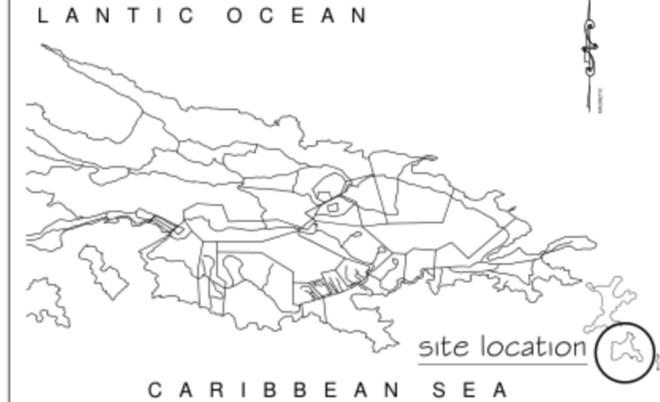
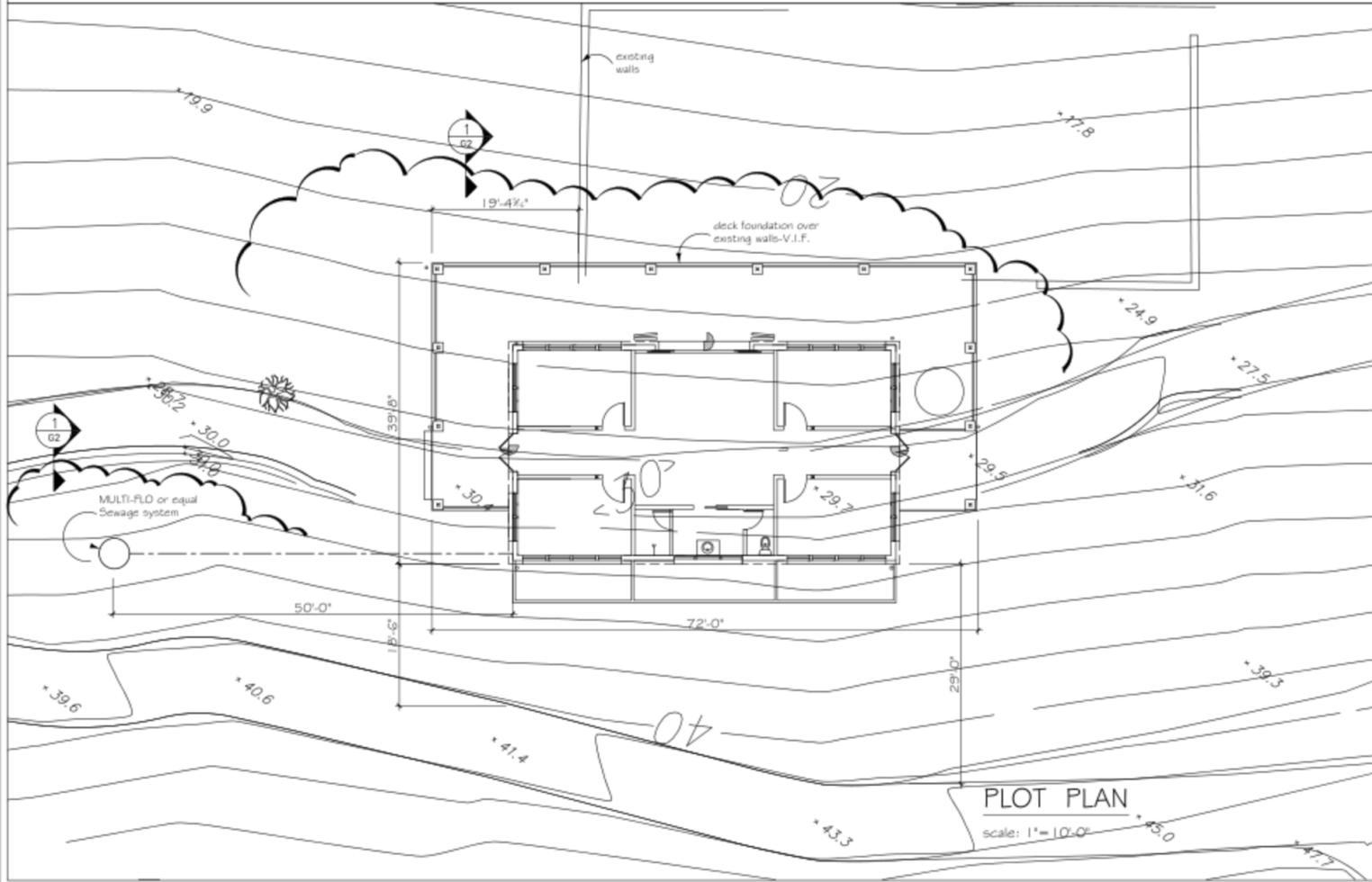
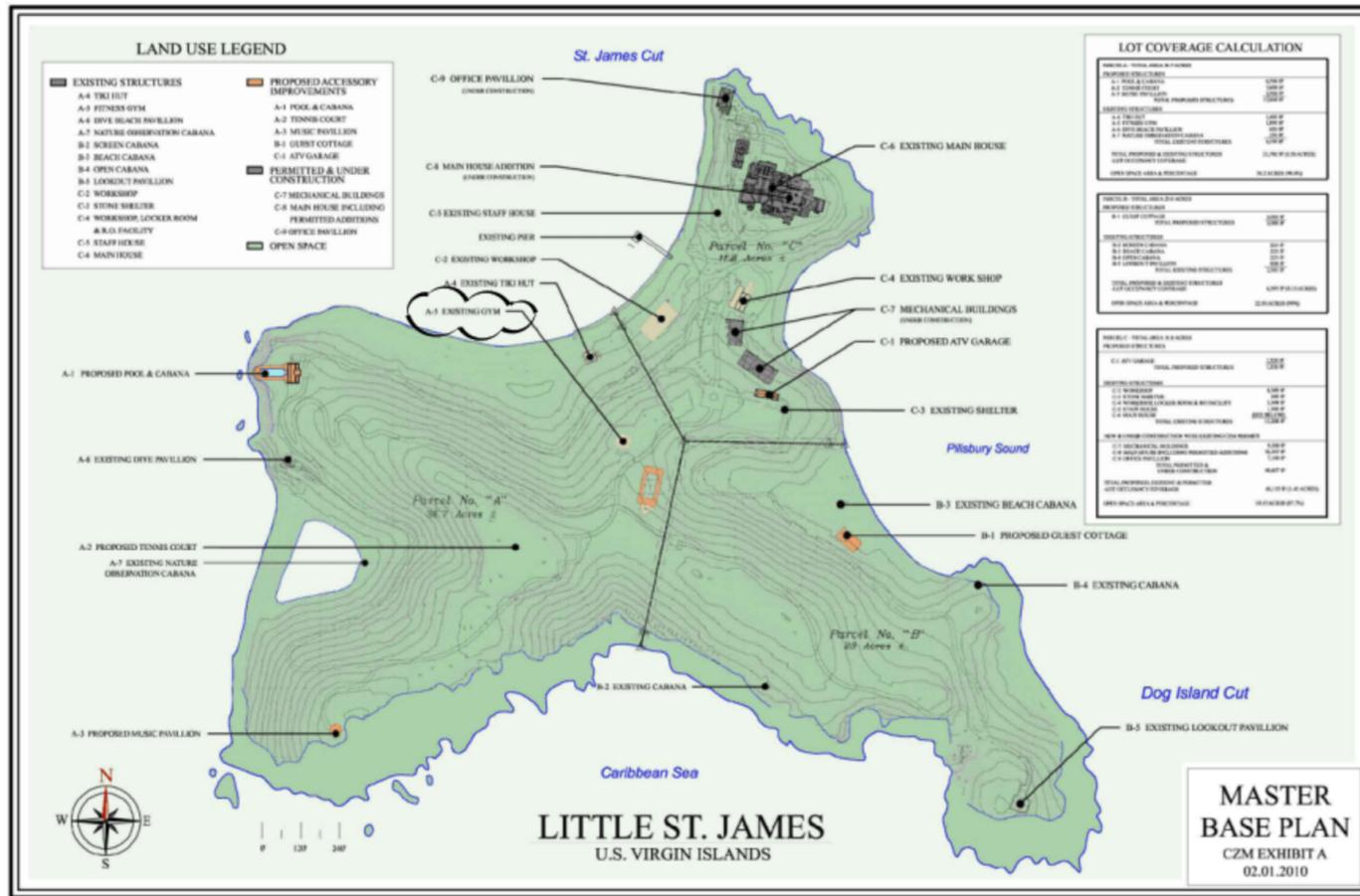


Written dimensions have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the project. Paul Ferreras, PE must be notified immediately in writing of any variation from the dimensions and conditions shown on the plans. Field verify all conditions prior to laying out or fabricating work. Being to the Engineer's attention any deviation from designed conditions and field conditions prior to proceeding with any work and cooperate with Engineer to modify such conditions at no additional cost to the owner. Engineer or consultant. Shop drawings must be submitted to the Engineer prior to ordering materials, fabrication and delivery to the site, unless otherwise provided for under the specific contractual agreement between the Engineer and Client. Paul Ferreras, PE expressly reserves its common law copyright and other property rights in these documents. These documents are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and/or written consent of Paul Ferreras, PE. In the event of unauthorized use of these documents by a third party, the third party shall hold Paul Ferreras, PE harmless and agrees to remunerate Paul Ferreras, PE for such use in an amount equal to the original fee to the original documents, plus legal fees, court costs, collection fees and other costs.



PART OF ST. THOMAS Is.

scale: 1"=10'-0"

**Project Data:**

ZONING:	R1-C2M
LOT SIZE:	23 ac.
DENSITY:	n/a
OCCUPANCY:	n/a
TOTAL LOT COVERAGE:	n/a
MAIN LEVEL AREA:	1,196 sq.ft. (enclosed)
DECK AREA:	1,693 sq.ft.
TOTAL ROOF AREA:	2,889 sq.ft.
ROOF AREA FOR CATCHMENT:	2,889 sq.ft.
CISTERN CAPACITY:	water supply by C2M approved R.O. plant.
SEWAGE TREATMENT:	MULTI-FLO or EQUAL sewage system
PARKING:	N/A

**List of Drawings:**

- G1- PLOT PLAN-PROJECT DATA.
- G2- GENERAL NOTES-SITE DTLS.
- A1- FLOOR PLAN-ELECTRICAL.
- SCHEDULES=PLUMBING ISO.
- A2- ELEVATIONS.
- A3- ELEVATIONS.
- S1- FOUNDATION PLAN & SLAB FRAMING PLAN
- S2- ROOF FRAMING PLAN.
- S3- STRUCTURAL DETAILS.

PROPERTY  
BUILDING ADDITION  
SPA  
PARCEL 'A'  
LITTLE ST. JAMES Isd.  
RED HOOK QUARTER  
ST. THOMAS-U.S. VIRGIN ISLANDS

**PLOT PLAN- DATA**

REVISIONS

No.	DESCRIPTION	DATE

**PAUL FERRERAS, PE**  
STRUCTURAL ENGINEER  
6001 22 St. Thomas, USVI 00801  
Phone: [REDACTED]  
Fax: [REDACTED]  
NEW YORK LICENSE No 059450  
NEW JERSEY LICENSE GE 32849  
FLORIDA LICENSE No 56408  
VIRGIN ISLANDS LICENSE No 461E

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PAUL FERRERAS. THE CONCEPTS, IDEAS, DESIGNS AND DETAILS AS SHOWN ON THE DOCUMENTS WERE CREATED, DEVELOPED AND PRESENTED FOR USE ON THE SPECIFIC PROJECT AND SHALL NOT BE REUSED FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF PAUL FERRERAS. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES FOR REFERENCE PURPOSE ONLY.

DATE  
Nov 20th, 2011  
SCALE  
As Noted  
**G1**  
1 OF 8

Written dimensions have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the project. Paul Ferreras, PE, must be notified immediately in writing of any variation from the dimensions and conditions shown on the plans. Field verify all conditions prior to layout or fabricating work. Bring to the Engineer's attention any deviation from designed conditions and field conditions prior to proceeding with any work and cooperate with Engineer to modify such conditions at no additional cost to the owner. Engineer or consultants. Shop drawings must be submitted to the Engineer prior to ordering materials, fabrication and delivery to the site, unless otherwise provided for under the specific contractual agreement between the Engineer and Client. Paul Ferreras, PE, expressly reserves its common law copyright and other property rights in these documents. These documents are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and/or written agreement of Paul Ferreras, PE, in the event of unauthorized use of these documents by a third party, the third party shall hold Paul Ferreras, PE harmless and agrees to reimburse Paul Ferreras, PE for such use in an amount equal to the original fee to the original documents, plus legal fees, court costs, collection fees and other costs.

**GENERAL NOTES**

**A. GENERAL :**

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2009 INTERNATIONAL BUILDING 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
- d. STRUCTURAL STEEL

**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 REPORT FORMS 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.
  - b. 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:**

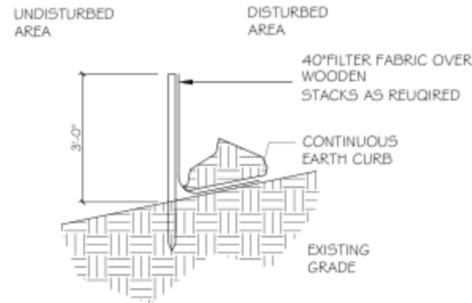
1. REINFORCING BARS: ASTM A615, GRADE 60. ALL REINFORCING STEEL THAT IS TO BE WELDED SHALL CONFORM TO ASTM A706, UNLESS OTHERWISE NOTED ON PLANS.
2. WELDED WIRE FABRIC: ASTM A655.
3. WELDING ELECTRODES: AWS D1.4, CLASS E90, LOW HYDROGEN.
4. MINIMUM SPLICE LENGTHS, UNLESS DETAILED OTHERWISE:
  - a. CONCRETE 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 = 1-1/2"
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.
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.
  - b. 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.

**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.
- H. Bar Joists & Metal Deck:
  1. USE STANDARD SPECIFICATIONS FOR OPEN WEB STEEL JOISTS, K-SERIES ADOPTED BY THE STEEL JOIST INSTITUTE - CURRENT EDITION.
  2. STEEL JOISTS TO BE PAINTED PER FEDERAL SPECIFICATION TT-P-636 (RED OXIDE).
  3. STEEL DECK SHALL BE MANUFACTURED BY UNITED STEEL DECK, INC. OR APPROVED EQUAL WITH STEEL CONFORMING TO ASTM A611 USE HORIZONTAL BRIDGING WITH A MINIMUM OF TWO ROWS EACH SPAN WITH L 1 1/2" X 1 1/2" X 1/4".
  4. ATTACH STEEL DECK TO BAR JOISTS WITH 5/8" PUDDLE WELDS. FASTEN SIDE LAPS WITH #8 SCREWS AT 8".



**1 GRADE BARRIER**  
G2

PROPERTY  
BUILDING ADDITION  
SPA  
PARCEL 'A'  
LITTLE ST. JAMES ISLd.  
RED HOOK QUARTER  
ST. THOMAS-U.S. VIRGIN ISLANDS

**CONSTRUCTION NOTES**

REVISIONS		
No.	DESCRIPTION	DATE

**PAUL FERRERAS, PE**  
STRUCTURAL ENGINEER

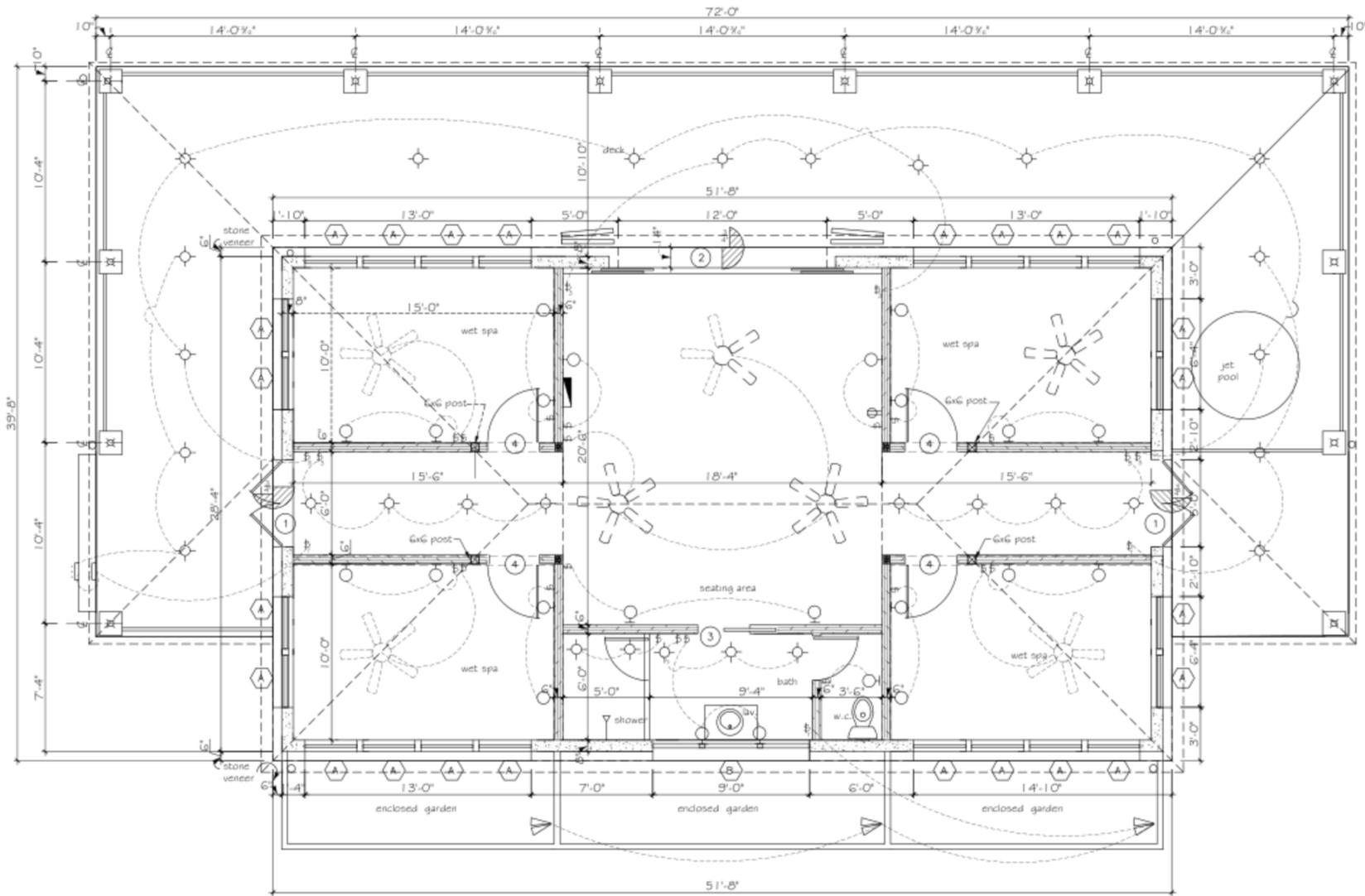
600122  
St. Thomas, USVI 00801  
Phone  
Fax

NEW YORK LICENSE No 059450  
NEW JERSEY LICENSE GE 32649  
FLORIDA LICENSE No 56406  
VIRGIN ISLANDS LICENSE No 461E

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PAUL FERRERAS. THE CONCEPTS, IDEAS, DESIGNS AND DETAILS AS SHOWN ON THE DOCUMENTS WERE CREATED, DEVELOPED AND PRESENTED FOR USE ON THE SPECIFIC PROJECT AND SHALL NOT BE REUSED FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF PAUL FERRERAS. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES FOR REFERENCE PURPOSE ONLY.

DATE	Nov 20th, 2011
SCALE	As Noted
<b>G2</b>	
2 OF 6	

Written dimensions have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions shown on the plans. Field verify all conditions prior to layout or fabricating work. Bring to the Engineer's attention any deviation from designed conditions and field conditions prior to proceeding with any work and cooperate with Engineer to modify such conditions at no additional cost to the owner. Engineer or consultant. Shop drawings must be submitted to the Engineer and reviewed by the Engineer prior to ordering materials, fabrication and delivery to the site, unless otherwise provided for under the specific contractual agreement between the Engineer and Client. Paul Ferreras, PE expressly reserves its common law copyright and other property rights in these documents. These documents are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to a third party without first obtaining the written permission and/or written consent of Paul Ferreras, PE. In the event of unauthorized use of these documents by a third party, the third party shall hold Paul Ferreras, PE harmless and agrees to remunerate Paul Ferreras, PE for such use in an amount equal to the original fee to the original documents, plus legal fees, court costs, collection fees and other costs.



FLOOR PLAN  
scale: 1/4" = 1'-0"

**LEGEND**

- beam below slab
- 16x16" column below slab with 6x6" post above slab
- 8" concrete foundation wall

**ELECTRICAL LEGEND**

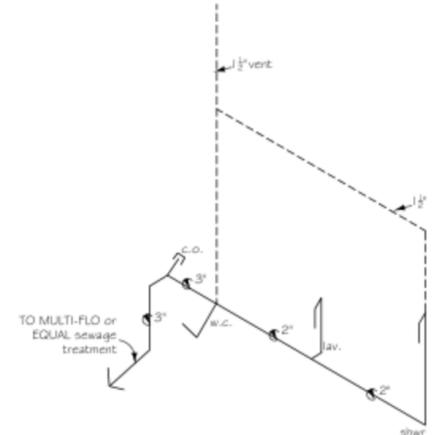
WP	WEATHER PROOF OUTLET/GFI		WALL SCONCE LIGHT
	GFI OUTLET		EXTERIOR WALL LIGHT
	DUPLEX OUTLET		CEILING FAN- pull chain
	TOP RECEPTACLE SWITCHED		ELECTRICAL SMOKE ALARM
	220/240 VOLT OUTLET		VANITY STRIP
	SINGLE POLE SWITCH		4 SPEED CLNG. FAN SWITCH
	DIMMER SWITCH		TIMER SWITCH
	ELECTR. PANEL		PHONE
	RECESS SIDE-WALK LIGHT		CEILING HUNG LIGHT
	EXTERIOR FLOOD LIGHT		3 WAY SWITCH

**DOOR SCHEDULE**

	DOOR #	WIDTH	HEIGHT	FRAME	DESCRIPTION
EXT.	1	5'-0"	8'-0"		double door.
	2	12'-0"	10'-0"		(4) glass pane slider w/shutters
INT.	3	3'-0"	8'-0"		pocket door
	4	3'-0"	8'-0"		flush

**WINDOW SCHEDULE**

WW #	WIDTH	HEIGHT	FRAME	DESCRIPTION
A	3'-0"	7'-0"		louvers-screens
B	9'-0"	4'-6"		fixed tempered glass panes



PLUMBING ISOMETRIC  
scale: 1/8" = 1'-0"

PROPERTY  
BUILDING ADDITION  
SPA  
PARCEL 'A'  
LITTLE ST. JAMES Isd.  
RED HOOK QUARTER  
ST. THOMAS-U.S. VIRGIN  
ISLANDS

**FLOOR PLAN  
ELECTRICAL LAYOUT  
DOOR & WINDOW SCHEDULES**

**REVISIONS**

No.	DESCRIPTION	DATE

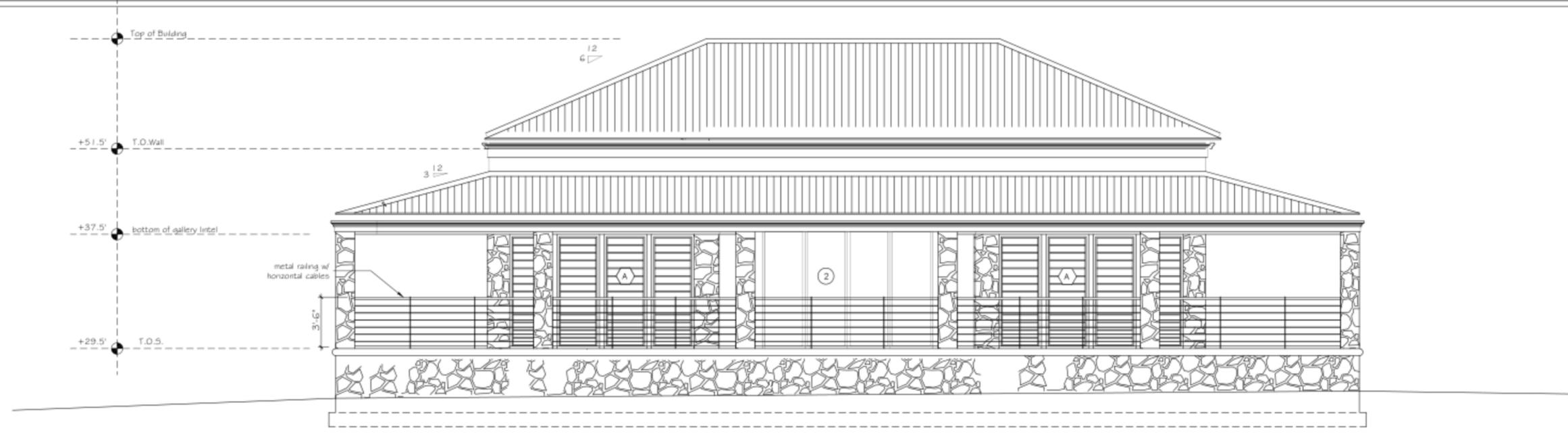
**PAUL FERRERAS, PE**  
STRUCTURAL ENGINEER  
6001 22  
St. Thomas, USVI 00801  
Phone  
Fax

NEW YORK LICENSE No 059450  
NEW JERSEY LICENSE GE 32849  
FLORIDA LICENSE No 56408  
VIRGIN ISLANDS LICENSE No 461E

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PAUL FERRERAS. THE CONCEPTS, IDEAS, DESIGNS AND DETAILS AS SHOWN ON THE DOCUMENTS WERE CREATED, DEVELOPED AND PRESENTED FOR USE ON THE SPECIFIC PROJECT AND SHALL NOT BE REUSED FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF PAUL FERRERAS. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES FOR REFERENCE PURPOSE ONLY.

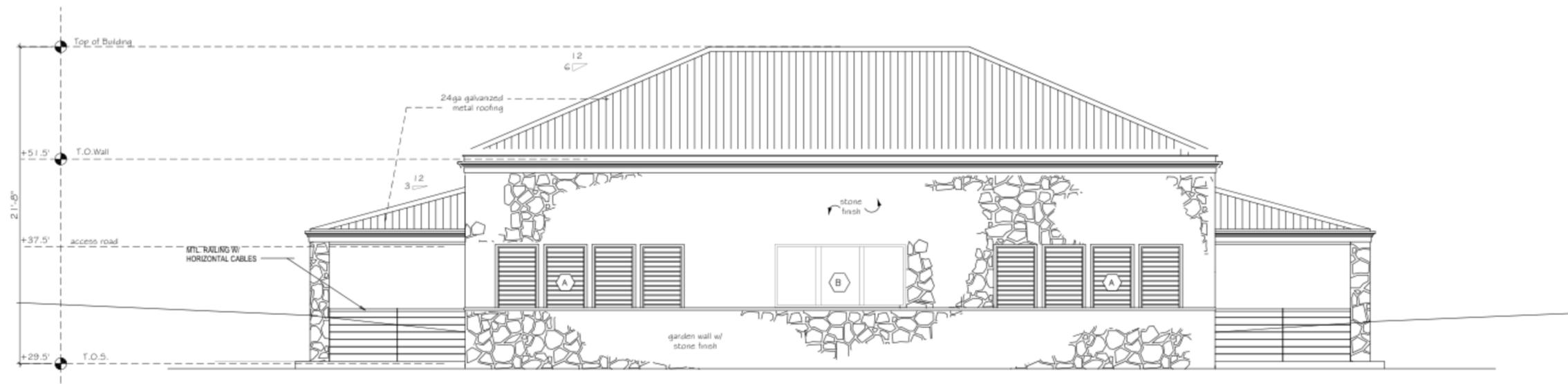
DATE  
Nov 20th, 2011  
SCALE  
As Noted  
**AI**  
3 OF 8

Written dimensions have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the project. Paul Ferreras, PE must be notified immediately in writing of any variation from the dimensions and conditions shown on the plans. Field verify all conditions prior to laying out or fabricating work. Bring to the Engineer's attention any deviation from design conditions and field conditions prior to proceeding with any work and cooperate with Engineer to modify such conditions at no additional cost to the owner. Engineer or consultants. Shop drawings must be submitted to the Engineer prior to ordering materials, fabrication and delivery to the site, unless otherwise provided for under the specific contractual agreement between the Engineer and Client. Paul Ferreras, PE expressly reserves its common law copyright and other property rights in these documents. These documents are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to a third party without first obtaining the written permission and/or written consent of Paul Ferreras, PE. In the event of unauthorized use of these documents by a third party, the third party shall hold Paul Ferreras, PE harmless and agrees to remunerate Paul Ferreras, PE for such use in an amount equal to the original fee to the original documents, plus legal fees, court costs, collection fees and other costs.



**NORTH ELEVATION**

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



**SOUTH ELEVATION**

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

PROPERTY  
 BUILDING ADDITION  
 SPA  
 PARCEL 'A'  
 LITTLE ST. JAMES Isd.  
 RED HOOK QUARTER  
 ST. THOMAS-U.S. VIRGIN  
 ISLANDS

**NORTH & SOUTH  
 ELEVATION**

REVISIONS		
No.	DESCRIPTION	DATE

**PAUL  
 FERRERAS, PE**  
 STRUCTURAL ENGINEER  
 600122  
 St. Thomas, USVI 00801  
 Phone  
 Fax

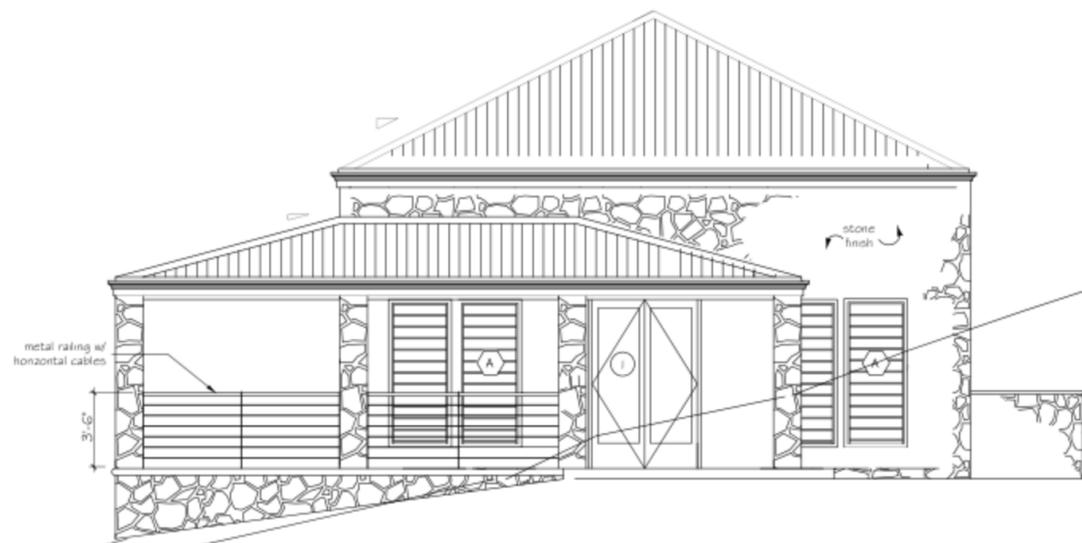
NEW YORK LICENSE No 059450  
 NEW JERSEY LICENSE GE 32649  
 FLORIDA LICENSE No 56406  
 VIRGIN ISLANDS LICENSE No 461E

ALL INFORMATION CONTAINED  
 HEREIN IS THE PROPERTY OF PAUL  
 FERRERAS.  
 THE CONCEPTS, IDEAS, DESIGNS  
 AND DETAILS AS SHOWN ON THE  
 DOCUMENTS WERE CREATED,  
 DEVELOPED AND PRESENTED FOR  
 USE ON THE SPECIFIC PROJECT  
 AND SHALL NOT BE REUSED FOR  
 ANY PURPOSE WITHOUT EXPRESS  
 WRITTEN CONSENT OF PAUL  
 FERRERAS.  
 THE OWNER SHALL BE PERMITTED  
 TO RETAIN COPIES FOR REFERENCE  
 PURPOSE ONLY.

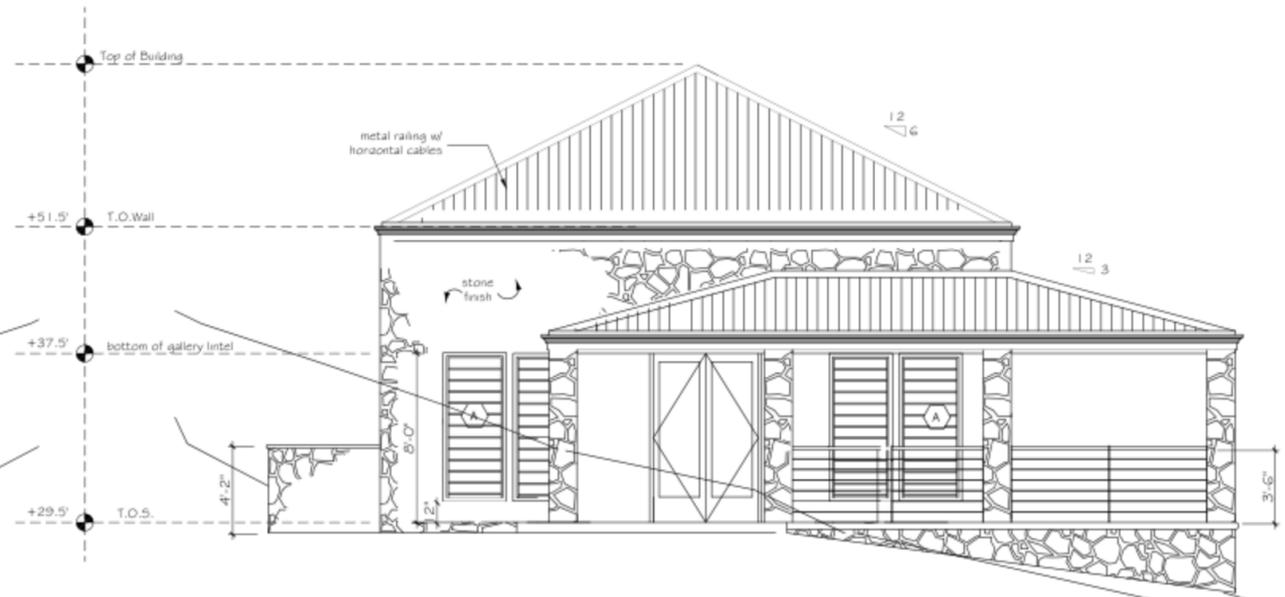
DATE Nov 20th, 2011	<b>A2</b>
SCALE As Noted	

4 OF 6

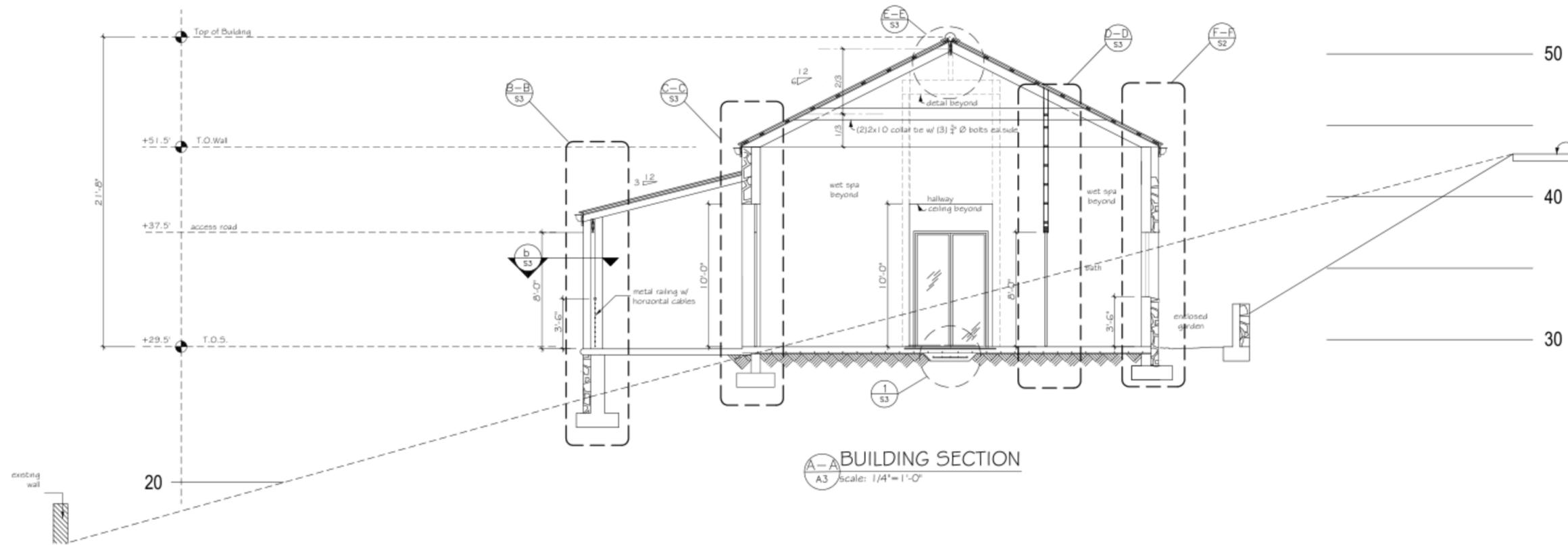
Written dimensions have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the project. Paul Ferreras, PE, must be notified immediately in writing of any variation from the dimensions and conditions shown on the plans. Field verify all conditions prior to laying out or fabricating work. Bring to the Engineer's attention any deviation from designed conditions and field conditions prior to proceeding with any work and cooperate with Engineer to modify such conditions at no additional cost to the owner. Engineer or consultant. Shop drawings must be submitted to the Engineer and reviewed by the Engineer prior to ordering materials, fabrication and delivery to the site, unless otherwise provided for under the specific contractual agreement between the Engineer and Client. Paul Ferreras, PE expressly reserves its common law copyright and other property rights in these documents. These documents are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and/or written consent of Paul Ferreras, PE. In the event of unauthorized use of these documents by a third party, the third party shall hold Paul Ferreras, PE harmless and agree to remunerate Paul Ferreras, PE for such use in an amount equal to the original fee to the original documents, plus legal fees, court costs, collection fees and other costs.



**WEST ELEVATION**  
scale: 1/4"=1'-0"



**EAST ELEVATION**  
scale: 1/4"=1'-0"



**BUILDING SECTION**  
A-A  
A3 scale: 1/4"=1'-0"

PROPERTY  
BUILDING ADDITION  
SPA  
PARCEL 'A'  
LITTLE ST. JAMES Isd.  
RED HOOK QUARTER  
ST. THOMAS-U.S. VIRGIN  
ISLANDS

**EAST & WEST ELEVATIONS  
SECTION A-A**

REVISIONS		
No.	DESCRIPTION	DATE

**PAUL  
FERRERAS, PE**  
STRUCTURAL ENGINEER

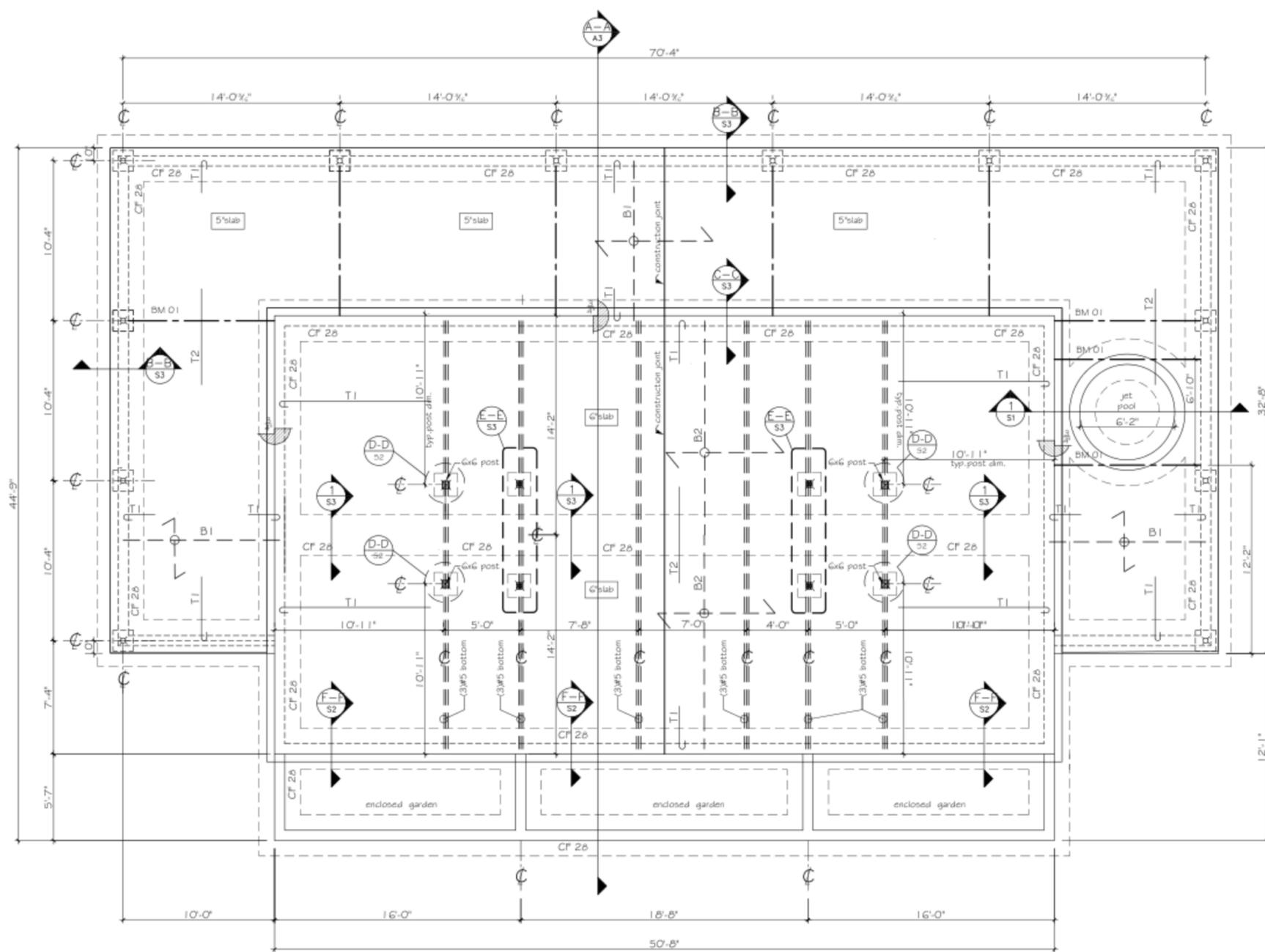
600122  
St. Thomas, USVI 00801  
Phone  
Fax

NEW YORK LICENSE No 059450  
NEW JERSEY LICENSE GE 32849  
FLORIDA LICENSE No 56408  
VIRGIN ISLANDS LICENSE No 461E

ALL INFORMATION CONTAINED  
HEREIN IS THE PROPERTY OF PAUL  
FERRERAS.  
THE CONCEPTS, IDEAS, DESIGNS  
AND DETAILS AS SHOWN ON THE  
DOCUMENTS WERE CREATED,  
DEVELOPED AND PRESENTED FOR  
USE ON THE SPECIFIC PROJECT  
AND SHALL NOT BE REUSED FOR  
ANY PURPOSE WITHOUT EXPRESS  
WRITTEN CONSENT OF PAUL  
FERRERAS.  
THE OWNER SHALL BE PERMITTED  
TO RETAIN COPIES FOR REFERENCE  
PURPOSE ONLY.

DATE Nov 20th, 2011	<b>A3</b> 5 OF 8
SCALE As Noted	

Written dimensions have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions shown on the plans. Field verify all conditions prior to laying out or fabricating work. Being to the Engineer's attention any deviation from designed conditions and field conditions prior to proceeding with any work and cooperate with Engineer to modify such conditions at no additional cost to the owner. Engineer or consultant. Shop drawings must be submitted to the Engineer and reviewed by the Engineer prior to ordering materials, fabrication and delivery to the site, unless otherwise provided for under the specific contractual agreement between the Engineer and Client. Paul Ferreras, PE expressly reserves its common law copyright and other property rights in these documents. These documents are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to a third party without first obtaining the written permission and/or written consent of Paul Ferreras, PE. In the event of unauthorized use of these documents by a third party, the third party shall hold Paul Ferreras, PE harmless and agrees to remunerate Paul Ferreras, PE for such use in an amount equal to the original fee to the original documents, plus legal fees, court costs, collection fees and other costs.



**SLAB FRAMING PLAN**

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

**LEGEND**

- beam below slab
- 4" steel post w/ stone veneer above slab
- 8" concrete foundation wall
- 4x4 wood post over slab

SPACING		
BOTTOM STEEL	B1	#4 @ 10" o.c. - 1/2" clearance
	B2	#4 @ 8" o.c. - 1/2" clearance
	B3	#4 @ 6" o.c. - 1/2" clearance
TOP STEEL	T1	#4 @ 12" o.c. - 1" clearance
	T2	#4 @ 6" o.c. - 1" clearance
TEMPERATURE STEEL: #4 @ 12" THROUGHOUT		

**BEAM SCHEDULE**

BEAM ID	SIZE w/h	TOP STEEL	BOTTOM STEEL	INTERMED. STEEL	STIRRUPS L2	STIRRUPS L4	REMARKS
BEAM 01	8x14"	(2)#5	(2)#5	---	7"	3 1/2"	
BEAM 02							

PROPERTY  
 BUILDING ADDITION  
 SPA  
 PARCEL 'A'  
 LITTLE ST. JAMES Isd.  
 RED HOOK QUARTER  
 ST. THOMAS-U.S. VIRGIN ISLANDS

**FOUNDATION & SLAB FRAMING PLAN**

**REVISIONS**

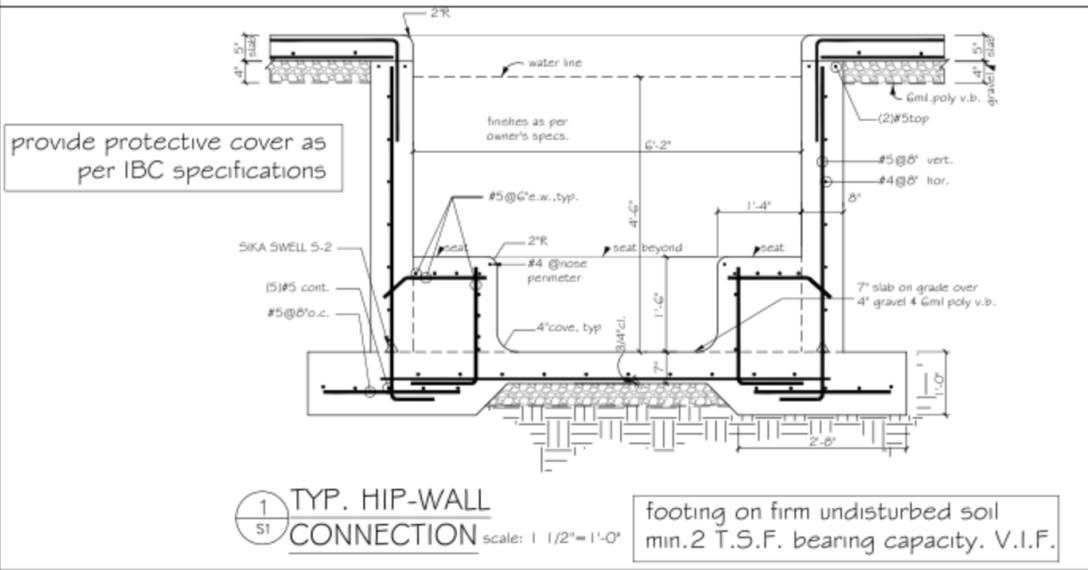
No.	DESCRIPTION	DATE

**PAUL FERRERAS, PE**  
 STRUCTURAL ENGINEER  
 6001 22  
 St. Thomas, USVI 00801  
 Phone  
 Fax

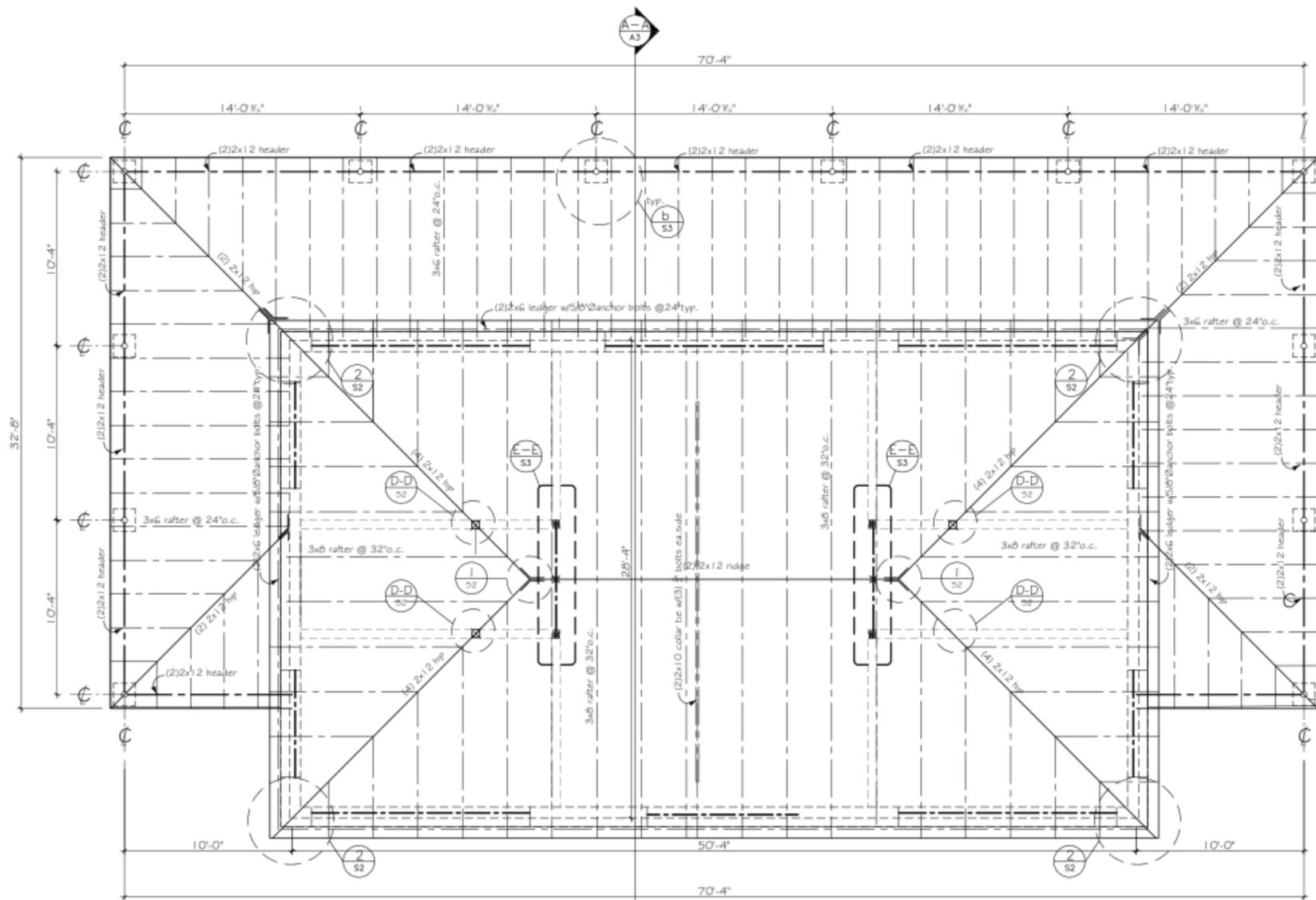
NEW YORK LICENSE No 059450  
 NEW JERSEY LICENSE GE 32649  
 FLORIDA LICENSE No 56406  
 VIRGIN ISLANDS LICENSE No 461 E

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PAUL FERRERAS. THE CONCEPTS, IDEAS, DESIGNS AND DETAILS AS SHOWN ON THE DOCUMENTS WERE CREATED, DEVELOPED AND PRESENTED FOR USE ON THE SPECIFIC PROJECT AND SHALL NOT BE REUSED FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF PAUL FERRERAS. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES FOR REFERENCE PURPOSE ONLY.

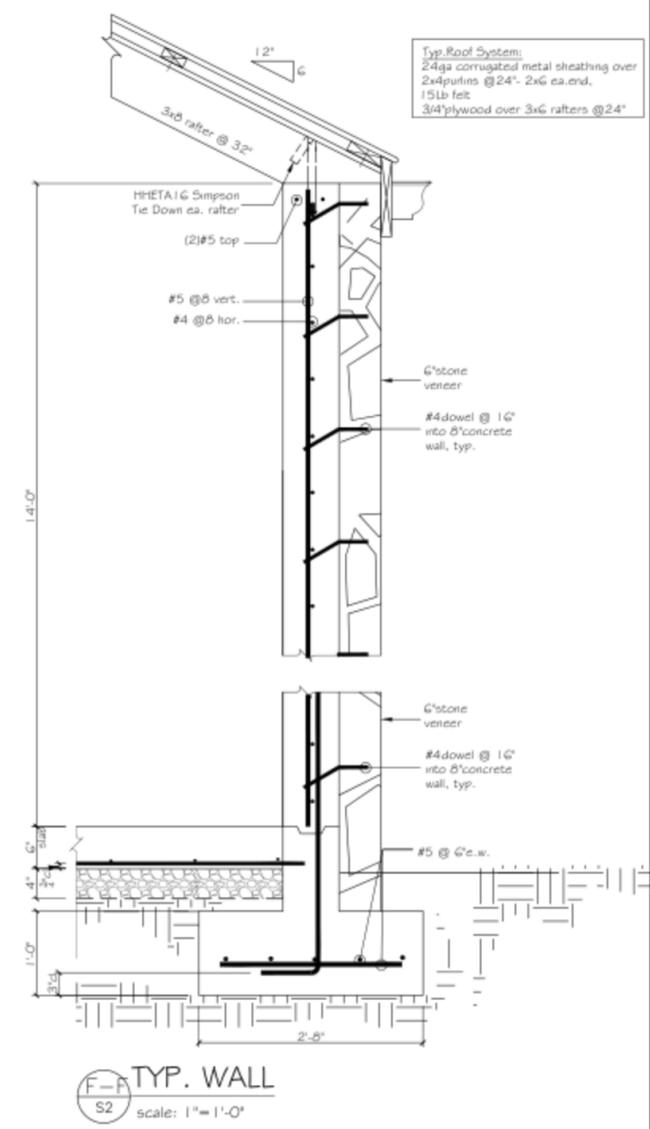
DATE  
 Nov 20th, 2011  
 SCALE  
 As Noted  
**SI**  
 6 OF 6



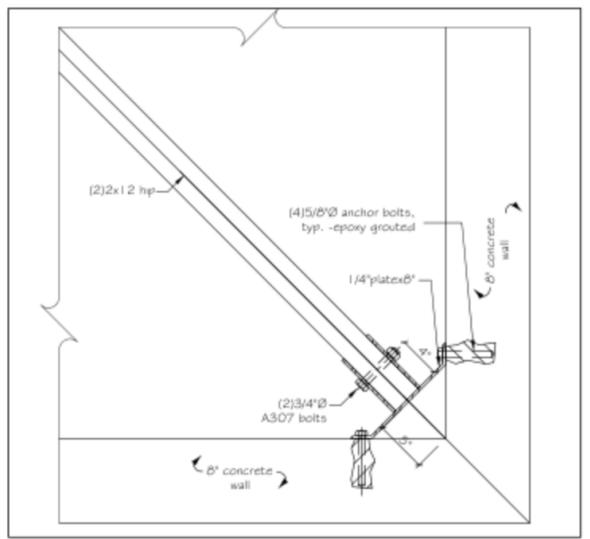
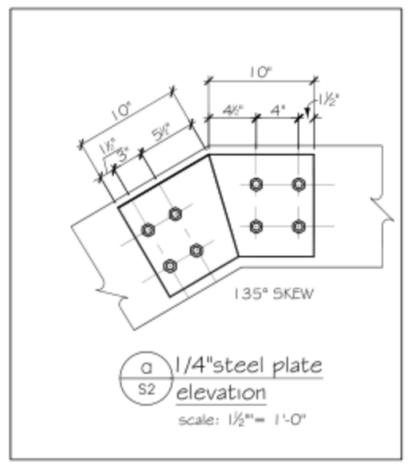
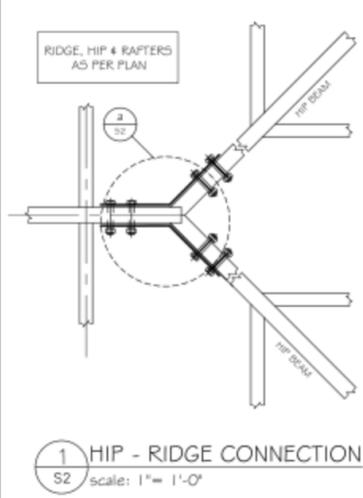
Written dimensions have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the project. Paul Ferreras, PE, must be notified immediately in writing of any variation from the dimensions and conditions shown on the plans. Field verify all conditions prior to laying out or fabricating work. Bring to the Engineer's attention any deviation from designed conditions and field conditions prior to proceeding with any work and cooperate with Engineer to modify such conditions at no additional cost to the owner. Engineer or consultant. Shop drawings must be submitted to the Engineer and reviewed by the Engineer prior to ordering materials, fabrication and delivery to the site, unless otherwise provided for under the specific contractual agreement between the Engineer and Client. Paul Ferreras, PE, expressly reserves its common law copyright and other property rights in these documents. These documents are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and/or written consent of Paul Ferreras, PE, in the event of unauthorized use of these documents by a third party, the third party shall hold Paul Ferreras, PE, harmless and agrees to remunerate Paul Ferreras, PE, for such use in an amount equal to the original fee to the original documents, plus legal fees, court costs, collection fees and other costs.



**ROOF FRAMING PLAN**  
scale: 1/4" = 1'-0"



**F-F TYP. WALL**  
scale: 1" = 1'-0"



**2 TYP. HIP-WALL CONNECTION**  
scale: 1 1/2" = 1'-0"

PROPERTY  
BUILDING ADDITION  
SPA  
PARCEL 'A'  
LITTLE ST. JAMES Isd.  
RED HOOK QUARTER  
ST. THOMAS- U.S. VIRGIN  
ISLANDS

**ROOF FRAMING PLAN**

REVISIONS		
No.	DESCRIPTION	DATE

**PAUL FERRERAS, PE**  
STRUCTURAL ENGINEER

6001 22  
St. Thomas, USVI 00801  
Phone  
Fax

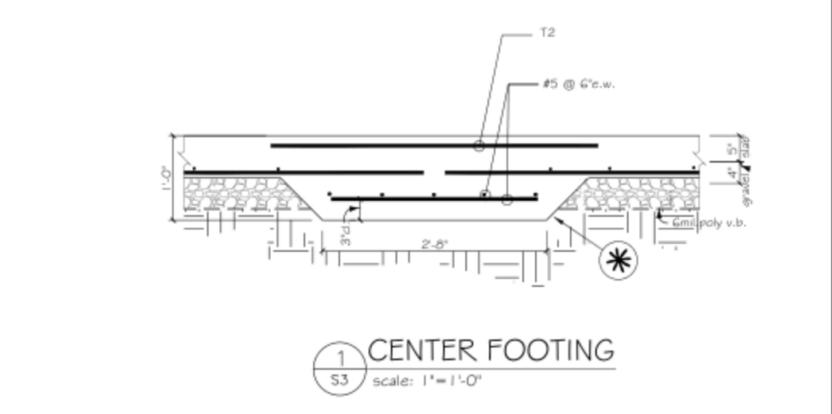
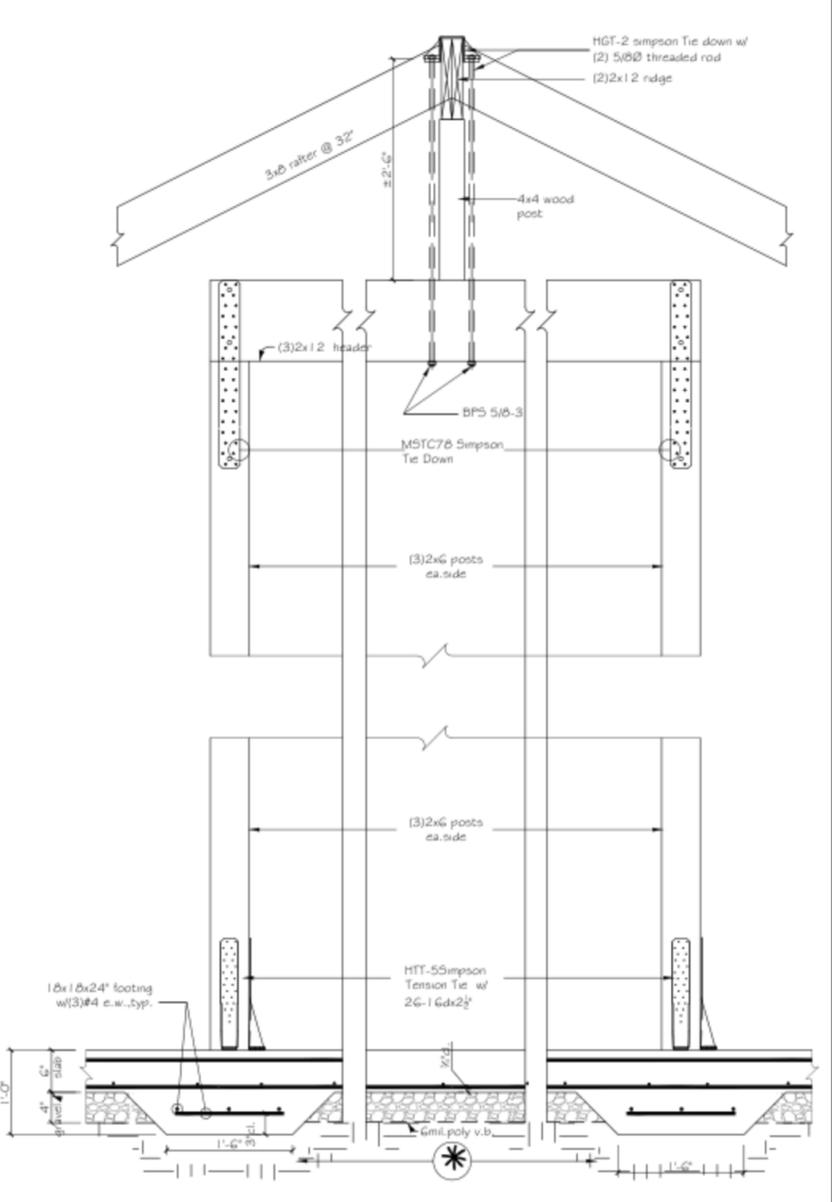
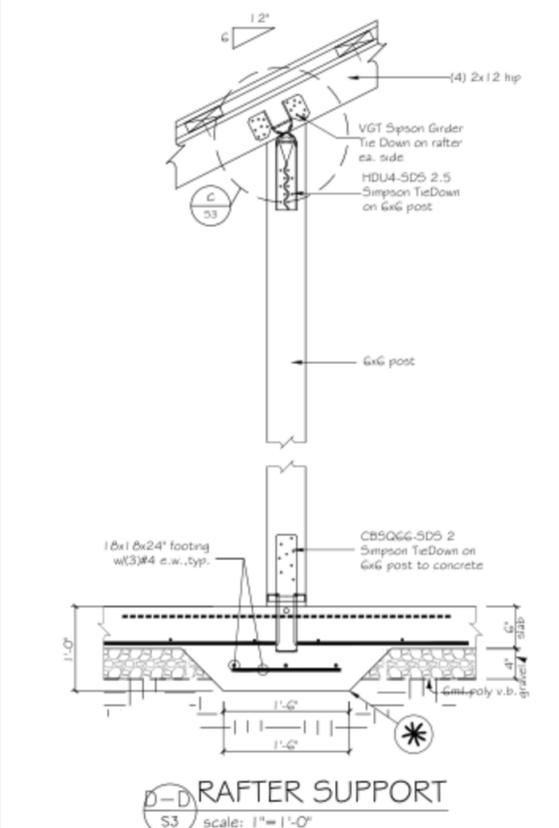
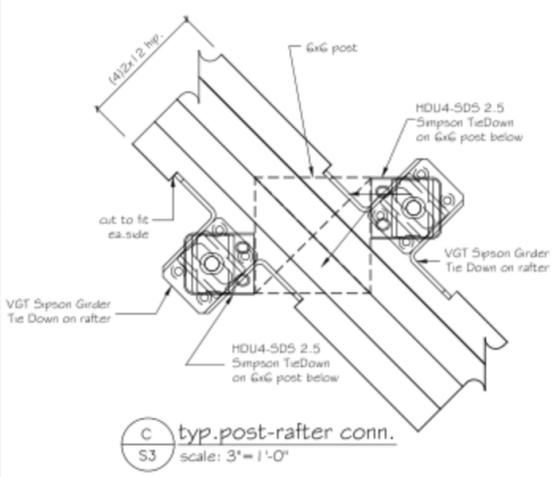
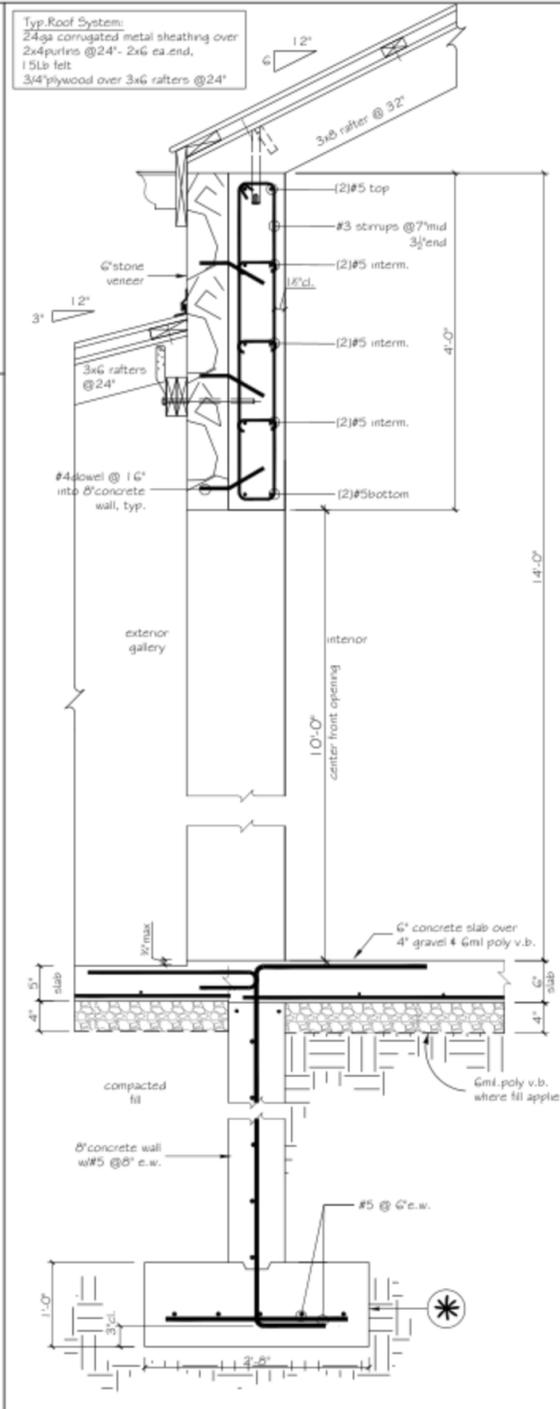
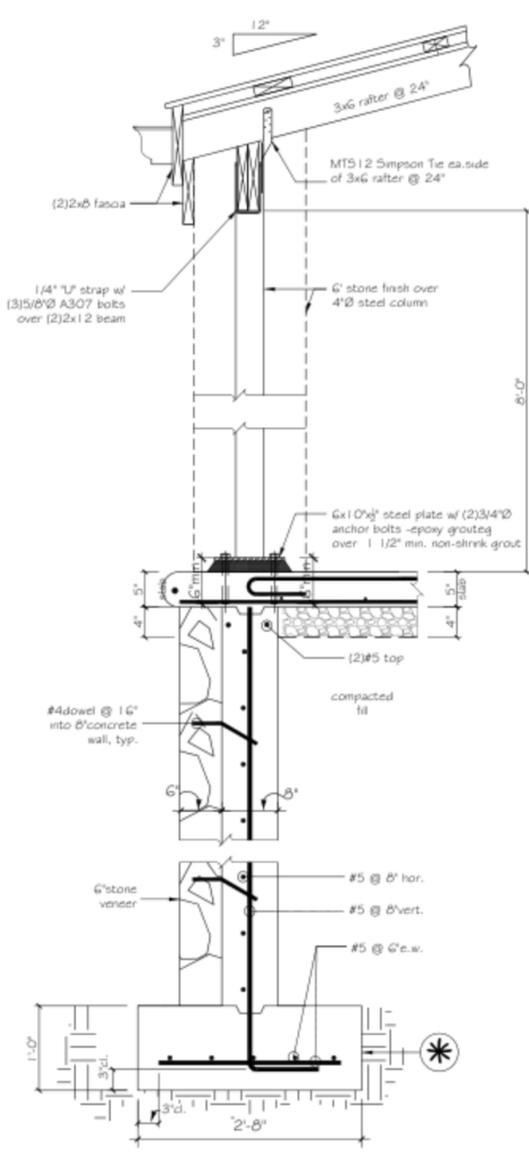
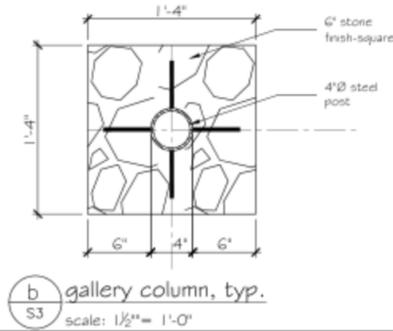
NEW YORK LICENSE No 059450  
NEW JERSEY LICENSE GE 32849  
FLORIDA LICENSE No 56408  
VIRGIN ISLANDS LICENSE No 461E

ALL INFORMATION CONTAINED  
HEREIN IS THE PROPERTY OF PAUL  
FERRERAS.  
THE CONCEPTS, IDEAS, DESIGNS  
AND DETAILS AS SHOWN ON THE  
DOCUMENTS WERE CREATED,  
DEVELOPED AND PRESENTED FOR  
USE ON THE SPECIFIC PROJECT  
AND SHALL NOT BE REUSED FOR  
ANY PURPOSE WITHOUT EXPRESS  
WRITTEN CONSENT OF PAUL  
FERRERAS.  
THE OWNER SHALL BE PERMITTED  
TO RETAIN COPIES FOR REFERENCE  
PURPOSE ONLY.

DATE  
Nov 20th, 2011  
SCALE  
As Noted  
**S2**  
7 OF 8

Written dimensions have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions shown on the plans. Field verify all conditions prior to laying out or fabricating work. Bring to the Engineer's attention any deviation from designed conditions and field conditions prior to proceeding with any work and cooperate with Engineer to modify such conditions at no additional cost to the owner. Engineer or consultant. Shop drawings must be submitted to the Engineer and reviewed by the Engineer prior to ordering materials, fabrication and delivery to the site, unless otherwise provided for under the specific contractual agreement between the Engineer and Client. Paul Ferreras, PE expressly reserves its common law copyright and other property rights in these documents. These documents are not to be reproduced, changed or copied in any form or manner whatsoever nor are they to be assigned to a third party without first obtaining the written permission and/or written consent of Paul Ferreras, PE. In the event of unauthorized use of these documents by a third party, the third party shall hold Paul Ferreras, PE harmless and agrees to remunerate Paul Ferreras, PE for such use in an amount equal to the original fee to the original documents, plus legal fees, court costs, collection fees and other costs.

\* footing on firm undisturbed soil  
 min. 2 T.S.F. bearing capacity. V.I.F.



PROPERTY  
 BUILDING ADDITION  
 SPA  
 PARCEL 'A'  
 LITTLE ST. JAMES ISL.  
 RED HOOK QUARTER  
 ST. THOMAS-U.S. VIRGIN ISLANDS

**ROOF FRAMING PLAN**

REVISIONS		
No.	DESCRIPTION	DATE

**PAUL FERRERAS, PE**  
 STRUCTURAL ENGINEER  
 6001 22  
 St. Thomas, USVI 00801  
 Phone: [REDACTED]  
 Fax: [REDACTED]

NEW YORK LICENSE No 059450  
 NEW JERSEY LICENSE GE 32649  
 FLORIDA LICENSE No 56408  
 VIRGIN ISLANDS LICENSE No 461E

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PAUL FERRERAS. THE CONCEPTS, IDEAS, DESIGNS AND DETAILS AS SHOWN ON THE DOCUMENTS WERE CREATED, DEVELOPED AND PRESENTED FOR USE ON THE SPECIFIC PROJECT AND SHALL NOT BE REUSED FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF PAUL FERRERAS. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES FOR REFERENCE PURPOSE ONLY.

DATE: Nov 20th, 2011  
 SCALE: As Noted  
**S3**  
 8 OF 8