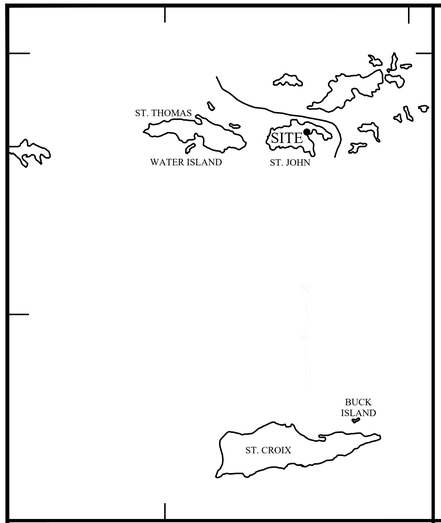


GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF AGRICULTURE

OFFICE MODULAR BUILD-OUT

PARCEL NO. 11 ESTATE CAROLINA, CORAL BAY QTR.

ST. JOHN, U.S. VIRGIN ISLANDS

ISLAND LOCATION MAP

SITE LOCATION MAP

ZONING
ACTUAL: R-2

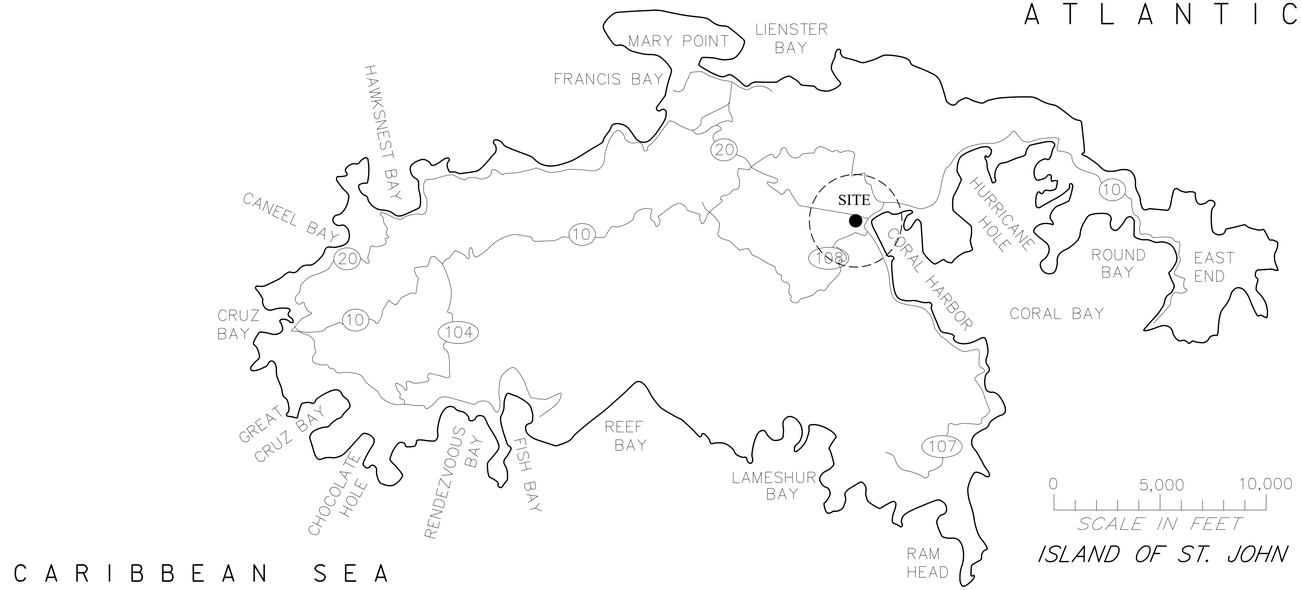
LOT AREA
ACTUAL: 3.5 ACRES

BUILDING SIZE
ACTUAL: 869 s.f.

BUILDING MATERIAL
METAL STUDS AND GYPSUM

PROJECT DATA

NORTH



DRAWING INDEX

AGENCY PARTNERS

HON. ALBERT BRYAN
GOVERNOR
OF THE VIRGIN ISLANDS OF THE UNITED STATES

HON. ANTHONY THOMAS
COMMISSIONER
DEPARTMENT OF PROPERTY AND PROCUREMENT

HON. JEAN-PIERRE ORIOL
COMMISSIONER
DEPARTMENT OF PLANNING AND NATURAL RESOURCES

HON. DENNIS BROW
ACTING COMMISSIONER
DEPARTMENT OF PUBLIC WORKS

PROJECT SCOPE

RENOVATE THE EXISTING MODULAR OFFICE SHELL TO INCLUDE:

- ADD INTERIOR WALLS AND DOORS FOR ROOM SPACES
- RELOCATE LIGHTING FIXTURES
- RELOCATE AIR DIFFUSER

APPLICABLE CODES

ALL WORK SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES, INCLUDING, BUT NOT LIMITED TO THE LATEST EDITIONS OF THE FOLLOWING:

BUILDING: 2018 IBC/ VI TITLE 29

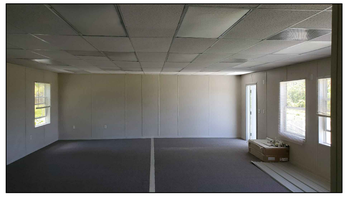
AMERICAN CONCRETE INSTITUTE - ACI

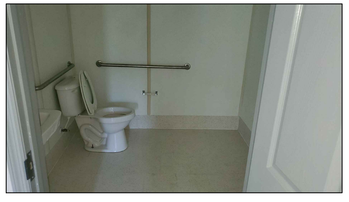
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING
8244 SUB BASE
ST. THOMAS , U.S. VIRGIN ISLANDS

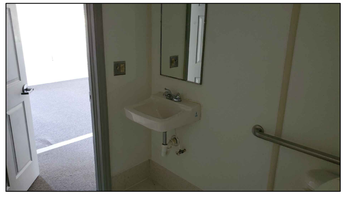
APPROVED: 1/28/2021
DENNIS BROW — DATE:
ACTING COMMISSIONER
DEPARTMENT OF PUBLIC WORKS

CHECKED BY:
JERMAINE E. McCLEAN
DISTRICT ENGINEER/ARCHITECT
DEPARTMENT OF PUBLIC WORKS

SHEET NO.
C1 OF 5

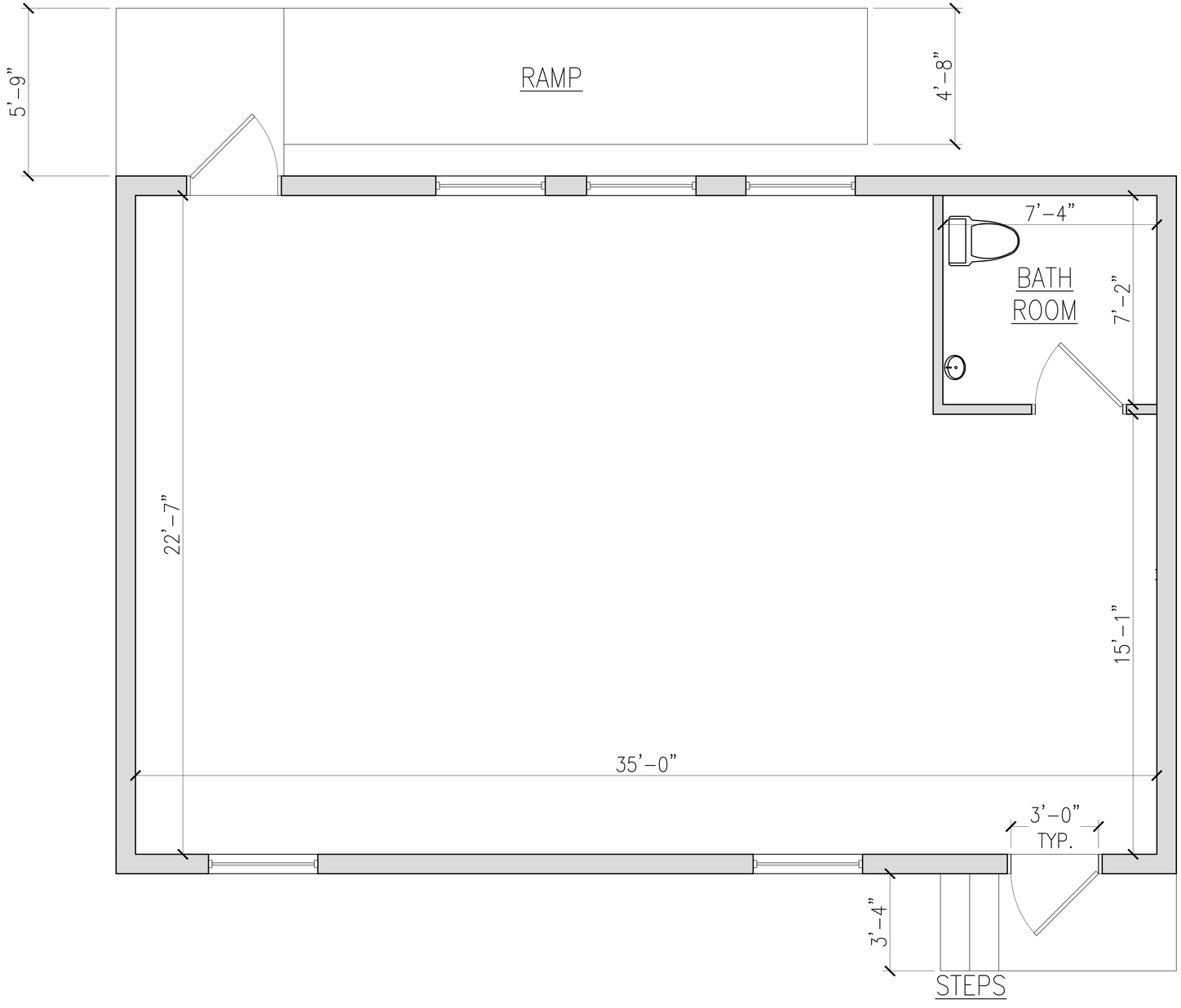






2 AS-BUILT - PHOTOS

NO SCALE



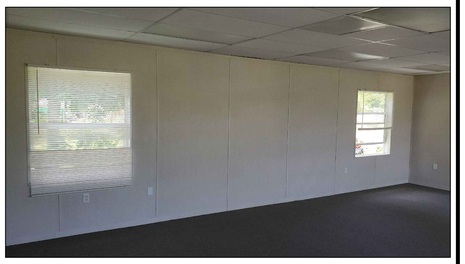
1 AS-BUILT - FLOOR PLAN

1/2" = 1'-0"

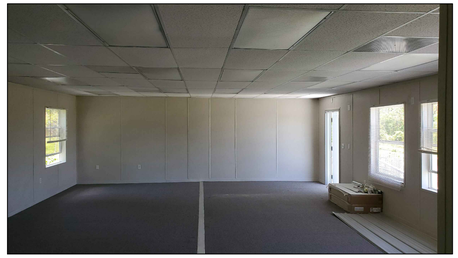
DPW DEPARTMENT OF PUBLIC WORKS U.S. VIRGIN ISLANDS	DEPARTMENT OF AGRICULTURE ST. THOMAS, U.S. VIRGIN ISLANDS	OFFICE MODULAR BUILD-OUT PARCEL NO. 11 ST. JOHN, U.S. VIRGIN ISLANDS	AS- BUIILT/ DEMO. FLOOR PLAN & PHOTOS	DRAWN BY: JERMAINE C. TYSON PROJECT ENGINEER	CHECKED BY: JERMAINE T. MCCLEAN DISTRICT ENGINEER	DATE: JANUARY 2021	SHEET NO. A1 OF 5

8 PROPOSED COMMISSIONER OFFICE/CONFERENCE ROOM AREAS
N.T.S.

9 PROPOSED CONFERENCE ROOM AREA & EXISTING BATH ROOM
N.T.S.

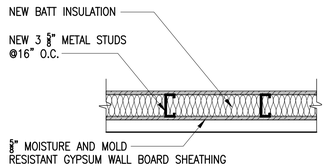


7 PROPOSED WORK STATIONS & COMMISSIONER OFFICE AREAS
N.T.S.

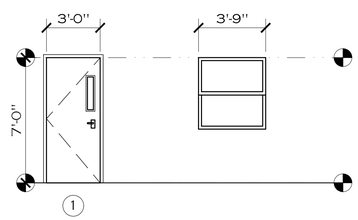


6 PROPOSED LOBBY/RECEPTION STATION/ WORK STATION AREAS
N.T.S.

5 OFFICE ENTRY
N.T.S.



4 WALL DETAIL
1"=1-0"



3 DOOR ELEVATION
1/4" = 1'-0"

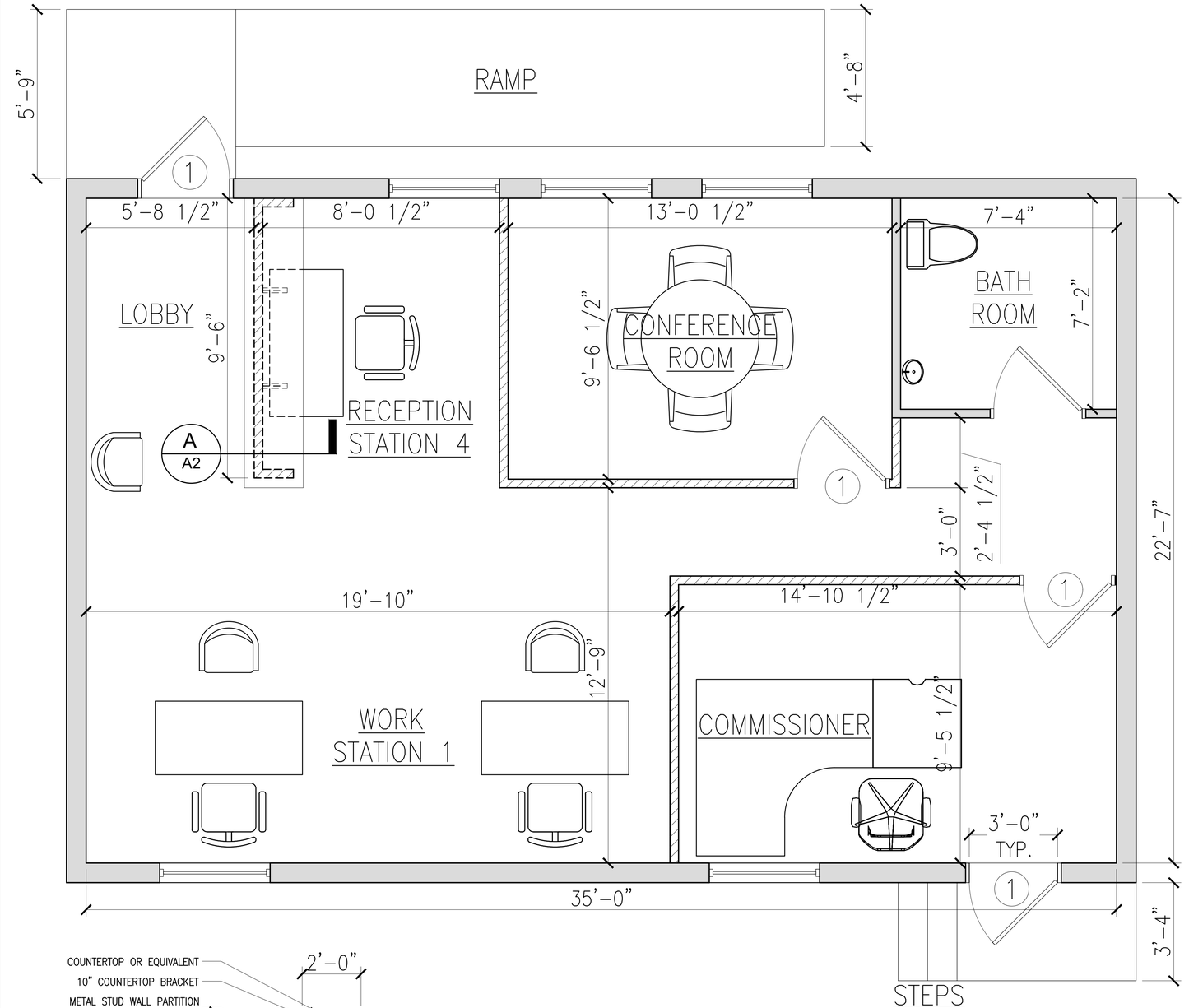
DOOR SCHEDULE

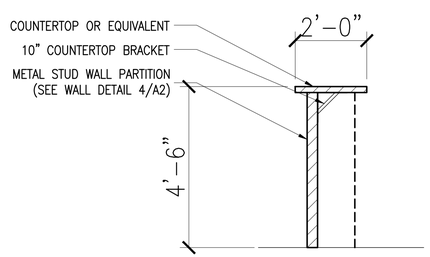
SYM.	WIDTH	HEIGHT	TYPE	HWARE	MANUF.
1	3'-0"	7'-0"	METAL SWING w/ SIDELITE	LEVER	OWNER SELECT

WINDOW SCHEDULE

SYM.	WIDTH	HEIGHT	MANUF.	TYPE
A	3'-9"	4'-0"	OWNER	DOUBLE HUNG (EXISTING)

2 DOOR & WINDOW SCHEDULE
N.T.S.





A RECEPTION COUNTER SECTION
1/2" = 1'-0"

NORTH

1 PROPOSED - FLOOR PLAN
1/2" = 1'-0"

DPW DEPARTMENT OF PUBLIC WORKS U.S. VIRGIN ISLANDS	DEPARTMENT OF AGRICULTURE ST. THOMAS, U.S. VIRGIN ISLANDS	OFFICE MODULAR BUILD-OUT PARCEL NO. 11 ST. JOHN, U.S. VIRGIN ISLANDS	PROPOSED FLOOR PLAN	DRAWN BY: JERMAINE C. TYSON PROJECT ENGINEER CHECKED BY: [illegible] E. McCLEAN ASST. ENGINEER	DATE: MARCH 2021	SHEET NO. A2 OF 5

ELECTRICAL SCHEDULE

FIXTURE SYMBOL	DESCRIPTION
⇌	EXISTING DUPLEX GROUNDING ELECTRICAL OUTLET
▭	EXISTING 2x4 CEILING LIGHT FIXTURE
▭	RELOCATED 2x4 CEILING LIGHT FIXTURE

ELECTRICAL NOTES

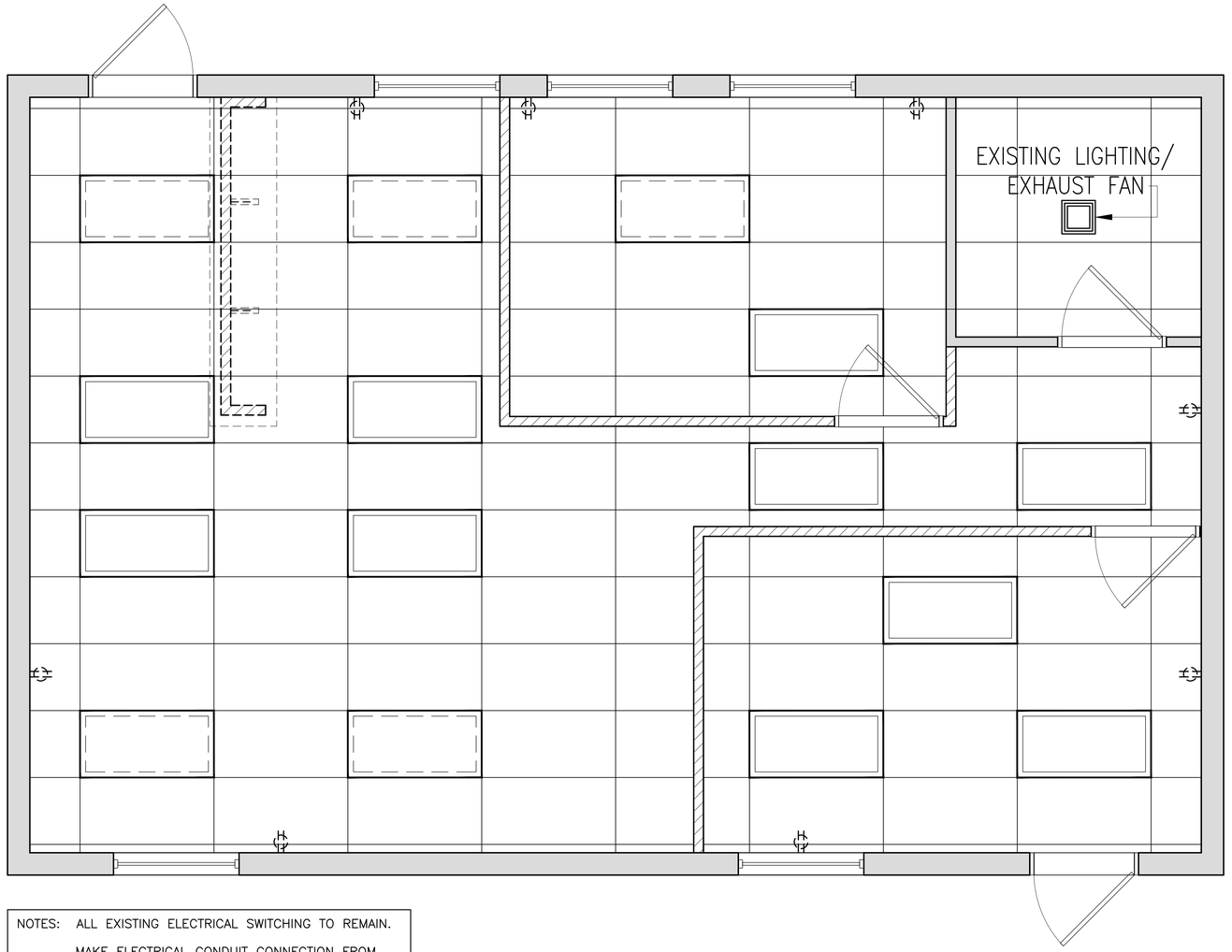
1. ALL CONSTRUCTION AND INSTALLATION SHALL BE MADE ACCORDING TO CURRENT N.E.S.C. AND WAPA'S STANDARDS.
2. CONTRACTOR TO FOLLOW ALL APPLICABLE LOCAL AND NATIONAL CODES.
3. ALL WORK WILL BE INSPECTED BY WAPA.
4. DPNR INSPECTION IS NEEDED BEFORE CONNECTION IS MADE TO WAPA'S SYSTEM.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
6. METER WILL BE AS CLOSE TO TRANSFORMER AS POSSIBLE.
7. CONTRACTOR TO COORDINATE ALL WORK AND NOTIFY WAPA FOR INSPECTION AT THE PROPER TIME.

A EXISTING METER BASE ON SITE

B AREA FOR ELECTRICAL ACCESS/ CONNECTION

2 AS-BUILT - PHOTOS

NO SCALE



NOTES: ALL EXISTING ELECTRICAL SWITCHING TO REMAIN.

MAKE ELECTRICAL CONDUIT CONNECTION FROM EXISTING MODULAR TRAILER TO EXISTING METER BASE. CONNECT TRAILER POWER TO METER BASE VIA 90 LINEAR FEET TRENCH; BURY CONDUIT 12" DEEP WITH GRAVEL AND PLANT ELECTRICAL FLAGS ABOVE IT ON THE GROUND SURFACE.

NORTH

1 ELECTRICAL/ CEILING GRID - PLAN

1/2" = 1'-0"

DPW DEPARTMENT OF PUBLIC WORKS U.S. VIRGIN ISLANDS	DEPARTMENT OF AGRICULTURE ST. THOMAS, U.S. VIRGIN ISLANDS	OFFICE MODULAR BUILD-OUT PARCEL NO. 11 ST. JOHN, U.S. VIRGIN ISLANDS	ELECTRICAL/ CEILING GRID PLAN	DRAWN BY: JERMAINE C. TYSON PROJECT ENGINEER	CHECKED BY: JERMAINE E. McCLEAN DISTRICT ENGINEER	DATE: MARCH 2021	SHEET NO. E1 OF 5

MECHANICAL A/C LEGEND

	EXISTING AIR DIFFUSER
	RELOCATED AIR DIFFUSER

MECHANICAL A/C NOTES

2018 EDITON OF THE INTERNATIONAL MECHANICAL CODE

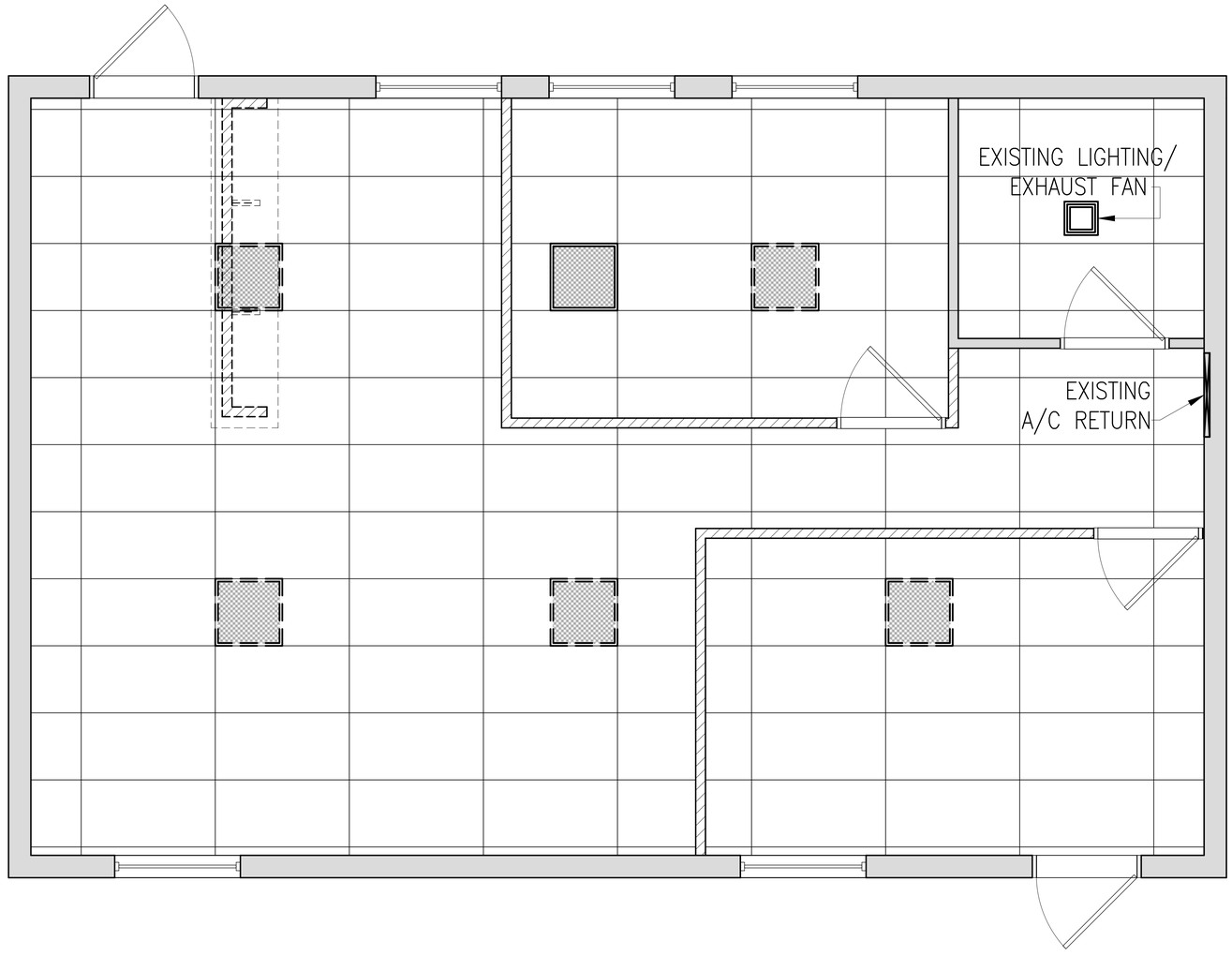
FABRICATE AND INSTALL ALL DUCTWORK IN ACCORDANCE TO ASHRAE AND SMACNA HVAC DUCT CONSTRUCTION STANDARDS (METAL AND FLEXIBLE).

DUCT SEALING SPECIFICATION AS PER ENERGY CODE

SEALING ALL JOINTS BETWEEN FLEX AND METAL DUCT:
- COAT THE METAL CONNECTOR WITH AN ADHESIVE LAYER OF DUCT MASTIC
- SLIDE THE INNER FLEX DUCT SLEEVE OVER THE MASTIC ONTO THE METAL FITTING AND SECURE WITH A COMPRESSION BAND
- PULL THE FLEX DUCT INSULATION SLEEVE OVER THE INNER SLEEVE AND METAL FITTING
- PULL THE OUTER SLEEVE OVER THE INSULATION, COVERING AND TRAPPING ALL INSULATION
- SECURE THE OUTER SLEEVE WITH A COMPRESSION BAND.

SUPPLY BOOTS:
- SEAL ALL JOINTS AND SEAMS OF SUPPLY BOOTS
- SECURE ALL SIDES OF DUCT BOOT OPENINGS TO THE SURFACE THEY PENETRATE

* DUCT MASTIC, HVAC-RATE ALUMINUM TAPE, URETHANE CAULK AND SILICONE CAULK ARE ACCEPTABLE SEALANTS. MASTIC CAN BE APPLIED WITH A BRUSH, PUTTY KNIFE, OR BY HAND BUT USE COTTON GLOVES TO AVOID SHEET METAL CUTS.



1 MECHANICAL A/C - PLAN

1/2" = 1'-0"

DPW DEPARTMENT OF PUBLIC WORKS U.S. VIRGIN ISLANDS	DEPARTMENT OF AGRICULTURE ST. THOMAS, U.S. VIRGIN ISLANDS	OFFICE MODULAR BUILD-OUT PARCEL NO. 11 ST. JOHN, U.S. VIRGIN ISLANDS	MECHANICAL A/C PLAN	DRAWN BY: JERMAINE C. TYSON PROJECT ENGINEER	CHECKED BY: JERMAINE A. McCLEAN DISTRICT ENGINEER	DATE: MARCH 2021	SHEET NO. M1 OF 5