



RFQ 001-2024-STX/STT/STJ | St. Thomas Schools Bundle 2
Rebuilt USVI Construction Services

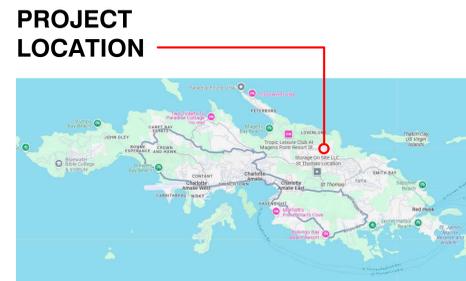
U.S. VIRGIN ISLANDS DEPARTMENT OF EDUCATION YVONNE E MILNER BOWSKY ELEMENTARY SCHOOL

9432+WCR, Mandal, St Thomas 00802, U.S. Virgin Islands

ZYSCOVICH PROJECT # 25-0289.03

PRE-APP CONCEPT DRAWINGS

ISSUE DATE: OCTOBER 10, 2025



PROJECT RENDERING

LOCATION MAP

SCOPE OF WORK

THE INTENT OF THIS DESIGN EFFORT IS TO DEVELOP A PATH FOR EXPANDING THE CURRENT CAPACITY OF THE EXISTING FACILITIES TO ACCOMMODATE THE EXPANDED NEW PK-8 EDUCATIONAL PROGRAM MODEL AND ACCOMMODATE THE DISPLACED STUDENTS. CURRENTLY THE EXPANDED ENROLLMENT HAS BEEN ACCOMMODATED THROUGH THE TEMPORARY PORTABLE FACILITIES ON THE NORTH SIDE OF THE CAMPUS. ADDITIONALLY, ANY CAMPUS EXPANSION IS TO BE PLANNED IN A WAY THAT AVOIDS INTERFERING WITH THE PLANNED PHASES FOR EFFICIENCY OF PROJECT FUNDS AND EXPEDITING THE FINAL SITE DEVELOPMENT.

IN REVIEW OF THE EXISTING CONDITIONS AND PRELIMINARY MASTER PLANNING BY VIDE, THE TEAM CONFIRMED THE PLANNED EXPANSION IS APPROPRIATELY PROGRAMMED AND PLANNED ON THE CURRENT SCHOOL CAMPUS. THE BASE PROGRAM WILL PROVIDE A NEW ADDITION GYMNASIUM (FEMA SAFE ROOM) FACILITY AS THE REPROGRAMMED EXISTING FACILITY HAS THE CAPACITY TO HANDLE THE EXPANDED ENROLLMENT NEEDS. THE NEW GYMNASIUM AND SUPPORT FACILITY HAS BEEN PLACED AT THE NORTHWEST CORNER OF THE SITE TO ALLOW FOR RECONFIGURATION OF THE DROP OFF AREAS AND PARKING LOT, WHILE ALSO REINFORCING THE CLEAR SENSE OF ENTRY, RESPECT THE EXISTING ARCHITECTURAL CHARACTER OF THE HISTORIC SCHOOL. THE EXISTING ADMINISTRATION SUITE WILL BE FULLY RENOVATED AND RECONFIGURED TO CREATE A NEW SENSE OF ENTRY TO THE CAMPUS. ALL CURRENT ACADEMIC AREAS WILL BE REMODELED AND CONFIGURED TO SUPPORT THE 21ST CENTURY EDUCATIONAL MODEL.

THE REVITALIZED ENTRY TO THE FACILITY AND CAMPUS IS TO REMAIN FACING NORTH SHARING A MAIN BUS DROP-OFF, PARKING LOT AND PEDESTRIAN ENTRANCE AREA. THE EXISTING CAMPUS PARTIAL LOOP ROAD SERVICE ROAD WILL REMAIN. NEWLY DEVELOPED FACILITY PARKING AREAS ARE PLANNED FOR THE FRONT SIDE OF THE SITE. THESE AREAS WILL BE DESIGNED TO ALSO ADDRESS ON-SITE STORM DRAINAGE CONCERNS AFFECTING THE EXISTING CAMPUS.

THE PROPOSED EXPANSION IS GENERALLY IN COMPLIANCE WITH THE VIDE'S EDUCATIONAL FACILITY MASTER PLAN AND IS APPROPRIATELY SITED. ALL ENVIRONMENTAL DOCUMENTATION IS PROCESS AND PRELIMINARY APPLICABLE ENVIRONMENTAL CLEARANCES FOR THE PROJECT WILL BE SECURED, INCLUDING THE REPLACEMENT OF THE EXISTING WASTEWATER TREATMENT PLANT NOW PLANNED FOR THE NORTH SIDE OF THE SITE. THE NEW FACILITY WILL BE INCORPORATED INTO THE ARCHITECTURE OF THE NEW ADDITION TO MINIMIZE VIEW AND IMPACT ON THE SITE. THE CULTURAL RESOURCES SURVEY INDICATES NO CONFLICT FOR THE CURRENTLY DEVELOPED SITE AND FINAL DETERMINATION IS IN PROCESS AND WILL BE COMPLETED WITH THE REQUIRED FINAL ENVIRONMENTAL DOCUMENTATION.

STATEMENT

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TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, LLC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, LLC. IS PROHIBITED.

TO THE BEST OF MY KNOWLEDGE, THESE DRAWINGS ARE COMPLETE AND COMPLY WITH THE "INTERNATIONAL BUILDING CODE", AND THE "INTERNATIONAL FIRE CODE".

DATE

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INDEX OF DRAWINGS FCD SET				
SHEET ISSUE DATE	CURRENT REVISION	REVISION DATE	SHEET NUMBER	SHEET NAME
GENERAL				
10/10/2025			FCD 0.00	COVER SHEET
10/10/2025			FCD V1.01	SURVEY (FOR REFERENCE)
DEMOLITION				
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10/10/2025			FCD A06.01	EXISTING SITE PHOTOS
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10/10/2025			FCD A5.30	3D RENDERINGS - EXTERIOR VIEWS
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PRE-APP CONCEPT DRAWINGS
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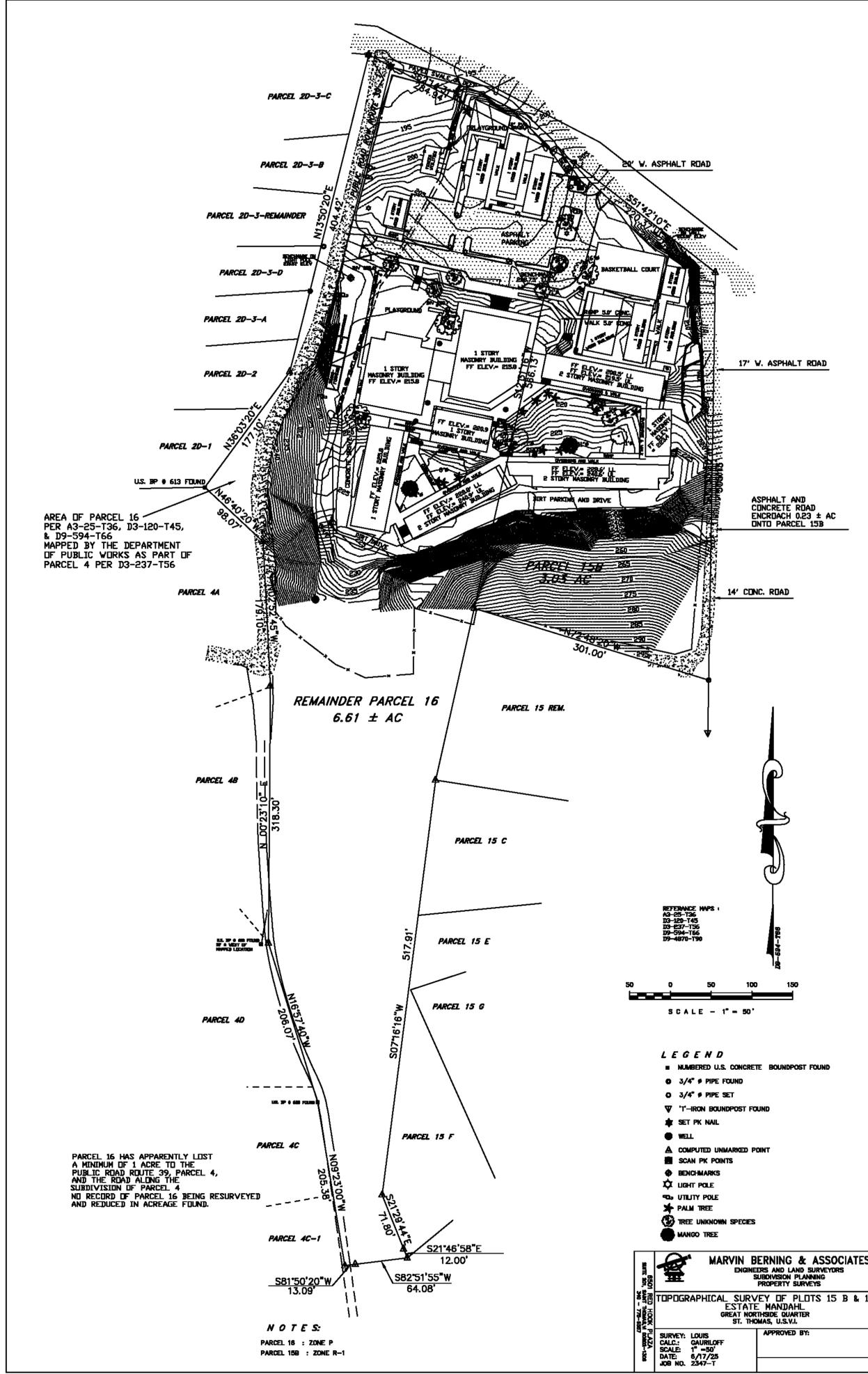
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25-0289.03
 SURVEY (FOR REFERENCE)

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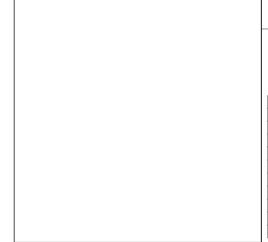


- ### DEMOLITION KEYNOTES
- EXISTING GRADING TO BE MODIFIED. COORDINATE WITH CIVIL DRAWINGS.
 - EXISTING GRADING TO BE MODIFIED AND SOIL PREPARED/IMPROVED BASED ON GEO-TECHNICAL REPORT TO RESOLVE NEW BUILDING FLD AND HARDSHIPED AREAS. COORDINATE WITH CIVIL DRAWINGS.
 - EXISTING FENCING, CONTROL ACCESS SYSTEMS, & CONCRETE FOOTINGS/PIERS TO BE REMOVED AND REPLACE WITH NEW.
 - REMOVE AND RELOCATED EXISTING FIRE HYDRANT. COORDINATE WITH CIVIL, ARCHITECTURAL, AND M/E/P/F/P DRAWINGS.
 - REMOVE EXISTING ASPHALT PAVING, SUB-BASE, AND CURB, AS REQUIRED. COORDINATE WITH CIVIL DRAWINGS.
 - EXISTING GRADING TO BE MODIFIED AND PREPARED TO BE CONNECTED BACK TO EXISTING/PROPOSED GRADING AND SITE CONNECTIONS. COORDINATE WITH CIVIL DRAWINGS.
 - PROTECT EXISTING UTILITIES AS REQUIRED. COORD. WITH CIVIL AND M/E/P/F/P DRAWINGS.
 - EXISTING MARQUEE AND ASSOCIATED UTILITIES TO BE REMOVED.
 - EXISTING M/E/P/F/P EQUIPMENT TO BE REMOVED. COORDINATE WITH CIVIL AND M/E/P/F/P DRAWINGS.
 - EXISTING COVERED WALKWAYS/CANOPY COLUMNS, & ASSOCIATED FOUNDATIONS TO BE REMOVED.
 - REMOVE ALL UTILITIES AND CAP WITHIN 9' OF THE MAIN CONNECTION AT THE EDGE OF THE PROPERTY, TYP.
 - REMOVE EXISTING SIDEWALK/ASPHALT/WOOD OR CONCRETE SLAB. COORDINATE WITH CIVIL AND STRUCTURAL DRAWINGS.
 - EXISTING EXTERIOR PLAY AREA AND ASSOCIATED FOUNDATIONS TO BE REMOVED.
 - REMOVE/RELOCATE TREE REFER TO LANDSCAPE TREE DISPOSITION PLAN.
 - LANDSCAPE PLANTER TO BE REMOVED. REFER TO LANDSCAPE TREE DISPOSITION PLAN.
 - CONCRETE RETAINING WALL TO BE REMOVED. REFER TO CIVIL AND STRUCTURAL DRAWINGS.
 - EXISTING MASONRY BUILDING TO BE PARTIALLY DEMOLISHED (REFER TO DEMO ELEVATIONS). PREPARE FOR RENOVATION.
 - EXISTING GLASS RAMP'S AND STAIRS TO BE REMOVED. COORDINATE WITH CIVIL, STRUCTURAL, AND M/E/P/F/P.
 - SIGN/LAMP POLE & ASSOCIATED FOUNDATIONS TO BE REMOVED.
 - EXISTING PORTABLES TO BE REMOVED, INCLUDING ALL RAMP'S, STAIR, AND UTILITIES. COORDINATE WITH CIVIL, STRUCTURAL, AND M/E/P/F/P.
 - EXISTING LOUVERS TO BE REMOVED. OPENING TO BE PREPARED FOR NEW FENESTRATION, TYPICAL.
 - EXISTING DOOR, FRAME, AND HARDWARE TO BE REMOVED.
 - REMOVE EXISTING BASKETBALL COURT.
 - SITE CONCRETE/METAL BENCHES TO BE REMOVED.
 - DEMOLISH EXISTING EXTERIOR WALL FINISH TO STRUCTURE.
 - EXISTING STRUCTURAL, ROOF FRAMING AND STRUCTURAL ROOF DECK TO REMAIN.
 - EXISTING WINDOW OR DOOR TO BE REMOVED AND REPLACE WITH NEW.
 - REMOVE EXISTING FLOORING FINISH, PATCH AND LEVEL SLAB FOR PREPARATION OF NEW FLOORING.
 - EXISTING PLUMBING FIXTURES AND ALL ASSOCIATED PLUMBING TO BE REMOVED.
 - EXISTING WALL AND ASSOCIATED WALL FINISH TO BE REMOVED. COORDINATE WITH STRUCTURE.
 - ALL EXISTING KITCHEN EQUIPMENT TO BE REMOVED.
 - ALL EXISTING GUTTERS AND DOWNSPOUTS TO BE REMOVED AND REPLACED WITH NEW TYP.
 - EXISTING SLOPED ROOF (ROOF SYSTEM AND FASCIA TO BE REMOVED - ROOF STRUCTURE REMAIN) TYP.
 - EXISTING FLAT ROOF (ROOF SYSTEM TO BE REMOVED - ROOF STRUCTURE REMAIN) TYP.
 - EXISTING UTILITY TO BE REMOVED.
 - EXISTING LIFT TO BE REMOVED AND REPLACE WITH NEW ELEVATOR.
 - EXISTING MECHANICAL EQUIPMENT TO BE REMOVED - COORDINATE WITH M/E/P DRAWINGS FOR CHILLED WATER SYSTEM REPLACEMENT.
 - EXISTING BURIED BOX CULVERT TO BE RELOCATED. REFER TO CIVIL PLANS AND SURVEY.
 - EXISTING PAVED SWALE TO REMAIN. REFER TO CIVIL PLANS AND SURVEY.

- ### DEMOLITION SITE PLAN LEGEND
- NOT IN SCOPE OF WORK
 - LANDSCAPE AREA
 - PROPERTY LINE
 - PROJECT LIMIT
 - WORK TO BE DEMOLISHED (SEE NOTES)
 - EXISTING TREE TO REMAIN (SEE LANDSCAPE DWGS.)
 - EXISTING TREE TO BE RELOCATED OR REMOVED (SEE LANDSCAPE DWGS.)

- ### SITE DEMOLITION GENERAL NOTES
- THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE WORK.
 - NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING A WALK THROUGH OF THE PROJECT TO IDENTIFY POSSIBLE CRITICAL ITEMS NOT CORRECTLY ADDRESSED WHICH REQUIRE REMOVE/RELOCATION PRIOR TO SUBMITTING A BID TO THE OWNER.
 - CUT, REMOVE, PATCH, AND REFRESH EXISTING CONSTRUCTION AS REQUIRED TO LEAVE WORK COMPLETE AND IN SATISFACTORY CONDITION.
 - CONTRACTOR IS TO PROTECT ALL CONCEALED UTILITIES. ASSURE PROPER IDENTIFICATION OF ALL UTILITIES AND CAP AS REQUIRED.
 - DEMOLITION & REPAIR WORK MAY ENTAIL INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK IN VARIOUS AREAS WITHIN THE SCOPE. IT MAY REQUIRE WORK INVOLVING REMOTE UTILITY LINES (ELECTRICAL, COMMUNICATIONS, DATA, ETC.). ANY WORK IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK SHALL BE ALL-INCLUSIVE, PROVIDING ALL UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RESTORE THE AREA TO FULLY OPERATIONAL CONDITIONS.
 - PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AS REQUIRED TO MATCH ADJACENT SURFACES.
 - FOR REMOVAL OF FIXTURES AND EQUIPMENT, REFER TO ARCHITECTURAL, CIVIL, ELECTRICAL, AND LANDSCAPE DRAWINGS AND SPECIFICATIONS.
 - COORDINATE WITH OWNER PRIOR TO DEMOLITION FOR ALL ITEMS WHICH REQUIRE RELOCATION, STORAGE OR TURN OVER TO THE OWNER FOR ALL MATERIAL REMOVED FROM EXISTING CONSTRUCTION.
 - PLANS SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO COMMENCING WORK FOR ALL PHASING, STAGING, CONSTRUCTION AREAS AND MAINTENANCE OF REQUIRED CLEARANCES FOR OPERATIONS. EXISTING ACCESS AT THE EXISTING SITE IN ACCORDANCE WITH ALL APPLICABLE CODES.
 - PRIOR TO START OF WORK, CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS COVERING ALL UTILITIES. SHOULD ANY PROBLEMS BE EVIDENT, NOTIFY THE OWNER AND ARCHITECT FOR DIRECTION. THE FIRE ALARM AND COVERAGE FOR THE SUBSURROUNDING AREAS SHALL REMAIN IN OPERATOR AT ALL TIMES.
 - DO NOT SCALE DRAWINGS.
 - CONTRACTOR SHALL BE RESPONSIBLE TO FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE OWNER AND ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
 - ALL AREAS OF DEMOLITION OPERATIONS SHALL BE PROPERLY POSTED WITH SIGNS WARNING OF DANGERS. SUFFICIENT WATCH PERSONS SHALL BE PROVIDED TO WARN WORKERS OF IMPENDING DANGERS, AND ALL UNAUTHORIZED PERSONS SHALL BE EXCLUDED FROM PLACES WHERE DEMOLITION IS IN PROGRESS.
 - ALL TREES & STUMPS DESIGNATED FOR RELOCATION OR REMOVAL TO REMOVE ENTIRE ROOT STRUCTURE AND SHALL BE EXCAVATED AS REQUIRED. SEE LANDSCAPE DRAWINGS.
 - TREE STUMPS SHALL BE REMOVED TO THEIR FULL DEPTH. ROOTS 2 INCH AND LARGER SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STUMPS SHALL BE LEGALLY DISPOSED OF OFF SITE.
 - CONTRACTOR TO MAINTAIN SAFE INGRESS AND EGRESS TO THE SITE AT ALL TIMES. COORDINATE WITH OWNER FOR PHASING.
 - CONTRACTOR SHALL COORDINATE WITH OWNER FOR RELOCATION OF ANY EXISTING UTILITIES. REMOVE ALL FOUNDATIONS AND UNDERGROUND UTILITIES. CAP AND TERMINATE AS REQUIRED.
 - CONTRACTOR TO COORDINATE SURVEY, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION DRAWINGS FOR UTILITY CONNECTIONS, TRENCHING, AND REQUIRED DEMOLITION. COORDINATE WITH OWNER FOR ALL TIE-INS AND SYSTEMS CONNECTIONS.
 - CONTRACTOR TO COORDINATE AND PROVIDE MAINTENANCE OF TEMPORARY OPERATIONS PLAN (WITH ALL APPLICABLE MUNICIPAL APPROVALS) FOR ALL TEMPORARY SIDEWALK/ROADWAY UTILITIES WORK TO MAINTAIN EGRESS AND ACCESS FOR THE SITE DURING CONSTRUCTION & ACCESS FOR THE SITE DURING CONSTRUCTION & ACCESS FOR THE SITE DURING CONSTRUCTION & ACCESS FOR THE SITE DURING CONSTRUCTION.
 - NEW WORK AND DEMOLITION OPERATIONS SHALL BE IN COMPLIANCE WITH APPLICABLE SECTIONS OF THE IRC AND IBC CHAPTER 33 FOR PROPER WASTE DISPOSAL OF CONSTRUCTION MATERIALS, HAZARDOUS MATERIAL HANDLING, MAINTENANCE OF MEANS OF EGRESS, PRESERVATION OF EXISTING FIRE PROTECTION SYSTEMS, ACCESS FOR EMERGENCY SERVICE VEHICLES AT ALL TIMES, UTILITY DISCONNECTIONS, FIRE PROTECTION AND DETECTION SYSTEM TEST AND RE-CERTIFICATION REQUIREMENTS WITH THE DEMOLITION OF THE PORTABLE BUILDINGS.
 - CCS SHALL BE NOTIFIED PRIOR TO DISCONNECT ANY EXISTING FIRE SUPPRESSION OR DETECTION SYSTEM.
 - WHEN ANY EXISTING FIRE PROTECTION OR DETECTION SYSTEM IS OUT OF SERVICE FOR MORE THAN 4 HOURS IN A 24-HOUR PERIOD, THE AHI SHALL BE NOTIFIED, AND THE BUILDING EVACUATED OR AN APPROVED FIRE WATCH SHALL BE PROVIDED FOR ALL PARTIES LEFT UNPROTECTED BY THE SHUTDOWN UNTIL THE SYSTEM HAS BEEN RETURNED TO SERVICE.
 - A SAFETY PLAN SHALL BE PROVIDED BY THE CONTRACTOR WHICH CLEARLY DELINEATES AREAS FOR CONSTRUCTION, SAFETY BARRIERS, EXITS, CONSTRUCTION TRAFFIC DURING THE VARIOUS PHASES OF THE PROJECT AND WHEN CONDITIONS CHANGE. PROVIDE A DEMOLITION PLAN SHOWING PROTECTION OF EXIT PATH, FIRE ALARM DEVICES, AND FIRE SPRINKLERS DURING CONSTRUCTION.

SITE DEMOLITION KEY NOTES



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PRE-APP CONCEPT DRAWINGS
OCTOBER 2025

REVISIONS

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Received Date: 11/14/2025

25-0289.03
DEMOLITION SITE PLAN
FCD AD1.01

1 DEMOLITION SITE PLAN.
Scale: 1" = 30'-0"
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1 EXISTING SITE PHOTO TOP VIEW.
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 EXISTING SITE
 PHOTOS

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25-0289.03
 EXISTING SITE
 PHOTOS

**FCD
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1 EXISTING SITE PHOTO FACING NORTHEAST.
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 EXISTING SITE
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1 EXISTING SITE PHOTO FACING SOUTH.
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PRE-APP CONCEPT DRAWINGS
OCTOBER 2025
REVISIONS

Rev	Date	Note

BUFPOLK **RECEIVED**
Received Date: 11/14/2025

25-0289.03
SITE PLAN

FCD A1.01

SITE PLAN NOTES

- ALL SITE ADAPTATION WORK REQUIRED TO CONSTRUCT BUILDINGS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES OF RECORD: IBC LATEST EDITION, IFC LATEST EDITION.
- CONTRACTOR SHALL CLEAR AND PREPARE THE SITE TO RECEIVE NEW BUILDING AND WALKWAY PAD. FILL SHALL BE COMPACTED TO PER PROVIDED GEO-TECHNICAL REPORT. GENERAL CONTRACTOR SHALL SUBMIT TO OWNER GEOTECHNICAL REPORTS CONFIRMING THE REQUIRED COMPACTION PRIOR TO CONSTRUCTION OF BUILDING. CONTRACTOR SHALL PREPARE THE SITE TO RECEIVE NEW FOUNDATIONS AS REQUIRED BY THE GEOTECHNICAL REPORT.
- BUILDING SHALL BE ACCESSIBLE. ALL COVERED WALKWAYS, RAMPS, AND STAIRS LEADING TO THE BUILDINGS SHALL BE IN COMPLIANCE WITH INTERNATIONAL ACCESSIBILITY CODE. THERE SHALL BE NO CHANGES IN WALKWAY ELEVATION GREATER THAN 1/4".
- CONTRACTOR SHALL REROUTE AND REPAIR ANY IRRIGATION IN CONFLICT WITH PROPOSED SCOPE OF WORK. CONTRACTOR SHALL REGRADE AND RESOD ALL AREAS AFFECTED BY NEW WORK. THIS ARCHITECTURAL SITE PLAN.
- GENERAL CONTRACTOR SHALL PROVIDE 6 FT. CHAIN LINK CONSTRUCTION FENCE (WITH SCREEN) AS REQUIRED CONTROL AND SEPARATE PEDESTRIAN AND VEHICULAR TRAFFIC FROM CONSTRUCTION ACTIVITIES. EXACT LOCATION AND CONFIGURATION SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE AT PRECONSTRUCTION MEETINGS.
- FOR EXISTING SITE CONDITIONS AND IMPROVEMENTS REFERENCE ATTACHED SITE SURVEY.
- GENERAL CONTRACTOR SHALL COORDINATE AND SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND CALCULATIONS FOR ALL SPECIALTY ITEMS TO BE APPROVED BY DESIGN ENGINEER/ARCHITECT OF RECORD FOR DESIGN INTENT AS PER CHIEF PLANS EXAMINER AND BUILDING OFFICIAL AND IBC 104.2.2.2. SPECIALTY ENGINEERING ITEMS INCLUDE BUT ARE NOT LIMITED TO: ALUMINUM CANOPIES, FENCING.
- PRE-ENGINEERED ALUMINUM COVERED WALKWAY AND/OR TRELLIS (SYSTEM) SHALL BE INTERNAL DRAINING BEAM TYPE AND CONNECTED TO STORM DRAINAGE LINES BELOW GRADE. SEE CIVIL DRAWINGS. COLUMN SPACING & FOUNDATION REQUIREMENTS SHALL BE PROVIDED BY COVERED WALKWAY MANUFACTURER.
- CONTRACTOR SHALL SUBMIT SPECIALTY ENGINEERED SHOP DRAWINGS AND CALCULATIONS SIGNED AND SEALED (WHICH USE ASCE CURRENT AS CRITERION FOR LOADS).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY DURING DEMOLITION AND CONSTRUCTION. THE CONTRACTOR SHALL BE FAMILIAR WITH AND BE RESPONSIBLE FOR ADHERENCE TO ALL GOVERNING REGULATIONS.
- DURING THE ENTIRE CONSTRUCTION PERIOD, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CONDITIONS AT THE JOB SITE SO AS TO MEET IN ALL RESPECTS THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA). THIS PROVISION SHALL COVER THE CONTRACTOR'S EMPLOYEES AND ALL OTHER PERSONS WORKING UPON OR VISITING THE SITE. TO THIS END, THE CONTRACTOR SHALL INFORM HIMSELF AND HIS REPRESENTATIVES OF OSHA STANDARDS.
- CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS FOR EXACT EXTENT OF DEMOLITION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING W/ WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONFLICTS THAT MAY HAVE BEEN AVOIDED THEREBY.
- CONTRACTOR IS TO REFER TO CIVIL, LANDSCAPE, STRUCTURE, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL DRAWINGS FOR FULL EXTENT OF WORK.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER SO THAT THE OWNER'S ACTIVITIES ARE NOT INTERRUPTED. IF ANY ACTIVITY IS TO BE INTERRUPTED, I.E. NORMAL WORKING CONDITIONS, TELEPHONE, ELECTRICITY WATER OR ANY OTHER UTILITY NOT MENTIONED, CONTRACTOR IS TO OBTAIN WRITTEN PERMISSION FROM THE OWNER AUTHORIZING SUCH INTERRUPTION.
- ITEMS TO BE REMOVED IN DEMOLITION AREAS ARE TO BE VERIFIED BY FIELD INSPECTION. IT IS THE INTENT TO REMOVE EXISTING FEATURES AS REQUIRED TO PREPARE THE AREA FOR CONSTRUCTION. IF A FEATURE OF REMOVED IS NOT SHOWN IT DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF REMOVING SUCH A FEATURE OR ENTITLE HIM TO AN EXTRA FEE FOR THE REMOVAL OF SUCH FEATURE.
- REPAIR ALL PAVED AND WALK SURFACES DAMAGED BY CONSTRUCTION TO LIKE NEW WITH MATERIAL TO MATCH ADJACENT.
- FOR ALL GRADING OF SITE SEE CIVIL AND LANDSCAPE DRAWINGS.
- ALL WIRE FABRIC MESH TO BE NO. 9 GAUGE 2" MESH. ALL CHAINLINK FENCE MATERIAL TO BE ALLIED SS40 OR EQUAL CONFORMING TO CLFM SPECIFICATIONS. ALL FENCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING CURRENT EDITION OF IBC. MINIMUM WIND SPEED OF 140 +40 MILES PER HOUR AND IMPORTANCE FACTOR OF 1.0 BE USED IN DESIGN.
- ALL SITE LIGHTING POLES ARE TO BE PROVIDED WITH DATA CONDUIT (1" MIN.) RUN TO SERVE ALL FUTURE SECURITY NEEDS. CONDUIT TO BE FED BACK TO MAIN SECURITY PANEL LOCATION (MDP ROOM). ALL SITE LIGHTING POLES TO BE PROVIDED WITH ADDITIONAL CONVENIENCE EXTERIOR GRADE COVERED DUPLEX OUTLET MOUNTED AT BASE.
- ALL PROPOSED STRUCTURES WHICH INCLUDE SITE LIGHTING POLES, FENCES, WALLS, ETC. MUST COMPLY WITH THE FOLLOWING: IBC 1620.2, IBC 1612.2.1, IBC 1621.1 (ASCE 7) & IBC 1621.2 (ASCE 7).
- CONTRACTOR TO PROVIDE TERMITE PROTECTION AS REQUIRED BY THE PROVISIONS FOUND IN THE IBC (MOST NOTABLY SECTION 104.2.6 -104.2.7, 1403.1.6, 1816.1-1816.2 AND 2116) SPECIFICATION SECTION 02280 SOIL TREATMENT.
- PROVIDE GALVANIZED PIPE GROUTED FULL & PAINTED FOR ALL EXTERIOR BOLLARD LOCATIONS. CONTRACTOR TO COORDINATE BASE BOLLARD DIAMETER, REINFORCING HEIGHT AND INSTALLATION AS REQUIRED FOR BOLLARD COVERFINISH TO BE FROM STANDARD COLOR SELECTION AS SELECTED BY ARCHITECT AND OWNER.

SITE PLAN LEGEND

- EXISTING STRUCTURE
- NEW STRUCTURE
- LANDSCAPE AREA
- PROPERTY LINE



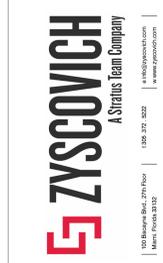
1 SITE PLAN .
FCD A1.01 Scale: 1" = 30'-0"





GENERAL NOTES

- ALL INTERIOR CMU WALLS SHALL BE 8 INCHES NOMINAL THICKNESS, UNLESS NOTED OTHERWISE.
- PARTITION TYPES SHALL BE DESIGNATED ON FLOOR PLANS (XX.XX) THUS: SEE SHEET A8.1 FOR TYPES. ALL INTERIOR PARTITIONS ARE TYPE SA-8.30 UNLESS NOTED OTHERWISE.
- ALL MASONRY WALLS AND INTERIOR STUD WALLS SHALL EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE UNLESS NOTED OTHERWISE. PER PARTITION TYPE. PROVISIONS SHALL BE MADE AT ALL FULL HEIGHT NON-BEARING WALLS FOR 1-INCH VERTICAL MOVEMENT OF THE BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSIVE LOADS TO WALL. FILL IRREGULARITIES BETWEEN TOP OF WALL AND DECK ABOVE WITH MINERAL WOOL INSULATION OR FIRE STOPPING MATERIALS AS REQUIRED TO MEET FIRE RATINGS OF RESPECTIVE WALLS. SEE DETAILS ON SHEET XX.X.
- SEE STRUCTURAL DRAWINGS FOR BRACING OF NON-LOAD BEARING MASONRY WALLS.
- FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING OR METAL BACKING PLATE IN METAL STUD PARTITIONS FOR THE PROPER ANCHORAGE OF ALL WALL ATTACHED ITEMS. I.E. TOILET ACCESSORIES, CASEWORK, MILLWORK, WALL MOUNTED FIXTURES, MARKER BOARDS, TACK BOARDS, DOOR STOPS, AUDIO VISUAL BRACKETS, AND OTHER WALL ATTACHED ITEMS.
- GYPSON BOARD SURFACES SHALL BE ISOLATED WITH CONTROL JOINTS WHERE SHOWN ON DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
- MASONRY CONTROL JOINTS (CJ) AND CONTROL JOINTS ABOVE (CA) SHALL BE LOCATED AS SHOWN ON THE FLOOR PLAN AND BUILDING ELEVATIONS, AND WHERE LARGE PLUMBING VENTS OR RISERS OCCUR IN SINGLE WYTHE MASONRY WALLS, AND WHERE MASONRY WALLS BEARING ON THE CONCRETE FLOOR SLAB ABUT MASONRY WALLS BEARING ON CONCRETE FOOTINGS OR AS INDICATED ON DRAWINGS.
- "MBO" AND "TBD" INDICATE MARKER BOARDS AND TACK BOARDS ON PLANS. THE LENGTH PRECEDES THE DESIGNATION (EXAMPLE 16" MBO). ALL BOARDS ARE 4'-0" TALL. SEE WALL ELEVATIONS OR SPECIFICATIONS FOR MOUNTING HEIGHT.
- EXTEND FLURRING CHANNELS AND GYPSON BOARD UP 4 INCHES ABOVE FINISHED CEILING ON CMU WALLS.
- SCRIBE GYPSON WALL BOARD OF WALLS AND PARTITIONS TO IRREGULARITIES OF DECK ABOVE. SEAL TIGHTLY AROUND ALL PENETRATIONS.
- PROVIDE SEISMIC BRACING FOR SUSPENDED CEILINGS OR AS SHOWN ON THE DRAWINGS.
- INFILL OPENINGS IN EXISTING CMU WITH MATCHING CMU.
- PRIMARY STRUCTURAL FRAME LOAD BEARING INTERIOR AND EXTERIOR WALLS, AND FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS TO BE 2 HOUR RATED. ROOF CONTRUCTION AND ASSOCIATED SECONDARY STRUCTURAL MEMBERS TO BE 1 HOUR RATED.



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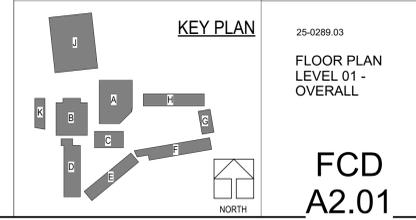
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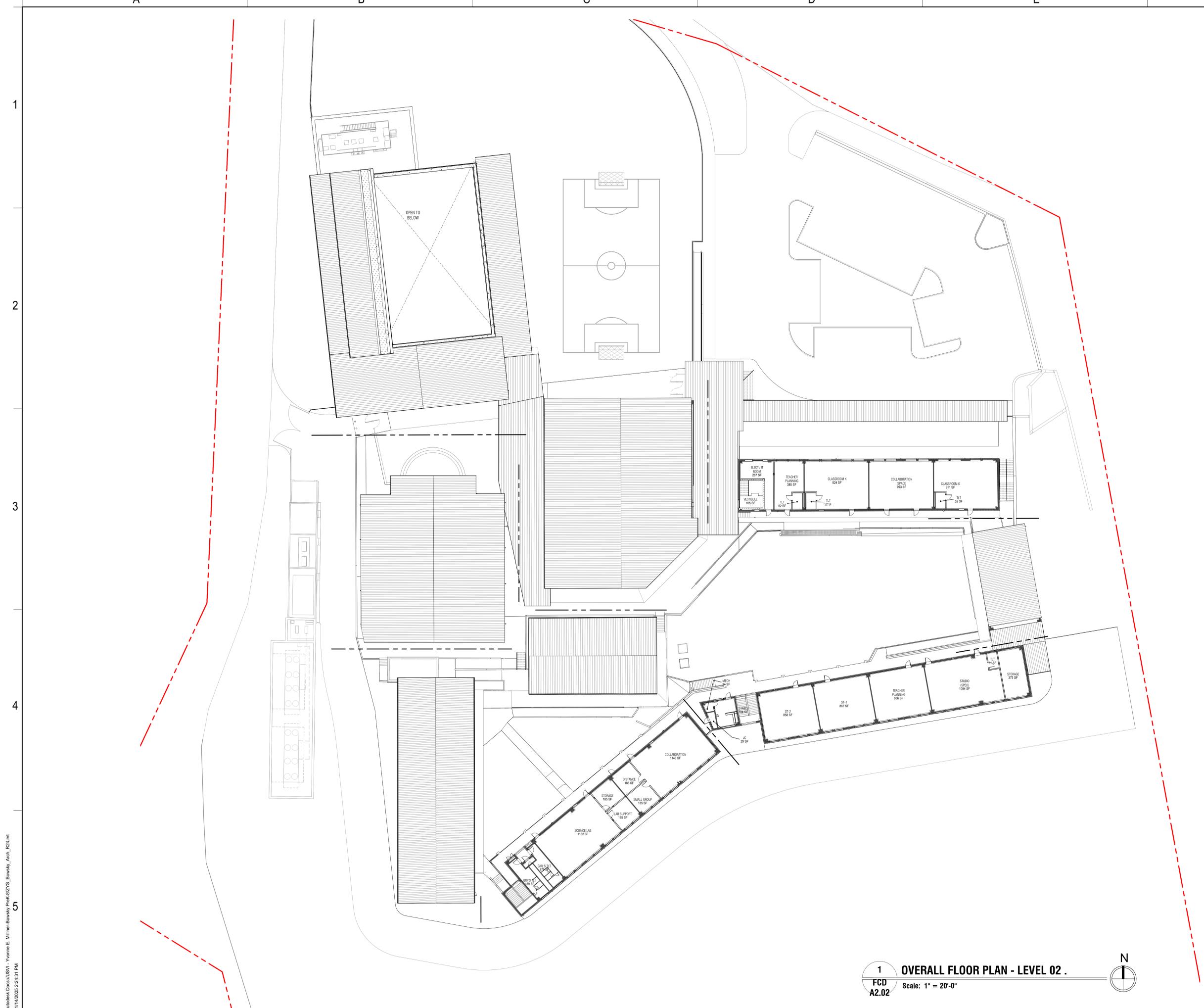
Rev	Date	Note



2 OVERALL FLOOR PLAN - LEVEL 01 .
FCD A2.01 Scale: 1" = 20'-0"

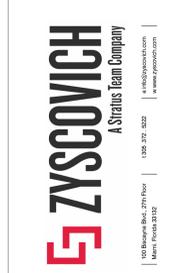


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KEY PLAN

25-0289.03
**FLOOR PLAN
 LEVEL 02 -
 OVERALL**

**FCD
 A2.02**

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A2.02
OVERALL FLOOR PLAN - LEVEL 02 .
 Scale: 1" = 20'-0"

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ROOF STORM DRAINAGE CALCULATIONS

ZONES	ROOF AREA			REQUIRED FLOW RATE IN GALLONS PER MINUTE (T X 0.0104 X S)	PROVIDED FLOW RATE IN GALLONS PER MINUTE (DRAINS) (# DRAINS x GMP)	PROVIDED FLOW RATE IN GALLONS PER MINUTE (STACKS) (# STACKS x GMP)	PROVIDED PRIMARY DRAINAGE (LEADERS / DRAINS)	PROVIDED SECONDARY EMERGENCY DRAINAGE	PROVIDED VERTICAL STORM DRAINAGE STACK
	HORIZ. PROJ. AREA (H)	VERT. PROJ. AREA (V)	TOTAL AREA (H+V)=T						
A1	9,396 SF	473 SF	9,869 SF	514 GMP	1,260 GMP	-	(7)- 4" LEADERS	-	-
A2	2,953 SF	598 SF	3,551 SF	184 GMP	1,076 GMP	-	(2)- 6" LEADERS	(2)- 20" WIDE X 5" HIGH SCUPPERS	(4)- 16" WIDE X 5" HIGH SCUPPERS
A3	2,858 SF	150 SF	3,008 SF	157 GMP	1,076 GMP	-	(2)- 6" LEADERS	(2)- 20" WIDE X 5" HIGH SCUPPERS	(4)- 16" WIDE X 5" HIGH SCUPPERS
A4	2,626 SF	140 SF	2,766 SF	144 GMP	1,076 GMP	-	(2)- 6" LEADERS	(2)- 20" WIDE X 5" HIGH SCUPPERS	(4)- 16" WIDE X 5" HIGH SCUPPERS
A5	3,731 SF	598 SF	4,329 SF	225 GMP	1,076 GMP	1,117 GMP	(2)- 6" INT. DRAINS	-	(2)- 6" EMERGENCY INT. DRAINS (1) 8" VERTICAL STACK
B1	838 SF	282 SF	1,120 SF	58 GMP	1,076 GMP	1,117 GMP	(1)- 6" INT. DRAINS	-	(1) 8" VERTICAL STACK
B2	8,953 SF	1,848 SF	10,801 SF	562 GMP	2,152 GMP	-	(4)- 6" LEADERS	(4)- 20" WIDE X 5" HIGH SCUPPERS	(8)- 16" WIDE X 5" HIGH SCUPPERS
B3	4,763 SF	330 SF	5,093 SF	265 GMP	360 GMP	-	(2)- 4" LEADERS	-	(2)- 4.5" W X 10" D (1/4" SLOPE) GUTTERS
C1	5,537 SF	0 SF	5,537 SF	288 GMP	331 GMP	-	RAIN CATCHMENT STRUCTURE W/ CHAIN	-	(1)- 10" DIAM. (1/16" SLOPE) GUTTER
D1	102 SF	40 SF	142 SF	8 GMP	538 GMP	-	(1)- 6" LEADERS	(1)- 20" WIDE X 5" HIGH SCUPPERS	(1)- 20" WIDE X 5" HIGH SCUPPERS
E1	3,802 SF	412 SF	4,214 SF	220 GMP	2,160 GMP	-	(12)- 4" LEADERS	-	(12)- 4.5" W X 10" D (1/4" SLOPE) GUTTERS

STORM DRAIN PIPE SIZING (SUMMARY FROM IPC CH. 1106.2)

PIPE DIAMETER SIZE (INCHES)	CAPACITY (GPM) / VERTICAL DRAIN
3"	87 GPM
4"	180 GPM
5"	311 GPM
6"	538 GPM

STORM DRAIN GUTTER SIZING (SUMMARY FROM IPC CH. 1106.6)

GUTTER DIM	CAPACITY (GPM) / VERTICAL DRAIN
4.5" W x 6" D (1/4" SLOPE)	348 GPM
5" W x 8" D (1/4" SLOPE)	651 GPM
4" W x 10" D (1/2" SLOPE)	1,055 GPM
10" DIAM. (1/16" SLOPE)	331 GPM

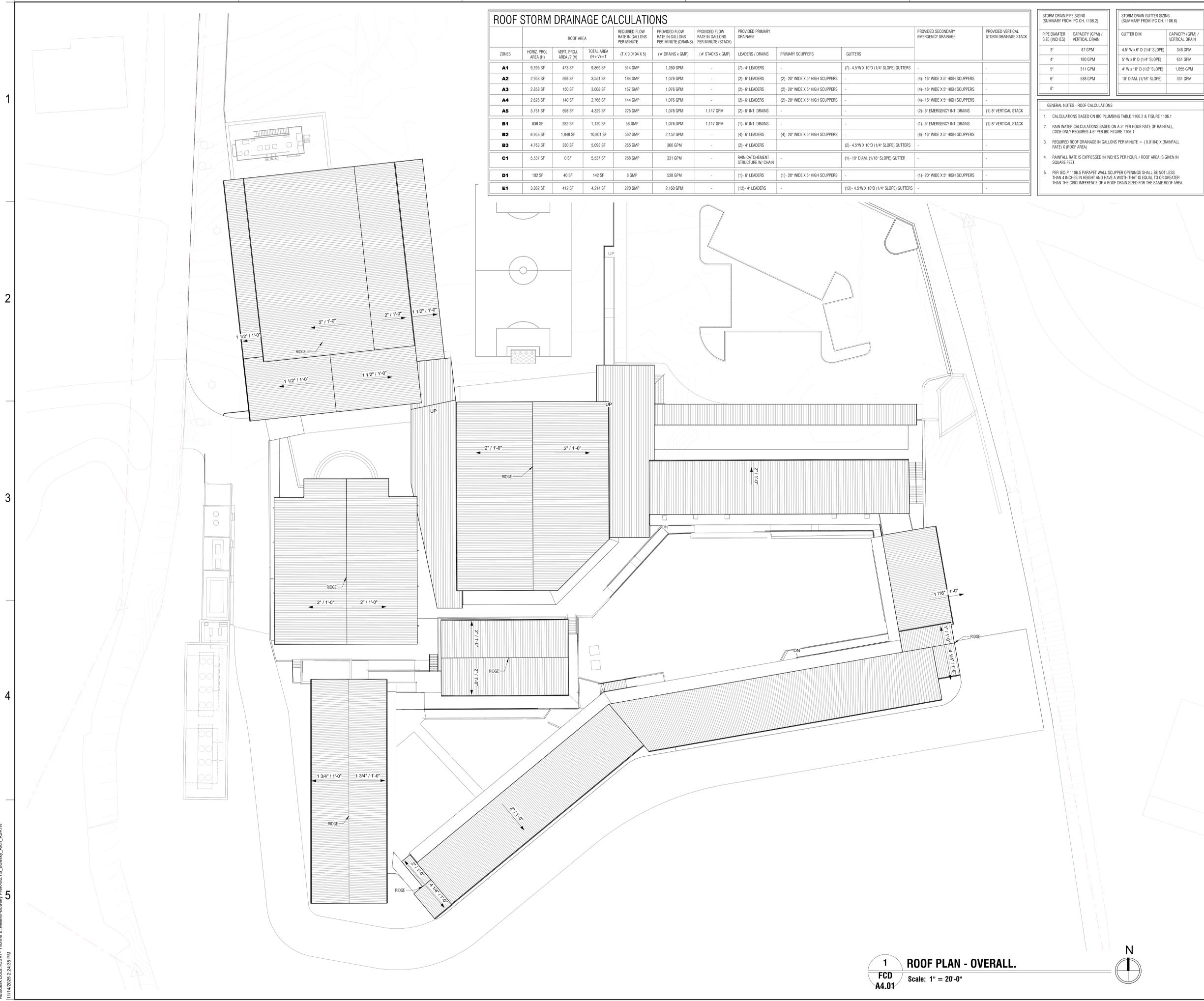
- GENERAL NOTES - ROOF CALCULATIONS
- CALCULATIONS BASED ON IBC PLUMBING TABLE 1106.2 & FIGURE 1106.1
 - RAIN WATER CALCULATIONS BASED ON A 5" PER HOUR RATE OF RAINFALL. CODE ONLY REQUIRES 4.5" PER IBC FIGURE 1106.1
 - REQUIRED ROOF DRAINAGE IN GALLONS PER MINUTE = (0.0104) X (RAINFALL RATE) X (ROOF AREA)
 - RAINFALL RATE IS EXPRESSED IN INCHES PER HOUR. / ROOF AREA IS GIVEN IN SQUARE FEET.
 - PER IBC P 1106.6 PARAPET WALL SCUPPER OPENINGS SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT AND HAVE A WIDTH THAT IS EQUAL TO OR GREATER THAN THE CIRCUMFERENCE OF A ROOF DRAIN SIZED FOR THE SAME ROOF AREA.

ROOFING LEGEND

- SINGLE PLY MEMBRANE ROOF SYSTEM OVER LIGHTWEIGHT INSULATING CONCRETE OVER SLOPED METAL DECK. TOP
- CONCRETE TILE ROOF SYSTEM OVER EXTERIOR BOARD OVER RIGID INSULATION OVER SLOPED METAL DECK. TOP
- STANDING SEAM ROOF SYSTEM OVER EXTERIOR BOARD AND METAL DECK.
- ROOF PEDIESTRIAN TRAFFIC PADS

- #### GENERAL NOTES
- ALL OVERFLOW SCUPPERS (OS) SHALL BE SET NOT LESS THAN 2" NOR MORE THAN 4" ABOVE THE ROOF LINE AT THE PRIMARY DRAIN.
 - SEE DETAILS FOR COLLECTOR HEAD (CH), AND OVERFLOW (OS) SCUPPER SPECIFIED ABOVE.
 - ALL PRIMARY STORM LEADERS SHALL BE CONNECTED TO UNDERGROUND STORM WATER COLLECTION/DISPOSAL SYSTEM AND/OR RAINWATER CISTERN COLLECTION SYSTEM. REFER TO PLUMBING AND CIVIL DRAWINGS FOR LOCATION, SIZE & DETAILS.
 - REFER TO STRUCTURAL DRAWINGS FOR HEIGHT OF ROOF DECK AND COORDINATION OF DRAIN/SCUPPER OPENINGS.
 - COORDINATE ALL HIGH AND LOW POINTS OF JOISTS WITH STRUCTURAL DRAWINGS.
 - SEE SITE PLAN FOR COORDINATION / LOCATION OF ALL WALKWAY CONNECTIONS.
 - ALL ROOF & HURRICANE ANCHORING CABLES, FLASHING, GUTTERS, CATCHER, DOWNPOUTS / LEADERS, STRIPS AND COPING SHALL BE METAL PER SPECIFICATION.
 - PROVIDE UL 96 AND IFC LISTED LIGHTNING PROTECTION SYSTEM FOR ALL ROOF AND CANOPY AREAS. SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - COORDINATE LOCATION OF ALL WALKPADS WITH MECHANICAL DRAWINGS AND OWNER. WALK PADS SHALL BE DIFFERENT COLOR FROM FINAL ROOF SURFACE TO CLEARLY DELINEATE TRAFFIC AREAS. SEPARATION TO BE PROVIDED AT WALK PADS TO ENABLE FREE FLOWS OF WATER TO DRAINS.
 - ALL WOOD COMPONENTS TO BE PRESSURE TREATED.
 - ROOFING TO HAVE HIGH ALBEDO COATING PER SPECIFICATIONS FOR CONTINUOUS SURFACE AT TIME OF PROJECT COMPLETION.
 - ALL ROOFING INSULATION TO HAVE R-30 MINIMUM AT ALL AREAS. SLOPED INSULATION AND COVERBOARD SHALL BE AS/ON REQUIRED MINIMUM R VALUE.
 - ALL AREAS ARE TO HAVE ROOF PROTECTION FOR ALL OPENINGS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (IBC) W/ APPLICABLE SUPPLEMENTS.
 - CONTRACTOR TO PROVIDE ALL REQUIRED PRODUCT APPROVALS FOR REVIEW BY ARCHITECT AND OWNER. PRIOR TO PRE-ROOFING CONFERENCE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SIGNED AND SEALED ENGINEER (FLA REGISTERED ENGINEER) SHOP DRAWINGS FOR REVIEW AND SUBMISSION TO BLDG. DEPARTMENT TO ACQUIRE A ROOFING SUB-PERMIT INCLUSIVE OF THE WATERPROOFING (IBC CH. 17) FOR ALL ROOF DECKS.
 - CONTRACTOR TO MAINTAIN MINIMUM 48" CLEAR AREA IN FRONT OF ALL SCUPPER OPENINGS.
 - ALL ROOF CURBS SHALL COMPLY WITH IBC CH. 15
 - IF REQUIRED, PROVIDE ALL SAFETY TIE-OFF LOCATIONS AND ANCHORS PER MANUFACTURERS RECOMMENDATIONS

- #### KEY NOTES
- "10" ROOF DRAIN
 - "CH" COLLECTOR HEAD W/ LEADER
 - "1" LEADER
 - "SC" SCUPPER
 - "OS" OVERFLOW SCUPPER
 - "SB" SPLASH BLOCK
- NOTE: PROVIDE ENGINEERING DESIGN COMPUTATIONS WITH RESPECT TO SPECIFIED UP-LIFT LOAD REQUIREMENTS AND AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 7-10, & THE IBC WITH THE APPLICABLE SUPPLEMENTS, AS NOTED ON THE CONTRACT DRAWINGS.
- CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY INTERNATIONAL LICENSED PROFESSIONAL STRUCTURAL ENGINEER AS THE DELEGATED SPECIALTY ENGINEER.
- **SEE DETAILS FOR MORE INFORMATION ON OVERFLOW/EMERGENCY DRAINS, SCUPPERS AND GUTTERS (AS APPLICABLE).



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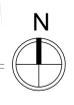
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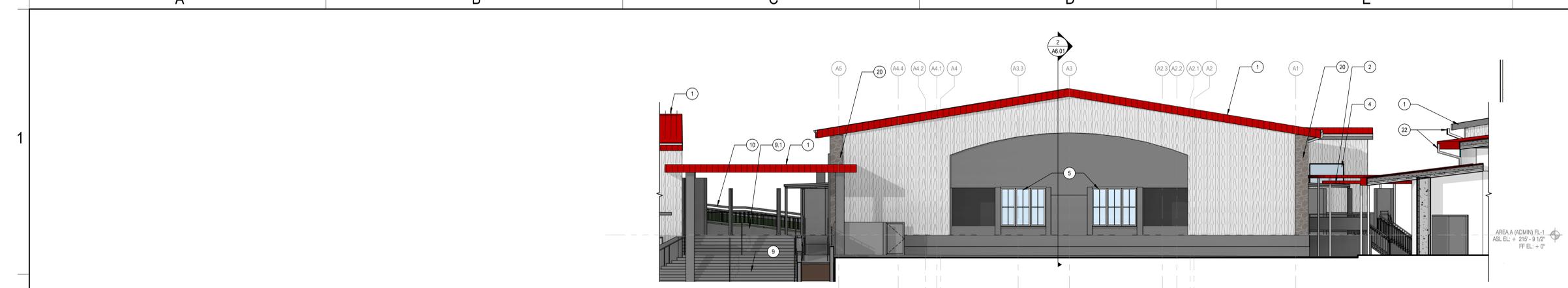
KEY PLAN

25-0289.03
ROOF PLAN - OVERALL

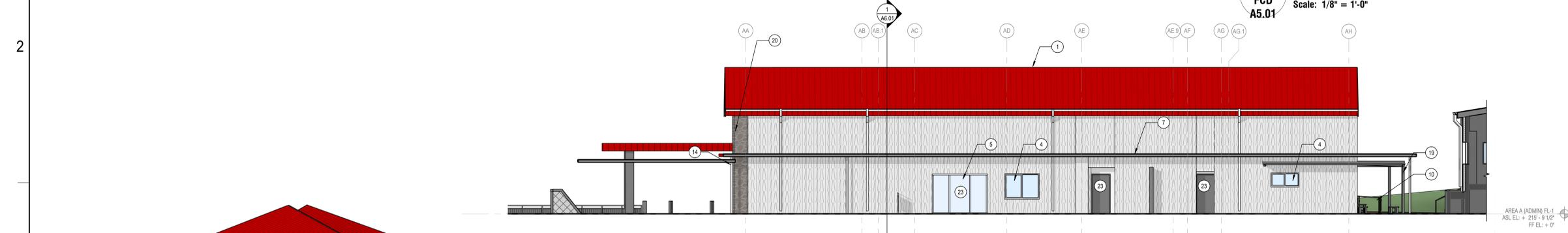
FCD A4.01

1 ROOF PLAN - OVERALL.
Scale: 1" = 20'-0"





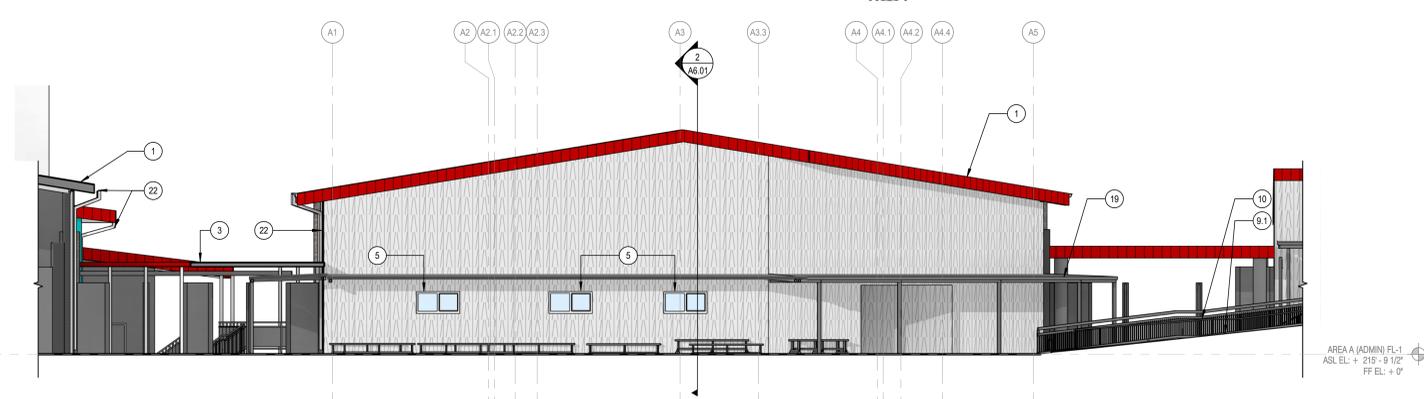
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A5.01
Scale: 1/8" = 1'-0"



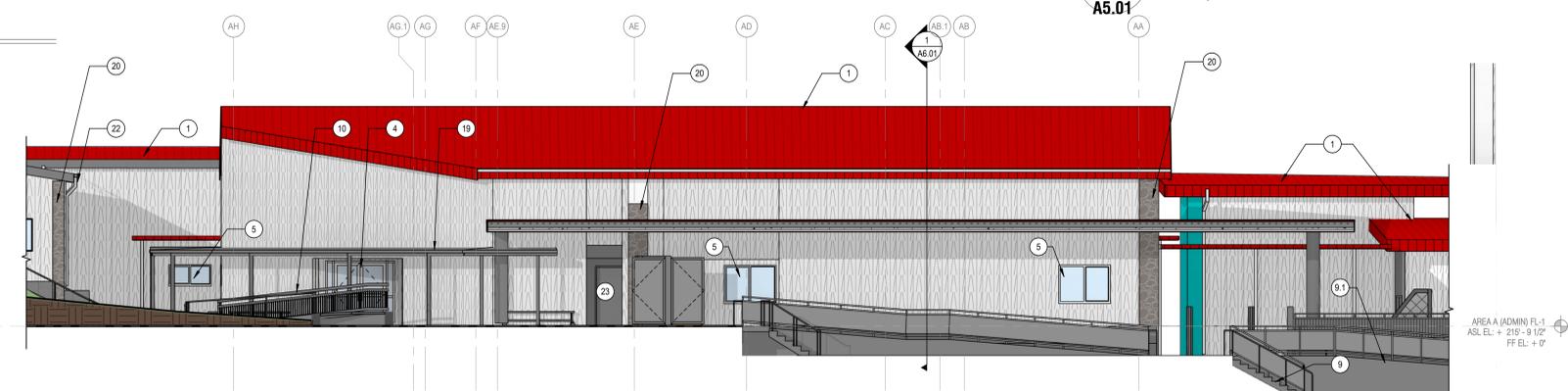
3
FCD
A5.01
Scale: 1/8" = 1'-0"



5
FCD
A5.01
AXON - AREA A - ADMIN/MEDIA.



2
FCD
A5.01
Scale: 1/8" = 1'-0"



1
FCD
A5.01
Scale: 1/8" = 1'-0"

SHEET NOTES

- 1 STANDING SEAM METAL ROOF/WALL SYSTEM
- 2 TRANSLUCENT CANOPY WITH POTENTIAL SOLAR PV SYSTEM
- 3 EXISTING PERFORATED METAL PANEL CANOPY ON STEEL SUBSTRUCTURE TO BE REPAIR AND REFINISH.
- 4 ALUMINUM FRAMED GLAZING SYSTEM
- 5 EXTERIOR ALUMINUM WINDOWS (SEE WINDOW SCHEDULE FOR ADDITIONAL DETAIL)
- 7 EXPOSED STRUCTURAL STEEL FRAMING MEMBERS, HIGH PERFORMANCE PAINT FINISH
- 9 CAST IN PLACE CONCRETE STAIRS
- 9.1 CAST IN PLACE CONCRETE RAMP
- 10 2"x2" ALUMINUM GUARDRAIL WITH ALUMINUM MESH INFILL - MESH INSTALLED ANGULAR.
- 14 2"x4" HORIZONTAL SUN SHADE
- 19 CUSTOM PATTERNED PERFORATED METAL PANEL CANOPY ON STEEL SUBSTRUCTURE
- 20 EXISTING DECORATIVE STONE PILASTER TO REMAIN
- 21 ESTATE FENCE
- 22 PREFINISHED ALUMINUM COLLECTOR HEAD, DOWNSPOUT AND LEADER, TYP.
- 23 SCHEDULED DOOR, TYP.

EXTERIOR FINISH MATERIALS

NOTE: REFER TO WALL ASSEMBLIES ON SHEET A8.0

- ROOF**
- STANDING SEAM METAL ROOF
 - BASIS OF DESIGN FINISH: CARDINAL RED
- EXTERIOR PAINT**
- EPT1: HIGH PERFORMANCE PAINT, COLOR TO MATCH SHERWIN WILLIAMS' XXXX (ON ALL EXPOSED STRUCTURAL STEEL FRAMING)
- EXTERIOR STAIRS**
- 8" CONCRETE WITH ALUMINUM GAURDRAIL
- GLAZING**
- CLEAR TEMPERED INSULATED GLAZING UNITS
 - FROSTED TEMPERED INSULATED GLAZING UNITS (40% TRANSLUCENT)

COLOR & TEXTURE LEGEND

- COMPOSITE WALL PANEL CLADDING SYSTEM
- CWP-1: HORIZONTAL PATTERN / FIELD COLOR 1
 - CWP-2: VERTICAL PATTERN / FIELD COLOR 2
 - CWP-3: SOLID ACCENT COLOR 3
 - CWP-4: SOLID ACCENT COLOR 4

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PRE-APP CONCEPT DRAWINGS

OCTOBER 2025

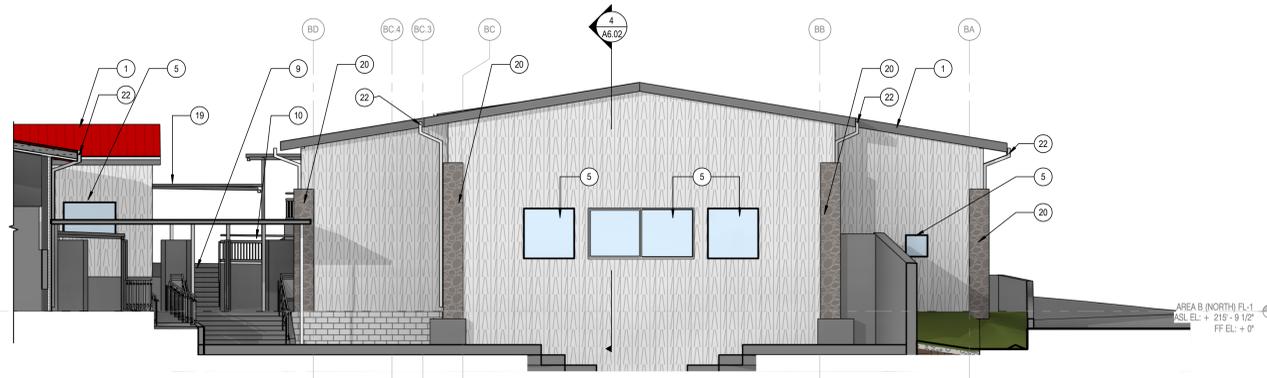
REVISIONS

Rev	Date	Note

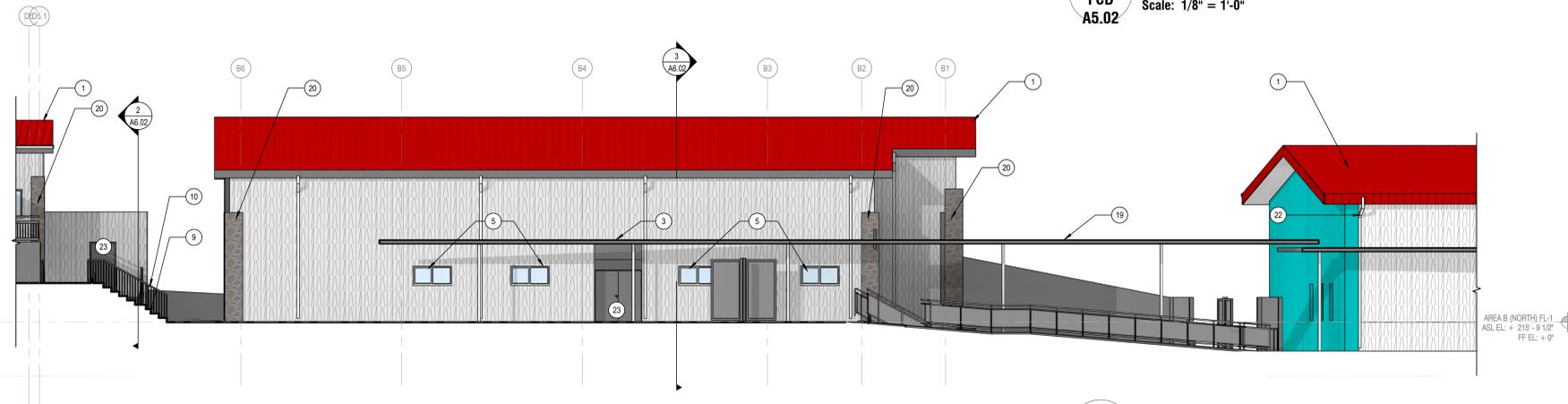
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KEY PLAN

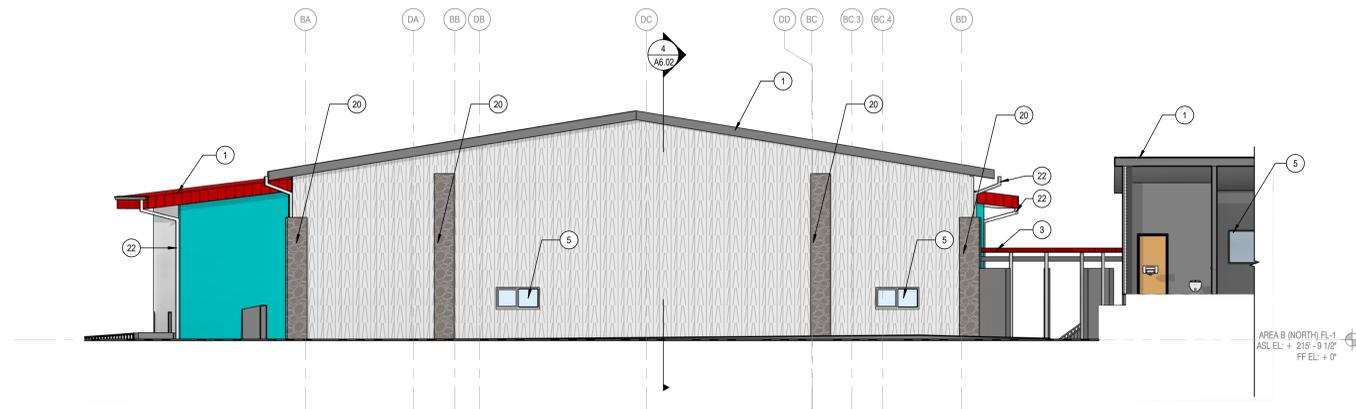
25-0289.03
FCD EXTERIOR ELEVATIONS - AREA A (ADMIN/MEDIA)
FCD A5.01



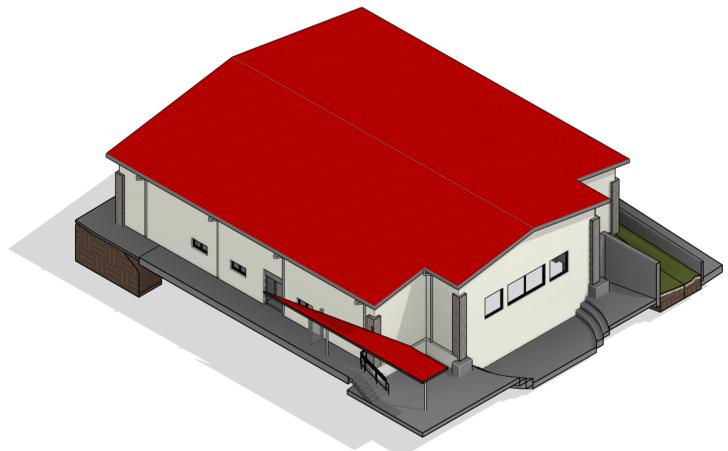
4 EXTERIOR ELEVATION - AREA B - NORTH
 FCD A5.02 Scale: 1/8" = 1'-0"



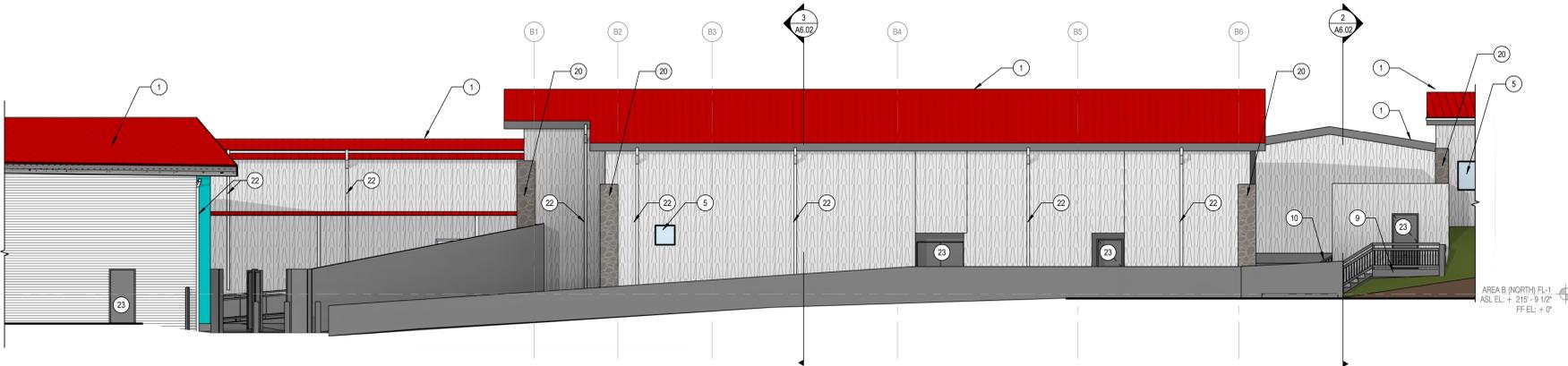
3 EXTERIOR ELEVATION - AREA B - EAST
 FCD A5.02 Scale: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - AREA B - SOUTH
 FCD A5.02 Scale: 1/8" = 1'-0"



5 AXON - AREA B - CAFETERIA.
 FCD A5.02



1 EXTERIOR ELEVATION - AREA B - WEST
 FCD A5.02 Scale: 1/8" = 1'-0"

SHEET NOTES

- 1 STANDING SEAM METAL ROOF/WALL SYSTEM
- 2 TRANSLUCENT CANOPY WITH POTENTIAL SOLAR PV SYSTEM
- 3 EXISTING PERFORATED METAL PANEL CANOPY ON STEEL SUBSTRUCTURE TO BE REPAIR AND REFINISH.
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- 5 EXTERIOR ALUMINUM WINDOWS (SEE WINDOW SCHEDULE FOR ADDITIONAL DETAIL)
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- 21 ESTATE FENCE
- 22 PREFINISHED ALUMINUM COLLECTOR HEAD, DOWNSPOUT AND LEADER, TYP.
- 23 SCHEDULED DOOR, TYP.

EXTERIOR FINISH MATERIALS

NOTE: REFER TO WALL ASSEMBLIES ON SHEET A8.0

- ROOF**
- 1 STANDING SEAM METAL ROOF BASIS OF DESIGN FINISH: CARDINAL RED
- EXTERIOR PAINT**
- 1 EPT-1: HIGH PERFORMANCE PAINT, COLOR TO MATCH SHERWIN WILLIAMS, XXXX (@ALL EXPOSED STRUCTURAL STEEL FRAMING)
- EXTERIOR STAIRS**
- 1 6" CONCRETE WITH ALUMINUM GAURDRAIL
- GLAZING**
- 1 CLEAR TEMPERED INSULATED GLAZING UNITS
 - 2 FROSTED TEMPERED INSULATED GLAZING UNITS (40% TRANSLUCENT)

COLOR & TEXTURE LEGEND

- COMPOSITE WALL PANEL CLADDING SYSTEM
- 1 CWP-1: HORIZONTAL PATTERN / FIELD COLOR 1
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 - 4 CWP-4: SOLID ACCENT COLOR 4

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 OCTOBER 2025

REVISIONS

Rev	Date	Note

KEY PLAN

25-0289.03
 EXTERIOR ELEVATIONS - AREA B (CAFETERIA)
FCD A5.02

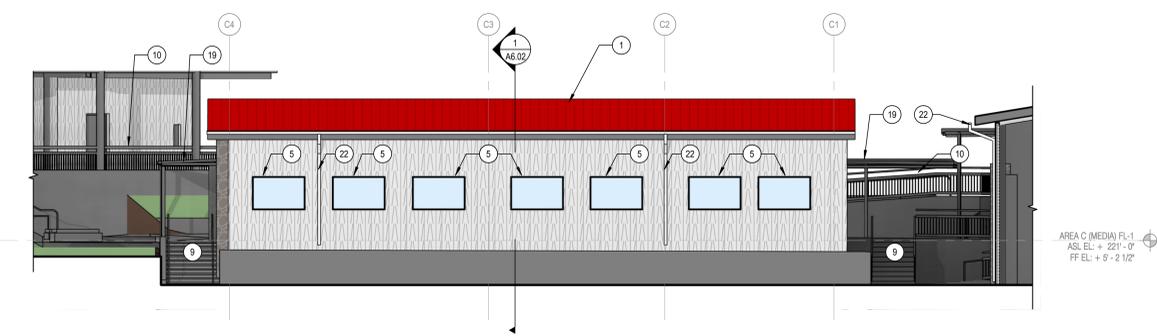
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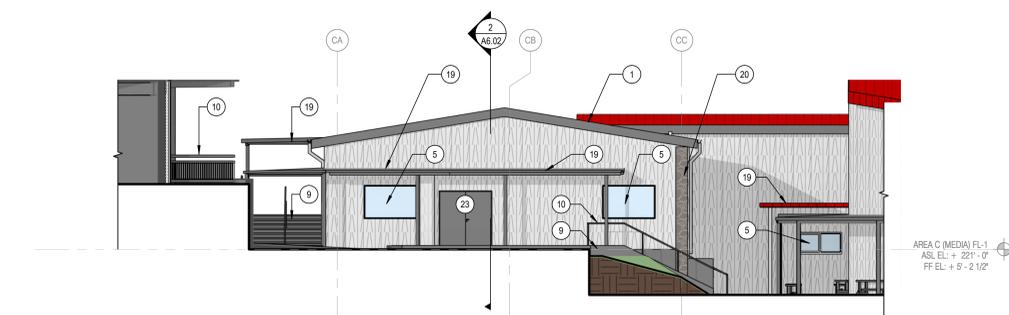
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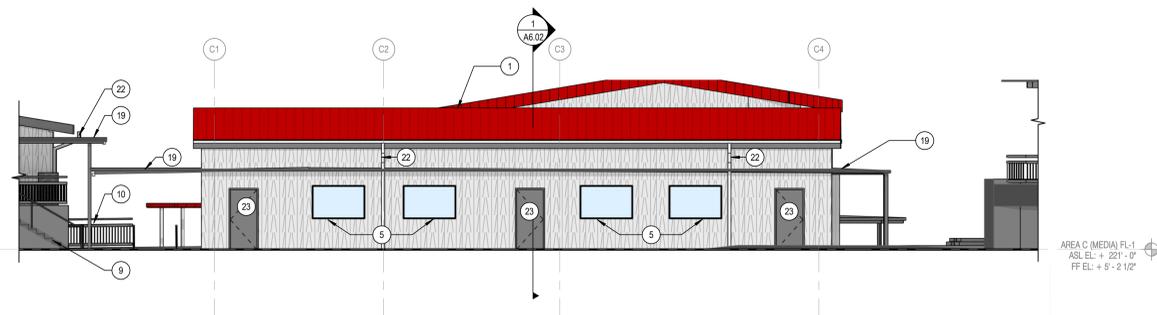
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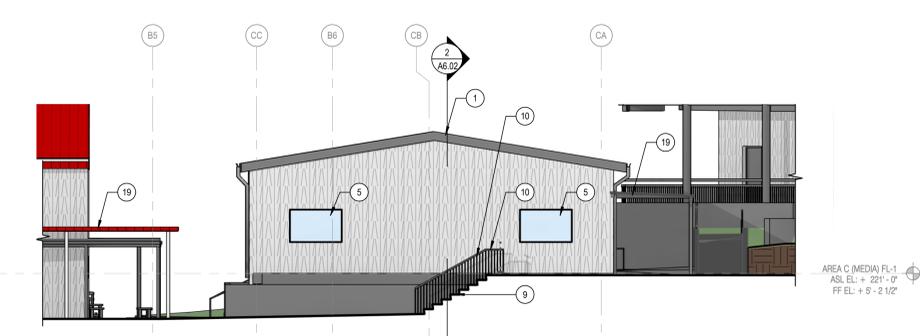
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FCD
A5.03 Scale: 1/8" = 1'-0"



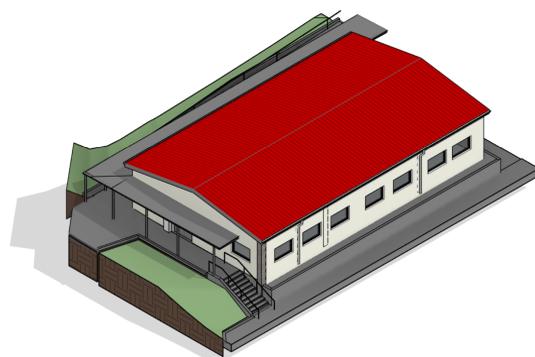
3
FCD
A5.03 Scale: 1/8" = 1'-0"



2
FCD
A5.03 Scale: 1/8" = 1'-0"



1
FCD
A5.03 Scale: 1/8" = 1'-0"



5
FCD
A5.03 **AXON - AREA C - COMPUTER.**

SHEET NOTES

- 1 STANDING SEAM METAL ROOF/WALL SYSTEM
- 2 TRANSLUCENT CANOPY WITH POTENTIAL SOLAR PV SYSTEM
- 3 EXISTING PERFORATED METAL PANEL CANOPY ON STEEL SUBSTRUCTURE TO BE REPAIR AND REFINISH.
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- 21 ESTATE FENCE
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- 23 SCHEDULED DOOR, TYP.

EXTERIOR FINISH MATERIALS

NOTE: REFER TO WALL ASSEMBLIES ON SHEET A8.0

ROOF

- 1 STANDING SEAM METAL ROOF BASIS OF DESIGN FINISH: CARDINAL RED

EXTERIOR PAINT

- 1 EPT1: HIGH PERFORMANCE PAINT, COLOR TO MATCH SHERWIN WILLIAMS: xxx (ALL EXPOSED STRUCTURAL STEEL FRAMING)

EXTERIOR STAIRS

- 1 8" CONCRETE WITH ALUMINUM GAURDRAIL

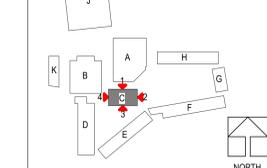
GLAZING

- 1 CLEAR TEMPERED INSULATED GLAZING UNITS
- 2 FROSTED TEMPERED INSULATED GLAZING UNITS (40% TRANSLUCENT)

COLOR & TEXTURE LEGEND
 COMPOSITE WALL PANEL CLADDING SYSTEM

- 1 CWP-1: HORIZONTAL PATTERN / FIELD COLOR 1
- 2 CWP-2: VERTICAL PATTERN / FIELD COLOR 2
- 3 CWP-3: SOLID ACCENT COLOR 3
- 4 CWP-4: SOLID ACCENT COLOR 4

KEY PLAN



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PRE-APP CONCEPT DRAWINGS

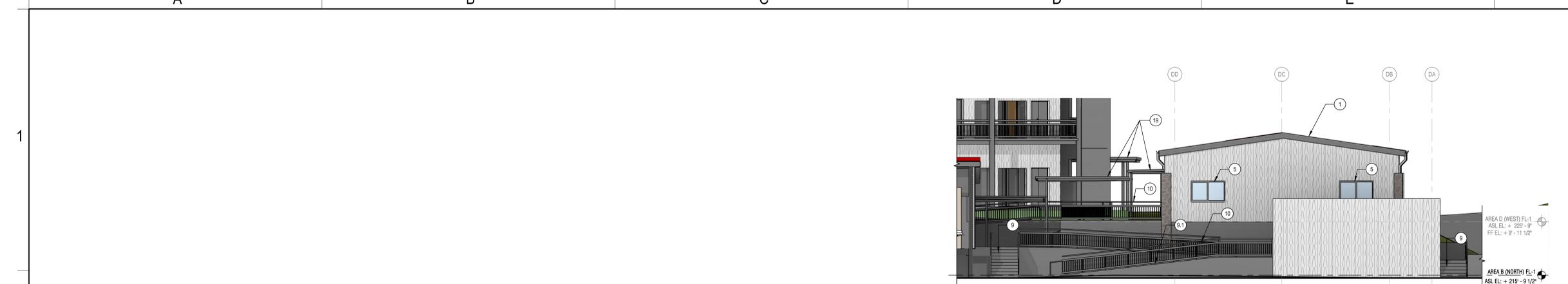
OCTOBER 2025

REVISIONS

Rev	Date	Note

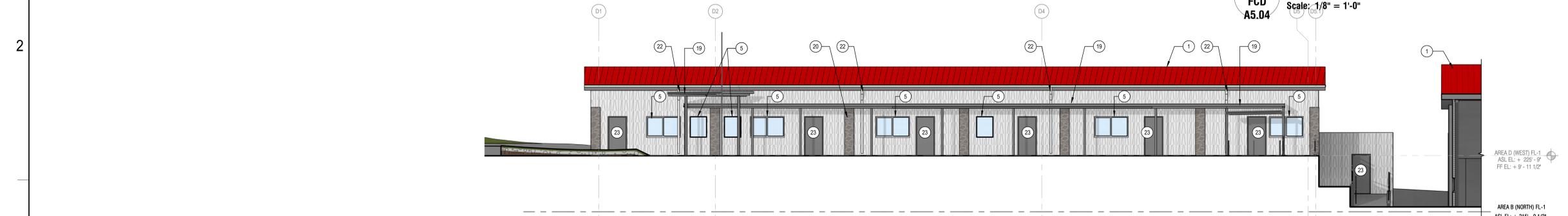


25-0289.03
 EXTERIOR ELEVATIONS - AREA C (COMPUTER)
FCD A5.03



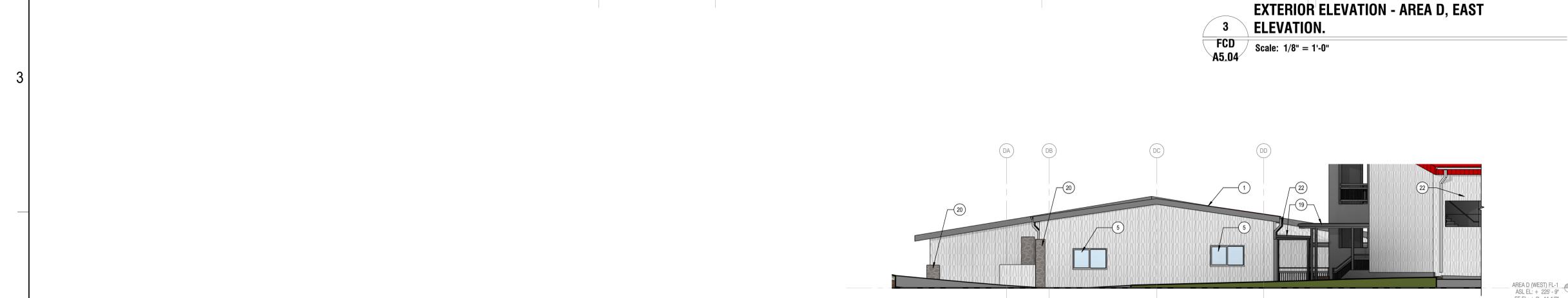
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A5.04
Scale: 1/8" = 1'-0"

EXTERIOR ELEVATION - AREA D, NORTH ELEVATION.



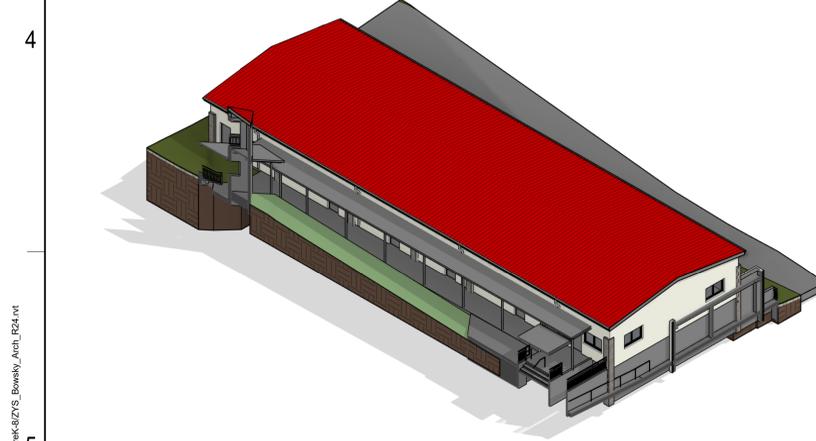
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A5.04
Scale: 1/8" = 1'-0"

EXTERIOR ELEVATION - AREA D, EAST ELEVATION.



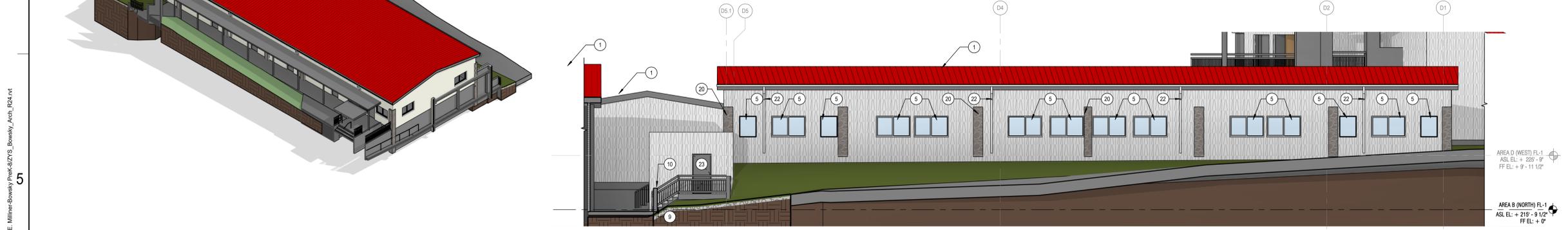
2
FCD
A5.04
Scale: 1/8" = 1'-0"

EXTERIOR ELEVATION - AREA D, SOUTH ELEVATION.



5
FCD
A5.04

AXON - AREA D - ART/MUSIC.



1
FCD
A5.04
Scale: 1/8" = 1'-0"

EXTERIOR ELEVATION - AREA WEST ELEVATION.

SHEET NOTES

- 1 STANDING SEAM METAL ROOF/WALL SYSTEM
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- 9 CAST IN PLACE CONCRETE STAIRS
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- 10 2"x2" ALUMINUM GUARDRAIL WITH ALUMINUM MESH INFILL - MESH INSTALLED ANGULAR.
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- 19 CUSTOM PATTERNED PERFORATED METAL PANEL CANOPY ON STEEL SUBSTRUCTURE
- 20 EXISTING DECORATIVE STONE PILASTER TO REMAIN
- 21 ESTATE FENCE
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- 23 SCHEDULED DOOR, TYP.

EXTERIOR FINISH MATERIALS

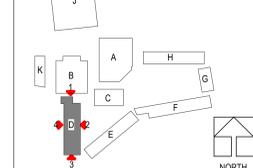
NOTE: REFER TO WALL ASSEMBLIES ON SHEET A8.0

- ROOF**
- STANDING SEAM METAL ROOF BASIS OF DESIGN FINISH: CARDINAL RED
- EXTERIOR PAINT**
- EPT1: HIGH PERFORMANCE PAINT. COLOR TO MATCH SHERWIN WILLIAMS: XXXX (BALL EXPOSED STRUCTURAL STEEL FRAMING)
- EXTERIOR STAIRS**
- 8" CONCRETE WITH ALUMINUM GAURDRAIL
- GLAZING**
- CLEAR TEMPERED INSULATED GLAZING UNITS
 - FROSTED TEMPERED INSULATED GLAZING UNITS (40% TRANSLUCENT)

COLOR & TEXTURE LEGEND

- COMPOSITE WALL PANEL CLADDING SYSTEM
- CWP-1: HORIZONTAL PATTERN / FIELD COLOR 1
 - CWP-2: VERTICAL PATTERN / FIELD COLOR 2
 - CWP-3: SOLID ACCENT COLOR 3
 - CWP-4: SOLID ACCENT COLOR 4

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PRE-APP CONCEPT DRAWINGS
OCTOBER 2025

REVISIONS

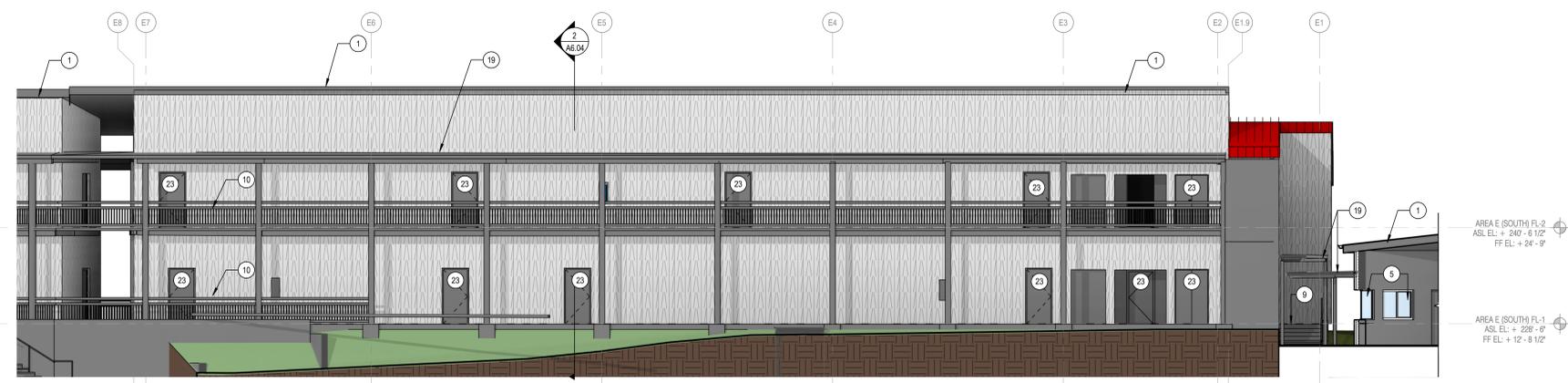
Rev	Date	Note



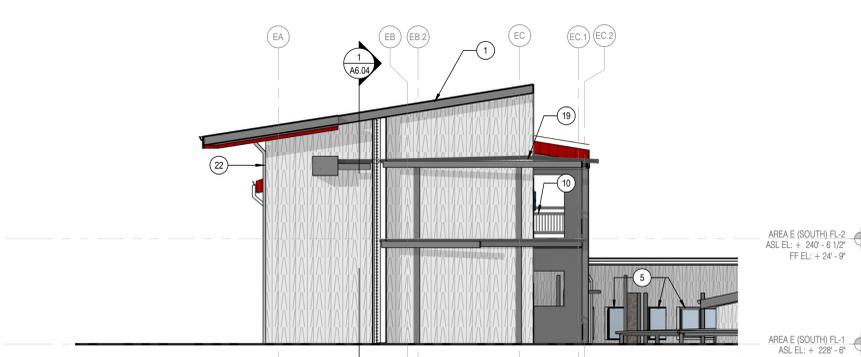
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EXTERIOR ELEVATIONS - AREA D (ART/MUSIC)

FCD A5.04

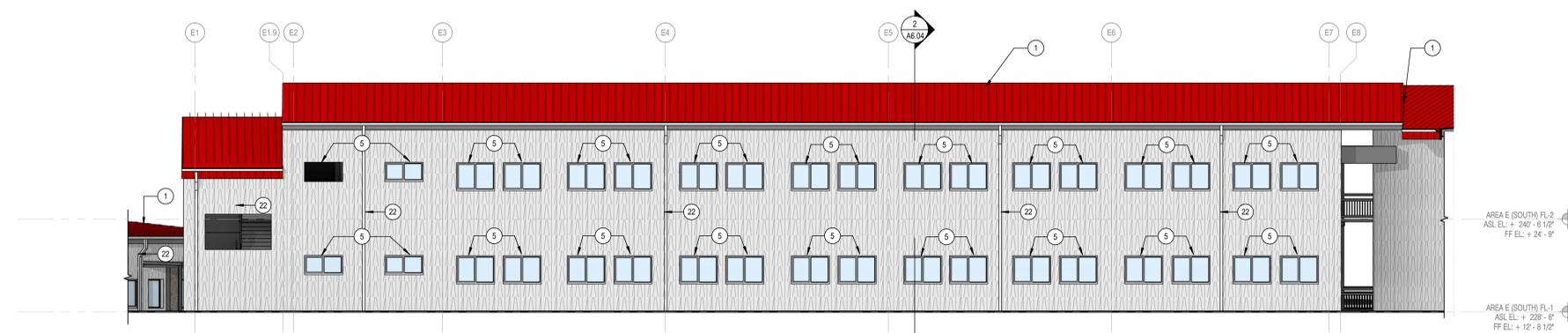
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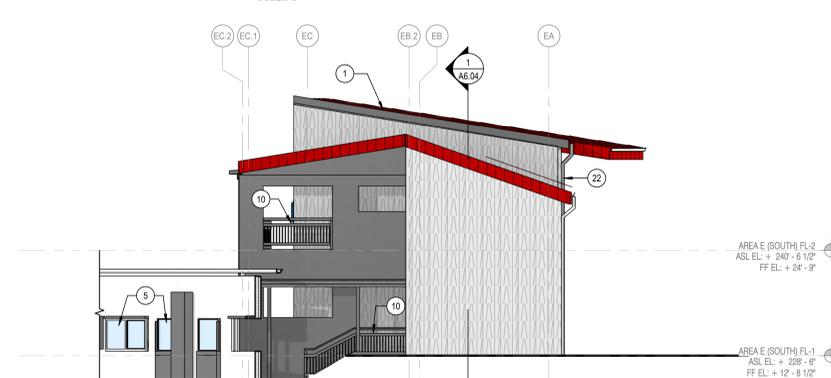
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Scale: 1/8" = 1'-0"



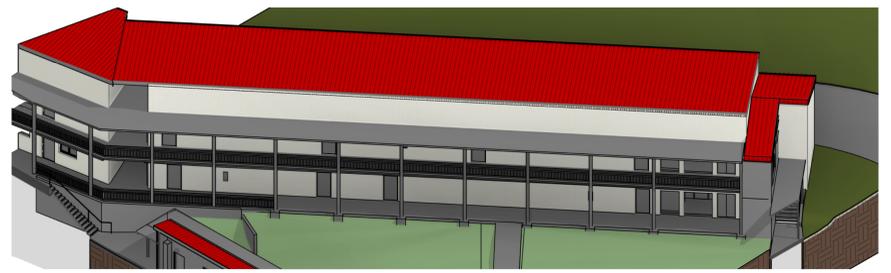
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Scale: 1/8" = 1'-0"



2
FCD
A5.05
Scale: 1/8" = 1'-0"



1
FCD
A5.05
Scale: 1/8" = 1'-0"



5
FCD
A5.05
AXON - AREA E - CLASSROOMS 5-6.

- # SHEET NOTES**
- STANDING SEAM METAL ROOF/WALL SYSTEM
 - TRANSLUCENT CANOPY WITH POTENTIAL SOLAR PV SYSTEM
 - EXISTING PERFORATED METAL PANEL CANOPY ON STEEL SUBSTRUCTURE TO BE REPAIR AND REFINISH.
 - ALUMINUM FRAMED GLAZING SYSTEM
 - EXTERIOR ALUMINUM WINDOWS (SEE WINDOW SCHEDULE FOR ADDITIONAL DETAIL)
 - EXPOSED STRUCTURAL STEEL FRAMING MEMBERS. HIGH PERFORMANCE PAINT FINISH.
 - CAST IN PLACE CONCRETE STAIRS
 - CAST IN PLACE CONCRETE RAMP
 - 2"x2" ALUMINUM GUARDRAIL WITH ALUMINUM MESH INFILL. MESH INSTALLED ANGULAR.
 - 2'-0" HORIZONTAL SUN SHADE
 - CUSTOM PATTERNED PERFORATED METAL PANEL CANOPY ON STEEL SUBSTRUCTURE.
 - EXISTING DECORATIVE STONE PLASTER TO REMAIN
 - ESTATE FENCE
 - PREFINISHED ALUMINUM COLLECTOR HEAD, DOWNSPOUT AND LEADER TYP.
 - SCHEDULED DOOR TYP.

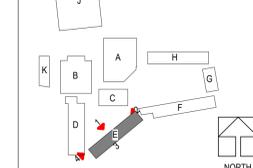
EXTERIOR FINISH MATERIALS

- NOTE: REFER TO WALL ASSEMBLIES ON SHEET A8.0
- ROOF**
- STANDING SEAM METAL ROOF
 - BASIS OF DESIGN FINISH: CARDINAL RED
- EXTERIOR PAINT**
- EPT1: HIGH PERFORMANCE PAINT. COLOR TO MATCH SHERWIN WILLIAMS: xxxx (@ALL EXPOSED STRUCTURAL STEEL FRAMING)
- EXTERIOR STAIRS**
- 8" CONCRETE WITH ALUMINUM GAURDRAIL
- GLAZING**
- CLEAR TEMPERED INSULATED GLAZING UNITS
 - FROSTED TEMPERED INSULATED GLAZING UNITS (40% TRANSLUCENT)

COLOR & TEXTURE LEGEND

- COMPOSITE WALL PANEL CLADDING SYSTEM
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U.S. VIRGIN ISLANDS DEPARTMENT OF EDUCATION

9432-WCR, Mandell, St Thomas 00802, U.S. Virgin Islands

PRE-APP CONCEPT DRAWINGS
OCTOBER 2025

REVISIONS

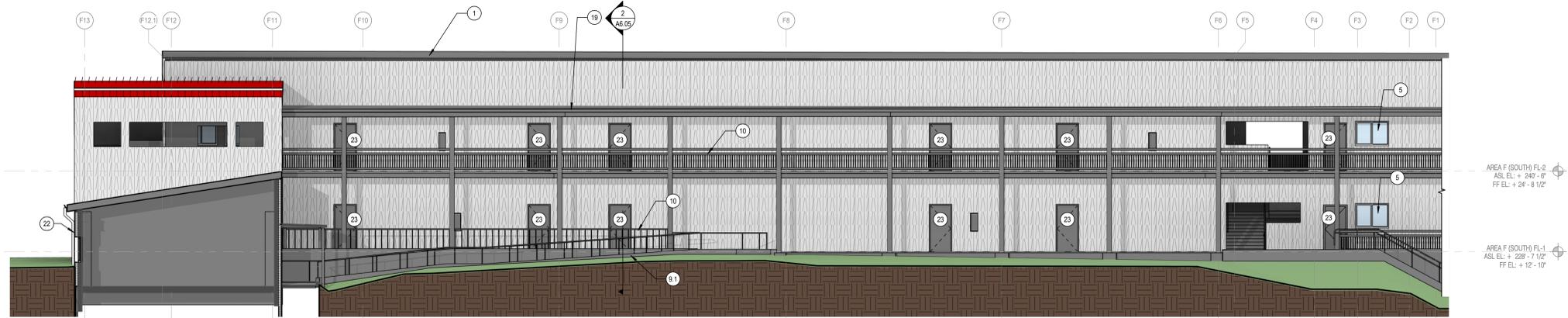
Rev	Date	Note

Received Date: 11/14/2025

25-0289.03

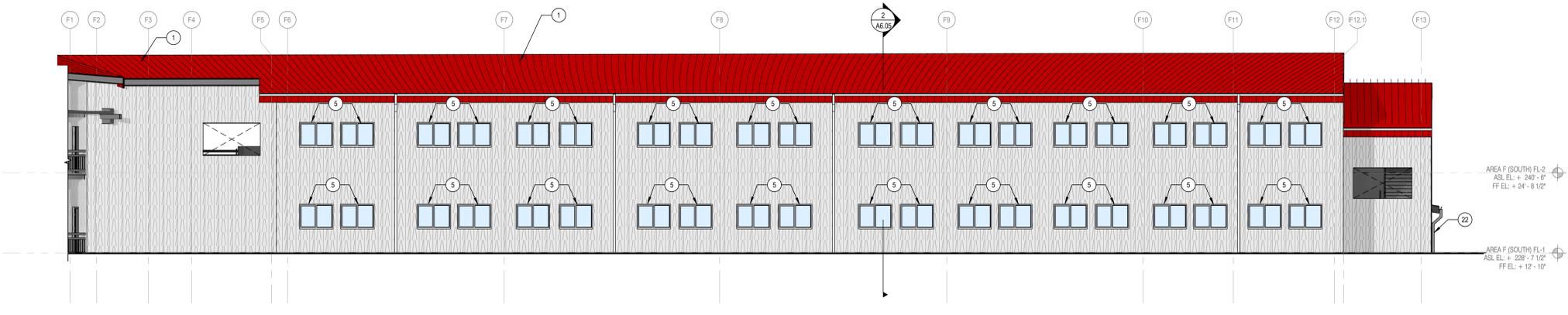
EXTERIOR ELEVATIONS - AREA E (CLASSROOMS 5-6)

FCD A5.05



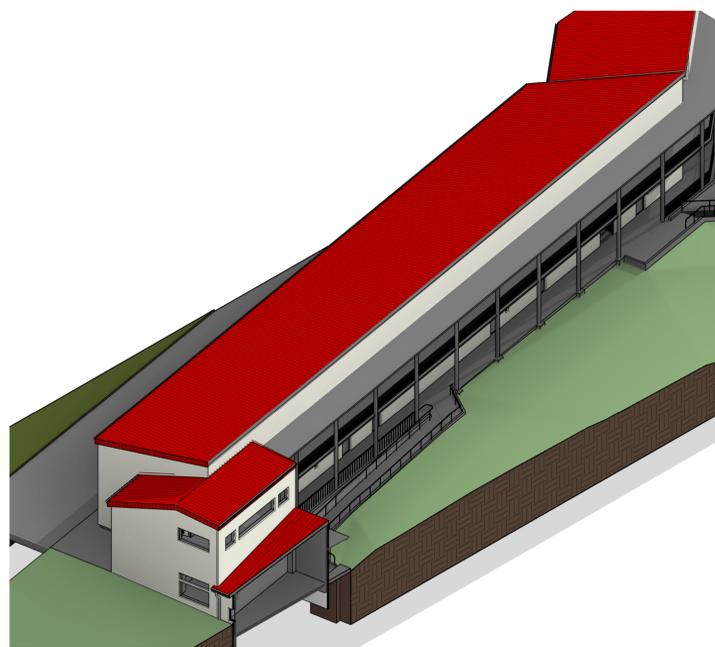
EXTERIOR ELEVATION - AREA F, NORTH ELEVATION.

4
FCD
A5.06
Scale: 1/8" = 1'-0"



EXTERIOR ELEVATION - AREA F, SOUTH ELEVATION.

3
FCD
A5.06
Scale: 1/8" = 1'-0"



5
FCD
A5.06
AXON - AREA F - CLASSROOMS 1-4.



EXTERIOR ELEVATION - AREA F, EAST ELEVATION.

2
FCD
A5.06
Scale: 1/8" = 1'-0"

EXTERIOR ELEVATION - AREA F, WEST ELEVATION.

1
FCD
A5.06
Scale: 1/8" = 1'-0"

SHEET NOTES

- 1 STANDING SEAM METAL ROOF/WALL SYSTEM
- 2 TRANSLUCENT CANOPY WITH POTENTIAL SOLAR PV SYSTEM
- 3 EXISTING PERFORATED METAL PANEL CANOPY ON STEEL SUBSTRUCTURE TO BE REPAIR AND REFINISH.
- 4 ALUMINUM FRAMED GLAZING SYSTEM
- 5 EXTERIOR ALUMINUM WINDOWS (SEE WINDOW SCHEDULE FOR ADDITIONAL DETAIL)
- 7 EXPOSED STRUCTURAL STEEL FRAMING MEMBERS, HIGH PERFORMANCE PAINT FINISH
- 9 CAST IN PLACE CONCRETE RAMP
- 9.1 CAST IN PLACE CONCRETE STAIRS
- 10 2"x2" ALUMINUM GUARDRAIL WITH ALUMINUM MESH INFILL - MESH INSTALLED ANGULAR.
- 14 2"x4" HORIZONTAL SUN SHADE
- 19 CUSTOM PATTERNED PERFORATED METAL PANEL CANOPY ON STEEL SUBSTRUCTURE
- 20 EXISTING DECORATIVE STONE PILLASTER TO REMAIN
- 21 ESTATE FENCE
- 22 PREFINISHED ALUMINUM COLLECTOR HEAD, DOWNSPOUT AND LEADER, TYP.
- 23 SCHEDULED DOOR, TYP.

EXTERIOR FINISH MATERIALS

NOTE: REFER TO WALL ASSEMBLIES ON SHEET A8.0

ROOF
STANDING SEAM METAL ROOF
BASIS OF DESIGN FINISH: CARDINAL RED

EXTERIOR PAINT
EPT-1: HIGH PERFORMANCE PAINT, COLOR TO MATCH SHERWIN WILLIAMS, XXXX (ALL EXPOSED STRUCTURAL STEEL FRAMING)

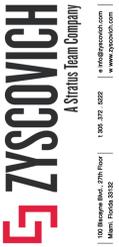
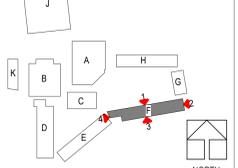
EXTERIOR STAIRS
8" CONCRETE WITH ALUMINUM GUARDRAIL

GLAZING
CLEAR TEMPERED INSULATED GLAZING UNITS
FROSTED TEMPERED INSULATED GLAZING UNITS (40% TRANSLUCENT)

COLOR & TEXTURE LEGEND

COMPOSITE WALL PANEL CLADDING SYSTEM
CWP-1: HORIZONTAL PATTERN / FIELD COLOR 1
CWP-2: VERTICAL PATTERN / FIELD COLOR 2
CWP-3: SOLID ACCENT COLOR 3
CWP-4: SOLID ACCENT COLOR 4

KEY PLAN



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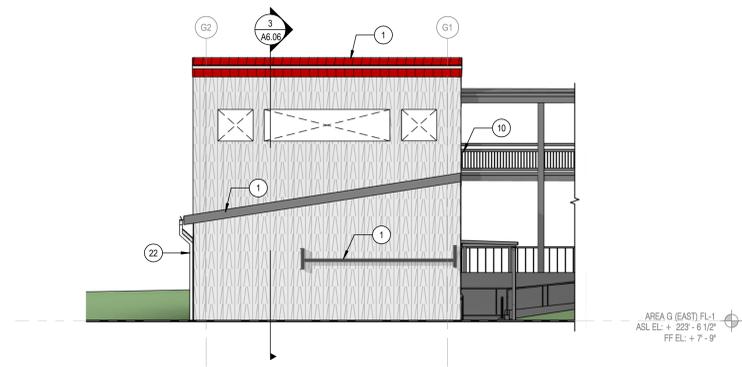
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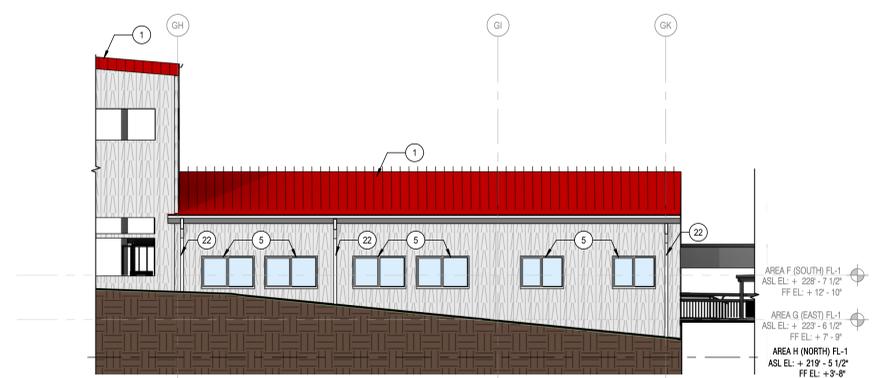
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EXTERIOR ELEVATIONS - AREA F (CLASSROOMS 1-4)

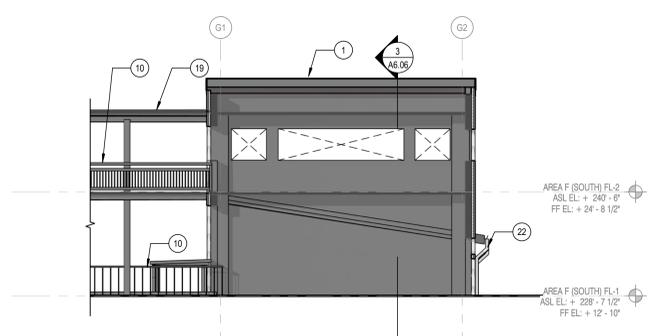
**FCD
A5.06**



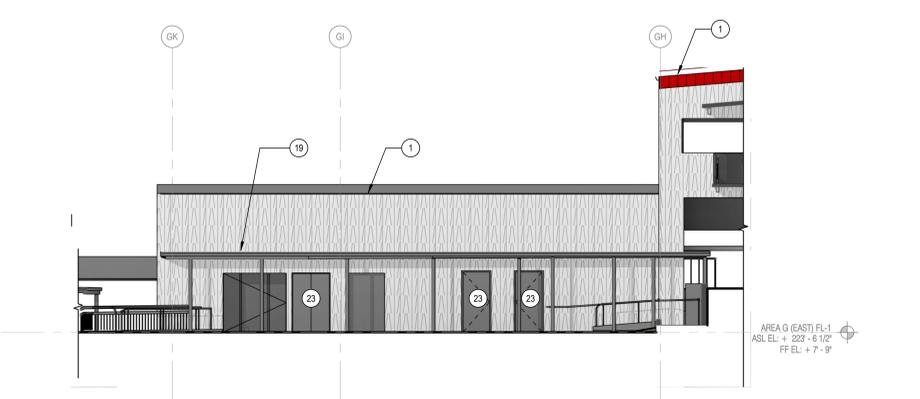
4
EXTERIOR ELEVATION - AREA G, NORTH ELEVATION.
FCD A5.07 Scale: 1/8" = 1'-0"



3
EXTERIOR ELEVATION - AREA G, EAST ELEVATION.
FCD A5.07 Scale: 1/8" = 1'-0"



2
EXTERIOR ELEVATION - AREA G, SOUTH ELEVATION.
FCD A5.07 Scale: 1/8" = 1'-0"



1
EXTERIOR ELEVATION - AREA G, WEST ELEVATION.
FCD A5.07 Scale: 1/8" = 1'-0"



5
AXON - AREA G - BATH/STORAGE.
FCD A5.07

SHEET NOTES

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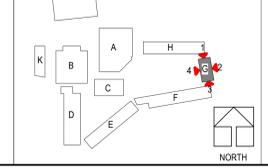
EXTERIOR FINISH MATERIALS

- NOTE: REFER TO WALL ASSEMBLIES ON SHEET A8.0
- ROOF**
- 1 STANDING SEAM METAL ROOF
 - BASIS OF DESIGN FINISH: CARDINAL RED
- EXTERIOR PAINT**
- 1 EPT1: HIGH PERFORMANCE PAINT. COLOR TO MATCH SHERWIN WILLIAMS.
 - xxx (BALL EXPOSED STRUCTURAL STEEL FRAMING)
- EXTERIOR STAIRS**
- 1 8" CONCRETE WITH ALUMINUM GAURDRAIL
- GLAZING**
- 1 CLEAR TEMPERED INSULATED GLAZING UNITS
 - 2 FROSTED TEMPERED INSULATED GLAZING UNITS (40% TRANSLUCENT)

COLOR & TEXTURE LEGEND

- COMPOSITE WALL PANEL CLADDING SYSTEM
- 1 CWP-1: HORIZONTAL PATTERN / FIELD COLOR 1
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 - 4 CWP-4: SOLID ACCENT COLOR 4

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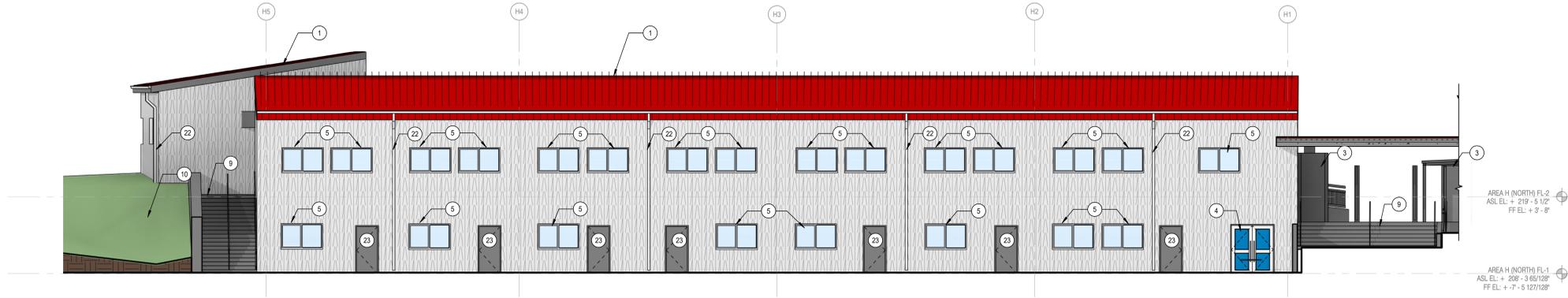
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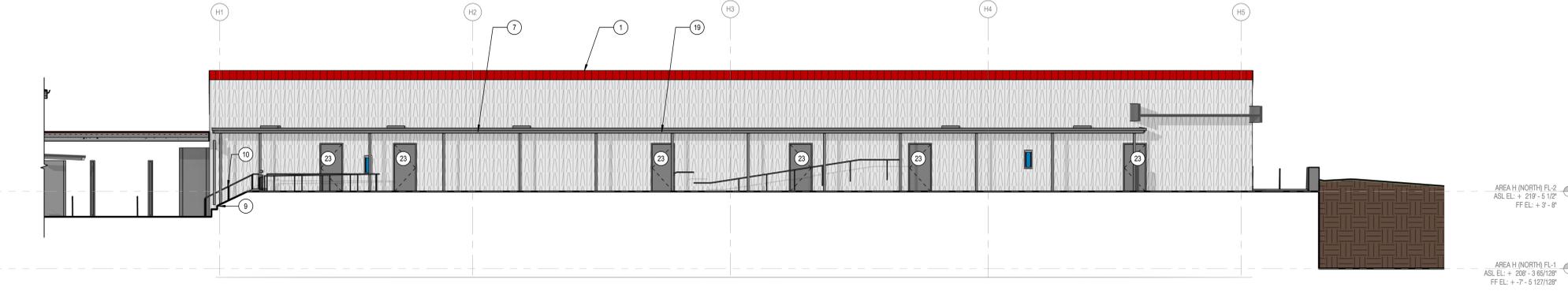
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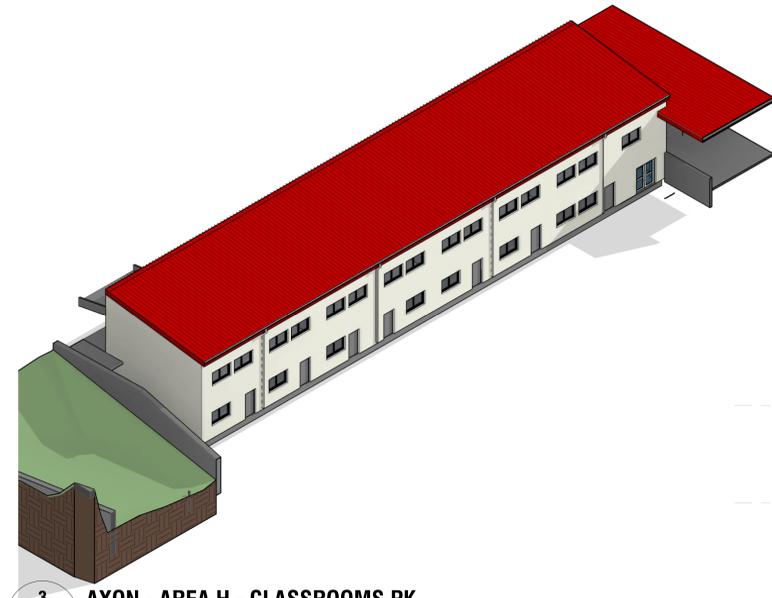
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EXTERIOR ELEVATIONS - AREA G (BATH/STORAGE)
FCD A5.07



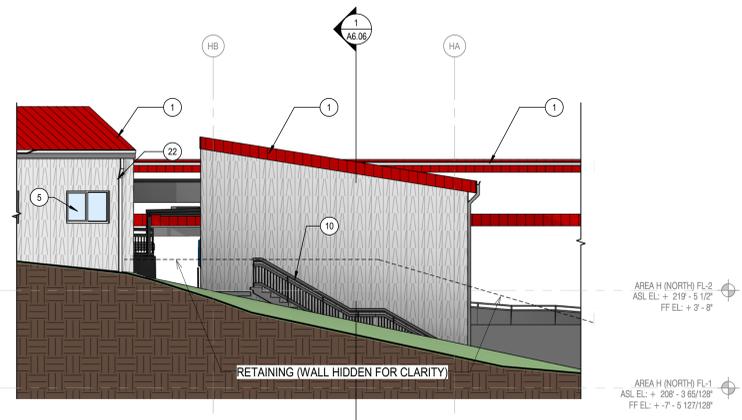
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FCD
A5.08
EXTERIOR ELEVATION - AREA H, NORTH ELEVATION.
 Scale: 1/8" = 1'-0"



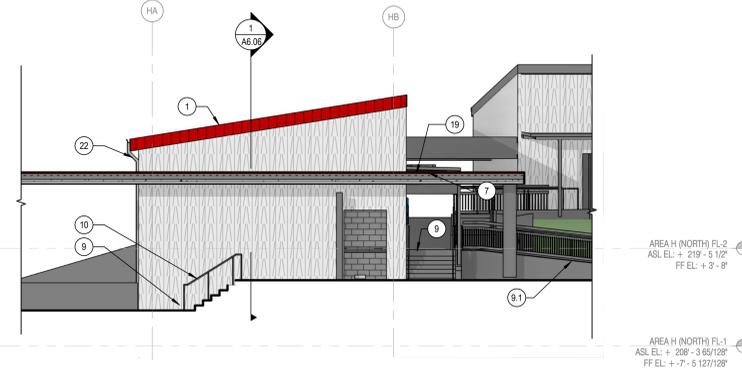
4
FCD
A5.08
EXTERIOR ELEVATION - AREA H, SOUTH ELEVATION.
 Scale: 1/8" = 1'-0"



3
FCD
A5.08
AXON - AREA H - CLASSROOMS PK.



2
FCD
A5.08
EXTERIOR ELEVATION - AREA H, EAST ELEVATION.
 Scale: 1/8" = 1'-0"



1
FCD
A5.08
EXTERIOR ELEVATION - AREA H, WEST ELEVATION.
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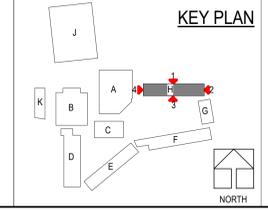
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NOTE: REFER TO WALL ASSEMBLIES ON SHEET A8.0

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- 1. STANDING SEAM METAL ROOF BASIS OF DESIGN FINISH: CARDINAL RED
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- EPT1: HIGH PERFORMANCE PAINT COLOR TO MATCH SHERWIN WILLIAMS, xxx (ALL EXPOSED STRUCTURAL STEEL FRAMING)
- EXTERIOR STAIRS**
- 8" CONCRETE WITH ALUMINUM GAURDRAIL
- GLAZING**
- CLEAR TEMPERED INSULATED GLAZING UNITS
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COLOR & TEXTURE LEGEND

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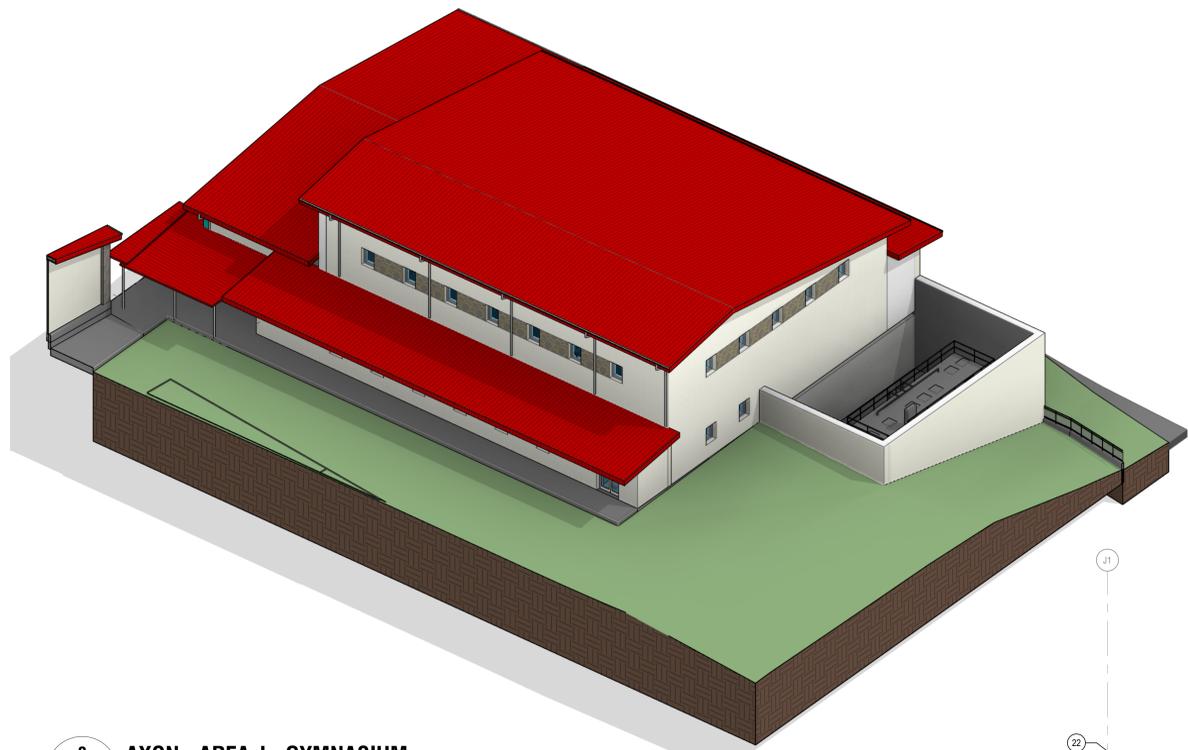
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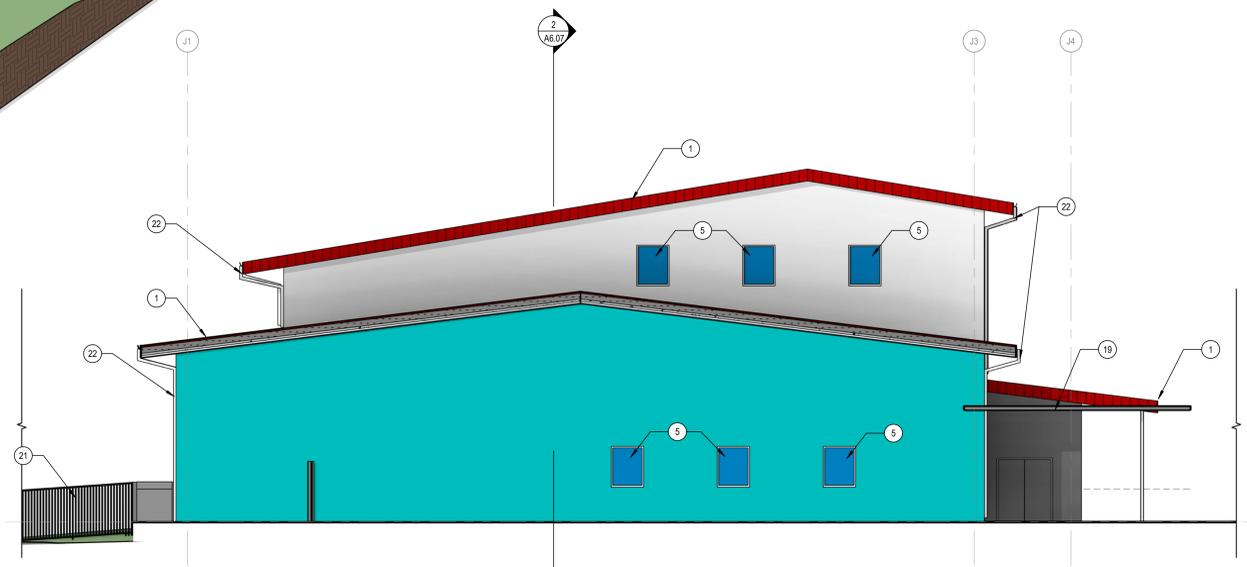
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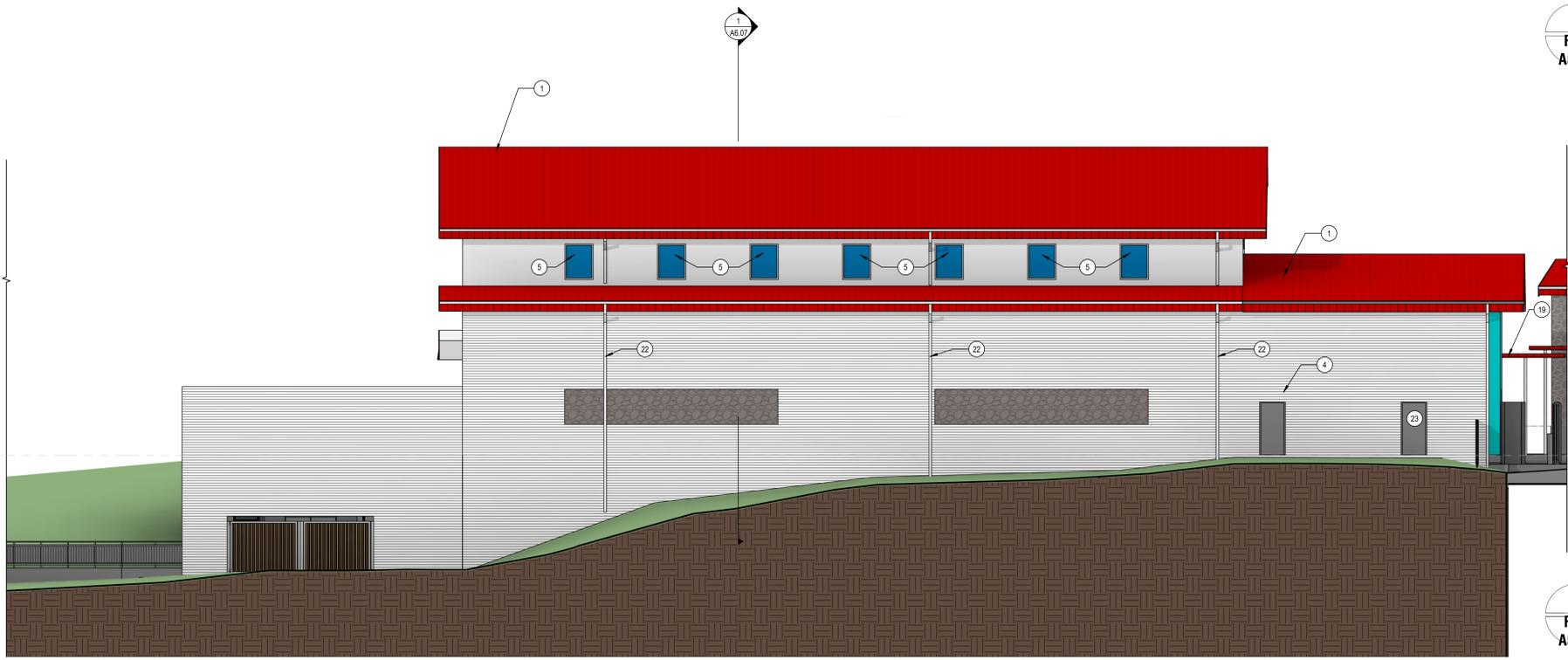
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 EXTERIOR ELEVATIONS - AREA H (CLASSROOMS PK)
FCD A5.08



3 AXON - AREA J - GYMNASIUM.
 FCD A5.09
 Scale:



2 EXTERIOR ELEVATION - AREA J, SOUTH ELEVATION.
 FCD A5.09
 Scale: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - AREA J, WEST ELEVATION.
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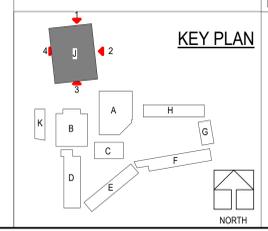
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- EXTERIOR STAIRS**
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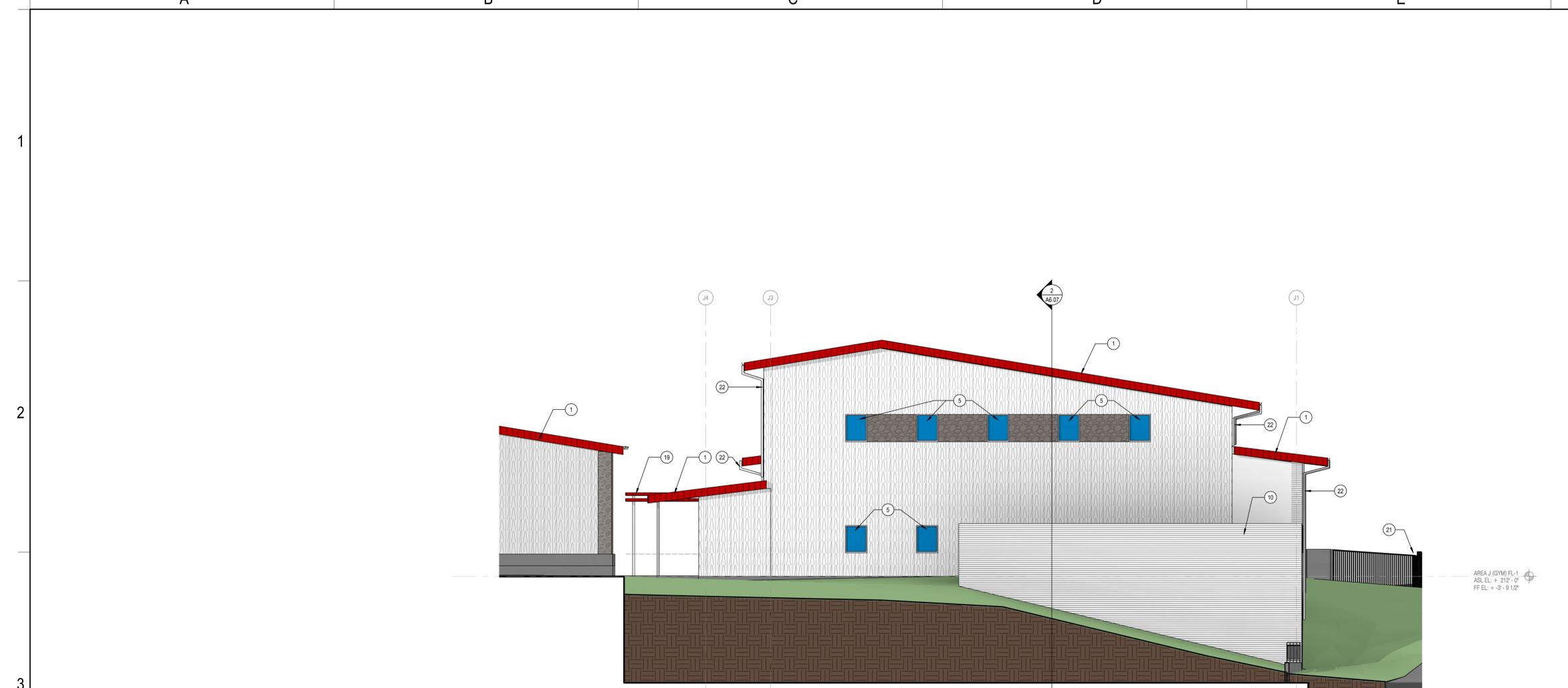
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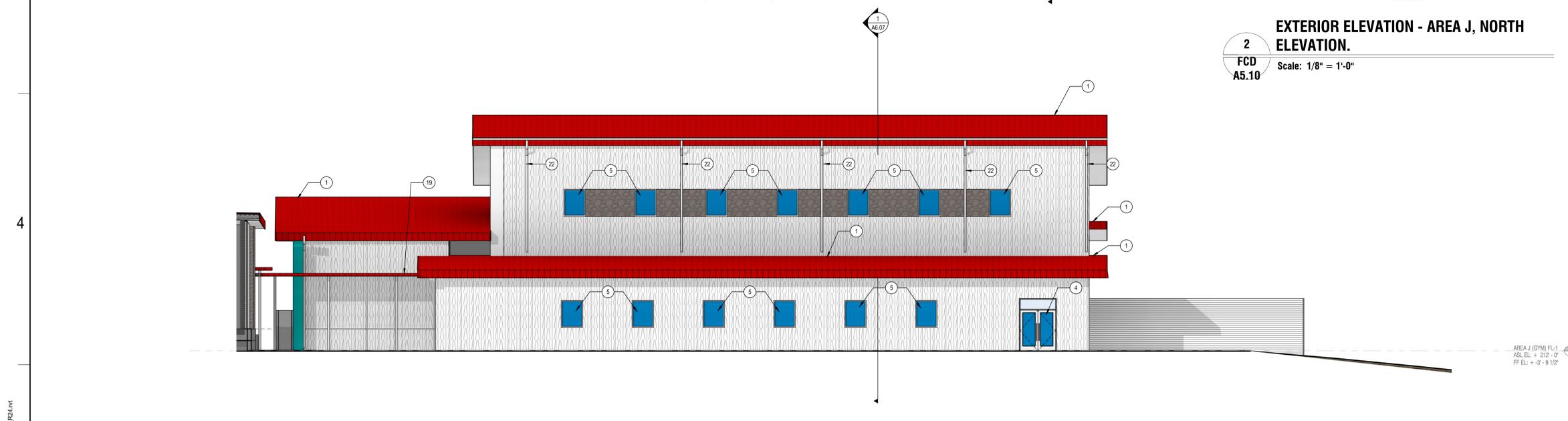
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 EXTERIOR ELEVATIONS - AREA J (GYMNASIUM)
 FCD A5.09



2
FCD
A5.10
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1
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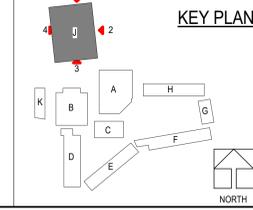
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EXTERIOR ELEVATIONS - AREA J (GYMNASIUM)
FCD A5.10



1

2

3

4

5

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REVISIONS

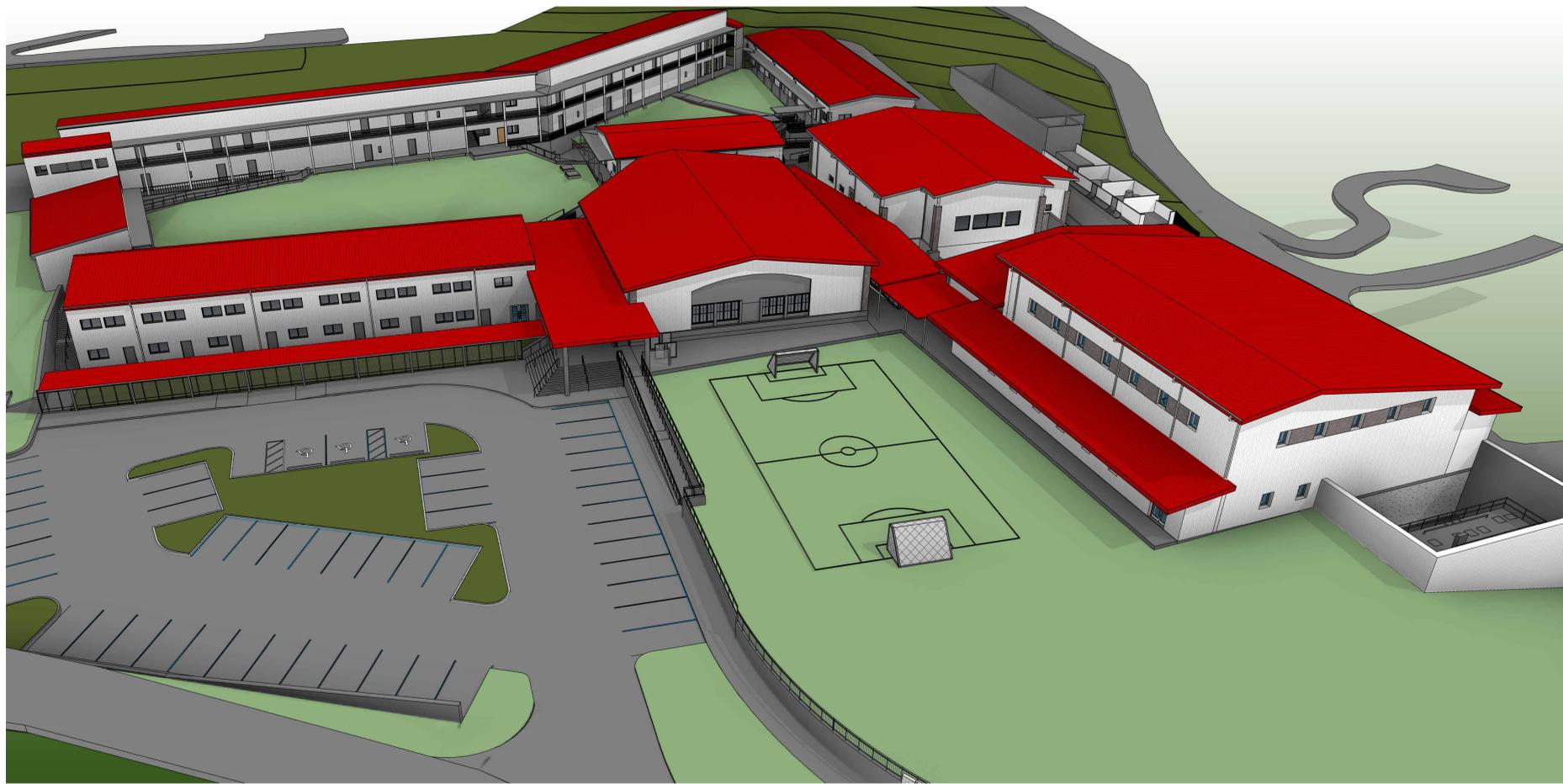
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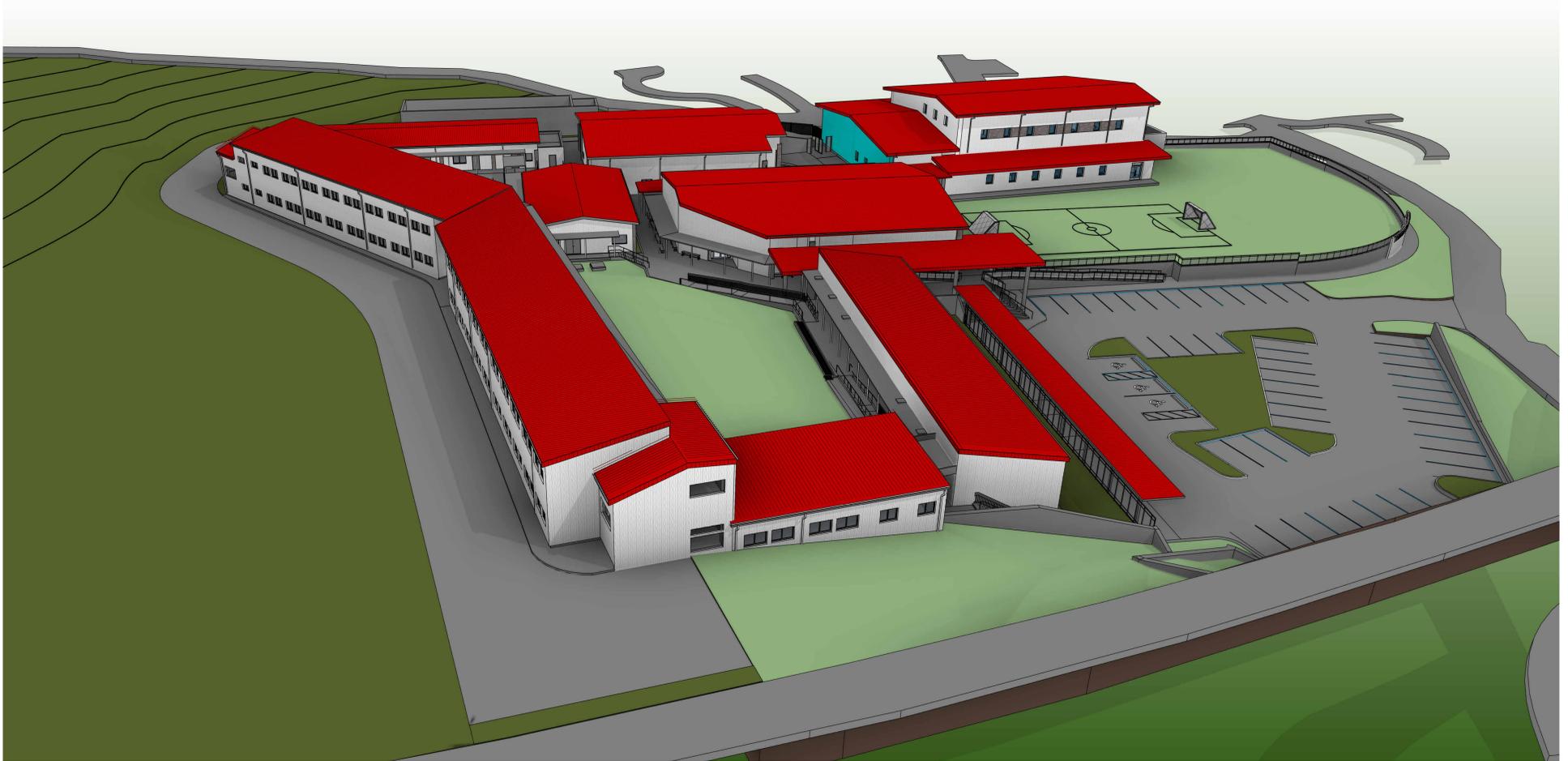
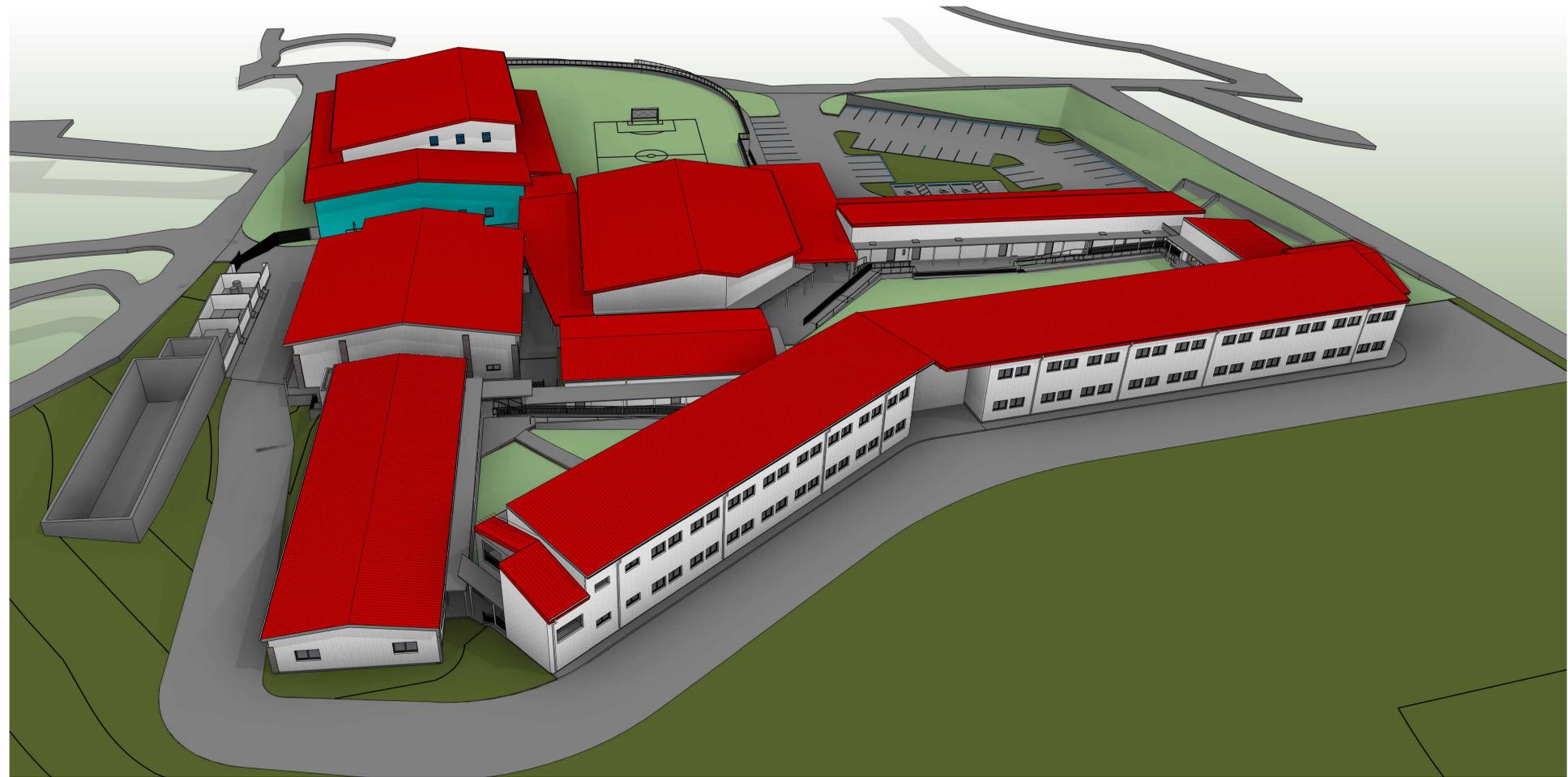
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