

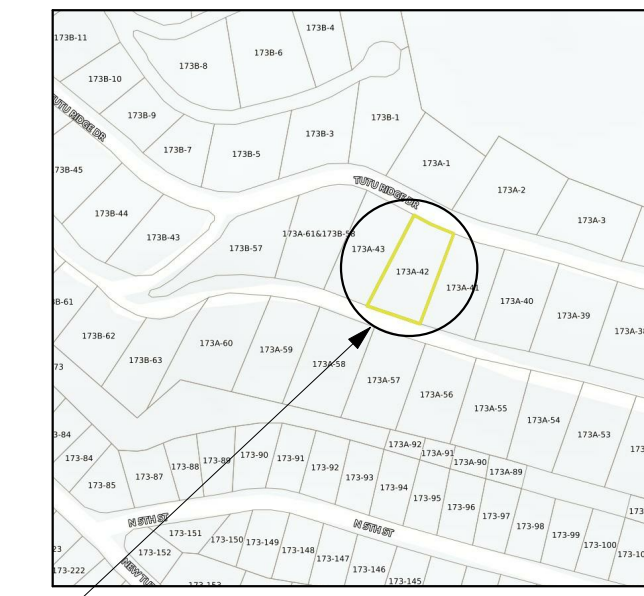
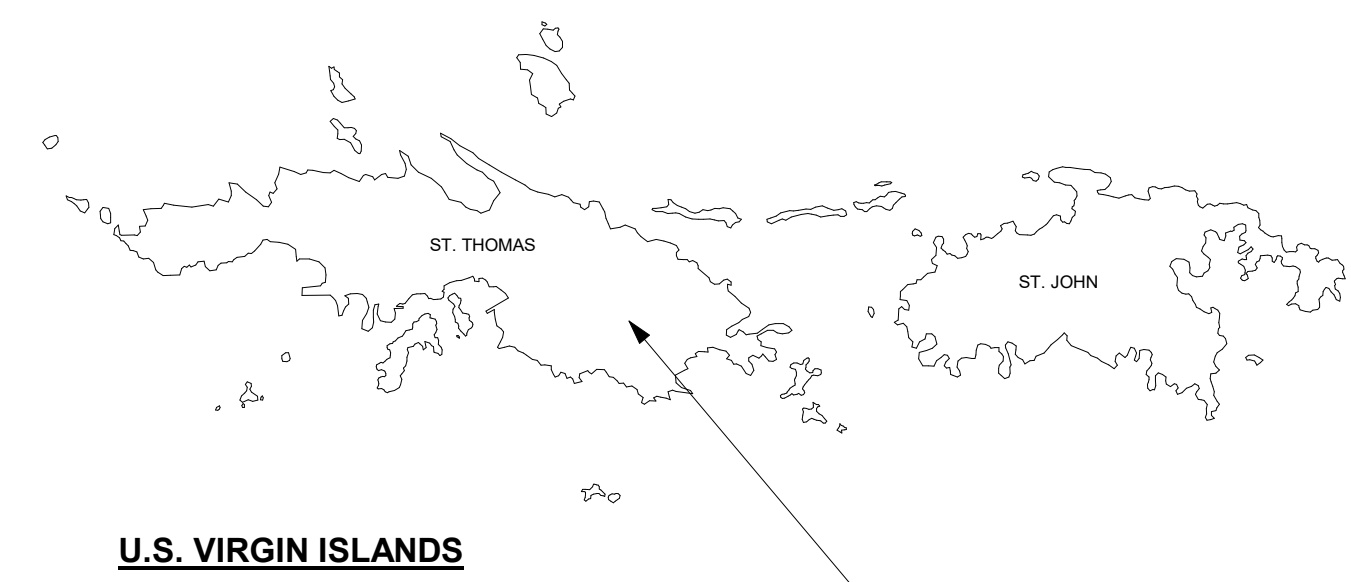


# IVAN CAESAR

## VI-HRR-00145

### 173A-42 ANNA'S RETREAT

#### ST. THOMAS, U.S.V.I.



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 (DPMR)	
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	

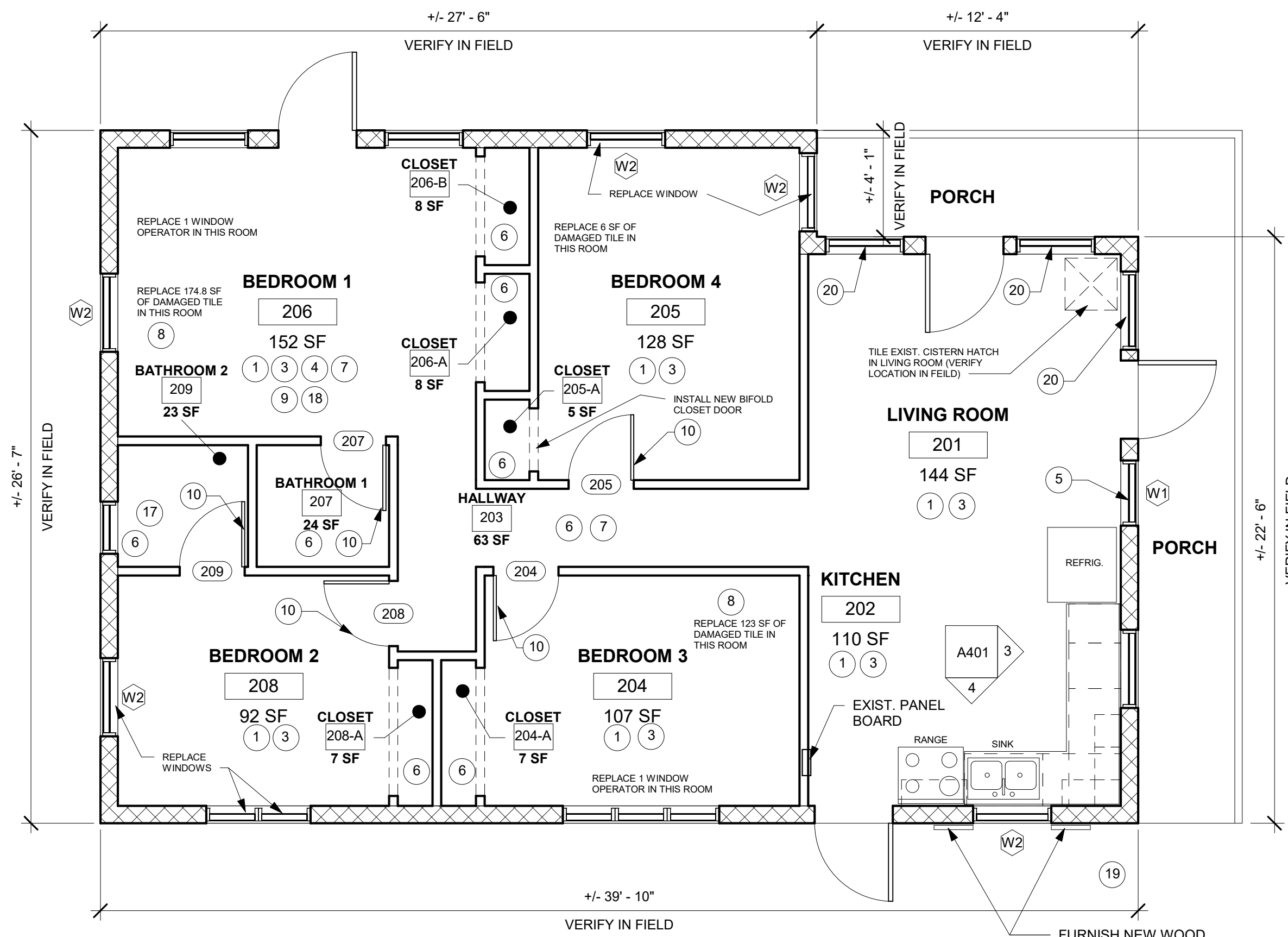


**AGENCY**  
VIRGIN ISLANDS HOUSING FINANCE AUTHORITY  
3202 Demarara Plaza  
Suite 200  
St. Thomas, VI 00802-6447  
phone: (340) 777-4HFA (4432)  
fax: (340) 775-7913  
website: www.vifha.gov

**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 Keapers Cade  
St. Thomas, VI 00802  
phone: (340) 777-2375  
e-mail: boschulte@outlook.com  
website: www.boschulte.com

**IVAN CAESAR**  
**VI-HRR-00145**  
**173A-42 ANNA'S RETREAT**  
**ST. THOMAS, U.S.V.I.**



**1 MAIN LEVEL - NEW WORK**  
1/4" = 1'-0"

Note Number	Note Text	View Type
1	PRIME WALLS AND CEILING. APPLY TWO COATS PAINT TO THE INTERIOR WALLS AND CEILING.	
3	INSTALL NEW 5/8" DRYWALL.	
4	REMOVE EXISTING WINDOW. PREPARE OPENING TO RECEIVE NEW EGRESS WINDOW PER SCHEDULE.	
5	REMOVE EXISTING DAMAGED WINDOW. INSTALL NEW WINDOW PER WINDOW SCHEDULE. REPAIR ALL PLASTER WINDOW SURROUNDS AND PAINT TO MATCH ADJACENT WALL FINISH.	
6	PRIME CEILING. APPLY TWO COATS OF PAINT TO CEILING ONLY.	
7	REMOVE AND REPLACE DAMAGED WALL PANELING. INSTALL NEW 3/8" BEADBOARD UP TO CEILING.	
8	REMOVE AND REPLACE DAMAGED FLOORING. PREPARE SUBSTRATE TO RECEIVE NEW TILE FLOORING PER SCHEDULE.	
10	REMOVE DAMAGED INTERIOR DOOR SLAB. INSTALL NEW INTERIOR DOOR SLAB TO MATCH EXISTING DOORS. STAIN & FINISH DOOR SLAB ONLY (PER SIDE) DETACH AND RESET DOOR KNOB/LOCKSET.	
16	INSTALL NEW CEILING FAN WITH LIGHT.	
17	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.	
18	REPAIR PLASTER SURROUNDS AROUND ALL NEW WINDOWS AND PAINT TO MATCH ADJACENT WALL FINISHES.	
19	PRIME WALLS AND UNDERSIDE OF OVERHANGS AND FASCIA BOARDS. APPLY TWO FINISH COATS OF PAINT TO THE EXTERIOR WALLS AND UNDERSIDE OF OVERHANGS AND FASCIA BOARDS.	
20	REPLACE DAMAGED WINDOW OPERATOR AND HANDLE AND RESTORE WINDOW TO WORKING CONDITION.	

**GENERAL SCOPE OF WORK NOTES**

- CONTRACTOR TO PROVIDE FOR ALL DUMPSTER, TRUCKING, AND LANDFILL DISPOSAL FEES FOR ALL DEMOLITION AND CONSTRUCTION WASTE.

Door Mark	DESCRIPTION	Width	Height	Thickness	Function	Comments
103	Single-Flush: 24" x 80"	2'-0"	6'-8"	1 1/2"	Interior	PRIVACY LOCKSET, 2 HINGES, AND SPRING DOOR STOP
104	Single-Flush: 24" x 80"	2'-0"	6'-8"	1 1/2"	Interior	PRIVACY LOCKSET, 2 HINGES, AND SPRING DOOR STOP
105	Single-Flush: 24" x 80"	2'-0"	6'-8"	1 1/2"	Interior	PRIVACY LOCKSET, 2 HINGES, AND SPRING DOOR STOP
204	Single-Flush: 30" x 80"	2'-6"	6'-8"	1 1/2"	Interior	PRIVACY LOCKSET, 2 HINGES, AND SPRING DOOR STOP
205	Single-Flush: 30" x 80"	2'-6"	6'-8"	1 1/2"	Interior	PRIVACY LOCKSET, 2 HINGES, AND SPRING DOOR STOP
207	Single-Flush: 30" x 80"	2'-6"	6'-8"	1 1/2"	Interior	PRIVACY LOCKSET, 2 HINGES, AND SPRING DOOR STOP
208	Single-Flush: 30" x 80"	2'-6"	6'-8"	1 1/2"	Interior	PRIVACY LOCKSET, 2 HINGES, AND SPRING DOOR STOP
209	Single-Flush: 30" x 80"	2'-6"	6'-8"	1 1/2"	Interior	PRIVACY LOCKSET, 2 HINGES, AND SPRING DOOR STOP

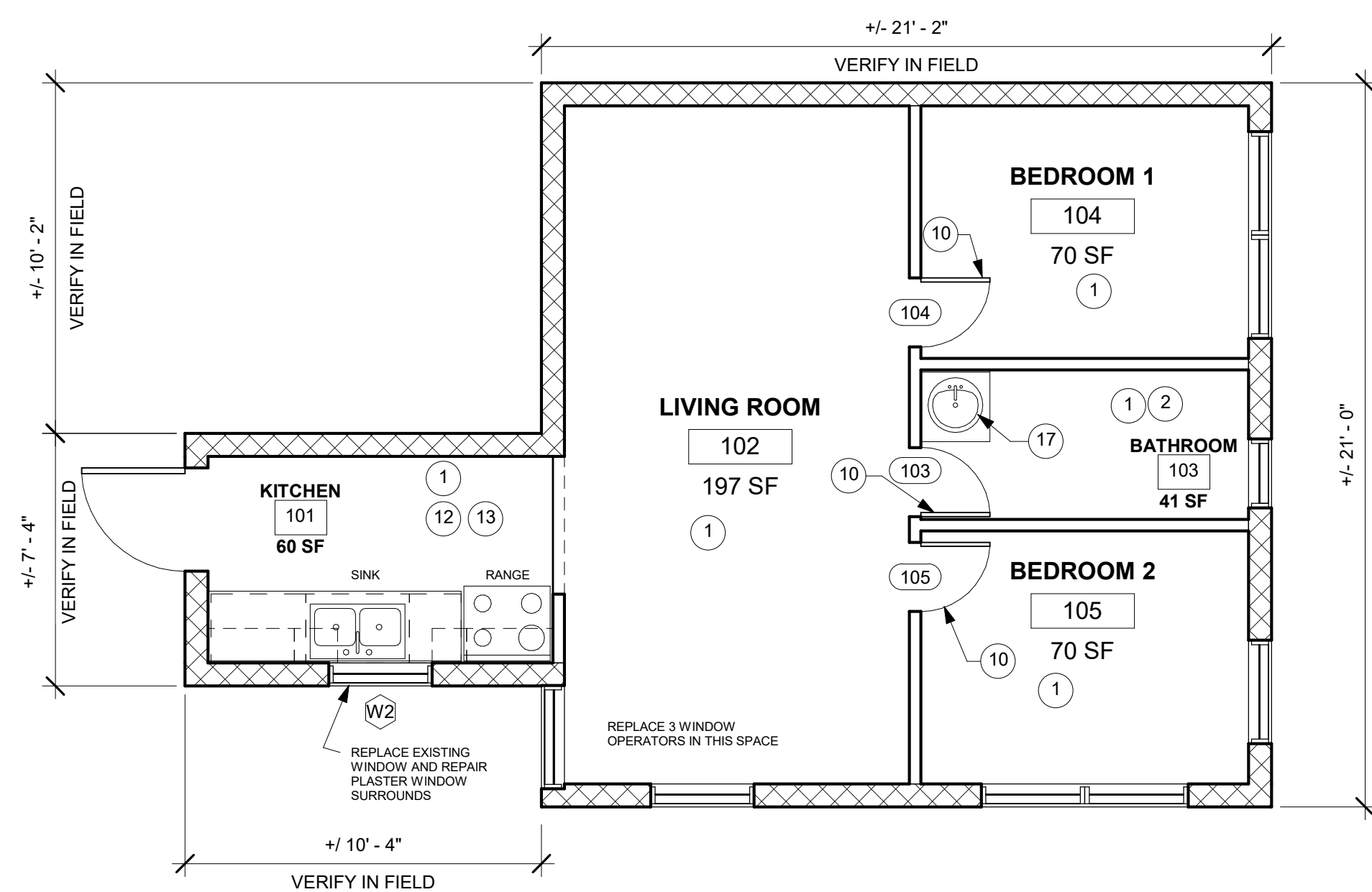
**DOOR SCHEDULE NOTES**

- CONTRACTOR SHALL VERIFY DOOR SIZES IN FIELD PRIOR TO ORDERING ANY MATERIALS.
- ALL NEW DOORS TO RECEIVE A PAINTED FINISH.
- PROVIDE NEW HARDWARE FOR ALL NEW DOORS.

Type Mark	NOMINAL DIMENSIONS		WIND PRESS. REQ. (+)	WIND PRESS. REQ. (-)	Comments
	Width	Height			
W1	2'-6"	4'-0"	23.8	-25.8	SINGLE HUNG - MATCH ADJACENT WINDOWS
W2	3'-0"	4'-0"	22.7	-24.7	SINGLE HUNG - MATCH ADJACENT WINDOWS

**WINDOW SCHEDULE NOTES:**

- CONTRACTOR SHALL VERIFY NEW ROUGH OPENING DIMENSIONS PRIOR TO ORDERING WINDOWS AND SHUTTERS.
- PROTECTION OF GLAZED OPENINGS SHALL BE PROVIDED FOR ALL ALL REPLACEMENT GLAZED WINDOW OPENINGS WITH NEW 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
- ALTERNATIVE METHODS FOR PROTECTION OF OPENINGS MAY BE PROPOSED BUT MUST BE APPROVED IN ADVANCE BY THE ARCHITECT AND AUTHORITIES HAVING JURISDICTION (DPMR).
- PROVIDE ALL NEW WINDOWS WITH INSECT SCREENS.
- REPAIR ALL PLASTER SURROUNDS FOR NEW WINDOW INSTALLATIONS AND PAINT TO MATCH ADJACENT WALL FINISH.



**2 LOWER LEVEL - NEW WORK**  
1/4" = 1'-0"

ROOM NUMBER	ROOM NAME	FLOOR	CEILING	WALL FINISH				COMMENTS
				NORTH	EAST	SOUTH	WEST	
101	KITCHEN	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT	
102	LIVING ROOM	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT	TILE CISTERN COVER
103	BATHROOM	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT	
104	BEDROOM 1	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT	
105	BEDROOM 2	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT	
201	LIVING ROOM	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT	
202	KITCHEN	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT	
203	HALLWAY	EXIST	PAINT	EXIST	EXIST	EXIST	EXIST	
204	BEDROOM 3	TILE	PAINT	PAINT	PAINT	PAINT	PAINT	REPLACE DAMAGED TILE
204-A	CLOSET	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT	
205	BEDROOM 4	TILE	PAINT	PAINT	PAINT	PAINT	PAINT	REPLACE DAMAGED TILE
205-A	CLOSET	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT	
206	BEDROOM 1	TILE	PAINT	PAINT	PAINT	PAINT	PAINT	REPLACE DAMAGED TILE
206-A	CLOSET	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT	
207	BATHROOM 1	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT	
208	BEDROOM 2	TILE	PAINT	PAINT	PAINT	PAINT	PAINT	REPLACE DAMAGED TILE
208-A	CLOSET	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT	
209	BATHROOM 2	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT	

**ROOM FINISHES LEGEND**

TILE - NEW STANDARD GRADE PORCELAIN TILE FINISH  
 EXIST - EXISTING TO REMAIN  
 PAINT - PRIMED WITH (2) FINISH COATS OF PAINT  
 E.R. - PAINT EXISTING RAFTERS AND NEW PLYWOOD DECKING. PRIMED WITH 2 FINISH COATS OF PAINT.

INDEX OF DRAWINGS	
Sheet Number	Sheet Name
A101	COVER, SITE PLAN, FLOOR PLAN - NEW WORK
A102	ROOF PLAN, ROOF FRAMING PLAN, ROOF SCHEDULE, AND DETAILS
A401	ENLARGED KITCHEN AND BATHROOM PLANS, ELEVATIONS
E101	ELECTRICAL PLAN, PLUMBING PLAN, LEGENDS, AND DETAILS
A103	ROOF DETAILS

PROGRESS SET		
No.	Description	Date
1	50% PROGRESS SET	10/1/2020
2	ISSUED FOR PERMITS	10/08/2020

REVISIONS		
No.	Description	Date

Project number VI-HRR-00145  
 Date 10/08/2020  
 Drawn by B.J.S.  
 Checked by J.T.B.

COVER, SITE PLAN, FLOOR PLAN - NEW WORK

**A101**

Scale: AS SHOWN

PROGRESS SET

No.	Description	Date
1	50% PROGRESS SET	10/12/2020
2	ISSUED FOR PERMITS	10/09/2020

REVISIONS

No.	Description	Date

Project number VI-HRR-00145

Date 10/08/2020

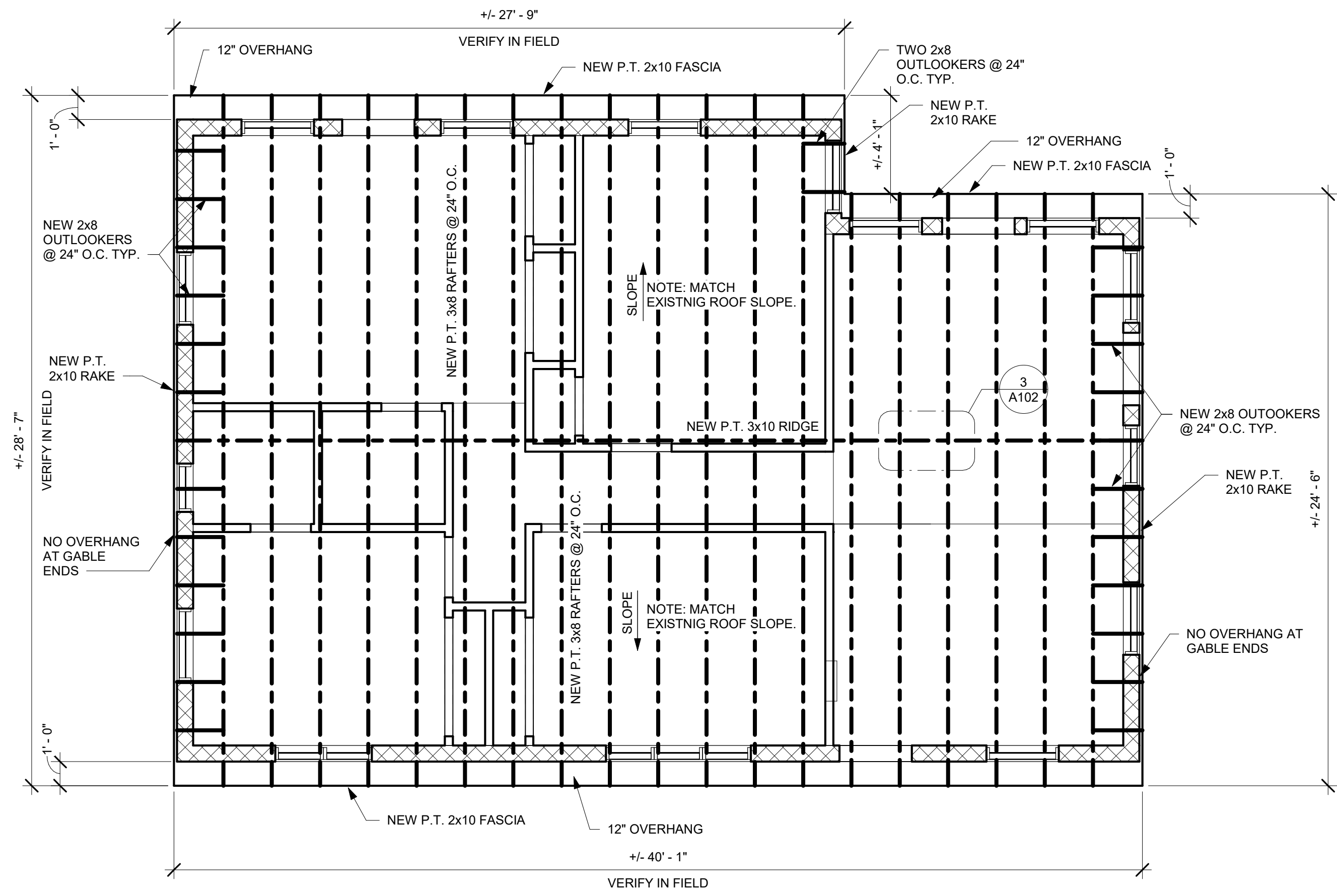
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Checked by J.T.B.

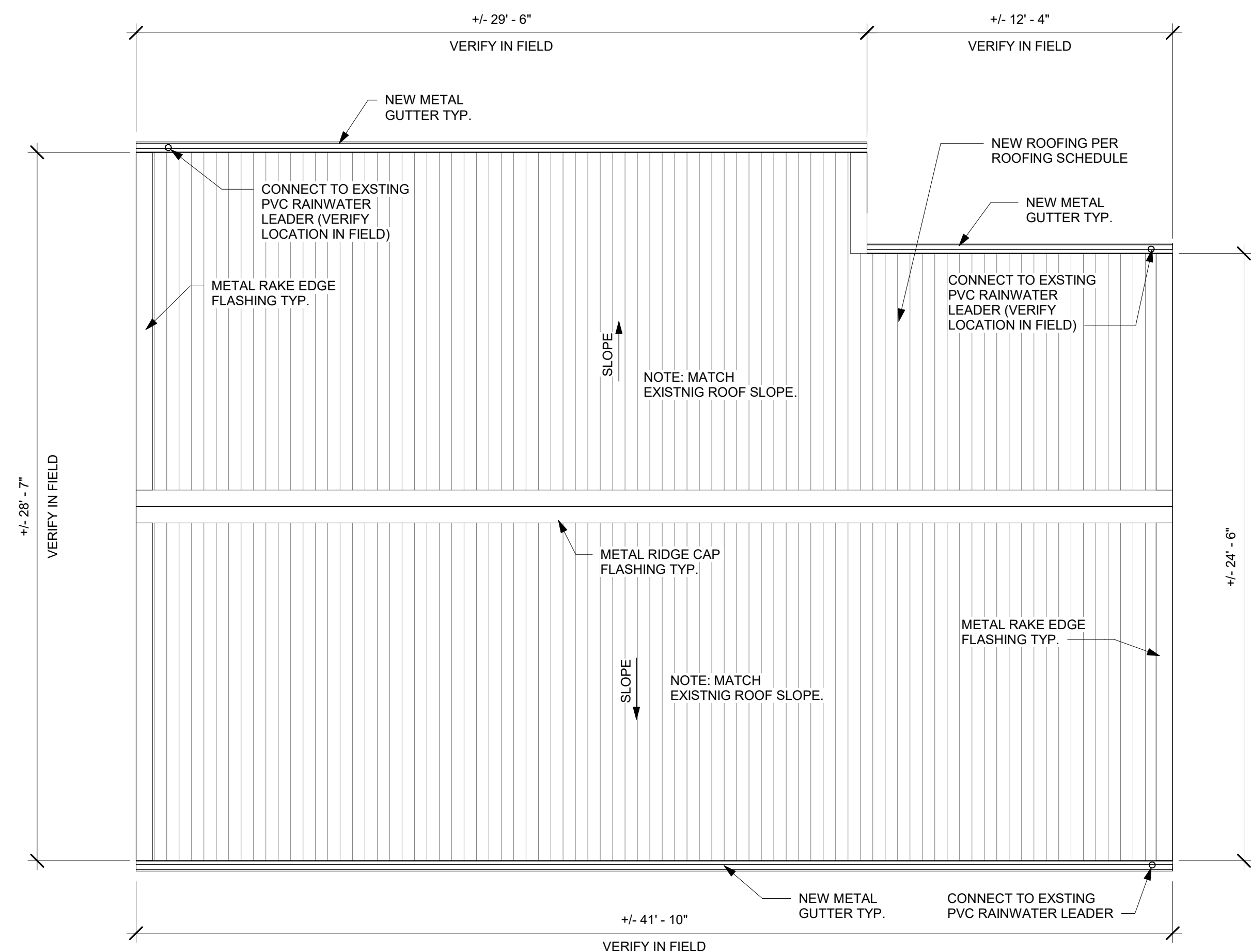
ROOF PLAN, ROOF  
FRAMING PLAN, ROOF  
SCHEDULE, AND DETAILS

**A102**

Scale: AS SHOWN



**1** ROOF FRAMING PLAN  
1/4" = 1'-0"



**2** ROOF PLAN - NEW WORK  
1/4" = 1'-0"

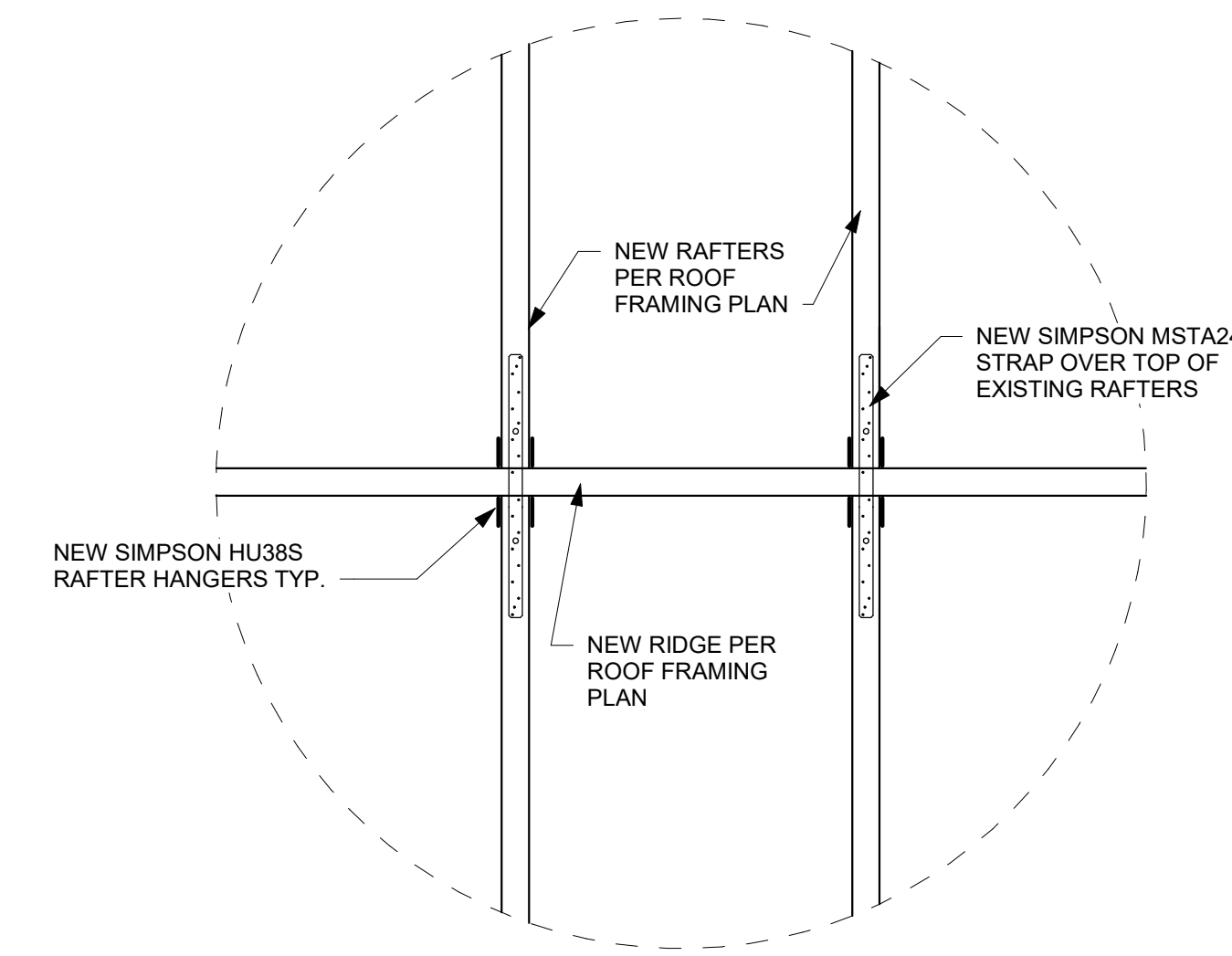
ROOF REPAIR SCOPE OF WORK

1. REMOVE ALL EXISTING METAL ROOFING, PURLINS, AND ROOF SHEATHING, AND EXISTING ROOF FRAMING.
2. INSTALL NEW BOND BEAM AND RAFTERS PER ROOF FRAMING PLAN.
3. INSTALL NEW PLYWOOD SHEATHING PER ROOF SCHEDULE.
4. INSTALL NEW ROOFING UNDERLAYMENT PER ROOF SCHEDULE.
5. INSTALL NEW P.T. 2X4 PURLINS PER ROOF SCHEDULE.
6. INSTALL NEW ROOF BOARD INSULATION BETWEEN PURLINS PER ROOF SCHEDULE.
7. INSTALL NEW 24 GA. CORRUGATED METAL ROOFING AND METAL FLASHINGS WITH FOAM CLOSURE STRIPS.

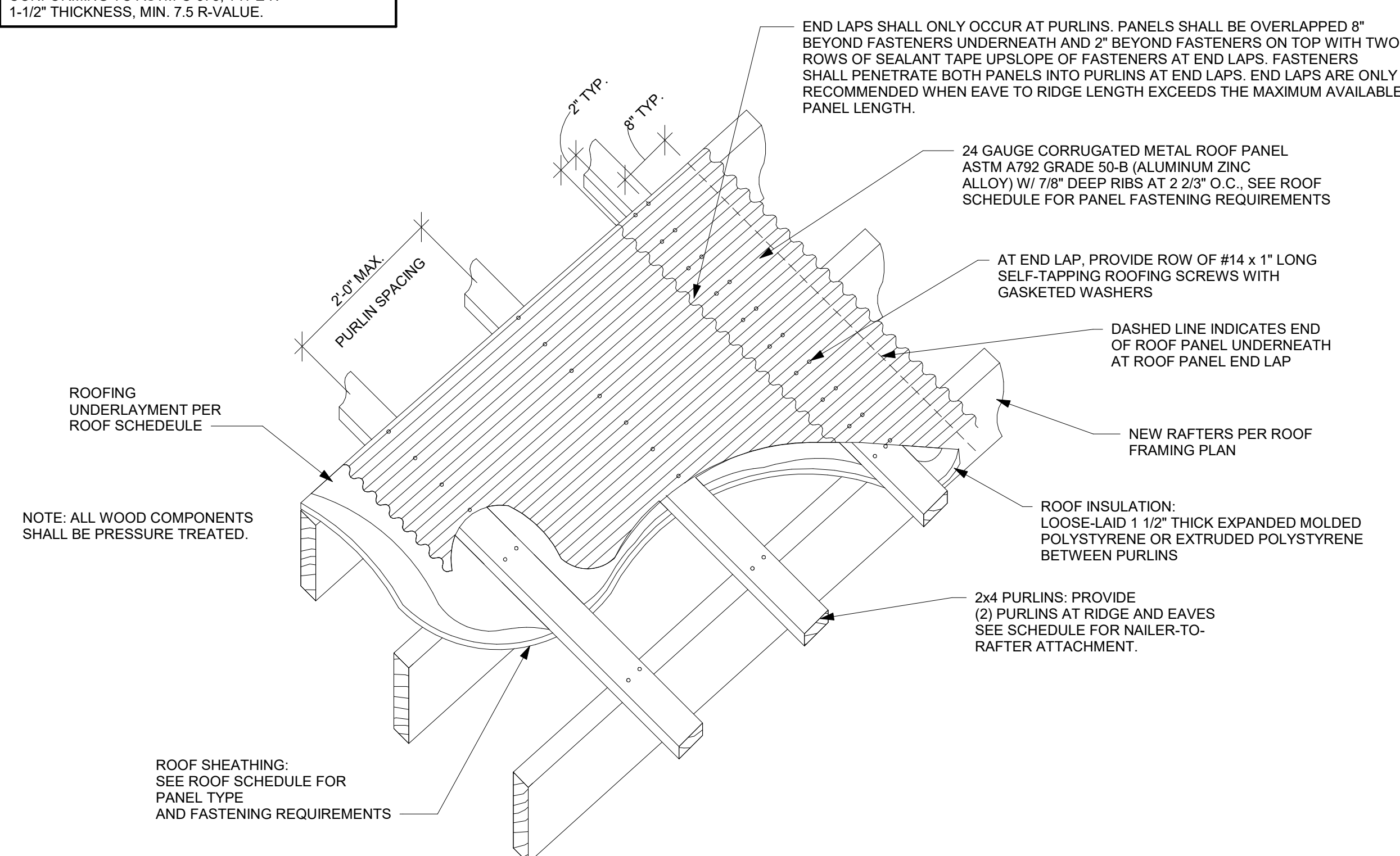
NOTE: CONTRACTOR TO FURNISH ALL MATERIALS AND LABOR NECESSARY FOR ROOF REPLACEMENT.

ROOF SCHEDULE	
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	26 GA. MIN. PRE-FINISHED TO MATCH ROOF PANELS, 14" WIDE MIN.
ROOFING UNDERLAYMENT	SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION, AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED.
METAL ROOF PANEL FASTENER SPACING ALONG PURLINS	SELF-TAPPING SHEET METAL SCREWS, ZINC COATED, #14 x 2-1/2" HEXAGONAL HEAD PRE-FINISHED TO MATCH ROOF PANELS. 6" O.C. MIN.
METAL ROOF PANEL FASTENER SPACING ALONG PURLINS AT LAPPED ENDS OF PANELS	SELF-TAPPING SHEET METAL SCREWS, ZINC COATED, #14 x 2-1/2" HEXAGONAL HEAD PRE-FINISHED TO MATCH ROOF PANELS. 6" O.C. MIN. AND PROVIDE ADDITIONAL ROW OF SELF-TAPPING SHEET METAL SCREWS, ZINC COATED #14 x 1" LONG, HEXAGONAL HEAD PRE-FINISHED TO MATCH ROOF PANELS 6" O.C.
PURLIN SPACING	SEE ROOF DETAILS; MAX. 24" O.C. SPACING
PURLIN FASTENERS INTO OUTLOOKERS AT OVERHANGS	#14 x 5" LONG S.S. WOOD SCREW @ 6" O.C.
PURLIN FASTENERS AT EACH RAFTER INTERSECTION	TWO #14 x 5" LONG S.S. WOOD SCREWS
FASCIA BOARD FASTENERS	FOUR #10 x 4" LONG S.S. WOOD SCREWS INTO EACH RAFTER END
RAKE BOARD FASTENERS	SEE RAKE DETAIL
ROOF SHEATHING SIZE NOTE: STAGGER JOINTS TYP.	STRUCTURAL 1 TYPE 5/8" T1-11 TONGUE AND GROOVE PLYWOOD WITH 40/20 SPAN RATING (SEE NOTE 2 BELOW)
ROOF SHEATHING FASTENERS	#14 x 3-1/2" LONG S.S. WOOD SCREWS AT 3" O.C. AT ALL SUPPORT MEMBERS
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. S.S. = STAINLESS STEEL



**3** RAFTER CONNECTIONS AT RIDGE  
3/4" = 1'-0"



**4** ROOF ASSEMBLY DETAIL  
N.T.S.

PROGRESS SET

No.	Description	Date
1	50% PROGRESS SET	10/12/2020
2	ISSUED FOR PERMITS	10/09/2020

REVISIONS

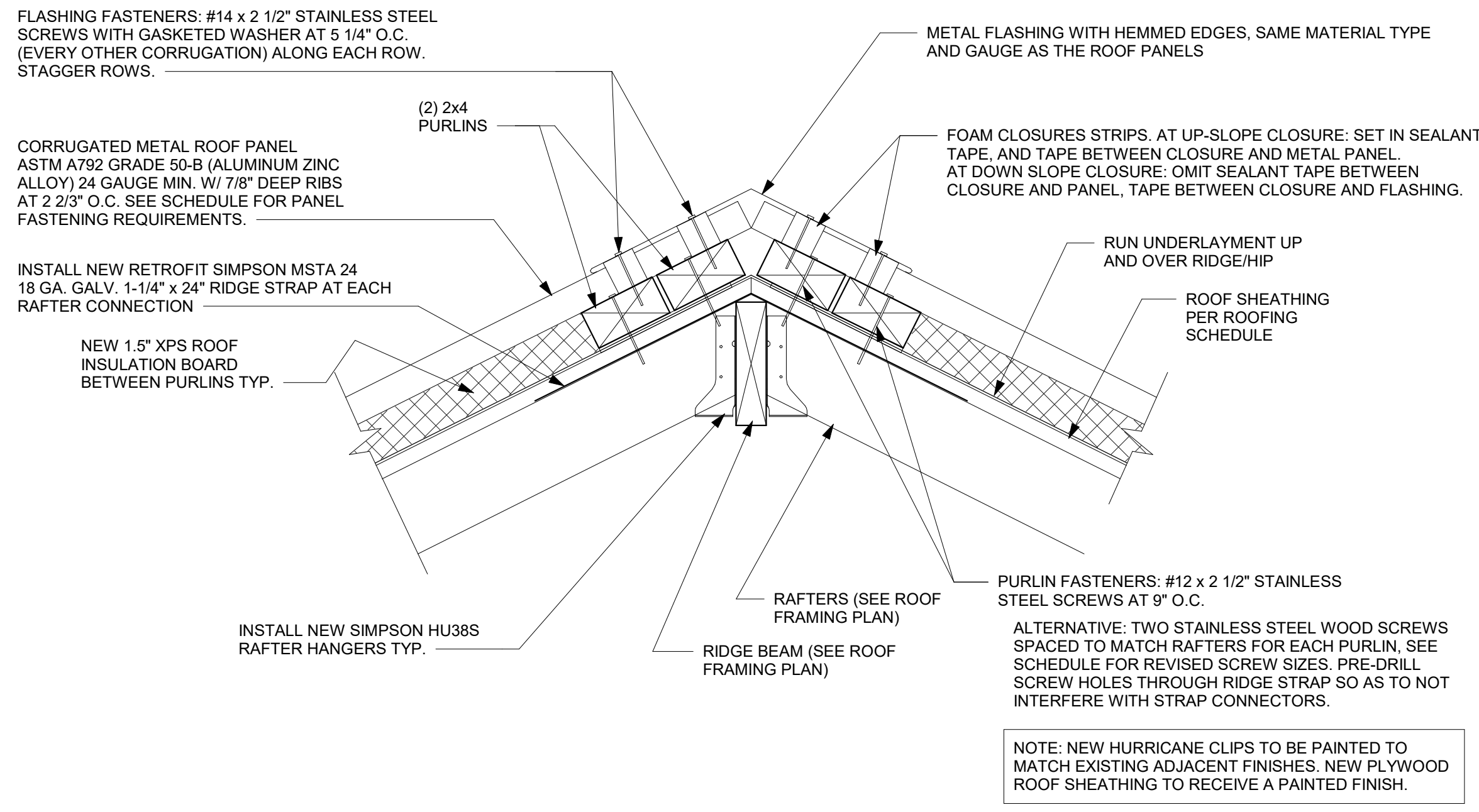
No.	Description	Date

Project number	VI-HRR-00145
Date	10/08/2020
Drawn by	J.T.B.
Checked by	J.T.B.

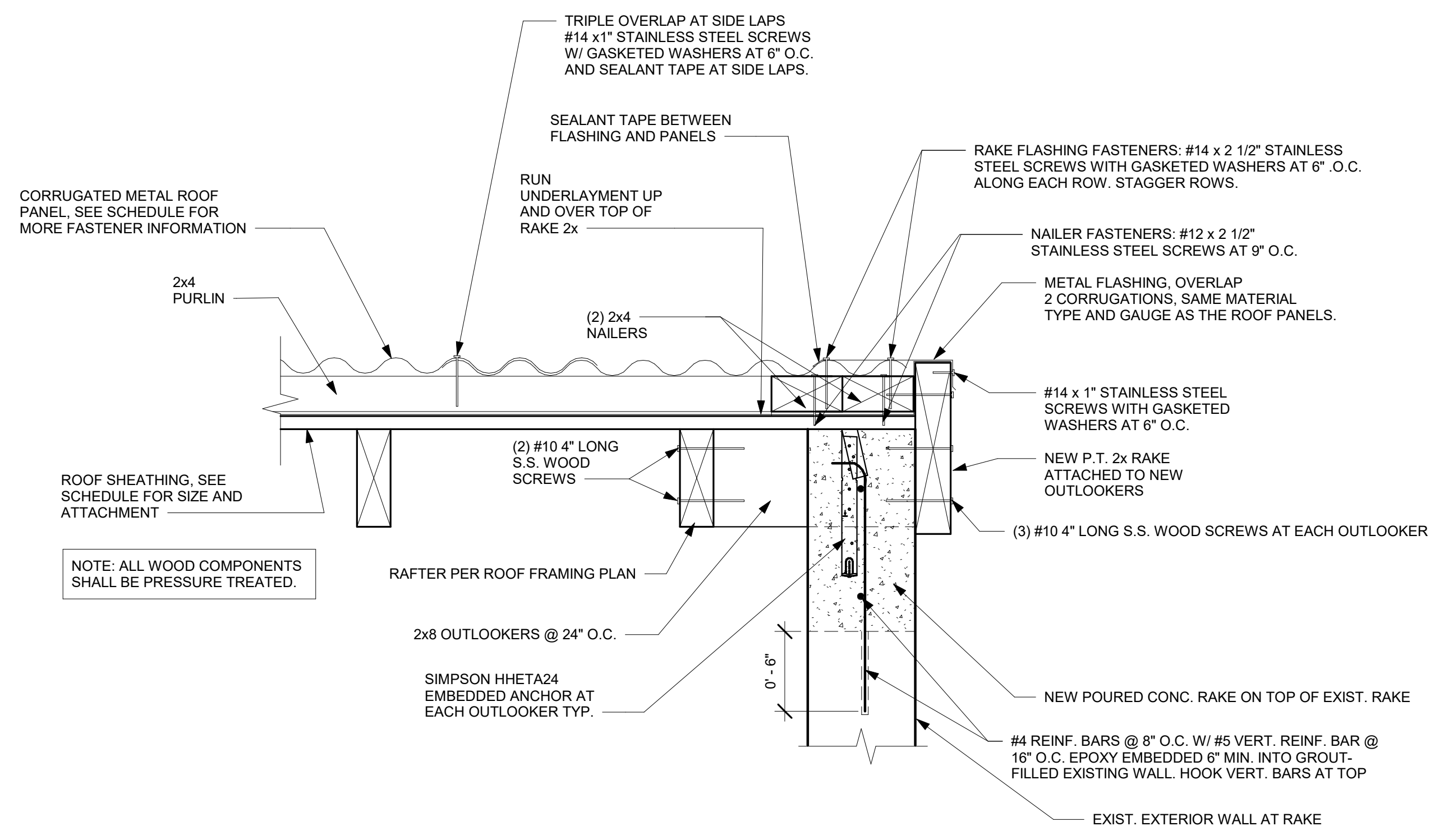
ROOF DETAILS

**A103**

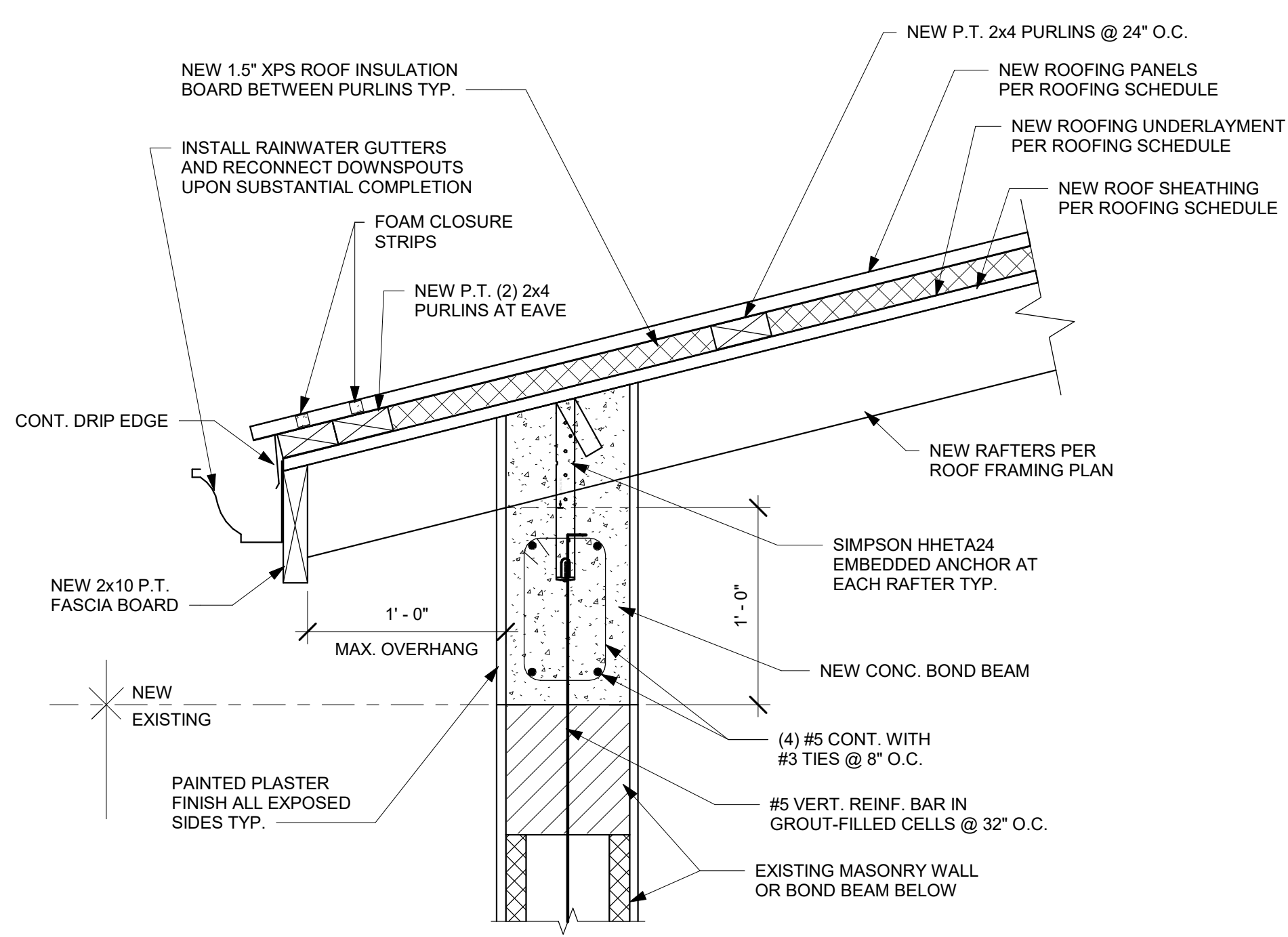
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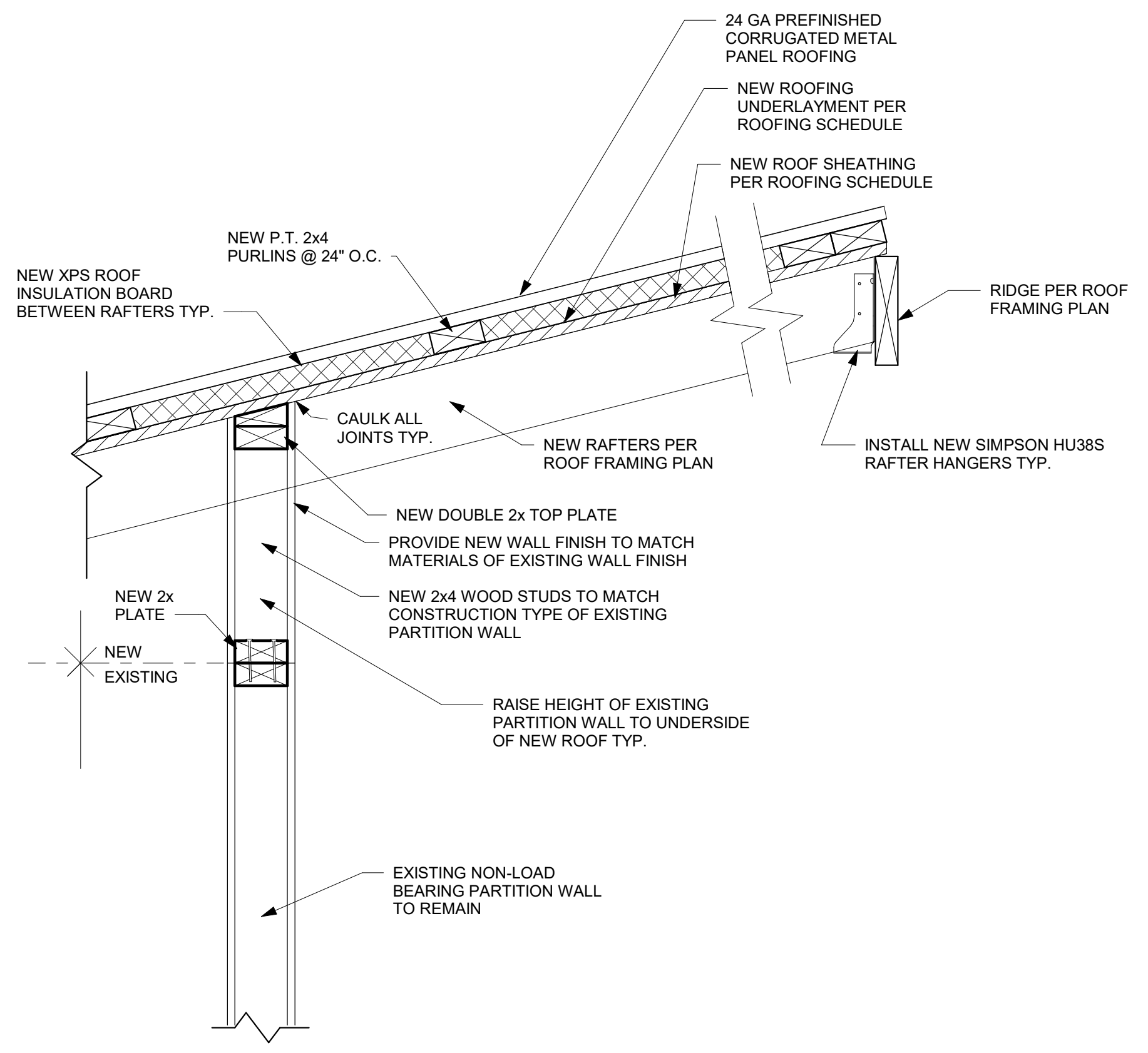
**1 RIDGE DETAIL**  
1 1/2" = 1'-0"



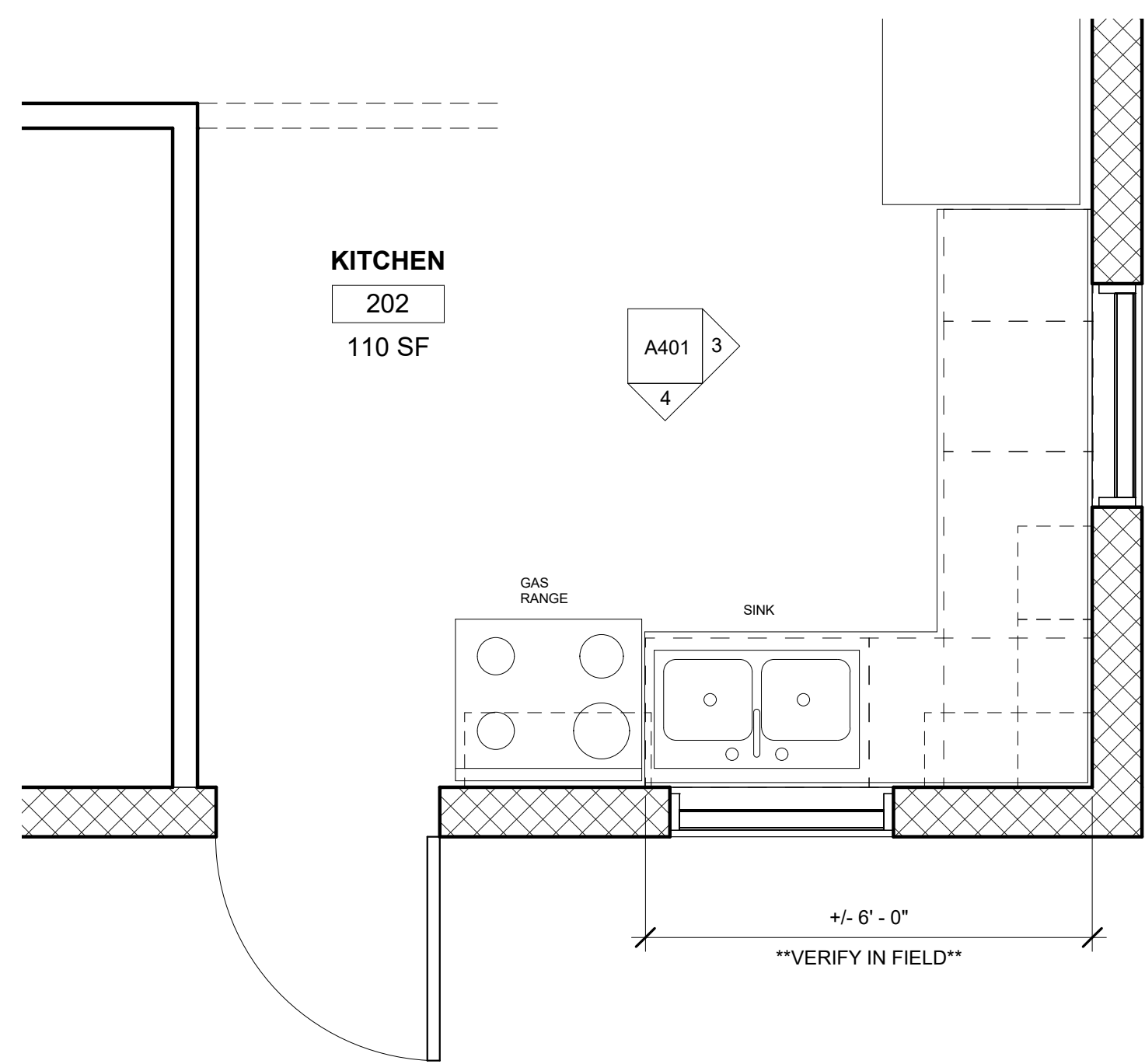
**4 RAKE DETAIL**  
1 1/2" = 1'-0"



**2 EAVE DETAIL - NEW BOND BEAM**  
1 1/2" = 1'-0"

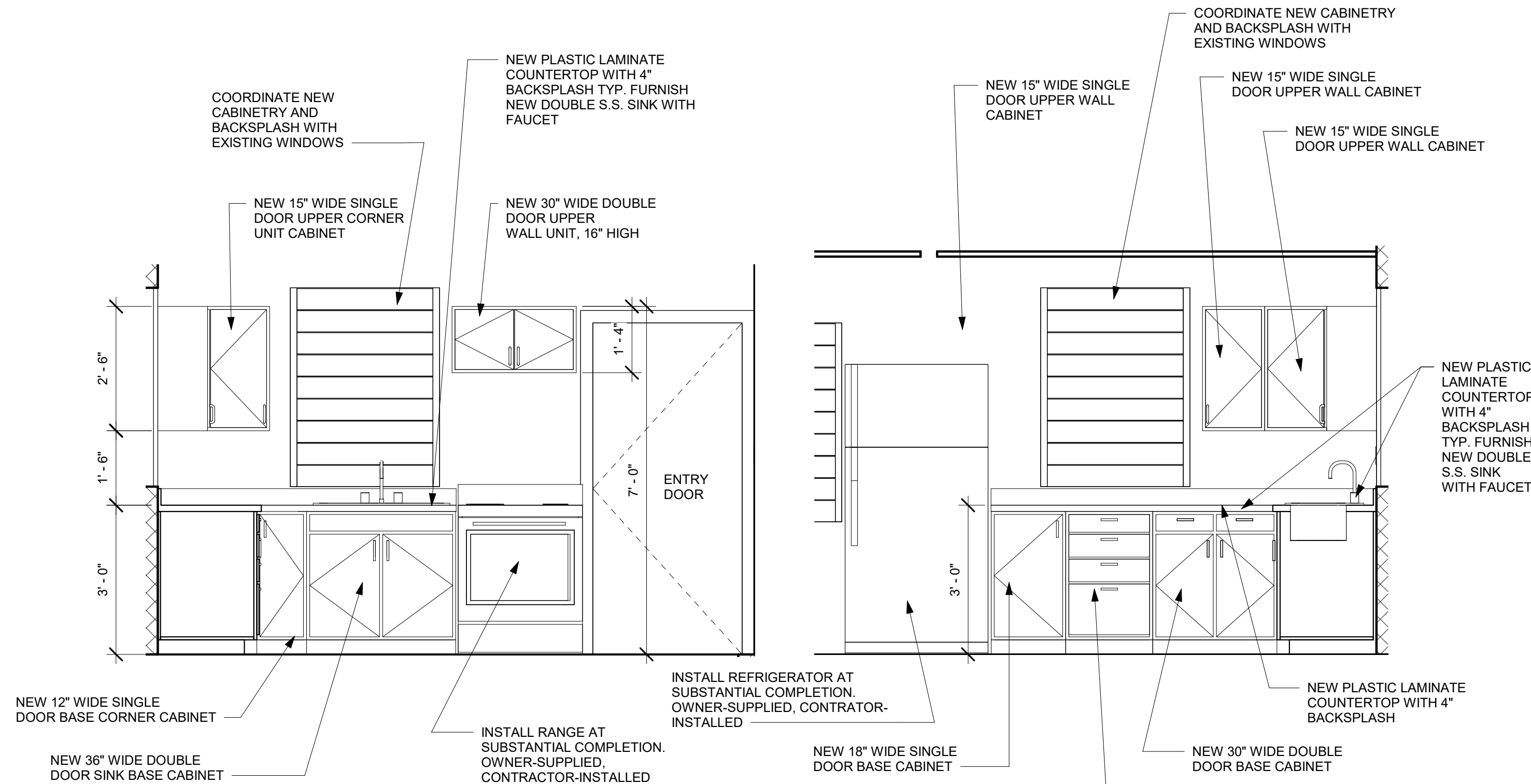


**3 ROOF DETAIL AT INTERIOR WALL-STUD**  
1 1/2" = 1'-0"



**ENLARGED UPPER LEVEL KITCHEN PLAN**

6  
1/2" = 1'-0"

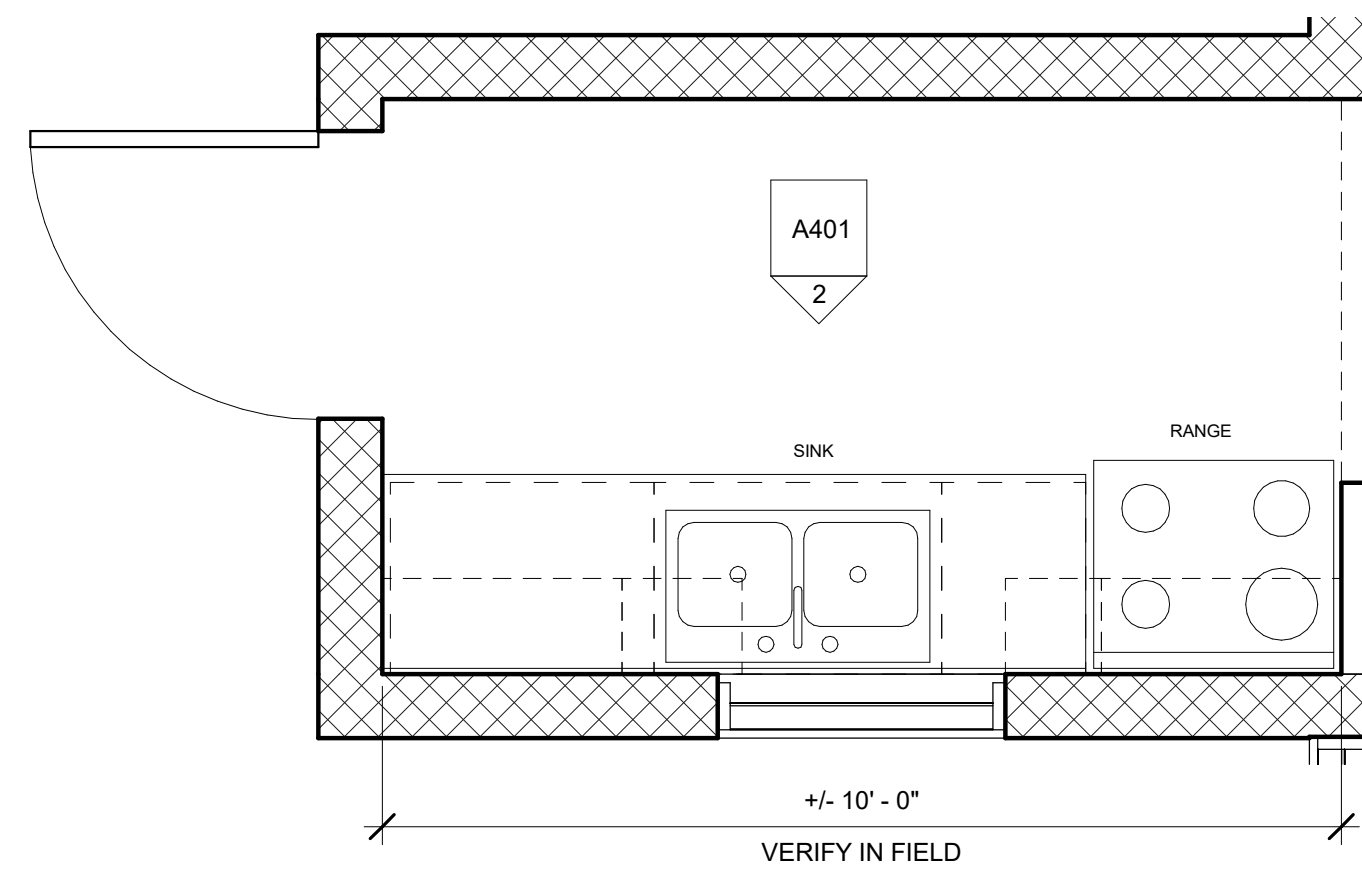


**KITCHEN ELEVATION 4**

4  
1/2" = 1'-0"

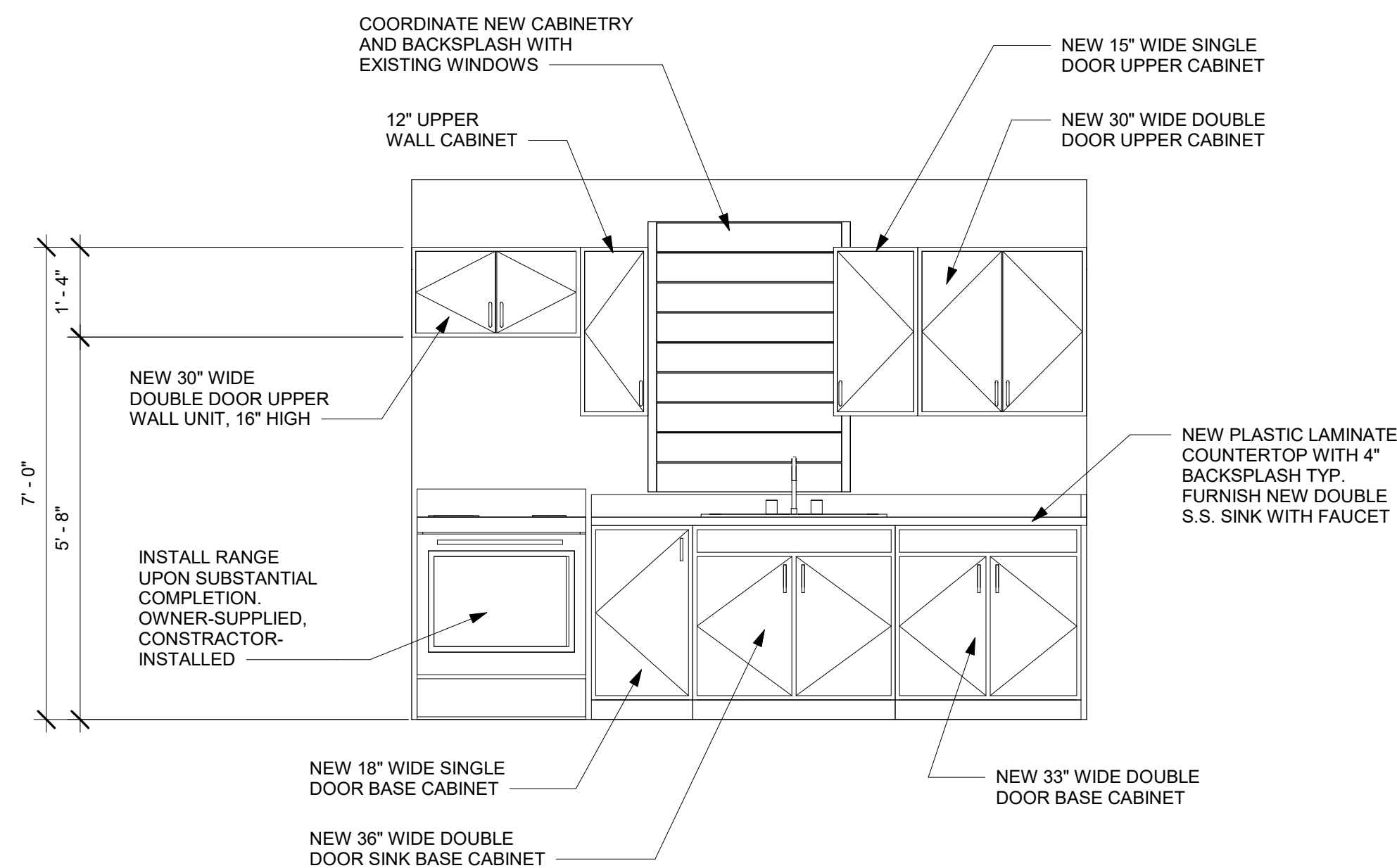
**KITCHEN ELEVATION 3**

3  
1/2" = 1'-0"



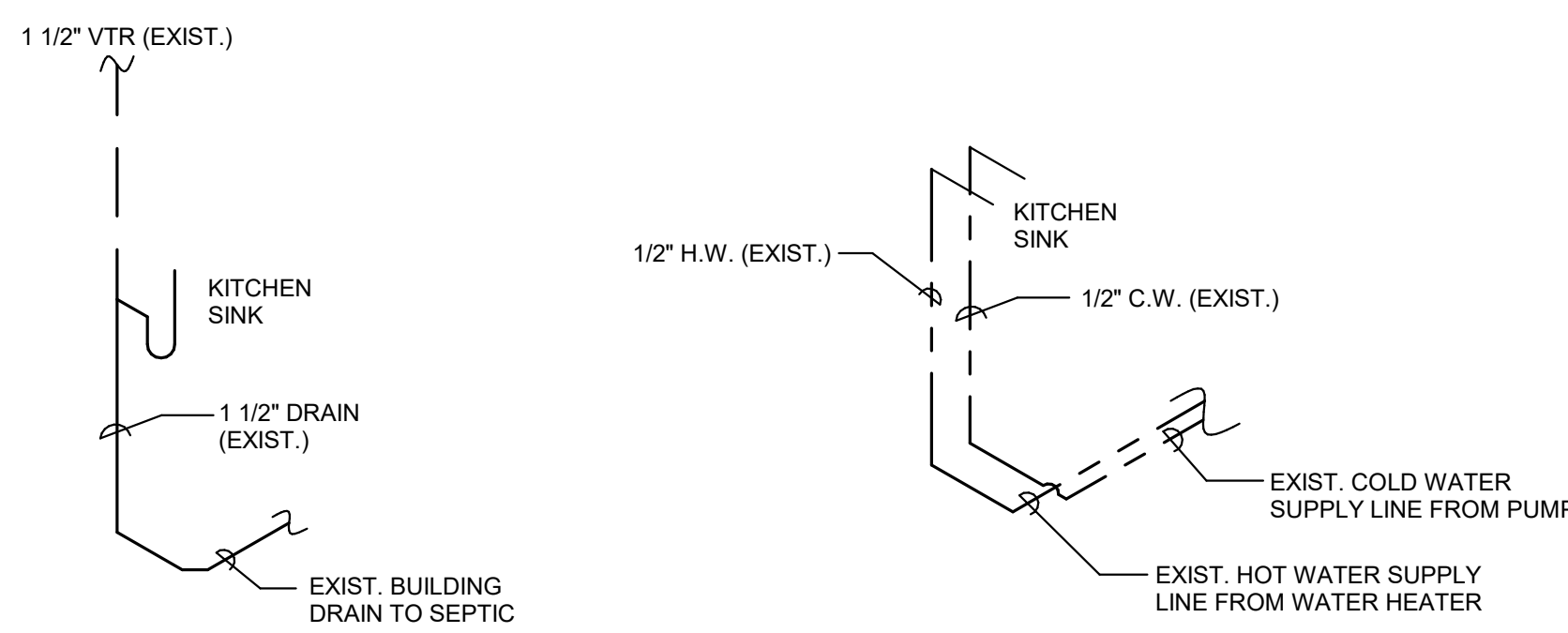
**LOWER LEVEL - NEW WORK**

1  
1/2" = 1'-0"



**KITCHEN ELEVATION 2**

2  
1/2" = 1'-0"



**SANITARY RISER DIAGRAM**

N.T.S.

**DOMESTIC WATER RISER DIAGRAM**

N.T.S.

**KITCHEN SINK RISER DIAGRAMS**

5  
N.T.S.

**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 CUTOUPS FOR PLUMBING FIXTURES. 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.
- C. 1. KCMA CERTIFICATION: PROVIDE CABINETS WITH KCMA'S "CERTIFIED CABINET" SEAL AFFIXED IN A SEMI-EXPOSED 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: 3/4 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 1/4 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. SEMI-EXPOSED MATERIALS: UNLESS OTHERWISE INDICATED, PROVIDE THE FOLLOWING: 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 3/4 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

**PROGRESS SET**

No.	Description	Date
1	50% PROGRESS SET	10/12/2020
2	ISSUED FOR PERMITS	10/09/2020

**REVISIONS**

No.	Description	Date

Project number VI-HRR-00145

Date 10/08/2020

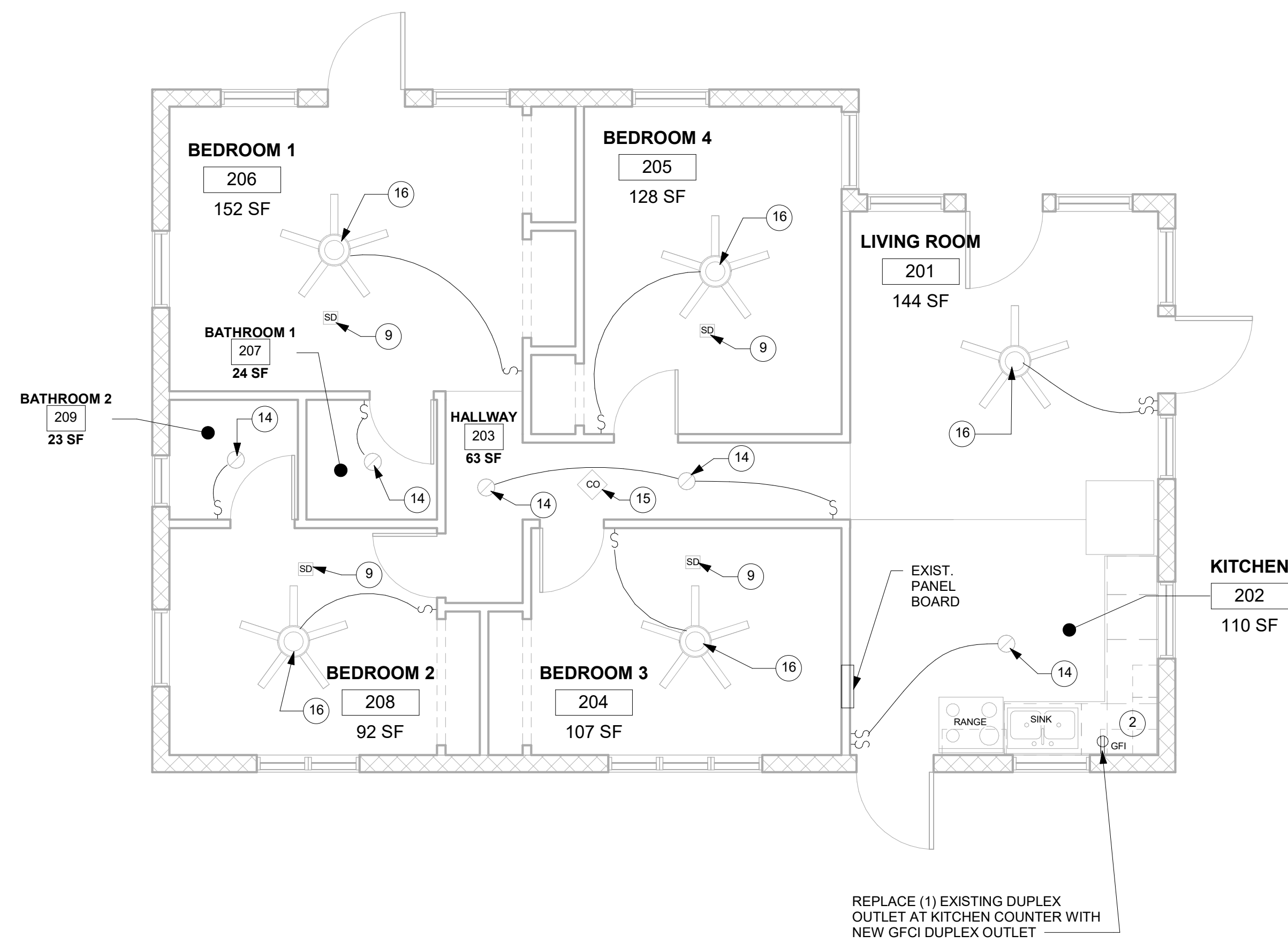
Drawn by B.J.S.

Checked by J.T.B.

ENLARGED KITCHEN AND  
BATHROOM PLANS,  
ELEVATIONS

**A401**

Scale: AS SHOWN



1 MAIN LEVEL ELECTRICAL PLAN  
1/4" = 1'-0"

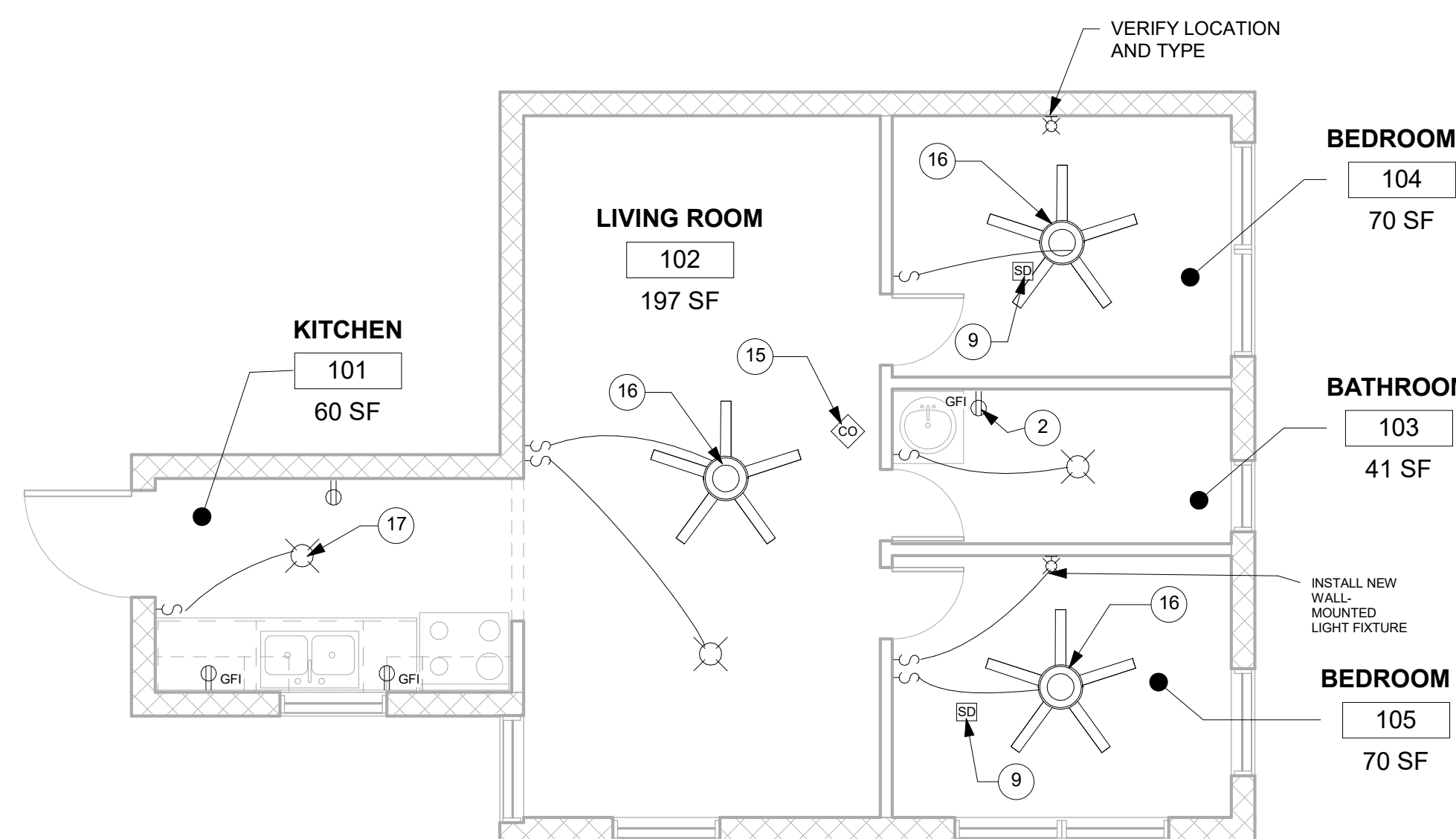
ELECTRICAL NOTES		
Note Number	Note Text	View Type
2	INSTALL NEW GROUND FAULT INTERRUPTER (GFI) OUTLET IN ACCORDANCE WITH 2017 NEC.	ELECTRICAL
9	INSTALL NEW SMOKE ALARM IN ACCORDANCE WITH 2017 NEC.	ELECTRICAL
12	REMOVE EXISTING DUPLEX OUTLET AND INSTALL NEW DUPLEX OUTLET IN ACCORDANCE WITH 2017 NEC.	ELECTRICAL
13	REMOVE AND REPLACE KITCHEN CABINETS, UPPER WALL UNITS, LOWER BASE UNITS, PLASTIC LAMINATE AND PLYWOOD COUNTERTOP. REMOVE EXISTING KITCHEN SINK AND FAUCET, AND DRAIN, ETC. STORE AND REINSTALL IN NEW COUNTERTOP. SEE ENLARGED KITCHEN PLAN.	ELECTRICAL
14	INSTALL NEW CEILING-MOUNTED LIGHT FIXTURE	ELECTRICAL
15	FURNISH AND INSTALL NEW COMBINATION CARBON MONOXIDE/SMOKE ALARM AT CEILING IN ACCORDANCE WITH 2017 NEC.	ELECTRICAL
16	INSTALL NEW CEILING FAN WITH LIGHT.	ELECTRICAL
17	INSTALL NEW CEILING-MOUNTED FLUORESCENT LIGHT FIXTURE.	ELECTRICAL

**ELECTRICAL LEGEND**

- 120, 20 AMP GROUNDED RECEPTACLE
- GFI
- 120, 20 AMP GROUNDED RECEPTACLE W/ INTEGRAL GROUND FAULT INTERRUPTING PROTECTION
- CEILING-MOUNTED LIGHT FIXTURE
- CEILING-MOUNTED SMOKE ALARM
- CEILING MOUNTED COMBINATION CARBON MONOXIDE/SMOKE ALARM
- CEILING FAN WITH LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE

NOTE:  
JUNCTION OR OUTLET BOX HEIGHTS ARE TO THE CENTER OF THE BOX UNLESS OTHERWISE INDICATED.

REPLACE (1) EXISTING DUPLEX OUTLET AT KITCHEN COUNTER WITH NEW GFCI DUPLEX OUTLET



2 LOWER LEVEL ELECTRICAL PLAN  
1/4" = 1'-0"

**GENERAL ELECTRICAL NOTES**

- ALL WORK SHALL COMPLY WITH:
  - THE VIRGIN ISLANDS CODE
  - 2017 NATIONAL ELECTRIC CODE (NEC)
  - WAPA REQUIREMENTS
- 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.
- 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.
- CONTRACTOR SHALL COORDINATE THE CONNECTION BETWEEN THE EXISTING UTILITY COMPANY POWER LINES AND THE NEW CONSTRUCTION.
- 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**

- ELECTRICAL CONTRACTOR SHALL ARRANGE W.A.P.A. APPROVAL OF PRIMARY SERVICE INSTALLATION PRIOR TO COMMENCEMENT OF PRIMARY SERVICE WORK.
- ELECTRICAL CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL PRIMARY SERVICE TIE-IN WORK WITH W.A.P.A.
- CONTRACTOR SHALL ARRANGE FOR ALL REQUIRED W.A.P.A. INSPECTIONS OF PRIMARY SERVICE INSTALLATION AT THE REQUIRED STAGES OF CONSTRUCTION.
- 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.
- AFTER ALL FEEDER CONDUITS HAVE BEEN INSTALLED AND TERMINATIONS COMPLETED, ARRANGE FOR W.A.P.A. INSPECTION OF CONNECTIONS.

**PANELBOARD NOTES**

- ALL PANELBOARDS SHALL HAVE A RATING NOT LESS THAN THAT OF THE MINIMUM SERVICE ENTRANCE OR FEEDER CAPACITY REQUIRED FOR THE COMPUTED LOAD.
- 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.
- 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**

- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- 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.
- COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.
- 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.
- 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.
- 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.

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Drawn by Author

Checked by Checker

ELECTRICAL PLAN,  
PLUMBING PLAN,  
LEGENDS, AND DETAILS