

REQUEST FOR PROPOSALS WTJX PARKING ENCLOSURE – ESTATE RICHMOND FACILITY

A. NOTICE

The Virgin Islands Public Broadcasting System, herein after referred to as WTJX, is soliciting firm, fixed price proposals from qualified and experienced construction companies for the new construction of a parking enclosure/garage to house WTJX's new mobile production unit. The contractor shall provide all labor, material, supplies, permits and equipment to complete said parking enclosure construction as specified in the bid documents and attached architectural drawings for WTJX, located at Nos. 36 & 37 Estate Richmond, Christiansted, St. Croix, USVI.

Information provided in the scope of work shall be used solely for purpose of preparing a bid. It is further expected that each bidder will read the scope of work with care, for failure to meet certain specified conditions may invalidate their bid.

WTJX reserves the right to reject any or all proposals or any portion thereof and to accept the bid deemed most advantageous to WTJX. Price and the ability of the bidder to complete this type of project shall be considered as the sole criterion for awarding this project (lowest responsive and responsible bidder).

Applicants are requested to submit proposal based on the scope of work. Alternative proposals recommending new features and technology other than that requested in the scope of work will receive consideration providing such new features and/or technology is clearly explained. Any exceptions to the requirements requested herein must be clearly noted in writing and be included as part of the bid.

The information contained herein is believed to be accurate but is not to be considered in any way as a warranty. Invitation for additional information on clarifying the scope of work should be directed in writing to: **Zoe Zimet, Executive Assistant to CEO, Virgin Islands Public Broadcasting System, at zzimet@wtjx.org**. Hard copies of this Request for Proposals and the attached architectural drawings are also available at WTJX's Estate Richmond facility.

B. STATEMENT OF PURPOSE

WTJX is run by a Board of Directors, and the Chief Executive Officer is responsible for the day-to-day operations of the System. The basic goal of the System is to advance the general welfare of the community through educational, cultural and public affairs programming, local and national, for the population of the Virgin Islands. The station's general policy is set by its Board of Directors. Some oversight duties are exercised by the V.I. Government's Executive and Legislative branches. The Legislative branch appropriates and the Executive branch allots the majority of the funds necessary for the operation of the System.

Like all PBS member stations, WTJX is eligible for funds from the Corporation for Public Broadcasting (CPB), which is a private corporation created by the Federal government. It is the largest single source of funding for television and radio programming; and like all broadcast outlets, WTJX is regulated by the Federal Communications Commission (FCC). WTJX is a member of the Public Broadcasting Service (PBS), a private, non-profit media enterprise, owned and operated by member stations, which produce and distribute programs. WTJX is also a member of National Public Radio (NPR).

Mission:

WTJX's mission is to partner with individuals, foundations, corporations, and government agencies, to develop community engagement projects, designed to enhance the quality of life for everyone in the Virgin Islands.

Vision:

WTJX, educating everyone in the Virgin Islands from the cradle to the rocking chair.

Values:

To open engagement that is relevant to everyone in the Territory. This engagement should be inclusive, interactive and provide meaningful information for the education of all.

Furthermore, it has been acknowledged that WTJX's St. Croix Estate Richmond facility requires this parking enclosure to house its new mobile production unit. Said parking enclosure would protect this vehicle from incurring any damage from the elements and other outside forces.

C. PROPOSED SCOPE OF WORK

WTJX is soliciting proposals from qualified and experienced companies in procuring professional construction services to construct a parking enclosure for the new mobile production unit, as specified in the attached architectural drawings.

Proposal shall include:

1. Contact information;
2. Estimated construction schedule in calendar days, showing significant milestones; and
3. Price for work. Provide a detailed cost breakdown, to include unit costs.

Summary of the work the contractor shall be responsible for performing:

1. Construct a parking enclosure/garage to house the new mobile production vehicle as per the attached architectural drawings;
2. Provide all labor, materials, equipment and supervision required to complete work;
3. Provide all general construction and structural work;
4. Coordinate staging and loading of material on-site with WTJX;
5. Coordinate with WTJX to minimize pedestrian and traffic disruptions during construction;
6. Complete work within agreed upon time schedule; and
7. Complete construction work as follows:

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. WTJX shall be notified immediately if any discrepancies are found.
3. The contractor shall inform WTJX 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, WTJX will send written instructions to all concerned and work shall be performed in a manner as directed by WTJX and/or its Project Manager. Any such discrepancy, omission, or variation not reported, shall be the responsibility of the contractor.
4. The contract documents represent the finished 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 the Virgin Islands Department of Planning and Natural Resources (Building Department):
 - A. Foundations;
 - B. Concrete;
 - C. Masonry; and
 - D. Structural Steel.

D. TIMETABLE

There will be a pre-bid meeting and site inspection on **Monday, November 9, 2020 at 2:00 P.M.** at WTJX's Estate Richmond facility.

E. SUBMISSION OF PROPOSAL

All interested parties shall submit four (4) sets of proposals, which are to be delivered to the **Chief Executive Officer's Office** at WTJX during normal business hours, no later than **Monday, November 23, 2020**. They shall be addressed to:

**Tanya-Marie Singh
Chief Executive Officer
Virgin Islands Public Broadcasting System
No. 36 & 37 Estate Richmond
Christiansted, VI 00820**

The sealed envelope containing the bid must have the following information written on the outside of the envelope:

SEALED PROPOSALS - DO NOT OPEN**RFP - WTJX NEW PARKING ENCLOSURE - ESTATE RICHMOND**

**Name of bidder
Mailing address of bidder
Telephone number of bidder**

Where proposals are sent by mail, the bidder shall be responsible for their delivery to WTJX before the date and time set for the closing of acceptance of proposal. Our mailing address is:

**P.O. Box 808
Christiansted, VI 00821**

F. WITHDRAWALS OF BID

A bid may be withdrawn at any time prior to the time specified as the closing time for acceptance of proposal. However, no bid shall be withdrawn or canceled for a period of thirty days after said closing time for acceptance of proposal, nor shall the successful provider withdraw or cancel or modify his bid, except at the request of WTJX after having been notified that said bid has been accepted by WTJX.

G. INTERPRETATION OF SPECIFICATIONS

If any person contemplating submitting a bid requires clarification of any part of the scope of work, he/she may submit to WTJX a written request for an interpretation thereof to Executive Assistant to CEO, Zoe Zimet: zzimet@wtjx.org. The person submitting the request will be responsible for its prompt delivery. Any interpretation of the scope of work will be made in writing to all prospective bidders. Oral explanations will not be binding.

H. CONSIDERATION OF PROPOSALS

The Chief Executive Officer shall represent and act for WTJX in all matters pertaining to the scope of work and contract in conjunction therewith. **This RFP does not commit WTJX to the award of a contract, nor to pay any cost incurred in the preparation and submission of proposal in anticipation of a contract. WTJX reserves the right to reject any or all proposal and to disregard any informality and/or irregularity in the bid when, in its opinion, the best interest of WTJX will be served by such action.**

I. ACCEPTANCE OF PROPOSALS

WTJX will notify in writing acceptance of one of the proposals. Failure to provide any supplementary documentation to comply with the vendor's bid may be grounds for disqualification.

J. CONTENTS OF PROPOSALS

The following is a list of information to be included in the written proposals. Failure to comply with all the requirements as outlined may disqualify the applicant.

1. Introductory letter about the applicant:
 - a. Company name, address, fax and telephone; and
 - b. Type of service for which the company is qualified.
2. Organization:
 - a. Names/addresses of principals of the company;
 - b. Names of key personnel with experience of each and length of time in organization;
 - c. Number of staff available for assignment (local & off-Territory);
 - d. Number of in-house design staff and design staff qualifications;
 - e. Copy of Articles of Incorporation;
 - f. Copy of Certificate of Resolution; and
 - g. Copy of valid Virgin Islands Business License.
3. Outside consultants that will be retained for this project and percentage of work to be sub-contracted.
4. Project experience:
 - a. List of completed projects of similar type and estimated cost of each; and
 - b. Current projects underway, scope, percentage completed to date, and estimated cost of each.
5. Three Project References: (to include: name, telephone number, e-mail address and fax number).
6. Warranty: Vendors must provide comment on warranty.
7. Evaluation Criteria: The RFP will be evaluated to determine which bid provides the best value.

K. CONFLICT OF INTEREST

A bidder filing a bid hereby certifies that no officer, agent or employee of WTJX has a pecuniary interest in this bid or has participated in contract negotiations on behalf of WTJX; that the bid is made in good faith without fraud, collusion, or connection of any kind with any other bidder for the same Request for Proposals; the bidder is competing solely in its own behalf without connection with or obligation to any undisclosed person or entity.

L. LICENSE REQUIREMENT

An award will not be made to any entity or individual doing business in the Virgin Islands to perform work with WTJX until evidence is submitted that the said entity or individual has a valid V.I. Business License to do business in the Virgin Islands. The bidder must submit hard copy of a valid V.I. Business License within ten (10) working days after award.

All bidders bidding as Joint Ventures must be licensed as a Joint Venture in the Virgin Islands.

M. REQUIRED DOCUMENTS

1. **PUBLIC LIABILITY:** The successful bidder will be required to obtain and have in place public liability insurance and other insurance necessary as requested in this bid package. Insurance policy(ies) shall name the WTJX as “**Additional Insured.**” The public liability insurance shall have a minimum limit of not less than **one hundred thousand** (\$100,000.00) dollars for any one occurrence for death or personal injury and **one hundred thousand** (\$100,000.00) dollars for any one occurrence for property damage. The bidder must provide public liability insurance within ten (10) working days after award.
2. **WORKERS’ COMPENSATION:** Within ten (10) working days after award of project, the successful bidder must submit a copy of their certificate providing that his company and his agents are covered by Workers’ Compensation Employee’s Liability.

FAILURE TO PROVIDE THE CERTIFICATES WITHIN THE STATED TIME PERIOD MAY RESULT IN THE BID DEEMED AS NON-RESPONSIVE AND BE IMMEDIATELY DISQUALIFIED WITH NO FURTHER CONSIDERATION GIVEN FOR POTENTIAL AWARDING OF THE CONTRACT.

N. REQUIREMENTS FOR CORPORATIONS

1. ARTICLES OF INCORPORATION
2. CERTIFICATE OF CORPORATE RESOLUTION
3. CERTIFICATE OF GOOD STANDING

THESE WILL BE REQUIRED PRIOR TO AWARD OF CONTRACT.

O. TERMS AND CONDITIONS

Award will be made to the applicant whose bid is determined to be superior based on the responsiveness to the design, Scope of Work, experience, cost and warranties provided.

WTJX reserves the right, at its sole discretion, to select a contractor on the basis of response to this Request for Proposal or to request additional responses from other qualified individuals/entities or additional sources, for the specific project identified, at the conclusion of the Request for Proposals.

WTJX reserves the right, at its sole discretion, to accept or reject any or all proposal received as a result of this request, to negotiate with any qualified contractor or additional sources, or to modify or cancel, in part, or in its entirety, this Request for Proposals, or waive compliance with, or change any of the terms and conditions of the Request if it's in the best interest of WTJX to do so.

The proposed project shall conform to, and be subject to all applicable laws, regulations, and ordinances of all Federal and local authorities having jurisdiction, as the same may be amended from time to time, except as otherwise specified herein.

All valid permits as required by local and federal agencies shall be obtained by the selected contractor prior to commencing any construction.

WTJX is not obligated to pay and shall not pay any cost of losses incurred by any contractor at any time, including the cost of responding to this Request for Proposals, unless the Government has expressly agreed to do so in writing.

Selection of a contractor's bid will not create any right on the applicant's part, including without limitation, rights of enforcement, equity, or reimbursement, until the applicable contract and all related documents are fully executed and approved by all parties.

WTJX reserves the right to approve the selected contractor's principal consultants throughout the design and development of the project.

WTJX at its sole discretion will have the option to terminate negotiations at any time if it is not satisfied with the progress of the negotiations. WTJX reserves the right, after rejecting all proposal or withdrawing the Request for Proposals, to negotiate with a non-applicant, if it is in the best interest of WTJX.

Submission of a bid shall be deemed the contractor's consent to any inquiry made by WTJX with regard to the contractor's experience and/or financial capabilities or other matter deemed relevant by WTJX to the bid.

This Request for Proposals does not constitute any obligation whatsoever of WTJX. A valid contract may only be executed after approval by the Chief Executive Officer of WTJX.

P. RESERVATIONS

The agreement to be entered into between WTJX and the successful bidder shall contain negotiated provisions based on the specific requirements sets forth in the Request for Proposals, and the successful bidder's treatment thereof, as contained in its bid. Any respondents wishing to take exceptions to any statement or requirements in this Request for Proposals or to any required specific or general provisions in the attachments should address these issues in its response. A general statement of reservations is not acceptable.

Q. DEBARMENT

By execution of an agreement, the contractor certifies that it is eligible to receive grant awards using federally appropriated funds that it has not been suspended or debarred from entering into contracts with any federal agency. The contractor shall include this provision in each of its subcontracts hereunder and shall furnish its subcontractors with the current "LIST OF PARTIES EXCLUDED FROM FEDERAL PROCUREMENT OR NON-PROCUREMENT." In the event the contractor or subcontractor misrepresents its eligibility to receive grant awards using federal funds, the contractor or subcontractor agrees that it shall not be entitled to payment for any work performed under the executed agreement and that the contractor or subcontractor shall promptly reimburse WTJX for any progress payments heretofore made. If, during the term of the executed agreement, the contractor shall become ineligible to receive grant awards using federal funds, the agreement shall be terminated forthwith for cause and the contractor shall not be entitled to payment for any work, or purchase under the agreement or subcontractor after the effective date of ineligibility.

R. INDEMNIFICATION

contractor agrees to investigate, indemnify, and hold harmless WTJX, as well as consultants and project managers retained by WTJX, from and against any and all loss, damage liability, claims, suits, actions, judgments, demands, detriments, costs, charges and expenses (including attorney's fees) of whatsoever character which the Government may incur, sustain or be subjected to, to the extent caused by the negligent actions of the contractor under the executed agreement and arisen from any cause, except the negligence of WTJX.

S. INDEPENDENT CONTRACTOR

The contractor shall perform this project as an independent contractor and nothing herein contained shall be construed to be inconsistent with this relationship or status.

T. GOVERNING LAW

The executed agreement shall be governed by the laws of the United States Virgin Islands and jurisdiction and venue are exclusive in the United States Virgin Islands.

END OF REQUEST FOR PROPOSAL

WTJX

VIRGIN ISLANDS

PUBLIC TELEVISION SYSTEM

PARKING ENCLOSURE

PLOTS 36 & 37 ESTATE RICHMOND
 COMPANY QUARTERS, CHRISTIANSTED
 SAINT CROIX, U.S. VIRGIN ISLANDS, 00821

GENERAL SPECIFICATIONS

A.-CONDITIONS

- THE FOLLOWING SPECIFICATION ARE THE MINIMUM REQUIREMENTS TO SUPPLEMENT THE DRAWINGS
- THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES AS WELL AS LAWS PERTINENT TO CONSTRUCTION WORK AT THE TIME OF CONSTRUCTION
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION INCLUDING WORKER SAFETY PRECAUTIONS
- ALL WORK SHALL BE PERFORMED AND COMPLETED IN THE MOST PROFESSIONAL MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES
- CONTRACTOR TO COMPLY WITH OWNER'S RULES AND REGULATION REGARDING CONSTRUCTION WITHIN THE BUILDING INCLUDING TEMPORARY FACILITIES AND STRUCTURES, CONSTRUCTION SIGNS, STOCKING THE JOB, REMOVAL OF DEBRIS, NOISE CONTROL AND PARKING
- DUST-PROOF PARTITION SHALL BE INSTALLED AND MAINTAINED DURING UNIT OWNER'S WORK OVER AND AROUND ALL DOORWAYS LEADING TO BUILDING HALLWAYS AND ALL WINDOWS OF THE UNIT TO PREVENT ANY DUST OR DEBRIS FROM ENTERING INTO BUILDING HALLWAYS, STAIRWELLS, ELEVATOR SHAFTS OR SYSTEMS, OR THE ATMOSPHERE. ALL AFFECTED BUILDING AREAS MUST BE MOPPED CLEAN OR VACUUMED EVERY DAY BEFORE CONTRACTOR LEAVE THE BUILDING AND UNIT MUST BE KEPT REASONABLY CLEAN AT ALL TIMES
- THE CONTRACTOR SHALL CAREFULLY VERIFY THE LOCATION OF ALL UTILITY RUNNING THROUGH THE UNIT. ALL PRECAUTIONS SHALL BE TAKEN TO PROTECT THEM FROM DAMAGE. ANY DAMAGE RESULTING FROM THE ACTIONS OR NEGLIGENCE OF THE CONTRACTOR, ANY SUBCONTRACTOR AND ALL OF THEIR EMPLOYEES SHALL BE FULLY REPAIRED IN A TIMELY MANNER
- THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC. THEY ARE NOT INTENDED TO BE SCALED FOR ROUGHING-IN MEASUREMENTS OR TO SERVE AS SHOP DRAWINGS OR PORTIONS THEREOF.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR WORK.
- THESE PLANS MAY BE USED ONLY UNDER SUCH CONDITIONS IN WHICH ALL APPLICABLE SAFETY LAWS, RULES, AND REGULATIONS ARE BEING OBSERVED. COMPLIANCE WITH SUCH SAFETY LAWS, RULES AND REGULATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE ARCHITECT SHALL BE PROVIDED WITH SHOP DRAWINGS OR SAMPLES OF CUSTOM FABRICATED ITEM PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE CONSULTED FOR THOSE ITEMS NOT SHOWN IN THE DRAWINGS. SUBSTITUTIONS SHALL BE PERMITTED ONLY UPON WRITTEN CONSENT FROM THE ARCHITECT.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DETAILS ON DETAIL SHEETS HAVE PRECEDENCE OVER DETAILS ON ARCHITECTURAL SHEETS.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND AS SHOWN ON THE DRAWINGS IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTIONS. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, APPROVALS AND TAXES NECESSARY TO THE CONSTRUCTION OF THIS PROJECT. UPON COMPLETION OF UNIT WORK CONTRACTOR SHALL OBTAIN ALL NECESSARY INSPECTION, CERTIFICATES, SIGN-OFFS AND APPROVAL OF THE SAME FROM ANY GOVERNMENT AUTHORITIES, INCLUDING, WITHOUT LIMITATION, AN AMENDED CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
- CONTRACTOR AGREES THAT HE WILL HOLD OWNER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS HARMLESS FROM ANY AND ALL DAMAGE AND CLAIMS WHICH MAY ARISE BY REASON OF ANY NEGLIGENCE ON PART OF CONTRACTOR. ANY OF HIS SUBCONTRACTORS AND/OR SUBCONTRACTORS, MATERIALS AND EQUIPMENT SUPPLIERS AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, IN PERFORMANCE OF THIS CONTRACT; AND, IN CASE ANY ACTION IS BROUGHT THEREFORE AGAINST OWNER, SHALL ASSUME FULL RESPONSIBILITY FOR DEFENSE THEREOF, AND UPON ANY OF THEIR EMPLOYEES OR AGENTS RESERVE THE RIGHT TO DEFEND SUCH ACTION AND CHARGE ALL COSTS THEREOF TO CONTRACTOR.

B.-PAINTING

- PAINT ALL EXPOSED SURFACES, EXISTING AND NEW. SURFACES SHALL BE FILLED AND SANDED AS REQUIRED TO REMOVE VISIBLE BLEMISHED
- PROVIDE BLOCK FILLERS, PRIMERS, UNDERCOAT MATERIAL, AND FINISH COATS FOR THE SAME MANUFACTURER.
- DO NOT PAINT PREFINISHED ITEMS OBVIOUSLY INTENDED TO BE LEFT EXPOSED, FINISHED METAL SURFACES, LABELS, OPERATING PART, ETC.
- ALL SURFACES TO BE PAINTED WITH 2 COATS OVER PRIMER. COMPLY WITH PAINT MANUFACTURER WRITTEN INSTRUCTION AT ALL TIMES
- COLOR AND FINISH TO BE SELECTED BY THE ARCHITECT

C.- DOORS AND HARDWARE

- PROVIDE ALL HARDWARE NECESSARY FOR A COMPLETE INSTALLATION
- DOORKNOBS SHALL BE UNIFORMLY INSTALLS AT 40" FROM THE BOTTOM OF THE DOOR
- ALIGN AND FIT DOORS IN FRAME WITH UNIFORM CLEARANCES
- REPAIR, REFINISH OR REPLACE FINISHED DOOR DAMAGE DURING INSTALLATION

SITE MAP



LEGAL DESCRIPTIONS

PLOT No. 36 AND 37 ESTATE RICHMOND, COMPANY QUARTER ST CROIX, UNITED STATES VIRGIN ISLANDS AS MORE FULLY SHOWN ON OLG DRAWING No 103, DATED JULY 7, 1945 CONSISTING OF 0.1148 ACRES, RESPECTIVELY - MORE OR LESS (RECORDED)

PROJECT SUMMARY:

APPLICABLE CODES
 THE FOLLOWING BUILDING CODES. CURRENT EDITIONS WITH AMENDMENTS WILL BE ADHERED TO UNLESS NOTED OTHERWISE.

SCOPE	YEAR / CODE
BUILDING	2018 INTERNATIONAL BUILDING CODES (IBC)
ELECTRIC	2017 NATIONAL ELECTRIC CODES (NEC)
PLUMBING	2018 UNIFORM PLUMBING CODES (UPC)

SYMBOL LEGEND:

	ELEVATION NUMBER SHEET NUMBER		ELEVATION DATUM POINT		NOTE NUMBER
	WALL SECTION NUMBER / BUILDING SECTION LETTER SHEET NUMBER		DETAIL, SECTION OR PLAN NUMBER		WINDOW NUMBER
			DOOR NUMBER		REVISION NUMBER

INDEX OF DRAWINGS

GENERAL	
A-0	GENERAL SPECIFICATIONS & INDEX OF DRAWINGS
SITE	
SP-1	SITE PLAN
ARCHITECTURAL	
A-1	FLOOR PLAN
A-2	ROOF PLAN & ROOF DETAILS
A-3	ELEVATIONS
A-4	BUILDING SECTIONS
A-5	DOOR & WINDOW SCHEDULE
STRUCTURAL	
S-0	STRUCTURAL NOTES
S-1	FOUNDATION PLAN AND DETAILS
S-2	ROOF FRAMING PLAN AND DETAILS
ELECTRICAL	
E-1	ELECTRICAL PLAN
E-2	ELECTRICAL NOTES, LOAD CALCULATIONS & SCHEDULES

DESIGNER

DESIGN LAB

P.O. BOX 767
 CHRISTIANSTED
 SAINT CROIX
 U.S.V.I.
 00821

340-6268978
 hera@designlabi.com
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PROJECT TITLE
 WTJX
 PLOTS 36 & 37 ESTATE RICHMOND
 COMPANY QUARTERS, CHRISTIANSTED
 SAINT CROIX, U.S. VIRGIN ISLANDS, 00821

DATE: JULY 09, 2020
 SCALE: AS NOTED
 CHECKED BY: ET

FOR BUILDING PERMIT
 DATE: JULY 09, 2020
 SCALE: AS NOTED
 CHECKED BY: ET

DRAWING TITLE
 COVER SHEET

DATE

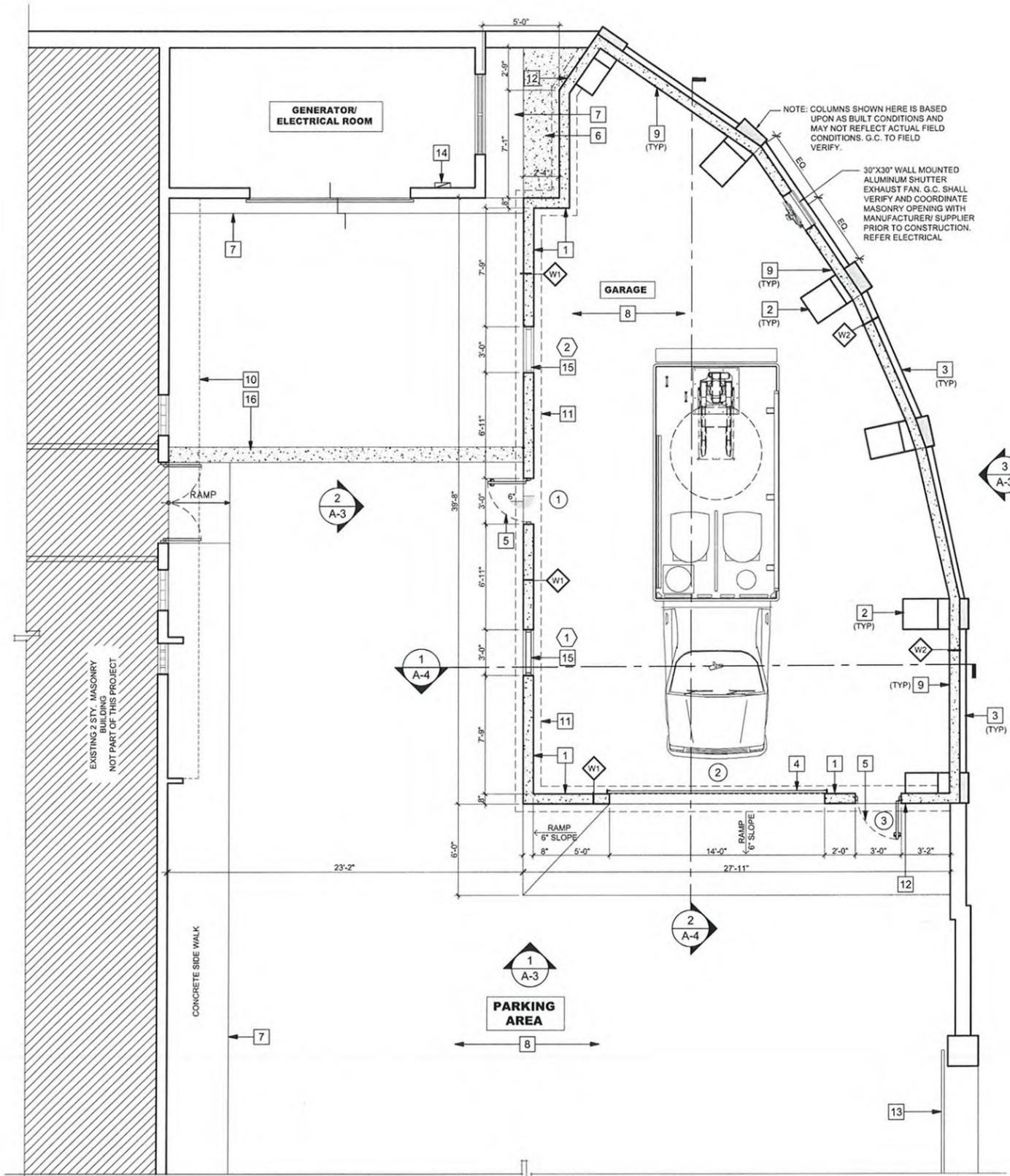
REVISIONS
 REVISION/ISSUE

No.

SEAL

A-0

SHEET



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

FLOOR PLAN LEGEND

	NEW 8" CMU WALL. REFER STRUCTURAL
	WINDOW TAG
	DOOR TAG
	WALL TYPE TAG

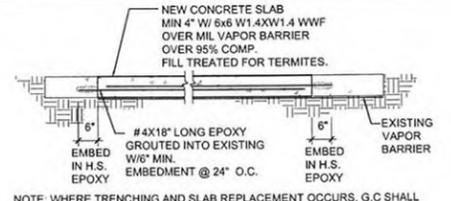
- ### GENERAL NOTES
- IF CONTRACTOR/SUBCONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR/SUBCONTRACTOR RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH FOUR COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL PRIOR TO PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR/SUBCONTRACTOR IS RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM BUILDING AUTHORITIES FOR THE PROPOSED CHANGES. PRIOR TO PROCEEDING WITH THE WORK, THE CONTRACTOR/SUBCONTRACTOR ARE ALSO RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVAL FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
 - CONTRACTOR/SUBCONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS PRIOR TO SUBMITTING BIDS. VERIFY ALL DIMENSIONS AND NOTES BEFORE PROCEEDING WITH WORK.
 - CONTRACTOR/SUBCONTRACTOR TO VERIFY ALL EXISTING ELECTRICAL SERVICE AND NOTIFY IF CHANGE IN SERVICE IS NEEDED.
 - CONTRACTOR/SUBCONTRACTOR SHALL INFORM ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
 - PLANS SHOW APPROXIMATE LAYOUT OF EXISTING BUILDING AND ARE NOT INTENDED TO REPRESENT "AS BUILT" CONDITIONS. VISIT SITE AND OTHERWISE BECOME FAMILIAR WITH ACTUAL CONDITIONS WHEN BIDDING THE WORK.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY INVESTIGATE THOROUGHLY TO DETERMINE EXTENT & TYPE OF SHORING NECESSARY TO SUPPORT STRUCTURE.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY SHORING, BRACING AND SUPPORT TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURE OR ELEMENT SHOWN.
 - PROTECT FROM DAMAGE ALL CONSTRUCTION AND EXISTING FINISH WORK TO REMAIN

KEY NOTES

ITEM #	DESCRIPTION
1	NEW WALL. REF WALL SCHEDULE.
2	EXISTING COLUMNS TO REMAIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE EXISTING REMAINING STRUCTURE INTACT AND IN SAFE CONDITION.
3	EXISTING CONCRETE RETAINER WALL TO REMAIN.
4	ROLL - UP DOOR HIGH VELOCITY HURRICANE ZONE. G.C SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL . REFER TO SCHEDULE.
5	ACCESS DOOR. REFER DOOR SCHEDULE.
6	NEW CONCRETE SLAB MATCH & FLUSH TO EXISTING. G.C TO VERIFY EXACT SIZE AND LOCATION ON SITE. SEE DETAIL 2/A-1 FOR TRENCH REPAIR DETAIL.
7	EXISTING SIDEWALK.
8	NEW 6" CONCRETE SLAB OVER EXISTING CONCRETE SLAB. REFER STRUCTURAL DRAWINGS.
9	NEW REINF. CONCRETE WALL ON TOP OF EXISTING RETAINER WALL. WALL TO BE INSTALLED FLUSH WITH INTERIOR FACE OF EXISTING WALL. REFER STRUCTURAL DRAWINGS
10	ROOF OVERHANG ABOVE
11	PORTION OF EXISTING SLAB TO BE REMOVED AS REQUIRED TO ACCOMMODATE A NEW FOUNDATION. REF STRUCTURAL PLANS.
12	WERE TRANSITION BETWEEN OLD AND NEW OCCUR BLEND NEW W/ EXISTING FINISH SO TRANSITION IS NOT NOTICEABLE.
13	EXISTING ACCESS GATE TO REMAIN.
14	EXISTING ELECTRIC PANEL
15	LOUVERS WITH OPERABLE BLADES. REF. WINDOW SCHEDULE.
16	REMOVE CONCRETE, ASPHALT AS REQUIRED TO ROUTE NEW UTILITY PIPING FROM EXISTING BUILDING. RESTORE ASPHALT & CONCRETE PAVING AFTER INSTALLATION OF UNDERGROUND PIPING.

WALL TYPES

	8" REINF. CONCRETE WALL WITH STUCCO FINISH TO MATCH EXISTING
	NEW 8" REINF. CONCRETE WALL WITH STUCCO FINISH MATCH EXISTING OVER 12" EXISTING CONCRETE WALL



NOTE: WHERE TRENCHING AND SLAB REPLACEMENT OCCURS, G.C SHALL APPLY SOIL TREATMENT AS REQUIRED BY CODE

2 TRENCH DETAIL
SCALE: N.T.S.

DESIGN LAB

P.O. BOX 767
CHRISTIANSTED
SAINT CROIX
U.S.V.I.
00821

340-6268978
hera@designlab.com
www.designlab.com

PROJECT TITLE: WTJX

DRAWING TITLE: FLOOR PLAN

CONSULTANTS:

DATE:

REVISIONS/ISSUE:

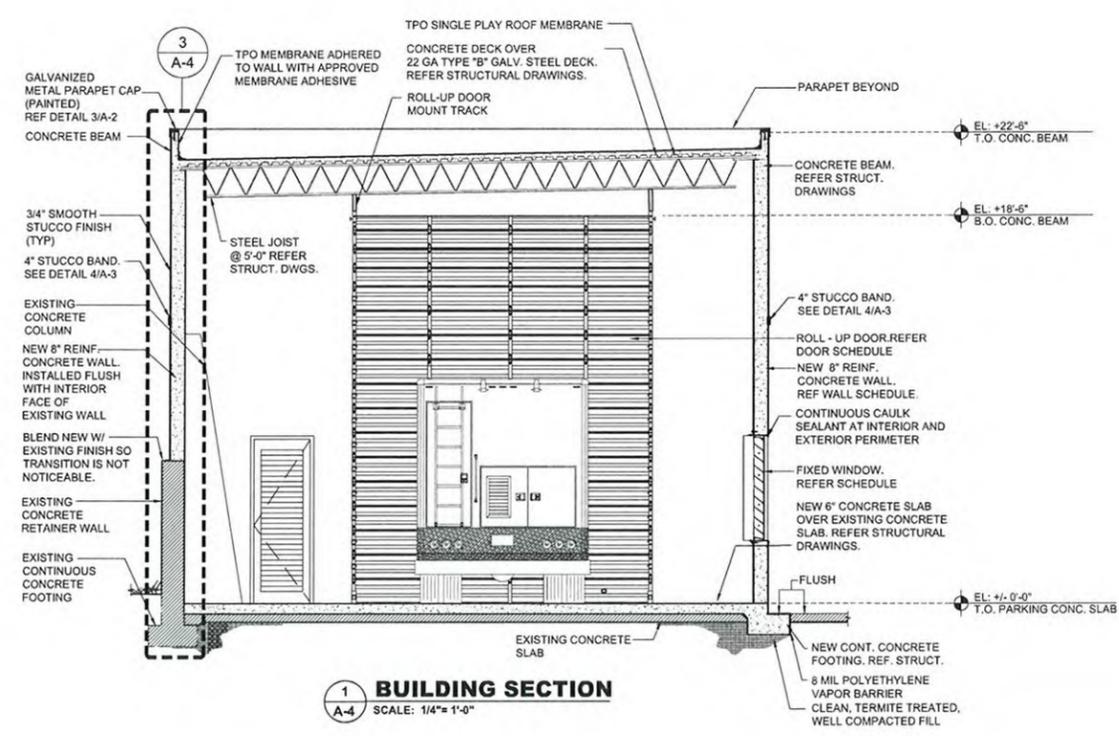
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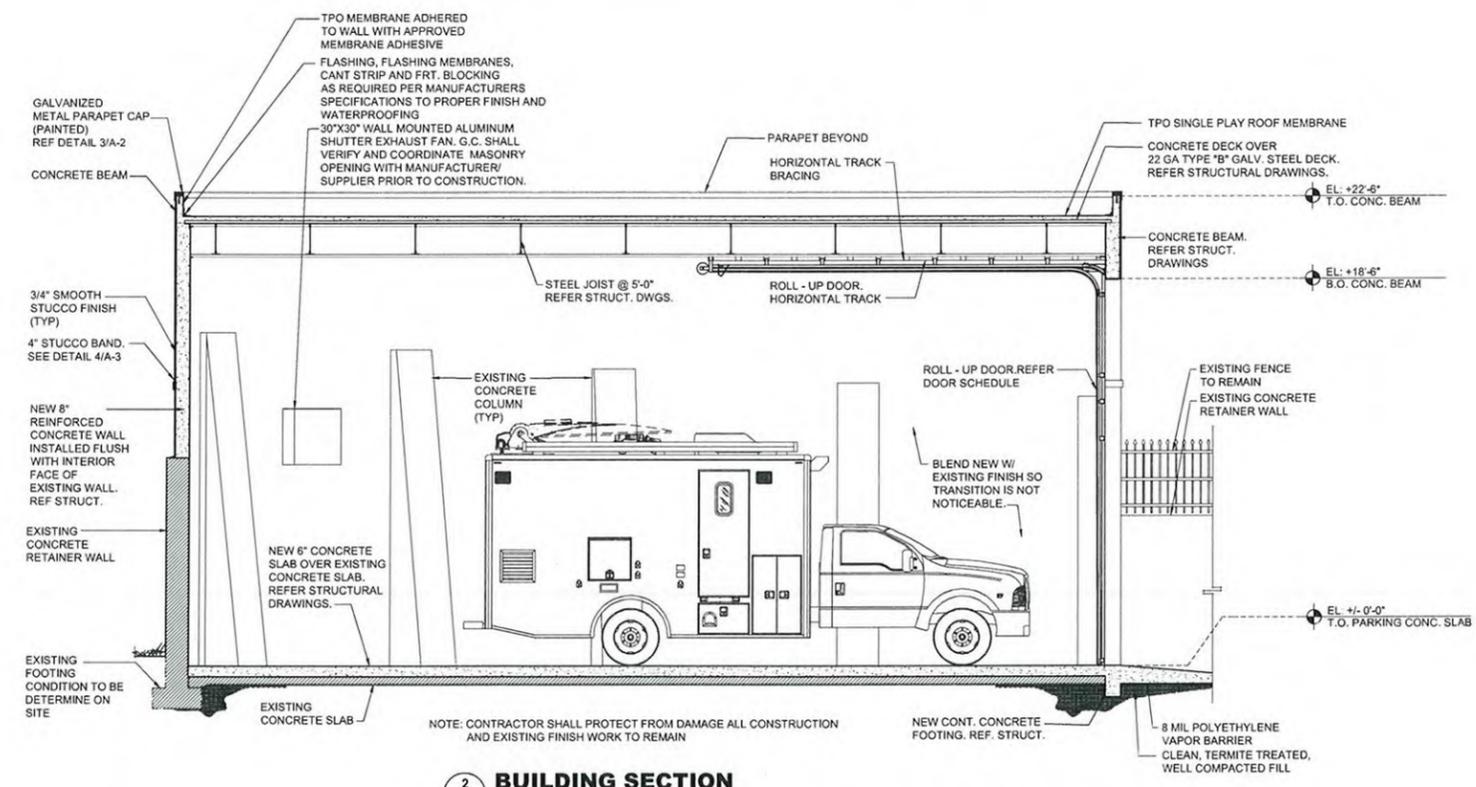
A-1

SHEET

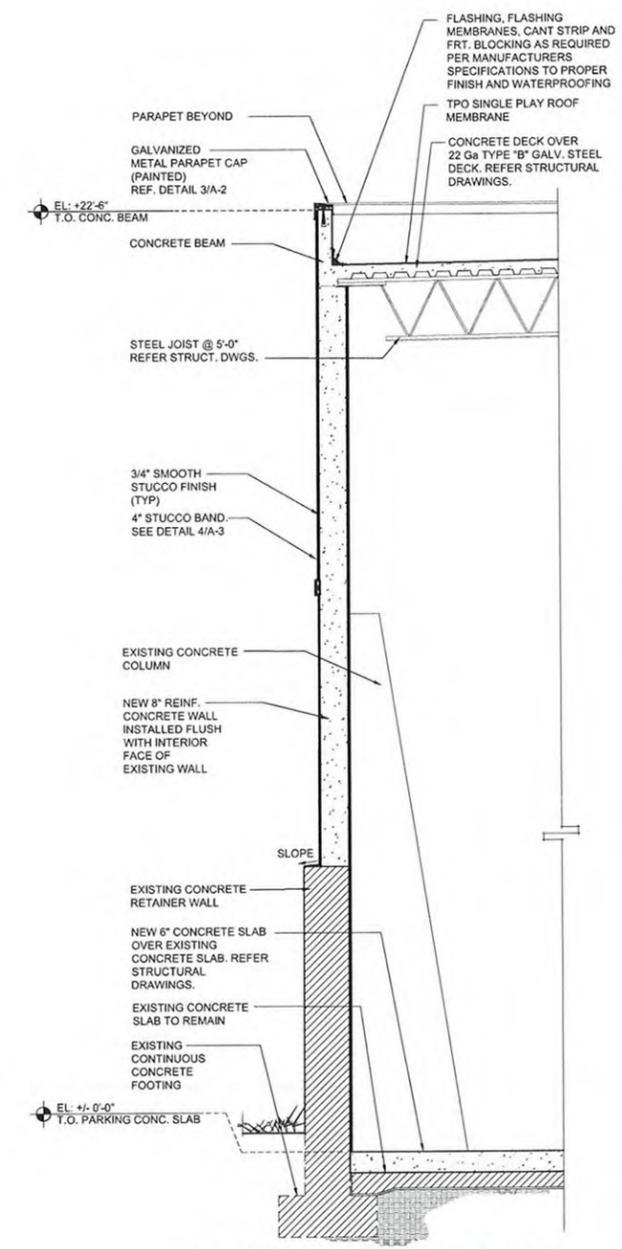
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1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

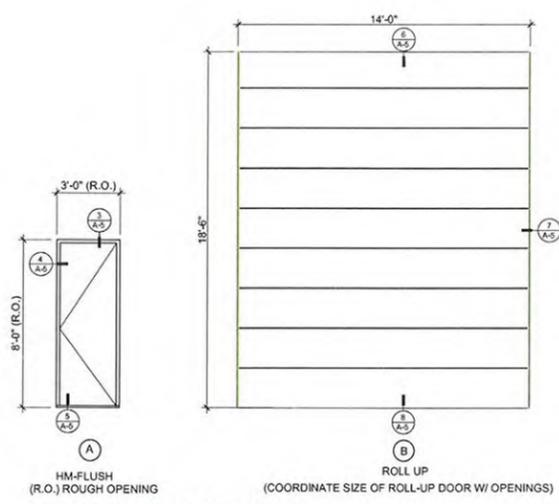


2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 ENLARGE WALL SECTION
SCALE: 1/2" = 1'-0"

No.	REVISIONS	REVISION/ISSUE	DATE



1 DOOR TYPE SCHEDULE
A-5 SCALE: 1/4" = 1'-0"

DOOR SCHEDULE:

LOCATION		TYPES + DIMENSIONS		MATERIAL		TYPE				REMARKS		
DOOR No. #	QTY.	TYPE	ROOM NAME	DOOR SIZE	DOOR TYPE	DOOR	FRAME	FIRE RATING/LAB	HARDWARE SET		CLOSURE	TRESHOLD
1	1	A	GARAGE	3'-0" x 8'-0"	SWING	HOLLOW METAL	HOLLOW METAL	-	1	-	BY MANUF.	IMPACT RESISTANT OUT-SWING STEEL DOOR "SERIES S-6010P" MANUF. BY NEXT DOOR COMPANY OR EQUAL.
2	1	B	GARAGE	14'-0" x 18'-6" (R.O.)	ROLL-UP	STEEL	STEEL	-	BY MANUF.	-	BY MANUF.	IMPACT RESISTANT-INSULATED STEEL DOOR THERMOCORE WINDOW - MODEL 525 MANUF. BY OVERHEAD DOOR OR EQUAL 1/2" TRACK/LOW HEAD ROOM REAR MOUNT TRACK.
3	1	A	GARAGE	3'-0" x 8'-0"	SWING	HOLLOW METAL	HOLLOW METAL	-	1	-	BY MANUF.	IMPACT RESISTANT OUT-SWING STEEL DOOR "SERIES S-6010P" MANUF. BY NEXT DOOR COMPANY OR EQUAL.

- DOOR NOTES:**
- ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WEATHER STRIPPING AT THE HEAD, JAMBS AND THRESHOLD.
 - ALL DOORS/WINDOWS ARE TO BE FULLY CAULKED FOR WEATHER TIGHT CONDITIONS.
 - MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR BOTH INTERIOR AND EXTERIOR DOORS.
 - FLOOR SURFACE ON BOTH SIDES OF A DOOR MUST HAVE NO MORE THAN 1/2" CHANGE ON ELEVATION.
 - FOR ALL EXTERIOR DOORS/WINDOWS, G.C. TO PROVIDE PRODUCT APPROVALS SUBMITTALS/SHOP DRAWINGS FOR ARCHITECT'S REVIEW.
 - G.C. SHALL VERIFY AND COORDINATE ALL MASONRY OPENINGS WITH THE DOOR MANUFACTURERS / SUPPLIER PRIOR TO CONSTRUCTION.
 - COLOR AND FINISH OF DOORS SHALL BE SELECTED BY OWNER.

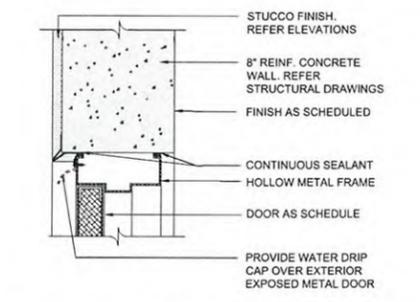
- HARDWARE SET 1:**
- 1 EXIT PANIC HARDWARE DEVICE
 - 1 1/2 PR. BUTTS 4 1/2" X 4 1/2" HEAVY DUTY W / NON. REMOVABLE PINS
 - 1 DOOR PULLS
 - 1 SET WEATHER STRIPPING
 - 1 RAIN HOOD AT EXTERIOR
 - 1 ADA COMPLY THRESHOLD

2 WINDOW TYPE SCHEDULE
A-5 SCALE: 1/4" = 1'-0"

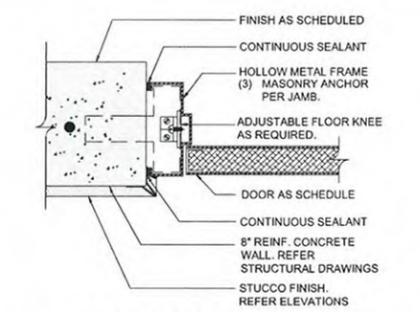
WINDOW SCHEDULE:

LOCATION		TYPES + DIMENSIONS		MATERIAL		REMARKS
MARK	QTY.	TYPE	ROOM NAME	WINDOW TYPE	WINDOW SIZE	
1	1	A	GARAGE	LOUVER	3'-0" x 5'-0"	IMPACT RESISTANT ALUMINUM - COMBINATION LOUVERS MODEL ELC6375DX, MANUF. BY RUSKIN OR EQUAL PROVIDE INSECT SCREEN INSIDE
2	1	A	GARAGE	LOUVER	3'-0" x 5'-0"	IMPACT RESISTANT ALUMINUM - COMBINATION LOUVERS MODEL ELC6375DX, MANUF. BY RUSKIN OR EQUAL PROVIDE INSECT SCREEN INSIDE

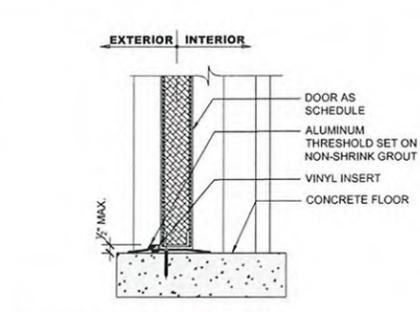
- WINDOW NOTES:**
- G.C. SHALL VERIFY AND COORDINATE ALL MASONRY OPENINGS WITH THE WINDOW/DOOR MANUFACTURERS / SUPPLIER PRIOR TO CONSTRUCTION.
 - G.C. TO SUBMIT SHOP DRAWINGS FOR PRODUCT APPROVAL.
 - ALL WINDOWS ARE TO BE FULLY CAULKED FOR WEATHER TIGHT CONDITIONS.



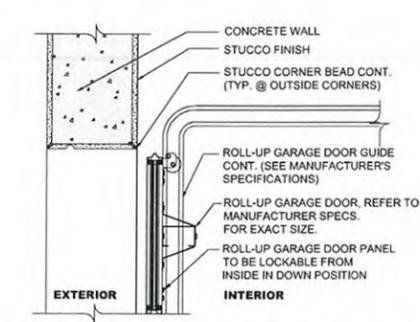
3 DOOR HEAD DETAIL
A-5 SCALE: N.T.S.



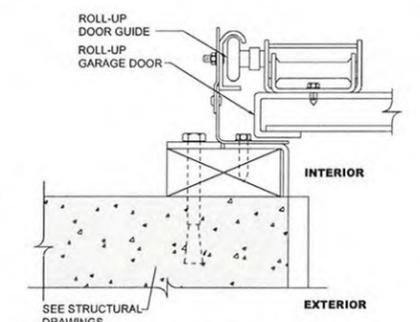
4 DOOR JAMB DETAIL
A-5 SCALE: N.T.S.



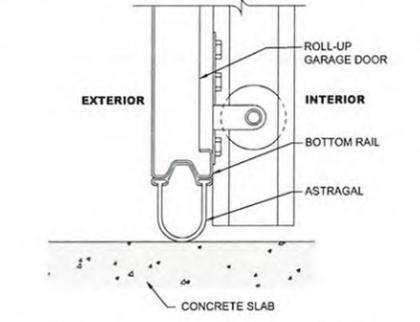
5 DOOR SILL DETAIL
A-5 SCALE: N.T.S.



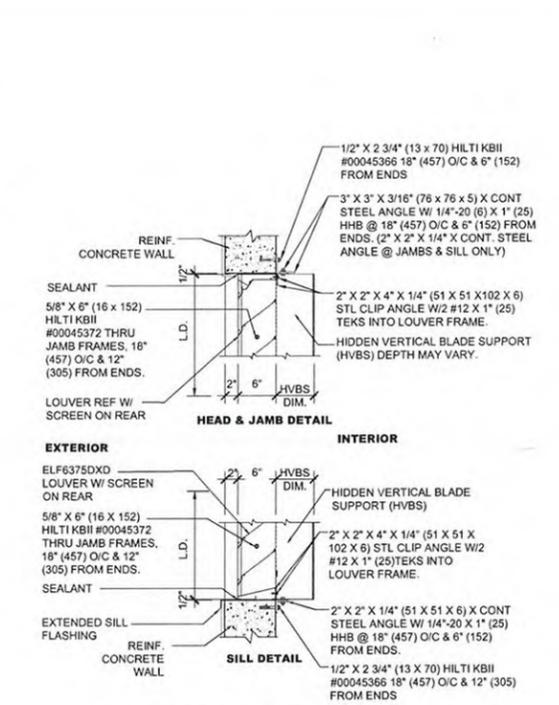
6 OVERHEAD GARAGE DOOR HEAD DETAIL
A-5



7 OVERHEAD GARAGE DOOR JAMB DETAIL
A-5



8 OVERHEAD GARAGE DOOR SEAL DETAIL
A-5



9 LOUVER DETAIL
A-5

CODES:

ALL WORK DESIGN AND CALCULATIONS SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, AND VIRGIN ISLANDS ZONING, BUILDING AND HOUSING LAWS AND REGULATIONS. TITLE 29 ALL ELECTRICAL WORK PERFORMED IN THIS CONTRACT SHALL COMPLY WITH THE NEC-2017

DESIGN CRITERIA:

ALL STRUCTURAL LOADS SHALL BE IN ACCORDANCE WITH IBC CHAPTER 16

- 1. ROOF LOADS:
LIVE LOADS 30 PSF FOR FLAT ROOF (20 PSF FOR SLOPES > 1.5 : 12)
SUPERIMPOSED DEAD LOAD 15 PSF (@ ROOF / 10 PSF (@ CEILING)

- 2. FLOOR LOADS:
RESIDENTIAL LIVE LOAD 40 PSF
SUPERIMPOSED DEAD LOAD 25 PSF
STAIR LIVE LOAD 100 PSF
CORRIDOR LIVE LOAD 100 PSF

- 3. WIND LOADS:
IN ACCORDANCE WITH ASCE 7-05 (BUILDING CATEGORY 2, 155 MPH WIND SPEED; EXPOSURE C; FOR COMPONENTS AND CLADDING, EXPOSURE D FOR MAIN WIND FORCE RESISTING SYSTEMS, AND IMPORTANCE FACTOR I = 1.00

- 4. EARTHQUAKE LOADS SEISMIC ZONE 4

G-6 ALL DETAILS AND SECTIONS ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT EXCEPT WHERE A SEPARATE DETAIL IS SHOWN.

G-7 IF SPECIFIC INFORMATION IS MISSING OR IF THERE ARE ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS, ARCHITECTURAL DRAWINGS, STRUCTURAL DETAILS, STRUCTURAL NOTES, THE PROJECT SPECIFICATIONS, OR APPLICABLE CODES THE CONTRACTOR SHALL USE A SIMILAR DETAIL AND/OR THE MORE COSTLY ITEM OF CONFLICT. THE CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

G-8 PHOTOGRAPHIC REPRODUCTIONS OF THE STRUCTURAL DRAWINGS FOR SHOP DRAWINGS SHALL NOT BE PERMITTED.

G-9 REVIEW ALL SHOP DRAWINGS FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS AND FOR COMPLETENESS AND ANSWER ALL CONTRACTOR RELATED QUESTIONS. STAMP AND INITIAL ALL SHEETS PRIOR TO SUBMITTING SHOP DRAWINGS TO ARCHITECT FOR REVIEW. NONCOMPLIANCE WITH THIS REQUIREMENT WILL RESULT IN REJECTION OF SUBMITTAL.

G-10 GENERAL CONTRACTOR SHALL COORDINATE THE STRUCTURAL DRAWINGS WITH ALL OTHER DISCIPLINES. WHERE THERE ARE CONFLICTS IN INFORMATION PRESENTED IN THE DRAWINGS OR IF THE DRAWINGS ARE UNCLEAR OR INSUFFICIENT IN ANY MANNER THAT MAY INHIBIT THE CONTRACTORS UNDERSTANDING OF THE PROJECT, SUCH CONFLICTS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION PRIOR TO BIDDING AND THE NECESSARY ADJUSTMENTS SHALL BE MADE PER THEIR INSTRUCTIONS.

G-11 ONLY WRITTEN CHANGES APPROVED BY THE ARCHITECT AND ENGINEER SHALL BE PERMITTED.

SHALLOW FOUNDATIONS

SF-1 THE ALLOWABLE SOIL BEARING CAPACITY IS EXPECTED TO BEAT LEAST 2000 PSF.

SF-2 SOIL TO BE STRIPPED, COMPACTED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER AND PROJECT SPECIFICATIONS.

SF-3 CENTER ALL FOOTINGS UNDER THEIR RESPECTIVE COLUMNS OR WALLS UNLESS OTHERWISE SHOWN ON PLANS. MAXIMUM MISPLACEMENT OR ECCENTRICITY=2". TOLERANCE FOR MISLOCATION OF COLUMN DOWELS OR ANCHOR BOLTS TO BE PER ACI OR AISC STANDARDS.

SF-4 HORIZONTAL JOINTS IN FOOTINGS WILL NOT BE PERMITTED.

SF-5 WHERE VERTICAL CONSTRUCTION JOINTS OCCUR IN CONTINUOUS FOOTINGS. PROVIDE A MINIMUM CONTINUOUS 2' X 4' KEY WAY ACROSS JOINT FOR EACH 12" OF DEPTH.

SF-6 CONTRACTOR TO NOTIFY ARCHITECT IF SOIL CONDITIONS ARE UNCOVERED THAT PREVENT THE REQUIRED SOIL BEARING PRESSURE FROM BEING OBTAINED.

SF-7 COORDINATE PLUMBING LINES WITH FOOTING LOCATIONS FOR INTERFACE. INDIVIDUAL FOOTINGS SHOULD BE LOWERED WITH THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER. CONTINUOUS WALL FOOTINGS SHOULD BE STEPPED AS DETAILED ON DRAWINGS.

SF-8 EXCAVATING UNDER OR NEAR IN-PLACE FOOTINGS/ FOUNDATIONS WHICH DISTURBS THE COMPACTED SOIL BENEATH THE FOOTINGS/FOUNDATIONS WILL NOT BE PERMITTED.

SF-9 REINFORCING SHALL BE SUPPORTED ON PRECAST CONCRETE PADS. DOWELS FOR COLUMNS AND FILLED CELLS SHALL BE SECURED IN PLACE PRIOR TO POURING CONCRETE. USE TEMPLATES FOR SETTING COLUMN DOWELS AND ANCHOR BOLTS.

SF-10 THE OWNER SHALL PROVIDE THE CONTRACTOR A COPY OF THE GEOTECHNICAL REPORT FOR THE SITE PRIOR TO CONSTRUCTION. NO CONSTRUCTION MAY BEGIN UNTIL A SOILS REPORT FOR THE SITE IS OBTAINED FROM THE OWNER OR A NEW GEOTECHNICAL REPORT IS PERFORMED FOR THE SITE. A COPY OF THE ORIGINAL GEOTECHNICAL REPORT SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

SF-11 STEPS IN WALL FOOTING SHALL NOT EXCEED A SLOPE OF (1) VERTICAL TO (2) HORIZONTAL.

SF-12 CAUTION SHALL BE USED WHEN OPERATING VIBRATORY COMPACTION EQUIPMENT NEAR EXISTING STRUCTURES TO AVOID THE RISK OF DAMAGING THE EXISTING STRUCTURE.

SF-13 ALL BACKFILL COMPACTION WORK ADJACENT TO RETAINING WALLS, FOUNDATION WALLS ETC. SHALL USE LIGHT DUTY HAND OPERATED TAMPERS WITHIN 3'-0" DISTANCE FROM THE WALL.

SF-14 AT EXTERIOR CMU FOUNDATION WALLS, WHEN THE HEIGHT BETWEEN TOP OF SLAB AND FINISH GRADE IS GREATER THAN 3'-0" FOR A LENGTH OF 6'-0" OR MORE, CONTRACTOR SHALL PROVIDE TEMPORARY BRACING OF WALL UNTIL 14 DAYS MINIMUM AFTER SLAB IS INSTALLED.

REINFORCED CONCRETE

RC-1 ALL CONCRETE DESIGN PLACEMENT SHALL BE IN STRICT ACCORDANCE WITH THE ACI "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE," ACI 318-05.

RC-2 STRUCTURAL CONCRETE SHALL CONFORM TO ACI 301 SPECIFICATIONS. ALL CONCRETE TYPE I PORTLAND CEMENT. (ASTM C 150) 3000 PSI TYP COMPRESSIVE STRENGTH AT 28 DAYS (U.O.N.), 4000 PSI. AT COLUMNS AND BEAMS

SLUMP: FOOTINGS 4" +/- 1"
COLUMNS 4" +/- 1"
SLABS 4" +/- 1"
TIE BMS & TIE COL'S 4" +/- 1"
WATER: POTABLE
CHLORIDE: NONE

RC-3 PROVIDE NORMAL WEIGHT AGGREGATES IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM C33.

RC-4 FLYASH WHEN USED, SHALL BE LIMITED TO 20% OF THE CEMENTITIOUS MATERIAL.

RC-5 ALL PUMPED CONCRETE WITH #57 AGGREGATE IS TO CONTAIN A HIGH RANGE WATER REDUCING AGENT. MINIMUM SIZE OF DISCHARGE TO BE 4" I.D.

RC-6 A 2" I.D. DISCHARGE MAY BE USED WITH #8 AGGREGATE. USE PLASTICIZER ADMIXTURE IF NECESSARY TO INCREASE SLUMPS BEYOND THAT NOTED ABOVE.

RC-7 CHAMFER ALL EDGES OF EXPOSED CONCRETE 3/4" UNLESS NOTED OTHERWISE.

RC-8 ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND INSTALLED IN ACCORDANCE WITH ACI 318-95 AND ACI DETAILING MANUAL, ACI 315 1988 EDITION.

RC-9 REINFORCING STEEL SHALL BE NEW DEFORMED BARS THAT ARE FREE FROM RUST, SCALE AND OIL AND CONFORM TO ASTM A615, GRADE 60, WITH MINIMUM YIELD STRENGTH = 60,000PSI. WHERE WELDING REQUIRED ASTM A706, GRADE 60

RC-10 ALL SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AS SHOWN IN THE DRAWINGS.

RC-11 WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

RC-12 LAP CONT. BOTTOM STEEL OVER SUPPORT AND CONT. TOP STEEL AT MID SPAN UNLESS OTHERWISE SPECIFIED. MIN. LENGTH OF LAPPED SPLICES SHALL BE AS FOLLOWS UNLESS NOTED. STAGGER SPLICES SO THAT NO TWO ADJACENT BARS ARE SPLICED IN THE SAME LOCATION UNLESS SHOWN OTHERWISE. WELDED WIRE FABRIC SHALL BE LAPPED ONE FULL MESH AT THE SIDES AND ONE FULL MESH PLUS 2" AT THE ENDS. MAKE ALL BARS CONTINUOUS AROUND CORNERS OF PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING.

BAR SIZE: SPLICE SIZE:
#3 16"
#4 22"
#5 27"
#6 35"

RC-13 TERMINATE ALL DISCONTINUOUS TOP BARS WITH STANDARD 90 DEGREE HOOK (PLACED VERTICALLY) UNLESS NOTED OTHERWISE.

RC-14 PROVIDE THE FOLLOWING CONCRETE COVERAGE'S OVER REINFORCING.
B.O. FOOTINGS & UNFORMED EDGES- 3" CLR.
BEAMS & COLUMNS (TIES)- 1 1/2" CLR.
SLABS (TOP & BOT-STEEL)
CONC. WALLS- AS NOTED (1 1/2" CLR. MIN.)
INTERIOR- 3/4" CLR.
EXTERIOR- 1 1/2" CLR.

RC-15 SHOP DRAWINGS FOR PLACEMENT SHALL BE SUBMITTED FOR REVIEW PRIOR TO REBAR FABRICATION.

RC-16 SLEEVE ALL PENETRATIONS THROUGH BEAMS AND SLABS INDIVIDUALLY CORE DRILLING WILL NOT BE PERMITTED. SUBMIT LOCATION AND SIZE OF SLEEVES THROUGH BEAMS TO ENGINEER FOR REVIEW PRIOR TO CASTING CONCRETE.

RC-17 NO REINFORCING BARS SHALL BE CUT TO ACCOMMODATE THE INSTALLATION OF ANCHORS, EMBEDS OR OTHER ITEMS.

RC-18 USE THE STRUCTURAL DRAWINGS INCLUDING REVISIONS AND ADDENDA IN CONJUNCTION WITH REVIEWED SHOP DRAWINGS FOR PLACEMENT OF REINFORCING.

RC-19 AT CHANGES IN DIRECTION OF CONCRETE WALLS, BEAMS & STRIP FOOTINGS, PROVIDE CORNER BARS OF SAME SIZE AND QUANTITY (U.O.N.) AS HORIZONTAL STEEL. REFER TO TYPICAL DETAIL.

RC-20 ALL EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE PRIOR TO CONCRETE PLACEMENT.

RC-21 WEDGE BOLTS SHALL BE ITW RAMSET/REDHEAD BOLTS OR APPROVED EQUIVALENT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. 3/4" DIAMETER WEDGE BOLTS SHALL BE OF LENGTH REQUIRED TO PROVIDE 3X" MIN. EMBEDMENT, 2.0 KIPS TENSION AND 4.1 KIPS SHEAR WORKING LOADS IN 3000PSI CONCRETE (U.O.N.) DO NOT CUT EXISTING REINFORCING TO INSTALL.

RC-22 DOWEL BAR SPLICERS SHALL BE A COMPLETE ASSEMBLY, INCLUDING COUPLER, FROM ATTACHMENT (WHEN REQUIRED) AND THREADED BAR CAPABLE OF DEVELOPING THE BAR BEING SPLICED IN ACCORDANCE WITH ACI 318 SECTION 12.14.3.

RC-23 HEADED STUD ANCHORS SHALL BE ASTM A 108, GRADE S, 1010 THROUGH 1020 AS MANUFACTURED BY NELSON STUD OR APPROVED EQUIVALENT. STUD WELDING SHALL CONFORM TO AWS D1.1 "STRUCTURAL WELDING CODE."

RC-24 ADHESIVE ANCHORS SHALL BE ITW RAMSET/REDHEAD EPOCH CERAMIC 6 EPOXY ANCHORING SYSTEM OR APPROVED EQUIVALENT INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. A SCREEN TUBE MUST BE UTILIZED FOR INSTALLATION IN HOLLOW BLOCK AND BRICK MASONRY. DO NOT CUT EXISTING REINFORCING TO INSTALL.

RC-25 PLACE CONCRETE PER ACI 304. USE INTERNAL MECHANICAL VIBRATION FOR ALL CONCRETE. LIMIT MAXIMUM FREE FALL DROP OF CONCRETE TO 6'-0" FOR #57 AGGREGATE AND 8'-0" FOR #8 AGGREGATE. ALL PRECAUTIONS SHOULD BE TAKEN TO AVOID SEGREGATION OF CONCRETE DURING PLACEMENT.

RC-26 PLACEMENT OF CONDUIT AND PIPES IN CONCRETE SHALL CONFORM TO ACI 318, SECTION 6.3.

RC-27 SLABS AND GRADE BEAMS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE. ALL REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS.

RC-28 PROVIDE (2) #5 BARS WITH 2'-0" PROJECTION ON ALL SIDES OF ALL OPENINGS OR RE-ENTRANT CORNERS IN CONCRETE

MASONRY

M-1 MASONRY CONSTRUCTION SHALL CONFORM TO ACI "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (ACI/ASCE 530) AND "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI/ASCE 530.1) EXCEPT AS AMENDED BELOW.

M-2 CONTRACTOR SHALL OBTAIN COPY OF MASONRY CODE AND SPECIFICATIONS FOR REFERENCE AT THE JOBSITE.

M-3 USE TYPE 'S' MORTAR WITH MINIMUM COMPRESSIVE STRENGTH OF 1800PSI. IN ACCORDANCE WITH ASTM C270

M-4 MASONRY UNITS SHALL CONFORM TO ASTM C90, GRADE N WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900PSI ON NET SECTION TO PROVIDE NET AREA COMPRESSIVE STRENGTH OF MASONRY (FM) OF 1500PSI, LAID IN RUNNING BOND.

M-5 REINFORCING STEEL SHALL BE NEW DEFORMED BARS THAT ARE FREE FROM RUST, SCALE AND OIL AND CONFORM TO ASTM A615, GRADE 60, WITH MINIMUM YIELD STRENGTH=60,000 PSI. WHERE WELDING REQUIRED ASTM A706, GRADE 60. PROVIDE THE FOLLOWING LAP SPLICES FOR REINFORCING.

BAR SIZE: SPLICE SIZE:
#4 24"
#5 30"
#6 36"

M-6 CMU CELLS INDICATED IN PLAN OR NOTES AS FILLED CELLS SHALL BE GROUTED SOLID WITH 3000 PSI CONCRETE GROUT (8" TO 10" SLUMP).

M-7 PROVIDE FILLED CELLS AS SHOWN ON PLANS. IN ADDITION, PROVIDE FILLED CELLS W/1) #5 VERTICAL AT 4'-0" O.C. AT INTERIOR WALL.

M-8 A MINIMUM OF (3) FILLED CELLS SHALL BE LOCATED AT CONCENTRATED LOADS ON TYPICAL WALLS.

M-9 PROVIDE (3) FILLED CELLS AT ALL CORNERS AND ENDS OF WALLS.

M-10 EXPANSION BOLTS SHALL BE "HILTI KWIK BOLT II" OR APPROVED EQUAL. MINIMUM EMBED SHALL BE 5" FOR 3/4" DIA., 3/2" FOR 1/2" DIA. AND 2 1/2" FOR 1/2" DIA.

M-11 CHEMICAL ANCHORS SHALL BE "HILTI C-100" OR APPROVED EQUAL. MINIMUM EMBEDMENT SHALL BE 5 FOR 3/8" DIA., 4 1/2" FOR 1/2" DIA., 3 1/2" FOR 3/4" DIA.

M-12 THREADED ANCHORS SHALL BE ASTM A36 OR A307 QUALITY. ALL CMU CELLS TO RECEIVE ANCHORS SHALL BE GROUTED SOLID. NOTIFY ENGINEER PRIOR TO SUBSTITUTION OF ANY BOLTS INDICATED IN THE DRAWINGS.

STRUCTURAL STEEL

S-1 FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC "MANUAL OF STRUCTURAL CONSTRUCTION" AND THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS," LATEST EDITION

S-2 STEEL DESIGNATIONS:
WIDE FLANGES - ASTM A992 FY=50K.S.I
ALL OTHER HOT-ROLLED SHAPES AND PLATES - ASTM A36 FY=36K.S.I
PIPE COLUMNS - ASTM A53, GRADE B FY=35K.S.I
STRUCTURAL TUBING - ASTM A500, GRADE B FY=46K.S.I

S-3 LL HIGH-STRENGTH BOLTS SHALL MEET THE REQUIREMENTS OF THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS."

S-4 UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE 3/4" DIAMETER A-325 AND SHALL BE BEARING TYPE CONNECTIONS. IF A CERTAIN SITUATION IS NOT DETAILED USE A SIMILAR DETAIL CONNECTIONS SHALL GENERALLY FOLLOW THE TYPES SHOWN IN AISC MANUAL OF STEEL CONSTRUCTION.

S-5 USE MIN. 3/4" A-325F BOLTS WITH CLASS A CONTACT SURFACE FOR SLIP CRITICAL CONNECTIONS AS DESIGNATED ON PLANS BY A-325 S.C.

S-6 ALL BOLTS CAST IN CONCRETE SHALL CONFORM TO ASTM A-36 OR A-307.

S-7 ALL SHOP AND FIELD WELDING SHALL BE DONE BY CURRENTLY CERTIFIED WELDERS IN ACCORDANCE WITH AWS D1 "STRUCTURAL WELDING CODE," LATEST EDITION.

S-8 ALL WELDS ARE TO CONFORM TO AISC STANDARDS AND LOAD TABLES. USE E70XX ELECTRODES FOR ALL WELDING UNLESS NOTED OTHERWISE GRIND SMOOTH ALL EXPOSED WELDS.

S-10 DO NOT WELD TO EMBEDS UNTIL CONCRETE HAS CURED AT LEAST 72 HOURS. USE APPROPRIATE WELDING PROCESSES TO LIMIT HEAT BUILDUP IN EMBED TO AVOID PLATE EXPANSION AND CRACKING OF CONCRETE.

S-11 WELDED CONNECTIONS SHALL DEVELOP THE FULL SHEAR AND/OR MOMENT CAPACITY OF THE MEMBERS CONNECTED. AS PER AISC

S-12 ALL BOLTED STEEL CONNECTIONS ARE TO BE STANDARD AISC BOLTED CONNECTIONS AS PER THE AISC MANUAL AND SHALL BE CAPABLE OF SUPPORTING MAXIMUM ALLOWABLE UNIFORM BEAM LOADS, AS DETERMINED FROM THE TABLES OF UNIFORM LOAD CONSTANTS OF THE AISC MANUAL. ALL BOLTS SHALL BE STRENGTH ASTM A325.

S-9 SUBMIT STRUCTURAL STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. CLEARLY SHOW ALL PIECE MARKS, CONNECTIONS AND ERECTION DRAWINGS. ANY SPLICES NOT SHOWN ON CONTRACT DRAWINGS ARE TO BE CLEARLY NOTED FOR APPROVAL.

COLD FORMED STEEL

MS-1 ALL STUDS AND/OR JOISTS AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, GAUGE AND SPACING AS SHOWN ON THE DRAWINGS OR TABLES.

MS-2 ALL STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICAN IRON AND STEEL INSTITUTE SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STRUCTURAL STEEL MEMBERS, LATEST EDITION.

MS-3 ALL FRAMING MEMBERS SHALL BE FORMED FROM CORROSION RESISTANT STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A-446 WITH A MINIMUM YIELD STRENGTH OF 40 KSI FOR SJ AND CJ STYLE STUDS AND 33 KSI FOR CR RUNNERS. (U.S.G. OR EQUIVALENT).

MS-4 FASTENING OF COMPONENTS SHALL BE WITH SELF DRILLING SCREWS OF SUFFICIENT NUMBER AND SPACING TO DEVELOP THE FULL DESIGN CAPACITY OF THE CONNECTED MEMBERS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WIRE TYING OF COMPONENTS SHALL NOT BE PERMITTED.

MS-5 PROVIDE HORIZONTAL STRAP BRIDGING 1 1/2"x20 GAUGE AT 48" O.C., SUPPLEMENTED BY SOLID BRIDGING AT 8'-0" O.C. MINIMUM AND AS RECOMMENDED BY THE MANUFACTURER.

MS-6 SUBMIT PRE-ENGINEERED METAL STUD TRUSSES DRAWINGS & CALCULATIONS SIGNED AND SEALED BY AN REGISTERED ENGINEER.

MS-7 PRE-ENGINEERED METAL TRUSSES TOP AND BOTTOM CHORDS SHALL BE 18 GAUGE MIN.

FIELD VERIFY CONDITIONS

FV-1 CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS RELATIVE TO THE SAME, WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE ARCHITECT'S ATTENTION AND THE NECESSARY ADJUSTMENTS SHALL BE MADE PER THEIR INSTRUCTIONS.

FV-2 GENERAL CONTRACTOR SHALL REVIEW AND APPROVE SHOP DRAWINGS BEFORE SUBMITTING THEM TO THE ENGINEER, OTHERWISE THEY WILL BE REJECTED.

FV-3 IF THERE ARE ANY DISCREPANCIES THE STRICTER SHALL GOVERN.

SHORING

CONTRACTOR SHALL RETAIN SPECIALTY ENGINEER TO DESIGN ROOF SHORING THRU OUT THE ENTIRE BUILDING AS NEEDED. MUST SUBMIT SHORING PLAN FOR APPROVAL.

STRUCTURAL NOTES

GENERAL NOTES

G-1 REVIEW ALL PROJECT DOCUMENTS PRIOR TO FABRICATION AND START OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT OR STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK.

G-2 THE MASONRY WALLS ARE NOT DESIGNED TO WITHSTAND TEMPORARY CONSTRUCTION LOADS. IT IS THE CONTRACTORS RESPONSIBILITY AT ALL TIMES TO MAINTAIN WALL STABILITY DURING THE CONSTRUCTION PHASE OF THIS PROJECT.

G-3 IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM ALL DAMAGE DURING CONSTRUCTION.

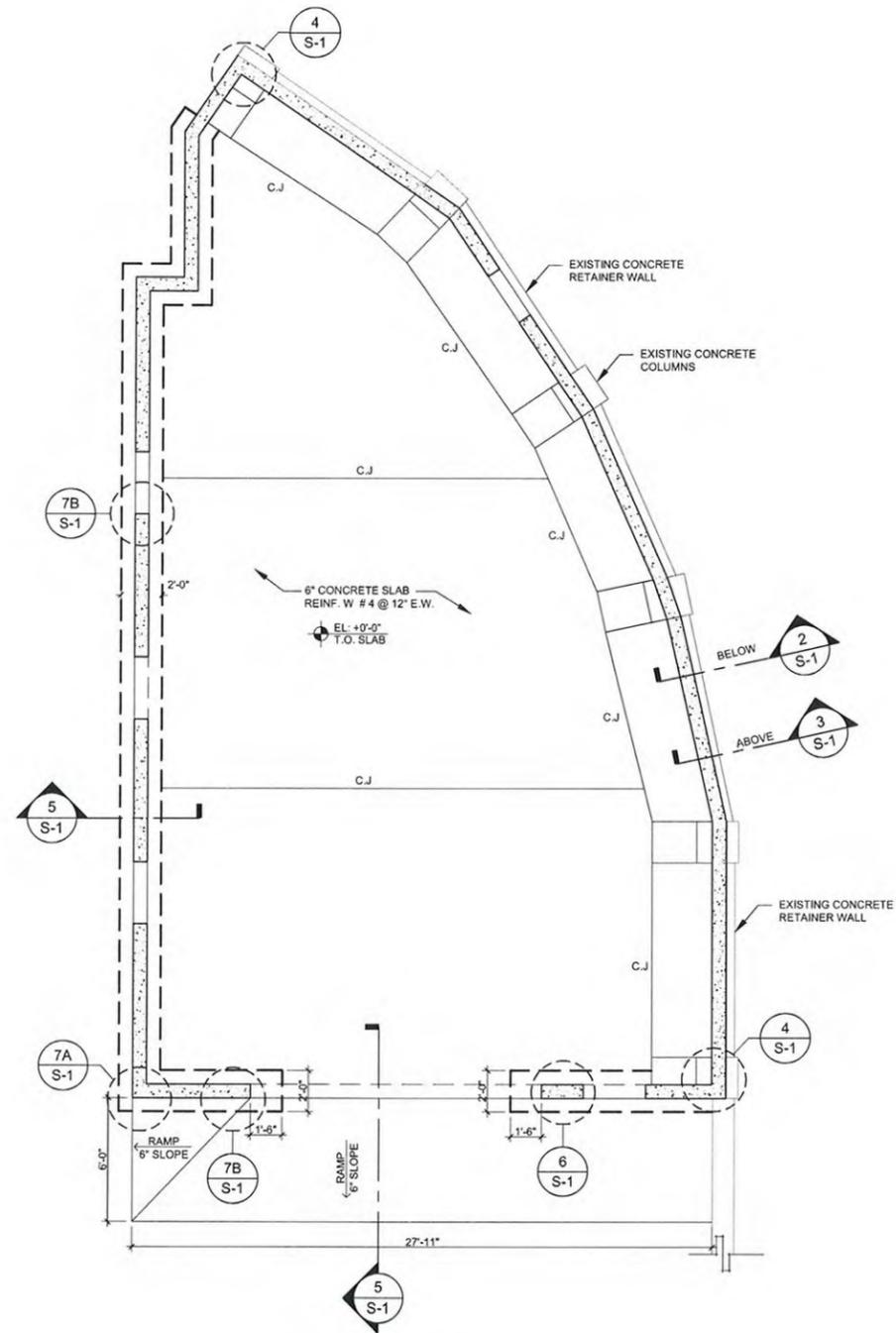
G-4 NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN SIZE OR STRENGTH WITHOUT PRIOR APPROVAL IN WRITING FROM THE STRUCTURAL ENGINEER.

G-5 COORDINATE STRUCTURAL AND OTHER DRAWINGS THAT ARE PART OF THE CONTRACT DOCUMENTS FOR ANCHORED, EMBEDDED OR SUPPORTED ITEMS WHICH AFFECT THE STRUCTURAL DRAWINGS.

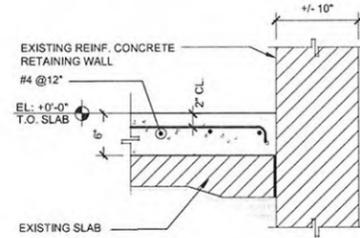
DEFINITIONS OF ABBREVIATIONS

Table with 2 columns: Abbreviation and Definition. Includes A.B. ANCHOR BOLT, ABV. ABOVE, ACI AMERICAN CONCRETE INSTITUTE, ARCH. ARCHITECT OR ARCHITECT, ASTM AMERICAN SOCIETY OF TESTING AND MATERIALS, BLW. BELOW, BM BEAM, B.O. BOTTOM OF, BOT. BOTTOM, BRG. BEARING, C.J. CONTROL JOINT, CLR. CLEAR, CMU CONCRETE MASONRY UNIT, COL. COLUMN, CONC. CONCRETE, CONN. CONNECTION, CONT. CONTINUOUS, CVR. COVER, DIA. DIAMETER, DTL. DETAIL, DWG. DRAWING, EA. EACH, E.J. EXPANSION JOINT, EL. ELEVATION, EMB. EMBEDMENT, EXP. EXPOSURE OR EXPANSION, FF. FINISHED FLOOR, FFE. FINISHED FLOOR ELEVATION, FG. FINISHED GRADE, f'm MASONRY COMPRESSIVE STRENGTH, FND. FOUNDATION, FRM. FRAMING, FTG. FOOTING, GA. GAUGE, G.C. GENERAL CONTRACTOR, H.C.A. HEADED CONCRETE ANCHOR, HORIZ. HORIZONTAL, H.S. HEADED STUD, IN. INCH(ES), INT. INTERIOR, J.B. JOIST BEARING, J.G. JOIST GIRDER, JST. JOIST, JT. JOINT, L. ANGLE, MAX. MAXIMUM, M/C. MOISTURE CONTENT, M.C.J. MASONRY CONTROL JOINT, MFR. MANUFACTURER, MIN. MINIMUM, MISC. MISCELLANEOUS, MPH. MILES PER HOUR, MTL. METAL, NO. NUMBER, NS.&S. NEAR SIDE AND FAR SIDE, N.T.S. NOT TO SCALE, O.C. ON CENTER, OHGD. OVERHEAD GARAGE DOOR, OPG. OPENING, OSB. ORIENTED STRAND BOARD, P.D.F. POWER DRIVEN FASTENERS, P.E.M.T. PRE-ENGINEERED METAL TRUSSES, P.E.W.T. PRE-ENGINEERED WOOD TRUSSES, PL. PLATE, PSF. POUNDS PER SQUARE FOOT, PSI. POUNDS PER SQUARE INCH, P.T. PRESSURE TREATED, QTY. QUANTITY, REINF. REINFORCEMENT, REQ'D. REQUIRED, RMD. ROOF METAL DECK, SPF. SPRUCE PINE FIR, STL. STEEL, STRUCT. STRUCTURAL, SUBST. SUBSTITUTE, SYP. SOUTHERN YELLOW PINE, T.&B. TOP AND BOTTOM, T.O. TOP OF, TOF. TOP OF FOOTING, TOS. TOP OF SLAB, TS. TUBE STEEL, TYP. TYPICAL, U.O.N. UNLESS OTHERWISE NOTED, VERT. VERTICAL, W/ WITH, W/C. WATER CEMENT, WWF. WELDED WIRE FABRIC

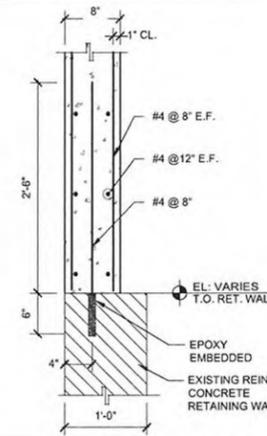
DESIGNER: DESIGN LAB
PROJECT TITLE: WTLX REBAR AND CONCRETE QUARTER
DRAWING TITLE: STRUCTURAL NOTES
DATE: JULY 06, 2020
SCALE: AS NOTED
CHECKED BY: EH
CONSULTANTS:
No. 1
SEAL: S-O
SHEET



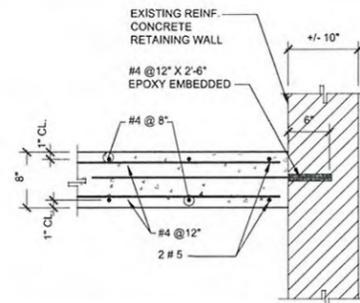
1 FOUNDATION PLAN & SLAB ON GRADE
SCALE: 1/4" = 1'-0"



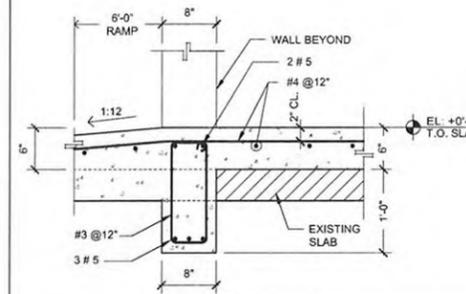
2 SECTION DETAIL
SCALE: 1" = 1'-0"



3 SECTION DETAIL
SCALE: 1" = 1'-0"



4 SECTION DETAIL
SCALE: 1" = 1'-0"



5 SECTION DETAIL
SCALE: 1" = 1'-0"

STRUCTURAL NOTES

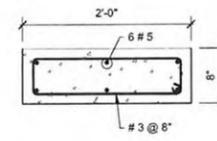
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. AT 28 DAYS. MAXIMUM SLUMP SHALL BE 4 INCHES, AND MAXIMUM WATER-CEMENT RATIO SHALL BE 0.55.
- ONE SET OF 4 (FOUR) CYLINDERS SHALL BE TAKEN AS A MINIMUM AT EVERY POUR.
- REINFORCEMENT STEEL SHALL CONFORM WITH ASTM A-615 GRADE 60.
- STRUCTURAL STEEL SHALL CONFORM WITH ASTM A-36.
- EPOXY FOR REINFORCEMENT EMBEDMENT SHALL BE AS MANUFACTURED BY HILTY AND INSTALLED IN STRICT ACCORDANCE TO THEIR RECOMMENDATION.
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFY BEFORE CONSTRUCTION BEGINS. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IMMEDIATELY.
- FOUNDATION HAS BEEN DESIGNED BASED ON ALLOWABLE BEARING PRESSURE = 2000 PSF.
- FILL MATERIAL UNDER FLOOR SLAB SHALL BE A-2-4 OR BETTER AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY IN MAXIMUM LIFTS OF 8 INCHES.
- DESIGN LOADING: INTERNATIONAL BUILDING CODE 2015. FLOOR LOAD.....40 PSF.
- TOP OF SLAB ELEVATION + 0'-0" = NGVD TYP. UNLESS OTHERWISE NOTED. 0'-0" ELEV. DENOTES MIN. ELEV. REQ.
- COORDINATE ALL SLAB DEPRESSIONS AND OPENINGS WITH ARCHITECTURAL DRAWINGS.
- GENERAL CONTRACTOR MUST VERIFY AND COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

TERMITE PROTECTION NOTES

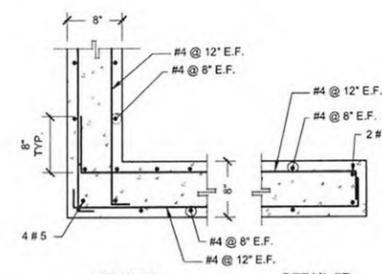
AREAS OF THE BUILDING WHERE CONCRETE SLAB IS REMOVED SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES PRIOR TO NEW CONCRETE BEING POUR. TREATMENT IS IN ACCORDANCE WITH ALL APPLICABLE RULES AND LAWS.

SOIL TREATMENT

AS PER VISUAL INSPECTION SOIL CONDITIONS AT THIS SITE ARE SAND & ROCK WITH A MIN. BEARING CAPACITY OF 2000 PSF SHOULD OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED. THE ENGINEER SHALL BE NOTIFIED PRIOR TO POURING NEW FOUNDATION. ARCHITECT OR ENGINEER MUST INSPECT EXCAVATION TO CONFIRM THE SOIL AND BEARING VALUE ARE SIMILAR TO THE ASSUMED DESIGN IT IS BASED ON.



6 SECTION DETAIL
SCALE: 1" = 1'-0"



7 SECTION DETAIL
SCALE: 1" = 1'-0"

DESIGN AB

P.O. BOX 767
CHRISTIANSTED
SAINT CROIX
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00821

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PROJECT TITLE: WTIIX
PLOTS 35 & 37 ESTATE RICHMOND
COMPANY QUARTERS, CHRISTIANSTED
SAINT CROIX, U.S. VIRGIN ISLANDS, 00821

FOR BUILDING PERMIT: DATE: JULY 06, 2020
DWG NAME: SCALE: AS NOTED
DRAWN BY: RP CHECKED BY: EH

DRAWING TITLE: FOUNDATION PLAN & DETAILS

REVISIONS	REVISION/ISSUE	DATE
No.		

SEAL

S-1

SHEET

ELECTRICAL PANEL													
TYPE, ITC, E.O. SERVICE 1PH, 3W, 3N VOLTAGE 120 / 240V MOUNTING SURFACE					MAIN BUS, 100 AMP NEUTRAL FULL MAIN, M.L.O. LOCATION GARAGE								
TRIP	POLES	DEM. V.A.	COND.	WIRE	REMARKS	CKT. No.	CKT. No.	REMARKS	TRIP	POLES	DEM. V.A.	COND.	WIRE
30	2	5,000	3/4"	10	GARAGE DOOR OPENER VERIFY LOAD	1	2	EMERGENCY EXIT LIGHTS	20	1	800	1/2	12
							3	4	SMOKE DETECTORS	15	1	600	1/2
15	1	600	1/2	14	OUTDOOR LIGHTING & RECEPTS (GFCI)	5	6	SMALL APPLIANCES (GFCI)	20	1	1,500	1/2	12
15	1	600	1/2	14	LIGHTING & RECEPTS (GFCI)	7	8	LIGHTING & RECEPTS (GFCI)	15	1	600	1/2	14
20	1	800	1/2	12	EXHAUST FAN	9	10	SPARE					
					SPARE	11	12	SPARE					
					SPARE	13	14	SPARE					
					SPARE	15	16	SPARE					
					SPARE	17	18	SPARE					
					SPARE	19	20	SPARE					
					SPARE	21	22	SPARE					
					SPARE	23	24	SPARE					
					SPARE	25	26	SPARE					
					SPARE	27	28	SPARE					
					SPARE	29	30	SPARE					

ELECTRICAL LOAD CALCULATION

GENERAL LIGHTING 3WP SF = 1050	3150
RECEPTS 1 WP SF	1050
OUTDOOR LIGHTING & RECEPTS	600
EMERGENCY LIGHTS	800
GARAGE DOOR OPENER	5,000
SMOKE DETECTOR	600
SMALL APPLIANCES	1,500
EXHAUST FAN	800
CONNECTED LOAD	13,500 W

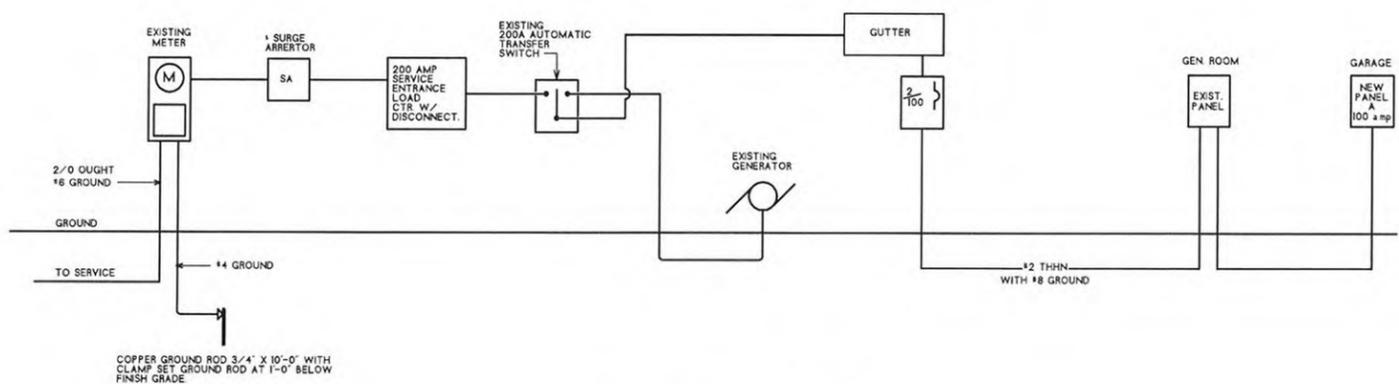
$$C_1 = \frac{13,500}{208 \times \sqrt{3}} = 38A$$

IECC LIGHTING FIXTURE SCHEDULE						
A MINIMUM OF 75% OF THE LIGHT BULB IN PERMANENTLY INSTALLED FIXTURES MUST BY HIGH EFFICACY AS DEFINED BY THE IECC						
MARK	LOCATION	Nb. OF FIXTURES	INPUT WATTS	LUMENS PER WATT	TOTAL INPUT WATTS	TOTAL LUMENS
(A)	OUTDOOR LIGHTS	6	15	50	90	4,500
(B)	GARAGE	9	15	50	135	6,750
TOTAL					225	10,950

ELECTRICAL LEGEND	
⌚	WALL SWITCH, 1 POLE 125V, 20A, MOUNT 46" A.F.F.
⌚	3-WAY WALL SWITCH, 1 POLE 125V, 20A, MOUNT 46" A.F.F.
⌚	WALL CONTROLLED FAN SWITCH, MOUNT 46" A.F.F.
⌚	MOTOR RATED TOGGLE SAFETY SWITCH
⌚	DUPLEX RECEPTACLE ON GROUND FAULT INTERRUPTER CIRCUIT 125V, 20A-NEMA 5-20R
⌚	BROADCAST TRUCK RECEPT TO MATCH EQUIPMENT PLUG
⌚	WALL LIGHT OUTLET
⌚	CEILING LIGHT OUTLET
⌚	EXHAUST FAN
⌚	WALL MOUNTED ADA APPROVED SMOKE / CARBON MONOXIDE DETECTOR WITH BATTERY BACK UP
⌚	WALL MOUNTED COMBINATION EXIT / EMERGENCY LIGHT W/ BATTERY BACK UP
⌚	-NEW ELECTRICAL PANEL

- 1 ELECTRICAL CONTRACTOR SHALL BE FULLY COGNIZANT OF THE LATEST EDITION OF THE NFPA 70 (NEC), NFPA 70B, NFPA 70E, AND ALL LOCAL CODES, ORDINANCES OF THE AUTHORITIES HAVING JURISDICTION AND PERFORM ALL WORK IN ACCORDANCE WITH THE INTENT AND REQUIREMENTS OF THESE CODES, ORDINANCES, AND AUTHORITIES.
- 2 DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL LAYOUT OF ELECTRICAL SYSTEMS.
- 3 WHEREVER THE WORD "PROVIDE" IS USED IT SHALL BE MEAN TO "PROVIDE AND INSTALL".
- 4 FINAL CONNECTIONS TO EQUIPMENT SHALL BE PER MANUFACTURERS APPROVED WIRING DIAGRAMS, DETAILS AND INSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.
- 5 IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO ESTABLISH A STANDARD OF QUALITY. THE ENGINEER RESERVES THE RIGHT TO APPROVE METHODS AND MATERIALS NOT REFLECTED HEREIN AS LONG AS IT MEETS THE CODES LISTED IN ITEM 1.
- 6 PROPOSED SUBSTITUTIONS OF ELECTRICAL EQUIPMENT OR REQUEST FOR "OR EQUIVALENT" OR "APPROVED EQUIVALENT" LISTING SHALL BE SUBMITTED TO ENGINEER NOT LESS THAN TEN (10) WORKING DAYS PRIOR TO BID.
- 7 WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER TO THE SATISFACTION OF THE ENGINEER AND PROJECT MANAGER.
- 8 ALL EQUIPMENT AND MATERIALS PROVIDED SHALL BE NEW AND IN CONFORMANCE WITH APPLICABLE PROVISIONS OF NEMA, ANS I, U.L., ETC. AND SHALL BEAR AN UNDERWRITERS LABEL WHERE APPLICABLE.
- 9 PROVIDE PERMITS AND INSPECTIONS AS REQUIRED PER VI DPNR AND VIWAPA (IF APPLICABLE).
- 10 GUARANTEE THE INSTALLATION AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP WHICH MAY OCCUR UNDER NORMAL USAGE FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE. DEFECTS SHALL BE PROMPTLY REMEDIATED WITHOUT COST TO THE OWNER.
- 11 PROVIDE ALL UPDATES, ALTERATIONS, RE-ROUTINGS, CHANGES AND AS-BUILT CONDITIONS TO THE ENGINEER FOR RECORD DRAWING UPDATES.
- 12 SYSTEMS SHALL BE TESTED FOR PROPER OPERATION. IF TESTS SHOW THAT WORK IS DEFECTIVE, CONTRACTOR SHALL MAKE CORRECTIONS NECESSARY AT NO COST TO OWNER.
- 13 THE CONTRACTOR SHALL COORDINATE WITH WAPA ALL REQUIREMENTS FOR SCOPE OF WORK THAT INVOLVES VOLTAGES ABOVE 600V AC, INCLUDING CONDUIT TERMINATIONS, HAND HOLES, INSTALLATION, SWITCHGEAR, AND PAD MOUNT TRANSFORMERS. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- 14 SPLICES IN EXTERIOR PULLBOXES AND HAND HOLES SHALL BE MADE WATER PROOF USING 3M "SCOTCHCAST" SPLICE KIT OR APPROVED EQUIVALENT. SEAL ENDS OF CONDUITS AND DUCTS WITH "DUCT SEAL" OR APPROVED EQUIVALENT.
- 15 CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EQUIPMENT WHICH IS DAMAGED DUE TO INCORRECT FIELD WIRING PROVIDED UNDER THIS SECTION OR FACTORY WIRING IN EQUIPMENT PROVIDED UNDER THIS SECTION.
- 16 CONTRACTOR'S FAILURE TO ORDER OR RELEASE ORDER FOR MATERIALS AND/OR EQUIPMENT WILL NOT BE ACCEPTED AS A REASON TO SUBSTITUTE ALTERNATE MATERIAL, EQUIPMENT OR INSTALLATION METHODS.
- 17 VERIFY AND MARK EXACT LOCATIONS OF EXISTING AND NEW UNDERGROUND UTILITIES, PIPING AND RACEWAY SYSTEMS PRIOR TO TRENCHING AND INSTALLING CONDUIT. COORDINATE THIS EFFORT WITH THE PROJECT MANAGER.
- 18 PULLBOXES, CABINETS, ETC. MOUNTED ON THE EXTERIOR AT GRADE LEVEL, SHALL BE WEATHER PROOF TYPE WITH HINGED LOCKABLE COVERS SECURED WITH TAMPER-PROOF SCREWS.
- 19 DRY TYPE TRANSFORMERS SHALL BE MOUNTED ON RUBBER-IN-SHEAR ISOLATORS. MANUFACTURERS SHALL BE EATON CUTLER HAMMER, GENERAL ELECTRIC, SIEMENS (ITE), ABB, OR SORREL (SQ, D).
- 20 PROVIDE ENGRAVED NAMEPLATES OR WEATHER RESISTANCE LABELS ON HAND HOLES INDICATING "HIGH VOLTAGE" AND THE LINE VOLTAGE. PROVIDE A WEATHER RESISTANT NAMEPLATE ON ALL TRANSFORMERS PER NEC ARTICLE 150.11 AND SIGNAGE INDICATED IN THIS DRAWING PACKAGE. PROVIDE A WEATHER RESISTANT NAMEPLATE ON ALL DISCONNECTS PER NEC ARTICLE 110.22 AND THE SIGNAGE INDICATED IN THIS DRAWING PACKAGE. ALL SERVICE DISCONNECTS SHALL ADHERE TO NEC ARTICLE 230.70(B) AS WELL AS SIGNAGE INDICATED IN THIS DRAWING PACKAGE.
- 21 WIRE TERMINATION PROVISIONS FOR PANELBOARDS, CIRCUIT BREAKERS, SAFETY SWITCHES, AND ALL OTHER ELECTRICAL APPARATUS SHALL BE LISTED AS SUITABLE FOR 90 DEGREE C.
- 22 ALL EXPOSED EXTERIOR CABLES MUST BE TERMINATED WITH PREFORMED TERMINATIONS FOR EXTERIOR USE. TERMINATIONS SHALL BE RATED AT THE NOMINAL VOLTAGE OF THE CABLE OR SHALL BE ONE STEP HIGHER THAN THE NOMINAL VOLTAGE.
- 23 SPLICING OF CONDUCTORS SHALL BE AVOIDED. IN THE EVENT THAT IT IS UNAVOIDABLE, MAINLY DUE TO LENGTH OF RUN, SPLICES SHALL BE LOCATED WHERE RACEWAY HAS A HINGED OR REMOVABLE COVER. SPLICES SHALL ADHERE TO NEC ARTICLE 300.5. SPLICE LOCATIONS AND METHODS SHALL BE REVIEWED AND APPROVED BY THE ELECTRICAL ENGINEER.
- 24 SPLICES LOCATED UNDERGROUND SHALL BE RATED FOR WET LOCATIONS AND DIRECT BURIAL. NSI POLARS DIRECT BURIAL AND SUBMERSIBLE CONNECTORS ARE PREFERRED. ALTERNATIVES MUST BE APPROVED BY ELECTRICAL ENGINEER.
- 25 ALL PARTS, EQUIPMENT, INDICATOR LIGHTS, AND METERS SHALL BE READILY ACCESSIBLE TO AUTHORIZED PERSONS BY THE PROVISION OF ADEQUATE WORKING SPACES, WORKING FACILITIES, AND CLEARANCES.

- 26 ELECTRICAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND CONDUIT SYSTEMS WITH RACK MOUNTING STRUCTURES.
- 27 CONDUCTORS SHOWN ON THE CONSTRUCTION DOCUMENTS MAY BE UP SIZED TO LIMIT VOLTAGE DROP. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL REQUIRED COMPRESSION PIN TERMINALS, SPLICES, ETC. TO ACCOMMODATE MANUFACTURER MAX WIRE SIZE REQUIREMENTS.
- 28 ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WORK FOR EQUIPMENT PADS, PILING, AND DUCTBANK ENVELOPES. PROVIDE ALL CONCRETE, STEEL, REINFORCING, ETC. AS INDICATED ON THE CONSTRUCTION DOCUMENTS.
- 29 ELECTRICAL CONTRACTOR SHALL PROVIDE ALL TESTING REQUIRED BY MANUFACTURER AND COORDINATED WITH COMMISSIONING ENGINEER.
- 30 MINIMUM CONDUCTOR SIZE FOR POWER SHALL BE #12 AWG. ALL CONDUCTORS SIZED #8 AWG AND LARGER SHALL BE STRANDED COPPER.
- 31 ALL CONDUITS EXPOSED TO WEATHER SHALL BE SUITABLE FOR USE IN WET LOCATIONS AND ARRANGED TO DRAIN.
- 32 ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC. PVC JOINTS SHALL BE SOLVENT WELDED. THREADS WILL NOT BE PERMITTED ON PVC CONDUIT OR FITTINGS, EXCEPT RIGID STEEL TO PVC COUPLINGS.
- 33 MINIMUM TRADE SIZE CONDUIT PERMITTED SHALL BE 3/4" MINIMUM CONDUIT SIZE FOR BURIED CONDUITS SHALL BE 1".
- 34 FINAL CONNECTIONS TO EQUIPMENT SUBJECT TO VIBRATION SHALL BE MADE USING LIQUIDTIGHT FLEXIBLE METALLIC CONDUIT AND/OR PER MANUFACTURERS RECOMMENDATION.
- 35 LOCATION AND ROUTING OF CONDUITS IS APPROXIMATE AND DEPICTS DESIGN INTENT ONLY. THE CONTRACTOR, PROJECT MANAGER, AND ENGINEER IS RESPONSIBLE FOR DETERMINING FINAL CONDUIT ROUTING IN THE FIELD. THE CONTRACTOR SHALL COORDINATE THE FINAL ROUTING OF CONDUITS TO AVOID CONFLICTS WITH OTHER UTILITIES AND OBSTACLES. WHILE MINIMIZING CHANGES IN THE DIRECTION AND OVERALL CONDUIT LENGTH. OBTAIN APPROVAL OF ENGINEER PRIOR TO ANY CHANGES IN ROUTING. PROVIDE HANDHOLES AS NECESSARY. TOTAL NUMBER OF BENDS SHALL BE LIMITED TO A MAXIMUM OF 360 BETWEEN FULL BOXES OR HANDHOLES. MAXIMUM DISTANCE BETWEEN HANDHOLES FOR UNDERGROUND CONDUITS SHALL BE 500'.
- 36 CONDUCTOR COLOR CODING SHALL BE AS FOLLOWS:
208V / 120V SYSTEMS 480Y/277V SYSTEMS DC SYSTEMS
A: BLACK PHASE A, BROWN POSITIVE (+), RED PHASE B, RED PHASE C, ORANGE NEGATIVE (-), BLACK PHASE C, BLUE PHASE C, YELLOW NEUTRAL, WHITE OR GRAY NEUTRAL, WHITE NEUTRAL, WHITE GROUND, GREEN GROUND, GREEN GROUND, GREEN EXCAVATION AND BACKFILL.
- 37 CONDUIT TRENCH THE BOTTOM OF THE TRENCH SHOULD BE UNDISTURBED, TAMPED, OR RELATIVELY SMOOTH EARTH. WHERE THE EXCAVATION IS IN ROCK, THE CONDUIT SHOULD BE LAID ON A PROTECTIVE LAYER OF CLEAN TAMPED BACKFILL DIRT OR SAND. TRENCH MUST BE INSPECTED BY THE APPROPRIATE ENTITY (ENGINEER, PROJECT MANAGER, AND/OR VIWAPA). THE FIRST INSPECTION IS DONE AFTER THE INSTALLATION OF PRIMARY AND SECONDARY CONDUITS AND PRIOR TO ANY BACKFILL. ADDITIONAL INSPECTIONS MAY BE REQUESTED.
- 38 BACKFILL: ALL BACKFILL SHOULD BE FREE OF MATERIAL THAT MAY DAMAGE THE CONDUIT SYSTEM. BACKFILL WITHIN 6 INCHES OF THE CONDUIT SHOULD BE FINE FILL MATERIAL, FREE OF ANY SOLID MATERIAL GREATER THAN 2 INCHES IN MAXIMUM DIMENSION OR WITH SHARP EDGES LIKELY TO DAMAGE THE CONDUIT SYSTEM. THE BALANCE OF BACKFILL SHOULD BE FREE OF SOLID MATERIAL NOT GREATER THAN 4 INCHES IN MAXIMUM DIMENSION. BACKFILL MATERIAL SHOULD BE ADEQUATELY COMPACTED TO 95% IN LAYERS NOT GREATER THAN 6 INCHES (CALICHE OR EQUIVALENT). VIWAPA RECOMMENDS THE USE OF FLOWABLE FILL (LOW STRENGTH CONCRETE RATED BETWEEN 7.5 PSI TO 200 PSI) AS AN ALTERNATIVE BACKFILL MATERIAL.
- 39 CONCRETE IN TRENCH THE USE OF CONCRETE OVER CONDUITS IN THE TRENCH IS OPTIONAL ONCE THE PROPER DEPTH IS MET. THE MINIMUM DEPTH TO CONDUIT SYSTEM SHALL MAINTAIN AN 18 INCH OR 3 FOOT FOR VOLTAGES GREATER THAN 600V. DIMENSION FROM FINISH GRADE TO TOP OF CONDUIT. IF THIS MEASUREMENT IS NOT POSSIBLE, THEN 3 INCHES OF CONCRETE SHALL BE INSTALLED TO TRENCH OVER THE CONDUITS FOR EACH 12 INCHES OF DEPTH NOT ACHIEVED. CONCRETE SHALL HAVE A MINIMUM ULTIMATE 28 DAYS COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI.
- 40 ALL EQUIPMENT AND SYSTEM SHALL MEET THE GROUNDING AND BONDING REQUIREMENTS OF NEC ARTICLE 250.
- 41 INSULATION SHIELDING OF CABLE, CONCENTRIC NEUTRAL AND JOINTS SHALL BE EFFECTIVELY GROUNDED. CABLE SHEATHS OR SHIELDS AND CONCENTRIC NEUTRAL WHICH ARE CONNECTED TO GROUND AT THE HAND HOLE SHALL BE BONDED OR CONNECTED TO A COMMON GROUND.
- 42 BONDING AND GROUND LEADS SHALL BE COPPER AND OF PROPER SIZE.
- 43 ALL CABLES CONNECTED TO GROUND RODS SHOULD BE CAD-WELDED OR APPROVED DIRECT BURIAL COMPRESSION CRIMPS.
- 44 GROUNDING ELECTRODE SYSTEM BONDED PER NEC 250.50. HIGH VOLTAGE (1 600VAC) TESTING.
- 45 LINES AND EQUIPMENT SHALL BE SUBJECTED TO STANDARD TESTS TO DETERMINE THAT THEY ARE IN ACCEPTABLE CONDITION BEFORE THE SYSTEM IS POWERED.
- 46 HIGH VOLTAGE CABLES SHALL BE TESTED PER MANUFACTURERS REQUIREMENTS FOR BOTH ON-REEL AND OFF-REEL APPLICATIONS, INCLUDING HIGH POTENTIAL TESTING (HI POT TEST).
- 47 PRIOR TO ENERGIZE, THE TRANSFORMERS SHALL BE TESTED FOR INSULATION RESISTANCE AND FOR TRANSFORMER TURN RATIO. THE INSULATION RESISTANCE OF A TRANSFORMER SHALL BE AT LEAST 1 MEGOHM PER KILOVOLT OF INSULATION CLASS, WITH A MIN OF 1 MEGOHM.
- 48 A QUALIFIED PERSON MUST PERFORM THESE TESTS IN THE PRESENCE OF THE ENGINEER. CONTRACTOR IS TO INFORM THE ENGINEER AT LEAST 2 WORKING DAYS BEFORE THE DESIRED TEST DAT.



ELECTRICAL RISER DIAGRAM
NOT TO SCALE