The BVI Humane Society
Josiahs Bay, Tortola, British Virgin Islands.

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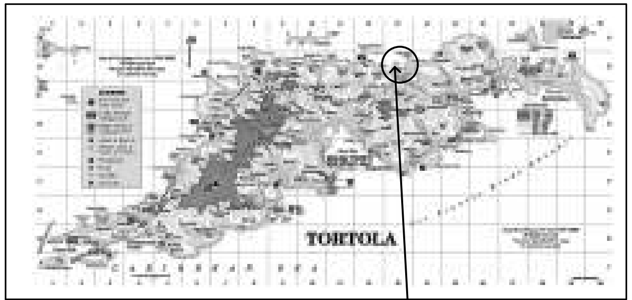
road town, tortola, bvi fax. 284.494.4394

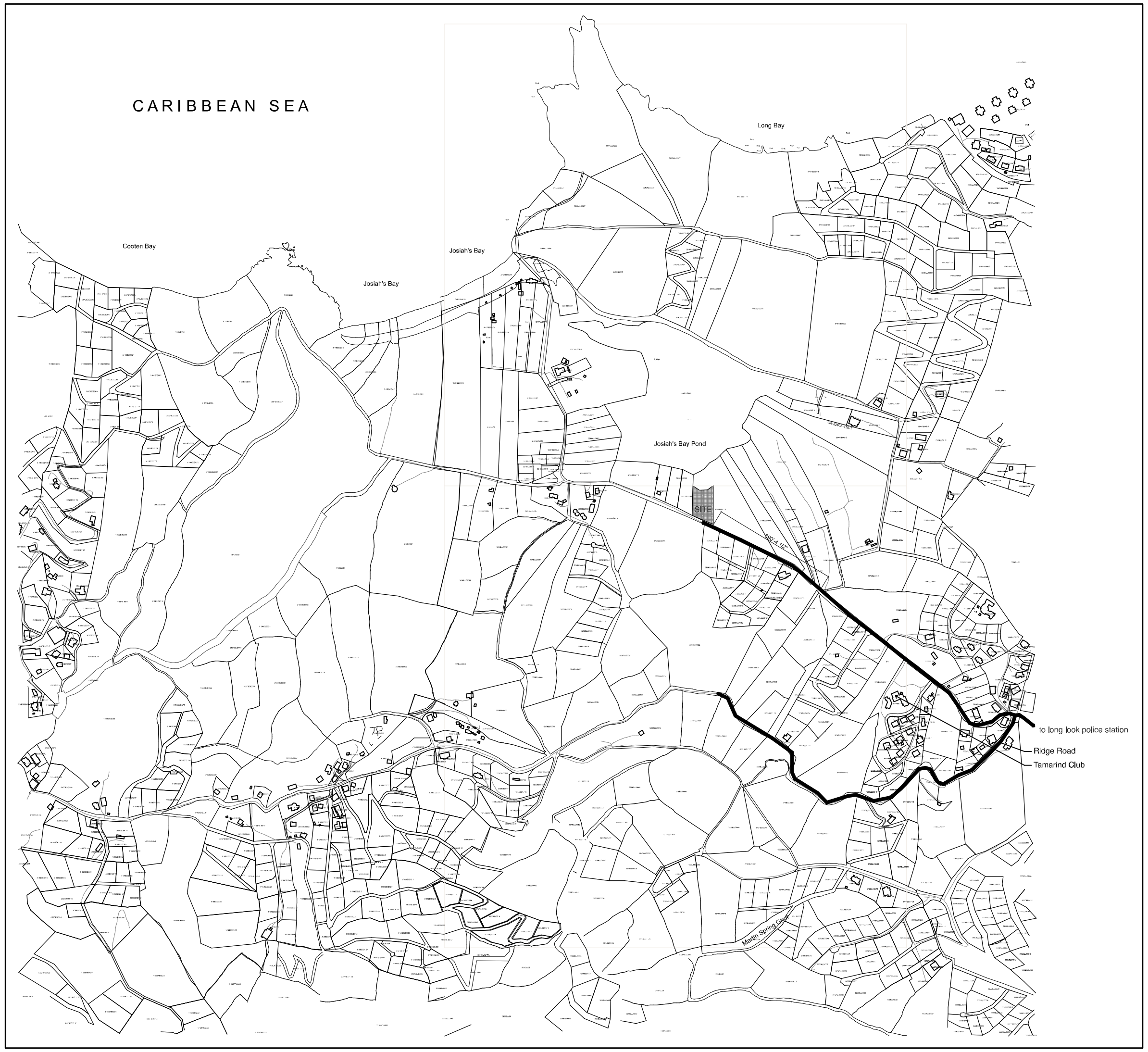
1224 Tortola Humane Society Site

For Construction



1 Map of Tortola
SCALE: 1/8" = 1'-0"

Proposed Site



2 Location Plan For Josiah's Bay

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NO.	REVISION	DATE

approval	date
land development control authority	
building authority	
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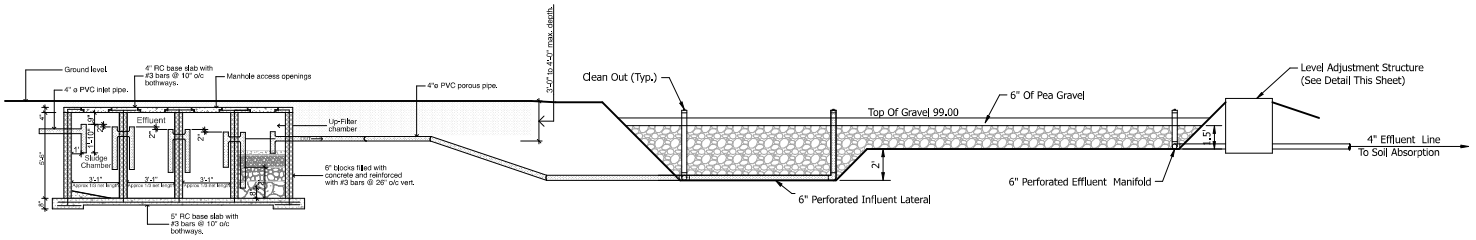
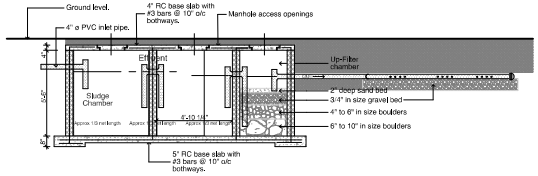
PROJECT
The BVI Humane Society
Josiahs Bay, Tortola,
British Virgin Islands.

DRAWING
Location

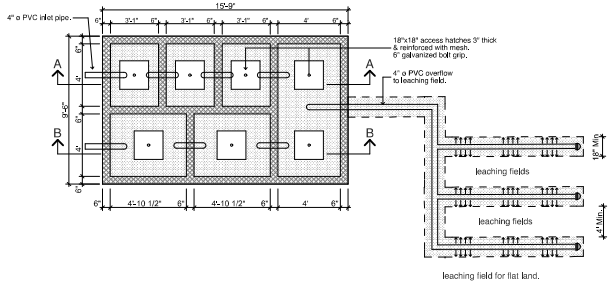
SCALE	AS NOTED	PROJECT NO.	1224
DATE	Monday, 22 August 2016	SHEET	A100
DRAWN BY	Thor Downing, Brenda Brooks		



1 Septic Tank Section A
SCALE: 1/4" = 1'-0"



2 Septic Tank Section B
SCALE: 1/4" = 1'-0"



3 Plan of Septic Tank 2
SCALE: 1/4" = 1'-0"

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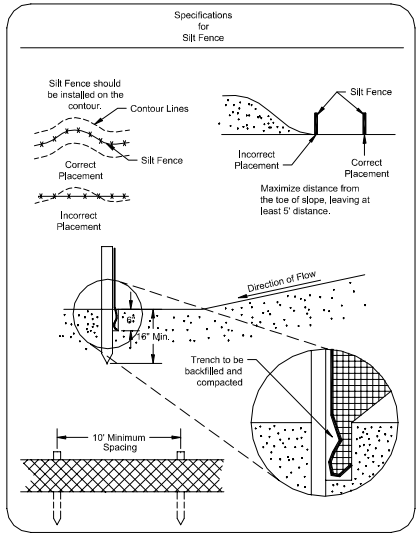

4 Silt Fence Detail
SCALE: 1/4" = 1'-0"

Specifications
for
Silt Fence

1. Silt fence shall be constructed before upslope land disturbance begins.
2. All silt fence shall be placed as close to the contour as possible so that water will not concentrate at low points in the fence and so that small swales or depressions which may carry small concentrated flows to the silt fence are dissipated along its length.
3. To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upslope so that the ends are at a higher elevation.
4. Where possible, silt fence shall be placed on the flattest area available.
5. Where possible, vegetation shall be preserved for 5 ft. (or as much as possible) upslope from the silt fence. If vegetation is removed, it shall be reestablished within 7 days from the installation of the silt fence.
6. The height of the silt fence shall be a minimum of 16 in. above the original ground surface.
7. The silt fence shall be placed in a trench cut a minimum of 6 in. deep. The trench shall be cut with a trencher, cable laying machine, or other suitable device which will ensure adequate uniform trench depth.
8. The silt fence shall be placed with the stakes on the downslope side of the geotextile and so that the 8 in. of cloth are below the ground surface. Excess material shall lay on the bottom of the 6-in. deep trench. The trench shall be backfilled and compacted.
9. Seams between sections of silt fence shall be overlapped with the end stakes of each section wrapped together before driving into the ground.
10. Maintenance - Silt fence shall allow runoff to pass only as diffuse flow through the geotextile. If runoff overtops the silt fence, flows under or around the ends, or in any other way becomes a concentrated flow, one of the following shall be performed, as appropriate: 1) The layout of the silt fence shall be changed, 2) Accumulated sediment shall be removed, or 3) Other practices shall be installed.

Criteria for Silt Fence Materials

1. Fence Posts - The length shall be a minimum of 32 in. long. Wood posts will be 2 by 2 in. hardwood of sound quality. The maximum spacing between posts shall be 10 ft.
2. Silt Fence Fabric (See chart below)

Fabric Properties	Values	Test Method
Grab Tensile Strength	90 lb. minimum	ASTM D 1682
Mullen Burst Strength	190 psi minimum	ASTM D 3786
Slurry Flow Rate	0.3 gal/min/ft maximum	
Equivalent Opening Size	40-80	US Std. Sieve CW-02215
Ultraviolet Radiation Stability	90% minimum	ASTM-G-26

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1224 Tortola Humane Society Site

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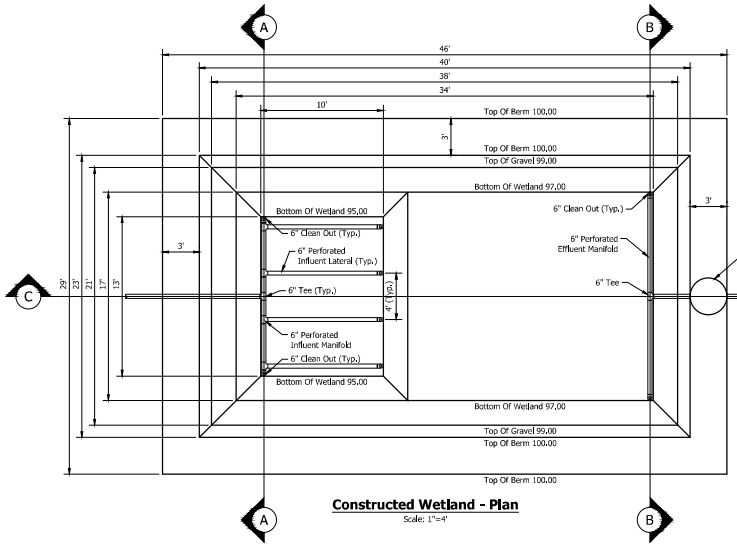
NO.	REVISION	DATE

approval	date
land development control authority	
building authority	
contract signed	

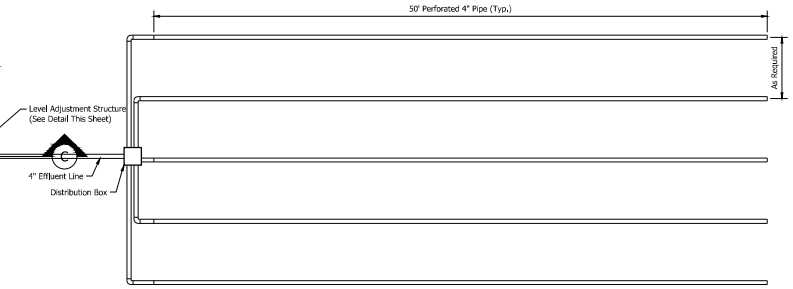
PROJECT
The BVI Humane Society
Josiahs Bay, Tortola,
British Virgin Islands.

DRAWING
Site Details

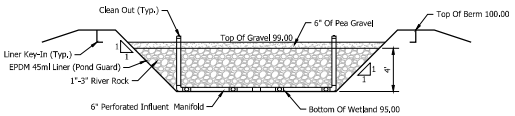
SCALE	AS NOTED	PROJECT NO.	1224
DATE	Monday, 22 August 2016	SHEET	A101
DRAWN BY	Thor Downing, Brenda Brooks		



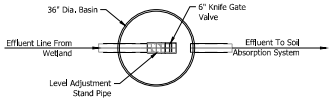
Constructed Wetland - Plan
Scale: 1"=4'



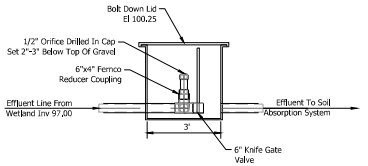
Soil Absorption System - Plan
Scale: 1"=4'



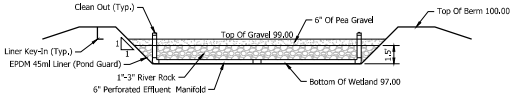
Section A-A
Scale: 1"=4'



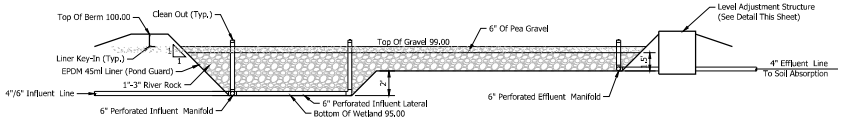
Level Adjustment Struture - Plan
Scale: 1"=2'



Level Adjustment Struture - Section
Scale: 1"=2'



Section B-B
Scale: 1"=4'



Section C-C
Scale: 1"=4'

roger downing and partner co. ltd.
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email downing@architecture.vg
p.o. box 162, 50 main street tel. 284.494.2762
road town, tortola, bvi fax. 284.494.4394

1224 Tortola Humane Society Site

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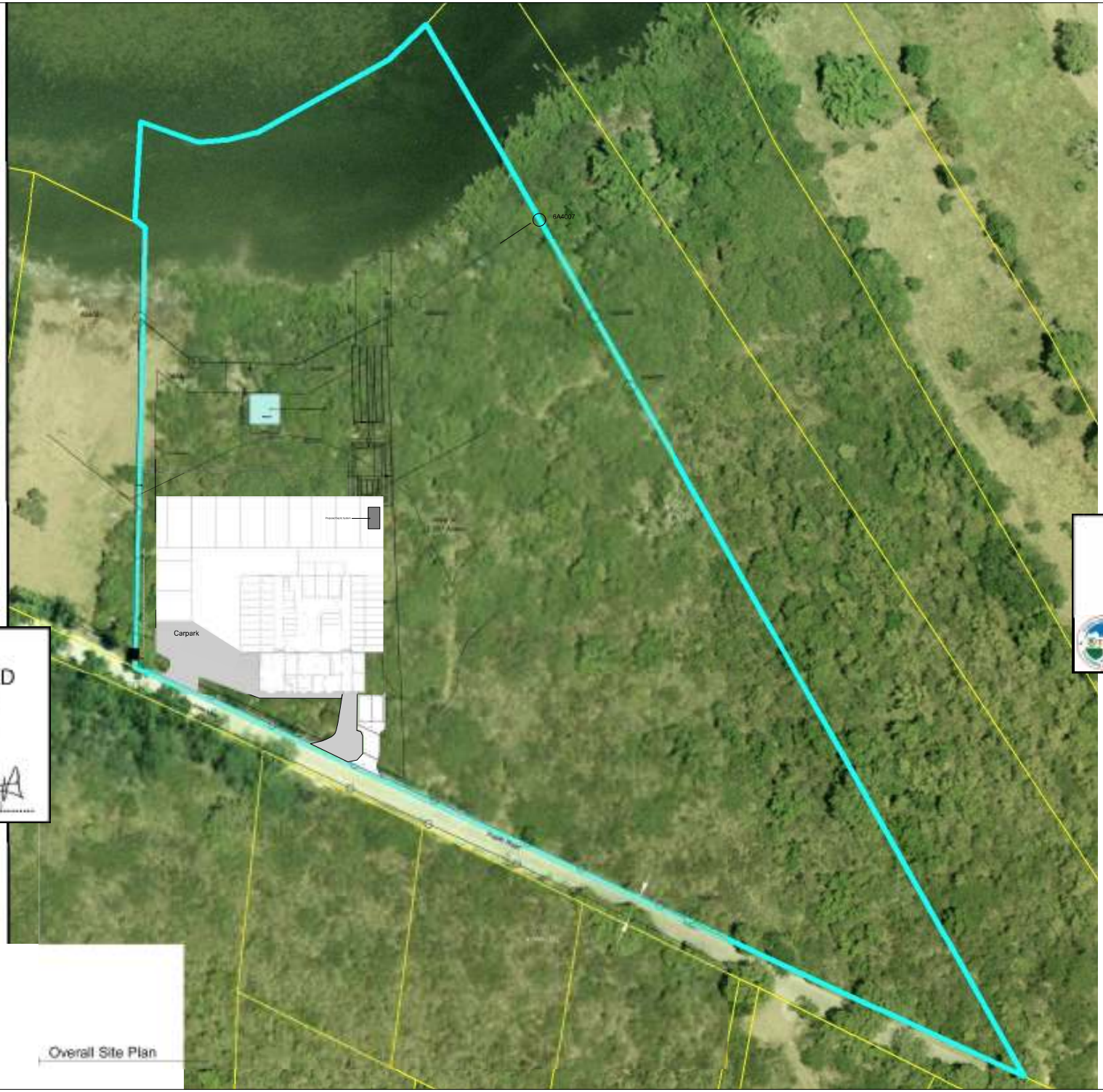
NO.	REVISION	DATE

approval	date
land development control authority	
building authority	
contract signed	

PROJECT
The BVI Humane Society
Josiahs Bay, Tortola,
British Virgin Islands.

DRAWING
Constructed Wetland Details

SCALE	AS NOTED	PROJECT NO.	1224
DATE	Monday, 22 August 2016	SHEET	A102
DRAWN BY	Thor Downing, Brenda Brooks		



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building authority	
contract signed	

PROJECT

The BVI Humane Society
Josiahs Bay, Tortola,
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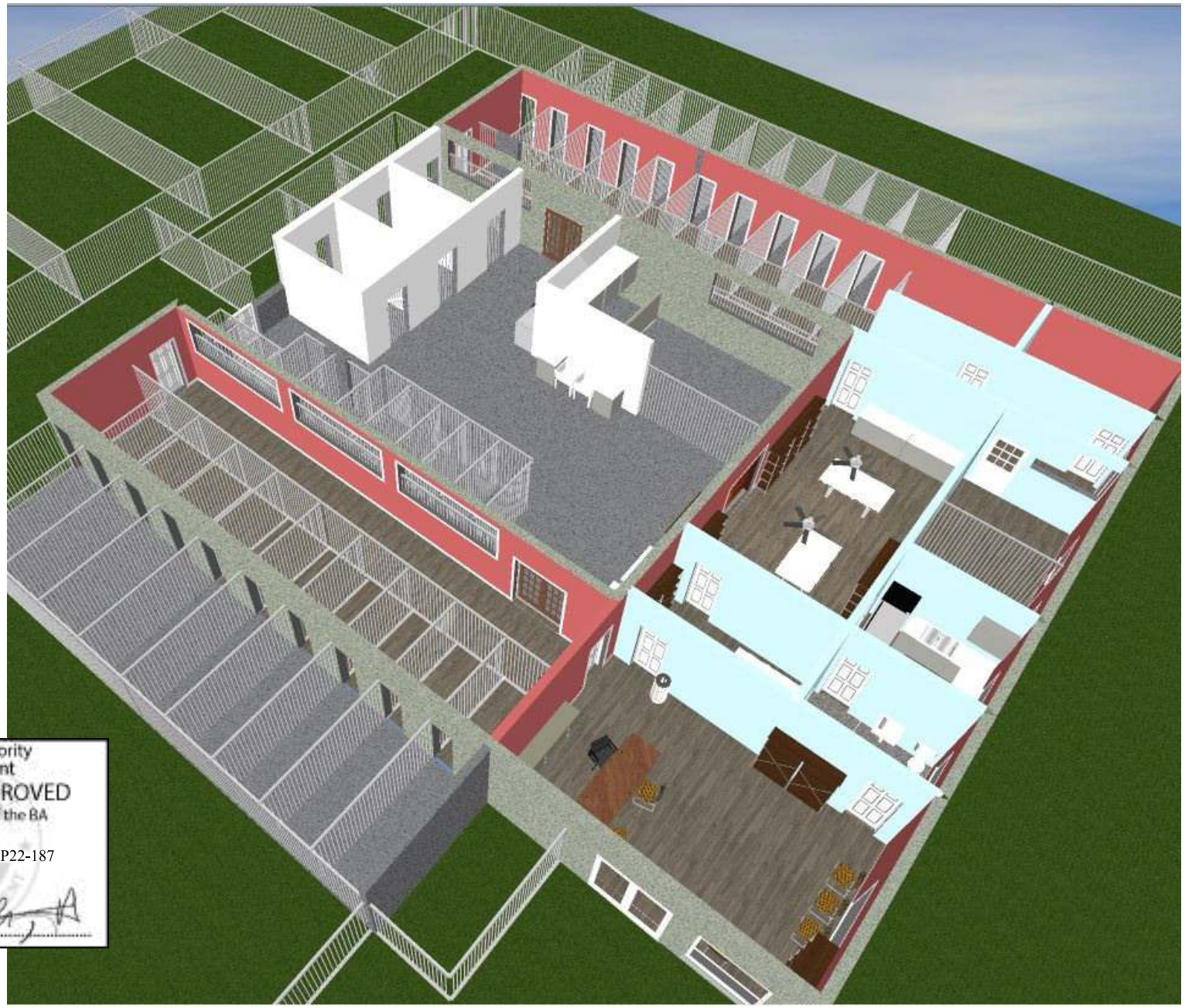
DRAWING

Overall Site Plan

SCALE	AS NOTED	PROJECT NO.	1224
DATE	Monday, 13 December 2021	SHEET	A103
DRAWN BY			

Overall Site Plan



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PROJECT

The BVI Humane Society
Josiahs Bay, Tortola,
British Virgin Islands.

DRAWING

Building 1
3D Sheet 1

SCALE	PROJECT NO.
AS NOTED	
PLOT DATE: Monday, 13 December 2021	SHEET: A106
DRAWN BY	

1 3D Sheet 1

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PROJECT

The BVI Humane Society
Josiahs Bay, Tortola,
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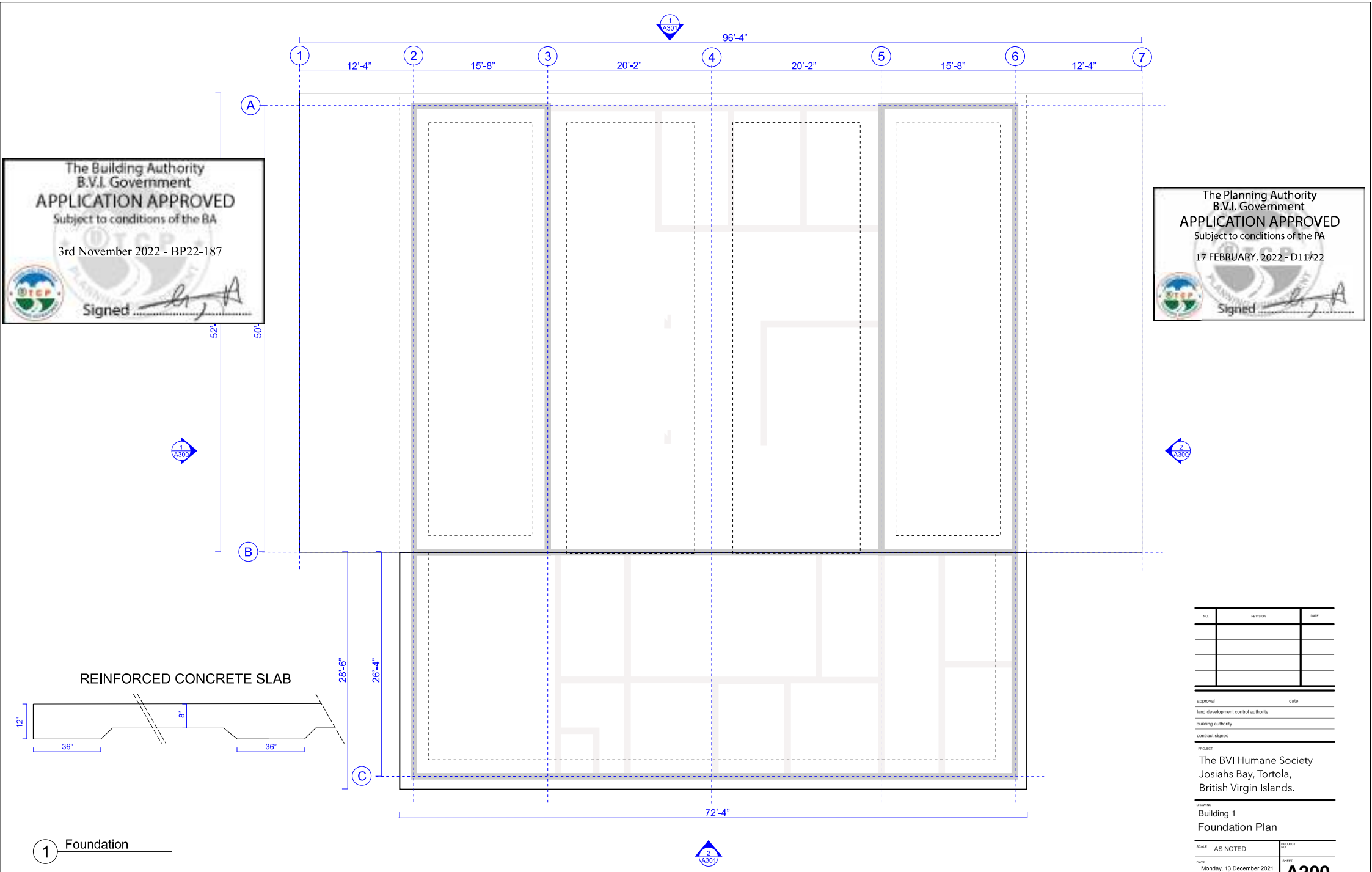
DRAWING

Building 1
3D Sheet 2

SCALE	PROJECT NO.
AS NOTED	
PLOTTED: Monday, 13 December 2021	SHEET: A107
DRAWN BY	

1 3D Sheet 2



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REINFORCED CONCRETE SLAB

1 Foundation

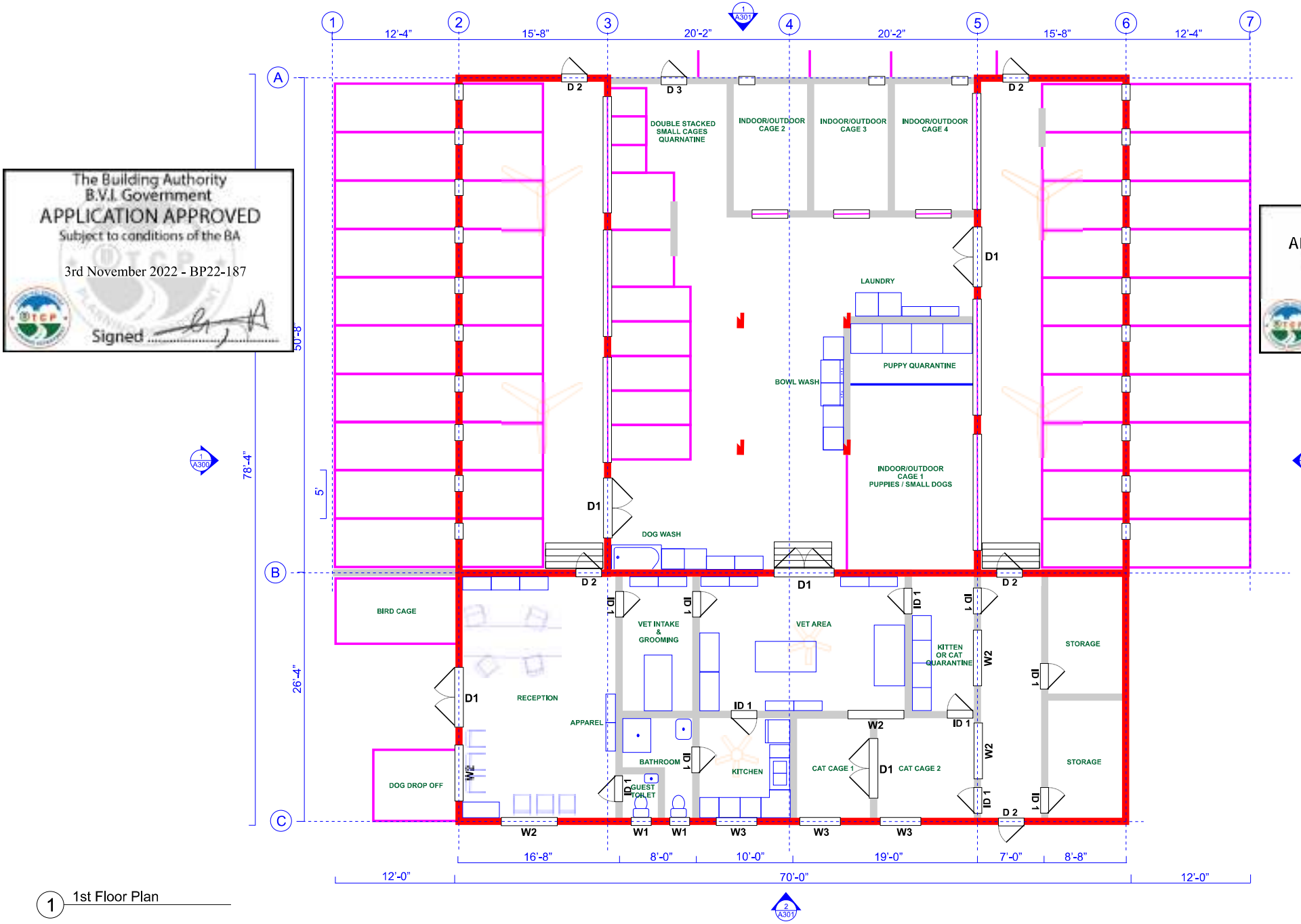
NO.	REVISION	DATE

approval	date
land development control authority	
building authority	
contract signed	

PROJECT
The BVI Humane Society
Josiahs Bay, Tortola,
British Virgin Islands.

DRAWING
Building 1
Foundation Plan

SCALE AS NOTED
PROJECT NO.
DATE Monday, 13 December 2021
SHEET A200
DRAWN BY



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1 1st Floor Plan

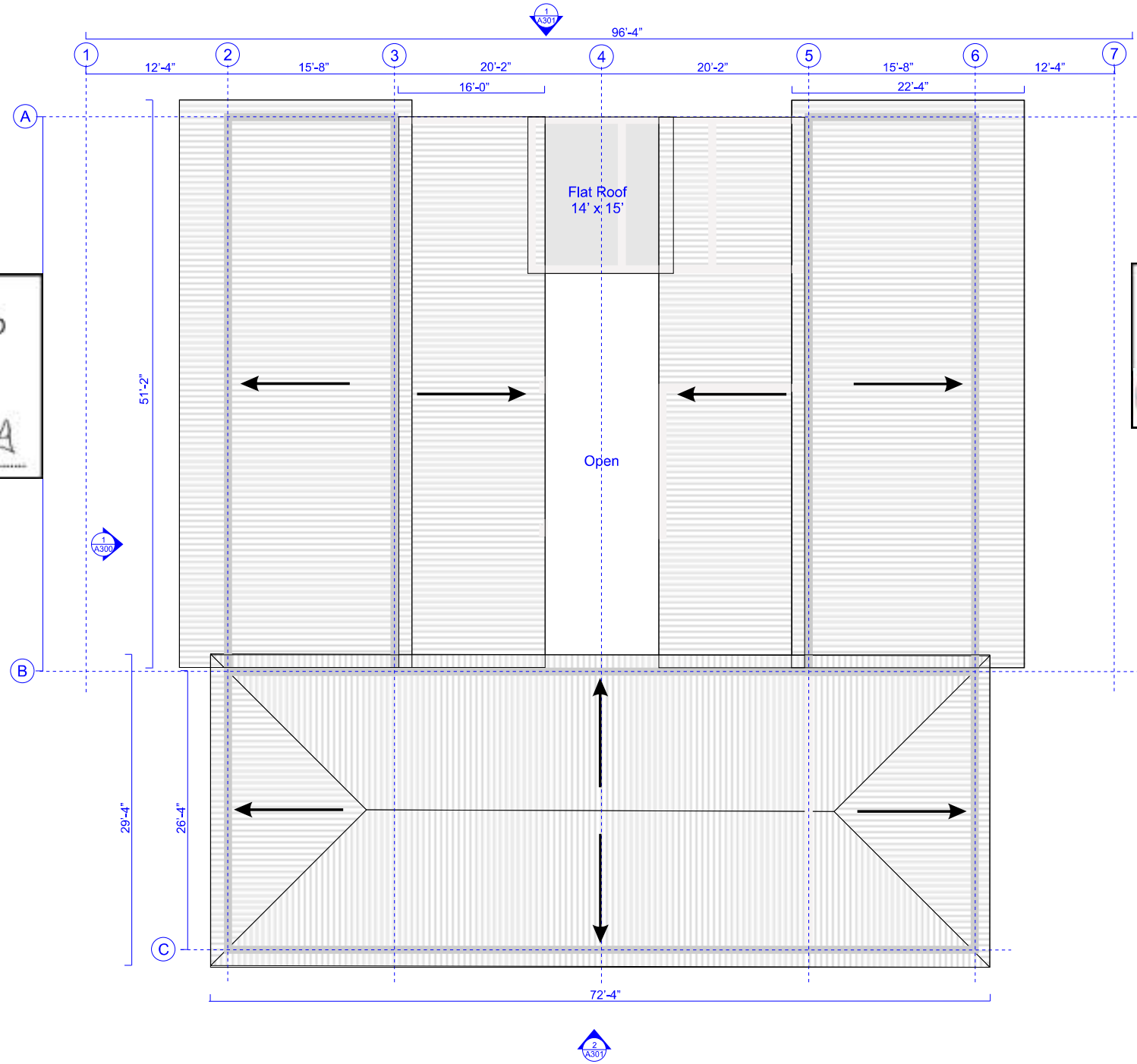
NO.	REVISION	DATE

approval	date
land development control authority	
building authority	
contract signed	

PROJECT
The BVI Humane Society
Josiahs Bay, Tortola,
British Virgin Islands.

DRAWING
Building 1
1st Floor Plan

SCALE AS NOTED
DATE Monday, 13 December 2021
DRAWN BY
PROJECT NO.
SHEET A201



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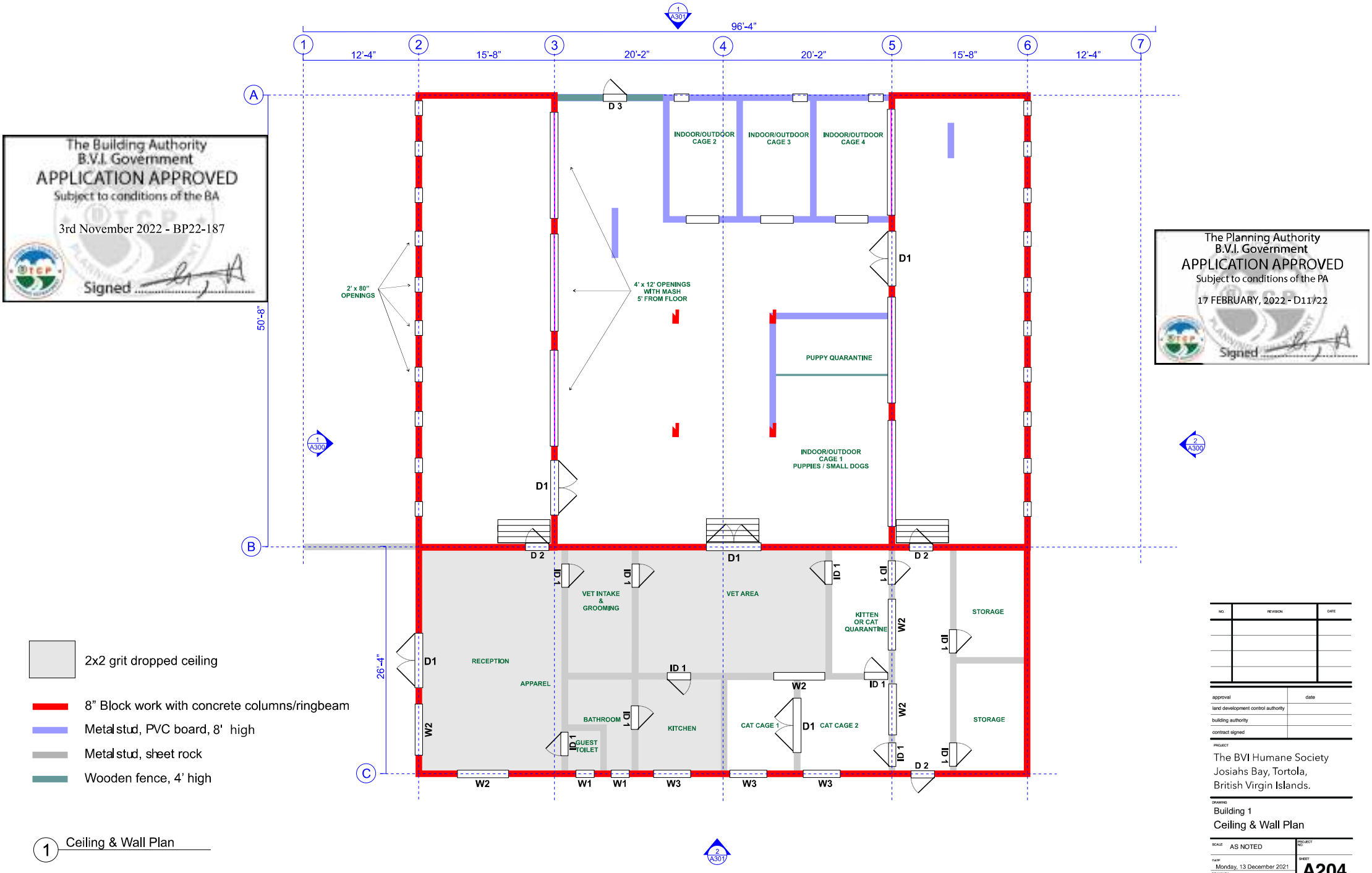
approval	date
land development control authority	
building authority	
contract signed	

PROJECT
The BVI Humane Society
Josiahs Bay, Tortola,
British Virgin Islands.

DRAWING
Building 1
Roof Plan

SCALE	AS NOTED	PROJECT NO.
DATE	Monday, 13 December 2021	SHEET A202
DRAWN BY		

1 Roof Plan



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2x2 grit dropped ceiling

8" Block work with concrete columns/ringbeam

Metal stud, PVC board, 8' high

Metal stud, sheet rock

Wooden fence, 4' high

1 Ceiling & Wall Plan

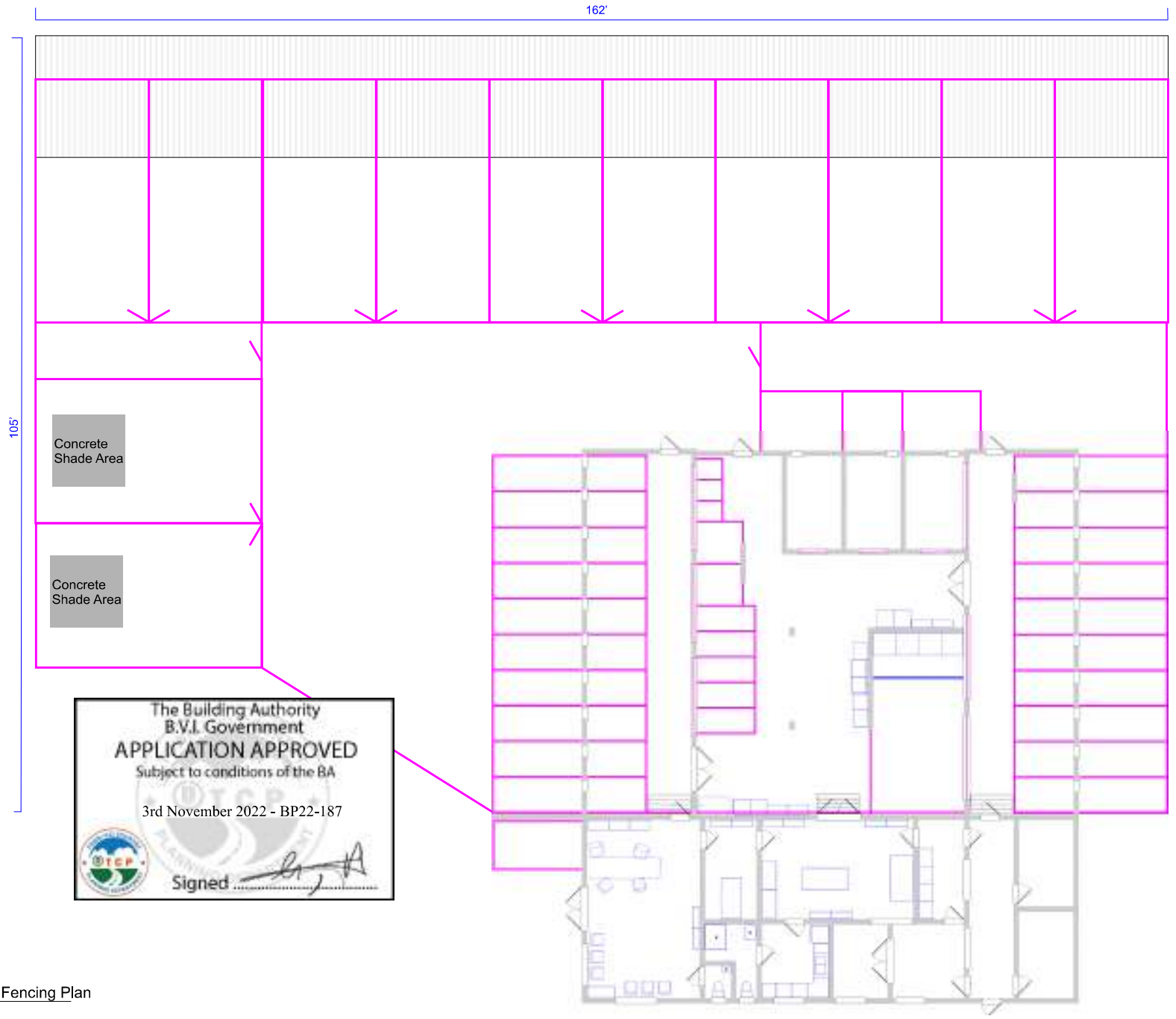
NO.	REVISION	DATE

approval	date
land development control authority	
building authority	
contract signed	

PROJECT
The BVI Humane Society
Josiahs Bay, Tortola,
British Virgin Islands.

DRAWING
Building 1
Ceiling & Wall Plan

SCALE	AS NOTED	PROJECT NO.	
PLOT BY	Monday, 13 December 2021	SHEET	A204
DRAWN BY			



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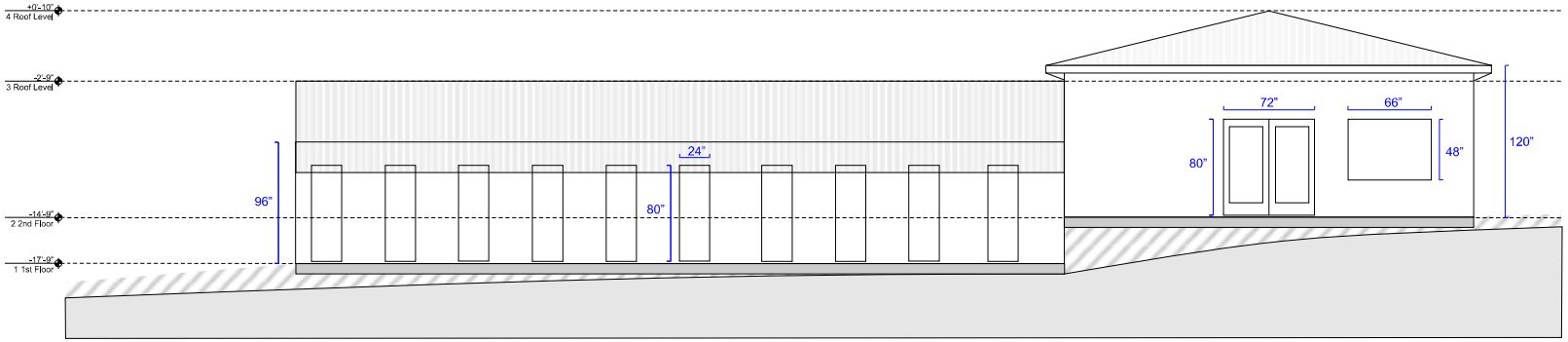
PROJECT
The BVI Humane Society
Josiahs Bay, Tortola,
British Virgin Islands.

DRAWING
Building 1
Outdoor Fencing Plan

SCALE	AS NOTED	PROJECT NO.
DATE	Monday, 13 December 2021	SHEET A205
DRAWN BY		

1 Outdoor Fencing Plan



1 West Elevation

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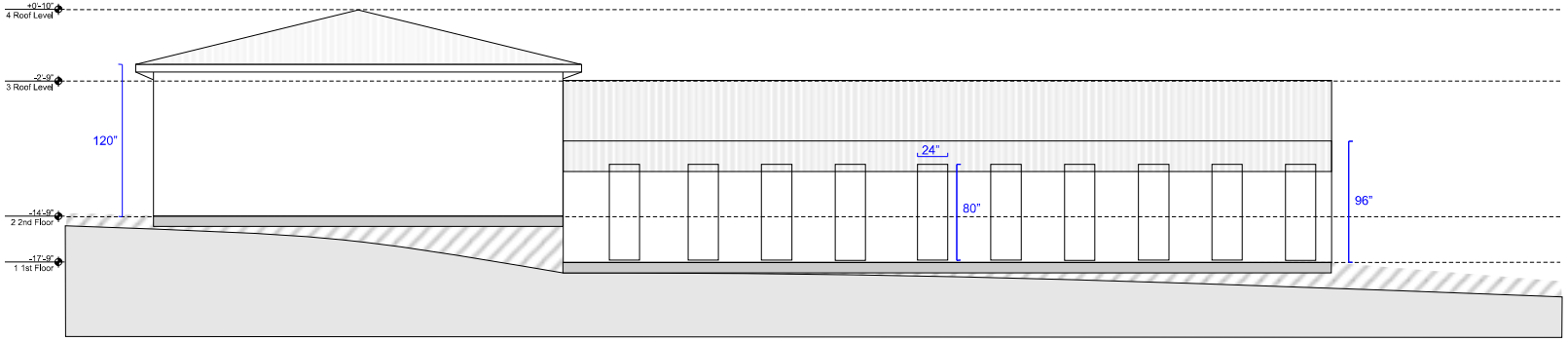


2 East Elevation

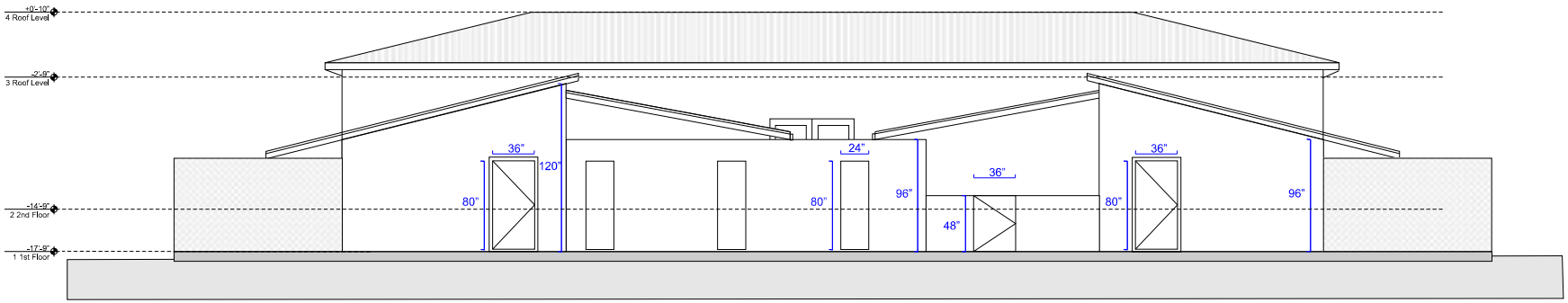
NO.	REVISION	DATE

approval	date
land development control authority	
building authority	
contract signed	

PROJECT
The BVI Humane Society
Josiahs Bay, Tortola,
British Virgin Islands.

DRAWING
Building 1
Elevations Sheet 1

SCALE	AS NOTED	PROJECT NO.
PLOTD	Monday, 13 December 2021	SHEET A300
DRAWN BY		



1 North Elevation

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The Planning Authority
B.V.I. Government
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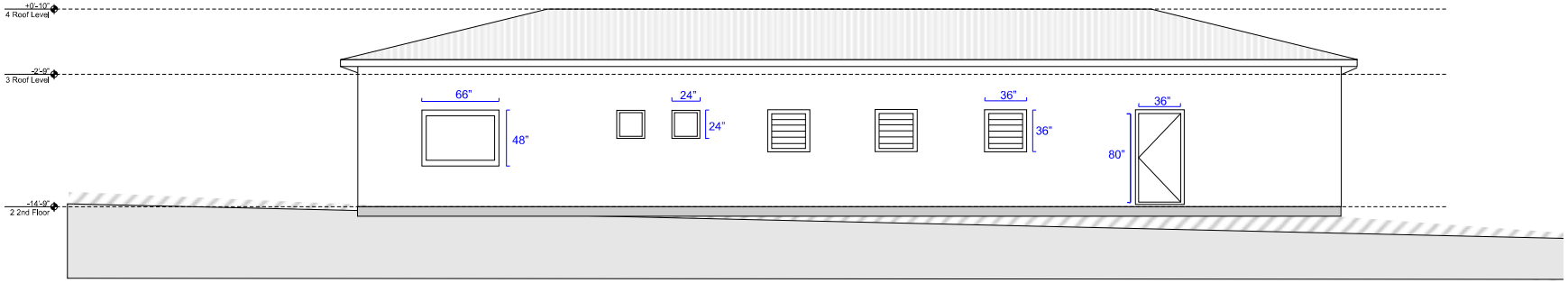


2 South Elevation

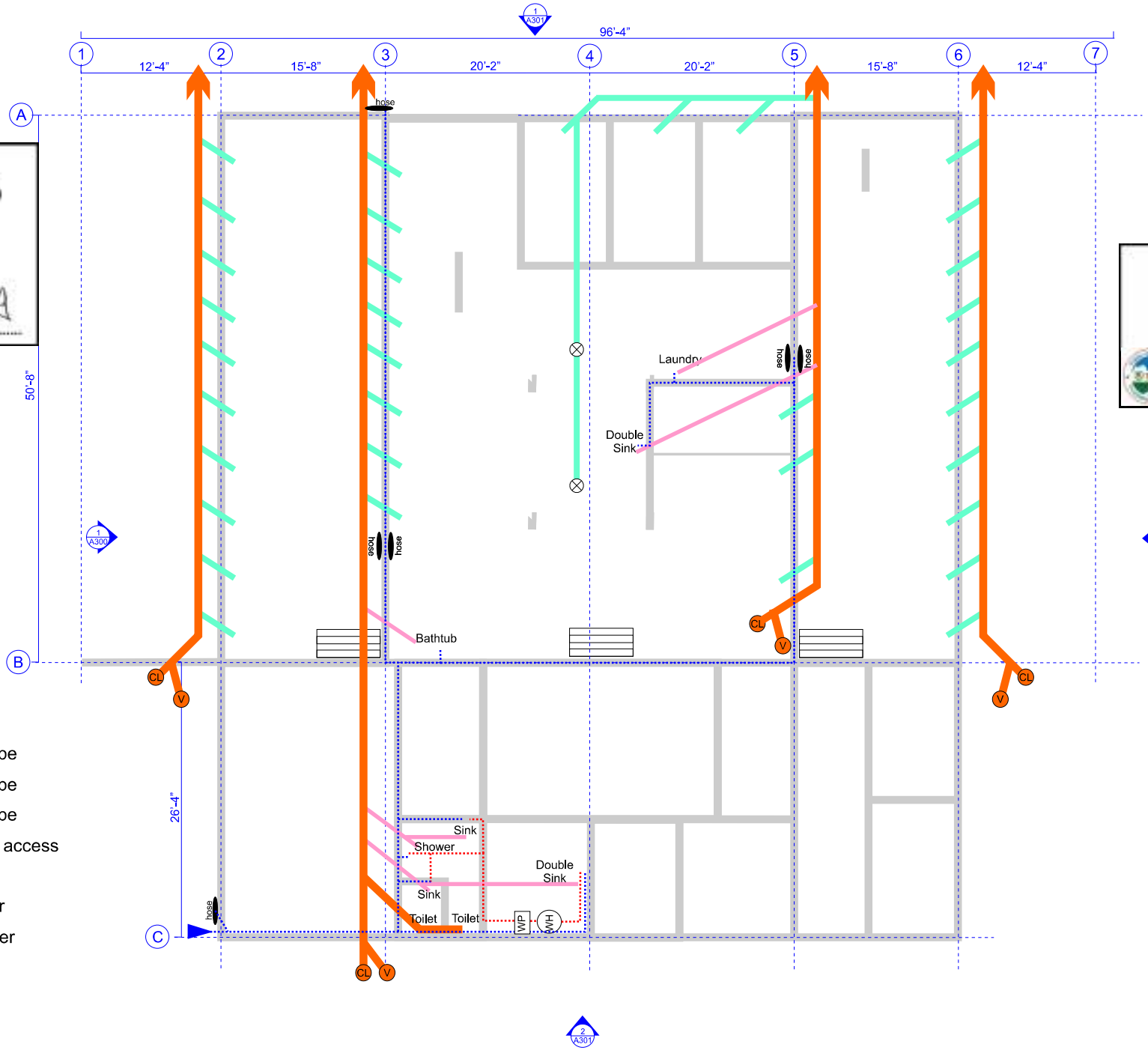
NO.	REVISION	DATE

approval	date
land development control authority	
building authority	
contract signed	

PROJECT
The BVI Humane Society
Josiahs Bay, Tortola,
British Virgin Islands.

DRAWING
Building 1
Elevations Sheet 2

SCALE AS NOTED
PROJECT NO.
DATE Monday, 13 December 2021
DRAWN BY
SHEET **A301**



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1 Plumbing Drainage

NO.	REVISION	DATE

approval	date
land development control authority	
building authority	
contract signed	

PROJECT
The BVI Humane Society
Josiahs Bay, Tortola,
British Virgin Islands.

DRAWING
Building 1
Plumbing- Water Supply

SCALE	AS NOTED	PROJECT NO.
PLOTTED	Monday, 13 December 2021	SHEET P100
DRAWN BY		

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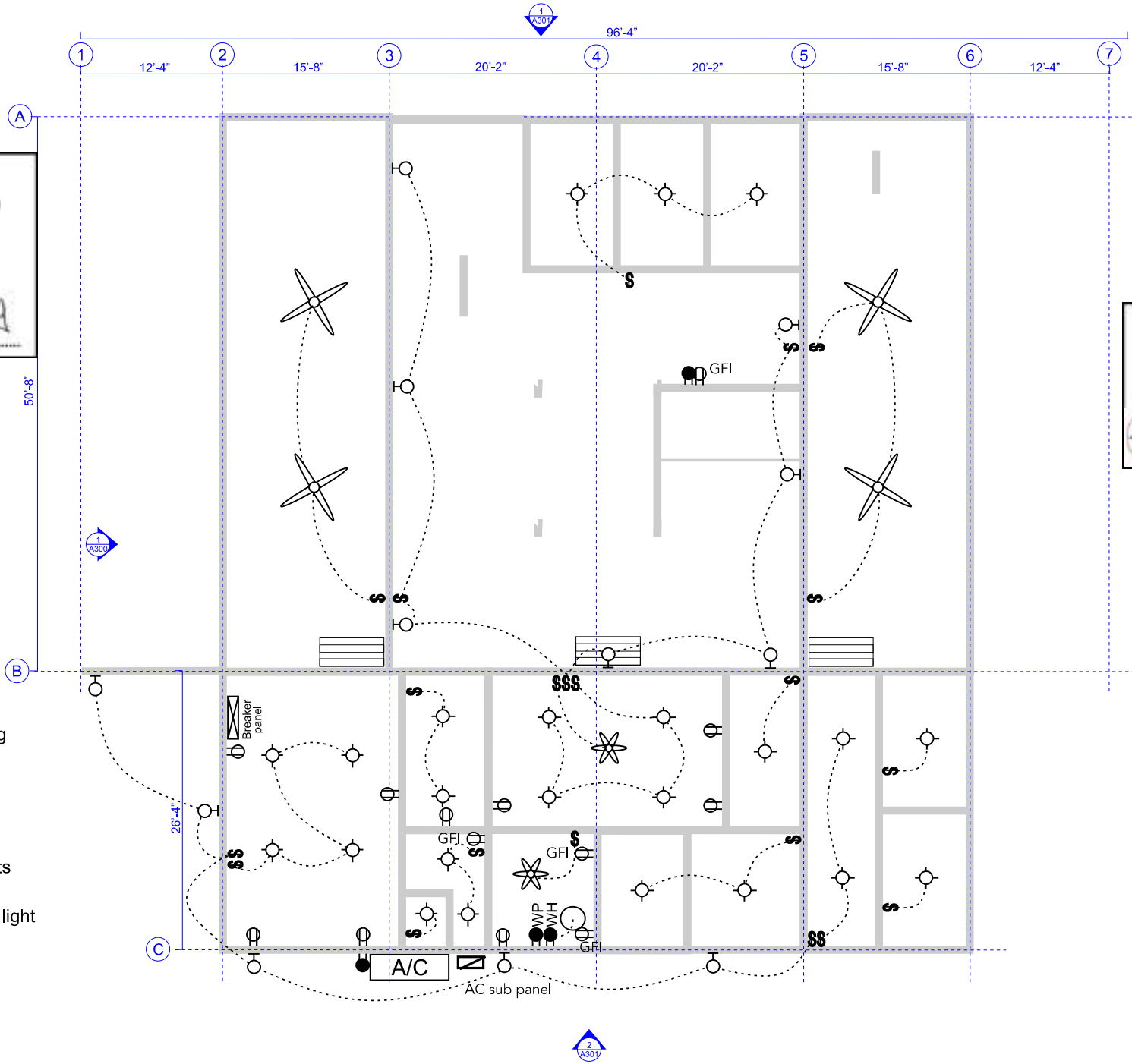


- Spot light in ceiling
- Wall light
- 110V outlet
- 220V outlet
- Fan with spot lights
- Industrial fan with light
- Switch

1 Electrical Power

NO.	REVISION	DATE

approval	date
land development control authority	
building authority	
contract signed	

PROJECT
The BVI Humane Society
Josiahs Bay, Tortola,
British Virgin Islands.

DRAWING
Building 1
Electrical Power 1st Floor

SCALE AS NOTED
PROJECT NO.
DATE Monday, 13 December 2021
SHEET E100
DRAWN BY

STRUCTURAL GENERAL NOTES

1.0 LIVE LOADS USED IN DESIGN

1.1 ROOF LIVE PSF
1.2 TYPICAL FLOOR PSF
1.3 WIND DESIGN
1.3.1 WIND VELOCITY 165 MPH V 3S
1.3.2 WIND EXPOSURE D
1.3.3 HURRICANE RATED WINDOWS SHALL RESIST THE FOLLOWING PRESSURES: POSITIVE 75 PSF, NEGATIVE 82 PSF
1.4 EARTHQUAKE ZONE 4 (UBC REFERENCE)
1.4.1 SEISMIC DESIGN CATEGORY D
1.4.2 SITE CLASS C/D
1.4.3 SPECTRAL RESPONSE ACCELERATIONS Ss 1.4, S1 0.47
1.4.4 SPECTRAL RESPONSE COEFFICIENTS Sds 0.84, SD1 0.752
1.5 FLOOD DATA: SEE SPECIFIC SITE NOTE

2.0 FOUNDATIONS

2.1 MAXIMUM SOIL DESIGN PRESSURE (ASSUMED) 3000 PSF.

2.2 ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED NATURAL GROUND, APPROVED BY THE ENGINEER. SEE SPECIFICATION FOR INFORMATION ON PILED FOUNDATIONS.

2.3 CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRID LINES UNLESS OTHERWISE NOTED IN THE DRAWINGS

2.4 14" DIA. PILES TO DEVELOP 40 TONS SAFE WORKING LOAD. SET TO BE DETERMINED BASED ON CONTRACTORS PILING EQUIPMENT.

2.5 PILES MUST BE PLACED WITHIN 2" ON PLAN OF THE SPECIFIED POSITION.

3.0 CONCRETE

3.1 ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE-2 PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP 5000 PSI COMPRESSIVE STRENGTH IN 28-DAYS.

3.2 SLABS, TOPPINGS, FOOTINGS BEAMS AND WALLS SHALL NOT HAVE JOINTS IN HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT CENTER OF SPAN WITH VERTICAL BULKHEADS AND SHEAR KEYS, UNLESS OTHERWISE SHOWN. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE ENGINEER. SEE NOTE 4.0 BELOW.

3.3 ALL CONCRETE WORK AND REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE 318-14. ALL EXPOSED EDGES OF CONCRETE WORK SHALL HAVE 1/2" MIN. CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.

3.4 MIXING, PLACING AND CURING OF ALL CONCRETE TO BE BY THE RECOMMENDATIONS IN ACI 305R-10, HOT WEATHER CONCRETING.

3.5 ALL CONCRETE SHALL BE MADE WITH GRACE DCI S CORROSION PROTECTING ADMIXTURE (EXCEPT CISTERN WALLS AND CISTERN GROUND SLABS) IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

3.6 PLACE JOINTS IN SLABS ON GRADE TO CREATE AREAS NO GREATER THAN 400 SQ. FT. COORDINATE JOINT LOCATIONS W/ ARCHITECT TO MINIMISE IMPACT ON FLOOR FINISH. SAW CUTS CAN BE USED BUT MUST BE MADE WITHIN 3 HOURS OF PLACEMENT OF THE SLAB.

4.0 REINFORCEMENT

4.1 ALL REINFORCEMENT SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A615-14 GRADE 60, EXCEPT TIES, STIRRUPS AND PLATE ANCHORS, WHICH SHALL BE ASTM DESIGNATION A615 / A615M - 14, GRADE 40 STEEL.

4.2 WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-07 AND SHALL BE LAPPED ONE FULL MESH AT SIDES AND END SPLICES AND WIRED TOGETHER.

4.3 CONCRETE PROTECTION FOR REINFORCEMENT (REBAR-COVER)
4.3.1 CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH 3"
4.3.2 CONCRETE CAST IN FORMS AND EXPOSED TO EARTH OR WEATHER 2"
4.3.3 CONCRETE NOT EXPOSED TO EARTH OR WEATHER SLABS AND WALLS 1-1/2"
BEAMS AND COLUMNS - PRIMARY REINFORCEMENT, TIES, STIRRUPS AND SPIRALS 1-1/2"

4.4 ALL BAR LENGTHS ARE DRAWN TO SCALE UNLESS OTHERWISE NOTED. NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE ENGINEER. LAP SPLICES WHERE PERMITTED SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS AND ALL RECTANGULAR OPENINGS IN CONCRETE.

4.5 PLACE #5 BAR (1-QTY PER 6" THICKNESS) WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN SLABS OR WALLS. ALSO PROVIDE 1- #5 x 4'-0" DIAGONALLY AT EACH CORNER.

4.6 CONTINUOUS TOP AND BOTTOM BARS IN WALLS AND BEAMS SHALL BE SPICED AS FOLLOWS:
4.6.1 TOP BARS AT MID-SPAN
4.6.2 BOTTOM BARS OVER SUPPORTS

4.7 PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN IN THE DRAWINGS. ALL REINFORCEMENT TO BE HELD SECURELY IN PROPER POSITION IN ACCORDANCE WITH ACI 318-14. ALL ACCESSORIES TO BE GALVANIZED.

4.8 ANY WELDED REINFORCING BARS SHALL CONFORM TO ASTM A706 OR A615, GRADE 60 AND ANSI / AWS D1.4-11.

4.9 ALL TIES AND STIRRUPS SHALL BE 135° SEISMIC HOOKS IN ACCORDANCE WITH ACI 318-14

11.0 GENERAL

11.1 IF ANY CONDITIONS VARY FROM THE DRAWINGS OR THE CONTRACTOR REQUIRES FURTHER CLARIFICATION, ASK THE ARCHITECT AND SITE ENGINEER TO VERIFY. DO NOT PROCEED W/ ANY WORK WITHOUT AGREEMENT BETWEEN THE ARCHITECT AND SITE ENGINEER.

11.2 ENGINEER'S APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS.

11.3 PRIOR TO INSTALLATION OF MECHANICAL AND ELECTRICAL EQUIPMENT OR OTHER ITEMS TO BE ATTACHED TO THE STRUCTURE, ENGINEER'S APPROVAL OF CONNECTIONS AND SUPPORTS SHALL BE OBTAINED. UNLESS OTHERWISE SPECIFICALLY DETAILED ON ARCHITECTURAL AND STRUCTURAL DRAWINGS, RESPECTIVE SUBCONTRACTOR SHALL FURNISH ALL HANGERS, CONNECTIONS, ETC. REQUIRED FOR INSTALLATIONS OF HIS ITEMS.

11.4 PROVIDE ALL EMBEDDED ITEMS IN STRUCTURE AS NOTED ON ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS. MISCELLANEOUS EMBEDDED ITEMS AND ANCHOR BOLTS SHALL BE FURNISH BY STEEL SUPPLIER AND INSTALLED BY CONTRACTOR.

11.5 PROVIDE ASPHALTIC MASTIC COATINGS ON ALL STEEL EXPOSED TO THE EARTH.

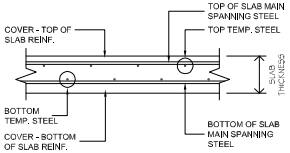
11.6 SUBMIT SHOP AND ERECTION DRAWINGS FOR ALL REINFORCING, STEEL JOIST, STRUCTURAL STEEL AND METAL DECK TO ENGINEER FOR WRITTEN APPROVAL. THE MANUFACTURE OR FABRICATION OF ANY ITEMS PRIOR TO WRITTEN APPROVAL OF SHOP DRAWINGS SHALL BE AT ENTIRELY THE RISK OF THE CONTRACTOR.

11.7 ALL MAJOR STEEL AND STEEL JOIST SHOP DRAWINGS SUBMITTED SHALL INCLUDE CALCULATIONS AND BEAR THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER.

11.8 CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY WORK.

11.9 PLACE ALL CONDUIT AND SERVICES UNDER ALL SLABS ON GRADE. WHERE CONDUIT AND SERVICES ARE IN BEAMS, COLUMNS AND SUSPENDED SLABS ENSURE THE MINIMUM COVER OF 1-1/2" TO ALL REINFORCEMENT IS MAINTAINED. DO NOT BUNDLE CONDUIT IN SLABS.

11.10 REINFORCEMENT LAYOUT DESIGNATION



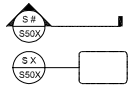
11.11 TYPICAL LINTELS.
SMALL SPAN LINTELS ARE DEFINED AS HORIZONTAL SIMPLY SUPPORTED ELEMENTS SUPPORTING NO MORE THAN 4-FT OF 8" CMU MASONRY IN AN INTERIOR OR EXTERIOR AXIAL CONDITION AND NOT SUBJECT TO TORSION OR ASYMMETRIC LOADING.

LINTEL SCHEDULE

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

ABBREVIATIONS AND SYMBOLS

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



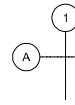
DETAIL MARK / SECTION CUT

DETAIL REFERENCE BUBBLE

DATUM TAG

SPOT LEVEL TAG

COLUMN / FOOTING DESIGNATION



GRID TAGS

STANDARD DIMENSION FORMAT

RAMP / STAIR ARROW UP

PRIMARY AND TEMPERATURE STEEL DESIGNATION - BOLD FONT

TOP STEEL DESIGNATION - NOTES FONT

FLOOR SLAB ON GRADE - *TYPICAL FORMAT*
(SPECIFIC NOTE)
X-T THICK CONC. SLAB
(TYP.) WWF IN CENTER OF SLAB

CISTERN SLABS - *TYPICAL FORMAT*
(SPECIFIC NOTE)
X-T THICK CONC. SLAB
(TYP.) WWF IN CENTER OF SLAB

CIVIL GENERAL NOTES

1.0 DRAINAGE NOTES

1.1 ALL CONSTRUCTION SHALL CONFORM TO, AND SHALL BE INSTALLED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE VIRGIN ISLANDS ZONING, BUILDING AND HOUSING LAWS AND REGULATIONS, JULY 2000, UNLESS MORE STRINGENT STATED REQUIREMENTS ARE OTHERWISE IN THE SPECIFICATIONS, OR SHOWN ON THE PLANS.

1.2 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES AT PROPOSED CROSSINGS AND POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UTILITY CONFLICTS.

1.3 SUBSURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT.

1.4 ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, CONTRACT DOCUMENTS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. (AS APPLICABLE)

1.5 WHEN TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH:

A) THE CONTRACTOR SHALL CONFORM TO OSHA STD. 29CFR. SECTION 1926.650 AND FLORIDA TRENCH SAFETY ACT.

B) THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.

C) TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR

1.6 ALL DRAINAGE PIPING SHALL HAVE A MINIMUM OF 2 FEET OF COVER UNLESS SHOWN OTHERWISE ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

1.7 THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

1.9 THE LOCATIONS OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE UTILITY COMPANY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY. EXISTING UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED AS DIRECTED ON THE PLANS.

1.10 ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN EXISTED UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

2.0 SOIL EROSION AND SEDIMENTATION CONTROL NOTES

2.1 ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THESE PLANS AND SPECIFICATIONS

2.2 EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.

2.3 SUCH MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED, AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS AND PONDS.

2.4 IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND REMEDY WITHOUT DELAY, ANY FAILURE OF SEDIMENTATION CONTROL MEASURES

2.5 PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN FIFTEEN (15) CALLENDAR DAYS AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED. A CERTIFICATE OF COMPLIANCE WILL NOT BE ISSUED UNTIL THE ABOVE REQUIREMENTS HAVE BEEN MET.

3.0 PAVING AND GRADING NOTES

3.1 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VIRGIN ISLANDS ZONING, BUILDING AND HOUSING LAWS AND REGULATIONS, JUNE 2000, FOR ROAD AND BRIDGE CONSTRUCTION, UNLESS MORE STRINGENT REQUIREMENTS STATED OTHERWISE IN THE SPECIFICATIONS OR ON THE PLANS

3.2 THE CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN WRITING IF ANY APPARENT DISCREPANCIES ARE FOUND.

3.3 SUBSURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT.

3.4 ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.

3.5 ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY (AASHTO T-180), UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.

3.6 THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION (UNDER THE DIRECTION OF A REGISTERED LAND SURVEYOR).

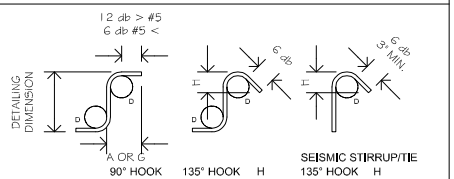
3.7 THE LOCATIONS OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE UTILITY COMPANY. EXISTING UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE CONTRACTOR.

3.8 ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3.9 THE CONTRACTOR SHALL PROVIDE FLAGMEN AND OTHER TRAFFIC MEASURES NECESSARY TO PROTECT AND FACILITATE TRAFFIC MOVEMENT DURING CONSTRUCTION.

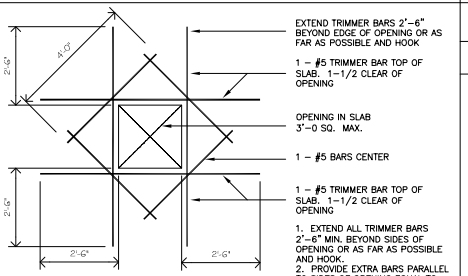
3.10 CONTRACTOR SHALL OBTAIN ANY LANE CLOSURE PERMITS REQUIRED FOR CONSTRUCTION FROM THE APPLICABLE JURISDICTION.

3.11 CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY UTILIZATION PERMITS FROM THE APPLICABLE JURISDICTION FOR ALL CONSTRUCTION OPERATIONS WITHIN PUBLIC RIGHTS-OF-WAY.



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

STIRRUPS AND TIES



EXTEND TRIMMER BARS 2'-6" BEYOND EDGE OF OPENING OR AS FAR AS POSSIBLE AND HOOK

1 - #5 TRIMMER BAR TOP OF SLAB. 1-1/2 CLEAR OF OPENING

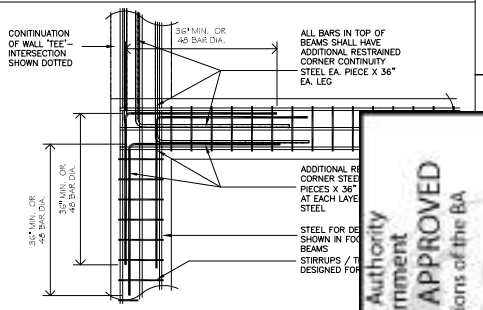
OPENING IN SLAB 3'-0 SQ. MAX.

1 - #5 BARS CENTER

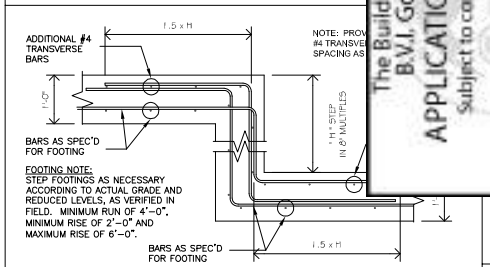
1 - #5 TRIMMER BAR TOP OF SLAB. 1-1/2 CLEAR OF OPENING

1. EXTEND ALL TRIMMER BARS 2'-6" MIN. BEYOND SIDES OF OPENING OR AS FAR AS POSSIBLE AND HOOK.
2. PROVIDE EXTRA BARS PARALLEL TO SIDES OF OPENING EQUAL TO AREA OF INTERRUPTED SLAB BARS (NOT SHOWN)

OPENING IN SLABS



PLAN: RESTRAINED CORNER A



PROFILE OF FOOTING

STEPPED FOOTING - TYPICAL

SYSTEMS ENGINEERING LTD.
P.O. BOX 3891
SEA COWS BAY
TORTOLA, VG 1110, B.V.I.
TEL: 284.494.2987
FAX: 284.494.0775
EMAIL: sytmeng@surfbvi.com

NOTES

01	DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS THE WORDS "CONSTRUCTION SET" APPEARS IN THE REVISIONS COLUMN
02	

HUMANE SOCIETY
JOSIAH'S BAY
TORTOLA, B.V.I.

CONSTRUCTION ISSUE - OCTOBER 2022

The Building Authority
B.V.I. Government
APPLICATION APPROVED
Subject to conditions of the BA
3rd November 2022 - BP22-187
Signed

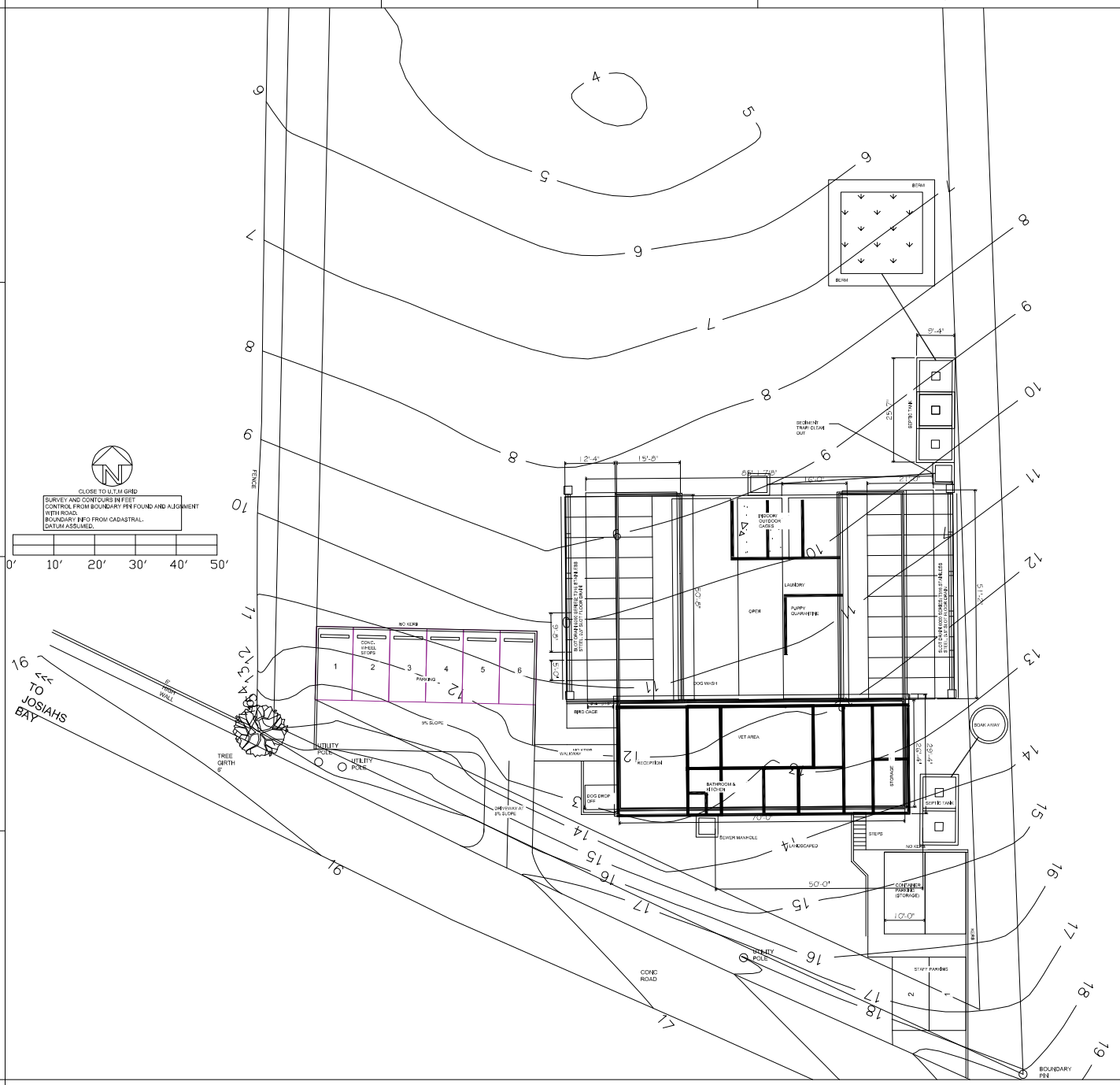
	PT	221013
ARCH.	PT	220811
	DWN	YYMMDD
		01
		PT
		PT
		22 08 11
		AS NOTED

STRUCTURAL/ CIVIL NOTES

DWG NO:

C-001

VERS. 5.1 - 081226



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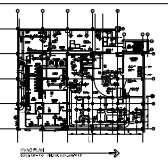

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REV #	DESCRIPTION	DWN	YYMMDD
01	CONSTRUCTION ISSUE	PT	221010
D	ISSUE TO PROJ.MANGR+ARCH.	PT	221010
C	ISSUE TO PROJ.MANGR+ARCH.	PT	220916
B	ISSUE TO PROJ.MANGR+ARCH.	PT	220914
A	ISSUE TO PROJ.MANGR+ARCH.	PT	220811

ISSUE INFORMATION.	01
DESIGNER:	PT
DRAWN:	PT
JOB REF:	
DATE:	22 10 10
SCALE:	AS NOTED

DWG NAME:

GA: PLAN

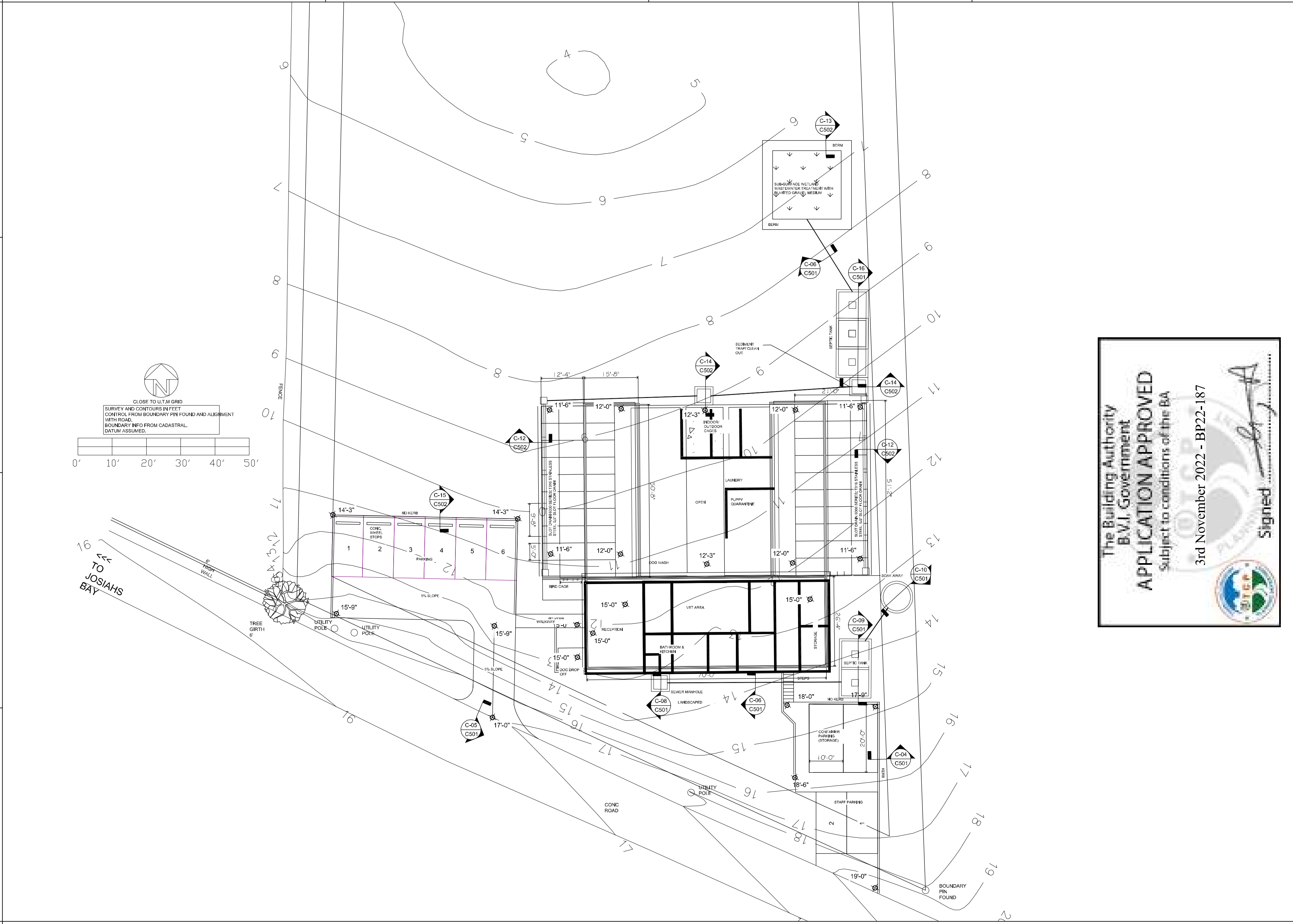
DWG NO:

C101

VERS. 3.0 – 071219

GA: PLAN

1	2	3	4



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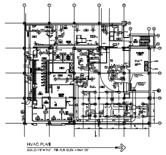
SECTIONED PLAN



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HUMANE SOCIETY
JOSIAH'S BAY
TORTOLA, B.V.I.

CONSTRUCTION ISSUE - OCTOBER 2022

REV #	DESCRIPTION	DWN	YYMMDD
01	CONSTRUCTION ISSUE	PT	221010
C	ISSUE TO PROJ.MANGR+ARCH.	PT	220916
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A	ISSUE TO PROJ.MANGR+ARCH.	PT	220811

ISSUE INFORMATION.	01
DESIGNER:	PT
DRAWN:	PT
JOB REF:	
DATE:	22 10 10
SCALE:	AS NOTED

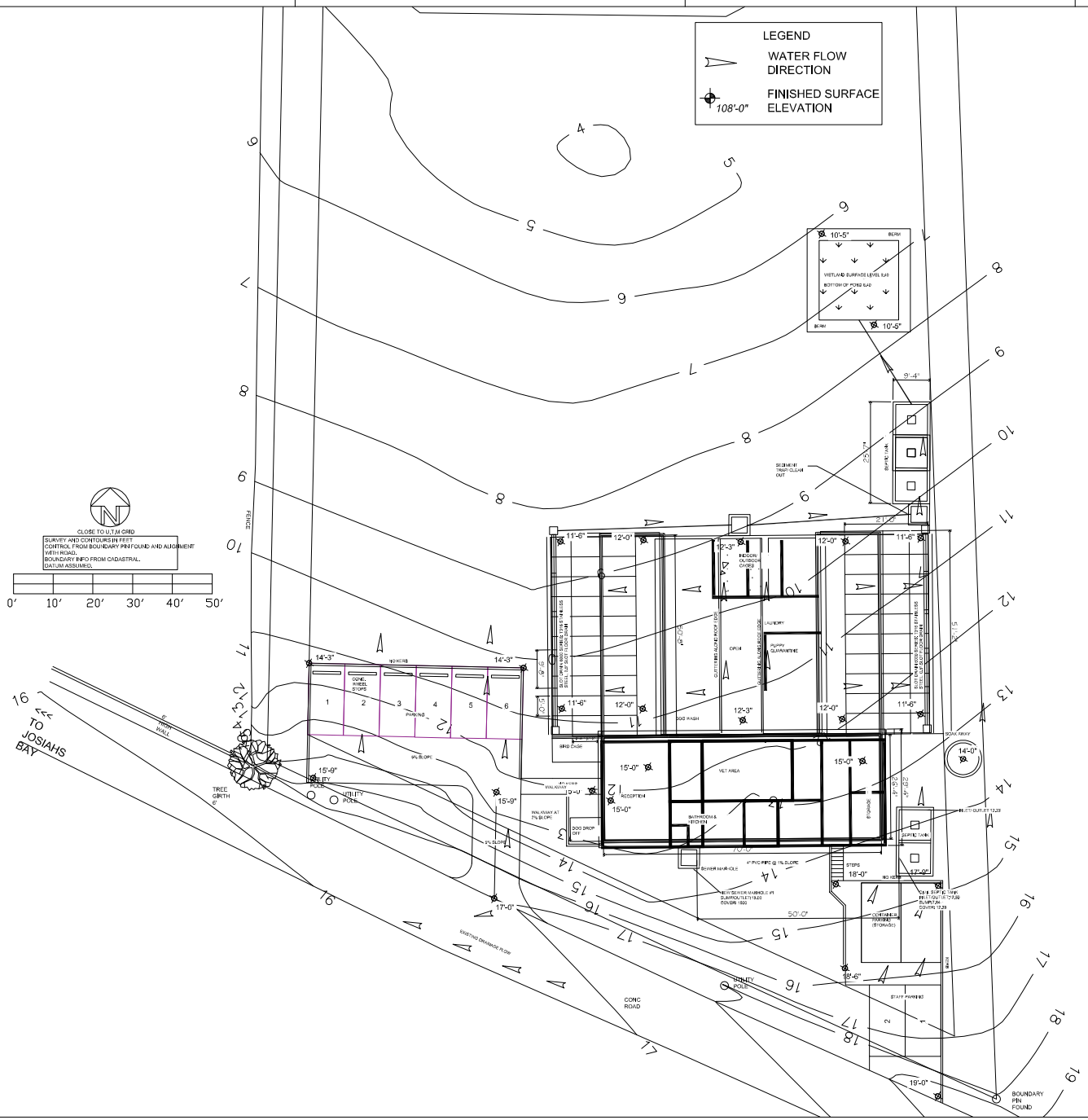
DWG NAME:

SECTIONED PLAN

DWG NO:

C102

VERS. 3.0 – 071219



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DRAINAGE PLAN

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CONSTRUCTION ISSUE - OCTOBER 2022

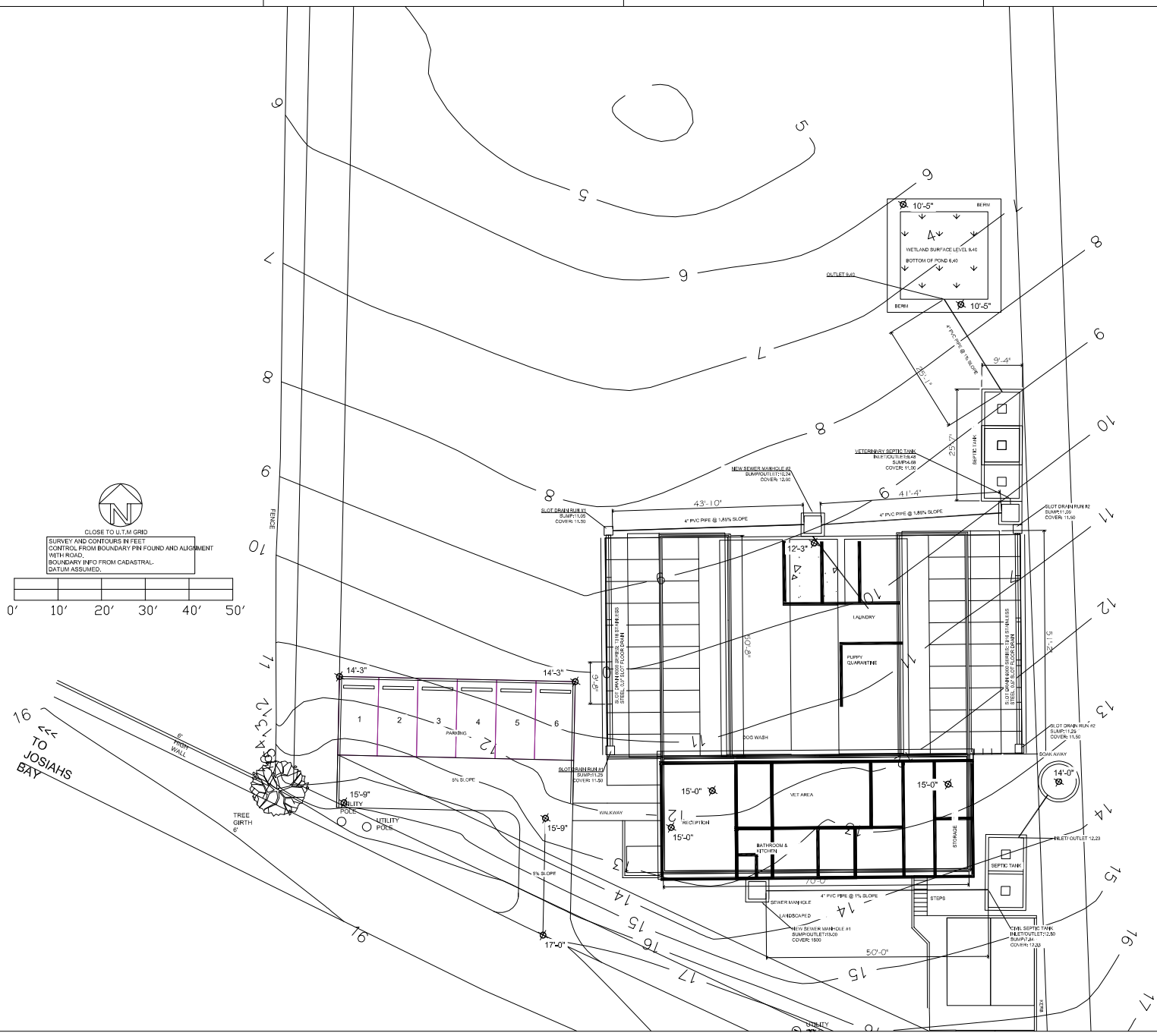
REV #	DESCRIPTION	DWN	YYMMDD
01	CONSTRUCTION ISSUE	PT	221010
C	ISSUE TO PROJ.MANGR.+ARCH.	PT	220816
B	ISSUE TO PROJ.MANGR.+ARCH.	PT	220814
A	ISSUE TO PROJ.MANGR.+ARCH.	PT	220811

ISSUE INFORMATION.	01
DESIGNER:	PT
DRAWN:	PT
JOB REF:	
DATE:	22 10 10
SCALE:	AS NOTED

DWG NAME:
DRAINAGE PLAN

DWG NO:
C103

VERS. 3.0 – 071219



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3rd November 2022 - BP22-187
Signed

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PROPOSED DEVELOPMENT
JOSIAH'S BAY
TORTOLA, B.V.I.

CONSTRUCTION ISSUE - OCTOBER 2022

REV #	DESCRIPTION	DWN	YY/MM/DD
01	CONSTRUCTION ISSUE	PT	221010
C	ISSUE TO PROJ.MANGR+ARCH.	PT	220915
B	ISSUE TO PROJ.MANGR+ARCH.	PT	220914
A	ISSUE TO PROJ.MANGR+ARCH.	PT	220611

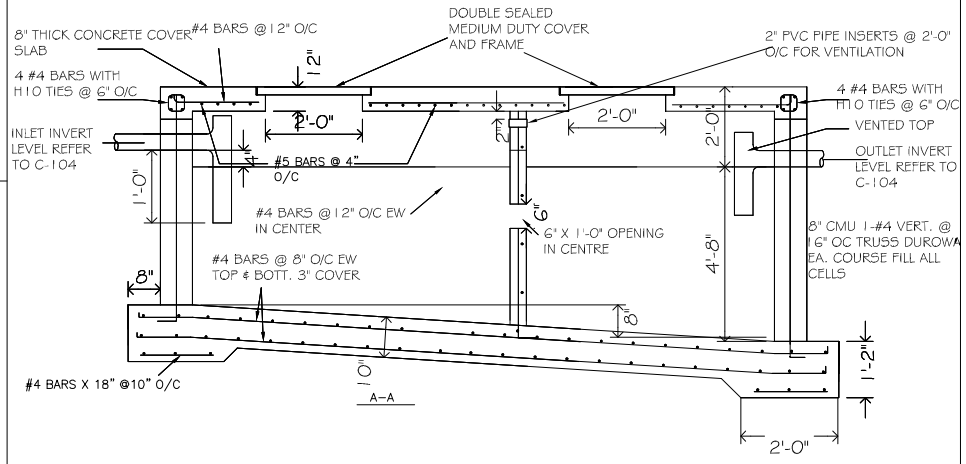
ISSUE INFORMATION.	01
DESIGNER:	PT
DRAWN:	PT
JOB REF:	
DATE:	22 10 10
SCALE:	AS NOTED

DWG NAME:
SEWERAGE/ SEPTIC PLAN

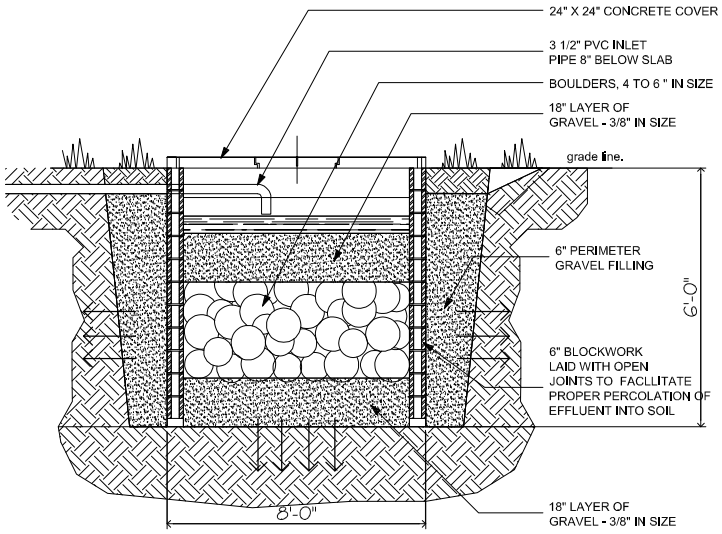
DWG NO:
C104

VERS. 3.0 – 071219

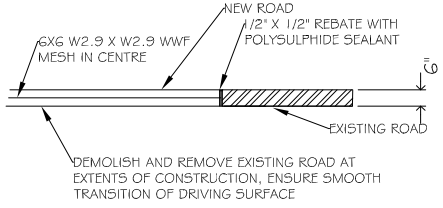
SEWERAGE/ SEPTIC PLAN



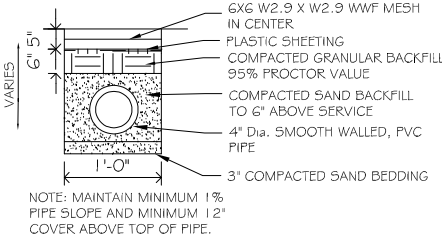
C09: SEPTIC TANK SCALE:3/4"=1'-0"



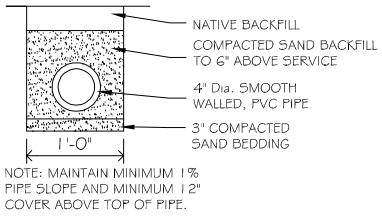
C10: SOAK AWAY SCALE



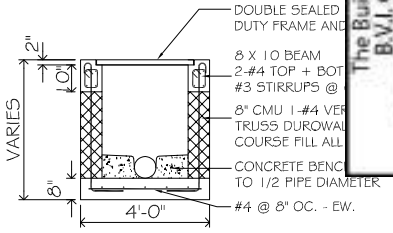
C05: NEW TO EXISTING SCALE:1/2"=1'-0"



C06: PIPE UNDER CONC. SCALE:3/4"=1'-0"

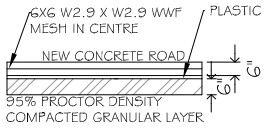


C07: PIPE UNDER SOIL SCALE:3/4"=1'-0"



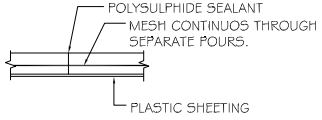
C08: SEWER MANHOLE SCALE:1/2"=1'-0"

C01: SLOT DRAIN SCALE:NTS



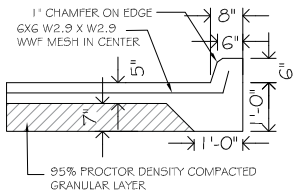
NEW CONCRETE PAVEMENT

C02: PAVEMENT SCALE:1/2"=1'-0"

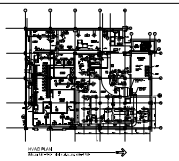


TYPICAL CONSTRUCTION JOINT AT 20'-0" O/C. EACH WAY

C03: JOINTS SCALE:1/2"=1'-0"



C04:KERB SCALE:3/4"=1'-0"



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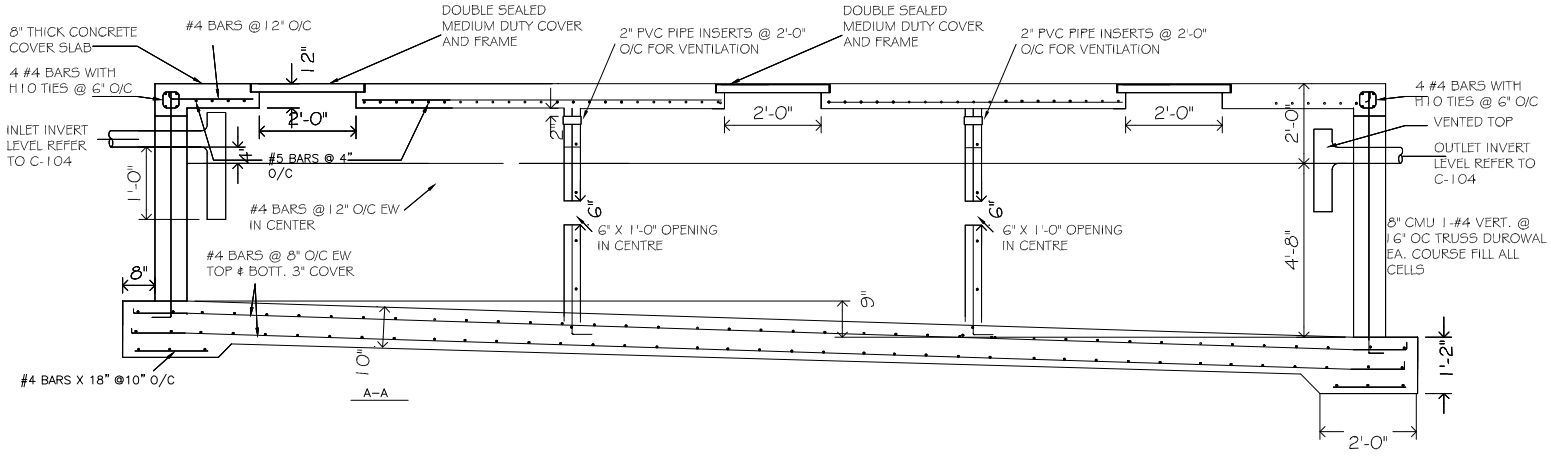
CONSTRUCTION ISSUE - OCTOBER 2022

REV #	DESCRIPTION	DWN	YYMMDD
01	CONSTRUCTION ISSUE	PT	221010
C	ISSUE TO PROJ.MANGR+ARCH.	PT	220916
B	ISSUE TO PROJ.MANGR+ARCH.	PT	220914
A	ISSUE TO PROJ.MANGR+ARCH.	PT	220811

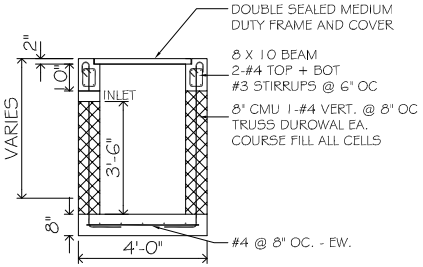
ISSUE INFORMATION.	01
DESIGNER:	PT
DRAWN:	PT
JOB REF:	
DATE:	22 10 10
SCALE:	1/2" = 1'-0"

DWG NAME:
CIVIL DETAILS
SHEET 1

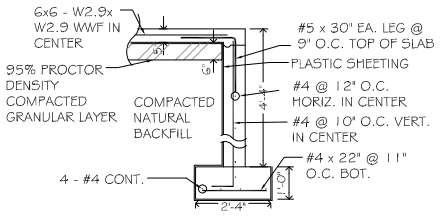
DWG NO:
C-501



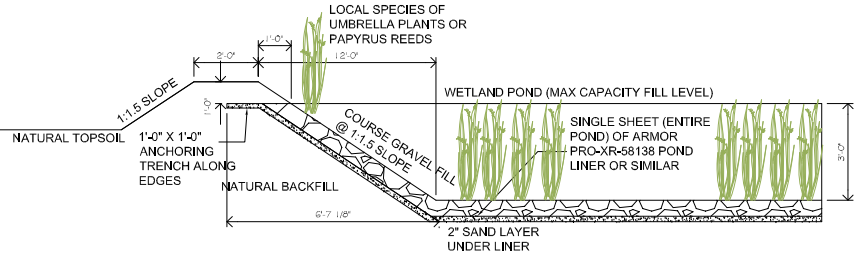
C16: VETERINARY SEPTIC TANK SCAL

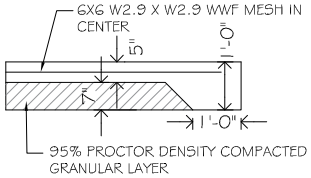


C14: SEDIMENT TRAP SCALE:1/2"=1'-0"

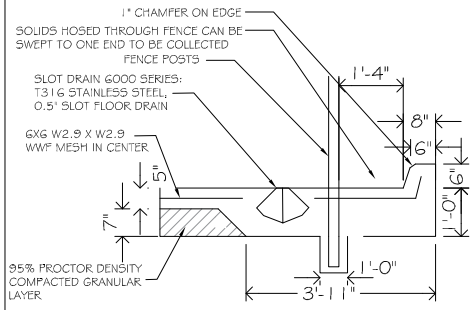


C15 PARKING ON FILL: SCALE:1/2"=1'-0"



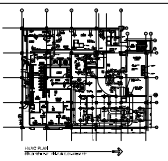


C11: PAVEMENT NO KERB SCALE:3/4"=1'-0"



C12: SCALE:1/2"=1'-0"

C13: WASTEWATER TREATMENT POND SCALE:3/4"=1'-0"



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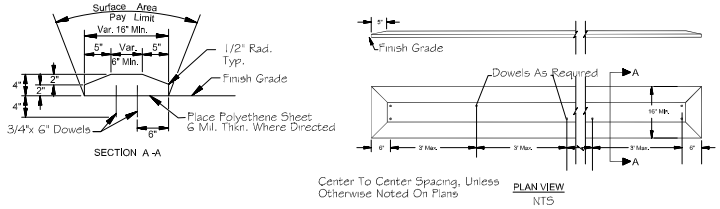
C	ISSUE TO PROJ.MANGR.+ARCH.	PT	220916
B	ISSUE TO PROJ.MANGR.+ARCH.	PT	220914
A	ISSUE TO PROJ.MANGR.+ARCH.	PT	220511

ISSUE INFORMATION.	01
DESIGNER:	PT
DRAWN:	PT
JOB REF:	
DATE:	22 10 10
SCALE:	1/2" = 1'-0"

DWG NAME:
CIVIL DETAILS SHEET 2

DWG NO:
C-502

	1	2	3	4
D	The Building Authority B.V.I. Government APPLICATION APPROVED Subject to conditions of the BA 3rd November 2022 - BP22-187 Signed			
	C25: :1/2"=1'-0"	C26: SCALE:1/2"=1'-0"	C27: SCALE:1/2"=1'-0"	C28: SCALE:1/2"=1'-0"
C				
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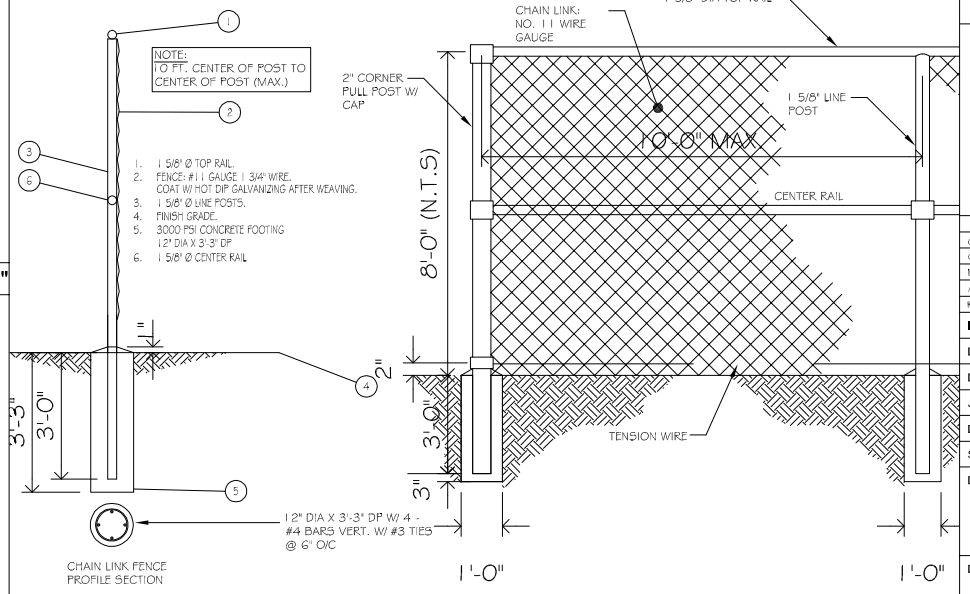
B	NOT USED	NOT USED		
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A	NOT USED	NOT USED		
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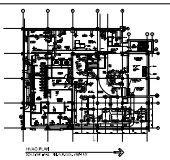

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JOSIAH'S BAY
TORTOLA, B.V.I.

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A	ISSUE TO PROJ.MANGR+ARCH.	PT	220811

ISSUE INFORMATION.	01
DESIGNER:	PT
DRAWN:	PT
JOB REF:	
DATE:	22 10 10
SCALE:	1/2" = 1'-0"

DWG NAME:
CIVIL DETAILS
SHEET 3

DWG NO:
C-503

STRUCTURAL GENERAL NOTES

1.0 LIVE LOADS USED IN DESIGN

1.1 ROOF LIVE 20 PSF
1.2 TYPICAL FLOOR 100 PSF
1.3 WIND DESIGN
1.3.1 WIND VELOCITY 165 MPH V 3S
1.3.2 WIND EXPOSURE D
1.3.3 HURRICANE RATED WINDOWS SHALL RESIST THE FOLLOWING PRESSURES:
POSITIVE 75 PSF, NEGATIVE 82 PSF
1.4 EARTHQUAKE ZONE 4 (UBC REFERENCE)
1.4.1 SEISMIC DESIGN CATEGORY D
1.4.2 SITE CLASS C/D
1.4.3 SPECTRAL RESPONSE ACCELERATIONS
Ss 1.4, S1 0.47
1.4.4 SPECTRAL RESPONSE COEFFICIENTS
Sds 0.84, SD1 0.752
1.5 FLOOD DATA: SEE SPECIFIC SITE NOTE

2.0 FOUNDATIONS

2.1 MAXIMUM SOIL DESIGN PRESSURE(ASSUMED) 3000 PSF

2.2 ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED NATURAL GROUND, APPROVED BY THE ENGINEER. SEE SPECIFICATION FOR INFORMATION ON PILED FOUNDATIONS.

2.3 DO NOT PLACE BACKFILL AGAINST BASEMENT WALLS UNTIL BASEMENT AND FIRST FLOORS ARE IN PLACE.

2.4 CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRID LINES UNLESS OTHERWISE NOTED IN THE DRAWINGS

3.0 CONCRETE

3.1 ALL CAST–IN–PLACE CONCRETE SHALL BE MADE WITH TYPE–2 PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP 5000 PSI COMPRESSIVE STRENGTH IN 28–DAYS.

3.2 SLABS, TOPPINGS, FOOTINGS BEAMS AND WALLS SHALL NOT HAVE JOINTS IN HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT CENTER OF SPAN WITH VERTICAL BULKHEADS AND SHEAR KEYS, UNLESS OTHERWISE SHOWN. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE ENGINEER. SEE NOTE 4.0 BELOW.

3.3 ALL CONCRETE WORK AND REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE 318–14. ALL EXPOSED EDGES OF CONCRETE WORK SHALL HAVE 1/2" MIN. CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.

3.4 MIXING, PLACING AND CURING OF ALL CONCRETE TO BE BY THE RECOMMENDATIONS IN ACI 305R–10, HOT WEATHER CONCRETING.

3.5 ALL CONCRETE SHALL BE MADE WITH GRACE DCI S CORROSION PROTECTING ADMIXTURE (EXCEPT CISTERN WALLS AND CISTERN GROUND SLABS) IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

3.6 PLACE JOINTS IN SLABS ON GRADE TO CREATE AREAS NO GREATER THAN 400 SQ. FT. COORIDNATE JOINT LOCATIONS W/ ARCHITECT TO MINIMISE IMPACT ON FLOOR FINISH. SAW CUTS CAN BE USED BUT MUST BE MADE WITHIN 3 HOURS OF PLACEMENT OF THE SLAB.

4.0 REINFORCEMENT

4.1 ALL REINFORCEMENT SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A615–14 GRADE 60, EXCEPT TIES, STIRRUPS AND PLATE ANCHORS, WHICH SHALL BE ASTM DESIGNATION A615 / A615M – 14, GRADE 40 STEEL.

4.2 WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185–07 AND SHALL BE LAPPED ONE FULL MESH AT SIDES AND END SPLICES AND WIRED TOGETHER.

4.3 CONCRETE PROTECTION FOR REINFORCEMENT (REBAR–COVER)
4.3.1 CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH 3"
4.3.2 CONCRETE CAST IN FORMS AND EXPOSED TO EARTH OR WEATHER 2"
4.3.3 CONCRETE NOT EXPOSED TO EARTH OR WEATHER
SLABS AND WALLS 1–1/2"
BEAMS AND COLUMNS – PRIMARY REINFORCEMENT, TIES, STIRRUPS AND SPIRALS 1–1/2"

4.4 ALL BAR LENGTHS ARE DRAWN TO SCALE UNLESS OTHERWISE NOTED. NO SPLICES OF REINFORCEMENT SHALL BE MADE EXCEPT AS DETAILED OR AUTHORIZED BY THE ENGINEER. LAP SPLICES WHERE PERMITTED SHALL BE A MINIMUM OF 48 BAR DIAMETERS. MAKE ALL BARS CONTINUOUS AROUND CORNERS AND ALL RECTANGULAR OPENINGS IN CONCRETE.

4.5 PLACE #5 BAR (1–QTY PER 6" THICKNESS) WITH 2'–0" PROJECTION AROUND ALL OPENINGS IN SLABS OR WALLS. ALSO PROVIDE 1– #5 x 4'–0" DIAGONALLY AT EACH CORNER.

4.6 CONTINUOUS TOP AND BOTTOM BARS IN WALLS AND BEAMS SHALL BE SPICED AS FOLLOWS:
4.6.1 TOP BARS AT MID–SPAN
4.6.2 BOTTOM BARS OVER SUPPORTS

4.7 PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCEMENT AT POSITIONS SHOWN IN THE DRAWINGS. ALL REINFORCEMENT TO BE HELD SECURELY IN PROPER POSITION IN ACCORDANCE WITH ACI 318–14. ALL ACCESSORIES TO BE GALVANIZED.

4.8 ANY WELDED REINFORCING BARS SHALL CONFORM TO ASTM A706 OR A615, GRADE 60 AND ANSI / AWS D1.4–11.

4.9 ALL TIES AND STIRRUPS SHALL BE 135° SEISMIC HOOKS IN ACCORDANCE WITH ACI 318–14

5.0 MASONRY

5.1 ALL CONSTRUCTION AND DETAILS TO BE IN ACCORDANCE WITH ACI 530 AND 530.1– 11

5.2 ALL REINFORCED CONCRETE BLOCKWORK SHALL BE CONSTRUCTED USING TWO CELL MASONRY UNITS ONLY, UNLESS OTHERWISE DETAILED. GROUT CELLS PROGRESSIVELY IN LIFTS NOT EXCEEDING 5 BLOCKS IN HEIGHT.

5.3 WALLS SHALL BE REINFORCED HORIZONTALLY AT 8" O.C. WITH TRUSS–TYPE REINFORCEMENT. THE WIRE SHALL CONFORM TO ASTM A82–07, STANDARD GAGE, GALVANIZED UNLESS SHOWN OTHERWISE.

5.4 EXTERIOR WALLS SHALL BE ALSO BE REINFORCED WITH 2–#5 BARS VERTICALLY AT WALL ENDS, CORNERS, EACH SIDE OF DOOR OR WINDOW OPENINGS AND AT NOT OVER 1–#5 AT 24" O.C TYPICALLY. REINFORCEMENT SHALL BE FULLY GROUTED IN PLACE. GROUT SHALL DEVELOP 3000 PSI IN 28–DAYS AND MEET ACI 530.1.

5.5 FILL ALL VOIDS AND BLOCK CELLS SOLIDLY WITH ACI 530.1 GROUT FOR A DISTANCE OF 24" BENEATH AND 16" EACH SIDE OF ALL BEAM REACTIONS OR OTHER CONCENTRATED LOADS, UNLESS OTHERWISE DETAILED.

5.6 PROVIDE A THICKENED CONCRETE SLAB UNDER ALL MASONRY WALLS ON SLABS. SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF WALLS, AND FOR OPENINGS, ALL OF WHICH REQUIRE LINTELS. SEE LINTEL SCHEDULE FOR FRAMING OVER NON–BEARING OPENINGS IF NOT SHOWN ON STRUCTURAL DRAWINGS. ALSO SEE MECHANICAL DRAWINGS FOR OPENINGS, ALL OF WHICH REQUIRE LINTELS.

5.7 CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90, MORTAR SHALL BE TYPE–S, ASTM C270 (LATEST EDITIONS)

5.8 MASONRY SHEAR WALLS SHALL BE REINFORCED AND GROUTED WITH ACI 530.1 GROUT AS SHOWN IN THE DRAWINGS.

6.0 STRUCTURAL STEEL

6.1 ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A992 GRADE 50 EXCEPT PIPE COLUMNS WHICH SHALL CONFORM TO ASTM A53, AND TUBE COLUMNS TO ASTM A500, LATEST EDITIONS. ANCHOR BOLTS SHALL BE A307 STEEL AND MISCELLANEOUS EMBEDDED ITEMS SHALL BE A36 STEEL.

6.2 ALL STRUCTURAL STEEL SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE LATEST PROVISIONS OF AISC "STEEL CONSTRUCTION MANUAL". USE A325 BOLTS AND E60XX–SMAW WELD ROD FOR CONNECTIONS UNLESS OTHERWISE NOTED.

6.3 UNLESS OTHERWISE NOTED, USE STANDARD BEAM SEAT CONNECTIONS WITH STEEL BOLTS OR WELDED EQUIVALENT. SELECT CONNECTIONS AT EACH SPLICE TO SUPPORT 60% THE TOTAL UNIFORM LOAD CAPACITY FOR EACH GIVEN BEAM AND SPAN. USE A325 BOLTS UNLESS OTHERWISE NOTED.

6.4 MINIMUM WELDS TO BE BY AISC AND/OR AWS BUT NOT LESS THAN 3/16" CONTINUOUS FILLET UNLESS OTHERWISE NOTED.

6.5 PROVIDE ANCHORS FOR BEAMS BEARING ON MASONRY WHERE ANCHOR BOLTS ARE NOT SPECIFIED. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR NAILER HOLES, SPECIAL DETAILS AND MISCELLANEOUS STEEL.

6.6 PROVIDE TEMPORARY BRACING AND PRECAUTIONS NECESSARY TO WITHSTAND ALL CONSTRUCTION AND/OR WIND LOADS UNTIL ALL FIELD CONNECTIONS ARE COMPLETED AND SHEAR WALLS AND DECKS ARE IN PLACE.

6.7 STEEL JOISTS SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH STEEL JOIST INSTITUTE SPECIFICATIONS AND SHALL BE OF THE TYPE SHOWN IN THE DRAWINGS.

6.8 PROVIDED COMPRESSION FLANGE BRACING TO ALL PURLINS, GIRTS AND SIMILAR FRAMING MEMBERS AT MIDSPAN ON MEMBERS UP TO 20 FT AND AT 1/3 POINTS ON MEMBERS BETWEEN 20 FT AND 30 FT.

7.0 METAL DECK

7.1 DECK SHALL BE GALVANIZED STEEL G90 AND OF THE TYPE CALLED FOR ON THE FRAMING PLANS AND SHALL BE CONTINUOUS WHERE POSSIBLE. STEEL SHALL CONFORM TO ASTM A611

7.2 DECKING SHALL BE INSTALLED AND ALL OPENINGS IN DECKS CUT AND REINFORCED IN ACCORDANCE WITH MANUFACTURER'S STANDARD DETAILS AND SDI SPECIFICATIONS.

7.3 FASTENER REQUIREMENTS SHALL BE AS FOLLOWS, UNLESS OTHERWISE SHOWN IN THE DRAWINGS:
7.3.1 LONGITUDINAL JOINTS BETWEEN ADJACENT ROOF DECKS SHALL BE FASTENED TOGETHER WITH WELDS OR #12 TEK SCREWS AT 12". ROOF DECK ATTACHMENT SHALL BE 36/7 AT EAVES AND RIDGE AND 36/5 ELSEWHERE. USE 1/4" TEK SCREWS.
7.3.2 ATTACH FLOOR DECK (PERMANENT CONCRETE FORM) TO EACH INTERMEDIATE SUPPORT W/ 5/8" PUDDLE WELDS IN 36/4 PATTERN. EACH END LAP TO BE WELDED AT 10" O.C. EACH SIDE LAP IS WELDED AT EACH END PLUS TWO INTERMEDIATE WELDS (4 WELDS PER SHEET PER SIDE). USE 5/8" PUDDLE WELD AND WASHERS.

7.4 ALL CUT EDGES OF METAL DECKING SHALL BE SUITABLY SEALED OR COATED TO PROVIDE CORROSION PROTECTION.

8.0 LIGHT - GAGE METAL FRAMING

8.1 LIGHT–GAGE METAL FRAMING SHALL BE GALVANIZED G90 ACCORDING TO ASTM A525 AND OF THE SIZE AND GAGE SHOWN ON THE DRAWINGS.

8.2 FRAMING ROLLED FROM STEEL – 18 GAGE AND LIGHTER SHALL CONFORM TO ASTM A446, GRADE A, WITH A MINIMUM YIELD STRESS OF 33,000 PSI.

8.3 FRAMING FROM STEEL – GAGE 16 AND HEAVIER SHALL CONFORM TO ASTM A446, GRADE D WITH A MINIMUM YIELD STRESS OF 56,000 PSI.

9.0 DRY PACKING AND NON–SHRINK GROUT

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

10.0 TIMBER

10.1 ALL STRUCTURAL TIMBER SHALL BE SOUTHERN YELLOW PINE NO. 1 OR BETTER UNLESS SHOWN OTHERWISE. MINIMUM BENDING STRESS 1200 PSI, MODULUS OF ELASTICITY 1600 KSI AND SERVICE MOISTURE CONTENT OF NO MORE THAN 19%.

10.2 ALL STRUCTURAL PLYWOOD SHALL BE PRESSURE TREATED STRUCTURAL 1 EXTERIOR GRADE.

10.3 PROVIDE FULL DEPTH BLOCKING AT 8 FT CENTERS MAXIMUM FOR ALL FLOOR SPANS OVER 8 FT.

10.4 PROVIDE DOUBLE 2" x4" PURLINS AT EAVES AND RIDGE.

10.5 TONGUE AND GROOVE DECKING SHALL BE ATTACHED WITH 2 # 7 SCREWS x 2 1/2" LONG EACH BOARD AT EACH RAFTER. TONGUES FACING UP THE SLOPE.

10.6 PLYWOOD SHALL BE ATTACHED TO TONGUE AND GROOVE DECKING WITH # 10 SCREWS x 2 1/2" LONG @ 6" O/C ALONG EDGES AND 12" O/C AT INTERMEDIATE RAFTERS. STAGGER PLYWOOD EDGES RUNNING PARALLEL TO RAFTERS.

10.7 BUILDING FELT SHALL BE LAID PARALLEL TO THE EAVES WITH A MINIMUM 2' END LAP AND 6" LAP BETWEN LAYERS.

10.8 PURLINS SHALL BE ATTACHED THROUGH DECKING TO RAFTERS WITH #12 x 5" SCREWS TWO PER PURLIN AT EACH RAFTER.

10.9 METAL ROOFING SHALL BE 24GA MINIMUM AND ATTACHED TO PURLINS WITH # 14 SCREWS 21/4" LONG AT 4" O/C ALONG RIDGE, EAVES, GABLE AND HIPS AND AT 8" O/C ELSEWHERE. AROUND THE PERIMETER OF THE BUILDING AND AT HIPS AND RIDGES, SCREWS SHALL BE AT EACH CORRUGATION IN A STAGGERED PATTERN ENGAGING BOTH OF THE DOUBLED PURLINS.
OVERLAP CORRUGATED METAL PANELS AT LEAST 2 CORRUGATIONS ALONG SEAM AND APPLY A BEAD OF CALK AT THE OVERLAP.

10.10 USE GALVANIZED ROOFING SCREWS WITH NEOPRENE WASHERS ONLY AT RIDGES OF CORRUGATION

10.11 JOIN DOUBLE AND TRIPLE MEMBERS WITH MIN. 5/8" ø BOLTS @ 24" O.C. UNLESS STATED OTHERWISE

11.0 GENERAL

11.1 IF ANY CONDITIONS VARY FROM THE DRAWINGS OR THE CONTRACTOR REQUIRES FURTHER CLARIFICATION, ASK THE ARCHITECT AND SITE ENGINEER TO VERIFY. DO NOT PROCEED W/ ANY WORK WITHOUT AGREEMENT BETWEEN THE ARCHITECT AND SITE ENGINEER.

11.2 ENGINEER'S APPROVAL MUST BE SECURED FOR ALL STRUCTURAL SUBSTITUTIONS.

11.3 PRIOR TO INSTALLATION OF MECHANICAL AND ELECTRICAL EQUIPMENT OR OTHER ITEMS TO BE ATTACHED TO THE STRUCTURE, ENGINEER'S APPROVAL OF CONNECTIONS AND SUPPORTS SHALL BE OBTAINED. UNLESS OTHERWISE SPECIFICALLY DETAILED ON ARCHITECTURAL AND STRUCTURAL DRAWINGS, RESPECTIVE SUBCONTRACTOR SHALL FURNISH ALL HANGERS, CONNECTIONS, ETC. REQUIRED FOR INSTALLATIONS OF HIS ITEMS.

11.4 PROVIDE ALL EMBEDDED ITEMS IN STRUCTURE AS NOTED ON ARCHITECTURAL, MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS. MISCELLANEOUS EMBEDDED ITEMS AND ANCHOR BOLTS SHALL BE FURNISH BY STEEL SUPPLIER AND INSTALLED BY CONTRACTOR.

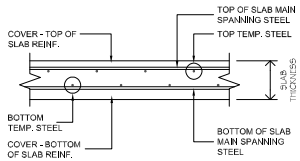
11.5 PROVIDE ASPHALTIC MASTIC COATINGS ON ALL STEEL EXPOSED TO THE EARTH.

11.6 SUBMIT SHOP AND ERECTION DRAWINGS FOR ALL REINFORCING, STEEL JOIST, STRUCTURAL STEEL AND METAL DECK TO ENGINEER FOR WRITTEN APPROVAL. THE MANUFACTURE OR FABRICATION OF ANY ITEMS PRIOR TO WRITTEN APPROVAL OF SHOP DRAWINGS SHALL BE AT ENTIRELY THE RISK OF THE CONTRACTOR.

11.7 ALL MAJOR STEEL AND STEEL JOIST SHOP DRAWINGS SUBMITTED SHALL INCLUDE CALCULATIONS AND BEAR THE STAMP OF A REGISTERED PROFESSIONAL ENGINEER.

11.8 CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH ANY WORK. DO NOT SCALE FROM DRAWINGS.

11.9 PLACE ALL CONDUIT AND SERVICES UNDER ALL SLABS ON GRADE. WHERE CONDUIT AND SERVICES ARE IN BEAMS, COLUMNS AND SUSPENDED SLABS ENSURE THAT MINIMUM COVER OF 1–1/2" TO ALL REINFORCEMENT IS MAINTAINED. DO NOT BUNDLE CONDUIT IN SLABS.



11.10 REINFORCEMENT LAYOUT DESIGNATION

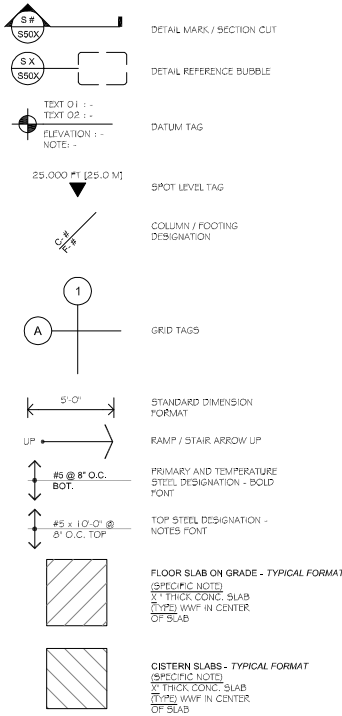
11.11 TYPICAL LINTELS.
SMALL SPAN LINTELS ARE DEFINED AS HORIZONTAL SIMPLY SUPPORTED ELEMENTS SUPPORTING NO MORE THAN 4–FT OF 8" CMU MASONRY IN AN INTERIOR OR EXTERIOR AXIAL CONDITION AND NOT SUBJECT TO TORSION OR ASYMMETRIC LOADING.

LINTEL SCHEDULE

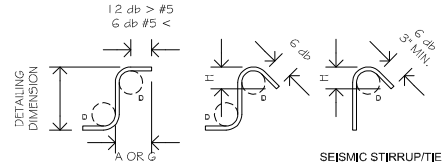
LINTEL	SIZE		REINFORCEMENT			SPAN (MAX.)
TYPE	WIDE	DEPTH	BOT.	TOP	TIES	
L-01	6"	12"	1 – #5	1 – #5	#3 @ 4" O.C.	5 FT
L-02	8"	12"	2 – #5	2 – #5	#3 @ 4" O.C.	5 FT
L-03	8"	12"	3 – #5	3 – #5	#3 @ 4" O.C.	10 FT

ABBREVIATIONS AND SYMBOLS

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

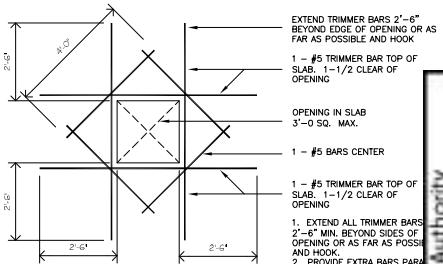


STRUCTURAL NOTES SCALE : N/A

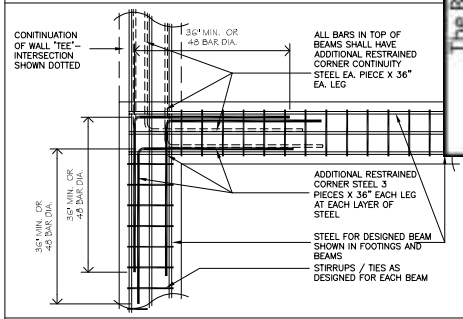


BAR SIZE	D	90° HOOK A OR G	135° HOOK A OR G	H approx.	SEISMIC STIRRUP/TIE 135° HOOK A OR G	H approx.
# 3	1-1/2"	4"	4"	3"	4-1/4"	3"
# 4	2"	4-1/2"	4-1/2"	4"	4-1/2"	3"
# 5	2-1/2"	6"	5-1/2"	5"	5-1/2"	3-3/4"
# 6	4-1/4"	12"	8"	6"	8"	4-1/2"
# 7	5-1/4"	14"	9"	7"	9"	5-1/4"
# 8	6"	16"	10-1/2"	8"	10-1/2"	6"

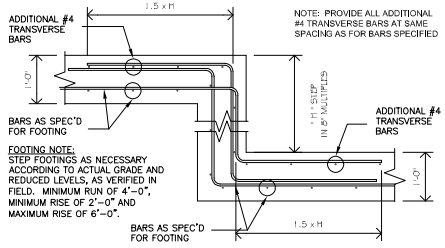
STIRRUPS AND TIES



OPENING IN SLABS



PLAN: RESTRAINED CORNER AND 'TEE'



PROFILE OF FOOTING

STEPPED FOOTING - TYPICAL SCALE: N/A

SYSTEMS ENGINEERING LTD.
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EMAIL: sytmeng@surfbvi.com

NOTES

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02	

The Building Authority
B.V.I. Government
APPLICATION APPROVED
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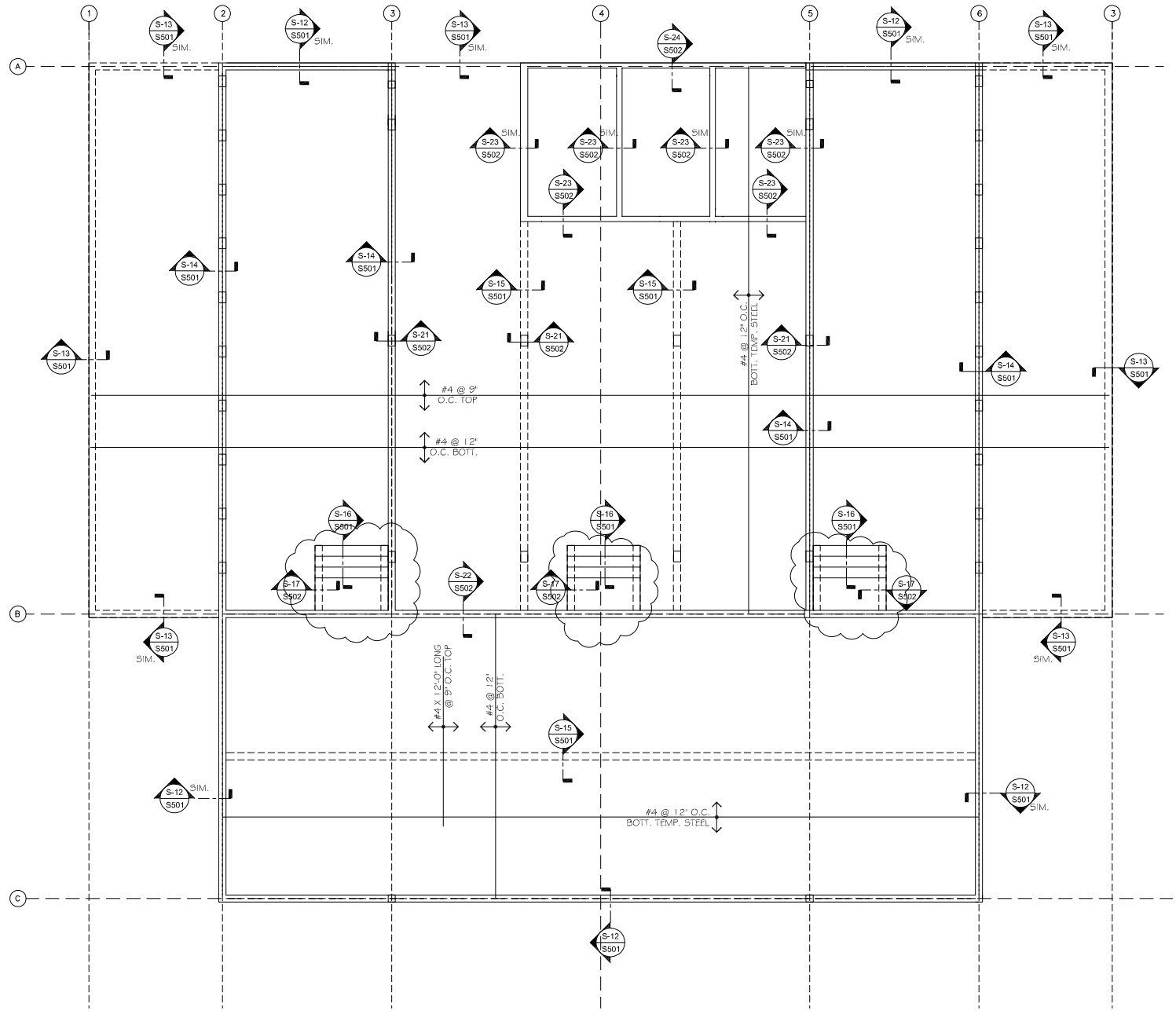
3rd November 2022 - BP22-187
Signed

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

01	CONSTRUCTION ISSUE	MT	221013
A	PRELIM ISSUE TO ARCH. / EM	MT	220811
REV #	DESCRIPTION	DWN	YYMMDD

ISSUE INFORMATION.	01
DESIGNER:	MT
DRAWN:	BM
JOB REF:	
DATE:	22 08 11
SCALE:	AS NOTED
DWG NAME:	STRUCTURAL NOTES
DWG NO:	S-001

VERS. 5.1 – 081226



GA:

SCALE : 3/8" = 1'-0"

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EMAIL: sytmeng@systemscaribbean.com

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THE BVI HUMANE SOCIETY :
JOSIAH'S BAY
TORTOLA
BVI

FOR CONSTRUCTION

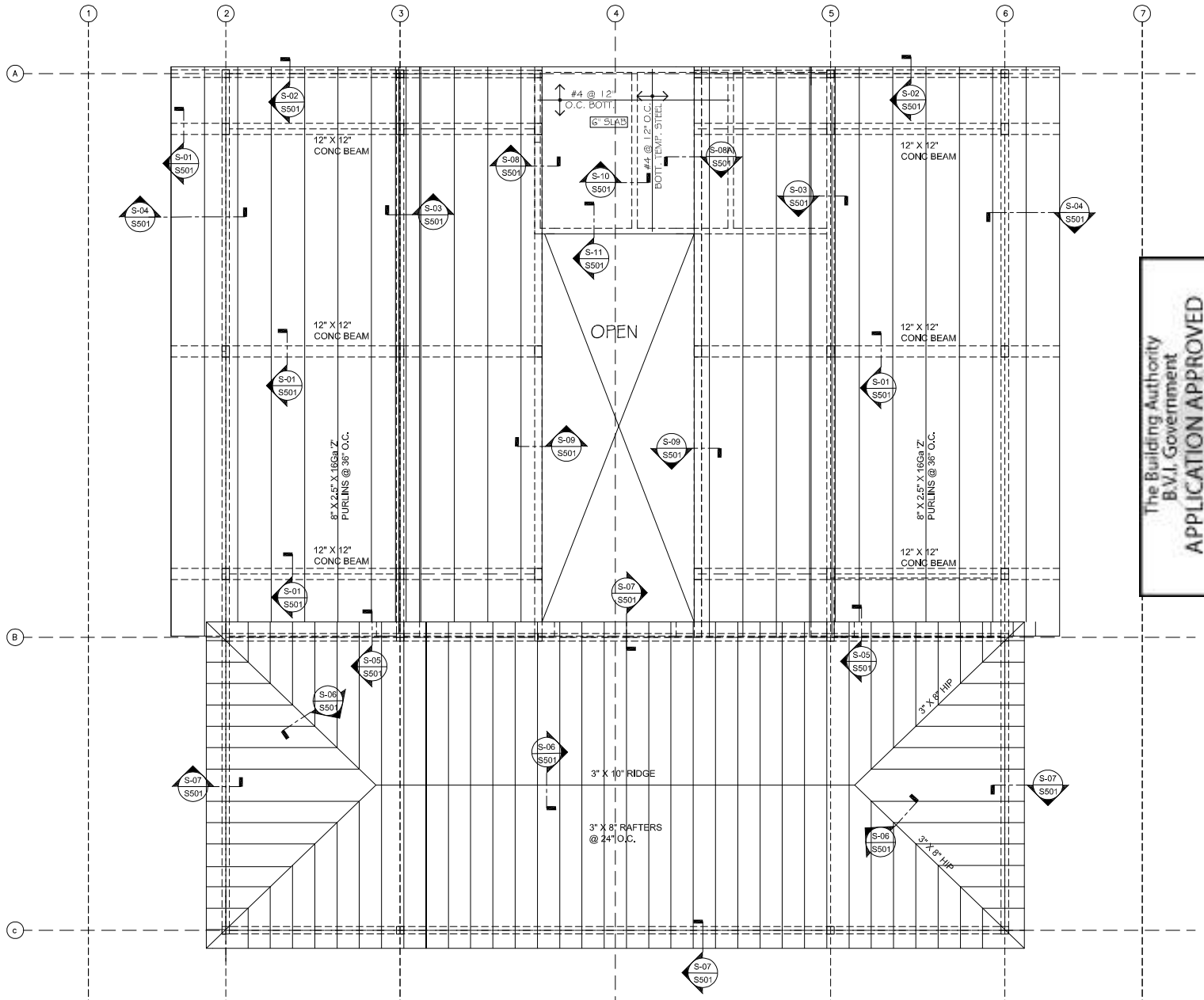
REV #	DESCRIPTION	DWN	YYMMDD
01	CONSTRUCTION ISSUE	MT	221113
A	PRELIM. ISSUE TO ARCH.	MT	220811

ISSUE INFORMATION.	01
DESIGNER:	MT
DRAWN:	BM
JOB REF:	
DATE:	22 08 11
SCALE:	AS NOTED

DWG NAME:
GROUND FLOOR PLAN

DWG NO:
S-101

VERS. 3.0 – 071219



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GA:

SCALE : 3/8" = 1'-0"

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JOSIAH'S BAY
TORTOLA
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FOR CONSTRUCTION

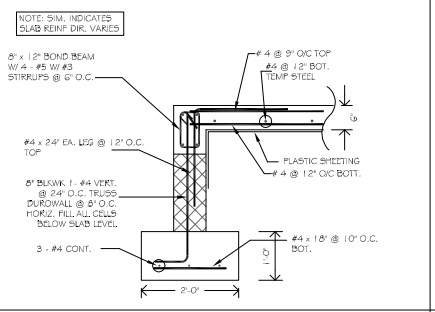
REV #	DESCRIPTION	BWN	YYMMDD
01	CONSTRUCTION ISSUE	MT	221113
A	PRELIM. ISSUE TO ARCH.	MT	220511

ISSUE INFORMATION.	01
DESIGNER:	MT
DRAWN:	BM
JOB REF:	
DATE:	22 08 11
SCALE:	AS NOTED

DWG NAME:
ROOF PLAN

DWG NO:
S-102

VERS. 3.0 – 071219



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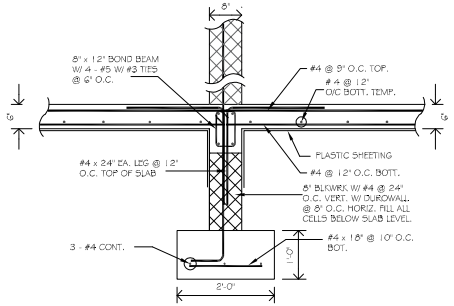

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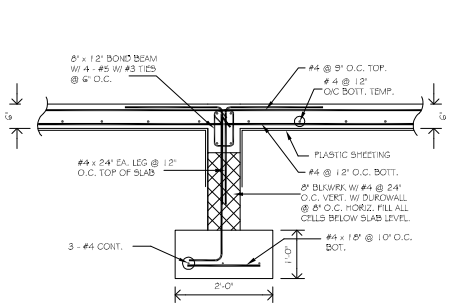

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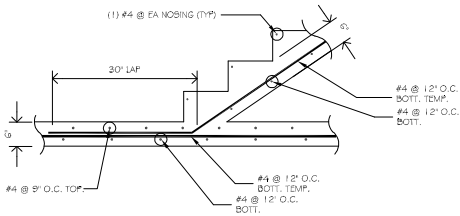

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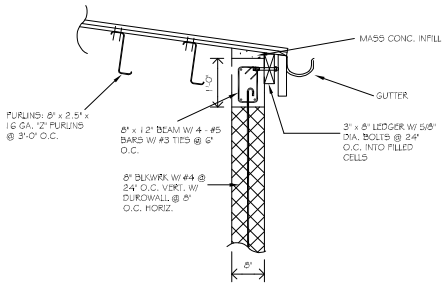

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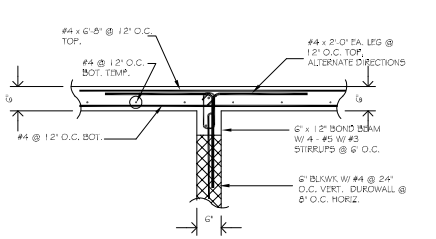
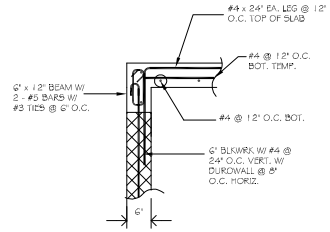


S-10 SCALE : 3/4"=1'-0"



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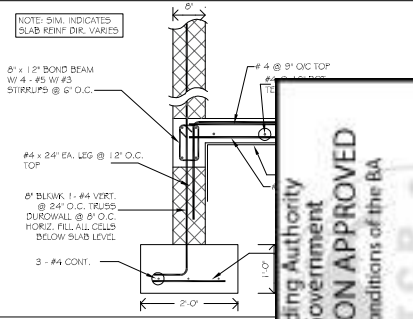

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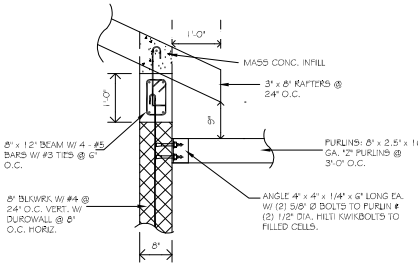

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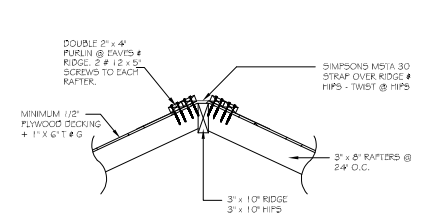

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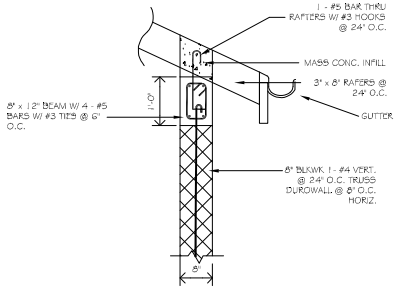

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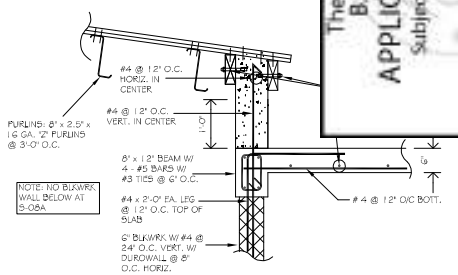

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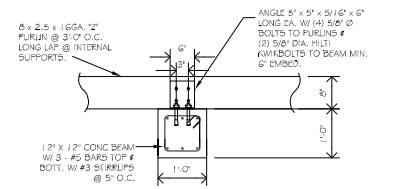

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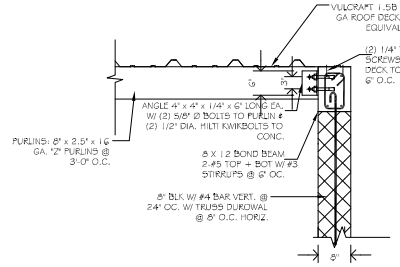

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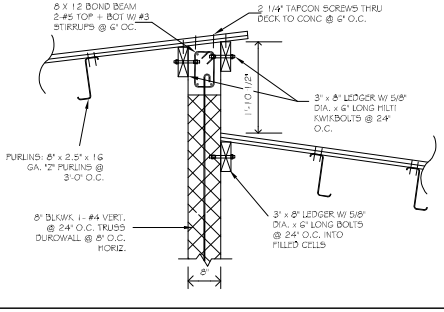

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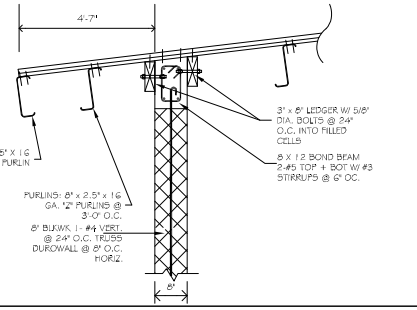

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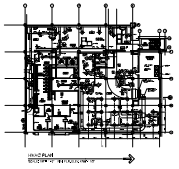

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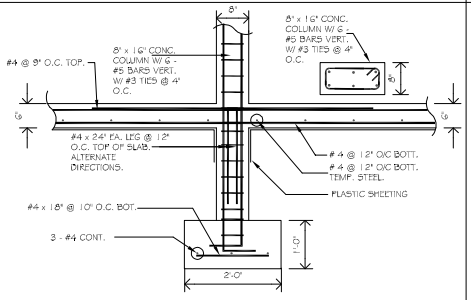
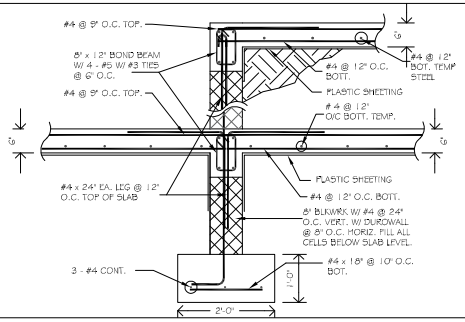
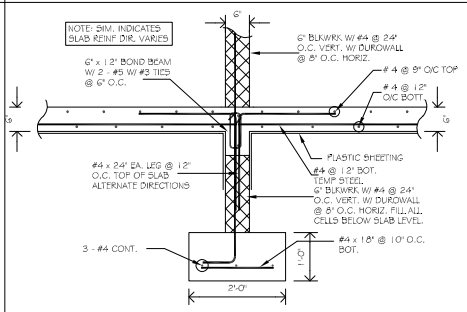
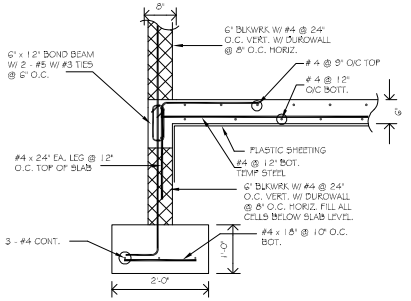
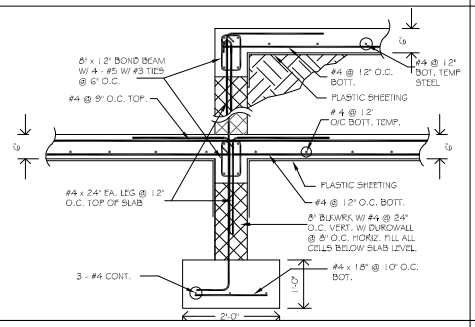
FOR CONSTRUCTION

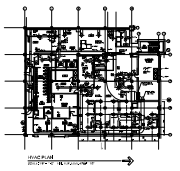
REV #	DESCRIPTION	DWN	YYMMDD
01	CONSTRUCTION ISSUE	MT	221013
A	PRELIM. ISSUE TO ARCH.	MT	220811

ISSUE INFORMATION.	01
DESIGNER:	MT
DRAWN:	MT
JOB REF:	
DATE:	22 08 11
SCALE:	AS NOTED

DWG NAME:
STRUCTURAL DETAILS

DWG NO:
S-501

	1	2	3	4
D	NOT USED	NOT USED	NOT USED	D
	S-29 SCALE : 3/4"=1'-0"	S-30 SCALE : 3/4"=1'-0"	S-31 SCALE : 3/4"=1'-0"	S- SCALE : 3/4"=1'-0"
C	NOT USED	NOT USED	NOT USED	D
	S-25 SCALE : 3/4"=1'-0"	S-26 SCALE : 3/4"=1'-0"	S-27 SCALE : 3/4"=1'-0"	S-28 SCALE : 3/4"=1'-0"
B				
	S-21 SCALE : 3/4"=1'-0"	S-22 SCALE : 3/4"=1'-0"	S-23 SCALE : 3/4"=1'-0"	S-24 SCALE : 3/4"=1'-0"
A		NOT USED	NOT USED	NOT USED
	S-17 SCALE : 3/4"=1'-0"	S-18 SCALE : 3/4"=1'-0"	S-19 SCALE : 3/4"=1'-0"	S-20 SCALE : 3/4"=1'-0"



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NOTES

01	DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS THE WORDS "CONSTRUCTION SET" APPEARS IN THE REVISIONS COLUMN
02	

HUMANE SOCIETY :
JOSIAH'S BAY
TORTOLA
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FOR CONSTRUCTION

REV #	DESCRIPTION	DWN	YYMMDD
01	CONSTRUCTION ISSUE	MT	221013
A	PRELIM. ISSUE TO ARCH.	MT	220811

ISSUE INFORMATION.	01
DESIGNER:	MT
DRAWN:	MT
JOB REF:	
DATE:	22 08 11
SCALE:	AS NOTED

DWG NAME:
STRUCTURAL DETAILS

DWG NO:
S-502