CARETAKER'S COTTAGE

HURRICANE REPAIRS & ADDITION
GREAT ST. JAMES - NO.6A REDHOOK QUARTER
ST. THOMAS, U.S. VIRGIN ISLANDS

SITE VICINITY MAP

SITE LOCATION MAP

SUMMARY FOR PROPOSED ACTIVITY

A. PURPOSE OF PROJECT: HURRICANE REPAIRS AND ADDITION TO EXISTING CARETAKER'S COTTAGE, DRIVEWAY AND PARKING AREAS.

B. PRESENCE AND LOCATION OF ANY CRITICAL AREAS: NONE NOTED.

C. PROPOSED METHOD OF LAND CLEARING: MINIMAL EXCAVATION AT FOOTINGS, UTILIZING INDUSTRY STANDARD EARTH-MOVING EQUIPMENT.

D. PROVISIONS TO PRESERVE TOPSOIL AND LIMIT SITE DISTURBANCE: SEE SHEET C101.

E. EROSION AND SEDIMENTATION CONTROL DEVICES: SEE SHEET C101.

F. SCHEDULE FOR EARTH CHANGING ACTIVITIES AND IMPLEMENTATION OF EROSION/SEDIMENT CONTROL MEASURES: SEE SHEET C101

G. MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES: SEE SHEET C101

H. STORMWATER MANAGEMENT: EXISTING NATURAL SITE DRAINAGE AS SHOWN.

I. MAINTENANCE SCHEDULE FOR STORMWATER FACILITIES: NOT APPLICABLE.

J. METHOD OF SEWAGE DISPOSAL: EXISTING ON-SITE PACKAGED WASTE DISPOSAL SYSTEM.

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R202	EXISTING ELEVATIONS
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A102	ARCHITECTURAL ROOF PLAN
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A400	SCHEDULES
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GENERAL NOTES

1. PROJECT IDENTIFICATION: CARETAKER'S COTTAGE HURRICANE REPAIRS AND ADDITION
2. PROJECT ADDRESS: PARCELS NO. A-REM. & A-2 GREAT ST. JAMES ISLAND NO. 6A RED HOOK QTR., ST. THOMAS, VI
3. ARCHITECT: BOSCHULTE DESIGN STUDIO, PO BOX 303190, ST. THOMAS, U.S.V.I. 00802
4. 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.
5. COORDINATE, SCHEDULE, AND APPROVE PERMANENT AND TEMPORARY UTILITIES, INCLUDING THOSE NECESSARY TO MAKE CONNECTIONS FOR TEMPORARY SERVICES.
6. DO NOT DISTURB PORTIONS OF THE SITE BEYOND AREAS IN WHICH THE WORK IS INDICATED.
7. REMOVE WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN A LANDFILL OR INCINERATOR ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
8. ALL WORK DONE SHALL COMPLY WITH THE LATEST EDITION OF THE VIRGIN ISLANDS BUILDING CODE.
9. JOB SITE VISITS BY THE OWNER OR ARCHITECT DO NOT CONSTITUTE AN OFFICIAL INSPECTION UNLESS SPECIFICALLY REQUESTED BY THE CONTRACTOR.
10. THE ARCHITECT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION BY THE CONTRACTOR.
11. 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.

ISSUED FOR BIDDING 03-27-2019

BOSCHULTE DESIGN STUDIO | INTERIORS PLANNING

[redacted]

Boschulte Design Studio
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41-42 Kongens Gade
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e-mail: [redacted]

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

No.	Description	Date

CARETAKER'S COTTAGE HURRICANE REPAIRS AND ADDITION

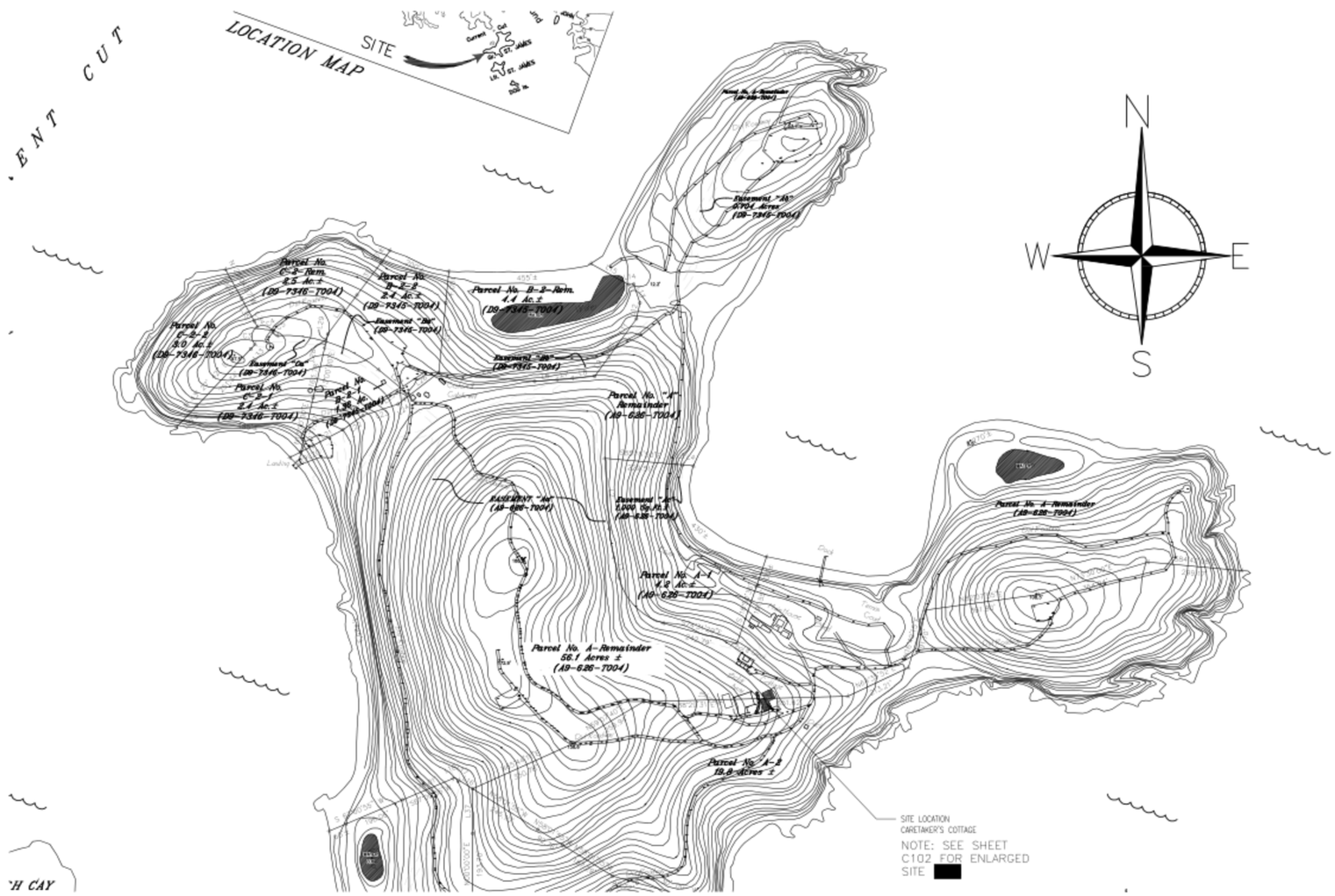
PARCEL NO. A-REMAINDER & A-2
GREAT ST. JAMES ISLAND
NO. 6A RED HOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

COVER SHEET

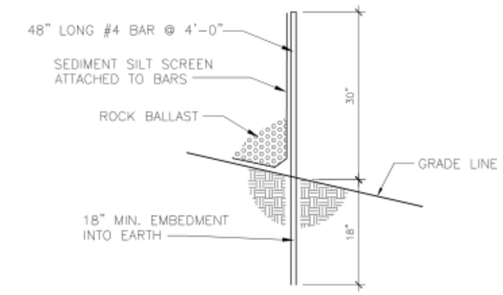
Project number	2019.001.01
Date	03-27-2019
Drawn by	BJS
Checked by	JTB

G100

Scale 1" = 1'-0"



1 SITE PLAN
1" = 200'



2 TEMPORARY SILT FENCE
[redacted].

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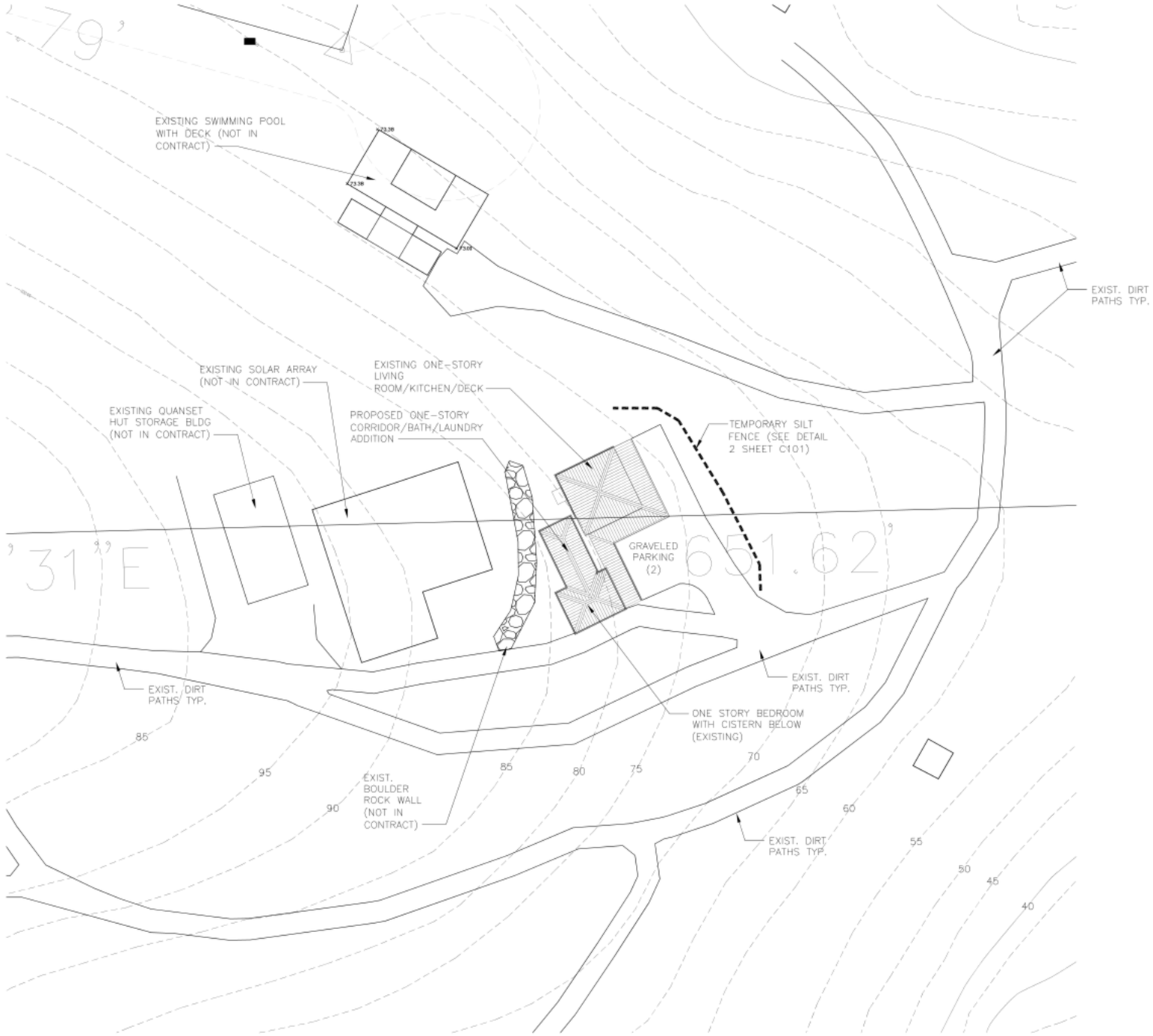
PARCEL NO. A-REMAINDER & A-2
GREAT ST. JAMES ISLAND
NO. 6A REDHOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

SITE PLAN

Project number	2019.001.01
Date	03-27-2019
Drawn by	JTB
Checked by	JTB

C101

Scale	AS SHOWN



1 ENLARGED SITE PLAN
1" = 20'

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U.S. VIRGIN ISLANDS

No.	Description	Date

CARETAKER'S COTTAGE HURRICANE REPAIRS AND ADDITION

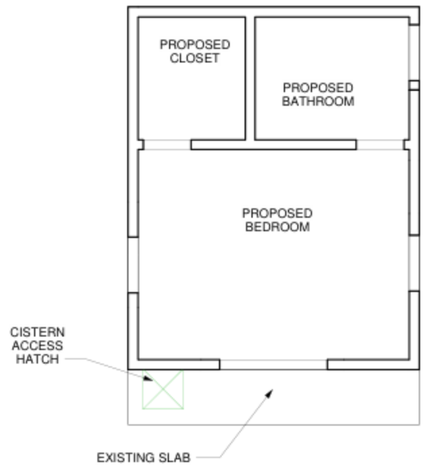
PARCEL NO. A-REMAINDER & A-2
GREAT ST. JAMES ISLAND
NO. 6A REDHOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

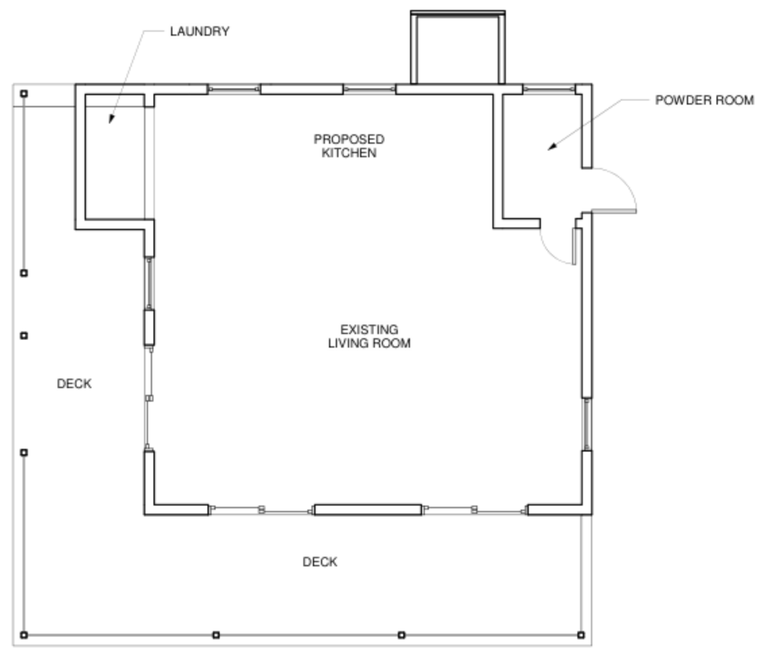
ENLARGED SITE PLAN

Project number	2019.001.01
Date	03-27-2019
Drawn by	JTB
Checked by	JTB

C102

Scale	AS SHOWN





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

8" CAST-IN-PLACE CONCRETE WALL WITH PLASTER FINISH ON ALL EXPOSED SIDES

8" CMU WALL WITH PLASTER FINISH ON ALL EXPOSED SIDES

2x4 [redacted]. WOOD STUD WALL (NON LOAD BEARING) WITH CEMENT BOARD AND PLASTER FINISH ALL EXPOSED SIDES.

NOTE: APPLY 3 COATS OF THOROSEAL TO ALL INTERIOR CISTERN WALL TYP.

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PARCEL NO. A-REMAINDER & A-2
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NO. 6A RED HOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

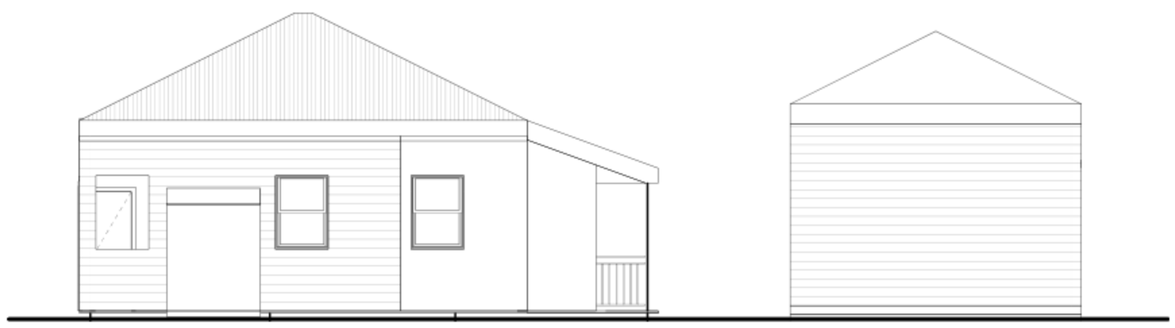
EXISTING FLOOR PLAN

Project number	2019.001.01
Date	03-27-2019
Drawn by	JTB
Checked by	JTB

R101

Scale	As indicated

1 EXISTING EAST ELEVATION
1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
1/4" = 1'-0"

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[redacted]

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PARCEL NO. A-REMAINDER & A-2
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NO. 6A RED HOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

EXISTING ELEVATIONS

Project number	2019.001.01
Date	03-27-2019
Drawn by	J.T.B
Checked by	J.T.B

R201

Scale 1/4" = 1'-0"

1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

2 EXISTING WEST ELEVATION
1/4" = 1'-0"

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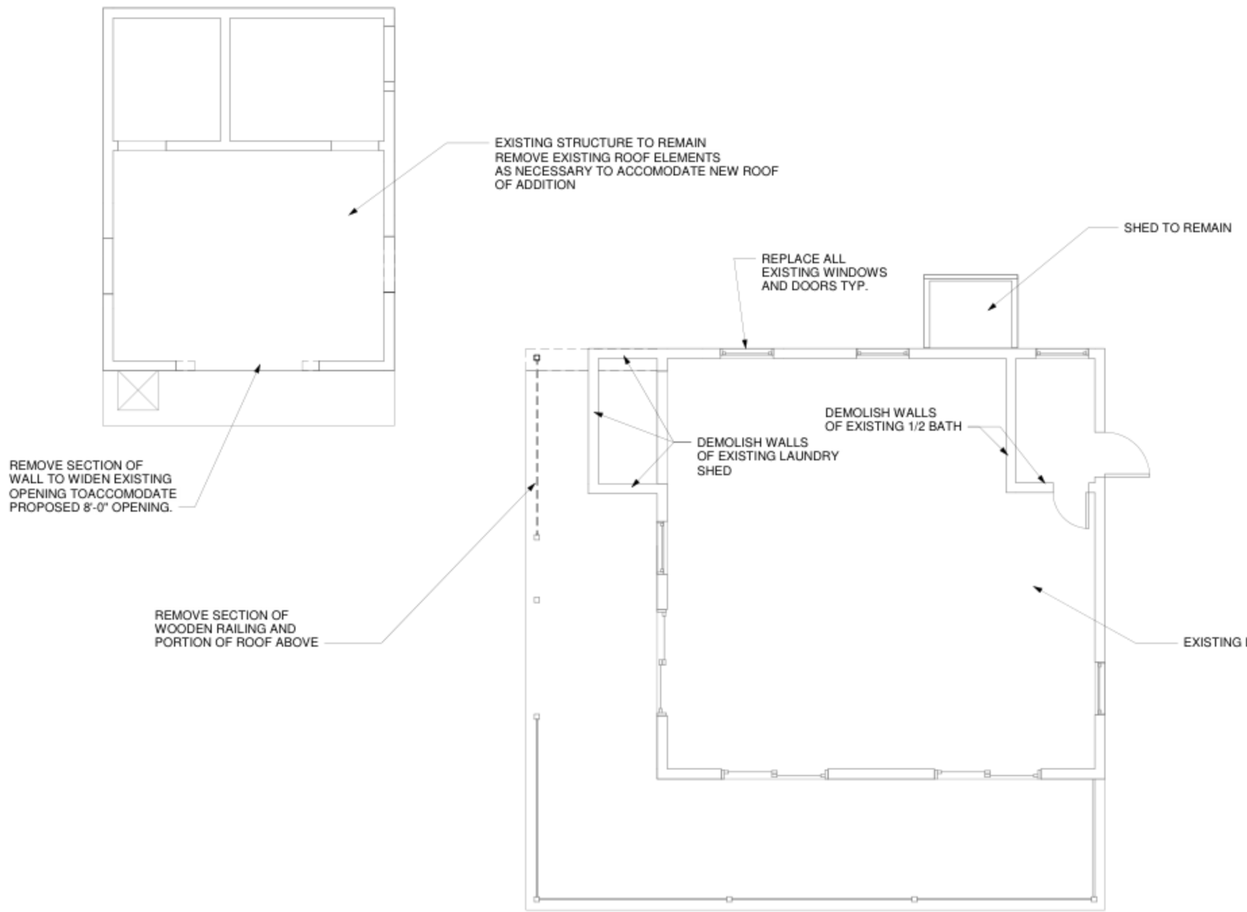
EXISTING ELEVATIONS

Project number	2019.001.01
Date	03-27-2019
Drawn by	J.T.B
Checked by	J.T.B

R202

Scale 1/4" = 1'-0"



1 FIRST FLOOR PLAN DEMOLITION
1/4" = 1'-0"

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[redacted]

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PARCEL NO. A-REMAINDER & A-2
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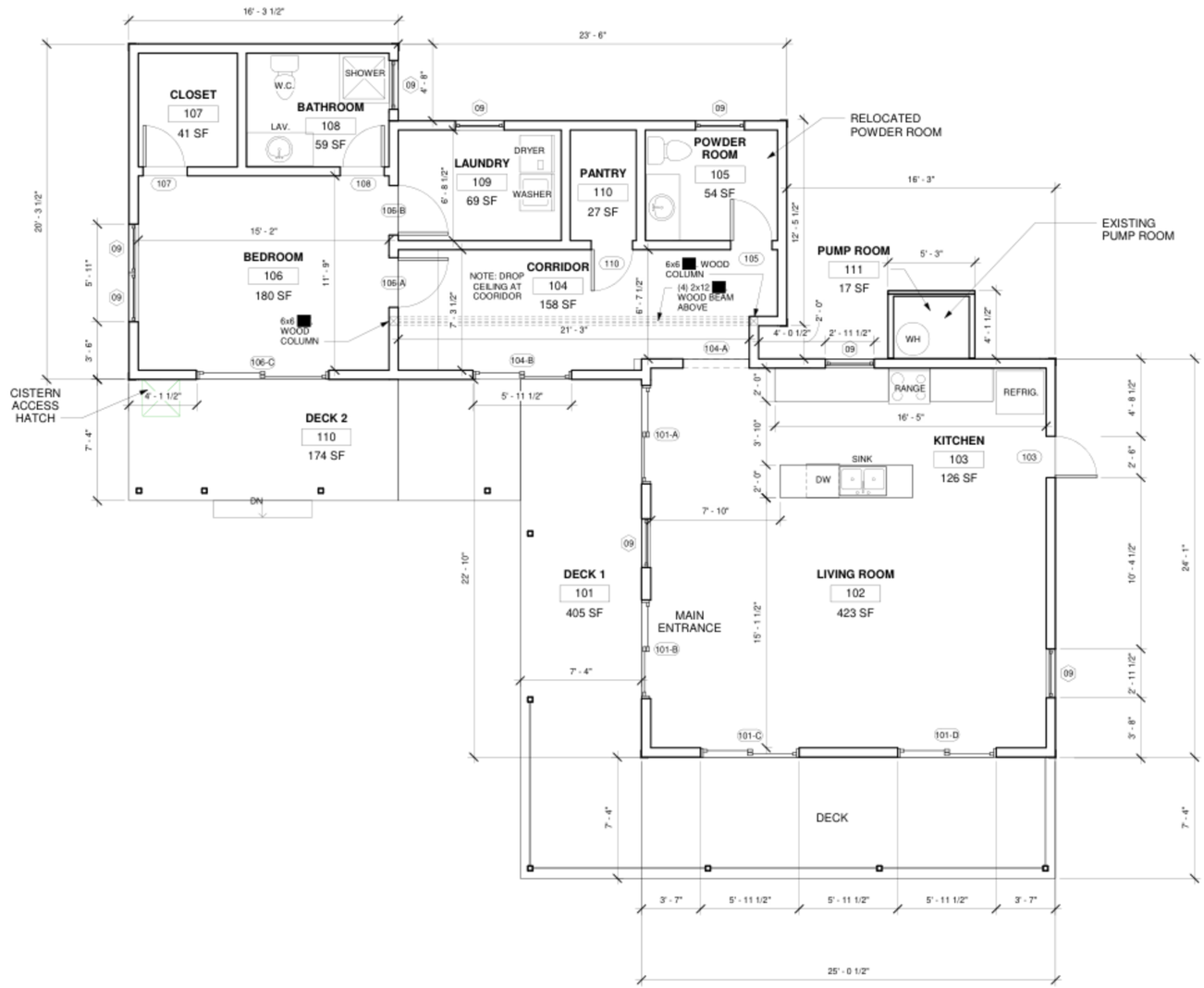
NO. 6A RED HOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

DEMOLITION PLAN

Project number	2019.001.01
Date	03-27-2019
Drawn by	JTB
Checked by	JTB

AD101

Scale 1/4" = 1'-0"



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

[redacted]

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No.	Description	Date

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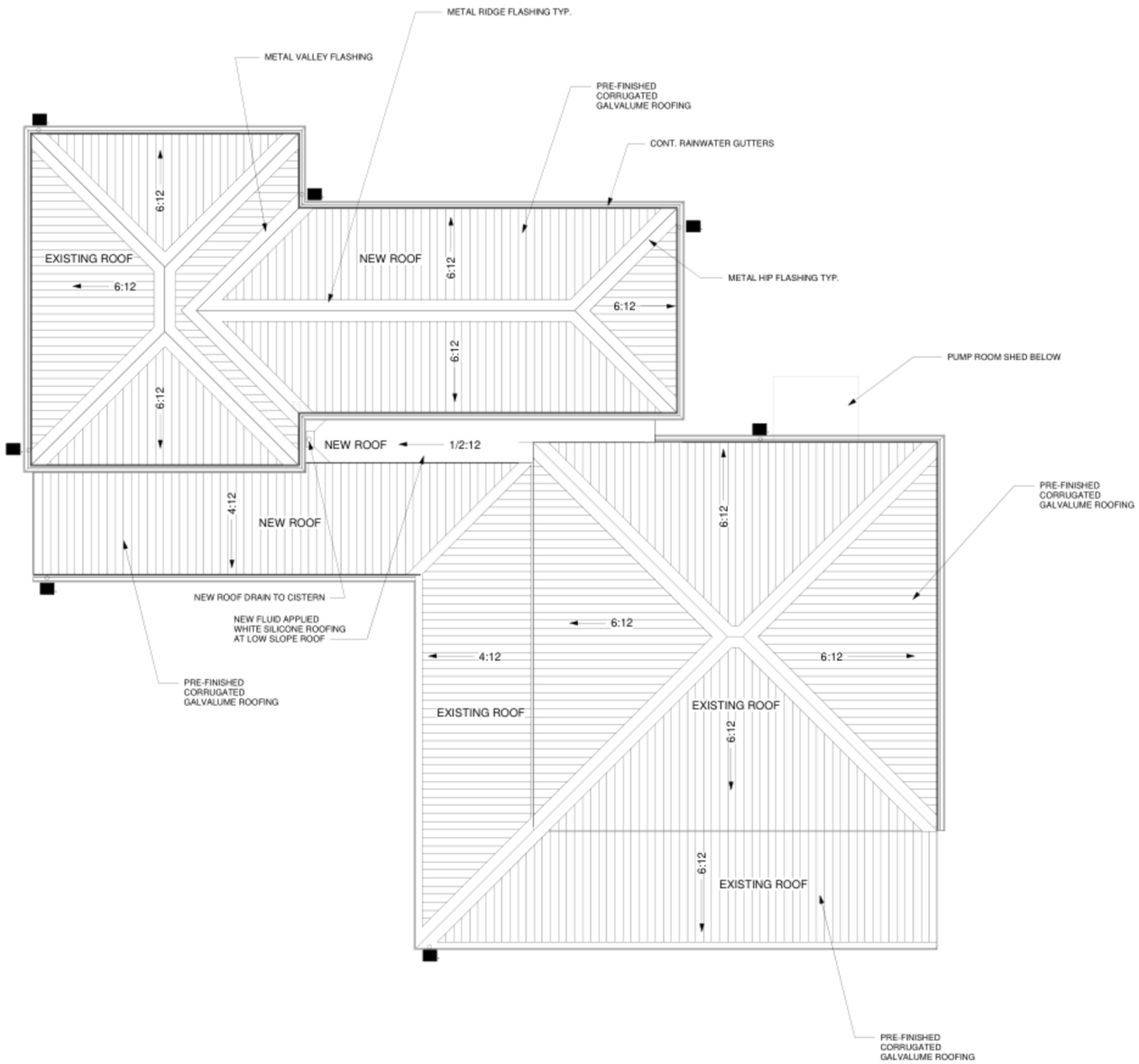
PARCEL NO. A-REMAINDER & A-2
GREAT ST. JAMES ISLAND
NO. 6A RED HOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

PROPOSED FLOOR PLAN

Project number	2019.001.01
Date	03-27-2019
Drawn by	B.J.S
Checked by	J.T.B

A101

Scale 1/4" = 1'-0"



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

2" DIA. PVC RAINWATER LEADER TO CISTERN

INDICATES DIRECTION OF DRAINAGE PVC OR SLOPE

ROOF AREA

ROOF AREA USED FOR CATCHMENT	=	1,449 SF
CISTERN CAPACITY REQUIRED	=	14,490 GAL
ACTUAL CISTERN CAPACITY	=	15,942 GAL

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[redacted]

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PARCEL NO. A-REMAINDER & A-2
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ST. THOMAS, U.S. VIRGIN ISLANDS

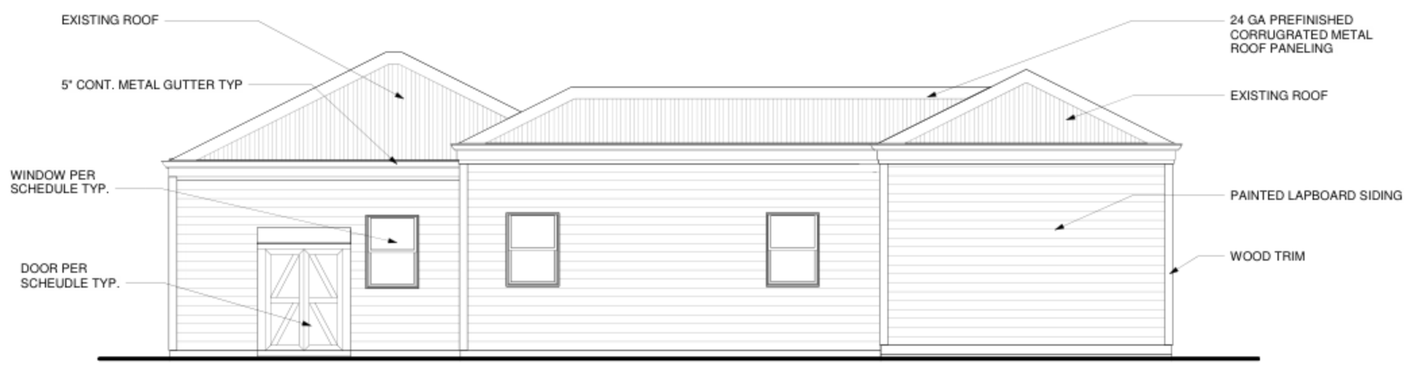
PROPOSED ROOF PLAN

Project number	2019.001.01
Date	03-27-2019
Drawn by	BJS
Checked by	JTB

A102

Scale As indicated

1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

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[redacted]

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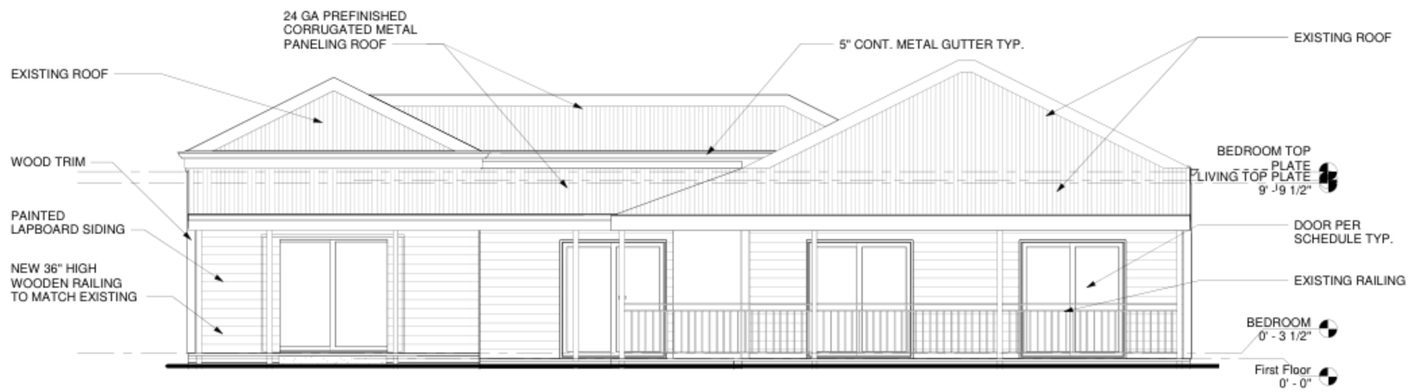
ELEVATIONS

Project number	2019.001.01
Date	03-27-2019
Drawn by	BJS
Checked by	JTB

A201

Scale 1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

2 WEST ELEVATION
1/4" = 1'-0"

BOSCHULTE DESIGN STUDIO | INTERIORS PLANNING

[redacted]

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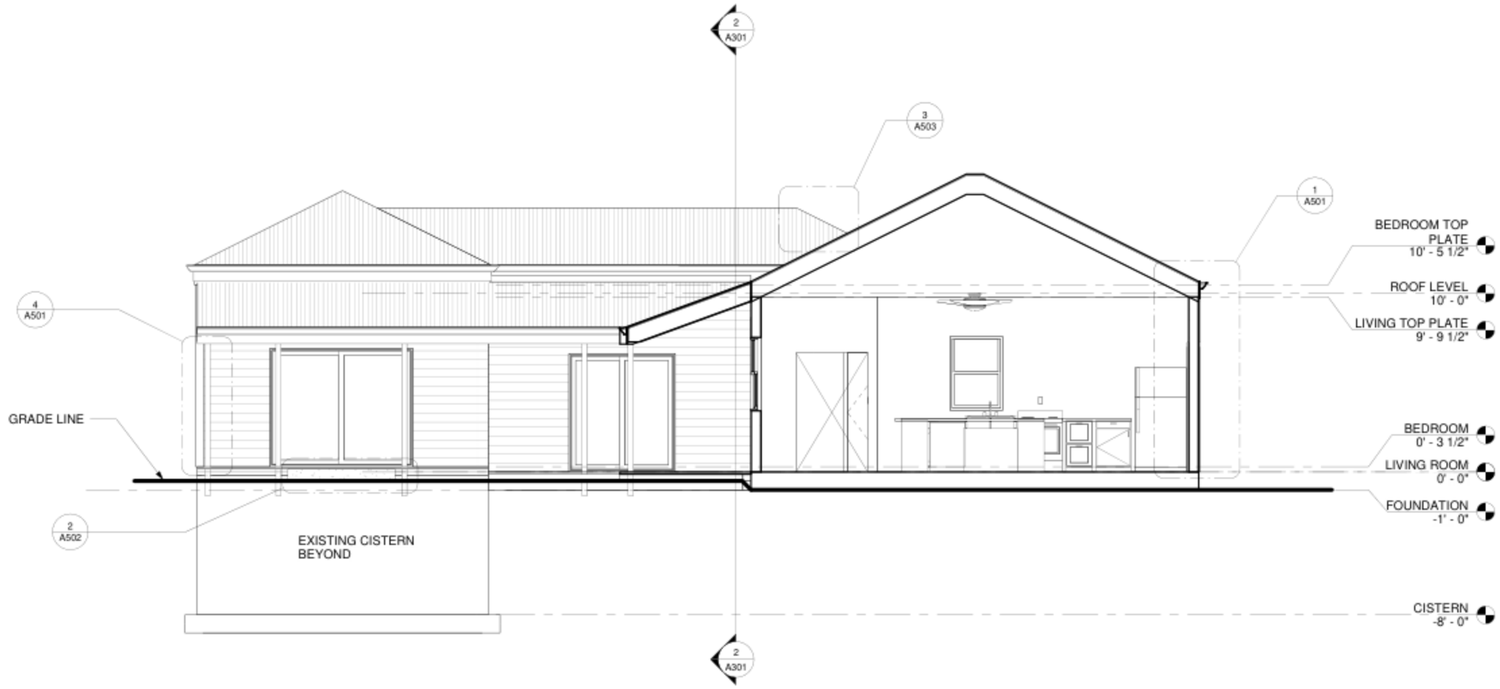
ELEVATIONS

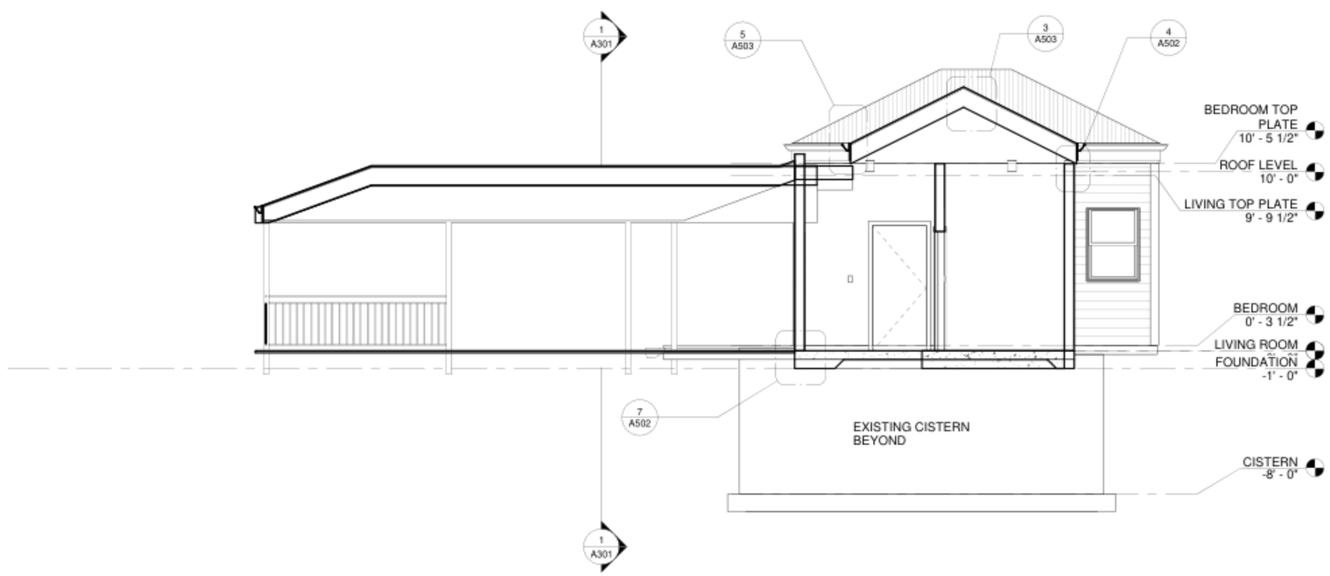
Project number	2019.001.01
Date	03-27-2019
Drawn by	BJS
Checked by	JTB

A202

Scale 1/4" = 1'-0"



1 BUILDING SECTION AA
1/4" = 1'-0"



2 BUILDING SECTION BB
1/4" = 1'-0"

BOSCHULTE DESIGN STUDIO | INTERIORS PLANNING

[redacted]

Boschulte Design Studio
PO Box 303190
St. Thomas, VI 00803

41-42 Kongens Gade
St. Thomas, VI 00802

phone: (340) 777-2375
e-mail: [redacted]

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

No.	Description	Date

CARETAKER'S COTTAGE HURRICANE REPAIRS AND ADDITION

PARCEL NO. A-REMAINDER & A-2
GREAT ST. JAMES ISLAND
NO. 6A RED HOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

BUILDING SECTIONS

Project number	2019.001.01
Date	03-27-2019
Drawn by	BJS
Checked by	JTB

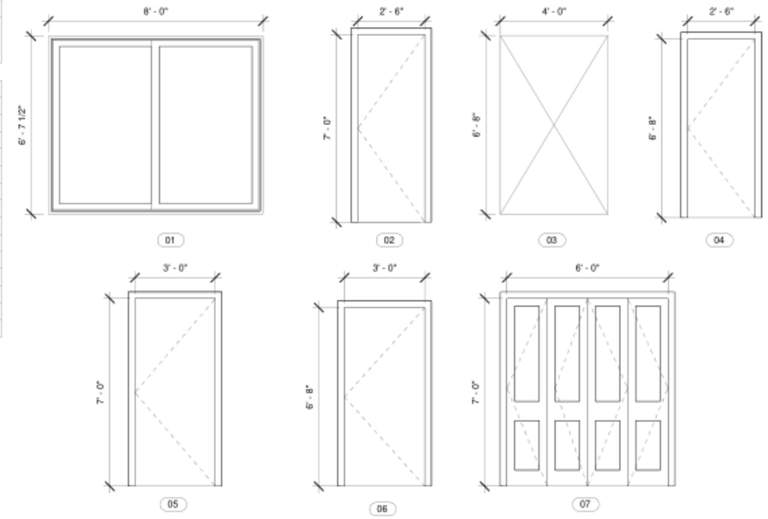
A301

Scale 1/4" = 1'-0"

Door Schedule

Door Number	Door Type	Door Size	Level	Family and Type	Details: Head	Details: Jamb	Details: Sill	Finish: Comments
5	8	24" x 80"	LIVING ROOM	Single-Flush1: 24" x 80"				
101-A	01	71 1/2" x 79 1/2"	First Floor	Door-Sliding-Pella-Patio-2_Panel-350_Series: 71 1/2" x 79 1/2"				
101-B	01	71 1/2" x 79 1/2"	LIVING ROOM	Door-Sliding-Pella-Patio-2_Panel-350_Series: 71 1/2" x 79 1/2"				
101-C	01	71 1/2" x 79 1/2"	LIVING ROOM	Door-Sliding-Pella-Patio-2_Panel-350_Series: 71 1/2" x 79 1/2"				
101-D	01	71 1/2" x 79 1/2"	LIVING ROOM	Door-Sliding-Pella-Patio-2_Panel-350_Series: 71 1/2" x 79 1/2"				
103	02	30" x 84" 2	LIVING ROOM	Single-Flush1: 30" x 84" 2				
104-A	03	48" x 80"	First Floor	Door-Opening: 48" x 80"				
104-B	01	71 1/2" x 79 1/2"	First Floor	Door-Sliding-Pella-Patio-2_Panel-350_Series: 71 1/2" x 79 1/2"				
105	04	30" x 80"	First Floor	Single-Flush1: 30" x 80"				
106-A	05	36" x 84"	First Floor	Single-Flush: 36" x 84"				
106-B	06	36" x 80"	First Floor	Single-Flush1: 36" x 80"				
106-C	12	96" x 79 1/2" 2	BEDROOM	Door-Sliding-Pella-Patio-2_Panel-350_Series: 96" x 79 1/2" 2				
107	02	30" x 84" 2	BEDROOM	Single-Flush1: 30" x 84" 2				
108	04	30" x 80"	BEDROOM	Single-Flush1: 30" x 80"				
110	04	30" x 80"	First Floor	Single-Flush1: 30" x 80"				

NOTE: ALL EXTERIOR GLASS DOORS TO HAVE ROLL DOWN SHUTTERS



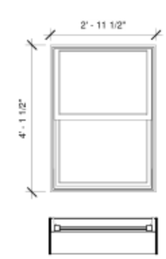
Room Schedule

Number	Name	Area	Count	Level	Floor Finish	Wall Finish
101	DECK 1	405 SF	1	First Floor		
102	LIVING ROOM	423 SF	1	First Floor		
103	KITCHEN	126 SF	1	First Floor		
104	CORRIDOR	158 SF	1	First Floor		
105	POWDER ROOM	54 SF	1	First Floor		
106	BEDROOM	180 SF	1	First Floor		
107	CLOSET	41 SF	1	First Floor		
108	BATHROOM	59 SF	1	First Floor		
109	LAUNDRY	69 SF	1	First Floor		
110	DECK 2	174 SF	1	First Floor		
110	PANTRY	27 SF	1	First Floor		
111	PUMP ROOM	17 SF	1	First Floor		
Grand total: 12		1733 SF				

Window Schedule

Type Mark	Size: Width	Size: Height	Type	Comments
09	2' - 11 1/2"	4' - 1 1/2"	Window-Single_Hung-Pella-350_Series	

NOTE: WINDOWS TO HAVE ROLL DOWN SHUTTERS



09

BOSCHULTE DESIGN STUDIO | INTERIORS PLANNING

[redacted]

Boschulte Design Studio
PO Box 303190
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REGISTERED ARCHITECT
JEFFREY BOSCHULTE
687A
U.S. VIRGIN ISLANDS

No.	Description	Date

CARETAKER'S COTTAGE HURRICANE REPAIRS AND ADDITION

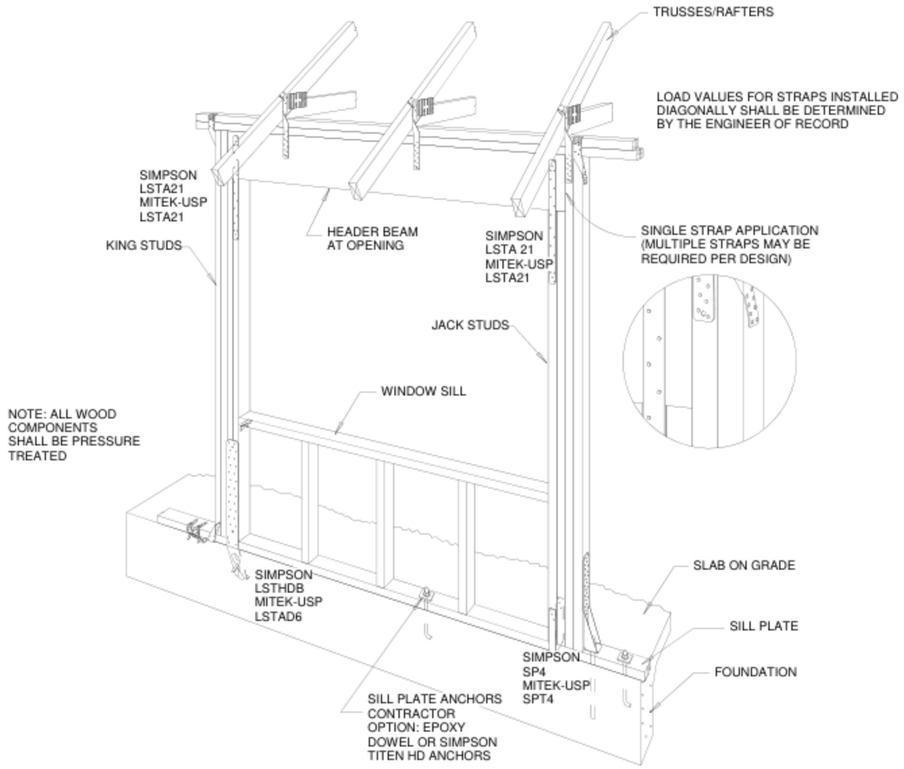
PARCEL NO. A-REMAINDER & A-2
GREAT ST. JAMES ISLAND
NO. 6A RED HOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

SCHEDULES

Project number	2019.001.01
Date	03-27-2019
Drawn by	B.J.S
Checked by	JTB

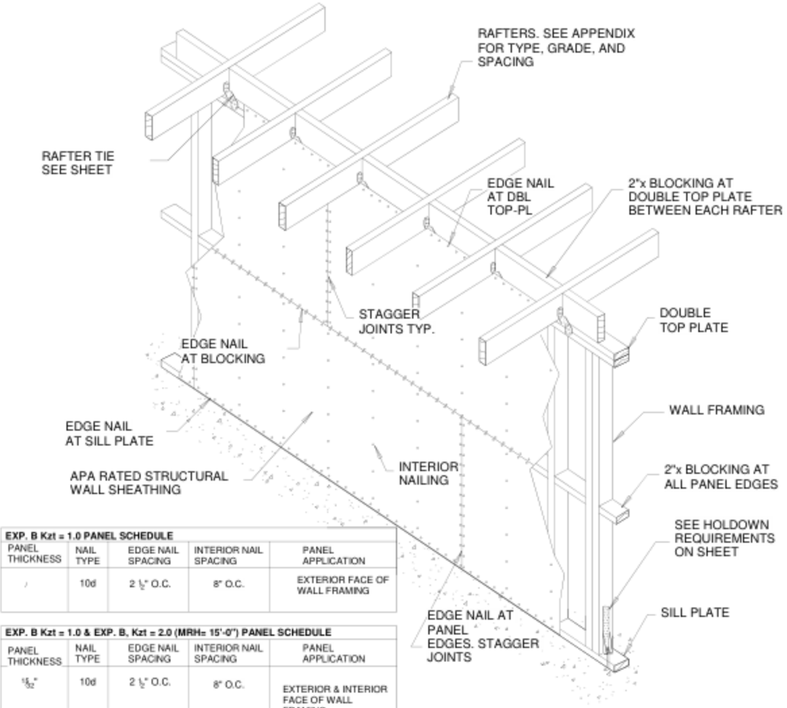
A400

Scale: As indicated



1 WOOD WALL OPENING

1 1/2" = 1'-0"



EXP. B Kzt = 1.0 PANEL SCHEDULE

PANEL THICKNESS	NAIL TYPE	EDGE NAIL SPACING	INTERIOR NAIL SPACING	PANEL APPLICATION
[illegible]	10d	2 1/2" O.C.	8" O.C.	EXTERIOR FACE OF WALL FRAMING

EXP. B Kzt = 1.0 & EXP. B, Kzt = 2.0 (MRH= 15'-0") PANEL SCHEDULE

PANEL THICKNESS	NAIL TYPE	EDGE NAIL SPACING	INTERIOR NAIL SPACING	PANEL APPLICATION
15/32"	10d	2 1/2" O.C.	8" O.C.	EXTERIOR & INTERIOR FACE OF WALL FRAMING

** INTERIOR SHEATHING ONLY REQUIRED AT FIRST FLOOR LEVEL

STRUCTURAL WALL SHEATHING

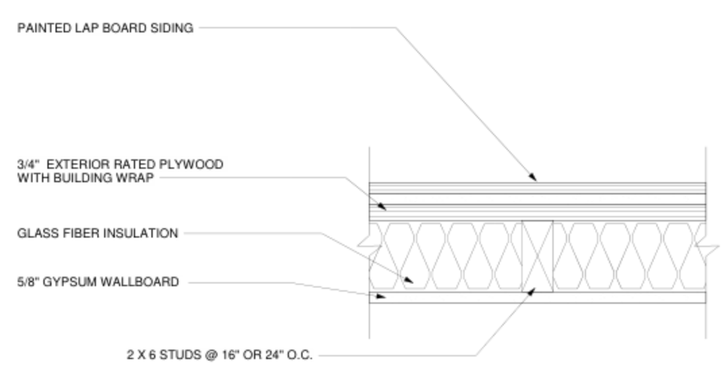
NOTE: ALL WOOD COMPONENTS SHALL BE PRESSURE TREATED

NOTES:

1. WALL PANEL BASIS OF DESIGN
   A. MEAN ROOF HEIGHT (MRH) = 30'-0" MAX.. [redacted]
   B. MAX. WALL HEIGHT FOR 2-STORY STRUCTURE = 9'-6"
   C. MAX. ROOF PITCH = 12/12 (ROOF ANGLE = 45 DEGREES)
   D. MAX. BUILDING LENGTH = 52'-0"
   E. MIN. USEABLE SHEAR WALL LENGTH (WALL LENGTH-WALL OPENINGS) PER SIDE 24'-0"
   F. MAX. USEABLE SHEAR WALL ASPECT RATIOS (h/b) SHALL BE 3.5.1. (HEIGHT: WIDTH).
   G. WALL FRAMING (WALL STUDS AND PLATES) SHALL BE SOUTHERN PINE OR DOUGLAS-FIR-LARCH WITH MIN. NOMINAL THICKNESS OF 2 INCHES.
2. INTERIOR SHEAR WALLS ARE NOT CONSIDERED IN
3. FOR TWO-STORY STRUCTURES LOCATED IN EXPOSURE B Kzt = 2.0. PROVIDE REINFORCED MASONRY WALL CONSTRUCTION.

2 STRUCTURAL WALL SHEATHING DETAIL

1 1/2" = 1'-0"



4 APA RATED EXTERIOR SIDING DETAIL

1 1/2" = 1'-0"

BOSCHULTE DESIGN STUDIO | INTERIORS PLANNING

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

No.	Description	Date

CARETAKER'S COTTAGE HURRICANE REPAIRS AND ADDITION

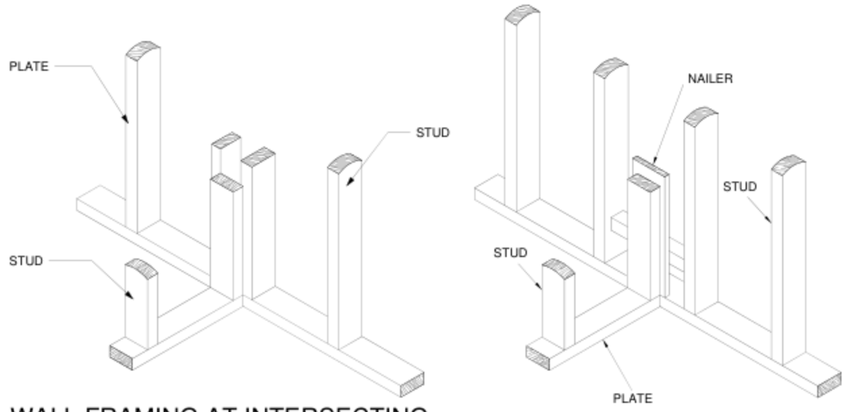
PARCEL NO. A-REMAINDER & A-2
GREAT ST. JAMES ISLAND
NO. 6A RED HOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

DETAILS

Project number	2019.001.01
Date	03-27-2019
Drawn by	B.J.S
Checked by	J.T.B

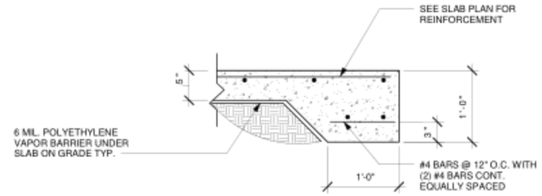
A501

Scale 1 1/2" = 1'-0"



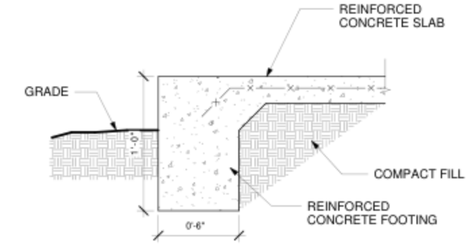
1 WALL FRAMING AT INTERSECTING PARTITIONS

1" = 1'-0"



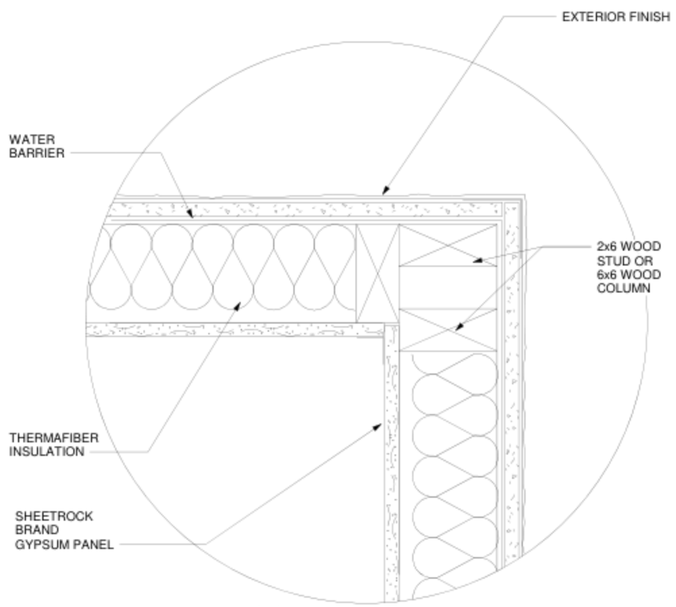
2 SLAB ON GRADE EDGE DETAIL

1 1/2" = 1'-0"



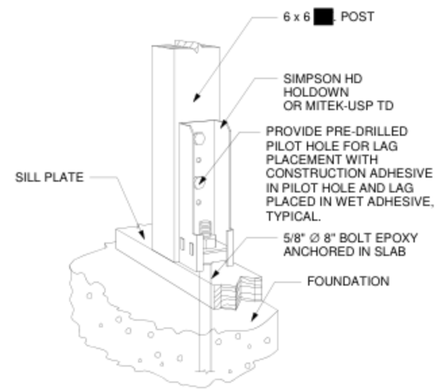
3 SLAB EDGE DETAIL AT PORCH

1 1/2" = 1'-0"



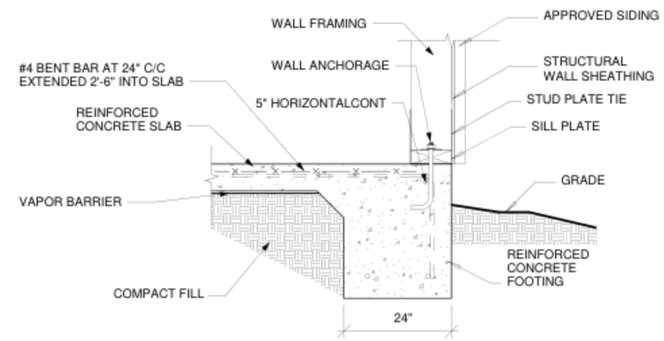
4 CORNER DETAIL- WOOD FRAME

3" = 1'-0"



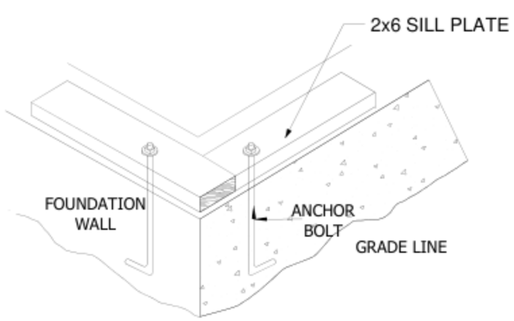
5 6x6 WOOD COLUMN DETAIL

1 1/2" = 1'-0"



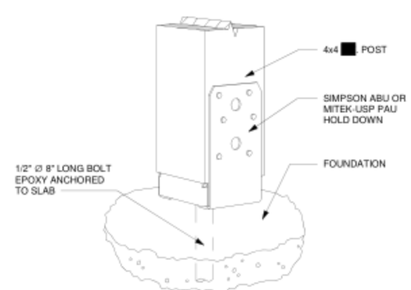
6 TYPICAL MONOLITHIC FOUNDATION DETAIL

1 1/2" = 1'-0"



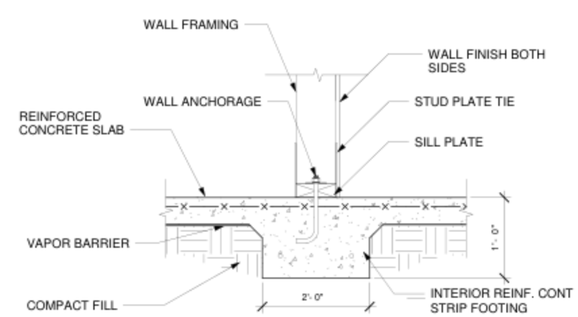
7 ANCHORAGE OF SILL TO FDN WALL

3/4" = 1'-0"



8 4X4 WOOD COLUMN AT PORCH DETAIL

1 1/2" = 1'-0"



9 TYPICAL INTERIOR STRIP FOOTING

1 1/2" = 1'-0"

BOSCHULTE DESIGN STUDIO | INTERIORS PLANNING

[redacted]

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phone: (340) 777-2375
e-mail: [redacted]

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

No.	Description	Date

CARETAKER'S COTTAGE HURRICANE REPAIRS AND ADDITION

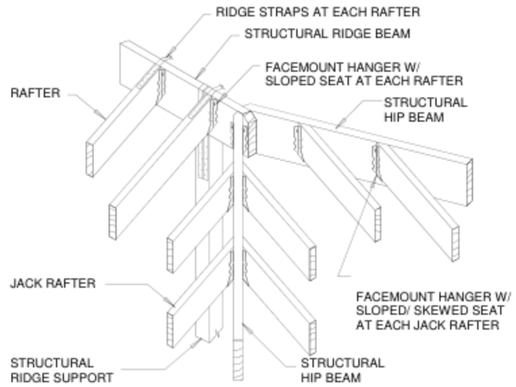
PARCEL NO. A-REMAINDER & A-2
GREAT ST. JAMES ISLAND
NO. 6A RED HOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

DETAILS

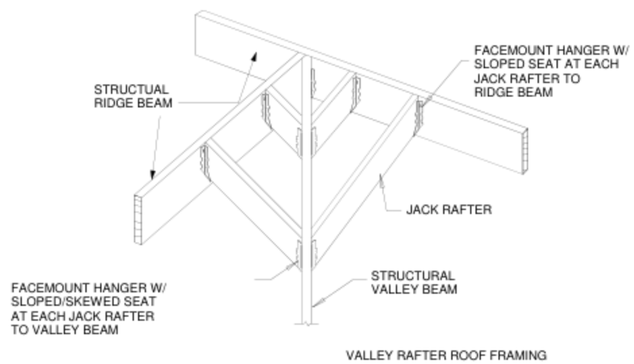
Project number	2019.001.01
Date	03-27-2019
Drawn by	B.J.S
Checked by	J.T.B

A502

Scale: As indicated



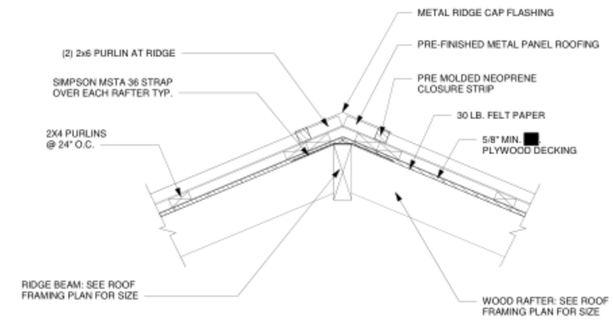
HIP RAFTER ROOF FRAMING



VALLEY RAFTER ROOF FRAMING

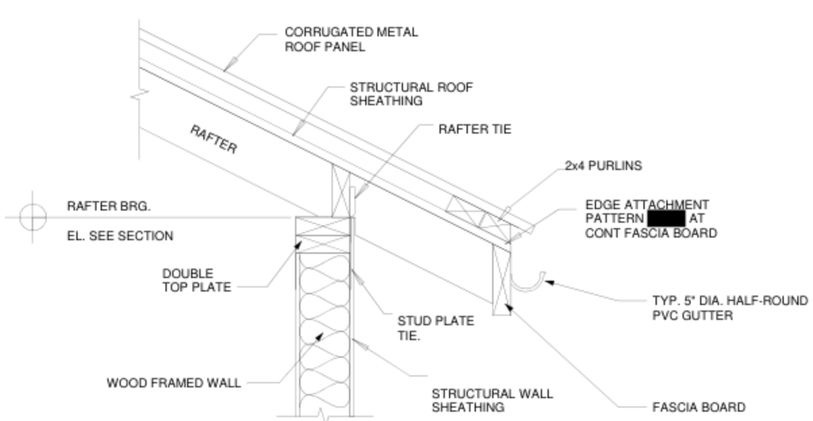
1 TYPICAL HIP ROOF FRAMING

1 1/2" = 1'-0"



3 RIDGE DETAIL TYP.

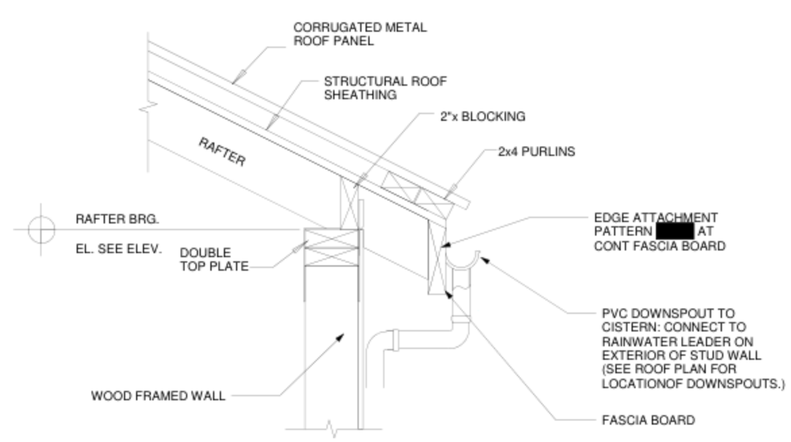
1 1/2" = 1'-0"



NOTE: ALL WOOD COMPONENTS SHALL BE PRESSURE TREATED.

5 RAFTER BEARING AT WOOD FRAMED WALL

1" = 1'-0"



NOTE: ALL WOOD COMPONENTS SHALL BE PRESSURE TREATED.

6 TYPICAL RAINWATER DOWNSPOUT DETAIL

1" = 1'-0"

BOSCHULTE DESIGN STUDIO | NORGUARD INTERIORS PLANNING

[redacted]

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St. Thomas, VI 00802

phone: (340) 777-2375
e-mail: [redacted]

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

No.	Description	Date

CARETAKER'S COTTAGE HURRICANE REPAIRS AND ADDITION

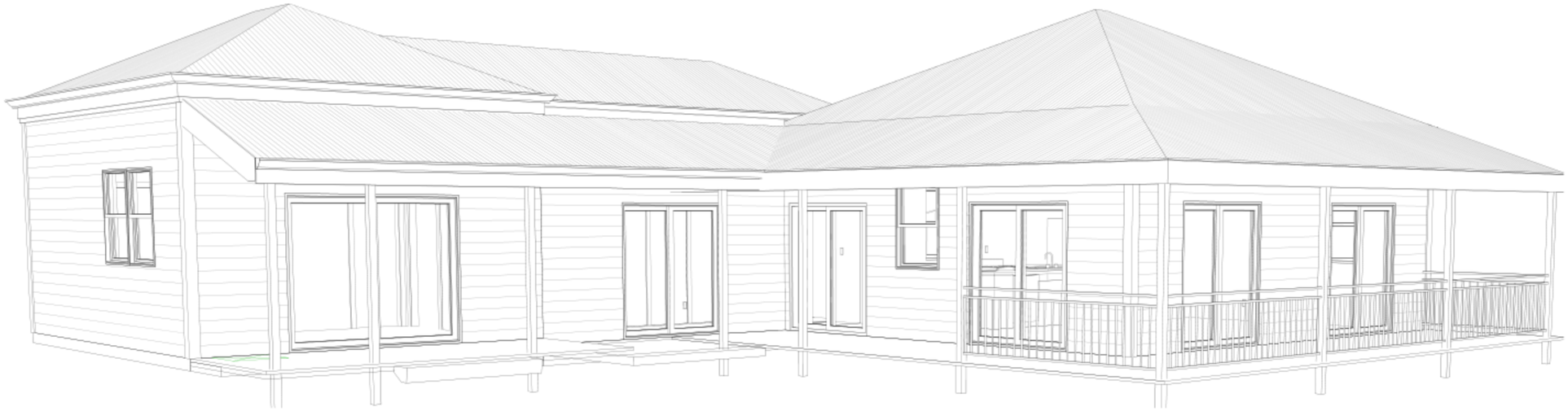
PARCEL NO. A-REMAINDER & A-2
GREAT ST. JAMES ISLAND
NO. 6A RED HOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

ROOF DETAILS

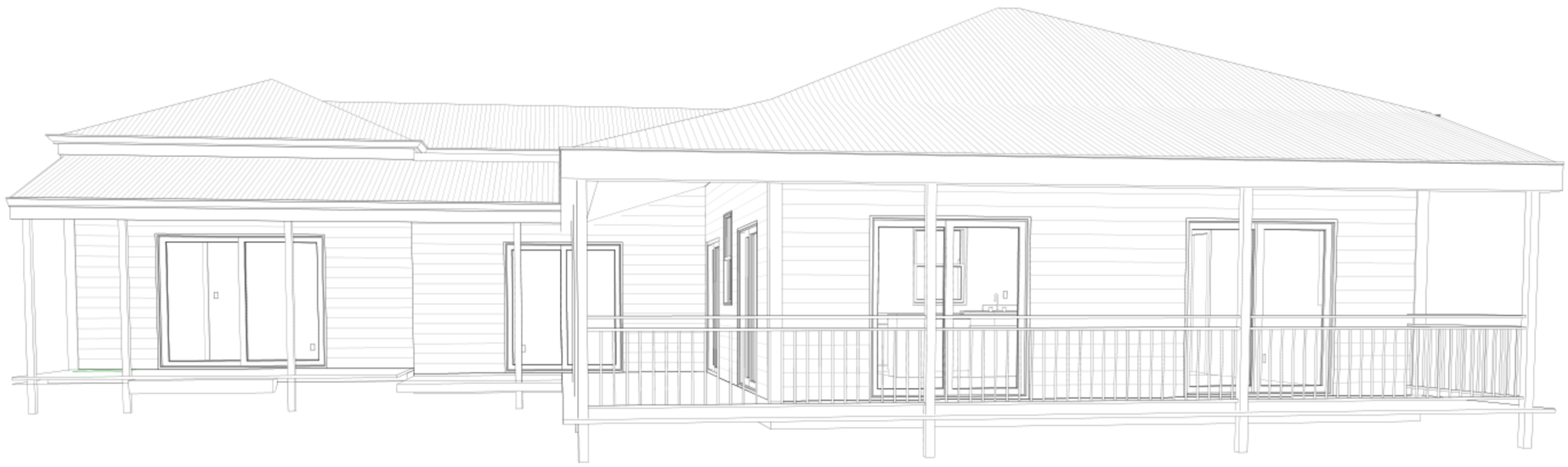
Project number	2019.001.01
Date	03-27-2019
Drawn by	B.J.S
Checked by	J.T.B

A503

Scale: As indicated



1 PERSPECTIVE 01



2 PERSPECTIVE 02

BOSCHULTE DESIGN STUDIO | INTERIORS PLANNING

[redacted]

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St. Thomas, VI 00803

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

No.	Description	Date

CARETAKER'S COTTAGE HURRICANE REPAIRS AND ADDITION

PARCEL NO. A-REMAINDER & A-2
GREAT ST. JAMES ISLAND
NO. 6A RED HOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

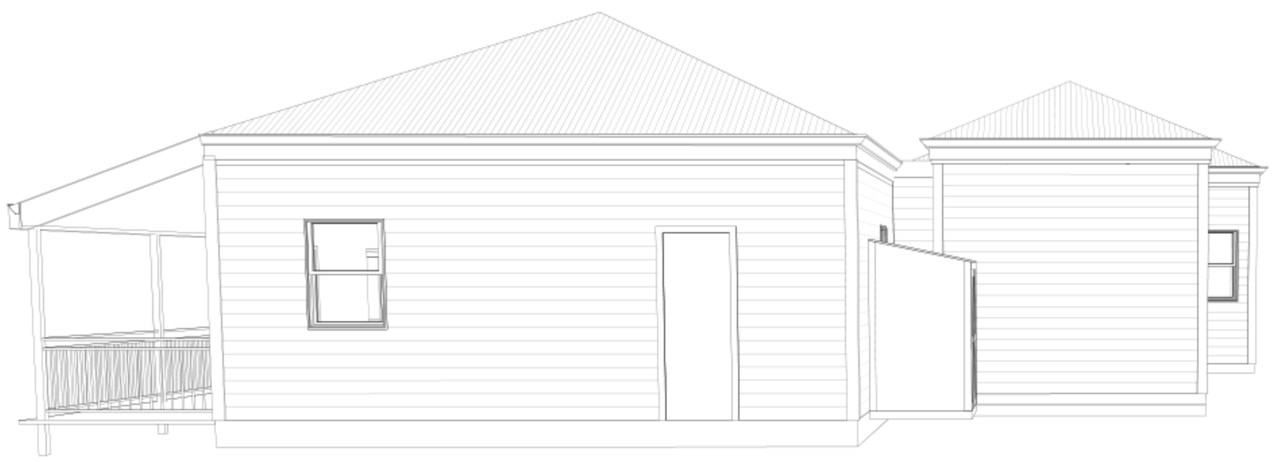
PERSPECTIVES

Project number	2019.001.01
Date	03-27-2019
Drawn by	B.J.S
Checked by	J.T.B

A901

Scale

1 PERSPECTIVE 03



2 PERSPECTIVE 04

BOSCHULTE DESIGN STUDIO | INTERIORS PLANNING

[redacted]

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St. Thomas, VI 00803

41-42 Kongens Gade
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e-mail: [redacted]

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

No.	Description	Date

CARETAKER'S COTTAGE HURRICANE REPAIRS AND ADDITION

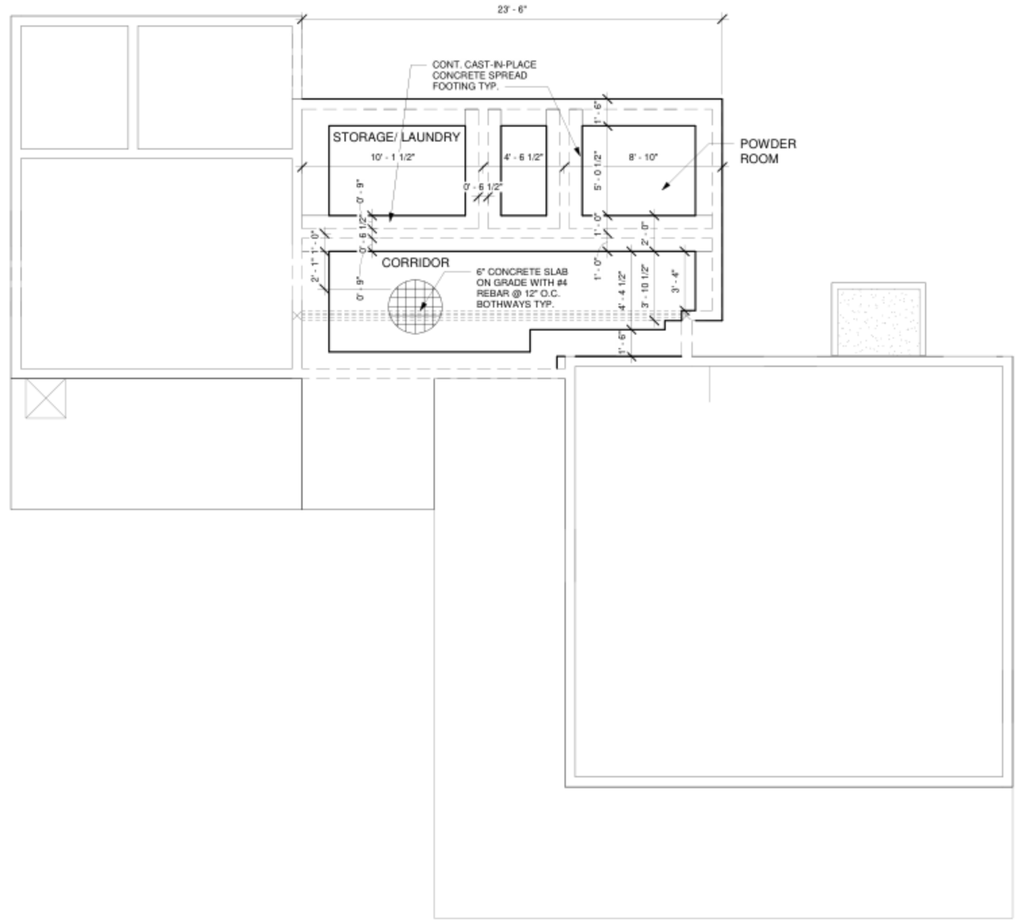
PARCEL NO. A-REMAINDER & A-2
GREAT ST. JAMES ISLAND
NO. 6A RED HOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

PERSPECTIVES

Project number	2019.001.01
Date	03-27-2019
Drawn by	BJS
Checked by	JTB

A902

Scale



1 FOUNDATION PLAN

1/4" = 1'-0"

MATERIAL STRENGTHS

CONCRETE: COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS

REINFORCEMENT STEEL: GRADE 60 (YIELD STRENGTH = 60 KSI)

DRAWING NOTES

1. ALL DIMENSIONS SHOWN SHALL BE FIELD VERIFIED FOR ACCURACY.

FOUNDATION NOTES

1. FOOTINGS AND FOUNDATIONS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL. FILL SOILS THAT SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE COMPACTED 95% MIN.
2. FINISHED GRADED SURFACES SHALL DRAIN WATER AWAY FROM FOUNDATION WALLS.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
4. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH ACI 318.
5. BOTTOM REINFORCEMENT IN FOOTINGS SHALL BE LOCATED A MINIMUM OF 3 INCHES CLEAR FROM THE BOTTOM OF THE FOOTING.
6. ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES BELOW THE UNDISTURBED GROUND.
7. THE TOP SURFACE OF THE FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL. FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN TEN UNITS HORIZONTAL.
8. CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 6 INCHES.
9. BACKFILL SHALL NOT BE PLACED AGAINST A FOUNDATION WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.
10. REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60 KSI (GRADE 60). VERTICAL AND HORIZONTAL WALL REINFORCEMENTS SHALL BE PLACED NO CLOSER TO THE OUTSIDE FACE OF THE WALL THAN ONE-HALF THE WALL THICKNESS. STEEL REINFORCEMENT FOR FOUNDATION WALLS SHALL HAVE CONCRETE COVER IN ACCORDANCE WITH ACI 318.
11. DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL, OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS.
12. FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE WATERPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.

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

No.	Description	Date

CARETAKER'S COTTAGE HURRICANE REPAIRS AND ADDITION

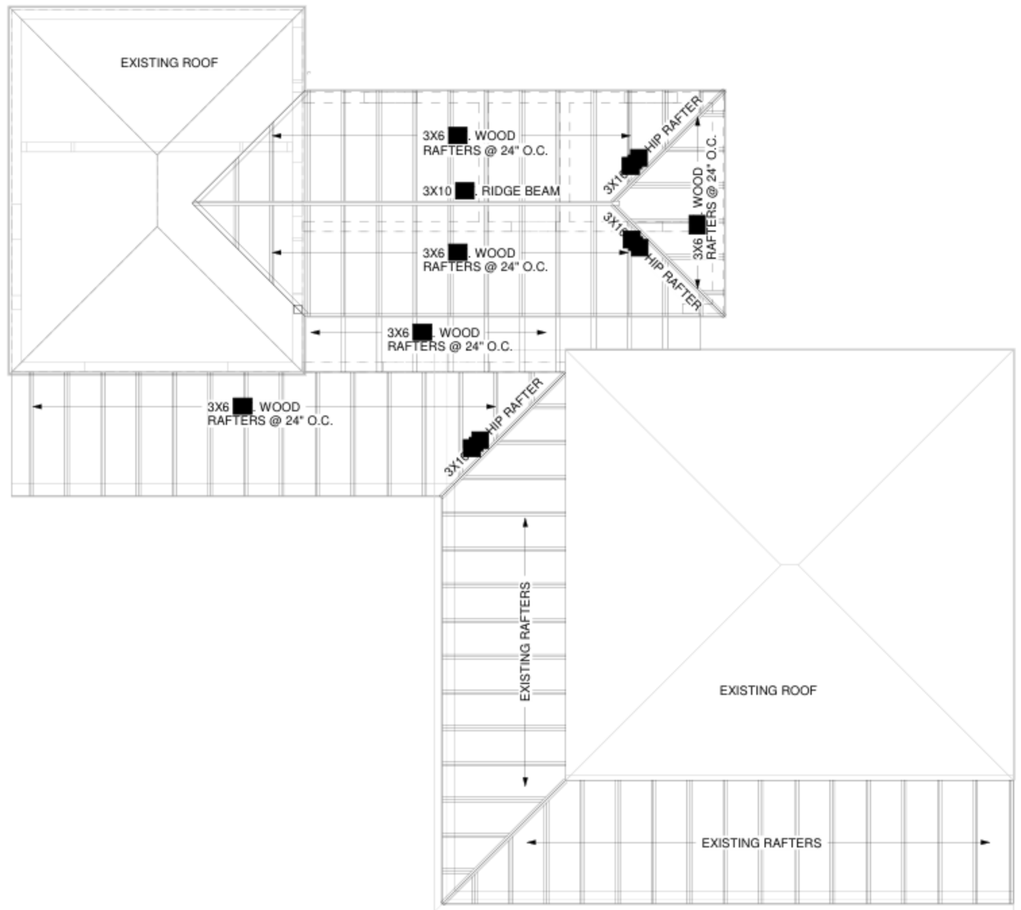
PARCEL NO. A-REMAINDER & A-2
GREAT ST. JAMES ISLAND
NO. 6A RED HOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

FOUNDATION PLAN

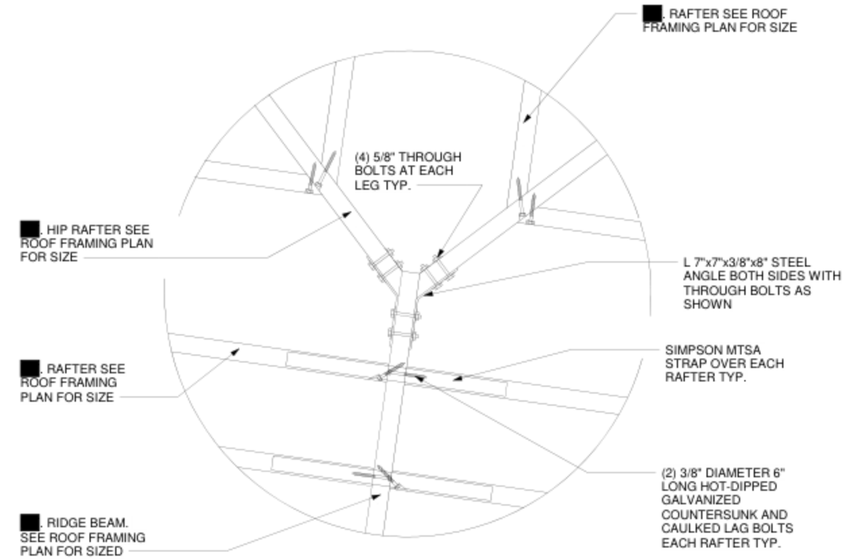
Project number	2019.001.01
Date	03-27-2019
Drawn by	B.J.S
Checked by	J.T.B

S100

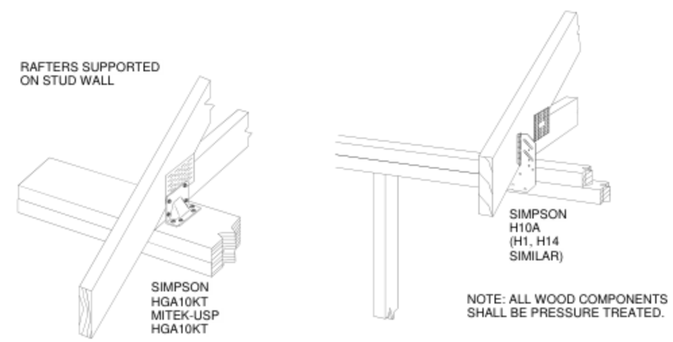
Scale	As indicated



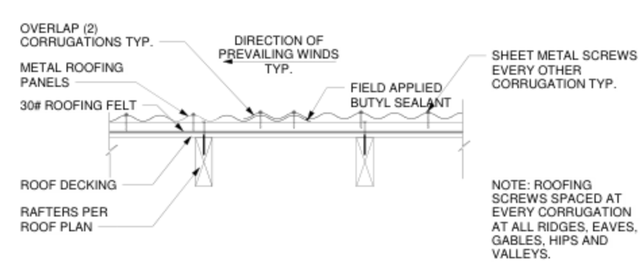
1 ROOF FRAMING PLAN
1/4" = 1'-0"



2 ROOF FRAMING CONNECTION DETAIL
1" = 1'-0"



3 RAFTER CONNECTORS
1 1/2" = 1'-0"



4 Metal Panel Roofing Typ. Connection Detail
1" = 1'-0"

ROOFING SCHEDULE

ITEM	DESCRIPTION	BRAND	MODEL	SIZE	SPACING	REMARKS
ROOF DECKING	5/8" [redacted] PLYWOOD			5/8"		
ROOFING FELT	ROOFING FELT PAPER			30#		LAY FELT PARALLEL TO THE EAVES WITH A 2 INCH END LAP NAILED SUFFICIENTLY TO HOLD IN PLACE. LAP 2 INCH HORIZONTAL AND 6 INCH VERTICAL MIN.
PURLINS	PRESSURE TREATED LUMBER			2x4	24" O.C. MIN.	
ROOFING	PRE-FINISHED CORRUGATED METAL PANEL ROOFING			24 GA.	OVERLAP TWO CORRUGATIONS MIN.	OVERLAP IN THE DIRECTION OF PREVAILING WINDS TYPICAL
EAVE, RIDGE, HIP, & VALLEY PURLINS	PRESSURE TREATED LUMBER			2x8		
METAL CAP FLASHING	PRE-FINISHED METAL FLASHING			26 GA. MIN.		14" WIDE MINIMUM
ROOF DECK TO RAFTER CONNECTOR	RING SHANK NAILS	MAZE NAILS	DOUBLE HOT-DIPPED GALV. STORMGUARD NAILS	3"-10d	2 PER PLANK OVER EACH RAFTER EQUALLYSPACED	"PTL" NAILS FOR PRESSURE-TREATED LUMBER
PURLINS TO RAFTER CONNECTOR	RING SHANK NAILS	MAZE NAILS	DOUBLE HOT-DIPPED GALV. STORMGUARD NAILS	5"-40d	2 PER PURLIN OVER EACH RAFTER EQUALLY SPACED	"PTL" NAILS FOR PRESSURE-TREATED LUMBER
ROOFING TO PURLIN CONNECTOR	SELF-TAPPING SHEET METAL SCREWS	ATLAS BOLT & SCREW CO.	CARBON STEEL .0003 MECH. ZINC COATED	#14x2-1/2"	EVERY CORRUGATION AT ALL RIDGES, EAVES, GABLES, HIPS, AND VALLEYS; EVERY OTHER CORRUGATION ELSEWHERE	PRE-FINISHED HEXAGONAL HEAD WITH BONDED EPDM WASHER
FLASHING TO PURLINS	SELF-TAPPING SHEET METAL SCREWS	ATLAS BOLT & SCREW CO.	CARBON STEEL .0003 MECH. ZINC COATED	#14x2-1/2"	6" O.C. MIN.	PRE-FINISHED HEXAGONAL HEAD WITH BONDED EPDM WASHER

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ST. THOMAS, U.S. VIRGIN ISLANDS

ROOF FRAMING PLAN

Project number	2019.001.01
Date	03-27-2019
Drawn by	B.J.S
Checked by	J.T.B

S201

Scale: As indicated

ELECTRICAL LEGEND

- 120, 20 AMP GROUNDED RECEPTACLE
- 120, 20 AMP GROUNDED RECEPTACLE MOUNTED 4" ABOVE COUNTERTOP
- GFI — 120, 20 AMP GROUNDED RECEPTACLE W/ INTEGRAL GROUND FAULT INTERRUPTING PROTECTION
- WP — WEATHERPROOF 120V GROUND FAULT RECEPTACLE
- 240V 1-PHASE 40 AMP. FRESTANDING RANGE OUTLET
- 240V 1-PHASE 30 AMP. WATER ELECTRIC HEATER OUTLET
- 240V 1-PHASE 30 AMP. DRYER OUTLET
- SINGLE POLE, SINGLE THROW LIGHT SWITCH
- 3 — THREE WAY LIGHT SWITCH
- WALL MOUNTED EXTERIOR WEATHERPROOF LIGHT FIXTURE (FLOOD LIGHT TYPE) MOUNTED BELOW ROOF EAVE
- CEILING MOUNTED LIGHT FIXTURE
- 1'x4' CEILING MOUNTED SURFACE FLUORESCENT LIGHT FIXTURE
- TELEPHONE / WIRED NETWORK JACK
- TV — CABLE TV OUTLET WITH EMPTY CONDUIT PROVISIONS
- SD — SMOKE ALARM W/ 120V SUPPLY VOLTAGE
- PANEL BOX
- CEILING MOUNTED PENDENT TYPE LIGHT FIXTURE
- (2) 1x8 FLUORESCENT LIGHT FIXTURE WITH VALENCE SEE DETAIL 2 SHEET E-1
- CEILING FAN WITH LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE (WP = WEATHERPROOF)
- EF — CEILING MOUNTED LIGHT FIXTURE WITH INTEGRAL EXHAUST FAN

NOTE:

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

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL COMPLY WITH THE V.I. AND NATIONAL ELECTRICAL CODES.
2. CONTRACTOR SHALL OBTAIN ALL ELECTRICAL PERMITS REQUIRED FOR THE ELECTRICAL PORTION OF THE JOB.
3. CONTRACTOR SHALL COORDINATE THE CONNECTION BETWEEN THE EXISTING UTILITY COMPANY POWER LINES AND THE NEW CONSTRUCTION.
4. ALL SMOKE DETECTORS SHALL BE HARDWIRED WITH A DEDICATED UNSWITCHED 120V POWER SUPPLY WITH BATTERY BACKUP AND SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.
5. THE CONTRACTOR SHALL INSTALL A SINGLE METTER FOR EACH DWELLING UNIT AT THE EXISTING METER BANK.
6. THE FIXTURE SYMBOLS SHOWN ON THE DRAWING ARE GENERIC AND REPRESENT THE TYPE OF LIGHT SOURCE INTENDED FOR USE. THE OWNER SHALL SELECT THE FIXTURES AND COORDINATE THE STYLE, COLOR AND LAMP REQUIREMENTS WITH THE GENERAL CONTRACTOR.
7. PROVIDE ONE 30 GALLON 240V 1-PHASE WATER HEATER FOR EACH DWELLING UNIT AT CISTERN LEVEL PUMP ROOM.

SMOKE ALARM NOTES

1. SMOKE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMAS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
2. ALL SMOKE ALARMS SHALL BE LISTED AND ISNTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.
3. IN NEW CONSTRUCTION, THE REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

GENERAL NOTES

1. COORDINATE EQUIPMENT ELECTRICAL LOADS WITH OWNER PRIOR TO PURCHASE OF PANELBOARDS AND ASSOCIATED CIRCUIT BREAKERS.

PRIMARY SERVICE INSTALLATION NOTES

1. ELECTRICAL CONTRACTOR SHALL ARRANGE FOR SUBMISSION OF [redacted]. APPROVED INSTALLATION DRAWINGS PRIOR TO COMMENCEMENT OF PRIMARY SERVICE WORK.
2. ELECTRICAL CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL PRIMARY SERVICE TIE-IN WORK WITH [redacted]. 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL ARRANGE FOR ALL REQUIRED [redacted] INSPECTIONS OF PRIMARY SERVICE INSTALLATION AT THE REQUIRED STAGES OF CONSTRUCTION.
4. CONTRACTOR SHALL SECURE AND REFER TO ALL RELATED [redacted] PRIMARY SERVICE STANDARDS AND DETAILS AND COMPLY FULLY IN ALL RESPECTS FOR THIS PROJECT (i.e. - SS-2, SS-20, SS-27, SS-28, ETC.)

WORK NOTES

1. FROM NEW DWELLING UNIT PANELBOARD ON EACH LEVEL EXTEND SECONDARY FEEDER AND SPARE UNDERGROUND IN TRENCH TO METER BASE AT EXISTING METER BANK. INSTALL WARNING MARKER RIBBON ALONG ENTIRE LENGTH OF RUN.
2. AFTER ALL FEEDER CONDUITS HAVE BEEN INSTALLED AND TERMINATIONS COMPLETED, ARRANGE FOR [redacted] INSPECTION OF CONNECTIONS AND TRENCH WORK PRIOR TO BACKFILLING AND COMPACTING SOIL.
3. INSTALL NEW CONDUIT FOR DATA, TELEPHONE, AND CABLE TV FROM UTILITY POLE IN COMMON TRENCH WITH POWER FEEDERS BACK TO EACH DWELLING UNIT. MARK AND IDENTIFY EACH RUN AT 6FT. INTERVALS AND PROVIDE WARNING MARKER RIBBONS ALONG ENTIRE LENGTH OF RUN.
4. PULL DATA, TELEPHONE, AND CABLE TV CABLES IN NEW 1-1/2" CONDUIT BACK TO EACH DWELLING UNIT TERMINAL BLOCKS FROM UTILITY POLE TO EACH DWELLING UNIT.

IECC GENERAL NOTES

1. THE SUBJECT PROPERTY IS NOT CONDITIONED. THERMAL ENVELOPE COMPLIANCE IS EXEMPT.
2. WATER HEATER TYPE IS A SOLAHART MODEL 302L 80 GALLON CAPAPCITY WITH OG 300 RATING.
3. THE SOLAR WATER HEATER SHALL BE PROVIDED WITH AN AUTOMATICE READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT-WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE.
4. THE SOLAR WATER HEATER PIPING IS 3/4"ø AND SHALL BE INSULATED WITH A MINIMUM R-3 INSULATION.
5. SEE SHEET E-0 AND E-1 FOR POWER AND LIGHTING PLANS.
6. RECESSED LUMINAIRE LIGHTS SHALL BE IC-RATED (INSULATED CONTACT), AND A MINIMUM OF 75 PERCENT OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
7. SEE SHEET E-0 AND/OR E-1 FOR LIGHTING FIXTURE SYMBOLS.

PANELBOARD NOTES

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

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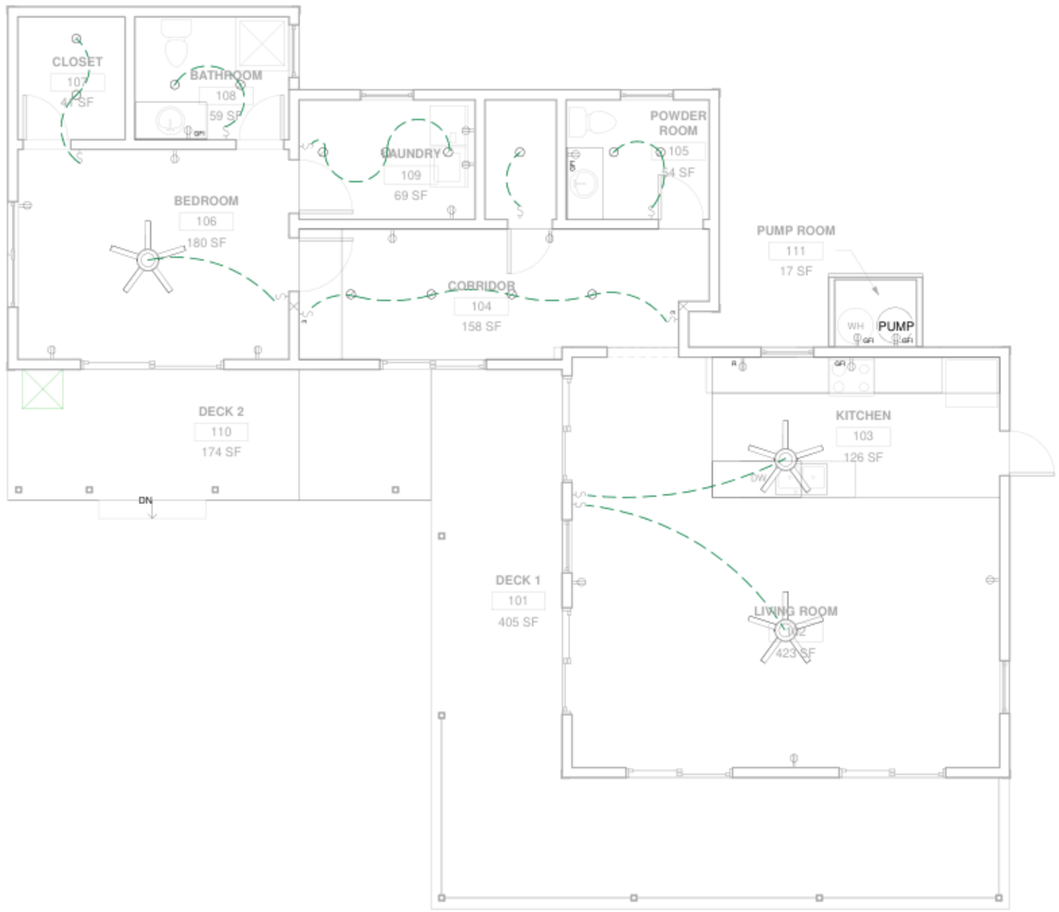

1 PROPOSED ELECTRICAL PLAN

1/4" = 1'-0"

ELECTRICAL LEGEND

NOTE: NOT ALL SYMBOLS ARE USED IN PROJECT

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E101

Scale: As indicated

CLOTHES DRYER EXHAUST NOTES

1. DRYER EXHAUST SYSTEMS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS, SHALL CONVEY MOISTURE TO THE OUTDOORS AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING.
2. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.
3. EXHAUST DUCTS SHALL NOT BE CONNECTED WITH SHEET-METAL SCREWS OR FASTENING MEANS WHICH EXTEND INTO THE DUCT.
4. EXHAUST DUCTS SHALL BE EQUIPED WITH A BACKDRAFT DAMPER.
5. EXHAUST DUCTS SHALL HAVE SMOOTH INTERIOR SURFACES WITH JOINTS RUNNING IN THE DIRECTION OF AIR FLOW.
6. FLEXIBLE TRANSITION DUCTS USED TO CONNECT THE DRYER TO THE EXHAUST DUCT SYSTEM SHALL BE LIMITED TO SINGLE LENGTHS, NOT TO EXCEED 8 FEET IN LENGTH AND SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2158A. TRANSITION DUCTS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
7. THE DIAMETER OF THE EXHAUST DUCT SHALL BE AS REQUIRED BY THE CLOTHES DRYER'S LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
8. THE MAXIMUM LENGTH OF A CLOTHES DRYER EXHAUST SHALL NOT EXCEED 25 FEET FROM THE DRYER LOCATION TO THE WALL OR ROOF TERMINATION. THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND. THE MAXIMUM LENGTH OF THE EXHAUST DUCT DOES NOT INCLUDE THE TRANSITION DUCT.

CLOTHES WASHING MACHINE NOTES

1. CLOTHES WASHING MACHINES SHALL CONFORM TO AMERICAN SOCIETY OF SANITARY ENGINEERING ASSE 1007.
2. THE WATER SUPPLY TO CLOTHES WASHING MACHINES SHALL BE PROTECTED AGAINST BACKFLOW BY AN AIR GAP INSTALLED INTEGRALLY WITHIN THE MACHINE OR WITH THE INSTALLATION OF A BACKFLOW PREVENTER.
3. THE WASTE FROM CLOTHES WASHING MACHINES SHALL DISCHARGE THROUGH AN AIR BREAK INTO A STANDPIPE OR INTO A LAUNDRY SINK. THE TRAP AND FIXTURE DRAIN FOR A CLOTHES WASHER MACHINE STANDPIPE SHALL BE A MINIMUM OF 2 INCHES IN DIAMETER. THE CLOTHES WASHER MACHINE FIXTURE DRAIN SHALL CONNECT TO A BRANCH DRAIN OR DRAINAGE STACK A MINIMUM OF 3 INCHES IN DIAMETER.

WATER CLOSET NOTES

1. WATER CLOSETS SHALL CONFORM TO AMERICAN SOCIETY OF MECHANICAL ENGINEERS ASME 112.19.2 (VITREOUS CHINA PLUMBING FIXTURES) AND THE HYDROLIC REQUIREMENTS OF ASME 112.19.6 (HYDROLIC PERFORMANCE REQUIREMENTS FOR WATER CLOSETS AND URINALS).
2. WATER CLOSETS THAT PERMIT THE BACKFLOW OF THE CONTENTS OF THE BOWL INTO THE FLUSH TANK SHALL BE PROHIBITED.
3. FLUSH TANKS SHALL BE PROVIDED WITH OVERFLOWS DISCHARGING TO THE WATER CLOSET CONNECTED THERETO AND SUCH OVERFLOW SHALL BE OF SUFFICIENT SIZE TO PREVENT FLOODING THE TANK AT THE MAXIMUM RATE AT WHICH THE TANKS ARE SUPPLIED WITH WATER ACCORDING TO THE MANUFACTURER'S DESIGN CONDITIONS.
4. ALL PARTS OF THE FLUSH TANK SHALL BE ACCESSIBLE FOR REPAIR AND REPLACEMENT.
5. WATER CLOSETS SHALL BE EQUIPED WITH SEATS OF SMOOTH, NONABSORBENT MATERIAL AND SHALL BE PROPERLY SIZED FOR THE WATER CLOSET BOWL TYPE.
6. THE MAXIMUM ALLOWABLE FLOW RATE FOR WATER CLOSETS SHALL BE 1.6 GALLONS PER FLUSHING CYCLE.

LAVATORY NOTES

1. LAVATORIES SHALL CONFORM TO AMERICAN SOCIETY OF MECHANICAL ENGINEERS ASME 112.19.2 (VITREOUS CHINA PLUMBING FIXTURES) OR ASME A112.19.9 (NON-VITREOUS CERAMIC PLUMBING FIXTURES).
2. LAVATORIES SHALL HAVE WASTE OUTLETS NOT LESS THAN 1.25 INCH IN DIAMETER.
3. THE MAXIMUM ALLOWABLE FLOW RATE FOR LAVATORY FAUCETS SHALL BE 2.2 GALLONS PER MINUTE AT 60 PSI.

SHOWER NOTES

1. SHOWER BASES SHALL HAVE OUTLETS AND OVERFLOWS AT LEAST 1.5 INCHES IN DIAMETER, AND THE WASTE OUTLET SHALL BE EQUIPED WITH AN APPROVED STOPPER.
2. DOORS WITHIN A SHOWER ENCLOSURE SHALL CONFORM TO AMERICAN SOCIETY OF MECHANICAL ENGINEERS ASME A112.19.15.
3. SHOWER FLOORS AND WALLS OF SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
4. THE WATER SUPPLY RISER FROM THE SHOWER VALVE TO THE SHOWER HEAD OUTLET SHALL BE SECURED TO THE PERMANENT STRUCTURE.
5. SHOWERS SHALL BE EQUIPED WITH CONTROL VALVES OF THE PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMIT STOPS IN ACCORDANCE WITH AMERICAN SOCIETY OF SANITARY ENGINEERS ASSE 1016. THE HIGH LIMIT STOPS SHALL BE SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM 120° F (49° C).

SINK NOTES

1. SINKS SHALL BE PROVIDED WITH WASTE OUTLETS NOT LESS THAN 1.5 INCHES IN DIAMETER. A STRAINER, CROSSBAR, OR OTHER DEVICE SHALL BE PROVIDED TO RESTRICT THE CLEAR OPENING OF THE WASTE OUTLET.

DRAWING LEGEND

- COLD WATER SUPPLY LINE
- HOT WATER SUPPLY LINE
- SANITARY BUILDING DRAIN
- SANITARY BUILDING DRAIN DOWN
- WATER SUPPLY LINE UP FROM PUMP ROOM
- H.B. — HOSE BIB
- SHUT-OFF VALVE
- FD — FLOOR DRAIN WITH REMOVABLE STRAINER
- PUMP — WATER SUPPLY PUMP FOR CISTERN WATER SUPPLY
- WH — 30 GALLON WATER HEATER

PLUMBING FIXTURE SCHEDULE - FIRST LEVEL

ITEM	AMOUNT	MIN. SUPPLY PIPE SIZE	MIN. TRAP SIZE	REMARKS
KITCHEN SINK	1	1/2"	1-1/2"	
WATER CLOSET, TANK-TYPE	2	3/8"	PER SPECIFIC BOWL	1.6 GAL. PER FLUSH
LAVATORY	2	3/8"	1-1/4"	
SHOWER	1	1/2"	2"	
CLOTHES WASHING MACHINE	1	1/2"	2"	
HOSEBIB	2	1/2"	N/A	
LAUNDRY SINK	1	1/2"	1-1/2"	

GENERAL NOTES

1. ALL PLUMBING AND ELECTRICAL WORK SHALL COMPLY WITH THE VI CODE, INCLUDING REFERENCED PLUMBING AND ELECTRICAL CODES AND STANDARDS.
2. PLUMBING PLAN IS DIAGRAMATIC. PLUMBER SHALL INSTALL WORK IN WAY DEEMED MOST EFFICIENT TO ACHIEVE DESIGN LAYOUT INTENT.

BOSCHULTE DESIGN STUDIO | AMERICAN INTERIORS PLANNING

[redacted]

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

No.	Description	Date

CARETAKER'S COTTAGE HURRICANE REPAIRS AND ADDITION

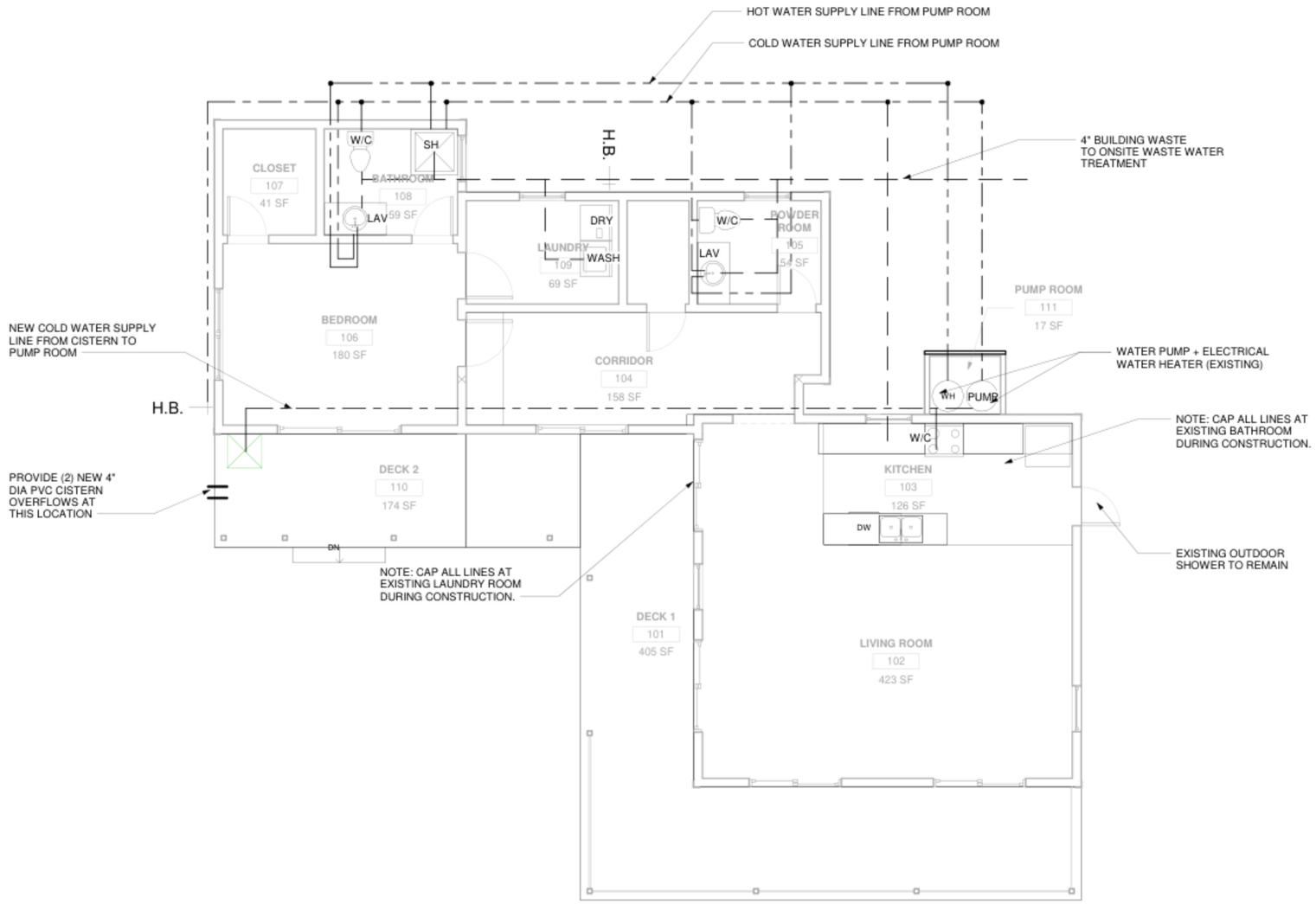
PARCEL NO. A-REMAINDER & A-2
GREAT ST. JAMES ISLAND
NO. 6A RED HOOK QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS

PLUMBING NOTES

Project number	2019.001.01
Date	03-27-2019
Drawn by	BJS
Checked by	JTB

P100

Scale: As indicated



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

DRAWING LEGEND

- COLD WATER SUPPLY LINE
- HOT WATER SUPPLY LINE
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- SANITARY BUILDING DRAIN DOWN
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P101

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