One Roof site visit: field companion

High Street, Princes Town · Lot RP1 · printed from the drawing set of 2026-04-11 and our 3D model · prepared 2026-07-30

> **The one rule.** A printed dimension on the drawing beats anyone's tape measure, including yours. You are not there to re-measure the building. **You are there to settle the six things the drawings genuinely do not answer, and to know which number already settles the rest.** When a figure you are told contradicts a printed label, the label wins until someone shows you a newer drawing.

1 The trip, in this order

Your freshest attention goes to the thing that cannot be recovered later. Tick as you go.

> **CORRECTED 2026-07-30. This was Stop 1 and it is now ANSWERED, so do not spend your best attention on it.** The old version asked whether the building tapers toward the rear. **It does.** Settled 2026-07-29 on printed labels, which outrank scaled ink, with four independent agreements: the A4 rear dimension chain (4'-11" + 6'-2" + 6'-0" = **18'-1"**), the identical chain on A6, room tags matching across A4/A5/A6, and the A3 wedge polyline. **94'-6" is the width at the STREET only**; the lot is a triangle and the building follows it. The 18'-1" tip is where the two washrooms and the lunch room sit.
>
> **And the model was already right.** A first report said the taper was modelled on the parking deck only and never carried up; that was measured in the live Blender file on 2026-07-29 and **withdrawn**. Every storey reproduces the wedge to a worst error of **0.27 in**, and each plate's rear edge measures 18'-1" exactly. The report had read retired code. Nothing is owed here.

Stop 1. The rear elevation, now for a different reason

The taper is settled, so this is no longer the question of the trip. It is still worth two minutes, because **a photo of the real rear is the only thing that can catch a difference between the drawings and what was actually built.** The drawings are a claim; the building is the fact.

- [ ] One photo of the **entire rear elevation**, ground to roof, in a single frame
- [ ] Does the narrow rear tip look like roughly **18 ft** across, and do the floors above sit on the same line as the one below

Stop 2. The three retaining walls

The drawings label them "Retaining Wall to Engineer Specs." and give **no dimensions at all**. The model has their plan position from the ink and is guessing everything vertical. It assumes about **11 ft** retained. Confirm or correct that number, it drives the whole site.

- [ ] **W-N side**, by the entrance ramp: height above driveway, thickness at top, neighbour ground drop
- [ ] **N corner**, the 17'-2 3/4" segment: same three
- [ ] **E-S side**: same three

- [ ] The **two-minute drainage check** below, at every one of the three

Stop 3. The driveway-to-wall joint

The sheets print twice that the driveway around the building is a structural slab bearing on top of the retaining wall. The model builds it that way at +11.

- [ ] Photograph the joint where the driveway meets the boundary wall, **square on**. Any kerb, edge or expansion joint too

Stop 4. The quick ones

- [ ] **Rear tip, around x33.** A drawn line nobody has identified, logged literally as "drain? joint?". Look down and tell us which
- [ ] **Parking:** count the stalls actually marked out. The drawing says 8 and they were never extracted into the model. Photograph the loading bay with something for scale
- [ ] **Frontage:** stand square on, from across the street if you can. Is the glazing flush with the front edge, or set back
- [ ] **Apron edge lines** near the front, and the inner referent of the 11'-3 3/4" rear kerb dimension. Shoot the driveway surface front and rear, looking for kerbs, level changes, joints

> **Do not spend time on these.** The lot edges (141'-3" / 17'-2" / 115'-4"), the lower-ground plate (78'-4" x 77'-2"), the cantilever extents and the wall thicknesses are all settled from the drawings and already ruled by you. Re-measuring them burns the trip.

2 The 9 sheets: print order, what to check, known errors

Print in this order. Each sheet shows our model's equivalent view, so you can hold the paper against the render and against the building.

> **This applies to the ARCHITECT'S 9 SHEETS, not to this document.** The page you are holding is Letter and prints as-is. **The architect's sheets are worth A3 if you have it**, because their dimension text is small and they were drawn at 1/16" and 3/32" scale, but Letter still works. **Do not scale off any print**, ever: a print shrinks by a percent or two, and printed labels are the only scale-free truth.

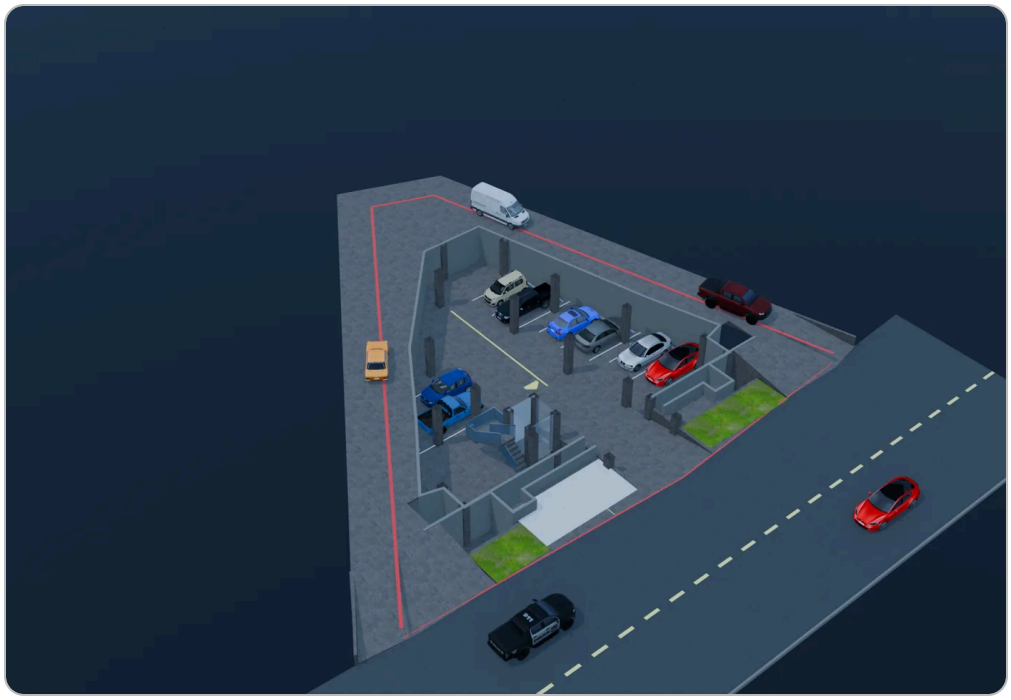
Sheet 1 of 9 · A2 SITE PLAN

Our model, top down. Lot outline in red.

What this sheet is: the lot, street, ramps, boundary walls and apron at 1/16"=1'-0". Site area printed 775.5 m2 (8,347 ft2).

ON THIS PAGE	STATUS
Three boundary retaining walls, printed "Retaining Wall to Engineer Specs."	**NO DIMENSIONS GIVEN.** W-N 141'-3", N-E 17'-2 3/4", E-S 115'-4 1/4" long, but nothing vertical at all. This is why you measure them
8 apron parking stalls, drawn	**Never extracted into the model.** Count what is actually marked out
Loading bay 18'-0 1/2" x 10'-11 1/4"	**RETIRED. It was a false pairing of two unrelated dimensions.** The real zone is about 25'-0" x 12'-0" with a divider
A vertical line at about x33 through the rear tip	**OPEN.** Logged literally as "drain? joint?". Look down and tell us which
Apron edge lines, and the 11'-3 3/4" rear kerb dimension	**OPEN referents.** Nobody knows which real line they point at
"Driveway around building to be structural slab on top of retaining wall"	Printed twice. Photograph that joint square on

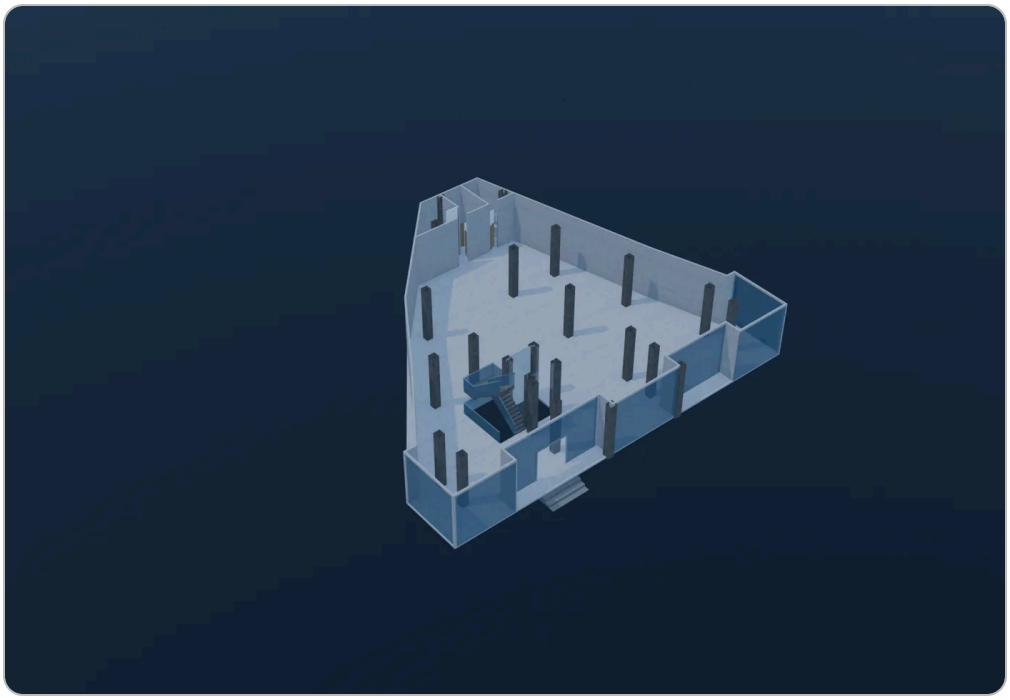
Sheet 2 of 9 · A3 LOWER GROUND (parking)



Our model's parking level. The wedge shape is the real plate, not a rectangle.

ON THIS PAGE	STATUS
Four "Cantilever on floor above" callouts, at the tip and mid-left	**DRAWING ERRORS.** Ruled by you off the elevations: no tip or mid-left cantilever exists anywhere in the set. The only real ones are the front block over the parking, 8'-1" each side, and the corridor crossing
Column size	**NOT PRINTED ON ANY OF THE 9 SHEETS.** Our model says 1'-8", our code says 1'-0". One tape measurement on a column settles it, and it matters: that difference comes straight out of every parking clear span
Chains 24'-8" / 20'-0" / 8'-0" / 24'-8"	These are the EXISTING column grid, centre to centre, not room sizes. Printed note: "Building Structural Framing Existing Onsite"
Printed tag 78'-4" x 77'-2"	Overall extents of the wedge, confirmed by trace
The parking layout in our model	**ILLUSTRATIVE, not truth.** The cars and bay lines are faked. The real constraint is the printed column grid
Your own note on this sheet	"so far i cant see how cars can fit". Worth standing in it and looking

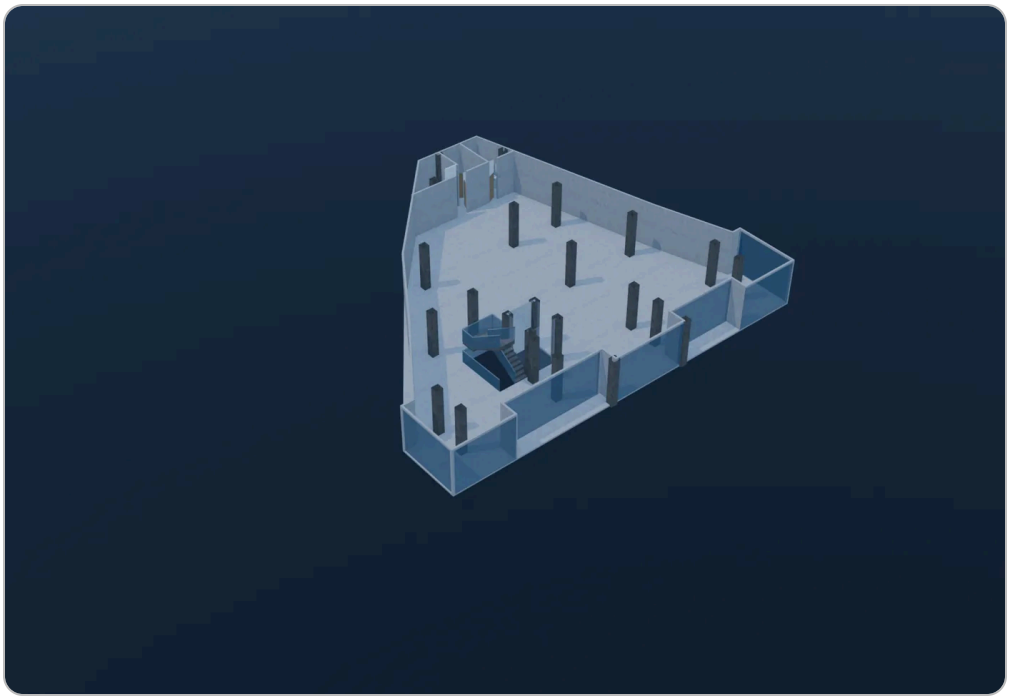
Sheet 3 of 9 · A4 GROUND FLOOR (retail)



Our model's ground floor.

ON THIS PAGE	STATUS
Stair label reads "Dn to Ground Floor" ON the Ground sheet	**DRAFTING ERROR.** It should say Lower Ground. The mistake repeats on every floor sheet: the Dn label names the sheet's own floor instead of the destination
"FEMALE WASHRCOM"	**TYPO on the sheet.** Harmless in itself, but it tells you the set was not proofread
Red 45-degree hatch, "Addition Shaded in Red"	The whole Ground enclosure is the ADDITION. The EXISTING part is the column frame
Storefront plane vs the A2 front-strip line	**OPEN.** The two sheets disagree by about 0.85 ft. Photograph the frontage square on
"5in Thk. FLOOR SLAB, See Engineering Drawings For Details"	Printed at every level. **Ask for those engineering drawings.** This set carries the thickness but not the reinforcement

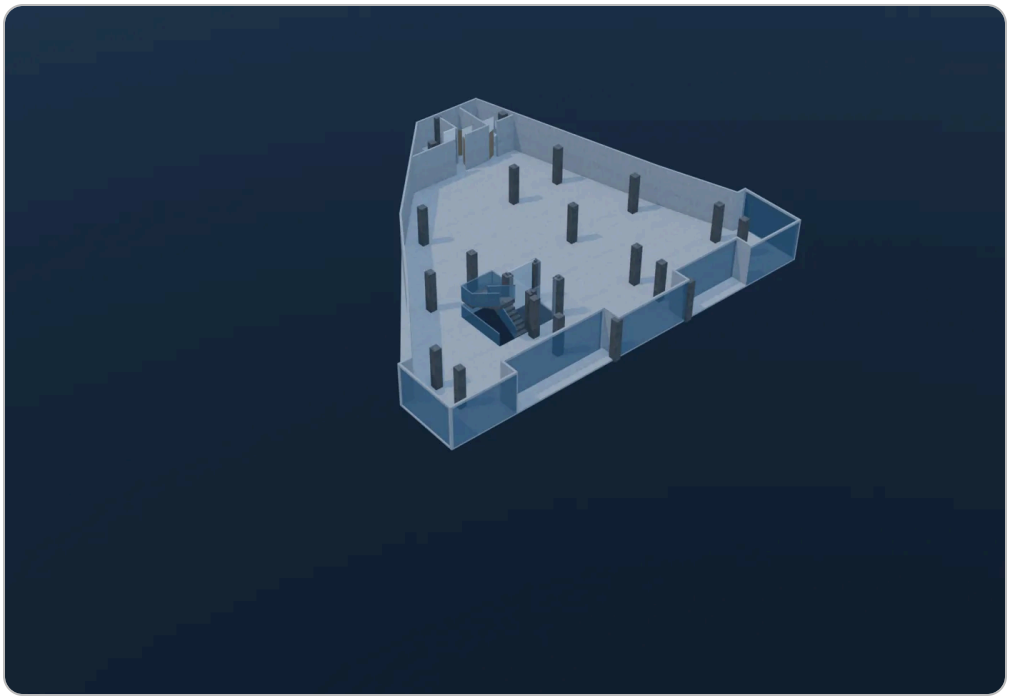
Sheet 4 of 9 · A5 FIRST FLOOR



Our model's first floor.

ON THIS PAGE	STATUS
Drawn IDENTICAL to Ground	485 line segments per sheet, **zero unmatched**. It is a copy
Ground-level shopfront doors repeated up here	**DRAFTER DUPLICATION, your ruling.** The elevations show doors at GROUND ONLY. The glazing IS real at all three floors; the doors are not
Tag "03. RETAIL AREA, 72'-10" x 93'-6", 4623.0 ft2"	Printed. First floor is retail too

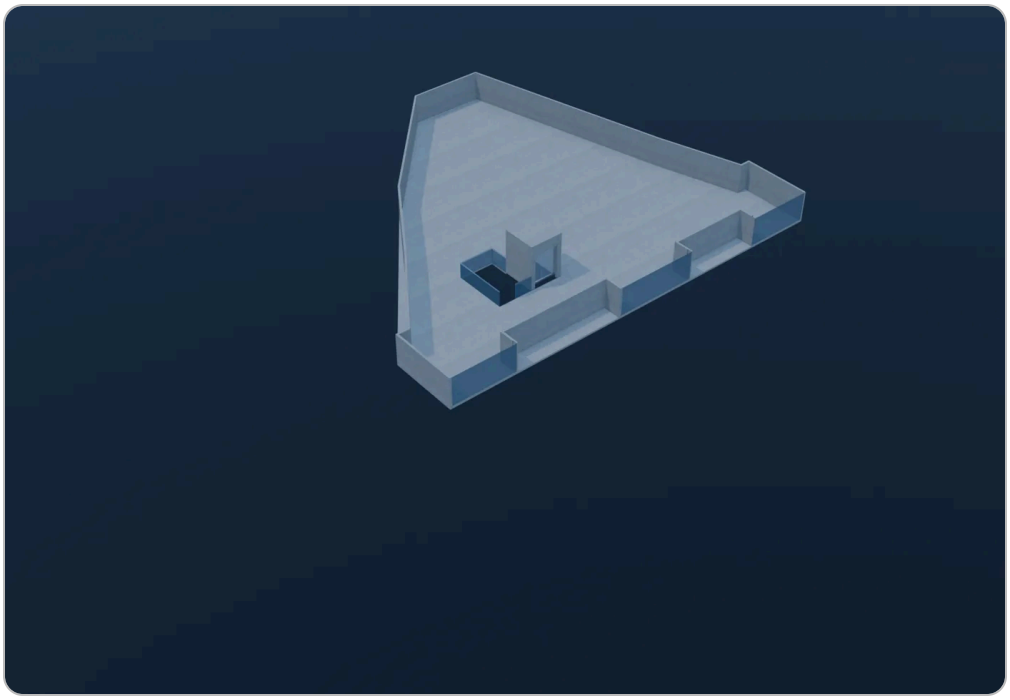
Sheet 5 of 9 · A6 SECOND FLOOR



Our model's second floor.

ON THIS PAGE	STATUS
Identical to Ground again	Same 485 segments, same duplication, same doors that should not be there
Tag "04. STORAGE / ASSEMBLY AREA, 72'-10" x 93'-6""	**No area value printed**, unlike Ground and First. Another sign of a rushed set
Stair reads "Up to Third Floor"	There is no third floor. That is the drafter's name for the roof

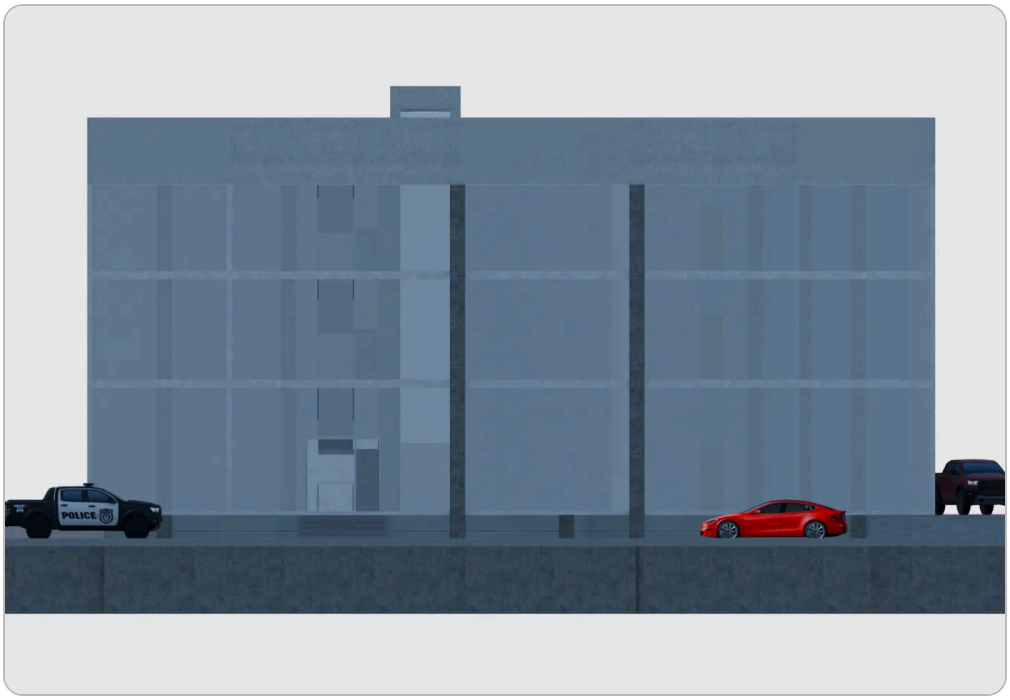
Sheet 6 of 9 · A7 OPEN CONCRETE ROOF



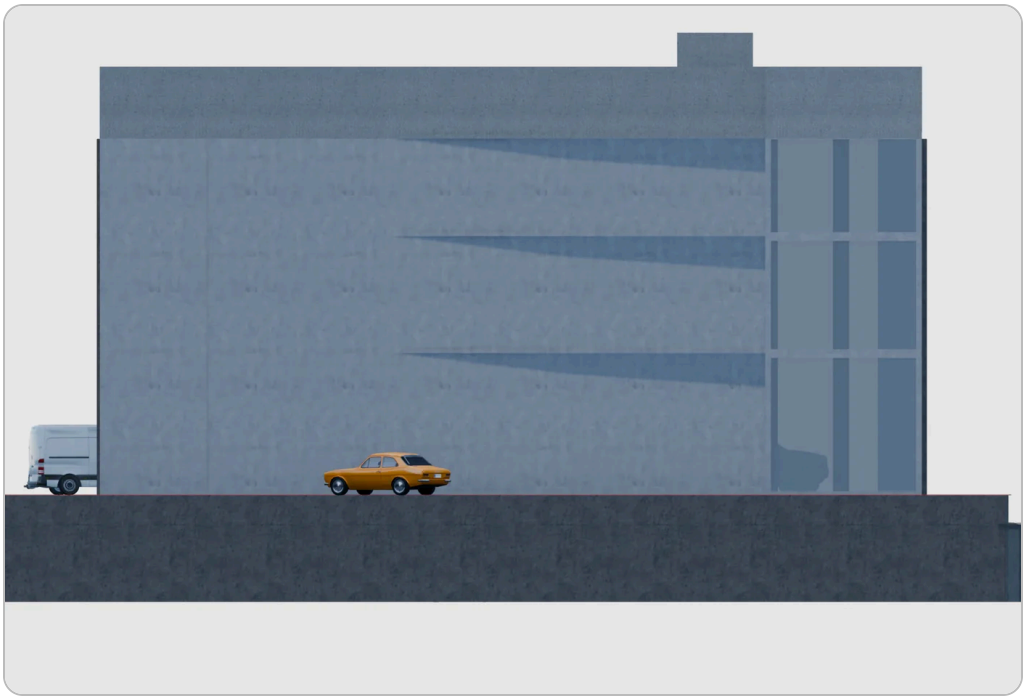
Our model's roof deck and parapet.

ON THIS PAGE	STATUS
Caption says "THIRD FLOOR PLAN", tag says "05. OPEN CONCRETE ROOF"	**THE PAGE CONTRADICTS ITSELF.** The tag is right. There is no third floor, it is an open deck with a 7'-0" parapet
A washroom dimension chain printed below the tip	**LEFTOVER.** There are no washrooms on the roof. Copied from the floor sheet and never deleted
Two "Fixed Glass" labels	**LEFTOVER.** There is no glass on this sheet either
Tag 84'-2" x 93'-6", bigger than the floors' 72'-10"	**Not an error.** Different referent: front face to tip, where the floors measure front face to washroom wall. Same envelope
Our model's roof slab	**OUR defect, not the drawings'.** The slab edge sits outside the parapet by about 2'-6" west and 2'-10" east. Being fixed on our side

Sheets 7 to 9 of 9 · A8/A9 ELEVATIONS + SECTION A-A



Front elevation. The small box on the roof is the lift over-run.



Side elevation. The buried depth is why the front and side totals differ.

Section cut, showing the floors spanning over the parking entrance.

ON THIS PAGE	STATUS
"CONCRETE ROOF OVER ELEVATOR SHAFT"	**DRAWN AS AN UNDIMENSIONED BOX.** No height for it is printed on any of the 9 sheets. Ask what height it is being built to
A "penthouse cap 56'-5"" figure	**RETIRED. It never existed.** No 56'-5" appears anywhere on the set. The printed 56'-3" is the side chain total, base course to parapet top
Cardinals on the sheets	The drafter's, not compass: FRONT is West, REAR is East, RIGHT is South, LEFT is North
Front total 47'-3", side total 56'-3"	Both correct. The 9'-0" difference is the buried depth, since grade drops toward the rear
Glazed corner returns, about 2 bays onto both side faces	Real. Printed "Fixed glass panel" in section at both ends
Pile caps and piles at the column bases	Drawn. Below grade so you will not see them, but it tells you the foundation type

> **The pattern across the whole set, and it is the most useful thing on this page.** Three floor plans are identical copies, doors and washroom chains and glass labels appear on sheets where those things do not exist, one page contradicts itself in its own caption, and a typo survived to submission. **Treat any single unchecked detail on these drawings as a claim rather than a fact**, and ask which revision is on site today.

3 Eight numbers nobody can bluff you on

Datum is Lower Ground FFL = 0'-0". Everything is measured from that floor, and every number here is a printed dimension.

LEVEL	HEIGHT	RISE TO NEXT	USE
Foundation base	**-1'-0"**		pile caps

LEVEL	HEIGHT	RISE TO NEXT	USE
Lower Ground FFL	**0'-0"**	**11'-0"**	parking
High Street grade	**+8'-0"**		the street sits BETWEEN levels
Ground FFL	**+11'-0"**	**14'-8"**	retail
First FFL	**+25'-8"**	**12'-1"**	retail
Second FFL	**+37'-9"**	**10'-6"**	storage / assembly
Concrete roof FFL	**+48'-3"**	**7'-0" parapet**	open roof
Top of parapet	**+55'-3"**		the highest PRINTED level

Plate: 94'-0" x 84'-8" per floor, 94'-6" frontage. **Every slab is 5 inches**, printed at every level including the roof.

> **The one thing above the parapet, and it is a good question to ask.** The lift and stair over-run, labelled "CONCRETE ROOF OVER ELEVATOR SHAFT", is drawn as an **undimensioned box**. No height for it is printed on any of the nine sheets, so there is no figure to quote. Ask: "*The over-run is not dimensioned on the elevations. What height is it being built to?*" If a number is not printed, nobody should be stating it with confidence, including you.

Three things about THIS building that stop you being misled

4 Four sanity checks

Each one is arithmetic you can do standing up.

1. The level table must close

Add the rises: 11'-0" + 14'-8" + 12'-1" + 10'-6" = **48'-3"**, exactly the printed roof FFL. If someone gives you storey heights that do not add up to the total, one of the numbers is wrong. **This is the fastest lie-detector on site.**

2. Concrete for a slab

Area in square feet divided by **65** is cubic yards at 5 inches thick. Our floor plate is 7,959 sq ft, so about **123 cubic yards** per floor slab, or about **135 ordered** once you add the standard 10 percent. **If you are quoted 40 or 400 for one of these slabs, stop and ask.**

3. Is a corner square

Measure 3 along one wall, 4 along the other. The diagonal must be **5**. Any units, any multiple (6-8-10, 9-12-15). If the diagonal is long, the corner is open past 90 degrees; short, and it is closed.

4. Is a ramp usable

Rise divided by run is the gradient. Our front ramp drops **8'-0"** to the parking. Drawn at 16.8 percent, that needs **47.6 ft of run**; at the 20 percent ceiling it needs **40 ft**. A ramp much shorter than 40 ft for that drop is too steep for a car.

5 Retaining walls: the two-minute check

You have three, they are undimensioned, and this is the highest-consequence thing you can look at. Two minutes each.

> **Inadequate drainage is the single most common cause of retaining wall failure globally.** Water-saturated soil exerts roughly 40 to 60 percent more total lateral pressure than the same soil drained.

1. **Find the weep holes.** Drainage outlets through the base. Guidance puts them at maximum 1.5 m centres, 150 to 300 mm above the base, minimum 75 mm diameter.
   No weep holes at all is the thing to notice and report.
   Dry weep holes after rain suggests drainage is clogged and pressure is building.
   Soil coming OUT of a weep hole means the backfill is eroding internally, which creates voids behind the wall.
2. **Sight along the wall face** for lean or bulge. Any measurable lean beyond 1:100, which is 10 mm per metre of height, warrants urgent assessment. On an 11 ft wall that is roughly **34 mm**, visible against a plumb line or a level app.
3. **Look for horizontal cracking across the stem**, especially at mid-height. That indicates bending stress past the wall's reinforced capacity. Vertical cracking is more commonly settlement.
4. **White chalky deposits** (efflorescence) mean water is moving through the wall.
5. **Look at the ground on both sides.** Depressions or small sinkholes **behind** the wall mean soil is being carried away. Heave or cracking in front of the toe can point to bearing failure.

> **If you see clear lean, bulging, or a wide horizontal crack: keep back from it and do not climb on or near it.** A wall under sustained pressure can hold its deformed shape for a long time and then fail suddenly.

6 Cracks, with actual numbers

Severity is a function of width. Carry a gauge card and write the number down. "A crack" is not data. "0.5 mm, diagonal, east column, 1.2 m above floor" is.

WIDTH	CLASS
up to 0.1 mm	Hairline
0.1 to 0.3 mm	Minor
0.3 to 0.6 mm	Moderate
over 0.6 mm	Severe

Under BS 8110, widths **over 0.3 mm** are generally significant. Non-structural cracks from shrinkage typically measure under 0.2 mm and stay static; cracks that are **progressive, diagonal, or wider than 0.4 mm** are frequently symptomatic of serious issues.

The pattern matters as much as the width

WHAT YOU SEE	WHAT IT USUALLY MEANS
Fine, random, map-like surface cracking	Shrinkage or crazing. Usually cosmetic
Diagonal, about 45 degrees, near a beam end or support	**Shear.** Flagged as particularly hazardous because it suggests brittle failure without prior warning
Vertical cracks from the bottom of a beam mid-span, tapering up	Flexural cracking in the tension zone. Expected in small widths, measure it
Vertical splitting or crushing in a column	Compression distress. Photograph and flag immediately
Horizontal crack across a retaining wall stem	Bending under earth pressure. Serious
Reddish-brown rust staining along a crack	The steel's protective layer is compromised. Progressive

Spalling, honeycombing, and what cover means

The load path, and what each part does

7 What to ask

Each one arises from something actually printed on the set.

> **The highest-value question on this trip is not about dimensions at all.** "*Who is the structural engineer of record, which code did they design to, and can I see the stamped drawings?*" There is no approved national building code in Trinidad and Tobago, so which code the design was done to is a choice your engineer made. In a seismic region the detailing at beam-column joints is where a frame survives or does not, and that is engineering you cannot see in a photograph.

1. **"The slab note says 5 inches, see engineering drawings for details. Can I have the engineering drawings?"** The architectural set carries the thickness but not the reinforcement. If nobody can produce the structural set, that is the finding.
2. **"The driveway around the building is noted as a structural slab. What is it bearing on?"** The note says it bears on the boundary walls. Worth hearing them say the same thing.
3. **"What gradient did the ramps actually get built to?"** Drawn at 16.8 percent. Anything over 20 percent is a problem for customer cars, and this is retail.

4. **"The whole front is glazed across three storeys. What is the glass spec and who signed off the wind load?"** The most expensive and most exposed thing on the drawings.
5. **"Which drawing revision is on site today?"** Everything here is only true of the set we traced. A newer revision beats all of it, and knowing there is one is worth the trip.

8 Kit, and how to measure so it is usable

- [ ] **Laser distance measure.** Far better than tape for wall heights and across a driveway
- [ ] **Tape**, for short work and to check the laser once against a known length
- [ ] **Crack width gauge or card.** The whole crack section is in millimetres and guessing by eye is where this goes wrong
- [ ] **Phone with voice notes open**
- [ ] **Chalk or marker**, to mark a station so it appears in two photos

> **The one discipline that makes the photos usable.** For every number, say out loud in a voice note: **where you are standing, and what you are measuring from and to.** "Wall height, north corner, driveway surface to top of wall" beats "eleven feet" enormously. The failure in this model has never been bad numbers. It has been not knowing what a line referred to.

The other six measuring laws

What a builder means when he says it

The tools you will see, and what they are actually good for

If you want to go further than looking

9 The honest limits of this page

- **Our numbers are from the drawing set, not the built structure.** If the site differs from the drawings, the site is the fact and the drawings are the claim. Measuring that gap is the single most valuable thing you can bring back.
- **Nobody here has been on this site.** Everything above is drawings plus sourced general practice.
- **The 3-storey model is built from the same drawings**, so it agrees with this page by construction. It is not independent confirmation.

- **What I am not:** a structural engineer, and neither are you. This is aimed at gathering evidence and flagging anything that looks wrong so a qualified engineer can look at it. "Photograph the diagonal crack" is your job. "The beam is failing in shear" is not.
- **No seismic zone classification, design ground acceleration, or concrete detailing clauses** for T&T are quoted here, because the official evaluation document is a scan whose tables are not machine-readable and a plausible-sounding number is not a real one. Those come from the engineer of record or from TTBS directly.

Built 2026-07-30 by the CFO seat from `ba-oneroof-site-visit-plan-and-crash-course-2026-07-29.md`, `ba-oneroof-site-visit-measure-list-2026-07-29.md` and `ba-construction-site-field-brief-2026-07-29.md`. Full sources and citations are in those three files.