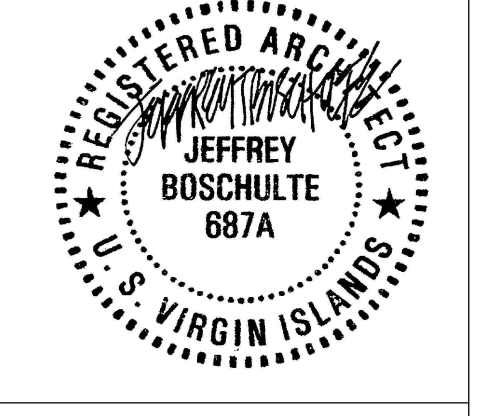
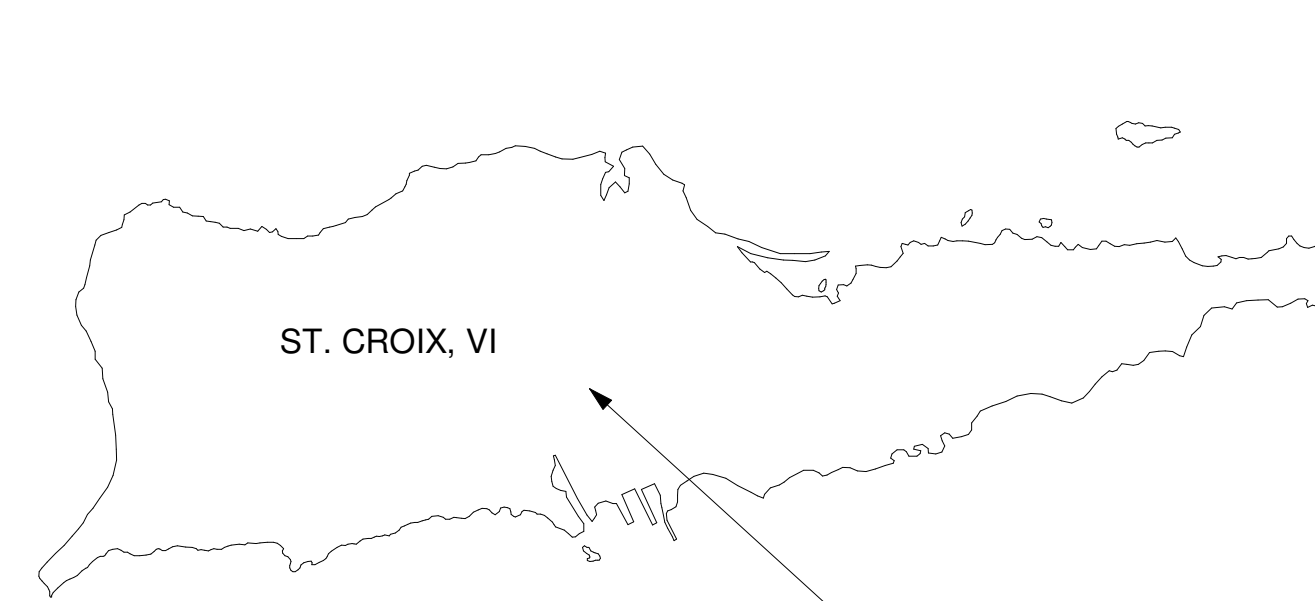


VI-HRR-00385

ANNE BENNETT

42 ESTATE UPPER LOVE

ST. CROIX, U.S. VIRGIN ISLANDS



VI-HRR-00385
ANNE BENNETT
54 UPPER LOVE
ST. CROIX, VI

PROGRESS SET

No.	Description	Date
1	50% PROGRESS SET	03/18/2021
2	ISSUED FOR PERMITS	3/26/2021

REVISIONS

No.	Description	Date

Project number VI-HRR-00385
Date 03/26/2021
Drawn by BJS
Checked by JTB

COVER SHEET, FLOOR
PLAN, AND NOTES

A101
Scale: AS SHOWN



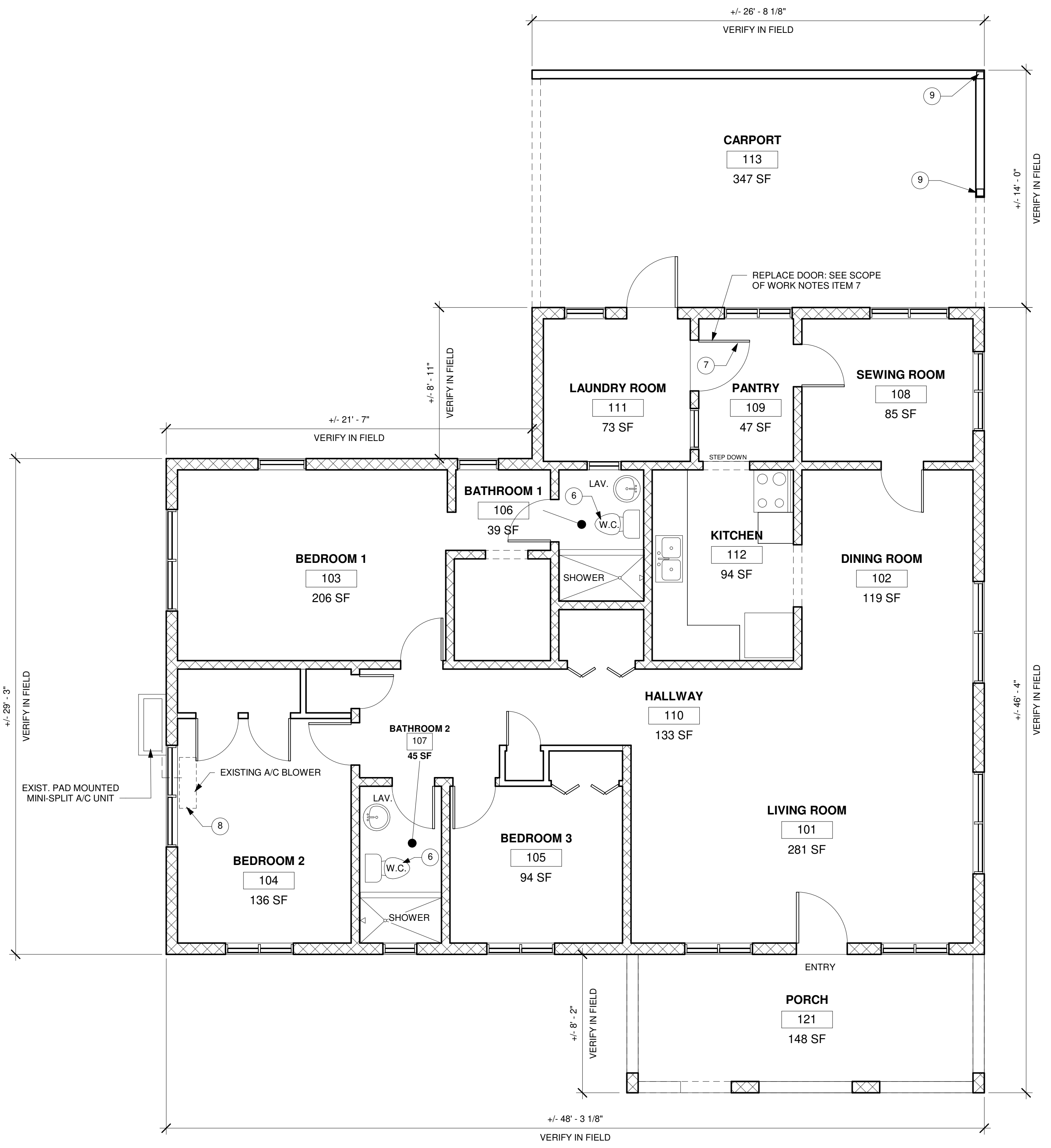
SCOPE OF WORK NOTES	
NOTE NUMBER	NOTE TEXT
104 - BEDROOM 2	8 REPAIR EXISTING DAMAGED A/C UNIT TO WORKING CONDITION.
106 - BATHROOM 1	6 REMOVE AND REPLACE EXISTING TOILET. INSTALL NEW STANDARD GRADE TOILET AND TOILET SEAT. RESTORE TOILET TO WORKING CONDITION.
107 - BATHROOM 2	6 REMOVE AND REPLACE EXISTING TOILET. INSTALL NEW STANDARD GRADE TOILET AND TOILET SEAT. RESTORE TOILET TO WORKING CONDITION.
109 - PANTRY	7 REPLACE EXISTING 3'-0" x 6'-8" x 1'-3/4" EXTERIOR GRADE WOOD DOOR AT KITCHEN PANTRY. FURNISH AND INSTALL WITH PRIVACY LOCKSET & 2 BUTT HINGES. PAINT DOOR AND FRAME TO MATCH EXISTING DOORS.
113 - CARPORT	9 REPLACE EXISTING DAMAGED 6x6 WOOD POST AT CORNER AND PAINT TO MATCH ADJACENT EXISTING FINISHES

GENERAL SCOPE OF WORK NOTES

- 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.

- ### GENERAL NOTES
- PROJECT IDENTIFICATION: 42 ESTATE UPPER LOVE, ST. CROIX, U.S. VIRGIN ISLANDS
 - PARCEL ID NO. 406302021200
 - SITE ZONING: R-3
 - OWNER: ANNE BENNETT
 - ARCHITECT: BOSCHULTE ARCHITECTURE, LLC, PO BOX 303190, ST. THOMAS, U.S.V.I. 00802
 - 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.
 - COORDINATE, SCHEDULE, AND APPROVE PERMANENT AND TEMPORARY UTILITIES, INCLUDING THOSE NECESSARY TO MAKE CONNECTIONS FOR TEMPORARY SERVICES.
 - DO NOT DISTURB PORTIONS OF THE SITE BEYOND AREAS IN WHICH THE WORK IS INDICATED.
 - REMOVE WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN A LANDFILL OR INCINERATOR ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
 - ALL WORK DONE SHALL COMPLY WITH THE LATEST EDITION OF THE VIRGIN ISLANDS BUILDING CODE.
 - JOB SITE VISITS BY THE OWNER OR ARCHITECT DO NOT CONSTITUTE AN OFFICIAL INSPECTION UNLESS SPECIFICALLY REQUESTED BY THE CONTRACTOR.
 - THE ARCHITECT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION BY THE CONTRACTOR.
 - 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.
 - 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.
 - 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.
 - CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER AND/OR ARCHITECT IMMEDIATELY IN WRITING IF CONDITIONS ENCOUNTERED IN FIELD ARE DIFFERENT FROM CONDITIONS INDICATED ON DRAWINGS.
 - 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 (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	



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

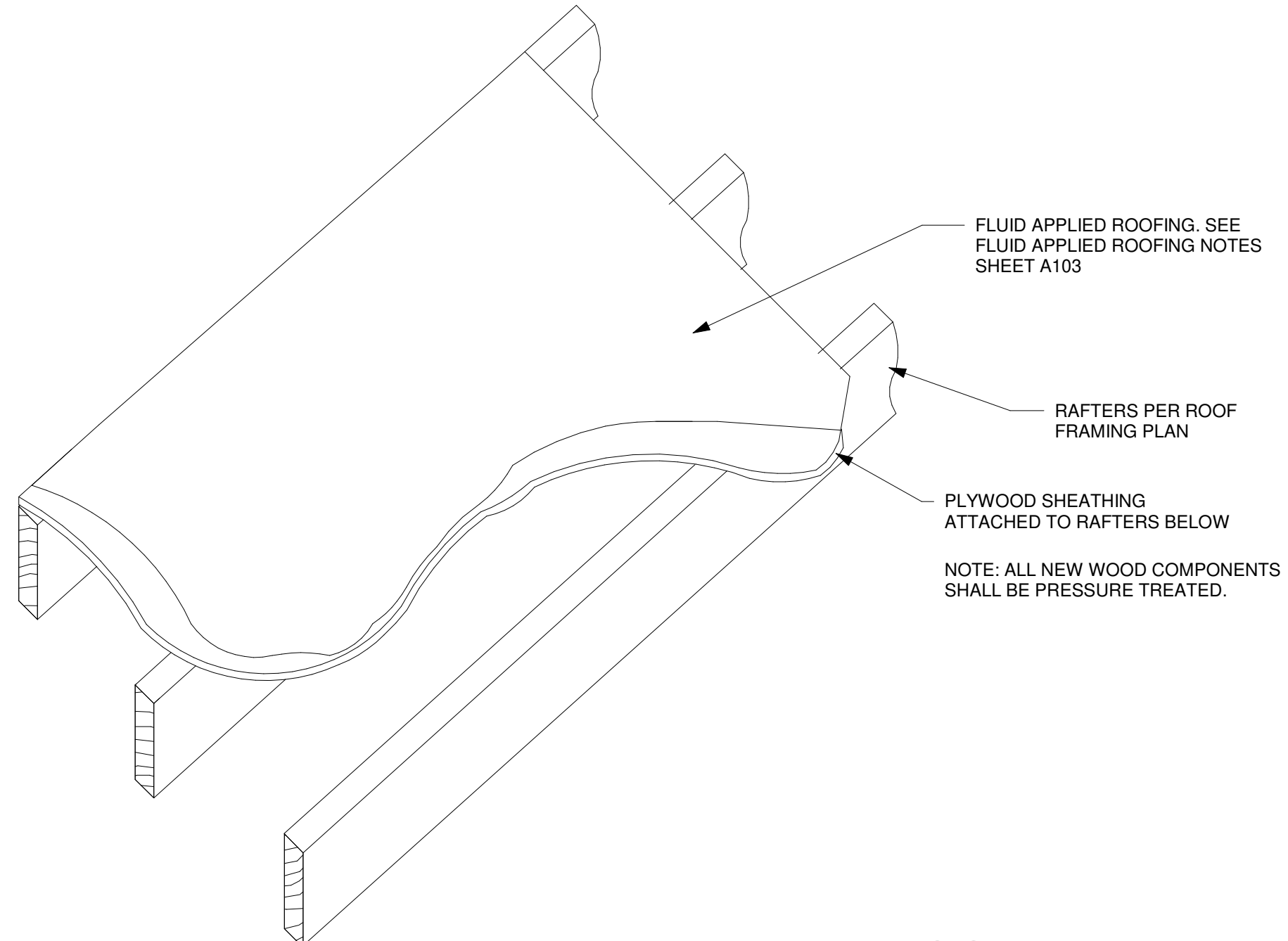
INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
A101	COVER SHEET, FLOOR PLAN, AND NOTES
A102	ROOF PLAN AND ROOF FRAMING PLAN
A103	ROOF SCHEDULE AND DETAILS
E101	ELECTRICAL PLAN, LEGENDS, AND DETAILS

ROOF SCHEDULE	
BLOCKING FOR ROOF SHEATHING	BLOCKING SHALL BE INSTALLED UNDER THE UNSUPPORTED EDGE OF ALL ROOF SHEATHING WHICH USE LIQUID APPLIED MEMBRANE ROOFING SYSTEMS
ROOF SHEATHING SIZE NOTE: STAGGER JOINTS TYP.	STRUCTURAL 1 TYPE 3/4" SMOOTH PLYWOOD WITH 40/20 SPAN RATING (SEE NOTE 2 BELOW)
ROOF SHEATHING FASTENERS	#14 x 3-1/2" LONG STAINLESS STEEL WOOD SCREWS AT 3" O.C. AT ALL SUPPORT MEMBERS
FASCIA BOARD AND/OR RAKE BOARD TO RAFTERS	FOUR #10 x 4" STAINLESS STEEL WOOD SCREWS INTO EACH RAFTER. FOR DOUBLE FASCIA BOARD, PROVIDE TWO #10 x 2-3/4" STAINLESS STEEL WOOD SCREWS AT 12" O.C. FOR OUTER FASCIA BOARD.

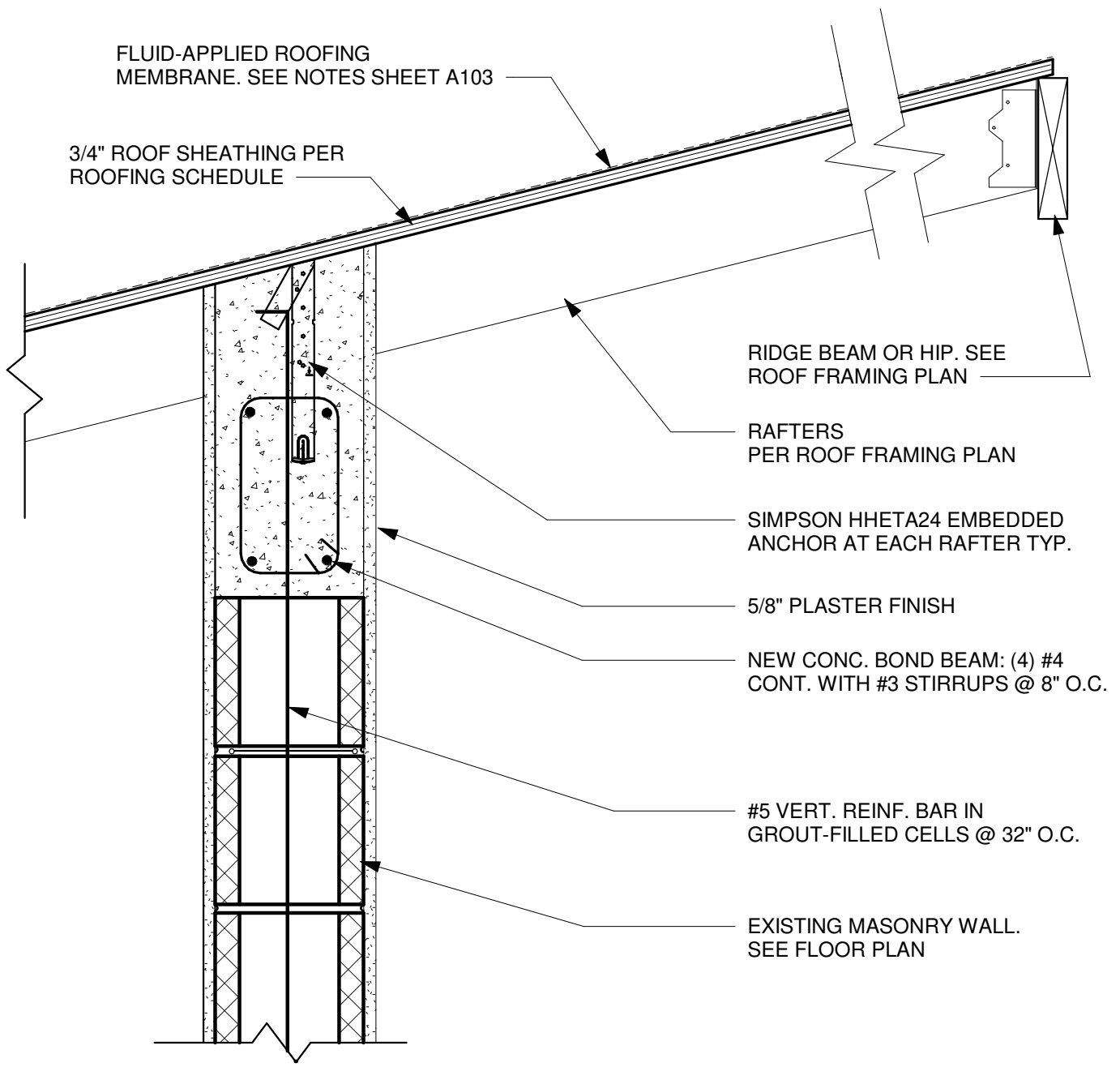
NOTES:
 1. S.S. = STAINLESS STEEL
 2. IF EXISTING RESIDENCE USES REGULAR (SMOOTH-FACED) PLYWOOD, USE REGULAR (SMOOTH-FACED) TONGUE AND GROOVE PLYWOOD TO MATCH EXISTING CONDITIONS IN LIEU OF T1-11 (TEXTURED) PLYWOOD.

FLUID APPLIED ROOFING NOTES - PLYWOOD SHEATHING ROOF

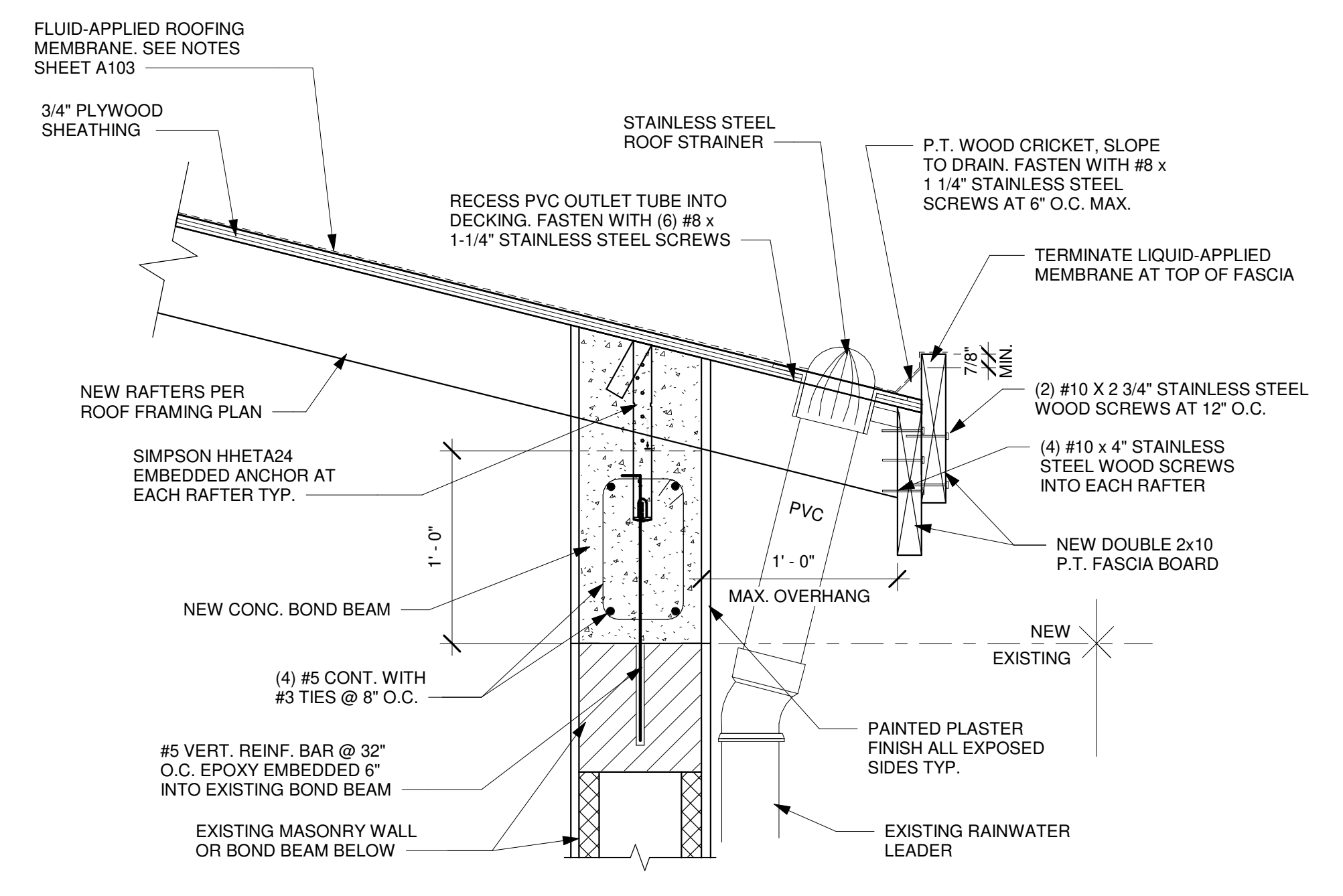
- DIMENSIONS, WHERE SHOWN ON DRAWING, ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY EXISTING SURFACES PRIOR TO ORDERING OF ANY MATERIALS AND PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS.
- NEW PLYWOOD SHEATHING TO BE INSTALLED PER ROOF PLAN. SCOPE OF WORK TO FURNISH AND INSTALL NEW FLUID-APPLIED ROOF COATING TO NEW PLYWOOD SHEATHING ROOF AND BUILT-IN GUTTER PER ROOF PLAN.
- PROVIDE A FLUID-APPLIED ELASTOMERIC ROOF COATING SYSTEM COMPATIBLE WITH PLYWOOD SHEATHING ROOF SUBSTRATE AND NSF RATED FOR COLLECTION OF POTABLE WATER.
- FOLLOW ALL MANUFACTURER INSTALLATION INSTRUCTIONS FOR THE ROOF COATING SYSTEM.
- BEFORE COATING THE ROOF, VERIFY THAT THE DECK IS CLEAN AND SMOOTH, FREE OF DEPRESSIONS, WAVES, OR PROJECTIONS, AND PROPERLY SLOPED TO DRAINS, VALLEYS, EAVES, SCUPPERS OR GUTTERS. VERIFY THAT ALL ROOF OPENINGS OR PENETRATIONS THROUGH THE ROOF ARE SECURED BACK TO SOLID BLOCKING. ENSURE ALL PREPARATORY WORK IS COMPLETE PRIOR TO APPLYING MEMBRANE. MECHANICAL FASTENERS USED TO SECURE SHEATHING BOARDS OR PENETRATE SHEATHING BOARDS SHALL BE SET FLUSH WITH SHEATHING AND FASTENED INTO SOLID BACKING. ALL SURFACES SHALL BE BLOWN CLEAN USING AN AIR COMPRESSOR TO REMOVE ANY REMAINING LOOSE DEBRIS. ALL CRACKS AND VOIDS GREATER THAN 0.040 INCHES SHALL BE ROUTED AND CAULKED WITH A POLYURETHANE SEALANT. ALLOW TO CURE PER ROOF /WATERPROOFING MEMBRANE MANUFACTURER'S TECHNICAL DATA SHEETS PRIOR TO OVER-COATING WITH THE SPECIFIED ROOF /WATERPROOFING MEMBRANE SYSTEM. AT ALL INSIDE CORNERS, GAPS OR VOIDS AT THE JUNCTURE OF THE DECK AND PENETRATIONS APPLY A MINIMUM 3/4 INCH FILLET BEAD OF POLYURETHANE SEALANT AND ALLOW TO CURE PER ROOF /WATERPROOFING MEMBRANE MANUFACTURER'S TECHNICAL DATA SHEETS PRIOR TO INSTALLING THE ROOF /WATERPROOFING MEMBRANE SYSTEM. AT ALL MOVING CRACKS, MOVING JOINTS BETWEEN DISSIMILAR MATERIALS, AND SIMILAR CONDITIONS, CREATE A MINIMUM 1 INCH WIDE BOND BREAK UTILIZING BOND BREAKER TAPE, CENTERED OVER THE CRACK OR JOINT. MEMBRANE TERMINATIONS SHALL BE ESTABLISHED PRIOR TO PROJECT START-UP AND DOCUMENTED IN SHOP DRAWINGS. TERMINATIONS SHALL OCCUR IN RAKED-OUT MORTAR JOINTS, SAW CUT TERMINATIONS OR UNDER INSTALLED COUNTER-FLASHING MATERIALS. USE TAPE LINES TO ACHIEVE A STRAIGHT EDGE DETAIL.
- PREP: SOLID WOOD SHEATHING SHALL BE TONGUE & GROOVE, OR SPLINED, OR COVERED WITH A LAYER OF PLYWOOD SHEATHING. PLYWOOD SHEATHING SHALL BE NOT LESS THAN 3/4 INCHES THICK. PRESERVATIVES OR FIRE RETARDANTS USED TO TREAT THE DECKING SHALL BE COMPATIBLE WITH ROOFING MATERIALS. THE DECK SHALL BE INSTALLED OVER RAFTERS THAT ARE SPACED 24 INCHES (61 CM) O.C. OR LESS AND THAT ALL FOUR SIDES BEAR ON AND ARE SECURED TO JOIST AND CROSS BLOCKING. "H" CLIPS ARE NOT ACCEPTABLE. PANELS SHALL BE INSTALLED WITH A 1/8 INCH TO 1/4 INCH (3MM - 6MM) GAP BETWEEN PANELS AND SHALL MATCH VERTICALLY AT JOINTS TO WITHIN (1/8 INCH (3MM)). DECKING SHALL BE KEPT DRY AND ROOFED PROMPTLY AFTER INSTALLATION.
- APPLY: MIX THOROUGHLY. APPLY ON A SUNNY DAY WHEN ROOF SURFACE IS WARM TO THE TOUCH. SURFACE MAY BE DRY OR SLIGHTLY DAMP, BUT NOT WET. IF THE ROOF SURFACE IS TOO HOT TO TOUCH >140° F (>60° C), IT IS TOO HOT TO COAT. APPLY WITH HEAVY-DUTY SPRAYER OR DEEP-PILE PAINT ROLLER WITH WOOD HANDLE AND METAL THREADS, KEEPING STROKES IN ONE DIRECTION.
- RECOAT: APPLY SECOND COAT WHEN THE FIRST IS DRY, PREFERABLY ON THE SAME DAY. ALLOW TO DRY FULLY BETWEEN COATS. FOR LARGE ROOFS, APPLY TWO COATS TO ONE SECTION PER DAY. APPLY SECOND COAT AT RIGHT ANGLES TO FIRST COAT. SCHEDULE WORK SO THAT COATING HAS 2 HOURS TO DRY BEFORE NIGHTFALL.
- NOTE: FOR LOW-SLOPE ROOFS WHERE DEPRESSIONS POND WATER FOR EXTENDED PERIODS, APPLY MANUFACTURER'S RECOMMENDED POND PATCH PRODUCT TO PROVIDE POSITIVE SLOPE IN THOSE AREAS AND TO ELIMINATE PONDING. FOLLOW ALL PRODUCT LABEL INSTRUCTION BEFORE COATING.
- CONSULT PRODUCT MANUFACTURER FOR ANY SPECIFIC QUESTIONS REGARDING THE APPLICATION OF THE FLUID APPLIED ROOFING.
- CLEAN-UP BEFORE COATING DRIES, CLEAN ANY SPILLAGE, ETC., WITH WARM SOAPY WATER. IF COATING HAS DRIED, SOFTEN THE DRIED FILM ON ADJACENT SURFACES WITH MINERAL SPIRITS, THEN SCRAPE CLEAN. WHEN USING MINERAL SPIRITS, EXERCISE SAFE PRACTICES CONCERNING FLAMMABILITY AND TOXICITY.
- RECONNECT ANY RAINWATER LEADERS AND DOWNSPOUTS AND RESTORE RAINWATER COLLECTION SYSTEM TO WORKING ORDER ONCE SECOND COATING HAS FULLY DRIED.



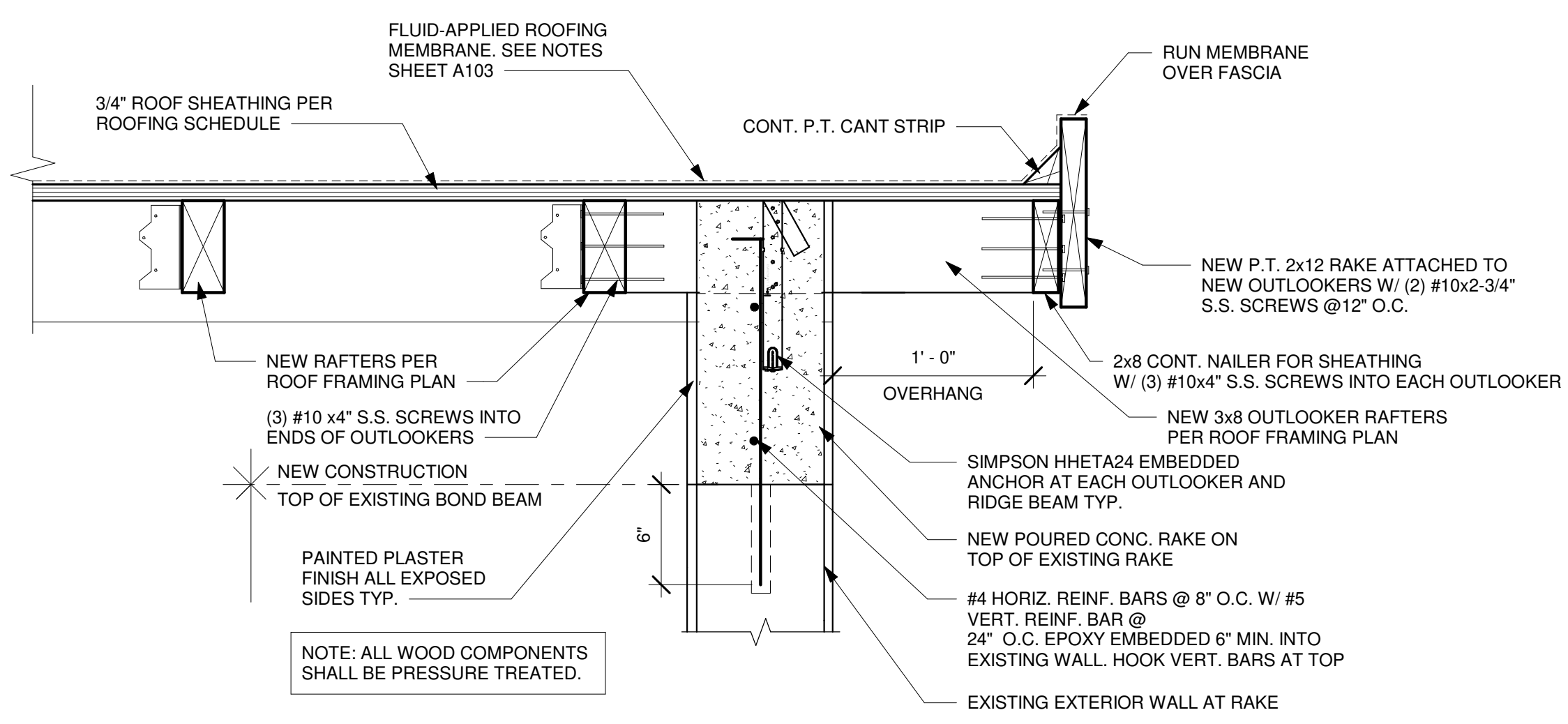
1 FLUID APPLIED ROOF ASSEMBLY DETAIL
1 NTS



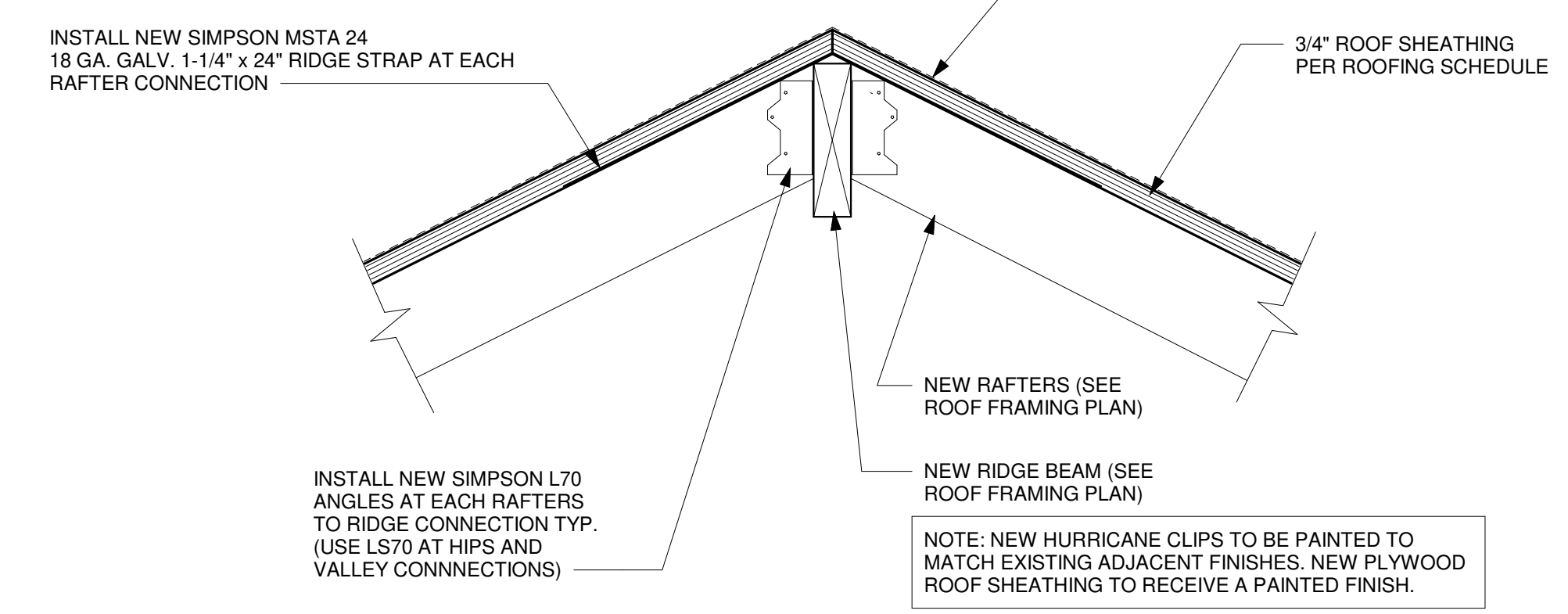
6 RAFTER CONNECTION AT INTERMEDIATE WALL
1 1/2" = 1'-0"



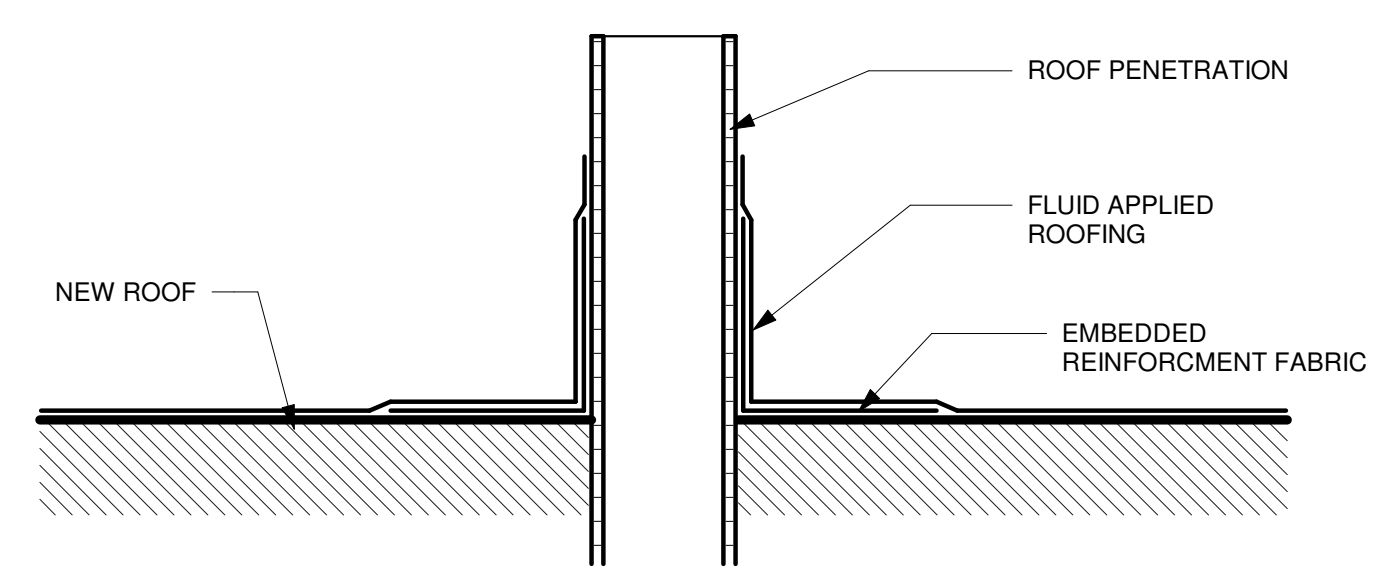
2 EAVE DETAIL - FLUID APPLIED ROOF WITH BUILT-IN GUTTER
1 1/2" = 1'-0"



5 GABLE END WALL & RAKE DETAIL - FLUID APPLIED ROOFING
1 1/2" = 1'-0"



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

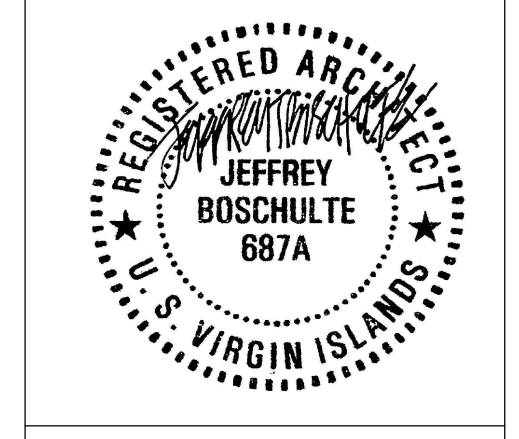


4 TYP. PIPE FLASHING DETAIL
6" = 1'-0"

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VI-HRR-00385
 ANNE BENNETT
 54 UPPER LOVE
 ST. CROIX, VI

PROGRESS SET		
No.	Description	Date
1	50% PROGRESS SET	03/19/2021

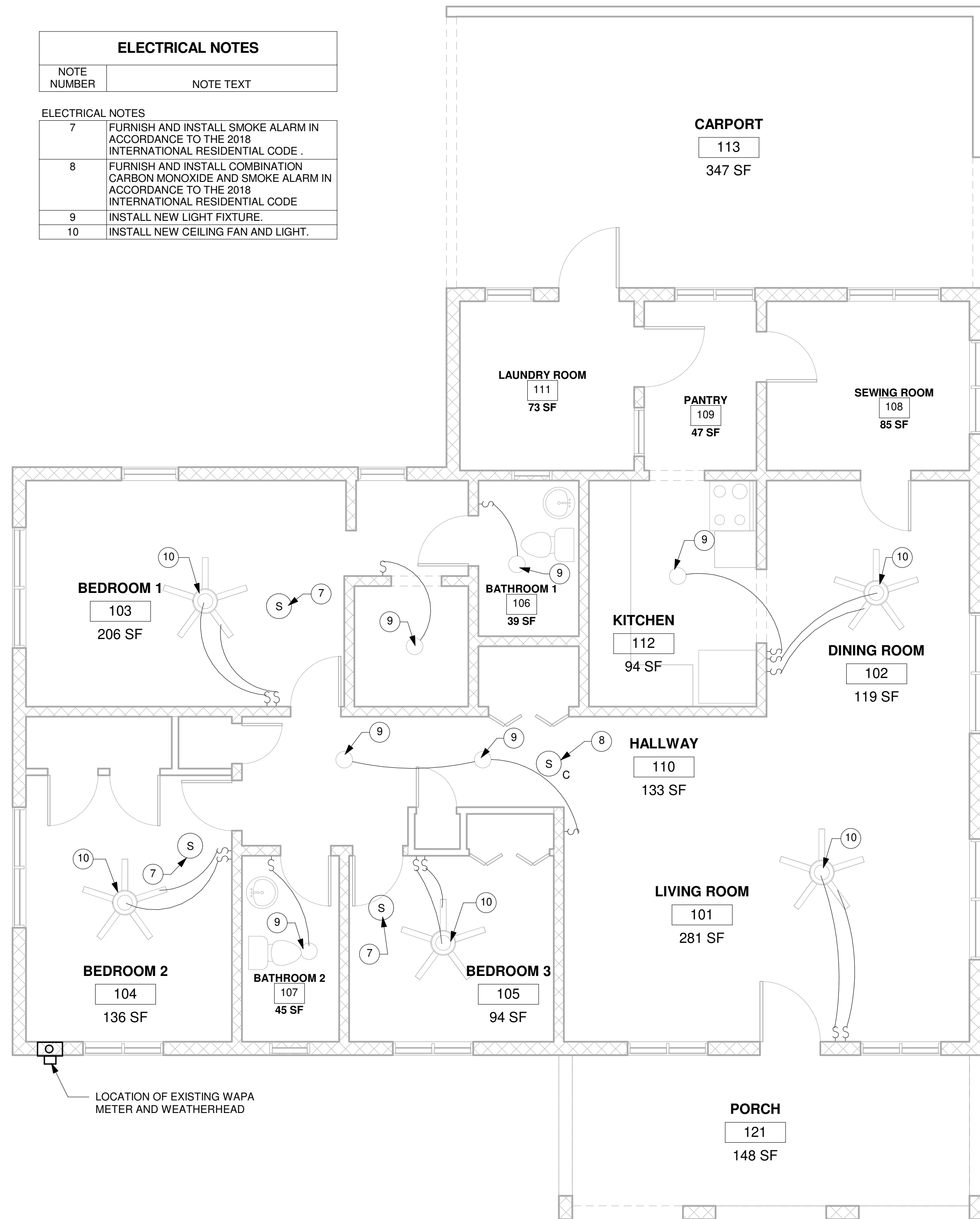
REVISIONS		
No.	Description	Date

Project number VI-HRR-00385
 Date 03/26/2021
 Drawn by BJS
 Checked by JTB

ROOF SCHEDULE AND DETAILS

A103
 Scale: AS SHOWN

ELECTRICAL NOTES	
NOTE NUMBER	NOTE TEXT
ELECTRICAL NOTES	
7	FURNISH AND INSTALL SMOKE ALARM IN ACCORDANCE TO THE 2018 INTERNATIONAL RESIDENTIAL CODE.
8	FURNISH AND INSTALL COMBINATION CARBON MONOXIDE AND SMOKE ALARM IN ACCORDANCE TO THE 2018 INTERNATIONAL RESIDENTIAL CODE
9	INSTALL NEW LIGHT FIXTURE.
10	INSTALL NEW CEILING FAN AND LIGHT.



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

ELECTRICAL LEGEND	
§	SINGLE POLE, SINGLE THROW LIGHT SWITCH (REUSE EXISTING SWITCHES, CONNECT TO NEW FIXTURES)
○	CEILING MOUNTED LIGHT FIXTURE
Ⓢ	SMOKE ALARM W/ 120V SUPPLY VOLTAGE
Ⓢ _c	CARBON MONOXIDE WITH SMOKE ALARM COMBINATION W/ 120V SUPPLY VOLTAGE
	CEILING FAN WITH LIGHT FIXTURE

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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ELECTRICAL PLAN,
LEGENDS, AND DETAILS

E101

Scale: AS SHOWN