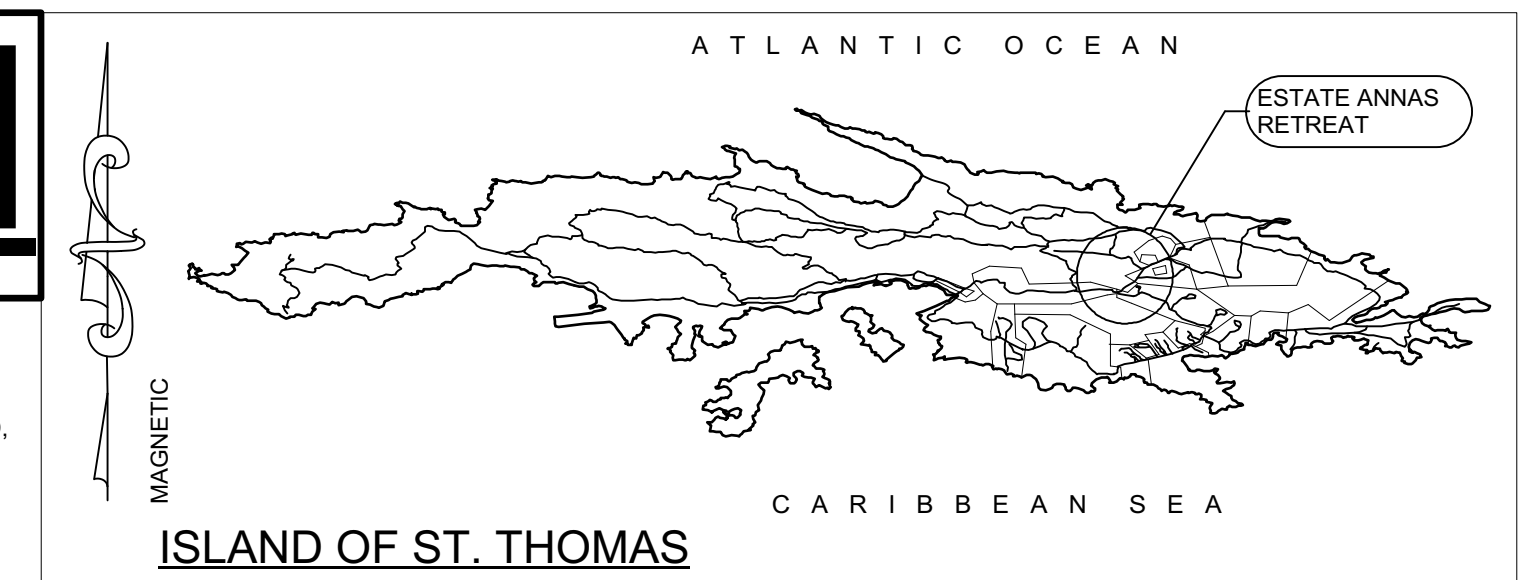


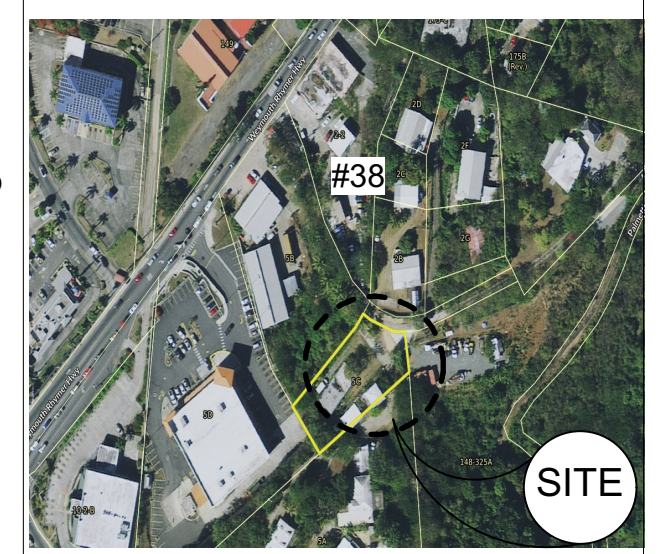
RENOVATION & ADDITION

ISLAND MAP



ISLAND OF ST. THOMAS

LOCATION MAP



CHRIS TAVERNIER
ARCHITECTURAL DESIGN & DRAFTING

P.O. BOX 307114, ST. THOMAS, USVI 00803
Tel/Fax: (340)227-8938 E-Mail: chris@0801@gmail.com

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

5C-AR HOLDINGS, LLC

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

GENERAL NOTES:
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WIND LOADS - 165 Mph*

PROJECT INFORMATION
OWNER: 5C-AR HOLDINGS, LLC
PCL# 5C
ESTATE ANNAS RETREAT
#1 NEW QUARTER
ST. THOMAS, U.S. VIRGIN ISLANDS

TAX ID. NO.:	1.05604-0313-00
P.W.D. DRWG. NO.:	G9-787-T64
ZONING:	C
PROPOSED USE:	MIX-COM./RES.
LOT ACREAGE: (AC)	0.39 ACRE
LOT ACREAGE: (SQ.FT.)	11,255 SQ.FT.
PERMITTED LOT OCCUPANCY %	50 %
PERMITTED LOT OCCUPANCY (SQ.FT.)	5,628 SQ.FT.

DESIGN VALUES:
CONCRETE: Fc=3000 PSI; AFTER 30 DAYS
GUNITE 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
- 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) 717-5779

STAMP

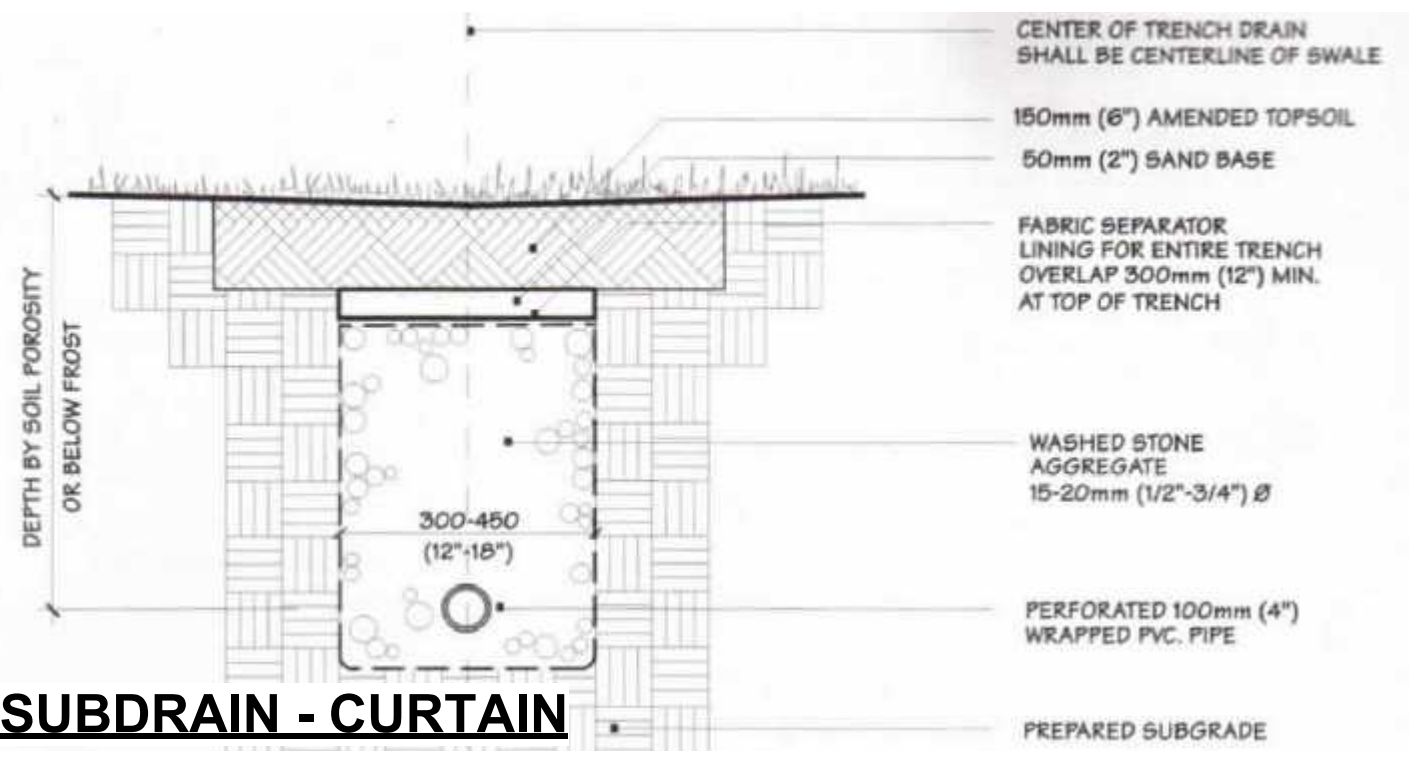
NEW TOTAL LIVING	4,282 S.F.
NEW TOTAL DECK	646 S.F.
TOTAL LIVING	6,552 S.F.
TOTAL DECK	1,132 S.F.
TOTAL BUILDING:	7,684 SQ.FT.
BUILDING FOOTPRINT:	2,759 SQ.FT.
PRO'D ROOF AREA	2,636 SQ.FT.
REQ'D CISTERN CAP.:	13,181 GALS.
(5 GALS. PER ROOF SQ.FT.)	
EXTG. HSE. CISTERN CAP.:	37,957 GALS.
TOTAL USED AREAS	SQUARE FOOT
BUILDING	2,759 SQ.FT.
PKG & PAVE.:-	1,950 SQ.FT.
SITE IMPROVEMENT:	4,709 SQ.FT.
PRO'D LOT COVERAGE %:	42 %
MAX. LOT COVERAGE %	50 %
PARKING SPACES	
REQ'D PKG. SPACES	8
PRO'D PKG. SPACE:-	11

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

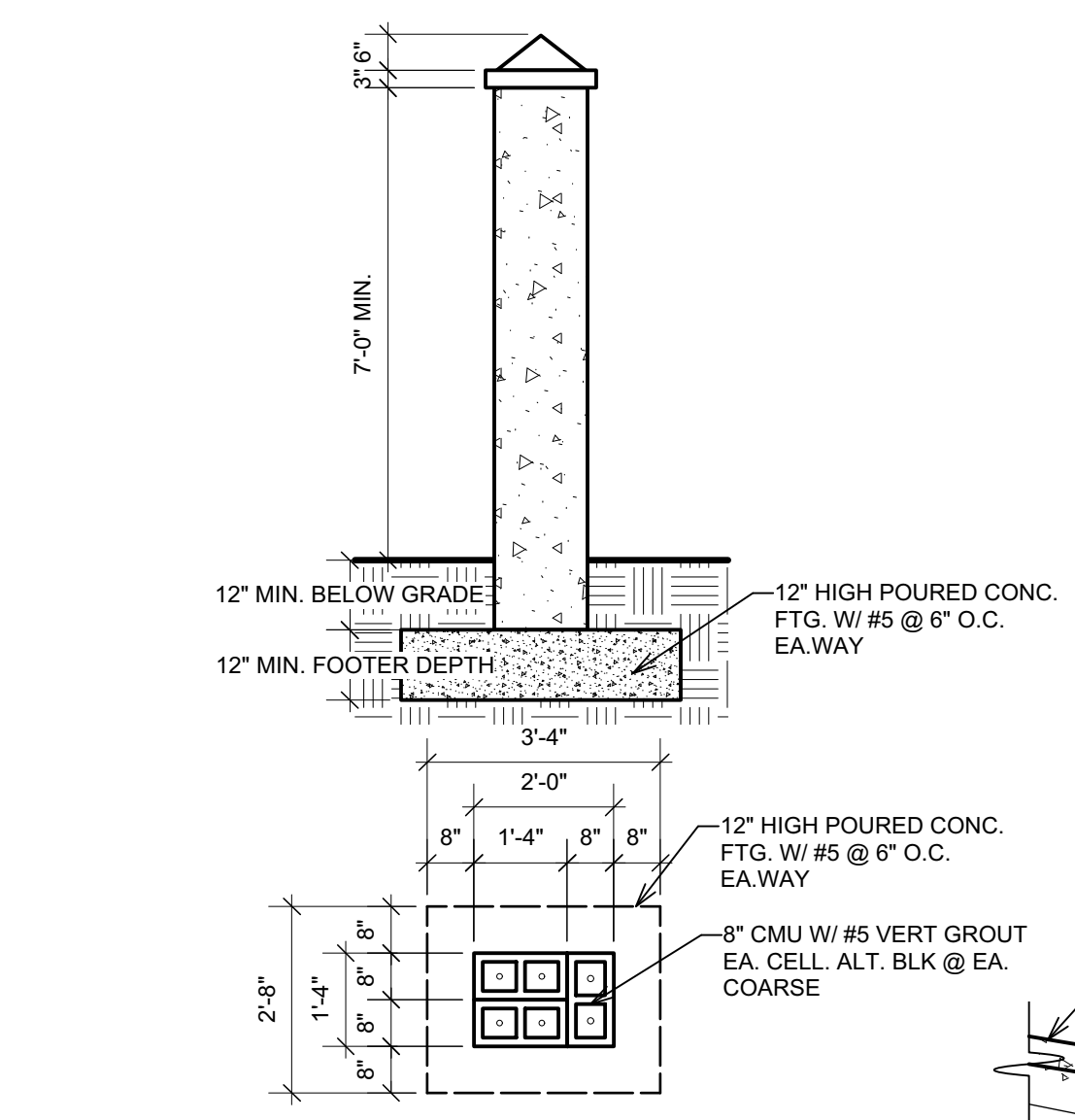
SHEET NAME:

Cover Sheet, Site Plan & Existing Floor Plan

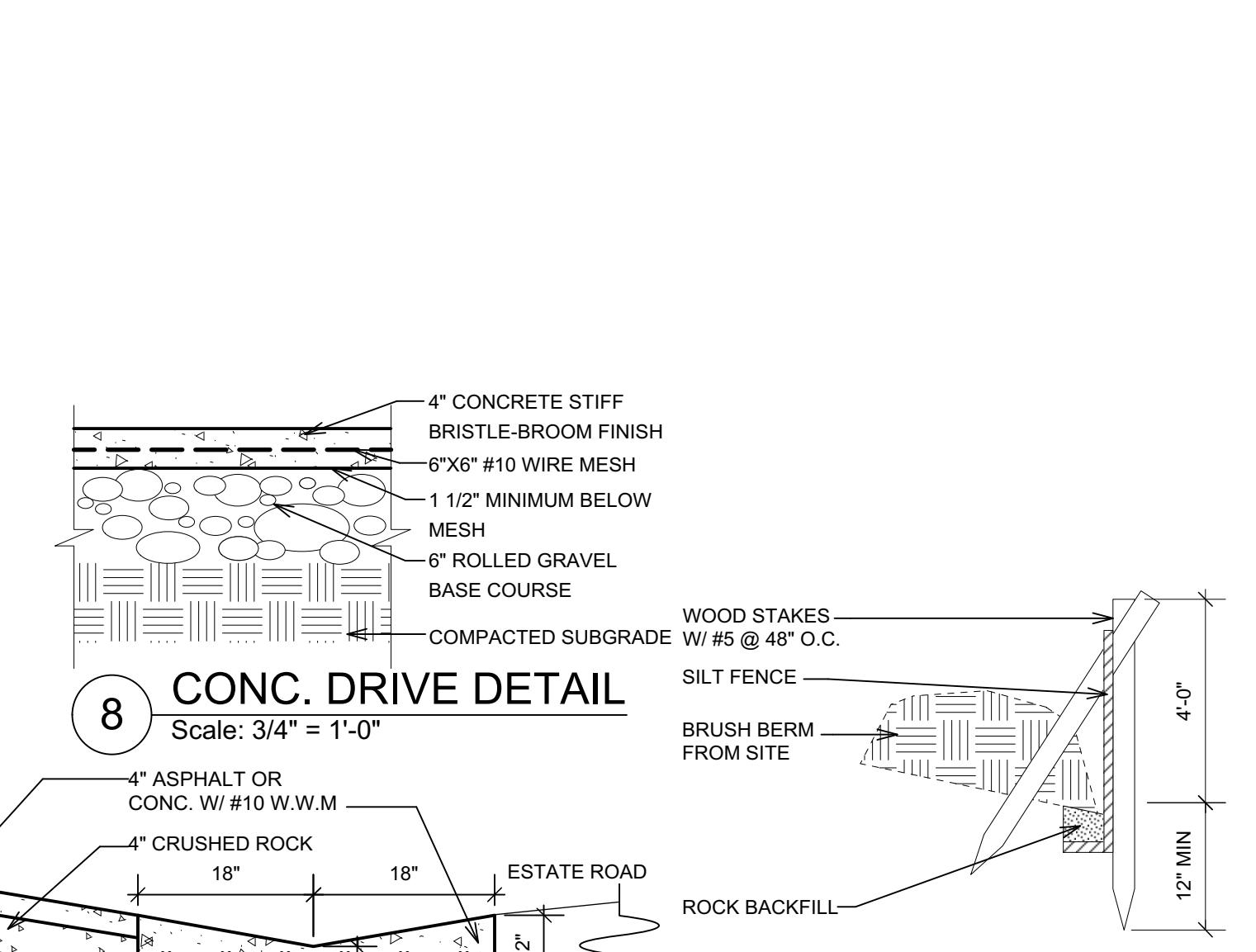
SCALE: AS NOTED
1/4" = 1' 1/2"
1/4" = 1' 1/2"



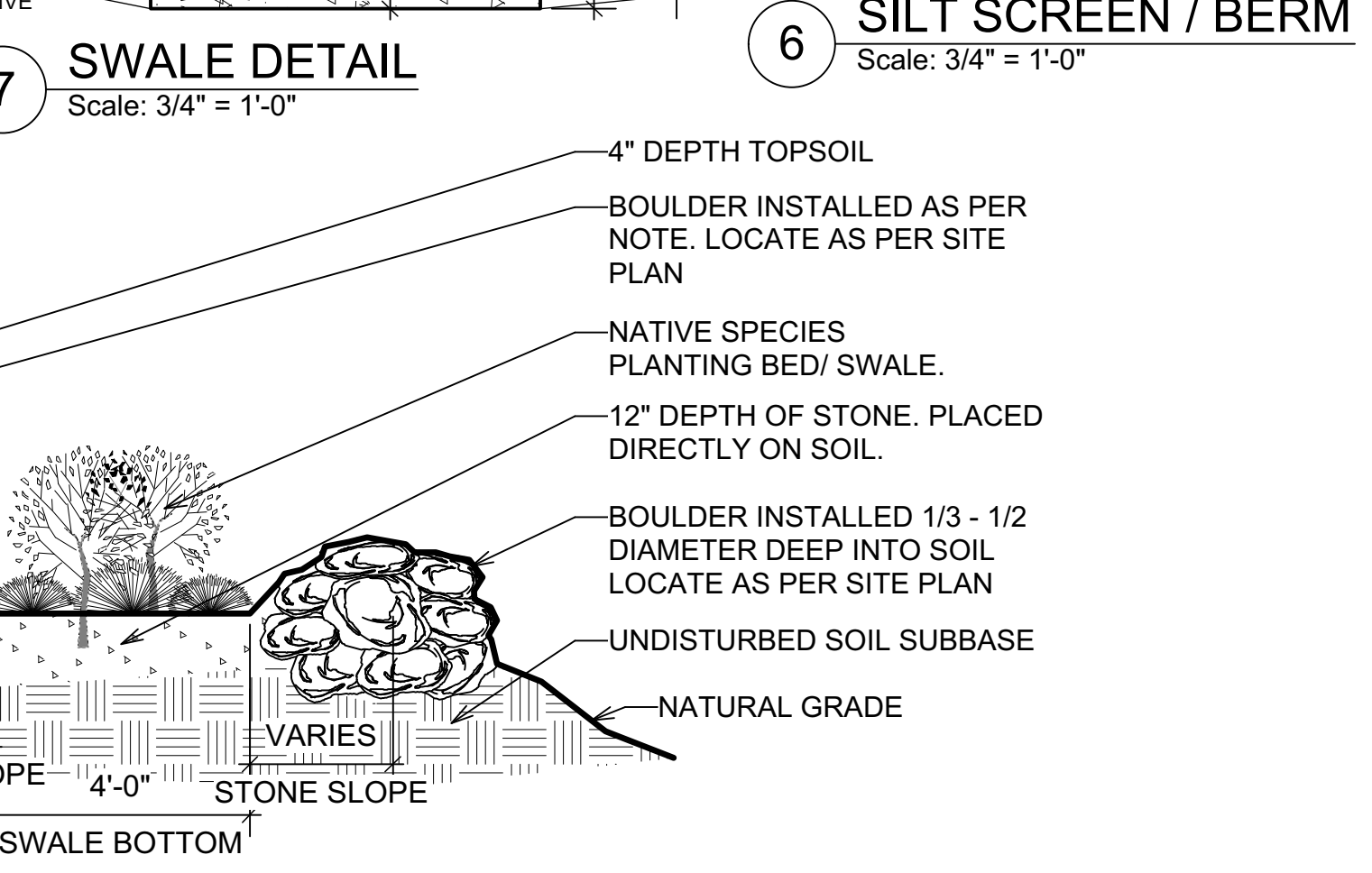
8 SUBDRAIN - CURTAIN



9 UTILITY COLUMN
Scale: 3/4" = 1'-0"



8 CONC. DRIVE DETAIL
Scale: 3/4" = 1'-0"



7 SWALE DETAIL
Scale: 3/4" = 1'-0"



5 BIO-SWALE DETAIL
Scale: N.T.S.

IECC NOTES:

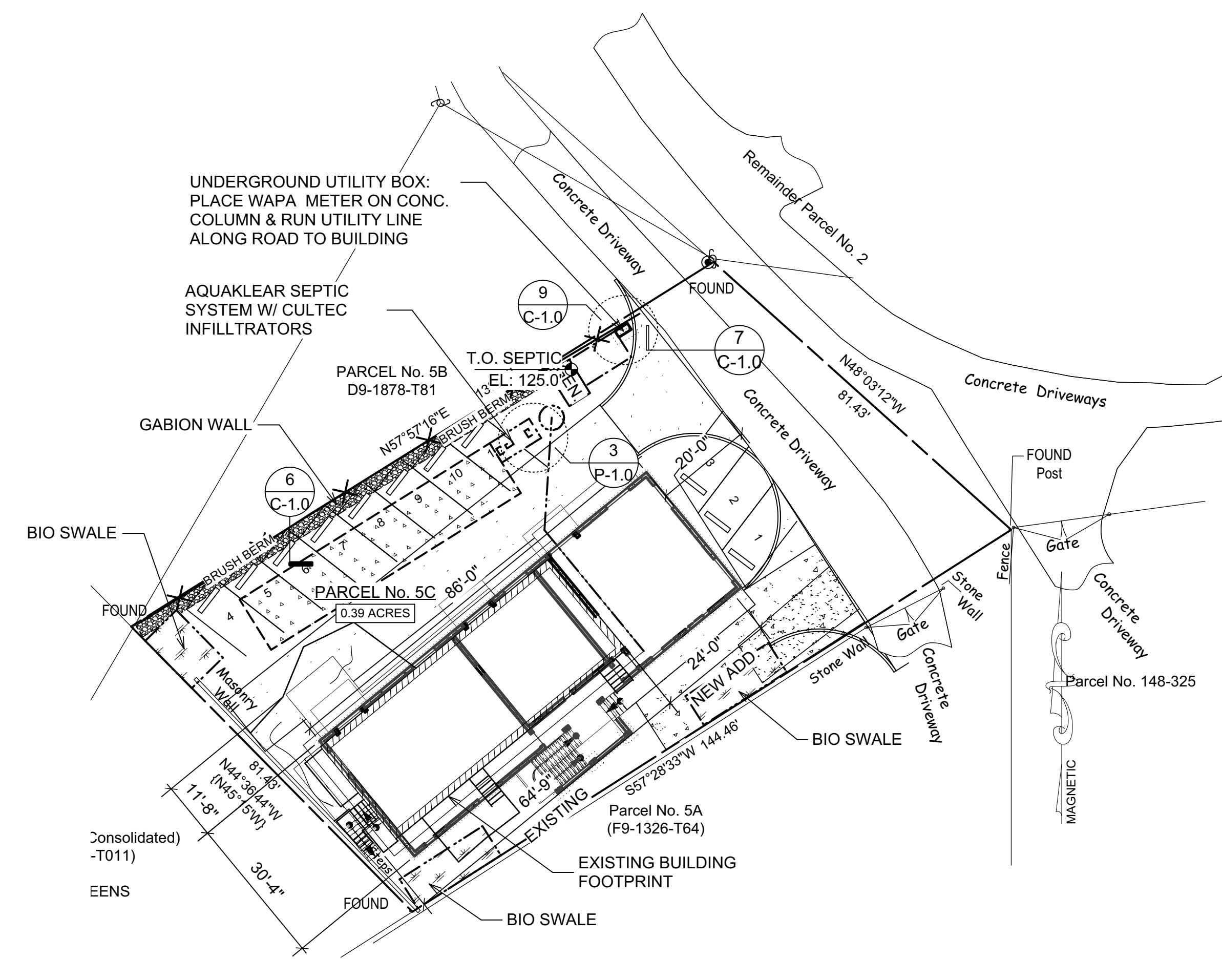
1. THE SUBJECT PROPERTY IS NOT CONDITIONED. THERMAL ENVELOPE COMPLIANCE IS EXEMPT.
2. SEE DETAIL BELOW FOR SERVICE WATER HEATING (S.W.H.) DISTRIBUTION.
3. THE S.W.H. PIPE THICKNESS IS 1/2" PVC. A MINIMUM OF 1" INSULATION IS REQUIRED ON HOT WATER LINE (H.W.L.).
4. WATER HEATER TYPE- RHEEM 82VP30-1, CAPACITY: 30GALS, 120V, & EFFICIENCY RATING IS (0.93 ENERGY FACTOR).
5. SEE Page A-1.0 FOR LIGHTING SYSTEMS'S SCHEDULE DEPICITING LOCATION, FIXTURE LAMPS, BALLASTS, BALLAST SPECIFICATIONS, FIXTURE INPUT WATTS, FIXTURE WIRING METHODS, POWER FACTOR, ETC.
6. ALL LIGHTS SHALL BE IC-RATED (INSULATED CONTACT), AND A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
7. SEALANTS

1. Throughout the Work, caulk and seal all joints to provide a positive barrier against passage of air and passage of moisture.
2. Sealing compound to comply with TT-S-00230c(2) for exterior applications.
3. Caulking compounds to comply with TT-S-00598c, Types I or II for interior applications, except perimeter of drywall partitions.
4. Door & Windows openings shall be properly sealed and caulked to accomplish a thorough weather-tight condition around the perimeter of the door frame and wall opening.

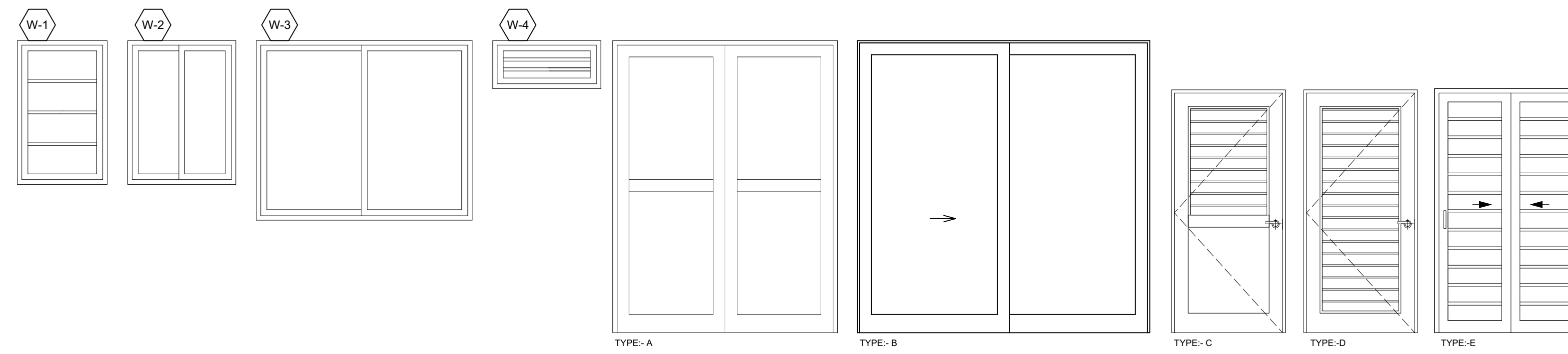
SITE NOTES:

EARTH CHANGE: SITE DISTURBANCE SHALL BE KEPT TO A MINIMUM AND LIMITED TO AREAS ONLY AFFECTED BY CONSTRUCTION. NATURAL SLOPES ARE TO BE RETAINED. STRUCTURES SHALL BE PLACED ON UNDISTURBED EARTH AS CUT, IF CLAY, SAND, ORGANIC OR OTHERWISE UNSTABLE CONDITIONS ARE ENCOUNTERED PLEASE CONSULT EITHER DESIGNER OR ENGINEER. ALL FILL SHALL BE SELECTED CRUSHED ROCK. RETAINING WALLS TO BE CONSTRUCTED AS PER PLAN. TREES SHALL BE RETAINED WHERE POSSIBLE AND PROTECTED DURING CONSTRUCTION. ALL TOP SOIL FROM AREAS DISTURBED SHALL BE SAVED AND RESPREAD AS FINAL GRADES ARE ESTABLISHED. LOW MAINTENANCE GROUND COVER SUCH AS (SUGGESTED PLANT LIST) SHALL BE PLANTED TO DISTURBED CUT AND FILL AS CONSTRUCTION ENDS AND FINAL GRADES ARE ESTABLISHED.

SILT FENCES: INSTALL BELOW ALL DRAINAGE STRUCTURE OUTLETS. THEY SHALL BE INSTALLED ON UNDISTURBED SOIL AND SHALL RUN ALONG THE CONTOUR (LEVEL) OR SLIGHTLY DOWNHILL (1 TO 2%) AWAY FROM THE INCOMING SOURCE OF WATER. THE ENDS SHALL RUN UPHILL TO PREVENT WATER FROM ESCAPING, AND THIS FORM A TEMPORARY SEDIMENTATION AND FILTRATION POND. IF THE LOWER 6" OF THE FENCE CAN NOT BE BURIED IN A TRENCH 6X6", AS RECOMMENDED, DUE TO ROCK, THE FABRIC MAY BE TURNED UPHILL AND SECURED WITH SPIKES AND WASHERS WHERE POSSIBLE AND THEN OVERLAP WITH 6" OF STONE. THE WOOD STAKES THAT HOLD UP THE FENCE SHOULD BE WELL SECURED IN THE GROUND AS WELL AS TIED BACK AT THE TOP TO PREVENT THE FENCE FROM OVERTURNING WHEN FILLED WITH WATER.



PROPOSAL SITE PLAN
Scale: 1" = 20 ft



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

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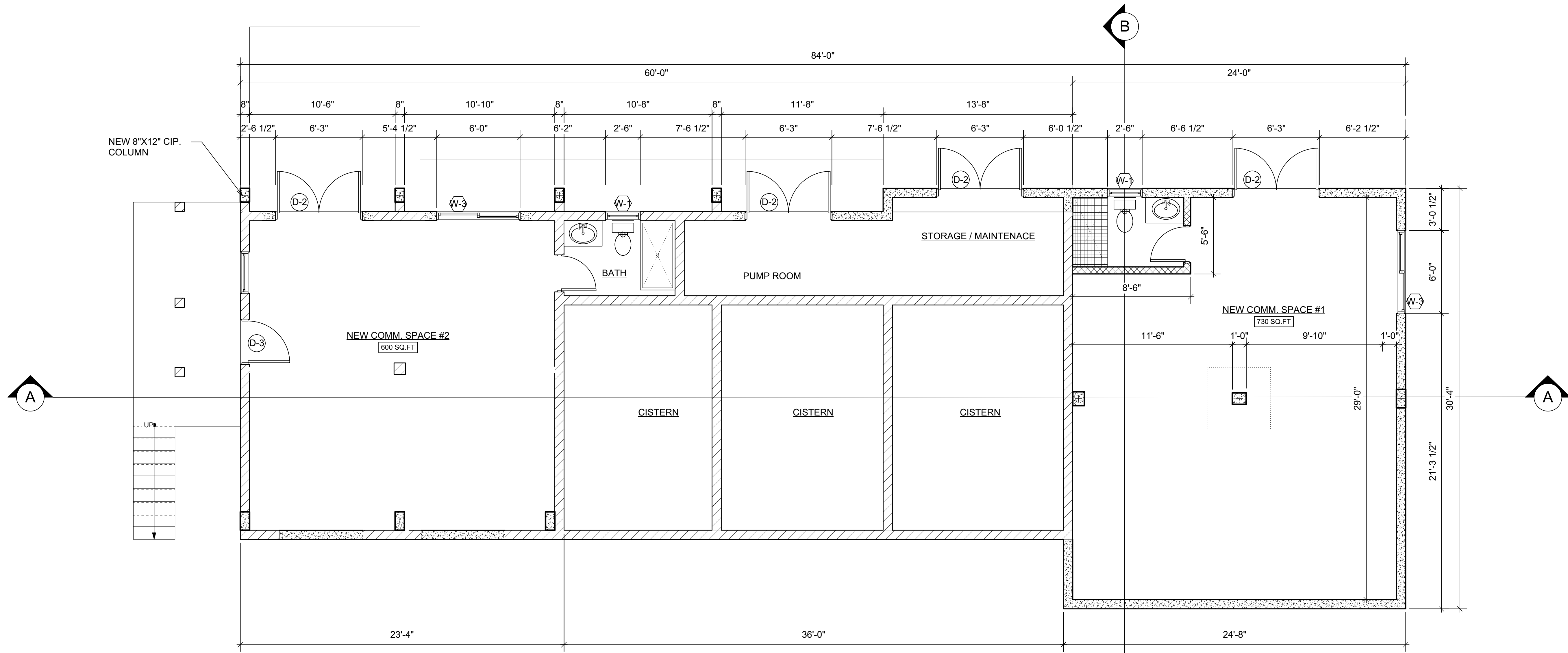
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SHEET NO.:
A-1.0
 FILE NO:
 Date: Jul 27, 2022
 File name: CBLDR-CD.vwx

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"



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

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REVISIONS	DATE

[X] SCHEMATIC DESIGN
[] DESIGN DEVELOPMENT
[] CZM 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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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
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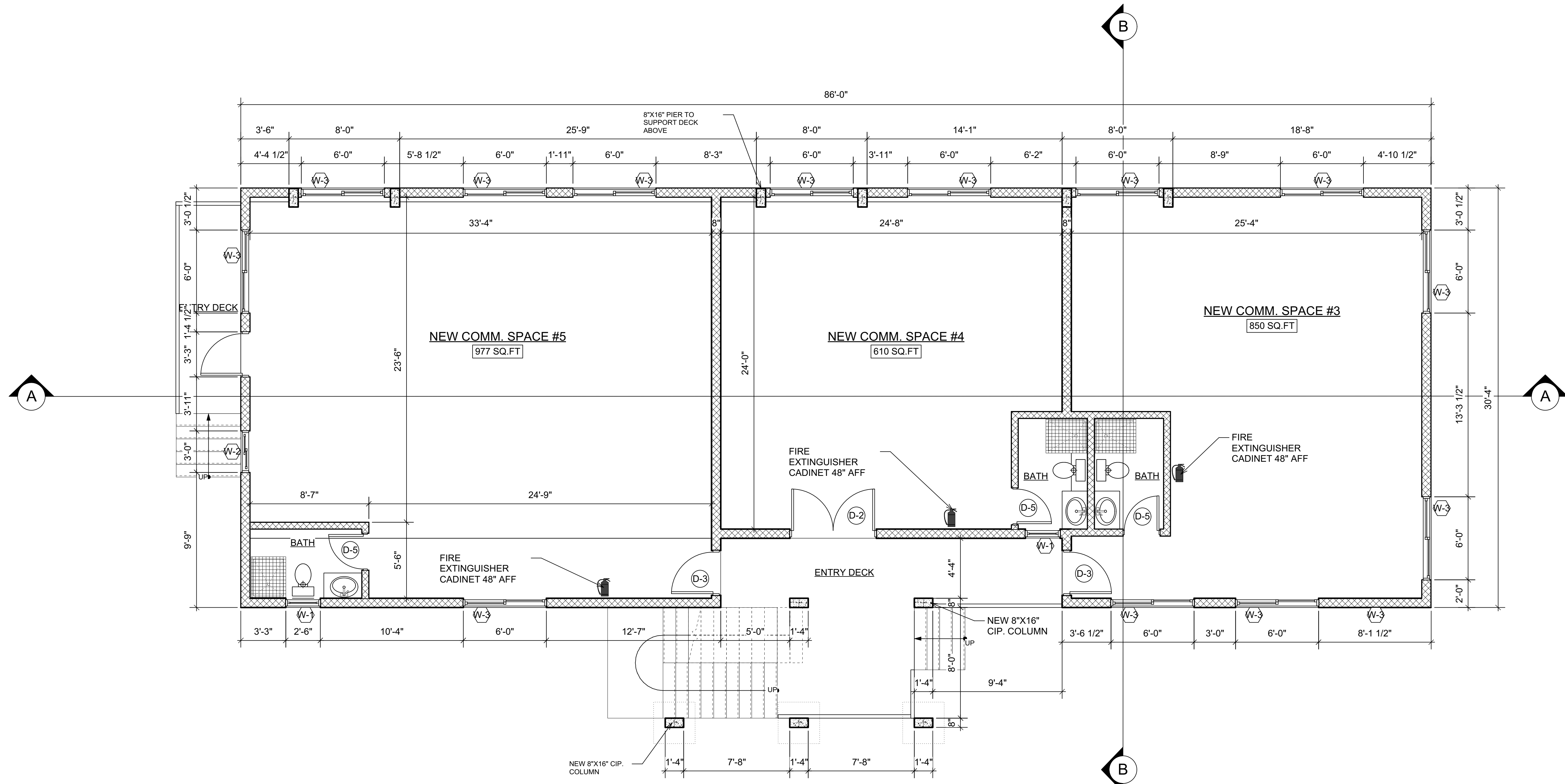
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A-1.1

FILE NO:
Date: Jul 27, 2022
File name: CBLDR-CD.vwx

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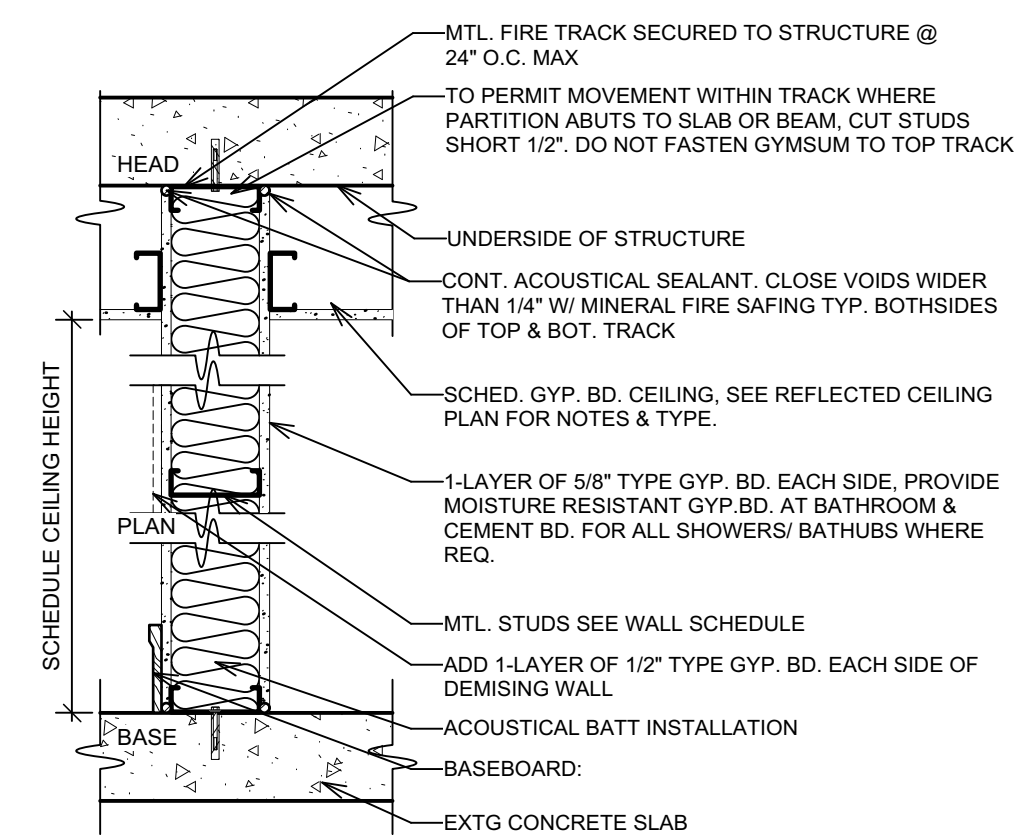
Proposed Floor Plans

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

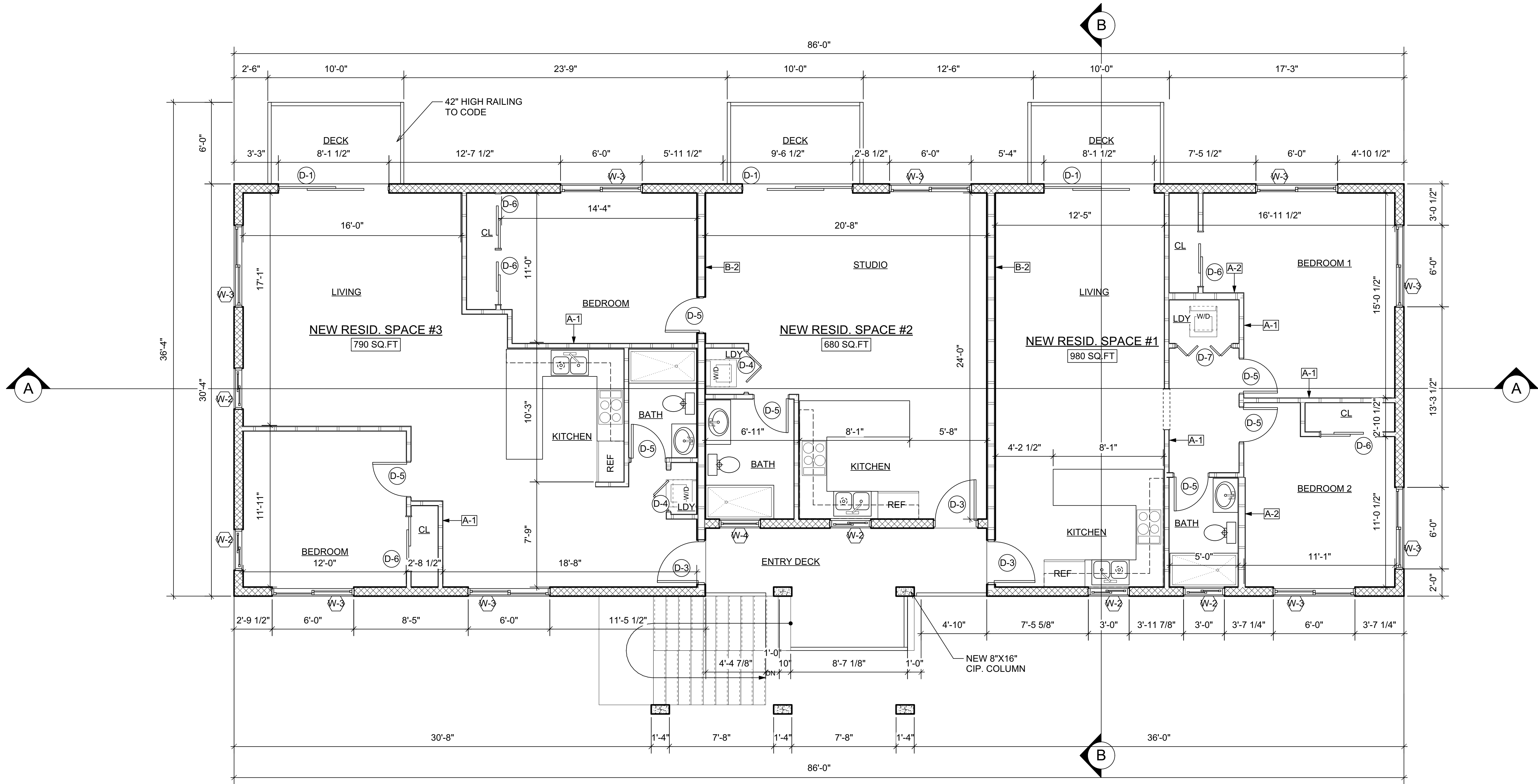


PROPOSED LOWER LEVEL PLAN
Scale: 1/4" = 1'-0"

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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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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 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.

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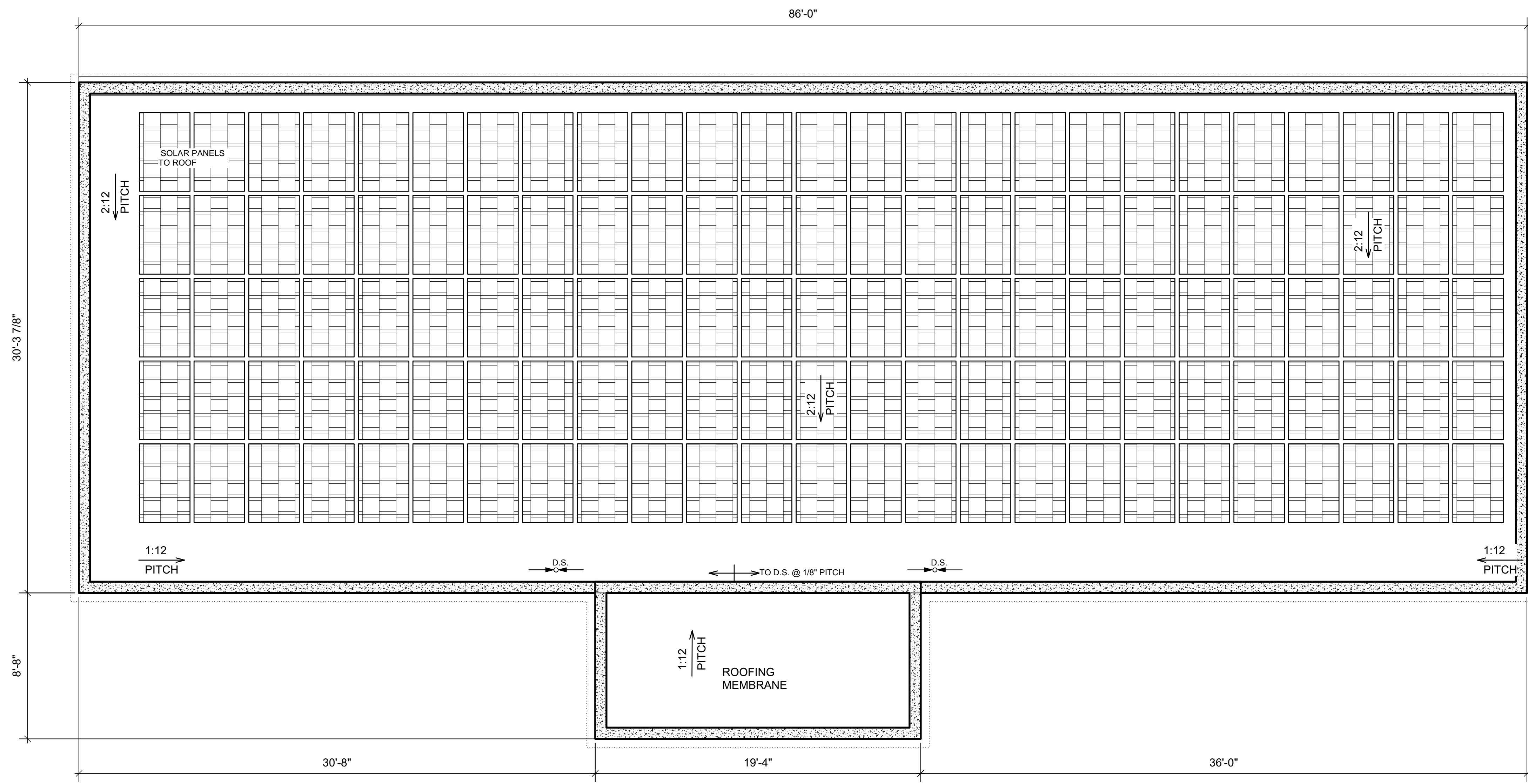
A-1.3

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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REVISIONS	DATE

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5C-AR HOLDINGS, LLC

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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.

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STAMP

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



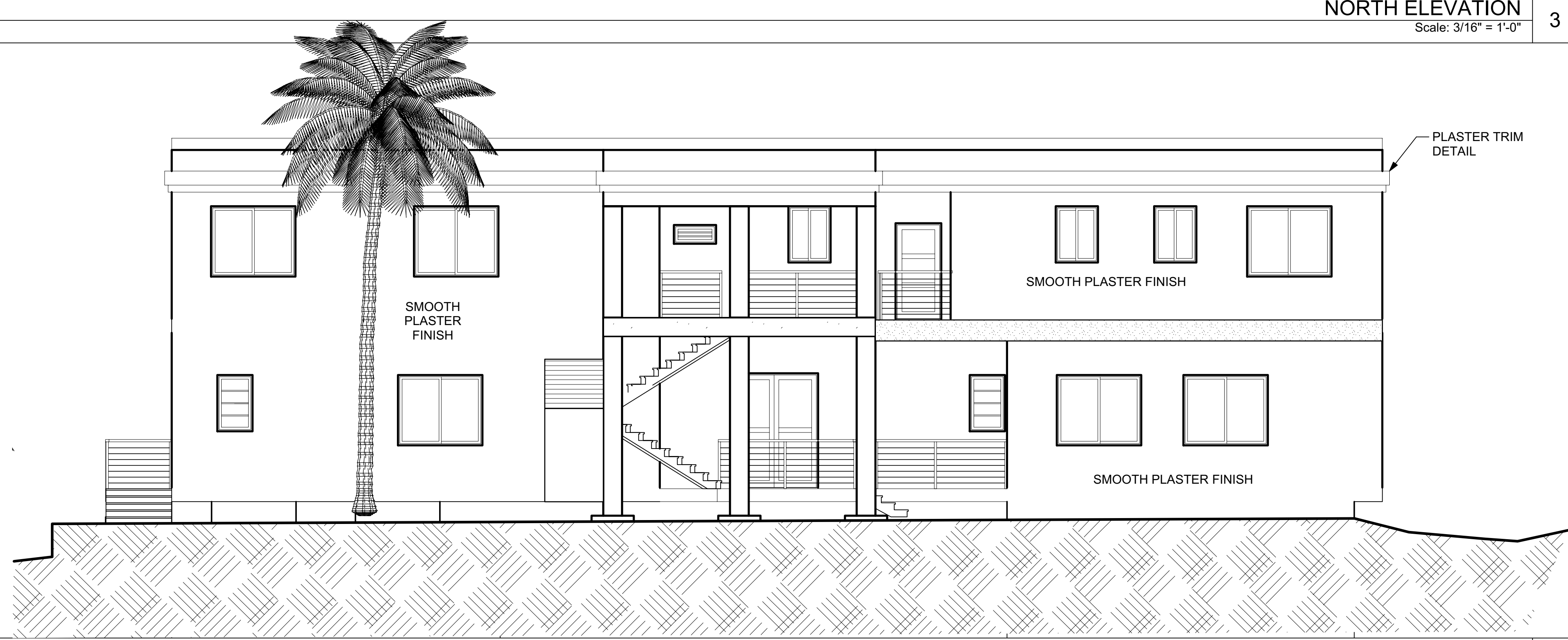
NORTH ELEVATION
Scale: 3/16" = 1'-0"

3



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

4



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

1

REVISIONS	DATE
[X] SCHEMATIC DESIGN	
[] DESIGN DEVELOPMENT	
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5C-AR HOLDINGS, LLC

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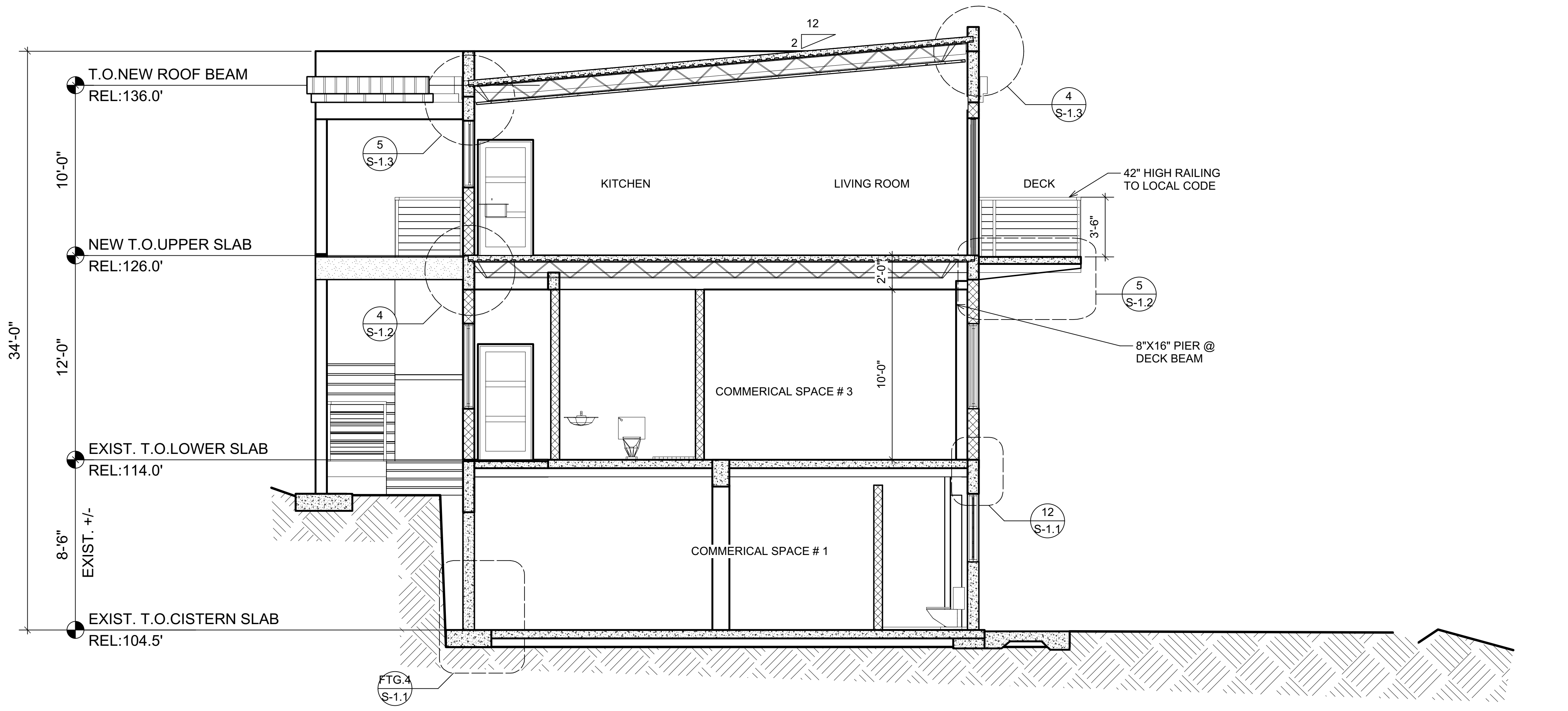
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35 LBS PER CU. FT. RETENTION

WALL LEGEND

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	CMU W/ 1/2" PLASTER INTERIOR & 3/4" EXTERIOR
	POURED CONCRETE WALL SEE DETAIL FOR REINF.

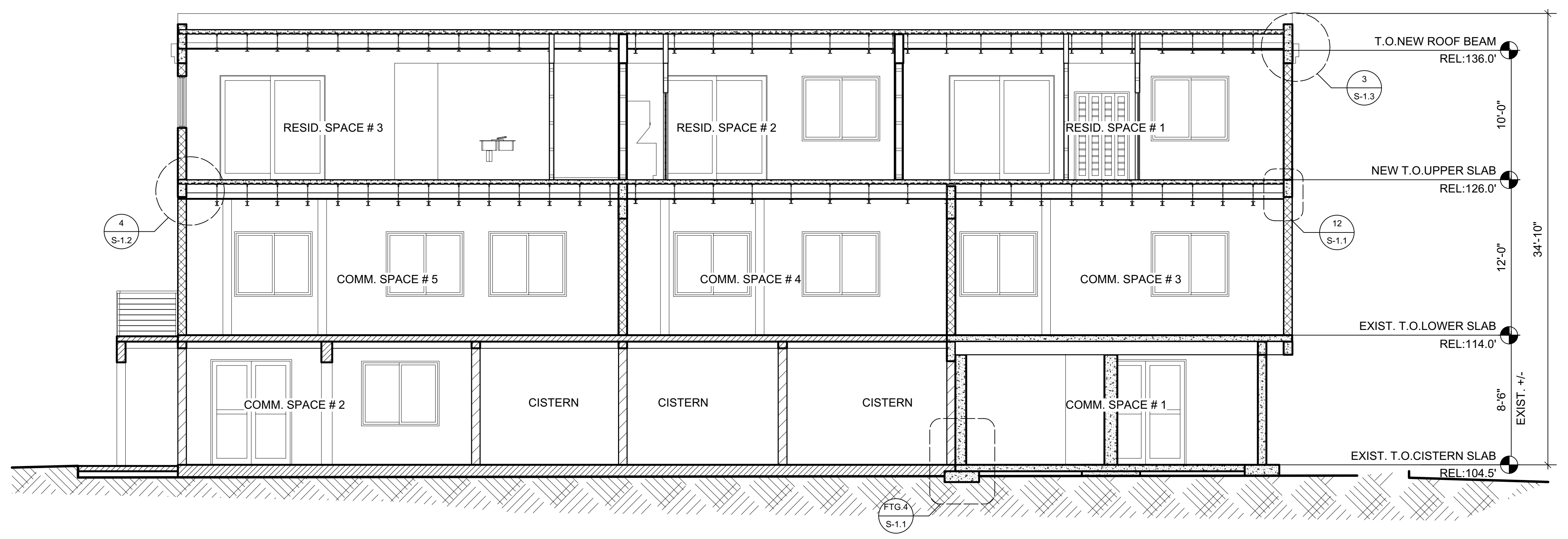
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STAMP



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
FILE NO:
Date: Jul 27, 2022
File name: CBLDR-CD.vwx

SHEET NAME:

Proposed Building Section

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

REVISIONS	DATE

[X] SCHEMATIC DESIGN
[] DESIGN DEVELOPMENT
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PCL # 5C
ESTATE ANNA'S RETREAT
ST. THOMAS, U.S.V.I.

GENERAL NOTES:
WRITE DIMENSIONS IN FEET AND INCHES. 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 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
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FAX: (340) 777-5779

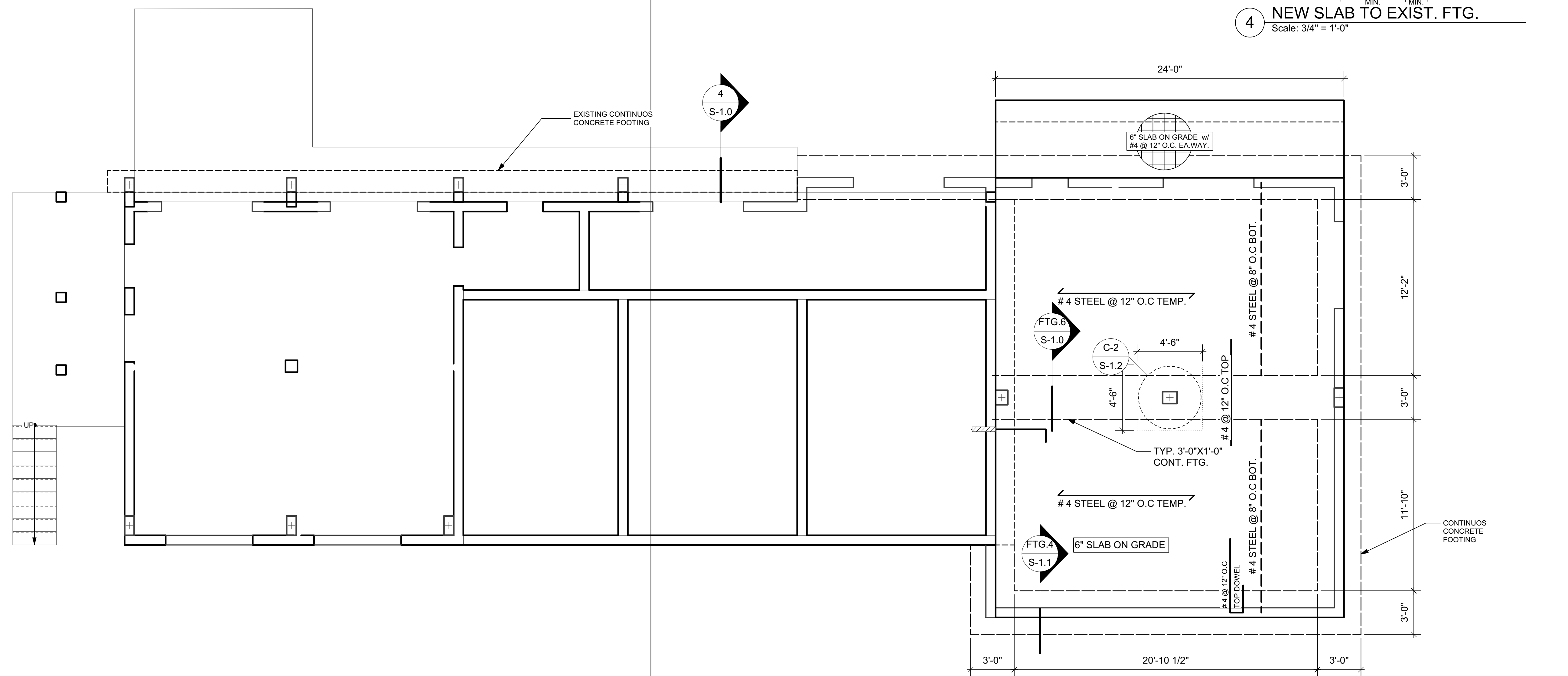
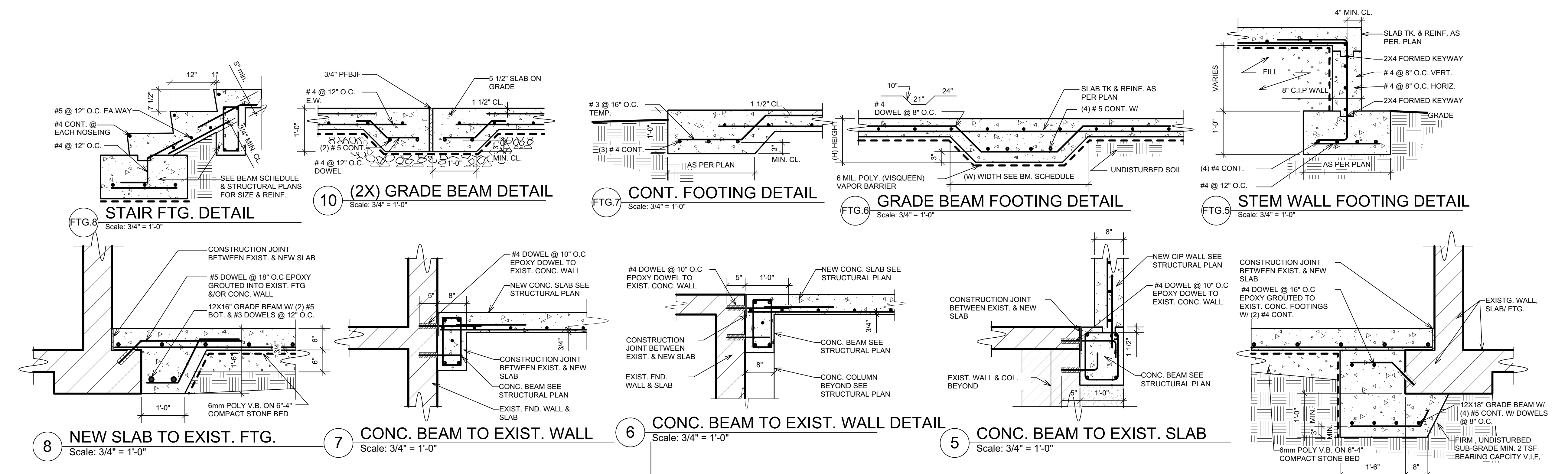
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SHEET NO.:
S-1.0
Date: Jul 27, 2022
File name: CBLDR-CD.vwx

SHEET NAME:

Structural Floor Plans

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



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

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REVISIONS	DATE
[X] SCHEMATIC DESIGN	
[] DESIGN DEVELOPMENT	
[] C2M1 SUBMITTAL	
[] CONSTRUCTION DOCUMENT	
[] DPMR SUBMITTAL	
[] REVISED DOCUMENT	

5C-AR HOLDINGS, LLC

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

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WHEN DIMENSIONS ARE 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"
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- CMU W/ 1/2" PLASTER INTERIOR & 3/4" EXTERIOR
- POURED CONCRETE WALL SEE DETAIL FOR REINF.

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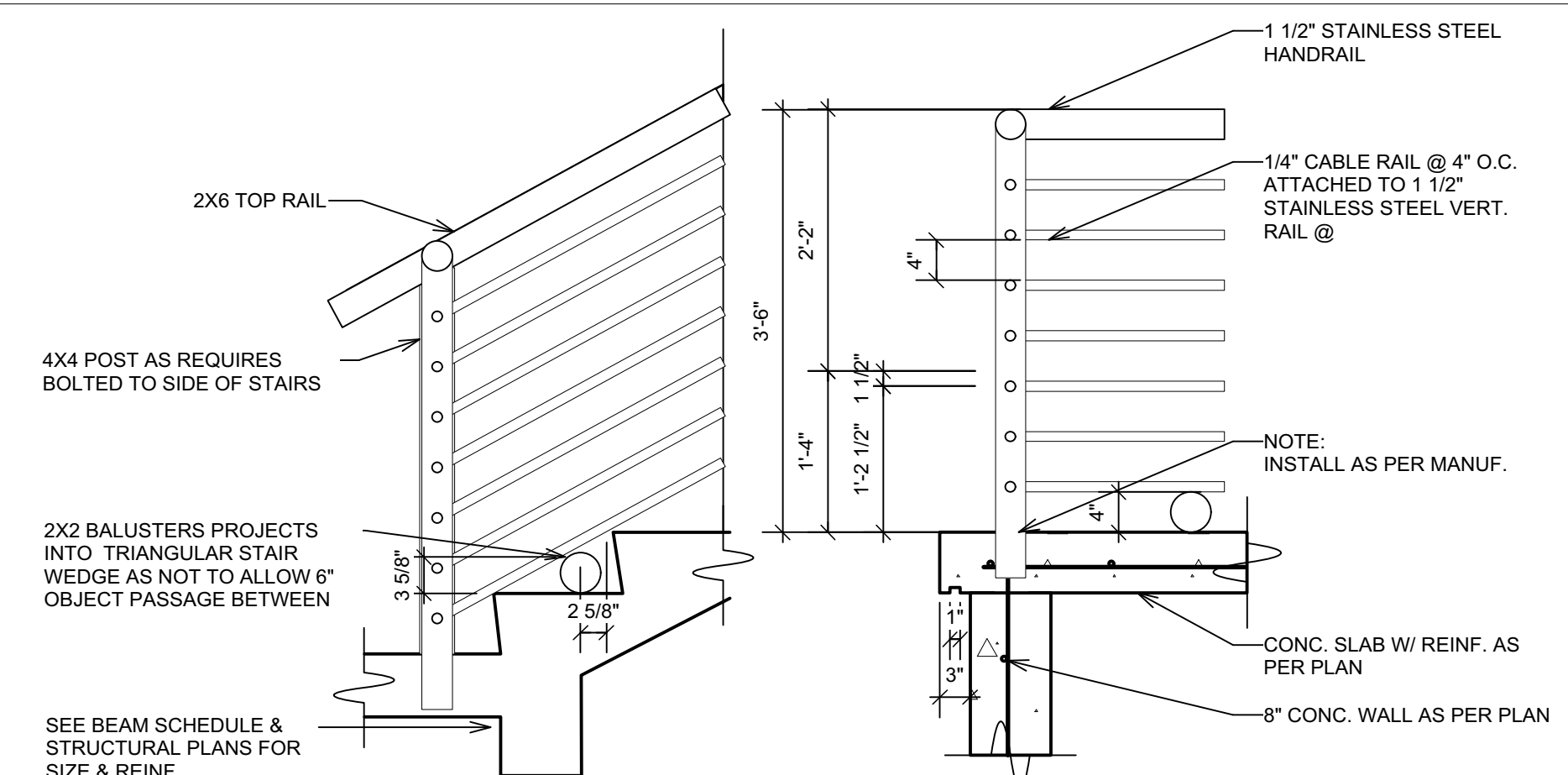
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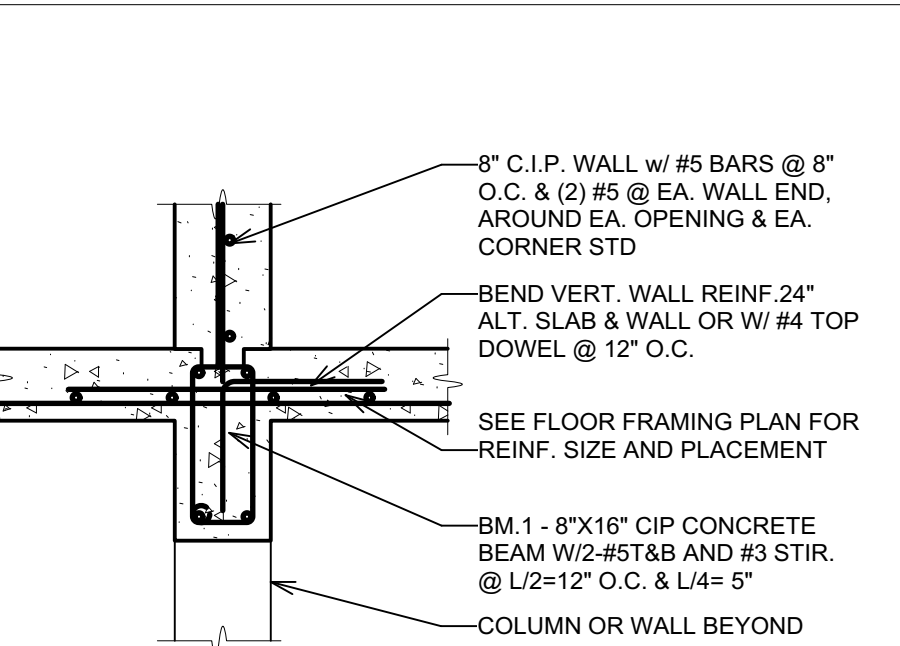
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Structural Floor Plans

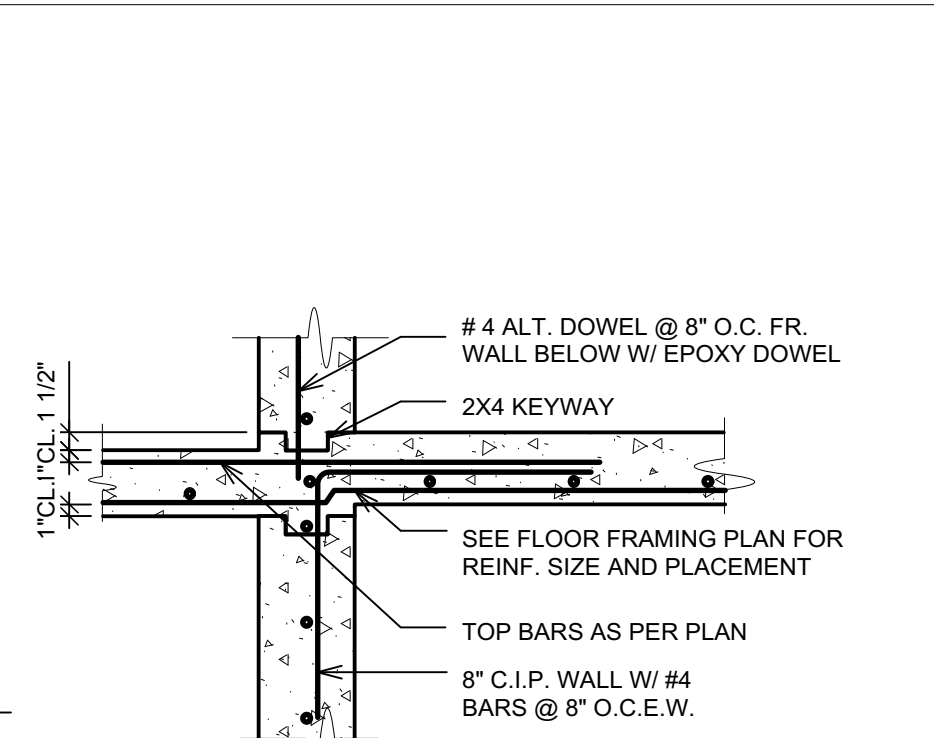
SCALE: AS NOTED
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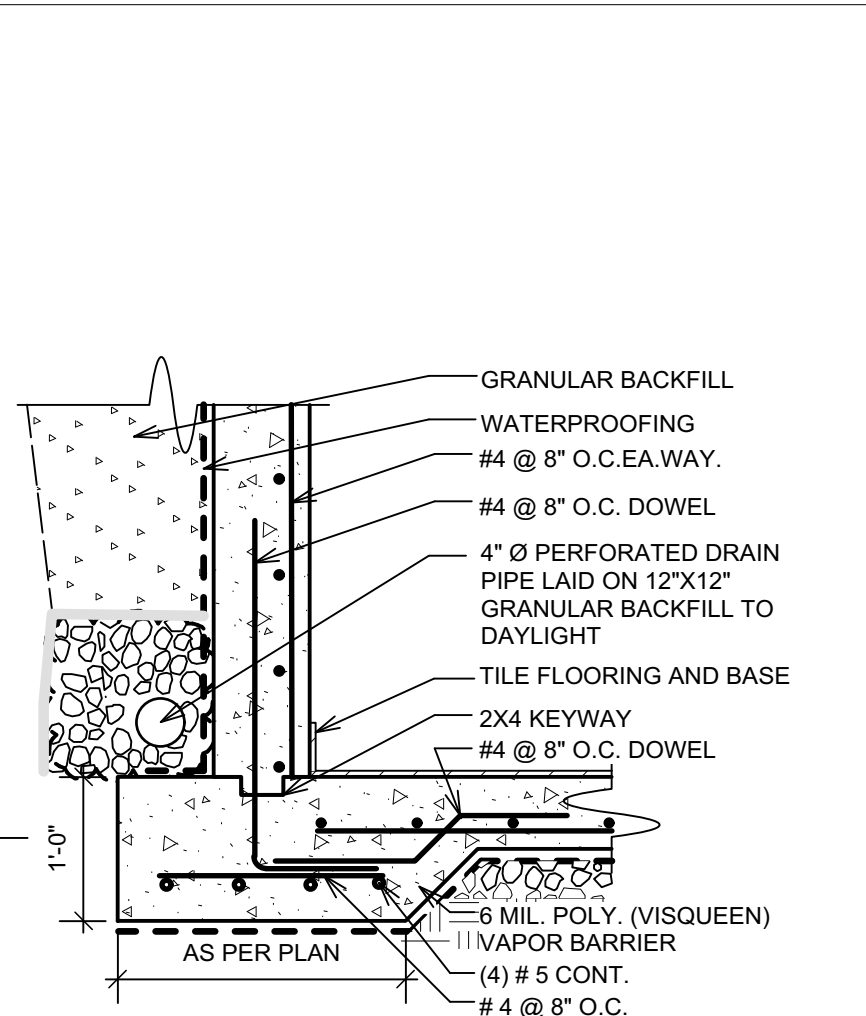
8 STAIR RAILING DETAIL
Scale: 3/4" = 1'-0"



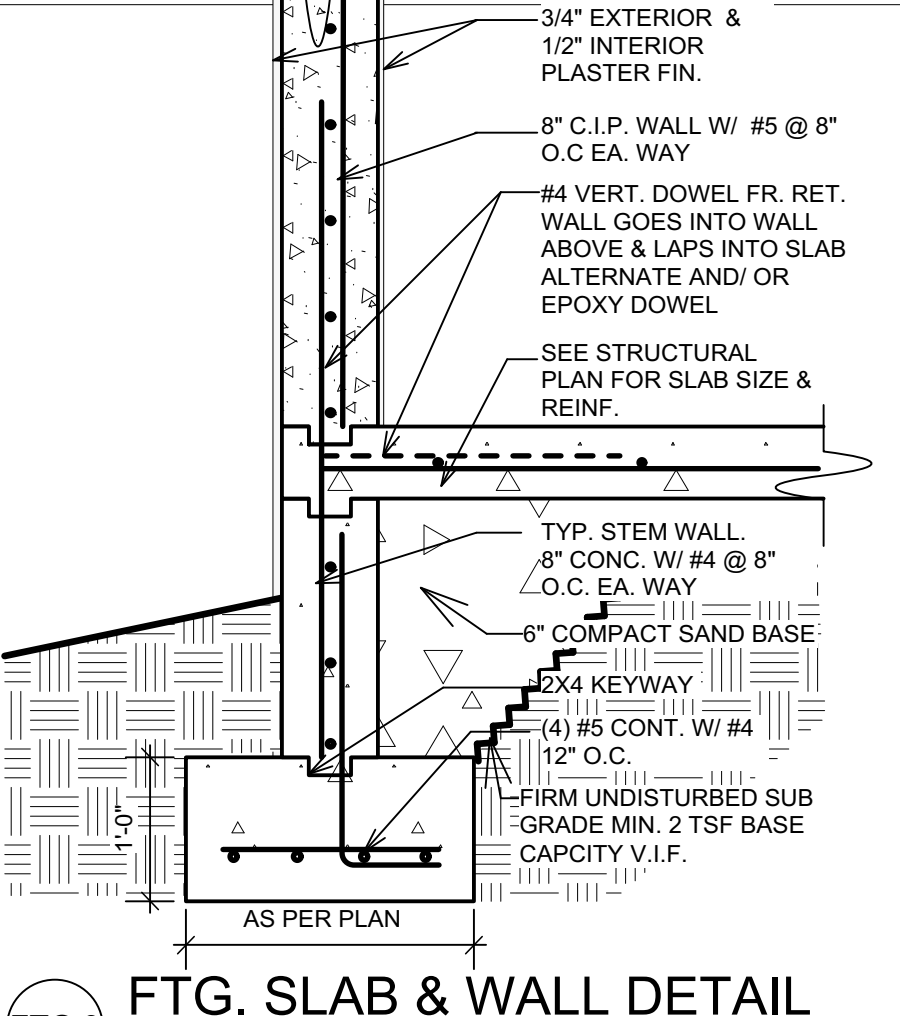
11 CONC. BEAM TO FLOOR DETAIL
Scale: 3/4" = 1'-0"



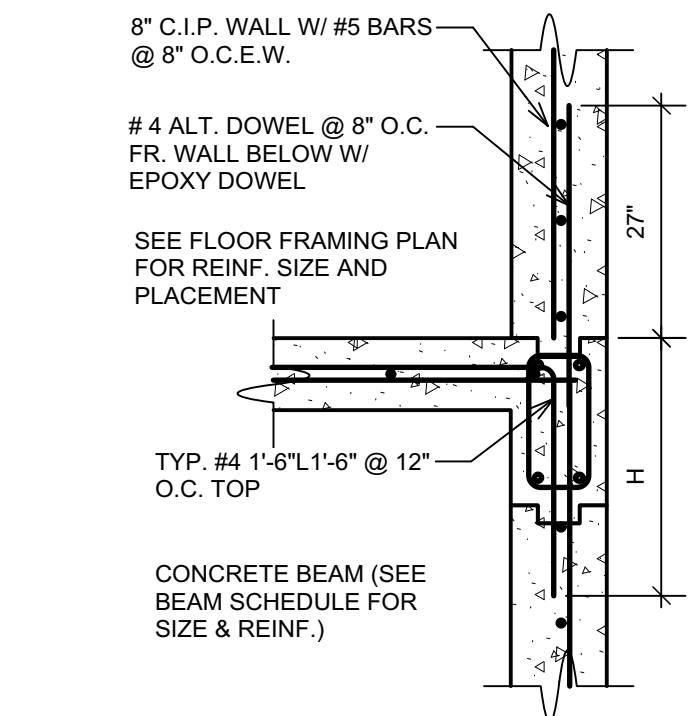
7 SLAB W/ STEPDOWN @ WALL DETAIL
Scale: 3/4" = 1'-0"



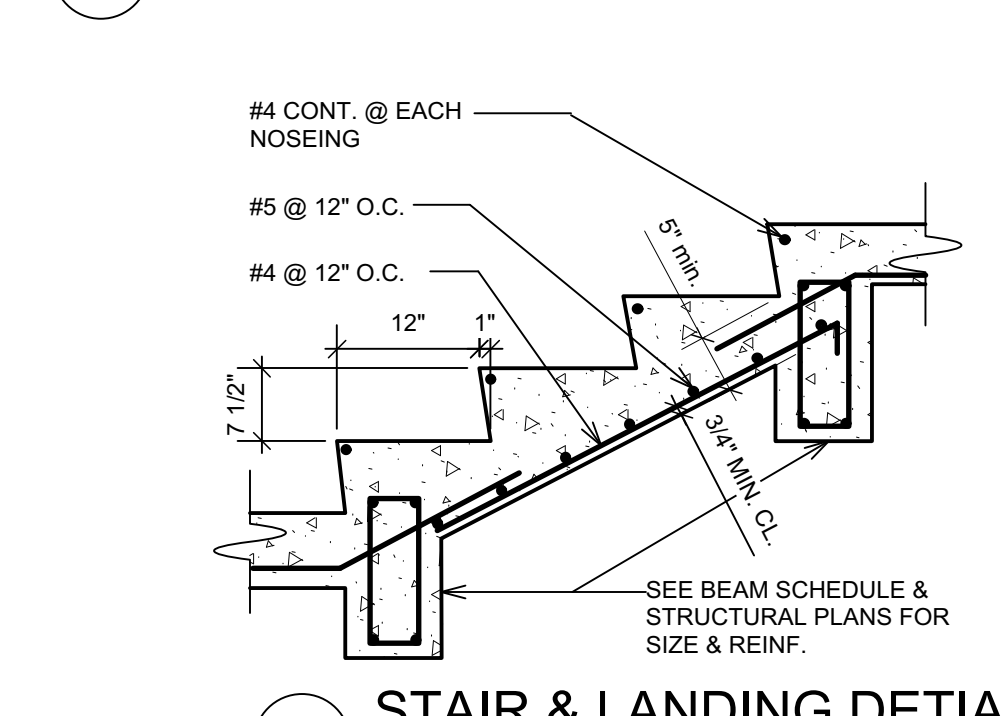
FTG.4 RETAIN. WALL W/ SLAB DETAIL
Scale: 3/4" = 1'-0"



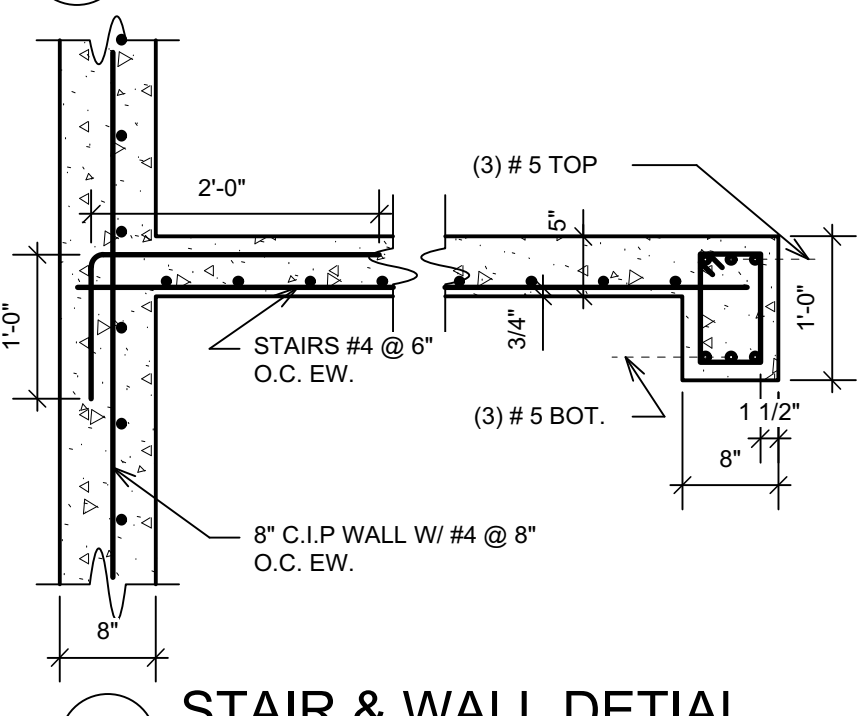
FTG.3 FTG. SLAB & WALL DETAIL
Scale: 3/4" = 1'-0"



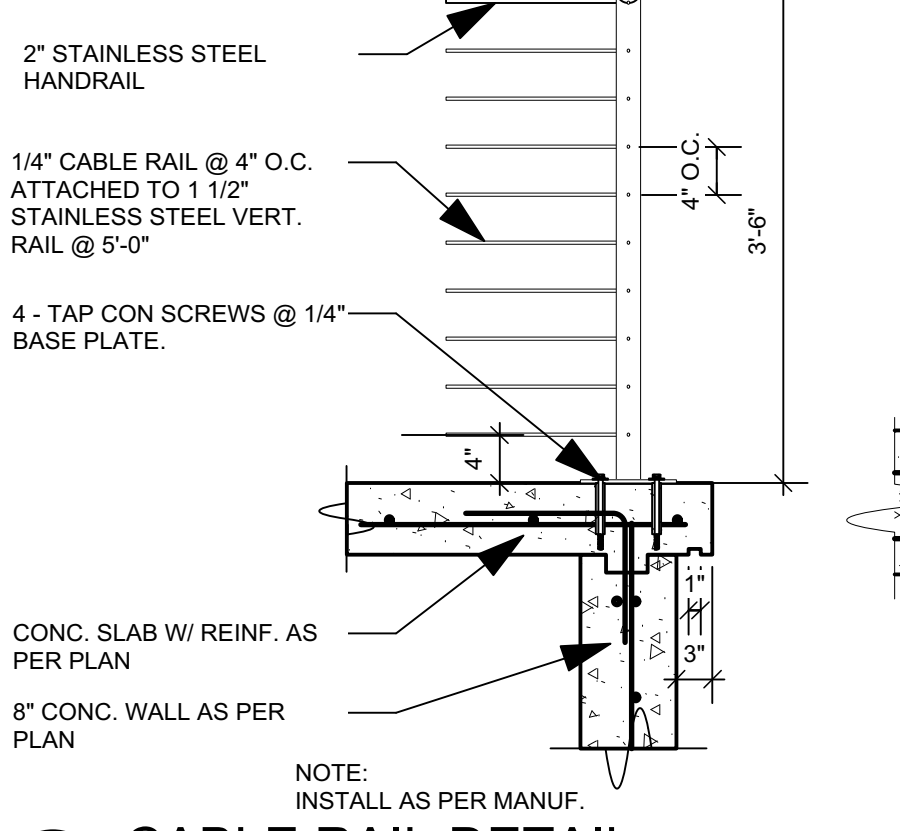
12 SUSPD SLAB TO WALL DETAIL
Scale: 3/4" = 1'-0"



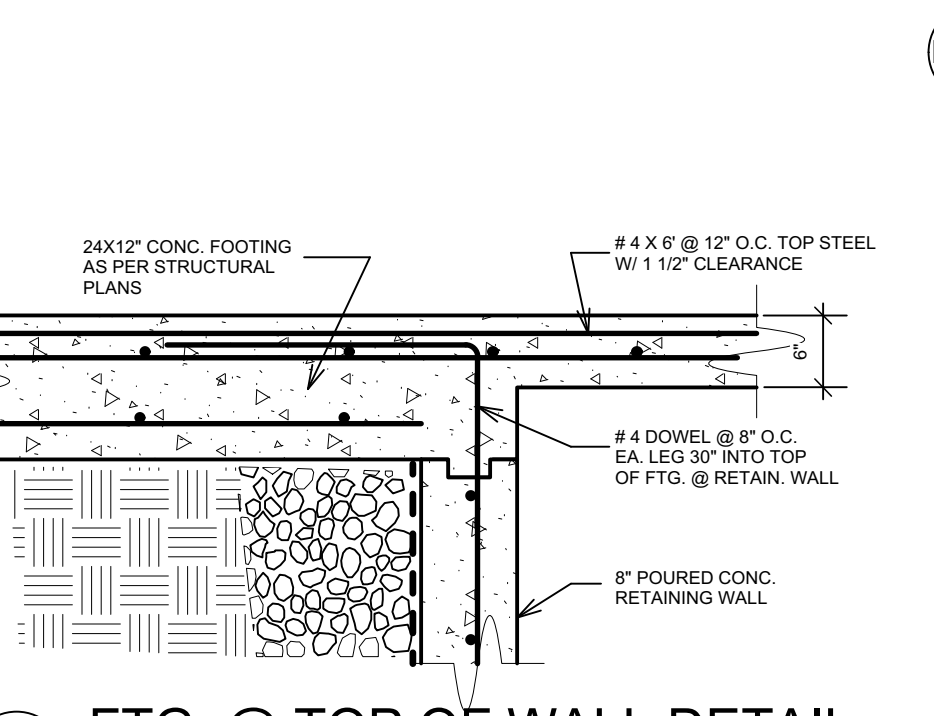
8 STAIR & LANDING DETAIL
Scale: 3/4" = 1'-0"



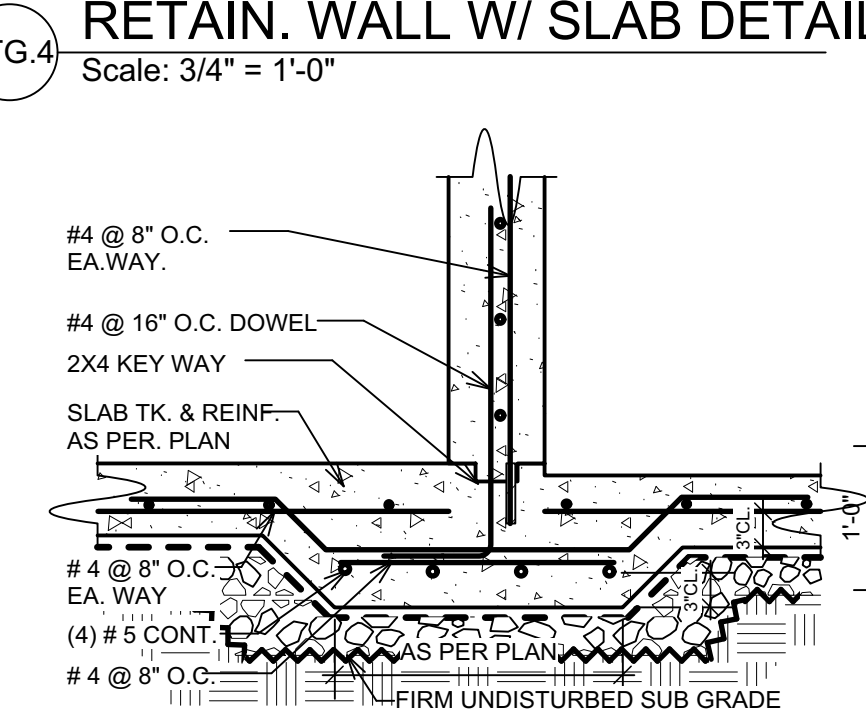
8 STAIR & WALL DETAIL
Scale: 3/4" = 1'-0"



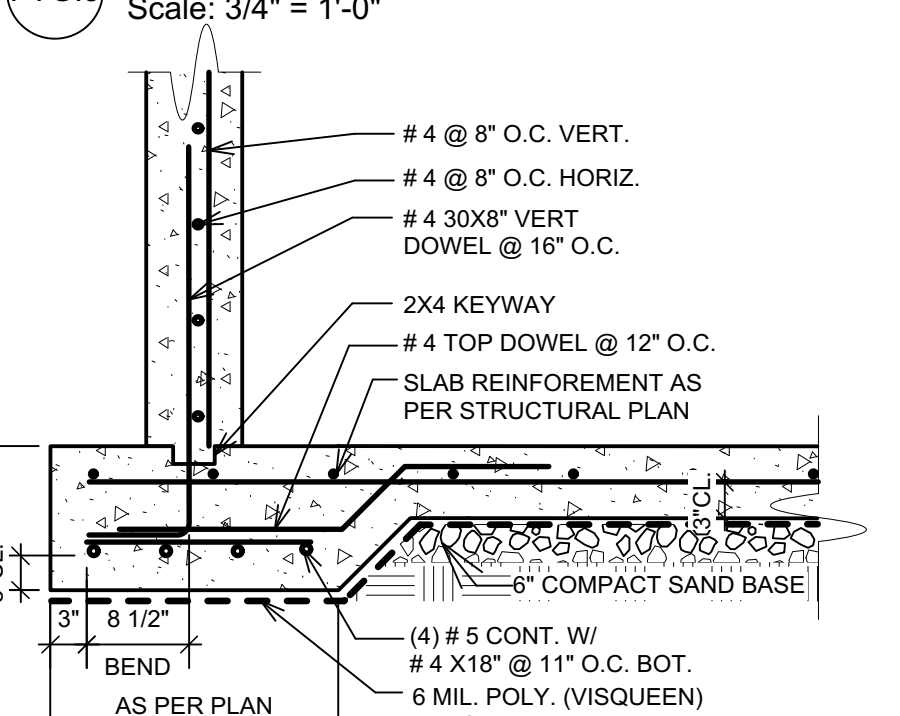
4 CABLE RAIL DETAIL
Scale: 3/4" = 1'-0"



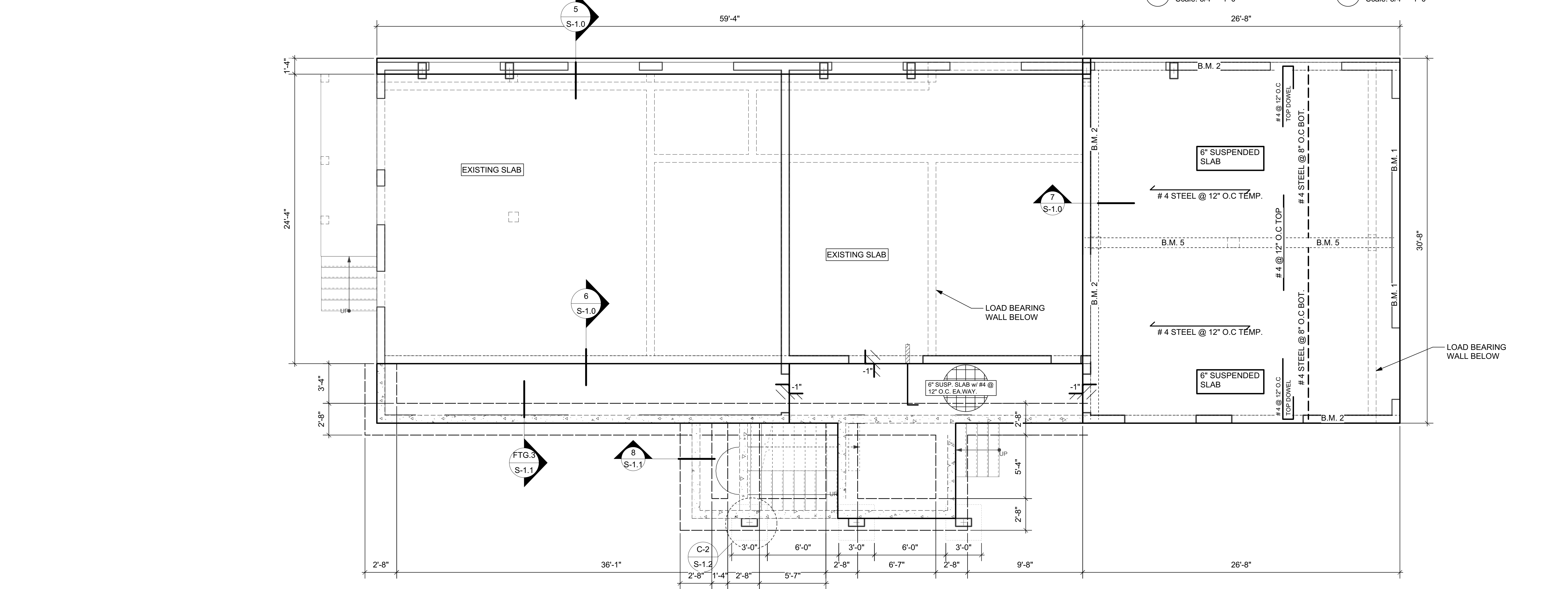
3 FTG. @ TOP OF WALL DETAIL
Scale: 3/4" = 1'-0"



FTG.2 FTG. & WALL DETAIL
Scale: 3/4" = 1'-0"



FTG.1 EXTERIOR WALL FTG. DETAIL
Scale: 3/4" = 1'-0"



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.

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3. WIND LOADS - 165 Mph
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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

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
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STAMP

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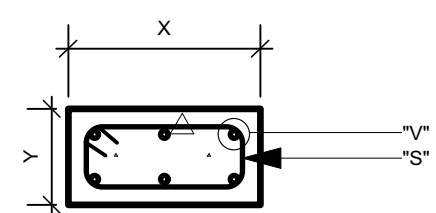
Date: Jul 27, 2022
File name: CBLDR-CD.vwx

SHEET NAME:

Structural Floor Plans

SCALE: AS NOTED

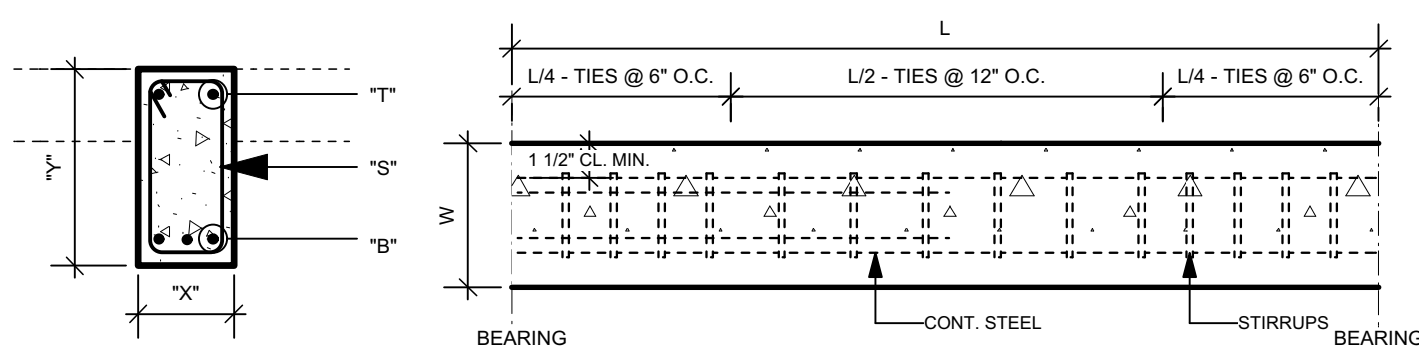
1/4" = 1/2" 1/2" = 1/4" 1/2" = 1/4"



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.

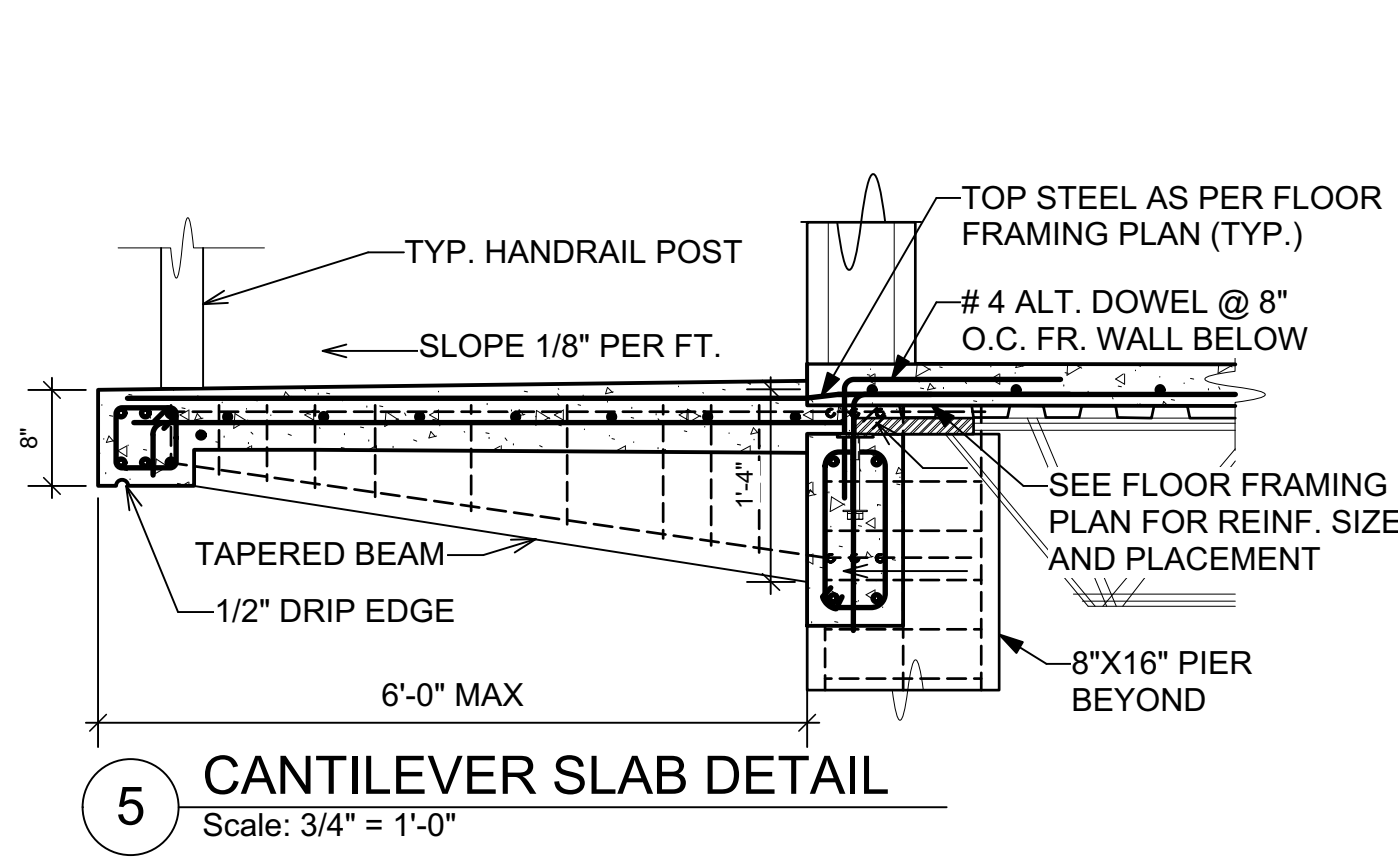
STANDARD COLUMN DETAILS

BEAM SCHEDULE									
Concrete Dimensions			Reinforcement				NOTES		
BEAM NUMBER	(L) SPAN (ft.)	X (ft.)	Y (ft.)	"T" BARS SIZE	"B" BARS SIZE	ARS SPACING	L/4	L/2	
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

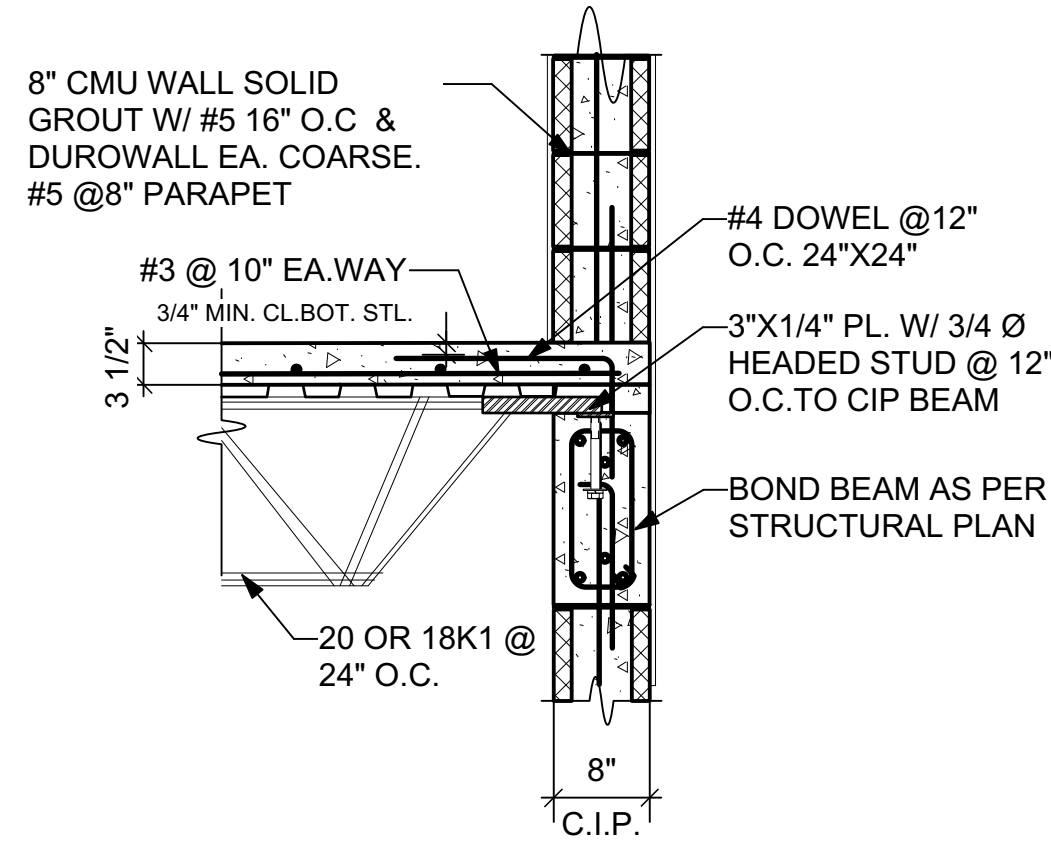


STANDARD BEAM DETAILS

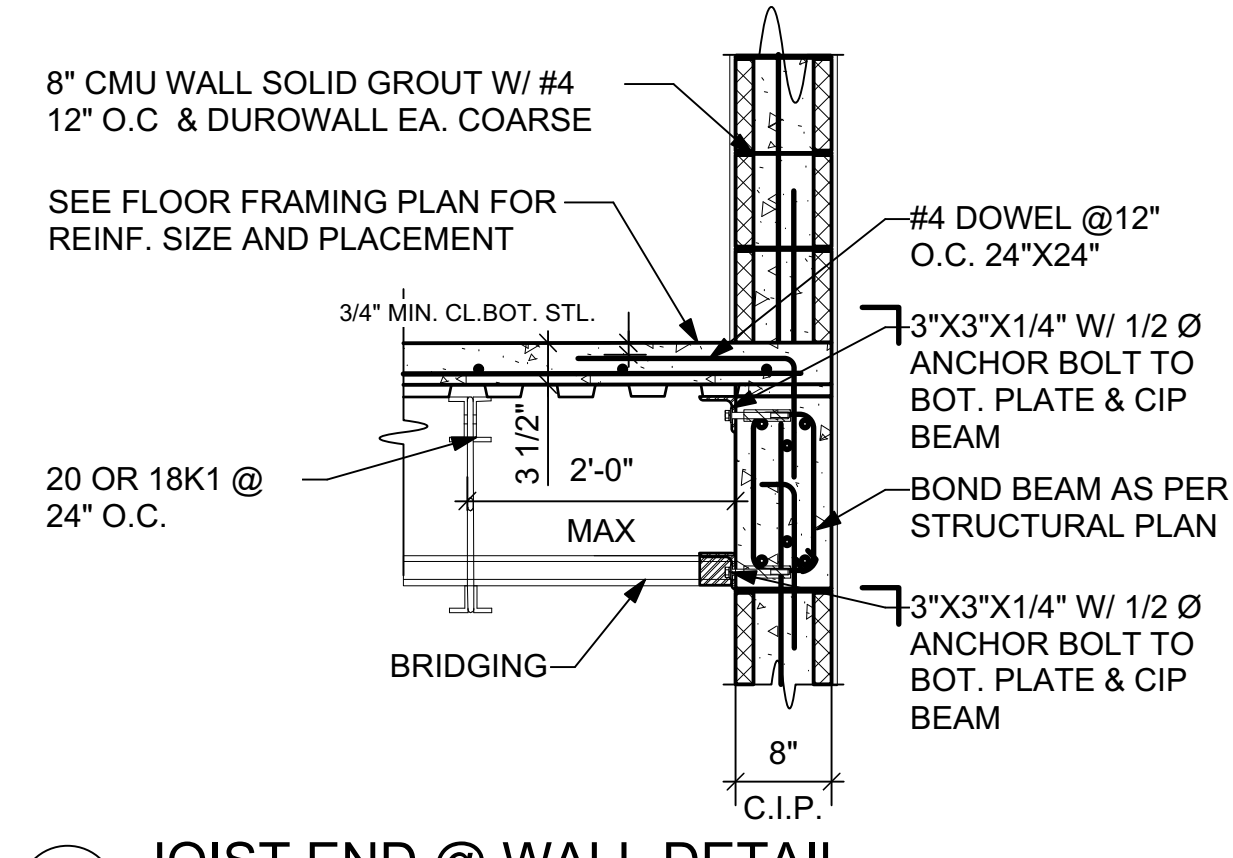
STRUCTURAL COLUMN & BEAM SCHEDULE & DETAIL	
Scale: 3/4" = 1'-0"	



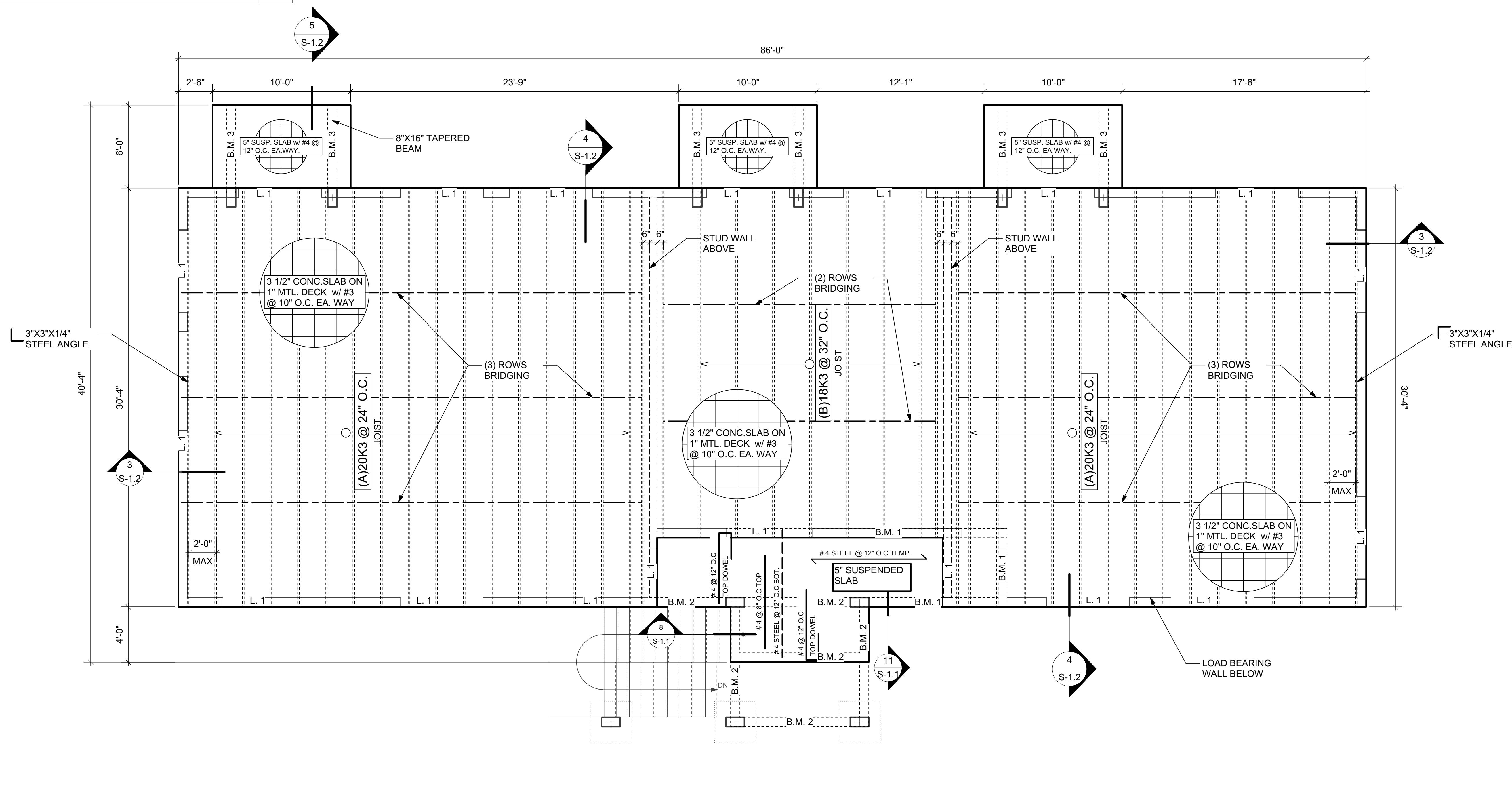
5 CANTILEVER SLAB DETAIL
Scale: 3/4" = 1'-0"



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



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



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

REVISIONS	DATE

- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- C2M SUBMITTAL
- CONSTRUCTION DOCUMENT
- DPNR SUBMITTAL
- REVISED DOCUMENT

5C-AR HOLDINGS, LLC

PCL # 5C
ESTATE ANNA'S RETREAT
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PROX. TO TERRAIN
35 LBS PER CU. FT. RETENTION

WALL LEGEND

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	CMU W/ 1/2" PLASTER INTERIOR & 3/4" EXTERIOR
	POURED CONCRETE WALL SEE DETAIL FOR REINF.

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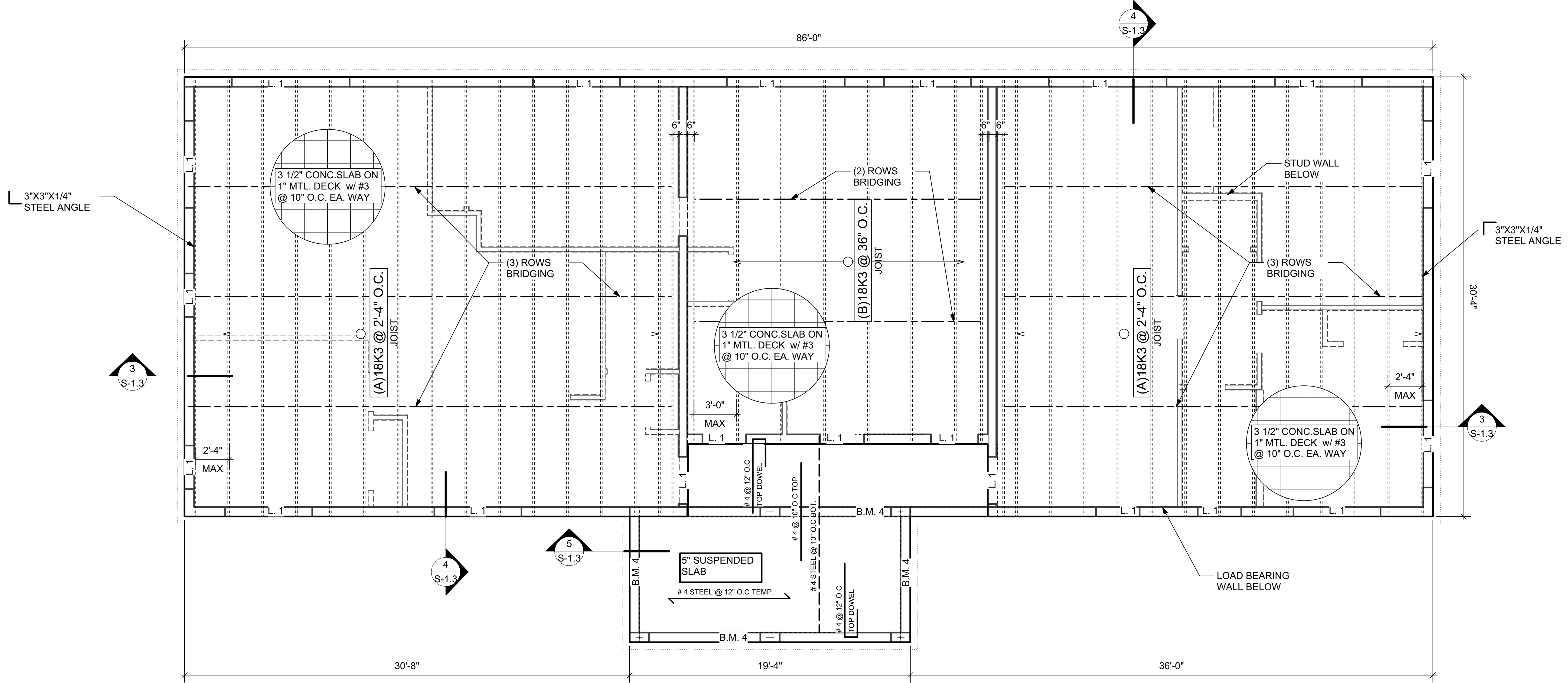
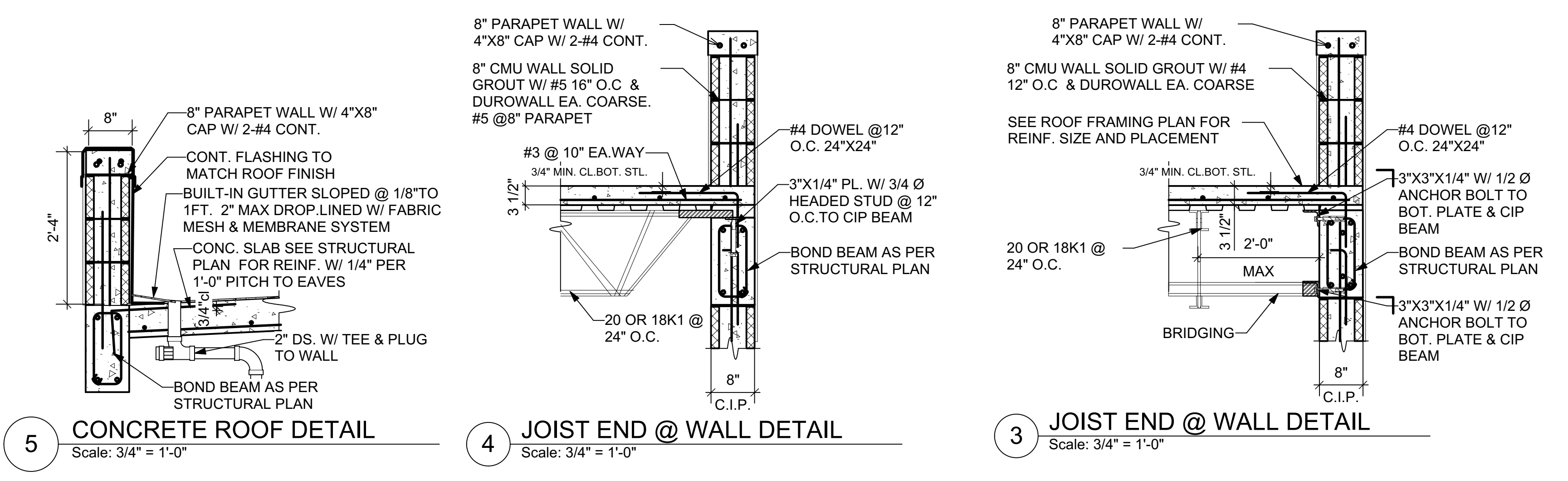
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Date: Jul 27, 2022
File name: CBLDR-CD.vwx

SHEET NAME:

Roof Framing Plans

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



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

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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

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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.

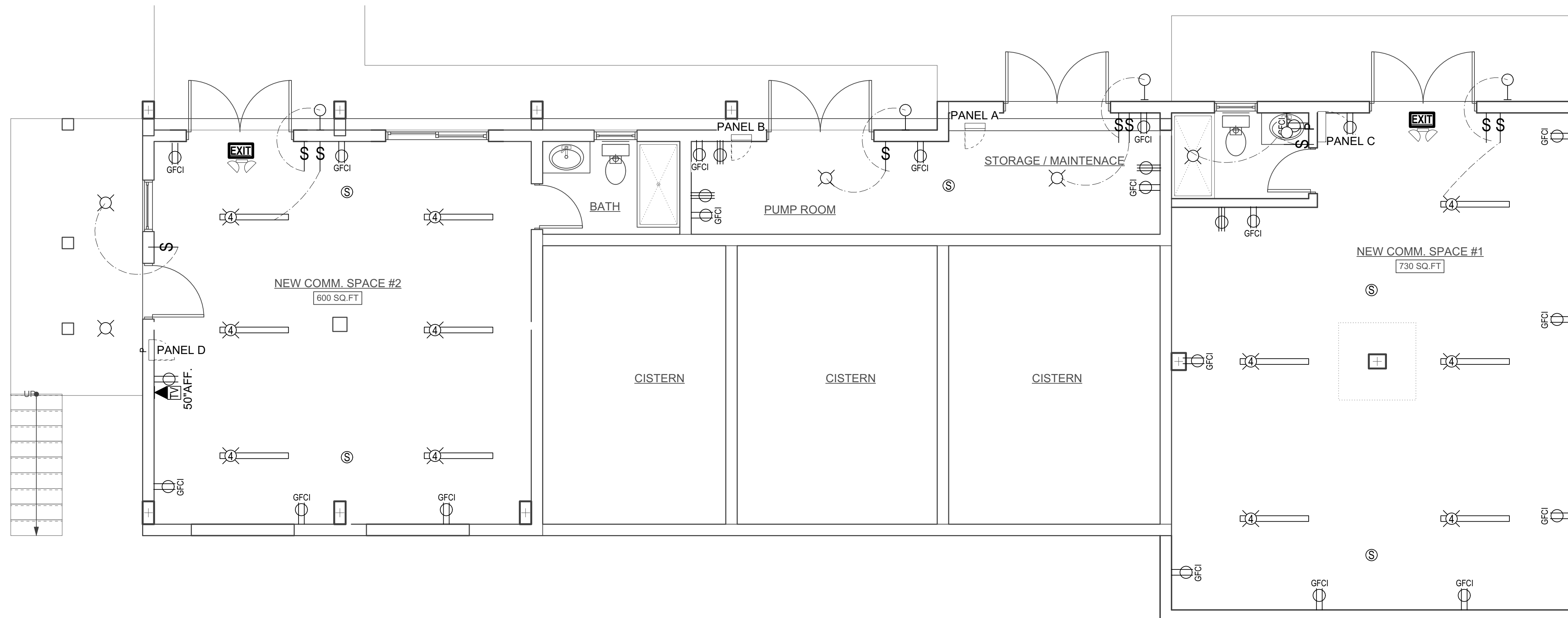
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CISTERN LEVEL ELECTRICAL PLAN
Scale: 1/4" = 1'-0"

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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 (FLUSH WALL)
	EXIT SIGN & LIGHT

CHRIS TAVERNIER
ARCHITECTURAL DESIGN & DRAFTING

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PCL # 5C
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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
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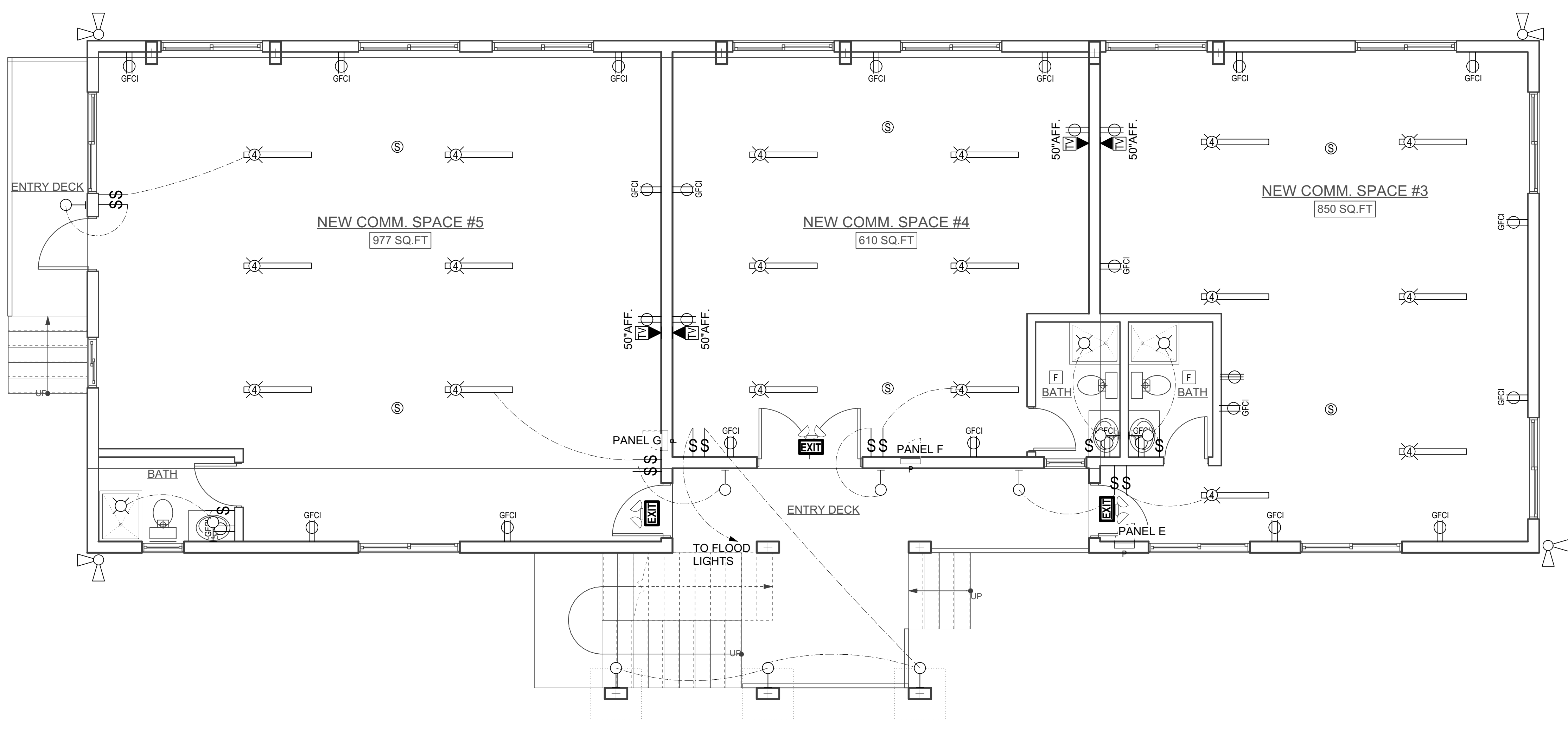
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Date: Jul 27, 2022
File name: CBLDR-CD.vwx

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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				SERVICE: SINGLE PHASE			
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	

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	QUAD. RECEP.
	240V RECEP.
	240V RECEP. FOR DRYER
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	3-WAY SWITCH
	DIMMER SWITCH
	FAN CONTROL
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	WALL SCONCE
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	6' TRACK LIGHT FIXTURE
	SECURITY LIGHTING FIXTURE
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	SMOKE DETECTOR (WALL MOUNT)
	SMOKE DETECTOR (CEILING MOUNT)
	FIRE ALARM CONTROL PANEL (WALL MOUNT)
	FIRE ALARM CONTROL PANEL (CEILING MOUNT)
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PCL # 5C
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ST. THOMAS, U.S.V.I.

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WALL LEGEND
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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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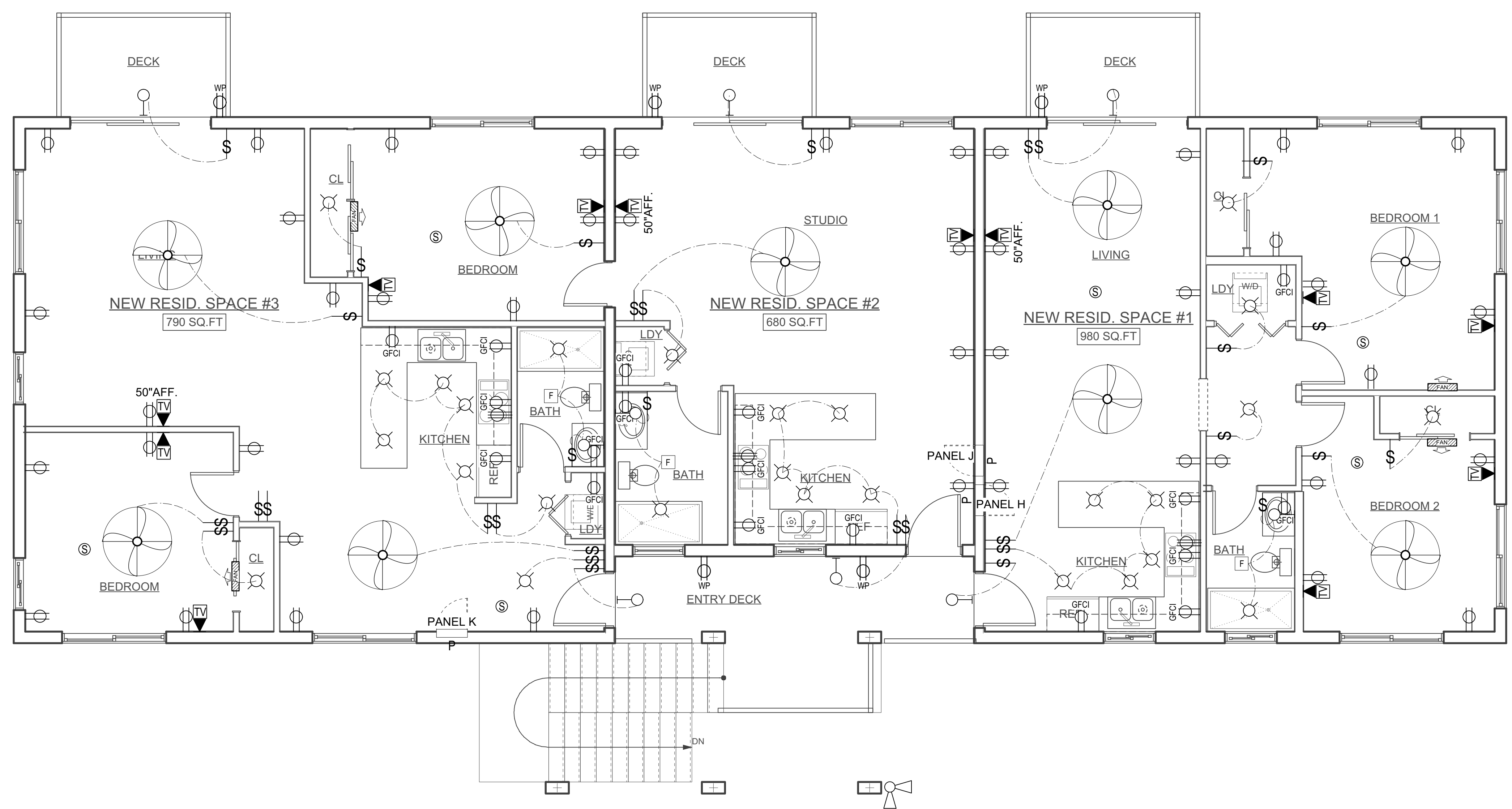
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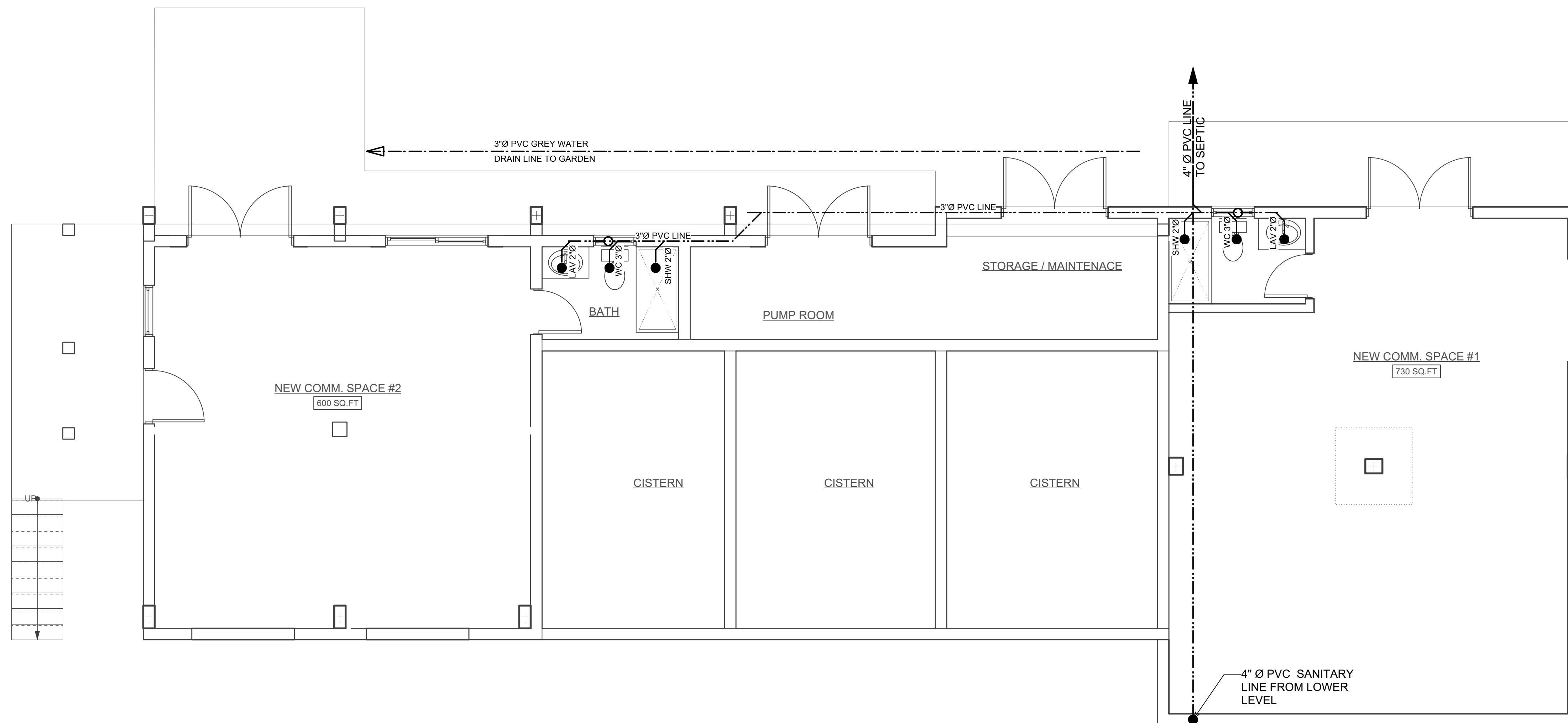
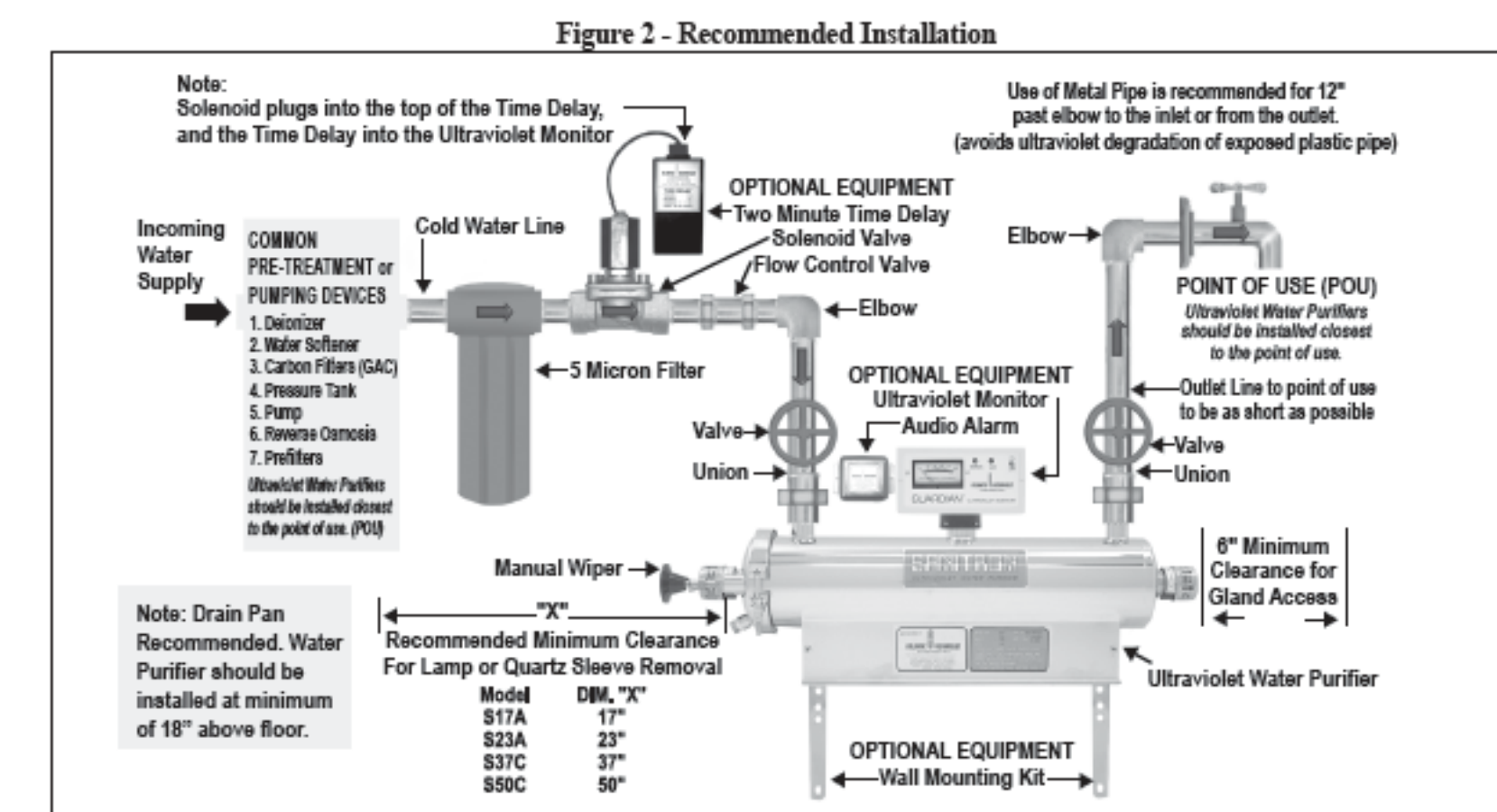
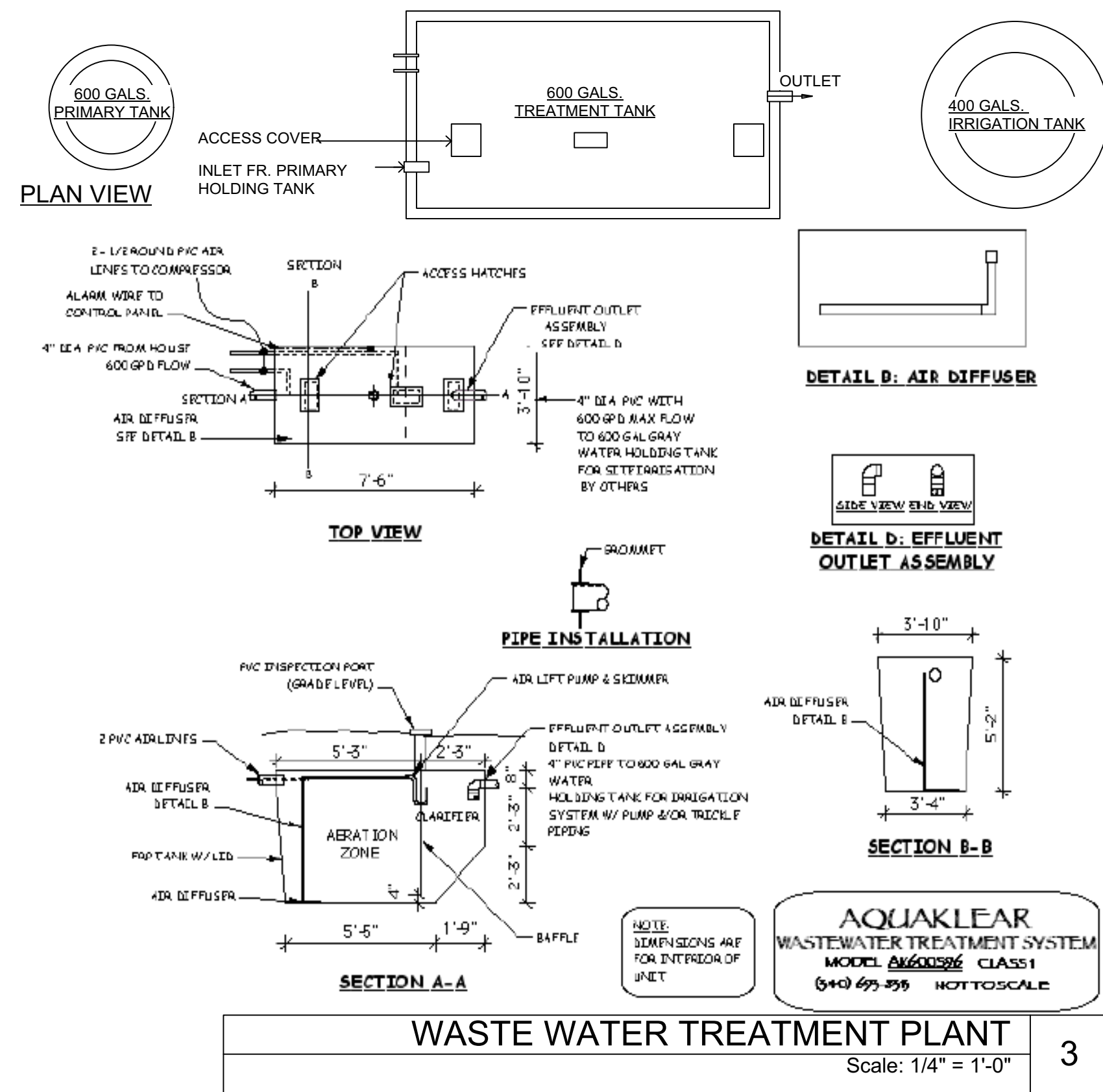
Electrical & Plumbing Plans

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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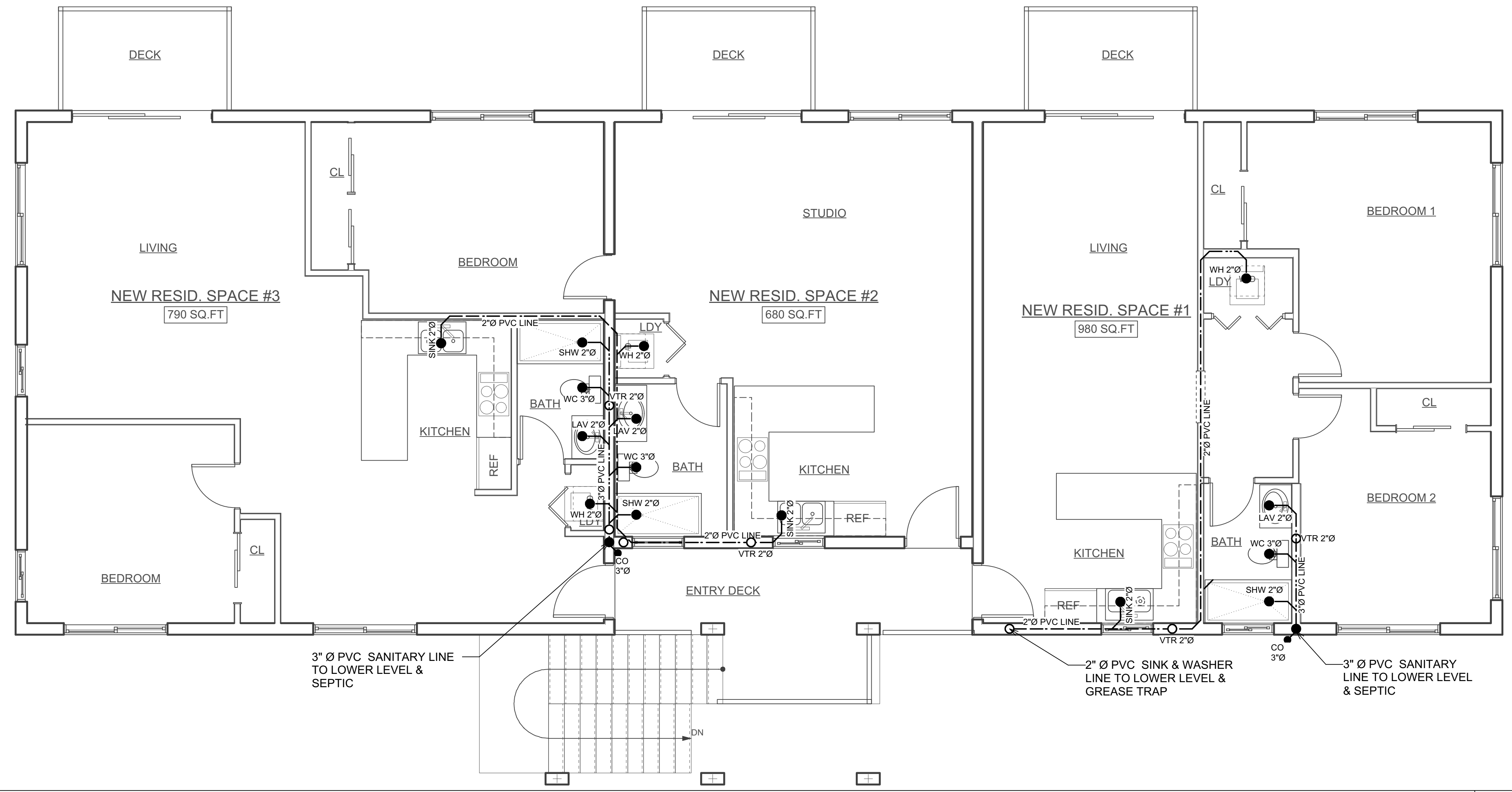
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Plumbing Plans

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



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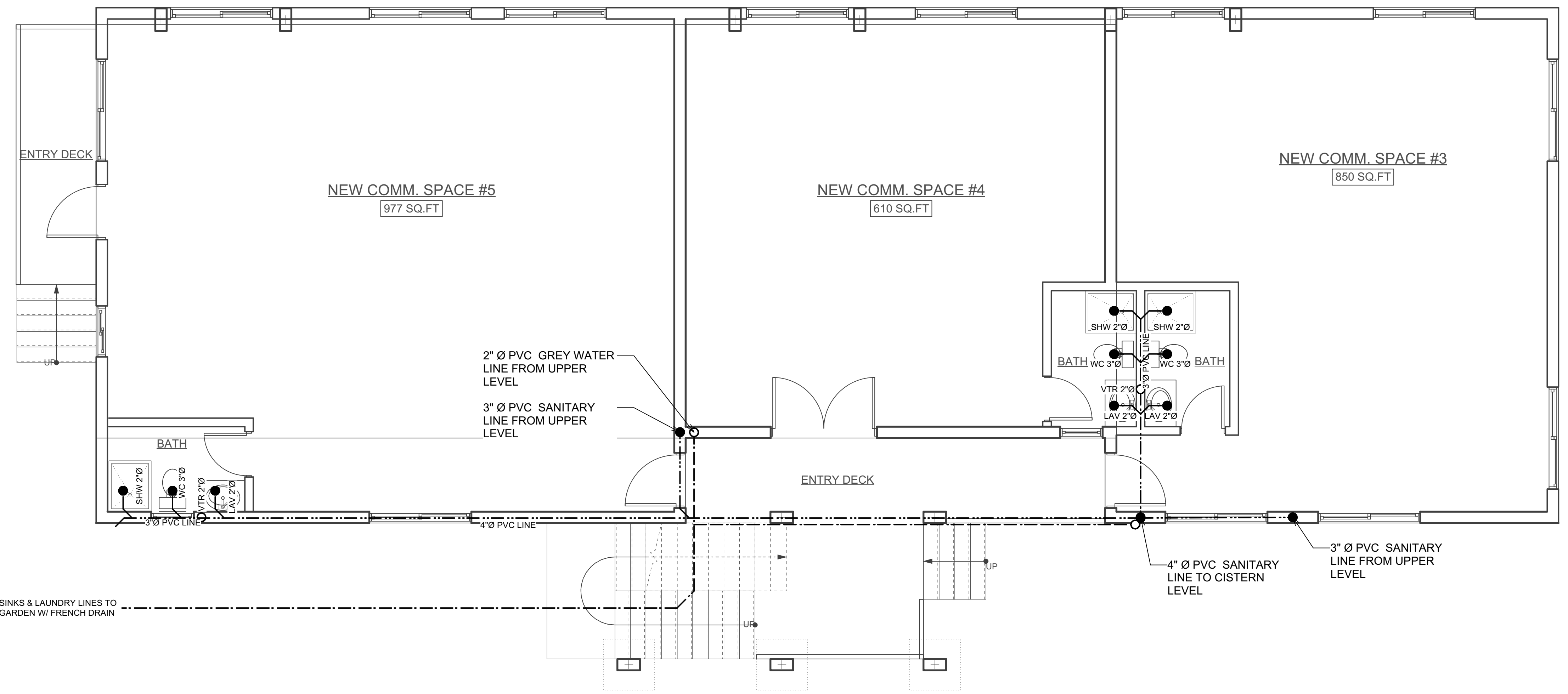
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LOWER LEVEL ELECTRICAL PLAN
Scale: 1/4" = 1'-0"

SCALE: AS NOTED

1/4 1/2 1 INCH

Plumbing Plans

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