



PLANS:
FOR THE PROPOSED HOUSE TO BE ERECTED
ON PLOT 2-20 ESTATE MT. PLESANT
ST. CROIX U.S.VIRGIN ISLANDS
PROPERTY OF VIHFA

DRAWING INDEX

- 1-16. COVER SHEET
- 2-16. PLOT PLAN
- 3-16. ENGINEERING NOTES
- 4-16. FOUNDATION / STRUCTURAL PLAN
- 5-16. FOUNDATION DETAILS
- 6-16. CISTERN AND SEPTIC DETAILS
- 7-16. FLOOR PLAN
- 8-16. INTERIOR ELEVATION PLAN
- 9-16. PLUMBING PLAN
- 10-14. ELECTRICAL PLAN
- 11-16. ROOF FRAMING PLAN
- 12-16. FRONT AND LEFT ELEVATION PLAN
- 13-16. REAR AND RIGHT ELEVATION PLAN
- 14-16. BUILDING CROSS SECTION PLAN
- 15-16. WINDOW AND DOOR SCHEDULE
- 16-16. IECC

Name: CALVIN RICHARDS
Signature: _____
Date: _____
License No. 2-6288-1L

CONSTRUCTION DOCUMENT COVER PAGE

OWNER: VIHFA
PLOT #2-20 ESTATE MT. PLEASANT
ST. CROIX U.S. VIRGIN ISLAND

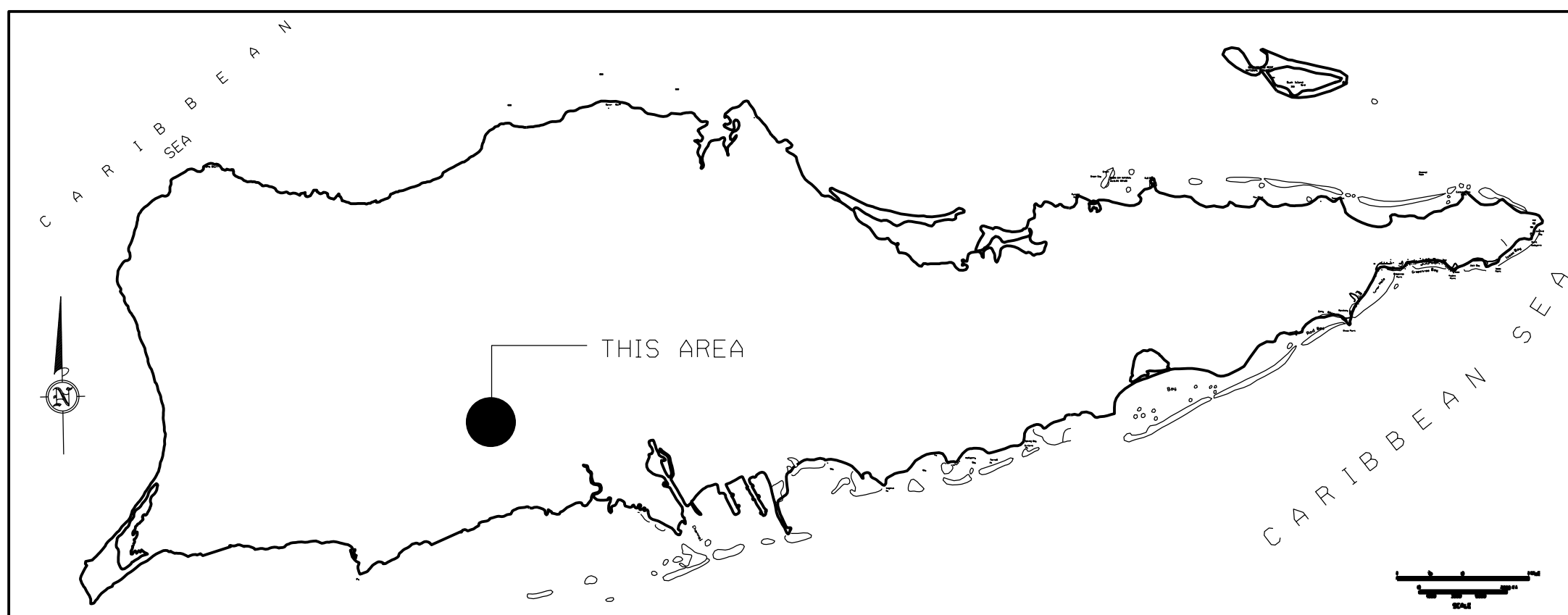
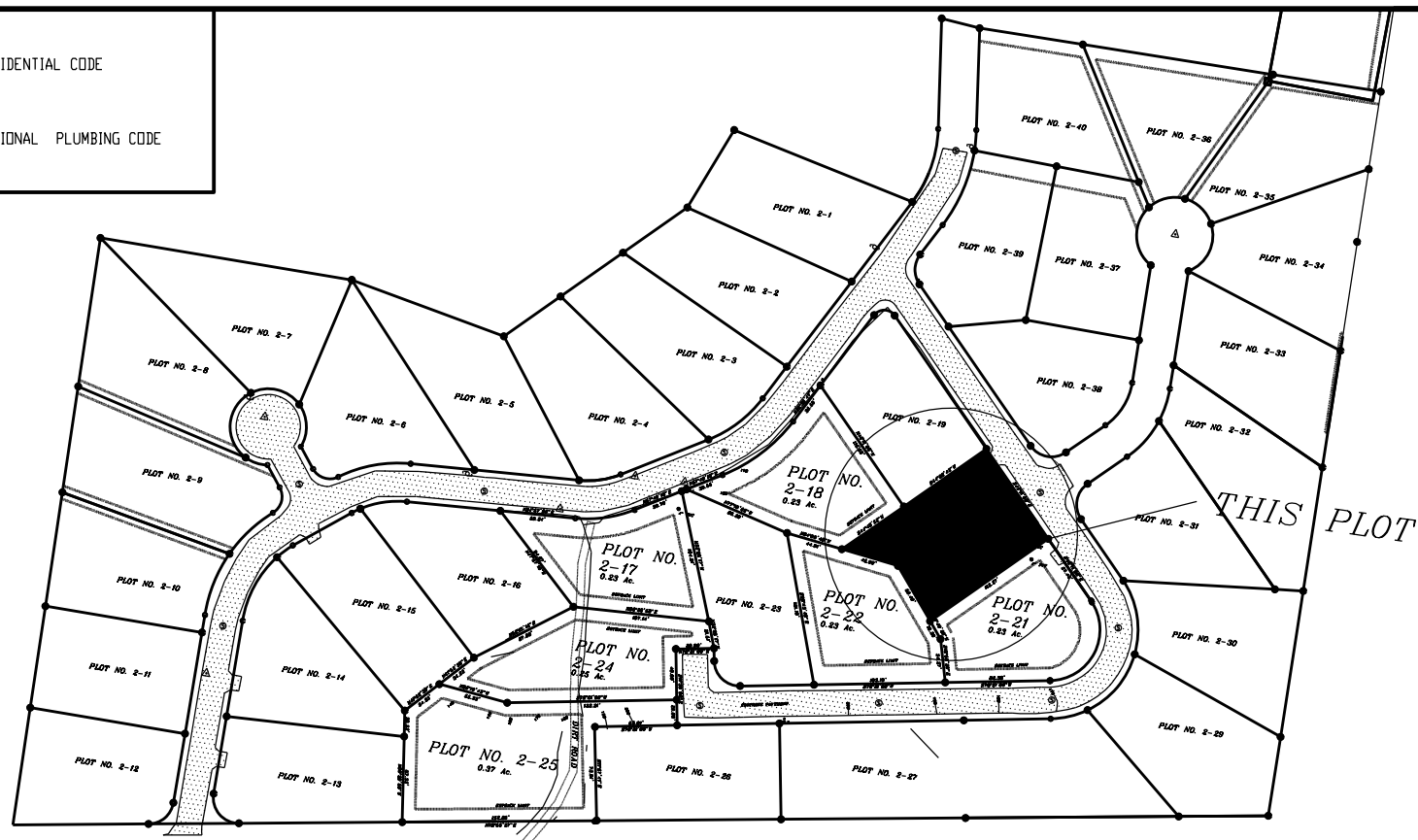
DESIGN ENGINEERING
Architectural / Industrial Design and Construction Management
PO Box 11572
Pleasant Hill, VA 22131-0572
PH: 840-8808739

DESIGNED BY: CALVIN RICHARDS
CHECKED BY: _____
DATE: _____
DATE: _____

PLAN NUMBER: 1151A

1-16

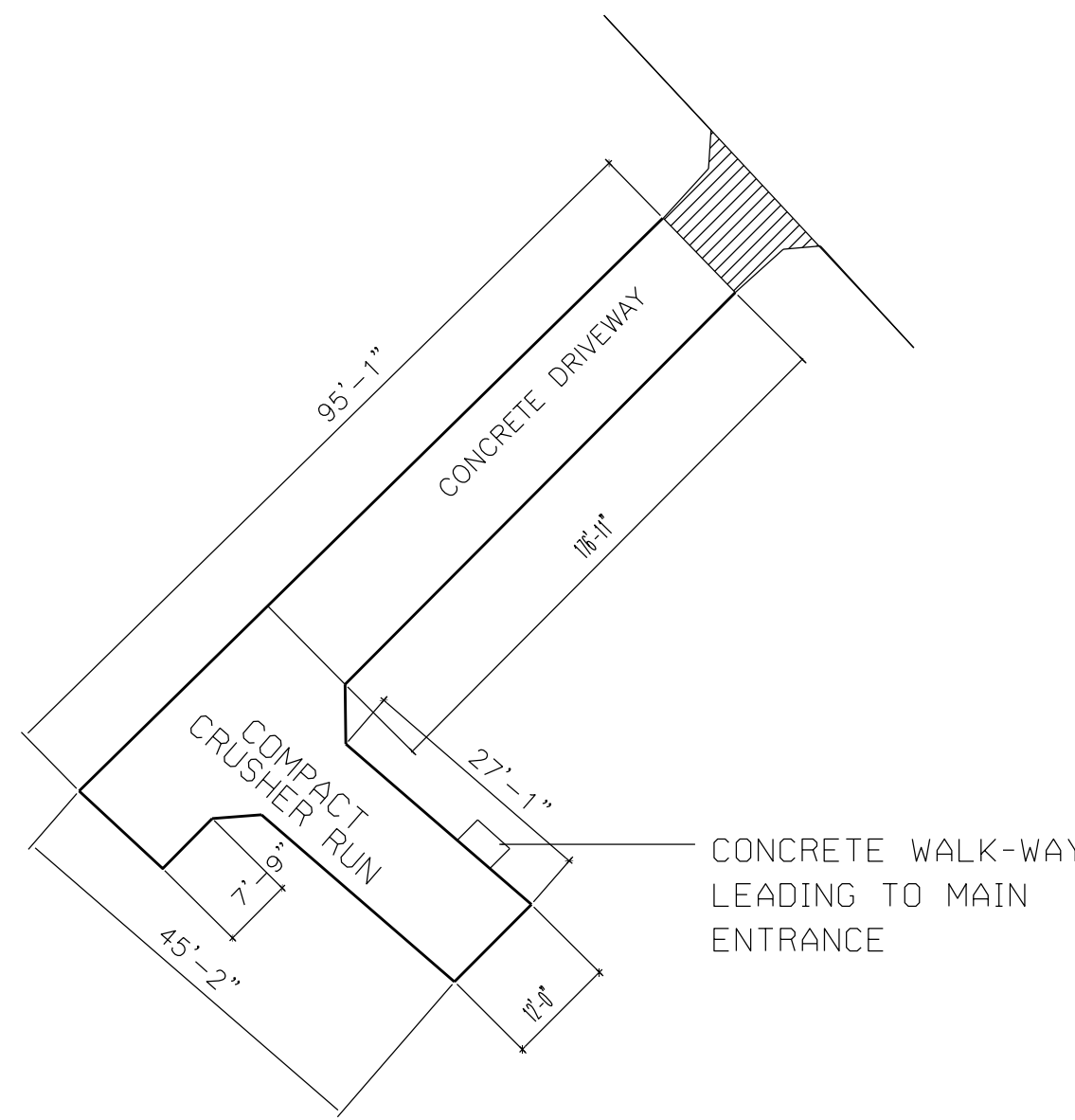
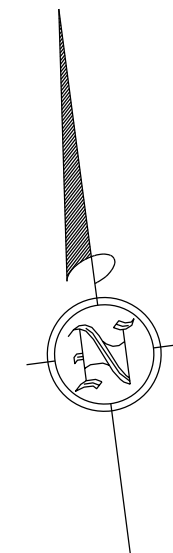
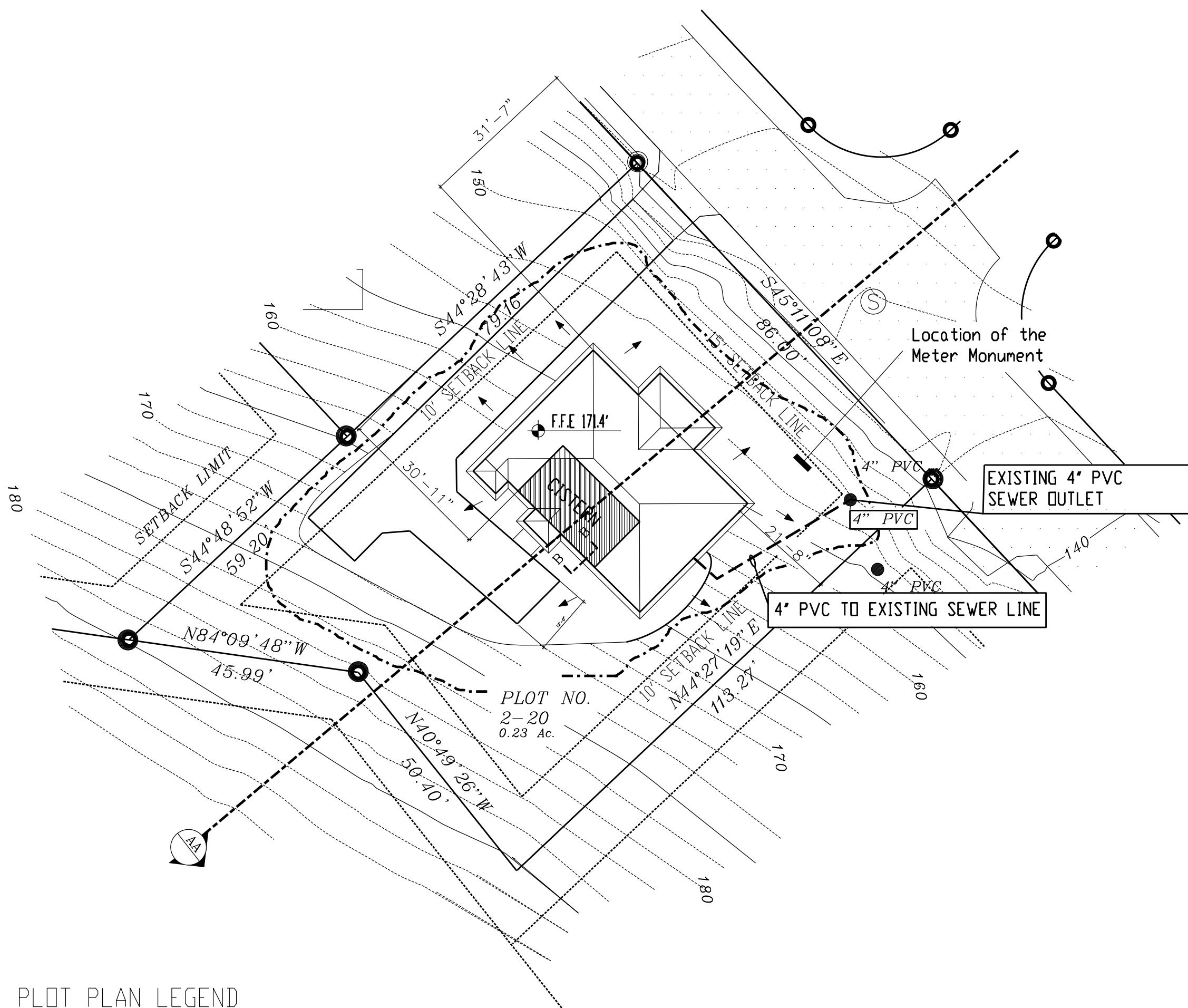
NOTE:
ALL WORK SHALL COMPLY WITH THE 2018 IRC (INTERNATIONAL RESIDENTIAL CODE
AND VI CODE
ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2018
NEC AND NAMP REQUIREMENTS
ALL PLUMBING WORK SHALL COMPLY WITH THE 2018 IPC (INTERNATIONAL PLUMBING CODE



VICINITY MAP
NTS

Name: CALVIN RICHARDS
Signature: _____
Date: _____
License No. 2-6266-1L

LOCATION MAP
NTS



DRIVEWAY NOTE:

1. DRIVEWAY MUST BE A MINIMUM OF 5' ONTO THE PLOT BEYOND THE EASEMENT BOUNDARY.
2. DRIVEWAY MUST BE 5" THICK -3000 PSI CONCRETE REINFORCED WITH EITHER 3# REBAR AT 12" OC EACH WAY OR WITH A MIN. 6x6x10x10 WELDED WIRE MESH.
3. PROVIDE EXPANSION JOINT AT EVERY 10' OF LENGHT EITHER 1" DEEP CONCRETE SAW CUT, AFTER POUR OR BY PLACED EXPANSION JOINT MATERIALS.
4. ROAD SIDE SWALES SHALL NOTBE CHANGED FROM EXISTING ORIGINALLY APPROVED AND RECORDED DESIGN DY DPW AND DPNR.



Areas	SQUARE FEET
LIVING	1333
TOTAL BUILDING AREA	1333
TOTAL ROOF SQFT	1,630.2
CISTERN CAP.	16,728.91

SOIL CLASSIFICATION

Virgin Islands of the United States (PR690)			
Unit Symbol	Unit Name	Acres in AOI	Percent of AOI
ArE	Arawak Gravelly Loam (20 to 40% slope)		100%
Totals for Area of Interest			100

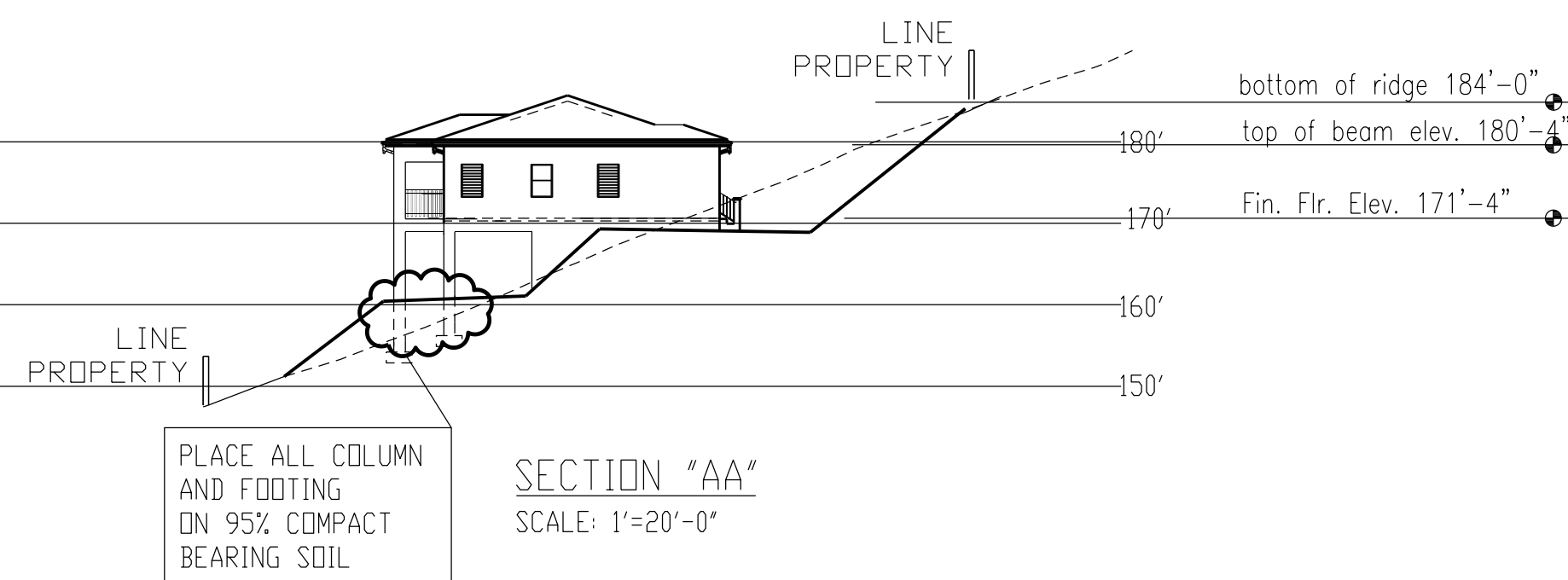
EARTH CHANGE NOTE:

1. TREES SHALL BE PLANTED AND RETAINED DURING CONSTRUCTION WHEREVER POSSIBLE.
2. EXCESS MATERIAL WILL BE GRADED EVENLY THROUGHOUT. PROPERTY ADDITIONAL FRUIT AND ORNAMENTAL TREES WILL BE ENCOURAGED.
3. PROVIDE 3' TOPSOIL EVENLY SPRED ORDER THROUGHOUT DISTURD ED AREA
4. SEEDING AND FERTILIZATION SHALL BE AS FOLLOWS 11b/1000 SGT COMMON BERMUDA GRASS ON 3' TOP SIOL.
5. MINIMUM SITE DISTURBANCE SHALL BE ENCOURAGED AND APPLIED.
6. LEFT-OVER DEBRIS SHALL BE HAULED AWAY AFTER COMPLETION OF CONSTRUCTION.

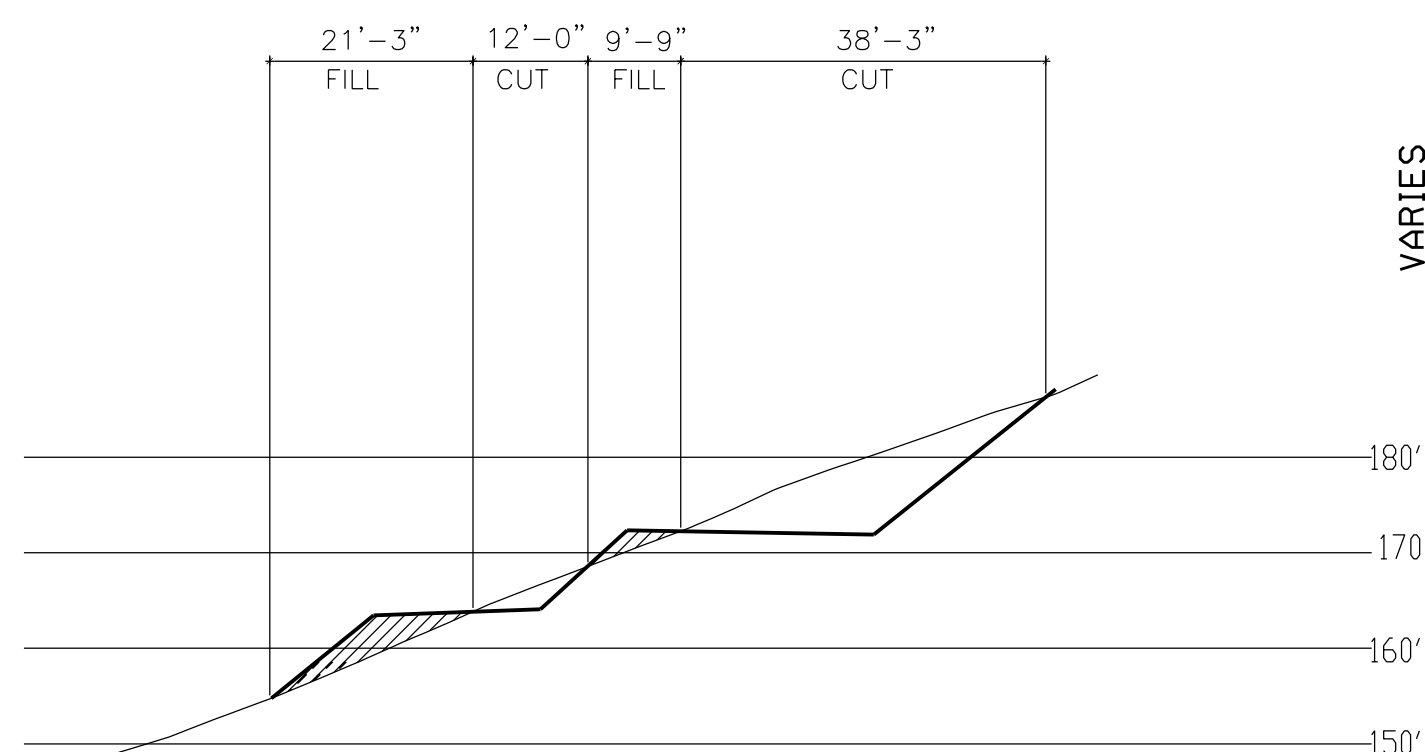
PLOT PLAN LEGEND

- BOUNDARY LINE
- IRON REBAR SET
- CONCRETE MONUMENT FOUND
- FIN FLOOR ELEVATION
- DRAINAGE DIRECTION
- TEMPORARY BERM

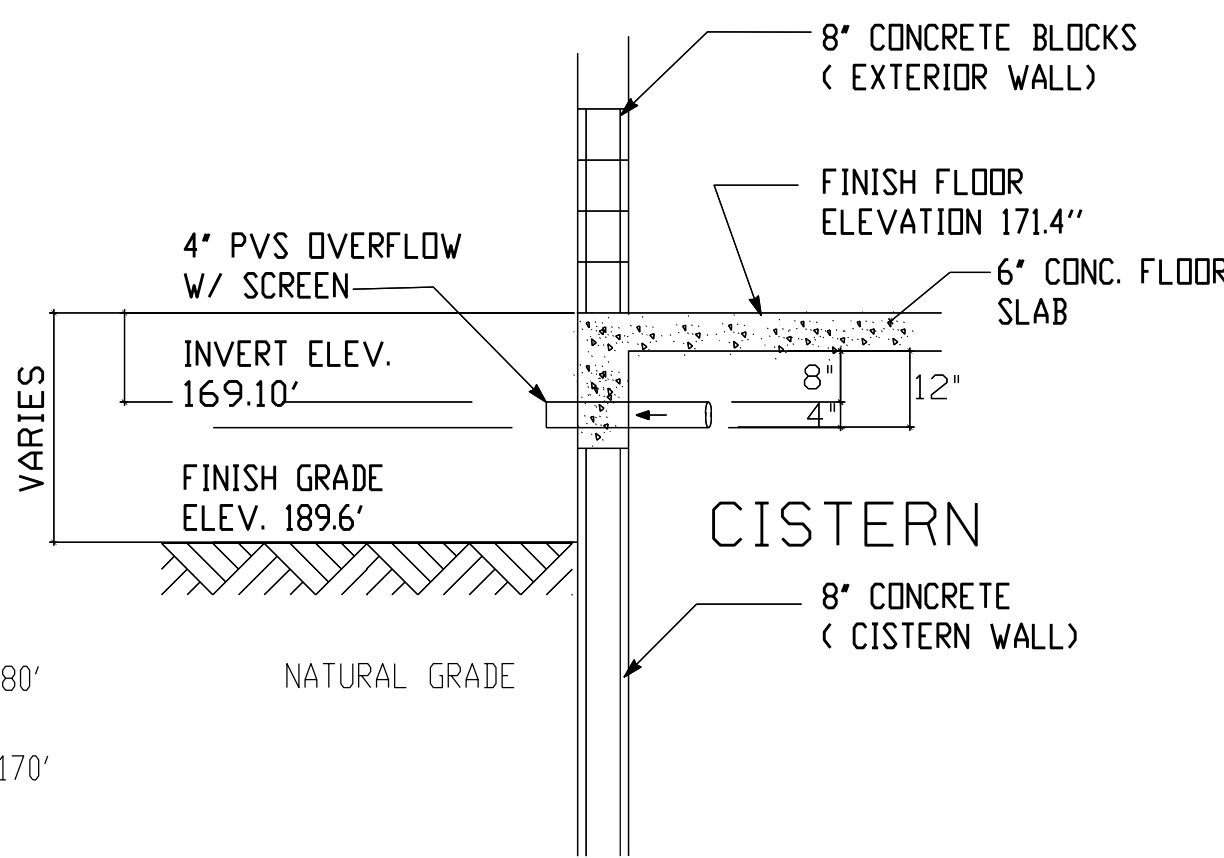
PLOT PLAN
SCALE: 1"=20'-0"



SECTION "AA"
SCALE: 1"=20'-0"



SECTION "BB"
NTS



CISTERN INVERT SECTION "B-B"
NTS

CONSTRUCTION DOCUMENT PLOT PLAN

OWNER: VIHFA

PLOT #2-20 ESTATE MT. PLEASANT
ST. CROIX U.S. VIRGIN ISLAND

DESIGN ENGINEERING

Architectural/ Industrial Design and Construction Consultation
PO Box 1872
Kingshill, VI 00851
PH: 340-6908759

DRAWN BY: CALVIN RICHARDS

CHECKED BY: CALVIN RICHARDS

DATE

DATE

REVISION

PLAN NUMBER

1151A

SHEET NUMBER

2-16

This document is the property of DESIGN ENGINEERING. Its acceptance constitutes an agreement that it shall be used as a confidential document, and that the contents thereof shall not be disclosed, reproduced, or copied except by written permission of DESIGN ENGINEERING.

GENERAL NOTES:

- GENERAL**
1. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL AND LOCAL CODES.
 2. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOMMENDED TRADE PRACTICES.
 3. THE WMA-CM SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO START-UP OF CONSTRUCTION BY THE CONTRACTOR.
 4. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF WMA-CM ARE PROHIBITED. CAUSE FOR WORK TO BE UNACCEPTABLE.
 5. CONTRACTOR WARRANTS THAT HIS EMPLOYEES, AGENTS AND SUB-CONTRACTORS POSSESS THE EXPERIENCE, KNOWLEDGE AND CHARACTER NECESSARY TO QUALIFY THEM INDIVIDUALLY FOR THE PARTICULAR CONSTRUCTION TECHNIQUES THEY PERFORM IN CONNECTION WITH THE TASKS TO BE PERFORMED UNDER THIS CONTRACT. THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION BE PERFORMED IN STRICT COMPLIANCE WITH ALL OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION), AND LOCAL HEALTH AND SAFETY CODES.
 6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH REVISED ORDINANCES AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS, AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
 7. THE GENERAL CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THE ORDINANCES. ALL MATERIAL SHALL BE NEW, MATERIALS AND FREE OF DEFECTS. ALL WORKMEN AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.
 8. THE PREMISES SHALL BE KEPT FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS, AND AT THE END OF THE JOB THE CONTRACTOR SHALL REMOVE ALL MATERIAL, SUPPLIES, MATERIALS, AND TOOLS AND LEAVE THE BUILDING AND WORK AREA BROOM CLEAN.

STRUCTURAL

1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MAINTAINING AND SUPERVISING SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. IN CONNECTION, THE CONTRACTOR SHALL ENSURE THAT THE EQUIPMENT AND MATERIALS FURNISHED ARE, AT A MINIMUM, IN STRICT COMPLIANCE WITH ANY AND/OR ALL OF THE APPLICABLE CODES AND STANDARDS LISTED BELOW:
CPA - ENVIRONMENTAL PROTECTION AGENCY
OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
UBC - UNIFORM BUILDING CODE
ACI - AMERICAN CONCRETE INSTITUTE
"BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI 318-90 (7-20 318)"
"BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES ACI 530-90 (7-20 530)"
2. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND SHALL NOTIFY THE OWNER AND THE DESIGNER OF ALL DISCREPANCIES.
3. WMA-CM AND OWNER SHALL BE NOTIFIED PRIOR TO ALL CONCRETE POUR TO VERIFY REINFORCEMENT PLACEMENT AND ALL CONCRETE ELEMENTS.
9. ALL FOOTINGS ARE TO BE INSPECTED BY THE WMA-CM AND OWNER PRIOR TO ALL CONCRETE POURS.
10. FOOTINGS ARE TO BE PLACED ONLY ON UNDISTURBED SOIL OR ON SOIL MODIFIED PROCTOR DENSITY COMPACTED FILL.
11. ALL COLUMNS AND/OR WALLS ARE TO BE PLACED AT CONTINUITY OF FOUNDATION UNLESS OTHERWISE NOTED.
12. ALL BEAM BOWELS ARE TO BE IN PLACE PRIOR TO ALL CONCRETE POURS.
16. ALL CONCRETE SHALL BE CURED WITH WATER FOR FIVE CALENDAR DAYS IN ACCORDANCE WITH ACI 318 REQUIREMENTS.
17. FORM REMOVAL:
- SLABS AND BEAMS, 28 DAYS AFTER POUR.
- WALLS AND COLUMNS, 7 DAYS AFTER POUR.
21. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COMPLETION OF THE JOB AND INCLUDING SAFETY OF PERSONS AND PROPERTY. THE WMA-CM PRESENCE OR REVIEW OF WORK DOES NOT INCLUDE AN ENDORSEMENT OF THE CONTRACTOR'S MEANS OR METHODS OF CONSTRUCTION.
22. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SIZE CONDITIONS BEFORE STARTING THE WORK. WMA-CM SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY FOUND IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK.
23. APPROVAL BY THE BUILDING INSPECTOR DOES NOT IMPLY COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. APPROVAL BY WMA-CM IS REQUIRED PRIOR TO THE FINAL COMPLETION OF THE PROJECT.
24. USE OF ALTERNATE PRODUCTS TO THOSE SPECIFIED IS STRICTLY PROHIBITED. ALTERNATE PRODUCTS MAY, HOWEVER, BE USED UPON APPROVAL BY WMA-CM PRIOR TO PROCEEDING WITH THE WORK.
25. DO NOT SCALE DIMENSIONS TO OBTAIN DIMENSIONAL INFORMATION.

MATERIALS STANDARDS

- 1. CONCRETE**
1. PORTLAND CEMENT SHALL CONFORM TO ASTM C 150 "PORTLAND CEMENT" OR USC STANDARD NO. 15-1 "PORTLAND CEMENT"
 2. MORTAR MIXTURES
1. MORTAR CEMENT (MMA) CONFORM TO SPECIFICATIONS 109, 21-14 "MORTAR CEMENT".
2. ONLY MORTAR TYPE S OR M SHALL BE ACCEPTABLE.
3. MORTAR MATERIALS SHALL BE MEASURED IN SUCH A MANNER TO CONTROL THE SPECIFIED PROPORTIONS ACCURATELY.
4. NO READY-MIXED MORTAR SHALL BE USED.
5. JOINT REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF USC STANDARD NO. 21-10 "JOINT REINFORCEMENT FOR MASONRY. ALL CMU WALLS ARE TO BE REINFORCED WITH NO. 8 GRADE "SUN-O-BELL" OR EQUIVALENT, AND SHALL BE PLACED EVERY SECOND COURSE, STARTING DIRECTLY ON TOP OF THE SLAB OR FOOTING.
6. MASON CONCRETE MORTAR SHOWN ON THESE DIMENSIONS SHALL BE ASTM C90, GRADE N, TYPE 1, NORMAL WEIGHT, WITH F'm = 1500 PSI.
7. MORTAR SHALL CONFORM TO ASTM C270, TYPE M OR S FOR ABOVE GRADE, TYPE N FOR BELOW GRADE.
8. VERTICAL REINFORCING SHALL BE ASTM A615, GRADE 60 DEFORMED BARS. MINIMUM LAP SPACES SHALL BE:
25 BARS - 1'-0"
25 BARS - 1'-0"
25 BARS - 1'-0"
25 BARS - 1'-0"
- 2. TIMBER**
1. ALL LUMBER SHALL BE SOUTHERN PINE, AND CONFORM TO THE SOUTHERN PINE ASSOCIATION OF STANDARD WOOD CONSTRUCTION AND USC CHAPTER 23, "WOOD" AND ACCEPTED WOOD CONSTRUCTION PRACTICES.
 2. ALL TIMBER SHALL BE PRESSURE TREATED WITH AN APPROVED FIRE-RETARDANT TREATMENT, IN ACCORDANCE WITH USC STANDARD 23-4 AND ASTM STANDARD C-119, "STRUCTURAL LUMBER-FIRE RETARDANT TREATMENT BY PRESSURE PROCESS".
 3. ALL LUMBER, WOOD STRUCTURAL PANELS, STRUCTURAL LAMINATED TIMBER, ORAL-GLUED LUMBER, AND POLES SHALL CONFORM TO THE APPLICABLE STANDARDS OR GRADING RULES SPECIFIED IN USC CHAPTER 23 AND SHALL BE SO IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED APPROVED/ACCREDITED SOFT WOOD STANDARDS, U.S. DEPARTMENT OF COMMERCE.
 4. ALL SECS REFERRED TO ARE STANDARD NOMINAL SECS.
 5. ALL LUMBER SHALL BE STORED AWAY FROM CONTACT WITH WATER AND HIGH MOISTURE AND AWAY FROM THE GROUND AND SUPPORTED IN SUCH A MANNER AS TO AVOID WARPING AND BUCKLING. STORED LUMBER SHALL NOT BE EXPOSED TO THE DIRECT SUN LIGHT FOR A PROLONGED PERIOD OF TIME.
 6. THE WMA-CM SHALL OBJECT THE USE OF ANY WOOD MEMBER WHERE PERMISSIBLE GRADE CHARACTERISTICS OR DEFECTS AFFECT THE SERVICEABILITY OF THAT MEMBER.
- 3. CONCRETE**
1. REMOVE ALL DEBRIS FROM FORMS BEFORE POURING.
 2. ALL FOOTINGS, FOUNDATIONS AND MEMBERS SHALL BE NORMAL WEIGHT CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 PSI WITHIN 28 DAYS AFTER POURING. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN 0.50 AND SLUMP SHALL BE 5" OR LESS. MINIMUM CEMENT CONTENT SHALL BE 504 LBS. PER CUBIC YARD.
 3. ALL CONCRETE WORK SHALL BE PLACED, CURED, SHIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ALL STANDARDS AND PRACTICES.
 4. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, COUPLERS, BOLTS, INSERTS, ETC. RELATIONSHIP.
 5. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND FORMWORK.
 6. CONTRACTED FILL TO BE 90% GRADE AND 10% FOR FOOTING.

3. REINFORCING STEEL

- 1. COVER**
- | | MINIMUM COVER | TOLERANCES ± OR - |
|--|---------------|-------------------|
| CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH | 5" | 3/8" |
| EXPOSED TO EARTH OR WEATHER | 1 1/2" | 3/8" |
| EXPOSED TO SEA WATER | 5" | 3/8" |
| NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND | 5" | 3/8" |
- ROOF SLAB**
- | | MINIMUM COVER | TOLERANCES ± OR - |
|--|---------------|-------------------|
| STRUCTURAL SLABS AND WALLS | 3/4" | 1/8" |
| BEAMS AND COLUMNS (PRIMARY REINFORCEMENT TIES, STIRRUPS AND SPIRALS) | 1 1/2" | 1/8" |
| SLABS ON GRADE | 1 1/2" | 3/8" |
2. NO DEVIATION FROM THE STRUCTURAL PLANS SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ENGINEER.
 3. ALL REINFORCING BARS SHALL BE SECURELY HELD IN PLACE DURING CONCRETE POURING. IF REQUIRED, ADDITIONAL BARS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR THE BARS.
 4. BARS SUPPORT SHALL BE PLASTIC TAPPED FOR EXPOSED CONCRETE. LEGS OF FOUNDATIONS, CHAIRS SHALL BE GRASSHOPPER.
 5. ALL REINFORCING BARS MARKED CONTINUOUS SHALL BE LAPPED 30 x DIA. AT SPACES AND CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CORNER BETWEEN SUPPORTS AS REQUIRED. (FORMING CONTINUOUS BARS AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS).



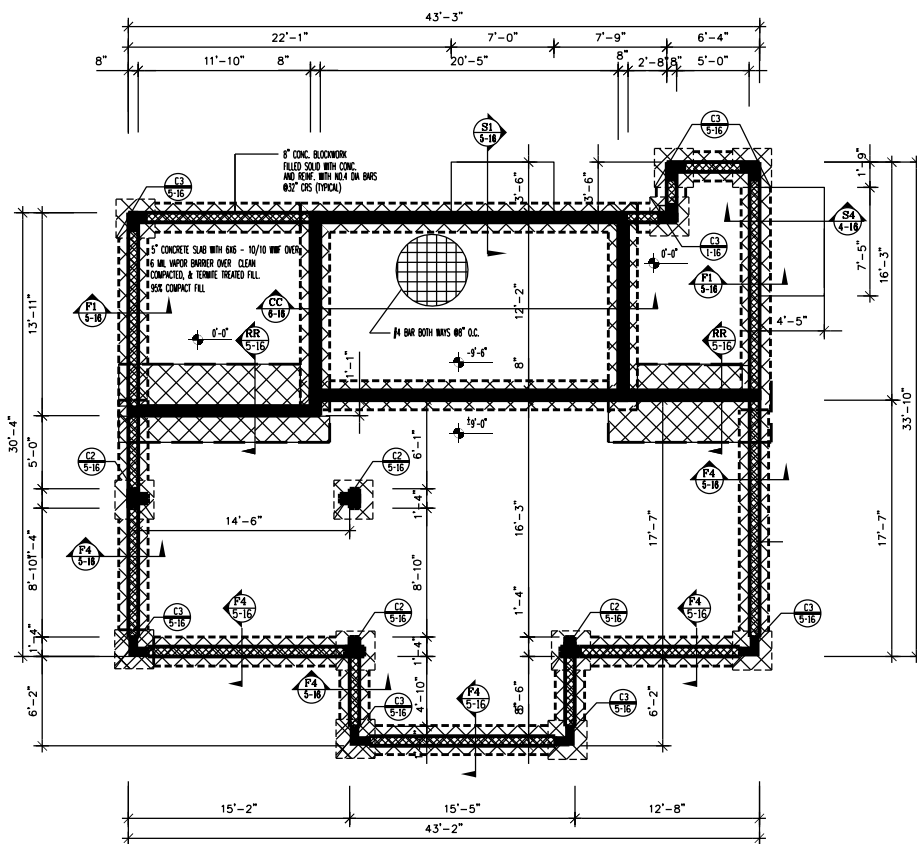
Name: CALVIN RICHARDS
Signature: _____
Date: _____
License No. 2-0286-11

CONSTRUCTION DOCUMENT | ENGINEERING NOTES
P & C DIV
VHFA
LAGOON COMPLEX
FREDERICKT, ET. GROINS

DESIGN ENGINEERING
Architectural Design and Construction Management
1000 Boudin Ave.
Baton Rouge, LA 70801
PH: 840-8808769

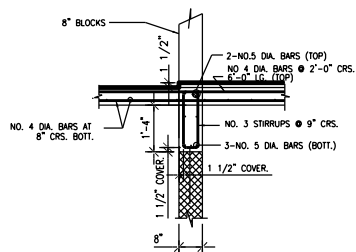
ABBREVIATIONS		NAME BY CALVIN RICHARDS
AL	ALUMINUM	DESIGNED BY
APPROX.	APPROXIMATE	DATE
BLOC.	BUILDING	REVISION
CMU	CONCRETE MASONRY UNIT	
COL.	COLUMN	
CONC.	CONCRETE	
CM.	CORNER	
DM.	DIMENSION	
CLN.	CLINCHING	
CLN.	CLINCHING	
PL.	PROPERTY LINE	
RL.	ROOM	
SD.	SQUARE	

1151A
3-16

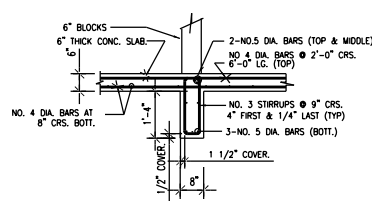


FOUNDATION PLAN

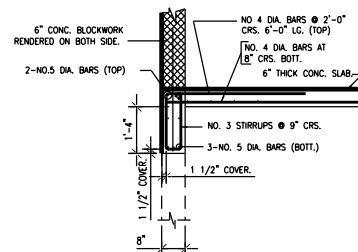
SCALE: 1/4" = 1'-0"



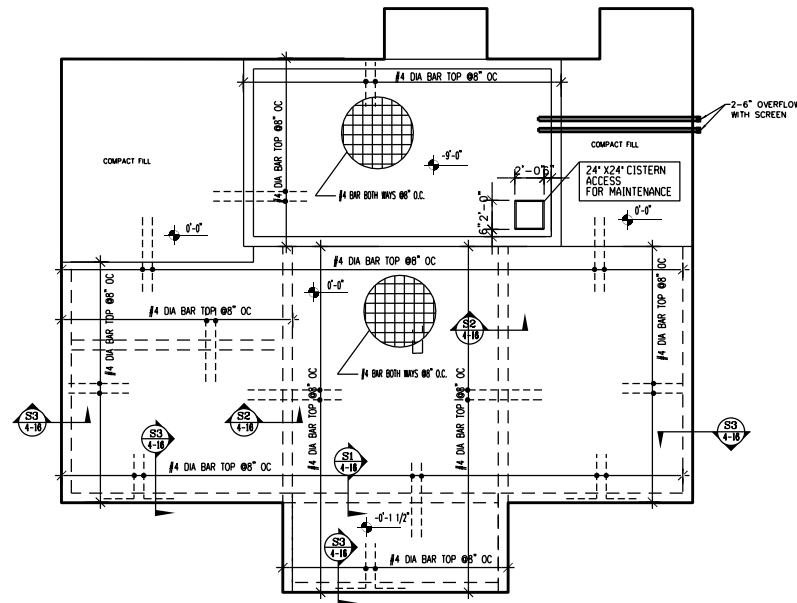
SECTION S1



SECTION S2



SECTION S3



FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE:
ALL WORK SHALL COMPLY WITH THE 2018 IRC (INTERNATIONAL RESIDENTIAL CODE)
AND V.I. CODE.
ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2018
N.E.C. AND W.A.P.A. REQUIREMENTS
ALL PLUMBING WORK SHALL COMPLY WITH THE 2018 IPC (INTERNATIONAL PLUMBING CODE)



Name: CALVIN RICHARDS
Signature: _____
Date: _____
License No. 2-6286-1L

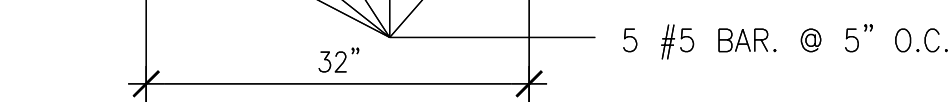
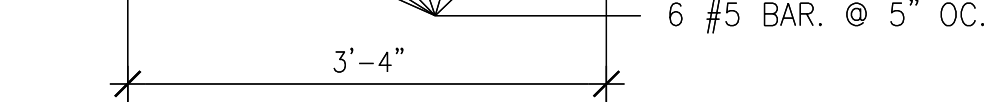
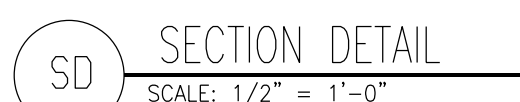
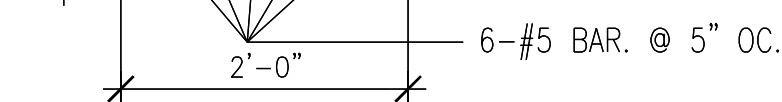
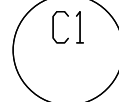
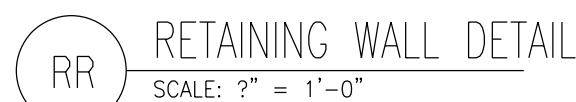
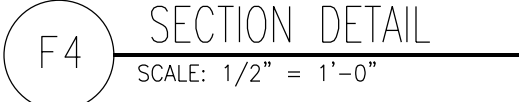
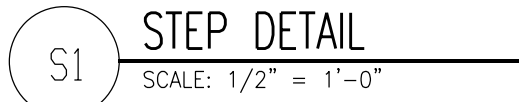
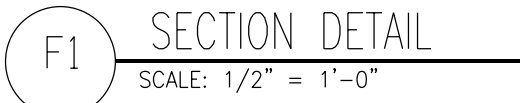
CONSTRUCTION DOCUMENT FOUNDATION AND STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"
P&C DIV
VIHFA
LAGOON COMPLEX
FREDERICKSBURG, VA 22405

Design Engineering
Architecture/Industrial Design and Construction Management
PO Box 1872
Kingshall, VA 00851
PH: 340-6908769

DESIGNED BY CALVIN RICHARDS
CHECKED BY WBS
DATE: _____
SCALE: _____
SHEET NO. _____

1151A

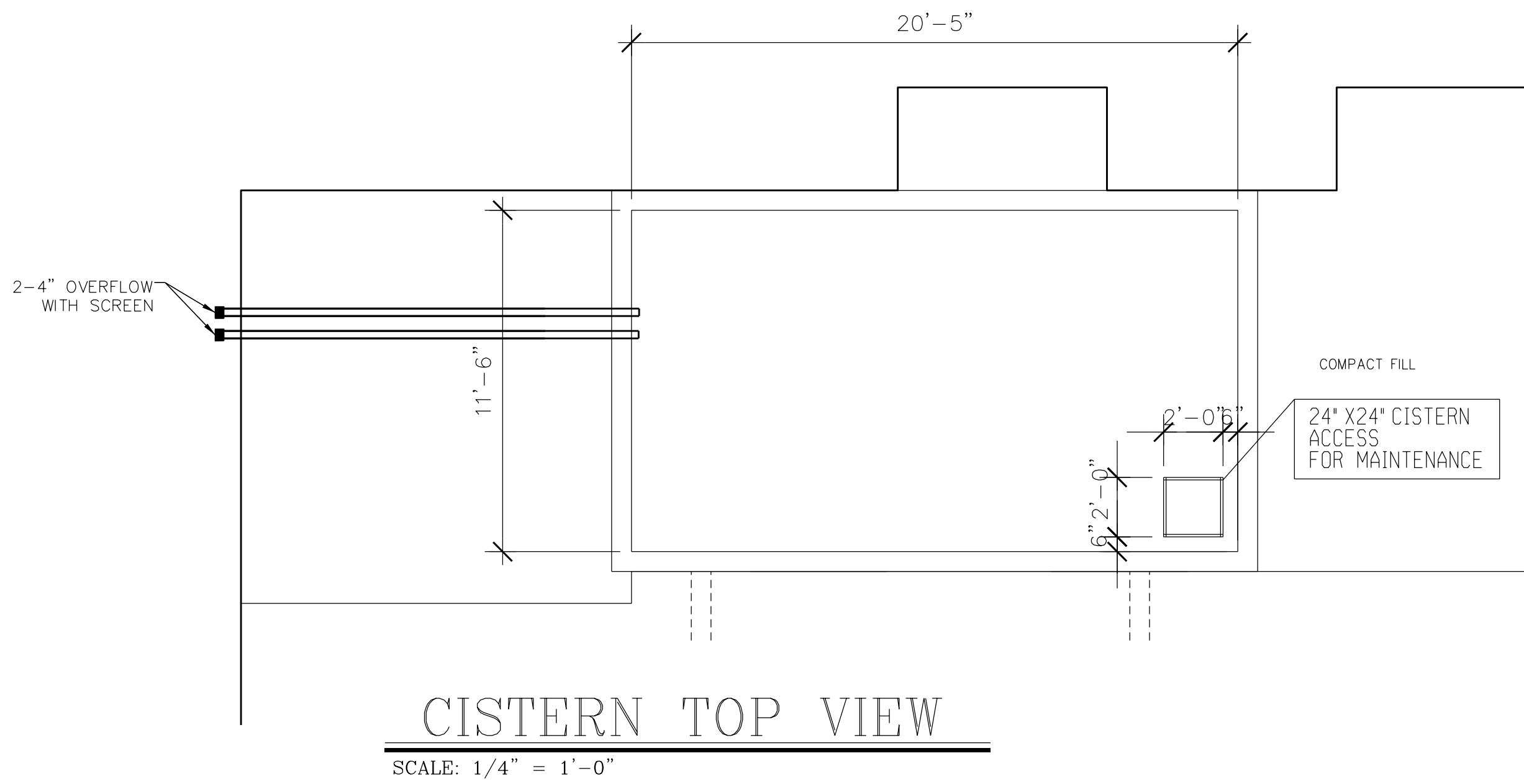
4-16



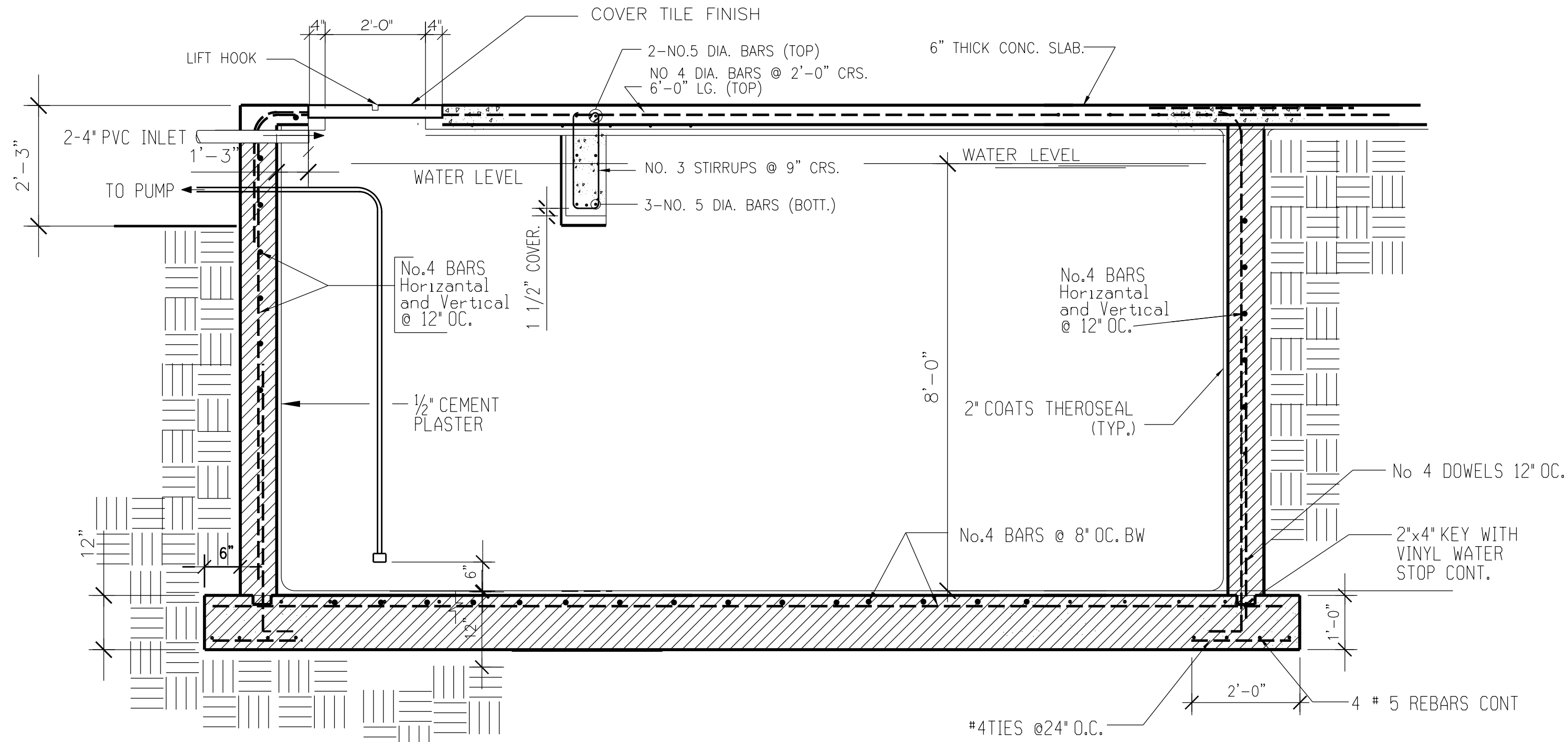
COLUMN DETAIL

SCALE: $\frac{1}{2}" = 1'-0"$

F 1

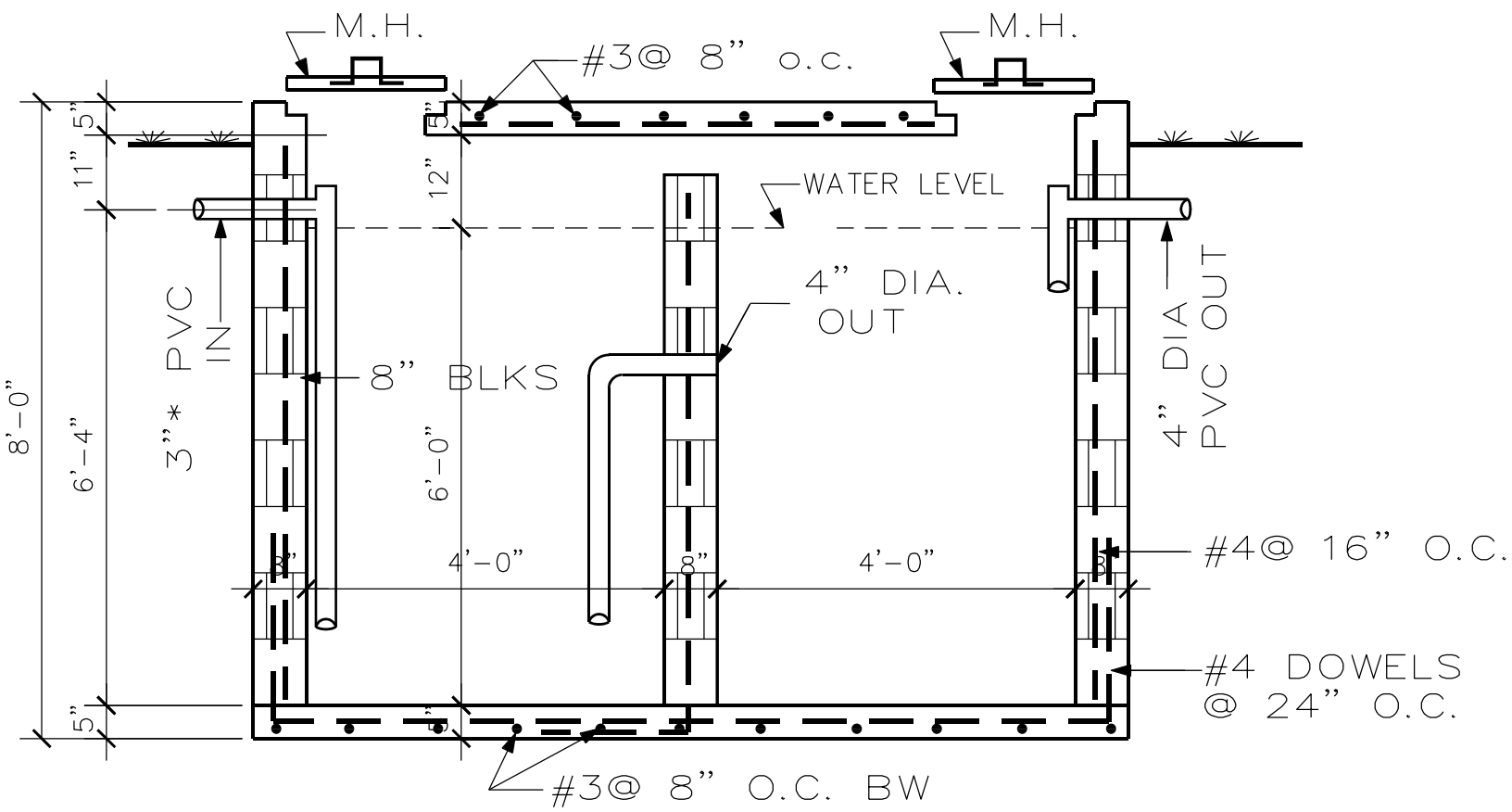


CISTERN INTERIOR DEMENTIONS
234.78 sqft
9'-6" Depth
EQUATION: sqft x depth x 7.5
230.37 x 9'-0" x 7.5=15,549.97 gal
CISTERN CAP. 16,728.91 GAL



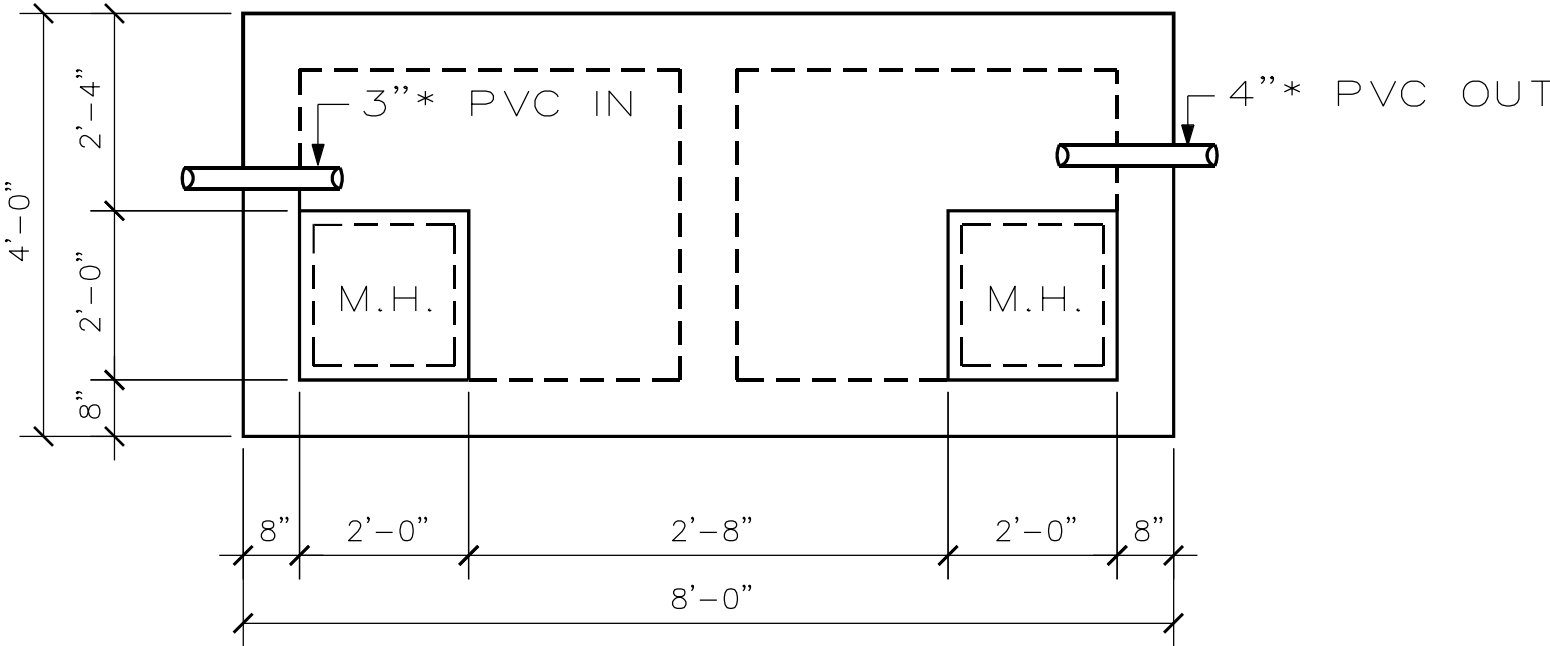
CISTERN SECTION CC

SC. 1/2"=1'-0"



NOTE: (4) 1500 gal. PRE-CAST CONCRETE SEPTIC TANKS

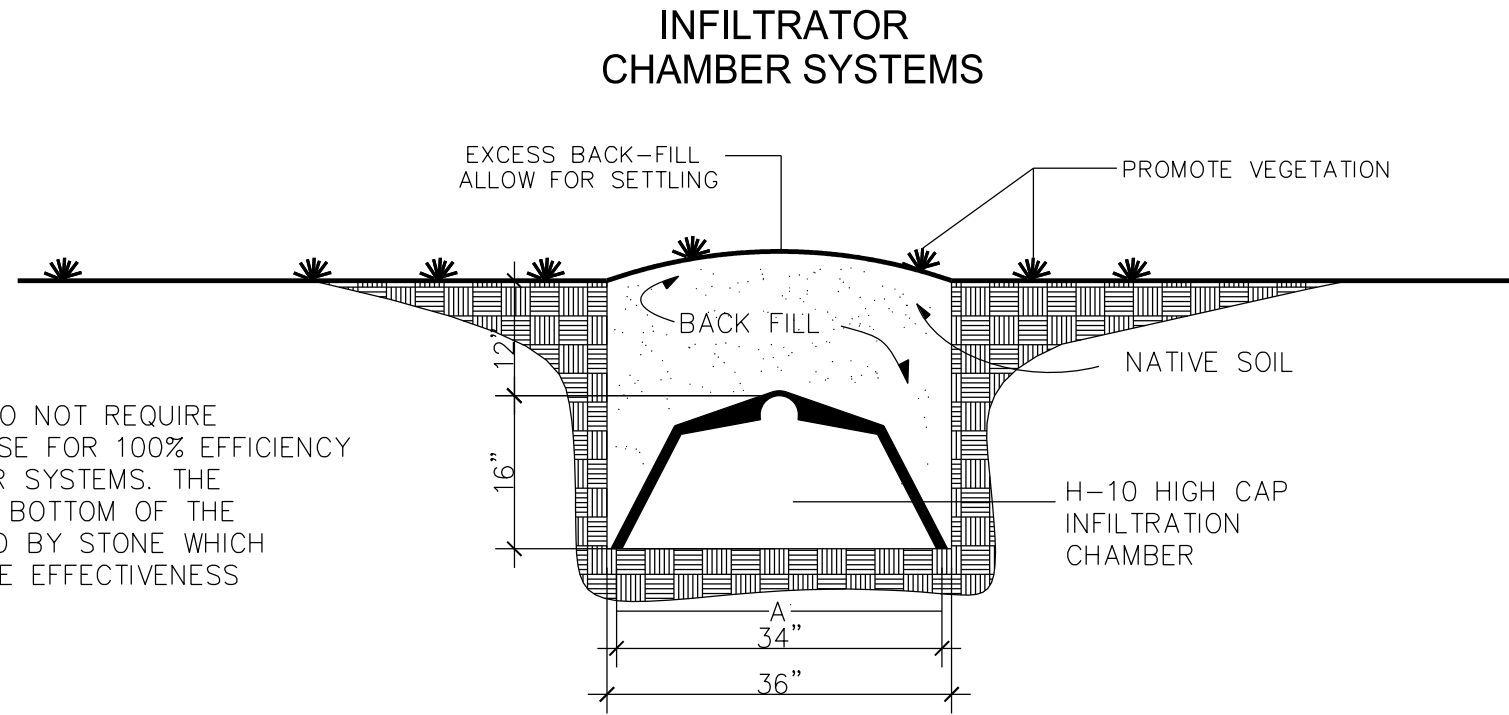
SEPTIC TANK DETAIL



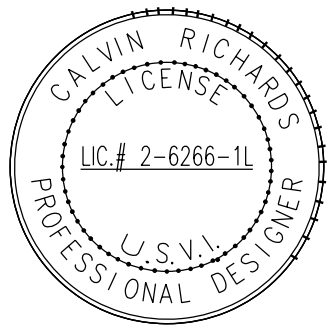
SEPTIC TANK PLAN VIEW

CAPACITY 1500 GAL.

NOTE: INFILTRATOR CHAMBERS DO NOT REQUIRE #3 OR #2 STONES AT BASE FOR 100% EFFICIENCY WITH INFILTRATOR CHAMBER SYSTEMS. THE ENTIRE AREA (A) AT THE BOTTOM OF THE TRENCH IS UNOBSTRUCTED BY STONE WHICH MEANS TOTAL INFILTRATIVE EFFECTIVENESS



DRAINFIELD DETAIL



Name: CALVIN RICHARDS
Signature: _____
Date: _____
License No. 2-6266-1L

CONSTRUCTION DOCUMENT CISTERN DETAIL

P & C DIV

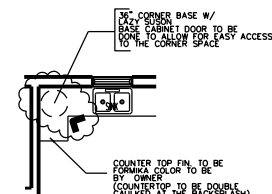
VIHFA
LAGOON COMPLEX
FREDERIKSTED, ST. CROIX

SCALE: 1/4" = 1'-0"

DESIGN ENGINEERING
Architectural/Industrial sign and Construction Management
PO Box 1872
Kingshill, VI 00851
PH: 340-6908759

DRAWN BY	CALVIN RICHARDS
CHECKED BY	
DATE	
DATE	REVISION
PLAN NUMBER	1151A
SHEET NUMBER	

THIS DOCUMENT IS THE PROPERTY OF DESIGN ENGINEERING. ITS ACCEPTANCE CONSTITUTES AN AGREEMENT THAT IT SHALL BE TREATED AS CONFIDENTIAL MATERIAL, THAT IT SHALL BE RETURNED UPON REQUEST, AND THAT THE CONTENTS THEREOF SHALL NOT BE DISCLOSED, REPRODUCED, OR COPIED EXCEPT BY WRITTEN PERMISSION OF DESIGN ENGINEERING.



Hardware
110, steel, 6-way adjustable hinges.

Areas	SQUARE FEET
LIVING	1,331
TOTAL BUILDING AREA	1,331

FLOOR PLAN

[illegible]

Name: CALVIN RICHARDS
Signature: _____
Date: _____
License No. 2-6266-1L

DOCUMENT

FLOOR PLAN

P&C DIV

VIHFA

LAGOON COMPLEX

CONSTRUCT

SCALE: 1/4" = 1'-0"

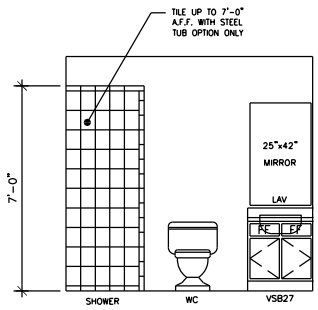
Design Engineering
Architectural/Industrial Design and Construction Management
PO Box 1872
Kingshill, VI 00851
PH: 340-6908759

WRITTEN BY CALVIN RICHARDS
DIRECTED BY WANDA

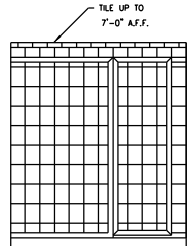
DATE	REVISION

This document is the property of DESIGN ENGINEERING, its acceptance constitutes an agreement that it shall be retained as confidential information, that it shall be retained upon request, and that the contents thereof shall not be disclosed, reproduced, or copied except by written permission of DESIGN ENGINEERING.

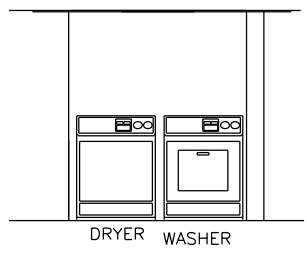
NOTE:
ALL WORK SHALL COMPLY WITH THE 2018 IRC (INTERNATIONAL RESIDENTIAL CODE
AND VI CODE.
ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2018
NEC AND WAPA REQUIREMENTS
ALL PLUMBING WORK SHALL COMPLY WITH THE 2018 IPC (INTERNATIONAL PLUMBING CODE



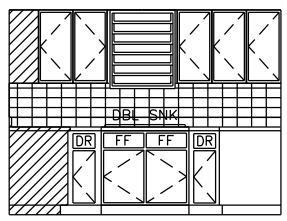
E1 INT. ELEV.
SCALE: 1/2" = 1'-0"



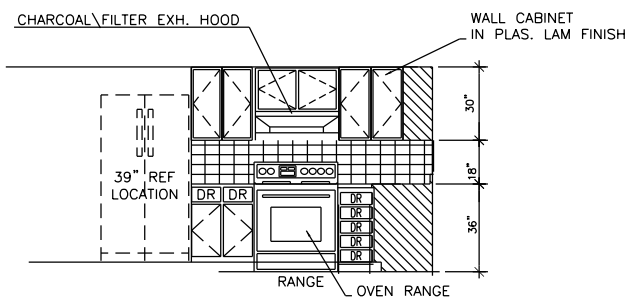
E2 SHOWER. ELEV.
SCALE: 1/2" = 1'-0"



E3 LAUNDRY ELEV.
SCALE: 1/2" = 1'-0"



E4 KITCHEN ELEV.
SCALE: 1/2" = 1'-0"



E5 KITCHEN ELEV.
SCALE: 1/2" = 1'-0"

Name: CALVIN RICHARDS
Signature: _____
Date: _____
License No. 2-6286-1L

CONSTRUCTION DOCUMENT INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"
P & C DIV
VIRGINIA
LAGOON COMPLEX
FREDERICKS, VA, VIRGINIA

Design Engineering
Architecture/Industrial Design and Construction Management
PO Box 1872
Kingshall, VA 00851
PH: 340-6908759

DESIGNED BY	CALVIN RICHARDS
CHECKED BY	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE

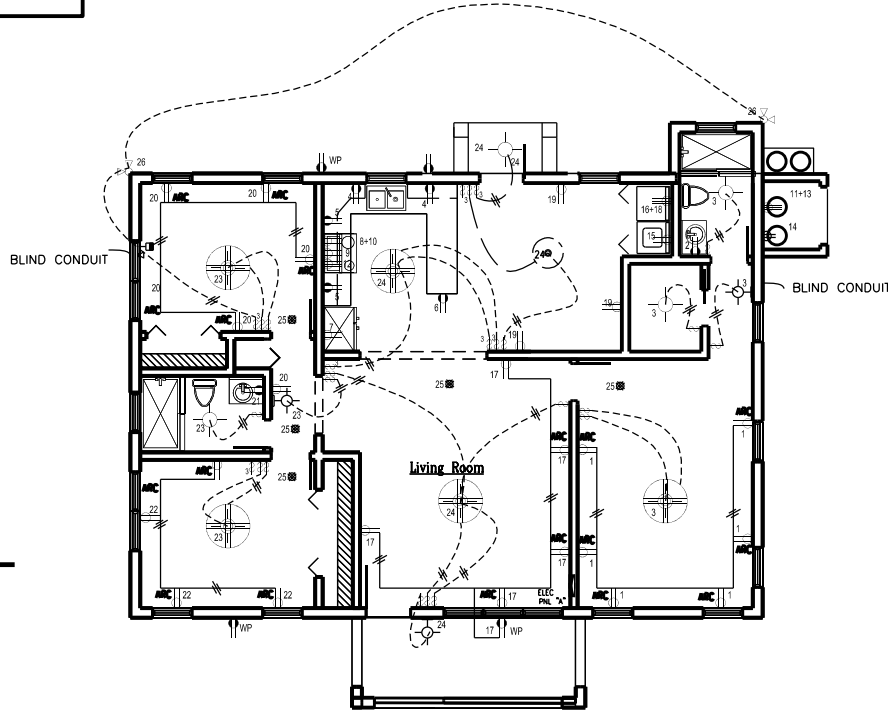
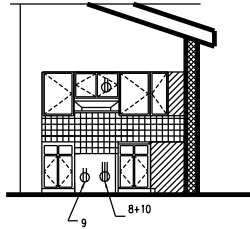
PLAN NUMBER
1151A

Sheet Number
8-16

NOTE:
ALL WORK SHALL COMPLY WITH THE 2018 IRC (INTERNATIONAL RESIDENTIAL CODE AND VI CODE)
ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2018 N.E.C. AND WAPA REQUIREMENTS
ALL PLUMBING WORK SHALL COMPLY WITH THE 2018 IPC (INTERNATIONAL PLUMBING CODE)

GROUNDING NOTE
ALL GROUNDING SHALL COMPLY WITH NATIONAL ELEC. CODES, AND LOCAL BUILDING CODES.

SMOKE DETECTORS ARE TO BE IN EACH BEDROOM & COMMON AREA, 110 VOLT, INTER-CONNECTED



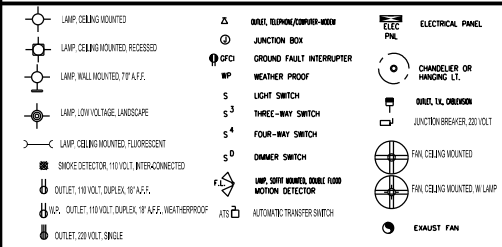
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE VIRGIN ISLAND 2017 N.E.C. CODE AND WAPA REQUIREMENTS.
2. ALL KITCHEN PLUGS TO BE ON GFI CIRCUIT.
3. PROVIDE A SEPARATE CIRCUIT FOR MICROWAVE OVEN.
4. ALL WIRING FOR INDOOR POWER AND LIGHTING SHALL BE SINGLE CONDUCTOR TYPE THHN WITH SIZE AS INDICATED ON THE DRAWINGS. ALL EXTERIOR POWER AND LIGHTING WIRING SHALL BE TYPE THWN WITH SIZE AS INDICATED ON THE DRAWINGS. MINIMUM WIRE SIZE SHALL BE #12 UNLESS OTHERWISE NOTED.
5. PULL BOXES SHALL BE FURNISHED & INSTALLED WHERE NECESSARY IN THE CONDUIT SYSTEM TO FACILITATE CONDUCTOR INSTALLATION. CONDUIT RUNS LONGER THAN 100 FEET OR WITH MORE THAN THREE 90 DEGREE BENDS SHALL HAVE A PULL BOX INSTALLED AT A CONVENIENT INTERMEDIATE LOCATION.
6. ALL DIMENSION AND CONDUIT ROUTING SHALL BE FIELD VERIFIED PRIOR TO INSTALLATION OF EQUIPMENT.
7. PROVIDE TELEPHONE OUTLETS AT THE LOCATIONS INDICATED ON THE DRAWINGS.
8. PROVIDE PANEL SCHEDULE TO CONFORM WITH THIS PLAN.
9. IN ACCORDANCE WITH NEC, SMOKE DETECTORS SHALL BE HARDWIRED INTO AN AC ELECTRICAL SOURCE AND SHALL BE EQUIPPED WITH A MONITORED BATTERY BACKUP IN ALL NEW CONSTRUCTION. A MONITORED BATTERY POWER SOURCE SHALL BE PERMITTED IN EXISTING CONSTRUCTION.
10. DISHWASHER RECEPTACLE IS WALL MOUNTED BRINDING UNIT, 6" ABOVE FLOOR FIN. FLOOR
11. RANGE AND OVEN OUTLET BOXES SHALL BE WALL MOUNTED 36" AFF
12. OUTLETS IN BEDROOM TO BE AFC PANEL
13. OUTLETS IN BATHROOM, KITCHEN, AND OUTSIDE OF BUILDING TO BE (GFI)

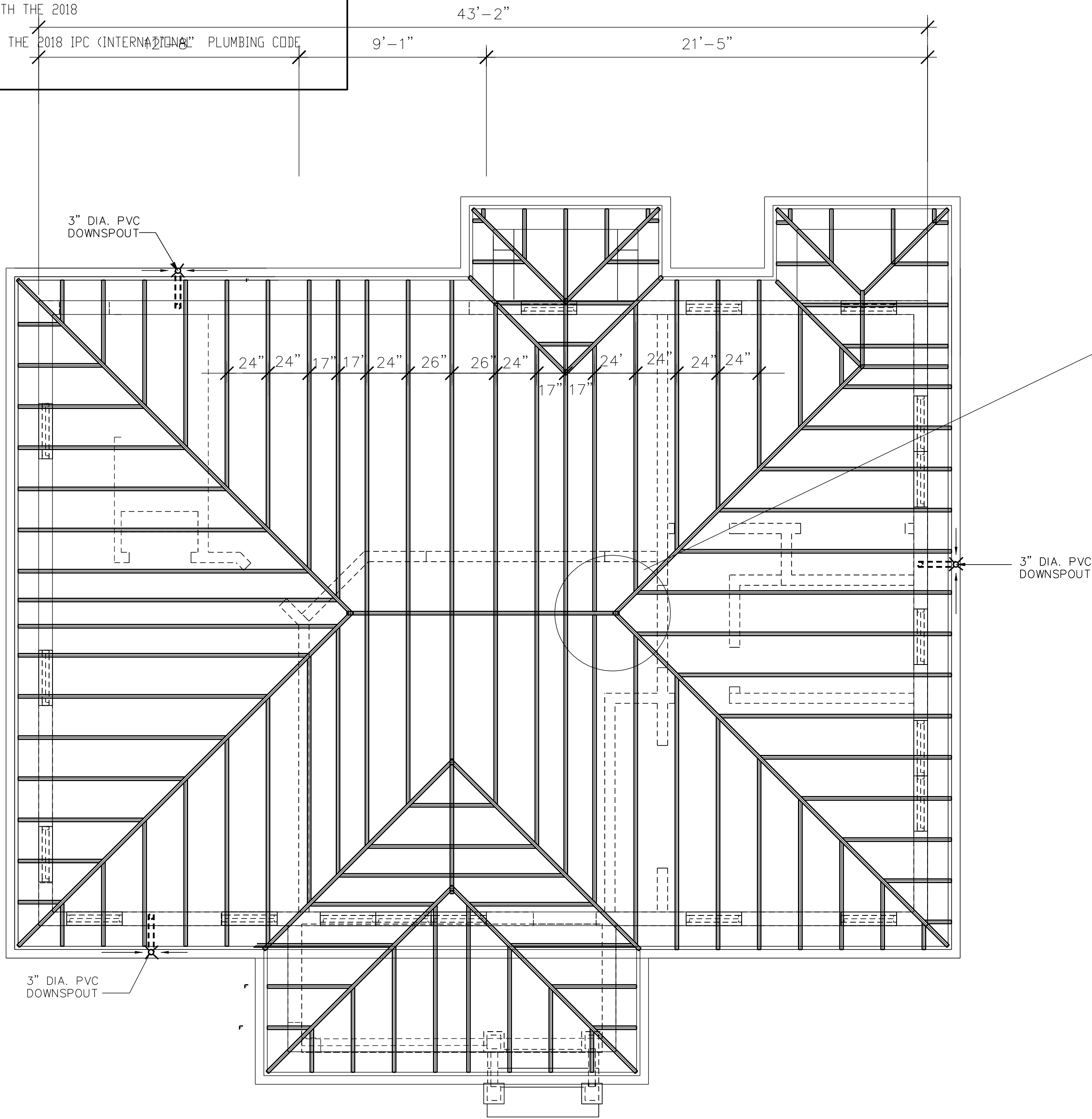


ELECTRICAL LEGEND



This document is the property of DESIGN ENGINEERING. Its acceptance constitutes an agreement that it shall be treated as confidential material, that it shall be returned upon request, and that the contents thereof shall not be disclosed, reproduced, or copied except by written permission of DESIGN ENGINEERING.

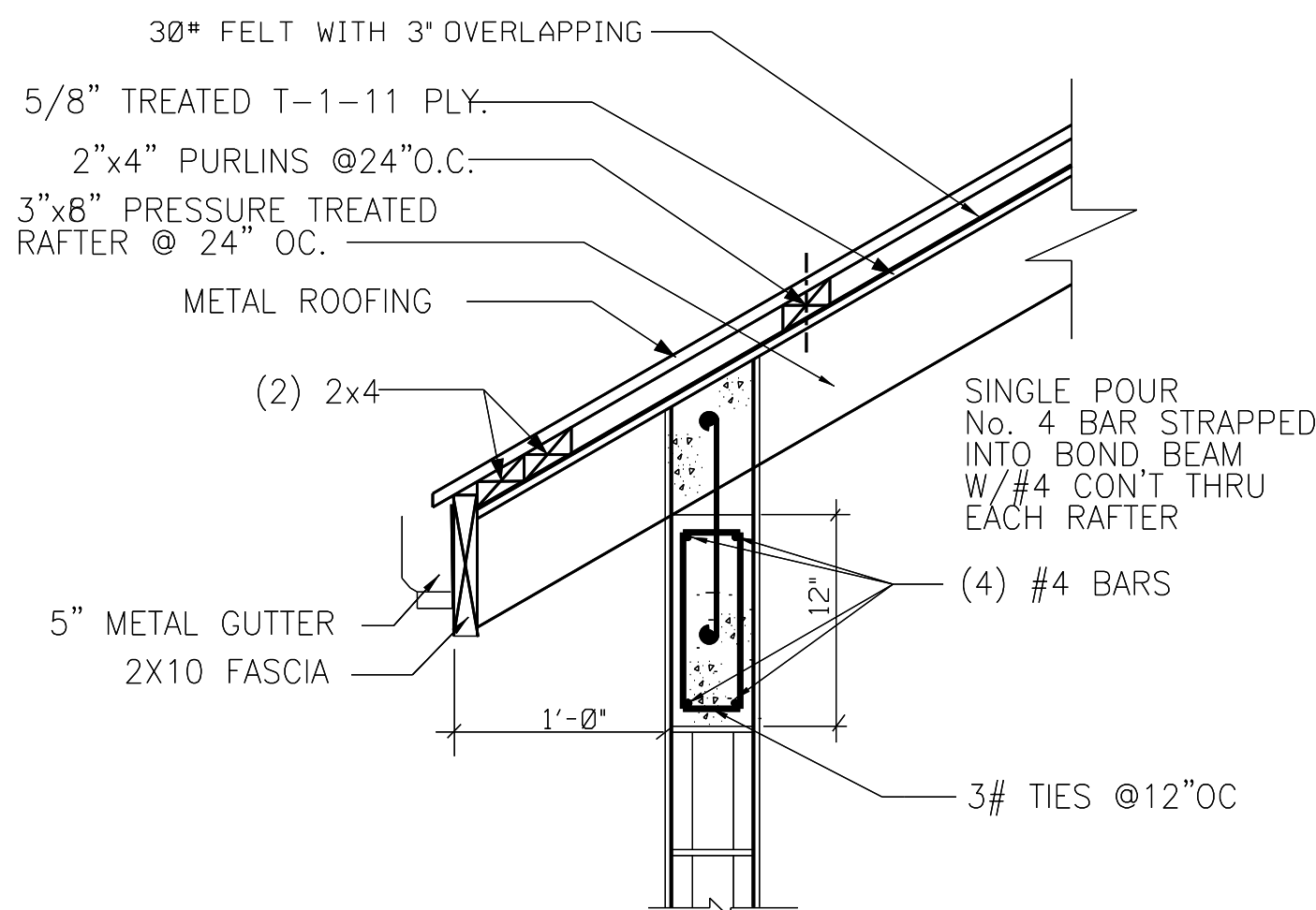
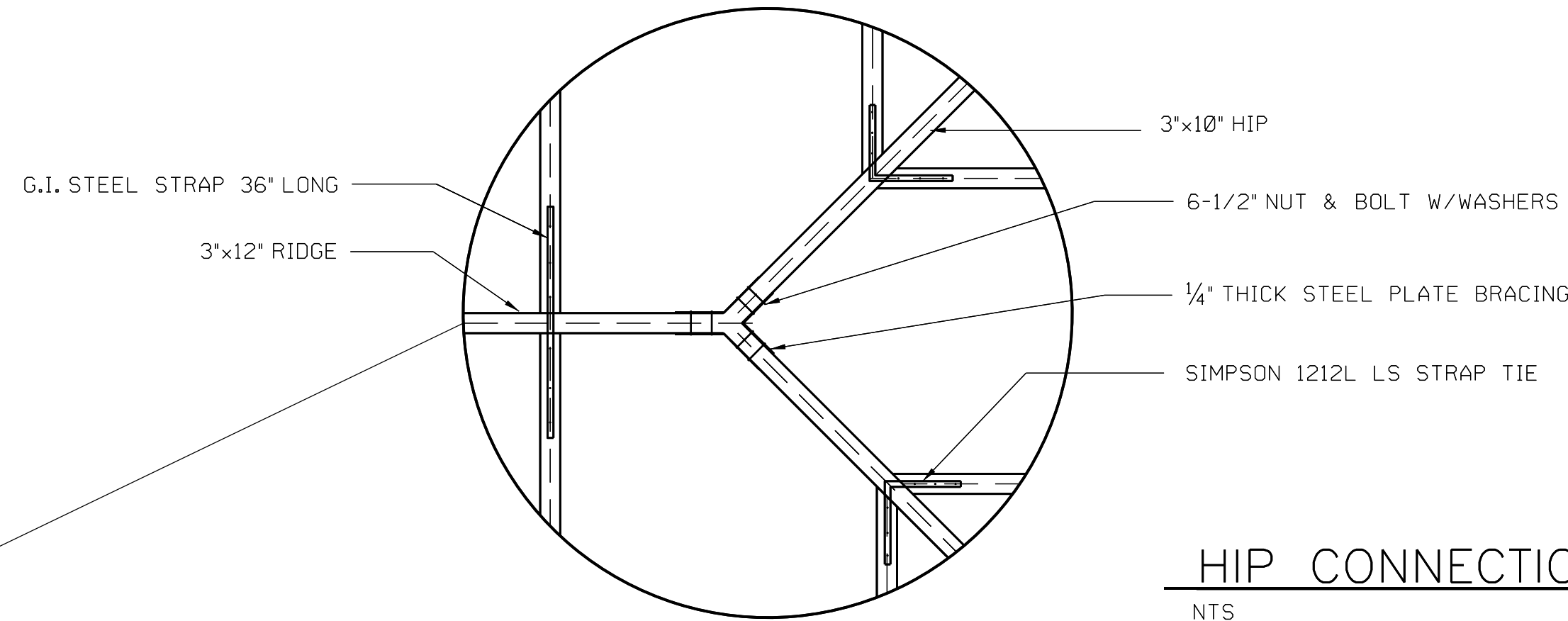
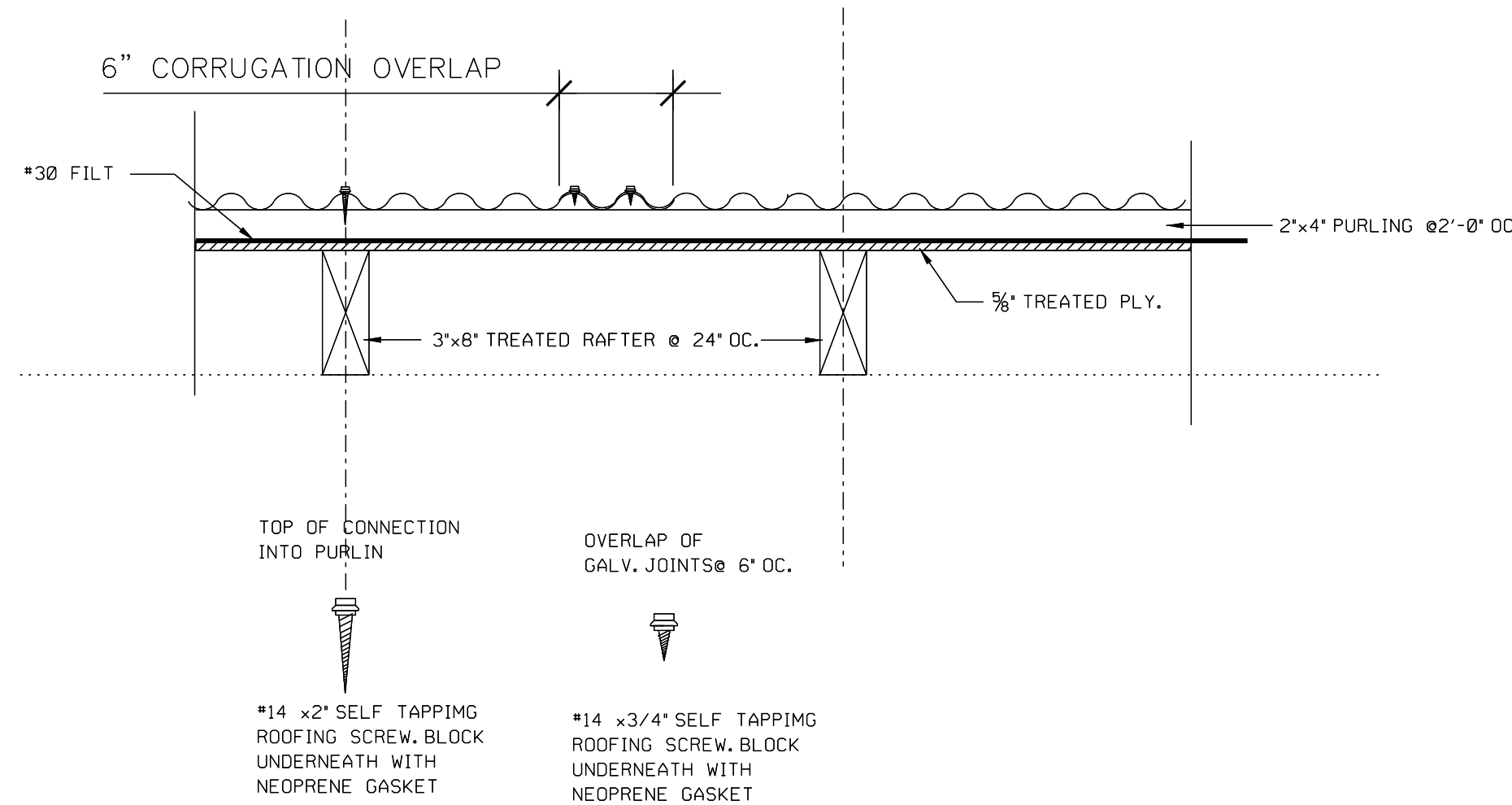
NOTE:
ALL WORK SHALL COMPLY WITH THE 2018 IRC (INTERNATIONAL RESIDENTIAL CODE
AND VI CODE.
ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2018
N.E.C. AND WAPA REQUIREMENTS
ALL PLUMBING WORK SHALL COMPLY WITH THE 2018 IPC (INTERNATIONAL PLUMBING CODE)



ROOF FRAMING PLAN

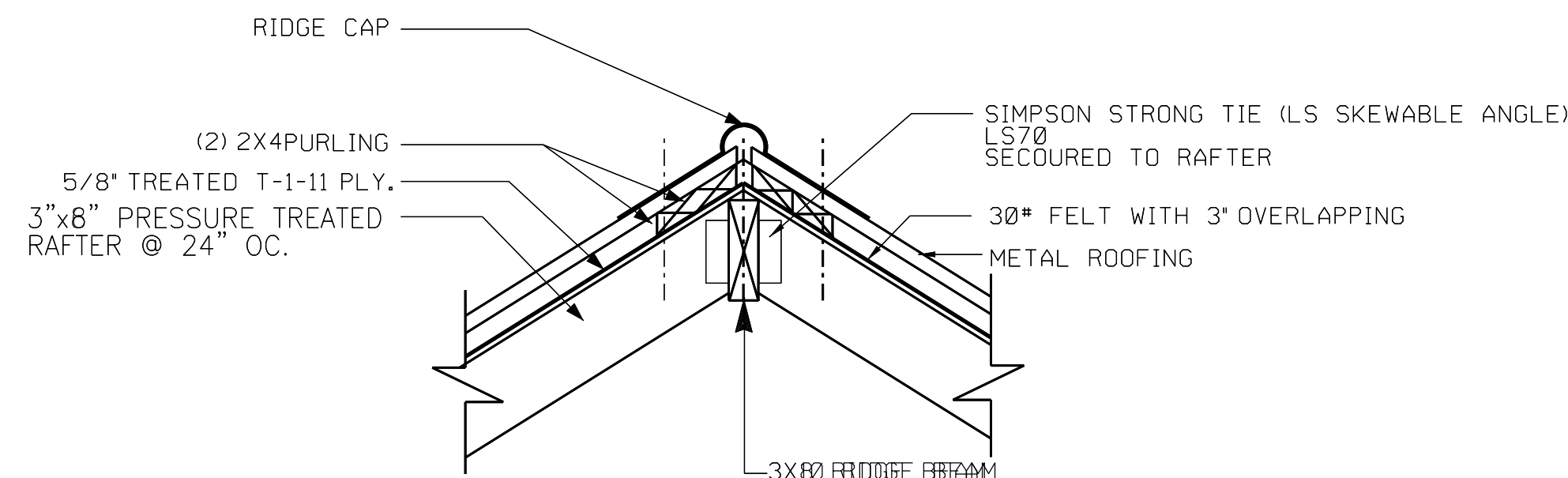
scale: $\frac{1}{4} = 1'-0"$

- NOTE:
1. SHEATING TO RAFTERS #7 SCREWS, $2\frac{1}{4}"$ @ 6" OC. OUTSIDE EDGES, AND 12" OC INTERIOR OF PLYWOOD SHEETING, #7 SCREWS, 2" WHERE SHEETING IS $\frac{3}{4}"$ OR LESS.
 2. PURLING TO RAFTERS, 10" SCREWS 4" LONG 12" PER PURLING OVER EACH RAFTER, OPTIONALLY, WHERE SHEETING IS $\frac{3}{4}"$ OR LESS #14 SCREWS, $3\frac{1}{2}"$ MAY BE USED
 3. ROOTING TO PURLINGS, #14 SCREWS, $2\frac{7}{32}"$ LONG @ 4" OC. @ RIDGE, EAVE, GABLES, AND HIPS 8" OC. ELSEWHERE.
 4. LAY FELT PARELLEL TO THE EAVES WITH A TWO INCH END LAP NAILED SUFFICIENTLY TO HOLD IT IN PLACE. LAP 3" HORIZONTAL AND 6" VERTICAL, MINIMUM.
 5. HIP, VALLEY AND RIDGE RAFTERS TO BE 3"x12" PRESSURE TREATED COMMON RAFTERS TO BE 3"x8" PT @ 24" ON CENTER MAX. FASCIA TO BE 2"x10" PT



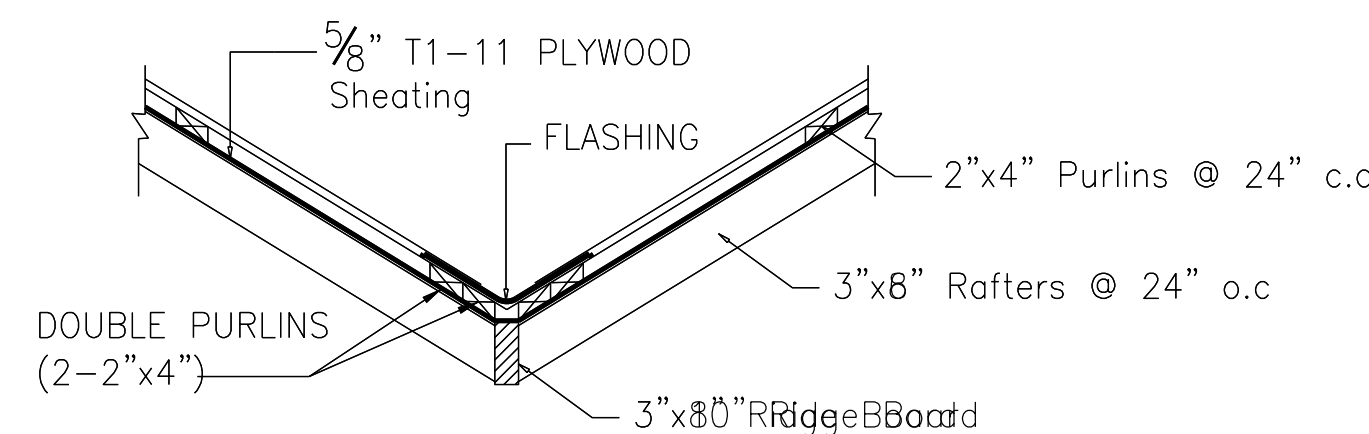
R1 FRAMING DETAIL

NTS



R2 RIDGE DETAIL

(NTS)



R3 TYPICAL VALLEY DETAIL

scale: $\frac{1}{2} = 1'-0"$

Name: CALVIN RICHARDS
Signature: _____
Date: _____
License No. 2-6266-1L

CONSTRUCTION DOCUMENT

ROOF FRAMING PLAN

P & C DIV

VIHFA
LAGOON COMPLEX
FREDERIKSTED, ST. CROIX

SCALE: $\frac{1}{4} = 1'-0"$

Design Engineering

Architectural/Industrial Design and Construction Management
P.O. Box 1872
Kingshill, VI 00851
PH: 340-6908759

DRAWN BY CALVIN RICHARDS

CHECKED BY VIHFA

DATE

DATE

REVISION

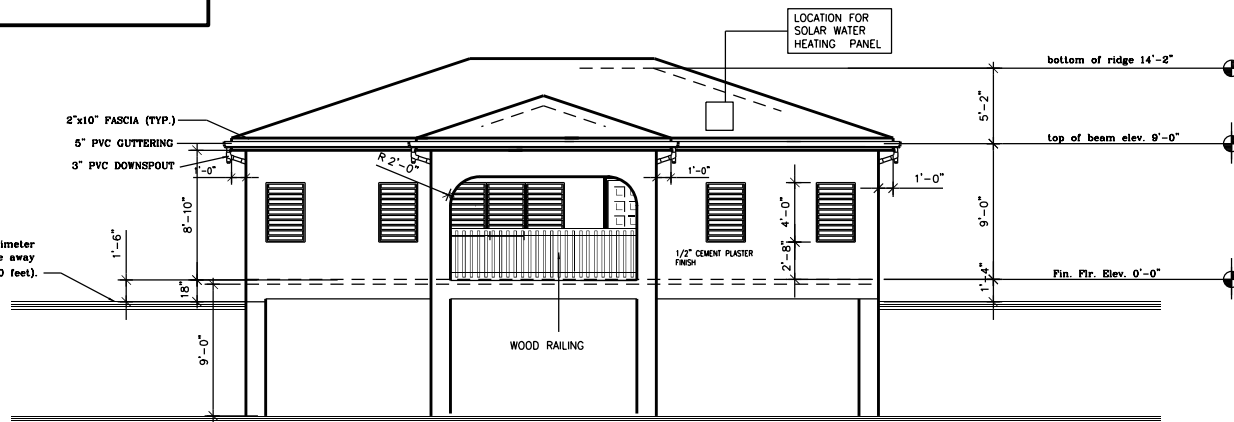
PLAN NUMBER

1151A

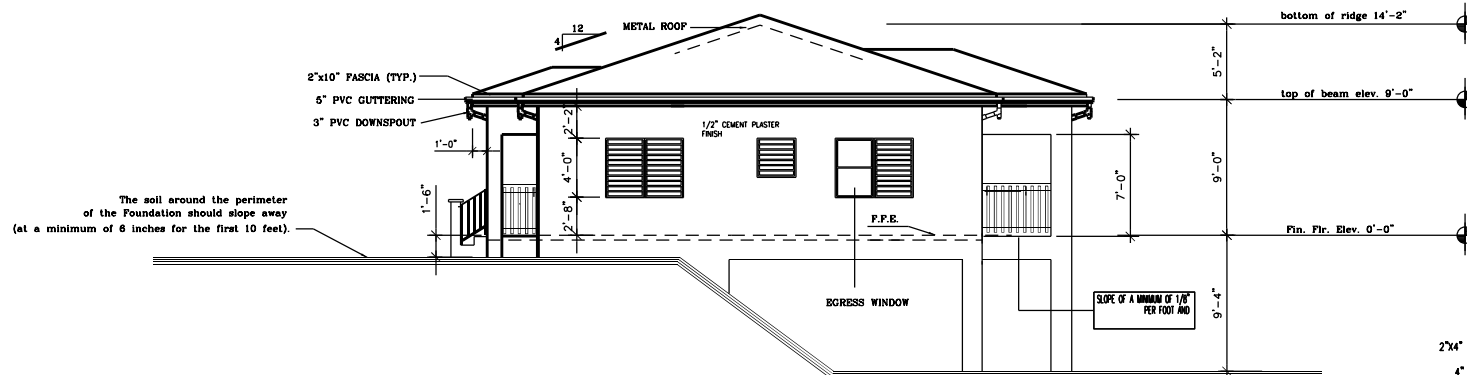
SHEET NUMBER

11-16

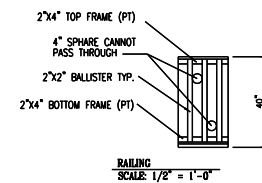
This document is the property of OCSN ENGINEERING. Its acceptance constitutes an agreement that it shall be treated as confidential material, that it shall be returned upon request, and that the contents thereof shall not be disclosed, reproduced, or copied except by written permission of OCSN ENGINEERING.



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



This document is the property of DESIGN ENGINEERING, Inc. Its acceptance constitutes an agreement that it shall be retained upon request, and that the contents thereof shall not be disclosed, reproduced, or copied except by written permission of DESIGN ENGINEERING.

NOTE:
ALL WORK SHALL COMPLY WITH THE 2018 IRC (INTERNATIONAL RESIDENTIAL CODE
AND VI CODE
ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2018
NEC AND NAPA REQUIREMENTS
ALL PLUMBING WORK SHALL COMPLY WITH THE 2018 IPC (INTERNATIONAL PLUMBING CODE



Name: CALVIN RICHARDS
Signature: _____
Date: _____
License No. 2-6286-1L

CONSTRUCTION DOCUMENT ELECTRICAL PLAN
P & C DIV
VIHFA
LAGOON COMPLEX
FREDERICKSBURG, VA, CHINA

SCALE: 1/4" = 1'-0"

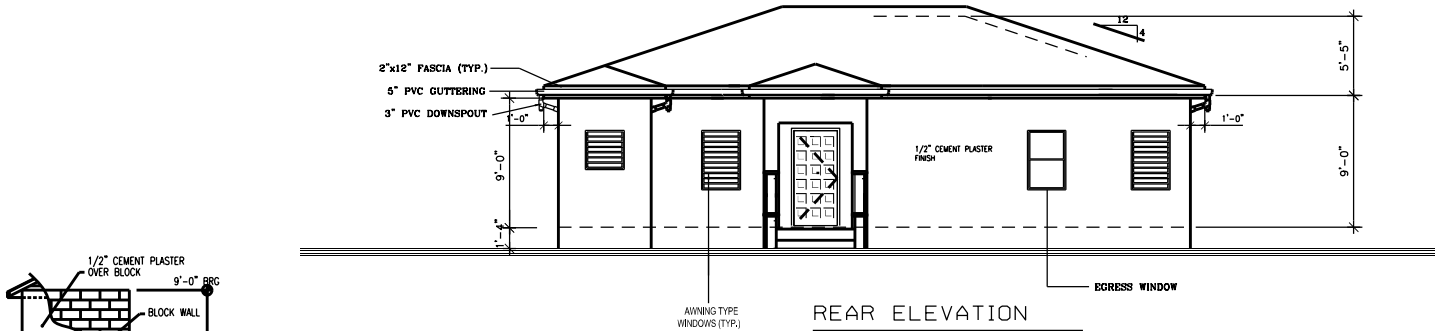
Design Engineering
Architecture/Interior Design and Construction Management
PO Box 1872
Kingshall, VA 00851
PH: 340-6908759

DESIGNED BY: CALVIN RICHARDS
CHECKED BY: _____
DATE: _____
DATE: _____

PLAN NUMBER
1151A

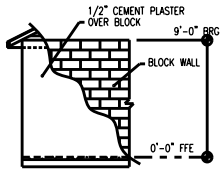
SHEET NUMBER

13-16

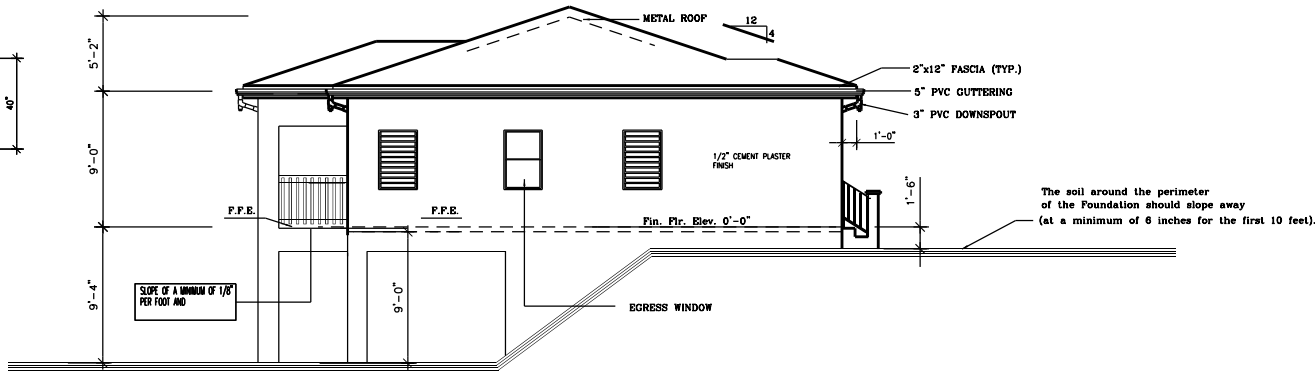
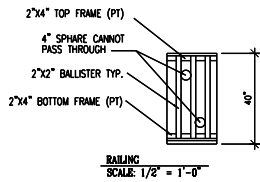


REAR ELEVATION

SCALE: 1/4" = 1'-0"

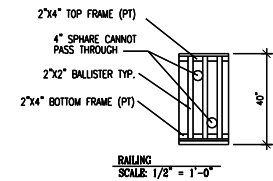


TYPICAL STUCCO DETAIL
SCALE: 1/4" = 1'-0"



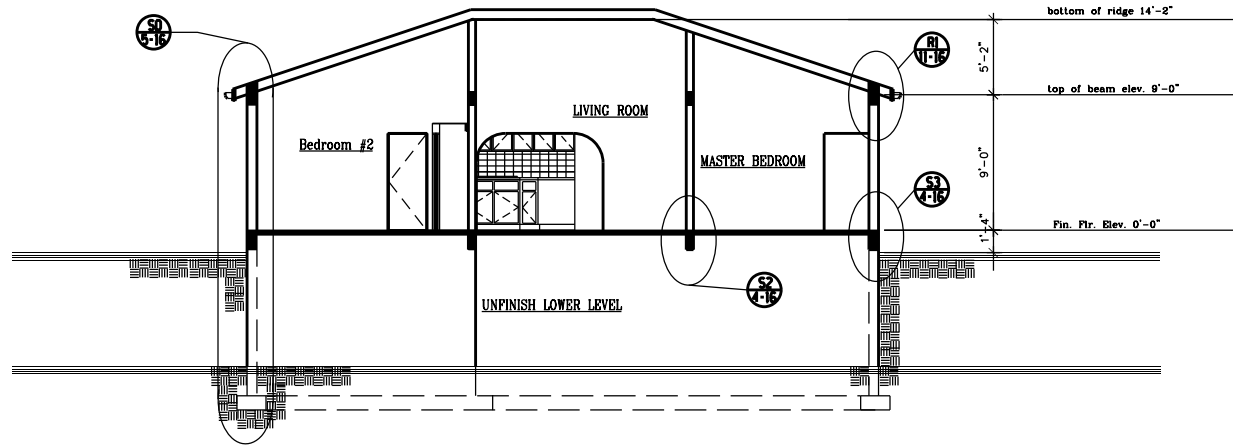
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

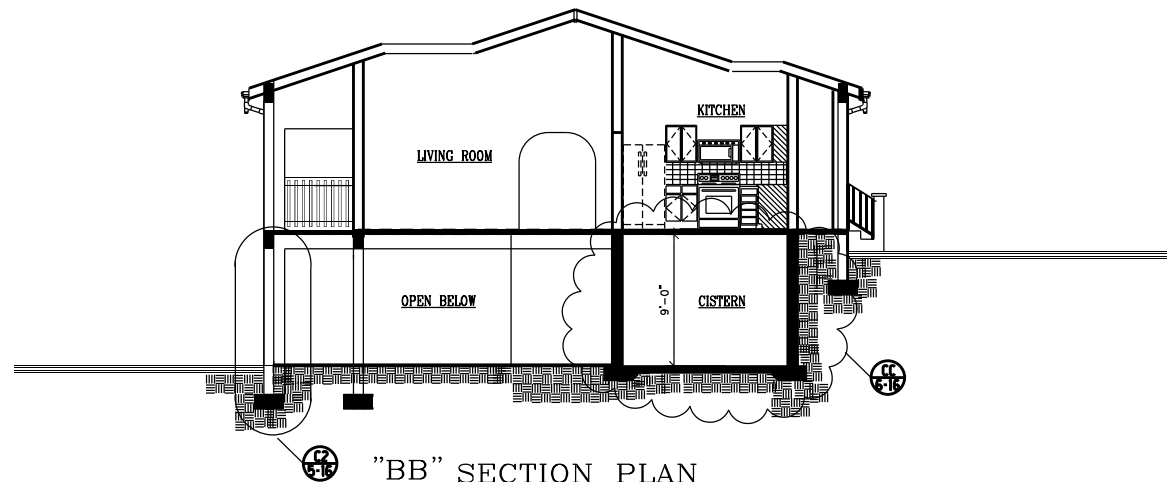


RAILING
SCALE: 1/2" = 1'-0"

NOTE:
ALL WORK SHALL COMPLY WITH THE 2018 IRC (INTERNATIONAL RESIDENTIAL CODE
AND VI CODE.
ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2018
N.E.C. AND WAPA REQUIREMENTS
ALL PLUMBING WORK SHALL COMPLY WITH THE 2018 IPC (INTERNATIONAL PLUMBING CODE



"AA" SECTION PLAN
SCALE: 1/4" = 1'-0"



"BB" SECTION PLAN
SCALE: 1/4" = 1'-0"

Name: CALVIN RICHARDS
Signature: _____
Date: _____
License No. 2-6286-1L

CONSTRUCTION DOCUMENT CROSS SECTION
P & C DIV
VIHFA
LAGOON COMPLEX
FREDERICKSBURG, VA 22405

SCALE: 1/4" = 1'-0"

Design Engineering
Architecture/Industrial Design and Construction Management
PO Box 1872
Kingshill, VA 22085
PH: 340-6908759

DESIGNED BY	CALVIN RICHARDS
CHECKED BY	_____
DATE	_____
SCALE	1/4" = 1'-0"
PROJECT	LAGOON COMPLEX
DATE	_____
BY	_____
CHECKED	_____
DATE	_____

1151A

14-16

[illegible]

NOTE:

1. PROVIDE STAINLESS STEEL FASTENERS.
2. ALL WINDOWS TO HAVE SCREEN.

[illegible]

1. BEST F109 6K SERIES KEYPED ENTRANCE LOCKSET W/ #6 TULIP KNOB, 1 $\frac{1}{2}$ " PAIR S.S. BUTT HUNGES, PEMCO 255A ALUM. THRESHOLD & #184-1 STOP, FLOOR MTD. ALUM DOOR STOP W/ HOLD OPEN HOOKS.
2. BEST F7G 6K SERIES PRIVACY LOCKSET W/ TULIP KNOB, 1 PAIR 3 $\frac{1}{2}$ " STL. BUTT HUNGES, WALL MOUNTED DOOR STOP.
3. OVERHEAD ALUMINUM TRACK AND ROLLERS, WOOD PULL KNOBS, FLOOR PIVOTS.
4. BEST F109 6K SERIES KEYPED ENTRANCE LOCKSET W/ TULIP KNOB, DUMMAY TRIM AT INACTIVE LEAF'S PAIR 4" S.S. BUTT HUNGES, 6" GALV. STL. SURFACE MOUNT TOP & BOTTOM BOLTS AT INACTIVE LEAF PEMCO255A ALUM. THRESHOLD & 184-1 STOP, VINYL SWEEP.
5. BEST F75 PASSAGE LOCKSET W/ TULIP KNOB, 1 PAIR 3 $\frac{1}{2}$ " STL. BUTT HUNGES.
6. BEST F109 6K SERIES KEYPED ENTRANCE LOCK W/ TULIP KNOB, DUMMAY TRIM AT INACTIVE DOOR PIVOT HINGES, TOP & BOTTOM FLUSH BOLTS AT INACTIVE DOOR AND SWEEP PER MANUF. STANDARD, PEMCO 255 ALUM. THRESHOLD FLOOR MOUNTED ALUM W/ RUBBER PAD DOOR STOP, HOLD OPEN HOOK ALUM. VINYL DOOR SWEEP.
7. HARDWARE PER MANUFACTURER'S STANDARD.

NOTE:

1. MAIN DOOR SHALL BE WOOD GRAIN TEXTURED, PRIME RAISED
2. PUMP AND HEATER SHED
 - a. Build & install wooden access doors to secure the hot water heater and pressure tank from theft.
 - i. Build as casement shutters, 2 layers of 1x6 PT wood T&G glued and screwed together.
 - ii. All joints caulked and all exposed edges primed and painted.
3. Provide and install 3x6 PT wood frame on each side of the Pump Shed entry.
- iii. Provide and install 6" galvanized strap w/ pinlets, 2 per door. Install door such that it is set back at least 3/4" from the roof edge.
 - i. Pinlets should be installed on the front edge as shown in the attached Utility Area Drawing/Design.
- iv. Provide & install large galvanized hasp with lock and key. Properly install hasp such that it cannot be unscrewed while locked.



— 6 PANEL
FIBERGLASS REINF.
PLASTIC DOOR.



SCALE: 1/4" = 1'-0"

CONSTRUCTION DOCUMENT

WINDOW & DOOR SCHEDULE

P & C DIV

VIHFA

LAGOON COMPLEX

PRESIDENTIAL - 11 - CROWN

ORDER BY CALVIN RICHARDS	
CHECKED BY	
DATE	
DATE	DESCRIPTION

1151A
15-16

HOT WATER HEATER

LOWER LEVEL AND UPPER LEVEL TYPE	CAPACITY	EFFICIENCY	INSULATION CONDUCTIVITY
----------------------------------	----------	------------	-------------------------

LOWER LEVEL AND UPPER LEVEL TYPE	CAPACITY	EFFICIENCY	INSULATION CONDUCTIVITY
ELECTRICAL STORAGE HOT WATER HEATER	40 GAL	0.96	R= 3 minimum
OR SOLAR	40 GAL		R= 3 minimum
OR TANKLESS	40 GAL	0.85	R= 3 minimum

BEDROOM 1 EXHAUST FAN	Energy consumed by fan and pumps	1.4cfm/watt
-----------------------	----------------------------------	-------------

Name: CALVIN RICHARDS
Signature: _____
Date: _____
License No. 2-6266-1L

SCALE: 1/8" = 1'-0"	CONSTRUCTION DOCUMENT	FOUNDATION PLAN
P&C DIV		VIHFA LAGOON COMPLEX

Design Engineering
Architectural/Industrial Design and Construction Management
PO Box 1872
Kingshill, VI 00851
PH: 340-6908759

[illegible]

1151A

16-16