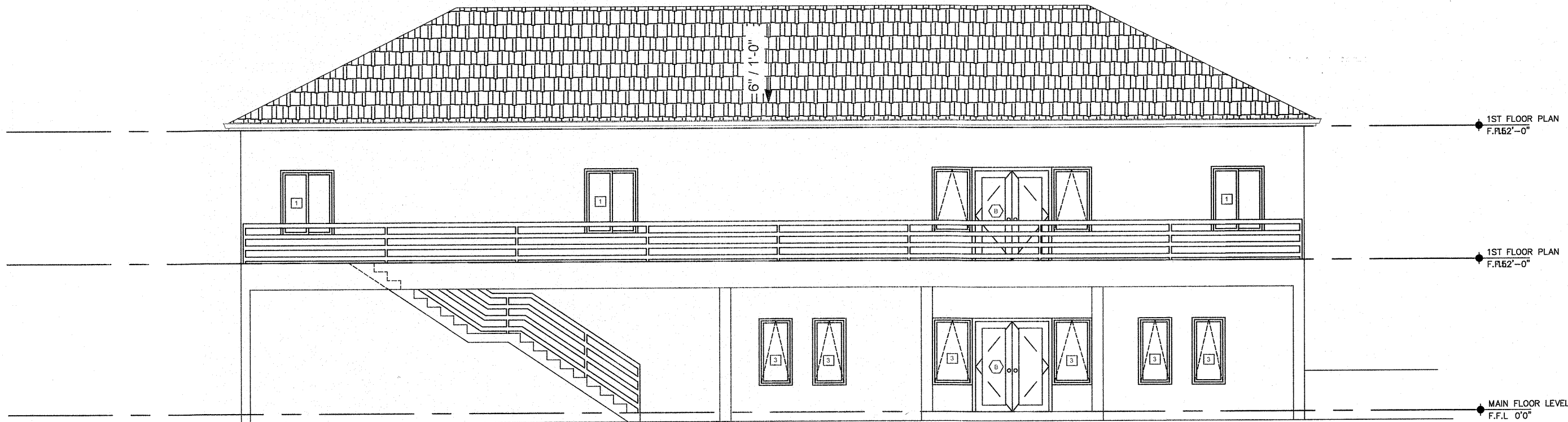


PROPOSED STORAGE / BUSINESS FOR
PEGGY Y SMITH REVOC FAMILY TRUST
PARCEL NO. 30 ESTATE SUSANNABERG
CRUZBAY QUARTER
ST. JOHN, U.S.V.I.



SITE LOCATION



SUMMARY OF PROPOSED ACTIVITY

PURPOSE OF PROJECT: TO CONSTRUCT A RETAINING WALL AND MOUNT A METER BASED PEDESTAL ON THE WALL TO ORGANIZE ALL TENANTS AND FUTURE OCCUPANTS IN ONE LOCATION. THE PROPERTY WILL BE CONVERTED INTO A SELF STORAGE UNIT.

1. PRESENCE AND LOCATION OF ANY CRITICAL AREAS: NONE NOTED
2. PROPOSED METHOD OF LAND CLEARING: EXCAVATION AT FOOTINGS IS REQUIRED. INDUSTRY STANDARD EARTH - MOVING EQUIPMENT TO BE UTILIZED.
3. PROVISIONS TO PRESERVE TOPSOIL AND LIMIT SITE DISTURBANCE : SEE SHEET 2
4. EROSION AND SEDIMENT CONTROL DEVICES: SEE SHEET 2.1
5. SCHEDULE FOR EARTH CHANGING ACTIVITIES AND IMPLEMENTATION OF EROSION/SEDIMENT CONTROL MEASURES: SEE SHEET 2.1
6. STORM WATER MANAGEMENT : EXISTING NATURAL GUT IS SHOWN
7. METHOD OF SEWAGE DISPOSAL : SEWAGE TREATMENT SYSTEM

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REVISIONS

NO. #	DATE	REMARKS

COVER SHEET

PROPOSED STORAGE/ BUISNESS FOR:
PEGGY YVONNE SMITH REVOC FAMILY TRT
PARCEL# 30 ESTATE SUSANNBERG NO. 17A
CRUZBAY QTR ST. JOHN , VI



DRAWING TITLE	COVER SHEET	OWNER	C-0
DRAWN BY	CARLTON CHARLESWELL JR	DATE	04/10/2025
SCALE		APPROVED BY	A. BRUNEY PE

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING BUILDING CODES, STANDARDS AND DESIGN GUIDELINES, UNLESS MORE STRINGENT REQUIREMENTS ARE REQUIRED IN THE PLANS AND SPECIFICATIONS:
- A. IRC 2024: INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS
 - B. IBC 2024: INTERNATIONAL BUILDING CODE (INTERNATIONAL CODE COUNCIL SERIES)
 - C. NEC 2024: NATIONAL ELECTRICAL CODE
 - D. UPC 2024: UNIFORM PLUMBING CODE
 - E. ASCE/SEI 7-16: MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES.
 - F. STRONGER HOME GUIDE, 4TH EDITION
 - G. NSF 61: NATIONAL SANITATION FOUNDATION STANDARDS FOR ALL LIQUID/FLUID-APPLIED ROOFING MEMBRANE CAULKING AND SEALERS.
2. ALL WORK TO BE IN COMPLIANCE WITH ALL VIRGIN ISLANDS BUILDING CODES, LAWS AND SPECIFICATIONS.
3. ALL MEASUREMENTS TO BE FIELD-VERIFIED. ANY DISCREPANCIES TO BE CALLED TO THE ATTENTION OF THE ARCHITECT/ENGINEER..
4. A SEPARATE ELECTRICAL PERMIT SHALL BE APPLIED FOR BY A LICENSED ELECTRICIAN/OR PLUMBER SHOWING ALL REQUIRED WORK TO DETERMINE IF PANELS, GFI'S, LIGHTING & SMOKE DETECTORS ARE IN ACCORDANCE WITH NEC-2024 EDITION.
5. EXISTING DRIVEWAY AND PARKING SHALL NOT BE DISTURBED.
6. RETAINING WALLS SHALL NOT BE DISTURBED.
7. EXISTING TREES SHALL NOT BE DISTURBED.
8. PROTECT EXISTING GROUND VEGETATION FROM DAMAGE DURING CONSTRUCTION AND/OR CONSTRUCTION-RELATED ACTIVITIES. RE-GRADE AND RE-PLANT ANY DISTURBED AREAS TO ORIGINAL CONDITION.
9. ALL SITE STORAGE AREAS TO BE RESTORED TO ORIGINAL CONDITION.
10. ALL REINFORCING STEEL TO BE DEFORMED BARS WITH A YIELD STRENGTH OF 60,000 PSI AND MUST CONFORM TO ASTM A615. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
11. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AFTER 28 DAYS. REFER TO ACI 318-14. TEST IS NOT REQUIRED FOR POURS LESS THAN 10 CUBIC YARDS.
12. REINFORCING STEEL TO HAVE A MINIMUM 1.5" OF CONCRETE COVER. REINFORCING STEEL IN CONCRETE IN CONTACT WITH THE GROUND MUST HAVE A MINIMUM 3" OF CONCRETE COVER.
13. WHERE WALLS, EXCLUSIVE OF RAFTERS, ARE LESS THAN 6" THICK, VERTICAL DOWELS AND HORIZONTAL BARS SHALL BE USED IN LIEU OF A STIRRUP SITUATION, AND THE AREA WILL BE A WALL WHERE BEAMS ARE NOT REQUIRED.
14. ALL EMBEDDED REBARS TO BE AT LEAST 8", SECURED W/ HILTI HIT-HY 200 (IN CONCRETE) OR HIT-HY 270 (IN HOLLOW OR GROUTED CMU) ADHESIVE SYSTEM, OR EQUIVALENT, UNLESS OTHERWISE NOTED.
15. ALL FRAMING LUMBER AND PLYWOOD SHEATHING TO BE MINIMUM #2 SOUTHERN YELLOW PINE, PRESSURE-TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION. LUMBER TREATED WITH WATERBORNE PRESERVATIVES MUST BE HANDLED IN ACCORDANCE WITH THE MANUFACTURER'S SAFETY DATA SHEETS (MSDS).
16. ALL INTERIOR STUD WALL EXTENSIONS, EITHER METAL OR WOOD, BEARING OR NON-BEARING SHALL USE 2x MATERIAL SO THAT THE FINISH PLAN OF THE NEW VERTICAL SURFACE MATCHES THE EXISTING. THIS MAY MEAN THAT 2x STOCK BE RIPPED TO YIELD THE FINISHED PRODUCT.
17. ALL RAFTERS TO BE INSTALLED WITH THE CROWN UPWARD.
18. ALL HURRICANE CLIPS, COLUMN BASES AND ASSOCIATED FASTENERS TO BE SIMPSON STRONG-TIE OR APPROVED EQUAL. THEY ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
19. FASTENERS OF SHEATHING TO RAFTERS TO BE PER FASTENER SCHEDULE.
20. FASTENERS OF PURLINS TO BE PER FASTENER SCHEDULE, WITH WASHERS. TWO PER PURLIN AT EACH RAFTER AND HIP RAFTER, COUNTER-SUNK.
21. ALL ROOF SHEATHING SHALL BE 5/8" T1-11 CDX PRESSURE-TREATED, LAID-OUT PERPENDICULAR TO RAFTERS AND STAGGERED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- A. ALL STRUCTURAL SHEATHING SHALL BE 5/8" CDX PRESSURE-TREATED, LAID-OUT PERPENDICULAR TO RAFTERS AND STAGGERED. MINIMUM SPAN RATING SHALL BE 40/20.
22. CORRUGATED ROOFING SHALL BE ASTM A792 GRADE 50-B, 24 GAUGE (MIN) W/ 1/2" DEEP RIBS (MIN) SPACED AT 24" OC (MAX) GALVALUME METAL SHEET OR APPROVED EQUAL [FOR INSTANCE: 26 GAUGE (MIN), Fy = 80 KSI, W/ 1/2" DEEP RIBS (MIN) SPACED AT 24" OC (MAX) GALVANIZED METAL SHEET, WITH PURLINS SPACED AT 14" OC (MAX)]. CORRUGATION OVERLAP TO BE 3 OVERLAPS AT SIDES AND AT LEAST 10" (WITH TAPE SEALER) AT ENDS, FASTENED PER FASTENER SCHEDULE, WITH WASHERS AND NEOPRENE RUBBER GASKETS. SINGLE RUNS OF GALVALUME ARE TO BE IN CONTINUOUS SHEETS.
23. LIQUID/FLUID-APPLIED ROOFING MEMBRANE, CAULKING AND SEALERS SHALL BE NSF (NATIONAL SANITATION FOUNDATION) RECOGNIZED INDUSTRY STANDARD 100% SILICONE ROOF COATING TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATIONS.
24. INSTALL NEW DOWNSPOUT AND LEADERS WHERE APPLICABLE. FASTEN W/ GALVANIZED STRAPPING AT 24" OC (MAX). CONNECT TO EXISTING DOWNSPOUTS AND LEADERS OR CISTERN INLETS WHERE PRACTICAL. FIELD-LOCATE ALL COLLECTORS FOR CLOSEST ROUTE TO INLET.
25. THE ARCHITECT/ENGINEER. IS NOT TO BE HELD LIABLE FOR ANY ROOF STRUCTURE THAT IS NOT CONSTRUCTED AS PER THE DRAWINGS, SPECIFICATIONS AND DETAILS ISSUED IN THE DRAWINGS SUBMITTED.
26. THE ARCHITECT/ENGINEER IS LIABLE FOR THE NEWLY RECONSTRUCTED ROOF AND FOR THE STRUCTURE BELOW THE ROOF.
27. IF FOR ANY REASON, THE CONSTRUCTION MANAGEMENT OF PLANS ISSUED BY THE ARCHITECT/ENGINEER IS NOT PERFORMED BY THE ARCHITECT/ENGINEER, THEN THE ARCHITECT/ENGINEER WILL NOT BE HELD LIABLE FOR CHANGES MADE DURING CONSTRUCTION UNDER THE DIRECTION OF OTHER FIELD INSPECTORS OR SUPERVISOR.
28. ALL FACTORY HOLES MUST BE FILLED WITH SPECIFIED NAILS OR BOLTS.
29. MANUFACTURER'S FASTENERS & CONNECTORS ARE NOT TO BE MODIFIED IN THE FIELD.
30. ALTERNATE MANUFACTURER'S CONNECTORS MAY BE USED WHEN EQUAL TO SIMPSON STRONG-TIE SPECIFICATIONS AND IF APPROVED BY THE ARCHITECT/ENGINEER.
31. MASONRY MORTAR TO BE ONLY TYPE "M" OR "S", PROPORTIONED IN ACCORDANCE WITH THE IBC 2024 CODE. MASONRY CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI 530/ASCE 5/TMS 402, AND ALL APPLICABLE IBC 2024 CODE REQUIREMENTS.
32. ASSUME A MINIMUM 2000 PSF ALLOWABLE SOIL BEARING CAPACITY.
33. MEMBERS ARE NOT TO BE SPLICED UNLESS APPROVED BY THE ARCHITECT/ENGINEER.
34. CONTRACTOR SHALL TAKE ALL NECESSARY AND PRECAUTIONARY MEASURES TO AVERT FURTHER OR ADDITIONAL DAMAGE TO ANY SECTION OF THE EXISTING STRUCTURE NOT OUTLINED IN THE SPECIFIED SCOPE OF WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SECTION OF THE BUILDING THAT WAS DAMAGED DURING CONSTRUCTION AND IS OUTSIDE THE SCOPE OF WORK. ALL REPAIRED AREAS SHALL MATCH EXISTING IN KIND.
35. IF DURING THE DEMOLITION PHASE OF CONSTRUCTION, IT IS DETERMINED THAT DUE TO UNFORESEEN CONDITIONS, THE SCOPE OF AGREED WORK HAS TO BE REDUCED OR INCREASED, THE CONTRACTOR SHALL SUBMIT ALL NECESSARY DOCUMENTATION IN WRITING, DESCRIBING THE ADDITIONAL/REDUCED WORK TO BE PERFORMED, WITH THE RELATED COST CHANGES, FOR REVIEW AND APPROVAL BY THE ARCHITECT/ENGINEER.
36. ALL INTERIOR WALLS SHALL BE EXTENDED TO THE UNDERSIDE OF THE NEW ROOF CEILING.
37. RIP 2x BLOCKING OF INTERIOR WALLS TO SIZE IN ORDER TO ALLOW FOR FLUSH INSTALLATION OF NEW TO EXISTING WALL FINISH.
38. REPRESENTATIVES FROM THE ARCHITECT/ENGINEER FROM WHICH THE CONTRACTOR IS SEEKING INFORMATION AND CLARIFICATION MUST BE AUTHORIZED TO DO SO.

39. IN SITUATIONS WHERE THE BUILDING'S LOAD-BEARING INTERIOR FRAMING WALLS ARE LEFT OPEN, THE CONTRACTOR MUST ASSESS THE WALLS FRAMING'S ABILITY TO SUPPORT THE NEW ROOF'S DEAD AND LIVE LOADS, AS WELL AS THE WIND UPLIFT.
- IF THE WALLS' FRAMING IS INSUFFICIENT, THEN THE CONTRACTOR SHALL INSTALL THE FOLLOWING HARDWARE:
- A. RAFTER TO DOUBLE TOP PLATE: ONE SIMPSON STRONG-TIE H8 AT EACH RAFTER. IF THE WALL ONLY HAS A SINGLE TOP PLATE, THEN THE CONTRACTOR NEEDS RETROFIT A SECOND TOP PLATE.
 - B. WALL DOUBLE TOP PLATE TO STUD: TWO SIMPSON STRONG-TIE H3 AT EACH STUD.
 - C. WALL STUD TO BOTTOM SILL PLATE: TWO SIMPSON STRONG-TIE H3 AT EACH STUD.
 - D. SILL PLATE TO SLAB/FOUNDATION: 1/2" Ø x 8" THREADED RODS SET WITH EPOXY @ 24" OC W/ MINIMUM EMBEDMENT DEPTH OF 4". THE CONTRACTOR IS TO UTILIZE A LARGE WASHER UNDER EACH NUT.
 - E. ALL OPEN FRAMING WALLS WITH A LENGTH GREATER THAN 15 FT SHALL BE BRACED WITH A 1x6 LET-IN OR EQUIVALENT AT EACH END.
40. ALL ROOFING HARDWARE TO BE THE SAME COLOR, FACTORY-APPLIED, NOT SITE-APPLIED.
41. ALL FASTENERS, BOLTS, NAILS AND SCREWS SHALL BE HDG (HOT-DIP GALVANIZED) AS PER ASTM A123.

SELECTIVE DEMOLITION

PREPARATION:

- 1. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT FACILITIES TO REMAIN.
 - CEASE OPERATIONS AND NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO SUPPORT STRUCTURE UNTIL DETERMINATION IS MADE FOR CONTINUING OPERATIONS.
- 2. COVER AND PROTECT FURNITURE, EQUIPMENT AND FIXTURES TO REMAIN FROM SOILING OR DAMAGE WHEN DEMOLITION WORK IS PERFORMED IN ROOMS OR AREAS FROM WHICH SUCH ITEMS HAVE NOT BEEN REMOVED.
- 3. ERECT AND MAINTAIN DUST-PROOF PARTITIONS AND CLOSURES AS REQUIRED TO PREVENT SPREAD OF DUST OR FUMES TO OCCUPIED PORTIONS OF THE BUILDING.
 - WHERE SELECTIVE DEMOLITION OCCURS IMMEDIATELY ADJACENT TO OCCUPIED PORTIONS OF THE BUILDING, CONSTRUCT DUST-PROOF PARTITIONS OF MINIMUM 4" STUDS, 1/2" DRYWALL (JOINTS TAPED) ON OCCUPIED SIDE, 1/2" FIRE-RETARDANT PLYWOOD ON DEMOLITION SIDE, AND FILL PARTITION CAVITY WITH SOUND-DEADENING INSULATION, IF REQUIRED.
 - PROVIDE WEATHERPROOF CLOSURES FOR EXTERIOR OPENINGS RESULTING FROM DEMOLITION WORK.
- 4. PROTECT FROM DAMAGE EXISTING FINISH WORK, EXISTING FLOORS AND ALL OTHER PORTIONS OF THE STRUCTURE THAT ARE TO REMAIN IN PLACE.
 - REMOVE PROTECTIONS AT COMPLETION OF WORK.
 - IF EXISTING IS DAMAGED BY THE CONTRACTOR THROUGH HIS NEGLIGENCE: CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED PORTIONS OF THE STRUCTURE AT HIS EXPENSE IF THEY ARE DAMAGED BY HIM OR BY HIS SUBCONTRACTORS.
- 5. LOCATE, IDENTIFY, SHUT-OFF AND DISCONNECT UTILITY SERVICES THAT ARE NOT TO REMAIN.
 - PROVIDE BY-PASS CONNECTIONS AS NECESSARY TO MAINTAIN CONTINUITY OF SERVICE TO OCCUPIED AREAS OF BUILDING. PROVIDE A MINIMUM OF 72-HOUR ADVANCE NOTICE TO OWNER IF SHUT-DOWN OF SERVICE IS NECESSARY DURING CHANGE-OVER. CONTRACTOR SHALL CHECK WITH LOCAL UTILITY COMPANIES FOR LOCATION OF BURIED AND CONCEALED CABLES.
- 6. ALL EXISTING ROOF VENTS TO BE REPAIRED, IF DAMAGED, AND EXTENDED TO 16 INCHES ABOVE NEW ROOF.

DEMOLITION:

- 1. PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS REQUIRED TO COMPLETE WORK INDICATED ON DRAWINGS IN ACCORDANCE WITH DEMOLITION SCHEDULE AND GOVERNING REGULATIONS.
 - DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY AT JUNCTURES WITH CONSTRUCTION TO REMAIN USING POWER-DRIVEN MASONRY SAW OR HAND TOOLS. DO NOT USE POWER-DRIVEN IMPACT TOOLS UNLESS APPROVED.
 - LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND PROMPTLY REMOVE DEBRIS TO AVOID IMPOSING EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS OR FRAMING.
 - PROVIDE SERVICES FOR EFFECTIVE AIR AND WATER POLLUTION CONTROLS AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION.
 - DEMOLISH FOUNDATION WALLS TO A DEPTH OF NOT LESS THAN 12" BELOW EXISTING GROUND SURFACE. DEMOLISH AND REMOVE BELOW-GRADE WOOD OR METAL CONSTRUCTION. BREAK-UP BELOW-GRADE CONCRETE SLABS.
 - FOR INTERIOR SLABS-ON-GRADE, USE REMOVAL METHODS THAT WILL NOT CRACK OR STRUCTURALLY DISTURB ADJACENT SLABS OR PARTITIONS. USE POWER SAW WHERE POSSIBLE.
 - IF DEMOLITION APPLIES TO BELOW-GRADE, THE FOLLOWING APPLIES: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION WORK. PROVIDE FILL CONSISTING OF APPROVED EARTH, GRAVEL OR SAND, FREE OF TRASH AND DEBRIS. STONES OVER 6" DIAMETER, ROOTS OR OTHER ORGANIC MATTER. RE-COMPACT DISTURBED SOIL TO 95% COMPACTION.
- 2. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT. SUBMIT REPORT TO THE ARCHITECT/ENGINEER. REPRESENTATIVE IN WRITING, ACCURATE DETAIL. PENDING RECEIPT OF THE ARCHITECT/ENGINEER REPRESENTATIVE, RE-ARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

SALVAGE MATERIALS:

- 1. SALVAGE ITEMS: WHERE INDICATED ON DRAWINGS AS "SALVAGE-DELIVER TO OWNER", THE CONTRACTOR SHALL BE CAREFUL TO REMOVE INDICATED ITEMS, CLEAN, STORE AND TURN-OVER TO OWNER AND OBTAIN A RECEIPT.
 - HISTORIC ARTIFACTS, INCLUDING CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, ANTIQUES, AND OTHER ARTICLES OF HISTORIC SIGNIFICANCE REMAIN THE PROPERTY OF THE OWNER.
 - NOTIFY THE ARCHITECT/ENGINEER REPRESENTATIVE IF SUCH ITEMS ARE ENCOUNTERED AND OBTAIN ACCEPTANCE REGARDING METHOD OF REMOVAL AND SALVAGE FOR OWNER.

DISPOSAL OF DEMOLISHED MATERIALS:

- 1. REMOVAL OF DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF-SITE (TO BE DONE BY OTHERS).
 - IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION AND REPORT TO THE ARCHITECT/ENGINEER REPRESENTATIVE AS SOON AS IS FEASIBLY POSSIBLE TO OBTAIN DIRECTIVES TO PROCEED WITH THE CONSTRUCTION WORK.
 - BURNING OF REMOVED MATERIALS IS NOT PERMITTED ON THE PROJECT SITE.

CLEAN-UP AND REPAIR:

- 1. UPON COMPLETION OF DEMOLITION WORK, REMOVAL OF EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE SHALL BE DONE BY OTHERS. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM-CLEAN.
- 2. IF REPAIR DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RETURN STRUCTURES AND SURFACES TO REMAIN, TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OF SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.
- 3. CONTRACTOR SHALL REMOVE PROTECTIONS, SCAFFOLDING AND BRACING INSTALLED TO PERFORM JOB AND LEAVE AREA BROOM-CLEAN.

ELECTRICAL WORK

- 1. THE CONTRACTOR IS TO VERIFY AND CHECK CONDITION OF EXISTING ELECTRICAL. REPLACE AS REQUIRED TO MEET NEC AND LOCAL BUILDING CODES.
- 2. ANY ELECTRICAL SERVICE THAT IS DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION MUST BE RE-INSTALLED UP TO CODE AND RECONNECTED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL NEW ELECTRICAL CONNECTIONS AND NEW WIRING TO CODE. WHERE A NEW CONNECTION IS NOTED AS "NOT TO CODE" AND CANNOT BE MADE BECAUSE A CONNECTION WILL BE TO SUB-STANDARD SERVICE, THE CONTRACTOR WILL PROVIDE A TERMINUS AT A JUNCTION BOX WITH SUFFICIENT WIRING IN PLACE FOR THE HOMEOWNER TO COMPLETE INSTALLATION TO CODE.
- 3. THE CONTRACTOR SHALL INSTALL NEW SMOKE DETECTORS IF SHOWN, INTER-CONNECTED AND HARD-WIRED WITH BATTERY BACKUP. THE SMOKE DETECTORS MUST BE ON A SEPARATE CIRCUIT AND MUST BE WIRED TO THE PANEL BOX INTO A SEPARATE BREAKER. IF ALL BREAKERS ARE UTILIZED AT THE EXISTING PANEL BOX, A SEPARATE BREAKER MUST BE INSTALLED. A SEPARATE BOX OR SPLITTER TANDEM BREAKER MUST BE INSTALLED TO ACCOMMODATE SMOKE DETECTOR WIRING IF EXISTING BOX IS FULL.

GENERAL NOTES

STEEL RETROFIT

- A. LIGHT-GAUGE PURLINS:
 - 1. 12 GAUGE PURLINS ARE TO BE UNIVERSALLY PUNCHED TO FACILITATE FIELD CONDITIONS (LAP TYPE, ETC.).
 - 2. WHERE REQUIRED, A 9/16" Ø HOLE WILL BE DRILLED AND THE APPROPRIATE BOLT USED.
 - 3. LAPS WILL VARY DEPENDING ON LENGTH OF STRUCTURE (MINIMUM OF 12").
 - 4. NO BURNING OF HOLES WILL BE PERMITTED.
- B. ROOF PANELS:
 - 1. ROOF PANEL SHEETING TO BE "R" TYPE OR CORRUGATED PANEL, 24 GAUGE GALVALUME, NO COLOR OR FACTORY-APPLIED WHITE. SEE GENERAL NOTE 22 FOR AN EQUIVALENT TO 24 GAUGE.
 - 2. ALL FLASHING, TRIMS AND RIDGE CAPS TO BE 24 GAUGE GALVALUME, NO COLOR OR FACTORY-APPLIED WHITE.
 - 3. FLASHING, TRIMS AND RIDGE CAPS TO MATCH THE COLOR OF METAL SHEETING.
- C. WEATHER TIGHTNESS:
 - 1. THIS WILL BE ACCOMPLISHED BY USE OF CLOSURE STRIPS AND CAULKING ON INSIDE AND OUTSIDE CONFIGURATIONS AND LAP TAPE.

FASTENER SCHEDULE

- 1. ALL FASTENERS AND CONNECTORS, AS WELL AS THE INSTALLATION AND ATTACHMENT OF CORRUGATED METAL OR PLYWOOD ROOF SHEATHING, SHALL BE ATTACHED AS NOTED BELOW OR AS PER NEW UPDATED FEMA/DPNR ISSUE OF "NEW CONSTRUCTION FOR A STRONGER HOME - 4TH EDITION WITH APPENDIX". CONTRACTOR SHALL FOLLOW WHICHEVER FASTENING METHOD GIVES A STRONGER CONNECTION AND FASTENING RESULT. IF UNSURE, REQUEST CLARIFICATION FROM THE ARCHITECT/ENGINEER.
- | MATERIAL | FASTENER |
|--|---|
| GALVANIZED CORRUGATED METAL SHEETS TO PURLIN | 1/2" x 2 1/2" STAINLESS STEEL ROOFING SCREWS WITH A GASKETED WASHER @ EVERY OTHER CORRUGATION |
| PURLIN TO RAFTER | (2) SIMPSON STRONG-TIE SDWS22600DB SCREWS OR (2) #14 x 6" STAINLESS STEEL SCREWS @ EACH RAFTER, UON. |
| PURLIN TO STRINGER | (2) SIMPSON STRONG DRIVE SDWS TIMBER SCREWS: SDWS22300DB-RC12. DIA .220X3" OR (2) #14X3" STAINLESS STEEL SCREWS @ EACH INTERSECTION |
| PLYWOOD TO RAFTER | #14 x 3 1/2" STAINLESS STEEL SCREWS @ 3" ON ALL SUPPORT MEMBERS |
| DOUBLED/SISTERED RAFTERS & TIES | 20d HDG COMMON NAILS @ 24" SPACING PER ROW (TOP AND BOTTOM ROW, STAGGERED ROWS) |
| FASCIA TO SUB-FASCIA | #10 x 2 3/4" @ 12" OC |
| SUB-FASCIA TO RAFTER | #10 x 4" @ 12" OC |
| BIRD-BLOCKING TO TOP PLATE | #10 x 2 3/4" @ 12" OC |
| PLYWOOD TO STUD | 8d @ 4" OC ALONG EDGES, 12" OC ALONG INTERIOR
#10 x 2 1/2" @ 6" OC ALONG EDGES, 8" OC ALONG INTERIOR |

NOTES:

- 1. #14 x 1" STAINLESS STEEL SELF-DRILLING ROOFING SCREW WITH GASKETED WASHER AT 6" OC ON ALL SIDE LAPS.
 - 2. #10 x 1" AND 1 1/2" SELF-DRILLING ON SHEETING AND TRIM TO WOOD.
 - 3. ALL ROOF FASTENERS SHOULD BE THE SAME COLOR AS THE ROOF PANELS.
 - 4. ALL FRAMING ANCHORS AND CONNECTORS MUST BE FASTENED AS SPECIFIED BY THE MANUFACTURER.
- CONTRACTOR SHALL ADHERE TO:
- 1. IBC AND IRC CODE
 - 2. NEC 2024
 - 3. UPC 2024
 - 4. CONSTRUCTION INFORMATION FOR A STRONGER HOME, 4TH EDITION
 - 5. BASIC WIND SPEED = 165 MPH, 3-SEC GUST
 - 6. SEISMIC ZONE D
 - 7. ASCE/SEI 7-16
 - 8. NSF 61 STANDARDS (NATIONAL SANITATION FOUNDATION): ALL LIQUID/FLUID-APPLIED ROOFING MEMBRANE, CAULKING AND SEALERS SHALL MEET NSF STANDARDS.

CONTRACTOR SHALL ALSO ADHERE TO ALL OTHER LOCAL STATUTES GOVERNING CONSTRUCTION.

ANY DEVIATION TO THE DESIGN WHILE UNDER CONSTRUCTION SHALL BE VERIFIED BY THE ARCHITECT/ENGINEER AND APPROVED BY THE LOCAL BUILDING INSPECTOR.

CONSTRUCTION NOTES

- 1. CONTRACTOR TO VERIFY THE FIELD CONDITIONS AND DETERMINE THE QUANTITIES REQUIRED TO COMPLETE THE NOTED REPAIR/REBUILD PROCESS.
- 2. UPON COMPLETION OF WORK, CONTRACTOR IS RESPONSIBLE FOR ALL WORK DON. ALL ELEMENTS OF ROOF INSTALLATION MUST MEET OR EXCEED THE REQUIRED USVI CODE SPECIFICATIONS. THESE INCLUDE ROOF ELEMENTS, VERTICAL SUPPORTS, AS WELL AS ANCHORAGE OR ANY OTHER COMPONENT THAT COMPRISE THE COMPLETE CONSTRUCTION FOR A FULLY FUNCTIONING ROOF SYSTEM.
- 3. THE DRAWINGS PROVIDED BY ARCHITECT/ENGINEER. ARE GENERAL GUIDELINES AND DETAILS TO ASSIST THE CONTRACTOR IN EXPEDITING THE CONSTRUCTION PROCESS TO ACHIEVE A FINAL FUNCTIONING ROOF SYSTEM. IF ACTUAL FIELD CONDITIONS DO NOT ALLOW COMPLIANCE WITH THE DESIGN/GENERAL GUIDELINES PROVIDED AND BUILDING CODE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN GUIDANCE/DIRECTION FROM THE ARCHITECT/ENGINEER. BEFORE PROCEEDING.
- 4. IN CASE THE RECOMMENDED AND SPECIFIED ELEMENTS ON THE DRAWINGS ARE DISCONTINUED OR UNAVAILABLE, AN EQUAL PRODUCT APPROVED BY THE ARCHITECT/ENGINEER. WILL BE ACCEPTABLE. THIS MAY INCLUDE WOOD FRAME BEAMS, COLUMNS, RAFTERS, SIMPSON STRONG-TIE ACCESSORIES AND ANCHORAGE, AS WELL AS HILTI PRODUCTS, FOR THE CONSTRUCTION OF A COMPLETE AND FUNCTIONAL ROOF SYSTEM.
- 5. THE CONTRACTOR SHALL HOLD AT THE FOLLOWING POINTS DURING CONSTRUCTION FOR INSPECTION AND APPROVAL BY DPNR. BEFORE PROCEEDING WITH FOLLOW-ON CONSTRUCTION:
 - REINFORCING STEEL BEFORE BOND BEAM OR COLUMN CONCRETE IS POURED,
 - COMPLETE ROOF FRAMING BEFORE ANY SHEATHING IS INSTALLED,
 - PLYWOOD SHEATHING SCREW PATTERN AND PURLIN INSTALLATION SPACING BEFORE CORRUGATED GALVANIZED METAL SHEATHING IS ATTACHED.
 - AT ACCEPTANCE INSPECTION FOR CLOSE-OUT OF THE ROOF PROJECT, TO INSPECT THE SCREW PATTERN FOR ATTACHMENT OF THE CORRUGATED GALVANIZED METAL SHEATHING.

LEGEND

	6" OR 8" CMU WALL
	6" OR 8" POURED REINFORCED CONCRETE WALL
	WOOD OR METAL STUD FRAMING W/ 5/8" DRYWALL OR PANELING ON BOTH SIDES W/ FIBERGLASS INSULATION BETWEEN STUDS, IF NOTED
	LOW-HEIGHT WOOD OR METAL STUD FRAMING W/ 5/8" DRYWALL OR PANELING ON BOTH SIDES W/ FIBERGLASS INSULATION BETWEEN STUDS, IF NOTED
	LOW-HEIGHT 6" OR 8" MASONRY WALL W/ WOODEN CAP ON TOP
	DETAIL NUMBER DRAWING NUMBER
	SECTION NUMBER DRAWING NUMBER
	WINDOW TYPE DRAWING NUMBER
	DOOR TYPE DRAWING NUMBER
	DUPLEX ELECTRICAL OUTLET
	RANGE OUTLET
	GROUND FAULT INTERRUPTER ELECTRICAL OUTLET
	WEATHER-PROTECTED OUTLET
	OUTLET MOUNTED AT SPECIFIC HEIGHT ABOVE FINISHED FLOOR
	PENDANT OR SURFACE-MOUNTED CEILING LIGHT FIXTURE
	WALL-MOUNTED LIGHT FIXTURE
	PHOTOCELL
	WALL-MOUNTED COMPUTER DATA OUTLET
	WALL-MOUNTED TELEPHONE OUTLET
	WALL-MOUNTED CABLE T.V. OUTLET
	WALL-MOUNTED COMPUTER OUTLET
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	ELECTRICAL PANEL BOARD
	EXIT SIGN W/ EMERGENCY BATTERY PACK, IF NOTED
	EMERGENCY BATTERY PACK WITH CHARGER AND SEALED BEAM HEADS
	WEATHER-PROTECTED FLOOD OR SPOTLIGHT
	MOTION-SENSING SECURITY LIGHTING SYSTEM
	ELECTRICAL CLOCK SYSTEM DEVICES (ANY TYPE)
	BELL
	GENERATOR
	SURFACE-MOUNTED FLUORESCENT STRIP LIGHT
	HOT AND COLD WATER PIPING
	PLUMBING AIR VENT TO ROOF
	WEATHER-PROTECTED FIXTURE
	SMOKE DETECTOR
	CEILING FAN WITH LIGHT FIXTURE ATTACHED
	HOSE BIB
	FIRE EXTINGUISHER, 3 LBS

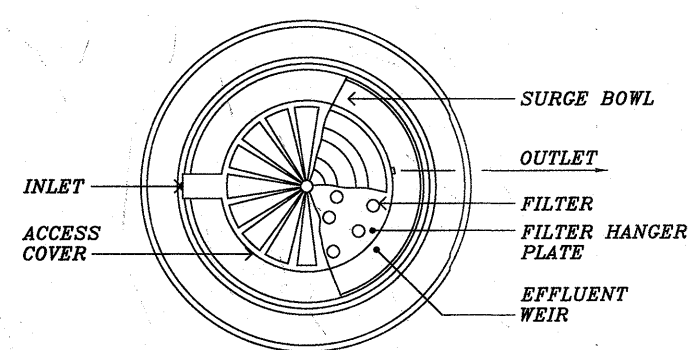
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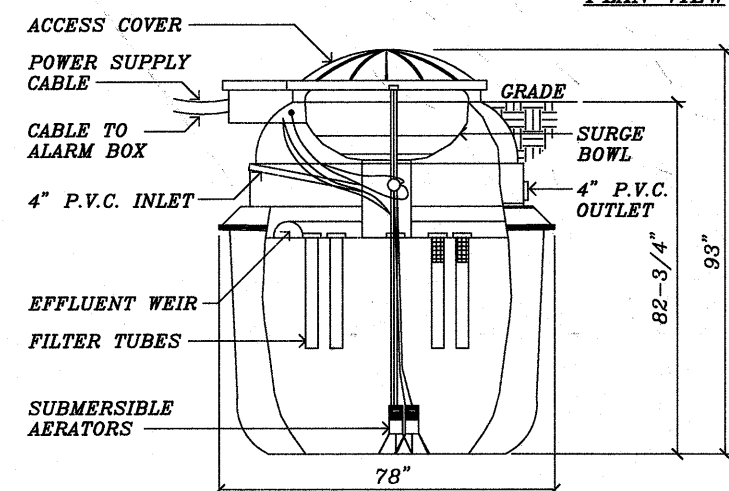
Date _____

PROPOSED STORAGE /BUSINESS FOR:	CLIENT APP#:
PEGGY YVONNE SMITH REVOC FAMILY TRT	0410-25
PARCEL NO . PCL 30 ESTATE SUSANNABERG	
CRUZ BAY QTR ST. JOHN USVI	

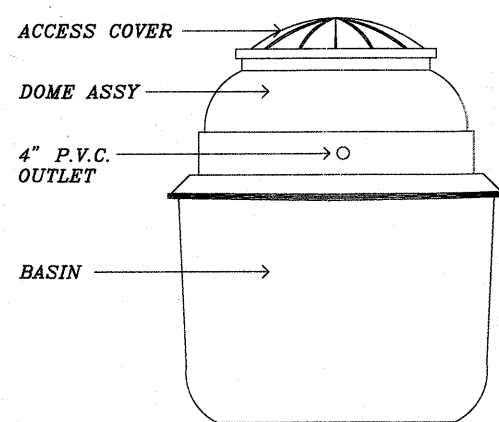
DRAWING TITLE				
GENERAL NOTES				
DATE	SCALE	DRAWN BY	DWG. NO	SEAL
04/10/2025	1/4 = 1'-0"	CARLTON A CHARLESWELL JR		
APPROVED BY A. BRUNEY PE			GN-1	



PLAN VIEW



ELEVATION SECTION



OUTLET END ELEVATION
-1500 GPD MULTI-FLO UNIT

WASTE WATER TANK SCHEDULE				
No. OF BEDROOM	CAPACITY GAL.	WIDTH	LENGTH	LIQUID DEPTH
2 OR LESS	1,000	4'-0"	7'-0"	5'-0"
3	1,200	4'-0"	8'-0"	5'-0"
4	1,500	4'-6"	9'-0"	5'-0"
5	2,000	5'-6"	10'-0"	5'-0"
6	2,500	6'-6"	11'-0"	5'-0"

SEDIMENT SILT SCREEN
ATTACHED TO WD POST

ROCK BALLAST

4X4 WOOD
4'-0" O.C.

GRADE L

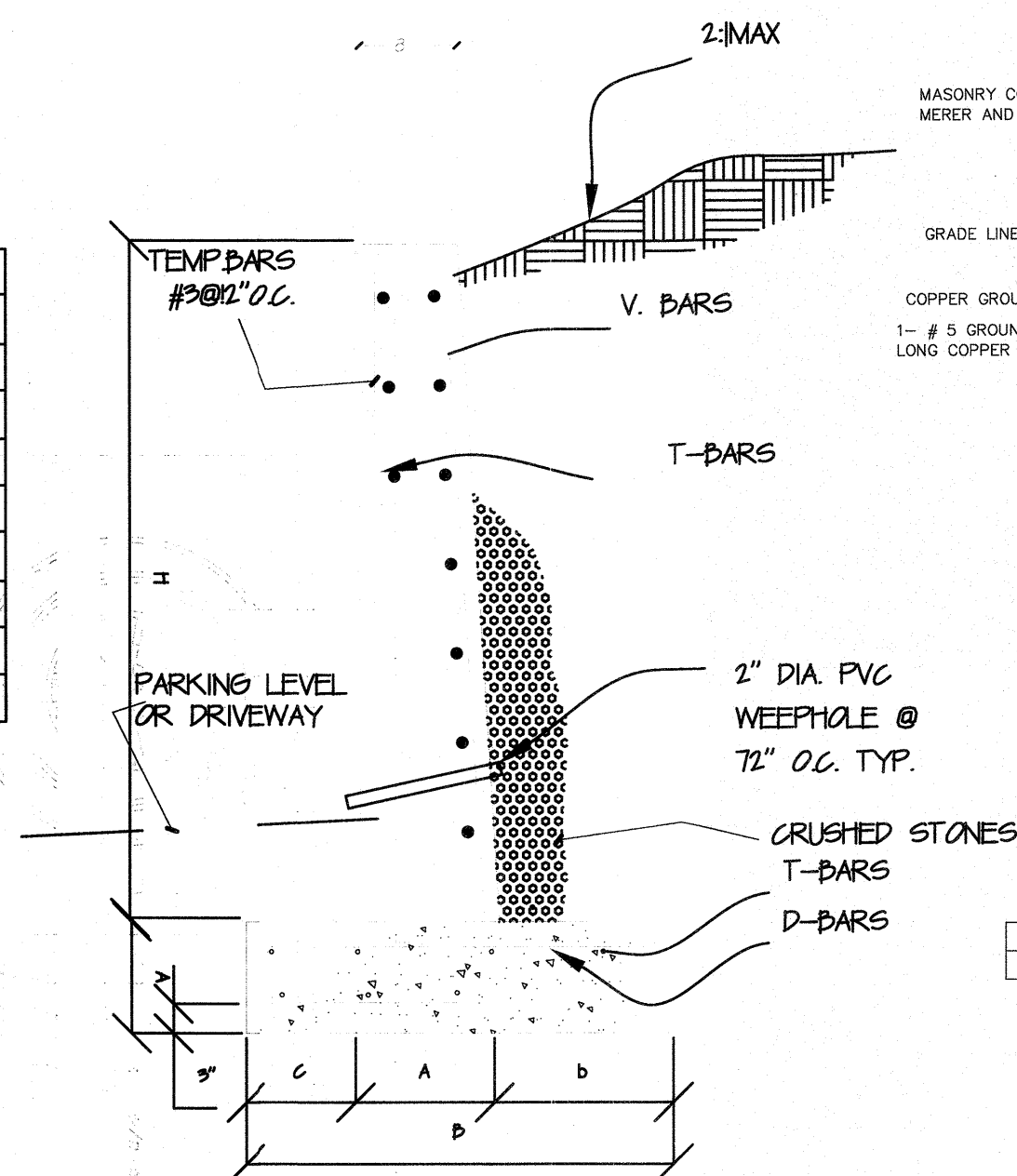
1'-6" MIN. EMBEDMENT
INTO SOIL

4	SCALE	EROSION CONTROL SEDIMENT SCREEN DETAIL.
A-2	3/4" = 1'-0"	

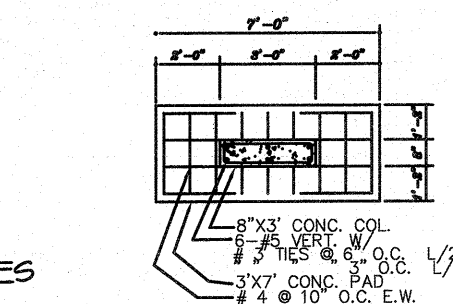
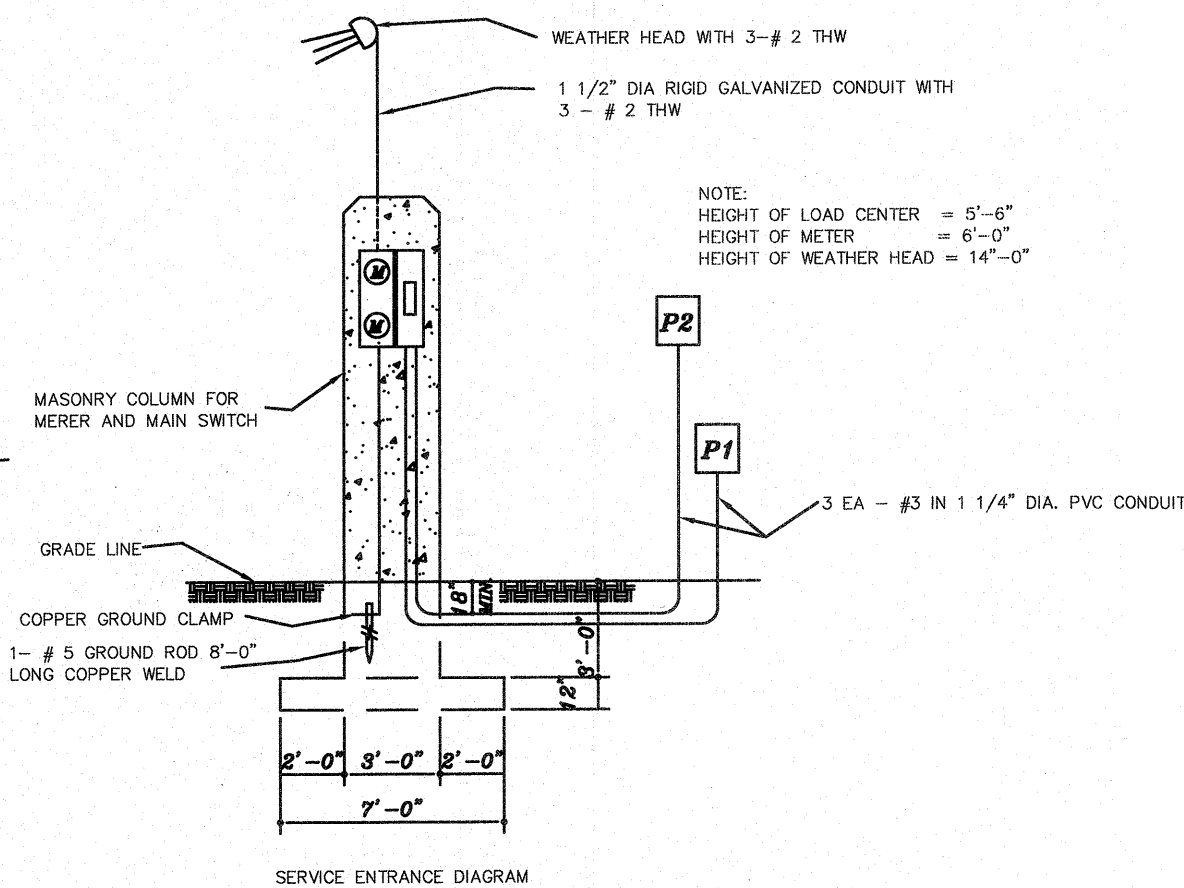
1	SCALE	WASTE WATER TREATMENT PLANT DETAIL.
A-2	N.T.S.	

RETAINING WALL SCHEDULE

H	D	A	b	C	V-BARS	T-BARS	D-BARS
4'-0"	2'-8"	8"	1'-7"	5	#3@12" O.C.	#3@12" O.C.	#3@12" O.C.
5'-0"	3'-5"	8"	2'-2"	5	#4@12" O.C.	#3@12" O.C.	#4@12" O.C.
6'-0"	3'-5"	8"	2'-5"	5	#4@12" O.C.	#3@12" O.C.	#4@12" O.C.
7'-0"	4'-2"	8"	2'-6"	1'-0"	#4@12" O.C.	#3@12" O.C.	#4@12" O.C.
8'-0"	4'-8"	12"	2'-8"	1'-0"	#4@12" O.C.	#3@12" O.C.	#4@12" O.C.
9'-0"	5'-2"	12"	3'-2"	1'-0"	#4@12" O.C.	#4@12" O.C.	#4@12" O.C.
10'-0"	5'-5"	12"	3'-7"	1'-2"	#4@12" O.C.	#4@12" O.C.	#4@12" O.C.
11'-0"	6'-7"	15"	4'-7"	1'-5"	#4@12" O.C.	#4@12" O.C.	#4@12" O.C.
12'-0"	7'-3"	15"	4'-7"	1'-6"	#4@12" O.C.	#4@12" O.C.	#4@12" O.C.



2	SCALE	RETAINING WALL DETAIL.
A-2	3/4" = 1'-0"	



4	SCALE	COLUMN & PAD DETAIL FOR SERVICE ENTRANCE DIAGRAM.
A-2	1/4" = 1'-0"	

SITE NOTES

P.I.N.	306102023600
ZONING	R1
SOIL TYPE	FsE/FsD
FLOOD ZONE	NO
SITE AREA	127,848.6 SQ.FT
LOT AREA	2.935
ALLOWED SITE COVERAGE	25%
ACTUAL SITE COVERAGE	20%

EARTH CHANGE NOTES

EROSION CONTROL SCREENS SHALL BE USED WHERE INDICATED ON SITE PLAN TO PREVENT LOSS OF SOIL DURING CONSTRUCTION.

SOIL EXCAVATED FROM ONE AREA OF THE SITE SHALL BE USED AS FILL AT OTHER AREAS.

TREES WITH TRUNKS GREATER THAN 6 INCHES IN DIAMETER SHALL REMAIN IN PLACE UNLESS NECESSARY FOR THE CONSTRUCTION OF THE BUILDING.

ALL FOOTINGS AND PADS ON GRADE SHALL BE LAID ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% DENSITY IN 8 INCH LIFTS. THE TOP OF CONCRETE FOOTINGS SHALL BE A MINIMUM OF 12 INCHES BELOW THE SURFACE OF THE FINISH GRADE.

BURIED ELECTRICAL PIPES AND PLUMBING PIPES SHALL BE BURIED AT LEAST 24 INCHES BELOW FINISH GRADE.

BURIED ELECTRICAL PIPES AND PLUMBING PIPES SHALL BE COVERED WITH PLASTIC SHEATHING TO INDICATE LOCATION AND THEREBY AVOID RUPTURE FROM HEAVY EQUIPMENT.

MAINTAIN NATURAL SLOPE WHEREVER POSSIBLE CARE MUST BE TAKEN TO PREVENT EXCESSIVE EXCAVATION.

ALL UNUSED FILL, TRASH, DEBRIS, ETC. SHALL BE REMOVED FROM SITE AND DISPOSED OF IN LEGAL MANNER. SITE SHALL BE MAINTAINED IN A REASONABLY NEAT CONDITION THROUGHOUT THE DURATION OF THE CONSTRUCTION.

SITE DISTURBANCES SHALL BE LIMITED AS CLOSELY AS POSSIBLE TO AREAS DISTURBED FOR BUILDING, DRIVEWAY, PARKING AND SANITATION REQUIREMENTS.

PAVED AREAS FOR PARKING AND DRIVEWAYS SHALL BE SCRAPPED, GRAVELED AND COMPACTED PRIOR TO PAVING.

CONSTRUCTION WORK SHALL NOT ENCROACH ON ADJACENT PROPERTIES AND THE PUBLIC ROAD.

NO PHASE OF THE CONSTRUCTION SHALL BE PERFORMED DURING INCLEMENT WEATHER.

LOW MAINTENANCE PLANTS SHALL BE PLANTED ON ALL CUT SLOPES.

AFTER THE COMPLETION OF CONSTRUCTION, SPREAD GRASS TO BARE GROUND TO PREVENT SOIL EROSION.

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Date _____

PROPOSED STORAGE /BUSINESS FOR:	CLIENT APP#:
PEGGY YVONNE SMITH REVOC FAMILY TRT	0410-25
PARCEL NO . PCL 30 ESTATE SUSANABERG	
CRUZ BAY QTR ST. JOHN USVI	

DRAWING TITLE				
SITE DETAILS				
DATE	SCALE	DRAWN BY	DWG. NO	SEAL
04/10/2025	1/4" = 1'-0"	CARLTON A CHARLESWELL JR	A-2	
APPROVED BY A. BRUNY PE				

PARCEL NO. 26
2.900 Ac.

PARCEL NO. 28
2.876 Ac.

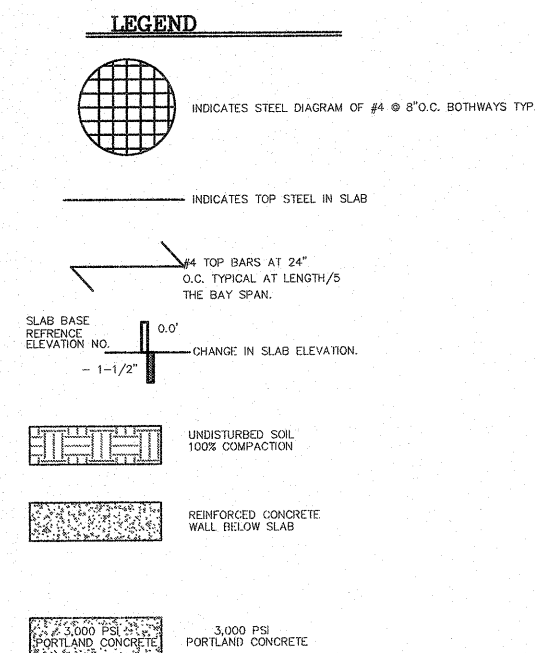
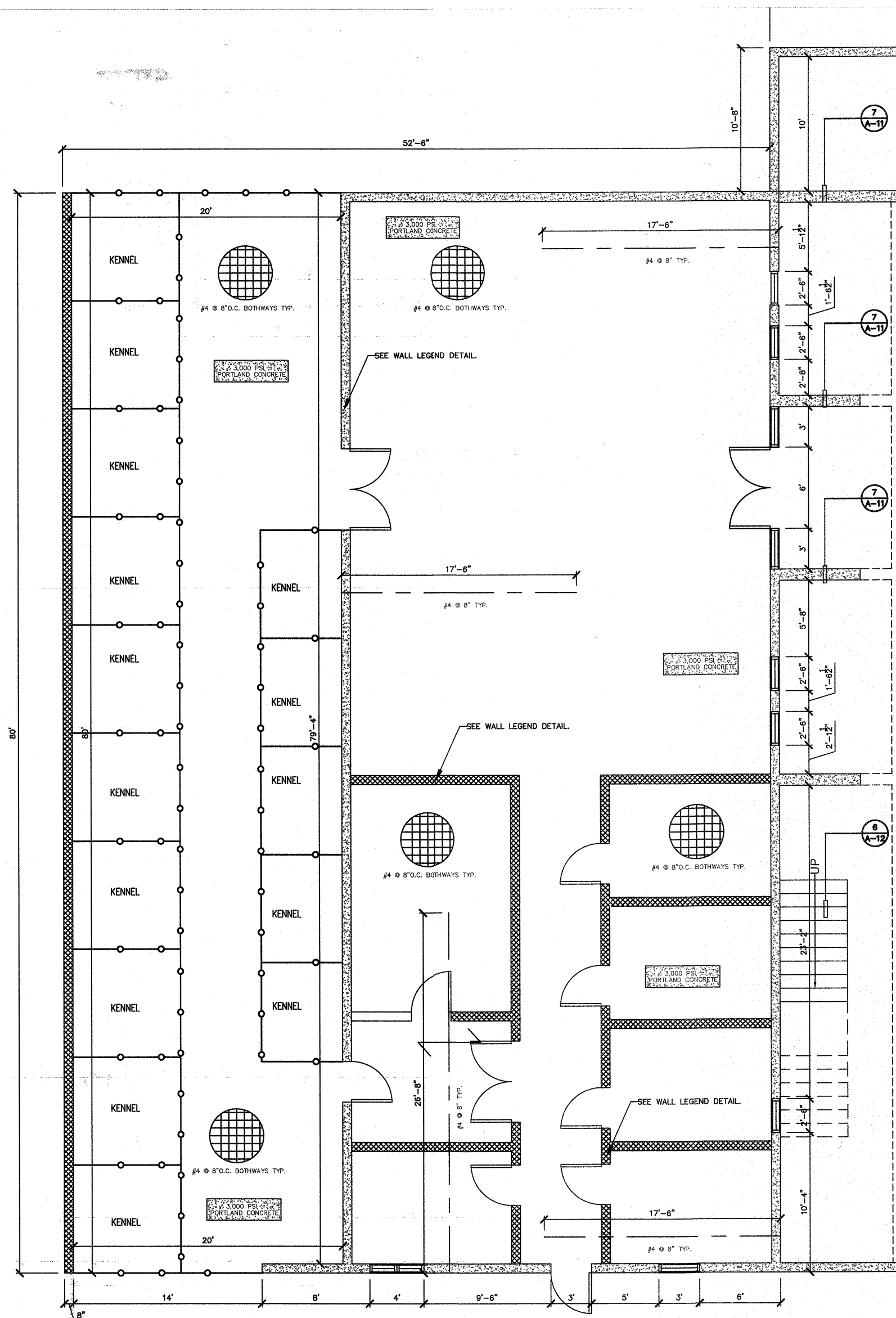
PARCEL NO. 30
(D9-6192-T977)
ESTATE SUSANN BERG

PUBLIC ROAD R.O.W
CENTERLINE ROAD (Rte. 10)

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Date _____

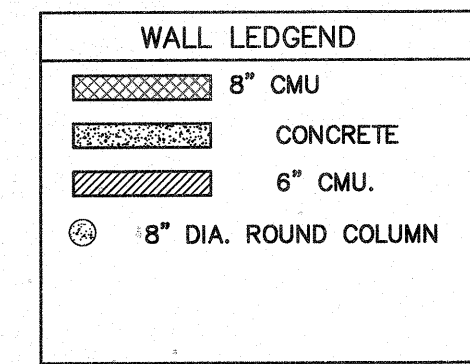
PROPOSED STORAGE /BUSINESS FOR: CLIENT APP#:
PEGGY YVONNE SMITH REVOC FAMILY TRT 0410-25
PARCEL NO. PCL 30 ESTATE SUSANNBERG
CRUZ BAY QTR ST. JOHN USVI

DRAWING TITLE				
SITE PROFILE DETAILS				
DATE 04/10/2025	SCALE 1/4" = 1'-0"	DRAWN BY CARLTON A CHARLESWELL JR	DWG. NO A-2.1	SEAL CARLTON A CHARLESWELL JR PE
APPROVED BY A. BRUNEY PE				



- SLAB NOTES**
- A1. 7" CONCRETE SLAB TYPICAL REINFORCED WITH #4 BARS AT 12" TEMPERATURE STEEL AND #6 AT 8" O.C. BOTTOM STEEL TYPICAL ON 6MILL. POLY VAPOR BARRIER. 3" COVER FOR SLAB ON GRADE
- B1. 7" CONCRETE SLAB REINFORCED WITH #4 BARS AT 12" TEMPERATURE STEEL AND #6 BARS @ 8" O.C. BOTTOM STEEL 3" COVERAGE TYPICAL.
- C1. 6" CONCRETE SLAB TYPICAL REINFORCED WITH #4 BARS AT 12" TEMPERATURE STEEL AND 8" O.C. BOTTOM STEEL TYPICAL 3" COVER FOR SUSPENDED SLAB.

- GENERAL NOTES**
1. APPLY TWO COATS MINIMUM OF THOROSEAL TO ALL CISTERN WALLS AND SLABS AND PROVIDE WATER STOP AT ALL KEYWAYS.
 2. PROVIDE A CONTINUOUS 4" PERFORATED DRAINAGE PIPE AT BASE OF ALL RETAINING BASE WALL EXPOSED TO LOWER LEVEL VOID COAT BACK OF SAME RETAINING WALLS WITH BITUMINOUS WATERPROOF MEMBRANE PRIOR TO BACK FILLING.
 3. PROVIDE 2" POURED IN PLACE METAL ANGLE AROUND CISTERN OPENING TO RECEIVE CONCRETE COVER PLATE. FINAL COVER SHALL BE FLUSH TO FINISH FLOOR ELEVATION AND FINISHED WITH THE SELECTED TILE.
 4. CONTRACTOR SHALL FILL BETWEEN FOUNDATION WALLS WITH SUITABLE SOIL AND COMPACT TO 95% DENSITY SLAB.

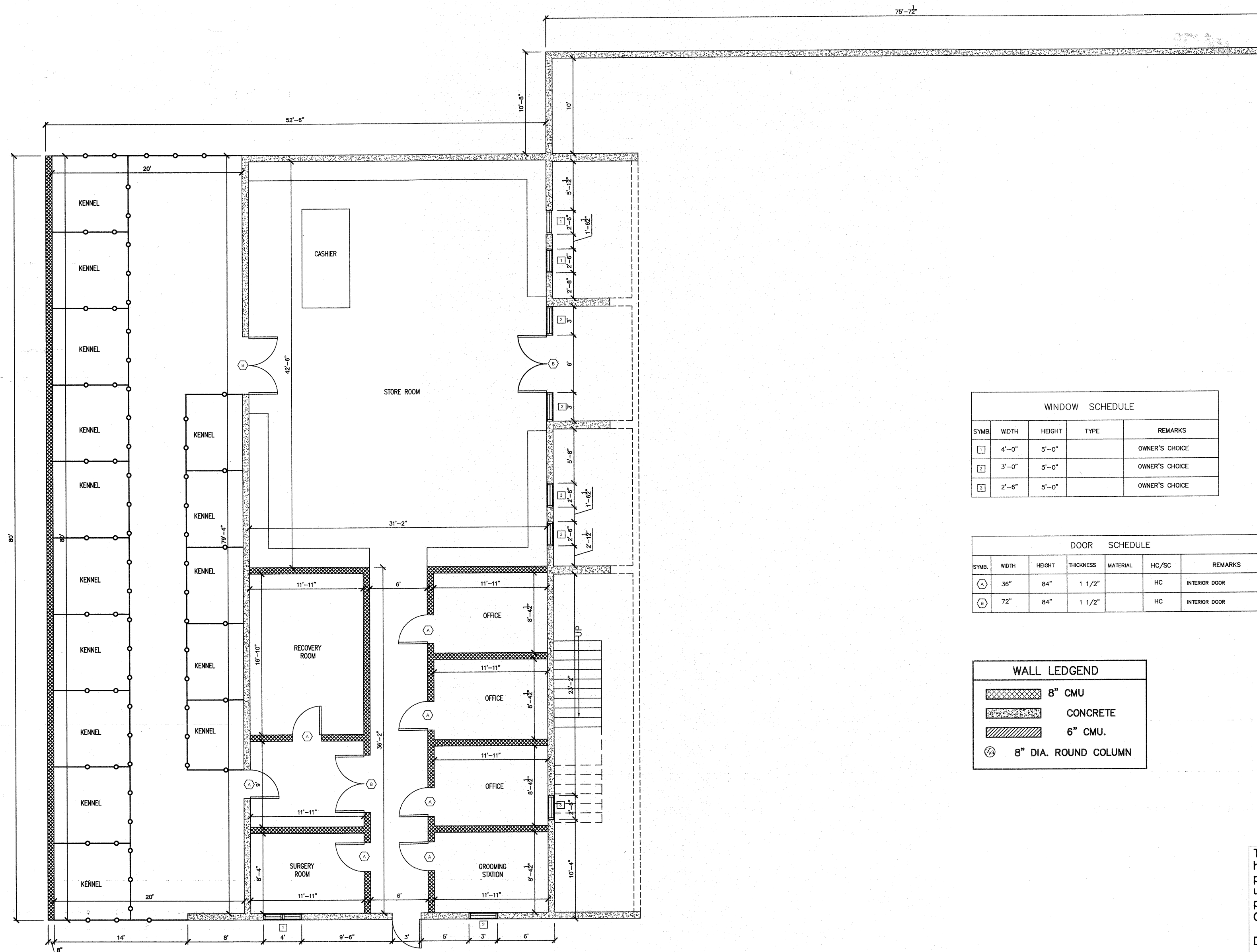


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Date _____

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PEGGY YVONNE SMITH REVOC FAMILY TRT		0410-25
PARCEL NO . PCL 30 ESTATE SUSANNABERG		
CRUZ BAY QTR ST. JOHN USVI		
DRAWING TITLE		
FOUNDATION PLAN		
DATE	SCALE	DRAWN BY
04/10/2025	1/4" = 1'-0"	CARLTON A CHARLESWELL JR
APPROVED BY A. BRUNEY PE		DWG. NO
		A-3
		SEAL
		10 APR 2025



EXISTING LOWER FLOOR PLAN
SCALE: 3/16" = 1'-0"

WINDOW SCHEDULE				
SYMB.	WIDTH	HEIGHT	TYPE	REMARKS
1	4'-0"	5'-0"		OWNER'S CHOICE
2	3'-0"	5'-0"		OWNER'S CHOICE
3	2'-6"	5'-0"		OWNER'S CHOICE

DOOR SCHEDULE						
SYMB.	WIDTH	HEIGHT	THICKNESS	MATERIAL	HC/SC	REMARKS
A	36"	84"	1 1/2"		HC	INTERIOR DOOR
B	72"	84"	1 1/2"		HC	INTERIOR DOOR

WALL LEDGEND	
	8" CMU
	CONCRETE
	6" CMU.
	8" DIA. ROUND COLUMN

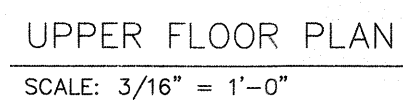
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Date _____

PROPOSED STORAGE /BUSINESS FOR:	CLIENT APP#:
PEGGY YVONNE SMITH REVOC FAMILY TRT	0410-25
PARCEL NO . PCL 30 ESTATE SUSANNABERG	
CRUZ BAY QTR ST. JOHN USVI	

DRAWING TITLE				
EXISTING LOWER LEVEL FLOOR PLAN				
DATE	SCALE	DRAWN BY	DWG. NO	SEAL
04/10/2025	1/4" = 1'-0"	CARLTON A CHARLESWELL JR	A-4	
APPROVED BY A. BRUNEY PE				



WALL LEDGEND	
	8" CMU
	CONCRETE
	6" CMU.
	8" DIA. ROUND COLUMN

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Date _____

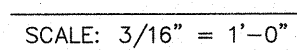
PROPOSED STORAGE /BUSINESS FOR:	CLIENT APP#.
PEGGY YVONNE SMITH REVOC FAMILY TRT	0410-25
PARCEL NO . PCL 30 ESTATE SUSANNABERG	
CRUZ BAY QTR ST. JOHN USVI	

DRAWING TITLE
PROPOSED UPPER LEVEL FLOOR PLAN

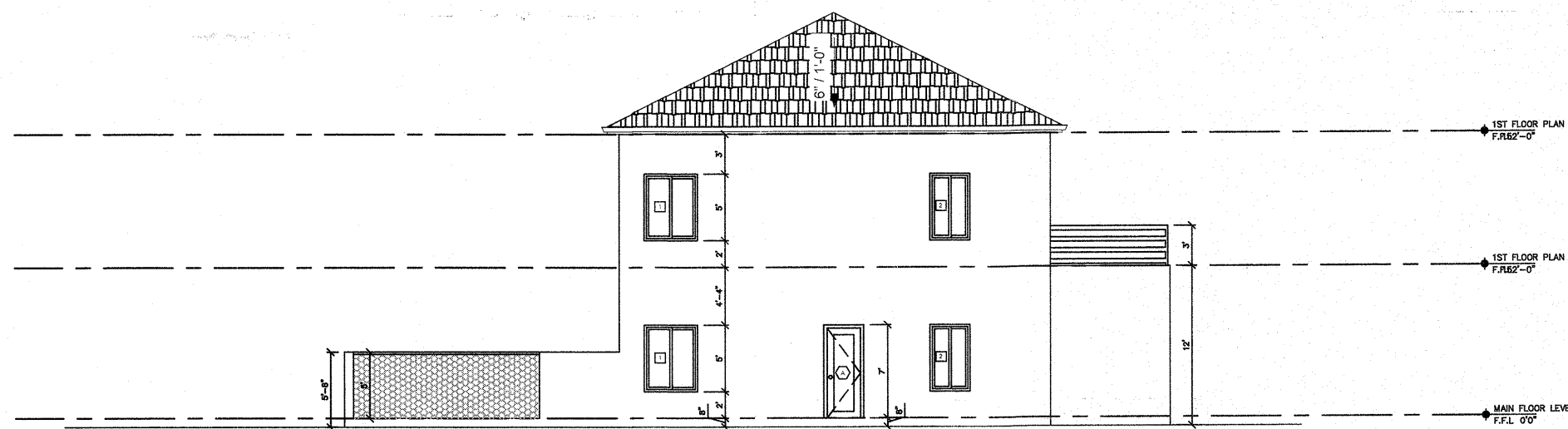
DATE	SCALE	DRAWN BY	D
04/10/2025	1/4" = 1'-0"	CARLTON A CHARLESWELL JR	
APPROVED BY A. BRUNEY PE			

A-4.1

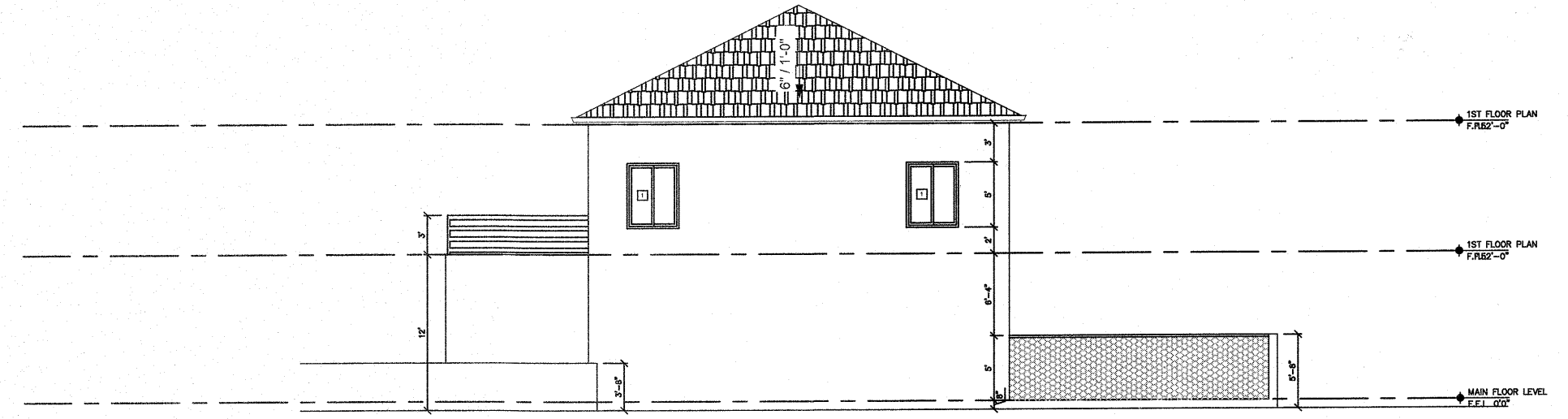




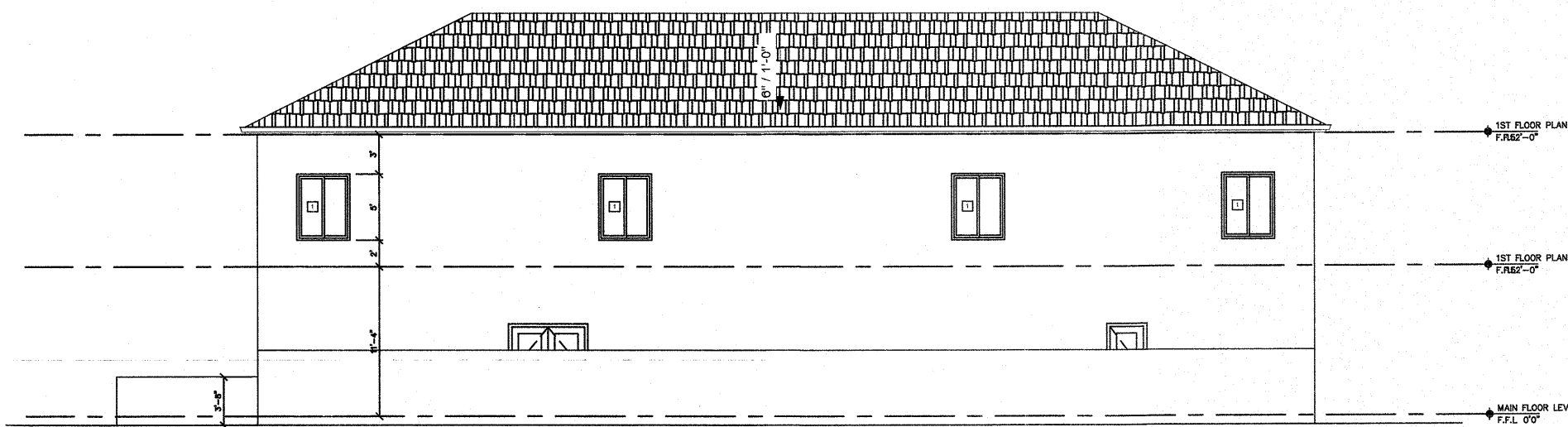
DRAWING TITLE			
PROPOSED ROOF PLAN			
DATE	SCALE	DRAWN BY	DWG. NO
04/10/2025	1/4 = 1'-0"	CARLTON A CHARLESWELL JR	A-4.2
APPROVED BY A. BRUNY PE			



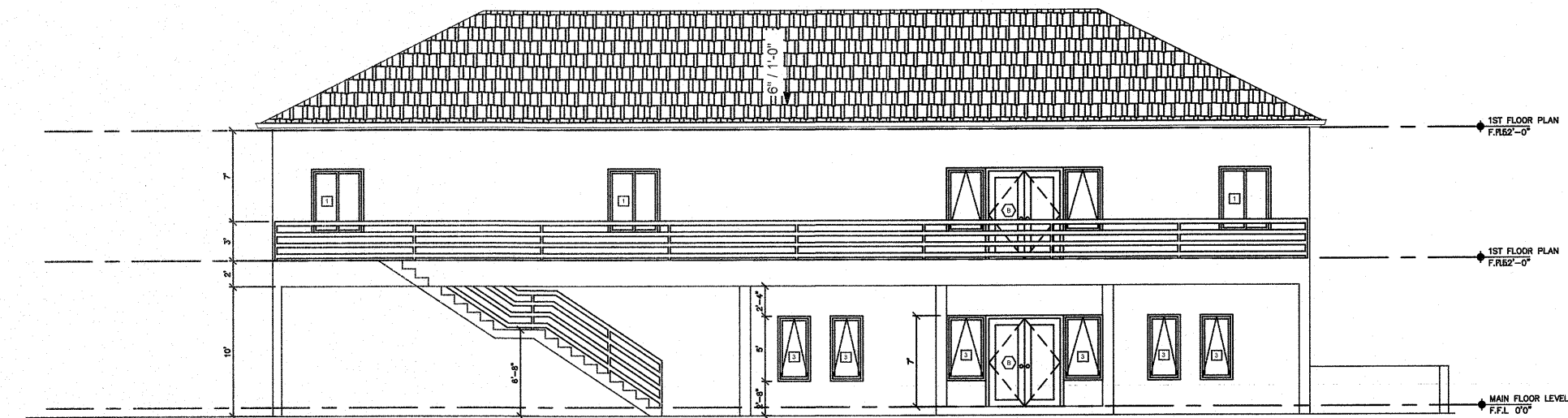
ELEVATION-01
SCALE: 1/8" = 1'-0"



ELEVATION-02
SCALE: 1/8" = 1'-0"



ELEVATION-03
SCALE: 1/8" = 1'-0"

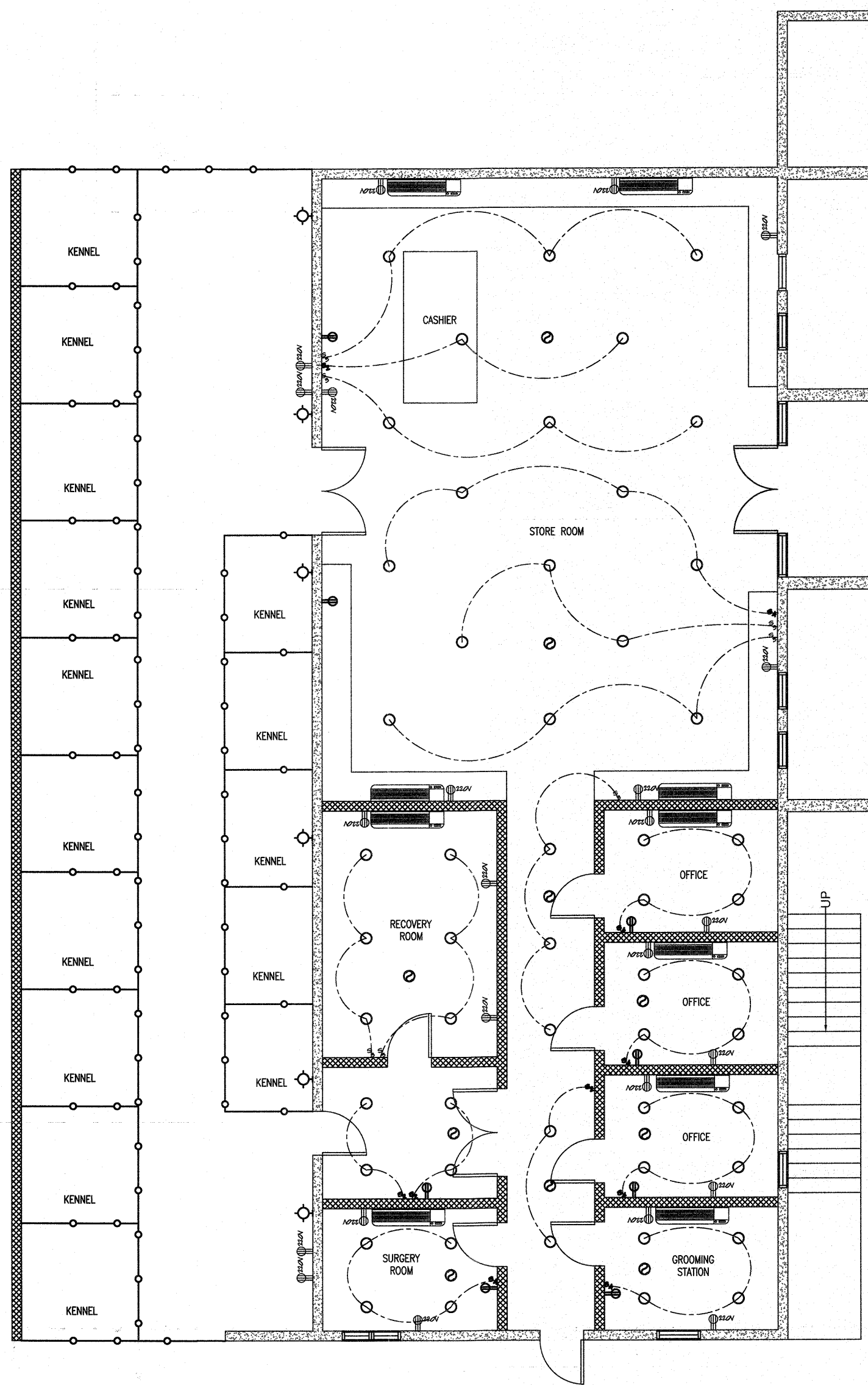


ELEVATION-04
SCALE: 1/8" = 1'-0"

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PEGGY YVONNE SMITH REVOC FAMILY TR 0410-25
PARCEL NO . PCL 30 ESTATE SUSANNABERG
CRUZ BAY QTR ST. JOHN USVI

DRAWING TITLE				
ELEVATIONS				
DATE	SCALE	DRAWN BY	DWG. NO	SEAL
04/10/2025	1/4" = 1'-0"	CARLTON A CHARLESWELL JR	A-5	SEAL
APPROVED BY A. BRUNEY PE				



ELECTRICAL LEGEND	
	SINGLE-POLE FLUSH-MOUNTED WALL SWITCH
	2 WAY FLUSH-MOUNTED WALL SWITCH
	3 WAY FLUSH-MOUNTED WALL SWITCH
	4-WAY FLUSH-MOUNTED WALL SWITCH
	15 AMP 120V FLUSH-MOUNTED FLOOR DUPLEX RECEPTACLE
	FAN OUTLET MOUNTED @ 94" ABOVE FINISH FLOOR
	15 AMP 120V WATER PROOF FLUSH-MOUNTED WALL DUPLEX RECEPTACLE
	15 AMP 120V FLUSH-MOUNTED WALL DUPLEX RECEPTACLE
	30 AMP 120/240V 10-3 WIRE OUTLET, <u>ELECTRIC DRYER</u>
	50 AMP 120/240V 10-3 WIRE OUTLET, <u>ELECTRIC RANGE</u>
	CEILING-MOUNTED LIGHT FIXTURE
	WALL-MOUNTED LIGHT FIXTURE
	SPOT LIGHT
	DOWN LIGHT, RECESSED IN CUSTOM FABRICATION
	DOWN LIGHT, SURFACE MOUNTED
	TELEVISION JACK
	FIRE EXTINGUISHER
	INSIDE TELEPHONE JACK
	FAX PHONE JACK
	INTERCOM JACK
	OUTSIDE TELEPHONE JACK
	SMOKE DETECTOR
	PANEL BOX OR LOAD CENTER (BREAKER)
	METER LOCATION
	COUNTERTOP
	INDICATED WEATHERPROOF DEVICE
	GROUND FAULT INTERRUPTER
	DIMMER SWITCH
	HOSE BIBB
	CLEAN-OUT
	MEDICINE CABINET
	MOTION DETECTOR
	EMERGENCY LIGHTS
	FLOOD LIGHTS
	120 VOLT VENT FAN VENTED TO OUTSIDE THROUGH 3" PVC PIPE
	NOTE: CONTRACTOR SHALL CONSULT WITH OWNER
	CEILING FAN - MOUNTED LIGHT FIXTURE
	AIR CONDITIONING SPLIT UNIT
	FLUORESCENT LIGHT

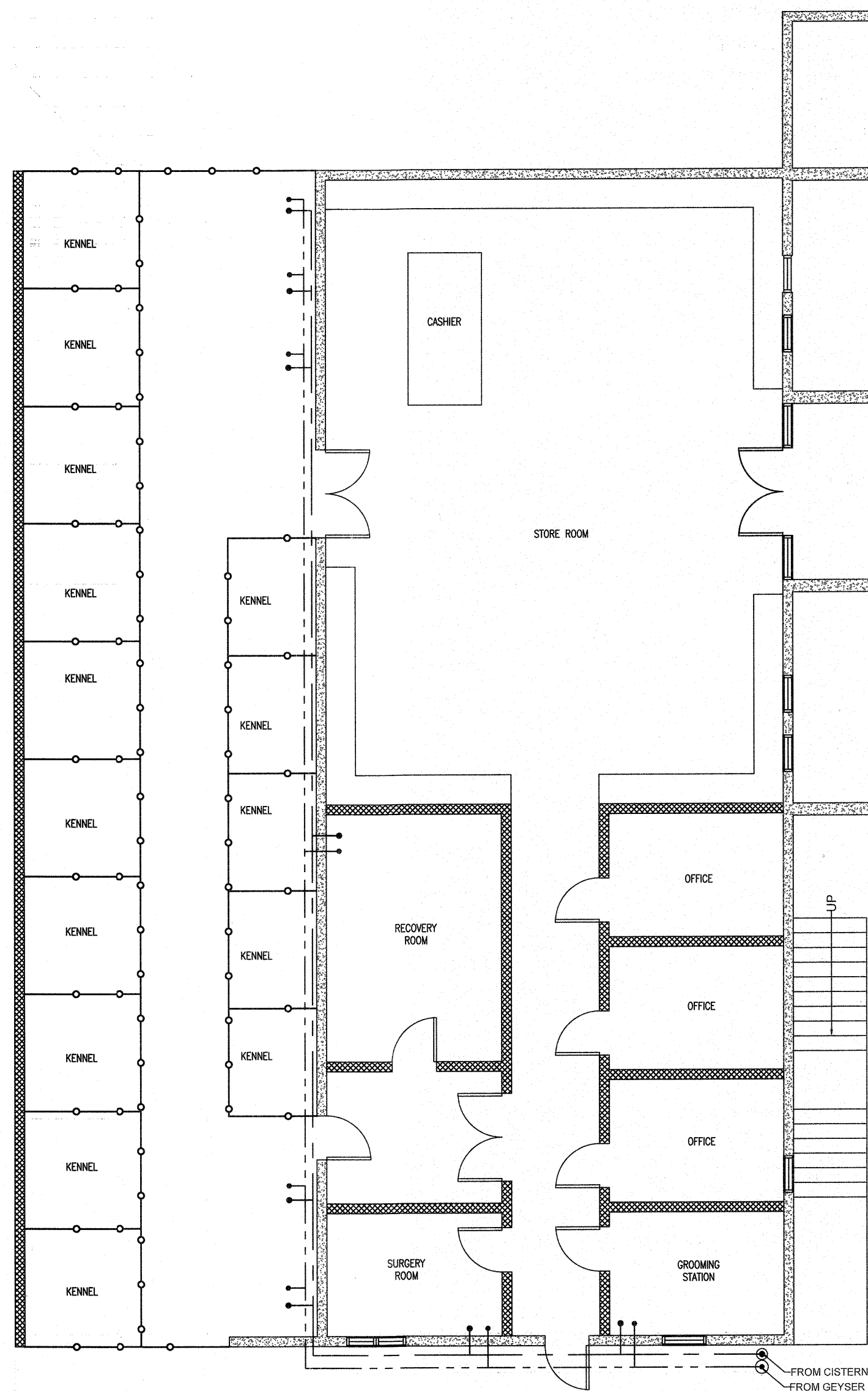
ELECTRICAL GENERAL NOTES

- THESE DRAWINGS AND THE ACCOMPANYING SPECIFICATION COVER THE FURNISHINGS OF ALL LABOR, EQUIPMENT AND MATERIALS AND THE PERFORMANCE OF ALL OPERATIONS IN CONNECTION WITH THE INSTALLATION OF A COMPLETE ELECTRICAL SYSTEM. THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND BOTH DOCUMENTS SHALL BE BINDING.
- ALL WORK SHALL COMPLY WITH THE LATEST NATIONAL ELECTRICAL CODE AND ALL LOCAL ORDINANCES AND REGULATIONS. ELECTRICAL CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS.
- COORDINATE ALL INSPECTIONS PRIOR TO CONCEALMENT OF INTERIOR, EXTERIOR OR UNDERGROUND UTILITIES WORK.
- PROVIDE "UL" AND SERVICE ENTRANCE LABELS ON ALL AS REQUIRED BY THE LOCAL CODES.
- TYPE WRITTEN PANELBOARD DIRECTORIES SHALL BE PROVIDED IN EACH PANELBOARD AT THE TIME OF FINAL INSPECTION. MAINTAIN AN "AS BUILT" PANELBOARD DIRECTORY AT EACH PANELBOARD DURING THE CONSTRUCTION.
- VERIFY ALL DOORS SWITCHES WITH ARCHITECTURAL DRAWINGS BEFORE ROUGHING IN WALL SWITCHES.
- VERIFY THAT ALL CEILING MOUNTED LIGHTING HAS ADEQUATE ROUGH-IN SPACE.
- ALL CONDUITS SHALL BE 2" MINIMUM, UNLESS OTHERWISE NOTED.
- ALL CONDUCTORS SHALL BE COPPER, TYPE THHN OR THWN 600V, 75 DEG.C. EXCEPT AS INDICATED OTHERWISE MINIMUM WIRE SIZE FOR POWER AND LIGHTING SHALL BE #12 AWG. & #10 AWG. IF RUN EXCEED 60 FEET, ALUMINUM CONDUCTOR SHALL NOT BE ACCEPTABLE.

EXISTING ELECTRICAL FLOOR PLAN
SCALE: 3/16" = 1'-0"

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Date _____

PROPOSED STORAGE /BUSINESS FOR:			CLIENT APP#:
PEGGY YVONNE SMITH REVOC FAMILY TR			0410-25
PARCEL NO . PCL 30 ESTATE SUSANNABERG CRUZ BAY QTR ST. JOHN USVI			
DRAWING TITLE			
EXISTING LOWER LEVEL ELECTRICAL PLAN			
DATE	SCALE	DRAWN BY	DWG. NO
04/10/2025	1/4" = 1'-0"	CARLTON A CHARLESWELL JR	E-1.0
APPROVED BY A. BRUNEY PE			SEAL 



EXISTING PLUMBING FLOOR PLAN
SCALE: 3/16" = 1'-0"

PLUMBING LEGENDS

---	1/2" COLD WATER LINE
---	1/2" HOT WATER LINE
---	3" SOIL PIPE
---	2" VENT PIPE
○	3" PVC Vent line
---	1" PVC Inlet Line
⋈	Gate Valve

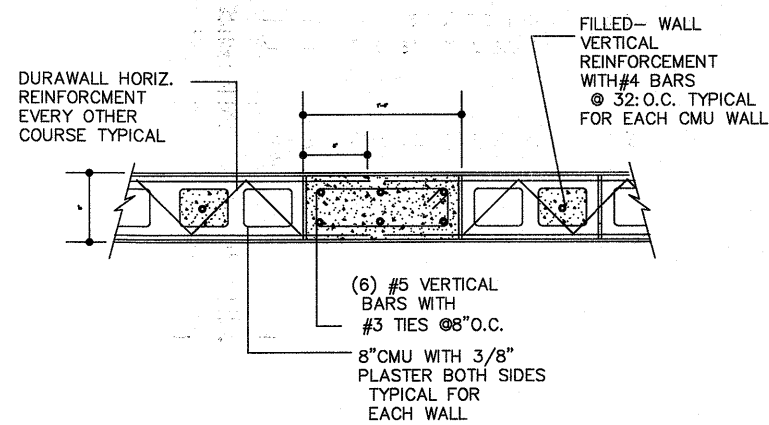
PLUMBING SCHEDULE					
DESCRIPTION	SUPPLY		WASTE	VENT	REMARKS
	HOT	COLD			
W.C.	-	1/2"	3"	2"	
TUB.	1/2"	1/2"	2"	1 1/2"	
LAV.	1/2"	1/2"	1 1/2"	1 1/2"	
SINK.	1/2"	1/2"	2"	1 1/2"	
KITCHEN SINK	1/2"	1/2"	1 1/2"	1 1/2"	
WASHER	1/2"	1/2"	2"	1 1/2"	

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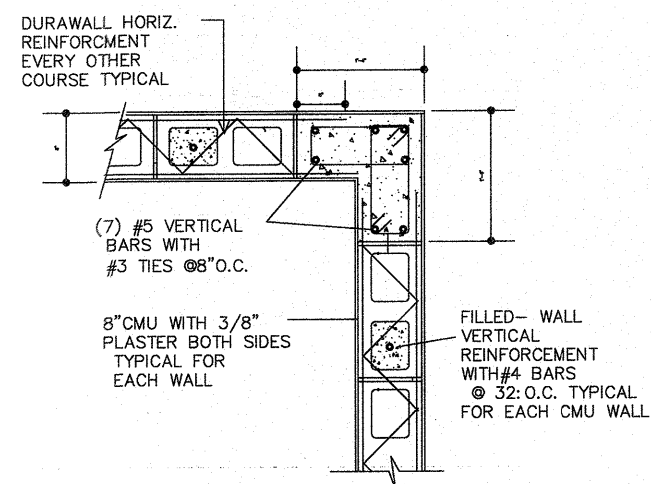
Date _____

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PEGGY YVONNE SMITH REVOC FAMILY TR	0410-25
PARCEL NO . PCL 30 ESTATE SUSANNABERG	
CRUZ BAY QTR ST. JOHN USVI	

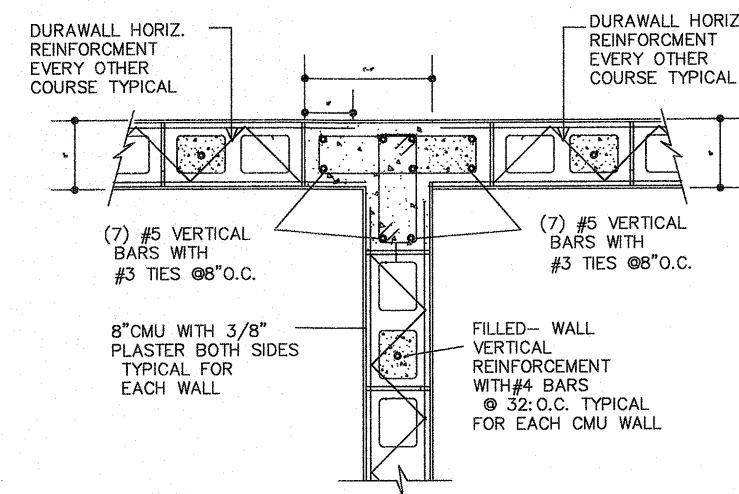
DRAWING TITLE				
EXISTING LOWER LEVEL PLUMBING PLAN				
DATE	SCALE	DRAWN BY	DWG. NO	SEAL
04/10/2025	1/4" = 1'-0"	CARLTON A CHARLESWELL JR	P-1.0	
APPROVED BY A. BRUNEY PE				



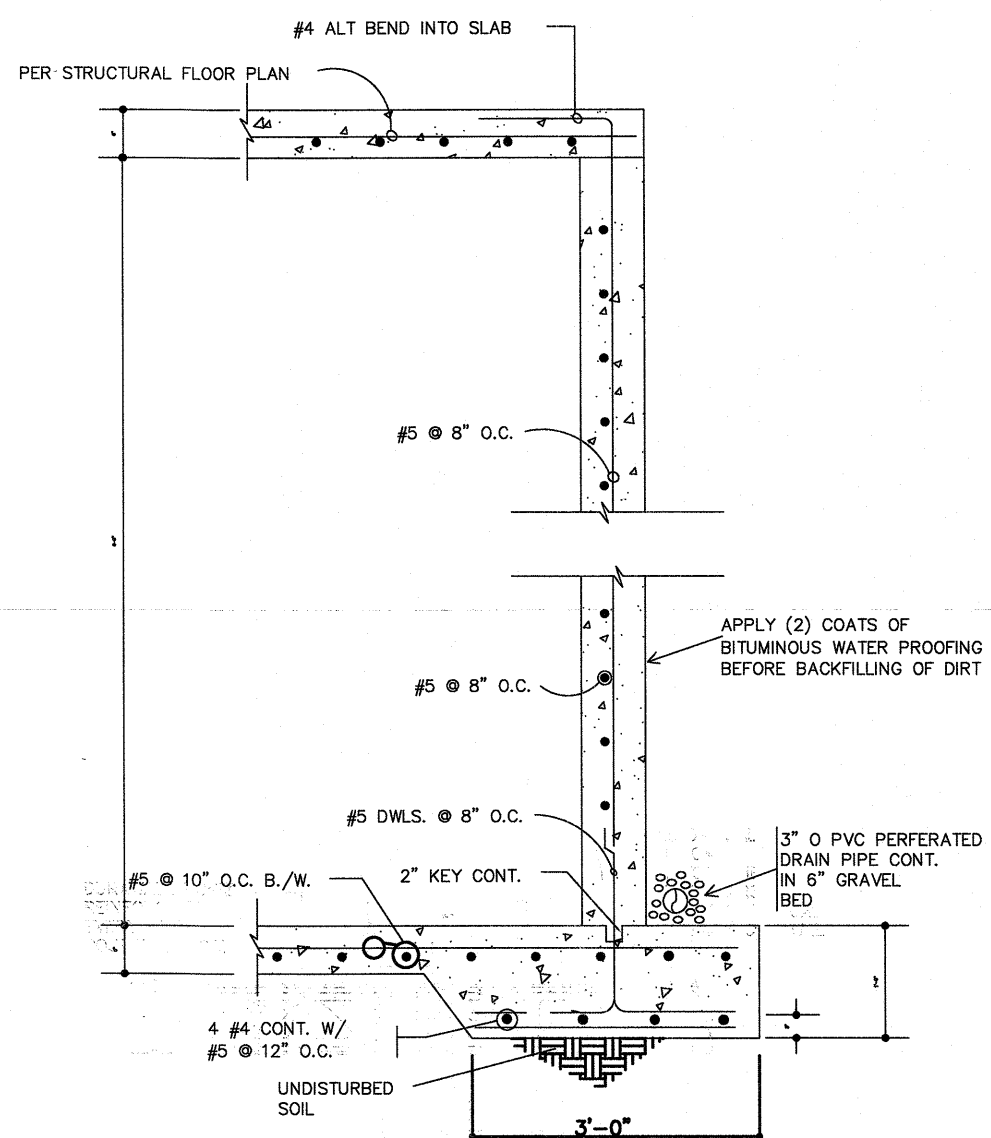
1	SCALE	WALL COLUMN & CONCRETE BLOCK DETAIL
A-11	3/4" = 1'-0"	



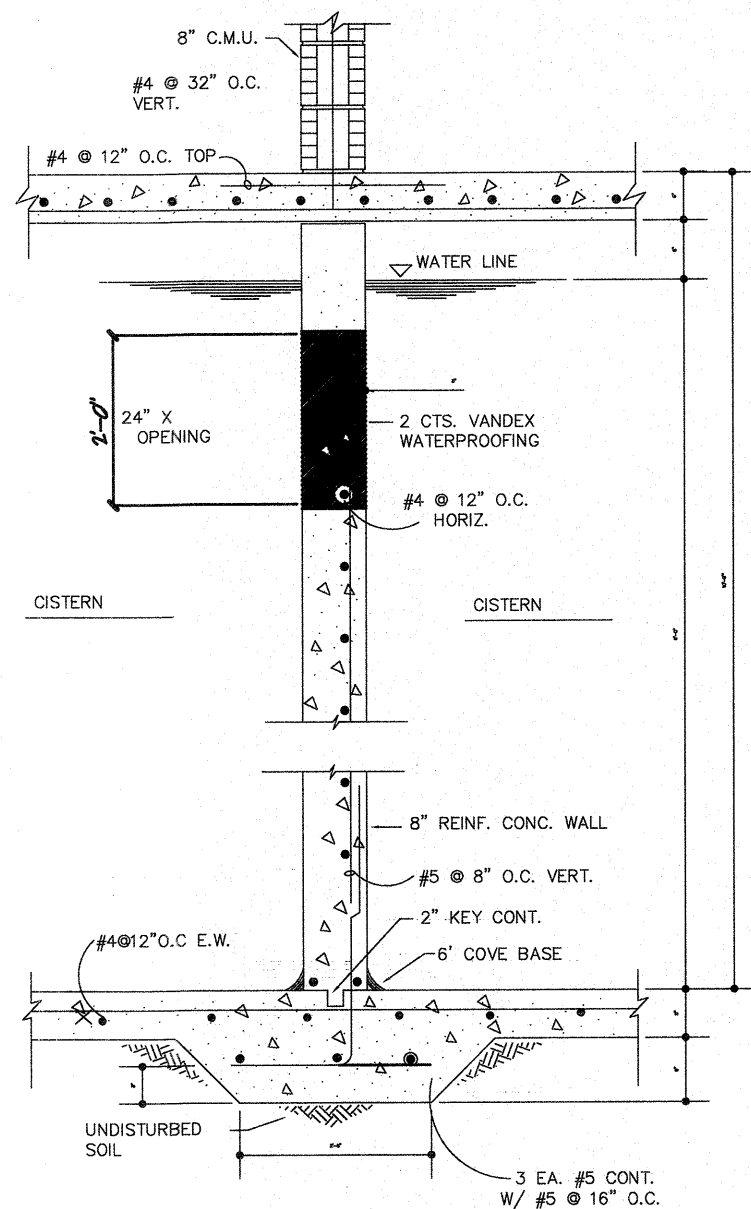
2	SCALE	WALL END COLUMN DETAIL
A-11	3/4" = 1'-0"	



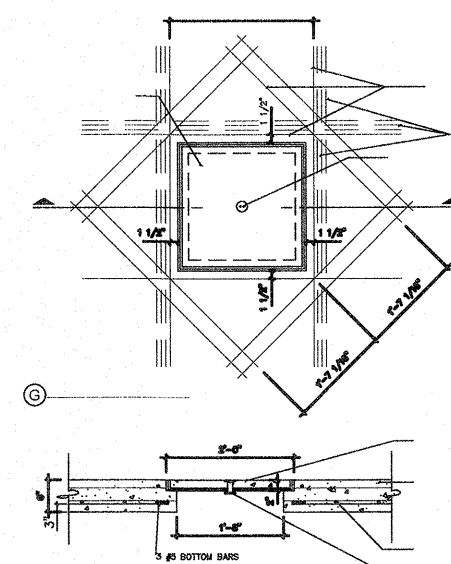
3	SCALE	WALL COLUMN DETAIL
A-11	3/4" = 1'-0"	



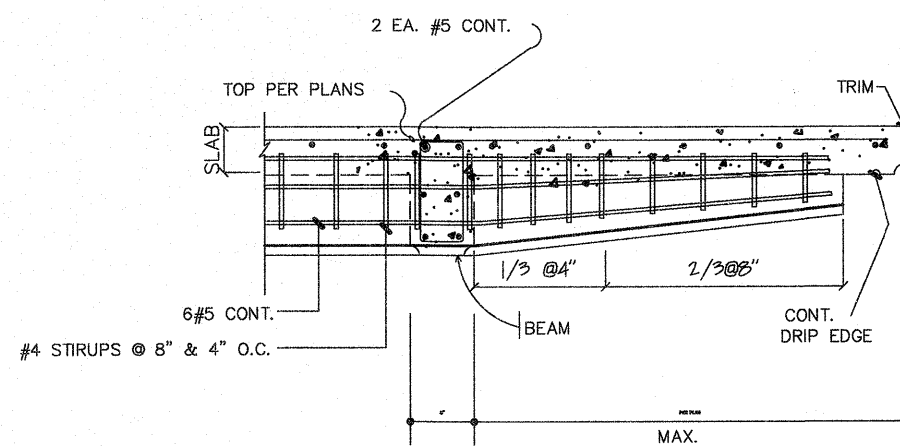
4	SCALE	CISTERN DETAIL
A-11	3/4" = 1'-0"	



5	SCALE	INT. CISTERN WALL DETAIL
A-11	3/4" = 1'-0"	



6	SCALE	CISTERN COVER DETAIL
A-11	3/4" = 1'-0"	



7	SCALE	CANTILEVER BEAM DETAIL
A-11	3/4" = 1'-0"	

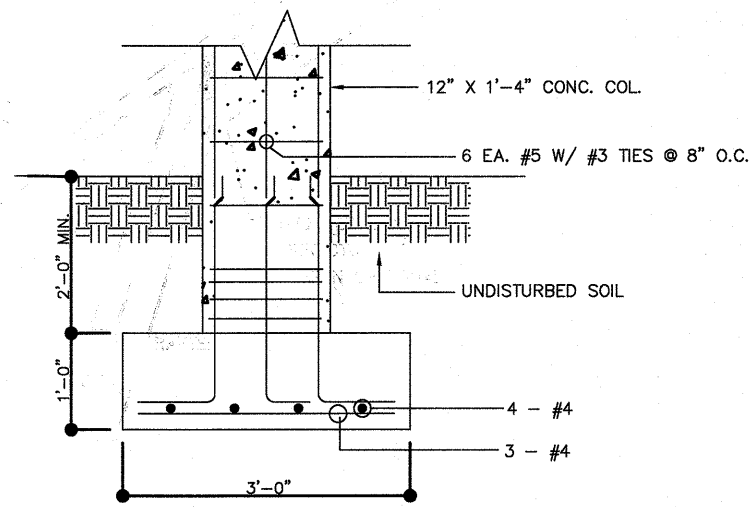
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Client Signature _____

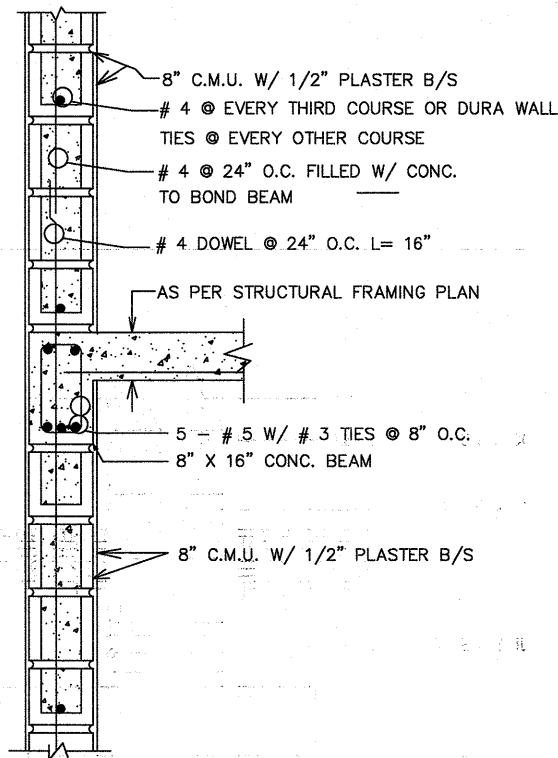
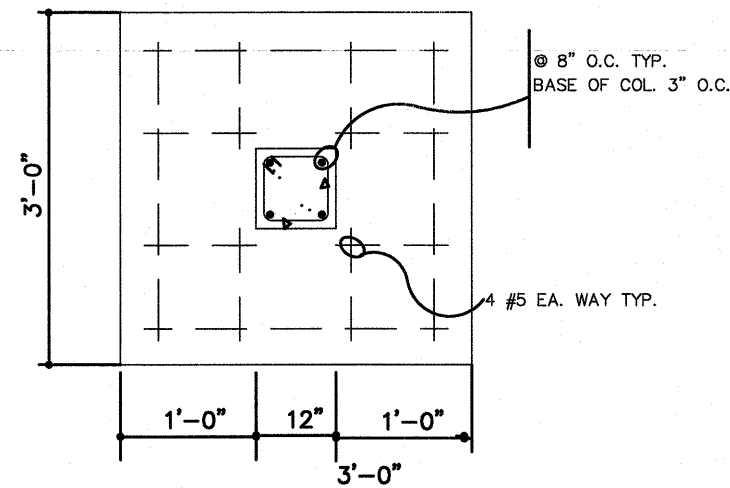
Date _____

PROPOSED STORAGE /BUSINESS FOR:	CLIENT APP#:
PEGGY YVONNE SMITH REVOC FAMILY TR	0410-25
PARCEL NO . PCL 30 ESTATE SUSANNABERG	
CRUZ BAY QTR ST. JOHN USVI	

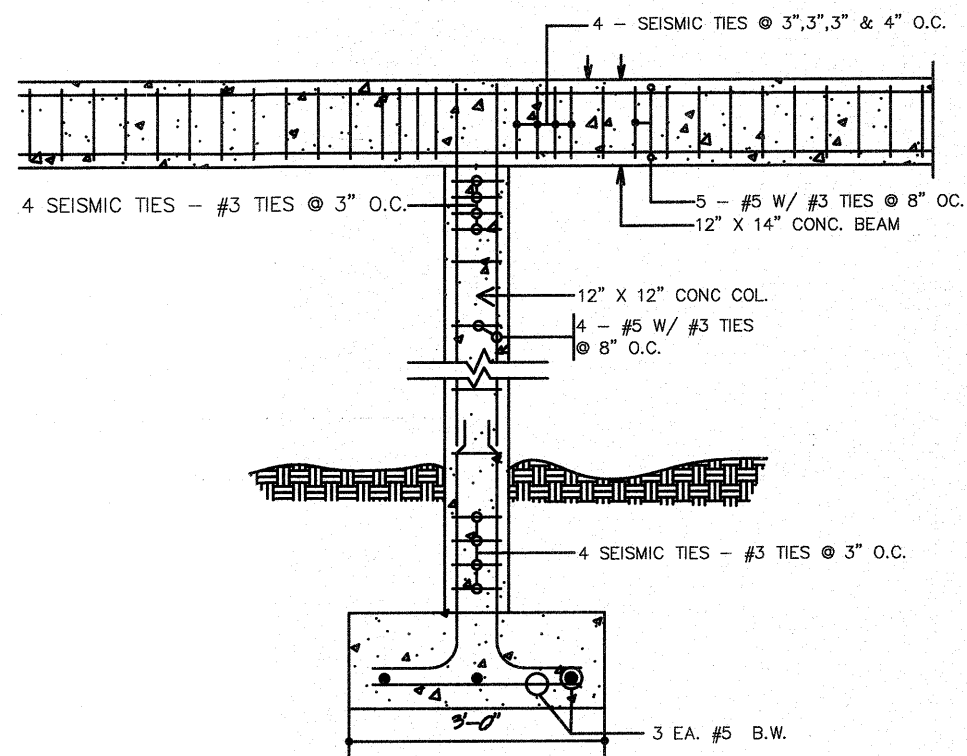
DRAWING TITLE				
DETAILS				
DATE	SCALE	DRAWN BY	DWG. NO	SEAL
04/10/2025	1/4" = 1'-0"	CARLTON A CHARLESWELL JR	A-11	
APPROVED BY A. BRUNEY PE				



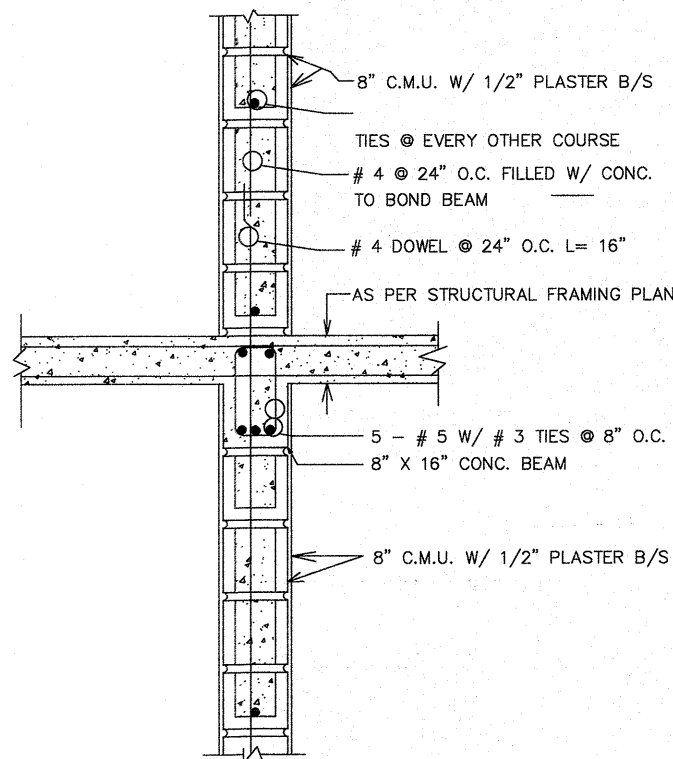
1	SCALE	COLUMN DETAIL.
A-12	3/4" = 1'-0"	



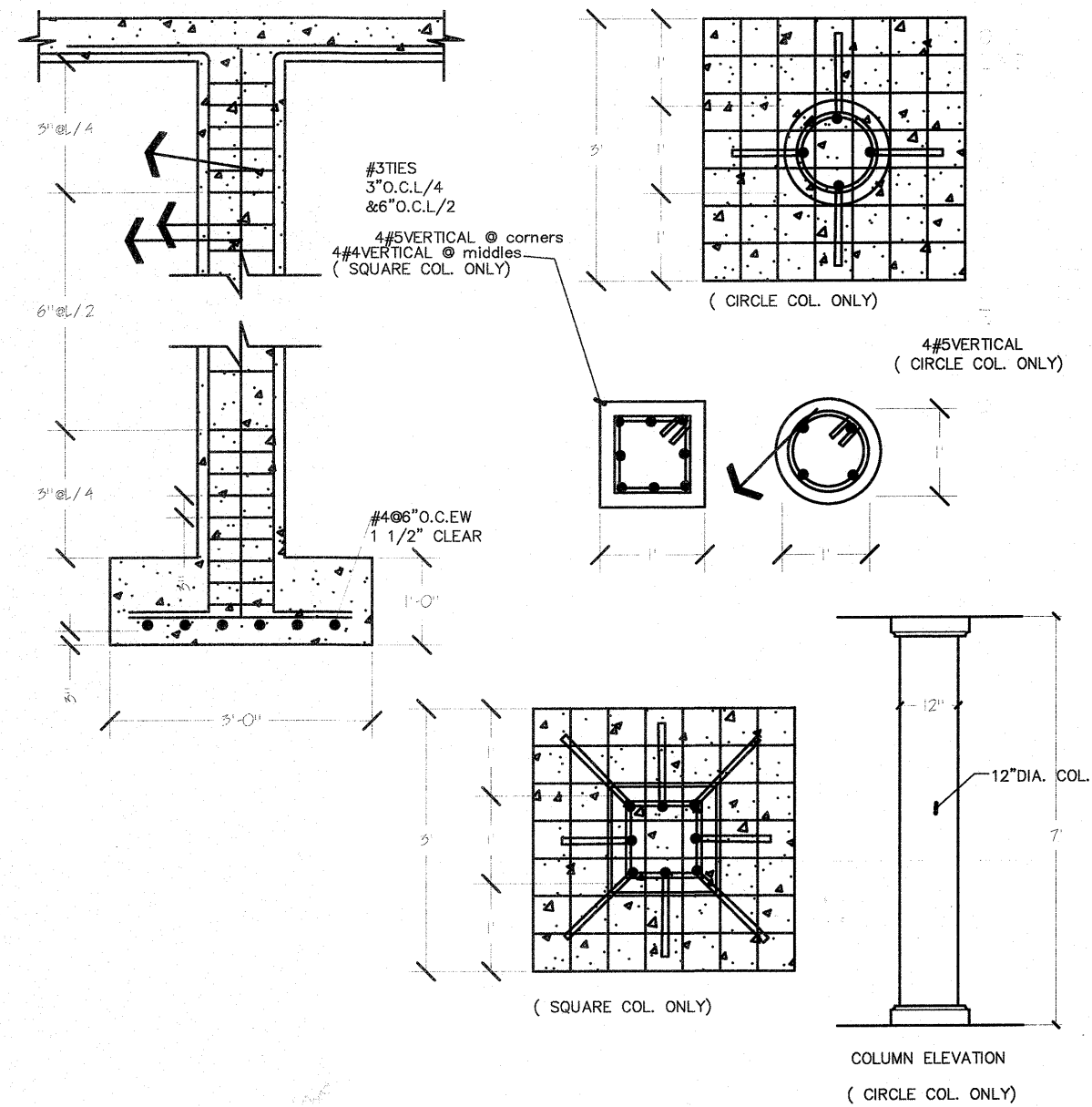
4	SCALE	WALL, BEAM, & COLUMN DETAIL.
A-12	3/4" = 1'-0"	



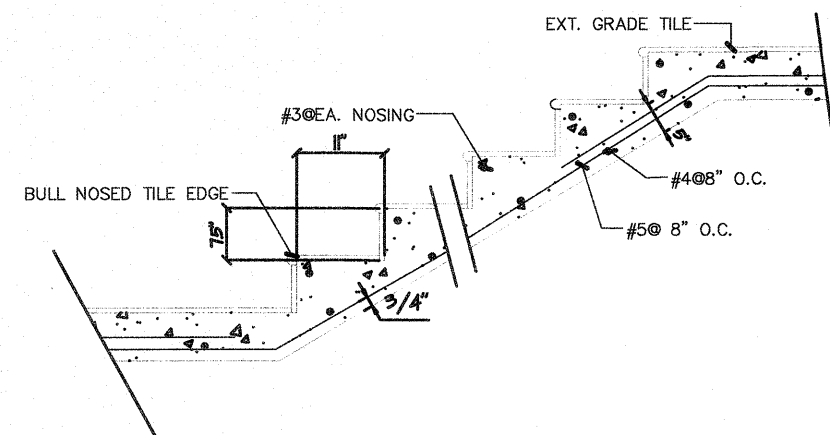
2	SCALE	COLUMN & BEAM CONN. DETAIL. (TYP.)
A-12	3/4" = 1'-0"	NOTE: USE THIS DETAIL FOR ALL COL. & BEAM CONNECTIONS



5	SCALE	WALL, BEAM, COLUMN. DETAIL.
A-12	3/4" = 1'-0"	



3	SCALE	COLUMN DETAIL.
A-12	3/4" = 1'-0"	



6	SCALE	CONCRETE STAIRS DETAIL.
A-12	3/4" = 1'-0"	

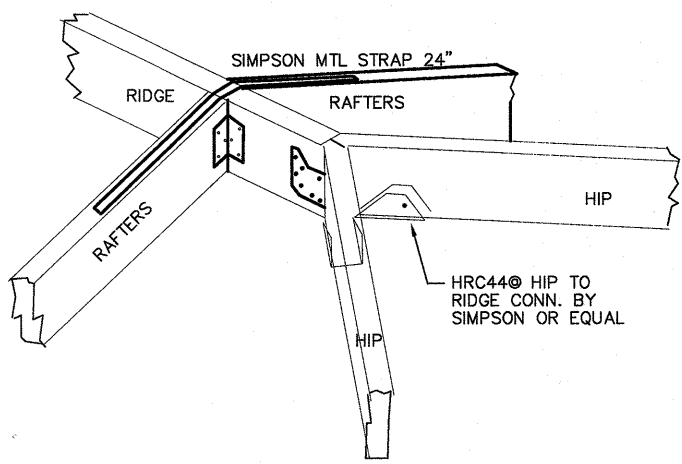
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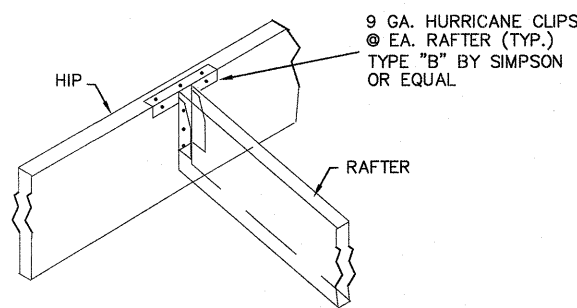
Date _____

PROPOSED STORAGE /BUSINESS FOR: CLIENT APP#:
 PEGGY YVONNE SMITH REVOC FAMILY TR 0410-25
 PARCEL NO . PCL 30 ESTATE SUSANNABERG
 CRUZ BAY QTR ST. JOHN USVI

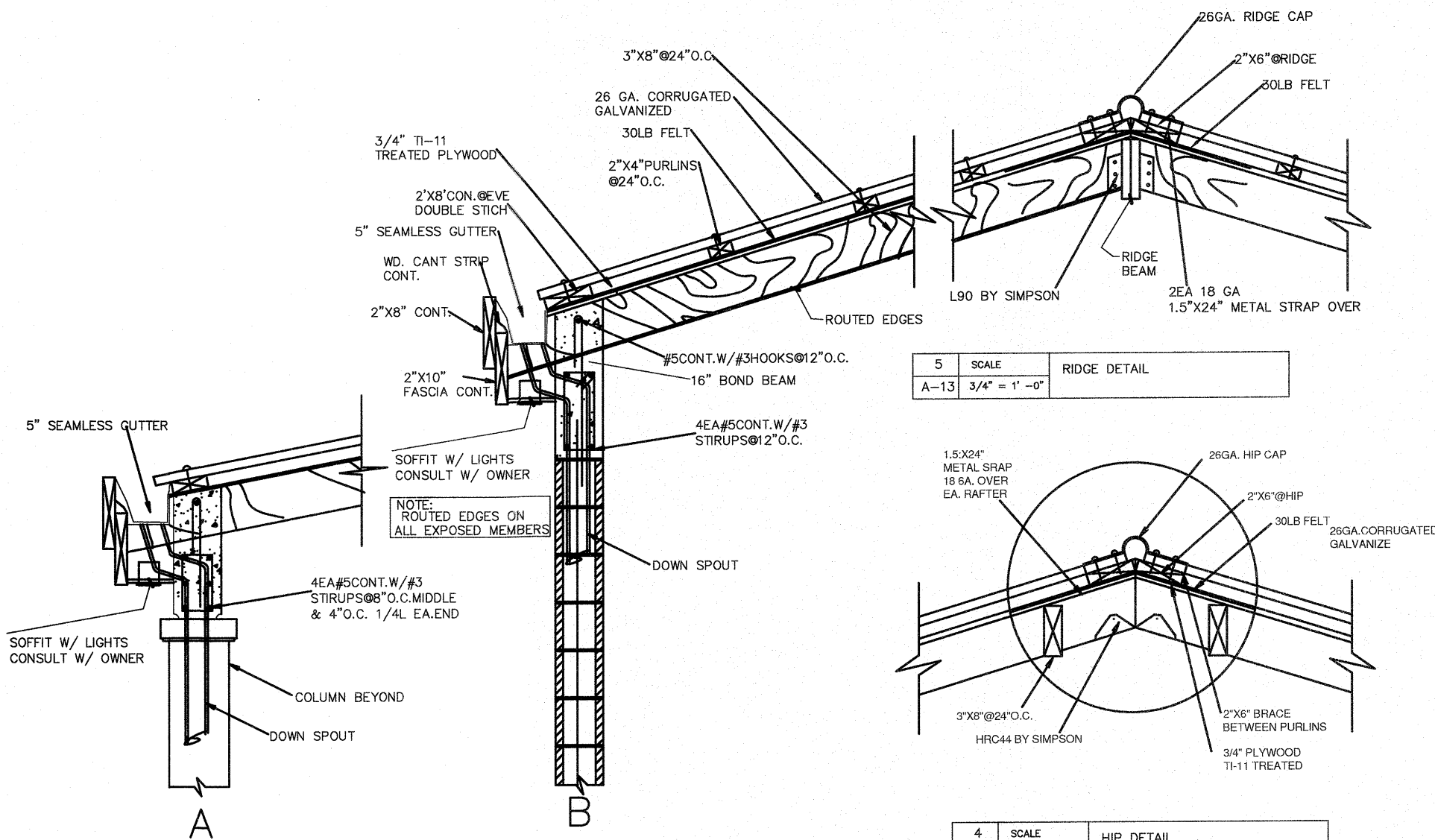
DRAWING TITLE DETAILS				
DATE	SCALE	DRAWN BY	DWG. NO	SEAL
04/10/2025	1/4" = 1'-0"	CARLTON A CHARLESWELL JR	A-12	
APPROVED BY A. BRUNY PE				



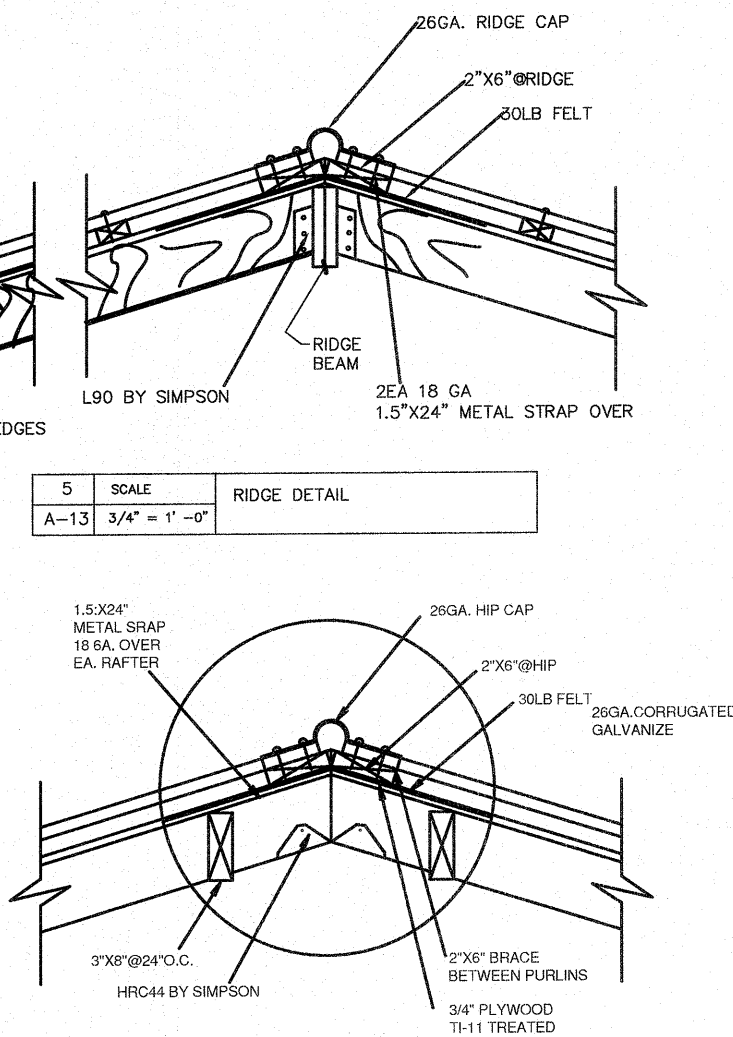
1	SCALE	HIP TO RIDGE DETAIL
A-13	N.T.S.	



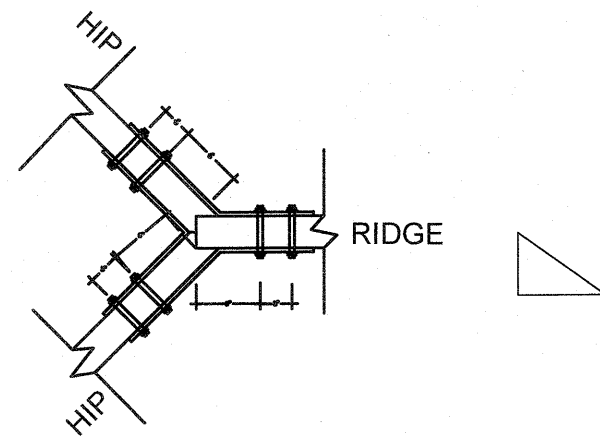
2	SCALE	RAFTER TO HIP DETAIL
A-13	N.T.S.	



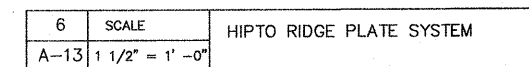
3	SCALE	ROOF DETAIL
A-13	3/4" = 1'-0"	



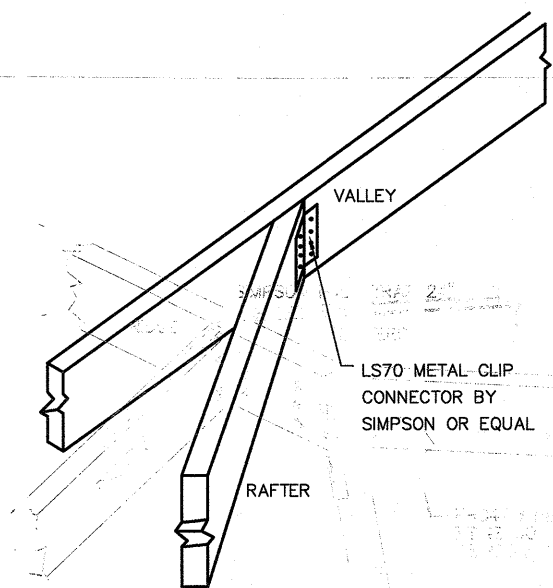
4	SCALE	HIP DETAIL
A-13	3/4" = 1'-0"	



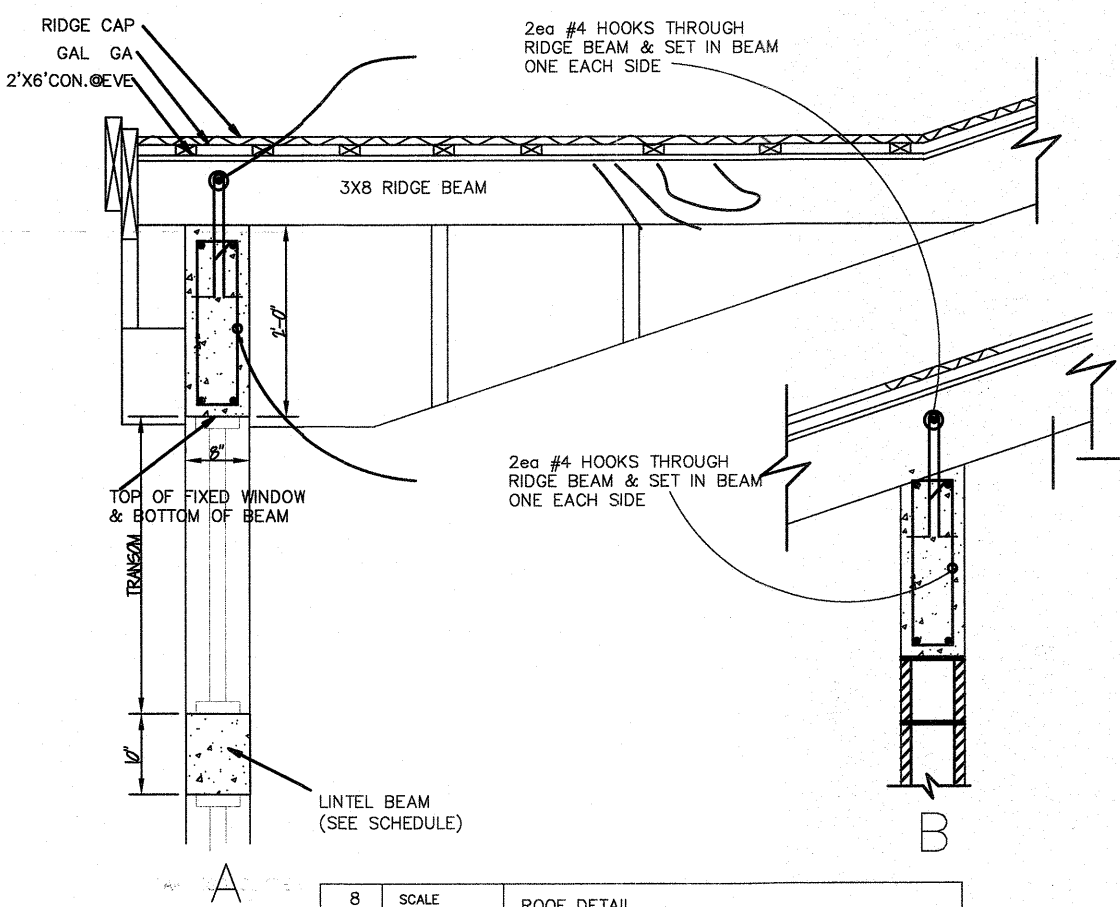
5	SCALE	RIDGE DETAIL
A-13	3/4" = 1'-0"	



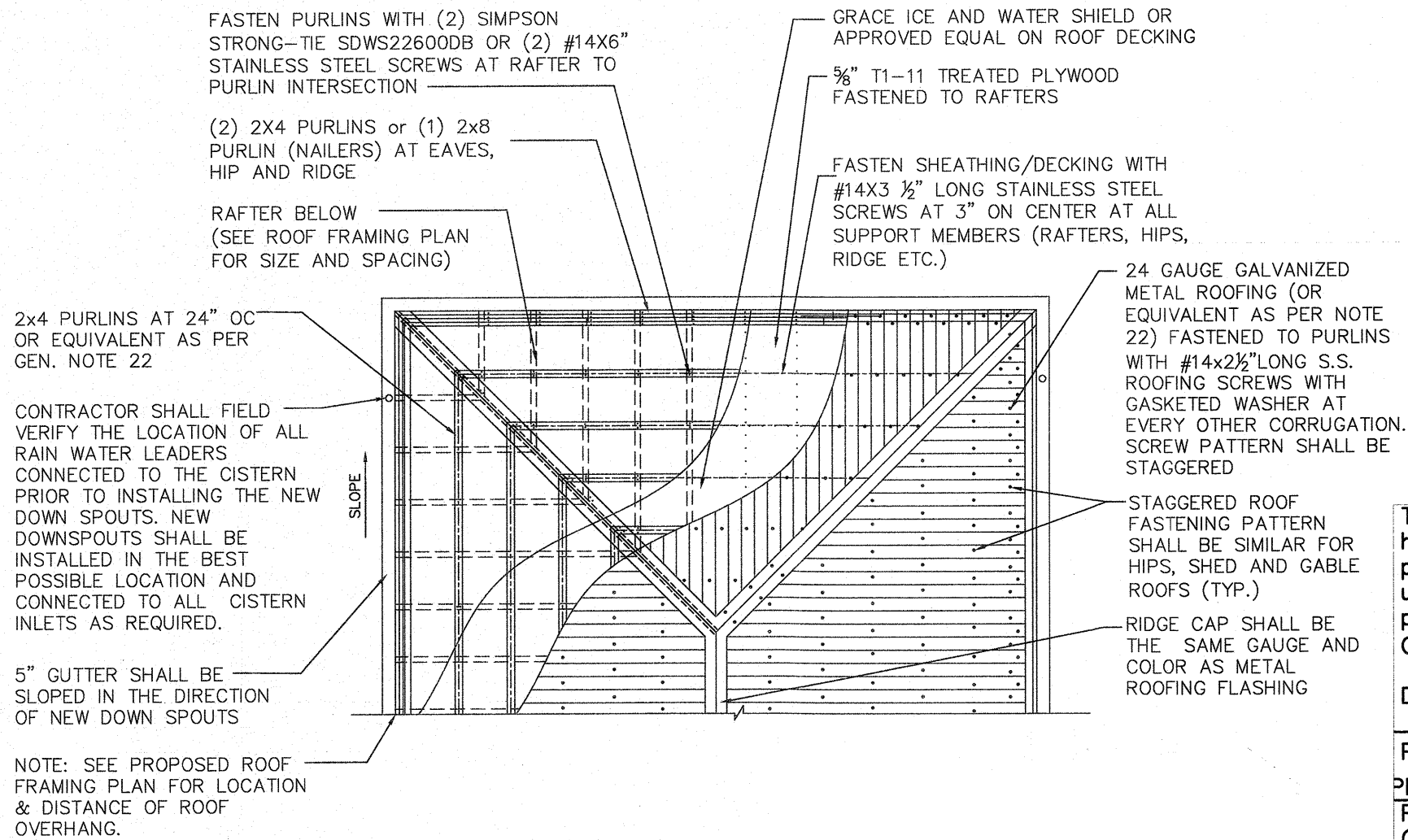
6	SCALE	HIP TO RIDGE PLATE SYSTEM
A-13	1 1/2" = 1'-0"	



7	SCALE	VALLEY RAFTER DETAIL
A-13	3/4" = 1'-0"	



8	SCALE	ROOF DETAIL
A-13	3/4" = 1'-0"	



9	SCALE	TYPICAL ROOF FASTENING LAYOUT FOR HIP, GABLE, AND SHED ROOFS
A-13	N.T.S.	

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Date _____

PROPOSED STORAGE /BUSINESS FOR:	CLIENT APP#:
PEGGY YVONNE SMITH REVOC FAMILY TR	0410-25
PARCEL NO . PCL 30 ESTATE SUSANNABERG	
CRUZ BAY QTR ST. JOHN USVI	

DRAWING TITLE				
ROOF DETAILS				
DATE	SCALE	DRAWN BY	DWG. NO	SEAL
04/10/2025	1/4" = 1'-0"	CARLTON A CHARLESWELL JR	A-13	
APPROVED BY A. BRUNEY PE				