



VI-HRR-00031

ROOF REPAIR & INTERIOR REPAIR TO AN EXISTING SINGLE FAMILY DWELLING

MADELINE OSCAR

PARCEL NO. 45-H ESTATE THE WHIM (EAST) ST. CROIX, U.S. VIRGIN ISLAND

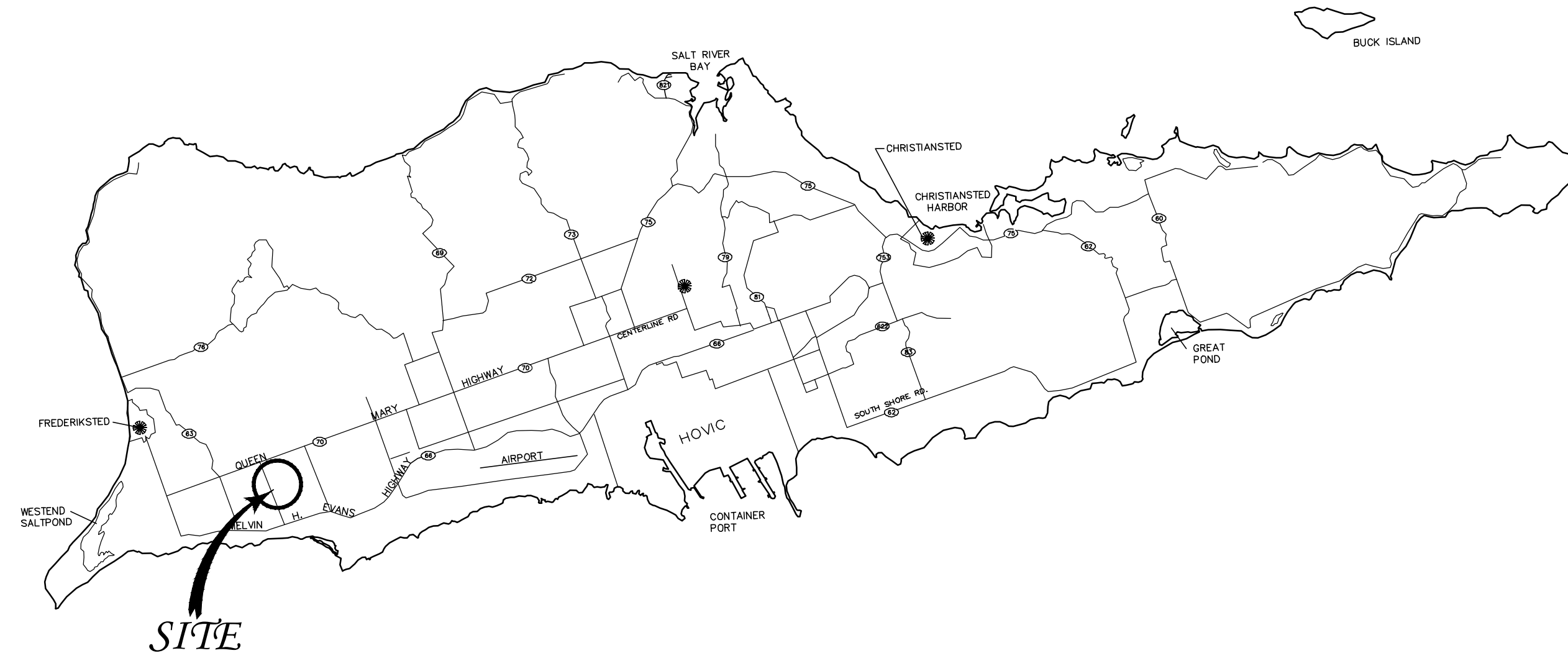


TITLE SHEET NOTES

1. THIS PROJECT CONSISTS OF ROOF REPAIR & INTERIOR REPAIR TO AN EXISTING SINGLE FAMILY DWELLING.
2. PROJECT SITE KNOWN AND DESIGNATED AS PARCEL NO. 45-H ESTATE THE WHIM (EAST), ST. CROIX, USVI.
3. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS, FLOOR PLANS, AND UTILITY CONNECTIONS.
4. THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF CONSTRUCTION PERMIT APPROVAL. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED, AND ALL CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.
5. THE PROJECT IS LOCATED IN AN AREA DETERMINED NOT TO BE WITHIN 100 YEAR FLOODPLAIN, PURSUANT TO THE PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM) #7800000089G, DATED APRIL 16, 2007, PANEL #89 OF 94.
6. NO WETLANDS OR WETLAND TRANSITION APPEAR TO EXIST ONSITE.
7. NO HAZARDOUS MATERIALS ARE PROPOSED ON-SITE.

SCHEDULE OF VALUES

ISLAND MAP



GENERAL NOTES

1. PROJECT IDENTIFICATION:
2. PARCEL ID NO. 45-5 ESTATE WHIM, ST. CROIX, U.S. VIRGIN ISLANDS
3. SITE ZONING: R-2
4. OWNER: MADELINE OSCAR
5. ARCHITECT/ENGINEER: GRANT ENGINEERING & CONSTRUCTION GROUP, LLC, 4001 RAPHUNE HILL, SUITE 301, ST. THOMAS, U.S.V.I. 00802
6. KEEP ACCESS EASEMENTS, DRIVEWAYS, AND ENTRANCES SERVING PREMISES AND ADJACENT PROPERTIES CLEAR AND AVAILABLE TO OWNER AND EMERGENCY VEHICLES AT ALL TIMES. DO NOT USE THESE AREAS FOR PARKING OR STORAGE OF MATERIALS.
7. COORDINATE, SCHEDULE, AND APPROVE PERMANENT AND TEMPORARY UTILITIES, INCLUDING THOSE NECESSARY TO MAKE CONNECTIONS FOR TEMPORARY SERVICES.
8. DO NOT DISTURB PORTIONS OF THE SITE BEYOND AREAS IN WHICH THE WORK IS INDICATED.
9. REMOVE WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN A LANDFILL OR INCINERATOR ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
10. ALL WORK DONE SHALL COMPLY WITH THE LATEST EDITION OF THE VIRGIN ISLANDS BUILDING CODE.
11. JOB SITE VISITS BY THE OWNER OR ARCHITECT DO NOT CONSTITUTE AN OFFICIAL INSPECTION UNLESS SPECIFICALLY REQUESTED BY THE CONTRACTOR.
12. THE ARCHITECT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION BY THE CONTRACTOR.
13. DIMENSIONS, WHERE SHOWN ON DRAWING, ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY EXISTING SURFACES PRIOR TO ORDERING OF ANY MATERIALS AND PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS.
14. DEVIATION FROM THE CONSTRUCTION DOCUMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE REJECTED BY THE ARCHITECT. THE ARCHITECT SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OR INJURIES WHICH MAY OCCUR DUE TO ANY UNAPPROVED DEVIATION FROM THE CONSTRUCTION DOCUMENTS.
15. THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED FROM INFORMATION AND REPORTS SUPPLIED BY THE CONSTRUCTION MANAGER. THE ARCHITECT SHALL BE ENTITLED TO RELY UPON THE ACCURACY AND COMPLETENESS OF ALL SUCH INFORMATION PROVIDED BY OTHERS FOR THE PROJECT. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS SHOWN PRIOR TO BIDDING, ORDERING, SIZING, AND CUTTING OF ALL PROJECT MATERIALS.
16. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER AND/OR ARCHITECT IMMEDIATELY IN WRITING IF CONDITIONS ENCOUNTERED IN FIELD ARE DIFFERENT FROM CONDITIONS INDICATED ON DRAWINGS.
17. ALL CONSTRUCTION SHALL COMPLY WITH HUD'S CPD GREEN BUILDING RETROFIT CHECKLIST.
18. SOIL SURVEY, V.I. SOIL TYPE H₉A (HOGENSBOURG CLAY LOAM)
19. OWNER TO SCRAPE, GRAVEL AND PAVE PARKING AREA.
20. CONSTRUCTION AREA DISTURBED TO BE GRASSED (GUINEA GRASS) ON SLOPES WITHIN THREE (3) MONTHS OF OCCUPANCY.
21. TWO TON (2) BEARING SOIL.
22. LOW MAINTENANCE GROUND COVER I.E. WEDELIA, GOATSFOOT AND GROUND ORCHID SHALL BE SUBSTITUTED FOR GRASS WHERE APPROPRIATE.
24. SITE AREA IS APPROXIMATELY 21,780 SF OR 0.5 AC.
25. THE PROPERTY ID NUMBER 409303024400

DESIGN CODES

- 310 VI CODE
- 2021 (IRC) INTERNATIONAL RESIDENTIAL CODE
- 2021 (IMC) INTERNATIONAL MECHANICAL CODE
- 2020 (NEC) NATIONAL ELECTRIC CODE
- 2021 (UPC) UNIFORM PLUMBING CODE
- CDIG-DR PROGRAM - TERRITORY OF THE USVI
- CONSTRUCTION STANDARDS
- POLICIES & PROCEDURES
- CONSTRUCTION INFORMATION FOR A STRONGER HOME
- ASCE 7-16
- WAPA REQUIREMENTS

USE GROUP: R-5 SINGLE FAMILY
CONST. TYPE III(B) (3B)
1ST FL AREA OF WORK - 1,199 SF
TOTAL AREA OF WORK - 1,199 SF

SHEET INDEX

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DRAWING DISCLAIMER:
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REV#	REV DATE	DESCRIPTION

ENGINEER (CIVIL):
GRANT ENGINEERING AND CONSTRUCTION GROUP, LLC
16-18-14TH STREET, ESTATE THOMAS
ST. THOMAS, USVI 00802
PH: 732-705-7373
FX: 732-377-8612
EMAIL: CLIENTSERVICES@GRANTECG.COM
CERT. OF AUTHORIZATION #: 1-35879-1B

SIGNATURE & SEAL

GRANT
ENGINEERING & CONSTRUCTION GROUP, LLC
WYSTAN BENJAMIN, PE
PROFESSIONAL ENGINEER
USVI LICENSE # 635E

DRAWING TITLE:
TITLE SHEET

PROJECT TITLE:			
PROJECT OWNER:		MADELINE OSCAR	
PROJECT LOCATION:		45-H ESTATE WHIM Christiansted, VI 00840	
DESIGNED BY:	WB	DATE:	11/23/2022
DWN BY:	KH	CKD BY:	WB
CLIENT PROJECT #:		VI-HRR-00031	DRAWING #:
GECG PROJECT #:		321010	SHEET #:
		SCALE:	AS NOTED
			G-100

STREET VIEW (NTS)



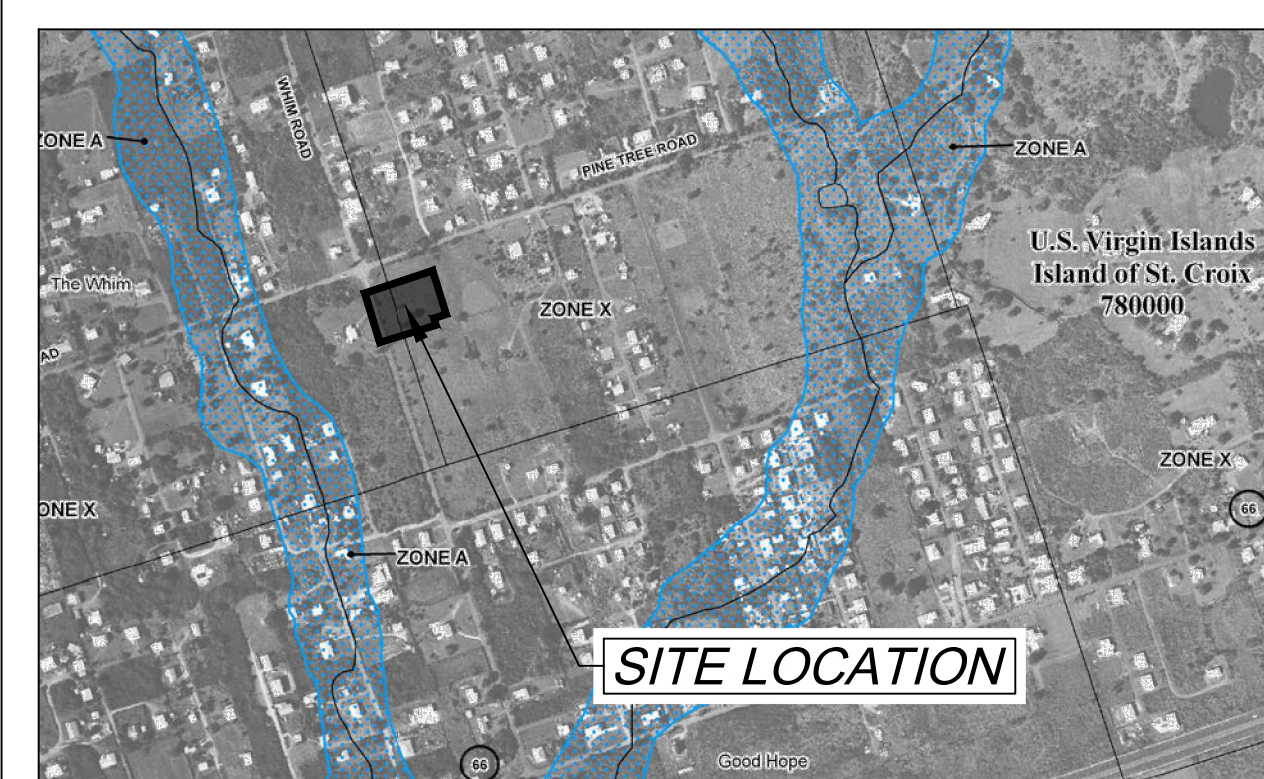
KEY MAP SCALE 1" = 100'

US VIRGIN ISLAND: ST. CROIX



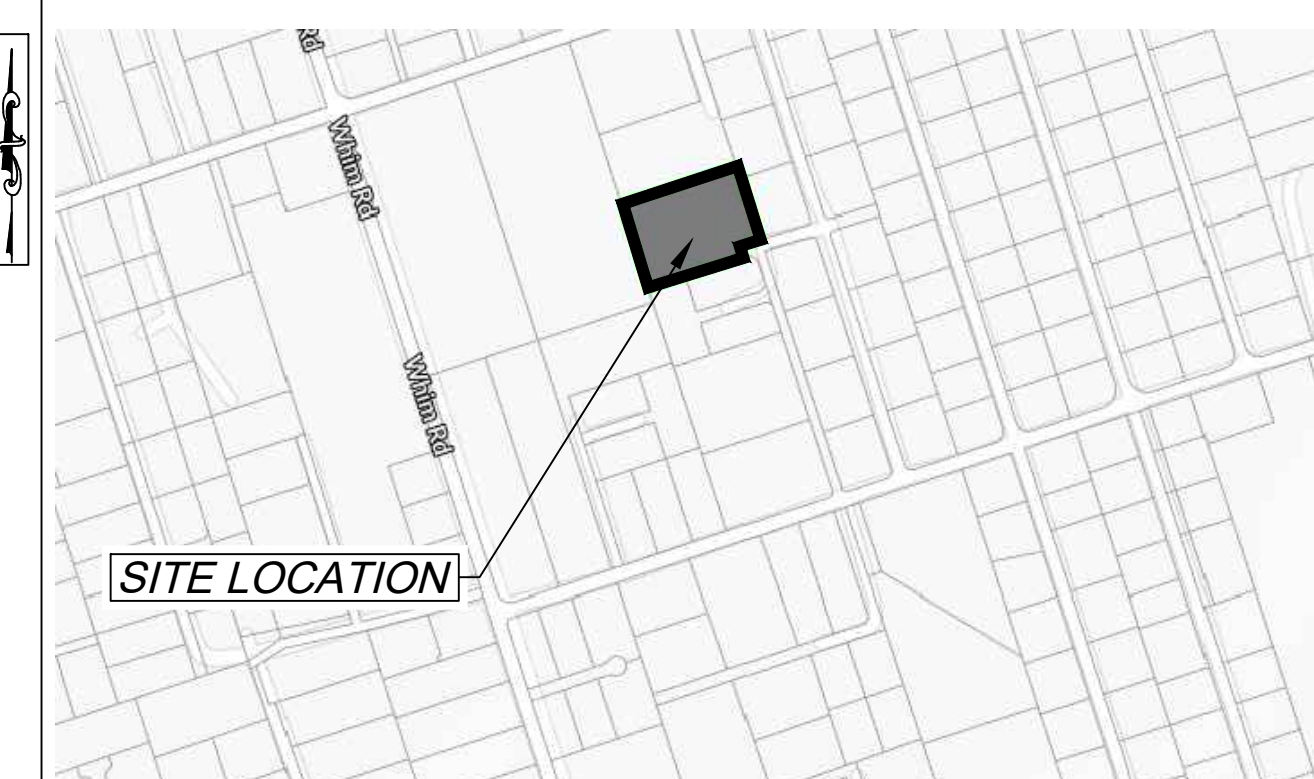
FIRM (04/16/2007) - ZONE X: NON - FLOOD ZONE MAP# 7800000089G - PANEL 89 OF 94 SCALE 1" = 1000'

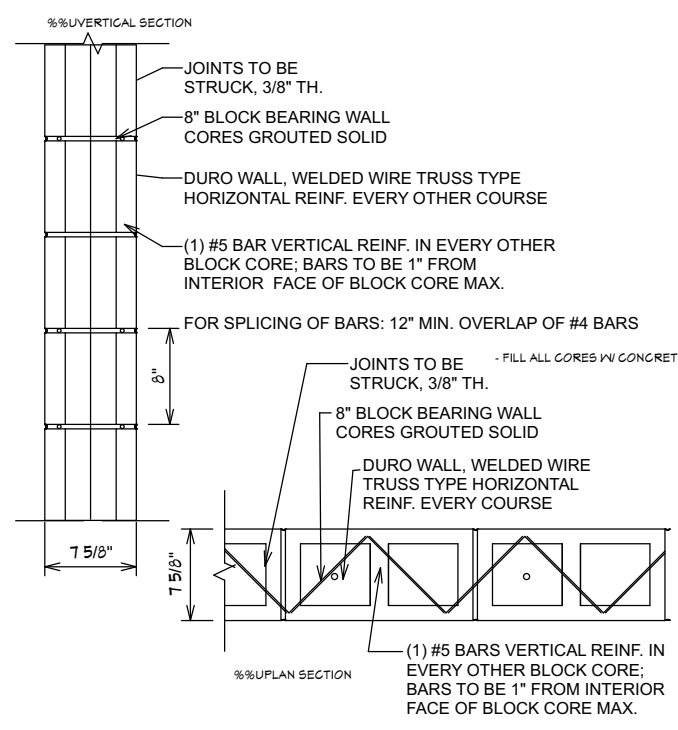
US VIRGIN ISLAND: ST. CROIX



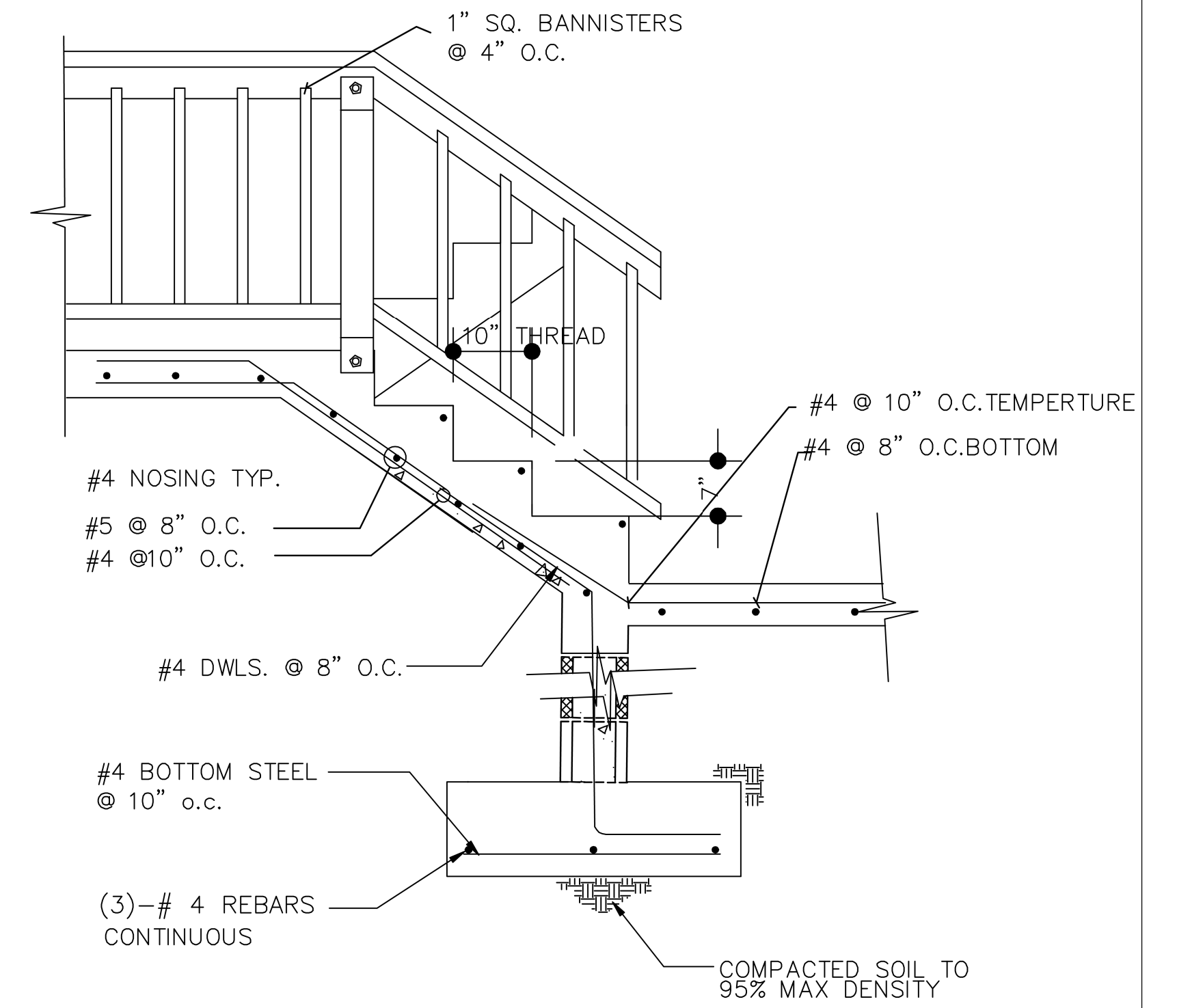
PROPERTY IDENTIFICATION MAP SCALE 1" = 200'

ZONE R-2: ESTATE THE WHIM (EAST), ST. CROIX, USVI



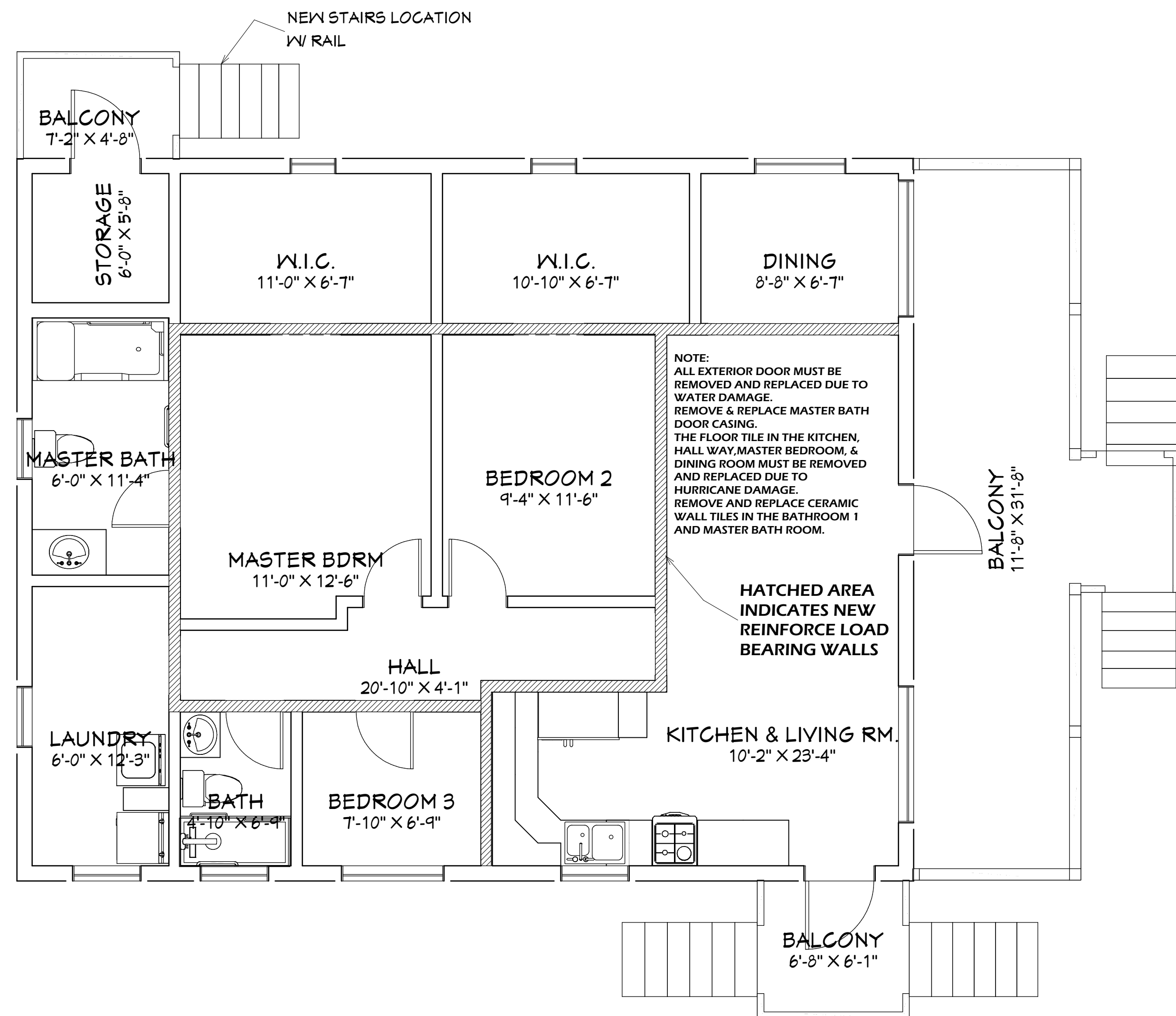
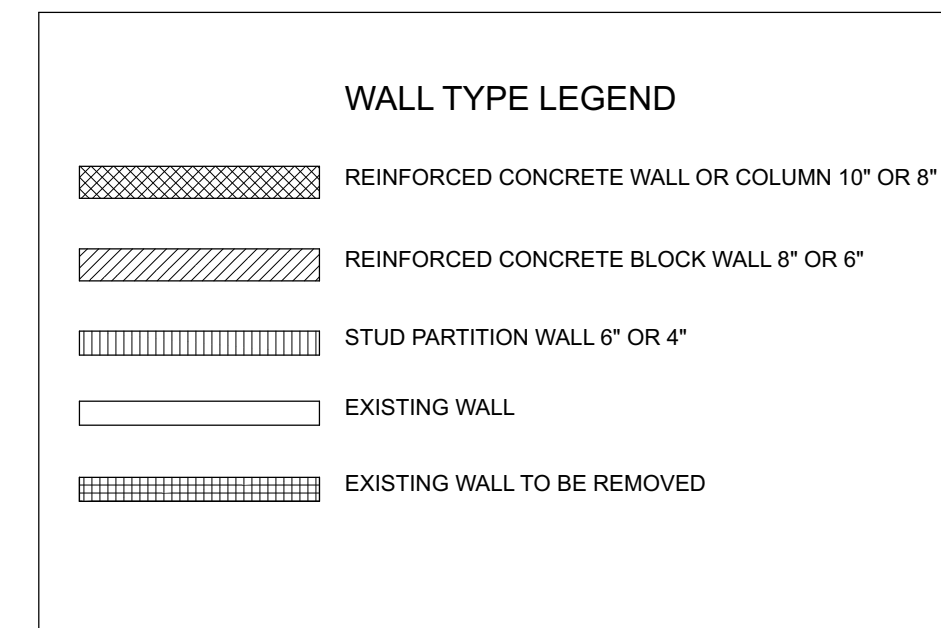


CMU BLOCK WALL DETAIL
 SCALE: 3/4"=1'



STAIRS & RAIL DETAIL

SCALE: 3/4"=1'



DEMO PLAN

SCALE: 1/4"=1'

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 PH: 732-705-7373
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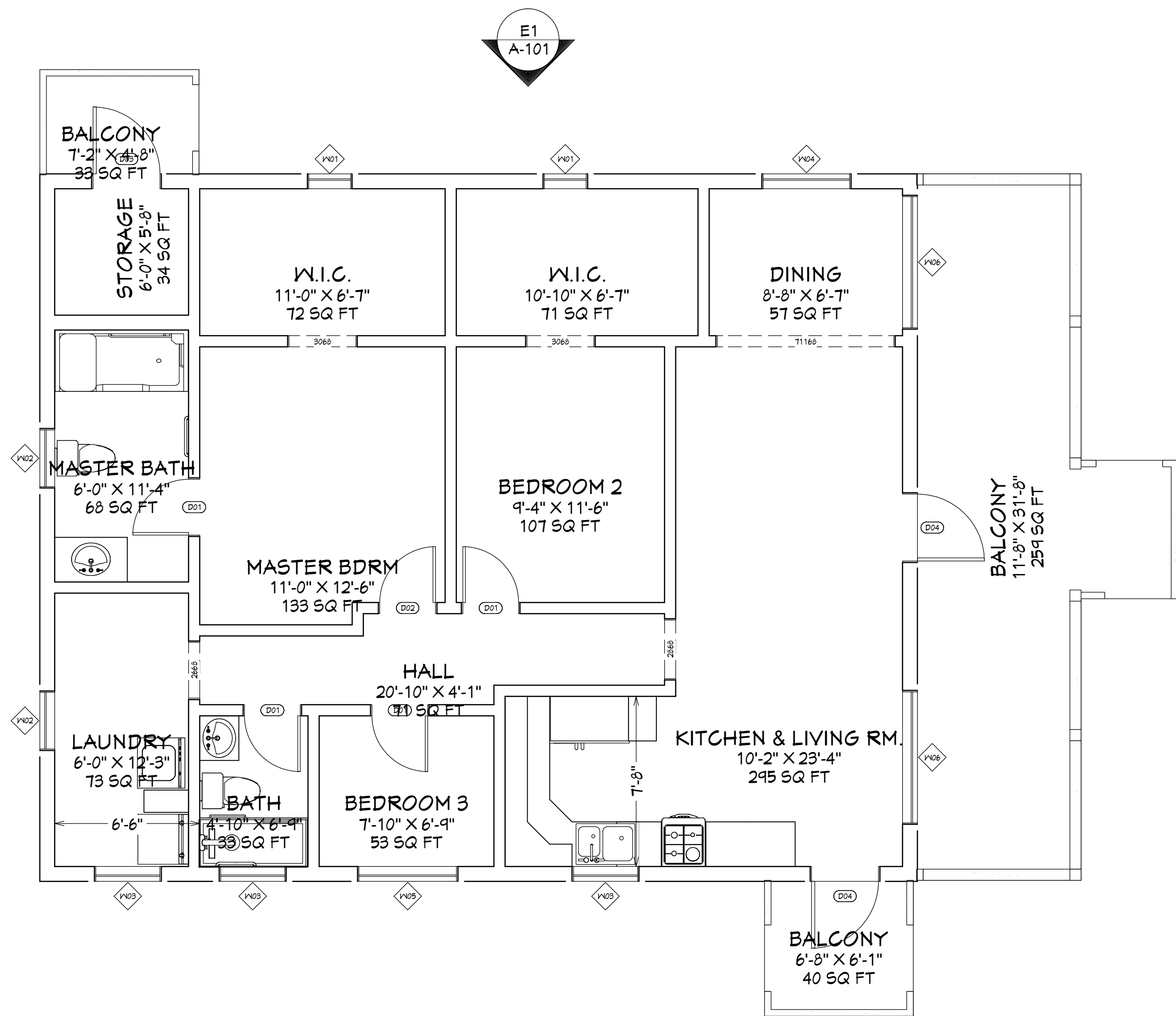
SIGNATURE & SEAL

 ENGINEERING & CONSTRUCTION GROUP LLC
WYSTAN BENJAMIN, PE
 PROFESSIONAL ENGINEER
 USVI LICENSE # 635E

DRAWING TITLE:
DEMO PLAN & DETAILS

PROJECT TITLE: ROOF RECONSTRUCTION & INTERIOR REPAIR
 PROJECT OWNER: MEDELENE OSCAR
 PROJECT LOCATION: 45-H WHIM
 FREDERIKSTED, VI 00840

DESIGNED BY:	WB	DATE:	11/23/2022
DWN BY:	K.H.	CKD BY:	WB
SCALE:	AS NOTED	CLIENT PROJECT #:	VI-HRR-00031
DRAWING #:	GECG PROJECT #:	321010	SHEET #:
D-100			



LIVING AREA
1199 SQ FT

FLOOR PLAN

SCALE: 1/4"=1'

NUMBER	TYPE	QTY	LOCATION	WIDTH	HEIGHT	SW	DESCRIPTION	FINISH	THICKNESS	MANUFACTURER	COMMENTS	SEE ELEVATION
D01		4	2665 L IN	30"	60"	32"x62 1/2"	HINGED DOOR P04	2X8X35'	(2) 1 3/8"			
D02		1	2665 R IN	30"	60"	32"x62 1/2"	HINGED DOOR P04	2X8X35'	(2) 1 3/8"			
D03		1	3065 L IN	36"	60"	30"x62 1/2"	HINGED DOOR P04	2X8X41'	(2) 1 3/4"			
D04		2	3065 R EX	36"	60"	30"x63"	EXT. HINGED DOOR E21	2X8X41'	(2) 1 3/4"			

NUMBER	TYPE	QTY	LOCATION	WIDTH	HEIGHT	SW	DESCRIPTION	FINISH	THICKNESS	MANUFACTURER	COMMENTS	SEE ELEVATION
P01		2	2025TH	24"	32"	25"x33"	TRIPLE HOPPERT	2X8X32'	(2)			
P02		2	2840TH	32"	48"	33"x48"	TRIPLE HOPPERT	2X8X36'	(2)			
P03		3	3030TH	36"	36"	31"x31"	TRIPLE HOPPERT	2X8X40'	(2)			
P04		1	4040TH	48"	48"	41"x48"	TRIPLE HOPPERT	2X8X52'	(2)			
P05		1	4640TH	54"	48"	55"x48"	TRIPLE HOPPERT	2X8X50'	(2)			
P06		2	6040TH	72"	48"	73"x48"	TRIPLE HOPPERT	2X8X50'	(2)			

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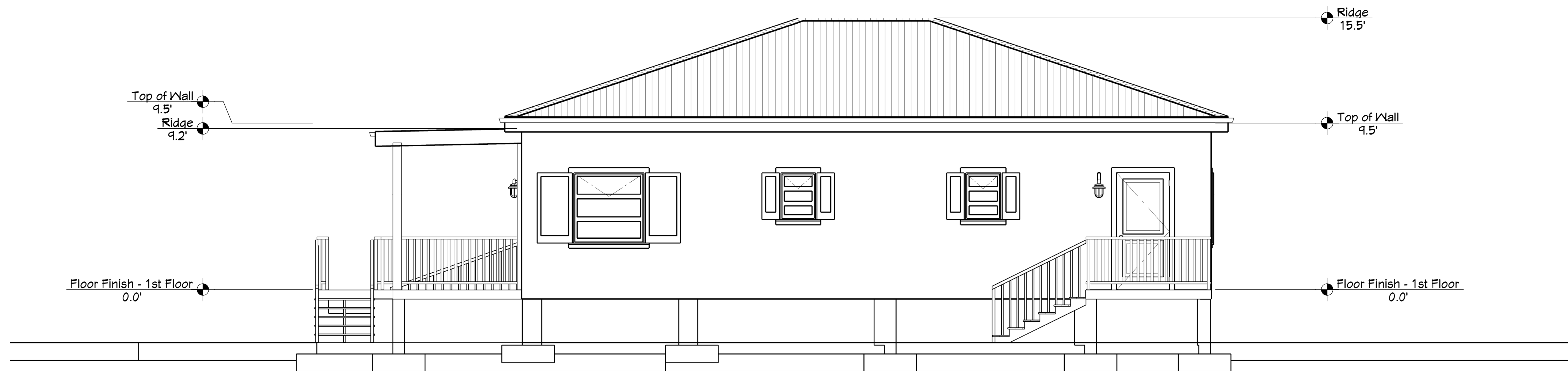
DRAWING TITLE:
FLOOR PLAN & SCHEDULES

PROJECT TITLE: ROOF RECONSTRUCTION & INTERIOR REPAIR

PROJECT OWNER: MEDELENE OSCAR

PROJECT LOCATION: 45-H WHIM
FREDERIKSTED, VI 00840

DESIGNED BY:	WB	DATE:	11/23/2022
DWN BY: K.H.	CKD BY: WB	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-HRR-00031	DRAWING #:	
GECG PROJECT #:	321010	SHEET #:	A-100



NORTH ELEVATION

SCALE: 1/4"=1'



SOUTH ELEVATION

SCALE: 1/4"=1'

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EMAIL: CLIENTSERVICES@GRANTECG.COM
CERT. OF AUTHORIZATION #: 1-38879-1B

GRANT

ENGINEERING & CONSTRUCTION GROUP LLC **WYSTAN BENJAMIN, PE**
PROFESSIONAL ENGINEER
USVI LICENSE # 635E

DRAWING TITLE:
NORTH & SOUTH ELEVATION

PROJECT TITLE: ROOF RECONSTRUCTION & INTERIOR REPAIR

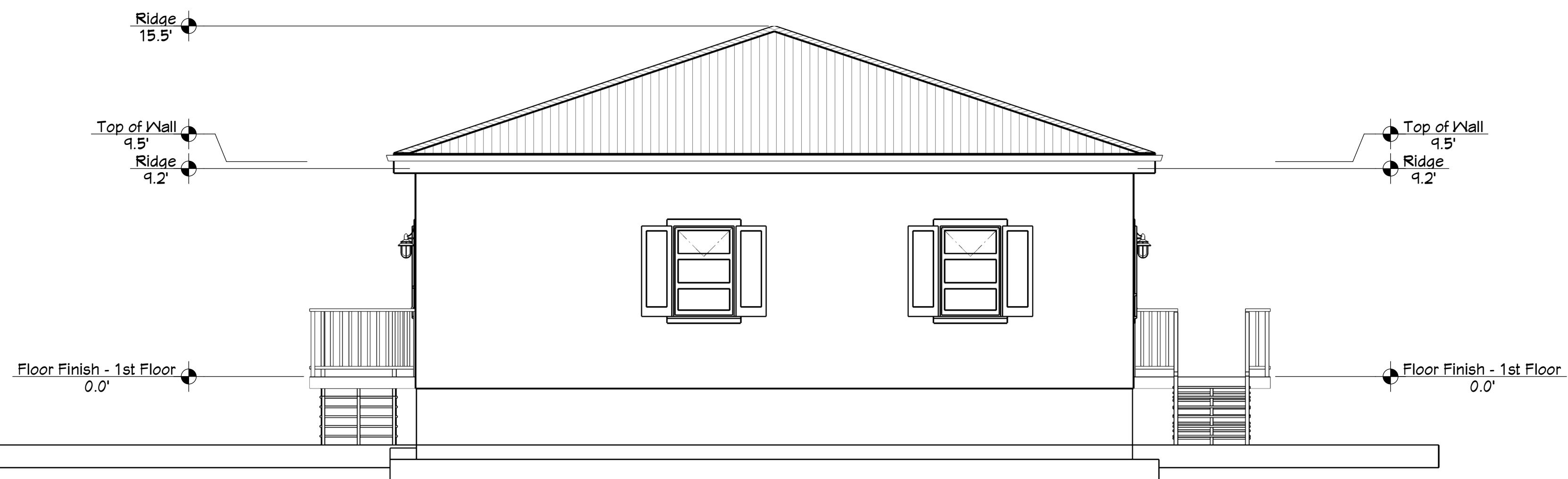
PROJECT OWNER: **MEDELENE OSCAR**

PROJECT LOCATION: **45-H WHIM
FREDERIKSTED, VI 00840**

DESIGNED BY:	WB	DATE:	11/23/2022
DWN BY:	K.H.	CKD BY:	WB
SCALE:	AS NOTED	DRAWING #:	
CLIENT PROJECT #:	VI-HRR-00031	DRAWING #:	
CECG PROJECT #:	321010	SHEET #:	A-101



EAST ELEVATION
SCALE: 1/4"=1'



WEST ELEVATION
SCALE: 1/4"=1'

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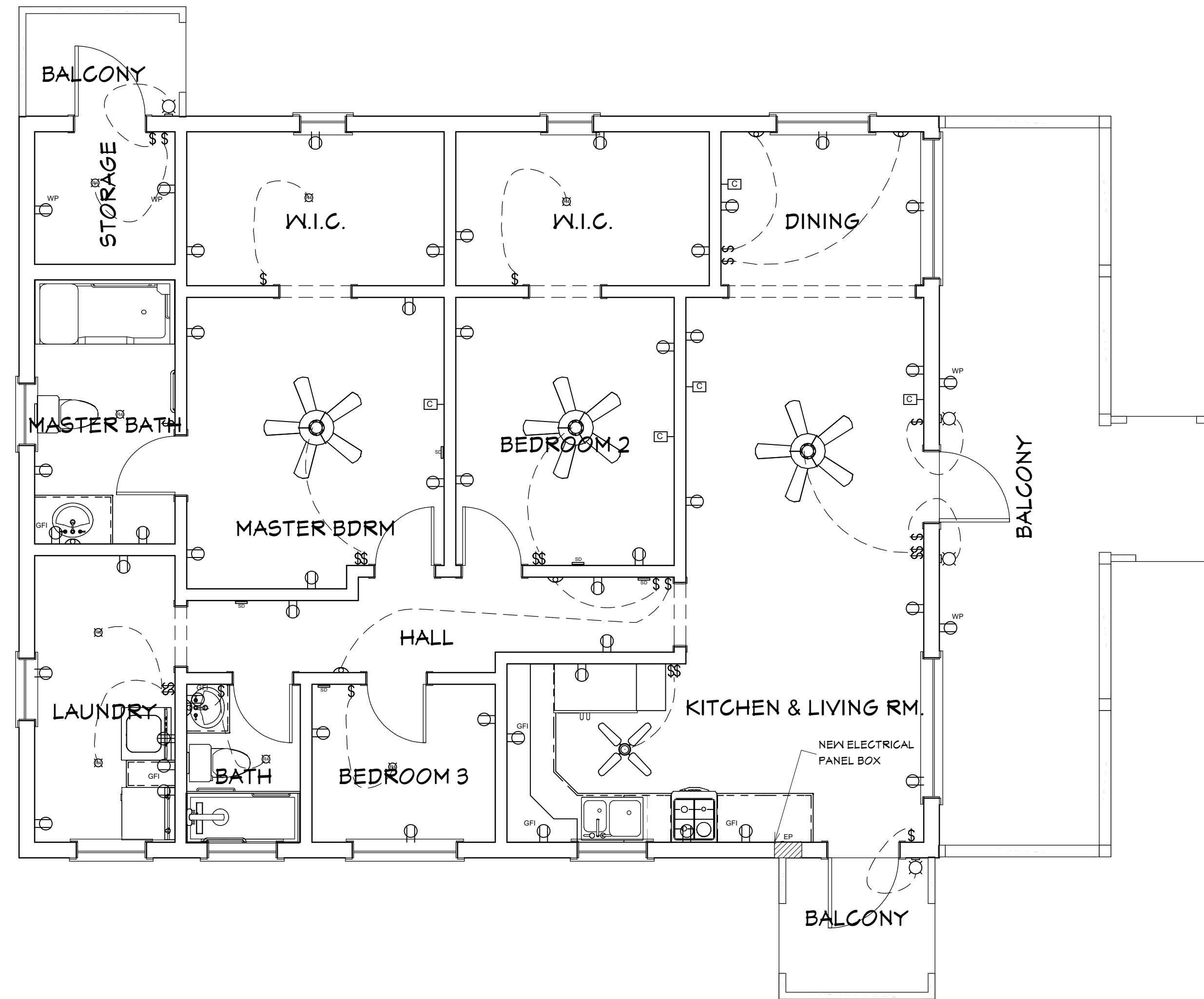
SIGNATURE & SEAL

 ENGINEERING & CONSTRUCTION GROUP LLC **WYSTAN BENJAMIN, PE**
 PROFESSIONAL ENGINEER
 USVI LICENSE # 635E

DRAWING TITLE:
EAST & WEST ELEVATION

PROJECT TITLE: ROOF RECONSTRUCTION & INTERIOR REPAIR
 PROJECT OWNER: **MEDELENE OSCAR**
 PROJECT LOCATION: **45-H WHIM
 FREDERIKSTED, VI 00840**

DESIGNED BY:	WB	DATE:	11/23/2022
DWN BY: K.H.	CKD BY: WB	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-HRR-00031	DRAWING #:	
GECG PROJECT #:	321010	SHEET #:	A-102



LIVING AREA
1199 SQ FT

ELECTRICAL PLAN

SCALE: 1/4"=1'

NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION	GOOD MANUFACTURE	COMMENTED	ELEVATION
E01	1	1	14 1/4"	3 3/8"	23"	WALL	ELECTRICAL PANEL			
E02	4	1	2 1/8"	1 1/8"	4 9/16"	WALL	DUPLEX (WEATHERPROOF)			
E03	1	1	21 1/16"	21 1/16"	10 1/2"	CEILING	CEILING FAN			
E04	5	1	3"	3/4"	5"	WALL	CABLE JACK			
E05	14	1	3"	3/4"	5"	WALL	SINGLE POLE			
E06	1	1	3"	5/16"	5"	WALL	220V			
E07	31	1	3"	5/16"	5"	WALL	DUPLEX			
E08	6	1	3"	5/16"	5"	WALL	GFI			
E09	8	1	4 13/16"	4 13/16"	3/16"	CEILING	RECESSED DOWN LIGHT 4			
E10	3	1	48 15/16"	51 15/16"	23"	CEILING	CLASSIC CEILING FAN LIGHT FIXTURE			
E11	5	1	5"	1 1/8"	5"	WALL	SMOKE DETECTOR			
E12	5	1	5"	3/4"	5"	WALL	2 GANG SWITCH			
E13	6	1	7 3/4"	6 1/4"	13"	WALL	GRAN TENDS			
E14	4	1	8"	4 1/4"	15 5/16"	WALL	CAGED LANTERN SCENCE			

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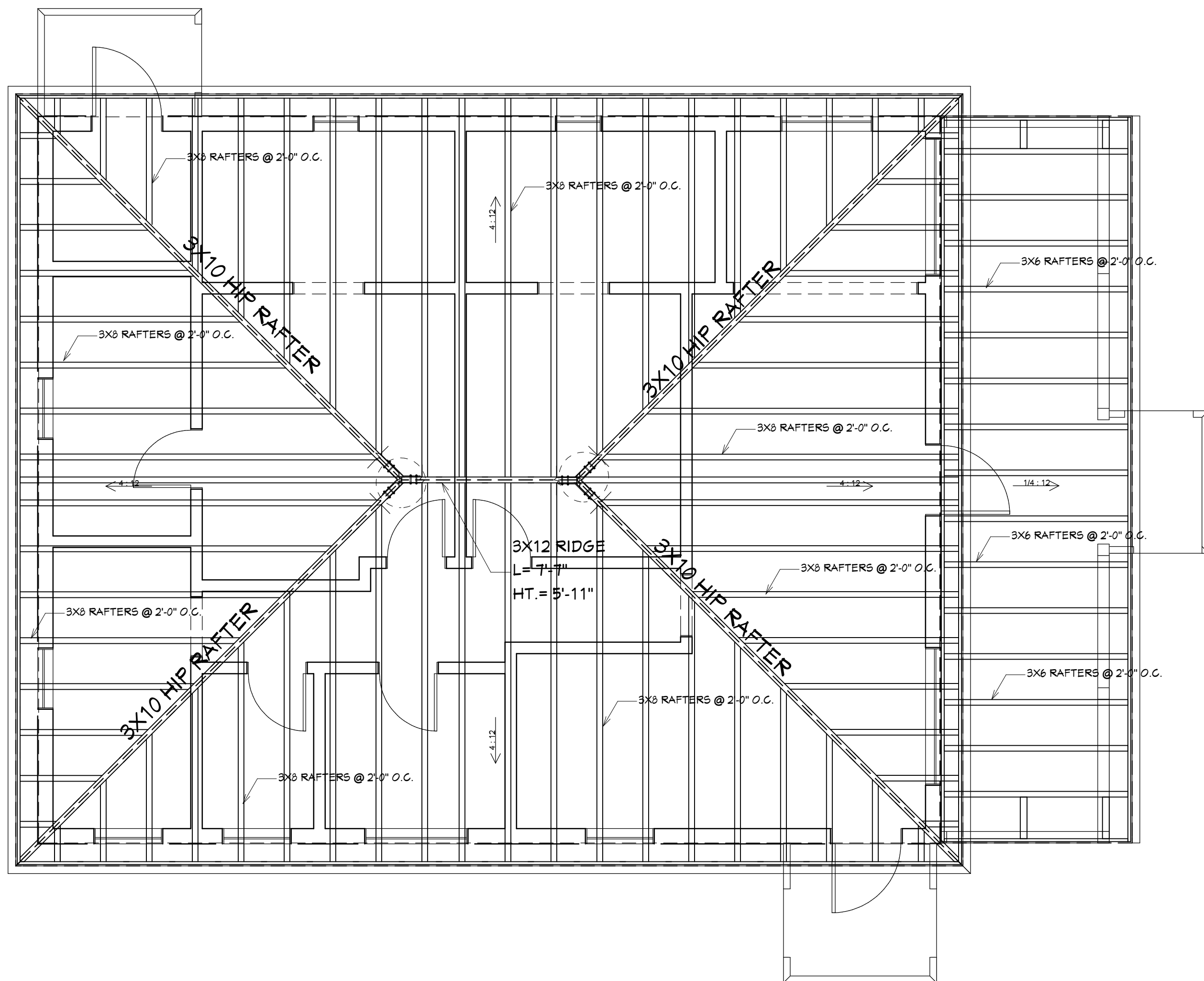
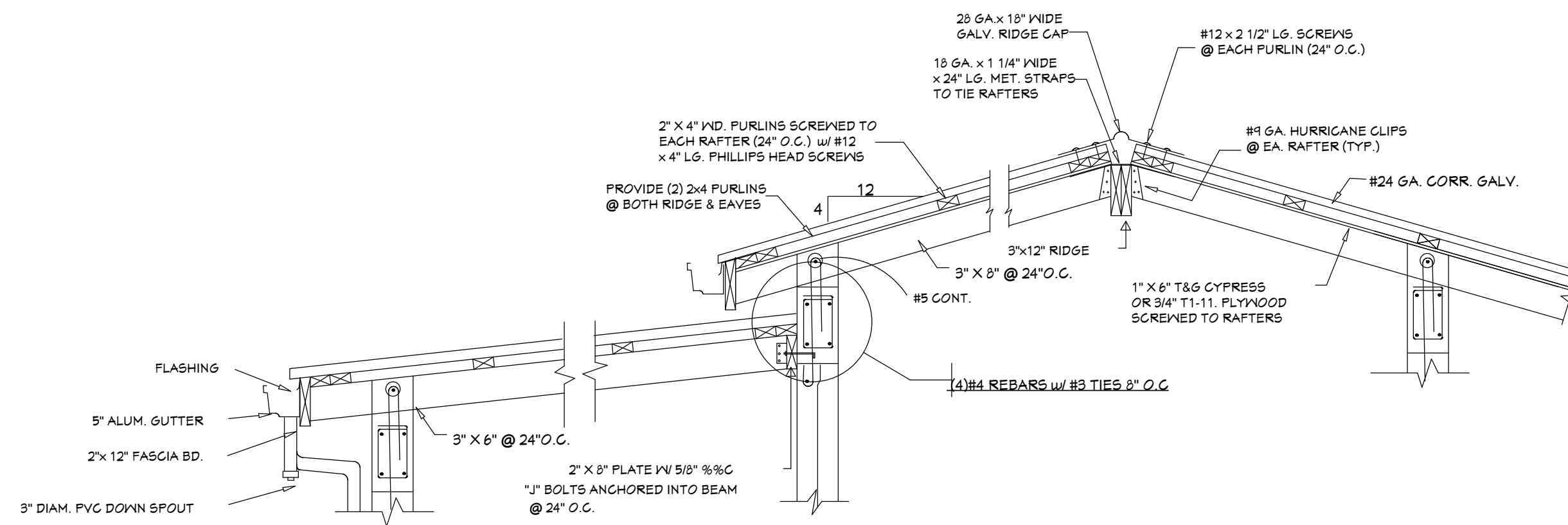
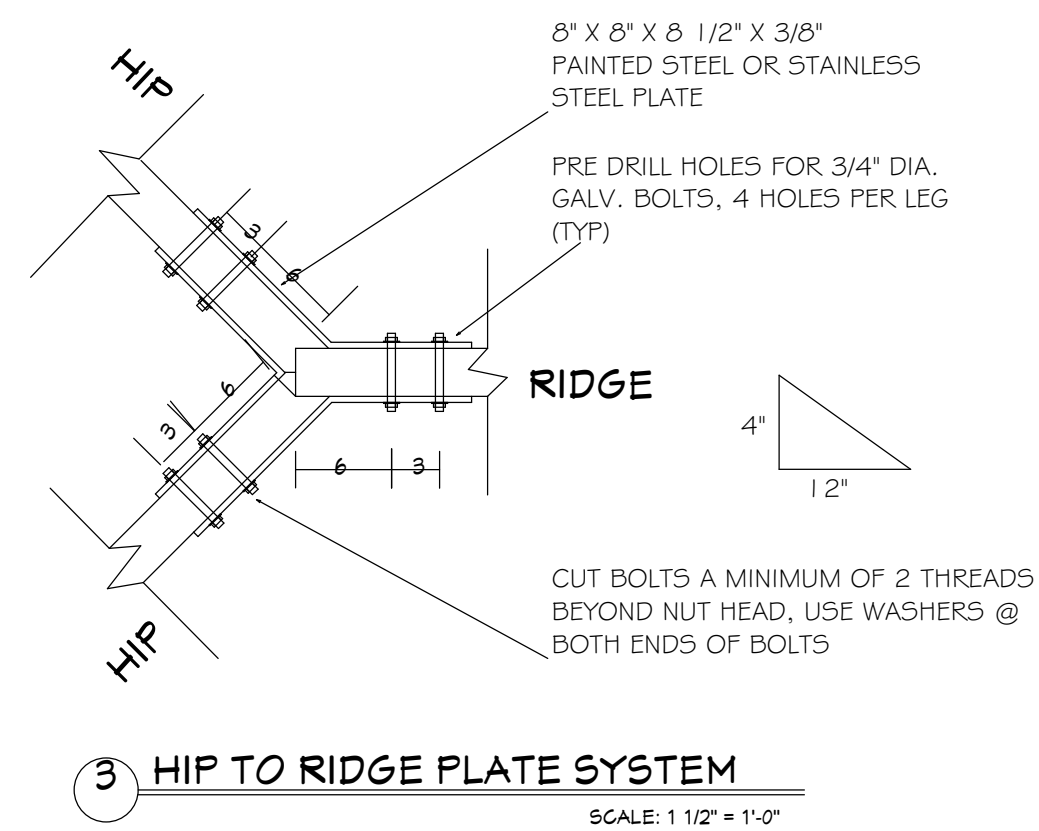
ENGINEER (CIVIL):
GRANT ENGINEERING AND CONSTRUCTION GROUP, LLC
16-18-1 4TH STREET, ESTATE THOMAS
ST. THOMAS, USVI 00802
PH: 732-705-7373
FX: 732-377-8612
EMAIL: CLIENTSERVICES@GRANTECG.COM
CERT. OF AUTHORIZATION #: 1-35879-1B

SIGNATURE & SEAL
GRANT
ENGINEERING & CONSTRUCTION GROUP LLC
WYSTAN BENJAMIN, PE
PROFESSIONAL ENGINEER
USVI LICENSE # 6356

DRAWING TITLE:
ELECTRICAL PLAN

PROJECT TITLE: ROOF RECONSTRUCTION & INTERIOR REPAIR
PROJECT OWNER: MEDELENE OSCAR
PROJECT LOCATION: 45-H WHIM
FREDERIKSTED, VI 00840

DESIGNED BY:	WB	DATE:	11/23/2022
DWN BY:	K.H.	CKD BY:	WB
SCALE:	AS NOTED	CLIENT PROJECT #:	VI-HRR-00031
DRAWING #:		GECG PROJECT #:	321010
SHEET #:	E-100		



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SIGNATURE & SEAL
GRANT
ENGINEERING & CONSTRUCTION GROUP LLC
WYSTAN BENJAMIN, PE
PROFESSIONAL ENGINEER
USVI LICENSE # 635E

DRAWING TITLE:
ROOF PLAN & ROOF SECTION DETAIL

PROJECT TITLE: ROOF RECONSTRUCTION & INTERIOR REPAIR			
PROJECT OWNER:		MEDELENE OSCAR	
PROJECT LOCATION:		45-H WHIM FREDERIKSTED, VI 00840	
DESIGNED BY:	WB	DATE:	11/23/2022
DWN BY: K.H.	CKD BY: WB	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-HRR-00031	DRAWING #:	
GECG PROJECT #:	321010	SHEET #:	5-100