

ROOF RECONSTRUCTION & INTERIOR REPAIR

JUAN VEGA
 PARCEL NO. 77 STONE GROUND
 FREDERIKSTED, ST. CROIX, U.S. VIRGIN ISLANDS

INDEX OF DRAWINGS

- C-100 PROPERTY LOCATION MAP
- D-100 DEMO PLAN
- A-100 FLOOR PLAN
- A-101 NORTH & SOUTH ELEVATION
- A-102 EAST & WEST ELEVATION
- E-100 ELECTRICAL PLAN & ELECTRICAL SCHEDULE
- S-100 ROOF PLAN & DETAILS

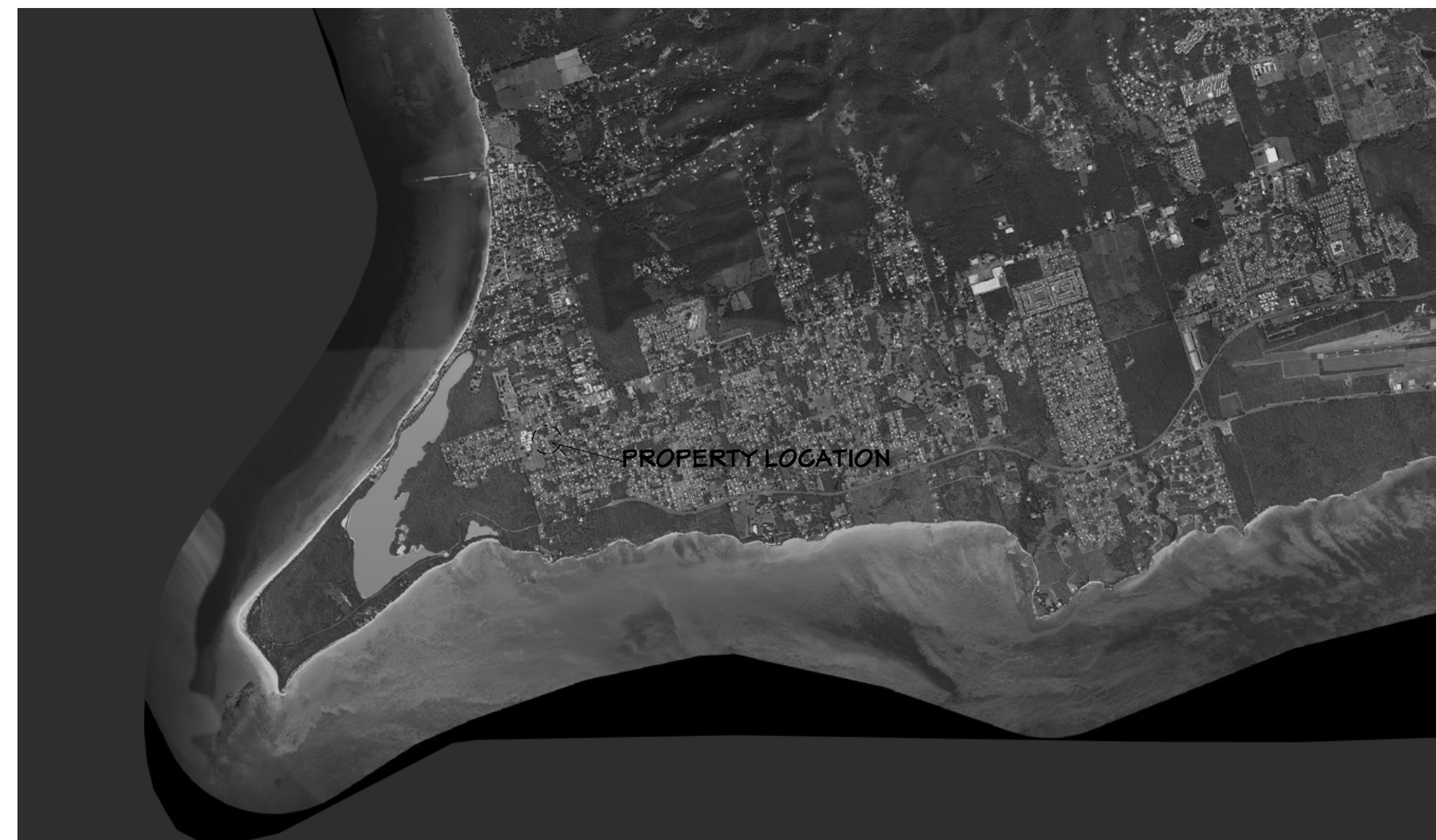
GENERAL NOTES

- 1.0 Soil survey, V.I. soil type HeB
- 2.0 Owner to scrape, gravel and pave parking area.
- 3.0 Construction area disturbed to be grassed (guinea grass) on slopes within three (3) months of occupancy.
- 4.0 Two ton (2) bearing soil. 95% Compaction
- 5.0 Low maintenance ground cover i.e Wedelia, goatsfoot and ground orchid shall be substituted for grass where appropriate.
- 6.0 Proposed Property in zoning area specified as R-2
- 7.0 THE PROPERTY ID NUMBER 409206024300

STREET VIEW (NTS)



KEY MAP 1



PROPERTY IDENTIFICATION MAP



KEY MAP 2



LOCATION MAP



GENERAL DEMOLITION AND CONSTRUCTION NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BE FAMILIAR WITH ALL SYSTEMS BEFORE DEMOLITION. ALL DEMOLITION SHALL COMPLY WITH THE RULES & REGULATIONS OF THE FEDERAL, STATE, COUNTRY AND CITY GOVERNMENTS. EXISTING SERVICES SHALL BE MAINTAINED DURING DEMOLITION. ANY SHUTDOWN OF SYSTEMS MUST BE COORDINATED & APPROVED BY THE OWNER. CONTRACTOR SHOULD COORDINATE WORK WITH ALL TRADES & PROVIDE SUPERVISION WHILE WORK IS BEING PERFORMED.
2. THE CONTRACTOR SHALL VERIFY WITH THE OWNER, ALL MATERIALS TO BE RETAINED BY THE OWNER & DELIVER & STORE SAME WHERE DIRECTED BY THE OWNER. ALL REMAINING ITEMS BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BE DISPOSED OF IN A LEGAL MANNER.
3. DO NOT INTERFERE WITH USE OF ADJACENT AREAS. MAINTAIN FREE & SAFE PASSAGE TO & FROM ADJACENT AREAS. PROVIDE, ERECT & MAINTAIN BARRICADES & LIGHTING AS REQUIRED BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF THE BUILDING & WORKERS.
4. REMOVE EXISTING ELEMENTS AS INDICATED BY LEGEND. SURFACES OF EXISTING AREAS WHICH HAVE BEEN ALTERED BY DEMOLITION NOT SPECIFICALLY CALLED FOR SHALL BE REPAIRED & FINISHED TO MATCH THE ADJACENT SURFACES. PROTECT ALL EXISTING OR REMAINING SURFACES, FLOORS, WALLS & CEILINGS FROM AREAS OF DEMOLITION & NEW CONSTRUCTION.
5. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS & NOTIFY THE ARCHITECT OF DISSIMILARITIES BEFORE PROCEEDING WITH DEMOLITION WORK. ALL WORK SHALL BE COORDINATED WITH DRAWINGS FOR NEW CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO DEMOLITION OR CONSTRUCTION IN EXISTING AREAS.
7. ERECT & MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT THE SPREAD OF DUST, FUMES & SMOKE TO OTHER PARTS OF THE BUILDING. MAINTAIN EXIT REQUIREMENTS. COORDINATE EXACT LOCATION WITH OWNER. ON COMPLETION OF WORK, REMOVE TEMPORARY PARTITIONS & REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
8. ARRANGE & PAY FOR DISCONNECTING, REMOVING & CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION. DISCONNECT & STUB-OFF, NOTIFY THE AFFECTED UTILITY COMPANY & OBTAIN APPROVAL BEFORE STARTING THIS WORK.
9. REMOVE FROM THE SITE ALL CONTAMINATED, VERMIN INFESTED OR DANGEROUS MATERIALS ENCOUNTERED & DISPOSE OF BY LEGAL MEANS. DO NOT ENDANGER THE HEALTH OF WORKERS OF THE PUBLIC.
10. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY MATERIAL OR PORTION THEREOF FROM DEMOLISHED MATERIAL BEFORE IT IS DISPOSED OF.
11. ALL PLUMBING (POTABLE, SANITARY, ETC.) REQUIRED FOR OTHER FLOORS ABOVE OR BELOW SHALL NOT BE DISRUPTED OR REMOVED. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL SERVICES PRIOR TO REMOVAL OR DISCONNECTION OF ALL SERVICES (ELECTRICAL, HVAC, PLUMBING, SECURITY & TEL. DATA) FOR ADJOINING OCCUPIED SPACES SHALL BE MAINTAINED. CONTRACTOR TO MAKE MINOR ADJUSTMENTS AS REQUIRED TO MAINTAIN PLUMBING, ELECTRICAL & TEL. DATA TO OCCUPIED AREAS.
12. THE CONTRACTOR SHALL REMOVE & DISCARD ALL PLUMBING FIXTURES. THEY SHALL CAP ALL PIPES TEMPORALLY FOR RE-USE.
13. WHERE EXISTING WALLS ARE INDICATED TO BE REMOVED, PATCH INTERSECTING WALLS TO REMAIN FLUSH TO ACCEPT NEW FINISH.
14. CONTRACTOR SHALL REMOVE & DISCARD ALL DOORS, FRAMES, HARDWARE, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE.
15. CONTRACTOR SHALL USE SELF LEVELING COMPOUND IN AREAS WHERE WALLS OR TILES HAVE BEEN REMOVED OR ALTERED IN ORDER TO MAINTAIN A LEVEL SURFACE THROUGHOUT. THEY MUST ALSO USE IT IN AREAS WHERE A TRANSITION IS NEEDED BETWEEN SURFACES THAT ARE DIFFERENT IN MATERIAL OR HEIGHT.
16. CONTRACTOR SHALL REMOVE ALL JALOUSIE WINDOWS. INSTALL NEW SINGLE HUNG WINDOWS UNLESS OTHERWISE NOTED.
17. CONTRACTOR SHALL REMOVE ALL SHEATHING FROM EXISTING WALLS AND EXPOSING STUDS. SEE WALL DETAILS ON SHEET A5.0.
18. THE CONTRACTOR SHALL SURVEY THE EXISTING EQUIPMENT & FURNISHINGS & DISCARD ALL EQUIPMENT & FURNISHINGS NOT DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE TO BE SALVAGED.
19. EXISTING BASEBOARD TO BE REMOVED AND DISCARDED.
20. CONTRACTOR SHALL REMOVE ALL EXISTING FLOOR TILES DOWN TO EXISTING FLOOR SLAB. THEY SHALL REPAIR AND PATCH EXISTING FLOOR AS REQUIRED FOR THE INSTALLATION OF NEW FLOOR TILES.

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 CERT. OF AUTHORIZATION #: 1-35879-1B

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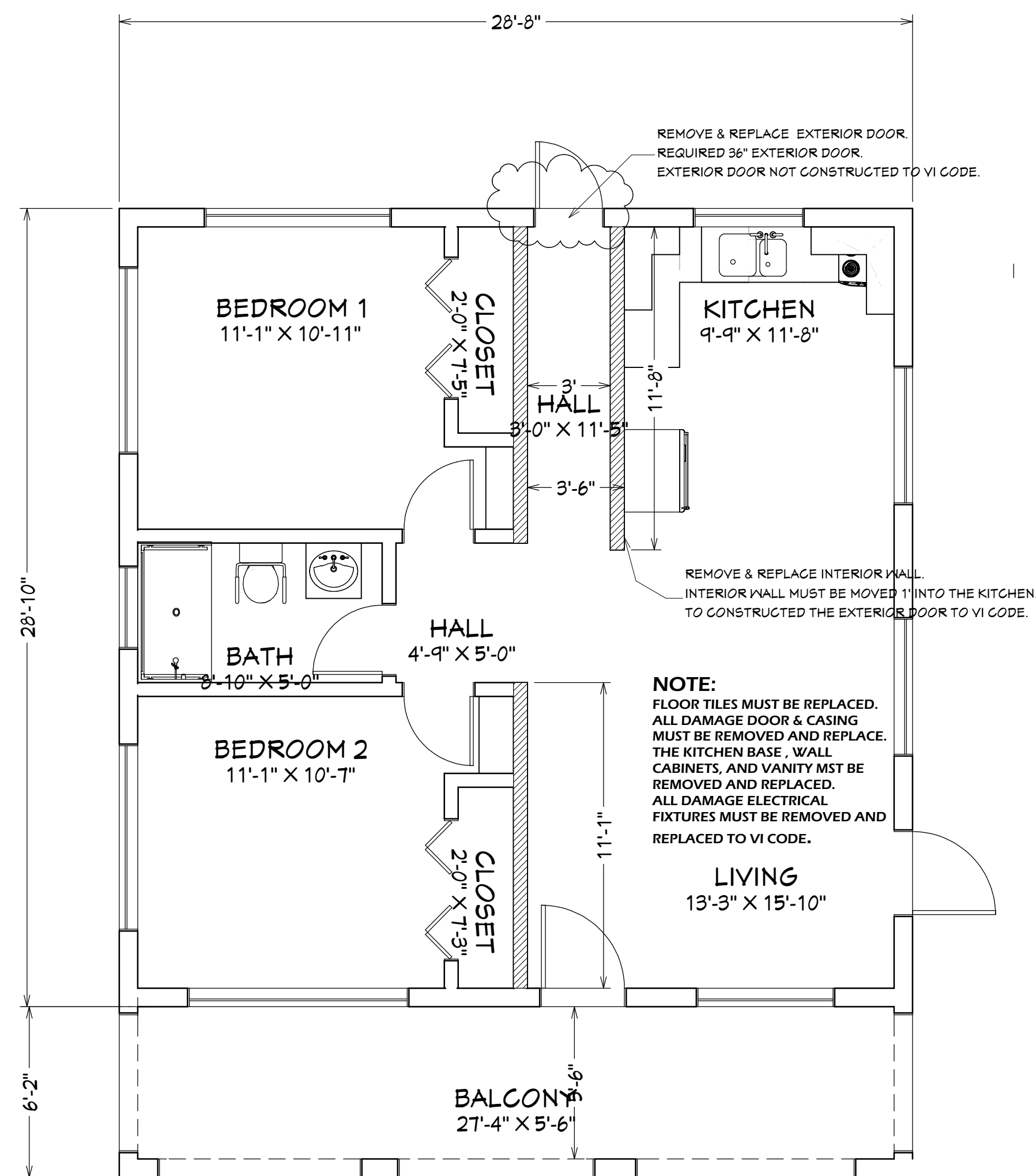
 ENGINEERING & CONSTRUCTION GROUP LLC
WYSTAN BENJAMIN, PE
 PROFESSIONAL ENGINEER
 USVI LICENSE # 635E

DRAWING TITLE:
PROPERTY LOCATION MAPS

PROJECT TITLE: ROOF RECONSTRUCTION & INTERIOR REPAIR			
PROJECT OWNER: JUAN VEGA			
PROJECT LOCATION: 77 STONE GROUND FREDERIKSTED, VI 00840			
DESIGNED BY:	WB	DATE:	11/28/2022
DWN BY: K.H.	CKD BY: WB	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-HRR-00977	DRAWING #:	
GECG PROJECT #:	321010	SHEET #:	C-100

WALL TYPE LEGEND

	REINFORCED CONCRETE WALL OR COLUMN 10" OR 8"
	REINFORCED CONCRETE BLOCK WALL 8" OR 6"
	STUD PARTITION WALL 6" OR 4"
	EXISTING WALL
	EXISTING WALL TO BE REMOVED



LIVING AREA
827 SQ FT

DEMO PLAN

SCALE: 1/4"=1'

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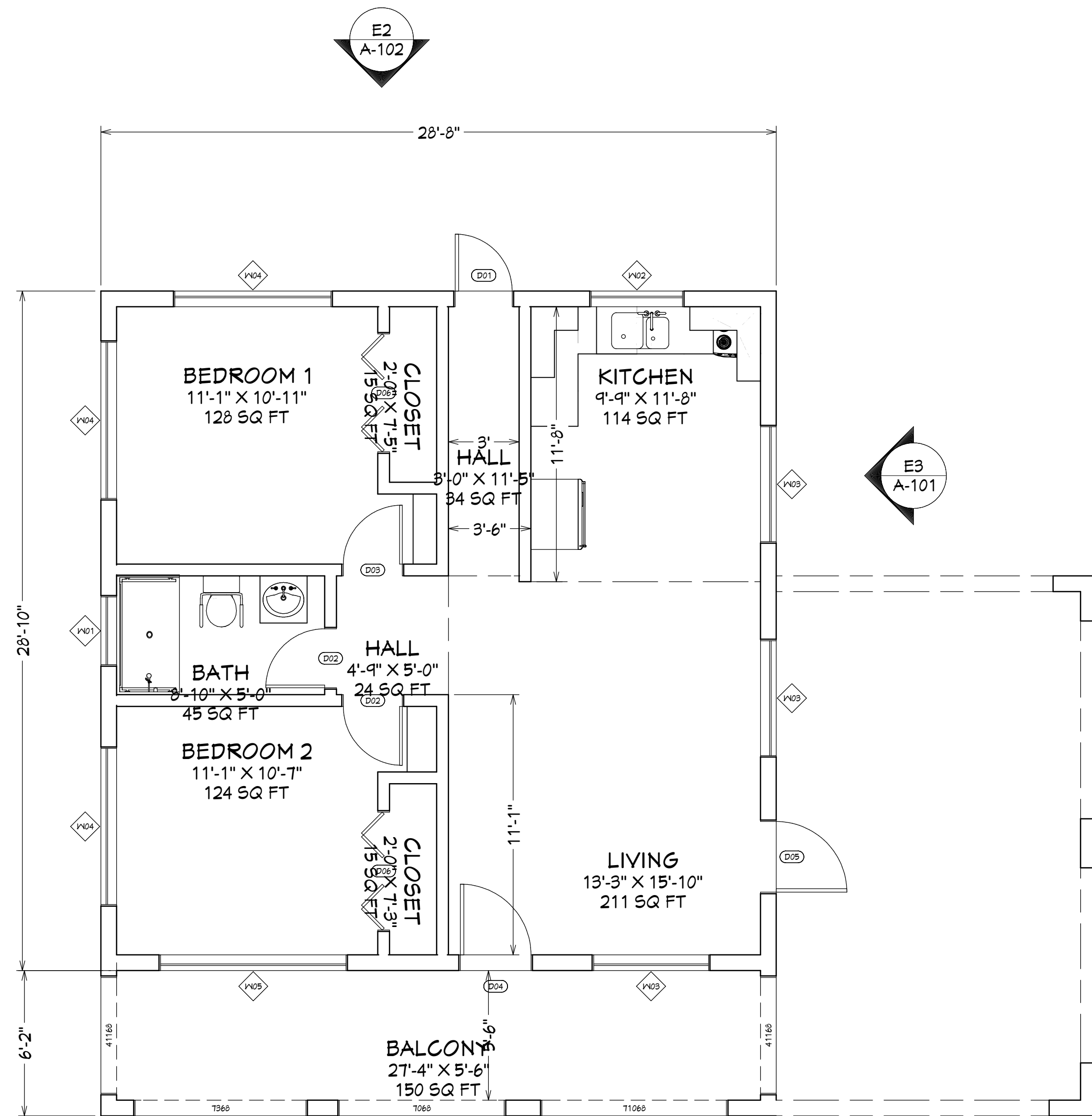
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FREDERIKSTED, VI 00840

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GECG PROJECT #:	321010	SHEET #:	D-100



LIVING AREA
827 SQ FT
E1
A-102

FLOOR PLAN

SCALE: 1/4"=1'

DOOR SCHEDULE												
NUMBER	QTY	PT	FLOOR	SIZE	WIDTH	HEIGHT	NO	DESCRIPTION	HEADER	EGGS	MANUFACTURER/COMMENTS	BY EXTERIOR ELEVATION
D01	2660	1	1	2660 L EX	21"	80"	317X93"	EXT. HINGED DOOR E05	2X6X34" (2)	1	3/4"	
D02	2660	2	1	2660 L IN	30"	80"	527X52 1/2"	HINGED DOOR F04	2X6X39" (2)	1	3/8"	
D03	2660	1	1	2660 R IN	30"	80"	527X52 1/2"	HINGED DOOR F04	2X6X39" (2)	1	3/8"	
D04	3060	1	1	3060 L EX	36"	80"	387X93"	EXT. HINGED DOOR E05	2X6X41" (2)	1	3/4"	
D05	3060	1	1	3060 R EX	36"	80"	387X93"	EXT. HINGED DOOR E05	2X6X41" (2)	1	3/4"	
D06	5060	2	1	5060 LR	60"	80"	627X52 1/2"	4 DR. BIFOLD LOUVERED	2X6X89" (2)	1	3/8"	

WINDOW SCHEDULE											
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	NO	DESCRIPTION	HEADER	EGGS	MANUFACTURER/COMMENTS	BY EXTERIOR ELEVATION
W01	3030GL	1	3030GL	36"	36"	377X37"	GLASS LOUVER	2X6X40" (2)			
W02	4030GL	1	4030GL	48"	36"	417X37"	GLASS LOUVER	2X6X52" (2)			
W03	5040GL	3	5040GL	60"	48"	617X41"	GLASS LOUVER	2X6X64" (2)			
W04	6440GL	3	6440GL	81"	48"	527X41"	GLASS LOUVER	2X6X85" (2)			
W05	5040GL	1	5040GL	66"	48"	477X41"	GLASS LOUVER	2X6X102" (2)			

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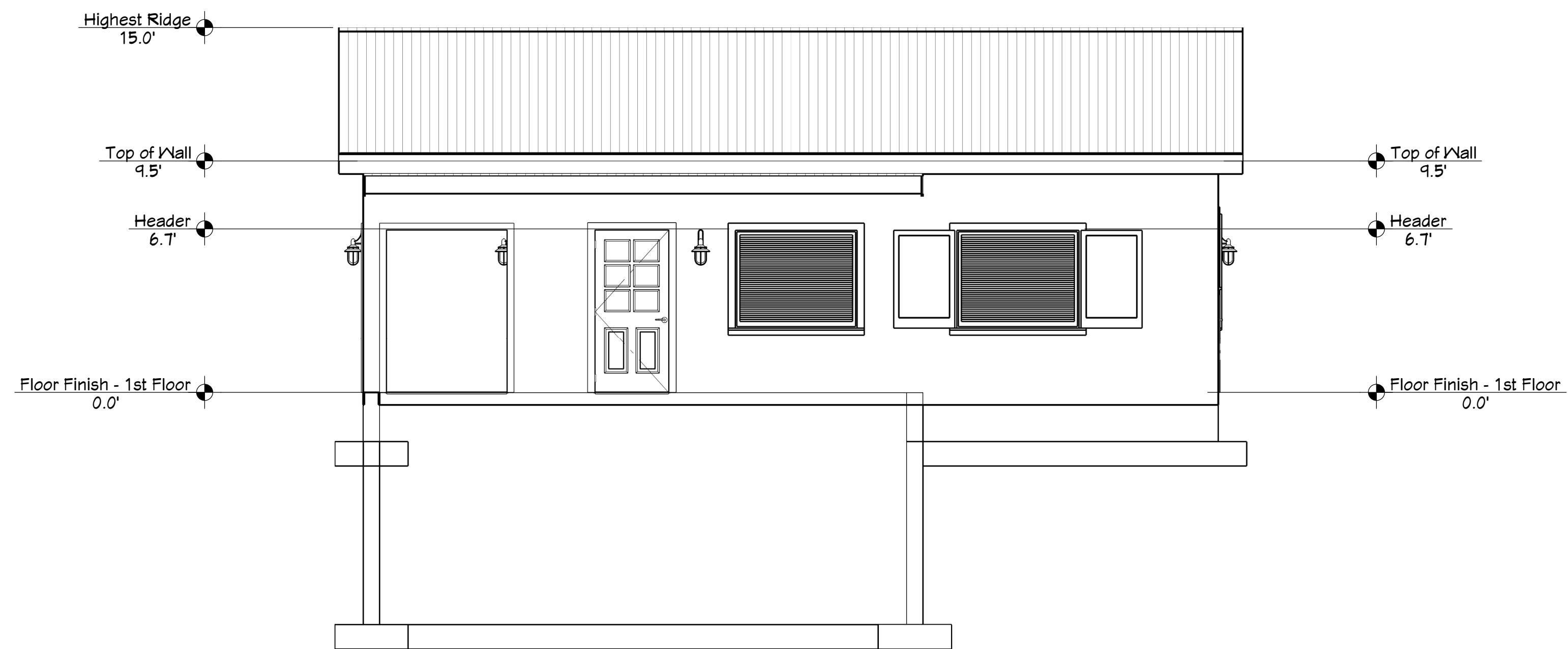
FLOOR PLAN

PROJECT TITLE: ROOF RECONSTRUCTION & INTERIOR REPAIR

PROJECT OWNER: JUAN VEGA

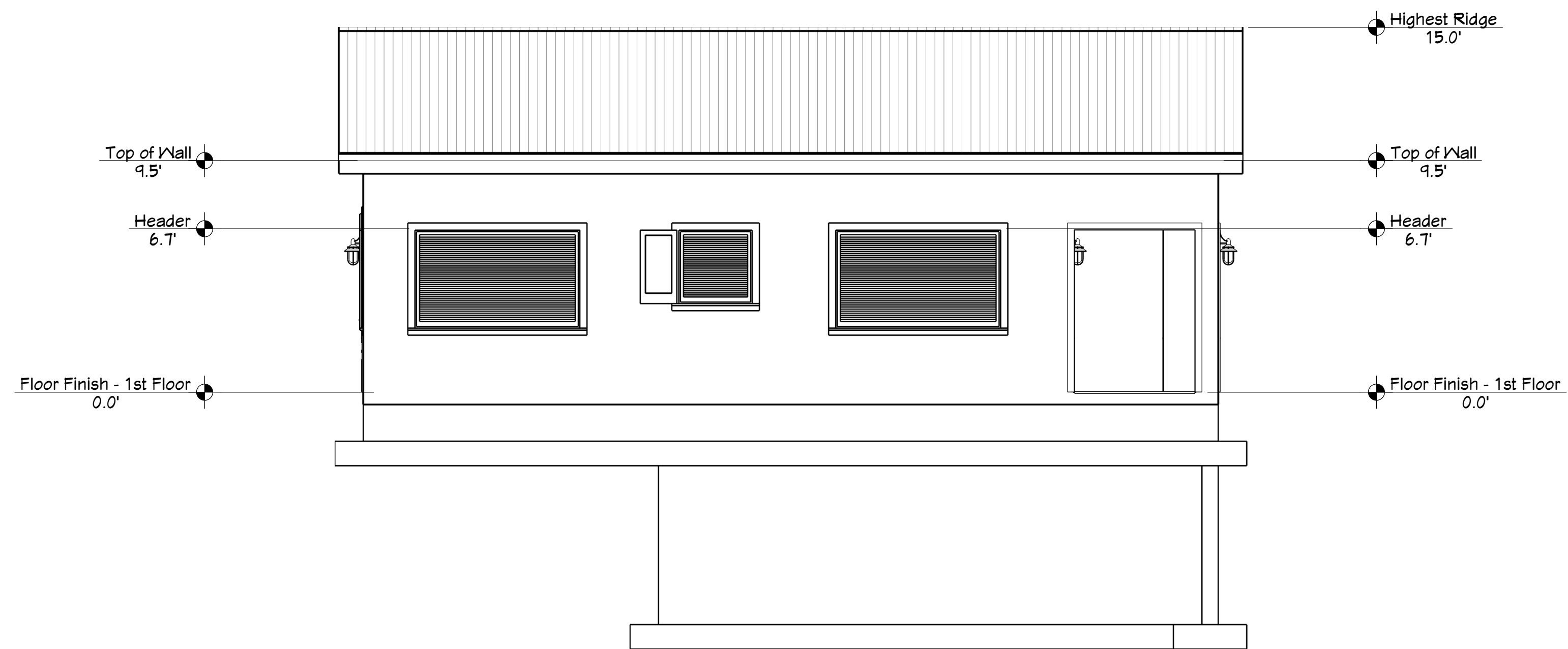
PROJECT LOCATION: **77 STONE GROUND
FREDERIKSTED, VI 00840**

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NORTH ELEVATION

SCALE: 1/4"=1'



SOUTH ELEVATION

SCALE: 1/4"=1'

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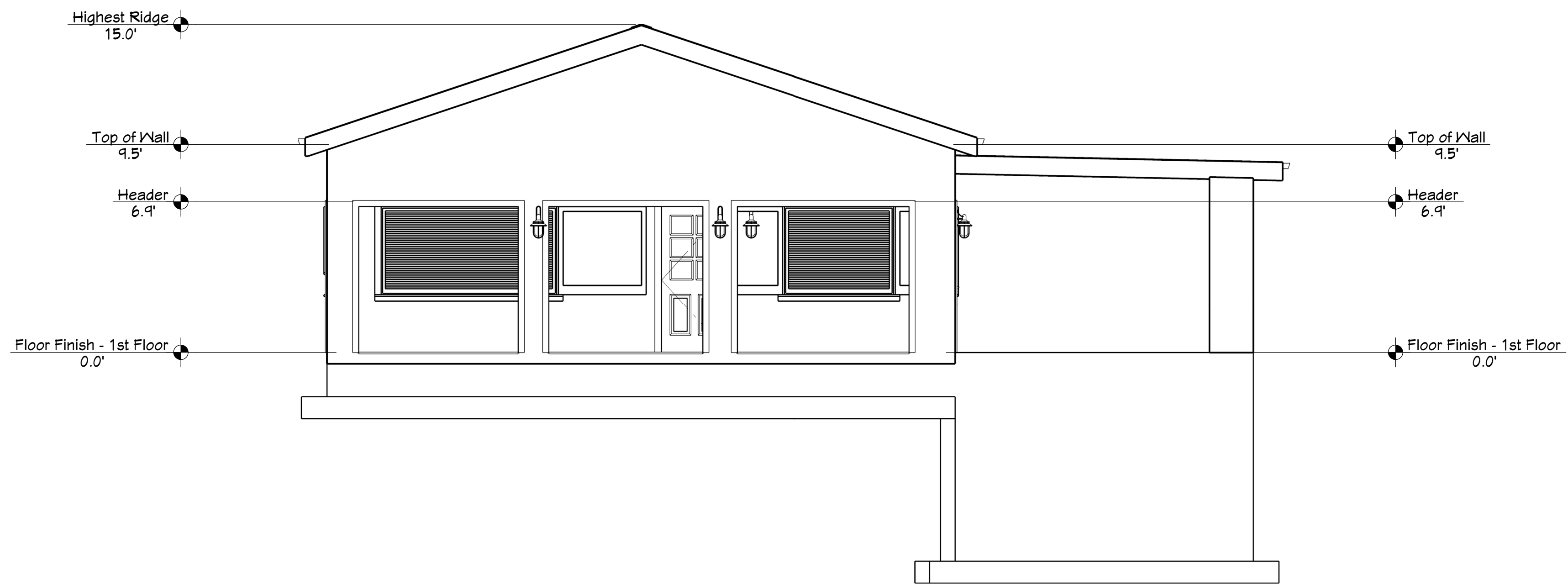
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NORTH & SOUTH ELEVATION

PROJECT TITLE: ROOF RECONSTRUCTION & INTERIOR REPAIR

PROJECT OWNER: JUAN VEGA

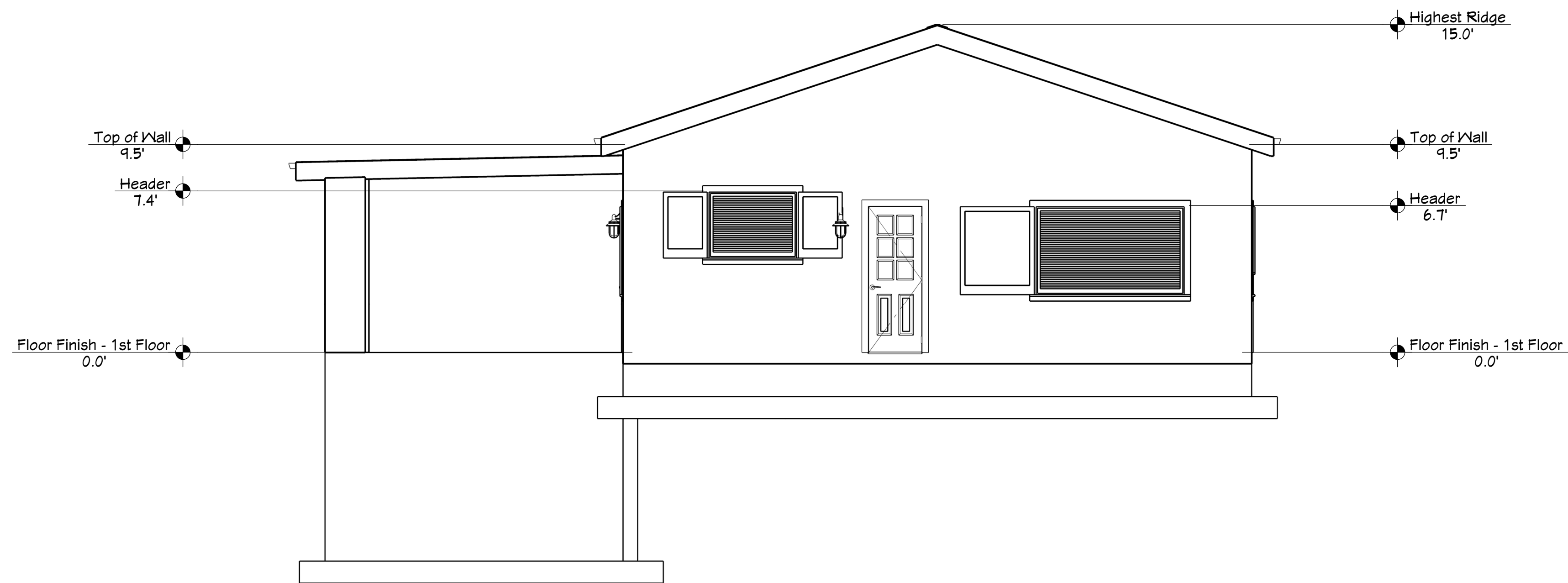
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EAST ELEVATION

SCALE: 1/4"=1'



WEST ELEVATION

SCALE: 1/4"=1'

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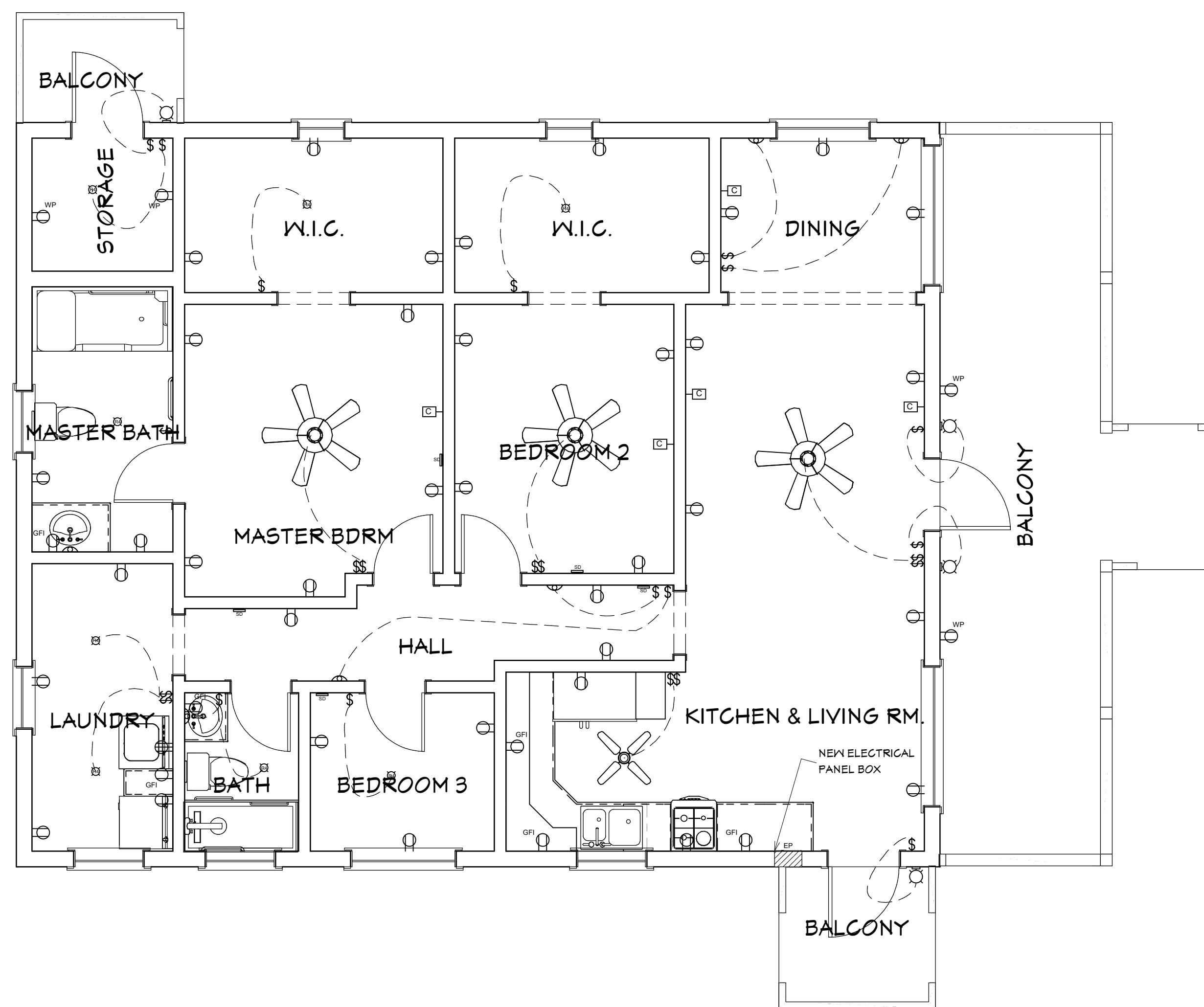
DRAWING TITLE:
EAST & WEST ELEVATION

PROJECT TITLE: ROOF RECONSTRUCTION & INTERIOR REPAIR

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LIVING AREA
1199 SQ FT

ELECTRICAL PLAN
SCALE: 1/4"=1'

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PROFESSIONAL ENGINEER
USVI LICENSE # 635E

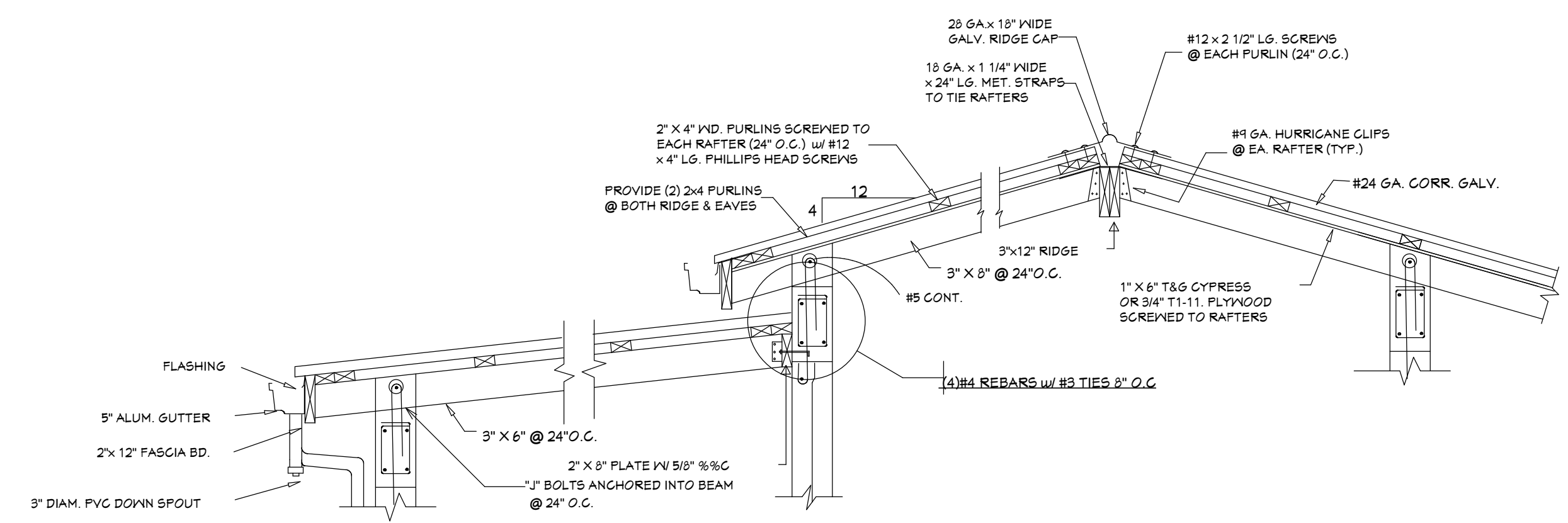
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ELECTRICAL PLAN

PROJECT TITLE: ROOF RECONSTRUCTION & INTERIOR REPAIR

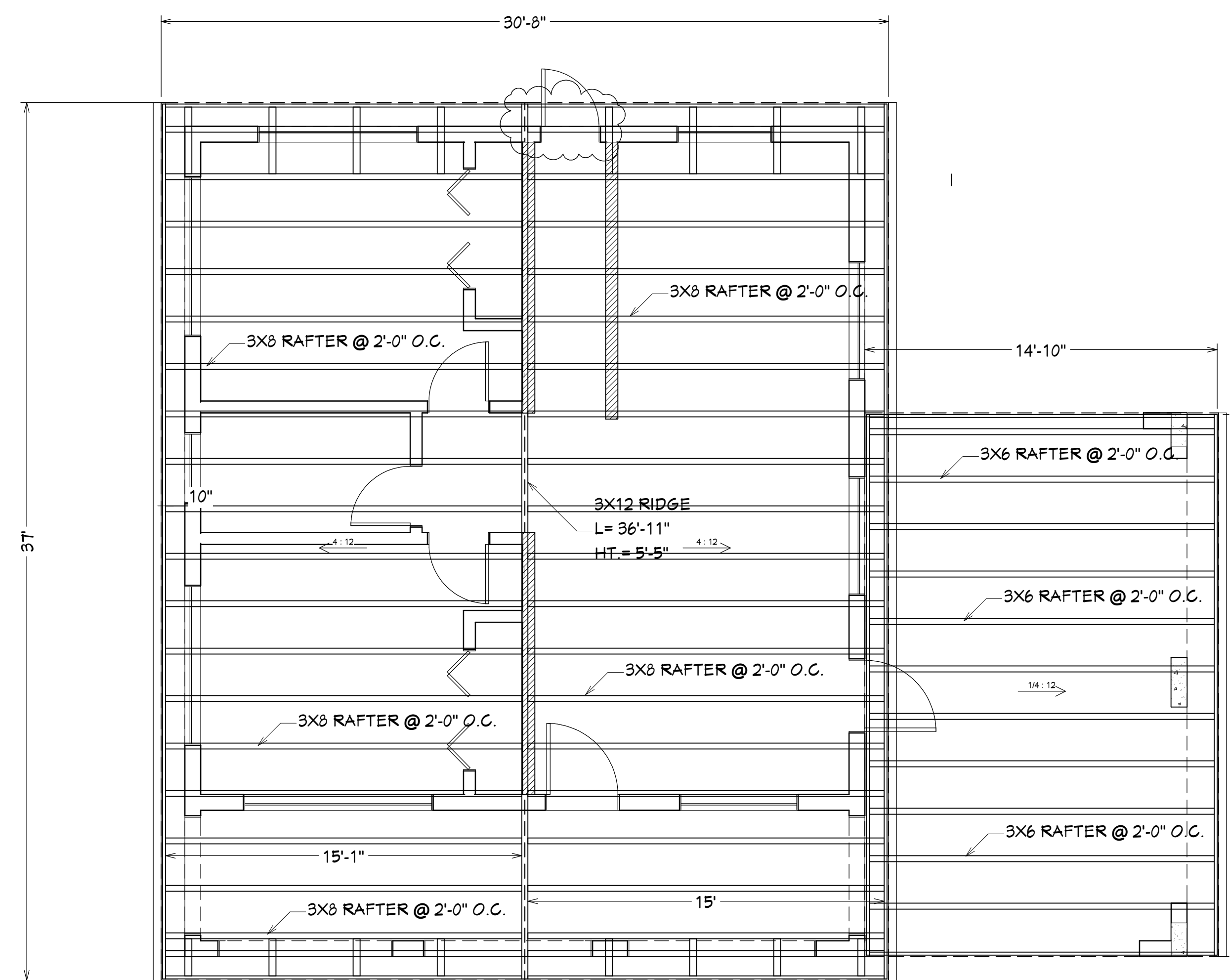
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PROJECT LOCATION: **77 STONE GROUND
FREDERIKSTED, VI 00840**

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ROOF SECTION
SCALE: 3/4"=1'-0"



ROOF PLAN
SCALE: 1/4"=1'

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DRAWING TITLE:
ROOF PLAN & DETAIL

PROJECT TITLE: ROOF RECONSTRUCTION & INTERIOR REPAIR
PROJECT OWNER: JUAN VEGA

PROJECT LOCATION: 77 STONE GROUND
FREDERIKSTED, VI 00840

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