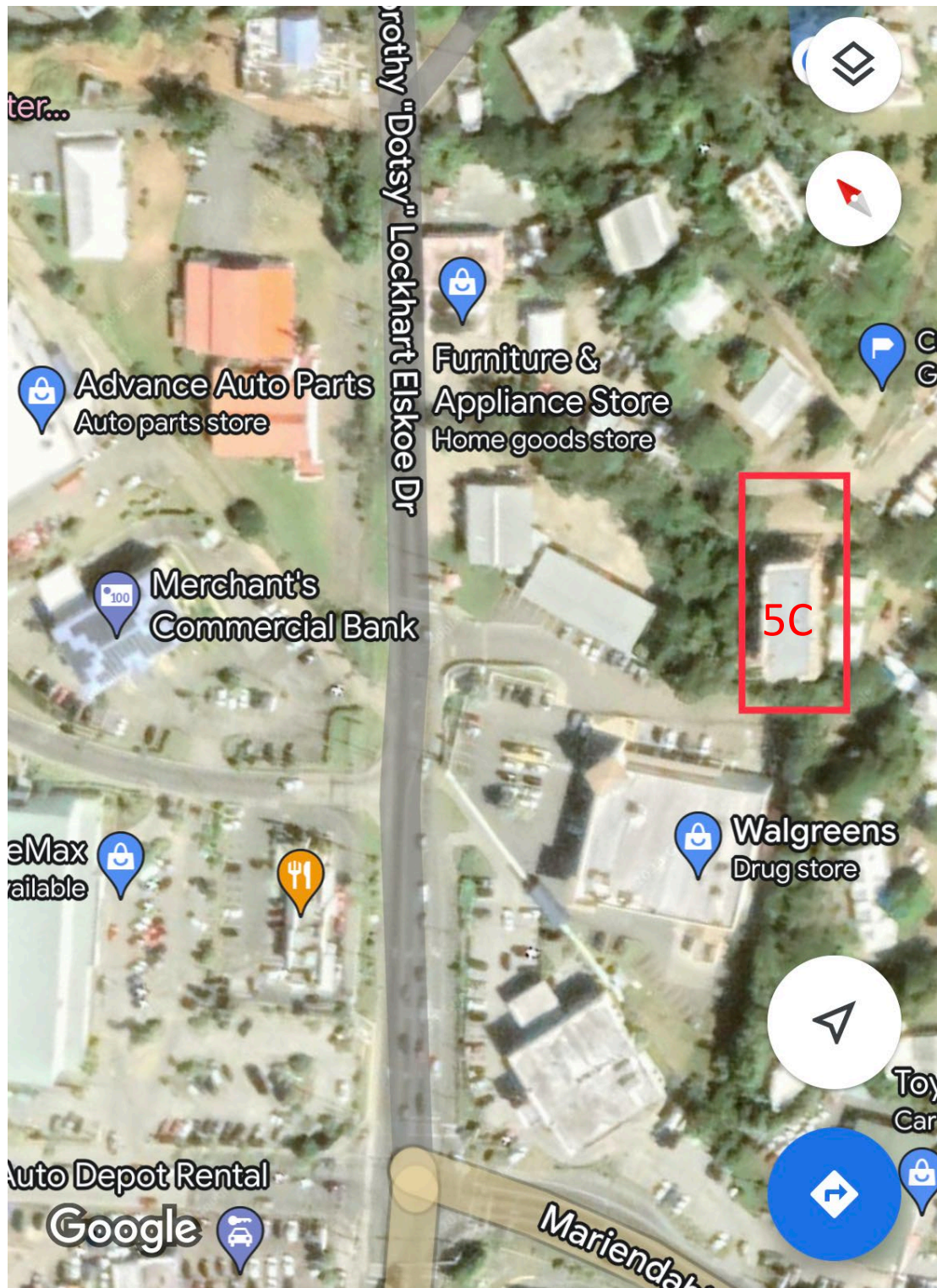


Consideration of Zoning Request ZAT-22-17  
Variance for Parcel No. 5C Estate Anna's Retreat, No. 1 New Quarter, St. Thomas, VI

Reference materials provided by Mark Grimes of 5C Anna's Retreat



Consideration of Zoning Request ZAT-22-17  
Variance for Parcel No. 5C Estate Anna's Retreat, No. 1 New Quarter, St. Thomas, VI

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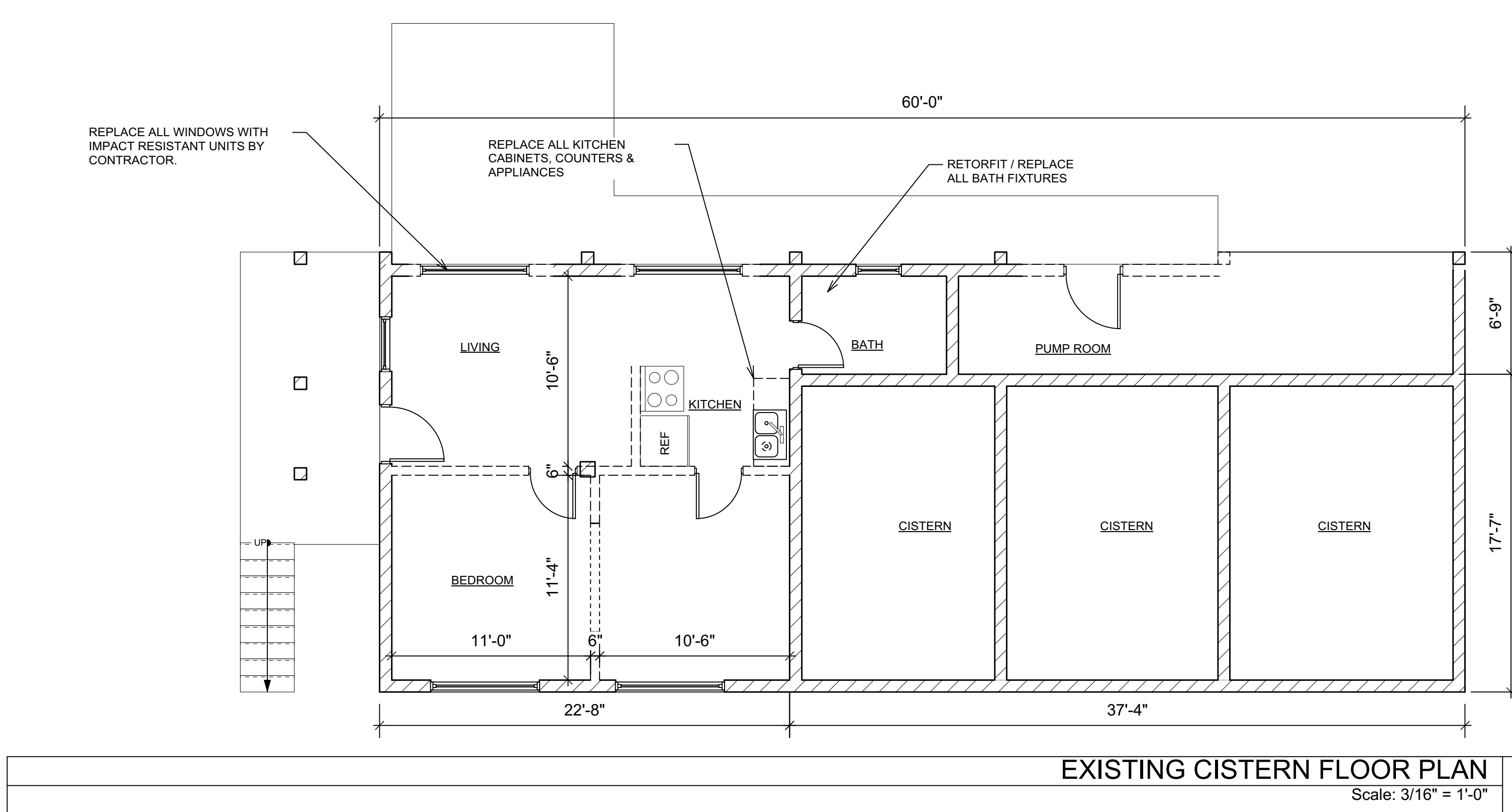
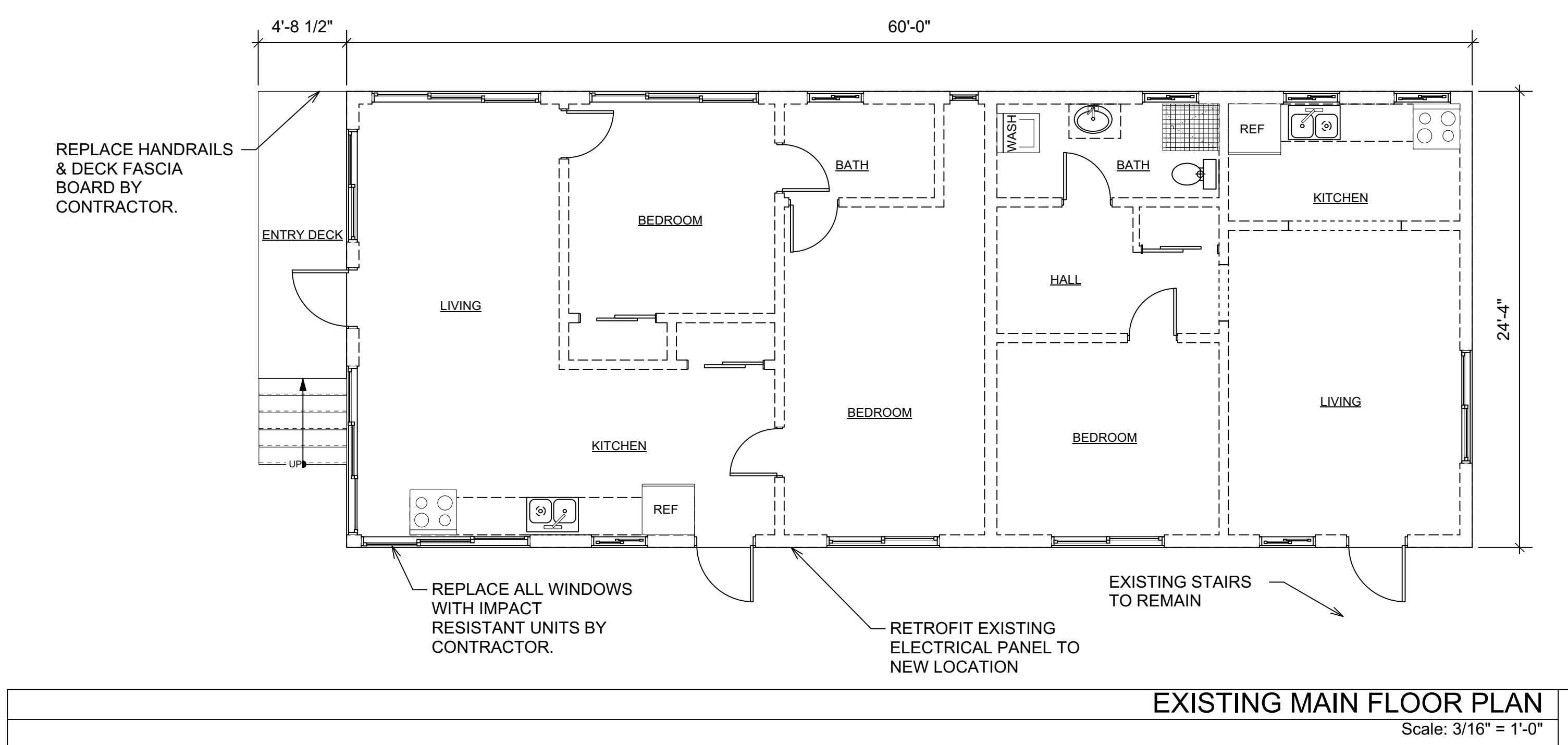
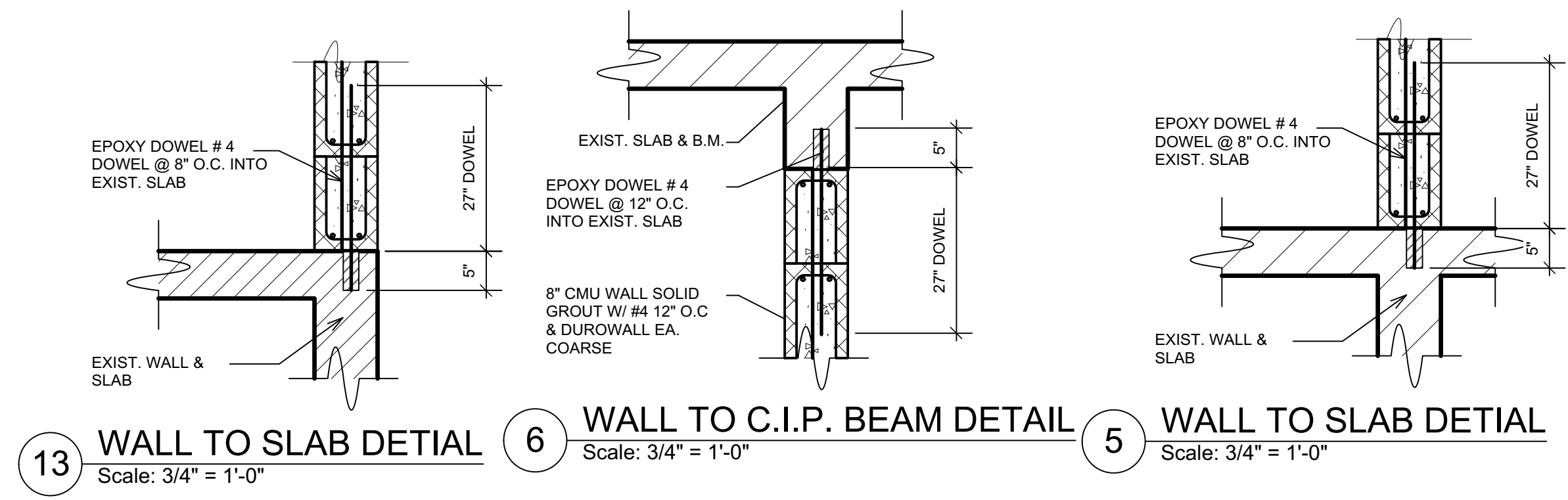
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Variance for Parcel No. 5C Estate Anna's Retreat, No. 1 New Quarter, St. Thomas, VI

Reference materials provided by Mark Grimes of 5C Anna's Retreat



# Pre-existing Residential Structure

## January 2022



**CHRIS TAVERNIER**  
ARCHITECTURAL DESIGN & DRAFTING

P.O. BOX 307114, ST. THOMAS, USVI 00803  
Tel/Fax: (340) 227-8938 E-Mail: ctav0001@gmail.com

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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 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  
 ST. THOMAS, USVI 00801  
 TEL: (340) 714-5435  
 FAX: (340) 777-5779

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SHEET NO.: **A-0.1**

FILE NO:  
Date: Aug 30, 2022  
File name: CBLDR-CD1.wdw

SHEET NAME:  
**Existing Floor Plans**

SCALE: AS NOTED

1/4" 1/2" 1 INCH

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

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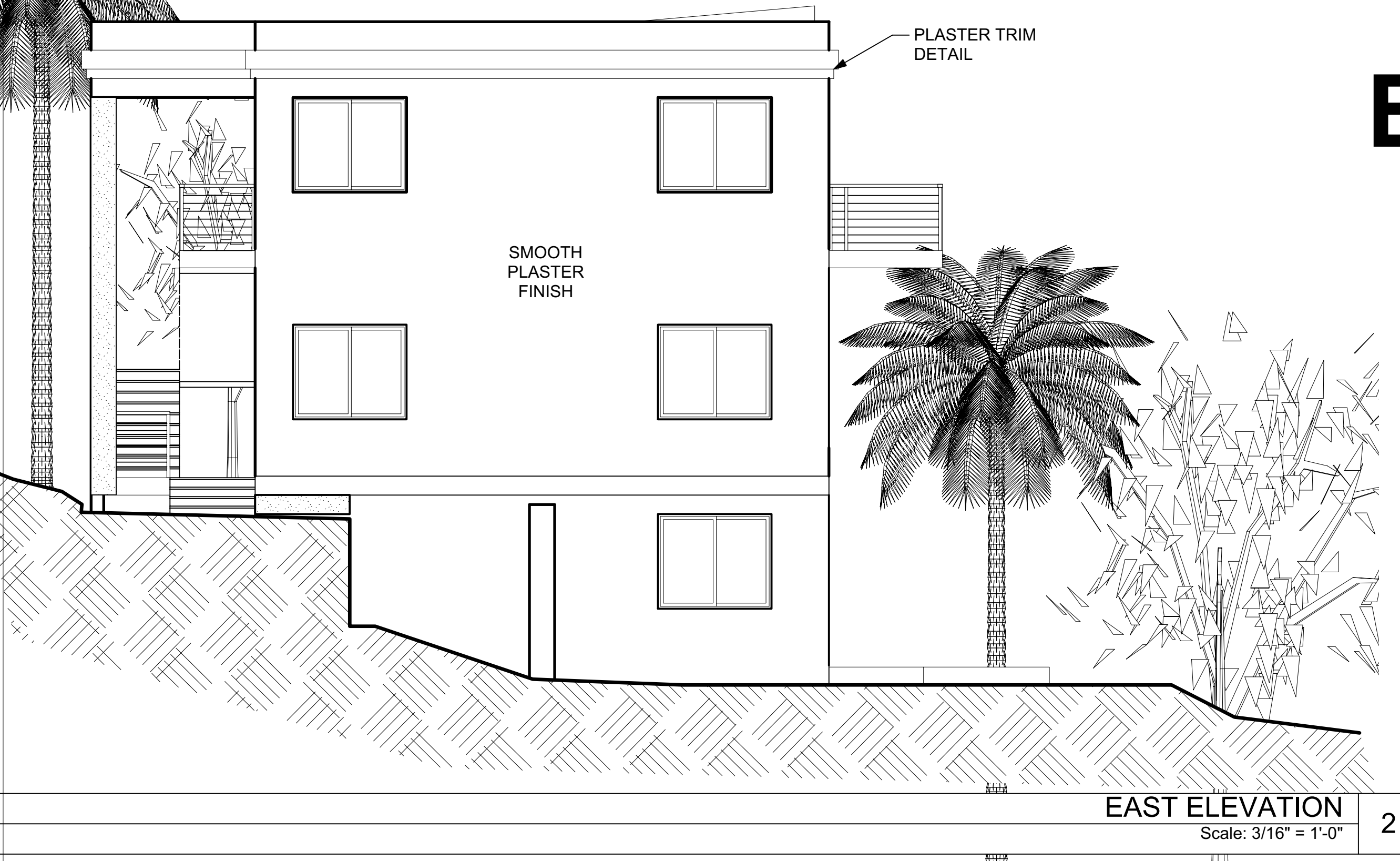
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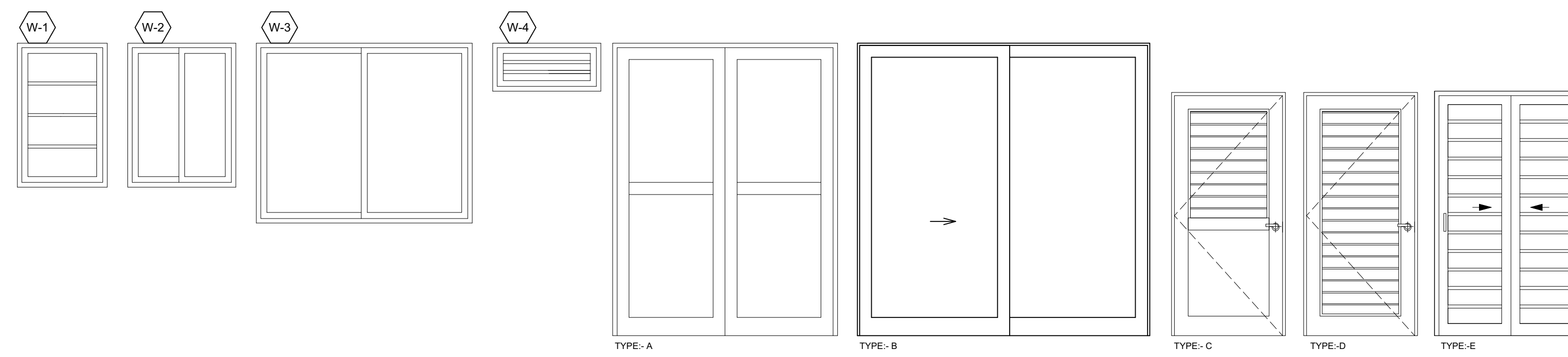
SHEET NO.:  
**A-2.0**  
 FILE NO:  
 Date: Jul 27, 2022  
 File name: CBLDR-CD.vwx

SHEET NAME:  
**Proposed Building Elevations**

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

# Elevations of New Permitted Structure





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 DOOR	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

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 [ ] C2M SUBMITAL  
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**5C-AR HOLDINGS, LLC**  
 PCL # 5C  
 ESTATE ANNA'S RETREAT  
 ST. THOMAS, U.S.V.I.

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

3

# Permitted 1st Floor Commercial Plan

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 35 LBS PER CU. FT. RETENTION

**WALL LEGEND**  
 [Symbol] EXISTING MASONRY 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  
 SEE DETAIL FOR REINF.

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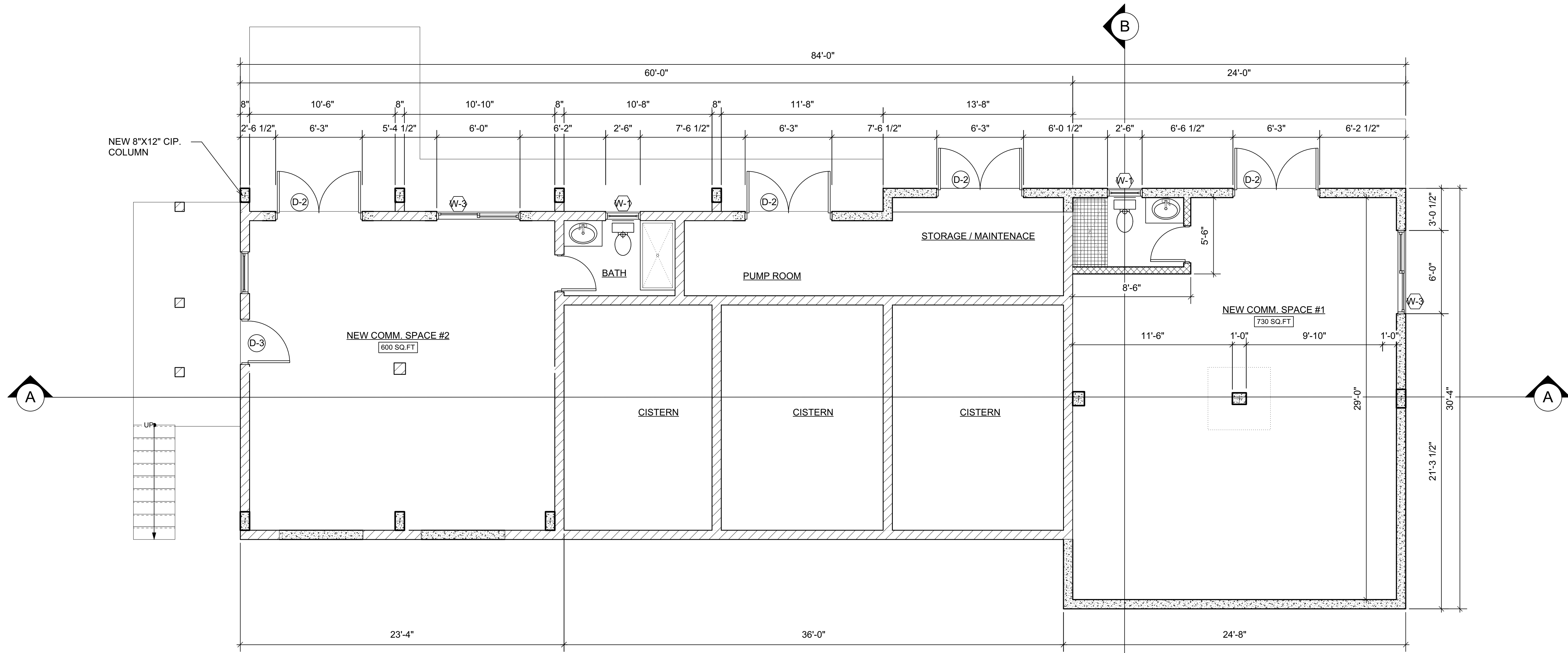
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**A-1.0**

FILE NO:  
 Date: Aug 30, 2022  
 File name: CBLDR-CD1.vw

SHEET NAME:

**Proposed Floor Plans**

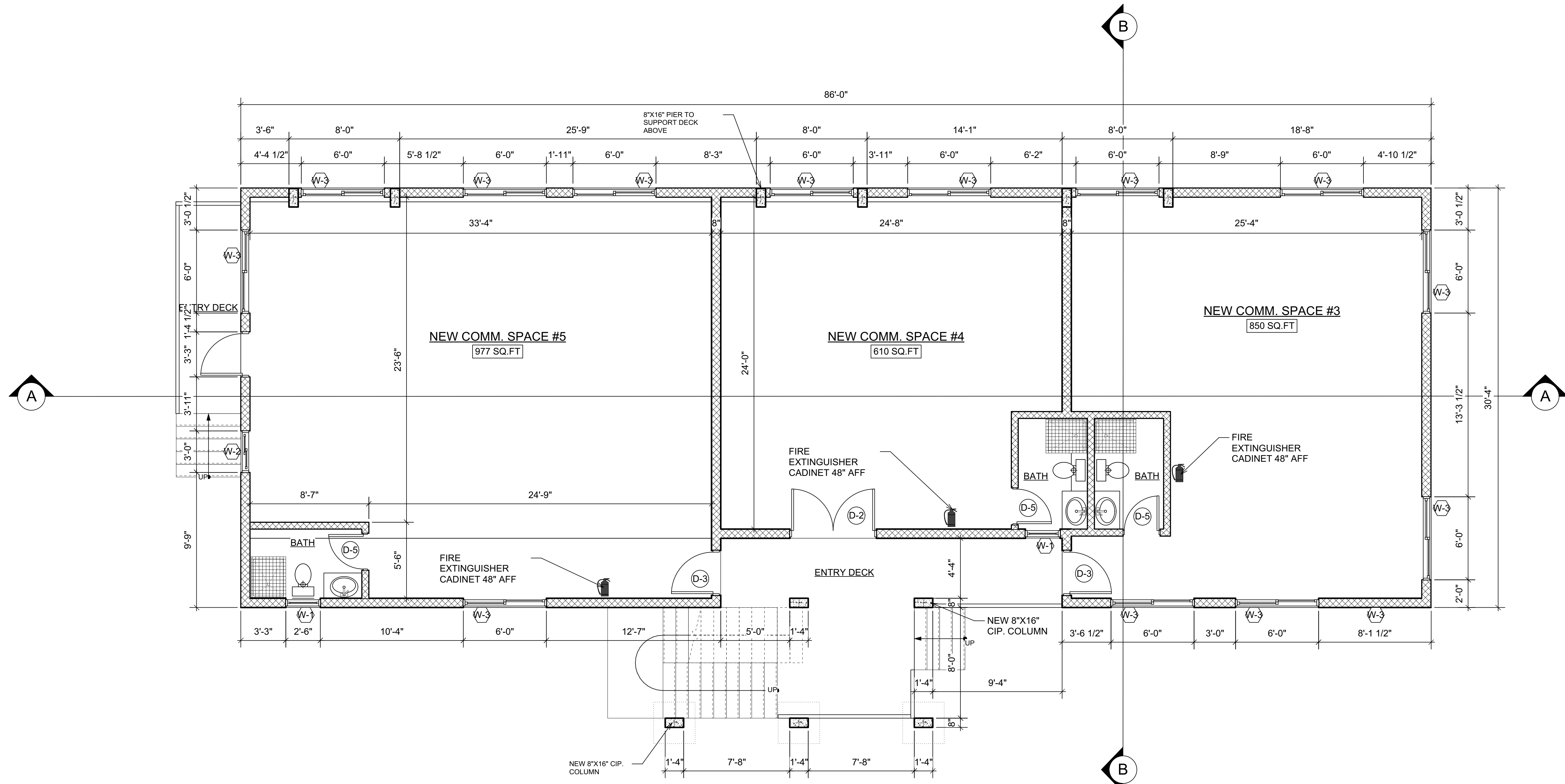
SCALE: AS NOTED  
 1/4" = 1'-0"  
 1/2" = 1'-0"  
 1" = 1'-0"



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

1

# Permitted 2nd Floor Commercial Plan



**CHRIS TAVERNIER**  
 ARCHITECTURAL DESIGN & DRAFTING

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 Tel/Fax: (340) 227-8938 E-Mail: ctav0001@gmail.com

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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 35 LBS PER CU. FT. RETENTION

**WALL LEGEND**

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

**ENGINEER**  
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SHEET NO.:  
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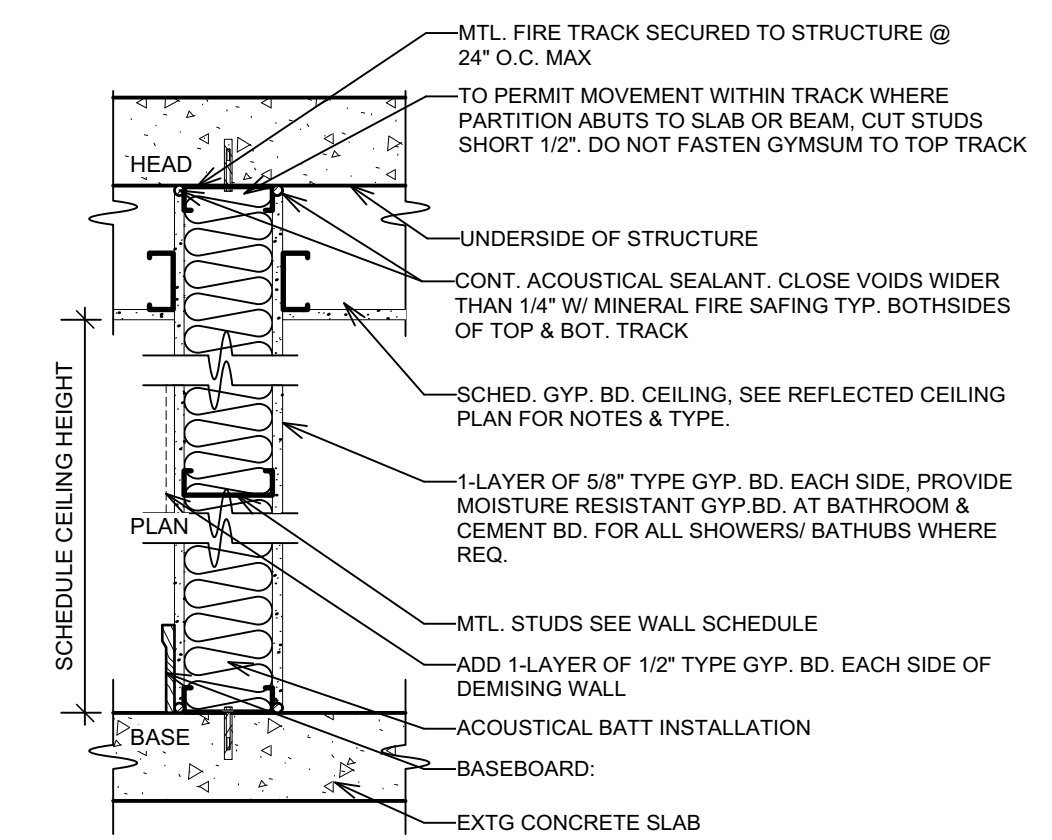
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 Date: Aug 30, 2022  
 File name: CBLDR-CD1.vw

SHEET NAME:  
**Proposed Floor Plans**

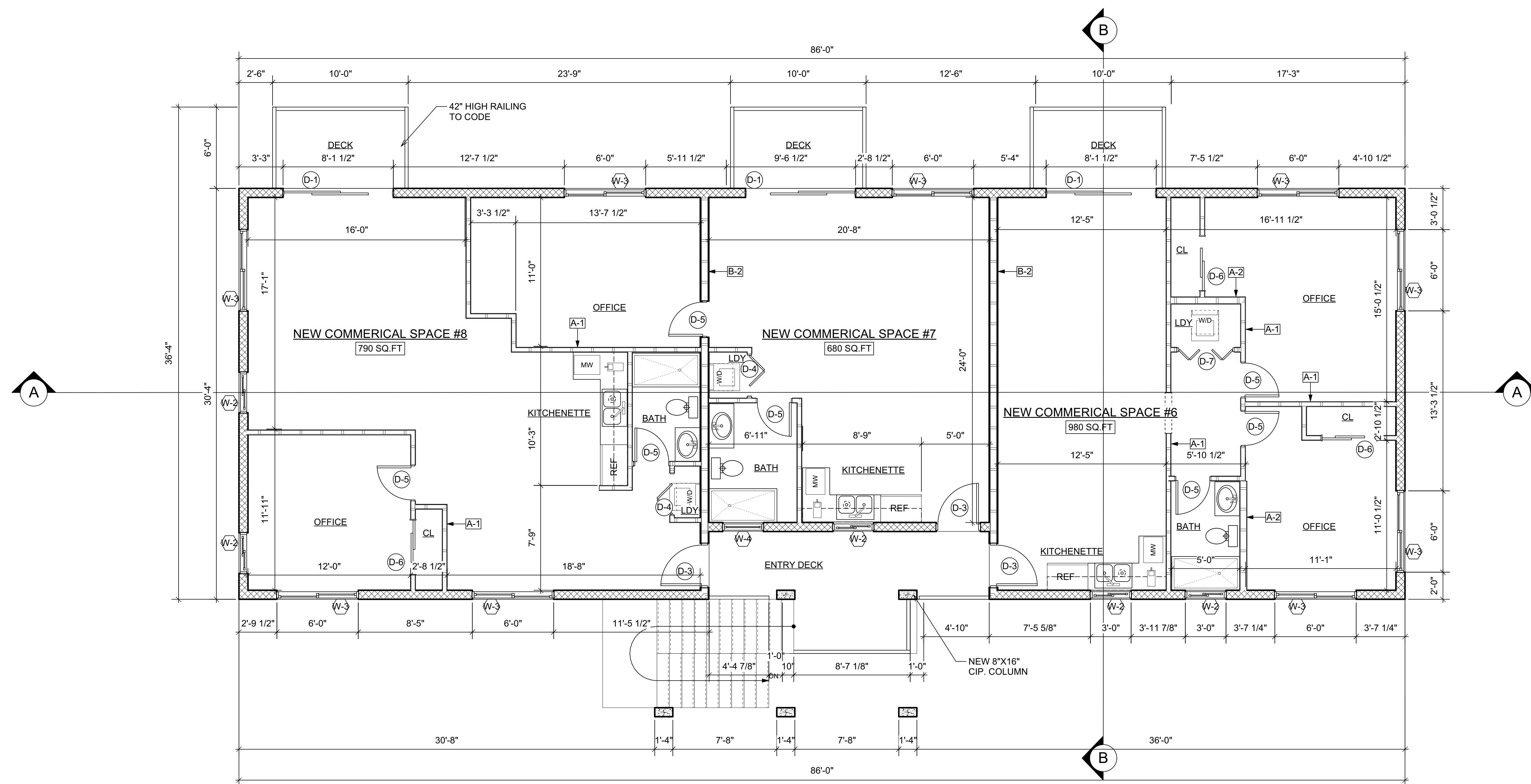
SCALE: AS NOTED  
 1/4" = 1'-0"

# Permitted 3rd Floor Commercial Plan

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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REVISIONS	DATE

- [ X ] SCHEMATIC DESIGN
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- [ ] CMU SUBMITAL
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- WALL LEGEND**
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  - [ Stippled Box ] POURED CONCRETE WALL SEE DETAIL FOR REINF.

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SHEET NO.:  
**A-1.2**

FILE NO:  
Date: Aug 30, 2022  
File name: CBLDR-CD1.vww

SHEET NAME:

**Proposed Floor Plans**

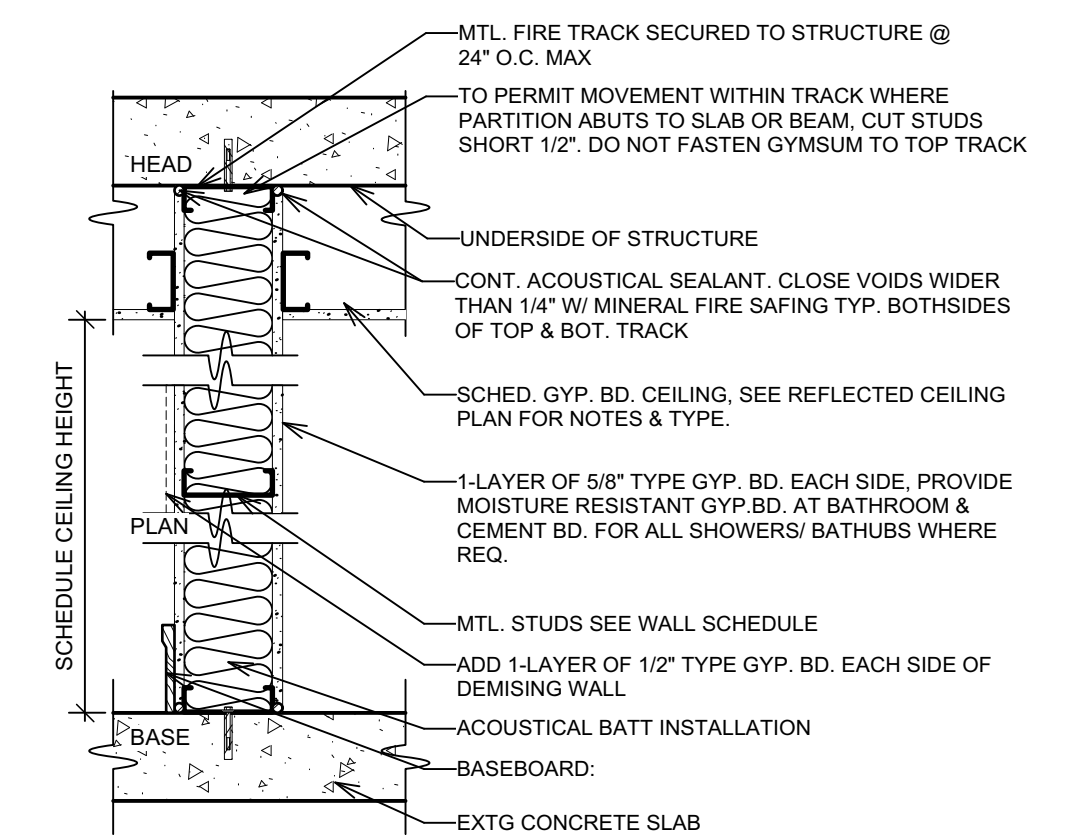
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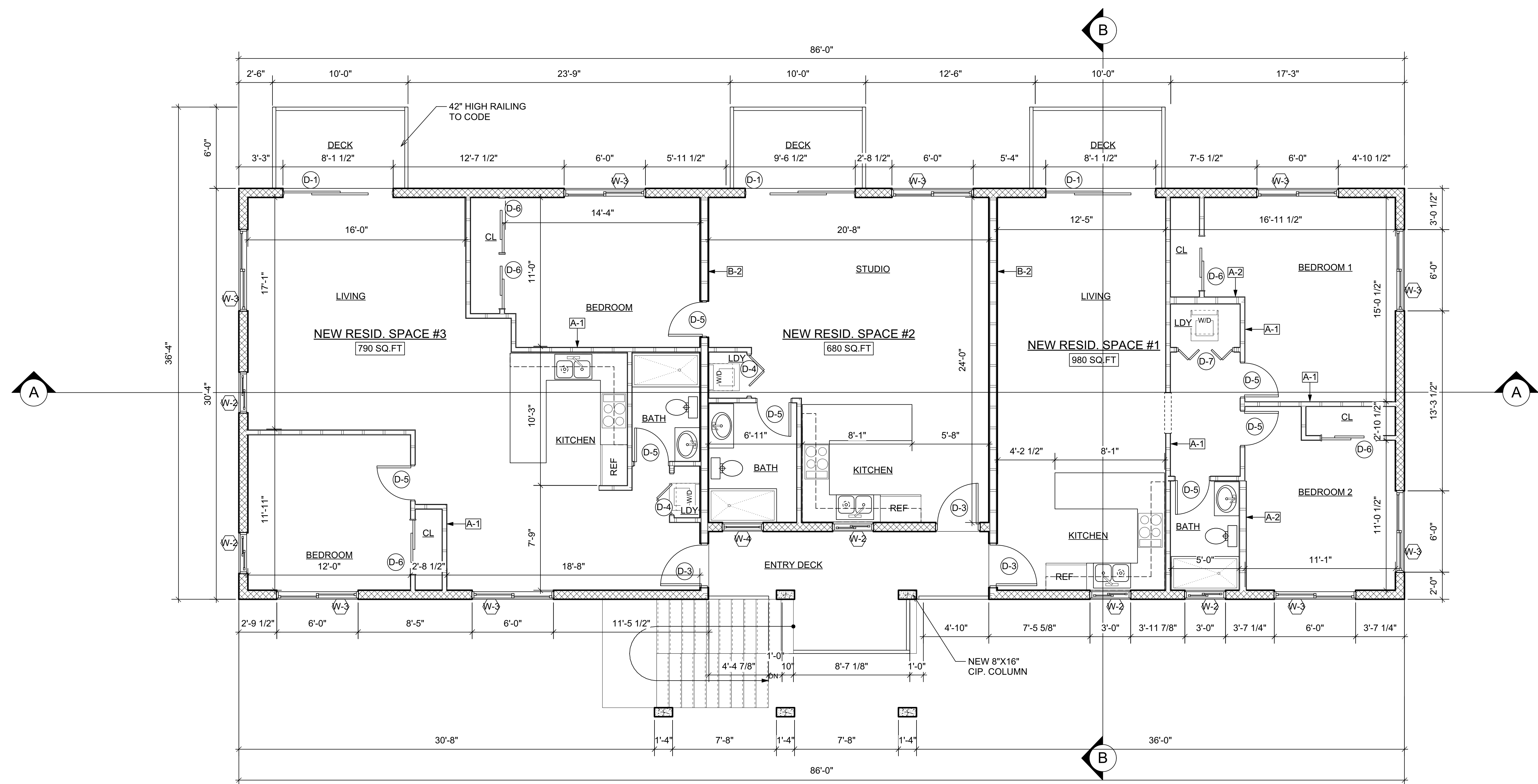


# Proposed 3rd Floor Residential Plan

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**A-1.2**

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SHEET NAME:

## Proposed Floor Plans

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1/4" 1/2" 1 INCH