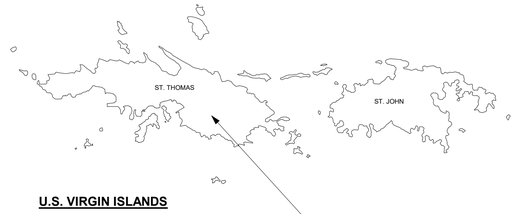
VI-HRR-00015

BODILL SAMUEL
148-130 ESTATE TUTU
ST. THOMAS, U.S. VIRGIN ISLANDS



U.S. VIRGIN ISLANDS

PROJECT SITE:
148-130 ESTATE TUTU
ST. THOMAS, VI

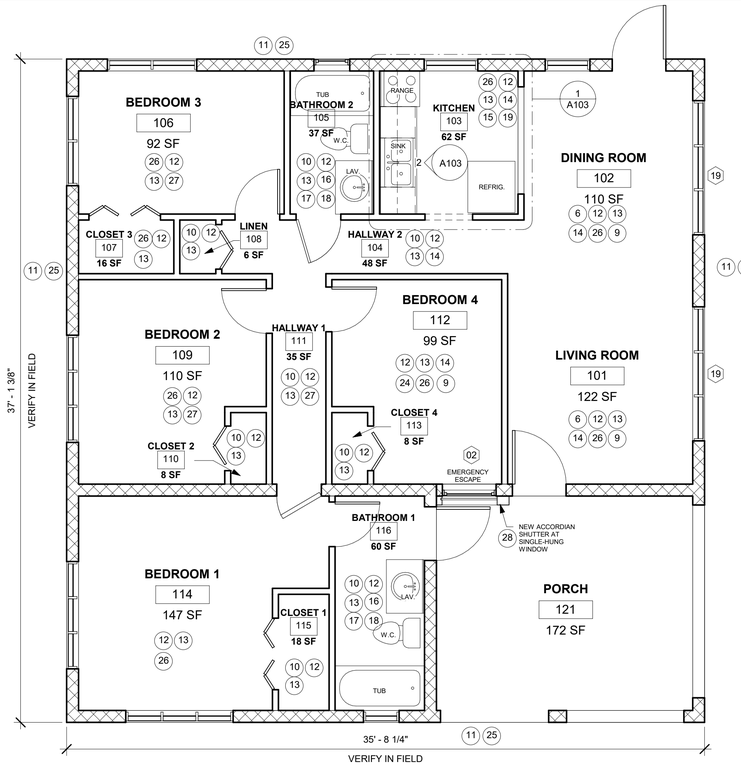
PROJECT SITE NOT IN FLOOD ZONE

FLOOD ZONE A

VICINITY MAP N.T.S.

LOCATION MAP N.T.S.

FEMA FLOOD MAP N.T.S.



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

WINDOW SCHEDULE

TYPE MARK	TYPE	NOMINAL DIMENSIONS WIDTH	NOMINAL DIMENSIONS HEIGHT	COUNT	WIND. PRESS. REQ. (+)	WIND. PRESS. REQ. (-)	COMMENTS
02	36" X 48 SINGLE HUNG	3' - 0"	4' - 0"	1			
19	7'-6" X 4'-0" ALUM. BLADE JALOUSIE	7' - 6"	4' - 0"	2			

WINDOW SCHEDULE NOTES:

1. CONTRACTOR SHALL VERIFY NEW ROUGH OPENING DIMENSIONS PRIOR TO ORDERING WINDOWS AND SHUTTERS.
2. PROTECTION OF GLAZED OPENINGS SHALL BE PROVIDED FOR ALL ALL REPLACEMENT GLAZED WINDOW OPENINGS WITH NEW METAL ACCORDIAN TYPE HURRICANE SHUTTERS OR SIMILAR METHOD COMPLYING WITH THE FOLLOWING TESTING APPLICATION STANDARDS:
   A. Uniform Static Air Pressure TAS 202, ASTM E330
   B. Large Missile Impacts TAS 201, ASTM E1996
   C. Cyclic Wind Pressure Loading TAS 203, ASTM E1886
3. ALTERNATIVE METHODS FOR PROTECTION OF OPENINGS MAY BE PROPOSED BUT MUST BE APPROVED IN ADVANCE BY THE ARCHITECT AND AUTHORITIES HAVING JURISDICTION (DPNR).
4. ALL NEW WINDOWS SHALL HAVE INSECT SCREENS.

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR	CEILING	WALL FINISH NORTH	EAST	SOUTH	WEST	COMMENTS
101	LIVING ROOM	TILE	PAINT	-	PAINT	PAINT	WDPNL	
102	DINING ROOM	TILE	PAINT	PAINT	PAINT	-	WDPNL	
103	KITCHEN	TILE	PAINT	PAINT	WDPNL	WDPNL	WDPNL	
104	HALLWAY 2	TILE	PAINT	WDPNL	-	WDPNL	WDPNL	
105	BATHROOM 2	TILE	PAINT	-	WDPNL	WDPNL	WDPNL	
106	BEDROOM 3	TILE	PAINT	PAINT	WDPNL	WDPNL	PAINT	
107	CLOSET 3	TILE	PAINT	WDPNL	WDPNL	WDPNL	PAINT	
108	LINEN	TILE	PAINT	WDPNL	WDPNL	WDPNL	WDPNL	
109	BEDROOM 2	TILE	PAINT	TGPNL	TGPNL	WDPNL	PAINT	
110	CLOSET 2	TILE	PAINT	WDPNL	WDPNL	PAINT	WDPNL	
111	HALLWAY 1	TILE	PAINT	-	WDPNL	-	WDPNL	
112	BEDROOM 4	TILE	PAINT	WDPNL	WDPNL	WDPNL		
113	CLOSET 4	TILE	PAINT	WDPNL	WDPNL	WDPNL	-	
114	BEDROOM 1	TILE	E.R.	PAINT	WDPNL	PAINT	PAINT	
115	CLOSET 1	TILE	PAINT	WDPNL	WDPNL	WDPNL	WDPNL	
116	BATHROOM 1	TILE	E.R.	PAINT	PAINT	PAINT	WDPNL	
121	PORCH	EXIST	E.R.	PAINT	PAINT	PAINT	PAINT	

ROOM FINISHES LEGEND

TILE - NEW CERAMIC TILE FLOORING
EXIST - EXISTING TO REMAIN
PAINT - PRIMED WITH (2) FINISH COATS OF PAINT
E.R. - PAINT EXISTING RAFTERS AND PLYWOOD DECKING. PRIMED WITH 2 FINISH COATS OF PAINT.
WDPNL - WOOD BOARD PANELING WITH STAINED FINISH
TGPNL - PAINTED T1-11 PLYWOOD WALL PANELING

SCOPE OF WORK NOTES

NOTE NUMBER	NOTE TEXT
101 - LIVING ROOM	
6	REMOVE DAMAGED JALOUSIE WINDOW. INSTALL NEW ALUMINUM JALOUSIE WINDOW PER WINDOW SCHEDULE.
9	REPAIR PLASTER WINDOW SURROUND.
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING FLOORING, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
14	REMOVE AND REPLACE EXISTING WALL PANELING. FURNISH AND INSTALL NEW PRE-FINISHED WALL PANELLING. DETACH EXISTING SURFACE MOUNTED CONDUITS AND REINSTALL AFTER INSTALLATION OF NEW WALL PANELING. DETATCH ANY SURFACE MOUNTED CONDUITS AND FIXTURES AND REINSTALL.
26	PRIME INTERIOR WALLS AND CEILING (EXCEPT PRE-FINISHED PANELLING). APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
102 - DINING ROOM	
6	REMOVE DAMAGED JALOUSIE WINDOW. INSTALL NEW ALUMINUM JALOUSIE WINDOW PER WINDOW SCHEDULE.
9	REPAIR PLASTER WINDOW SURROUND.
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
14	REMOVE AND REPLACE EXISTING PANELING. FURNISH AND INSTALL NEW WALL PANELLING. DETACH ANY EXISTING SURFACE MOUNTED CONDUITS AND FIXTURES AND REINSTALL AFTER INSTALLATION OF NEW WALL PANELING.
26	PRIME INTERIOR WALLS AND CEILING (EXCEPT PRE-FINISHED PANELLING). APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
103- KITCHEN	
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
14	REMOVE AND REPLACE EXISTING PANELING. FURNISH AND INSTALL NEW WALL PANELLING. DETACH ANY EXISTING SURFACE MOUNTED CONDUITS AND FIXTURES AND REINSTALL AFTER INSTALLATION OF NEW WALL PANELING.
15	REMOVE AND REPLACE KITCHEN CABINETS: UPPER WALL UNITS, LOWER BASE UNITS, PLASTIC LAMINATE AND PLYWOOD COUNTERTOP.
19	INSTALL NEW DOUBLE KITCHEN SINK AND NEW FAUCET.
26	PRIME INTERIOR WALLS AND CEILING (EXCEPT PRE-FINISHED PANELLING). APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
104 - HALLWAY 2	
10	PRIME EXISTING CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
14	REMOVE AND REPLACE EXISTING PANELING. FURNISH AND INSTALL NEW WALL PANELLING. DETACH ANY EXISTING SURFACE MOUNTED CONDUITS AND FIXTURES AND REINSTALL AFTER INSTALLATION OF NEW WALL PANELING.
105 - BATHROOM 2	
10	PRIME EXISTING CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
16	REMOVE AND REPLACE VANITY. INSTALL NEW BATHROOM VANITY. REMOVE EXISTING BATHROOM SINK, FAUCET, AND DRAIN. STORE AND INSTALL IN NEW COUNTERTOP. SEE ENLARGED BATHROOM PLAN.
17	REMOVE DAMAGED SINGLE SINK. INSTALL NEW SINGLE SINK AND NEW FAUCET.
18	REMOVE AND REPLACE DAMAGED TOILET. INSTALL NEW STANDARD GRADE TOILET AND TOILET SEAT.
106 - BEDROOM 3	
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
26	PRIME INTERIOR WALLS AND CEILING (EXCEPT PRE-FINISHED PANELLING). APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
27	REMOVE AND REPLACE EXISTING PANELING. FURNISH AND INSTALL NEW WALL PANELLING. DETACH ANY EXISTING SURFACE MOUNTED CONDUITS AND FIXTURES AND REINSTALL AFTER INSTALLATION OF NEW WALL PANELING.
107 - CLOSET 3	
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.

SCOPE OF WORK NOTES

NOTE NUMBER	NOTE TEXT
26	PRIME EXISTING INTERIOR WALL AND CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
108 - LINEN	
10	PRIME EXISTING CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
109 - BEDROOM 2	
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
27	REMOVE AND REPLACE EXISTING PANELING. FURNISH AND INSTALL NEW WALL PANELLING. DETACH ANY EXISTING SURFACE MOUNTED CONDUITS AND FIXTURES AND REINSTALL AFTER INSTALLATION OF NEW WALL PANELING.
110 CLOSET 2	
10	PRIME EXISTING CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
111 - HALLWAY 1	
10	PRIME EXISTING CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
27	REMOVE AND REPLACE EXISTING PANELING. FURNISH AND INSTALL NEW WALL PANELLING. DETACH ANY EXISTING SURFACE MOUNTED CONDUITS AND FIXTURES AND REINSTALL AFTER INSTALLATION OF NEW WALL PANELING.
112 - BEDROOM	
9	REPAIR PLASTER WINDOW SURROUND.
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
14	REMOVE AND REPLACE EXISTING PANELING. FURNISH AND INSTALL NEW WALL PANELLING. DETACH ANY EXISTING SURFACE MOUNTED CONDUITS AND FIXTURES AND REINSTALL AFTER INSTALLATION OF NEW WALL PANELING.
24	REMOVE DAMAGED JALOUSIE WINDOW. INSTALL NEW ALUMINUM SINGLE HUNG WINDOW.
26	PRIME INTERIOR WALLS AND CEILING (EXCEPT PRE-FINISHED PANELLING). APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
28	FURNISH AND INSTALL NEW ACCORDIAN SHUTTER AT SINGLE-HUNG WINDOW
113 - CLOSET 4	
10	PRIME EXISTING CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
114 - BEDROOM 1	
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
26	PRIME EXISTING INTERIOR WALL AND CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
115 - CLOSET 1	
10	PRIME EXISTING CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
116 - BATHROOM 1	
10	PRIME EXISTING CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
12	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW FLOORING PER SCHEDULE.
13	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE PATCH REPAIR PRIOR TO RE-TILING.
16	REMOVE AND REPLACE VANITY. INSTALL NEW BATHROOM VANITY AND COUNTERTOP.
17	REMOVE DAMAGED SINGLE SINK. INSTALL NEW SINGLE SINK AND NEW FAUCET AND DRAIN.
18	DETACH AND RESET EXISTING TOILET AND TOILET SEAT.
EXTERIOR	
11	PRIME EXISTING EXTERIOR WALLS. APPLY TWO (2) FINISH COATS OF PAINT TO EXTERIOR WALLS. COORDINATE COLOR SELECTIONS WITH OWNER.
25	FURNISH AND INSTALL NEW HORIZONTAL ACCORDION SHUTTER ON WINDOWS.

GENERAL NOTES

1. PROJECT IDENTIFICATION: 148-130 ANNAS RETREAT, ST. THOMAS, U.S. VIRGIN ISLANDS
2. PARCEL ID NO. 105703023400
3. SITE ZONING: R-2
4. OWNER: BODILL SAMUEL
5. ARCHITECT: BOSCHULTE ARCHITECTURE, LLC, PO BOX 303190, ST. THOMAS, U.S.V.I. 00802
6. KEEP ACCESS EASEMENTS, DRIVEWAYS, AND ENTRANCES SERVING PREMISES AND ADJACENT PROPERTIES CLEAR AND AVAILABLE TO OWNER AND EMERGENCY VEHICLES AT ALL TIMES. DO NOT USE THESE AREAS FOR PARKING OR STORAGE OF MATERIALS.
7. COORDINATE, SCHEDULE, AND APPROVE PERMANENT AND TEMPORARY UTILITIES, INCLUDING THOSE NECESSARY TO MAKE CONNECTIONS FOR TEMPORARY SERVICES.
8. DO NOT DISTURB PORTIONS OF THE SITE BEYOND AREAS IN WHICH THE WORK IS INDICATED.
9. REMOVE WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN A LANDFILL OR INCINERATOR ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
10. ALL WORK DONE SHALL COMPLY WITH THE LATEST EDITION OF THE VIRGIN ISLANDS BUILDING CODE.
11. JOB SITE VISITS BY THE OWNER OR ARCHITECT DO NOT CONSTITUTE AN OFFICIAL INSPECTION UNLESS SPECIFICALLY REQUESTED BY THE CONTRACTOR.
12. THE ARCHITECT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION BY THE CONTRACTOR.
13. DIMENSIONS, WHERE SHOWN ON DRAWING, ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY EXISTING SURFACES PRIOR TO ORDERING OF ANY MATERIALS AND PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS.
14. DEVIATION FROM THE CONSTRUCTION DOCUMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE REJECTED BY THE ARCHITECT. THE ARCHITECT SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OR INJURIES WHICH MAY OCCUR DUE TO ANY UNAPPROVED DEVIATION FROM THE CONSTRUCTION DOCUMENTS.
15. THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED FROM INFORMATION AND REPORTS SUPPLIED BY THE CONSTRUCTION MANAGER. THE ARCHITECT SHALL BE ENTITLED TO RELY UPON THE ACCURACY AND COMPLETENESS OF ALL SUCH INFORMATION PROVIDED BY OTHERS FOR THE PROJECT. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS SHOWN PRIOR TO BIDDING, ORDERING, SIZING, AND CUTTING OF ALL PROJECT MATERIALS.
16. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER AND/OR ARCHITECT IMMEDIATELY IN WRITING IF CONDITIONS ENCOUNTERED IN FIELD ARE DIFFERENT FROM CONDITIONS INDICATED ON DRAWINGS.
17. ALL CONSTRUCTION SHALL COMPLY WITH HUD'S CPD GREEN BUILDING RETROFIT CHECKLIST.

APPLICABLE CODES

TITLE 29 OF THE VIRGIN ISLANDS CODE (USVI)

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

2017 NATIONAL ELECTRIC CODE (NEC)

CONSTRUCTION GUIDES

CONSTRUCTION INFORMATION FOR A STRONGER HOME, 4TH EDITION APRIL 2018 (DPNR)

WIND DESIGN CRITERIA

ASCE 7-16
BASIC WIND SPEED: 165 MPH
EXPOSURE CATEGORY B

SEISMIC DESIGN CRITERIA

SITE SOIL CLASSIFICATION: SITE CLASS D-"STIFF SOIL"
RISK CATEGORY: II
SEISMIC DESIGN CATEGORY: D

GENERAL SCOPE OF WORK NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND LEGAL DISPOSAL OFF-SITE FOR ALL DEMOLITION AND CONSTRUCTION WASTE DEBRIS, AND FOR ANY DUMPSTER, TRUCKING AND LANDFILL FEES.

INDEX OF DRAWINGS

BOSCHULTE ARCHITECTURE

AGENCY
VIRGIN ISLANDS HOUSING FINANCE AUTHORITY
3202 Demarara Plaza
Suite 200
St. Thomas, VI 00802-6447
phone: (340) 777-4HFA (4432)
fax: (340) 775-7913
website: www.vihfa.gov

CONSTRUCTION MANAGER
ARMAND CORPORATION
New York Office
1350 Broadway
Suite 1901
New York, NY 10018
phone: (212) 542-4179
website: www.armandcorp.com

ARCHITECT
BOSCHULTE ARCHITECTURE, LLC
PO Box 303190
St. Thomas VI 00803
41-42 Kongens Gade
St. Thomas, VI 00802
phone: (340) 777-2375
e-mail: boschulte@outlook.com
website: www.boschulte.com

REGISTERED ARCHITECT
JEFFREY BOSCHULTE
687A
U.S. VIRGIN ISLANDS

VI-HRR-00015
BODILL SAMUEL
148-130 ESTATE TUTU
ST. THOMAS, VI

PROGRESS SET

No.	Description	Date
1	50% PROGRESS SET	03/30/2021
2	ISSUED FOR PERMITS	4/8/2021

REVISIONS

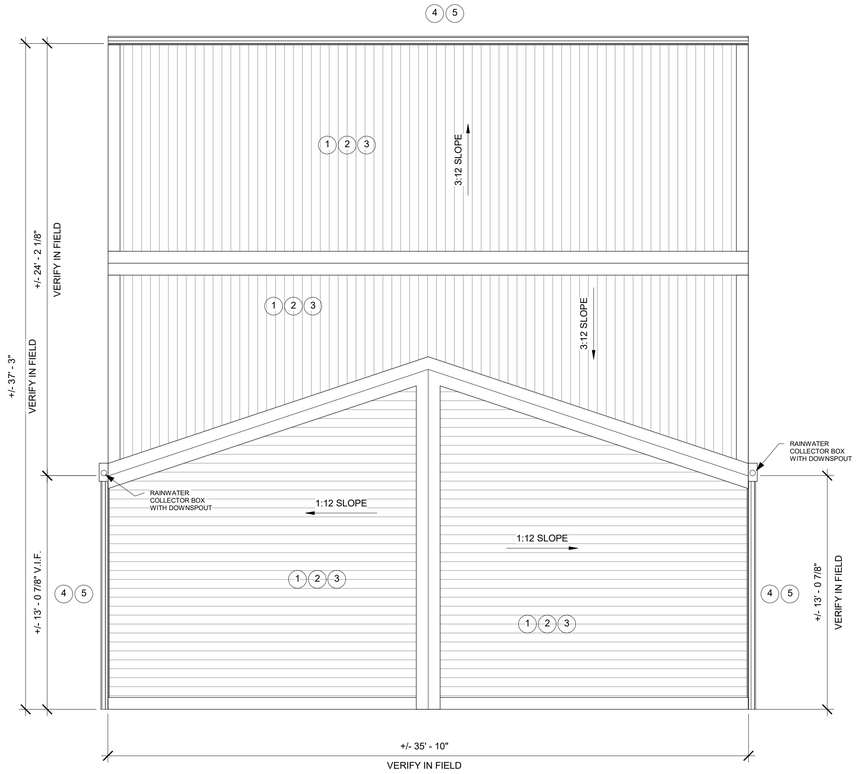
No.	Description	Date

Project number	VI-HRR-00015
Date	03/30/2021
Drawn by	BJS
Checked by	JTB

COVER SHEET, FLOOR PLAN, AND NOTES

A101

Scale: AS SHOWN

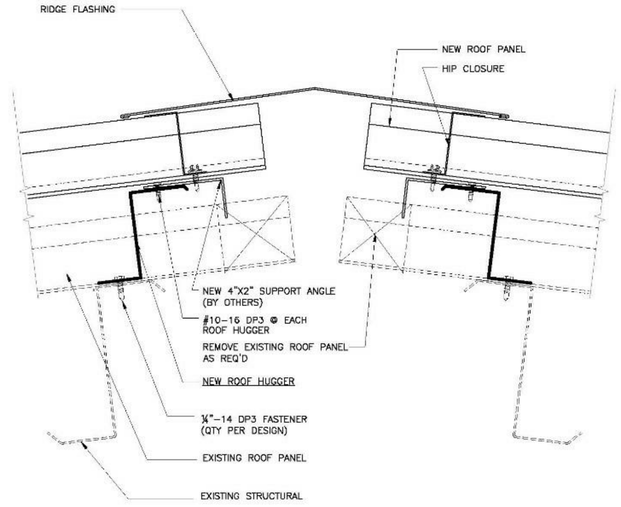


1 PROPOSED ROOF PLAN

1/4" = 1'-0"

ROOF PLAN NOTES	
NOTE NUMBER	NOTE TEXT
1	EXISTING METAL ROOFING TO REMAIN.
2	INSTALL NEW ROOF HUGGER FRAMING SYSTEM OVER EXISTING ROOFING. UNDERLAYMENT, PURLINS, AND ROOF BOARD INSULATION.
3	INSTALL NEW 24 GA. METAL ROOFING, METAL FLASHING, METAL RIDGE CAP, AND CLOSURES STRIPS. INSTALL 24 GA. METAL EAVE TRIM SEE ROOFING SCHEDULE.
4	PRIME AND PAINT FASCIA BOARD.
5	INSTALL NEW 5" GUTTER.

ROOF SCHEDULE: WIND EXPOSURE B	
METAL ROOFING PANELS	24 GA. PRE-FINISHED CORRUGATED ROOF PANELS ASTM A792 GRADE 50-B WITH 7/8" DEEP RIBS. OVERLAP 3 CORRUGATIONS MIN. AT SIDE LAPS IN DIRECTION OF PREVAILING WINDS.
METAL CAP FLASHING	24 GA. MIN. PRE-FINISHED TO MATCH ROOF PANELS, 14" WIDE MIN.
METAL ROOF PANEL FASTENER ALONG PURLINS	#14 x 2-1/2" LONG **STAINLESS STEEL** SELF-DRILLING SHEET ROOFING SCREWS AND MINIMUM 1/2" DIA. GASKETED WASHER @ 10-2/3" O.C. (EVERY 4TH CORRUGATION) WITH PREFINISHED HEADS TO MATCH ROOF PANELS.
METAL ROOF PANEL FASTENER SPACING ALONG PURLINS AT LAPPED ENDS OF PANELS	#14 x 2-1/2" LONG **STAINLESS STEEL** SELF-DRILLING SHEET ROOFING SCREWS AND MINIMUM 1/2" DIA. GASKETED WASHER @ 10-2/3" O.C. (EVERY 4TH CORRUGATION) WITH PREFINISHED HEADS TO MATCH ROOF PANELS. AT END LAPS, PROVIDE ADDITIONAL ROW OF #14 x 1" MING. LONG **STAINLESS STEEL** SELF-DRILLING ROOFING SCREWS WITH GASKETED WASHERS.
ROOF BOARD INSULATION	EXTRUDED POLYSTYRENE (XPS) ROOF BOARD THERMAL INSULATION. CLOSED-CELL FOAM PANELS CONFORMING TO ASTM-C-578, TYPE IV 1-1/2" THICKNESS, MIN. 7.5 R-VALUE.

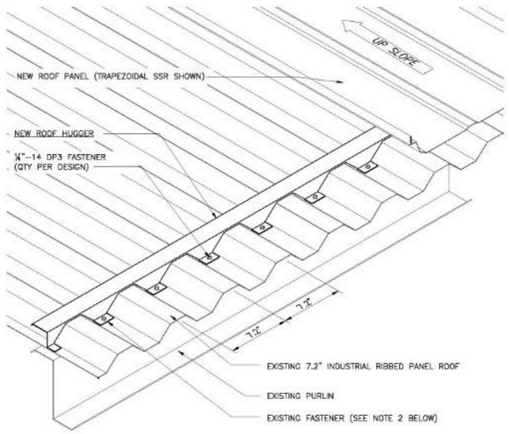


NOTES:

1. ALL FASTENERS NOT BY ROOF HUGGER UNLESS NOTED OTHERWISE.
2. ALL NEW ROOF SYSTEMS INCLUDING PANEL, FASTENERS, TRIM AND ACCESSORIES TO BE INSTALLED PER THAT MANUFACTURER'S STANDARDS.

3 TYPICAL ROOF HUGGER RIDGE DETAIL

N.T.S.

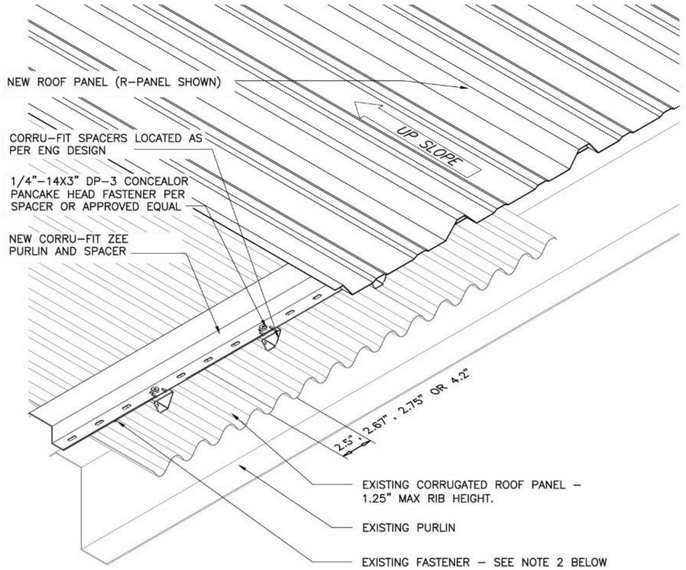


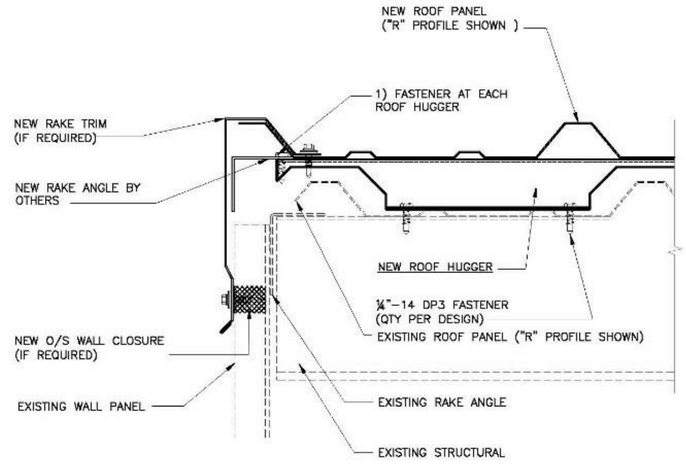
NOTES:

1. ALL FASTENERS NOT BY ROOF HUGGER UNLESS NOTED OTHERWISE.
2. SEE ROOF HUGGER INSTALLATION INSTRUCTIONS FOR INFORMATION CONCERNING EXISTING FASTENERS BEING REMOVED OR LEFT IN PLACE.
3. ALL NEW ROOF SYSTEMS INCLUDING PANEL, FASTENERS, TRIM AND ACCESSORIES TO BE INSTALLED PER THAT MANUFACTURER'S STANDARDS.

4 TYPICAL ROOF HUGGER PANEL ATTACHMENT DTL.

N.T.S.





NOTES:

1. ALL FASTENERS NOT BY ROOF HUGGER UNLESS NOTED OTHERWISE.
2. ALL NEW ROOF SYSTEMS INCLUDING PANEL, FASTENERS, TRIM AND ACCESSORIES TO BE INSTALLED PER THAT MANUFACTURER'S STANDARDS.
3. IF OLD RAKE TRIM IS REMOVED, NEW RAKE TRIM MAY NEED TO EXTEND TO OLD TRIM LINE DUE TO WALL PANEL COLOR FADE.

5 TYPICAL ROOF HUGGER RAKE DETAIL

N.T.S.

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3202 Demarara Plaza
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REGISTERED ARCHITECT
JEFFREY BOSCHULTE
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VI-HRR-00015
BODILL SAMUEL
148-130 ESTATE TUTU
ST. THOMAS, VI

PROGRESS SET

No.	Description	Date
1	50% PROGRESS SET	03/30/2021
2	ISSUED FOR PERMITS	4/8/2021

REVISIONS

No.	Description	Date

Project number	VI-HRR-00015
Date	03/30/2021
Drawn by	BJS
Checked by	JTB

ROOF PLAN, ROOF SCHEDULE, AND DETAILS

A102

Scale: AS SHOWN

STRUCTURAL RETROFIT ROOF SUB-FRAMING SYSTEM SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

A. THE STRUCTURAL RETROFIT ROOF SUB-FRAMING SYSTEM WILL PROVIDE SUPPORT FOR A NEW METAL ROOFING SYSTEM CONSTRUCTED OVER THE EXISTING BUILDING ROOF. IT SHALL BE ENGINEERED IN ACCORDANCE WITH THE SPECIFIED CODE AND DESIGN LOADING AND SHALL TRANSFER POSITIVE ACTING LOADS AT EACH ATTACHMENT LOCATION INTO AN EXISTING STRUCTURAL MEMBER.
B. FURNISH LABOR, MATERIAL, TOOLS, EQUIPMENT AND SERVICES FOR THE FABRICATION OF RETROFIT ROOF SUB- FRAMING AS INDICATED, IN ACCORDANCE WITH PROVISIONS OF THE CONTRACT DOCUMENTS.
C. COMPLETELY COORDINATE WORK WITH OF OTHER TRADES.
D. ALTHOUGH SUCH WORK IS NOT SPECIFICALLY INDICATED, THE CONTRACTOR/INSTALLER SHALL COORDINATE WITH THE METAL ROOF SYSTEM SUPPLIER TO FURNISH AND INSTALL SUPPLEMENTARY OR MISCELLANEOUS ITEMS, APPURTENANCES AND DEVICES INCIDENTAL TO OR NECESSARY FOR A SOUND, SECURE AND COMPLETE INSTALLATION.

QUALITY ASSURANCE AND REFERENCES

A. ASTM INTERNATIONAL
1. ASTM A 653/A 653M - STANDARD SPECIFICATION FOR STEEL SHEET, ZINC-COATED (GALVANIZED) OR ZINC-IRON ALLOY-COATED (GALVANNEALED) BY THE HOT-DIP PROCESS.
2. ASTM A 1011/A 1011M - STANDARD SPECIFICATION FOR STEEL, SHEET AND STRIP, HOT-ROLLED, CARBON, STRUCTURAL, HIGH-STRENGTH LOW-ALLOY AND HIGH-STRENGTH LOW-ALLOY WITH IMPROVED FORMABILITY , AND ULTRA-HIGH STRENGTH.
3. ASTM E 1592 - STANDARD TEST METHOD FOR STRUCTURAL PERFORMANCE OF SHEET METAL ROOF AND SIDING SYSTEMS BY UNIFORM STATIC AIR PRESSURE DIFFERENCE.

B. AMERICAN IRON AND STEEL INSTITUTE (AISI)
1. AISI D100-13: COLD-FORMED STEEL DESIGN MANUAL, [2013 EDITION].
2. AISI S100-16: NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, [2016 EDITION].

A. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
1. ANSI/AISC 360-16: - SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDINGS, [2016 EDITION].

A. 2015 FLORIDA PRODUCT APPROVAL FL9352-R3, FL17626
1. FL 9352.1 238T 18-22 OVER ROOF HUGGER RE-ROOFING SYSTEM.
2. FL 9352.2 26 GA. PBR OVER ROOF HUGGER RE-ROOFING SYSTEM.
3. FL 9352.3 24 GA. PBR OVER ROOF HUGGER RE-ROOFING SYSTEM.
4. FL 9352.4 22 GA. PBR OVER ROOF HUGGER RE-ROOFING SYSTEM.
5. FL 9352.5 SUPER LOK 16-24 OVER ROOF HUGGER RE-ROOFING SYSTEM.
6. FL 17626.1 24 GA. 18" WIDE 238-T OVER ROOF HUGGER RE-ROOFING SYSTEM.

SUBMITTALS

A. PRODUCT DATA: SUBMIT MANUFACTURER'S PRODUCT DATA, INCLUDING INSTALLATION INSTRUCTIONS.
B. SHOP DRAWINGS: SUBMIT MANUFACTURER'S SHOP DRAWINGS FOR SUB-PURLINS INDICATING GAUGE, YIELD STRENGTH, FLANGE AND WEB SIZES, CUT-OUT DIMENSIONS, AND PUNCH PATTERN FOR ATTACHMENT HOLES IN BASE FLANGE.
C. DESIGN DATA: SUBMIT DESIGN DATA FROM INDEPENDENT ENGINEERING FIRM INDICATING TABLE OF WIND UPLIFT CAPACITY OF SUB-PURLINS.

DELIVERY, STORAGE, AND HANDLING

A. DELIVERY: DELIVER MATERIALS TO SITE IN MANUFACTURER'S ORIGINAL, UNOPENED BUNDLES, CONTAINERS, AND PACKAGING, WITH LABELS CLEARLY IDENTIFYING PRODUCT NAME AND MANUFACTURER.

B. STORAGE:
1. STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. PROTECT SUB-PURLINS FROM CORROSION, DEFORMATION, AND OTHER DAMAGE.
3. STORE SUB-PURLINS OFF GROUND, WITH 1 END ELEVATED TO PROVIDE DRAINAGE.

EXISTING ROOF SYSTEM AND PRE-CONSTRUCTION INSPECTION

A. THE EXISTING ROOF IS:
a. GABLE ROOF IS A STEEL ROOF PURLINS AND INDUSTRIAL PROFILE METAL ROOFING WITH NO SHEATHING OR INSULATION.
b. ROOF AT BEDROOM 1, BATHROOM 1, AND PORCH IS WOOD FRAMED RAFTERS WITH 2X4 PURLINS.

B. CONDUCT A DETAILED INSPECTION OF THE EXISTING ROOF(S) TO IDENTIFY ANY EXISTING ROOF ELEMENTS THAT ARE A CAUSE FOR CONCERN SUCH AS: PANEL DETERIORATION, STRUCTURAL DETERIORATION, EQUIPMENT CURBS, PLUMBING AND ELECTRICAL PENETRATIONS, SPECIAL FLASHING REQUIREMENTS, AND ANY OTHER ITEMS THAT SHOULD BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND EVALUATION.

C. PERFORM A DETAILED SURVEY OF THE EXISTING ROOF(S) AND CONFIRM THE EXISTING PANEL DIMENSIONS, TYPE AND PROFILE. IN THE CASE OF EXISTING STANDING SEAM ROOFING IT SHOULD BE DETERMINED IF THE EXISTING ROOF EMPLOYS STANDARD OR TALL CLIPS. IF HIGH PANEL CLIPS ARE EXISTING, THE STANDOFF DIMENSION MUST BE DETERMINED.

D. RECORD FIELD MEASUREMENTS ON THE EXISTING ROOF GEOMETRY INCLUDING WIDTH, LENGTH, EAVE HEIGHT, ROOF PITCH AND PURLIN SPACING. THIS INFORMATION IS TO BE FORWARDED TO THE RETROFIT SUB-FRAMING SYSTEM MANUFACTURER FOR COORDINATION AND INTEGRATION INTO THE DESIGN AND INSTALLATION DOCUMENTS.

DESIGN REQUIREMENTS

A. GENERAL
1. DESIGN FOR APPROVAL AND INSTALLATION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, A COMPLETE RETROFIT SUB-FRAMING AND METAL ROOF PANEL ASSEMBLY AS A STRUCTURAL PACKAGE.

2. ENGINEER AND FACTORY FABRICATE SUB-FRAMING SYSTEM IN ACCORDANCE WITH APPLICABLE REFERENCES.

3. COORDINATE DESIGN WITH THE RETROFIT SUB-FRAMING MANUFACTURER AND THE METAL ROOF PANEL MANUFACTURER TO PERFORM AS ONE ENGINEERED STRUCTURAL PACKAGE WHERE THE METAL ROOF SYSTEM CONTROLS THE PLACEMENT OF SUB-FRAMING MEMBERS.

4. ANY ADDITIONS/REVISIONS TO SUB-FRAMING MEMBERS AS A RESULT OF FIELD CONDITIONS AND/OR DEMANDS, SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE MANUFACTURER.

A. ENGINEERING DESIGN CRITERIA:

1. BUILDING CODE: *IBC 2018 / ASCE 7-16*
2. OCCUPANCY GROUP: *SINGLE FAMILY DWELLING*
3. RISK CATEGORY: *II (GENERAL)*
4. IMPORTANCE FACTOR: *1.0*
5. MINIMUM ROOF SNOW LOAD: *NOT APPLICABLE*
6. GROUND SNOW LOAD: *NOT APPLICALBE*
7. WIND SPEED: *170* MPH, 3 SECOND GUST.
8. EXPOSURE CATEGORY: *B*
9. ENCLOSURE: *ENCLOSED*

PART 2 - PRODUCTS

MANUFACTURER QUALIFICATIONS

A. MANUFACTURER SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE IN MANUFACTURING AND FABRICATION OF RETROFIT SUB-FRAMING SYSTEMS OF THIS NATURE.

B. LIGHT-GAUGE STEEL SUB-FRAMING COMPONENTS SPECIFIED IN THIS SECTION SHALL BE PRODUCED IN A FACTORY ENVIRONMENT BY ROLL FORMING AND PRESS-BRAKE EQUIPMENT ASSURING THE HIGHEST LEVEL OF QUALITY CONTROL.

C. BASIS OF DESIGN IS:
1. ROOF HUGGER, LLC.,
PO BOX 1027, ODESSA, FLORIDA 33556.
TOLL FREE PHONE (800) 771- 1711
TOLL FREE FAX (877) 202-2254
PHONE (813) 909-4424. FAX (813) 948-4742
WEBSITE: WWW.ROOFHUGGER.COM
E-MAIL: SALES@ROOFHUGGER.COM
1. APPROVED EQUAL.

RETROFIT STEEL SUB-PURLINS

A. STANDARD RETROFIT FACTORY-NOTCHED SUB-PURLINS: "ROOF HUGGER".

B. DESCRIPTION:

1. 1-PIECE, CUSTOM-NOTCHED AND PUNCHED, Z-SHAPED SECTION.
2. PRE-PUNCHED TO NEST OVER EXISTING THROUGH-FASTENED ROOF PANEL RIBS FOR LOW-PROFILE ATTACHMENT.
3. PRE-PUNCHED FOR ATTACHMENT FASTENERS.
4. INTEGRALLY FORMED ANTI-ROTATIONAL ARM AS REQUIRED FOR HIGH CLIP STANDING SEAM PANELS.
5. FASTENS DIRECTLY INTO EXISTING PURLINS, JOISTS OR STRUCTURAL DECKING WITH FASTENERS.

A. MATERIAL:
1. GALVANIZED STEEL, ASTM A 653 OR A 1011, G-90, YIELD STRENGTH 50 KSI.

2. THICKNESS: *0.060INCH MINIMUM, 16-GAUGE.*
3. WEB HEIGHT: MANUFACTURER'S STANDARD.
4. BASE FLANGE WIDTH: PRE-PUNCH BASE FLANGE TO MANUFACTURER'S STANDARD UNLESS OTHERWISE SPECIFIED.
5. TOP FLANGE WIDTH: NOMINALLY 2INCHES WITH 0.25INCH MINIMUM STIFFENING LIP UNLESS OTHERWISE SPECIFIED.
6. LENGTH: NOMINALLY 10 FEET LONG, PLUS AN ADDITIONAL +/- 1INCH TOP FLANGE EXTENSION FOR PART LAP OR PER MANUFACTURER'S RECOMMENDATIONS.

D. ATTACHMENT FASTENERS/ANCHORAGE
1. "STANDARD" ROOF HUGGER SUB-PURLIN:

a. ATTACHMENT TO EXISTING PURLINS/JOIST/DECKING: **TWO- ¼ INCH-14 2 INCH**, DP3 SELF- DRILLING SCREWS.
b. EXISTING PURLIN STRENGTHENING, TOP FLANGE LAP CONNECTION: **FOUR- #10-16 X 1 INCH** PANCAKE HEAD SCREWS THROUGH OVERLAPPING SUB-PURLIN TOP FLANGES, JOINING THEM INTO A CONTINUOUS MEMBER, PER LAP CONNECTION OR AS SPECIFIED.
c. MID-SPAN HUGGER SUB-PURLIN TO SUB-RAFTER: **TWO, ¼"-14 1 INCH**, DP3 SELF–DRILLING ON EACH SIDE OF CUTOUT AND **ONE # 10-16X1 INCH** PANCAKE HEAD SCREW INSTALLED THROUGH SUB-PURLIN TOP FLANGE, INTO SUB-RAFTER.
d. MID-SPAN HUGGER SUB-PURLIN TO EXISTING PANEL: **#17-14** FASTENERS SHALL BE INSTALLED THROUGH THE MID-SPAN OF SUB-PURLIN INTO THE EXISTING ROOF PANELS AS SPECIFIED OR PER STANDARD DETAILS (OVER-DRILLING OF PRE-PUNCHED HOLE WILL BE REQUIRED).
e. FASTENER LENGTH: AS REQUIRED TO PENETRATE EXISTING PURLINS IN ACCORDANCE WITH FASTENER ATTACHMENT STANDARDS.

1. "SPECIAL" ROOF HUGGER SUB-PURLIN W/ ANTI-ROTATIONAL ARM:
a. ATTACHMENT TO EXISTING PURLINS/JOIST/DECKING: TYPICAL **2-¼INCHES-14 X 2 INCHES** DP3 SELF-DRILLING FASTENER WITH 1 INCH STANDOFF OR AS SPECIFIED.
b. ATTACHMENT OF ANTI-ROTATIONAL ARM TO EXISTING PANEL: **# 17-14** FASTENER OR AS SPECIFIED.
2. INTEGRAL SUB-RAFTERS BENEATH THE RIB CUT OUT IN THE SUB-PURLIN: **¼INCH-14 THREADS PER INCH**, DP3 SELF-DRILLING FASTENERS INSTALL THROUGH THE SUB-PURLIN, THROUGH THE INTEGRAL SUB-RAFTER, THROUGH THE EXISTING PANEL AND INTO THE EXISTING PURLIN, RAFTERS OR JOIST; QUANTITY AS SPECIFIED BY DESIGN (TYPICALLY 4 PER INTERSECTION).
3. SUB-RAFTER HAT CHANNELS FOR DESIGNATED HIGH LOAD AREAS:
a. ATTACHMENT TO EXISTING PURLINS, TRUSSES, RAFTERS OR JOIST: 1**/4 INCH-14 THREADS PER INCH** DP3 SELF-DRILLING SCREWS.
b. LENGTH AS REQUIRED FOR MINIMUM REQUIRED PENETRATION INTO TRUSS, RAFTER OR JOIST.
4. SUB-PURLIN HAT CHANNELS: ATTACHMENT TO INSTALLED SUB-RAFTERS: **¼ INCH-14 THREADS PER INCH**, DP3 SELF-DRILLING FASTENERS, QUANTITY AS SPECIFIED.

PART 3 - EXECUTION

EXAMINATION

A. EXAMINE EXISTING ROOF AREAS TO RECEIVE SUB-PURLINS. NOTIFY ARCHITECT IF AREAS ARE NOT ACCEPTABLE OR STRUCTURALLY ADEQUATE. DO NOT BEGIN INSTALLATION UNTIL UNACCEPTABLE CONDITIONS HAVE BEEN CORRECTED.
B. VERIFY EXISTING PURLINS AND EAVE STRUTS ARE IN GOOD SERVICEABLE CONDITION, WITHOUT RUST-THRU OF FLANGES.
C. FIELD VERIFY BEFORE ORDERING OF AND INSTALLATION OF SUB-PURLINS:
1. EXISTING PANEL PROFILE AND PANEL RIB DIMENSIONS.
2. EXISTING PANEL RUN-OUT BY MEASURING ROOF OVER SEVERAL 20-FOOT AREAS TO CONFIRM PANELS WERE INSTALLED ON MODULE AND IN-SQUARE. NOTE VARIATIONS.

INSTALLATION OF SUB-FRAMING AND OTHER ROOFTOP APPURTENCES

A. INSTALL SUB-PURLINS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AT LOCATIONS INDICATED ON THE STANDARD DETAILS OR ENGINEERED DRAWINGS IF PROVIDED.
B. LIMIT INSTALLATION OF SUB-PURLINS TO AMOUNT THAT CAN BE ROOFED OVER EACH DAY.
C. INSTALL 3 FASTENERS PER LINEAR FOOT OR AS DIRECTED BY MANUFACTURER.
D. INSTALL SUB-PURLINS DIRECTLY OVER EXISTING PURLINS AND FASTEN TO EXISTING PURLIN THROUGH EXISTING PANEL PAN SECTION.
E. IF INTEGRAL SUB-RAFTERS ARE USED, LOOSELY LAY SUB-RAFTERS OVER THE EXISTING PANEL HIGH RIBS AND BETWEEN THE EXISTING PURLINS. SUB-RAFTER SPACING AND NUMBER OF FASTENERS SHALL BE AS SPECIFIED ON THE ENGINEERED DRAWINGS.
F. PRESS THE ROOF HUGGER SUB-PURLINS OVER THE SUB-RAFTERS ON THE EXISTING PURLIN LINES IN AREAS WHERE THEY ARE SPECIFIED AND INSTALL FASTENERS SHOWN ON ENGINEERED DRAWINGS THROUGH THE BASE FLANGE OF THE SUB-PURLIN, THROUGH THE SUB-RAFTER AND THEN INTO THE EXISTING PURLINS BEING CAREFUL TO MAINTAIN THE ALIGNMENT OF THE SUB-RAFTERS.
G. INSTALL SUB-PURLINS ONTO THE INTEGRAL SUB-RAFTERS BETWEEN THE EXISTING PURLINS AS SPECIFIED WITH **1/4"-14 THREADS PER INCH**, DP3 FASTENERS, TYPICALLY ONE FASTENER ON EACH SIDE OF THE SUB-RAFTER UNLESS OTHERWISE SPECIFIED.
H. WHERE THE SUB-PURLIN IS ATTACHED TO THE EXISTING ROOF PANEL THE PRE-PUNCHED BASE FLANGE HOLE SHOULD BE DRILLED OUT TO THE CORRECT DIAMETER TO ALLOW FOR THE INSTALLATION OF A **#17-14** FASTENER THROUGH THE ROOF HUGGER AND INTO THE EXISTING ROOF PANEL.
I. WHERE THE SUB-PURLIN PASSES OVER THE FITTED SUB-RAFTER, FASTEN THROUGH THE TOP FLANGE OF THE SUB- PURLIN WITH A **#10-16** PANCAKE HEAD FASTENER INTO THE TOP OF THE NEW FITTED SUB-RAFTER.
J. REMOVAL OF EXISTING ROOF FASTENERS: DO NOT REMOVE EXISTING ROOF FASTENERS UNLESS INSTALLATION OF SUB-PURLINS OVER FASTENERS CAUSES SUB-PURLINS TO "ROLL" OR "PORPOISE". SOME DISTORTION OF BASE FLANGE OF SUB-PURLINS CAUSED BY EXISTING ROOF FASTENERS IS NORMAL.
K. WHEN ELECTRICAL SERVICE AND EQUIPMENT NEEDS TO BE REMOVED, EXTENDED AND REINSTALLED AT THE NEW METAL ROOF SYSTEM HEIGHT/PLANE, EXTEND THE WIRING IN ACCORDANCE WITH LOCAL BUILDING AND ELECTRICAL CODES (NEC).
L. COMPLY LOCAL BUILDING CODES FOR EXTENDING, RELOCATING AND FLASHING VENT PIPES.

RIGID BOARD INSULATION

A. INSTALL RIGID BOARD INSULATION BETWEEN NEW SUB-FRAMING GRID MEMBERS AND UNDER NEW METAL PANEL ROOFING.

NEW METAL PANEL ROOFING

A. INSTALL 24 GAUGE METAL PANEL ROOFING PER ROOF PLAN AND ROOF SCHEDULE SHEET A103.

END OF SPECIFICATIONS

BOSCHULTE ARCHITECTURE

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ST. THOMAS, VI

PROGRESS SET

No.	Description	Date
1	50% PROGRES SET	9/22/2020
2	ISSUED FOR PERMITS	9/30/2020

REVISIONS

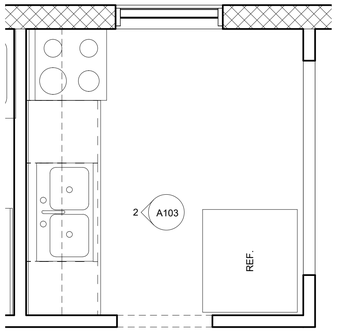
No.	Description	Date

Project number	VI-HRR-00015
Date	03/30/2021
Drawn by	JTB
Checked by	JTB

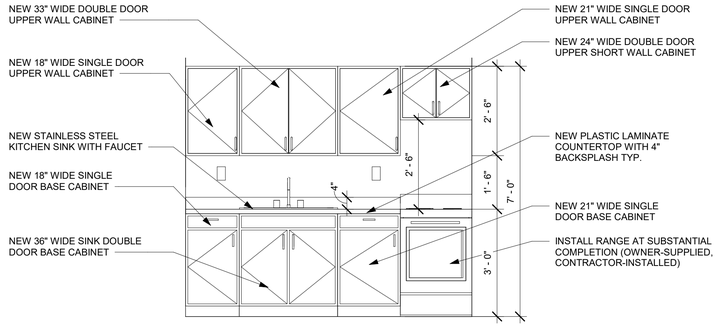
ROOF SUB-FRAMING SYSTEM SPECIFICATIONS

A102.1

Scale: AS SHOWN



1 ENLARGED KITCHEN PLAN
1/2" = 1'-0"



2 KITCHEN ELEVATION - 1
1/2" = 1'-0"

RESIDENTIAL CASEWORK SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. SECTION INCLUDES:
1. KITCHEN CABINETS.
2. VANITY CABINETS.
3. PLASTIC-LAMINATE COUNTERTOPS AND BACKSPLASHES.

1.2 SUBMITTALS

A. PRODUCT DATA: ACTION SUBMITTALS FOR THE FOLLOWING:
1. CABINETS.
2. PLASTIC-LAMINATE COUNTERTOPS.
3. CABINET HARDWARE.
B. SHOP DRAWINGS: FOR CABINETS AND COUNTERTOPS. INCLUDE PLANS, ELEVATIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK. SHOW MATERIALS, FINISHES, FILLER PANELS, HARDWARE, EDGE AND BACKSPLASH PROFILES, METHODS OF JOINING COUNTERTOPS, AND CUTOUTS FOR PLUMBING FIXTURES.
C. QUALIFICATION DATA: FOR QUALIFIED MANUFACTURER.

PART 2 - PRODUCTS

2.1 CABINETS

A. BASIS OF DESIGN PRODUCT: THE DESIGN FOR CABINETS IS BASED ON ***PANDA KITCHEN AND BATH, SINGLE SHAKER (C7070)***. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE THE NAMED PRODUCT OR A COMPARABLE APPROVED PRODUCT.

B. QUALITY STANDARD: PROVIDE CABINETS THAT COMPLY WITH KCMA A161.1. HUD'S "MINIMUM PROPERTY STANDARDS" REQUIRES COMPLIANCE WITH KCMA A161.1, WHICH SPECIFIES PERFORMANCE REQUIREMENTS SUITABLE FOR SPECIFYING BASIC- AND MEDIUM-QUALITY CABINETS.

1. KCMA CERTIFICATION: PROVIDE CABINETS WITH KCMA'S "CERTIFIED CABINET" SEAL AFFIXED IN A SEMIEXPOSED LOCATION OF EACH UNIT AND SHOWING COMPLIANCE WITH THE ABOVE STANDARD.

C. DOOR STYLE: SQUARE RAISED PANEL DOOR.

D. CABINET STYLE: FRAMELESS.

E. DOOR AND DRAWER FRONTS: SOLID-WOOD STILES AND RAILS, 3/4 INCH (19 MM) THICK, WITH 1/4-INCH- (6.4-MM-) MIN. THICK, VENEER-FACED PLYWOOD CENTER PANELS.

F. EXPOSED CABINET SIDE PANEL: 3/4 INCH THICKNESS PLYWOOD, WITH FINISH TO MATCH DOOR AND DRAWER FRONTS.

G. CABINET BOTTOM & TOP PANEL: PANEL MADE OF 11 LAYERS 3/4 INCH THICKNESS PLYWOOD.

H. SHELVES: ADJUSTABLE SHELVES 3/4 INCH THICKNESS MADE OF 11 LAYERS PLYWOOD.

I. DRAWER BOX: ¾ INCH THICK SOLID WOOD WITH DOVETAIL CONSTRUCTION (MAPLE FINISH).

J. TOE KICK: MADE OF 3/8 INCH THICK OF PLYWOOD.

K. CABINET BACK PANEL: 3/8 INCH PANEL WITH ¾ INCH FRAME.

2.2 CABINET MATERIALS

A. GENERAL:
1. CERTIFIED WOOD MATERIALS: FABRICATE CABINETS WITH WOOD AND WOOD-BASED PRODUCTS PRODUCED FROM WOOD OBTAINED FROM FORESTS CERTIFIED BY AN FSC-ACCREDITED CERTIFICATION BODY TO COMPLY WITH FSC STD-01-001, "FSC PRINCIPLES AND CRITERIA FOR FOREST STEWARDSHIP."
2. ADHESIVES: DO NOT USE PRODUCTS THAT CONTAIN UREA FORMALDEHYDE.
3. HARDWOOD PLYWOOD: HPVA HP-1, MADE WITH ADHESIVE CONTAINING NO UREA FORMALDEHYDE.

B. EXPOSED MATERIALS:
1. SOLID WOOD AND PLYWOOD: MANUFACTURER'S PAINTED FINISH:
A. OWNER TO SELECT FROM MANUFACTURER'S WHITE OR GREY.

2. EXPOSED WOOD SPECIES: MAPLE FOR DRAWER BOXES.
A. SELECT MATERIALS FOR COMPATIBLE COLOR AND GRAIN. DO NOT USE TWO ADJACENT EXPOSED SURFACES THAT ARE NOTICEABLY DISSIMILAR IN COLOR, GRAIN, FIGURE, OR NATURAL CHARACTER MARKINGS.
B. STAINING AND FINISH: AS INDICATED BY MANUFACTURER'S DESIGNATION.

C. SEMIEXPOSED MATERIALS: UNLESS OTHERWISE INDICATED, PROVIDE THE FOLLOWING:
1. SOLID WOOD AND PLYWOOD: MANUFACTURER'S PAINTED FINISH:

A. MATCHING OWNER'S SELECTION FOR EXPOSED MATERIALS.

2. EXPOSED WOOD SPECIES: MAPLE FOR DRAWER BOXES.
A. SELECT MATERIALS FOR COMPATIBLE COLOR AND GRAIN. DO NOT USE TWO ADJACENT EXPOSED SURFACES THAT ARE NOTICEABLY DISSIMILAR IN COLOR, GRAIN, FIGURE, OR NATURAL CHARACTER MARKINGS.
B. STAINING AND FINISH: AS INDICATED BY MANUFACTURER'S DESIGNATION.

D. CONCEALED MATERIALS: SOLID WOOD OR PLYWOOD, OF ANY HARDWOOD OR SOFTWOOD SPECIES, WITH NO DEFECTS AFFECTING STRENGTH OR UTILITY; PARTICLEBOARD; MEDIUM-DENSITY FIBERBOARD; OR HARDBOARD.

2.3 CABINET HARDWARE

A. GENERAL: MANUFACTURER'S STANDARD UNITS COMPLYING WITH BHMA A156.9, OF TYPE, SIZE, STYLE, MATERIAL, AND FINISH.
B. PULLS: 3" CENTER-TO-CENTER STAINLESS STEEL BACK-MOUNTED BAR PULLS.
C. HINGES: 105 DEGREE STAINLESS STEEL CONCEALED EUROPEAN-STYLE SOFT-CLOSE HINGES.
D. DRAWER GUIDES: 20" FULL EXTENSION UNDER-MOUNT SOFT-CLOSE RAILS.

2.4 PLASTIC-LAMINATE COUNTERTOPS

A. BASIS OF DESIGN PRODUCT: THE DESIGN FOR CABINETS IS BASED ON ***FORMICA BRAND LAMINATE BY FORMICA CORPORATION***. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE THE NAMED PRODUCT OR A COMPARABLE APPROVED PRODUCT.
B. QUALITY STANDARD: KCMA A161.2.
C. CONFIGURATION: PROVIDE COUNTERTOPS WITH THE FOLLOWING FRONT, BACKSPLASH, AND ENDSPLASH STYLE:
1. FRONT: SELF-EDGE.
2. BACKSPLASH: SQUARE EDGE.
3. ENDSPLASH: SQUARE EDGE.

2.5 COUNTERTOP MATERIALS

A. PLASTIC LAMINATE: HIGH-PRESSURE DECORATIVE LAMINATE COMPLYING WITH NEMA LD 3.
1. LAMINATE GRADE: GRADE 10, HGS (0.044 INCHES, 1.1 MM).
2. COLORS, TEXTURES, AND PATTERNS:
A. FOR WHITE COLORED CABINETS: FANTASY MARBLE, 9302
B. FOR GREY COLORED CABINETS: WHITE PAINTED MARBLE, 5014
B. PLYWOOD: EXTERIOR SOFTWOOD PLYWOOD COMPLYING WITH DOC PS 1, GRADE C-C PLUGGED, TOUCH SANDED.
C. ADHESIVES: DO NOT USE ADHESIVES THAT CONTAIN UREA FORMALDEHYDE.

PART 3 - EXECUTION

3.1 INSTALLATION

A. INSTALL CABINETS WITH NO VARIATIONS IN FLUSHNESS OF ADJOINING SURFACES; USE CONCEALED SHIMS. WHERE CABINETS ABUT OTHER FINISHED WORK, SCRIBE AND CUT FOR ACCURATE FIT. PROVIDE FILLER STRIPS, SCRIBE STRIPS, AND MOLDINGS IN FINISH TO MATCH CABINET FACE.
B. INSTALL CABINETS WITHOUT DISTORTION SO DOORS AND DRAWERS FIT OPENINGS, ARE ALIGNED, AND ARE UNIFORMLY SPACED. COMPLETE INSTALLATION OF HARDWARE AND ACCESSORIES AS INDICATED.
C. INSTALL CABINETS AND COUNTERTOP LEVEL AND PLUMB TO A TOLERANCE OF 1/8 INCH IN 8 FEET (3 MM IN 2.4 M).
D. FASTEN CABINETS TO ADJACENT UNITS AND TO BACKING.
1. FASTEN WALL CABINETS THROUGH BACK, NEAR TOP AND BOTTOM, AT ENDS AND NOT LESS THAN 24 INCHES (600 MM) O.C. WITH NO. 10 WAFER-HEAD SCREWS SIZED FOR 1-INCH (25-MM) PENETRATION INTO WOOD FRAMING, BLOCKING, OR HANGING STRIPS.
2. FASTEN WALL CABINETS THROUGH BACK, NEAR TOP AND BOTTOM, AT ENDS AND NOT LESS THAN 24 INCHES (600 MM) O.C., WITH TOGGLE BOLTS THROUGH METAL BACKING BEHIND GYPSUM BOARD.
3. FASTEN WALL CABINETS THROUGH BACK, NEAR TOP AND BOTTOM, AT ENDS AND NOT LESS THAN 24 INCHES (600 MM) O.C., WITH ¼ INCH X 2-1/4" CONCRETE ANCHORS (TAPCON OR APPROVED EQUAL) INTO CONCRETE OR CONCRETE MASONRY UNITS.
E. FASTEN PLASTIC-LAMINATE COUNTERTOPS BY SCREWING THROUGH CORNER BLOCKS OF BASE UNITS INTO UNDERSIDE OF COUNTERTOP. FORM SEAMS USING SPLINES TO ALIGN ADJACENT SURFACES, AND SECURE WITH GLUE AND CONCEALED CLAMPING DEVICES DESIGNED FOR THIS PURPOSE.
F. ADJUST CABINETS AND HARDWARE SO DOORS AND DRAWERS ARE CENTERED IN OPENINGS AND OPERATE SMOOTHLY WITHOUT WARP OR BIND. LUBRICATE OPERATING HARDWARE AS RECOMMENDED BY MANUFACTURER.

END OF RESIDENTIAL CASEWORK SPECIFICATIONS

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PROGRESS SET

No.	Description	Date
1	50% PROGRESS SET	03/30/2021
2	ISSUED FOR PERMITS	4/8/2021

REVISIONS

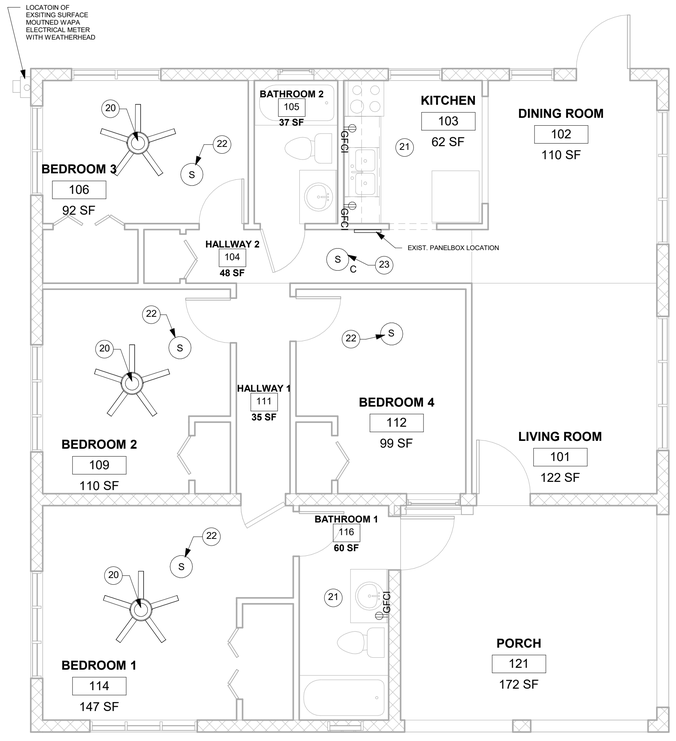
No.	Description	Date

Project number	VI-HRR-00015
Date	03/30/2021
Drawn by	BJS
Checked by	JTB

ENLARGED KITCHEN PLAN, ELEVATIONS, AND SCHEDULES

A103

Scale: AS SHOWN



1 PROPOSED ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL SYMBOLS LEGEND

GFI	DUPLEX GFCI CONVENIENCE RECEPTACLE, 120, 20 AMP GROUNDED, WALL MOUNTED DEVICE
S	CEILING MOUNTED SMOKE ALARM
S CO	CEILING MOUNTED SMOKE AND CABON MONOXIDE COMBINATION ALARM
	CEILING MOUNTED LIGHT WITH FAN WITH SEPARATE WALL SWITCHES FOR LIGHT AND FAN

ELECTRICAL NOTES	
NOTE NUMBER	NOTE TEXT

ELECTRICAL NOTES

20	INSTALL NEW CEILING FAN AND LIGHT.
21	REMOVE DAMAGED GFCI OUTLET. INSTALL NEW GFCI OUTLET IN ACCORDANCE WITH THE 2017 NEC.
22	FURNISH AND INSTALL SMOKE ALARM IN ACCORDANCE WITH THE 2017 NEC.
23	FURNISH AND INSTALL COMBINATION CARBON MONOXIDE AND SMOKE ALARM IN ACCORDANCE WITH THE 2017 NEC.

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL COMPLY WITH:
   A. THE VIRGIN ISLANDS CODE
   B. 2017 NATIONAL ELECTRIC CODE (NEC)
   C. WAPA REQUIREMENTS
2. CONTRACTOR SHALL ENGAGE A LICENSED ELECTRICIAN (ELECTRICAL CONTRACTOR) TO EVALUATE THE CONDITION OF ANY EXISTING ELECTRICAL INSTALLATIONS (I.E. EXISTING CONDUITS, WIRING, FIXTURES, PRIMARY SERVICE, ETC.) WITH RESPECT TO SUITABILITY FOR INCORPORATION INTO THE NEW WORK. FIXTURES SHOWN ON ELECTRICAL PLAN ARE NEW UNLESS NOTED OTHERWISE.
3. ELECTRICAL CONTRACTOR SHALL OBTAIN ALL ELECTRICAL PERMITS REQUIRED FOR THE ELECTRICAL PORTION OF THE JOB. ELECTRICAL CONTRACTOR SHALL PREPARE A PROJECT WORK PLAN INCLUDING BUT NOT LIMITED TO PREPARATION OF ANY PANEL SCHEDULES AND SUPPLEMENTAL DRAWINGS AND DIAGRAMS AS MAY BE REQUIRED BY DPNR FOR REVIEW AND APPROVAL OF ANY REQUIRED ELECTRICAL PERMITS.
4. CONTRACTOR SHALL COORDINATE THE CONNECTION BETWEEN THE EXISTING UTILITY COMPANY POWER LINES AND THE NEW CONSTRUCTION.
5. THE FIXTURE SYMBOLS SHOWN ON THE DRAWING ARE GENERIC AND REPRESENT THE TYPE OF LIGHT SOURCE INTENDED FOR USE. COORDINATE SPECIFIC LIGHT FIXTURES WITH OWNER AND CONSTRUCTION MANAGER.

PRIMARY SERVICE INSTALLATION NOTES

1. ELECTRICAL CONTRACTOR SHALL ARRANGE W.A.P.A. APPROVAL OF PRIMARY SERVICE INSTALLATION PRIOR TO COMMENCEMENT OF PRIMARY SERVICE WORK.
2. ELECTRICAL CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL PRIMARY SERVICE TIE-IN WORK WITH W.A.P.A.
3. CONTRACTOR SHALL ARRANGE FOR ALL REQUIRED W.A.P.A. INSPECTIONS OF PRIMARY SERVICE INSTALLATION AT THE REQUIRED STAGES OF CONSTRUCTION.
4. CONTRACTOR SHALL SECURE AND REFER TO ALL RELATED W.A.P.A. PRIMARY SERVICE STANDARDS AND DETAILS AND COMPLY FULLY IN ALL RESPECTS FOR THIS PROJECT.
5. AFTER ALL FEEDER CONDUITS HAVE BEEN INSTALLED AND TERMINATIONS COMPLETED, ARRANGE FOR W.A.P.A. INSPECTION OF CONNECTIONS.

PANELBOARD NOTES

1. ALL PANELBOARDS SHALL HAVE A RATING NOT LESS THAN THAT OF THE MINIMUM SERVICE ENTRANCE OR FEEDER CAPACITY REQUIRED FOR THE COMPUTED LOAD.
2. THE USE OR PURPOSE OF ALL PANELBOARD CIRCUITS SHALL BE LEGIBLY MARKED AND IDENTIFIED ON A CIRCUIT DIRECTORY LOCATED ON THE FACE OR INSIDE THE DOOR OF THE ENCLOSURE.
3. PANELBOARDS SHALL BE PROTECTED ON THE SUPPLY SIDE BY NOT MORE THAN TWO MAIN CIRCUIT BREAKERS OR TWO SETS OF FUSES HAVING A COMBINED RATING NOT GREATER THAN THAT OF THE PANELBOARD.

SMOKE & CARBON MONOXIDE ALARM NOTES

1. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS WHEN THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE AND/OR THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.
3. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.
4. SMOKE ALARMS/CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED PER IRC. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
5. ALL SMOKE DETECTORS SHALL BE HARDWIRED WITH A DEDICATED UNSWITCHED 120V POWER SUPPLY WITH BATTERY BACKUP AND SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE.
6. IF AN EXISTING SLEEPING ROOM IS NOT NOTED TO RECEIVE A SMOKE ALARM IN THE SCOPE OF WORK NOTES AND DURING CONSTRUCTION IT IS DISCOVERED THAT THERE IS NO SMOKE ALARM IN THE SLEEPING ROOM, NOTIFY THE ARCHITECT IMMEDIATELY.

BOSCHULTE ARCHITECTURE

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ELECTRICAL PLAN, LEGENDS, AND DETAILS

E101

Scale: AS SHOWN