



REVISIONS	DATE

5C-AR HOLDINGS, LLC

PCL # 5C  
ESTATE ANNA'S RETREAT  
ST. THOMAS, U.S.V.I.

**GENERAL NOTES:**  
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WIND LOADS - "165 Mph"

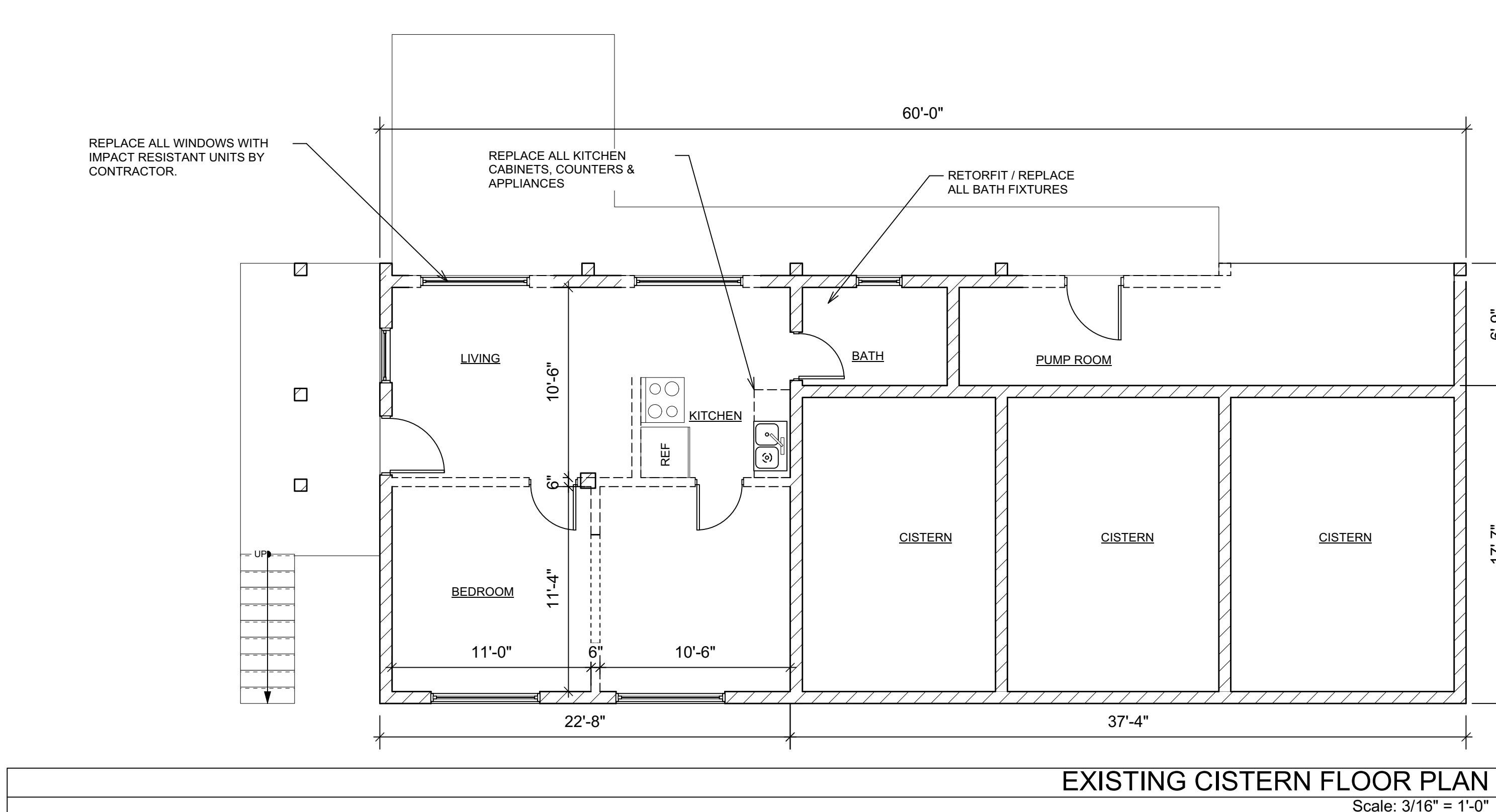
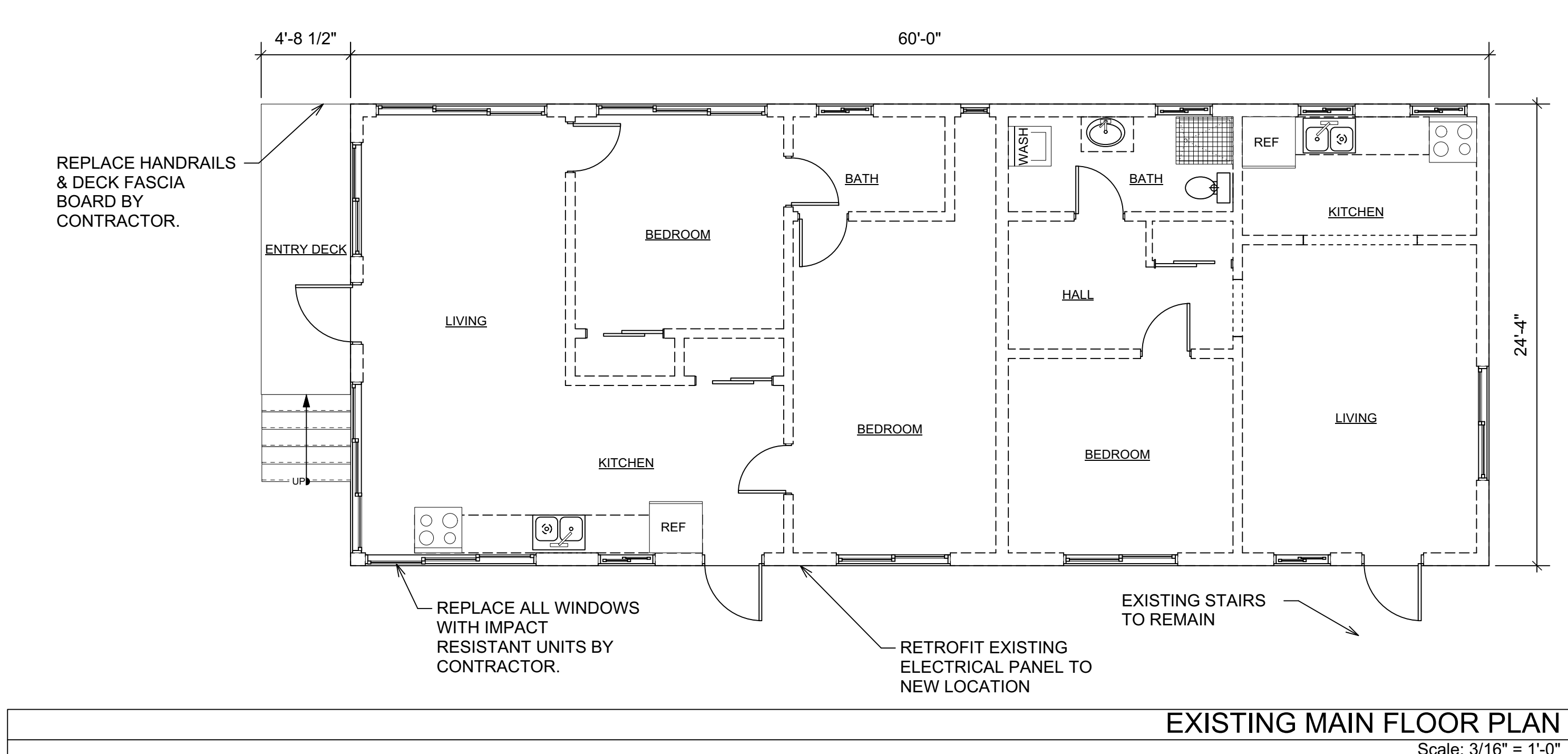
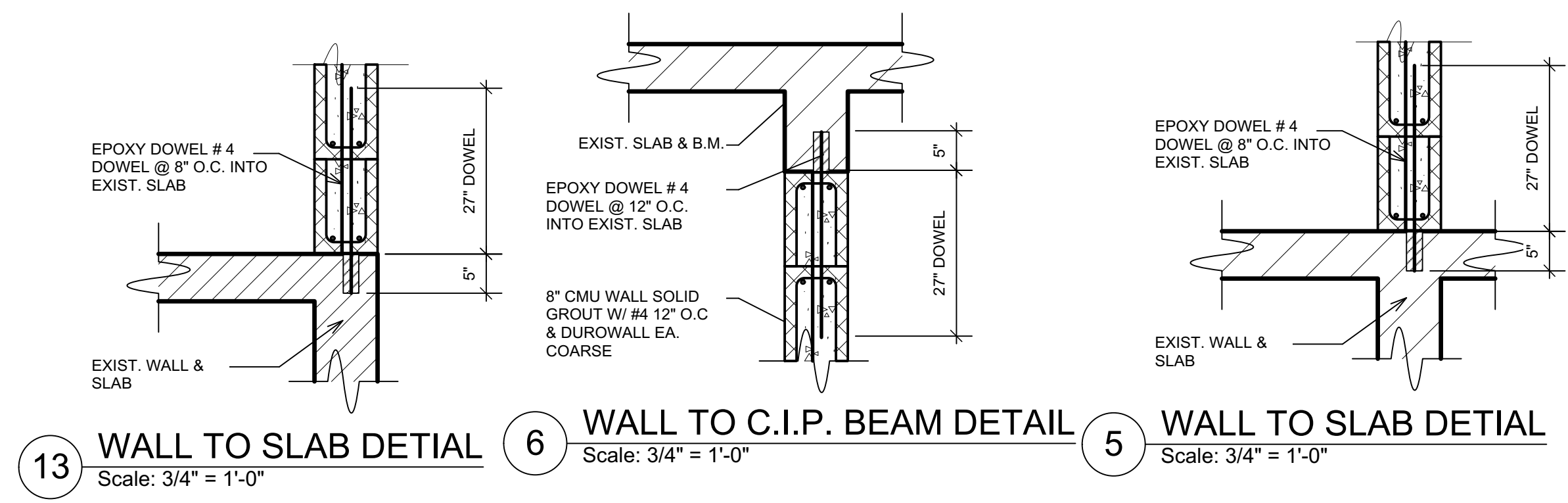
DOOR AND WINDOW DIMENSIONS ARE NOMINAL. REFER TO MANUFACTURER'S SPECIFICATIONS FOR EXACT ROUGH-IN DIMENSION. CMU WALL DIMENSIONS ARE NOMINAL.

DESIGN VALUES:  
CONCRETE: Fc=3000 PSI; AFTER 30 DAYS  
GUNITED CONCRETE: Fc=5000 PSI; AFTER 30 DAYS  
STEEL BARS: Fy=60,000 PSI GRADE 60 LUMBER: SYP NO. 1  
50 LBS PER CU. FT. RETENTION PROX. TO TERRAIN.  
35 LBS PER CU. FT. RETENTION

**WALL LEGEND**  
EXISTING MASONRY WALL  
STUDS @ 16" O.C. W/ 1/2" CEMENT BOARD  
CMU W/ 1/2" PLASTER INTERIOR & 3/4" EXTERIOR  
POURED CONCRETE WALL SEE DETAIL FOR REINF.

**ENGINEER**  
PAUL FERRERAS, P.E.  
P.O. BOX 600122  
ST. THOMAS, USVI 00801  
TEL: (340) 714-5435  
FAX: (340) 777-5779

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SHEET NO.:

**A-0.1**

FILE NO.:

Date: Jul 27, 2022

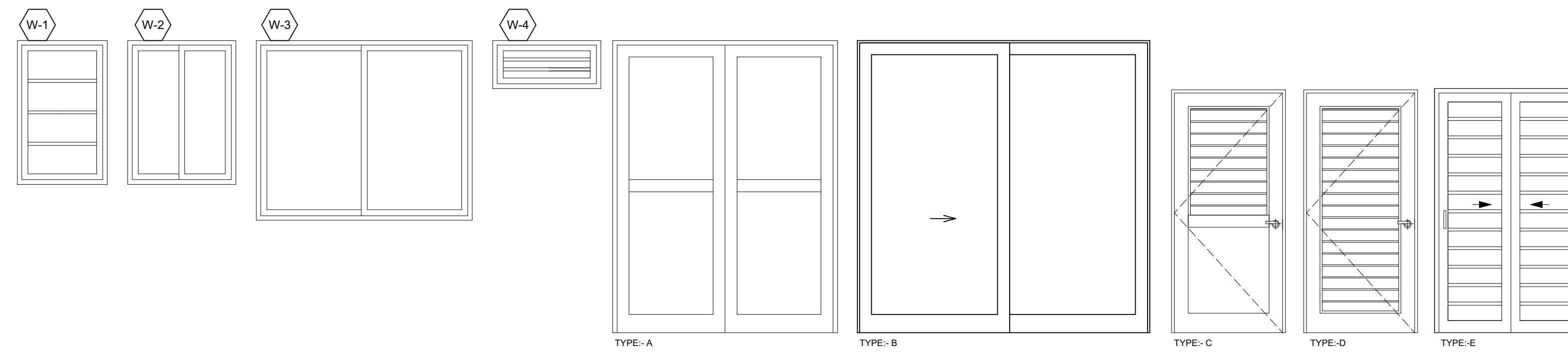
File name: CBLDR-CD.vwx

SHEET NAME:

**Existing Floor Plans**

SCALE: AS NOTED  
1/4 1/2 1 INCH

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DOOR SCHEDULE						
MARKER	SIZE (WXH)	DESCRIPTION	MATERIAL	GLAZING	MANUF.	DR. THICK.
D-1	8'0"X8'0"	SLIDING GLASS (XO)	METAL	9/16" LAMIN/TINT	OWNER	1 3/4"
D-2	6'0"X8'0"	DOUBLE DOOR	METAL	9/16" LAMIN/TINT	OWNER	1 3/4"
D-3	3'0"X6'8"	EXTERIOR DOOR	METAL	9/16" LAMIN/TINT	OWNER	1 3/4"
D-4	3'0"X6'8"	INTERIOR	WOOD	N/A	OWNER	1 3/8"
D-5	2'6"X6'8"	INTERIOR	WOOD	N/A	OWNER	1 3/8"
D-6	4'0"X6'8"	BI-PASS	WOOD	N/A	OWNER	1 3/8"
D-7	4'0"X6'8"	BI-FOLD	WOOD	N/A	OWNER	1 3/8"

WINDOW SCHEDULE						
ID	Size (WXH)	Type	Glazing	Material	Manuf.	Accessories
W-1	2'-6"X4'-0"	LOUVER	16" LAMINATED/TINT	ALUMINUM	BY OWNER	W/ SCREEN
W-2	3'-0"X4'-4"	HORZ. SLIDER	16" LAMINATED/TINT	ALUMINUM	BY OWNER	W/ SCREEN
W-3	6'-0"X5'-0"	HORZ. SLIDER	16" LAMINATED/TINT	ALUMINUM	BY OWNER	W/ SCREEN
W-4	3'-0"X1'-4"	LOUVER	16" LAMINATED/TINT	ALUMINUM	BY OWNER	W/ SCREEN

**CHRIS TAVERNIER**  
 ARCHITECTURAL DESIGN & DRAFTING  
 P.O. BOX 307114, ST. THOMAS, USVI 00803  
 Tel/Fax: (340)227-8938 E-Mail: ctav0001@gmail.com

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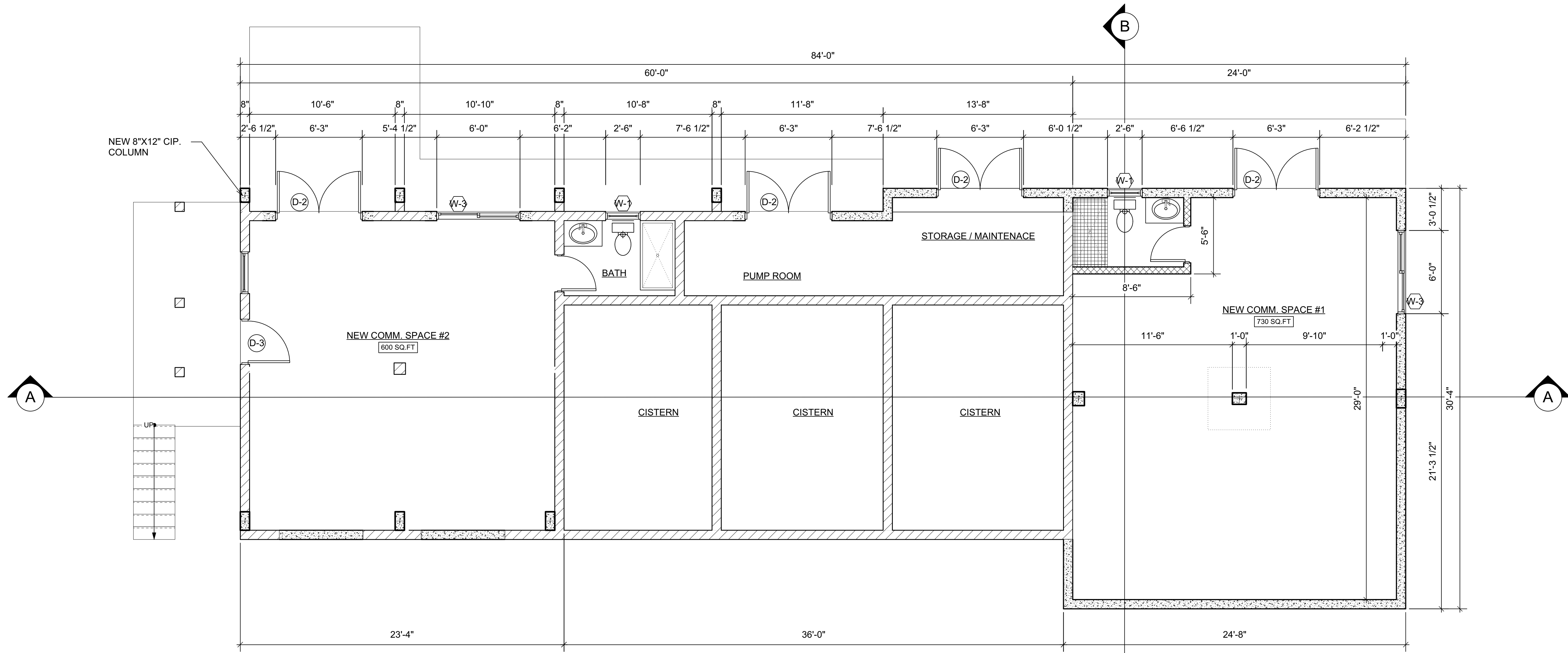
SHEET NO.:  
**A-1.0**  
 FILE NO:  
 Date: Jul 27, 2022  
 File name: CBLDR-CD.vwx

SHEET NAME:  
**Proposed Floor Plans**

SCALE: AS NOTED  
 1/4" = 1'-0"  
 1/2" = 1'-0"  
 1" = 1'-0"

**DOOR & WINDOW SCHEDULE**  
 Scale: 3/8" = 1'-0"

3



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

1

REVISIONS	DATE

[ X ] SCHEMATIC DESIGN  
[ ] DESIGN DEVELOPMENT  
[ ] CZM SUBMITTAL  
[ ] CONSTRUCTION DOCUMENT  
[ ] DPNR SUBMITTAL  
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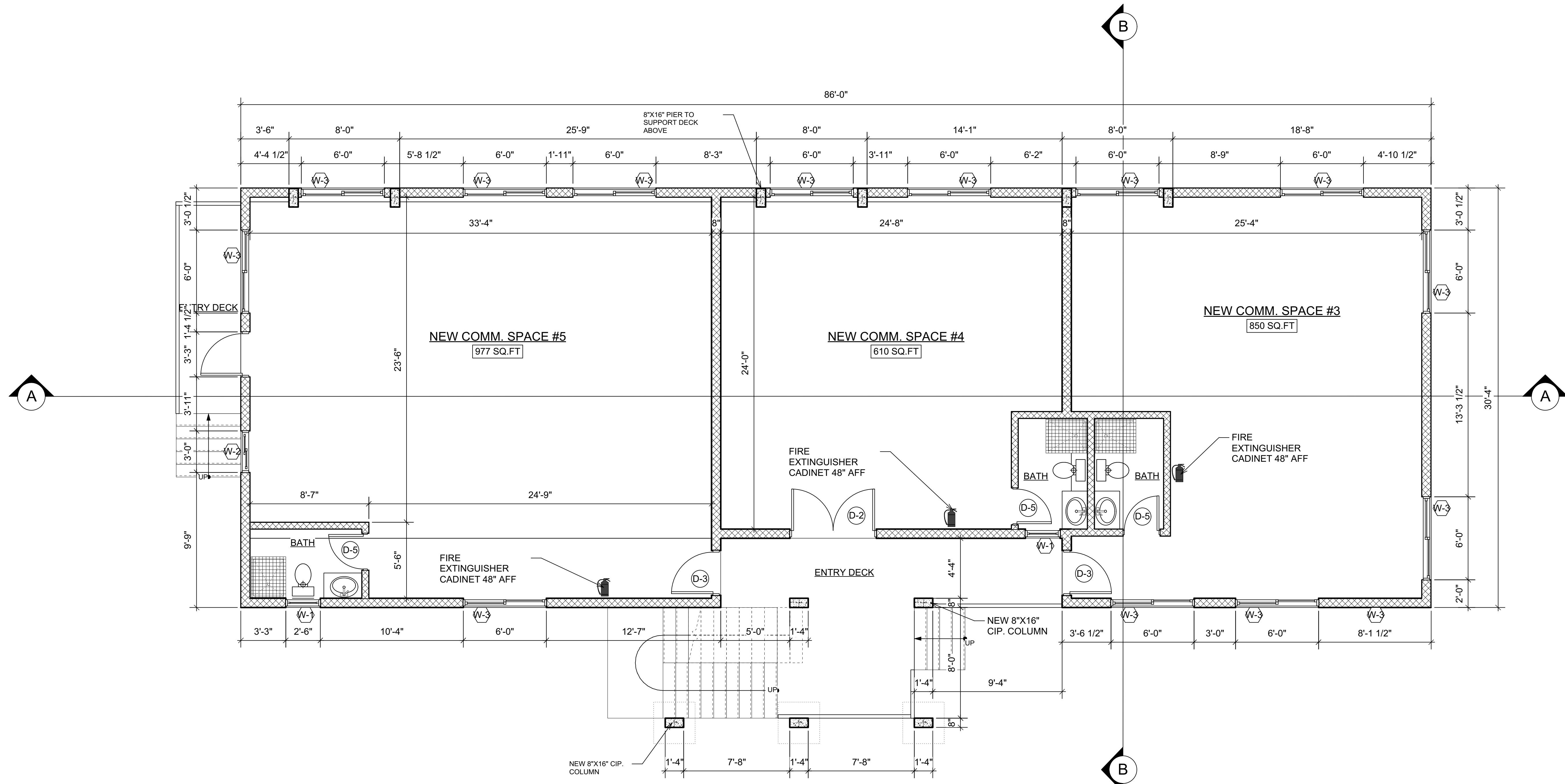
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**Proposed Floor Plans**

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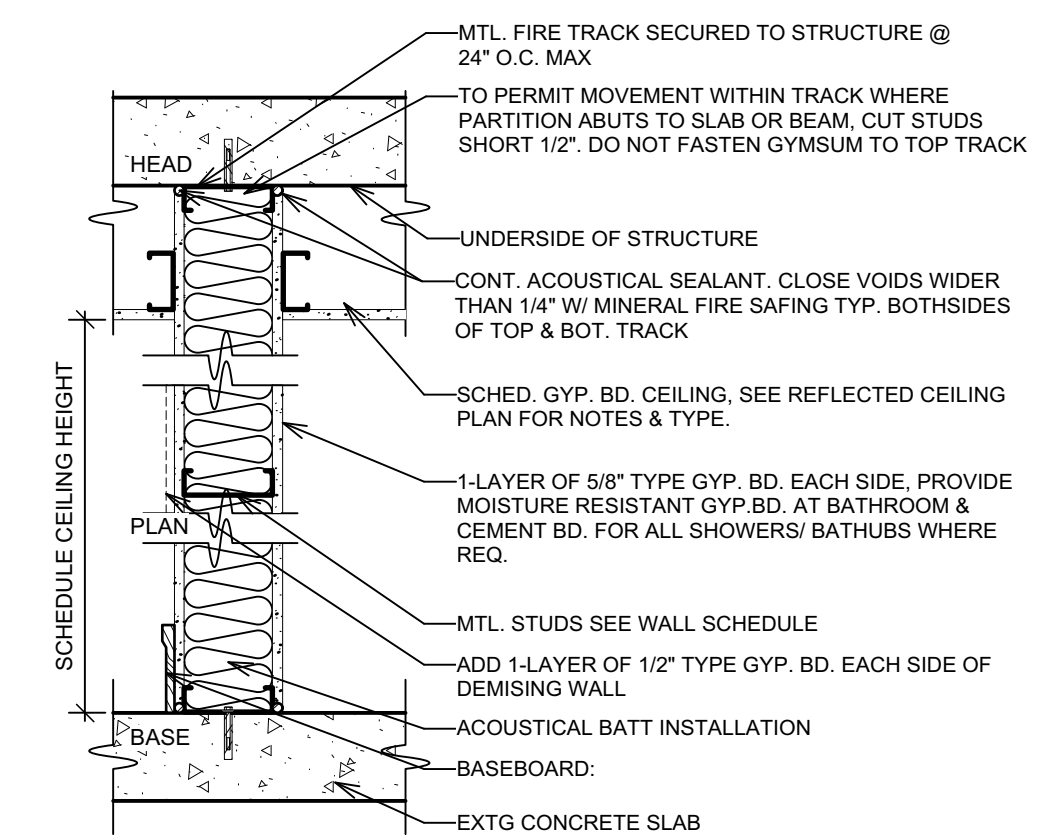
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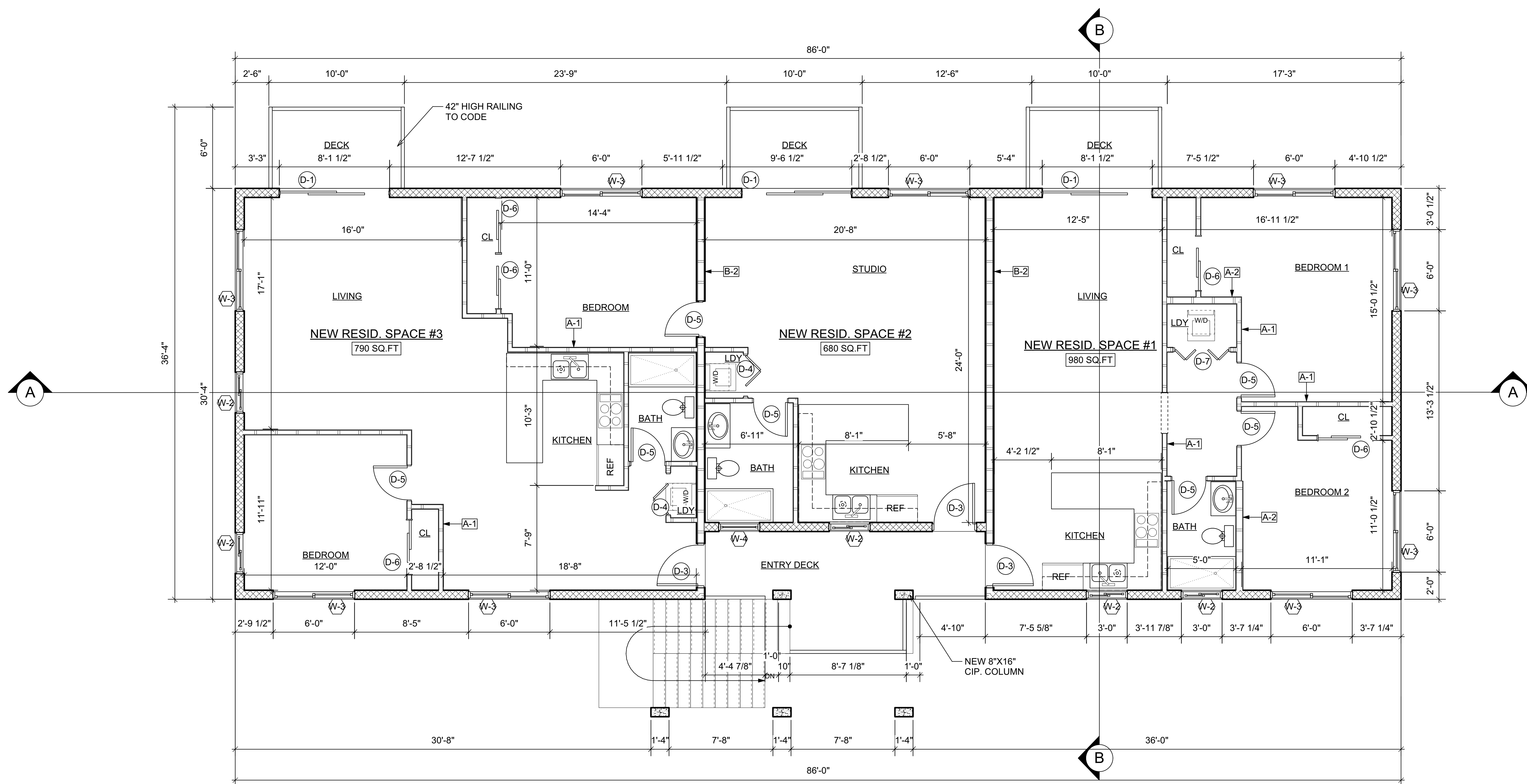
**PROPOSED LOWER LEVEL PLAN**

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

WALL PARTITIONS									
WALL TYPE	STUD SIZE	STUD GAUGE	STUD SPACING	WALL THK	WALL PANEL	INSUL.	FIRE RATING	TEST No.	S.T.C. RATING
A1	3.5x8"	20	16" O.C.	4.75"	1-LAYER 5/8" TYPE X GYP BD.	FULL	1 HR.	U-465	APPROX 54
A2	6"	20	16" O.C.	7.14"	1-LAYER 5/8" TYPE X GYP BD.	FULL	1 HR.	U-465	APPROX 54
B1	3.5x8"	20	16" O.C.	6.18"	2-LAYER 5/8" TYPE X GYP BD.	FULL	2 HR.	U-438	APPROX 54
B2	6"	20	16" O.C.	8.12"	2-LAYER 5/8" TYPE X GYP BD.	FULL	2 HR.	U-438	APPROX 54



WALL DETAIL - TYPE A  
 Scale: 1" = 1'-0"



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

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- DESIGN DEVELOPMENT
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- CONSTRUCTION DOCUMENT
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- REVISED DOCUMENT

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 LLC

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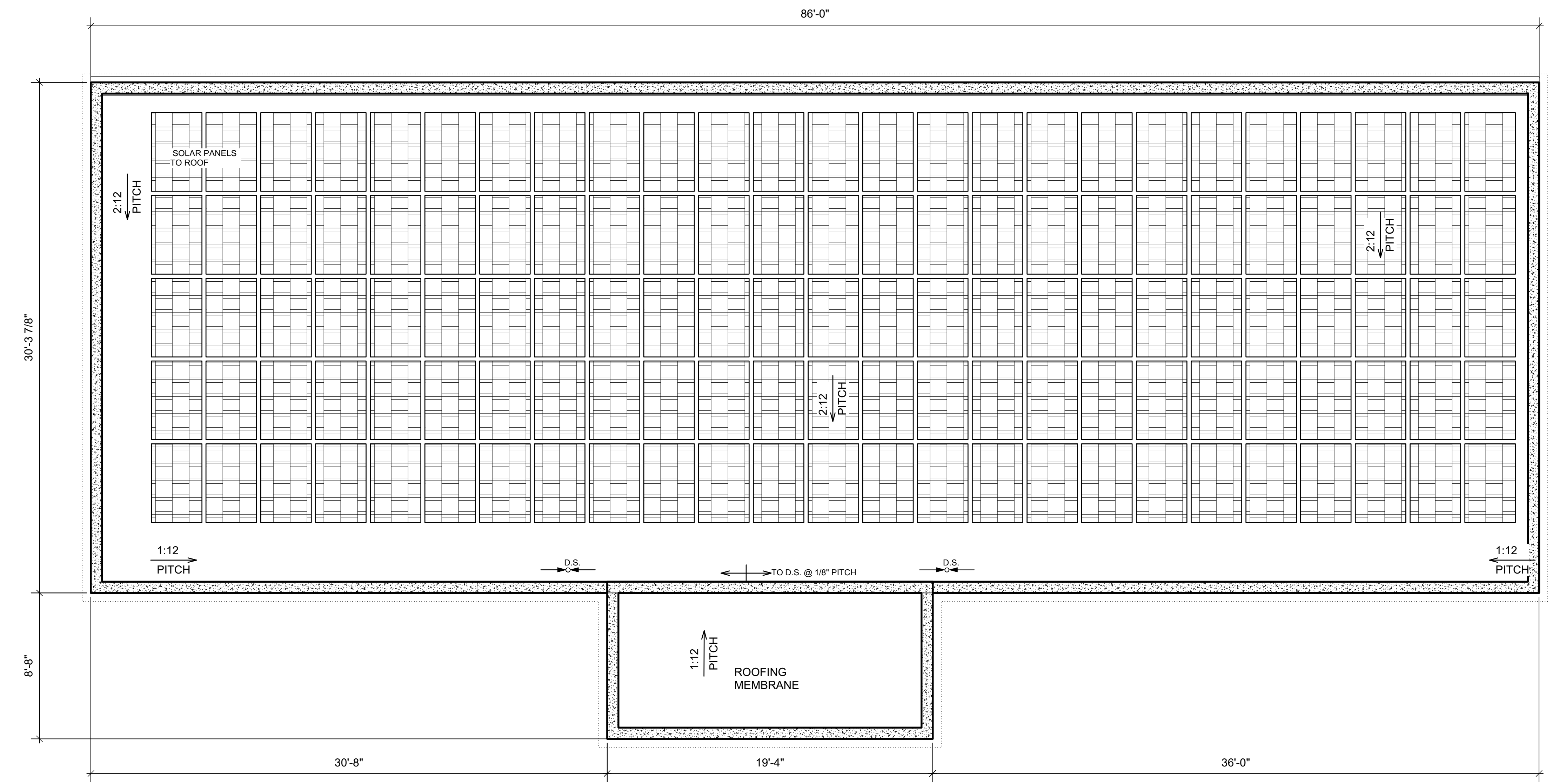
**A-1.3**

Date: Jul 27, 2022  
 File name: CBLDR-CD.vww

SHEET NAME:

**Proposed Roof Plans**

SCALE: AS NOTED  
 1/4" 1/2" 1 INCH



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

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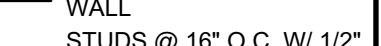
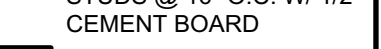
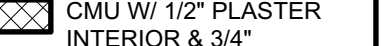
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SHEET NO.:

**A-2.0**

FILE NO.:

Date: Jul 27, 2022

File name: CBLDR-CD.vwx

SHEET NAME:

Proposed Building Elevations

SCALE: AS NOTED

1/4 1/2 1 INCH



**EAST ELEVATION**  
 Scale: 3/16" = 1'-0" 2



**NORTH ELEVATION**  
 Scale: 3/16" = 1'-0" 3



**WEST ELEVATION**  
 Scale: 3/16" = 1'-0" 4



**SOUTH ELEVATION**  
 Scale: 3/16" = 1'-0" 1

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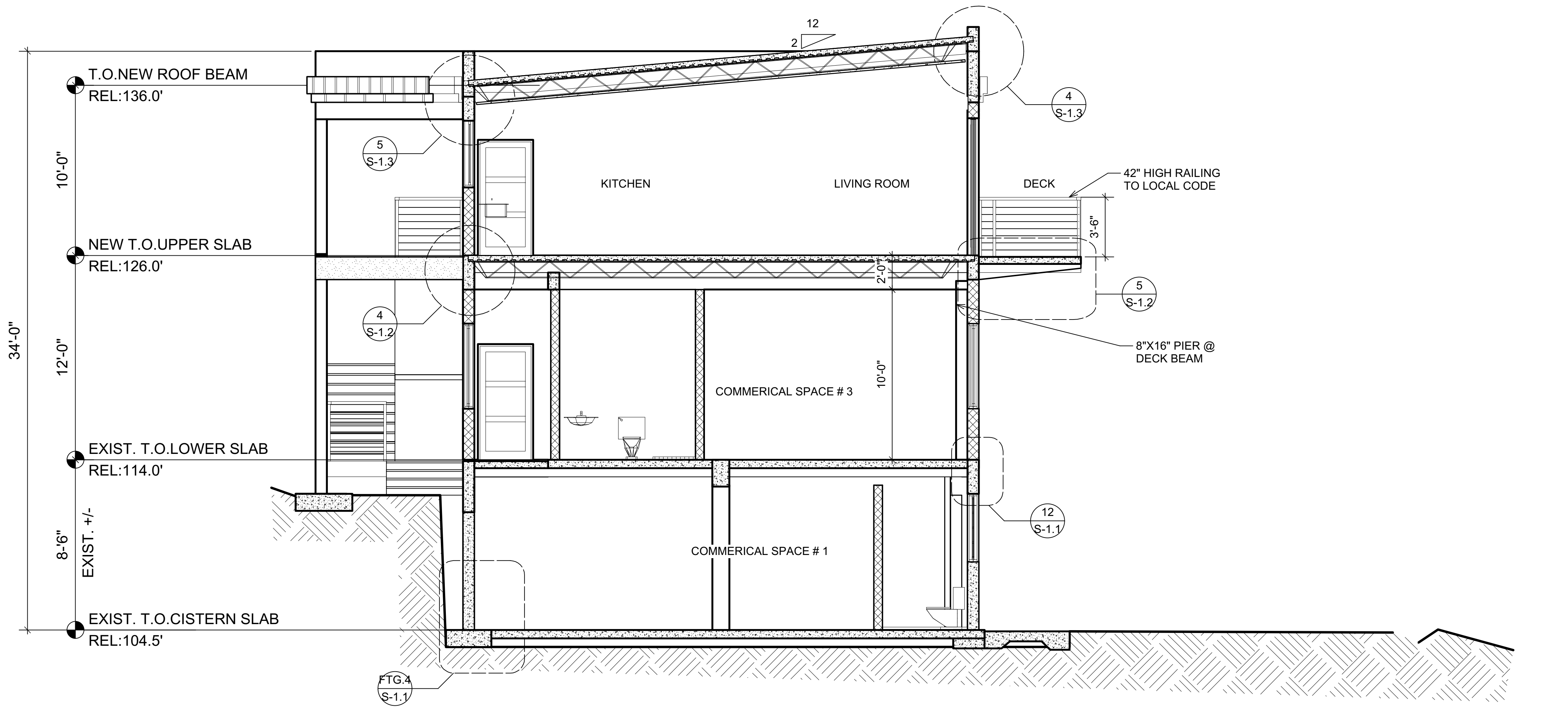
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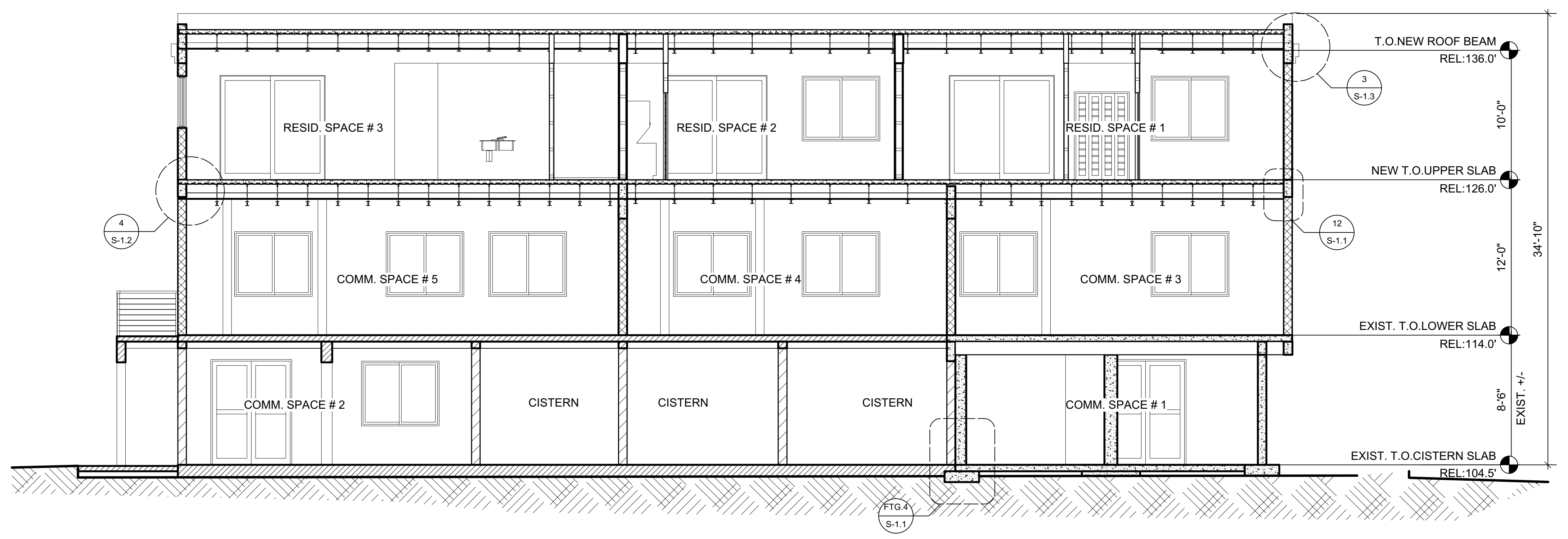
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**BUILDING SECTION B-B**  
Scale: 1/4" = 1'-0" 1



**BUILDING SECTION A-A**  
Scale: 3/16" = 1'-0" 1

SHEET NO.:  
**A-2.1**  
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**Proposed Building Section**

SCALE: AS NOTED  
1/4 1/2 1 INCH



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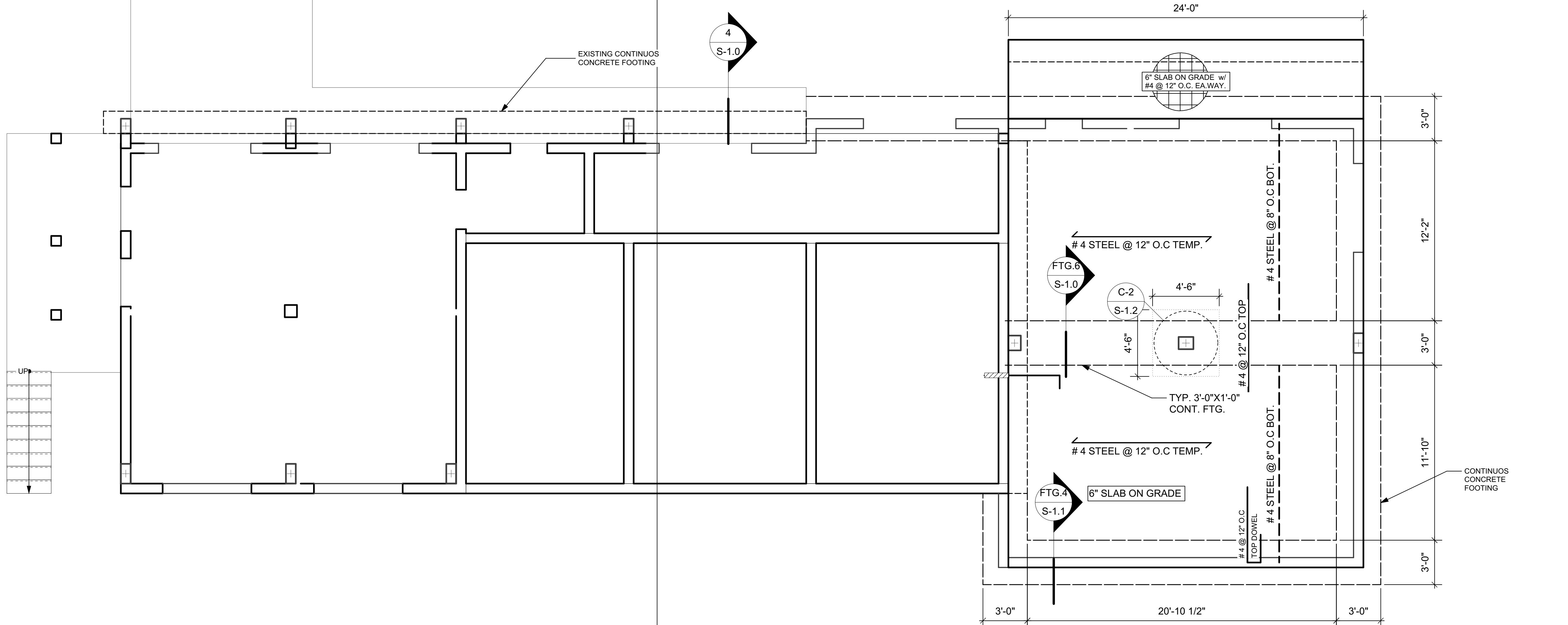
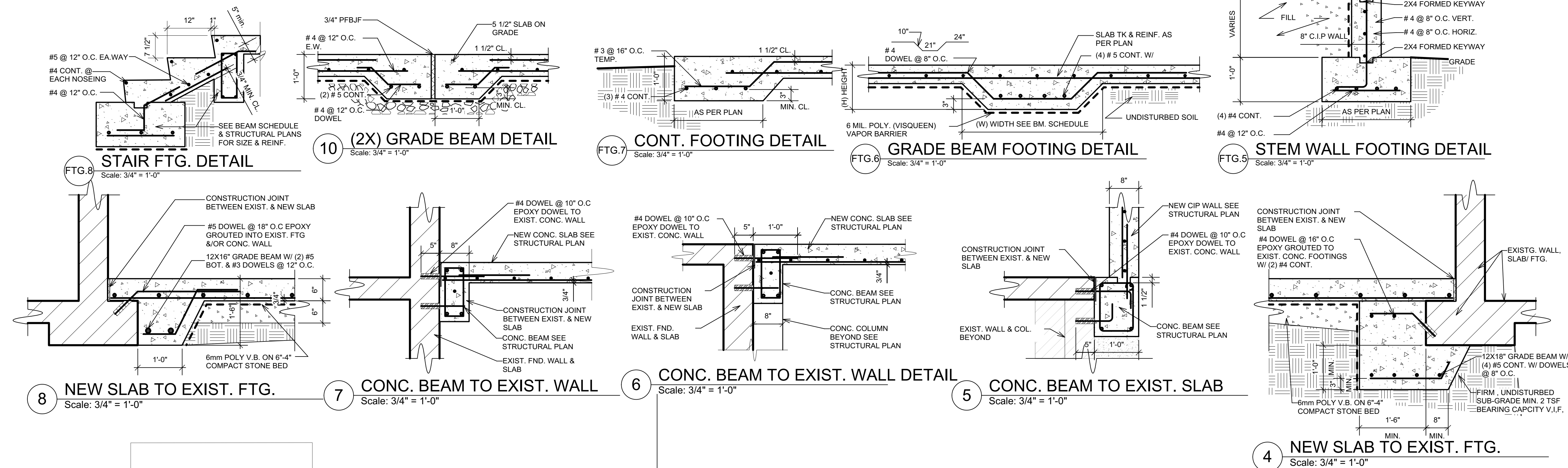
**S-1.0**

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**Structural Floor Plans**

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



**PROPOSED FOUNDATION PLAN**  
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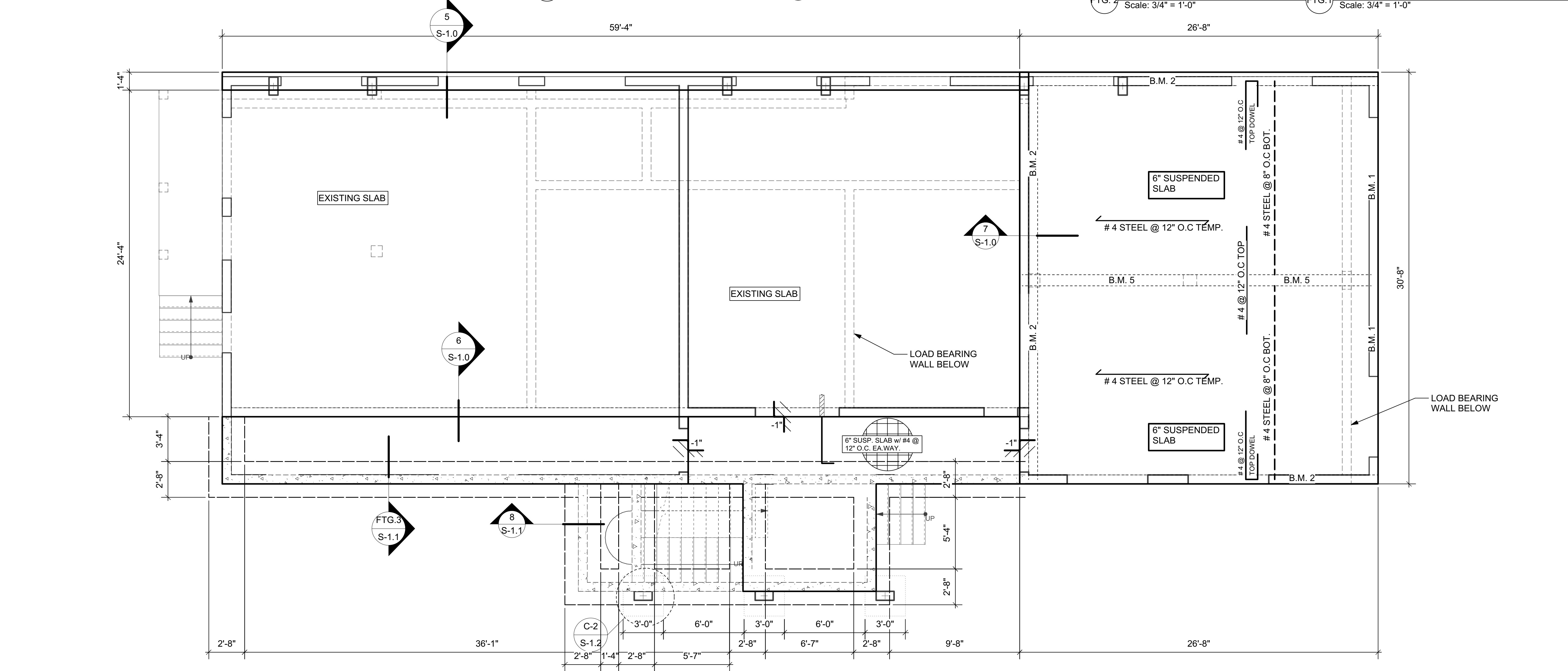
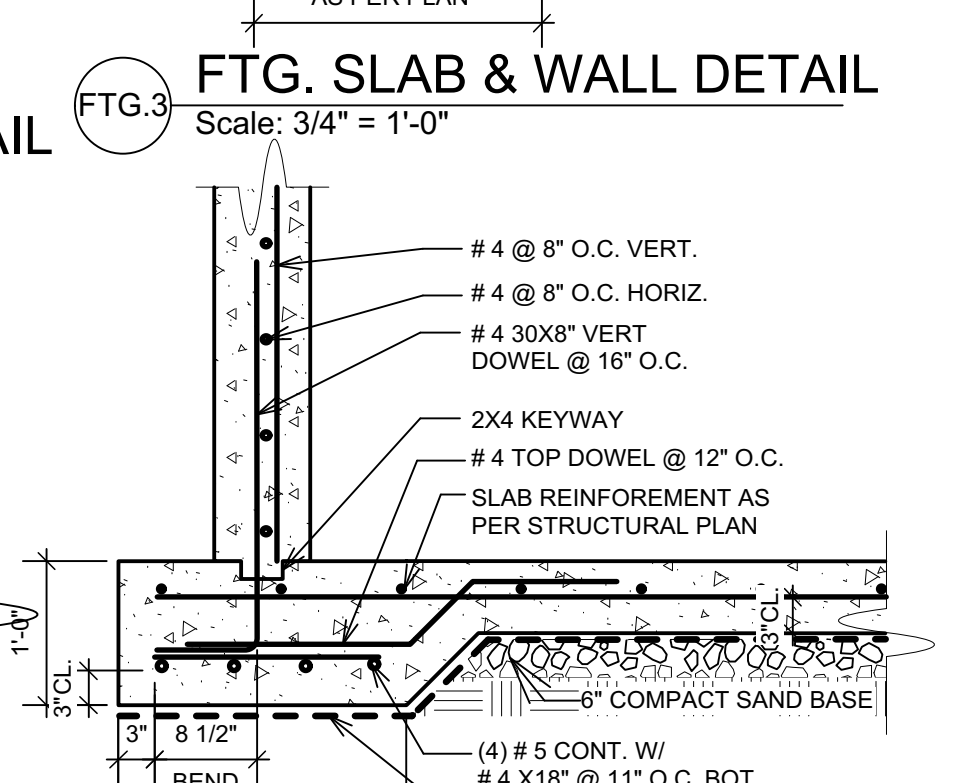
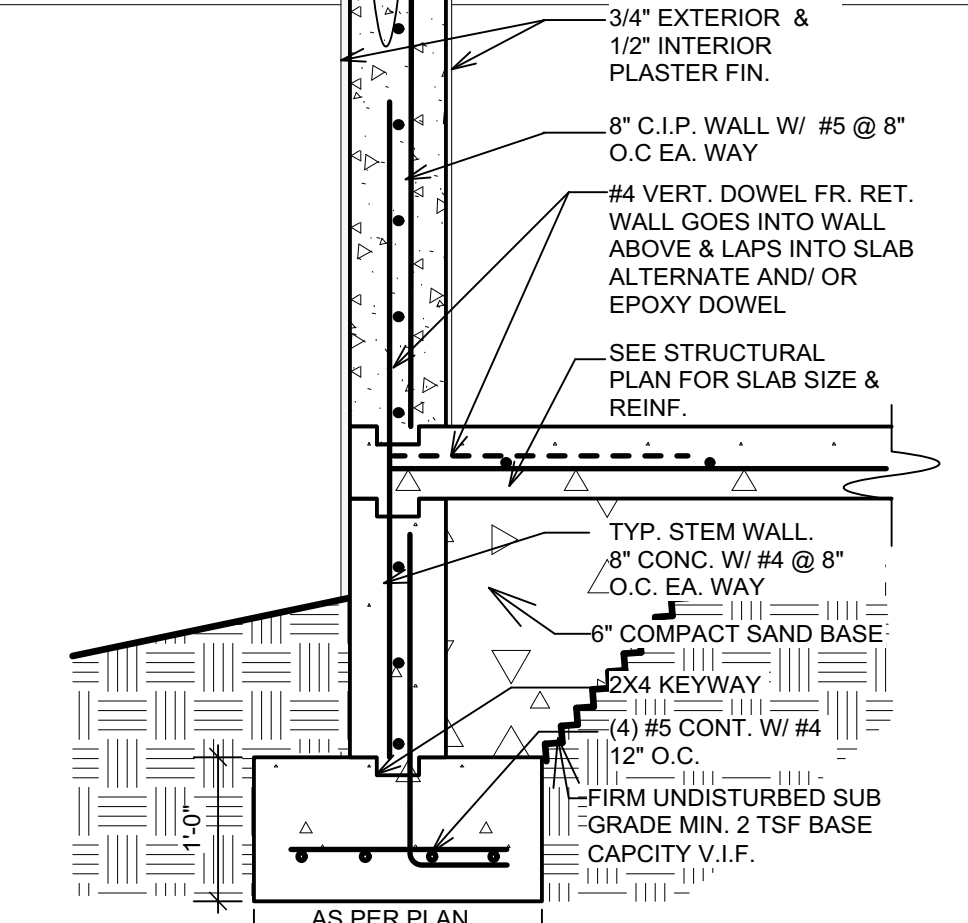
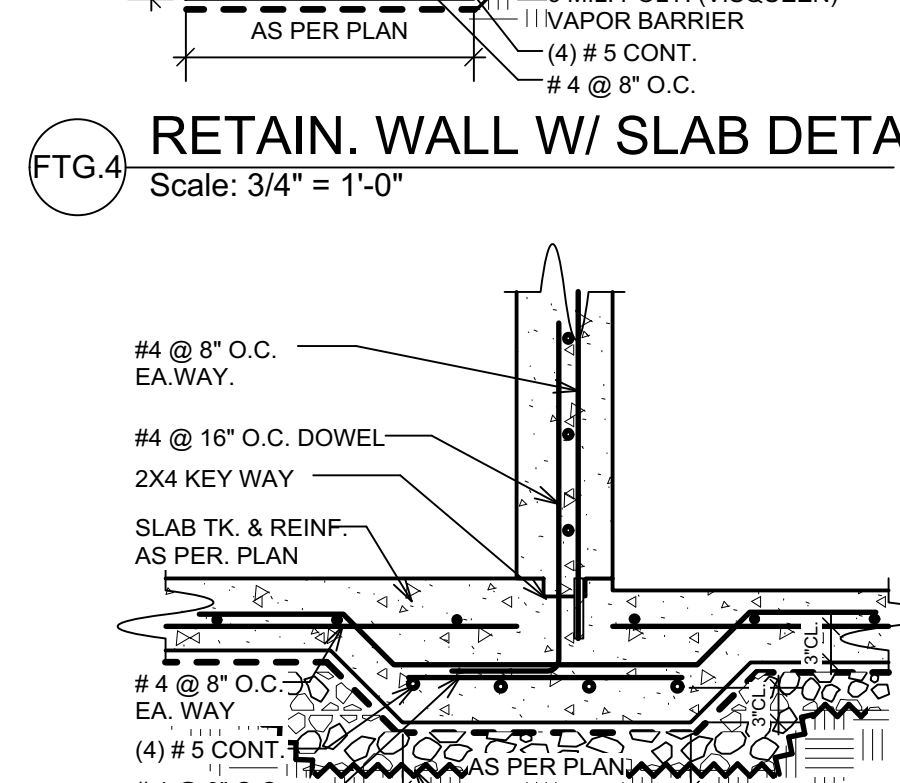
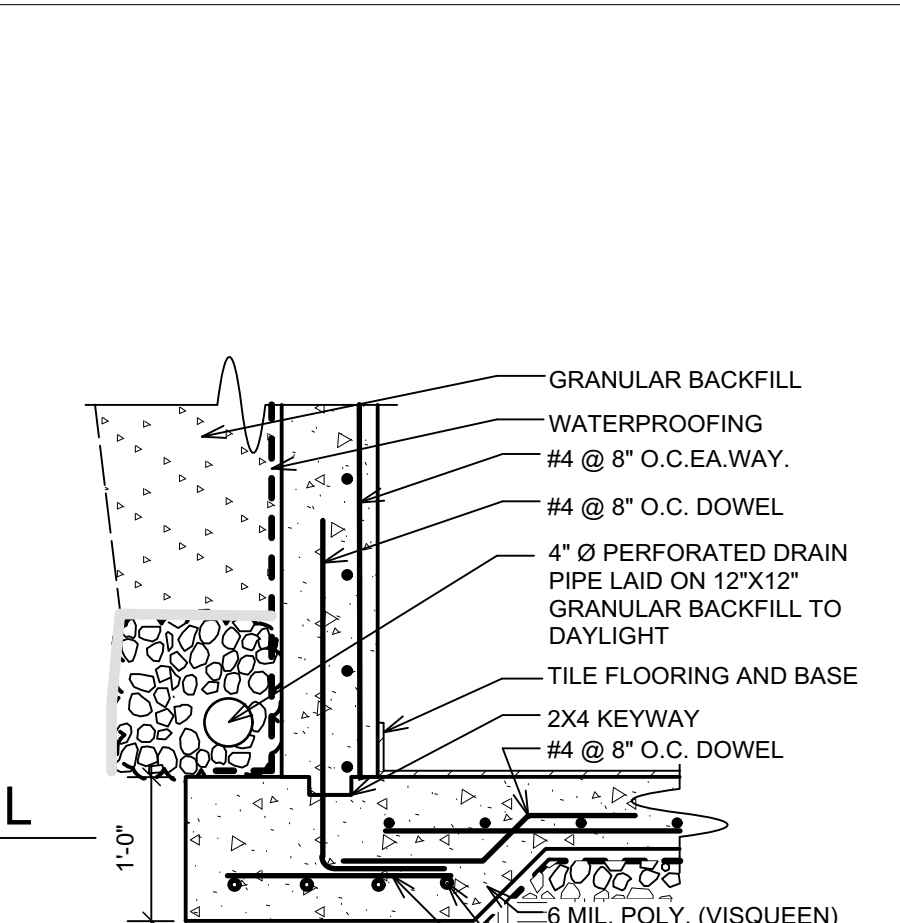
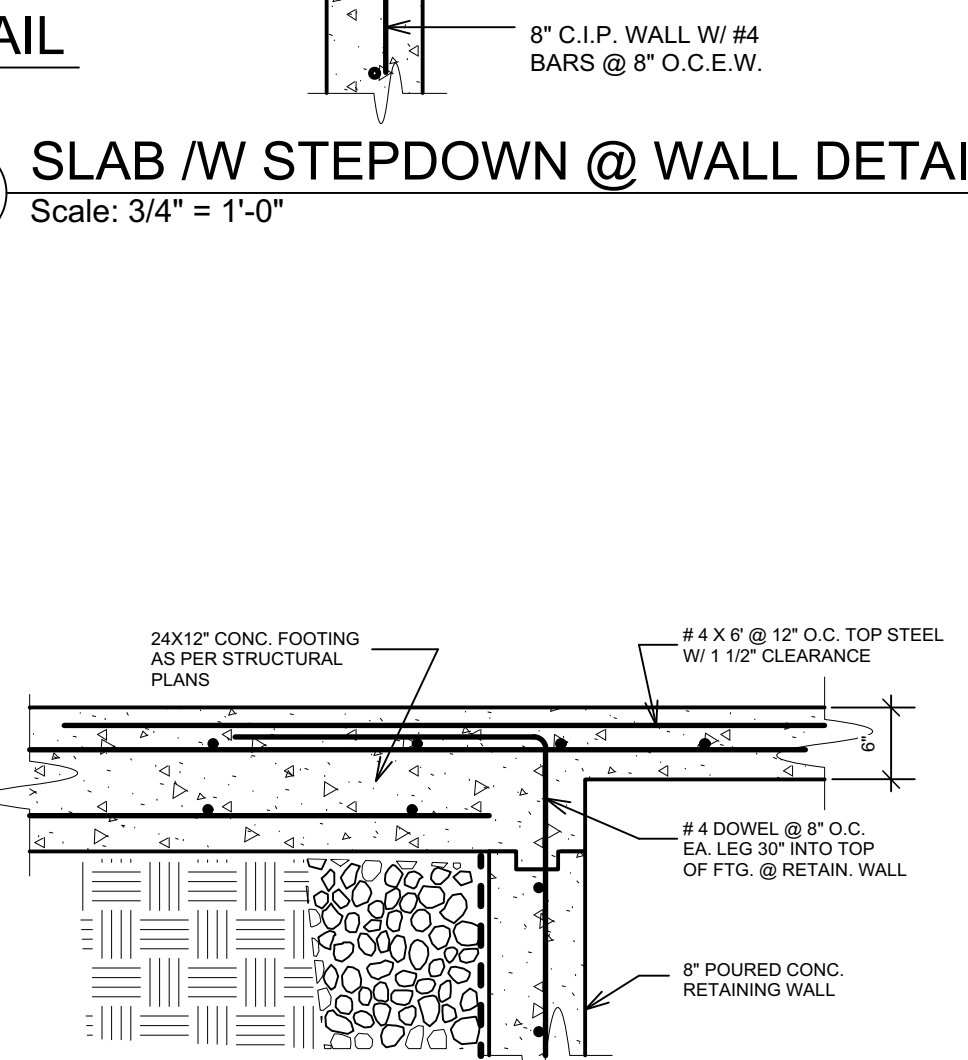
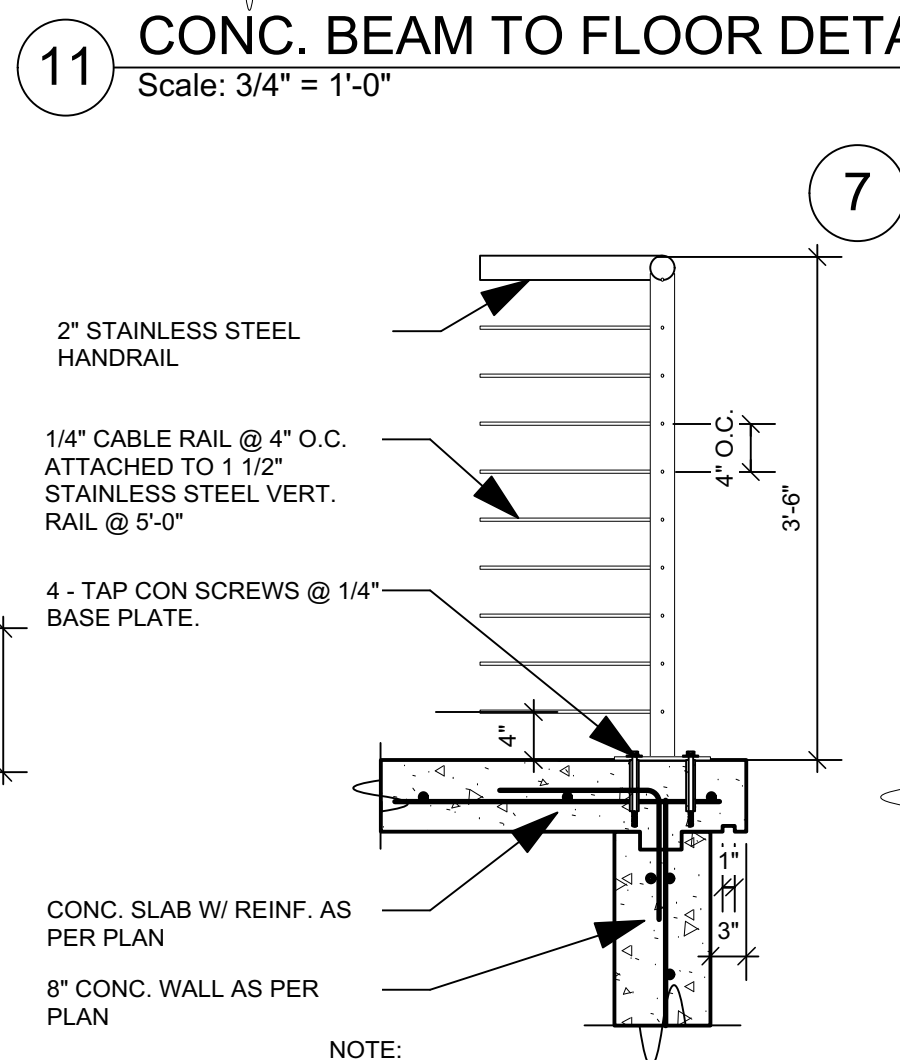
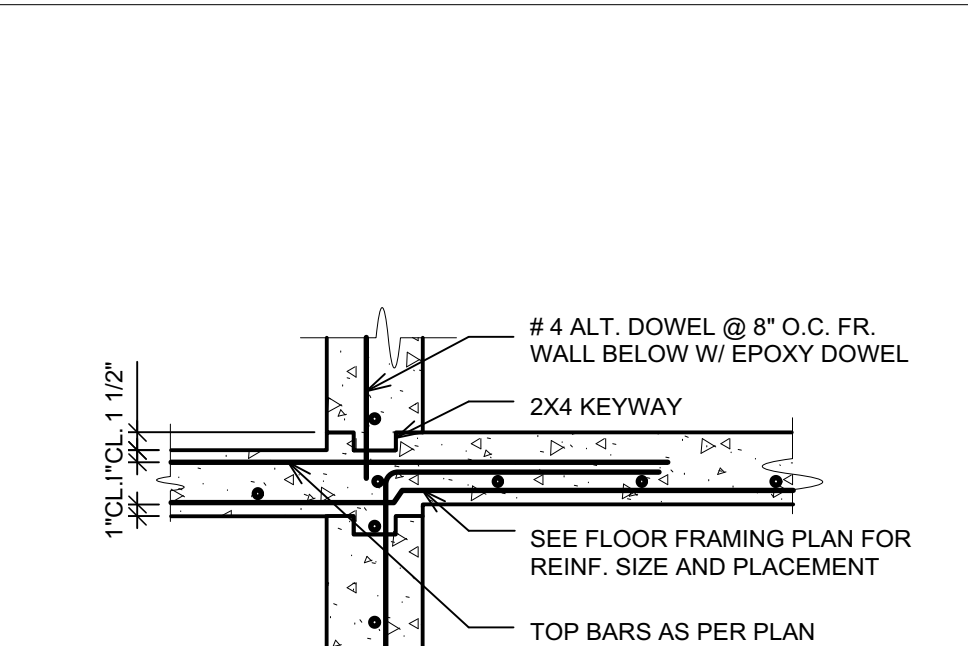
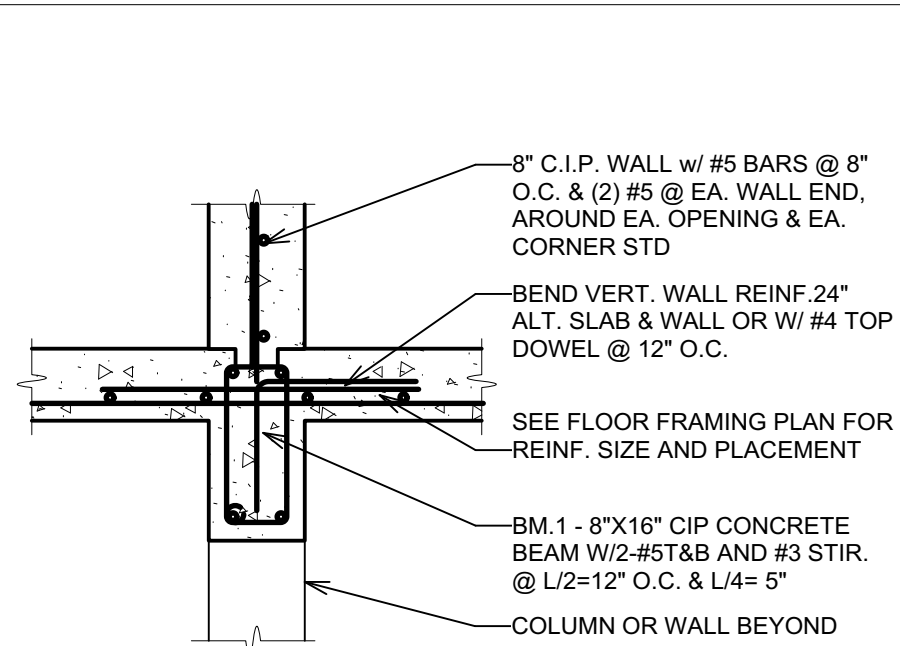
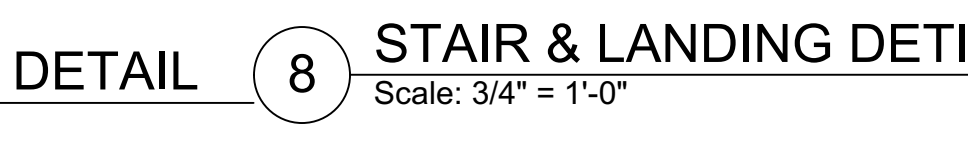
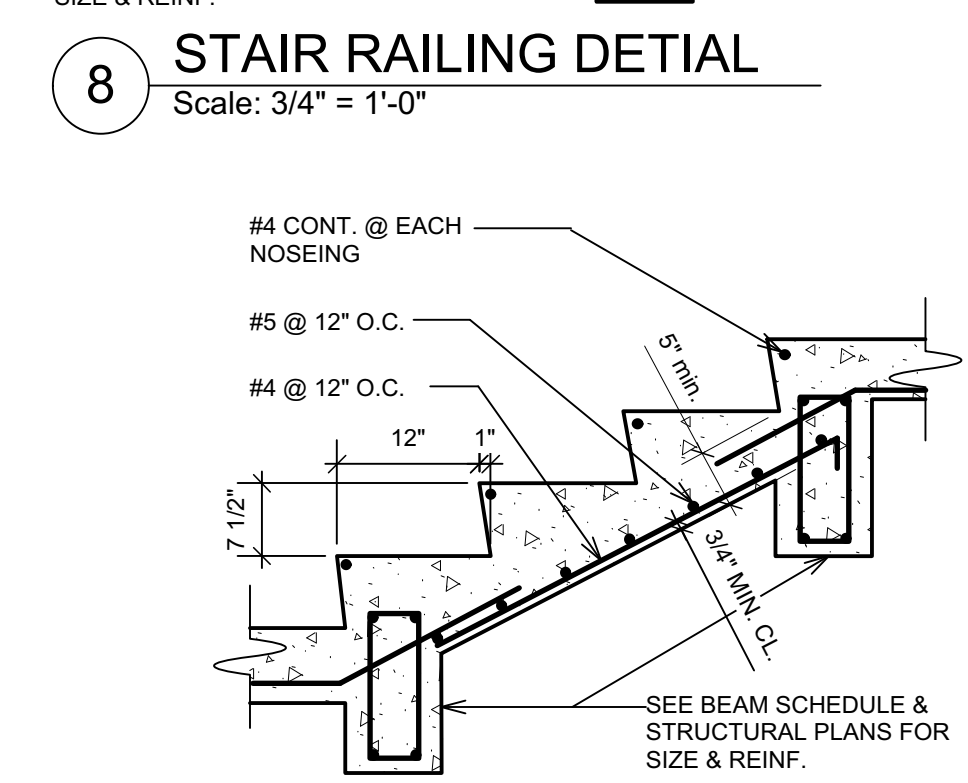
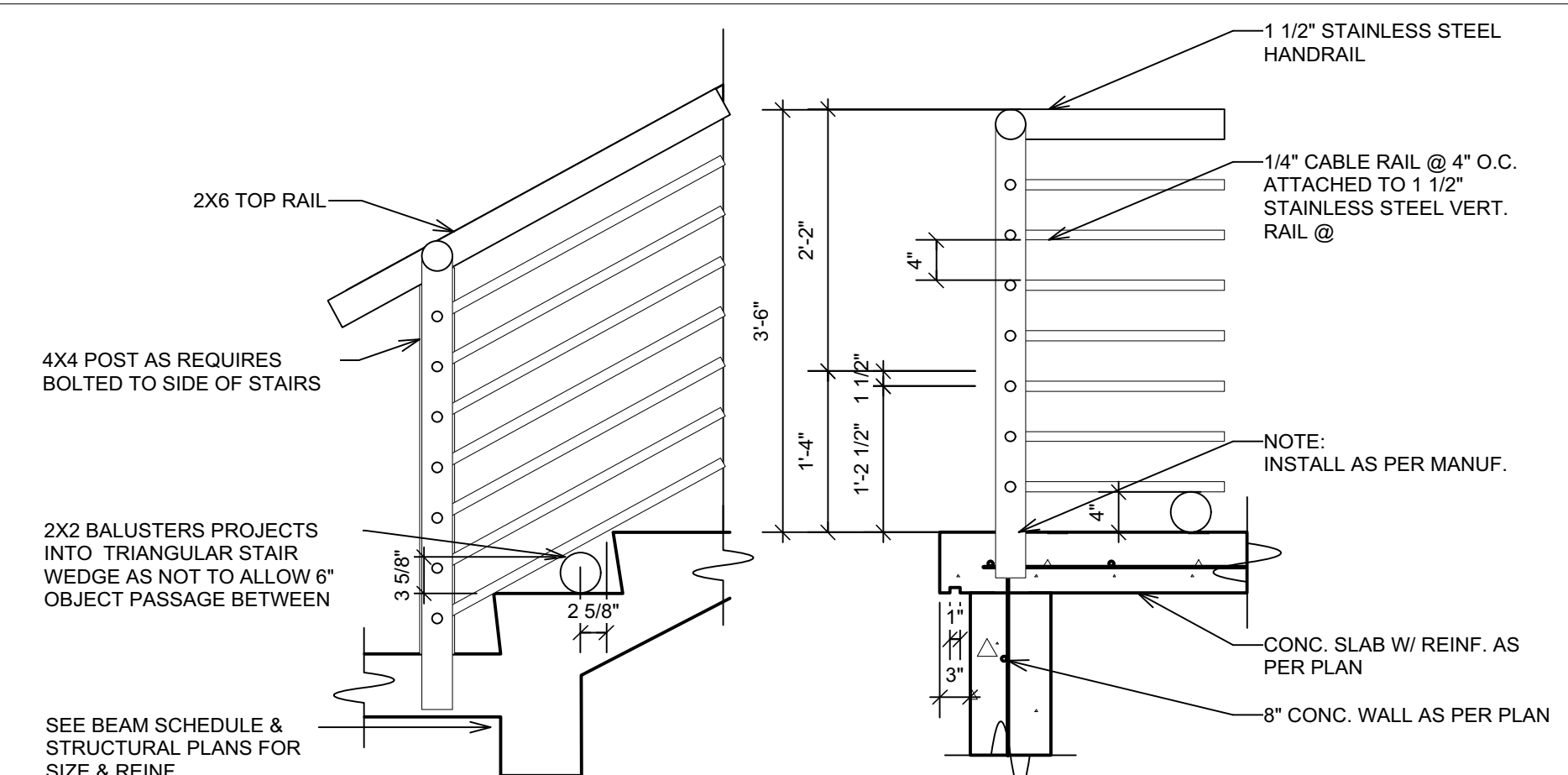
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Date: Jul 27, 2022  
File name: CBLDR-CD.vwx

SHEET NAME:

**Structural Floor Plans**

SCALE: AS NOTED  
1/4" = 1/2" 1/8" = 1/4" 1/16" = 1/8"



**LOWER FLOOR FRAMING PLAN**  
Scale: 1/4" = 1'-0"

REVISIONS	DATE

5C-AR HOLDINGS, LLC

PCL # 5C  
ESTATE ANNA'S RETREAT  
ST. THOMAS, U.S.V.I.

**GENERAL NOTES:**  
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
2. PRECEDENCE OVER SCALED DRAWINGS: ALL WORK SHALL BE VERIFIED AT SITE. ANY DISCREPANCIES SHALL BE RESOLVED WITH DESIGNER PRIOR TO CONSTRUCTION. ALL WORK SHALL BE PERFORMED BY LICENSED V.I. CONTRACTORS AND SUBS IN ACCORDANCE WITH THE 2018 UNIFORM BUILDING CODE (U.B.C.) AND/OR (C.A.B.O.)  
3. WIND LOADS - 165 Mph  
4. DOOR AND WINDOW DIMENSIONS ARE NOMINAL. REFER TO MANUFACTURER'S SPECIFICATIONS FOR EXACT ROUGH-IN DIMENSION. CMU WALL DIMENSIONS ARE NOMINAL.

**DESIGN VALUES:**  
CONCRETE: Fc=3000 PSI; AFTER 90 DAYS  
GUNITTE CONCRETE: Fc=5000 PSI; AFTER 90 DAYS  
STEEL BARS: Fy=60,000 PSI GRADE 60 LUMBER: SYP NO.1  
50 LBS PER CU. FT. RETENTION PROX. TO TERRAIN.  
35 LBS PER CU. FT. RETENTION NOMINAL.

**WALL LEGEND**

- EXISTING MASONRY WALL
  - STUDS @ 16" O.C. W/ 1/2" CEMENT BOARD
  - CMU W/ 1/2" PLASTER INTERIOR & 3/4" EXTERIOR
  - POURED CONCRETE WALL
- SEE DETAIL FOR REINF.

**ENGINEER**

PAUL FERRERAS, P.E.  
P.O. BOX 600122  
ST. THOMAS, USVI 00801  
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STAMP

SHEET NO.:

**S-1.2**

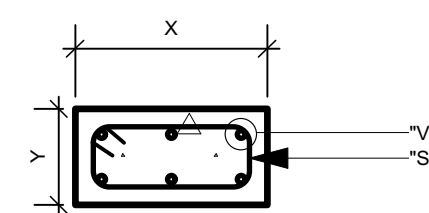
Date: Jul 27, 2022  
File name: CBLDR-CD.vwx

SHEET NAME:

**Structural Floor Plans**

SCALE: AS NOTED

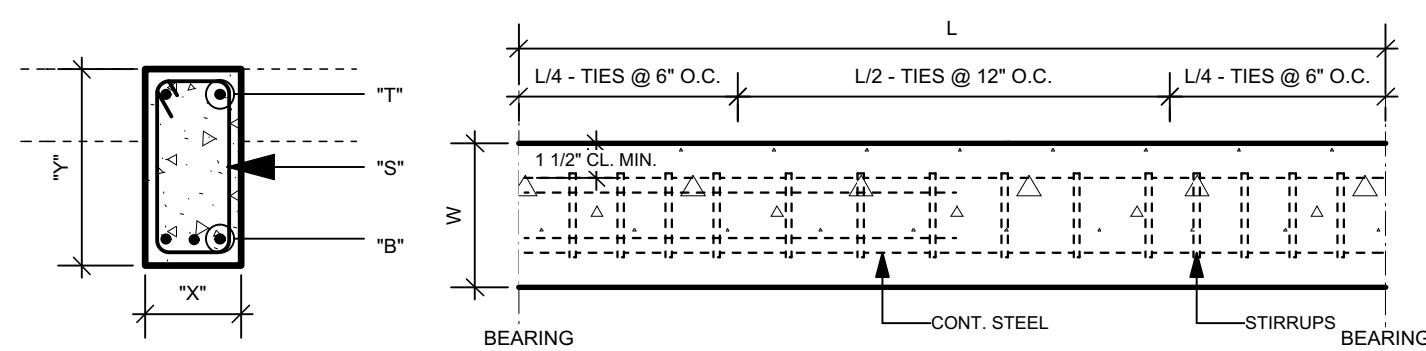
1/4" = 1'-0" 1/2" 1"



COLUMN SCHEDULE				
Concrete Dimensions			Reinforcement	
COL. #	X	Y	"V" BARS	"S" BARS
C-1	8"	14"	4 #5	L/2 @ 6" & L/4 @ 3" O.C.
C-2	10"	10"	8 #5	L/2 @ 4" & L/4 @ 3" O.C.

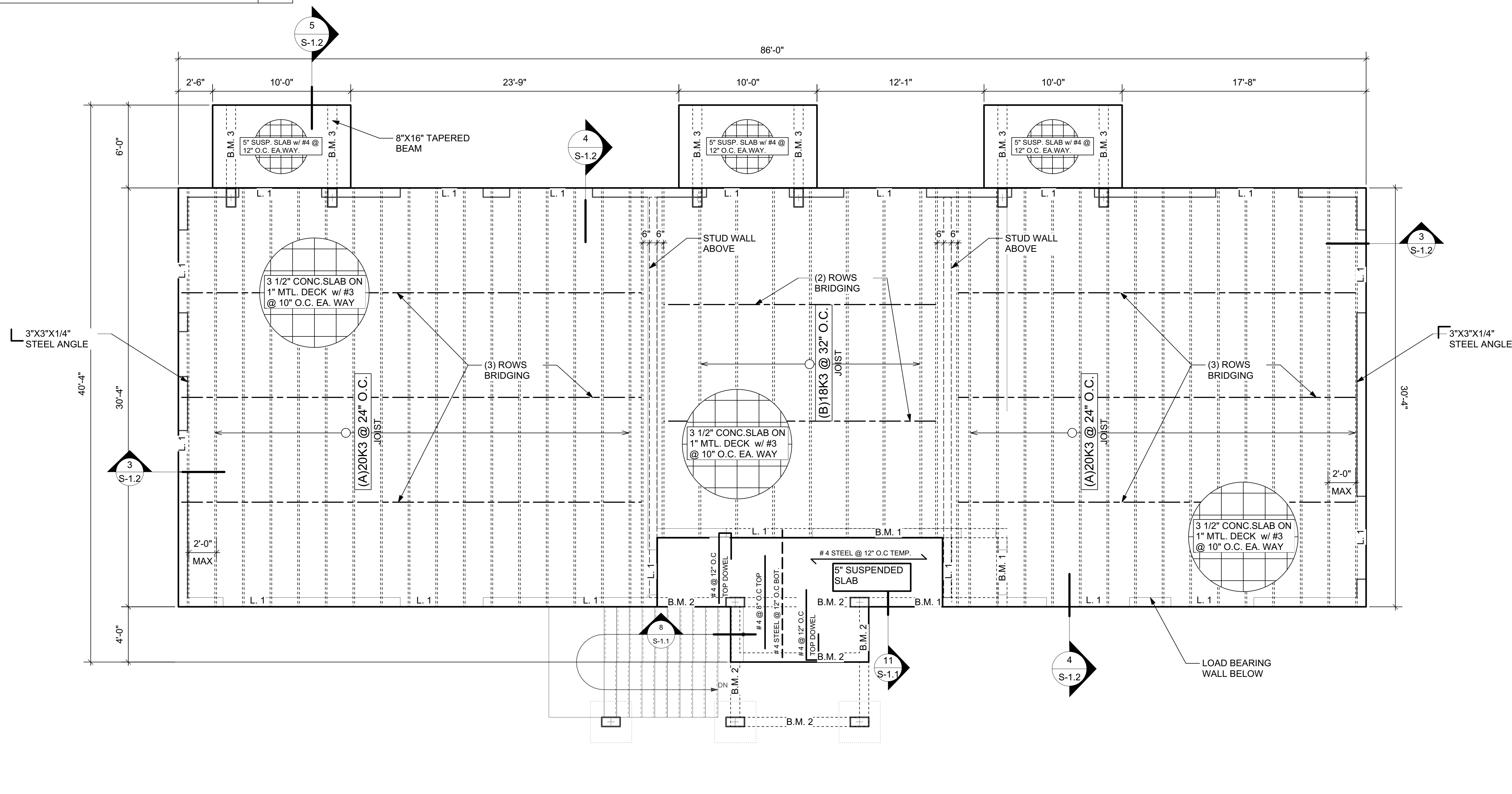
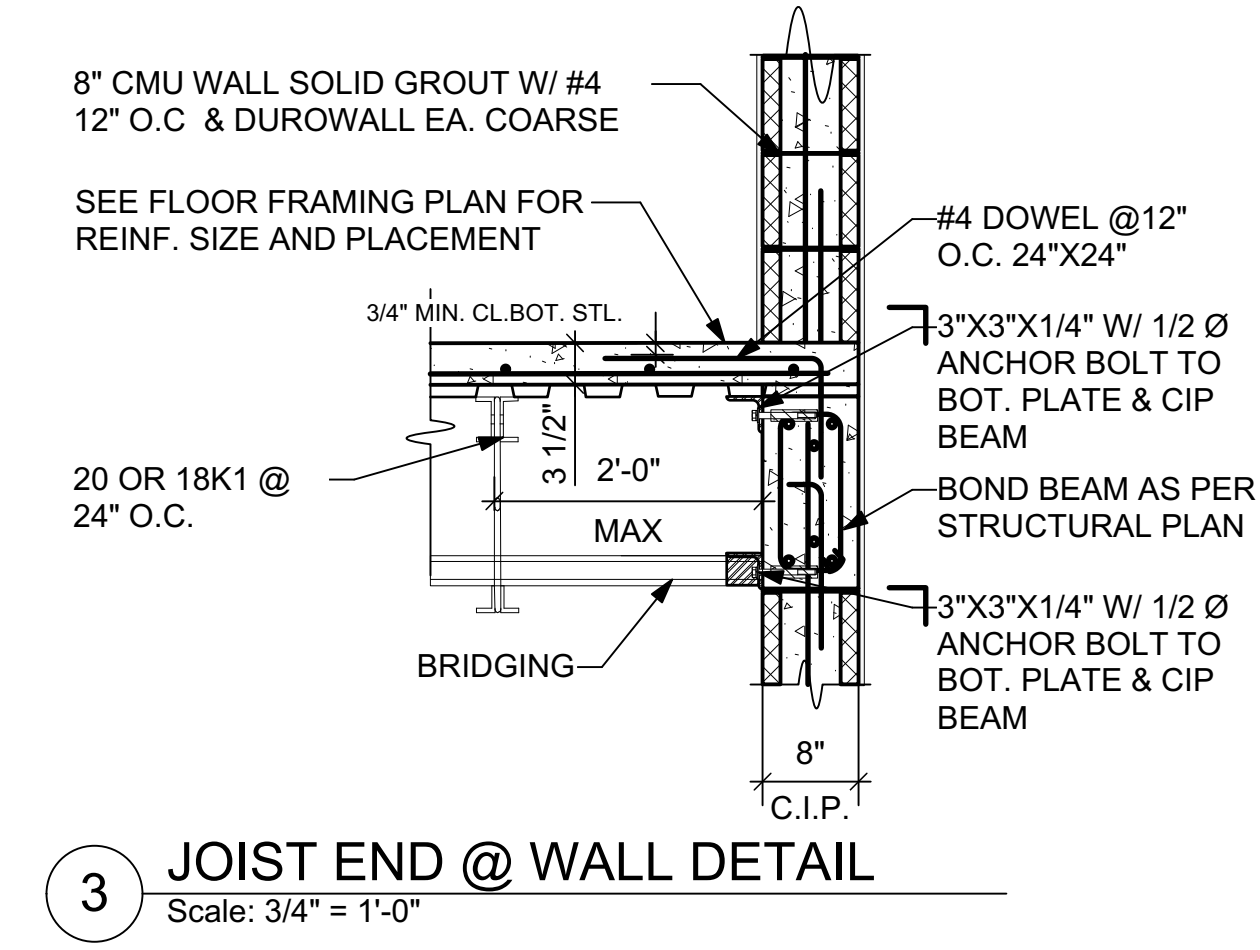
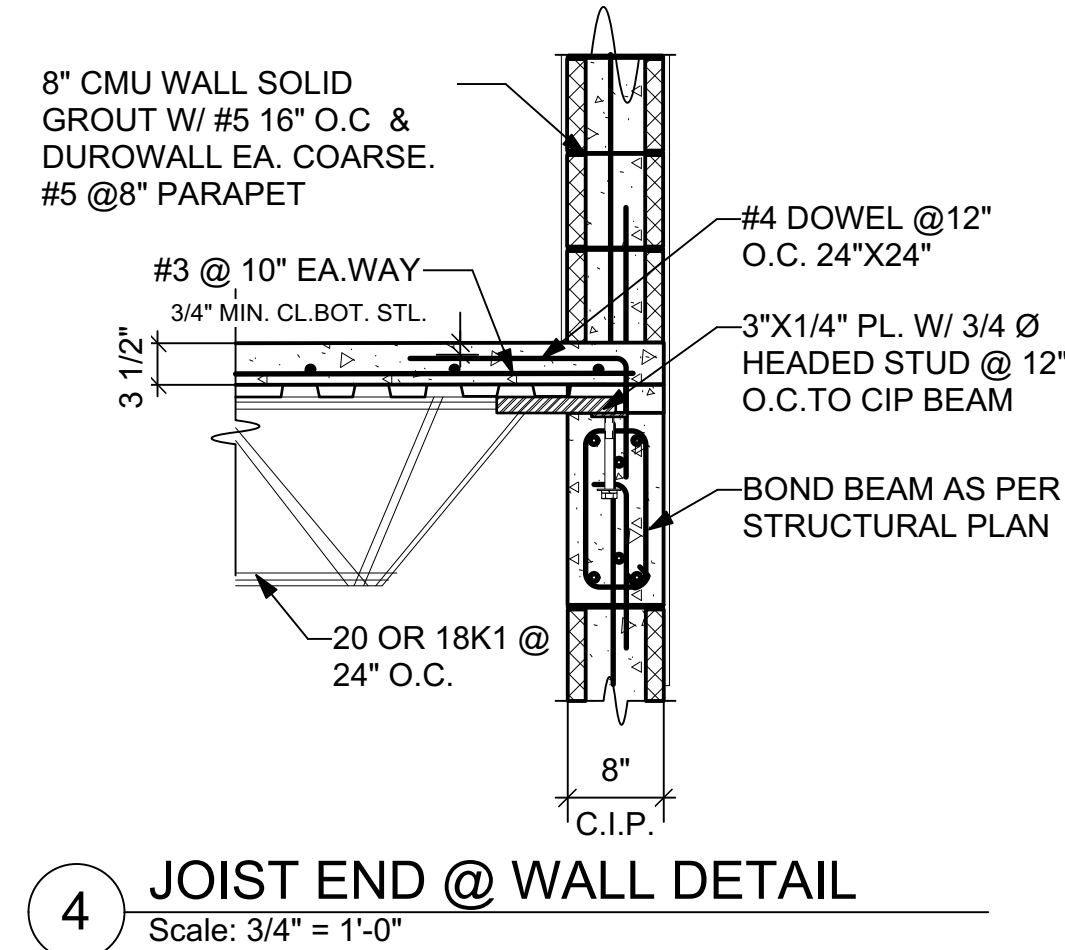
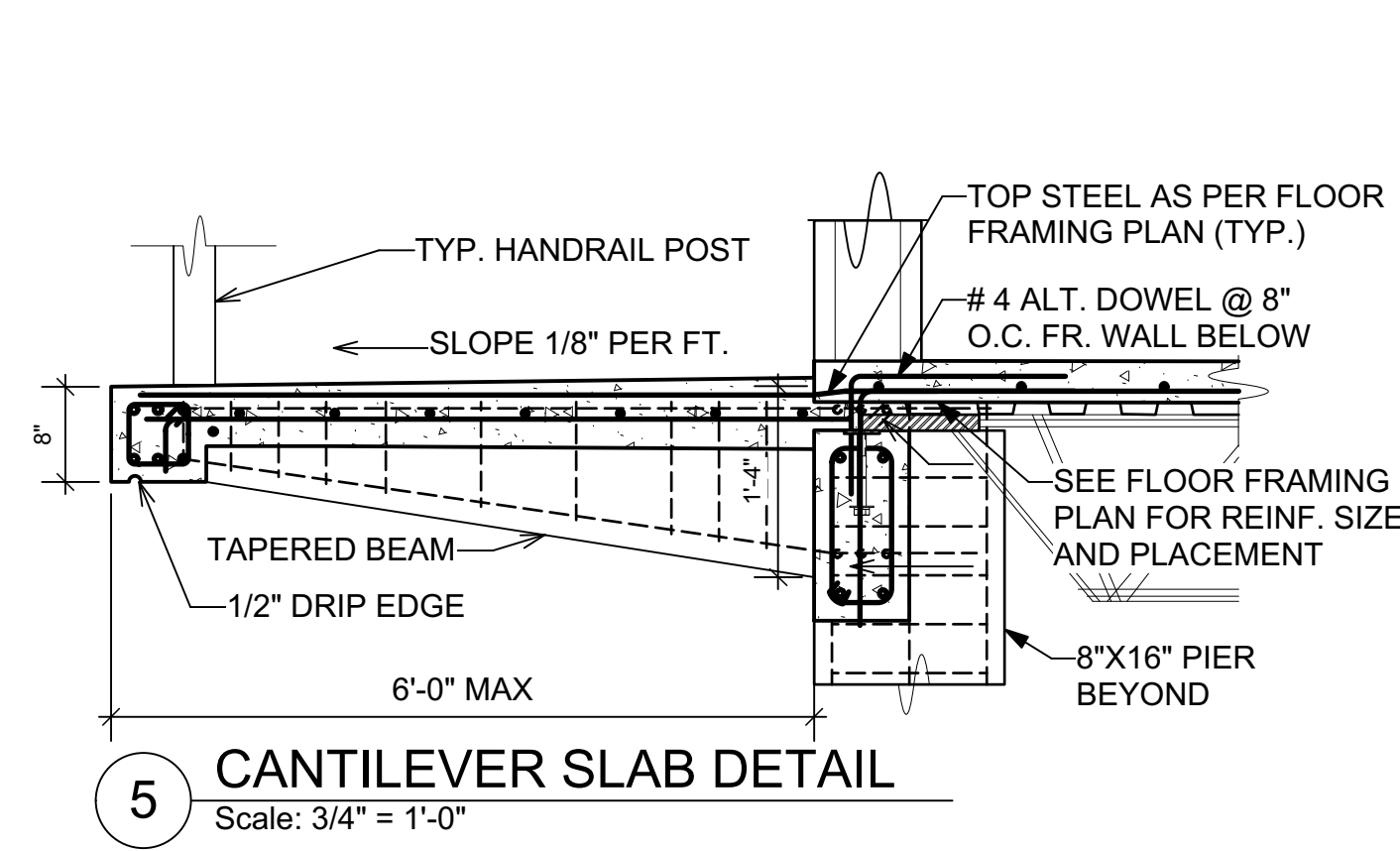
STANDARD COLUMN DETAILS

BEAM SCHEDULE									
Concrete Dimensions				Reinforcement					
BEAM NUMBER	(L) SPAN (ft.)	X (ft.)	Y (ft.)	"T" BARS SIZE	"B" BARS SIZE	ARS SPACING	L/4	L/2	NOTES
L-1	8"	14"	14"	(2)#5	(2)#5	#3	3 1/2"	7"	LINTEL BEAM
BM-1	8"	16"	16"	(2)#5	(4)#5	#3	4"	8"	RING BEAM
BM-2	8"	14"	14"	(2)#5	(2)#5	#3	3 1/2"	7"	RING BEAM
BM-3	8"	14"	14"	(3)#5	(2)#5	#3	4"	8"	HIP BEAM
BM-4	10"	16"	16"	(5)#5	(5)#5	#3	4"	8"	RING BEAM



STANDARD BEAM DETAILS

STRUCTURAL COLUMN & BEAM SCHEDULE & DETAIL	
Scale: 3/4" = 1'-0"	



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REVISIONS	DATE

- [X] SCHEMATIC DESIGN
- [ ] DESIGN DEVELOPMENT
- [ ] C2M SUBMITTAL
- [ ] CONSTRUCTION DOCUMENT
- [ ] DPNR SUBMITTAL
- [ ] REVISED DOCUMENT

5C-AR HOLDINGS, LLC

PCL.# 5C  
ESTATE ANNA'S RETREAT  
ST. THOMAS, U.S.V.I.

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 \*WIND LOADS - \*165 Mph\*

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DESIGN VALUES:  
 CONCRETE:  $F_c=3000$  PSI; AFTER 30 DAYS  
 GUNITED CONCRETE:  $F_c=5000$  PSI; AFTER 30 DAYS  
 STEEL BARS:  $F_y=60,000$  PSI GRADE 60 LUMBER: SYP NO.1  
 50 LBS PER CU. FT. RETENTION  
 PROX. TO TERRAIN  
 35 LBS PER CU. FT. RETENTION

**WALL LEGEND**

- [Symbol] EXISTING MASONRY
- [Symbol] WALL
- [Symbol] STUDS @ 16" O.C. W/ 1/2" CEMENT BOARD
- [Symbol] CMU W/ 1/2" PLASTER INTERIOR & 3/4" EXTERIOR
- [Symbol] POURED CONCRETE WALL
- [Symbol] SEE DETAIL FOR REINF.

**ENGINEER**

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SHEET NO.:

**S-1.3**

Date: Jul 27, 2022  
 File name: CBLDR-CD.vwx

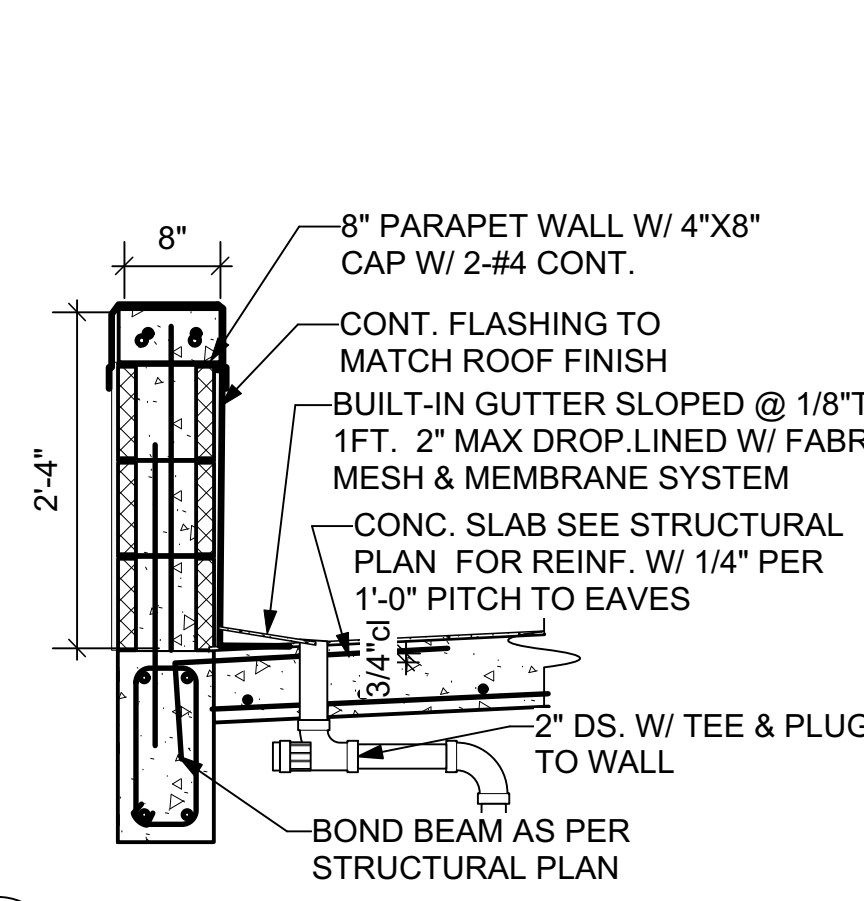
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**Roof Framing Plans**

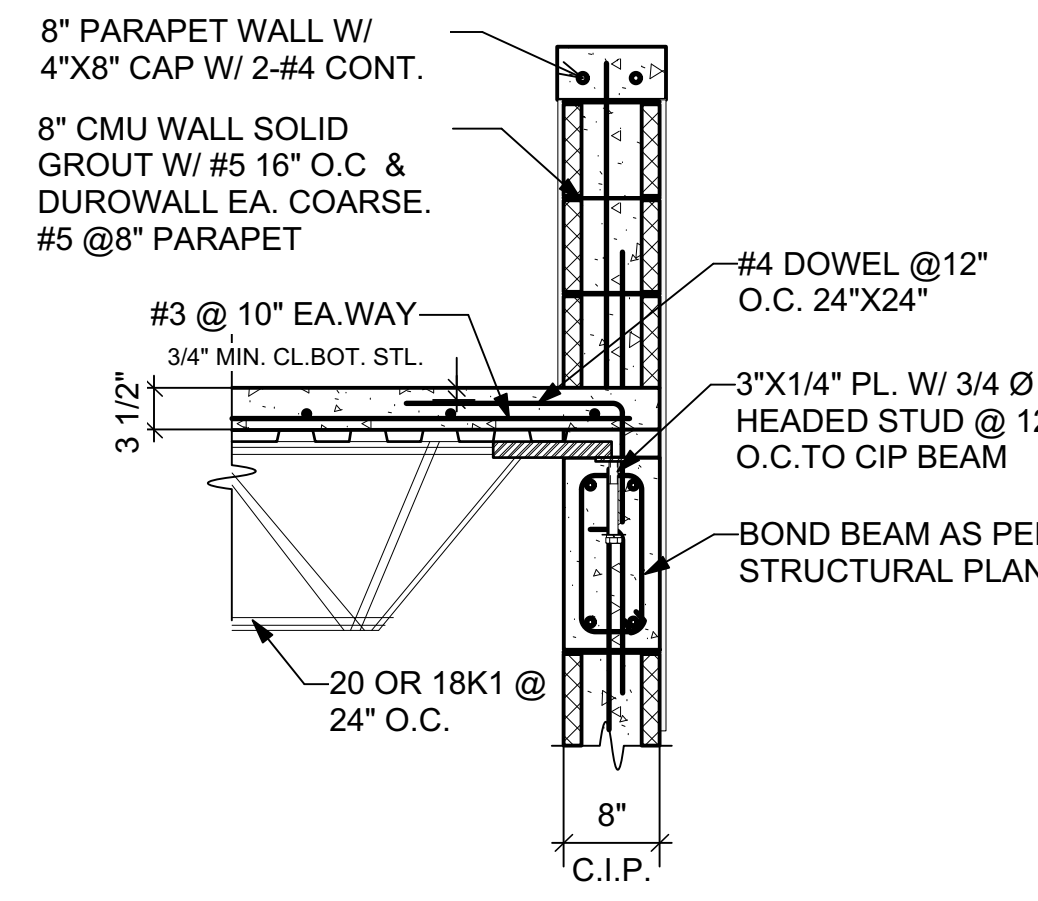
SCALE: AS NOTED

1/4 1/2 1 INCH

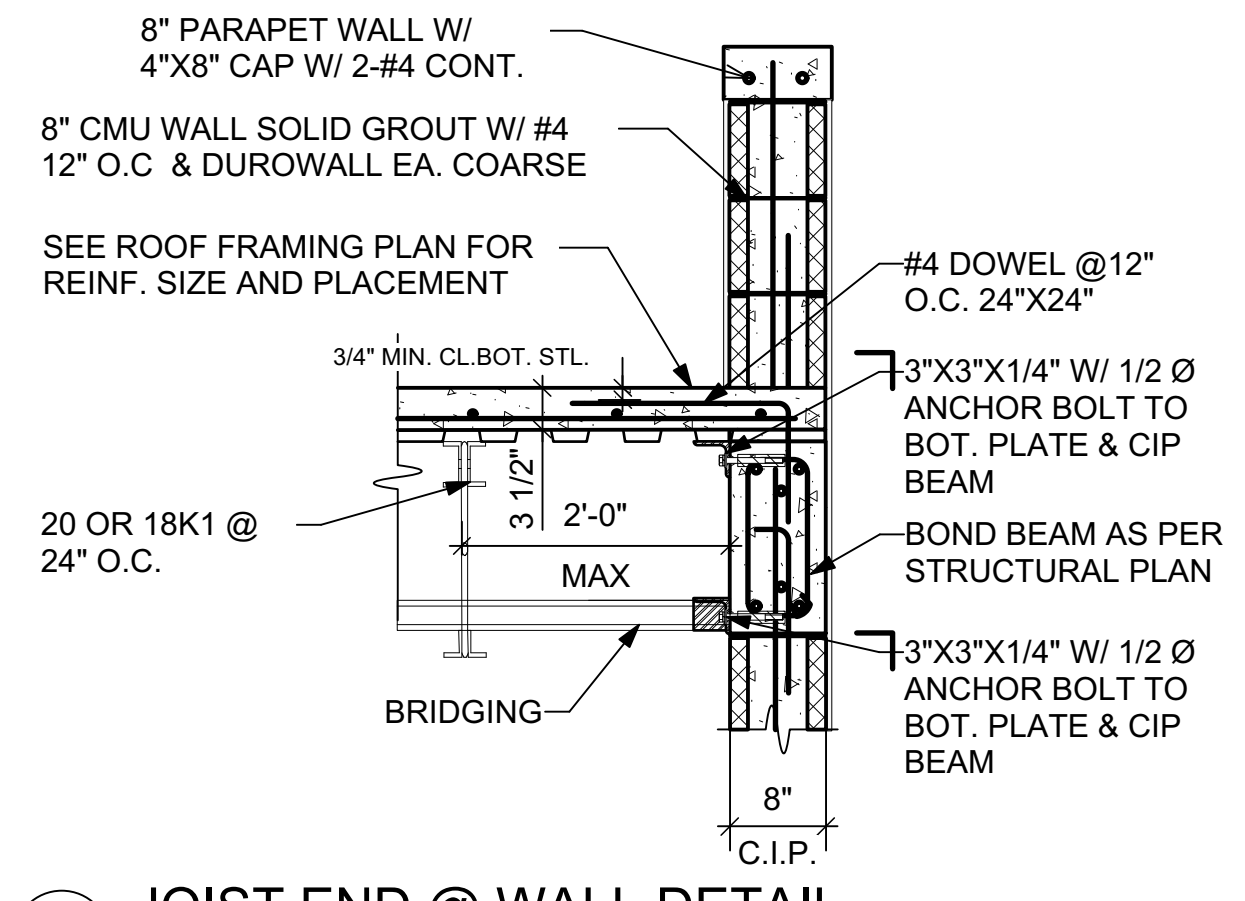
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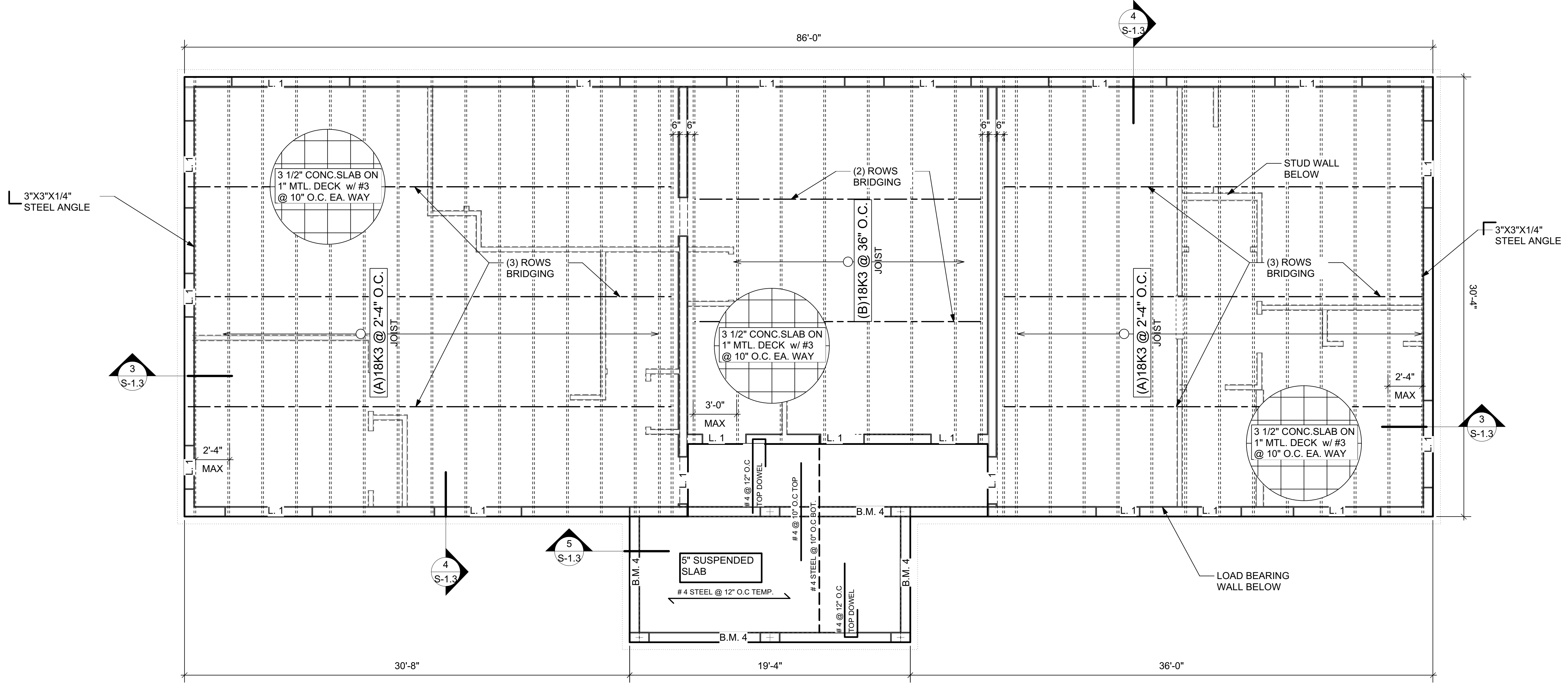
5 CONCRETE ROOF DETAIL  
Scale: 3/4" = 1'-0"



4 JOIST END @ WALL DETAIL  
Scale: 3/4" = 1'-0"



3 JOIST END @ WALL DETAIL  
Scale: 3/4" = 1'-0"



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

CIRCUIT BREAKER LOAD / ASSIGNMENTS							
PANEL "A" 400 AMPS			SERVICE: SINGLE PHASE				
VOLTAGE: 240 / 120 V			FLUSH MOUNT W/ COVER				
AMP	DESCRIPTION	BKR	LINE A	LINE B	BKR	DESCRIPTION	AMP
30	HOUSE PUMP - SUBPANEL B	1	2500	2700	2	COMM-SPACE #1 - SUBPANEL C	30
30	HOUSE PUMP - SUBPANEL B	3	----	----	4	COMM-SPACE #1 - SUBPANEL C	30
30	COMM-SPACE #1 - SUBPANEL D	5	----	----	6	COMM-SPACE #2 - SUBPANEL E	30
30	COMM-SPACE #1 - SUBPANEL D	7	----	----	8	COMM-SPACE #2 - SUBPANEL E	30
30	COMM-SPACE #3 - SUBPANEL F	9	----	----	10	COMM-SPACE #4 - SUBPANEL E	30
30	COMM-SPACE #3 - SUBPANEL F	11	----	----	12	COMM-SPACE #4 - SUBPANEL E	30
30	COMM-SPACE #5 - SUBPANEL G	13	----	----	14	RESID#1 - SUBPANEL H	50
30	COMM-SPACE #5 - SUBPANEL G	15	----	----	16	RESID#1 - SUBPANEL H	50
30	RESID#2 - SUBPANEL J	17	----	----	18	RESID#3 - SUBPANEL K	30
30	RESID#2 - SUBPANEL J	19	----	----	20	RESID#3 - SUBPANEL K	30
	SPARE	21	----	----	22	SPARE	
	SPARE	23	----	----	24	SPARE	

Equipment Schedule																
Equipment																
ID	Location	Description	Manufacturer	Capacity	Efficiency	Size	Elec.	Watts	Amps	Ln Sz	Gas	Water	Sewer	General	Accessories	Remarks
0%	STORAGE	GREY CISTERN PUMP	FLOTEC	FP4207		3/4 HP	115/230 V		20 / 15 A							1 PHASE
	PUMP RM.	CISTERN PUMP	MYERS - CT07	95 GPM	60 PSI	3/4 HP	115/230 V		20 / 15 A							1 PHASE
	PUMP RM.	PRESSURE TANK	MYERS - PSP85	85 GALS	20"	3/4"						3/4"				
	PUMP RM.	SANITRON UV PURIFIER	ULTRAVIOLET	12 GPM	10,000 HRS	1"	115/230 V		20 / 15 A			3/4"				S37C
	PUMP RM.	WATER HEATER TANK	SOLAR DIRECT	80 GALS.	31.870 BTU/DAY											
	PUMP RM.	WATER FILTER	CULLIGAN - P5	8,000 GALS	2 MONTHS	3/4"						3/4"				

ELECTRICAL LEGEND	
	SINGLE RECEPT. W/ USB PORT
	DUPLEX RECEPT.
	DUPLEX FLOOR RECEPT.
	DUPLEX SPLIT WIRED RECEPT.
	GFCI PROTECTED RECEPT.
	GFCI / WEATHERPROOF RECEPT.
	QUAD. RECEPT.
	240V RECEPT.
	240V RECEPT. FOR DRYER
	SINGLE POLE SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	FAN CONTROL
	WEATHERPROOF SWITCH
	RECESSED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	SURFACE MOUNT LIGHT FIXTURE
	WALL SCONCE
	4' FLUORESCENT LIGHT FIXTURE
	6' TRACK LIGHT FIXTURE
	SECURITY LIGHTING FIXTURE
	CABLE TV
	DATA & TELEPHONE
	FLOOR MOUNT TELEPHONE
	SPEAKER
	INTERCOM SYSTEM
	SMOKE DETECTOR (WALL MOUNT)
	SMOKE DETECTOR (CEILING MOUNT)
	FIRE ALARM CONTROL PANEL (WALL MOUNT)
	FIRE ALARM CONTROL PANEL (CEILING MOUNT)
	STROBE LIGHT (WALL MOUNT)
	PULL STATION (WALL MOUNT)
	ELECTRICAL PANEL BOX (FLUSHWALL)
	EXIT SIGN & LIGHT

CHRIS TAVERNIER  
ARCHITECTURAL DESIGN & DRAFTING

P.O. BOX 307114, ST. THOMAS, USVI 00803  
Tel/Fax: (340) 227-8938 E-Mail: ctav@00803@gmail.com

REVISIONS	DATE

[X] SCHEMATIC DESIGN  
[ ] DESIGN DEVELOPMENT  
[ ] C2M SUBMITAL  
[ ] CONSTRUCTION DOCUMENT  
[ ] DPNR SUBMITAL  
[ ] REVISED DOCUMENT

5C-AR HOLDINGS, LLC

PCL # 5C  
ESTATE ANNA'S RETREAT  
ST. THOMAS, U.S.V.I.

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GUNITE CONCRETE: Fc=5000 PSI; AFTER 30 DAY'S  
STEEL BARS Fy=60,000 PSI GRADE 60 LUMBER: SYP NO.1  
50 LBS PER CU. FT. RETENTION PROX. TO TERRAIN.  
35 LBS PER CU. FT. RETENTION

**WALL LEGEND**  
 EXISTING MASONRY WALL  
 STUDS @ 16" O.C. W/ 1/2" CEMENT BOARD  
 CMU W/ 1/2" PLASTER INTERIOR & 3/4" EXTERIOR  
 POURED CONCRETE WALL  
SEE DETAIL FOR REINF.

**ENGINEER**  
PAUL FERRERAS, P.E.  
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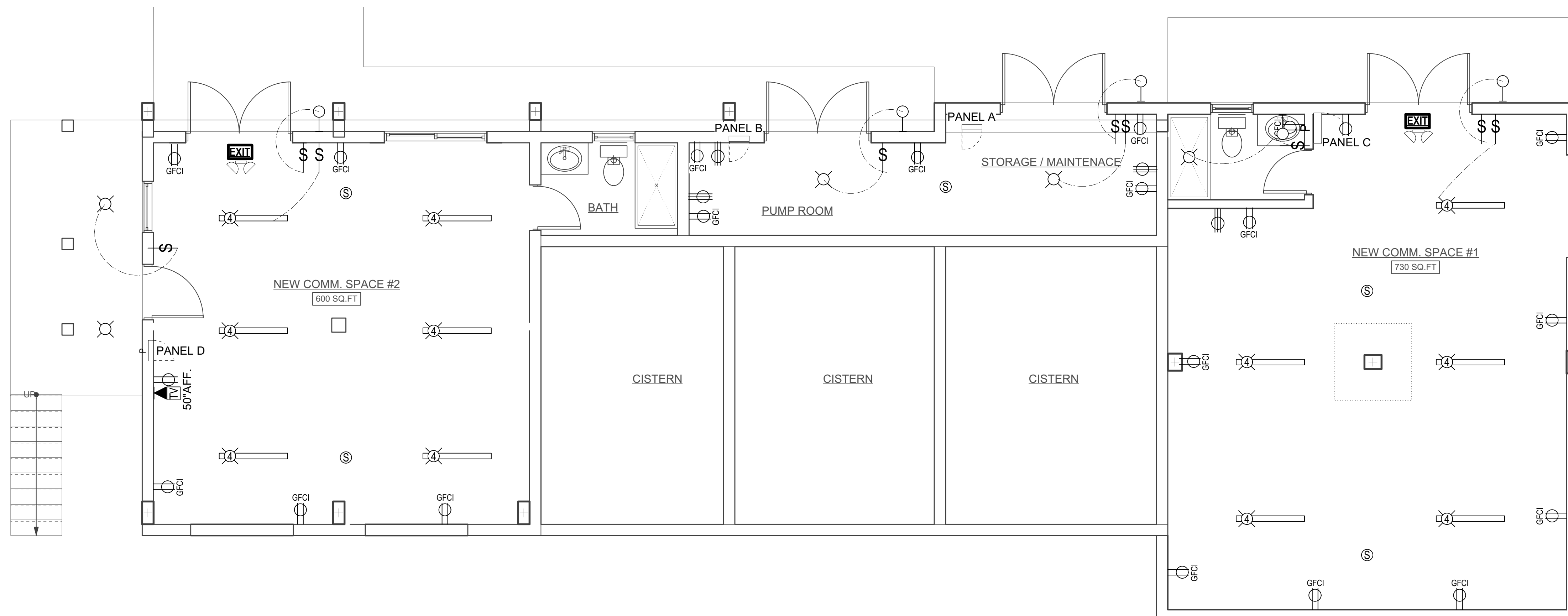
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Date: Jul 27, 2022  
File name: CBLDR-CD.vwx

SHEET NAME:

Electrical & Plumbing Plans

SCALE: AS NOTED  
1/4" = 1'-0"  
1/4" 1/2" 1 INCH



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

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CIRCUIT BREAKER LOAD /ASSIGNMENTS						
SUB-PANEL "B" 60 AMPS				SERVICE: SINGLE PHASE		
VOLTAGE: 240 / 120 V				GARAGE/STORAGE- FLUSH MOUNT W/ COVER		
AMP	DESCRIPTION	BKR	LINE A	LINE B	BKR	DESCRIPTION
20	DRIVE LIGHTS (4)	1	2500	2700	2	DRIVE OUTLETS (5)
20	EXTERIOR WALL LIGHTS (2)	3	----	----	4	W.P. OUTLET (3)
20	PUMP ROOM LIGHTS (2)	5	----	----	6	WATER PUMP & UV FILTER GFI OUTLETS (2)
20	EXTERIOR FLOOD LIGHTS (7)	7	----	----	8	HOUSE WATER PUMP. - 220V OUTLET
20	WATER HEATER. - 220V OUTLET	9	----	----	10	HOUSE WATER PUMP. - 220V OUTLET
20	WATER HEATER. - 220V OUTLET	11	----	----	12	SPARE
20	SEPTIC CONTROL/ BLOWER GFI OUTLETS (2)	13	----	----	14	SPARE
	SPARE	13	----	----	14	SPARE
SUB-PANEL "C, D, E, F & G" 60 AMPS				SERVICE: SINGLE PHASE		
VOLTAGE: 240 / 120 V				POOL PUMP RM.- FLUSH MOUNT W/ COVER		
AMP	DESCRIPTION	BKR	LINE A	LINE B	BKR	DESCRIPTION
20	EXTERIOR WALL LIGHTS (2)	1	2500	2700	2	EQUIPMENT. - 220V OUTLET
20	BATH LIGHTS & FAN (3)	3	----	----	4	EQUIPMENT. - 220V OUTLET
20	SPACE LIGHTS & FAN (3)	5	----	----	6	BATH. GFI OUTLETS (2)
20	SPACE LIGHTS & FAN (3)	7	----	----	8	SPACE. GFI OUTLETS (4)
20	SPACE LIGHTS & FAN (3)	9	----	----	10	SPACE. GFI OUTLETS (4)
20	EXTERIOR FLOOD LIGHTS (7)	11	----	----	12	SPARE
	SPARE	13	----	----	14	SPARE

ELECTRICAL LEGEND	
	SINGLE RECEP. W/ USB PORT
	DUPLEX RECEP.
	DUPLEX FLOOR RECEP.
	DUPLEX SPLIT WIRED RECEP.
	GFCI PROTECTED RECEP.
	GFCI / WEATHERPROOF RECEP.
	QUAD. RECEP.
	240V RECEP.
	240V RECEP. FOR DRYER
	SINGLE POLE SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	FAN CONTROL
	WEATHERPROOF SWITCH
	RECESSED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	SURFACE MOUNT LIGHT FIXTURE
	WALL SCONCE
	4' FLUORESCENT LIGHT FIXTURE
	6' TRACK LIGHT FIXTURE
	SECURITY LIGHTING FIXTURE
	CABLE TV
	DATA & TELEPHONE
	FLOOR MOUNT TELEPHONE
	SPEAKER
	INTERCOM SYSTEM
	SMOKE DETECTOR (WALL MOUNT)
	SMOKE DETECTOR (CEILING MOUNT)
	FIRE ALARM CONTROL PANEL (WALL MOUNT)
	FIRE ALARM CONTROL PANEL (CEILING MOUNT)
	STROBE LIGHT (WALL MOUNT)
	PULL STATION (WALL MOUNT)
	ELECTRICAL PANEL BOX (FLUSHWALL)
	EXIT SIGN & LIGHT

CHRIS TAVERNIER  
ARCHITECTURAL DESIGN & DRAFTING

REVISIONS	DATE

[X] SCHEMATIC DESIGN  
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[ ] C2M SUBMITAL  
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PCL # 5C  
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35 LBS PER CU. FT. RETENTION

**WALL LEGEND**  
EXISTING MASONRY WALL  
STUDS @ 16" O.C. W/ 1/2" CEMENT BOARD  
CMU W/ 1/2" PLASTER INTERIOR & 3/4" EXTERIOR  
POURED CONCRETE WALL  
SEE DETAIL FOR REINF.

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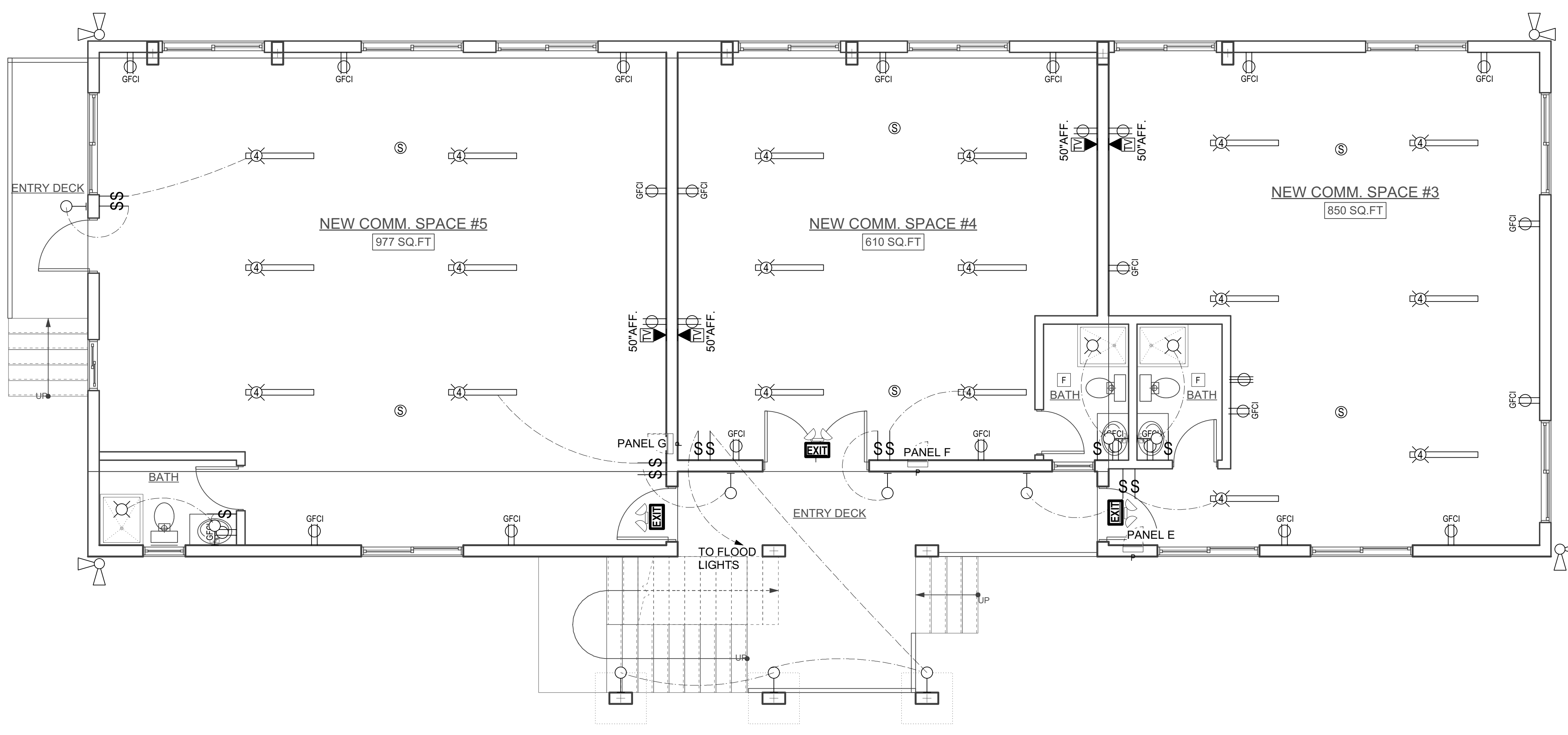
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SHEET NO.:

**E-1.1**

Date: Jul 27, 2022  
File name: CBLDR-CD.vwx

SHEET NAME:



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

Electrical Plans

SCALE: AS NOTED  
1/4 1/2 1 INCH

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CIRCUIT BREAKER LOAD / ASSIGNMENTS							
SUB-PANEL "H" 60 AMPS				SERVICE: SINGLE PHASE			
VOLTAGE: 240 / 120 V							
GARAGE/STORAGE - FLUSH MOUNT W/ COVER							
AMP	DESCRIPTION	BKR	LINE A	LINE B	BKR	DESCRIPTION	AMP
20	RANGE	1	2500	2700	2	REFRIGERATOR	20
20	RANGE 220V	3	----	----	4	KITCHEN GFI OUTLETS (4)	20
20	KITCHEN LIGHTS (5)	5	----	----	6	LIV/DINING OUTLETS (6)	20
20	LIVING & DINING LIGHTS & FAN (2)	7	----	----	8	ENTRY & HALL OUTLETS (3)	20
20	BATH, LAUNDRY & HALL LIGHTS (5)	9	----	----	10	LAUNDRY & BATH GFI OUTLETS (2)	20
20	BED. & CL#1 LIGHTS & FAN (2)	11	----	----	12	DRYER 220V OUTLET	20
20	BED1 & CL1 OUTLETS (4)	13	----	----	16	DRYER 220V OUTLET	30
20	BED. & CL#2 LIGHTS & FAN (2)	15	----	----	18	BED1 & CL1 OUTLETS (6)	30
20	BED & CL#2 OUTLETS (4)	17	----	----	20	SMOKE DETECTORS (3)	20
	SPARE	19	----	----	22	SPARE	
	SPARE	21	----	----	24	SPARE	

SUB-PANEL "J & K" 60 AMPS							
VOLTAGE: 240 / 120 V							
POOL PUMP RM. - FLUSH MOUNT W/ COVER							
AMP	DESCRIPTION	BKR	LINE A	LINE B	BKR	DESCRIPTION	AMP
20	RANGE	1	2500	2700	2	REFRIGERATOR	20
20	RANGE 220V	3	----	----	4	KITCHEN GFI OUTLETS (4)	20
20	KITCHEN LIGHTS (5)	5	----	----	6	LIV/DINING OUTLETS (6)	20
20	LIVING & DINING LIGHTS & FAN (2)	7	----	----	8	ENTRY & HALL OUTLETS (3)	20
20	BATH, LAUNDRY & HALL LIGHTS (5)	9	----	----	10	LAUNDRY & BATH GFI OUTLETS (2)	20
20	BED. & CL#1 LIGHTS & FAN (2)	11	----	----	12	DRYER 220V OUTLET	20
20	EXTERIOR LIGHTS (2)	13	----	----	16	DRYER 220V OUTLET	30
20	SMOKE DETECTORS (6)	15	----	----	18	BED1 & CL1 OUTLETS (6)	30
20	BED & CL#2 OUTLETS (4)	17	----	----	20	SPARE	20
	SPARE	11	----	----	12	SPARE	
	SPARE	13	----	----	14	SPARE	

LABEL	HEIGHT	A	TYPE OF FIXTURE	MANUF.	VOLTAGE	LAMP	REMARKS
A	90"		CEILING MOUNT	BY OWNER	120	25W MAX.	
B	70"		EXTERIOR WALL MOUNT	BY OWNER	120	13W MAX.	
C	90"		52" INTERIOR CEILING FAN	HUNTERFAN	120	(3) 60W MAX.	AIR FLOW: 6707 CFPM. ELECT USE: 87 WATTS. AIRFLOW EFF.: 77 CFPMW.
D	80"		FLOOD W/ MOTION SENSOR	BY OWNER	120	(2) 60W MAX.	AIR FLOW: 6707 CFPM. ELECT USE: 87 WATTS. AIRFLOW EFF.: 77 CFPMW.
E	80"		WALL MOUNT SMOKE DETECTOR	BY OWNER	120	N/A	

ELECTRICAL LEGEND	
	SINGLE RECEP. W/ USB PORT
	DUPLEX RECEP.
	DUPLEX FLOOR RECEP.
	DUPLEX SPLIT WIRED RECEP.
	GFCI PROTECTED RECEP.
	GFCI / WEATHERPROOF RECEP.
	QUAD. RECEP.
	240V RECEP.
	240V RECEP. FOR DRYER
	SINGLE POLE SWITCH
	3-WAY SWITCH
	DIMMER SWITCH
	FAN CONTROL
	WEATHERPROOF SWITCH
	RECESSED LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	SURFACE MOUNT LIGHT FIXTURE
	WALL SCONCE
	4' FLUORESCENT LIGHT FIXTURE
	6' TRACK LIGHT FIXTURE
	SECURITY LIGHTING FIXTURE
	CABLE TV
	DATA & TELEPHONE
	FLOOR MOUNT TELEPHONE
	SPEAKER
	INTERCOM SYSTEM
	SMOKE DETECTOR (WALL MOUNT)
	SMOKE DETECTOR (CEILING MOUNT)
	FIRE ALARM CONTROL PANEL (WALL MOUNT)
	FIRE ALARM CONTROL PANEL (CEILING MOUNT)
	STROBE LIGHT (WALL MOUNT)
	PULL STATION (WALL MOUNT)
	ELECTRICAL PANEL BOX (FLUSH WALL)
	EXIT SIGN & LIGHT

CHRIS TAVERNIER  
ARCHITECTURAL DESIGN & DRAFTING

REVISIONS	DATE

[X] SCHEMATIC DESIGN  
[ ] DESIGN DEVELOPMENT  
[ ] CM2 SUBMITAL  
[ ] CONSTRUCTION DOCUMENT  
[ ] DPNR SUBMITAL  
[ ] REVISED DOCUMENT

5C-AR HOLDINGS, LLC

PCL # 5C  
ESTATE ANNA'S RETREAT  
ST. THOMAS, U.S.V.I.

**GENERAL NOTES:**  
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED AT SITE. ANY DISCREPANCIES SHALL BE RESOLVED WITH DESIGNER PRIOR TO CONSTRUCTION. ALL WORK SHALL BE PERFORMED BY LICENSED V.I. CONTRACTORS AND SUBS IN ACCORDANCE WITH THE 2018 (UNIFORM BUILDING CODE (U.B.C.) AND/OR (C.A.B.O.) "WIND LOADS - \*165 Mph"  
DOOR AND WINDOW DIMENSIONS ARE NOMINAL. REFER TO MANUFACTURER'S SPECIFICATIONS FOR EXACT ROUGH-IN DIMENSION. CMU WALL DIMENSIONS ARE NOMINAL.

DESIGN VALUES:  
CONCRETE: Fc=3000 PSI; AFTER 30 DAYS  
GUNITE CONCRETE: Fc=5000 PSI; AFTER 30 DAY'S  
STEEL BARS Fy=60,000 PSI GRADE 60 LUMBER: SYP NO.1  
50 LBS PER CU. FT. RETENTION PROX. TO TERRAIN.  
35 LBS PER CU. FT. RETENTION

**WALL LEGEND**  
 EXISTING MASONRY WALL  
 STUDS @ 16" O.C. W/ 1/2" CEMENT BOARD  
 CMU W/ 1/2" PLASTER INTERIOR & 3/4" EXTERIOR  
 POURED CONCRETE WALL  
SEE DETAIL FOR REINF.

**ENGINEER**  
PAUL FERRERAS, P.E.  
P.O. BOX 600122  
ST. THOMAS, USVI 00801  
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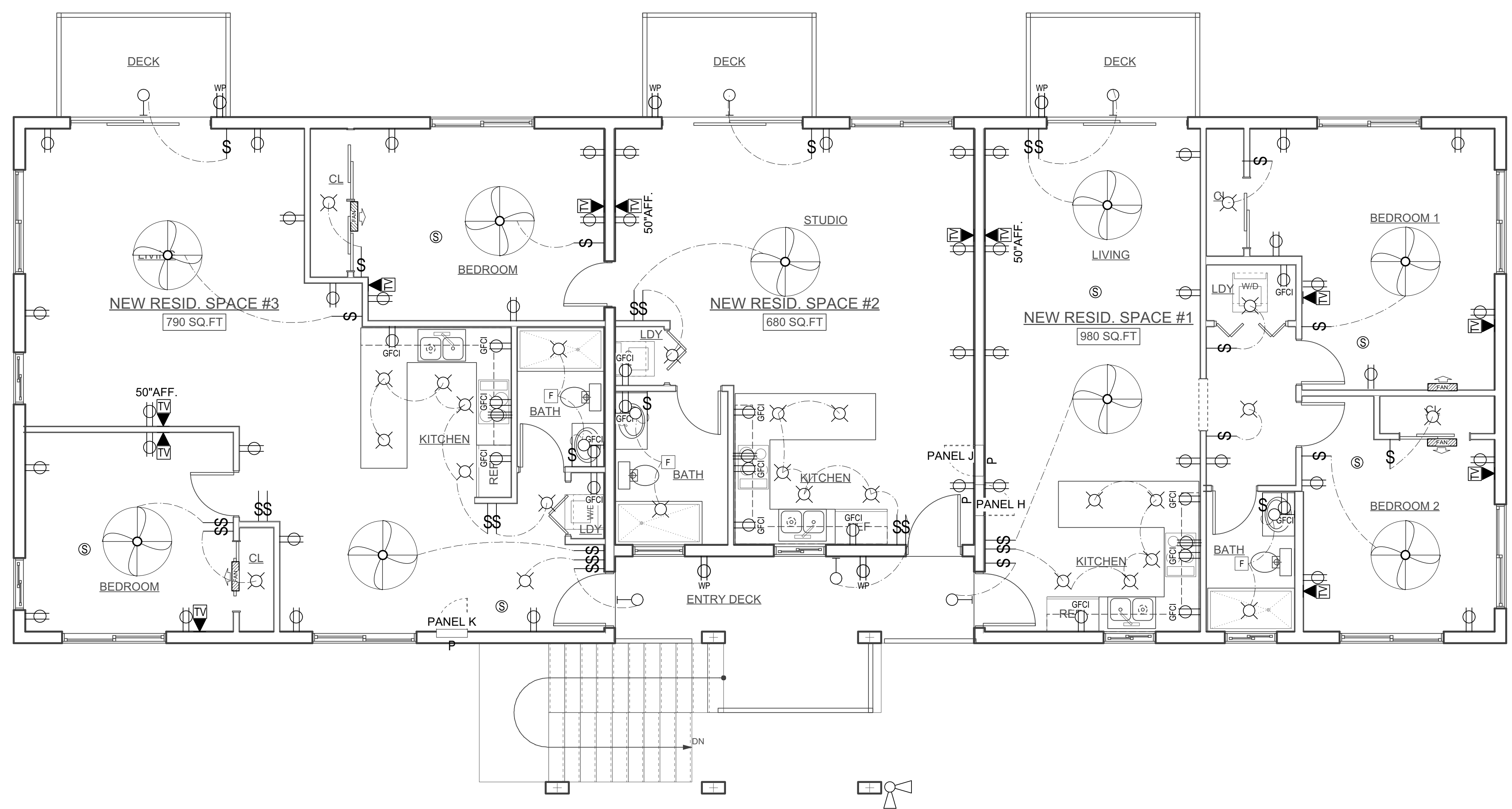
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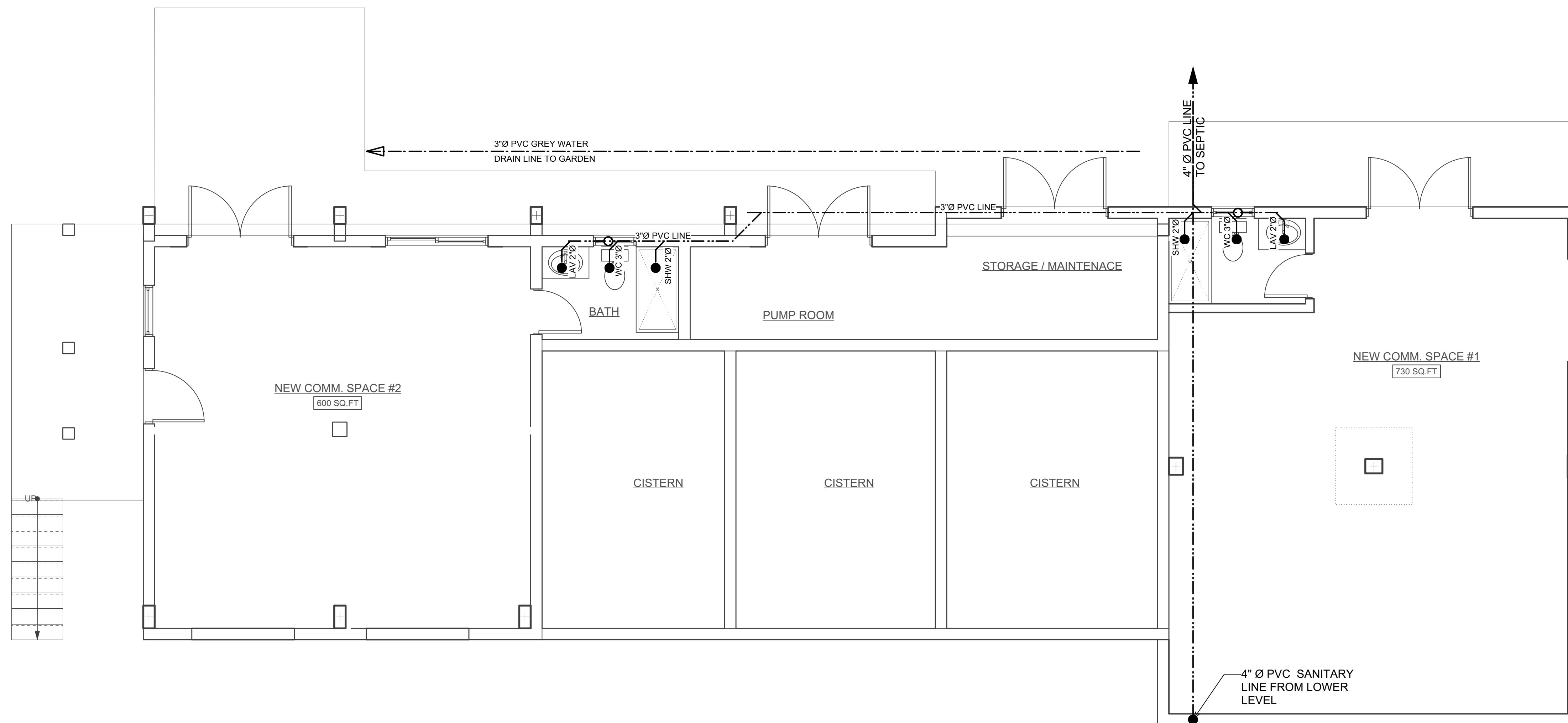
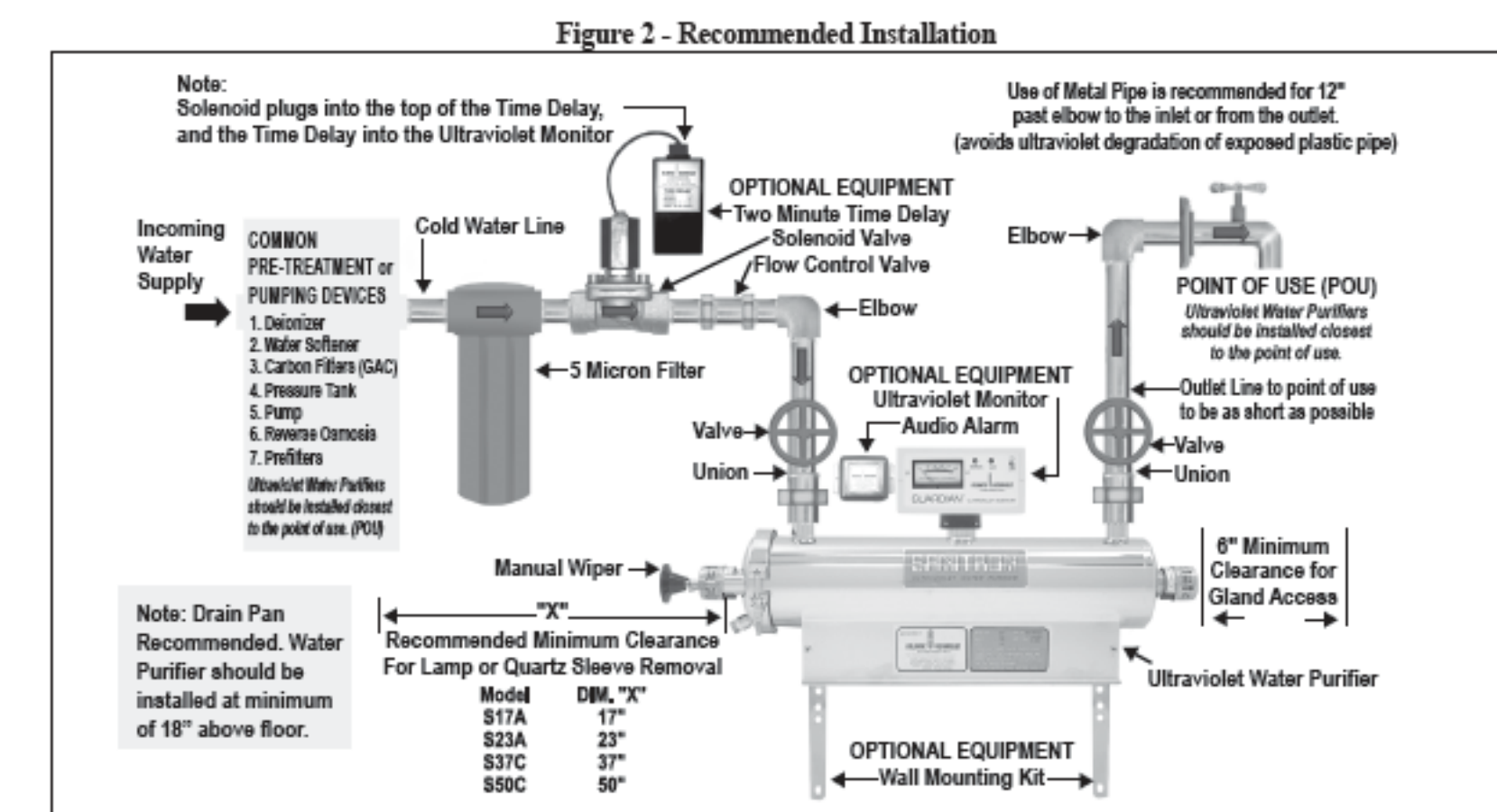
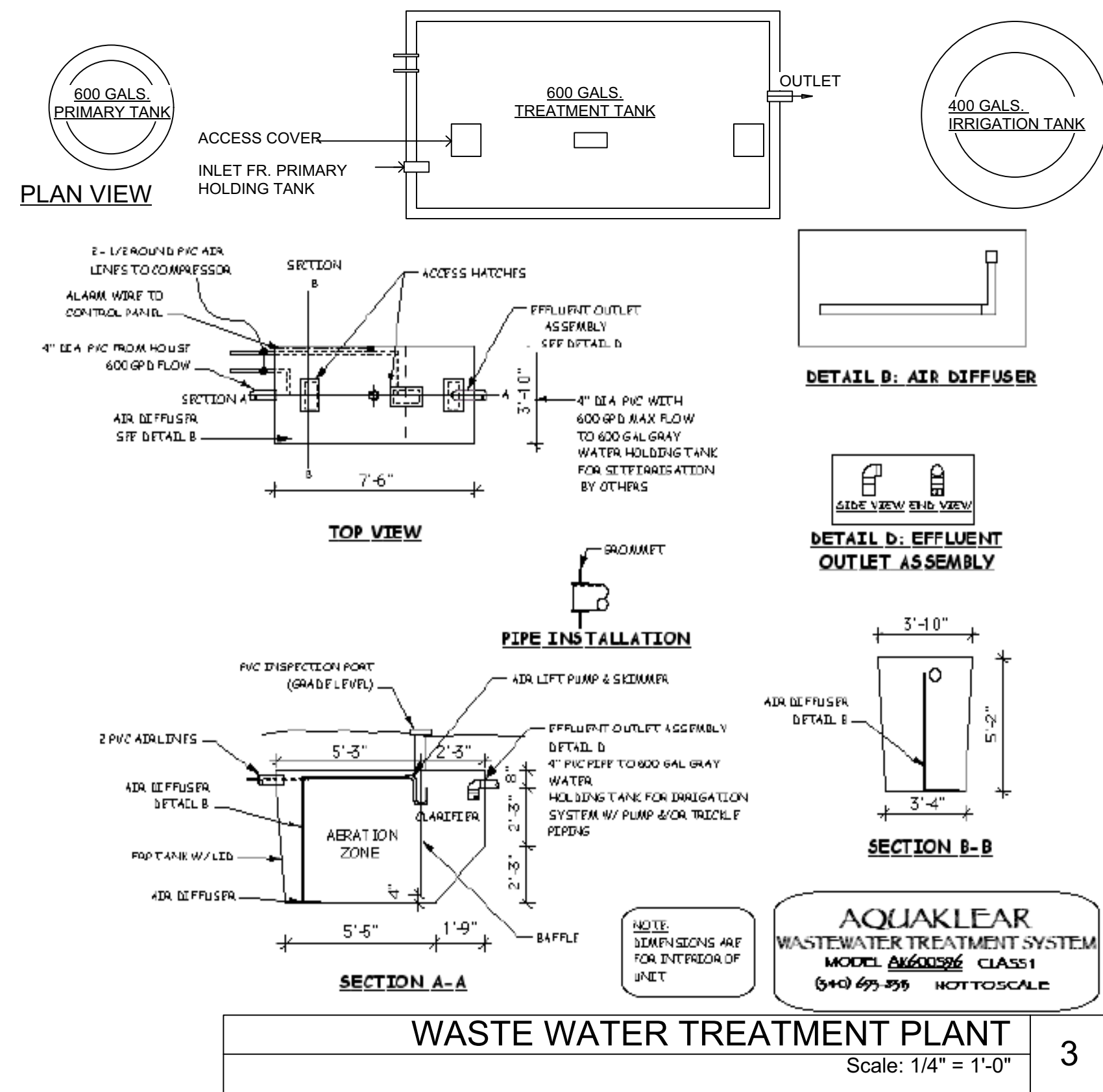
Electrical & Plumbing Plans

SCALE: AS NOTED  
1/4" = 1'-0"  
1/4" 1/2" 1 INCH



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

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- STUDS @ 16" O.C. W/ 1/2" CEMENT BOARD
- CMU W/ 1/2" PLASTER INTERIOR & 3/4" EXTERIOR
- POURED CONCRETE WALL - SEE DETAIL FOR REINF.

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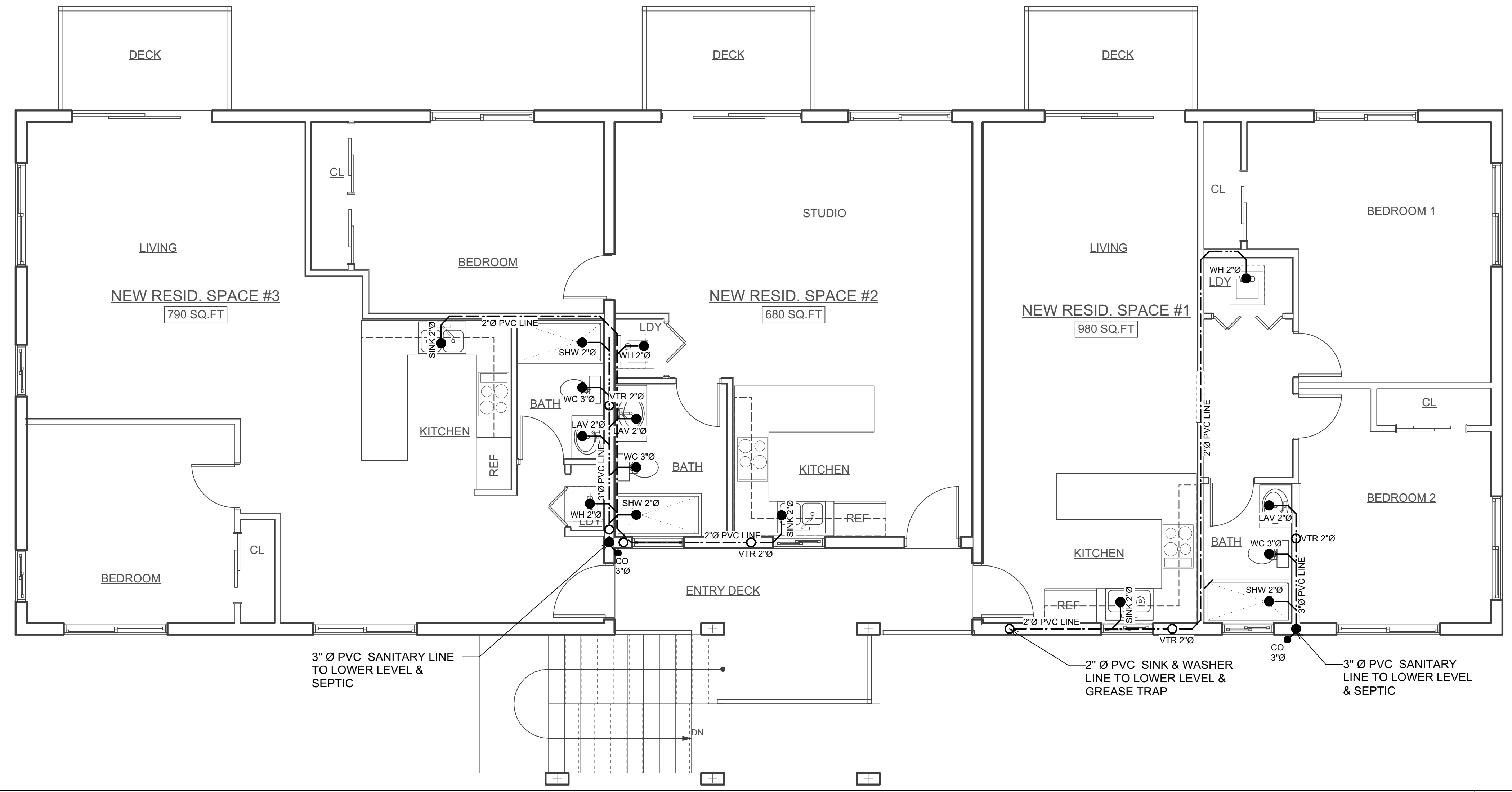
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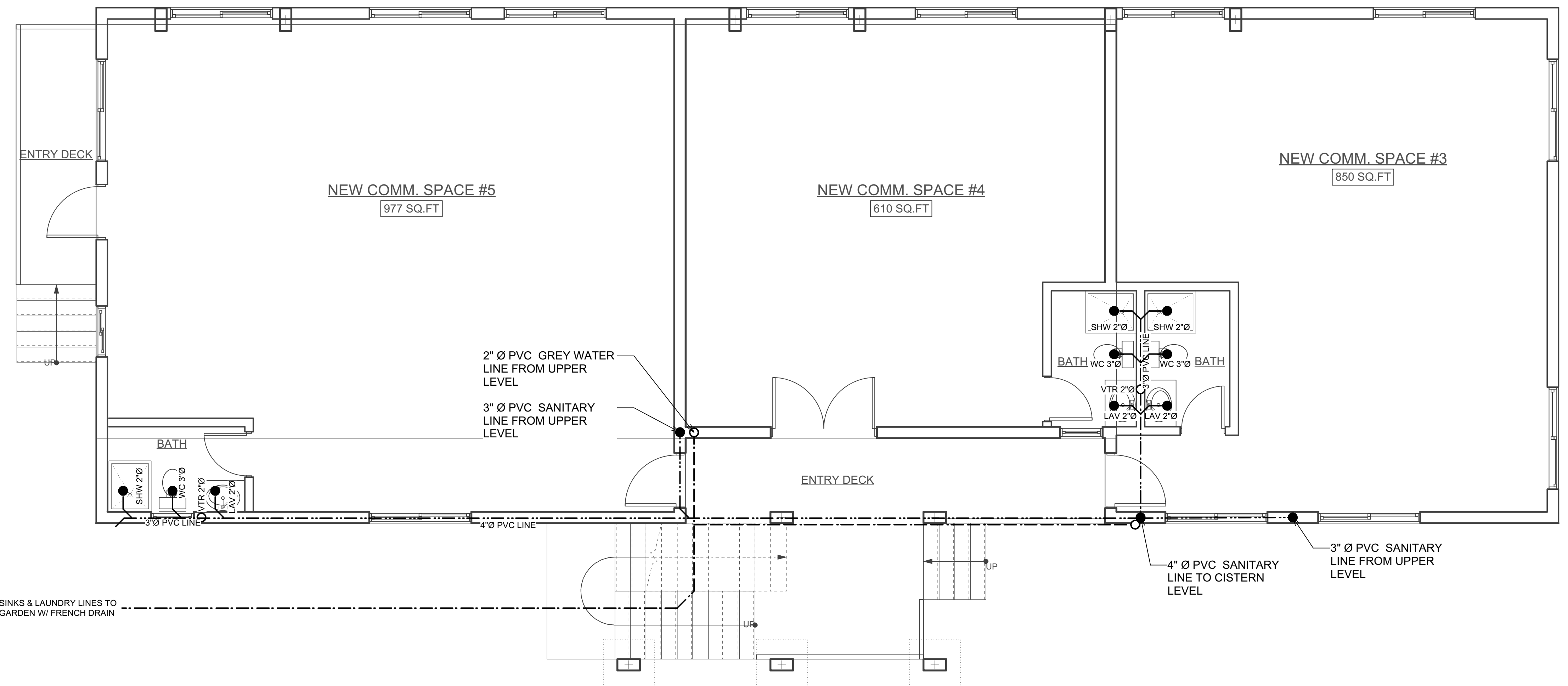
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**Plumbing Plans**

SCALE: AS NOTED  
1/4 1/2 1 INCH





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



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

**CHRIS TAVERNIER**  
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