



VI-HRR-00273

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

JANICE LEE

19 REM, ESTATE WHIM

ST. CROIX, U.S. VIRGIN ISLANDS



- PROJECT INFORMATION:**
- THIS PROJECT CONSISTS OF ROOF REPAIR & INTERIOR REPAIR TO AN EXISTING TWO FAMILY DWELLING.
 - PROJECT IDENTIFICATION:
 - PARCEL ID NO, 113 LITTLE PRINCESSE, ST. CROIX, U.S. VIRGIN ISLANDS
 - SITE ZONING: R-2
 - PROPERTY ID #: T.B.D.
 - OWNER: JANICE LEE
 - ARCHITECT: GRANT ENGINEERING & CONSTRUCTION GROUP, LLC, 4001 RAPHUNE HILL, SUITE 301, ST. THOMAS, U.S.VI. 00802
 - AREA OF WORK:
 - 1ST FLOOR - 877 SF
 - 2ND FLOOR - 1,412 SF
 - TOTAL 2,289 SF
 - SOIL SURVEY, VI SOIL TYPE ArD
 - SITE AREA: N/R
 - 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) #780000078G, DATED APRIL 16, 2007, PANEL #78 OF 94.
 - NO WETLANDS OR WETLAND TRANSITION APPEAR TO EXIST ON SITE.
 - NO HAZARDOUS MATERIALS ARE PROPOSED ON-SITE.

SCHEDULE OF VALUES

DIV ID	DESCRIPTION (CASE # VI-HRR-00273) ADDRESS: 19 Whim, Frederiksted, St. Croix, USVI	Priority Level	QTY	UNIT
02.41.01	Demolition of Flooring/Wall Tiles	3	1,332.00	SF
02.41.03	Demolition of Partition Walls (20%)	1	342.00	SF
02.41.04A	Demolition of Wood deck cover at lower level	1	204.00	SF
02.41.05	Removal of Windows and Doors	2, 8 & 3	16.00	EA
02.41.05A	Removal of Doors (Apartment and Studio)	2	2.00	EA
02.41.06	Removal of Roofing	1	1,200.00	SF
02.41.07	Removal of Kitchen Cabinetry/Fixtures (Apartment Kitchen)	3	1.00	LS
02.41.08	Removal of Bathroom Fixtures (Apartment Bath)	3	1.00	EA
03.02.01	Concrete Bond Beams - For Roofs & Slabs	1	2.00	CY
06.03.03	Timber Hand/Guardrail	1	60.00	LF
06.41	Kitchen Cabinetry w/Countertop	2	48.00	LF
06.41A	Kitchen Cabinetry w/Countertop (Apartment Kitchen)	3	12.00	LF
07.00	Roof Assembly (Note *VIHFA is supplying the Lumber as supplies last)	1	1,400.00	SF/LS
07.00A	Roof Assembly - Carport	1	0.00	SF/LS
08.01.01D	30" Exterior Door w/Frame,Casing &Molding	1	3.00	EA
08.01.01D2	30" Exterior Door w/Frame,Casing &Molding (Apartment and Studio)	1	3.00	EA
08.01.03	30" or 32" Interior Hollow-Core Door	3	3.00	EA
08.01.04A	36 or 60" Interior Bi-Fold Door	3	1.00	EA
08.01.05	72" x 80 Sliding Glass Door	1	1.00	EA
08.01.06	Windows (See window schedule)	1	15.00	LS/EA
08.01.08	Shutters (See shutter schedule)	2	380.79	SF
09.01.01	Masonry Plaster (Interior/Exterior)	3	476.00	SF
09.01.02	Paint (Exterior/Interior walls)	3	4,373.00	SF
09.01.02A	Paint (Interior walls Apartment and Studio)	3	226.00	SF
09.01.03	Wall Tile (Bathroom)	3	80.00	SF
09.01.04	Drywall wall finishes	2	2,240.00	SF
09.02.01	Ceramic Tile (over concrete slabs/hardwood)	3	1,332.00	SF
09.03.02	Prime/Paint/Stain T&G T-111 Timber Ceiling	3	1,400.00	SF
09.03.02A	Prime/Paint/Stain Concrete Ceiling (Apartment and Studio)	3	930.00	SF
10.01.01	Timber Partition (20%)	1	342.00	SF
22.01.00	Plumbing Per Fixture Point	2	2.00	EA
22.01.00A	Plumbing Per Fixture Point (Apartment)	2	1.00	EA
22.01.03	Cistern Cleaning, Sanitize, Reseal	1	1.00	LS
22.03.01	5" Aluminum Guttering Assembly	1	120.00	LF
22.03.02	3" PVC Pipe Drain Assembly	1	40.00	LF
22.04.01	Toilets	2	1.00	EA
22.04.02	Tub/Shower Enclosure	2	1.00	EA
22.04.03	Vanity Sink, Kitchen Sink, Kitchen Faucet, Vanity Faucet	2	4.00	EA
22.04.03A	Vanity Sink, Kitchen Sink, Kitchen Faucet, Vanity Faucet (Apartment)	3	4.00	EA
26.01.01	Electrical Service Relocation/Base Monument	1	1.00	LS
26.01.02	New Service Panel	1	1.00	EA
26.01.03	Electrical Service Points (Outlets & Switches)	1	34.00	EA
26.01.04	Electrical Conduit System & Wiring	1	38.00	LS
26.01.05	Fixtures (Fan/Light Combinations) and wall fixtures	1	6.00	EA
26.01.06	Smoke detectors	1	6.00	EA
TOTAL (5)				

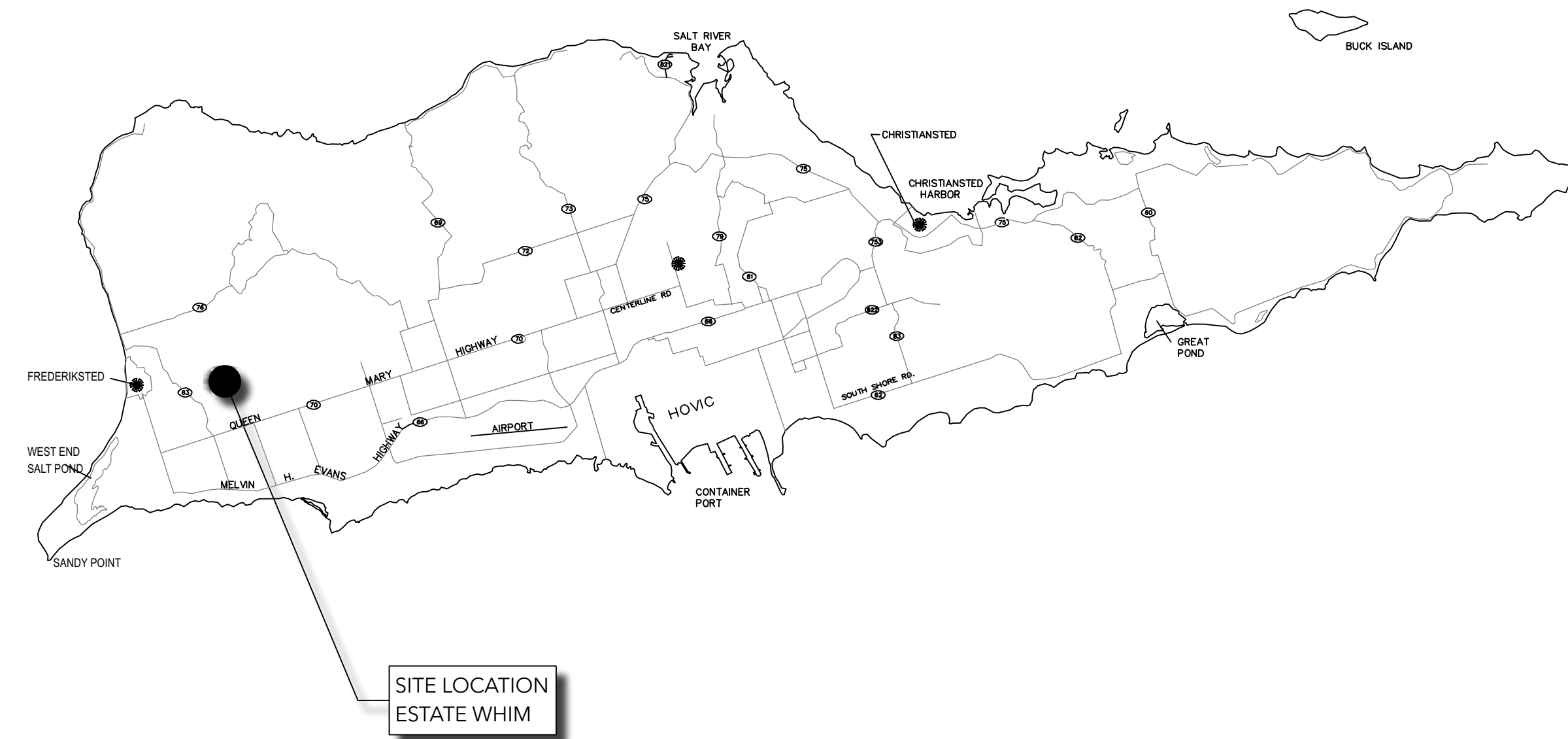
Repair Priority Levels

Level 1 Items required for restoration of Habitable Living Conditions Address any health, safety (Structural, Electrical & Plumbing) code deficiencies. Examples: (i) Roof Repair to meet code requirements; (ii) Minimum Electrical and Plumbing Code requirements; and (iii) Matters of any Building or Building Component Structural concern.

Level 2 Items required to mitigate adverse impacts against future storm improvements. Provide essential mitigation improvements against future storms and or provide the Owner/User with Program Enhancements. Examples: (i) Storm Shutters; and (ii) Walk in Showers for age/ health condition for applicable Homeowners.

Level 3 All other Non-Essential Level 2 corrections, repairs or improvements. Examples: (i) Painting Exterior; (ii) Refinishing metal or handrails; and (iii) Replacing wall tiles and base boards

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.

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-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-5, TWO FAMILY
 CONST. TYPE VA (5A)

SHEET INDEX	NO.	DESCRIPTION
1	G-100	TITLE SHEET
2	D-101	EXISTING CONDITIONS & DEMOLITION PLAN
3	A-101	PROPOSED FLOOR PLANS
4	A-102	ROOF PLAN
5	A-201	NORTH & SOUTH ELEVATIONS
6	A-202	EAST & WEST ELEVATIONS - SCHEDULES
7	E-101	ELECTRICAL PLANS
8	S-110	ROOF FRAMING PLAN & DETAILS
9	S-500	GENERAL NOTES 1
9	S-510	GENERAL NOTES 2

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REV#	REV DATE	DESCRIPTION

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 GRANT ENGINEERING AND CONSTRUCTION GROUP, LLC
 16-18-1 4TH STREET, ESTATE THOMAS
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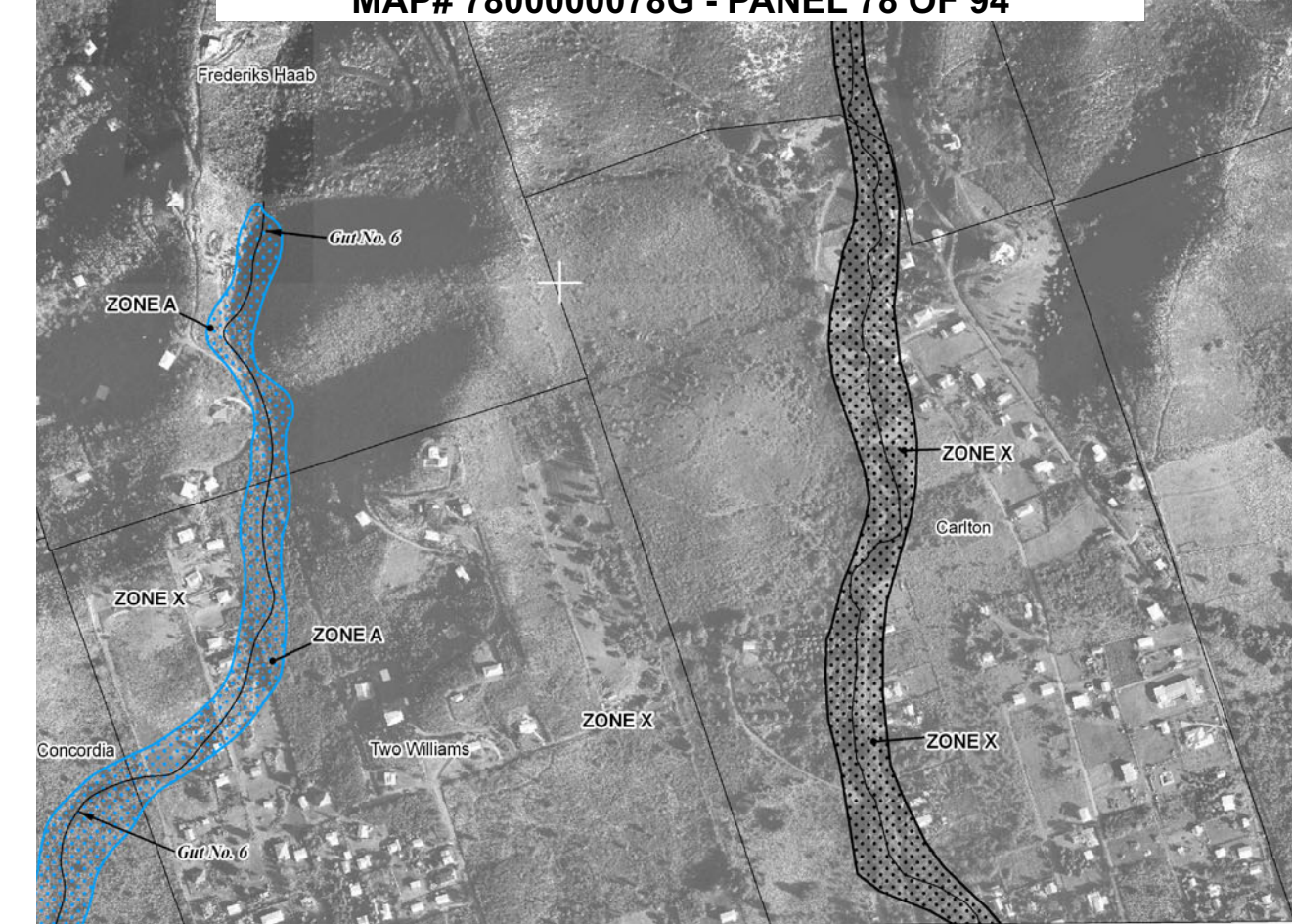
STREET VIEW



LOCATION MAP



**FIRM (04/16/2007) - ZONE X: NON - FLOOD ZONE
MAP# 780000078G - PANEL 78 OF 94**



PARCEL ID MAP



SIGNATURE & SEAL

GRANT
ENGINEERING & CONSTRUCTION GROUP LLC

WYSTAN BENJAMIN, PE
PROFESSIONAL ENGINEER
USVI LICENSE # 635E

DRAWING TITLE:

TITLE SHEET

PROJECT TITLE:

ROOF REPLACEMENT & INTERIOR REPAIRS

PROJECT OWNER: JANICE LEE

PROJECT LOCATION: 19 REM WHIM, Frederiksted, 00840

DESIGNED BY:	WB	DATE:	12/19/22
DWN BY:	CKD BY: WB	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-HRR-00273	SHEET #:	G-100
CEGC PROJECT #:	321010		



SOUTH SIDE
LOST PATIO RAILINGS AND DAMAGED LOWER LEVEL CANOPY



EAST BEDROOM COMPLETED LOST IN STORM



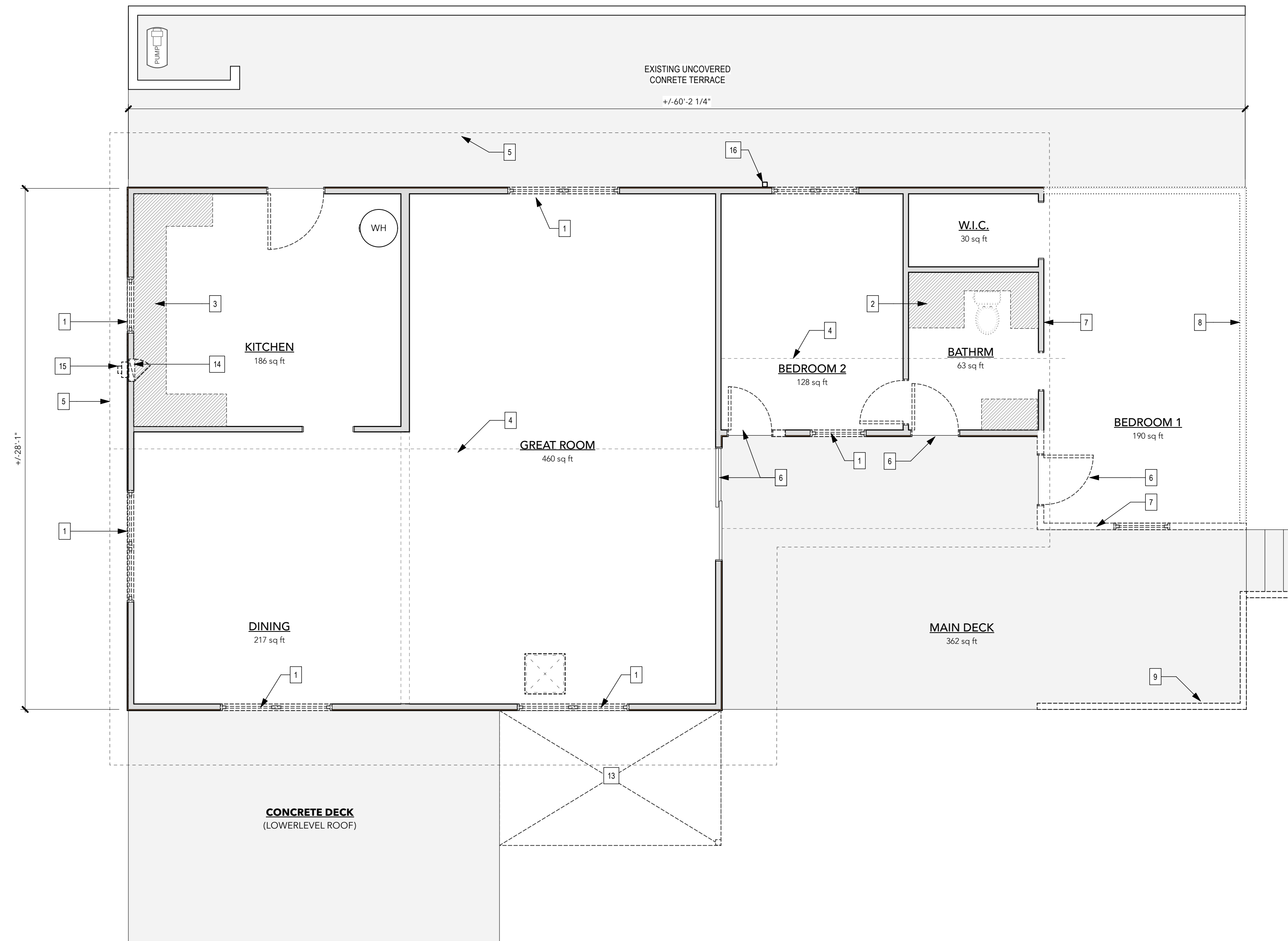
INTERIOR:
ELECTRICAL PANEL REPLACE/ RELOCATE.
REWIRE & REPLACE ALL OUTLETS & LIGHT FIXTURES
WALL INTERIOR WALLS WERE STRIPPED OF DAMAGED PANELING



DAMAGED HYPALON/ PLYWOOD
ROOF STRUCTURE TO BE
REPLACED
METER AND WEATHER HEAD TO BE
RELOCATED TO UTILITY MONUMENT
AT STREET BOUNDARY

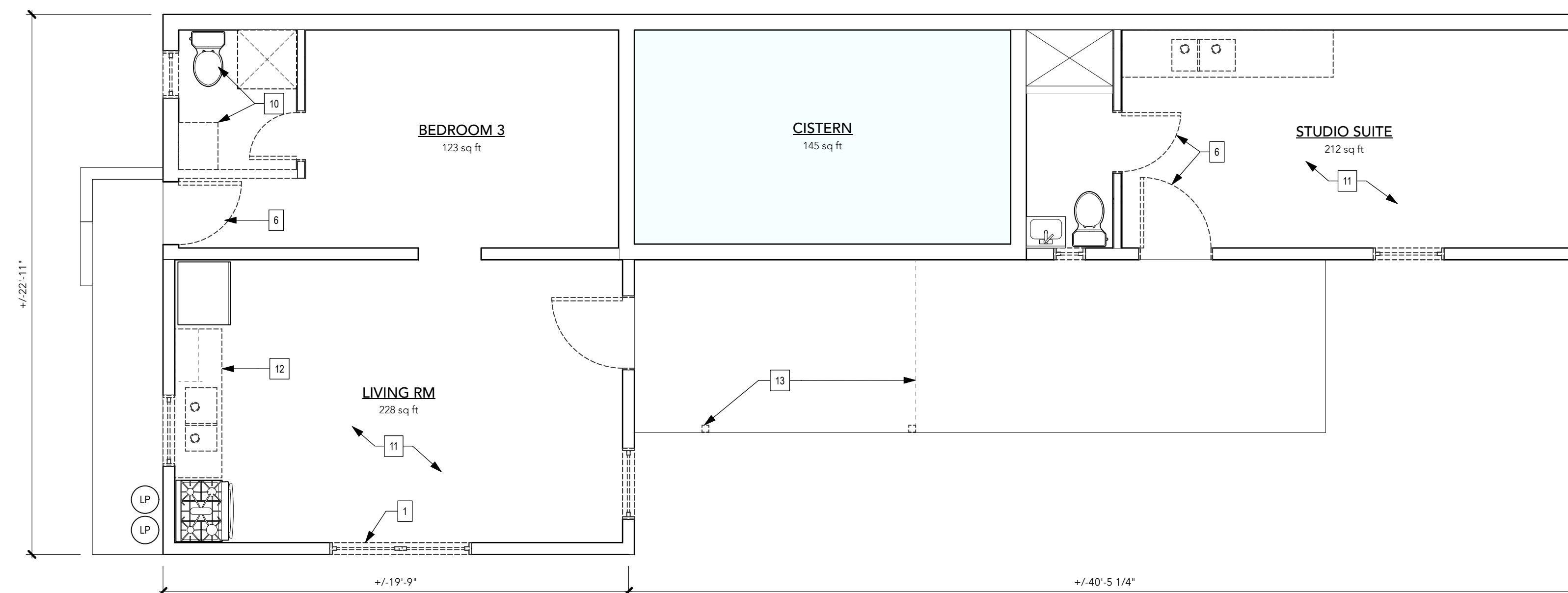
WEST VIEW:
METER AND WEATHER HEAD TO BE RELOCATED TO
UTILITY MONUMENT AT STREET BOUNDARY

EXISTING CONDITIONS PHOTOS
Scale:



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

2



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

1

PLAN KEY NOTES

- 1 REMOVE ALL WINDOWS (TYP)
- 2 OLD SHOWER LOCATION EXISTING PLUMBING LOCATION TO BE RETAINED. REPLACE FITTINGS AS REQUIRED
- 3 HURRICANE DAMAGED KITCHEN CABINETS ALREADY REMOVED. SINK PLUMBING LOCATION TO BE RETAINED. REPLACE PLUMBING FITTINGS AS REQUIRED.
- 4 EXISTING RIDGE BEAM ABOVE. ALL ROOF FRAMING TO BE REMOVED
- 5 ROOF ABOVE - REMOVE ALL RAFTERS, FASCIA AND GUTTERING SYSTEM
- 6 REMOVE ALL INTERIOR AND EXTERIOR DOORS AND CASINGS (TYP.)
- 7 REMOVE REMAINING DAMAGED WALLS OF BEDROOM 1
- 8 LOCATION OF MISSING BEDROOM WALLS BLOWN AWAY IN HURRICANE
- 9 REMAINS OF DAMAGED WOOD RAILING TO BE REMOVED
- 10 PLUMBING FIXTURES AND VANITY TO BE REPLACED - SEE PROPOSED PLAN
- 11 REMOVE FLOOR TILES THROUGHOUT
- 12 REMOVE DAMAGED KITCHEN CABINETS, SINK & FAUCET.
- 13 DAMAGED WOOD CANOPY & POSTS TO BE DEMOLISHED FOR SAFETY. REPLACEMENT OF THIS STRUCTURE IS NOT IN CONTRACT
- 14 ELECTRICAL SERVICE PANEL TO BE REPLACED. SEE ELECTRICAL PLAN FOR PROPOSED RELOCATION
- 15 REMOVE, REPLACE & RELOCATE ELECTRICAL SERVICE METER AND DISCONNECT TO NEW BASE MONUMENT.
- 16 EXISTING DOWNSPOUT

WALL LEGEND	DESCRIPTION
	EXISTING 2X4 STUD WALLS
	EXTERIOR: WIDE PANEL WOOD SIDING INTERIOR: 5/8" GYPSUM BRD
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING CONCRETE WALL
	NEW 2X4 OR 2X6 STUD FRAMED WALL W/ EXTERIOR: 3/4" WOOD SIDING & INTERIOR: 5/8" GYPSUM BRD INTERIOR FACES SUBSTITUTE 5/8" CEMENT BRD AT BATHROOM WALLS.

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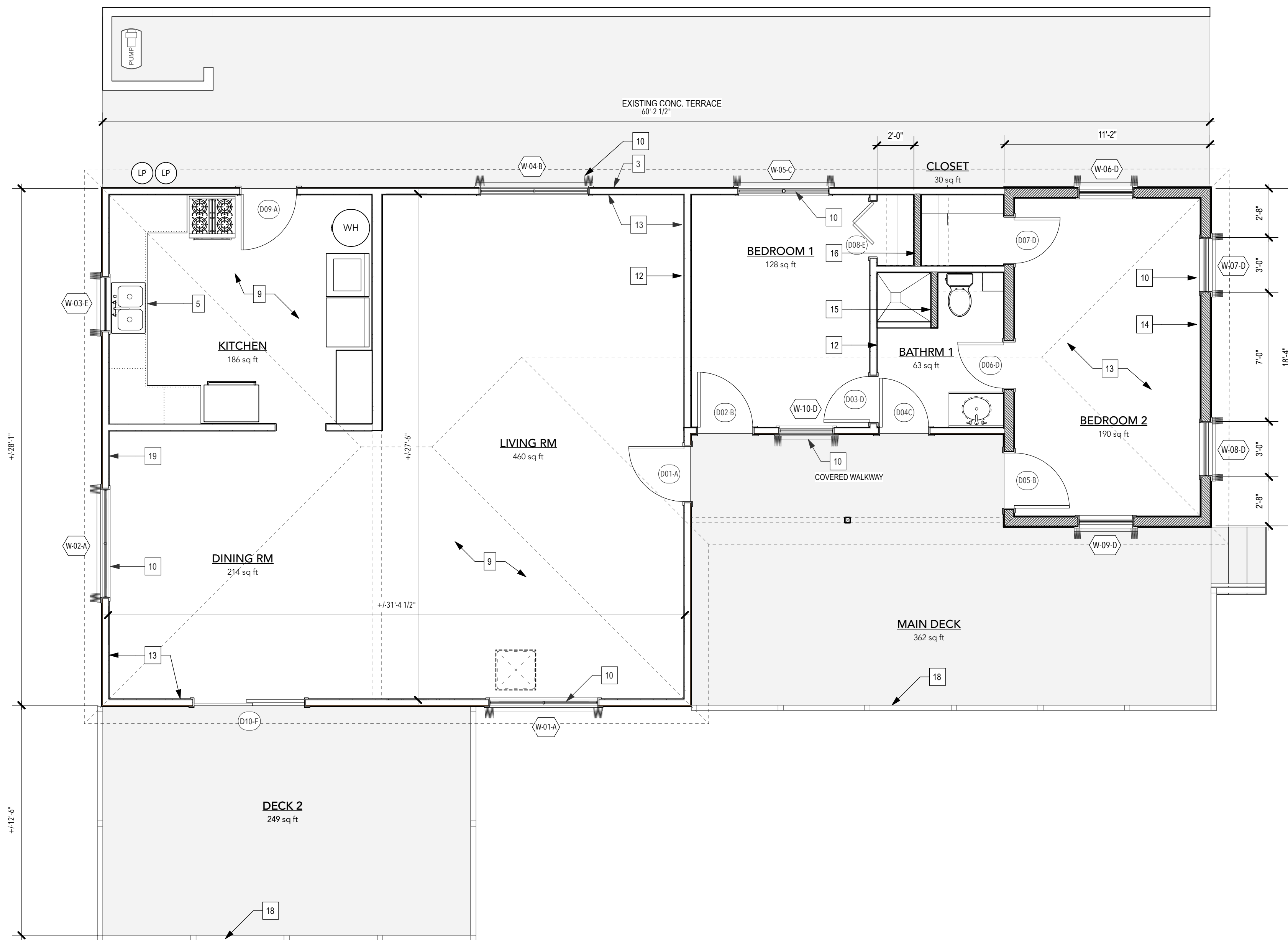
GRANT
ENGINEERING & CONSTRUCTION GROUP, LLC
WYSTAN BENJAMIN, PE
PROFESSIONAL ENGINEER
USVI LICENSE # 6356

DRAWING TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT TITLE:
ROOF REPLACEMENT & INTERIOR REPAIRS

PROJECT OWNER: JANICE LEE
PROJECT LOCATION: 19 REM WHIM
Frederiksted, 00840

DESIGNED BY:	WB	DATE:	12/6/22
DWN BY:	CKD BY: WB	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-HRR-00273	SHEET #:	D-101
GECC PROJECT #:	321010		

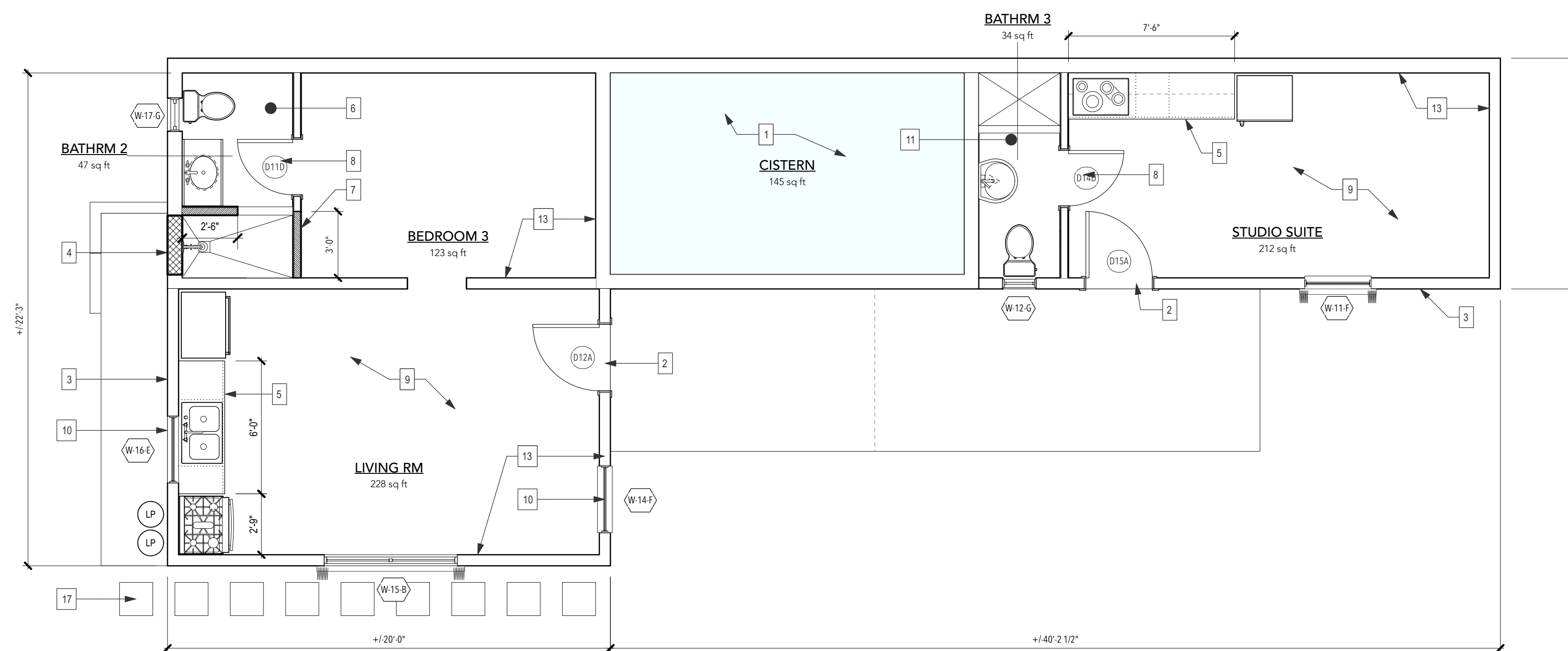


UPPER LEVEL PROPOSED PLAN
Scale: 1/4" = 1'-0" 2

WALL LEGEND	DESCRIPTION
	EXISTING 2X4 STUD WALLS
	EXTERIOR: WIDE PANEL WOOD SIDING INTERIOR: 5/8" GYPSUM BRD
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING CONCRETE WALL
	NEW 2X4 OR 2X6 STUD FRAMED WALL W/ EXTERIOR: 3/4" WOOD SIDING & INTERIOR: 5/8" GYPSUM BRD INTERIOR FACES SUBSTITUTE 5/8" CEMENT BRD AT BATHROOM WALLS.

PLAN KEY NOTES

1. CLEAN AND WATERPROOF CISTERN. REFILL PER PROGRAM 3,000 GAL. APPROVAL
2. INSTALL NEW 36" EXTERIOR METAL DOOR
3. POWER WASH/ CLEAN & REPAIR ALL EXTERIOR WALLS. CHIP AND PATCH SPALLING PLASTER AT LOWER LEVEL WALLS BEFORE PAINTING.
4. BLOCK EXISTING DOORWAY W/ CMU
5. INSTALL NEW KITCHEN CABINERY INCLUDING NEW SINK, FAUCET AND PLUMBING LINE CONNECTIONS. CONRTRACTOR TO SUPPLY SHOP DRAWINGS FOR APPROVAL.
6. BATHROOM 3 RENOVATION - ALL FIXTURES TO BE REPLACED. PROPOSED: NEW SHOWER, VANITY CABINET W/ SINK, NEW FLOOR AND WALL TILES.
7. NEW WALLS AT NEW SHOWER. ALL BATHROOM WALLS TO BE FINISHED W/ 5/8" CEMENT BOARD AND TILES
8. BATHROOM DOOR WIDTH INCREASED TO 30". SEE DOOR SCHEDULE
9. CERAMIC FLOOR TILES TO BE REPLACED THROUGHOUT
10. ALL WINDOWS TO BE REPLACED AND FITTED W/ NEW ACCORDION STORM SHUTTERS - SEE SCHEDULE
11. BATHROOM 3 - ALL FIXTURES TO BE REPLACED. NOTE NEW LAVATORY RELOCATION IF POSSIBLE. REPLACE PLUMBING FITTINGS AS REQUIRED. INSTALL NEW FLOOR AND WALL TILES
12. NEW MOISTURE RESISTANT 5/8" GYPSUM BRD ON EXISTING WALL FRAMING - (TYP) ALL INTERIOR WALLS. REPLACE GYPSUM BRD W/ CEMENT BOARD AT ALL BATHROOM WALLS.
13. ALL INTERIOR WALLS AND CEILINGS TO BE PAINTED.
14. NEW CMU WALLS TO REPLACE WALLS BLOWN AWAY IN HURRICANE
15. CONSTRUCT NEW WALL AT EXISTING SHOWER LOCATION
16. CONSTRUCT NEW CLOSET SEPARATION WALL (OPTIONAL)
17. CREATE NEW PATHWAY TO GAS BOTTLES
18. INSTALL NEW CODE COMPLIANT WOOD RAILING SYSTEM
19. PROPOSED ELECTRICAL PANEL RELOCATION



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

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SIGNATURE & SEAL

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

DRAWING TITLE:
PROPOSED FLOOR PLANS

PROJECT TITLE:
ROOF REPLACEMENT & INTERIOR REPAIRS

PROJECT OWNER: **JANICE LEE**

PROJECT LOCATION: **19 REM WHIM
Frederiksted, 00840**

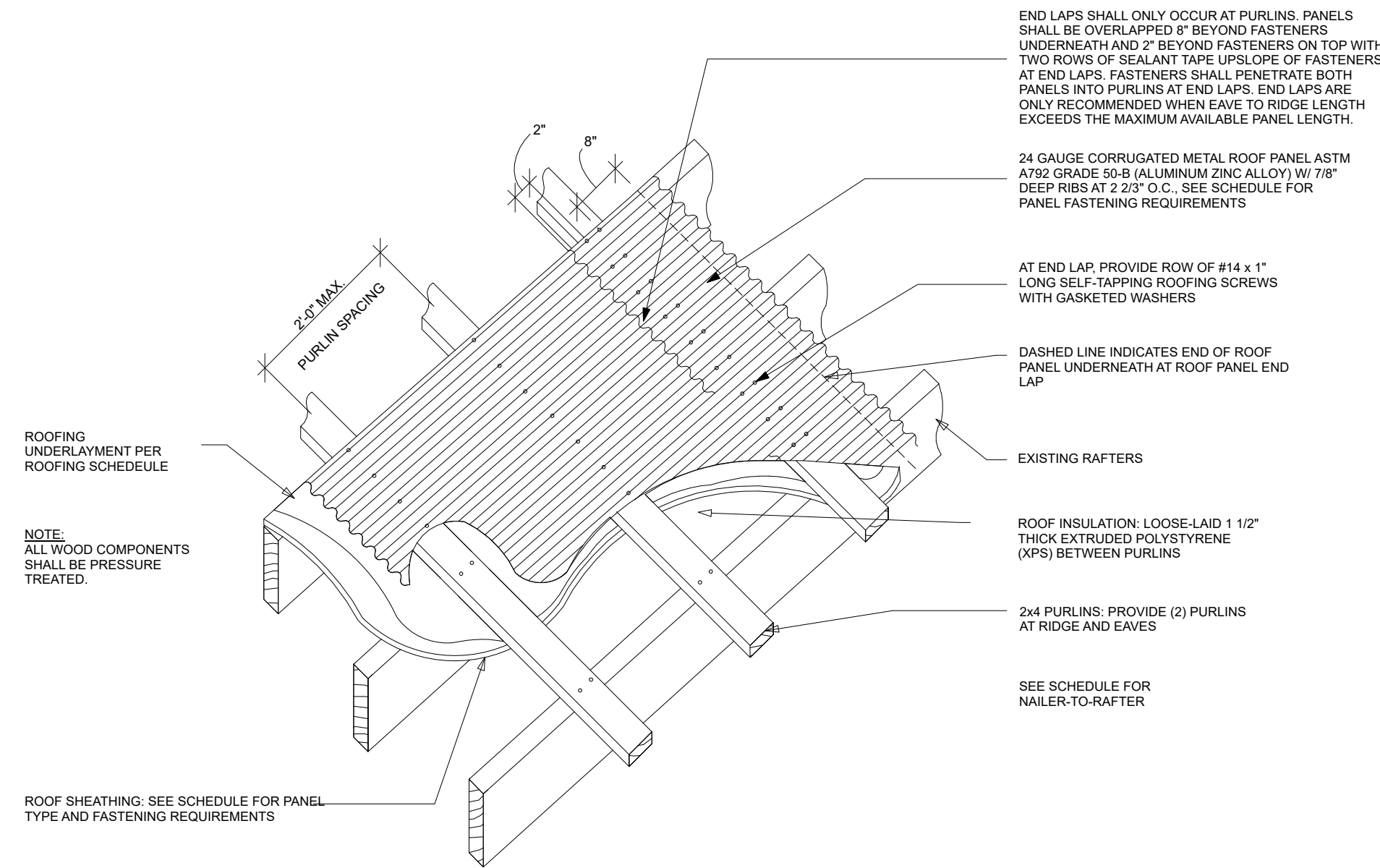
DESIGNED BY: **WB** DATE: **12/19/22**

DWN BY: **WB** SCALE: **AS NOTED**

CLIENT PROJECT #: **VI-HRR-00273** SHEET #:

GECC PROJECT #: **321010** **A-101**

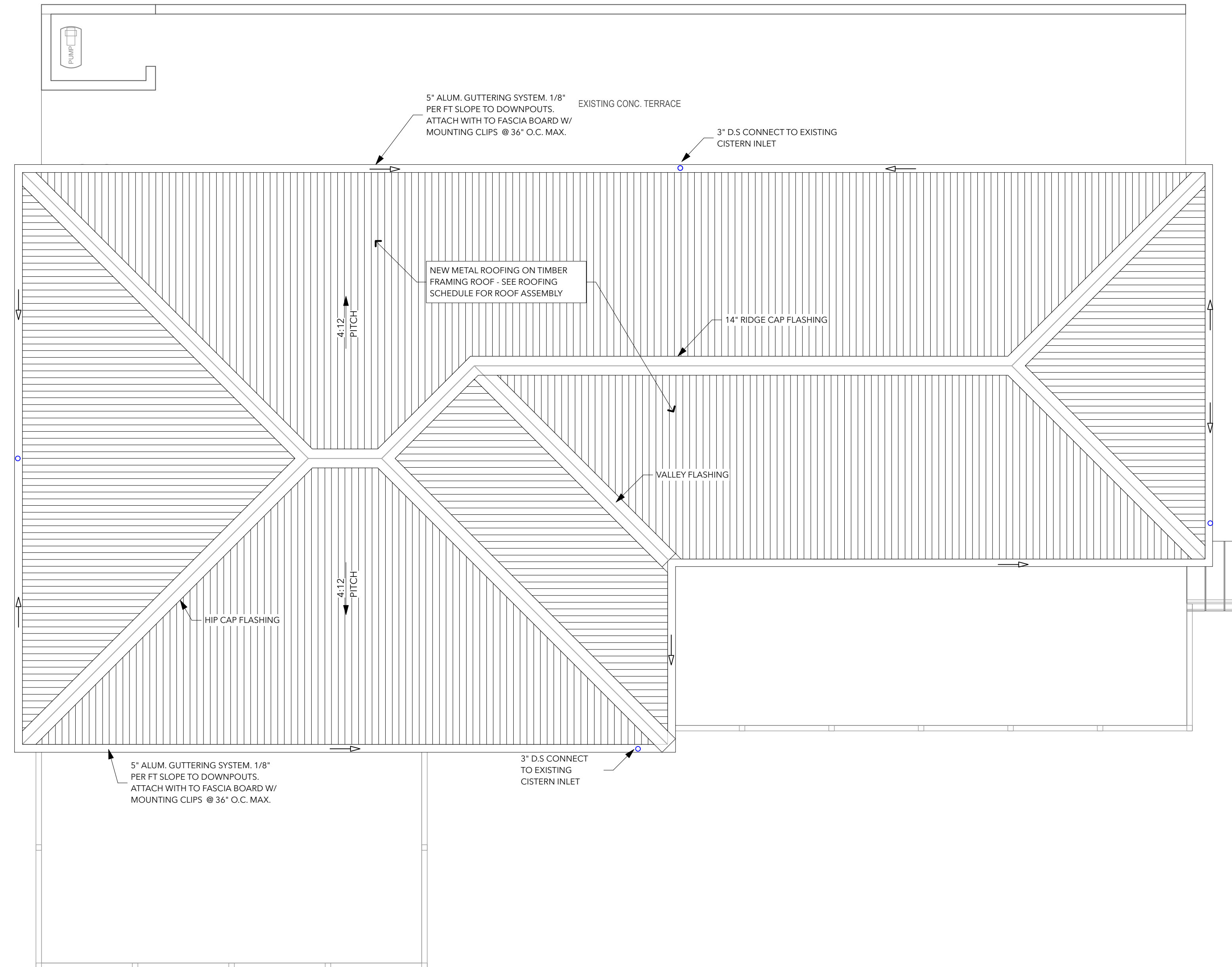




ROOF ASSEMBLY DETAIL 3
Scale: N.T.S.

ROOFING SCHEDULE	
METAL ROOFING PANELS	24 GA. PRE-FINISHED CORRUGATED ROOF PANELS ASTM A792 GRADE 50-B WITH 7/8" DEEP RIBS. OVERLAP 3 CORRUGATIONS MIN. AT SIDE LAPS 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.

ROOFING SCHEDULE 2
Scale: N.T.S.



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

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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:
ROOF PLAN

PROJECT TITLE:
ROOF REPLACEMENT & INTERIOR REPAIRS

PROJECT OWNER: JANICE LEE
PROJECT LOCATION: 19 REM WHIM Frederiksted, 00840

DESIGNED BY:	WB	DATE:	12/6/22
DWN BY:	CKD BY: WB	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-HRR-00273	SHEET #:	A-102
GECG PROJECT #:	321010		



NEW TIMBER FRAMED HIPPED ROOF.
SEE ROOF PLAN & ROOFING SCHEDULE

NEW METAL GUTTERING ATTACHED TO
FASCIA BRD W/ MOUNTING CLIPS AT 36"
MAX. O.C.

NEW WINDOWS W/ ACCORDION
STORM SHUTTERS (TYP.)

NEW WOOD RAILING SYSTEM

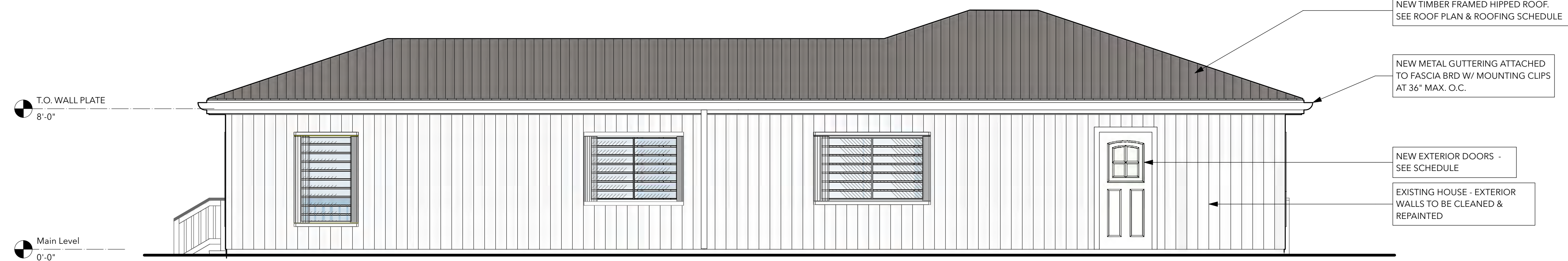
T.O. WALL PLATE
8'-0"

NEW WOOD RAILING SYSTEM

Main Level
0'-0"

Lower Level
-8'-6"

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



NEW TIMBER FRAMED HIPPED ROOF.
SEE ROOF PLAN & ROOFING SCHEDULE

NEW METAL GUTTERING ATTACHED TO
FASCIA BRD W/ MOUNTING CLIPS
AT 36" MAX. O.C.

NEW EXTERIOR DOORS -
SEE SCHEDULE

EXISTING HOUSE - EXTERIOR
WALLS TO BE CLEANED &
REPAINTED

T.O. WALL PLATE
8'-0"

Main Level
0'-0"

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

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16-18-1 4TH STREET, ESTATE THOMAS
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CERT. OF AUTHORIZATION #: 1-35879-1B

SIGNATURE & SEAL

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PROFESSIONAL ENGINEER
USVI LICENSE # 635E

DRAWING TITLE:
**NORTH & SOUTH
ELEVATIONS**

PROJECT TITLE:
ROOF REPLACEMENT & INTERIOR REPAIRS

PROJECT OWNER: JANICE LEE
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Frederiksted, 00840

DESIGNED BY:	WB	DATE:	12/6/22
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CLIENT PROJECT #: VI-HRR-00273
GECG PROJECT #: 321010
SHEET #: **A-201**

Window Schedule

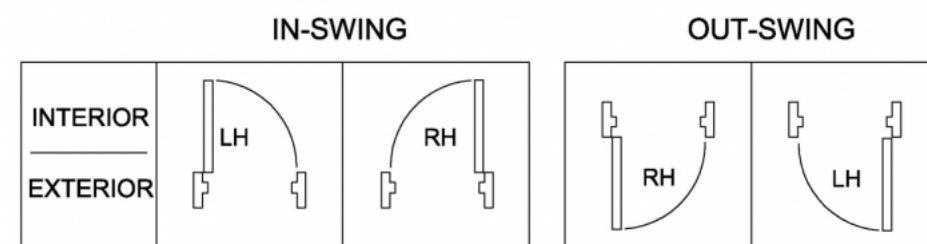
Mark		Nominal Size		Window Style			Window Data				Comments
		O.A. Width	O.A. Height	Configuration	Material	Shutters	Egress W/in	Mfr	Model	Accessories	
W-01	-A	6'0"	4'11"	Jalousie	Glass	Y	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-02	-A	6'0"	4'11"	Jalousie	Glass	Y	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-03	-E	3'0"	2'11"	Jalousie	Glass	Y	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-04	-B	6'0"	3'8"	Jalousie	Glass	Y	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-05	-C	5'0"	3'8"	Jalousie	Glass	Y	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-06	-D	3'0"	4'11"	Jalousie	Glass	Y	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-07	-D	3'0"	4'11"	Jalousie	Glass	Y	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-08	-D	3'0"	4'11"	Jalousie	Glass	Y	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-09	-D	3'0"	4'11"	Jalousie	Glass	Y	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-10	-D	3'0"	4'11"	Jalousie	Glass	Y	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-11	-F	3'0"	3'8"	Jalousie	Glass	Y	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-12	-G	1'6"	1'4"	Jalousie	Glass	-	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-14	-F	3'0"	3'8"	Jalousie	Glass	Y	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-15	-B	6'0"	3'8"	Jalousie	Glass	Y	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-16	-E	3'0"	2'11"	Jalousie	Glass	Y	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters
W-17	-G	1'6"	1'4"	Jalousie	Glass	-	N/R	Air Master	Master Guard 4	Insect Screen	Fitted w/ Accordion Storm Shutters

Door Schedule

Mark		Nominal Size			Door Style		Door Data				Comments
		Width	Height	Thickness	Configuration	Slab Style	Mfr	HW Set	Accessories		
D-01	-A	3'0"	6'8"	1 3/4"	In-Swing	LH Panel	Jeld-Wen	HW#1	Top Lite	New Metal Entry Door	
D-02	-B	3'0"	6'8"	1 3/4"	In-Swing	RH Panel	Jeld-Wen	HW#1		New Metal Entry Door	
D-03	-D	2'6"	6'8"	1 3/4"	Out-Swing	LH WLP	Jeld-Wen	HW#2		Interior Wood Louver Panel Door	
D-04	C	2'8"	6'8"	1 3/4"	In-Swing	RH Panel	Jeld-Wen	HW#1		New Metal Entry Door	
D-05	-B	3'0"	6'8"	1 3/4"	In-Swing	LH Panel	Jeld-Wen	HW#1		New Metal Entry Door	
D-06	-D	2'6"	6'8"	1 3/4"	In-Swing	LH WLP	Greenwood	HW#2		Interior Wood Louver Panel Door	
D-07	-D	2'6"	6'8"	1 3/4"	Out-Swing	LH WLP	Greenwood	HW#3		Interior Wood Louver Panel Door	
D-08	-E	3'0"	6'8"	1 3/4"	Bi-Fold	WLP	Greenwood	HW#4		Interior Wood Louver Panel Door	
D-09	-A	3'0"	6'8"	1 3/4"	In-Swing	LH Panel	Jeld-Wen	HW#1	Top Lite	New Metal Entry Door	
D-10	-F	6'0"	6'8"	1 3/4"	Sliding	GLP	Air Master	HW#5		Existing window opening adjusted to door	
D-11	D	2'6"	6'8"	1 3/4"	In-Swing	RH WLP	Greenwood	HW#2		Interior Wood Louver Panel Door	
D-12	A	3'0"	6'8"	1 3/4"	In-Swing	LH Panel	Jeld-Wen	HW#1	Top Lite	New Metal Entry Door	
D-14	D	2'6"	6'8"	1 3/4"	Out-Swing	WLP	Greenwood	HW#2		Interior Wood Louver Panel Door	
D-15	A	3'0"	6'8"	1 3/4"	In-Swing	Panel	Jeld-Wen	HW#1	Top Lite	New Metal Entry Door	

- HW#1:**
DEADBOLT LOCK WITH MINIMUM 1" THROW AND AN ENTRY LEVEL LOCK, KEYED 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:**
DUMMY LEVER
- HW#4:**
BI-FOLD DOOR TRACK & HARDWARE
- HW#5:**
SLIDING GLASS DOOR TRACK & HARDWARE

Single Door



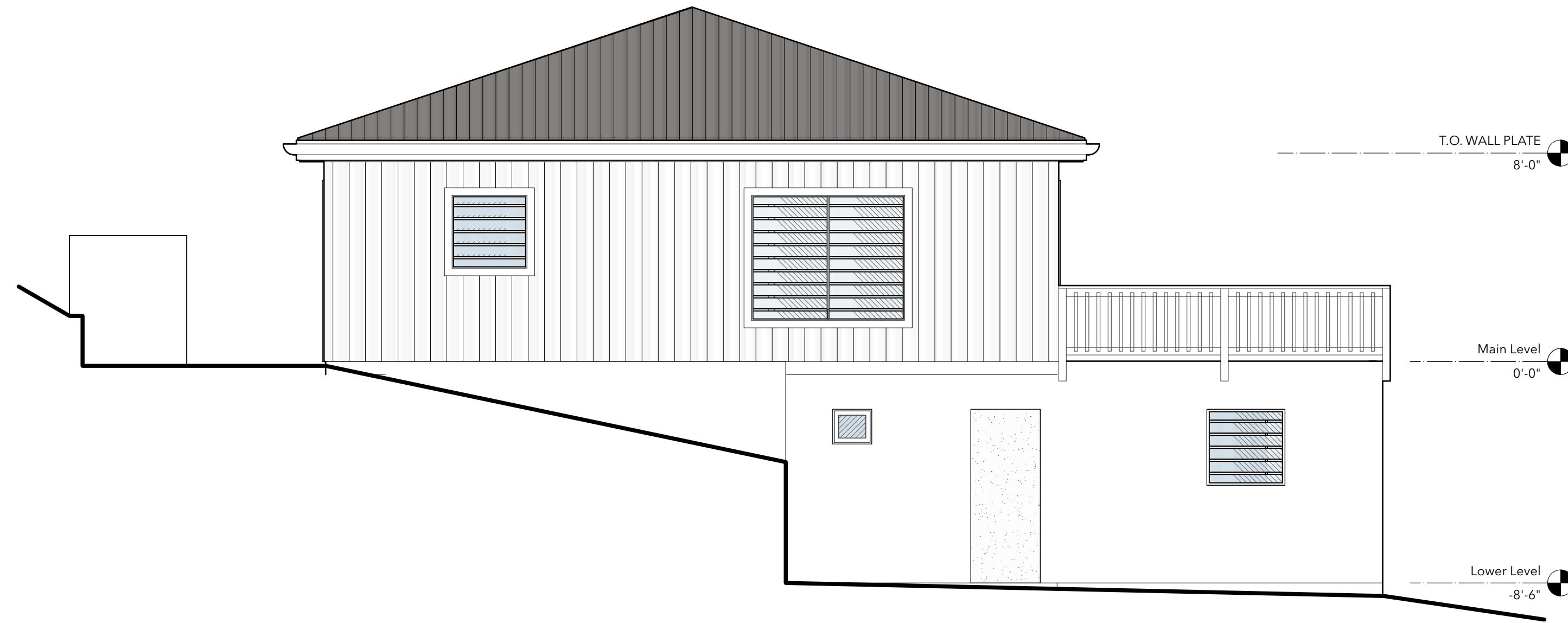
Room Finish Schedule

No.	Room Name	Floor		Wall				Ceiling
		Matl	Base	North	East	South	West	
101	LIVING RM	CT-1	BTM-1	PNT	PNT	PNT	CT-3	PNT
102	BEDROOM 3	CT-1	BTM-1	PNT	PNT	PNT	PNT	PNT
103	BATHRM 2	CT-1	BTM-1	PL-1	CB-1	CT-2	CT-2	PNT
104	STUDIO SUITE	CT-1	BTM-1	PNT	PNT	PNT	PNT	PNT
105	BATHRM 3	CT-1	BTM-1	CT-2	CB-1	PNT	PNT	PNT
201	KITCHEN	CT-1	BTM-1	GB-2	GB-2	GB-2	EXR	EXR
202	DINING RM	CT-1	BWP-1	GB-2	N/A	GB-2	GB-2	EXR
203	LIVING RM	CT-1	BWP-1	GB-2	GB-2	GB-2	GB-2	EXR
204	BEDROOM 1	CT-1	BWP-1	GB-2	GB-2	GB-2	GB-2	EXR
205	BATHRM 1	CT-1	N/A	CT-2	CT-2	CT-2	CT-2	TG
206	BEDROOM 2	CT-1	BWP-1	GB-2	GB-2	GB-2	GB-2	EXR
207	CLOSET	CT-1	BWP-1	GB-2	GB-2	GB-2	GB-2	EXR
208	MAIN DECK	STF-1	N/A	N/A	N/A	N/A	N/A	N/A
209	DECK 2	STF-1	N/A	N/A	N/A	N/A	N/A	N/A

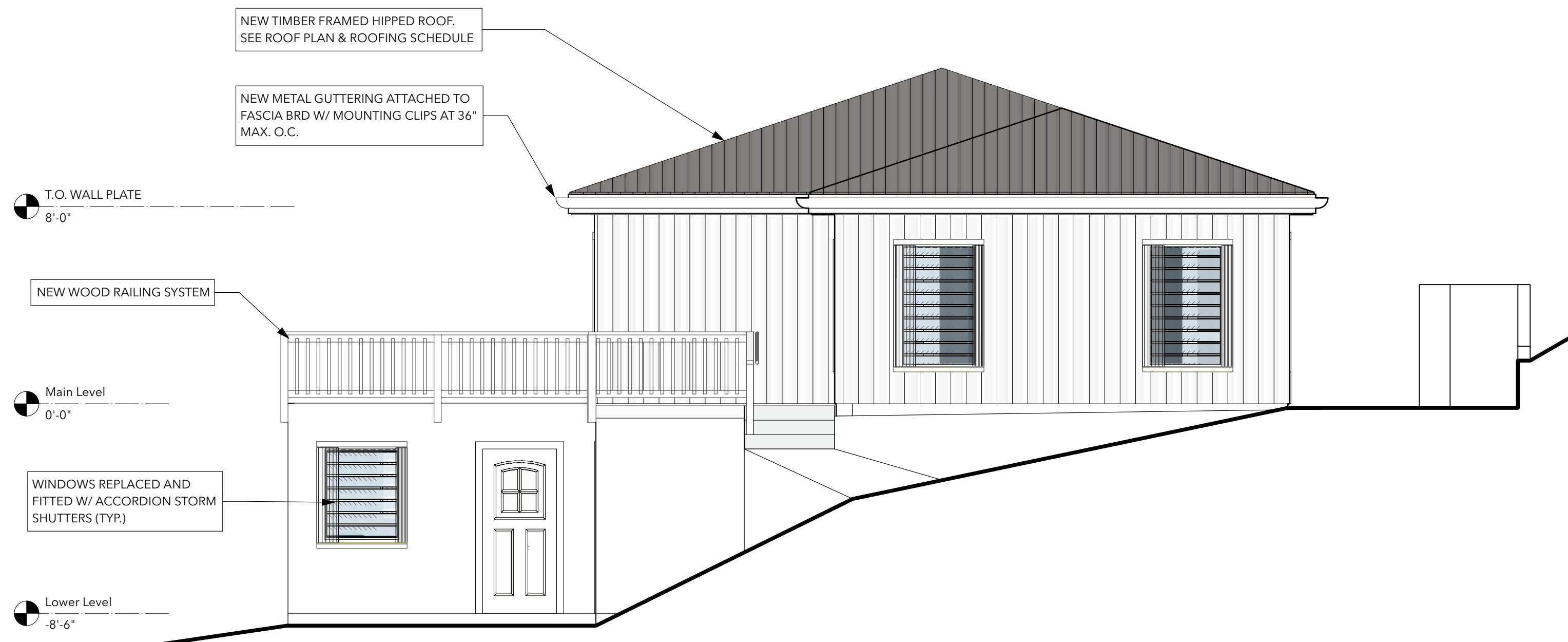
Finish Legend

Ceiling	
EXR	Exposed Rafters & T1-11 Decking, Painted
PNT	Paint
TG	1x6 Cypress Tongue & Groove
Wall	
CT-2	8" X 8" square ceramic tile
GB-2	5/8" gypsum board, primed and painted
CB-1	Cement Board, Seal, Prime & Paint
Base	
BTM-1	4" Base-Match Ceramic Tile Floor - Cove base, bullnose
BWP-1	Paint-grade 5/8" x 4" pine base moulding - classic
ETR	Existing finish to remain
N/A	None
Floor	
CT-1	16"x16" Ceramic Tile
ETR	Existing finish to remain
STF-1	stone tile floor-regular squared pattern

SCHDEULES 3
SCALE: N/A



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



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

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

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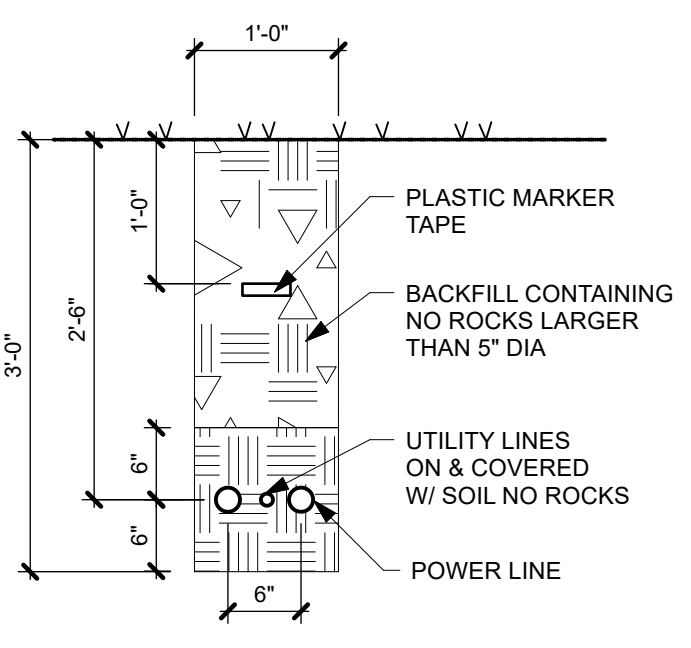
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ENGINEERING & CONSTRUCTION GROUP, LLC
WYSTAN BENJAMIN, PE
PROFESSIONAL ENGINEER
USVI LICENSE # 635E

DRAWING TITLE:
EAST & WEST ELEVATIONS - SCHEDULES

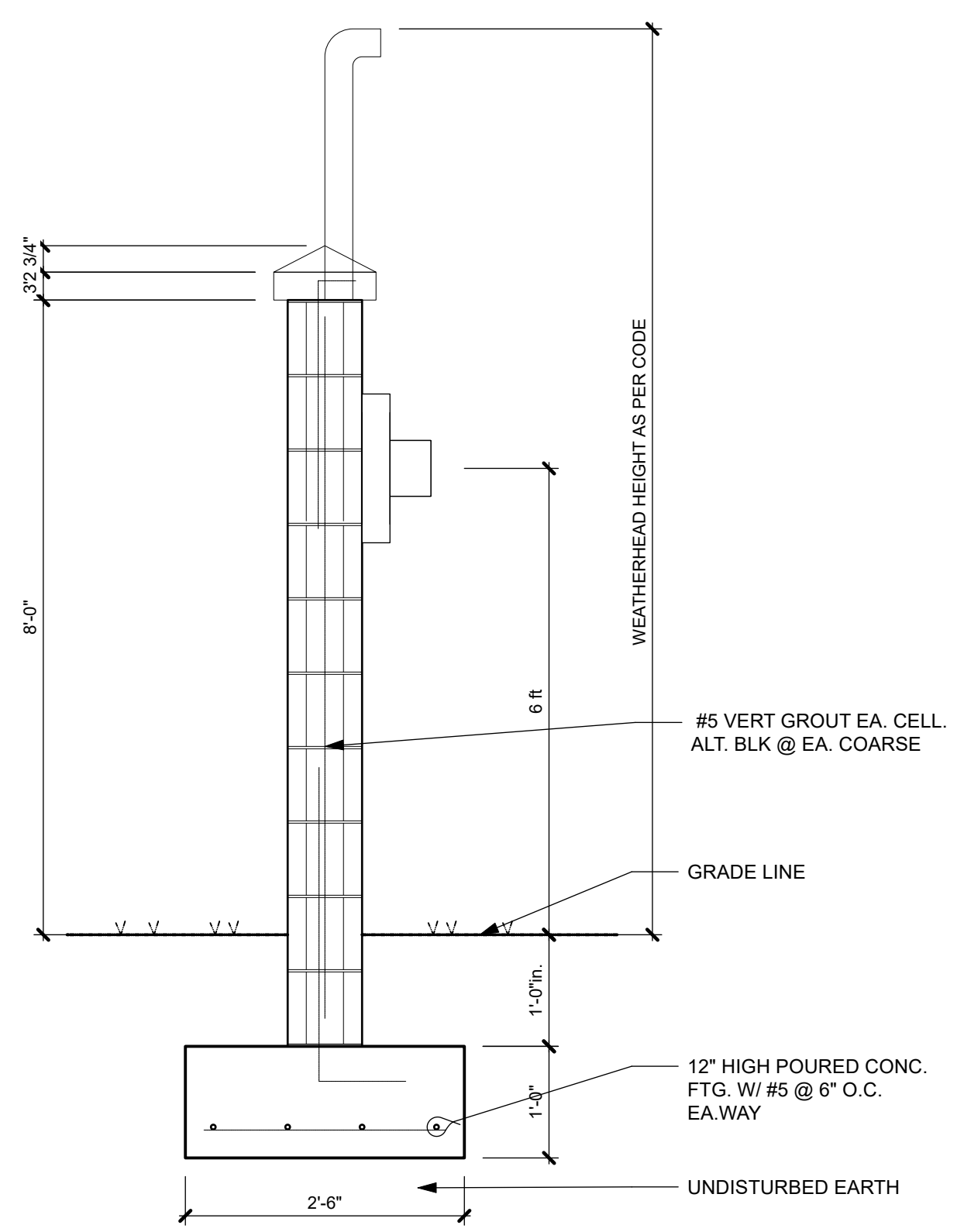
PROJECT TITLE:
ROOF REPLACEMENT & INTERIOR REPAIRS

PROJECT OWNER: JANICE LEE
PROJECT LOCATION: 19 REM WHIM Frederiksted, 00840

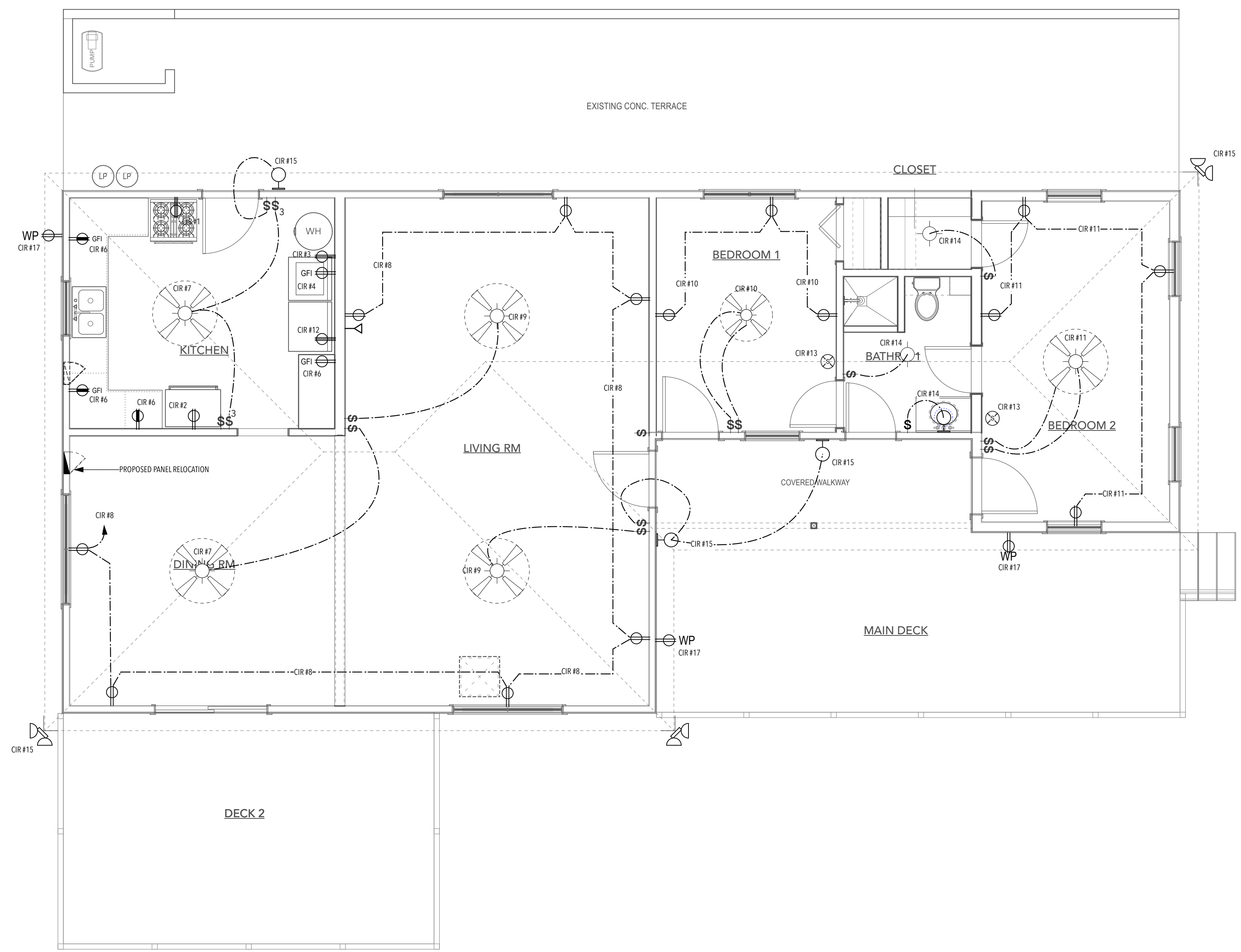
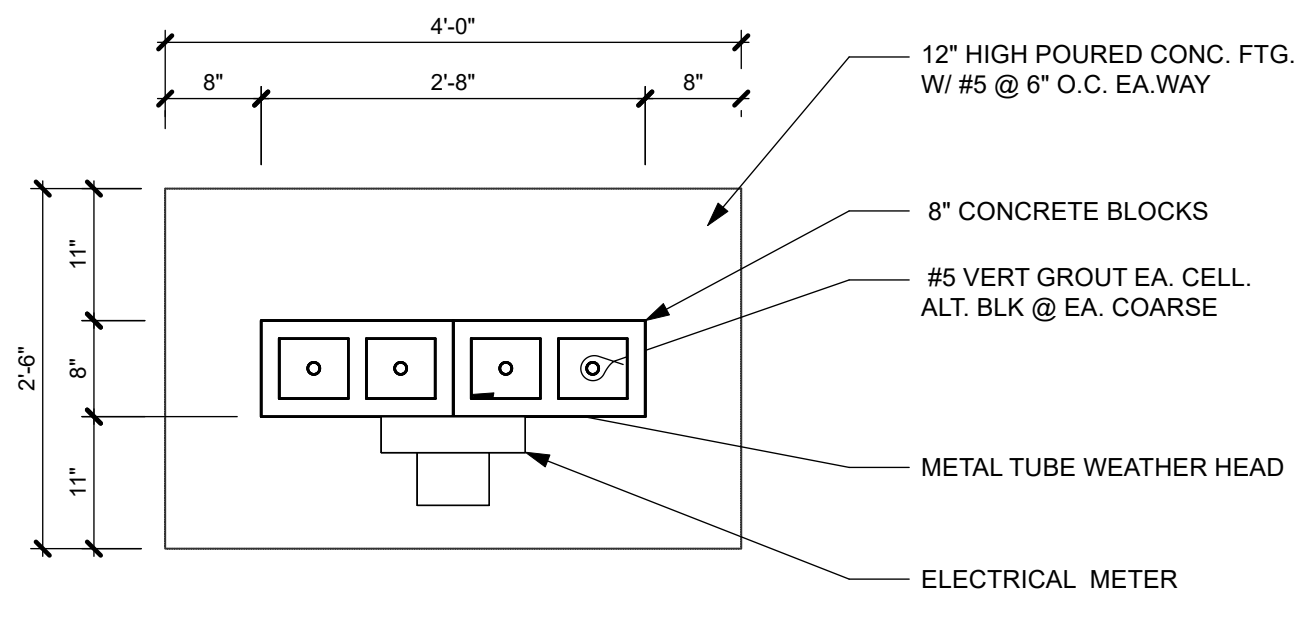
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DWN BY:	CKD BY: WB	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-HRR-00273	SHEET #:	A-202
GEORG PROJECT #:	321010		



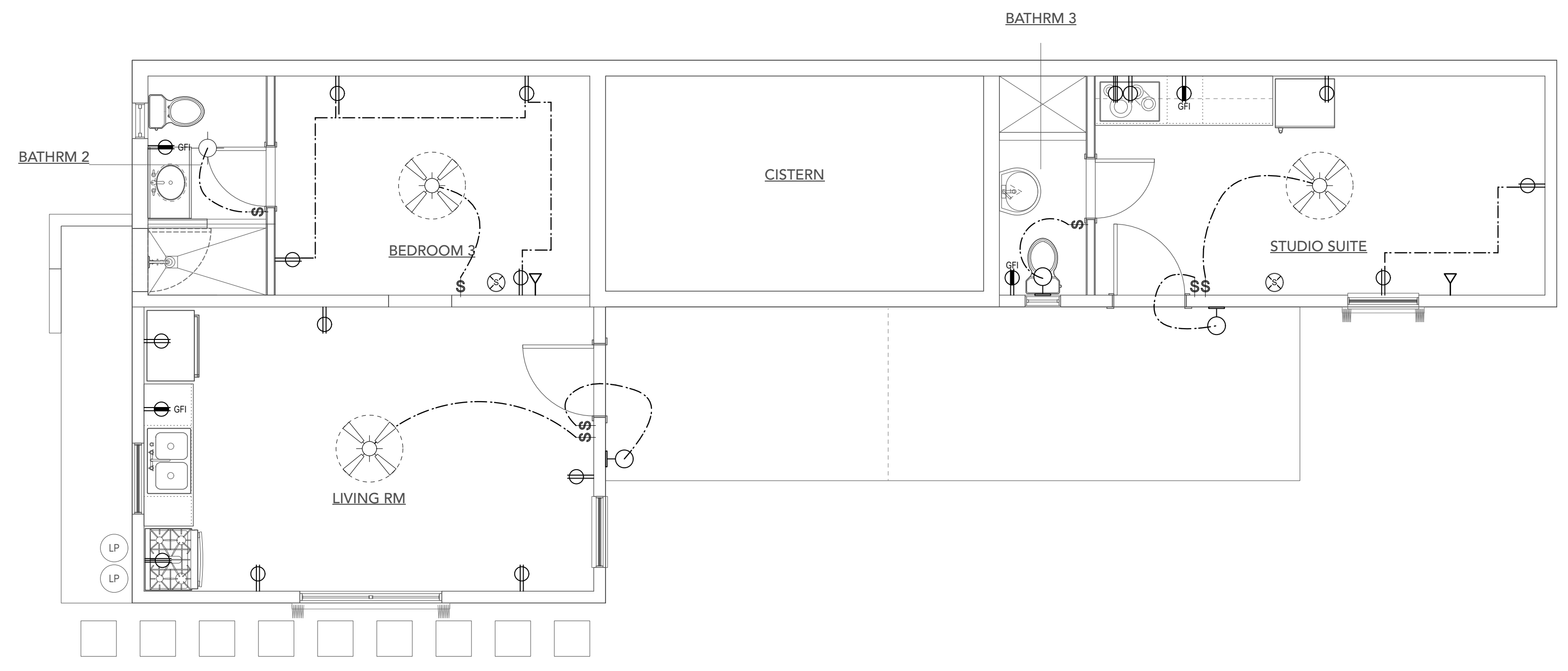
UTILITY TRENCH DETAIL
Scale: 3/4" = 1'-0"



ELECTRICAL METER MONUMENT
Scale: 3/4" = 1'-0"



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



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

ELECTRICAL LEGEND	
SYMB.	DESCRIPTION
	110V DUPLEX OUTLET
	110V DUPLEX OUTLET (+42" AFF)
	110V QUADRUPLUX OUTLET
	GFCI - DUPLEX OUTLET
	GFCI - DUPLEX OUTLET (+42" AFF)
	DUPLEX OUTLET - WEATHER PROTECTED
	DUPLEX FLOOR OUTLET
	SPECIAL PURPOSE OUTLET
	DATA/ COMM (-18" AFF - U.O.N.)
	SMOKE DETECTOR
	CEILING SURFACE MTD. LIGHT FIXTURE
	CEILING RECESSED WALL WASH LIGHT
	RECESSED CAN LIGHT
	WALL MOUNTED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	MULTI-FIXTURE CEILING HUNG LIGHT
	POOL LIGHT
	LANDSCAPE LIGHTING
	JUNCTION BOX
	INCANDESCENT W/ PULL SWITCH
	TRACK LIGHTING
	FLUORECENT LIGHT FIXTURE (WALL MTD.)
	FLUORECENT LIGHT FIXTURE (UNDER CABINET)
	FLUORECENT LIGHT FIXTURE (SURFACE MTD.)
	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

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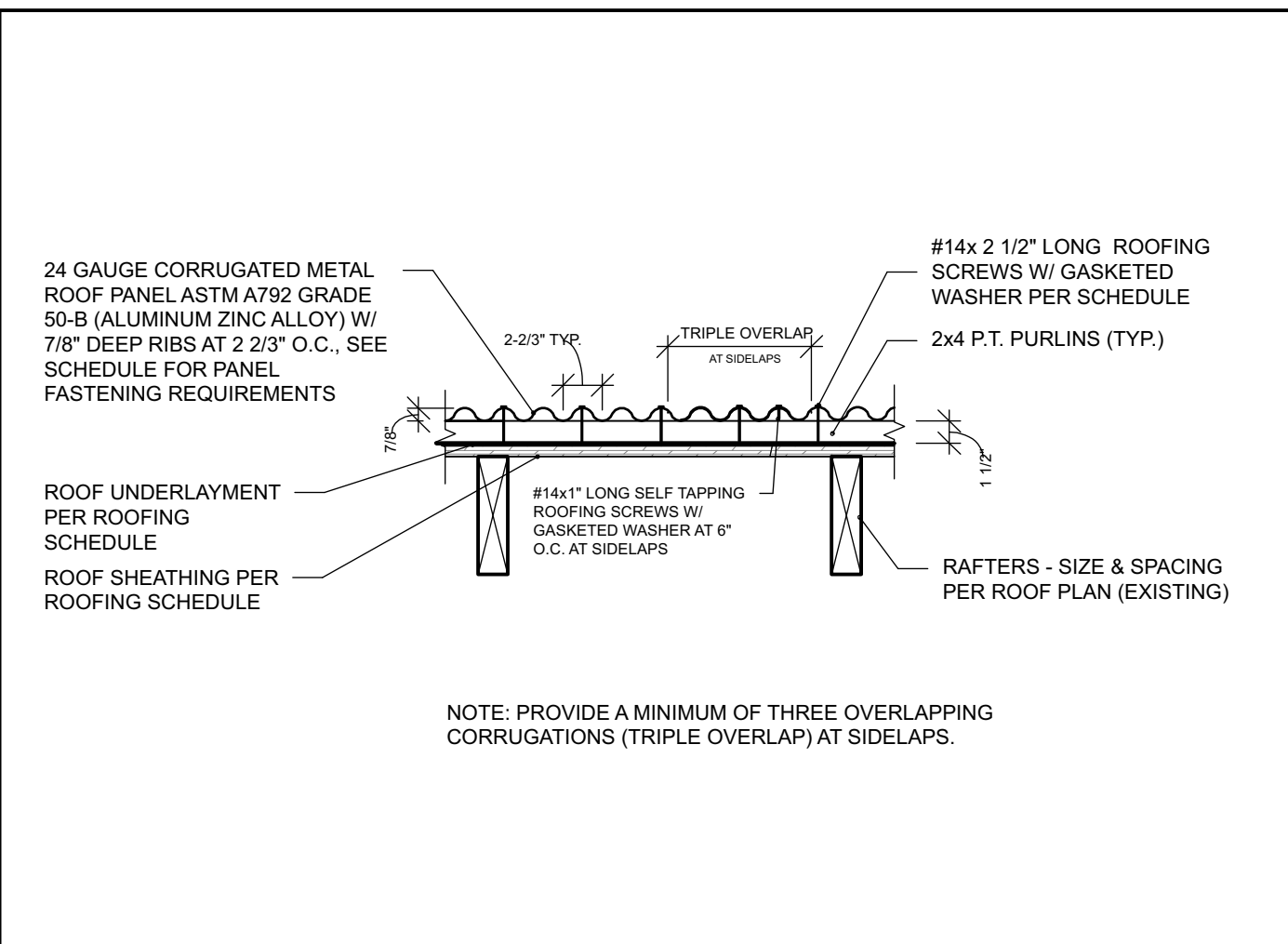
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USVI LICENSE # 6356

DRAWING TITLE:
ELECTRICAL PLANS

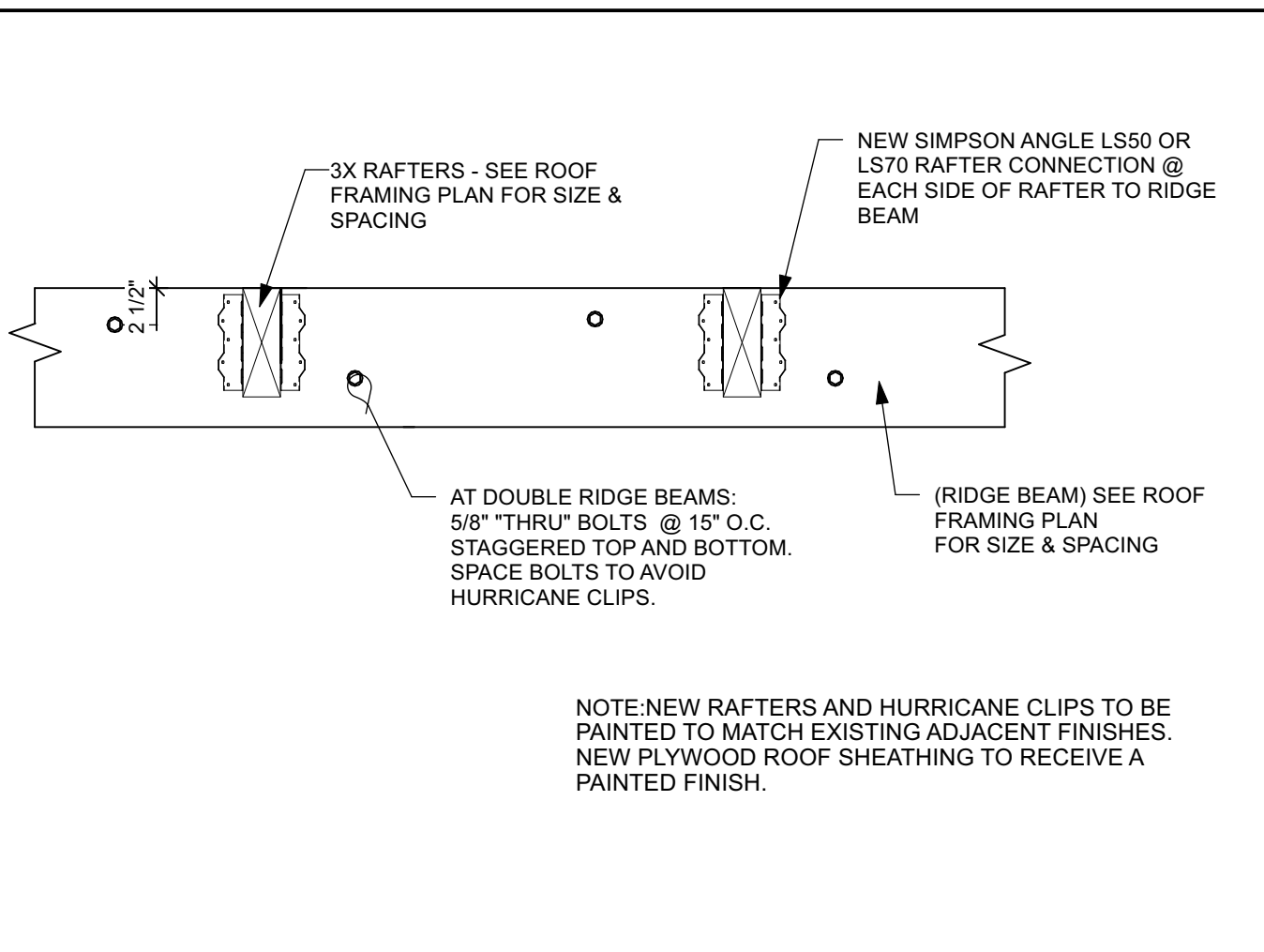
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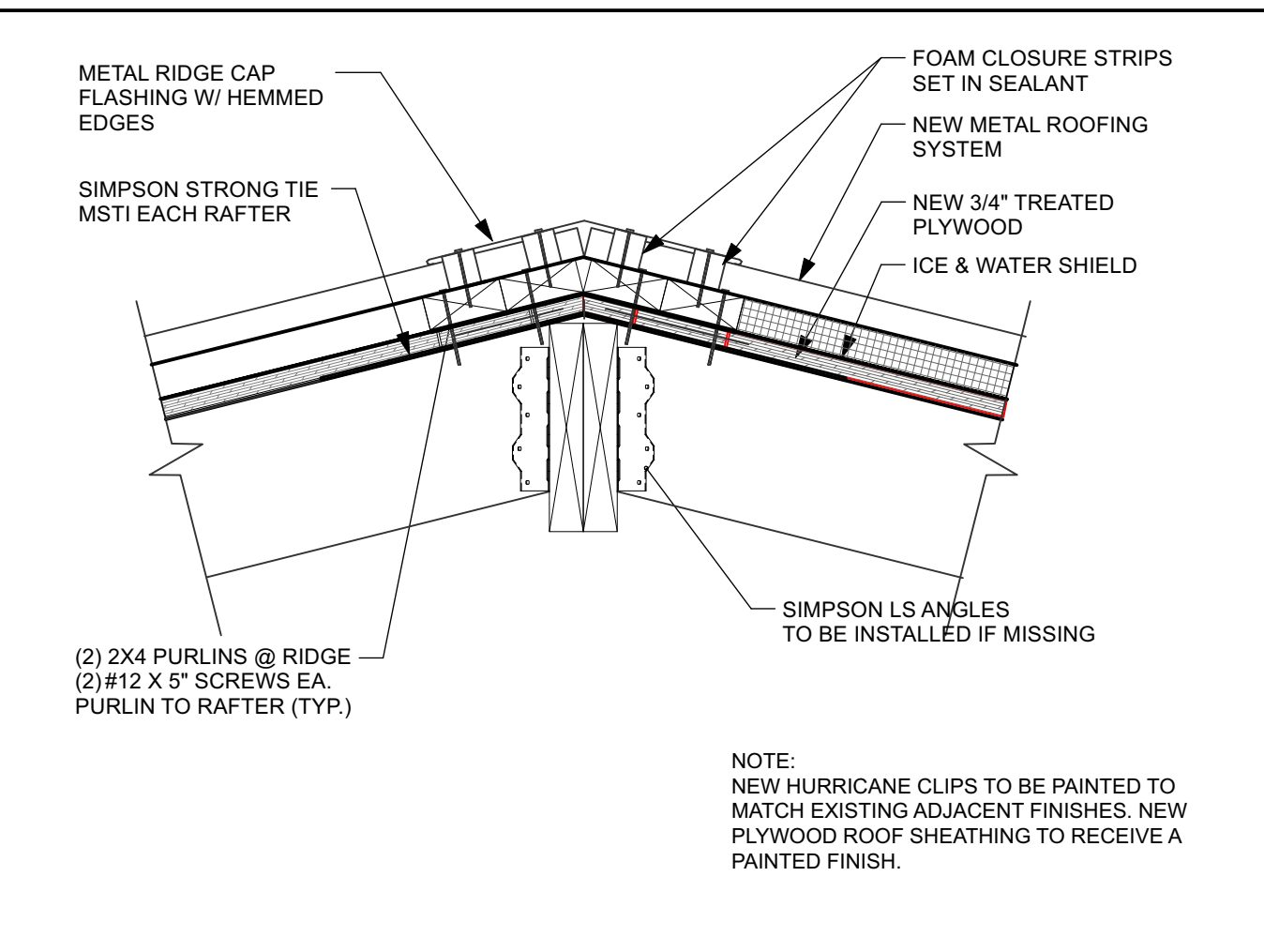
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DWN BY:	CKD BY: WB	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-HRR-00273	SHEET #:	E-101
GECC PROJECT #:	321010		



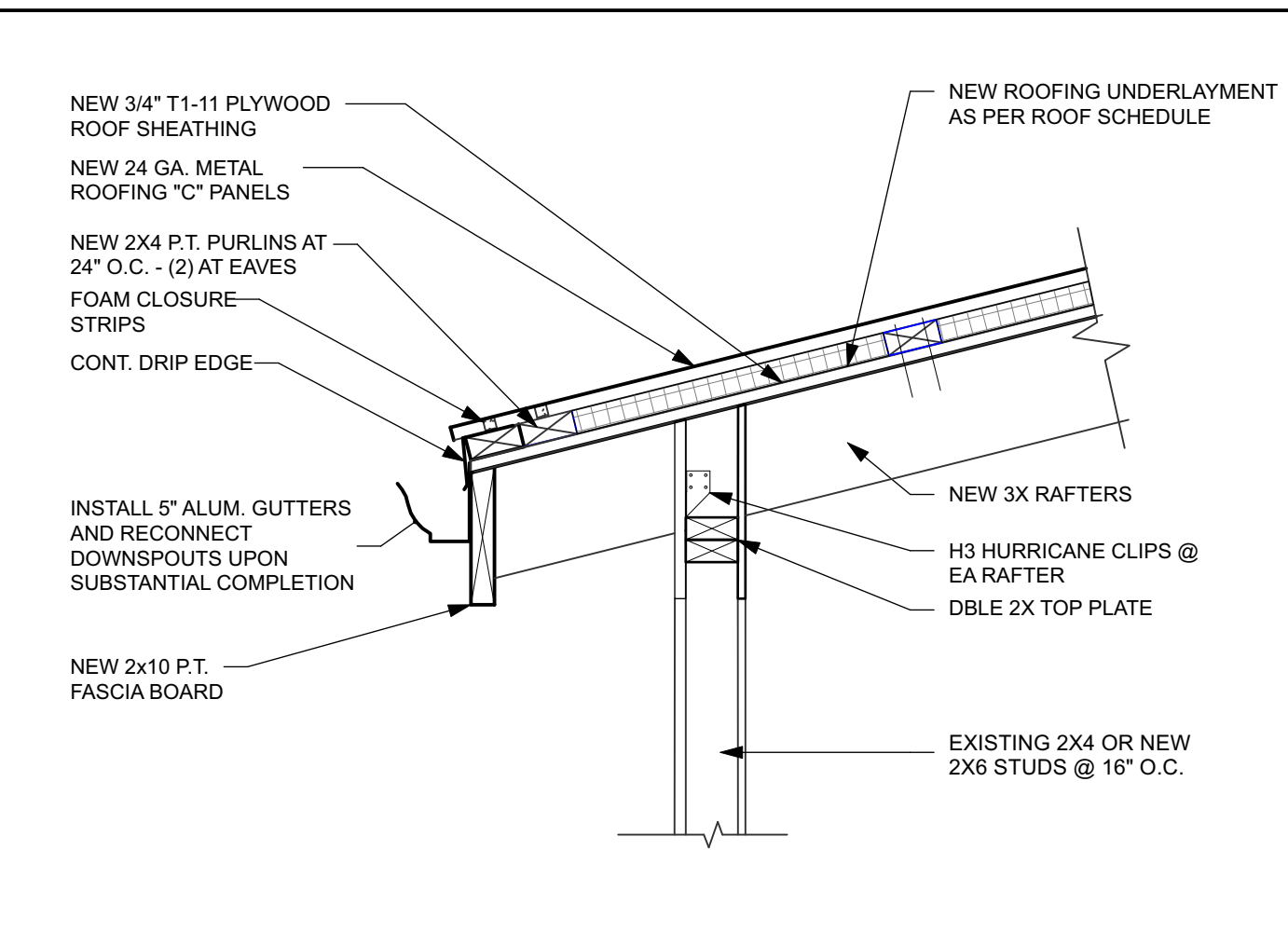
ROOF COVERING SECTION DETAIL
Scale: 1" = 1'-0" 5



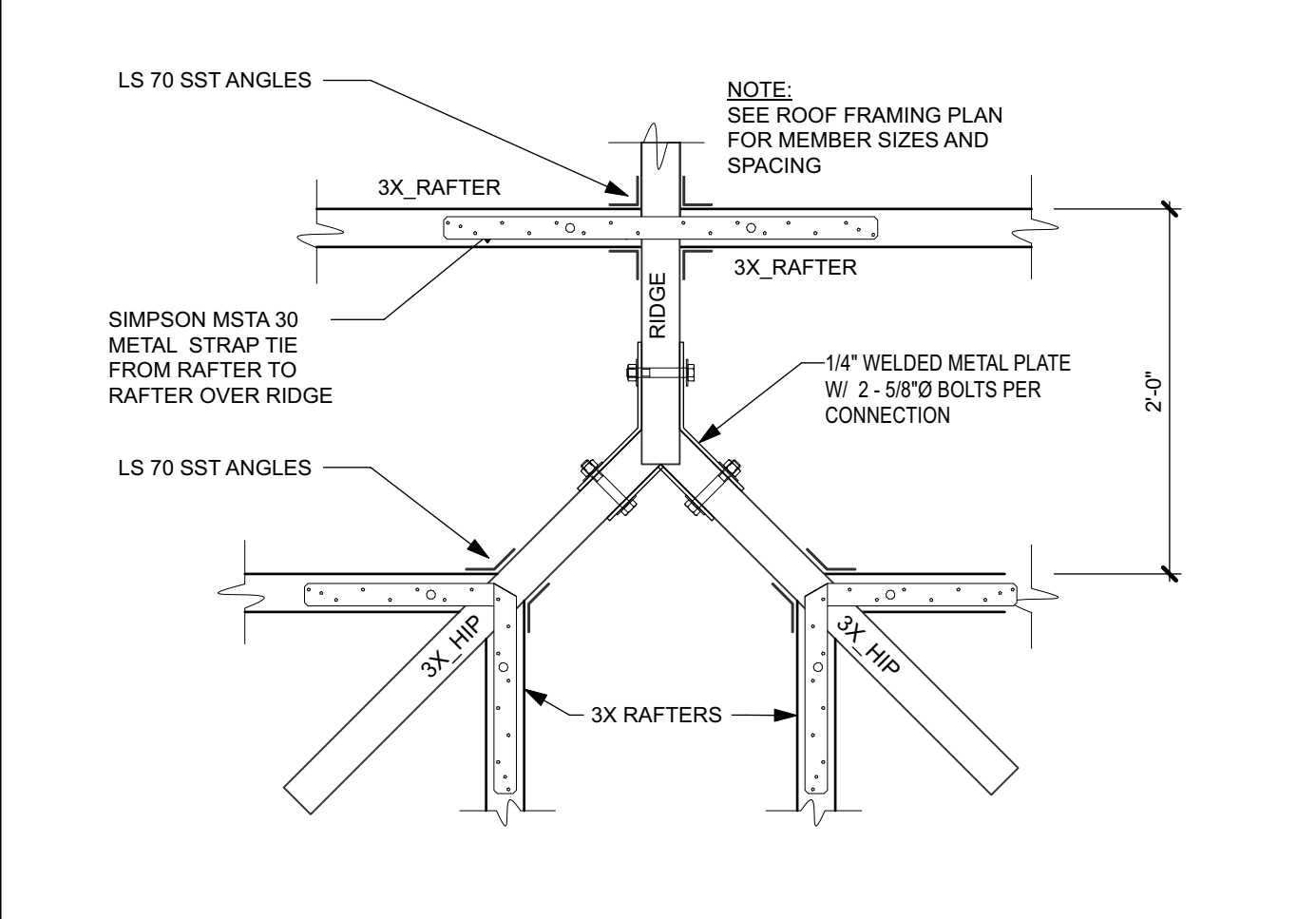
RAFTER TO RIDGE DETAIL
Scale: 1" = 1'-0" 4



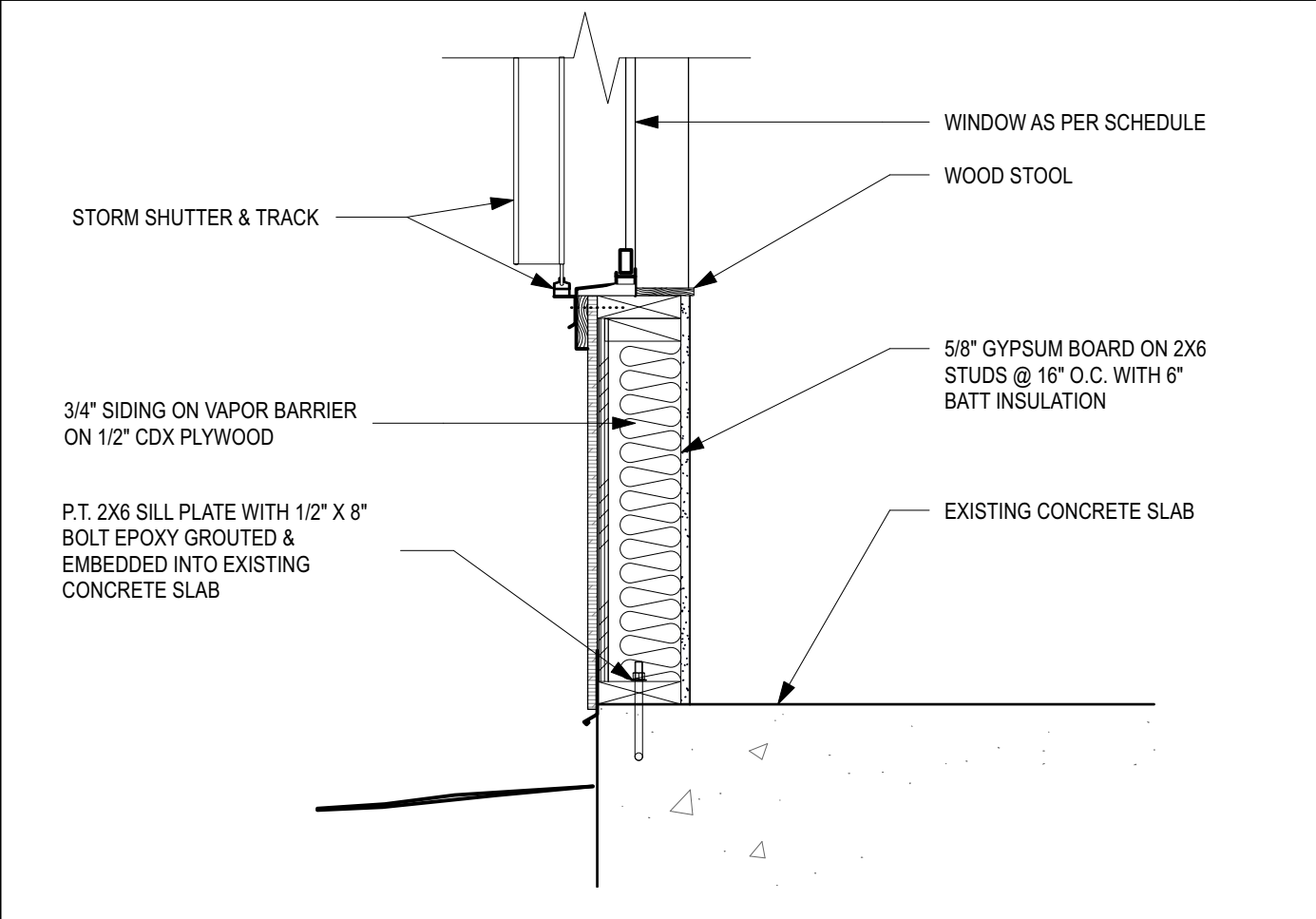
RIDGE DETAIL
Scale: 1" = 1'-0" 3



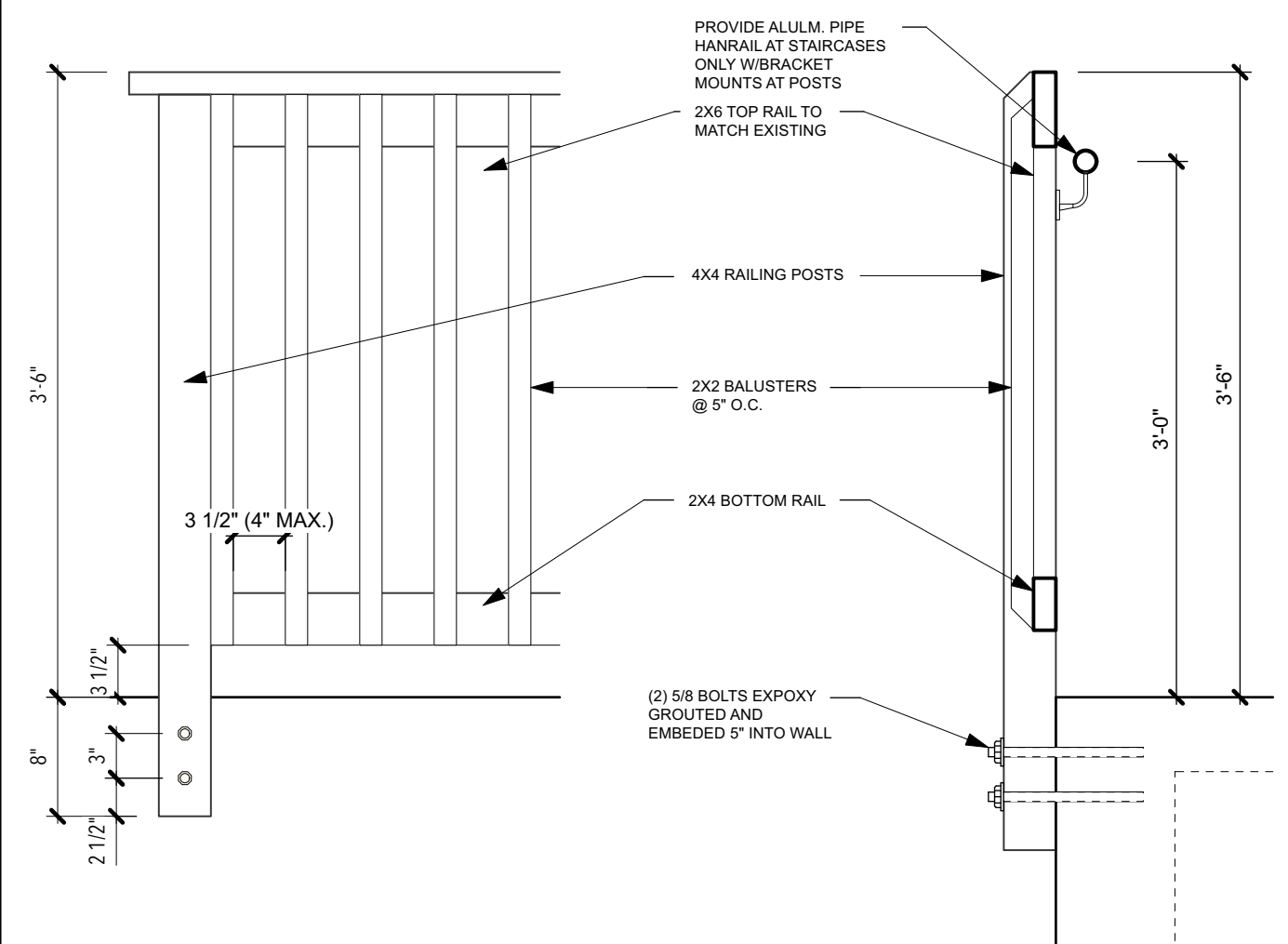
EAVE DETAIL
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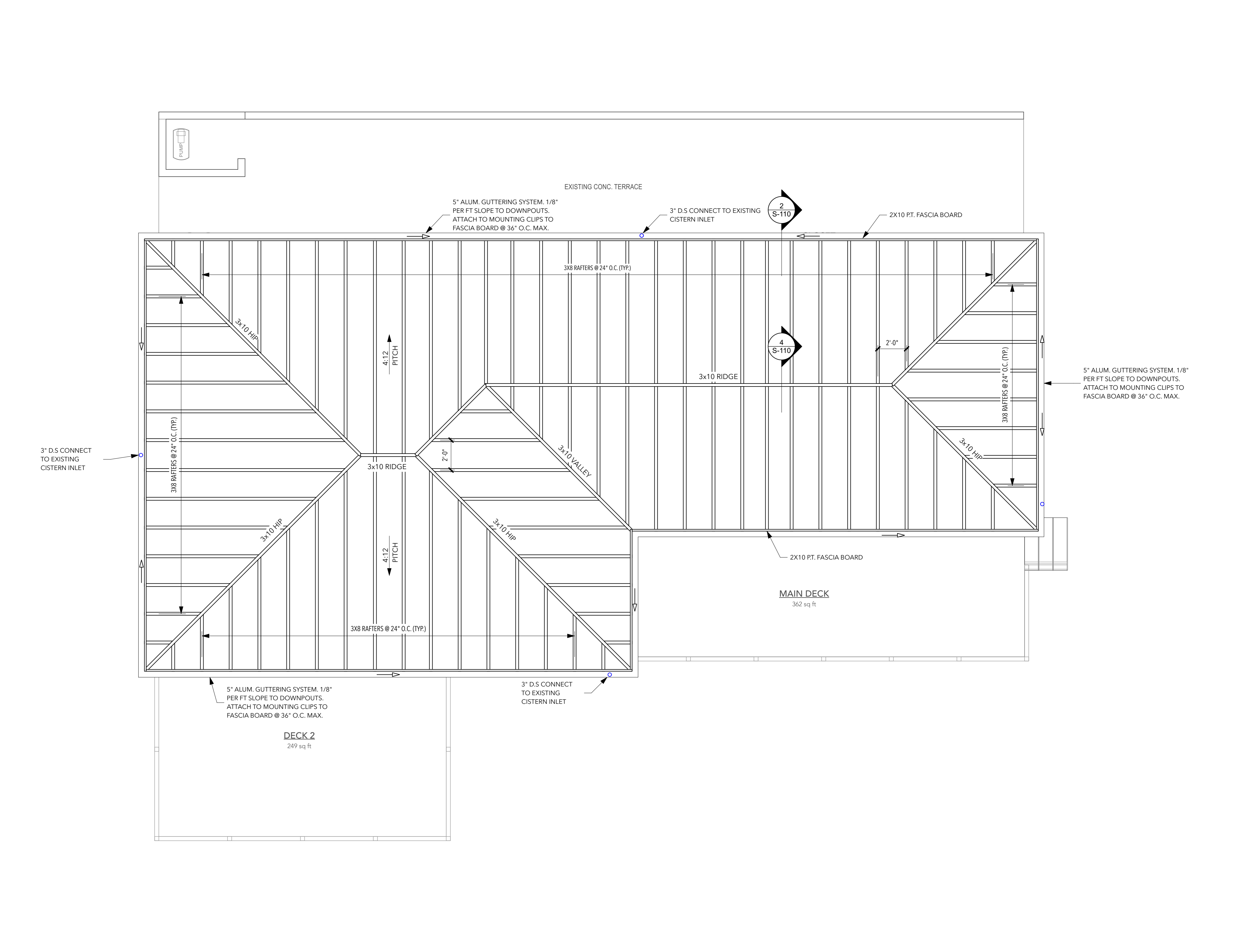
RAFTER/RIDGE DETAIL
Scale: 1" = 1'-0" 6



STUD WALL DETAIL
Scale: 1" = 1'-0" 7



RAILING DETAIL
Scale: 1" = 1'-0" 8



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

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GECC PROJECT #:	321010		

HRR-00273-BPermitSet.vwx

TABLE 2304.9.1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS INTERNATIONAL BUILDING CODE 2009, NEW JERSEY EDITION

DESCRIPTION OF BUILDING ELEMENTS & LOCATION	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d	---
Bridging to joist, toenail each end	2-8d	---
1" X 6" subfloor or less to each joist, face nail	2-8d 2 staples, 1/2"	---
Wider than 1" X 6" subfloor to each joist, face nail	3-8d	---
2" subfloor to joist or girder, blind and face nail	2-16d	---
Sole plate to joist or blocking, face nail	16d	16" o.c.
Top or sole plate to stud, end nail	2-16d	---
Stud to sole plate, toe nail	3-8 or 2-16d	---
Double studs, face nail	10d	24" o.c.
Double top plates, face nail	10d	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16" o.c.
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d	---
Blocking between joists or rafters to top plate, toe nail	3-8d	---
Rim joist to top plate, toe nail	8d	6" o.c.
Top plates, laps at corners and intersections, face nail	2-10d	---
Built-up header, two pieces with 1/2" spacer	16d	16" o.c. along each edge
Continued header, two pieces	16d	16" o.c. along each edge
Ceiling joists to plate, toe nail	3-8d	---
Continuous header to stud, toe nail	4-8d	---
Ceiling joists, laps over partitions, face nail	3-10d	---
Ceiling joist to parallel rafters, face nail	3-10d	---
Rafter to plate, toe nail	2-16d	---
1" brace to each stud and plate, face nail	2-8d 2 staples, 1/2"	---
1" X 6" sheathing to each bearing, face nail	2-8d 2 staples, 1/2"	---
1" X 8" sheathing to each bearing, face nail	2-8d 3 staples, 1/2"	---
Wider than 1" X 8" sheathing to each bearing, face nail	3-8d 4 staples, 1/2"	---
Built-up corner studs	10d	24" o.c.
Built-up girders and beams, 2-inch lumber layers	10d	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nail at ends and at each splice
2" planks	2-16d	At each bearing
Roof rafters to ridge, valley or hip rafters: to nail	4-16d	---
face nail	3-16d	---
Joist to band joist, face	3-16d	---

WOOD STRUCTURAL PANELS, SUB FLOOR, ROOF AND WALL SHEATHING TO FRAMING, AND PARTICLEBOARD WALL SHEATHING TO FRAMING	DESCRIPTION OF FASTENER b,c,d,e	SPACING OF FASTENERS
5/16 - 1/2	6d common nail (subfloor, wall) 8d common nail (roof) f	6
19/32 - 1	8d common nail	6
1 1/8 - 1 1/4	10d common nail or 8d deformed nail	6

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER b,c,d,e	Edges (inches)	Intermediate supports c,e (inches)
Other wall sheathing h			
1/2" regular cellulose fiberboard sheathing	1 1/2 galvanized roofing nail 6d common nail staple 16 ga., 1 1/2 long	3	6
1/2 structural cellulose fiberboard sheathing	1 1/2 galvanized roofing nail 8d common nail staple 16 ga., 1 1/2 long	3	6
25/32 structural cellulose fiberboard sheathing	1 3/4 galvanized roofing nail 8d common nail staple 16ga., 1 3/4 long	3	6
1/2 gypsum sheathing	1 1/2 galvanized roofing nail; 6d common nail; staple galvanized, 1 1/2 long; 1 1/4 screws, Type W or S	4	8
5/8 gypsum sheathing	1 3/4 galvanized roofing nail; 8d common nail; staple galvanized, 1 5/8 long; 1 5/8 screws, Type W or S	4	8
Other wall sheathing h			
3/4 and less	6d deformed nail or 8d common nail	6	12
7/8 - 1	8d common nail or 8d deformed nail	6	12
1 1/8 - 1 1/4	10d common nail or 8d deformed nail	6	12

PSL FASTENING SCHEDULE

Maximum Uniform Load Applied to
Either or Both Outside Pieces
(Pounds per lineal foot)

Pieces in Member	16d NAILS			1/2" BOLTS		
	A	B	C	D	E	F
2	505	760	505	1015	500	995
3	380	570	380	760	375	745
4	Not Permitted		340	675	330	665

NOTES:

- Confirm adequacy of the beam (depth and number of pieces) for carrying the designated load.
- Stress level for nail and bolt values is 100%. Increases of 15% for snow loaded or 25% for non-snow loaded roof conditions are permitted.
- Top and bottom row of connectors should be 2" from edge.
- Bolt holes are to be the same diameter as the bolt. Every bolt must extend through the full thickness of the member. Use washers under head and nut.
- For three-piece member, specified nailing is from the each side.
- To minimize rotation, four-piece members should only be used when loads are applied to both sides, or completely across the top of the member.
- Four-piece members must be bolted or attached with 6" screws from both sides.
- Floor joists must be attached with approved metal hangers.
- Screws are USP WS series or Simpson Strong-Tie SDS installed per manufacturer instructions.
- Screws for 3-ply and 4-ply members must be from both sides of beam.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

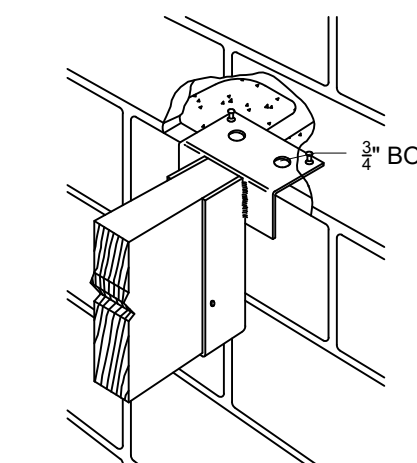
e. Spacing of fasteners not included in this table shall be based on Table R602.3(1).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maxin.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either AHA 194.1 or ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.



Simpson Strong-Tie WM
See Framing Plan For Size Callouts

TYPICAL CMU HANGER

NOTES:

POSTS NEED TO BE ATTACHED WITH A METAL STRAP (MIN. 1'-0" ABOVE AND BELOW FLOOR / CEILING)

1. WOOD

- ALL LUMBER IS TO BE GRADED AND CONFORM TO SIZES, QUALITY, RULES AND REGULATIONS OF THE ASSOCIATION UNDER WHOSE JURISDICTION IT IS PRODUCED AND ACCORDANCE WITH THE LATEST ISSUE.
- SIZES SHOWN ON DRAWINGS OR SPECIFIED ARE NORMAL SIZES. ALL LUMBER SHALL BE SURFACED FOUR SIDES. ROUGH LUMBER, EXCEPT FOR BLOCKING, WILL NOT BE ACCEPTED.
- ALL LUMBER SHALL BE THOROUGHLY SEASONED MATERIALS, FREE FROM ALL SAP, KNOTS OR SHAKES. NO SPLICING OF STUDS, RAFTERS OR BEAMS SHALL BE PERMITTED UNLESS ABSOLUTELY NECESSARY AND THEN ONLY WHEN APPROVED BY THE ARCHITECT.
- ALL FRAMING LUMBER SHALL BE DF-LARCH #2 WITH A MINIMUM EXTREME FIBER IN BENDING OF FB = 1200 PSI AND A MODULES OF ELASTICITY OF E = 1,600,000 PSI. SEE PLAN FOR ANY NEW INFORMATION.
- ALL WOOD PLATES BEARING ON MASONRY SHALL BE PRESSURE TREATED LUMBER WITH 5/8" DIAMETER X 12" LONG ANCHOR BOLTS AT 6'-0" ON CENTER MAXIMUM SPACING OR CODE REGULATION.
- ALL WOOD GIRDERS BEARING ON MASONRY SHALL BEAR UPON TWO COURSES OF SOLID BLOCK OR SIX COURSES OF SOLID BRICK.

HEADER SCHEDULE

PROVIDE HEADERS IN FRAME WALL OPENINGS AS FOLLOWS:

0'-0" TO 2'-0"	USE (2) 2X4
2'-0" TO 3'-0"	USE (2) 2X6
3'-0" TO 5'-0"	USE (2) 2X8
5'-0" TO 7'-0"	USE (2) 2X10
7'-0" TO 9'-0"	USE (2) 2X12
9'-0" and up	AS INDICATED

- PROVIDE MIN. OF 2'-2" X 8" WOOD HEADERS OVER ALL EXTERIOR WALL OPENINGS AND INTERIOR DOOR OPENINGS, UNLESS OTHERWISE NOTED.
- THE FRAMING SHALL BE THOROUGHLY BRACED AND BRIDGED. PROVIDE 5/4" X 3" WOOD BRIDGING FOR ALL JOIST AT A MAXIMUM SPACING OF 8'-0" ON CENTER.
- DOUBLE UP FLOOR JOIST UNDER ALL PARALLEL POSITIONS.
- DOUBLE-UP ROOF AND CEILING FRAMING AROUND ALL OPENINGS FOR SKYLIGHTS, CHIMNEY PENETRATIONS, ETC.
- ALL JOISTS AND RAFTERS REQUIRING FLUSH CONNECTIONS SHALL RECEIVE APPROPRIATE FRAMING ANCHORS AS MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL (OR AS SPECIFICALLY DETAILED ON DRAWINGS.)
- ALL RAFTERS THAT ARE COMPONENTS OF A SLOPED (CATHEDRAL) CEILING SHALL RECEIVE GAVANIZED SEAT ANCHORS AND TWIST STRAPS OVER RIDGE.
- ALL PLYWOOD SHEATHING USED IN CONSTRUCTION OF THE FAÇADE SHALL BE EXTERIOR GRADE PLYWOOD SHEATHING. (THICKNESS SHOWN ON THE DRAWINGS.)
- APPLY 15LB. BUILDING PAPER OVER ALL EXTERIOR SHAEATHING (UNLESS OTHERWISE NOTED). LAP AT LEAST 2" VERTICALLY AND 4" HORIZONTAL.
- ROOF SHEATHING SHALL BE 3/4" THICK ORIENTED STRAND BOARD OR EXTERIOR GRADE PLYWOOD.
- SUBFLOORING SHALL BE 3/4" TONGUE AND GROOVE STURDI-FLOOR APA RATED PLYWOOD.

2. FRAMING NOTES

- LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AS PUBLISHED BY THE AMERICAN FOREST & PAPER ASSOCIATION, UNLESS OTHERWISE NOTED.
- ALL LUMBER TO BE DOUGLAS FIR LARCH #2 OR BETTER, CAPABLE OF DEVELOPING THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

SIZE	FB (PSI) (SINGLE)	FB (PSI) (REPETITIVE)	FT (PSI)	FC11 (PSI)
2X4	1,312	1,508	862	1,495
2X6	1,137	1,307	747	1,430
2X8	1,050	1,207	690	1,365
2X10	962	1,106	632	1,300
2X12	875	1,006	575	1,300

- FV (HORIZONTAL SHEAR) = 95 PSI
FC (PERPENDICULAR TO GRAIN) = 625 PSI
E (MODULUS OF ELASTICITY) = 1,600,000 PSI
- PROVIDE BRIDGING SPACED NOT MORE THAN 8' TO 0" O/C.
 - PROVIDE TEMPORARY AND PERMANENT BRACING FOR FRAMING, INCLUDING JOISTS, TO HOLD IT SECURELY IN POSITION AT ALL TIMES.
 - PROVIDE DOUBLE MEMBERS AROUND OPENINGS MORE THAN 16" WIDE.
 - PROVIDE A MINIMUM OF TWO MEMBERS UNDER ALL PARALLEL PARTITIONS.
 - PROVIDE NAILERS OR LEDGERS WHERE REQUIRED; FASTEN SECURELY.
 - LAP AND SPIKE ENDS OF RAFTERS OR JOISTS. ANCHORS ALL FRAMING TO WALL NOT MORE THAN 4'-0" O/C; INCLUDING RAFTERS AND JOISTS PARALLEL TO WALLS.
 - ALL FLUSH FRAMING CONNECTIONS SHALL BE MADE USING METAL STRAP FASTENERS AS MANUFACTURED BY SIMPSON STRONG-TIE C., INC., OR APPROVED EQUAL. CONTRACTOR TO NOTE THAT SPECIAL CONDITIONS MAY REQUIRE A LONG DELAY IN DELIVERY OF THE PRODUCT FROM THE MANUFACTURER.

- ALL LUMBER TO BE LEFT EXPOSED SHALL BE PRESERVATIVE TREATED AS DIRECTED BY THE ARCHITECT.
- PARALLEL STRAND LUMBER (PSL) BEAMS SHALL BE AS MANUFACTURED BY: '1-LEVEL' OR APPROVED EQUAL.
PARALLAM ALLOWABLE STRESSES:
FB = 2,900 PSI (FOR 12" DEPTH) FC(= 2,900 PSI
FV = 290 PSI E = 2,000,000 PSI
FC(= 650 PSI
CONTRACTOR SHALL INSPECT PSL PRODUCTS UPON ARRIVAL AT JOB SITE AND REJECT ANY MATERIAL WHICH WARRPED, WET OR OTHERWISE DEFECTIVE.
- FASTENERS FOR ALL TREATED LUMBER ARE TO BE HOT DIPPED GAVANIZED OR STAINLESS STEEL.
- PSL BEAMS SHALL BE KEPT DRY THROUGH DURATION OF CONSTRUCTION.
- PSL MAY BE PURCHASED FOR THE FULL WIDTH SPECIFIED ON DRAWINGS OR SHALL BE FASTENED TOGETHER AS FOLLOWS:
9 1/2" AND 11 7/8" MEMBERS - 2 ROWS OF 16D NAILS @ 12" O/C STAGGERED TOP AND BOTTOM.
14", 16" AND 18" MEMBERS - 3 ROWS OF 16D NAILS @ 12" O/C STAGGERED TOP AND BOTTOM.
- WOOD STUD BEARING WALLS NOT FACED WITH PLYWOOD SHALL BE BRACED WITH SOLID BLOCKING AT INTERVALS NOT EXCEEDING 0.4 TIMES THE LENGTH OF THE STUD FOR 2X4 STUDS AND 0.25 TIMES THE LENGTH OF THE STUD FOR 2X6 STUDS.
- ALL HEADERS ARE TO BEAR ON A MINIMUM OF 2-2X MEMBERS.
- ALL WOOD BEAMS ARE TO BEAR ON A MINIMUM OF 2-2X MEMBERS.
- ALL WALL STUDS MUST RUN CONTINUOUS FROM FLOOR TO CEILING.
ALL BUILT-UP COLUMNS MUST BE NAILED IN ACCORDACE WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" SECTION 15.3.3.

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

DRAWING TITLE:
STRUCTURAL NOTES 1

PROJECT TITLE:
ROOF REPLACEMENT & INTERIOR REPAIRS

PROJECT OWNER:
JANICE LEE

PROJECT LOCATION:
**883 Williams Delight
Frederiksted, VI 00840**

DESIGNED BY:	WB	DATE:	12/05/2022
DWN BY:	---	CKD BY:	WB
		SCALE:	AS NOTED
CLIENT PROJECT #:	VI-HRR-00273	SHEET #:	
GEORG PROJECT #:	321010		S-500

TYPICAL FRAMING CHECKLIST:

A. BASEMENT/CRAWL SPACES

1. ANCHORAGE

ANCHOR STRAPS/METAL ANCHOR STRAP (SIMPSON MUD SILL ANCHORS OR APPROVED EQUAL) AT 4'-0" O.C. (9'-0" MAX FROM CORNERS) FILL CMU CELLS SOLID AT ANCHOR LOCATIONS.

2. SILL PLATES

SIZE, SPECIES, GRADE TREATMENT & LAPS: PRESSURE TREATED (ACQ) DOUBLE 2X6'S (DOUGLAS FIR LARCH #2) PROVIDE MIN. 3'-0" OVERLAP. ALL FASTENERS TO BE COMPATIBLE W/ ACQ. VERIFY ACCEPTABLE FASTENERS, LAG BOLTS, FLASHING, ETC. FASTENERS & CONNECTORS TO BE STAINLESS STEEL, HOT-DIPPED ZINC GALVANIZED & TRIPPLE ZINC COATED (ELECTROPLATED) OR APPROVED EQUAL.

SILL SEALER & TERMITE SHIELD: 1/4" POLYSTYURENE SILL SEALER OVER SHEET METAL TERMITE SHIELD UNDER SILL & ON TOP OF MASONRY FOUNDATION WALL.

REQ. BEARING AT FOUND. OPENINGS: ALL OPENINGS UNDER SILL PLATES SHALL HAVE PRE-CAST CMU LINTELS W/ (MIN. 8" BEARING EACH SIDE OF OPENING) OR STRUCTURAL LVL RIM (MIN. 4" BEARING EACH SIDE OF OPENING) W/ METAL JOIST HANGERS TO CARRY JOIST.

3. BEAM POCKETS

FOR STEEL BEAMS: PROVIDE BEAM POCKETS IN FOUNDATION WALL W/ MIN. 1" CLEARANCE EACH SIDE OF BEAM (VERIFY SIZE OF BEAMS ON PLAN). BEAM SHALL BEAR ON 8"X6"X1/2" THICK STEEL BEARING PLATE W/ (2) 1/2" DIA X 8" ANCHORS WELDED TO BOTTOM SET FOUNDATION WALL. IF CMU FOUNDATION IS USED ALL CELLS BELOW BEARING PLATE SHALL BE FILLED SOLID W. CONC.

FOR WOOD/ENG. LUMBER BEAMS: PROVIDE BEAM POCKETS IN FOUNDATION WALL W/ MIN. 1" CLEARANCE EACH SIDE OF BEAM (VERIFY SIZE OF BEAMS ON PLAN). BEAM SHALL BEAR ON 8"X6"X1/2" THICK PRESSURE TREAT PLATE (MATCH SILL) W/ (2) 1/2" DIA X 8" ANCHORS SET FOUNDATION WALL. IF CMU FOUNDATION IS USED ALL CELLS BELOW BEARING PLATE SHALL BE FILLED W/ CONCRETE. PROVIDE METAL TERMITE SHIELDING UNDER & AROUND ANY WOOD PLATES/BEAMS ADJACENT MASONRY.

4. COLUMNS

STEEL COLUMNS: STEEL COLUMNS SHALL BE MIN 4"X 3/8" THICK SQUARE OR ROUND TUBE W/ 8"X6"X1/2" THICK STEEL PLATE WELDED TO TOP & 8"X8"X1/2" PLATE WELDED TO BOTTOM W/ (4) ANCHOR FASTENED TO CONCRETE FOOTING AS SPECIFIED IN PLANS. STEEL COLUMNS SHALL BE PRIMED AND PAINTED.

B. FLOOR FRAMING & SUB FLOOR

1. RIM JOIST

ENG'D LUMBER RIM LADDER JOIST / PANEL AND 3 1/2" LSL JOIST. DEPTH OF RIM TO MATCH JOIST SPECIFIED ON DRAWINGS INSTALLED/FASTENED TO JOIST AS PER MANUFACTURERS SPECS. AND I.B.C. 2009 FASTENING SCHEDULE. PROVIDE STRUCTURAL LVL RIMS AT ANY CANTILEVERS AS SPECIFIED ON PLANS.

STAN. LUMBER RIM: 2"X RIM JOIST DEPTH OF RIM TO MATCHED JOIST SPECIFIED ON DRAWINGS. INSTALLED/FASTENED TO JOIST AS PER I.B.C. 2006 FASTENING SCHEDULE.

2. GIRDERS & BEAMS

ENG'D LUMBER BMS: TO BE I-LEVEL OR G.P. LVL'S OR PSL'S OR MANUFACTURED JOISTS LOCATION & SIZE AS SPECIFIED ON DRAWINGS. W/ MIN 4" BEARING EACH END ON SOLID POST DOWN TO FOUNDATION OR STRUCT. BEAM. ALL BEAMS SHALL BE INSTALLED/FASTENED AS PER MANUFACTURERS SPECS. & I.B.C. 2009 FASTENING SCHEDULE.

STAND. LUMBER BMS: BUILT-UP 2X HEADERS. LOCATION & SIZE AS SPECIFIED ON DRAWINGS. W/ MIN 3" BEARING EACH END ON SOLID WOOD POST DOWN TO FOUNDATION OR STRUCTURAL BEAM SHALL BE INSTALLED/FASTENED AS PER I.B.C. 2009 FASTENING SCHEDULE.

3. FLOOR JOIST

ENG'D LUMBER: TO BE CONVENTIONAL 3X JOIST LOCATION & SIZE AS SPECIFIED ON DRAWINGS.

PROVIDE MIN. 3/2" BEARING W/ VERT. 2X4 SOLID BLOCKING AT BEARING POINT ON EACH END. OR METAL JOIST HANGERS BY "SIMPSON" (OR APPROVED EQUAL) AS SPECIFIED ON PLANS. ALL JOIST SHALL BE INSTALLED/FASTENED AS PER THE MANUFACTURERS SPECS & I.B.C. FASTENING SCHEDULE 2009. BRIDGING SHALL BE INSTALLED MIN. 8'-0" O.C. TOP AND BOTTOM FLANGES OF JOIST SHALL NOT BE CUT OR NOTCHED. ANY PENETRATIONS THROUGH THE OSB WEB OF "WOOD JOIST" SHALL BE AS PER THE MANUFACTURERS SPECIFICATIONS.

STANDARD LUMBER: 3X WOOD JOIST [SPRUCE PINE FIR (SPF)] #2. LOCATIONS & SIZE AS SPECIFIED ON DRAWINGS - EXTERIOR DECK SHALL BE PRESSURE TREATED (ACQ) JOIST OR BETTER. VERIFY ACCEPTABLE FASTENERS, LAG BOLTS, FLASHING, ETC. FASTENERS & CONNECTORS TO BE STAINLESS STEEL, HOT-DIPPED ZINC GALVANIZED & TRIPPLE ZINC COATED (ELECTROPLATED) OR APPROVED EQUAL.

PROVIDE MIN. 3/2" BEARING ON EACH END. OR METAL JOIST HANGERS BY "SIMPSON" (OR APPROVED EQUAL) AS SPEC'D ON PLANS. JOIST HANGERS AT EXTERIOR DECK SHALL BE GALVANIZED. ALL JOIST SHALL BE INSTALLED/FASTENED AS PER THE MANUFACTURERS SPECS. & I.B.C. 2009 FASTENING SCHED. BRIDGING SHALL BE INSTALLED MAX. 8'-0" O.C. TOP AND BOTTOM OF WOOD JOIST SHALL NOT BE CUT OR NOTCHED. ANY PENETRATIONS THROUGH THE JOIST SHALL BE IN ACCORDANCE W/ I.B.C. 2009 CODE.

4. SUB FLOORING SHEATHING DECKING

SUB FLOOR: SUB FLOOR SHALL BE 4"X8"X1/2" TONGUE & GROOVE PLYWOOD. FLOOR JOIST SPACING SHALL BE 16" O.C. MAX (U.O.N.) SUB FLOOR SHALL BE FASTENED TO JOIST BELOW AS PER I.B.C. FASTENING SCHEDULE.

5. STAIR ATTACHMENT

SUB FLOOR: ALL STAIRS SHALL BE ANCHORED TO STRUCTURE AT TOP AND BOTTOM AS PER I.B.C. 2009 FASTENING SCHEDULE.

C. WALL FRAMING

1. EXTERIOR WALL FRAMING

SIZE SPACING SPECIES & GRADE: 2X6 STUDS AT 16" O.C., R-19 INSUL. LUMBER SHALL BE [SPRUCE PINE FIR (SPF)] #2 OR BETTER. UNLESS OTHERWISE NOTED ON PLANS.

CUTTING NOTCHING & BORING: FRAMING SHALL NOT BE NOTCHED. BORING SHALL BE IN THE CENTER & ARE NOT TO EXCEED 1" IN DIAMETER.

HEADER SIZES: PROVIDE MIN. (2) 2X10 HEADERS UNLESS OTHERWISE NOTED ON PLANS.

JACK STUD BEARING: MIN. (2) 2x4 OR (2) 2x6 AT OPENINGS GREATER THAN 4'-0"

TOP PLATE NAILING: SEE I.B.C. 2009 FASTENING SCHEDULE.

LAPS: MIN. 4'-0"

RAFTER TIES HURRICANE STRAPS: SIMPSON OR EQUAL AS PER PLANS.

2. INTERIOR BEARING WALL FRAMING

SIZE SPACING SPECIES & GRADE: 2X4 / 2x6 STUDS AT 16" O.C. LUMBER SHALL BE SPRUCE PINE FIR (SPF) #2 OR BETTER.

CUTTING NOTCHING & BORING: FRAMING SHALL NOT BE NOTCHED. BORING SHALL BE IN THE CENTER & ARE NOT TO EXCEED 1" IN DIAMETER.

HEADER SIZES: PROVIDE MIN. (2) 2X10 HEADERS UNLESS OTHERWISE NOTED ON PLANS.

JACK STUD BEARING: MIN. (2) 2x4 OR (2) 2x6 AT OPENINGS GREATER THAN 4'-0"

FIRE BLOCKING: ALL DRAFT STOPPING & FIRE BLOCKING SHALL BE INSTALLED IN COMPLIANCE W/ 2009 I.B.C. NATIONAL BUILDING CODE SUBSECTION 717.0

TOP PLATE NAILING: SEE I.B.C. 2009 FASTENING SCHEDULE.

LAPS: MIN. 4'-0" LAPS

RAFTER TIES HURRICANE STRAPS: SIMPSON OR EQUAL AS PER PLANS

3. INTERIOR WALL FRAMING

SIZE SPACING SPECIES DEMISING & GRADE: 2X4 / 2x6 STUDS AT 16" O.C. 5 1/2" SOUND ATTENUATION BATT INSUL. AT WALLS. LUMBER SHALL BE SOUTHERN PINE #2 OR BETTER.

CUTTING NOTCHING & BORING: FRAMING SHALL NOT BE NOTCHED. BORING SHALL BE IN THE CENTER & ARE NOT TO EXCEED 1" IN DIAMETER.

HEADER SIZES: PROVIDE MIN. (2) 2X10 HEADERS UNLESS OTHERWISE NOTED ON PLANS.

FIRE BLOCKING: ALL DRAFT STOPPING & FIRE BLOCKING SHALL BE INSTALLED IN COMPLIANCE W/ 2009 I.B.C. NATIONAL BUILDING CODE SUBSECTION 717.0

TOP PLATE NAILING: SEE I.B.C. 2009 FASTENING SCHEDULE.

D. ROOF FRAMING

1. SOLID SAWN ROOF FRAMING

SIZE SPACING SPECIES & GRADE: ENG'D LUMBER - TO BE I-LEVEL OR G.P. OR ROOF JOIST "WOOD JOIST" LOCATION AND SIZE AS SPECIFIED ON DRAWINGS.

STANDARD LUMBER - 2X WOOD JOIST (SOUTHERN PINE #2) LOCATIONS & SIZE AS SPECIFIED ON DRAWINGS. EXTERIOR DECK SHALL BE PRESSURE TREAT (ACQ) JOIST. VERIFY ACCEPTABLE FASTENERS, LAG BOLTS, FLASHING, ETC. FASTENERS & CONNECTORS TO BE STAINLESS STEEL, HOT-DIPPED ZINC GALVANIZED & TRIPPLE ZINC COATED (ELECTROPLATED) OR APPROVED EQUAL.

SPAN: AS SPECIFIED PER PLAN.

BEARING: MIN. 3/2" ON FRAME WALLS.

FASTENING: SEE I.B.C. 2009 FASTENING SCHEDULE.

CUTTING NOTCHING & BORING: FRAMING SHALL NOT BE NOTCHED. BORING SHALL BE IN THE CENTER & ARE NOT TO EXCEED 1" IN DIAMETER.

BRIDGING: PROVIDE BRIDGING MIN. 8'-0" O.C.

RIDGE SIZE: AS SPECIFIED ON PLANS.

HURRICANE TIES: SIMPSON OR EQUAL AS PER PLANS.

E. SHEATHING

1. EXTERIOR WALL SHEATHING

PANEL SPAN, THICKNESS: 4'X8" PANEL 1/2" THICK EXTERIOR GRADE PLYWOOD ZIPWALL

GAPPING: PROVIDE 1/16" GAP MAX. BETWEEN PANELS

LAYOUT: STAGGER PANEL JOINTS (RUNNING BOND)

NAILING: SEE I.B.C. 2009 FASTENING SCHEDULE.

2. ROOF SHEATHING

PANEL SPAN, THICKNESS: 4'X8" PANEL 3/4" EXTERIOR GRADE T&G PLYWOOD

GAPPING: PROVIDE 1/16" GAP BETWEEN PANELS

LAYOUT: STAGGER PANEL JOINTS 4'-0" (RUNNING BOND)

NAILING: SEE I.B.C. 2009 FASTENING SCHEDULE.

CLIPS: INSTALL SHEATHING CLIPS AS REQUIRED

NOTE: REFER TO PLANS & ADDITIONAL NOTES FOR JOB SPECIFIC INFORMATION

NOTCHING DETAILS:

TABLE 2304.9.1 FASTENER SCHEDULE FOR STRUCTURAL MEMBERS		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS a,b,c,d	SPACING OF FASTENERS
JOIST TO SILL GIRDER, TOE NAIL	3-8d	-
1"x6" SUB FLOOR OR LESS TO EACH JOIST FACE NAIL	2-8d 2 staples 1 1/2"	-
2" SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d	-
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d	-
STUD TO SOLE PLATE, TOE NAIL	3-8d or 2-16d	-
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10d	24" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d	16" O.C.
DOUBLE TOP PLATES, MIN. 24" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d	-
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d	-
RIM JOIST TO TOP PLATE, TOE NAIL	8d	6" O.C.
TOP PLATES, LAP AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d	-
BUILD UP HEADER, TWO PIECES WITH 1/2" SPACER	16d	16" O.C. ALONG EACH EDGE
CONTINUED HEADER, TWO PIECES	16d	16" O.C. ALONG EACH EDGE
CEILING JOIST TO TOP PLATE, TOE NAIL	3-8d	-
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d	-
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10d	-
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10d	-
RAFTER TO PLATE, TOE NAIL	2-16d	-
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d 2 staples 1 1/2"	-
1"x6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d 2 staples 1 1/2"	-
1"x8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d 2 staples 1 1/2"	-
WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d 2 staples 1 1/2"	-
BUILT UP CORNER STUDS	10d	24" O.C.
BUILT UP GIRDERS AND BEAMS, 2 INCH LUMBER LAYERS	10d	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE
2" PLANKS	2-16d	AT EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS TOE NAIL	4-16d 3-16d	-
FACE NAIL	3-8d	-
RAFTER TIES TO RAFTERS, FACE	3-8d	-

WOOD STRUCTURAL PANELS, SUB FLOOR, ROOF AND WALL SHEATHING TO FRAMING, AND PARTICLE WALL SHEATHING TO FRAMING			
3/8" - 1/2"	6d COMMON NAIL (SUB FLOOR, WALL) COMMON NAIL (ROOF)	8d	6 12g
1/2" - 1"	8d COMMON NAIL		6 12g
1 1/8" - 1 1/4"	10d COMMON NAIL OR 8d DEFORMED NAIL		6 12

OTHER WALL SHEATHING(h)			
DESCRIPTION OF BUILDING ELEMENTS	DESCRIPTION OF FASTENER	SPACING OF FASTENERS	
		EDGES(INCHES) j	INTERMEDIATE SUPPORTS(IN) c,e
1/2" REGULAR CELLULOSIC FIBERBOARD SHEATHING	1 1/2 GALVANIZED ROOFING NAIL 6d COMMON NAIL STAPLE 16ga., 1 1/2" LONG	3	6
1/2" REGULAR CELLULOSIC FIBERBOARD SHEATHING	1 1/2 GALVANIZED ROOFING NAIL 8d COMMON NAIL STAPLE 16ga., 1 1/2" LONG	3	6
3/8" REGULAR CELLULOSIC FIBERBOARD SHEATHING	1 3/4 GALVANIZED ROOFING NAIL 8d COMMON NAIL STAPLE 16ga., 1 1/4" LONG	3	6
1/2" GYPSUM SHEATHING	1 1/2 GALVANIZED ROOFING NAIL 6d COMMON NAIL; STAPLE GALVANIZED, 1 1/2" LONG; 1 1/4" SCREWS, TYPE W or S	4	8
3/8" GYPSUM SHEATHING	1 3/4 GALVANIZED ROOFING NAIL 6d COMMON NAIL; STAPLE GALVANIZED, 1 1/2" LONG; 1 1/4" SCREWS, TYPE W or S	4	8

FOR S_t 1 inch = 25.4 mm, 1 FOOT = 304.8mm, 1 MILE PER HOUR = 1.609 km/h

A. ALL NAILS ARE SMOOTH COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED.

B. STAPLES ARE 16 GAUGE WIRE AND HAVE A MINIMUM 1/8" DIAMETER CROWN WIDTH

C. NAILS SHALL BE SPACED AT NOT MORE THAN 6" O.C. AT ALL SUPPORTS WHERE SPANS ARE 48" OR GREATER

D. 4" X 8" OR 4" X 9" PANELS SHALL BE APPLIED VERTICALLY

E. SPACING FOR FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE 2304.9

F. FOR REGIONS HAVING BASIC WIND SPEED OF 110 mph OR GREATER, 8d DEFORMED NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITH A MINIMUM 6" DISTANCE FROM GABLE END WALLS. IF MEAN ROOF HEIGHT IS MORE THAN 25' UP TO 35' MAXIMUM.

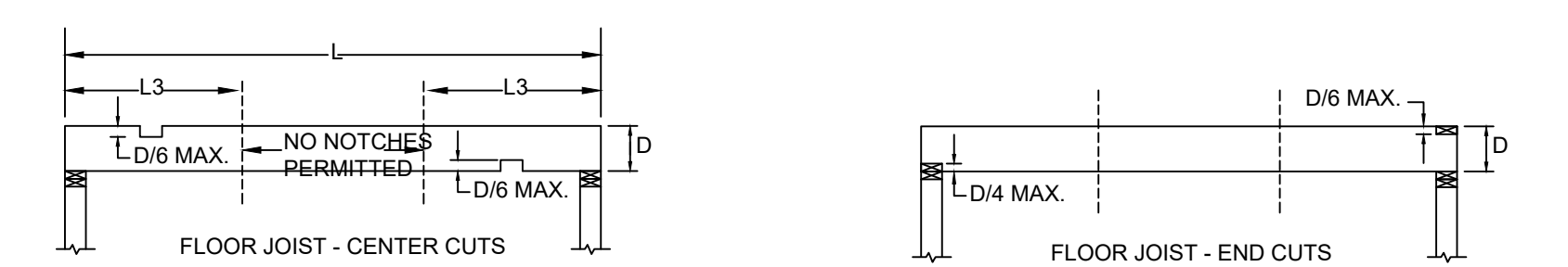
G. FOR REGIONS HAVING BASIC WIND SPEED OF 100 mph NAIL FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6" O.C. WHEN BASIC WIND SPEED IS GREATER THAN 100 mph. NAILS FOR ATTACHING ROOF PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6" O.C. FOR MINIMUM 48" DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS, AND 4" O.C. TO GABLE END WALL FRAMING.

H. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 79 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO EITHER AIA 194.1 OR ASTM C 208

I. SPACING OF FASTENERS ON FLOOR EDGES SUPPORTED BY FRAMING MEMBERS AND ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL ROOF PLANE PERIMETERS. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO FRAMING MEMBERS SHALL NOT BE REQUIRED EXCEPT AT INTERSECTIONS OF ADJACENT ROOF PLANES. FLOOR AND ROOF PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING

NOTE: ALL INFORMATION IS TAKEN FROM THE INTERNATIONAL BUILDING CODE 2009 NEW JERSEY EDITION

FLOORS CUTTING, NOTCHING AND DRILLING



NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS

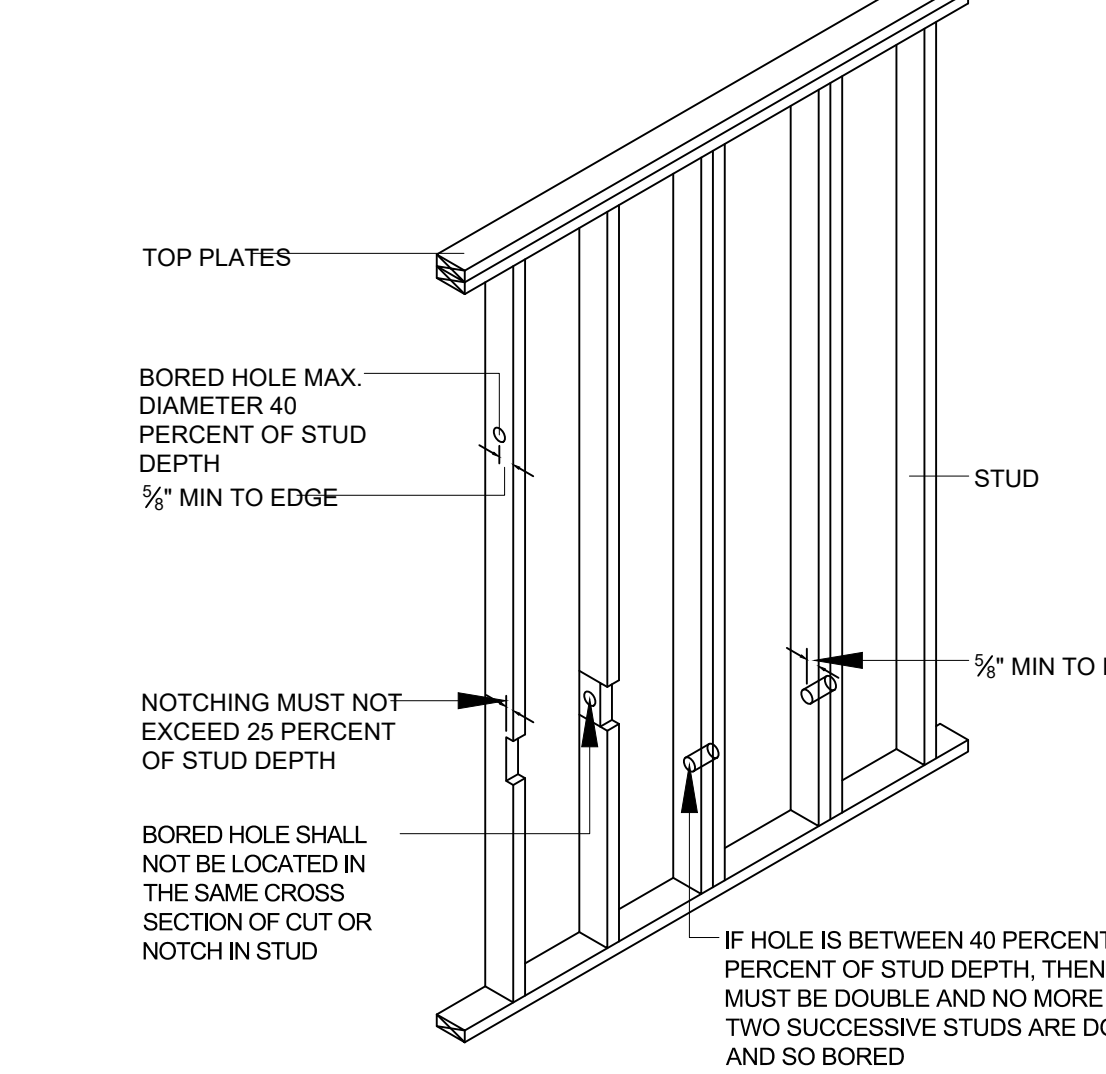
R602.6 DRILLING AND NOTCHING-STUDS:
ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40% OF A SINGLE STUD WIDTH. ANY STUD ME BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO CLOSER THAN 3/8" (15.9mm) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH (SEE FIGURE R602.6(1) AND R602.6(2))

EXCEPTIONS:
1. A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60 PERCENT OF ITS WIDTH, PROVIDED THAT SUCH STUDS OCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED

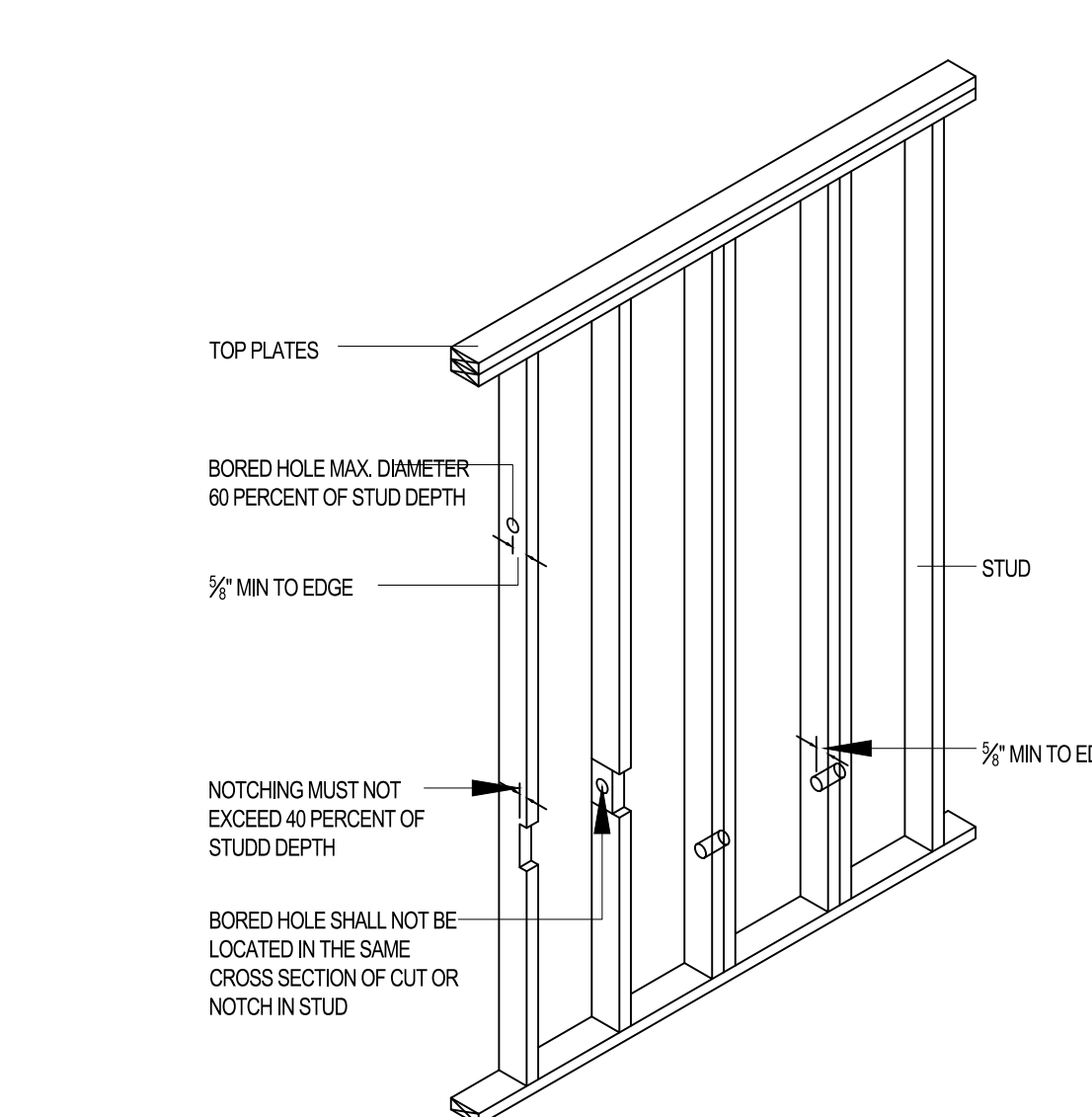
2. APPROVED STUD SHOES MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.

R602.6.1 DRILLING AND NOTCHING OF TOP PLATE:
WHEN PIPING OR DUCTWORK IS PACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR, BRACED OR LOAD BEARING WALL, NECESSITATING A CUTTING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054 IN THICK (1.37mm) (16ga) AND 1.5 INCHES (38mm) WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN SIX 16d NAILS (SEE FIGURE R602.6.1)

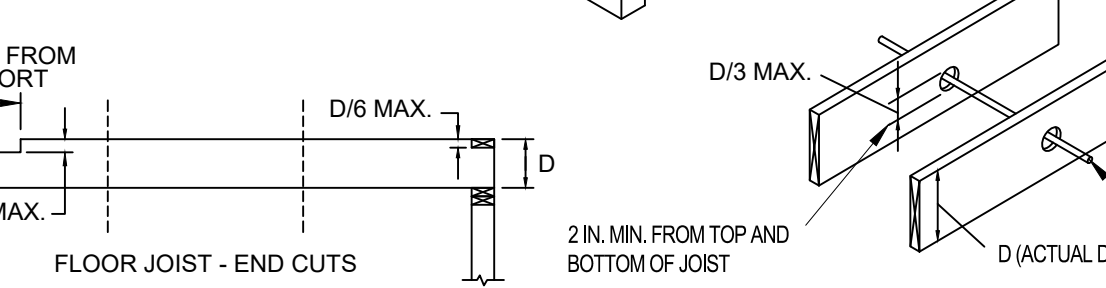
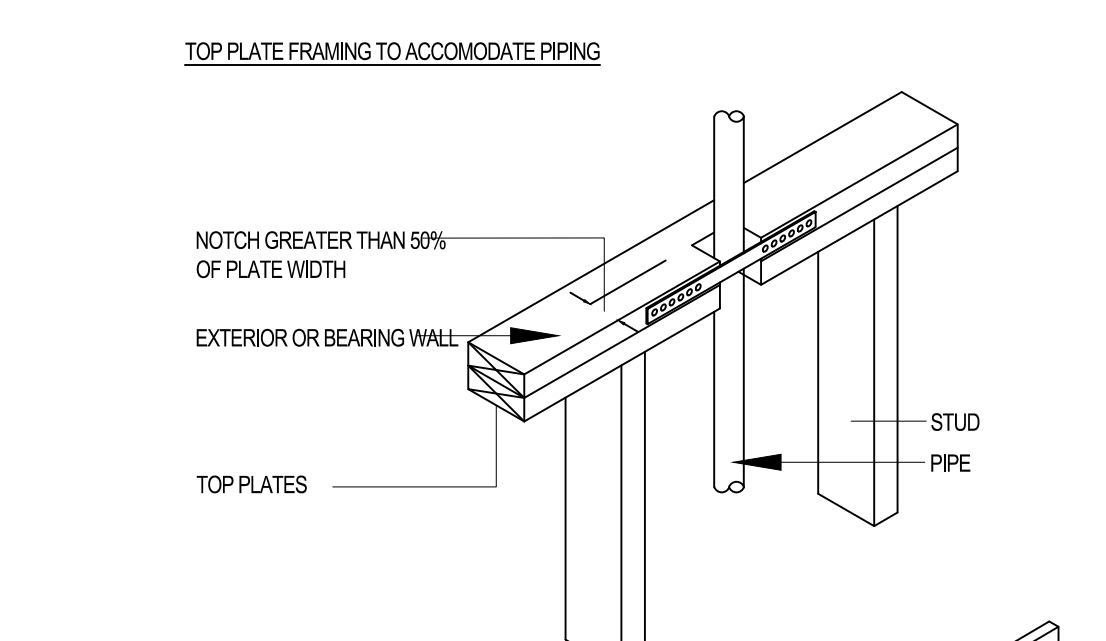
EXCEPTION:
WHEN THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATHING



NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NON-BEARING WALLS



TOP PLATE FRAMING TO ACCOMMODATE PIPING



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REV#	REV DATE	DESCRIPTION

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PROFESSIONAL ENGINEER
USVI LICENSE # 635E

DRAWING TITLE:
STRUCTURAL NOTES 2

PROJECT TITLE:
ROOF REPLACEMENT & INTERIOR REPAIRS

PROJECT OWNER: JANICE LEE
PROJECT LOCATION: 883 Williams Delight Frederiksted, VI 00840

DESIGNED BY:	WB	DATE:	12/05/2022
DWN BY:	---	CKD BY:	WB
CLIENT PROJECT #:	VI-HRR-00273	SCALE:	AS NOTED
GEORG PROJECT #:	321010	SHEET #:	S-510