GOVERNMENT EMPLOYEES RETIREMENT SYSTEM
HEAD QUARTERS BUILDING
48-50C KRONPRINDSENS GADE
ST. THOMAS VIRGIN ISLANDS 00802
METAL ROOF REPAIR PROJECT

PREPARED BY

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SITE LOCATION PLAN

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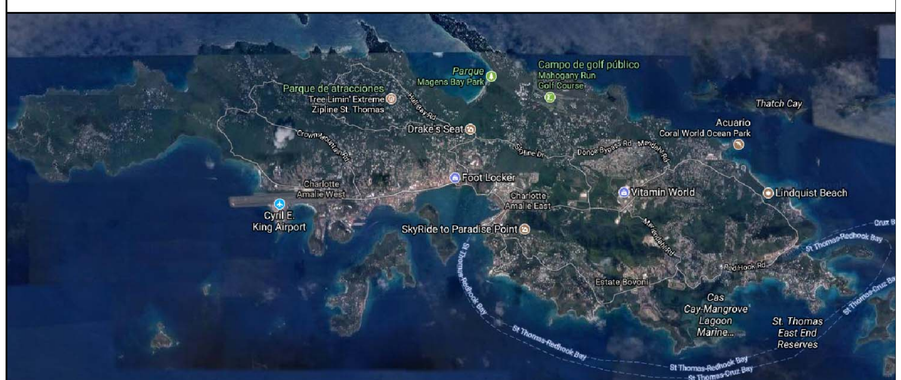
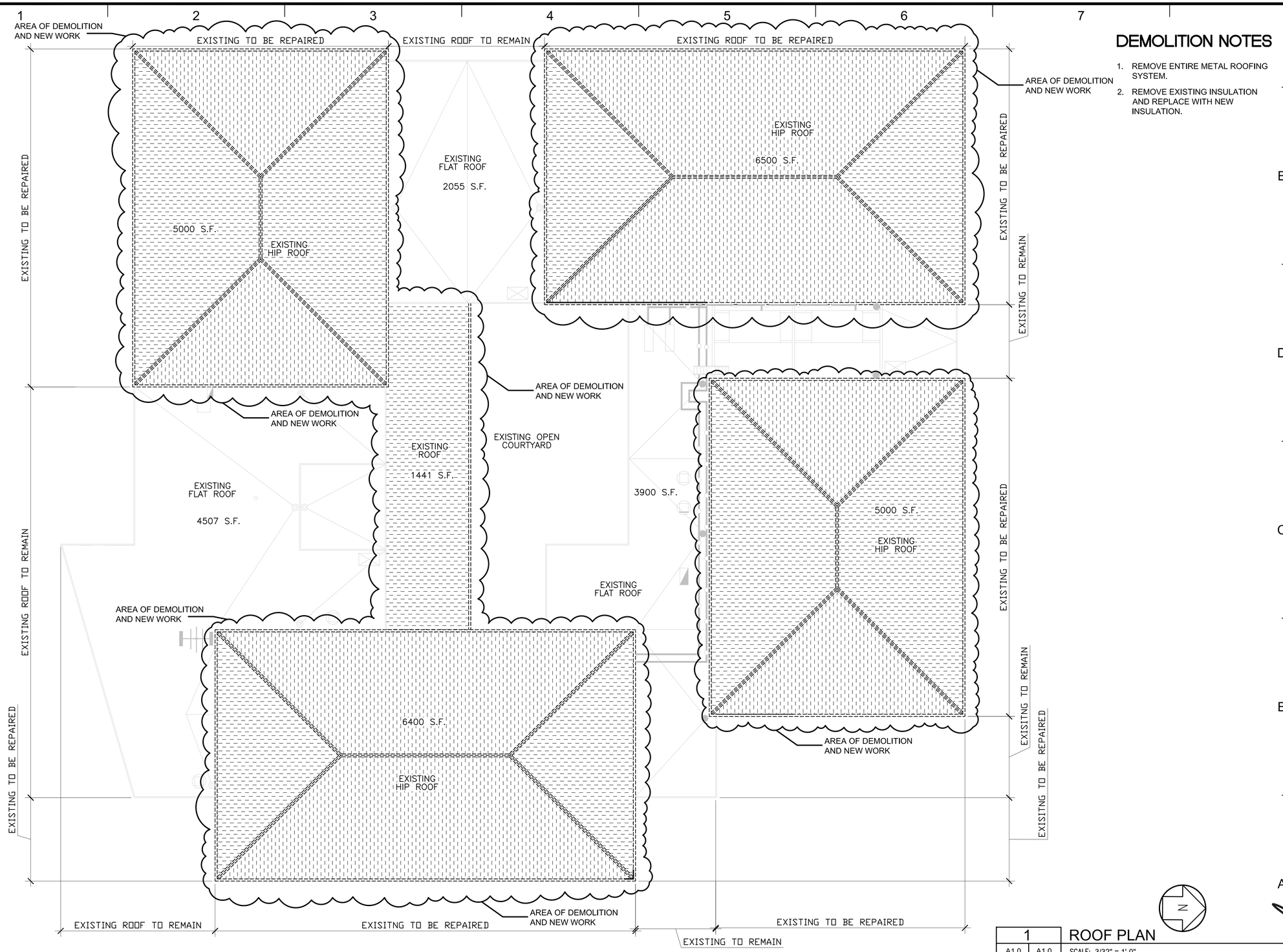
S1.1 ROOF DETAIL

ISLAND MAP



DATE: 6/10/2020



DEMOLITION NOTES

1. REMOVE ENTIRE METAL ROOFING SYSTEM.
2. REMOVE EXISTING INSULATION AND REPLACE WITH NEW INSULATION.

1 ROOF PLAN
A1.0 A1.0
SCALE: 3/32" = 1'-0"

REVISIONS		
NO:	DATE:	REMARKS

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GOVERNMENT EMPLOYEE RETIREMENT SYSTEM ROOF REPAIR
KRONPRINDSENS QUARTER, ST. THOMAS, U.S.V.I

DATE:	5/31/2020
DRAWN BY:	O.C.
CHECKED BY:	L.S.
APPROVED BY:	J.P.W.
PROJECT NO.:	19-012
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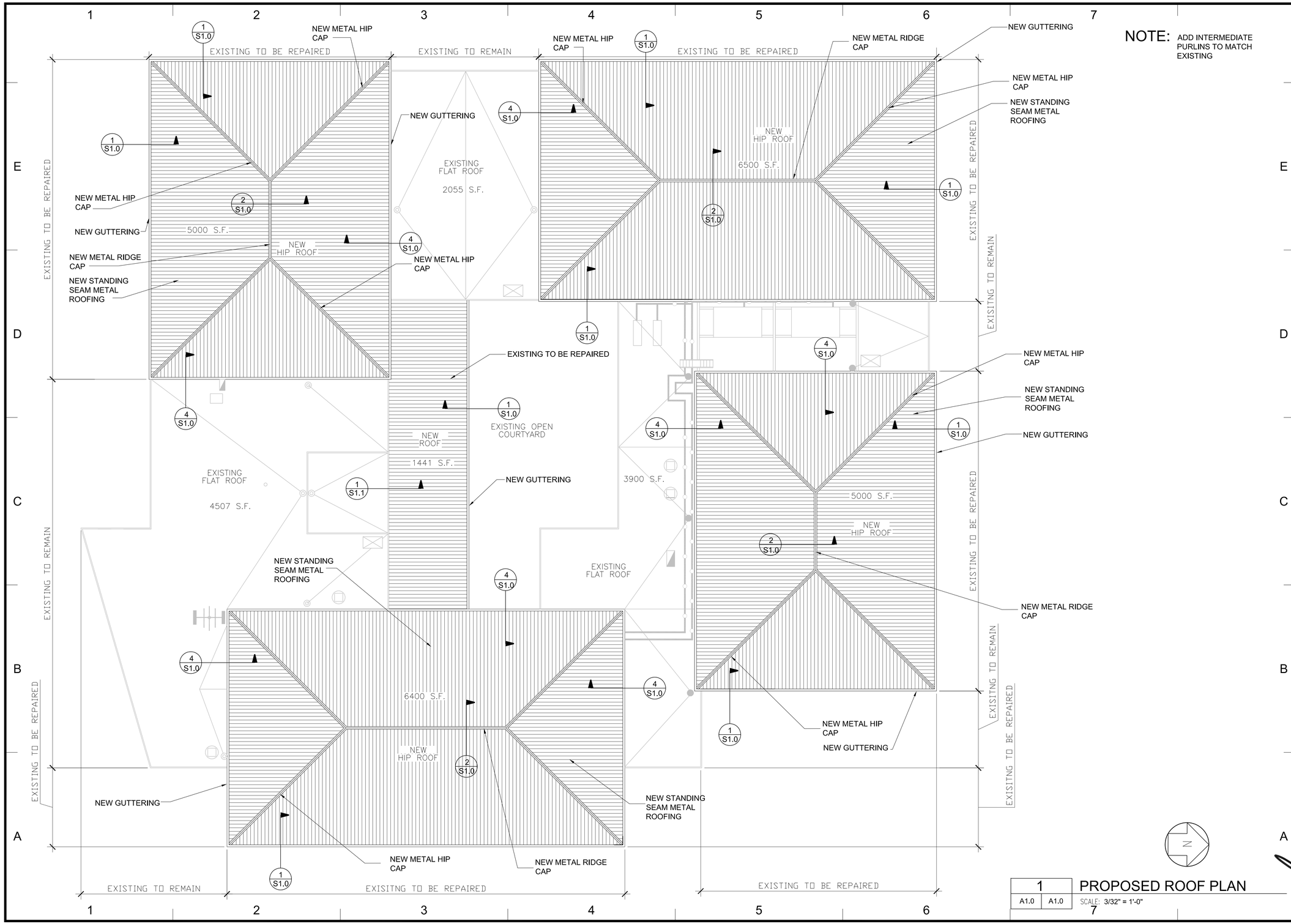
SHEET NO.: D1.0

DEMOLITION ROOF PLAN

REGISTERED ARCHITECT No. 204 VIRGIN ISLANDS U.S.A.



NOTE: ADD INTERMEDIATE PURLINS TO MATCH EXISTING

1 PROPOSED ROOF PLAN

A1.0 | A1.0

SCALE: 3/32" = 1'-0"

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GOVERNMENT EMPLOYEE RETIREMENT SYSTEM METAL ROOF REPAIR

KRONPRINDSENS QUARTER, ST. THOMAS, U.S.V.I

DATE:	
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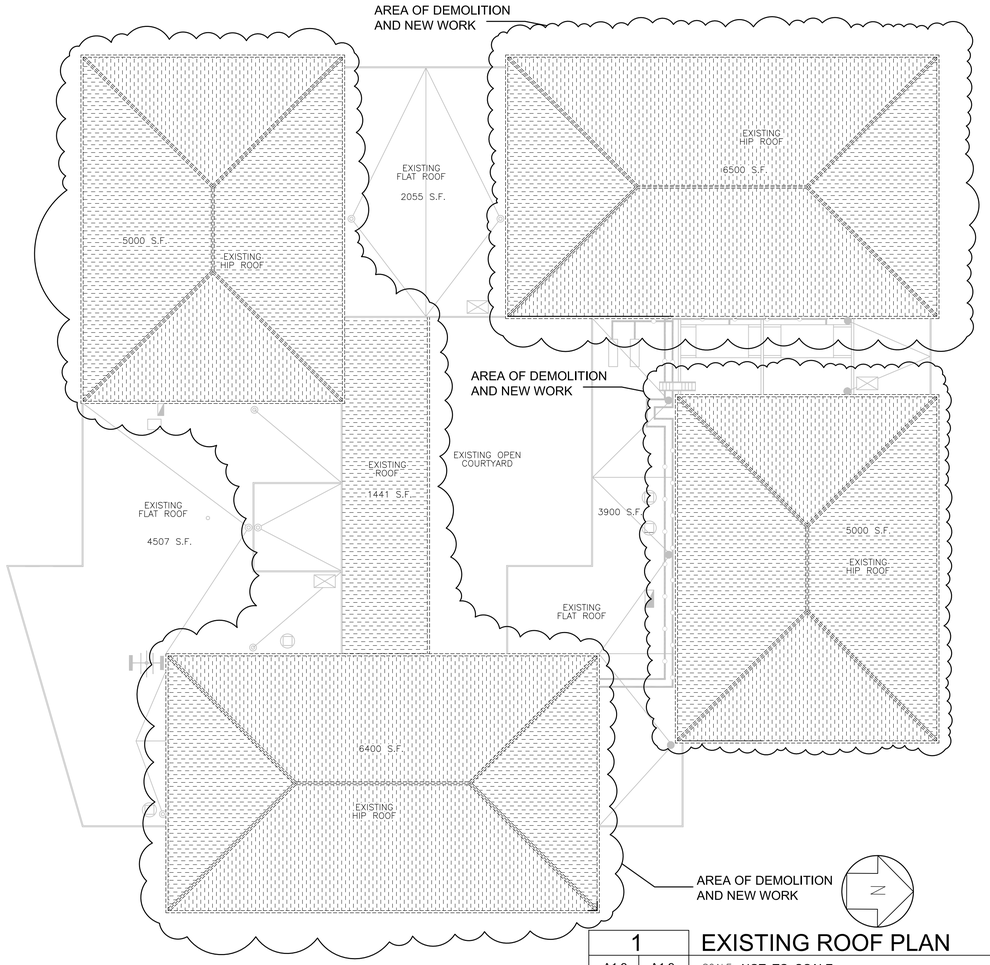
PROJECT NO.:	19-012
CONTRACT NO.:	-

SHEET NO.: A1.0

PROPOSED ROOF PLAN

REGISTERED ARCHITECT U.S. VIRGIN ISLANDS



1 | A1.2 | A1.2 EXISTING ROOF PLAN
SCALE: NOT TO SCALE

4 | A1.2 | A1.2 EXISTING ROOF
SCALE: NOT TO SCALE

5 | A1.2 | A1.2 EXISTING ROOF
SCALE: NOT TO SCALE

6 | A1.2 | A1.2 EXISTING ROOF
SCALE: NOT TO SCALE

7 | A1.2 | A1.2 EXISTING ROOF
SCALE: NOT TO SCALE

2 | A1.2 | A1.2 EXISTING ROOF
SCALE: NOT TO SCALE

3 | A1.2 | A1.2 EXISTING ROOF
SCALE: NOT TO SCALE

8 | A1.2 | A1.2 EXISTING ROOF
SCALE: NOT TO SCALE

9 | A1.2 | A1.2 EXISTING ROOF
SCALE: NOT TO SCALE

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GOVERNMENT EMPLOYEE RETIREMENT SYSTEM METAL ROOF REPAIR
KRONPRINDSENS QUARTER, ST. THOMAS, U.S.V.I

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APPROVED BY: J.P.W.

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SHEET NO.: A1.2
EXISTING ROOF PLAN

REGISTERED ARCHITECT U.S. VIRGIN ISLANDS

GENERAL DEMOLITION NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BE FAMILIAR WITH ALL SYSTEMS BEFORE DEMOLITION. ALL DEMOLITION SHALL COMPLY WITH THE RULES & REGULATIONS OF THE FEDERAL, STATE, COUNTRY AND CITY GOVERNMENTS. EXISTING SERVICES SHALL BE MAINTAINED DURING DEMOLITION. ANY SHUTDOWN OF SYSTEMS MUST BE COORDINATED & APPROVED BY THE OWNER. CONTRACTOR SHOULD COORDINATE WORK WITH ALL TRADES & PROVIDE SUPERVISION WHILE WORK IS BEING PERFORMED.

2. THE CONTRACTOR SHALL VERIFY WITH THE OWNER, ALL MATERIALS TO BE RETAINED BY THE OWNER & DELIVER & STORE SAME WHERE DIRECTED BY THE OWNER. ALL REMAINING ITEMS BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BE DISPOSED OF IN A LEGAL MANNER.

3. DO NOT INTERFERE WITH USE OF ADJACENT AREAS. MAINTAIN FREE & SAFE PASSAGE TO & FROM ADJACENT AREAS. PROVIDE, ERECT & MAINTAIN BARRICADES & LIGHTING AS REQUIRED BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF THE BUILDING & WORKERS.

4. REMOVE EXISTING ELEMENTS AS INDICATED BY LEGEND. SURFACES OF EXISTING AREAS WHICH HAVE BEEN ALTERED BY DEMOLITION NOT SPECIFICALLY CALLED FOR SHALL BE REPARIED & FINISHED TO MATCH THE ADJACENT SURFACES. PROTECT ALL EXISTING OR REMAINING SURFACES, FLOORS, WALLS & CEILINGS FROM AREAS OF DEMOLITION & NEW CONSTRUCTION.

5. CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS & NOTIFY THE ARCHITECT OF DISSIMILARITIES BEFORE PROCEEDING WITH DEMOLITION WORK. ALL WORK SHALL BE COORDINATED WITH DRAWINGS FOR NEW CONSTRUCTION.

6. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO DEMOLITION OR CONSTRUCTION IN EXISTING AREAS

7. ARRANGE & PAY FOR DISCONNECTING, REMOVING & CAPPING UTILITY SERVICS WITHIN AREAS OF DEMOLITION. DISCONNECT & STUB-OFF, NOTIFY THE AFFECTED UTILITY COMPANY & OBTAIN APPROVAL BEFORE STARTING THIS WORK.

8. REMOVE FROM THE SITE ALL CONTAMINATED, VERMIN INFESTED OR DANGEROUS MATERIALS ENCOUNTERED & DISPOSE OF BY LEGAL MEANS. DO NOT ENDANGER THE HEALTH OF WORKERS OF THE PUBLIC.

9. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY MATERIAL OR PORTION THEREOF FROM DEMOLISHED MATERIAL BEFORE IT IS DISPOSED OF.

10. CONTRACTOR TO REMOVE EXISTING METAL ROOFING SYSTEM AND FRAMING ON BUILDING ROOFS TO BE REPLACED.

11. REMOVE EXISTING METAL ROOFING SYSTEMS,INCLUDING WOOD FRAMING ON BUILDINGS INDICATED FOR ROOF REPAIRS.

GENERAL NOTES

1. ALL LUMBER USED SHALL BE PRESSURE TREATED
2. ALL PLYWOOD JOINTS SHALL BE STAGGERED
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR ERRORS AND SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO THE CONSTRUCTION OF THE ROOFING SYSTEM.
4. CONTRACTOR TO REMOVE ALL TEMPORARY AND EXISTING ROOFING SYSTEMS.CONTRACTOR SHALL REMOVE ONLY AS MUCH EXISTING ROOFING SYSTEM THAT CAN BE RE-ROOFED IN ONE DAY. CONTRACTOR SHALL PROVIDE ALL NECESSARY TARPAULINS AND TEMPORARY MEASURE TO PROTECT THE ROOF FROM THE ELEMENTS.
5. CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY VENT, EXHAUST FANS ,FLASHING, COPING PITCH POCKETS WALK WAY PADS, HEAD WALL FLASHING EXPANSION JOINTS ETC. TO MAKE THE ROOFING SYSTEM COMPLETE. NEW CRICKETS TO BE FORMED WITH PREFBRICATED ROOF CURB ASSEMBLY SYSTEM.
6. CONTRACTOR TO UTILIZE THE FOLLOWING CODE FOR DESIGN AND INSTALLATION OF THE ROOFING SYSTEM:
   INTERNATIONAL BUILDING CODE
   (LATEST ADDITION)
   FLORIDA-DADE COUNTY CODE
   FOR WIND RESISTANCE.
   CONTRACTOR MUST MEET OR EXCEED
   MENTIONED CODES.
7. CONTRACTOR TO VERIFY ALL EXISTING FIELD DIMENSIONS, EQUIPMENT LOCATION AND CONDITIONS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
8. THE DRAWINGS DO NOT INDICATE ALL OF THE ITEMS ON THE ROOF OR PENETRATIONS IN THE ROOF. CONTRACTOR IS REQUIRED TO SURVEY THE ROOF AND REPLACE ALL FLASHING WHERE REQUIRED WITH ROOFING WORK.REPLACE ALL CAP FLASHING AROUND ALL MISCELLANEOUS FANS,VENTS,SKYLIGHTS,ETC. HIP FLASHING WILL NOT BE REPLACED.
9. EXISTING METAL PURLINS TO REMAIN.
10. LIFTING OF EXISTING HVAC UNITS (WHERE PRACTICAL), EXHAUST FANS, PIPING AND RELATED ROOF ACCESSORIES TO ACCOMMODATE ROOFING OPERATIONS THEN RESETTING UNITS ON NEW CURBS AND SUPPORTS,(WHERE PRACTICAL AND PLACED IN OPERATING CONDITION UPON COMPLETION. COORDINATE WITH GERS FOR SHUT-DOWNS. AND/OR DISCONNECTS.
11. REMOVAL OF LIGHTNING PROTECTION SYSTEM / ANTENNAS AND COMPONENTS AND SUBSEQUENT REPLACEMENT AND RE-CERTIFICATION OF SAME UPON COMPLETION.THE REPLACEMENT OF THE LIGHTNING / ANTENNAS PROTECTION WIRE SHOULD MATCH THE TYPE AND SIZE OF THE EXISTING.
12. CONTRACTOR TO INSTALL INTERMEDIATE PURLINS AT 2'-0" O.C. MAXIMUM.
13. CONTRACTOR SHALL REMOVE EXISTING INSULATION AND REPLACE WITH NEW INSULATION.

REVISIONS

NO:	DATE:	REMARKS

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GOVERNMENT EMPLOYEE RETIREMENT SYSTEM ROOF REPAIR

KRONPRINDSENS QUARTER, ST. THOMAS, U.S.V.I

DATE:	5/31/2020
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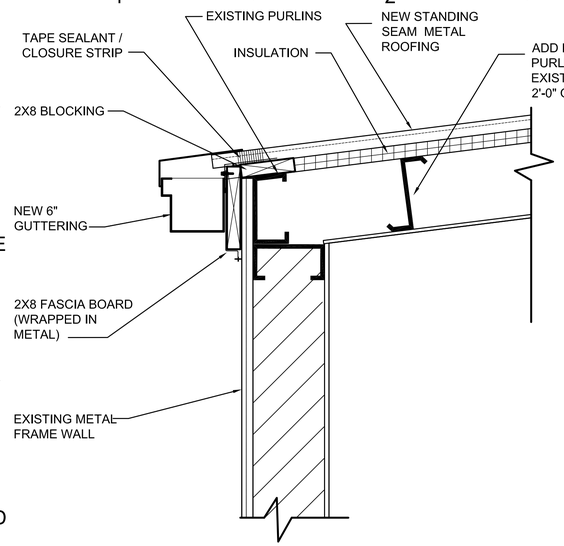
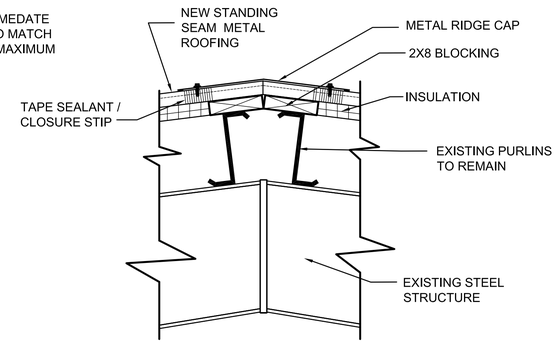
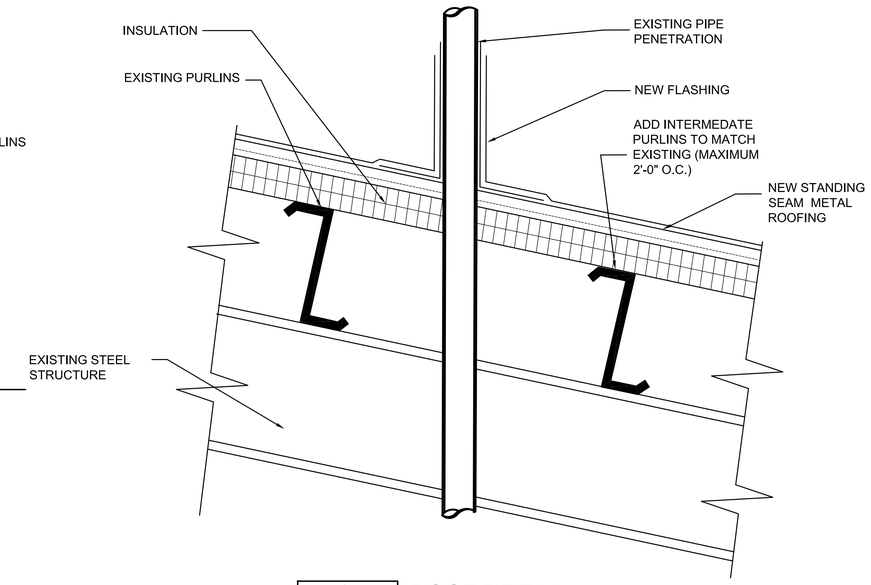
DEMOLITION NOTES



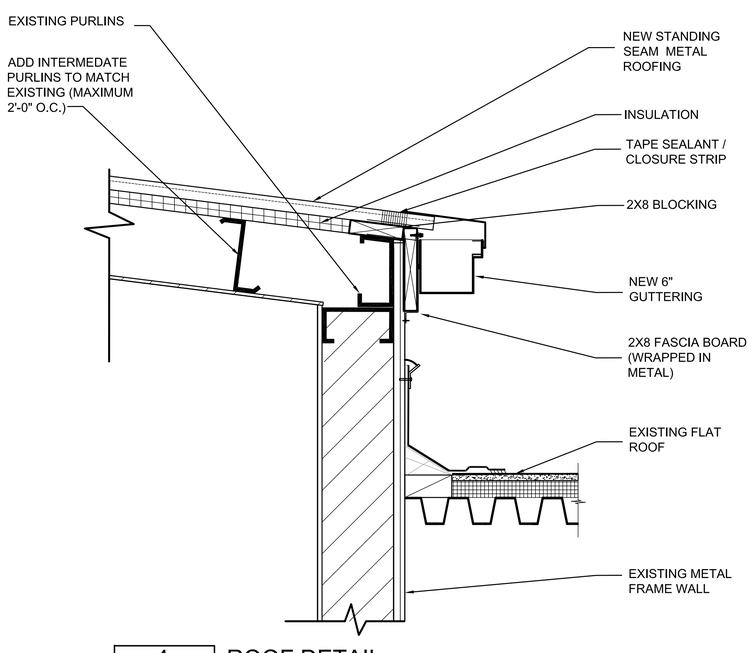
1	ROOF DETAIL
S1.0 S1.0	SCALE: 1 1/2" = 1'-0"



2	ROOF DETAIL
S1.0 S1.0	SCALE: 1 1/2" = 1'-0"

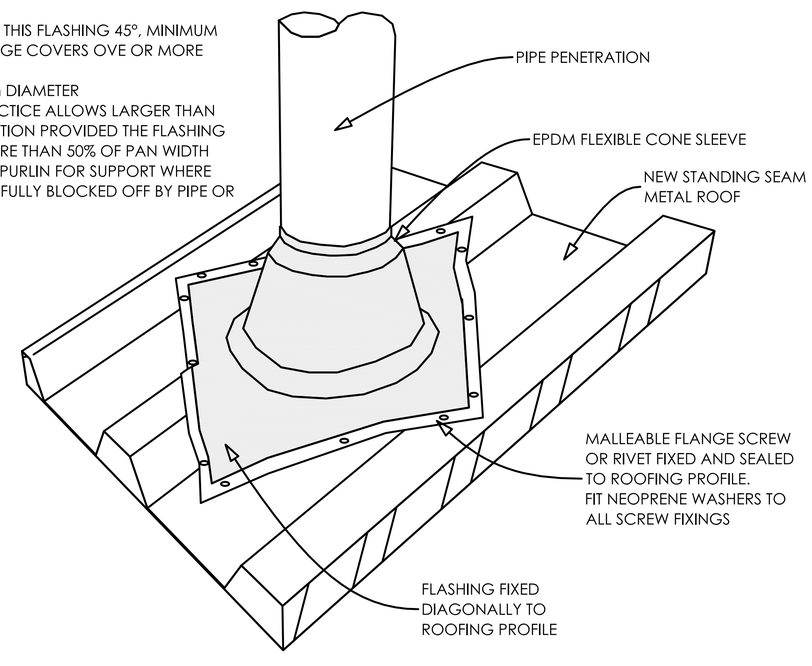


3	ROOF DETAIL
S1.0 S1.0	SCALE: NOT TO SCALE



4	ROOF DETAIL
S1.0 S1.0	SCALE: 1 1/2" = 1'-0"

NOTE:
(1) MAX. ROOF PITCH FOR THIS FLASHING 45°, MINIMUM PITCH 10° IF BASE OF FLANGE COVERS OVE OR MORE COMPLETE TROUGHS.
(2) FOR PIPES UP TO 85mm DIAMETER
(3) NZMRM CODE OF PRACTICE ALLOWS LARGER THAN 85mm DIAMETER PENETRATION PROVIDED THE FLASHING DOES NOT EXTEND TO MORE THAN 50% OF PAN WIDTH
(4) INSTALL ADJACENT TO PURLIN FOR SUPPORT WHERE POSSIBLE. NO PANS TO BE FULLY BLOCKED OFF BY PIPE OR DEKTITE



5	ROOF DETAIL
S1.0 S1.0	SCALE: NOT TO SCALE

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GOVERNMENT EMPLOYEE RETIREMENT SYSTEM METAL ROOF REPAIR
KRONPRINDSENS QUARTER, ST. THOMAS, U.S.V.I

DATE:
DRAWN BY: O.C.
CHECKED BY: L.S.
APPROVED BY: J.P.W.

PROJECT NO.: 19-012
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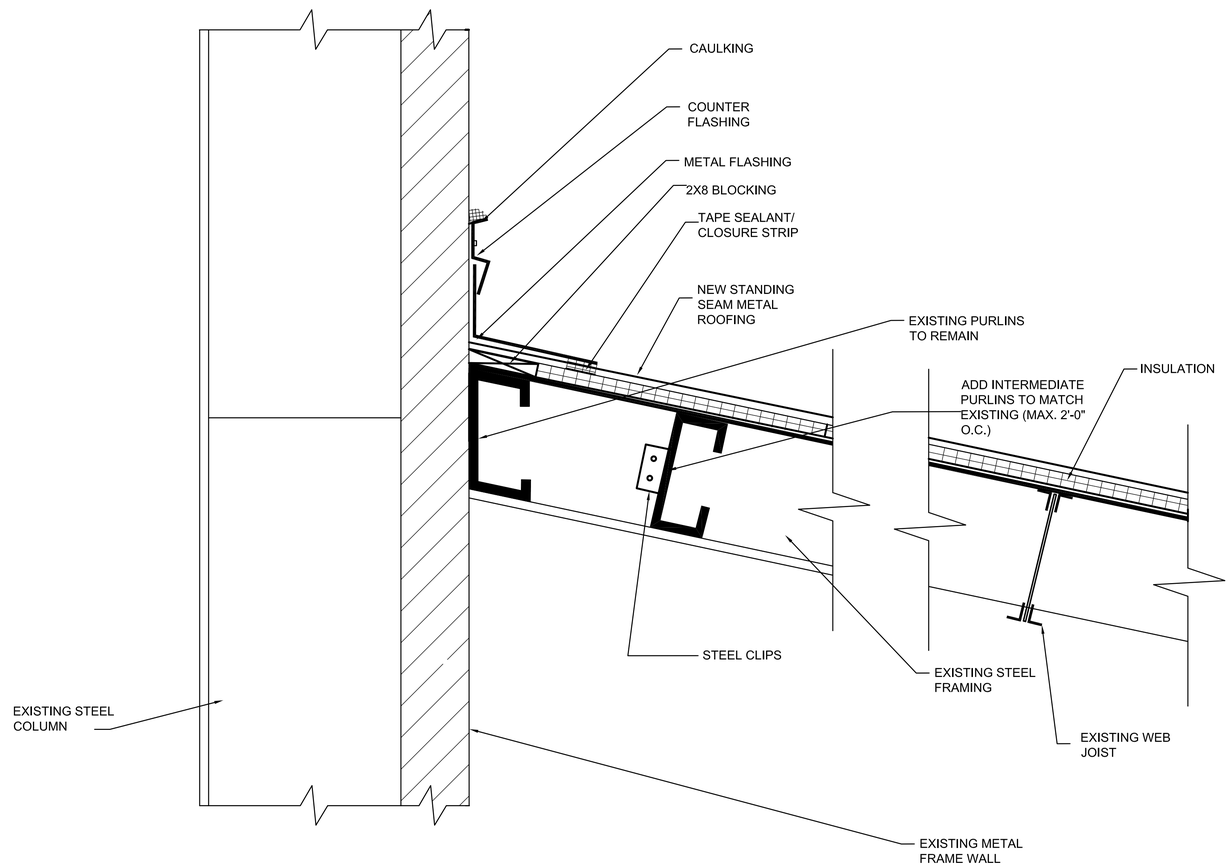
SHEET NO.: **S1.0**
ROOF DETAILS

REGISTERED ARCHITECT U.S. VIRGIN ISLANDS



1	ROOF DETAIL
S1.1 | S1.1	SCALE: 1 1/2" = 1'-0"

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SHEET NO.: S1.1
ROOF DETAIL

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