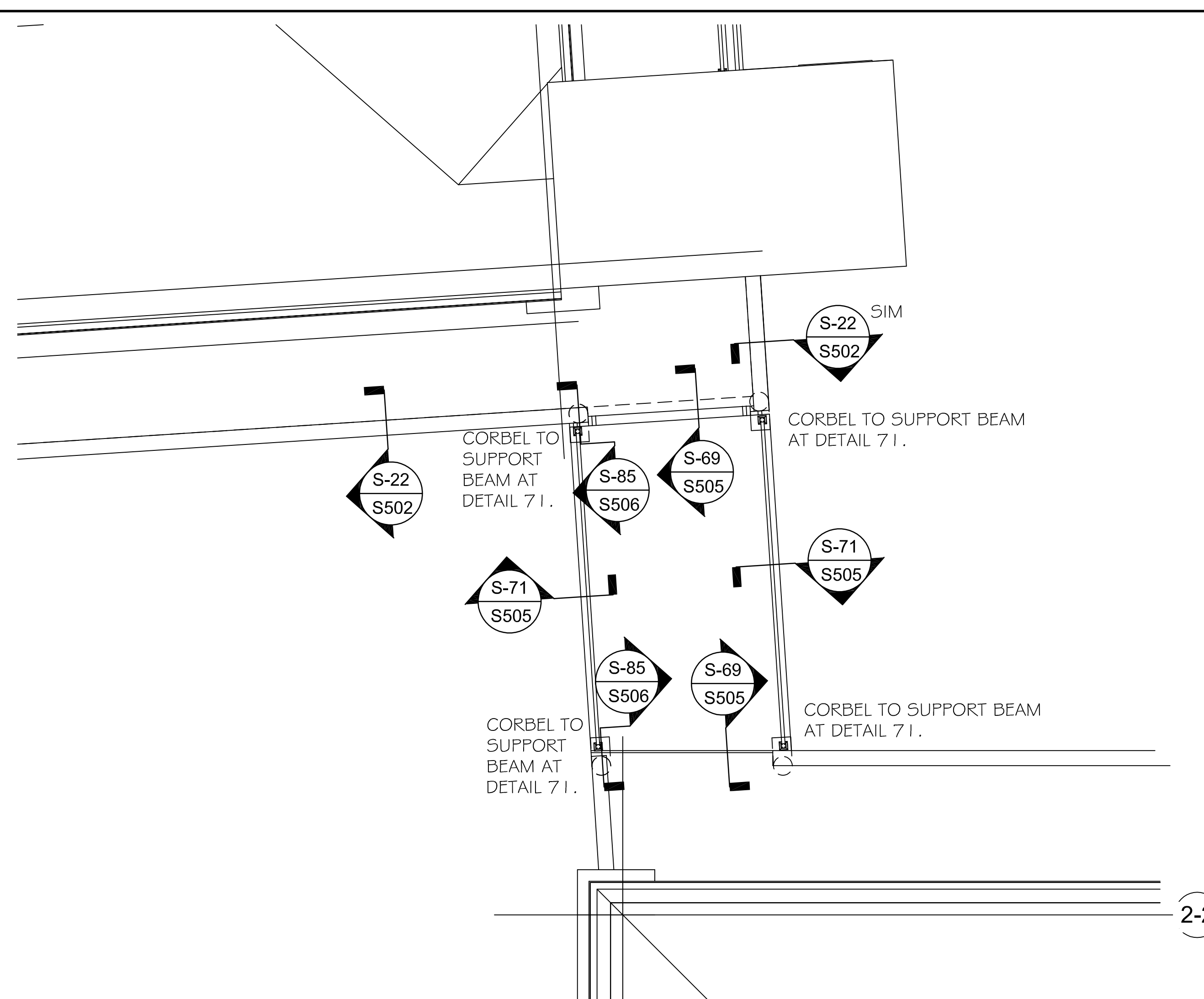


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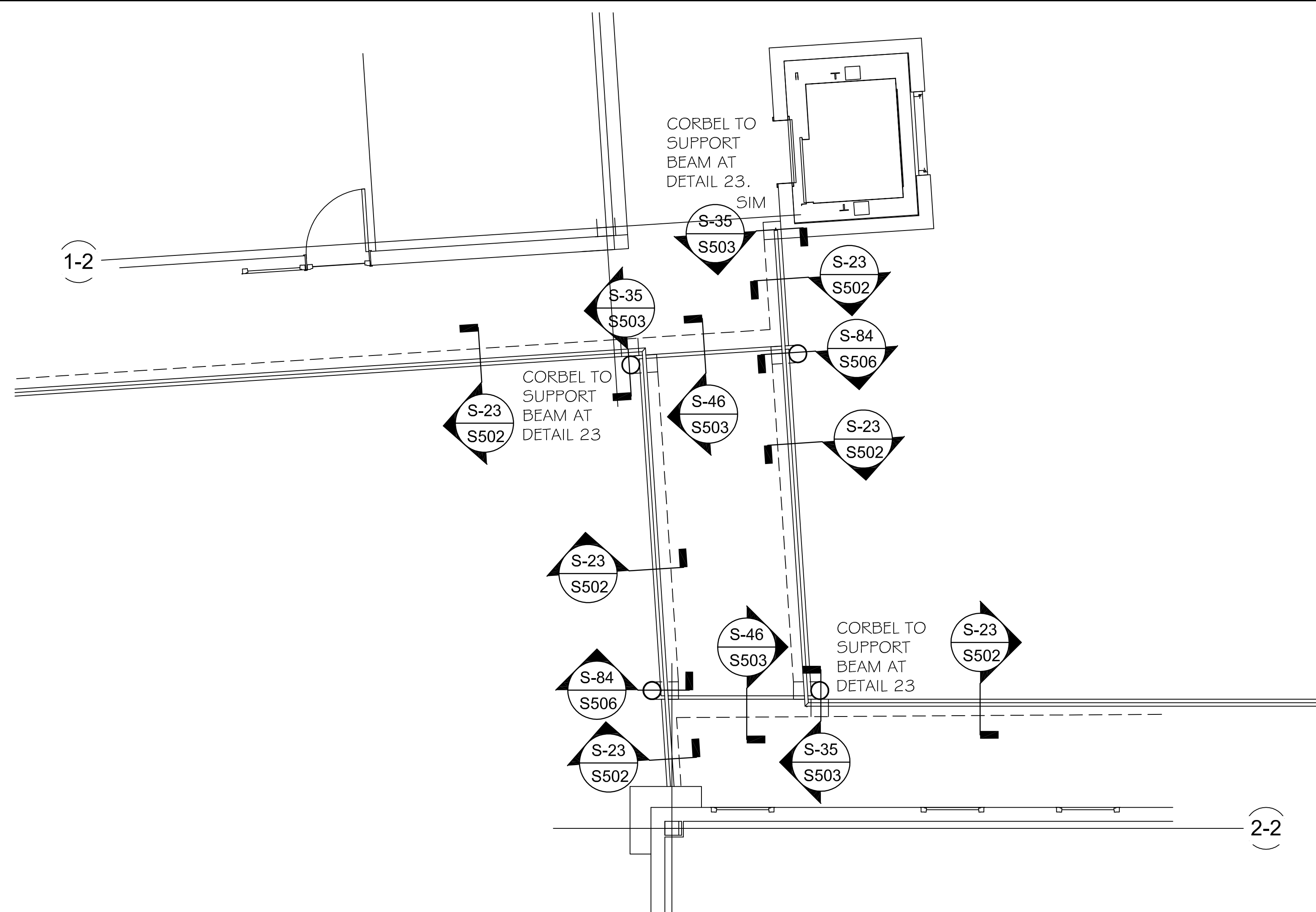


STAMP



GA: ROOF PLAN

SCALE : 1/4" = 1'-0"



GA: RESIDENTIAL LEVEL

SCALE : 1/4" = 1'-0"

VIHFA BUILDING
PARCEL NO.26-A 102-104 ESTATE TAAMEBERG
KINGS QUARTER, ST. THOMAS, USVI
WALKWAY FLOOR PLAN

REVISIONS

MK.	DATE	INIT.
04	AUGUST 2018	RT
03	AUGUST 2018	RT
02	AUGUST 2018	RT
01	JULY 2018	RT
A	NOV 2017	RT

DATE: NOVEMBER 2017

SCALE: AS_SHOWN

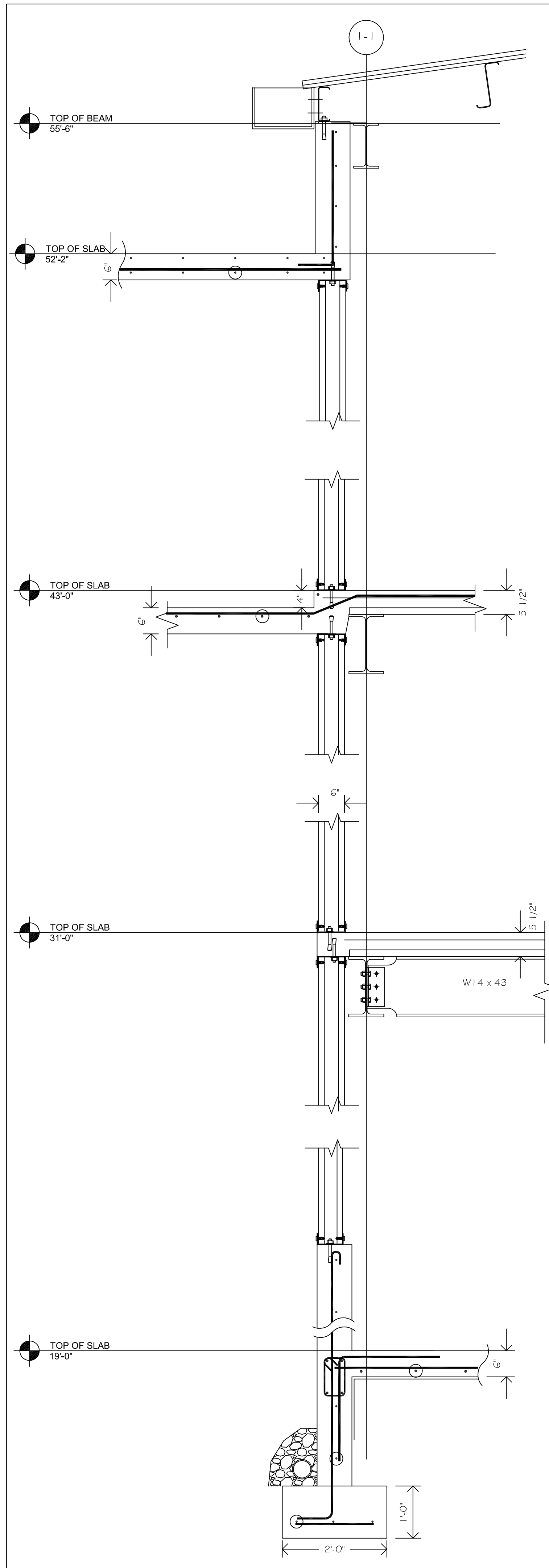
DRAWN: BM

APPR.: RT

ISSUE.: CONSTRUCTION

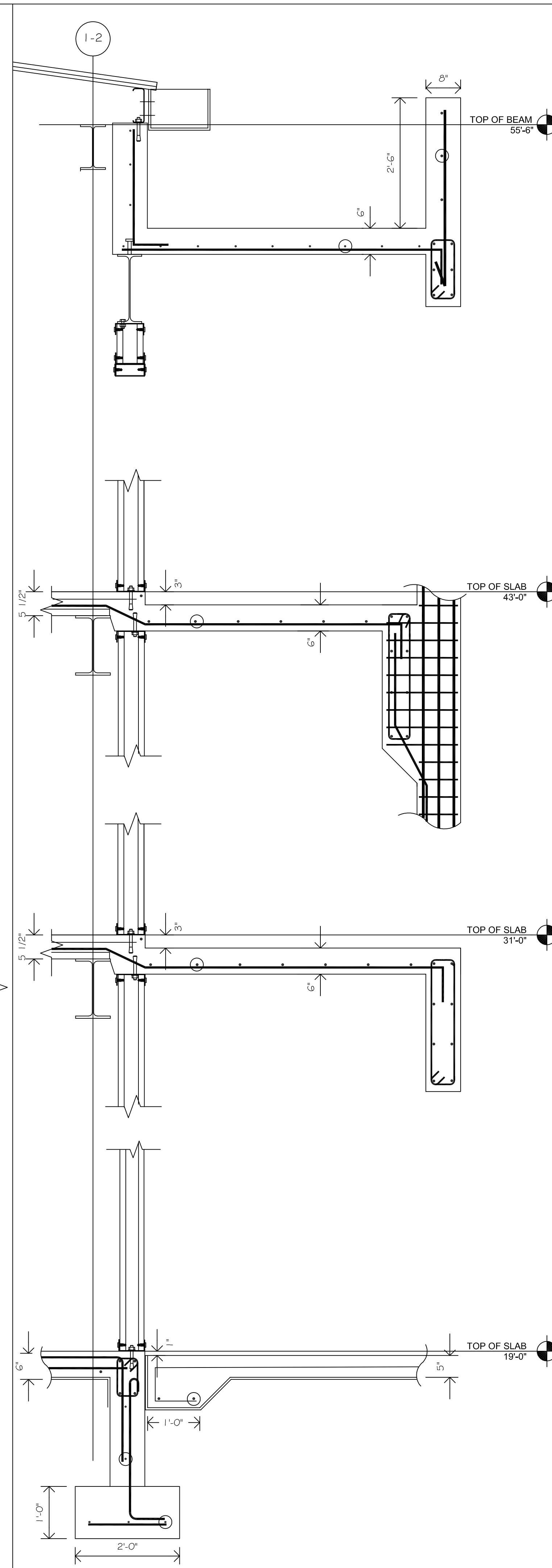
DRAWING

S 206



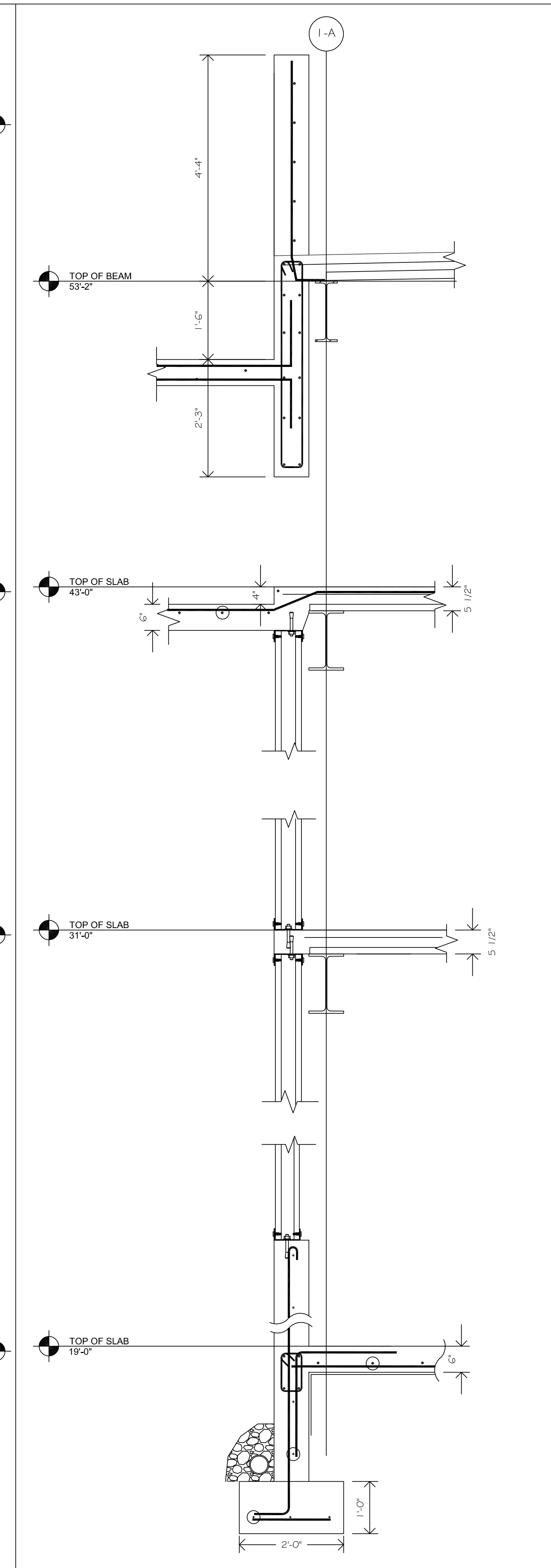
WALL SECTION 1

SCALE : 3/4" = 1'-0"



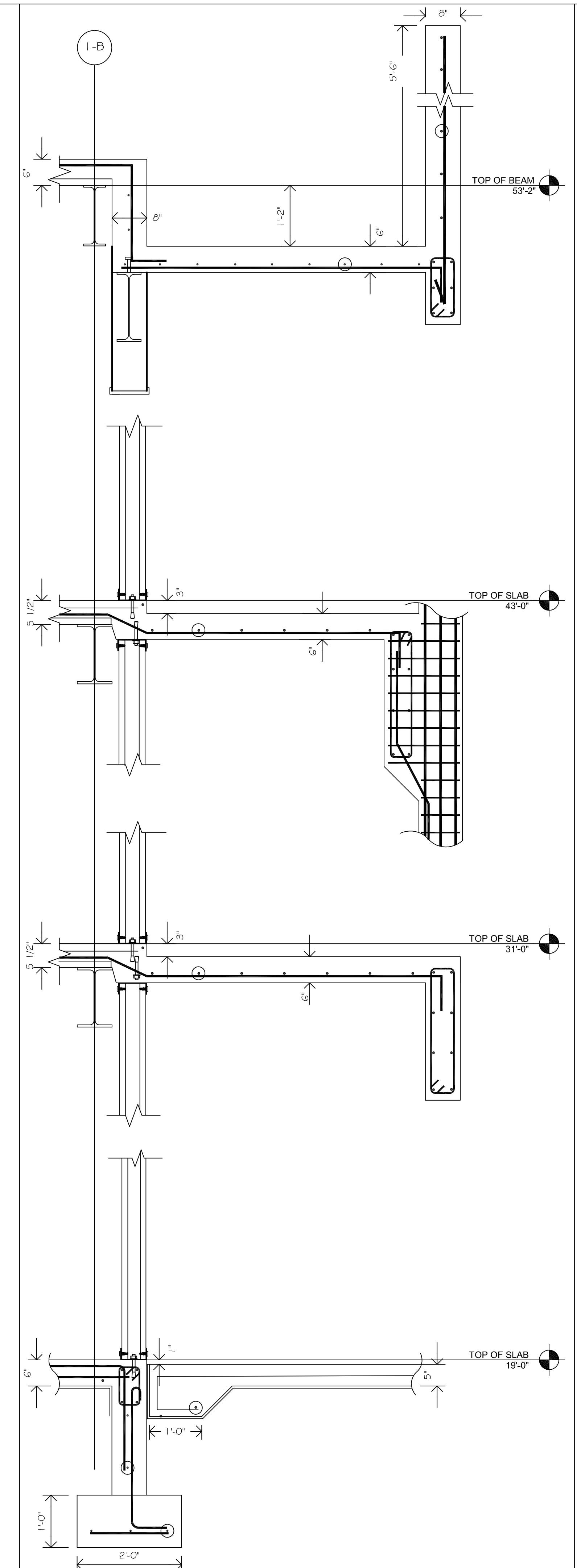
WALL SECTION 2

SCALE : 3/4" = 1'-0"



WALL SECTION 3

SCALE : 3/4" = 1'-0"



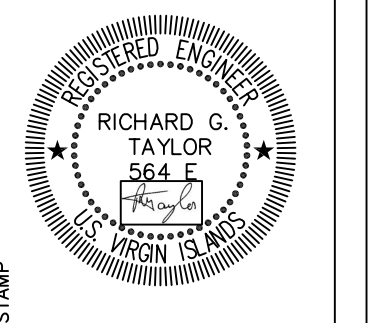
WALL SECTION 4

SCALE : 3/4" = 1'-0"



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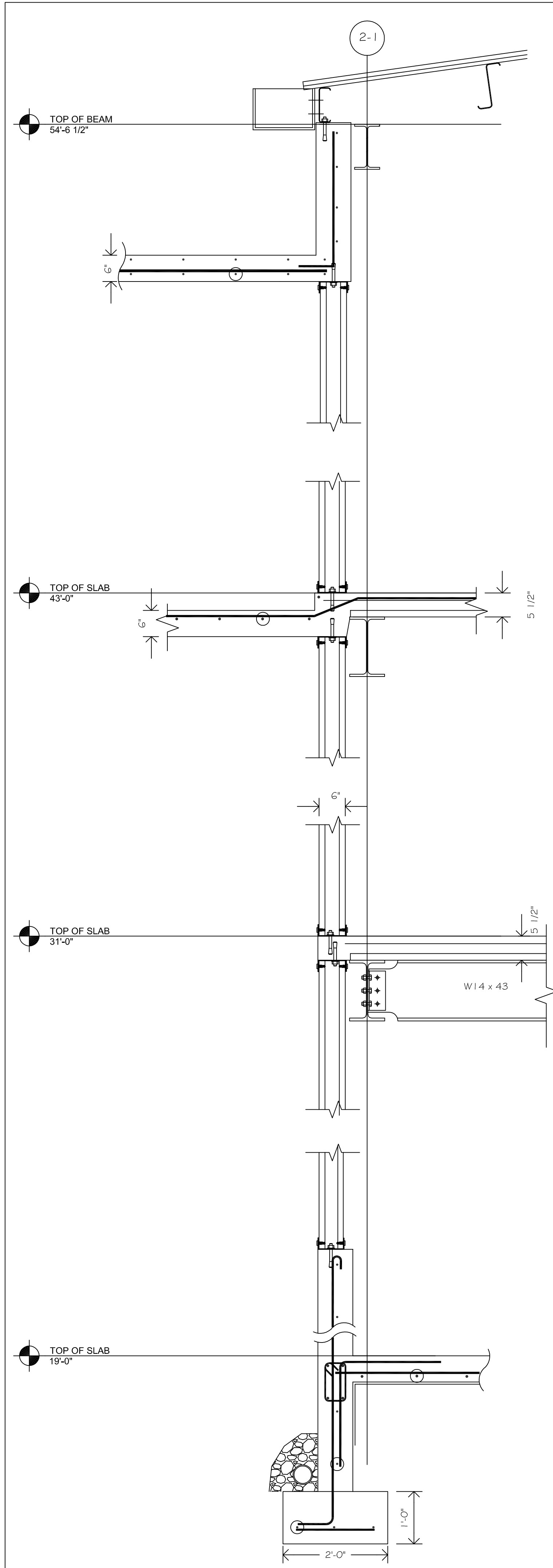
REGISTERED ENGINEER
RICHARD G. TAYLOR
No. 564 E
STATE OF VIRGINIA

VIHFA BUILDING #1
PARCEL NO.26-A, 102-104 ESTATE TAAMEBERG
KINGS QUARTER, ST. THOMAS, USVI
WALL SECTIONS

REVISIONS		
MK.	DATE	INIT.
02	02 AUGUST 2018	RT
01	18 JULY 2018	RT
A	15 JUNE 2018	RT

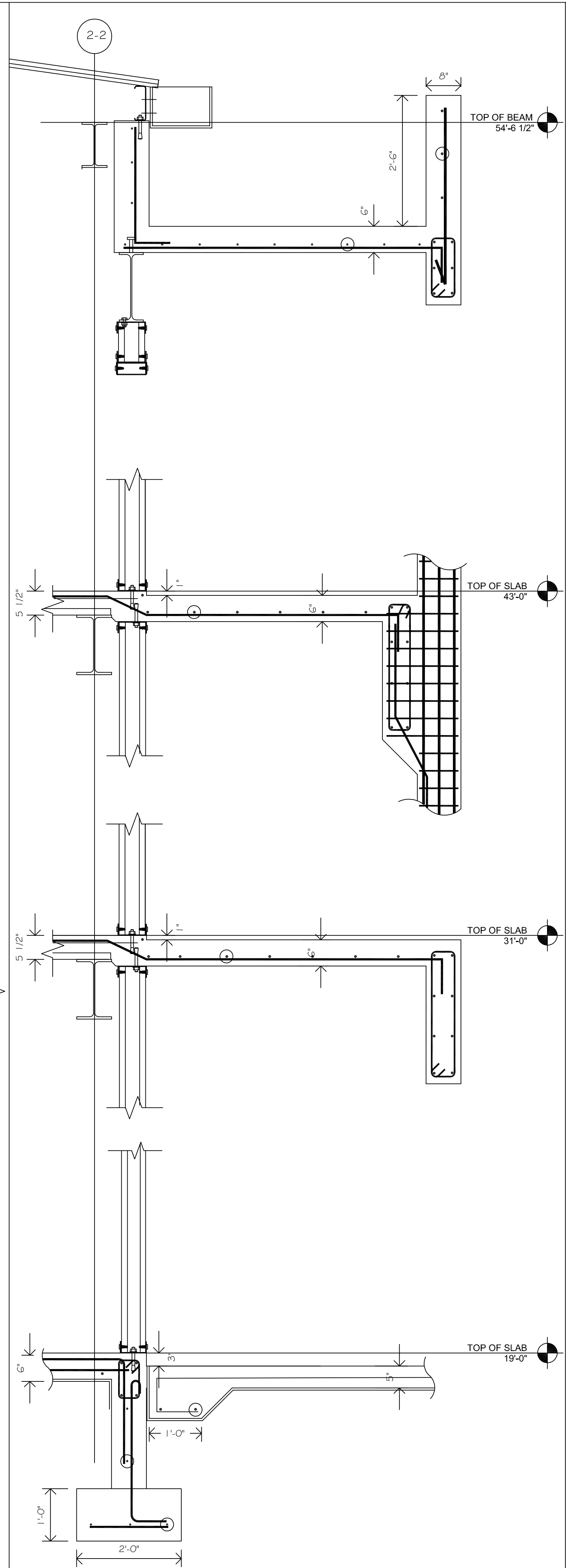
DATE: JUNE 2018
SCALE: AS SHOWN
DRAWN: BM
APPR.: RT
ISSUE.: CONSTRUCTION
DRAWING

S 301



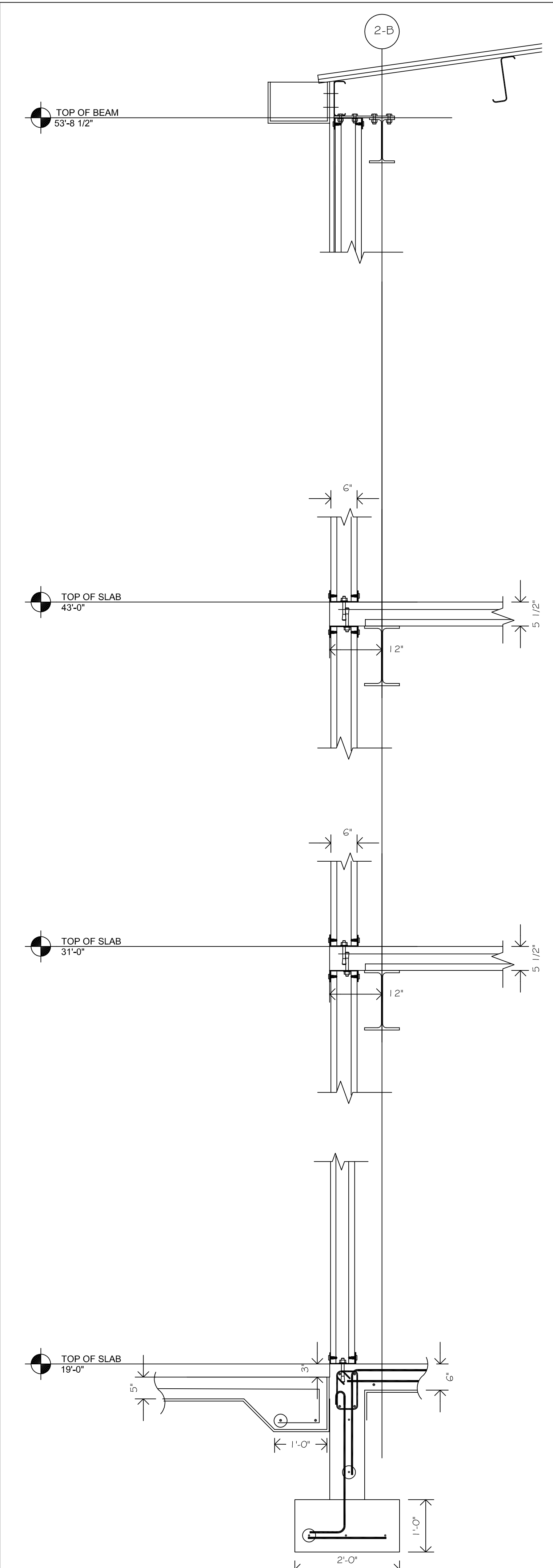
WALL SECTION 1

SCALE : 3/4" = 1'-0"



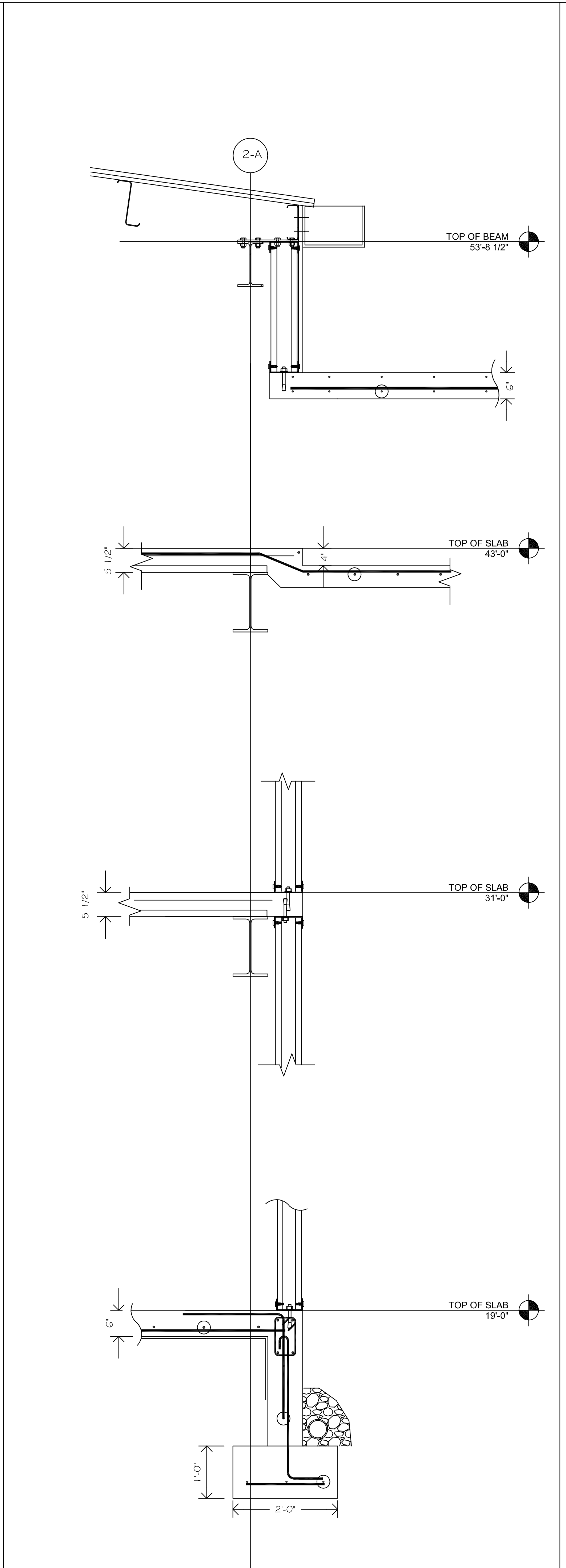
WALL SECTION 2

SCALE : 3/4" = 1'-0"



WALL SECTION 3

SCALE : 3/4" = 1'-0"

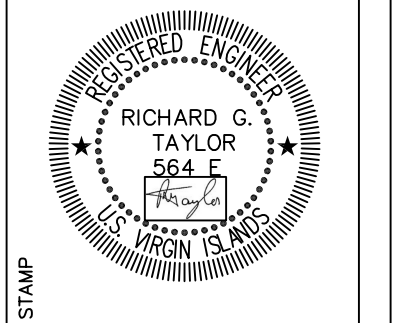


WALL SECTION 4

SCALE : 3/4" = 1'-0"



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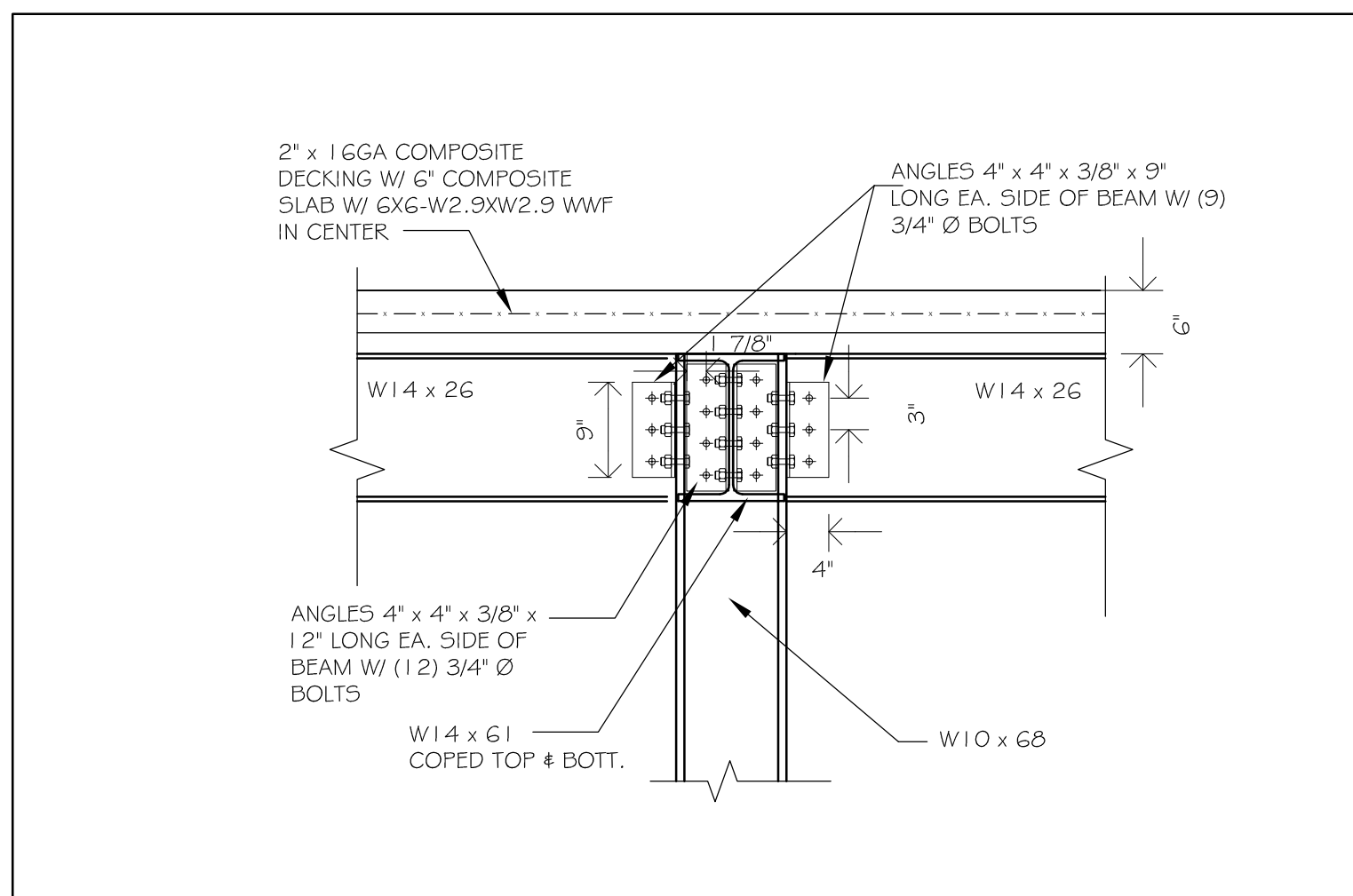
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VIHFA BUILDING #2
 PARCEL NO.26-A 102-104 ESTATE TAAMEBERG
 KINGS QUARTER, ST. THOMAS, USVI
 WALL SECTIONS

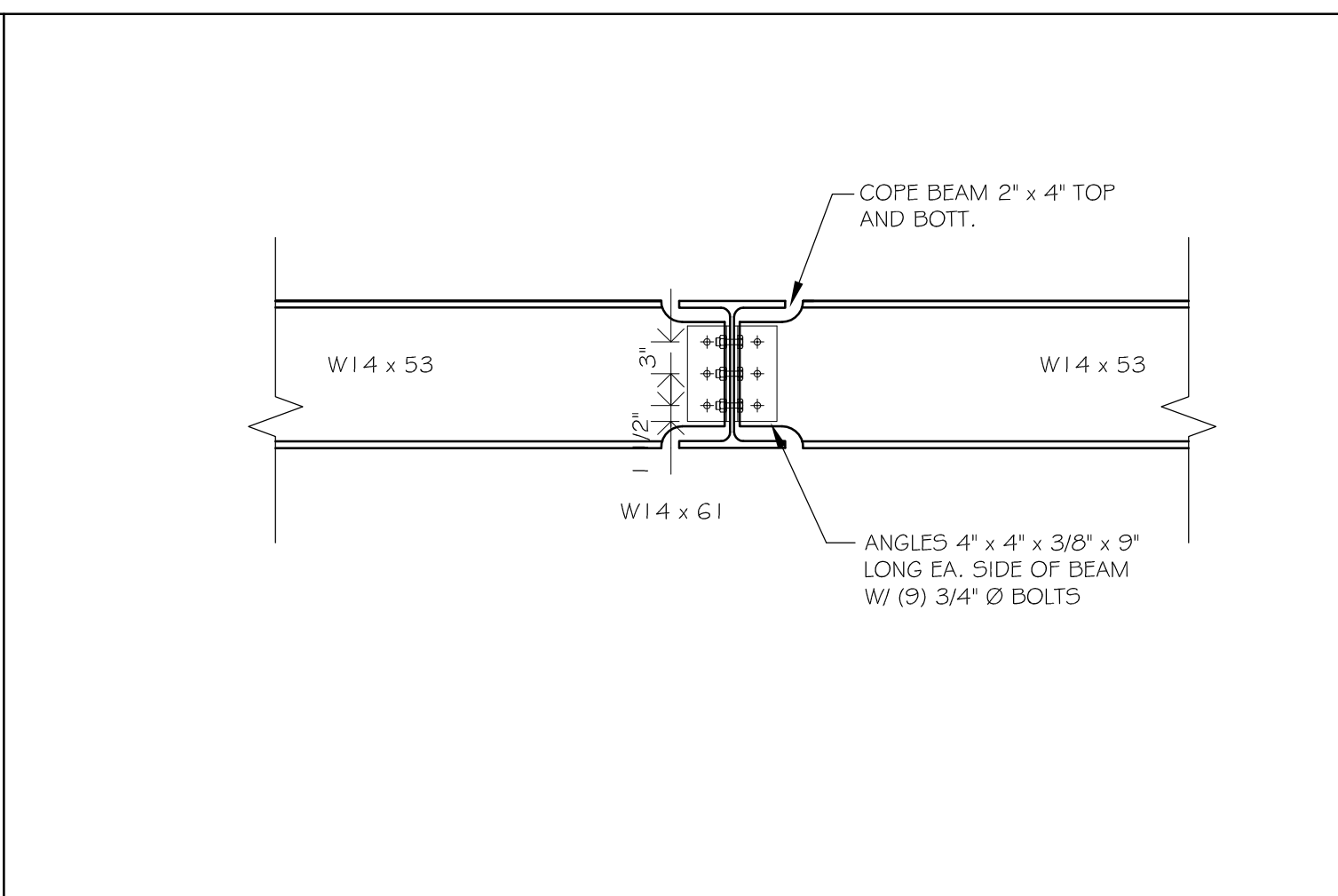
REVISIONS		
MK.	DATE	INIT.
02	02 AUGUST 2018	RT
01	18 JULY 2018	RT
A	15 JUNE 2018	RT

DATE: JUNE 2018
 SCALE: AS_SHOWN
 DRAWN: BM
 APPR.: RT
 ISSUE.: CONSTRUCTION
 DRAWING

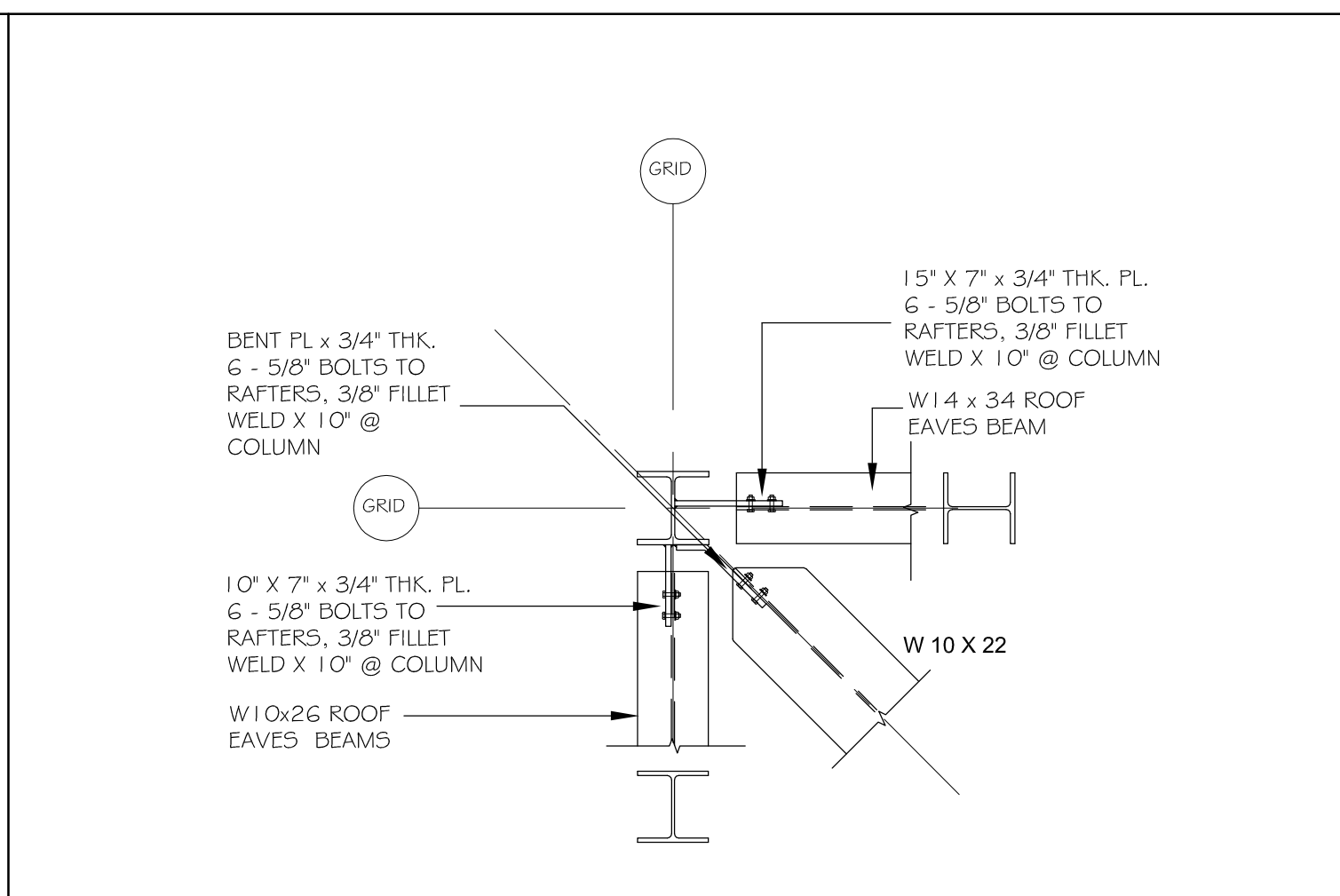
S 311



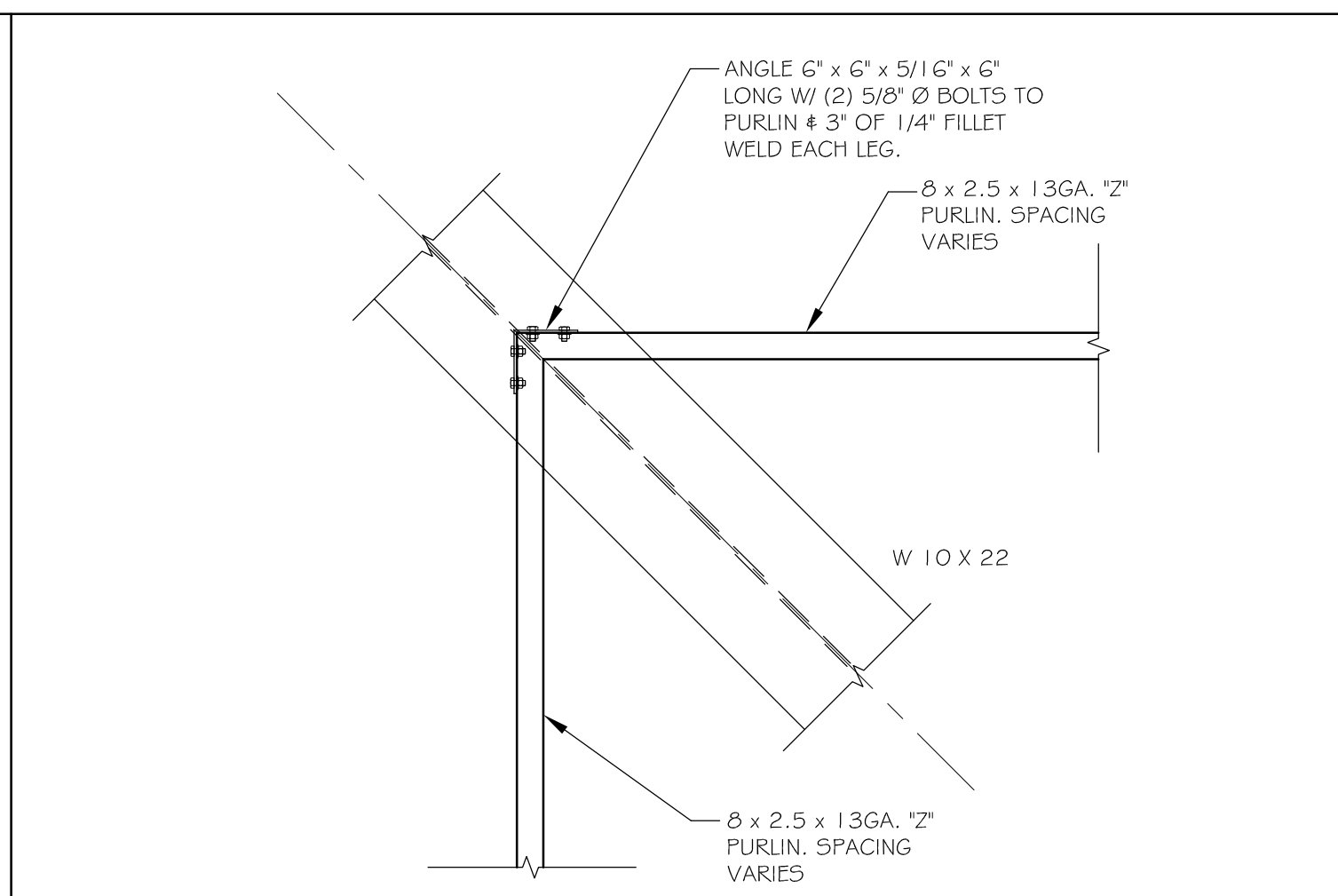
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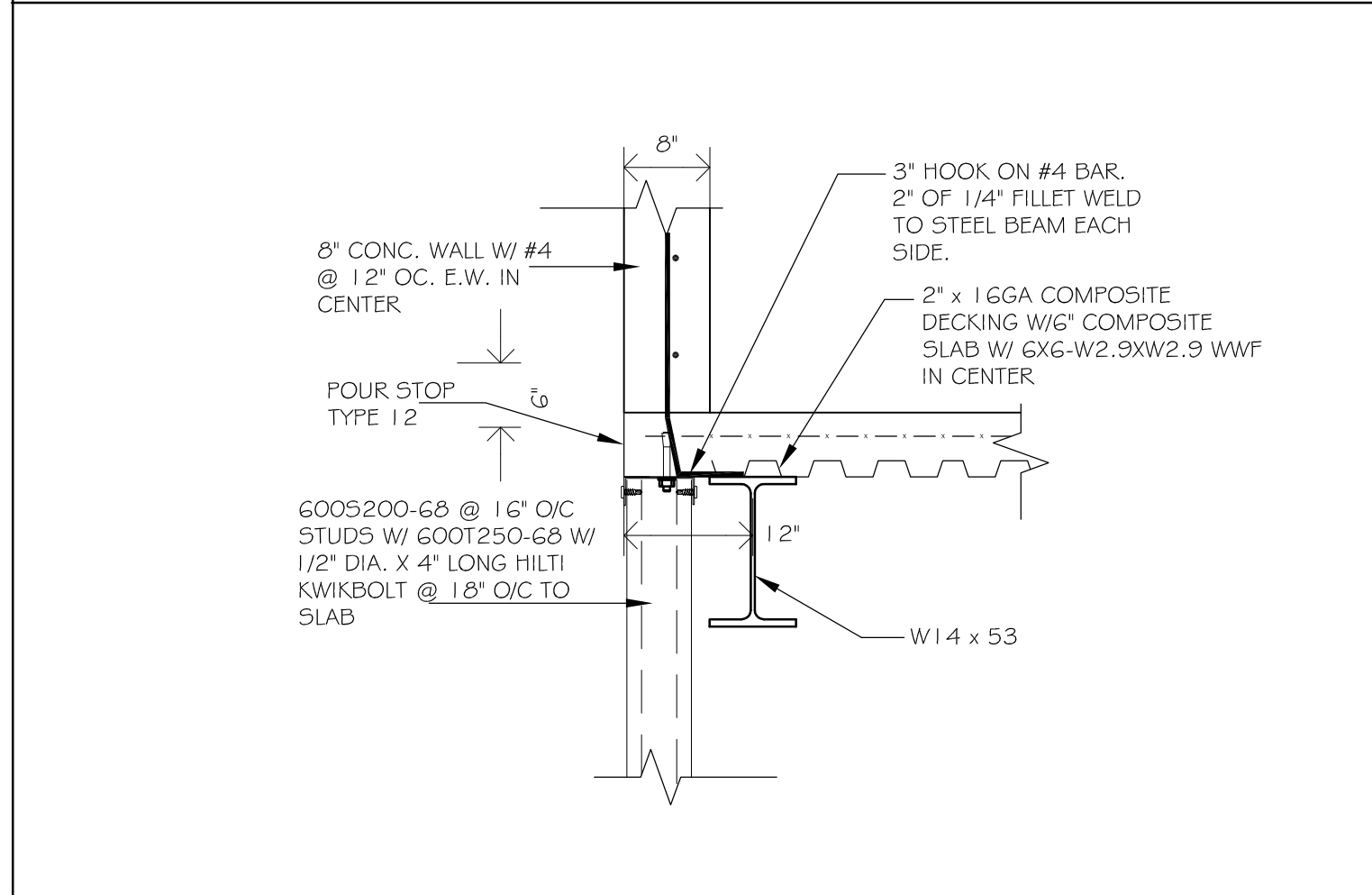
S-14: - SCALE : 3/4" = 1'-0"



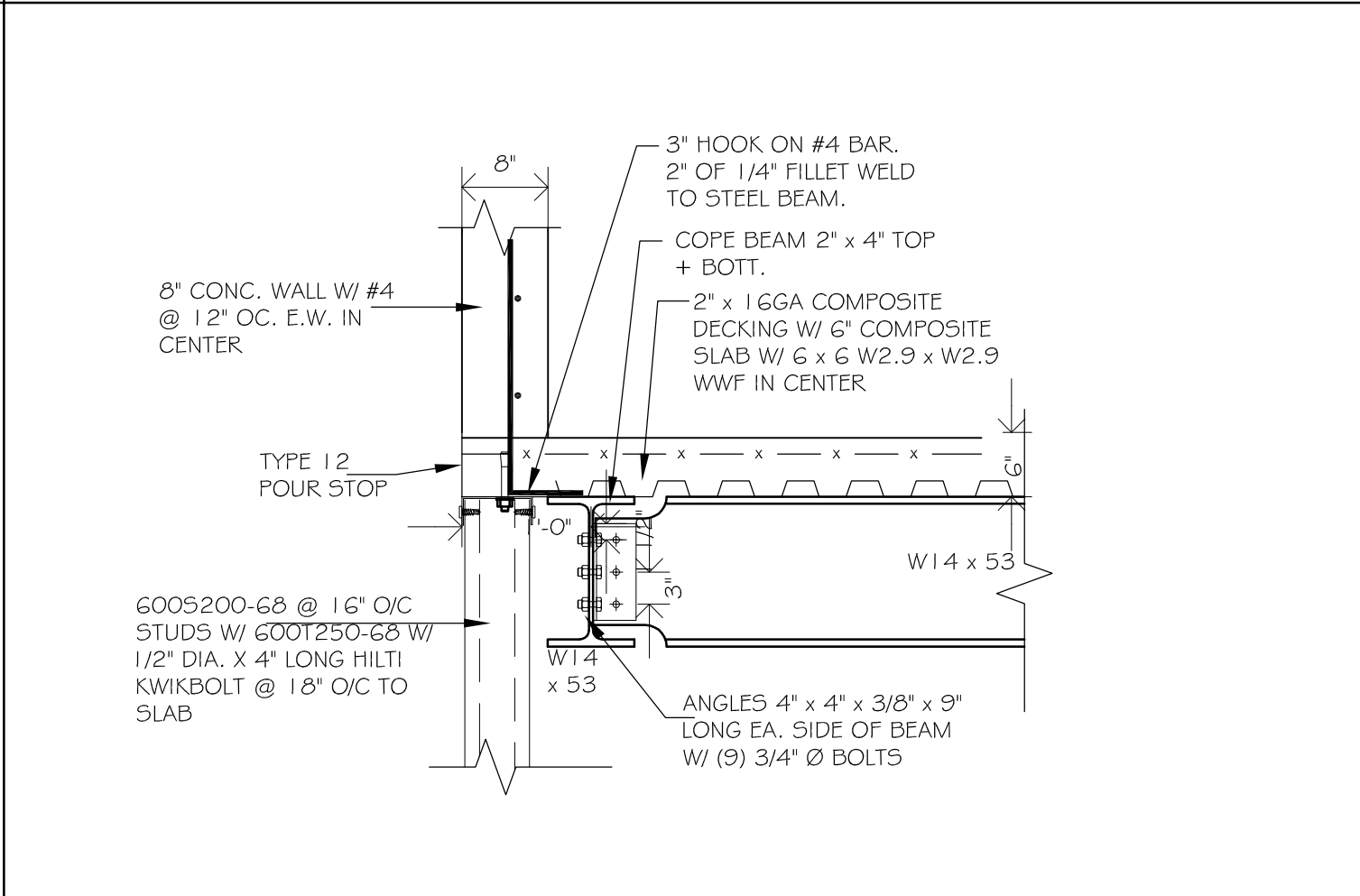
S-15: - SCALE : 1/2" = 1'-0"



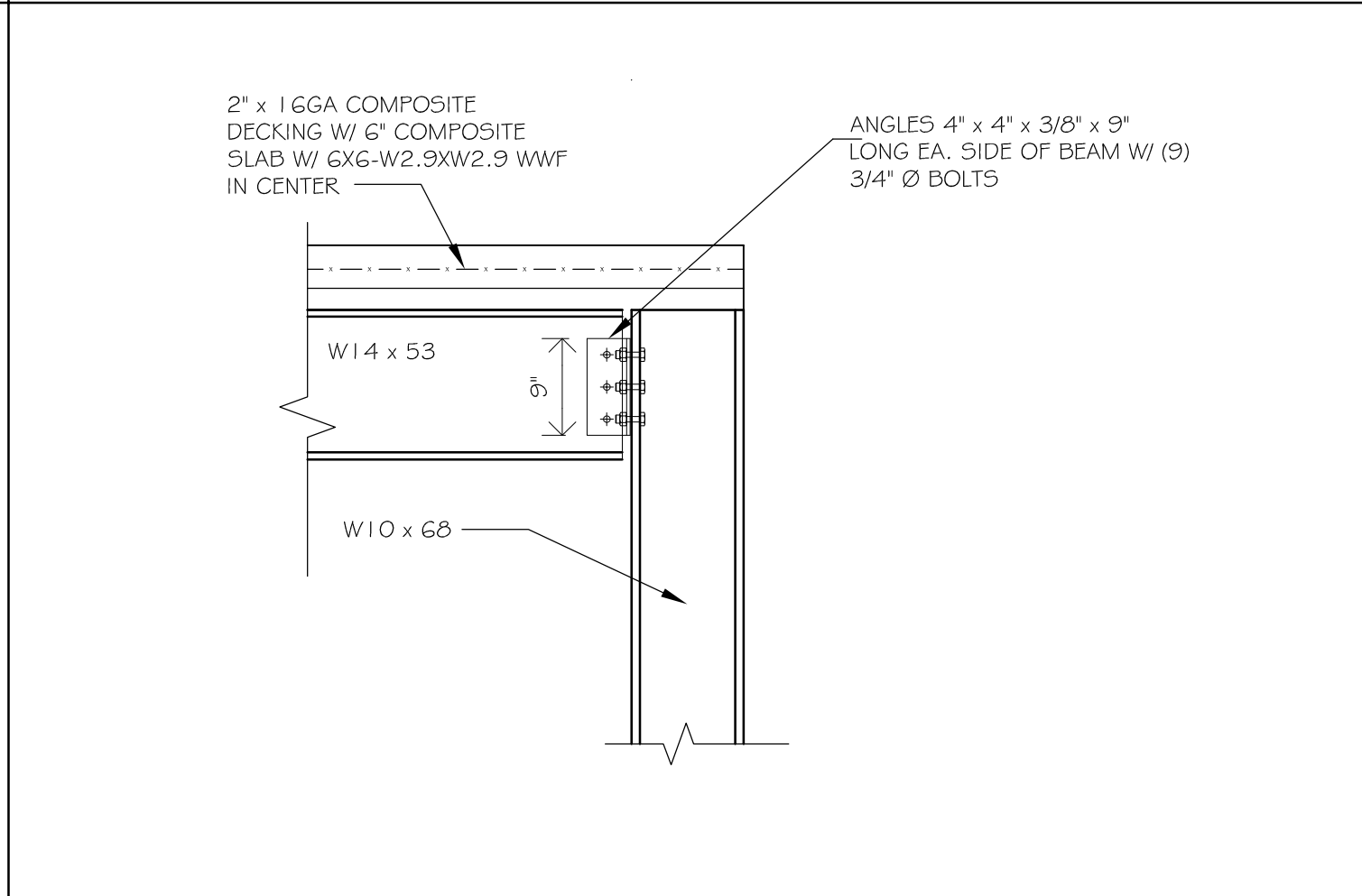
S-16: - SCALE : 3/4" = 1'-0"



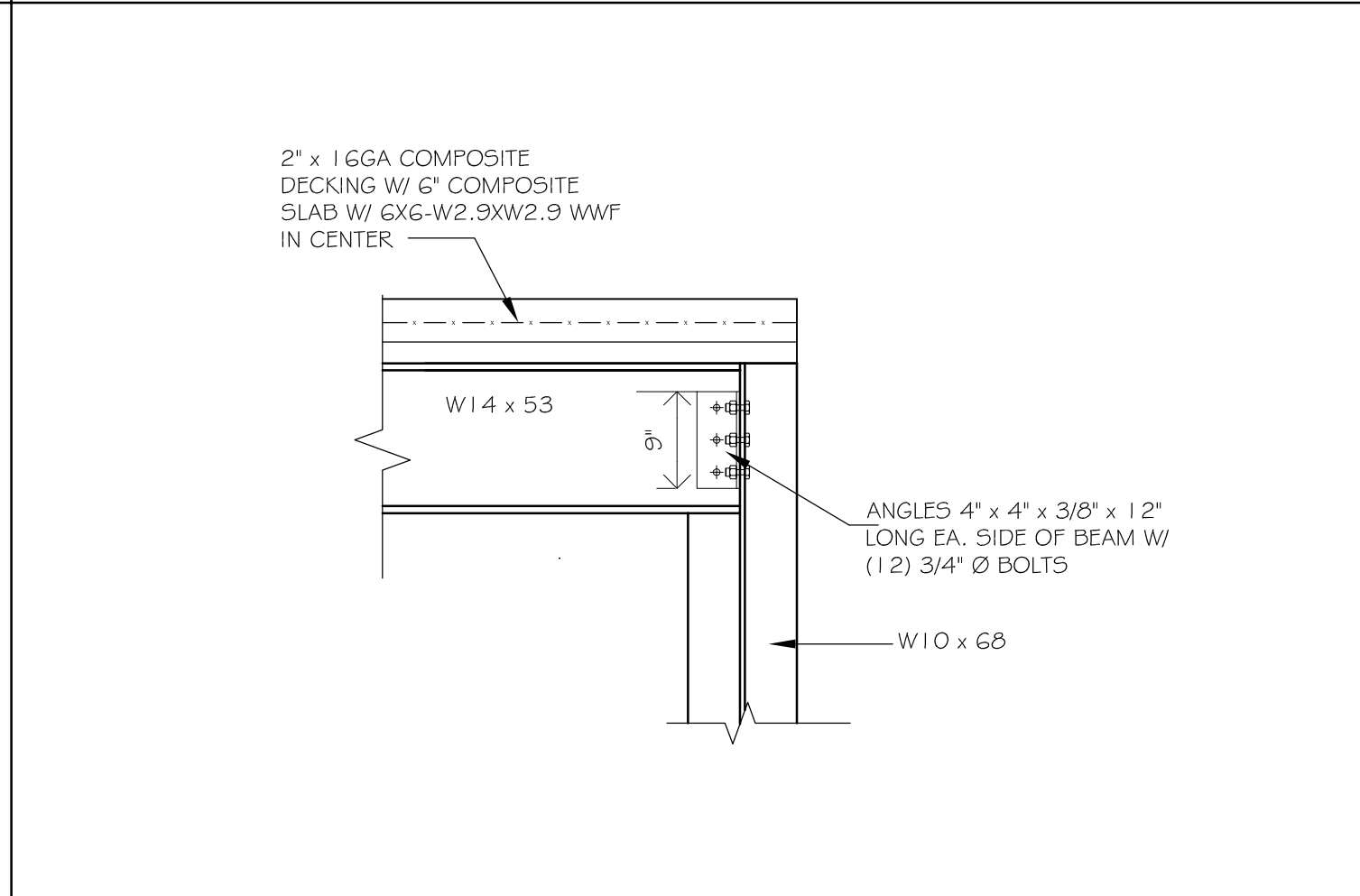
S-09: - SCALE : 3/4" = 1'-0"



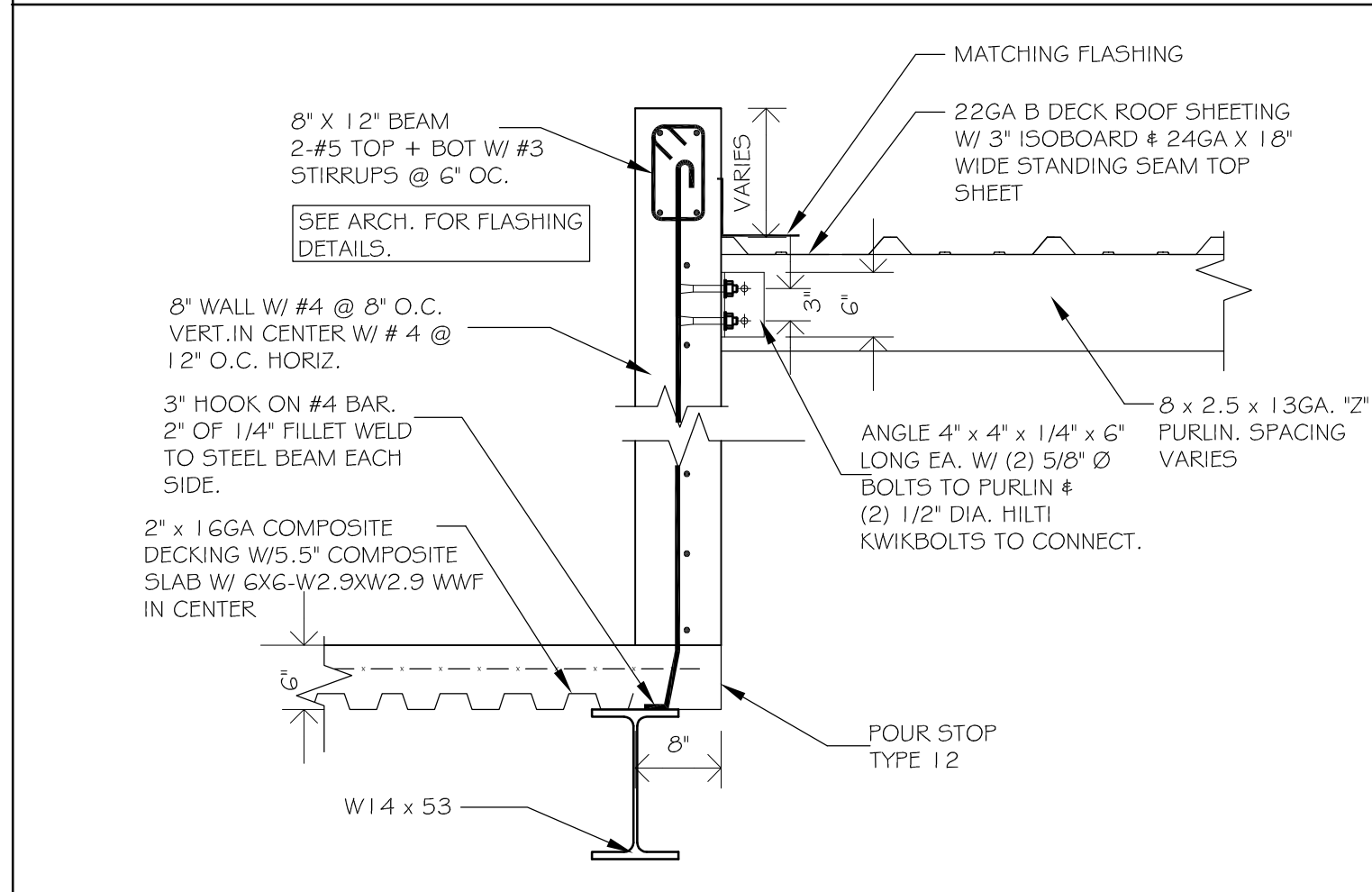
S-10: - SCALE : 3/4" = 1'-0"



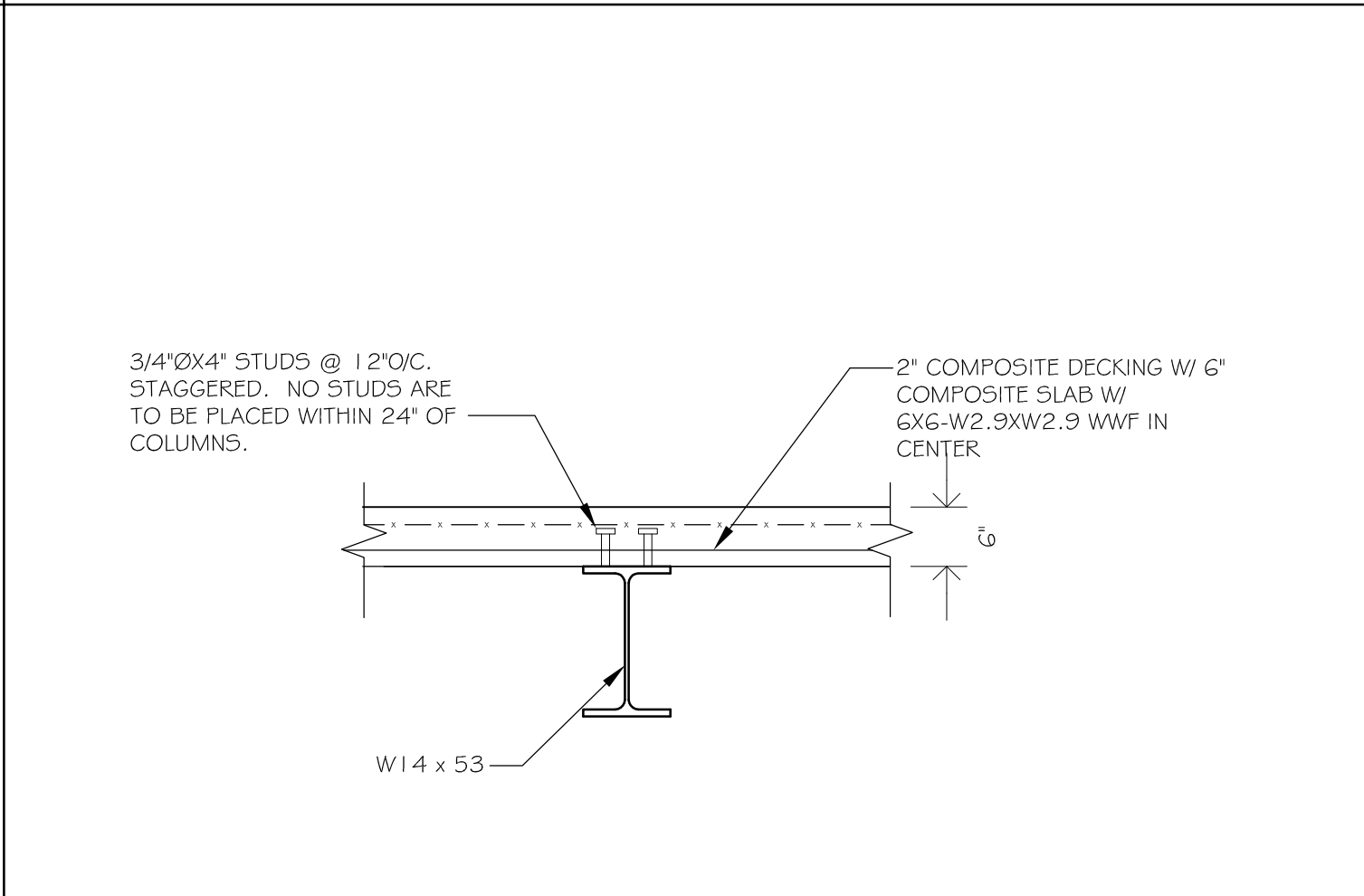
S-11: - SCALE : 3/4" = 1'-0"



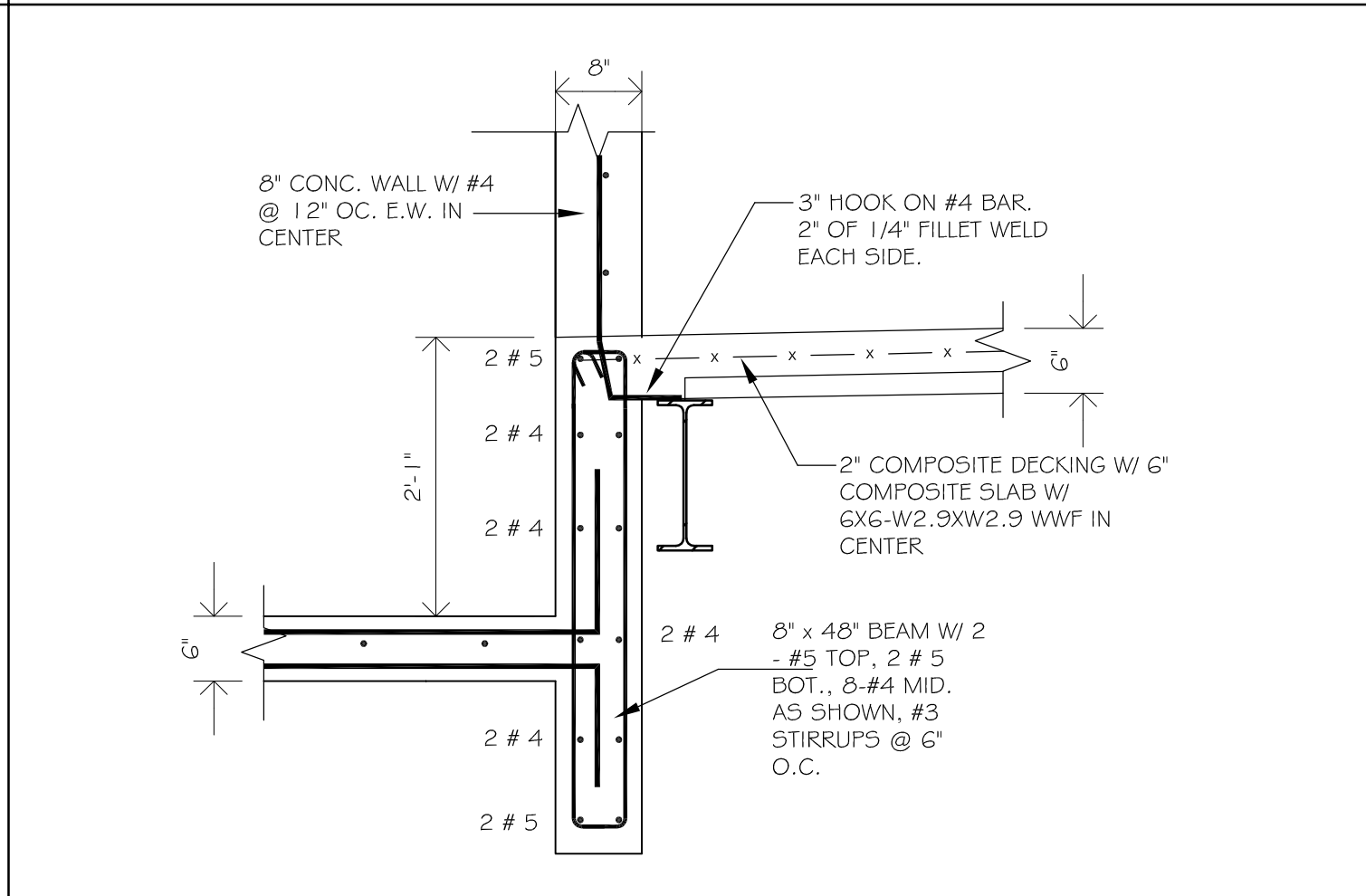
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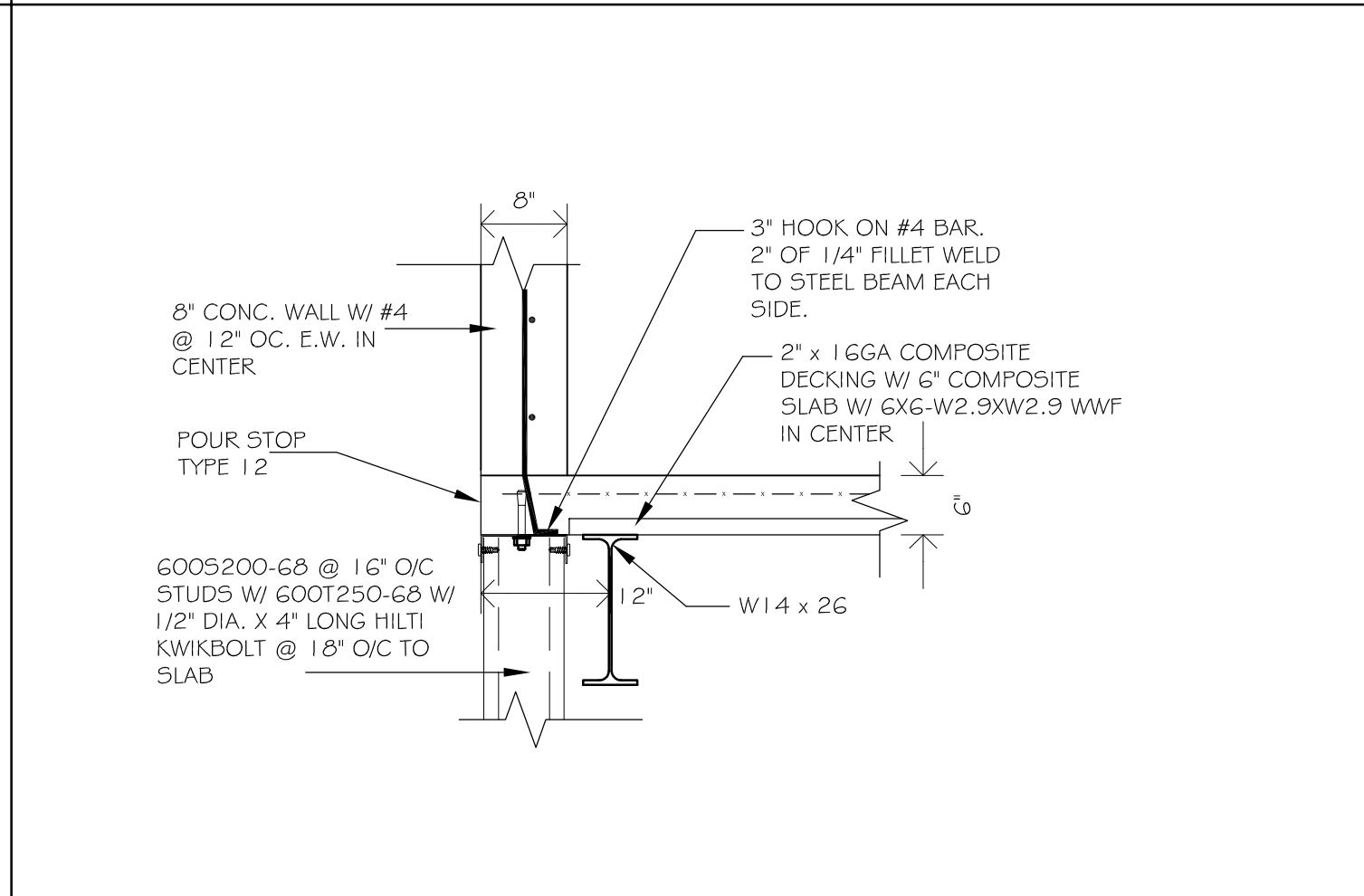
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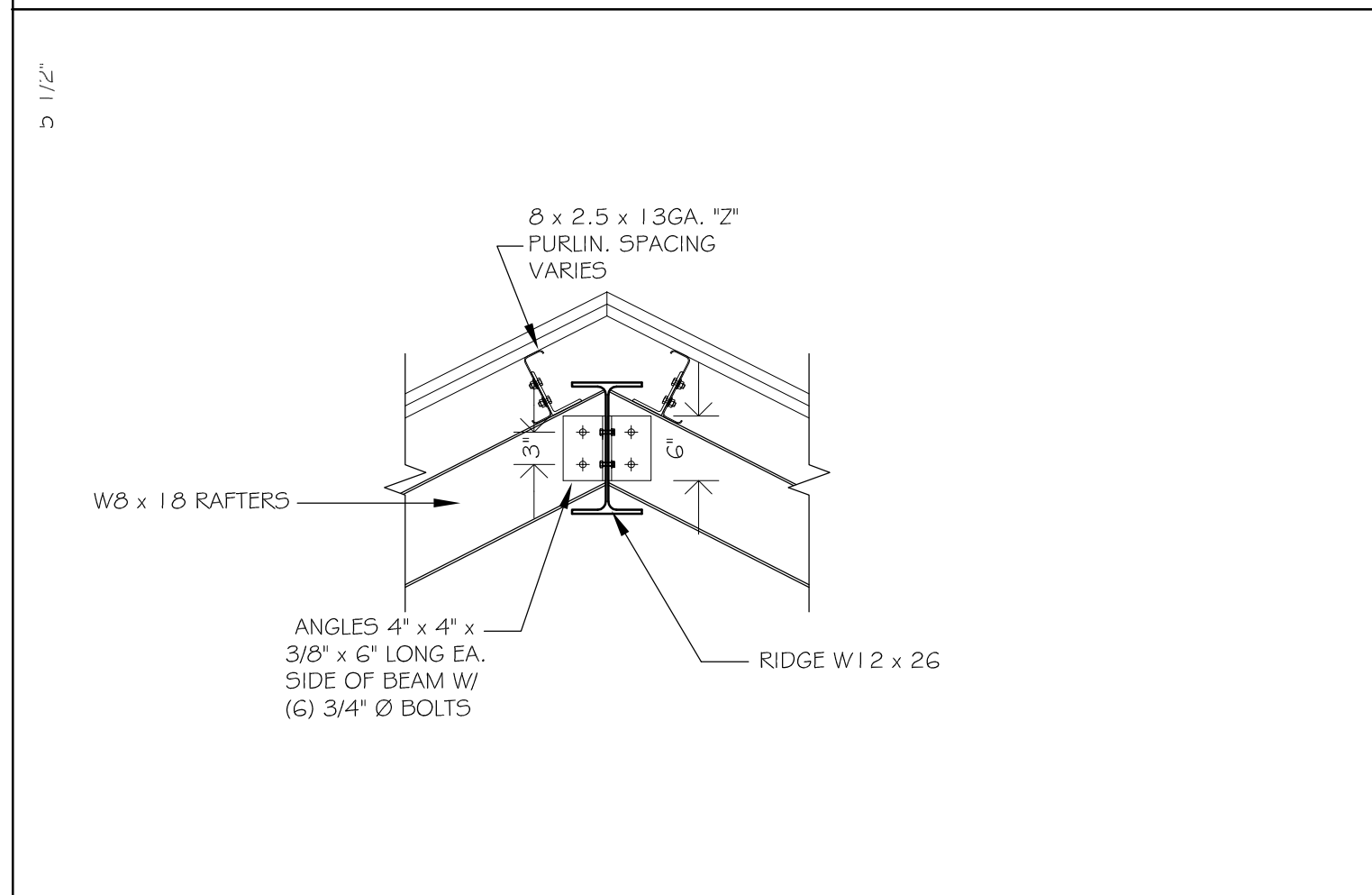
S-06: - SCALE : 3/4" = 1'-0"



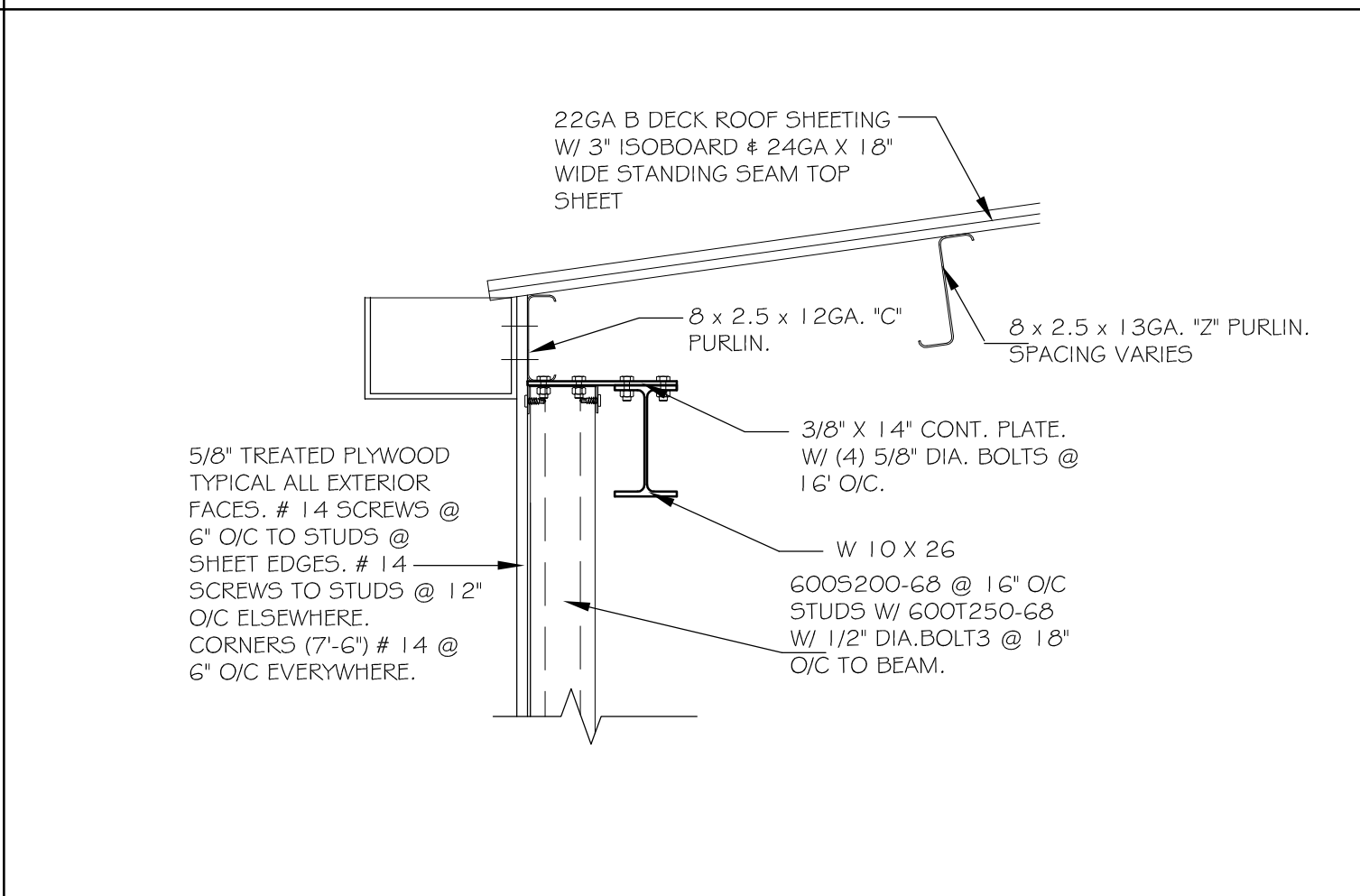
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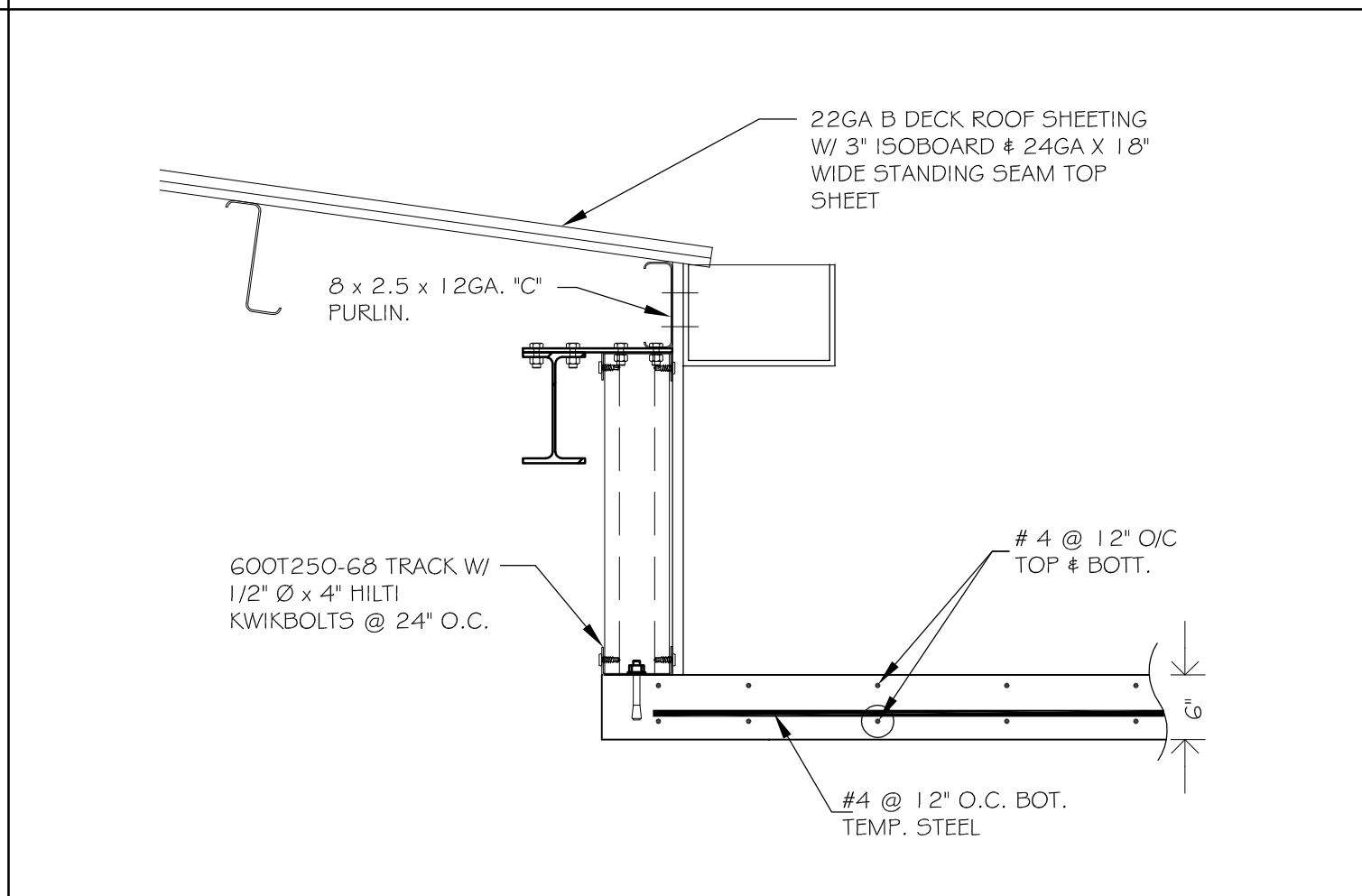
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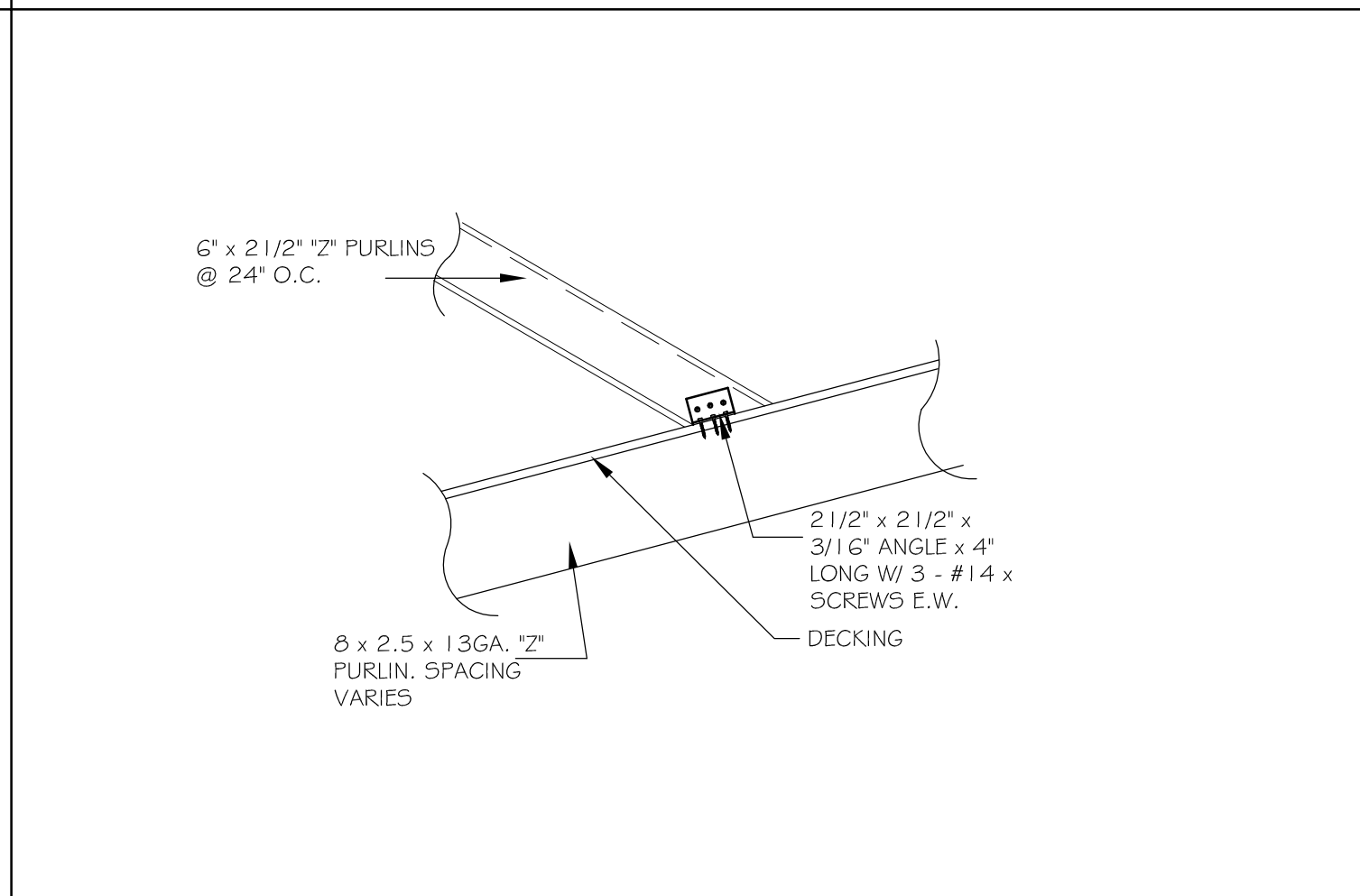
S-01: - SCALE : 3/4" = 1'-0"



S-02: - SCALE : 3/4" = 1'-0"



S-03: - SCALE : 3/4" = 1'-0"



S-04: - SCALE : 3/4" = 1'-0"

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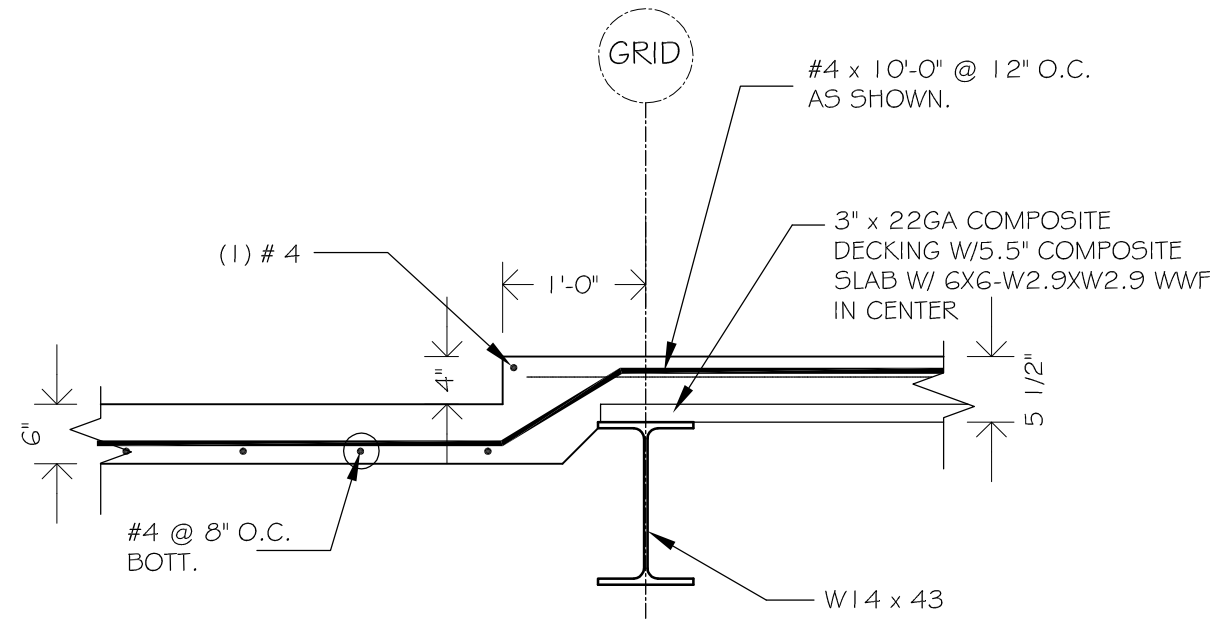
VIHFA BUILDING #1
 PARCEL NO. 26-A 102-104 ESTATE TRAMBERG
 KINGS QUARTER, ST. THOMAS, USVI

STRUCTURAL DETAILS SHEET 1

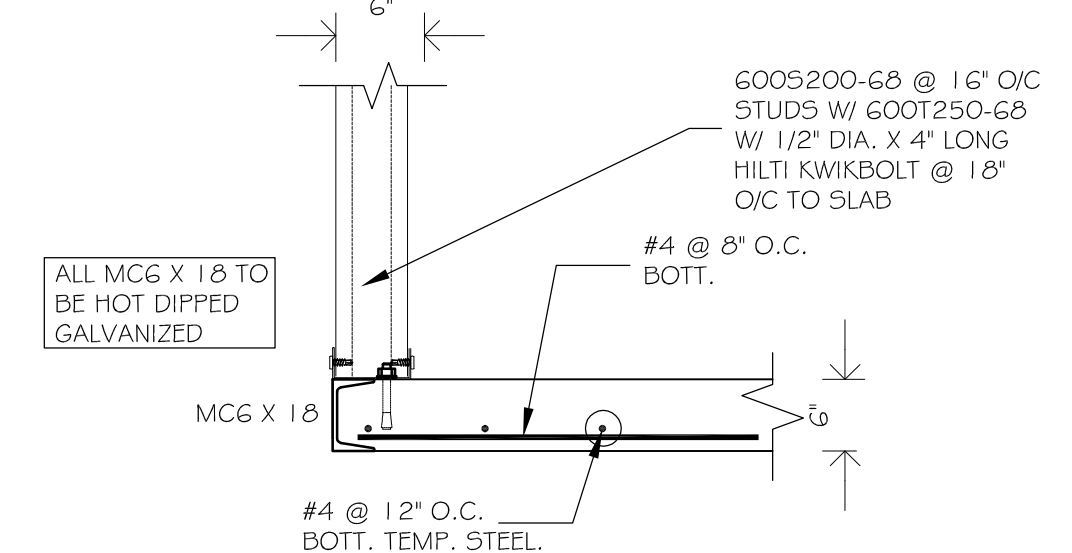
MK.	DATE	INIT.
03	17 AUGUST 2018	RT
02	AUGUST 2018	RT
D	30 APR 2018	RT
C	05 MAR 2018	RT
B	26 FEB 2018	RT
A	24 JAN 2018	RT

DATE: JANUARY 2018
 SCALE: AS SHOWN
 DRAWN: RT
 APPR.: RT
 ISSUE: PRELIMINARY
 DRAWING

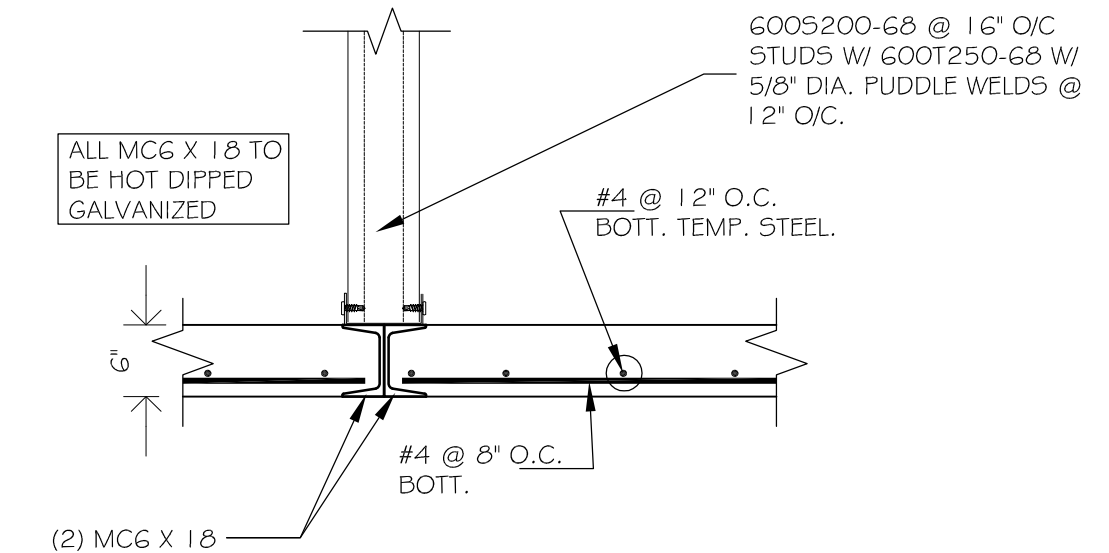
S 501



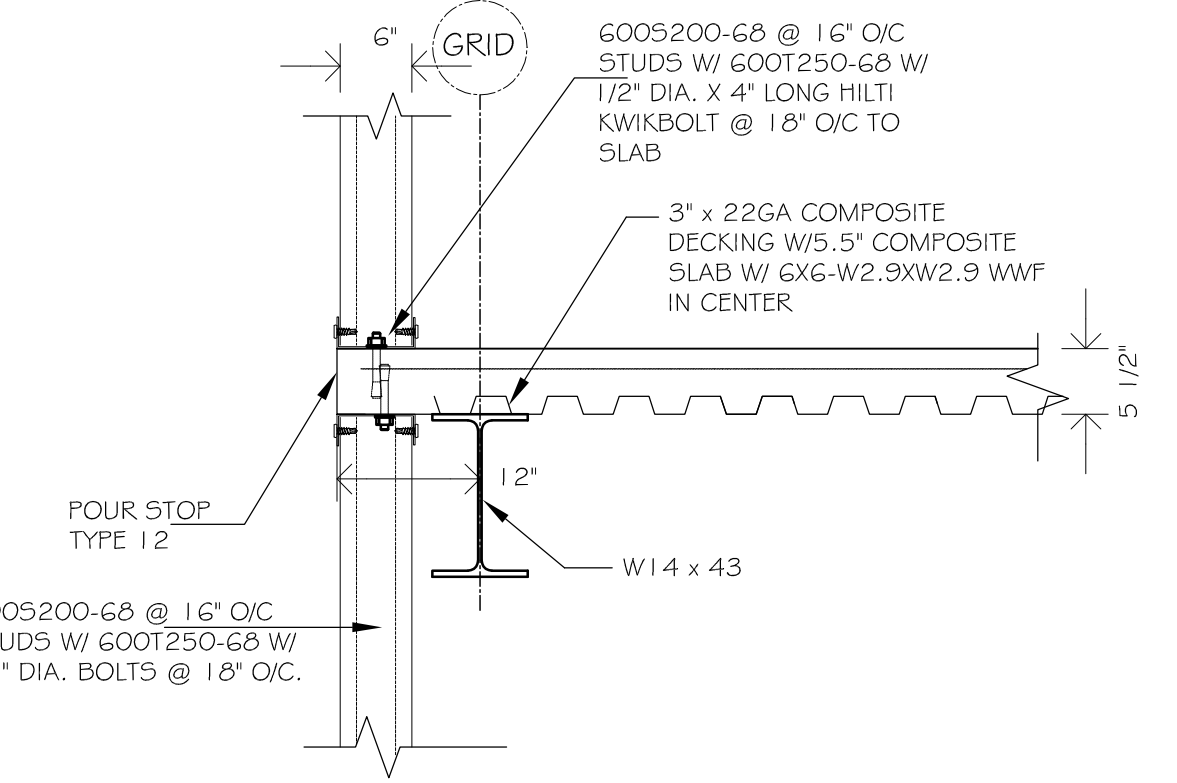
S-29: - SCALE: 3/4" = 1'-0"



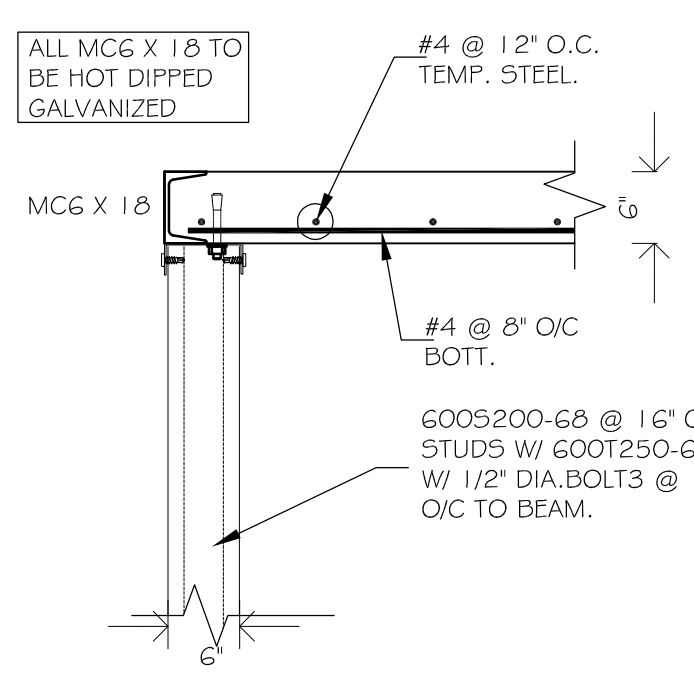
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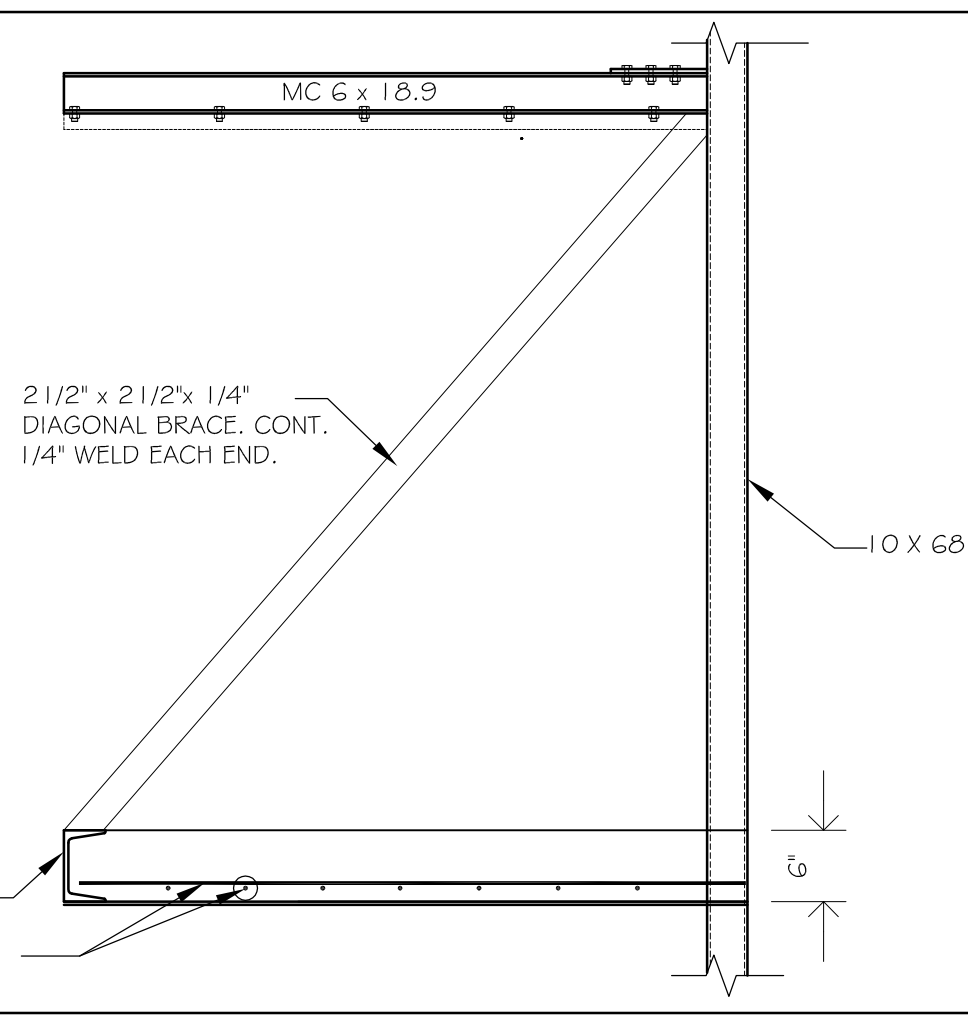
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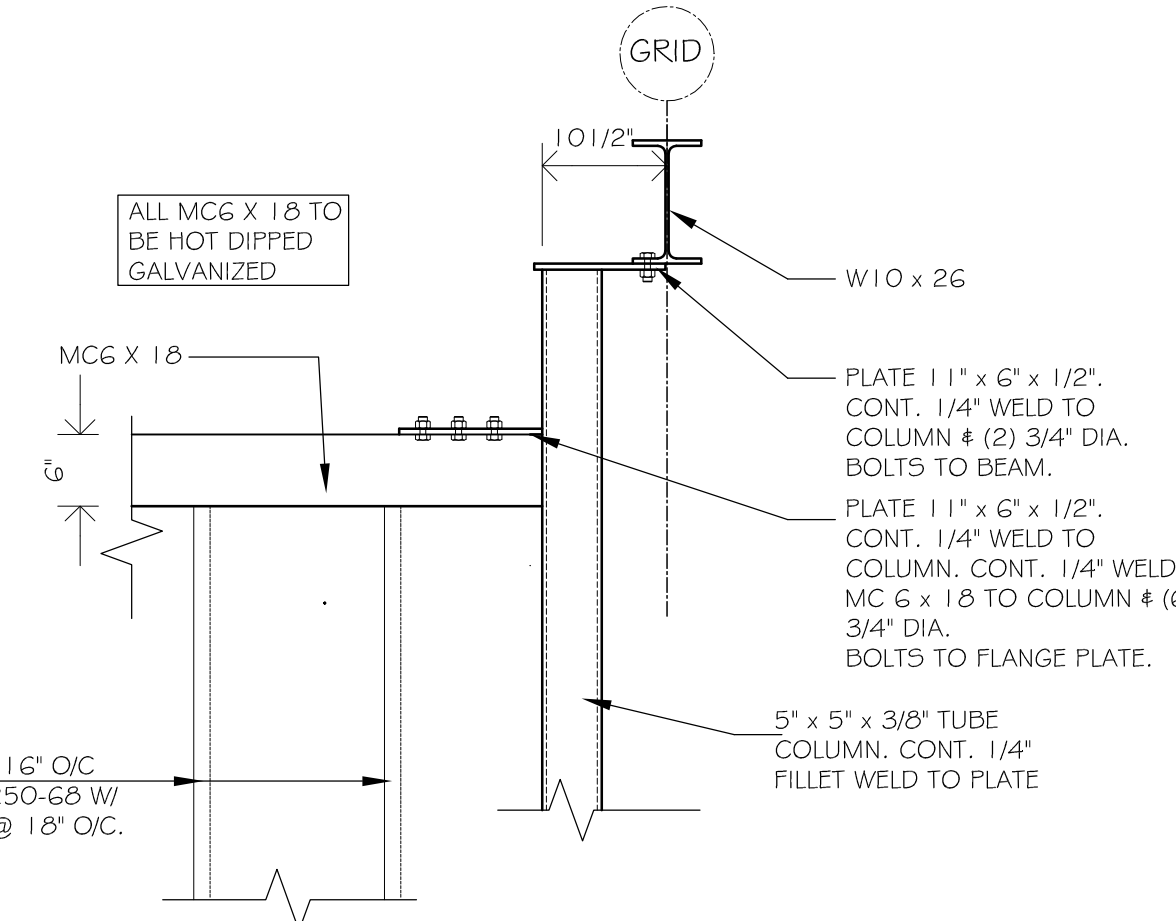
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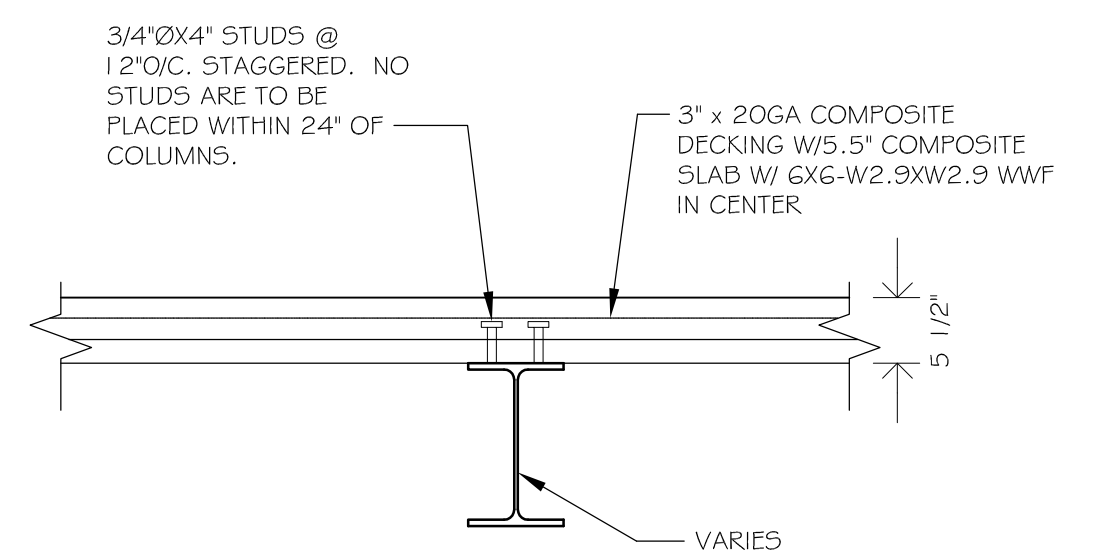
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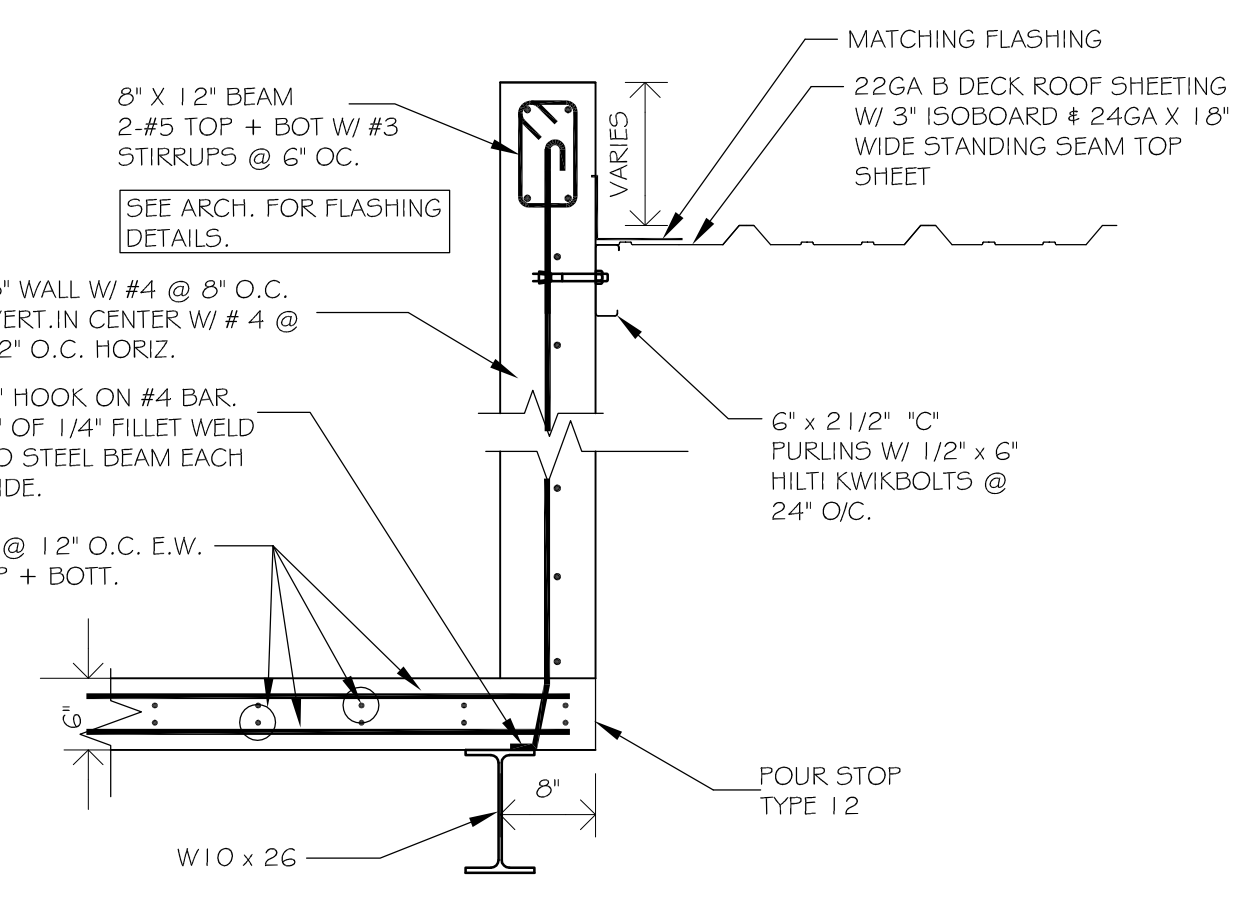
S-26: SCALE: 3/4" = 1'-0"



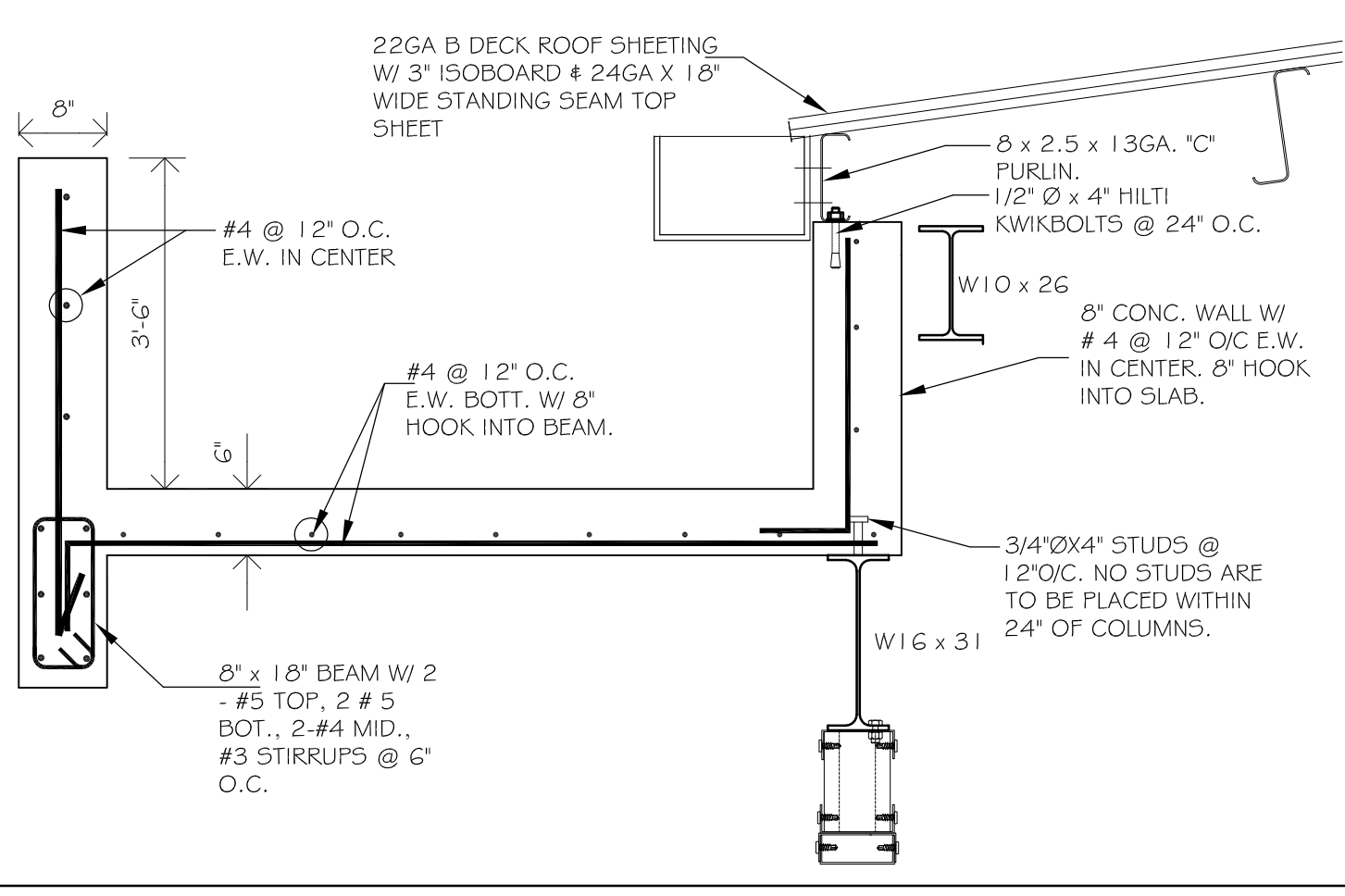
S-27: SCALE: 3/4" = 1'-0"



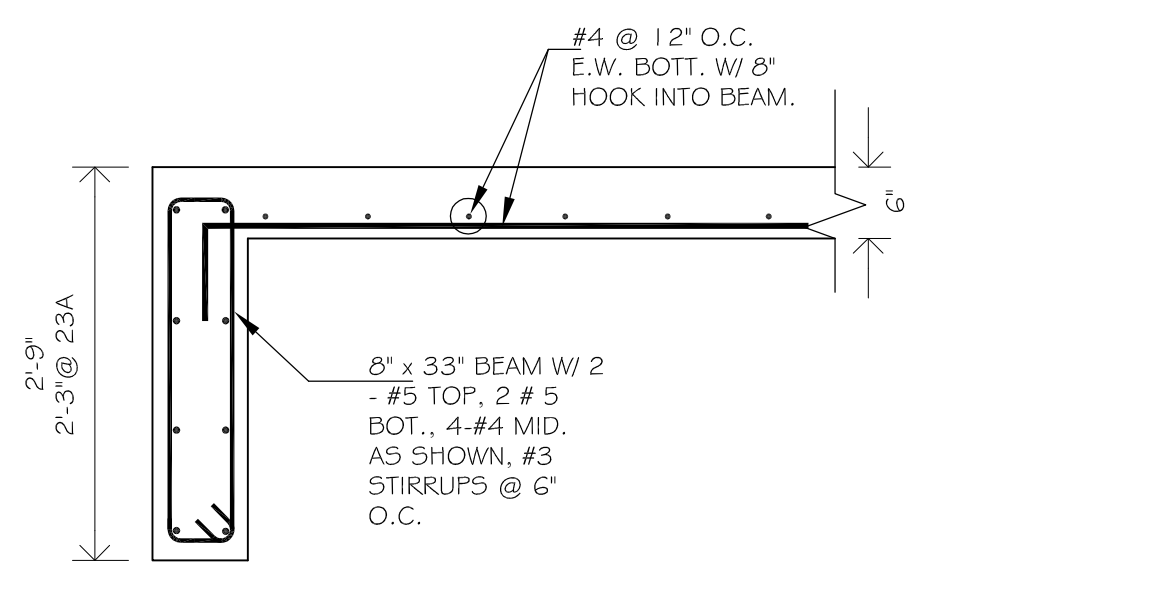
S-28: TYPICAL STUD LAYOUT SCALE: 3/4" = 1'-0"



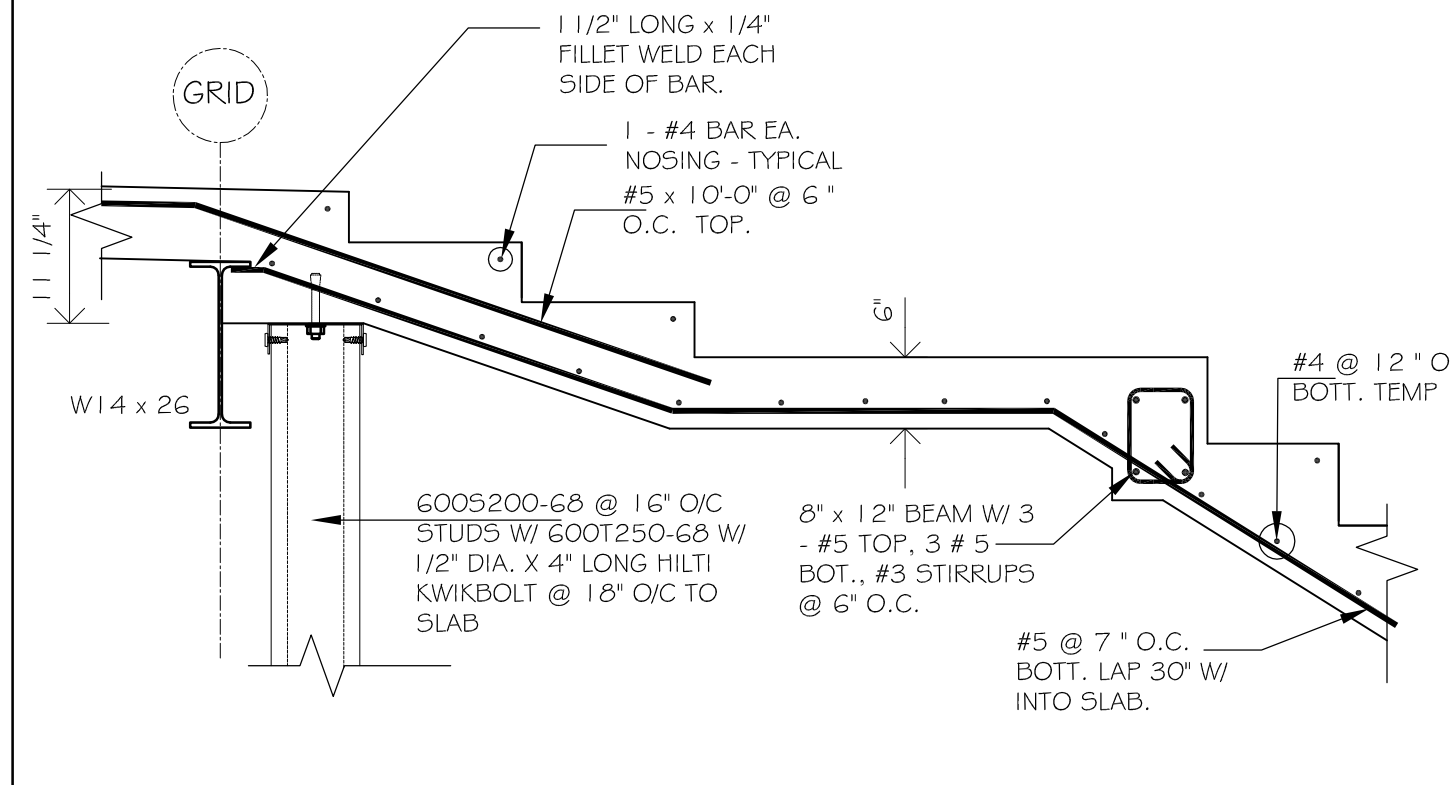
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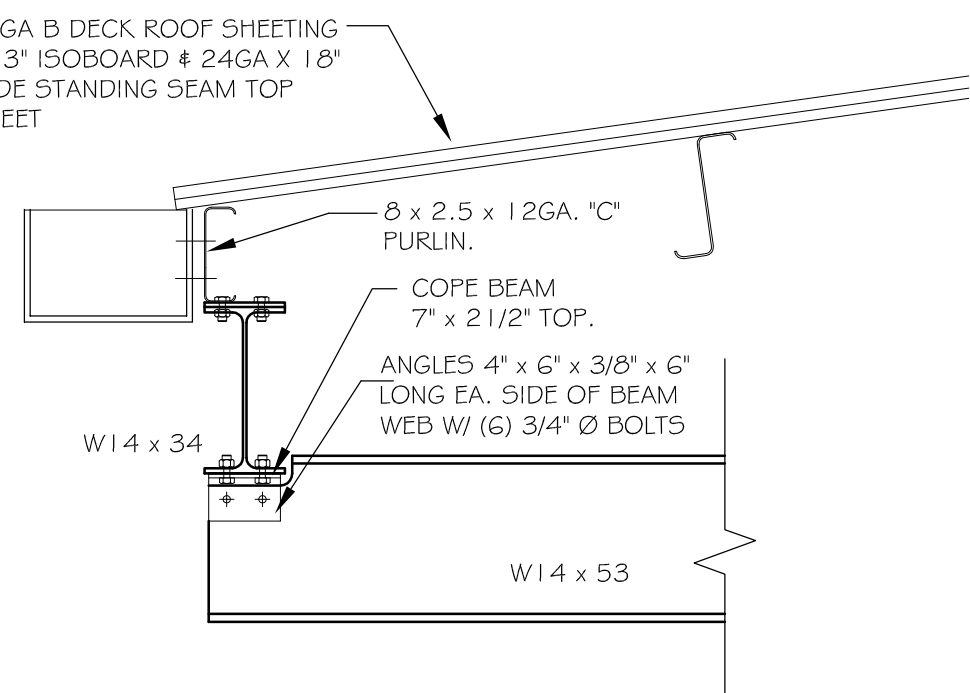
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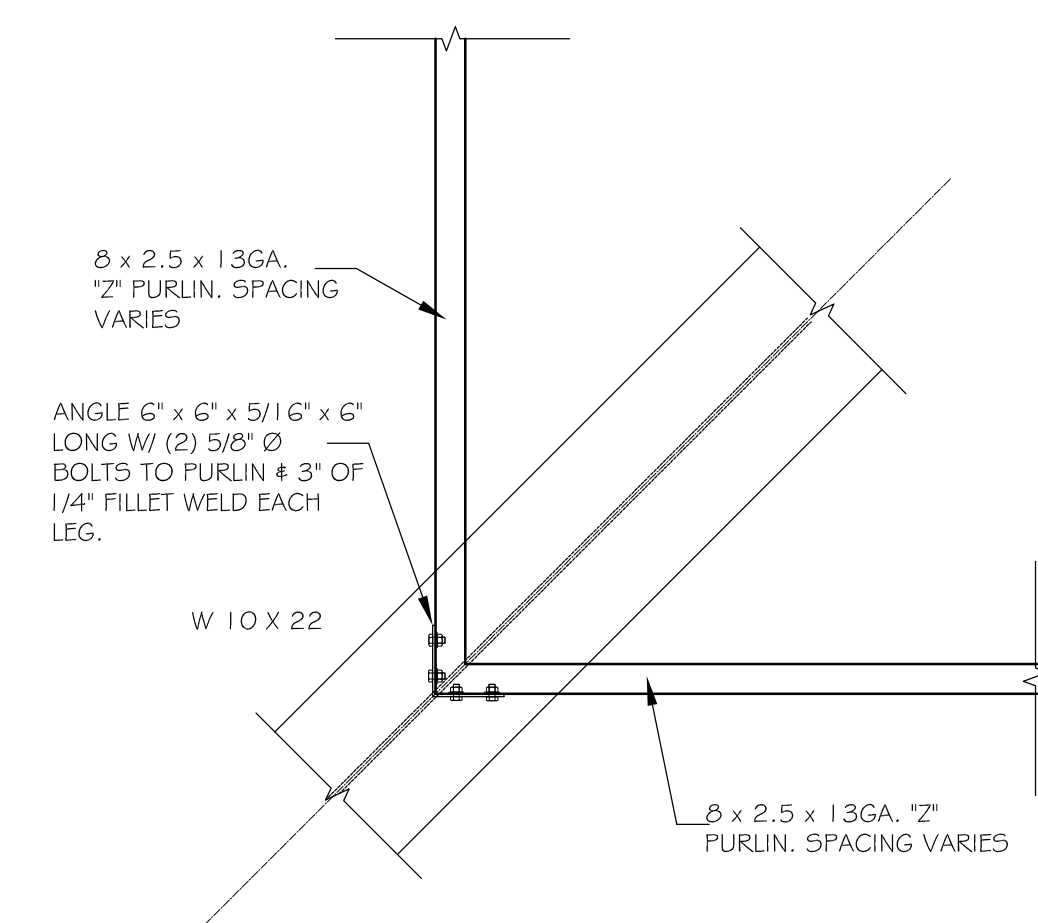
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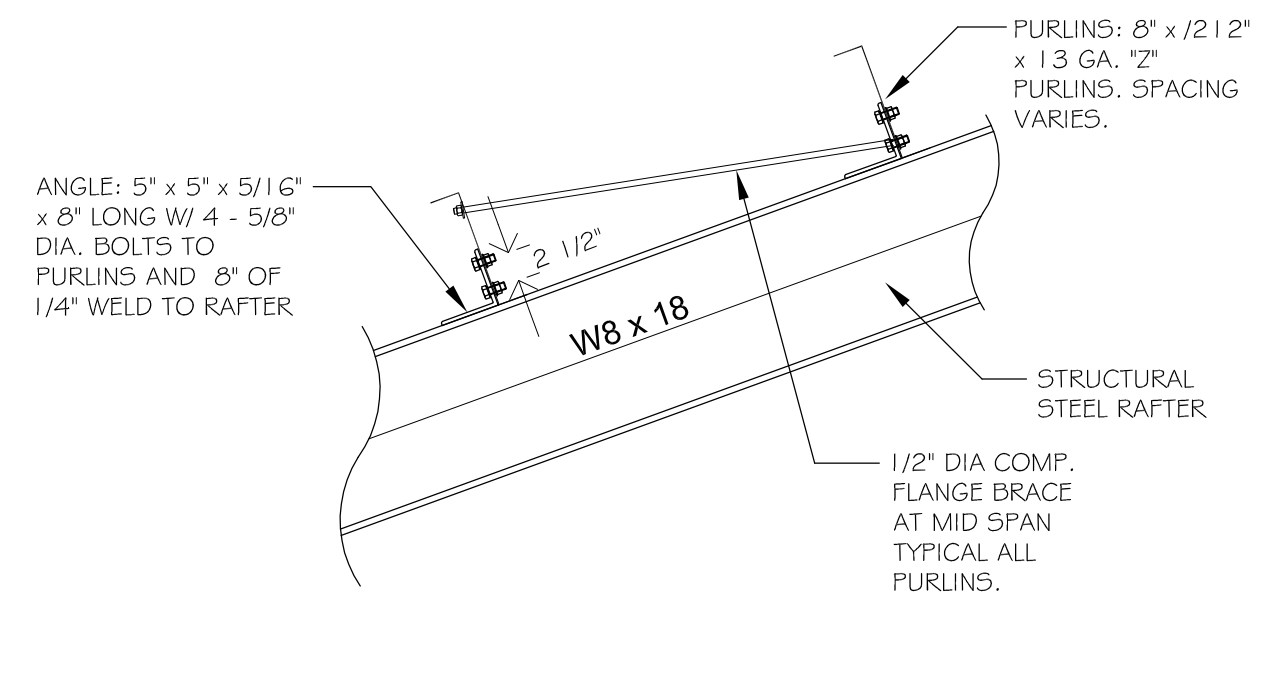
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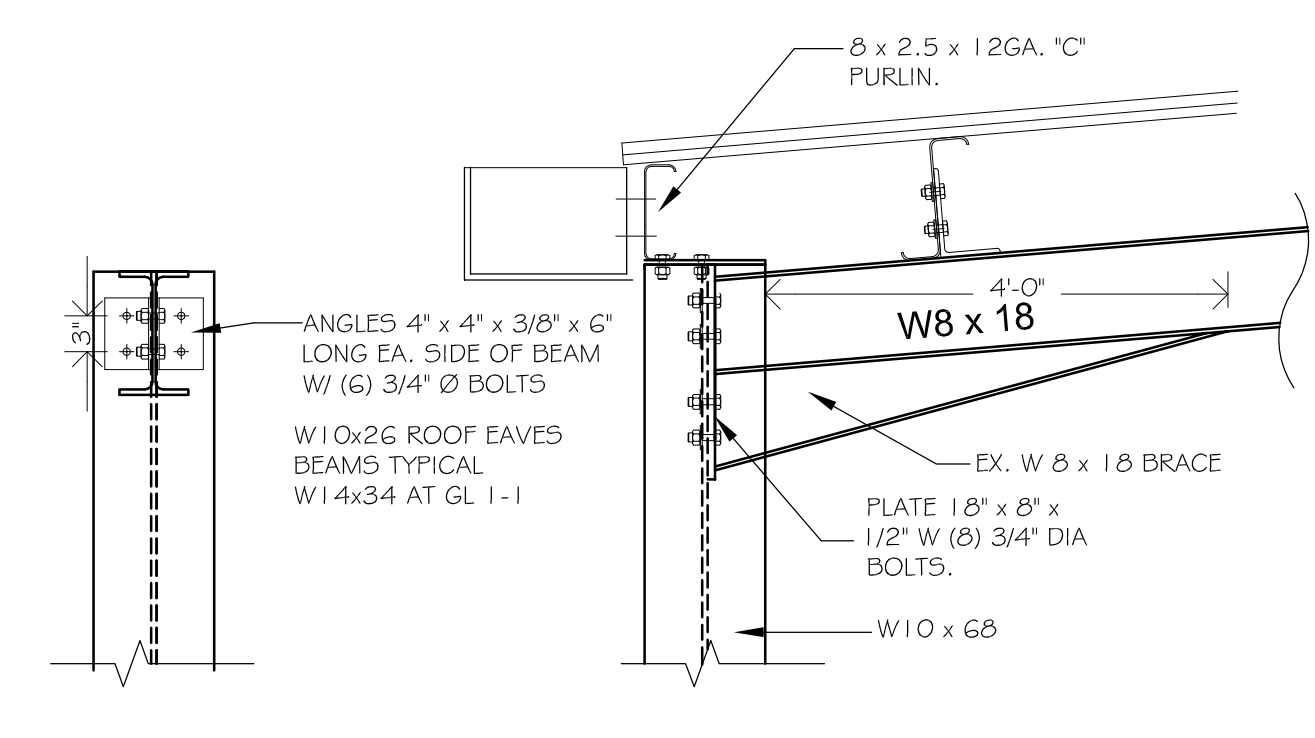
S-17: - SCALE: 3/4" = 1'-0"



S-18: - SCALE: 3/4" = 1'-0"



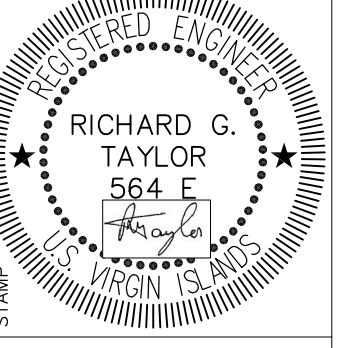
S-19: TYPICAL PURLIN FIXING SCALE: 3/4" = 1'-0"



S-20: - SCALE: 3/4" = 1'-0"



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VHFA BUILDING #1
PARCEL NO.26-A 102-104 ESTATE TRAMBERG
KINGS QUARTER, ST. THOMAS, USVI
STRUCTURAL DETAILS SHEET 2

REVISIONS		
MK.	DATE	INT.
04	17 AUGUST 2018	RT
03	AUGUST 2018	RT
02	AUGUST 2018	RT
D	30 APR 2018	RT
C	05 MAR 2018	RT
B	27 FEB 2018	RT

DATE: JANUARY 2018
SCALE: AS SHOWN
DRAWN: RT
APPR.: RT
ISSUE: PRELIMINARY
DRAWING

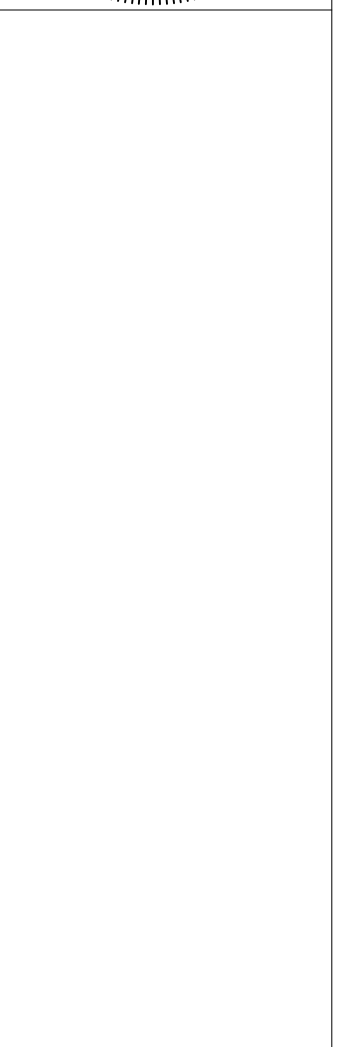
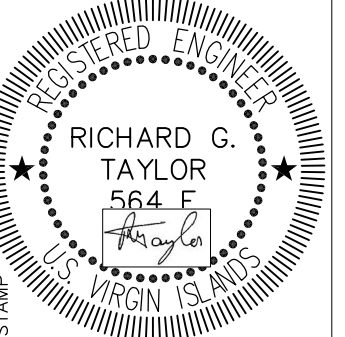
S 502



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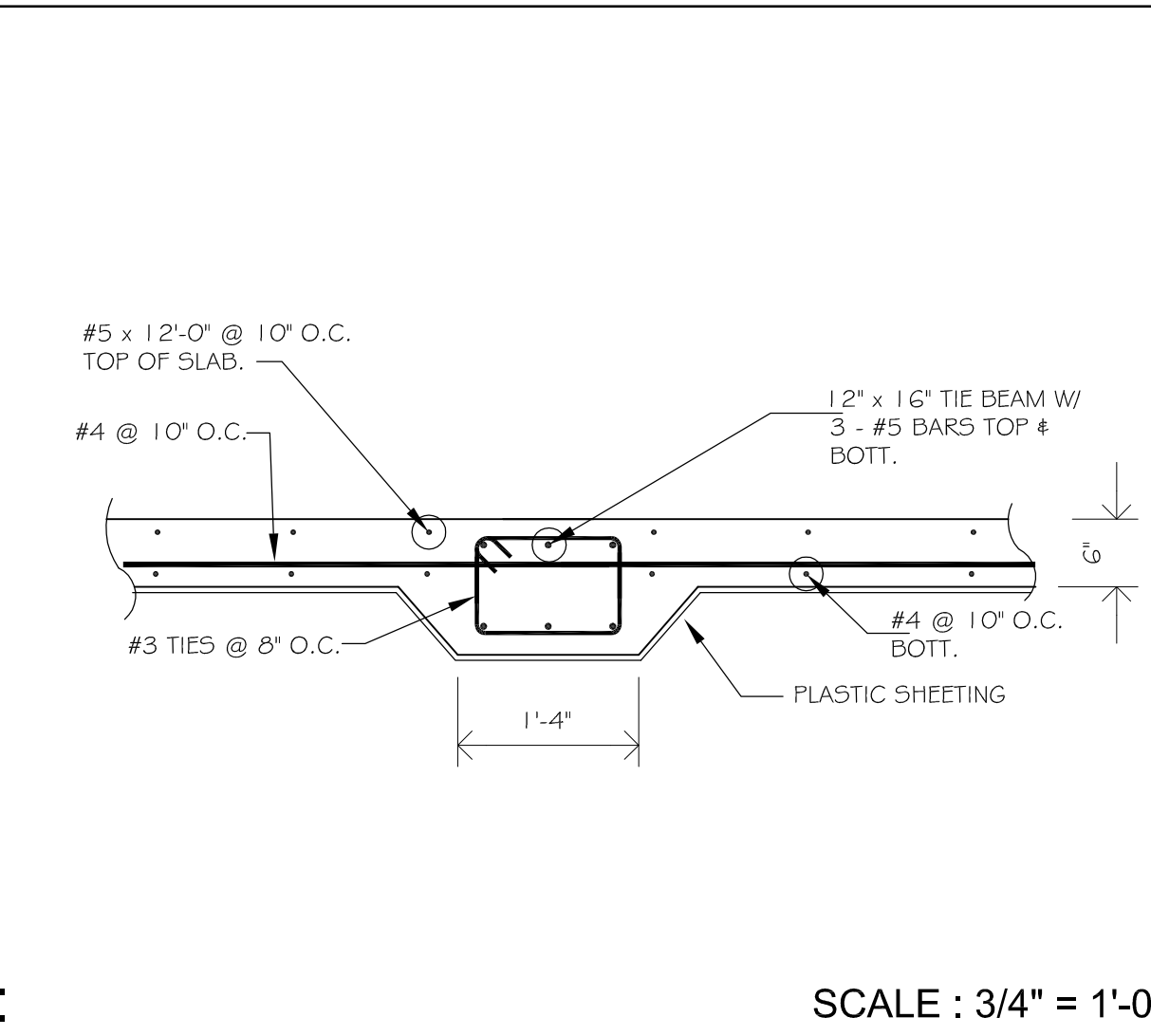


VIHFA BUILDING #1
PARCEL NO. 26-A 102-104 ESTATE TAAMBERG
KINGS QUARTER, ST. THOMAS, USVI
STRUCTURAL DETAILS SHEET 3

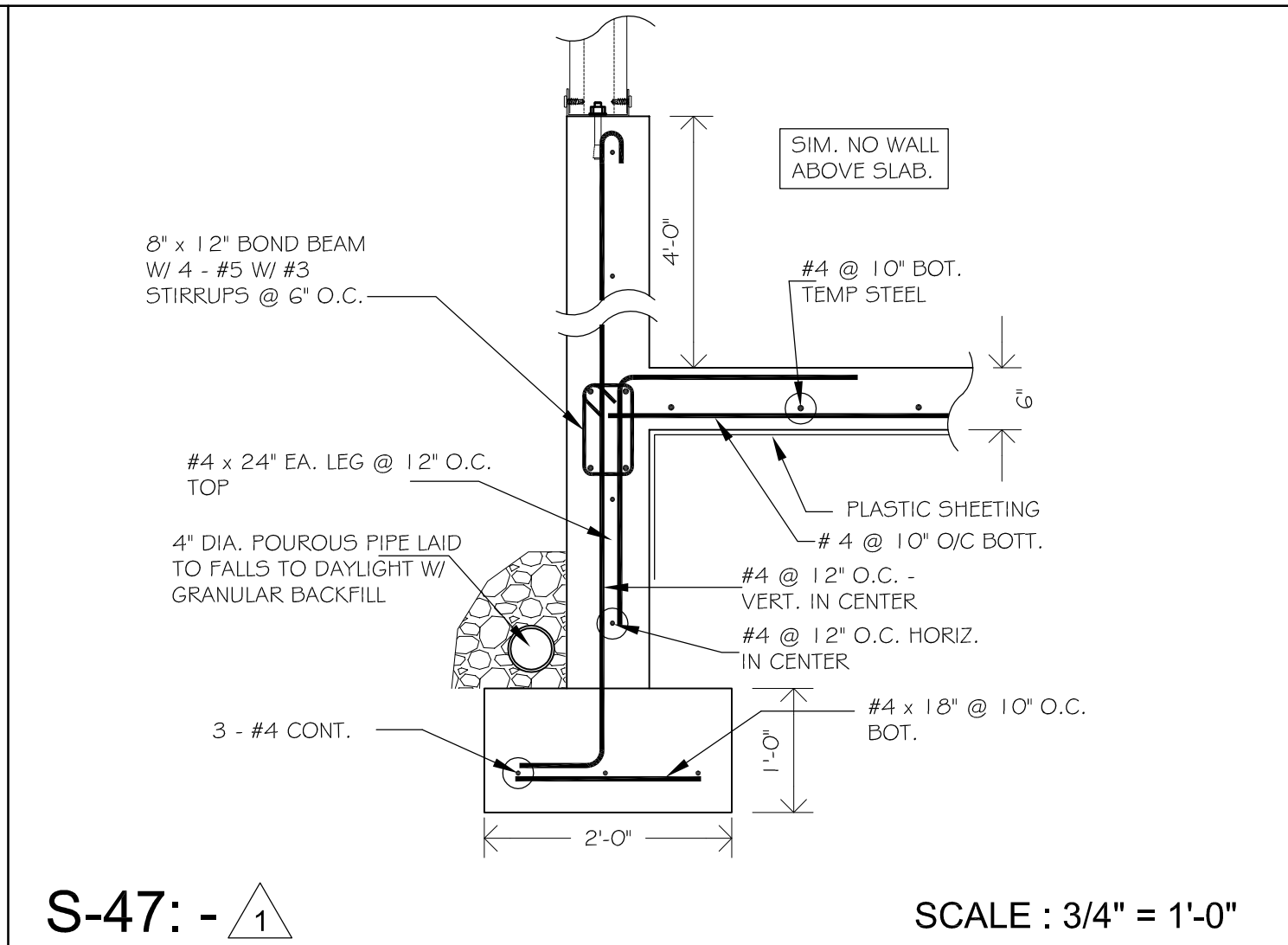
REVISIONS		
MK.	DATE	INIT.
03	17 AUGUST 2018	RT
02	AUGUST 2018	RT
1	19 JUNE 2018	RT
D	30 APR 2018	RT
C	05 MAR 2018	RT
B	27 FEB 2018	RT

DATE: JAN 2018
SCALE: AS SHOWN
DRAWN: RT
APPR.: RT
ISSUE: CONSTRUCTION
DRAWING

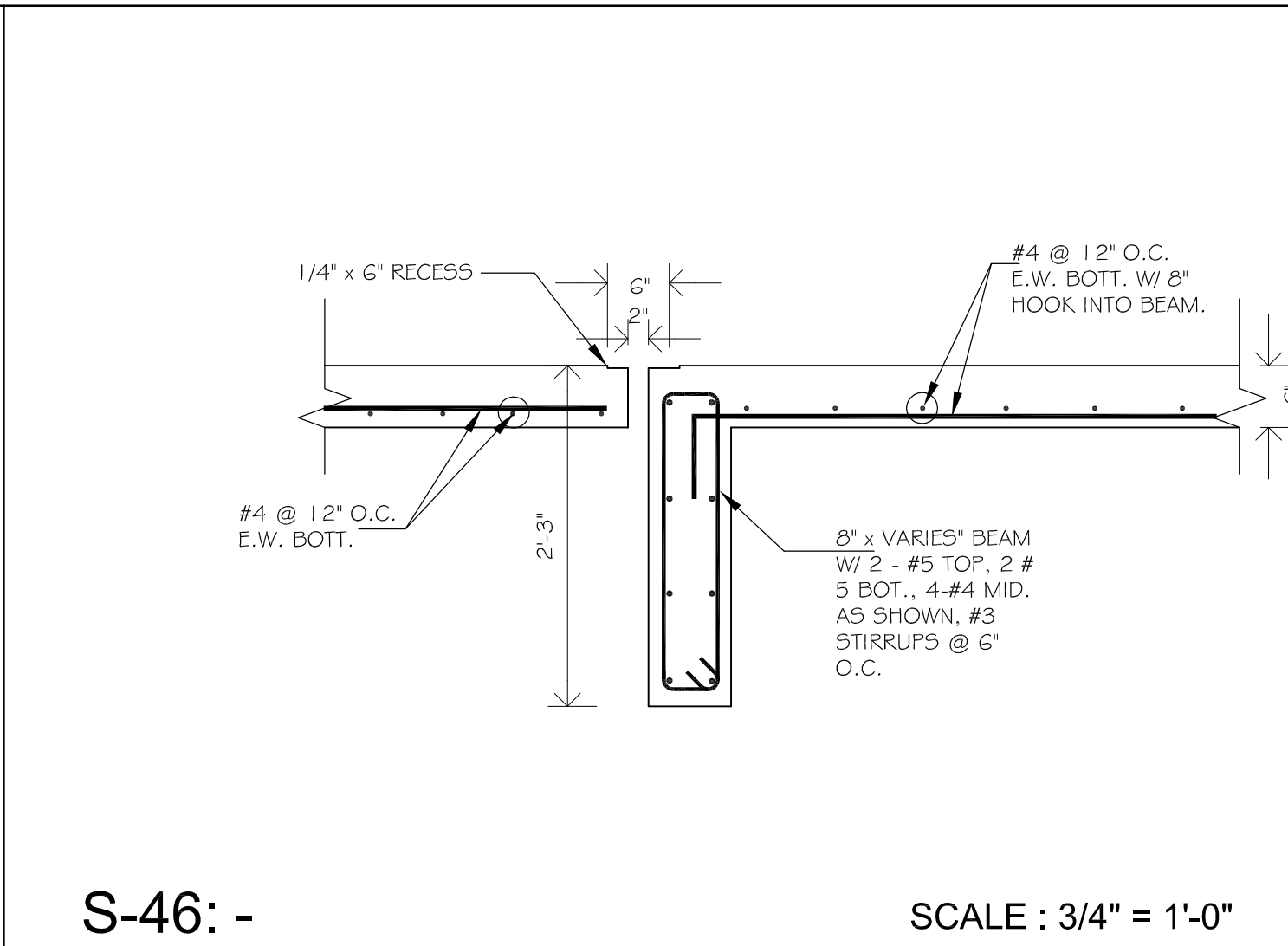
S 503



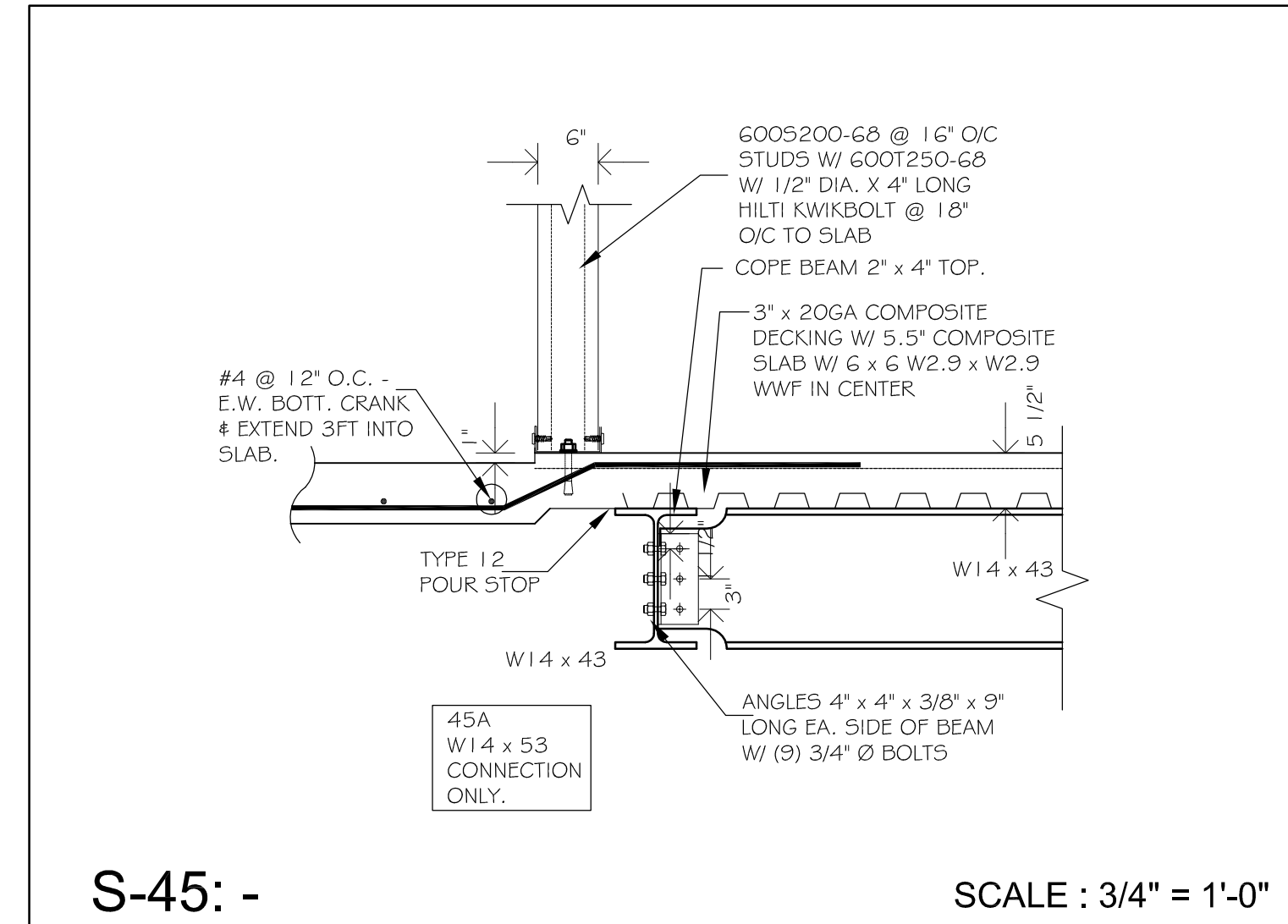
S-48: SCALE : 3/4" = 1'-0"



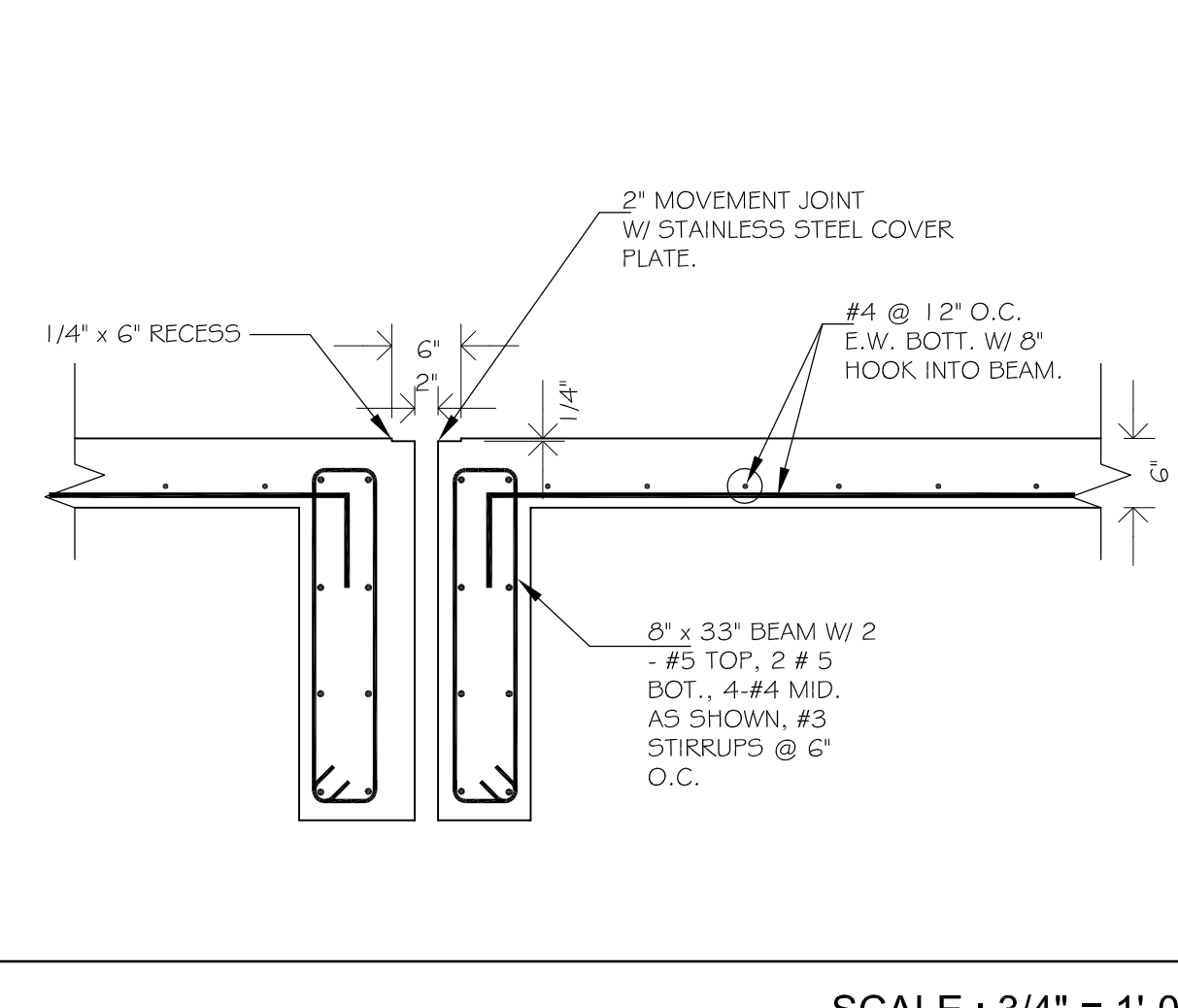
S-47: SCALE : 3/4" = 1'-0"



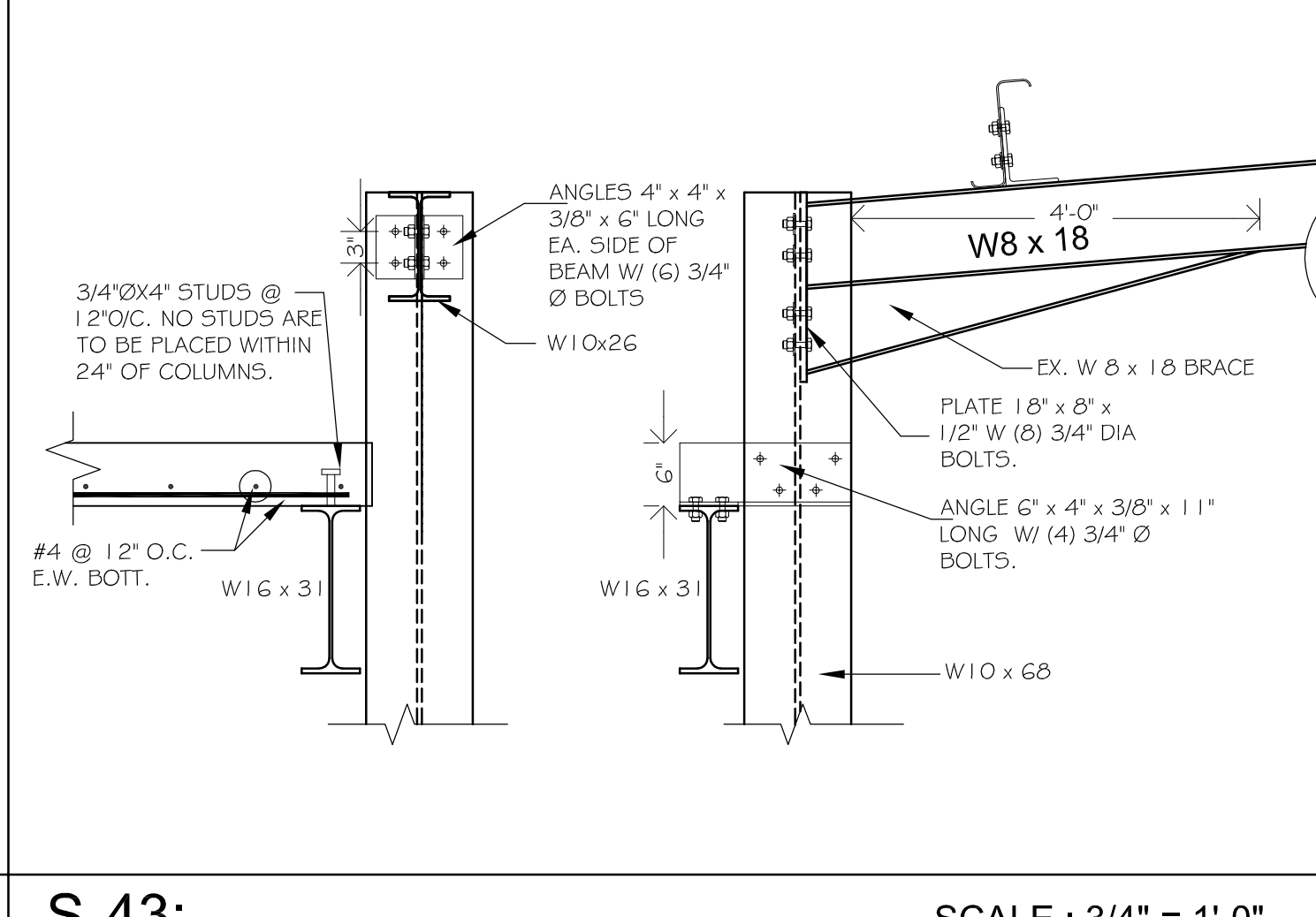
S-46: SCALE : 3/4" = 1'-0"



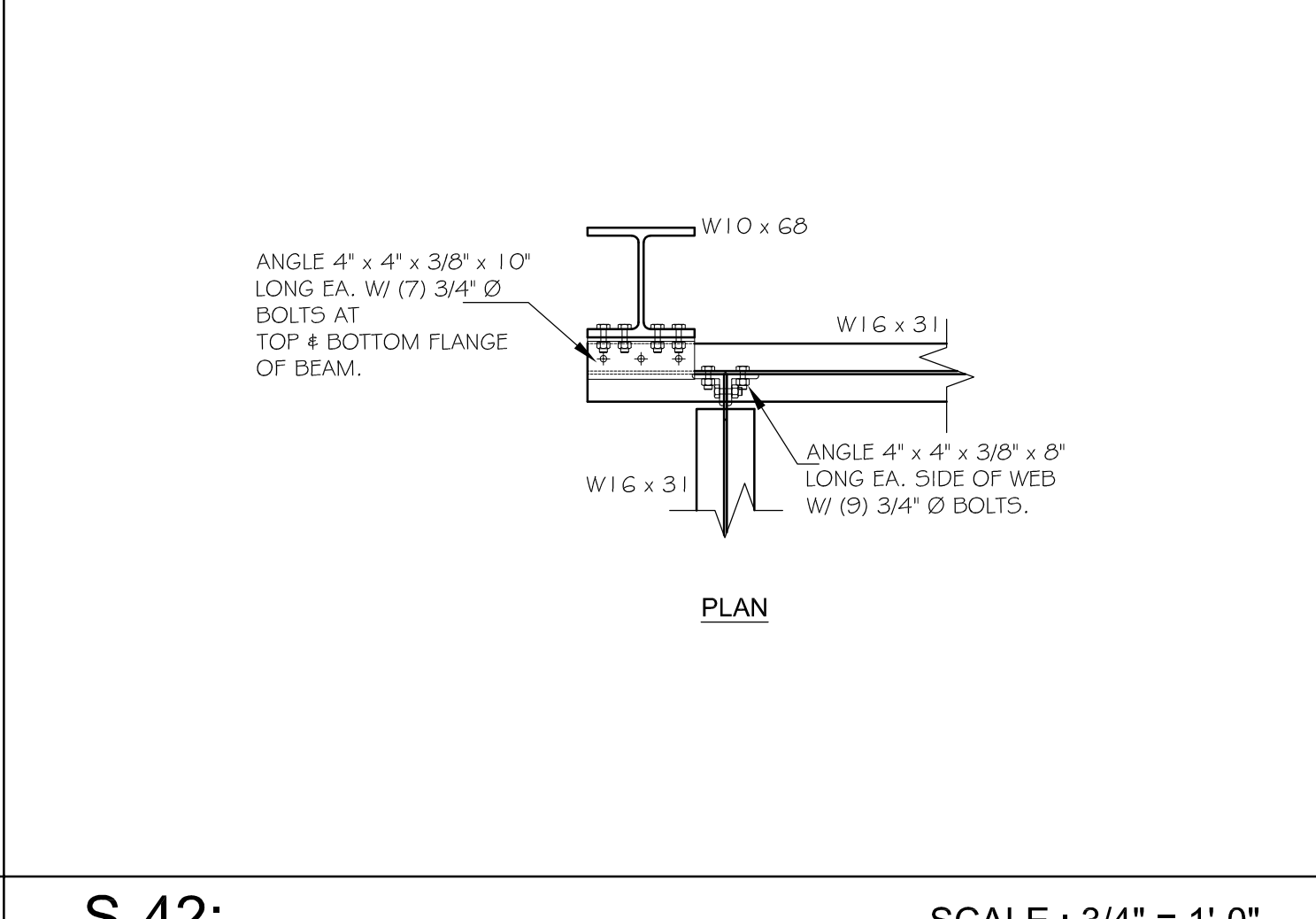
S-45: SCALE : 3/4" = 1'-0"



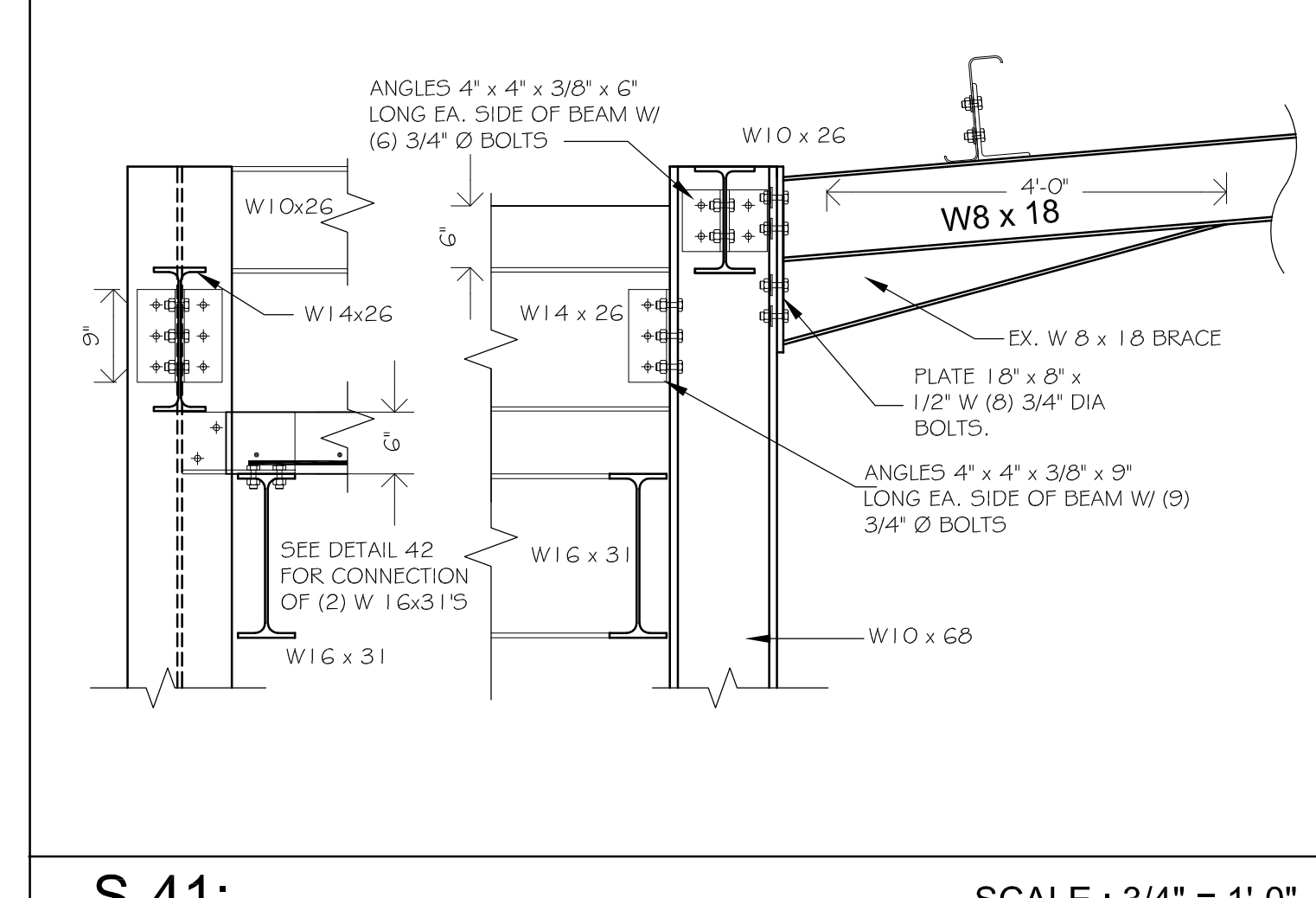
S-44 SCALE : 3/4" = 1'-0"



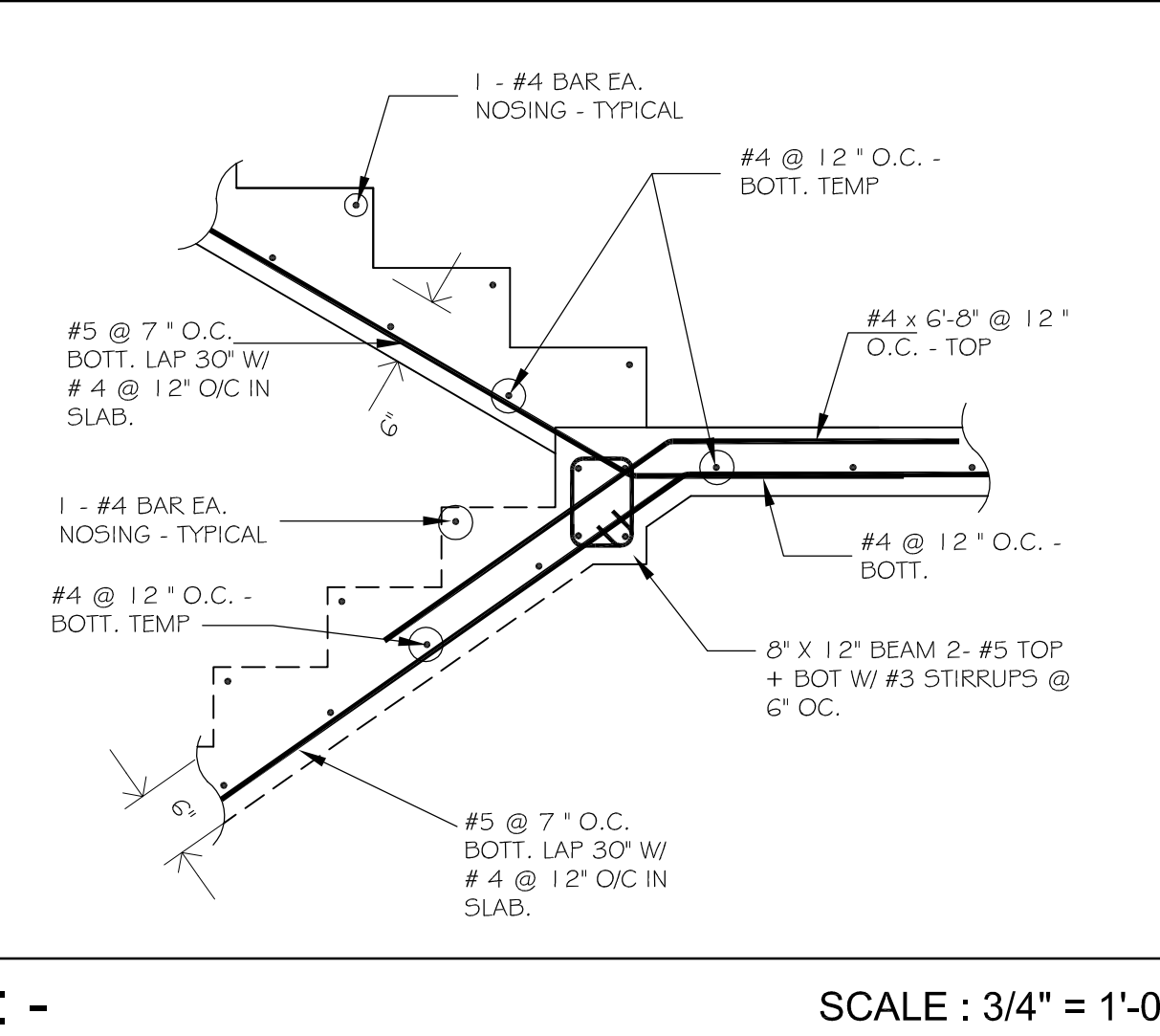
S-43: SCALE : 3/4" = 1'-0"



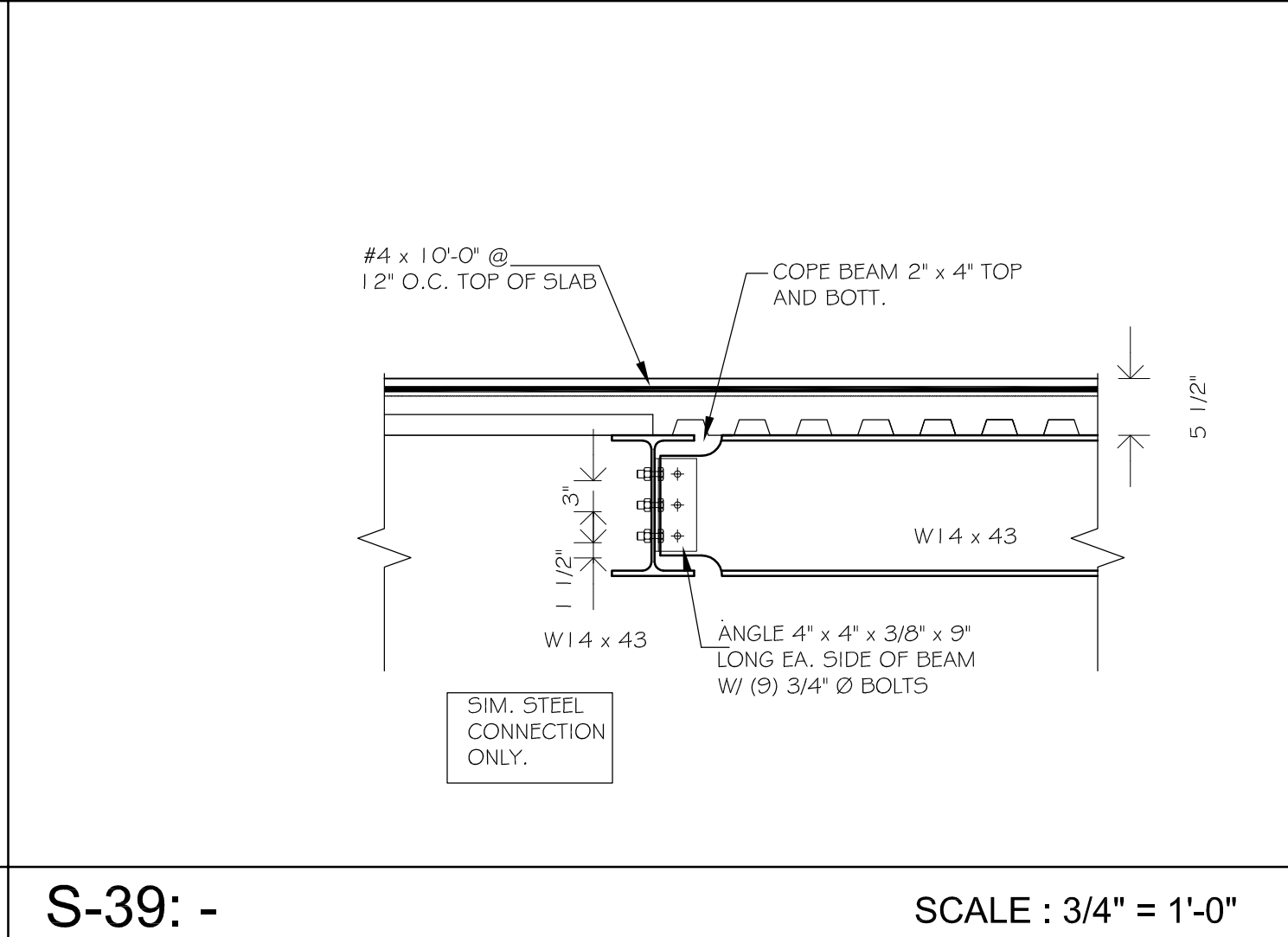
S-42: SCALE : 3/4" = 1'-0"



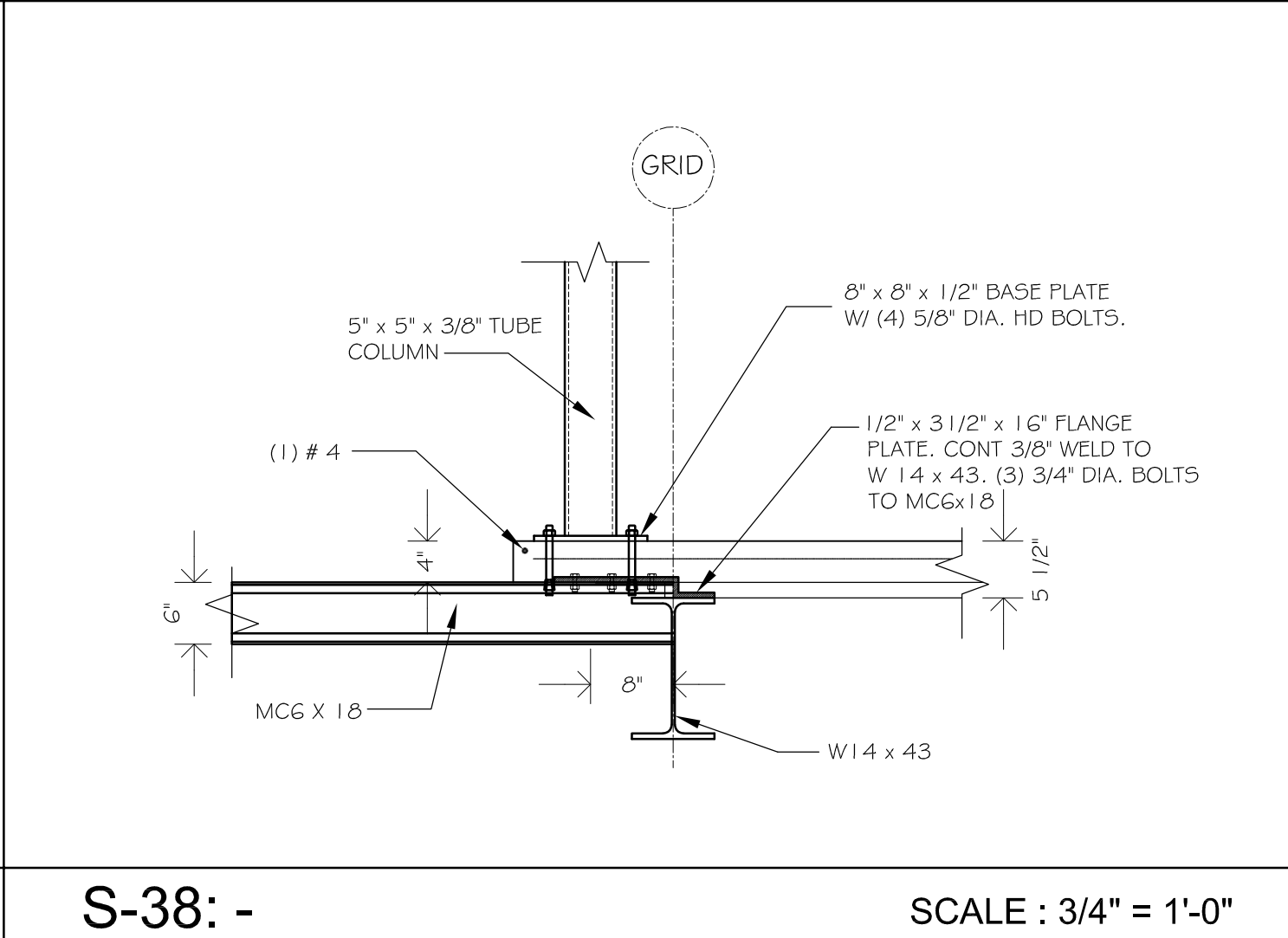
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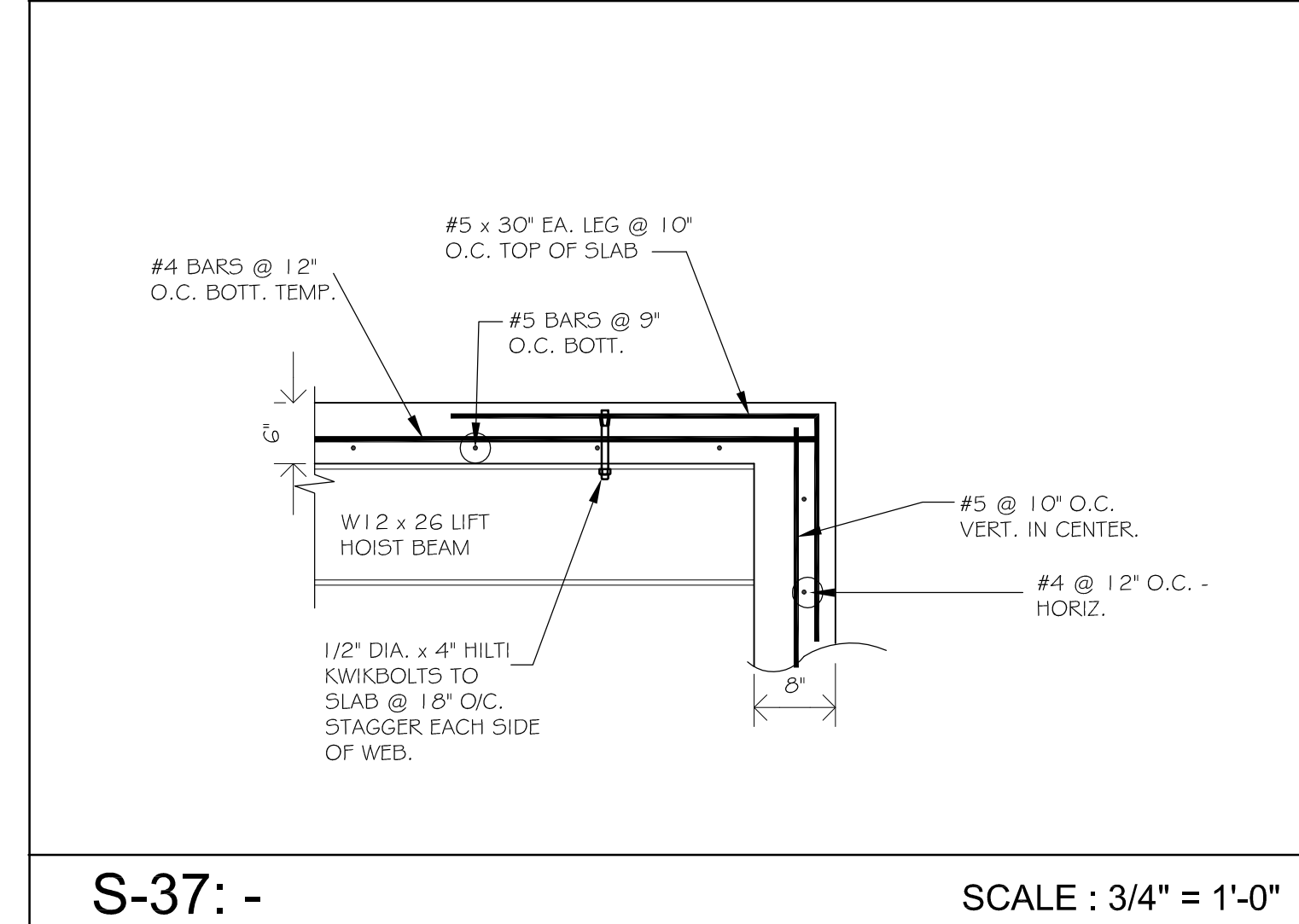
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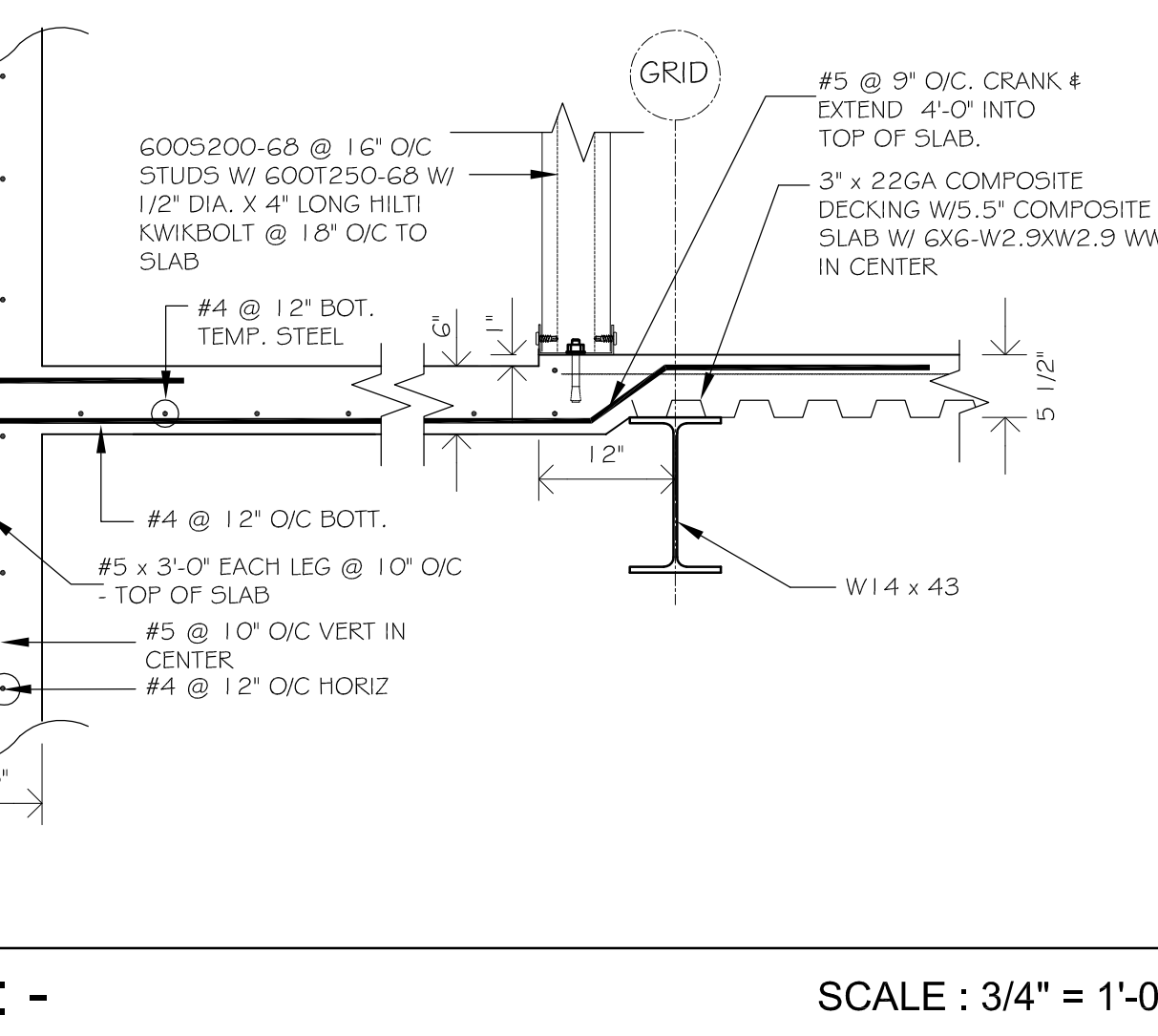
S-39: SCALE : 3/4" = 1'-0"



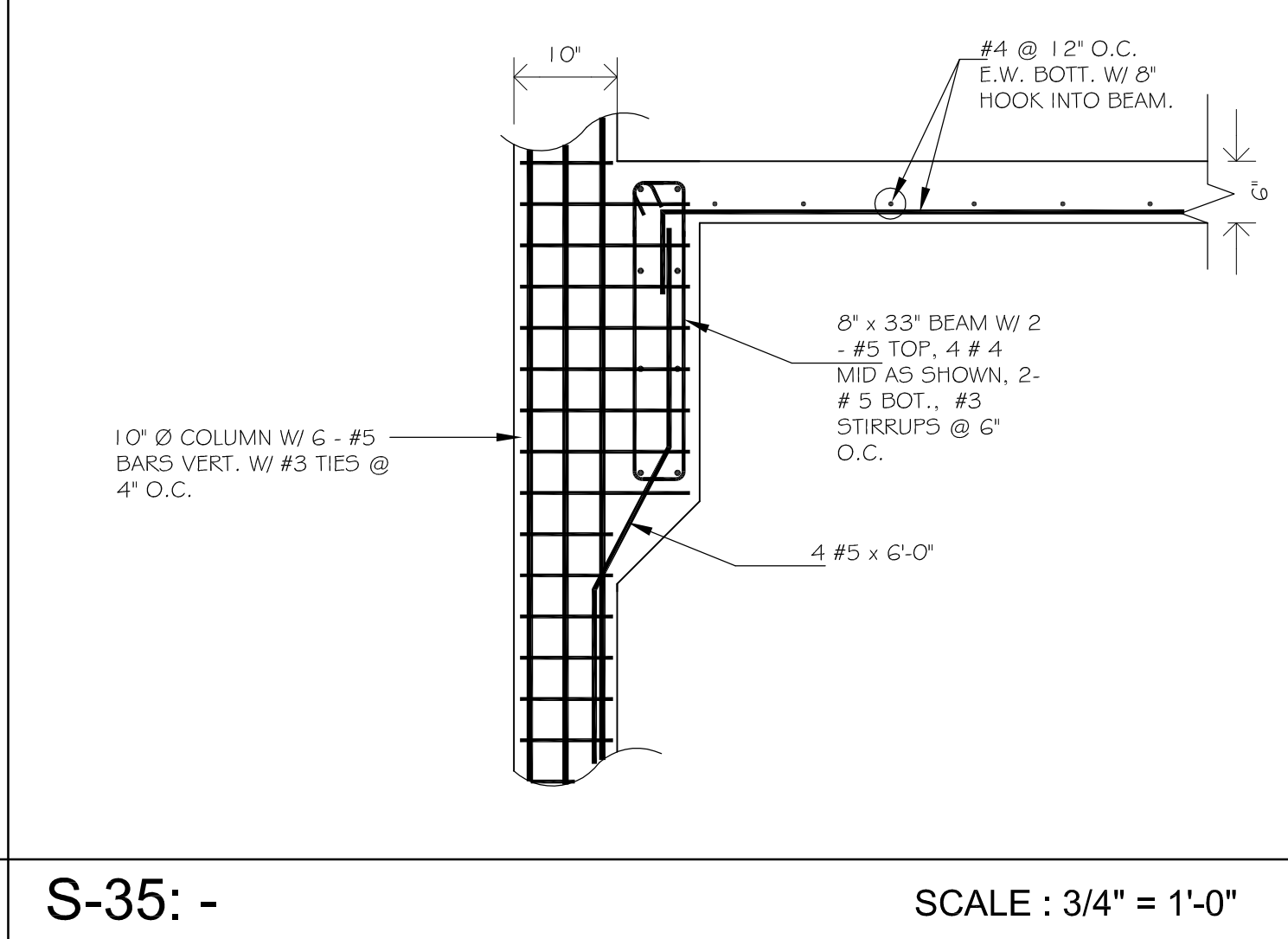
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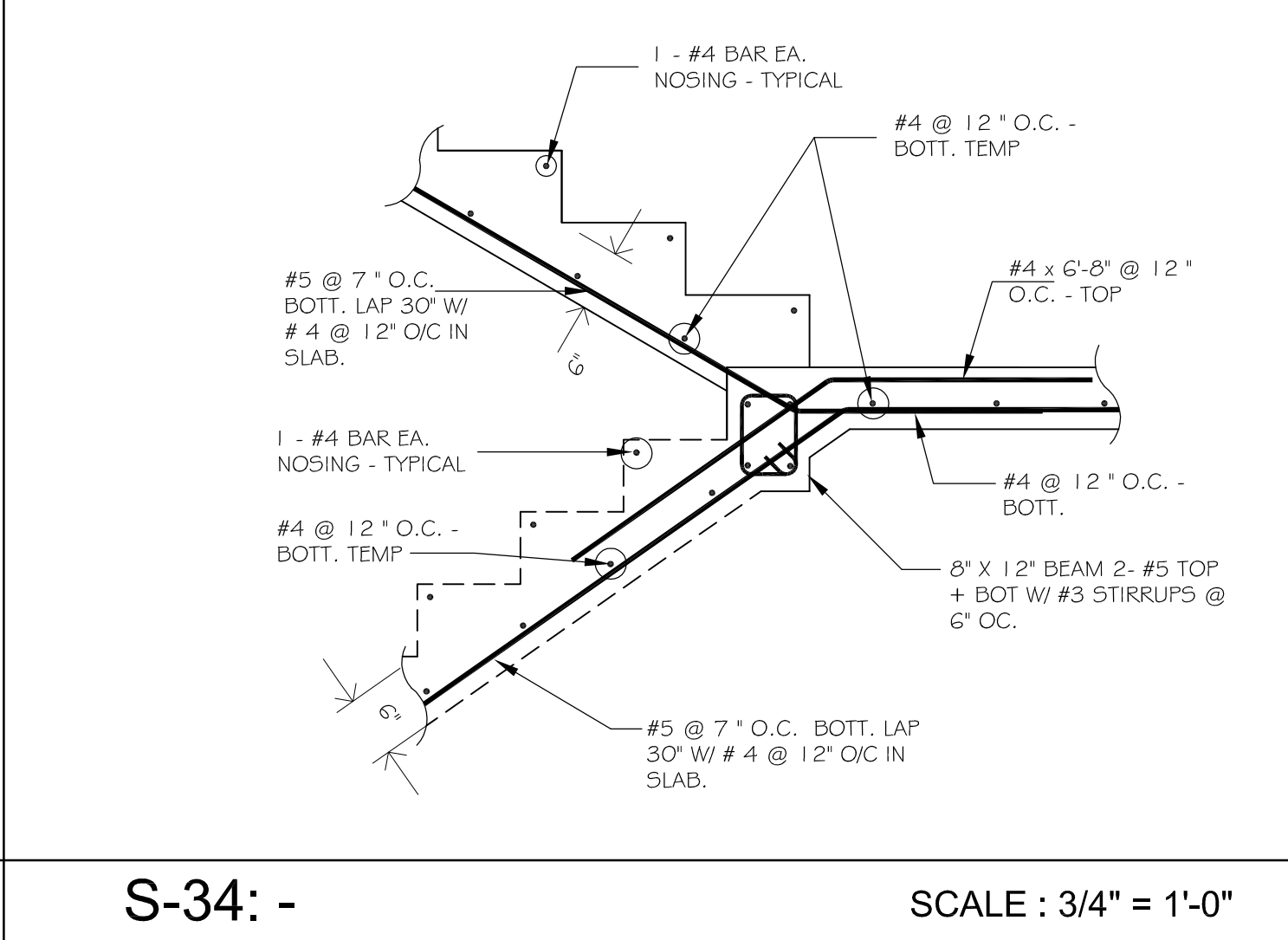
S-37: SCALE : 3/4" = 1'-0"



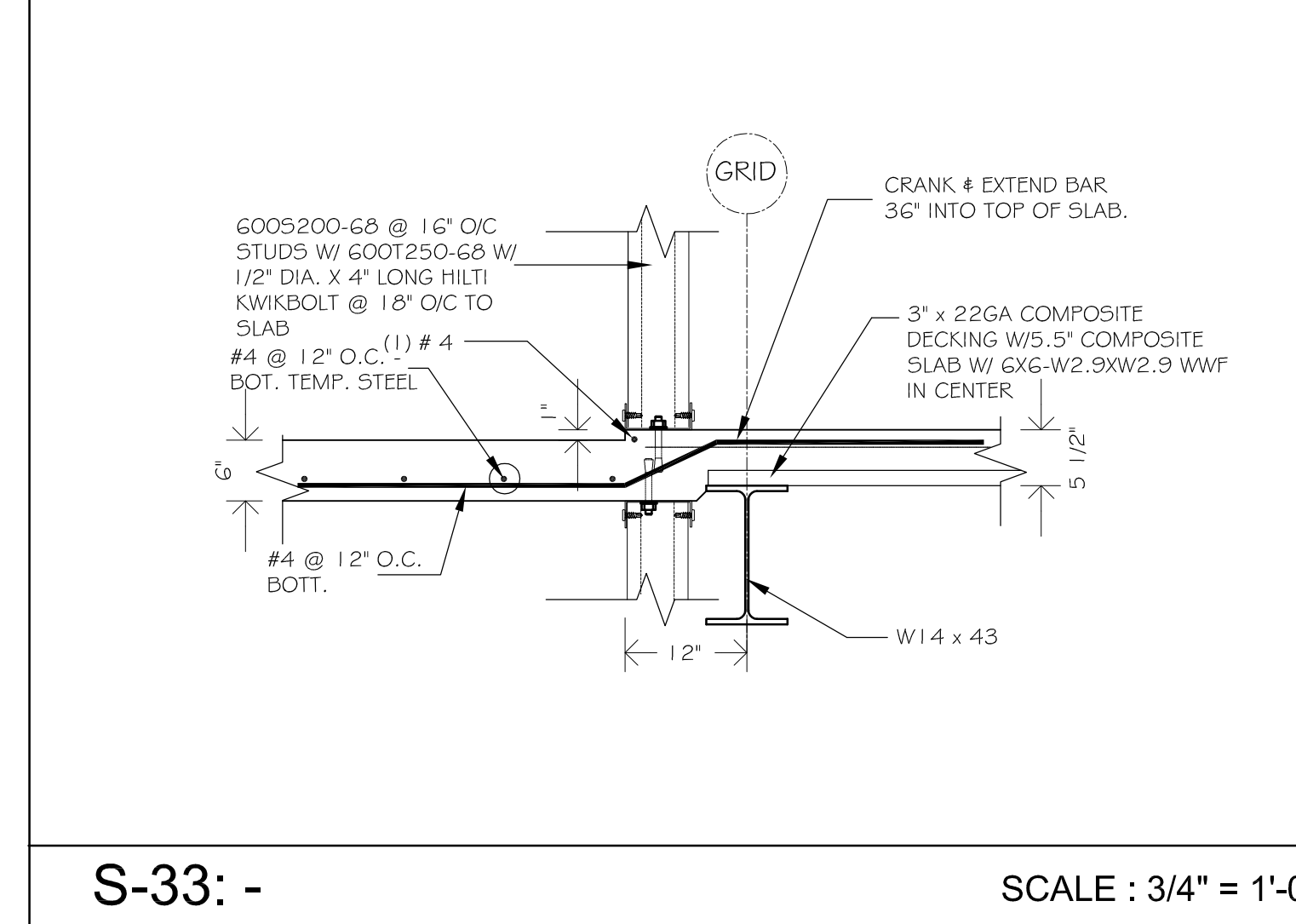
S-36: SCALE : 3/4" = 1'-0"



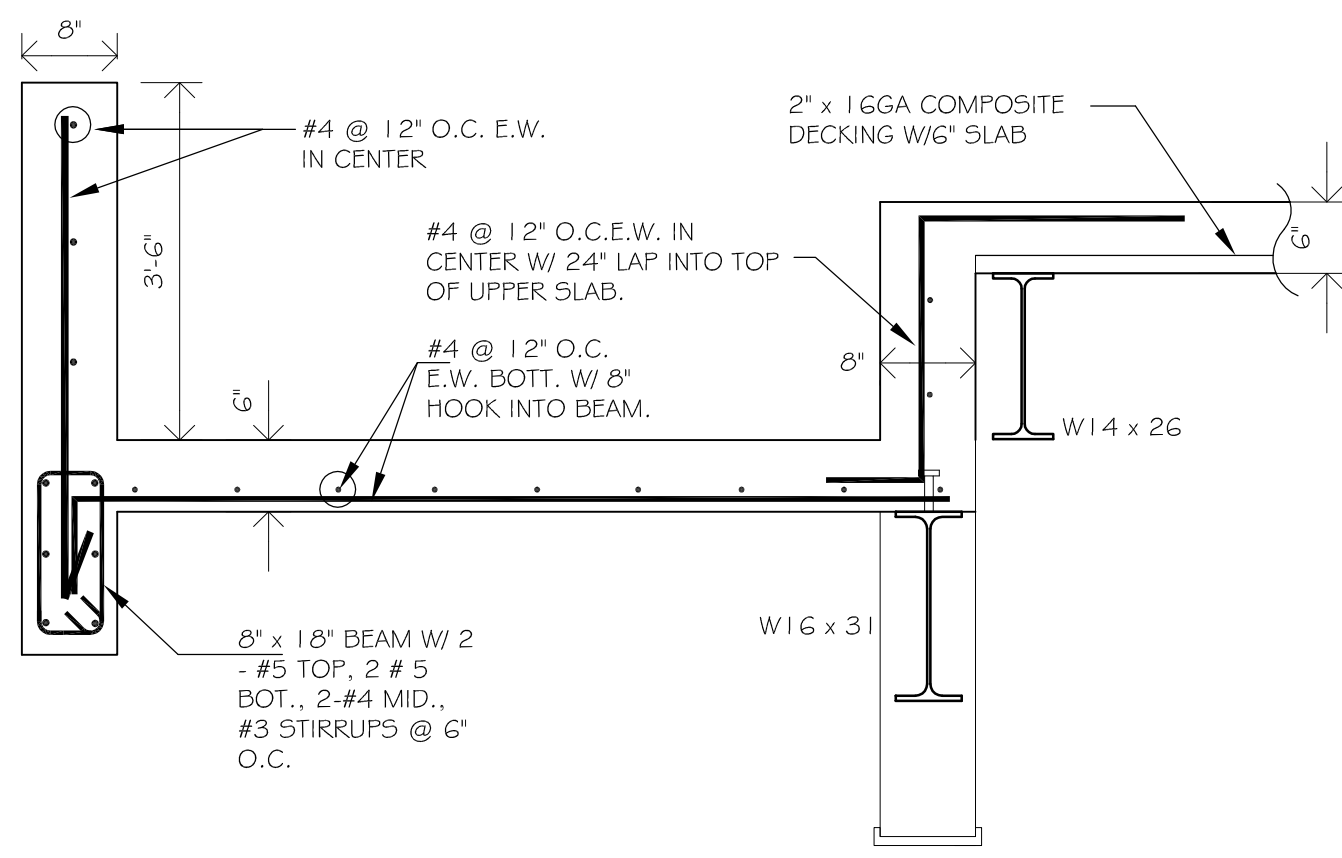
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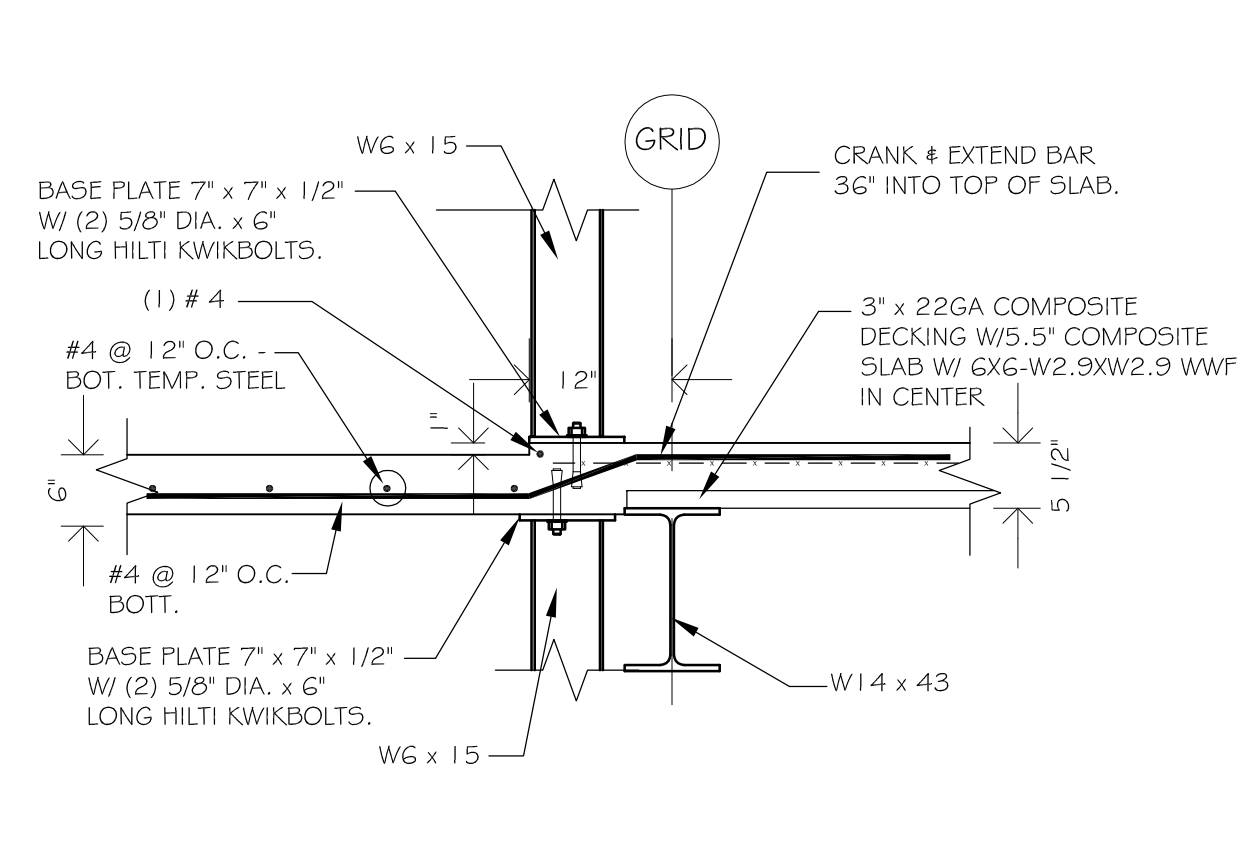
S-34: SCALE : 3/4" = 1'-0"



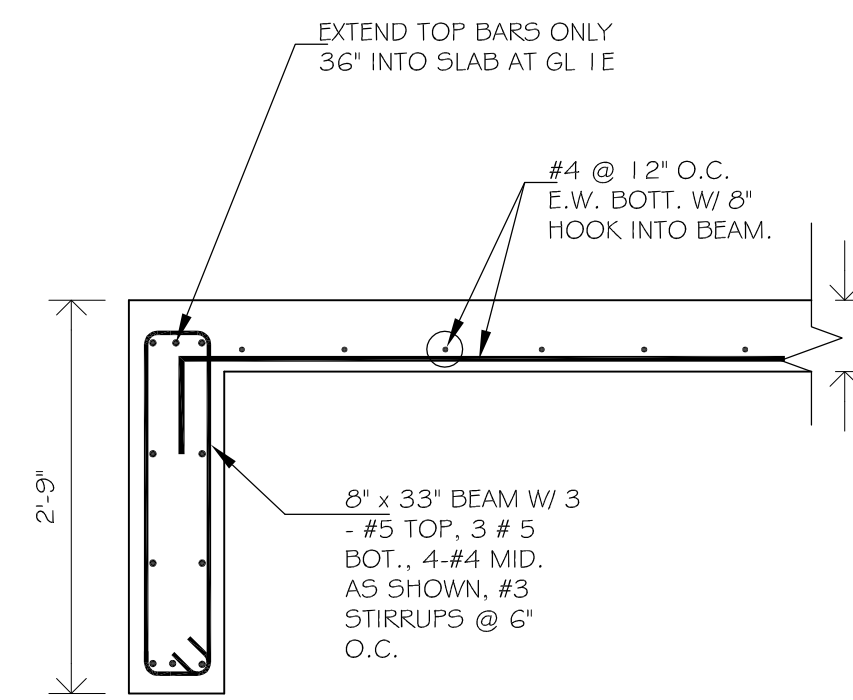
S-33: SCALE : 3/4" = 1'-0"



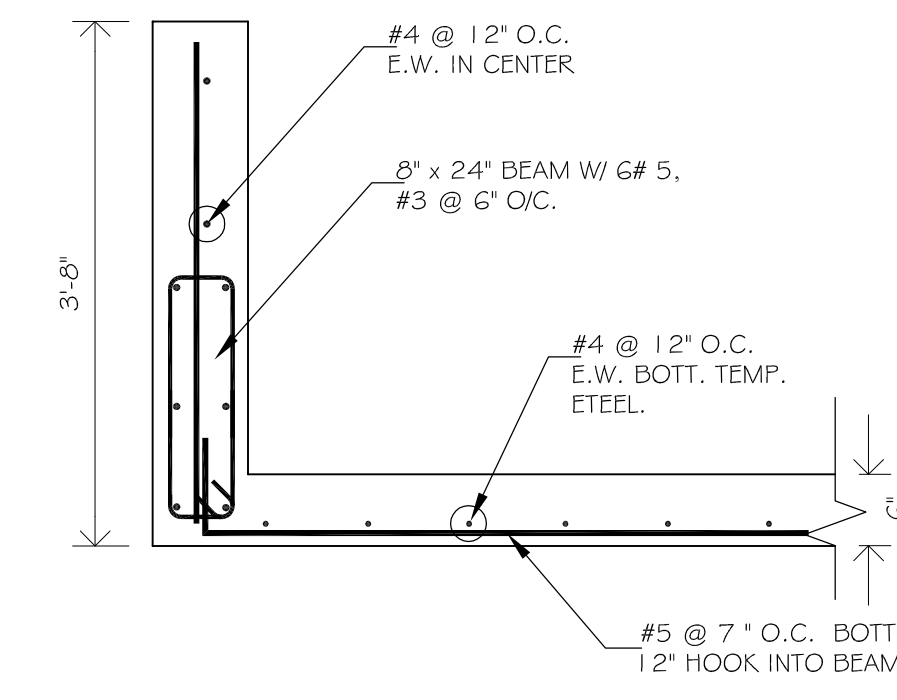
S-61: SCALE : 3/4" = 1'-0"



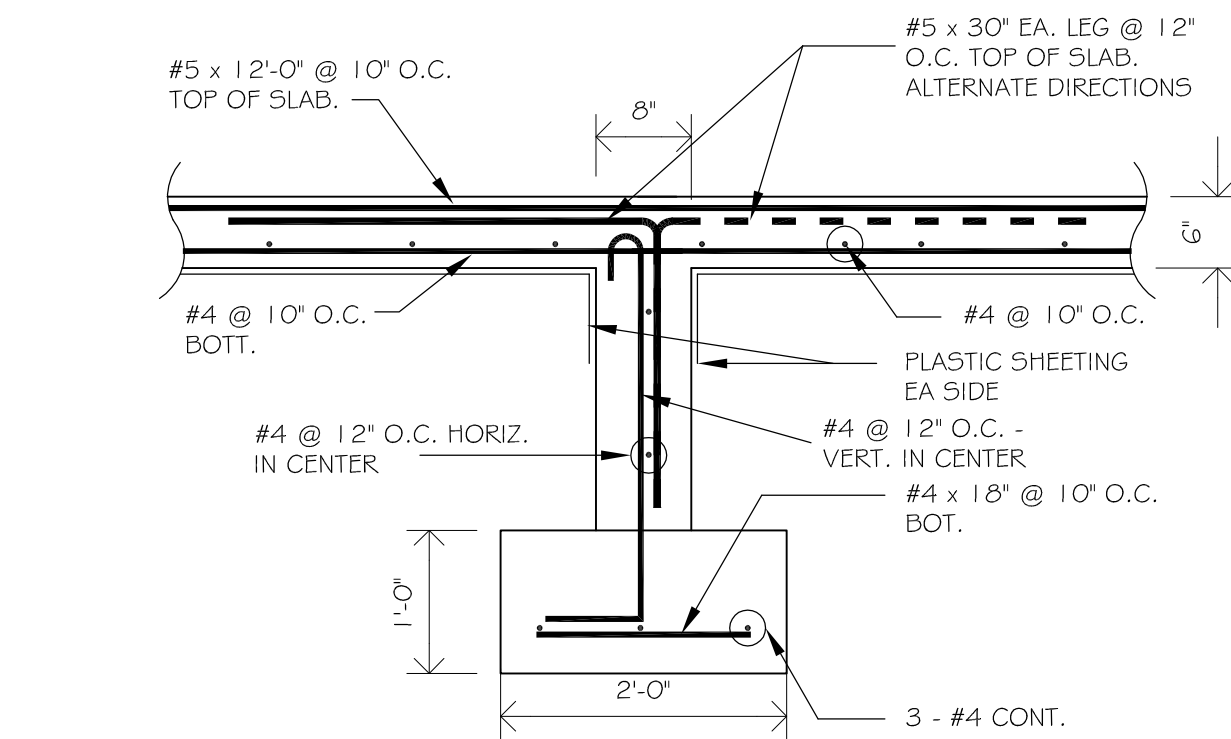
S-62: - SCALE : 3/4" = 1'-0"



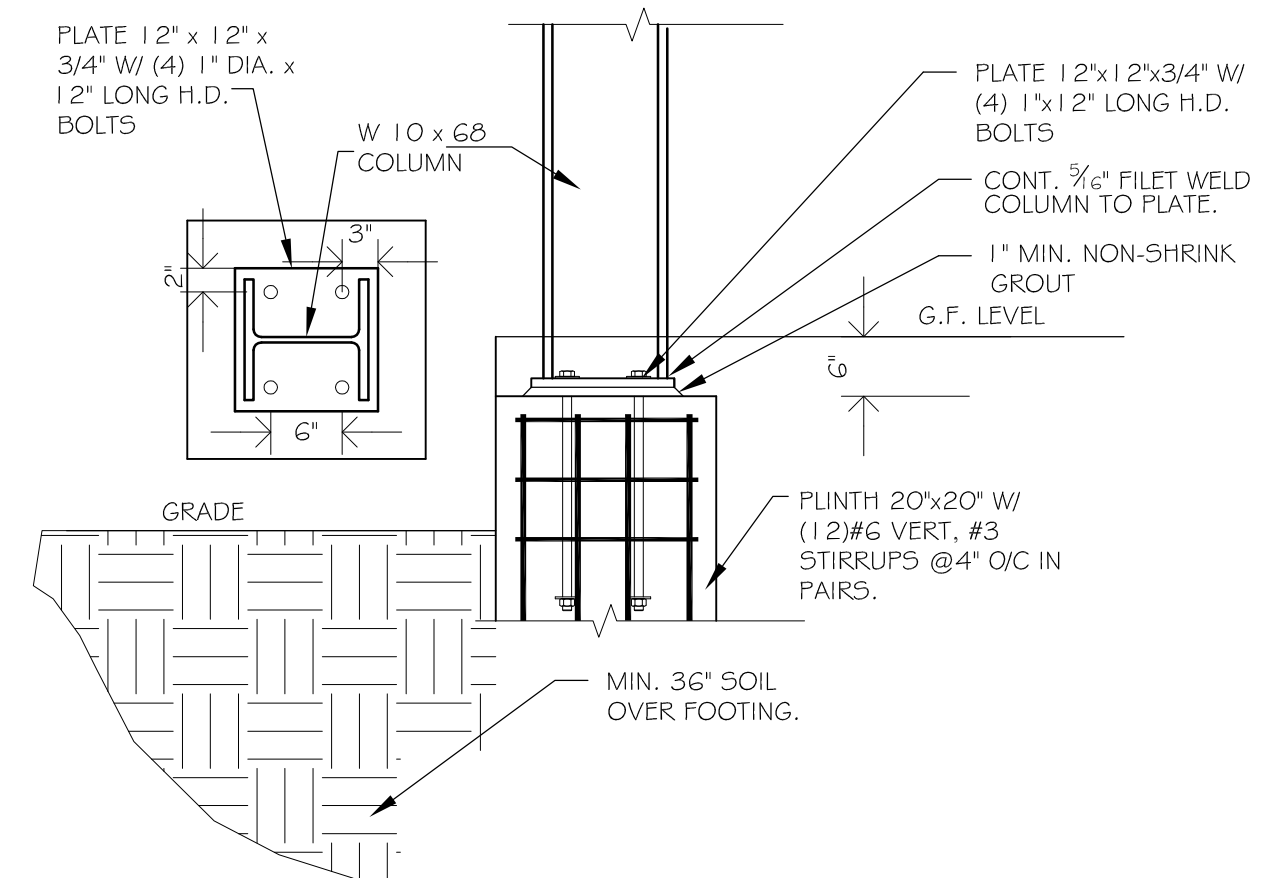
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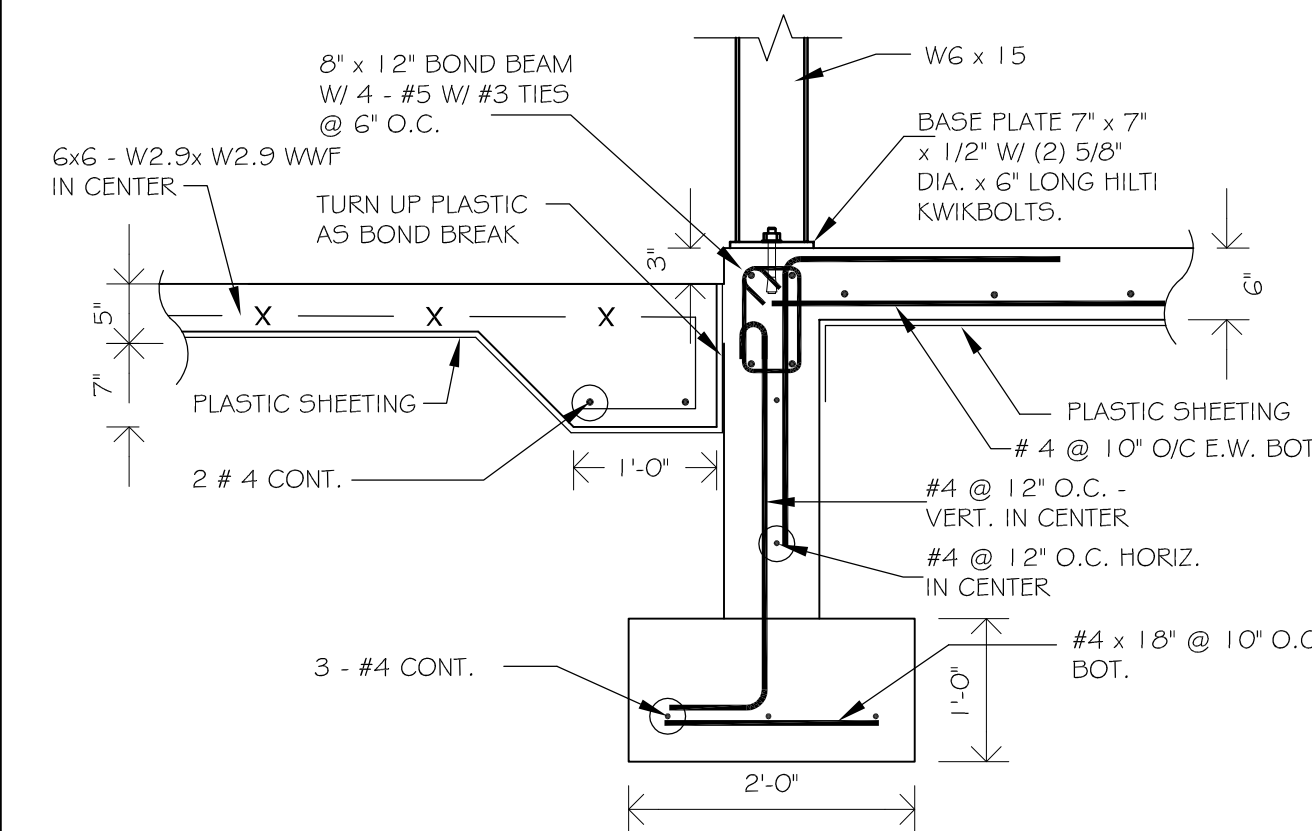
S-64: SCALE : 3/4" = 1'-0"



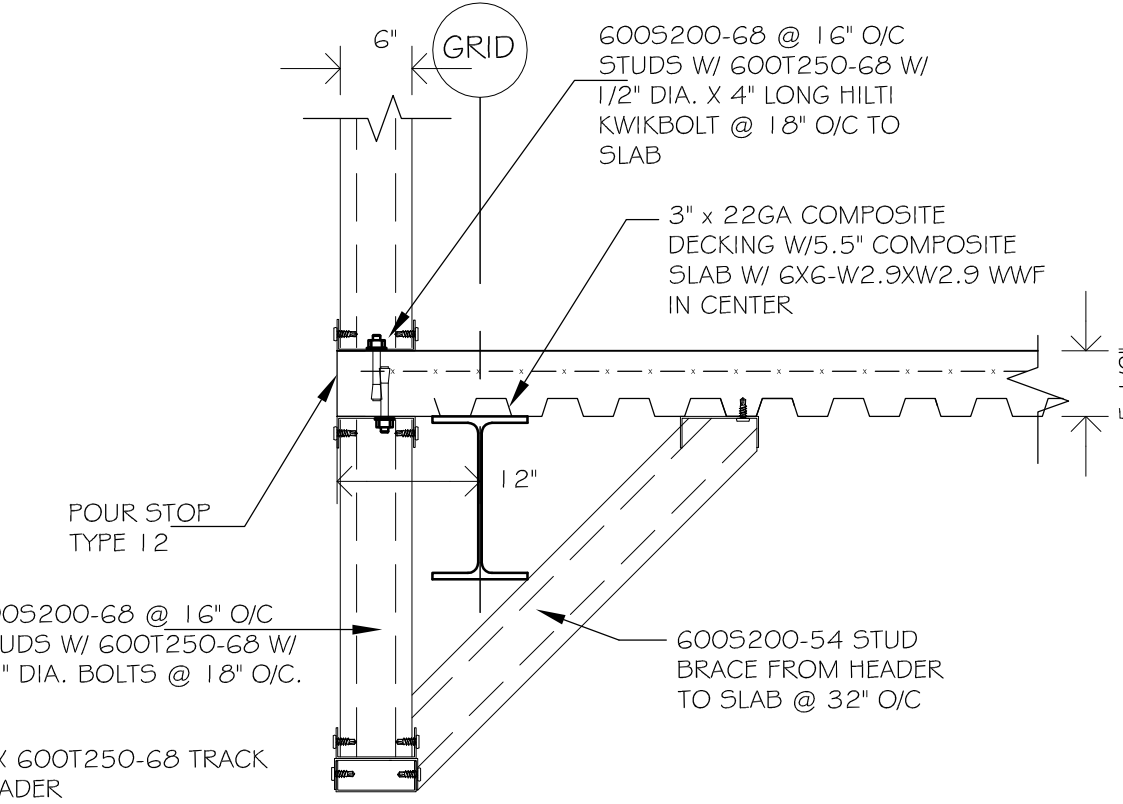
S-57: - SCALE : 3/4" = 1'-0"



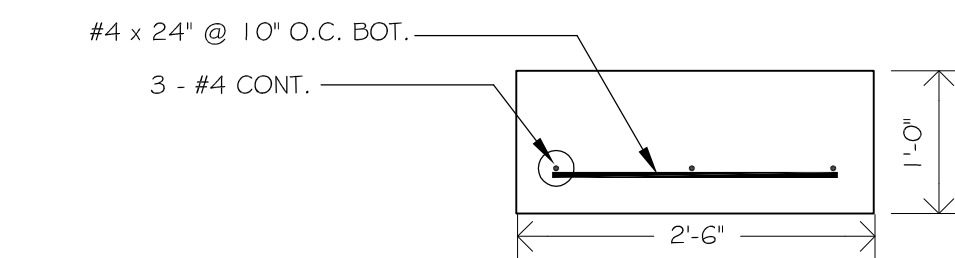
S-58: TYPICAL COLUMN BASE DETAIL SCALE : 3/4" = 1'-0"



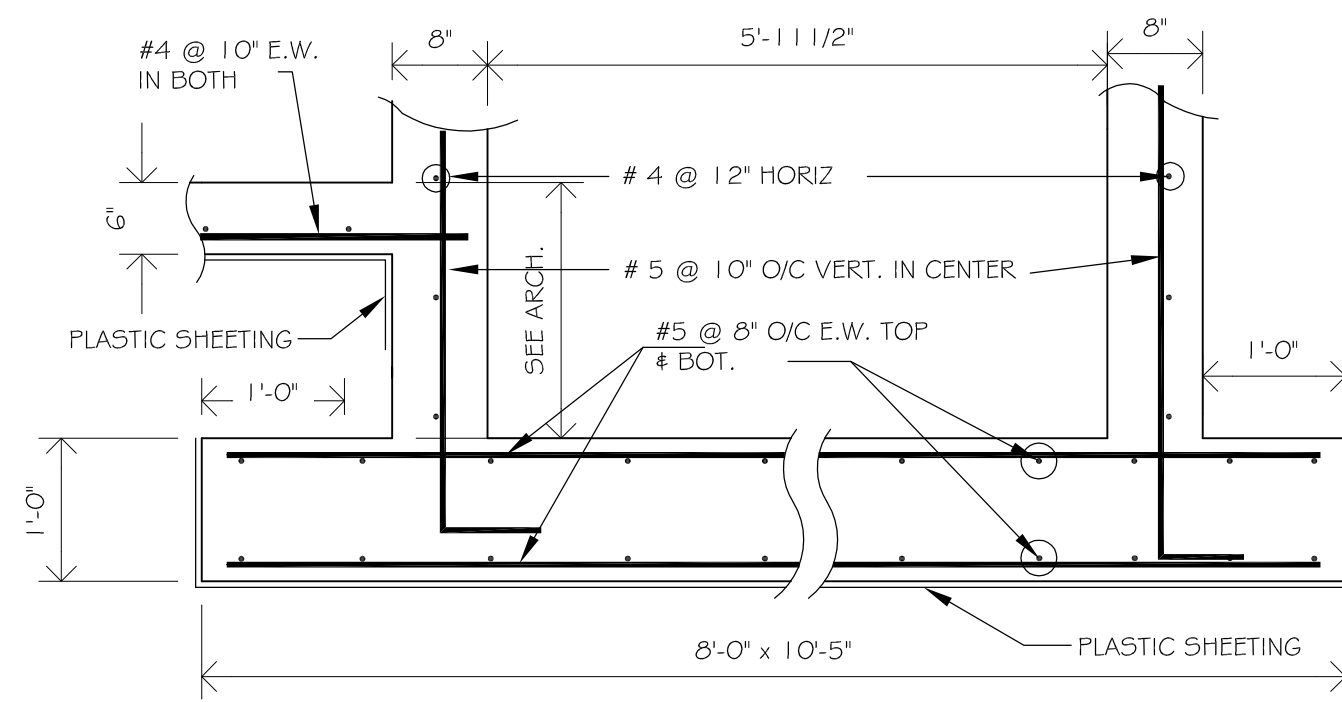
S-59: - SCALE : 3/4" = 1'-0"



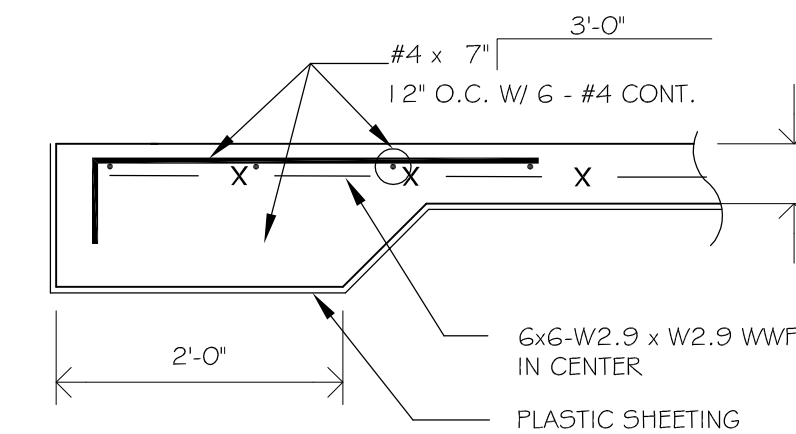
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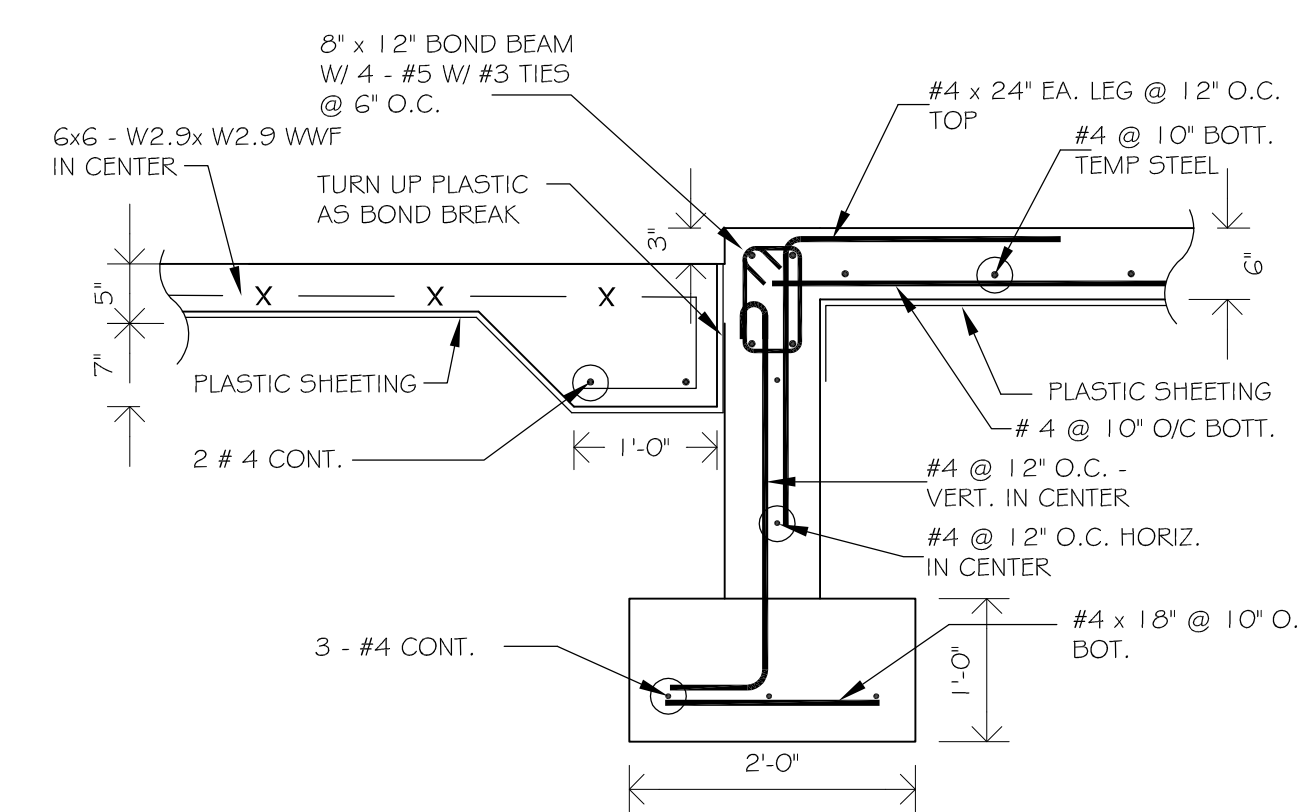
S-53: - SCALE : 3/4" = 1'-0"



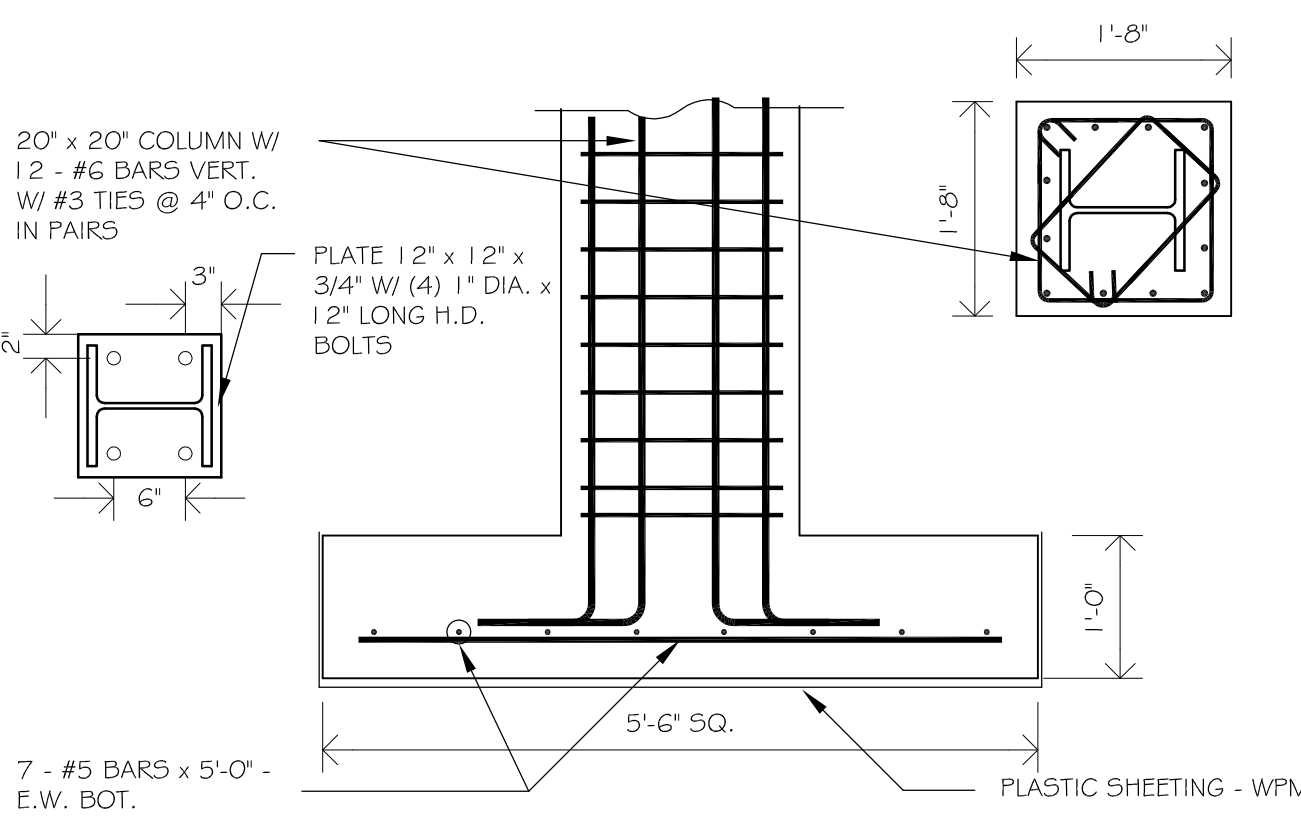
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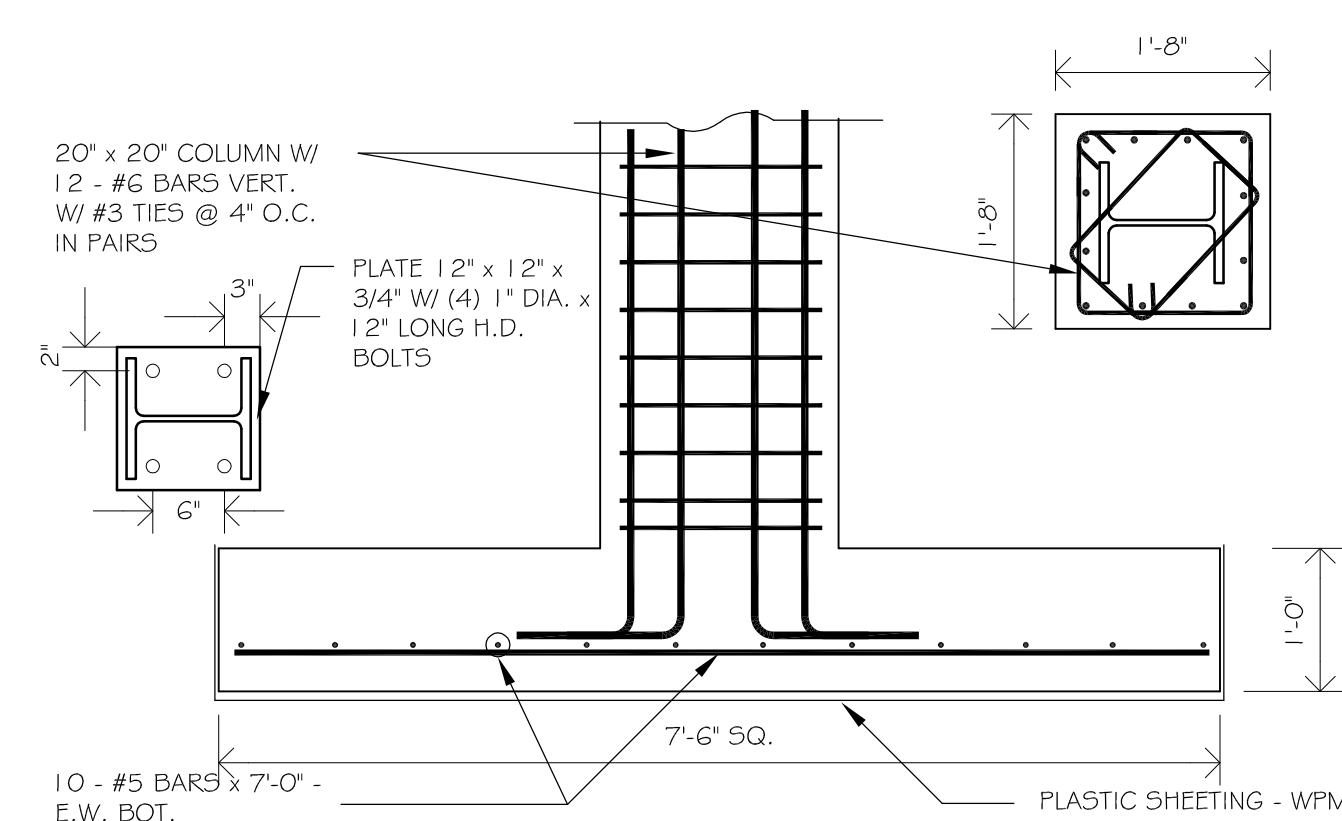
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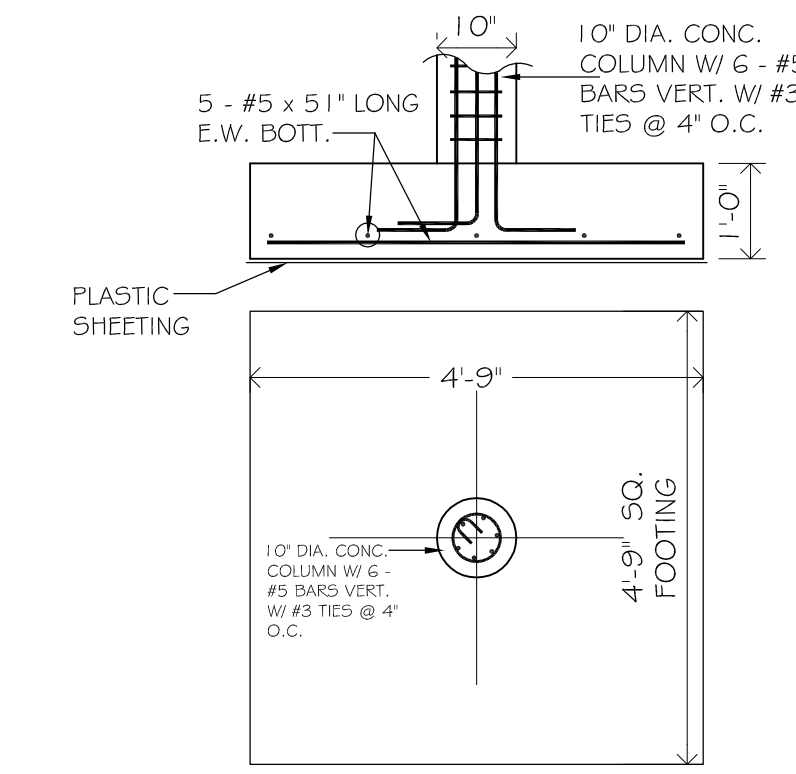
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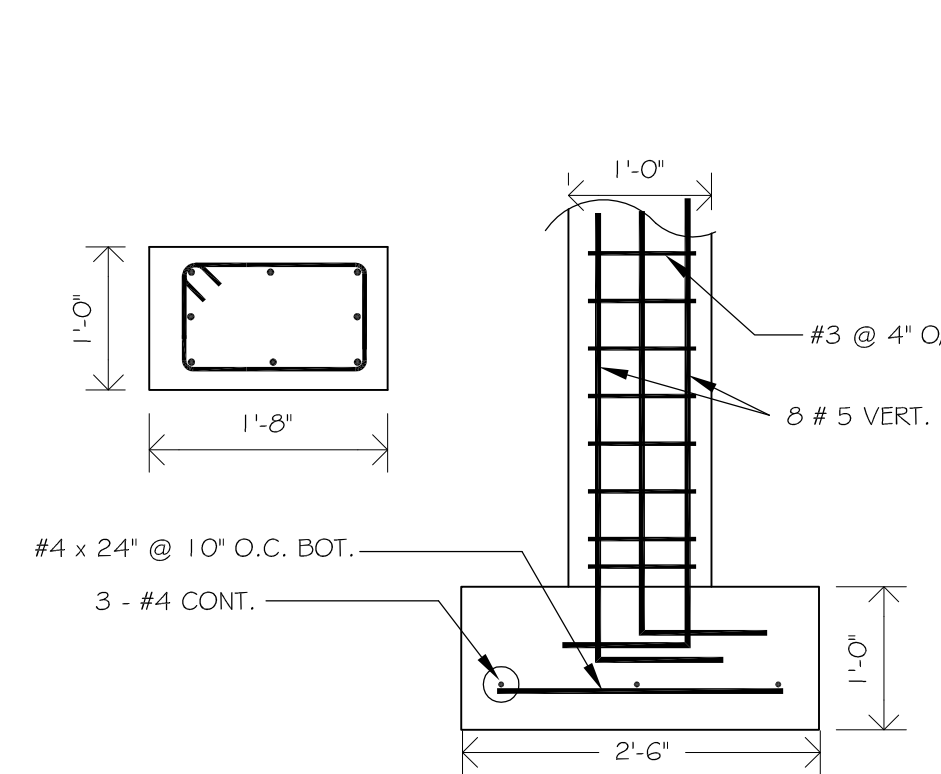
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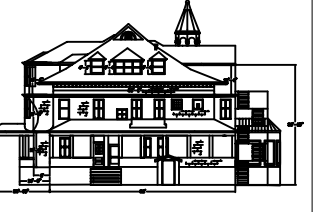
S-50: - SCALE : 3/4" = 1'-0"



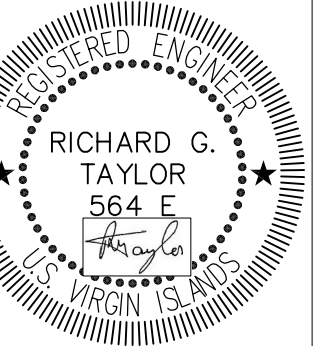
S-51: - SCALE : 1/2" = 1'-0"



S-52: - SCALE : 3/4" = 1'-0"



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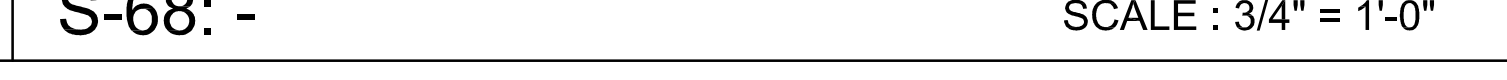
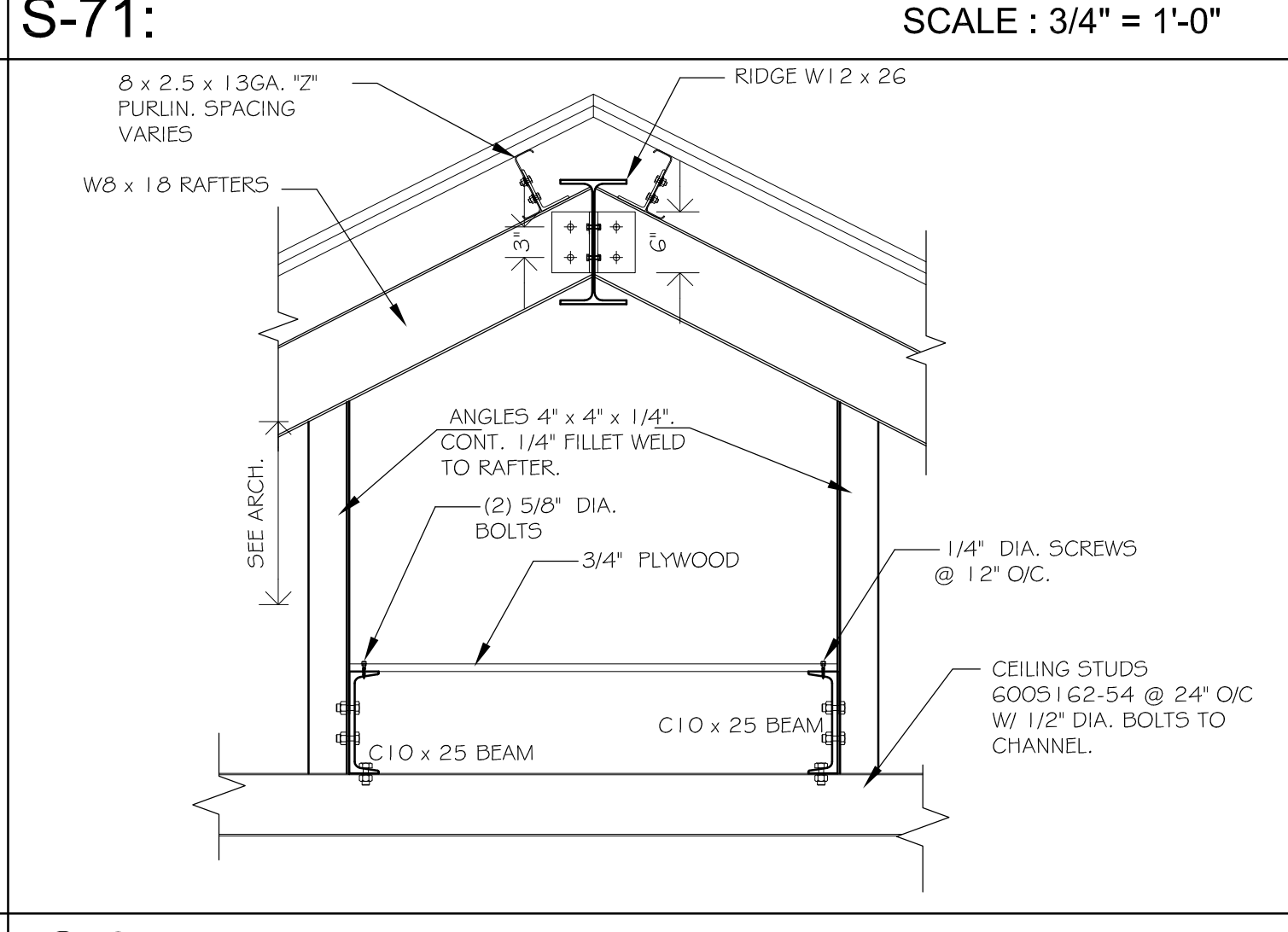
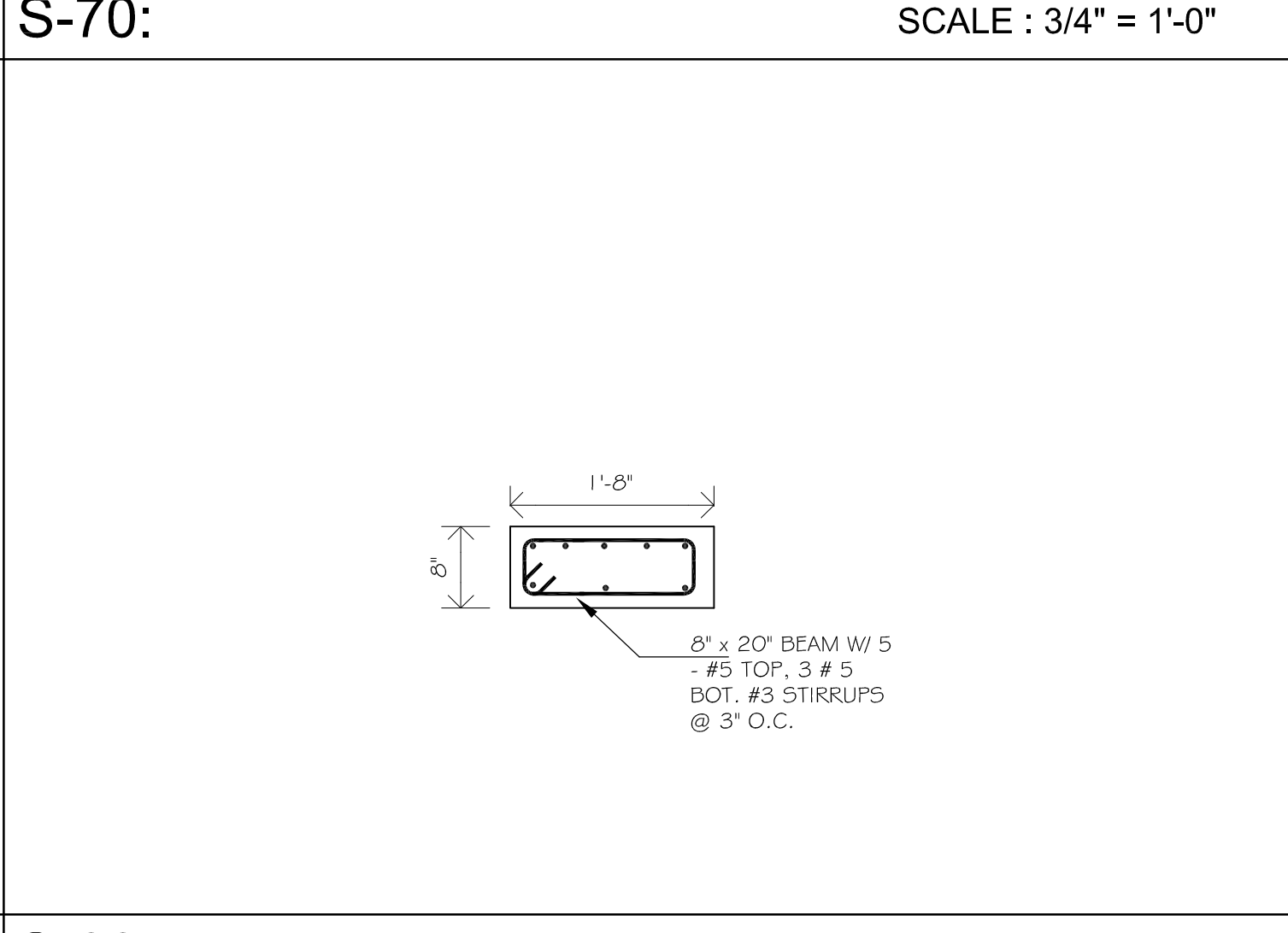
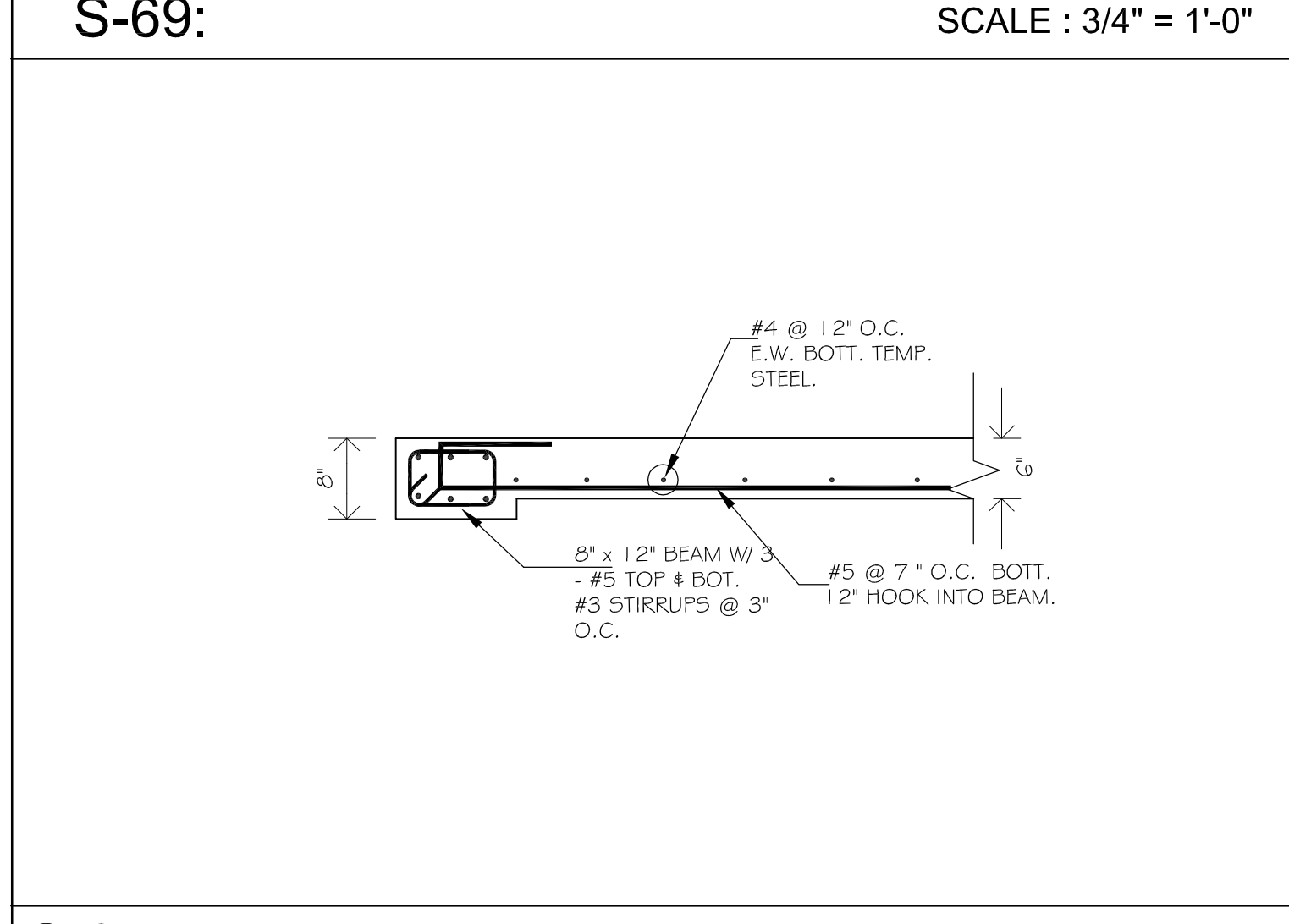
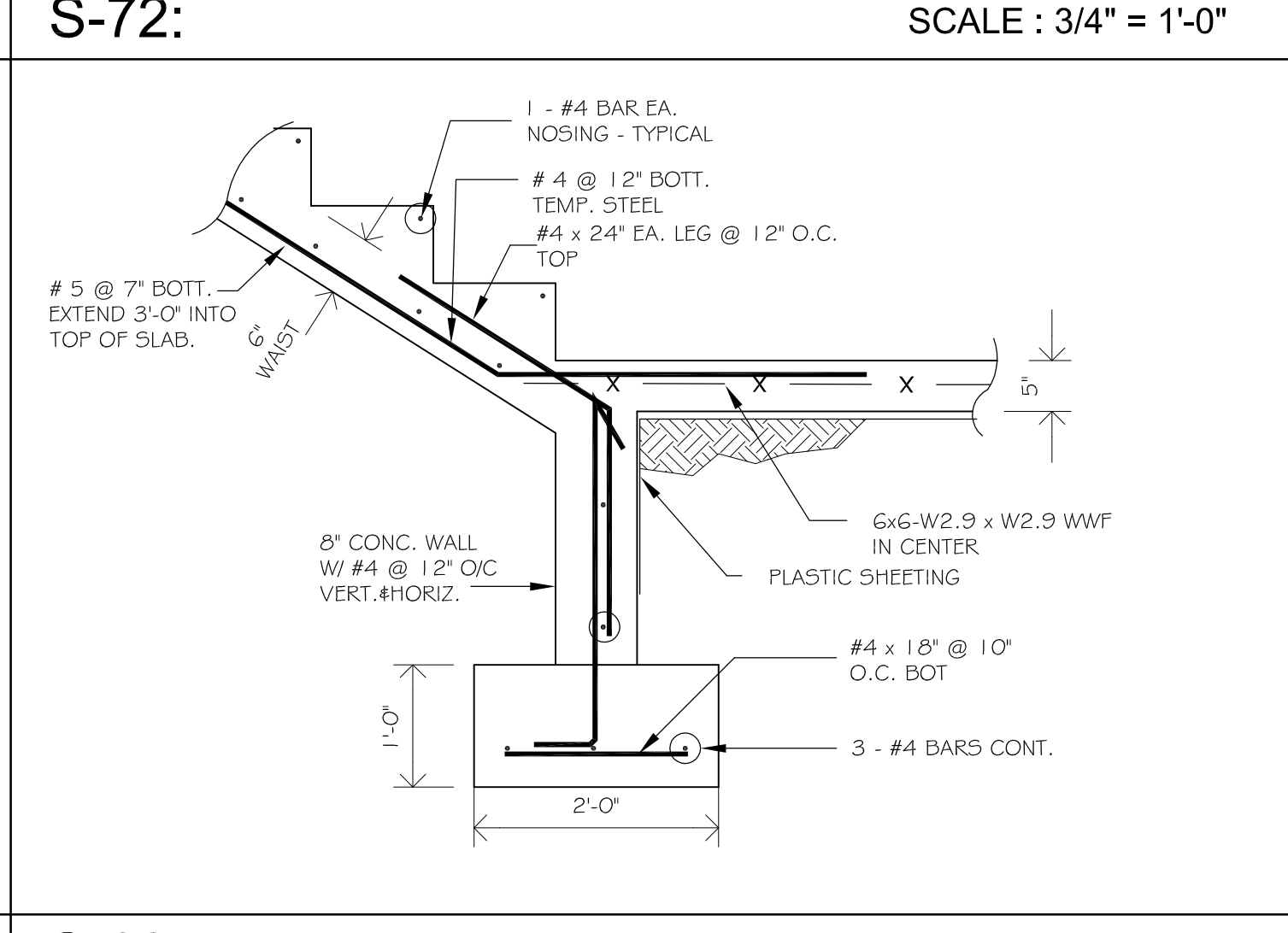
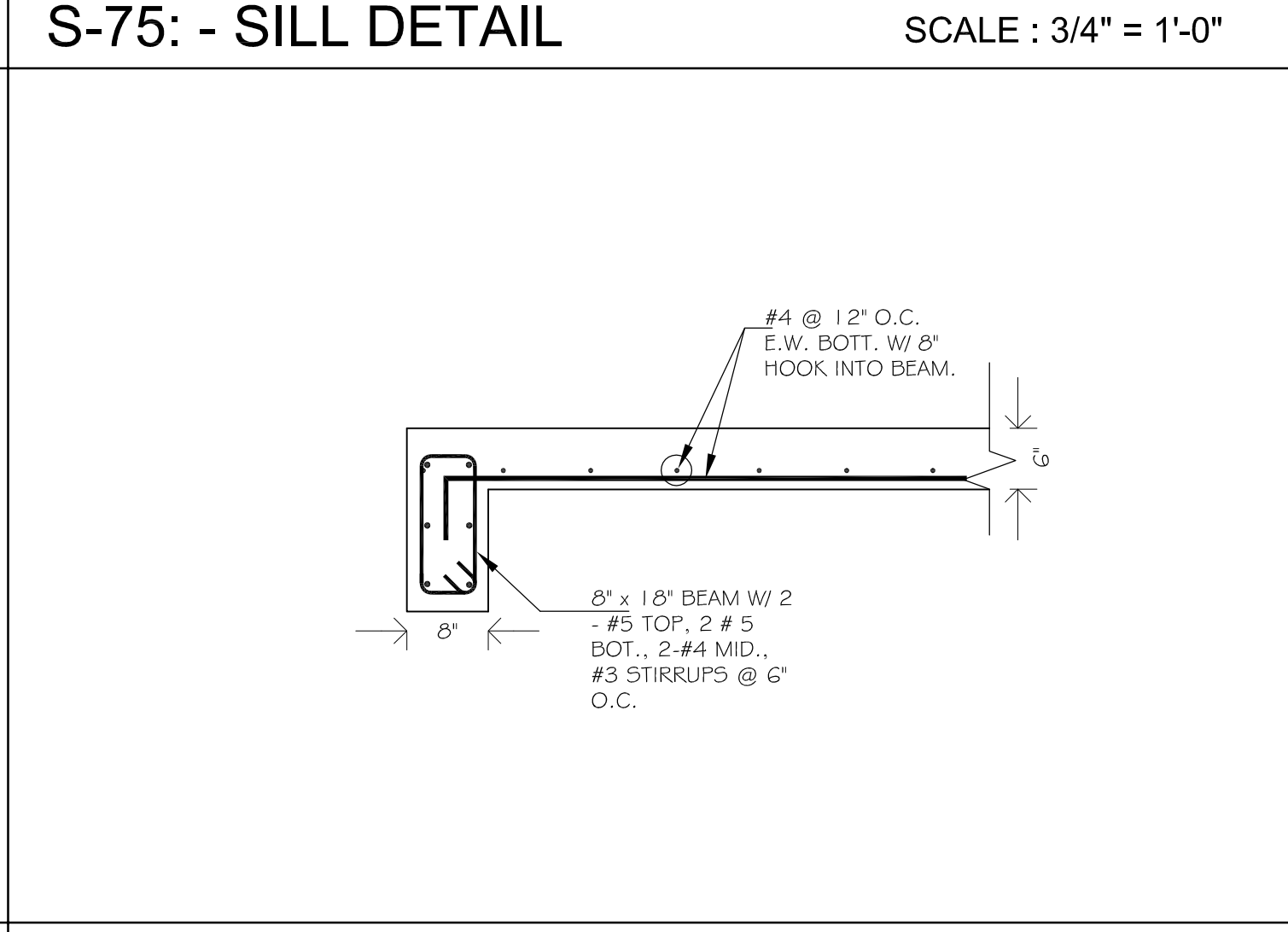
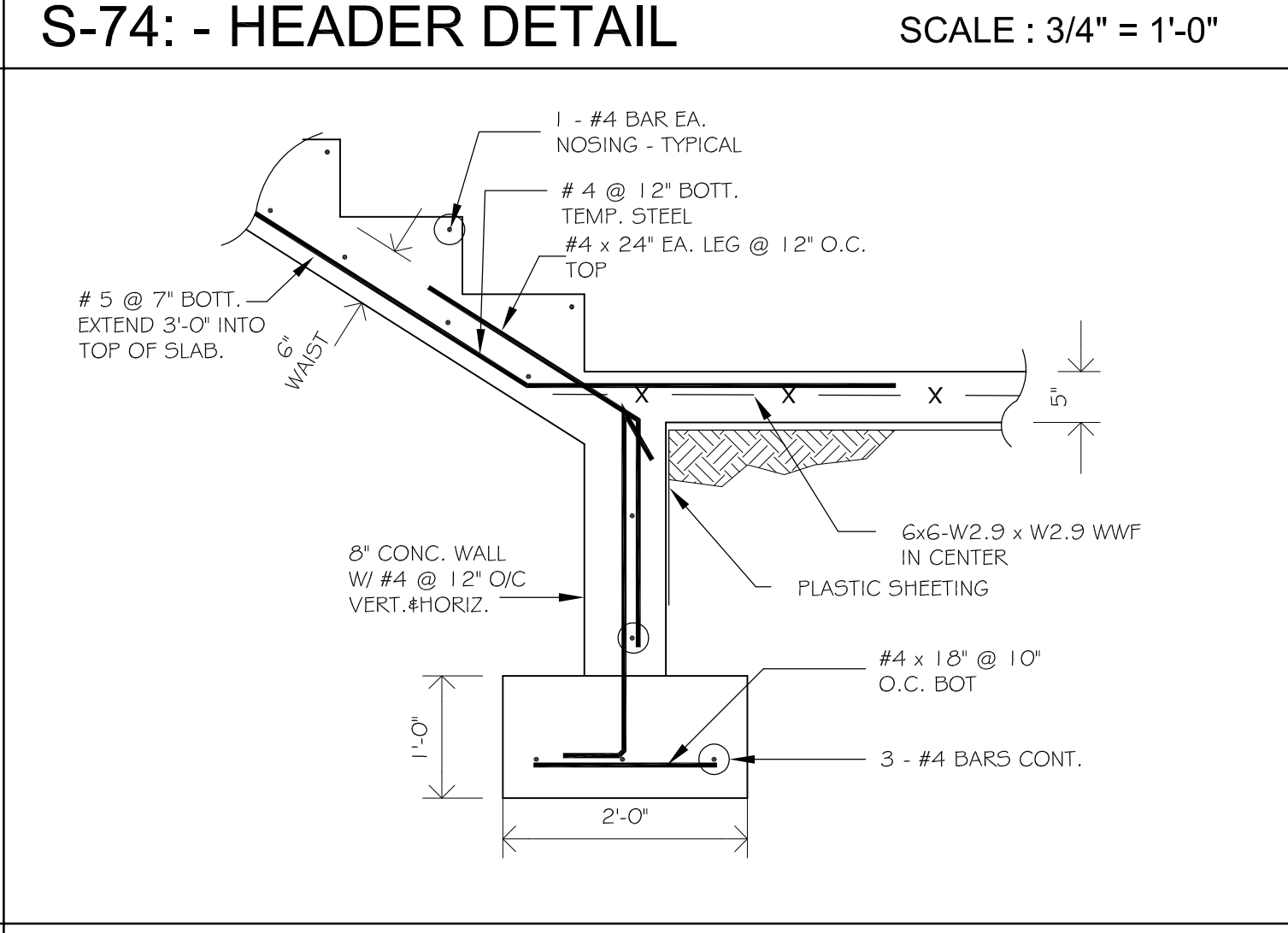
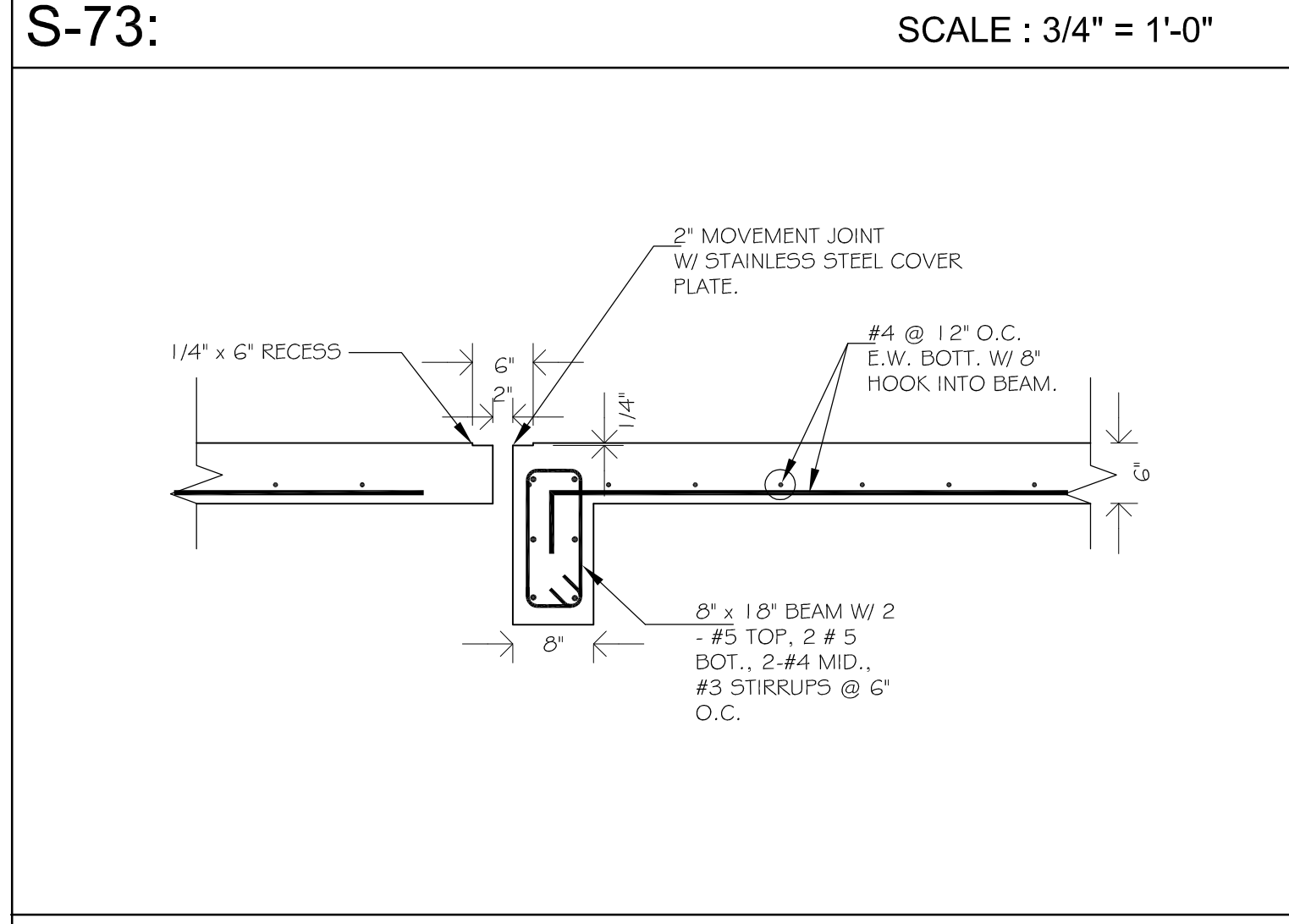
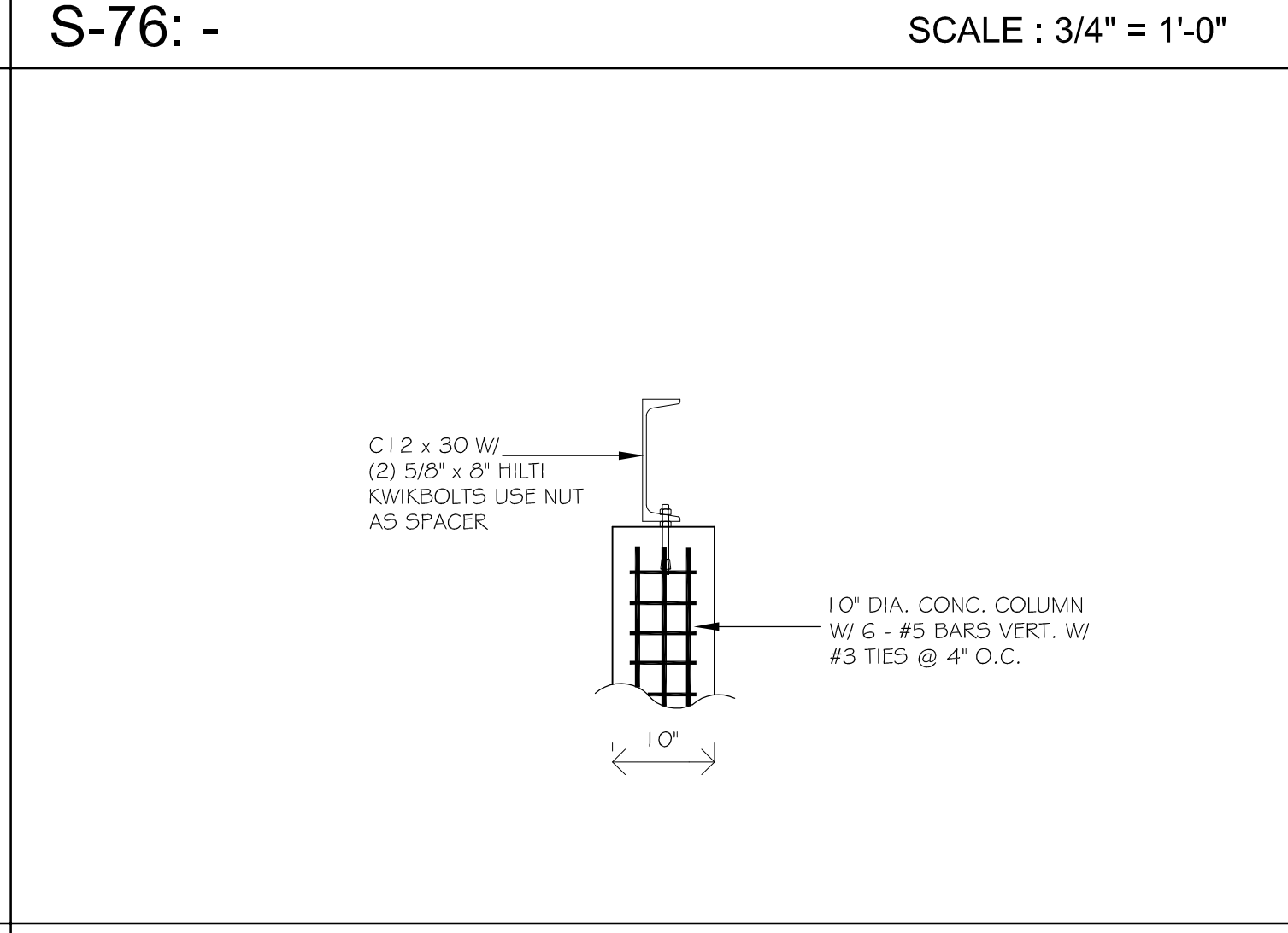
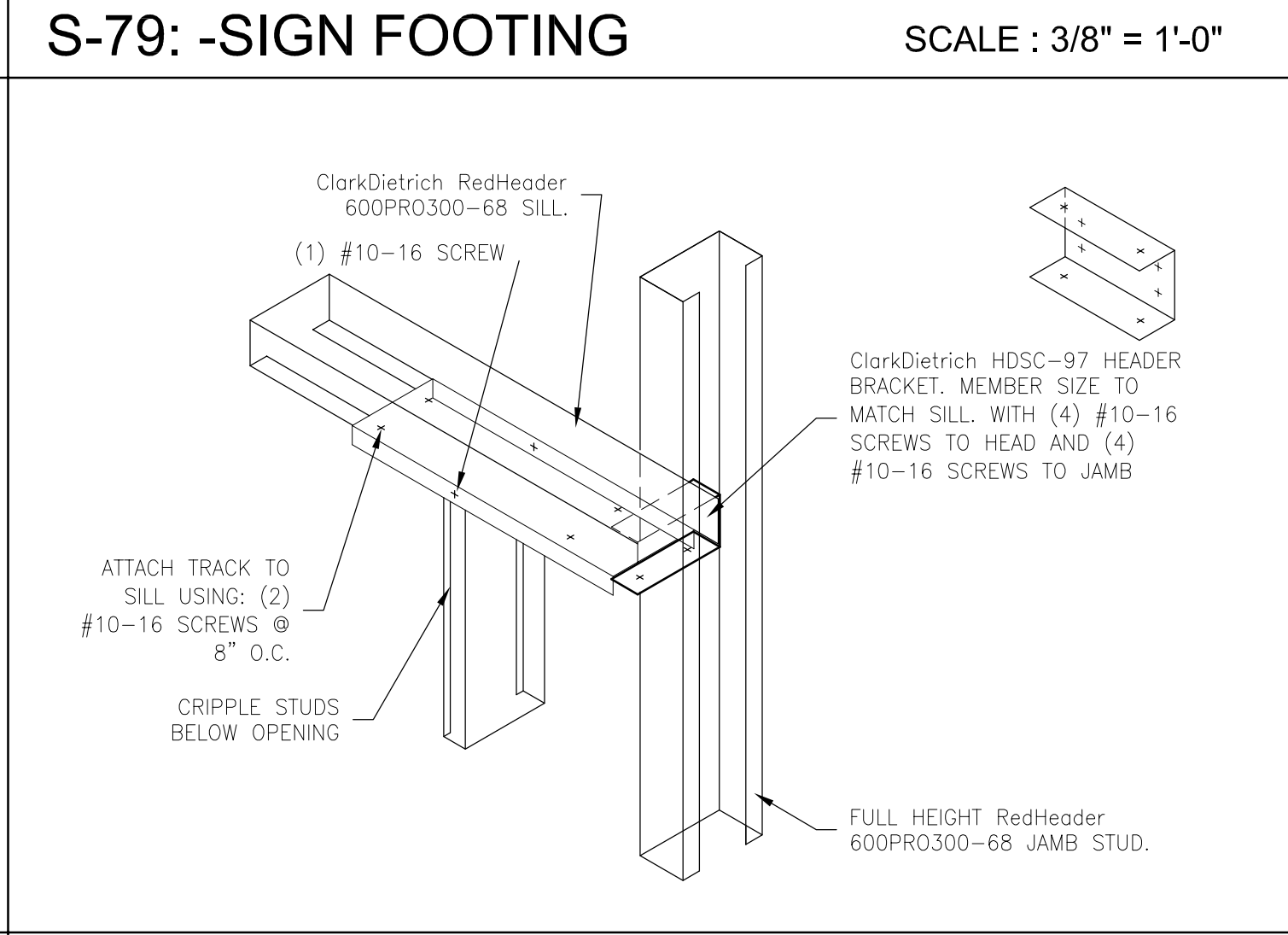
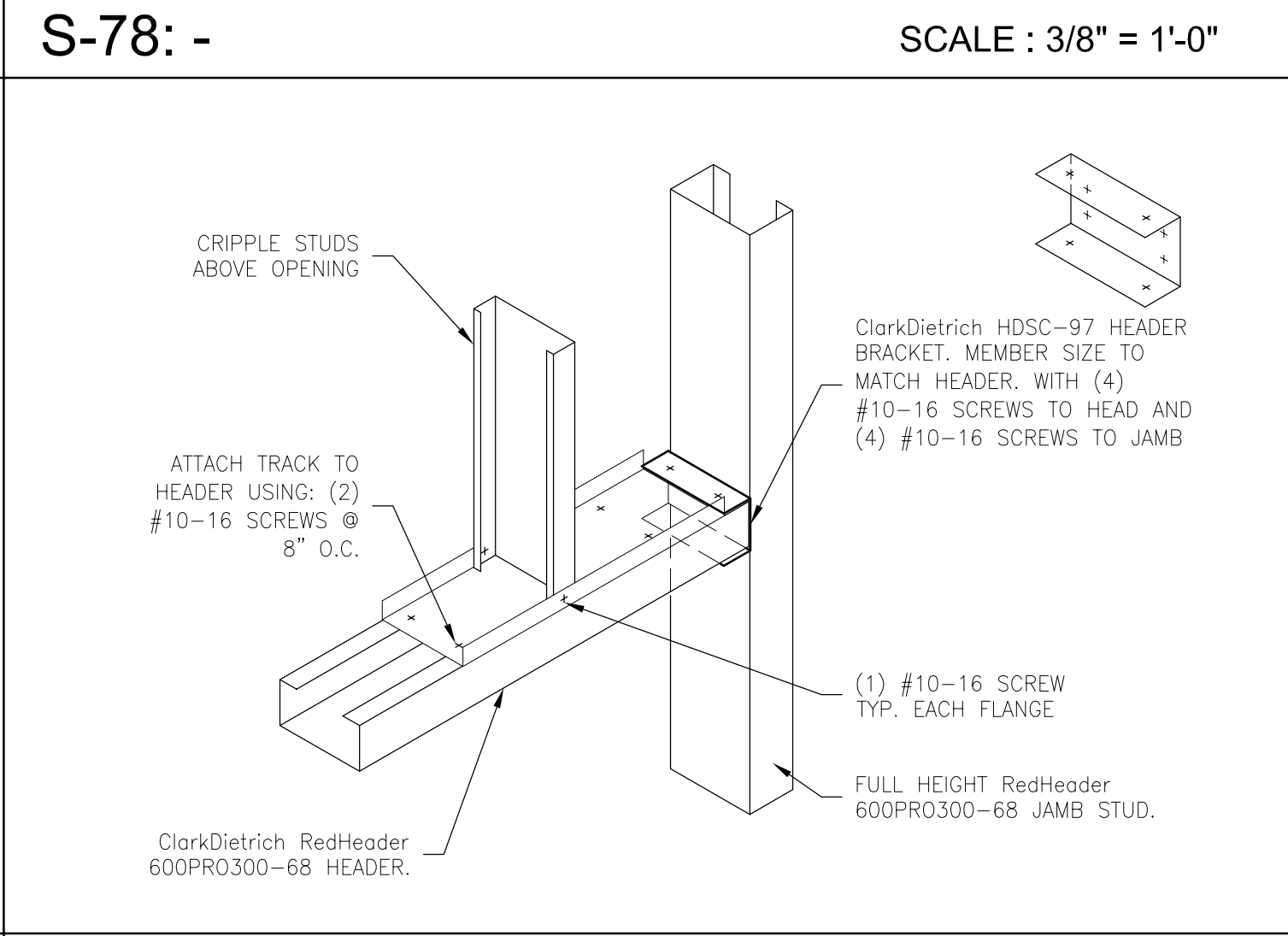
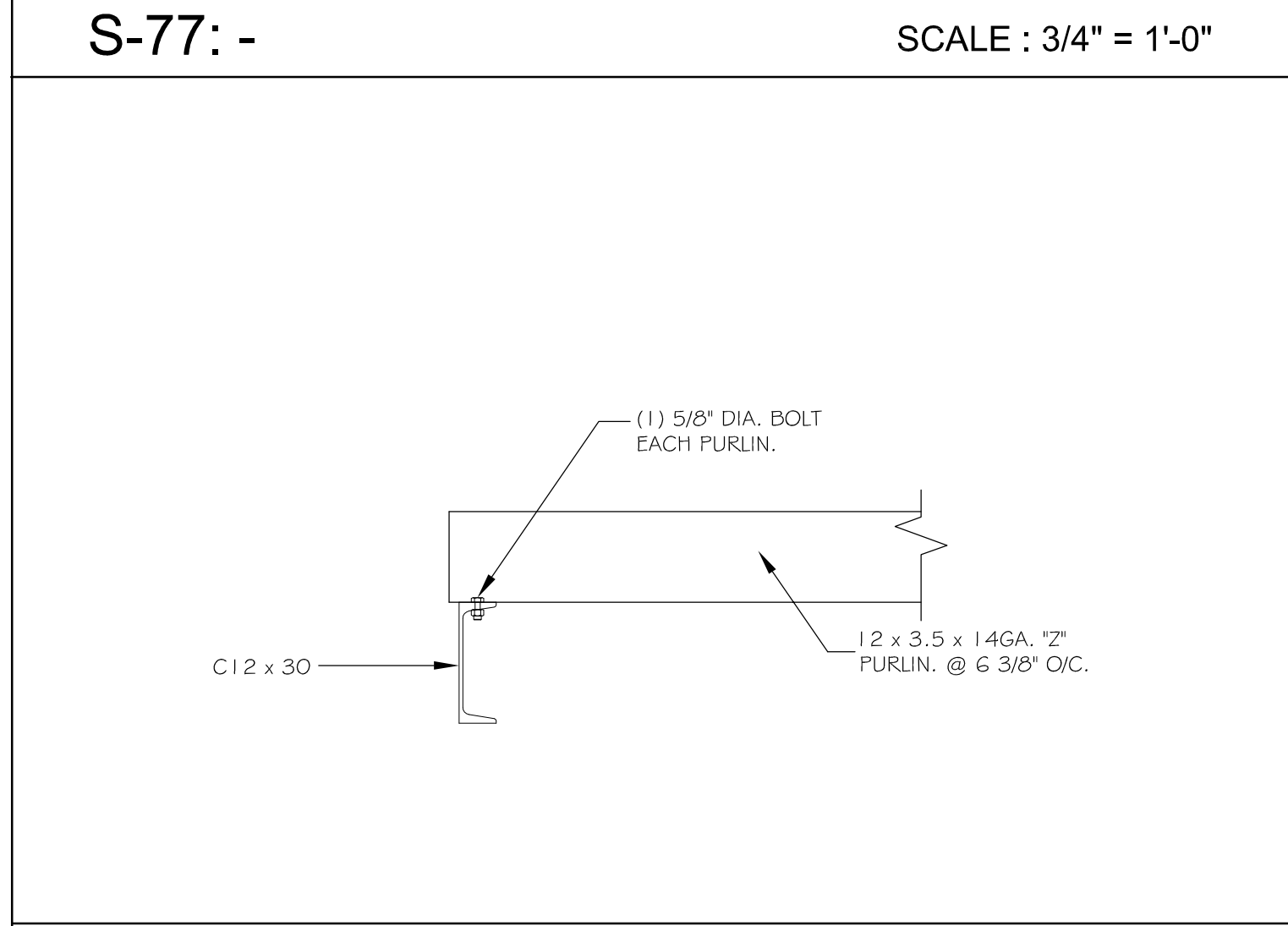
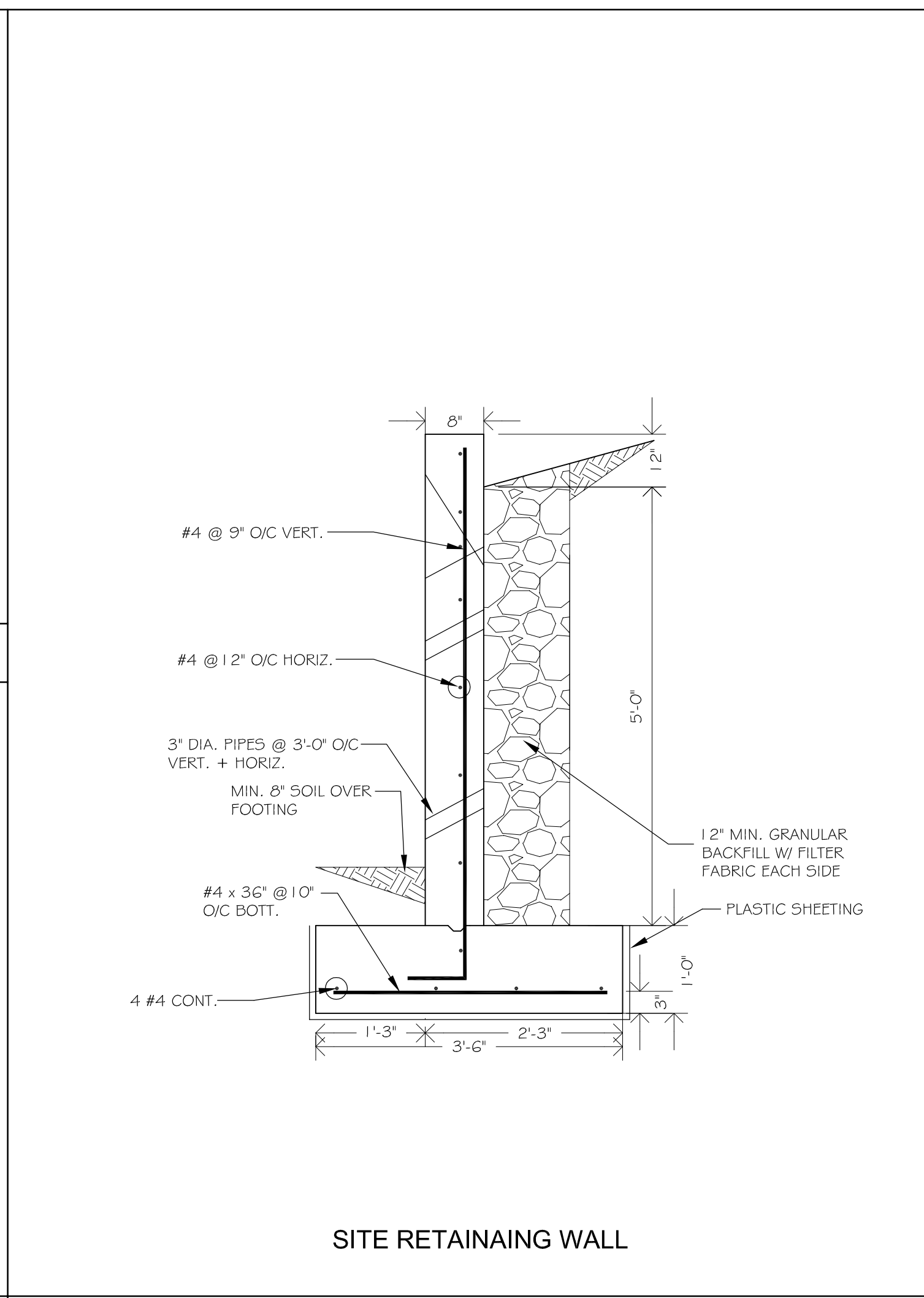
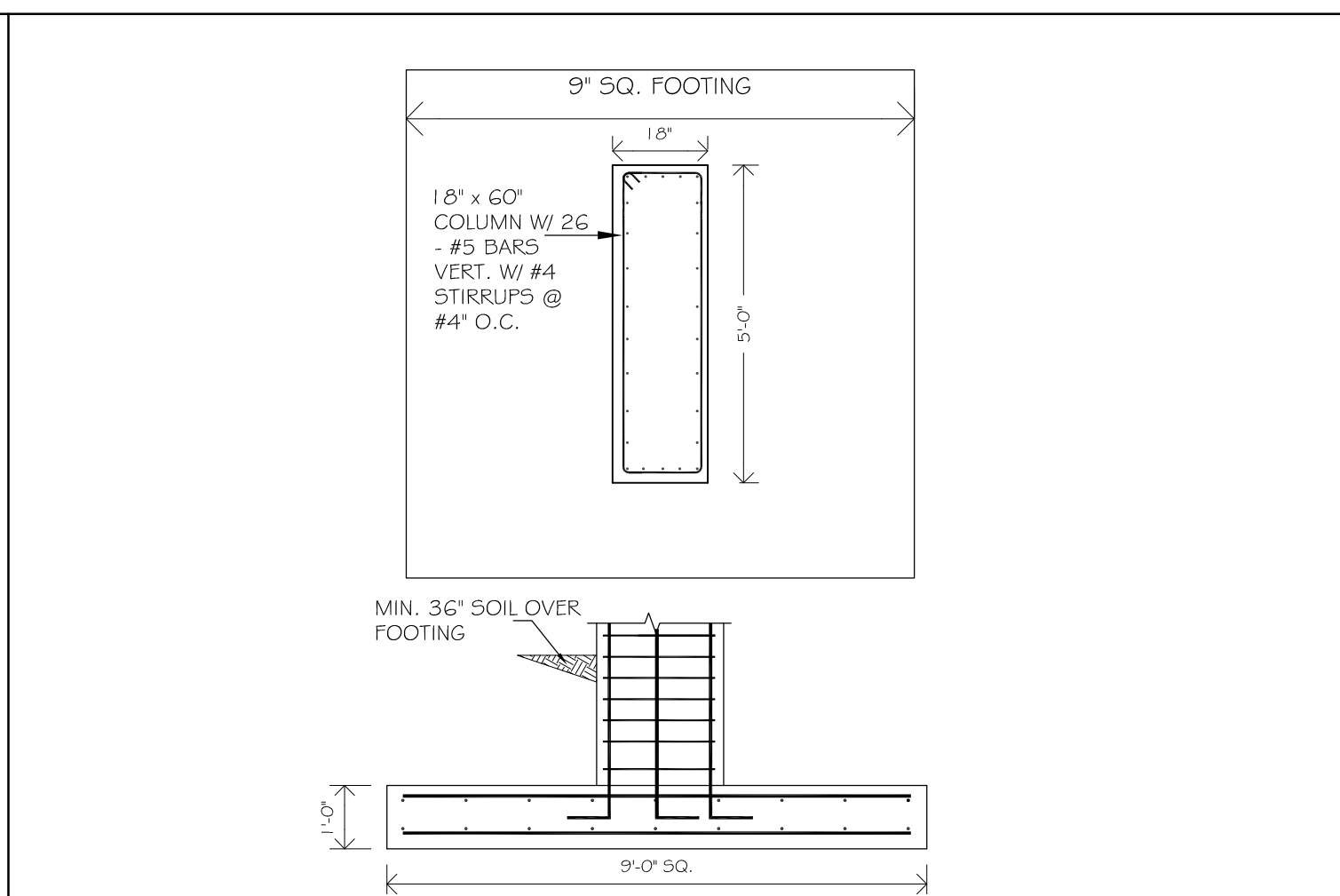
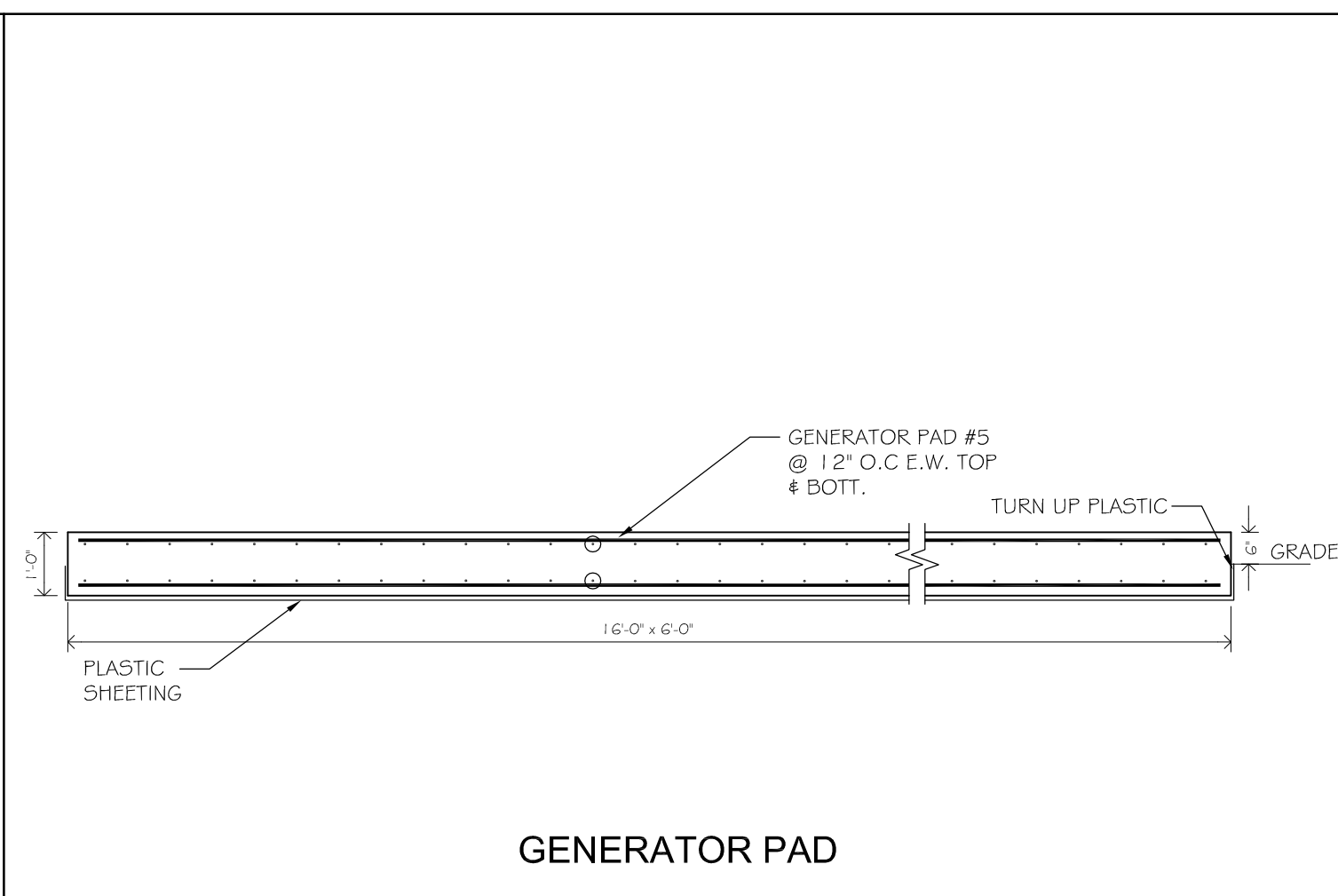
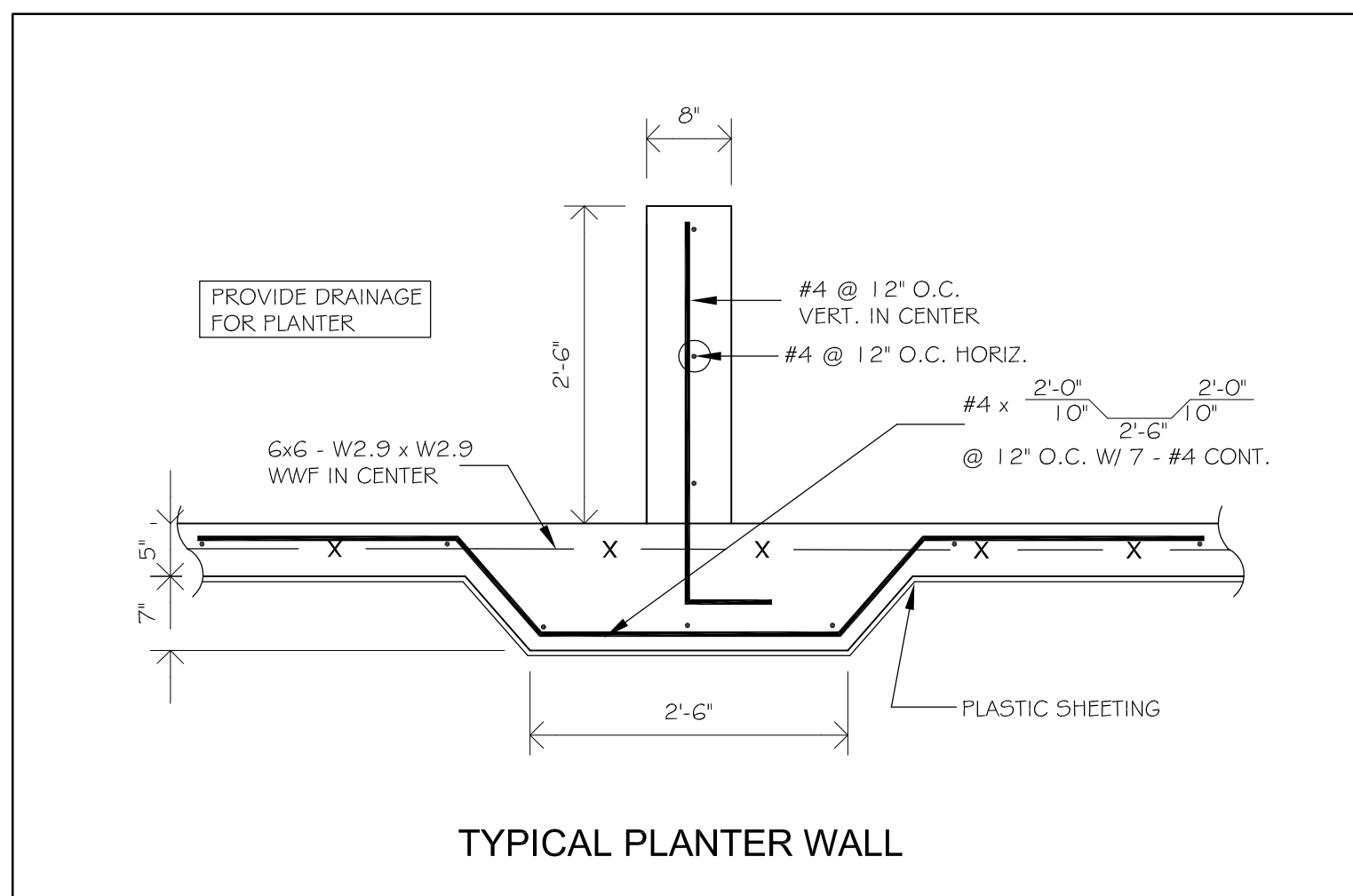


VIHFA BUILDING #1
PARCEL NO. 26-A 102-104 ESTATE TAAMEBERG
KINGS QUARTER, ST. THOMAS, USVI
STRUCTURAL DETAILS SHEET 4

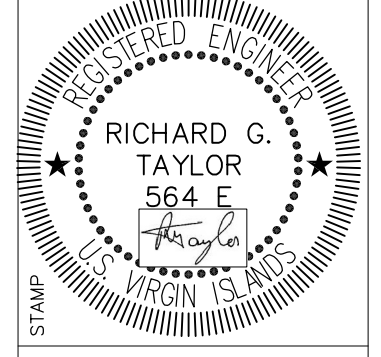
REVISIONS		
NO.	DATE	INIT.
03	17 AUGUST 2018	RT
02	AUGUST 2018	RT
01	18 JUNE 2018	RT
D	30 APR 2018	RT
C	05 MAR 2018	RT
B	27 FEB 2018	RT

DATE: JAN 2018
SCALE: AS SHOWN
DRAWN: RT
APPR.: RT
ISSUE: CONSTRUCTION
DRAWING

S 504



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VIHFA BUILDING #1
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 KINGS QUARTER, ST. THOMAS, USVI
 STRUCTURAL DETAILS SHEET 5

REVISIONS		
MK.	DATE	INT.
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03	AUGUST 2018	RT
02	26 JULY 2018	RT
01	18 JUNE 2018	RT

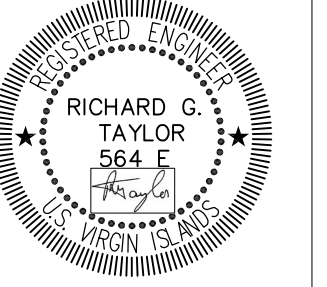
DATE: JUNE 2018
 SCALE: AS SHOWN
 DRAWN: RT
 APPR.: RT
 ISSUE: CONSTRUCTION
 DRAWING

S 505



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ENGINEERING Ltd.

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STAMP

VIHFA TRELLIS
PARCEL NO.26-A 102-104 ESTATE TAAMEBERG
KINGS QUARTER, ST. THOMAS, USVI
TRELLIS PLANS

REVISIONS

MR.	DATE	INIT.
01	AUGUST 2018	RT
A	JULY 2018	RT

DATE: APRIL 2018

SCALE: AS_SHOWN

DRAWN: BM

APPR.: RT

ISSUE.: CONSTRUCTION

DRAWING

T 101

