

AMERICAN YACHT HARBOR

BUILDING A ESTATE SMITH BAY, ST. THOMAS, U.S.VIRGIN ISLANDS

THOMAS AVITABLE, LLC

ARCHITECTURE
PROJECT MANAGEMENT
CONSTRUCTION
CONSULTING

NEW YORK LICENSE No 0200755
MARYLAND LICENSE No 16638
VIRGIN ISLAND LICENSE No 1232-A

P.O.Box 600122 St.Thomas, USVI 00801
T: (340) 690-3278
e-mail: tom@ta.ava@gmail.com



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PAUL FERRERAS, PE

STRUCTURAL ENGINEER

VIRGIN ISLANDS LICENSE NO. 481-E

P.O.Box 600122
St.Thomas, USVI 00801
T: (340) 714-5435
e-mail: paul@pfppe.pro

PROJECT DIRECTORY

PROJECT NAME: AMERICAN YACHT HARBOR BUILDING A ST. THOMAS, USVI

PROJECT ADDRESS: PARCELS 18A-1-REM, 18B-1-REM, 18B-REM & 18-W & A.Y.H. MARINE PARCEL ESTATE SMITH BAY, ST. THOMAS, USVI

OWNER: IGY AYH ST. THOMAS HOLDINGS LLC 6100 REDHOOK QTS ST. THOMAS, USVI 00802 TEL: 864-516-2623

ARCHITECT: THOMAS AVITABLE, LLC 59 L MAHOGANY RUN POB 600122 ST. THOMAS, USVI 00801 TEL: 340-690-3575

STRUCTURAL ENGINEER: PAUL FERRERAS, P.E. 9-1 BELLEVUE POB 600122 ST. THOMAS, USVI 00801 TEL: 340-714-5435

PROJECT DATA

PARCEL DATA: 18B-1 ESTATE SMITH BAY ST. THOMAS, USVI

PARCEL ID#: 107702013400

DPNR ZONING: W-1 - WATERFRONT **COMPLIES**

LOT AREA: .48 ACRES

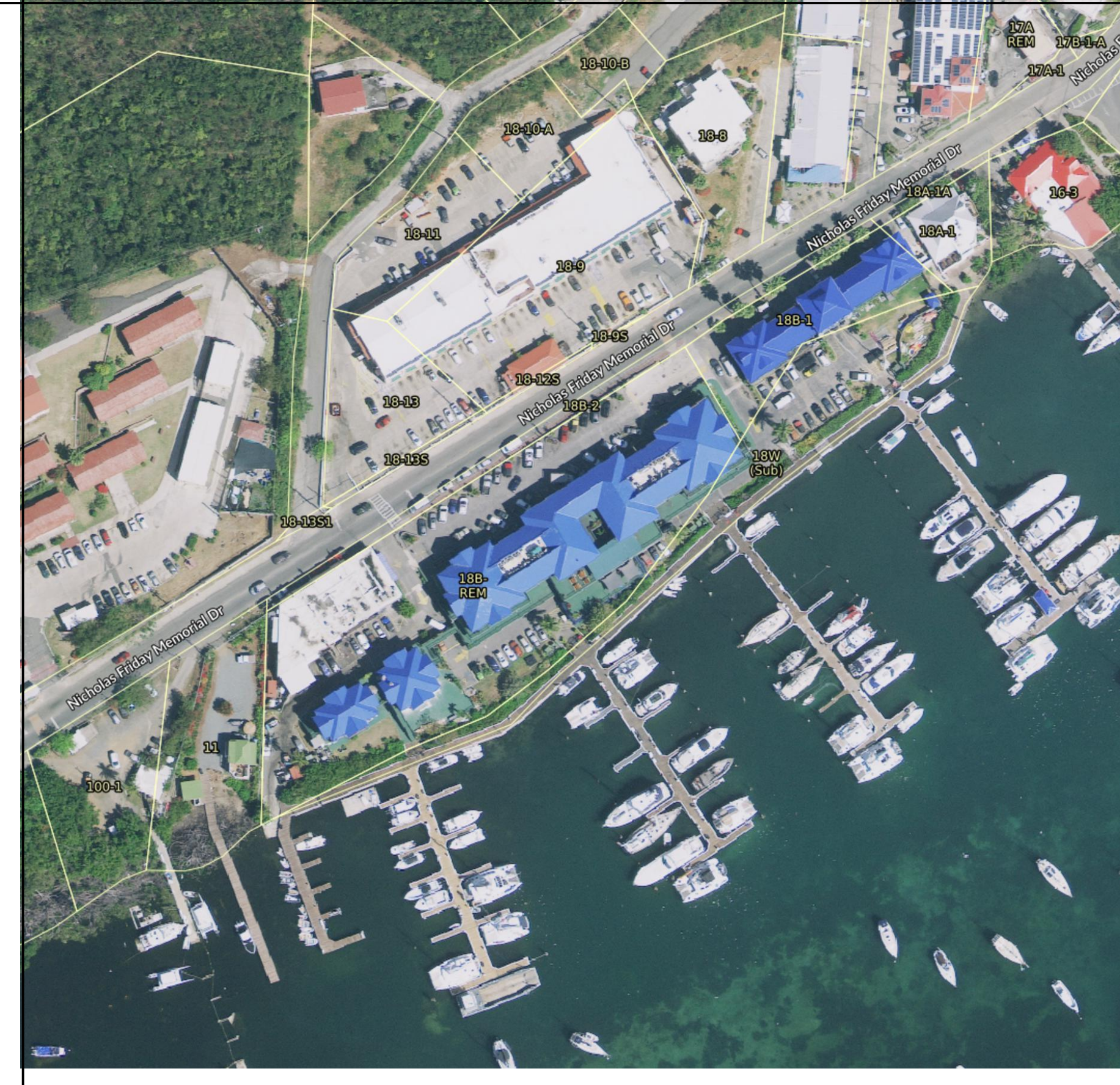
PROPOSED WORK UNDER THIS APPLICATION

- THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW ADA COMPLIANT RESTROOM REQUIRED BY A MANDATE FROM THE DEPARTMENT OF JUSTICE. THE NEW CONSTRUCTION WILL BE LOCATED WITHIN THE EXISTING ENVELOPE OF THE EXISTING BUILDING TO BE LOCATED WITHIN AN OPEN AREA IN THE APPROXIMATE MIDDLE OF THE BUILDING ON THE GROUND FLOOR.
- ONE EXISTING PARKING SPACE WILL BE DESIGNATED FOR HC PARKING AT THE NORTHWEST SIDE OF THE BUILDING. A HC ACCESSIBLE RAMP WILL BE CONSTRUCTED AT THIS LOCATION TO PROVIDE AN ACCESSIBLE ROUTE TO THE GROUND FLOOR OF THE BUILDING.
- SANITARY CONNECTION WILL BE MADE TO THE EXISTING ON-SITE SANITARY SEWER SYSTEM.

ADMINISTRATIVE GENERAL NOTES

- THE GENERAL NOTES CONTAINED HEREIN ARE PART OF THE PLANS AND SPECIFICATIONS, AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. MORE RESTRICTIVE NOTES SPECIFIED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THOSE LISTED BELOW.
- ALL NOTES, DIMENSIONS, DETAILS AND JOB CONDITIONS ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. NO DRAWINGS TO BE SCALED, DIMENSIONS ARE TO BE USED.
- ALL REQUIRED AND NECESSARY PERMITS SHALL BE SECURED FROM ALL MUNICIPAL AGENCIES HAVING JURISDICTION AT THE COST AND EXPENSE OF THE CONTRACTOR AND PRIOR TO START OF WORK AND SHALL OBTAIN APPROVAL OF ALL COMPLETED WORK AS REQUIRED BY THE INTERNATIONAL BUILDING CODE AND THE GOVERNMENT OF THE VIRGIN ISLANDS AND ALL REQUIRED AGENCIES.
- EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR HIS WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE BUILDING AND WILL BE RESPONSIBLE FOR THE JOINING OF WORK OF ALL TRADES.
- ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION NOT LISTED, AS A REQUIRED INSPECTION SHALL BE SUBJECT TO INSPECTION BY THE PERSON SUPERINTENDING THE CONSTRUCTION. SIGNED COPIES OF ALL TEST AND INSPECTION REPORTS SHALL BE FILED THROUGH THE ARCHITECT / ENGINEER WITH THE DEPARTMENT OF PLANNING AND NATURAL RESOURCES OF THE GOVERNMENT OF THE VIRGIN ISLANDS AND ANY OTHER REQUIRED AGENCIES.
- THE CONTRACTOR SHALL FILE AN APPLICATION FOR CONSTRUCTION PERMIT PRIOR TO COMMENCEMENT OF THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, BARRICADES, TEMPORARY FENCES, PARTITIONS AND EXCAVATIONS, ETC. TO ACCOMPLISH ALL OF THE WORK IN AN APPROVED MANNER, AND IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, LOCAL AUTHORITIES, AND STANDARDS OF ENGINEERING PRACTICE.
- SHORE / BRACE AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE. REMOVAL OF ALL STRUCTURAL MEMBERS, ASSEMBLIES AND CONSTRUCTION TO BE DONE UNDER THE SUPERVISION OF A LICENSED ENGINEER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE LATEST EDITION INCLUDING ANY AMENDMENT AND THE RULES AND REGULATIONS OF THE GOVERNMENT OF THE VIRGIN ISLANDS.
- THE CONTRACTOR OR PERSON WHO SUPERVISED OR SUPERINTENDED THE WORK IS REQUIRED TO REQUEST AND BE PRESENT DURING ALL REQUIRED MUNICIPAL INSPECTIONS. CONSTRUCTION SHALL NOT PROCEED BEYOND THE POINT OF SUCH INSPECTIONS UNTIL APPROVAL OF THE BUILDING INSPECTOR HAS BEEN OBTAINED. REFER TO REQUIRED CONTROLLED INSPECTIONS.
- ELECTRICAL INSPECTIONS: THE LICENSED ELECTRICIAN SHALL FILE AN APPLICATION FOR A ELECTRICAL PERMIT PRIOR TO COMMENCEMENT OF THE WORK AND WILL BE REQUIRED TO REQUEST INSPECTION DIRECTLY WITH THE DEPARTMENT OF PLANNING AND NATURAL RESOURCES, WHO WILL HAVE SUCH INSPECTIONS PERFORMED BY ITS INSPECTOR.
- PLUMBING INSPECTIONS: THE LICENSED PLUMBER SHALL FILE AN APPLICATION FOR A PLUMBING PERMIT PRIOR TO COMMENCEMENT OF THE WORK AND WILL BE REQUIRED TO REQUEST INSPECTION DIRECTLY WITH THE DEPARTMENT OF PLANNING AND NATURAL RESOURCES AND BE PRESENT DURING ALL INSPECTIONS. THE PLUMBING INSPECTOR SHALL INSPECT THE CONSTRUCTION AND ALTERATION OF ALL PLUMBING WORK.
- THE GENERAL CONTRACTOR SHALL AT HIS OWN EXPENSE DELIVER A CERTIFICATE OF USE AND OCCUPANCY AND OR LETTER OF COMPLETION TO THE OWNER AS ISSUED BY THE DEPARTMENT OF PLANNING AND NATURAL RESOURCES.
- THE ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE THE CONSTRUCTION OR INSTALLATION OF EQUIPMENT, OR PERFORM ANY INSPECTIONS.
- ALL WORK WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY MISINTERPRETATION OR CONSEQUENCES THEREOF FOR ALL WORK ON ALL DRAWINGS AND SPECIFICATIONS.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OR ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF ALL LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS OF THE BUILDING AFFECTED BY CONSTRUCTION.
- THE CONTRACTOR SHALL LAY OUT HIS/HER OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, MECHANICAL, ELECTRICAL, ETC.).
- ALL WORKMEN SHALL BE SKILLED WORKING IN THEIR RESPECTIVE TRADES. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS

SITE LOCATION MAP



SUBJECT SITE



LIST OF DRAWINGS:

- A - 01.00 COVER SHEET / SITE LOCATION MAP
- A - 01.01 EXISTING CONDITION PHOTOS
- A - 1.00 MAIN LEVEL FLOOR PLAN EXISTING & PROPOSED CONDITIONS
- A - 2.00 SECOND, THIRD FLOOR AND ROOF PLANS EXISTING CONDITIONS
- A - 3.00 BUILDING ELEVATIONS - EXISTING CONDITIONS
- A - 3.01 DETAIL ELEVATIONS - PROPOSED CONDITIONS
- A - 4.00 DETAIL SECTION - PROPOSED CONDITIONS

PROJECT:

AMERICAN YACHT HARBOR REPAIRS TO BLDG. B & C ST. THOMAS, USVI

REVISIONS		
No.	DESCRIPTION	DATE
1	CZM SUBMITTAL	9/28/22



DRAWING TITLE:
COVER SHEET
DRAWING LIST
ZONING

DRAWING NO:
A-01.00

PAGE 1 OF 7 DATE: 26 SEPT 2022



PHOTO 01: VIEW OF SOUTH FACADE - BUILDING A



PHOTO 02: VIEW OF NORTH FACADE - BUILDING A

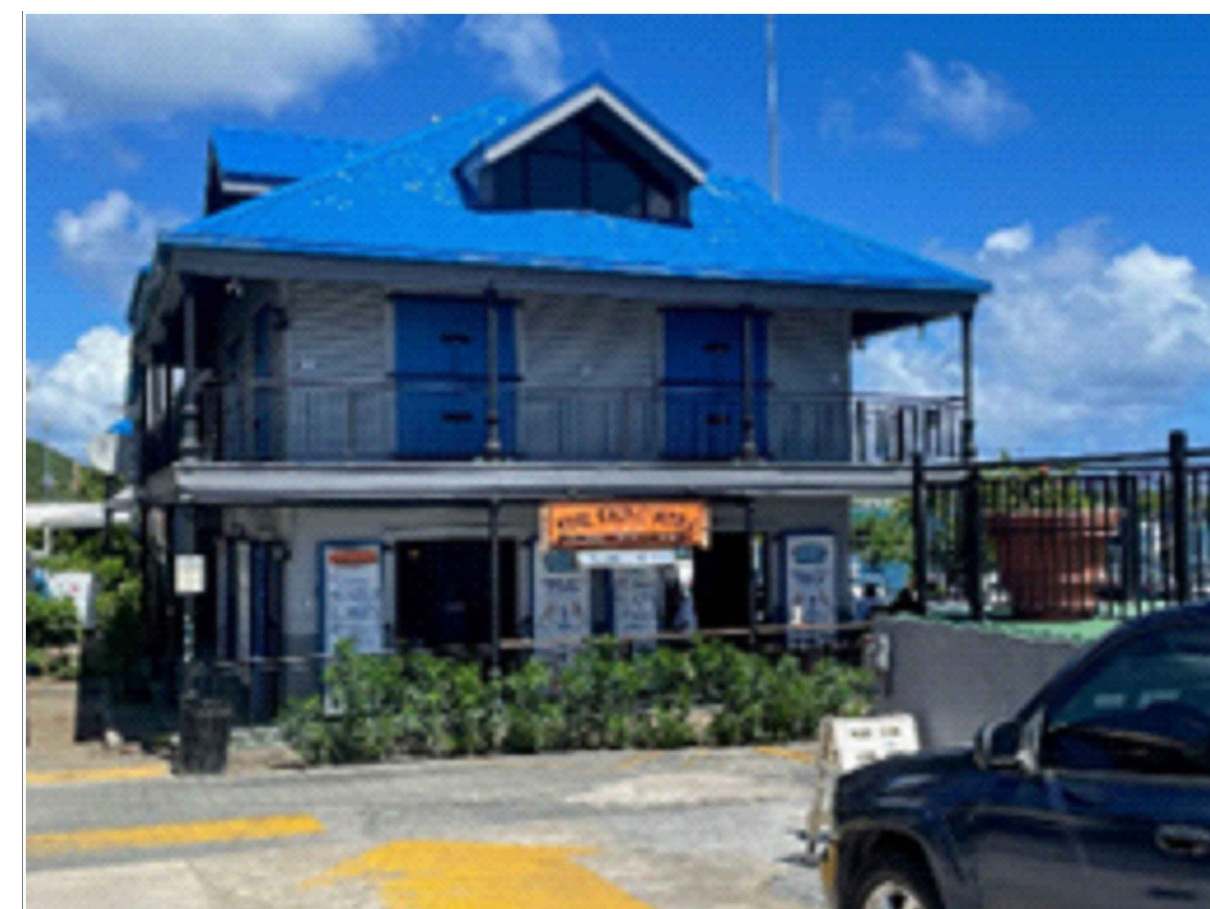


PHOTO 03: VIEW OF WEST FACADE - BUILDING A

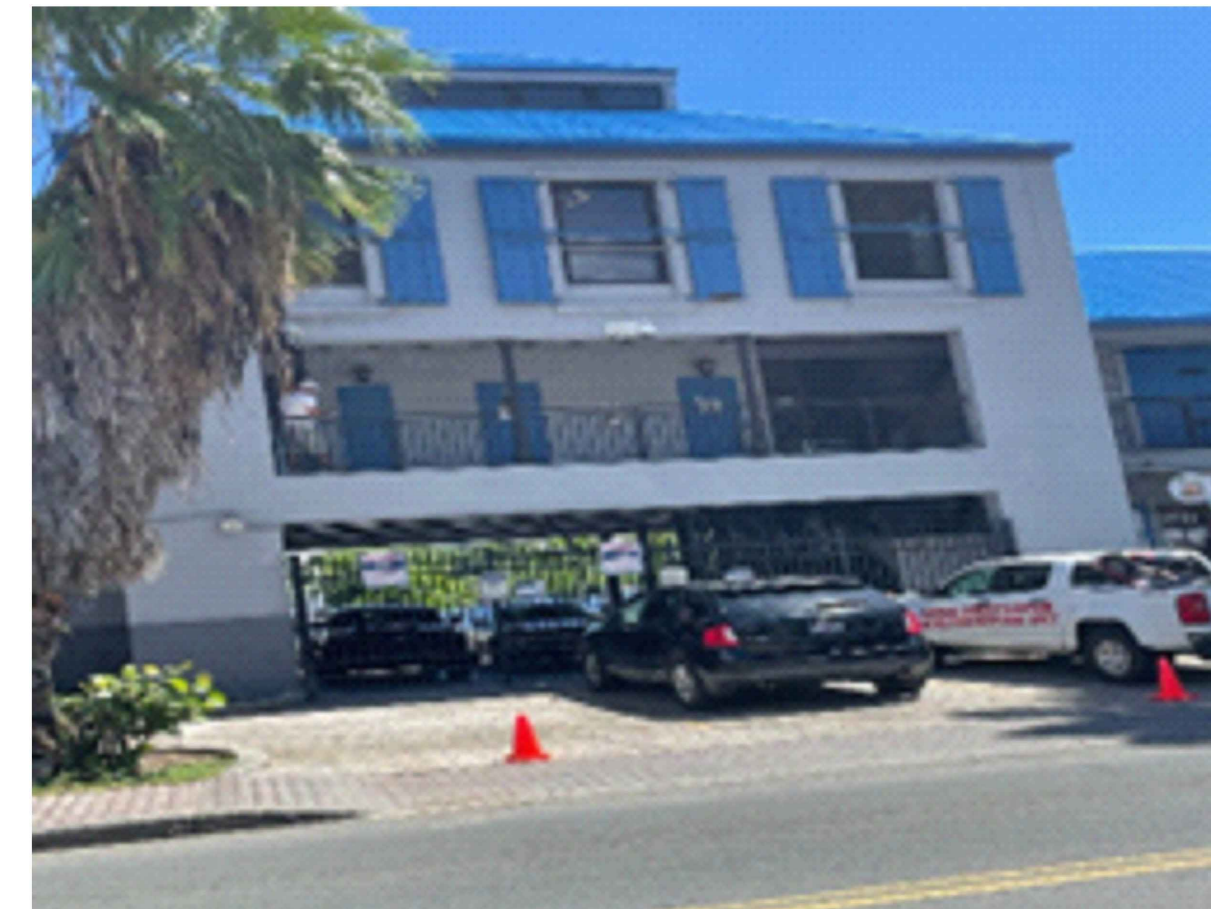


PHOTO 04: VIEW OF NORTH SIDE OF CENTRAL OPEN AREA ON 1ST FLOOR - BUILDING A

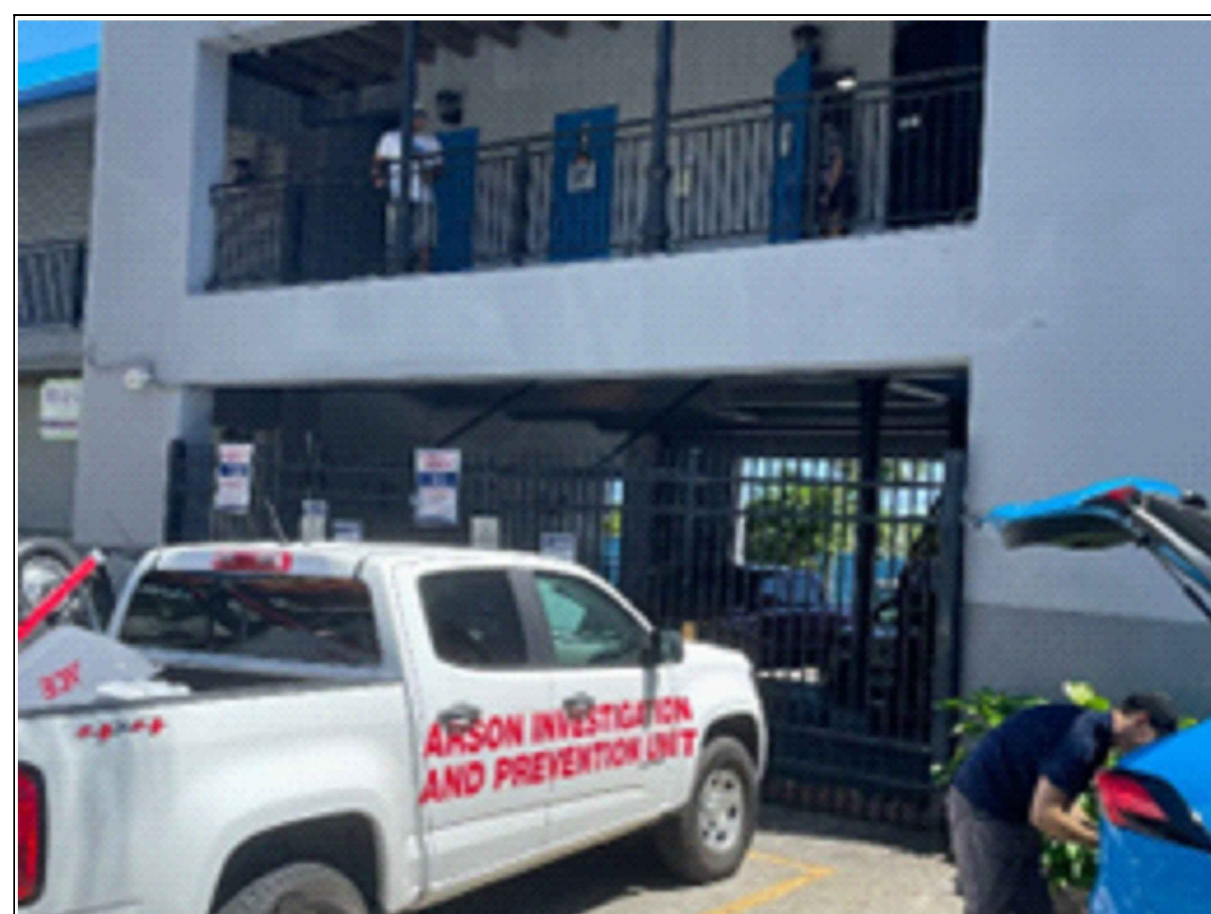


PHOTO 05: VIEW OF 1ST FLOOR FOR PROPOSED LOCATION OF NEW INFILL CONSTRUCTION WITHIN EXIST BUILDING ENEVELOPE



PHOTO 06: INTERIOR VIEW OF CENTRAL OPEN AREA LOOKING SOUTH ON 1ST FLOOR FOR PROPOSED MODIFICATIONS - BUILDING A

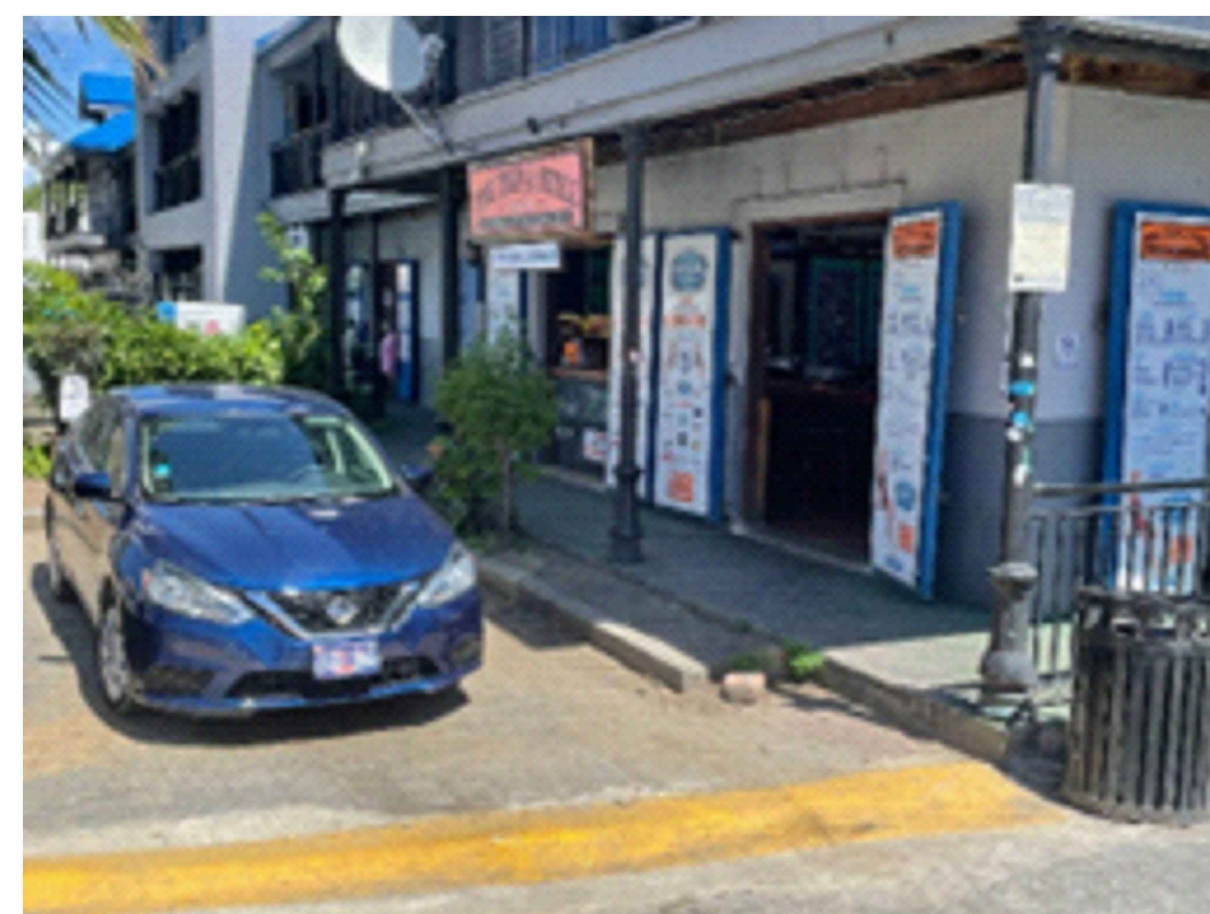


PHOTO 07: VIEW OF NORTH WEST CORNER OF BUUILDING A FOR LOCATION OF PROPOSED HC PARKING SPACE AND HC RAMP UP TO 1ST FLOOR FRONTING TAP & STILL RESTRAUNT



PHOTO 08: VIEW OF SOUT SIDE OF CENTRAL OPEN AREA ON 1ST FLOOR OF BUILDING A LOOKING NORTH

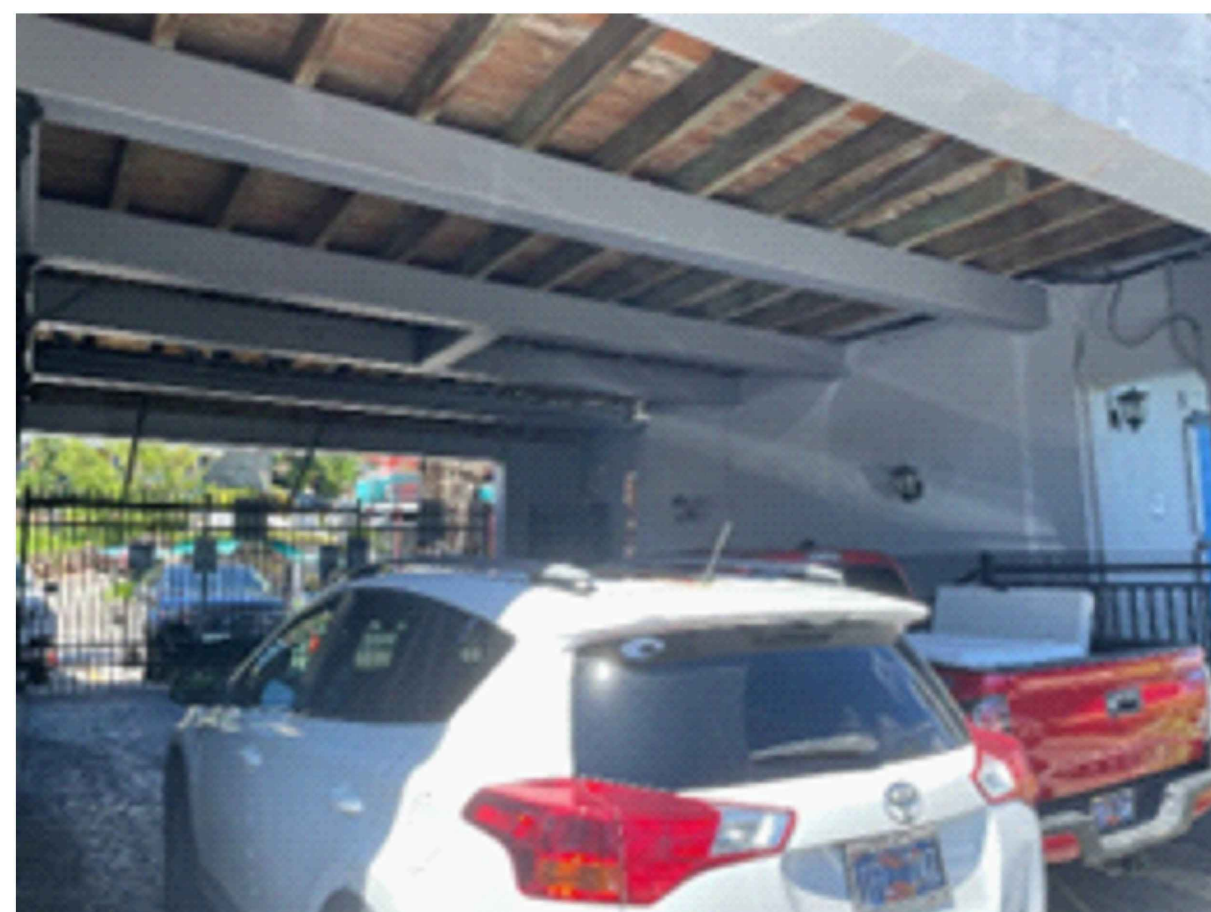


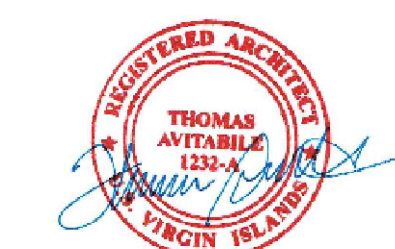
PHOTO 09: INTERIOR VIEW OF CENTRAL OPEN AREA ON 1ST FLOOR FOR PROPOSED MODIFICATIONS - BUILDING A LOOKING NORTH

THOMAS AVITABILE, LLC

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CONSULTING

NEW YORK LICENSE No 0200755
MARYLAND LICENSE No 16638
VIRGIN ISLAND LICENSE No 1232-A

P.O.Box 600122 St.Thomas, USVI 00801
T: (340) 690-3875
e-mail: thomas.avitabile@gmail.com



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PAUL FERRERAS, PE
STRUCTURAL ENGINEER

VIRGIN ISLANDS LICENSE NO. 481E
P.O.Box 600122
St.Thomas, USVI 00801
T: (340) 714-5435
e-mail: paul@pffe.pro

PROJECT:

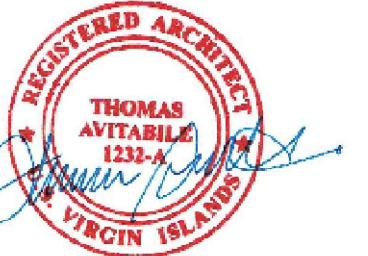
REVISIONS		
No.	DESCRIPTION	DATE
1	CZM SUBMITTAL	9/28/22

DRAWING TITLE:

**EXISTING
CONDITIONS
PHOTOS**

DRAWING NO:

A-01.01



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PAUL FERRERAS, PE
STRUCTURAL ENGINEER
VIRGIN ISLANDS LICENSE NO. 481/E

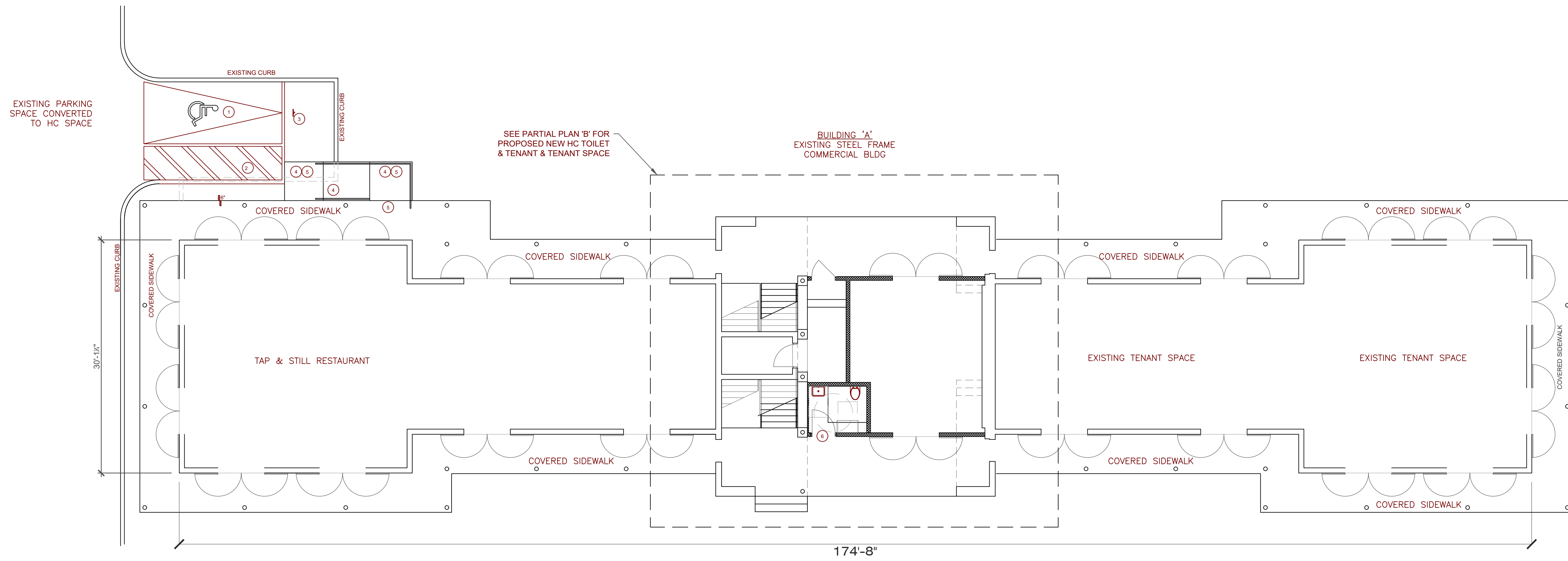
P.O. Box 600122
St. Thomas, USVI 00801
T: (340) 714-5435
e-mail: paul@pfppe.pro

PROJECT:

REVISIONS		
No.	DESCRIPTION	DATE
1	OWNER REVIEW	8/10/22
2	CZM SUBMITTAL	9/28/22

DRAWING TITLE:
1ST FLOOR PLAN EXIST & PROPOSED CONDITIONS

DRAWING NO:
A-1.00

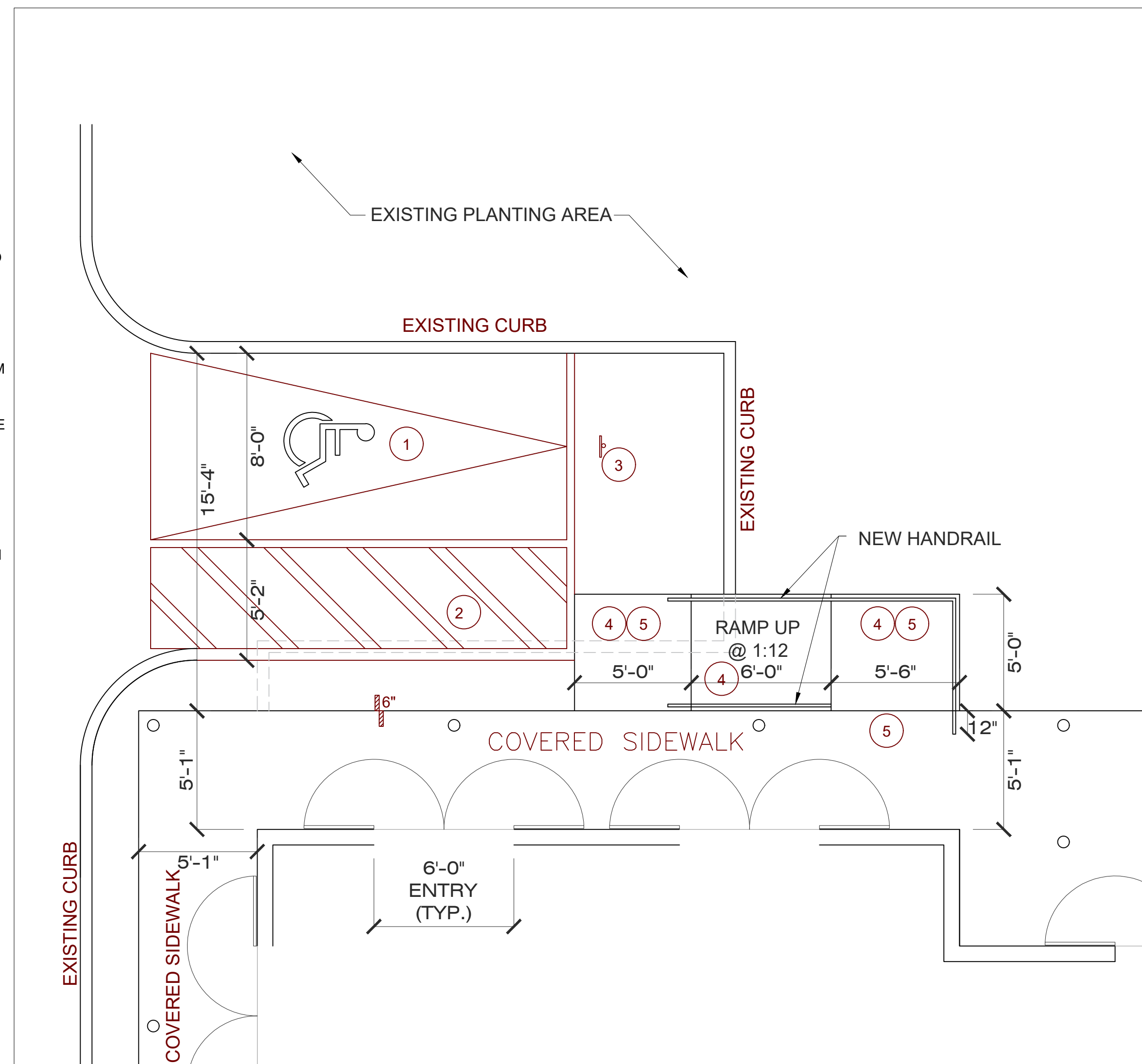


BUILDING 'A' MAIN LEVEL
SCALE: 1/8"=1'-0"

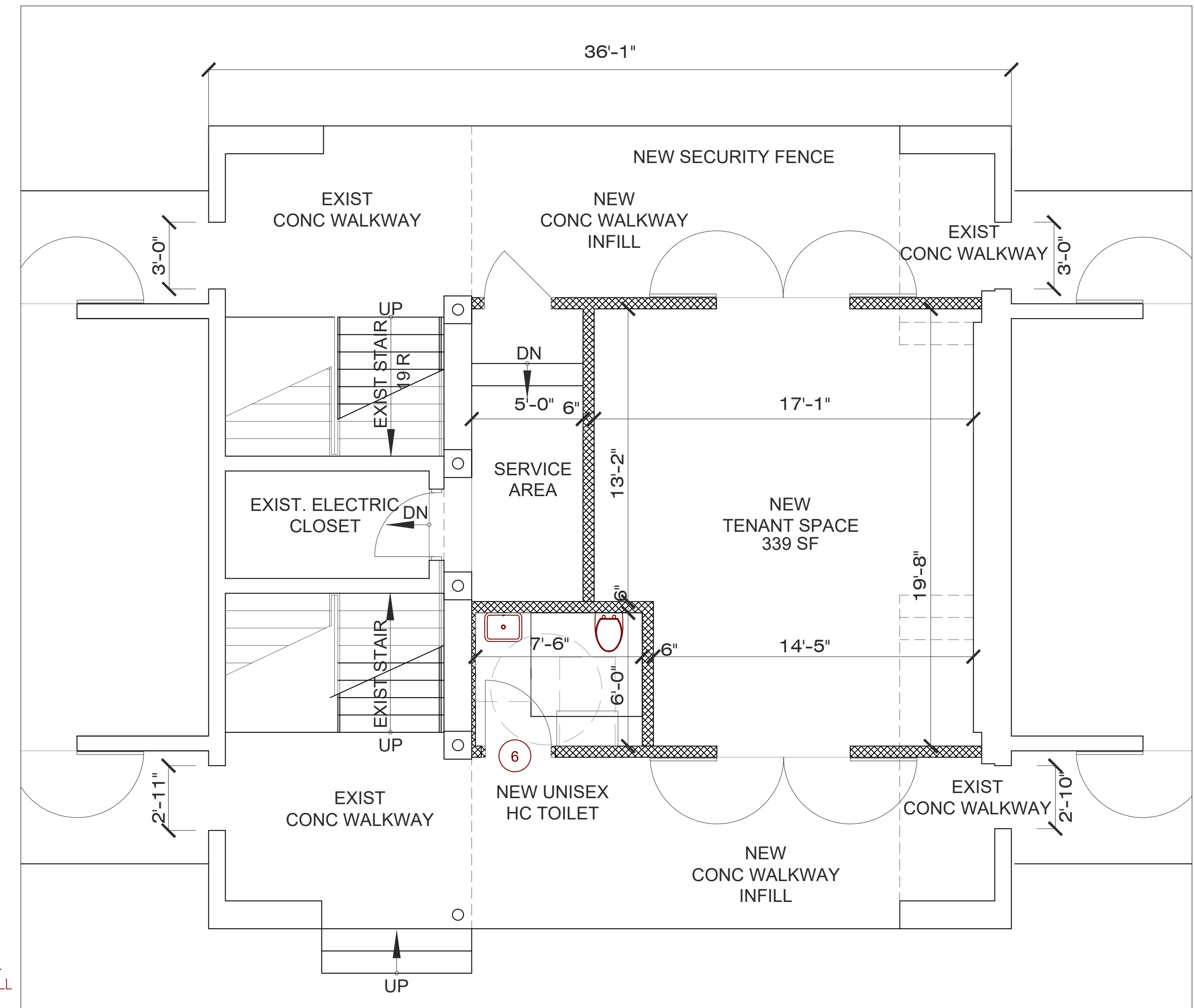
NOTES:

- HC PARKING SPACE TO COMPLY WITH 502.2.
- ACCESS AISLE TO COMPLY WITH 502.3.
- HC PARKING SIGN ON POST TO COMPLY WITH 703.
- THE RAMP AND LANDINGS TO COMPLY WITH 405.
- THE ACCESSIBLE ROUTE FROM THE HC PARKING SPACE TO THE MAIN ENTRY & THE ACCESSIBLE ROUTE FROM THE RESTAURANT TO THE HC UNISEX TOILET TO COMPLY WITH 402.
- THE HC TOILET SIGN TO BE MOUNTED ON THE TOILET ROOM DOOR TO COMPLY WITH 703.

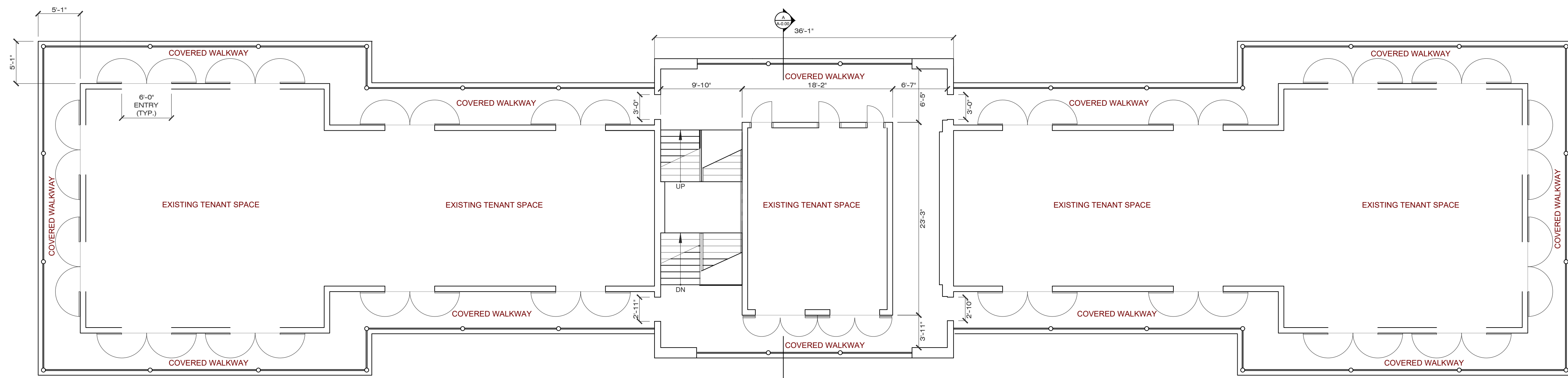
LEGEND
 PROPOSED NEW CONSTRUCTION WITHIN ENVELOPE OF EXISTING STRUCTURE



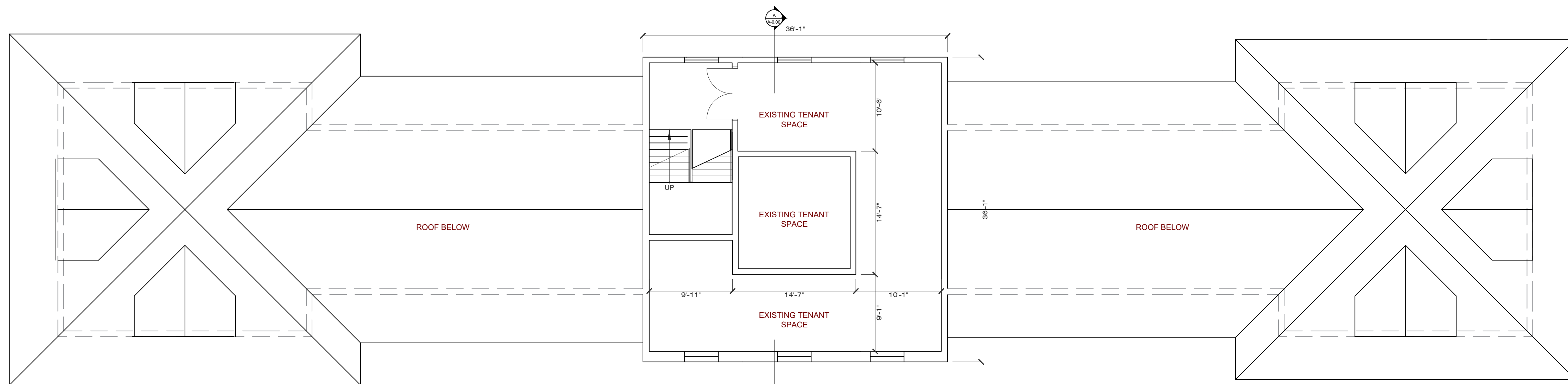
PARTIAL PLAN 'A'
SCALE: 1/4"=1'-0"



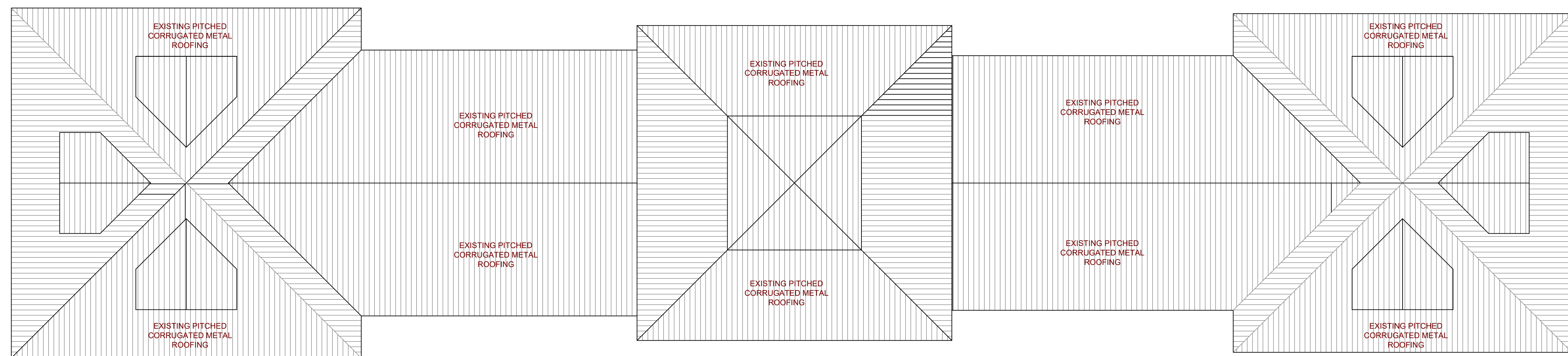
PARTIAL PLAN 'B'
PROPOSED CONSTR. INFILL
SCALE: 1/4"=1'-0"



BUILDING 'A' SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0" (NO MODIFICATIONS)



BUILDING 'A' THIRD FLOOR PLAN
 SCALE: 1/8"=1'-0" (NO MODIFICATIONS)



BUILDING 'A' ROOF PLAN
 SCALE: 1/8"=1'-0" (NO MODIFICATIONS)

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P.O. Box 600122 St. Thomas, USVI 00801
 T: (340) 690-3875
 e-mail: tomas.llc.ala@gmail.com



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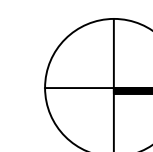
PAUL FERRERAS, PE
 STRUCTURAL ENGINEER

VIRGIN ISLANDS LICENSE NO. 481 E

P.O. Box 600122
 St. Thomas, USVI 00801
 T: (340) 714-5435
 e-mail: paul@pfppe.pro

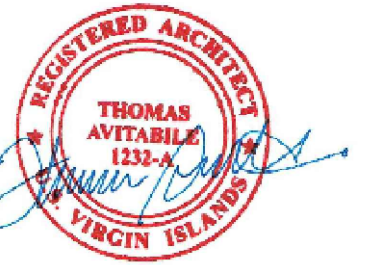
PROJECT:

REVISIONS		
No.	DESCRIPTION	DATE
1	OWNER REVIEW	8/10/22
2	CZM SUBMITTAL	9/28/22



DRAWING TITLE:
2ND, 3RD FL & ROOF PLANS EXISTING CONDITIONS

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STRUCTURAL ENGINEER

VIRGIN ISLANDS LICENSE NO. 481/E

P.O. Box 600122
St. Thomas, USVI 00801
T: (340) 714-5435
e-mail: paul@pfppe.pro



BUILDING 'A' NORTH ELEVATION
SCALE: 1/8"=1'-0" (EXISTING CONDITIONS)

BUILDING 'A' EAST ELEVATION
SCALE: 1/8"=1'-0" (EXISTING CONDITIONS)

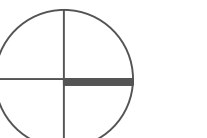


BUILDING 'A' SOUTH ELEVATION
SCALE: 1/8"=1'-0" (EXISTING CONDITIONS)

BUILDING 'A' WEST ELEVATION
SCALE: 1/8"=1'-0" (EXISTING CONDITIONS)

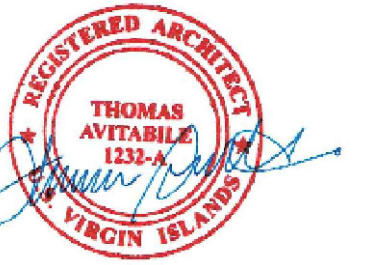
PROJECT:

REVISIONS		
No.	DESCRIPTION	DATE
1	OWNER REVIEW	8/10/22
2	CZM SUBMITTAL	9/28/22



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**ELEVATIONS
EXISTING
CONDITIONS**

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St. Thomas, USVI 00801
T: (340) 714-5435
e-mail: paul@pfppe.pro

PROJECT:

REVISIONS

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2	CZM SUBMITTAL	9/28/22

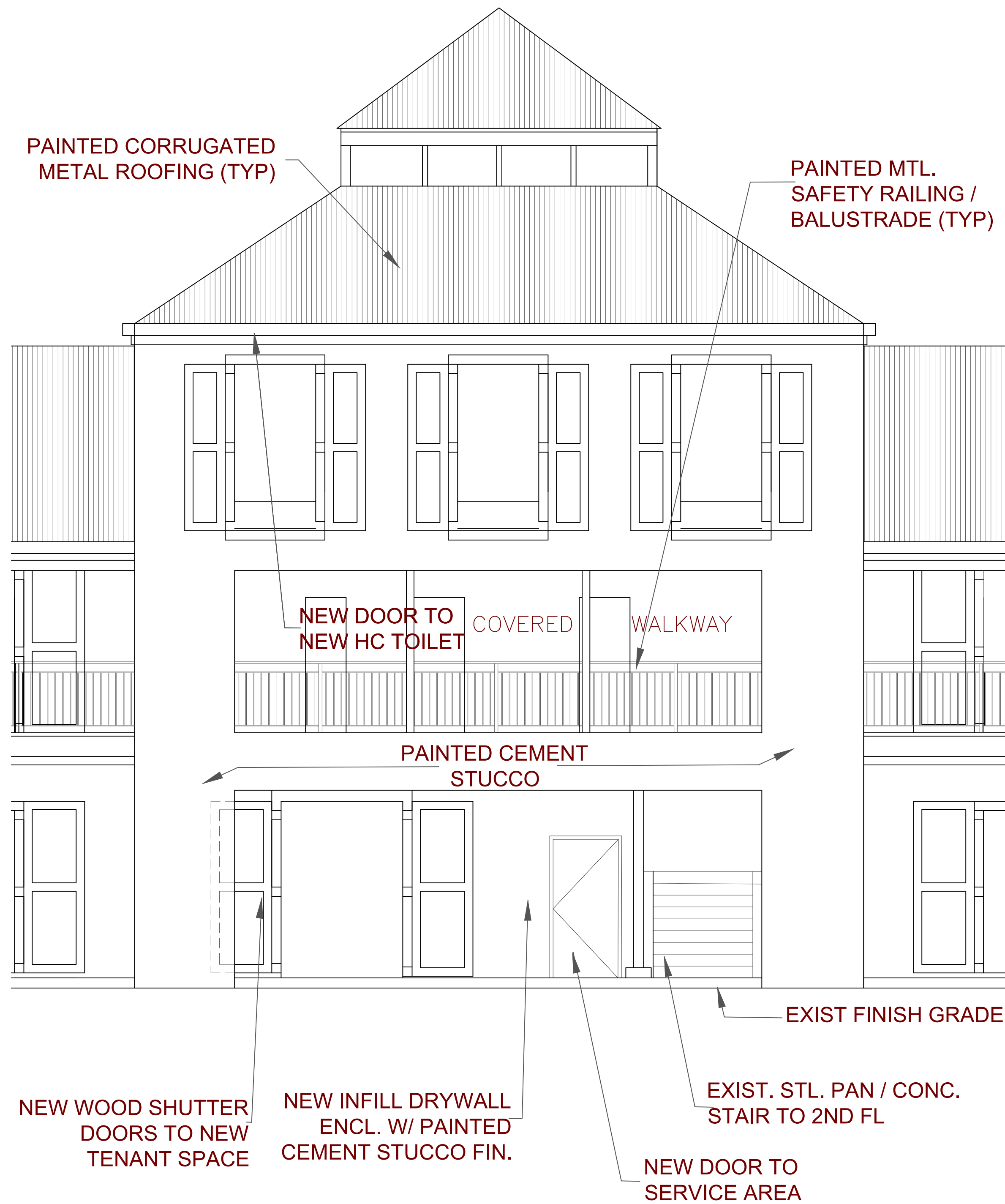


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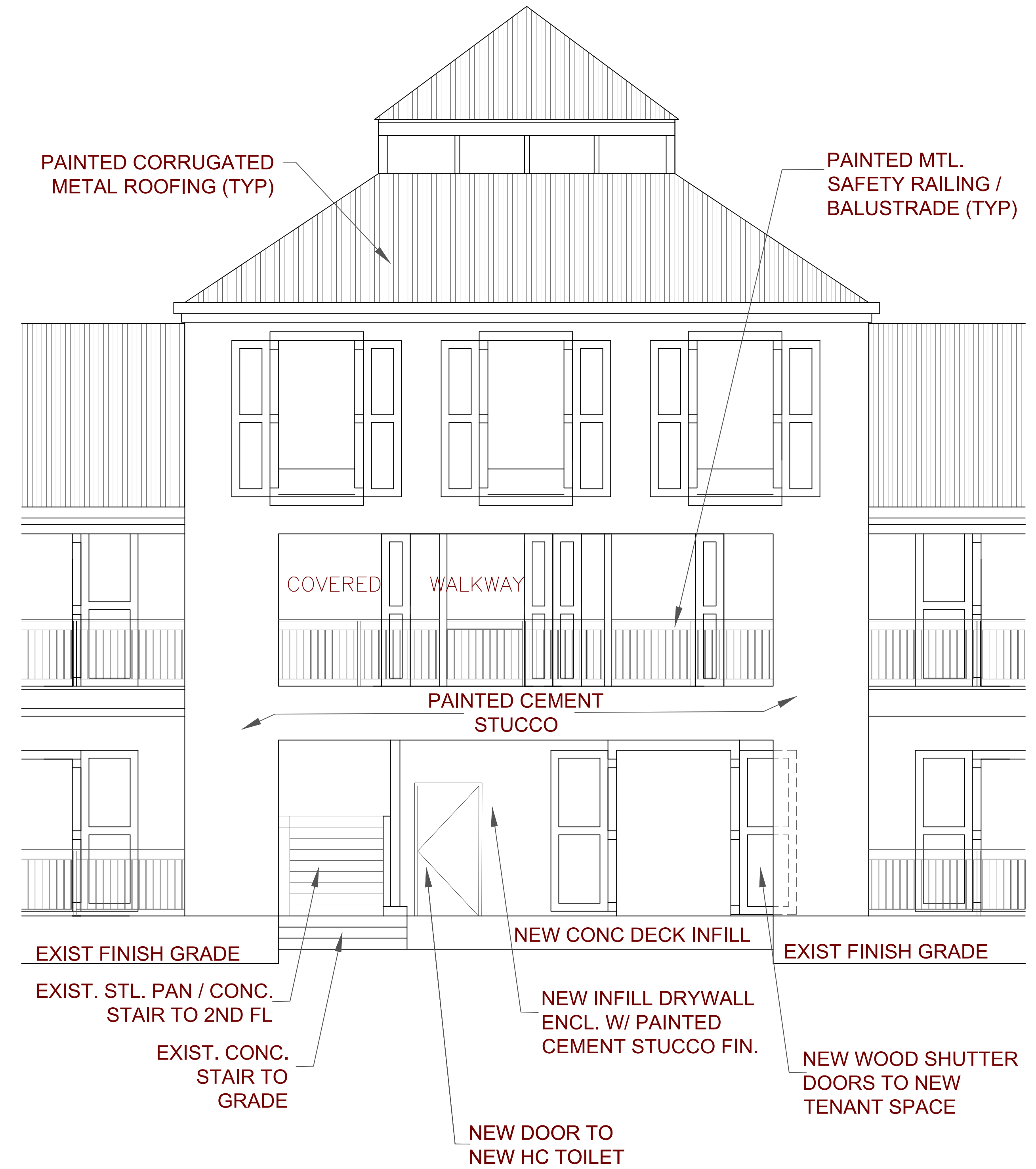
DETAIL ELEVATIONS PROPOSED CONDITIONS

DRAWING NO:

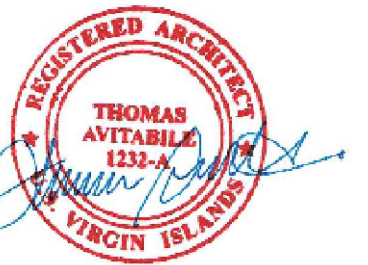
A-3.01



BUILDING 'A' PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0" (PROPOSED CONDITIONS)



BUILDING 'A' PARTIAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (PROPOSED CONDITIONS)

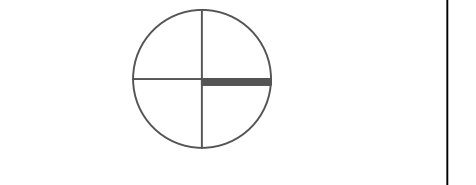


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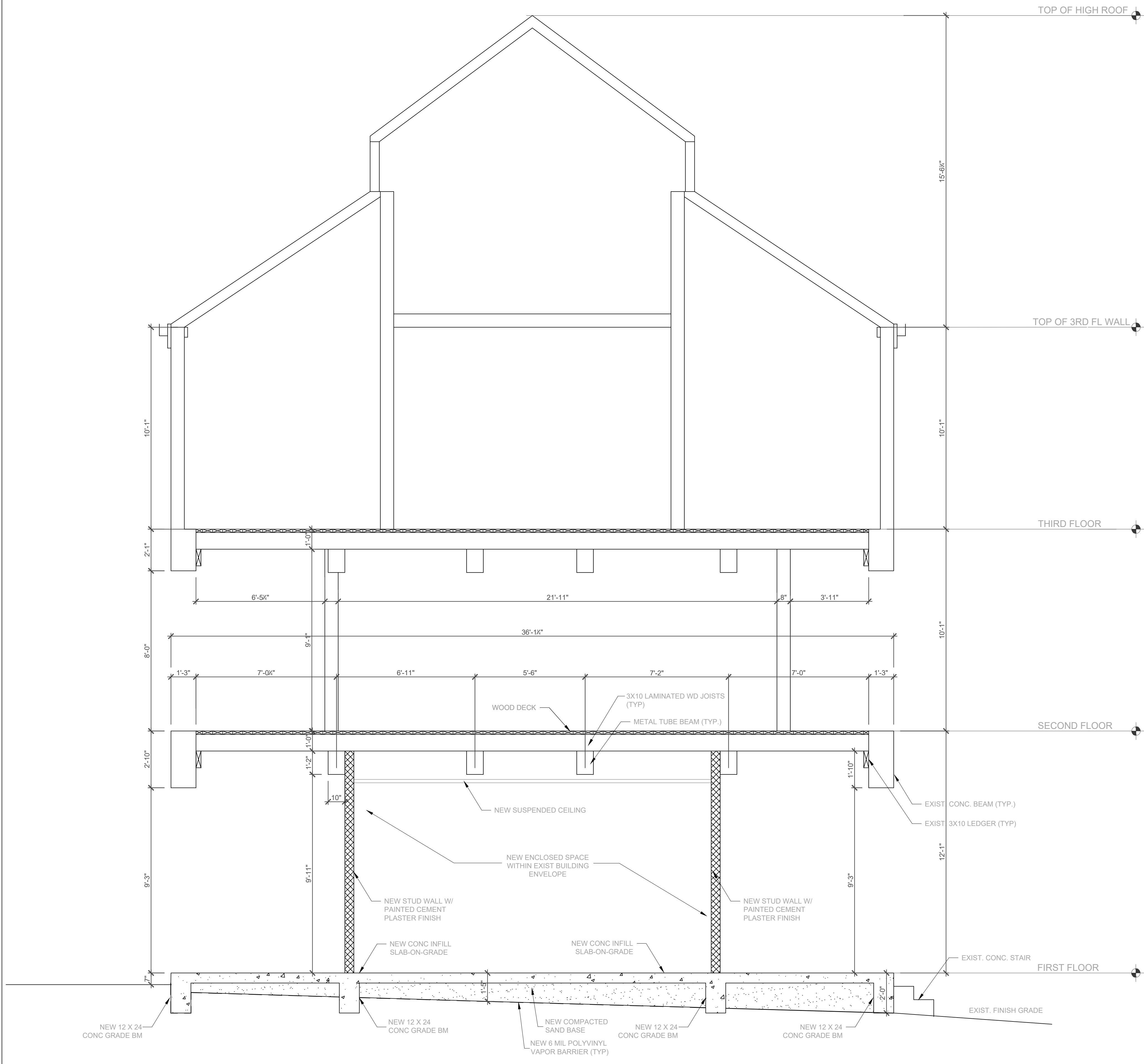
PROJECT:

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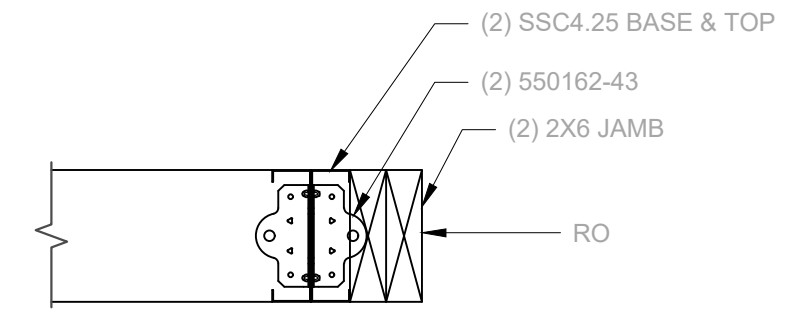


DRAWING TITLE:
BUILDING SECTION & DETAILS

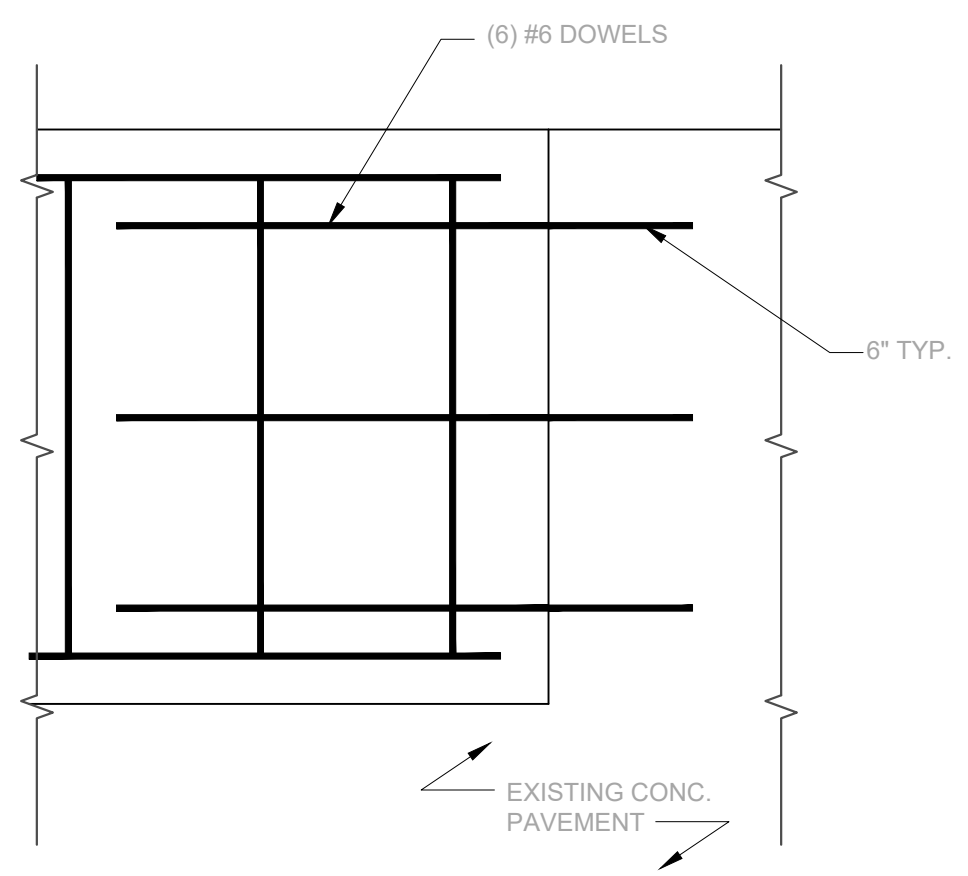
DRAWING NO:
A-4.00



A BUILDING SECTION
A-1.00 SCALE: 3/8" = 1'-0"

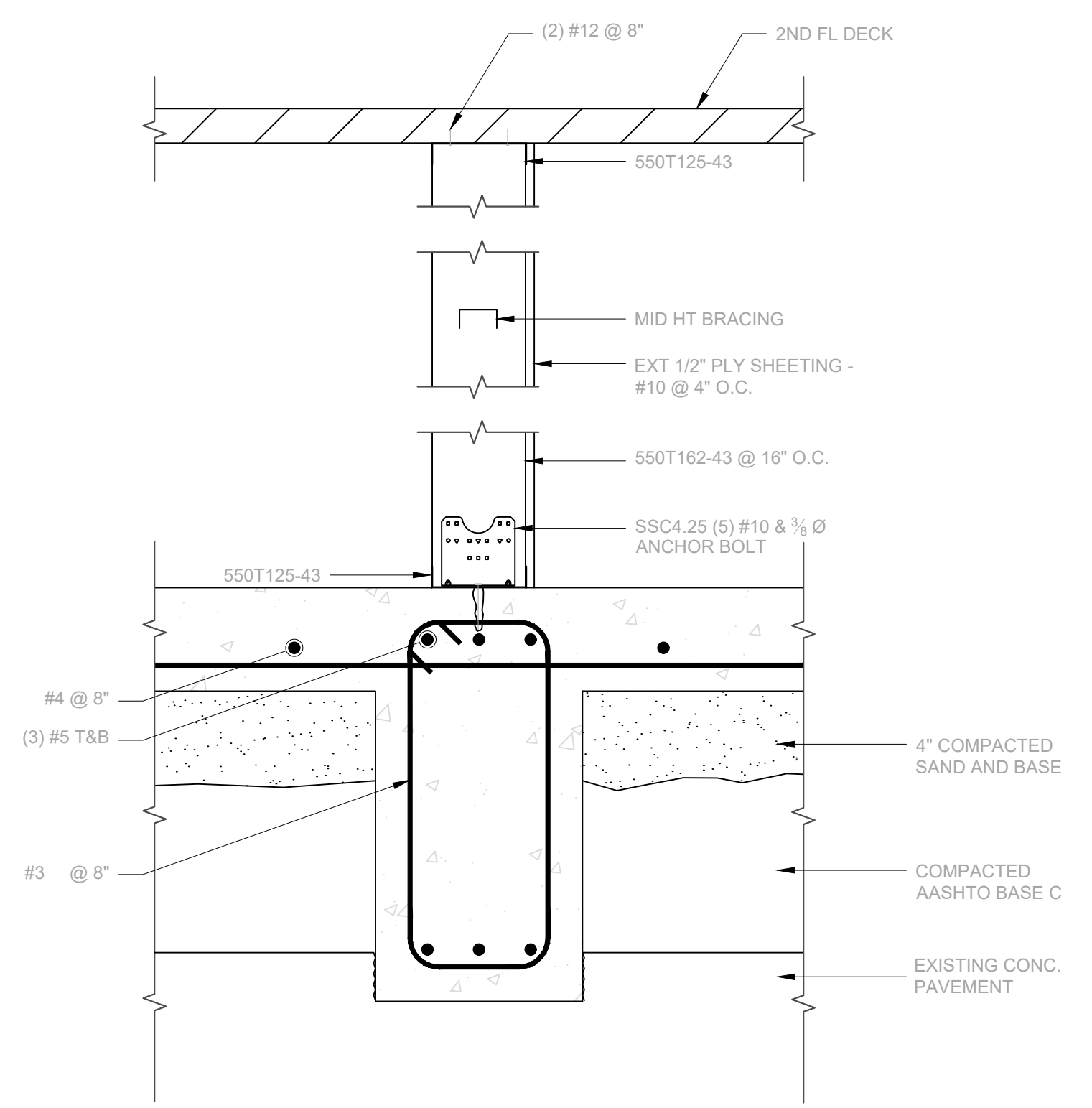


PLAN @ DOOR



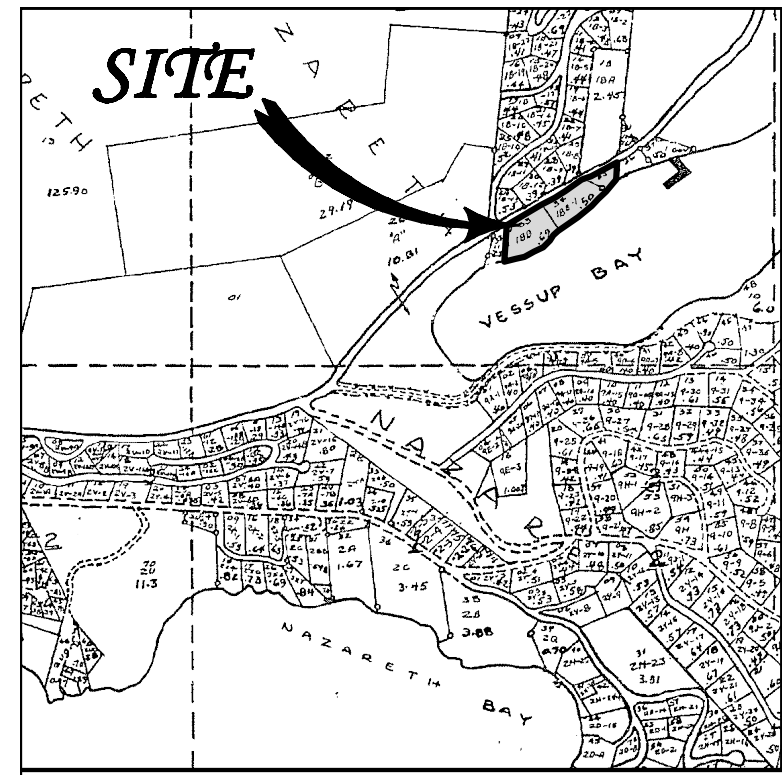
GB CONN TO EXIST. FOUNDATION

SCALE: 1 1/2" = 1'-0"

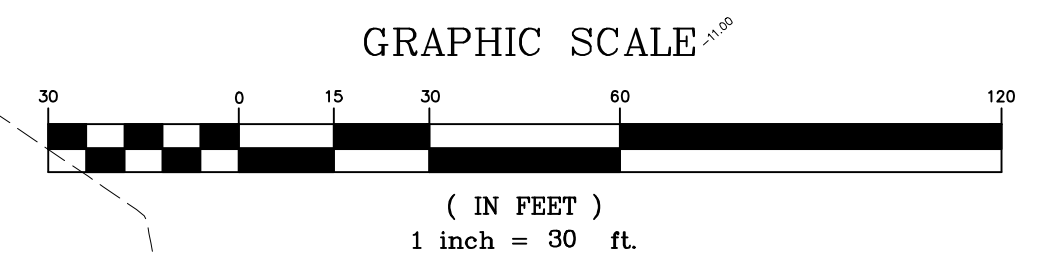
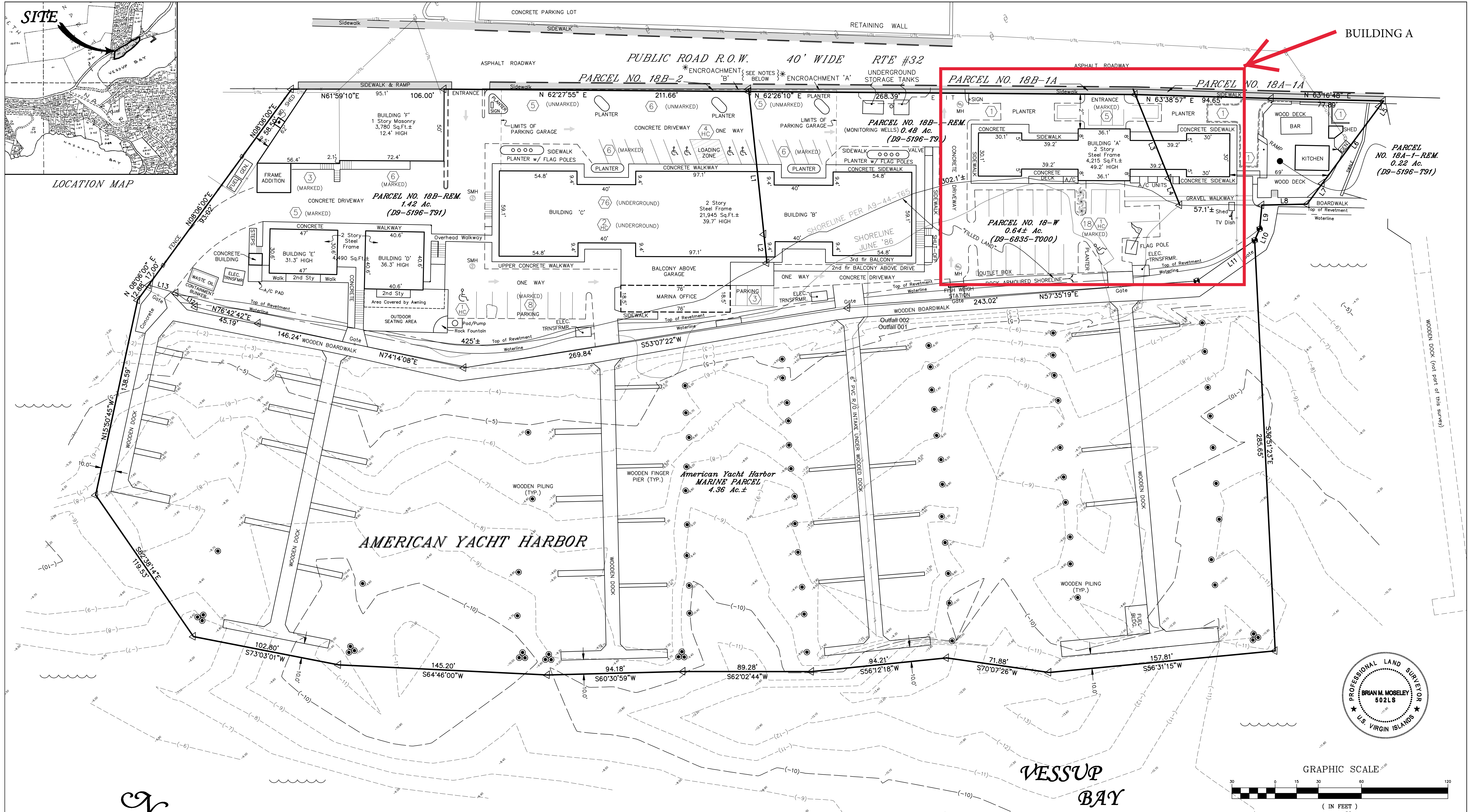


GB @ STUD WALL DETAIL

SCALE: 1 1/2" = 1'-0"



LOCATION MAP



NOTES:
 THE PROCEDURES USED FOR DATA COLLECTION AND SUBSEQUENT GENERATION OF THIS MAP REQUIRE THAT THE DESIGNER FAMILIARIZE HERSELF OR HIMSELF WITH THE SITE AND BE AWARE THAT SPECIFIC NATURAL FEATURES TO BE INCORPORATED INTO A FINAL DESIGN SHOULD BE FIELD CHECKED EARLY IN THE DESIGN PROCESS. A HIGHER DEGREE OF ACCURACY AND/OR DEFINITION MAY BE REQUIRED.

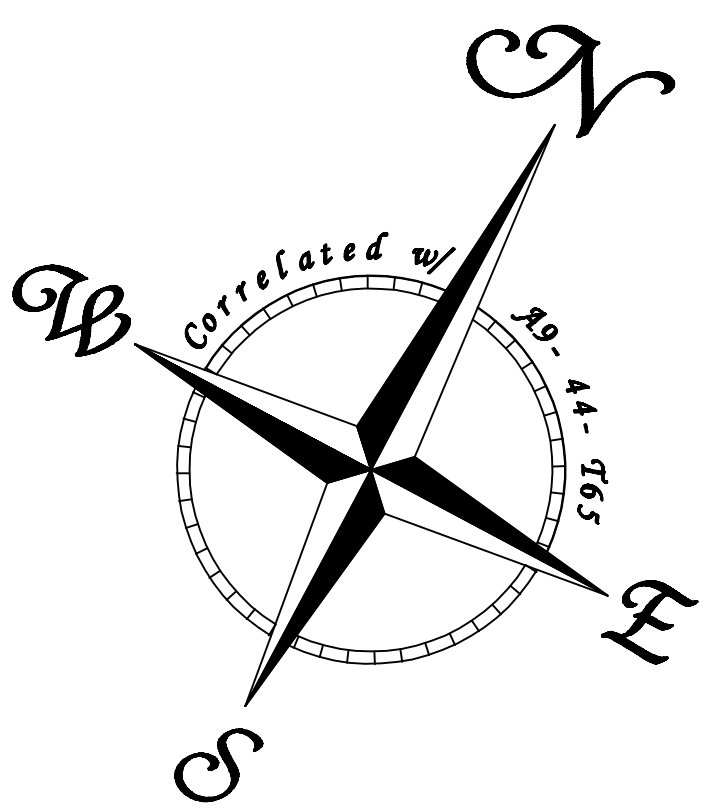
ENCROACHMENT NOTES:
 A. PARKING GARAGE ENCROACHES ONTO PARCEL No. 18B-1-A A DISTANCE OF 1.5'± OVER AN AREA OF APPROXIMATELY 82 Sq.Ft.±.
 B. PARKING GARAGE ENCROACHES ONTO PARCEL No. 18B-2 A DISTANCE OF 1.0'± OVER AN AREA OF APPROXIMATELY 105 Sq.Ft.±

LINE	LENGTH	BEARING
L1	99.72	S34°00'50"E
L2	20.00	S34°00'50"E
L3	62.82	S49°55'30"E
L4	20.00	S49°55'30"E
L5	4.75	S08°34'30"W
L6	66.50	S08°34'30"W
L7	18.00	S08°34'30"W
L8	31.36	S60°42'33"W
L9	16.59	N22°36'41"W
L10	8.65	N04°27'17"W
L11	49.24	N26°54'14"E
L12	16.48	S82°20'45"E
L13	19.80	S77°54'13"W

- LEGEND
- UNMARKED POINT
 - ⊠ REBAR BOUNDPOST
 - ⊡ IRON PIPE BOUNDPOST
 - ⊞ CONCRETE BOUNDPOST
 - ⊟ ANGLE IN NORTH EDGE OF BOARDWALK
 - UTIL
 - FENCE
 - SPOT ELEVATION
 - ③ DENOTES No. OF PARKING SPACES
 - Ⓜ DENOTES No. OF HANDICAP SPACES

REFERENCES
 D9-5196-T91
 A9-44-T65
 D9-810-T69
 D9-2964-T85
 F9-1815-T66
 D9-3011-T85
 D9-1058-T72
 D9-6835-T000

ZONING
 W-1
 DATUM
 VERTICAL DATUM BASED UPON MEAN SEA LEVEL



Brian Moseley & Associates, Inc.
 Land Surveyors & Consultants
 4003 RAPHLINE HILL ROAD SUITE 606
 ST. THOMAS, VI 00802
 PHONE (340) 774-5310
 FAX (340) 776-4090

AMERICAN YACHT HARBOR
 Parcels No. 18A-1-Rem., 18B-1-Rem., 18B-Rem.
 and 18-W & A.Y.H. Marine Parcel
 Estate Smith Bay - Nos. 1, 2 & 3 East End Quarter
 St. Thomas, U.S. Virgin Islands

SURVEY: S.M.L./J.B. DATE: 12-10-2010 DWG No.: 1358-G
 CALC: B.M. APPROVED: OLD FILE NO.
 RE-DRAWN: D.J.S.
 SCALE: 1" = 30'