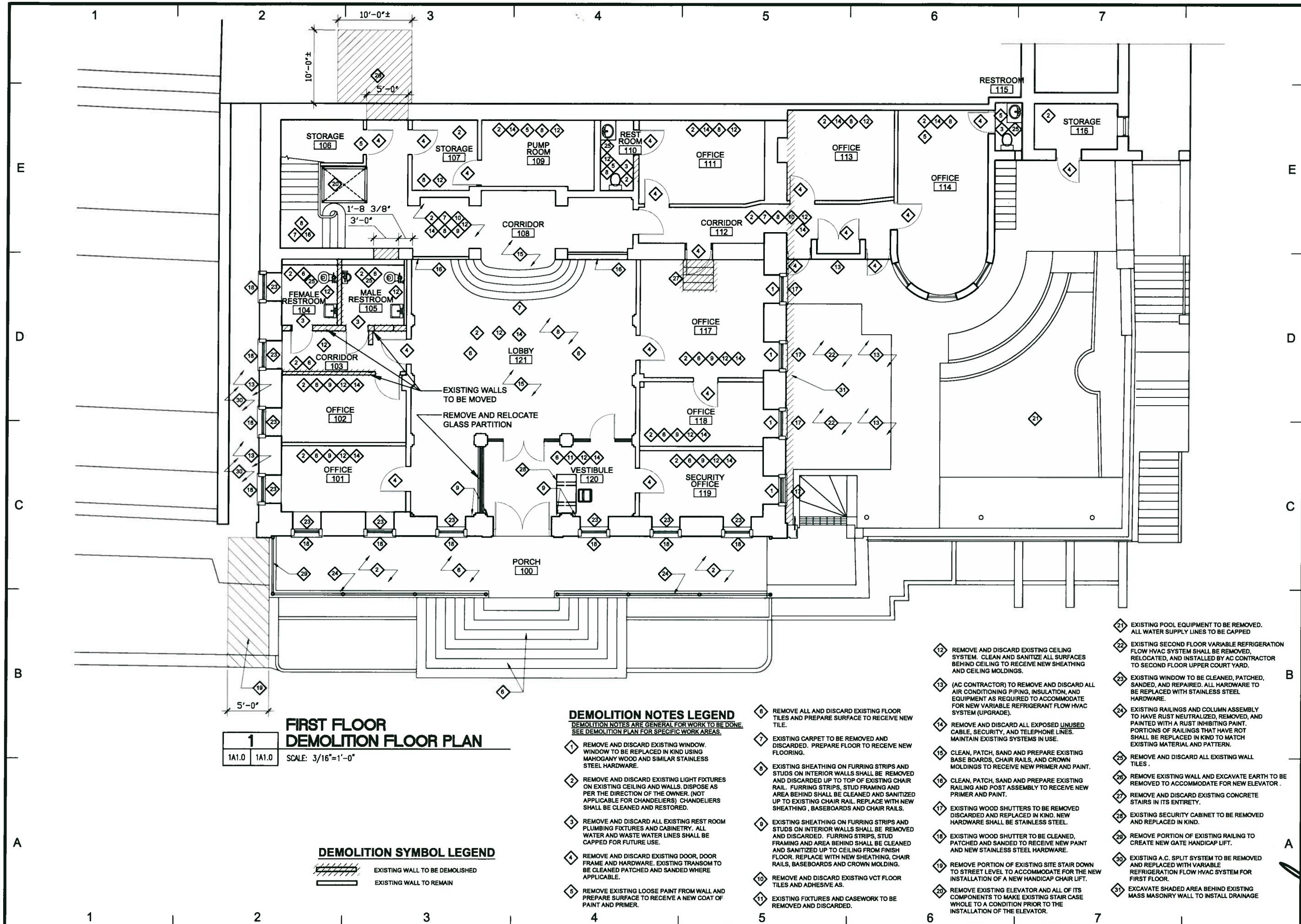




1
1A1.0 1A1.0

**FIRST FLOOR
DEMOLITION FLOOR PLAN**

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

DEMOLITION SYMBOL LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN

DEMOLITION NOTES LEGEND
DEMOLITION NOTES ARE GENERAL FOR WORK TO BE DONE.
SEE DEMOLITION PLAN FOR SPECIFIC WORK AREAS.

- 1 REMOVE AND DISCARD EXISTING WINDOW. WINDOW TO BE REPLACED IN KIND USING MAHOGANY WOOD AND SIMILAR STAINLESS STEEL HARDWARE.
- 2 REMOVE AND DISCARD EXISTING LIGHT FIXTURES ON EXISTING CEILING AND WALLS. DISPOSE AS PER THE DIRECTION OF THE OWNER. (NOT APPLICABLE FOR CHANDELIERS) CHANDELIERS SHALL BE CLEANED AND RESTORED.
- 3 REMOVE AND DISCARD ALL EXISTING REST ROOM PLUMBING FIXTURES AND CABINETRY. ALL WATER AND WASTE WATER LINES SHALL BE CAPPED FOR FUTURE USE.
- 4 REMOVE AND DISCARD EXISTING DOOR, DOOR FRAME AND HARDWARE. EXISTING TRANSOM TO BE CLEANED PATCHED AND SANDED WHERE APPLICABLE.
- 5 REMOVE EXISTING LOOSE PAINT FROM WALL AND PREPARE SURFACE TO RECEIVE A NEW COAT OF PAINT AND PRIMER.
- 6 REMOVE ALL AND DISCARD EXISTING FLOOR TILES AND PREPARE SURFACE TO RECEIVE NEW TILE.
- 7 EXISTING CARPET TO BE REMOVED AND DISCARDED. PREPARE FLOOR TO RECEIVE NEW FLOORING.
- 8 EXISTING SHEATHING ON FURRING STRIPS AND STUDS ON INTERIOR WALLS SHALL BE REMOVED AND DISCARDED UP TO TOP OF EXISTING CHAIR RAIL. FURRING STRIPS, STUD FRAMING AND AREA BEHIND SHALL BE CLEANED AND SANITIZED UP TO EXISTING CHAIR RAIL. REPLACE WITH NEW SHEATHING, BASEBOARDS AND CHAIR RAILS.
- 9 EXISTING SHEATHING ON FURRING STRIPS AND STUDS ON INTERIOR WALLS SHALL BE REMOVED AND DISCARDED. FURRING STRIPS, STUD FRAMING AND AREA BEHIND SHALL BE CLEANED AND SANITIZED UP TO CEILING FROM FINISH FLOOR. REPLACE WITH NEW SHEATHING, CHAIR RAILS, BASEBOARDS AND CROWN MOLDING.
- 10 REMOVE AND DISCARD EXISTING VCT FLOOR TILES AND ADHESIVE AS.
- 11 EXISTING FIXTURES AND CASEWORK TO BE REMOVED AND DISCARDED.

- 12 REMOVE AND DISCARD EXISTING CEILING SYSTEM. CLEAN AND SANITIZE ALL SURFACES BEHIND CEILING TO RECEIVE NEW SHEATHING AND CEILING MOLDINGS.
- 13 (AC CONTRACTOR) TO REMOVE AND DISCARD ALL AIR CONDITIONING PIPING, INSULATION, AND EQUIPMENT AS REQUIRED TO ACCOMMODATE FOR NEW VARIABLE REFRIGERANT FLOW HVAC SYSTEM (UPGRADE).
- 14 REMOVE AND DISCARD ALL EXPOSED UNUSED CABLE, SECURITY, AND TELEPHONE LINES. MAINTAIN EXISTING SYSTEMS IN USE.
- 15 CLEAN, PATCH, SAND AND PREPARE EXISTING BASE BOARDS, CHAIR RAILS, AND CROWN MOLDINGS TO RECEIVE NEW PRIMER AND PAINT.
- 16 CLEAN, PATCH, SAND AND PREPARE EXISTING RAILING AND POST ASSEMBLY TO RECEIVE NEW PRIMER AND PAINT.
- 17 EXISTING WOOD SHUTTERS TO BE REMOVED DISCARDED AND REPLACED IN KIND. NEW HARDWARE SHALL BE STAINLESS STEEL.
- 18 EXISTING WOOD SHUTTER TO BE CLEANED, PATCHED AND SANDED TO RECEIVE NEW PAINT AND NEW STAINLESS STEEL HARDWARE.
- 19 REMOVE PORTION OF EXISTING SITE STAIR DOWN TO STREET LEVEL TO ACCOMMODATE FOR THE NEW INSTALLATION OF A NEW HANDICAP CHAIR LIFT.
- 20 REMOVE EXISTING ELEVATOR AND ALL OF ITS COMPONENTS TO MAKE EXISTING STAIR CASE WHOLE TO A CONDITION PRIOR TO THE INSTALLATION OF THE ELEVATOR.

- 21 EXISTING POOL EQUIPMENT TO BE REMOVED. ALL WATER SUPPLY LINES TO BE CAPPED.
- 22 EXISTING SECOND FLOOR VARIABLE REFRIGERATION FLOW HVAC SYSTEM SHALL BE REMOVED, RELOCATED, AND INSTALLED BY AC CONTRACTOR TO SECOND FLOOR UPPER COURT YARD.
- 23 EXISTING WINDOW TO BE CLEANED, PATCHED, SANDED, AND REPAIRED. ALL HARDWARE TO BE REPLACED WITH STAINLESS STEEL HARDWARE.
- 24 EXISTING RAILINGS AND COLUMN ASSEMBLY TO HAVE RUST NEUTRALIZED, REMOVED, AND PAINTED WITH A RUST INHIBITING PAINT. PORTIONS OF RAILINGS THAT HAVE ROT SHALL BE REPLACED IN KIND TO MATCH EXISTING MATERIAL AND PATTERN.
- 25 REMOVE AND DISCARD ALL EXISTING WALL TILES.
- 26 REMOVE EXISTING WALL AND EXCAVATE EARTH TO BE REMOVED TO ACCOMMODATE FOR NEW ELEVATOR.
- 27 REMOVE AND DISCARD EXISTING CONCRETE STAIRS IN ITS ENTIRETY.
- 28 EXISTING SECURITY CABINET TO BE REMOVED AND REPLACED IN KIND.
- 29 REMOVE PORTION OF EXISTING RAILING TO CREATE NEW GATE HANDICAP LIFT.
- 30 EXISTING A.C. SPLIT SYSTEM TO BE REMOVED AND REPLACED WITH VARIABLE REFRIGERATION FLOW HVAC SYSTEM FOR FIRST FLOOR.
- 31 EXCAVATE SHADED AREA BEHIND EXISTING MASS MASONRY WALL TO INSTALL DRAINAGE

REVISIONS

NO.	DATE	REMARKS
1	9/24/19	ADDENDUM 1

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REHABILITATION OF
GOVERNMENT HOUSE
ST. THOMAS

22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.I.

DATE 6/7/19

DRAWN BY:

CHECKED BY: J.P.W.

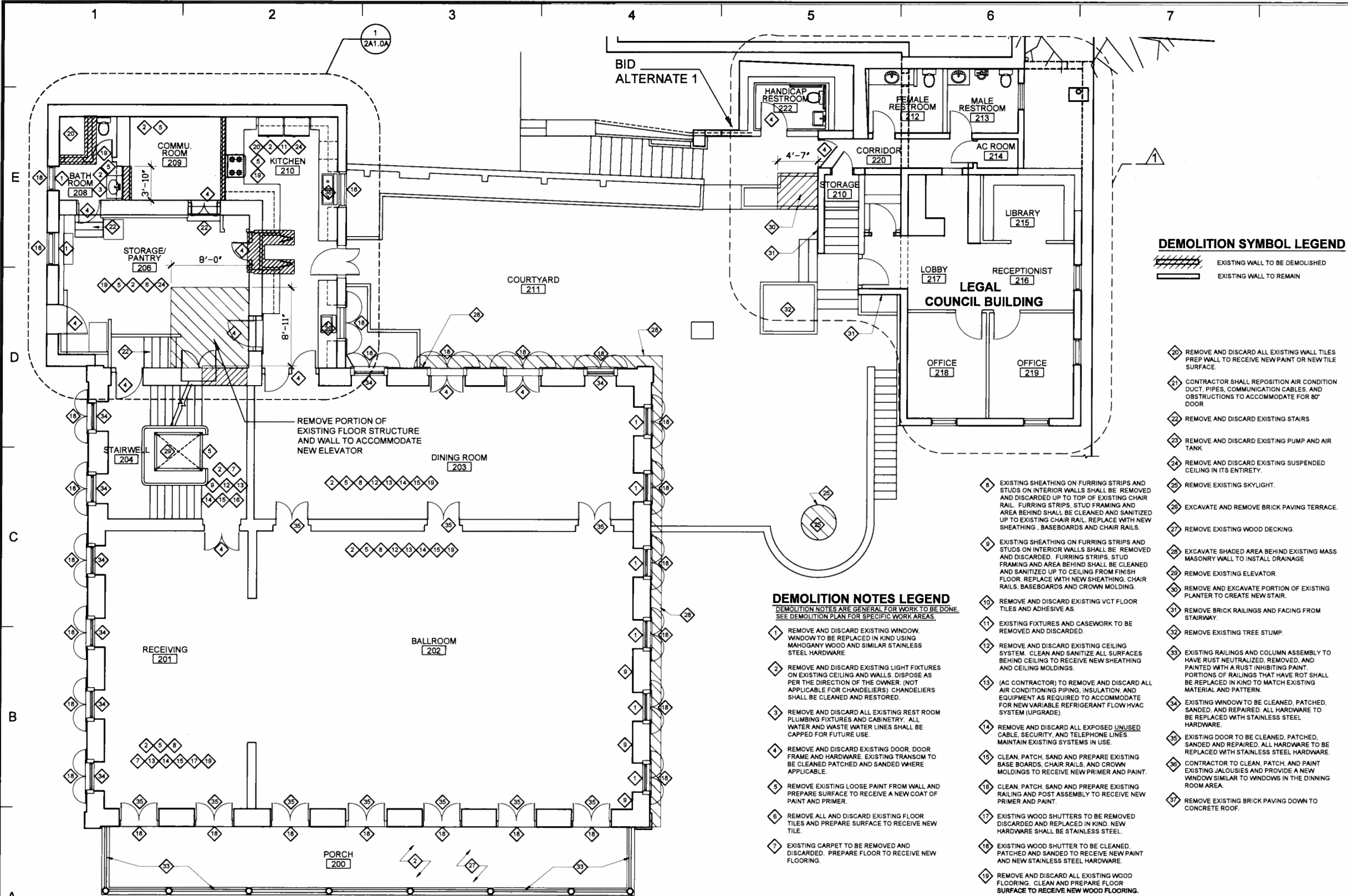
APPROVED BY: J.P.W.

PROJECT NO: 17-016

CONTRACT NO: -

SHEET NO: 1A10

FIRST FLOOR
DEMOLITION PLAN



**SECOND FLOOR
DEMOLITION FLOOR PLAN**

1 2A1.0 2A1.0 SCALE: 3/16"=1'-0"

DEMOLITION SYMBOL LEGEND

EXISTING WALL TO BE DEMOLISHED
EXISTING WALL TO REMAIN

DEMOLITION NOTES LEGEND
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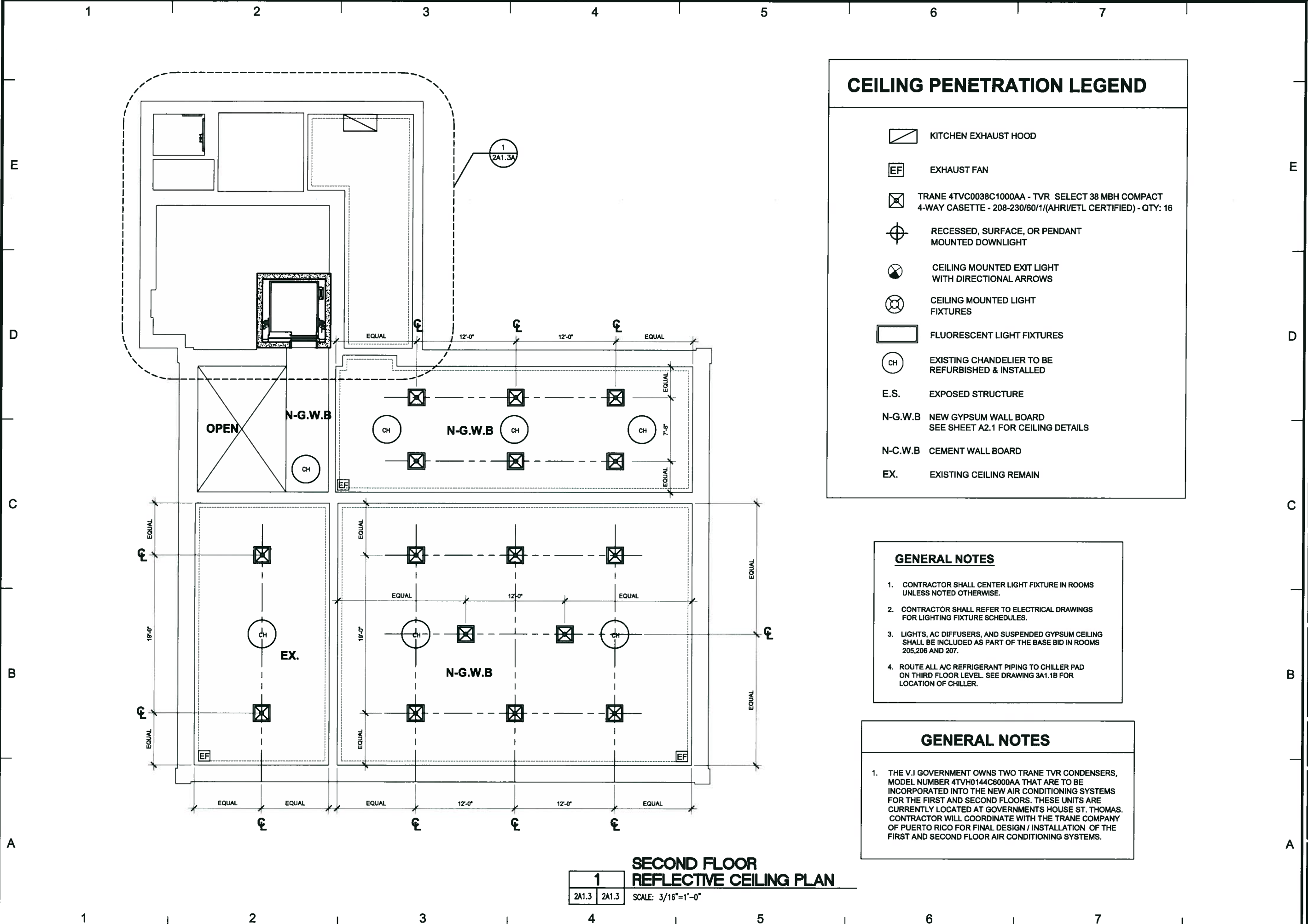
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- 3 REMOVE AND DISCARD ALL EXISTING REST ROOM PLUMBING FIXTURES AND CABINETRY. ALL WATER AND WASTE WATER LINES SHALL BE CAPPED FOR FUTURE USE.
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- 17 EXISTING WOOD SHUTTERS TO BE REMOVED DISCARDED AND REPLACED IN KIND. NEW HARDWARE SHALL BE STAINLESS STEEL.
- 18 EXISTING WOOD SHUTTER TO BE CLEANED, PATCHED AND SANDED TO RECEIVE NEW PAINT AND NEW STAINLESS STEEL HARDWARE.
- 19 REMOVE AND DISCARD ALL EXISTING WOOD FLOORING. CLEAN AND PREPARE FLOOR SURFACE TO RECEIVE NEW WOOD FLOORING.
- 20 REMOVE AND DISCARD ALL EXISTING WALL TILES PREP WALL TO RECEIVE NEW PAINT OR NEW TILE SURFACE.
- 21 CONTRACTOR SHALL REPOSITION AIR CONDITION DUCT, PIPES, COMMUNICATION CABLES, AND OBSTRUCTIONS TO ACCOMMODATE FOR 80" DOOR.
- 22 REMOVE AND DISCARD EXISTING STAIRS.
- 23 REMOVE AND DISCARD EXISTING PUMP AND AIR TANK.
- 24 REMOVE AND DISCARD EXISTING SUSPENDED CEILING IN ITS ENTIRETY.
- 25 REMOVE EXISTING SKYLIGHT.
- 26 EXCAVATE AND REMOVE BRICK PAVING TERRACE.
- 27 REMOVE EXISTING WOOD DECKING.
- 28 EXCAVATE SHADED AREA BEHIND EXISTING MASS MASONRY WALL TO INSTALL DRAINAGE.
- 29 REMOVE EXISTING ELEVATOR.
- 30 REMOVE AND EXCAVATE PORTION OF EXISTING PLANTER TO CREATE NEW STAIR.
- 31 REMOVE BRICK RAILINGS AND FACING FROM STAIRWAY.
- 32 REMOVE EXISTING TREE STUMP.
- 33 EXISTING RAILINGS AND COLUMN ASSEMBLY TO HAVE RUST NEUTRALIZED, REMOVED, AND PAINTED WITH A RUST INHIBITING PAINT. PORTIONS OF RAILINGS THAT HAVE ROT SHALL BE REPLACED IN KIND TO MATCH EXISTING MATERIAL AND PATTERN.
- 34 EXISTING WINDOW TO BE CLEANED, PATCHED, SANDED, AND REPAIRED. ALL HARDWARE TO BE REPLACED WITH STAINLESS STEEL HARDWARE.
- 35 EXISTING DOOR TO BE CLEANED, PATCHED, SANDED AND REPAIRED. ALL HARDWARE TO BE REPLACED WITH STAINLESS STEEL HARDWARE.
- 36 CONTRACTOR TO CLEAN, PATCH, AND PAINT EXISTING JALOUSIES AND PROVIDE A NEW WINDOW SIMILAR TO WINDOWS IN THE DINING ROOM AREA.
- 37 REMOVE EXISTING BRICK PAVING DOWN TO CONCRETE ROOF.

REVISIONS	
NO.	DATE
1	9/24/19
ADDENDUM 1	

CONSULTANTS	
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REHABILITATION OF GOVERNMENT HOUSE ST. THOMAS	
22 KONGENS GADE KINGS QUARTER ST. THOMAS U.S.V.I.	

DATE:	6/7/19
DRAWN BY:	
CHECKED BY:	J.P.W.
APPROVED BY:	J.P.W.
PROJECT NO.:	17-016
CONTRACT NO.:	
SHEET NO.:	2A10
SECOND FLOOR DEMOLITION PLAN	



CEILING PENETRATION LEGEND

- KITCHEN EXHAUST HOOD
- EXHAUST FAN
- TRANE 4TVC0038C1000AA - TVR SELECT 38 MBH COMPACT 4-WAY CASSETTE - 208-230/60/1/(AHR/ETL CERTIFIED) - QTY: 16
- RECESSED, SURFACE, OR PENDANT MOUNTED DOWNLIGHT
- CEILING MOUNTED EXIT LIGHT WITH DIRECTIONAL ARROWS
- CEILING MOUNTED LIGHT FIXTURES
- FLUORESCENT LIGHT FIXTURES
- EXISTING CHANDELIER TO BE REFURBISHED & INSTALLED
- E.S. EXPOSED STRUCTURE
- N-G.W.B NEW GYPSUM WALL BOARD SEE SHEET A2.1 FOR CEILING DETAILS
- N-C.W.B CEMENT WALL BOARD
- EX. EXISTING CEILING REMAIN

GENERAL NOTES

- CONTRACTOR SHALL CENTER LIGHT FIXTURE IN ROOMS UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SCHEDULES.
- LIGHTS, AC DIFFUSERS, AND SUSPENDED GYPSUM CEILING SHALL BE INCLUDED AS PART OF THE BASE BID IN ROOMS 205, 206 AND 207.
- ROUTE ALL A/C REFRIGERANT PIPING TO CHILLER PAD ON THIRD FLOOR LEVEL. SEE DRAWING 3A1.1B FOR LOCATION OF CHILLER.

GENERAL NOTES

- THE V.I. GOVERNMENT OWNS TWO TRANE TVR CONDENSERS, MODEL NUMBER 4TVH0144C8000AA THAT ARE TO BE INCORPORATED INTO THE NEW AIR CONDITIONING SYSTEMS FOR THE FIRST AND SECOND FLOORS. THESE UNITS ARE CURRENTLY LOCATED AT GOVERNMENT'S HOUSE ST. THOMAS. CONTRACTOR WILL COORDINATE WITH THE TRANE COMPANY OF PUERTO RICO FOR FINAL DESIGN / INSTALLATION OF THE FIRST AND SECOND FLOOR AIR CONDITIONING SYSTEMS.

SECOND FLOOR REFLECTIVE CEILING PLAN

1
2A1.3 2A1.3

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

REVISIONS

NO.	DATE	REMARKS
1	9/24/19	ADDENDUM 1

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REHABILITATION OF GOVERNMENT HOUSE ST. THOMAS

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ST. THOMAS U.S.V.I.

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APPROVED BY: J.P.W.

PROJECT NO: 17-016

CONTRACT NO:

SHEET NO: 2A13

SECOND FLOOR REFLECTIVE CEILING



1. CONTRACTOR SHALL CENTER LIGHT FIXTURE IN ROOMS UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SCHEDULES.
3. LIGHTS, AC DIFFUSERS, AND SUSPENDED GYPSUM CEILING SHALL BE INCLUDED AS PART OF THE BASE BID
4. CONTRACTOR TO FOLLOW EXISTING CEILING MOLDING DESIGN FOR REPLACEMENT MOLDING

	CEILING MOUNTED SURFACE FLUORESCENT LIGHT FIXTURE, SIZE AS SHOWN APPROXIMATELY TO SCALE.
	KITCHEN EXHAUST HOOD
	EXTERIOR WEATHER PROOF WALL MOUNTED LIGHT FIXTURE OR WALL SCONCE
	WALL MOUNTED INTERIOR LIGHT FIXTURE OR WALL SCONCE
	EXTERIOR WEATHER PROOF CEILING MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	POLE LIGHT
	EXHAUST FAN
	CHANDELIER TYPE LIGHT FIXTURE
	CEILING MOUNTED RECESSED LIGHT FIXTURE
	AIR CONDITION REGISTER
	AIR CONDITION RETURN

[illegible]

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22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.I.

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17-016

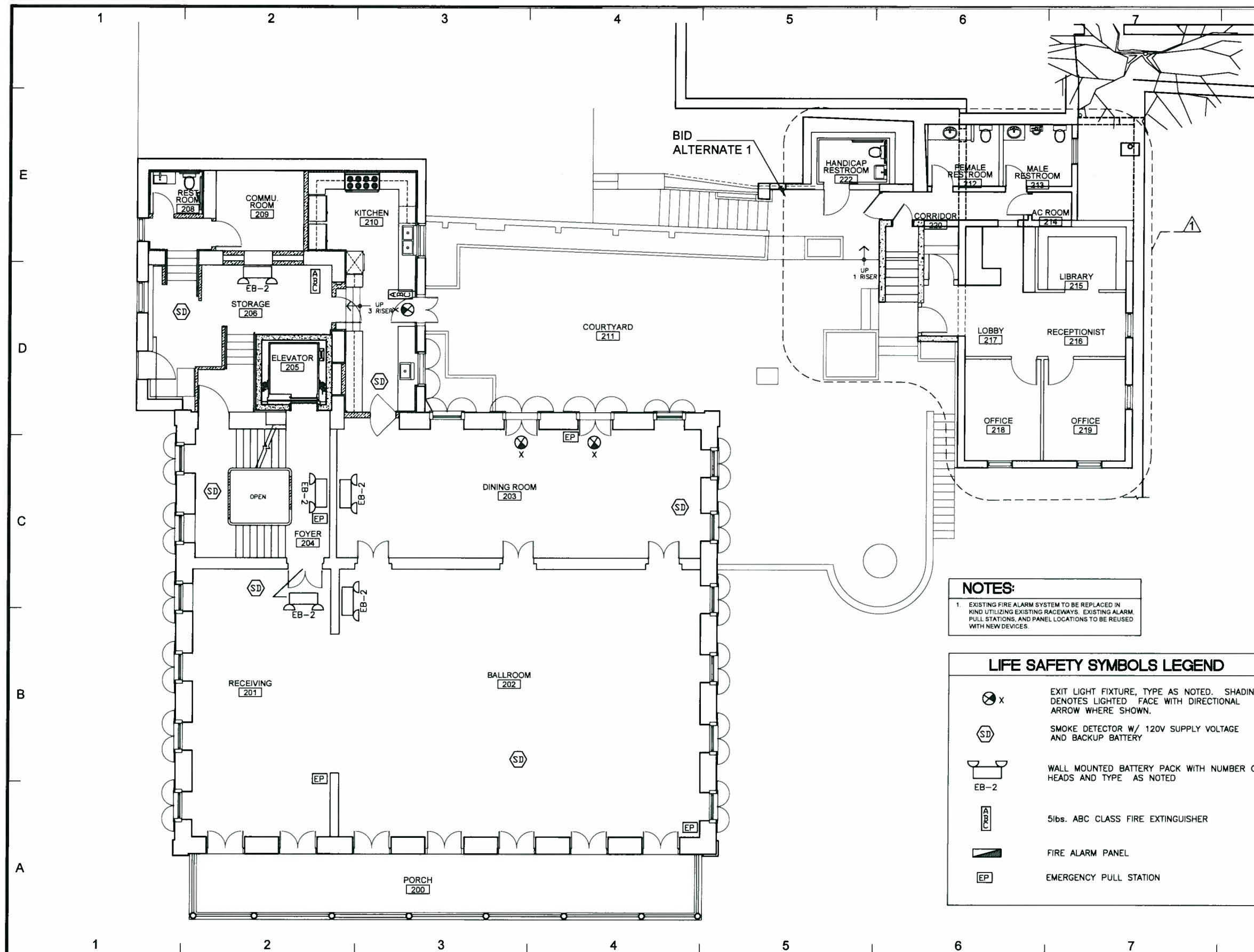
CONTRACT NO. 1

SHEET NO.:

2A1.3A

SECOND FLOOR KITCHEN PLAN





BID _____
ALTERNATE 1 \

HANDICAP
RESTROOM
222

FEMALE
RESTROOM

~~MALE
RESTROOM~~

AC ROOM	
214	

LIBRARY
215

EXCEPTIONIST
216

OFFICE
218

OFFICE
219

— — —

NOTES:

1. EXISTING FIRE ALARM SYSTEM TO BE REPLACED IN KIND UTILIZING EXISTING RACEWAYS, EXISTING ALARM, PULL STATIONS, AND PANEL LOCATIONS TO BE REUSED WITH NEW DEVICES.

LIFE SAFETY SYMBOLS LEGEND

-  X
EXIT LIGHT FIXTURE, TYPE AS NOTED. SHADING
DENOTES LIGHTED FACE WITH DIRECTIONAL
ARROW WHERE SHOWN.
-  SD
SMOKE DETECTOR W/ 120V SUPPLY VOLTAGE
AND BACKUP BATTERY
- 
EB-2
WALL MOUNTED BATTERY PACK WITH NUMBER OF
HEADS AND TYPE AS NOTED
- 
5lbs. ABC CLASS FIRE EXTINGUISHER
- 
FIRE ALARM PANEL
- 
EMERGENCY PULL STATION

[illegible]

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REHABILITATION OF GOVERNMENT HOUSE ST. THOMAS

22 KONGENS GADI
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ST. THOMAS U.S.V.

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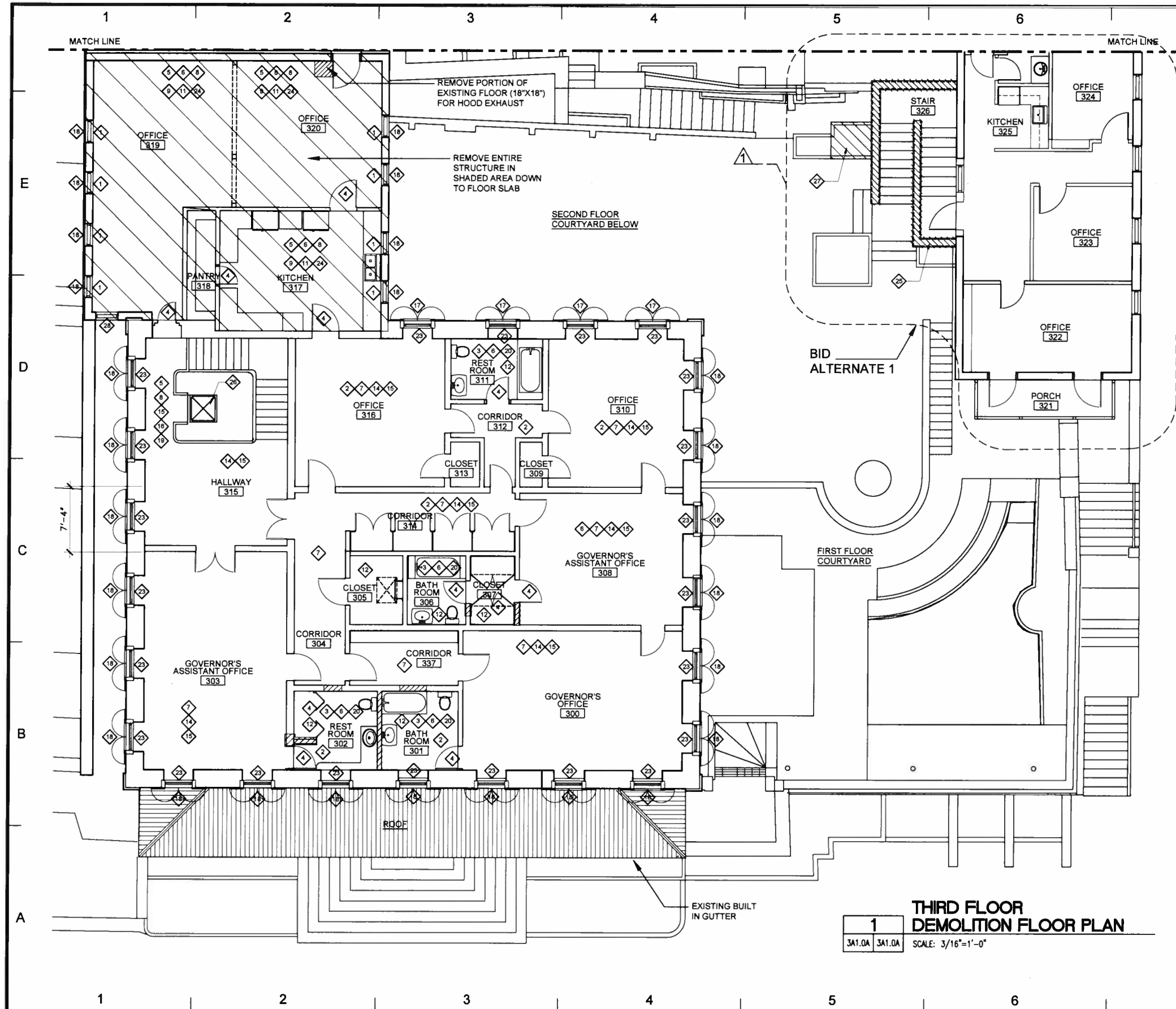
17-016

SHEET NO. :

2A14

SECOND FLOOR LIFE SAFETY PLAN





**THIRD FLOOR
DEMOLITION FLOOR PLAN**
1
3A1.0A 3A1.0A SCALE: 3/16"=1'-0"

DEMOLITION NOTES LEGEND
DEMOLITION NOTES ARE GENERAL FOR WORK TO BE DONE.
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- 19 REMOVE AND DISCARD ALL EXISTING WOOD FLOORING. CLEAN AND PREPARE FLOOR SURFACE TO RECEIVE NEW WOOD FLOORING.
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- 21 CONTRACTOR SHALL REPOSITION AIR CONDITION DUCT, PIPES, COMMUNICATION CABLES, AND OBSTRUCTIONS TO ACCOMMODATE FOR 80\"/>

DEMOLITION SYMBOL LEGEND

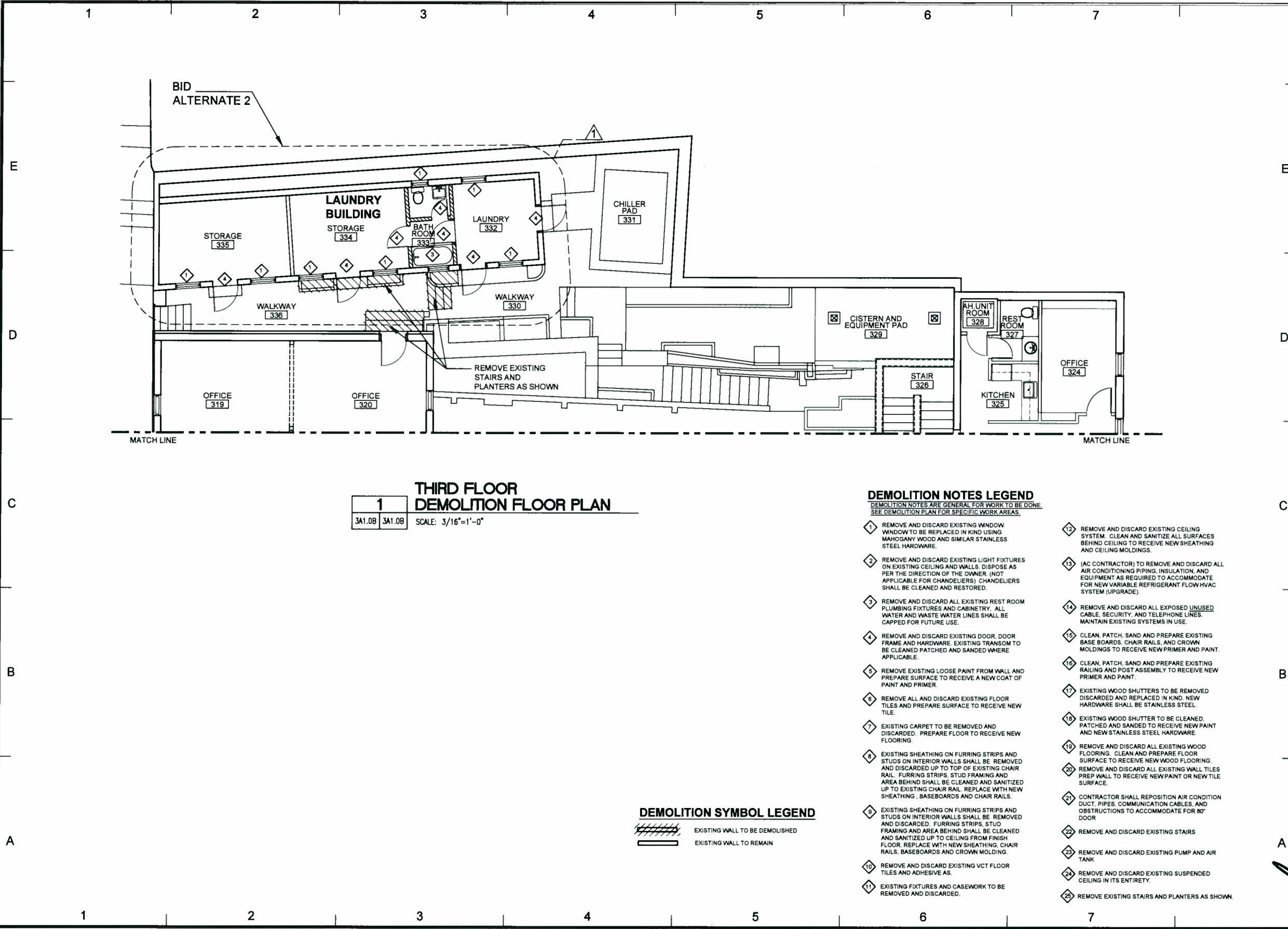
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 EXISTING WALL TO REMAIN

REVISIONS	
NO.	DATE: REMARKS
1	9/24/19 ADDENDUM 1

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22 KONGENS GADE KINGS QUARTER ST. THOMAS U.S.V.I.	
DATE:	6/7/19
DRAWN BY:	
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APPROVED BY:	J.P.W.
PROJECT NO.:	17-016
CONTRACT NO.:	
3A1.0A THIRD FLOOR DEMOLITION PLAN	



1
3A1.0B 3A1.0B
**THIRD FLOOR
DEMOLITION FLOOR PLAN**
SCALE: 3/16"=1'-0"

DEMOLITION SYMBOL LEGEND
[Hatched Box] EXISTING WALL TO BE DEMOLISHED
[Solid Box] EXISTING WALL TO REMAIN

- DEMOLITION NOTES LEGEND**
DEMOLITION NOTES ARE GENERAL FOR WORK TO BE DONE.
SEE DEMOLITION PLAN FOR SPECIFIC WORK AREAS.
- 1 REMOVE AND DISCARD EXISTING WINDOW. WINDOW TO BE REPLACED IN KIND USING MAHOGANY WOOD AND SIMILAR STAINLESS STEEL HARDWARE.
 - 2 REMOVE AND DISCARD EXISTING LIGHT FIXTURES ON EXISTING CEILING AND WALLS. DISPOSE AS PER THE DIRECTION OF THE OWNER. (NOT APPLICABLE FOR CHANDELIERS) CHANDELIERS SHALL BE CLEANED AND RESTORED.
 - 3 REMOVE AND DISCARD ALL EXISTING REST ROOM PLUMBING FIXTURES AND CABINETRY. ALL WATER AND WASTE WATER LINES SHALL BE CAPPED FOR FUTURE USE.
 - 4 REMOVE AND DISCARD EXISTING DOOR, DOOR FRAME AND HARDWARE. EXISTING TRANSOM TO BE CLEANED PATCHED AND SANDED WHERE APPLICABLE.
 - 5 REMOVE EXISTING LOOSE PAINT FROM WALL AND PREPARE SURFACE TO RECEIVE A NEW COAT OF PAINT AND PRIMER.
 - 6 REMOVE ALL AND DISCARD EXISTING FLOOR TILES AND PREPARE SURFACE TO RECEIVE NEW TILE.
 - 7 EXISTING CARPET TO BE REMOVED AND DISCARDED. PREPARE FLOOR TO RECEIVE NEW FLOORING.
 - 8 EXISTING SHEATHING ON FURRING STRIPS AND STUDS ON INTERIOR WALLS SHALL BE REMOVED AND DISCARDED UP TO TOP OF EXISTING CHAIR RAIL. FURRING STRIPS, STUD FRAMING AND AREA BEHIND SHALL BE CLEANED AND SANITIZED UP TO EXISTING CHAIR RAIL. REPLACE WITH NEW SHEATHING, BASEBOARDS AND CHAIR RAILS.
 - 9 EXISTING SHEATHING ON FURRING STRIPS AND STUDS ON INTERIOR WALLS SHALL BE REMOVED AND DISCARDED. FURRING STRIPS, STUD FRAMING AND AREA BEHIND SHALL BE CLEANED AND SANITIZED UP TO CEILING FROM FINISH FLOOR. REPLACE WITH NEW SHEATHING, CHAIR RAILS, BASEBOARDS AND CROWN MOLDING.
 - 10 REMOVE AND DISCARD EXISTING VCT FLOOR TILES AND ADHESIVE AS.
 - 11 EXISTING FIXTURES AND CASEWORK TO BE REMOVED AND DISCARDED.
 - 12 REMOVE AND DISCARD EXISTING CEILING SYSTEM. CLEAN AND SANITIZE ALL SURFACES BEHIND CEILING TO RECEIVE NEW SHEATHING AND CEILING MOLDINGS.
 - 13 (AC CONTRACTOR) TO REMOVE AND DISCARD ALL AIR CONDITIONING PIPING, INSULATION, AND EQUIPMENT AS REQUIRED TO ACCOMMODATE FOR NEW VARIABLE REFRIGERANT FLOW HVAC SYSTEM (UPGRADE).
 - 14 REMOVE AND DISCARD ALL EXPOSED UNUSED CABLE, SECURITY, AND TELEPHONE LINES. MAINTAIN EXISTING SYSTEMS IN USE.
 - 15 CLEAN, PATCH, SAND AND PREPARE EXISTING BASE BOARDS, CHAIR RAILS, AND CROWN MOLDINGS TO RECEIVE NEW PRIMER AND PAINT.
 - 16 CLEAN, PATCH, SAND AND PREPARE EXISTING RAILING AND POST ASSEMBLY TO RECEIVE NEW PRIMER AND PAINT.
 - 17 EXISTING WOOD SHUTTERS TO BE REMOVED DISCARDED AND REPLACED IN KIND. NEW HARDWARE SHALL BE STAINLESS STEEL.
 - 18 EXISTING WOOD SHUTTER TO BE CLEANED, PATCHED AND SANDED TO RECEIVE NEW PAINT AND NEW STAINLESS STEEL HARDWARE.
 - 19 REMOVE AND DISCARD ALL EXISTING WOOD FLOORING. CLEAN AND PREPARE FLOOR SURFACE TO RECEIVE NEW WOOD FLOORING.
 - 20 REMOVE AND DISCARD ALL EXISTING WALL TILES PREP WALL TO RECEIVE NEW PAINT OR NEW TILE SURFACE.
 - 21 CONTRACTOR SHALL REPOSITION AIR CONDITION DUCT, PIPES, COMMUNICATION CABLES, AND OBSTRUCTIONS TO ACCOMMODATE FOR 80" DOOR.
 - 22 REMOVE AND DISCARD EXISTING STAIRS.
 - 23 REMOVE AND DISCARD EXISTING PUMP AND AIR TANK.
 - 24 REMOVE AND DISCARD EXISTING SUSPENDED CEILING IN ITS ENTIRETY.
 - 25 REMOVE EXISTING STAIRS AND PLANTERS AS SHOWN.

REVISIONS	
NO.	DATE
1	9/24/19
ADDENDUM 1	

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**REHABILITATION OF
GOVERNMENT HOUSE
ST. THOMAS**

22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.I.

DATE: 6/7/19

DRAWN BY:

CHECKED BY: J.P.W.

APPROVED BY: J.P.W.

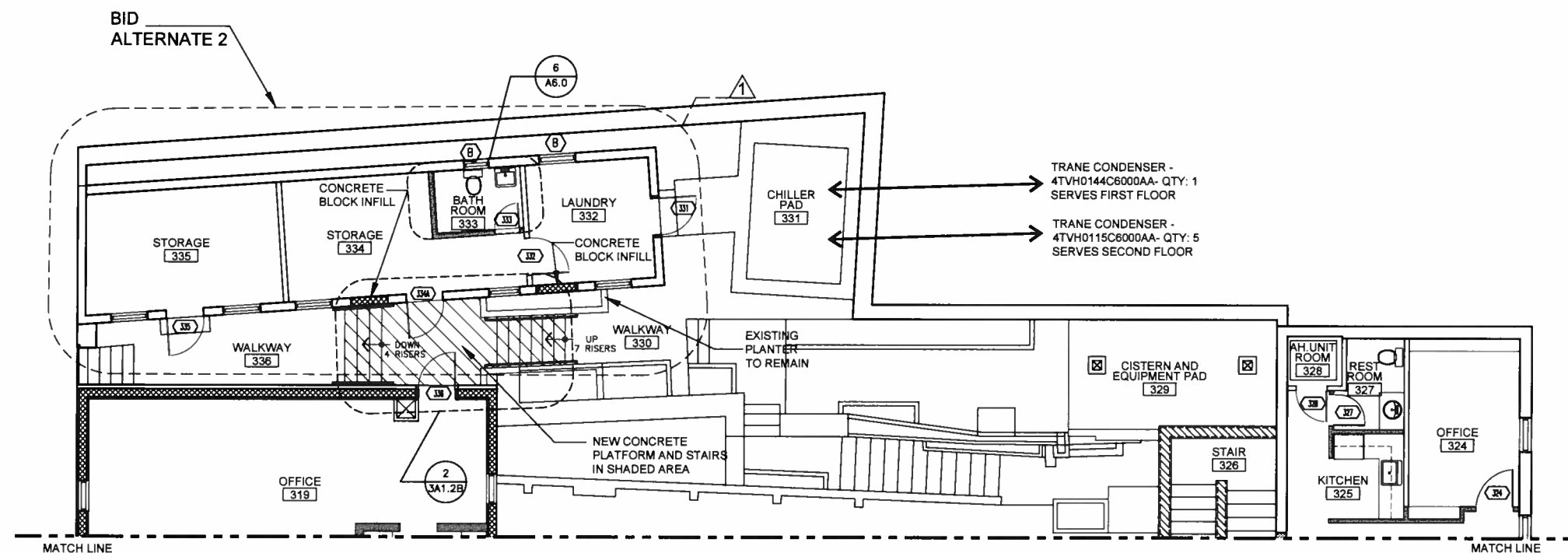
PROJECT NO: 17-016

CONTRACT NO:

SHEET NO: 3A1.0B

**THIRD FLOOR
DEMOLITION PLAN**

[Signature]
JAREDIAN DESIGN GROUP
ST. THOMAS, U.S. VIRGIN ISLANDS



THIRD FLOOR IDENTIFICATION FLOOR PLAN

[illegible]

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REHABILITATION OF GOVERNMENT HOUSE ST. THOMAS

22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.I.

DATE: 6/7/19

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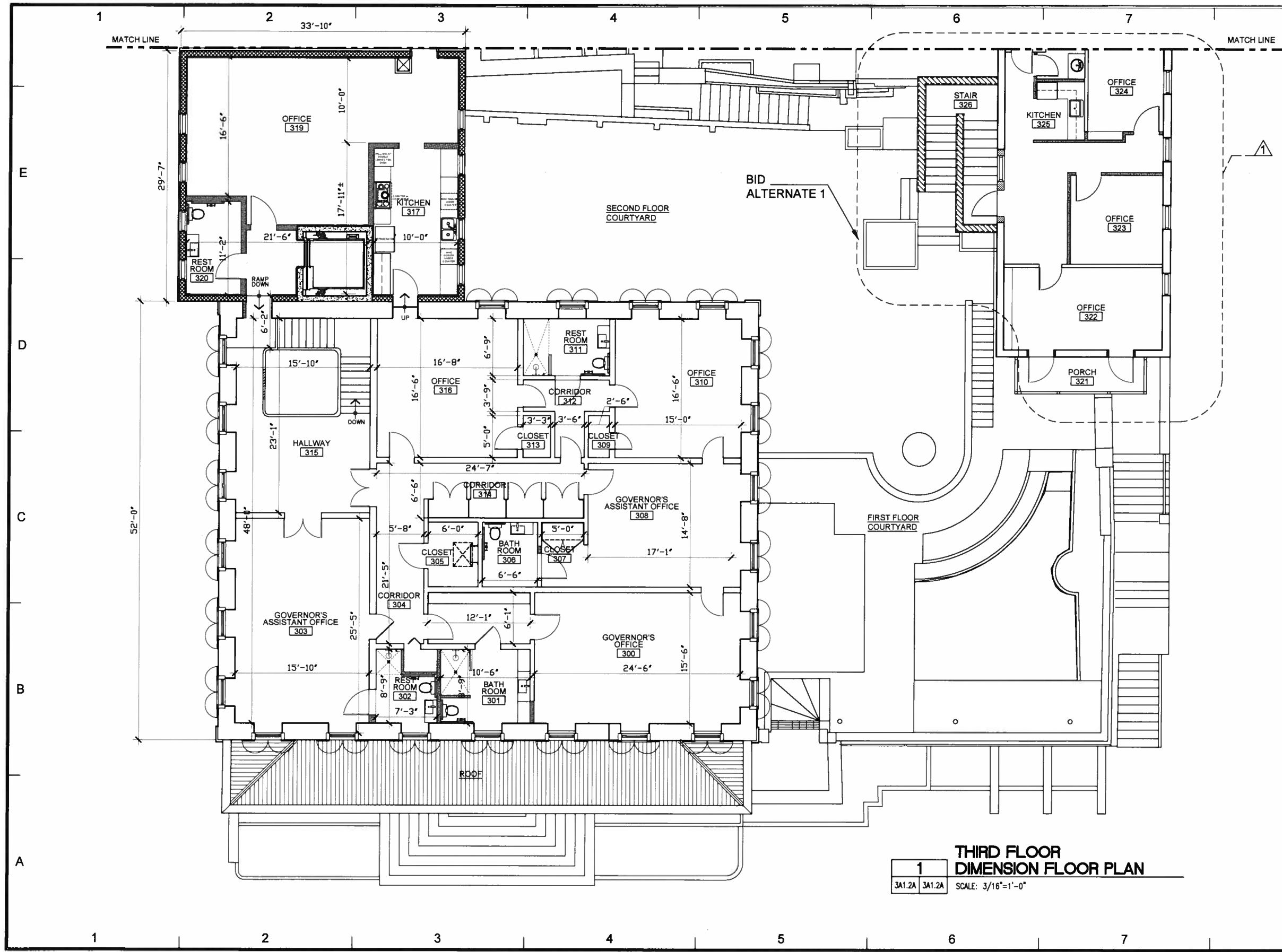
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3A1.1B
THIRD FLOOR
IDENTIFICATION PLAN





**THIRD FLOOR
DIMENSION FLOOR PLAN**
1
3A1.2A 3A1.2A
SCALE: 3/16"=1'-0"

REVISIONS	
NO.	DATE
1	9/24/19
ADDENDUM 1	

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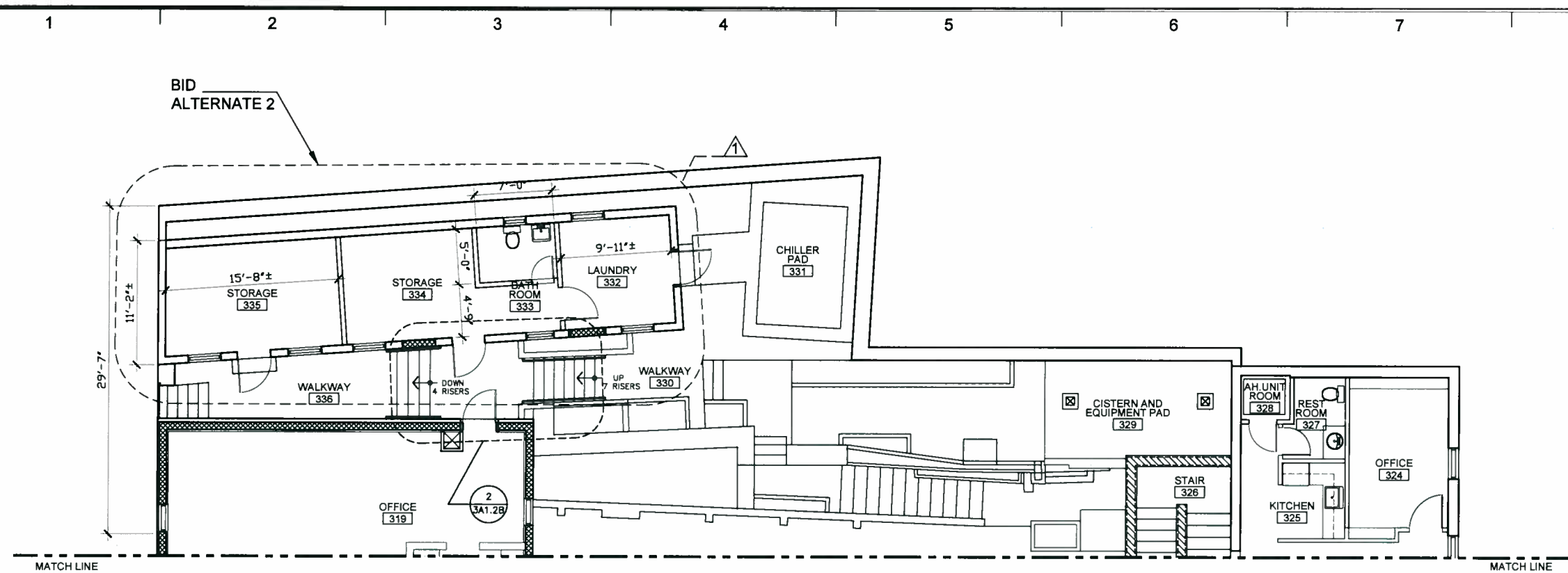
**REHABILITATION OF
GOVERNMENT HOUSE
ST. THOMAS**

22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.I.

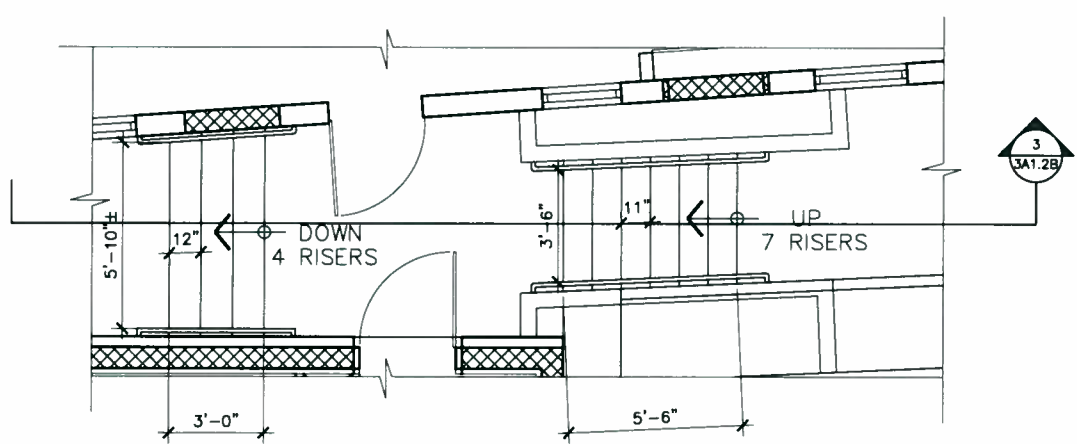
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CONTRACT NO.:	
SHEET NO.:	3A1.2A

**THIRD FLOOR
DIMENSION PLAN**

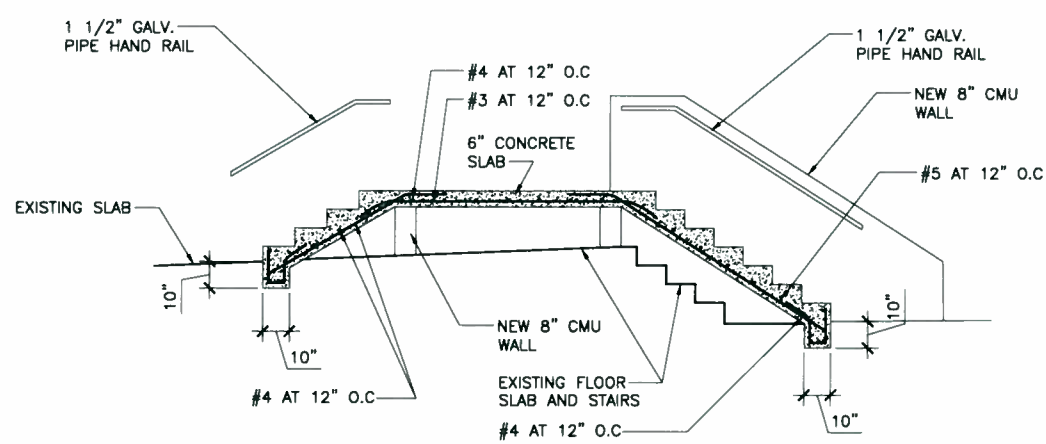
3A1.2A



**1 THIRD FLOOR
DIMENSION FLOOR PLAN**
3A1.2B 3A1.2B SCALE: 3/16"=1'-0"



2 ENLARGED STAIR PLAN
3A1.2B 3A1.2B SCALE: 3/8"=1'-0"



3 STAIR SECTION
3A1.2B 3A1.2B SCALE: 3/8"=1'-0"

REVISIONS		
NO.	DATE	REMARKS
1	9/24/19	ADDENDUM 1

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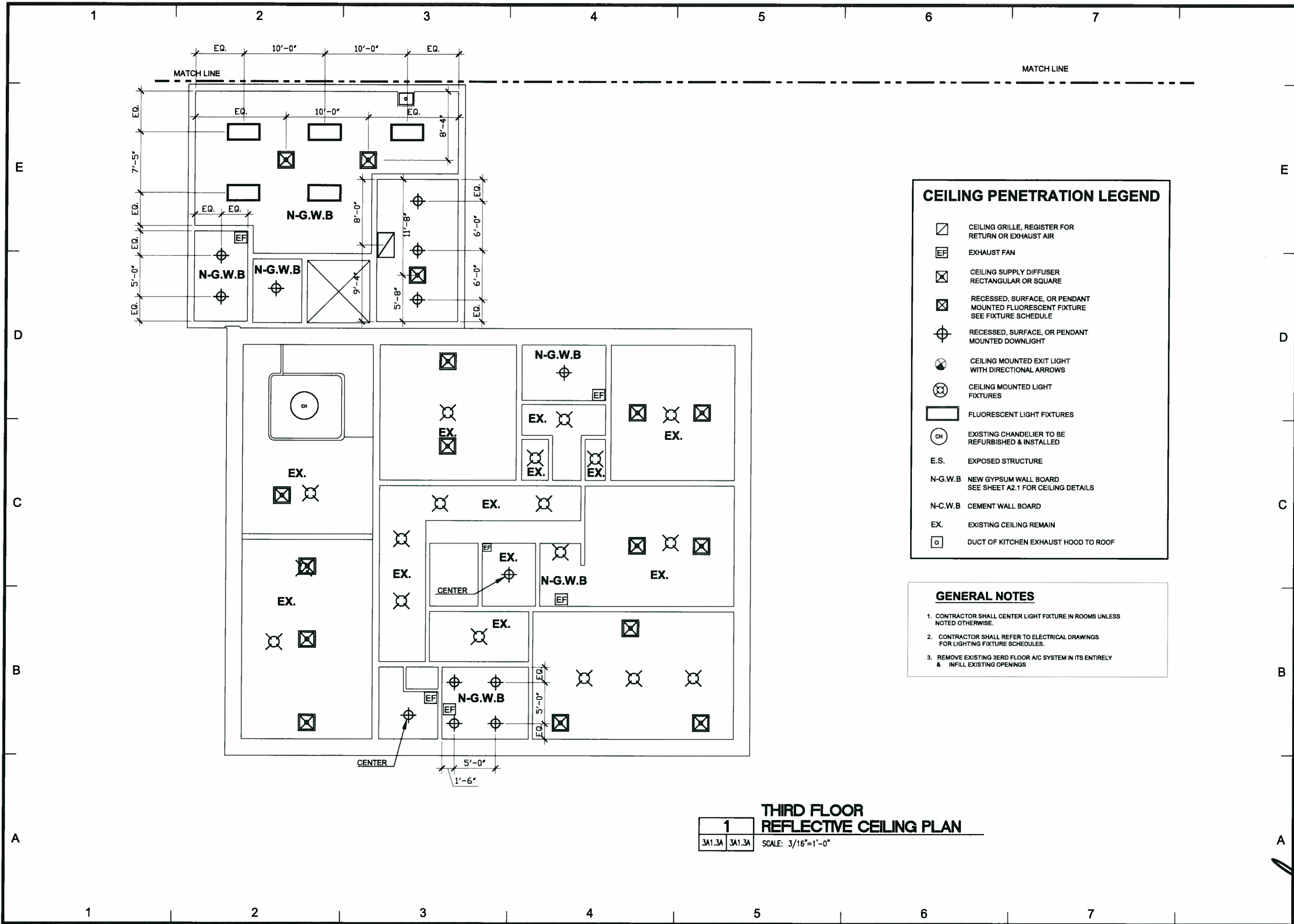
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**REHABILITATION OF
GOVERNMENT HOUSE
ST. THOMAS**

22 KONGENS GADE
KING'S QUARTER
ST. THOMAS U.S.V.I.

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SHEET NO.: **3A1.2B**
THIRD FLOOR
DIMENSION PLAN



CEILING PENETRATION LEGEND

CEILING GRILLE, REGISTER FOR RETURN OR EXHAUST AIR

EXHAUST FAN

CEILING SUPPLY DIFFUSER
RECTANGULAR OR SQUARE

RECESSED, SURFACE, OR PENDANT MOUNTED FLUORESCENT FIXTURE
SEE FIXTURE SCHEDULE

RECESSED, SURFACE, OR PENDANT MOUNTED DOWNLIGHT

CEILING MOUNTED EXIT LIGHT
WITH DIRECTIONAL ARROWS

CEILING MOUNTED LIGHT
FIXTURES

FLUORESCENT LIGHT FIXTURES

EXISTING CHANDELIER TO BE
REFURBISHED & INSTALLED

E.S. EXPOSED STRUCTURE

N-G.W.B NEW GYPSUM WALL BOARD
SEE SHEET A2.1 FOR CEILING DETAILS

N-C.W.B CEMENT WALL BOARD

EX. EXISTING CEILING REMAIN

DUCT OF KITCHEN EXHAUST HOOD TO ROOF

GENERAL NOTES

1. CONTRACTOR SHALL CENTER LIGHT FIXTURE IN ROOMS UNLESS NOTED OTHERWISE.

2. CONTRACTOR SHALL REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SCHEDULES.

3. REMOVE EXISTING 3RD FLOOR A/C SYSTEM IN ITS ENTIRELY & INFILL EXISTING OPENINGS

1

THIRD FLOOR
REFLECTIVE CEILING PLAN

3A1.3A 3A1.3A SCALE: 3/16"=1'-0"

REVISIONS

NO.	DATE	REMARKS
1	9/24/19	ADDENDUM 1

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REHABILITATION OF
GOVERNMENT HOUSE
ST.THOMAS

22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.I.

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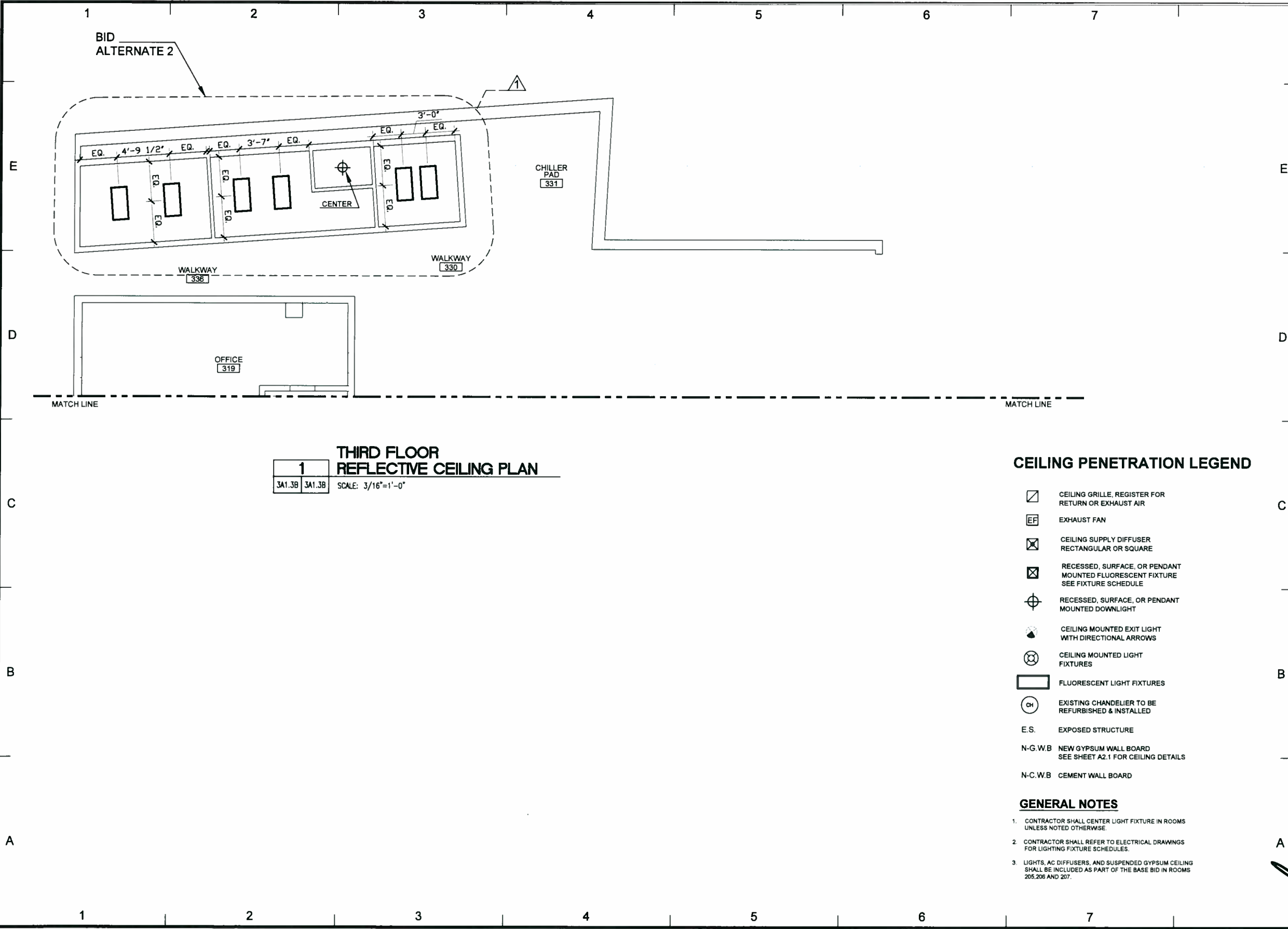
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CONTRACT NO.:

SHEET NO:

3A1.3A

THIRD FLOOR
REFLECTIVE CEILING



1
THIRD FLOOR
REFLECTIVE CEILING PLAN
3A1.3B 3A1.3B SCALE: 3/16"=1'-0"

CEILING PENETRATION LEGEND

- ☒ CEILING GRILLE, REGISTER FOR RETURN OR EXHAUST AIR
- ☒ EXHAUST FAN
- ☒ CEILING SUPPLY DIFFUSER RECTANGULAR OR SQUARE
- ☒ RECESSED, SURFACE, OR PENDANT MOUNTED FLUORESCENT FIXTURE SEE FIXTURE SCHEDULE
- ☒ RECESSED, SURFACE, OR PENDANT MOUNTED DOWNLIGHT
- ☒ CEILING MOUNTED EXIT LIGHT WITH DIRECTIONAL ARROWS
- ☒ CEILING MOUNTED LIGHT FIXTURES
- ☒ FLUORESCENT LIGHT FIXTURES
- ☒ EXISTING CHANDELIER TO BE REFURBISHED & INSTALLED
- E.S. EXPOSED STRUCTURE
- N-G.W.B NEW GYPSUM WALL BOARD SEE SHEET A2.1 FOR CEILING DETAILS
- N-C.W.B CEMENT WALL BOARD

GENERAL NOTES

- CONTRACTOR SHALL CENTER LIGHT FIXTURE IN ROOMS UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SCHEDULES.
- LIGHTS, AC DIFFUSERS, AND SUSPENDED GYPSUM CEILING SHALL BE INCLUDED AS PART OF THE BASE BID IN ROOMS 205, 206 AND 207.

REVISIONS	
NO.	DATE
1	9/24/19
ADDENDUM 1	

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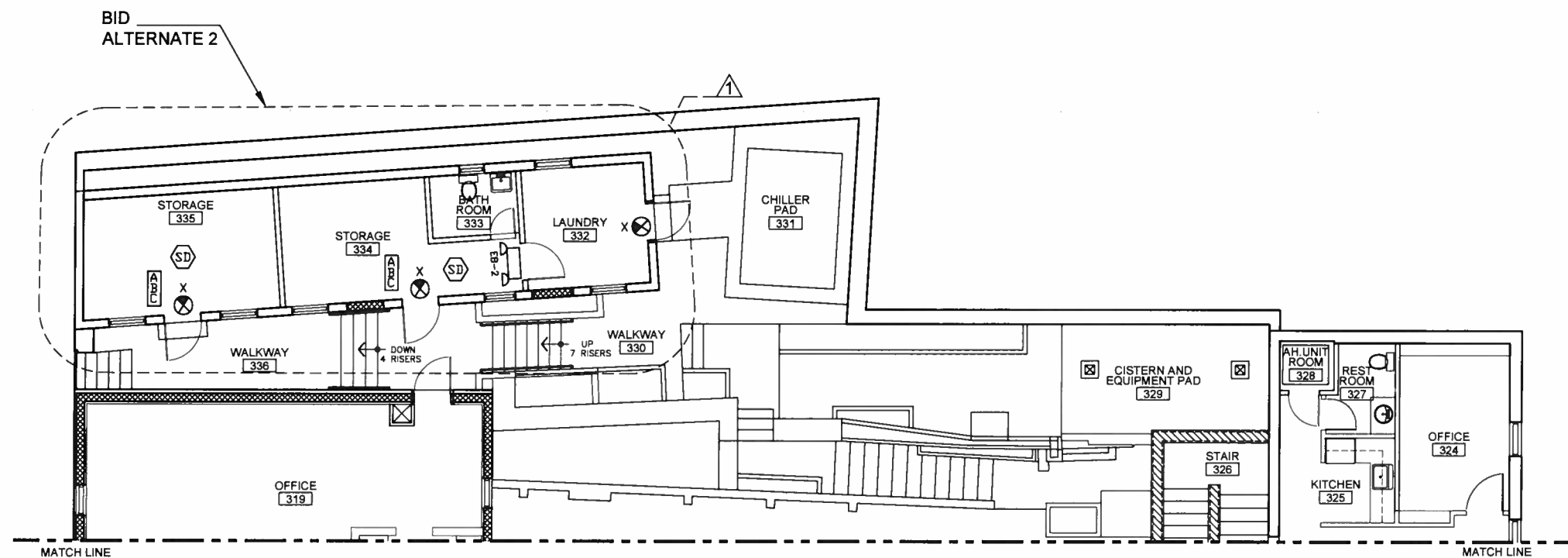
REHABILITATION OF GOVERNMENT HOUSE ST. THOMAS
22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.I.

DATE: 6/7/19
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PROJECT NO.: 17-016
CONTRACT NO.: -

SHEET NO.: **3A1.3B**
THIRD FLOOR REFLECTIVE CEILING

[Signature]



THIRD FLOOR LIFE SAFETY PLAN

1		LIFE SAF
3A1.4B	3A1.4B	

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

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

LIFE SAFETY SYMBOLS LEGEND

-  X
EXIT LIGHT FIXTURE, TYPE AS NOTED. SHADING
DENOTES LIGHTED FACE WITH DIRECTIONAL
ARROW WHERE SHOWN.
-  SD
SMOKE DETECTOR W/ 120V SUPPLY VOLTAGE
AND BACKUP BATTERY
- 
EB-2
WALL MOUNTED BATTERY PACK WITH NUMBER OF
HEADS AND TYPE AS NOTED
- 
5lbs. ABC CLASS FIRE EXTINGUISHER
- 
FIRE ALARM PANEL
- 
EMERGENCY PULL STATION

NOTES:

1. EXISTING FIRE ALARM SYSTEM TO BE REPLACED IN KIND UTILIZING EXISTING RACEWAYS, EXISTING ALARM, PULL STATIONS, AND PANEL LOCATIONS TO BE REUSED WITH NEW DEVICES.

[illegible]

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REHABILITATION OF
GOVERNMENT HOUSE
ST. THOMAS

22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.I.

DATE: 6/7/19

DRAWN BY:

CHECKED BY:

APPROVED BY: J.P.W.

PROJECT NO.:

CONTRACT NO.:

SHEET NO.:

3A1.4B

THIRD FLOOR LIFE SAFETY PLAN



ROOM FINISH SCHEDULE																			
ROOM NO	NAME	FLOOR		BASE		WALL								CEILING			REMARKS		
		MATL	FIN	MATL	FIN	NORTH		EAST		SOUTH		WEST		MATL	FIN	HEIGHT			
						MATL	FIN	MATL	FIN	MATL	FIN	MATL	FIN						
FIRST FLOOR																			
100	PORCH																MATCH EXISTING	SEE PLANS	
101	SECURITY OFFICE	MT	T	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING	TILE WAINSCOT		
102	FEMALE RESTROOM	MT	T	B1	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING	TILE WAINSCOT		
103	MALE RESTROOM	T	T	B1	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING			
104	CORRIDOR	T	T	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING			
105	ELEVATOR LIFT	T	T	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING			
106	ELEVATOR MACHINE ROOM	EX.	EX.	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING			
107	STORAGE	EX.	EX.	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING			
108	CORRIDOR	C	C	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING			
109	PUMP ROOM	EX.	EX.	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING			
110	STORAGE	EX.	EX.	EX.	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING	REFINISH EXISTING FLOOR		
111	OFFICE	EX.	EX.	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING	REFINISH EXISTING FLOOR		
112	CORRIDOR	EX.	EX.	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING	REFINISH EXISTING FLOOR		
113	OFFICE	EX.	EX.	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING	REFINISH EXISTING FLOOR		
114	OFFICE	EX.	EX.	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING	REFINISH EXISTING FLOOR		
115	STORAGE	EX.	EX.	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING	REFINISH EXISTING FLOOR		
116	STORAGE	EX.	EX.	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING	REFINISH EXISTING FLOOR		
117	OFFICE	MT	MT	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING	REFINISH EXISTING FLOOR		
118	OFFICE	MT	MT	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING	REFINISH EXISTING FLOOR		
119	SECURITY OFFICE	MT	MT	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING	REFINISH EXISTING FLOOR		
120	VESTIBULE	MT	MT	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING	REFINISH EXISTING FLOOR		
121	LOBBY	MT	MT	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	MATCH EXISTING	REFINISH EXISTING FLOOR		
SECOND FLOOR																			
200	PORCH	HW	HW														SEE PLANS		
201	RECEIVING	HW	HW	B2		GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT			MATCH EXISTING			
202	BALLROOM	HW	HW	B2		GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT			MATCH EXISTING			
203	DINING ROOM	HW	HW	B2		GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT			MATCH EXISTING			
204	FOYER	HW	HW	B2		GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT			MATCH EXISTING			
205	ELEVATOR																		
206	STORAGE	T	T	B2		GWB	PNT	GWB	PNT	GWB									

FLOOR		BASE		WALL		CEILING	
EX.	EXISTING	B-1	TILE	MT	MARBLE TILE	GWB	GYPSUM BOARD
CONC.	CONCRETE	B-2	WOOD WITH ROUTED EDGES-- MATCH EXISTING	T	PORCELAIN TILE	CONC.	CONCRETE
C	CARPET			CMU	CONCRETE MASONRY UNIT		
CT	CARPET TILE	VCB	VINYL COVE BASE	CWB	CEMENT WALL BOARD	PNT.	PAINTED FINISH
T	PORCELAIN TILE			GWB	GYPSUM WALL BOARD		
HW	HARD WOOD	PNT	PAINTED FINISH	PNT	PAINTED FINISH	ACT	ACOUSTIC CEILING TILE
MT	MARBLE TILE			BB	PLYWOOD BEAD BOARD SHEATHING	E.S	EXPOSED STRUCTURE
				EMW	EXISTING MASONRY WALL		

NOTE:
1. EXISTING HOLDINGS AND WAINSCOTS TO BE REPLACED IN KIND AS PER THE BID SCHEDULE AND EXISTING DETAIL.

SCHEDULES



ROOM FINISH SCHEDULE																		
ROOM NO	NAME	FLOOR		BASE		WALL								CEILING			REMARKS	
		MATL	FIN	MATL	FIN	NORTH		EAST		SOUTH		WEST		MATL	FIN	HEIGHT		
THIRD FLOOR																		
300	GOVERNOR'S OFFICE	C	C	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.		
301	BATHROOM	T	T	B1	T	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.	TILE WAINSCOT	
302	RESTROOM	T	T	B1	T	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.	TILE WAINSCOT	
303	GOVERNOR'S ASSISTANT OFFICE	C	C	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.		
304	CORRIDOR	C	C	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.		
305	CLOSET	T	T	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.		
306	BATHROOM	T	T	B1	T	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.	TILE WAINSCOT	
307	CLOSET	T	T	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.		
308	GOVERNOR'S ASSISTANT OFFICE	EX.	EX.	B1	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.	REFINISH EXISTING FLOOR	
309	CLOSET	EX.	EX.	B1	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.	REFINISH EXISTING FLOOR	
310	OFFICE	C	C	B1	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.	REFINISH EXISTING FLOOR	
311	RESTROOM	T	T	B1	T	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.	TILE WAINSCOT	
312	CORRIDOR	C	C	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.		
313	CLOSET	EX.	EX.	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.	REFINISH EXISTING FLOOR	
314	CORRIDOR	C	C	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.		
315	HALLWAY	HW	HW	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.		
316	OFFICE	C	C	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.		
317	KITCHEN	T	T	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	8'-0"		
318	ELEVATOR					GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT					
319	OFFICE	T		B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	8'-0"	ELEVATOR MANUFACTURER	
320	RESTROOM	T		B1	T	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	8'-0"	TILE WAINSCOT	
321	PORCH																	
322	OFFICE																SEE PLANS	
323	OFFICE																INTERIOR FINISHES NOT INCLUDED	
324	OFFICE																INTERIOR FINISHES NOT INCLUDED	
325	KITCHEN																INTERIOR FINISHES NOT INCLUDED	
326	STAIR																INTERIOR FINISHES NOT INCLUDED	
327	RESTROOM																INTERIOR FINISHES NOT INCLUDED	
328	AIR HANDLER UNIT ROOM																INTERIOR FINISHES NOT INCLUDED	
329	CISTERN AND EQUIPMENT PAD																	
330	WALKWAY																	
331	CHILLER PAD																	
332	LAUNDRY	T	T	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.	PNT	EX.		
333	BATHROOM	T	T	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.	PNT	EX.		
334	STORAGE	T	T	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.	PNT	EX.		
335	STORAGE	T	T	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.	PNT	EX.		
336	WALKWAY													EX.	PNT	EX.		
337	CORRIDOR	EX.	EX.	B2	PNT	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	EX.	PNT	EX.		

N.I.C. NOT INCLUDED

FLOOR		BASE		WALL		CEILING	
EX.	EXISTING	B-1	TILE	MT	MARBLE TILE	GWB	GYPSUM BOARD
CONC.	CONCRETE	B-2	WOOD WITH ROUTED EDGES-- MATCH EXISTING	T	PORCELAIN TILE	CONC.	CONCRETE
C	CARPET	VCB	VINYL COVE BASE	CMU	CONCRETE MASONRY UNIT	PNT.	PAINTED FINISH
CT	CARPET TILE	PNT	PAINTED FINISH	CWB	CEMENT WALL BOARD	ACT	ACOUSTIC CEILING TILE
T	PORCELAIN TILE	EMW	EXISTING MASONRY WALL	GWB	GYPSUM WALL BOARD	E.S	EXPOSED STRUCTURE
HW	HARD WOOD			BB	PLYWOOD BEAD BOARD SHEATHING		

NOTE:
1. EXISTING MOLDINGS AND WAINSCOTS TO BE REPLACED IN KIND AS PER THE BID SCHEDULE AND EXISTING DETAIL.

NOTE:

1. EXISTING MOLDINGS AND WAINSCOTS TO BE REPLACED IN KIND AS PER THE BID SCHEDULE AND EXISTING DETAIL

[illegible][illegible]

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REHABILITATION OF GOVERNMENT HOUSE ST. THOMAS

22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.

DATE 6/7/19

DRAWN BY: R.O.P

CHECKED BY: J.P.W

APPROVED BY: J.P.W

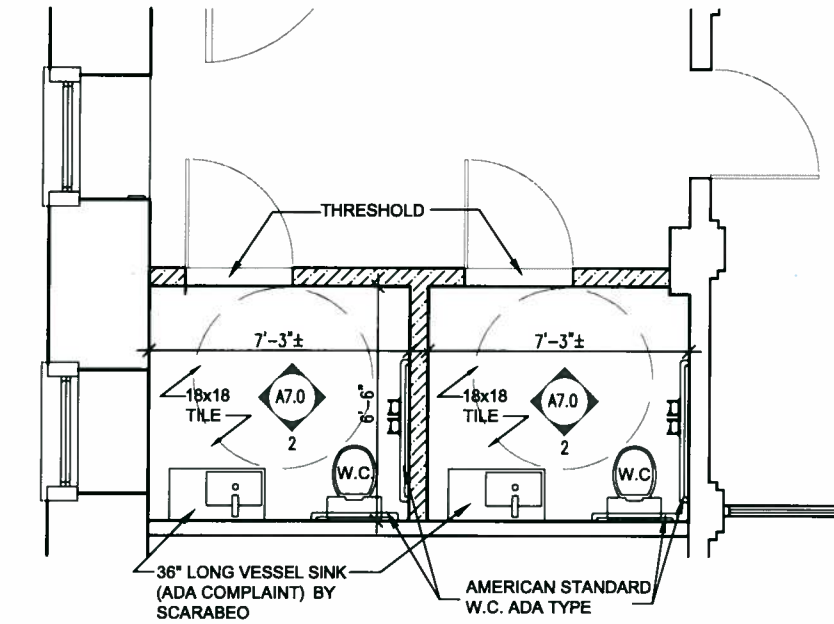
PROJECT NO.:

CONTRACT NO. _____

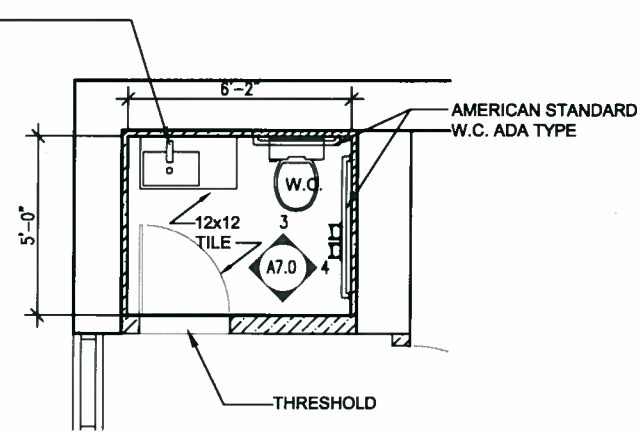
SHEET NO. 23

SCHEDULES

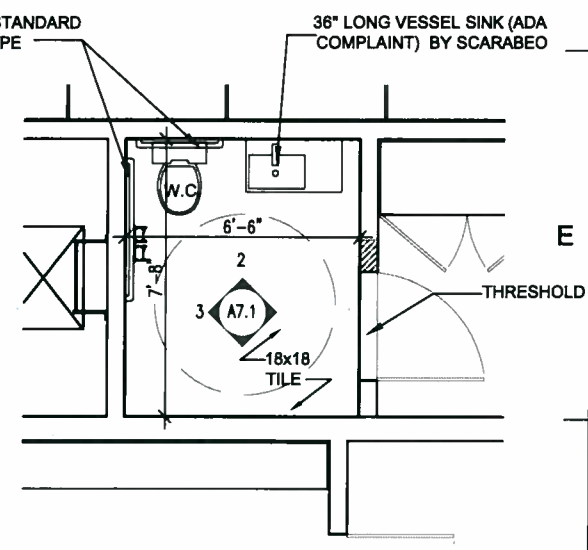




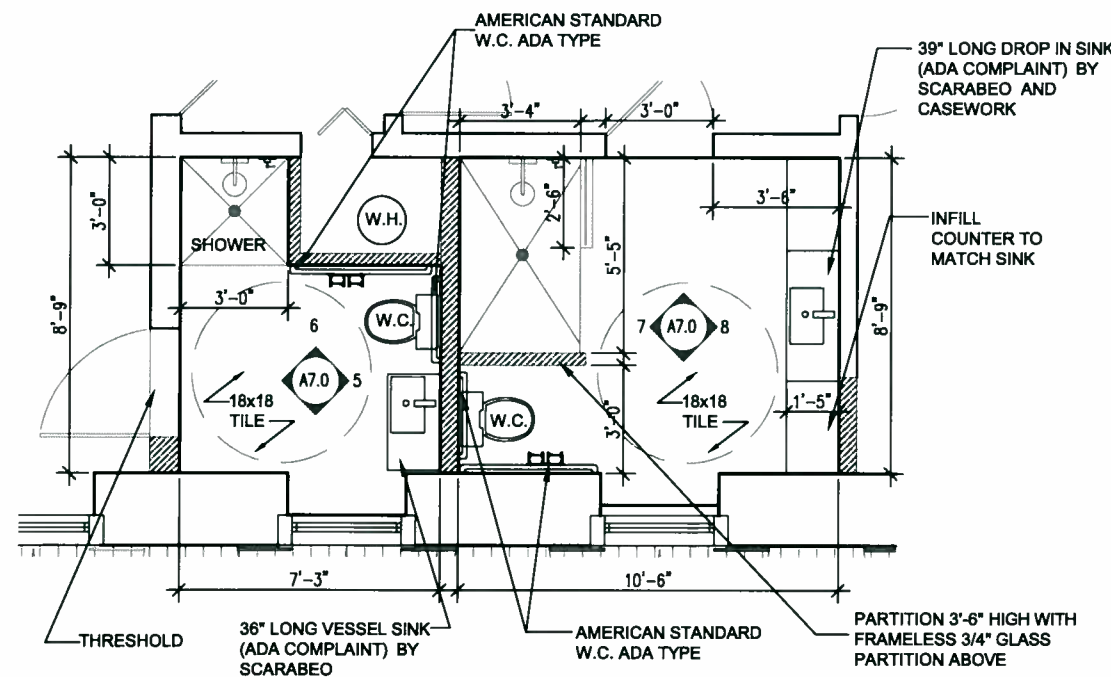
1 ENLARGED PLAN REST ROOM 102 AND 103
 A6.0 A6.0 SCALE: 3/8" = 1'-0"



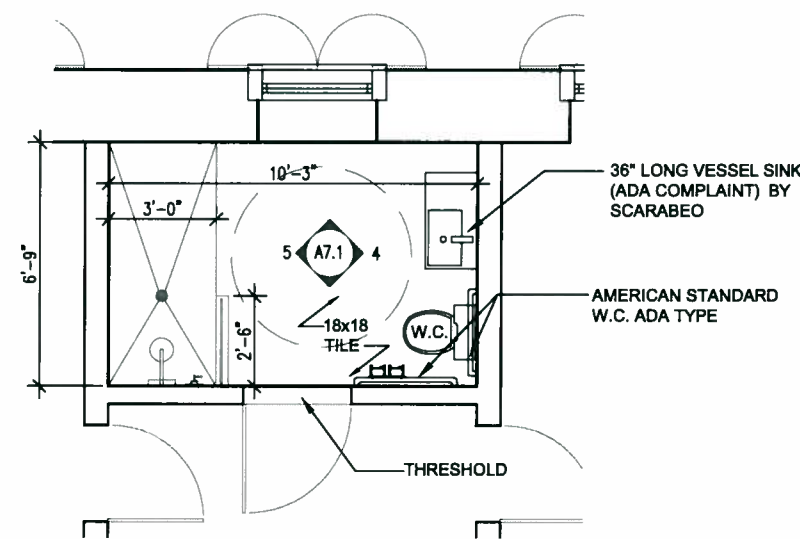
2 ENLARGED PLAN REST ROOM 208
 A6.0 A6.0 SCALE: 3/8" = 1'-0"



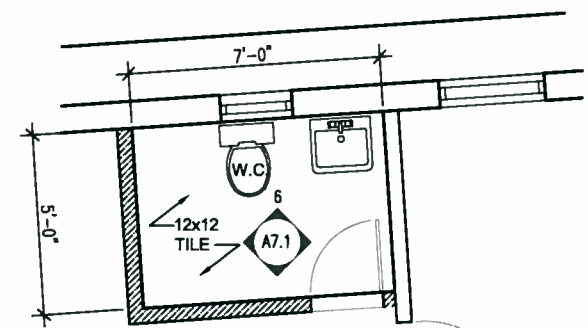
3 ENLARGED PLAN BATHROOM 306
 A6.0 A6.0 SCALE: 3/8" = 1'-0"



4 ENLARGED PLAN REST ROOM 301 AND 302
 A6.0 A6.0 SCALE: 3/8" = 1'-0"



5 ENLARGED PLAN RESTROOM 311
 A6.0 A6.0 SCALE: 3/8" = 1'-0"



6 ENLARGED PLAN BATHROOM 333
 A6.0 A6.0 SCALE: 3/8" = 1'-0"
 (BID ALTERNATE 2)

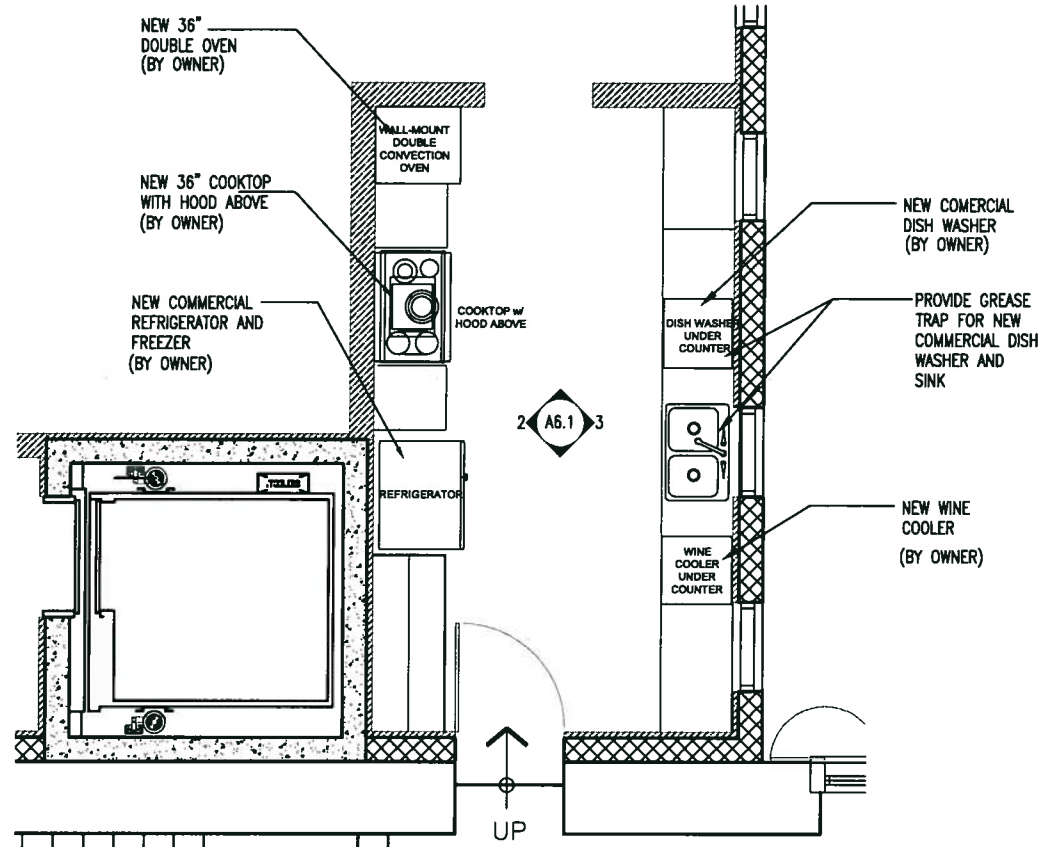
- NOTES:**
- CONTRACTOR SHALL PURCHASE AND INSTALL ALL FIXTURES WITH THE REQUIRED ACCESSORIES FOR THE FIXTURE TO FUNCTION FOR ALL OF THE BATHROOMS.
 - ALL SINKS SHALL HAVE CHROME FINISH SCARABEO BRAND, P-TRAP, POP UP WATER STOP WITH OVER FLOW, AND ANGLE VALVES WITH SUPPLY LINES FOR PARTICULAR MODEL

REVISIONS		
NO.	DATE	REMARKS
1	9/24/19	ADDENDUM 1

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REHABILITATION OF GOVERNMENT HOUSE ST. THOMAS	
22 KONGENS GADE KINGS QUARTER ST. THOMAS U.S.V.I.	

DATE:	6/7/19
DRAWN BY:	
CHECKED BY:	J.P.W.
APPROVED BY:	J.P.W.
PROJECT NO.:	17-016
CONTRACT NO.:	
SHEET NO.:	A6.0
REST ROOM ELEVATIONS	

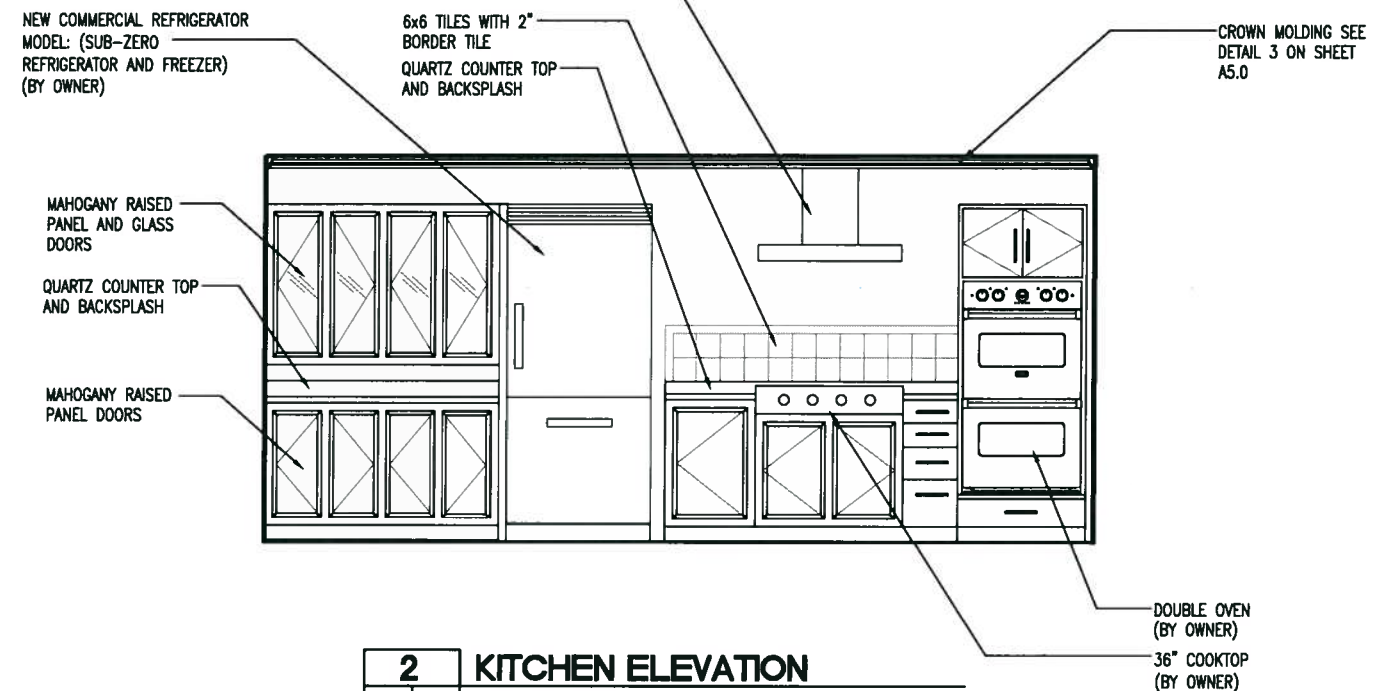


1 ENLARGED PLAN KITCHEN 317

A6.1 A6.1 SCALE: 3/8" = 1'-0"

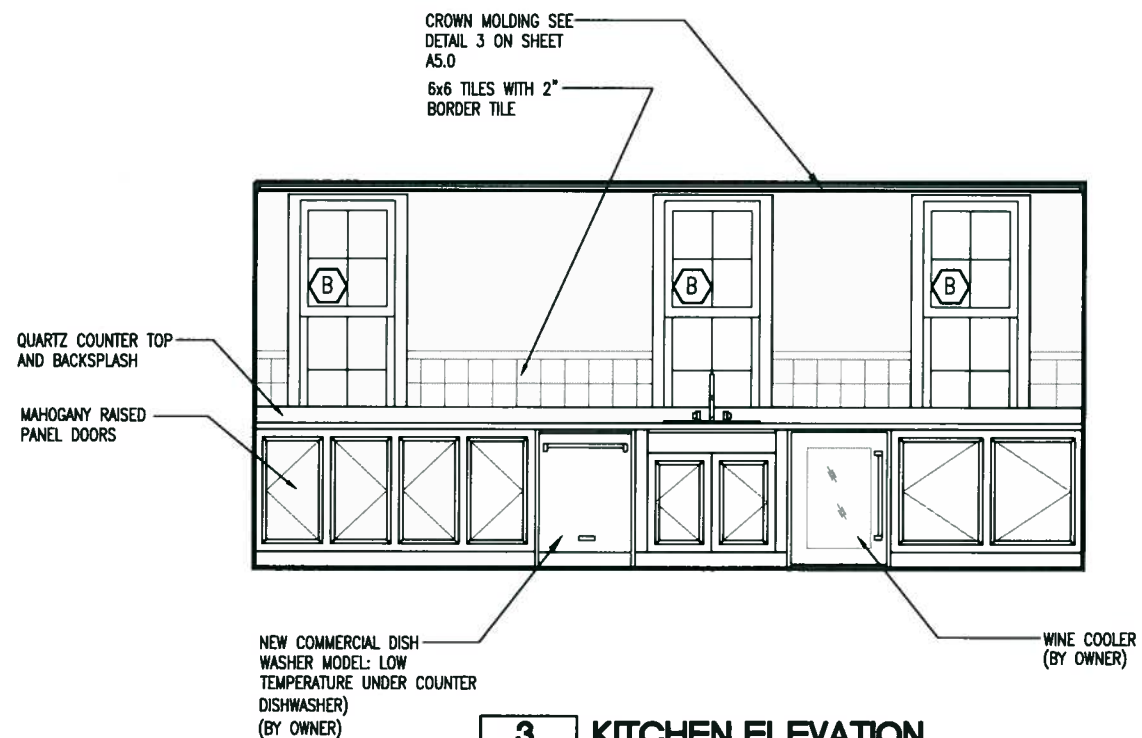
NOTES:

1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW TO MAKE SURE DESIGN INTENT IS MET.
2. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO THE CONSTRUCTION FABRICATION OF ALL KITCHEN CASEWORK TO OBTAIN ALL THE REQUIREMENTS FOR THE APPLIANCES THAT WILL BE SELECTED BY THE OWNER
2. ALL APPLIANCES SHALL BE PURCHASED BY OTHER.
3. ALL KITCHEN FIXTURES BY OWNER



2 KITCHEN ELEVATION

A6.1 A6.1 SCALE: 1/2" = 1'-0"



3 KITCHEN ELEVATION

A6.1 A6.1 SCALE: 1/2" = 1'-0"

REVISIONS

NO. DATE REMARKS

24/19 ADDENDUM 1

CONSULTANTS

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REHABILITATION OF GOVERNMENT HOUSE ST. THOMAS

22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.I.

DATE: 6/7/19

DRAWN BY:

CHECKED BY: J.P.W.

APPROVED BY: J.P.W.

PROJECT NO:

17-016

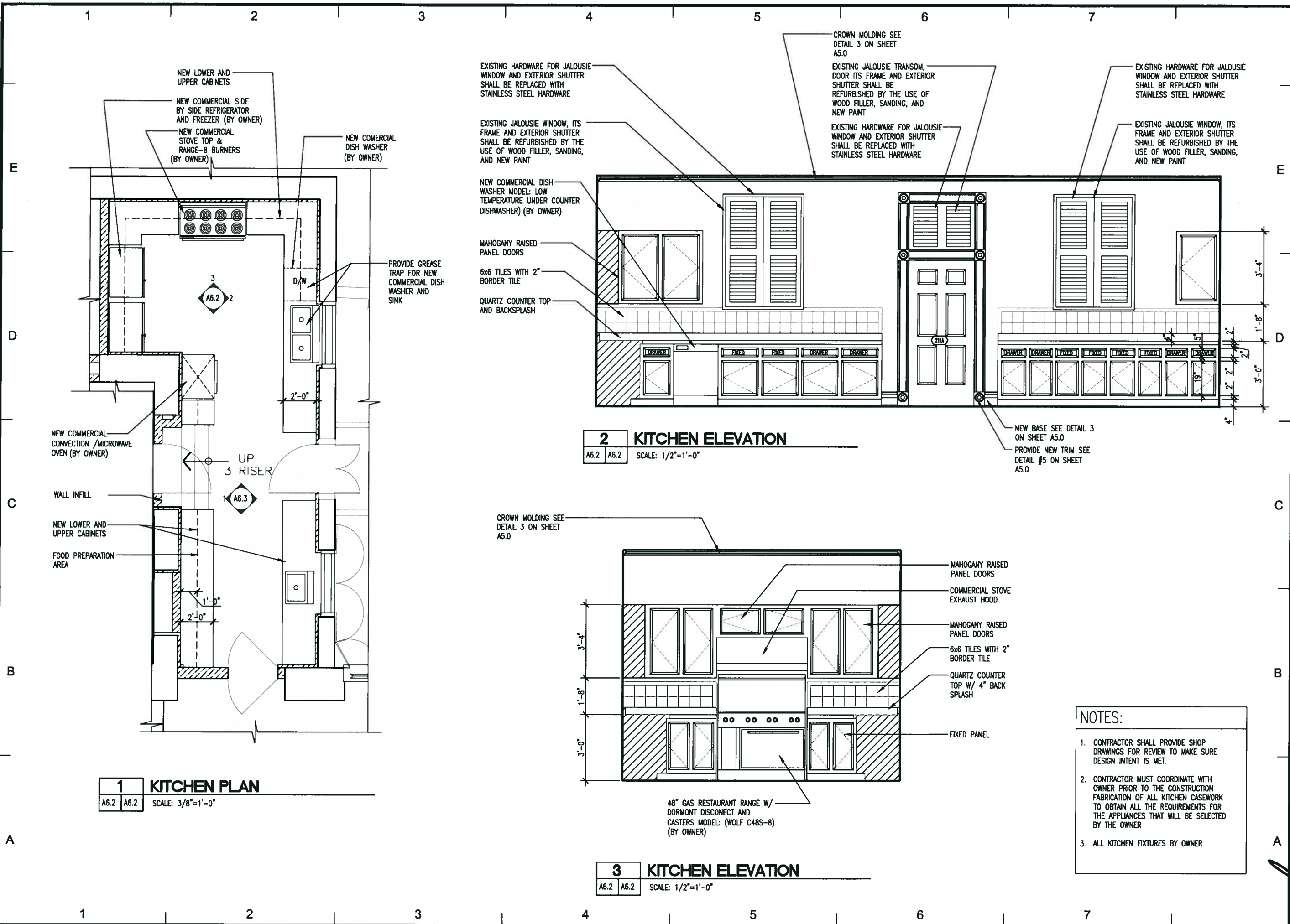
CONTRACT NO:

SHEET NO:

A6.1

**KITCHEN PLAN/
ELEVATIONS**





REVISIONS	
NO.	DATE
1	9/24/19

REMARKS	
ADDENDUM 1	

CONSULTANTS

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REHABILITATION OF GOVERNMENT HOUSE ST. THOMAS

22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.I.

DATE: 6/7/19

DRAWN BY:

CHECKED BY: J.P.W.

APPROVED BY: J.P.W.

PROJECT NO: 17-016

CONTRACT NO:

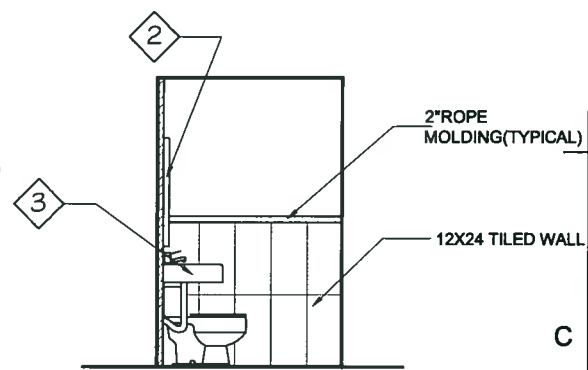
SHEET NO: **A6.2**
KITCHEN PLAN/ ELEVATIONS

[Signature]

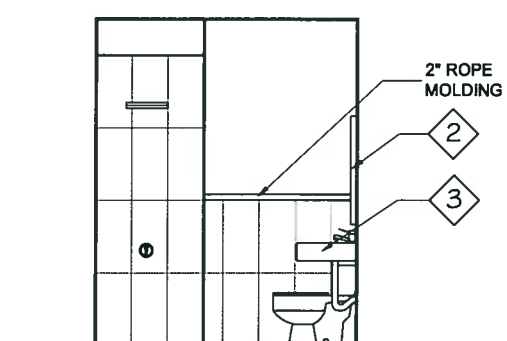


1. CONTRACTOR SHALL INSTALL WOOD BLOCKING IN WALLS AT THE CORRECT HEIGHT FOR ALL RESTROOM ACCESSORIES.

SCALE: N.T.S



4		RESTROOM 208 ELEVATION
A7.0	A7.0	SCALE: 3/8" = 1'-0"



8		RESTROOM 302 ELEVATION
A7.0	A7.0	SCALE: 3/8" = 1'-0"

REVISIONS

[illegible]

CONSULTANTS

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[illegible]

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REHABILITATION OF GOVERNMENT HOUSE ST. THOMAS

**22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.**

DATE: 6/7/19

DRAWN BY:

CHECKED BY: J.P.W

APPROVED BY: J.P.W.

PROJECT NO. _____

17-016

CONTRACT NO. _____

SHEET NO. _____

A7.0

REST ROOM ELEVATIONS



EDC

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BA

SHEET NO.: **A7.1**
**REST ROOM
 ELEVATIONS**



OPE MOLDING

12X24 TILED WALL(TYPICAL)

3

7	
A7.1	A7.1

BATHROOM 320 ELEVATION

SCALE: 3/8" = 1'-0"

ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL COMPLY BOTH WITH THE LATEST V.I. AND NATIONAL ELECTRICAL CODES.
2. CONTRACTOR SHALL OBTAIN ALL ELECTRICAL PERMITS REQUIRED FOR THE ELECTRICAL PORTION OF THE JOB.
3. CONTRACTOR SHALL COORDINATE THE CONNECTION BETWEEN EXISTING UTILITY COMPANY POWER LINES AND THE NEW CONSTRUCTION.
4. ALL SMOKE DETECTORS SHALL BE HARDWIRED WITH A DEDICATED UNSWITCHED 120V POWER SUPPLY WITH BATTERY BACKUP AND SHALL COMPLY WITH SECTION 316 OF CABO CODE.
5. THE ELECTRICAL CONTRACTOR SHALL WIRE ALL LIGHTING FIXTURES, WIRING DEVICES AND EQUIPMENT TO PANEL 'LRP'.
6. THE ELECTRICAL CONTRACTOR SHALL INSTALL A SINGLE KWH METER FOR THIS BUILDING AS INDICATED ON THE BUILDING "ELECTRIC & TELEPHONE SERVICE DIAGRAM PLAN. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR THE NECESSARY SERVICE REQUIREMENTS.
7. THE FIXTURE SYMBOLS SHOWN ON THE DRAWING ARE GENERIC AND REPRESENT THE TYPE OF LIGHT SOURCE INTENDED FOR USE. THE OWNER SHALL SELECT THE FIXTURES AND COORDINATE STYLE, FINISH, COLOR AND LAMP REQUIREMENTS WITH THE GENERAL CONTRACTOR.
8. WHERE MORE THAN ONE (1) SWITCH ARE INSTALLED AT THE SAME LOCATION, PROVIDE A COMMON COVERPLATE.
9. PROVIDE A 40 GALLON 240V 1-PHASE WATER HEATER FOR THE BUILDING. COORDINATE LOCATION WITH OWNER AND WITH ARCHITECT'S DRAWINGS.
10. THE ELECTRICAL CONTRACTOR SHALL SUBMIT ALL EQUIPMENT SHOP DRAWINGS TO ARCHITECT FOR HIS REVIEW PRIOR TO PURCHASING.
11. PROVIDE FURRED OUT WALL TO RECEIVE ELECTRICAL PENETRATIONS WHERE THEY OCCUR AT CISTERN AND OTHER RETAINING WALLS.
12. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE PLUMBING AND GENERAL CONTRACTOR TO PROVIDE THE REQUIRED ACCESS PANEL IN THE WALL AS RECOMMENDED BY THE MANUFACTURER OF THE WHIRLPOOL TUB ONCE IT IS SELECTED BY THE OWNER.
13. PROVIDE SEPARATE WALL SWITCHES FOR FAN AND FAN LIGHTS AT COMMON LOCATION.
14. ELECTRICAL CONTRACTOR SHALL PERFORM ALL POOL LIGHTING AND RELATED EQUIPMENT WORK AS PER ARTICLE 680 OF THE NEC AND ALL LOCAL AUTHORITIES HAVING JURISDICTION.
15. REPLACEMENT LIGHT FIXTURES TO MATCH EXISTING TYPE AND DESIGN. ACCEPTABLE MANUFACTURES INCLUDE :
A. LIGHTOLIER
B. PROGRESS
C. CRESCENT
D. TIMELY
E. HUBBELL
F. PRESCOLITE

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	LTG	LIGHTING
AMP or A	AMPERE	MAX	MAXIMUM
C	CONDUIT	MIN	MINIMUM
CB	CIRCUIT BREAKER	MTD	MOUNTED
CKT	CIRCUIT	#	NUMBER
COMB	COMBINATION	P	POLE
CU	COPPER	PB	PUSH BUTTON
DET	DETECTOR	PH or Ø	PHASE
DISC	DISCONNECT	QTY	QUANTITY
ELECT	ELECTRICAL	REC	RECEPTACLE
ELEV	ELEVATOR	REQD	REQUIRED
EM	EMERGENCY	SCHED	SCHEDULE
EQ	EQUIPMENT	STA	STATION
EQUIP	EQUIPMENT	SW	SWITCH
EXIST	EXISTING	TELE	TELEPHONE
F.A.	FIRE ALARM	TEMP	TEMPERATURE
FIXT	FIXTURE	TYP	TYPICAL
FLR	FLOOR	V	VAPOR-TIGHT
FLUOR	FLUORESCENT	W	WATTS
FU	FUSE	W/O	WITHOUT
GND or GRD	GROUND	WP	WEATHERPROOF
INCAND	INCANDESCENT		

ELECTRICAL SYMBOLS LEGEND

	120V, 20 AMP GROUNDED RECEPTACLE		CEILING MOUNTED SURFACE FLUORESCENT LIGHT FIXTURE, SIZE AS SHOWN APPROXIMATELY TO SCALE.
	120V, 20 AMP GROUNDED RECEPTACLE W/ INTEGRAL GROUND-FAULT INTERRUPTING PROTECTION		EXTERIOR WEATHER PROOF WALL MOUNTED LIGHT FIXTURE OR WALL SCONCE
	WEATHERPROOF 120V GROUND-FAULT RECEPTACLE		WALL MOUNTED INTERIOR LIGHT FIXTURE OR WALL SCONCE
	120V, 20 AMP GROUNDED ISOLATED GROUND RECEPTACLE		EXTERIOR WEATHER PROOF CEILING MOUNTED LIGHT FIXTURE
	120V, 20 AMP. GROUNDED RECEPTACLE FOR WASHING MACHINE		CEILING MOUNTED LIGHT FIXTURE
	120V, 20 AMP. GROUNDED RECEPTACLE FOR PUMP		CEILING MOUNTED RECESSED LIGHT FIXTURE
	240V, 1-PHASE 50 AMP. COOK-TOP OR OVEN OUTLET		SINGLE POLE MOTOR RATED SWITCH WITH THERMAL OVERLOAD ELEMENT.
	240V, 1-PHASE 50 AMP. CONVECTION OVEN OUTLET		SAFETY DISCONNECT SWITCH, RATING AS CODE DETERMINED BY EQUIPMENT SERVED. F-FUSED; UF- UNFUSED
	240V, 1-PHASE 30 AMP. ELECTRIC WATER HEATER OUTLET		CONCRETE PAD MOUNTED CONDENSER UNIT.
	240V, 1-PHASE 40 AMP. COMBINATION WASHER/DRYER OUTLET		WALL MOUNTED AIR HANDLER UNIT.
	120V, 20 AMPS RECEPTACLE FOR DISHWASHER		COMMUNICATION BOX
	120V, 1-PHASE 15AMP. HOOD & IGNITION OUTLET		BLANK WALL PLATE
	SINGLE POLE ,SINGLE THROW SWITCH		THERMOSTAT
	THREE WAY LIGHT SWITCH		FIRE EMERGENCY PULL STATION
	SINGLE POLE ,SINGLE THROW SWITCH, LETTER DENOTED LIGHT CONTROL		CABLE TV OUTLET WITH EMPTY CONDUIT PROVISIONS
	DIMMER SWITCH		JUNCTION BOX SERVING EQUIPMENT NOTED REPRESENTS NEW FIXTURE OR ELECTRICAL ITEM
	CHANDELIER TYPE LIGHT FIXTURE		
	POLE LIGHT		
	EXTERIOR WEATHERPROOF BRACKET FIXTURE WITH INTEGRAL MOTION SENSOR		
	SMOKE DETECTOR W/ 120V SUPPLY VOLTAGE AND BACKUP BATTERY		
	PANELBOARD		
	ELECTRICAL SERVICE FOR NEW ACCESSIBLE LIFT/WATER PROOF FOR OUTSIDE.		
	SMOKE DETECTOR W/ 120V SUPPLY VOLTAGE AND BACKUP BATTERY		

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

ATS - AUTOMATIC TRANSF. SW.	MW - MICROWAVE
REF. - REFRIGERATOR	VT - VAPORTIGHT
A.F.F. - ABOVE FINISH FLOOR	WP - WEATHERPROOF
N. - ALL SYMBOLS W/ADD (N) SYMBOL REPRESENTS A NEW FEATURE	

REVISIONS

NO:	DATE:	REMARKS
1	9/24/19	ADDENDUM 1

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REHABILITATION OF GOVERNMENT HOUSE ST. THOMAS

22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.I.

DATE: 6/7/19

DRAWN BY:

CHECKED BY: J.P.W.

APPROVED BY: J.P.W.

PROJECT NO: 17-016

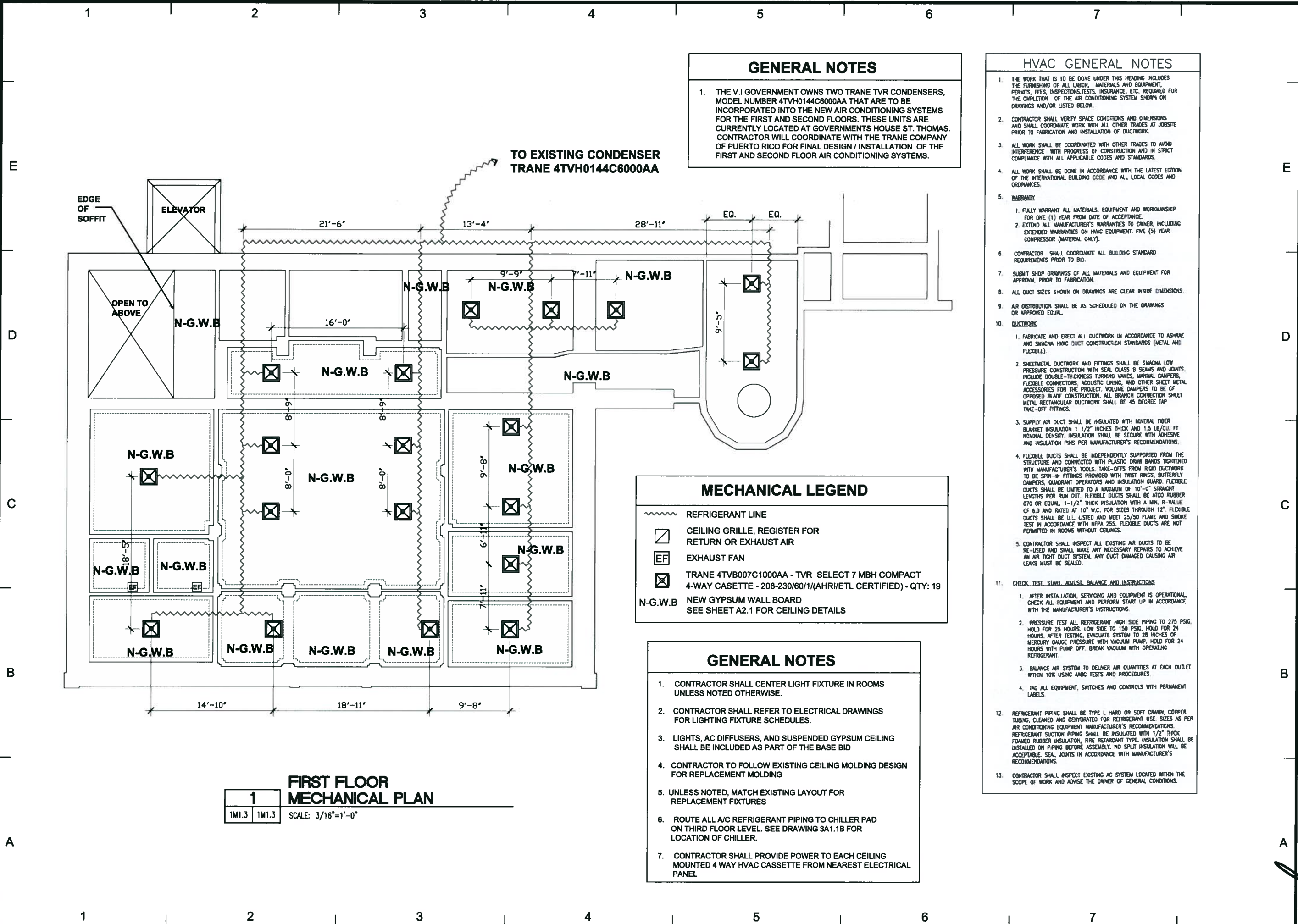
CONTRACT NO: -

SHEET NO: E0.0

ELECTRICAL NOTES

REGISTERED ARCHITECT

J. P. W.



GENERAL NOTES

1. THE V.I. GOVERNMENT OWNS TWO TRANE TVR CONDENSERS, MODEL NUMBER 4TVH0144C6000AA THAT ARE TO BE INCORPORATED INTO THE NEW AIR CONDITIONING SYSTEMS FOR THE FIRST AND SECOND FLOORS. THESE UNITS ARE CURRENTLY LOCATED AT GOVERNMENTS HOUSE ST. THOMAS. CONTRACTOR WILL COORDINATE WITH THE TRANE COMPANY OF PUERTO RICO FOR FINAL DESIGN / INSTALLATION OF THE FIRST AND SECOND FLOOR AIR CONDITIONING SYSTEMS.

HVAC GENERAL NOTES

1. 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.
2. CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES AT JOBSITE PRIOR TO FABRICATION AND INSTALLATION OF DUCTWORK.
3. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL LOCAL CODES AND ORDINANCES.
5. **WARRANTY**
 1. FULLY WARRANT ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
 2. EXTEND ALL MANUFACTURER'S WARRANTIES TO OWNER, INCLUDING EXTENDED WARRANTIES ON HVAC EQUIPMENT. FIVE (5) YEAR COMPRESSOR (MATERIAL ONLY).
6. CONTRACTOR SHALL COORDINATE ALL BUILDING STANDARD REQUIREMENTS PRIOR TO BID.
7. SUBMIT SHOP DRAWINGS OF ALL MATERIALS AND EQUIPMENT FOR APPROVAL PRIOR TO FABRICATION.
8. ALL DUCT SIZES SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS.
9. AIR DISTRIBUTION SHALL BE AS SCHEDULED ON THE DRAWINGS OR APPROVED EQUAL.
10. **DUCTWORK**
 1. FABRICATE AND ERECT ALL DUCTWORK IN ACCORDANCE TO ASHRAE AND SMACNA HVAC DUCT CONSTRUCTION STANDARDS (METAL AND FLEXIBLE).
 2. SHEETMETAL DUCTWORK AND FITTINGS SHALL BE SMACNA LOW PRESSURE CONSTRUCTION WITH SEAL CLASS B SEAMS AND JOINTS. INCLUDE DOUBLE-THICKNESS TURNING VANES, MANUAL CAMPERS, FLEXIBLE CONNECTORS, ACOUSTIC LINING, AND OTHER SHEET METAL ACCESSORIES FOR THE PROJECT. VOLUME DAMPERS TO BE OF OPPOSED BLADE CONSTRUCTION. ALL BRANCH CONNECTION SHEET METAL RECTANGULAR DUCTWORK SHALL BE 45 DEGREE TAP TAKE-OFF FITTINGS.
 3. SUPPLY AIR DUCT SHALL BE INSULATED WITH MINERAL FIBER BLANKET INSULATION 1 1/2" THICK AND 1.5 LB/CU. FT NOMINAL DENSITY. INSULATION SHALL BE SECURE WITH ADHESIVE AND INSULATION PINS PER MANUFACTURER'S RECOMMENDATIONS.
 4. FLEXIBLE DUCTS SHALL BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE AND CONNECTED WITH PLASTIC DRAW BANDS TIGHTENED WITH MANUFACTURER'S TOOLS. TAKE-OFFS FROM RIGID DUCTWORK TO BE SPIN-IN FITTINGS PROVIDED WITH TWIST RINGS, BUTTERFLY DAMPERS, QUADRANT OPERATORS AND INSULATION GUARD. FLEXIBLE DUCTS SHALL BE LIMITED TO A MAXIMUM OF 10'-0" STRAIGHT LENGTHS PER RUN OUT. FLEXIBLE DUCTS SHALL BE ATCO RUBBER 070 OR EQUAL, 1-1/2" THICK INSULATION WITH A MIN. R-VALUE OF 6.0 AND RATED AT 10" W.G. FOR SIZES THROUGH 12". FLEXIBLE DUCTS SHALL BE U.L. LISTED AND MEET 25/50 FLAME AND SMOKE TEST IN ACCORDANCE WITH NFPA 255. FLEXIBLE DUCTS ARE NOT PERMITTED IN ROOMS WITHOUT CEILINGS.
11. **CHECK, TEST, START, ADJUST, BALANCE AND INSTRUCTIONS**
 1. AFTER INSTALLATION, SERVICING AND EQUIPMENT IS OPERATIONAL, CHECK ALL EQUIPMENT AND PERFORM START UP IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 2. PRESSURE TEST ALL REFRIGERANT HIGH SIDE PIPING TO 275 PSIG, HOLD FOR 25 HOURS. LOW SIDE TO 150 PSIG, HOLD FOR 24 HOURS. AFTER TESTING, EVACUATE SYSTEM TO 28 INCHES OF MERCURY GAUGE PRESSURE WITH VACUUM PUMP. HOLD FOR 24 HOURS WITH PUMP OFF. BREAK VACUUM WITH OPERATING REFRIGERANT.
 3. BALANCE AIR SYSTEM TO DELIVER AIR QUANTITIES AT EACH OUTLET WITHIN 10% USING AABC TESTS AND PROCEDURES.
 4. TAG ALL EQUIPMENT, SWITCHES AND CONTROLS WITH PERMANENT LABELS.
12. REFRIGERANT PIPING SHALL BE TYPE L HARD OR SOFT DRAWN, COPPER TUBING, CLEANED AND DEDRYED FOR REFRIGERANT USE. SIZES AS PER AIR CONDITIONING EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. REFRIGERANT SUCTION PIPING SHALL BE INSULATED WITH 1/2" THICK FOAMED RUBBER INSULATION, FIRE RETARDANT TYPE. INSULATION SHALL BE INSTALLED ON PIPING BEFORE ASSEMBLY. NO SPLIT INSULATION WILL BE ACCEPTABLE. SEAL JOINTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
13. CONTRACTOR SHALL INSPECT EXISTING AC SYSTEM LOCATED WITHIN THE SCOPE OF WORK AND ADVISE THE OWNER OF GENERAL CONDITIONS.

MECHANICAL LEGEND

- REFRIGERANT LINE
- CEILING GRILLE, REGISTER FOR RETURN OR EXHAUST AIR
- EXHAUST FAN
- TRANE 4TVB007C1000AA - TVR SELECT 7 MBH COMPACT 4-WAY CASSETTE - 208-230/60/1/(AHRI/ETL CERTIFIED) - QTY: 19
- N-G.W.B NEW GYPSUM WALL BOARD SEE SHEET A2.1 FOR CEILING DETAILS

GENERAL NOTES

1. CONTRACTOR SHALL CENTER LIGHT FIXTURE IN ROOMS UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SCHEDULES.
3. LIGHTS, AC DIFFUSERS, AND SUSPENDED GYPSUM CEILING SHALL BE INCLUDED AS PART OF THE BASE BID
4. CONTRACTOR TO FOLLOW EXISTING CEILING MOLDING DESIGN FOR REPLACEMENT MOLDING
5. UNLESS NOTED, MATCH EXISTING LAYOUT FOR REPLACEMENT FIXTURES
6. ROUTE ALL A/C REFRIGERANT PIPING TO CHILLER PAD ON THIRD FLOOR LEVEL. SEE DRAWING 3A1.1B FOR LOCATION OF CHILLER.
7. CONTRACTOR SHALL PROVIDE POWER TO EACH CEILING MOUNTED 4 WAY HVAC CASSETTE FROM NEAREST ELECTRICAL PANEL

FIRST FLOOR MECHANICAL PLAN

1
1M1.3 1M1.3

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

REVISIONS	
NO.	DATE
1	9/24/19

REMARKS	
ADDENDUM 1	

CONSULTANTS

JDC Jaredian Design Group
Architects, Engineers and Construction Managers

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REHABILITATION OF GOVERNMENT HOUSE ST. THOMAS

22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.I.

DATE: 6/7/19

DRAWN BY: J.P.W

CHECKED BY: J.P.W

APPROVED BY: J.P.W.

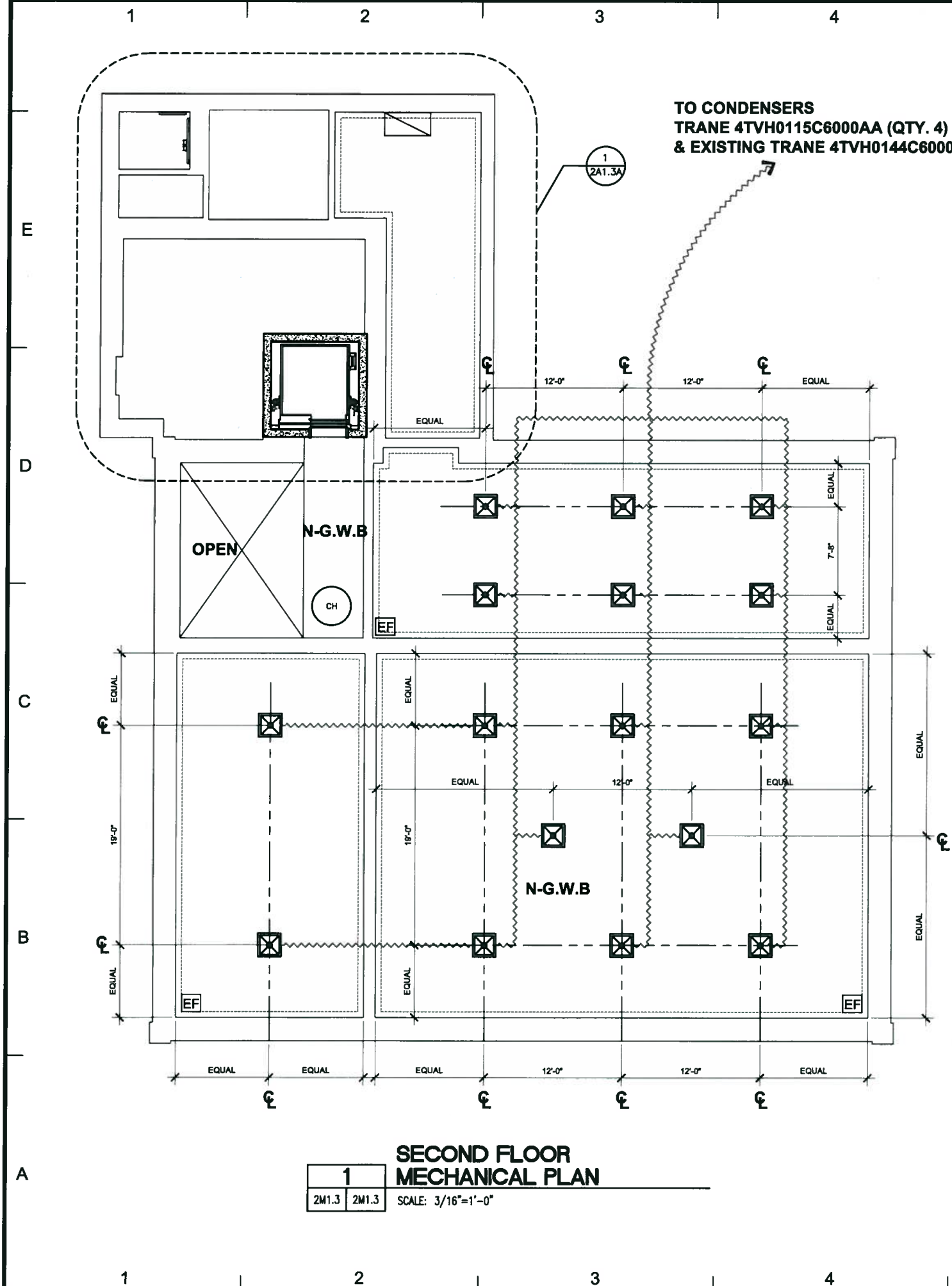
PROJECT NO.: 17-016

CONTRACT NO.: 17-016

SHEET NO.: 1M1.3

FIRST FLOOR MECHANICAL PLAN

REGISTERED ARCHITECT
J. P. W. JAREDIAN DESIGN GROUP
U.S. VIRGIN ISLANDS



MECHANICAL LEGEND

REFRIGERANT LINE

48" KITCHEN EXHAUST HOOD BROAN ELITE 61000 SERIS-900 CFM OR EQUIVALENT-DUCT UP TO 3RD FLOOR ROOF.

EXHAUST FAN

TRANE 4TVC0038C1000AA - TVR SELECT 38 MBH COMPACT 4-WAY CASSETTE - 208-230/60/1(AHRI/ETL CERTIFIED) - QTY: 16

N-G.W.B NEW GYPSUM WALL BOARD
SEE SHEET A2.1 FOR CEILING DETAILS

GENERAL NOTES

- CONTRACTOR SHALL CENTER LIGHT FIXTURE IN ROOMS UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SCHEDULES.
- LIGHTS, AC DIFFUSERS, AND SUSPENDED GYPSUM CEILING SHALL BE INCLUDED AS PART OF THE BASE BID IN ROOMS 205,206 AND 207.
- ROUTE ALL A/C REFRIGERANT PIPING TO CHILLER PAD ON THIRD FLOOR LEVEL. SEE DRAWING 3A1.1B FOR LOCATION OF CHILLER.
- CONTRACTOR SHALL PROVIDE POWER TO EACH CEILING MOUNTED 4 WAY HVAC CASSETTE FROM NEAREST ELECTRICAL PANEL

GENERAL NOTES

- THE V.I GOVERNMENT OWNS TWO TRANE TVR CONDENSERS, MODEL NUMBER 4TVH0144C6000AA THAT ARE TO BE INCORPORATED INTO THE NEW AIR CONDITIONING SYSTEMS FOR THE FIRST AND SECOND FLOORS. THESE UNITS ARE CURRENTLY LOCATED AT GOVERNMENTS HOUSE ST. THOMAS. CONTRACTOR WILL COORDINATE WITH THE TRANE COMPANY OF PUERTO RICO FOR FINAL DESIGN / INSTALLATION OF THE FIRST AND SECOND FLOOR AIR CONDITIONING SYSTEMS.

HVAC GENERAL NOTES

- 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.
- CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES AT JOBSITE PRIOR TO FABRICATION AND INSTALLATION OF DUCTWORK.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL LOCAL CODES AND ORDINANCES.
- WARRANTY**
 - FULLY WARRANT ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
 - EXTEND ALL MANUFACTURER'S WARRANTIES TO OWNER, INCLUDING EXTENDED WARRANTIES ON HVAC EQUIPMENT. FIVE (5) YEAR COMPRESSOR (MATERIAL ONLY).
- CONTRACTOR SHALL COORDINATE ALL BUILDING STANDARD REQUIREMENTS PRIOR TO BID.
- SUBMIT SHOP DRAWINGS OF ALL MATERIALS AND EQUIPMENT FOR APPROVAL PRIOR TO FABRICATION.
- ALL DUCT SIZES SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS.
- AIR DISTRIBUTION SHALL BE AS SCHEDULED ON THE DRAWINGS OR APPROVED EQUAL.
- DUCTWORK**
 - FABRICATE AND ERECT ALL DUCTWORK IN ACCORDANCE TO ASHRAE AND SMACNA HVAC DUCT CONSTRUCTION STANDARDS (METAL AND FLEXIBLE)
 - SHEETMETAL DUCTWORK AND FITTINGS SHALL BE SMACNA LOW PRESSURE CONSTRUCTION WITH SEAL CLASS B SEAMS AND JOINTS INCLUDE DOUBLE-THICKNESS TURNING VANES, MANUAL DAMPERS, FLEXIBLE CONNECTORS, ACOUSTIC LINING, AND OTHER SHEET METAL ACCESSORIES FOR THE PROJECT. VOLUME DAMPERS TO BE OF OPPOSED BLADE CONSTRUCTION. ALL BRANCH CONNECTION SHEET METAL RECTANGULAR DUCTWORK SHALL BE 45 DEGREE TAP TAKE-OFF FITTINGS.
 - SUPPLY AIR DUCT SHALL BE INSULATED WITH MINERAL FIBER BLANKET INSULATION 1 1/2" THICK AND 1.5 LB/CU. FT NOMINAL DENSITY. INSULATION SHALL BE SECURE WITH ADHESIVE AND INSULATION PINS PER MANUFACTURER'S RECOMMENDATIONS.
 - FLEXIBLE DUCTS SHALL BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE AND CONNECTED WITH PLASTIC DRAW BANDS TIGHTENED WITH MANUFACTURER'S TOOLS. TAKE-OFFS FROM RIGID DUCTWORK TO BE SPIN-IN FITTINGS PROVIDED WITH TWIST RINGS, BUTTERFLY DAMPERS, QUADRANT OPERATORS AND INSULATION GUARD. FLEXIBLE DUCTS SHALL BE LIMITED TO A MAXIMUM OF 10'-0" STRAIGHT LENGTHS PER RUN OUT. FLEXIBLE DUCTS SHALL BE ATCO RUBBER 070 OR EQUAL, 1-1/2" THICK INSULATION WITH A MIN. R-VALUE OF 6.0 AND RATED AT 10" W.C. FOR SIZES THROUGH 12". FLEXIBLE DUCTS SHALL BE U.L. LISTED AND MEET 25/50 FLAME AND SMOKE TEST IN ACCORDANCE WITH NFPA 255. FLEXIBLE DUCTS ARE NOT PERMITTED IN ROOMS WITHOUT CEILINGS.
 - CONTRACTOR SHALL INSPECT ALL EXISTING AIR DUCTS TO BE RE-USED AND SHALL MAKE ANY NECESSARY REPAIRS TO ACHIEVE AN AIR TIGHT DUCT SYSTEM. ANY DUCT DAMAGED CAUSING AIR LEAKS MUST BE SEALED.
- CHECK, TEST, START, ADJUST, BALANCE AND INSTRUCTIONS**
 - AFTER INSTALLATION, SERVICING AND EQUIPMENT IS OPERATIONAL, CHECK ALL EQUIPMENT AND PERFORM START UP IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 - PRESSURE TEST ALL REFRIGERANT HIGH SIDE PIPING TO 275 PSIG, HOLD FOR 25 HOURS, LOW SIDE TO 150 PSIG, HOLD FOR 24 HOURS. AFTER TESTING, EVACUATE SYSTEM TO 28 INCHES OF MERCURY GAUGE PRESSURE WITH VACUUM PUMP. HOLD FOR 24 HOURS WITH PUMP OFF. BREAK VACUUM WITH OPERATING REFRIGERANT.
 - BALANCE AIR SYSTEM TO DELIVER AIR QUANTITIES AT EACH OUTLET WITHIN 10% USING AABC TESTS AND PROCEDURES.
 - TAG ALL EQUIPMENT, SWITCHES AND CONTROLS WITH PERMANENT LABELS.
- REFRIGERANT PIPING SHALL BE TYPE L HARD OR SOFT DRAWN, COPPER TUBING, CLEANED AND DEHYDRATED FOR REFRIGERANT USE. SIZES AS PER AIR CONDITIONING EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. REFRIGERANT SUCTION PIPING SHALL BE INSULATED WITH 1/2" THICK FOAMED RUBBER INSULATION, FIRE RETARDANT TYPE. INSULATION SHALL BE INSTALLED ON PIPING BEFORE ASSEMBLY. NO SPLIT INSULATION WILL BE ACCEPTABLE. SEAL JOINTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL INSPECT EXISTING AC SYSTEM LOCATED WITHIN THE SCOPE OF WORK AND ADVISE THE OWNER OF GENERAL CONDITIONS.

SECOND FLOOR MECHANICAL PLAN
SCALE: 3/16"=1'-0"
1 2M1.3 2M1.3

REVISIONS		
NO.	DATE	REMARKS
1	9/24/19	ADDENDUM 1

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REHABILITATION OF GOVERNMENT HOUSE ST. THOMAS
22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.I.

DATE: 6/7/19
DRAWN BY:
CHECKED BY: J.P.W.
APPROVED BY: J.P.W.

PROJECT NO: 17-016
CONTRACT NO:

SHEET NO: **2M1.3**
SECOND FLOOR MECHANICAL PLAN

REGISTERED ARCHITECT
JARED WOODS
432 A
U.S. VIRGIN ISLANDS

MATCH LINE 24'-7" 2'-0" 5'-6" MATCH LINE

TO NEW CONDENSER
TRANE 4TVH0144C6000AA

GENERAL NOTES

1. THE CONTRACTOR WILL COORDINATE WITH THE TRANE COMPANY OF PUERTO RICO FOR FINAL DESIGN / INSTALLATION OF THE FIRST AND SECOND FLOOR AIR CONDITIONING SYSTEMS.

MECHANICAL LEGEND

-  DUCT OF KITCHEN EXHAUST HOOD TO ROOF
-  PANASONIC 110 CFM EXHAUST FAN MODEL FV-08-11VFM5.
-  CEILING SUPPLY DIFFUSER RECTANGULAR OR SQUARE
-  36" KITCHEN EXHAUST HOOD ACCUREX MODEL XRRS OR EQUIVALENT
-  REFRIGERANT LINE

GENERAL NOTES

1. CONTRACTOR SHALL CENTER LIGHT FIXTURE IN ROOMS UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL REFER TO ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE SCHEDULES.
3. REMOVE EXISTING 3RD FLOOR A/C SYSTEM IN ITS ENTIRETY & INFILL EXISTING OPENINGS

HVAC GENERAL NOTES

1. 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.
2. CONTRACTOR SHALL VERIFY SPACE CONDITIONS AND DIMENSIONS AND SHALL COORDINATE WORK WITH ALL OTHER TRADES AT JOBSITE PRIOR TO FABRICATION AND INSTALLATION OF DUCTWORK.
3. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL LOCAL CODES AND ORDINANCES.
5. **WARRANTY**
 1. FULLY WARRANT ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE.
 2. EXTEND ALL MANUFACTURER'S WARRANTIES TO OWNER, INCLUDING EXTENDED WARRANTIES ON HVAC EQUIPMENT. FIVE (5) YEAR COMPRESSOR (MATERIAL ONLY).
6. CONTRACTOR SHALL COORDINATE ALL BUILDING STANDARD REQUIREMENTS PRIOR TO BID.
7. SUBMIT SHOP DRAWINGS OF ALL MATERIALS AND EQUIPMENT FOR APPROVAL PRIOR TO FABRICATION.
8. ALL DUCT SIZES SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS.
9. AIR DISTRIBUTION SHALL BE AS SCHEDULED ON THE DRAWINGS OR APPROVED EQUAL.
10. **DUCTWORK**
 1. FABRICATE AND ERECT ALL DUCTWORK IN ACCORDANCE TO ASHRAE AND SMACNA HVAC DUCT CONSTRUCTION STANDARDS (METAL AND FLEXIBLE).
 2. SHEETMETAL DUCTWORK AND FITTINGS SHALL BE SMACNA LOW PRESSURE CONSTRUCTION WITH SEAL CLASS B SEAMS AND JOINTS. INCLUDE DOUBLE-THICKNESS TURNING VANES, MANUAL DAMPERS, FLEXIBLE CONNECTORS, ACOUSTIC LINING, AND OTHER SHEET METAL ACCESSORIES FOR THE PROJECT. VOLUME DAMPERS TO BE OF OPPOSED BLADE CONSTRUCTION. ALL BRANCH CONNECTION SHEET METAL RECTANGULAR DUCTWORK SHALL BE 45 DEGREE TAP TAKE-OFF FITTINGS.
 3. SUPPLY AIR DUCT SHALL BE INSULATED WITH MINERAL FIBER BLANKET INSULATION 1 1/2" THICK AND 1.5 LB./CU. FT. NOMINAL DENSITY. INSULATION SHALL BE SECURE WITH ADHESIVE AND INSULATION PINS PER MANUFACTURER'S RECOMMENDATIONS.
 4. FLEXIBLE DUCTS SHALL BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE AND CONNECTED WITH PLASTIC DRAW BANDS TIGHTENED WITH MANUFACTURER'S TOOLS. TAKE-OFFS FROM RIGID DUCTWORK TO BE SPIN-IN FITTINGS PROVIDED WITH TRUST RINGS, BUTTERFLY DAMPERS, QUADRANT OPERATORS AND INSULATION GUARD. FLEXIBLE DUCTS SHALL BE LIMITED TO A MAXIMUM OF 10'-0" STRAIGHT LENGTHS PER RUN OUT. FLEXIBLE DUCTS SHALL BE ATCO RUBBER 070 OR EQUAL, 1-1/2" THICK INSULATION WITH A MIN. R-VALUE OF 6.0 AND RATED AT 10" W.C. FOR SIZES THROUGH 12". FLEXIBLE DUCTS SHALL BE U.L. LISTED AND MEET 25/50 FLAME AND SMOKE TEST IN ACCORDANCE WITH NFPA 255. FLEXIBLE DUCTS ARE NOT PERMITTED IN ROOMS WITHOUT CEILINGS.
 5. CONTRACTOR SHALL INSPECT ALL EXISTING AIR DUCTS TO BE RE-USED AND SHALL MAKE ANY NECESSARY REPAIRS TO ACHIEVE AN AIR TIGHT DUCT SYSTEM. ANY DUCT DAMAGED CAUSING AIR LEAKS MUST BE SEALED.
11. **CHECK, TEST, START, ADJUST, BALANCE AND INSTRUCTIONS**
 1. AFTER INSTALLATION, SERVICING AND EQUIPMENT IS OPERATIONAL, CHECK ALL EQUIPMENT AND PERFORM START UP IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 2. PRESSURE TEST ALL REFRIGERANT HIGH SIDE PIPING TO 275 PSIG, HOLD FOR 25 HOURS. LOW SIDE TO 150 PSIG, HOLD FOR 24 HOURS. AFTER TESTING, EVACUATE SYSTEM TO 28 INCHES OF MERCURY GAUGE. PRESSURE WITH VACUUM PUMP. HOLD FOR 24 HOURS WITH PUMP OFF. BREAK VACUUM WITH OPERATING REFRIGERANT.
 3. BALANCE AIR SYSTEM TO DELIVER AIR QUANTITIES AT EACH OUTLET WITHIN 10% USING AABC TESTS AND PROCEDURES.
 4. TAG ALL EQUIPMENT, SWITCHES AND CONTROLS WITH PERMANENT LABELS.
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13. CONTRACTOR SHALL INSPECT EXISTING AC SYSTEM LOCATED WITHIN THE SCOPE OF WORK AND ADVISE THE OWNER OF GENERAL CONDITIONS.

1 THIRD FLOOR MECHANICAL PLAN

3M1.3 3M1.3 SCALE: 3/16"=1'-0"

REVISIONS

NO. DATE REMARKS

9/24/19 ADDENDUM 1

CONSULTANTS

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REHABILITATION OF GOVERNMENT HOUSE ST. THOMAS

22 KONGENS GADE
KINGS QUARTER
ST. THOMAS U.S.V.I.

DATE: 6/7/19

DRAWN BY:

CHECKED BY: J.P.W.

APPROVED BY: J.P.W.

PROJECT NO.:

17-016

CONTRACT NO.:

SHEET NO.:

3M1.3

THIRD FLOOR
MECHANICAL PLAN

