

SCHEDULE OF VALUES

| DIV ID | DESCRIPTION | QTY | UNIT |
|---------------|---|------------|-------------|
| 01 00 | Division 01 00 - Mobilization/General Requirements | | |
| 01.01 | Mobilization (10% if allowed) | 1.00 | LS |
| 02 40 | Division 02 40 - Demolition (Prices include Bins & Disposal) | | |
| 02.41 | Demolition of Building Elements | | |
| 02.41.03 | Demolition of Interior Partition Sheet Rock WaLL siding Only | 1,000.00 | SF |
| 02.41.05 | Removal of Windows and Doors (3 windows and 6 - Doors) | 9.00 | EA |
| 02.41.06 | Removal of Sheet rock ceiling | 600.00 | SF |
| 02.87 | Biohazard Remediation | | |
| 02.87.01 | Mold Remediation | 1.00 | LS |
| 02.87.02 | Removal & Disposal of Materials with LS Mold | 1.00 | LS |
| 06.00 | Division 06 00 - Woods, Plastics Composites | | |
| 06.01 | Baseboards | | |
| 06.01.01 | Timber Baseboards | 200.00 | LF |
| 06.02 | Wood Trim | | |
| 06.02.01 | Door Casings | 4.00 | LF |
| 06.03 | Wood Deck Systems | | |
| 06.03.03 | Timber Hand/Guardrail | 40.00 | LF |
| 06.41 | Cabinetry | | |
| 06.41 | Kitchen Cabinetry w/Countertop | 10.00 | LF |
| 08.00 | Division 08 00 - Doors and Window Openings | | |
| 08.01.01A | 36" Exterior Door w/Frame,Casing &Molding | 3.00 | EA |
| 08.01.03 | 30" or 32" Interior Hollow-Core Door | 2.00 | EA |
| 08.01.04 | 24" Interior Hollow-Core Door | 1.00 | EA |
| 08.01.05 | 72" x 80" Sliding Closet Glass Door | 1.00 | EA |
| 08.01.06 | Windows (See window schedule) Replace, Repairs of parts and screens | 1.00 | LS |
| 08.01.08 | Shutters (See shutter schedule) | 145.00 | SF |
| 09.00 | Division 09 00 - Finishes | | |
| 09.01 | Wall Finishes | | |
| 09.01.02 | Paint (Exterior/Interior walls) | 1,200.00 | SF |
| 09.02 | Floor Finishes | | |
| 09.02.01 | Ceramic Tile Clean | 750.00 | SF |
| 09.03 | Ceiling Finishes | | |
| 09.03.01 | Ceiling Plaster and Painting | 600.00 | SF |
| 09.03.02 | Prime/Paint/Stain T&G T-111 Timber Ceiling | 0.00 | SF |
| 10.00 | Division 10 00 - Building Structures | | |
| 10.01.01 | Timber Construction Miscellaneous Repairs (Ceilings/Stud Framing) | 360.00 | SF |
| 10.01.02 | Install New Cement Board Interior wall sidings & Ceilings | 1,600.00 | SF |
| 22.00 | Division 22 00 - Plumbing & Sanitary | | |
| 22.01 | Water Supply | | |
| 22.01.01 | Water Heater (Tank or Tankless) | 1.00 | EA |
| 22.01.03 | Cistern Cleaning, Sanitize, Reseal | 1.00 | LS |
| 22.02 | Sanitary Waste | | |
| 22.03 | Rain water Drainage / Catchment | | |
| 22.04 | Plumbing Fixtures | | |
| 22.04.01 | Toilets (Replace Lavatory Faucet Only) | 1.00 | EA |
| 22.04.03 | Vanity Sink (Replace Lavatory Faucet Only) | 1.00 | EA |
| 26.00 | Division 26 00 - Electrical Works | | |
| 26.01.03 | Electrical Service Points (Outlets & Switches) | 20.00 | EA |
| 26.01.04 | Electrical Conduit System & Wiring | 1.00 | LS |
| 26.01.05 | Fixtures (Fan/Light Combinations) | 3.00 | EA |
| DIV ID | SECOND FLOOR UNIT | QTY | UNIT |
| 01 00 | Division 01 00 - Mobilization/General Requirements | | |
| 01.01 | Mobilization (10% if allowed) | 1.00 | LS |
| 02 40 | Division 02 40 - Demolition (Prices include Bins & Disposal) | | |
| 02.41 | Demolition of Building Elements | | |
| 02.41.05 | Removal of Windows and Doors | 8.00 | EA |
| 02.87 | Biohazard Remediation | | |
| 05.00 | Division 05 00 - Metal Works | | |
| 05.05 | Metal Straps (for Propane Tanks) | 1.00 | EA |
| 06.00 | Division 06 00 - Woods, Plastics Composites | | |
| 06.01 | Baseboards | | |
| 06.01.01 | Timber Baseboards | 250.00 | LF |
| 06.02 | Wood Trim | | |
| 06.03 | Wood Deck Systems | | |
| 06.03.01 | Timber Decking Added layer of subflooring over existing Subfloor) | 720.00 | SF |
| 06.03.02 | Timber Stair Risers & Porch Deck | 80.00 | SF |
| 06.03.03 | Timber Hand/Guardrail | 40.00 | LF |
| 06.41 | Cabinetry | | |
| 06.41 | Kitchen Cabinetry w/Countertop | 35.00 | LF |
| 07.00 | Division 07 00 - Roof Assembly | | |
| 07.00 | Roof Repairs (Add Purlins and Galvalume Metal- See Plans) | 800.00 | SF |
| 08.00 | Division 08 00 - Doors and Window Openings | | |
| 08.01.01A | 36" Exterior Door w/Frame,Casing &Molding | 2.00 | EA |
| 08.01.03 | 30" or 32" Interior Hollow-Core Door | 5.00 | EA |
| 08.01.04 | 24" Interior Hollow-Core Door | 2.00 | EA |
| 08.01.05 | 72" x 80" Sliding Closet Glass Door | 2.00 | EA |
| 08.01.06 | Windows (See window schedule) (Replace 1 - & Repair | 1.00 | LS |
| 08.01.07 | Skylight | 1.00 | EA |
| 08.01.08 | Shutters (See shutter schedule) | 180.00 | SF |
| 09.00 | Division 09 00 - Finishes | | |
| 09.01 | Wall Finishes | | |
| 09.01.01 | Cement Bd. Over existing interior wood framing Plaster (Interior) | 3,500.00 | SF |
| 09.01.02 | Paint (Exterior/Interior walls) | 3,500.00 | SF |
| 09.01.03 | Wall Tile (Bathrooms & Kitchen) | 300.00 | SF |
| 09.02 | Floor Finishes | | |
| 09.02.01 | Ceramic Tile (over concrete slabs/hardwood) | 800.00 | SF |
| 09.03 | Ceiling Finishes | | |
| 09.03.02 | Prime/Paint/Stain T&G T-111 Timber Ceiling | 1,260.00 | SF |
| 10.00 | Division 10 00 - Building Structures | | |
| 10.01.01 | Timber Wood Deck & Interior Re-Framing | 600.00 | SF |
| 10.01.02 | Add New Simpson Framing Staps and Ties per Plans. (ALLOWANCE) | 1.00 | LS |
| 10.01.03 | Exterior Pump House | 1.00 | LS |
| 22.00 | Division 22 00 - Plumbing & Sanitary | | |
| 22.01 | Water Supply | | |
| 22.01.01 | Water Heater (Tank or Tankless) | 2.00 | EA |
| 22.01.02 | Water Pump/Storage Tank Assembly | 1.00 | EA |
| 22.02 | Sanitary Waste | | |
| 22.02.01 | 3" or 4" PVC Sanitary Sewer Line | 1.00 | LF |
| 22.03 | Rain water Drainage / Catchment | | |
| 22.03.01 | 5" Aluminum Guttering Assembly | | LF |
| 22.04 | Plumbing Fixtures | | |
| 22.04.01 | Toilets | 2.00 | EA |
| 22.04.02 | Tub/Shower Enclosure | 2.00 | EA |
| 22.04.03 | Vanity Sink | 2.00 | EA |
| 26.00 | Division 26 00 - Electrical Works | | |
| 26.01.02 | New Service Panel | 1.00 | EA |
| 26.01.03 | Electrical Service Points (Outlets & Switches) | 60.00 | EA |
| 26.01.04 | Electrical Conduit System & Wiring | 1.00 | LS |
| 26.01.05 | Fixtures (Fan/Light Combinations) | 4.00 | EA |



VI-HRR-00005

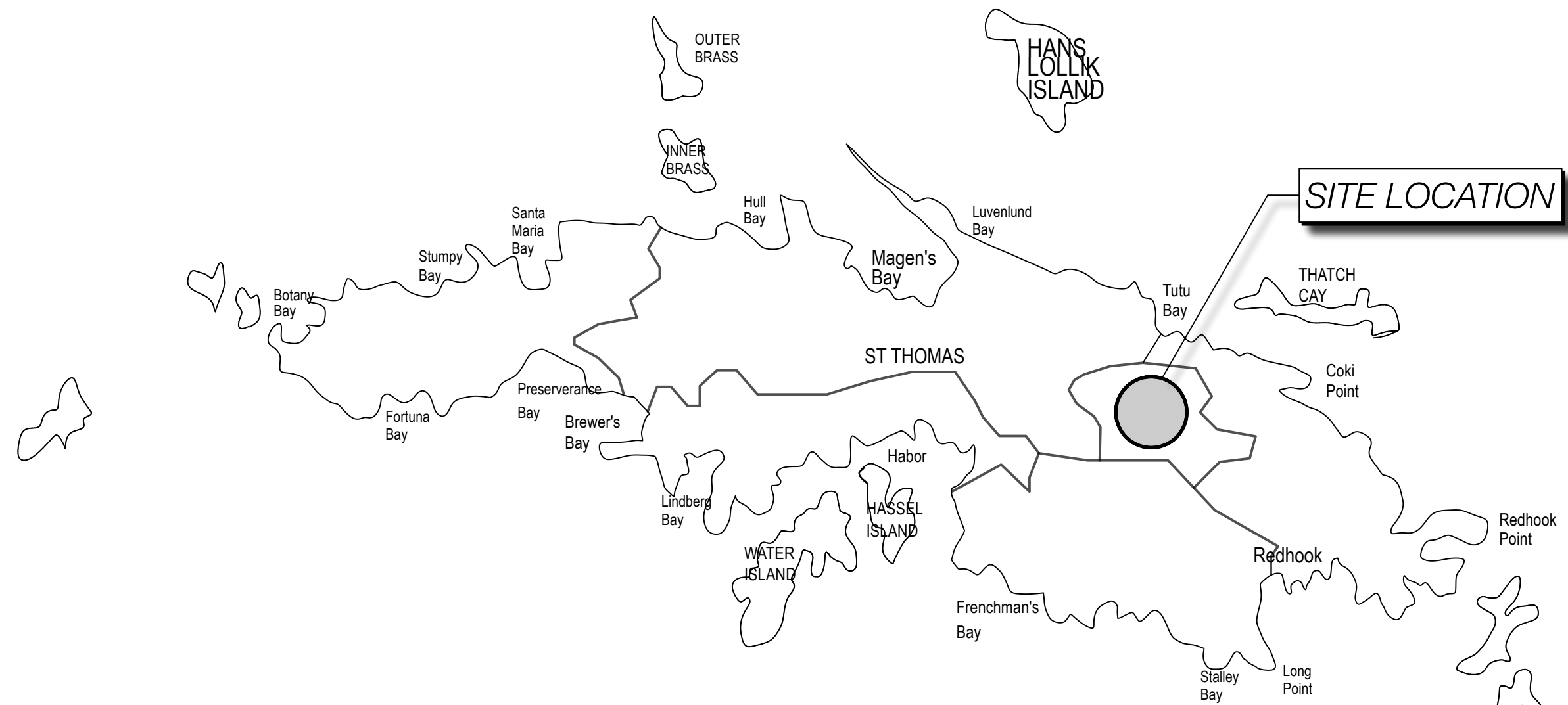
ROOF RECONSTRUCTION AND INTERIOR REPAIR

OF AN EXISTING TWO-FAMILY DWELLING

JOSEPH EDWARDS
 394-124 ANNA'S RETREAT, NEW QTR.
 ST. THOMAS, U.S. VIRGIN ISLANDS 00802



ISLAND 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.

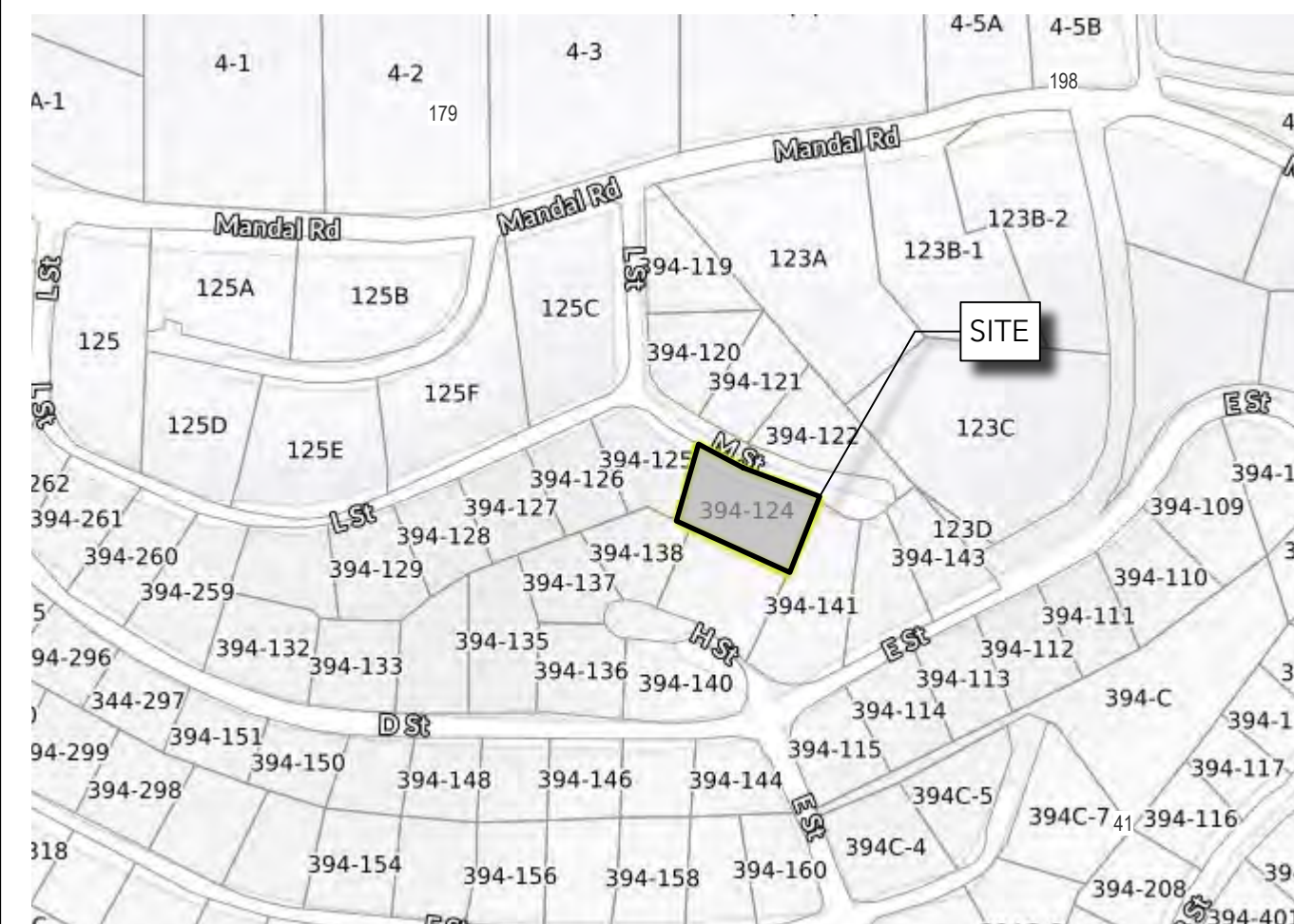
SATELLITE LOCATION MAP



FIRM (04/16/2007) - ZONE A: FLOOD ZONE - MAP# 780000025G



PARCEL ID MAP



PROJECT INFORMATION:

- THIS PROJECT CONSISTS OF THE ROOF AND INTERIOR REPAIR OF AN EXISTING TWO FAMILY DWELLING.
- PROJECT IDENTIFICATION:
 - PARCEL NO. 394-124 ANNA'S RETREAT, ST THOMAS, U.S. VIRGIN ISLANDS
 - SITE ZONING: R-3
 - PROPERTY ID #: 103104037800
 - OWNER: JOSEPH EDWARDS
 - OLG NO.: A9-167E-T71
- ARCHITECT/ENGINEER: GRANT ENGINEERING & CONSTRUCTION GROUP, LLC, 4001 RAPHUNE HILL, SUITE 301, ST. THOMAS, U.S.V.I. 00802
- AREA OF WORK:

| | |
|-------------|----------|
| 1ST FLOOR - | 255 SF |
| 2ND FLOOR - | 1,040 SF |
| TOTAL | 3,095 SF |
- SOIL SURVEY, VI SOIL TYPE F5f
- SITE AREA: 0.18 ACRE
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS, FLOOR PLANS, AND UTILITY CONNECTIONS.
- THE PROJECT IS NOT LOCATED IN AN AREA DETERMINED TO BE WITHIN 100 YEAR FLOODPLAIN, PURSUANT TO THE PRELIMINARY FLOOD INSURANCE RATE MAP (FIRM) #7800000089G, DATED APRIL 16, 2007, PANEL #89 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 (DPNR)
 CDBG-DR PROGRAM - TERRITORY OF THE USVI CONSTRUCTION STANDARDS
 CONSTRUCTION & REHABILITATION MANAGEMENT POLICIES & PROCEDURES, 2021-VIHFA
 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, SINGLE FAMILY
 CONST. TYPE IIIA (3A)

SHEET INDEX

| | | |
|---|-------|-------------------------|
| 1 | G-100 | TITLE SHEET |
| 2 | D-101 | DEMOLITION PLAN |
| 3 | A-101 | FLOOR PLANS & SCHEDULES |
| 4 | A-102 | ROOF PLAN & DETAILS |
| 5 | A-201 | EXTERIOR ELEVATIONS |
| 6 | A-301 | INTERIOR ELEVATIONS |
| 7 | E-101 | ELECTRICAL PLAN |

DRAWING DISCLAIMER:
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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

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

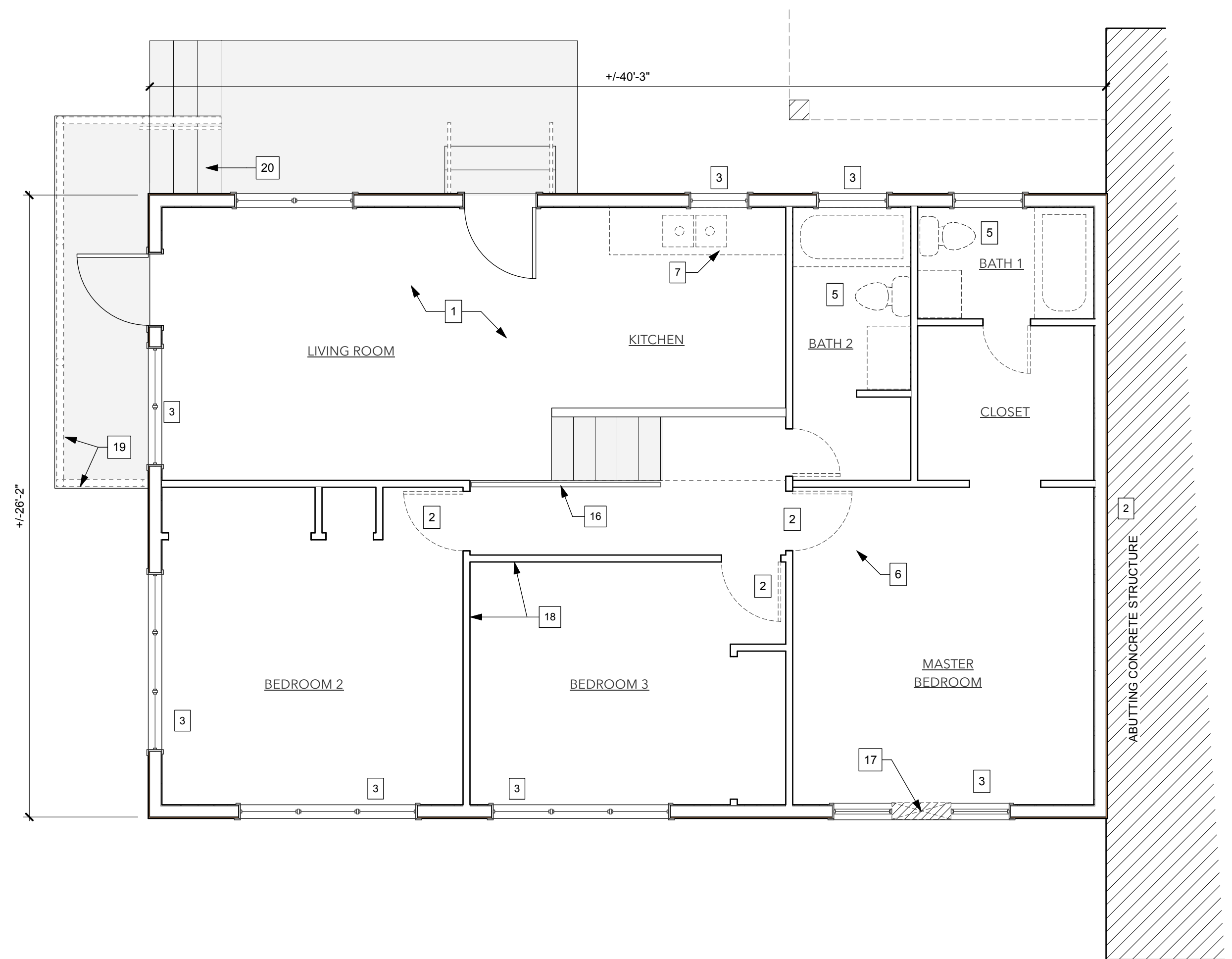
DRAWING TITLE:
TITLE SHEET

PROJECT TITLE:
ROOF AND INTERIOR REPAIR
OF AN EXISTING TWO-FAMILY DWELLING

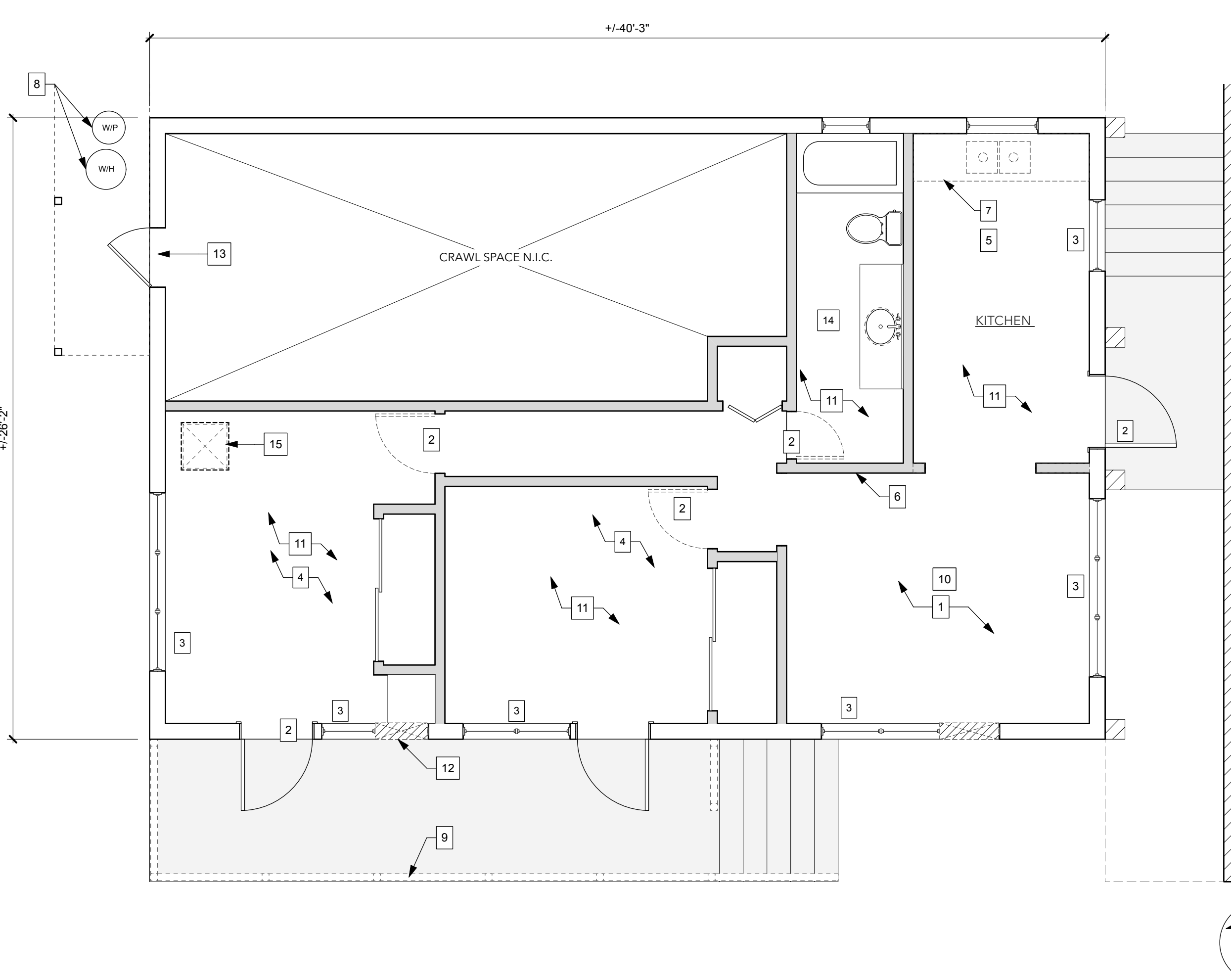
PROJECT OWNER: JOSEPH EDWARDS

PROJECT LOCATION: 394-124 Estate Anna's Retreat
 New Quarter, St Thomas, 00802

| | | | |
|--------------------------|--------------|-----------------|--------------|
| DRAWN BY: | JAL | DATE: | 5/11/23 |
| CHECKED BY: | JBK | SCALE: | AS NOTED |
| CLIENT PROJECT #: | VI-HRR-00005 | SHEET #: | G-100 |
| CEGC PROJECT #: | 321010 | | |



UPPER LEVEL EXISTING CONDITIONS & DEMOLITION PLAN
Scale: 1/4" = 1'-0" 2



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

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

- DEMOLITION KEY NOTES**
- PERFORM MOLD REMEDIATION. REMOVE ALL MOLD INFESTED DRYWALL FROM LOWER LEVEL. INTERIOR STUD WALLS EXCEPT INTERIOR OF BATHROOM.
 - REMOVE ALL DOORS AND CASINGS - EXCEPT CLOSET DOORS
 - ALL GLASS AWNING LOUVER WINDOWS TO REMAIN U.O.N. CHECK ALL OPERATORS & INSECT SCREENS- REMOVE & REPLACE IF DAMAGED.
 - CERAMIC FLOOR TILES AT LOWER LEVEL UNIT TO REMAIN
 - REMOVE AND REPLACE UPPER LEVEL BATHROOM FIXTURES.
 - DISCONNECT, REMOVE AND REWIRE ALL ELECTRICAL POINTS ELECTRICAL BREAKER PANELS. ALL DEVICES AND FIXTURES TO BE REPLACED
 - REMOVE AND REPLACE KITCHEN CABINETS AND COMPONENTS
 - PUMP AND WATER HEATER EQUIPMENT TO BE REPLACED.
 - REMOVE & REPLACE DAMAGED WOOD RAILING
 - SAFELY AND LEGALLY DISPOSE OF ALL MATERIAL & DEBRIS OFF-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND LEGAL DISPOSAL OFF-SITE FOR ALL DEMOLITION AND CONSTRUCTION WASTE DEBRIS, AND FOR ALL DUMPSTER(S), TRUCKING AND LANDFILL FEES.
 - REMOVE CEILING FINISH
 - REMOVE & REPLACE SINGLE DAMAGED WINDOW UNIT
 - EXISTING CRAWL SPACE HATCH DOOR
 - LOWER LEVEL BATHROOM REMAINS INTACT. REMOVE CEILING AND LIGHT FIXTURE ONLY
 - ACCESS HATCH TO CISTERN IN THIS AREA. REPAIR/ REPLACE HATCH IS REQUIRED. EMPTY CLEAN, SANITIZE AND RECOAT CISTERN. REFILL TO MAX. VOLUME ALLOWED BY PROGRAM.
 - EXISTING METAL RAILING TO REMAIN
 - REMOVE A/C & MIDDLE WINDOW UNIT. REPLACE MIDDLE WINDOW UNIT ONLY
 - UPPER LEVEL INTERIOR WALLS HAVE ALREADY BEEN STRIPPED DOWN TO STUD FRAMING (TYP.)
 - REMOVE & REPLACE DAMAGED WOOD DECK AND RAILING COMPLETE
 - REMOVE & REPLACE DAMAGED WOODEN STEPS

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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
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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: DEMOLITION PLAN | | |
| PROJECT TITLE: ROOF AND INTERIOR REPAIR OF AN EXISTING TWO-FAMILY DWELLING | | |
| PROJECT OWNER: JOSEPH EDWARDS | | |
| PROJECT LOCATION: 394-124 Estate Anna's Retreat New Quarter, St Thomas, 00802 | | |
| DRAWN BY: | JAL | DATE: 5/10/23 |
| CHECKED BY: | JBK | SCALE: AS NOTED |
| CLIENT PROJECT #: | VI-HRR-00005 | SHEET #: |
| GECC PROJECT #: | 321010 | D-101 |

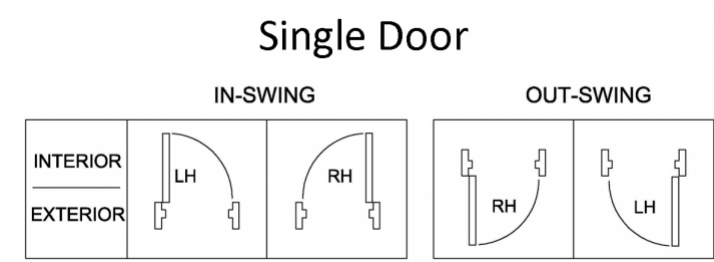
| Door Schedule | | | | | | | | | | | | | | | | |
|---------------|--------------|------------|---------------------------|------------|-------------|----------|-------------------------------|------------|-----|-------|-------------|----------|--|--|--|--|
| Mark | Nominal Size | Door Style | Door Data | HW Set | Accessories | Comments | Window Data | | | | | | | | | |
| | | | | | | | Configuration | Slab Style | Mfr | Model | Accessories | Comments | | | | |
| D 101 | -A 3'0" | 6'8" | 1 3/4" Out-Swing RH Panel | Jeld-Wen | HW#1 | Top Lite | New Metal Entry Door | | | | | | | | | |
| D 102 | -A 3'0" | 6'8" | 1 3/4" Out-Swing LH Panel | Jeld-Wen | HW#1 | Top Lite | New Metal Entry Door | | | | | | | | | |
| D 103 | -A 3'0" | 6'8" | 1 3/4" Out-Swing RH Panel | Jeld-Wen | HW#1 | Top Lite | New Metal Entry Door | | | | | | | | | |
| D 104 | -B 2'6" | 6'8" | 1 3/8" In-Swing RH Panel | Jeld-Wen | HW#2 | | Primed Interior Panel Door | | | | | | | | | |
| D 105 | -B 2'6" | 6'8" | 1 3/8" In-Swing LH Panel | Jeld-Wen | HW#2 | | Primed Interior Panel Door | | | | | | | | | |
| D 106 | -C 2'0" | 6'8" | 1 3/8" In-Swing LH WLP | Veranda | HW#2 | | Wood Louver Panel | | | | | | | | | |
| D 107 | -D 6'0" | 6'8" | 1 3/8" Sliding Mirror | Air Master | HW#3 | | Sliding Mirrored Closet Doors | | | | | | | | | |
| D 201 | -A 3'0" | 6'8" | 1 3/4" Out-Swing RH Panel | Jeld-Wen | HW#1 | Top Lite | New Metal Entry Door | | | | | | | | | |
| D 202 | -A 3'0" | 6'8" | 1 3/4" Out-Swing LH Panel | Jeld-Wen | HW#1 | Top Lite | New Metal Entry Door | | | | | | | | | |
| D 203 | -C 2'0" | 6'8" | 1 3/8" In-Swing RH WLP | Veranda | HW#2 | | Wood Louver Panel | | | | | | | | | |
| D 204 | -C 2'0" | 6'8" | 1 3/8" Out-Swing LH WLP | Veranda | HW#2 | | Wood Louver Panel | | | | | | | | | |
| D 205 | -E 3'0" | 6'8" | 1 3/8" Barn | FLUSH | Custom | HW#4 | Barn Door (Optional) | | | | | | | | | |
| D 206 | -B 2'6" | 6'8" | 1 3/8" In-Swing LH Panel | Jeld-Wen | HW#2 | | Primed Interior Panel Door | | | | | | | | | |
| D 207 | -B 2'6" | 6'8" | 1 3/8" In-Swing LH Panel | Jeld-Wen | HW#2 | | Primed Interior Panel Door | | | | | | | | | |
| D 208 | -B 2'6" | 6'8" | 1 3/8" In-Swing RH Panel | Jeld-Wen | HW#2 | | Primed Interior Panel Door | | | | | | | | | |
| D 209 | -D 6'0" | 6'8" | 1 3/8" Sliding Mirror | Air Master | HW#3 | | Sliding Mirrored Closet Doors | | | | | | | | | |
| D 210 | -D 6'0" | 6'8" | 1 3/8" Sliding Mirror | Air Master | HW#3 | | Sliding Mirrored Closet Doors | | | | | | | | | |

HW#1:
DEADBOLT LOCK WITH MINIMUM 1" THROW AND AN ENTRY LEVEL LOCK, KEYPED ALIKE
(3) EVERBILT 4" SQUARE CORNER SECURITY HINGE

HW#2:
BED/BATH PRIVACY DOOR LEVER HANDLE
(3) EVERBILT 3 1/2" SQUARE CORNER DOOR HINGE

HW#3:
SLIDING GLASS DOOR TRACK & HARDWARE

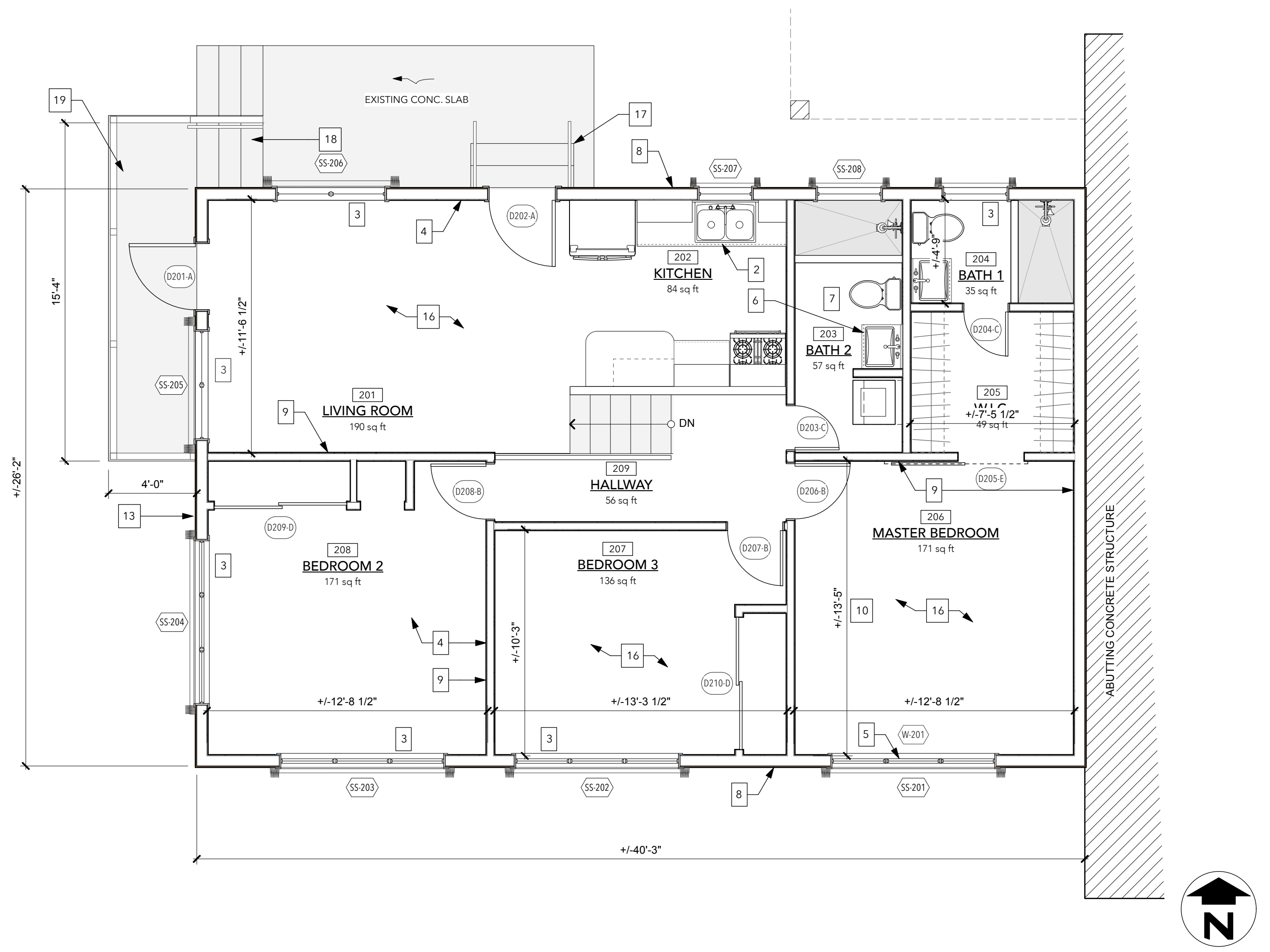
HW#4:
BI-FOLD DOOR TRACK & HARDWARE



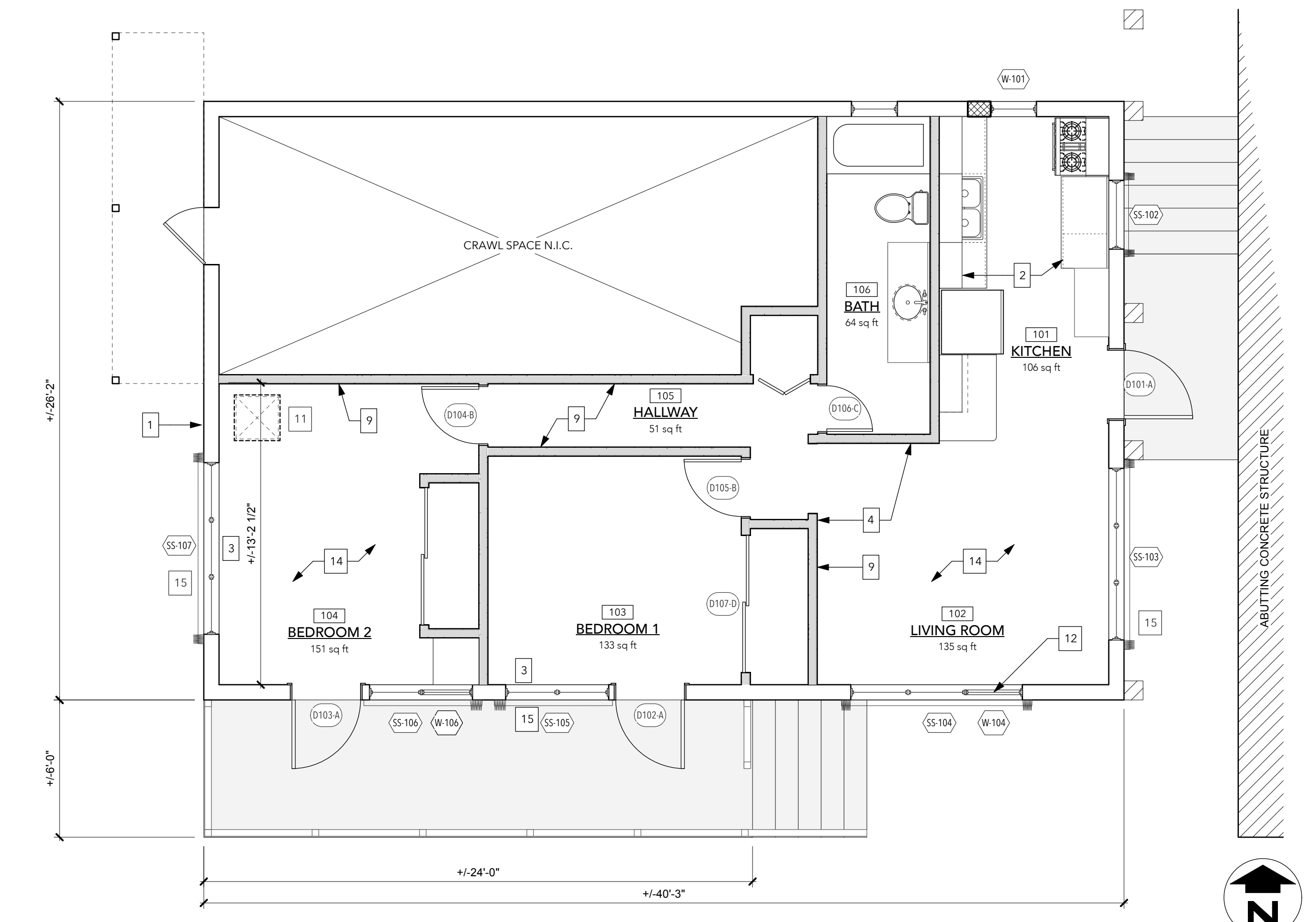
| Window Schedule | | | | | | | | | | | | | | | | |
|-----------------|--------------|---------------|-------------|-----|-------|-------------|---|---------------|----------|----------|------------|-------------|----------|--|--|--|
| Mark | Nominal Size | Window Style | Window Data | Mfr | Model | Accessories | Comments | Window Data | | | | | | | | |
| | | | | | | | | Configuration | Material | Shutters | Egress Win | Accessories | Comments | | | |
| SS-102 | 3'0" x 1'8" | Shutters Only | | | | | Extg Window w/ Accordion Storm Shutters | | | | | | | | | |
| SS-103 | 7'6" x 3'10" | Shutters Only | | | | | Extg Window w/ Accordion Storm Shutters | | | | | | | | | |
| SS-104 | 7'6" x 3'10" | Shutters Only | | | | | Extg Window w/ Accordion Storm Shutters | | | | | | | | | |
| SS-105 | 4'8" x 3'10" | Shutters Only | | | | | Extg Window w/ Accordion Storm Shutters (Stack L) | | | | | | | | | |
| SS-106 | 4'8" x 3'10" | Shutters Only | | | | | Extg Window w/ Accordion Storm Shutters (Stack R) | | | | | | | | | |
| SS-107 | 7'6" x 3'10" | Shutters Only | | | | | Extg Window w/ Accordion Storm Shutters | | | | | | | | | |
| SS-201 | 7'6" x 3'10" | Shutters Only | | | | | | | | | | | | | | |
| SS-202 | 7'6" x 3'10" | Shutters Only | | | | | | | | | | | | | | |
| SS-203 | 7'6" x 3'10" | Shutters Only | | | | | | | | | | | | | | |
| SS-204 | 7'6" x 3'10" | Shutters Only | | | | | | | | | | | | | | |
| SS-205 | 5'0" x 3'10" | Shutters Only | | | | | | | | | | | | | | |
| SS-206 | 5'0" x 3'10" | Shutters Only | | | | | | | | | | | | | | |
| SS-207 | 2'6" x 2'6" | | | | | | | | | | | | | | | |
| SS-208 | 3'0" x 1'8" | | | | | | | | | | | | | | | |
| W-101 | 2'0" x 1'8" | Awning Louver | Alum/GL | | | | Insect Screen | | | | | | | | | |
| W-104 | 2'6" x 3'10" | Awning Louver | Alum/GL | | | | Insect Screen | | | | | | | | | |
| W-106 | 2'3" x 3'10" | Awning Louver | Alum/GL | | | | Insect Screen | | | | | | | | | |
| W-201 | 2'6" x 3'10" | Awning Louver | Alum/GL | | | | Insect Screen | | | | | | | | | |

| Room Finish Schedule | | | | | | | | |
|----------------------|----------------|-------|-------|-------|------|-------|------|---------|
| No. | Room Name | Floor | | Wall | | | | Ceiling |
| | | Matl | Base | North | East | South | West | |
| 101 | KITCHEN | ETR | BTM-1 | CT-3 | CT-3 | N/A | CT-3 | CB-2 |
| 102 | LIVING ROOM | ETR | BWP-1 | CB-P | PNT | PNT | CB-P | CB-P |
| 103 | BEDROOM 1 | ETR | BWP-1 | CB-P | CB-P | PNT | CB-P | CB-P |
| 104 | BEDROOM 2 | ETR | BWP-1 | CB-P | CB-P | PNT | CB-P | CB-P |
| 105 | HALLWAY | ETR | BWP-1 | CB-P | CB-P | CB-P | CB-P | CB-P |
| 106 | BATH | CT-1 | BTM-1 | CB-P | CT-2 | CB-P | CB-P | CB-P |
| 201 | LIVING ROOM | CT-1 | BWP-1 | CB-P | CB-P | CB-P | CB-P | EER |
| 202 | KITCHEN | CT-1 | BWP-1 | CT-3 | CB-P | N/A | EER | |
| 203 | BATH 2 | CT-1 | BTM-1 | CB-P | CT-2 | CB-P | CB-P | PLW |
| 204 | BATH 1 | CT-1 | BTM-1 | CB-P | CT-2 | CB-P | CB-P | EER |
| 205 | W.I.C. | CT-1 | BWP-1 | CB-P | CB-P | CB-P | CB-P | EER |
| 206 | MASTER BEDROOM | CT-1 | BWP-1 | CB-P | CB-P | CB-P | CB-P | EER |
| 207 | BEDROOM 3 | CT-1 | BWP-1 | CB-P | CB-P | CB-P | CB-P | EER |
| 208 | BEDROOM 2 | CT-1 | BWP-1 | CB-P | CB-P | CB-P | CB-P | EER |
| 209 | HALLWAY | CT-1 | BTM-1 | PNT | PNT | PNT | PNT | PLW |

| Room Finish Legend | |
|--------------------|--|
| Ceiling | |
| CB-P | Cement board, sealed, primed & painted |
| EER | Existing Exposed Rafter & T1-11 Plwd Decking, REPAINT |
| PLW | T1-11 Plywood Drop Ceiling, Painted |
| Wall | |
| CB-P | Cement Board, sealed, primed & painted |
| CT-2 | 8" X 8" square ceramic tile, Paint above Tile |
| CT-3 | Ceramic tile - Mosaic Backsplash Tile |
| N/A | N/A |
| PNT | PAINT |
| Base | |
| BTM-1 | 4" Base-Match Ceramic Tile Floor - Cove base, bullnose top |
| BWP-1 | Paint-grade 5/8" x 4" pine base moulding - classic |
| Floor | |
| CT-1 | 16"x16" Ceramic Tile |
| ETR | Existing finish to Remain |



MAIN LEVEL FLOOR PLAN 1
Scale: 1/4" = 1'-0"



LOWER LEVEL FLOOR PLAN 2
Scale: 1/4" = 1'-0"

| WALL LEGEND | DESCRIPTION |
|-------------|---|
| (Symbol) | EXISTING MASONRY WALLS |
| (Symbol) | EXISTING INTERIOR STUD PARTITIONS |
| (Symbol) | EXISTING WALLS TO BE DEMOLISHED |
| (Symbol) | NEW MASONRY WALL INFILLS PLASTER FLUSH WITH EXISTING WALLS |
| (Symbol) | NEW 2x4 OR 2x6 STUD FRAMED WALL W/ 5/8" CEMENT BOARD E.S. |

- PLAN KEY NOTES**
- POWER WASH/ CLEAN & REPAIR ALL LOWER LEVEL EXTERIOR WALLS.
 - INSTALL NEW KITCHEN CABINERY INCLUDING NEW SINK, FAUCET AND PLUMBING LINE CONNECTIONS. CONTRACTOR TO SUPPLY CABINERY SHOP DRAWINGS FOR APPROVAL.
 - ALL WINDOWS TO HAVE WORKING OPERATORS AND UNDAMAGED INSECT SCREENS. REPLACE AS REQUIRED.
 - ALL INTERIOR WALLS AND CEILINGS TO BE PAINTED.
 - REMOVE A/C AND REPLACE MIDDLE WINDOW UNIT ONLY
 - NEW GLACIER BAY 30" VANITY W/ CULTURED MARBLE VANITY TOP W/ BASIN
 - REPLACE ALL PLUMBING FIXTURES
 - WASH/ CLEAN ALL EXTERIOR WOOD SIDING WITH SOFT BRUSH AND RINSE W/ GARDEN HOSE - DO NOT PRESSURE WASH. PATCH/ REPAIR ANY DAMAGED SIDING AND REPAINT ALL EXTERIOR WALLS.
 - INSTALL NEW CEMENT BOARD ON E.S. OF EXISTING STUD WALLS
 - ALL DIMENSIONS TO BE FIELD VERIFIED BEFORE COMMENCEMENT OF WORK.
 - ACCESS HATCH TO CISTERN IN THIS AREA. REPAIR/ REPLACE HATCH IS REQUIRED. EMPTY CLEAN, SANITIZE AND RECOAT CISTERN. REFILL TO MAX. VOLUME ALLOWED BY PROGRAM.
 - REPLACE SINGLE DAMAGED WINDOW UNIT ONLY
 - WASH/ CLEAN WOOD SIDING WITH DETERGENT AND SOFT BRUSH. USE GARDEN HOSE TO RINSE DO NOT POWER WASH. PATCH/ REPAIR DAMAGED SIDING AND REPAIR EXTERIOR WALLS
 - LOWER LEVEL FLOOR TILES TO BE CLEANED.
 - ALL WINDOWS TO BE FITTED WITH NEW ACCORDION STORM SHUTTERS
 - INSTALL ADDITIONAL 1/2" PLYWOOD SUB-FLOOR LAYER AND PREPARE FOR NEW CERAMIC FLOOR TILES THROUGHOUT UPPER LEVEL.
 - INSTALL SAFETY RAILING ON E.S. OF EXISTING STEPS
 - WOOD STEPS AND RAILING TO BE RECONSTRUCTED
 - CONSTRUCT REPLACEMENT WOOD DECK COMPLETE WITH RAILING

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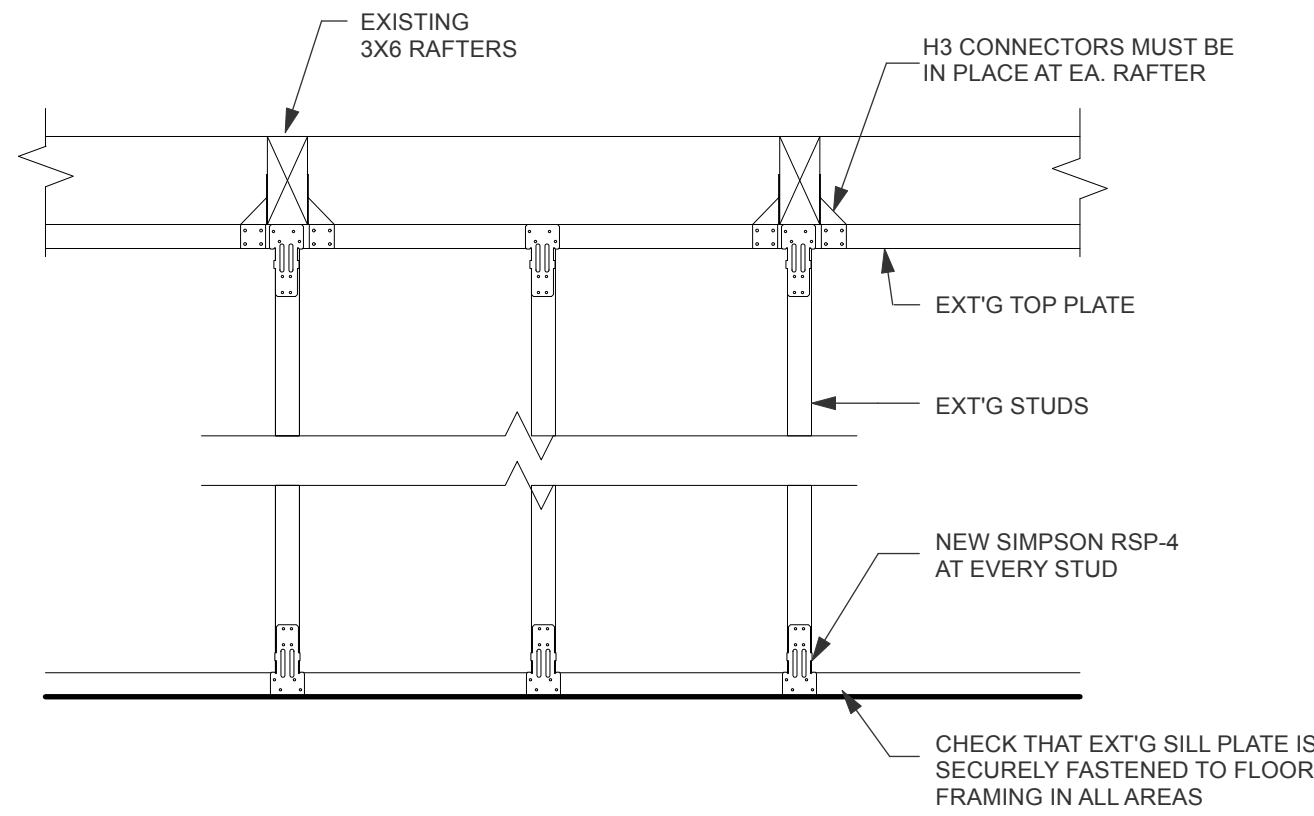
DRAWING TITLE:
FLOOR PLANS & SCHEDULES

PROJECT TITLE:
**ROOF AND INTERIOR REPAIR
OF AN EXISTING TWO-FAMILY DWELLING**

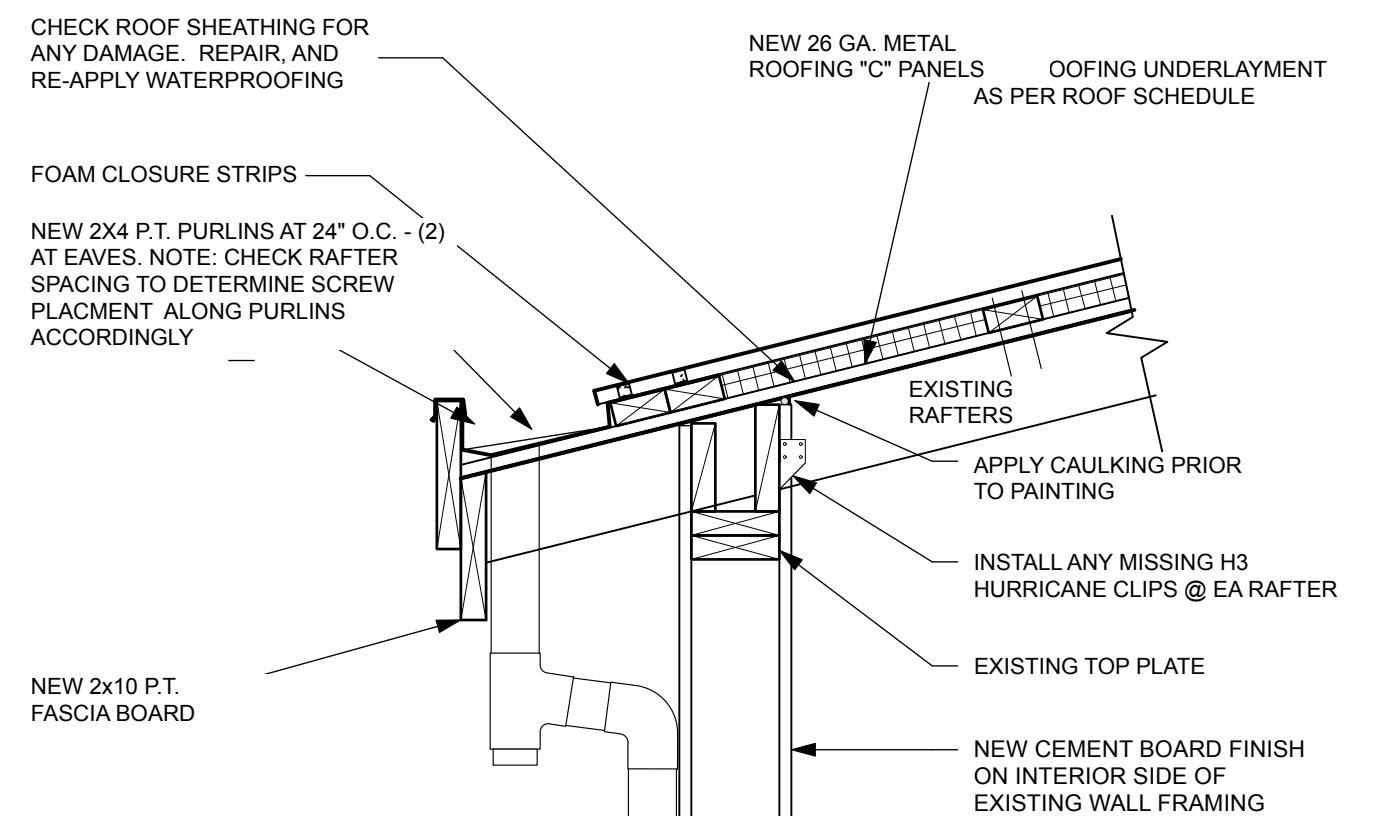
PROJECT OWNER: **JOSEPH EDWARDS**

PROJECT LOCATION: **394-124 Estate Anna's Retreat
New Quarter, St Thomas, 00802**

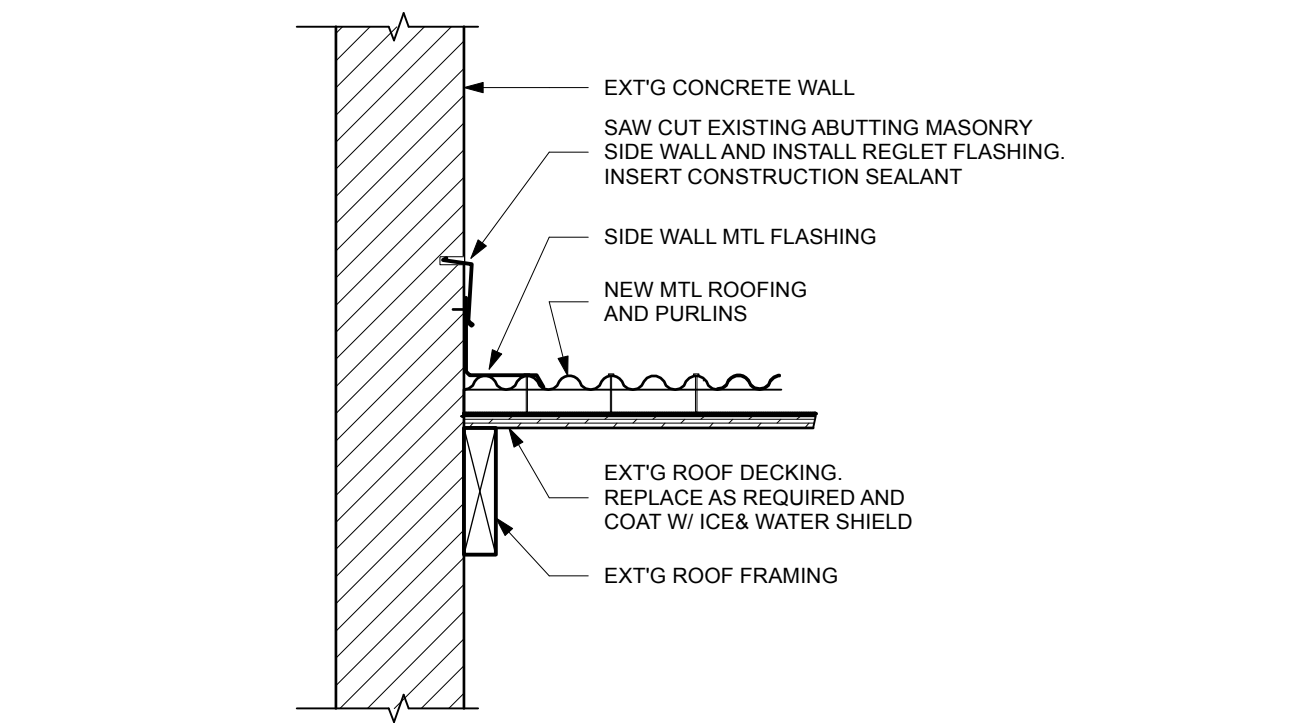
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| GECC PROJECT #: 321010 | |



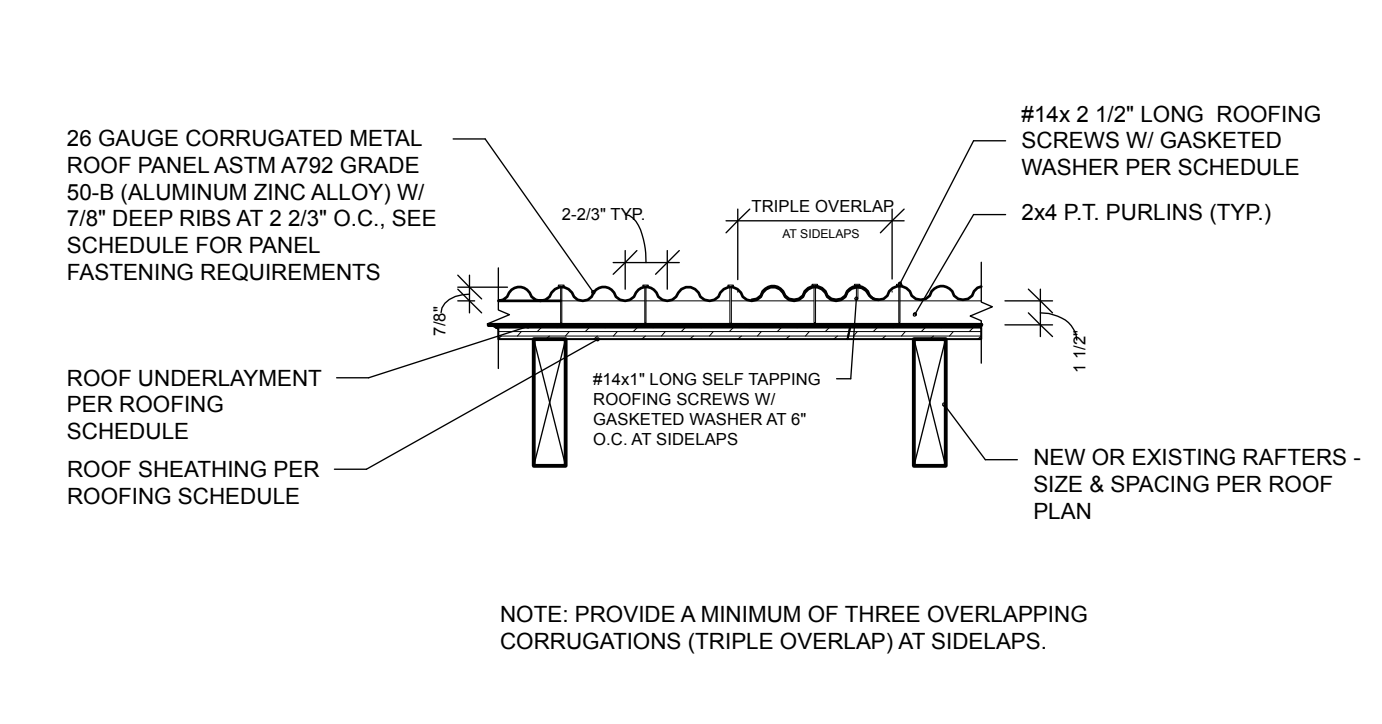
FRAMING UPGRADE DETAIL
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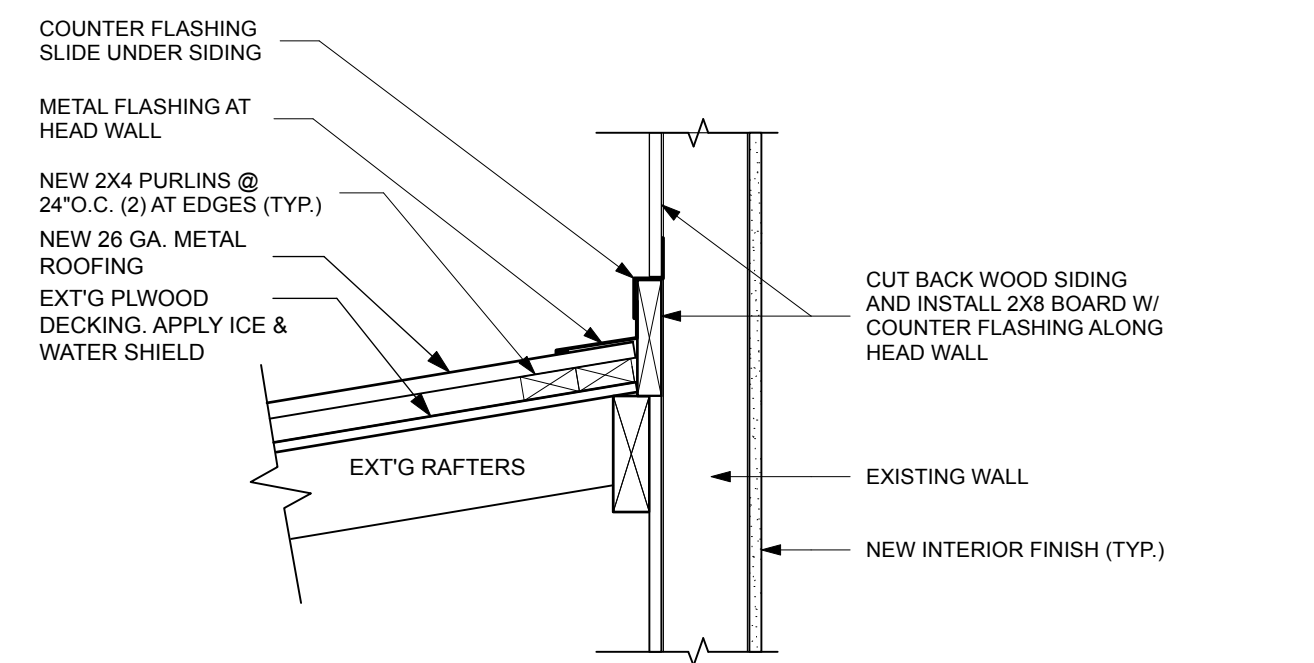
EAVE DETAIL
Scale: 1" = 1'-0" **4**



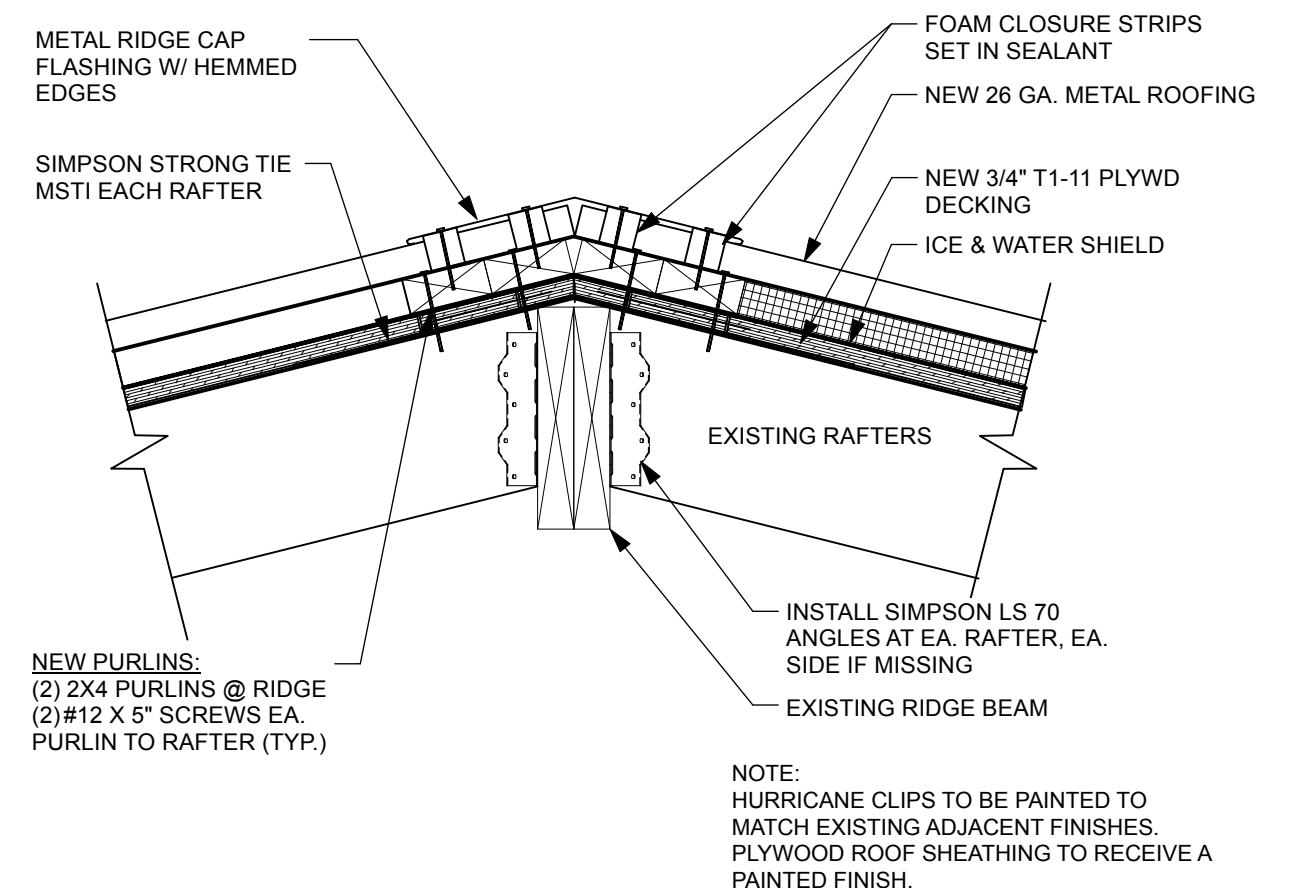
ROOF DETAIL AT SIDE WALL
Scale: 1" = 1'-0" **7**



ROOF COVERING SECTION DETAIL
Scale: 1" = 1'-0" **3**

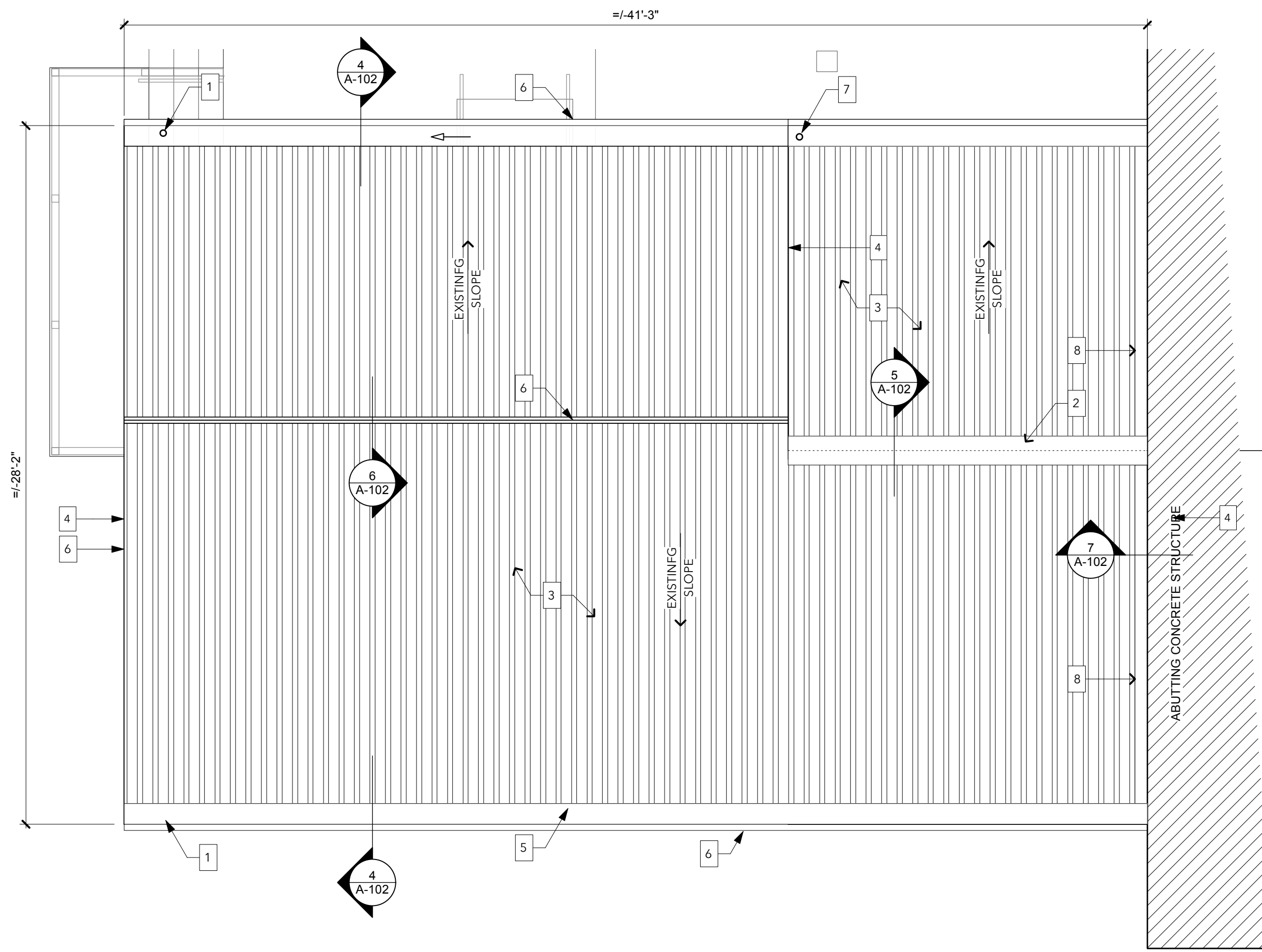


ROOF AT HEAD WALL DETAIL
Scale: 1" = 1'-0" **6**



RIDGE DETAIL
Scale: 1" = 1'-0" **5**

| ROOFING SCHEDULE | |
|--|--|
| METAL ROOFING PANELS | 26 GA. PRE-FINISHED CORRUGATED ROOF PANELS ASTM A792 GRADE 50-B WITH 7/8" DEEP RIBS. OVERLAP 3 CORRUGATIONS MIN. AT SIDE LAP IN DIRECTION OF PREVAILING WINDS. |
| METAL CAP FLASHING | 26 GA. MIN. PRE-FINISHED TO MATCH ROOF PANELS, 14" WIDE MIN. |
| ROOFING UNDERLAYMENT | SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 INSTALLED IN ACCORDANCE WITH BOTH THE UNDERLAYMENT MANUFACTURER'S AND ROOF COVERING MANUFACTURER'S INSTRUCTIONS FOR THE DECK MATERIAL, ROOF VENTILATION CONFIGURATION, AND CLIMATE EXPOSURE FOR THE ROOF COVERING TO BE INSTALLED. |
| METAL ROOF PANEL FASTENER SPACING ALONG PURLINS | SELF-TAPPING SHEET METAL SCREWS, ZINC COATED, #14 x 2-1/2" HEXAGONAL HEAD PRE-FINISHED TO MATCH ROOF PANELS. 6" O.C. MIN. |
| METAL ROOF PANEL FASTENER SPACING ALONG PURLINS AT LAPPED ENDS OF PANELS | SELF-TAPPING SHEET METAL SCREWS, ZINC COATED, #14 x 2-1/2" HEXAGONAL HEAD PRE-FINISHED TO MATCH ROOF PANELS. 6" O.C. MIN. AND PROVIDE ADDITIONAL ROW OF SELF-TAPPING SHEET METAL SCREWS, ZINC COATED #14 x 1" LONG, HEXAGONAL HEAD PRE-FINISHED TO MATCH ROOF PANELS 6" O.C. |
| PURLIN SPACING | SEE ROOF DETAILS, MAX. 24" O.C. SPACING |
| PURLIN FASTENERS INTO OUTLOOKERS AT OVERHANGS | #14 x 5" LONG S.S. WOOD SCREW @ 6" O.C. |
| PURLIN FASTENERS AT EACH RAFTER INTERSECTION | TWO #14 x 5" LONG S.S. WOOD SCREWS |
| BLOCKING FOR ROOF SHEATHING | BLOCKING SHALL BE INSTALLED UNDER THE UNSUPPORTED EDGE OF ALL ROOF SHEATHING WHICH USE LIQUID APPLIED MEMBRANE ROOFING SYSTEMS |
| ROOF SHEATHING SIZE NOTE: STAGGER JOINTS TYP. | STRUCTURAL 1 TYPE 5/8" T1-11 TONGUE AND GROOVE PLYWOOD WITH 40/20 SPAN RATING |
| ROOF SHEATHING FASTENERS | #14 x 3-1/2" LONG S.S. WOOD SCREWS AT 3" O.C. AT ALL SUPPORT MEMBERS |
| ROOF BOARD INSULATION | EXTRUDED POLYSTYRENE (XPS) ROOF BOARD THERMAL INSULATION, CLOSED-CELL FOAM PANELS CONFORMING TO ASTM-C-578, TYPE IV 1-1/2" THICKNESS, MIN. 7.5 R-VALUE. |



ROOF PLAN
Scale: 1/4" = 1'-0" **1**

END LAPS SHALL ONLY OCCUR AT PURLINS. PANELS SHALL BE OVERLAPPED 8" BEYOND FASTENERS UNDERNEATH AND 2" BEYOND FASTENERS ON TOP WITH TWO ROWS OF SEALANT TAPE UPSLOPE OF FASTENERS AT END LAPS. FASTENERS SHALL PENETRATE BOTH PANELS INTO PURLINS AT END LAPS. END LAPS ARE ONLY RECOMMENDED WHEN EAVE TO RIDGE LENGTH EXCEEDS THE MAXIMUM AVAILABLE PANEL LENGTH.

26 GAUGE CORRUGATED METAL ROOF PANEL ASTM A792 GRADE 50-B (ALUMINUM ZINC ALLOY) W/ 7/8" DEEP RIBS AT 2 2/3" O.C., SEE SCHEDULE FOR PANEL FASTENING REQUIREMENTS

AT END LAP, PROVIDE ROW OF #14 x 1" LONG SELF-TAPPING ROOFING SCREWS WITH GASKETED WASHERS

DASHED LINE INDICATES END OF ROOF PANEL UNDERNEATH AT ROOF PANEL END LAP

EXISTING RAFTERS

ROOF INSULATION: LOOSE-LAID 1 1/2" THICK EXTRUDED POLYSTYRENE (XPS) BETWEEN PURLINS

2x4 PURLINS: PROVIDE (2) PURLINS AT RIDGE AND EAVES

SEE SCHEDULE FOR NAILER-TO-RAFTER

ROOFING UNDERLAYMENT PER ROOFING SCHEDULE

NOTE: ALL WOOD COMPONENTS SHALL BE PRESSURE TREATED.

ROOF SHEATHING: SEE SCHEDULE FOR PANEL TYPE AND FASTENING REQUIREMENTS

PLAN KEY NOTES

- 3" D.S. CONNECT TO CISTERN INLET (TYP.)
- 14" RIDGE CAP FLASHING
- NEW METAL ROOFING AND PURLINS ON EXISTING ROOF DECKING. APPLY NEW WATERPROOF COATING TO EXISTING DECKING.
- MTL RAKE FLASHING AT GABLE ENDS
- CONCEALED METAL FORMED GUTTERING
- DBLE 2X10 P.T. WOOD FASCIA (TYP.)
- 3" D.S. DISCHARGE TO LOWER ROOF GUTTER
- INSTALL SIDEWALL TRIM FLASHING ALONG WALL OF ABUTTING STRUCTURE

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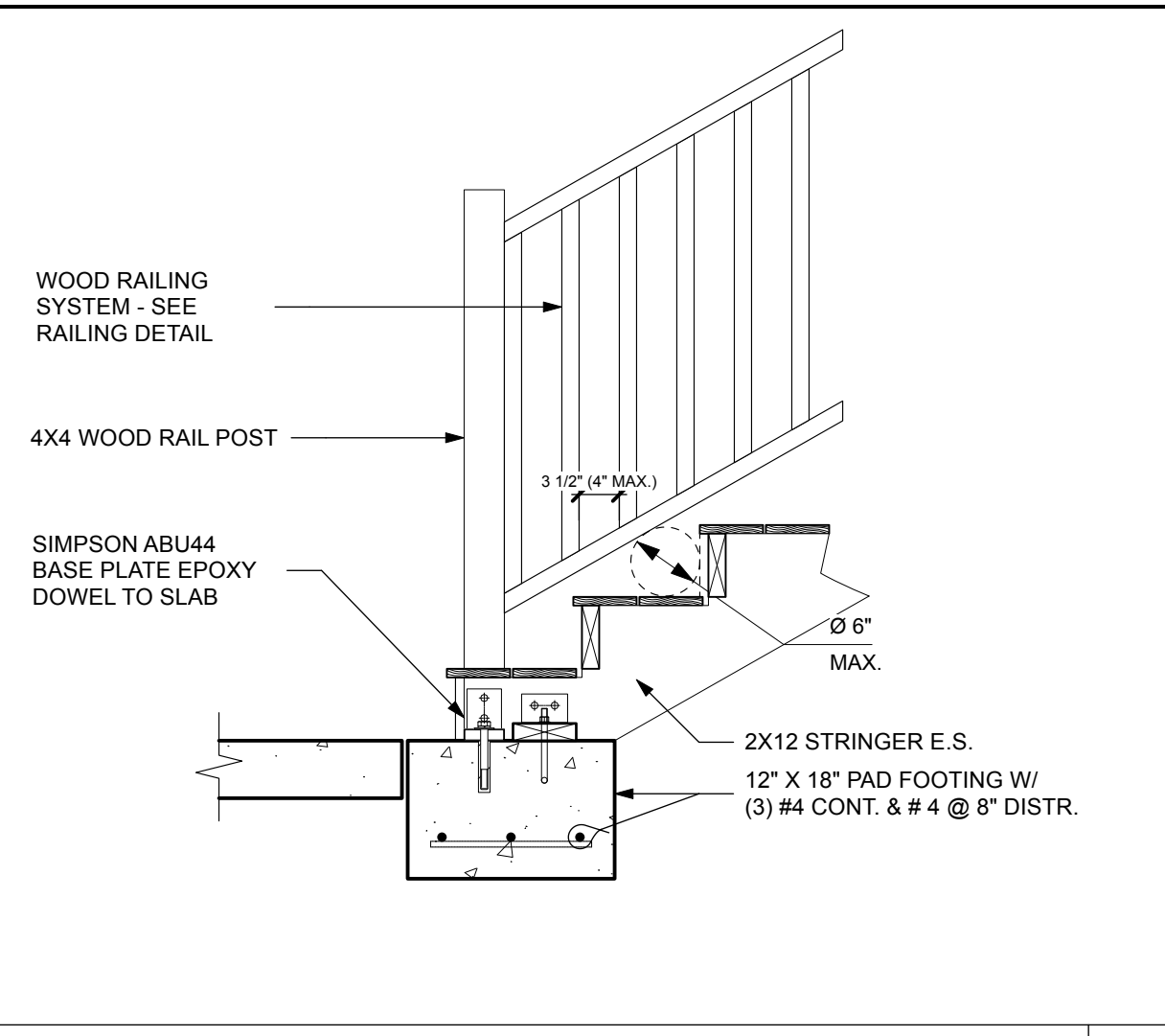
DRAWING TITLE:
ROOF PLAN & DETAILS

PROJECT TITLE:
ROOF AND INTERIOR REPAIR OF AN EXISTING TWO-FAMILY DWELLING

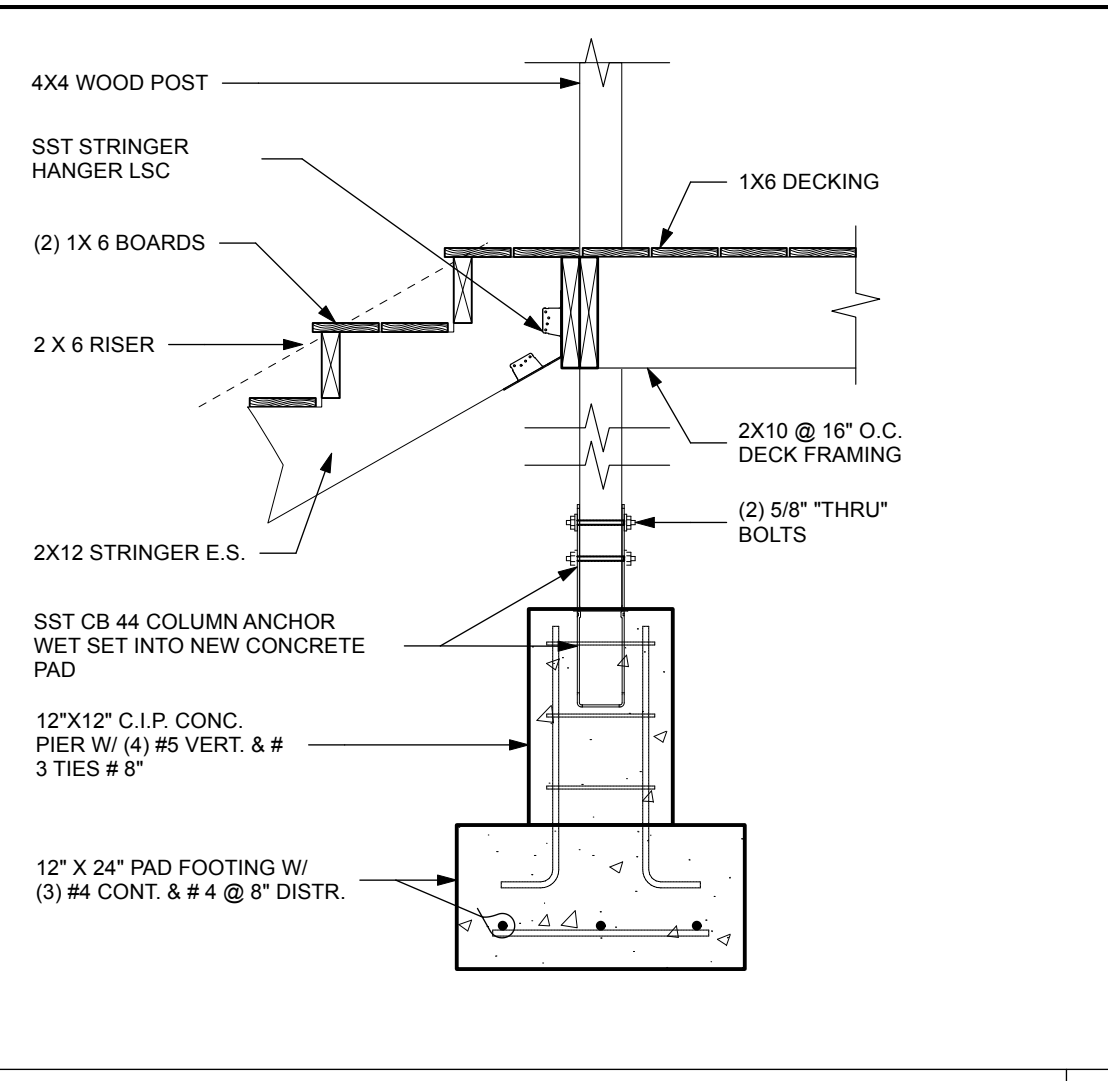
PROJECT OWNER: JOSEPH EDWARDS

PROJECT LOCATION: 394-124 Estate Anna's Retreat New Quarter, St Thomas, 00802

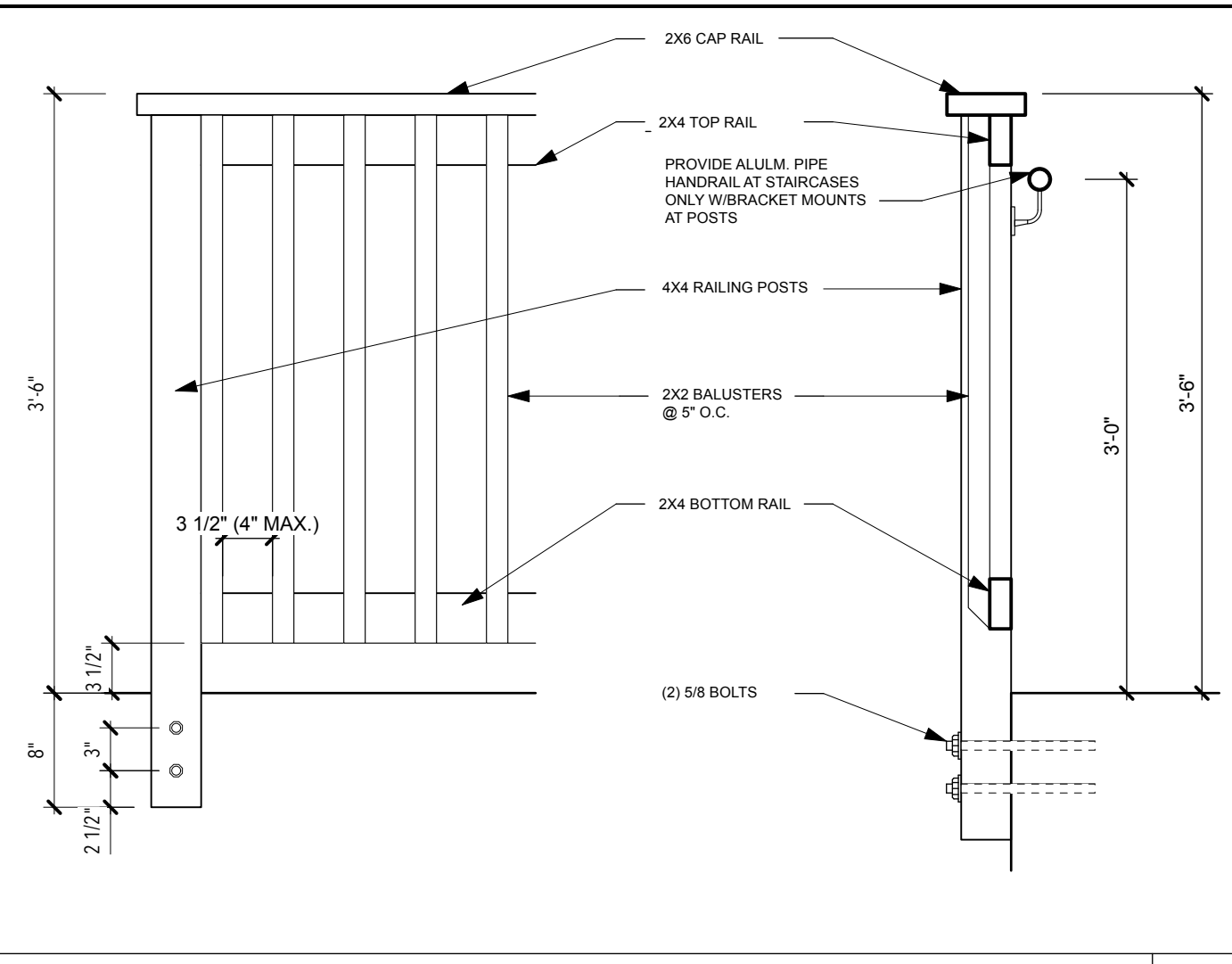
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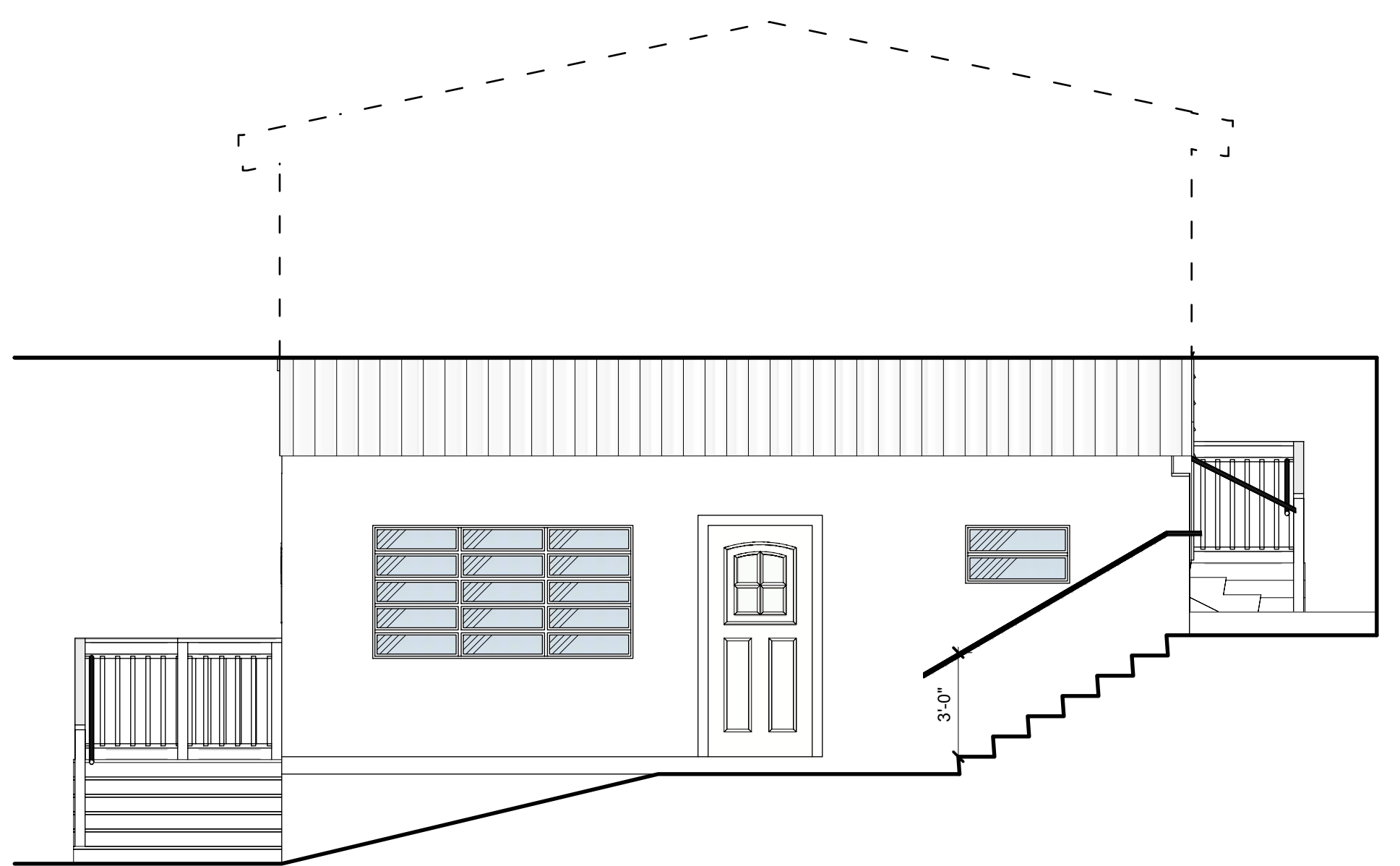
WOOD STAIR DETAIL
Scale: 3/4" = 1'-0" **7**



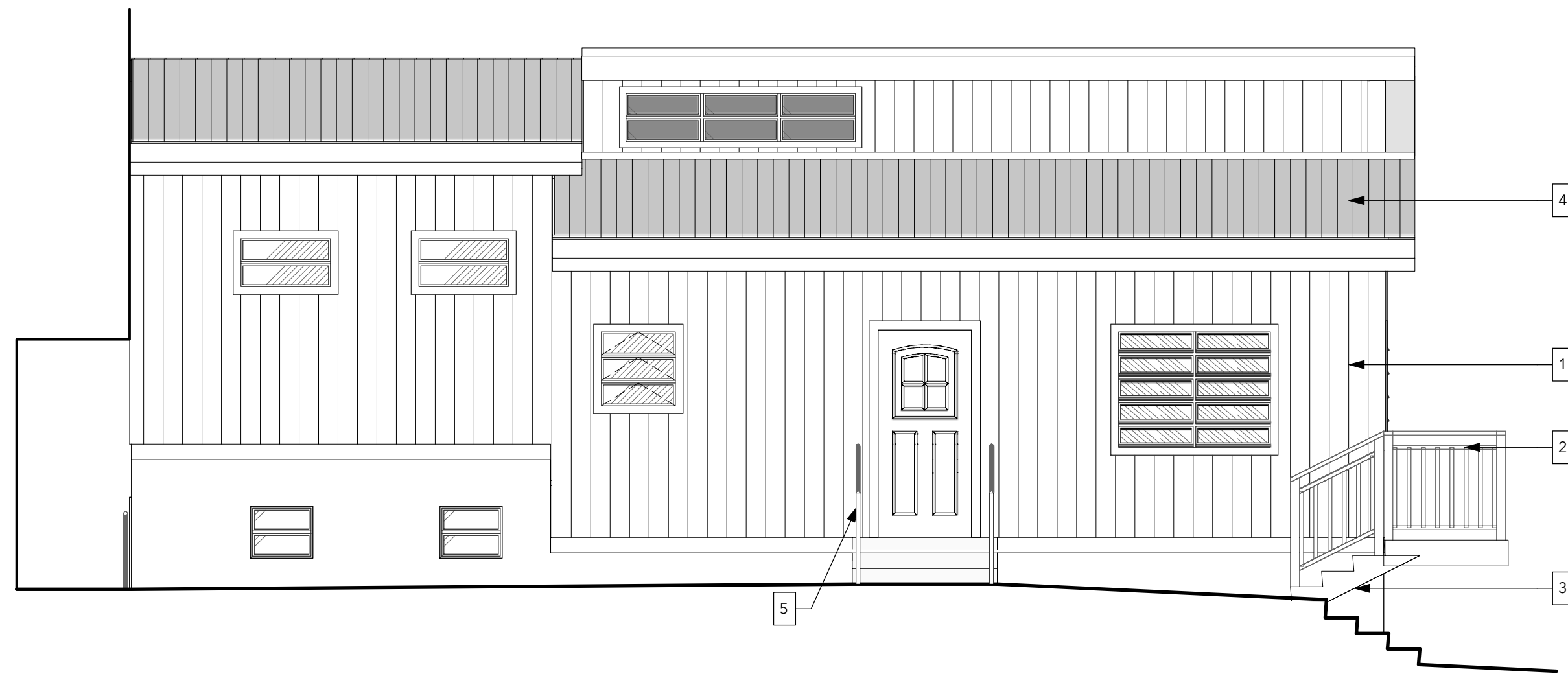
WOOD STAIR & DECK DETAIL
Scale: 3/4" = 1'-0" **6**



RAILING DETAIL
Scale: 1" = 1'-0" **5**



SOUTH ELEVATION
Scale: 1/4" = 1'-0" **4**



SOUTH ELEVATION
Scale: 1/4" = 1'-0" **2**

- KEYNOTES**
1. WASH/ CLEAN ALL EXTERIOR WOOD SIDING WITH SOFT BRUSH AND RINSE W/ GARDEN HOSE - DO NOT PRESSURE WASH. PATCH/ REPAIR ANY DAMAGED SIDING AND REPAINT ALL EXTERIOR WALLS.
 2. REPLACE WOOD RAILING SYSTEM
 3. RECONSTRUCT STEPS TO GRADE
 4. NEW METAL ROOFING ON EXISTING ROOF
 5. INSTALL NEW SAFTEY RAILING ON EITHER SIDE OF EXISTING STEPS
 6. PAINT ALL EXTERIOR WALLS
 7. EXISTING WINDOS TO BE FITTED W/ ACCORDION STORM SHUTTERS (TYP.)
 8. NEW WOOD DECK AND RAILING SYSTEM
 9. NEW WOOD RALING AT EXISTING DECK
 10. EXISTING STEPS TO BE REPAIRED AS REQ.

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EXTERIOR ELEVATIONS

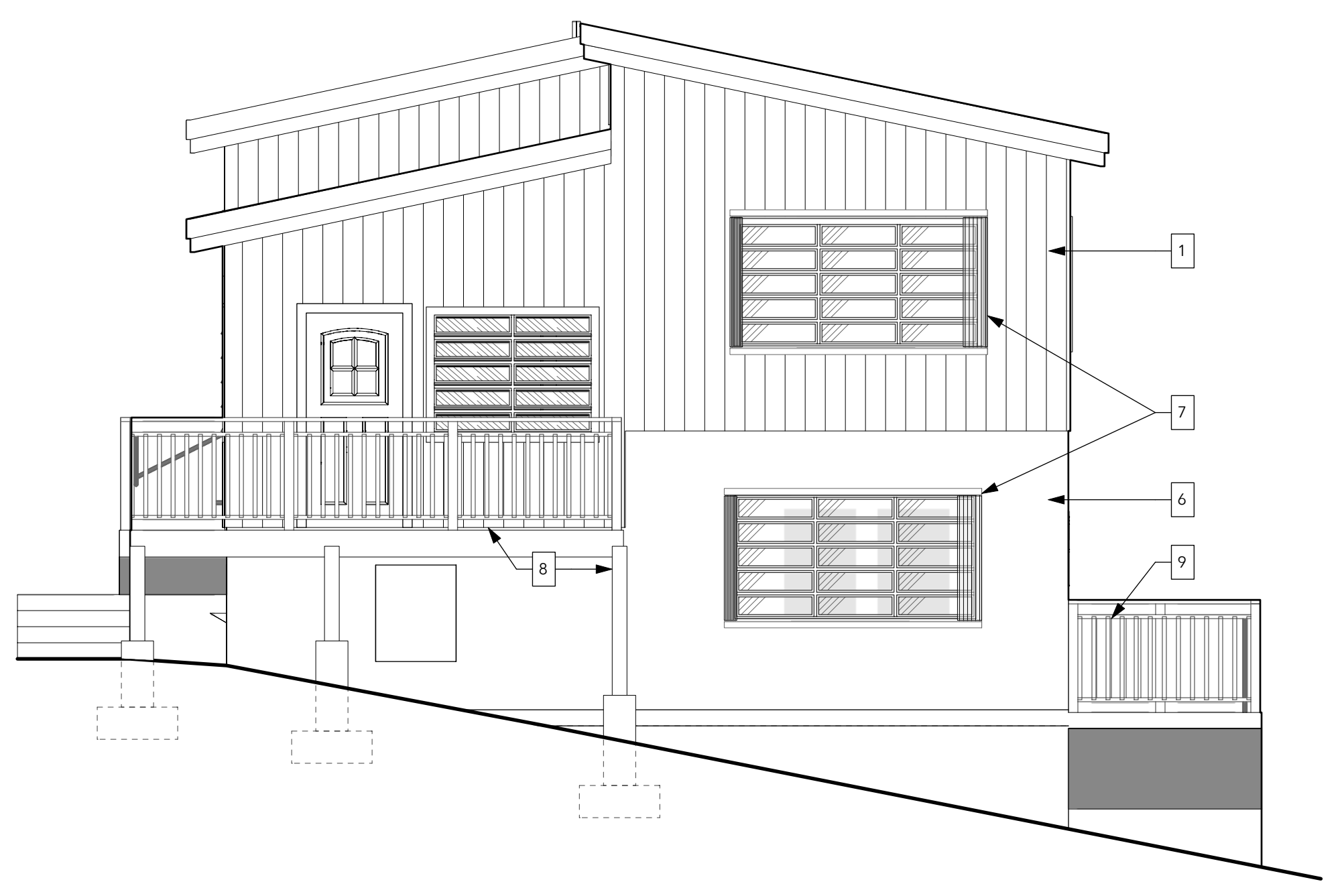
PROJECT TITLE:
**ROOF AND INTERIOR REPAIR
OF AN EXISTING TWO- FAMILY DWELLING**

PROJECT OWNER: **JOSEPH EDWARDS**

PROJECT LOCATION: **394-124 Estate Anna's Retreat
New Quarter, St Thomas, 00802**

DRAWN BY: JAL DATE: 5/10/23
CHECKED BY: JBK SCALE: AS NOTED

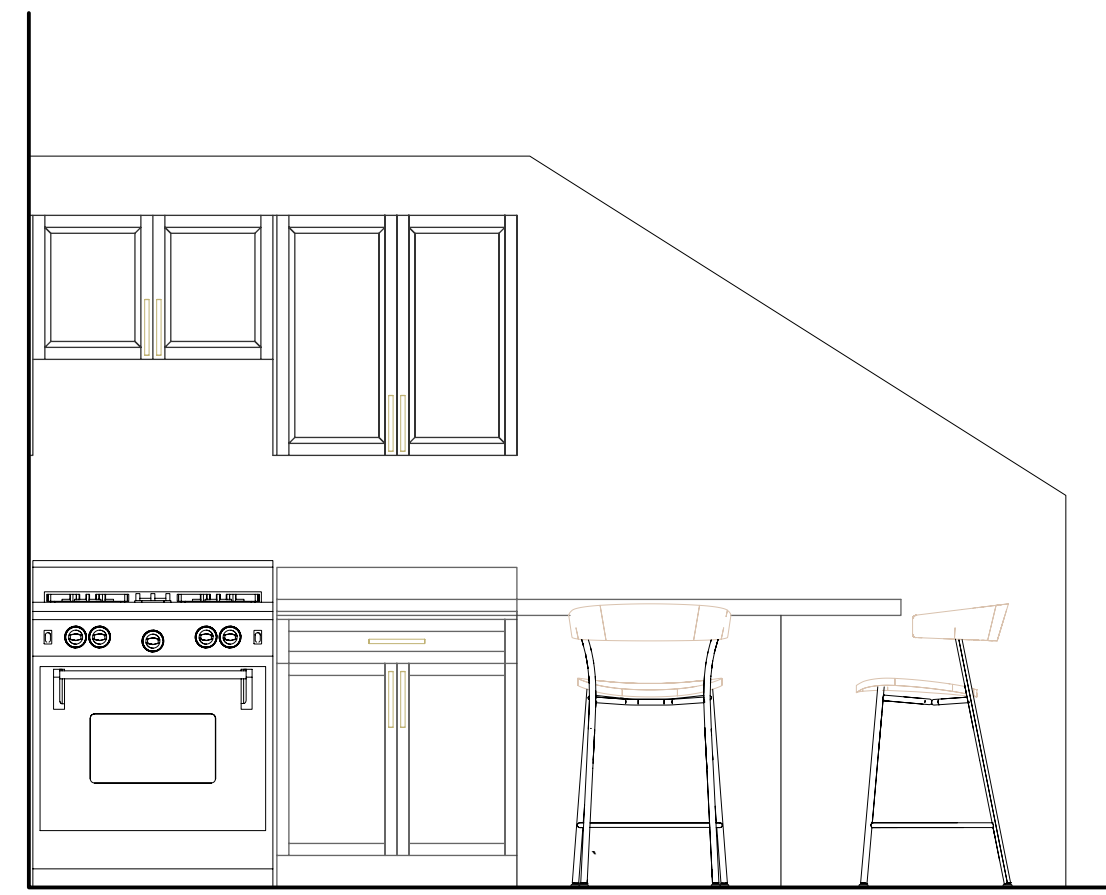
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GECG PROJECT #: 321010 **A-201**



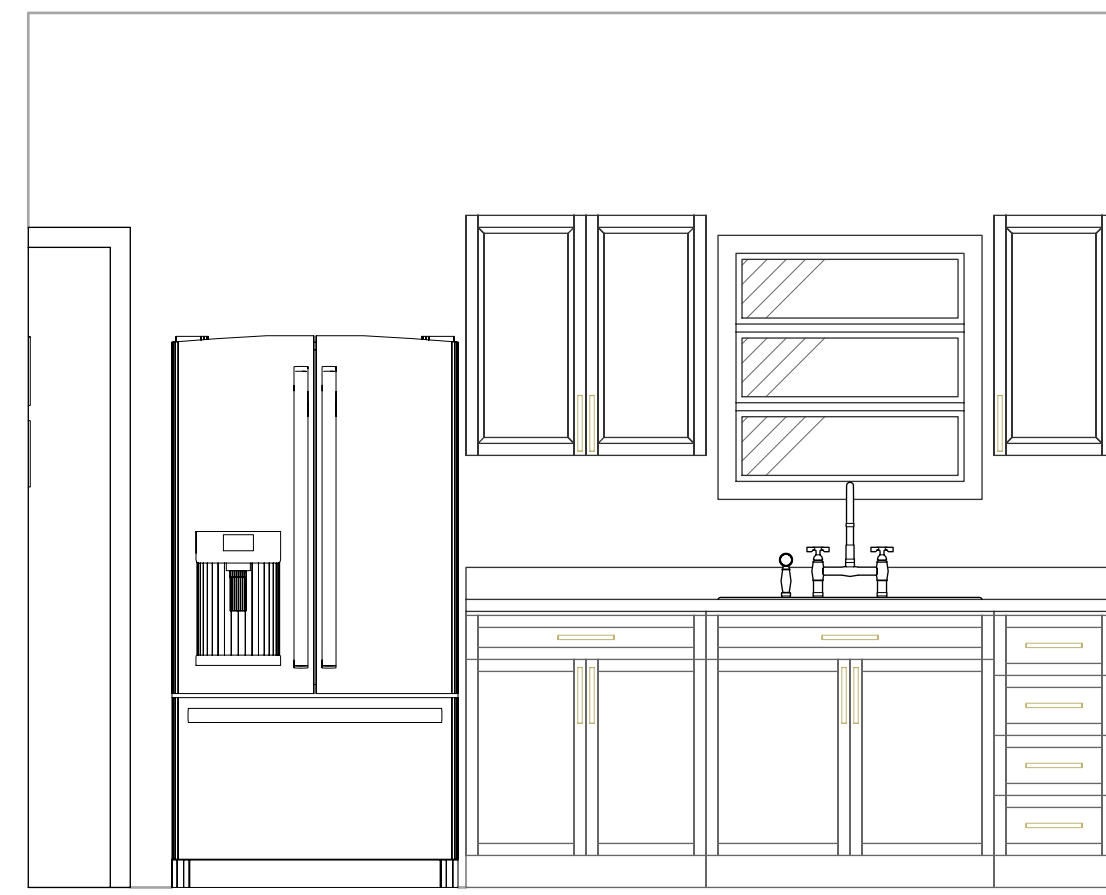
EAST ELEVATION
Scale: 1/4" = 1'-0" **3**



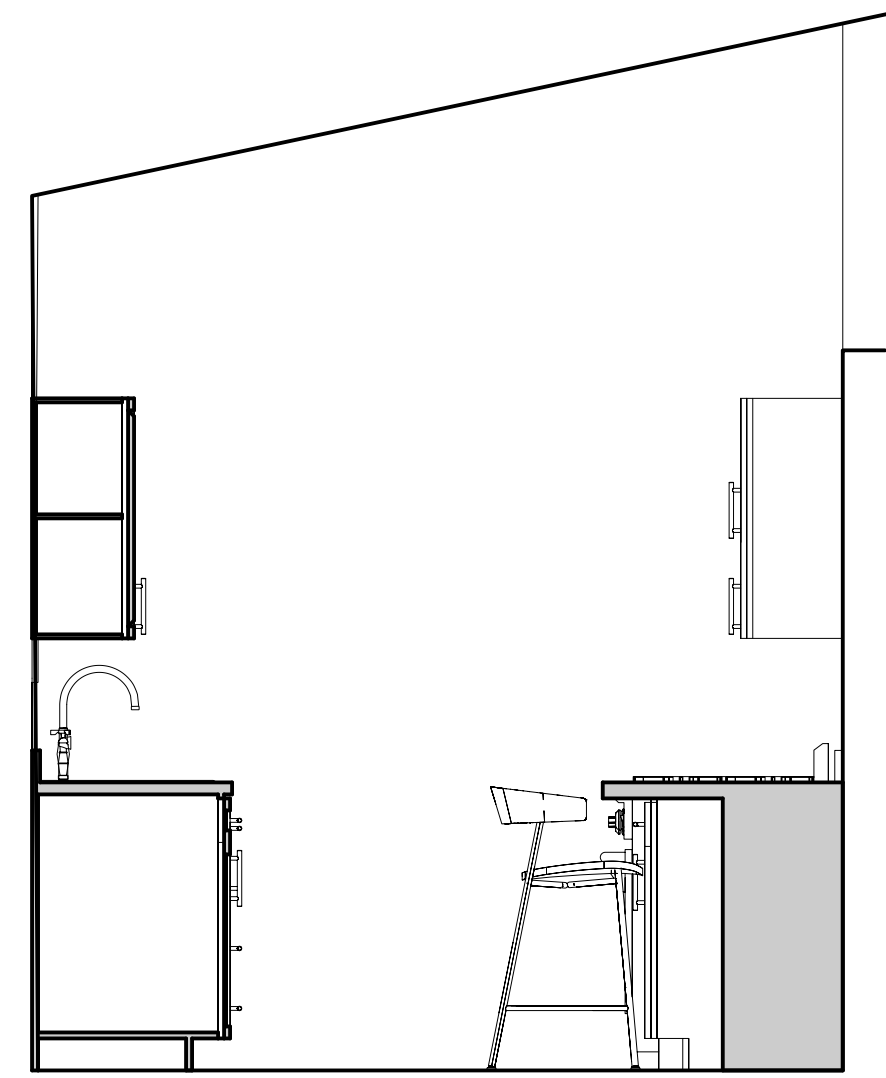
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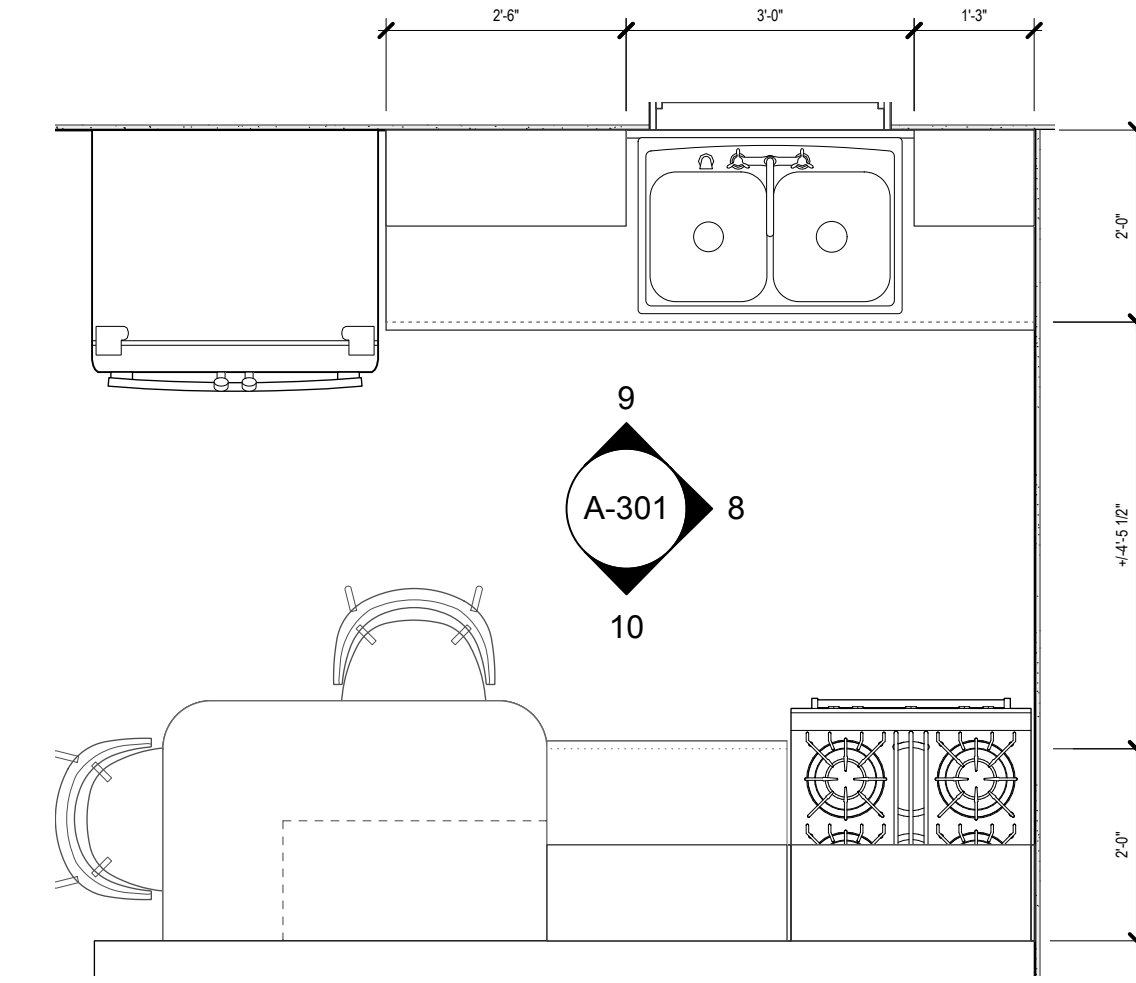
UPPER LEVEL KITCHEN ELEVATION
Scale: 1/2" = 1'-0" 10



UPPER LEVEL KITCHEN ELEVATION
Scale: 1/2" = 1'-0" 9

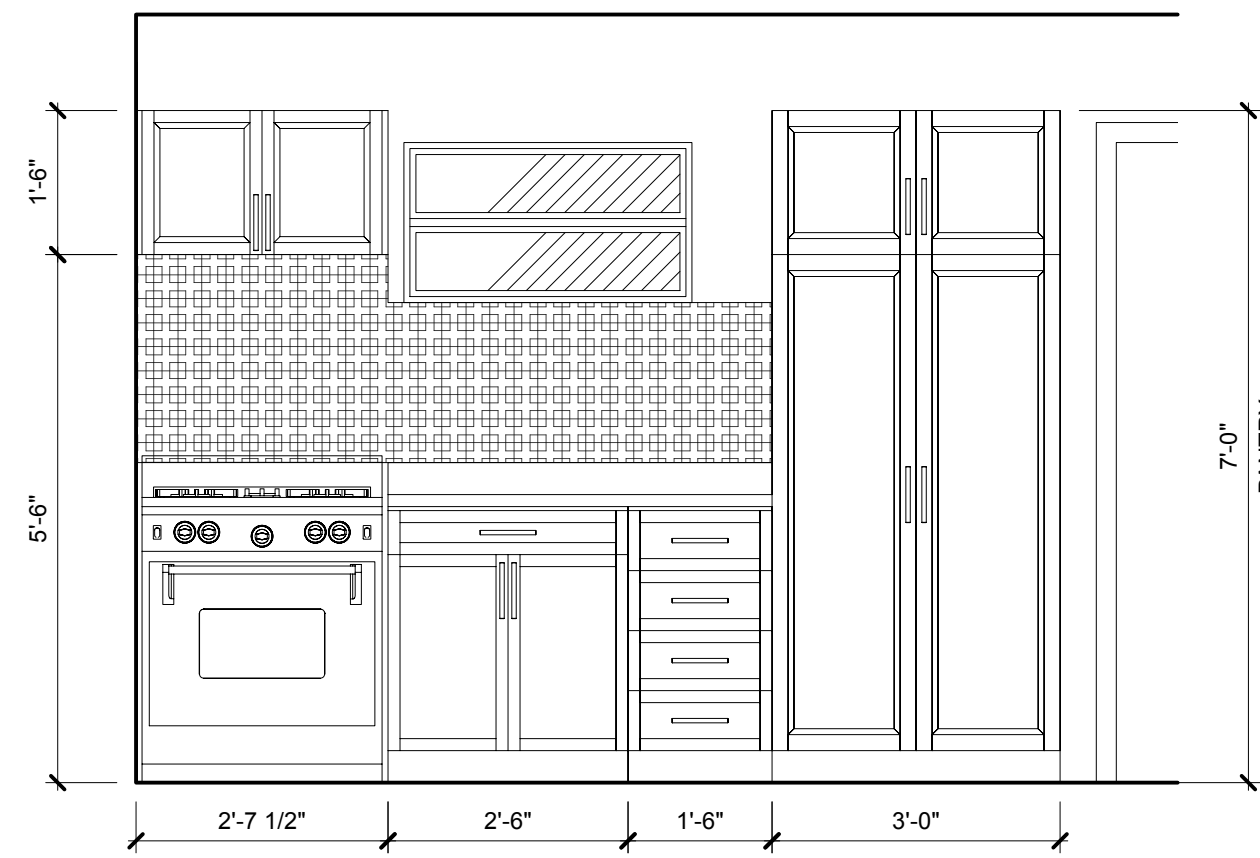


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Scale: 1/2" = 1'-0" 8

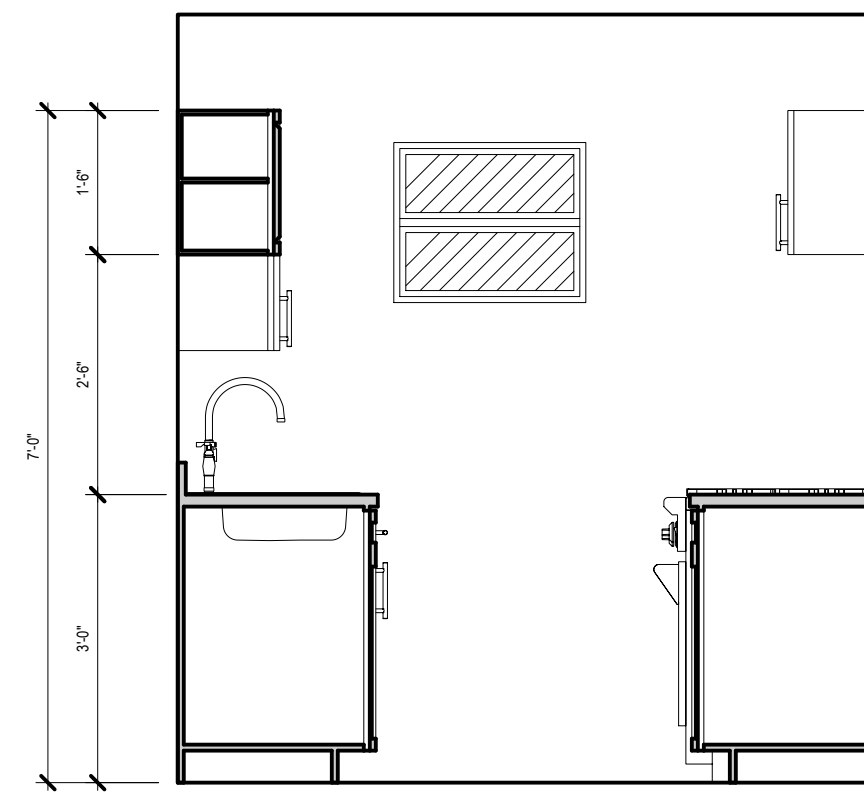


UPPER LEVEL KITCHEN ENLARGED PLAN
Scale: 1/2" = 1'-0" 2

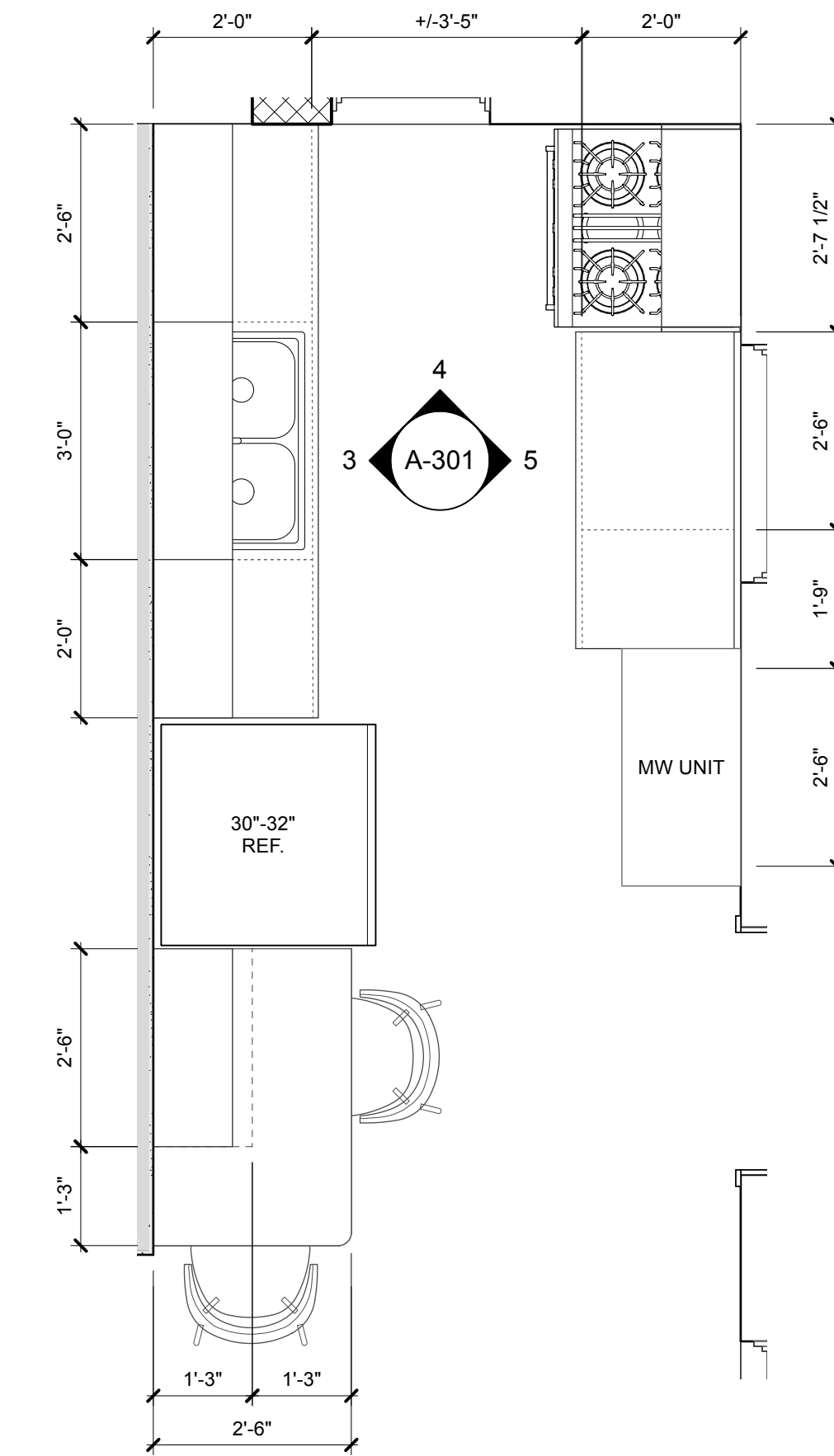
| WALL LEGEND | DESCRIPTION |
|-------------|---|
| | EXISTING MASONRY WALLS |
| | EXISTING INTERIOR STUD PARTITIONS |
| | EXISTING WALLS TO BE DEMOLISHED |
| | NEW MASONRY WALL INFILLS PLASTER FLUSH WITH EXISTING WALLS |
| | NEW 2X4 OR 2X6 STUD FRAMED WALL W/ 5/8" CEMENT BOARD E.S. |



KITCHEN ELEVATION
Scale: 1/2" = 1'-0" 5



KITCHEN ELEVATION
Scale: 1/2" = 1'-0" 4



LOWER LEVEL KITCHEN ENLARGED PLAN
Scale: 1/2" = 1'-0" 1

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

SIGNATURE & SEAL

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

DRAWING TITLE:
INTERIOR ELEVATIONS

PROJECT TITLE:
**ROOF AND INTERIOR REPAIR
OF AN EXISTING TWO-FAMILY DWELLING**

PROJECT OWNER: **JOSEPH EDWARDS**

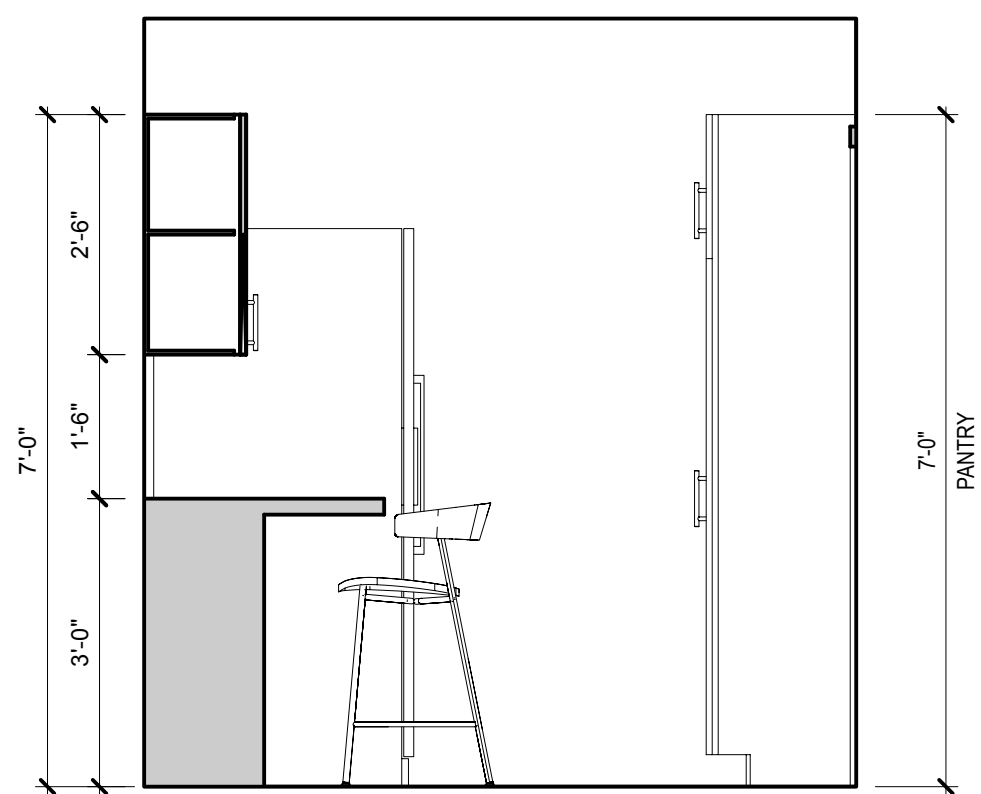
PROJECT LOCATION: 394-124 Estate Anna's Retreat
New Quarter, St Thomas, 00802

DRAWN BY: JAL DATE: 5/10/23

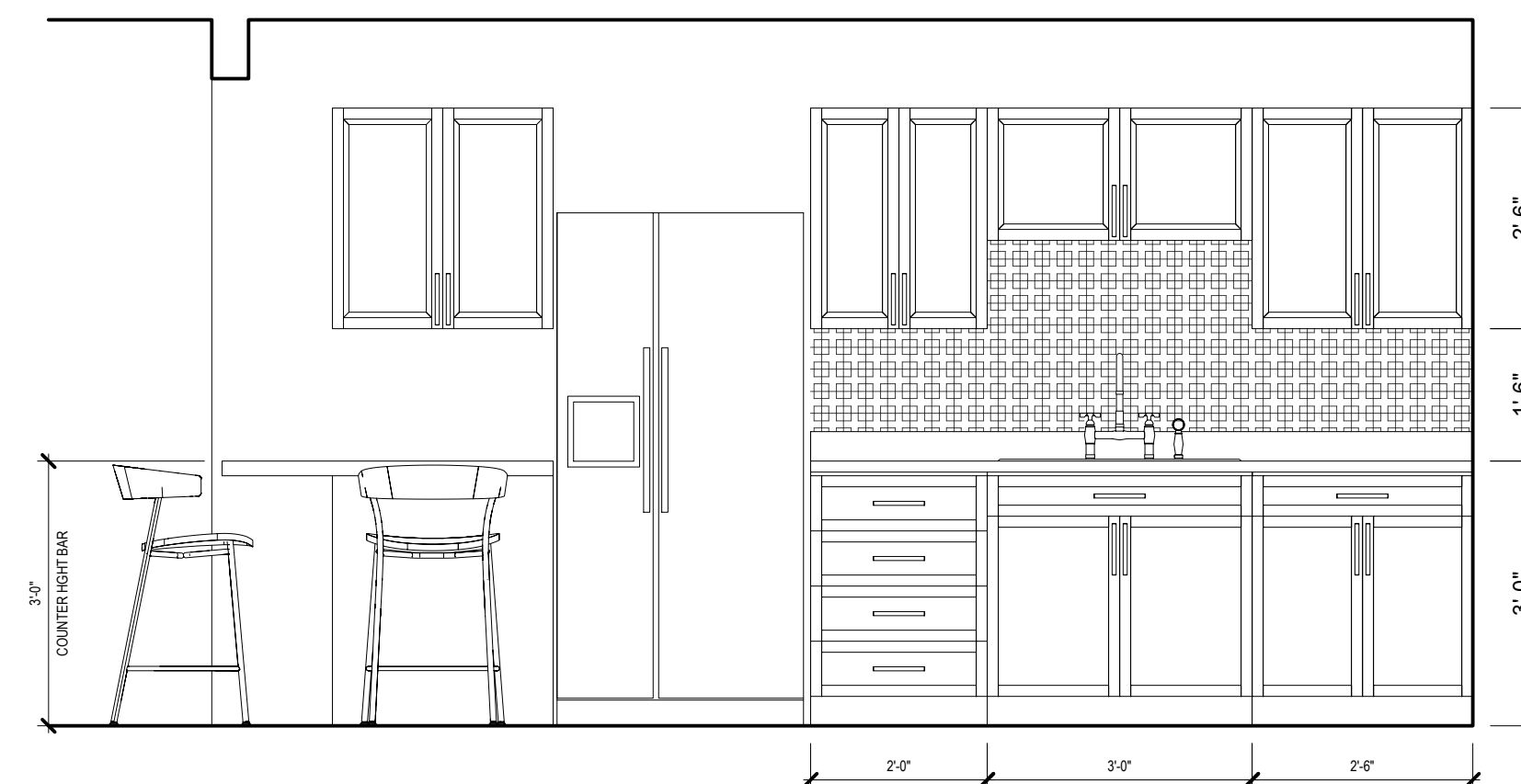
CHECKED BY: JBK SCALE: AS NOTED

CLIENT PROJECT #: VI-HRR-00005 SHEET #:

GECC PROJECT #: 321010 **A-301**



SECTION AT COUNTER HIGHT BAR - LOWER LEVEL KITCHEN
Scale: 1/2" = 1'-0" 6



KITCHEN ELEVATION
Scale: 1/2" = 1'-0" 3

GENERAL ELECTRIC NOTES:

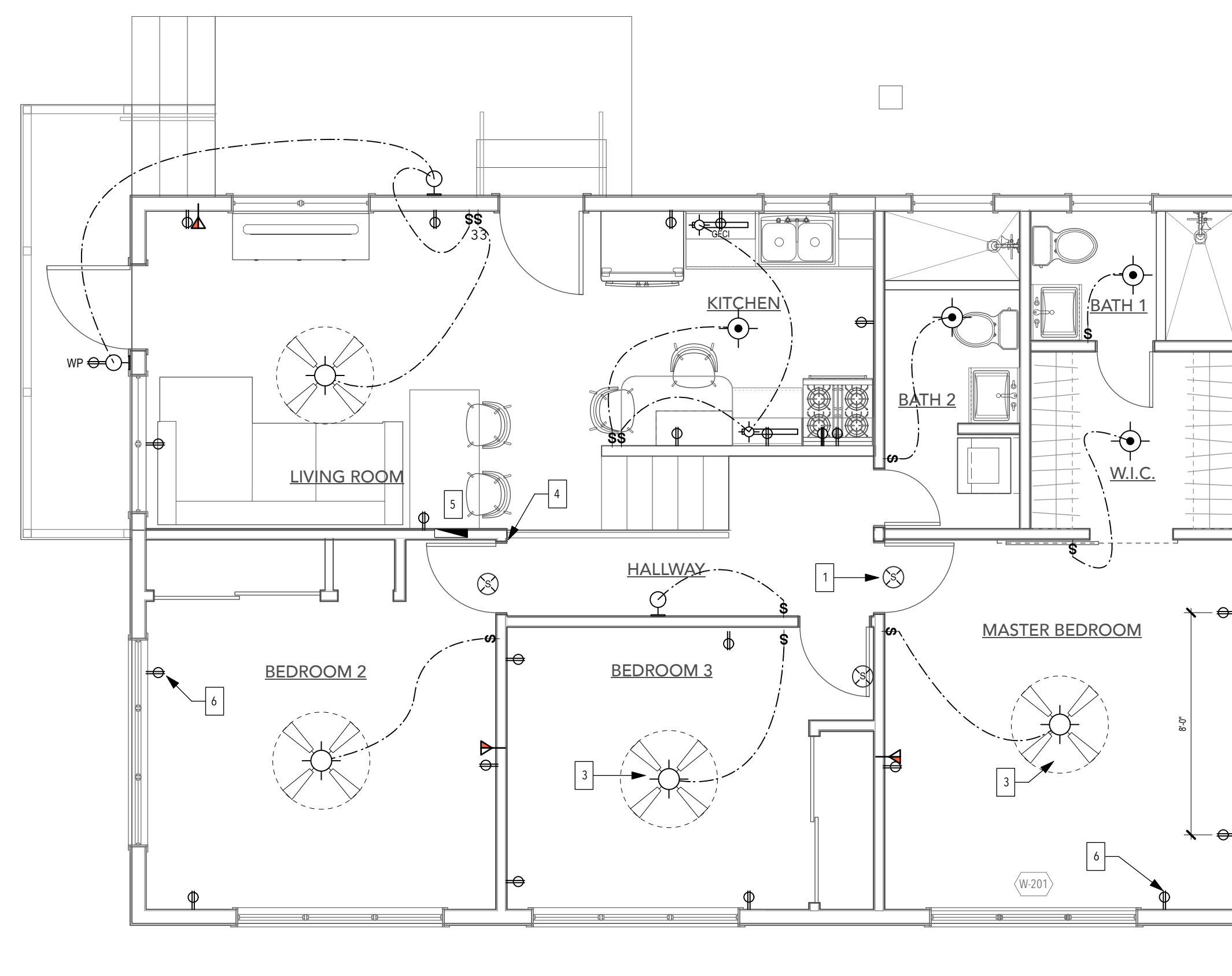
1. ALL WORK SHALL COMPLY WITH:
 - 1.1. THE VIRGIN ISLANDS CODE
 - 1.2. 2020 NATIONAL ELECTRIC CODE (NEC)
 - 1.3. WAPA REQUIREMENTS
2. CONTRACTOR SHALL ENGAGE A LICENSED ELECTRICIAN (ELECTRICAL CONTRACTOR) TO EVALUATE THE CONDITION OF ANY EXISTING ELECTRICAL INSTALLATIONS (I.E. EXISTING CONDUITS, WIRING, 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.



Keynotes

1. INSTALL NEW SMOKE DETECTORS IN ALL BEDROOMS AND HALLWAY IMMEDIATELY OUTSIDE. SMOKE DETECTORS TO BE WIRED TO ELECTRICAL PANEL.
2. REMOVE AND REPLACE WATER HEATER AND WATER PUMP. INSTALL NEW DISCONNECT SWITCHES FOR BOTH PUMP AND WATER HEATER.
3. INSTALL NEW FAN/LIGHT FIXTURES ALL BEDROOMS AND LIVING ROOMS
4. INSTALL NEW OUTLETS WHERE INDICATED
5. LOCATE AND UPGRADE PANEL BOX AT UPPER LEVEL
6. REPLACE ALL EXISTING ELECTRICAL FIXTURES & DEVICES. UPGRADE ALL CONDUITS AND OUTLETS IN ACCORDANCE TO THE VI ELECTRICAL CODE (NEC)
7. LOWER LEVEL BATHROOM INTACT. REPLACE LIGHT FIXTURE AND GFI OUTLET IF REQUIRED

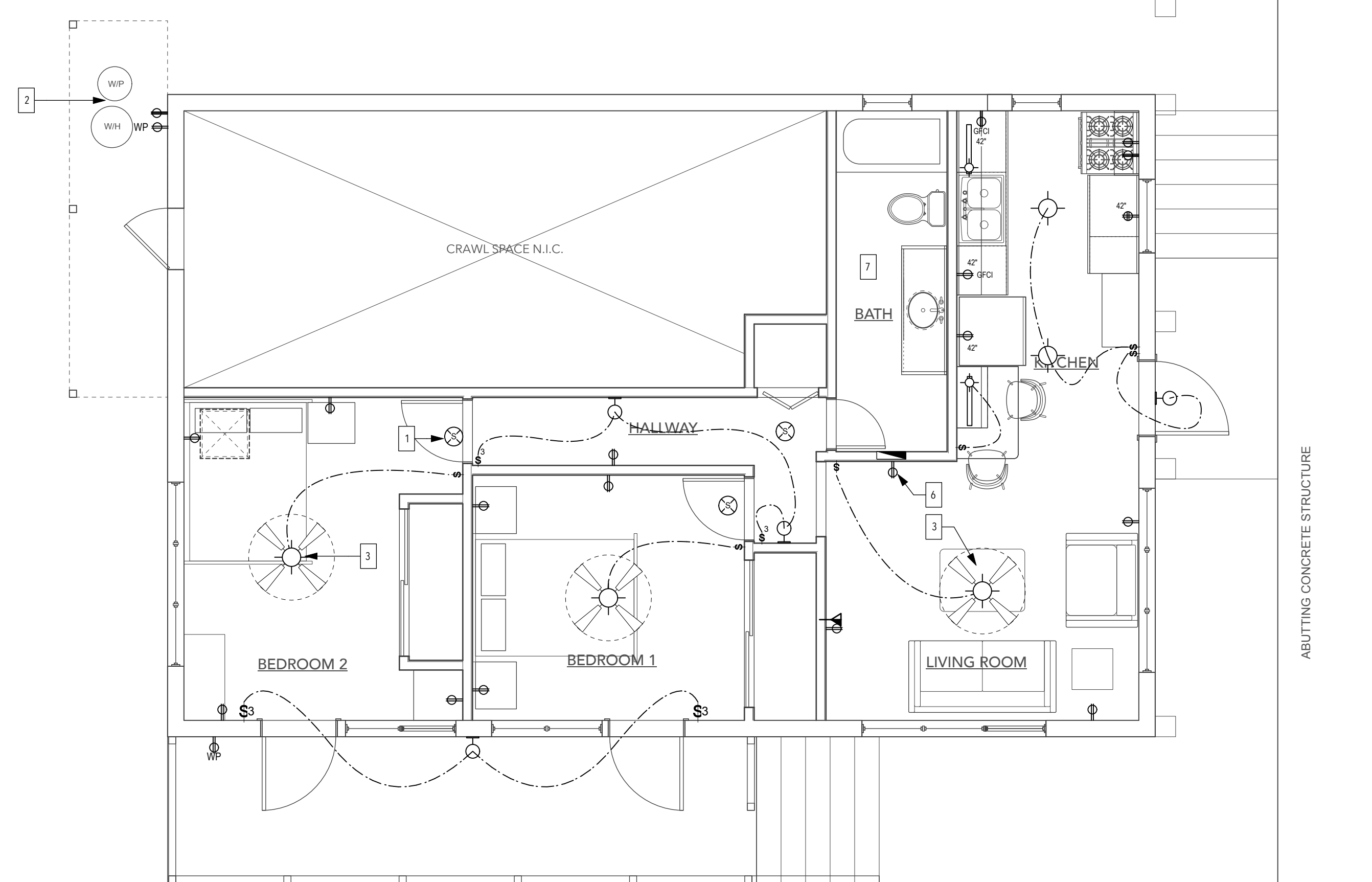
ABUTTING CONCRETE STRUCTURE

ELECTRICAL LEGEND

| SYMB. | DESCRIPTION |
|-------|---|
| | 110V DUPLEX OUTLET |
| | 110V DUPLEX OUTLET (+42" AFF) |
| | 110V QUADPLEX OUTLET |
| | GFCI - DUPLEX OUTLET |
| | GFCI - DUPLEX OUTLET (+42" AFF) |
| | DUPLEX OUTLET - WEATHER PROTECTED |
| | DUPLEX FLOOR OUTLET |
| | SPECIAL PURPOSE OUTLET |
| | CABLE/ INTERNET/ TEL (+18" AFF - U.O.N.) |
| | SMOKE DETECTOR |
| | CEILING SURFACE MTD. LIGHT FIXTURE |
| | CEILING RECESSED WALL WASH LIGHT |
| | RECESSED LIGHT |
| | WALL MOUNTED LIGHT FIXTURE |
| | PENDANT LIGHT FIXTURE |
| | MULTI-FIXTURE CEILING HUNG LIGHT |
| | LANDSCAPE LIGHTING |
| | JUNCTION BOX |
| | INCANDESCENT W/ PULL SWITCH |
| | VANITY LIGHTING |
| | FLUORESCENT LIGHT FIXTURE (WALL MTD.) |
| | FLUORESCENT LIGHT FIXTURE (UNDER CABINET) |
| | FLUORESCENT LIGHT FIXTURE (SURFACE MTD.) |
| | MOTION DETECTOR SECURITY LIGHT FIXTURE |
| | SINGLE POLE SWITCH |
| | SINGLE POLE DIMMER SWITCH |
| | FAN SWITCH |
| | THREE-WAY SWITCH |
| | WEATHER PROTECTED SWITCH |
| | CIRCUIT WIRING |
| | ELECTRICAL PANEL |
| | CEILING FAN LIGHT |

LOWER LEVEL FLOOR PLAN

Scale: 1/4" = 1'-0" 2



ABUTTING CONCRETE STRUCTURE

LOWER LEVEL ELECTRICAL PLAN

Scale: 1/4" = 1'-0" 1

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| REV# | REV DATE | DESCRIPTION |
|------|----------|-------------|
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| | | |

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