



**FEDERAL  
CONSISTENCY  
ISSUE**

Designed by:	C.G.N.	Drawn by:	L.H.R.	Checked by:	C.G.N.	Approved by:	C.S.G.	Scale:	Date:	Job No.:	Revision	Date	By
									JUN2022	V5101.08			

Plans Prepared By  
**CPH, Inc.**

500 W. Fulton St.  
Sanford, FL 32277  
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**NOT FOR CONSTRUCTION**

**MINNETTA MITCHELL  
ADMINISTRATIVE  
AND STORAGE BUILDING**  
100 & 101 Fill Tract E Crown Bay  
#6 SOUTH SIDE QTR., ST. THOMAS, U.S.V.I.

Sheet No.

**D1.01**



**VIEW TOWARDS BUILDING FROM STREET** 2

EXISTING METAL ROOF SHEATHING AND INSULATION TO BE REMOVED - Z FURLINGS TO REMAIN

EXISTING SHED ROOF AND SUPPORT COLUMNS TO BE COMPLETELY DEMOLISHED

EXISTING CHAINLINK FENCE TO REMAIN WHERE POSSIBLE AND SERVE AS CONSTRUCTION FENCE DURING DEMOLITION WORKS - REMOVE, REPAIR OR REPLACE AS REQUIRED TO PERFORM DEMOLITION SCOPE

EXISTING EXTERIOR CMU WALL TO BE DEMOLISHED - CONTRACTOR TO ENSURE ELECTRICAL SERVICE IS NOT PRESENT AND NO VOLTAGE EXISTS - REMOVE ALL DOORS, WINDOWS AND ANY ATTACHED MEP SYSTEMS PRIOR TO DEMOLITION



**VIEW TOWARDS BUILDING - SOUTH** 3

EXISTING EXTERIOR CMU WALL TO BE DEMOLISHED - CONTRACTOR TO ENSURE ELECTRICAL SERVICE IS NOT PRESENT AND NO VOLTAGE EXISTS - REMOVE ALL DOORS, WINDOWS AND ANY ATTACHED MEP SYSTEMS PRIOR TO DEMOLITION

EXISTING RAMP BALCONY AND GUARDRAIL TO BE COMPLETELY DEMOLISHED

EXISTING CHAINLINK FENCE TO REMAIN WHERE POSSIBLE AND SERVE AS CONSTRUCTION FENCE DURING DEMOLITION WORKS - REMOVE, REPAIR OR REPLACE AS REQUIRED TO PERFORM DEMOLITION SCOPE



**INTERIOR BUILDING VIEW** 8

EXISTING METAL ROOF SHEATHING AND INSULATION TO BE REMOVED - Z FURLINGS TO REMAIN

EXISTING HVAC DUCTWORK TO BE DEMOLISHED - CONTRACTOR TO ENSURE ELECTRICAL SERVICE IS NOT PRESENT AND NO VOLTAGE EXISTS

EXISTING INTERIOR STUD WALLS TO BE DEMOLISHED - CONTRACTOR TO ENSURE ELECTRICAL SERVICE IS NOT PRESENT AND NO VOLTAGE EXISTS - REMOVE ATTACHED MEP SYSTEMS PRIOR TO DEMOLITION



**INTERIOR BUILDING VIEW** 7

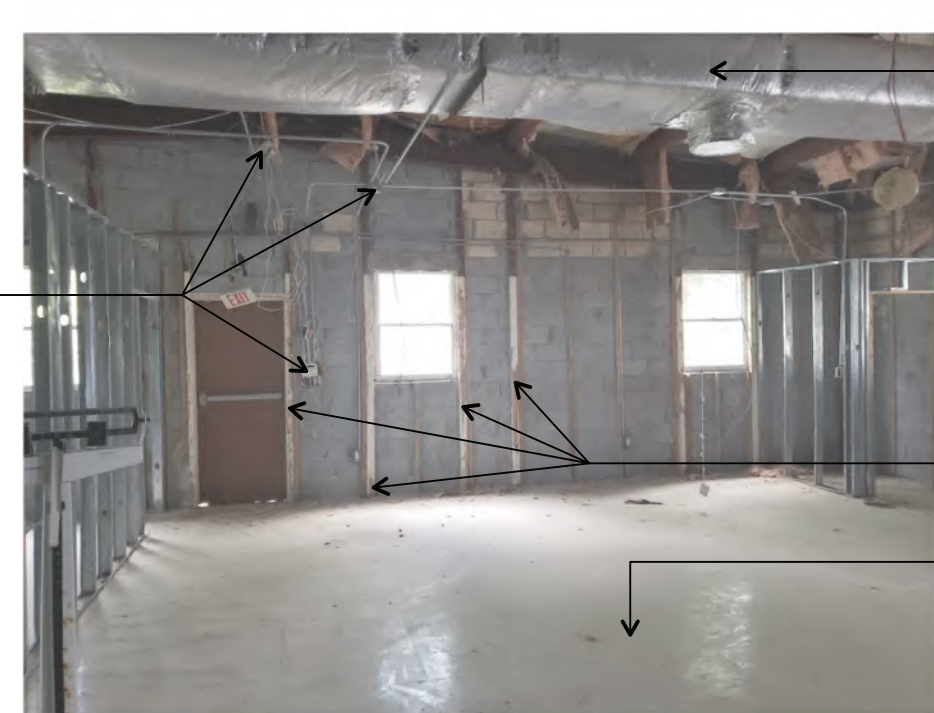
EXISTING HVAC DUCTWORK TO BE DEMOLISHED - CONTRACTOR TO ENSURE ELECTRICAL SERVICE IS NOT PRESENT AND NO VOLTAGE EXISTS

EXISTING METAL ROOF SHEATHING AND INSULATION TO BE REMOVED - Z FURLINGS TO REMAIN

EXISTING EXTERIOR CMU WALL TO BE DEMOLISHED - CONTRACTOR TO ENSURE ELECTRICAL SERVICE IS NOT PRESENT AND NO VOLTAGE EXISTS - REMOVE ALL DOORS, WINDOWS AND ANY ATTACHED MEP SYSTEMS PRIOR TO DEMOLITION

ALL EXISTING STEEL COLUMNS TO REMAIN

EXISTING INTERIOR STUD WALLS TO BE DEMOLISHED - CONTRACTOR TO ENSURE ELECTRICAL SERVICE IS NOT PRESENT AND NO VOLTAGE EXISTS - REMOVE ATTACHED MEP SYSTEMS PRIOR TO DEMOLITION



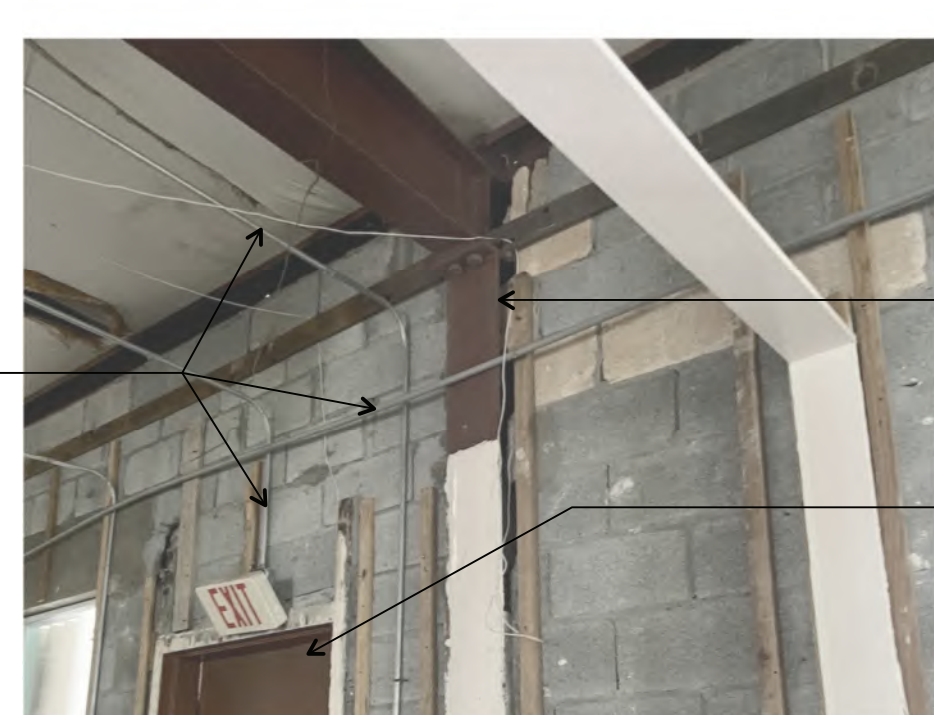
**INTERIOR BUILDING VIEW** 6

EXISTING HVAC DUCTWORK TO BE DEMOLISHED - CONTRACTOR TO ENSURE ELECTRICAL SERVICE IS NOT PRESENT AND NO VOLTAGE EXISTS

ALL EXISTING ELECTRICAL FIXTURES, BOXES, CONDUITS AND SUPPORT ACCESSORIES TO BE DEMOLISHED - CONTRACTOR TO ENSURE ELECTRICAL SERVICE IS NOT PRESENT AND NO VOLTAGE EXISTS

ALL EXISTING STEEL COLUMNS TO REMAIN

EXISTING INTERIOR STUD WALLS TO BE DEMOLISHED - CONTRACTOR TO ENSURE ELECTRICAL SERVICE IS NOT PRESENT AND NO VOLTAGE EXISTS - REMOVE ATTACHED MEP SYSTEMS PRIOR TO DEMOLITION



**INTERIOR BUILDING VIEW** 5

ALL EXISTING STEEL COLUMNS TO REMAIN

EXISTING EXTERIOR CMU WALL TO BE DEMOLISHED - CONTRACTOR TO ENSURE ELECTRICAL SERVICE IS NOT PRESENT AND NO VOLTAGE EXISTS - REMOVE ALL DOORS, WINDOWS AND ANY ATTACHED MEP SYSTEMS PRIOR TO DEMOLITION



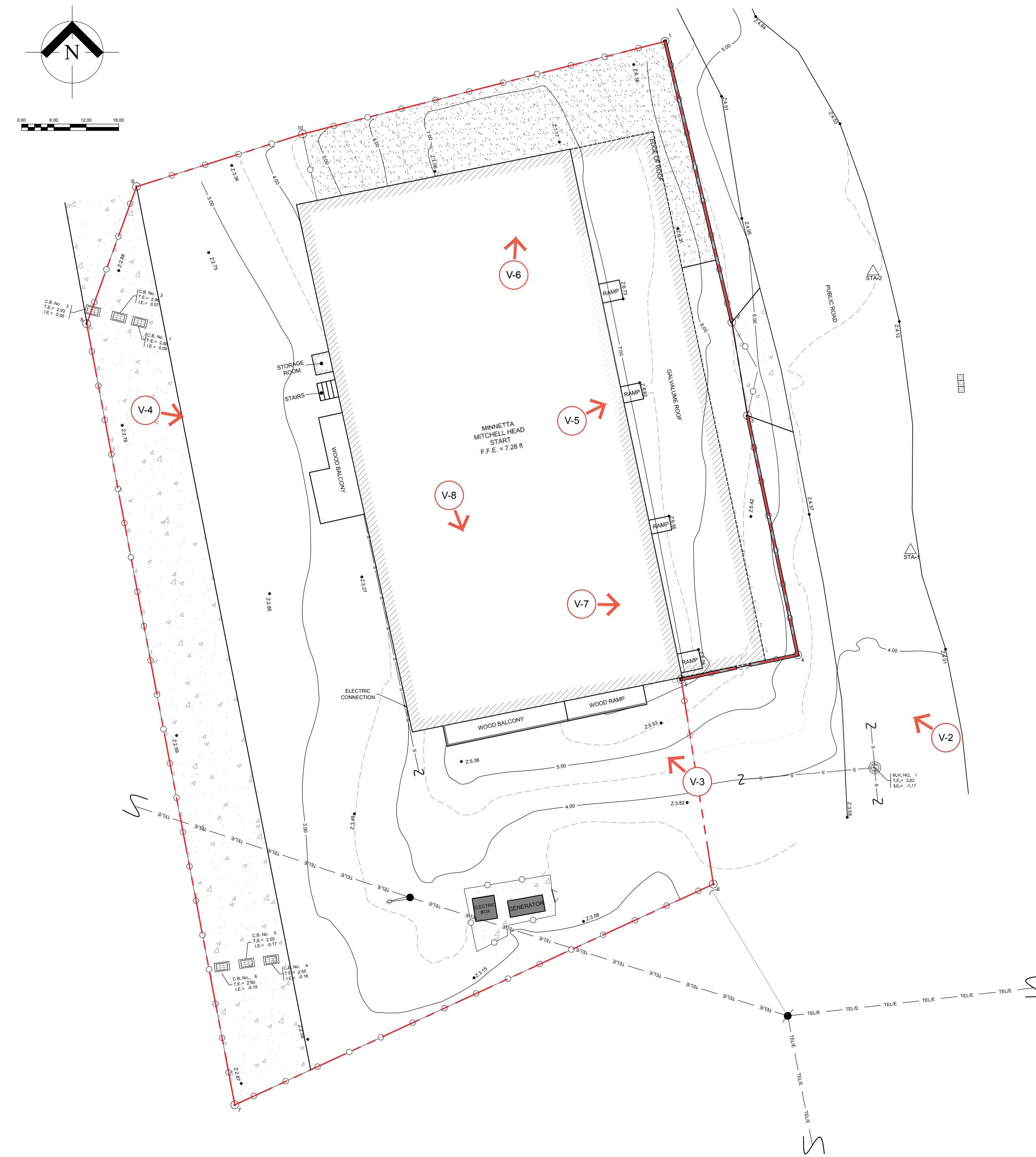
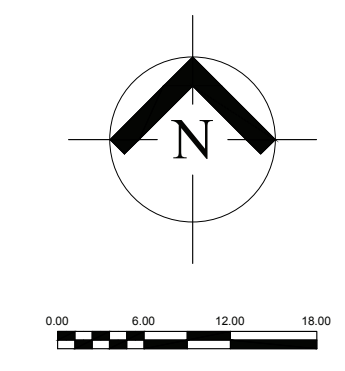
**VIEW TOWARDS BUILDING - WEST** 4

EXISTING METAL ROOF SHEATHING AND INSULATION TO BE REMOVED - Z FURLINGS TO REMAIN

EXISTING EXTERIOR CMU WALL TO BE DEMOLISHED - CONTRACTOR TO ENSURE ELECTRICAL SERVICE IS NOT PRESENT AND NO VOLTAGE EXISTS - REMOVE ALL DOORS, WINDOWS AND ANY ATTACHED MEP SYSTEMS PRIOR TO DEMOLITION

ALL EXISTING ELECTRICAL FIXTURES, BOXES, CONDUITS AND SUPPORT ACCESSORIES TO BE DEMOLISHED - CONTRACTOR TO ENSURE ELECTRICAL SERVICE IS NOT PRESENT AND NO VOLTAGE EXISTS

EXISTING STORAGE ROOM TO BE COMPLETELY DEMOLISHED



**EXISTING CONDITIONS SURVEY** 1

**Minnetta Mitchell Occupied Area Survey Data:**

PntNo	Bearing	Distance	Northing	Easting	Description
1	S 13°20'50" E	53.548	841019.5135	1172422.3980	Clf Pole
2	S 09°30'49" E	17.553	840967.4116	1172434.7596	Clf Pole
3	S 11°50'38" E	45.339	840950.1005	1172437.6608	Clf Pole
4	S 78°04'13" W	22.078	840905.7264	1172446.9664	Clf Pole
5	S 08°56'36" E	38.413	840901.1625	1172425.3650	Clf Pole
6	S 65°13'34" W	97.725	840863.2168	1172431.3366	Clf Pole
7	N 10°44'01" W	147.451	840822.2663	1172342.6055	Clf Pole
8	N 19°57'43" E	27.054	840967.1375	1172315.1439	Clf Pole
9	N 72°24'52" E	32.314	840992.5664	1172324.3801	Clf Pole
10	N 72°24'52" E	32.314	841002.3295	1172355.1844	Clf Pole
1	N 75°39'32" E	69.376	841019.5135	1172422.3980	Clf Pole

Area: 17825.6784 Sq. Feet, 0.4092 Acres

**CONTROL POINTS**

Station	Northing	Easting	Elevation	Description
1	840925.122	1172467.883	4.216	Gun Nail
2	840976.806	1172460.931	4.580	Gun Nail

**LEGEND**

- LIMIT OF DEMOLITION WORKS
- TEMPORARY CONSTRUCTION BARRIER
- ① DEMOLITION ORDER
- TWO STORY BUILDING TO BE DEMOLISHED
- ONE STORY BUILDING TO BE DEMOLISHED
- DEMOLITION RELATED EXCAVATION
- CONCRETE PAVING, SIDEWALK, DRIVEWAY TO BE DEMOLISHED
- ← V-1 CAMERA VIEW ID
- PICTURE ID
- DIRECTION OF VIEW

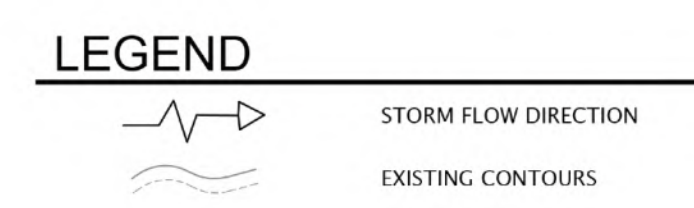
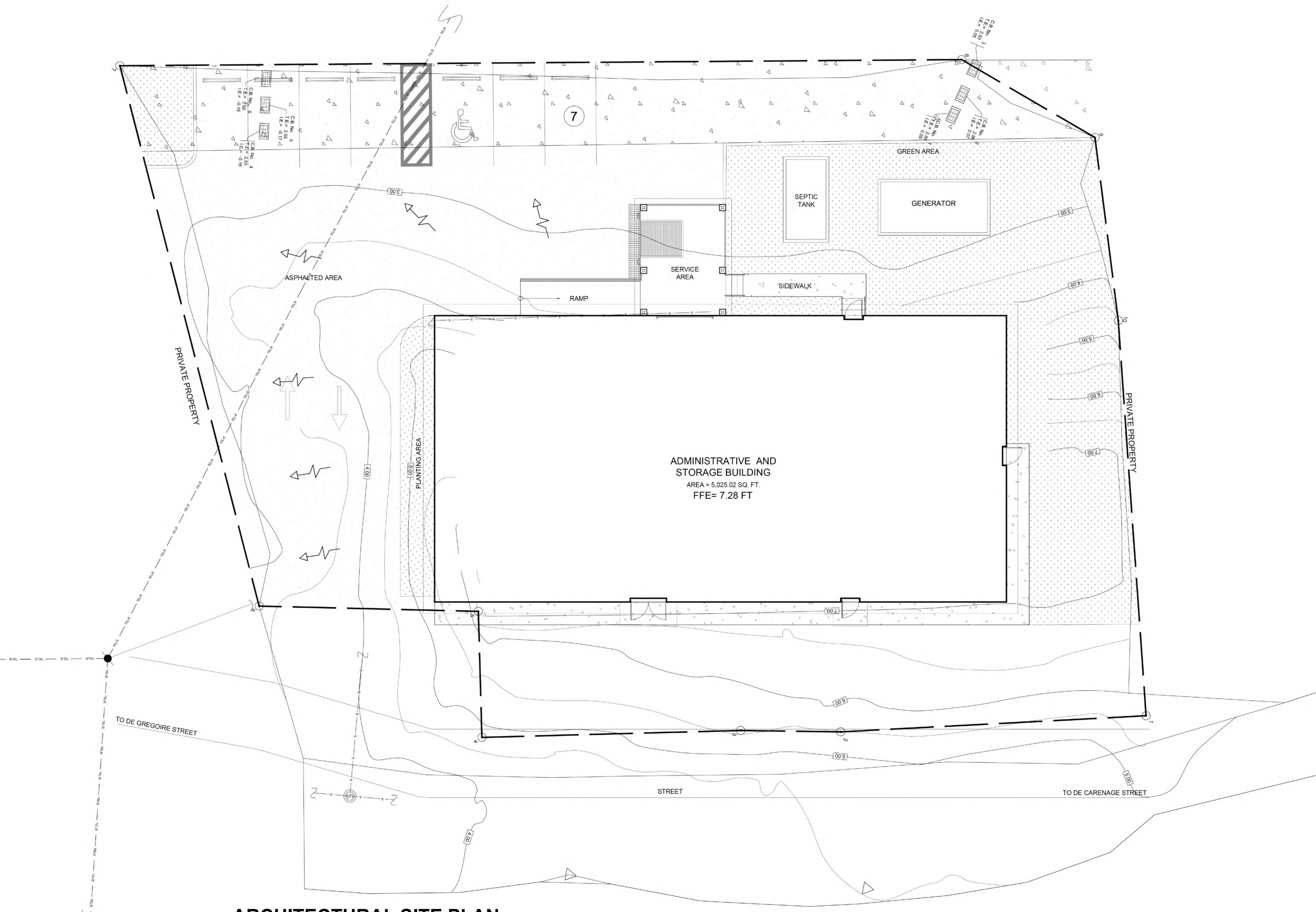
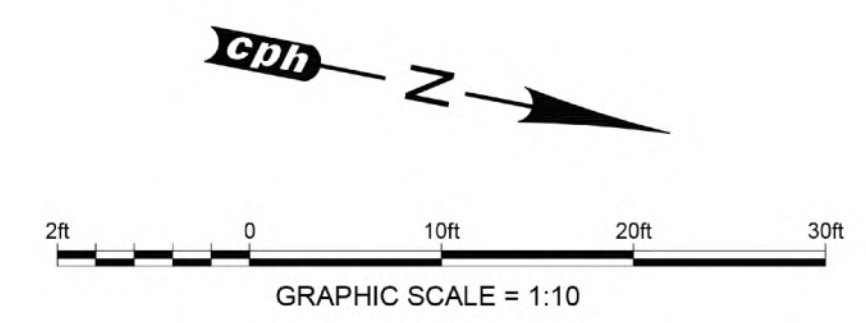


### SITE GRADING NOTES

- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES AND ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING STRUCTURES DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES, INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- EXISTING GRADE CONTOURS ARE SHOWN ENGLISH UNITS.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- SITWORK SHALL MEET OR EXCEED OWNER SITE SPECIFICATIONS.
- ALL EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. CONTRACTOR SHALL CONSTRUCT SIDEWALK IN AREA OF TREES TO BE SAVED WITHOUT EXCAVATION. SEE C.E.S. PLAN, FOR EROSION CONTROL REQUIREMENTS.
- REFER TO CONSTRUCTION C.E.S. PLAN, FOR TEMPORARY EROSION & SEDIMENTATION CONTROL REQUIREMENTS.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY: FSS LAND SURVEYORS AND CONSULTANT, DATED, JANUARY 24, 2022. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CONTRACTOR SHALL MAINTAIN ALL SIDEWALK, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC.
- CONTRACTOR SHALL COORDINATE PROPOSED UTILITY CONSTRUCTION WITH ALL UTILITY PROVIDERS TO ALLOW THEM TO WITNESS THE CONSTRUCTION AND ENSURE THEIR PARTICULAR UTILITY LINES ARE PROTECTED.
- CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING EXCAVATION.
- ALL SURFACE AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. ALL AFFECTED SIDE SLOPES STEEPER THAN 2:1 SHALL BE SODDED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL SODDED AREAS UNTIL FULLY STABILIZED FOR A PERIOD OF 90 DAYS AT LEAST. CONTRACTOR MAY NEED TO PIN SOD IN PLACE TO ENSURE STABILITY.

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**ARCHITECTURAL SITE PLAN**

No.	Date	Revision	By
<b>FEDERAL CONSISTENCY ISSUE</b>			

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