



VI-HRR-00965

ROOF REPAIR & INTERIOR REPAIRS TO AN EXISTING TWO-FAMILY DWELLING

BERNARD DALEY

148-22 ESTATE ANNAS RETREAT, NEW QTR.
ST. THOMAS, U.S. VIRGIN ISLANDS



- PROJECT INFORMATION:**
- THIS PROJECT CONSISTS OF ROOF REPAIR & INTERIOR REPAIR TO AN EXISTING TWO FAMILY DWELLING.
 - PROJECT IDENTIFICATION:
 - PARCEL NO. 148-22 ANNAS RETREAT, NEW QTR. ST THOMAS, U.S. VIRGIN ISLANDS
 - SITE ZONING: R-2
 - PROPERTY ID #: 105604013700
 - OWNER: BERNARD DALEY
 - ARCHITECT/ENGINEER: GRANT ENGINEERING & CONSTRUCTION GROUP, LLC, 4001 RAPHUNE HILL, SUITE 301, ST. THOMAS, U.S.V.I. 00802
 - AREA OF WORK:
 - 1ST FLOOR - xxx SF (N.I.C.)
 - 2ND FLOOR - 1,611 SF
 - TOTAL 1,611 SF
 - SOIL SURVEY, VI SOIL TYPE F5E
 - SITE AREA: 0.141 ACRE
 - REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS, FLOOR PLANS, AND UTILITY CONNECTIONS.
 - THE PROJECT IS LOCATED IN AN AREA DETERMINED NOT TO BE WITHIN 100 YEAR FLOODPLAIN, PURSUANT TO THE PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM) #780000028G, DATED APRIL 16, 2007, PANEL #28 OF 94.
 - NO WETLANDS OR WETLAND TRANSITION APPEAR TO EXIST ON SITE.
 - NO HAZARDOUS MATERIALS ARE PROPOSED ON-SITE.

- DESIGN CODES & GUIDELINES:**
- APPLICABLE CODES:**
310 VI CODE
2021 (IRC) INTERNATIONAL RESIDENTIAL CODE
2021 (IMC) INTERNATIONAL MECHANICAL CODE
2020 (NEC) NATIONAL ELECTRIC CODE
2021 (UPC) UNIFORM PLUMBING CODE
- CONSTRUCTION GUIDELINES:**
CONSTRUCTION INFORMATION FOR A STRONGER HOME, 4TH EDITION APRIL, 2018 (DPMR)
CDBG-DR PROGRAM - TERRITORY OF THE USVI CONSTRUCTION STANDARDS
CONSTRUCTION & REHABILITATION MANAGEMENT POLICIES & PROCEDURES, 2021-VIHA
WAPA REQUIREMENTS
- WIND DESIGN CRITERIA:**
ASCE 7-16
BASIC WIND SPEED: 165 MPH
EXPOSURE CATEGORY: B
- SEISMIC DESIGN CRITERIA:**
SITE SOIL CLASSIFICATION: SITE CLASS D "STIFF SOIL"
RISK CATEGORY: II
SEISMIC DESIGN CATEGORY: D
- USE GROUP: R-3, TWO FAMILY
CONST. TYPE IIIA (3A)

SHEET INDEX	NO.	DESCRIPTION
	1	G-100 COVER SHEET
	2	D-101 EXISTING CONDITIONS & DEMOLITION PLAN
	3	A-101 PROPOSED FLOOR PLAN & SCHEDULES
	4	A-102 ROOF PLAN & DETAILS
	5	E-101 ELECTRICAL

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REV#	REV DATE	DESCRIPTION

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



DRAWING TITLE:
COVER SHEET

PROJECT TITLE:
ROOF RECONSTRUCTION & INTERIOR REPAIRS TO AN EXISTING TWO FAMILY DWELLING

PROJECT OWNER: **BERNARD DALEY**

PROJECT LOCATION: **148-22 Estate Annas Retreat
New Quarter, St Thomas, 00802**

DRAWN BY: J. LEE DATE: 1/13/23

CHECKED BY: JBK SCALE: AS NOTED

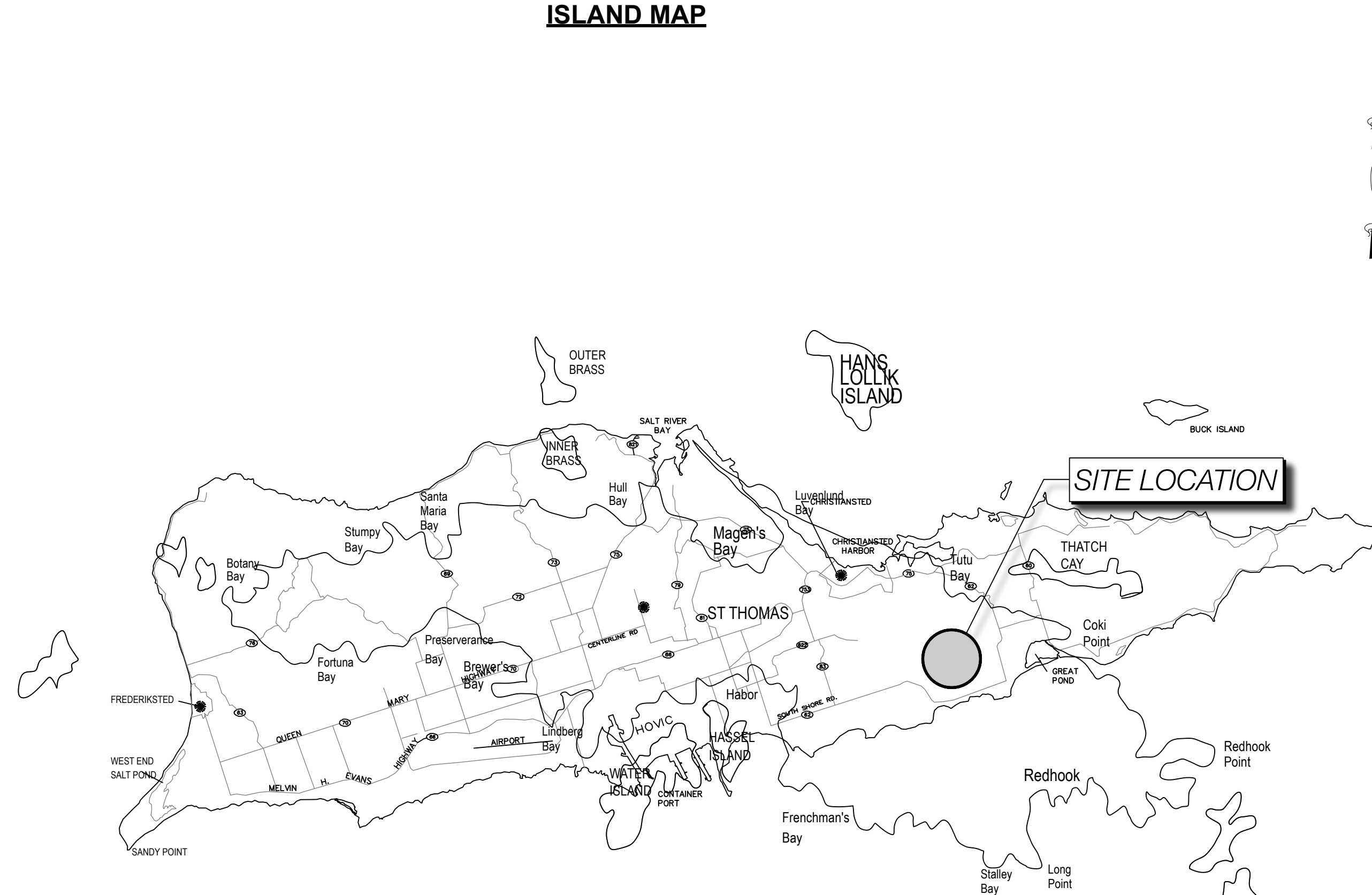
CLIENT PROJECT #: **VI-HRR-00965** SHEET #: **G-100**

GECC PROJECT #: 321010

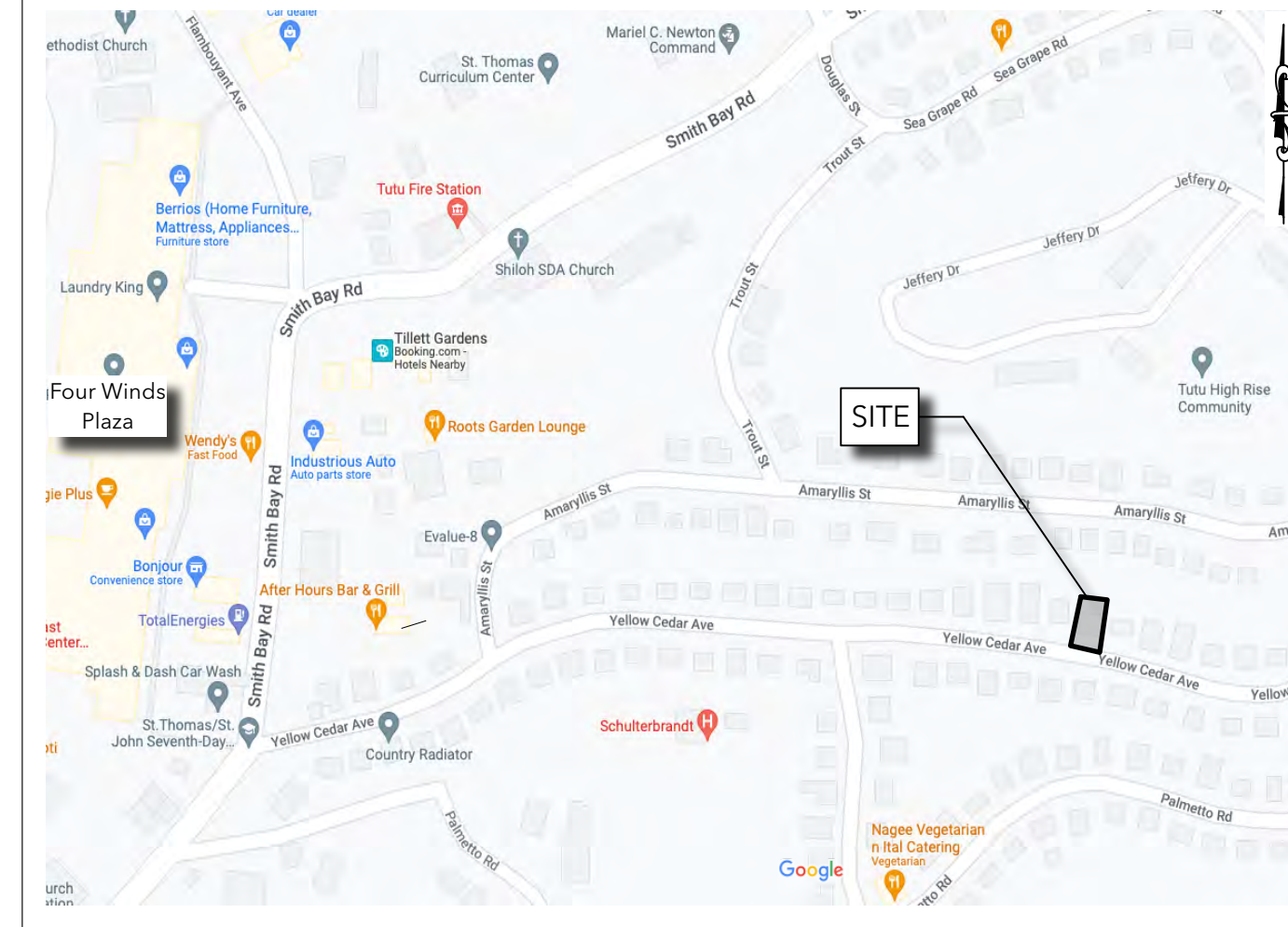
SCHEDULE OF VALUES

DIV ID	DESCRIPTION	QTY	UNIT
01.00 Division 01 00 - Mobilization/General Requirements			
01.01	Mobilization (10% if allowed)	1	LS
02.40 Division 02 40 - Demolition (Prices include Bins & Demolition of Building Elements)			
02.41.01	Demolition of Flooring/Wall Tiles	1600	SF
02.41.02	Demolition of Masonry Walls	0	SF/CY
02.41.05	Removal of Windows and Doors	10	EA
02.41.06	Removal of Roofing	1800	SF
02.41.07	Removal of Kitchen Cabinetry/Fixtures	15	LS
02.41.08	Removal of Bathroom Fixtures	6	EA
03.00 Division 03 00 - Concrete			
03.01 Minor Concrete Elements			
03.01.02	Concrete Slab on grade	18	SY/CY
03.02 Structural Concrete Elements			
03.02.01	Concrete Bond Beams - For Roofs & Slabs		
05.00 Division 05 00 - Metal Works			
05.03	Formed Metal Enclosure, Cistern Cover Frame	1	EA
05.04	Structural Steel - Tubular Columns 6"	1	EA
05.05	Metal Straps (for Propane Tanks)	1	EA
06.00 Division 06 00 - Woods, Plastics Composites			
06.01 Baseboards			
06.01.01	Timber Baseboards	1	LF
06.01.02	Plastic Cove Base	1	LF
06.02 Wood Trim			
06.02.01	Door Casings	1	LF
06.41 Cabinetry			
06.41	Kitchen Cabinetry w/Countertop	20	LF
07.00 Division 07 00 - Roof Assembly			
07.00	Roof Assembly	1800	SF
08.00 Division 08 00 - Doors and Window Openings			
08.01.01A	36" Exterior Door w/Frame, Casings & Molding	3	EA
08.01.01B	36" Exterior Door w/ Casings & Molding	1	EA
08.01.03	30" or 32" Interior Hollow-Core Door	3	EA
08.01.04	24" Interior Hollow-Core Door	1	EA
08.01.06	Windows (See window schedule)	1	EA
08.01.08	Shutters (See shutter schedule)	500	SF
09.00 Division 09 00 - Finishes			
09.01 Wall Finishes			
09.01.01	Masonry Plaster (Interior/Exterior)	2700	SF
09.01.02	Paint (Exterior/Interior walls)	2700	SF
09.01.03	Wall Tile (Bathroom & Kitchens)	700	SF
09.02 Floor Finishes			
09.02.01	Ceramic Tile (over concrete slabs/hardwood)	1700	SF
09.03 Ceiling Finishes			
09.03.01	Ceiling Plaster and Painting	1700	SF
09.03.02	Prime/Paint/Stain T&G T-111 Timber Ceiling	1	SF
10.00 Division 10 00 - Building Structures			
10.01.01	Timber Partition	1	SF
10.01.02	Exterior Pump House	1	LS
22.00 Division 22 00 - Plumbing & Sanitary			
22.01 Water Supply			
22.01.01	Water Heater (Tank or Tankless)	1	EA
22.01.02	Water Pump/Storage Tank Assembly	2	EA
22.01.03	Cistern Cleaning, Sanitize, Reseal	25	LS
22.02 Sanitary Waste			
22.02.01	3" or 4" PVC Sanitary Sewer Line	1	LF
22.03 Rain water Drainage / Catchment			
22.03.01	5" Aluminum Guttering Assembly	1	LF
22.03.02	3" PVC Pipe Drain Assembly	1	LF
22.04 Plumbing Fixtures			
22.04.01	Toilets	3	EA
22.04.02	Tub/Shower Enclosure	1	EA
22.04.03	Vanity Sink	3	EA
26.00 Division 26 00 - Electrical Works			
26.01.02	New Service Panel	1	EA
26.01.03	Electrical Service Points (Outlets & Switches)	1	EA
26.01.04	Electrical Conduit System & Wiring	1	LS
26.01.05	Fixtures (Fan/Light Combinations)	1	EA

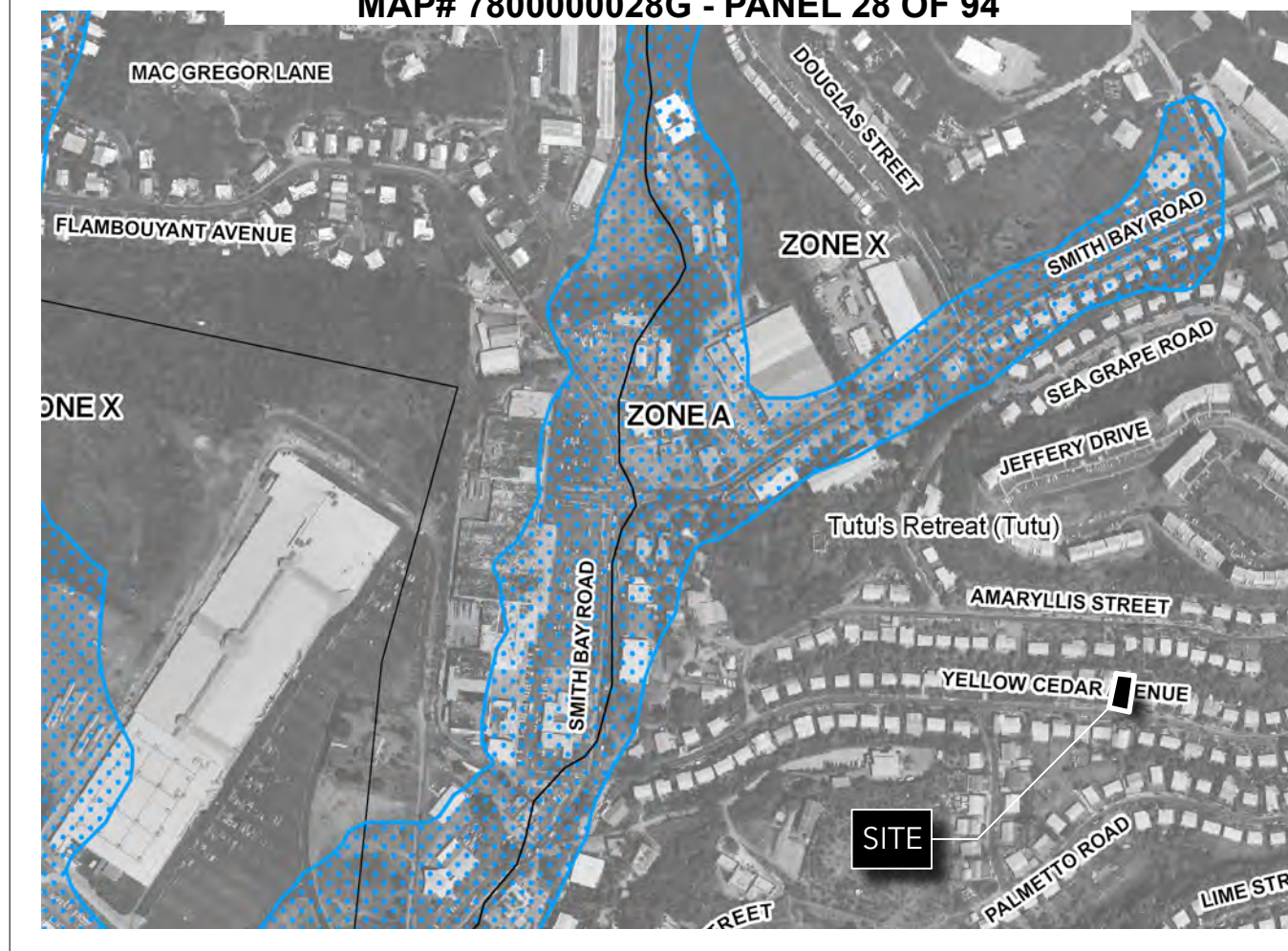
ISLAND MAP



LOCATION MAP



**FIRM (04/16/2007) - ZONE X: NON - FLOOD ZONE
MAP# 780000028G - PANEL 28 OF 94**



PARCEL ID MAP



GENERAL NOTES

- 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.
- 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.
- COORDINATE, SCHEDULE, AND APPROVE PERMANENT AND TEMPORARY UTILITIES, INCLUDING THOSE NECESSARY TO MAKE CONNECTIONS FOR TEMPORARY SERVICES.
- DO NOT DISTURB PORTIONS OF THE SITE BEYOND AREAS IN WHICH THE WORK IS INDICATED.
- REMOVE WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN A LANDFILL OR INCINERATOR ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- ALL WORK DONE SHALL COMPLY WITH THE LATEST EDITION OF THE VIRGIN ISLANDS BUILDING CODE.
- JOB SITE VISITS BY THE OWNER OR ARCHITECT DO NOT CONSTITUTE AN OFFICIAL INSPECTION UNLESS SPECIFICALLY REQUESTED BY THE CONTRACTOR.
- THE ARCHITECT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION BY THE CONTRACTOR.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER AND/OR ARCHITECT IMMEDIATELY IN WRITING IF CONDITIONS ENCOUNTERED IN FIELD ARE DIFFERENT FROM CONDITIONS INDICATED ON DRAWINGS.
- ALL CONSTRUCTION SHALL COMPLY WITH HUD'S CPD GREEN BUILDING RETROFIT CHECKLIST.
- OWNER TO SCRAPE, GRAVEL AND PAVE PARKING AREA.
- CONSTRUCTION AREA DISTURBED TO BE GRASSED (GUINEA GRASS) ON SLOPES WITHIN THREE (3) MONTHS OF OCCUPANCY.
- TWO TON (2) BEARING SOIL.
- LOW MAINTENANCE GROUND COVER I.E. WEDELIA, GOATSFOOT AND GROUND ORCHID SHALL BE SUBSTITUTED FOR GRASS WHERE APPROPRIATE.
- FOR SURVEY VERIFICATION, SEE PUBLIC WORKS DEPARTMENT FILE.



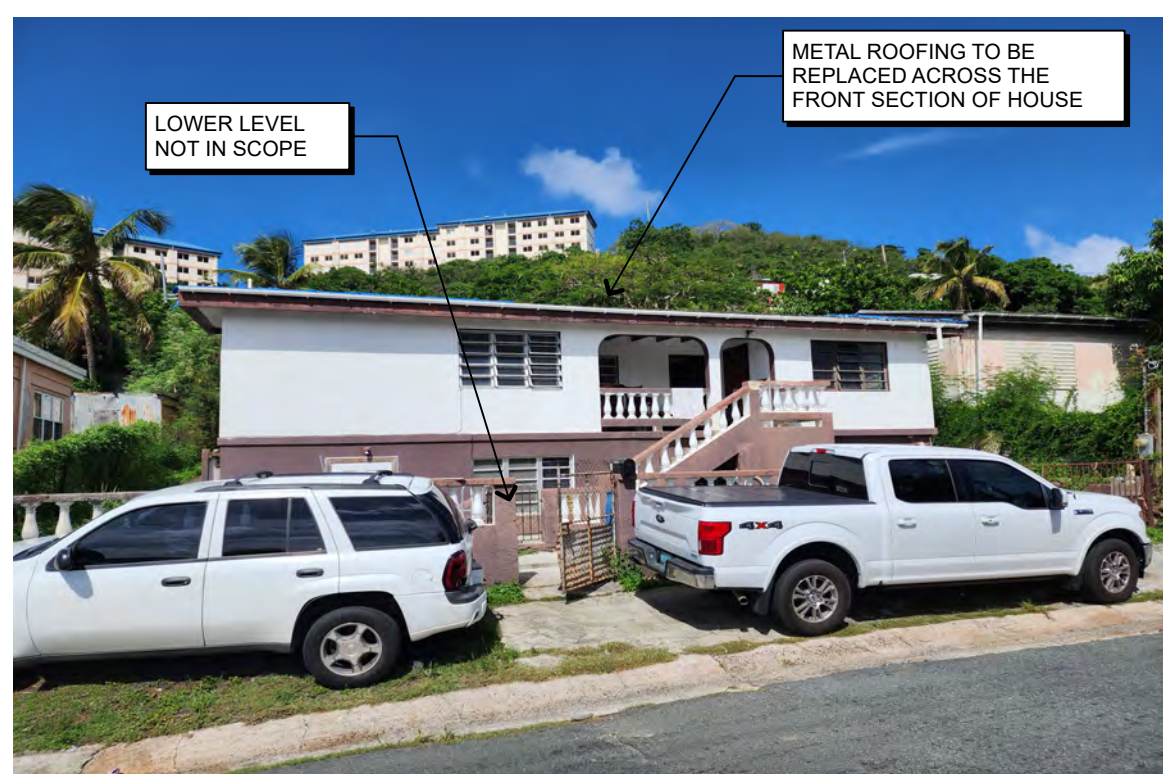
NORTH SIDE SHED ROOF
DAMAGED, NON-CODE COMPLIANT SHED ROOF TO BE DEMOLISHED & REPLACED



INTERIOR DOOR DAMAGE



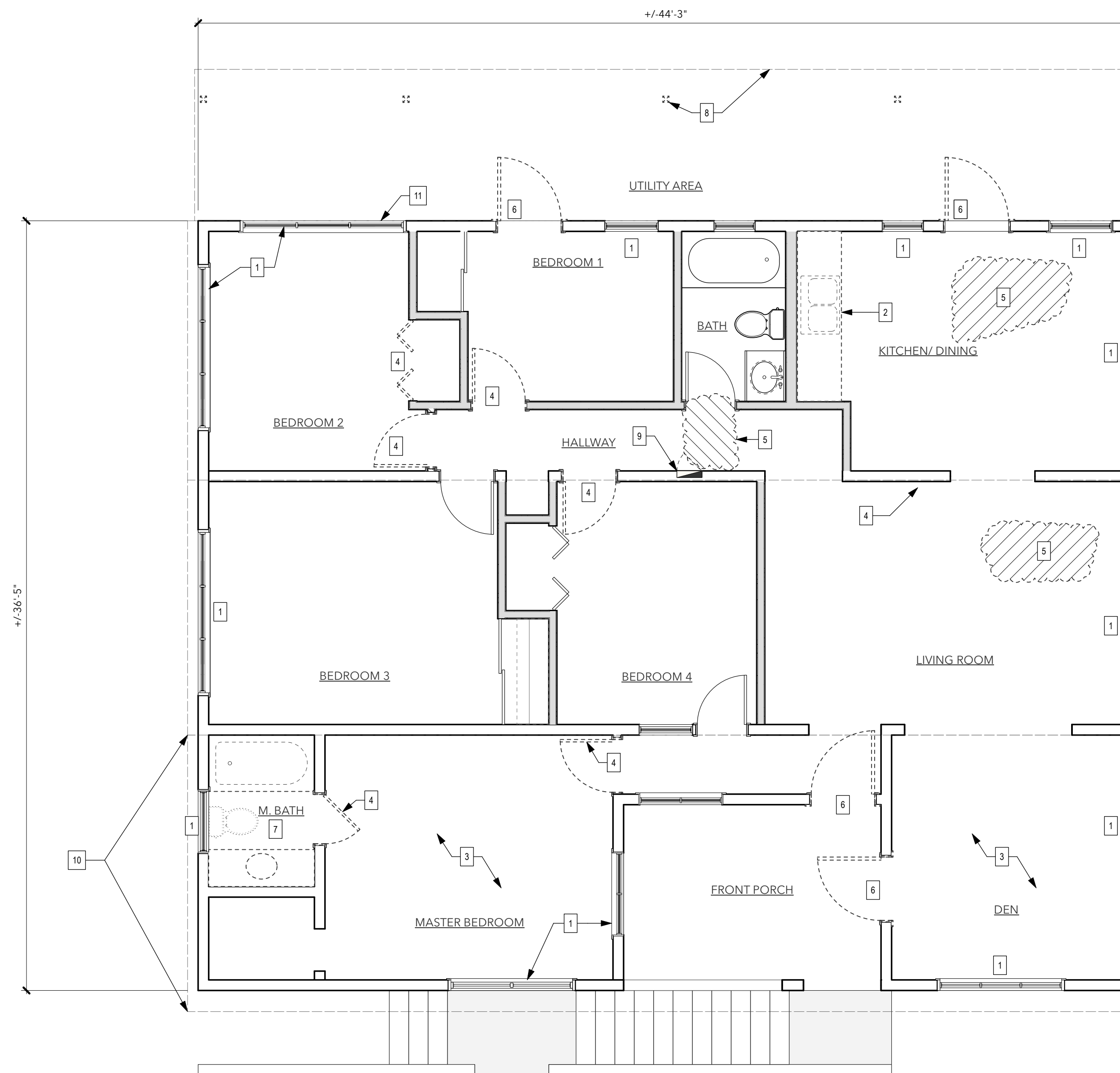
INTERIOR TILE DAMAGE



STREET VIEW

EXISTING CONDITIONS PHOTOS
Scale:

3



NOTE:
NO WORK TO BE DONE AT LOWER LEVEL

UPPER LEVEL EXISTING CONDITIONS & DEMOLITION PLAN
Scale: 1/4" = 1'-0"

1

WALL LEGEND	DESCRIPTION
	EXISTING MASONRY WALLS
	EXISTING WALLS TO BE DEMOLISHED
	NEW 5' OR 4' CMU WALLS OR INFILLS PLASTER FLUSH WITH EXISTING WALLS
	NEW 2X4 OR 2X6 STUD FRAMED WALL W/ 5/8" CEMENT BOARD E.S.

PLAN KEY NOTES

- 1 ALL EXISTING WINDOWS ARE INTACT. MISCELLANEOUS REPAIRS TO OPERATORS AND/OR SCREENS WILL BE REQUIRED. REMOVE ALL DAMAGED WINDOW COMPONENTS.
- 2 REMOVE & REPLACE KITCHEN CASEWORK CABINETRY AND SINK. REMOVE AND REPLACE PLUMBING FITTINGS AS REQUIRED.
- 3 MASTER SUITE & DEN TILES ARE LIFTING OR DAMAGED IN SEVERAL AREAS. IF MORE THAN 20% OF TILES NEED TO BE REPLACED THEN ALL TILES SHALL BE REPLACED IN THE ROOM IF NO SUITABLE MATCH IS AVAILABLE.
- 4 REMOVE & REPLACE INTERIOR DAMAGED DOORS AND CASINGS AS INDICATED.
- 5 DAMAGED TILE AREAS - REMOVE AND REPLACE
- 6 ALL EXTERIOR DOORS TO BE REMOVED AND REPLACED - SEE SCHEDULE
- 7 MASTER BATHROOM PLUMBING FIXTURES, VANITY AND WALLS TILES TO BE REMOVED & REPLACED IN KIND.
- 8 REMOVE & REPLACE DAMAGED SHED ROOF STRUCTURE
- 9 ELECTRICAL SERVICE PANEL TO BE REPLACED
- 10 EXISTING MONO-PITCH ROOF ABOVE THIS SECTION. FRAMING MEMBERS ARE INTACT AND TO REMAIN. INSPECT SUBSTRATE MATERIAL FOR CODE COMPLIANCE AND AREAS OF DAMAGE. REMOVE ALL GALVANIZE ROOFING PANELS.
- 11 DAMAGED WINDOW UNIT TO BE REPLACED

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WYSTAN BENJAMIN, PE
PROFESSIONAL ENGINEER
USVI LICENSE # 6356

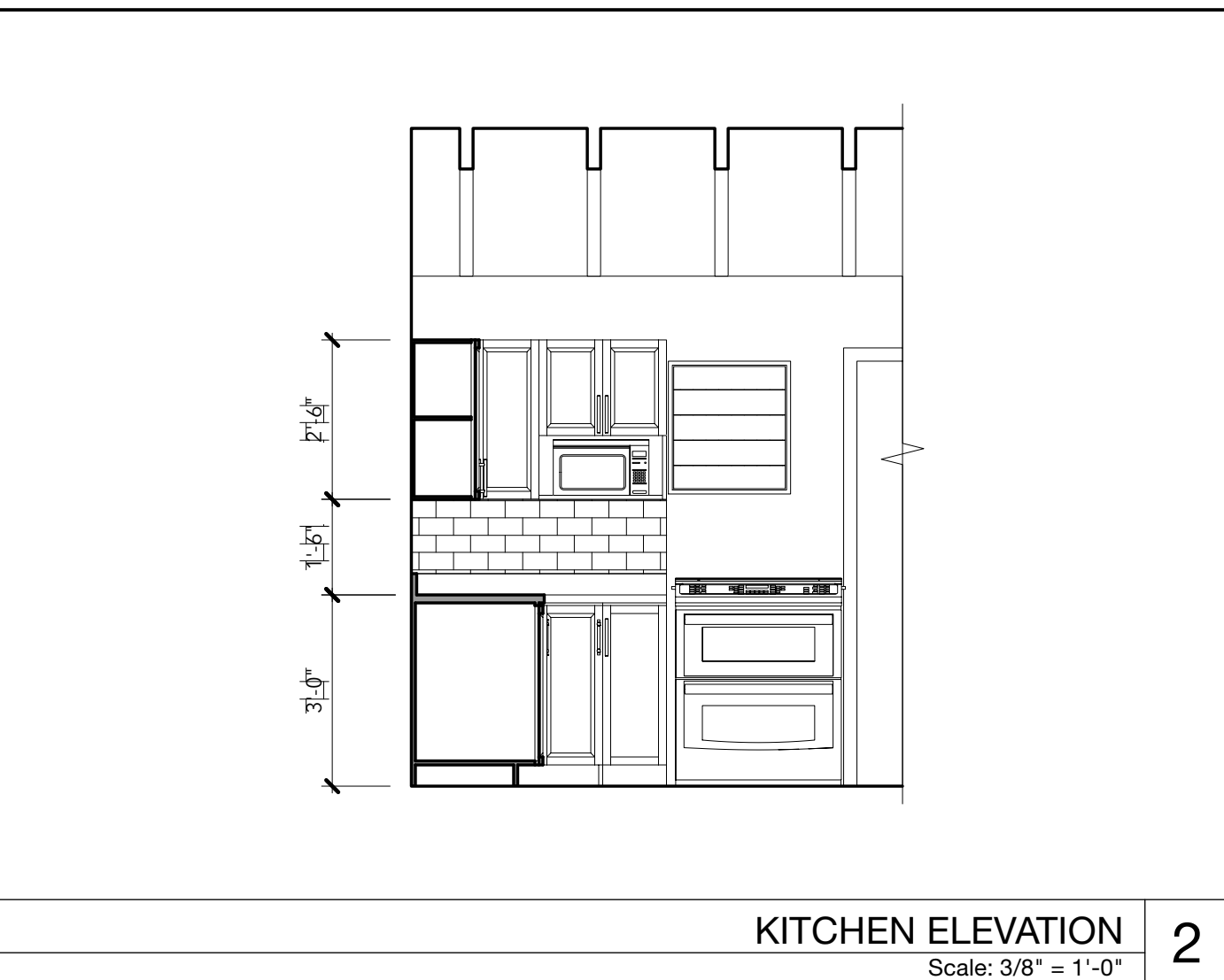
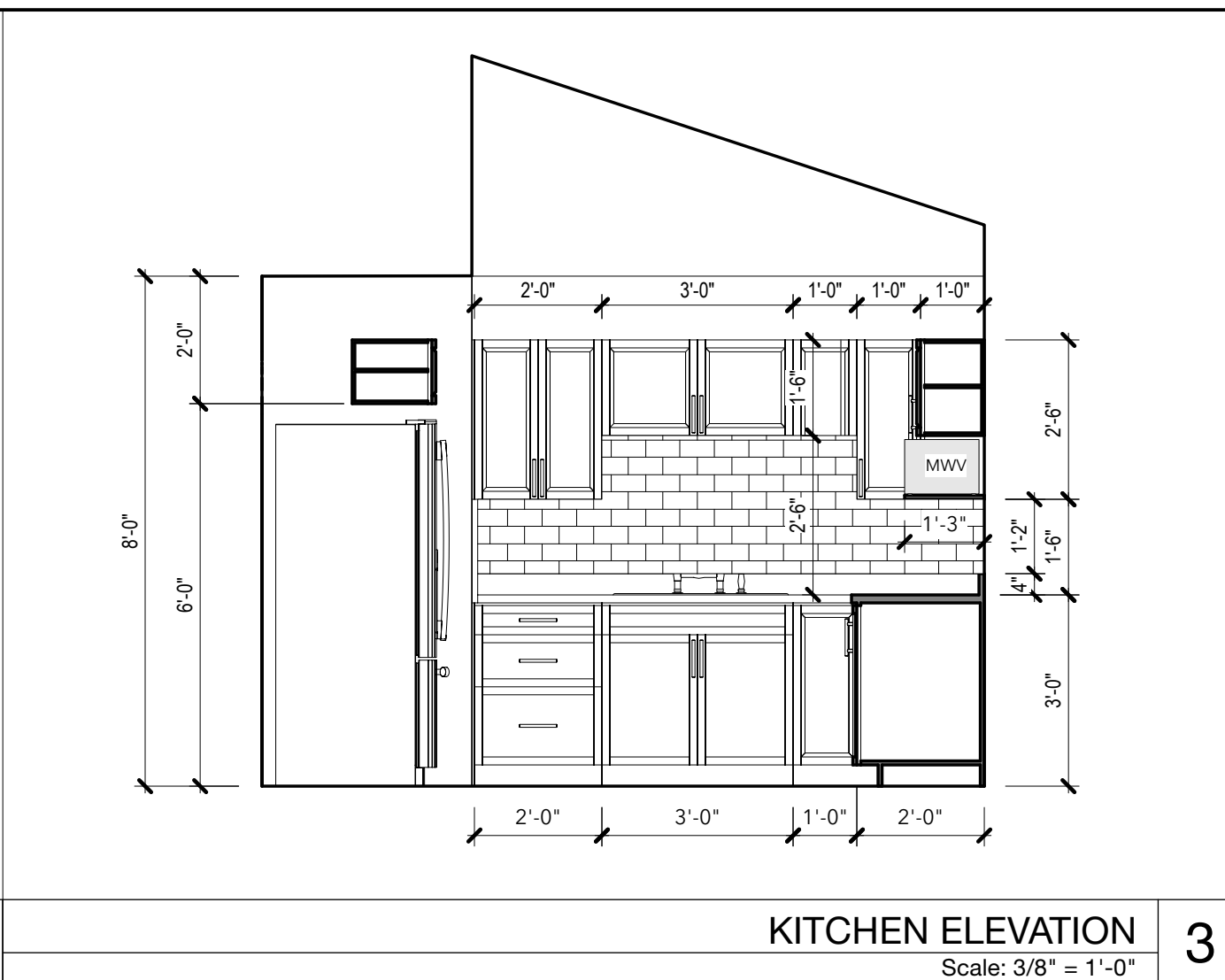
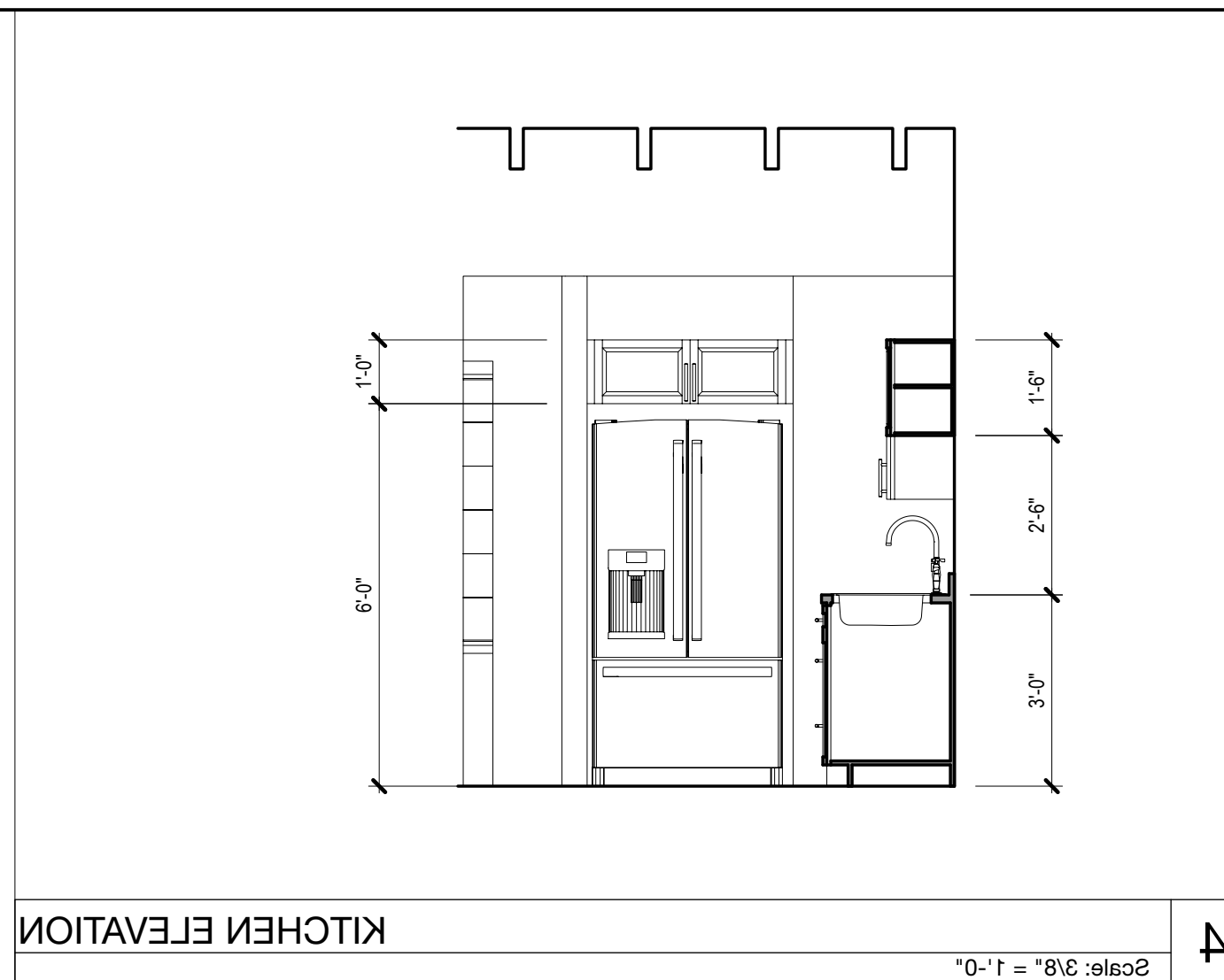
DRAWING TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT TITLE:
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PROJECT OWNER: BERNARD DALEY

PROJECT LOCATION: 148-22 Estate Annas Retreat
New Quarter, St Thomas, 00802

DRAWN BY:	J. LEE	DATE:	1/27/23
CHECKED BY:	JBK	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-HRR-00965	SHEET #:	D-101
GECC PROJECT #:	321010		



WALL LEGEND	DESCRIPTION
	EXISTING MASONRY WALLS
	EXISTING WALLS TO BE DEMOLISHED
	NEW 5\"/>
	NEW 2X4 OR 2X6 STUD FRAMED WALL W/ W/ 5/8\"/>

- PLAN KEY NOTES**
- POWER WASH/ CLEAN & REPAIR ALL EXTERIOR WALLS. CHIP AND PATCH SPALLING PLASTER AT LOWER LEVEL WALLS BEFORE PAINTING.
 - REPLACE DAMAGED INTERIOR DOORS AS PER SCHEDULE
 - INSTALL NEW KITCHEN CABINETRY INCLUDING NEW SINK, FAUCET AND PLUMBING LINE CONNECTIONS. NEW KITCHEN DESIGNED TO MEET ADA STANDARD. HOME OWNER IS WHEELCHAIR DEPENDENT.
 - EXISTING CERAMIC FLOOR TILES TO REMAIN - CLEAN, BUFF & WAX
 - ALL WINDOWS ARE INTACT AND TO REMAIN. REPLACE WINDOW OPERATORS AND REPAIR/ REPLACE SCREENS AS REQUIRED. INSTALL NEW VIHFA PROGRAM APPROVED ACCORDION SHUTTERS AT ALL WINDOWS.
 - REPLACE ALL PLUMBING FIXTURES, IN MASTER BATHROOM
 - INSTALL NEW VANITY CABINET
 - ALL INTERIOR WALLS AND CEILINGS TO BE PAINTED.
 - REPLACE DAMAGED TILES THIS AREA
 - NEW TILE READY 30\"/>

Door Schedule

Mark	Nominal Size	Door Style	Door Data	HW Set	Accessories	Comments				
							Width	Height	Thickness	Configuration
D 01	-A	3'0"	6'8"	1 3/4"	Out-Swing LH	Panel	Jeld-Wen	HW#1	Top Lite	New Metal Entry Door
D 02	-A	3'0"	6'8"	1 3/4"	Out-Swing LH	Panel	Jeld-Wen	HW#1	Top Lite	New Metal Entry Door
D 03	-A	3'0"	6'8"	1 3/4"	Out-Swing LH	Panel	Jeld-Wen	HW#1	Top Lite	New Metal Entry Door
D 04	-B	3'0"	6'8"	1 3/4"	Out-Swing LH	Panel	Jeld-Wen	HW#1	Top Lite	New Metal Entry Door
D 05	-B	2'6"	6'8"	1 3/8"	In-Swing LH	WLP	Jeld-Wen	HW#2		Primed Interior Panel Door
D 06	-C	2'4"	6'8"	1 3/8"	In-Swing LH	WLP	Jeld-Wen	HW#2		Primed Interior Panel Door
D 07	-C	2'4"	6'8"	1 3/8"	In-Swing LH	WLP	Jeld-Wen	HW#2		Primed Interior Panel Door
D 09	-B	2'6"	6'8"	1 3/8"	In-Swing LH	WLP	Jeld-Wen	HW#2		Primed Interior Panel Door
D 12	-B	2'6"	6'8"	1 3/8"	In-Swing LH	WLP	Jeld-Wen	HW#2		Primed Interior Panel Door
D 13	-E	3'10"	6'8"	1 3/8"	Swing	N				New Metal Entry Door
D 14	-B	2'6"	6'8"	1 3/8"	In-Swing LH	WLP	Jeld-Wen	HW#2		Primed Interior Panel Door
D 15	-C	2'4"	6'8"	1 3/8"	In-Swing LH	WLP	Jeld-Wen	HW#2		Primed Interior Panel Door

HW#1: DEADBOLT LOCK WITH MINIMUM 1\"/>

HW#2: BEDBATH PRIVACY DOOR LEVER HANDLE
(3) EVERBILT 3 1/2\"/>

HW#3: SLIDING GLASS DOOR TRACK & HARDWARE

HW#4: BARN DOOR TRACK & HARDWARE

Single Door

IN-SWING OUT-SWING

INTERIOR EXTERIOR

Window Schedule

Mark	Nominal Size	Window Style	Window Data	Comments		
					Configuration	Material
W 01	-C	6'0"	4'6"	EXT'G w/ NEW Accordion Storm Shutters		
W 02	-C	6'0"	4'6"	EXT'G w/ NEW Accordion Storm Shutters		
W 03	-B	7'6"	4'6"	EXT'G w/ NEW Accordion Storm Shutters		
W 04	-A	7'10"	4'6"	EXT'G w/ NEW Accordion Storm Shutters		
W 05	-D	3'0"	4'1"	EXT'G w/ NEW Accordion Storm Shutters		
W 06	-G	1'11"	2'1"	EXT'G w/ NEW Accordion Storm Shutters		
W 07	-G	1'11"	2'1"	EXT'G w/ NEW Accordion Storm Shutters		
W 08	-E	2'8"	4'6"	EXT'G w/ NEW Accordion Storm Shutters		
W 09	-A	7'10"	4'6"	Jalousie		
W 10	-A	7'10"	4'6"	EXT'G w/ NEW Accordion Storm Shutters		
W 11	-B	7'6"	4'6"	EXT'G w/ NEW Accordion Storm Shutters		
W 12	-F	3'0"	3'0"	EXT'G w/ NEW Accordion Storm Shutters		
W 14	-C	6'0"	3'9"	EXT'G w/ NEW Accordion Storm Shutters		

Room Finish Schedule

No.	Room Name	Floor						Wall						Ceiling
		Matl	Base	North	East	South	West	North	East	South	West	West	West	
201	HALLWAY 1	CT-1	BTM-1	CB-P	CB-P	PNT	PNT	ER						
202	DEN	CT-1	BTM-1	PNT	PNT	PNT	PNT	ER						
203	LIVING ROOM	ETR	ETR	PNT	PNT	PNT	PNT	ER						
204	KITCHEN/ DINING	ETR	ETR	PNT	PNT	PNT	CT-3	EER						
205	BATH	ETR	N/A	PNT	PNT	PNT	PNT	PLW						
206	BEDROOM 1	ETR	ETR	PNT	PNT	PNT	PNT	EER						
207	BEDROOM 2	ETR	ETR	PNT	PNT	PNT	PNT	EER						
208	BEDROOM 3	ETR	ETR	PNT	PNT	PNT	PNT	EER						
209	M.BATH	CT-1	N/A	CT-2	CT-2	CT-2	CT-2	PLW						
210	MASTER BEDRM	CT-1	BTM-1	PNT	PNT	PNT	PNT	ER						
212	BEDROOM 4	ETR	ETR	PNT	PNT	PNT	PNT	EER						
213	HALLWAY	ETR	ETR	PNT	PNT	PNT	PNT	PLW						

Finish Legend

Ceiling

ER Existing Exposed Rafter, T1-11 Plwd Decking, REPAINT

ER Exposed Rafter w/ T1-11 Decking, Painted

PLW T1-11 Plywood Drop Ceiling, Painted

Wall

CB-P Cement Board, sealed, primed & painted

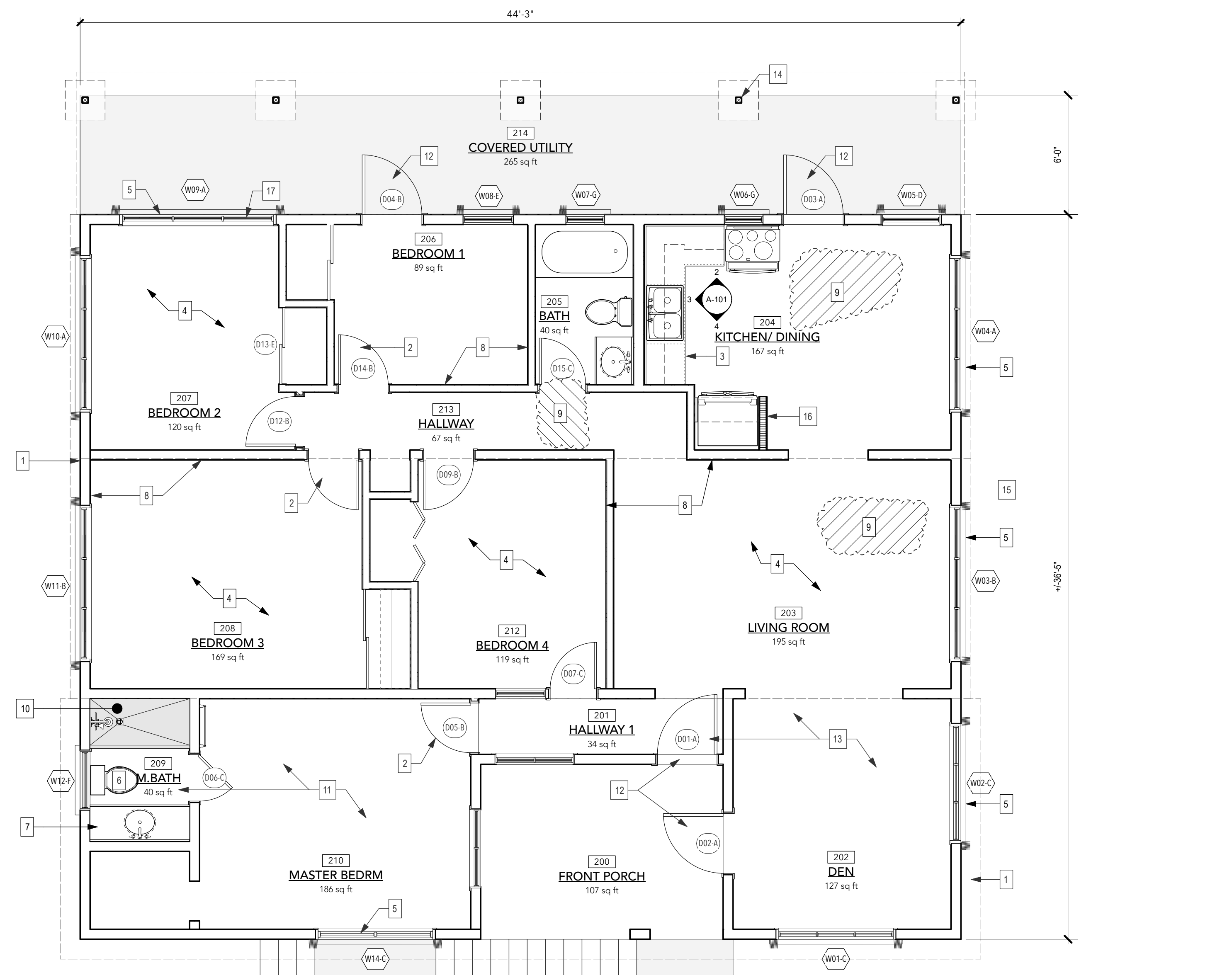
CT-2 8\"/>

Base

BTM-1 4\"/>

Floor

CT-1 16\"/>



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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:
PROPOSED FLOOR PLAN & SCHEDULES

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CHECKED BY: JBK	SCALE: AS NOTED
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GECC PROJECT #: 321010	

GENERAL ELECTRIC NOTES:

1. ALL WORK SHALL COMPLY WITH:
 - 1.1. THE VIRGIN ISLANDS CODE
 - 1.2. 2020 NATIONAL ELECTRIC CODE (NEC)
 - 1.3. WAPA REQUIREMENTS
2. CONTRACTOR SHALL ENGAGE A LICENSED ELECTRICIAN (ELECTRICAL CONTRACTOR) TO EVALUATE THE CONDITION OF ANY EXISTING ELECTRICAL INSTALLATIONS (I.E. EXISTING CONDUITS, WIRING, FIXTURES, PRIMARY SERVICE, ETC.) WITH RESPECT TO SUITABILITY FOR INCORPORATION INTO THE NEW WORK. FIXTURES SHOWN ON ELECTRICAL PLAN ARE NEW UNLESS NOTED OTHERWISE.
3. ELECTRICAL CONTRACTOR SHALL OBTAIN ALL ELECTRICAL PERMITS REQUIRED FOR THE ELECTRICAL PORTION OF THE JOB. ELECTRICAL CONTRACTOR SHALL PREPARE A PROJECT WORK PLAN INCLUDING BUT NOT LIMITED TO PREPARATION OF ANY PANEL SCHEDULES AND SUPPLEMENTAL DRAWINGS AND DIAGRAMS AS MAY BE REQUIRED BY DPNR FOR REVIEW AND APPROVAL OF ANY REQUIRED ELECTRICAL PERMITS.
4. CONTRACTOR SHALL COORDINATE THE CONNECTION BETWEEN THE EXISTING UTILITY COMPANY POWER LINES AND THE NEW CONSTRUCTION.
5. THE FIXTURE SYMBOLS SHOWN ON THE DRAWING ARE GENERIC AND REPRESENT THE TYPE OF LIGHT SOURCE INTENDED FOR USE. COORDINATE SPECIFIC LIGHT FIXTURES WITH OWNER AND CONSTRUCTION MANAGER.

PANELBOARD NOTES:

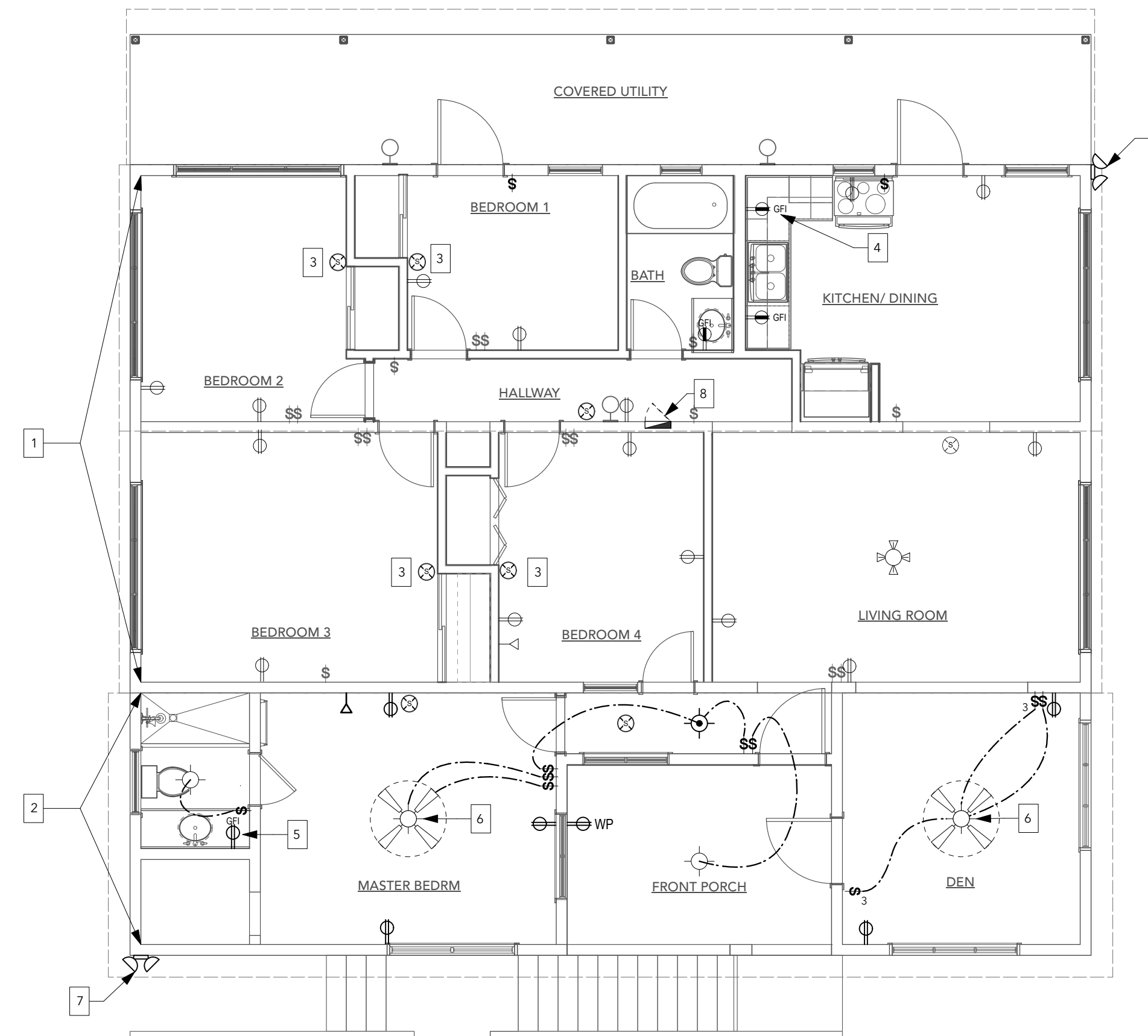
1. ALL PANELBOARDS SHALL HAVE A RATING NOT LESS THAN THAT OF THE MINIMUM SERVICE ENTRANCE OR FEEDER CAPACITY REQUIRED FOR THE COMPUTED LOAD.
2. THE USE OR PURPOSE OF ALL PANELBOARD CIRCUITS SHALL BE LEGIBLY MARKED AND IDENTIFIED ON A CIRCUIT DIRECTORY LOCATED ON THE FACE OR INSIDE THE DOOR OF THE ENCLOSURE.
3. PANELBOARDS SHALL BE PROTECTED ON THE SUPPLY SIDE BY NOT MORE THAN TWO MAIN CIRCUIT BREAKERS OR TWO SETS OF FUSES HAVING A COMBINED RATING NOT GREATER THAN THAT OF THE PANELBOARD.

SMOKE AND CARBON MONOXIDE ALARM NOTES:

1. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS WHEN THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE AND/OR THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.
3. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.
4. SMOKE ALARMS/CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED PER IRC. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
5. ALL SMOKE DETECTORS SHALL BE HARDWIRED WITH A DEDICATED UNSWITCHED 120V POWER SUPPLY WITH BATTERY BACKUP AND SHALL COMPLY WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE.
6. IF AN EXISTING SLEEPING ROOM IS NOT NOTED TO RECEIVE A SMOKE ALARM IN THE SCOPE OF WORK NOTES AND DURING CONSTRUCTION IT IS DISCOVERED THAT THERE IS NO SMOKE ALARM IN THE SLEEPING ROOM, NOTIFY THE ARCHITECT IMMEDIATELY.

PLAN KEYNOTES

1. ALL EXISTING POWER POINTS IN THIS SECTION OF HOUSE TO BE TESTED. REPLACE OUTLETS & FIXTURES AS REQ.
2. COMPLETELY RE-WIRE THIS SECTION OF HOUSE AND REPLACE ALL FIXTURES & OUTLETS
3. ALL SLEEPING QUARTERS AND HALLWAY IMMEDIATELY OUTSIDE: INSTALL OR REPLACE 10-YR LITHIUM-ION BATTERY OPERATED SMOKE DETECTORS AS PER CDBG-DR CONSTRUCTION AND REHABILITATION STANDARDS.
4. ENSURE GFI OUTLETS ARE INSTALLED IN KITCHEN REPLACE OR INSTALL AS REQ.
5. REPLACE OR INSTALL NEW GFCI OUTLET MASTER BATH
6. INSTALL NEW FAN/LIGHT FIXTURE
7. INSTALL NEW SECURITY LIGHTS
8. EXISTING POWER DISTRIBUTION PANEL TO BE REPLACED WITH NEW PANEL



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DRAWING TITLE:

ELECTRICAL

PROJECT TITLE:

**ROOF RECONSTRUCTION & INTERIOR REPAIRS
 TO AN EXISTING TWO FAMILY DWELLING**

PROJECT OWNER: BERNARD DALEY

PROJECT LOCATION: 148-22 Estate Annas Retreat
 New Quarter, St Thomas, 00802

DRAWN BY:	J. LEE	DATE:	12/23/22
CHECKED BY:	JBK	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-HRR-00965	SHEET #:	E-101
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