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MODIFICATIONS OF THE ELDRA SHULTERBRANDT LONG TERM HEALTH CARE FACILITY ANNEX BUILDING AT PARCEL 6A ANNA'S RETREAT ST. THOMAS, VIRGIN ISLANDS

GRANT NO. D12AP00350 (VI-CIP-2012-4)

Hon. John P. deJongh, Jr.
Governor

Hon. Gregory R. Francis
Lieutenant Governor

Hon. Darice S. Plaskett, RN, MPA, FACHE
Commissioner of Health

Hon. Lynn A. Millin Maduro
Commissioner of Property & Procurement

Hon. Darryl A. Smalls, PE
Commissioner of Department of Public Works

PREPARED BY

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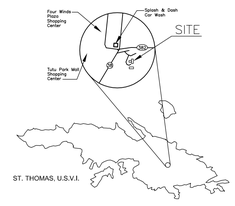

LOCATION MAP
NOT TO SCALE

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GENERAL LANDSCAPE NOTES

1) ALL ON-SITE EXISTING CONDITIONS INCLUDING SURFACE AND SUBSURFACE UTILITIES, GRADES, DIMENSIONS AND SOIL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL PLANS PREPARED BY OTHERS THAT AFFECT THE LANDSCAPE AND IRRIGATION WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

2) EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, FURNISHINGS AND EXISTING PLANTING AREAS TO REMAIN INCLUDING LAWN. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSON OR PROPERTY THAT MAY OCCUR AS A RESULT OF NEGLIGENCE IN THE EXECUTION OF THE CONTRACTOR'S WORK.

3) THE CONTRACTOR SHALL INTERFACE WITH OTHER WORK BEING PERFORMED BY OTHER CONTRACTORS. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND THEIR SUBCONTRACTORS. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT THEIR WORK DOES NOT IMPACT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.

4) PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS AND MAKE ARRANGEMENTS WITH THE ARCHITECT AND OWNER'S REPRESENTATIVE TO REVIEW AND MUTUALLY FIELD TAG AGREED UPON PLANT MATERIALS AT LEAST 2 WEEKS PRIOR TO DELIVERY TO FREIGHT FORWARDER.

5) ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. ALL CONTAINER AND TREE CALIPER SIZES ARE MINIMUM. CONTAINER OR CALIPER SIZE MAY BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.

6) PLANT SUBSTITUTIONS WILL BE PERMITTED WITH PRIOR APPROVAL FROM THE ARCHITECT. IF SPECIFIED PLANT MATERIALS ARE NOT AVAILABLE, IDENTIFY THE EXTENT AND QUANTITY IN WRITING TOGETHER WITH A RECOMMENDED SUBSTITUTION THAT MEETS OR EXCEEDS THE INITIAL REQUIREMENT.

7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING VEGETATION AS REQUIRED AND PREPARING PLANTING AREAS PRIOR TO INSTALLATION OF PLANT MATERIALS.

8) THE LANDSCAPE CONTRACTOR SHALL TEST PROJECT SOILS TO VERIFY THAT THE SOILS ON-SITE ARE ACCEPTABLE FOR PROPER GROWTH OF PLANT MATERIALS AND ADEQUATE DRAINAGE IN PLANT BEDS AND PLANTERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION, AND PROCUREMENT OF EXISTING ON-SITE SOIL SAMPLES WITH THE ARCHITECT. REPRESENTATIVE SAMPLES SHALL BE SUBMITTED TO A CERTIFIED TESTING LABORATORY FOR ANALYSIS. THE FINDINGS, TOGETHER WITH RECOMMENDATIONS FOR AMENDING THE SOILS SHALL BE REVIEWED AND APPROVED BY THE OWNER, ARCHITECT, AND BCR PRIOR TO DELIVERY AND INSTALLATION OF PLANT MATERIALS AT THE JOB.

9) THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH HARDPAN AND COMPACTED FILL SHALL BE ACCOMPLISHED TO INSURE DRAINAGE.

10) ALL PLANTING BEDS SHALL BE STAKED IN ACCORDANCE WITH THE PLANS AND APPROVED BY THE ARCHITECT PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL PROVIDE STAKES OR IRRIGATION FLAGS TO LOCATE THE EDGES OF ALL SHRUB AND GROUNDCOVER PLANT BEDS AND INDIVIDUAL TREES AND PALMS. IF EXISTING CONDITIONS DO NOT ALLOW THE DESIGN TO BE LAID OUT AS SHOWN, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

11) ALL PROPOSED TREES SHALL BE INSTALLED EITHER ENTIRELY IN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED OUTLINES SHALL NOT BE OBSTRUCTED AND SHALL BE SMOOTH AND FLOWING. IF TREES ARE LOCATED OUTSIDE PLANTING BEDS IN SOD AREAS, MAINTAIN A MINIMUM 3' WIDE OFFSET TO ALLOW FOR MOWERS TO MANEUVER.

12) THE PLANT QUANTITIES SHOWED ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.

13) THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXTENT OF SOD WORK IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING GRASS SOD IN THE AREAS SHOWN ON THE PLAN IN SUFFICIENT QUANTITY TO PROVIDE FULL COVERAGE. ADDITIONAL SOD REQUIRED WILL BE ADJUSTED BASED ON A SQUARE FOOTAGE UNIT PRICE. AREAS TO BE SODDED SHALL BE AMENDED PER SOILS REPORT TO PROVIDE REQUIRED NUTRIENTS AND SOIL PH OF BETWEEN 6.0 AND 7.0.

14) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PLANTS, SPACED AS SPECIFIED ON THE PLANT LIST. WHEN INSTALLING SHRUBS IN PLANTING BEDS, SPACING OF MATERIAL SHALL TAKE PRECEDENCE OVER QUANTITY OF MATERIALS INDICATED FOR PLANTING AREAS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF SUCH SITUATIONS ARISE. SHRUB AND GROUNDCOVER SPACING IS GENERALLY INDICATED ON THE PLANT LIST FOR ALL 'MASS PLANTINGS'. ACCENT SHRUBS AND TREES THAT ARE NOT PART OF MASS PLANTINGS SHALL BE SPACED AS SHOWN ON THE PLANS.

15) THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL INSTALLED PLANT MATERIALS. THE CONTRACTOR SHALL REMOVE ALL STAKING MATERIALS THE END OF THE GROW-IN PERIOD AND DISPOSE OFFSITE.

16) ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 3" THICK MULCH RING PLACED AROUND THE BASE OF THE TRUNK. THE LANDSCAPE SCOPE OF WORK INCLUDES MULCHING AS AN INTEGRAL PART THE PROJECT.

GENERAL LANDSCAPE NOTES (CONT.)

17) ALL PLANT MATERIALS SHALL RECEIVE ADEQUATE WATERING BY THE LANDSCAPE CONTRACTOR AS REQUIRED UNTIL THE LANDSCAPE IRRIGATION SYSTEM IS FULLY OPERATIONAL AND UNTIL FINAL ACCEPTANCE BY OWNER.

18) ALL EXISTING PLANT BEDS TO REMAIN WITHIN THE CONSTRUCTION LIMIT LINE SHALL BE LEFT UNDISTURBED. EXISTING TREES TO REMAIN, AS NOTED ON THE DRAWINGS, SHALL BE LEFT UNDISTURBED AND PROTECTED BY WOODEN BARRICADES ERECTED AT THE PERIMETER OF THE TREE DRIP LINE (S). NO VEHICLE SHALL TRAVERSE THIS AREA NOR SHALL ANY STORAGE OF MATERIALS OR EQUIPMENT BE PERMITTED WITHIN THE AREA OF THE TREE DRIPLINE(S). ANY EXISTING PLANT BEDS OR TREES DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED BY THE RESPONSIBLE PARTY AT THEIR OWN EXPENSE.

19) NO TREES SHALL BE PLANTED WITHIN DESIGNATED UTILITY CORRIDORS, PUBLIC RIGHT OF WAY NOR ANY PLANTS LOCATED WITHIN FOUR FEET (4') OF ANY SWALE CENTERLINE IDENTIFIED ON THE DRAWINGS. FIELD ADJUST AS NECESSARY AND REVIEW ADJUSTMENTS WITH THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

20) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AND EXCAVATED BACKFILL OFF-SITE ON A DAILY BASIS AT NO ADDITIONAL COST TO THE OWNER.

21) SEE LANDSCAPE SPECIFICATIONS FOR FURTHER REQUIREMENTS.

GENERAL GRADING NOTES

1) THE CONTRACTORS SHALL BE REQUIRED TO PROVIDE ALL EARTHWORK AND SITE GRADING NECESSARY TO ACHIEVE THE FINISHED GRADES NOTED ON THE GRADING PLANS ACCORDING TO THE SPECIFICATIONS.

2) NUMEROUS UNDERGROUND UTILITIES, CONDUIT, SLEEVES, DRAINAGE PIPES, ETC., HAVE BEEN PREVIOUSLY INSTALLED OR SCHEDULED FOR FUTURE INSTALLATION BY OTHERS. CONTRACTOR SHALL COORDINATE AND WORK CLOSELY WITH OTHER CONTRACTORS, TRADES, AND THE OWNER'S REPRESENTATIVE TO AVOID DAMAGE TO THESE UNDERGROUND AND AT GRADE ELEMENTS. ANY DAMAGES SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.

3) FINISHED GRADE IN PLANTING BED AREAS SHALL BE 2" TO 3" BELOW THE FINISHED ELEVATIONS SHOWN FOR ALL HARDSCAPE SURFACES (SEE DETAILS FOR VARYING CONDITIONS).

4) ALL UTILITIES, SLEEVES, MANHOLES, OUTFALL STRUCTURES, SWALES, AND OTHER STRUCTURES OR TOPOGRAPHICAL FEATURES SHALL BE FIELD STAKED AND VERIFIED PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY EXISTING UTILITY WHICH NEEDS TO BE RAISED TO MATCH FINISHED GRADES SHOWN IN THE DRAWINGS.

5) ALL FILL REQUIRED SHALL BE CLEAN, WELL DRAINING SOIL. FILL SHALL BE CLEAN AND FREE OF ALL MATERIAL HARMFUL TO PLANT GROWTH AND DELETERIOUS MATERIAL SUCH AS ROCKS (LARGER THAN 2" DIA.), COMPACTED CLAY, ROADBED OR SURFACING MATERIAL, MARL, ROOTS, BRANCHES, ETC.

6) CONTOURS FOR BERMING SHALL BE SMOOTH, CONTINUOUS ARCS. SIDE SLOPES SHALL BE SMOOTH AND EVEN IN TRANSITION AND VOID OF DEPRESSIONS AND SURFACE IRREGULARITIES. ALL BERMS SHALL HAVE A MAXIMUM SIDE SLOPE OF THREE FEET (3') HORIZONTAL TO ONE FOOT (1') VERTICAL (IE, 3 TO 1), UNLESS OTHERWISE NOTED.

7) MAXIMUM SIDEWALK SLOPE SHALL BE 10% (10' TO 1'). MINIMUM SIDEWALK SLOPE SHALL BE 1%. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2% PITCHED TOWARD DRAINAGE STRUCTURES.

8) ALL PAVEMENT AND LANDSCAPE AREAS OF THE PROJECT SHALL POSITIVELY DRAIN TO DRAINAGE STRUCTURES.

9) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION PROTECTION AND SLOPE STABILIZATION BY OWNER-APPROVED MEANS.

10) GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FENCES, BARRICADES, AND SEDIMENT CONTROL DEVICES AS WELL AS MAINTAIN AND REPAIR ANY DAMAGE WHICH MAY IMPEDE THEIR EFFECTIVENESS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

11) BOUNDARY BETWEEN CUT/FILL SLOPES AND EXISTING GRADES SHOULD BE ROUNDED TO CREATE A NATURAL APPEARANCE WHERE POSSIBLE.

GENERAL SITE LIGHTING NOTES

1) ALL LIGHTING SHALL BE INSTALLED BY A LICENSED ELECTRICAN(S) IN CONFORMANCE WITH ALL APPLICABLE REGULATORY CODES. THE CONTRACTOR AND/OR ELECTRICIAN SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO INSTALLATION.

2) THE CONTRACTOR AND/OR ELECTRICIAN SHALL PROVIDE SUBMITTALS AND/OR SHOP DRAWINGS OF ALL FIXTURES FOR APPROVAL BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

3) ALL LIGHTING SHALL BE PROVIDED AS IDENTIFIED ON THE DRAWINGS AND/OR IN THE SPECIFICATIONS. NO SUBSTITUTIONS IN MATERIALS OR MANUFACTURER SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.

4) THE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL SPECIFIED LIGHTING UNITS SHOWN ON THE PLAN AND OBTAIN THE OWNER'S WRITTEN APPROVAL PRIOR TO INSTALLATION.

5) THE CONTRACTOR SHALL INSTALL ALL LIGHT FIXTURES PER THE MANUFACTURER'S RECOMMENDATIONS.

6) LIGHTING SYSTEM SHOULD ALLOW ADDITIONAL JUNCTION BOXES FOR DIRECTIONAL SIGNS, FUTURE EXPANSION AND TEMPORARY LIGHTING NEEDS.

7) COORDINATE LIGHT CONDUIT, TRENCHING, AND BACKFILL WITH IRRIGATION, AND OTHER UTILITIES AS REQUIRED.

8) LOCATE CONDUITS NEAR EDGE OF PLANTING AREAS TO AVOID CONFLICT WITH PLANTING INSTALLATION.

GENERAL SITE FURNISHINGS NOTES

1) THE CONTRACTOR TO PROVIDE THE FOLLOWING SUBMITTALS:
   - ALL MANUFACTURER'S DATA INCLUDING DIRECTIONS OR RECOMMENDATIONS FOR INSTALLATION, METHODS, PROCEDURES AND MAINTENANCE.
   - COMPLETE SHOP DRAWINGS FOR ALL SITE FURNISHINGS INDICATING ALL DETAILS OF FABRICATION AND INSTALLATION INCLUDING SIZES, SHAPES, FINISHES, COLORS, THICKNESS, MATERIAL QUALITY AND ALL OTHER RELATED WORK APPLICABLE TO THE SITE FURNISHINGS.
   - SUBMIT COLOR SAMPLES FOR APPROVAL BY THE OWNER.

2) DELIVER ALL MATERIALS WITH MANUFACTURER'S TAGS AND LABELS INTACT IN CLEAN, DRY AND PROTECTED LOCATIONS.

3) STORE AND HANDLE ALL SITE FURNISHINGS SO AS TO AVOID DAMAGE.

4) ALL SITE FURNISHINGS SHALL BE PROVIDED BY THE CONTRACTOR INCLUDING ORDERING, SHIPPING, DELIVERY, UNPACKING, AND INSTALLING ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS DETAILED ON THE DRAWINGS. THE CONTRACTOR SHALL VERIFY INSTALLATION PROCEDURE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLING.

5) ALL SITE FURNISHINGS LOCATIONS ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEING PLACED ON SITE.

6) ALL SITE FURNISHINGS SHALL BE GUARANTEED BY THE CONTRACTOR FREE OF DEFECTS, CRACKS, CHIPS, STAINS AND SHALL BE COMPLETELY CLEAN AND FREE OF DAMAGES UPON FINAL PLACEMENT AND APPROVAL.

REVISIONS

NO:	DATE:	REMARKS

CONSULTANTS

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ELDRA SHULTERBRANDT ANNEX
LONG TERM HEALTH CARE
REHABILITATION FACILITY
PARCEL 6A ANNA'S RETREAT
ST. THOMAS, U.S.V.I

DATE:	6-4-14
DRAWN BY:	K.R.B
CHECKED BY:	K.R.B
APPROVED BY:	J.P.W.

PROJECT NO: 13-016B

CONTRACT NO:

SHEET NO:

L0.0

GENERAL NOTES

CERTIFIED ARCHITECT
JOHN WOODS
437 A
U.S. VIRGIN ISLANDS

LANDSCAPE PLAN RECRECTIONAL AREA

1	
L1.0	L1.0

SCALE: 3/16"=1'-0"

LEGEND

BENCH:
DuMor, inc.
145 Series 6' Cast Iron Bench
PATENT: D470-690
SEE SHEET L2.1

CITRUS PLANT

TRAVELERS PALM

CHRISTMAS PALM

SOLAR LIGHTS
SUPER BRIGHT 12 WATT LED OUTDOOR SOLAR FLOOR LIGHT BY MAXSA INNOVATIONS MODEL EUT 4497 OR APPROVED EQUAL

BIRDS OF PARADISE

TABLE AND BENCHES

KEY NOTES

1. LOCATION OF NEW SOLAR LIGHT
2. LOCATION OF NEW LOCKABLE HOSE BIB

SEE SHEET L0.0 FOR NOTES AND L2.0 AND L2.1 FOR DETAILS

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LANDSCAPE PLANS

REGISTERED ARCHITECT
JOHN WOODS
437 A
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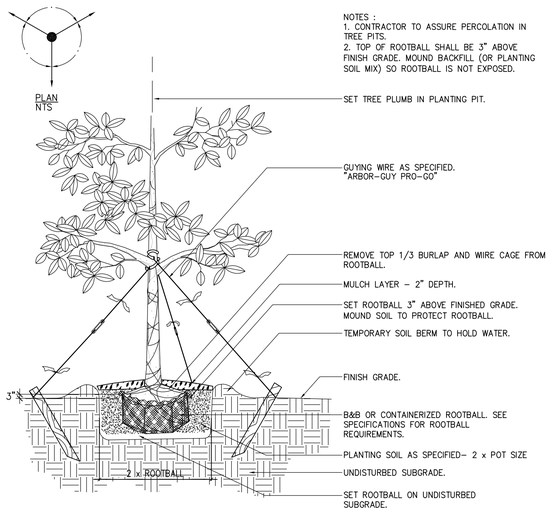
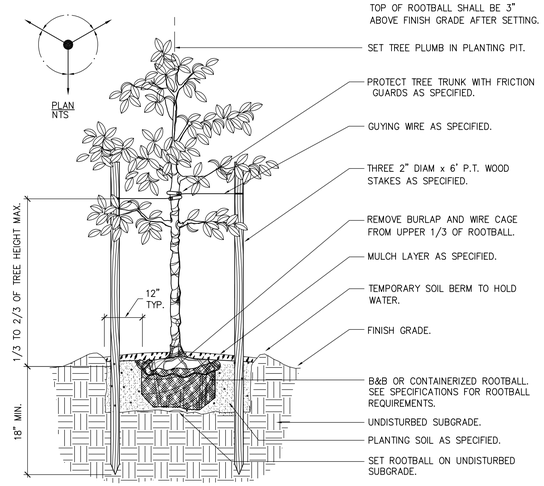


NOTES :
1. CONTRACTOR TO ASSURE PERCOLATION IN TREE PITS.
2. TOP OF ROOTBALL SHALL BE 3" ABOVE FINISH GRADE. MOUND BACKFILL (OR PLANTING SOIL MIX) SO ROOTBALL IS NOT EXPOSED.

(4" CALIPER. OR LARGER)

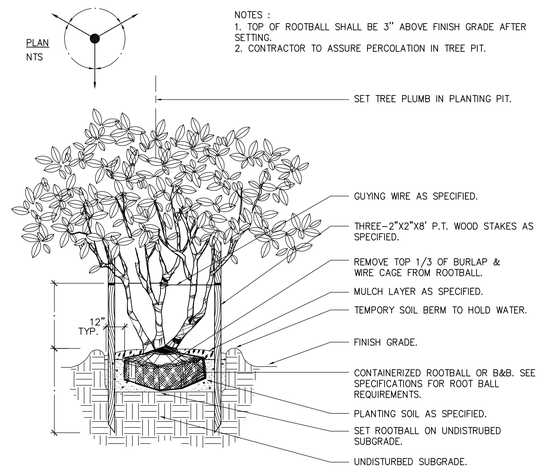
1	TYP. LARGE TREE
L1.0 L1.0	SCALE: NOT TO SCALE



NOTES: CONTRACTOR SHALL ASSURE PERCOLATION IN THE TREE PITS.
TOP OF ROOTBALL SHALL BE 3" ABOVE FINISH GRADE AFTER SETTING.

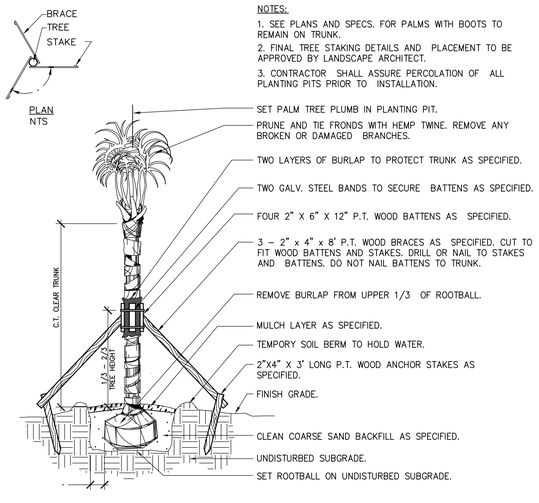
(UNDER 4" CAL.)

2	TYP. SMALL TREE
L1.0 L1.0	SCALE: NOT TO SCALE



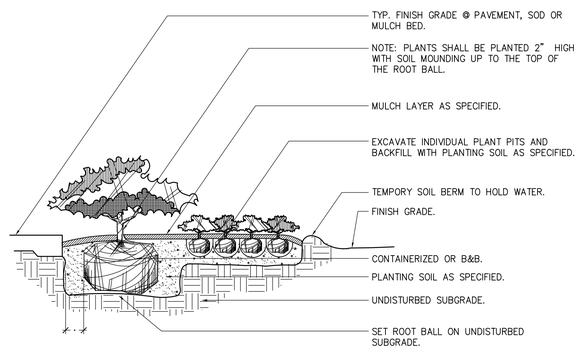
NOTES :
1. TOP OF ROOTBALL SHALL BE 3" ABOVE FINISH GRADE AFTER SETTING.
2. CONTRACTOR TO ASSURE PERCOLATION IN TREE PIT.

3	TYP. MULTI-TRUNK TREE PLANTING
L1.0 L1.0	SCALE: NOT TO SCALE

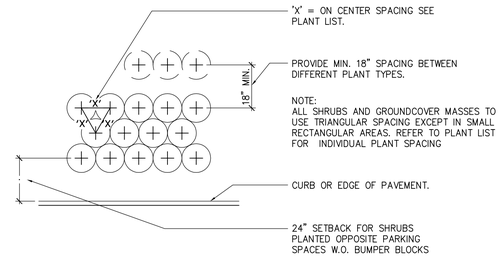


NOTES:
1. SEE PLANS AND SPECS. FOR PALMS WITH BOOTS TO REMAIN ON TRUNK.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

4	TYP. SPECIMEN PALM TREE DETAIL
L1.0 L1.0	SCALE: NOT TO SCALE



5	TYP. SHRUB AND GROUNDCOVER
L1.0 L1.0	SCALE: NOT TO SCALE



6	TYP. SHRUB AND GROUNDCOVER PLANT SPACING
L1.0 L1.0	SCALE: NOT TO SCALE

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LANDSCAPE DETAILS

REGISTERED ARCHITECT
JOHN WEBBER
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U.S. & VIRGIN ISLANDS

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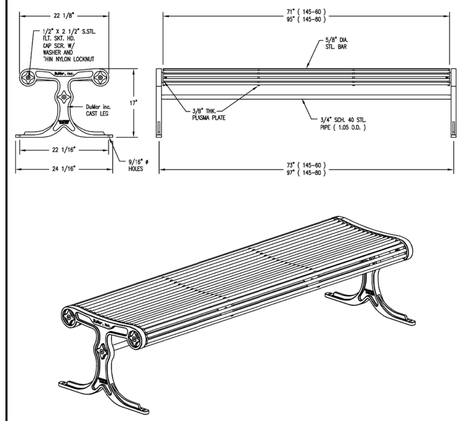
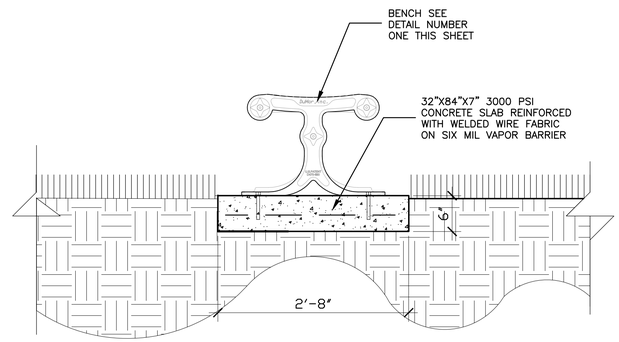


NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

LENGTH OPTIONS
■ 6' BENCH
□ 8' BENCH

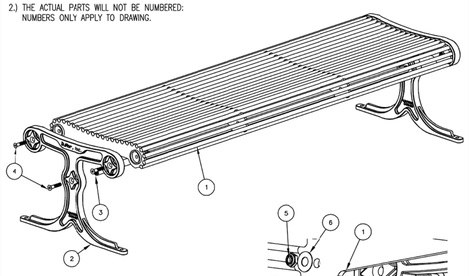
DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

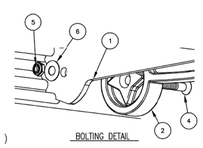


2 BENCH DETAIL

L2.1 | L2.1 | SCALE: 1"=1'-0"

NOTE:
1.) DURING ASSEMBLY PROCEDURE; DO NOT COMPLETELY TIGHTEN HARDWARE.
2.) THE ACTUAL PARTS WILL NOT BE NUMBERED: NUMBERS ONLY APPLY TO DRAWING.





BOLTING DETAIL

STEP 1:
USE 1 – PC. 6' SEAT ASSEMBLY (1)
2 – PCS. CAST IRON BENCH SUPPORT (2)
4 – PCS. 1/2" X 2 1/2" SS FLT. SKT. HD CAP SCR. (4)
4 – PCS. 1/2" SS THIN NYLON LOCKNUT (5)
4 – PCS. 1/2" SS FLAT WASHER (6)
ATTACH CAST IRON BENCH SUPPORT (2) TO 6' SEAT ASSEMBLY (1) USING 1/2" X 2 1/2" SS. FLT. SKT. HD. CAP SCR. (4) & 1/2" SS. FLT WASHER (6) & 1/2" SS NYLON LOCKNUT (5). TIGHTEN TO SNUG FIT.

STEP 2:
USE 1 – PC 71 3/4" PIPE BRACE (3)
2 – PCS. 1/2" X 2 1/2" FLT. SKT. HD. CAP SCR. (4)
ATTACH 71 3/4" PIPE BRACE (3) TO STEP 1 ASSEMBLY USING HARDWARE (4). TIGHTEN TO SNUG FIT.

STEP 3:
UPON COMPLETION OF BENCH ASSEMBLY SQUARE ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.

STEP 4:
MOUNT AND ANCHOR AS SPECIFIED.

ITEM	QTY	PART NO	DESCRIPTION
1	1	0-156-60-01	6' STL BALS SEAT SECTION
2	2	0-144-00-01	CAST IRON BENCH SUPPORT W/O BACK
3	1	0-57-60-04	71 3/4" PIPE BRACE
4	6	1-12-065	1/2" X 2 1/2" FLT SKT HD CAP SCR
5	4	1-20-018	1/2" SS THIN NYLON LOCKNUT
6	4	1-22-015	1/2" SS FLAT WASHER

DuMor, inc.
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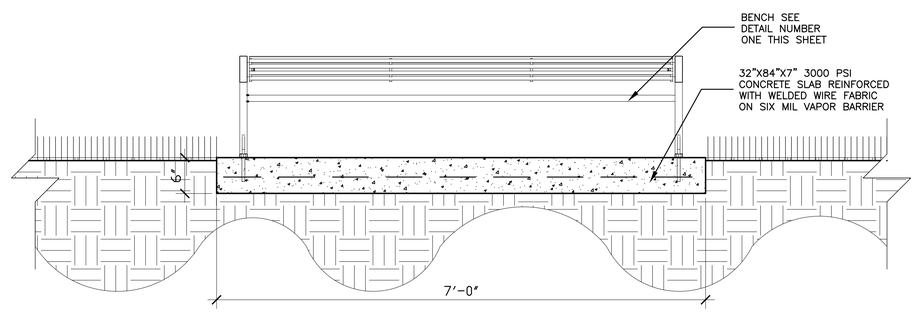
1 BENCH DETAILS

L2.1 | L2.1 | SCALE: NOT TO SCALE



3 BENCH DETAIL

L2.1 | L2.1 | SCALE: 1"=1'-0"

REVISIONS

NO:	DATE:	REMARKS

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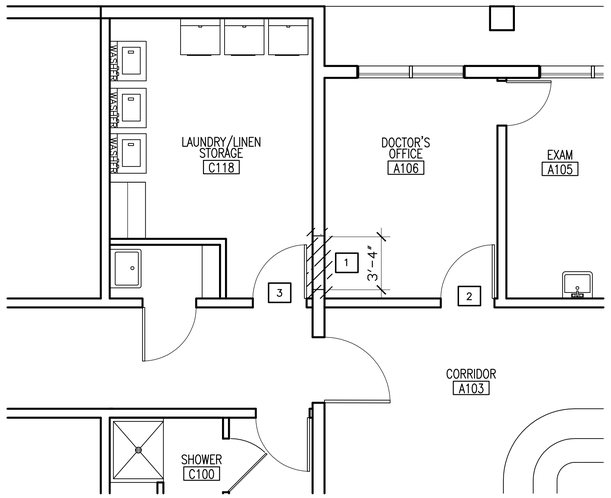
ELDRA SHULTERBRANDT ANNEX
LONG TERM HEALTH CARE
REHABILITATION FACILITY
PARCEL 6A ANNA'S RETREAT
ST. THOMAS, U.S.V.I

DATE: 6-4-14
DRAWN BY: K.R.B
CHECKED BY: K.R.B
APPROVED BY: J.P.W.

PROJECT NO: 13-016B
CONTRACT NO:

SHEET NO:
L2.1
LANDSCAPE DETAILS

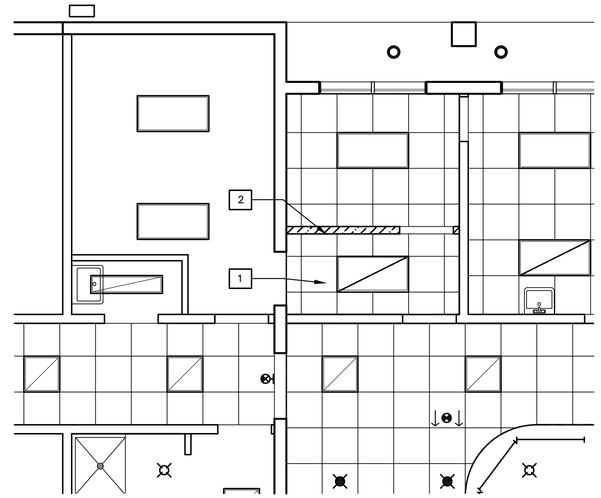


KEY NOTES DEMO

1. SAW CUT AND REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW 3'-0"W X 6'-8"H SOLID CORE WOOD DOOR WITH HOLLOW METAL FRAME
2. REMOVE AND SALVAGE EXISTING DOOR
3. EXISTING DOOR TO REMAIN. PROVIDE NEW DEAD BOLT LOCK KEYED ON BOTH SIDES

1 EXISTING FLOOR PLAN

A1.0 | A1.0 SCALE: 1/4"=1'-0"

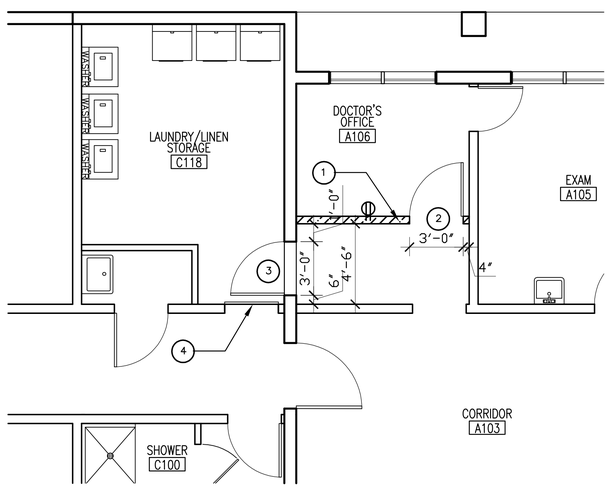


KEY NOTES REFLECTED CEILING PLAN

1. ADJUST EXISTING LIGHT AND CEILING GRID AS REQUIRED IN NEW CORRIDOR
2. EXTEND NEW STUD WALL 12" ABOVE EXISTING CEILING

3 REFLECTED CEILING PLAN

A1.0 | A1.0 SCALE: 1/4"=1'-0"

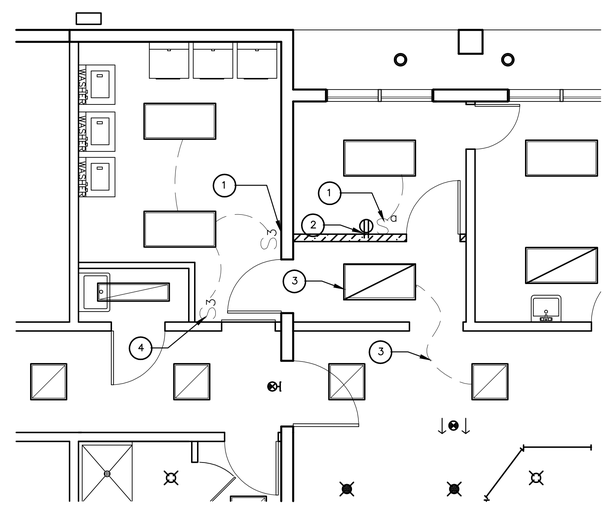


KEY NOTES PROPOSED PLAN

1. NEW 3 5/8" METAL STUDS AT 16" FRAMED WALL WITH HIGH IMPACT GYPSUM BOARD FINISH PAINTED TO MATCH EXISTING COLOR
2. NEW 3'-0" X 6'-8" SOLID CORE WOOD FLUSH DOOR WITH HOLLOW METAL FRAME
3. NEW 3'-0" X 6'-8" SOLID CORE WOOD FLUSH DOOR WITH 90 MINUTE FIRE RATED DOOR
4. EXISTING DOOR TO REMAIN. PROVIDE NEW DEAD BOLT LOCK KEYED ON BOTH SIDES

2 PROPOSED FLOOR PLAN

A1.0 | A1.0 SCALE: 1/4"=1'-0"



KEY NOTES LIGHTING /POWER PLAN

1. NEW SWITCH TO CONTROL EXISTING LIGHT FIXTURE AS SHOWN
2. NEW ELECTRICAL RECEPTACLE
3. EXISTING LIGHT FIXTURE SHALL BE CONNECTED TO THE LIGHT IN THE CORRIDOR AS SHOWN
4. EXISTING LIGHT SWITCH

4 POWER AND LIGHTING PLAN

A1.0 | A1.0 SCALE: 1/4"=1'-0"

REVISIONS

NO:	DATE:	REMARKS

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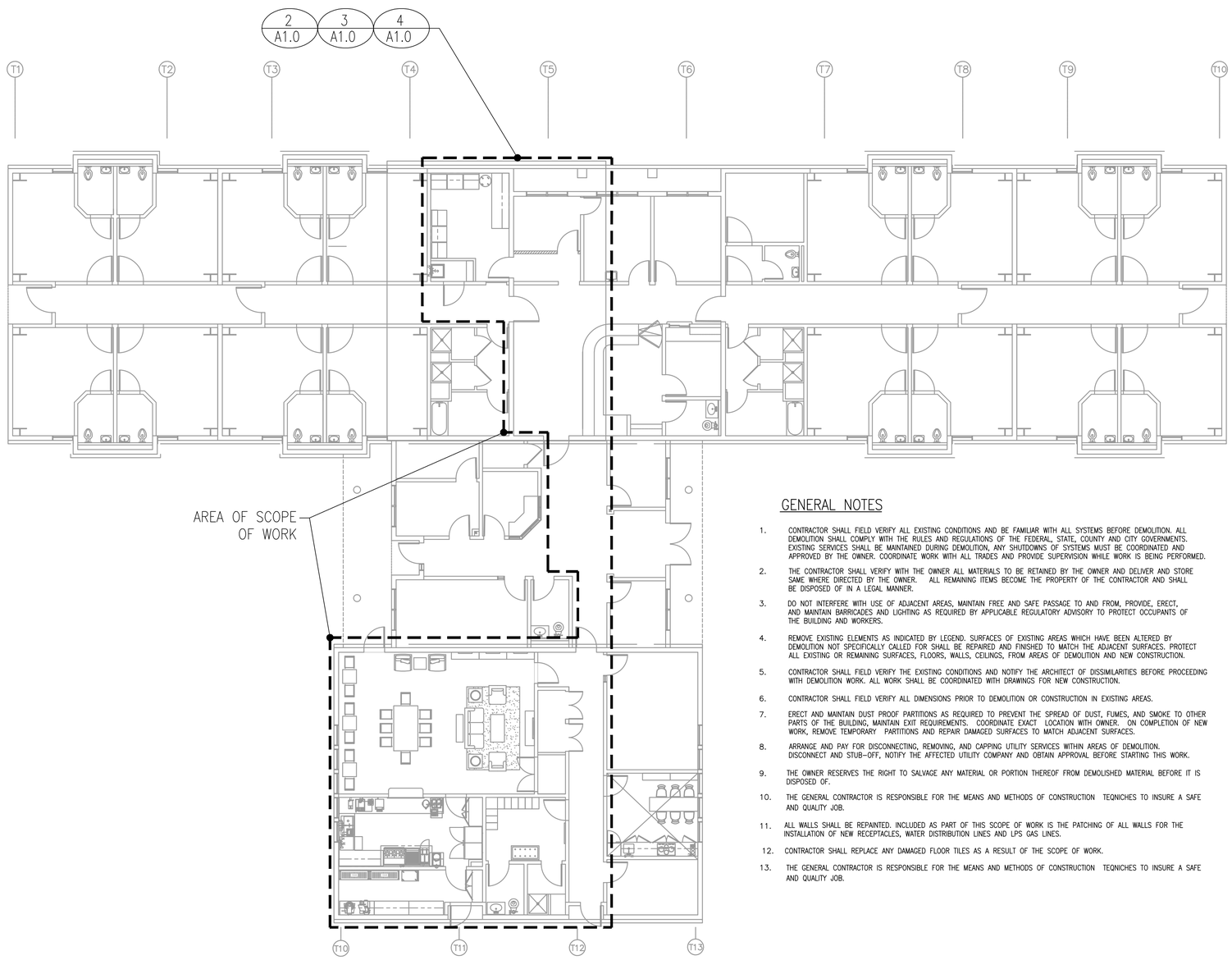
ELDRA SHULTERBRANDT ANNEX
LONG TERM HEALTH CARE
REHABILITATION FACILITY
PARCEL 6A ANNA'S RETREAT
ST. THOMAS, U.S.V.I

DATE:	6-4-14
DRAWN BY:	K.R.B
CHECKED BY:	K.R.B
APPROVED BY:	J.P.W.
PROJECT NO:	13-016B
CONTRACT NO:	
SHEET NO:	A1.0

FLOOR PLANS

REGISTERED ARCHITECT
JOHN WOODS
437 A
U.S. VIRGIN ISLANDS



1 / A1.1 OVERALL ARCHITECTURAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BE FAMILIAR WITH ALL SYSTEMS BEFORE DEMOLITION. ALL DEMOLITION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE FEDERAL, STATE, COUNTY AND CITY GOVERNMENTS. EXISTING SERVICES SHALL BE MAINTAINED DURING DEMOLITION, ANY SHUTDOWNS OF SYSTEMS MUST BE COORDINATED AND APPROVED BY THE OWNER. COORDINATE WORK WITH ALL TRADES AND PROVIDE SUPERVISION WHILE WORK IS BEING PERFORMED.
2. THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL MATERIALS TO BE RETAINED BY THE OWNER AND DELIVER AND STORE SAME WHERE DIRECTED BY THE OWNER. ALL REMAINING ITEMS BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL MANNER.
3. DO NOT INTERFERE WITH USE OF ADJACENT AREAS, MAINTAIN FREE AND SAFE PASSAGE TO AND FROM, PROVIDE, ERECT, AND MAINTAIN BARRICADES AND LIGHTING AS REQUIRED BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF THE BUILDING AND WORKERS.
4. REMOVE EXISTING ELEMENTS AS INDICATED BY LEGEND. SURFACES OF EXISTING AREAS WHICH HAVE BEEN ALTERED BY DEMOLITION NOT SPECIFICALLY CALLED FOR SHALL BE REPAIRED AND FINISHED TO MATCH THE ADJACENT SURFACES. PROTECT ALL EXISTING OR REMAINING SURFACES, FLOORS, WALLS, CEILINGS, FROM AREAS OF DEMOLITION AND NEW CONSTRUCTION.
5. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF DISSIMILARITIES BEFORE PROCEEDING WITH DEMOLITION WORK. ALL WORK SHALL BE COORDINATED WITH DRAWINGS FOR NEW CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO DEMOLITION OR CONSTRUCTION IN EXISTING AREAS.
7. ERECT AND MAINTAIN DUST PROOF PARTITIONS AS REQUIRED TO PREVENT THE SPREAD OF DUST, FUMES, AND SMOKE TO OTHER PARTS OF THE BUILDING, MAINTAIN EXIT REQUIREMENTS. COORDINATE EXACT LOCATION WITH OWNER. ON COMPLETION OF NEW WORK, REMOVE TEMPORARY PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
8. ARRANGE AND PAY FOR DISCONNECTING, REMOVING, AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT AND STUB-OFF, NOTIFY THE AFFECTED UTILITY COMPANY AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
9. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY MATERIAL OR PORTION THEREOF FROM DEMOLISHED MATERIAL BEFORE IT IS DISPOSED OF.
10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION TEQNICHES TO INSURE A SAFE AND QUALITY JOB.
11. ALL WALLS SHALL BE REPAINTED. INCLUDED AS PART OF THIS SCOPE OF WORK IS THE PATCHING OF ALL WALLS FOR THE INSTALLATION OF NEW RECEPTACLES, WATER DISTRIBUTION LINES AND LPS GAS LINES.
12. CONTRACTOR SHALL REPLACE ANY DAMAGED FLOOR TILES AS A RESULT OF THE SCOPE OF WORK.
13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION TEQNICHES TO INSURE A SAFE AND QUALITY JOB.

REVISIONS		
NO:	DATE:	REMARKS

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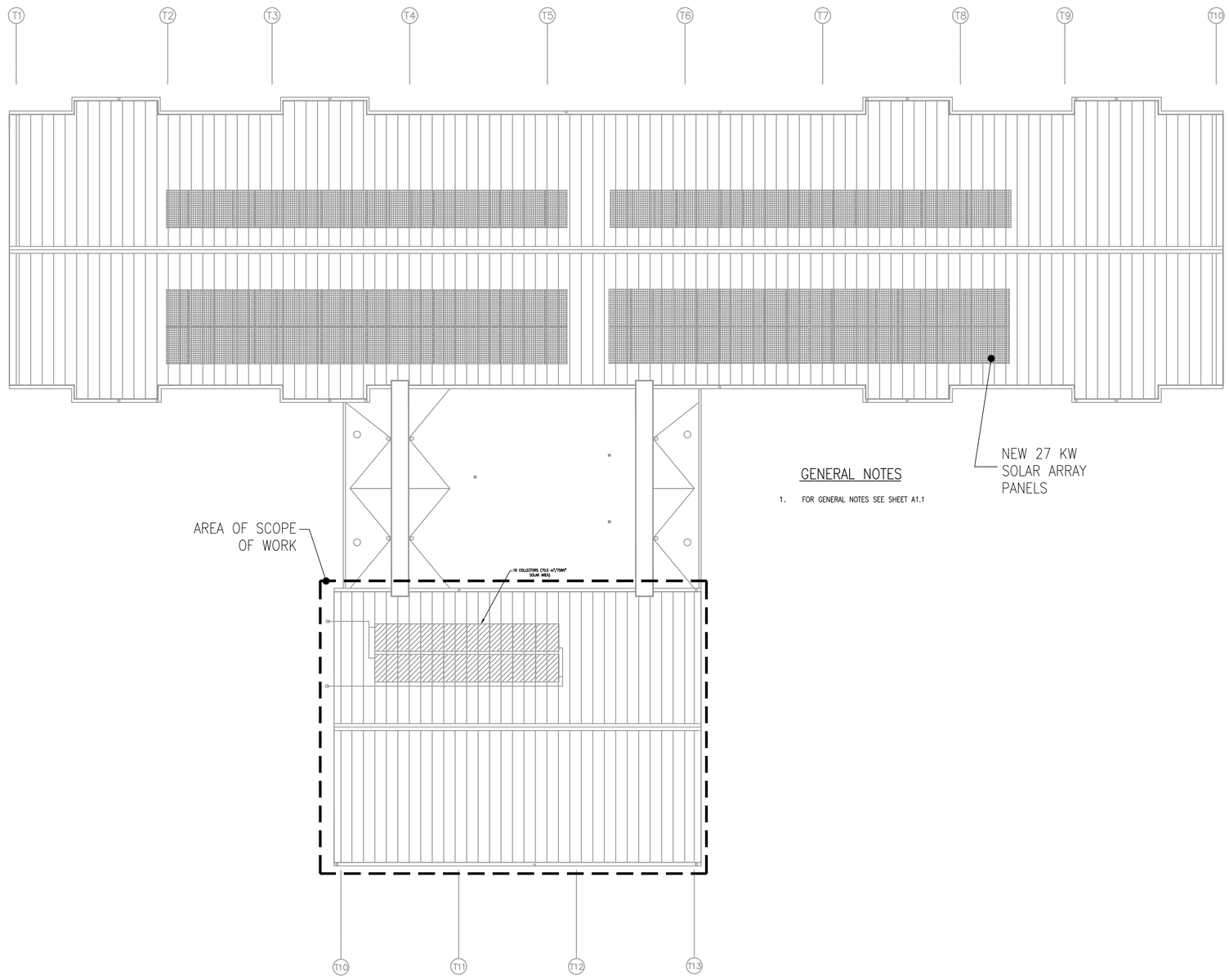
LONG TERM HEALTH CARE
REHABILITATION FACILITY
PARCEL 6A ANNA'S RETREAT
ST. THOMAS, U.S.V.I

DATE: 6-4-14
DRAWN BY: L.C
CHECKED BY: K.R.B
APPROVED BY: J.P.W.

PROJECT NO: 13-016B
CONTRACT NO:

SHEET NO:
A1.1
OVERALL
ARCHITECTURAL FLOOR PLAN

REGISTERED ARCHITECT
John Wade
437 A
U.S. Virgin Is. Ands.



GENERAL NOTES

1. FOR GENERAL NOTES SEE SHEET A1.1

1 / A1.2 ROOF ARCHITECTURAL PLAN
SCALE: 1/8" = 1'-0"

REVISIONS		
NO:	DATE:	REMARKS

CONSULTANTS

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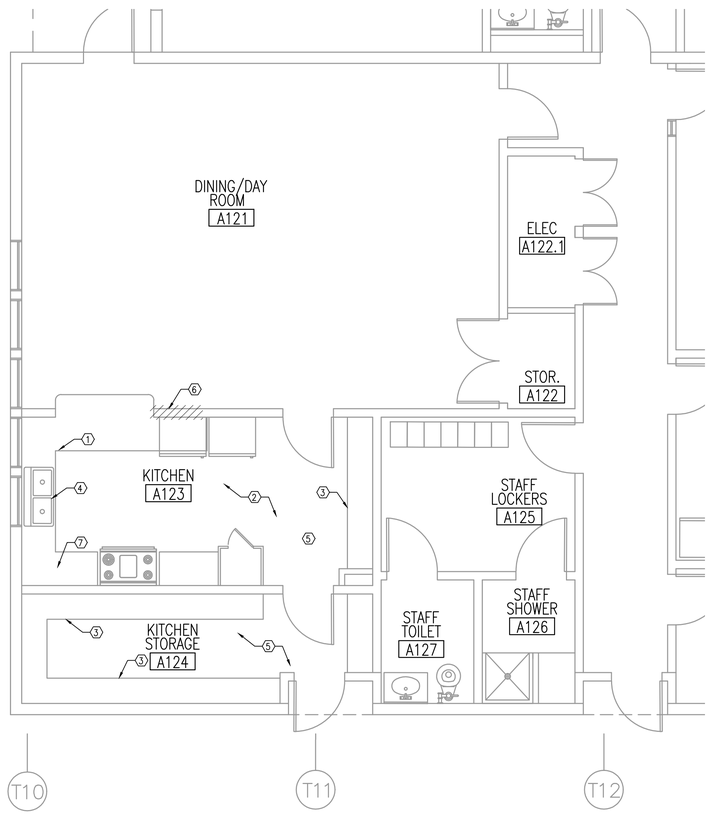
ST. THOMAS, U.S.V.I

DATE: 6-4-14
DRAWN BY: L.C
CHECKED BY: K.R.B
APPROVED BY: J.P.W.

PROJECT NO: 13-016B
CONTRACT NO:

SHEET NO: A1.2
OVERALL ARCHITECTURAL ROOF PLAN

REGISTERED ARCHITECT
JOHN WOODS
457 A
U.S. VIRGIN ISLANDS



1 / A2.1 ENLARGED KITCHEN DEMOLITION ARCHITECTURAL PLAN
SCALE: 1/4" = 1'-0"

KEY NOTES DEMOLITION

1. CONTRACTOR SHALL CAREFULLY REMOVE EXISTING CASEWORK AND SHALL DELIVER THEM TO DEPARTMENT OF HEALTH (DOH) FOR THEIR USE.
2. CONTRACTOR SHALL PROTECT EXISTING TILED FLOORING FROM DAMAGE AS THEY ARE SCHEDULED TO REMAIN.
3. CONTRACTOR SHALL REMOVE AND DISCARD EXISTING SHELVING.
4. CONTRACTOR SHALL CAREFULLY REMOVE EXISTING SINK AND SHALL DELIVER IT TO DOH FOR THEIR USE.
5. CONTRACTOR SHALL REPLACE AND ADJUST AS REQUIRED ALL ACOUSTIC CEILING TILES TO ACCOMMODATE THE NEW FUME HOOD AND RELOCATE AC REGISTERS.
6. REMOVE AND DISCARD PORTION OF WALL TO ACCOMODATE RELOCATED PASS THRU OPPENING.

REVISIONS		
NO:	DATE:	REMARKS

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ST. THOMAS, U.S.V.I

DATE: 6-4-14
DRAWN BY: L.C
CHECKED BY: K.R.B
APPROVED BY: J.P.W.

PROJECT NO: 13-016B
CONTRACT NO:

SHEET NO:
A2.1
DEMOLITION ARCHITECTURAL PLAN

REGISTERED ARCHITECT
JOHN WOODS
457 A
U.S. & VIRGIN ISLANDS

1 / K1.1 OVERALL KITCHEN FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS		
NO:	DATE:	REMARKS

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ST. THOMAS, U.S.V.I

DATE:	6-4-14
DRAWN BY:	L.C
CHECKED BY:	K.R.B
APPROVED BY:	J.P.W.

PROJECT NO.: 13-016B

CONTRACT NO.:

SHEET NO.: K1.1

KITCHEN OVERALL FLOOR PLAN

REGISTERED ARCHITECT
JOHN WOODS
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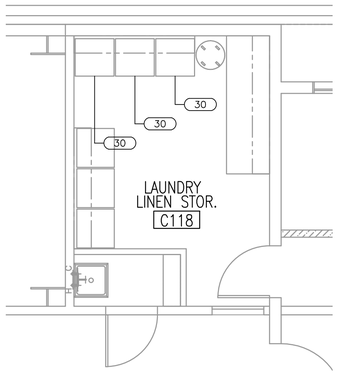
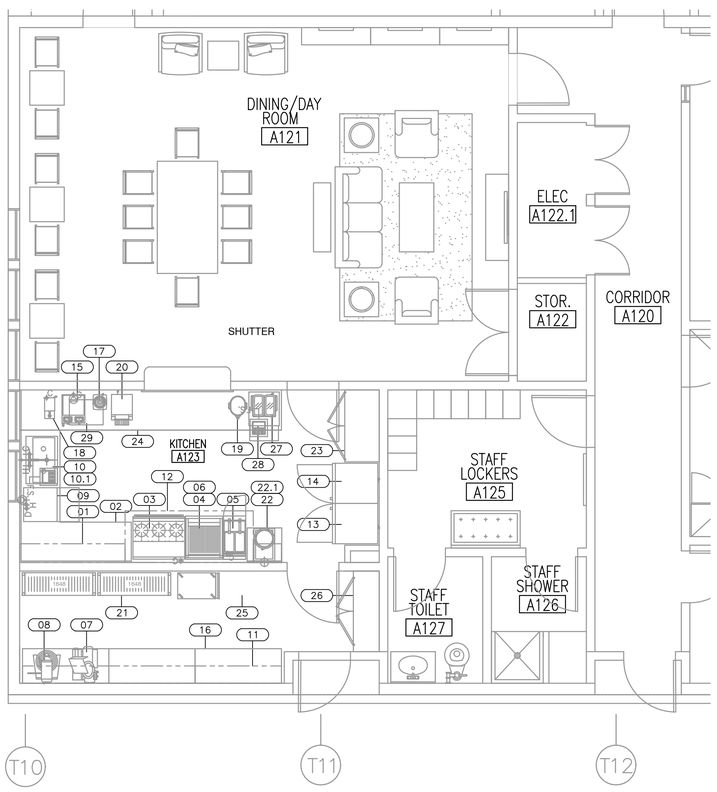
U.S. VIRGIN ISLANDS



2 / K2.1 ENLARGED LAUNDRY LAYOUT PLAN
SCALE: 1/4" = 1'-0"



1 / K2.1 ENLARGED KITCHEN LAYOUT PLAN
SCALE: 1/4" = 1'-0"

EQUIPMENT SCHEDULE

ITEM NO	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	VOLT.	HZ.	PHASE	AMP.	HP	KW	AFF.	GAS	MBTU	CW	HW	DRAIN	I.DRAIN	AFF.
01	1	S/S WALL CABINET	INNOVATION	SMART DESIGN														
02	1	S/S LOW CABINET	INNOVATION	SMART DESIGN														
03	1	RANGE, RESTAURANT, GAS	VULCAN–HART	36L								3/4"	191					18"
04	1	BROILER, UNDER–FIRED/GAS	VULCAN–HART	VCCB25								3/4"	58					18"
05	1	FRYER, DEEP FAT, GAS	VULCAN–HART	LG300								3/4"	90					18"
06	1	STAND, EQUIPMENT	VULCAN–HART	STAND/C–24														
07	1	SLICER, FOOD	GLOBE FOOD EQUIPMENT	G12	120	60	1	4.8	1/3		48"							
08	1	MIXER, COUNTER	GLOBE FOOD EQUIPMENT	SP20	120	60	1	10.0	1/2		48"							
09	1	WAREWASHER, UNDERCOUNTER	FAGOR COMMERCIAL	FI–48W	208	60	1	15.0		3.5	12"				1/2"		1 1/2"	18"/FS
10	1	TWO COMPARTMENT SINK	KOHLER	K–3820–1										1/2"	1/2"	1 1/2"		18"/12"
10.1	1	PRE–RINSE FAUCET, DECK MOUNT	FISHER	2310–WB														
11	3	WALL SHELF	GSW	WS–W1260														
12	1	EXHAUST HOOD SYSTEM	CAPTIVE AIRE	4812ND–2–PSP8	120	60	1	5.0			108"							
13	1	REACH IN REFRIGERATOR	FAGOR	QVR–1	120	60	1	4.7	1/3		12"							
14	1	REACH IN FREEZER	FAGOR	QVF–1	120	60	1	6.9	1/2		12"							
15	1	COFFEE BREWER FOR AIRPOT	BUNN–O–MATIC	AXIOM–APS–0013	120	60	1	15.0		1.8	48"			1/2"				48"
16	3	WORK TABLE	GSW	WT–PB2460														
17	1	MIXER/BLENDER	WARING	HGB150	120	60	1		1		48"							
18	1	DISPENSER, HOT WATER	BUNN–O–MATIC	02500.0001	120	60	1	14.8		1.8	48"			1/2"				48"
19	1	DISPENSER, TEA	BUNN–O–MATIC	ITB–0000/TD4T														
20	1	TOASTER, CONVEYOR	HATCO	TQ–400H	208	60	1	10.7		2.2	48"							
21	2	RUST PROOF SHELVES	EDESA	SP1648–694														
22	1	FOOD WARMER/BAIN MARIE COUNTER TOP	ADMIRAL CRAFT	FW–1200W	120	60	1	12.5		1.500	48"							
22.1	1	WORK TABLE	GSW	WT–PB2424														
23	1	S/S TALL PANTRY CABINET	INNOVATION	SMART DESIGN														
24	1	S/S LOW CABINET	INNOVATION	SMART DESIGN														
25	2	ANGLE LEG UTILITY CART	GSW	C–3222														
26	1	S/S TALL PANTRY CABINET	INNOVATION	SMART DESIGN														
27	1	DISPENSER, BEVERAGE/NON–CARBONATED	CRATHCO	D25–3	120	60	1	9.0			48"							
28	1	ICE MACHINE	ITV ICE MAKERS	ALFA NG135	120	60	1	6.0		0.650	12"			1/2"			1 1/2"	18"/FS
29	1	GREASE TRAP	GSW	3920A02														
30	3	DRYER	MAYTAG	MDG–25PR	120	60	1	15.0				3/4"	24					18"

REVISIONS

NO.	DATE	REMARKS

CONSULTANTS

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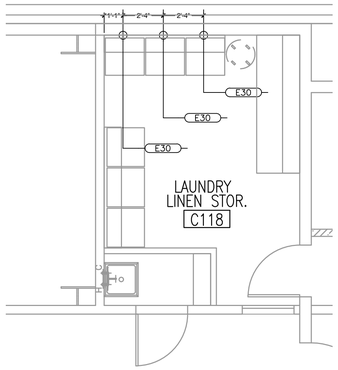
ELDRA SHULTERBRANDT ANNEX
LONG TERM HEALTH CARE
REHABILITATION FACILITY
PARCEL 6A ANNA'S RETREAT
ST. THOMAS, U.S.V.I

DATE: 6-4-14
DRAWN BY: L.C
CHECKED BY: K.R.B
APPROVED BY: J.P.W.

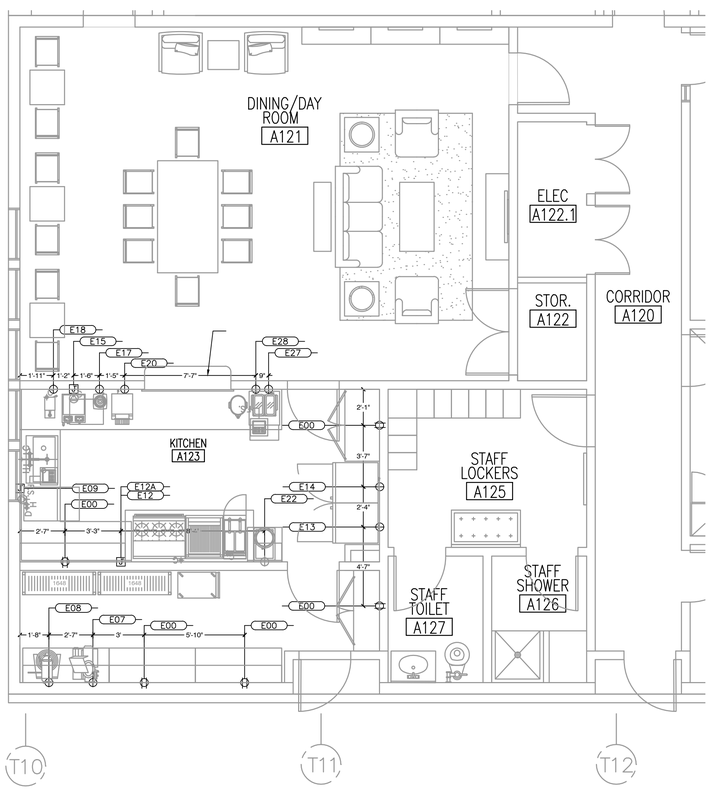
PROJECT NO.: 13-016B
CONTRACT NO.:

SHEET NO.: K2.1

KITCHEN ENLARGED PLANS



2 / K3.1 ENLARGED LAUNDRY ELECTRICAL ROUGH-IN PLAN
SCALE: 1/4" = 1'-0"



1 / K3.1 ENLARGED KITCHEN ELECTRICAL ROUGH-IN PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SCHEDULE

ITEM NO	QTY	EQUIPMENT CATEGORY
E00	5	120V/60HZ/1PH 20 AMPS +48" AFF (UTILITY)
E07	1	120V/60HZ/1PH 3 AMPS. (1/2 HP.) +48" AFF
E08	1	120V/60HZ/1PH 10.0 AMPS. (1/2 HP.) +48" AFF
E09	1	208V/60HZ/1PH 15.0 AMPS.(3.5 KW.) +18" AFF
E12	1	120V/60HZ/1PH 5.0 AMPS +108" AFF
E12A	1	SEE CAPTIVE-AIRE ELECTRIC DIAGRAM
E13	1	120V/60HZ/1PH 4.7 AMPS. (1/3 HP.) +12" AFF
E14	1	120V/60HZ/1PH 8.0 AMPS. (1/2 HP.) +12" AFF
E15	1	120-240V/60HZ/1PH 26.0 AMPS.(6.100 KW.) +48" AFF
E17	1	120V/60HZ/1PH 1.5 HP. +48" AFF
E18	1	120V/60HZ/1PH 14.8 AMPS.(1.8 KW.) +48" AFF
E20	1	208V/60HZ/1PH 10.7 AMPS. (2.2 KW.) +48" AFF
E22	1	120V/60HZ/1PH 4.0 AMPS. (0.475 KW.) +48" AFF
E27	1	120V/60HZ/1PH 9.0 AMPS. +48" AFF
E28	1	120V/60HZ/1PH 6.0 AMPS. (0.650 KW.) +12" AFF
E30	3	120V/60HZ/1PH 15.0 AMPS. +12" AFF

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REHABILITATION FACILITY
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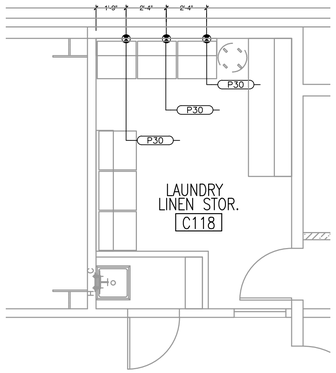
ST. THOMAS, U.S.V.I

DATE: 6-4-14
DRAWN BY: L.C
CHECKED BY: K.R.B
APPROVED BY: J.P.W.

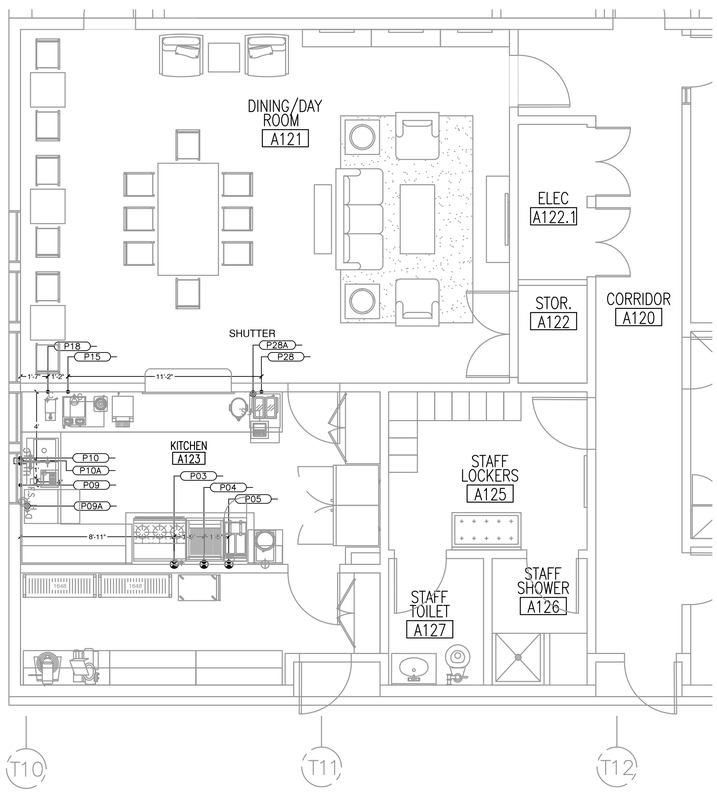
PROJECT NO: 13-016B
CONTRACT NO:

SHEET NO: K3.1
ELECTRICAL ROUGH-IN PLAN

REGISTERED ARCHITECT
JOHN WOODS
427 A
U.S. VIRGIN ISLANDS



2 / K3.2 ENLARGED LAUNDRY PLUMBING ROUGH-IN PLAN
SCALE: 1/4" = 1'-0"



1 / K3.2 ENLARGED KITCHEN PLUMBING ROUGH-IN PLAN
SCALE: 1/4" = 1'-0"

PLUMBING SCHEDULE

ITEM NO	QTY	EQUIPMENT CATEGORY
P03	1	3/4" GAS CONN 191 MBTU + 18" AFF.
P04	1	3/4" GAS CONN 58 MBTU + 18" AFF.
P05	1	3/4" GAS CONN 90 MBTU + 18" AFF.
P09	1	1/2" HW. +18" AFF
P09A	1	1" I.WASTE TO FLOOR SINK
P10	1	1/2" CW.-HW. +18" AFF
P10A	1	1½" WASTE +12" AFF
P15	1	1/2" CW. +48" AFF
P18	1	1/2" CW. +48" AFF
P28	1	1/2" CW. +18" AFF
P28A	1	1" I.WASTE TO FLOOR SINK
P30	3	3/4" GAS CONN 24 MBTU + 18" AFF.

REVISIONS

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LONG TERM HEALTH CARE
REHABILITATION FACILITY
PARCEL 6A ANNA'S RETREAT
ST. THOMAS, U.S.V.I

DATE: 6-4-14
DRAWN BY: L.C
CHECKED BY: K.R.B
APPROVED BY: J.P.W.

PROJECT NO: 13-016B
CONTRACT NO:

SHEET NO: K3.2
PLUMBING ROUGH-IN PLAN

REGISTERED ARCHITECT
JOHN WOODS
427 A
U.S. VIRGIN ISLANDS

HOOD INFORMATION

HOOD NO.	MODEL	LENGTH	MAX. COOKING TEMP.	EXHAUST PLENUM TOTAL EXH. CFM	EXHAUST PLENUM RISER(S) WIDTH	LENG.	DIA.	CFM	S.P.	SUPPLY PLENUM TOTAL SUP. CFM	SUPPLY PLENUM RISER(S) WIDTH	LENG.	DIA.	CFM	S.P.	HOOD CONSTRUCTION	HOOD CONFIG. END TO END	ROW
1	5424 ND-2-PSP-F	7' 6.00"	450 Deg.	1875	10"	18"		1875	-0.470"	1500						430 SS Where Exposed	ALONE	ALONE

HOOD INFORMATION

HOOD NO.	FILTER(S) TYPE	QTY.	HEIGHT	LENGTH	LIGHT(S) QTY.	TYPE	WIRE GUARD	UTILITY CABINET(S) LOCATION	FIRE SYSTEM TYPE	FIRE SYSTEM SIZE	ELECTRICAL MODEL #	SWITCHES QUANTITY	SWITCHES LOCATION	FIRE SYSTEM PIPING	HOOD HANGING WGHT
1	SS Baffle with Handles	3	16"	16"	3	Incandescent Light Fixt	NO	Left	Ansul R102	3.0	21111002	1 Light	Outside	NO	423 LBS
		2	16"	20"								1 Fan			

PERFORATED SUPPLY PLENUM(S)

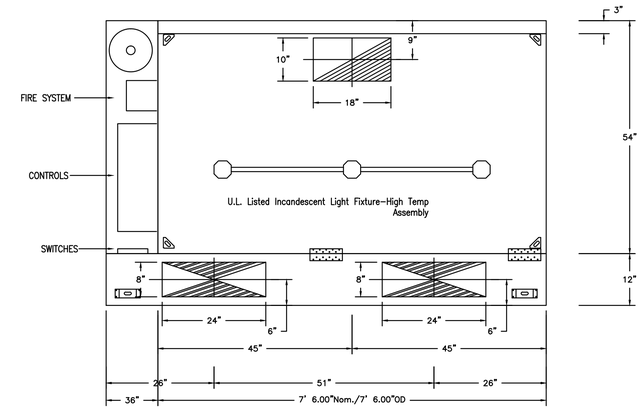
HOOD NO.	POS.	LENGTH	WIDTH	HEIGHT	RISER(S) WIDTH	LENG.	DIA.	CFM	S.P.
1	Front	102"	12"	6"	8"	24"		750	0.259"
					8"	24"		750	0.259"

EXHAUST FAN INFORMATION

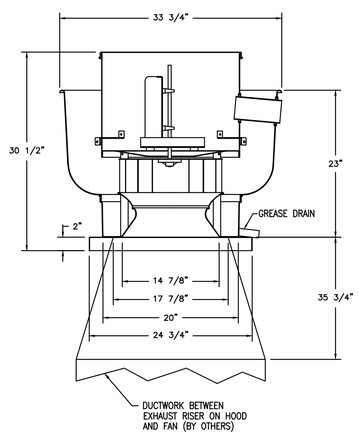
FAN UNIT NO.	FAN UNIT MODEL #	MODEL	TAG	CFM	S.P.	RPM	H.P.	ø	VOLT	FLA	WEIGHT (LBS.)
KEF-1	NCA14FA	NCA14FA		1875	1.000	1199	1.000	1	208	7.0	133.14

HEATER/MUA FAN INFORMATION

FAN UNIT NO.	FAN UNIT MODEL #	BLOWER	HOUSING	TAG	CFM	S.P.	RPM	H.P.	ø	VOLT	FLA	WEIGHT (LBS.)
MAU-1	NSAU1-G10	G10	NSAU.1		1500	0.700	841	0.750	1	208	6.0	195.00



PLAN VIEW - Hood #1
7' 6.00" LONG 5424ND-2-PSP-F



FAN #1 NCA14FA - EXHAUST FAN

FEATURES:

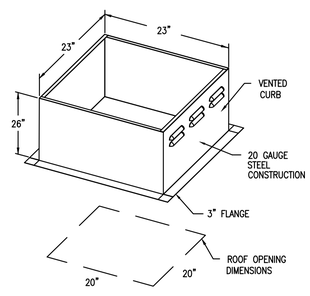
- ROOF MOUNTED FANS
- RESTAURANT MODEL
- UL705 AND UL762
- AMCA SOUND AND AIR CERTIFIED
- WIRING FROM MOTOR TO DISCONNECT SWITCH
- WEATHERPROOF DISCONNECT
- HIGH HEAT OPERATION 300°F (149°C)
- GREASE CLASSIFICATION TESTING

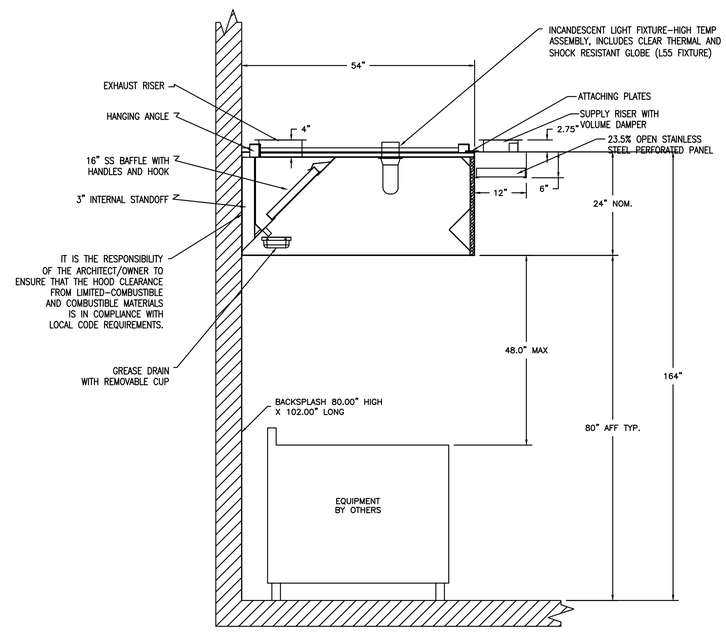
NORMAL TEMPERATURE TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

GREASE BOX





SECTION VIEW - MODEL 5424ND-2-PSP-F
HOOD - #1

REVISIONS		
NO:	DATE:	REMARKS

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LONG TERM HEALTH CARE
REHABILITATION FACILITY
PARCEL 6A ANNA'S RETREAT
ST. THOMAS, U.S.V.I

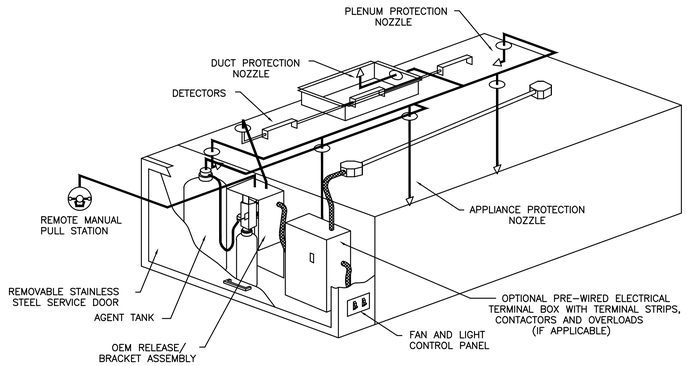
DATE:	6-4-14
DRAWN BY:	L.C
CHECKED BY:	K.R.B
APPROVED BY:	J.P.W.

PROJECT NO: 13-016B

CONTRACT NO:

SHEET NO: K4.1

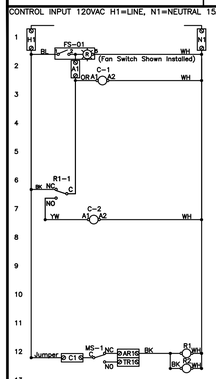
KITCHEN HOOD PLAN #1



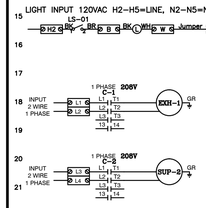
TYPICAL ANSUL R-102 SYSTEM LAYOUT

ELECTRICAL PREWIRE PACKAGE	JOB NAME VIRGIN ISLAND LONG TERM CARE FACILITY	DATE 3/13/2011
DRAWING NUMBER 21111002	JOB NUMBER 1310070	DRAWN BY

CONTROL INPUT 120VAC H1=LINE, N1=NEUTRAL 15A BKR — DO NOT WIRE TO SHUNT TRIP BREAKER



LIGHT INPUT 120VAC H2-H5=LINE, N2-N5=NEUTRAL 15A BKR (MAX 1400W PER CIRCUIT)



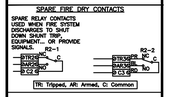
220V/1Ph, W/ 1 Exhaust Fan, 1 Supply Fan, Exhaust in Fire

COMPONENT PARTS LIST

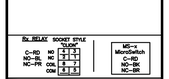
LABEL	DESCRIPTION
C-x	Contactor
ST-x	Starter
OL-x	Overload
FS-xx	Fan Switch (Lighted)
LS-xx	Light Switch
L	Hood Light(s)
MS-x	MicroSwitch (Armed/PyroChem)
Rx	Relay DPDT - 34.110.0146.0 + Socket

SPARE FIRE DRY CONTACTS

SPARE RELAY CONTACTS USED WHEN FIRE SYSTEM DISCHARGES TO SHUT DOWN HVAC EQUIPMENT... OR PROVIDE SIGNALS.



Rx RELAY SOCKET STYLE



MOTOR	TAG	PH	VLT	HP	FLA	BRK
EXH-1		1	208	1	7	15A
SUP-2		1	208	0.75	6	15A

NOTES

DENOTES FIELD WIRING
DENOTES INTERNAL WIRING

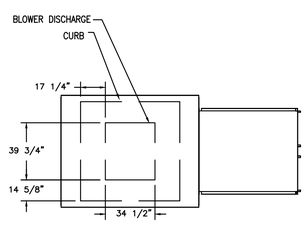
WIRE COLOR

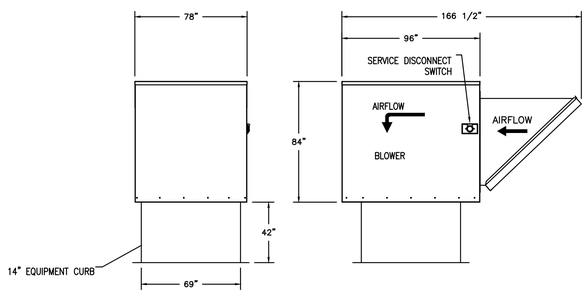
BK - BLACK YW - YELLOW
BL - BLUE GY - GRAY
BR - BROWN PR - PURPLE
OR - ORANGE OR/BL -ORANGE/BLUE (STRIPE)
RD - RED BL/RD - BLUE/RED (STRIPE)
WH - WHITE RD/GN - RED/GREEN (STRIPE)

DRAWING SHOWN DE-ENERGIZED
NOTE: IF WALL MOUNT PREWIRE, OR FIELD INSTALLED FIRE SYSTEM MICROSWITCH, THE TERMINALS SHOWING FACTORY WIRING MUST BE FIELD WIRED.

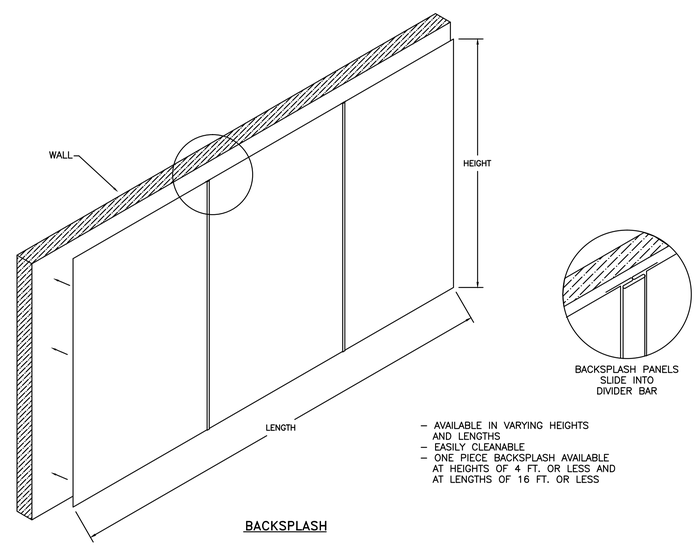
12 x 18 x 6 Box

FAN #2 NSAU1-G10 - SUPPLY FAN
1. SUPPLY UNIT WITH 10" BLOWER IN SIZE #1 HOUSING
2. INTAKE HOOD WITH EZ FILTERS
3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT





ROOF OPENING 2" SMALLER THEN CURB DIMENSION.



- AVAILABLE IN VARYING HEIGHTS AND LENGTHS
- EASILY CLEANABLE
- ONE PIECE BACKSPLASH AVAILABLE AT HEIGHTS OF 4 FT. OR LESS AND AT LENGTHS OF 16 FT. OR LESS

BACKSPLASH

REVISIONS

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APPROVED BY:	J.P.W.

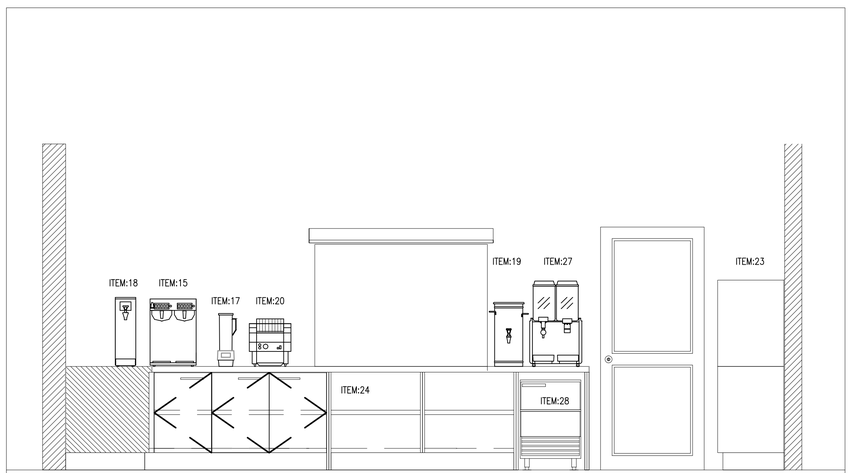
PROJECT NO.: 13-016B

CONTRACT NO.:

SHEET NO.: K4.2

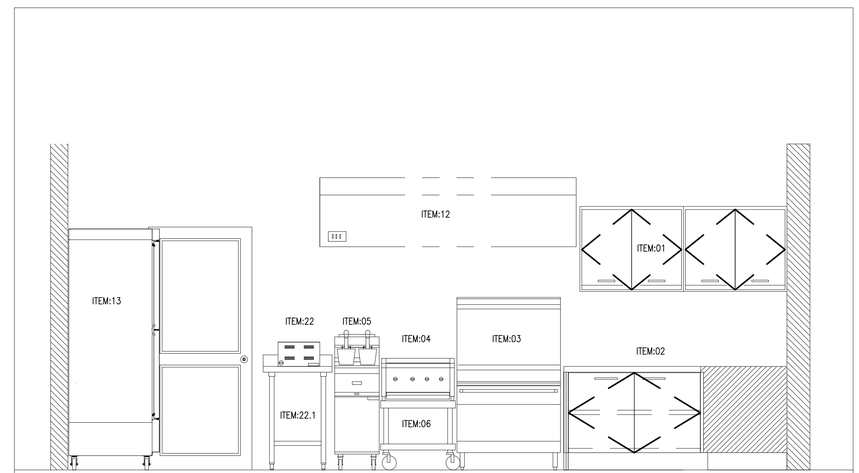
KITCHEN HOOD PLAN #2

REGISTERED ARCHITECT U.S. VIRGIN ISLANDS
JOHN WOODS
407 A



ELEVATION "A"

SCALE 1/2"= 1'-0"



ELEVATION "B"

SCALE 1/2"= 1'-0"

REVISIONS		
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PROJECT NO: 13-016B

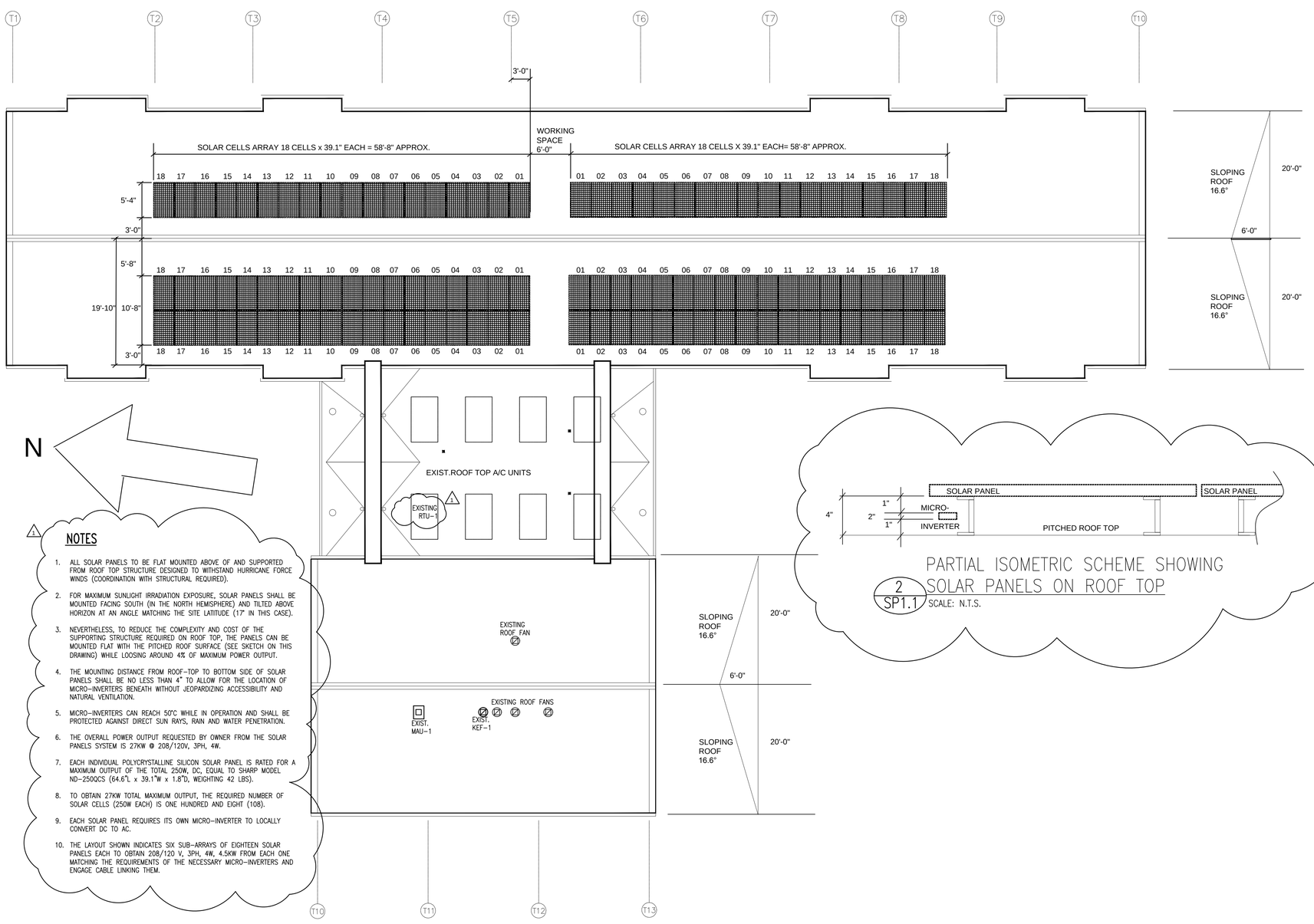
CONTRACT NO:

SHEET NO:

K4.3

KITCHEN EQUIPMENT ELEVATIONS

REGISTERED ARCHITECT
JOHN WOODS
437 A
U.S. VIRGIN ISLANDS



1 SP1.1 SOLAR PANELS LOCATION ON ROOF TOP PLAN
SCALE: 1/8" = 1'-0"

NOTES

1. ALL SOLAR PANELS TO BE FLAT MOUNTED ABOVE OF AND SUPPORTED FROM ROOF TOP STRUCTURE DESIGNED TO WITHSTAND HURRICANE FORCE WINDS (COORDINATION WITH STRUCTURAL REQUIRED).
2. FOR MAXIMUM SUNLIGHT IRRADIATION EXPOSURE, SOLAR PANELS SHALL BE MOUNTED FACING SOUTH (IN THE NORTH HEMISPHERE) AND TILTED ABOVE HORIZON AT AN ANGLE MATCHING THE SITE LATITUDE (17° IN THIS CASE).
3. NEVERTHELESS, TO REDUCE THE COMPLEXITY AND COST OF THE SUPPORTING STRUCTURE REQUIRED ON ROOF TOP, THE PANELS CAN BE MOUNTED FLAT WITH THE PITCHED ROOF SURFACE (SEE SKETCH ON THIS DRAWING) WHILE LOOSING AROUND 4% OF MAXIMUM POWER OUTPUT.
4. THE MOUNTING DISTANCE FROM ROOF-TOP TO BOTTOM SIDE OF SOLAR PANELS SHALL BE NO LESS THAN 4" TO ALLOW FOR THE LOCATION OF MICRO-INVERTERS BENEATH WITHOUT JEOPARDIZING ACCESSIBILITY AND NATURAL VENTILATION.
5. MICRO-INVERTERS CAN REACH 50°C WHILE IN OPERATION AND SHALL BE PROTECTED AGAINST DIRECT SUN RAYS, RAIN AND WATER PENETRATION.
6. THE OVERALL POWER OUTPUT REQUESTED BY OWNER FROM THE SOLAR PANELS SYSTEM IS 27KW @ 208/120V, 3PH, 4W.
7. EACH INDIVIDUAL POLYCRYSTALLINE SILICON SOLAR PANEL IS RATED FOR A MAXIMUM OUTPUT OF THE TOTAL 250W, DC, EQUAL TO SHARP MODEL ND-250QCS (64.6"L x 39.1"W x 1.8"D, WEIGHTING 42 LBS).
8. TO OBTAIN 27KW TOTAL MAXIMUM OUTPUT, THE REQUIRED NUMBER OF SOLAR CELLS (250W EACH) IS ONE HUNDRED AND EIGHT (108).
9. EACH SOLAR PANEL REQUIRES ITS OWN MICRO-INVERTER TO LOCALLY CONVERT DC TO AC.
10. THE LAYOUT SHOWN INDICATES SIX SUB-ARRAYS OF EIGHTEEN SOLAR PANELS EACH TO OBTAIN 208/120 V, 3PH, 4W, 4.5KW FROM EACH ONE MATCHING THE REQUIREMENTS OF THE NECESSARY MICRO-INVERTERS AND ENGAGE CABLE LINKING THEM.

2 SP1.1 PARTIAL ISOMETRIC SCHEME SHOWING SOLAR PANELS ON ROOF TOP
SCALE: N.T.S.

REVISIONS		
NO:	DATE:	REMARKS
1	6-6-14	REVISED SOLAR PANELS SKETCH AND NOTES.

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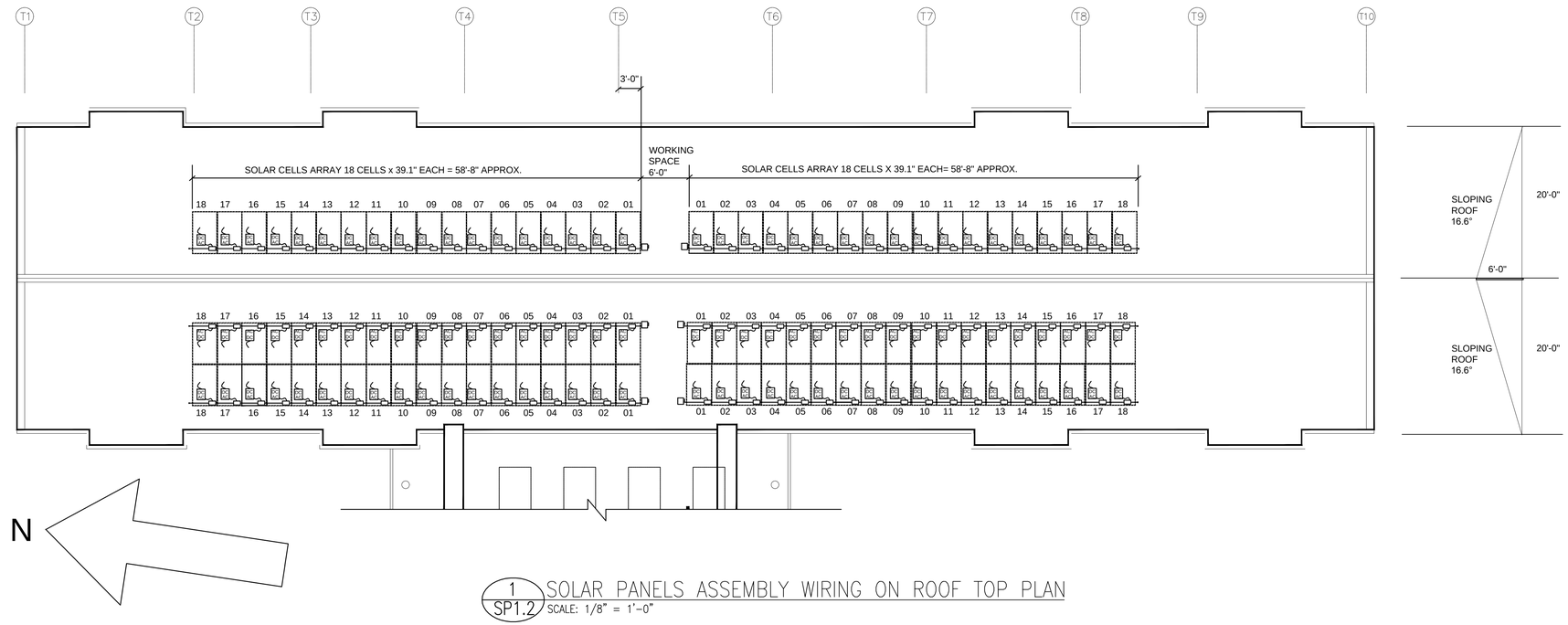
ELDRA SHULTERBRANDT ANNEX
LONG TERM HEALTH CARE
REHABILITATION FACILITY
PARCEL 6A ANNA'S RETREAT
ST. THOMAS, U.S.V.I

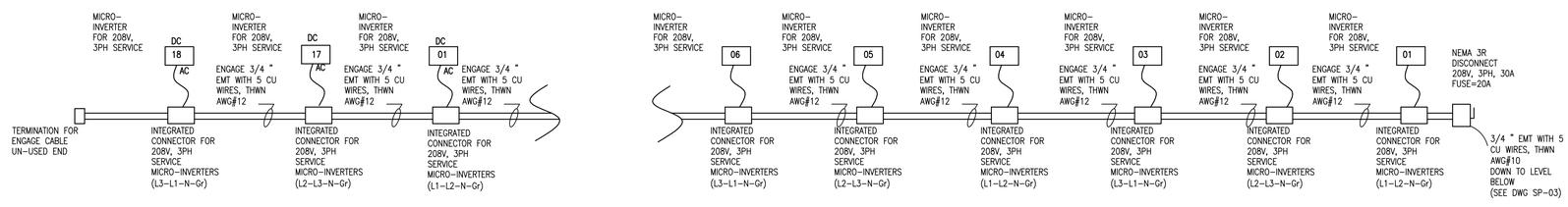
DATE:	6-4-14
DRAWN BY:	L.C
CHECKED BY:	K.R.B
APPROVED BY:	J.P.W.
PROJECT NO.:	13-016B
CONTRACT NO.:	
SHEET NO.:	SP1.1

SOLAR PANELS LOCATION ON ROOF TOP PLAN

REGISTERED ARCHITECT
JOHN WOODS
457 A
U.S. VIRGIN ISLANDS



1 SP1.2 SOLAR PANELS ASSEMBLY WIRING ON ROOF TOP PLAN
SCALE: 1/8" = 1'-0"



WIRING LAY-OUT ON ROOF TOP
(TYPICAL FOR EACH ONE OF THE SIX ROWS OF SOLAR PANELS ON ROOF TOP)_

REVISIONS		
NO:	DATE:	REMARKS

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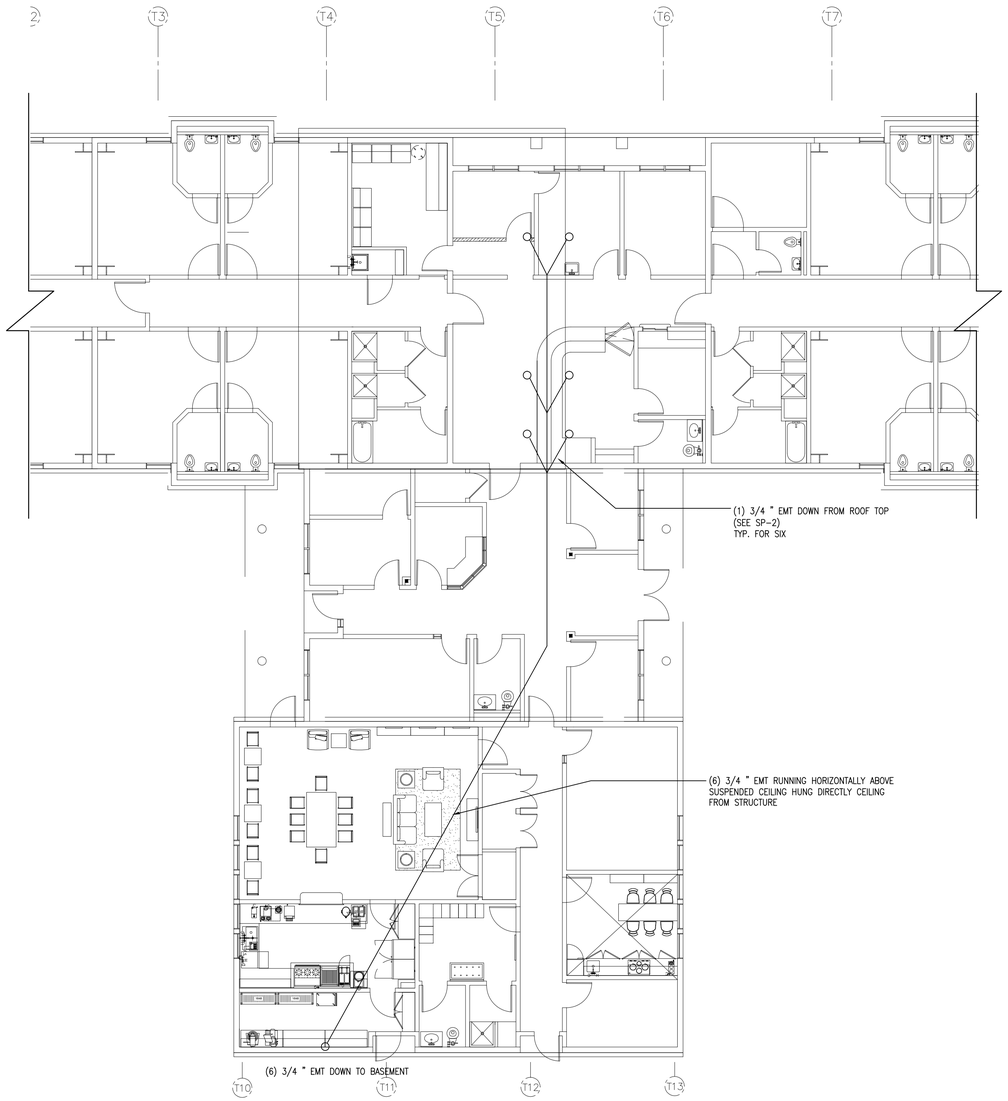
DATE:	6-4-14
DRAWN BY:	L.C
CHECKED BY:	K.R.B
APPROVED BY:	J.P.W.

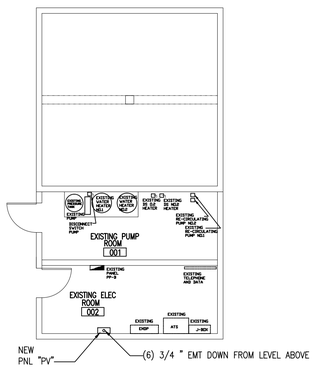
PROJECT NO: 13-016B
CONTRACT NO:

SHEET NO: SP1.2
SOLAR PANELS ASSEMBLY WIRING ON ROOF TOP PLAN

REGISTERED ARCHITECT
JOHN WOODS
487 A
U.S. & VIRGIN ISLANDS



1 SP1.3 SOLAR POWER WIRING FIRST FL. PLAN
SCALE: 1/8" = 1'-0"



2 SP1.3 SOLAR POWER WIRING BASEMENT PLAN
SCALE: 1/8" = 1'-0"

REVISIONS		
NO:	DATE:	REMARKS
1	6-6-14	CUT LINES REMOVED

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CONTRACT NO:	

SHEET NO: SP1.3

SOLAR POWER WIRING ON FIRST FL. AND BASEMENT

REGISTERED ARCHITECT
JOHN WOODS
427 A
U.S. VIRGIN ISLANDS

ROOFTOP AIR CONDITIONING UNIT SCHEDULE

UNIT DESIGNATION			EXIST. RTU-1
AREA SERVED			DINNING & KITCHEN
LOCATION			ROOF
OPERATING WEIGHT LBS			850
DESIGN MANUFACTURER			LENNOX
MODEL NUMBER			LCA-072-H-2-Y
ELECTRICAL SERVICE AVAILABLE			208V/3ø/60Hz
BREAKER MCA/MOCP			34/50
COOLING SEER			10.0
BLOWER FAN	FAN	TOTAL AIR CFM	2400
		OUTSIDE AIR CFM	400
		EXTERNAL STATIC PRESSURE IN. H20	1.0
		FAN MOTOR HP	1 1/2
		SMOKE DETECTOR	YES
	FILTER	TYPE AND THICKNESS	THROWAWAY 2"
EVAPORATOR	COOLING	ENTERING AIR TEMPERATURE DB/WB	80/67
		FACE VELOCITY MAX. (FPM)	500
		TOTAL CAPACITY (BTU/HR)	75900
		SENSIBLE CAPACITY (BTU/HR)	55407
HEAT	HEATING	COIL TYPE	--
		HEAT CAPACITY (KW)	--
		NO. OF STEPS	--
COMPRESSOR	DATA	NO. OF COMPRESSORS	1
		CAPACITY REDUCTION PERCENT	0-100
		COMPRESSOR RPM (MAX.)	3500
		COMPRESSOR F.L.A. EA.	19.9
CONDENSER	DATA	TYPE OF FAN	PROPELLER
		NO. OF FAN AND HP	1 / 0.25
		AMBIENT AIR TEMPERATURE DB	95
		CONDENSING TEMP F	110
		F.L.A. EACH	1.5
ACCESS.	DATA	PREFAB MOUNTED CURB	EXISTING
		OUTSIDE AIR INTAKE HOOD	EXISTING
		SMOKE DETECTOR	EXISTING

NOTE: EXISTING ROOFTOP A/C INFORMATION WAS OBTAINED FROM ORIGINAL DRAWINGS SHOWN FOR REFERENCE ONLY.

HVAC LEGEND

	NEW DUCT
	NEW FLEXIBLE DUCT
	NEW SUPPLY AIR CEILING DIFFUSER. ARROWS INDICATE DIRECTION OF BLOW
	NEW RETURN/EXHAUST AIR GRILLE
	MANUAL VOLUME DAMPER
FD	FIRE DAMPER
T	THERMOSTAT
'A'	AIR DISTRIBUTION DEVICE (SEE SCHEDULES)
CFM	CUBIC FEET PER MINUTE
S/A	SUPPLY AIR
O/A	OUTSIDE AIR
R/A	RETURN AIR
T/E	TOILET EXHAUST AIR
TYP.	TYPICAL
UC	DOOR UNDERCUT 1"
F.C.	FLEXIBLE CONNECTION
EF	EXHAUST FAN
EA.	EACH
O.B.D.	OPPOSED BLADE DAMPER
	CONNECT NEW TO EXISTING
RTU	ROOFTOP UNIT A/C UNIT
D/E	DRYER EXHAUST
K/E	KITCHEN EXHAUST AIR
	EXISTING SUPPLY AIR CEILING DIFFUSER
	EXISTING RETURN AIR CEILING GRILLE
	EXISTING FLEXIBLE DUCT

KITCHEN EXHAUST HOOD NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION STANDARD FOR THE VENTILATION CONTROL AND FIRE PROTECTION OF COMMERCIAL COOKING OPERATIONS FACILITIES, NFPA 96.
2. FOR LISTED KITCHEN EXHAUST HOOD INCLUDING MODEL, COOKING TEMPERATURE AND DESIGN AIR FLOW REFER TO FOOD SERVICE DRAWINGS, KITCHEN HOOD DRAWINGS.
3. ALL EXHAUST HOOD AND EXHAUST DUCT JOINTS AND SEAMS SHALL BE WELDED LIQUID TIGHT.
4. ALL EXHAUST FAN MOTORS SHALL BE LOCATED OUTSIDE OF EXHAUST DUCT. EXHAUST DISCHARGE MUST TERMINATE 40 INCHES ABOVE THE HIGHEST POINT THE SURFACE OF THE ROOF MEETS THE DUCT.
5. ALL MECHANICAL MAKE-UP FANS SHALL BE ELECTRICALLY INTERLOCKED WITH THE HOOD EXHAUST FAN.
6. ANY OUTSIDE AIR INTAKE SHALL BE LOCATED A MINIMUM OF 10 FEET AWAY FROM THE EXHAUST DUCT TERMINATION.
7. ALL KITCHEN EXHAUST DUCT SHALL A MINIMUM CLEARANCE OF 3 INCHES FROM COMBUSTIBLE MATERIALS, FOLLOWING NFPA 96 GUIDELINES (1-3.2.1)
8. PROVIDE CLEANOUTS FOR KITCHEN EXHAUST DUCTS AT ALL CHANGES OF DIRECTION AND 20 FOOT INTERVALS ON ALL HORIZONTAL RUNS. CLEANOUTS MUST HAVE A MINIMUM DIMENSION OF 12 INCHES.
9. AN AUTOMATIC SUPPRESSION SYSTEM WITH MANUAL ACTIVATION IS PART OF THE KITCHEN HOOD SYSTEM.
10. FIRE SUPPRESSION SYSTEM SHALL BE INTERLOCKED WITH AUTOMATED GAS VALVE TO SHU-OFF GAS IN CASE OF FIRE
11. ACTIVATION OF THE SYSTEM MUST AUTOMATICALLY SHUT OFF ALL FUEL AND HEAT COMPONENTS TO ALL EQUIPMENT UNDER THE HOOD
12. MANUAL ACTIVATION OF THE SUPPRESSION SYSTEM SHALL BE LOCATED AT LEAST 10 FEET AWAY FROM THE EXHAUST HOOD, IN THE PATH OF AGGRESS.
13. PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH THE MENTIONED DESIGN STANDARDS AND NFPA10.

HVAC SPECIFICATIONS

1. THE NATURE OF THIS CONTRACT INVOLVES REMODELING OF EXISTING FACILITIES AND THE CONTRACTOR, PRIOR TO BID, MUST INSPECT THE EXISTING FACILITIES AND CONDITIONS AT THE JOBSITE AND BECOME ACQUAINTED WITH THE CONDITIONS THAT WILL AFFECT THE WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. THE WORK THAT IS TO BE DONE UNDER THIS HEADING INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS AND EQUIPMENT, PERMITS, FEES, INSPECTIONS, TESTS, INSURANCE, ETC. REQUIRED FOR THE COMPLETION OF THE AIR CONDITIONING SYSTEM SHOWN ON DRAWINGS AND/OR LISTED BELOW.
3. ALL MAKE-UP AIR DUCTWORK SHALL BE CONSTRUCTED OF ZINC COATED GALVANIZED SHEET METAL CONSTRUCTED IN ACCORDANCE WITH LATEST A.S.H.R.A.E. GUIDE AND S.M.A.C.N.A. RECOMMENDATIONS.
4. FLAME AND SMOKE RATING: ALL INSULATION PRODUCTS USED INSIDE THE BUILDINGS SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND A MAXIMUM SMOKE GENERATION OF 50 IN ACCORDANCE WITH TESTS OUTLINED IN N.F.P.A. #255.
5. ALL KITCHEN EXHAUST HOOD DUCTS SHALL BE 16 GAUGE SHEET STEEL, ALL WELDED CONSTRUCTION, IN ACCORDANCE WITH N.F.P.A. BULLETING #96 REQUIREMENTS. DUCT SHALL BE PROTECTED WITH A FIREPROOF DUCT WRAP FIBER BLANKET ENCAPSULATED WITH ALUMINUM FOIL SCRIM MANUFACTURED BY THERMAL CERAMICS FIRE MASTER., OR APPROVAL EQUAL.
6. VERIFY ALL VOLTAGES WITH ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT.
7. CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES AT JOBSITE PRIOR TO FABRICATION AND INSTALLATION OF DUCTWORK.
8. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID IN-TERFERENCE WITH PROGRESS OF CONSTRUCTION AND IN STRICT COM-PLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE AND ALL LOCAL CODES AND ORDINANCES.
10. OFFSET DUCTWORK AS REQUIRED TO ACCOMMODATE STRUCTURAL AND OTHER TRADES.
11. TESTING: BALANCE AIR SYSTEM BY INDEPENDENT BALANCE COMPANY. THIS WORK SHALL NOT BE PERFORMED BY THE INSTALLING CONTRACTOR BALANCE THE FOLLOWING AIR SYSTEMS: SUPPLY, RETURN, MAKE-UP AND EXHAUST SYSTEMS.
12. VIBRATION ISOLATION: ALL EQUIPMENT AS PER MANUFACTURER'S RECOMMENDATIONS OR AS SCHEDULED ON DRAWINGS.
13. INSTALL EQUIPMENT AND PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
14. WORK BY OTHERS: CUTTING, PATCHING, EXCAVATION AND BACKFILL IS SPECIFIED UNDER OTHER DIVISIONS. EXCEPT FOR FACTORY INSTALLED COMPONENTS, ALL DISCONNECT SWITCHES AND STARTERS ARE SPECIFIED UNDER DIVISION 16. POWER WIRING TO MOTORS, CONTROLLERS, ALARMS AND ELECTRICAL DEVICES, INCLUDING DISCONNECT SWITCHES FOR MECHANICAL EQUIPMENT, IS SPECIFIED IN DIVISION 16.

AIR BALANCE SCHEDULE

UNIT NUMBER	SUPPLY AIR	RETURN AIR	OUTSIDE AIR	EXHAUST AIR	MAKE-UP AIR
EXIST RTU-1	2400	2000	400	---	---
KEF-1	---	---	---	1875	---
MAU-1	---	---	---	---	1500
TOTALS	2400	2000	+1200	-1875	+1500
TRANSFER AIR FROM DINNING: +375 CFM					

AIR DISTRIBUTION SCHEDULE

SYM	USE	TYPE	ACCESSORIES	MFR & MODEL NO
"A"	SUPPLY	CEILING DIFFUSER	INSUL. PLENUM AND ROUND CONN.	TITUS TDC-AA 24X24 MODULE
"B"	RETURN	CEILING GRILLE	INSUL. PLENUM AND ROUND CONN.	TITUS 3FL 24X24 MODULE

NOTES:
1. ALL AIR DISTRIBUTION DEVICES SHALL BE OF EXTRUDED ALUMINUM CONSTRUCTION
2. COORDINATE LOCATION OF ALL AIR DISTRIBUTION DEVICES WITH REFLECTED CEILING PLANS.

REVISIONS

NO:	DATE:	REMARKS

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MECHANICAL NOTES, LEGEND & SCHEDULES

REGISTERED ARCHITECT
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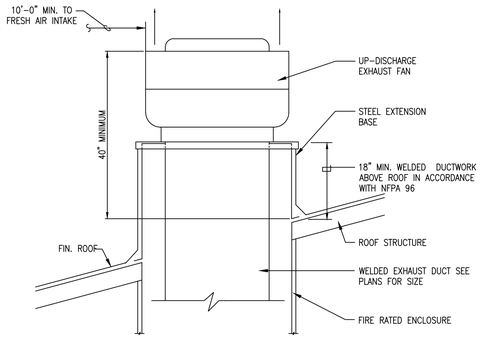
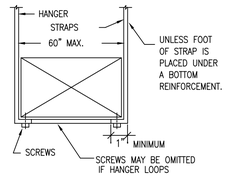
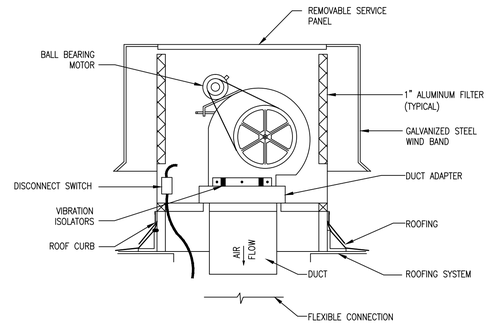
457 A
U.S. VIRGIN ISLANDS



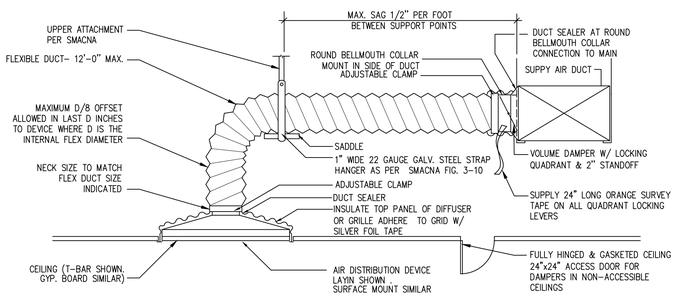
1 / M0.2 **EXHAUST FAN DETAIL**
N.T.S.



2 / M0.2 **STRAP HANGERS**
N.T.S.

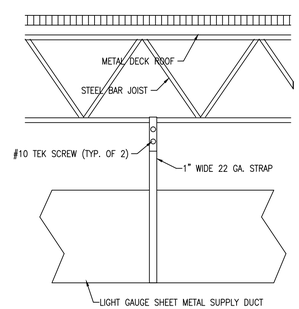


3 / M0.2 **TYPICAL ROOF SUPPLY FAN DETAIL**
N.T.S.



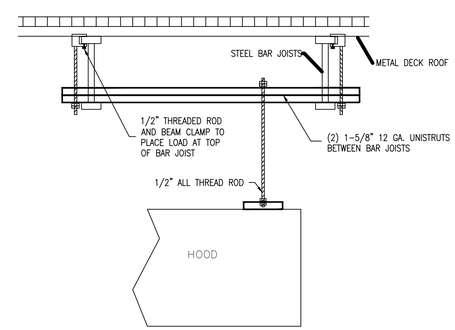
NOTES
1. FLEXIBLE DUCTS SHALL BE ONE PIECE AND SHALL NOT BE SPLICED TOGETHER .
2. EXTEND FLEXIBLE DUCT INSULATION TO DUCT/DIFFUSER PANEL INSULATION AND SEAL WITH MASTIC .
3. FLEXIBLE AIR DUCT SHALL NOT EXCEED 12 FT. WHEN EXTENDED.
ELBOW RADIUS SIZED FOR NO LESS THAN R / D = 1.0 .
4. MAXIMUM SAG OF FLEXIBLE DUCT BETWEEN SUPPORTS SHALL BE 1/2" PER FOOT.

4 / M0.2 **FLEXIBLE DUCT TAKEOFF DETAIL**
N.T.S.



NOTE: MIN. ONE STRAP PER 6' OF DUCT

5 / M0.2 **MUA DUCT STRAP DETAIL**
N.T.S.



6 / M0.2 **HOOD HANGING DETAIL**
N.T.S.

REVISIONS		
NO:	DATE:	REMARKS

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CHECKED BY:	K.R.B
APPROVED BY:	J.P.W.

PROJECT NO.: 13-016B
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MECHANICAL DETAILS

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437 A
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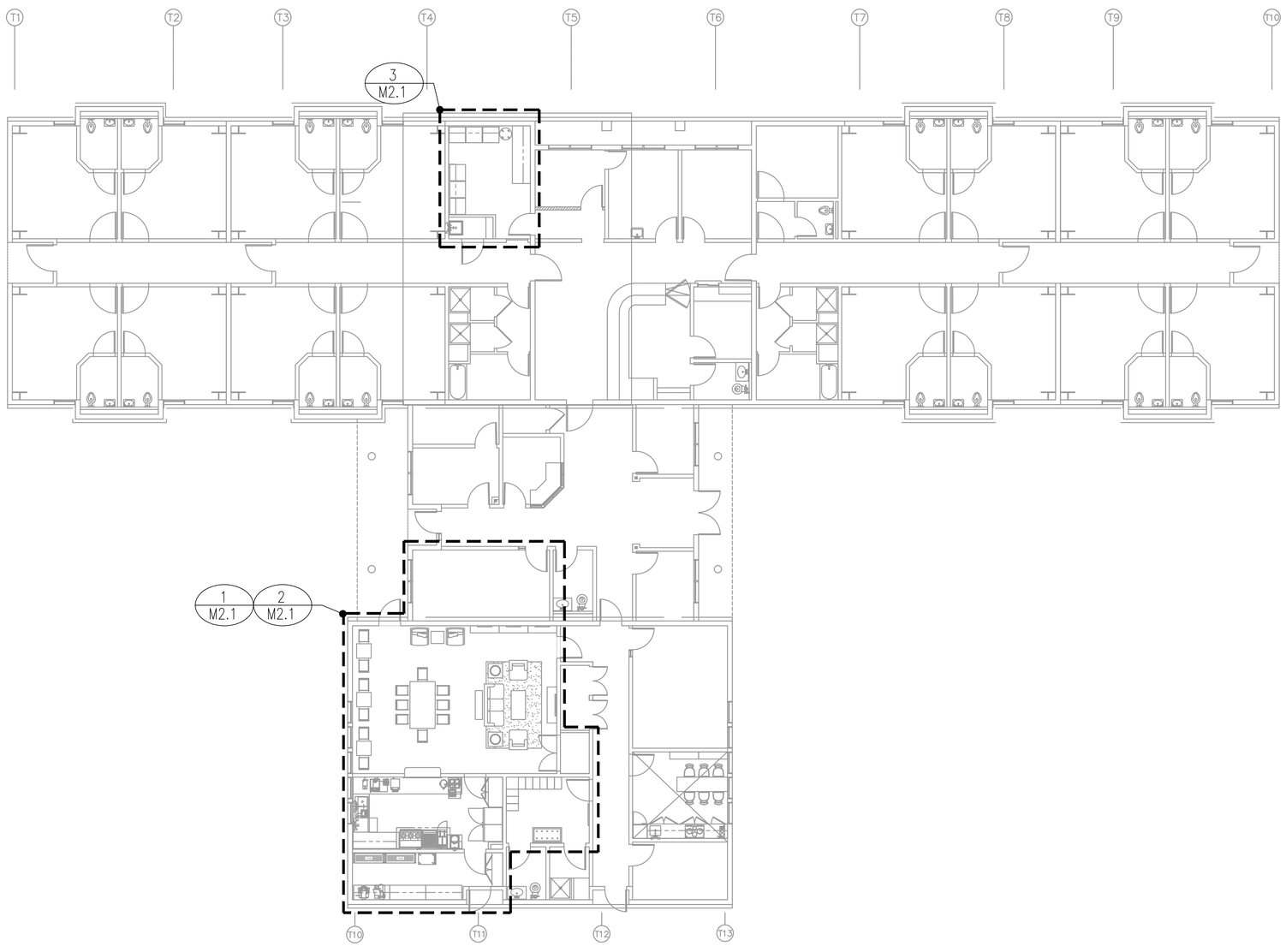

1 / M1.1 OVERALL MECHANICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS		
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CHECKED BY:	K.R.B
APPROVED BY:	J.P.W.

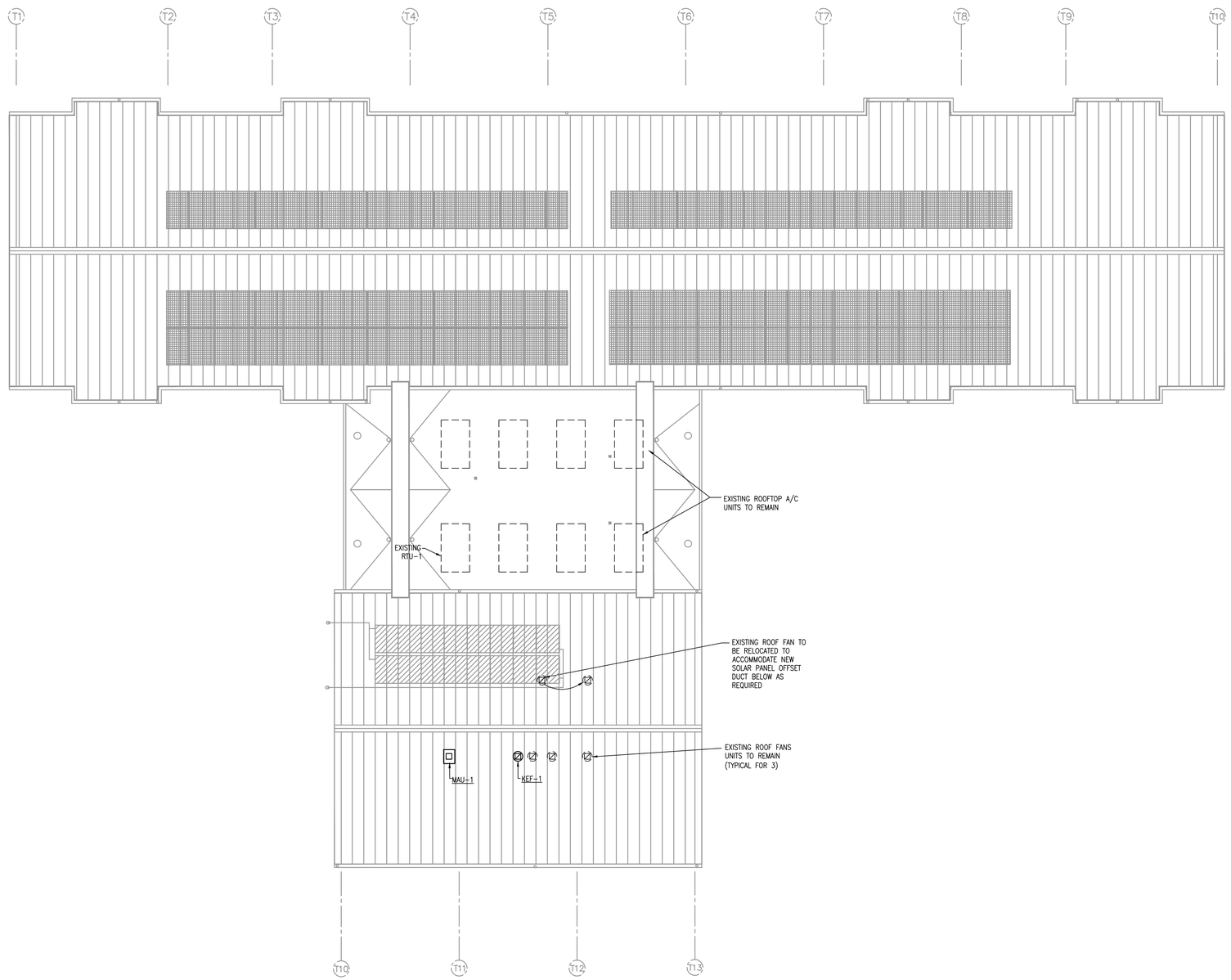
PROJECT NO.: 13-016B

CONTRACT NO.:

SHEET NO.: M1.1

MECHANICAL OVERALL FLOOR PLAN

REGISTERED ARCHITECT
JOHN WOODS
437 A
U.S. VIRGIN ISLANDS



1 / M1.2 ROOF MECHANICAL PLAN
SCALE: 1/8" = 1'-0"

REVISIONS		
NO:	DATE:	REMARKS

CONSULTANTS

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LONG TERM HEALTH CARE
REHABILITATION FACILITY
PARCEL 6A ANNA'S RETREAT
ST. THOMAS, U.S.V.I

DATE:	6-4-14
DRAWN BY:	L.C
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APPROVED BY:	J.P.W.

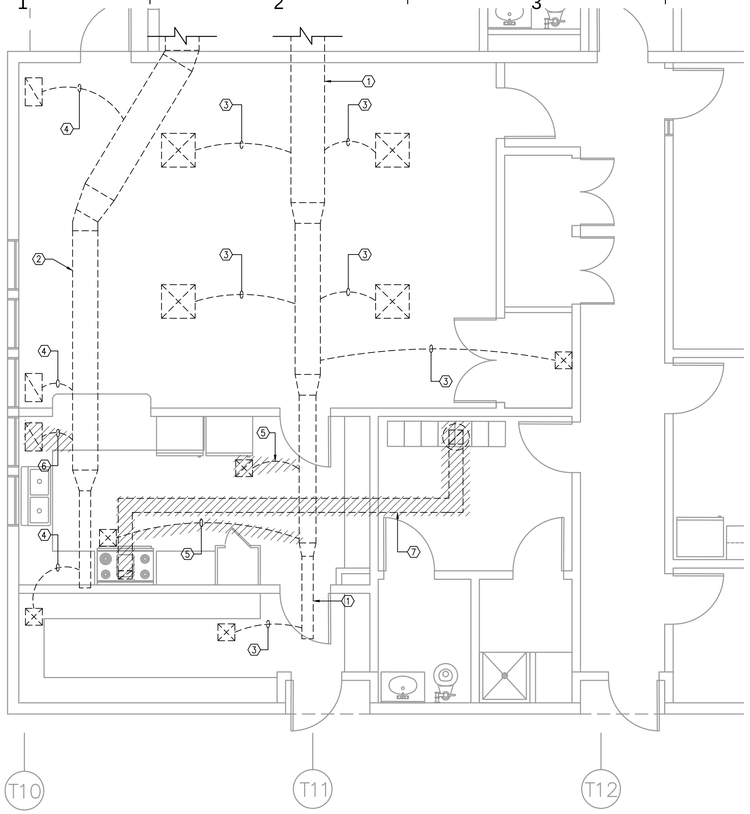
PROJECT NO: 13-016B

CONTRACT NO:

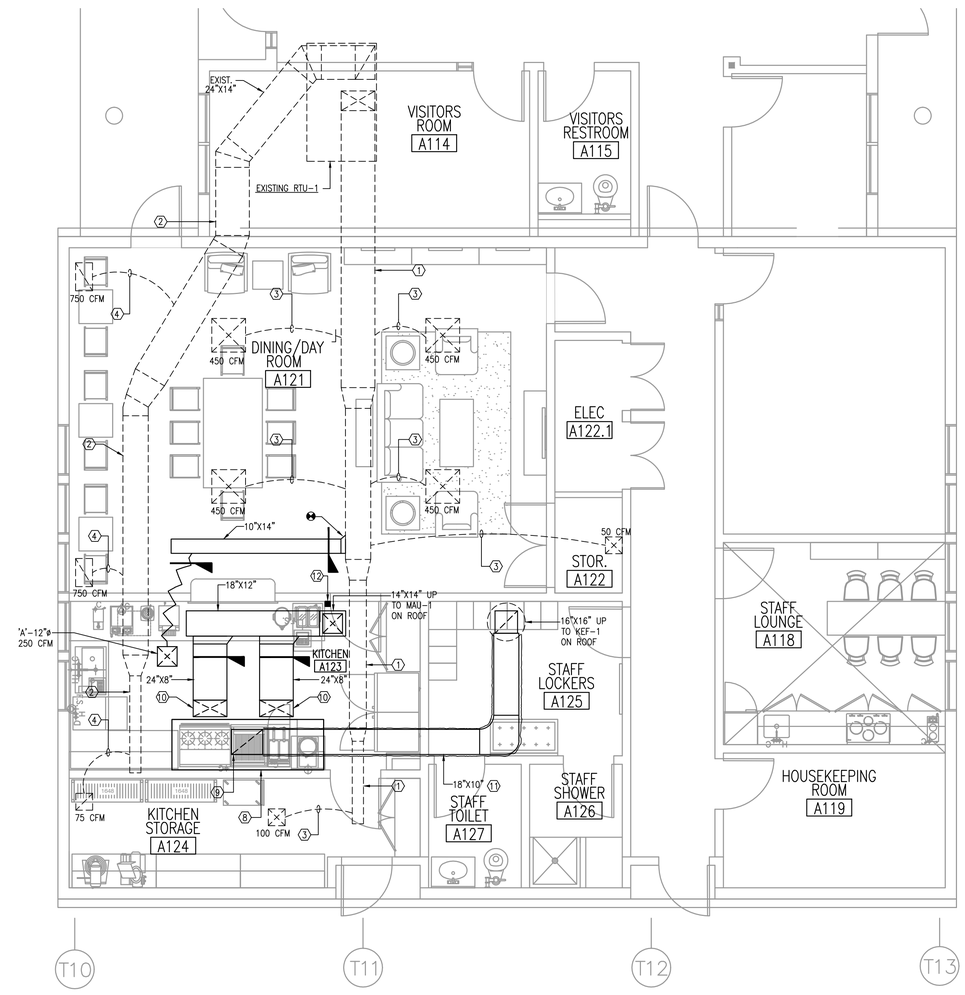
SHEET NO:
M2.0

ROOF MECHANICAL PLAN

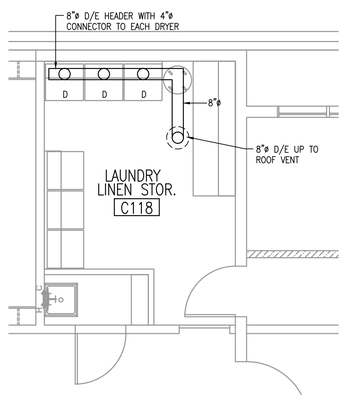
REGISTERED ARCHITECT
JOHN WOODS
427 A
U.S. & VIRGIN ISLANDS



1 M2.1 ENLARGED KITCHEN DEMOLITION MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



2 M2.1 ENLARGED KITCHEN MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



3 M2.1 ENLARGED LAUNDRY MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

KEY NOTES

1. EXISTING SUPPLY AIR DUCT TO REMAIN.
2. EXISTING RETURN AIR DUCT TO REMAIN.
3. EXISTING BRANCH SUPPLY AIR DUCT AND ASSOCIATED CEILING AIR DIFFUSER TO REMAIN. AIR BALANCE TO CFM AHOWN.
4. EXISTING BRANCH RETURN AIR DUCT AND ASSOCIATED CEILING AIR GRILLE TO REMAIN. AIR BALANCE TO CFM SHOWN.
5. EXISTING BRANCH SUPPLY AIR DUCT AND ASSOCIATED CEILING AIR DIFFUSER TO BE REMOVED.
6. EXISTING BRANCH RETURN AIR DUCT AND ASSOCIATED CEILING AIR DIFFUSER TO BE REMOVED.
7. EXISTING EXHAUST AIR DUCT AND ASSOCIATED ROOF FAN TO BE REMOVED.
8. NEW KITCHEN HOOD AND FIRE SUPPRESSION SYSTEM. REFER TO KITCHEN DRAWINGS.
9. KITCHEN EXHAUST AIR DUCT CONNECTION TO HOOD COLLAR.
10. KITCHEN MAKE UP AIR DUCT CONNECTION TO HOOD COLLAR(S).
11. KITCHEN EXHAUST DUCT WITH FIREPROOF DUCT WRAP FIBER BLANKET INSULATION.
12. REMOTE FIRE SUPPRESSION SYSTEM MANUAL PULL STATION.

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REHABILITATION FACILITY
PARCEL 6A ANNA'S RETREAT
ST. THOMAS, U.S.V.I

DATE:	6-4-14
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CONTRACT NO.:

SHEET NO.: M2.1

MECHANICAL ENLARGED PLANS

REGISTERED ARCHITECT
JOHN WOODS
457 A
U.S. VIRGIN ISLANDS

PLUMBING GENERAL NOTES

1. PROVIDE ALL PLUMBING ITEMS INDICATED ON THE DRAWINGS, DESCRIBED HEREIN OR OTHERWISE REQUIRED FOR A COMPLETE AND PROPER INSTALLATION, INCLUDING:
   A. PLUMBING FIXTURES, FITTINGS AND EQUIPMENT.
   B. HOT AND COLD WATER SYSTEMS.
   C. DRAIN WASTE AND VENT PIPING SYSTEMS.
   D. INDIRECT WASTE PIPING, INCLUDING ALL VALVES, TRAPS, PIPING AND ACCESSORIES FOR ALL KITCHEN EQUIPMENT. SIZE PER EQUIPMENT REQUIREMENTS.

2. COMPLY WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES, INCLUDING REQUIREMENTS OF INTERNATIONAL PLUMBING AND FUEL GAS AND AMENDMENTS.

3. THESE DRAWINGS AND SPECIFICATIONS REFLECT A STANDARD DESIGN WHICH MUST BE VERIFIED OR MODIFIED FOR EACH APPLICATION. AS A MINIMUM, VERIFY ALL EQUIPMENT LOADS AND REQUIREMENTS, PIPE AND SERVICE SIZES, SITE CONDITIONS, LOCAL ORDINANCES AND CODES ETC.

4. COORDINATE WITH ALL TRADES AND VERIFY ALL EQUIPMENT ROUGH-IN ITEMS AND LOCATIONS WITH THE EQUIPMENT SUPPLIER OR CONTRACTOR. ALL RE-WORK AND CORRECTIONS REQUIRED DUE TO LACK OF COORDINATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AND DONE AT NO COST TO THE OWNER.

5. SUBMIT SHOP DRAWINGS AND MATERIAL DATA SUBMITTALS FOR APPROVAL BEFORE INSTALLATION.

6. GREASE WASTE AND VENTS SHALL BE STANDARD WEIGHT CAST IRON NO-HUB PER CISPI STANDARDS 301 AND 310, WITH STAINLESS STEEL ONE-PIECE NEOPRENE GASKETS. UNDER SLAB PIPING SHALL BE CAST IRON BELL AND SPIGOT PIPING WITH NEOPRENE GASKETS, OR A.B.I. "BEST" COUPLING. WHERE PERMITTED BY LOCAL AUTHORITY, APPROVED PVC OR ABS PLASTIC PIPE AND FITTINGS, PER ASTM D2661-89 OR D2665-89, MAY BE USED. ALL 3 COMPARMENT SINKS, DISWASHER MACHINE AND WORK TABLE WITH SINKS WASTE SHALL BE COPPER TUBE.

7. HOT AND COLD WATER AND INDIRECT WASTE PIPING: HARD-DRAWN COPPER TUBE, TYPE "L", PER ASTM B88-88A, MADE UP WITH WROUGHT OR FORGED COPPER SWEAT FITTINGS. UNDER SLABS: TYPE "K" SOFT TEMPER COPPER TUBE WITHOUT JOINTS. SOLDER: LEAD-FREE, CANFIELD "100% WATERSAFE".

8. VALVES: USE PIPE SIZE VALVES, AS SHOWN BELOW:
   A. GATE: MILWAUKEE 148 OR 149
   B. CHECK: MILWAUKEE 509T OR 1509T
   C. PRESSURE AND TEMPERATURE RELIEF VALVES: WATTS TYPE 100XL.

9. FIXTURE TAILPIECES AND TRAPS FOR LAVATORIES AND SINKS SHALL BE BRASS TUBING, SEMI-CAST, OR CAST IRON; ALL BRASS TUBING SHALL BE 17 GAGE, CHROME PLATED.

10. ALL PIPE HANGERS, CLAMPS AND CHANNELS SHALL BE ADEQUATELY SIZED TO CARRY PIPE LOADS AND PREVENT SAGGING.

11. INSULATE ALL HOT WATER PIPING WITH OWENS CORNING TYPE ASJ/SSL-II HEAVY DENSITY FIBER GLASS WITH ALL SERVICE JACKET; 1/2" FOR RUNOUTS UP TO 12'; 1" FOR OTHER PIPING 2" OR LESS IN DIAMETER. INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 50 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD 42-1.

12. UNLESS SHOWN OTHERWISE, PROVIDE UNIFORM PITCH OF AT LEAST 1/4 INCH PER FOOT FOR ALL HORIZONTAL DRAINAGE PIPING WITHIN THE BUILDING.

13. PROVIDE SHUT-OFF GATE VALVES AND UNIONS AT ALL WATER CONNECTIONS TO EQUIPMENT AND APPLIANCES. PROVIDE STOPS AND CHROME PLATED BRASS SUPPLIES AT ALL FIXTURES.

14. ISOLATE ALL DISSIMILAR METALS WITH "EPCO" DIELECTRIC UNIONS, EXCEPT FOR BRASS OR BRONZE VALVES WITH STEEL PIPE.

15. THOROUGHLY CLEAN ALL PIPING AND EQUIPMENT, REMOVING ALL DIRT, RUST, OIL AND PLASTER.

16. THE ENTIRE SYSTEM SHALL BE WARRANTED FOR A PERIOD OF ONE (1) YEAR BEGINNING WITH OWNER'S ACCEPTANCE OF THE WORK. ALL LABOR AND MATERIALS NECESSARY TO REPAIR OR REPLACE THE SYSTEM, OR PORTIONS THEREOF, DURING THAT TIME SHALL BE WARRANTED FOR A PERIOD OF ONE (1) YEAR FROM THE REPAIR OR REPLACEMENT.

17. PIPING SHALL BE IDENTIFIED AT LEAST EVERY 20 FT. WITH NAME AND FLOW DIRECTION WITH SNAP-ON PLASTIC PIPE MARKERS, ALL EQUIPMENT SHALL BE IDENTIFIED WITH ENGRAVED PLASTIC MARKERS.

18. GAS PIPING SHALL BE BLACK STEEL PIPE, OR GALVANIZED STEEL PIPE FOR PIPING EXPOSED TO THE WEATHER OR UNDERGROUND, SCHEDULE 40 ASTM 53 FOR PIPES UP TO 2" DIAMETER WITH STANDARD WEIGHT MELLEABLE THREADED FITTINGS ANSI B16.3, A 53 GRADE 2-1/2" DIAMETER AND LARGER WITH STANDARD WEIGHT BLACK STEEL WELDING FITTINGS ANSI 16.5.

PLUMBING LEGEND

G	GAS LINE
GW	GREASE WASTE
SAN	EXISTING SANITARY
SAN	SAN/WASTE ABOVE SLAB
SAN	SAN/WASTE BELOW SLAB
V	VENT LINE
CD	CONDENSATE DRAIN LINE
GV	GATE VALVE
CW	COLD WATER LINE
HW	HOT WATER LINE
HWR	HOT WATER RETURN LINE
V	VALVES
CV	CHECK VALVE
	BUTTERFLY OR BALL VALVE
	PRESS & TEMP. RELIEF VALVE
WHA	WATER HAMMER ARRESTOR
CO	CLEAN-OUT PLUG
WCO	WALL CLEAN-OUT
GV	GAS VALVE
FD	FLOOR DRAIN
FCO	FLOOR CLEAN-OUT
HD	HUB DRAIN
FFD	FUNNEL TYPE FLOOR DRAIN
FS	FLOOR SINK
FT	FLOOR THROUGH
CTE	CONNECT TO EXISTING FIELD VERIFY EXACT LOCATION.
WH	HOSE BIBB WATER HYDRANT W/VACUUM BREAKER
VTR	VENT THRU ROOF
AP	ACCESS PANEL
AHU	AIR HANDLING UNIT
TH	THERMOMETER
CO	CLEAN OUT
WCO	WALL CLEAN OUT
FCO	FLOOR CLEAN OUT
COTG	CLEAN OUT TO GRADE
TP	TRAP PRIMER (RESEALER)
CIP	CAST IRON PIPE
DIP	DUCTILE IRON PIPE
UG	UNDER GROUND
V	VENT
HW	HOTWATER
FL	FLOOR
CW	COLDWATER
SCW	SOFTER COLD WATER
HWR	HOT WATER RETURN LINE
AFF	ABOVE FINISH FLOOR

REVISIONS		
NO:	DATE:	REMARKS

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REHABILITATION FACILITY
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ST. THOMAS, U.S.V.I

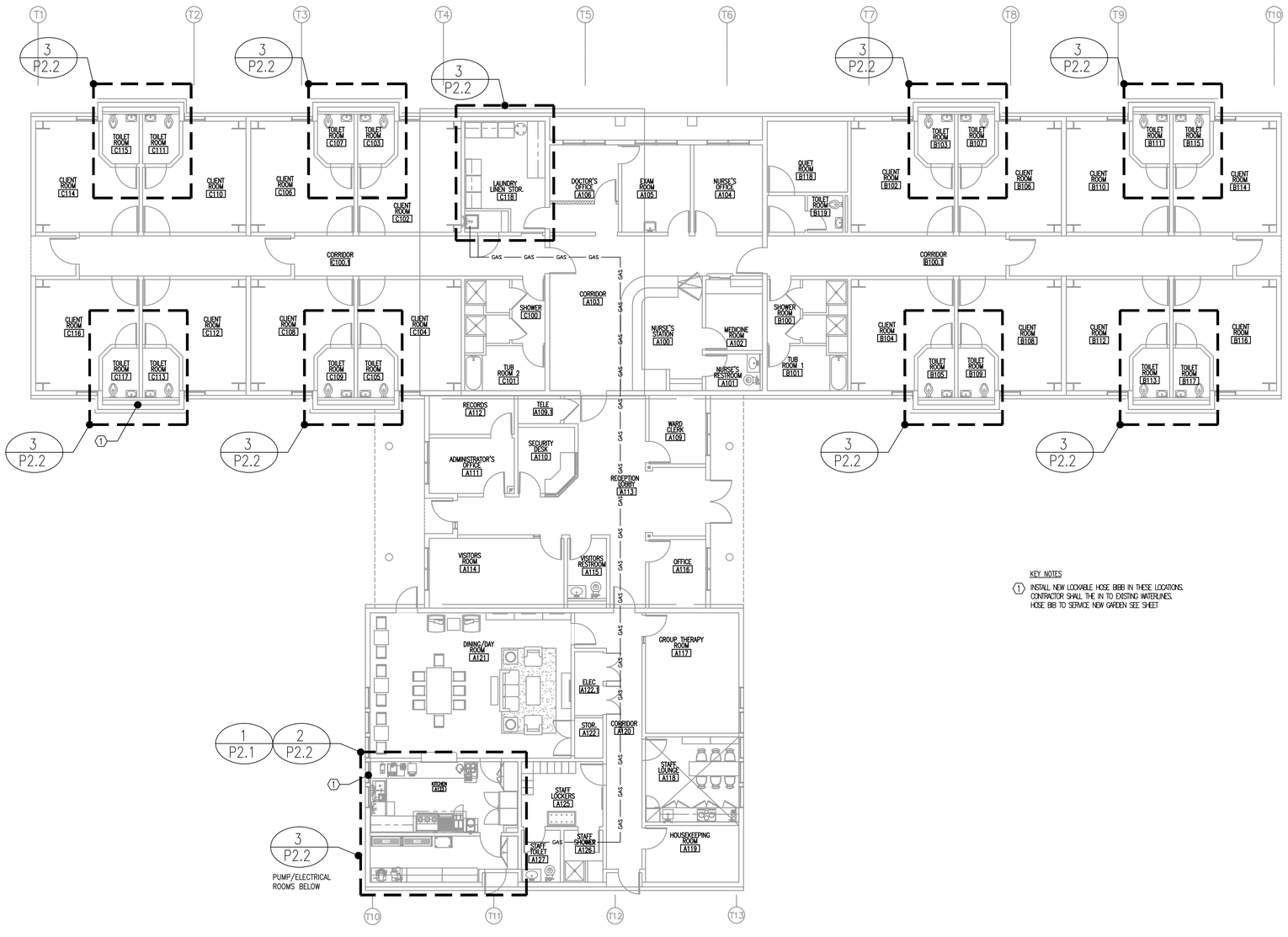
DATE: 6-4-14
DRAWN BY: L.C
CHECKED BY: K.R.B
APPROVED BY: J.P.W.

PROJECT NO: 13-016B
CONTRACT NO:

SHEET NO: P0.1

PLUMBING NOTES & LEGEND

REGISTERED ARCHITECT
JOHN WOODS
497 A
ST. THOMAS, U.S. VIRGIN ISLANDS



KEY NOTES

1. INSTALL NEW LOCKABLE HOSE BIBB IN THESE LOCATIONS. CONTRACTOR SHALL THE IN TO EXISTING WATERLINES. HOSE BIB TO SERVICE NEW GARDEN SEE SHEET

1 P1.1 OVERALL PLUMBING FLOOR PLAN
SCALE: 1/16" = 1'-0"

REVISIONS		
NO:	DATE:	REMARKS

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PLUMBING OVERALL FLOOR PLAN

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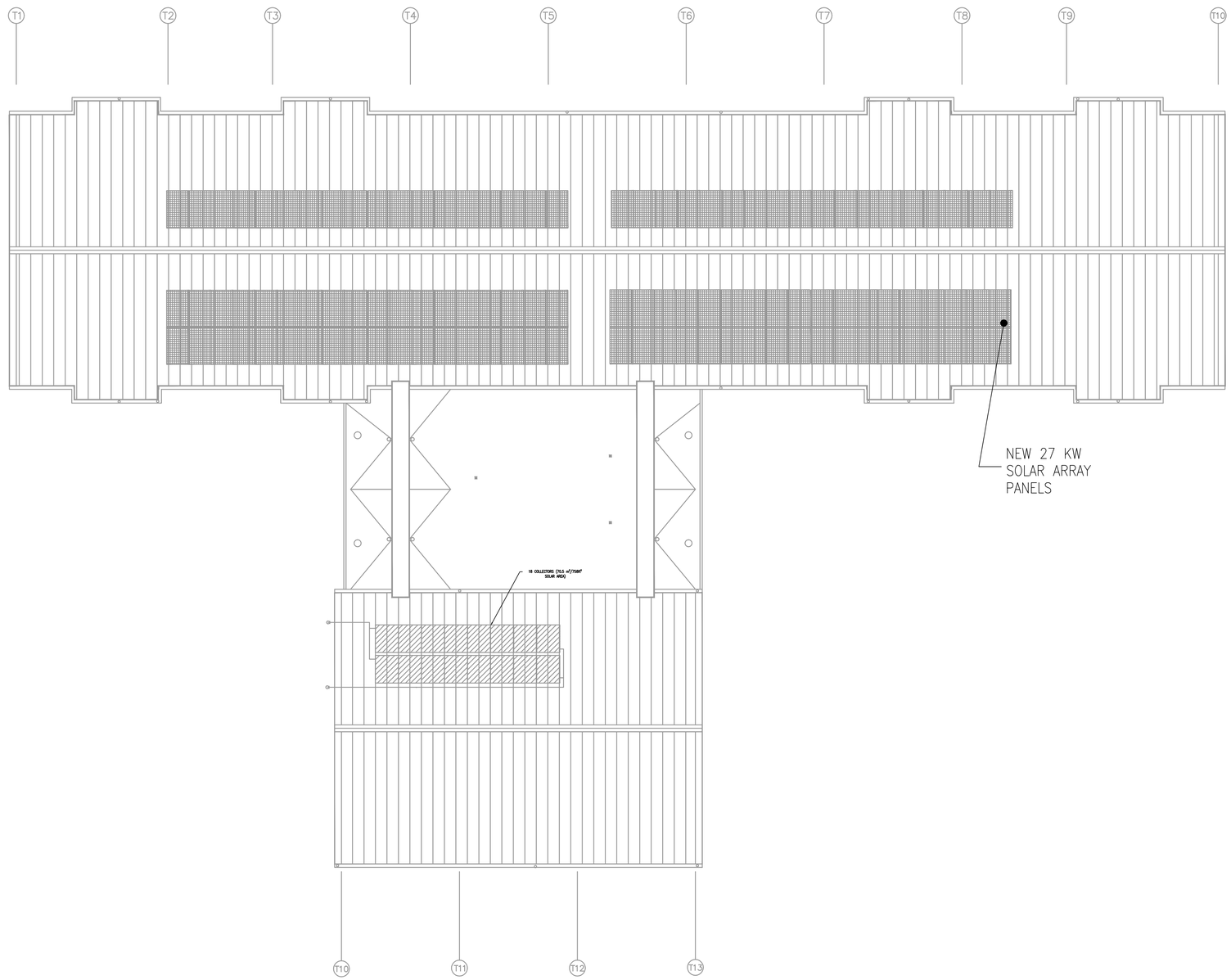
437 A
U.S. VIRGIN ISLANDS



ROOF PLUMBING PLAN

SCALE: 1/8" = 1'-0"

REVISIONS		
NO:	DATE:	REMARKS

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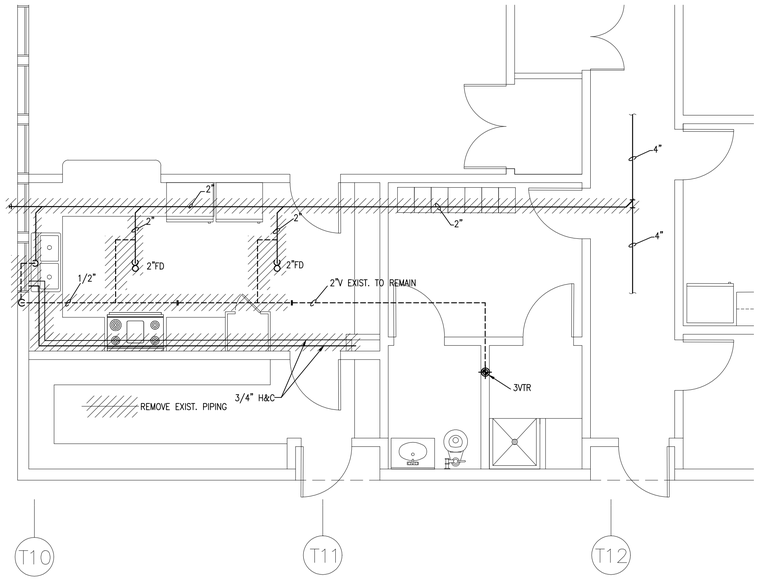
PROJECT NO.: 13-016B
CONTRACT NO.:

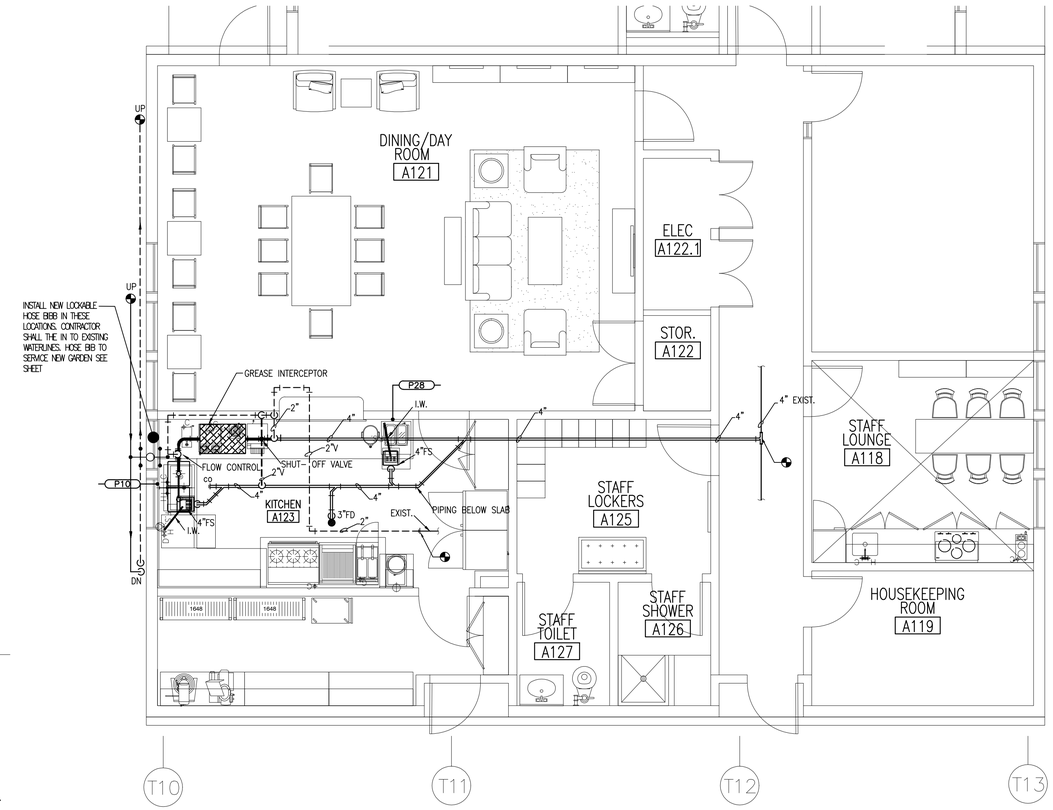
SHEET NO.: P1.2

PLUMBING ROOF PLAN

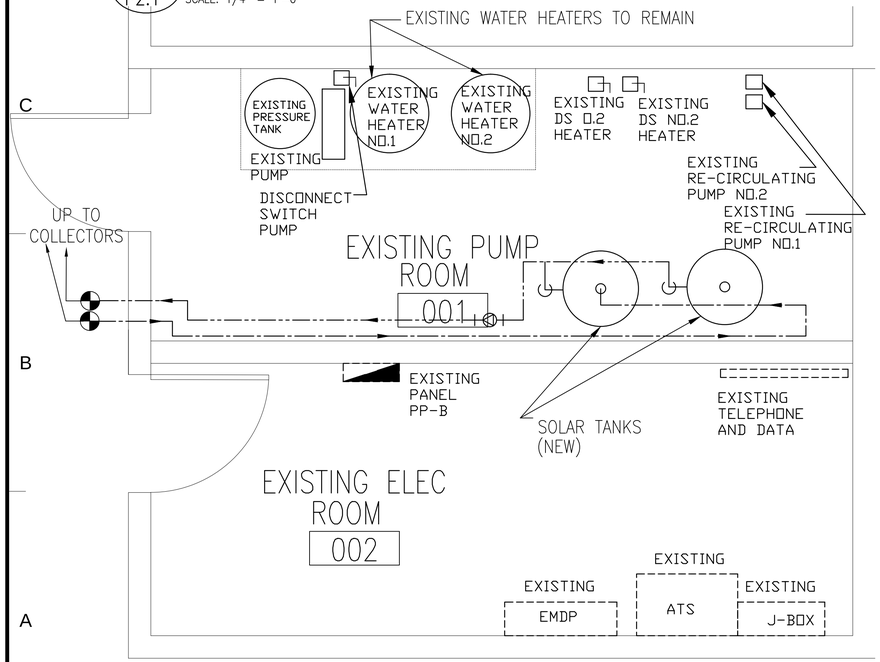
REGISTERED ARCHITECT
JOHN WOODS
437 A
U.S. VIRGIN ISLANDS



1 P2.1 ENLARGED KITCHEN DEMOLITION PLUMBING PLAN
SCALE: 1/4" = 1'-0"



2 P2.1 ENLARGED KITCHEN PLUMBING PLAN
SCALE: 1/4" = 1'-0"



3 P2.1 ENLARGED PUMP/ELECTRICAL ROOMS PLUMBING PLAN
SCALE: 1/2" = 1'-0"

PLUMBING SCHEDULE

ITEM NO	QTY	EQUIPMENT CATEGORY
P03	1	3/4" GAS CONN 191 MBTU + 18" AFF.
P04	1	3/4" GAS CONN 58 MBTU + 18" AFF.
P05	1	3/4" GAS CONN 90 MBTU + 18" AFF.
P09	1	1/2" HW. +18" AFF
P09A	1	1" I.WASTE TO FLOOR SINK
P10	1	1/2" CW.-HW. +18" AFF
P10A	1	1½" WASTE +12" AFF
P15	1	1/2" CW. +48" AFF
P16	1	1/2" CW.-HW. +18" AFF
P16A	1	1½" WASTE +12" AFF
P18	1	1/2" CW. +48" AFF
P28	1	1/2" CW. +18" AFF
P28A	1	1" I.WASTE TO FLOOR SINK
P30	3	3/4" GAS CONN.Z4 MBTU+18 AFF

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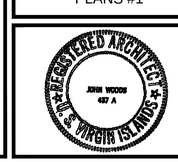
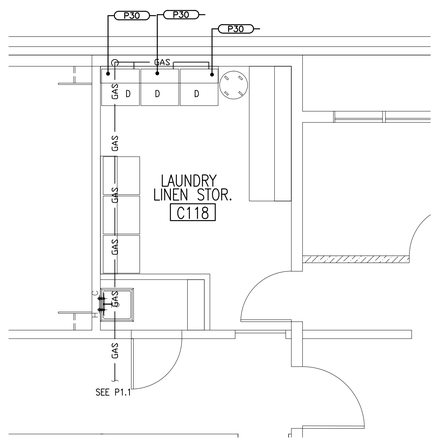
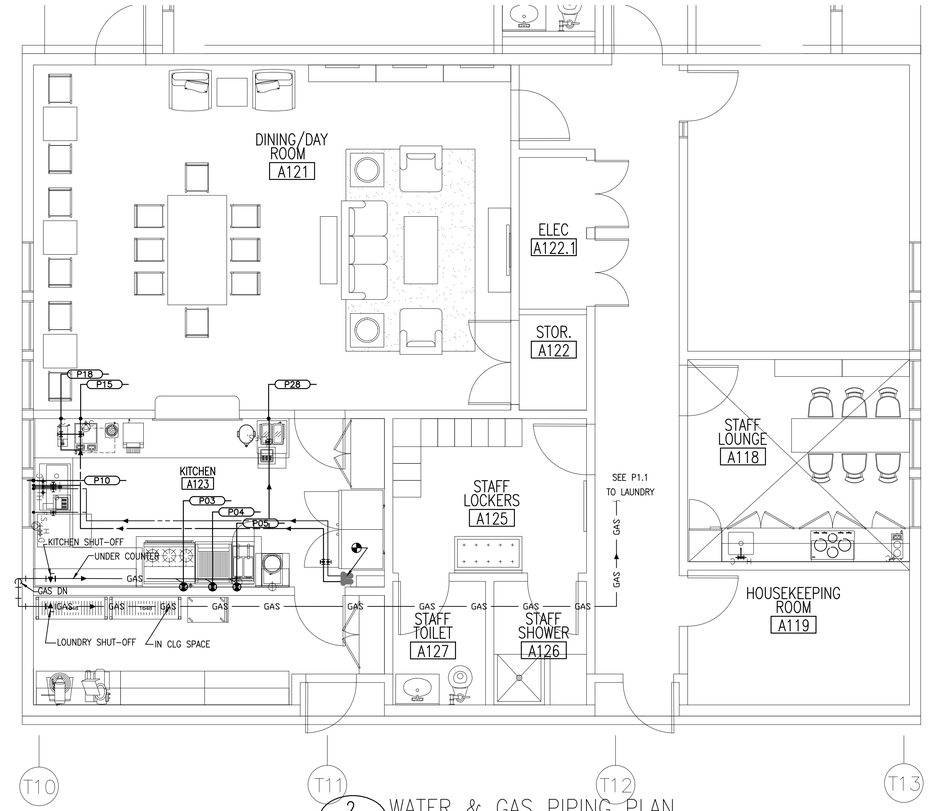
PLUMBING ENLARGED PLANS #1

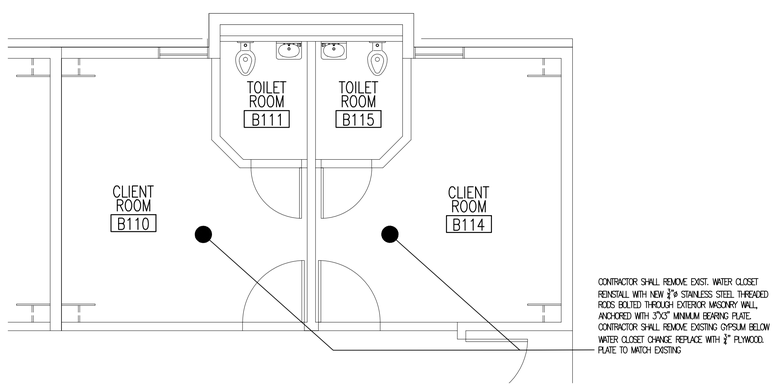




1 / P2.2 ENLARGED LAUNDRY PLUMBING PLAN
SCALE: 1/4" = 1'-0"



2 / P2.2 WATER & GAS PIPING PLAN
SCALE: 1/4" = 1'-0"



3 / P2.2 ENLARGED BATHROOM PLUMBING PLAN (TYP.)
SCALE: 1/4" = 1'-0"

PLUMBING SCHEDULE

ITEM NO	QTY	EQUIPMENT CATEGORY
P03	1	3/4" GAS CONN 191 MBTU + 18" AFF.
P04	1	3/4" GAS CONN 58 MBTU + 18" AFF.
P05	1	3/4" GAS CONN 90 MBTU + 18" AFF.
P09	1	1/2" HW. +18" AFF
P09A	1	1" I.WASTE TO FLOOR SINK
P10	1	1/2" CW.-HW. +18" AFF
P10A	1	1½" WASTE +12" AFF
P15	1	1/2" CW. +48" AFF
P16	1	1/2" CW.-HW. +18" AFF
P16A	1	1½" WASTE +12" AFF
P18	1	1/2" CW. +48" AFF
P28	1	1/2" CW. +18" AFF
P28A	1	1" I.WASTE TO FLOOR SINK
P30	3	3/4" GAS CONN.Z4 MBTU+18 AFF

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LONG TERM HEALTH CARE
REHABILITATION FACILITY
PARCEL 6A ANNA'S RETREAT
ST. THOMAS, U.S.V.I

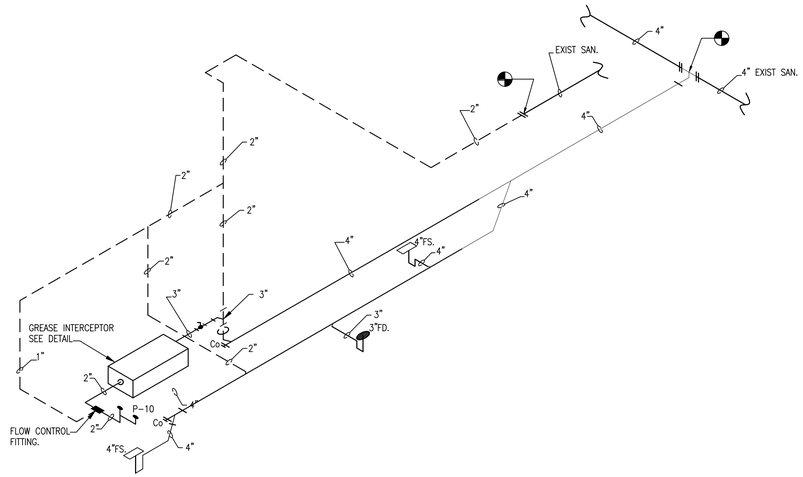
DATE: 6-4-14
DRAWN BY: L.C
CHECKED BY: K.R.B
APPROVED BY: J.P.W.

PROJECT NO: 13-016B
CONTRACT NO:

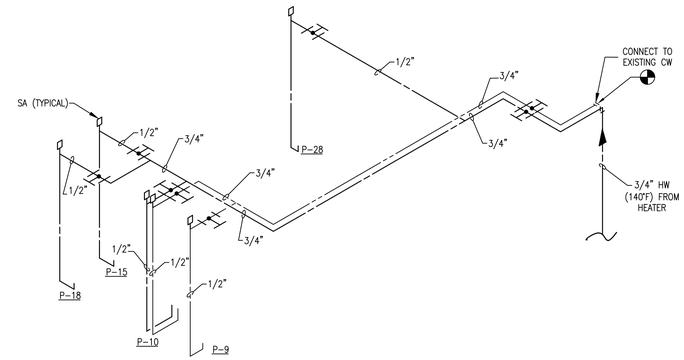
SHEET NO: P2.2

PLUMBING ENLARGED PLANS #2

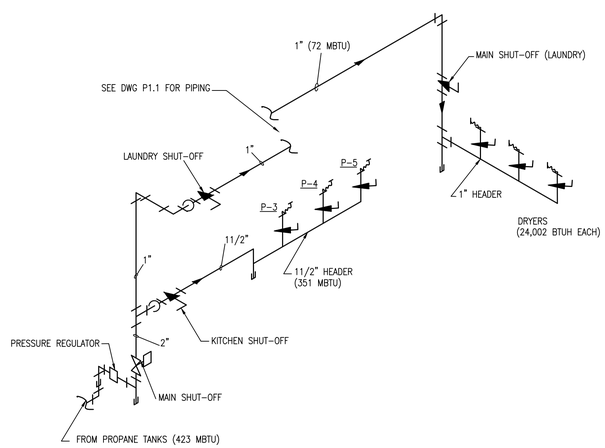
REGISTERED ARCHITECT
JOHN WOODS
457 A
U.S. VIRGIN ISLANDS



1 P3.1 WASTE PIPING ISOMETRIC
N.T.S

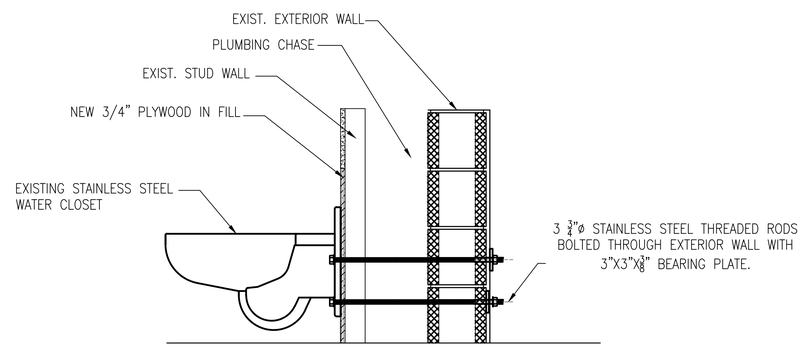


2 P3.1 WATER PIPING ISOMETRIC
N.T.S



P-3	203 MBTU
P-4	58 MBTU
P-5	90 MBTU

3 P3.1 GAS PIPING ISOMETRIC
N.T.S.



4 P3.1 EXISTING WATER CLOSET/ANCHOR DETAIL.
N.T.S.

REVISIONS

NO:	DATE:	REMARKS

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DATE: 6-4-14
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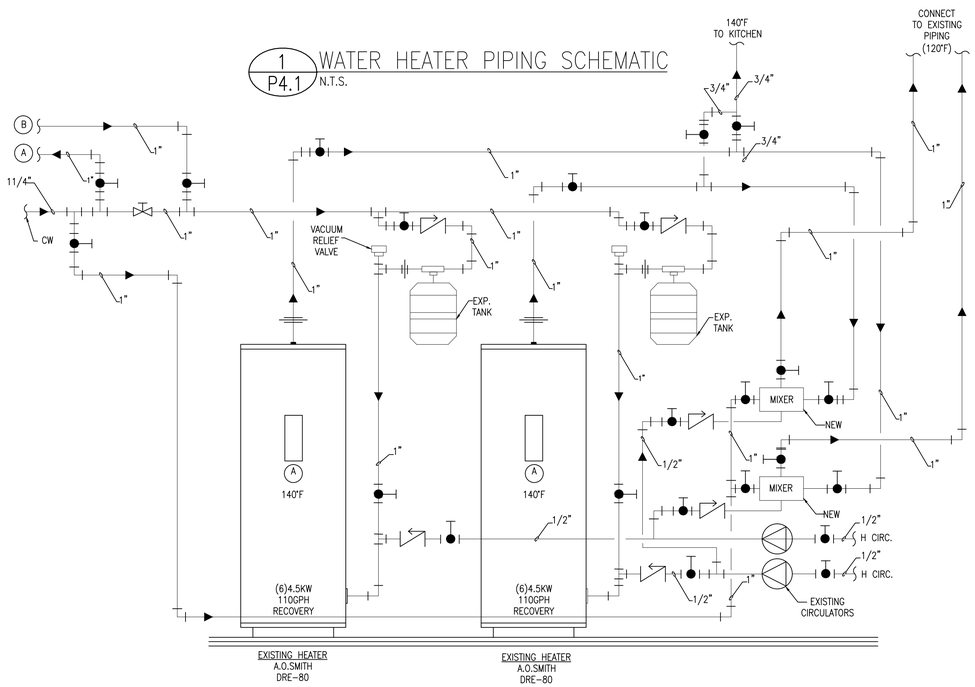
PROJECT NO.: 13-016B
CONTRACT NO.:

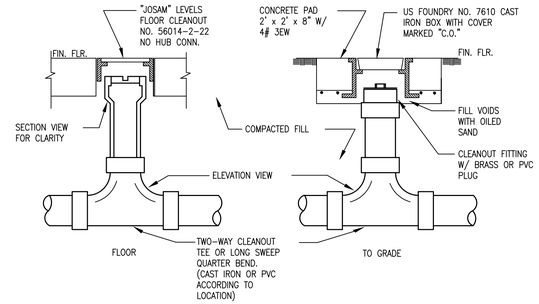
SHEET NO.: P3.1

PLUMBING ISOMETRICS

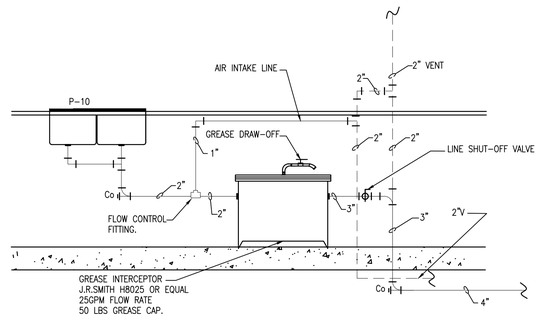
REGISTERED ARCHITECT
JOHN WOODS
427 A
U.S. VIRGIN ISLANDS



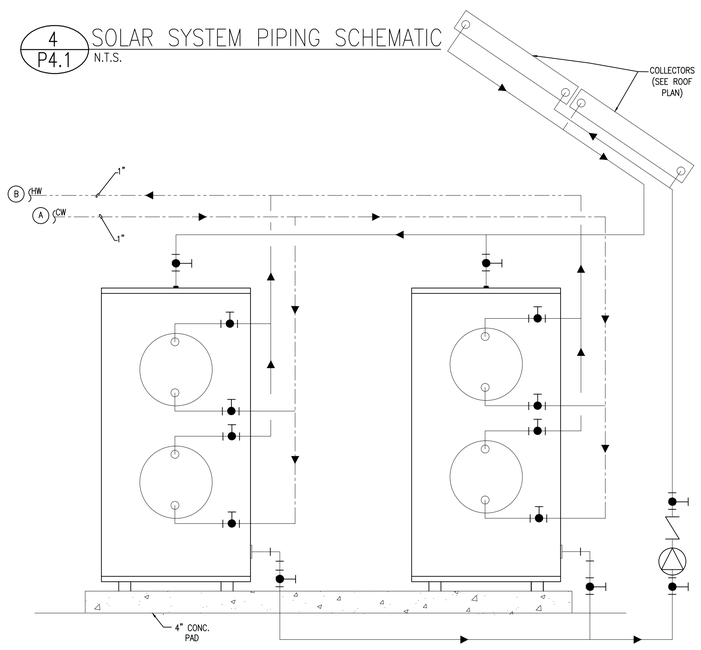
1 P4.1 WATER HEATER PIPING SCHEMATIC
N.T.S.



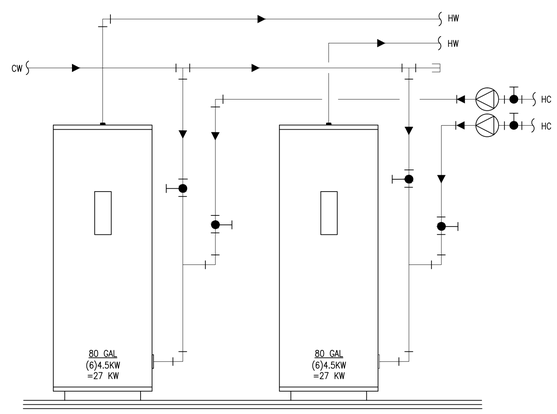
2 P4.1 CLEANOUT DETAILS
N.T.S



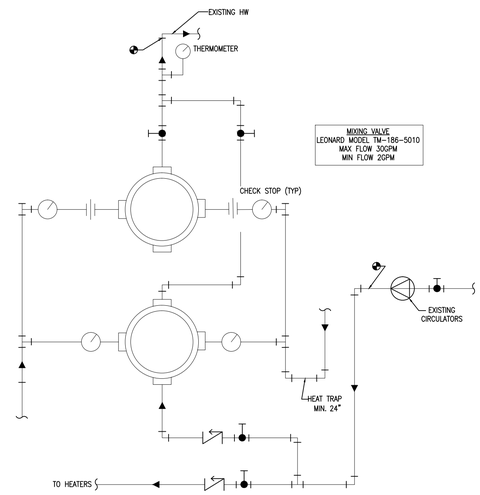
3 P4.1 GREASE INTERCEPTOR DETAIL
N.T.S



4 P4.1 SOLAR SYSTEM PIPING SCHEMATIC
N.T.S.



5 P4.1 EXISTING WATER HEATERS
N.T.S



6 P4.1 HIGH-LOW MIXER DETAIL
N.T.S

REVISIONS		
NO:	DATE:	REMARKS

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DATE:	6-4-14
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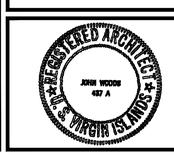
CHECKED BY:	K.R.B
APPROVED BY:	J.P.W.

PROJECT NO: 13-016B

CONTRACT NO:

SHEET NO: P4.1

PLUMBING DETAILS



TYPE: SO'D NQOD
MTG: FLUSH MOUNTED
MAIN: M.L.O

NEW PANEL "K" (22KAIC)

CU BUS/GND. BUS

VOLTS: 120/208V, 3ø, 4W
BUS: 225A
LOAD: (SEE LOAD ANALYSIS)

LOAD	COND.	WIRE	TRIP	POLE	DESCRIPTION	CKT No.	CKT No.	DESCRIPTION	POLE	TRIP	WIRE	COND.	LOAD
360	1/2"	12	20	1	FOOD SLICER (GFI) (▲)	1	2	BLENDER (GFI) (▲)	1	20	12	1/2"	360
1200					MIXER (GFI) (▲)	3	4	TOASTER CONVEYOR (▲)	2	20	12	1/2"	2226
564					REACH-IN REFRIGERATOR (GFI)(▲)	5	6				--	--	--
960					REACH-IN FREEZER (GFI) (▲)	7	8	SOUP KETTLE (GFI) (▲)	1	20	12	1/2"	480
6100	3/4"	8	40	2	COFFEE MAKER (▲)	9	10	BEVERAGE DISPENSER (GFI) (▲)					1080
--	--	--				11	12	ICE MACHINE (GFI) (▲)					720
720	1/2"	12	20	1	GENERAL RECS (GFI)	13	14	WAREWASHER (▲)	2	30	10	3/4"	3500
720					GENERAL RECS (GFI)	15	16				--	--	--
1800					HOT WATER DISPENSER (GFI)(▲)	17	18	ANSUL SYSTEM	1	20	12	1/2"	800
1800					GAS DRYER	19	20	HOOD 120V CONTROLS					500
1800						21	22	HOOD LIGHTS					300
1800						23	24	KEF-1 (*)	2	20	12	1/2"	1664
--	--	--			SPARE	25	26				--	--	--
--	--	--				27	28	MAU-1 (*)	2	20	12	1/2"	1664
--	--	--				29	30				--	--	--
--	--	--	--	--	SPACE	31	32	OFFICE REC	1	20	12	1/2"	500
--	--	--	--	--		33	34	SPARE	--	--	--	--	--
--	--	--	--	--		35	36		--	--	--	--	--

1. (GFI) DENOTES GROUND FAULT TYPE CIRCUIT BREAKER-IN LIEU OF GFI BREAKER CONTRACTOR MAY USE GFI TYPE RECEPTACLE.
2. (▲) EQUIPMENT WITH DEMAND PER NEC 220.56.
3. (*) PROVIDE HACR TYPE BREAKER

LOAD ANALYSIS

EQUIPMENT WITH DEMAND PER NEC 220.56
19.4 KVA X 0.65 ——— 12.6 KVA
REST OF LOAD @ 100% ——— 11.8 KVA
24.4 KVA

24.4KVA/360V = 67.8A

KITCHEN HOOD FIRE PROTECTION

1. SYSTEM SHALL BE A CARTRIDGE CHEMICAL TYPE WHICH WILL PROVIDE AUTOMATIC FLOODING IN THE HOOD/DUCT AREA ABOVE FILTER BANKS IN ADDITION TO THE REQUIRED SURFACE FLOODING. SYSTEM SHALL BE U.L. LISTED, ANSUL R-102 OR APPROVED EQUAL.
2. NOZZLES SHALL BE SELF CLOSING TYPE CAPABLE OF PROVIDING VARIOUS STREAM PATTERNS.
3. AUTOMATIC FUEL SHUT-OFF ASSEMBLIES SHALL BE FURNISHED IN ACCORDANCE WITH NFPA 96 WITH ALL REQUIRED GAS VALVES OR MICRO-SWITCHES, CUTOFF RELAYS AND CONTRACTORS.
4. ALL EXPOSED PIPING AND FITTINGS TO BE CHROME PLATED.
5. ENTIRE ASSEMBLY AS PER NFPA 17, 17A, 96 AND AUTHORITY HAVING JURISDICTION.
6. AS MANUFACTURED BY ANSUL OR APPROVED EQUAL AND SHALL BE U.L. LISTED. ANSUL R-102 OR EQUAL.
7. VERIFY LOCATION OF MANUAL PULL STATION, HOOD FIRE SUPPRESSION CONTROL PANEL/CABINET AND AGENT STORAGE TANK(S) PRIOR TO INSTALLATION.

KITCHEN EXHAUST HOOD NOTES

A. KITCHEN SUPPLY AND EXHAUST FANS TO BE INTERLOCKED FOR SIMULTANEOUS OPERATION FOR EACH HOOD. SEE A/C DRAWINGS FOR EXACT LOCATIONS.

B. CONTROL STATION TO MOUNT IN HOOD AS DIRECTED BY HOOD MANUFACTURER.

C. PROVIDE INTERLOCKING WITH FIRE SUPRESSION SYSTEM AND GAS SOLENOID VALVE AS REQUIRED FOR AUTOMATIC SHUT-OFF.

D. SEE A/C DWGS. FOR EXACT HOOD SUPPLY/EXH. FAN LOCATIONS.

KITCHEN NOTES

1. THE SYMBOL —(E18)— DENOTES KITCHEN EQUIPMENT ITEM AS REFERRED TO IN FOOD SERVICE CONSULTANT DRAWINGS.
2. ALL OUTLETS ON CONDUIT STUBS TO BE MOUNTED IN "FS" CONDUITS WITH SUITABLE GASKET COVERS. TERMINATES 3" A.F.F.
3. SPECIAL PURPOSE OUTLETS AND RECEPTACLES SHALL BE FURNISHED TO MATCH ATTACHMENT CAPS OR OTHERWISE THE REQUIREMENTS OF THE EQUIPMENT TO BE SERVICED.
4. WHERE JUNCTION BOX IS SHOWN FOR EQUIPMENT CONNECTION, PROVIDE DIRECT CONNECTION OR MATCHING RECEPTACLE WHEN CORD AND PLUG IS PROVIDED WITH EQUIPMENT. WHERE EQUIPMENT REQUIRES CORD CONNECTION AND CORD IS NOT FURNISHED BY KITCHEN EQUIPMENT SUPPLIER, ELECTRICAL CONTRACTOR TO FURNISH 3 OR 4 WIRE CORDS OF THE RATING OF THE BRANCH CIRCUIT CONDUCTORS. ATTACHMENT CAPS AND RECEPTACLES SHALL BE NEMA APPROVED TYPE BRANCH CIRCUIT RATING.
5. HEIGHT OF ALL OUTLETS TO BE VERIFIED WITH FOOD CONSULTANT DRAWINGS OR AS DIRECTED BY THE ARCHITECT.
6. PERMANENTLY CONNECTED KITCHEN EQUIPMENT NOT SUPPLIED WITH ON/OFF UNIT SWITCH (WHICH ARE APART OF APPLIANCE) TO SERVE AS A DISCONNECT MEANS, TO BE PROVIDED WITH ONE IN COMPLIANCE WITH N.E.C.
7. KITCHEN EXHAUST HOOD NOTES:
   a) KITCHEN SUPPLY AND EXHAUST FANS TO BE INTERLOCKED FOR SIMULTANEOUS OPERATION FOR EACH HOOD. SEE A/C DRAWING FOR EXACT LOCATIONS.
   b) CONTROL STATION TO MOUNT IN HOOD AS DIRECTED BY HOOD MANUFACTURER.
   c) ELECTRICAL POWER TO ALL COOKING EQUIPMENT BENEATH HOOD, SHALL BE PROVIDED THROUGH A SHUNT-TRIP SYSTEM FOR SHUT-OFF. ELECTRICAL CONTRACTOR SHALL WIRE CONTROL CIRCUIT TO MICROSWITCH PROVIDED BY THE FIRE SUPPRESSION SYSTEM CONTRACTOR WITH THE HOOD FIRE SUPPRESSION SYSTEM.
   d) GAS SUPPLY TO ALL COOKING WHERE REQUIRED, SHALL BE PROVIDED WITH A MECHANICAL VALVE FOR FIRE-FUEL SHUT-OFF. VALVE TO BE PROVIDED BY THE FIRE SUPPRESSION SYSTEM CONTRACTOR AND INSTALLED BY THE CONTRACTOR. FIRE SUPPRESSION SYSTEM CONTRACTOR SHALL CONNECT VALVE TO THE HOOD FIRE SUPPRESSION SYSTEM FOR AUTOMATIC SHUT-OFF.
8. ELECTRICAL CONTRACTOR SHALL PROVIDE MAGNETIC STARTERS, DISCONNECT SWITCHES, INTERLOCKS AND THERMO-OVERLOAD PROTECTION, WHERE REQUIRED.

WORK IN EXISTING BUILDINGS

THE NATURE OF THIS CONTRACT INVOLVES THE REMODELING OF AN EXISTING KITCHEN AND THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXACT LOCATION, QUANTITY, ACCESSIBILITY, ETC. OF EXISTING EQUIPMENT AND CONDITIONS AND COMPARE SAME WITH THE DRAWINGS AND SPECIFICATIONS AND SATISFY HIM/HERSELF OF THE CONDITIONS EXISTING PRIOR TO DELIVERING HIS/HER PROPOSAL. NO ADDITIONAL ALLOWANCE WILL BE MADE TO THE CONTRACTOR DUE TO HIS/HER NEGLECT OR FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.

IN EXISTING BUILDINGS, ALL ROOF AND SLAB PENETRATIONS MUST CONFORM TO LANDLORD'S STANDARD CRITERIA AND SHALL BE SUBJECT TO LANDLORD'S APPROVAL AS TO LOCATION AND CONSTRUCTION DETAILS. ROOFING AND/OR WEATHERPROOFING OF ANY INSTALLATION AND/OR PENETRATION MUST BE PERFORMED BY A CONTRACTOR AUTHORIZED BY THE LANDLORD. CONTRACTOR IS REQUIRED TO MAINTAIN FIRE RATING OF ALL WALL, FLOOR, OR ROOF PENETRATIONS.

CONTRACTOR IS HEREBY NOTIFIED THAT WORK TO BE PERFORMED UNDER THIS CONTRACT REQUIRES MODIFICATIONS OF EXISTING ELECTRICAL INSTALLATION WHICH IS IN USE WHICH WILL REQUIRE THAT ELECTRICAL POWER BE MAINTAINED. LIKEWISE, SOME WORK MAY NEED TO BE PERFORMER ON WEEK-ENDS OR AFTER HOURS. CONTRACTOR IS REQUIRED TO COORDINATE THESE REQUIREMENTS AND TAKE INTO CONSIDERATION IN HIS/HER BID ANY WORK WHICH MAY NEED TO BE PERFORMED ON WEEKENDS OR AFTER HOURS.

ANY WIRING INDICATED AS EXISTING IS BASED ON ORIGINAL CONTRACT DRAWINGS AND IS TO BE VERIFIED BY CONTRACTOR AT JOBSITE.

DEMOLITION NOTES

1. REMOVE EXISTING RECEPTACLES, TELEPHONE, SWITCHES, AND ANY ELECTRICAL DEVICES IN WALLS WHERE NEW KITCHEN EQUIPMENT IS GOING TO BE INSTALLED PROVIDE ARCHITECT WITH AS-BUILT DRAWINGS OF FINAL INSTALLATION FOR RECORD PURPOSES. CONTRACTOR IS REQUIRED TO VISIT SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO DETERMINING THE WORK THAT NEEDS TO BE ACCOMPLISHED AS PART OF HIS/HER BID.
2. THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, CUTTING, EXTENDING, CONNECTING, REPAIRING, ADAPTING, AND OTHER WORK COINCIDENTAL HERETO, TOGETHER WITH SUCH TEMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE LANDLORD/ARCHITECT PRIOR TO CUTTING/DRILLING ANY STRUCTURAL SUPPORT.
3. ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR OWNER'S REPRESENTATIVE.
4. WHEN ELECTRICAL DEVICES ARE BEING REMOVED, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT THEM UP TO THE NEXT OUTLET TO REMAIN OR BACK TO THE PANELBOARD. IF EXISTING TO REMAIN OUTLETS ARE FED THROUGH OUTLETS BEING REMOVED, THE CIRCUIT SHALL BE REARRANGED TO MAINTAIN CIRCUIT CONTINUITY. WIRE SHALL BE REMOVED BACK TO SOURCE FROM INACCESSIBLE RACEWAYS NOT REUSED. INSTALL BLANK PLATES ON FLUSH OUTLETS NOT REUSED. PLATE COLOR SHALL MATCH ADJACENT SURFACE AS NEAR AS POSSIBLE IN FINISHED AREAS.
5. ALL ELECTRICAL EQUIPMENT SHALL BE REMOVED FROM STRUCTURE TO BE REMOVED. ACCESSIBLE RACEWAYS, WIRES, BOXES, SWITCHES, AND OTHER ELECTRICAL ITEMS ASSOCIATED WITH THIS WORK SHALL BE REMOVED IF NOT REQUIRED FOR NEW EQUIPMENT TO CONTINUE IN SERVICE.
6. ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.

ELECTRICAL SYMBOL LEGEND

- FLUORESCENT LIGHT FIXTURE.
- WALL OR CEILING MOUNTED EXIT LIGHT FIXTURE WITH BATTERY BACK-UP. ARROWS, NUMBER OF FACES AND MOUNTING AS REQUIRED TO INDICATE A CLEAN PATH TO EXIT.
- $ — 120/277 V., 20 AMP., SINGLE POLE LIGHT SWITCH.
- $3 — 120/277V., 20 AMP., THREE WAY SWITCH.
- $M — MANUAL MOTOR STARTER.
- ELECTRICAL PANEL
- FUSED DISCONNECT SWITCH SIZED PER EQUIPMENT NAMEPLATE.
- MAGNETIC MOTOR STARTER, PROVIDED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR.
- ELECTRIC MOTOR.
- EQUIPMENT CONNECTION WITH FLEXIBLE CONDUIT.
- 20A., 120 V., QUADRUPLEX RECEPTACLE, TWO DUPLEX IN TWO BOX
- 20 A., 120., V., DUPLEX RECEPTACLE, GROUNDING TYPE,
- CEILING OR WALL MOUNTED JUNCTION BOX.
- TELEPHONE OUTLET (4" SQ. J. BOX)
- HD — FIRE ALARM HEAT DETECTOR COMPATIBLE WITH EXISTING SYSTEM.
- H — FIRE ALARM HORN/STROBE COMPATIBLE WITH EXISTING SYSTEM.
- (E) — EXISTING
- (ER) — EXISTING TO BE REMOVED.
- EMERGENCY LIGHT

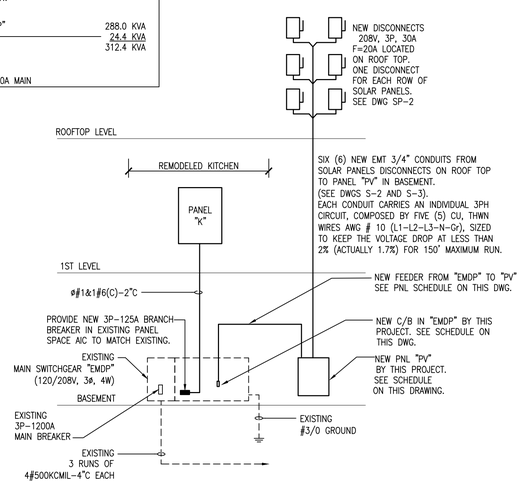
LOAD ANALYSIS

BASED ON 120/208V, 3ø, 4W

EXISTING SWITCHGEAR "EMDP" 288.0 KVA
NEW PANEL "K" 24.4 KVA
312.4 KVA

312.4KVA/360V = 867.8A

867.8A < EXISTING 3P-1200A MAIN



PARTIAL ELECTRICAL RISER DIAGRAM

N.T.S.

NOTE: ALL EXISTING INFORMATION SHALL BE FIELD VERIFIED

FIRE ALARM SYSTEM NOTES

1. FURNISH AND INSTALL ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY FOR NEW DEVICES TO BE CONNECTED TO EXISTING ADDRESSABLE FIRE ALARM SYSTEM WITH VOICE AS SPECIFIED HEREIN AND AS SHOWN ON THE ELECTRICAL DRAWINGS. THIS SYSTEM SHALL BE ZONED, ELECTRICALLY SUPERVISED, HAVE CLOSED CIRCUITS, AND SHALL BE CONNECTED, TESTED AND LEFT IN FIRST CLASS OPERATING CONDITION.
2. FIRE ALARM SYSTEM SHALL BE U.L. LISTED NFPA 72 APPROVED.
3. UPON ACTIVATION OF FIRE ALARM SYSTEM BY MANUAL STATION, THE FOLLOWING SHALL TAKE PLACE:
   A ENERGIZE ALARM SIGNALING DEVICES
   B SOUND AUDIBLE ALARMS AND FLASH VISUAL SIGNALS
   C ALERT LOCAL FIRE DEPARTMENT OR PROPRIETARY SYSTEM
   D CAUSE ZONE IN ALARM TO BE DISPLAYED ON THE ANNUNCIATOR
4. ALL WIRING AND CONDUIT SIZE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND REQUIREMENTS OF NEC, LOCAL CODES AND NFPA IN NO CASE. SHALL THE WIRING BE SMALLER THAN #16.
5. ALL CONDUCTORS SHALL BE COOPER AND SHALL BE SIZED FOR A MAXIMUM LOSS OF 1dB. MINIMUM WIRE SIZE SHALL BE AS REQUIRED BY MANUFACTURER IN NO CASE. SHALL THE WIRING BE SMALLER THAN #16 F.P.L. CU IN. 3/4 CONDUIT.
6. QUANTITY OF WIRES PER DEVICES SHALL BE AS REQUIRED BY MANUFACTURER.
7. SYSTEM TO BE POWER LIMITED.
8. VISUAL ALARMS PER ANSI A117.1,4.26, FBC AND ADA

REVISIONS		
NO:	DATE:	REMARKS

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DATE:	6-4-14
DRAWN BY:	L.C
CHECKED BY:	K.R.B
APPROVED BY:	J.P.W.

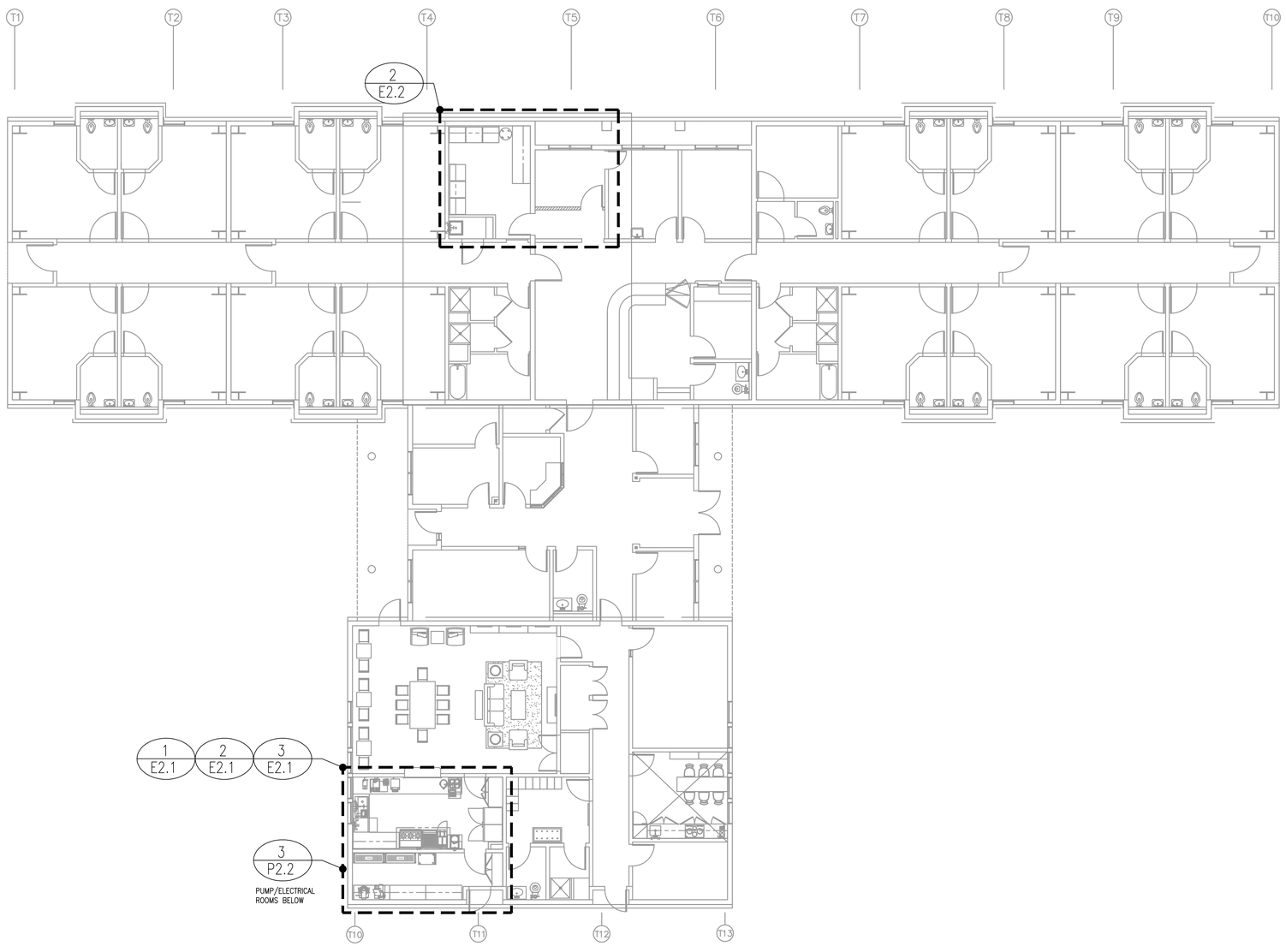
PROJECT NO.: 13-016B

CONTRACT NO.:

SHEET NO.: E0.1

ELECTRICAL NOTES, PANEL SCHEDULE, LEGEND & RISER

REGISTERED ARCHITECT — JOHN WOODS 437 A — U.S. VIRGIN ISLANDS



1 / E1.1 ELECTRICAL OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS		
NO:	DATE:	REMARKS

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ELDRA SHULTERBRANDT ANNEX
LONG TERM HEALTH CARE
REHABILITATION FACILITY
PARCEL 6A ANNA'S RETREAT
ST. THOMAS, U.S.V.I

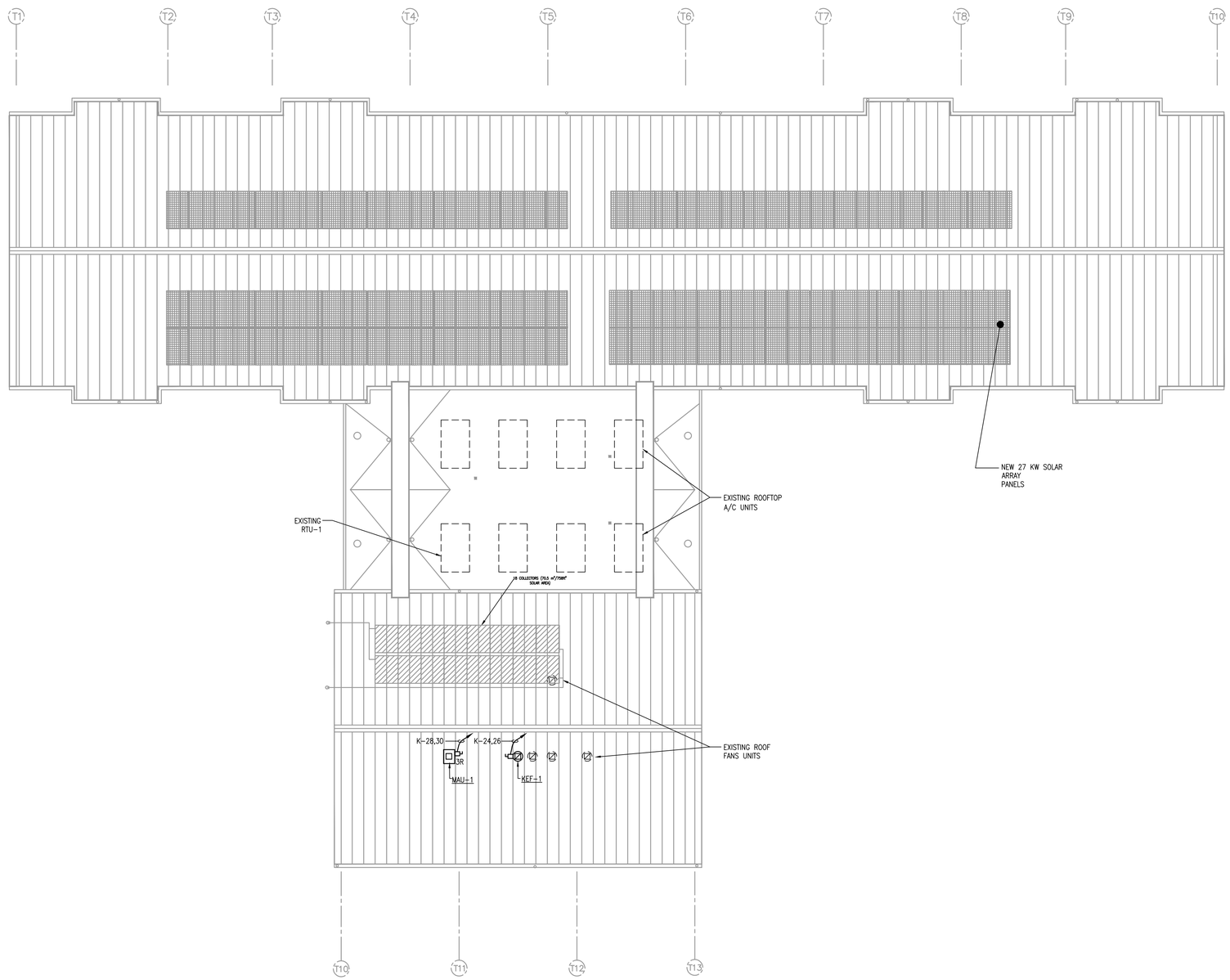
DATE: 6-4-14
DRAWN BY: L.C
CHECKED BY: K.R.B
APPROVED BY: J.P.W.

PROJECT NO.: 13-016B
CONTRACT NO.:

SHEET NO.: E1.1

ELECTRICAL OVERALL FLOOR PLAN

REGISTERED ARCHITECT
JOHN WOODS
437 A
U.S. VIRGIN ISLANDS



ROOF ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

REVISIONS		
NO:	DATE:	REMARKS

CONSULTANTS

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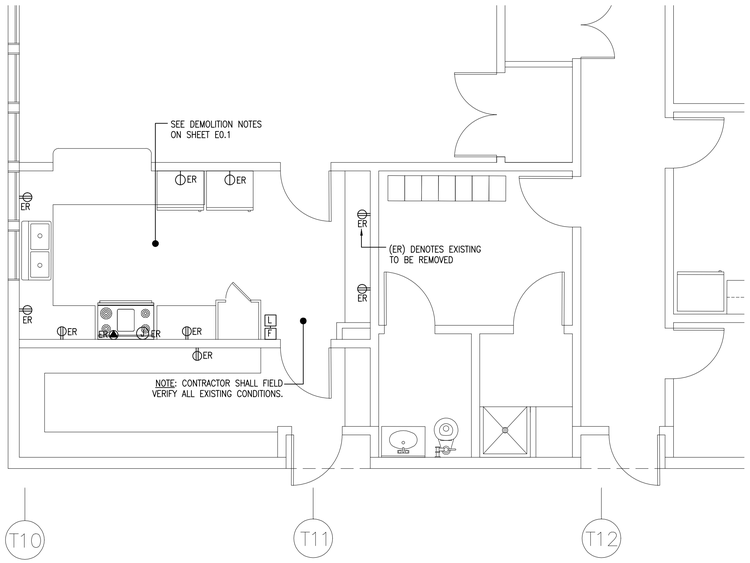
PROJECT NO: 13-016B

CONTRACT NO:

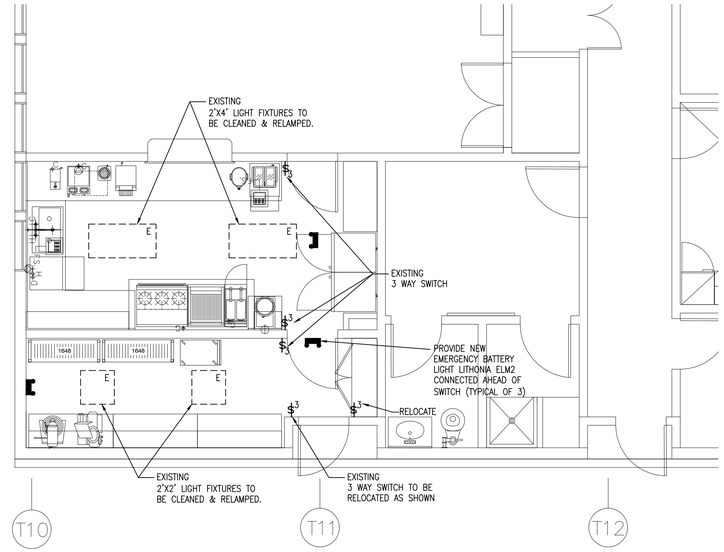
SHEET NO: E1.2

ELECTRICAL ROOF PLAN

REGISTERED ARCHITECT
JOHN WOODS
427 A
U.S. & VIRGIN ISLANDS

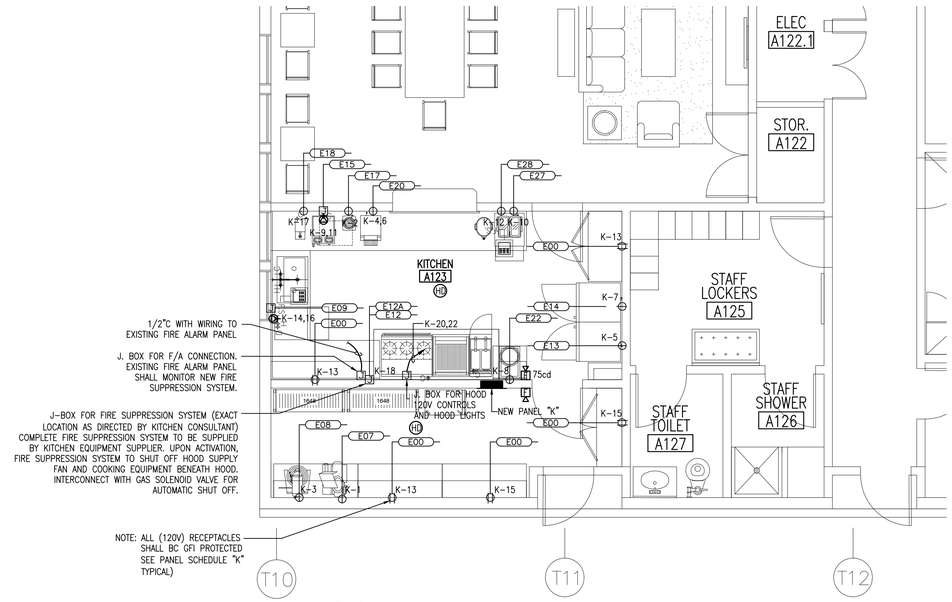


1 / E2.1 ENLARGED KITCHEN DEMOLITION POWER PLAN
SCALE: 1/4" = 1'-0"



2 / E2.1 ENLARGED KITCHEN LIGHTING PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL EQUIPMENT SCHEDULE		
ITEM NO	QTY	EQUIPMENT CATEGORY
E00	5	120V/60HZ/1PH 20 AMPS +48" AFF (UTILITY)
E07	1	120V/60HZ/1PH 3 AMPS. (1/2 HP.) +48" AFF
E08	1	120V/60HZ/1PH 10.0 AMPS. (1/2 HP.) +48" AFF
E09	1	208V/60HZ/1PH 15.0 AMPS.(3.5 KW.) +18" AFF
E12	1	120V/60HZ/1PH 5.0 AMPS +108" AFF
E12A	1	SEE CAPTIVE-AIRE ELECTRIC DIAGRAM
E13	1	120V/60HZ/1PH 4.7 AMPS. (1/3 HP.) +12" AFF
E14	1	120V/60HZ/1PH 8.0 AMPS. (1/2 HP.) +12" AFF
E15	1	120-240V/60HZ/1PH 26.0 AMPS.(6.100 KW.) +48" AFF
E17	1	120V/60HZ/1PH 1.5 HP. +48" AFF
E18	1	120V/60HZ/1PH 14.8 AMPS.(1.8 KW.) +48" AFF
E20	1	208V/60HZ/1PH 10.7 AMPS. (2.2 KW.) +48" AFF
E22	1	120V/60HZ/1PH 4.0 AMPS. (0.475 KW.) +48" AFF
E27	1	120V/60HZ/1PH 9.0 AMPS. +48" AFF
E28	1	120V/60HZ/1PH 6.0 AMPS. (0.650 KW.) +12" AFF
E30	3	120V/60HZ/1PH 15.0 AMPS. +12" AFF



3 / E2.1 ENLARGED KITCHEN POWER PLAN
SCALE: 1/4" = 1'-0"

REVISIONS		
NO:	DATE:	REMARKS

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PROJECT NO.: 13-016B
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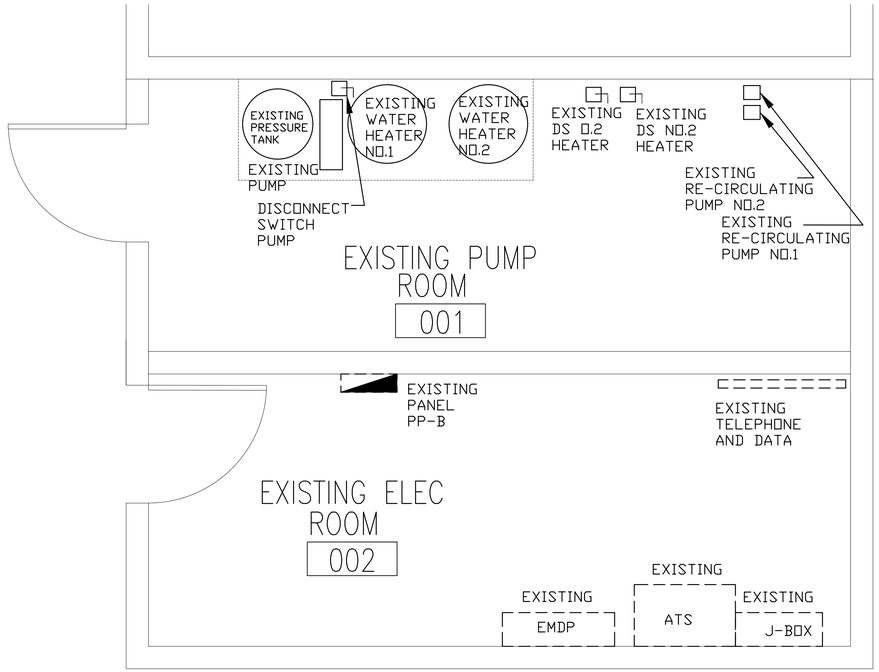
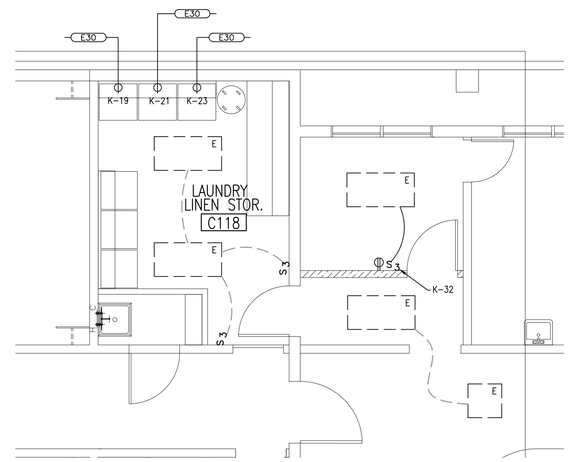
SHEET NO.: E2.1
ELECTRICAL
ENLARGED PLANS #1



1 / E2.2 ENLARGED PUMP ROOM/ELECTRICAL ROOM
SCALE: 1/4" = 1'-0"



2 / E2.2 ENLARGED LAUNDRY AND DOCTOR'S OFFICE PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL EQUIPMENT SCHEDULE

ITEM NO	QTY	EQUIPMENT CATEGORY
E00	5	120V/60HZ/1PH 20 AMPS +48" AFF (UTILITY)
E07	1	120V/60HZ/1PH 3 AMPS. (1/2 HP.) +48" AFF
E08	1	120V/60HZ/1PH 10.0 AMPS. (1/2 HP.) +48" AFF
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E22	1	120V/60HZ/1PH 4.0 AMPS. (0.475 KW.) +48" AFF
E27	1	120V/60HZ/1PH 9.0 AMPS. +48" AFF
E28	1	120V/60HZ/1PH 6.0 AMPS. (0.650 KW.) +12" AFF
E30	3	120V/60HZ/1PH 15.0 AMPS. +12" AFF

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PROJECT NO.: 13-016B
CONTRACT NO.:

SHEET NO.: E2.2
ELECTRICAL
ENLARGED PLANS #2

REGISTERED ARCHITECT
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