

VI-HRR-00425

PATRICIA LLOYD

404-79 ANNAS RETREAT

ST. THOMAS, U.S. VIRGIN ISLANDS



U.S. VIRGIN ISLANDS

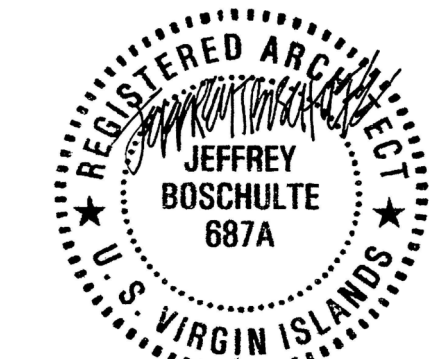
PROJECT SITE:
404-79 ANNAS RETREAT
ST. THOMAS, VI



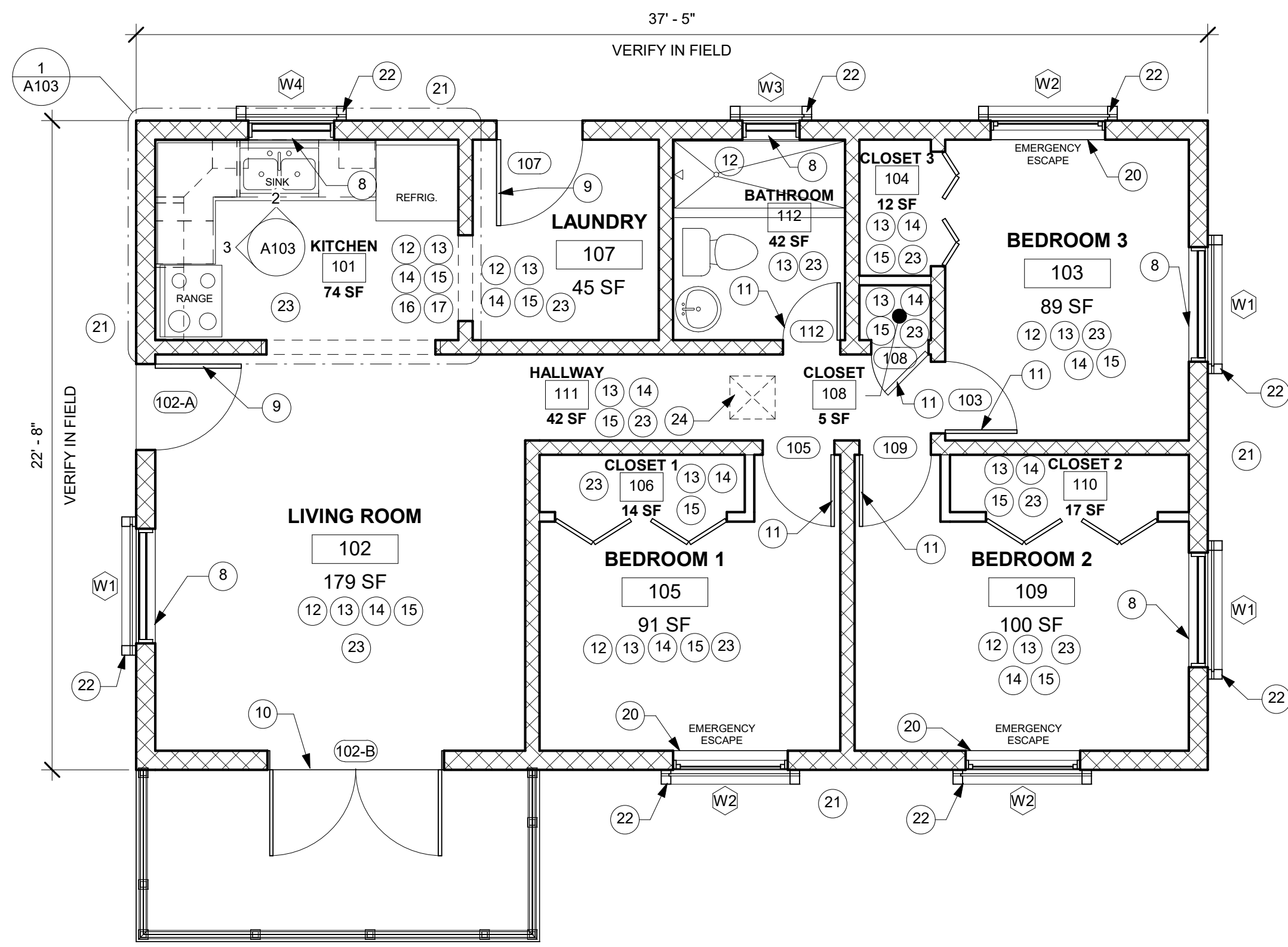
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VIRGIN ISLANDS HOUSING
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PATRICIA LLOYD
404-79 ANNAS RETREAT
ST. THOMAS, VI



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

NOTE NUMBER	NOTE TEXT
101 - KITCHEN	
8	INSTALL NEW WINDOW PER SCHEDULE. REPAIR PLASTER WINDOW SURROUNDS.
12	APPLY NEW PLASTER FINISH TO NEW BOND BEAM
13	PRIME EXISTING INTERIOR WALL AND NEW CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
14	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE AND INSTALL NEW FLOORING PER SCHEDULE.
15	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE. PATCH REPAIR PRIOR TO RE-TILING.
16	REMOVE AND REPLACE KITCHEN CABINETS: UPPER WALL UNITS, LOWER BASE UNITS, PLASTIC LAMINATE AND PLYWOOD COUNTERTOP.
17	INSTALL NEW DOUBLE KITCHEN SINK AND NEW FAUCET.
23	INSTALL NEW DROP CEILING FRAMING WITH 1/2" GYP. BOARD FINISH
102 - LIVING ROOM	
8	INSTALL NEW WINDOW PER SCHEDULE. REPAIR PLASTER WINDOW SURROUNDS.
9	REMOVE EXISTING DOOR. INSTALL NEW DOOR PER SCHEDULE. PRIME AND PAINT DOOR SLAB, DOOR TRIM, AND JAMB. INSTALL HARDWARE PER SCHEDULE.
10	REMOVE EXISTING DOUBLE EXTERIOR DOOR. INSTALL NEW DOUBLE DOOR PER SCHEDULE. PRIME AND PAINT DOOR, DOOR TRIM, AND JAMB. INSTALL HARDWARE PER SCHEDULE.
12	APPLY NEW PLASTER FINISH TO NEW BOND BEAM
13	PRIME EXISTING INTERIOR WALL AND NEW CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
14	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE AND INSTALL NEW FLOORING PER SCHEDULE.
15	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE. PATCH REPAIR PRIOR TO RE-TILING.
23	INSTALL NEW DROP CEILING FRAMING WITH 1/2" GYP. BOARD FINISH
103 - BEDROOM 3	
8	INSTALL NEW WINDOW PER SCHEDULE. REPAIR PLASTER WINDOW SURROUNDS.
11	REMOVE EXISTING DOOR. INSTALL NEW DOOR PER SCHEDULE. PRIME AND PAINT DOOR SLAB, DOOR TRIM, AND JAMB. INSTALL HARDWARE PER SCHEDULE.
12	APPLY NEW PLASTER FINISH TO NEW BOND BEAM
13	PRIME EXISTING INTERIOR WALL AND NEW CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
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15	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE. PATCH REPAIR PRIOR TO RE-TILING.
23	INSTALL NEW DROP CEILING FRAMING WITH 1/2" GYP. BOARD FINISH
104 - CLOSET 3	
13	PRIME EXISTING INTERIOR WALL AND NEW CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
14	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE AND INSTALL NEW FLOORING PER SCHEDULE.
15	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE. PATCH REPAIR PRIOR TO RE-TILING.
23	INSTALL NEW DROP CEILING FRAMING WITH 1/2" GYP. BOARD FINISH
105 - BEDROOM 1	
11	REMOVE EXISTING DOOR. INSTALL NEW DOOR PER SCHEDULE. PRIME AND PAINT DOOR SLAB, DOOR TRIM, AND JAMB. INSTALL HARDWARE PER SCHEDULE.
12	APPLY NEW PLASTER FINISH TO NEW BOND BEAM
13	PRIME EXISTING INTERIOR WALL AND NEW CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
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23	INSTALL NEW DROP CEILING FRAMING WITH 1/2" GYP. BOARD FINISH
106 - CLOSET 1	
13	PRIME EXISTING INTERIOR WALL AND NEW CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
14	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE AND INSTALL NEW FLOORING PER SCHEDULE.
15	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE. PATCH REPAIR PRIOR TO RE-TILING.
23	INSTALL NEW DROP CEILING FRAMING WITH 1/2" GYP. BOARD FINISH
107 - LAUNDRY	
9	REMOVE EXISTING EXTERIOR DOOR. INSTALL NEW SOLID CORE WOOD, PRIME AND PAINT DOOR SLAB, DOOR TRIM, AND JAMB. INSTALL NEW LOCKSET AND DEADBOLT.
12	APPLY NEW PLASTER FINISH TO NEW BOND BEAM
13	PRIME EXISTING INTERIOR WALL AND NEW CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.

NOTE NUMBER	NOTE TEXT
14	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE AND INSTALL NEW FLOORING PER SCHEDULE.
15	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE. PATCH REPAIR PRIOR TO RE-TILING.
23	INSTALL NEW DROP CEILING FRAMING WITH 1/2" GYP. BOARD FINISH
108 - CLOSET	
11	REMOVE EXISTING DOOR. INSTALL NEW DOOR PER SCHEDULE. PRIME AND PAINT DOOR SLAB, DOOR TRIM, AND JAMB. INSTALL HARDWARE PER SCHEDULE.
13	PRIME EXISTING INTERIOR WALL AND NEW CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
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15	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE. PATCH REPAIR PRIOR TO RE-TILING.
23	INSTALL NEW DROP CEILING FRAMING WITH 1/2" GYP. BOARD FINISH
109 - BEDROOM 2	
8	INSTALL NEW EMERGENCY ESCAPE WINDOW PER SCHEDULE. REPAIR PLASTER WINDOW SURROUNDS.
11	REMOVE EXISTING DOOR. INSTALL NEW DOOR PER SCHEDULE. PRIME AND PAINT DOOR SLAB, DOOR TRIM, AND JAMB. INSTALL HARDWARE PER SCHEDULE.
12	APPLY NEW PLASTER FINISH TO NEW BOND BEAM
13	PRIME EXISTING INTERIOR WALL AND NEW CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
14	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE AND INSTALL NEW FLOORING PER SCHEDULE.
15	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE. PATCH REPAIR PRIOR TO RE-TILING.
20	REMOVE DAMAGED JALOUSIE WINDOW. INSTALL NEW ALUMINUM SINGLE-HUNG FOR EMERGENCY ESCAPE.
23	INSTALL NEW DROP CEILING FRAMING WITH 1/2" GYP. BOARD FINISH
110 - CLOSET 2	
13	PRIME EXISTING INTERIOR WALL AND NEW CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
14	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE AND INSTALL NEW FLOORING PER SCHEDULE.
15	AFTER REMOVING EXISTING TILES, REPAIR ANY CONCRETE SLAB CRACKS WITH READY-MIX CONCRETE. PATCH REPAIR PRIOR TO RE-TILING.
23	INSTALL NEW DROP CEILING FRAMING WITH 1/2" GYP. BOARD FINISH
111 - HALLWAY	
13	PRIME EXISTING INTERIOR WALL AND NEW CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
14	REMOVE AND REPLACE EXISTING FLOORING. PREPARE SUBSTRATE AND INSTALL NEW FLOORING PER SCHEDULE.
23	INSTALL NEW DROP CEILING FRAMING WITH 1/2" GYP. BOARD FINISH
112 - BATHROOM	
8	INSTALL NEW WINDOW PER SCHEDULE. REPAIR PLASTER WINDOW SURROUNDS.
11	REMOVE EXISTING DOOR. INSTALL NEW DOOR PER SCHEDULE. PRIME AND PAINT DOOR SLAB, DOOR TRIM, AND JAMB. INSTALL HARDWARE PER SCHEDULE.
12	APPLY NEW PLASTER FINISH TO NEW BOND BEAM
13	PRIME EXISTING INTERIOR WALL AND NEW CEILING. APPLY TWO (2) FINISH COATS OF PAINT TO INTERIOR WALL AND CEILING. COORDINATE COLOR SELECTIONS WITH OWNER.
23	INSTALL NEW DROP CEILING FRAMING WITH 1/2" GYP. BOARD FINISH
EXTERIOR	
21	PRIME EXISTING EXTERIOR WALLS. APPLY TWO (2) FINISH COATS OF PAINT TO EXTERIOR WALLS. COORDINATE COLOR SELECTIONS WITH OWNER.
22	PROVIDE NEW ACCORDIAN HURRICANE SHUTTER

GENERAL NOTES

- PROJECT IDENTIFICATION: 404-79 ANNAS RETREAT, U.S. VIRGIN ISLANDS
- PARCEL ID NO. 105601060600
- SITE ZONING: R-3
- OWNER: PATRICIA LLOYD
- 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 (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

- 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.

DOOR SCHEDULE							
DOOR MARK	DESCRIPTION	WIDTH	HEIGHT	THICKNESS	HARDWARE	Function	COMMENTS
102-A	EXTERIOR ENTRY DOOR	3'-0"	6'-8"	0' - 1 3/4"	ENTRY LOCKSET; 3 BUTT HINGES	Exterior	
102-B	DOUBLE FRENCH DOOR	6'-0"	7'-0"	0' - 1 3/8"	ENTRY LOCKSET; 6 BUTT HINGES	Exterior	
103	INTERIOR DOOR	2'-6"	6'-8"	0' - 1 3/8"	PRIVACY LOCKSET; 2 BUTT HINGES, SPRING DOOR STOP	Interior	
105	INTERIOR DOOR	2'-6"	6'-8"	0' - 1 3/8"	PRIVACY LOCKSET; 2 BUTT HINGES, SPRING DOOR STOP	Interior	
107	EXTERIOR DOOR	3'-0"	6'-8"	0' - 1 3/4"	ENTRY LOCKSET; 3 BUTT HINGES	Exterior	
108	INTERIOR DOOR	2'-0"	6'-8"	0' - 1 3/8"	PASSAGE LOCKSET; 2 BUTT HINGES	Interior	
109	INTERIOR DOOR	2'-6"	6'-8"	0' - 1 3/8"	PRIVACY LOCKSET; 2 BUTT HINGES, SPRING DOOR STOP	Interior	
112	INTERIOR DOOR	2'-0"	6'-8"	0' - 1 3/8"	PRIVACY LOCKSET; 2 BUTT HINGES, SPRING DOOR STOP	Interior	

DOOR SCHEDULE NOTES

- CONTRACTOR SHALL VERIFY DOOR SIZES IN FIELD PRIOR TO ORDERING ANY MATERIALS.
- ALL NEW DOORS TO RECEIVE A STAINED FINISH TO MATCH EXISTING DOORS.
- SALVAGE EXISTING DOOR HARDWARES (KNOBS, LOCKSETS, HINGES) FOR RE-INSTALLATION OF NEW DOORS.

WINDOW SCHEDULE									
TYPE MARK	WINDOW TYPE	MATERIAL	NOMINAL DIMENSIONS			COUNT	WIND PRESS. REQ. (+)	WIND PRESS. REQ. (-)	COMMENTS
			WIDTH	HEIGHT	DEPTH				
W1	MULTI-PANE AWNING WINDOW	ALUM.	4'-0"	4'-0"	3	20.9	-22.7	PROVIDE ACCORDION SHUTTERS	
W2	SINGLE-HUNG WINDOW	ALUM.	4'-0"	4'-0"	3	20.9	-22.7	EMERGENCY ESCAPE WITH ACCORDION SHUTTERS	
W3	MULTI-PANE AWNING WINDOW	ALUM.	2'-0"	2'-0"	1	21.9	-23.7	PROVIDE ACCORDION SHUTTERS	
W4	MULTI-PANE AWNING WINDOW	ALUM.	3'-0"	3'-0"	1	21.9	-23.7	PROVIDE ACCORDION SHUTTERS	

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 METAL ACCORDIAN TYPE HURRICANE SHUTTERS OR SIMILAR METHOD COMPLYING WITH THE FOLLOWING TESTING APPLICATION STANDARDS:
 - Uniform Static Air Pressure TAS 202, ASTM E530
 - Large Missile Impacts TAS 201, ASTM E1996
 - 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 (DPNR).
- PROVIDE INSECT SCREENS FOR ALL WINDOW OPENINGS.

ROOM FINISH SCHEDULE									
ROOM NUMBER	ROOM NAME	FLOOR	CEILING	WALL FINISH				COMMENTS	
				NORTH	EAST	SOUTH	WEST		
101	KITCHEN	TILE	PAINT	PAINT	PAINT	PAINT	PAINT		
102	LIVING ROOM	TILE	PAINT	PAINT	PAINT	PAINT	PAINT		
103	BEDROOM 3	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT		
104	CLOSET 3	TILE	PAINT	PAINT	PAINT	PAINT	PAINT		
105	BEDROOM 1	TILE	PAINT	PAINT	PAINT	PAINT	PAINT		
106	CLOSET 1	TILE	PAINT	PAINT	PAINT	PAINT	PAINT		
107	LAUNDRY	TILE	PAINT	PAINT	PAINT	PAINT	PAINT		
108	CLOSET	TILE	PAINT	PAINT	PAINT	PAINT	PAINT		
109	BEDROOM 2	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT		
110	CLOSET 2	TILE	PAINT	PAINT	PAINT	PAINT	PAINT		
111	HALLWAY	EXIST	PAINT	PAINT	PAINT	PAINT	PAINT		
112	BATHROOM	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
 GYP BD: NEW GYP. BOARD DROP CEILING PRIMED WITH 2 FINISH COATS OF PAINT

VICINITY MAP
N.T.S.

LOCATION MAP
N.T.S.

FEMA FLOOD MAP
N.T.S.

PROGRESS SET		
No.	Description	Date
1	50% PROGRESS SET	03/19/2021
2	ISSUED FOR PERMITS	3/25/2021

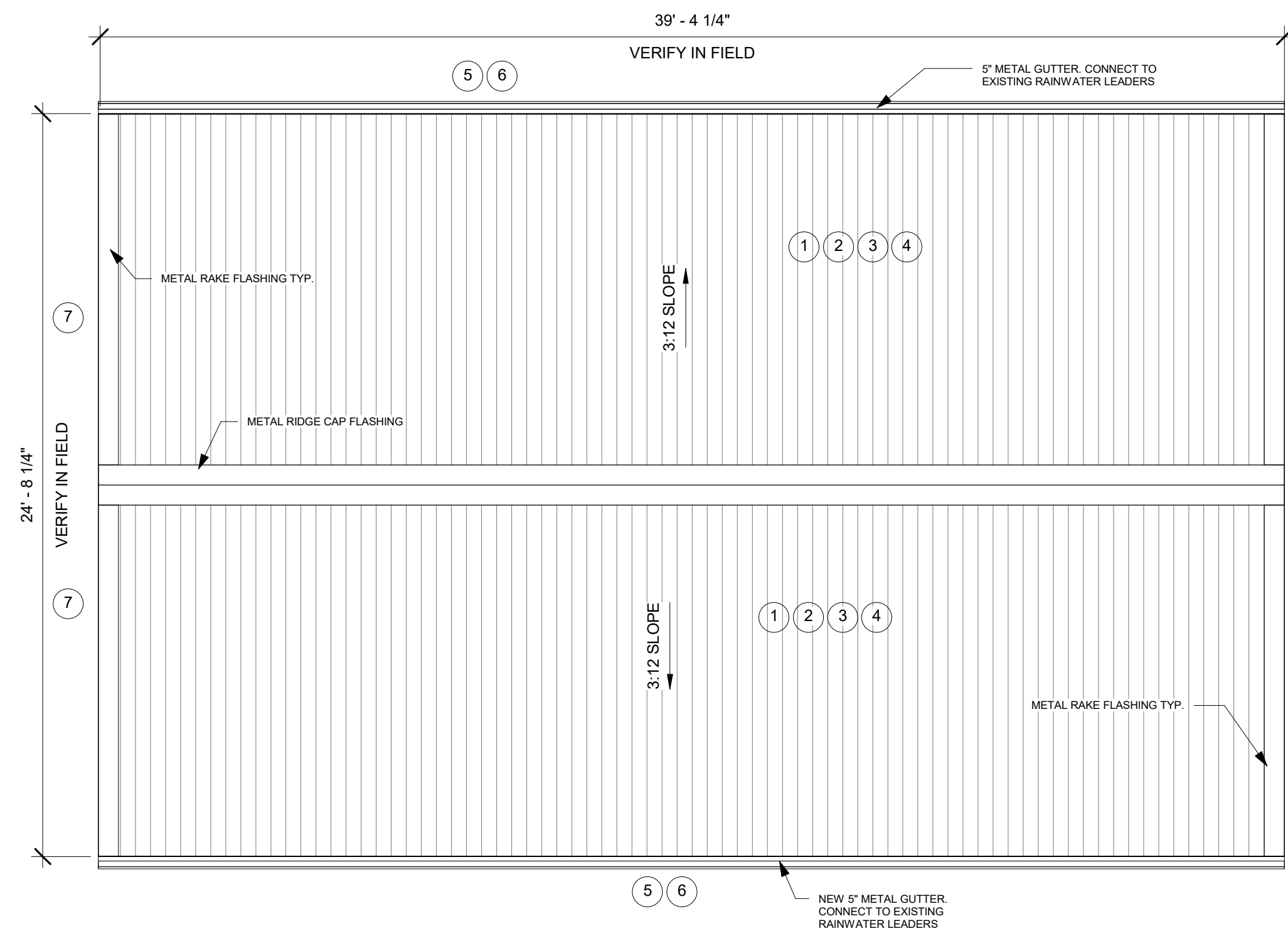
REVISIONS		
No.	Description	Date

Project number VI-HRR-00425
 Date 03/25/2021
 Drawn by BJS
 Checked by JTB

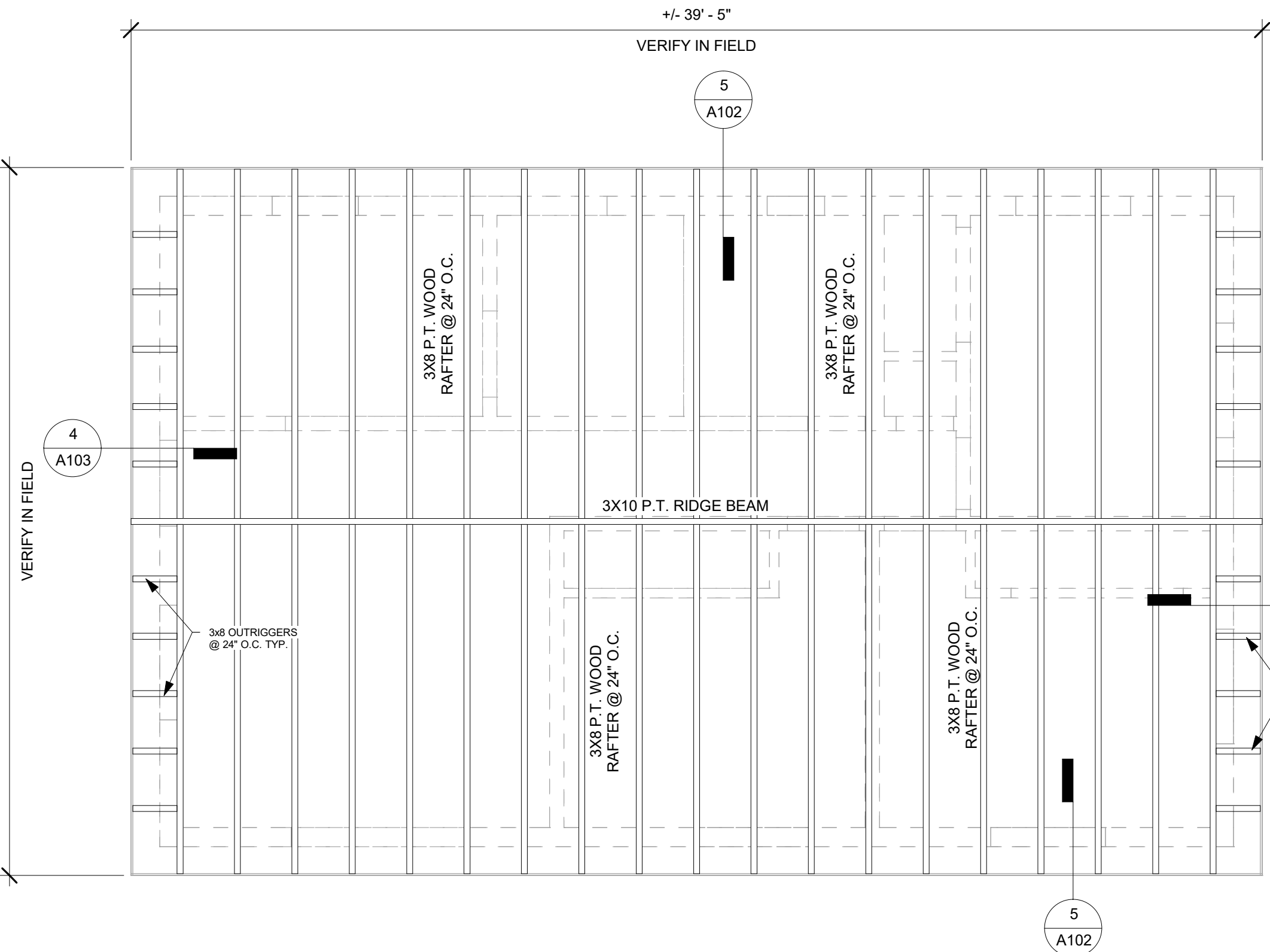
COVER SHEET, FLOOR PLAN, AND NOTES

A101
 Scale: AS SHOWN

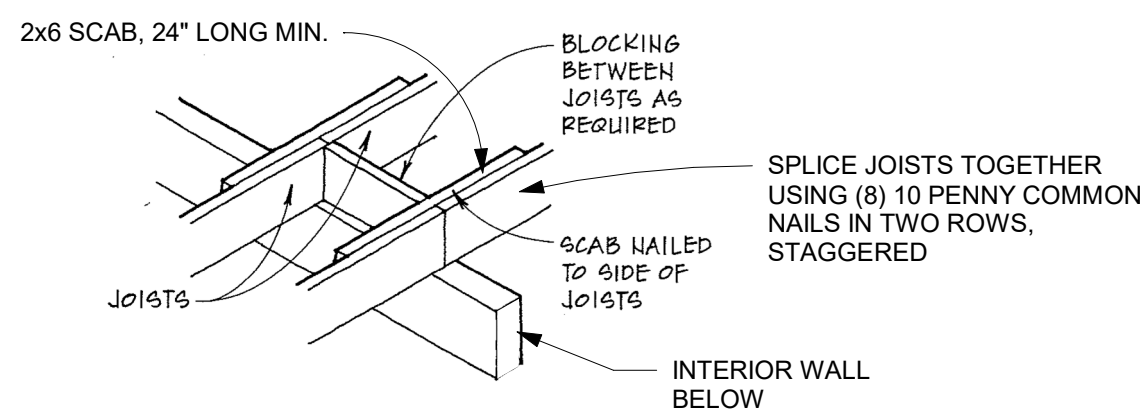
INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
A101	COVER SHEET, FLOOR PLAN, AND NOTES
A102	ROOF PLAN, ROOF FRAMING PLAN, ROOF SCHEDULE, AND DETAILS
A103	ENLARGED KITCHEN PLAN AND ELEVATIONS
E101	ELECTRICAL PLAN, LEGENDS, AND DETAILS



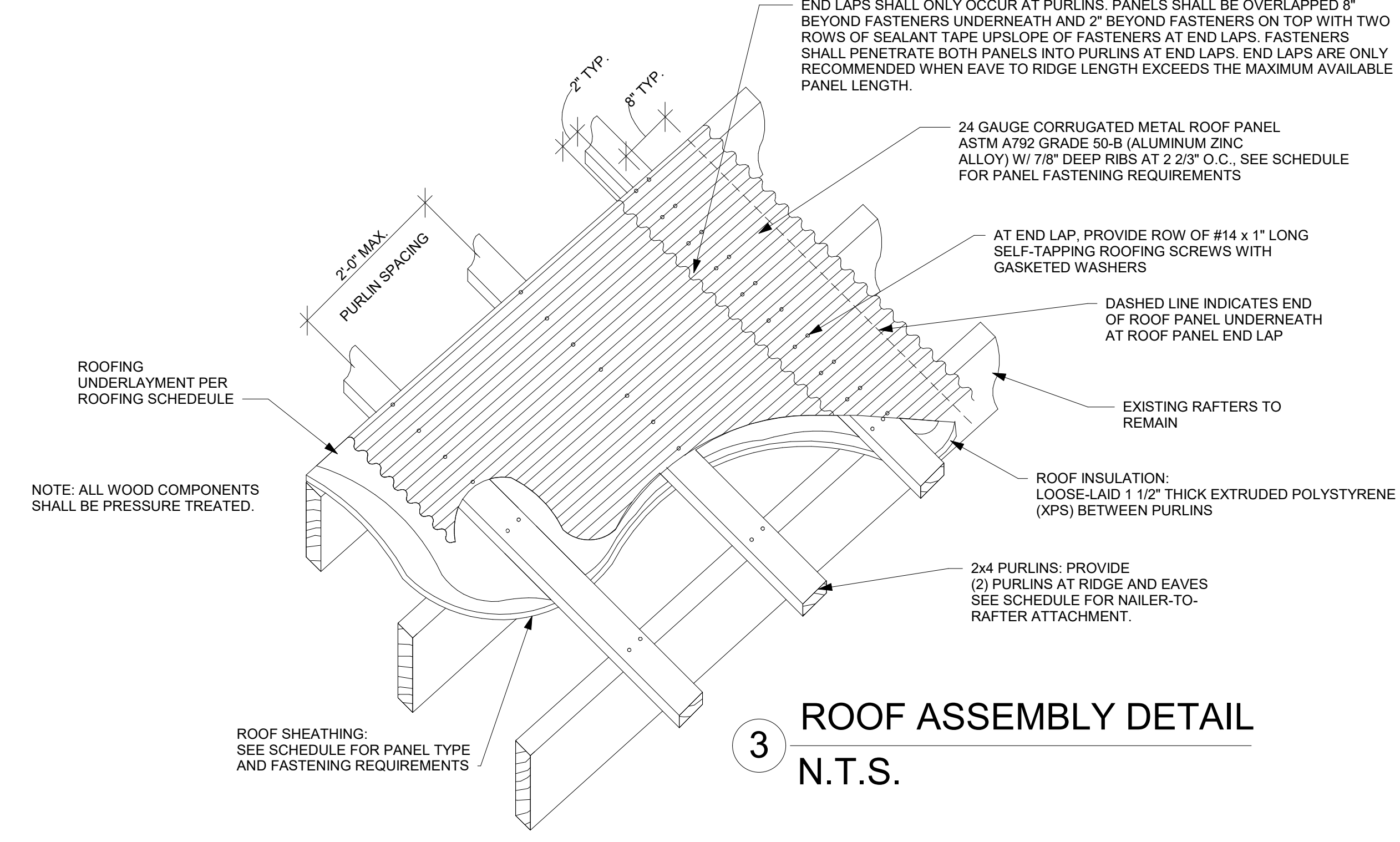
1 PROPOSED ROOF PLAN
1/4" = 1'-0"



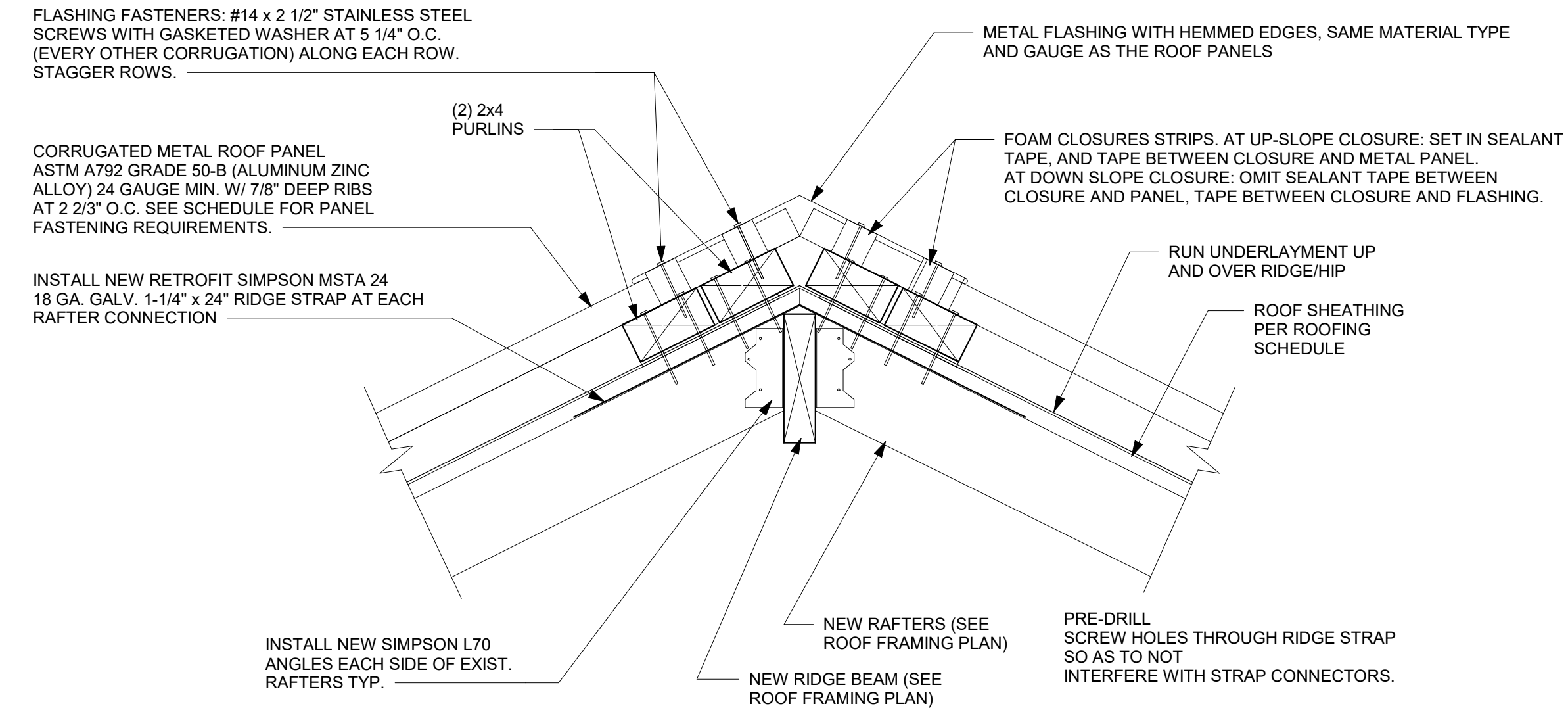
2 ROOF FRAMING PLAN
1/4" = 1'-0"



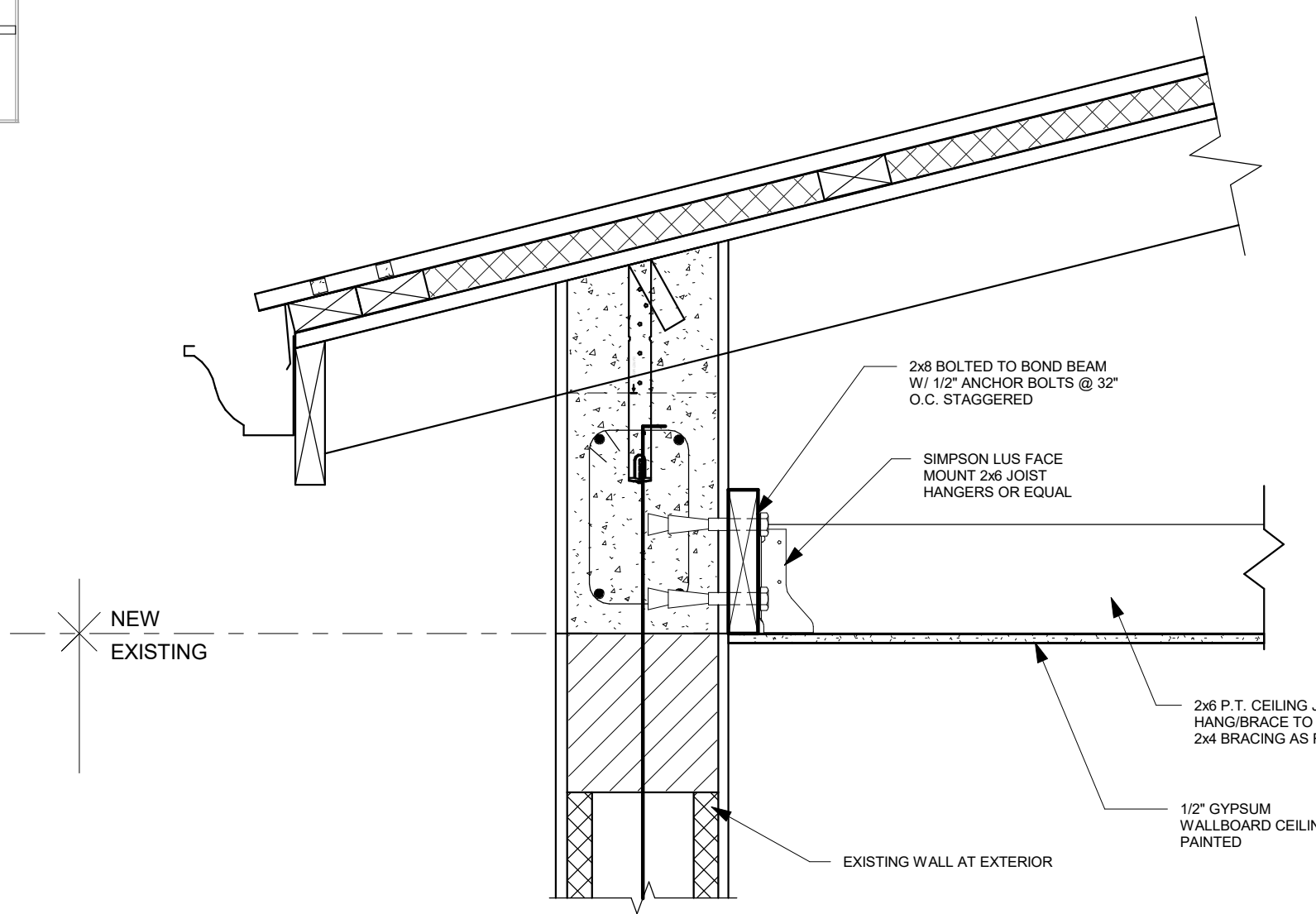
7 SPLICED CEILING JOISTS DETAIL
N.T.S.



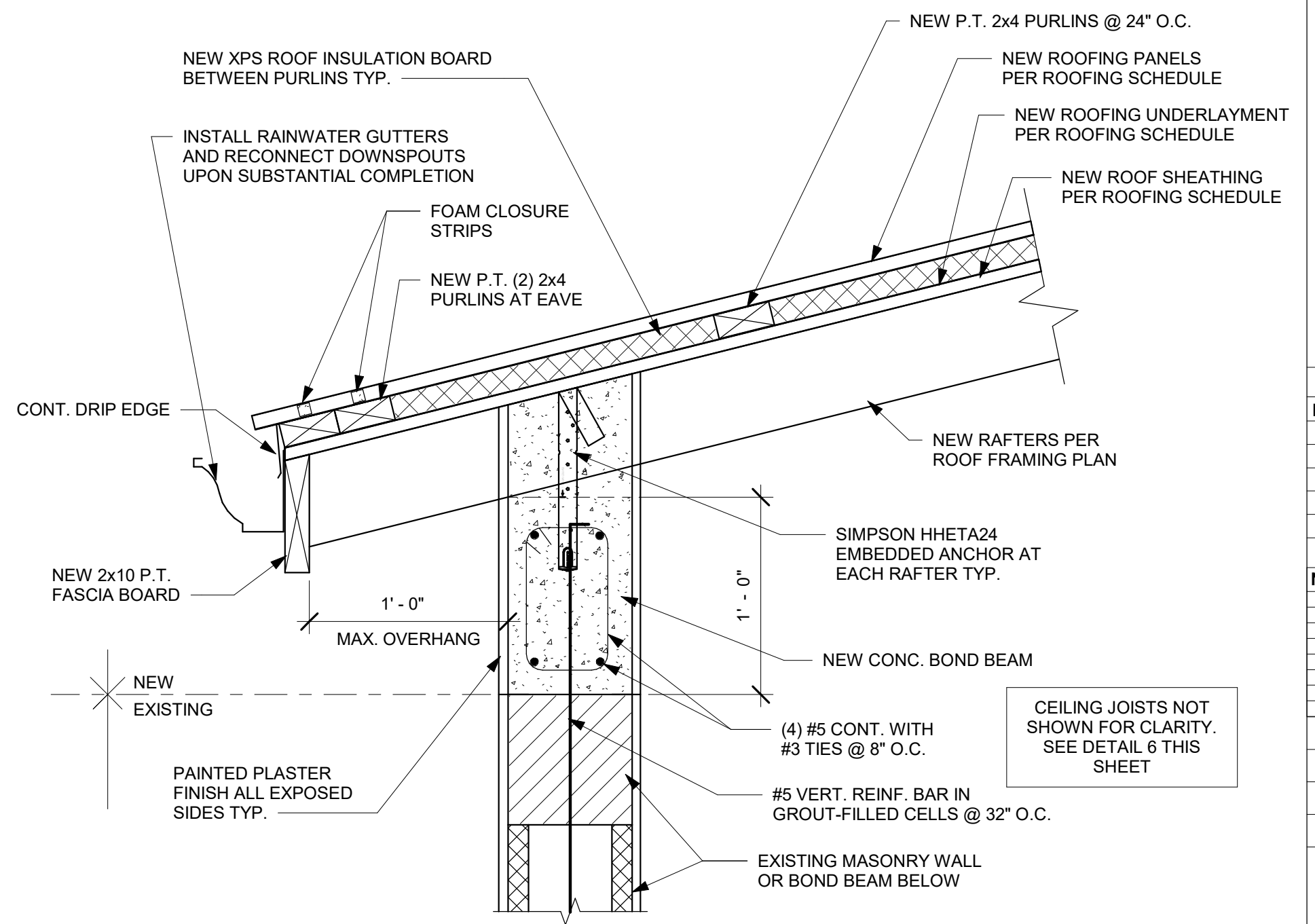
3 ROOF ASSEMBLY DETAIL
N.T.S.



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



6 CEILING JOISTS DETAIL
1 1/2" = 1'-0"



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

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	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 ALONG PURLINS	#14 x 2-1/2" LONG STAINLESS STEEL SELF-DRILLING SHEET ROOFING SCREWS AND MINIMUM 1/2" DIA. GASKETED WASHER @ 10-23" 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 @ 10-23" O.C. (EVERY 4TH CORRUGATION) WITH PREFINISHED HEADS TO MATCH ROOF PANELS. AT END LAPS, PROVIDE ADDITIONAL ROW OF #14 x 1" MIN. LONG STAINLESS STEEL SELF-DRILLING ROOFING SCREWS WITH GASKETED WASHERS.
PURLIN SPACING	SEE ROOF DETAILS; MAX. 24" O.C. SPACING
PURLIN FASTENERS AT EACH RAFTER INTERSECTION	TWO #12 x 4-1/2" LONG STAINLESS STEEL WOOD SCREWS
PURLIN FASTENERS INTO OUTLOOKERS AT OVERHANGS	#12 x 4-1/2" LONG STAINLESS STEEL WOOD SCREWS @ 12" O.C. MAX. SPACING
ROOF SHEATHING SIZE NOTE: STAGGER JOINTS TYP.	STRUCTURAL 1 TYPE 5/8" T1-11 TONGUE AND GROOVE PLYWOOD WITH 40/20 SPAN RATING
ROOF SHEATHING FASTENERS	#12 x 3" LONG STAINLESS STEEL WOOD SCREWS AT 5" 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.
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.

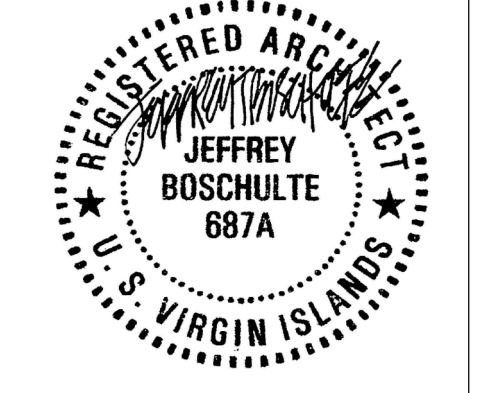
ROOF PLAN NOTES	
NOTE NUMBER	NOTE TEXT
1	REMOVE AND DISCARD EXISTING METAL ROOFING, PURLINS, ROOF AND CEILING FRAMING.
2	INSTALL NEW ROOF FRAMING MEMBERS PER ROOF FRAMING PLAN.
3	INSTALL NEW 5/8" PRESSURE TREATED PLYWOOD SHEATHING, ROOFING UNDERLAYMENT, PURLINS, AND ROOF BOARD INSULATION.
4	INSTALL NEW 24 GA. METAL ROOFING, METAL FLASHING, METAL RIDGE CAP, AND CLOSURE STRIPS. INSTALL 26 GA. METAL EAVE TRIM SEE ROOFING SCHEDULE.
5	INSTALL NEW FASCIA BOARD, PRIME AND PAINT FASCIA BOARD.
6	INSTALL NEW 5" GUTTER. SEE ROOF PLAN.
7	INSTALL NEW RAKE BOARD, PRIME AND PAINT RAKE BOARD.



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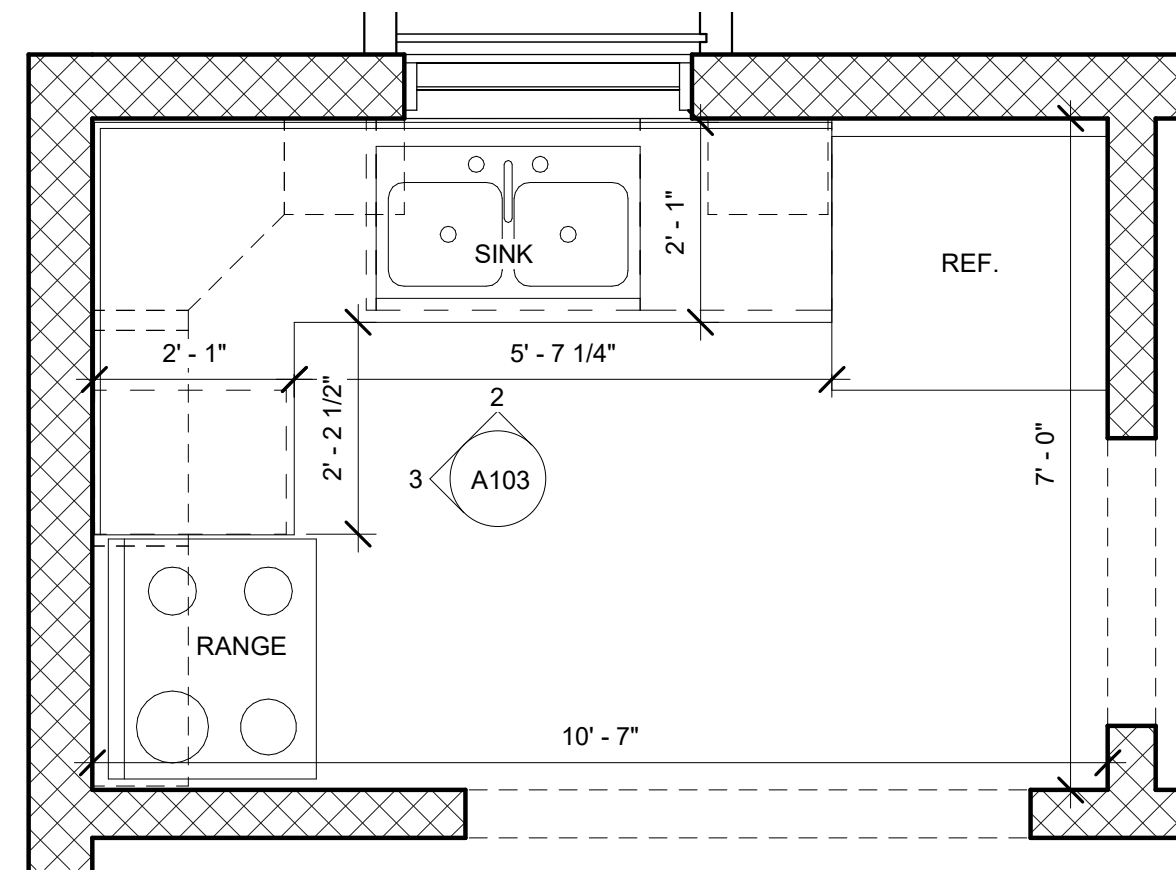
VI-HRR-00425
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ST. THOMAS, VI

PROGRESS SET		
No.	Description	Date
1	50% PROGRESS SET	03/19/2021
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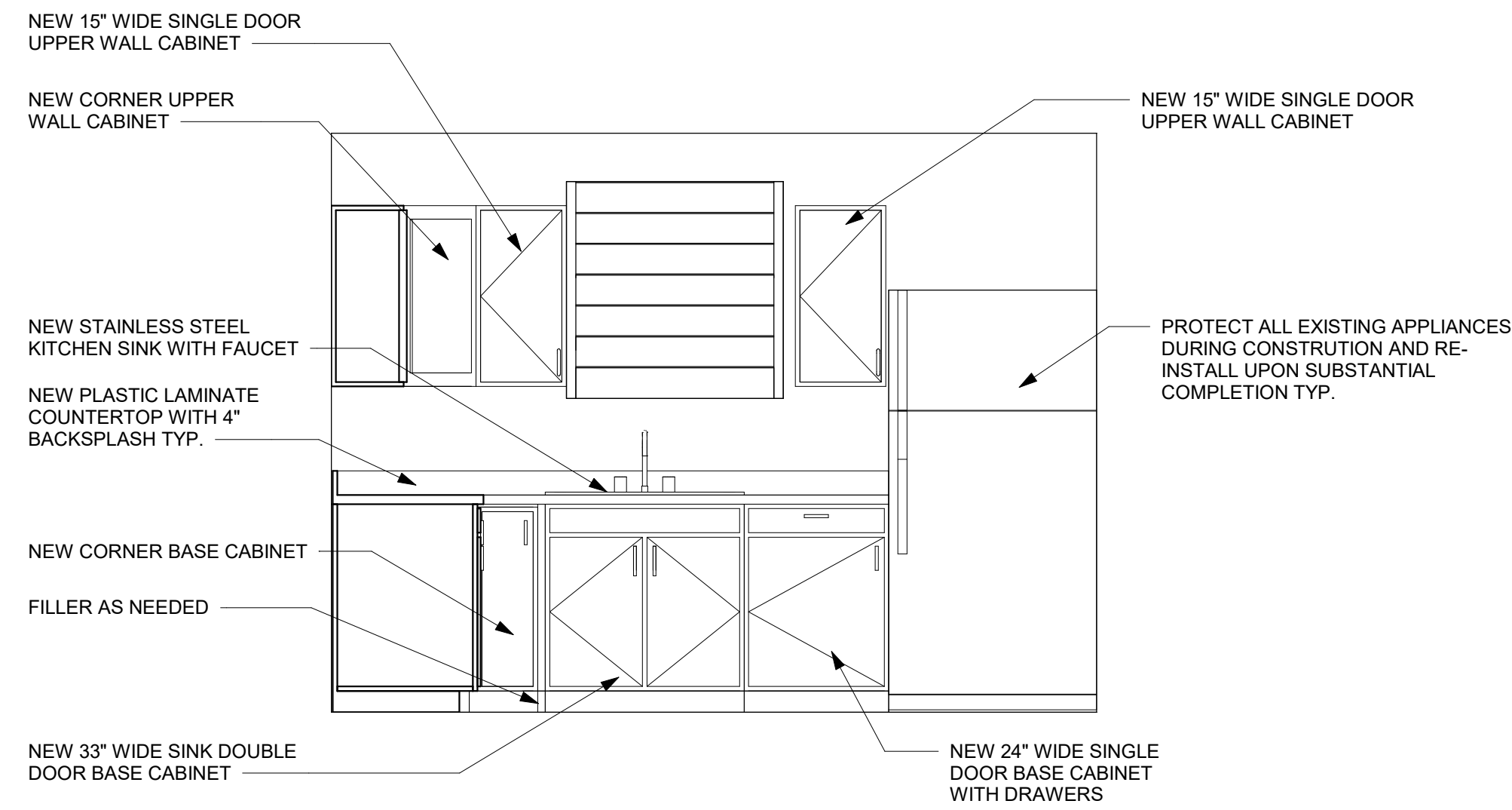
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Drawn by BJS
Checked by JTB

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

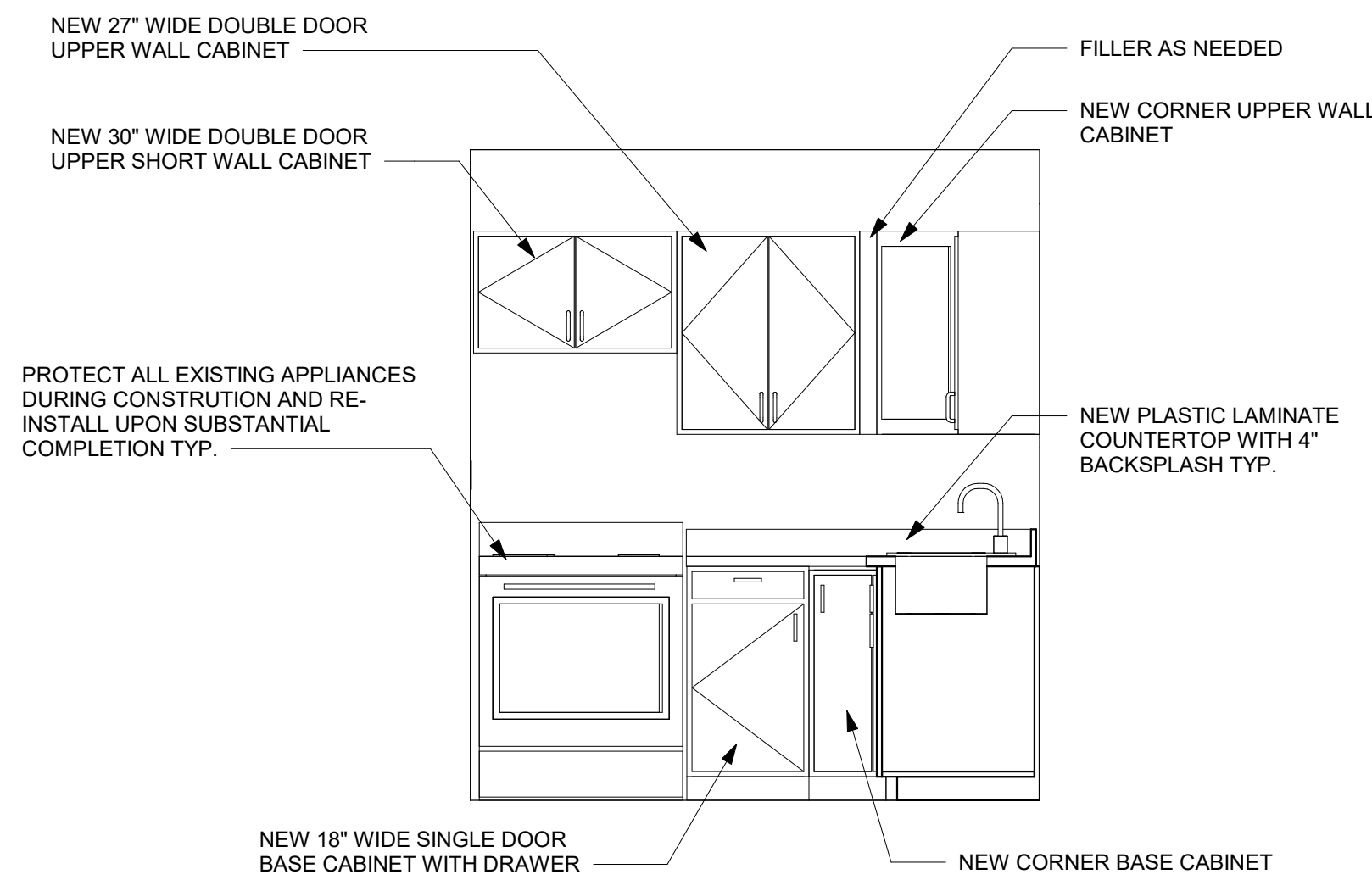
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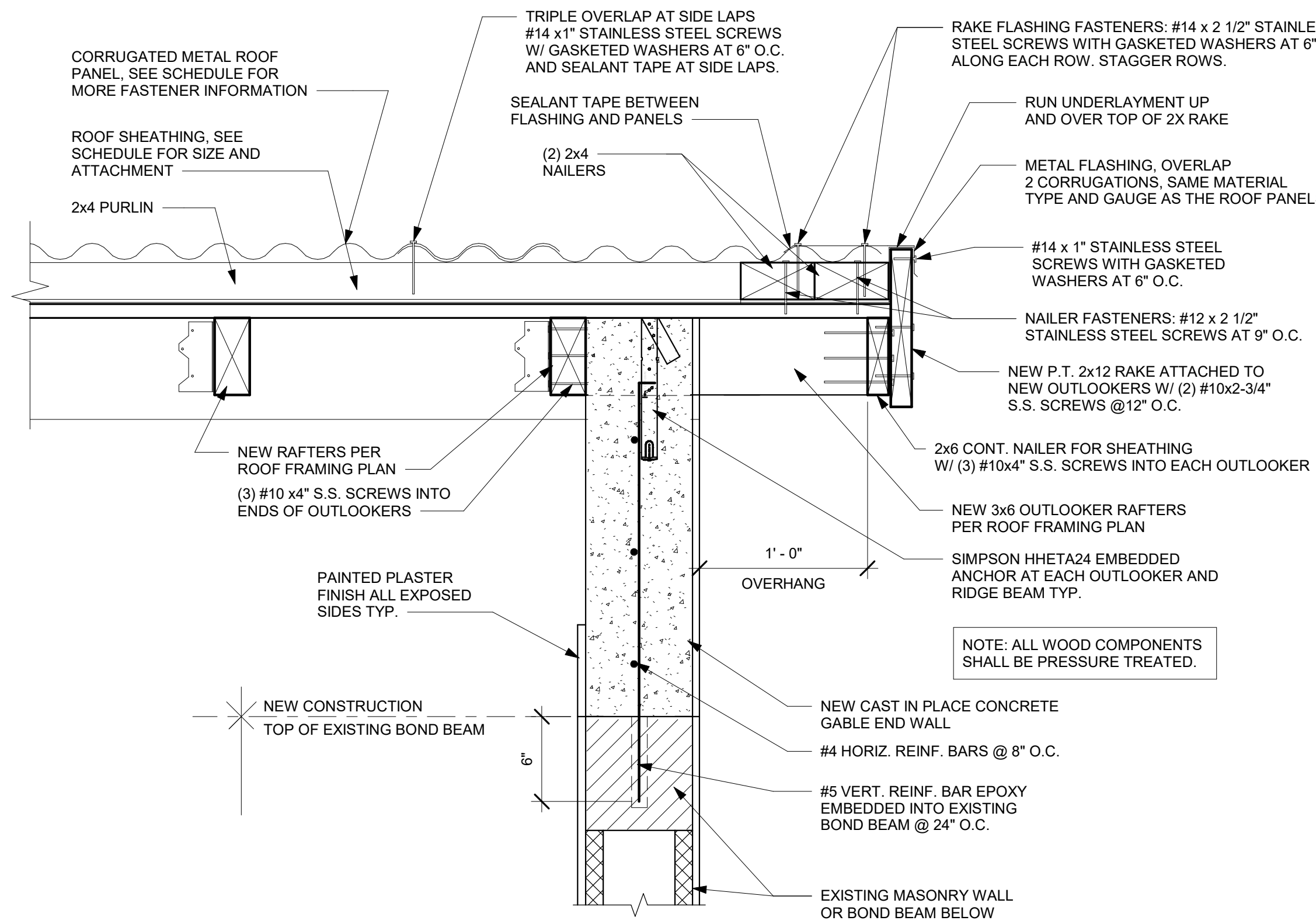
1 ENLARGED KITCHEN PLAN
1/2" = 1'-0"



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



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



4 GABLE END WALL & RAKE DETAIL - BOND BEAM
1 1/2" = 1'-0"

RESIDENTIAL CASEWORK SPECIFICATIONS

PART 1 - GENERAL

- 1.1 SUMMARY
- A. SECTION INCLUDES:
- KITCHEN CABINETS.
 - VANITY CABINETS.
 - PLASTIC-LAMINATE COUNTERTOPS AND BACKSPLASHES.
- 1.2 SUBMITTALS
- A. PRODUCT DATA: ACTION SUBMITTALS FOR THE FOLLOWING:
- CABINETS.
 - PLASTIC-LAMINATE COUNTERTOPS.
 - 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. 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 (C707)**. 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: 1/2 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:
- 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."
 - ADHESIVES: DO NOT USE PRODUCTS THAT CONTAIN UREA FORMALDEHYDE.
 - HARDWOOD PLYWOOD: HPVA HP-1, MADE WITH ADHESIVE CONTAINING NO UREA FORMALDEHYDE.
- B. EXPOSED MATERIALS:
- SOLID WOOD AND PLYWOOD: MANUFACTURER'S PAINTED FINISH:
 - OWNER TO SELECT FROM MANUFACTURER'S WHITE OR GREY.
 - EXPOSED WOOD SPECIES: MAPLE FOR DRAWER BOXES.
 - 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.
 - STAINING AND FINISH: AS INDICATED BY MANUFACTURER'S DESIGNATION.
- C. SEMIEXPOSED MATERIALS: UNLESS OTHERWISE INDICATED, PROVIDE THE FOLLOWING:
- SOLID WOOD AND PLYWOOD: MANUFACTURER'S PAINTED FINISH:
 - MATCHING OWNER'S SELECTION FOR EXPOSED MATERIALS.
 - EXPOSED WOOD SPECIES: MAPLE FOR DRAWER BOXES.
 - 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.
 - 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:
- FRONT: SELF-EDGE.
 - BACKSPLASH: SQUARE EDGE.
 - ENDSPLASH: SQUARE EDGE.
- 2.5 COUNTERTOP MATERIALS
- A. PLASTIC LAMINATE: HIGH-PRESSURE DECORATIVE LAMINATE COMPLYING WITH NEMA LD 3.
- LAMINATE GRADE: GRADE 10, HGS (0.044 INCHES, 1.1 MM).
 - COLORS, TEXTURES, AND PATTERNS:
 - FOR WHITE COLORED CABINETS: FANTASY MARBLE, 9302
 - 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.
 - 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.
 - 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.
 - FASTEN WALL CABINETS THROUGH BACK, NEAR TOP AND BOTTOM, AT ENDS AND NOT LESS THAN 24 INCHES (600 MM) O.C. WITH 1/2 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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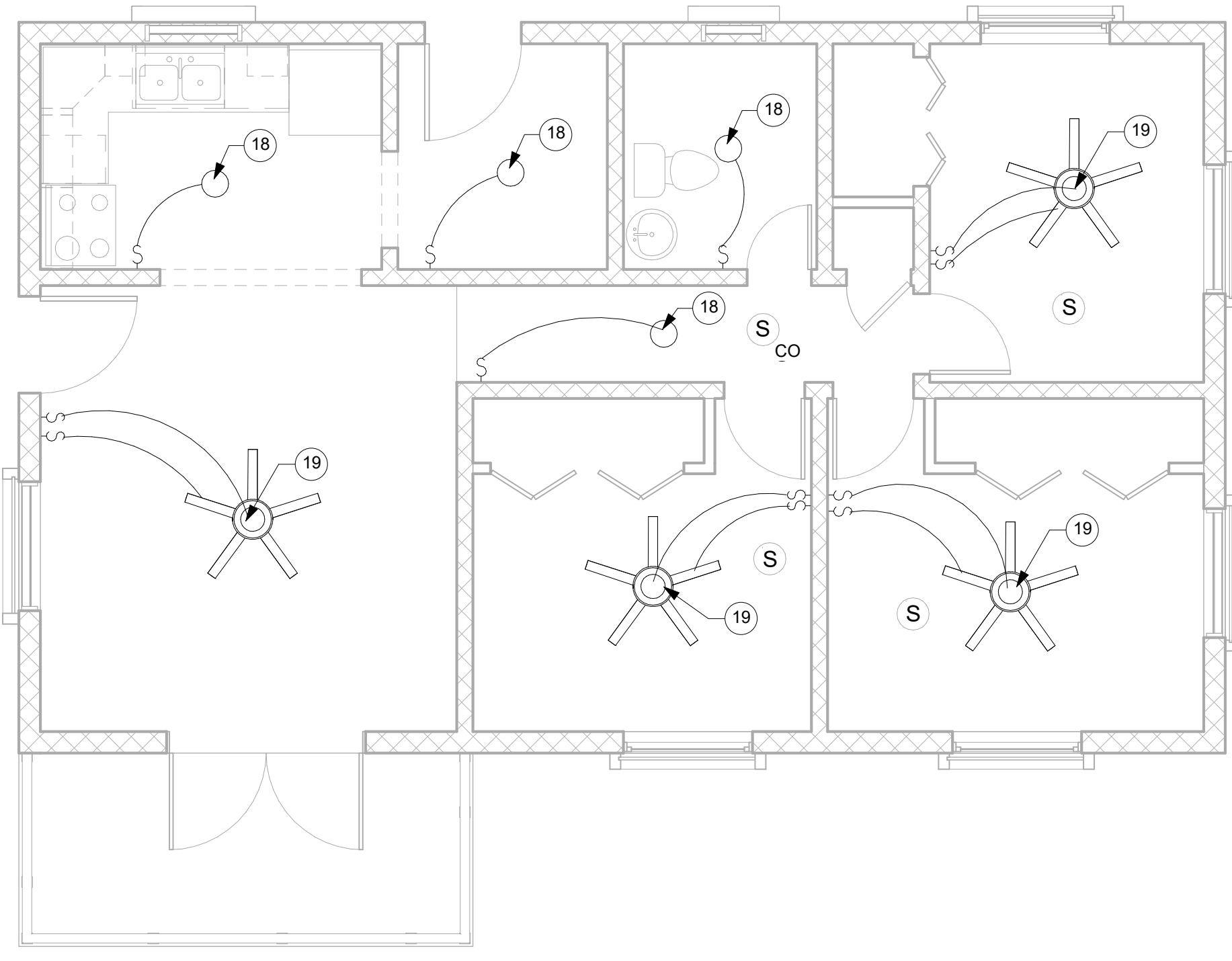
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Checked by JTB

ENLARGED KITCHEN PLAN
AND ELEVATIONS

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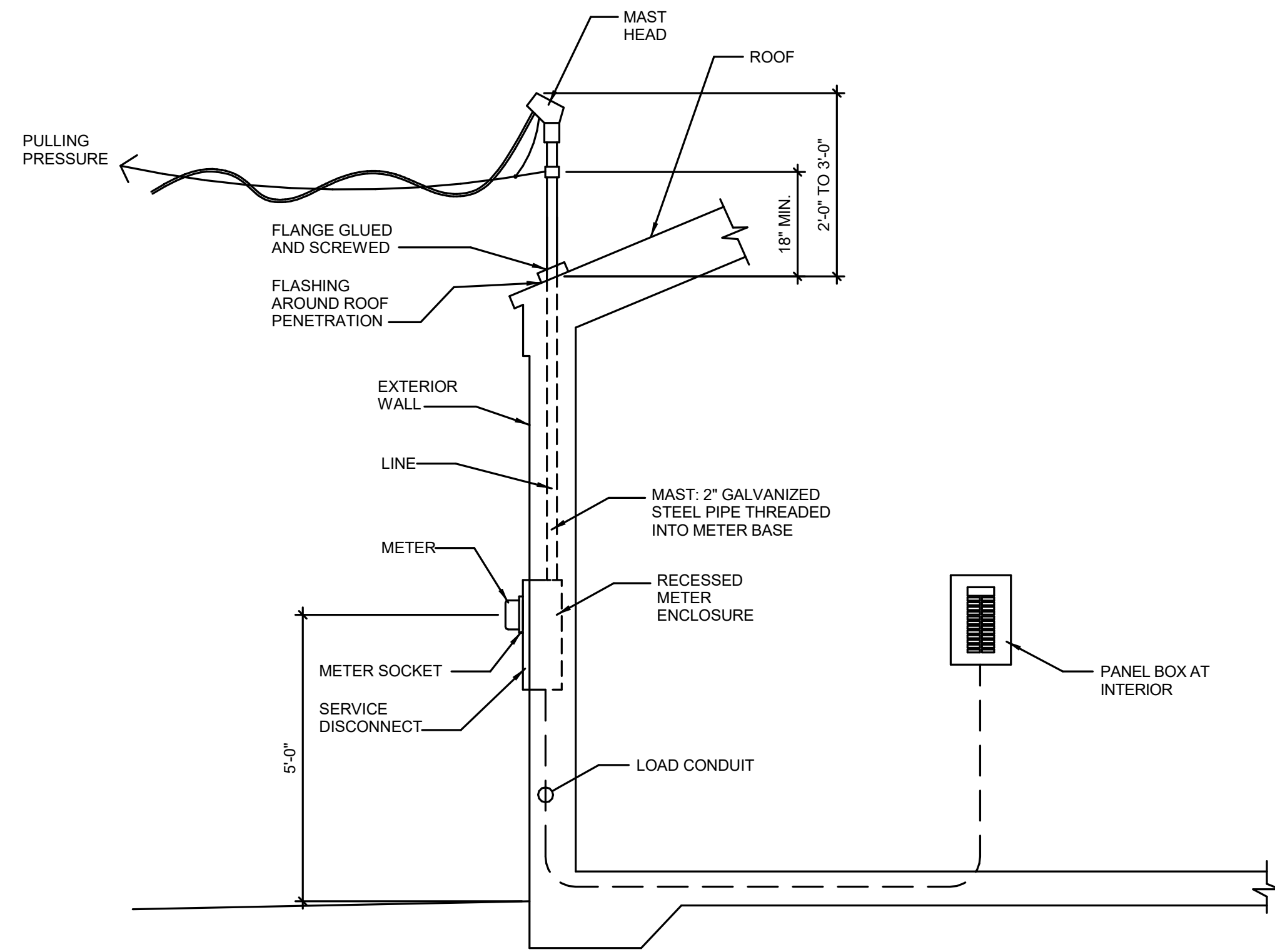
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ELECTRICAL NOTES	
NOTE NUMBER	NOTE TEXT
ELECTRICAL NOTES	
18	INSTALL NEW LIGHT FIXTURE.
19	INSTALL NEW CEILING FAN AND LIGHT.

ELECTRICAL SYMBOLS LEGEND	
○	CEILING MOUNTED LIGHT FIXTURE
(S)	CEILING MOUNTED SMOKE ALARM
(S _{CO})	CEILING MOUNTED SMOKE AND CARBON MONOXIDE COMBINATION ALARM
	CEILING MOUNTED LIGHT WITH FAN WITH SEPARATE WALL SWITCHES FOR LIGHT AND FAN

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



2 PRIMARY SERVICE ONE LINE DIAGRAM
12" = 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

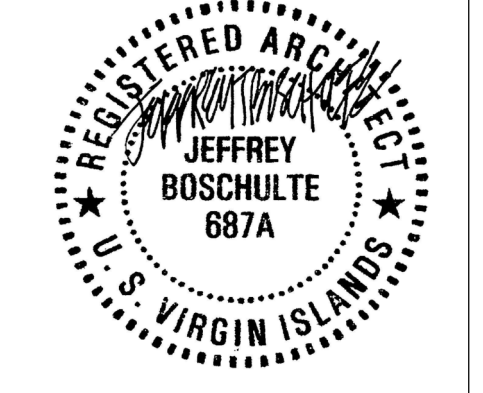
- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS WHEN THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE AND/OR THE DWELLING UNIT HAS 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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ELECTRICAL PLAN,
LEGENDS, AND DETAILS

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