

EZRA FREDERICKS BALLPARK

CONCESSION BUILDING AND FIELD SITEWORK

PARCEL 22 NADIR, REDHOOK QTR., ST.THOMAS US VIRGIN ISLANDS

100% CONSTRUCTION DOCUMENTS

GVI DEPARTMENT OF SPORTS, PARKS & RECREATION

VIRGIN ISLANDS OFFICE OF DISASTER RECOVERY

FEMA PA-02-VI-4340-PW-01014

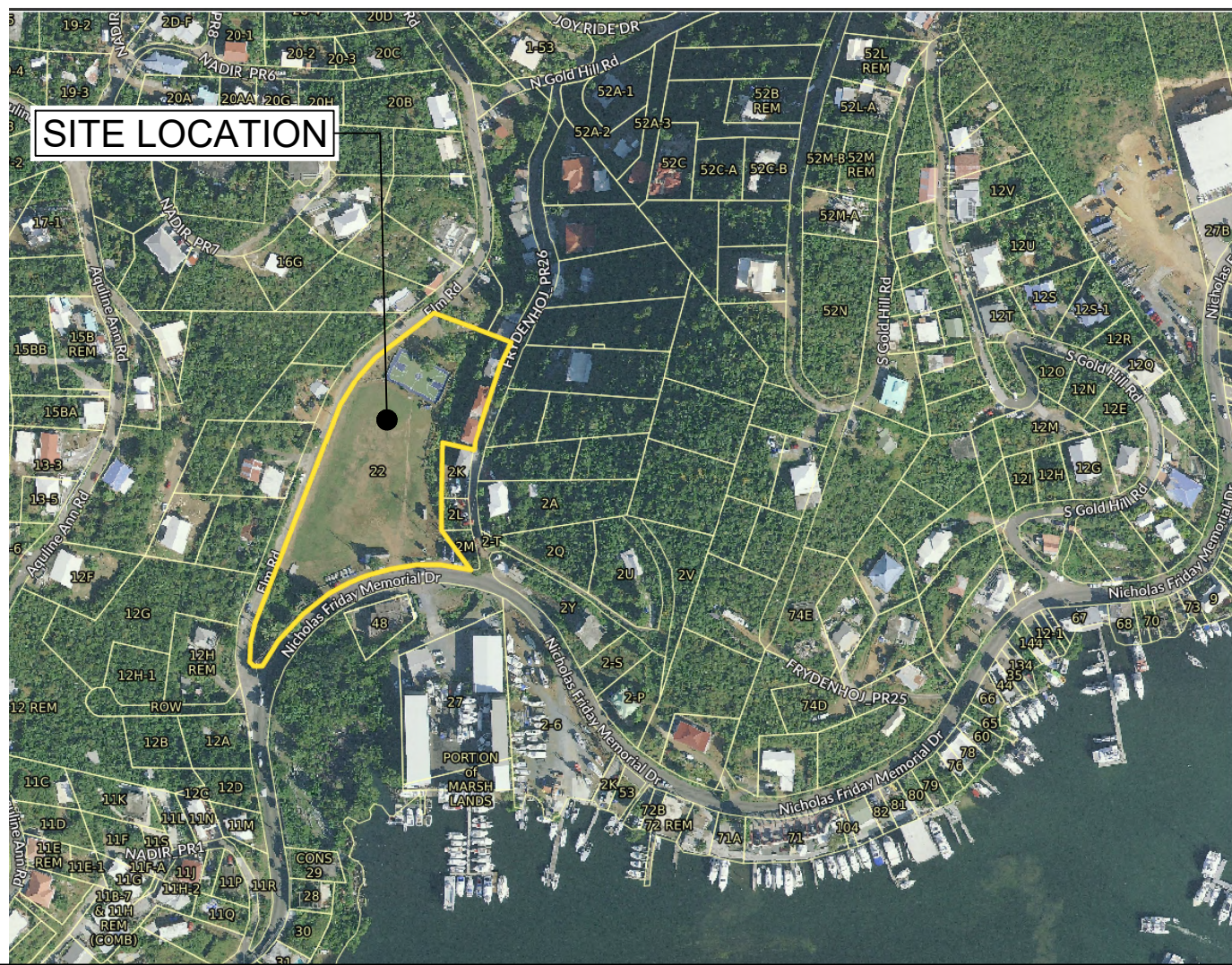
Submissions:

A: Construction Documents Phase: 100%

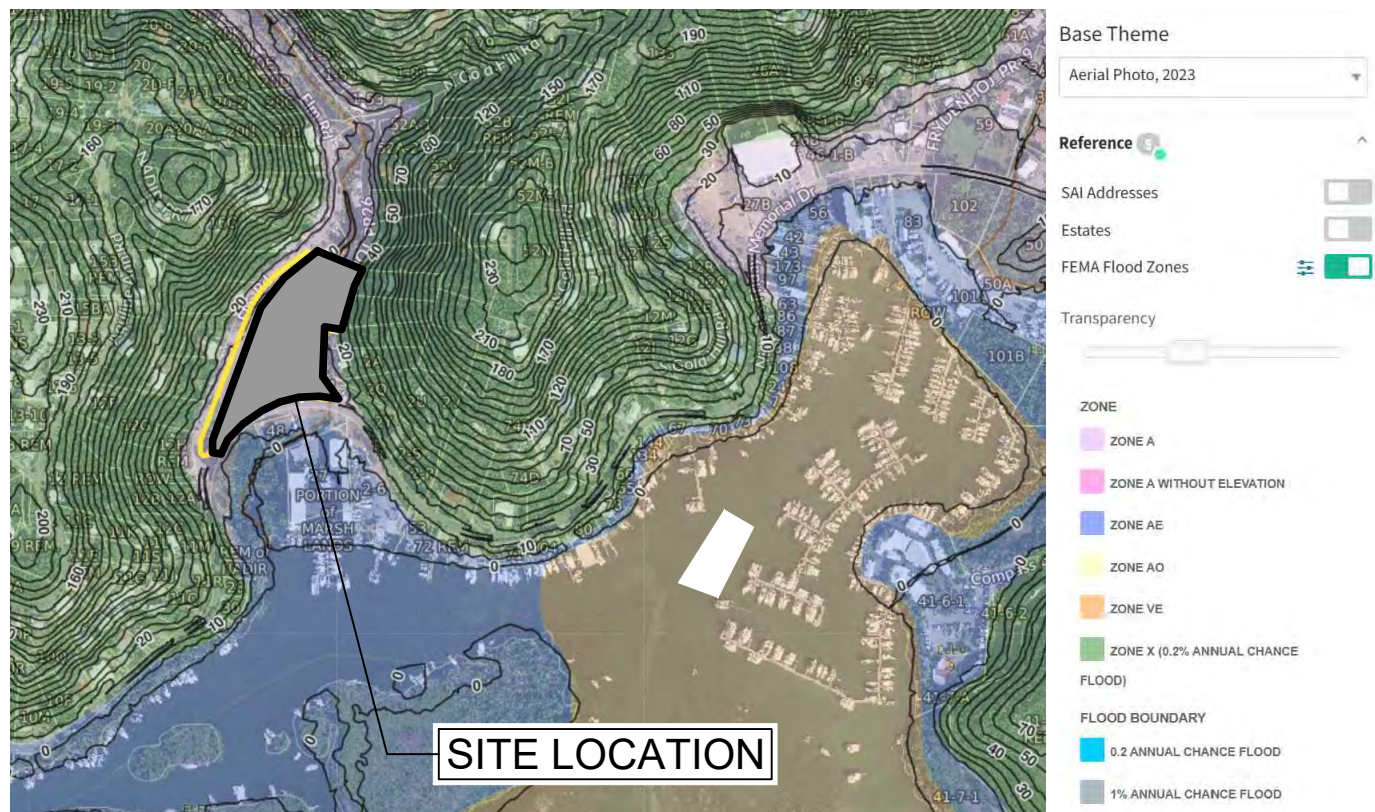
B: Bid Phase: 0%

C: Construction Phase: 0%

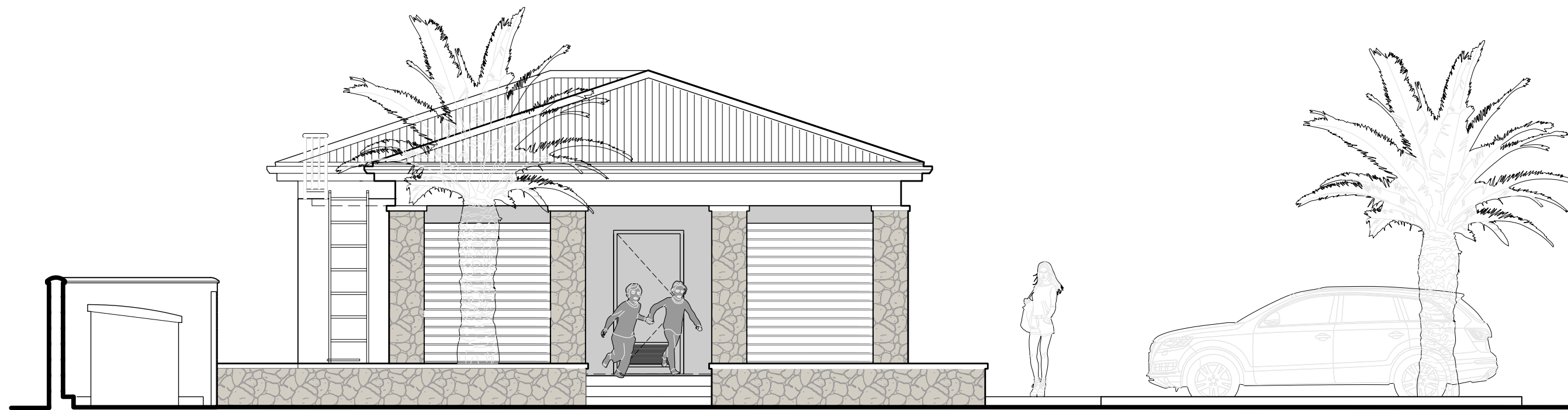
SITE LOCATION AERIAL



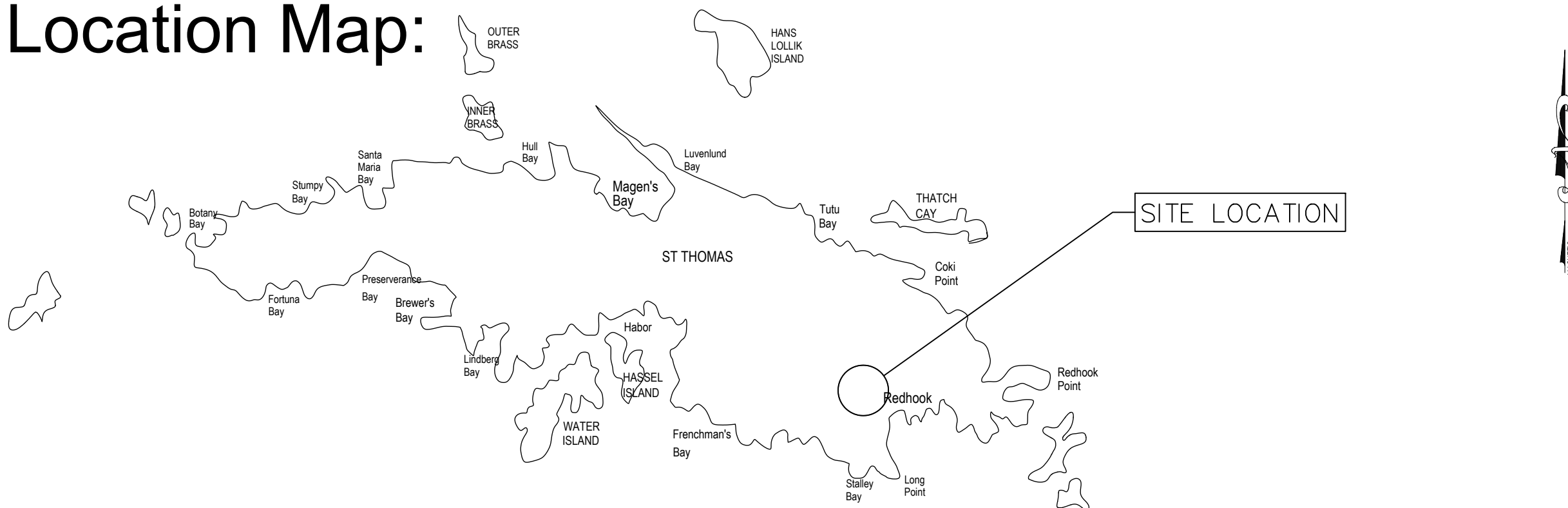
FLOOD ZONE AERIAL
ZONE A
Map# 780000025G



PROPERTY IDENTIFICATION AERIAL
Property ID# 107604034500
22 Nadir, Redhook Qtr.



Island Location Map:



PROJECT TEAM:

Owner

Government of the United States Virgin Islands

The Hon. Albert Bryan Jr.
GOVERNOR

The Hon. Tregenza A. Roach, Esq.
LIEUTENANT GOVERNOR

Government House St. Thomas
5047 (21-22) Kongens Gade
St. Thomas, VI 00802-6487

PHONE: (340) 774-0001

Agency

Office of Disaster Recovery

The Hon. Adrienne L. Williams-Octalien
DIRECTOR

Primary Contact: Lila Rojas
PROGRAM ASSISTANT

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St. Thomas, VI 00802

PHONE: (340) 202-1221
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Agency

VITEMA

Daryl DeFrance Jaschen
DIRECTOR

Primary Contact: Julysah Willock
ACCOUNT SPECIALIST

VITEMA Head Office
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User Agency

Department of Sports, Parks & Recreation

Primary Contact:

Roy Canton
Disaster Recovery Specialist

Department of Sports, Parks, Recreation,
8201 Subbase, Suite 206,
St. Thomas USVI 00802

Email: rcanton@usvipfa.com
Phone: (404) 829-9856

Schedule of Values:

ITEMS	SOV	DESCRIPTION	UNIT	QTY.
Chain-Linked Fence	SOV1	Remove and replace damaged 6'-0" high of the chain-linked fence with top rail, mid rail and post in concrete approx. 9' @ 8' 0" o.c.	Square Foot	960
	SOV6	Remove and replace 18'-0" high chain linked fence for the backstop with top rail, mid-rail and post @ 8'-0" o.c.	Square Foot	120
	SOV9	Remove and replace 16'-0" high chain-linked perimeter fence with top rail, mid-rail and posts @ 8'-0" o.c.	Square Foot	130
	SOV22	Remove and replace damaged 4'-0" chain linked fence along the eastern portion of the court with top rail, bottom rail and posts in concrete (1' deep) retaining wall 10ft centers, 220ft long	Square Feet	880
Chain-Linked Gates	SOV2	Fabricate and install a 4'-0" wide by 6'-0" high chain linked pedestrian gate	Square Feet	24
	SOV3	Fabricate and install a 4'-0" wide by 5'-0" high chain-linked pedestrian gate	Square Feet	20
	SOV4	Fabricate and install a 12'-0" high x 6'-0" high chain linked double gate	Square Feet	72
	SOV25	Fabricate and install a 3'-0" wide by 6'-0" high chain-linked pedestrian gate	Square Feet	18
Repair Concrete Retaining Wall/Plaster	SOV6	Repair 12 inch high x 6 inch deep of the concrete retaining wall	Square Feet	25
	SOV11	Fabricate and install two aluminum screen	Square Feet	110
	SOV13	Plaster/repair along the northern wall to the dugouts	Square Feet	8
Paint	SOV12	Repair and paint 12' by 6' deep retaining wall per manufacturer's specs	Square Feet	130
	SOV12	Scrape the peeling paint from the stucco on the existing dugouts, prep and paint (Concession/restroom building complete)	Square Feet	10,000.00
Miscellaneous Items	SOV14	Install 8' high of the protective netting in front of the dugouts with mid-rail, 6ft long	Square Feet	550
	SOV19	Repair 24'-0" long x 8'-0" wide of the wooden shade covers	Square Feet	1912
	SOV20	Install a solar panel attached to the pole mounted tsunami warning signs	Each	1
	SOV23	Furnish and install palm trees (6' to 8' high)	Each	6
	SOV24	Relocate the Bus Stop sign	Each	1
	SOV27	Replace damaged backstop wall and backstop wall posts and backboard	Lump Sum	1
	SOV28	Furnish and install wooden light poles with street light fixtures	Each	2
	SOV29	Furnish and install 2 each double guy bracket mounting arms	Each	2
	SOV21	Demolition - Remove and dispose concrete curb and chain linked fence at the entrance	Lump Sum	1
	SOV30	Site grading to include excavation and backfill	Hours	40
Site Works/Parking	SOV31	Parking lot / Asphalt system to include the subgrade	Tons	1200
	SOV32	ADA markings and signs	Lump Sum	1
	SOV33	Concrete Wheel Stops	Each	18
	SOV34	Furnish and install the 100.75 Multi Flow Wastewater Sewer System	Allowance	1
	SOV35	Furnish and install 4" dia. PVC drain pipe	Linear Feet	50
	SOV36	Furnish and install 6" dia. PVC drain pipe	Linear Feet	310
	SOV37	Clear, grub and dispose of the overgrown bush to the Davoni Landfill	Hours	40
	SOV38	Furnish and install Sit fence	Linear Feet	800
	SOV39	Install Stabilized Construction Entrance	Lump Sum	1
	SOV40	Garbage bin enclosure to include the gate	Lump Sum	1
Concession & Restroom Building	SOV41	French Drain System complete to include the perforated drain pipe to the pit	Lump Sum	1
	SOV42	Install 5' wide Concrete sidewalk	Cubic Yard	5
	SOV43	Concrete Curb	Linear Feet	5800
	SOV44	Foundation footings to include the cistern floor slab	Cubic Yard	1200
	SOV45	Building Masonry walls to include CMU, concrete beams, headers, columns, etc.	Square Feet	85
	SOV46	Carpentry and stud walls	Lump Sum	1
	SOV47	Roof to include gutters and downspouts Complete	Square Feet	1,100.00
	SOV48	Cistern external ladder, cistern hatch and railing for the cistern entrance	Lump Sum	1
	SOV49	Wall Finishes, to include walls, floor and ceiling (not to include paint)	Lump Sum	1
	SOV50	Furnish and install Windows, doors, trim & hardware	Each	6
RFA Mini Soccer Pitch	SOV51	Furnish and install Doors, trims & hardware	Each	5
	SOV52	Plumbing to include all labor, materials, fixtures and supervision	Each	22
	SOV53	Mechanical to include all labor, materials, fixtures and supervision	Square Feet	8
	SOV11	Fabricate and install two aluminum screen	Square Feet	110
	SOV51	Blue Native Stone veneer on columns (Optional)	Lump Sum	1
	SOV54	Install 1x5x5 concrete pad to house an air condition condenser unit.	Lump Sum	1
	SOV54	Install the Property Armor Condensing Guard enclosures or equal per the construction documents	Lump Sum	1
	SOV55	Roll up specialty floor for the counter	Lump Sum	1
	SOV56	Excavation, install Sub Base 'C' material and compact per the specs	Tons	240
	SOV57	Install the asphalt pavement over the sub base	Tons	30
	SOV58	Furnish and install the RFA Soccer pitch (To be provided and installed by Others)	N.I.C.	0

ISSUE:

100% CONSTRUCTION DOCUMENTS

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ISSUE LOG:

ISSUE	ISSUE DATE	DESCRIPTION
1	09/13/2025	90% CONSTRUCTION DOCUMENTS
2	09/24/2025	90% CONSTRUCTION DOCUMENTS
3	10/03/2025	100% CONSTRUCTION DOCUMENTS

REVISIONS:

REV#	REV DATE	DESCRIPTION
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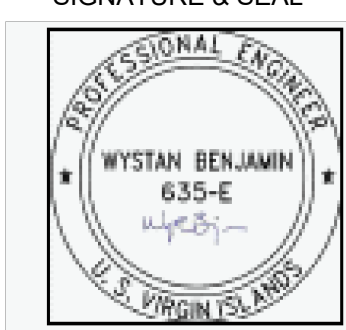
ENGINEER (CIVIL):

GRANT ENGINEERING AND CONSTRUCTION GROUP, LLC
4002 WEYMOUTH RHYMER HWY
AL COHENS PLAZA, SUITE #301
ST THOMAS, USVI 00802-2213
PH: 973-358-5020; FX 732-377-8612
EMAIL: CLIENTSERVICES@GRANTECG.COM
CERT. OF AUTHORIZATION #: 1-35879-18

SIGNATURE & SEAL

GRANT
ENGINEERING & CONSTRUCTION GROUP LLC

WYSTAN BENJAMIN, PE
PROFESSIONAL ENGINEER
USVI LICENSE # 635E



DRAWING TITLE:

COVER SHEET

PROJECT TITLE:

**EZRA FREDERICKS BALLPARK
CONCESSION BUILDING AND FIELD SITEWORK**

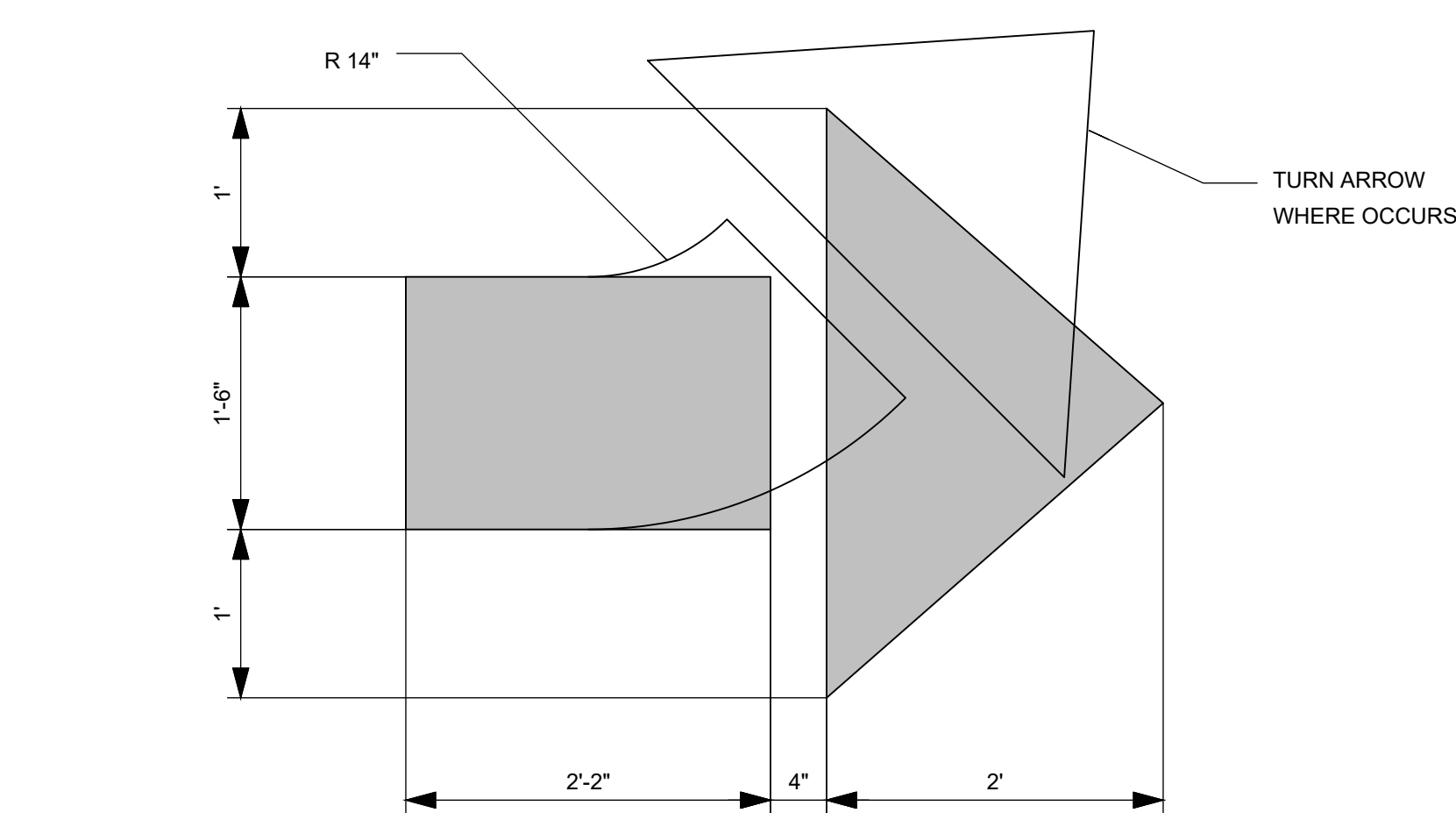
PROJECT OWNER:

V.I DEPT. OF SPORTS, PARKS & RECREATION

PROJECT LOCATION:

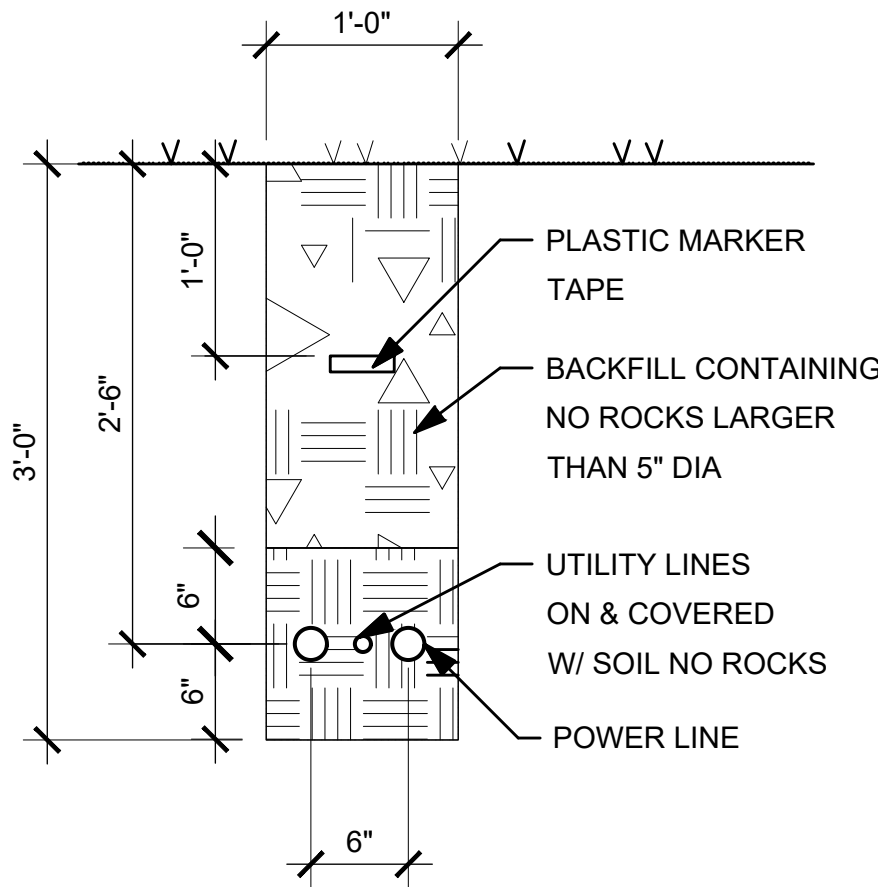
REDHOOK QTR. ST. THOMAS US VIRGIN ISLANDS

DRAWN BY:	JAL	DATE:	10/03/2025
CHECKED BY:	JUBK	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-4340-PW-01014	SHEET #:	G-100
GECG PROJECT #:	322009.34-VI0DR-DPP		1 OF 21



-
- 1'-5" MIN.
- 1'-10" MIN.
- THIS SIGN SHALL READ:
- UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHED PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WHICH ARE FOUND PARKING IN SPACES DESIGNATED FOR THE DISABLED MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____
- 2 1/2" SQUARE STEEL TUBE
- 80" Min. for Free Standing 36" Min. for Wall Mounted
- 1'-6"
- 1'-6" CONCRETE FOOTING
- THIS DETAIL IS TO SHOW MINIMUM DIMENSIONS AND REQUIRED TEXT SEE PLAN FOR ACTUAL LOCATIONS
- RECLAMATION SITE AND TELEPHONE NUMBER TO BE DETERMINED BY OWNER
- SIGN TO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO THE OFF STREET PARKING FACILITY
- SIGN SHALL COMPLY WITH CALIFORNIA ADMINISTRATIVE CODE TITLE 24 PART 2 SECTION 7102 11' MIN LETTERS

SCALE: 1/2" = 1'-0"



SCALE: 1" = 1'-0"

SCALE: 1/2" = 1'-0"

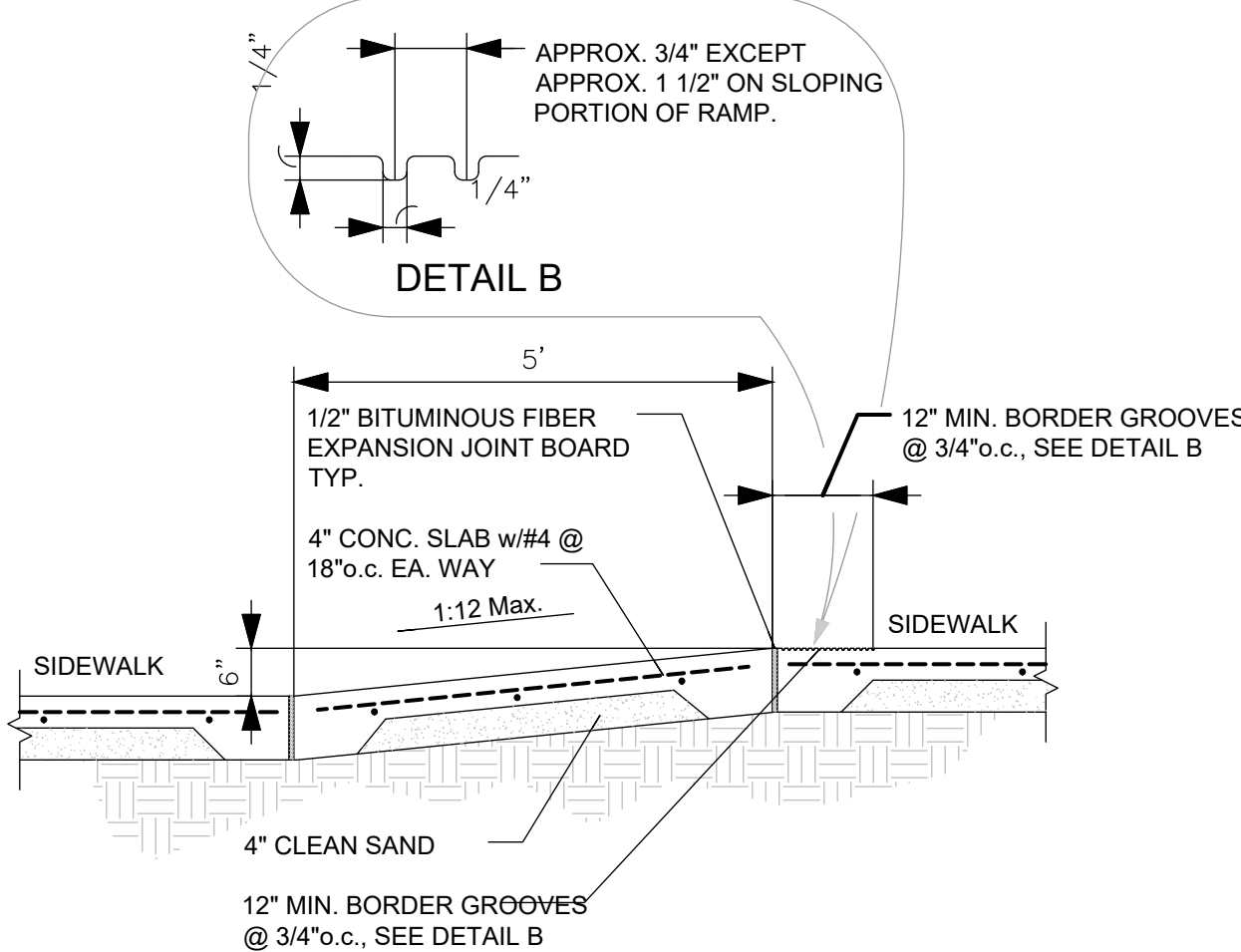


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REVISIONS:

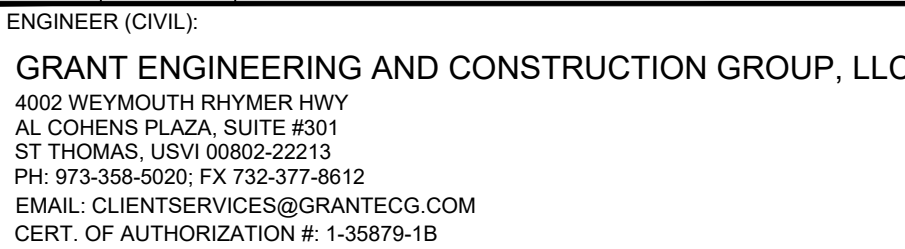
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SCALE: 1/4" = 1'-0"

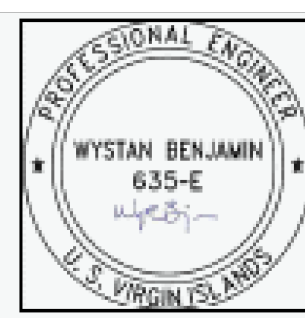


SCALE: 3/4" = 1'-0"

SCALE: 1 1/2" = 1'-0"



SIGNATURE & SEAL



DRAWING TITLE:

PROJECT TITLE:

**EZRA FREDERICKS BALLPARK
CONCESSION BUILDING AND FIELD SITEWORK**

PROJECT OWNER:
V.I DEPT. OF SPORTS, PARKS & RECREATION

PROJECT LOCATION:

PARCEL 22 NADIR
REDHOOK QTR. ST. THOMAS US VIRGIN ISLANDS

DRAWN BY:	JAL	DATE:	10/03/2025
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100	100	100	100
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CHECKED BY:	JOB#	SCALE:	AS NOTED
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GECG PROJECT #:	333000 34 VIODR DBR
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G-102

3 OF 2

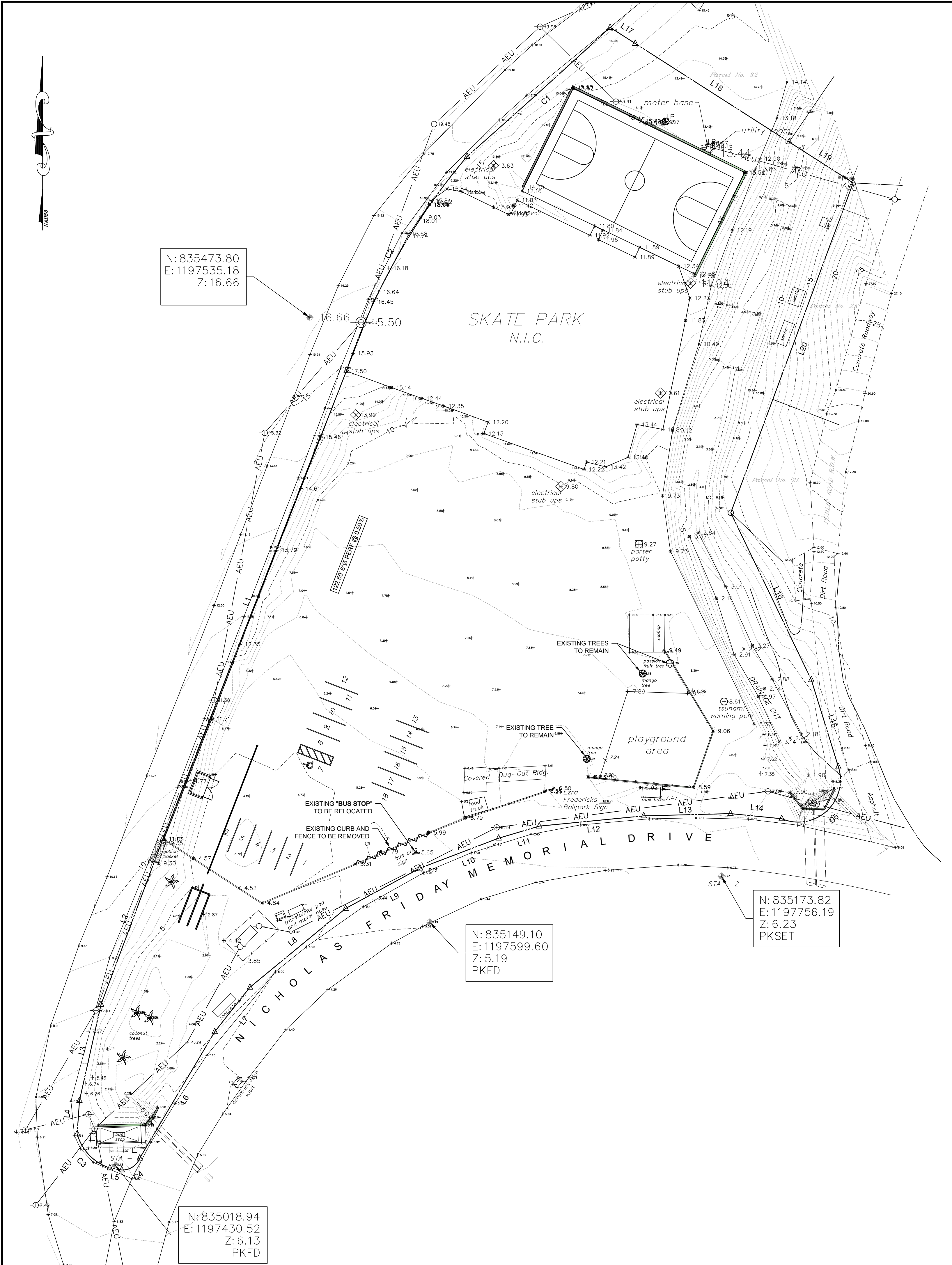


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EMAIL: CLIENTSERVICES@GRANTECG.COM
CERT. OF AUTHORIZATION #: 1-35879-1B



GECG PROJECT #:	322009 34-VIOPR-DPP
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LINE	BEARING	DISTANCE
L1	S 21°25'00" W	270.12'
L2	S 20°28'16" W	94.99'
L3	S 12°39'51" W	52.86'
L4	S 03°55'12" W	17.93'
L5	S 80°24'55" E	6.46'
L6	N 30°40'11" E	78.93'
L7	N 38°21'25" E	30.41'
L8	N 50°32'01" E	66.60'
L9	N 61°30'50" E	45.31'
L10	N 69°08'57" E	45.27'
L11	N 73°27'06" E	22.74'
L12	N 84°23'01" E	56.35'
L13	N 88°31'30" E	46.63'
L14	S 84°18'08" E	27.61'
L15	N 17°16'45" W	48.98'
L16	N 25°44'13" W	99.55'
L17	S 57°23'00" E	16.00'
L18	S 57°23'00" E	98.10'
L19	S 57°23'00" E	40.80'
L20	S 20°21'00" W	188.90'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	4266.68'	103.43'	103.43'	S 47°56'24" W	1°23'20"
C2	349.03'	132.59'	131.79'	S 29°22'24" W	21°45'55"
C3	26.53'	26.46'	25.38'	S 43°44'46" E	57°08'20"
C4	9.95'	12.35'	11.57'	N 56°43'44" E	71°08'08"
C5	22.66'	51.82'	41.24'	N 47°32'56" E	131°00'48"

SURVEYOR'S NOTES

- (SN1) Some features shown on this plat may be shown out of scale for clarity.
- (SN2) The basis of bearings for this survey is North 86° 15' 40" West, as identified as Station 1 and Station 2 and marked as PK Nails.

STATEMENT OF ENCROACHMENTS

At the time of the survey, no encroachments were observed.

FLOOD INFORMATION

FEMA FLOOD ZONE DESIGNATION:

ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).

NO BASE FLOOD ELEVATIONS DETERMINED.

LEGEND

- 0.00' SPOT_ELEV
▲ CONTROL STATION PT
⊙ RE-BAR
□ CONCRETE MONUMENT FOUND
● IRON PIPE MONUMENT
△ UNMARKED PT
○ MONUMENT NOT LOCATED
◆ T-IRON
◆ PK NAIL
⊙ LIGHT POLE
⊙ UTILITY POLE
● POWER POLE
↓ GUY CABLE
↑ TRAFFIC SIGN
□ CEMETERY
● STORM SEWER MANHOLE
● ELECTRIC MANHOLE
● TELEPHONE MANHOLE
● SANITARY SEWER MANHOLE
■ CATCH BASIN
■ DRAINAGE INLET
~ HEADWALL
⊙ COMMUNICATION MANHOLE
⊙ FIBER OPTIC MANHOLE
⊙ LIGHT POLE
⊙ WATER VALVE
- PROPERTY LINE
STONE WALL
GUARDRAIL
BUILDING
CHAIN LINK FENCE
BARBED WIRE FENCE
STM STORM SEWER LINE
AEU AERIAL ELECTRIC LINE
SS SANITARY SEWER LINE
TEL TELEPHONE LINE
FO FIBER OPTIC LINE
UE UNDERGROUND ELECTRIC
RW RIGHT OF WAY

ABBREVIATIONS

- IPF = IRON PIN FOUND
IPS = IRON PIN SET
RBF = RE-BAR FOUND
RBS = RE-BAR SET
R/W = RIGHT OF WAY
PL = PROPERTY LINE
BL = BUILDING LINE
D.E. = DRAINAGE EASEMENT
S.E. = SEWER EASEMENT
FH = FIRE HYDRANT
C/L = CENTER LINE
M.H. = MANHOLE
C.B. = CATCH BASIN
999.0 E. = EXISTING SPOT ELEVATION
999.0 F. = FINISHED SPOT ELEVATION
999.0 P. = PROPOSED SPOT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION

ISSUE:

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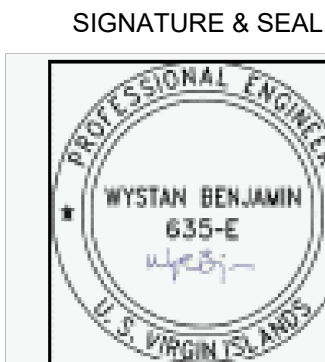
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REV#	REV DATE	DESCRIPTION

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CERT. OF AUTHORIZATION #: 1-35879-18



DRAWING TITLE:

CERTIFIED SITE SURVEY

PROJECT TITLE:

EZRA FREDERICKS BALLPARK
CONCESSION BUILDING AND FIELD SITework

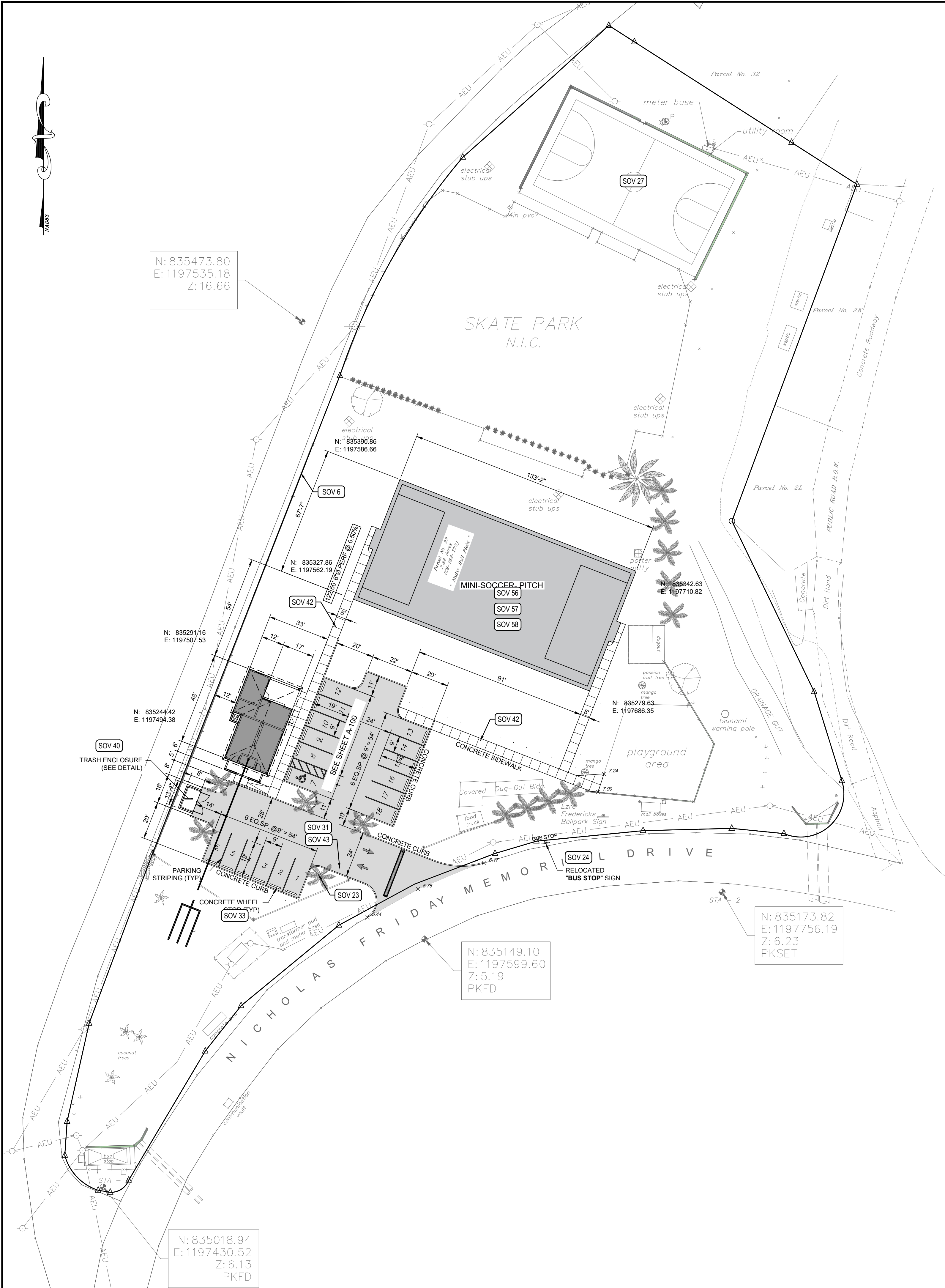
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V.I DEPT. OF SPORTS, PARKS & RECREATION

PROJECT LOCATION:

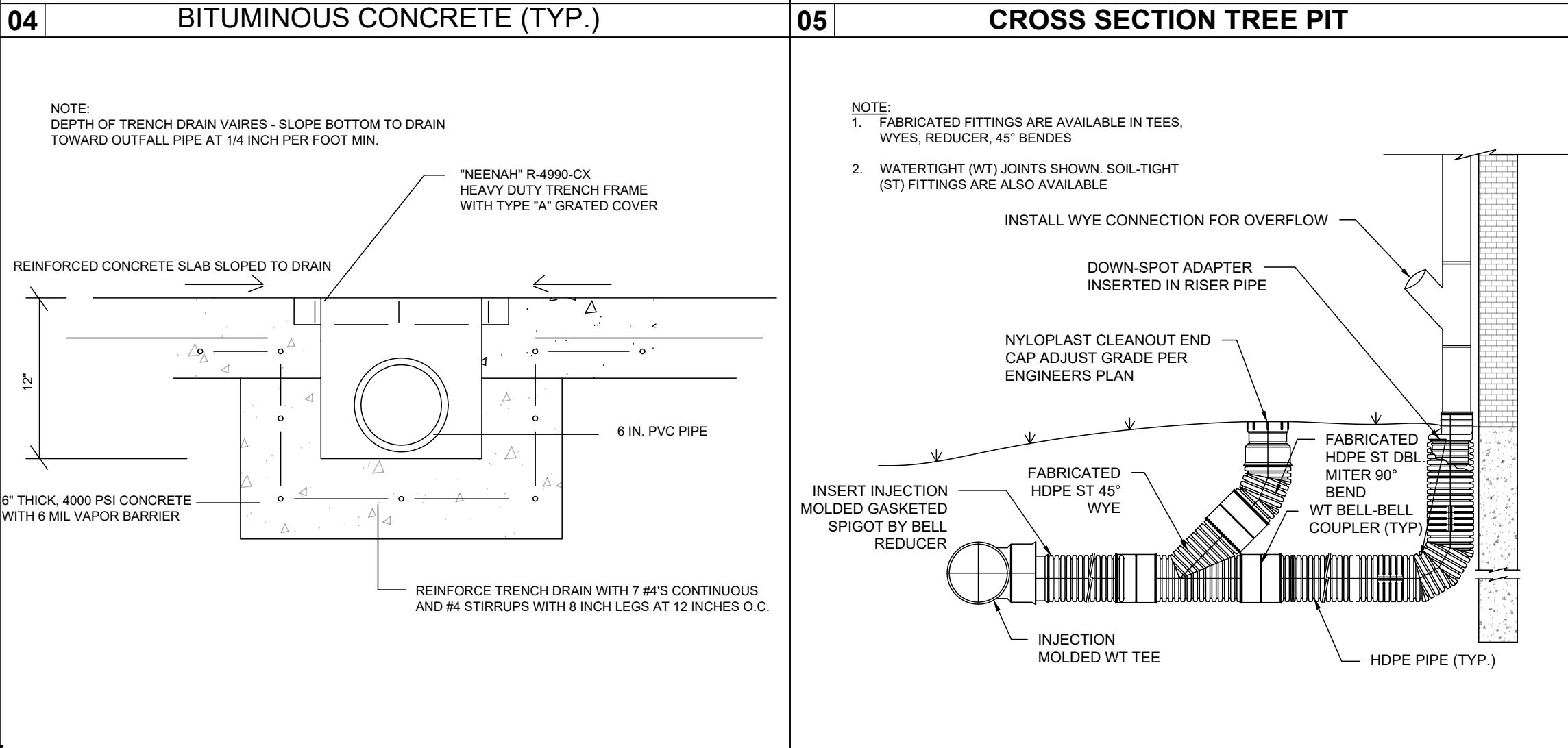
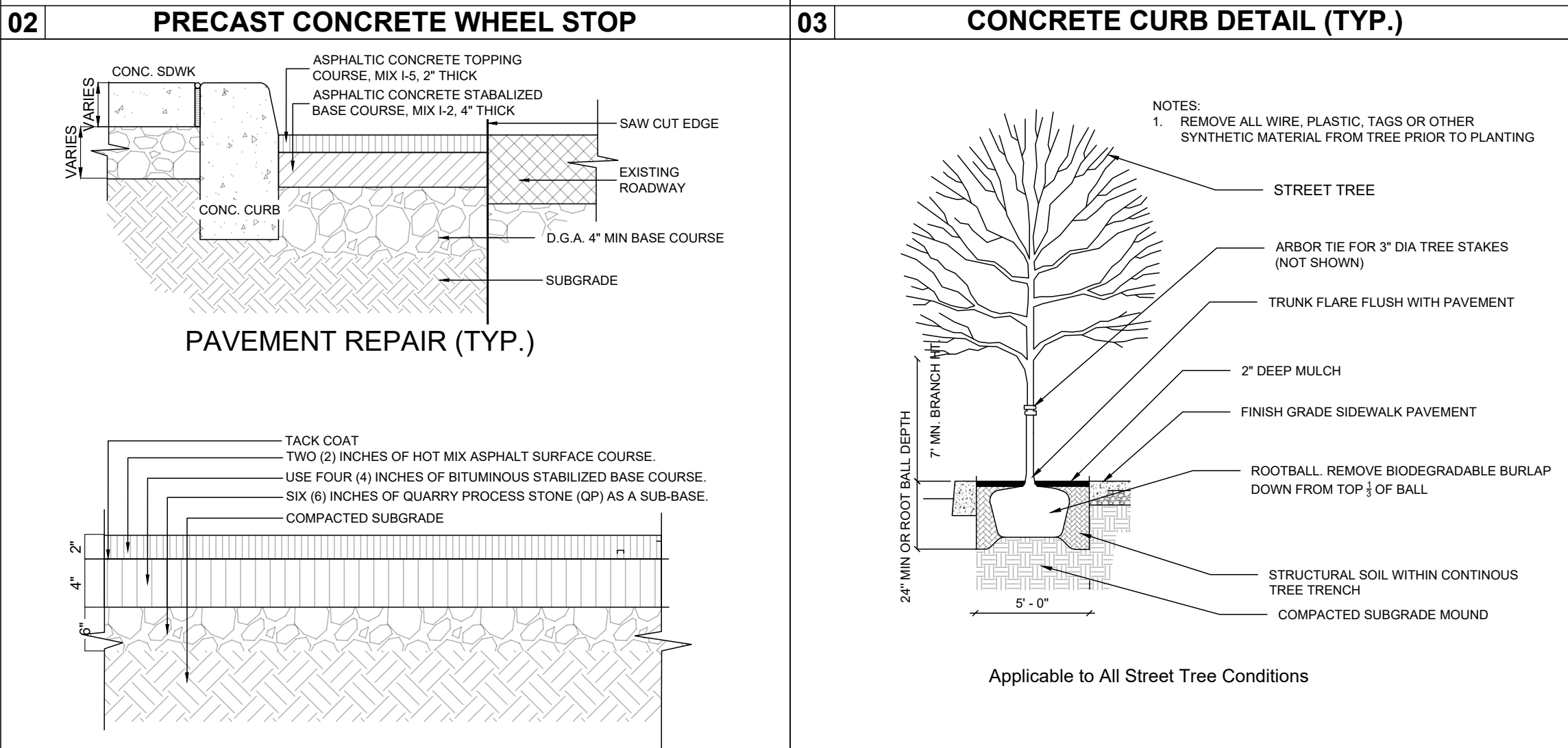
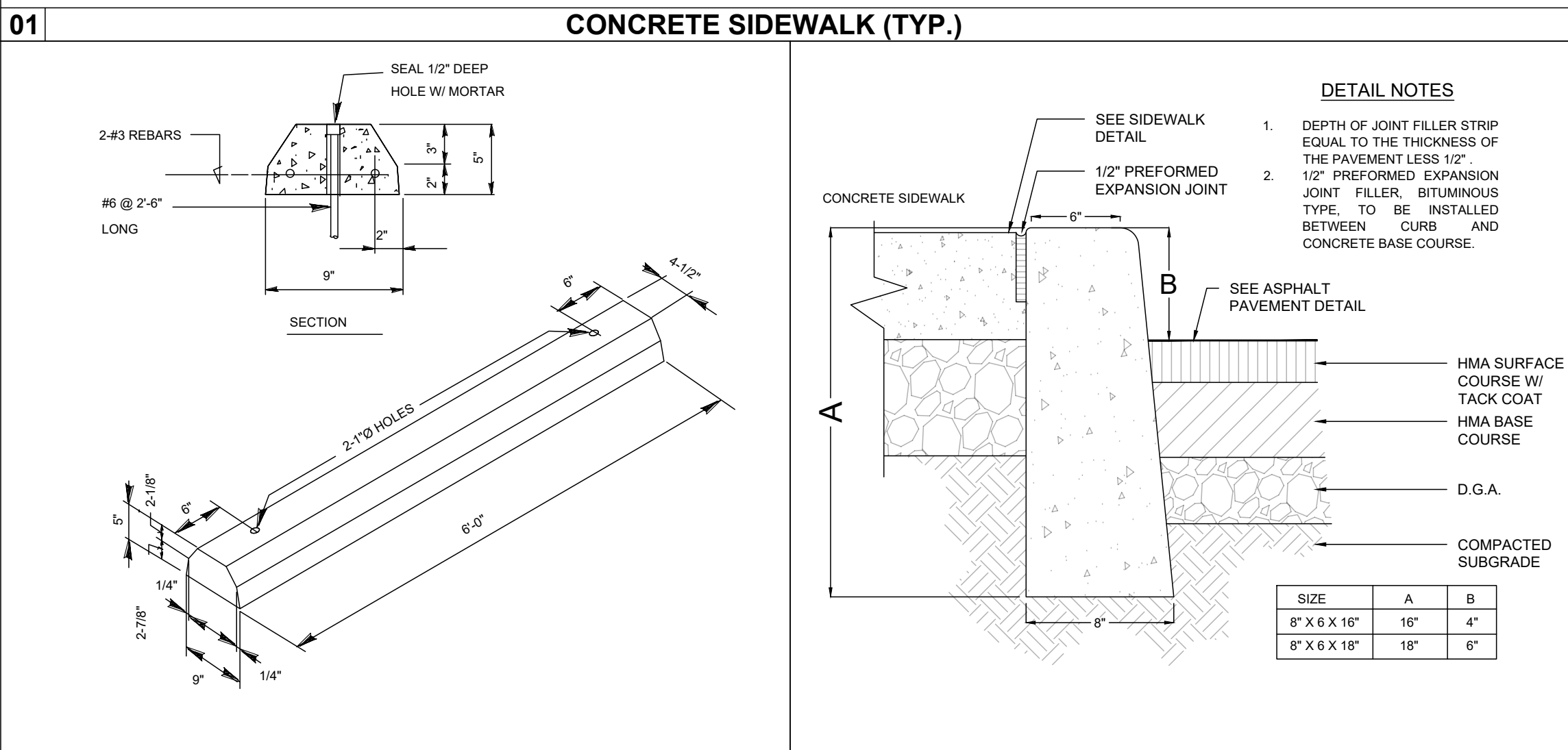
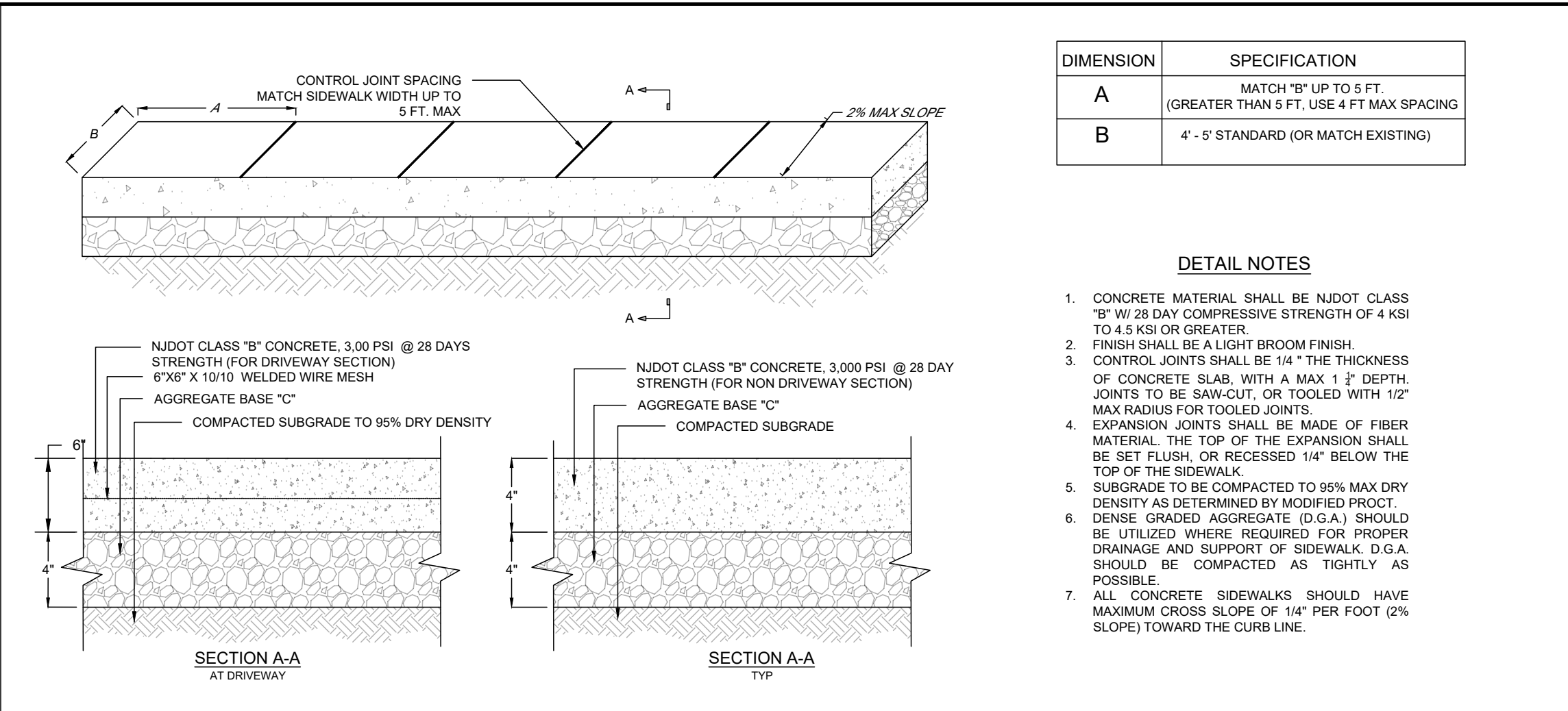
PARCEL 22 NADIR
REDHOOK QTR. ST. THOMAS US VIRGIN ISLANDS

DRAWN BY:	JYP	DATE:	10/03/2025
CHECKED BY:	JUBK	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-4340-PW-01014	SHEET #:	C-101
GECC PROJECT #:	322009.34-VIODR-DPP		6 OF 21

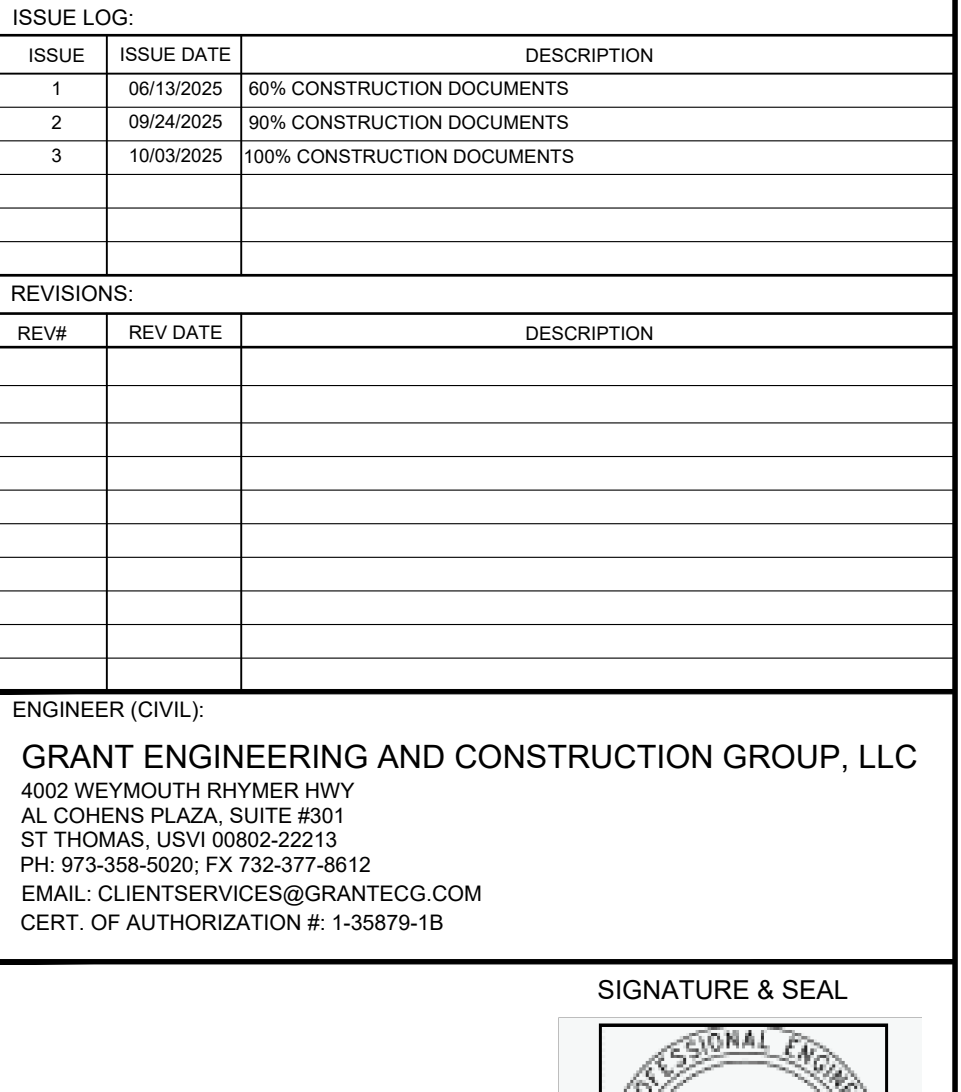
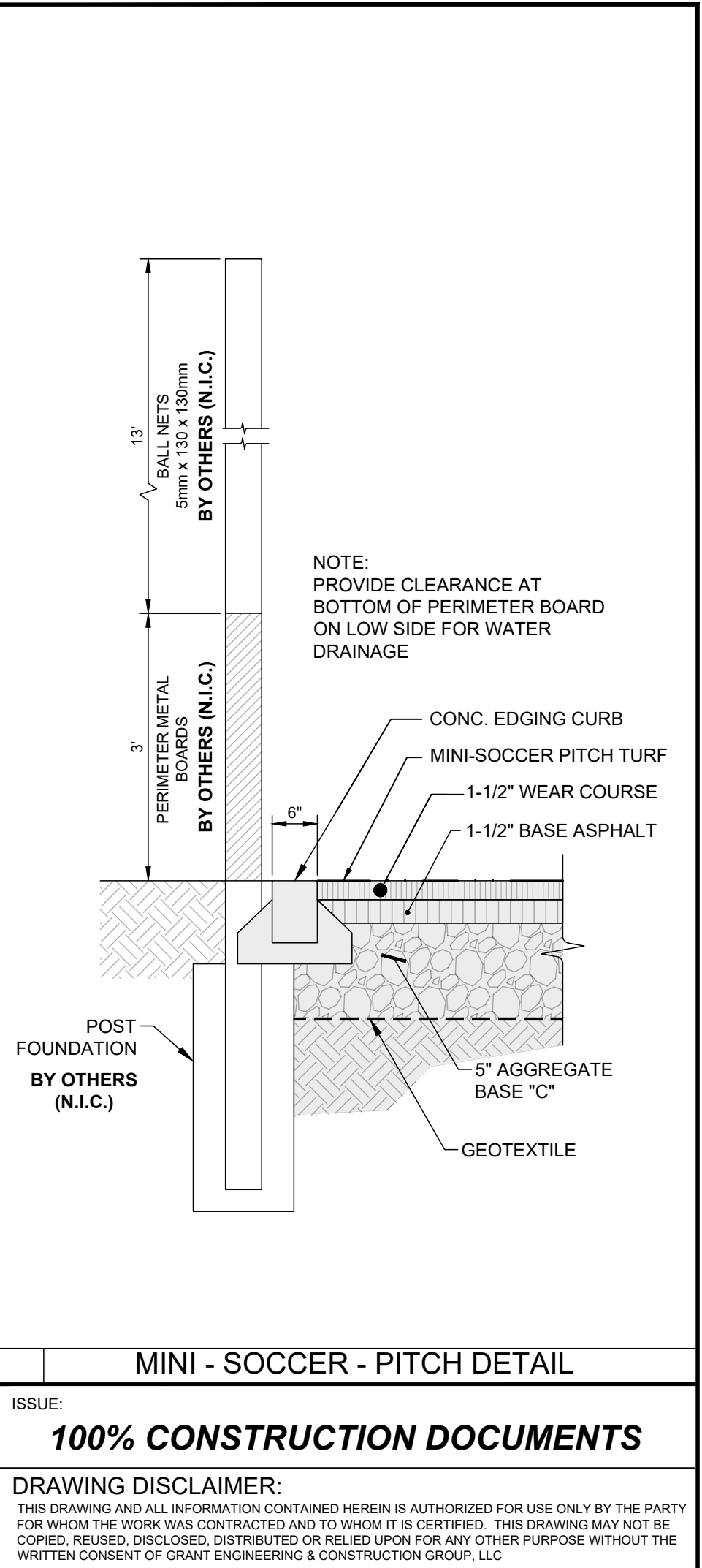


SITE PLAN

SCALE 1:30



TRENCH DRAIN (TYP.)



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CERT. OF AUTHORIZATION #: 1-35879-18

SIGNATURE & SEAL
WYSTAN BENJAMIN, PE
PROFESSIONAL ENGINEER
USVI LICENSE # 635-E

DRAWING TITLE:
CERTIFIED SITE SURVEY

PROJECT TITLE:
EZRA FREDERICKS BALLPARK
CONCRETE BUILDING AND FIELD SITEWORK

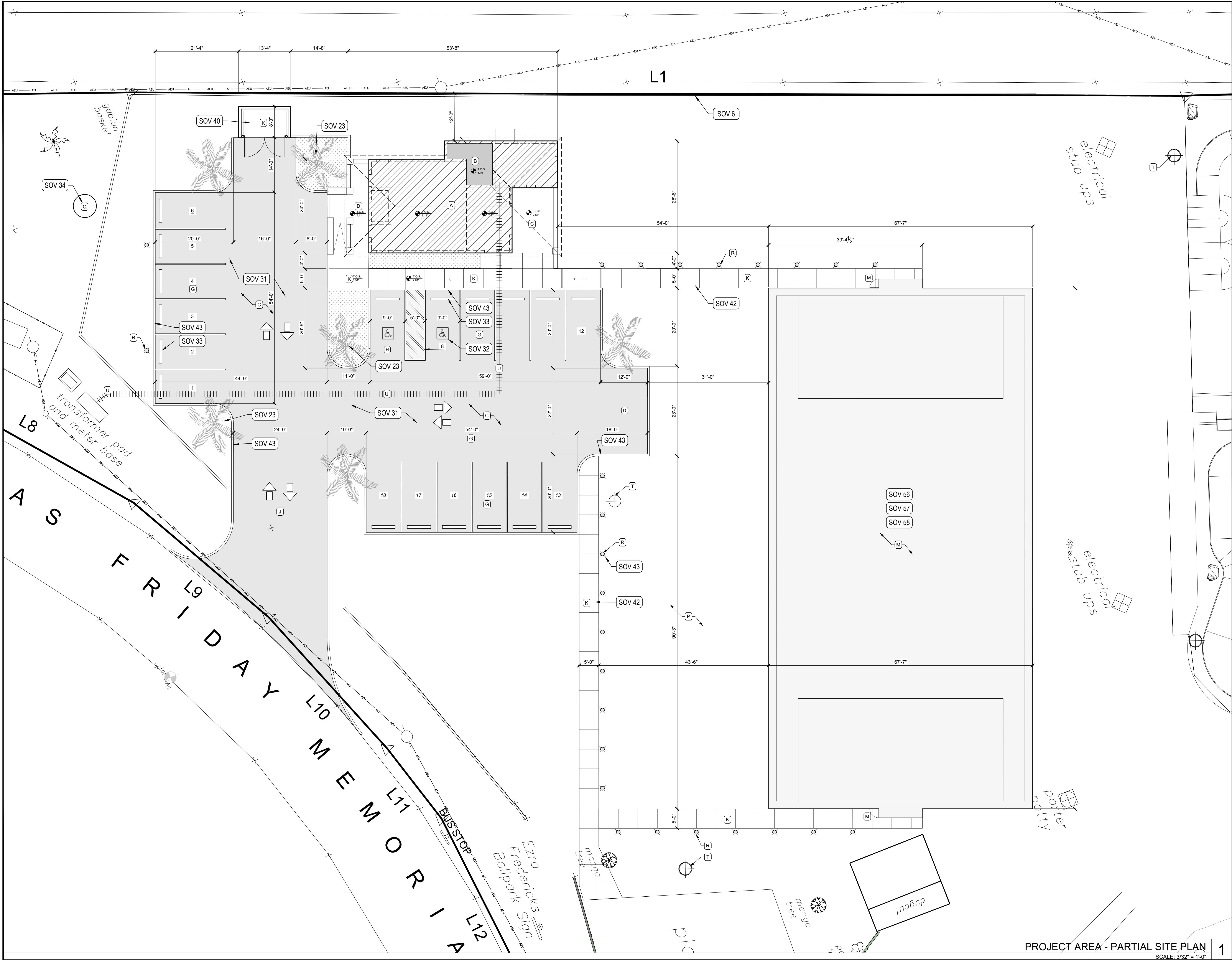
PROJECT OWNER:
V.I DEPT. OF SPORTS, PARKS & RECREATION

PROJECT LOCATION:
PARCEL 22 NADIR
REDHOOK QTR. ST. THOMAS US VIRGIN ISLANDS

DRAWN BY: JYP **DATE:** 10/03/2025
CHECKED BY: JUBK **SCALE:** AS NOTED
CLIENT PROJECT #: VI-4340-PW-01014 **SHEET #:** C-102
CEGC PROJECT #: 322009.34-VIODR-DPP **7 OF 21**



9 OF 21



- SITE KEYNOTES**
- A** PROPOSED CONCESSION AND RESTROOM BUILDING:
Enclosed Area: 1,100 SF
Covered Outdoor Space: 322 SF
Total: 1,422 SF
 - B** ABOVE GROUND CISTERN: 6,126 GALS
 - C** COVERED PORCH AT CONCESSION
 - D** COVERED RESTROOM ACCESS CORRIDOR
 - E** ASPHALT PAVED PARKING AREA & DRIVEWAY - SEE CIVIL DRAWINGS FOR DRAINAGE, GRADING AND CONSTRUCTION DETAILS
 - F** PARKING TURN-AROUND
 - G** 18 TOTAL PARKING SPACES
(1) ACCESSIBLE PARKING SPACE
(17) STANDARD SPACES
 - H** SEE G-003 FOR ACCESSIBLE PARKING REQUIREMENTS
 - J** 2-WAY ACCESS DRIVEWAY - 24FT WIDE
 - K** TRASH ENCLOSURE - SEE SHEET G-003 FOR DETAILS
 - L** CONCRETE PAVED WALKWAY
 - M** 9,054 SF MINI-SOCCER PITCH FOUNDATION ONLY. SEE CIVIL DRAWINGS FOR DRAINAGE AND FOUNDATION DETAILS. PERIMETER METAL REBOUND BOARD AND BALL CATCH FENCE AND TURF ARE NOT IN SCOPE. WORK TO BE PERFORMED BY OTHERS
 - N** ACCESS GATE AT RECESSED GOAL AREA
 - P** VIEWING STAND/ PICNIC AREA
 - Q** MULTI-FLO SEPTIC SYSTEM - SEE CIVIL DRAWINGS
 - R** FURNISH AND INSTALL SOLAR PATH LIGHTS & APPRX. 10 FT O.C.
 - T** MASTER SITE LIGHTING BY MUSCO - NOT IN CONTRACT
 - U** UNDERGROUND ELECTRICAL TRENCH TO EXISTING METER BASE

ISSUE:
100% CONSTRUCTION DOCUMENTS

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ISSUE LOG:		
ISSUE	ISSUE DATE	DESCRIPTION
1	06/13/2025	50% CONSTRUCTION DOCUMENTS
2	09/24/2025	90% CONSTRUCTION DOCUMENTS
3	10/03/2025	100% CONSTRUCTION DOCUMENTS

REVISIONS:		
REV#	REV DATE	DESCRIPTION

ENGINEER (CIVIL):
GRANT ENGINEERING AND CONSTRUCTION GROUP, LLC
4002 WEYMOUTH RHYMER HWY
AL COHENS PLAZA, SUITE #301
ST THOMAS, USVI 00802-22213
PH: 973-358-5020; FX 732-377-8612
EMAIL: CLIENTSERVICES@GRANTECG.COM
CERT. OF AUTHORIZATION #: 1-35879-18



WYSTAN BENJAMIN, PE
PROFESSIONAL ENGINEER
USVI LICENSE # 635E

SIGNATURE & SEAL



DRAWING TITLE:

**PROJECT AREA
PARTIAL SITE PLAN**

PROJECT TITLE:

**EZRA FREDERICKS BALLPARK
CONCESSION BUILDING AND FIELD SITework**

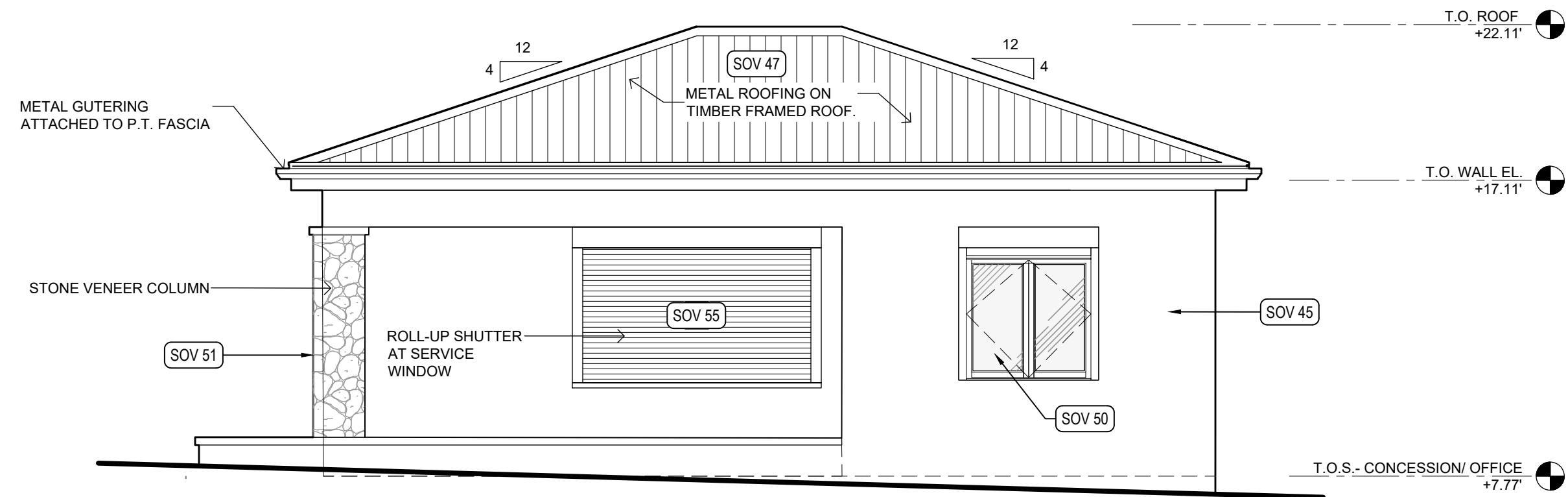
PROJECT OWNER:

V.I DEPT. OF SPORTS, PARKS & RECREATION

PROJECT LOCATION:

REDHOOK QTR. ST. THOMAS US VIRGIN ISLANDS

DRAWN BY:	JAL	DATE:	10/03/2025
CHECKED BY:	JUBK	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-4340-PW-01014	SHEET #:	A-100 10 OF 22
GECG PROJECT #:	322009.34-VI0DR-DPP		



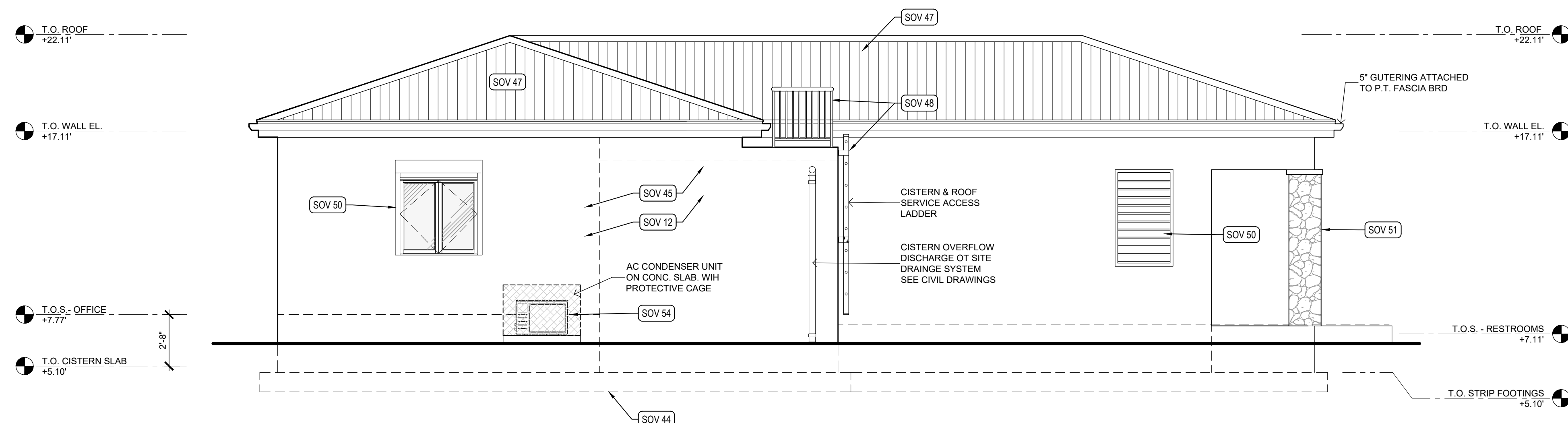
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

4



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

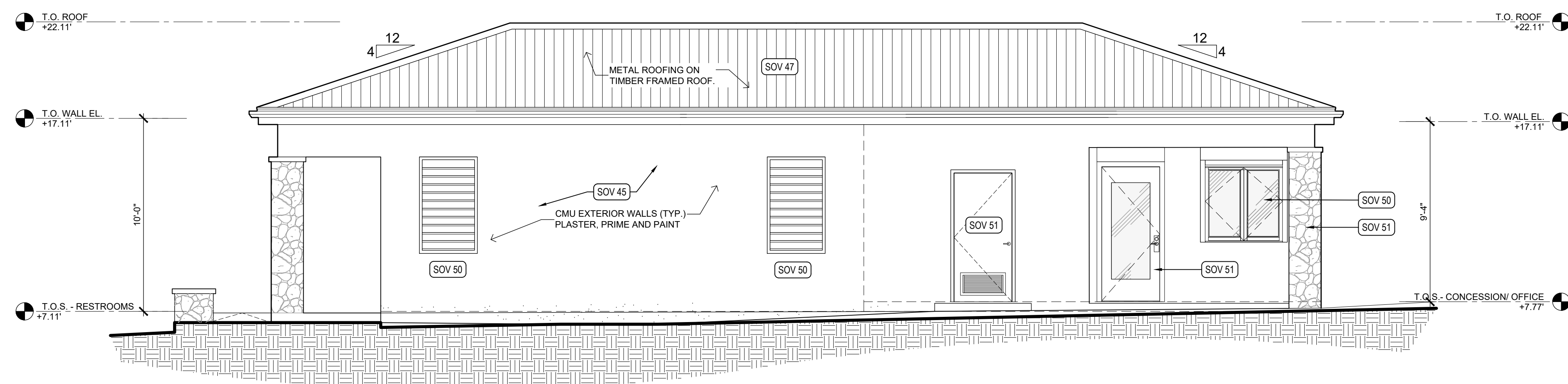
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EAST ELEVATION

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

2



WEST ELEVATION
SCALE: 1/4" = 1'-0"

1

ISSUE

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3	10/03/2025	100% CONSTRUCTION DOCUMENTS

REVISIONS:

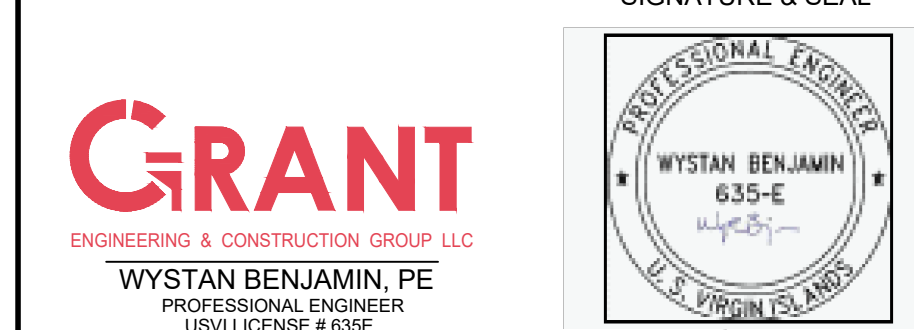
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ENGINEER (CIVIL):

GRANT ENGINEERING AND CONSTRUCTION GROUP, LLC

4002 WEYMOUTH RHYMER HWY
AL COHENS PLAZA, SUITE #301
ST THOMAS, USVI 00802-22213
PH: 973-358-5020; FX 732-377-8612
EMAIL: CLIENTSERVICES@GRANTECG.COM
CERT. OF AUTHORIZATION #: 1-35879-1B

SIGNATURE & SEAL



DRAWING TITLE:

EXTERIOR ELEVATIONS

PROJECT TITLE:

**EZRA FREDERICKS BALLPARK
CONCESSION BUILDING AND FIELD SITework**

PROJECT OWNER:

V.I DEPT. OF SPORTS, PARKS & RECREATION

PROJECT LOCATION:

PARCEL 22 NADIR

DRAWN BY:	JAL	DATE:	10/03/2025
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CHECKED BY:	JUBK	SCALE:	AS NOTED
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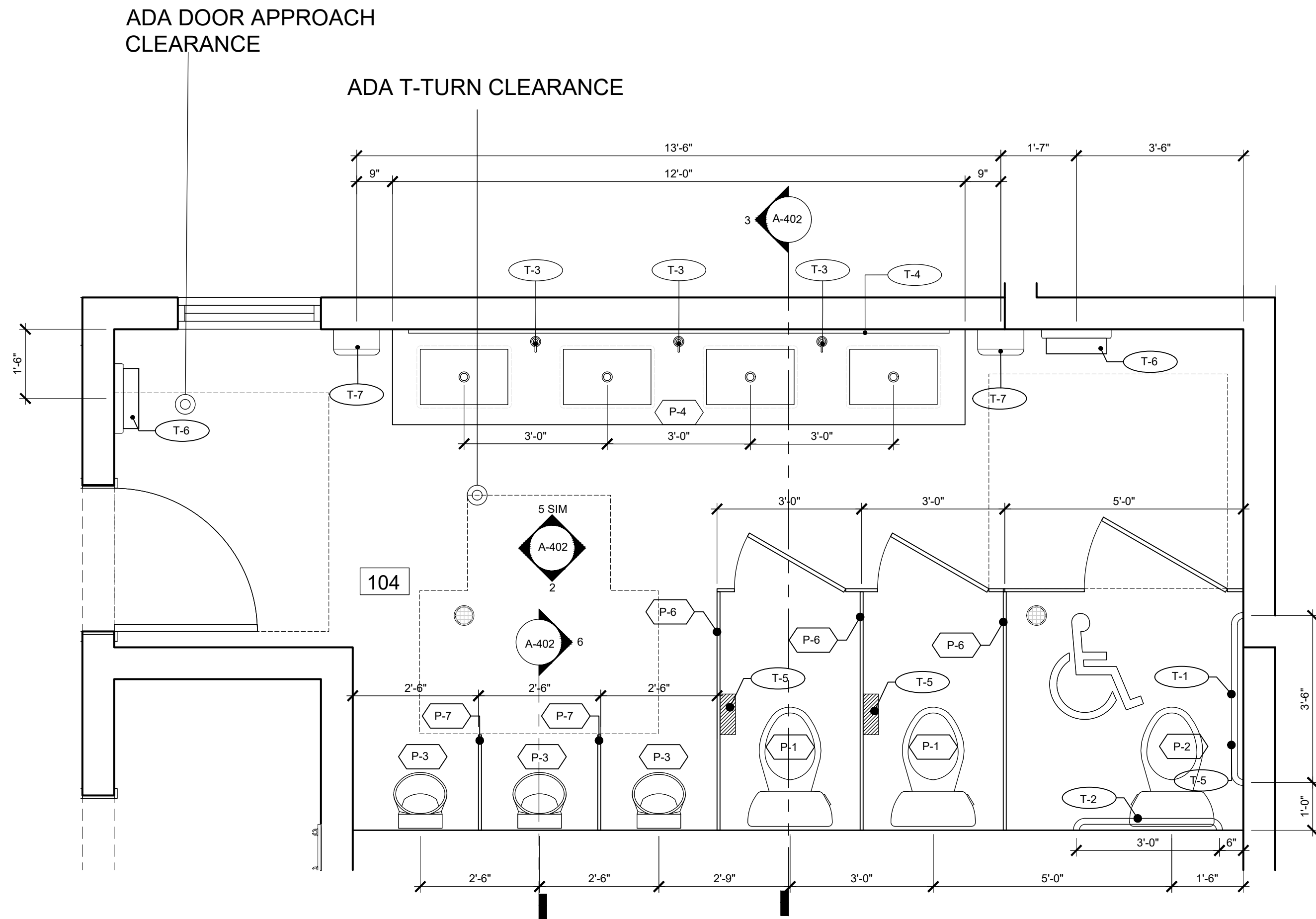
CLIENT PROJECT #:	VI-4340-PW-01014	SHEET #:	A 221
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GECG PROJECT #: 322009.34-VIODR-DPP



GECG PROJECT #:	322009 34-VIODR-DPP
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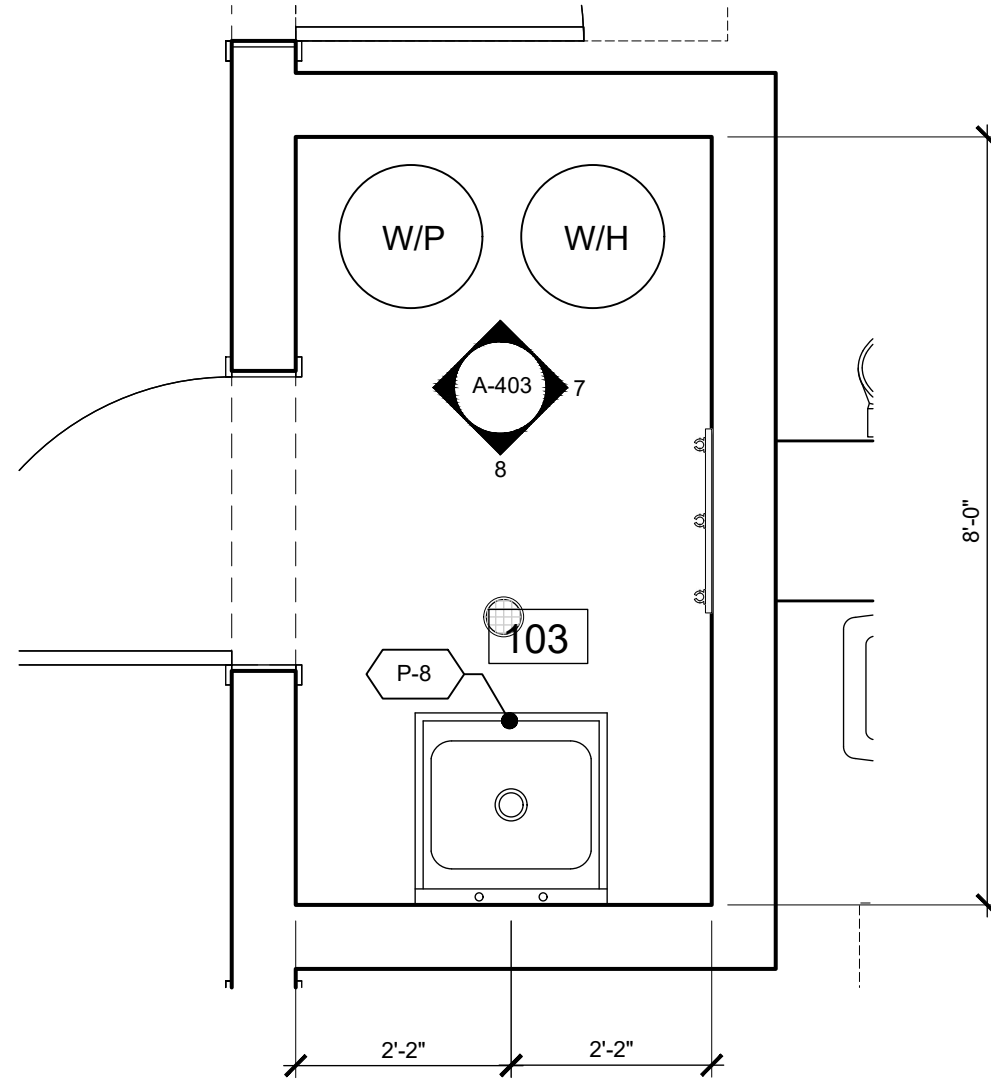
A-301



MALE RESTROOM ENLARGED FLOOR PLAN

SCALE: 1/2" = 1'-0"

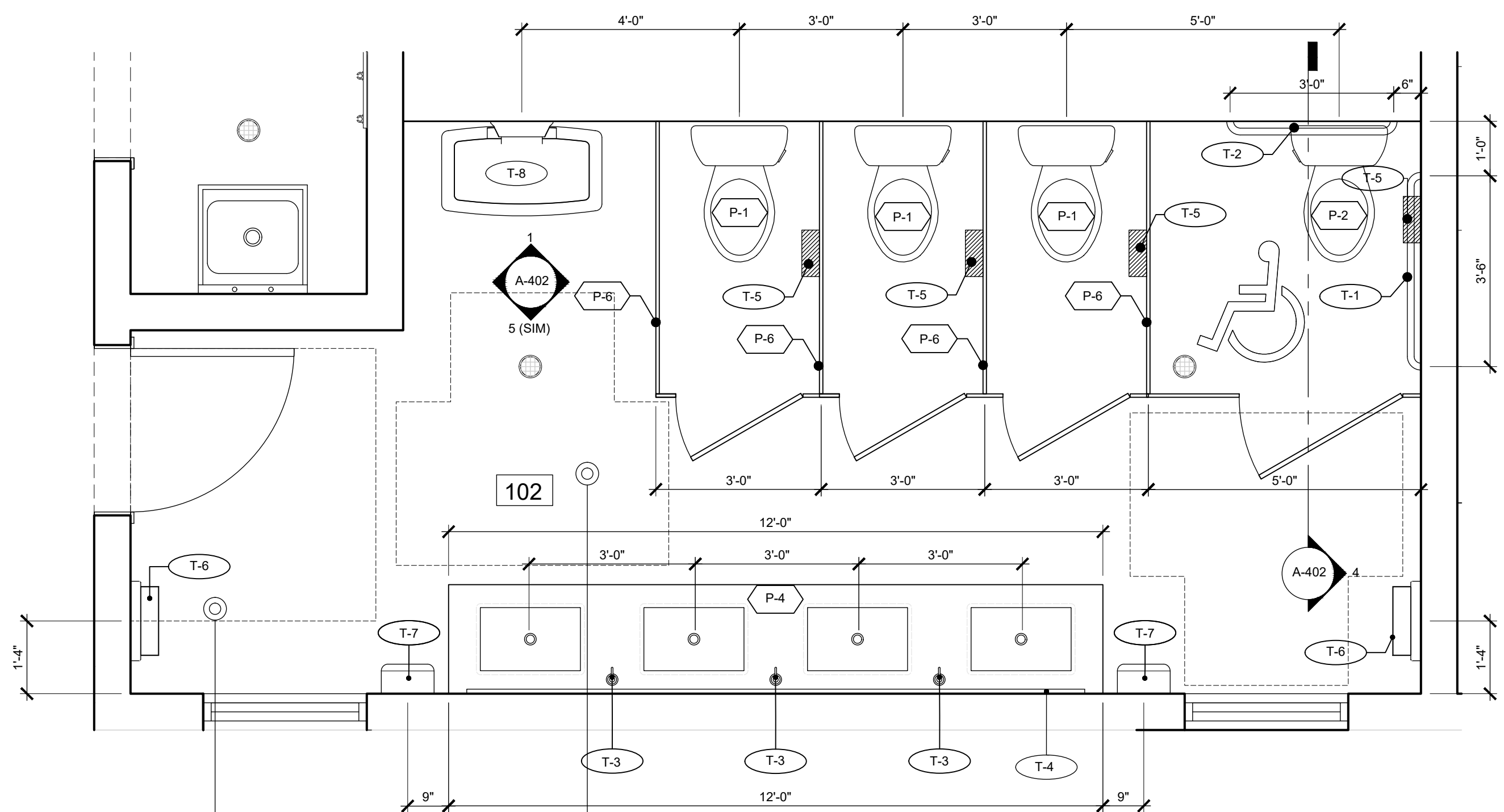
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JANITOR'S ROOM ENLARGED FLOOR PLAN

SCALE: 1/2" = 1'-0"

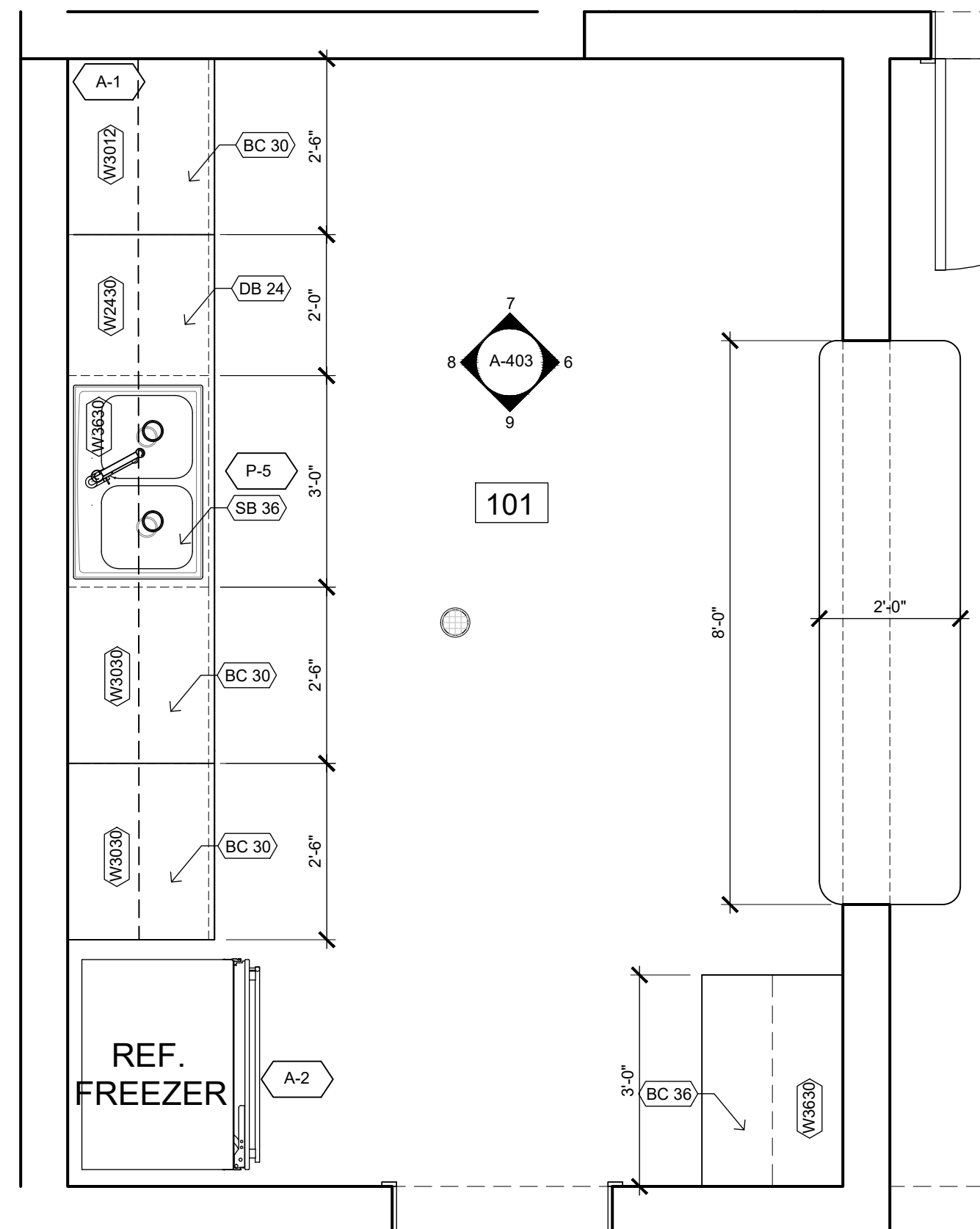
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FEMALE RESTROOM ENLARGED FLOOR PLAN

SCALE: 1/2" = 1'-0"

2



CONCESSION ENLARGED FLOOR PLAN

SCALE: 1/2" = 1'-0"

3

ISSUE:

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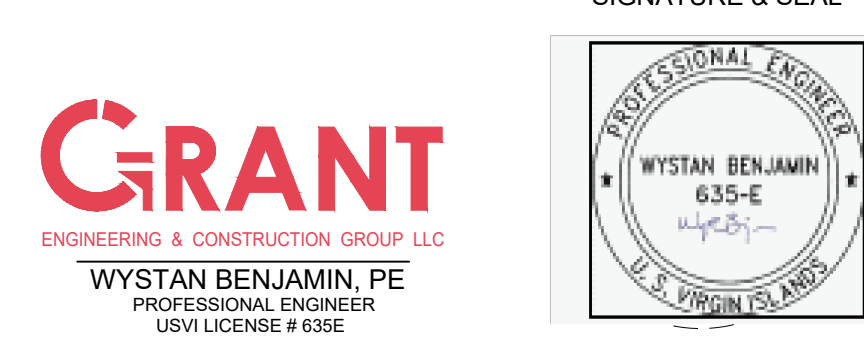
REVISIONS:

REV#	REV DATE	DESCRIPTION

ENGINEER (CIVIL):

GRANT ENGINEERING AND CONSTRUCTION GROUP, LLC
4002 WEYMOUTH RHYMER HWY
AL COHENS PLAZA, SUITE #301
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PH: 973-358-5020; FX 732-377-8612
EMAIL: CLIENTSERVICES@GRANTECG.COM
CERT. OF AUTHORIZATION #: 1-35879-1B

SIGNATURE & SEAL



DRAWING TITLE:

ENLARGED KEY PLANS

PROJECT TITLE:

**EZRA FREDERICKS BALLPARK
CONCESSION BUILDING AND FIELD SITEWORK**

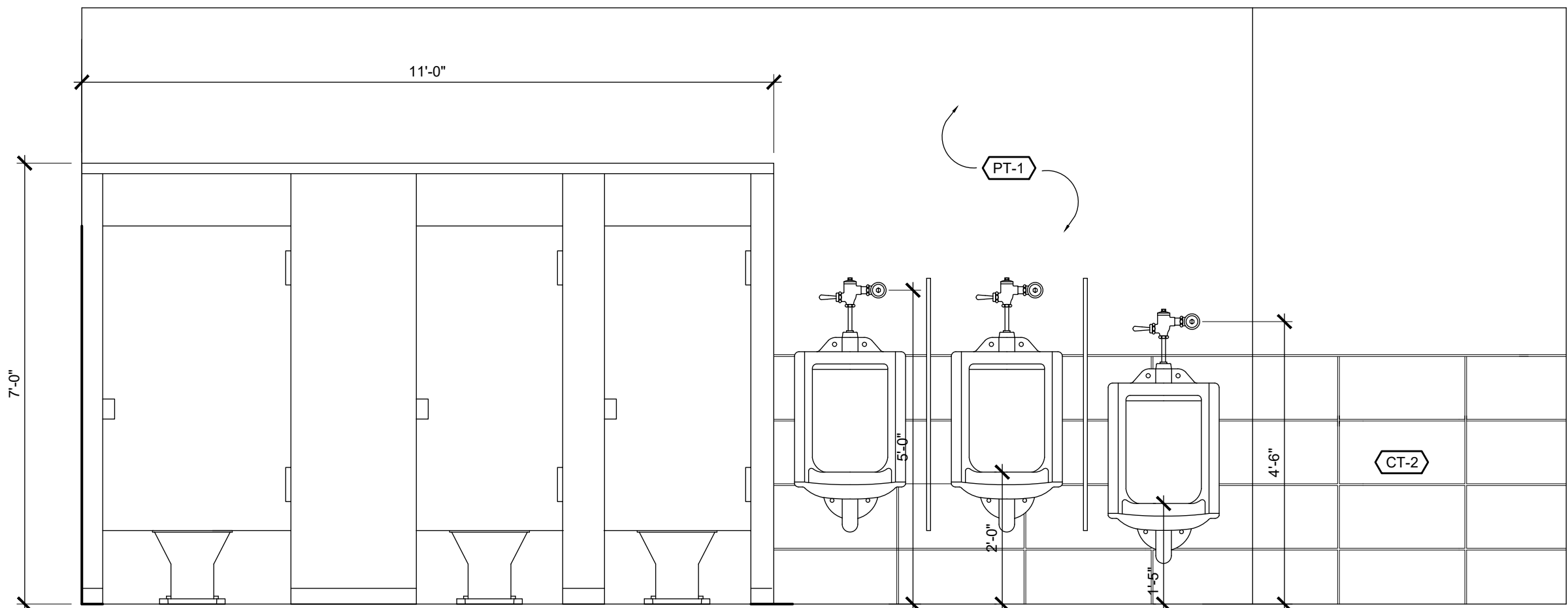
PROJECT OWNER:

V.I DEPT. OF SPORTS, PARKS & RECREATION

PROJECT LOCATION:

**PARCEL 22 NADIR
REDHOOK QTR. ST. THOMAS US VIRGIN ISLANDS**

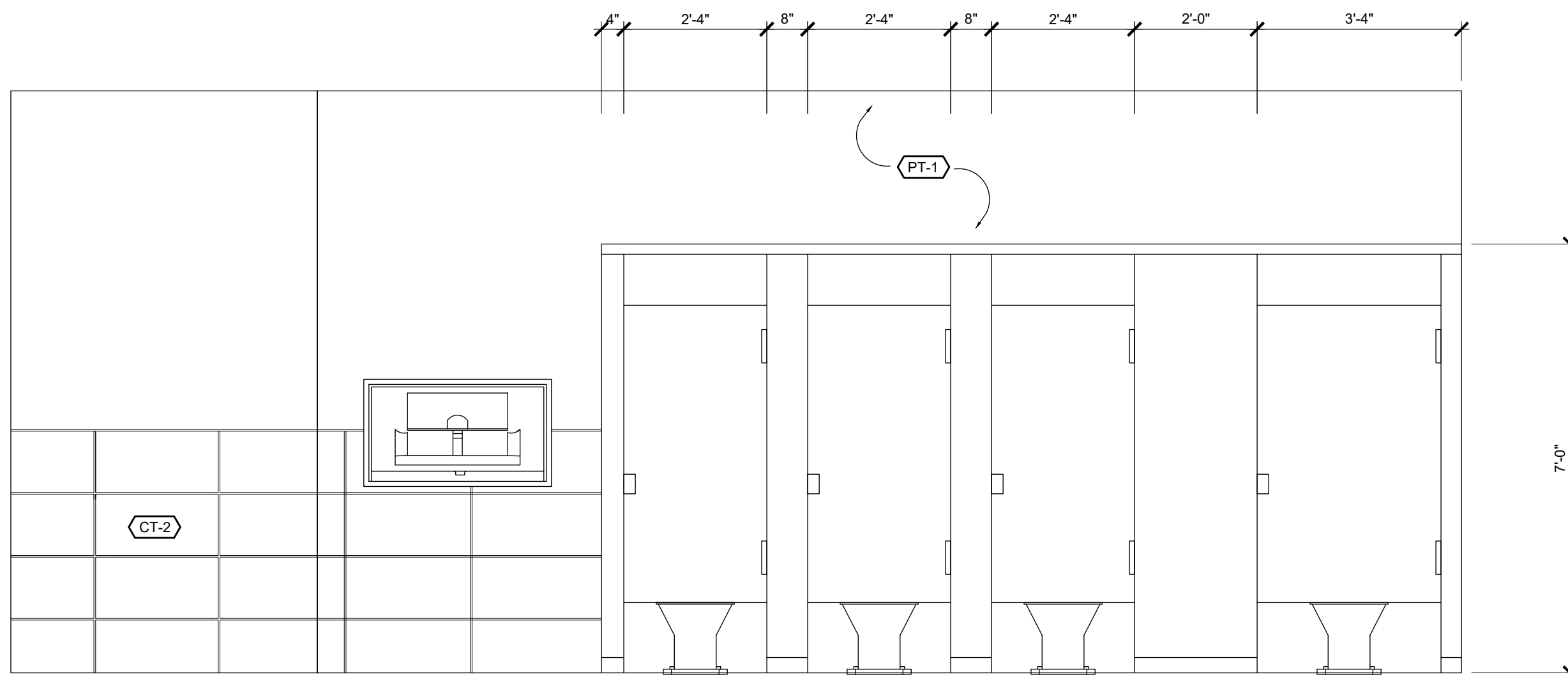
DRAWN BY:	S. EVANS/ JAL	DATE:	10/03/2025
CHECKED BY:	JUBK	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-4340-PW-01014	SHEET #:	A-401
GECG PROJECT #:	322009.34-VIODR-DPP		14 OF 21



RESTROOM INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

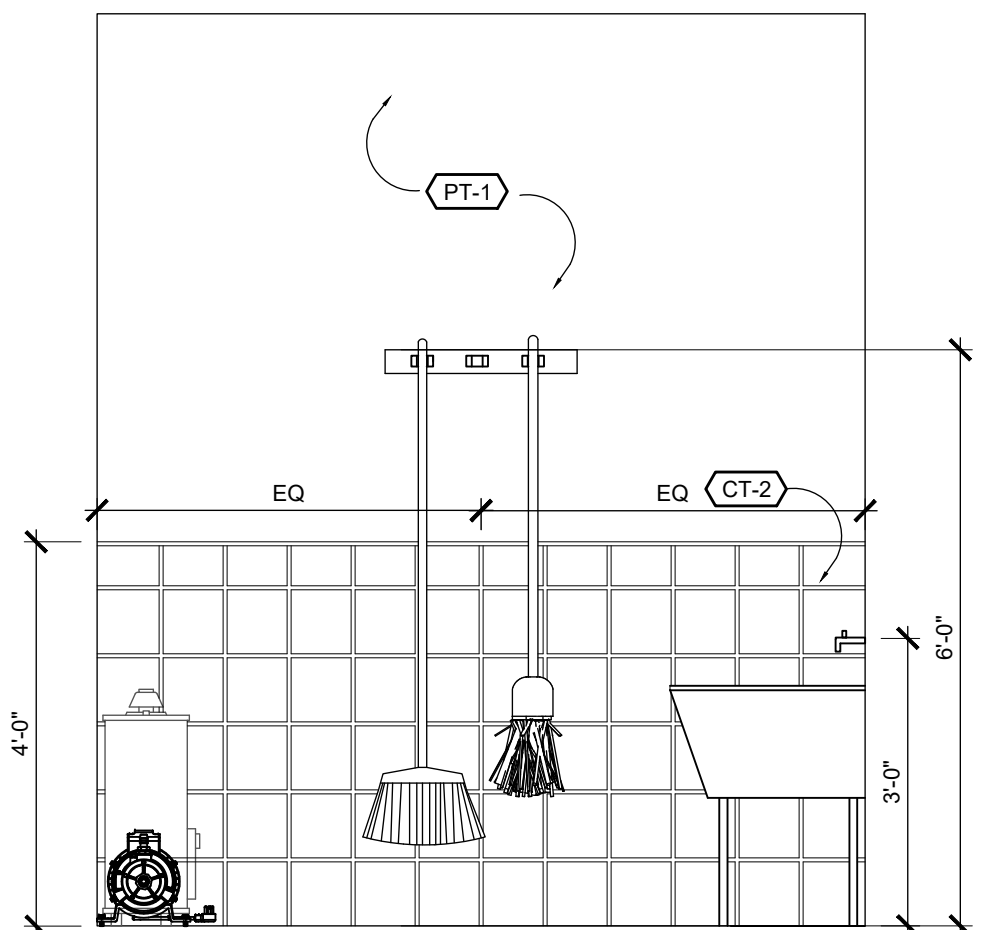
2



RM 102 WOMAN INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

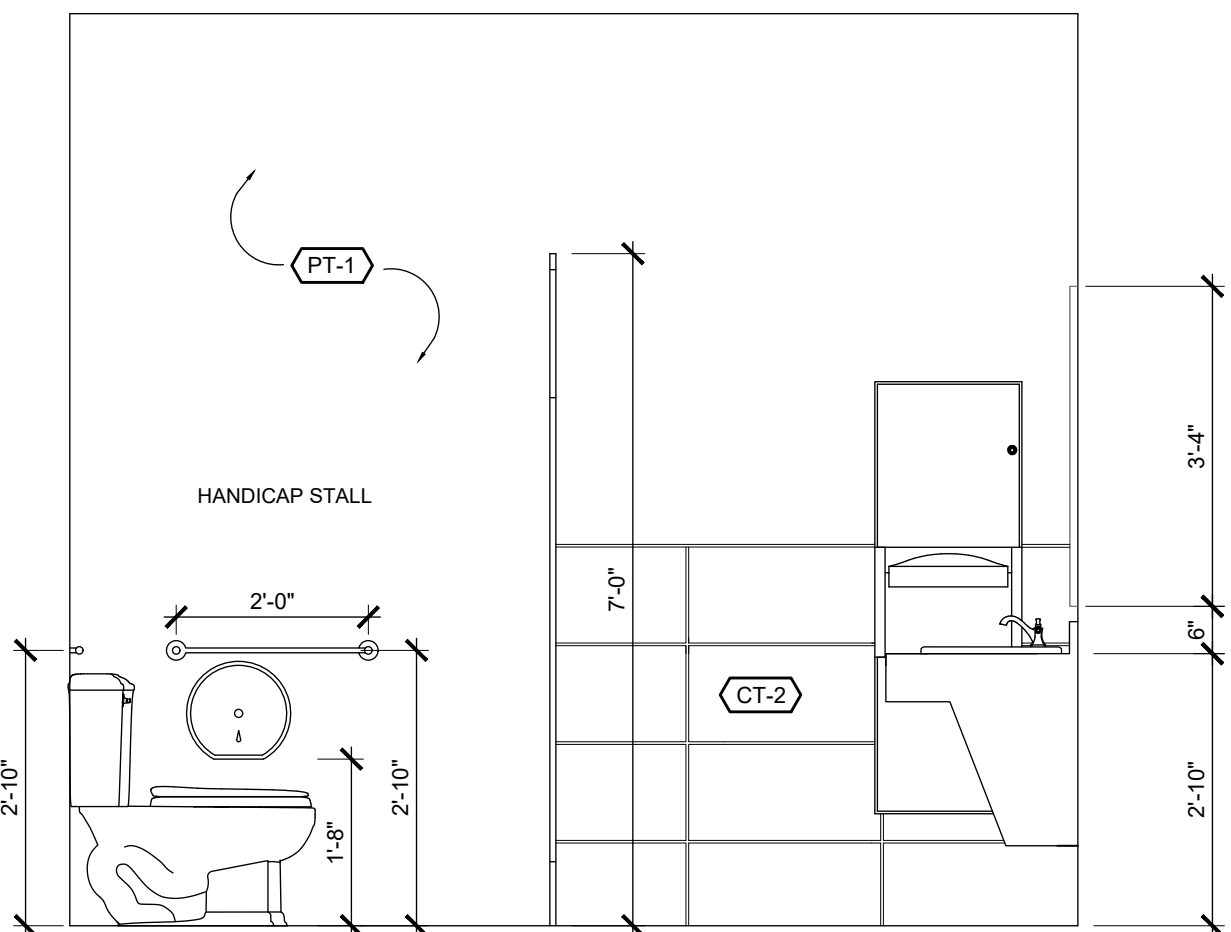
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MECHANICAL INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

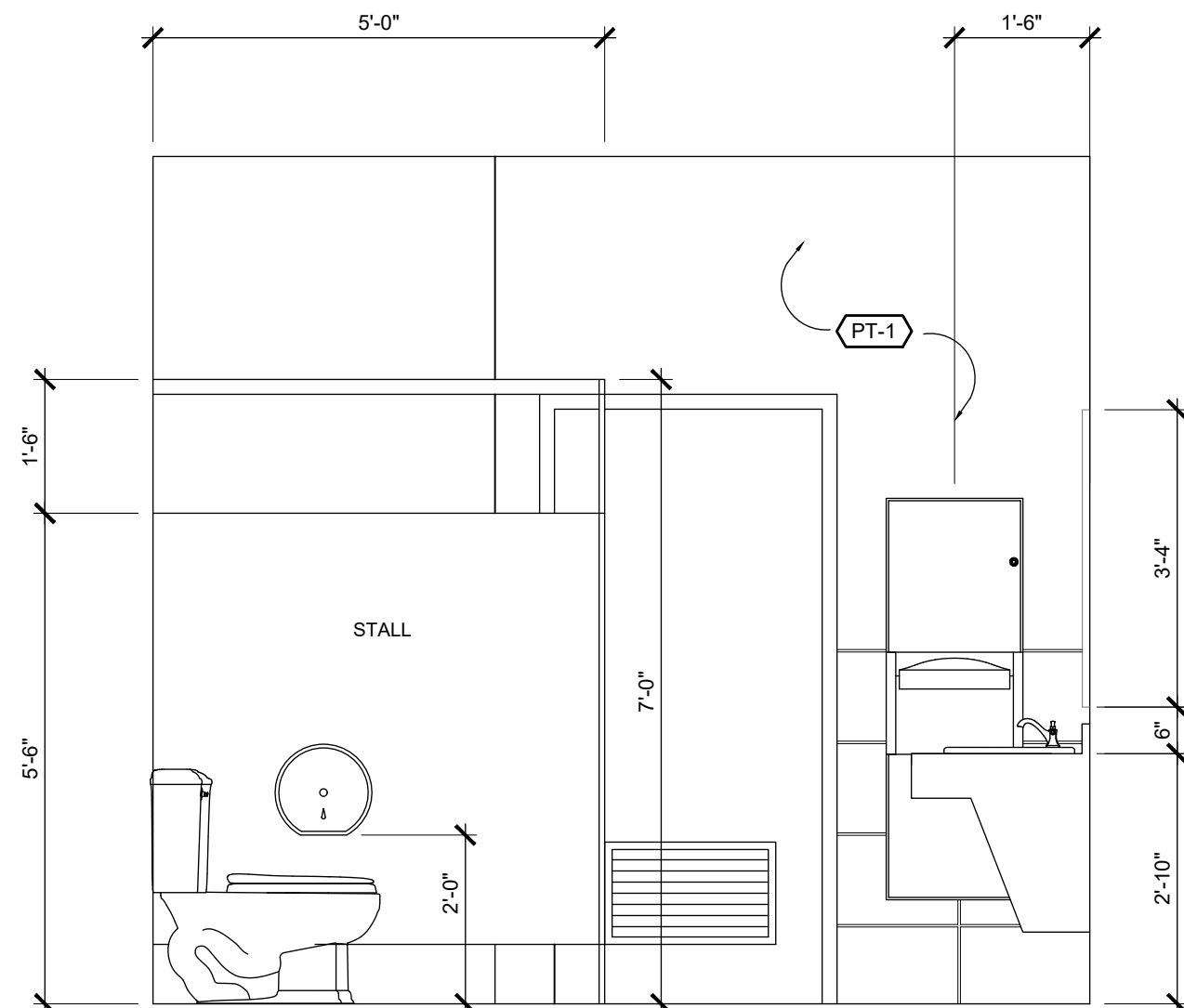
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RESTROOM INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

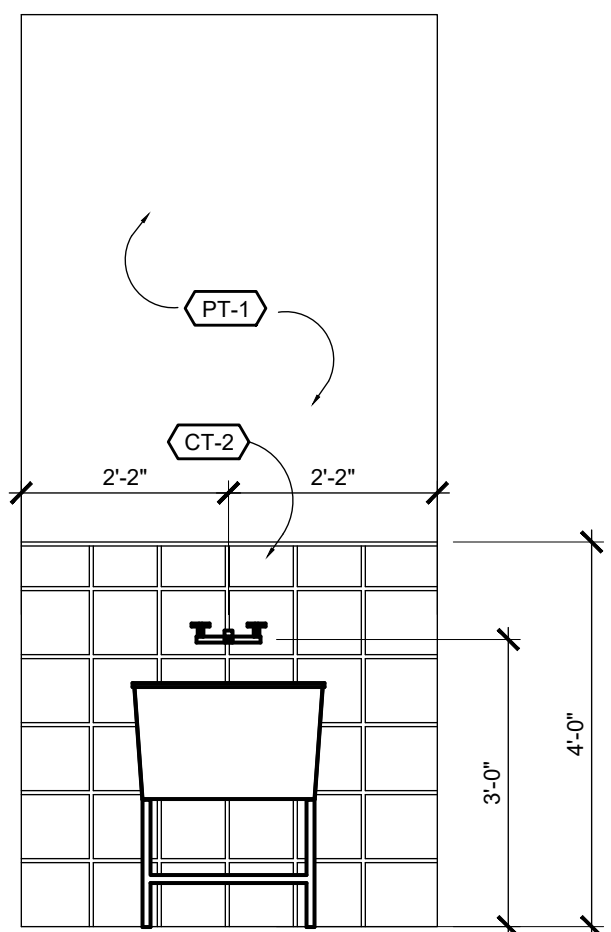
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RESTROOM INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

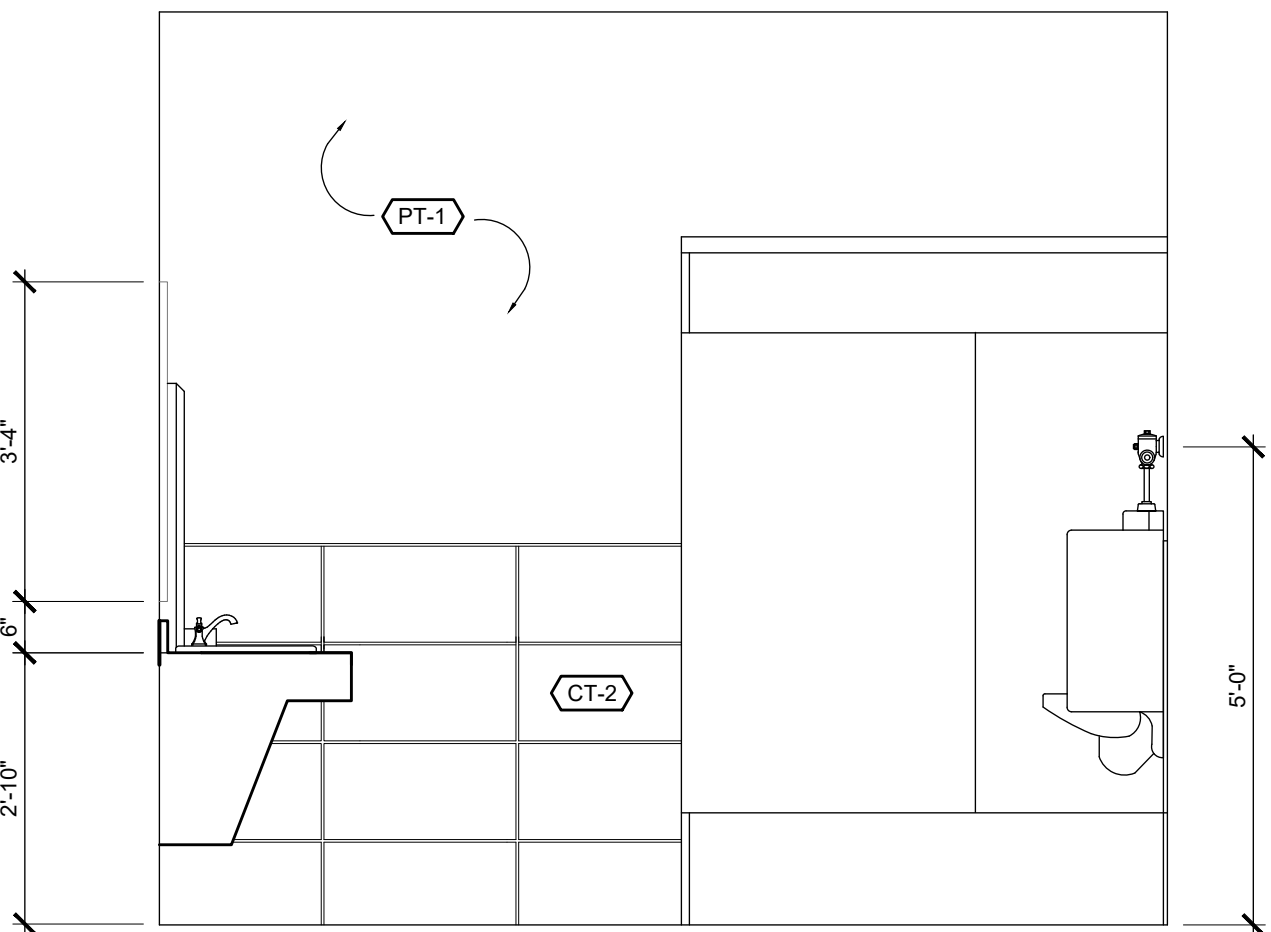
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MECHANICAL INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

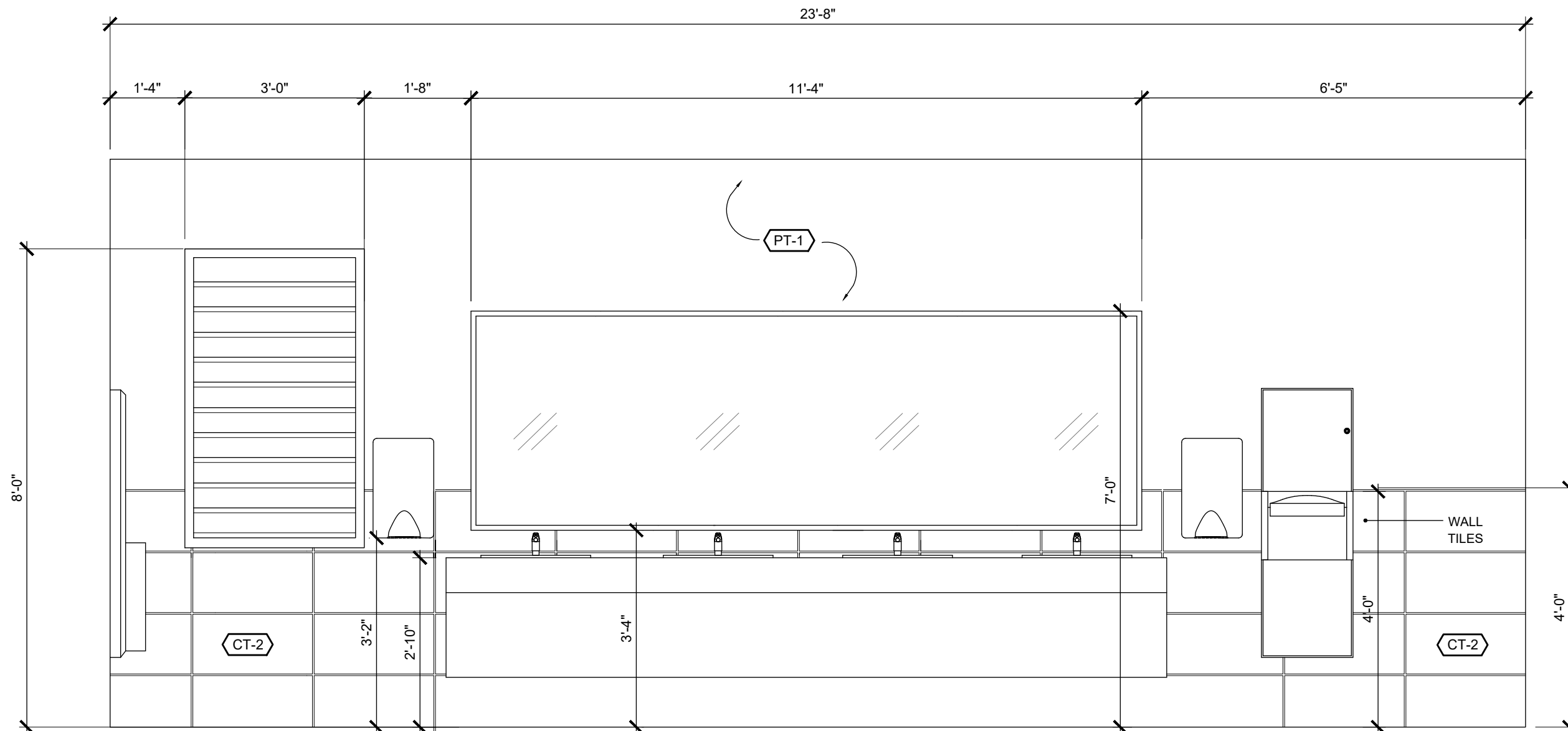
8



RM 104 MALE INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

6



TYPICAL RESTROOM INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

5

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ENGINEER (CIVIL):
GRANT ENGINEERING AND CONSTRUCTION GROUP, LLC
4002 WEYMOUTH RHYMER HWY
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PH: 973-358-5020; FX 732-377-8612
EMAIL: CLIENTSERVICES@GRANTECG.COM
CERT. OF AUTHORIZATION #: 1-35879-16

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

SIGNATURE & SEAL



DRAWING TITLE:

INTERIOR ELEVATIONS
RESTROOMS

PROJECT TITLE:

EZRA FREDERICKS BALLPARK
CONCESSION BUILDING AND FIELD SITEWORK

PROJECT OWNER:

V.I DEPT. OF SPORTS, PARKS & RECREATION

PROJECT LOCATION:

PARCEL 22 NADIR
REDHOOK QTR. ST. THOMAS US VIRGIN ISLANDS

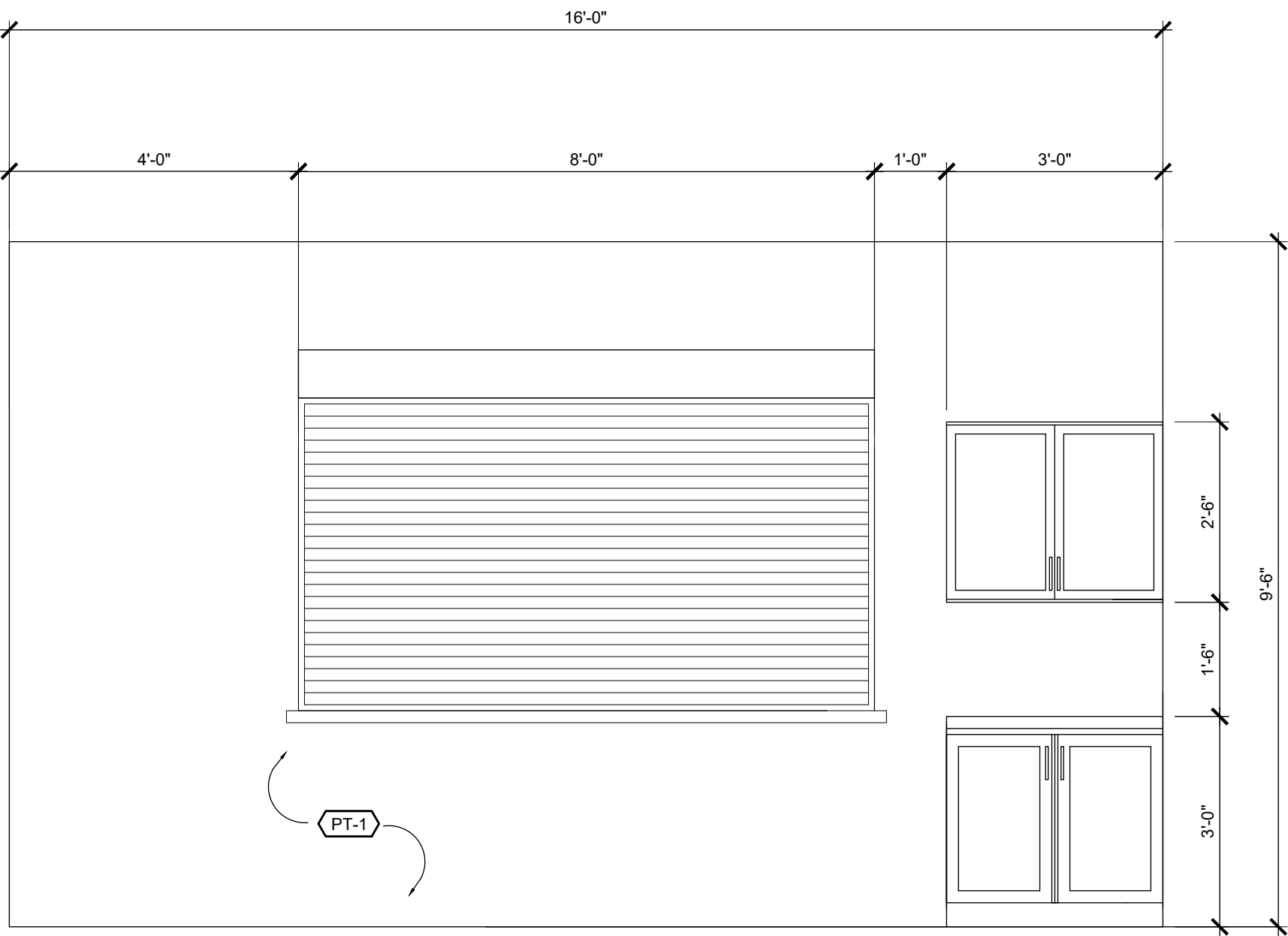
DRAWN BY: S.EVANS/ D. CLARK DATE: 10/03/2025

CHECKED BY: JUBK SCALE: AS NOTED

CLIENT PROJECT #: VI-4340-PW-01014 SHEET #:

GECG PROJECT #: 322009.34-VIODR-DPP

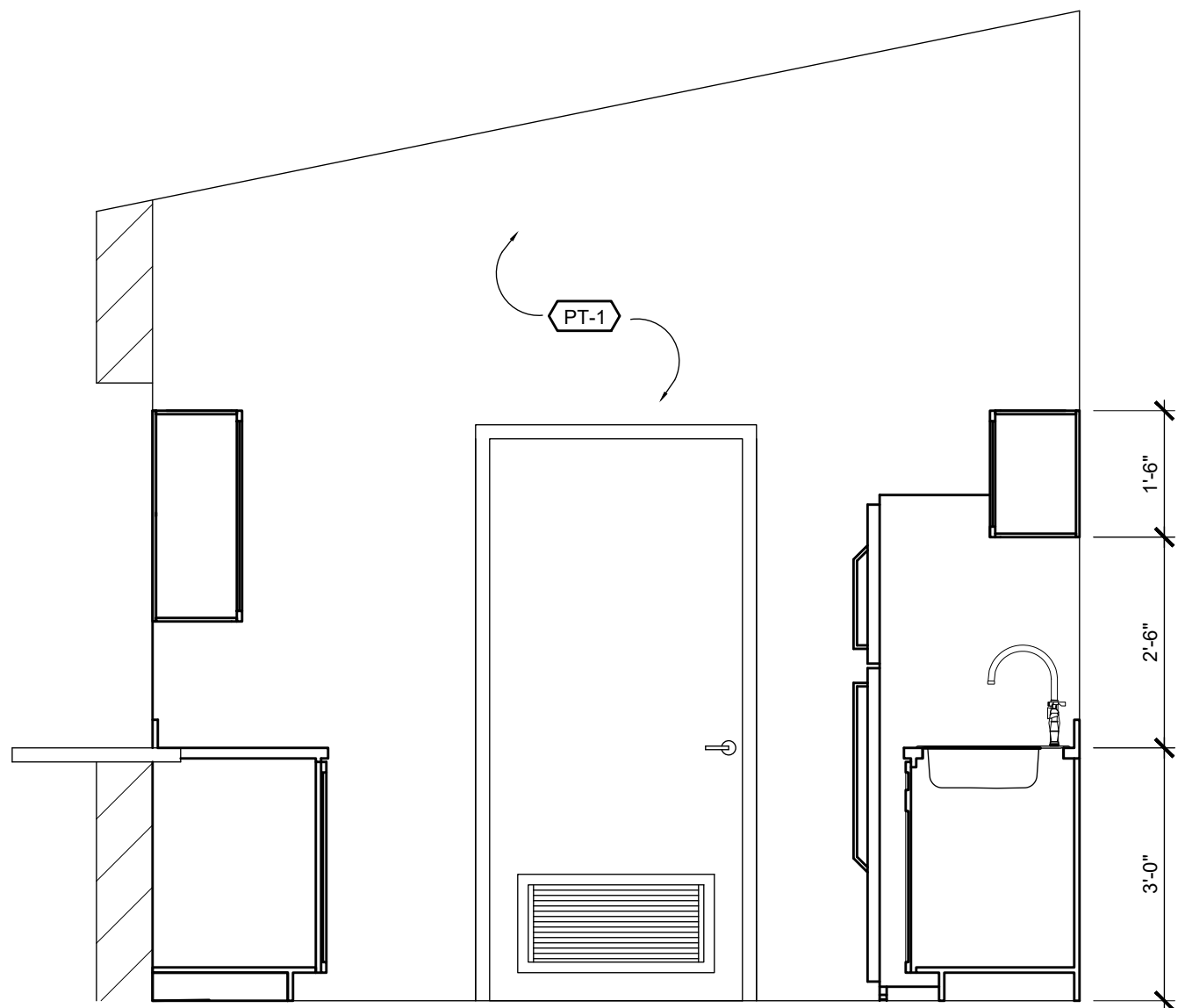
A-402
15 OF 21



CONCESSION STAND INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

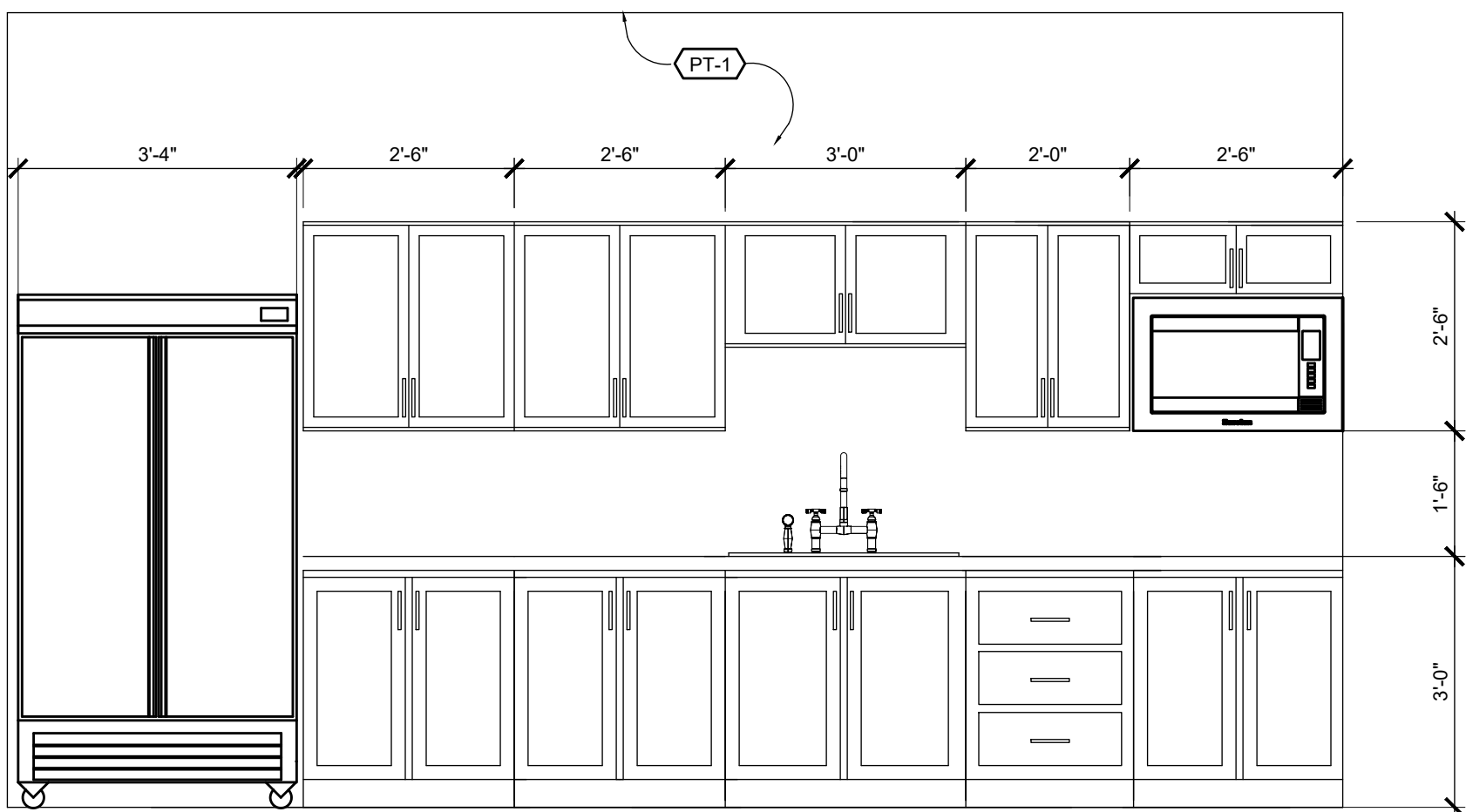
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KITCHEN INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

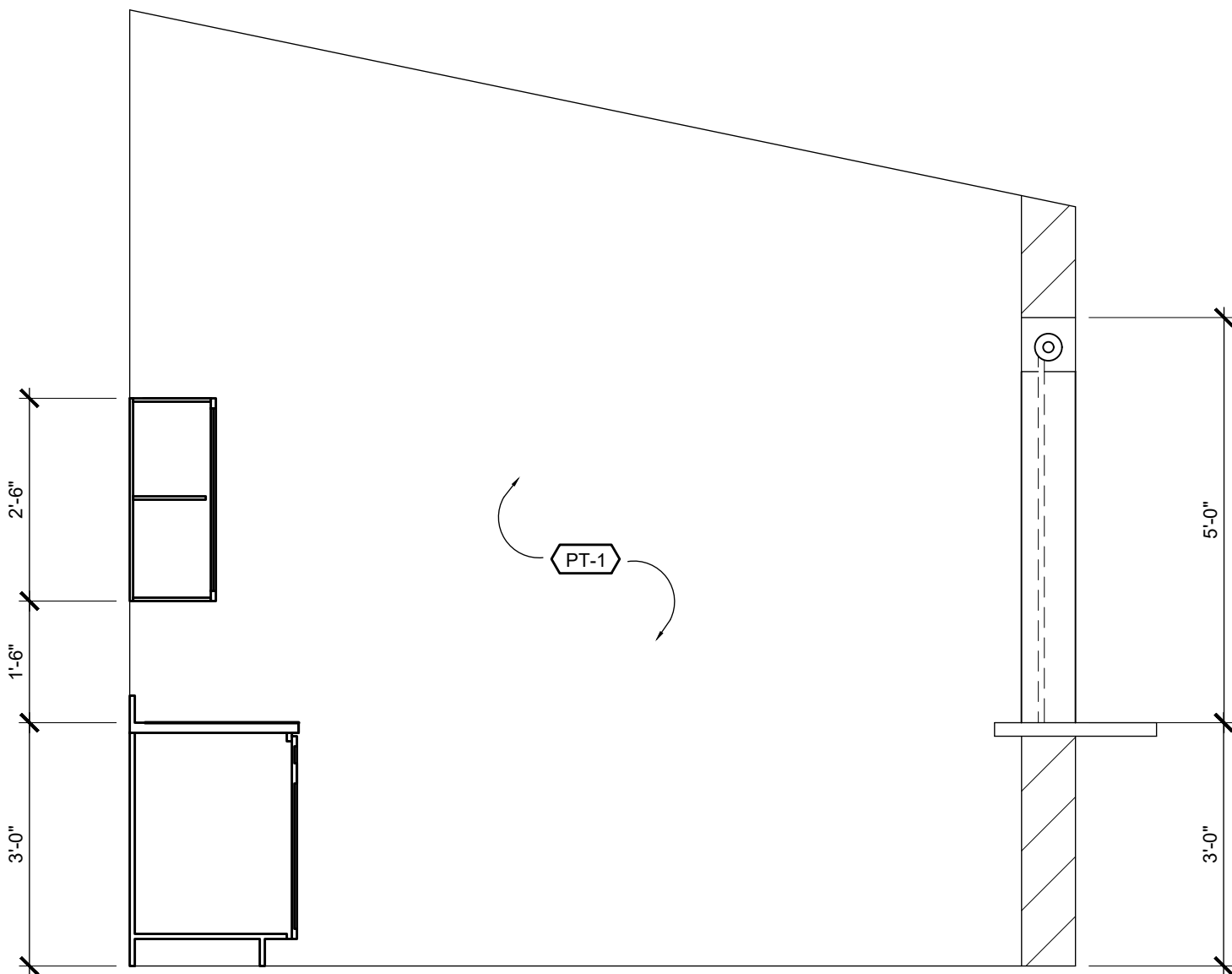
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CONCESSION STAND INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

8



CONCESSION STAND INTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

9

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GRANT ENGINEERING AND CONSTRUCTION GROUP, LLC
4002 WEYMOUTH RHYMER HWY
AL COHENS PLAZA, SUITE #301
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PH: 973-358-5020; FX 732-377-8612
EMAIL: CLIENTSERVICES@GRANTECG.COM
CERT. OF AUTHORIZATION #: 1-35879-16



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

SIGNATURE & SEAL



DRAWING TITLE:
**INTERIOR ELEVATIONS
CONCESSION**

PROJECT TITLE:
**EZRA FREDERICKS BALLPARK
CONCESSION BUILDING AND FIELD SITEWORK**

PROJECT OWNER:
V.I DEPT. OF SPORTS, PARKS & RECREATION

PROJECT LOCATION:
**PARCEL 22 NADIR
ST. THOMAS US VIRGIN ISLANDS**

DRAWN BY:	S.EVANS/ D. CLARK	DATE:	10/03/2025
CHECKED BY:	JUBK	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-4340-PW-01014	SHEET #:	A-403 16 OF 21
GEQG PROJECT #:	322009.34-VIODR-DPP		

FIXTURE AND APPLIANCE SCHEDULE							
TAG	FIXTURE/ ACCESSORY	QTY	DESCRIPTION	MANUF.	MODEL #	FINISH/COLOR	NOTES
P-1	TOILET	5	HIGHLINE ARC 12 IN. ROUGH IN 2-PIECE 1 28 GPF SINGLE FLUSH ELONGATED CHAIR HEIGHT TOILET IN WHITE WITH SOFT CLOSE SEAT	KOHLER	K-78279-0	WHITE	
P-2	ADA TOILET	2	HIGHLINE ARC 12 IN. ROUGH IN 2-PIECE 1 28 GPF SINGLE FLUSH ELONGATED CHAIR HEIGHT TOILET IN WHITE WITH SOFT CLOSE SEAT	KOHLER	K-78279-0	WHITE	
P-3	URINAL	3	WASHBROOK FLOWISE TOP SPUD 0.125 GPF URINAL IN WHITE	AMERICAN STANDARD	6590.001.020	WHITE	
P-4	LAVATORY SINK	2	4-STATION WALL-MOUNTED COUNTER TOP SINK	SOLAN	DSCT-84000	CORIAN - STONIQUE	
P-4A	LAVATORY FAUCET	8	OPTIMA® BATTERY OR TURBINE-POWERED DECK-MOUNTED LOW BODY FAUCET	SOLAN	EBF-615	SILVER	
P-5	KITCHEN SINK	1	33 IN. UNDERMOUNT 18-GAUGE STAINLESS STEEL 50/50 DOUBLE BOWL KITCHEN SINK WITH BOTTOM GRID AND STRAINER	DEERVALLEY	DV-1K0193	SILVER	
P-5A	KITCHEN FAUCET	1	THEODORA SINGLE-HANDLE PULL-DOWN SPRAYER KITCHEN FAUCET WITH SPRING SPOUT AND SHIELDSPRAY IN SPOTSHIELD STAINLESS	DELTA	18804Z-SP-DST	SILVER	
P-6	TOILET PARTITION	7	POWDER COATED STEEL RESTROOM STALL- FLOOR MOUNTED WITH OVERHEAD BRACING	ALLPARTITION (AP)	-	WHITE 985	
P-7	URINAL PARTITION	2	POWDER COATED STEEL URINAL SCREENS- WALL HUNG, BRACKET SUPPORTED	ALLPARTITION (AP)	-	WHITE 985	
P-8	JANITOR SINK	1	21.5 IN. W X 24 IN. D X 48.3 IN. H STAINLESS STEEL UTILITY SINK	TRINITY	THA-0303	STAINLESS STEEL	
T-1	GRAB BAR 1	2	24 IN. L X 1 1/2 IN. ADA COMPLIANT GRAB BAR IN BRUSHED STAINLESS STEEL	GLACIER BAY	20135-03202-24	BRUSHED STAINLESS STEEL	
T-2	GRAB BAR 2	2	18 IN. L X 3.1 IN. ADA COMPLIANT GRAB BAR IN BRUSHED STAINLESS STEEL	GLACIER BAY	20135-03202-18	BRUSHED STAINLESS STEEL	
T-3	SOAP DISPENSER	6	KOHLER SOAP/LOTION DISPENSER WITH TRANSITIONAL DESIGN IN POLISHED CHROME SINK MOUNTED	KOHLER	K-R1893-C-CP	POLISHED CHROME	
T-4	MIRROR	2	136 IN. W X 40 IN. H RECTANGULAR FRAMELESS CLASSIC WALL BATHROOM VANITY MIRROR	GLACIER BAY	-	SILVER	
T-5	TOILET PAPER DISPENSER	7	SILVER WALL MOUNT TOILET PAPER DISPENSER, LOCK WITH KEYS STAINLESS STEEL	MIND READER	SSTOIL-SIL	SILVER	
T-6	MULTI-FOLD PAPER TOWEL DISPENSER & TRASH CAN	4	COMMERCIAL CENTER-PULL MULTI-FOLD/C-FOLD RECESSED PAPER TOWEL DISPENSER & 12 GAL. TRASH CAN COMBO IN. STAINLESS STEEL	ALPINE	492-MK	STAINLESS STEEL	
T-7	HAND DRYER	4	HEMLOCK COMMERCIAL BRUSHED STAINLESS STEEL AUTOMATIC HIGH SPEED ELECTRIC HAND DRYER	ALPINE	400-10-SSB	STAINLESS STEEL	
T-8	CHANGING TABLE	1	3 2" W X 18" H GREY HORIZONTAL WALL MOUNTED FOLDABLE BABY CHANGING STATION TABLE	ALPINE	411-E-MK	LIGHT GREY	

APPLIANCE SCHEDULE							
TAG	APPLIANCE	QTY	DESCRIPTION	MANUF.	MODEL #	FINISH/COLOR	NOTES
A-1	MICROWAVE	1	GALLERY 30 IN. WIDTH 1.6 CU. FT. STAINLESS STEEL WITH DROP-DOWN DOOR 1650-WATT BUILT-IN MICROWAVE OVEN	FRIGIDAIRE	GMBD3068AF	STAINLESS STEEL	
A-2	REFRIGERATOR & FREEZER	1	48 IN. 36 CU. FT. AUTO / CYCLE DEFROST COMMERCIAL REFRIGERATOR FREEZER COMBO, 2-DOOR UPRIGHT FREEZER IN STAINLESS STEEL	COOLSKI	MK-48RF	STAINLESS STEEL	

ISSUE:
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4002 WEYMOUTH RHYMER HWY
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CERT: OF AUTHORIZATION #: 1-35879-16



WYSTAN BENJAMIN, PE
PROFESSIONAL ENGINEER
USVI LICENSE # 635E

SIGNATURE & SEAL



DRAWING TITLE:
**FIXTURES & APPLIANCES
& ROOM SCHEDULES**

PROJECT TITLE:
**EZRA FREDERICKS BALLPARK
CONCESSION BUILDING AND FIELD SITEWORK**

PROJECT OWNER:
V.I DEPT. OF SPORTS, PARKS & RECREATION

PROJECT LOCATION:
**PARCEL 22 NADIR
ST. THOMAS US VIRGIN ISLANDS**

DRAWN BY:	S.EVANS	DATE:	10/03/2025
CHECKED BY:	JUBK	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-4340-PW-01014	SHEET #: A-601 17 OF 21	
GECG PROJECT #:	322009.34-VIODR-DPP		

- 2.0 Foundations
- 2.1 MAXIMUM SOIL DESIGN PRESSURE (ASSUMED)- 3000PSI
- 2.2 ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED NATURAL GROUND, APPROVED BY THE ENGINEER. SEE SPECIFICATION FOR INFORMATION ON PILED FOUNDATIONS.
- 2.3 DO NOT PLACE BACKFILL AGAINST BASEMENT WALLS UNTIL BASEMENT AND FIRST FLOORS ARE IN PLACE.
- 2.4 CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRID LINES UNLESS OTHERWISE NOTED IN THE DRAWINGS
- 3.0 Concrete
- 3.1 ALL CAST-IN-PLACE CONCRETE SHALL BE MADE WITH TYPE-2 PORTLAND CEMENT, STONE AGGREGATE AND SHALL DEVELOP 5000 PSI COMPRESSIVE STRENGTH IN 28-DAYS.
- 3.2 SLABS, TOPPINGs, FOOTINGs BEAMS AND WALLS SHALL NOT HAVE JOINTS IN HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT CENTER OF SPAN WITH VERTICAL BULKHEADS AND SHEAR KEYS, UNLESS OTHERWISE SHOWN. ALL CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE ENGINEER. SEE NOTE 4.0 BELOW.
- 3.3 ALL CONCRETE WORK AND REINFORCEMENT DETAILING SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE 318-14. ALL EXPOSED EDGES OF CONCRETE WORK SHALL HAVE 1/2" CHAMFER. USE STANDARD HOOKS ON DOWELS UNLESS OTHERWISE NOTED.
- 3.4 MIXING, PLACING AND CURING OF ALL CONCRETE TO BE BY THE RECOMMENDATIONS IN ACI 305R-10, HOT WEATHER CONCRETING.
- 3.5 ALL CONCRETE SHALL BE MADE WITH GRACE DCS 3 CORROSION PROTECTING ADMIXTURE (EXCEPT CISTERN WALLS AND CISTERN GROUND SLABS) IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.
- 3.6 PLACE JOINTS IN SLABS ON GRADE TO CREATE AREAS NO GREATER THAN 400 SQ. FT. COORDINATIONS W/ ARCHITECT TO MINIMISE IMPACT ON FLOOR FINISH. SAW CUTS CAN BE USED BUT MUST BE MADE WITHIN 3 HOURS OF COMPLETION OF THE SLAB.

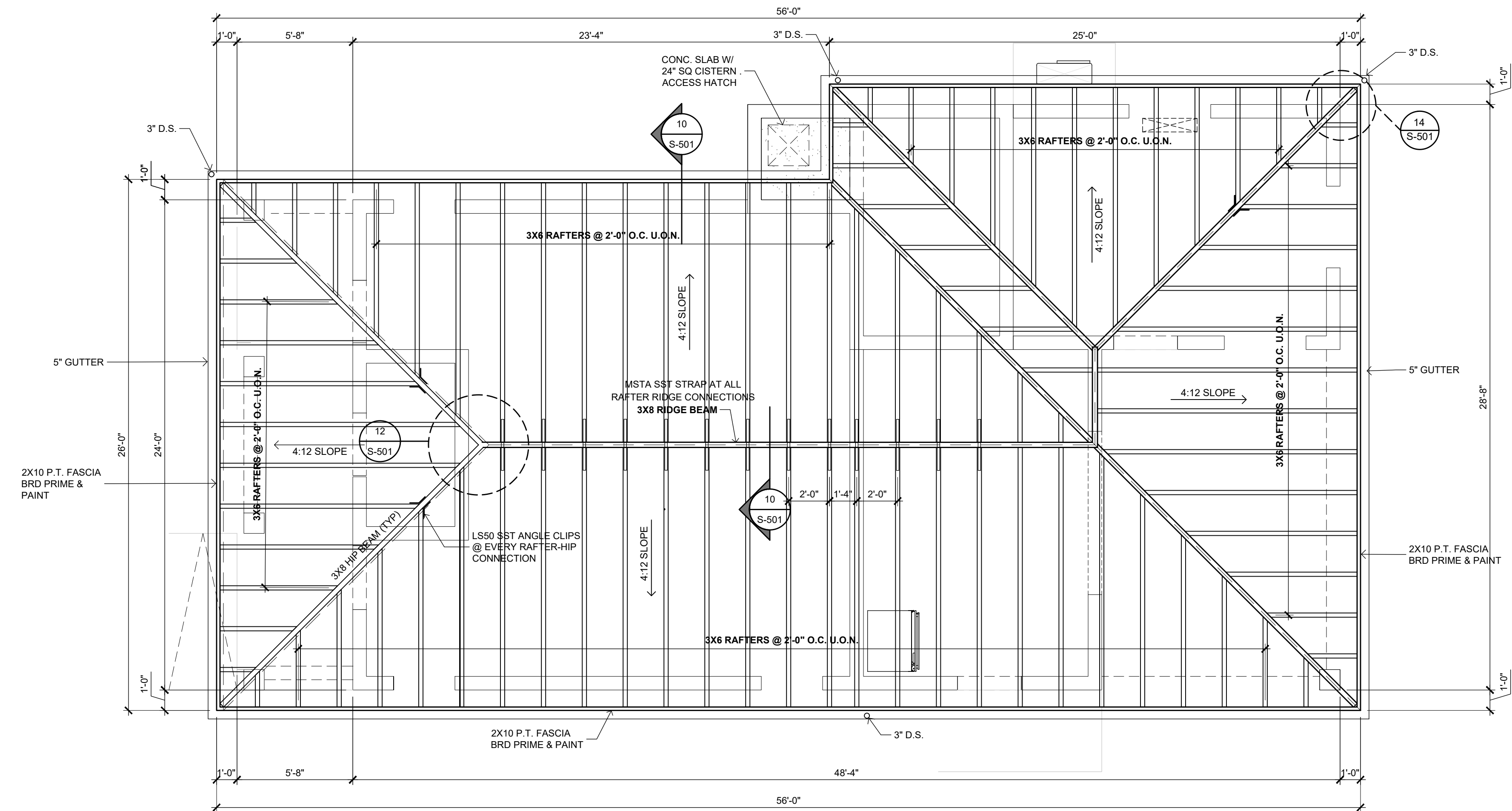
- 4.1 ALL REINFORCEMENT SHALL BE HIGH STRENGTH DEFORMED BARS CONFORMING TO ASTM A615-14 GRADE 60, EXCEPT TIES, STIRRUPS AND PLATE ANCHORS, WHICH SHALL BE ASTM DESIGNATION A615 / A615M - 14, GRADE 40
- 4.2 WELDED WIRE FABRIC SHALL BE ASTM A615 / A615M - 14, SHALL BE LAPPED ONE FULL MESH AT SIDES AND END SPICES AND WIRED TOGETHER.
- 4.3 CONCRETE PROTECTION FOR REINFORCEMENT (REBAR COVER)
 - 4.3.1 CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH "3"
 - 4.3.2 CONCRETE CAST IN FORMS AND EXPOSED TO EARTH OR WEATHER "2"
 - 4.3.3 CONCRETE NOT EXPOSED TO EARTH OR WEATHER

SLABS AND WALLS 1-1/2"
BEAMS AND COLUMNS - 1-1/2"
PRIMARY REINFORCEMENT, TIES, STIRRUPS AND SPIRALS 1-1/2"

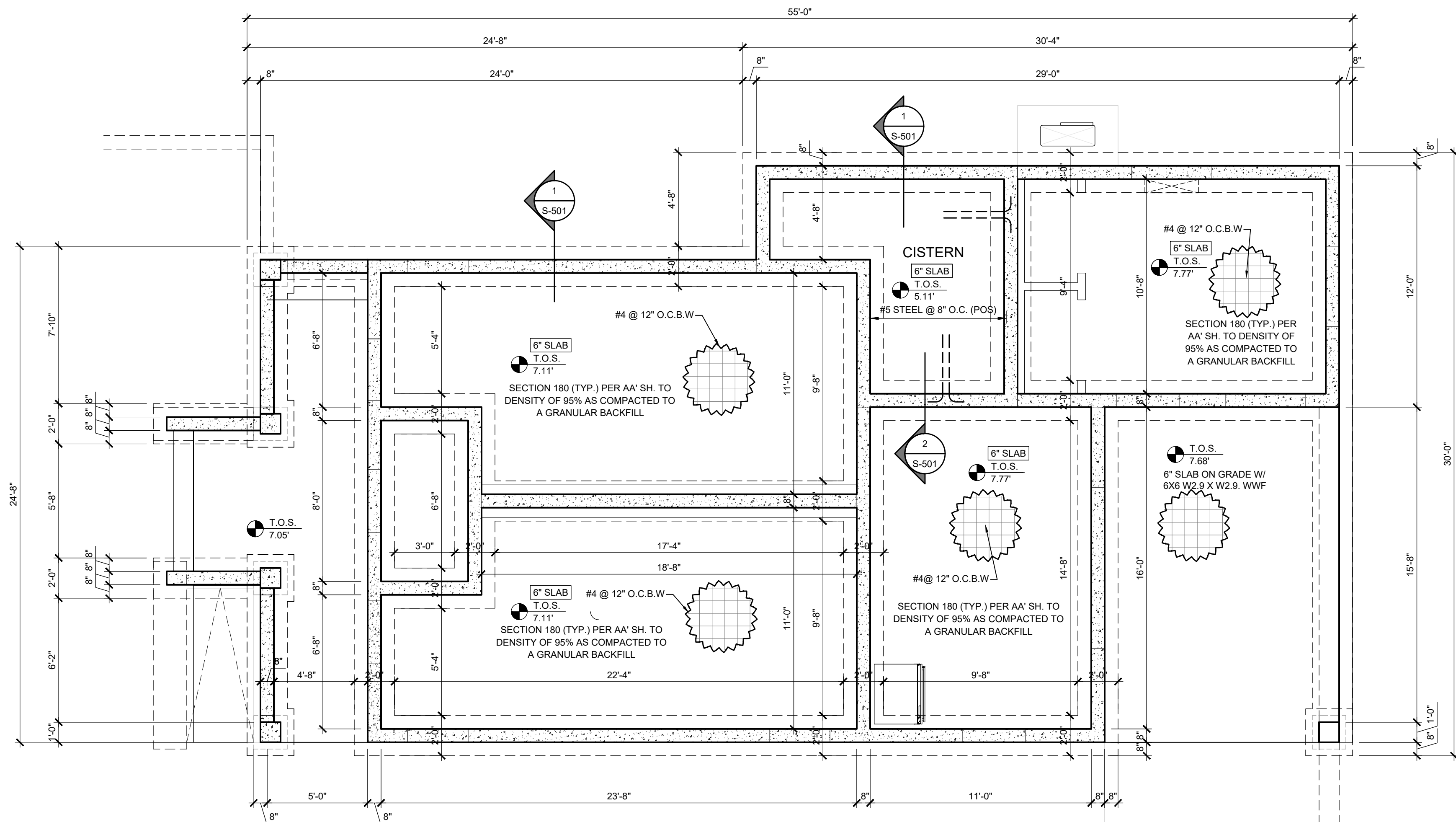
- 5.1. ALL CONSTRUCTION AND DETAILS TO BE IN ACCORDANCE WITH ACI 530 AND 530.1-11
- 5.2. ALL REINFORCED CONCRETE BLOCKWORK SHALL BE CONSTRUCTED USING TWO CELL MASONRY UNITS ONLY, UNLESS OTHERWISE DETAILED. GROUT CELLS PROGRESSIVELY IN LIFTS NOT EXCEEDING 5 BLOCKS IN HEIGHT.
- 5.3. WALLS SHALL BE REINFORCED HORIZONTALLY AT 8" O.C. WITH TRUSS-TYPE REINFORCEMENT. THE WIRE SHALL CONFORM TO ASTM A82-07, STANDARD GRADE, GALVANIZED UNLESS SHOWN OTHERWISE.
- 5.4. EXTERIOR WALLS SHALL BE ALSO BE REINFORCED WITH 2#5 BARS HORIZONTALLY AT WALL ENDS, CORNERS, EACH SIDE OF DOOR OR WINDOW OPENINGS AND AT NOT OVER 1-#6 AT 24" O.C TYPICALLY. REINFORCEMENT SHALL BE FULLY GROUTED IN PLACE. GROUT SHALL DEVELOP 500 PSI IN 28-DAYS AND MEET ACI 530. 1.
- 5.5. FILL ALL VOIDS AND BLOCK CELLS SOLIDLY WITH ACI 530.1 GROUT FOR A DISTANCE OF 24" BENEATH AND 16" EACH SIDE OF ALL BEAM REACTIONS OR OTHER CONCENTRATED LOADS, UNLESS OTHERWISE DETAILED.
- 5.6. PROVIDE A THICKENED CONCRETE SLAB UNDER ALL MASONRY WALLS ON SLABS. SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF THICKENING, AND FOR DETAILS, OF WHICH REQUIRE UNITS. SEE UNIT SCHEDULE FOR FRAMING OVER NON-BEARING OPENINGS IF NOT SHOWN ON STRUCTURAL DRAWINGS. ALSO SEE MECHANICAL DRAWINGS FOR OPENINGS, ALL OF WHICH REQUIRE UNITS.
- 5.7. CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90, MORTAR TYPE TYPE-S, ASTM C270 (LATEST EDITIONS)
- 5.8. MASONRY SASH WALLS SHALL BE REINFORCED AND GROUTED WITH ACI 530.
- 6.0 Timber
- 6.1. ALL STRUCTURAL TIMBER SHALL BE SOUTHERN YELLOW PINE NO. 1 OR BETTER UNLESS SHOWN OTHERWISE. MINIMUM BENDING STRESS 1200 PSI, MODULUS OF ELASTICITY 1600 KSI AND SERVICE MOISTURE CONTENT OF NO MORE THAN 19%.
- 6.2. PROVIDE FULL DEPTH BLOCKING AT 8 FT CENTERS
MAXIMUM FOR ALL SPANS OVER 8 FT.

ROOFING SCHEDULE	
METAL ROOFING PANELS	24 GA. PRE-FINISHED CORRUGATED ROOF PANELS ASTM A792 GRADE 50-8 WITH 7/8" DEEP RIBS OVERLAP 3" LONGUITS MIN. AT SIDE LAPS IN DIRECTION OF PREVAILING WINDS.
METAL CAP FLASHING	26 GA. MIN. PRE-FINISHED TO MATCH ROOF PANELS, 1/4" WIDE MIN.
ROOFING UNDERLAYMENT	SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D 1970, 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 2-1/2" HEXAGONAL HEAD PRE-FINISHED TO MATCH ROOF PANELS 6" O.C.
PURLIN SPACING	SEE ROOF DETAILS; MAX. 24" O.C. SPACING
PURLIN FASTENERS INTO OUTDOORS 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 THE R/W SHEATHING WHICH USE LIQUID APPLIED MEMRANE ROOFING SYSTEMS
ROOF SHEATHING SIZE NOTE: STAGGER JOINTS TYP.	STRUCTURAL 1 TYPE 5/8" 1"1/4" 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, CLOS-CELL, FOAM PANELS CONFORMING TO ASTM C-578, TYPE I, 1-1/2" THICKNESS, MIN. 7.5-R-VALUE.

NOTES:
1. S.S. = STAINLESS STEEL



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



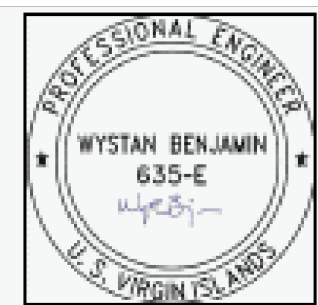
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ISSUE LOG:		
ISSUE	ISSUE DATE	DESCRIPTION
1	06/13/2025	60% CONSTRUCTION DOCUMENTS
2	09/24/2025	90% CONSTRUCTION DOCUMENTS
3	10/03/2025	100% CONSTRUCTION DOCUMENTS

REVISIONS:		
REV#	REV DATE	DESCRIPTION

ENGINEER (CIVIL):
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CERT. OF AUTHORIZATION #: 1-35879-1B

SIGNATURE & SEAL



DRAWING TITLE:

FOUNDATION PLAN
& ROOF FRAMING PLAN

PROJECT TITLE:

**EZRA FREDERICKS BALLPARK
CONCESSION BUILDING AND FIELD SITEWORK**

PROJECT OWNER:

V.I DEPT. OF SPORTS, PARKS & RECREATION

PROJECT LOCATION:	PARCEL 22 NADIR
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DRAWN BY:	VN/ JAL	DATE:	10/03/2025
CHECKED BY:	JUBK	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-4340-PW-01014	SHEET #:	S-101 18 OF 21
GECG PROJECT #:	322009.34-VIODR-DPP		



GECG PROJECT #:	322009.34-VIODR-DPP
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1. GENERAL:

a. ALL WORK SHALL CONFORM TO THE LATEST APPROVED EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL JURISDICTIONAL CODES.

b. ALL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN.

c. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND ANY APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, THE CONTRACTOR SHALL NOTIFY THE OWNER OR HIS REPRESENTATIVE AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL THE OWNER HAS DIRECTED THE CORRECTIVE ACTION TO BE TAKEN.

d. THE CONTRACTOR SHALL COORDINATE THE PROPOSED LOCATIONS OF ALL ELECTRICAL MATERIALS AND EQUIPMENT WITH THE REPRESENTATIVES OF THE OTHER TRADES INVOLVED BEFORE STARTING INSTALLATION OF THOSE ITEMS. COORDINATE THE INSTALLATION OF REQUIRED SUPPORTING DEVICES, CONDUIT, AND SLEEVES TO BE SET IN CAST-IN-PLACE CONCRETE AND OTHER STRUCTURAL COMPONENTS, AS THEY ARE CONSTRUCTED, UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL SPECS ARE NOT INTENDED TO BE PROPRIETARY. SUBSTITUTIONS WILL BE ACCEPTABLE FOR EQUAL RATED AND LISTED UNITS.

2. PERMITS:

a. 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.

3. SCOPE:

a. EXCEPT WHERE OTHERWISE SPECIFICALLY INDICATED ON THE DRAWINGS BY "FUTURE", "BY OTHERS", OR BY A SIMILAR NOTATION, IT IS THE INTENT THAT THE CONTRACTOR FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND TOOLS NECESSARY TO PROVIDE ALL SYSTEMS IN COMPLETE AND OPERATING CONDITION.

4. EXCAVATE AS NECESSARY FOR THE INSTALLATION OF ELECTRICAL MATERIALS AND EQUIPMENT. VERIFY THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES OR STRUCTURES BEFORE EXCAVATING AND EXERCISE CARE TO AVOID DAMAGE TO SUCH ITEMS DURING EXCAVATION. BACKFILL WITH EARTH FREE OF LARGE CLODS, LARGE STONES AND FOREIGN DEBRIS, DEPOSITED IN 6" LAYERS AND COMPACTED TO A DENSITY OF NOT LESS THAN THAT OF THE SURROUNDING UNDISTURBED MATERIAL.

5. MATERIALS:

a. THE MATERIALS AND EQUIPMENT FURNISHED SHALL BE AS INDICATED ON THE DRAWINGS. SUBSTITUTIONS SHALL NOT BE MADE EXCEPT WHERE EXPRESSLY APPROVED BY THE OWNER OR HIS REPRESENTATIVE PRIOR TO STARTING INSTALLATION OF THE ITEMS. THE ELECTRICAL MATERIALS AND EQUIPMENT FURNISHED SHALL BE LISTED OR LABELED BY UNDERWRITERS LABORATORIES OR OTHER RECOGNIZED TESTING ORGANIZATION, AND SHALL BE ACCEPTABLE TO THE LOCAL BUILDING AUTHORITY.

6. GROUNDING:

a. GROUNDING SHALL BE IN ACCORDANCE WITH ARTICLE 250, NEC.

7. SHARED NEUTRAL CONDUCTORS SHALL NOT BE ALLOWED UNLESS INSTALLED IN ACCORDANCE WITH NEC-210.4

8. CONDUITS:

a. PROVIDE CONDUITS WHERE CALLED FOR ON PANEL SCHEDULES: ELECTRICAL METALLIC TUBING (EMT) SHALL BE INSTALLED ONLY IN DRY LOCATIONS, IN CONCRETE ABOVE GRADE, AND WHERE NOT SUBJECT TO PHYSICAL DAMAGE.

b. CONDUITS INSTALLED UNDERGROUND SHALL BE POLYVINYLCHLORIDE (PVC) AND SHALL NOT BE SMALLER THAN 3/4" TRADE SIZE, WHERE PVC CONDUIT IS INSTALLED UNDERGROUND, ELBOWS TURNING UP AND CONDUIT EMERGING ABOVE GRADE SHALL BE RSC. THE TOPS OF CONDUITS SHALL NOT BE LESS THAN 24" BELOW FINISHED GRADE. PVC CONDUITS INSTALLED ABOVE GRADE OR DIRECT-BURIED IN EARTH SHALL BE NEMA TC2 TYPE EPC-40 PVC (SCHEDULE 40) EXCEPT THAT WHERE UNDER AREAS SUBJECT TO HEAVY VEHICULAR TRAFFIC, IT SHALL BE NEMA TC2 TYPE EPC-80 PVC (SCHEDULE 80).

c. ALL ARMOR-CLAD CABLE (AC CABLE) WIRING SHALL MEET OR EXCEED ALL NEC, OSHA AND HUD STANDARDS.

9. CONDUCTORS:

a. CONDUCTORS SHALL BE AS SCHEDULED ON PANEL SCHEDULES. ALL POWER CONDUCTORS SHALL NOT BE SMALLER THAN #14 AWG (CU), OR #12 AWG (AL). CONTROL CIRCUIT CONDUCTORS SHALL NOT BE SMALLER THAN #18 AWG CU. CONDUCTORS SHALL BE CONTINUOUS FROM OULIET TO OULIET WITHOUT SPLICES EXCEPT WHERE WITHIN WIREWAY OR JUNCTION BOXES. MARK CONDUCTORS IN PANELS, PULL BOXES OR WIREWAYS AND TERMINAL STRIP TERMINALS FOR IDENTIFICATION OF CIRCUITS.

b. CONDUCTORS SHALL BE JOINED USING COMPRESSION SPLICES, EXCEPT THAT CONDUCTORS #10 AWG AND SMALLER MAY BE JOINED USING WIRE NUT TYPE CONNECTORS. CONDUCTORS SHALL BE TERMINATED USING COMPRESSION OR PRESSURE TYPE TERMINAL LUGS, OR IN PRESSURE TERMINALS. COMPRESSION SPLICES USED ON CONDUCTORS #10 AWG. AND SMALLER, SHALL BE THE SELF- INSULATED TYPE; OTHER SPLICES SHALL BE INSULATED USING 3M #33+ OR #8B PLASTIC TAPE. SPLICES IN WET LOCATIONS SHALL BE INSULATED WITH ELECTRICAL TAPE AND ENCAPSULATED WITH SCOTCHCAST OR EQUAL. POTTING COMPOUND ON CONDUCTORS #10 AWG. AND SMALLER, SHALL BE THE SELF- INSULATED TYPE; OTHER SPLICES SHALL BE INSULATED USING 3M #33+ OR #8B PLASTIC TAPE. SPLICES IN WET LOCATIONS SHALL BE INSULATED WITH ELECTRICAL TAPE AND ENCAPSULATED WITH SCOTCHCAST OR EQUAL POTTING COMPOUND.

10. PROVIDE AND INSTALL JUNCTION AND PULL BOXES WHERE INDICATED AND WHERE NECESSARY TO TERMINATE, TAP OFF OR REDIRECT MULTIPLE CONDUIT RUNS, OF SIZE INDICATED OR AS REQUIRED BY NEC. WHERE FEEDER SPLICES ARE TO BE MADE, INSTALL BOXES LARGE ENOUGH TO PROVIDE AMPLE WORKSPACE.

11. LIGHTING FIXTURES:

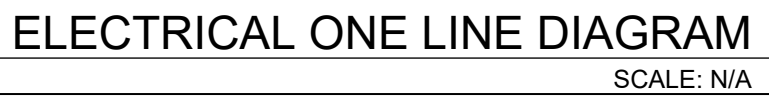
a. LIGHTING FIXTURES SHALL BE AS INDICATED ON THE DRAWINGS AND SHALL BE INSTALLED COMPLETE WITH LAMPS. FIXTURES WITH ADJUSTMENTS AFFECTING LIGHT DISTRIBUTION SHALL BE SET TO PROVIDE THE REQUIRED LIGHT PATTERNS PRIOR TO THE FINAL DEMONSTRATION TEST.

12. TESTS:

a. AFTER EACH SYSTEM HAS BEEN COMPLETED, A FUNCTIONAL TEST SHALL BE PERFORMED TO DEMONSTRATE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE REQUIREMENTS OF THE DRAWINGS. THE TEST SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER OR HIS REPRESENTATIVE.

13. TERMINALS:

a. ALL ELECTRICAL EQUIPMENT FURNISHED ON THIS PROJECT IS TO HAVE TERMINALS RATED FOR 75° C. OPERATION.



24 CIRCUIT ELECTRICAL PANEL SCHEDULE	2
SCALE: N/A	



	PENDANT/ HANGING LIGHT FIXTURE
	CEILING/ SURFACE MOUNTED LIGHT
	CEILING ,OUNTED MECH. VENT W/ LIGHT
	WALL LIGHT
	DOUBLE CONV. OUTLET 120V
	GFI
	GROUND FAULT INTERRUPTER CIRCUIT
	COUNTER HEIGHT OUTLET
	WEATHER PROTECTED OUTLET
	220V 50A OUTLET
	ONE WAY SWITCH
	CEILING FAN WITH LIGHT
	ELECTRICAL PANEL
	METER BASE
	TWO WAY SWITCH
	FOUR WAY SWITCH
	INTERNET
	TELEVISION
	2X4 LED LIGHT
	SMOKE DETECTOR
	W/HARD WIRE /BATTERY BACK-UP INTERCONNECTED
	EXTERIOR FLOOD LIGHT
	50 CFM VENT FAN

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[illegible]

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

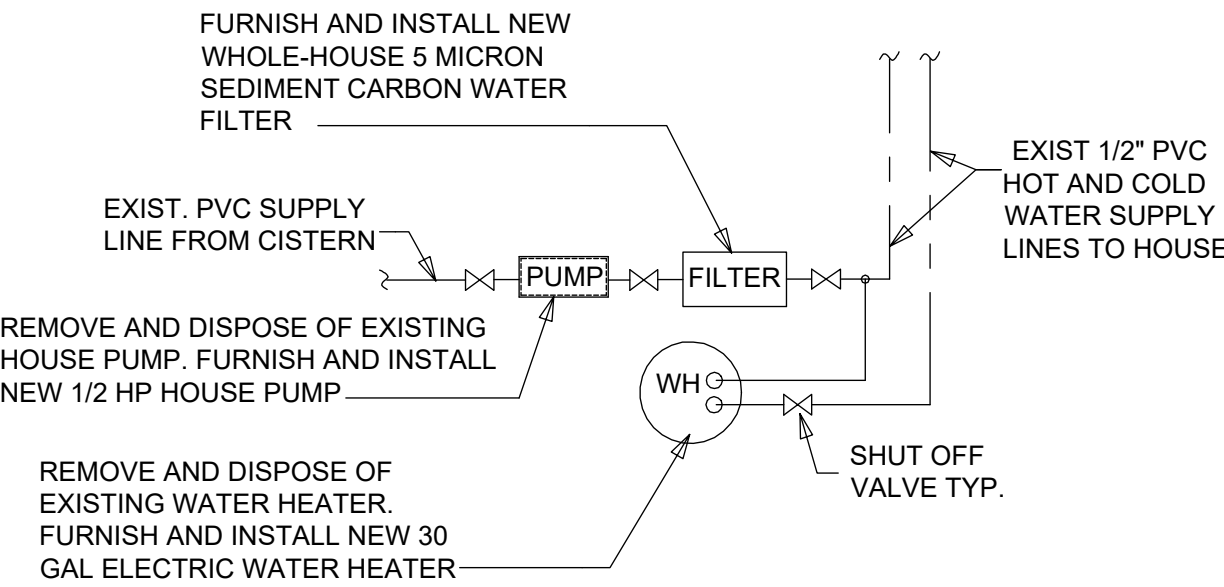


PROJECT OWNER:
V.I DEPT. OF SPORTS, PARKS & RECREATION

DRAWN BY:	S. EVANS	DATE:	10/03/2025
CHECKED BY:	JUBK	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-4340-PW-01014	SHEET #:	E-101 20 OF 21
GECG PROJECT #:	322009.34-VIODR-DPP		

PLUMBING GENERAL NOTES:

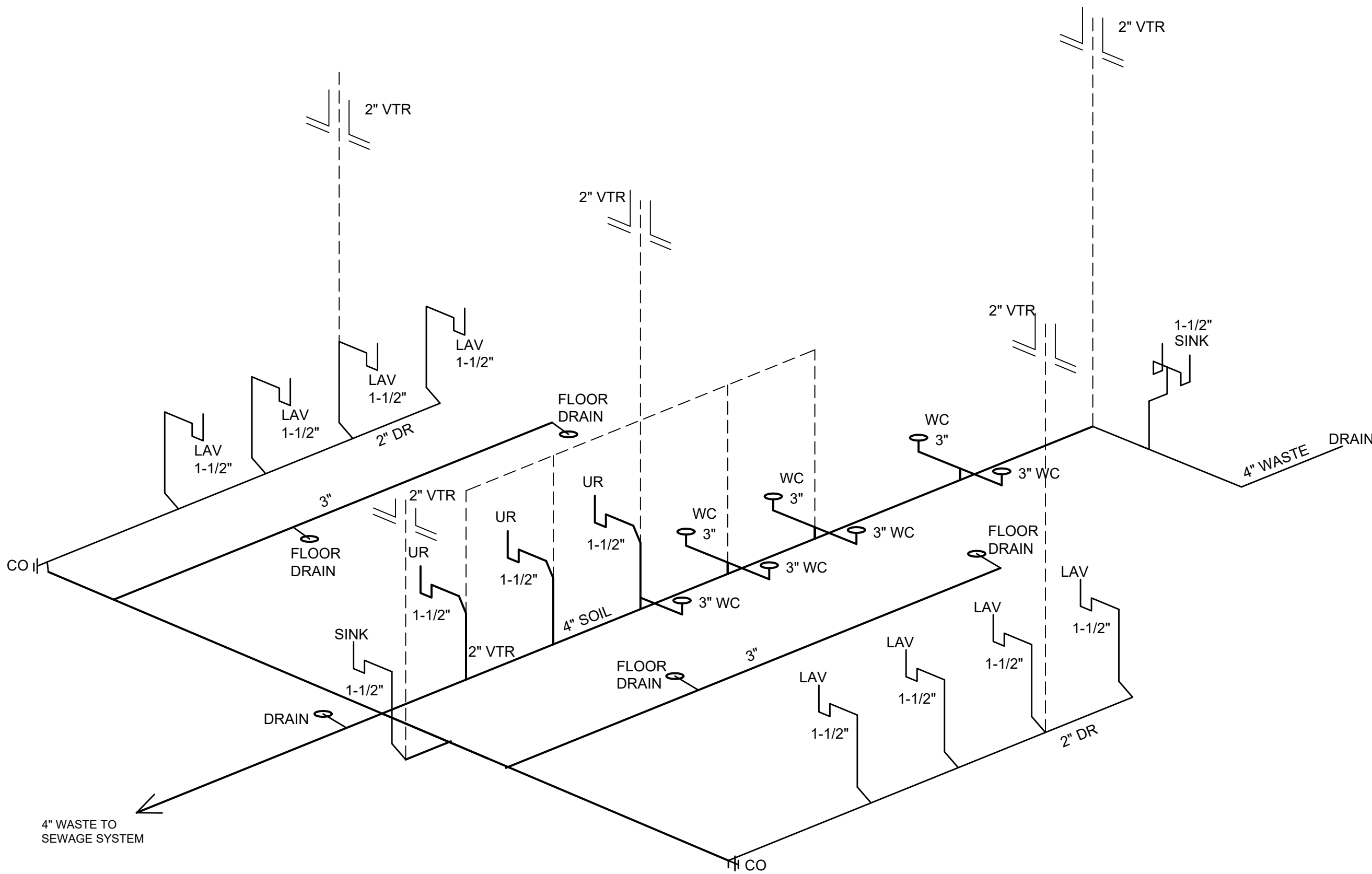
- DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, EQUIPMENT, ETC. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND ACCEPTABLE WORKING INSTALLATION. CONTRACTOR IS RESPONSIBLE TO INSTALL ALL FIXTURES AND EQUIPMENT IN STRICT COMPLIANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THIS REQUIREMENT IS TO SUPERSEDE ANY DETAILS OR INFORMATION CONTAINED ON THESE DRAWINGS.
- ALL WORK AND MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL, STATE, AND ALL LOCAL CODES AND ORDINANCES HAVING JURISDICTION.
- THE PLUMBING CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
- ALL MATERIAL SHALL BE NEW.
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ ARCHITECT.
- ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY OR PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- THE PLUMBING CONTRACTOR SHALL SECURE AND PAY ALL PERMIT FEES, INSPECTIONS, AND TESTS.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) ONE YEAR FROM DATE OF ACCEPTANCE. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
- VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. ADVISE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- ALL FIXTURES SHALL BE PROVIDED WITH READILY ACCESSIBLE STOPS.
- ALL BELOW FLOOR SLAB WATER PIPING SHALL BE FLEXIBLE "TEMPRITE PEX (CROSS-LINKED POLYETHYLENE)" INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS FOUND HERE: WWW.LUBRIZOL.COM. ALL ABOVE SLAB WATER PIPING SHALL BE "FLOWGUARD GOLD CPVC" INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS FOUND HERE: WWW.FLOWGUARDGOLD.COM. ALL WATER PIPING AS SPECIFIED OR APPROVED EQUAL. ALL 2" WATER PIPING SHALL BE TYPE "L" COPPER AND TYPE "K" COPPER FOR 2 1/2" AND LARGER. (OR APPROVED EQUAL)
- SOIL, WASTES AND VENT PIPING SHALL BE PVC 1/40 DMV. WASTE AND VENT PIPING ABOVE SLAB SHALL BE PVC, IF APPROVED BY LOCAL AUTHORITIES HAVING JURISDICTION, OTHERWISE CAST IRON. PVC SHALL NOT BE INSTALLED IN A/C RETURN AIR PLENUM OR PENETRATE FIRE RATED WALLS OR FLOORS.
- AIR CONDITIONING CONDENSATE DRAIN PIPING SHALL BE PVC #40 OR COPPER DRAIN WASTE AND BENT PIPE AND FITTINGS. IN SULA TE ALL CONDENSATE PIPING EXCEPT EXTERIOR PIPING. INSTALL ALL CONDENSATE PIPING FOR AIR CONDITIONING UNITS AS REQUIRED PER LOCAL CODES.
- FURNISH AND INSTALL APPROVED WATER HAMMER ARRESTORS AT EACH GROUP OF FIXTURES. INSTALLATION OF WATER HAMMER ARRESTORS SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE AND INSTALL AN APPROVED WATER HAMMER ARRESTOR AT EACH FIXTURE OR DEVICE THAT HAS A SOLENOID WATER CONTROL VALVE.
- PROVIDE CHROME PLATED COMBINATION COVERED PLATE AND CLEANOUT PLUG FOR ALL WALL CLEANOUTS. JOSAM 58890.
- INSULATE LINES AS FOLLOWS:
 - 1-1/2" THICK ARMAFLEX PREFORMED INSULATION SHALL BE PROVIDED ON BOTH C.W. & H.W. WHEN PIPING IS LOCATED OUTSIDE OF THE INSULATED BUILDING ENVELOPE.
 - 1-1/2" THICK ARMAFLEX PREFORMED INSULATION SHALL BE PROVIDED ON HW PIPING & H.W. RECIRC. PIPING, ONLY WHEN THERE IS A H.W. RECIRCULATING PIPING SYSTEM.
 - CONDENSATE PIPING: 1/2" THICK ARMAFLEX PREFORMED OR APPROVED EQUAL.



WATER HEATER AND PUMP DIAGRAM

SCALE: N/A

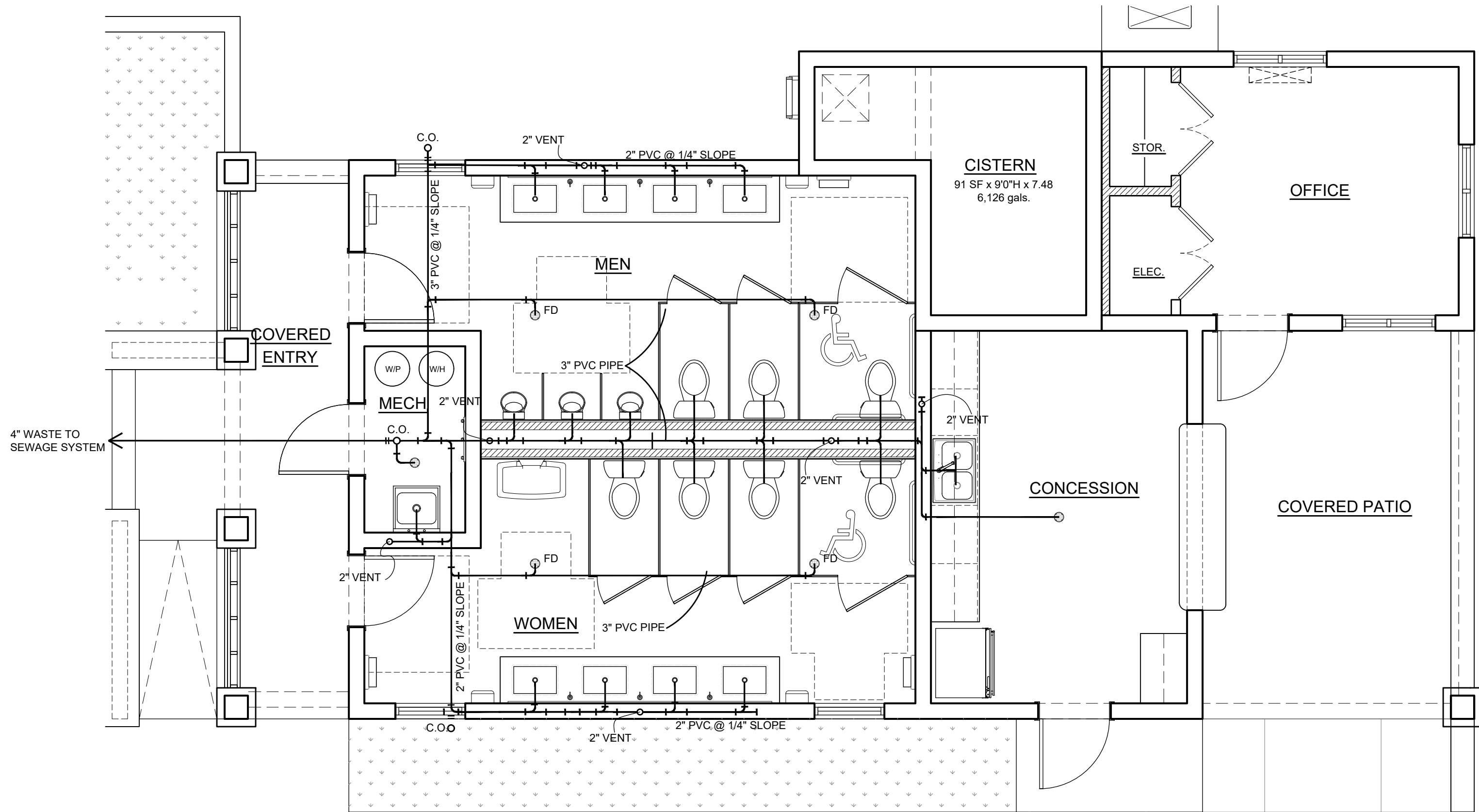
3



PLUMBING ISOMETRIC

SCALE: N/A

2



PLUMBING PLAN

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

1

WATER CLOSET NOTES:

- WATER CLOSETS SHALL CONFORM TO AMERICAN SOCIETY OF MECHANICAL ENGINEERS ASME 112.19.2 (VITREOUS CHINA PLUMBING FIXTURES) AND THE HYDRAULIC REQUIREMENTS FOR WATER CLOSETS AND URINALS.
- WATER CLOSETS THAT PERMIT THE BACKFLOW OF THE CONTENTS OF THE BOWL INTO THE FLUSH TANK SHALL BE PROHIBITED.
- FLUSH TANKS SHALL BE PROVIDED WITH OVERFLOWS DISCHARGING TO THE WATER CLOSET CONNECTED THERETO AND SUCH OVERFLOW SHALL BE SUFFICIENT SIZE TO PREVENT FLOODING THE TANK AT THE MAXIMUM RATE AT WHICH THE TANKS ARE SUPPLIED WITH WATER ACCORDING TO THE MANUFACTURER'S DESIGN CONDITIONS.
- ALL PARTS OF THE FLUSH TANK SHALL BE ACCESSIBLE FOR REPAIR AND REPLACEMENT.
- WATER CLOSETS SHALL BE EQUIPPED WITH SEATS OF SMOOTH, NONABSORBENT MATERIAL AND SHALL BE PROPERLY SIZED FOR THE WATER CLOSET BOWL TYPE.
- THE MAXIMUM ALLOWABLE FLOW RATE FOR WATER CLOSETS SHALL BE 1.6 GALLONS PER FLUSHING CYCLE.

LAVATORY NOTES

- LAVATORIES SHALL CONFORM TO AMERICAN SOCIETY OF MECHANICAL ENGINEERS ASME 112.19.2 (VITREOUS CHINA PLUMBING FIXTURES) OR ASME A12.19.9 (NON-VITREOUS CERAMIC PLUMBING FIXTURES).
- LAVATORIES SHALL HAVE WASTE OUTLETS NOT LESS THAN 1.25 INCH IN DIAMETER.
- THE MAXIMUM ALLOWABLE FLOW RATE FOR LAVATORY FAUCETS SHALL BE 2.2 GALLONS PER MINUTE AT 60 PSI.

SINK NOTES

- SINKS SHALL BE PROVIDED WITH WASTE OUTLETS NOT LESS THAN 1.5 INCHES IN DIAMETER. A STRAINER, CROSSBAR, OR OTHER DEVICE SHALL BE PROVIDED TO RESTRICT THE CLEAR OPENING OF THE WASTE OUTLET.

ISSUE:

100% CONSTRUCTION DOCUMENTS

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1	06/13/2025	90% CONSTRUCTION DOCUMENTS
2	09/24/2025	90% CONSTRUCTION DOCUMENTS
3	10/03/2025	100% CONSTRUCTION DOCUMENTS

REVISIONS:

REV#	REV DATE	DESCRIPTION

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CERT. OF AUTHORIZATION #: 1-35879-18



SIGNATURE & SEAL



DRAWING TITLE:

PLUMBING PLAN

PROJECT TITLE:

EZRA FREDERICKS BALLPARK
CONCESSION BUILDING AND FIELD SITEWORK

PROJECT OWNER:

V.I DEPT. OF SPORTS, PARKS & RECREATION

PROJECT LOCATION:

PARCEL 22 NADIR
REDHOOK QTR. ST. THOMAS US VIRGIN ISLANDS

DRAWN BY:	VN/ JAL/ SE	DATE:	10/03/2025
CHECKED BY:	JUBK	SCALE:	AS NOTED
CLIENT PROJECT #:	VI-4340-PW-01014	SHEET #:	P-101
GECC PROJECT #:	322009.34-VI0DR-DPP		21 OF 21