



THATCH FARM **MULTIFAMILY**

Linberg Bay 68A S S QTR St. Thomas, USVI

STORYN STUDIO FOR ARCHITECTURE LLC

1110 CENTRAL AVE 3RD FLOOR, ST PETERSBURG, FL 33705

STRUCTURAL ENGINEER

MEP/FP ENGINEER

CIVIL / GEOTECHNICAL ENGINEER

REV NO

FEASIBILITY DATE ISSUE

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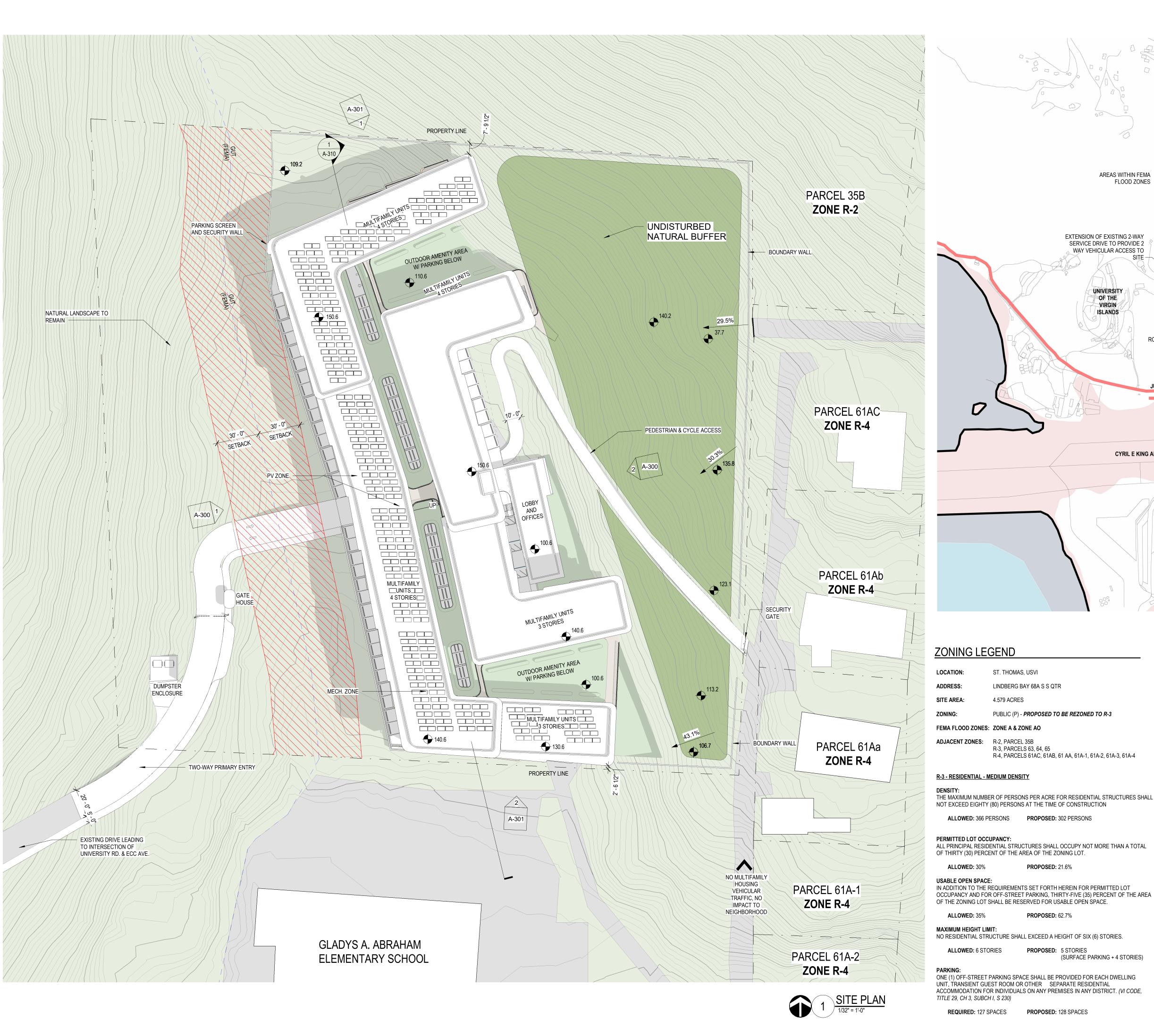
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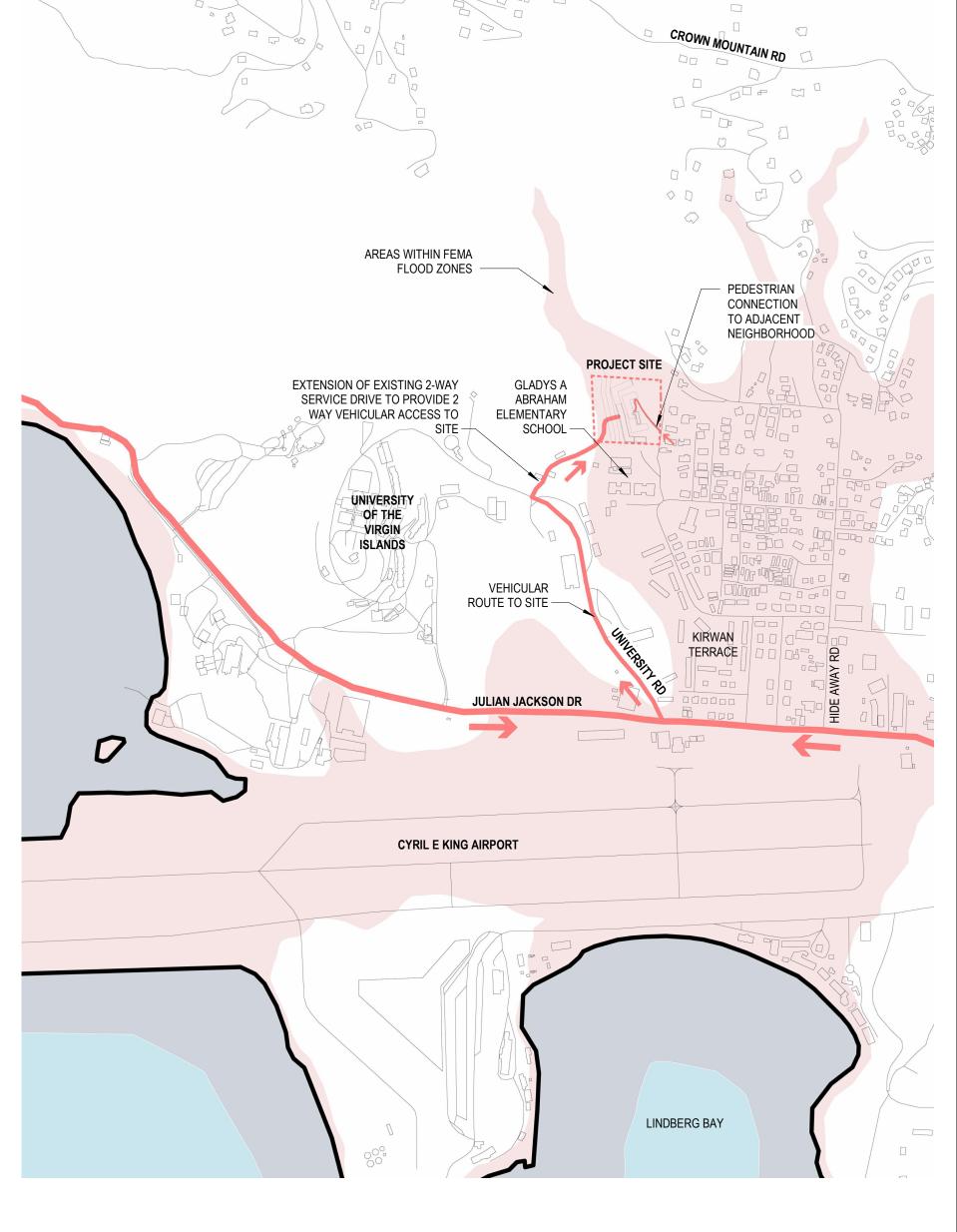


DEMO PLAN

1/32" = 1'-0" ARCH E 6/10/25

A-000





R-4, PARCELS 61AC, 61AB, 61 AA, 61A-1, 61A-2, 61A-3, 61A-4

NOT EXCEED EIGHTY (80) PERSONS AT THE TIME OF CONSTRUCTION

ALLOWED: 366 PERSONS **PROPOSED:** 302 PERSONS

ALL PRINCIPAL RESIDENTIAL STRUCTURES SHALL OCCUPY NOT MORE THAN A TOTAL

IN ADDITION TO THE REQUIREMENTS SET FORTH HEREIN FOR PERMITTED LOT OCCUPANCY AND FOR OFF-STREET PARKING, THIRTY-FIVE (35) PERCENT OF THE AREA OF THE ZONING LOT SHALL BE RESERVED FOR USABLE OPEN SPACE.

ONE (1) OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT, TRANSIENT GUEST ROOM OR OTHER SEPARATE RESIDENTIAL ACCOMMODATION FOR INDIVIDUALS ON ANY PREMISES IN ANY DISTRICT. (VI CODE,

PROPOSED: 128 SPACES

PROGRAM SUMMARY

5 STORIES

126 UNITS (79 1-BED 62%, 48 2-BED 38%) 128 PARKING SPOTS

TYP UNIT SIZE

1 BED: 552 SF (608 GSF) 2 BED: 828 SF (912 GSF)

BREAK/RR: 304 SF

TOTAL AREA OF UNITS: 86,336 SF

TOTAL AREA OF UNIT BALCONIES: 25,711 SF

TOTAL AREA OF EXTERIOR CIRCULATION: 31,048 SF

TOTAL AREA OF EXTERIOR AMENITIES: 9,615 SF

TOTAL AREA OF LOBBY AND OFFICE: 2360 SF

LOBBY: 1200 SF PROPERTY MANAGER OFFICE: 175 SF ASST. MANAGER OFFICE: 175 SF LEASING: 239 SF

TOTAL AREA OF INT AMENITIES: 7,117 SF FITNESS ROOM: 1152 SF (L1) COMMUNITY ROOM: 1152 SF (L2-L3 DOUBLE HEIGHT) COMPUTER ROOM: 1152 SF (L4)

CISTERN SIZE: 764,568 GALLONS/ 103,320 CUBIC FEET

ROOF AREA (46,974 SF) X 15 GALLONS/SF 704,610 GAL. NEEDED/764,568 GAL. PROVIDED 95,217 CUBIC FT NEEDED/ 95,380 CUBIC FT PROVIDED

CISTERN AREA AT 10' DEPTH: 9,521 SF NEEDED, 9,538 SF PROVIDED

LAUNDRY: 3,076 SF (769 PER LVL)



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ST PETERSBURG, FL 33705

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CIVIL / GEOTECHNICAL ENGINEER

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KEY PLAN

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SITE PLAN

SCALE

2506 As indicated ARCH E 6/10/25

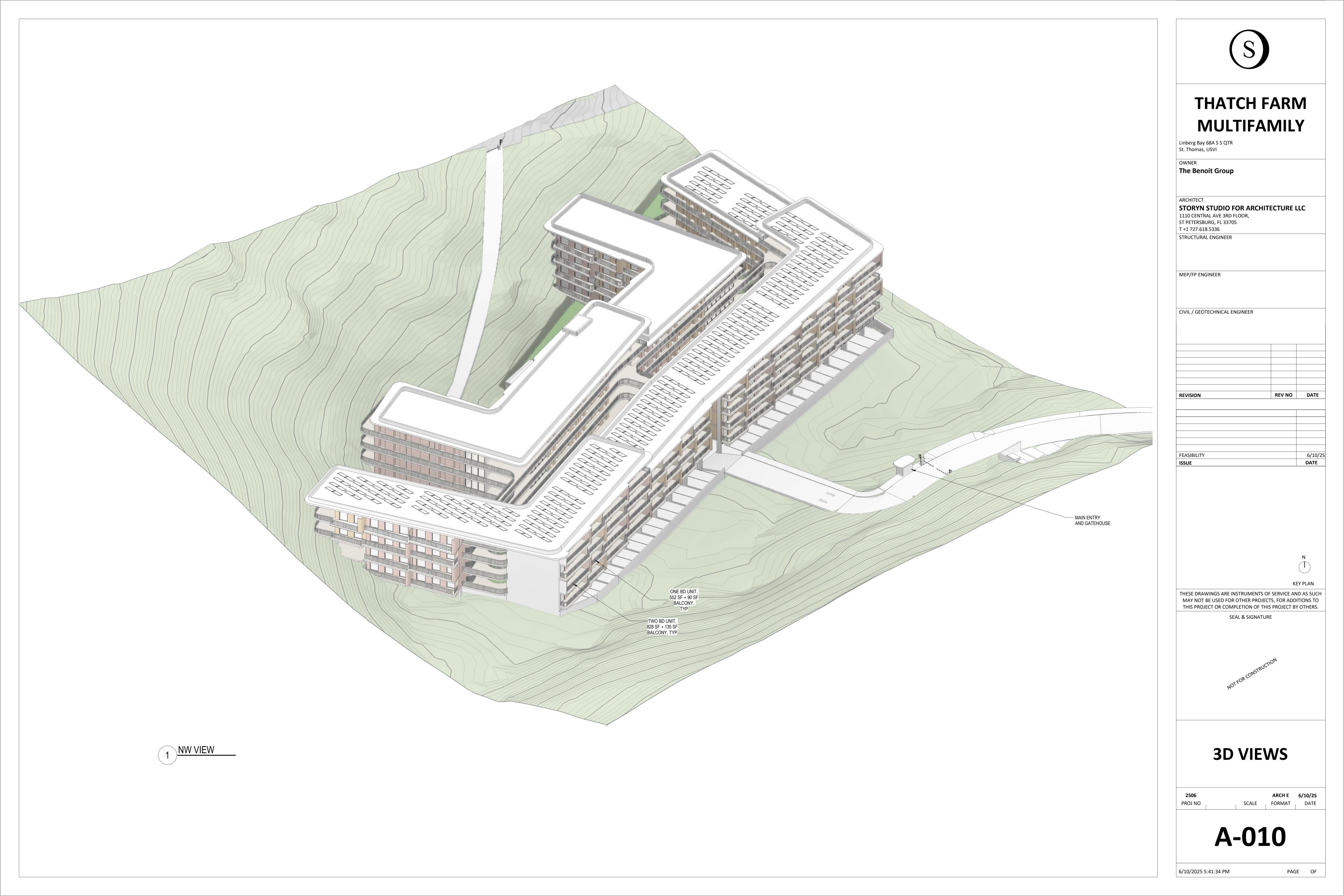
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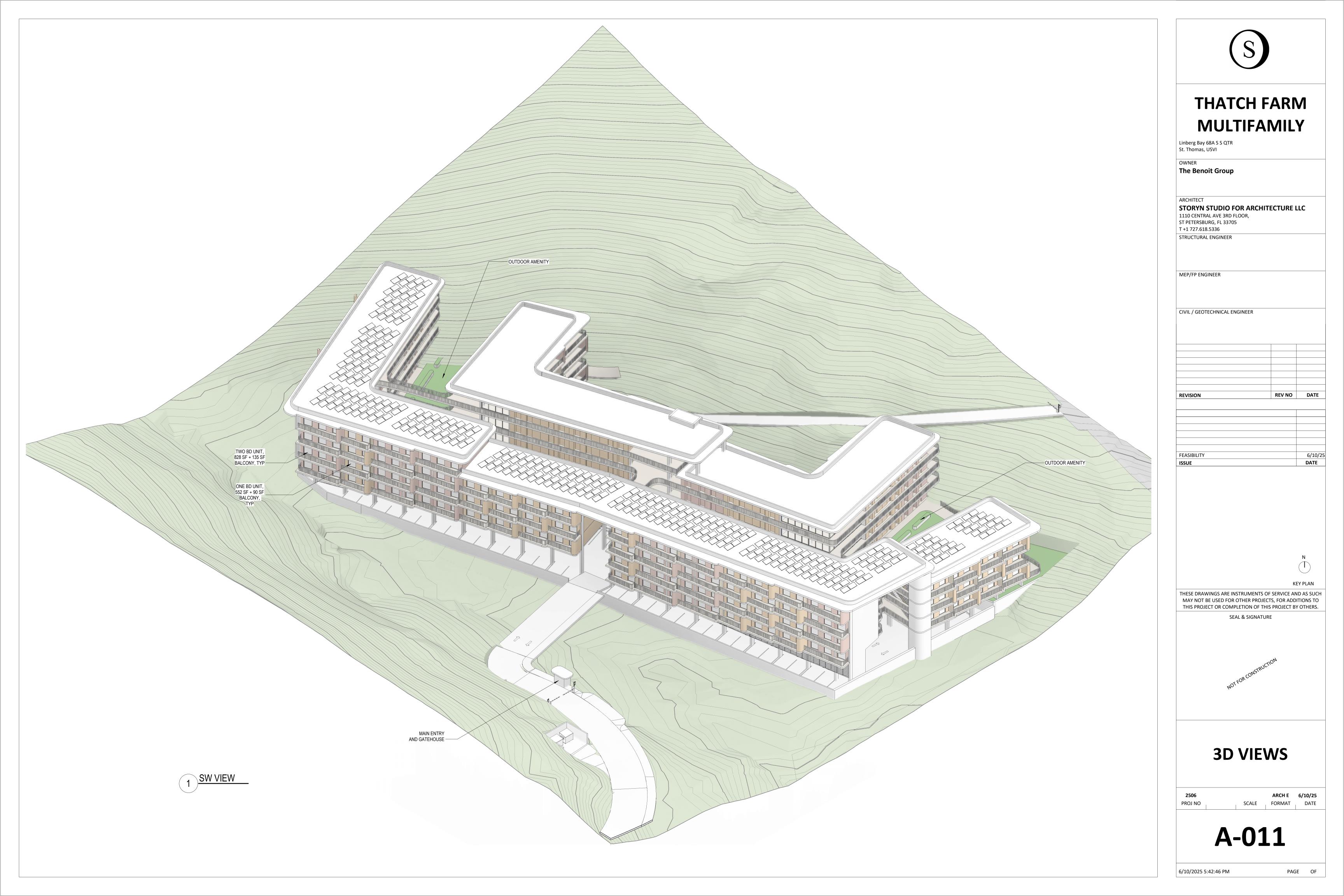
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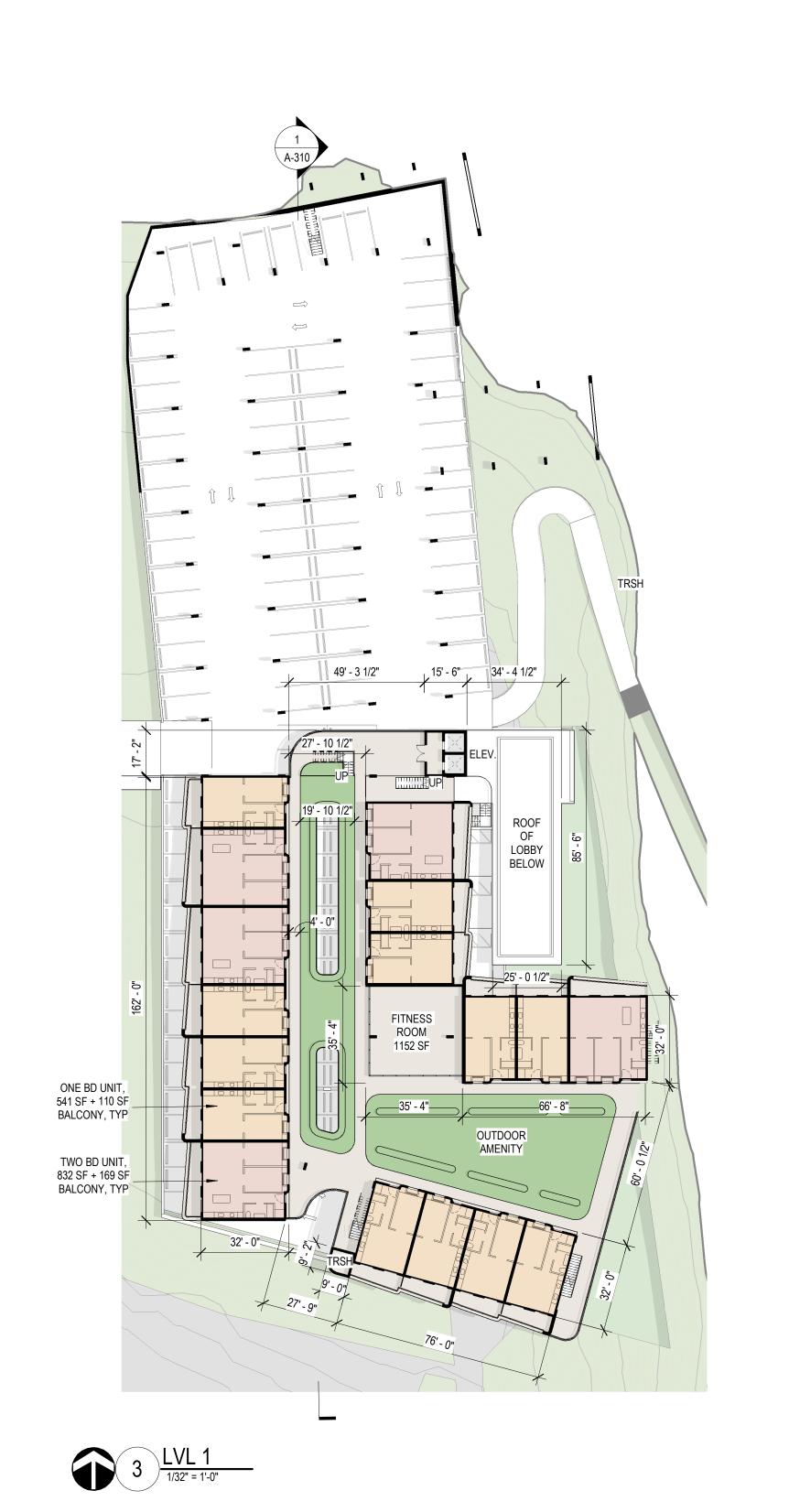
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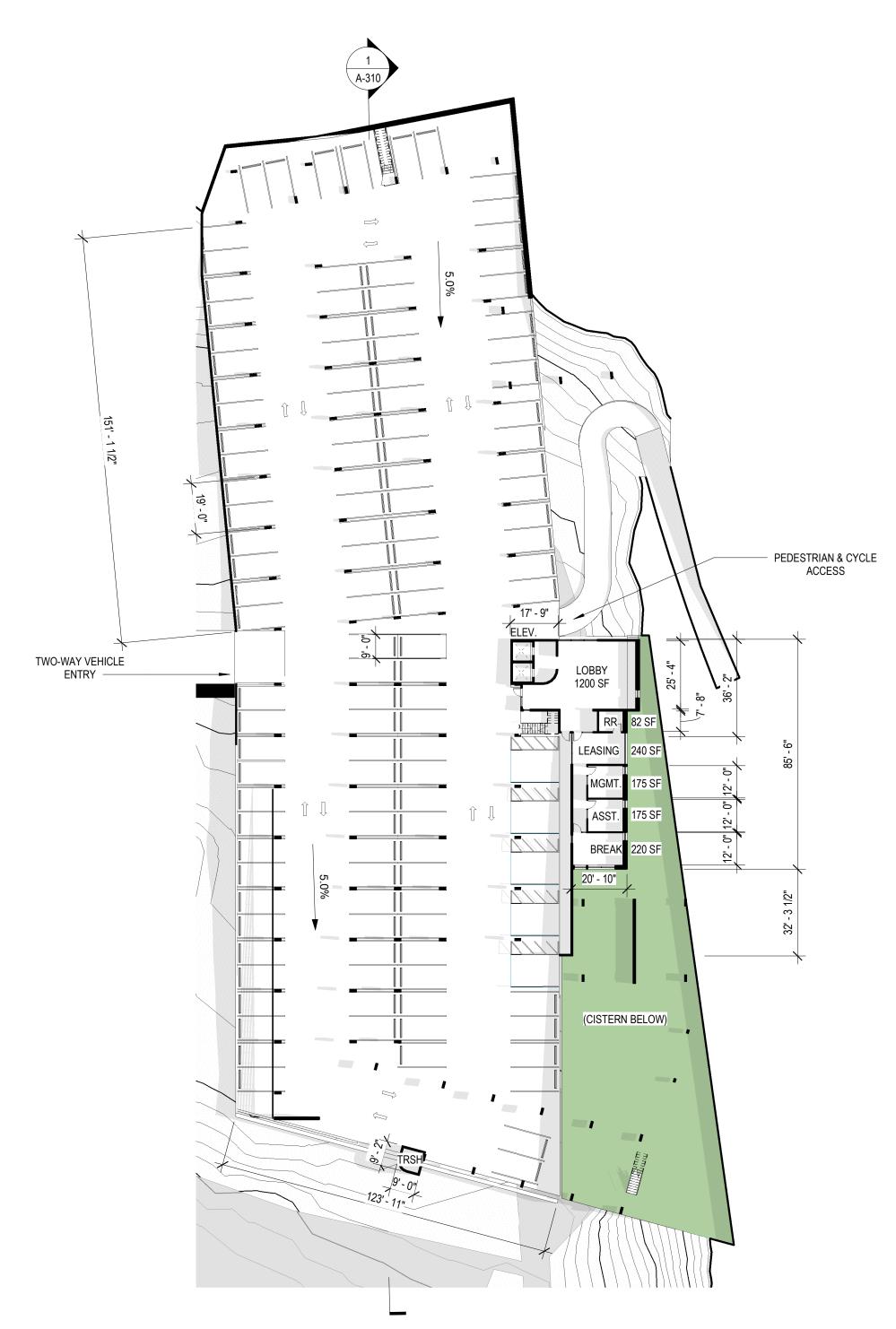
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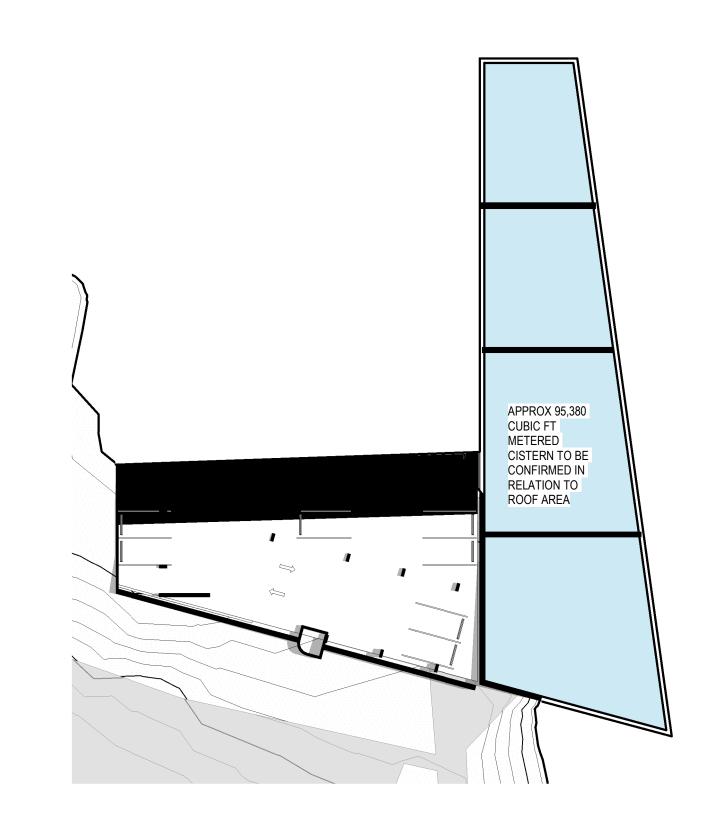


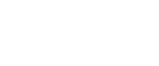




2 PARKING LEVEL

1/32" = 1'-0"





1 CISTERN LEVEL
1/32" = 1'-0"



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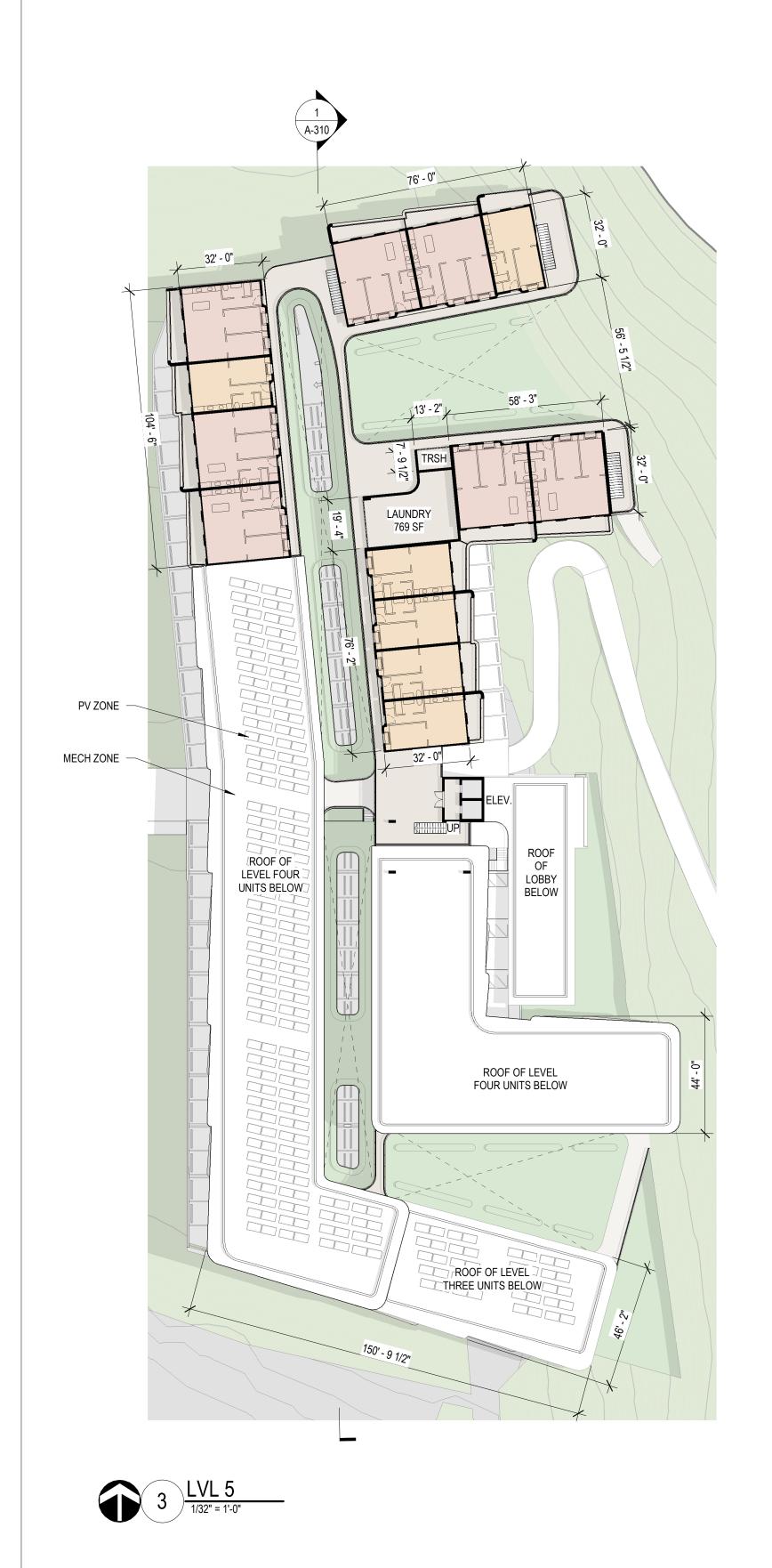


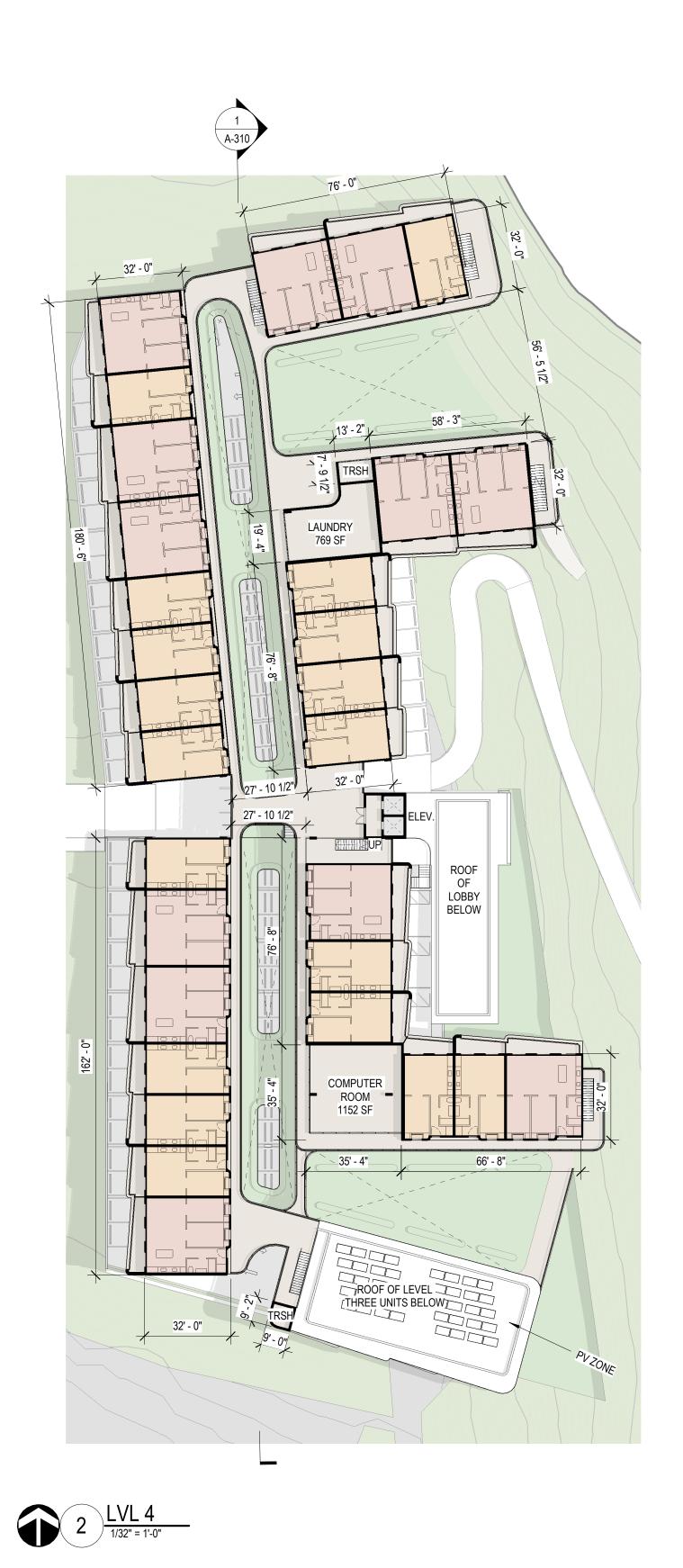
PARKING LAYOUT

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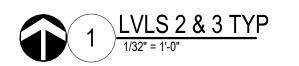
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FLOOR PLANS

2506 PROJ NO 1/32" = 1'-0" ARCH E 6/10/25
SCALE FORMAT DATE

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2 BUILDING ELEVATION - EAST 3/64" = 1'-0"



1 BUILDING ELEVATION - WEST



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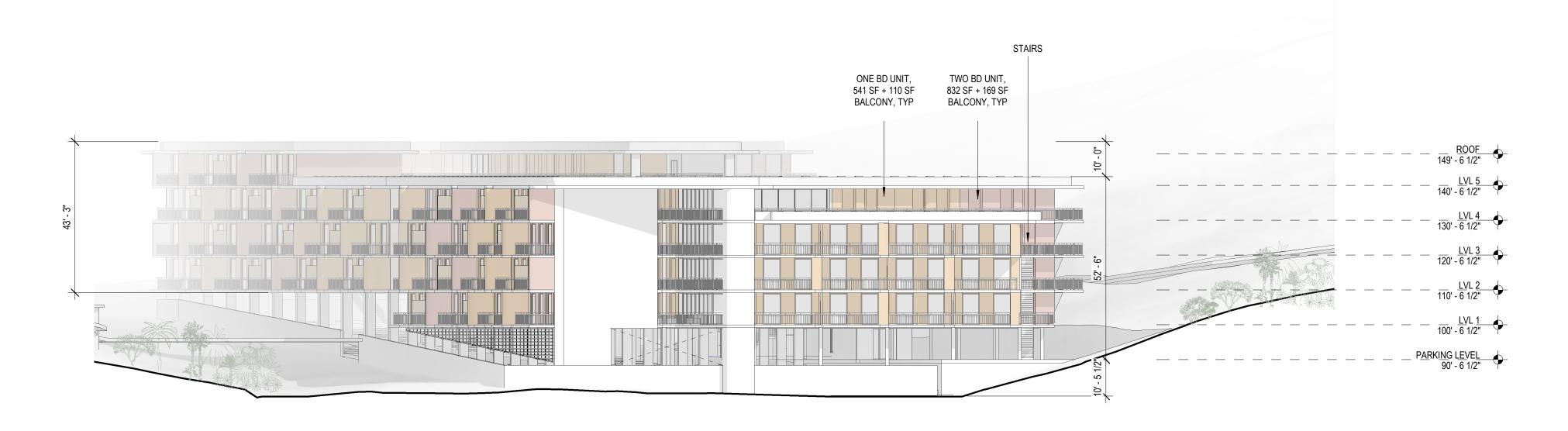


EXTERIOR ELEVATIONS

2506 PROJ NO **3/64" = 1'-0" ARCH E 6/10/25**SCALE FORMAT DATE

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2 BUILDING ELEVATION - SOUTH
3/64" = 1'-0"



1 BUILDING ELEVATION - NORTH
3/64" = 1'-0"



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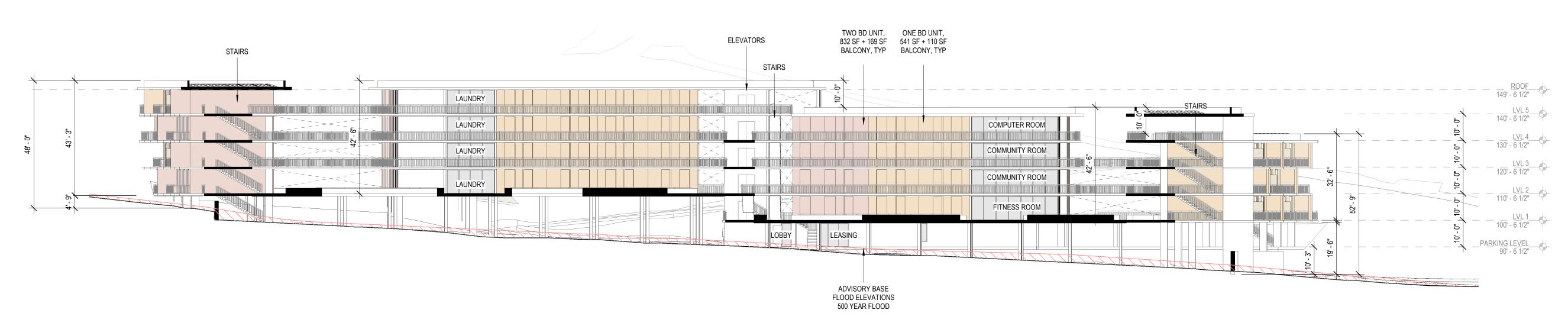


EXTERIOR ELEVATIONS

2506 PROJ NO **3/64" = 1'-0" ARCH E 6/10/25**SCALE FORMAT DATE

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BUILDING SECTIONS

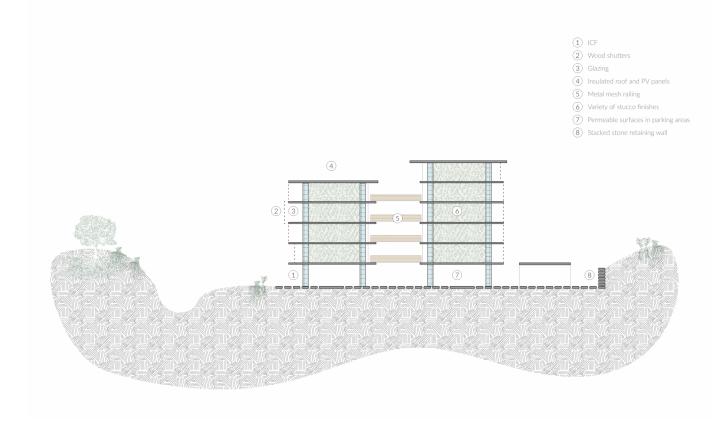
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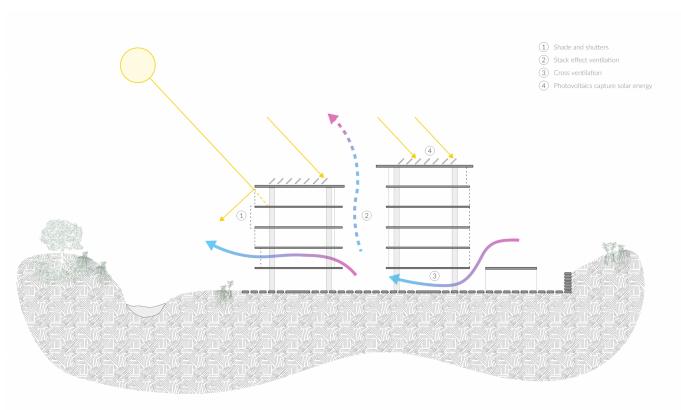










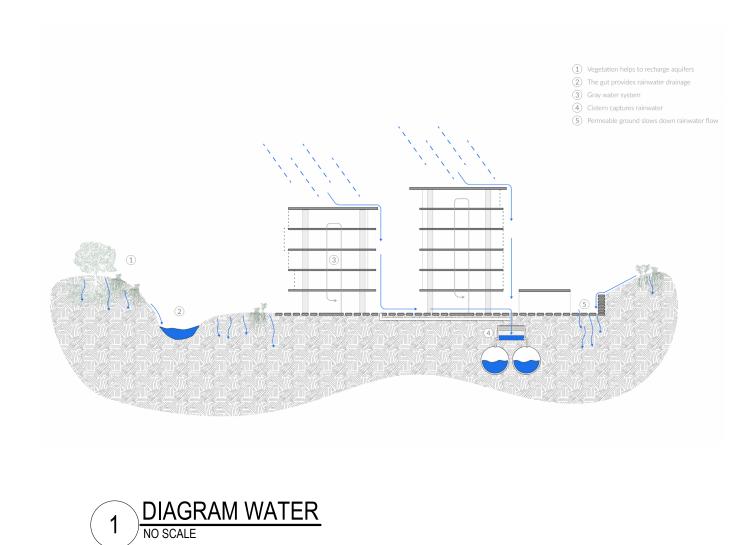














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RENDERS & **DIAGRAMS**

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