VIRGIN ISLANDS HOUSING FINANCE AUTHORITY - MIXED USE DEVELOPMENT
VIHFA - MIXED USE DEVELOPMENT

VIHFA
Parcels No. 26-A, 102, 103, 104
Estate Taanneberg
Kings Quarter
St. Thomas, U.S. Virgin Islands

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CONSTRUCTION DOCUMENTS AND CONTRACTOR RESPONSIBILITIES:

Documents prepared by the Architect are instruments of the Architect's services for use solely with respect to the 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 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 incompleteness, errors or omissions shall be remedied immediately by the Architect for its clarification of the construction documents.

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 intended 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 the Contract Documents with the architects to ensure that all work 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, incompleteness or omissions discovered to the Architect.

The Contractor shall supervise and direct the work, using the Contract Documents and the Architect's services as guidelines, and shall not be responsible for the work if done without the knowledge and approval of the Architect.

The work performed by the contractor shall adhere strictly to the construction documents, if any 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 the site data in the Contract Documents.

Where drawings indicate dimensions of existing-construction verify by field measurements. Where fabricated products are to be fitted to other construction verify dimensions by field measurement before fabricating and, when possible, allow for fitting and alignment 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:

1. All lumber is southern yellow pine no.1 pressure treated.
2. All wood glue to be exterior grade or waterproof, approved by the architect.
3. All fasteners and connectors shall be rust resistant, approved by the architect.
4. All surfaces shall be protected against the weather and decay, all finishes shall be to the architect's satisfaction.

Materials: Unless otherwise noted, materials are in US customary. Therefore, 1 inch = 25.4 millimeters.

Concrete:

- Textured concrete, recommended by the architect.
- Concrete for cisterns, retaining walls and roof slabs shall contain Xypex additive.
- Concrete compressive strength min. = 2,500 psi.

Steel:

- Structural columns, rebar, beams, suspend style: f'c=4,000 psi.
- Structural steel: A36: f_y = 36,000 psi.
- Structural steel: A572 Grade 50: f_y = 50,000 psi.
- Other materials shall be approved by the architect.

Wood:

- Southern Yellow Pine No.1: f_y = 1,500 psi.
- Southern Yellow Pine No.2: f_y = 1,000 psi.
- Other grades shall be approved by the architect.

Stucco:

- Wood: southern yellow pine no.1: f_y = 1,500 psi.
- Concrete: compressive strength min. = 3,000 psi.
- Other designs refer to code.

Stucco:

- Concrete: compressive strength min. = 2,500 psi.
- Concrete for columns, retaining wall and roof slabs shall contain Xypex additive.
### SOIL STUDY

The Geotechnical Exploration Report prepared by Jaca and Sierra, dated December 17, 2017, is part of the Construction Documents. If necessary, request copies from the Architect.

All observations and recommendations on this Report must be strictly followed by the Contractor, in particular when referring to soils characteristics, soil preparation, soil excavation and soil compaction.
**Soil Properties and Qualities**

- **Cinnamon Bay**
  - **Drainage class:** Well drained
  - **Available water capacity:** Medium
  - **Organic matter content:** Moderate
  - **Natural fertility:** Moderate
  - **Seasonal high water table:** More than 6 feet deep
  - **Shrink-swell potential:** Low
  - **Salinity:** Nonsaline
  - **Shape of areas:** Irregular
  - **Size of areas:** 3 to 100
  - **Stoniness:** Nonstony

- **Use and Management**
  - Urban land: 80 percent

**Minor Components**

- Setting
  - **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 structure above the maximum flood stage.
  - **Surface layer:** 0 to 3 inches, very dark grayish brown loam
  - **Subsoil:** 11 to 21 inches, dark yellowish brown clay loam

**Soil Survey of the Virgin Islands - Table 13.**

- **Depth USDA Texture Unified Foundation Lateral Coef. Of Pressure Pressure (2) Friction Active at Rest**
  - 0‐60  Variable CL 1,500 100 0.70 60 100

**Flood Insurance Rate Map**

- **CRITICAL AREAS**
  - No critical areas

- **SOILS CLASSIFICATION MAP**

- **FLOOD INSURANCE RATE MAP**

- **Sediment Reduction Map**

- **Water Resources Map**

- **Earth Change - Summary of Work**

- **Erosion Sedimentation Control Devices:**
  - Erosion control devices required in all construction where soil might be needed to stop sediment or required by the architect. Place site has a gentle slope of 3.5% from a high point at the north.
  - Silvets fences at least 36" from any programmed soil movement, naturally drains into the street. Or where heavy erosion may occur reinforce silvets fence by backing it.
  - There are not specific sensitive areas, except for the fact that construction the architect may require the placement of additional areas of fill accumulation shall be monitored closely until they become stabilized.
  - Steeper filled areas will take place. If erosion may occur through the site possesses no natural vegetation except for two large trees.
  - Cavities between the rocks fill those cavities with gravel to act as filter prior to filling the area with soil. Also use large rocks to limit site disturbance.
  - Other erosion control methods that might be specifically indicated in drawings. Silvets fence and general footprint of construction shall be in place before any soil movement takes place. Paved construction roads shall be stabilized with at least 4" of added, and berms built in areas where erosion develops.
  - Red soil covered by construction. All soil not covered by construction shall be stabilized with at least 1" of equipment necessary for the first stages of construction are on site. Storm water management.
  - During development, both the landscape and the hydrology of a site are disturbed. Storm water drainage and surface water movement are altered. Stormwater run-off may contribute to flooding, soil erosion, and water pollution. Slope stability may be compromised, and soil erosion may occur. Erosion control and stormwater management are important for the protection of the site and property of others. Erosion control measures shall be in place during all phases of construction. Erosion control measures shall be coordinated with all aspects of the project. The architect may require the placement of additional areas of fill accumulation.
  - Erosion control and stormwater management plan shall be submitted to the architect for approval. Failure to comply shall result in fines.
  - Do not perform earth change on areas that are not to be stabilized or covered by construction immediately.
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. TOPOGRAPHIC INFORMATION OUTSIDE SITE BOUNDARIES OR AREAS NOT PROVIDED BY THE SURVEYOR HAD BEEN FILLED WITH "LIDAR" GENERATED DATA.
RAIN WATER SHALL BE DIRECTED IN ALL CASES AWAY FROM THE BUILDINGS AND FOUNDATIONS. ALL EXTERIOR SURFACES SHALL HAVE A 1% MIN. SLOPE IN THE DIRECTION OF DRAINAGE.
PROJECT LEVEL 0.00 (SEA LEVEL ON LIDAR MAPS) IS EQUIVALENT TO LEVEL 87.00 OF THIS SURVEY
**Plants**

- **Perennials Peanut**: *Arachis Glabrata*
  - Planting: 10" O.C. 73

- **Areca Palm**: 12' 36" O.C. 20

- **Chamadorea Palm**: 48" 111

- **Dwarf Ixora**: 20" 24" O.C. 81

- **Monstera Deliciosa**: 48" 36" O.C. 15

- **Royal Palm**: *Roystonea Regia* 35' 5

**Irrigation**

- Submit shop drawings indicating material characteristics, details of construction, connections, and relationship with adjacent construction.
- Water Coverage for Planting Areas: 100 percent.
- Hydrostatic test at 100 psi.

**Planting**

- Do not begin installation until substrates have been properly prepared.
- Install materials in accordance with approved submittals.
- Install landscape work in proper relation with adjacent construction and with uniform appearance. Coordinate with work of other sections.
- Prepare topsoil by mixing fertilizer with loam. Apply fertilizer at a rate of 2 pounds of actual nitrogen per 1000 sq. ft. for plant beds and 2 pounds per inch of trunk for tree pits.
- Install soil mix to a depth of 18 inches in plant beds. Excavate as required for trees and shrubs.
- Stake and guy trees. Water thoroughly. Allow for soil settlement.
- Provide maintenance and watering until turnover to Owner for maintenance and watering. Replace damaged materials and dead or unhealthy plants prior to turnover to Owner.
- Submit maintenance data, including maintenance schedule.
<table>
<thead>
<tr>
<th>Height</th>
<th>Wall Toe</th>
<th>Heel</th>
<th>Depth</th>
<th>Width</th>
<th>Dowel Splice</th>
<th>Dowel Hook</th>
<th>Bottom</th>
<th>Top</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 ft.</td>
<td>8 in.</td>
<td>12 in.</td>
<td>16 in.</td>
<td>10 in.</td>
<td>28 in.</td>
<td>30 in.</td>
<td>12 in.</td>
<td>#4@12&quot;</td>
</tr>
<tr>
<td>5 ft.</td>
<td>8 in.</td>
<td>16 in.</td>
<td>16 in.</td>
<td>10 in.</td>
<td>32 in.</td>
<td>30 in.</td>
<td>12 in.</td>
<td>#4@12&quot;</td>
</tr>
<tr>
<td>6 ft.</td>
<td>8 in.</td>
<td>24 in.</td>
<td>16 in.</td>
<td>12 in.</td>
<td>40 in.</td>
<td>30 in.</td>
<td>12 in.</td>
<td>#4@12&quot;</td>
</tr>
<tr>
<td>8 ft.</td>
<td>8 in.</td>
<td>36 in.</td>
<td>24 in.</td>
<td>14 in.</td>
<td>60 in.</td>
<td>30 in.</td>
<td>16 in.</td>
<td>#4@8&quot;</td>
</tr>
<tr>
<td>10 ft.</td>
<td>10 in.</td>
<td>36 in.</td>
<td>42 in.</td>
<td>14 in.</td>
<td>78 in.</td>
<td>36 in.</td>
<td>16 in.</td>
<td>#5@8&quot;</td>
</tr>
<tr>
<td>12 ft.</td>
<td>12 in.</td>
<td>48 in.</td>
<td>36 in.</td>
<td>14 in.</td>
<td>84 in.</td>
<td>36 in.</td>
<td>16 in.</td>
<td>#5@6&quot;</td>
</tr>
<tr>
<td>14 ft.</td>
<td>12 in.</td>
<td>48 in.</td>
<td>60 in.</td>
<td>16 in.</td>
<td>108 in.</td>
<td>45 in.</td>
<td>18 in.</td>
<td>#5@6&quot;</td>
</tr>
<tr>
<td>16 ft.</td>
<td>12 in.</td>
<td>66 in.</td>
<td>60 in.</td>
<td>16 in.</td>
<td>126 in.</td>
<td>45 in.</td>
<td>18 in.</td>
<td>#5@4&quot;</td>
</tr>
</tbody>
</table>

ALL WALLS IN CONTACT WITH EARTH SHALL BE WATERPROOFED AND DRAINED.
SNAP TIES HOLES SHALL BE PAINTED WITH A XYPEX CONCENTRATE SLURY AND FILLED WITH NON-SHRINK GROUT. PREPARE ALL MIXES ABOVE WITH 50% LATEX ADDITIVE.

GRAVEL DRAWING NOT TO SCALE

Footing Bottom Reinf.
Shrnk. Steel @12"O.C.

Heel

Heigth

Dowel Splice

Toe

Depth

Width

Dowel

Hook

Bottom

Top

1 1/2" DIA. WEEP HOLE @48"O.C.

2'-0" WATERPROOF WALL W/2 COATS OF ASPHALT PAINT

BACK FILL

10" WATERPROOF WALL W/2 COATS OF ASPHALT PAINT

BACK FILL

1 1/2" = 1'-0"
Access to the Third Floor (Residential Level) on Stairs and Elevator shall be through a Key Fob (key tag electronic keyless entry)
Retail Level 19'-0"
Office Level 31'-0"
Residential Level 43'-0"
Roof Level 55'-0"

FUTURE CEILING  BY TENANT NIC.

MBCI - PBR Roof Panels 26ga. Color Solar White
Exterior Utility Chases
Ventilated Facade. Fiber Cement Board Panels CBF Silbonit Stone Natural
Exterior walls Cement Board Plastered and Painted. Typ

Suspended ceiling 6" joists @ 24" o.c.
Rockwool insulation Comfortbatt 6"
1/2" moisture resistant Gyp. Brd.

Walk-in Closet
Bathroom
Kitchen
Living/Dining
Corridor
Bedroom
These Drawings and the Ideas in them represented are property of C.A. Ferreyra & Associates and are Instruments of the Architect's Services. They can only be used at the location and for the purpose indicated. They can not be copied totally or partially without written authorization from the Architect.

PROJECT No: VIHFA - MIXED USE DEVELOPMENT

ISSUED: 11/01/17

Parcels No. 26-A, 102, 103, 104
Estate Taarneberg
Kings Quarter
St. Thomas, U.S. Virgin Islands

1. 3D VIEW FROM NE
2. 3D VIEW FROM NW
3. 3D VIEW FROM SE
4. 3D VIEW FROM SW
<table>
<thead>
<tr>
<th>Door Level</th>
<th>Door Number</th>
<th>Door Type</th>
<th>Door Material</th>
<th>Door Style</th>
<th>Finish</th>
<th>Hardware</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>104 A Retail Level</td>
<td>107</td>
<td>Single Sliding Door</td>
<td>Aluminum/ Glass</td>
<td>Swing Outswing</td>
<td>6'-0&quot;</td>
<td>7'-0&quot;</td>
<td>Aluminum/White</td>
</tr>
<tr>
<td>200 J Office Level</td>
<td>207</td>
<td>Single Sliding Door</td>
<td>Aluminum/ Glass</td>
<td>Swing Outswing</td>
<td>6'-0&quot;</td>
<td>8'-0&quot;</td>
<td>Aluminum/White</td>
</tr>
<tr>
<td>207 E Office Level</td>
<td>207</td>
<td>Single Exterior Door</td>
<td>Composite Fiberglass</td>
<td>Prehung Swing R</td>
<td>3'-0&quot;</td>
<td>6'-8&quot;</td>
<td>Composite Fiberglass Painted Set 5</td>
</tr>
<tr>
<td>301 E Residential Level</td>
<td>307</td>
<td>Single Exterior Door</td>
<td>Composite Fiberglass</td>
<td>Prehung Swing R</td>
<td>3'-0&quot;</td>
<td>6'-8&quot;</td>
<td>Composite Fiberglass Painted Set 6</td>
</tr>
<tr>
<td>302 F Residential Level</td>
<td>307</td>
<td>Single Exterior Door</td>
<td>Composite Fiberglass</td>
<td>Prehung Swing L</td>
<td>3'-0&quot;</td>
<td>6'-8&quot;</td>
<td>Composite Fiberglass Painted Set 7</td>
</tr>
<tr>
<td>303 B Residential Level</td>
<td>307</td>
<td>Single Exterior Door</td>
<td>Composite Fiberglass</td>
<td>Prehung Swing L</td>
<td>3'-0&quot;</td>
<td>6'-8&quot;</td>
<td>Composite Fiberglass Painted Set 8</td>
</tr>
<tr>
<td>304 F Residential Level</td>
<td>307</td>
<td>Single Exterior Door</td>
<td>Composite Fiberglass</td>
<td>Prehung Swing L</td>
<td>2'-8&quot;</td>
<td>6'-8&quot;</td>
<td>Composite Fiberglass Painted Set 9</td>
</tr>
<tr>
<td>305 F Residential Level</td>
<td>307</td>
<td>Single Exterior Door</td>
<td>Composite Fiberglass</td>
<td>Prehung Swing R</td>
<td>2'-0&quot;</td>
<td>6'-8&quot;</td>
<td>Composite Fiberglass Painted Set 10</td>
</tr>
<tr>
<td>306 F Residential Level</td>
<td>307</td>
<td>Single Exterior Door</td>
<td>Composite Fiberglass</td>
<td>Prehung Swing R</td>
<td>2'-8&quot;</td>
<td>6'-8&quot;</td>
<td>Composite Fiberglass Painted Set 11</td>
</tr>
<tr>
<td>307 E Residential Level</td>
<td>307</td>
<td>Single Exterior Door</td>
<td>Composite Fiberglass</td>
<td>Prehung Swing L</td>
<td>3'-0&quot;</td>
<td>6'-8&quot;</td>
<td>Composite Fiberglass Painted Set 12</td>
</tr>
<tr>
<td>308 F Residential Level</td>
<td>307</td>
<td>Single Exterior Door</td>
<td>Composite Fiberglass</td>
<td>Prehung Swing R</td>
<td>2'-8&quot;</td>
<td>6'-8&quot;</td>
<td>Composite Fiberglass Painted Set 13</td>
</tr>
</tbody>
</table>

**Door Hardware Schedule**

- Hinges:
  - Butt hinge 4 1/2"x4" Regent BH-1M (qty 3)
- Pull Handles:
  - Obe PH-20
- Lock Systems:
  - Three-Point Locking System with Standard Push Pull Installation PB-21 used with PH-20
- Entry Hardware:
  - Surface Closer LCN 4040 Series (active)
  - Delta Satin Chrome Passage Hall/Closet Door Lever Model 69995
  -氛形装饰拉手
- Screw Mounting Brackets
- Hardware for aluminum doors and door frames shall be the entrance manufacturer's standard. Including:
  - Butt hinge 4 1/2"x4" Regent BH-1M (qty 3)
  - Pull Handle Obe PH-20
  - Three-Point Locking System with Standard Push Pull Installation PB-21 used with PH-20
  - Surface Closer LCN 4040 Series (active)
  - Delta Satin Chrome Passage Hall/Closet Door Lever Model 69995
  - 氣形裝飾拉手
  - Screw Mounting Brackets

**Additional Notes**

- Hardware for aluminum/ glass doors and door frames shall be the entrance manufacturer's standard. Including:
  - Butt hinge 4 1/2"x4" Regent BH-1M (qty 3)
  - Pull Handle Obe PH-20
  - Three-Point Locking System with Standard Push Pull Installation PB-21 used with PH-20
  - Surface Closer LCN 4040 Series (active)
  - Delta Satin Chrome Passage Hall/Closet Door Lever Model 69995
  - 氣形裝飾拉手
  - Screw Mounting Brackets
**Door Types**

- **Entrance Door**: Hinged, white HC PVC, Model # 40022.
- **MR Door**: Inswing 3-Panel Classic Painted Fiberglass, Model # ZD1046L, Model # ZD1046R.
- **PST Woodgrain SIGGTS**: Box screen, line = Laminated Glass (impact resistant); White Standard Finish.
- **Cubing Double Doors**: Oldcastle Building Envelope, Series MSD-375 Stormres. Aluminum Medium Style Entrance Doors White Kynar 500 (9/16" glazed), 9/16" Laminated Low-e Glass. Three point lock and 3 Butt Hinges. ADA Bottom Rail.

**Window Types**

- **Window Schedule**

<table>
<thead>
<tr>
<th>Level</th>
<th>Family</th>
<th>Width</th>
<th>Height</th>
<th>Material</th>
<th>Glass</th>
<th>Comments</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fixed</td>
<td>6'-0&quot;</td>
<td>3'-0&quot;</td>
<td>Aluminum</td>
<td>Low-e Glass</td>
<td>Windguard impact resistant</td>
<td>45</td>
</tr>
<tr>
<td>2</td>
<td>Fixed</td>
<td>6'-0&quot;</td>
<td>3'-0&quot;</td>
<td>Aluminum</td>
<td>Low-e Glass</td>
<td>Windguard impact resistant</td>
<td>45</td>
</tr>
<tr>
<td>3</td>
<td>Fixed</td>
<td>6'-0&quot;</td>
<td>3'-0&quot;</td>
<td>Aluminum</td>
<td>Low-e Glass</td>
<td>Windguard impact resistant</td>
<td>45</td>
</tr>
<tr>
<td>4</td>
<td>Fixed</td>
<td>6'-0&quot;</td>
<td>3'-0&quot;</td>
<td>Aluminum</td>
<td>Low-e Glass</td>
<td>Windguard impact resistant</td>
<td>45</td>
</tr>
<tr>
<td>5</td>
<td>Fixed</td>
<td>6'-0&quot;</td>
<td>3'-0&quot;</td>
<td>Aluminum</td>
<td>Low-e Glass</td>
<td>Windguard impact resistant</td>
<td>45</td>
</tr>
</tbody>
</table>

**General Notes**

- Doors and windows in second and third floors shall have Impact Resistant Glass and shall be certified for wind pressures indicated in Structural Documents.
- At lower floor Roll Up Shutters shall be motor operated with keyed controls and manual override and shall be certified to withstand loads indicated in Structural Documents and submit to the Architect Fastening Schedule for Approval. Storefronts shall have safety laminated glass unless otherwise specified. All openings shall be approved by the Architect. Different Brands are used coordinate to make sure all glass has the same tint.

**Security Screen Enclosure**

- **Security Screen Enclosure**: White HC PVC, Model # 40022.

- **Storefront Types**

- **Storefront 1**: (QTY. 26) Oldcastle Building Envelope FG-2000, Aluminum Storefront, Series 2000, 1-3/4" x 4 1/2" mullion profile; accommodates 1/4" glazing.
- **Storefront 2**: (QTY. 3) Oldcastle Building Envelope FG-2000, Exterior Glazed Center Set, Series 2000, 1-3/4" x 4 1/2" mullion profile; accommodates 1/4" glazing.

**Elevator Windows 4 (QTY. 2)***

- **Framing 1/4" Glass In Frame**

**Roof Level**

- **Landing Stair**: 3'-0" x 3'-0"

**Residential Level**

- **Landing Stair**: 3'-0" x 3'-0"
## Room Schedule

<table>
<thead>
<tr>
<th>Building</th>
<th>Apt. #</th>
<th>Room No.</th>
<th>Name</th>
<th>Wall</th>
<th>Floor</th>
<th>Base</th>
<th>Ceiling Type</th>
<th>Ceiling Height</th>
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<td>8'-4&quot;</td>
<td>75 SF</td>
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</tbody>
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### Tile Types

**Parvatile** Porcelain Tile - Cool Gray 18" x 18", Glazed Slip Resistant, PEI - 4

**Marazzi** Authentica Fog 12 in. x 24 in. Glazed Porcelain Tile

**MSI** Marmo Blanco 12 in. x 24 in. Polished Porcelain Wall Tile

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### Finishes

- **Concrete broom finish**
- **Painted Plaster**
- **Vinyl Paint**
- **Gypsum Board**
- **Plaster**
- **Porcelain Tile**
- **Marble**
- **Brick**
- **Ceramic Tile**
- **Laminate**
- **Wood Paneling**

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**Project No:** A10-3

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*St. Thomas, VI 00803*
KITCHEN INT. ELEV. 3 @ ONE & TWO BDRM APARTMENTS

KITCHEN INT. ELEVATION 2 @ ONE AND TWO BDRM APARTMENTS

KITCHEN 331 INT. ELEV.

PARTIAL F. P. KITCHEN 331

CABINET SECTION

PARTIAL FLOOR PLAN - KITCHEN
NYSTROM HORIZONTAL DECK COMPRESSION SEAL, APPLY WITH POLYURETHANE CAULKING

POURED CONCRETE

4" 2"

2 1/2" x 1 3/4"

RAIL

NOTE: End spacing will vary depending on rail length.

1.75" x 1.25"

RAIL

2" x 2"

POSTS

2" x 2"

CROSSOVER POST

.75" x .75"

SPINDLES

3.875" SPACING

generator ref. to electrical Dwgs

1/2" PLASTIC DRIP EDGE FOR CONCRETE

Generator ref. to electrical Dwgs

Maintenance space 36" both sides

Retaining wall Protection
Bollards at 4'-0" o.c. Ref. to Electrical Dwgs

Isolated generator Pad Ref. S78/S505

SUPERGRIT NOSING TYPE 121 BF

1-7/8" X 1/4" X 40" CENTERED ON STEPS

SEE PRODUCT REFERENCE FOR INSTALLATION INSTRUCTIONS

CAST IN PLACE STAIR FOR DIMENSIONS REFER TO ARCHITECTURAL DWGS CONCRETE THICKNESS AND REINFORCEMENTS ACCORDING TO STRUCTURAL DRAWINGS

EXPOSED CONCRETE BROOM FINISH

PLASTER & PAINT

1"

5x5x10 14ga. Clip - typ.

1 5/8" stud bracing

12x4C 14ga.

Eave Strut - low eave double slope 12x3x5 1/4" slope -14ga.

Fiber Cement Board Panel

Fiber Cement Board Panel

All Framing elements shall be HDG G90

12x2.5C 14ga. from floor level to 6'-0" high

12x4C 14ga.