

ST. THOMAS MAP

CONSTRUCTION DOCUMENTS AND CONTRACTOR RESPONSIBILITIES:

Documents prepared by the Architect are instruments of the Architect's services for use solely with respect to this Project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. They are not to be used for other projects or for additions to this project outside the scope of the work indicated in these Construction Documents without specific written consent of the Architect.

These documents describe the essential elements to determine the scope of the project. The Intent of these Construction Documents is to include all items necessary for the proper execution and completion of the work by the Contractor. Any inconsistencies, errors or omissions shall immediately be reported to the Architect for its clarification or correction. These Construction Documents do not necessarily indicate or describe in detail all work required for completion of the project, the Contractor shall provide all items required for complete operating systems including items not necessarily shown in these Documents, but that can be reasonably inferred as being required and necessary for the proper and entire finishing of the work. The Contractor shall carefully study and compare the Contract Documents with each other and with information furnished by the Owner. Before commencing the activities, the Contractor shall:

1. Take field measurements and verify field conditions.
2. Carefully compare this and other information known to the Contractor with the Contract Documents.
3. Promptly report errors, inconsistencies or omissions discovered to the Architect.

The Contractor shall supervise and direct the work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over jobsite safety, construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the work. The work performed by the contractor shall adhere strictly to the construction documents, if site conditions or the construction process impede that, the architect shall be notified immediately. The contractor shall verify all site dimensions prior to start the work and report to the architect any discrepancies. Where drawings indicate dimensions of existing construction verify by field measurement. Where fabricated products are to be fitted to other construction verify dimensions by field measurement before fabricating and, when possible, allow for fitting and trimming during installation. All construction shall be done according to current codes and the highest standards of the trade, and following instructions and recommendations by trade organizations and manufacturers.

MATERIALS, METHODS AND STANDARDS:

The following standards shall apply to all materials unless specified otherwise:
All lumber to be southern yellow pine no.1 pressure treated.
All plywood to be pressure treated exterior grade.
All wood glue to be exterior grade waterproof, approved by the architect.
All fasteners and connectors shall be rust resistant, approved by the architect.
All field welding to be cleaned and immediately painted with anti-rust paint.
All connectors as specified, no substitutions unless authorized by the architect.
All fasteners as specified by connector manufacturer or these dwgs.
When epoxy anchors are required, all surfaces must be thoroughly cleaned with brush and compressed air.
All Joint sealant shall be urethane base approved by the architect.
All surfaces shall be protected against the weather and decay, all finishes shall be to the best industry standards.
Code references:
Irc (international residencial code): refer to specific construction element.
Ibc (international building code):
 wood - chapter 23.
 structural steel - chapter 22.
 concrete - chapter 19 & 18.
 masonry - chapter 21.

Materials strength, unless indicated otherwise in Structural Documents:
Wood - southern yellow pine no.1:
 modulus of elasticity, e=1,600,000
 other design values refer to codes.

Concrete: compressive strength:
 bldg. Structure: cisterns, ret. Walls, columns, beams, suspended slabs: f'c=4,000psi
 others f'c=3,000psi.
 or as required in these documents.
 steel reinforcement,a60: fy=60,000psi.
Structural steel: a36: fy=36,000psi.
Masonry: mortar: type m, (1)portland cement;(2.5)sand.
 compressive strength min.=2,500psi.
Concrete for cisterns, Swimming pools and roofs shall contain Xypex additive.

ABBREVIATIONS:

- AC - Air Conditioned
- AFF - Above Finished Floor
- APPROX - Approximate
- BLDG. - Building
- BOB - Bottom of Beam
- BOS - Bottom of Slab
- BOT - Bottom
- BR - Bathroom
- BRD - Board
- BW - Both ways
- CMU - Concrete Masonry Unit
- COL - Column
- CONC - Concrete
- DIA - Diameter
- DS - Down Spout
- DWG - Drawing
- EA - Each
- ELEV - Elevation
- EQ - Equal
- EXP - Expansion
- FD - Floor Drain
- FFE - Finish Floor Elevation
- FRC - Fiber Reinforced Concrete
- FT - Feet
- Ga - Gage
- GALV - Galvanized
- GC - General Contractor
- GYP - Gypsum
- HB - Hose Bib
- HDG - Hot deep galvanized.
- H/HORIZ - Horizontal
- IBC - International Building Code
- IRC - International Residential Code
- IWH - Instantaneous Water Heater
- L.F./lf - Linear foot
- KIT - Kitchen
- MANU - Manufacturer
- MAX - Maximum
- MIN - Minimum
- MTD - Mounted
- NIC - Not Included in Contract
- O.C. - On center
- OWJ - Steel Open Web Joist
- PLY - Plywood
- PSF - Pound per square foot
- PSI - Pound per square inch
- RD - Roof Drain
- REF - Reference
- REINF - Reinforced-Reinforcement
- REP - Representative
- SCH - Schedule
- SF/SqFt - Square Feet
- Shmk - Shrinkage, Temperature Reinf
- SIM - Similar
- SPECS - Specifications
- SQ - Square
- STL - Steel
- SYM - Symmetrical
- SYP - Southern Yellow Pine
- THK - Thick, thickness
- TOB - Top of Beam
- TOS - Top of Slab
- TOIL - Toilet
- TR - Treated
- TOW - Top of Wall
- TYP - Typical
- V/Vert - Vertical
- VAR - Variable
- W/ - With
- WDW - Window
- WH - Water Heater
- WWW - Welded wire Mesh
- @ - at
- # - Number, Rebar number



ZONING AND LOCATION MAP

ZONING: C & B-2

HAVENSIGHT STORAGE BUILDINGS

GERS

Property ID No. 105404170100

Parcel No. 1

Estate Thomas

6F & 6B New Quarter

St. Thomas, U.S. Virgin Islands

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C.A. FERREYRA & ASSOCIATES

Phone & Fax 340 774 0745

e-mail: ferreyraarchitects@yahoo.com

7899 Mountain Top - Unit 26

St. Thomas, VI 00802-3439

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HAVENSIGHT STORAGE BUILDINGS
LOCATION - ZONING MAP - ZONING
COMPLIANCE - INDEX OF DRAWINGS

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SITE



UcD—Urban land
This map unit consists of areas that have more than 70 percent of the surface covered by airports, shopping centers, parking lots, large buildings, streets, sidewalks, or other impervious surfaces. Slopes are mainly 0 to 20 percent, but they range from 0 to 60 percent. Closely associated areas, such as lawns, parks, vacant lots, and playgrounds, contain natural soils, but these areas were too small to be mapped separately.
This map unit is in land capability subclass VIII.

UcC—Urban land-Cinnamon Bay complex, 0 to 12 percent slopes, occasionally flooded
This map unit consists of Urban land and very deep, well drained alluvial soils that are so intermingled that it was not practical to map them separately. The Urban land consists of airports, shopping centers, parking lots, large buildings, streets, sidewalks, or other impervious surfaces. Closely associated areas, such as lawns, parks, vacant lots, and playgrounds, contain natural soils, but these areas were too small to be mapped separately.
Setting
Landform position: On alluvial fans and terraces
Shape of areas: Irregular
Size of areas: 3 to 100 acres
Composition
Urban land: 80 percent
Cinnamon Bay and similar soils: 15 percent
Contrasting inclusions: 5 percent
Minor Components
Contrasting inclusions
• Sandy Point—very poorly drained soils
• Solitude—somewhat poorly drained soils
Similar inclusions
• Soils that have a gravelly or very gravelly surface layer
• Soils that have a stony or very stony surface layer
• Areas of Urban land on slopes of more than 12 percent

Data Compiled from:
Soil Survey of the Virgin Islands - Table 13.
IBC - Tables 1804 and 1610.1

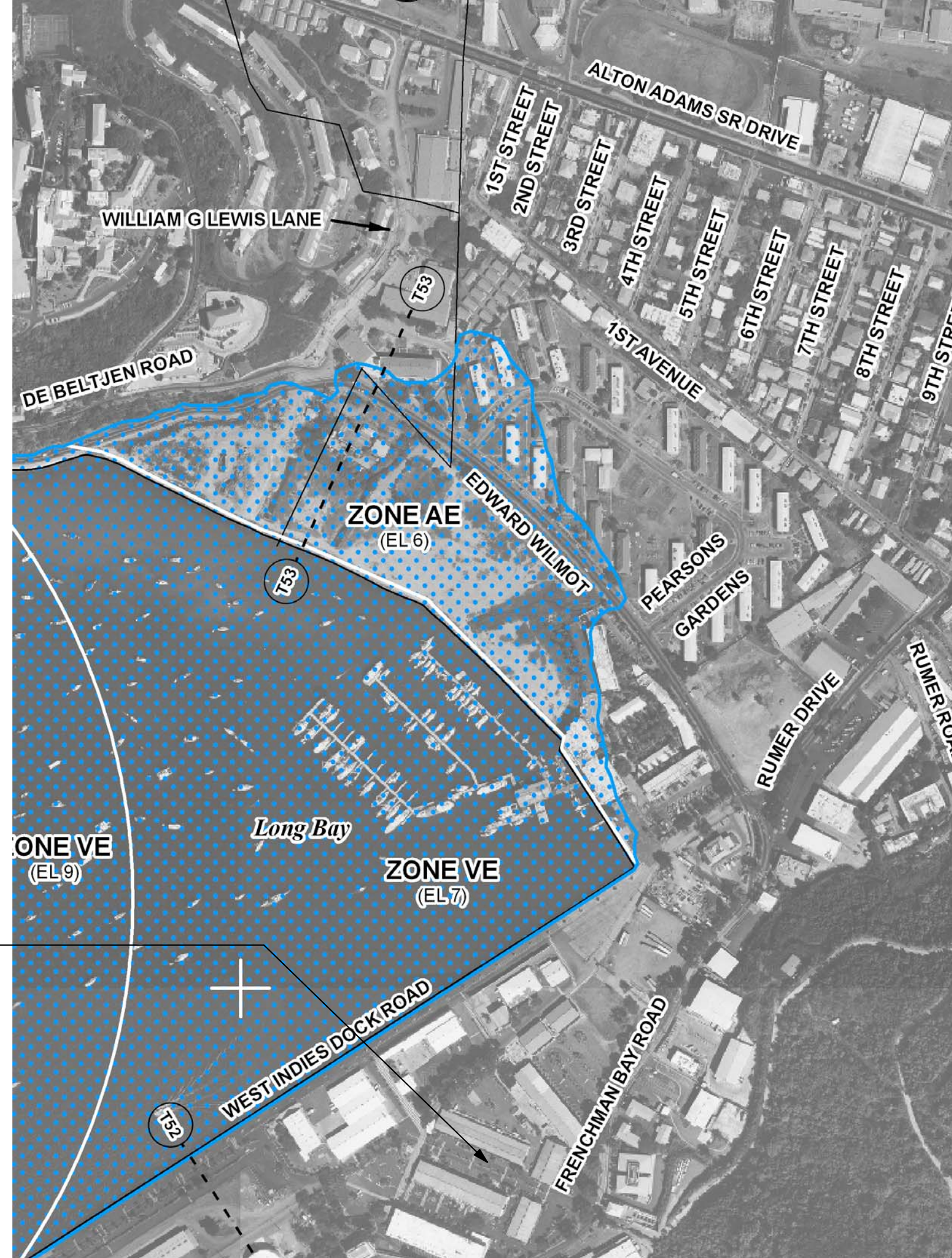
SOIL UcD, UcC, Us PROPERTIES

Depth in.	USDA Texture	Unified Classification	Allowable Foundation Pressure psf (1)	Lateral Bearing (2)	Coef. Of Friction	Lateral Pressure Active (2)	Lateral Pressure at Rest (2)
0-60	Variable	CL	1,500	100	0.70	60	100

(1) ALLOWABLE FOUNDATION PRESSURE: AN INCREASE OF ONE-THIRD IS PERMITTED WHEN USING THE ALTERNATE LOAD COMBINATIONS IN SECTION 1605.3.2 THAT INCLUDE WIND OR EARTHQUAKE LOADS.
(2) POUND PER SQUARE FOOT PER FOOT OF DEPTH

Typical Profile
Cinnamon Bay
Surface layer: 0 to 3 inches, very dark grayish brown loam
Subsurface layer: 3 to 11 inches, dark brown loam
Subsoil: 11 to 21 inches, dark yellowish brown clay loam
Substratum: 21 to 31 inches, dark yellowish brown sandy loam
Loam: 31 to 47 inches, pale brown sandy clay loam
47 to 57 inches, dark yellowish brown sandy clay loam
57 to 60 inches, brown sandy clay loam
Soil Properties and Qualities
Cinnamon Bay
Drainage class: Well drained
Permeability: Moderate
Available water capacity: Medium
Organic matter content: Moderate
Natural fertility: Moderate
Hazard of erosion: Moderate
Seasonal high water table: More than 6 feet deep
Depth to bedrock: More than 60 inches
Root zone: More than 60 inches
Shrink-swell potential: Low
Salinity: Nonsaline
Flooding: Occasional for very brief periods from April to December
Stoniness: Nonstony
Use and Management
This map unit is unsuited to most urban uses.
Flooding is a severe limitation. If developed, offsite fill material or pilings should be used to raise the structure above the maximum flood stage.
The areas of Cinnamon Bay soil in this map unit are poorly suited for recreational uses. Flooding is a management concern. If developed, offsite fill material or pilings should be used to raise the structure above the maximum flood stage.
The areas of Cinnamon Bay soil in this map unit are well suited to use as wildlife habitat areas. These areas have no significant management concerns. The potential for Cinnamon Bay soils in the map unit to be used as wetland wildlife habitat is poor. The depth to water is a management concern.
This map unit is in capability subclass VIII.

SITE



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently derelict. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

Areas determined to be outside the 0.2% annual chance floodplain.

Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Base Flood Elevation line and value; elevation in feet*

Base Flood Elevation value where uniform within zone; elevation in feet*

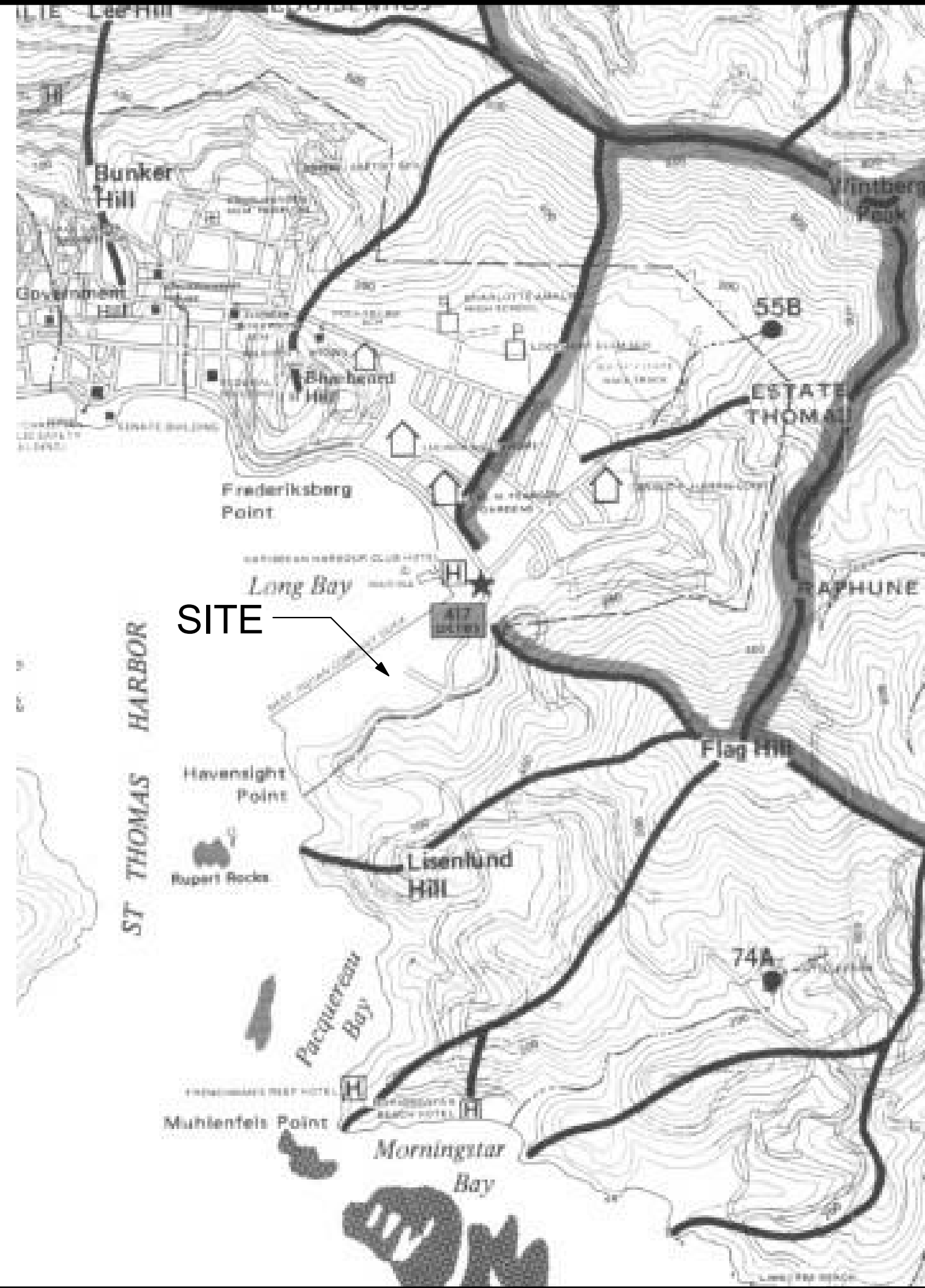
MAP NUMBER: 7800000027G
Revised: April 2007
Flood Zone: X (Area to be determined to be outside the 0.2% annual chance floodplain)

SOILS CLASSIFICATION MAP

FLOOD INSURANCE RATE MAP



WATER RESOURCES MAP



SEDIMENT REDUCTION MAP

EARTH CHANGE
THE WORK PROPOSED IN THIS SUBMITTAL HAS MINIMAL IMPACT.
EXCAVATION FOR FOUNDATIONS IS ESTIMATED IN 56 CUBIC YARDS, WHICH WILL BE REMOVED FROM THE SITE..

CRITICAL AREAS:
THE SITE HAS MINIMAL SLOPE TO DRAINS, HISTORICALLY FLOODS ARE NOT A PROBLEM AT THE SITE.
DURING CONSTRUCTION AREAS OF FILL ACCUMULATION SHALL BE MONITORED CLOSELY UNTIL THEY BECOME STABILIZED.

LAND CLEARING:
NO LAND CLEARING IS NEEDED AT THE SITE.

LIMIT SITE DISTURBANCE:
LIMIT SITE DISTURBANCE TO NEW CONSTRUCTION AREA. SILT FENCE INSTALLATION IS NOT NECESSARY, THE EXCAVATED SOIL MUST BE IMMEDIATELY PLACED IN THE DEFINITIVE LOCATION, LEVELING AND RAKING SHALL TAKE PLACE BEFORE THE END OF THE DAY
CONSTRUCTION SHALL BE STARTED IMMEDIATELY AFTER EARTH CHANGE IS MADE, AND CONSTRUCTION SHALL NOT STOP UNTIL ALL EXCAVATED AREAS ARE COVERED BY CONSTRUCTION. ALL SOIL NOT COVERED BY CONSTRUCTION SHALL BE STABILIZED AS SOON AS THE DEFINITIVE CONTOURS ARE OBTAINED.
- BEFORE THE START OF SOIL MOVEMENT MAKE SURE ALL MATERIALS AND EQUIPMENT NECESSARY FOR THE FIRST STAGES OF CONSTRUCTION ARE ON THE SITE OR READILY AVAILABLE, THAT INCLUDES FORMS, STEEL REINFORCEMENT, CONCRETE BLOCKS, SCAFFOLDING, MIXERS AND CHUTES.
DO NOT PERFORM EARTH CHANGE ON AREAS THAT ARE NOT TO BE STABILIZED OR COVERED BY CONSTRUCTION IMMEDIATELY.
MAINTENANCE:
NEWLY SEEDED AND PLANTED AREAS SHALL BE PROTECTED AND WATERED UNTIL PLANTS ARE ESTABLISHED.

WASTE WATER MANAGEMENT
SITE WASTE WATER WILL BE DISPOSED AT A SEWER MANHOLE, AS INDICATED IN PLUMBING DWGS.

EARTH CHANGE - SUMMARY OF WORK

C.A. FERREYRA & ASSOCIATES
Phone & Fax 340 774 0745
e-mail: ferreyraarchitect@yahoo.com
7899 Mountain Top - Unit 26
St. Thomas, VI 00802-3439

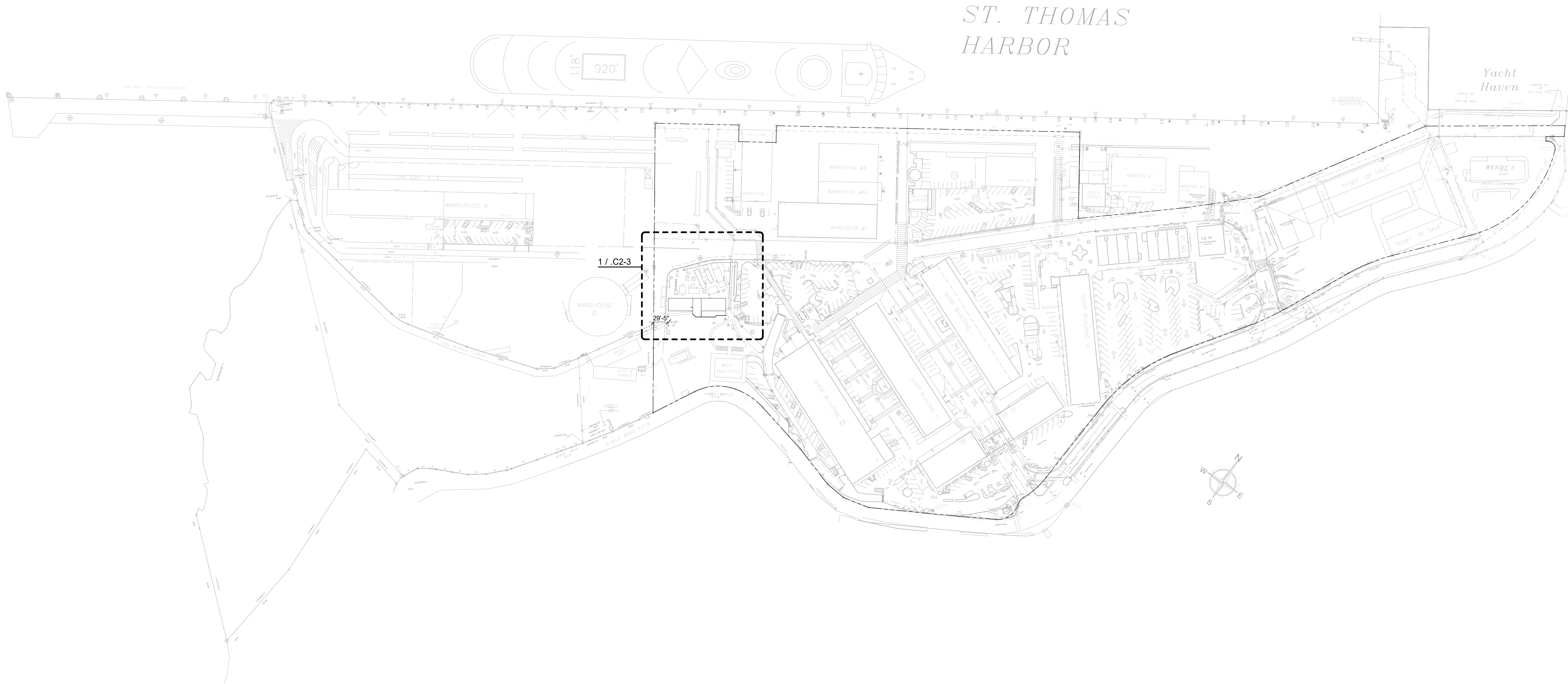
REGISTERED ARCHITECT
S. U. FERREYRA
S. U. FERREYRA
S. U. FERREYRA

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HAVENSIGHT STORAGE BUILDINGS
EARTH CHANGE MAPS



1 SURVEY / SITE PLAN
1" = 100'-0"

NOTE FROM THE ARCHITECT: THIS PLAN IS A COPY FROM THE ORIGINAL SURVEYOR'S PLAN. IT HAS BEEN HIGHLY MODIFIED TO FIT ARCHITECT'S OFFICE STANDARDS AND COMPUTER PROGRAM SETTINGS. ALTHOUGH ALL THE FEATURES RELEVANT TO ARCHITECTURAL DESIGN ARE PRESERVED THE ORIGINAL SURVEYOR'S PLANS SHALL ALWAYS TAKE PRECEDENCE.

HAVENSIGHT STORAGE BUILDINGS

SURVEY & GENERAL SITE PLAN

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C.A. FERREYRA & ASSOCIATES
7899 Mountain Top - Unit 26
St. Thomas, VI 00802-3439
Phone & Fax 340 774 0745
e-mail: ferreyraarchitects@yahoo.com
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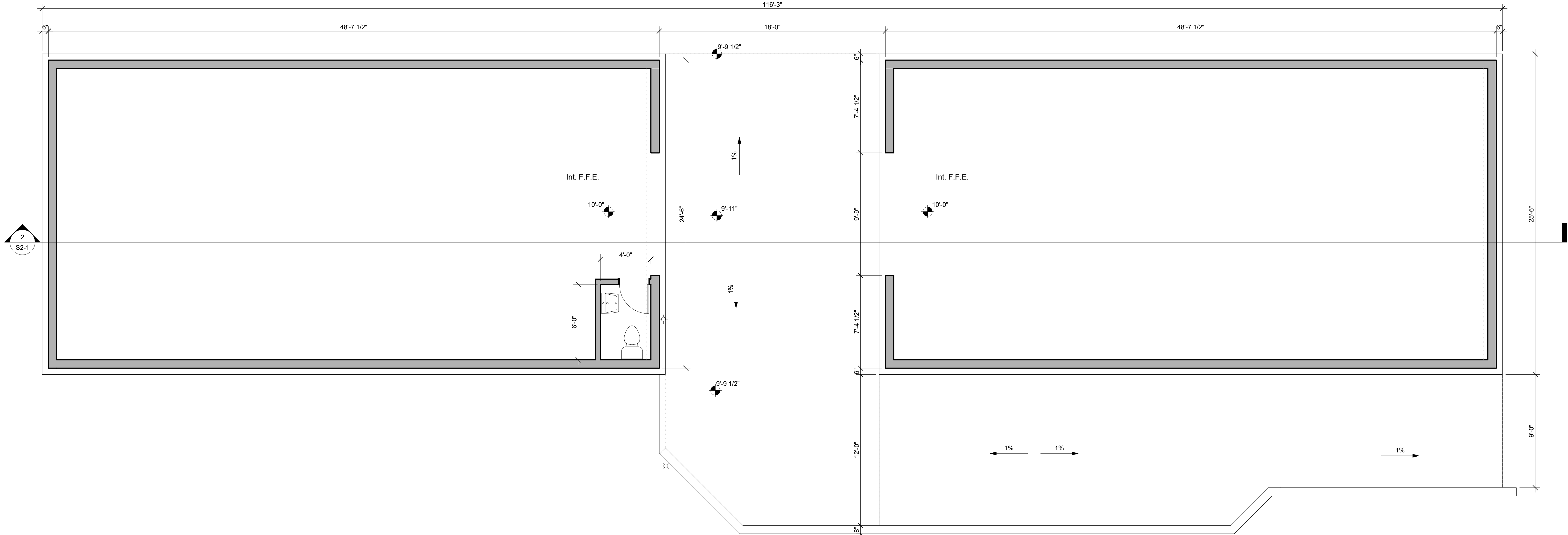


1 PARTIAL SITE PLAN
1/8" = 1'-0"

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1

ARCHITECTURAL FLOOR PLAN

1/4" = 1'-0"

HAVENSIGHT STORAGE BUILDINGS

FLOOR PLANS - MAIN LEVEL

A1-1

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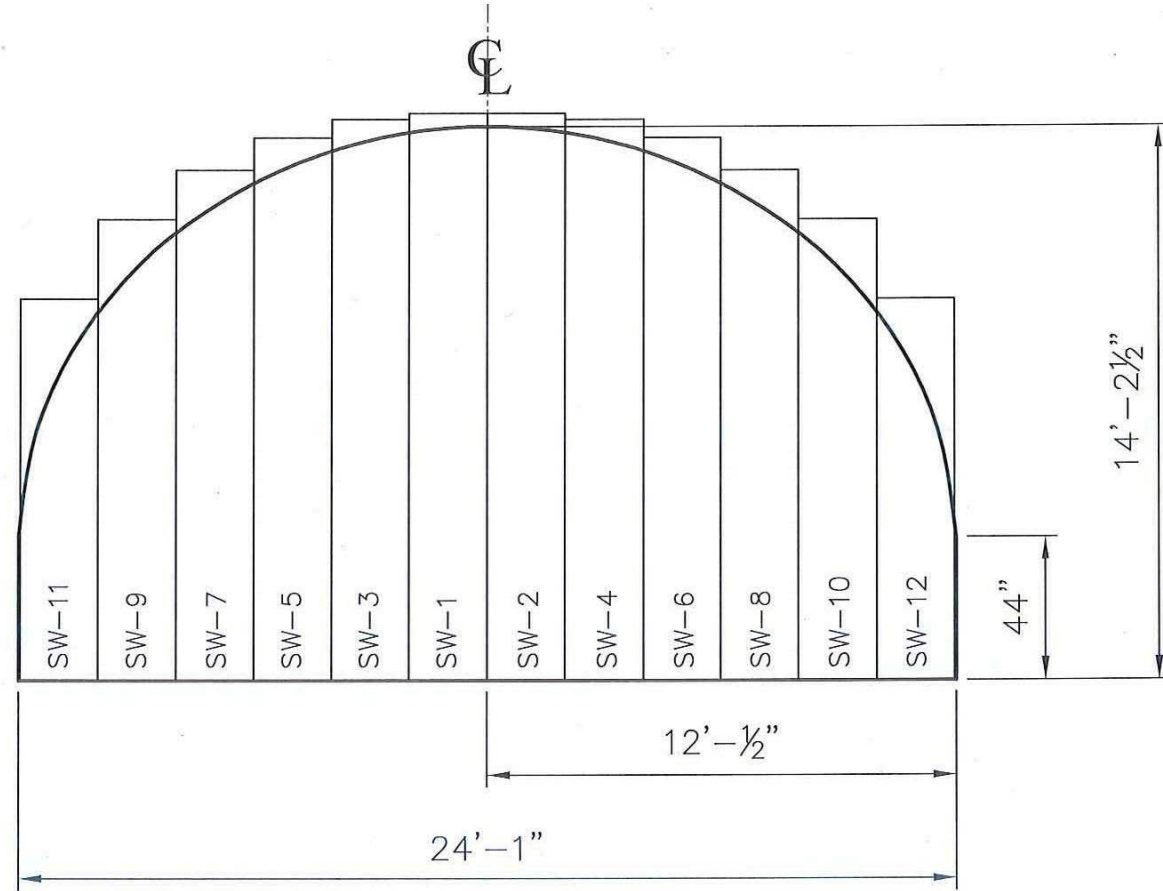
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C.A. FERREYRA & ASSOCIATES

7899 Mountain Top - Unit 26
St. Thomas, VI 00802-3439
Phone & Fax 340 774 0745
e-mail: ferreyraarchitects@yahoo.com

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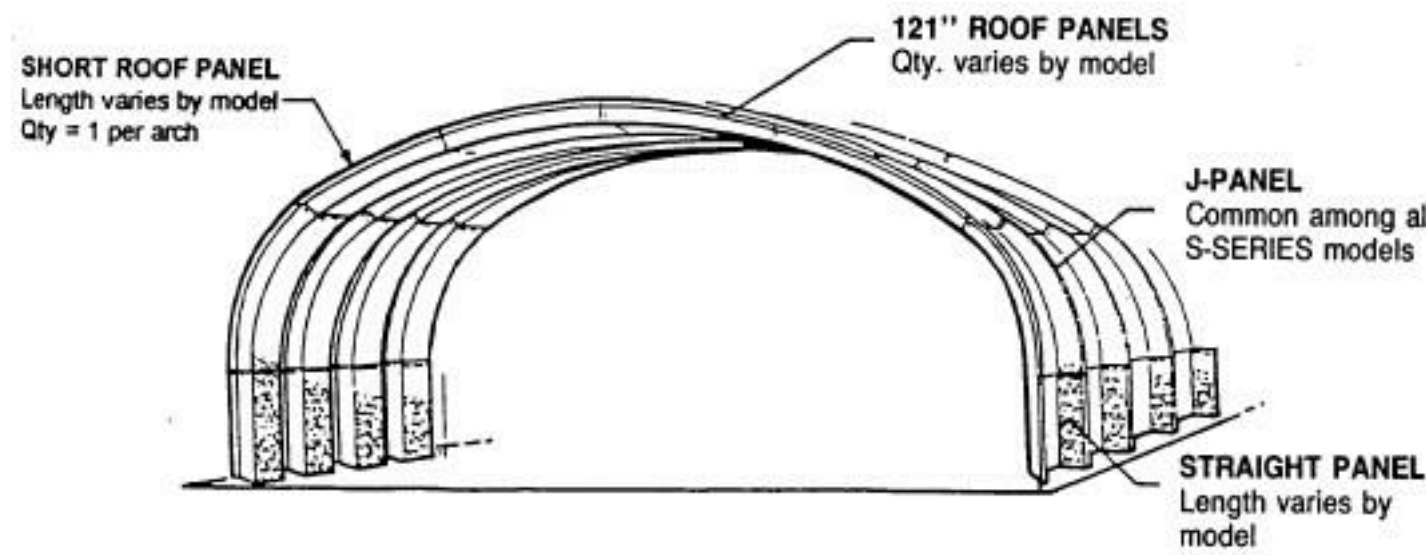


MODEL: S25-14
CUST. NAME:GOV. EMPLOYEES RET. - B
ORDER NUMBER: 97164

S25-14 SOLID	
PANEL #	LENGTH
SW1-SW2	175
SW3-SW4	173
SW5-SW6	167
SW7-SW8	157
SW9-SW10	142
SW11-SW12	118

WALL DETAILS

ONE ENDWALL SOLID & ONE ENDWALL WITH AN OPENING OR OVERHEAD DOOR
SCALE: NTS SHEET: 5 OF 6

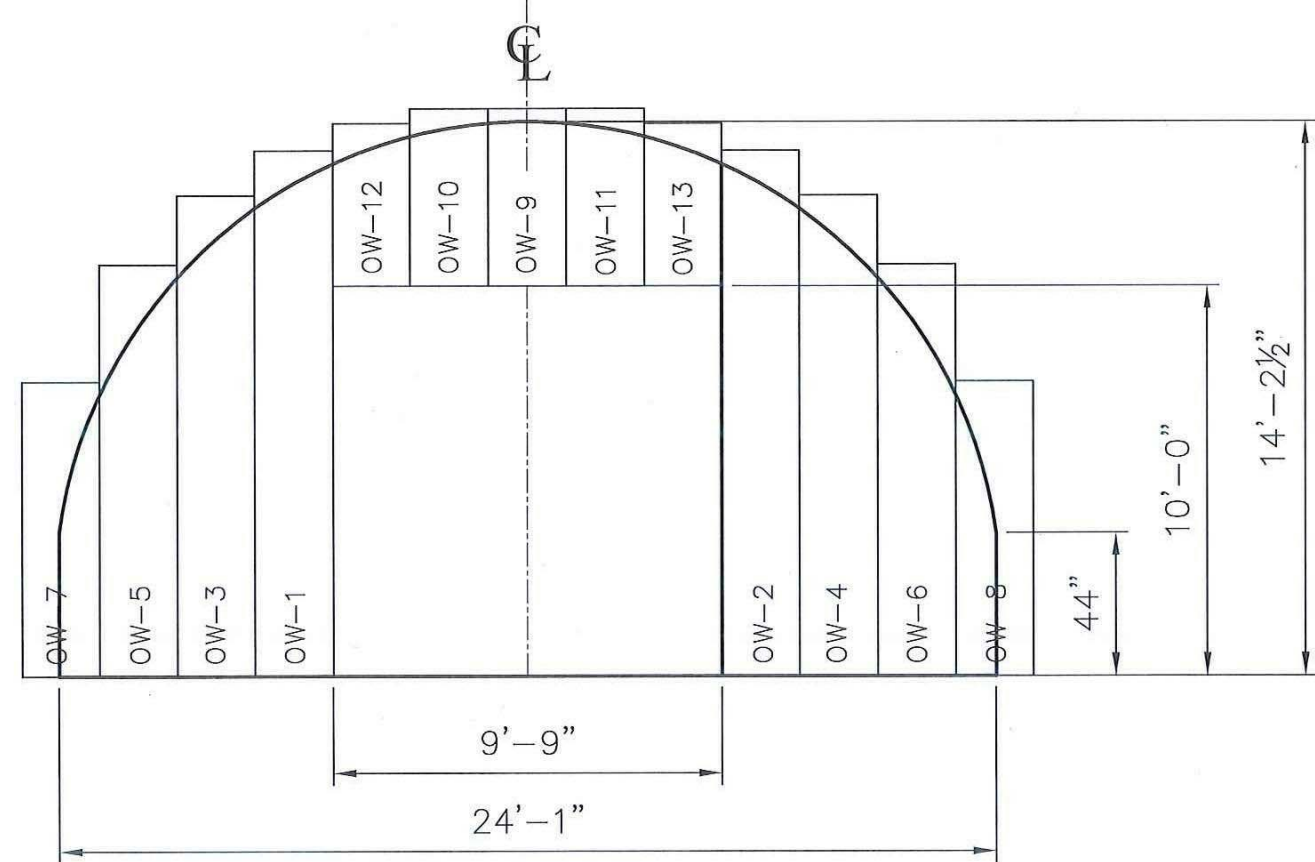


- Lap all joints to ensure proper rain run-off.
- Start erection at door end as shown on section 2-5
- Stagger short panels from side to side.
- All arches must be bolted to punched metal strapping and anchored to concrete.
- Arches should be braced and plumbed to maintain center height and proper shape.
- Check and maintain 24 1/2" center-to-center dimension of arches for entire length of building.
- Keep all bolts finger tight - do not tighten with wrench until all arches are raised.
- If caulking is used make sure to lap all joints and seams with caulking.

By observing the above recommendations and reading the instruction carefully, the arches will be centered and symmetrical and will allow for easy installation of endwalls.

CAUTION

THE ERECTED ARCHES ARE VERY SUSCEPTIBLE TO WIND DAMAGE UNTIL THEY ARE GROUTED IN AND FULLY TIGHTENED. MAKE SURE THERE ARE AMPLE TEMPORARY HOLD DOWNS FASTENING THE STRUCTURE.



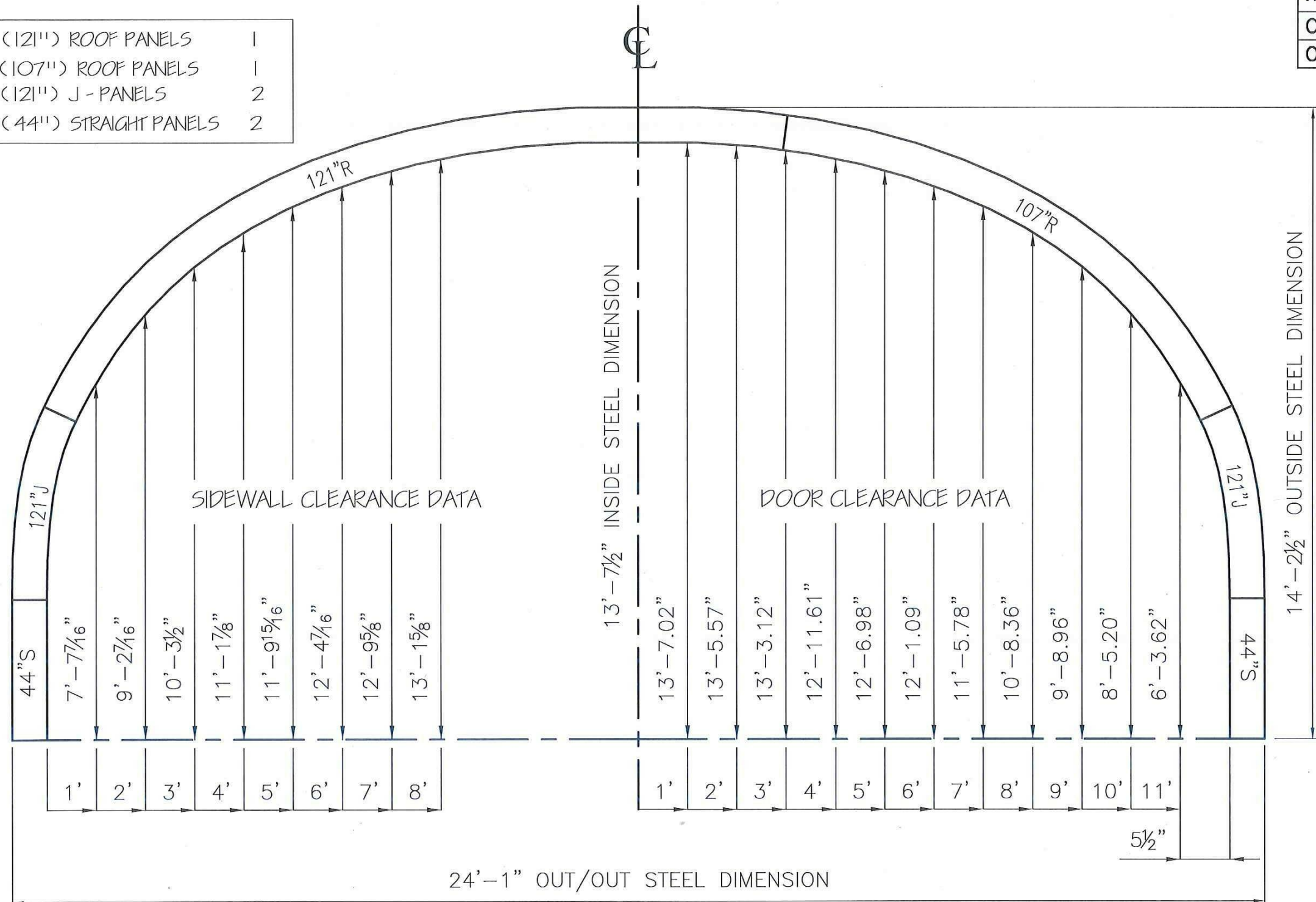
MODEL: S25-14
CUST. NAME:GOV. EMPLOYEES RET. - B
ORDER NUMBER: 97164

S25-14 10'H X 10'W OPENING	
PANEL #	LENGTH
OW1-OW2	162
OW3-OW4	148
OW5-OW6	127
OW7-OW8	91
ABOVE OPENING PANELS	
OW9	55
OW10-OW11	55
OW12-OW13	50

WALL DETAILS

ONE ENDWALL SOLID & ONE ENDWALL WITH AN OPENING OR OVERHEAD DOOR
SCALE: NTS SHEET: 6 OF 6

(121") ROOF PANELS	1
(107") ROOF PANELS	1
(121") J - PANELS	2
(44") STRAIGHT PANELS	2



NOTE:
THE SHORT PANELS MUST BE ALTERNATED FROM SIDE TO SIDE ON SUCCESSIVE ARCHES, TO CREATE A STAGGERED JOINT FOR GREATER STRENGTH.

MODEL: S25-14
CUST. NAME:GOV. EMPLOYEES RET. - B
ORDER NUMBER: 97164

GENERAL NOTES:

1. NO LOADS OTHER THAN THOSE GIVEN UNDER "DESIGN DATA" BELOW BE IMPOSED ON THE "STRUCTURE"
2. THE FOUNDATION ON THE DRAWING IS A SUGGESTED SOLUTION ONLY. CHANGES MAY BE NECESSARY DUE TO LOCAL BUILDING REGULATIONS.
3. THE FOUNDATION SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING 1500 PSF. AND AT LEAST 12 IN. BELOW FINISHED GRADE.
4. SLAB ON GRADE SHALL BE PLACED ON SOIL CAPABLE OF SUSTAINING 500 PSF. WITHOUT APPROPRIATE SETTLEMENT.
5. BUILDING MUST BE GROUTED INTO TROUGH, INSIDE AND OUT TO MAINTAIN STRUCTURAL INTERGRITY EXCEPT WHEN USING WELDED BASE PLATE CONNECTORS.
6. CROSS TIES MUST BE INCASD IN CONCRETE WHEN CONCRETE SLAB IS NOT USED

ARCH DATA:

DESIGN DATA:

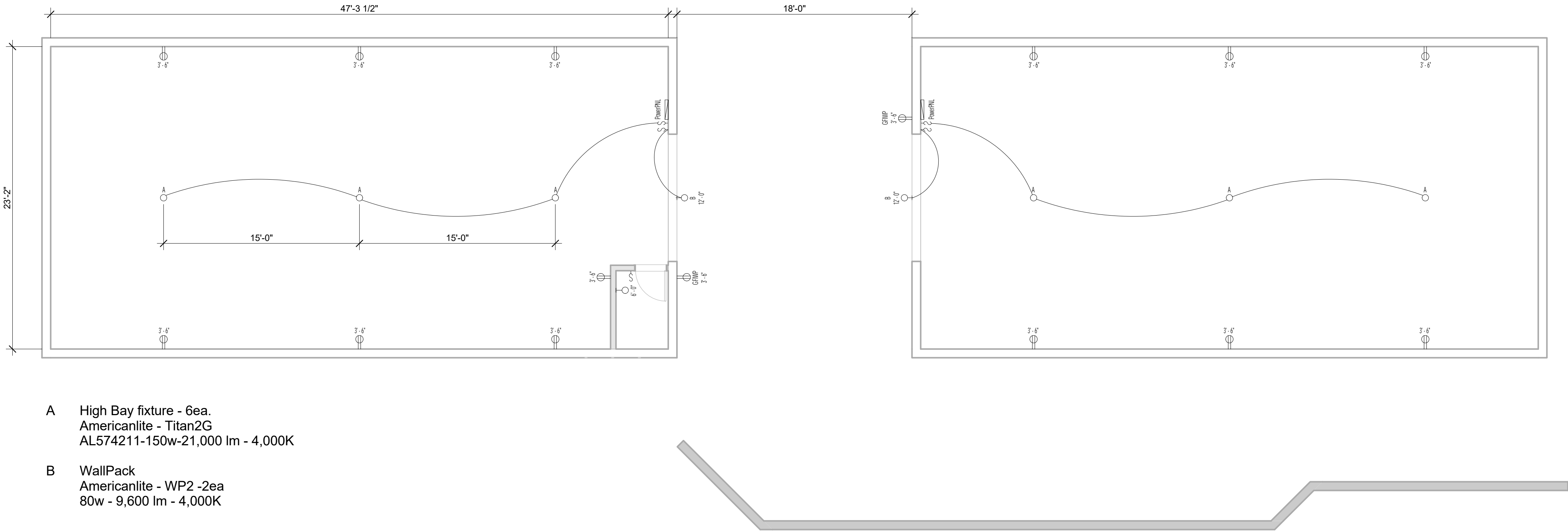
STEEL GAGE: 20
50 KSI MIN. YIELD
GALVALUME SHEET STEEL
LIVE LOAD: 68 PSF
ULTIMATE WIND SPEED: 169 MPH

MATERIALS:

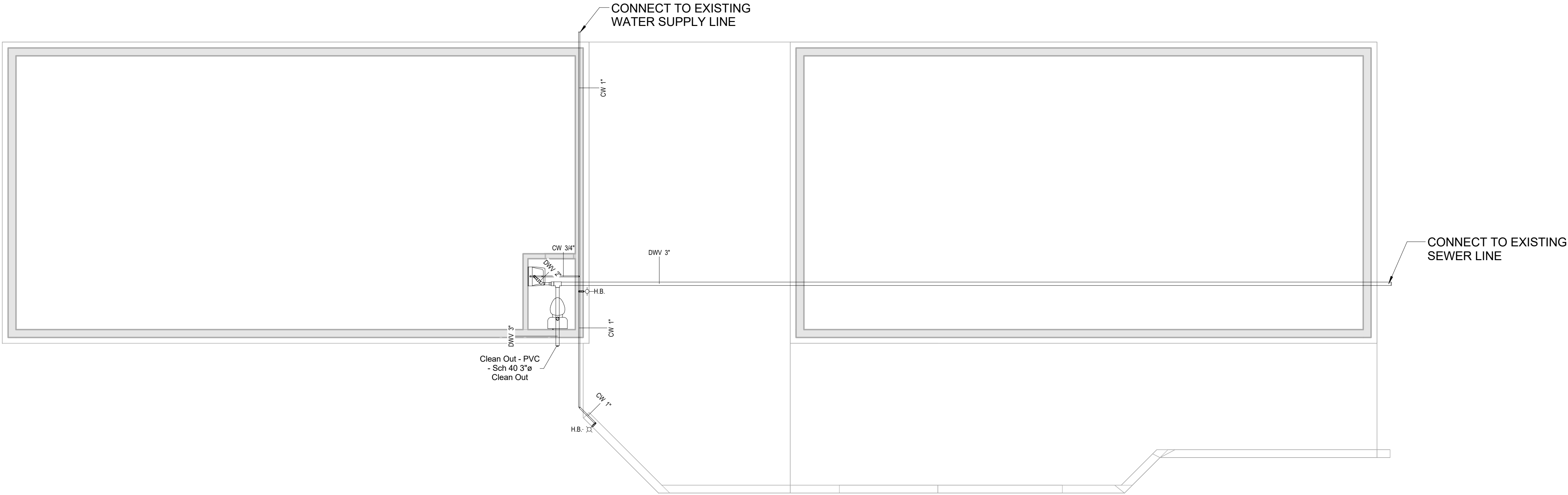
1. CONCRETE STRENGTH AT 28 DAYS TO BE 2500 PSI
2. REINFORCING STEEL TO BE DEFORMED BARS, GRADE 60
3. ALL MATERIALS SHALL CONFORM TO THE APPROPRIATE ASTM SPECIFICATIONS.

ARCH PROFILE

ONE ENDWALL SOLID & ONE ENDWALL WITH AN OPENING OR OVERHEAD DOOR
SCALE: NTS SHEET: 1 OF 6



1 ELECTRICAL LAYOUT
3/16" = 1'-0"



2 PLUMBING LAYOUT - MAIN LEVEL
3/16" = 1'-0"

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FOUNDATIONS SHALL ALWAYS BE ON UNDISTURBED SOIL.
FOUNDATIONS ON FILL ARE NOT PERMITTED. WHEN COMPACTION IS REQUIRED BY THIS
DOCUMENTS IT SHALL BE TO 95% MODIFIED PROCTOR DENSITY.
BOTTOM OF FOOTING SHALL BE A MINIMUM OF 12" BELOW TOP OF UNDISTURBED SOIL,
UNLESS BEDROCK IS FOUND. IT SHALL BE LEVEL, STEP FOUNDATION AS NEEDED.

6"
1'-0"
1'-10 1/2"
2'-0 1/2"
4'

Simpson Strongtie
Holdown PA18
typical @ 24.5" o.c.

COMPACTED CRUSHER-RUN FILL

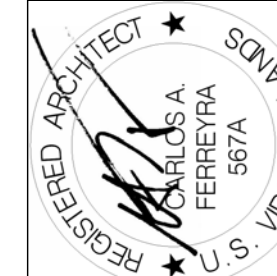
COMPACTED CRUSHER-RUN FILL

COMPACTED CRUSHER-RUN FILL

10'-0"
Main Level

S2-1

C.A. FERREYRA & ASSOCIATES
7899 Mountain Top - Unit 26
St. Thomas, VI 00802-3439
Phone & Fax 340 774 0745
e-mail: ferreyraarchitects@yahoo.com



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HAVENSIGHT STORAGE BUILDINGS

STRUCTURAL PLANS - FOUNDATION SLABS

S2-1

10/15/2020 10:45:12 AM

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STRUCTURAL NOTES:

DIMENSIONS
ALL DIMENSIONS ARE TO FINISHED SURFACES. ALWAYS ALLOW FOR TOLERANCES AND ADJUSTMENTS. PARTICULARLY WHEN MEASURING TO THE BOTTOM OF BEAMS AND LINTELS ALLOW FOR LEVELING SCREED AND FLOORING THICKNESS.

CONCRETE COMPRESSIVE STRENGTH:
F'C= 4,000PSI AT CISTERNS, COLUMNS, BEAMS, SUSPENDED SLABS
F'C= 3,000PSI EVERYWHERE ELSE OR AS REQUIRED IN DRAWINGS.

MINIMUM CONCRETE COVER:
BEAMS AND COLUMNS: 1-1/2"
SUSPENDED SLABS: 3/4" MIN.
ON GRADE SLABS W/ 6-MIL THICK POLYETHYLENE SHEET BARRIER: 2"
FOOTINGS AND RETAINING WALLS: 3"

CONCRETE ADDITIVES:
ALL CONCRETE THAT WILL BE IN CONTACT WITH WATER, FLOORS AND WALLS OF CISTERNS AND SWIMMING POOLS; ROOFS AND DECKS OVER HABITABLE SPACES, SHALL USE XYPEX ADDITIVE.
ALL PUMP MIXES SHALL CONTAIN PLASTICIZERS.

STEEL REINFORCEMENT:A60: FY=60,000PSI.
STRUCTURAL STEEL:A36: FY=36,000PSI.

ABBREVIATIONS:
Bmain - BOTTOM MAIN STEEL
Bshmk - BOTTOM SHRINKAGE OR TEMPERATURE STEEL
Tmain - TOP MAIN STEEL
Tshmk - TOP SHRINKAGE OR TEMPERATURE STEEL
BoB.: BOTTOM OF BEAM
BoS.: BOTTOM OF SLAB
ToB.: TOP OF BEAM
ToS.: TOP OF SLAB

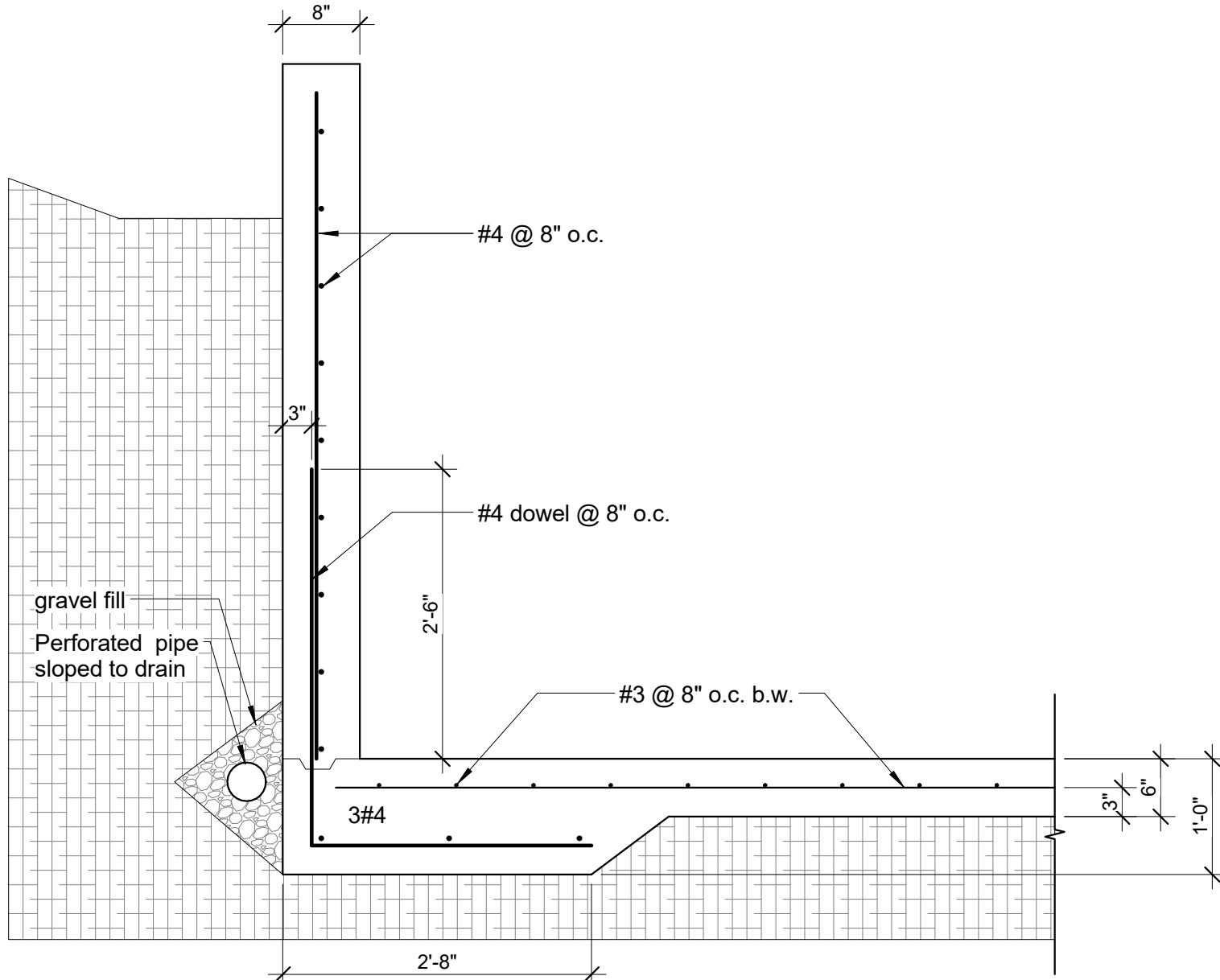
FOUNDATIONS:
FOUNDATIONS SHALL ALWAYS BE ON UNDISTURBED SOIL.
FOUNDATIONS ON FILL ARE NOT PERMITTED. WHEN COMPACTION IS REQUIRED BY THIS DOCUMENTS IT SHALL BE TO 95% MODIFIED PROCTOR DENSITY.
BOTTOM OF FOOTING SHALL BE LEVEL AND A MINIMUM OF 12" BELOW TOP OF UNDISTURBED SOIL UNLESS BEDROCK IS FOUND.
STEP FOUNDATION AS NEEDED.
WHEN ON GRADE SLABS AND THE TOP OF FOUNDATIONS ARE AT THE SAME LEVEL, THEY CAN BE COMBINED.
FOR CONTINUOUS WALL FOOTINGS THICKNESS AND REINFORCEMENT REFERENCE "CONTINUOUS WALL FOOTINGS DETAIL".
RETAINING WALLS AND RETAINING WALLS FOOTINGS DIMENSIONS AND REINFORCEMENT SHALL ALWAYS BE VERIFIED AGAINST STRUCTURAL DETAIL DRAWINGS, IN CASE OF DISCREPANCIES USE THE BIGGEST DIMENSIONS AND REINFORCEMENT, AND ADVISE THE ARCHITECT.

BEAMS:
UNLESS OTHERWISE INDICATED SPLICES FOR BOTTOM STEEL SHALL BE AT SUPPORTS.
SPLICES FOR TOP STEEL SHALL BE AT MID SPAN.
WHEN PROVIDED, THE BOTTOM OF BEAM ELEVATION (BoB) IS GIVEN TO ASSIST THE CONTRACTOR WITH THE GENERAL LAYOUT. IN ALL CASES THE CONTRACTOR SHALL VERIFY DIMENSIONS AND ALLOW FOR TOLERANCES AND ADJUSTMENTS, PARTICULARLY ABOVE DOORS AND WINDOWS. IF THE HEIGHT OF A BEAM NEEDS TO BE MODIFIED NOTIFY THE ARCHITECT IMMEDIATELY.

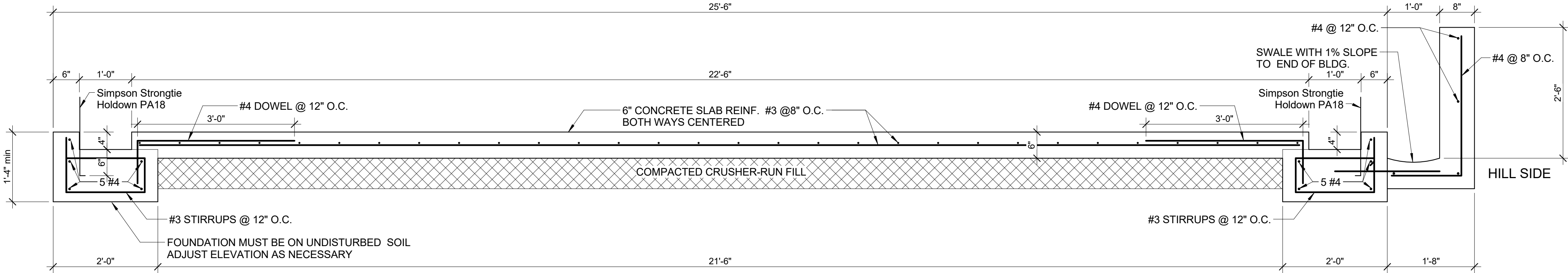
SLABS:
ELEVATIONS IN PLANS ARE FOR FINISHED FLOORS. THE CONTRACTOR SHALL CONSIDER FLOORING AND LEVELING BED THICKNESS FOR TOP OF SLAB ELEVATION.
MINIMUM ELEVATION DIFFERENCE BETWEEN INTERIOR AND EXTERIOR SLABS SHALL BE 1-1/2". WHEN SLIDING DOORS ARE PRESENT THE DIFFERENCE BETWEEN INTERIOR AND EXTERIOR SLABS SHALL BE OF 3-1/4" UNLESS SPECIFIED OTHERWISE.
ALL EXTERIOR SLABS SHALL HAVE 1/8:12 (1%) MINIMUM SLOPE TO DRAIN.

TOP STEEL OVER SUPPORTS SHOULD BE STAGGERED BY ¼ OF ITS LENGTH. SAME DAY THEY ARE POURED ALL SLABS SHALL BE COVERED WITH 6mil. PLASTIC SHEET AND COVER SHALL NOT BE TAKEN SOONER THAN 7 DAYS.
ON SUSPENDED SLABS DO NOT PULL DOWN BOTTOM FORMS AND SUPPORTS FOR AT LEAST 21 DAYS.
DO NOT PLACE CONCENTRATED LOADS AND DO NOT STOCKPILE MATERIALS ON SUSPENDED SLABS.

MASONRY:
ON REINFORCED MASONRY USE ONLY OPEN END (CISTERN) BLOCK.
FILL SOLID WITH GROUT ALL REINFORCED MASONRY.
MASONRY MORTAR: TYPE M: (1) PORTLAND CEMENT, (2.5) SAND. COMPRESSIVE STRENGTH MIN.2,500PSI.



2 Retaining wall - 6' high max. - No Heel
3/4" = 1'-0"



THIS DETAIL SUPERSEDES REINFORCEMENT REQUIREMENTS BY THE MANUFACTURER

1 FOUNDATIONS DETAIL
3/4" = 1'-0"

C.A. FERREYRA & ASSOCIATES
7899 Mountain Top - Unit 26
St. Thomas, VI 00802-3439
Phone & Fax 340 774 0745
e-mail: ferreyraarchitects@yahoo.com
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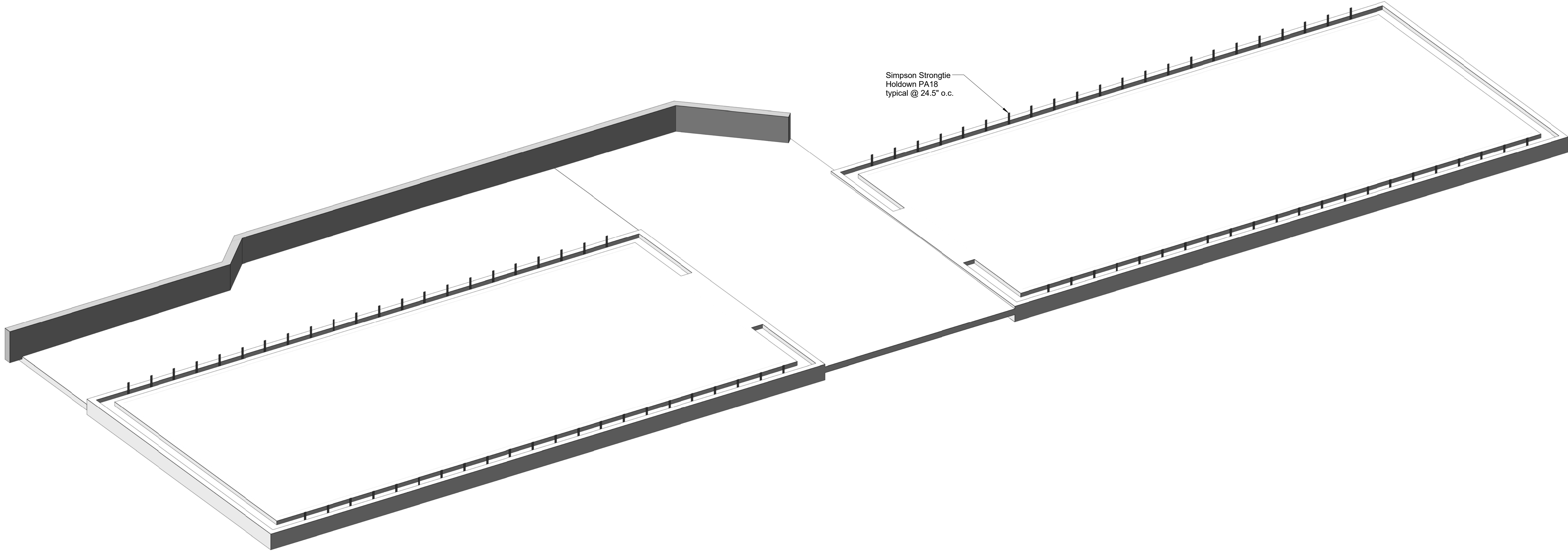
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Property ID No. 105404170100
Parcel No. 1
Estate Thomas
6F & 6B New Quarter
St. Thomas, U.S. Virgin Islands

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10/06/20

HAVENSIGHT STORAGE BUILDINGS

STRUCTURAL DETAILS



1 3D - FOUNDATIONS AXONOMETRIC PERSPECTIVE

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08/30/13

