

HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA LA GRANDE PRINCESSE - ST. CROIX, U.S. VIRGIN ISLANDS
Major Coastal Zone Permit Submission | SUBMISSION DATE: DECEMBER 4, 2023

DESIGN DISTRICT ARCHITECTS

2110 Company Street, Suite 15
 Christiansted, VI, 00820
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 Website: www.designdistrictvi.com

DESIGN DISTRICT, PLLC

Damian Cartwright, P.E.
 Build Tec, LLC
 St. Croix USVI, 00820
 Tel: (340)-513-6918



SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
A	CZM Permit Submission	12 - 4 - 2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D,
 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

COVER

C. BROWNE	2020025
Project Architect	Project No.
	12/21/20
	Date

A0.01

PROJECT DIRECTORY

OWNER: Hibiscus Beach, LLC P.O. Box 306777 St. Thomas, VI, 00802	DESIGN ARCHITECT: Design District, PLLC P.O. Box 223324 Christiansted, USVI, 00822 E: clarence@designdistrictvi.com P: 340-227-6265	ARCHITECT OF RECORD: John P. Woods P.O. Box 306777 St. Thomas, USVI, 00804 E: john.jpw.woods@gmail.com P: 340-514-3064
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APPLICABLE CODES & DESIGN CRITERIA

ZONING: TITLE 29 OF THE VIRGIN ISLANDS CODE (USVI)

BUILDING: 2021 INTERNATIONAL BUILDING CODE (IBC)

CONSTRUCTION GUIDE: CONSTRUCTION INFORMATION FOR A STRONGER HOME, 4TH EDITION (DPNR)

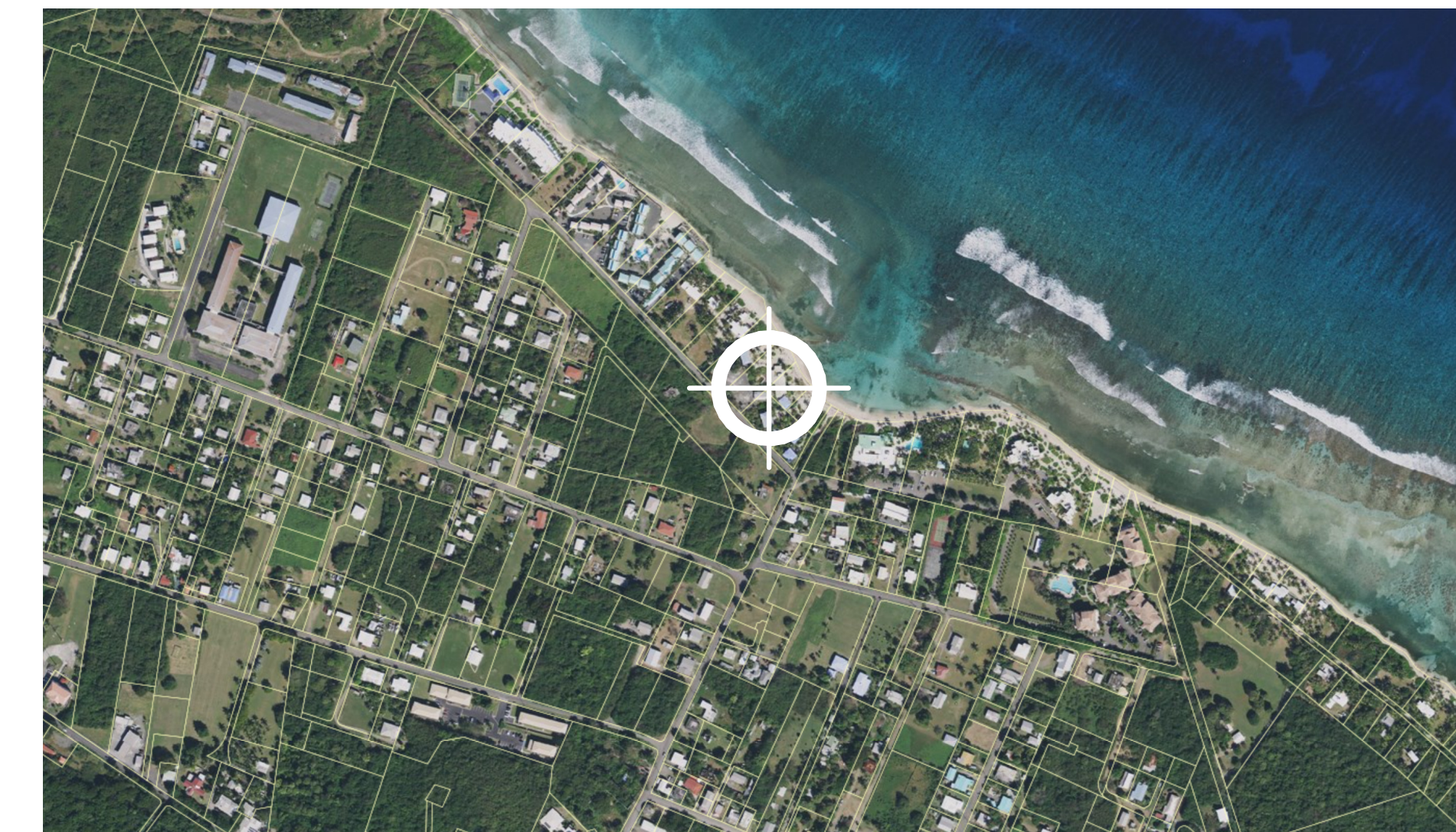
WIND DESIGN: ASCE 7-16 | BASIC WIND SPEED: 165 MPH | EXPOSURE CATEGORY B

SPRINKLERED : YES (PER IBC 2021 & NFPA 18)

DRAWING INDEX

DRAWING INDEX	
SHEET NO.	SHEET NAME
CZM DRAWINGS	
A0.01	COVER
02-C1	GENERAL NOTES
02-C2	GENERAL NOTES
02-C3	EXISTING CONDITION PLAN
02-C4	STORMWATER POLLUTION PREVENTION PLAN
02-C5	STORMWATER POLLUTION PREVENTION DETAILS
02-C6	DEMOLITION PLAN
02-C7	SITE & GEOMETRY PLAN
02-C8	SITE & GEOMETRY PLAN
02-C9	SITE & GEOMETRY PLAN
02-C10	PAVING, GRADING & DRAINAGE PLAN
02-C11	PAVING, GRADING & DRAINAGE PLAN
02-C12	PAVING, GRADING & DRAINAGE DETAILS
02-C13	PAVING, GRADING & DRAINAGE DETAILS
02-C14	PAVING, GRADING & DRAINAGE DETAILS
02-C15	PAVING, GRADING & DRAINAGE DETAILS
02-C16	POTABLE WATER & SANITARY SEWER NOTES
02-C17	POTABLE WATER & SANITARY SEWER PLAN
02-C18	POTABLE WATER & SANITARY SEWER DETAILS
02-C19	POTABLE WATER & SANITARY SEWER DETAILS
A-1.01	APPROVED REPAIRS SITE PLAN
A-1.02	PROPOSED SITE PLAN
A-1.03	COLOR SITE PLAN
A-1.04	LANDSCAPE & IRRIGATION PLAN
A-1.05	EXISTING VS NEW DIAGRAM
A-1.06	POTABLE WATER COLLECTION
A-1.10	POOL
A-1.20	TIKI BAR
A-1.30	GENERATOR BLDG
A-1.40	WEDGE
A-A1.0	BUILDING A - PLANS
A-A2.0	BUILDING A - ELEVATIONS
A-A3.0	BUILDING A - AXONS
A-A3.1	BUILDING A - AXONS
A-B1.0	BUILDING B - PLANS
A-B2.0	BUILDING B - ELEVATIONS
A-B3.1	BUILDING B - AXONS
A-C1.0	BUILDING C - PLANS
A-C2.0	BUILDING C - ELEVATIONS
A-C3.1	BUILDING C - AXONS
A-D1.0	BUILDING D - PLANS
A-D2.0	BUILDING D - ELEVATIONS
A-D3.1	BUILDING D - AXONS
A-E1.0	BUILDING E - PLANS
A-E2.0	BUILDING E - ELEVATIONS
A-E3.1	BUILDING E - AXONS
A-F1.0	BUILDING F - PLANS
A-F2.0	BUILDING F - ELEVATIONS
A-F3.1	BUILDING F - AXONS
A-G1.0	BUILDING G - PLANS
A-G2.0	BUILDING G - ELEVATIONS
A-G3.1	BUILDING G - AXONS
A-H1.0	BUILDING H - PLANS
A-H2.0	BUILDING H - ELEVATIONS
A-H3.1	BUILDING H - AXONS
A-J1.0	BUILDING J - PLANS
A-J2.0	BUILDING J - ELEVATIONS
A-J3.0	BUILDING J - AXONS
A-K1.0	BUILDING K - PLANS
A-K2.0	BUILDING K - ELEVATIONS
A-K3.1	BUILDING K - AXONS
E1	PV LAYOUT

VICINITY MAP



ISLAND MAP



GUESTROOM COUNT

EXISTING:	41
PROPOSED:	62
TOTAL:	103

ZONING DATA

	REQUIRED	PROVIDED
PERSONS PER ACRE:	333 MAX.	155
PARKING:	108 MIN.	115
USABLE OPEN SPACE:	35% MIN.	62%
COVERAGE:	30% MAX.	18%

2.7 SUB-GRADE
 AT SECTIONS TO BE RECONSTRUCTED OR WHERE CUTTING IS REQUIRED, THE EXISTING FORMATION SHALL BE SCARIFIED TO A DEPTH OF 6" BELOW FORMATION LEVEL.

THE SCARIFIED MATERIAL SHALL THEN BE SHAPED AND ROUGH GRADED, WATERED AND COMPACTED IN ACCORDANCE WITH TAB 6.1 AFTER HARD PLANNING TO ACHIEVE THE REQUIRED CROSS-FALL. A FURTHER ROLLING OF ANY LOOSE MATERIAL SHALL BE CARRIED OUT UNTIL A SMOOTH SURFACE LAYER IS ACHIEVED, EXCEPT FOR VERGES. THEY SHALL BE LEFT WITH A ROUGH SURFACE TO RECEIVE THE SUBSEQUENT BASE LAYER.

2.8 BACKFILLING TO RETAINING WALLS
 BACKFILL TO RETAINING WALLS SHALL BE PLACED IN LAYERS NOT EXCEEDING NINE INCHES (9") THICK AND THOROUGHLY, BUT NOT EXCESSIVELY, COMPACTED, IF NECESSARY THE MATERIAL SHALL BE WATERED.

2.9 SETTLEMENT
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING GOOD TO THE SATISFACTION OF THE PROJECT ENGINEER ALL SETTLEMENT IN FILLING AND IN BACKFILLING THAT MAY OCCUR UP TO THE END OF THE PERIOD OF MAINTENANCE.

2.10 EARTHWORK TO BE KEPT FREE OF WATER
 THE CONTRACTOR SHALL PROVIDE WHERE NECESSARY TEMPORARY WATER COURSE, DITCHES, DRAINS, PUMPING OR OTHER MEANS OF MAINTAINING THE EARTHWORKS FREE OF WATER. SUCH WORK SHALL INCLUDE CARRYING OUT THE WORK OF FORMING THE CUTTINGS AND EMBANKMENTS IN SUCH A MANNER THAT THEIR SURFACES HAVE AT ALL TIMES A SUFFICIENT MINIMUM CROSS FALL AND, WHERE PRACTICABLE, A SUFFICIENT LONGITUDINAL GRADIENT TO ENABLE THEM TO SHED WATER AND PREVENT PONDING.

3 ROAD WORK
 3.1 ALL MATERIAL WITHIN THE ROAD ALLOWANCE SHALL BE COMPACTED TO THE SATISFACTION OF THE PROJECT ENGINEER.

3.2 MINIMUM ACCEPTABLE COMPACTION REQUIREMENTS SHALL BE AS FOLLOWS:
 3.2.1 ROAD SUB-GRADE 24" BELOW ROAD SUB-BASE OR GREATER: 95% STANDARD PROCTOR DENSITY
 3.2.2 ROAD SUB-GRADE LESS THAN 24" BELOW ROAD SUB-BASE: 98% STANDARD PROCTOR DENSITY
 3.2.3 ROAD SUB-BASE & BASE: 100% STANDARD PROCTOR DENSITY

D. ASPHALT BASE OR SURFACE COURSE: 97% OF MIX DESIGN DENSITY REGARDLESS OF DEPTH OF ASPHALT BEING PLACED.

3.3. SUB-GRADE PREPARATION: THE ENTIRE ROAD RESERVATION SHALL BE RIPPED ALL OVER TO A DEPTH OF 6" BELOW FORMATION LEVEL. THE RIPPED STONE SHALL THEN BE WELL WALKED IN UNTIL ALL PASS A 4" SCREEN. THE RIPPED STONE SHALL THEN BE ROUGH GRADED, SHAPED, WATERED AND THOROUGHLY COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY. A FURTHER ROLLING OF ANY LOOSE MATERIAL SHALL BE CARRIED OUT UNTIL A SMOOTH SURFACE IS ACHIEVED.

3.4 WHERE UNSTABLE OR ORGANIC SOIL IS FOUND TO EXIST BELOW THE PROPOSED ROAD SUB-BASE, ALL SUCH SOIL AND MATERIAL SHALL BE REMOVED TO A MINIMUM DEPTH OF 4" BELOW FINISH GRADE AND REPLACED WITH APPROVED MATERIAL AS DIRECTED BY THE PROJECT ENGINEER.

3.5 SUB-BASE AND BASE PREPARATION: CLEAN WELL-GRADED STONE FILL PASSING 2" MESH SHALL BE PLACED IN TWO LAYERS OF 4" EACH AND SEPARATELY COMPACTED TO SPECIFIED DENSITY AND PROPER CROSS FALL.

3.6 ASPHALT COURSE: FLORIDA TYPE S-I AND S-III SPECIFICATION, AS PER FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION 1982. A 1 1/2" STRUCTURAL COURSE AND A 1/2" SURFACE/FRICTION COURSE SHALL BE PLACED AND COMPACTED ACCORDING TO SPECIFIED DENSITY AND PROPER CROSS FALL.

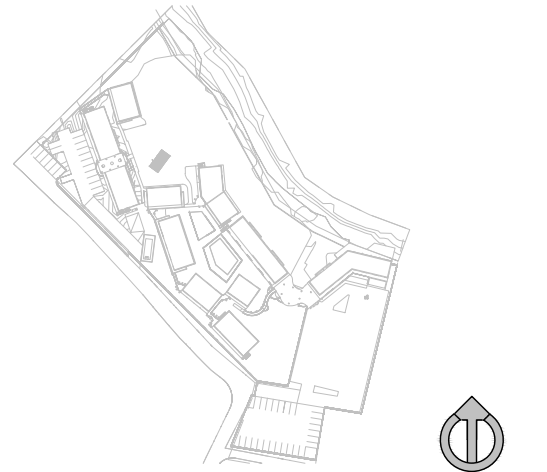
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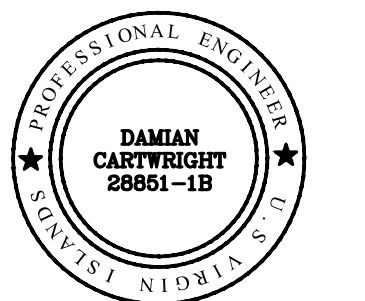


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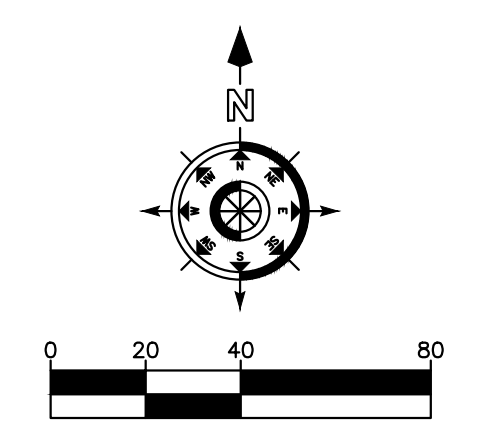
109C, 109D, 109E, 109R, 109S, 109T La Grande Princesse St. Croix, U.S.V.I.
 ↓
 Hibiscus Beach, LLC

GENERAL NOTES

BUILDTEC, LLC
 DAMIAN CARTWRIGHT, P.E. Project No. 11/30/23
 Civil Engineer Date



02 - C2



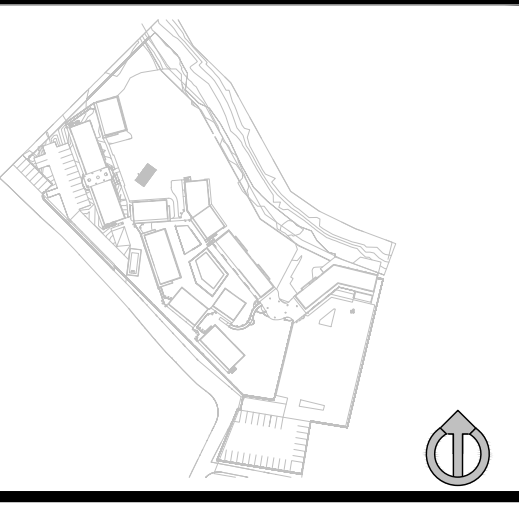
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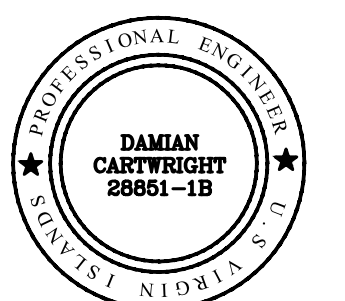
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Hibiscus Beach, LLC

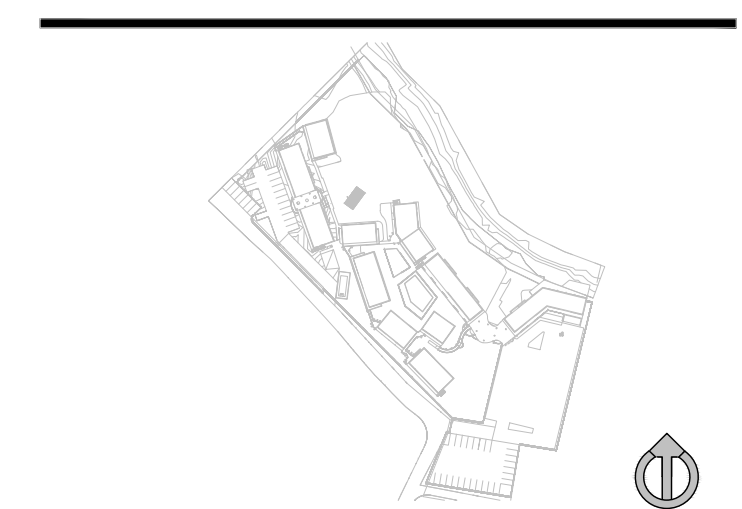
EXISTING CONDITION PLAN

BUILDTEC, LLC
 DAMIAN CARTWRIGHT, P.E.
 Project No. 11/30/23
 Date



02 - C3

ISSUANCES		
No.	Drawing Issue Description	Date



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 Hibiscus Beach, LLC

STORMWATER POLLUTION PREVENTION PLAN

BUILDTEC, LLC
 DAMIAN CARTWRIGHT, P.E.
 Civil Engineer

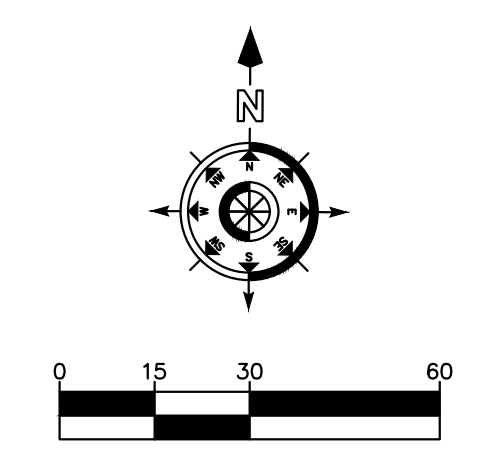
Project No. 11/30/23
 Date




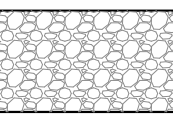
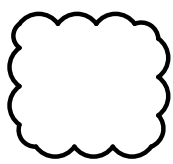


02 - C4



Subdivision of Plot No. 109-AB See P.W.D. No. 195



- LEGEND**
-  PROPERTY LINE
 -  SILT FENCE
 -  DRAINAGE FLOW
 -  GRAVEL CONSTRUCTION ENTRANCE AND WASH DOWN AREA
 -  PLACE FILTER FABRIC BENEATH RIM OF NEW DRAINAGE INLETS/AREA DRAINS/TRENCH DRAINS AND HAY BALES AROUND PERIMETER OF NEW DRAINAGE INLETS/AREA DRAINS/TRENCH DRAINS

CARIBBEAN SEA

6" Public Sewerage Line

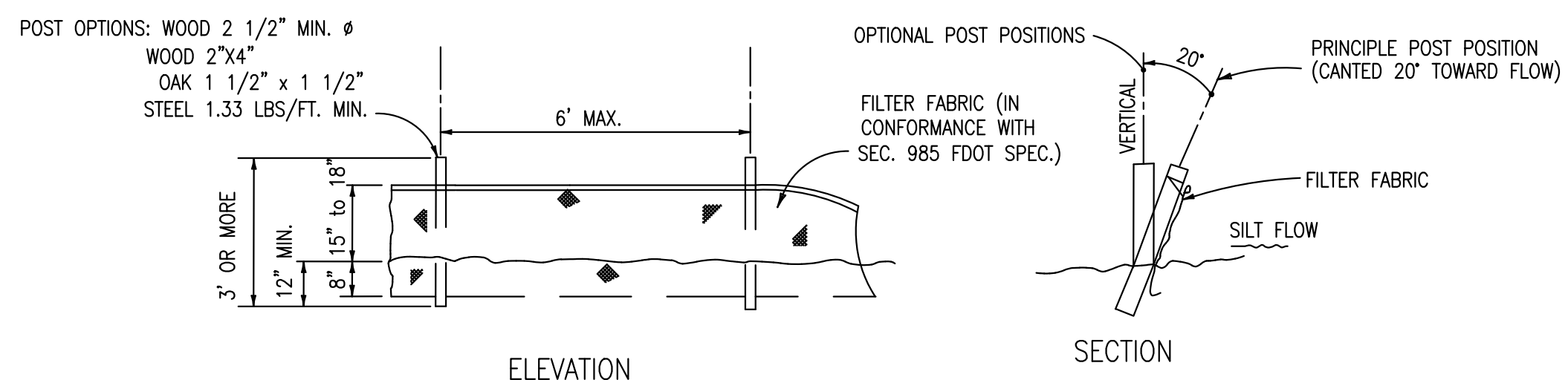
GRAVEL CONSTRUCTION ENTRANCE AND WASH DOWN AREA

GRAVEL CONSTRUCTION ENTRANCE AND WASH DOWN AREA

DESIGN DISTRICT ARCHITECTS

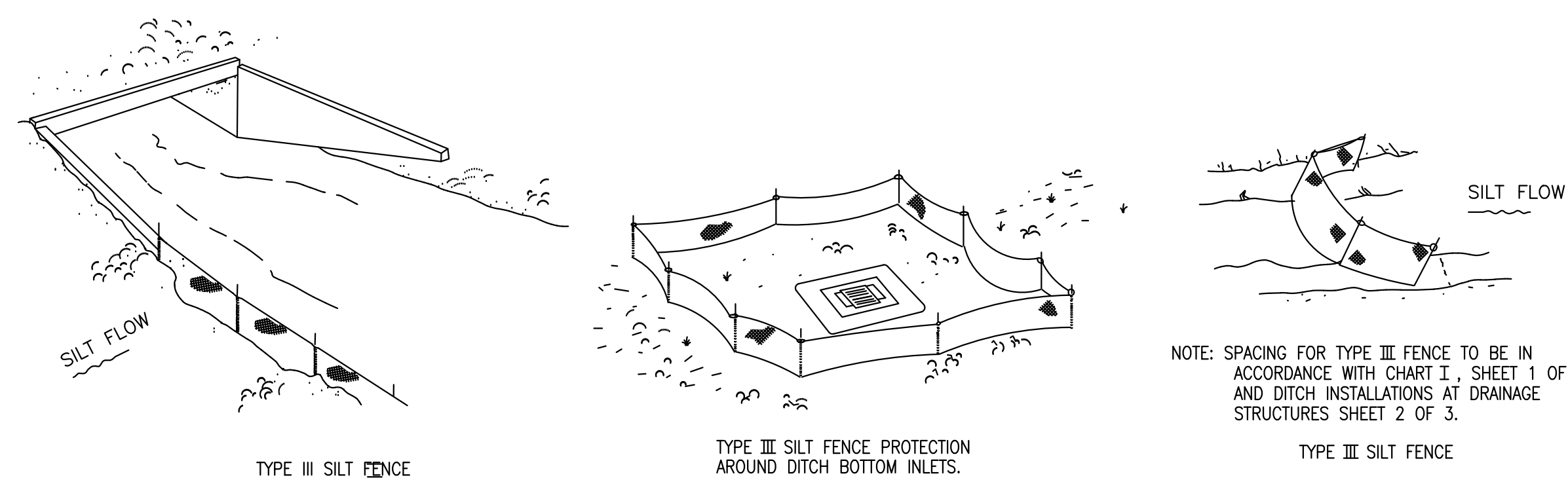
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NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

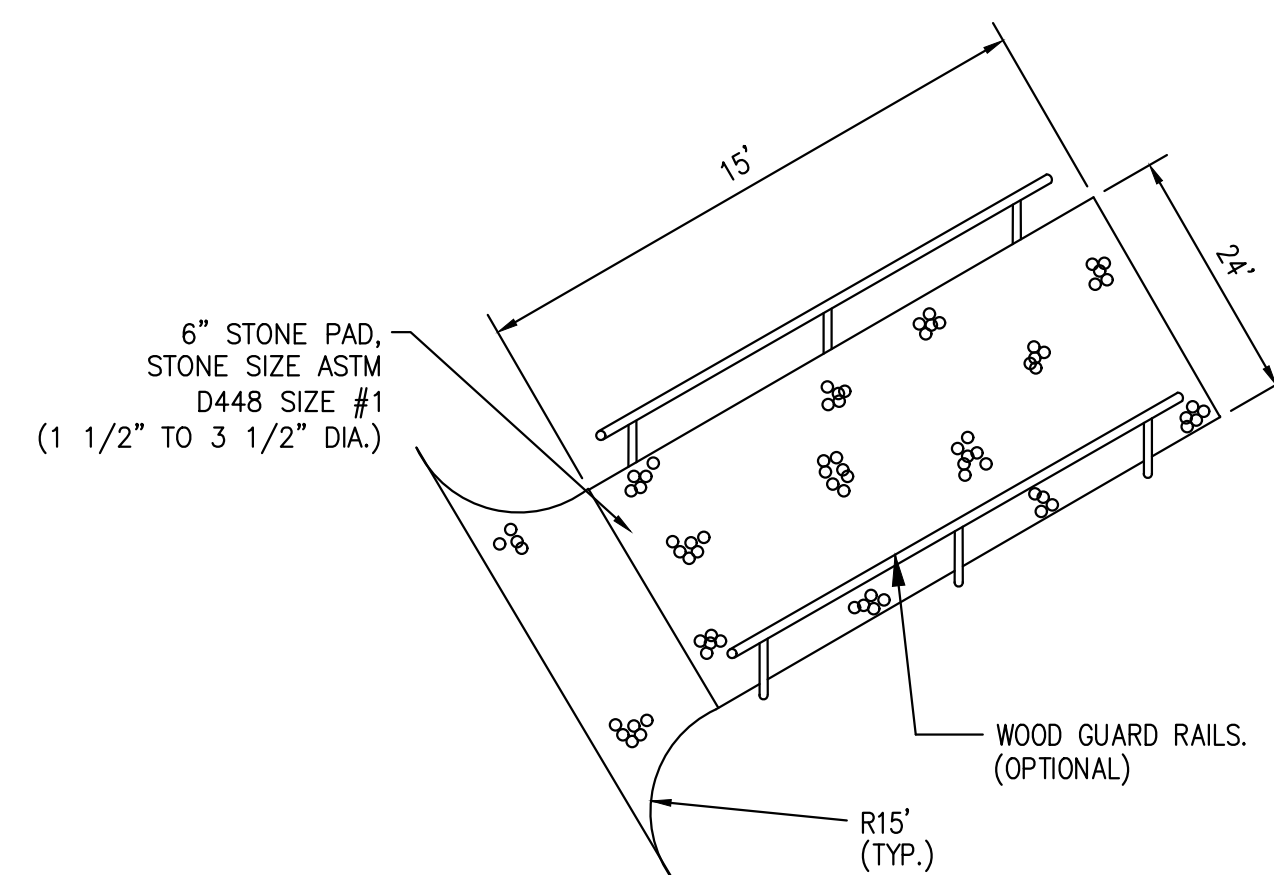
TYPE III SILT FENCE



DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

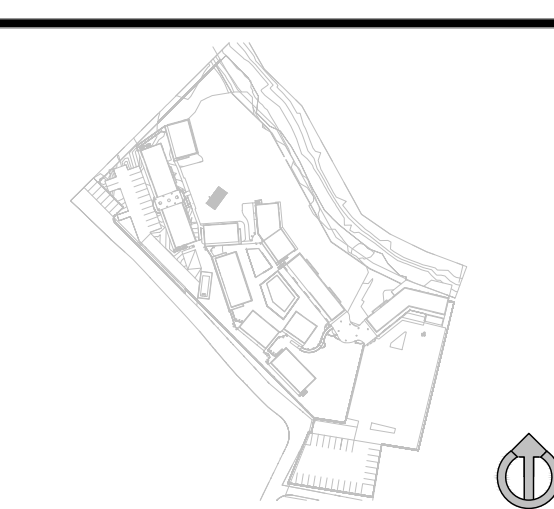
SILT FENCE APPLICATIONS

TYPE III SILT FENCE
 AS PER FOOT STANDARD INDEX #102



CONSTRUCTION ENTRANCE

ISSUANCES		
No.	Drawing Issue Description	Date



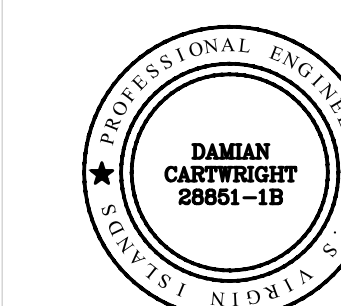
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Hibiscus Beach, LLC

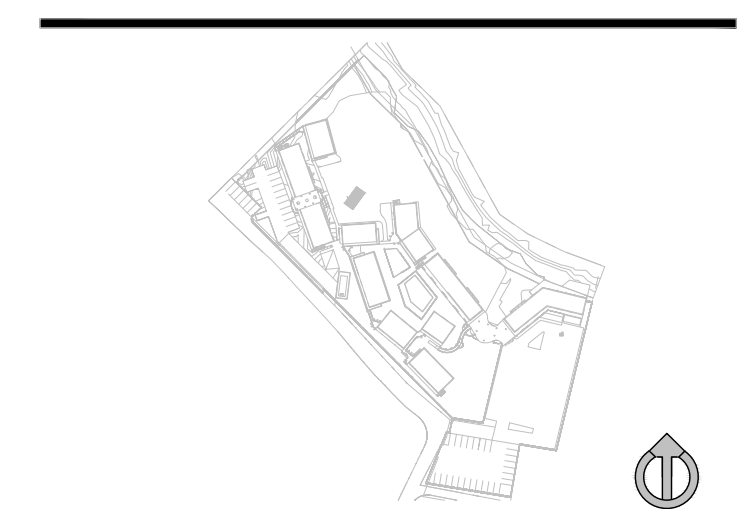
STORMWATER POLLUTION PREVENTION DETAILS

BUILDTEC, LLC
 DAMIAN CARTWRIGHT, P.E. Project No. 11/30/23
 Civil Engineer Date



02 - C5

ISSUANCES		
No.	Drawing Issue Description	Date



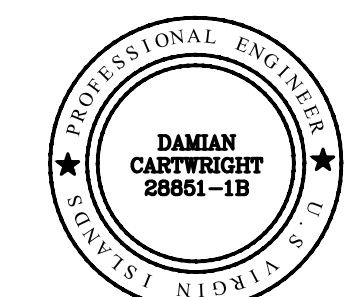
HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

109C, 109D, 109E, 109R, 109S, 109T La Grande Princesse St. Croix, U.S.V.I.
 Hibiscus Beach, LLC

DEMOLITION PLAN

BUILDTEC, LLC
 DAMIAN CARTWRIGHT, P.E.
 Civil Engineer





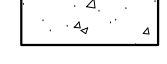

Project No. 11/30/23
 Date



02 - C6



DEMOLITION LEGEND

-  DEMOLITION LIMITS
-  BUILDING DEMOLITION
-  GRAVEL DEMOLITION
-  ASPHALTIC CONCRETE PAVEMENT DEMOLITION
-  CONCRETE PAVEMENT/SIDEWALK DEMOLITION
-  SOD DEMOLITION
- ① COCONUT PALM TREE TO BE DEMOLISHED
- ② COCONUT PALM TREE TO REMAIN
- ③ PALM TREE TO BE DEMOLISHED
- ④ NEEEM TREE TO BE DEMOLISHED
- ⑤ ALMOND TREE TO BE DEMOLISHED
- ⑥ EXISTING BUILDING TO BE DEMOLISHED
- ⑦ EXISTING CANOPY STRUCTURE TO BE DEMOLISHED
- ⑧ EXISTING BUILDING TO REMAIN (SEE ARCHITECTURAL PLANS FOR RENOVATIONS)
- ⑨ EXISTING WHITE MANGROVE CLUSTER TO REMAIN
- ⑩ EXISTING SHRUB VEGETATION CLUSTER TO BE DEMOLISHED
- ⑪ EXISTING CONCRETE COLUMN/PILLARS TO BE DEMOLISHED
- ⑫ EXISTING 2 FT. HIGH CONCRETE LOW WALL WITH CHAIN LINK FENCING TO BE DEMOLISHED
- ⑬ EXISTING CONCRETE POOL STRUCTURE TO BE DEMOLISHED

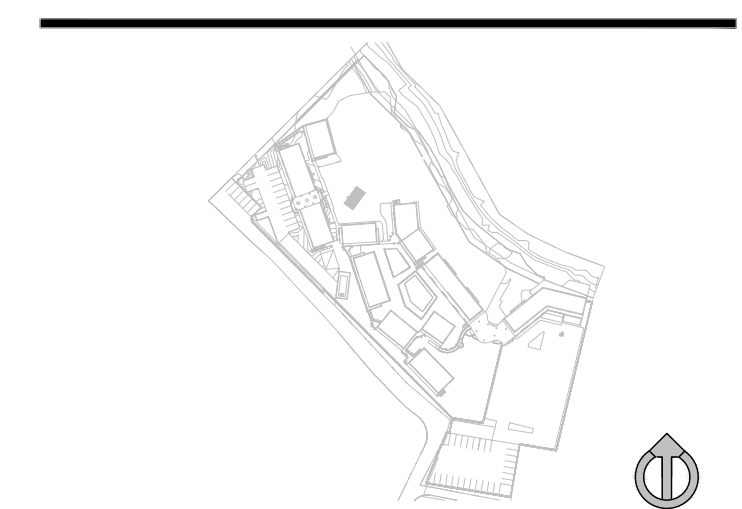
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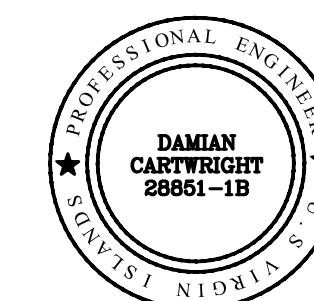
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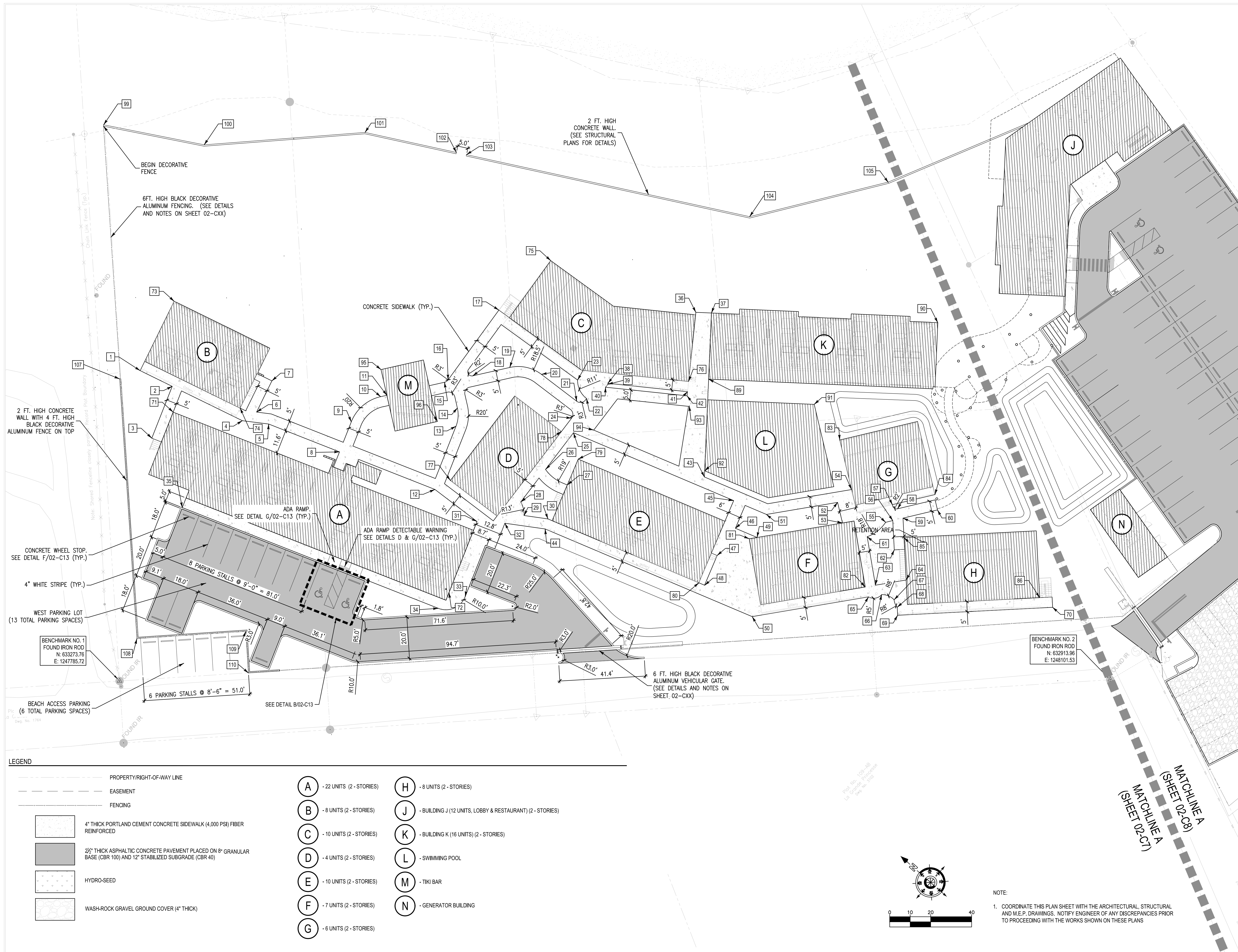
SITE & GEOMETRY PLAN

BUILDTEC, LLC
 DAMIAN CARTWRIGHT, P.E.
 Civil Engineer

Project No.
 11/30/23
 Date



02 - C7



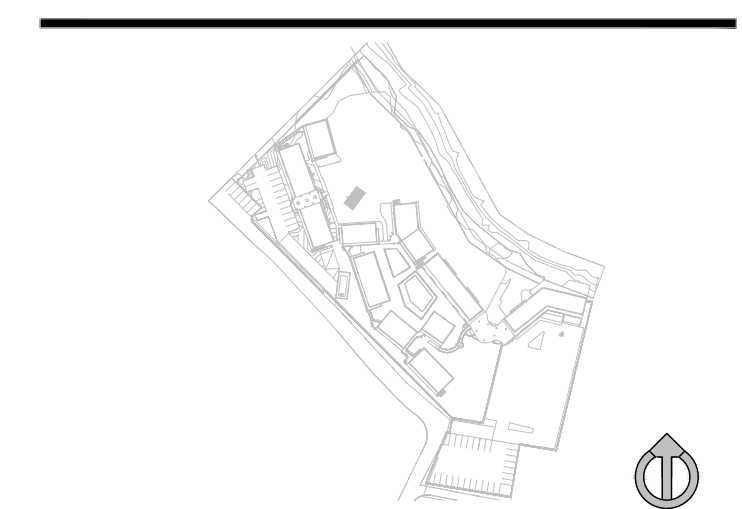
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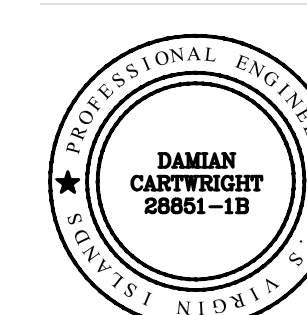
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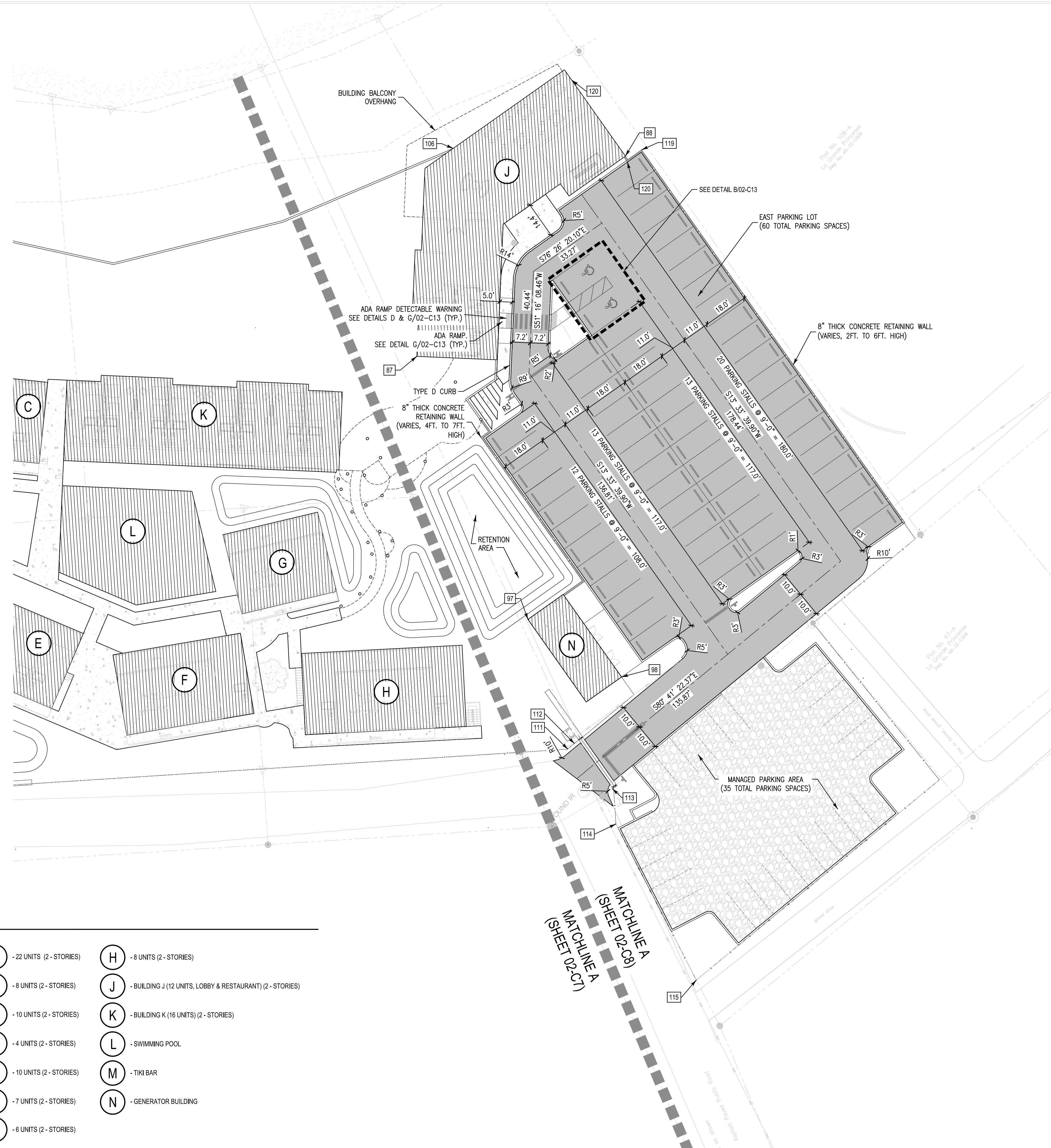
Hibiscus Beach, LLC

SITE & GEOMETRY PLAN

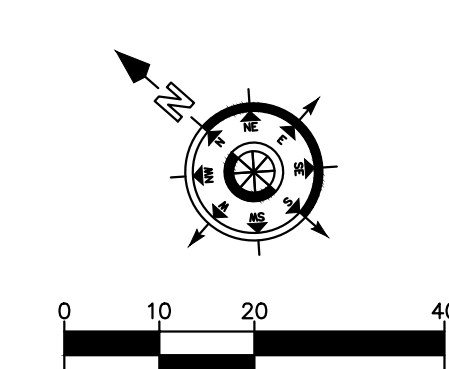
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02 - C8



NOTE:
 1. COORDINATE THIS PLAN SHEET WITH THE ARCHITECTURAL, STRUCTURAL AND M.E.P. DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORKS SHOWN ON THESE PLANS



LEGEND

	PROPERTY/RIGHT-OF-WAY LINE
	EASEMENT
	FENCING
	4" THICK PORTLAND CEMENT CONCRETE SIDEWALK (4,000 PSI) FIBER REINFORCED
	2 1/2" THICK ASPHALTIC CONCRETE PAVEMENT PLACED ON 8" GRANULAR BASE (CBR 100) AND 12" STABILIZED SUBGRADE (CBR 40)
	HYDRO-SEED
	WASH-ROCK GRAVEL GROUND COVER (4" THICK)

(A) - 22 UNITS (2 - STORIES)	(H) - 8 UNITS (2 - STORIES)
(B) - 8 UNITS (2 - STORIES)	(J) - BUILDING J (12 UNITS, LOBBY & RESTAURANT) (2 - STORIES)
(C) - 10 UNITS (2 - STORIES)	(K) - BUILDING K (16 UNITS) (2 - STORIES)
(D) - 4 UNITS (2 - STORIES)	(L) - SWIMMING POOL
(E) - 10 UNITS (2 - STORIES)	(M) - TIKI BAR
(F) - 7 UNITS (2 - STORIES)	(N) - GENERATOR BUILDING
(G) - 6 UNITS (2 - STORIES)	

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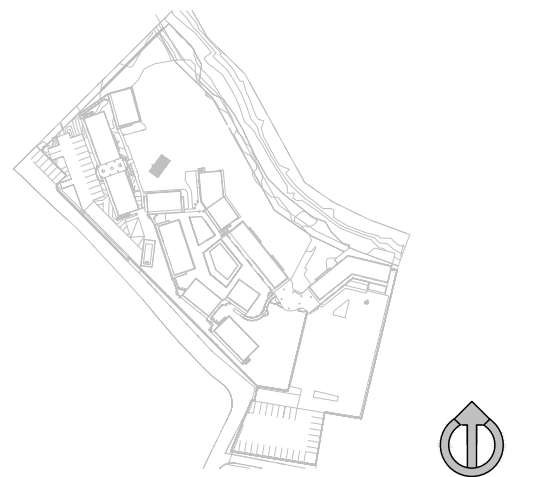
ISSUANCES

No.	Drawing Issue Description	Date

SIDEWALK COORDINATE POINT TABLE		
POINT #	NORTHING	EASTING
1	633365.13	1247905.19
2	633348.48	1247909.67
3	633339.40	1247884.31
4	633312.04	1247919.50
5	633301.39	1247926.67
6	633309.61	1247927.16
7	633313.98	1247943.40
8	633266.78	1247939.07
9	633272.04	1247953.75
10	633269.39	1247972.27
11	633267.58	1247974.74
12	633220.10	1247955.80
13	633232.58	1247985.48
14	633237.87	1247992.55
15	633250.78	1247997.84
16	633250.22	1247999.87
17	633253.99	1248041.40
18	633242.52	1248009.18
19	633231.74	1248024.00
20	633218.04	1248031.57
21	633196.65	1248033.02
22	633193.92	1248037.15
23	633203.06	1248041.01
24	633193.12	1248025.24
25	633187.78	1248020.52
26	633186.27	1247998.29
27	633173.42	1247999.55
28	633184.93	1247978.57
29	633179.38	1247974.70
30	633169.63	1247981.06
31	633194.61	1247957.53
32	633183.92	1247965.77
33	633174.96	1247926.42
34	633181.00	1247913.63
35	633306.21	1247868.77
36	633181.65	1248103.29
37	633175.74	1248108.03
38	633191.01	1248049.48
39	633190.73	1248049.07
40	633190.61	1248047.32
41	633159.41	1248071.76
42	633158.26	1248070.12
43	633126.09	1248046.12
44	633167.44	1247976.51
45	633107.93	1248046.84
46	633098.48	1248037.33
47	633096.45	1248021.59
48	633091.49	1248006.81
49	633087.67	1248040.89
50	633064.25	1248010.53
51	633091.60	1248052.23
52	633069.57	1248079.27
53	633061.23	1248073.34
54	633068.59	1248088.38
55	633045.76	1248087.32
56	633043.70	1248090.22
57	633048.90	1248095.86
58	633045.70	1248096.05
59	633040.76	1248094.37
60	633030.84	1248094.37
61	633047.87	1248076.20
62	633033.83	1248080.04
63	633029.43	1248061.18

SIDEWALK COORDINATE POINT TABLE (CONT'D.)		
POINT #	NORTHING	EASTING
64	633019.90	1248072.87
65	633028.21	1248054.76
66	633024.17	1248059.72
67	633017.98	1248061.81
68	633014.48	1248060.11
69	633011.78	1248057.32
70	633957.95	1248109.55

BUILDINGS / RECREATIONAL AREAS COORDINATE POINT TABLE		
POINT #	NORTHING	EASTING
71	633339.92	1247900.59
72	633182.15	1247922.77
73	633374.85	1247941.23
74	633316.87	1247923.37
75	633250.85	1248075.91
76	633162.29	1248075.85
77	633217.35	1247964.00
78	633192.56	1248017.14
79	633177.67	1248012.45
80	633094.42	1248005.85
81	633090.08	1248037.93
82	633032.59	1248057.30
83	633088.65	1248102.63
84	633036.64	1248113.12
85	633034.19	1248087.60
86	632965.74	1248108.96
87	633077.38	1248206.68
88	633067.42	1248321.13
89	633155.72	1248083.06
90	633090.33	1248176.53
91	633109.29	1248107.48
92	633127.96	1248048.45
93	633154.28	1248067.19
94	633181.27	1248027.93
95	633277.89	1247982.25
96	633240.85	1247981.27
97	632975.33	1248157.12
98	632932.26	1248164.39

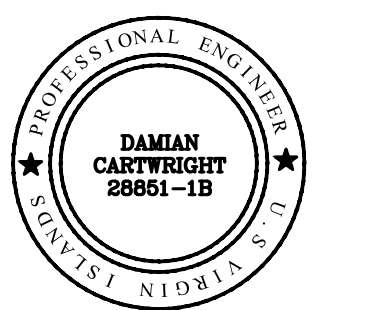


HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

109C, 109D, 109E, 109R, 109S, 109T La Grande Princesse St. Croix, U.S.V.I.
 Hibiscus Beach, LLC

SITE & GEOMETRY PLAN

BUILDTEC, LLC
 DAMIAN CARTWRIGHT, P.E.
 Civil Engineer
 Project No. 11/30/23
 Date



02 - C9

DESIGN DISTRICT ARCHITECTS

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Damian Cartwright, P.E.
 Build Tec, LLC
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ISSUANCES		
No.	Drawing Issue Description	Date



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

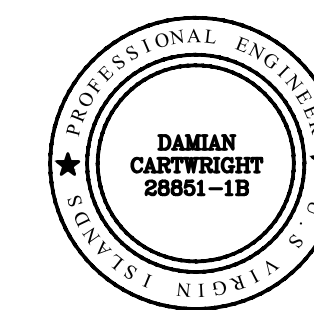
109C, 109D, 109E, 109R, 109S, 109T La Grande Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

PAVING, GRADING & DRAINAGE PLAN

BUILDTEC, LLC
 DAMIAN CARTWRIGHT, P.E.
 Civil Engineer

Project No. 11/30/23
 Date



02 - C10

NOT ISSUED FOR CONSTRUCTION



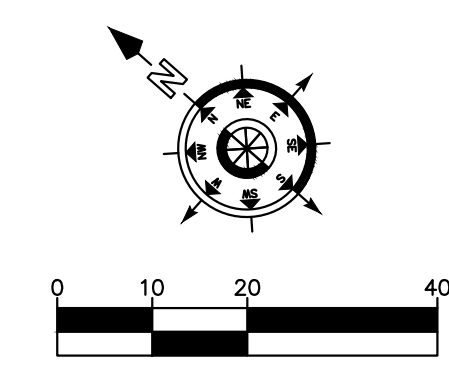
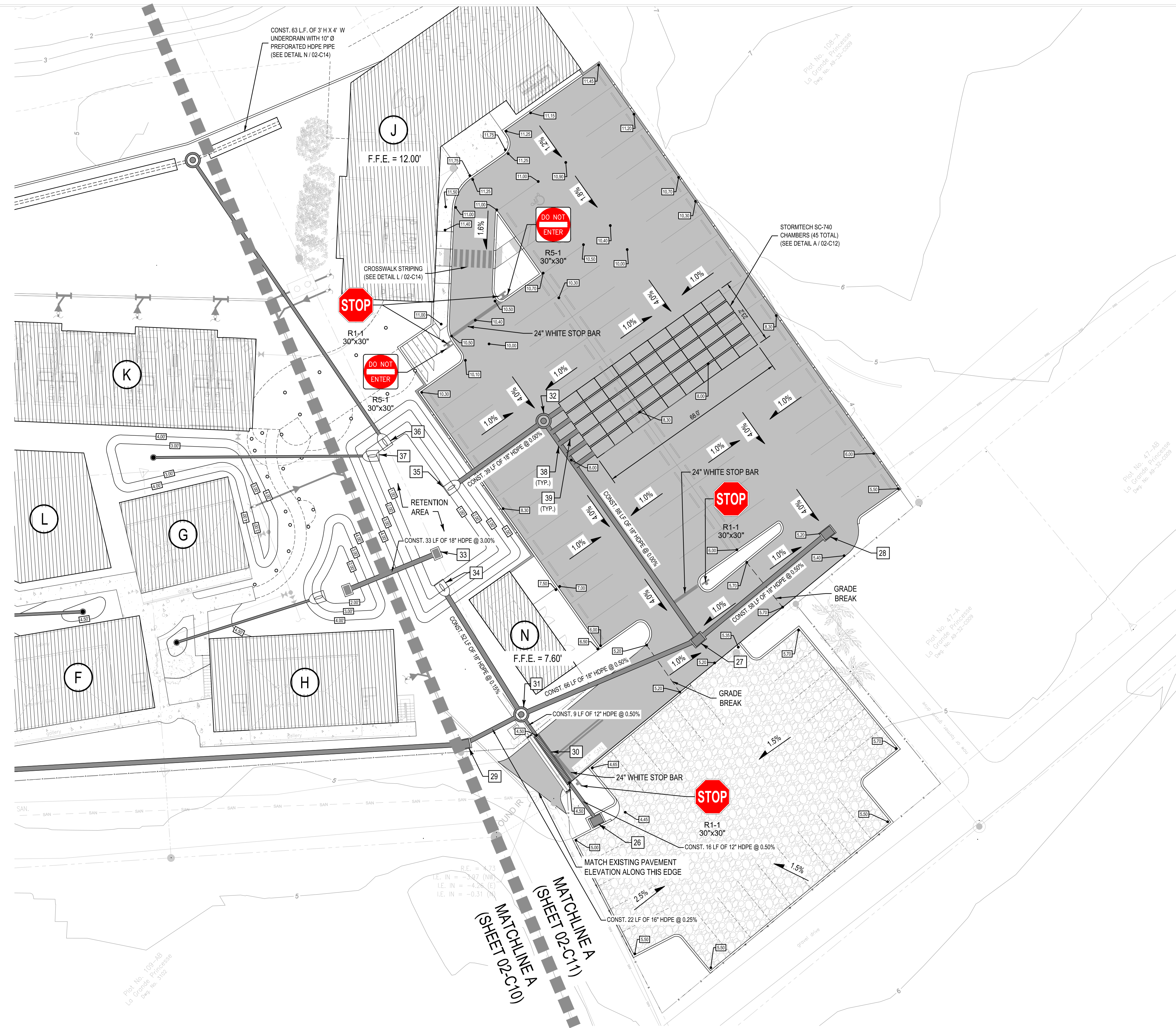
NOTE:
 1. COORDINATE THIS PLAN SHEET WITH THE ARCHITECTURAL, STRUCTURAL AND M.E.P. DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORKS SHOWN ON THESE PLANS

LEGEND

	PROPERTY/RIGHT-OF-WAY LINE	A	- 22 UNITS (2 - STORIES)	H	- 8 UNITS (2 - STORIES)
	EASEMENT	B	- 8 UNITS (2 - STORIES)	J	- BUILDING J (12 UNITS, LOBBY & RESTAURANT) (2 - STORIES)
	FENCING	C	- 10 UNITS (2 - STORIES)	K	- BUILDING K (16 UNITS) (2 - STORIES)
	4" THICK PORTLAND CEMENT CONCRETE SIDEWALK (4,000 PSI) FIBER REINFORCED	D	- 4 UNITS (2 - STORIES)	L	- SWIMMING POOL
	2 1/2" THICK ASPHALTIC CONCRETE PAVEMENT PLACED ON 8" GRANULAR BASE (CBR 100) AND 12" STABILIZED SUBGRADE (CBR 40)	E	- 10 UNITS (2 - STORIES)	M	- TIKI BAR
	HYDRO-SEED	F	- 7 UNITS (2 - STORIES)	N	- GENERATOR BUILDING
	WASH-ROCK GRAVEL GROUND COVER (4" THICK)	G	- 6 UNITS (2 - STORIES)		

DRAINAGE TABLE

1	AD-1 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 6.00 I.E. = 4.25 (W)	6	AD-6 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 6.75 I.E. = 4.99 (W) I.E. = 2.25 (SE)	10	AD-10 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 4.70 I.E. = 1.63 (N) I.E. = 2.95 (E) I.E. = 1.63 (S)	14	AD-14 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 5.00 I.E. = 1.48 (E) I.E. = 1.48 (W)	19	MH-1 (4" Ø MANHOLE) (SEE DETAIL S / 02-C15) RIM = 4.65 I.E. = 1.05 (NW) I.E. = 1.72 (S) I.E. = 1.05 (E)	23	CB-7 (TYPE C) (SEE DETAIL W / 02-C15) RIM = 2.00 I.E. = -2.00 (SE)
2	AD-2 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 6.00 I.E. = 4.06 (E) I.E. = 1.00 (SW)	7	AD-7 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 6.75 I.E. = 1.98 (NW) I.E. = 1.98 (S)	11	AD-11 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 4.80 I.E. = 1.54 (N) I.E. = 2.10 (SE) I.E. = 1.54 (W)	15	AD-15 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 4.25 I.E. = 2.25 (NW)	20	TRENCH DRAIN (SEE DETAIL U / 02-C15) RIM = VARIES FROM 4.50 TO 4.60 I.E. = 1.75 (N)	24	MITERED END PIPE (SEE DETAIL L / 02-C10) I.E. = 2.00 (NW)
3	AD-3 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 6.00 I.E. = 0.85 (NE) I.E. = 0.85 (S)	8	AD-8 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 6.00 I.E. = 1.82 (N) I.E. = 3.18 (S) I.E. = 1.82 (SW)	12	AD-12 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 5.75 I.E. = 3.50 (E)	16	AD-16 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 3.00 I.E. = 1.25 (NW) I.E. = 1.25 (SE)	21	CB-2 (TYPE F) (SEE DETAIL V / 02-C15) RIM = 4.00 I.E. = 0.47 (N) I.E. = 0.91 (W) I.E. = 1.75 (S)	25	MH-2 (4" Ø MANHOLE) (SEE DETAIL S / 02-C15) RIM = 4.50 I.E. = 1.90 (SE) I.E. = 1.79 (NW) I.E. = 1.71 (S)
4	AD-4 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 8.80 I.E. = 6.75 (S)	9	AD-9 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 5.75 I.E. = 1.76 (NE) I.E. = 3.33 (W) I.E. = 1.76 (S)	13	AD-13 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 5.50 I.E. = 3.50 (N)	17	AD-19 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 4.25 I.E. = 2.41 (SE)	22	MH-2 (4" Ø MANHOLE) (SEE DETAIL S / 02-C15) RIM = 4.75 I.E. = 1.39 (E) I.E. = 1.61 (N) I.E. = 1.61 (SE)		
5	AD-5 (ADS AREA DRAIN) (SEE DETAIL M / 02-C14) RIM = 7.75 I.E. = 5.95 (N) I.E. = 5.95 (E)					18	CB-1 (TYPE F) (SEE DETAIL V / 02-C15) RIM = 4.80 I.E. = 1.25 (SE)				



NOTE:
 1. COORDINATE THIS PLAN SHEET WITH THE ARCHITECTURAL, STRUCTURAL AND M.E.P. DRAWINGS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORKS SHOWN ON THESE PLANS

LEGEND

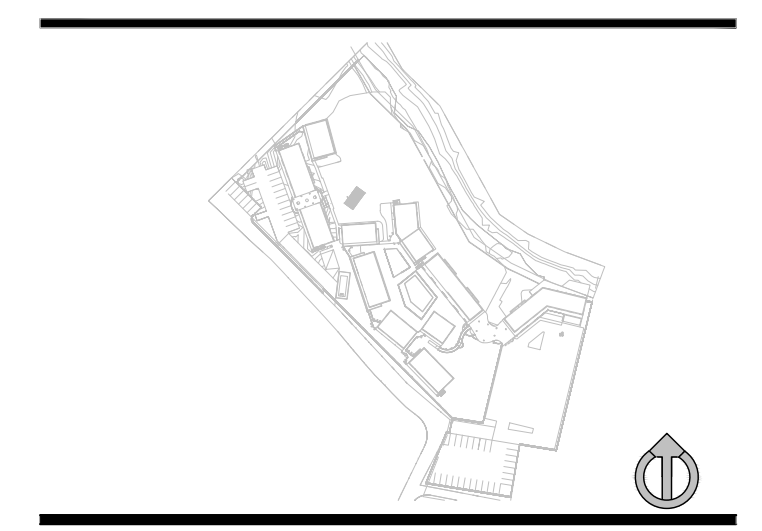
	PROPERTY/RIGHT-OF-WAY LINE	A	- 22 UNITS (2 - STORIES)	H	- 8 UNITS (2 - STORIES)
	EASEMENT	B	- 8 UNITS (2 - STORIES)	J	- BUILDING J (12 UNITS, LOBBY & RESTAURANT) (2 - STORIES)
	FENCING	C	- 10 UNITS (2 - STORIES)	K	- BUILDING K (16 UNITS) (2 - STORIES)
	4" THICK PORTLAND CEMENT CONCRETE SIDEWALK (4,000 PSI) FIBER REINFORCED	D	- 4 UNITS (2 - STORIES)	L	- SWIMMING POOL
	2 1/2" THICK ASPHALTIC CONCRETE PAVEMENT PLACED ON 8" GRANULAR BASE (CBR 100) AND 12" STABILIZED SUBGRADE (CBR 40)	E	- 10 UNITS (2 - STORIES)	M	- TIKI BAR
	HYDRO-SEED	F	- 7 UNITS (2 - STORIES)	N	- GENERATOR BUILDING
	WASH-ROCK GRAVEL GROUND COVER (4" THICK)	G	- 6 UNITS (2 - STORIES)		

DRAINAGE TABLE

26	CB-3 (TYPE F) (SEE DETAIL V / 02-C15) RIM = 4.25 I.E. = 1.83 (N)	30	TRENCH DRAIN (SEE DETAIL U / 02-C15) RIM = 4.50 I.E. = 1.50 (N)	34	MITERED END PIPE (SEE DETAIL K / 02-C14) I.E. = 1.00 (S)
27	CB-4 (TYPE F) (SEE DETAIL V / 02-C15) RIM = 5.00 I.E. = 1.71 (E) I.E. = 1.71 (NW) I.E. = 1.00 (N)	31	MH-5 (4' Ø MANHOLE) (SEE DETAIL S / 02-C15) RIM = 4.30 I.E. = 1.46 (S) I.E. = 1.38 (SE) I.E. = 1.08 (W) I.E. = 1.08 (N)	35	MITERED END PIPE (SEE DETAIL K / 02-C14) I.E. = 1.00 (E)
28	CB-5 (TYPE F) (SEE DETAIL V / 02-C15) RIM = 5.20 I.E. = 2.00 (W)	32	MH-6 (4' Ø MANHOLE) (SEE DETAIL S / 02-C15) RIM = 8.70 I.E. = 1.00 (S) I.E. = 1.00 (W) I.E. = 1.00 (E)	36	MITERED END PIPE (SEE DETAIL K / 02-C14) I.E. = 1.00 (N)
29	CB-6 (TYPE F) (SEE DETAIL V / 02-C15) RIM = 4.25 I.E. = 1.14 (NW) I.E. = 1.14 (E)	33	CB-8 (TYPE C) (SEE DETAIL W / 02-C15) RIM = 1.00 I.E. = -3.00 (NW)	37	MITERED END PIPE (SEE DETAIL K / 02-C14) I.E. = 1.00 (NW)
				38	18" X 18" HDPE TEE
				39	8' OF 18" Ø HDPE PIPE

ISSUANCES

No.	Drawing Issue Description	Date



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

109C, 109D, 109E, 109R, 109S, 109T La Grande Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

PAVING, GRADING & DRAINAGE PLAN

BUILDTEC, LLC
 DAMIAN CARTWRIGHT, P.E.
 Project No. 11/30/23
 Date



02 - C11

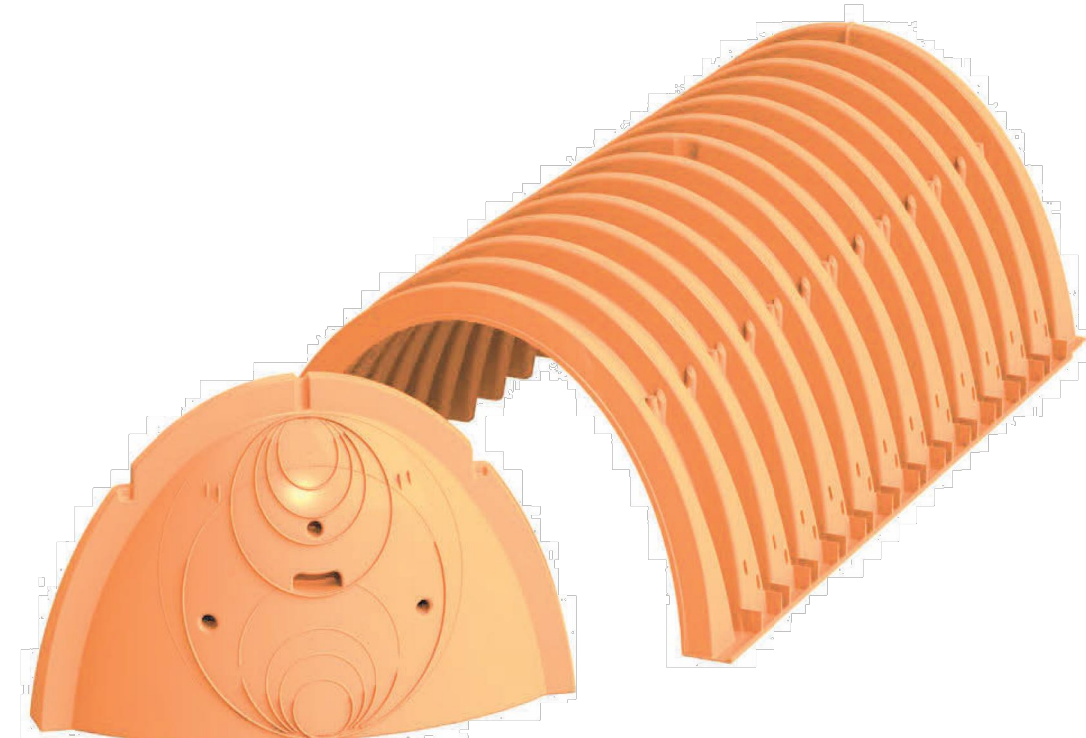
SC-740 Chamber

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots, thus maximizing land usage for private (commercial) and public applications. StormTech chambers can also be used in conjunction with Green Infrastructure, thus enhancing the performance and extending the service life of these practices.

StormTech SC-740 Chamber (not to scale)
 Nominal Specifications

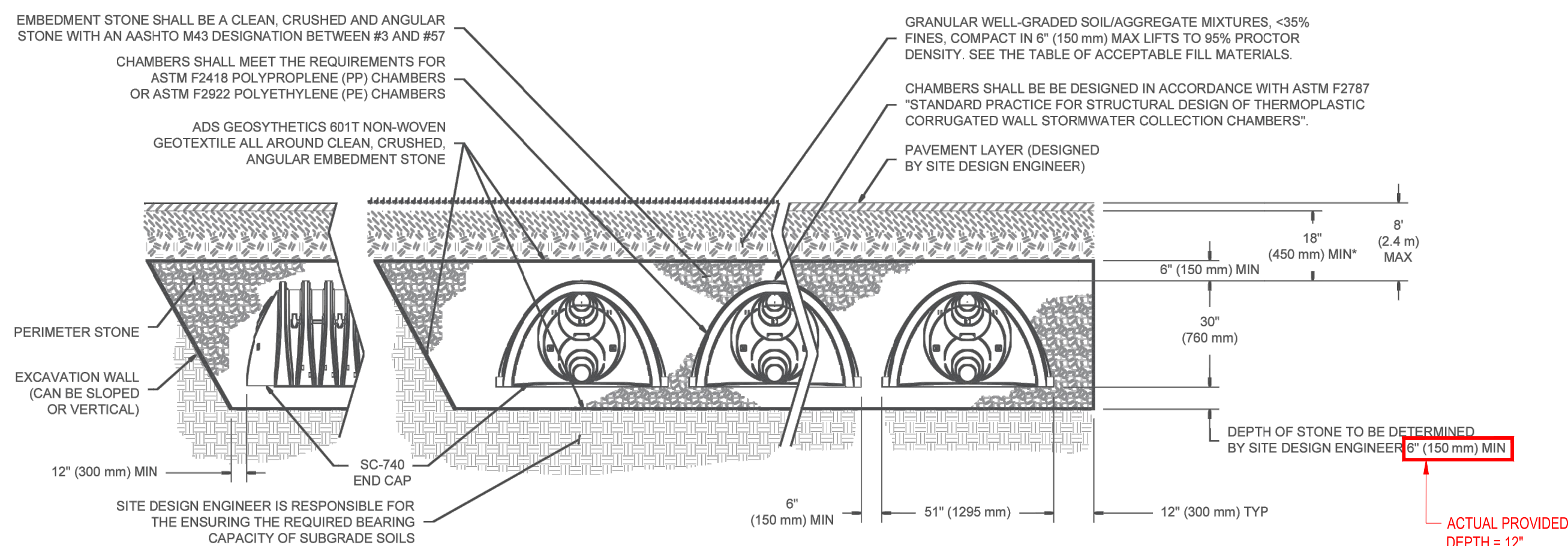
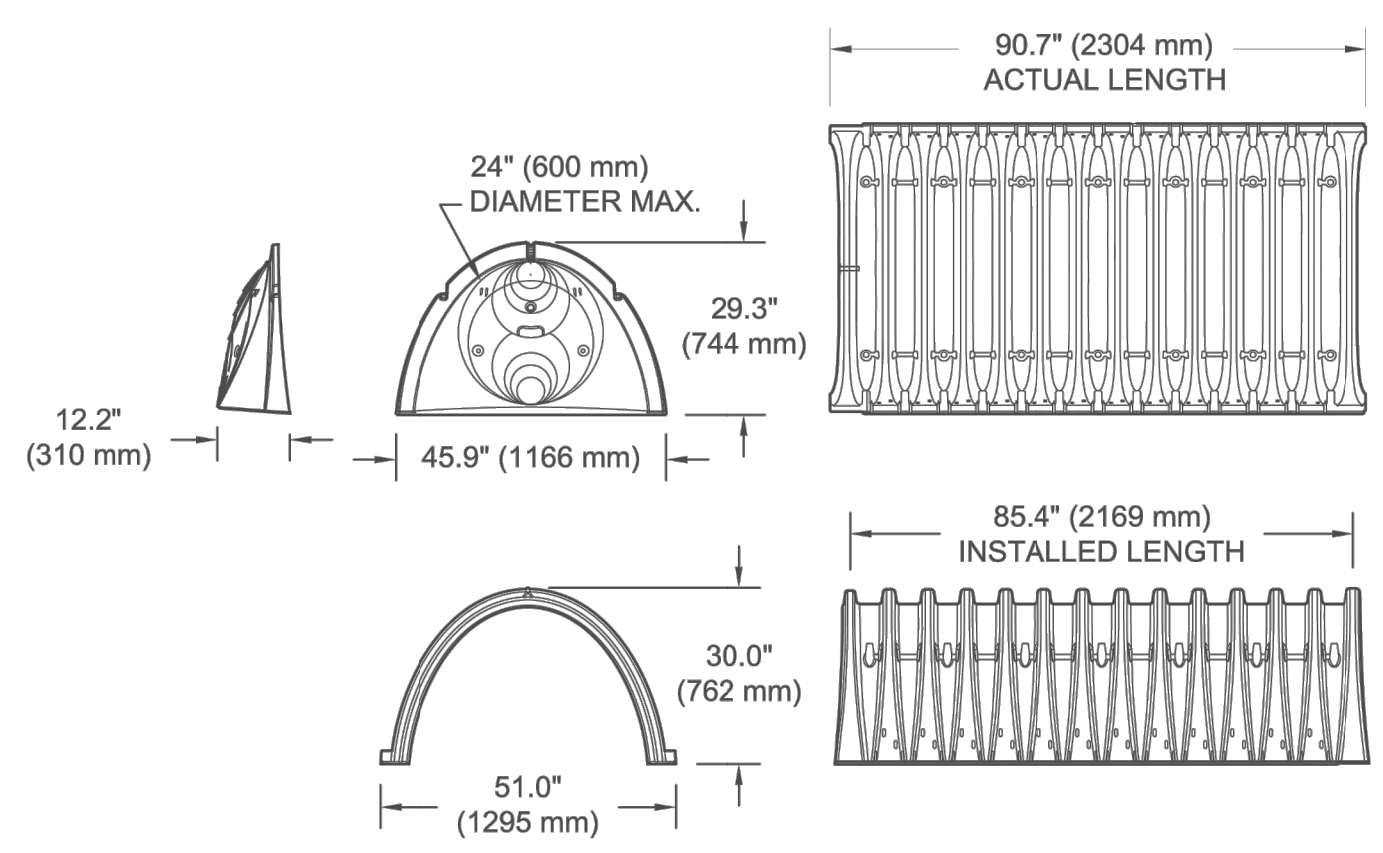
Size (L x W x H)	85.4" x 51.0" x 30.0" (2,170 x 1,295 x 762 mm)
Chamber Storage	45.9 ft ³ (1.30 m ³)
Min. Installed Storage*	74.9 ft ³ (2.12 m ³)
Weight	74.0 lbs (33.6 kg)

*Assumes 6" (150 mm) stone above, below and between chambers and 40% stone porosity.



Shipping

- 30 chambers/pallet
- 60 end caps/pallet
- 12 pallets/truck



*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24" (600 mm).

The installed chamber system shall provide the load factors specified in the aashto lrd bridge design specifications section 12.12 for earth and live loads, with consideration for impact and multiple vehicle presences.

SC-740 Cumulative Storage Volumes per chamber

Assumes 40% Stone Porosity. Calculations are Based Upon a 6" (150 mm) Stone Base Under Chambers.

Depth of Water in System in. (mm)	Cumulative Chamber Storage ft ³ (m ³)	Total System Cumulative Storage ft ³ (m ³)		
		6 (150)	12 (300)	18 (450)
SC-740	45.9 (1.3)	74.9 (2.1)	81.7 (2.3)	88.4 (2.5)
42 (1067)	45.90 (1.300)	74.90 (2.121)		
41 (1041)	45.90 (1.300)	73.77 (2.089)		
40 (1016)	45.90 (1.300)	72.64 (2.057)		
39 (991)	45.90 (1.300)	71.52 (2.025)		
38 (965)	45.90 (1.300)	70.39 (1.993)		
37 (940)	45.90 (1.300)	69.26 (1.961)		
36 (914)	45.90 (1.300)	68.14 (1.929)		
35 (889)	45.85 (1.298)	66.98 (1.897)		
34 (864)	45.69 (1.294)	65.75 (1.862)		
33 (838)	45.41 (1.286)	64.46 (1.825)		
32 (813)	44.81 (1.269)	62.97 (1.783)		
31 (787)	44.01 (1.246)	61.36 (1.737)		
30 (762)	43.06 (1.219)	59.66 (1.689)		
29 (737)	41.98 (1.189)	57.89 (1.639)		
28 (711)	40.80 (1.155)	56.05 (1.587)		
27 (686)	39.54 (1.120)	54.17 (1.534)		
26 (660)	38.18 (1.081)	52.23 (1.479)		
25 (635)	36.74 (1.040)	50.23 (1.422)		
24 (610)	35.22 (0.977)	48.19 (1.365)		
23 (584)	33.64 (0.953)	46.11 (1.306)		
22 (559)	31.99 (0.906)	44.00 (1.246)		
21 (533)	30.29 (0.858)	41.85 (1.185)		
20 (508)	28.54 (0.808)	39.67 (1.123)		
19 (483)	26.74 (0.757)	37.47 (1.061)		
18 (457)	24.89 (0.705)	35.23 (0.997)		
17 (432)	23.00 (0.651)	32.96 (0.939)		
16 (406)	21.06 (0.596)	30.68 (0.869)		
15 (381)	19.09 (0.541)	28.36 (0.803)		
14 (356)	17.08 (0.484)	26.03 (0.737)		
13 (330)	15.04 (0.426)	23.68 (0.670)		
12 (305)	12.97 (0.367)	21.31 (0.608)		
11 (279)	10.87 (0.309)	18.92 (0.535)		
10 (254)	8.74 (0.247)	16.51 (0.468)		
9 (229)	6.58 (0.186)	14.09 (0.399)		
8 (203)	4.41 (0.125)	11.66 (0.330)		
7 (178)	2.21 (0.063)	9.21 (0.264)		
6 (152)	0 (0)	6.76 (0.191)		
5 (127)	0 (0)	5.63 (0.160)		
4 (102)	0 (0)	4.51 (0.128)		
3 (76)	0 (0)	3.38 (0.096)		
2 (51)	0 (0)	2.25 (0.064)		
1 (25)	0 (0)	1.13 (0.032)		

Note: Add 1.13 ft³ (0.032 m³) of storage for each additional inch (25 mm) of stone foundation.

Storage Volume Per Chamber

ft ³ (m ³)	Bare Chamber Storage ft ³ (m ³)	Chamber and Stone Foundation Depth in. (mm)		
		6 (150)	12 (300)	18 (450)
SC-740	45.9 (1.3)	74.9 (2.1)	81.7 (2.3)	88.4 (2.5)

Note: Assumes 6" (150 mm) stone above chambers, 6" (150 mm) row spacing and 40% stone porosity.

Amount of Stone Per Chamber

TONS (yds ³)	Stone Foundation Depth		
	6	12	16
SC-740	3.8 (2.8)	4.6 (3.3)	5.5 (3.9)
KILOGRAMS (m ³)	Stone Foundation Depth		
	150 mm	300 mm	450 mm
SC-740	3,450 (2.1)	4,170 (2.5)	4,490 (3.0)

Note: Assumes 6" (150 mm) of stone above and between chambers.

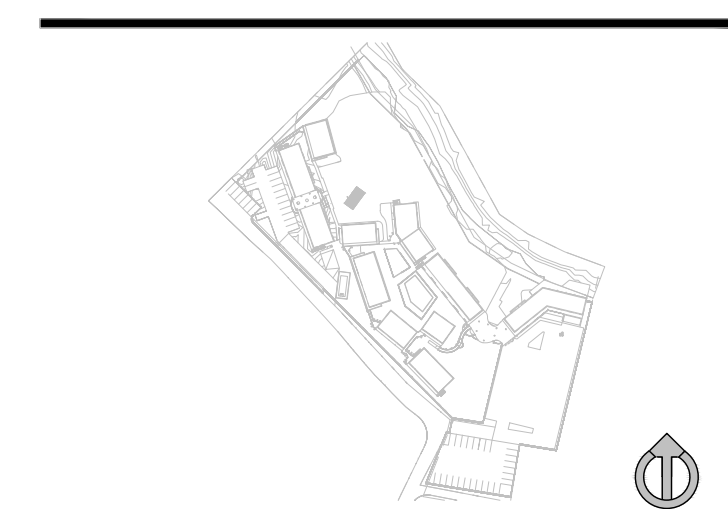
Volume Excavation Per Chamber

yd ³ (m ³)	Stone Foundation Depth		
	6 (150)	12 (300)	18 (450)
SC-740	5.5 (4.2)	6.2 (4.7)	6.8 (5.2)

Note: Assumes 6" (150 mm) of row separation and 18" (450 mm) of cover. The volume of excavation will vary as depth of cover increases.



ISSUANCES		
No.	Drawing Issue Description	Date



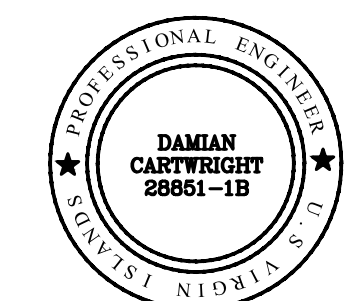
HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

109C, 109D, 109E, 109R, 109S, 109T La Grande Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

PAVING, GRADING & DRAINAGE DETAILS

BUILDTEC, LLC	Project No.
DAMIAN CARTWRIGHT, P.E.	11/30/23
Civil Engineer	Date



02 - C12

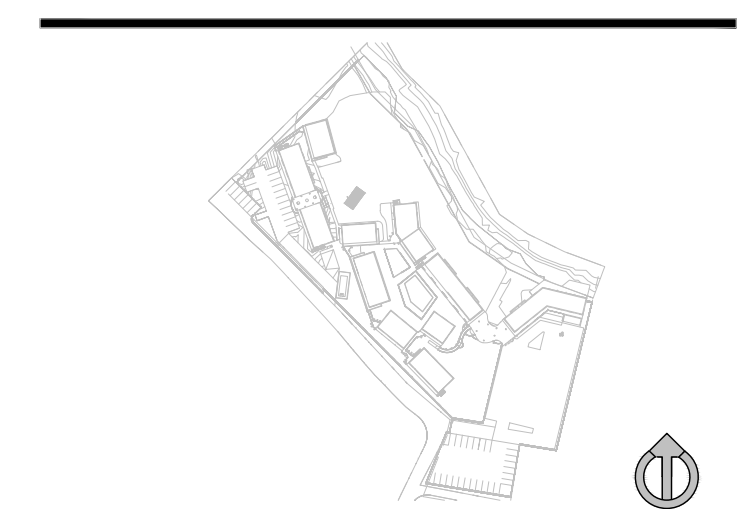
DESIGN DISTRICT ARCHITECTS

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Damian Cartwright, P.E.
 Build Tec, LLC
 St. Croix USVI, 00820
 Tel: (340)-513-6918



ISSUANCES		
No.	Drawing Issue Description	Date



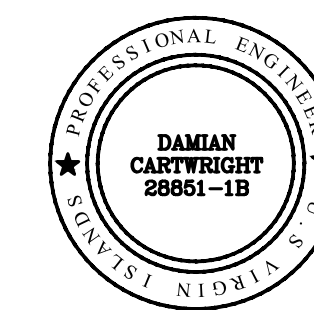
HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

109C, 109D, 109E, 109R, 109S, 109T La Grande Princesse St. Croix, U.S.V.I.

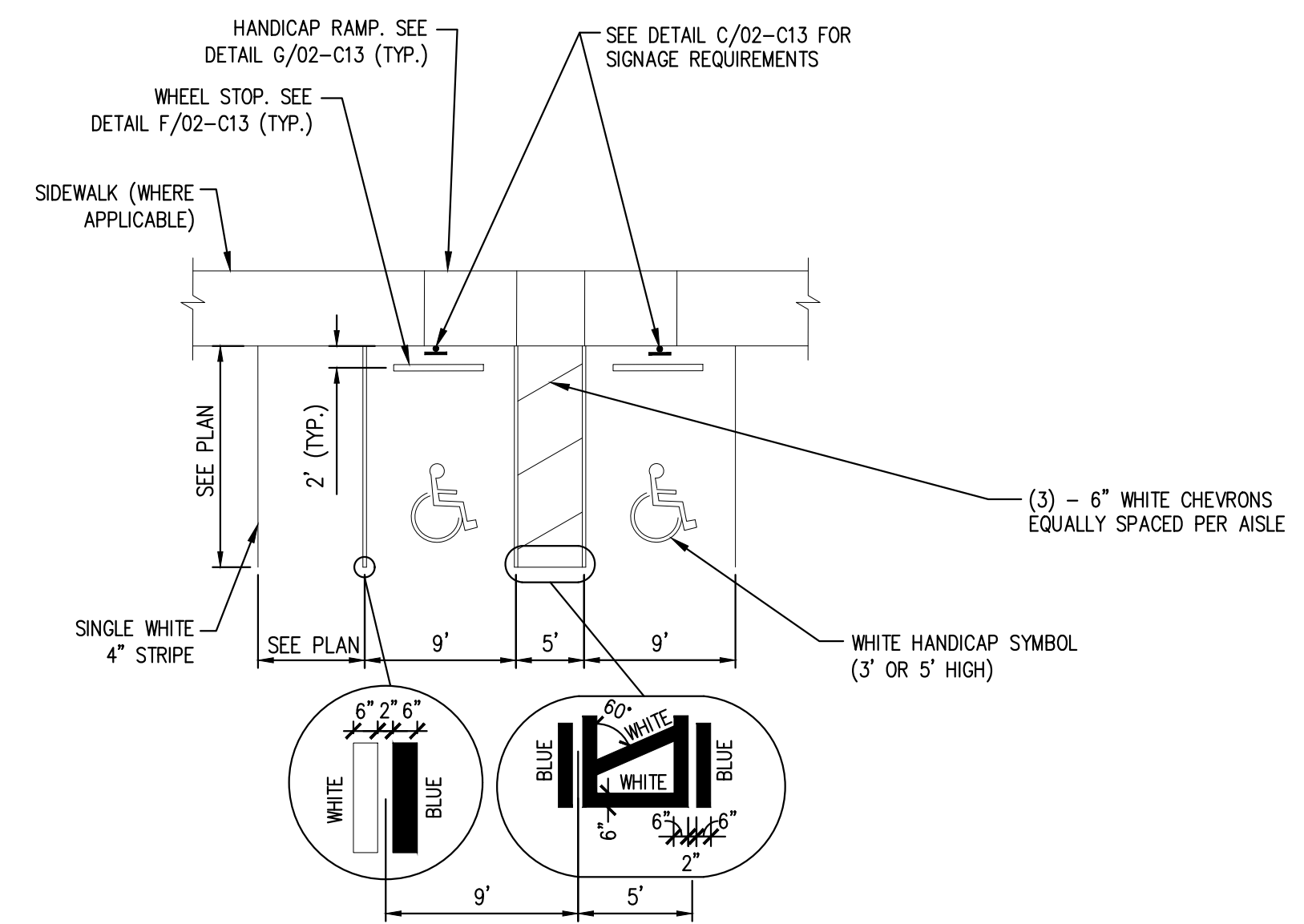
Hibiscus Beach, LLC

PAVING, GRADING & DRAINAGE DETAILS

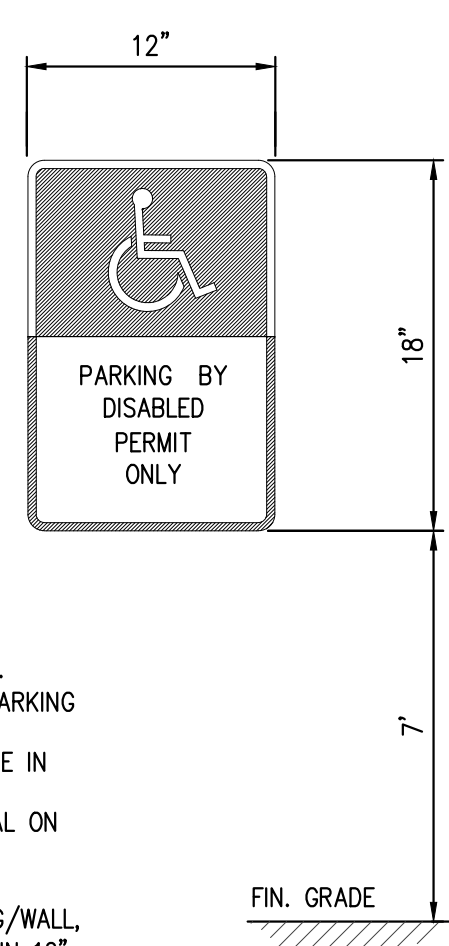
BUILDTEC, LLC
 DAMIAN CARTWRIGHT, P.E.
 Civil Engineer
 Project No. 11/30/23
 Date



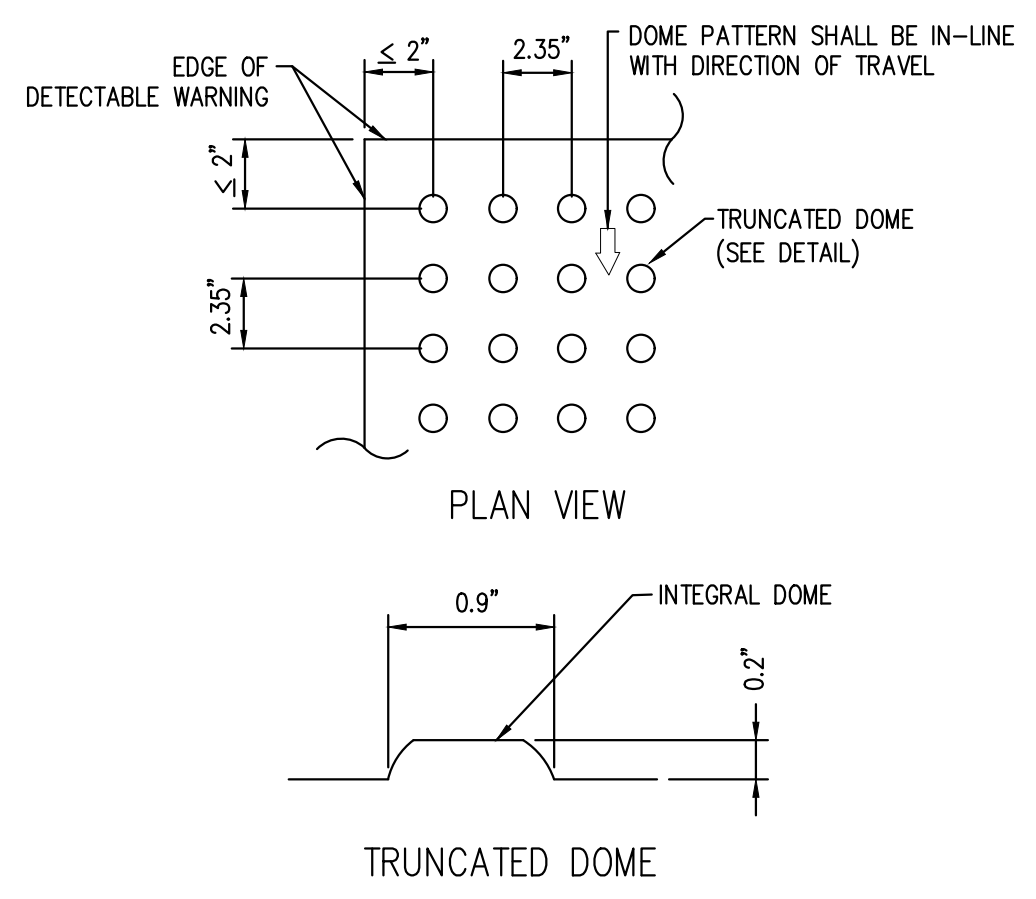
02 - C13



- NOTES:**
- ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
 - TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 - BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT & ORDINANCE NUMBER.
 - ONE(1) SIGN REQUIRED FOR EACH PARKING SPACE.
 - INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.



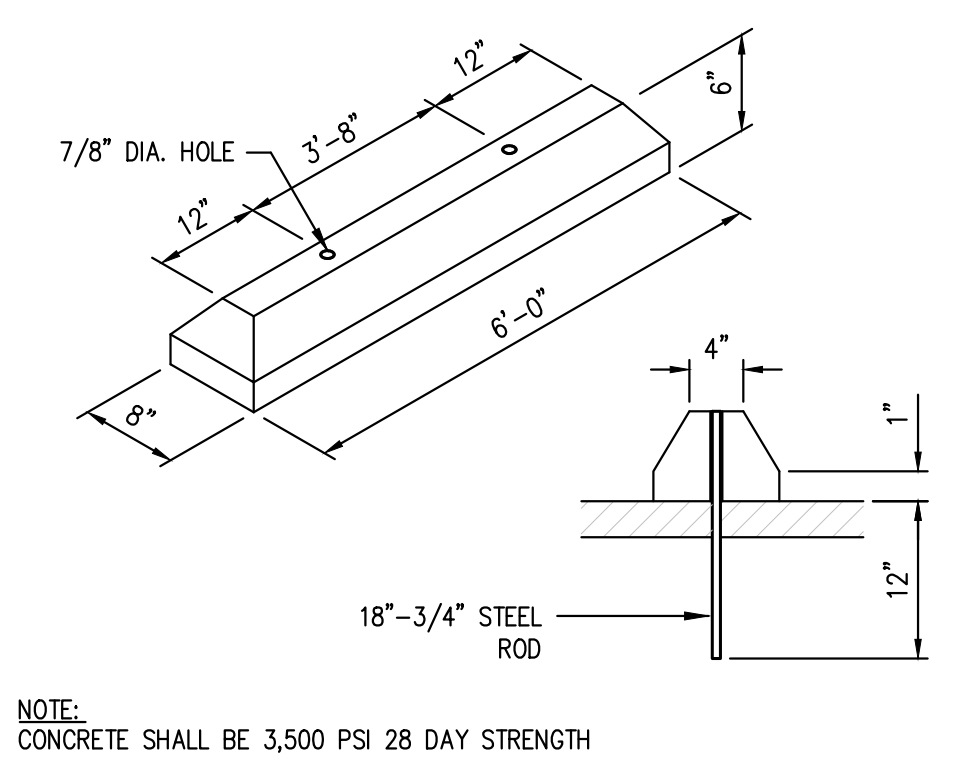
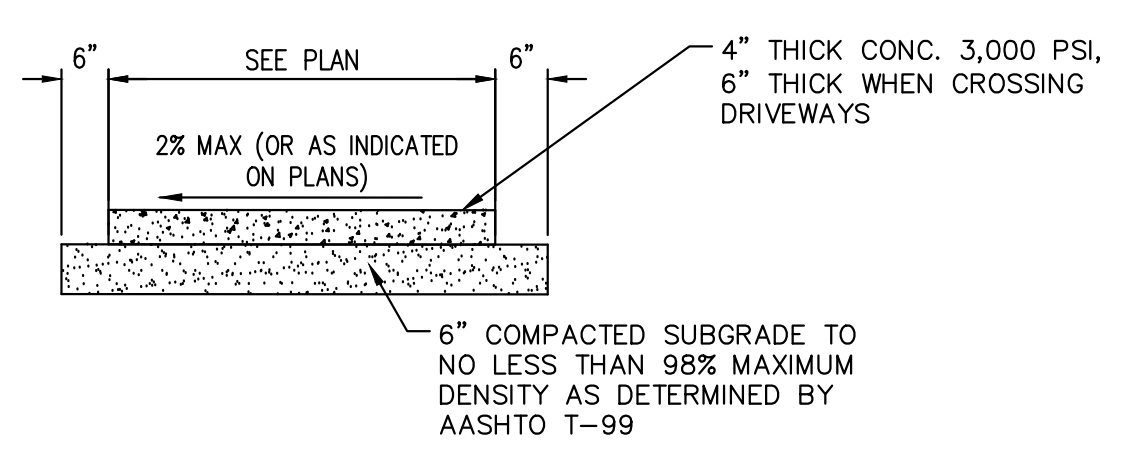
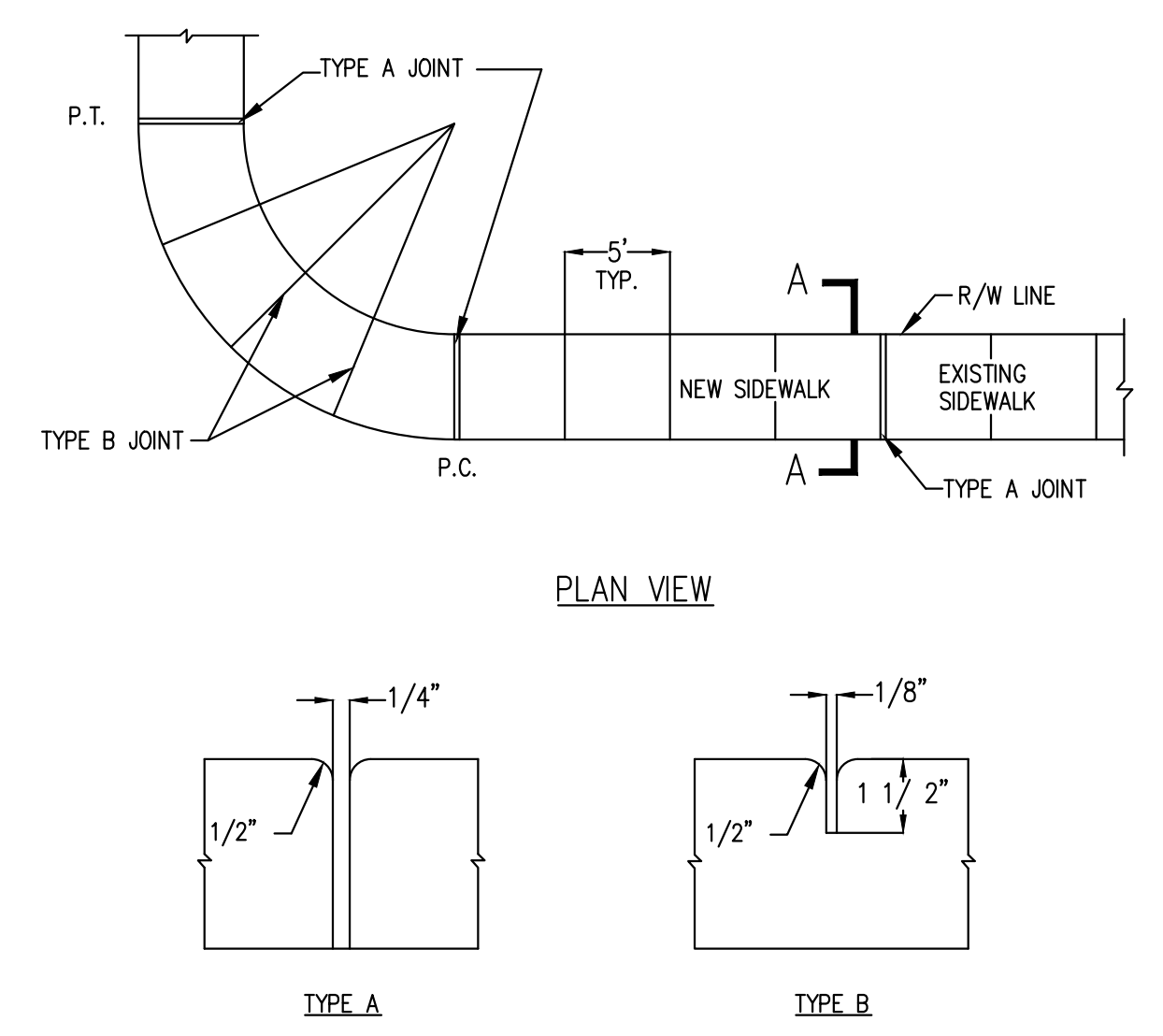
C HANDICAP SIGN
 NOT TO SCALE



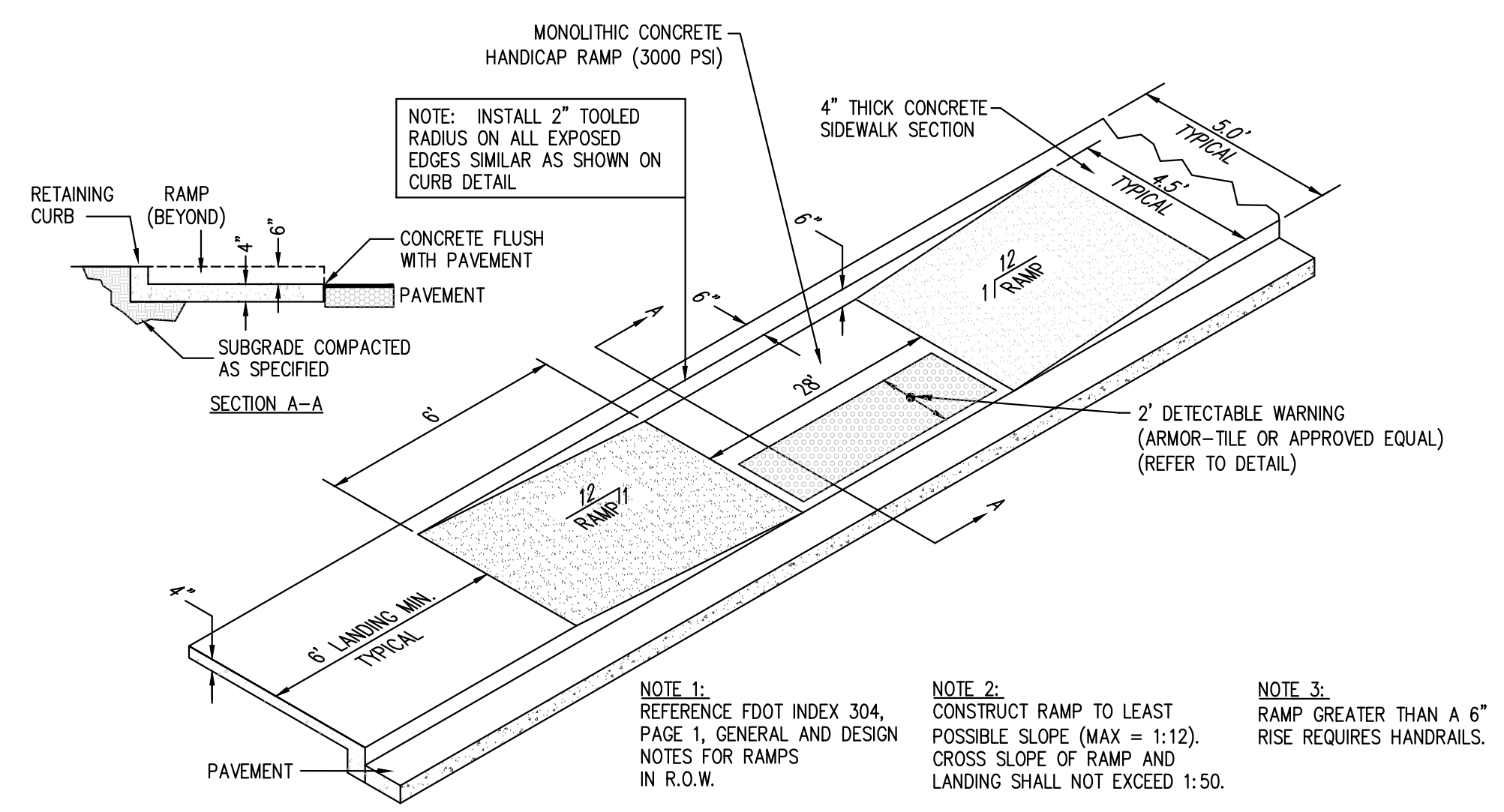
D DETECTABLE WARNING
 NOT TO SCALE

NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION. SEE PLAN FOR STYLE OF HANDICAP RAMP. HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 (LATEST EDITION)

B HANDICAP STRIPING
 NOT TO SCALE



F WHEEL STOP
 NOT TO SCALE



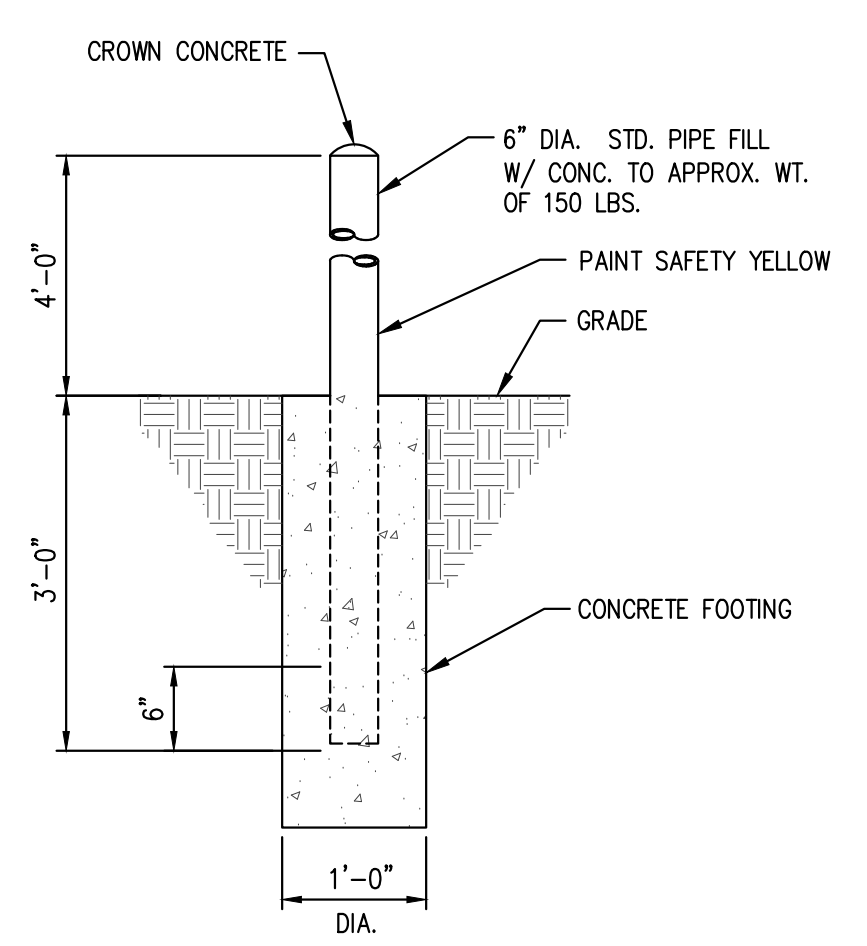
G HANDICAP RAMP
 NOT TO SCALE

LOCATION	THICKNESS
STANDARD SIDEWALK	4"

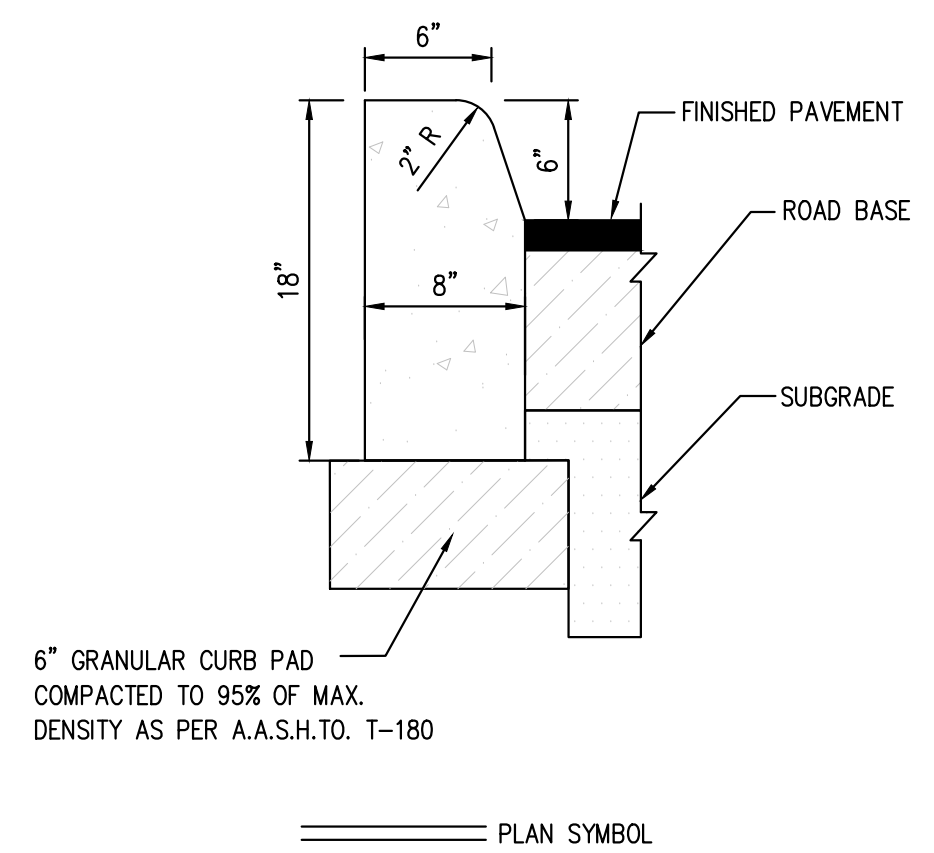
LOCATION	THICKNESS
A P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALK.	4"
B 5'-0" CENTER TO CENTER ON SIDEWALK.	4"
C WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES	4"

- NOTES:**
- PLACE W1.4XW1.4 6"x6" WIRE MESH IN THE SIDEWALK
 - STANDARD SIDEWALK TO BE 4000 PSI @ 28 DAYS
 - CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE, OR OTHER APPROVED METHOD.
 - TOOLED JOINTS TO OCCUR AT INTERVALS EQUAL TO WIDTH OF SIDEWALK
 - SIDEWALK TO HAVE BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL
 - CONTRACTOR SHALL REPAIR AND RESTORE ALL AREAS WITHIN THE ABUTTING R/W DISTURBED DURING CONSTRUCTION TO A CONDITION EQUAL TO OR BETTER THAN EXISTING AT NO ADDITIONAL COST TO THE OWNER.
 - ALL DEMOLISHED SIDEWALKS AND ADDITIONS ARE TO BE REPLACED WITH CONCRETE SIDEWALK TO MATCH EXISTING AT NO ADDITIONAL COST TO THE OWNER.
 - ALL DEMOLISHED SIDEWALK RAMP ARE TO BE REPLACED AS PER ADA STANDARDS AND INCLUDE ADA COMPLIANT DETECTABLE WARNINGS AT NO ADDITIONAL COST TO THE OWNER.

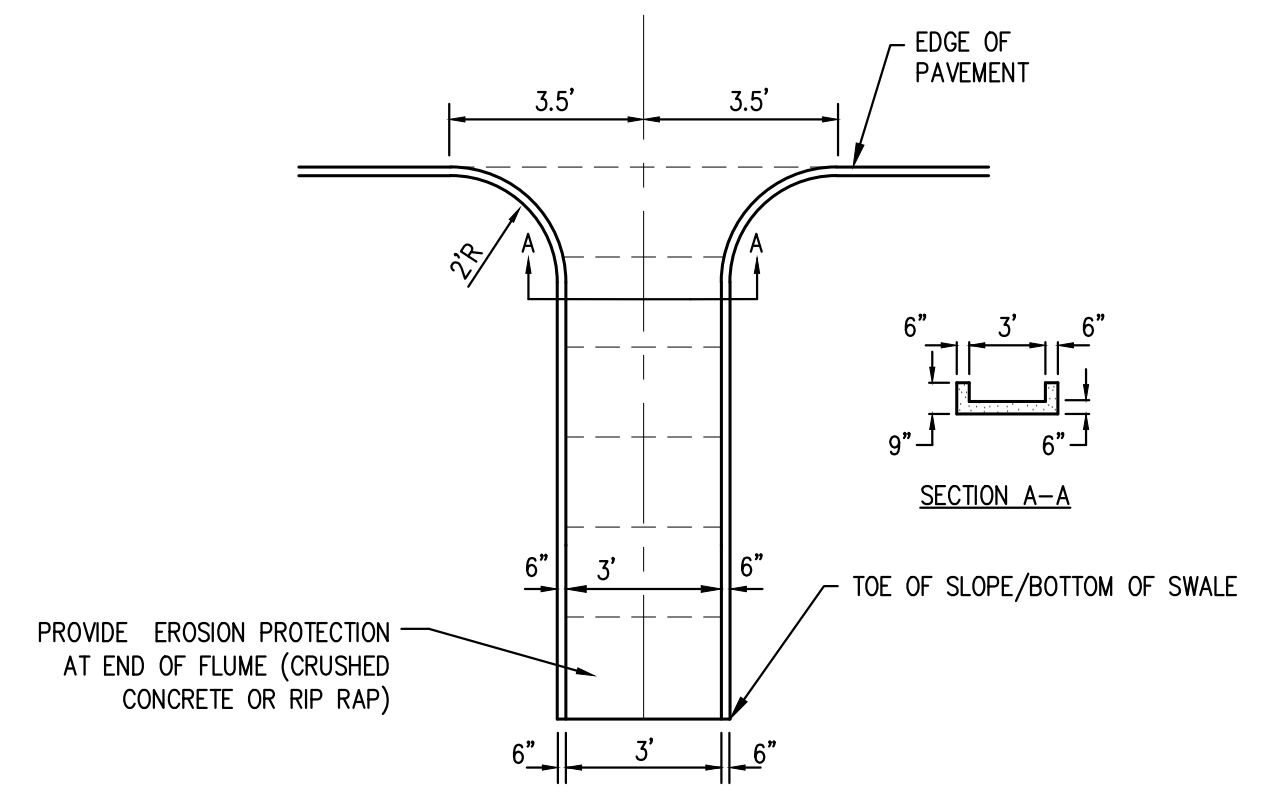
E CONCRETE SIDEWALK
 NOT TO SCALE



H BOLLARD
 NOT TO SCALE



I TYPE D CURB
 NOT TO SCALE



J CONCRETE FLUME
 NOT TO SCALE

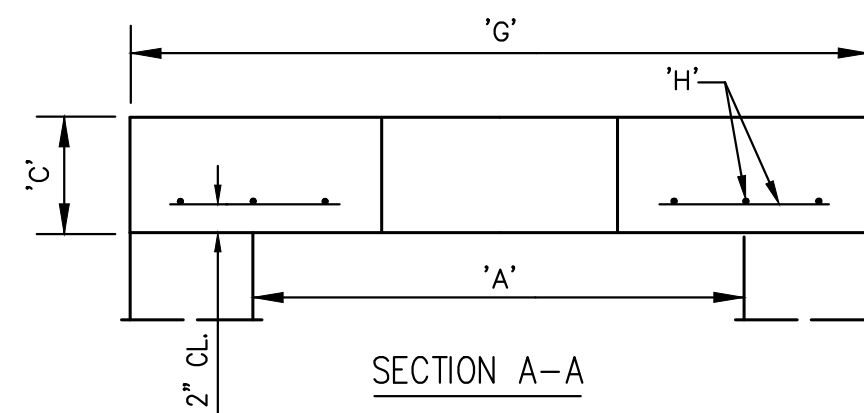
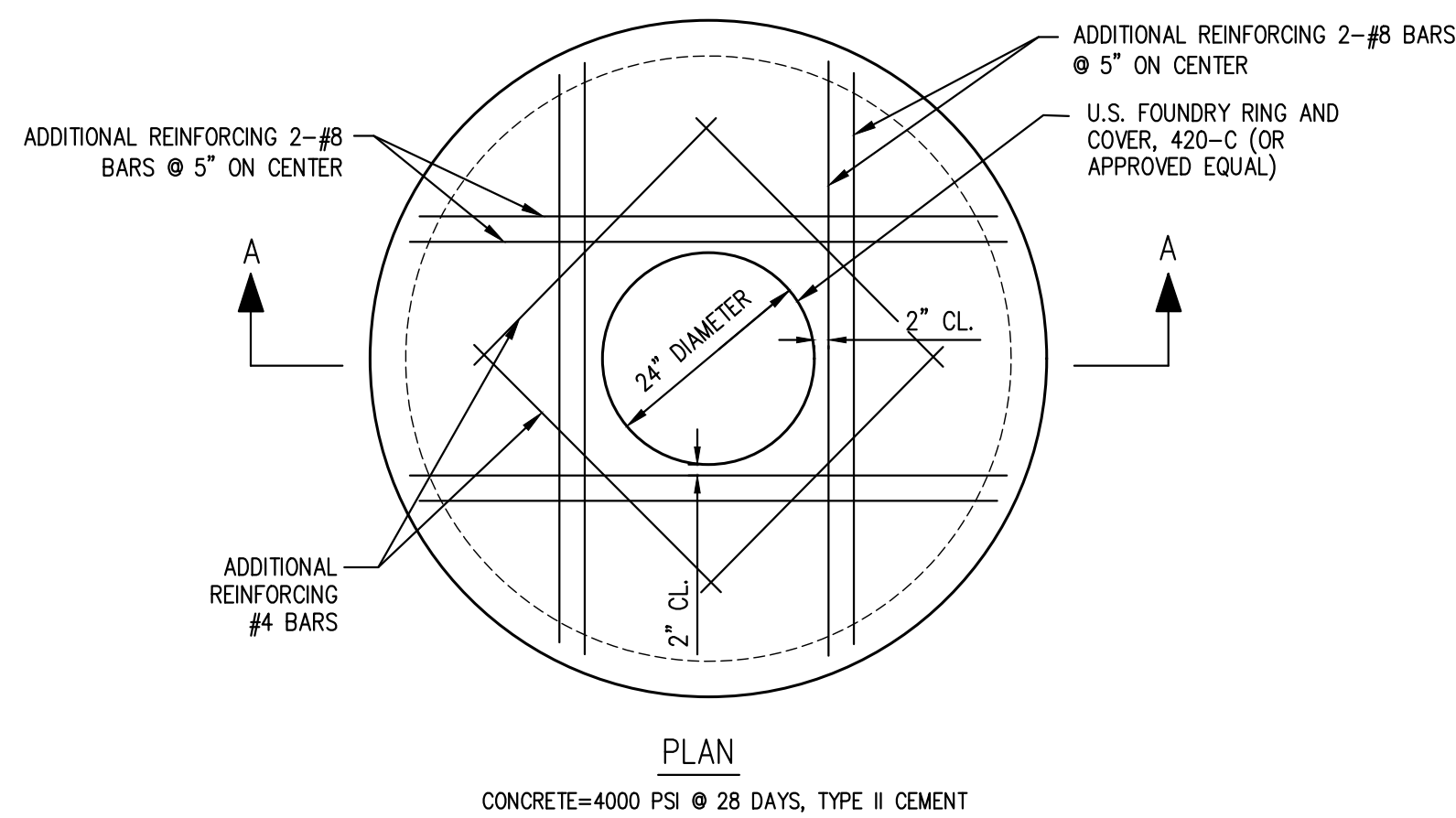
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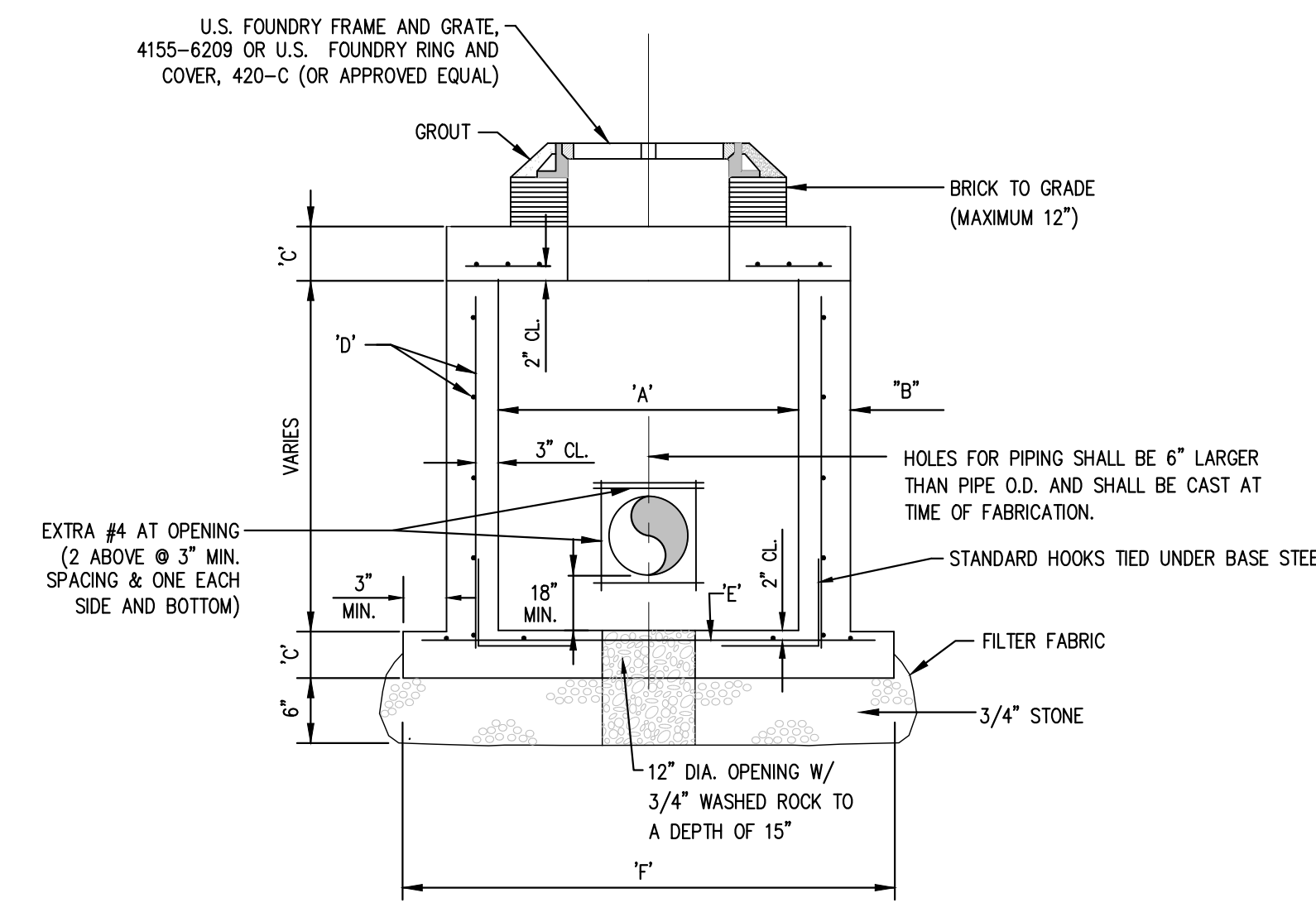
Damian Cartwright, P.E.
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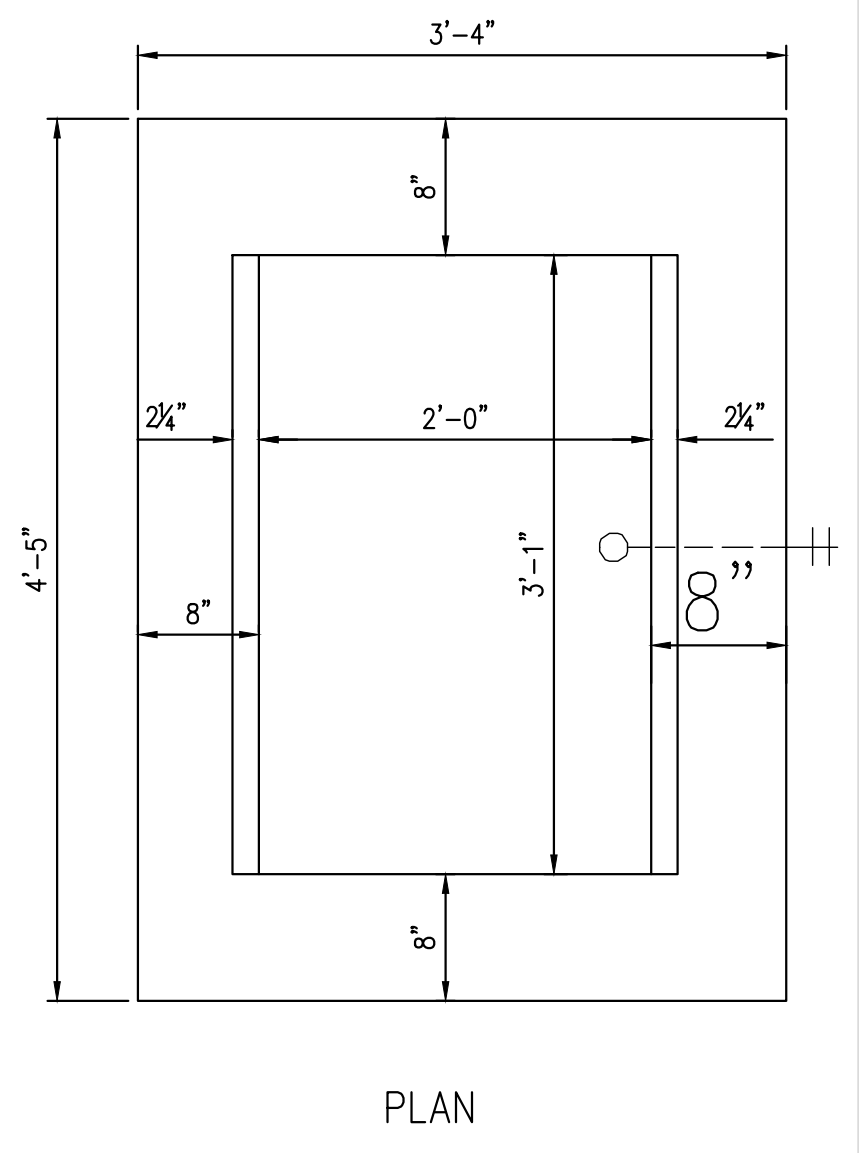
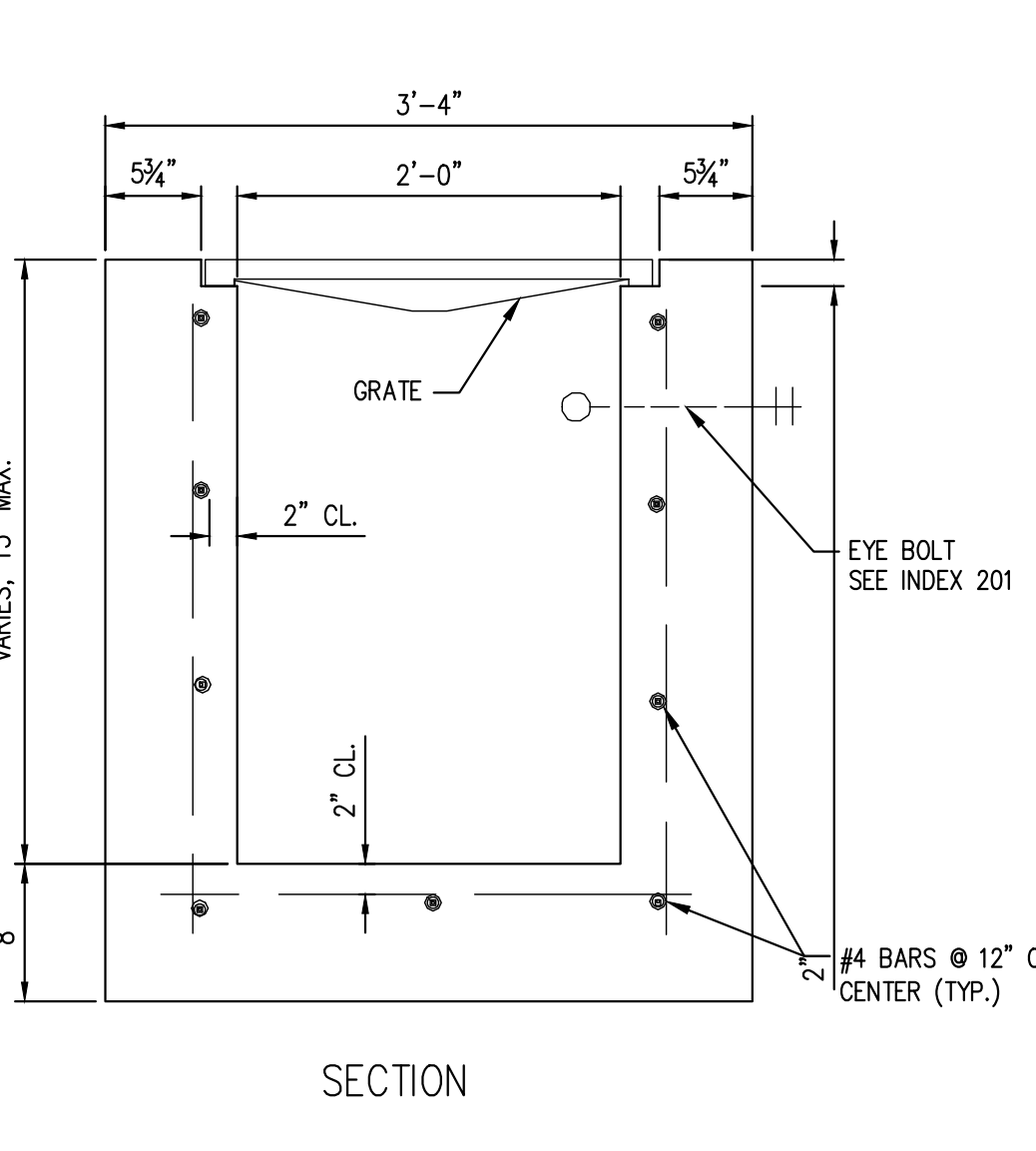
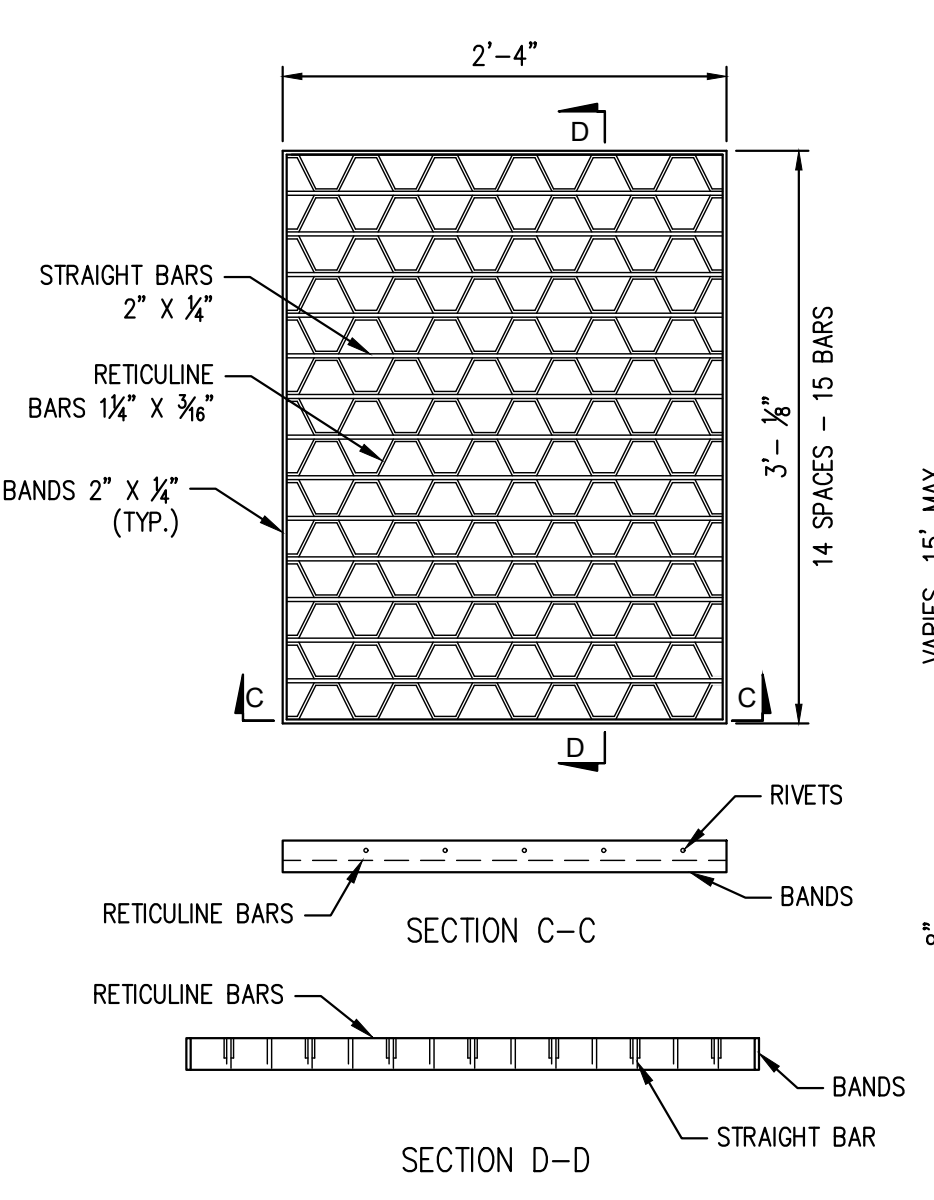
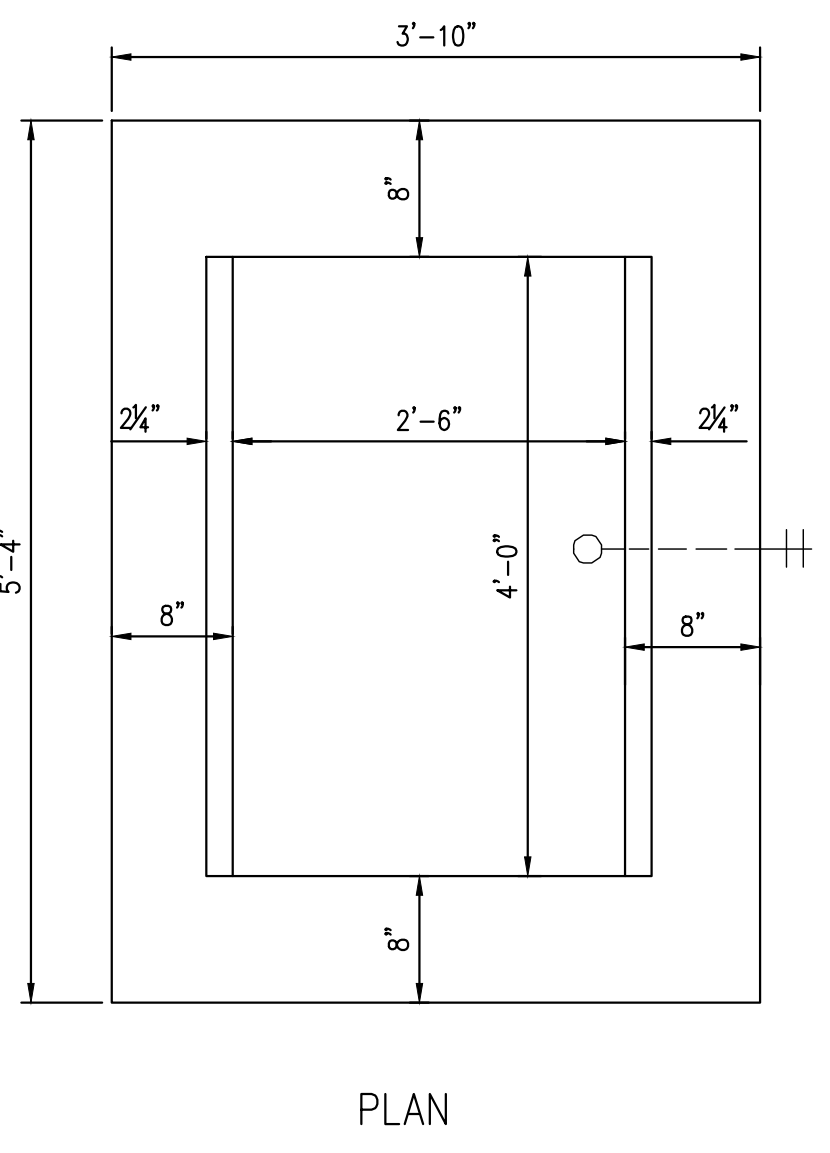
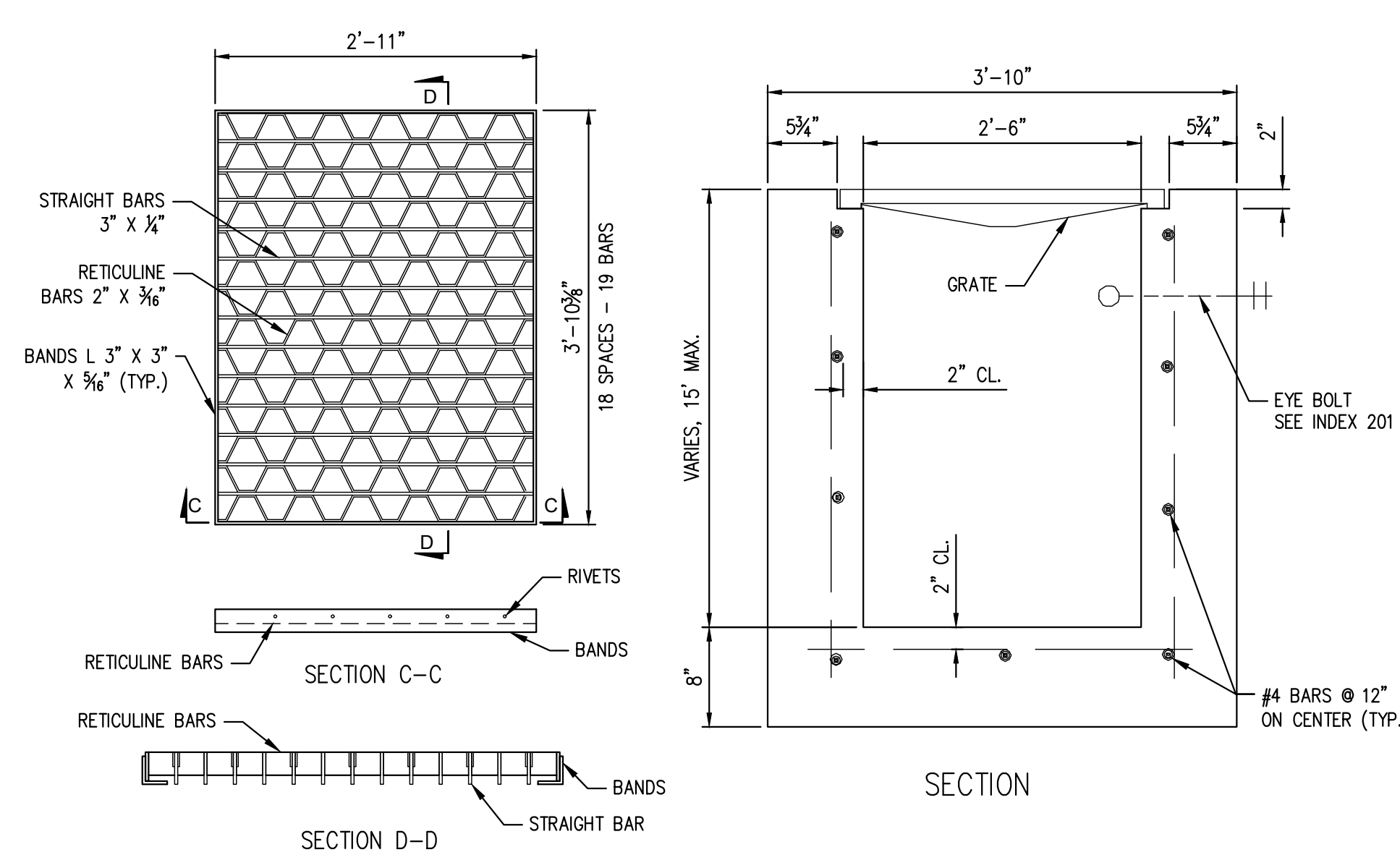
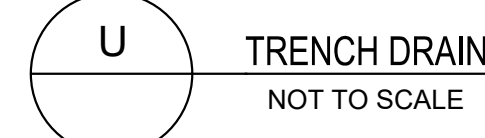
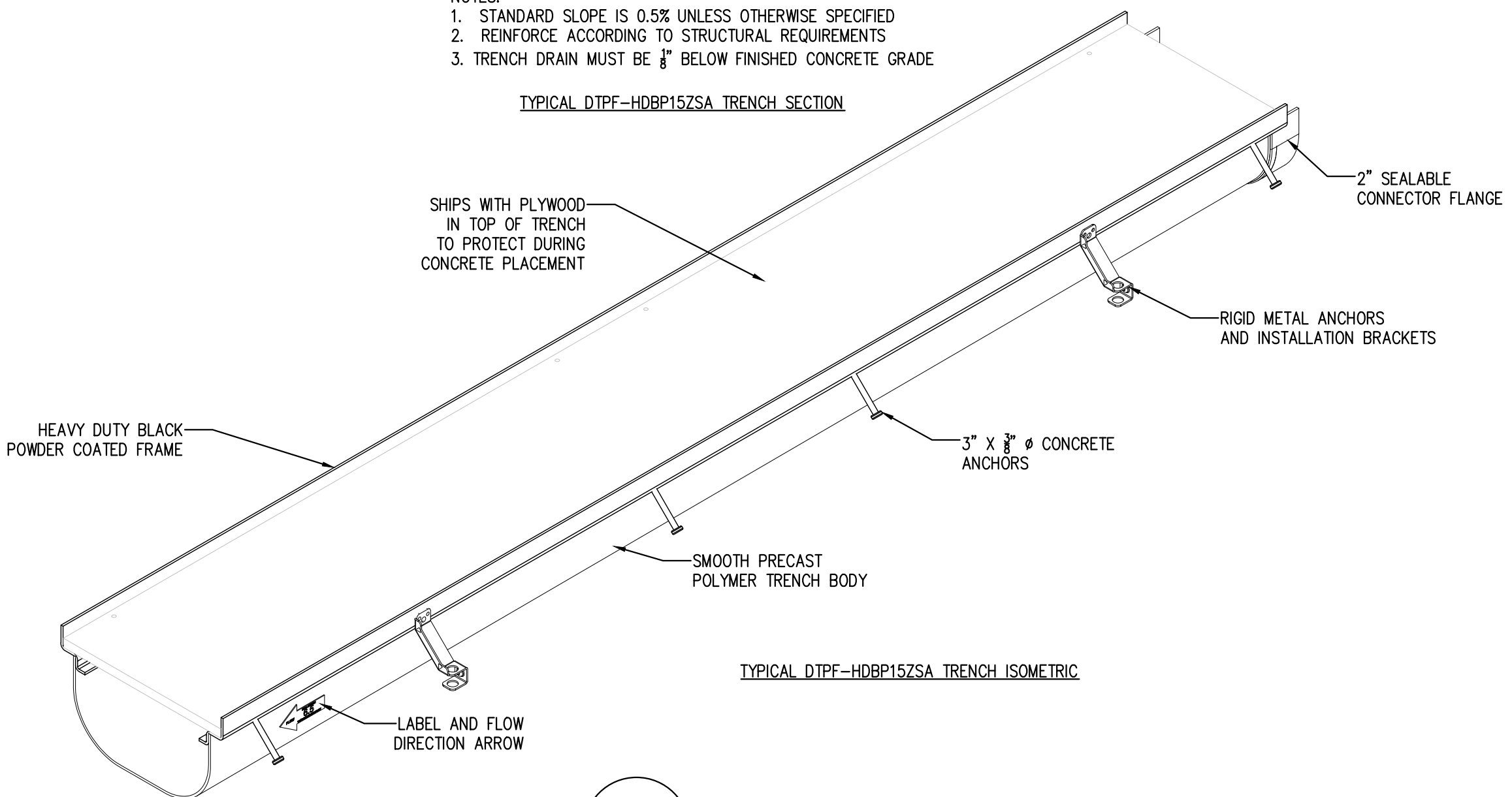
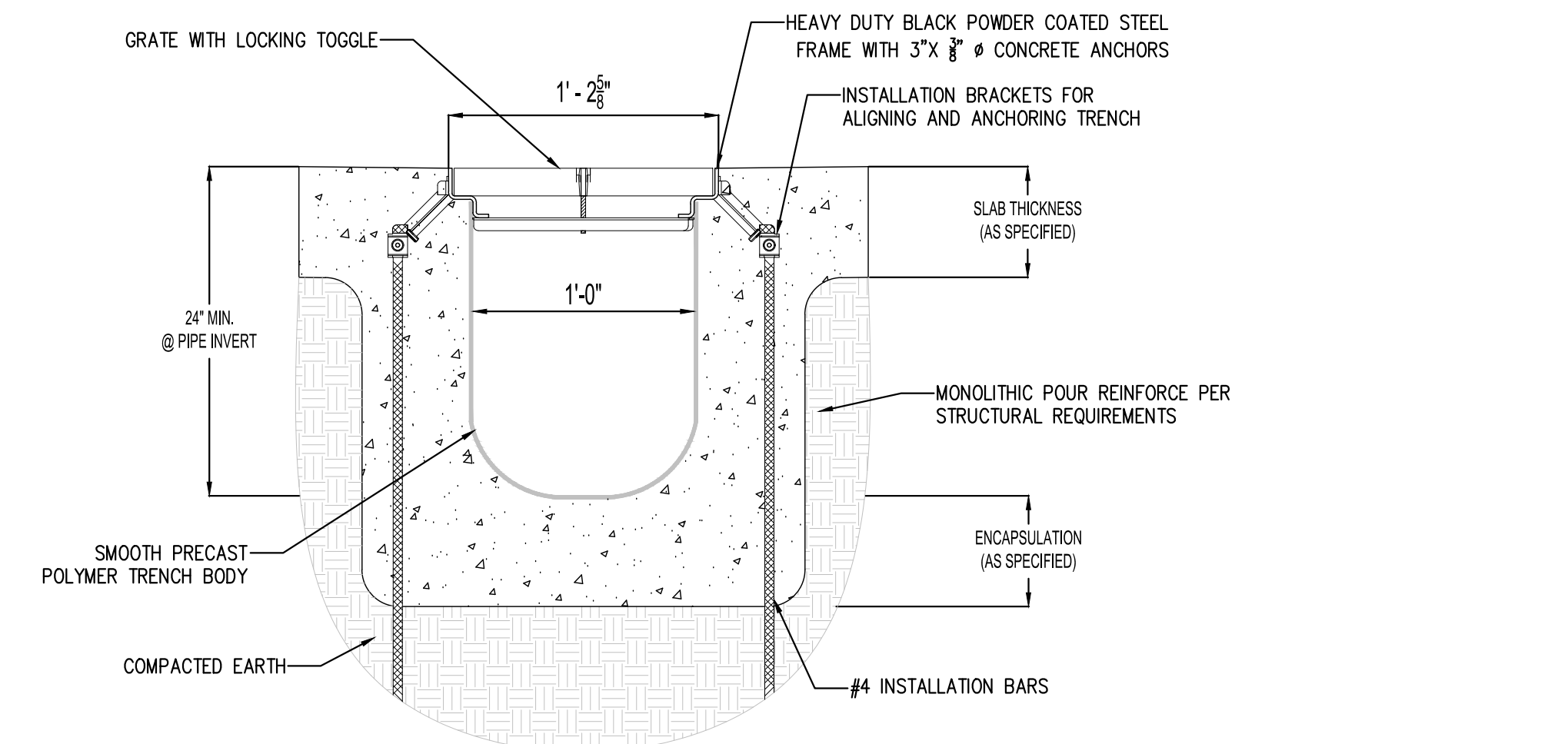
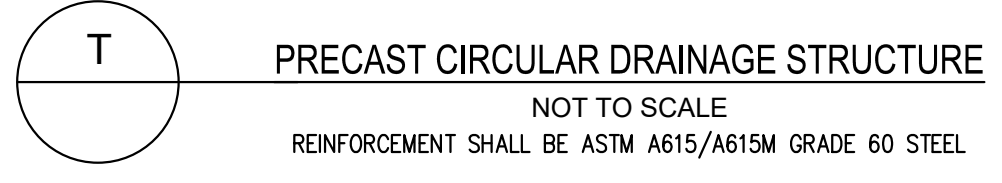
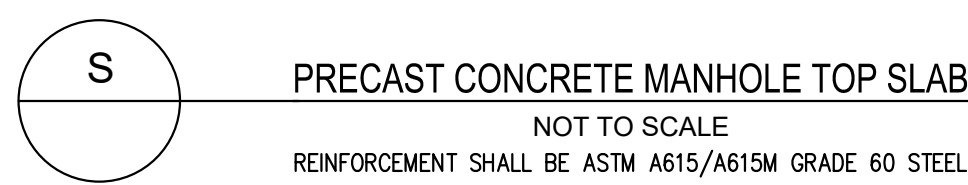
ISSUANCES		
No.	Drawing Issue Description	Date



"A"	"C"	"G"	"H"
4'-0"	8"	5'-4"	# 4 @ 6" C.C.E.W.
5'-0"	8"	6'-4"	# 4 @ 6" C.C.E.W.
6'-0"	10"	7'-4"	# 5 @ 6" C.C.E.W.
7'-0"	10"	8'-4"	# 5 @ 6" C.C.E.W.
8'-0"	10"	9'-8"	# 5 @ 6" C.C.E.W.
10'-0"	12"	11'-8"	# 6 @ 5" C.C.E.W.

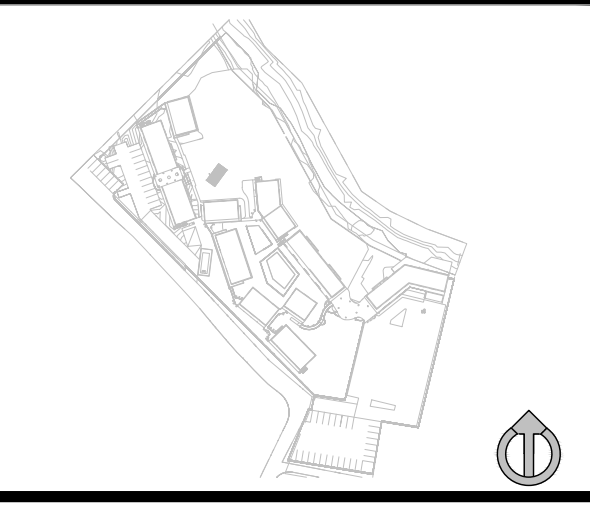
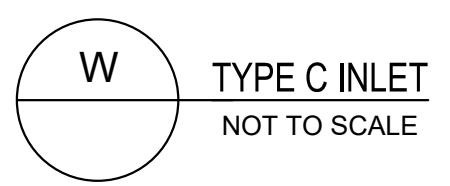
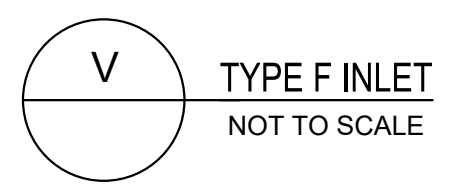


TYPE	"B"	"C"	"D"	"E"	"F"	
P	3'-8"	6"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	4'-10"
C-4	4'-0"	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4"
C-5	5'-0"	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4"
C-6	6'-0"	8"	10"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4"
C-7	7'-0"	8"	10"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4"
C-8	8'-0"	10"	10"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	10'-8"
C-10	10'-0"	10"	10"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	12'-8"



RECOMMENDED MAXIMUM PIPE SIZE:
 2'-6" WALL 18" PIPE
 4'-0" WALL 30" PIPE

RECOMMENDED MAXIMUM PIPE SIZE:
 2'-0" WALL 18" PIPE
 3'-1" WALL 24" PIPE (18" WHERE AN 18" PIPE ENTERS A 2'-0" WALL)



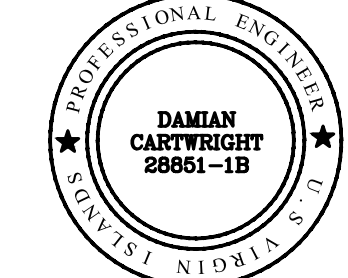
HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

109C, 109D, 109E, 109R, 109S, 109T La Grande Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

PAVING, GRADING & DRAINAGE DETAILS

BUILDTEC, LLC
 DAMIAN CARTWRIGHT, P.E.
 Project No. 11/30/23
 Date



02 - C15

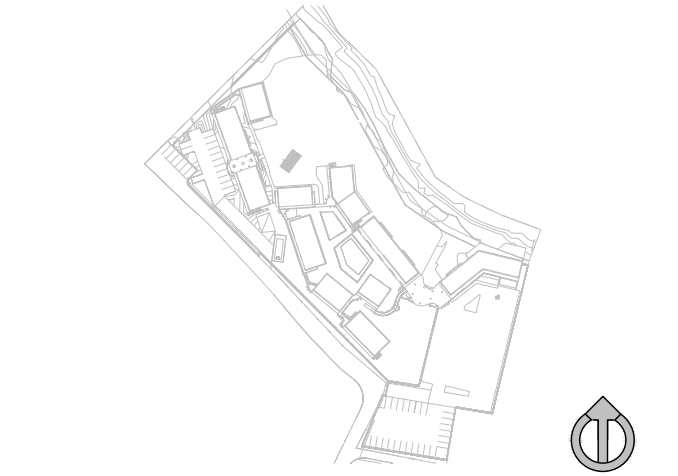
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ISSUANCES		
No.	Drawing Issue Description	Date



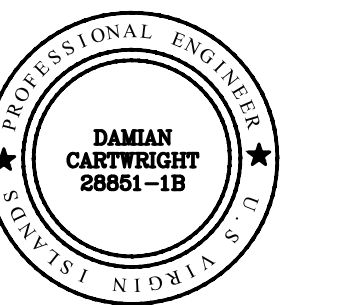
HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

109C, 109D, 109E, 109R, 109S, 109T La Grande Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

POTABLE WATER & SANITARY SEWER NOTES

BUILDTEC, LLC DAMIAN CARTWRIGHT, P.E. Civil Engineer	Project No. 11/30/23 Date
------------------------------------------------------------	---------------------------------



02 - C16

GENERAL NOTES:

1. ALL PAVED SURFACES, INCLUDING DRIVEWAYS CROSSED BY THE PROPOSED WATER MAINS SHALL BE SAW CUT TO PROVIDE A CLEAN TRUE EDGE FOR PAVEMENT REPLACEMENT.

2. THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION ACTIVITY TO THE AREA WITHIN THE EXISTING EASEMENTS AND CONSTRUCTION LIMITS UNLESS OTHERWISE APPROVED BY THE OWNER.

3. ROOF DRAINS, FOUNDATION DRAINS, SUMP PUMP DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED. NO BUILDING SHALL BE CONNECTED TO A SEWER LATERAL UNTIL THE BUILDING IS UNDER ROOF.

4. ALL MATERIAL, CONSTRUCTION METHODS AND TESTING PROCEDURES SHALL BE IN CONFORMANCE WITH THE WRITTEN SPECIFICATIONS OF THE V.I. WATER & POWER AUTHORITY (VIWAPA) FOR ALL WATER LINE WORK, AND THE V.I. WASTE MANAGEMENT AUTHORITY FOR ALL SANITARY SEWER LINE WORK (VIWMA).

5. THE SOIL TYPES IN THE AREAS OF THE PROPOSED SEWER LINES WERE VISUALLY OBSERVED FOR THE PRESENCE OF CORROSIVE SOILS. THERE WERE NO CORROSIVE SOILS DETECTED. SHOULD IRON PIPES BE PROPOSED IN AN AREA AND CORROSIVE SOILS ENCOUNTERED, THE PIPE SHALL BE PROTECTED BY AN 8 MIL THICK POLYETHYLENE ENCASMENT MEETING THE REQUIREMENTS OF ANSI A21.5.

6. ALL WATER AND SEWAGE FACILITIES DESIGNED HEREIN SHALL CONFORM TO THE MATERIALS, SPECIFICATIONS, CONSTRUCTION METHODS AND STANDARD DETAILS SPECIFIED BY VIWAPA AND VIWMA, RESPECTIVELY. IN CASE OF CONFLICTS WITH THE PROJECT'S WRITTEN SPECIFICATIONS OR STANDARD DETAILS, THE MORE STRINGENT SHALL APPLY. THE VIWAPA AND VIWMA SHALL MAKE THE FINAL DECISION IN EACH CASE.

7. ALL SERVICES HAVE BEEN DESIGNED AND DRAWN IN ACCORDANCE WITH BASE SITE LAYOUT PLANS AND LAND SURVEY DRAWINGS PROVIDED BY THE OWNER'S REPRESENTATIVE. BUILDTEC ACCEPTS NO RESPONSIBILITY FOR FIELD ERRORS RESULTING FROM INACCURACIES IN OWNER-PROVIDED SITE PLANS.

8. CONTRACTOR SHALL BEAR RESPONSIBILITY FOR ACCURATE LOCATION OF SEWER LINES AND APPURTENANCES. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF LOCATIONS OF ALL SEWER AND WATER DISTRIBUTION LINES, APPURTENANCES, HYDRANTS, CLEANOUTS, JUNCTIONS AND BRANCHES.

WATER DISTRIBUTION SYSTEM:

1. ALL WATER MAINS SHALL BE MINIMUM 4-INCH AWWA C-900 PVC WITH DR OF 18. ALL PIPES AND FITTINGS SHALL BE CLASS "C" OR BETTER. JOINTS IN PVC PIPES SHALL BE OF THE RUBBER-RING PUSH-FIT TYPE, EITHER SPIGOT AND SOCKET OR DOUBLE BELL COUPLING.

2. ALL PIPES SHALL BE LAID AND MAINTAINED TO THE REQUIRED LINE AND GRADIENTS WITH FITTINGS, VALVES AND HYDRANTS AT THE REQUIRED LOCATIONS. ALL WATER MAINS SHALL BE LAID TO SUCH DEPTHS WHICH WILL PROVIDE A MINIMUM COVER OF 3'-0" OR AS INDICATED IN THESE DRAWINGS.

3. TRENCHES SHALL BE EXCAVATED TO A MINIMUM WIDTH OF 12" PLUS THE NOMINAL PIPE DIAMETER (6" EACH SIDE), AND TO A DEPTH 4" DEEPER THAN THE PIPE INVERT FOR 4" DIAMETER PIPE OR LESS, AND 6" FOR ALL OTHERS. THE BOTTOM OF THE TRENCHES SHALL BE PROPERLY CLEANED AND LEVELLED, AND SELECTED GRANULAR MATERIAL OR SAND PROVIDED UNDER THE PIPES. BELL HOLES SHALL BE PROVIDED AT EACH JOINT TO PERMIT PROPER JOINTING AND TO AVOID THE POSSIBILITY OF BRIDGING BETWEEN JOINTS. EVERY PRECAUTION SHALL BE TAKEN TO ENSURE THAT NO FOREIGN MATERIAL ENTERS THE PIPE WHILE BEING LAID AND THAT RUBBER RINGS ARE PROPERLY INSTALLED IN THE PIPE BELL.

4. GATE OR BUTTERFLY VALVES MAY BE USED AND VARIETY SHALL BE PROVIDED WHERE SHOWN ON THE PLAN. VALVES SHALL BE PROVIDED ON ALL BRANCH MAINS AT THEIR JUNCTIONS WITH PRINCIPAL MAINS. THE FOLLOWING STANDARDS APPLY:
 AWWA C-509 - RESILIENT SEATED GATE VALVES FOR WATER AND SEWERAGE SYSTEMS
 AWWA C-504 - RUBBER SEATED BUTTERFLY VALVES
 ALL VALVES MUST BE SQUARE-NUT OPERATED, NON-RISING STEM FITTED WITH O-RING SEALS.

5. CONCRETE ANCHOR BLOCKS SHALL BE PROVIDED AT ALL TEES, BENDS, CAPS, PLUGS, ETC. TO PREVENT REACTION MOVEMENTS. THE CONCRETE SHALL BE PLACED BETWEEN SOLID GROUND AND THE FITTING TO BE ANCHORED.

6. BACKFILLING SHALL BE CARRIED OUT WITH SUITABLE FINE MATERIAL IN ORDER TO PROVIDE A FIRM AND CONTINUOUS SUPPORT FOR THE PIPE. BACKFILL SHALL BE PLACED BY HAND AND FULLY COMPACTED IN LAYERS NOT EXCEEDING 6" FOR THE FIRST 12" OVER THE PIPE. APPROVED MECHANICAL METHODS MAY BE EMPLOYED FOR BACKFILLING THE REMAINDER OF THE TRENCH. IF SUITABLE BACKFILL MATERIAL IS NOT AVAILABLE IN SUFFICIENT QUANTITY FROM THE TRENCH, THE NECESSARY MATERIAL SHALL BE IMPORTED TO COMPLETE BACKFILLING. WHERE PVC PIPE IS BEING LAID, SAND OR OTHER APPROVED MATERIAL SHALL BE USED FOR BEDDING AND SURROUND, AND FOR THE FIRST 12" ABOVE THE PIPE. IT SHALL BE PLACED BY HAND AND BE FULLY COMPACTED IN 6" LAYERS BEFORE THE REMAINDER OF THE TRENCH IS BACKFILLED IN THE USUAL MANNER.

7. POLYETHYLENE SERVICE PIPES SHALL BE SDR 11, PC 160 PSI, IPS, OD-CONTROLLED IN ACCORDANCE WITH AWWA C901 AND ASTM 3035 (SEE AWWA C-901, TABLE 5), AND SHALL BE COMPATIBLE WITH TALBOT PUSH-FIT FITTINGS. PIPE MUST ALSO BEAR THE NATIONAL SANITATION FOUNDATION (NSF) SEAL FOR POTABLE WATER.

8. THE SERVICE LINES SHALL BE CONNECTED TO THE MAINS BY THE INSERTION OF CORPORATION COCKS, FERRULES OR ANGLE VALVES OF A TYPE APPROVED BY THE VIWAPA.

9. SERVICE LINES SHALL HAVE A MINIMUM COVER OF 2 FEET IN VEHICULAR DRIVEWAYS, PARKING LOTS AND ROADWAYS AND BE PROTECTED BY PVC DUCTING.

10. CONTRACTOR SHALL MAKE BUILDING CONNECTIONS WITH TEE-WYE AND DOUBLE WYE BRANCH CONNECTION TO MAIN SEWER LINE. JOINTS SHALL BE LOCATED TO PERMIT ONE CONNECTION FOR TWO PROPERTIES WHERE POSSIBLE. BUILDING CONNECTIONS PROVIDED BY THE DEVELOPER SHALL EXTEND THREE FEET BEYOND FRONT PROPERTY LINE. BUILDING SEWERS AND CLEAN OUTS SHALL BE STUBBED A MINIMUM THREE FEET BEYOND GRADE TO EASE FUTURE CONNECTIONS. BUILDING SEWER PIPE SHALL BE SIX INCH DIAMETER PVC.

11. BUILDING SEWERS SHALL CONNECT TO MAIN GRAVITY SEWER LINES ONLY. BUILDING LINE CONNECTIONS DIRECTLY TO MANHOLES ARE NOT PERMITTED.

12. FIRE HYDRANTS MUST BE IN ACCORDANCE WITH AWWA C502. HYDRANTS SHOULD HAVE (2) 2 1/2" OUTLET NOZZLES AND (1) 4 1/2" PUMPER NOZZLE WITH STANDARD HOLE THREADS. CAPS MUST BE PROVIDED ON NOZZLES AND ATTACHED BY CHAINS. A STANDARD AWWA OPERATING NUT WITH O-RING TYPE SEAL IS REQUIRED. HYDRANTS SHOULD ALSO BE INSTALLED WITH BREAK-AWAY FLANGE AT BASE. TWO OPERATING KEYS SHALL BE PROVIDED WITH EACH INSTALLED HYDRANT.

13. ALL BURIED VALVES SHALL HAVE CAST IRON TWO- OR THREE-PIECE VALVE BOXES WITH CAST IRON COVERS. VALVE BOXES SHALL BE PROVIDED WITH SUITABLE HEAVY BONNETS AND TO EXTEND TO SUCH ELEVATION AT OR SLIGHTLY ABOVE THE FINISHED GRADE SURFACE. THE BARREL SHALL BE ONE- OR TWO-PIECE SCREW TYPE, HAVING 5 1/4" SHAFT. COVER SHALL HAVE "WATER" CAST INTO THE TOP FOR ALL WATER MAINS. ALL VALVES SHALL HAVE ACTUATING NUTS EXTENDED TO WITHIN SIX INCHES OF THE TOP OF THE VALVE BOX COVER. VALVE BOXES SHALL BE PROVIDED WITH CONCRETE BASES.

14. LOCATION OF FIRE HYDRANTS, VALVES AND OTHER WATER APPURTENANCES SHOWN IN DRAWINGS ARE APPROXIMATE. FINAL LOCATIONS SHALL BE ESTABLISHED ON SITE BY CONTRACTOR AND CONFIRMED BY ENGINEER OF RECORD.

15. ELEVATION OF MANHOLE RIMS ARE APPROXIMATED FROM SURVEYOR'S DRAWINGS. FINAL ELEVATIONS SHALL BE ESTABLISHED ON SITE BY CONTRACTOR AND CONFIRMED BY ENGINEER OF RECORD.

16. SEWER LINE DIRECTIONS ARE APPROXIMATED FROM SURVEYOR'S DRAWINGS. FINAL SEWER LINE BEARINGS SHALL BE ESTABLISHED ON SITE BY CONTRACTOR AND CONFIRMED BY ENGINEER OF RECORD.

17. CONTRACTOR IS RESPONSIBLE FOR LOCATION, REMOVAL AND OR COORDINATION OF EXISTING UTILITIES. THE ENGINEER OF RECORD SHALL BE APPRISED OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND THE NEW DESIGN PRIOR TO ANY SITE CORRECTION OF NEW DESIGN BY THE CONTRACTOR.

18. CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS WHICH SHALL BE SUBMITTED TO THE VIWAPA AND VIWMA WITHIN SEVEN DAYS OF PROJECT COMPLETION. FINAL INSPECTION AND APPROVALS WILL NOT BE GRANTED WITHOUT THE SAME.

19. ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT BY COMPETENT CONTRACTORS EXPERIENCED IN THE CONSTRUCTION OF POTABLE WATER AND SANITARY SEWAGE WORKS AND ALL MACHINERY INSTALLATION SHALL BE SUPERVISED, TESTED AND/OR CERTIFIED BY THE MANUFACTURER'S REPRESENTATIVE.

20. ALL WORKS SHALL BE OPEN TO INSPECTION BY THE VIWAPA AND VIWMA THROUGHOUT CONSTRUCTION.

SANITARY SEWER SYSTEM:

1. ALL GRAVITY SANITARY SEWER LINES SHALL BE ASTM D3034 PVC PIPE WITH STANDARD DIMENSION RATIO (SDR) OF 35. SEWER PIPES AND FITTINGS SHALL HAVE BONDED, RESILIENT JOINTS WHICH SHALL RETAIN WATER TIGHTNESS BY COMPRESSION OF THE GASKET MATERIAL AROUND THE ENTIRE PERIPHERY OF THE PIPE.

2. LEAKAGE FOR NEW COPNSTRUCTION, OR SYSTEMS THAT HAVE NEVER BEEN COMMISSIONED, SHALL BE ZERO. LEAKAGE INWARD OR OUTWARD FROM EXISTING SEWERS SHALL NOT EXCEED 300 GALLONS PER INCH DIAMETER PER MILE PER DAY.

3. THE MINIMUM ALLOWABLE SIZE OF SEWERS OTHER THAN HOUSE CONNECTIONS SHALL BE EIGHT (8) INCHES DIAMETER.

4. THE FOLLOWING MINIMUM GRADES SHALL BE PROVIDED :

8" DIAMETER SEWERS	0.40%
10" DIAMETER SEWERS	0.28%
12" DIAMETER SEWERS	0.22%
15" DIAMETER SEWERS	0.15%
18" DIAMETER SEWERS	0.12%
21" DIAMETER SEWERS	0.10%
24" DIAMETER SEWERS	0.08%

5. SEWERS SHALL BE LAID WITH UNIFORM SLOPES AND ALIGNMENT BETWEEN MANHOLES AND ON COMPLETION SHALL SHOW A FULL CIRCLE OF LIGHT WHEN LAMPED BETWEEN MANHOLES.

6. MANHOLES SHALL BE INSTALLED AT ALL CHANGES OF GRADE, ALIGNMENT OR SIZE OF SEWER, AT ALL INTERSECTIONS AND DISTANCES NOT GREATER THAN 400 FEET. THE MINIMUM INSIDE DIAMETER OF MANHOLES SHALL BE 48 INCHES.

7. THE MANHOLE FLOOR SHALL HAVE A FLOW CHANNEL MADE TO CONFORM IN SHAPE AND CARRYING CAPACITY TO THAT OF THE SEWERS.

8. FORCE MAINS SHALL BE DUCTILE IRON OR PVC PRESSURE PIPE WITH RUBBER RING, PUSH FIT JOINTS. MINIMUM VELOCITY IN THE FORCE MAINS SHALL BE 2.5 FEET PER SECOND. THE FOLLOWING STANDARDS SHALL APPLY:
 DUCTILE IRON - AWWA C100
 PVC - AWWA C900 (SDR-18)

PUMPING STATION:

1. SEWAGE PUMPING STATIONS SHALL BE CONCRETE WET WELL PUMPING STATION INCORPORATING EASILY REMOVABLE CLOSE-COUPLED SUBMERSIBLE PUMPS.

2. TWO OR MORE PUMPS COMPATIBLE WITH THE STANDARD MODELS USED BY THE CORPORATION (FLYGT), SHALL BE PROVIDED IN EACH PUMPING STATION. WHERE ONLY TWO PUMPS ARE PROVIDED, EACH PMUP SHALL BE CAPABLE OF HANDLING TWICE THE PEAK FLOW AND BE THE SAME MODEL AND IMPELLER SIZE.

3. DEVICES FOR MEASURING SEWAGE FLOWS AND POWER CONSUMPTION SHALL BE INSTALLED AT ALL PUMPING STATIONS.

4. APPROVED STANDBY POWER EQUIPMENT OR FACILITIES TO ALLOW QUICK CONNECTION OF STANDBY POWER EQUIPMENT SHALL BE PROVIDED AT PUMPING STATIONS.

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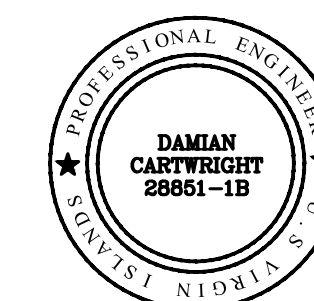
HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

109C, 109D, 109E, 109R, 109S, 109T La Grande Princesse St. Croix, U.S.V.I.

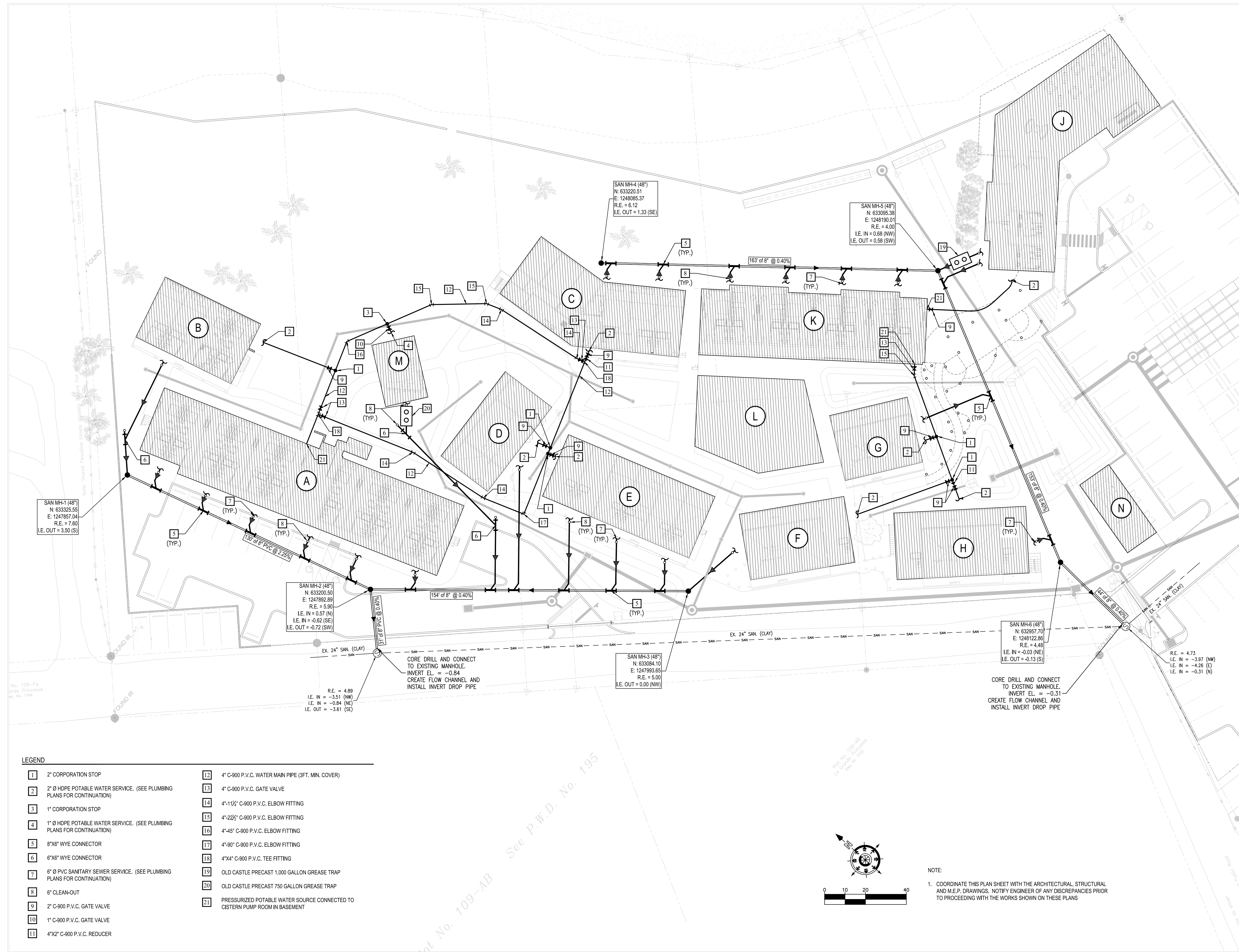
Hibiscus Beach, LLC

POTABLE WATER & SANITARY SEWER PLAN

BUILDTEC, LLC
 DAMIAN CARTWRIGHT, P.E.
 Civil Engineer
 Project No. 11/30/23
 Date



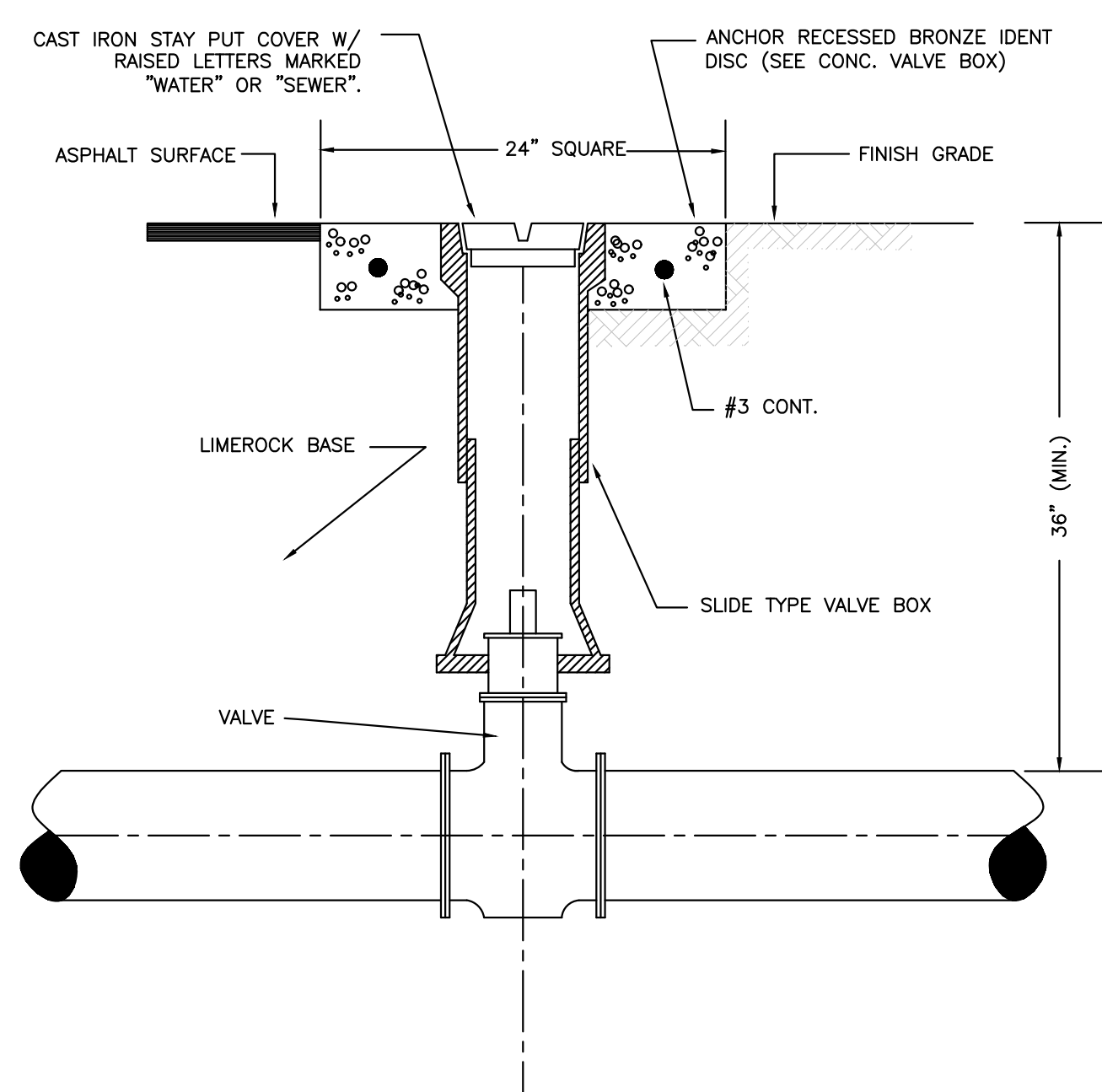
02 - C17



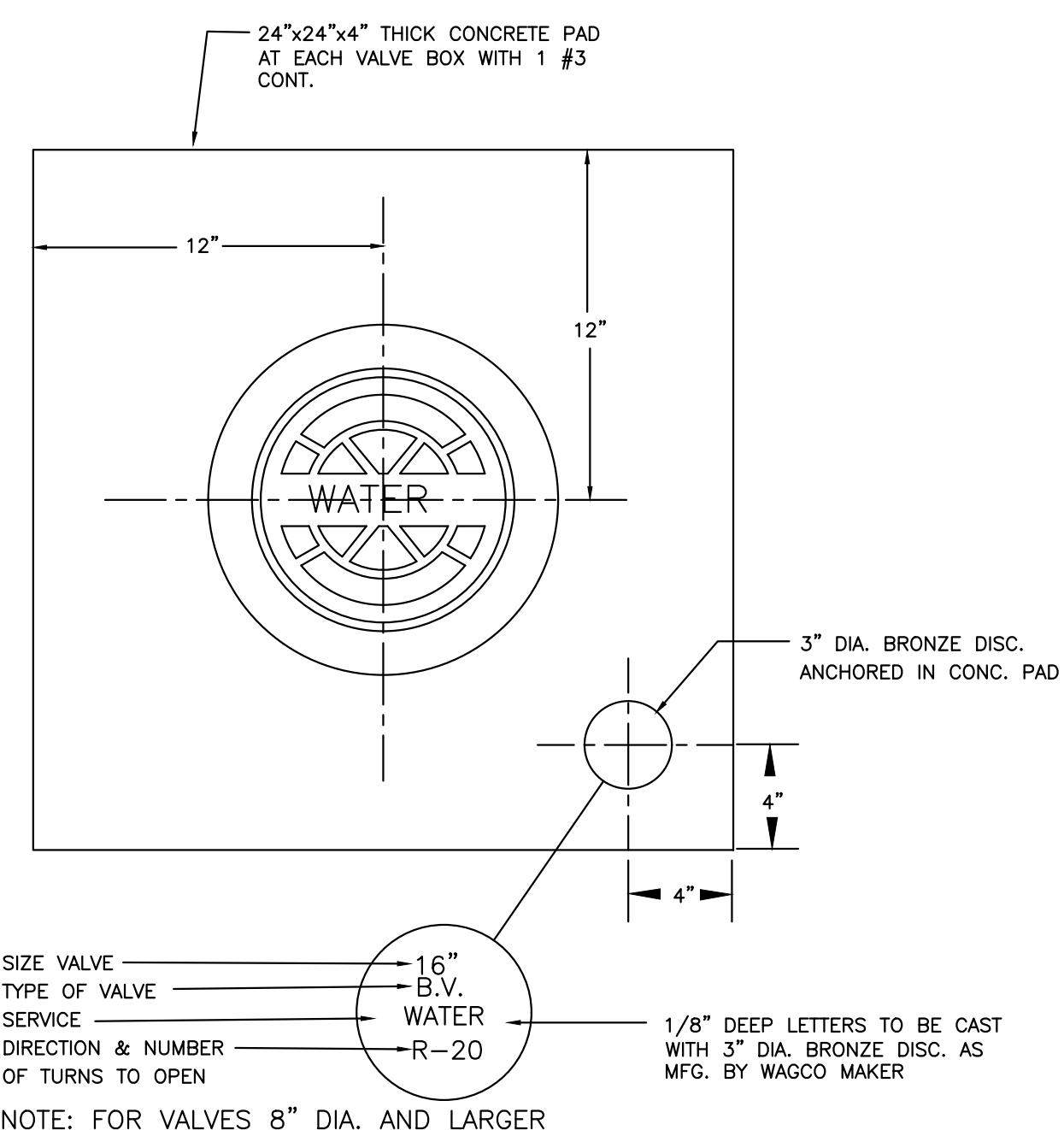
DESIGN DISTRICT ARCHITECTS

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 Email: designdistrictvi.com
 Website: www.designdistrictvi.com

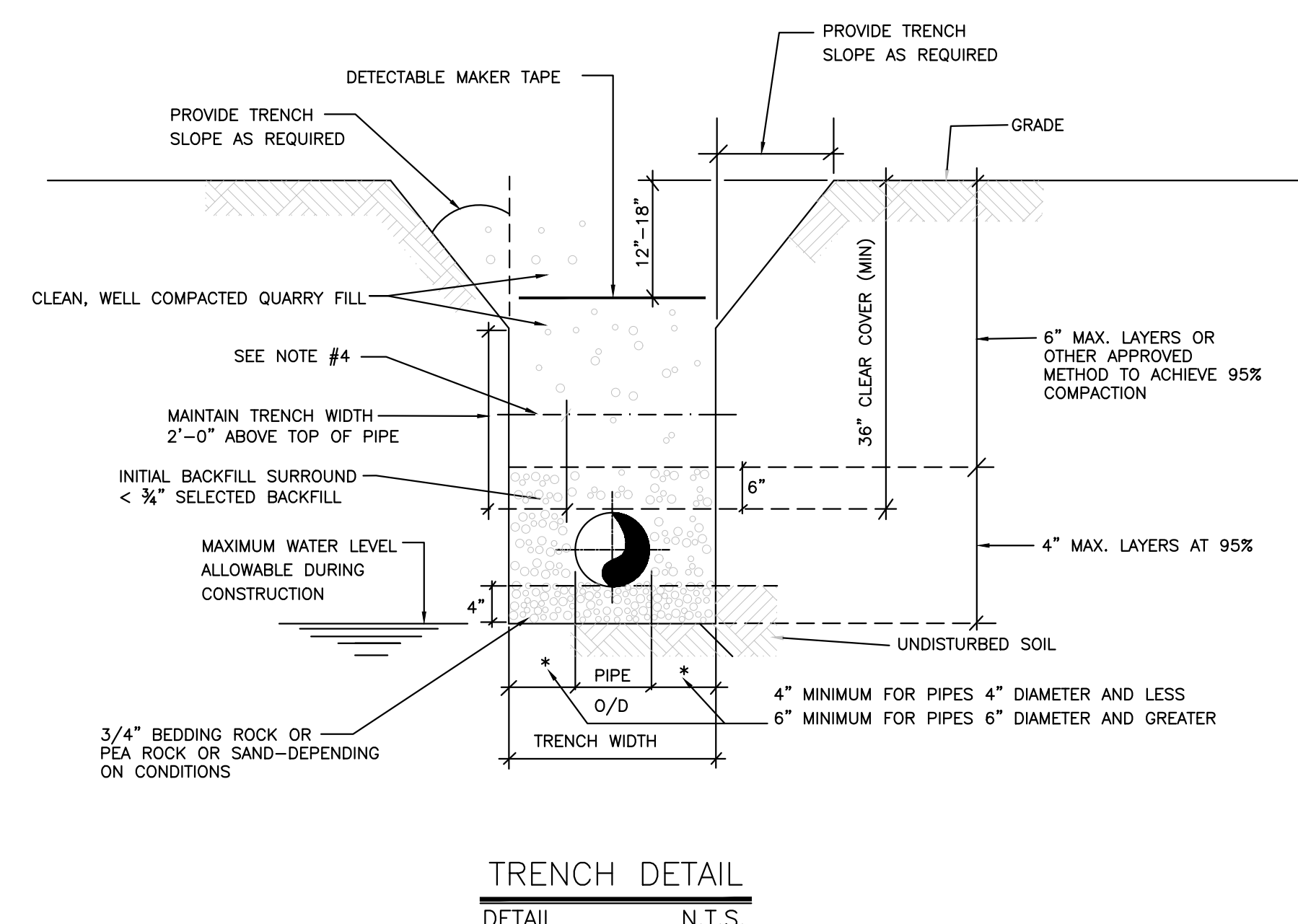
Damian Cartwright, P.E.
 Build Tec, LLC
 St. Croix USVI, 00820
 Tel: (340)-513-6918



VALVE AND BOX
 DETAIL N.T.S.



CONCRETE VALVE PAD
 DETAIL N.T.S.

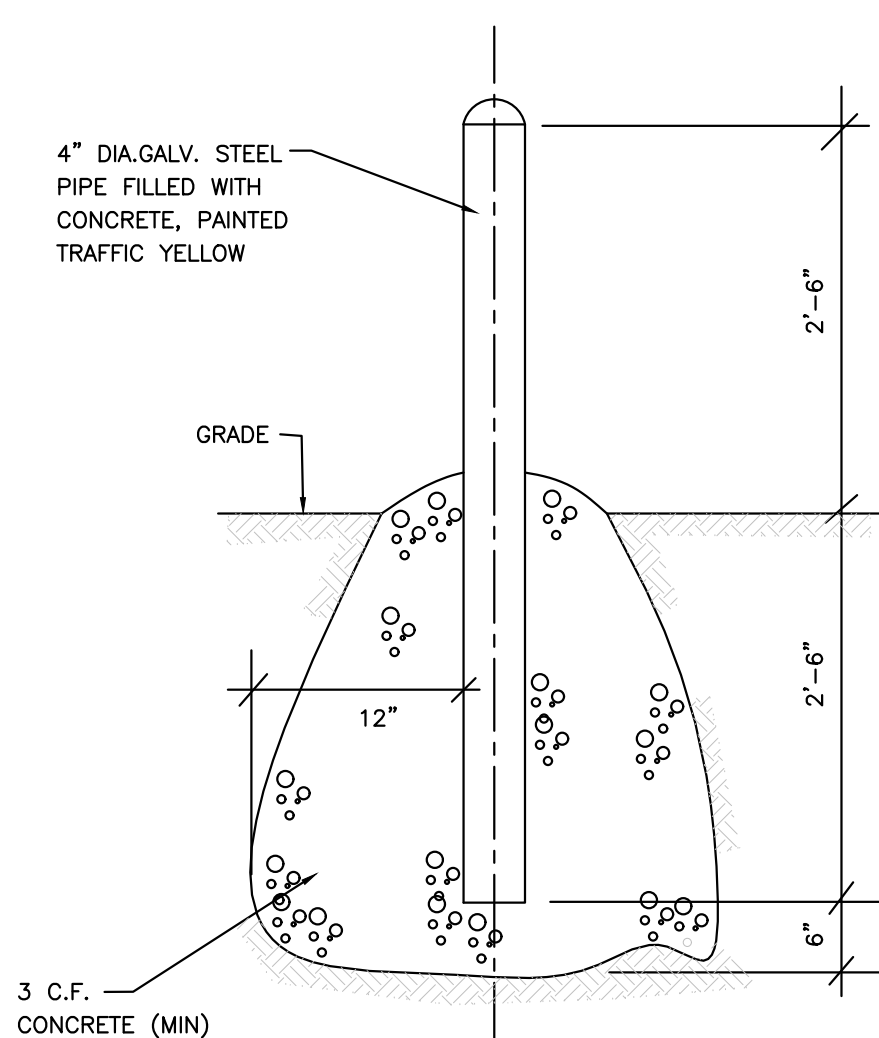


TRENCH DETAIL
 DETAIL N.T.S.

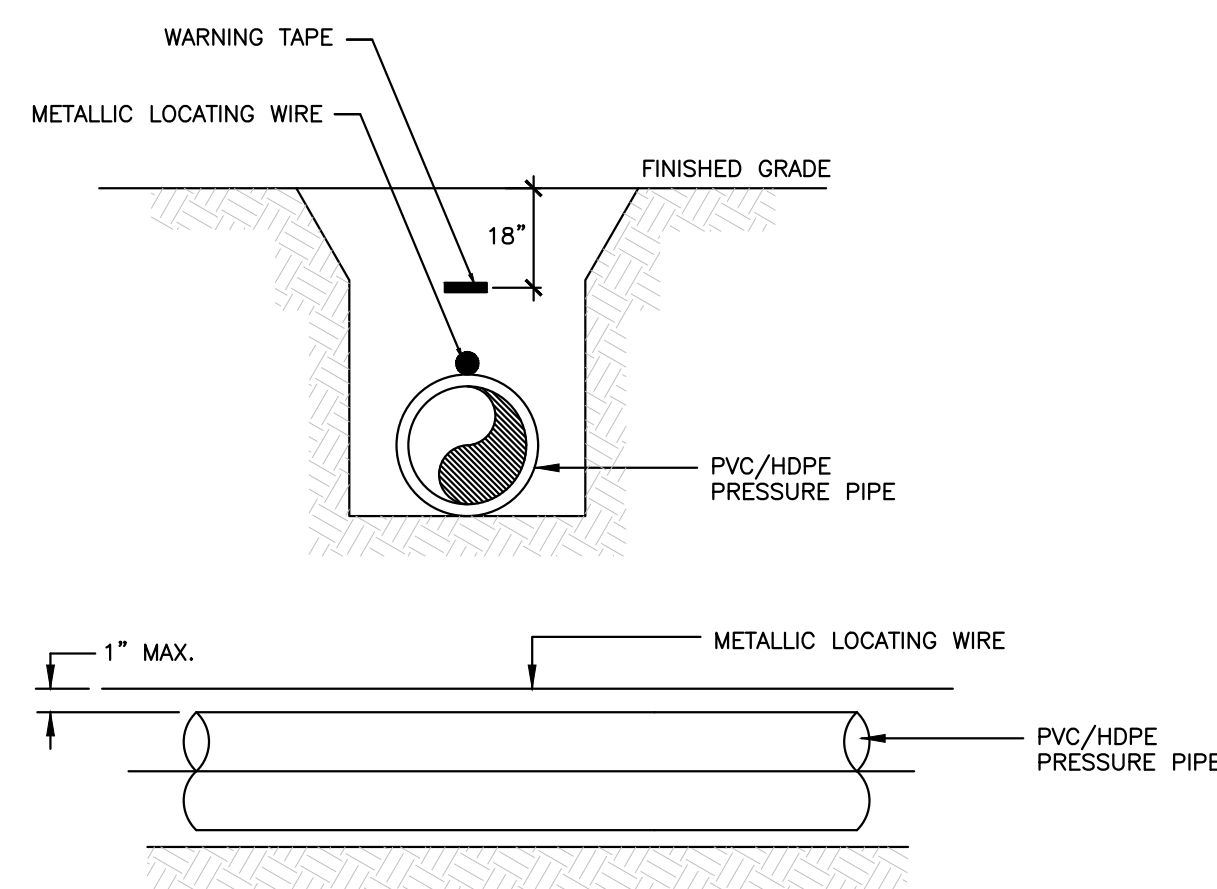
NOTE:

- WHERE SOIL CONDITIONS CANNOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION.
- SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD.
- COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180.
- MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL.

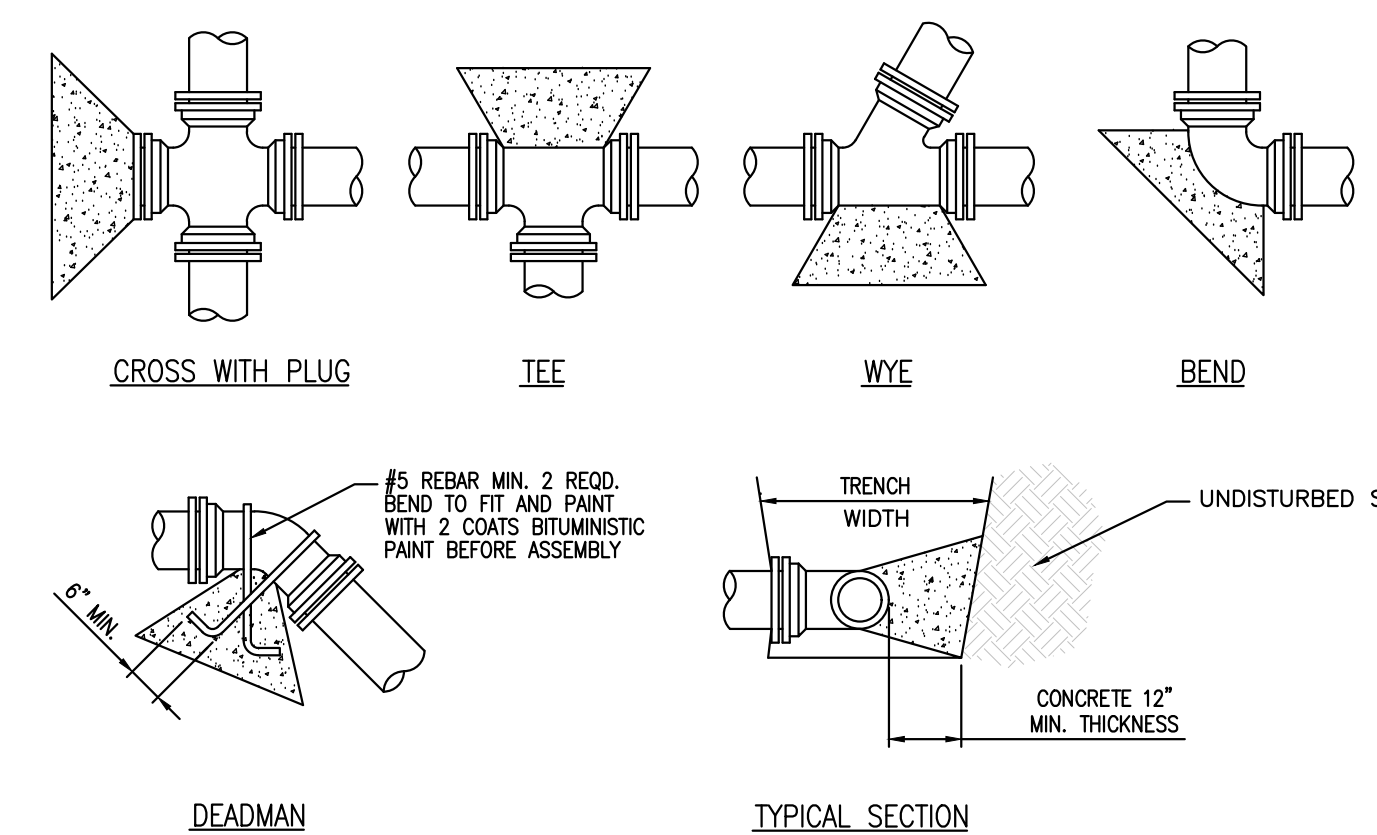
ISSUANCES		
No.	Drawing Issue Description	Date



BOLLARD/GUARD POST
 DETAIL N.T.S.



PIPE LOCATING WIRE
 DETAIL N.T.S.



THRUST BLOCKS
 DETAIL N.T.S.

- NOTES:**
- PVC/HDPE PRESSURE PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (14 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE TAPED TO CENTERLINE OF THE PIPE.
 - LOCATING WIRE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING 3" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
 - USE DUCT TAPE OR PLASTIC TIES AS NECESSARY TO HOLD WIRE DIRECTLY ON THE TOP OF THE PIPE.
 - EXTEND METALLIC LOCATING WIRE ALONG STUBBED OUT SERVICE CONNECTIONS
 - WARNING/MARKING TAPE SHALL BE DIRECTLY ABOVE ALL PRESSURE PIPE. TAPE SHALL HAVE 18" COVER

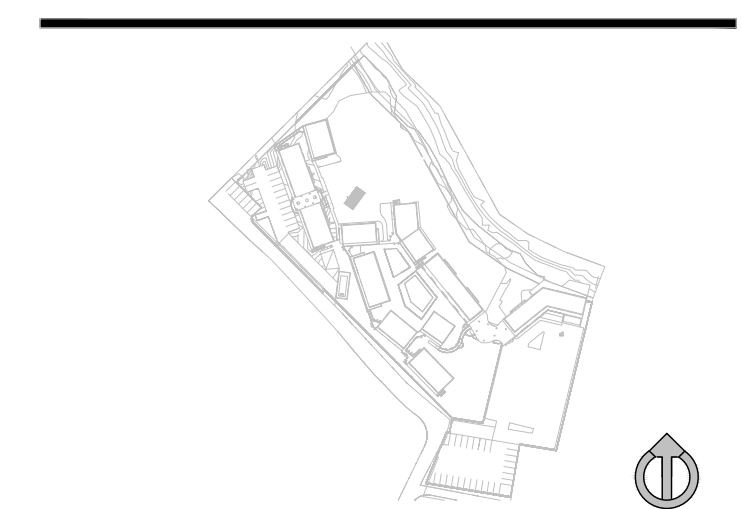
NOTES:

- THRUST BLOCKS SHALL BE USED IN ADDITION TO MEG-A-LUG RESTRAINED JOINTS FOR ALL PRESSURE PIPE GREATER THAN 12" DIAMETER AND FOR FIRE HYDRANTS AND AT DEAD ENDS IN ACCORDANCE WITH THE "BLOW OFF WITH RESTRAINT BLOCK" DETAIL AND AS APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE ON A CASE BY CASE BASIS.
- ALL THRUST BLOCKS SHALL BE FORMED. LAID FORMS SHALL BE INSPECTED BY THE OWNER'S REPRESENTATIVE PRIOR TO THE POURING OF CONCRETE AND SHALL ALSO BE INSPECTED BY THE OWNER'S REPRESENTATIVE PRIOR TO COVER-ING. TYPICAL LOCATIONS WHICH REQUIRE CONCRETE REINFORCEMENT (THRUST) BLOCKS, FOR PRESSURE MAINS FOUR INCHES (4") AND GREATER CONCRETE SHALL HAVE 2500 P.S.I. MINIMUM STRENGTH AT TWENTY EIGHT (28) DAYS AND BEAR AGAINST UNDISTURBED STABLE SOILS. AREA OF CONTACT SHALL BE GOVERNED BY PIPE SIZE, MAXIMUM PRESSURE IN PIPE, AND BEARING CAPACITY OF SOIL. PROTECT FITTINGS, BOLTS, ETC. BY COVERING WITH 5 MIL. OR GREATER POLYETHYLENE SHEET. CONCRETE SHALL BE A MINIMUM OF TWELVE INCHES (12") THICK.

(PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

PIPE	THRUST BLOCK SOIL BEARING AREA REQUIRED	PIPE	THRUST BLOCK SOIL BEARING AREA REQUIRED	REMARKS
4"	2.0 SQ. FT.	18"	30.0 SQ. FT.	VALVES ARE FOR 90° BEND, BASED ON 2000 P.S.F. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I. PLUS 33% SAFETY FACTOR FOR OTHER SOILS AND PRESSURES.
6"	4.0 SQ. FT.	20"	37.0 SQ. FT.	
8"	6.6 SQ. FT.	24"	53.0 SQ. FT.	
10"	10.0 SQ. FT.	27"	80.0 SQ. FT.	
12"	14.0 SQ. FT.	30"	98.0 SQ. FT.	
14"	18.0 SQ. FT.	36"	127.0 SQ. FT.	
16"	24.0 SQ. FT.			

NOT COVERED BY THE ABOVE.



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

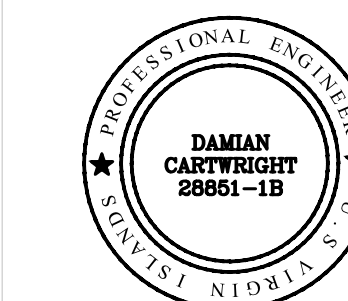
109C, 109D, 109E, 109R, 109S, 109T La Grande Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

POTABLE WATER & SANITARY SEWER DETAILS

BUILDTEC, LLC
 DAMIAN CARTWRIGHT, P.E.
 Civil Engineer

Project No. 11/30/23
 Date



02 - C18

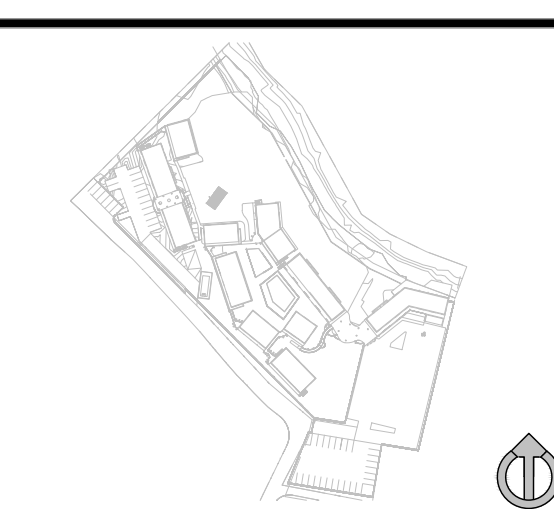
DESIGN DISTRICT ARCHITECTS

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Damian Cartwright, P.E.
 Build Tec, LLC
 St. Croix USVI, 00820
 Tel: (340)-513-6918



ISSUANCES		
No.	Drawing Issue Description	Date



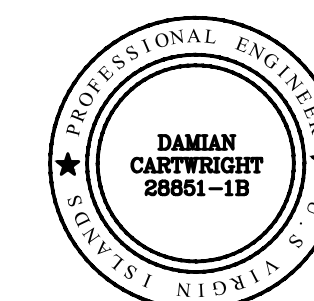
HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

109C, 109D, 109E, 109R, 109S, 109T La Grande Princesse St. Croix, U.S.V.I.

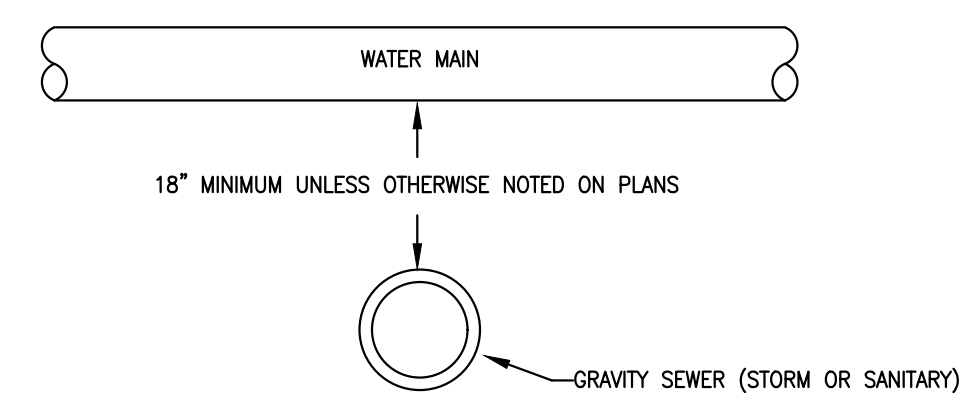
Hibiscus Beach, LLC

POTABLE WATER & SANITARY SEWER DETAILS

BUILDTEC, LLC
 DAMIAN CARTWRIGHT, P.E.
 Civil Engineer
 Project No. 11/30/23
 Date

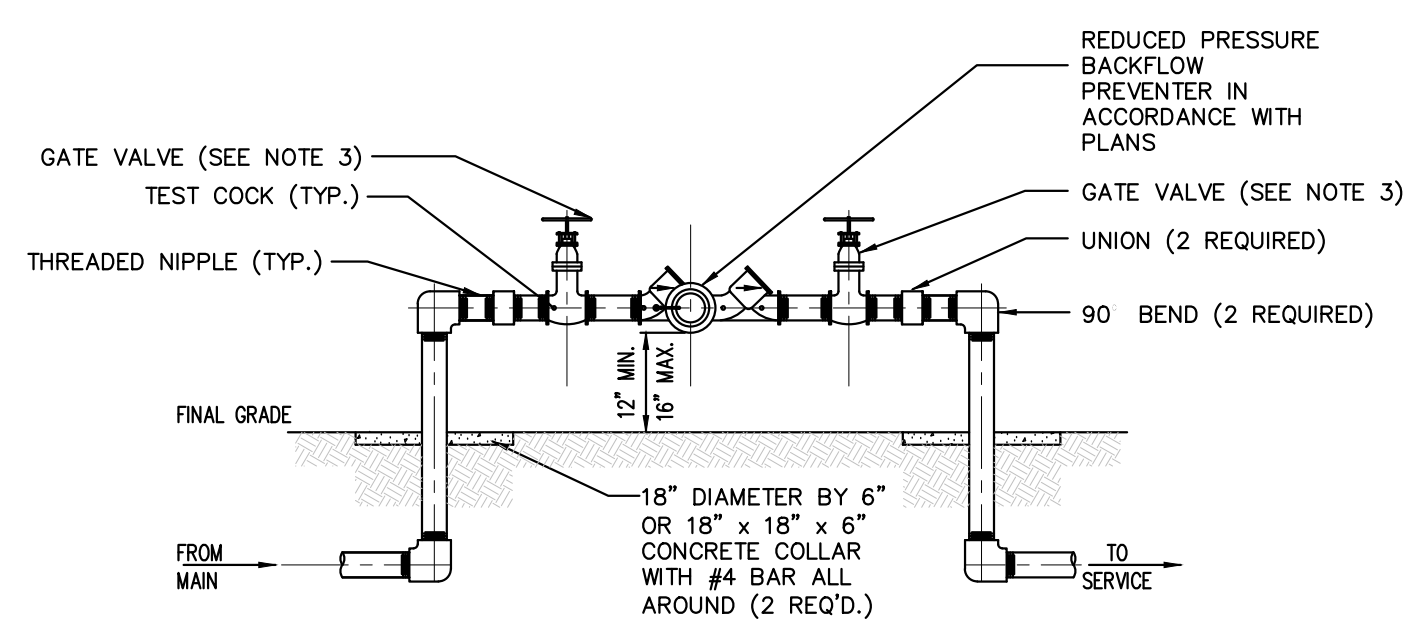


02 - C19



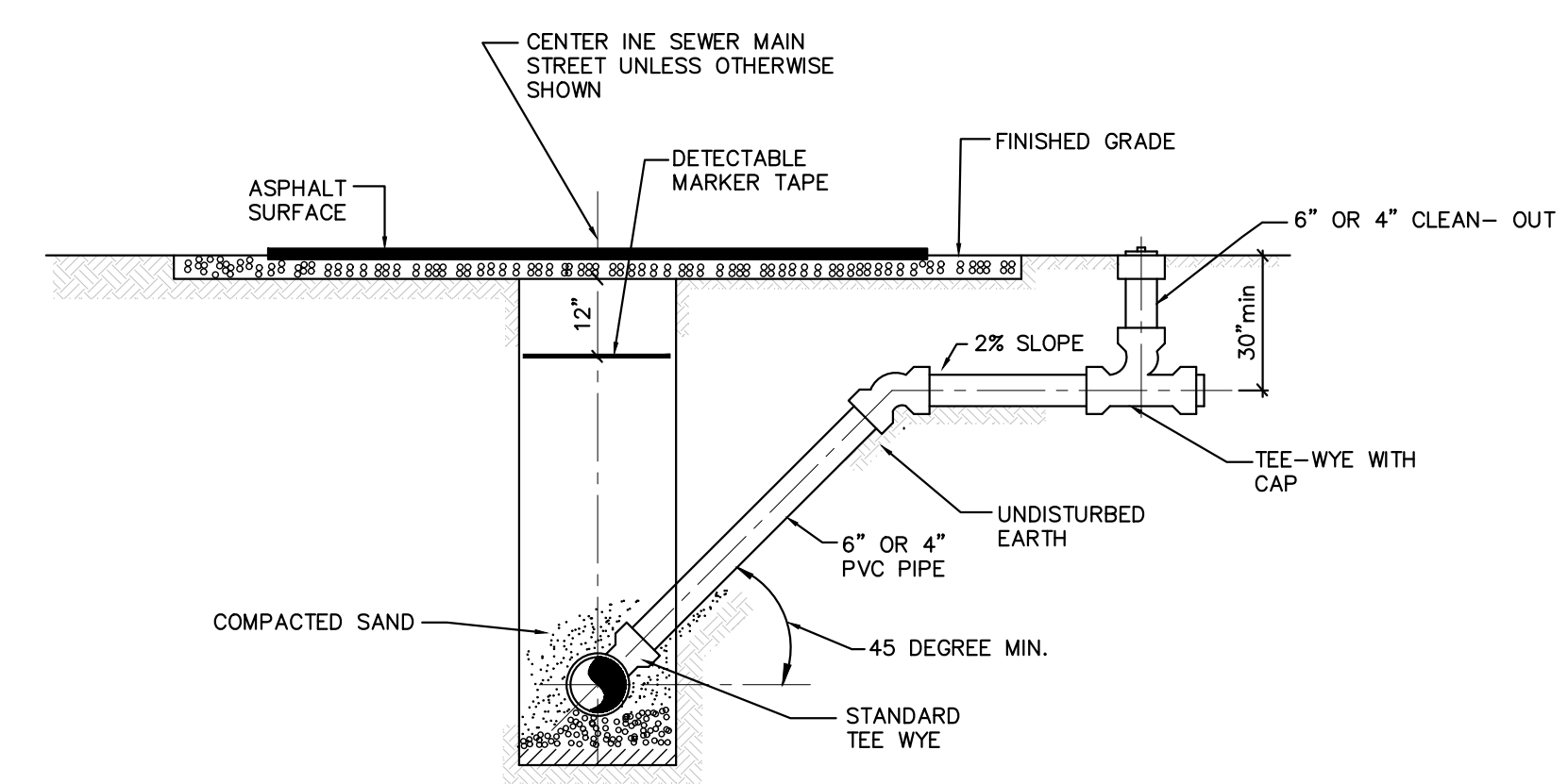
- NOTES:
1. A VERTICAL SEPARATION DISTANCE OF A MINIMUM OF 18" MUST BE MAINTAINED.
 2. IF MINIMUM VERTICAL SEPARATION IS NOT POSSIBLE THEN THE SEWER MAIN MUST BE ENCASED FOR A DISTANCE 20'-0" CENTERED ON THE POINT OF CROSSING AND SEWER MAIN MUST BE OF WATER QUALITY (i.e. DR. 18 AWWA C900).

WATERMAIN CROSSING
 DETAIL N.T.S.



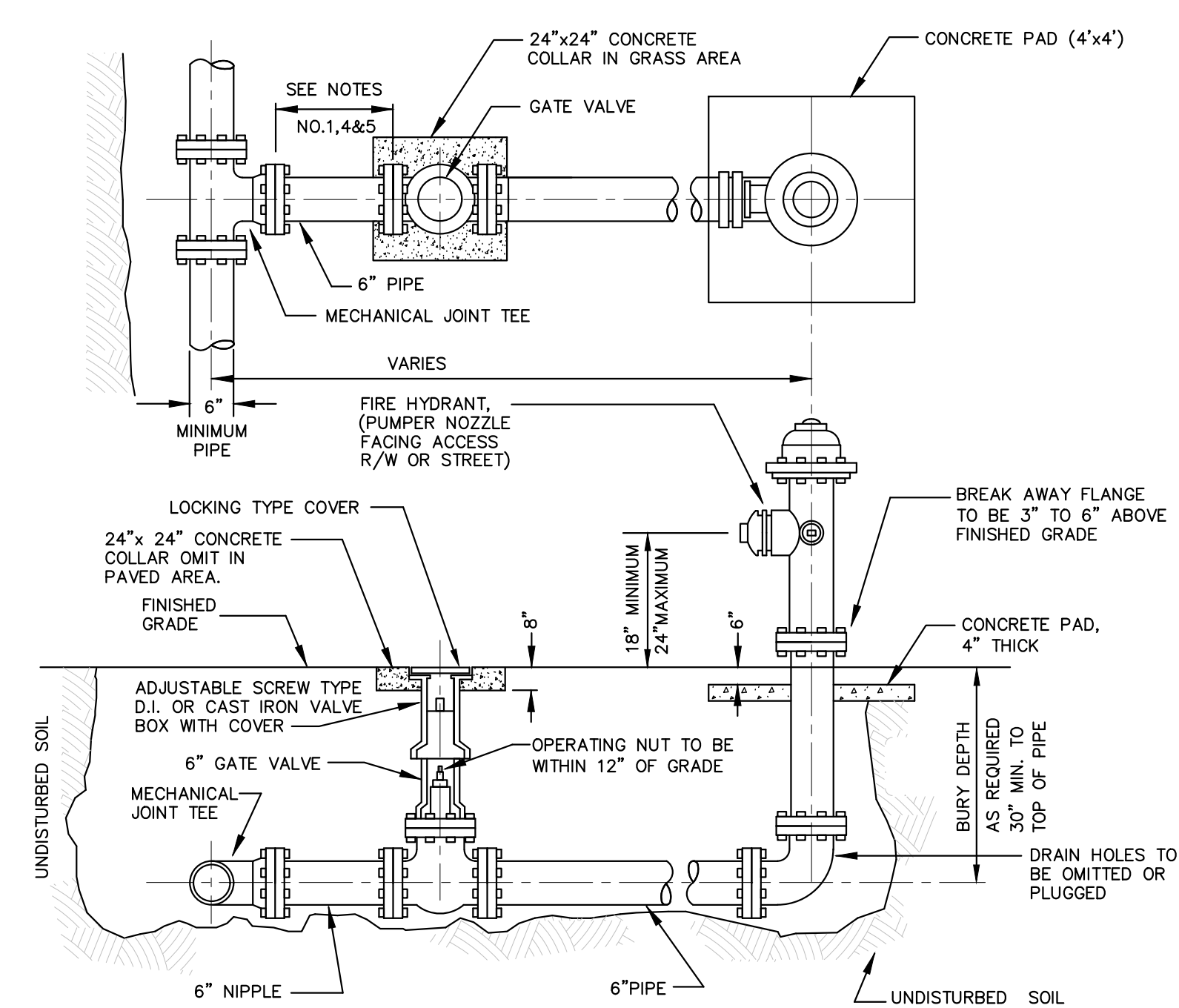
- NOTES:
1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL OR BRASS. ALL FITTINGS 3" AND LARGER SHALL BE DUCTILE IRON
 2. BACKFLOW PREVENTER ASSEMBLIES SHALL BE FEBCO MODEL (SEE BELOW) OR ENGINEER APPROVED EQUAL:
- 2" AND SMALLER: 825Y
 2-1/2" AND LARGER: 825YD
3. ON ASSEMBLIES 2" AND LARGER, ISOLATION GATE VALVES ARE INCLUDED IN ASSEMBLY.

ABOVE GROUND REDUCED PRESSURE ZONE BACKFLOW PREVENTER ASSEMBLY
 DETAIL N.T.S.



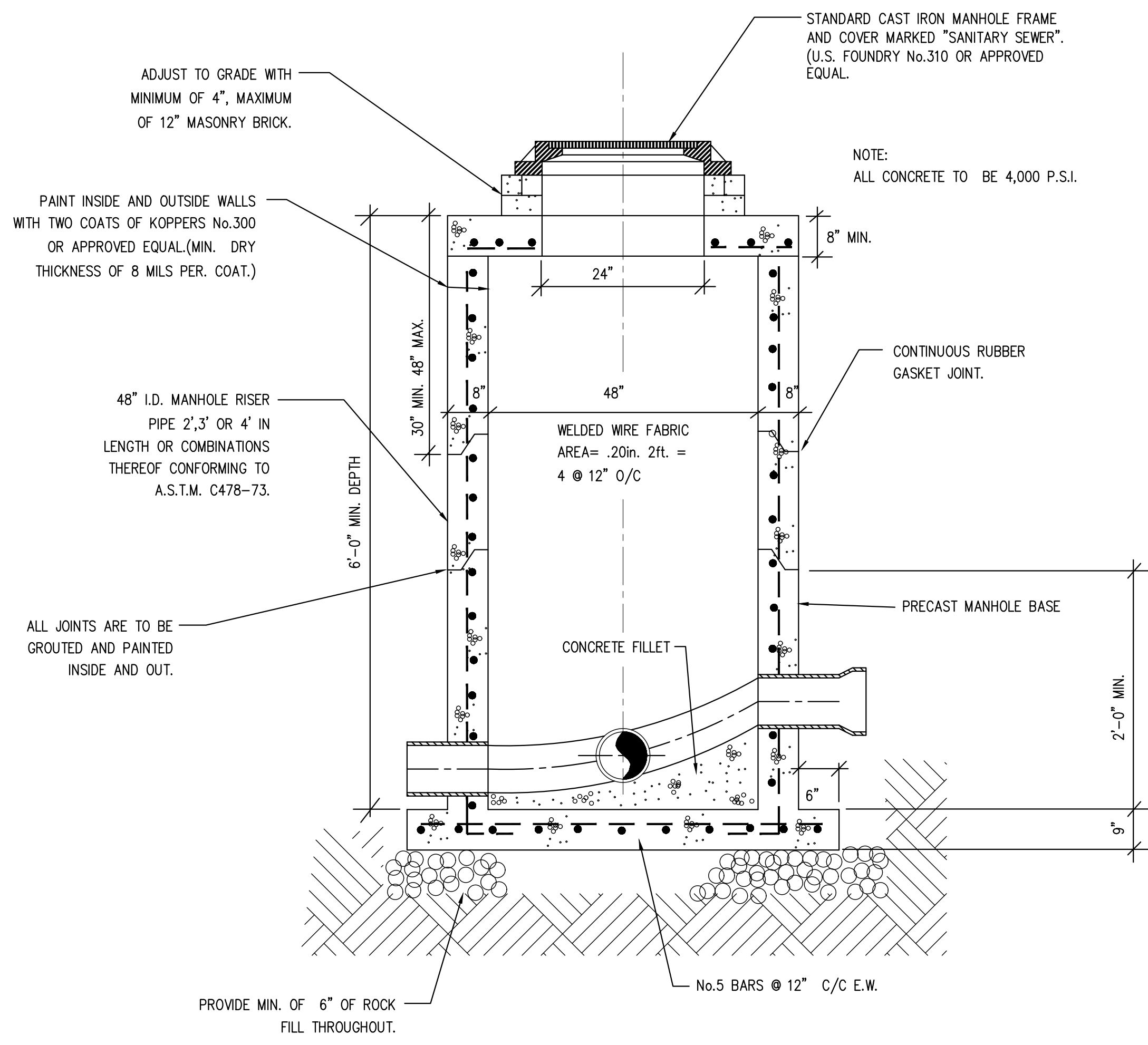
THOROUGHLY COMPACT PEA GRAVEL AGAINST UNDISTURBED EARTH, GRAVEL OR CONCRETE ENCASED TO PREVENT MOVEMENT.

SANITARY SEWER LATERAL
 DETAIL N.T.S.

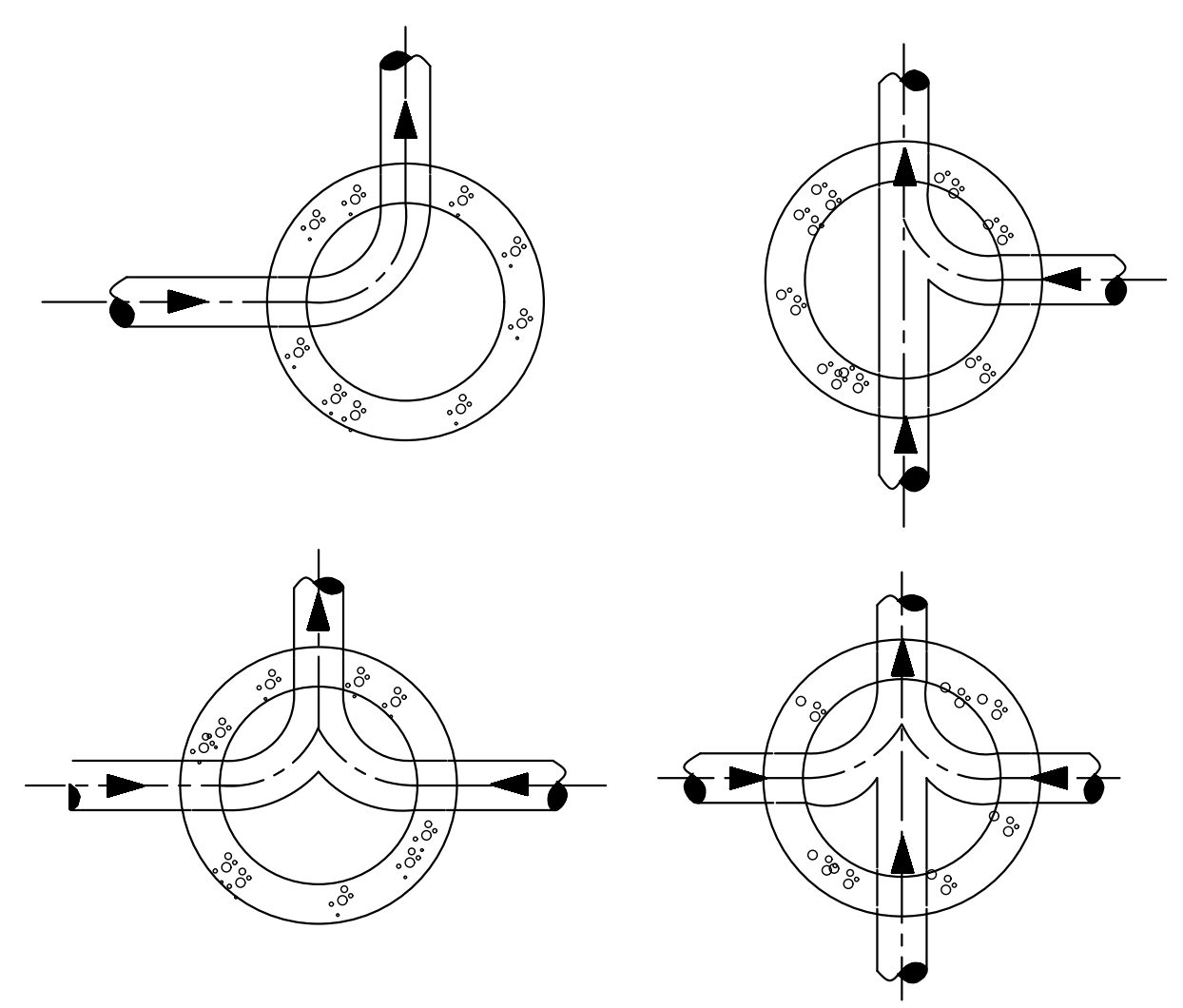


- NOTES
1. USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
 2. DUCTILE IRON TO BE USED FOR FIRE HYDRANT ASSEMBLY.
 3. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
 4. THE FIRE HYDRANT ASSEMBLY SHALL CONSIST OF AN APPROVED SHUT OFF VALVE INSTALLED AT THE MAINLINE JUNCTURE, AND SHALL INCLUDE A SECOND VALVE WHENEVER THE LENGTH TO THE FIRE HYDRANT EXCEEDS 16 FEET.

FIRE HYDRANT ASSEMBLY
 DETAIL N.T.S.



SANITARY SEWER MANHOLE
 DETAIL N.T.S.



INVERT CHANNEL FLOW DIRECTION
 DETAIL N.T.S.

DESIGN DISTRICT ARCHITECTS

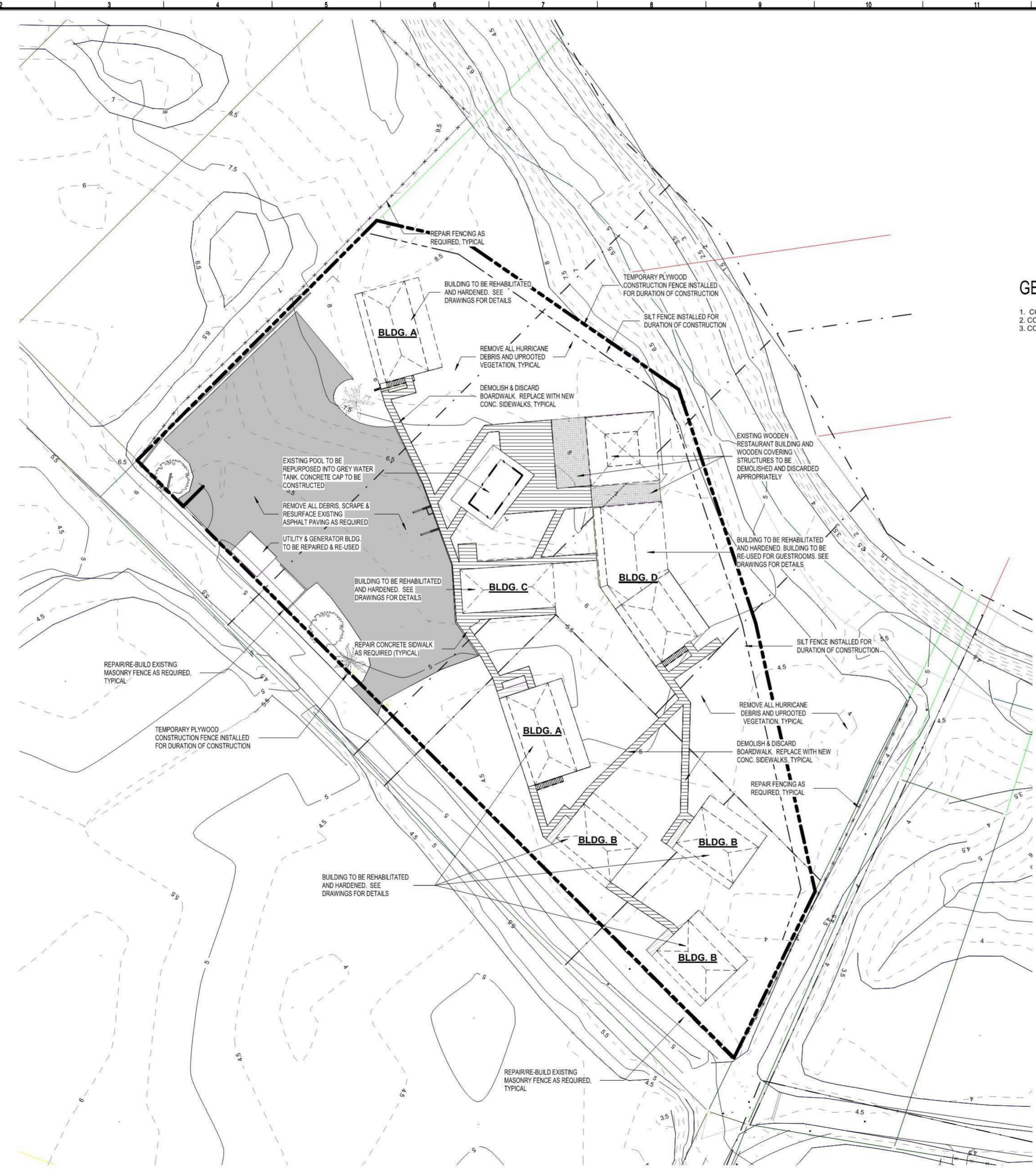
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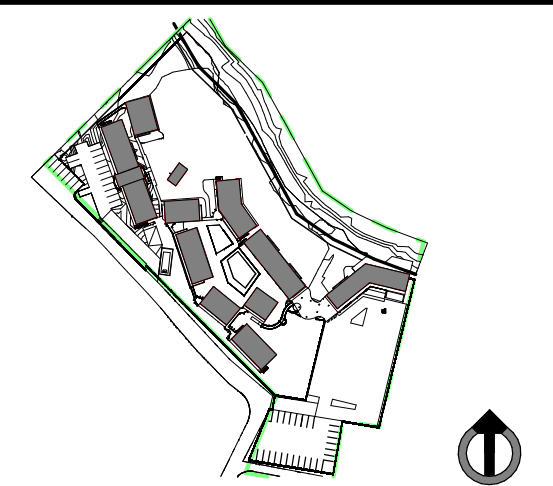
GENERAL NOTES

1. CONTRACTOR TO RE-ESTABLISH AND REPAIR CONNECTION TO ELECTRICAL UTILITY COMPANY AS REQUIRED.
2. CONTRACTOR TO RE-ESTABLISH AND REPAIR CONNECTION TO WATER UTILITY AS REQUIRED.
3. CONTRACTOR TO RE-ESTABLISH AND REPAIR CONNECTION TO PUBLIC SEWER SYSTEM AS REQUIRED.



1 SITE PLAN
 A110 SCALE: 1" = 30'-0"

ISSUANCES		
No.	Drawing Issue Description	Date
A	CZM Permit Submission	12-4-2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

APPROVED REPAIRS SITE PLAN

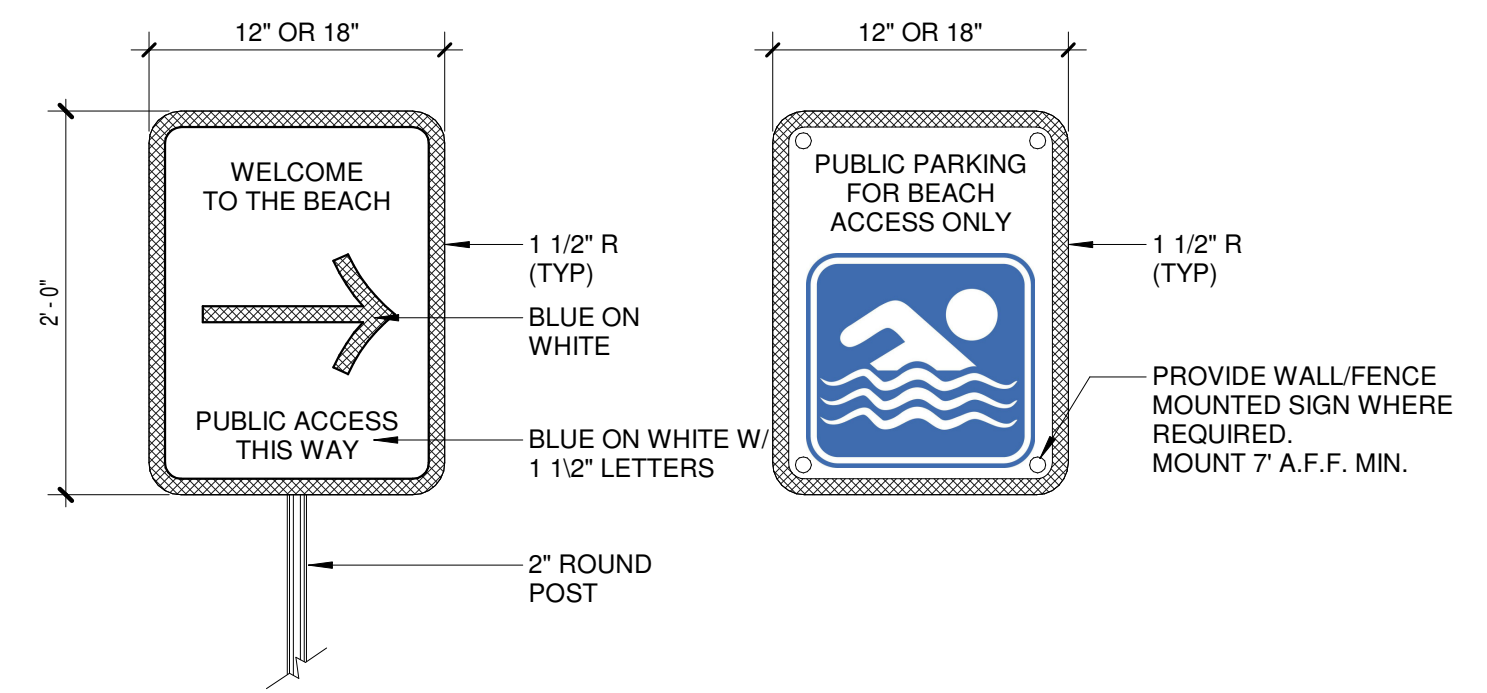
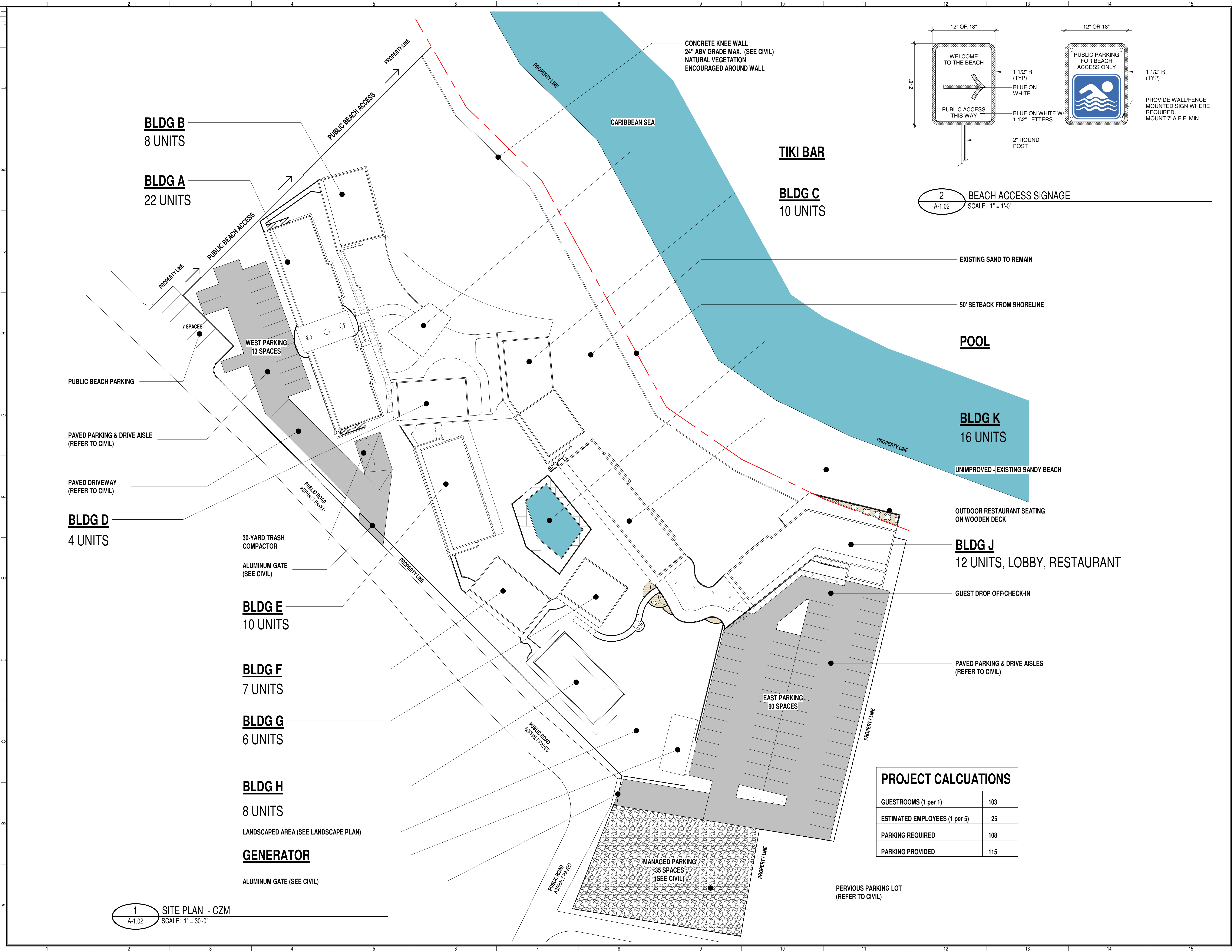
C. BROWNE 2020025
 Project Architect Project No.
 11/01/23 Date



A-1.01

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-1.01 - APPROVED REPAIRS SITE PLAN
 Autodesk Docs://Hibiscus Hurricane Repair/HIBISCUS_PROJECT FILE.rvt
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PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-1.02 - PROPOSED SITE PLAN
 Autodesk Docs://Hibiscus Hurricane Repair/HIBISCUS_PROJECT FILE.rvt
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2 BEACH ACCESS SIGNAGE
 A-1.02 SCALE: 1" = 1'-0"

1 SITE PLAN - CZM
 A-1.02 SCALE: 1" = 30'-0"

PROJECT CALCULATIONS	
GUESTROOMS (1 per 1)	103
ESTIMATED EMPLOYEES (1 per 5)	25
PARKING REQUIRED	108
PARKING PROVIDED	115

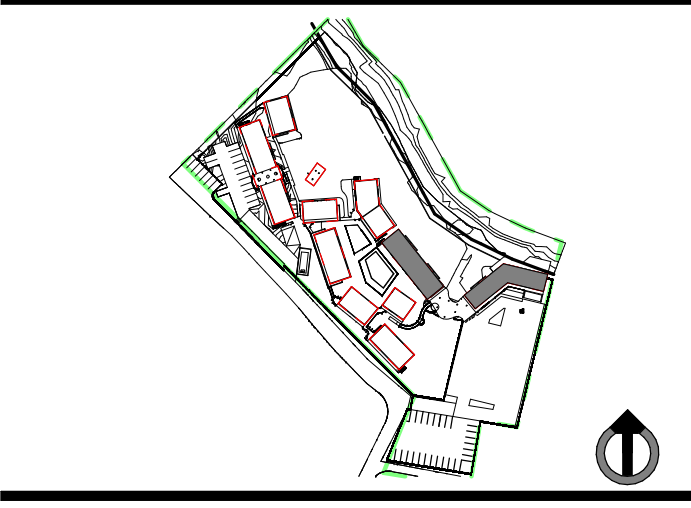
DESIGN DISTRICT ARCHITECTS

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Damian Cartwright, P.E.
 Build Tec, LLC
 St. Croix USVI, 00820
 Tel: (340)-513-6918

SCOPE DOCUMENTS
 The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES		
No.	Drawing Issue Description	Date
A	CZM Permit Submission	12-4-2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC
PROPOSED SITE PLAN

C. BROWNE 2020025
 Project Architect Project No.
 10/30/23 Date

Signature A-1.02

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-1.03 - COLOR SITE PLAN
 Autodesk Docs://Hibiscus Hurricane Repair/HIBISCUS_PROJECT FILE.rvt
 12/4/2023 7:35:56 PM



1 SITE PLAN - COLOR
 A-1.03 SCALE: 1/32" = 1'-0"

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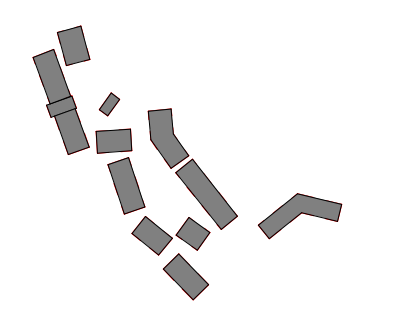
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 Tel: (340)-513-6918



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HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

COLOR SITE PLAN

Checker	2020025
Project Architect	Project No.
	12/02/23
	Date



A-1.03

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Damian Cartwright, P.E.
 Build Tec, LLC
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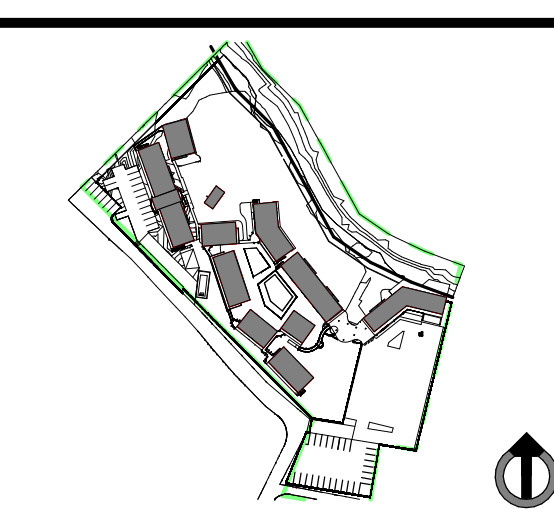


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A	CZM Permit Submission	12-4-2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

LANDSCAPE & IRRIGATION PLAN

C. BROWNE 2020025
 Project Architect Project No.
 10/30/23
 Date

John J. Woods A-1.04
 Drawing No.

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-1.04 - LANDSCAPE & IRRIGATION PLAN
 Autodesk Docs://Hibiscus Hurricane Repair/HIBISCUS_PROJECT FILE.rvt
 12/4/2023 7:36:25 PM



TREE LEGEND				
SYMBOL	QTY.	CATEGORY	COMMON	BOTANICAL
		LEGACY TREES	MAMBO MAHOGA NY TUR	
		SHADE TREES	SEA GRAPE LIGNUM VITAE	
		FLOWERING TREES OR PLANTS	JAMAICAN SEA LAVENDER CAPE JAMAICAN WHITE FRANGIPANI COCO PLUM	ARGUSIA FRAXINUS ODES CAPARIS PLUMERIA ALBA CHRYSOBALANUS ICACO
		PALMS	QUEEN PALMS ROYAL PALMS	
		CONSERVATION AREA (PRUNED AND MAINTAINED NATURAL VEGETATION)		

1 LANDSCAPE & IRRIGATION PLAN
 A-1.04 SCALE: 1" = 30'-0"

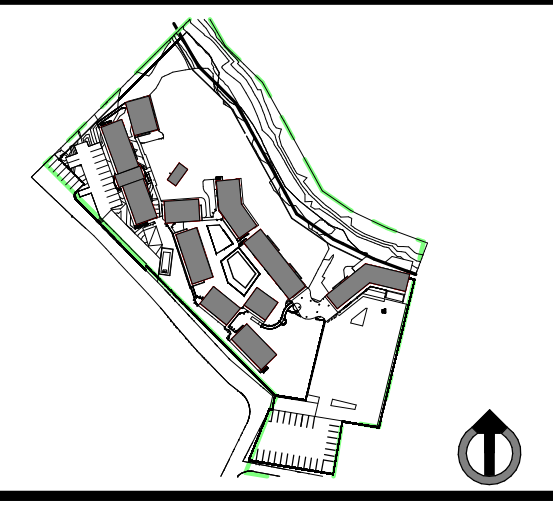
PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-1.05 - EXISTING VS NEW DIAGRAM
 Autodesk Docs://Hibiscus Hurricane Repair/HIBISCUS_PROJECT FILE.rvt
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FOOTPRINT LEGEND		
DEMOLISHED IN PREVIOUS PHASE		2,625 SF
EXISTING TO REMAIN		12,945 SF
NEW FOOTPRINT		18,944 SF

1 SITE DIAGRAM - EXISTING VS NEW
 A-1.05 SCALE: 1" = 30'-0"

ISSUANCES		
No.	Drawing Issue Description	Date



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108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

EXISTING VS NEW DIAGRAM

Checker	2020025
Project Architect	Project No.
	11/29/23
	Date

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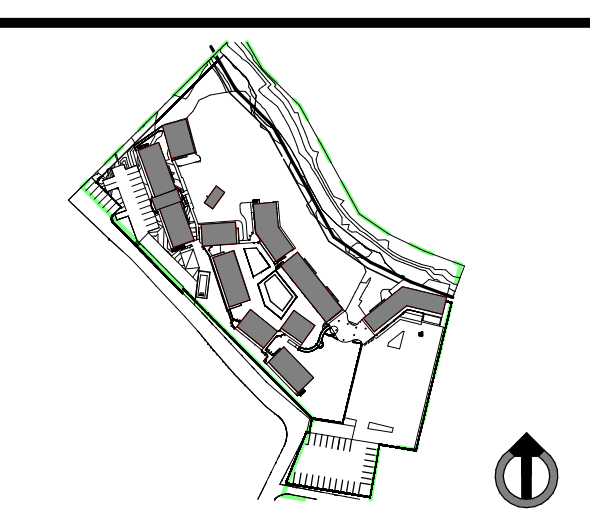


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108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

POTABLE WATER COLLECTION

C. BROWNE
 Project Architect

2020025
 Project No.
 11/05/23
 Date

[Signature] **A-1.06**

NOT ISSUED FOR CONSTRUCTION

ESTIMATED DAILY WATER CONSUMPTION

GUESTROOMS	11,948 GAL.
FOOD & BEVERAGE	4,200 GAL.
POOL	1,200 GAL.
BOH/SUPPORT	3,500 GAL.

TOTAL E.D.C.* 20,848 GAL.

*ESTIMATED DAILY CONSUMPTION

WATER STORAGE CAPACITY

EXISTING	80,000 GAL.
PROPOSED	170,000 GAL.

TOTAL CAPACITY 250,000 GAL.



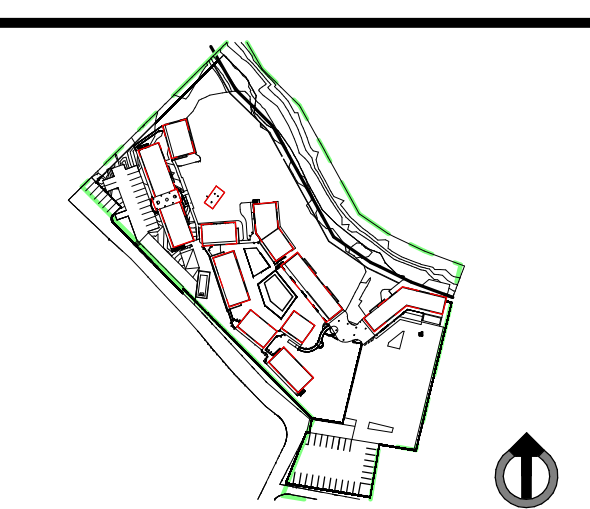
LEGEND

EXISTING CISTERNS

PROPOSED CISTERNS

1 POTABLE WATER COLLECTION PLAN
 A-1.06 SCALE: 1/32" = 1'-0"

ISSUANCES		
No.	Drawing Issue Description	Date
A	CZM Permit Submission	12-4-2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

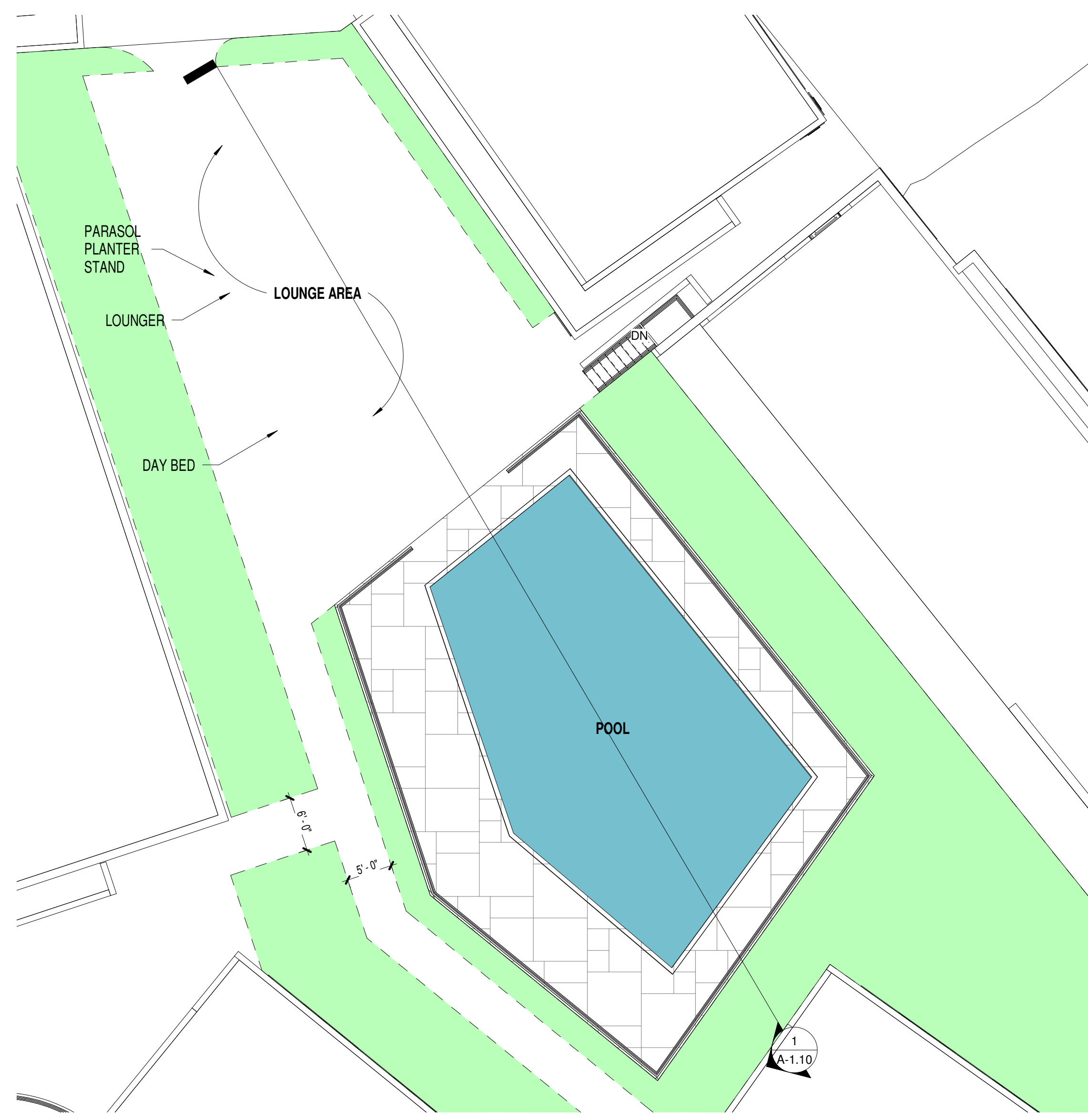
108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

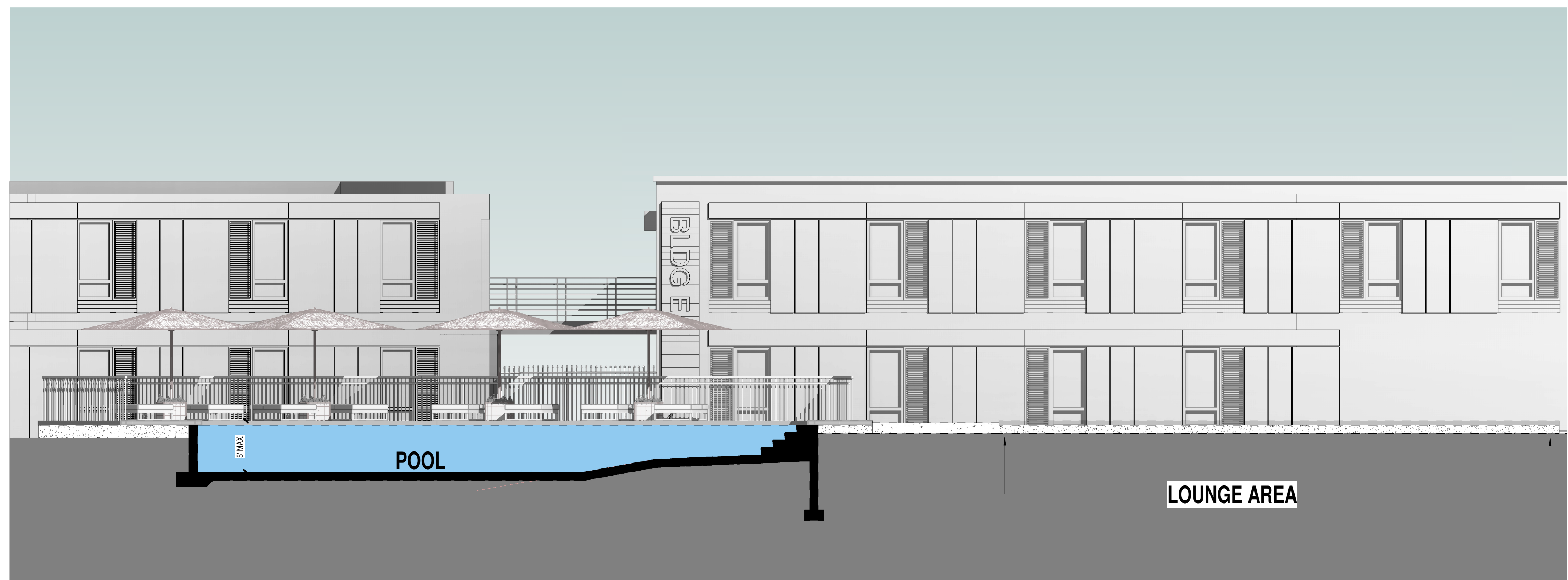
POOL

C. BROWNE
 Project Architect
 2020025
 Project No.
 11/02/23
 Date

 **A-1.10**



2 SITE PLAN - POOL
 A-1.10 SCALE: 1" = 10'-0"



1 SECTION THROUGH POOL
 A-1.10 SCALE: 3/16" = 1'-0"

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-1.10 - POOL
 Autodesk Docs://Hibiscus Hurricane Repair/HIBISCUS_PROJECT FILE.rvt
 12/4/2023 7:37:51 PM

SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
A	CZM Permit Submission	12-4-2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

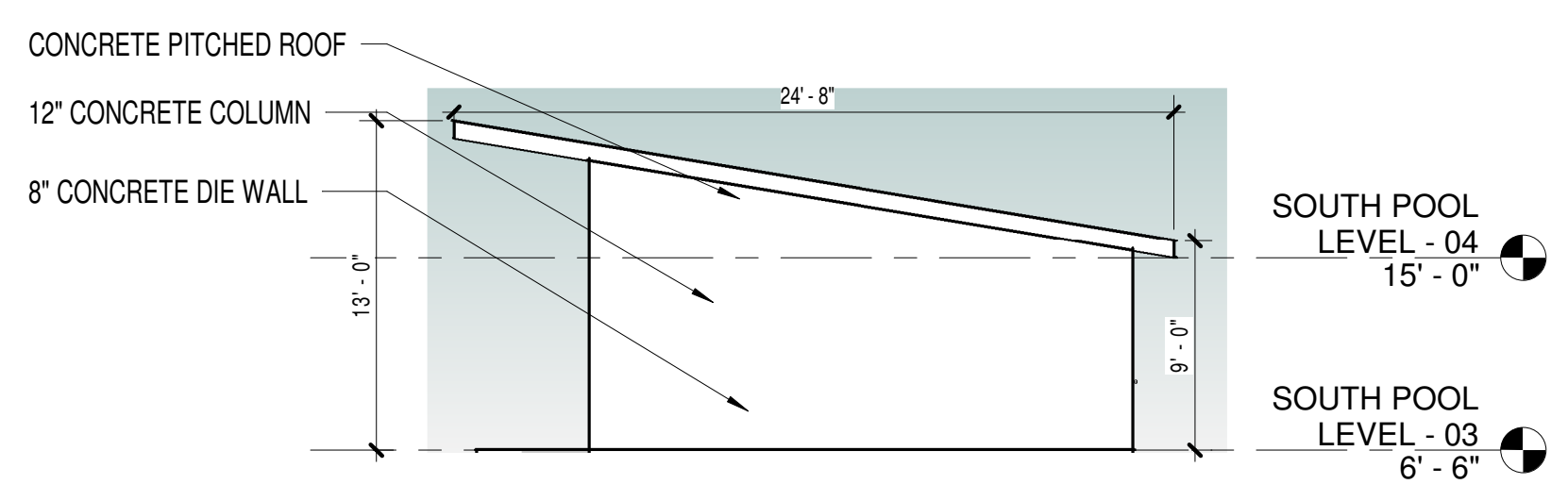
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Hibiscus Beach, LLC

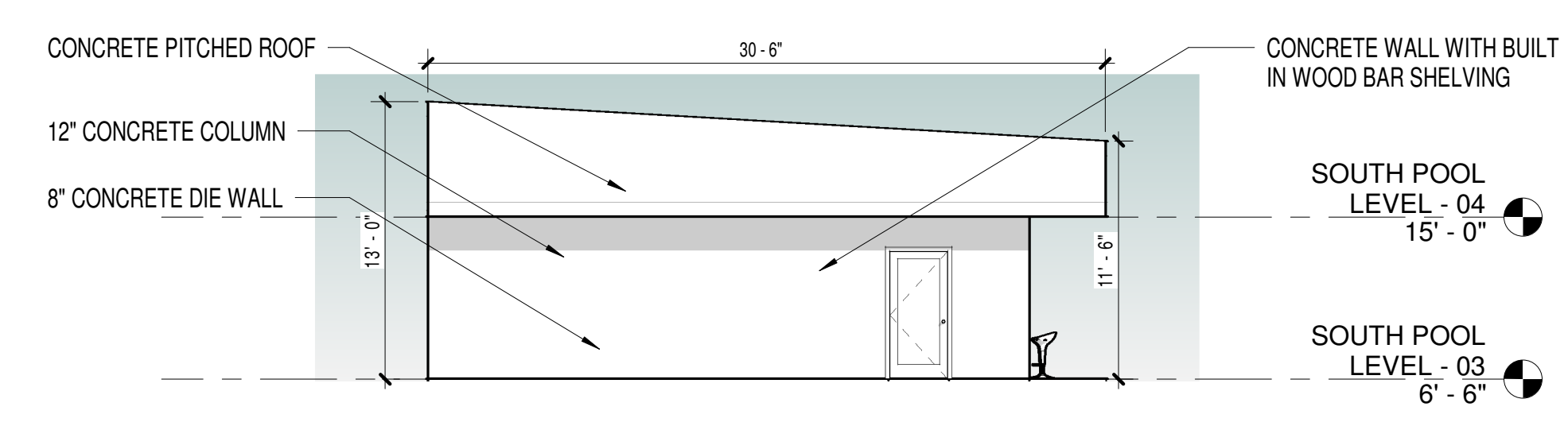
TIKI BAR

C. BROWNE	2020025
Project Architect	Project No.
	11/03/23
	Date

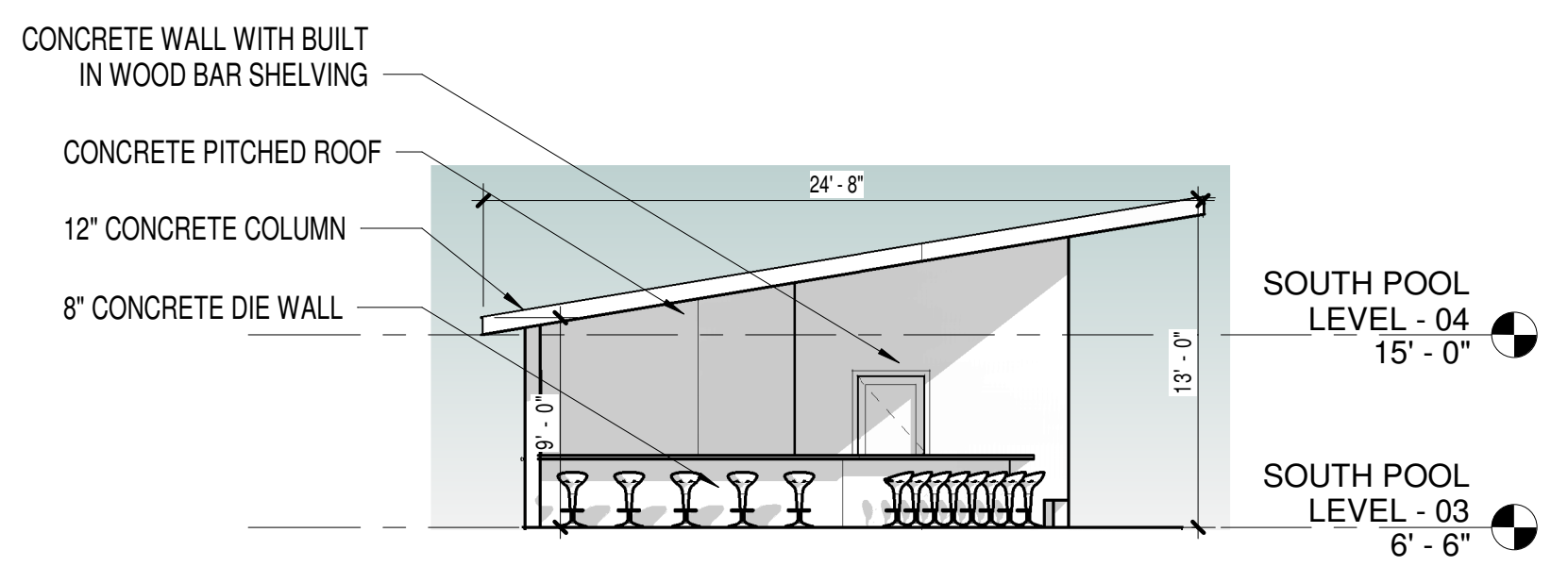
John J. Woods A-1.20



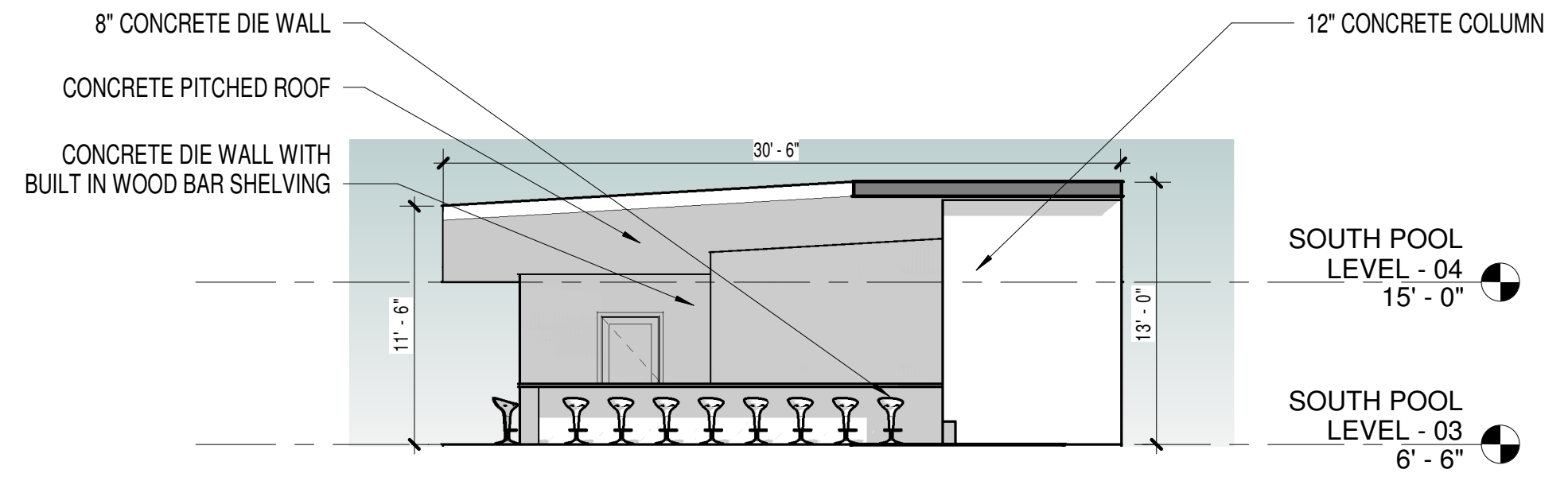
2 TIKI BAR - EAST ELEVATION
 A-1.20 SCALE: 1/8" = 1'-0"



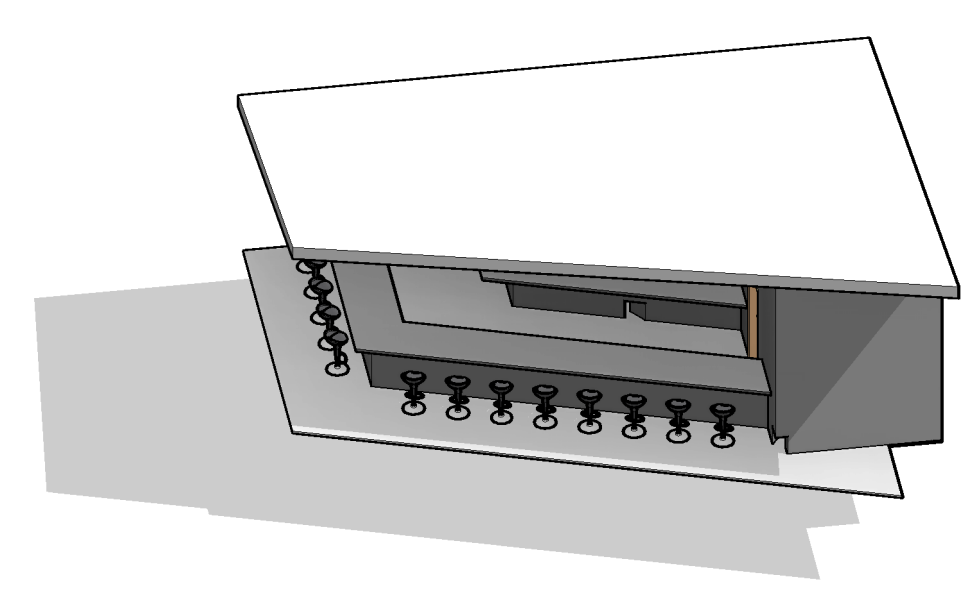
3 TIKI BAR - NORTH ELEVATION
 A-1.20 SCALE: 1/8" = 1'-0"



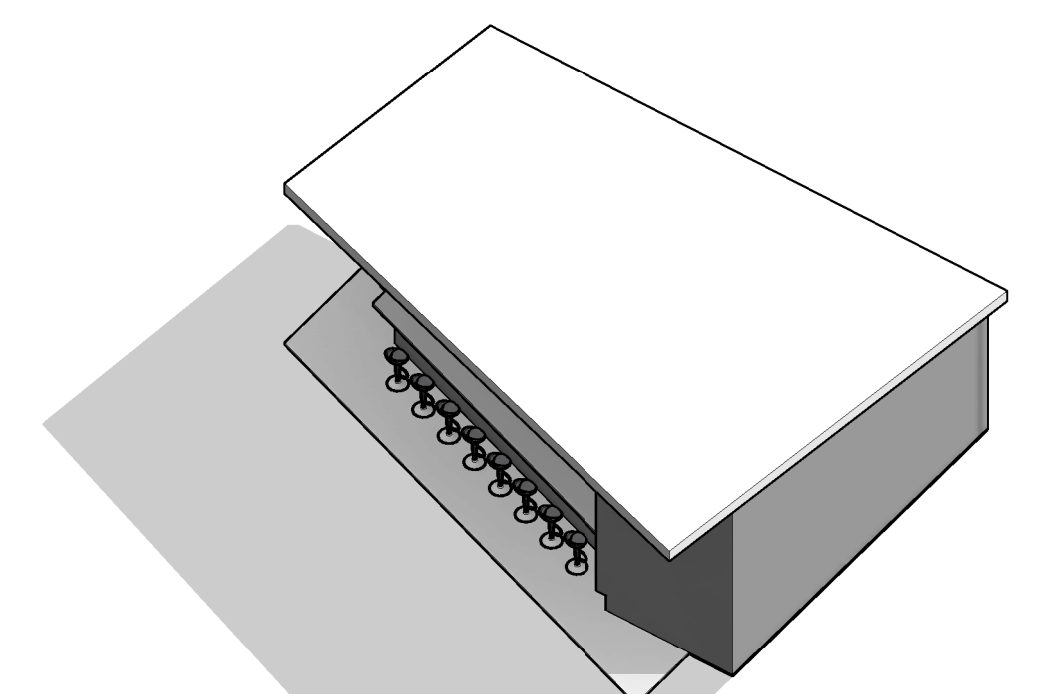
5 TIKI BAR - WEST ELEVATION
 A-1.20 SCALE: 1/8" = 1'-0"



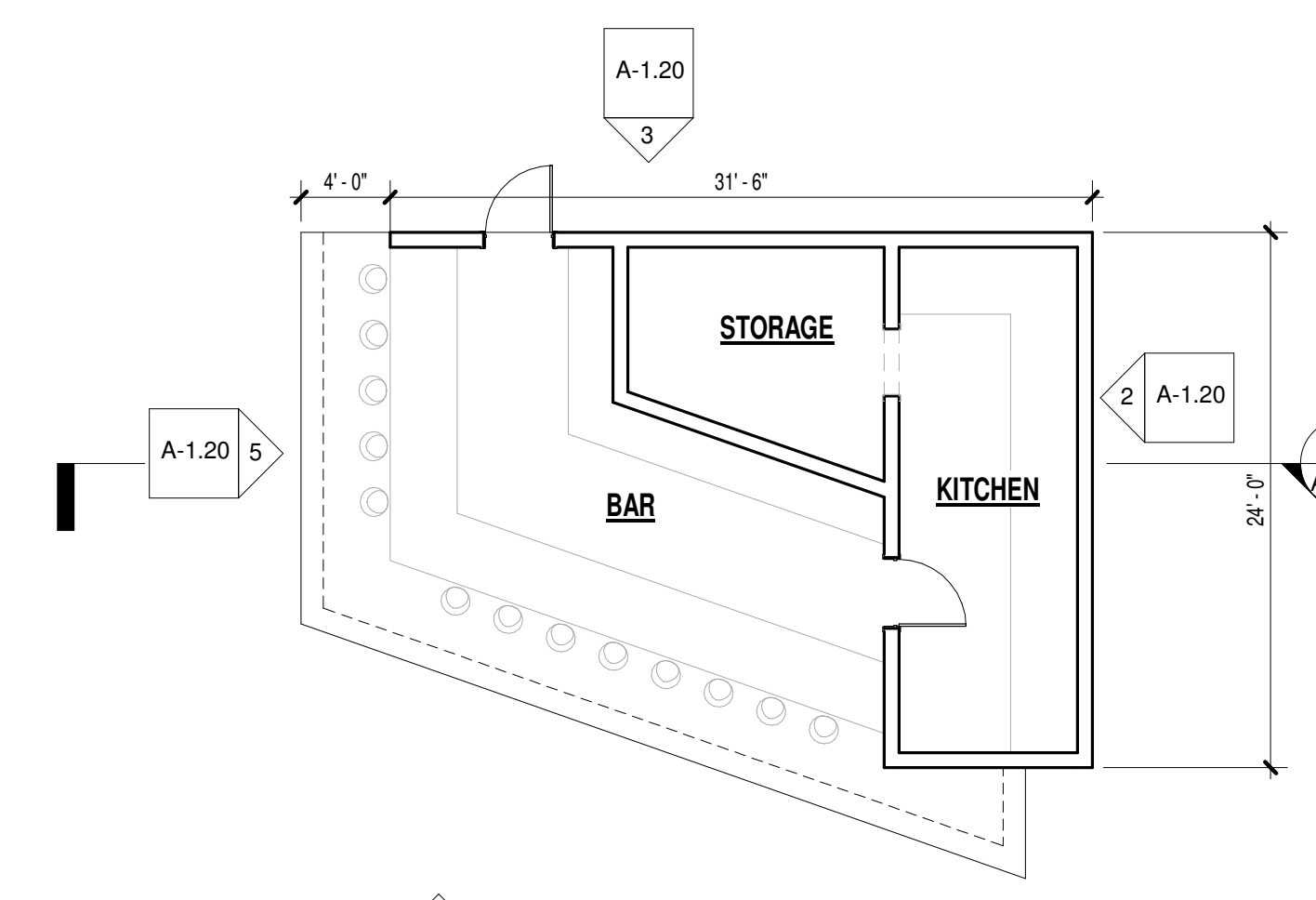
4 TIKI BAR - SOUTH ELEVATION
 A-1.20 SCALE: 1/8" = 1'-0"



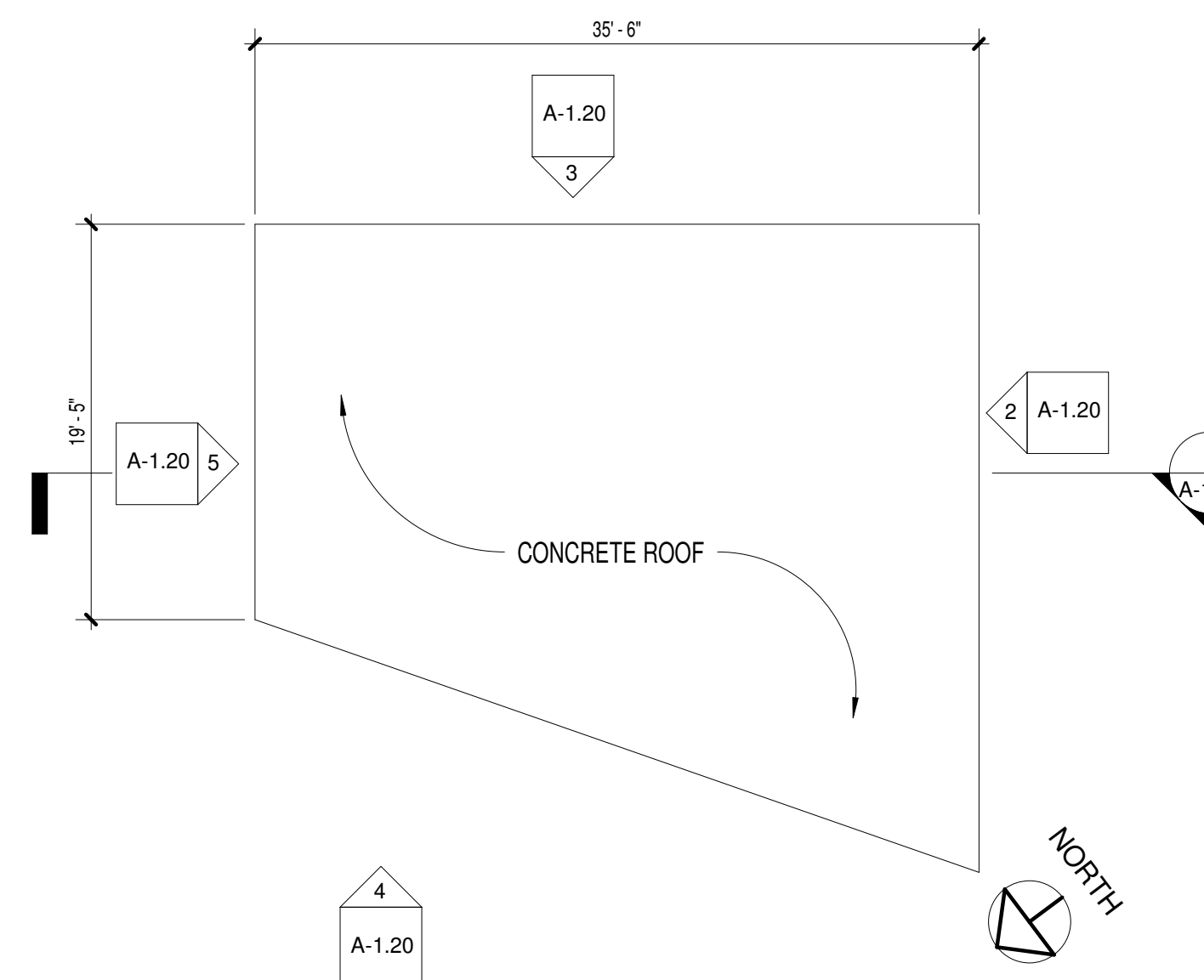
6 TIKI BAR - 1
 A-1.20 SCALE:



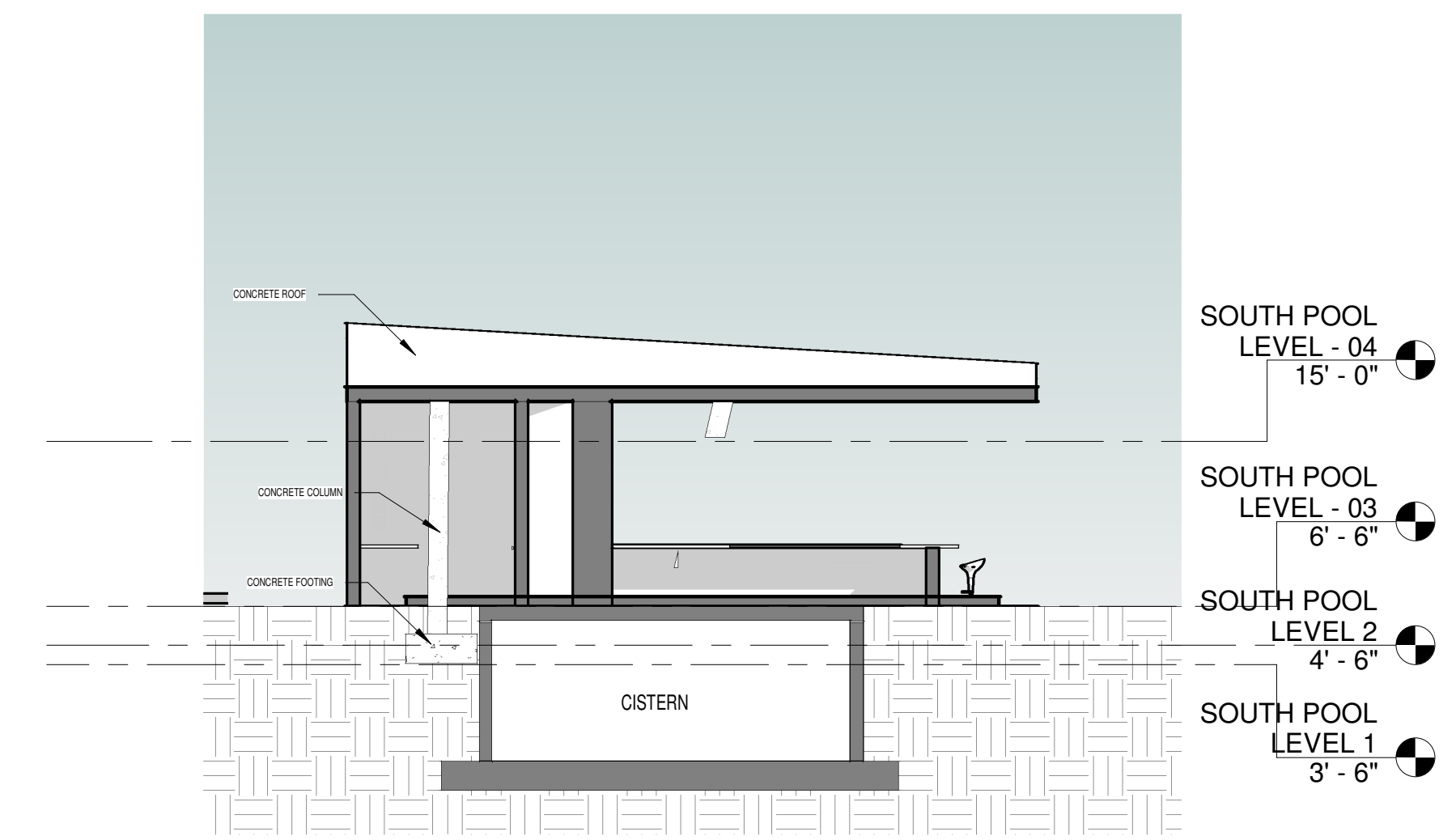
8 TIKI BAR - 2
 A-1.20 SCALE:



1 TIKI BAR - LEVEL 01
 A-1.20 SCALE: 1/8" = 1'-0"



7 TIKI BAR - ROOF
 A-1.20 SCALE: 1/8" = 1'-0"



9 SECTION AT TIKI BAR
 A-1.20 SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-1.20 - TIKI BAR
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 Website: www.designdistrictvi.com

DESIGN DISTRICT, PLLC

Damian Cartwright, P.E.
 Build Tec, LLC
 St. Croix USVI, 00820
 Tel: (340)-513-6918



SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
A	CZM Permit Submission	12 - 4 - 2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

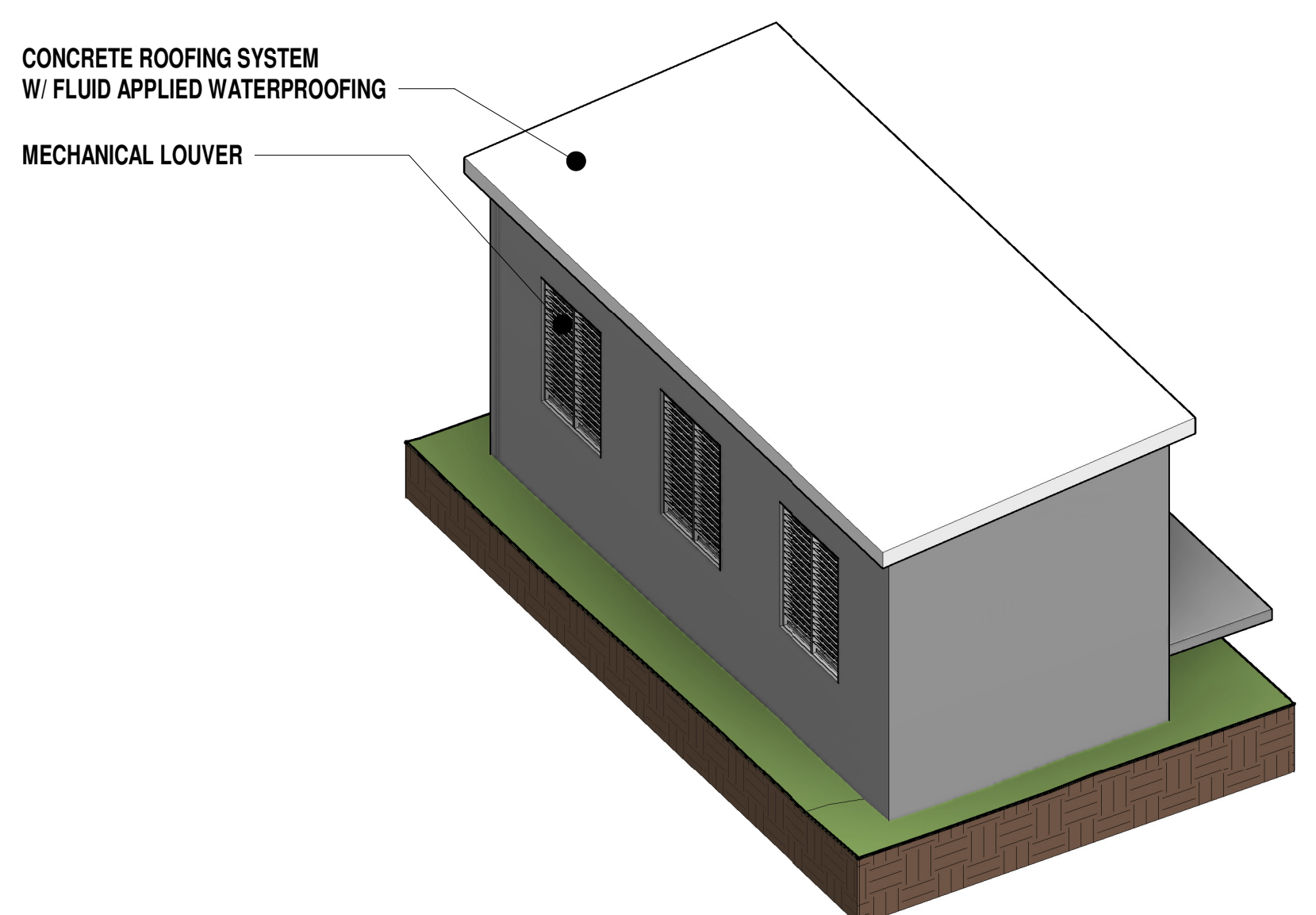
108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

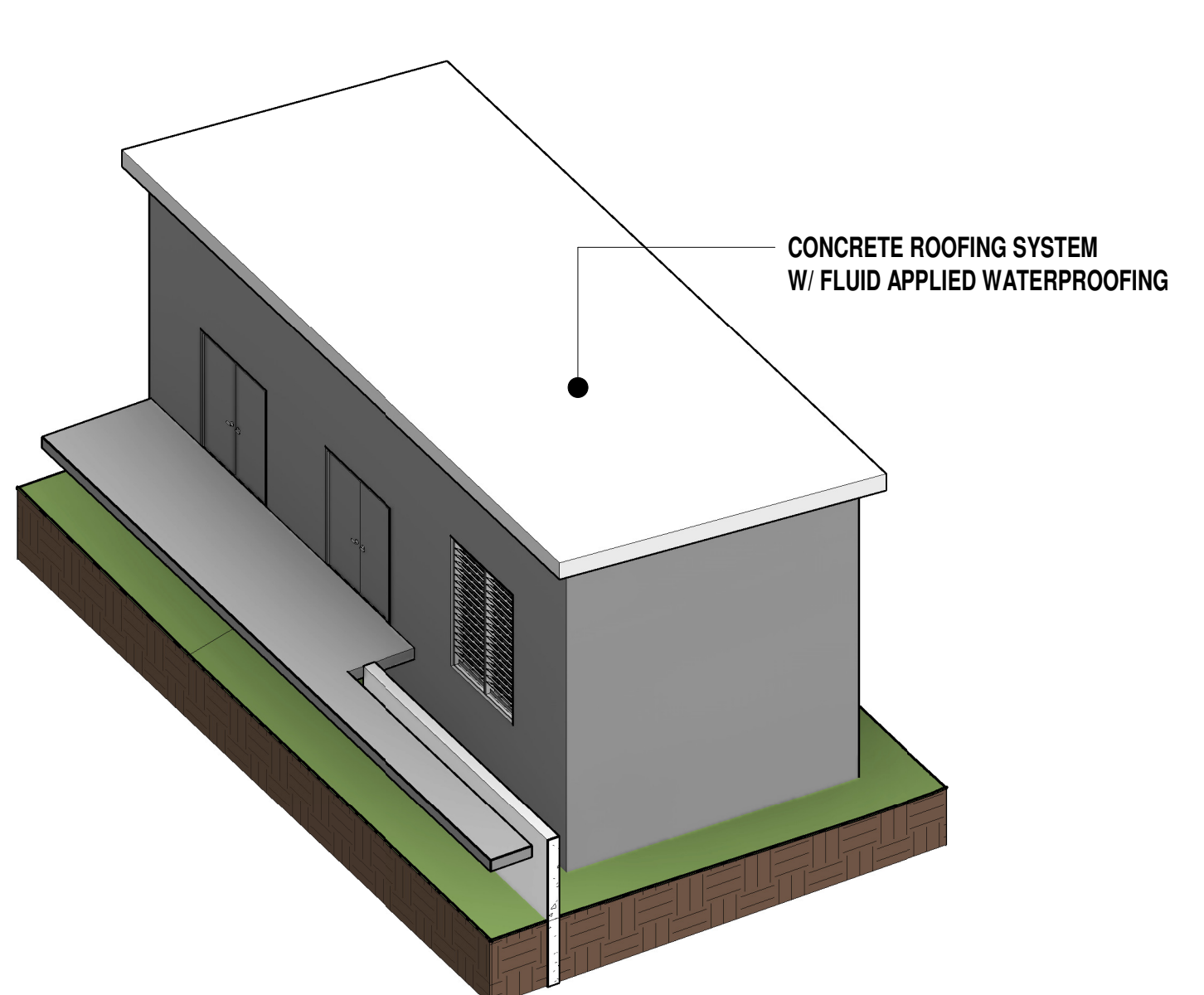
GENERATOR BLDG

C. BROWNE
 Project Architect
 2020025
 Project No.
 11/03/23
 Date

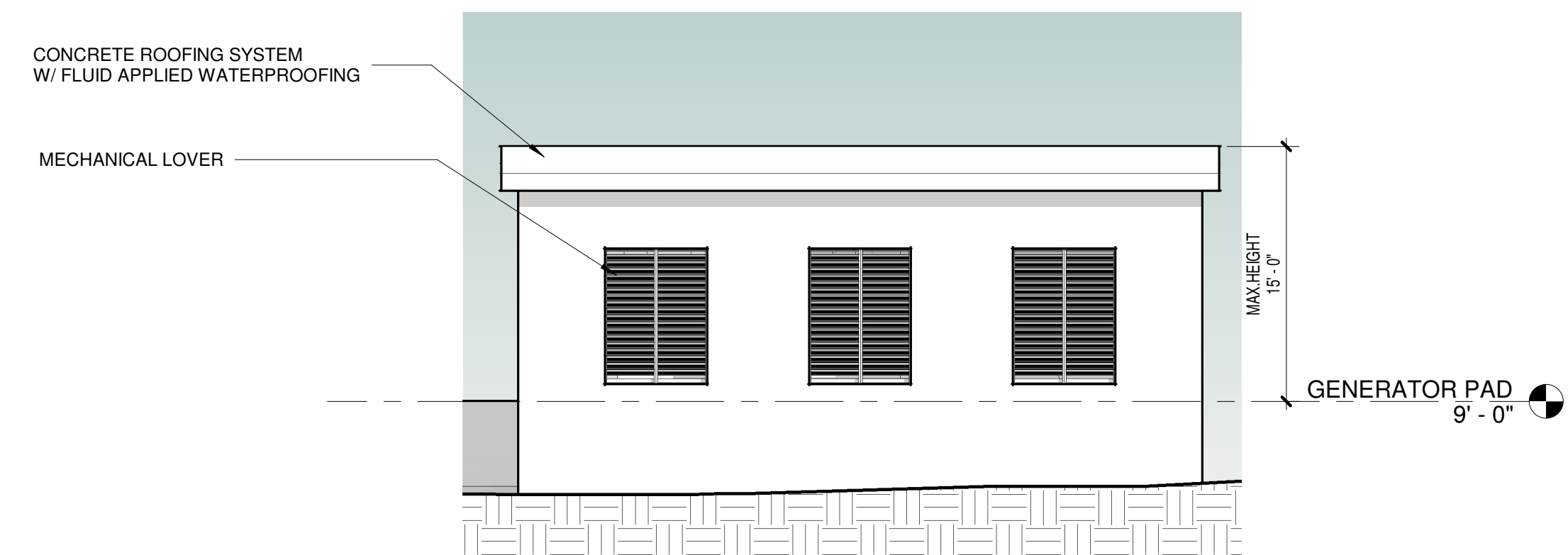
Signature A-1.30



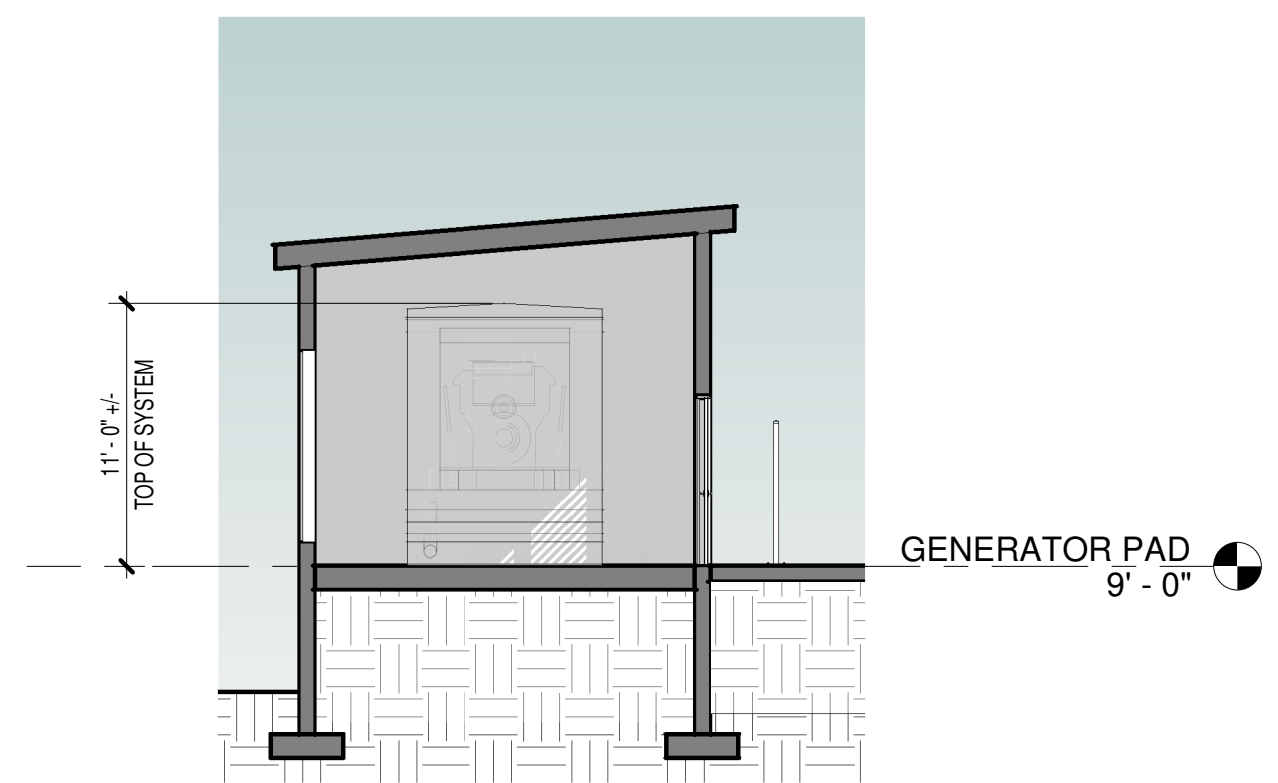
5 GENERATOR - 2
 A-1.30 SCALE:



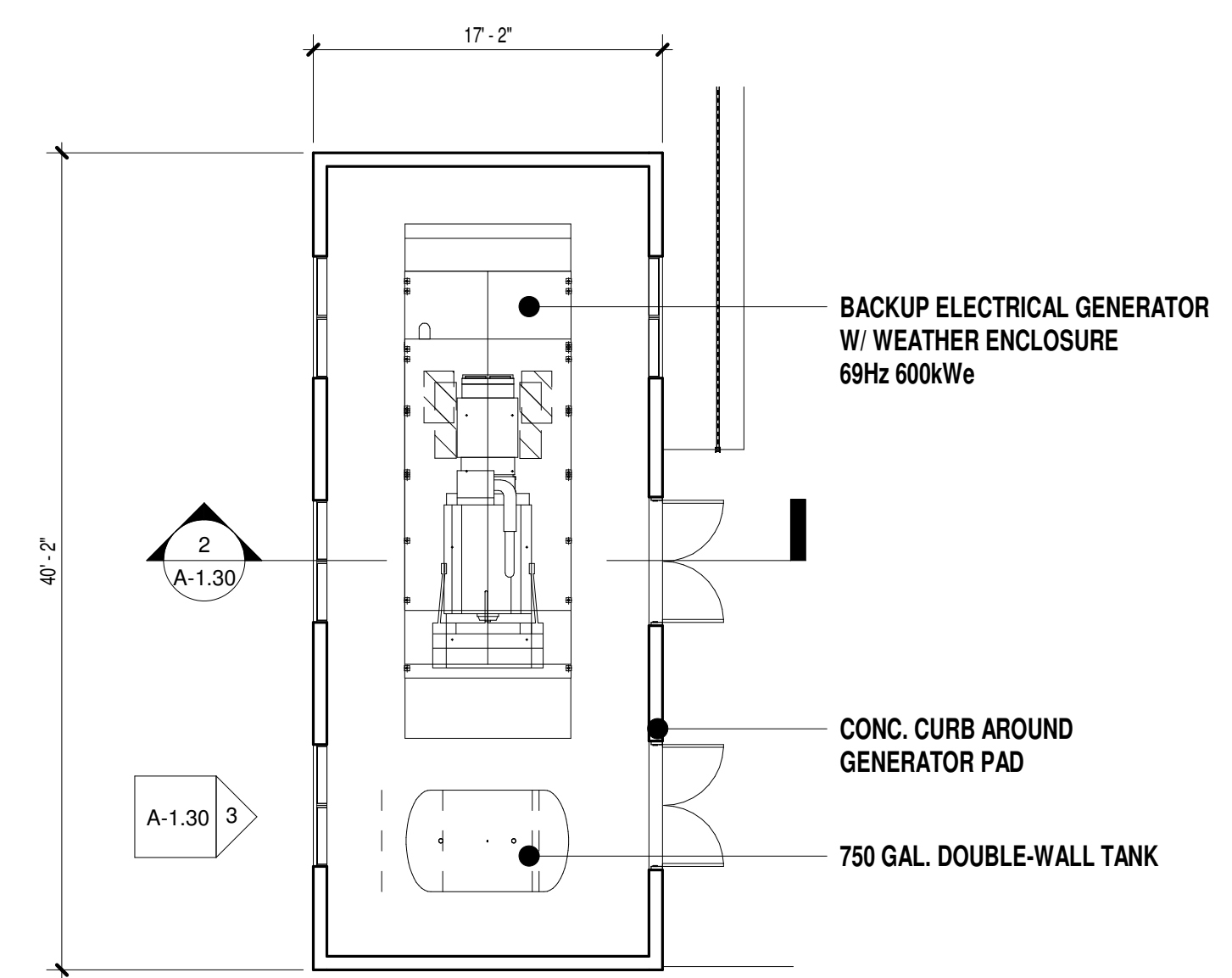
4 GENERATOR - 1
 A-1.30 SCALE:



3 GENERATOR - ELEVATION 1
 A-1.30 SCALE: 1/8" = 1'-0"



2 GENERATOR BLDG - SECTION, TYPICAL
 A-1.30 SCALE: 1/8" = 1'-0"



1 GENERATOR PAD
 A-1.30 SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-1.30 - GENERATOR BLDG
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 Website: www.designdistrictvi.com

DESIGN DISTRICT, PLLC

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 St. Croix USVI, 00820
 Tel: (340)-513-6918



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ISSUANCES

No.	Drawing Issue Description	Date
A	CZM Permit Submission	12 - 4 - 2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

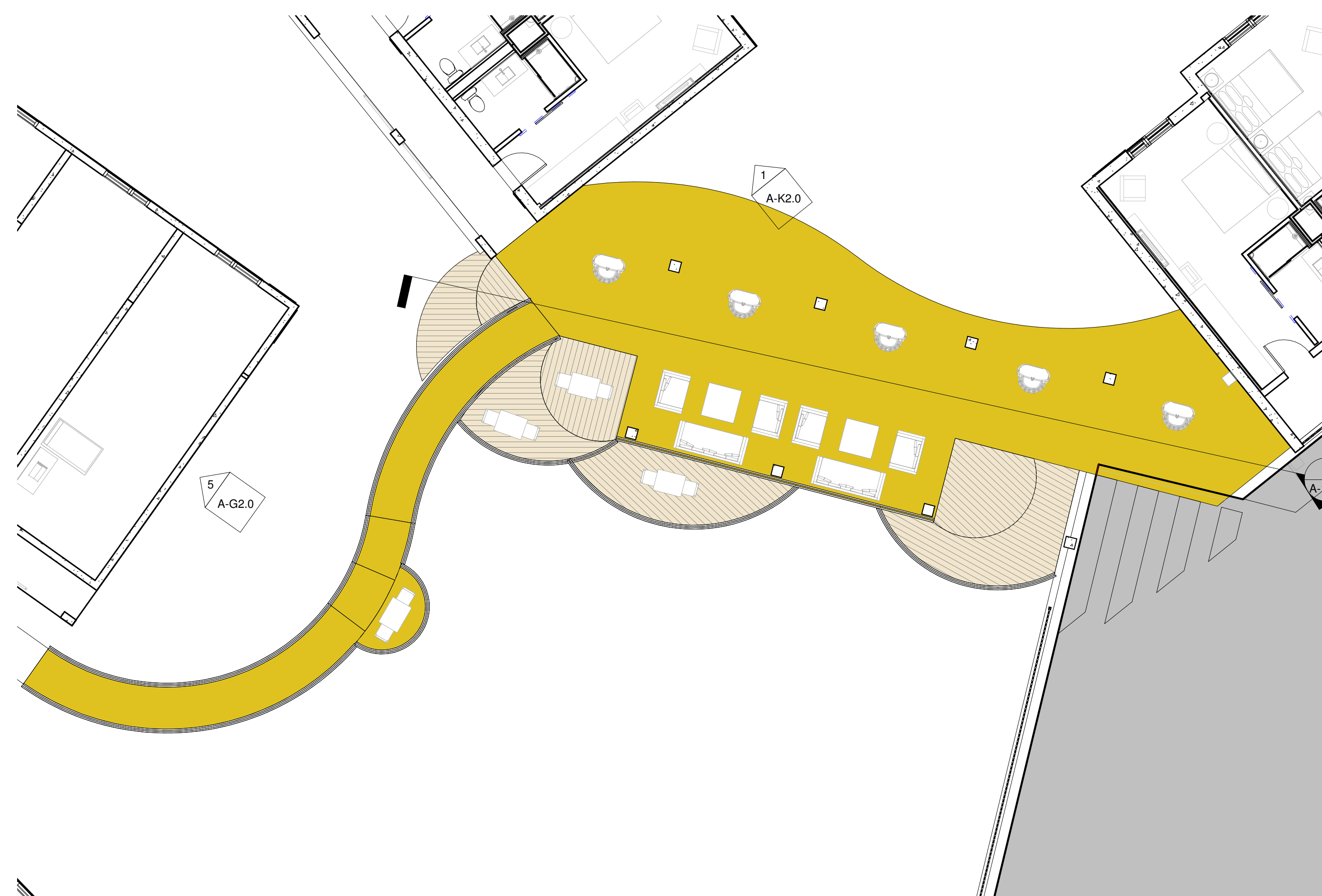
108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

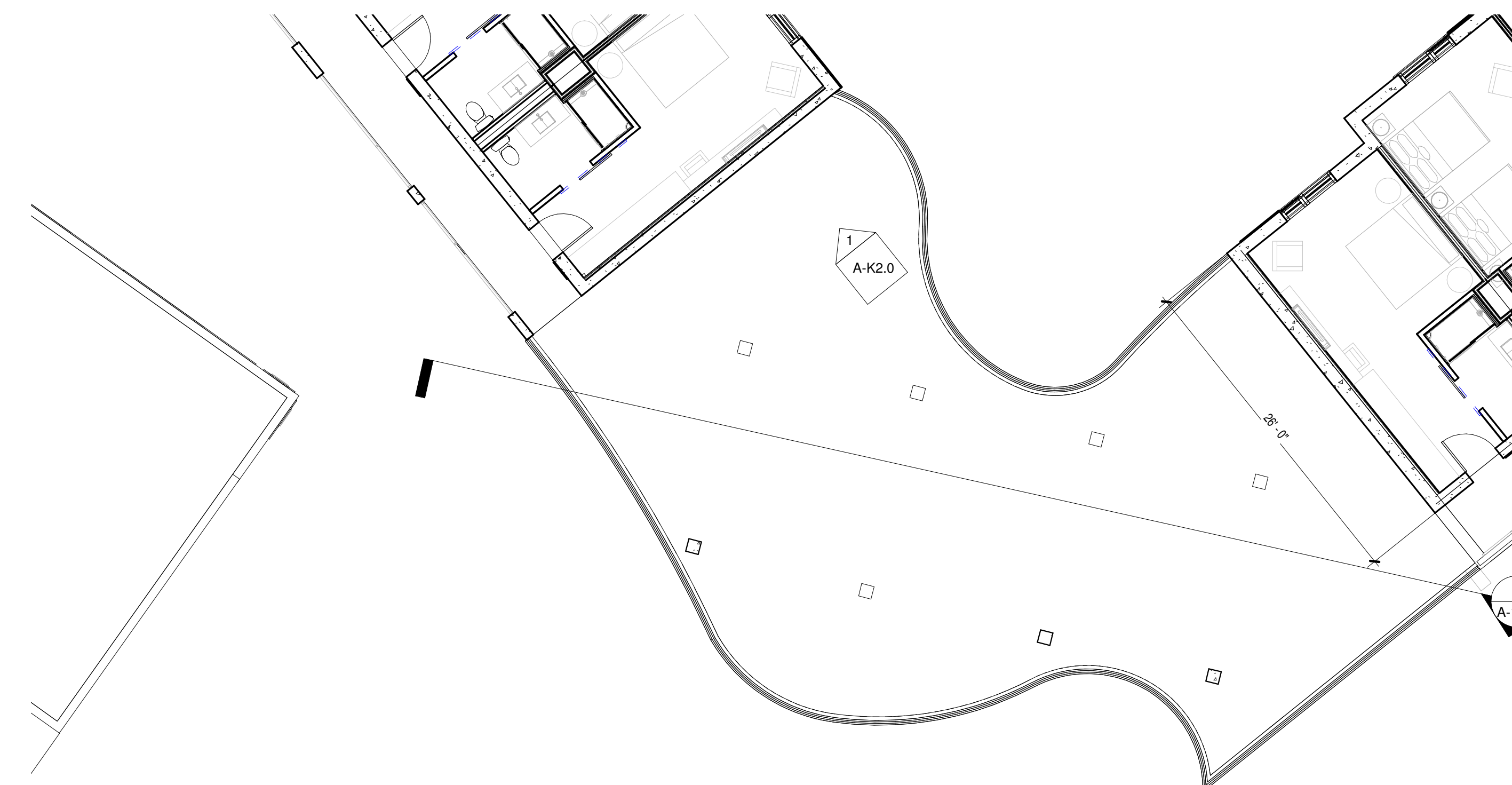
WEDGE

C. BROWNE
 Project Architect
 2020025
 Project No.
 11/03/23
 Date

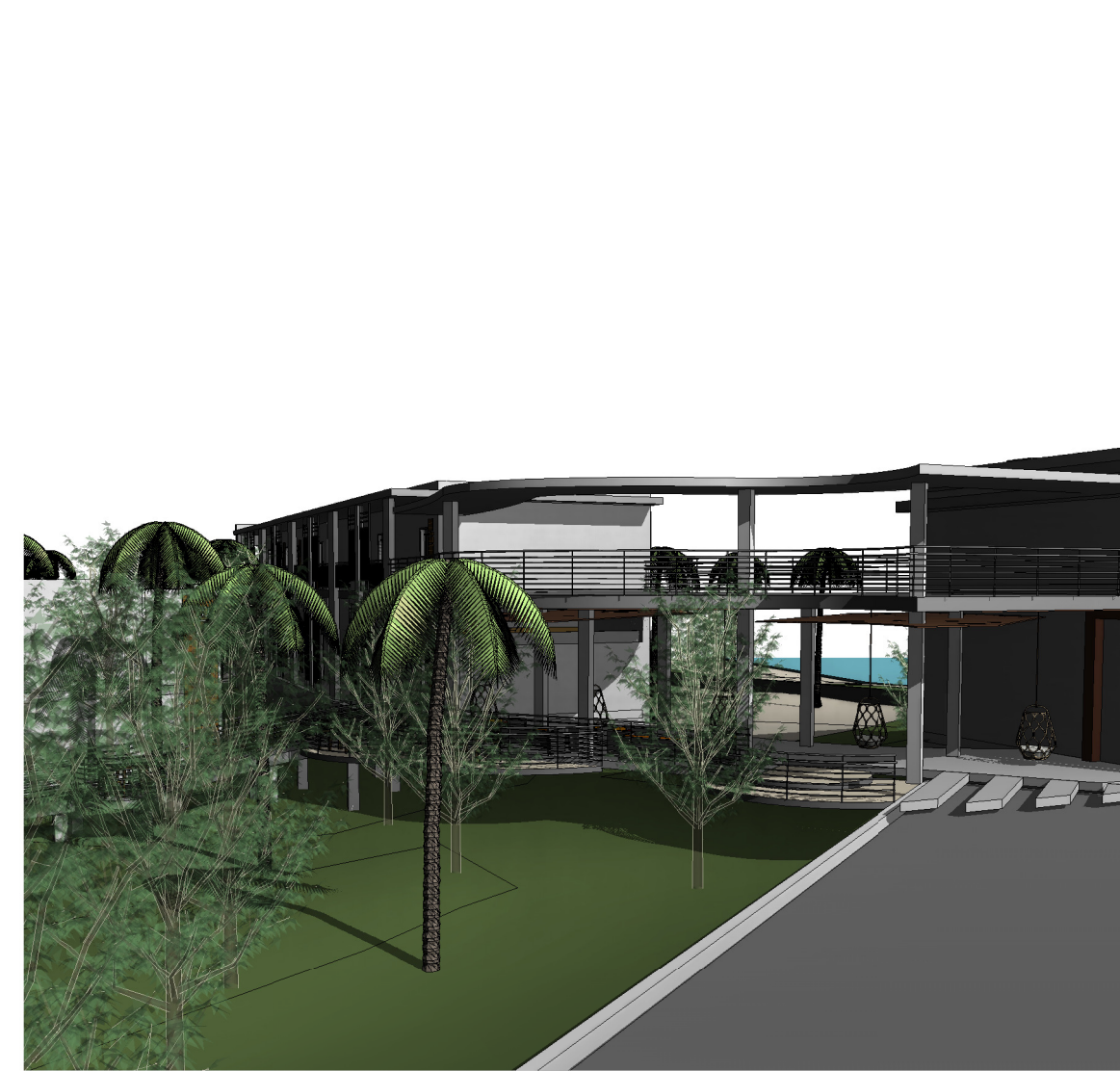
John J. Woods
 A-1.40
 Drawing No.



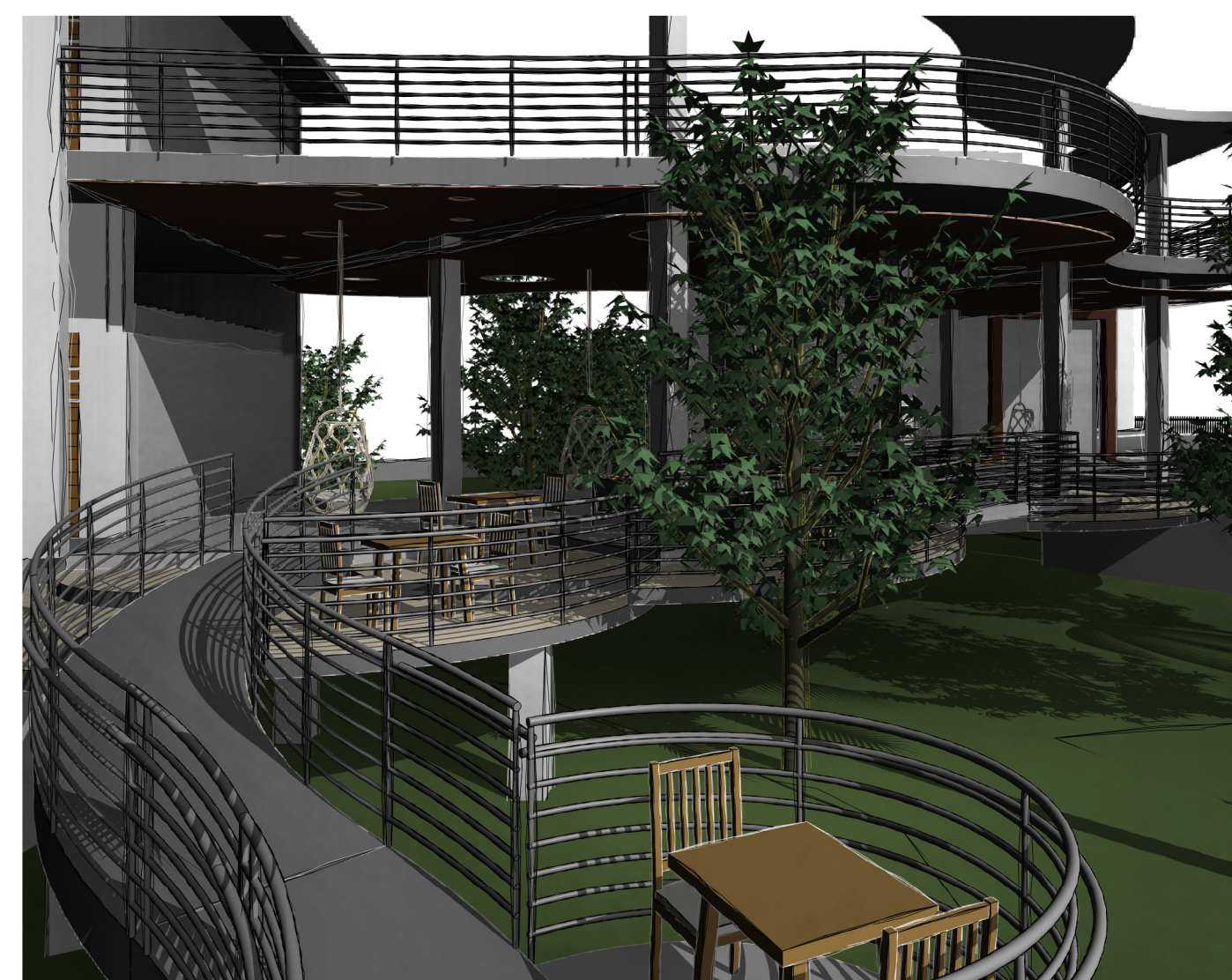
1 BUILDING J+K - WEDGE LEVEL 01
 A-1.40 SCALE: 1/8" = 1'-0"



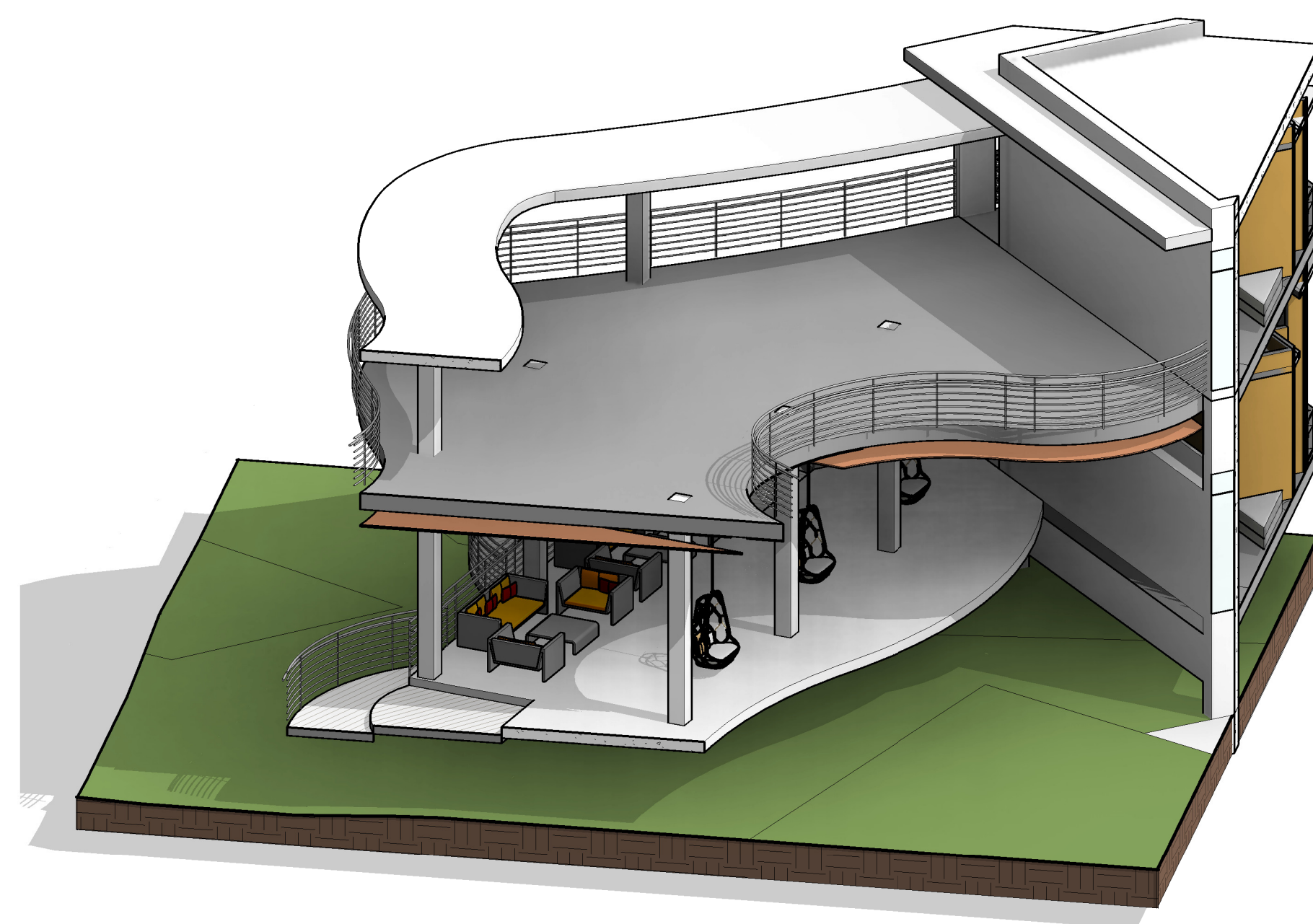
2 BUILDING J+K - WEDGE LEVEL 02
 A-1.40 SCALE: 1/8" = 1'-0"



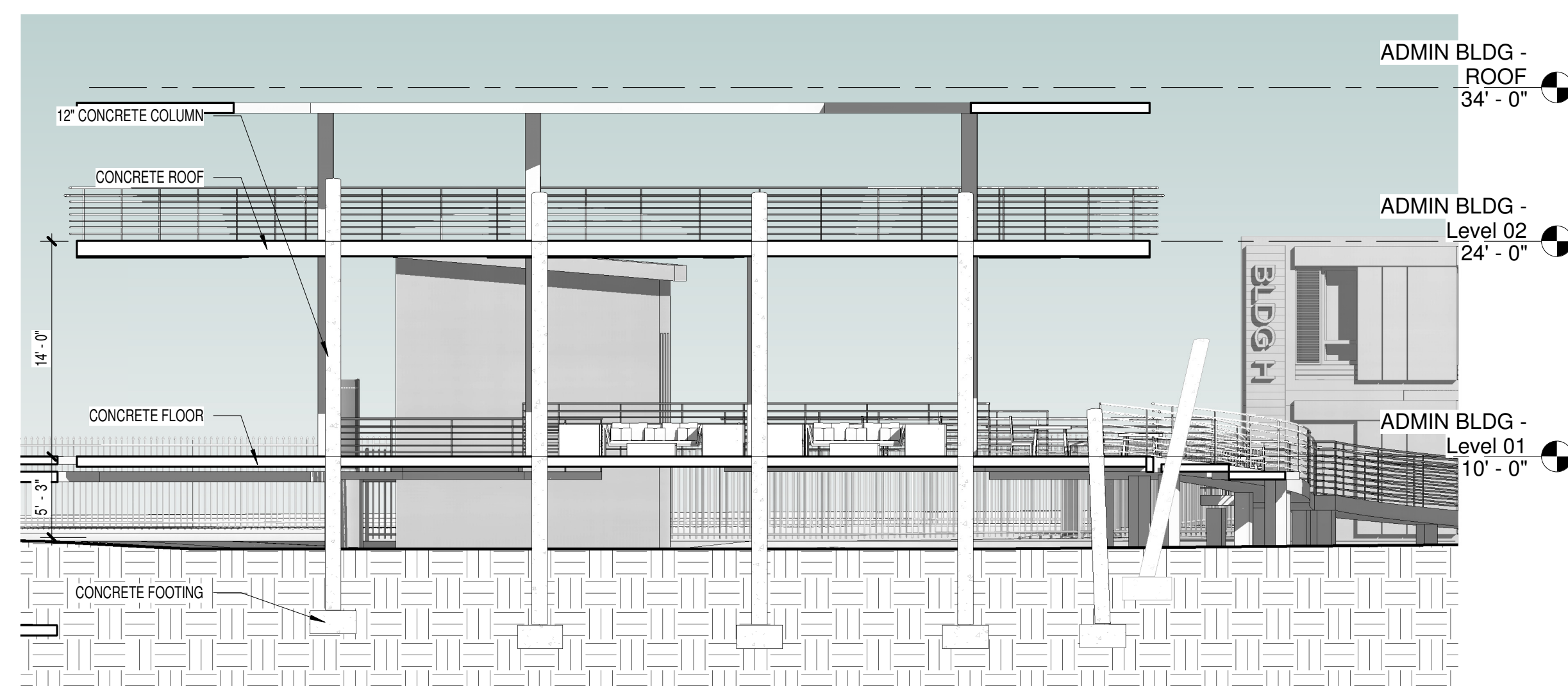
3 ADMIN WEDGE VIEW
 A-1.40 SCALE:



4 WALKWAY RAMP WEDGE
 A-1.40 SCALE:



6 WEDGE AXON
 A-1.40 SCALE:



5 SECTION THROUGH WEDGE
 A-1.40 SCALE: 1/8" = 1'-0"

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No.	Drawing Issue Description	Date
A	CZM Permit Submission	12-4-2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande Princesse St. Croix, U.S.V.I.

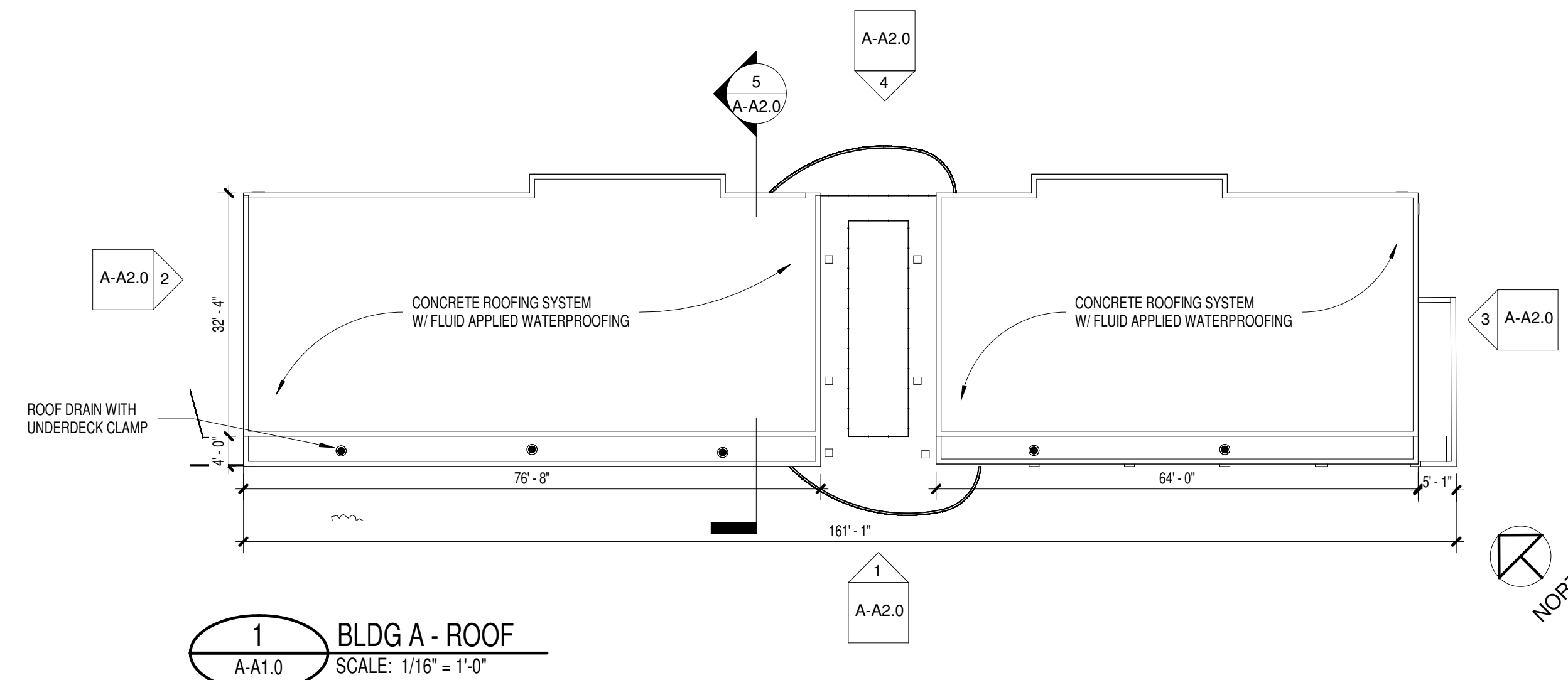
Hibiscus Beach, LLC

BUILDING A - PLANS

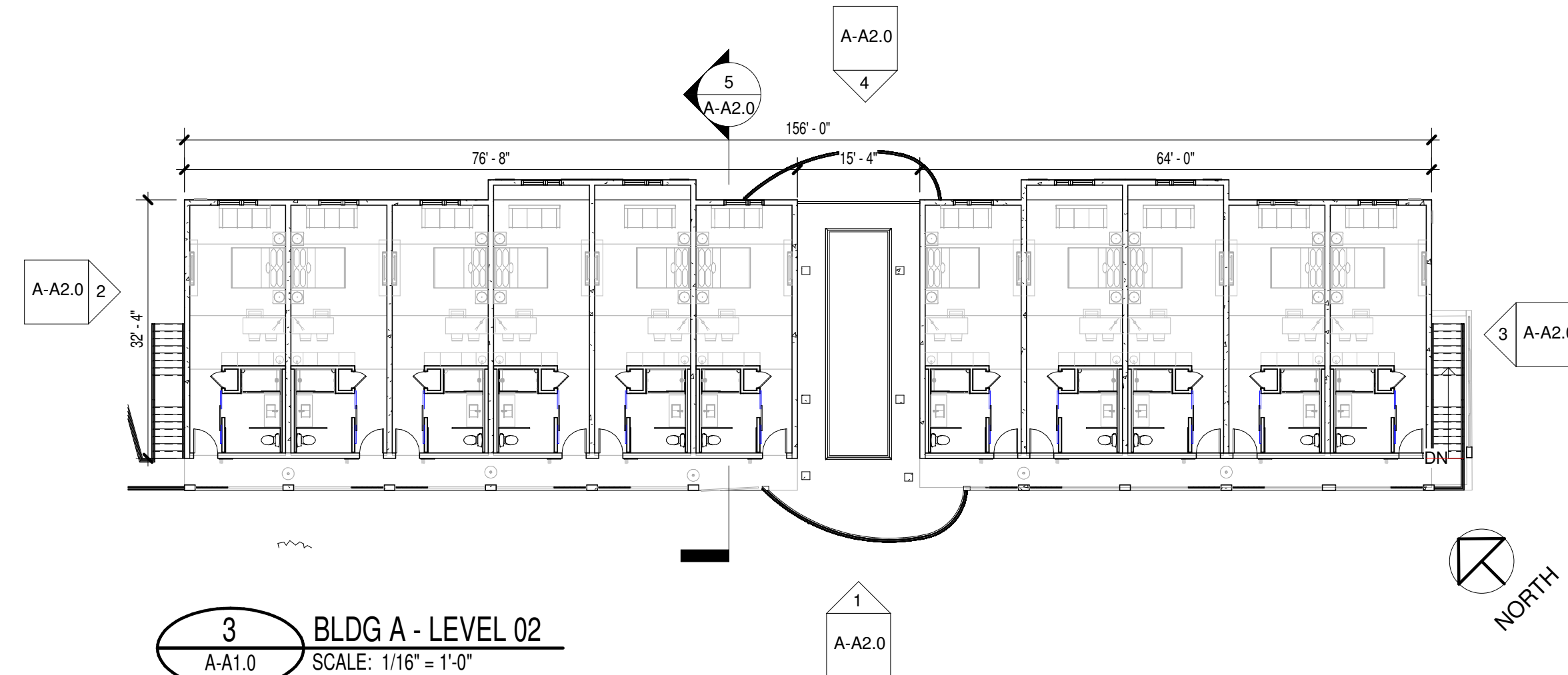
C. BROWNE	2020025
Project Architect	Project No.
	10/31/23
	Date

Signature **A-A1.0**

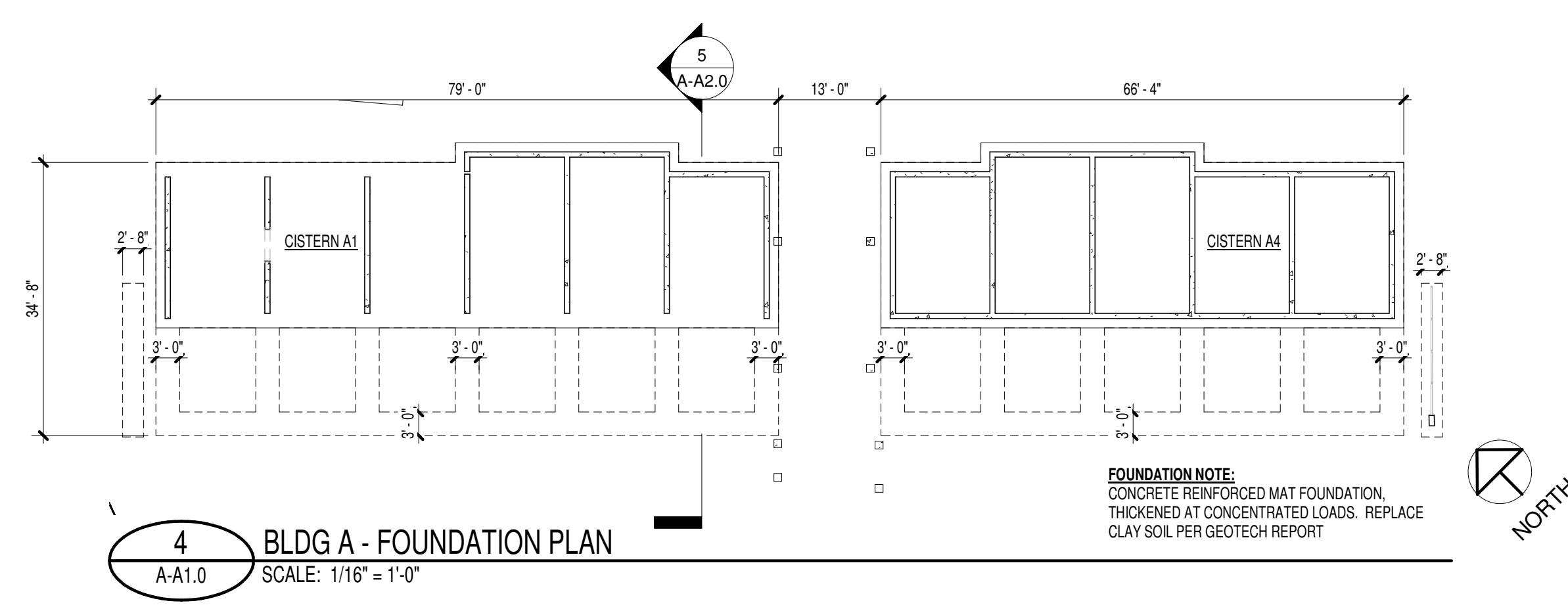
NOT ISSUED FOR CONSTRUCTION



1 BLDG A - ROOF
 A-A1.0 SCALE: 1/16" = 1'-0"

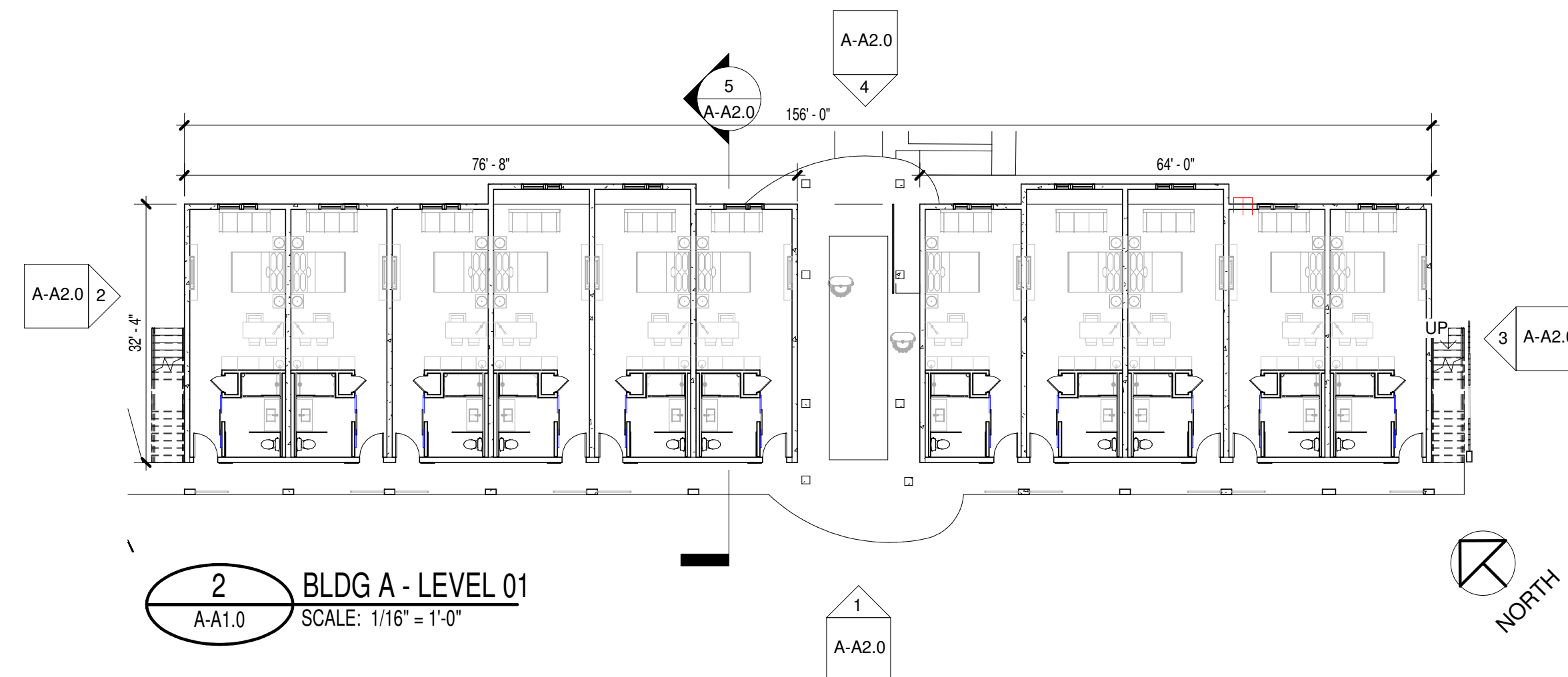


3 BLDG A - LEVEL 02
 A-A1.0 SCALE: 1/16" = 1'-0"



4 BLDG A - FOUNDATION PLAN
 A-A1.0 SCALE: 1/16" = 1'-0"

FOUNDATION NOTE:
 CONCRETE REINFORCED MAT FOUNDATION, THICKENED AT CONCENTRATED LOADS. REPLACE CLAY SOIL PER GEOTECH REPORT



2 BLDG A - LEVEL 01
 A-A1.0 SCALE: 1/16" = 1'-0"

PHASE III SCOPE NOTES

- HATCH DENOTES EXISTING FOOTPRINT PREVIOUSLY APPROVED FOR REDEVELOPMENT UNDER THE CZM MAINTENANCE & REPAIR EXEMPTION
- REFER TO DIMENSIONS FOR AREAS OF EXPANSION
- REFER TO 'A1.05 - EXISTING VS NEW DIAGRAM'

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-A1.0 - BUILDING A - PLANS
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DESIGN DISTRICT ARCHITECTS

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 Website: www.designdistrictvi.com

DESIGN DISTRICT, PLLC

Damian Cartwright, P.E.
 Build Tec, LLC
 St. Croix USVI, 00820
 Tel: (340)-513-6918



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No.	Drawing Issue Description	Date
A	CZM Permit Submission	12-4-2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande Princesse St. Croix, U.S.V.I.

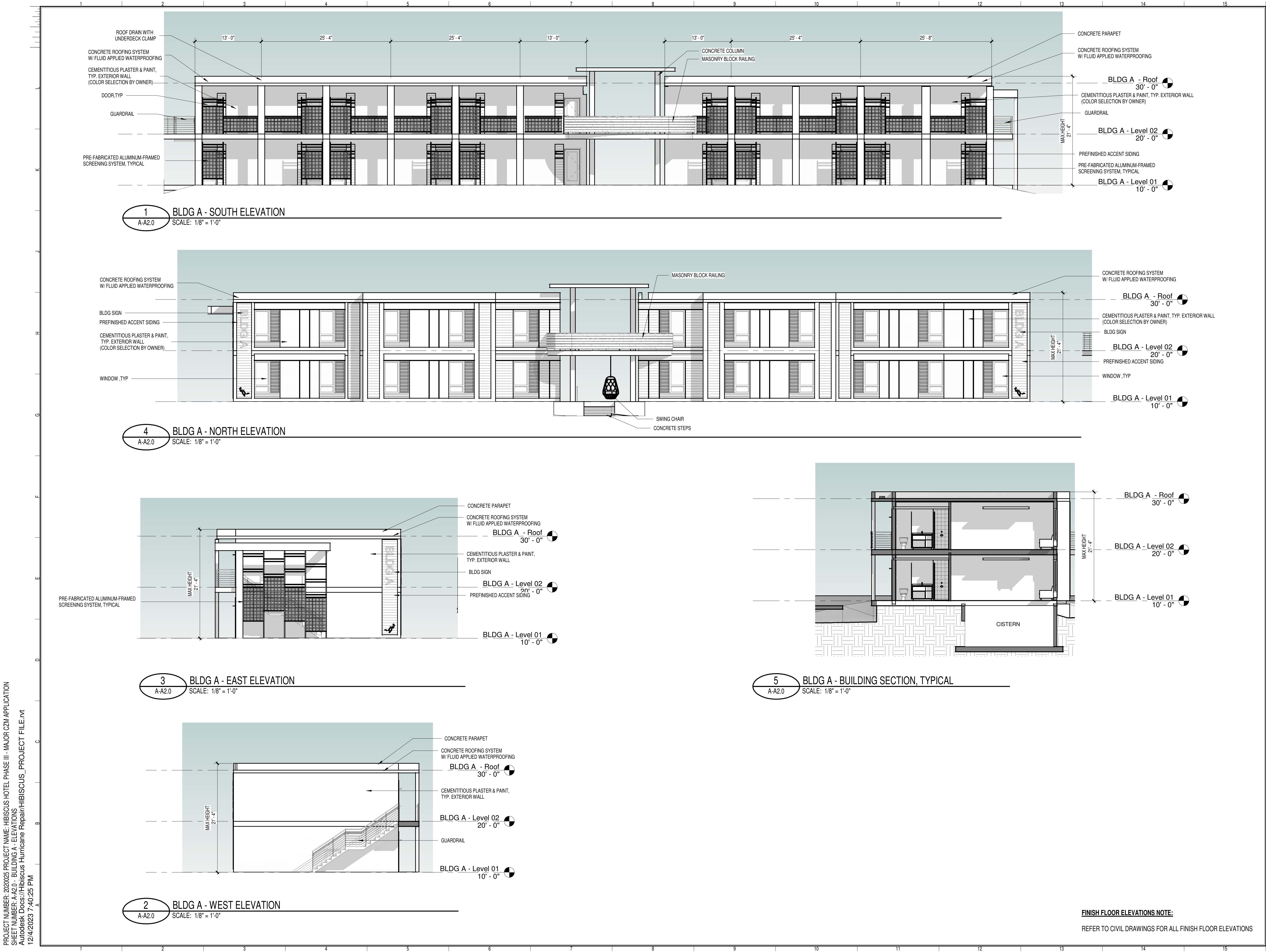
Hibiscus Beach, LLC

BUILDING A - ELEVATIONS

C. BROWNE 2020025
 Project Architect Project No.
 10/31/23 Date

John J. Woods A-A2.0

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-A2.0 - BUILDING A - ELEVATIONS
 Autodesk Docs://Hibiscus Hurricane Repair/HIBISCUS_PROJECT FILE.rvt
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FINISH FLOOR ELEVATIONS NOTE:
 REFER TO CIVIL DRAWINGS FOR ALL FINISH FLOOR ELEVATIONS

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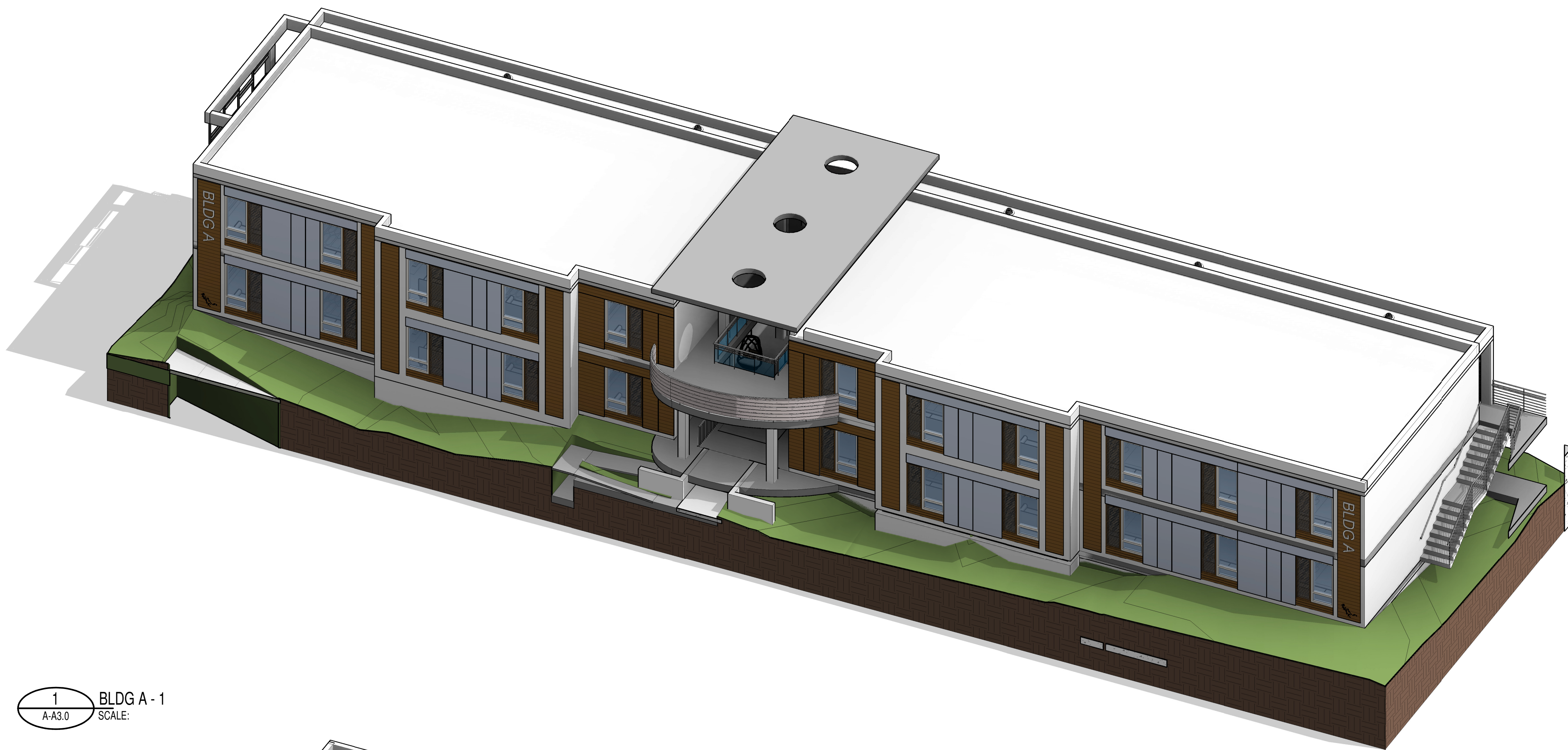


SCOPE DOCUMENTS

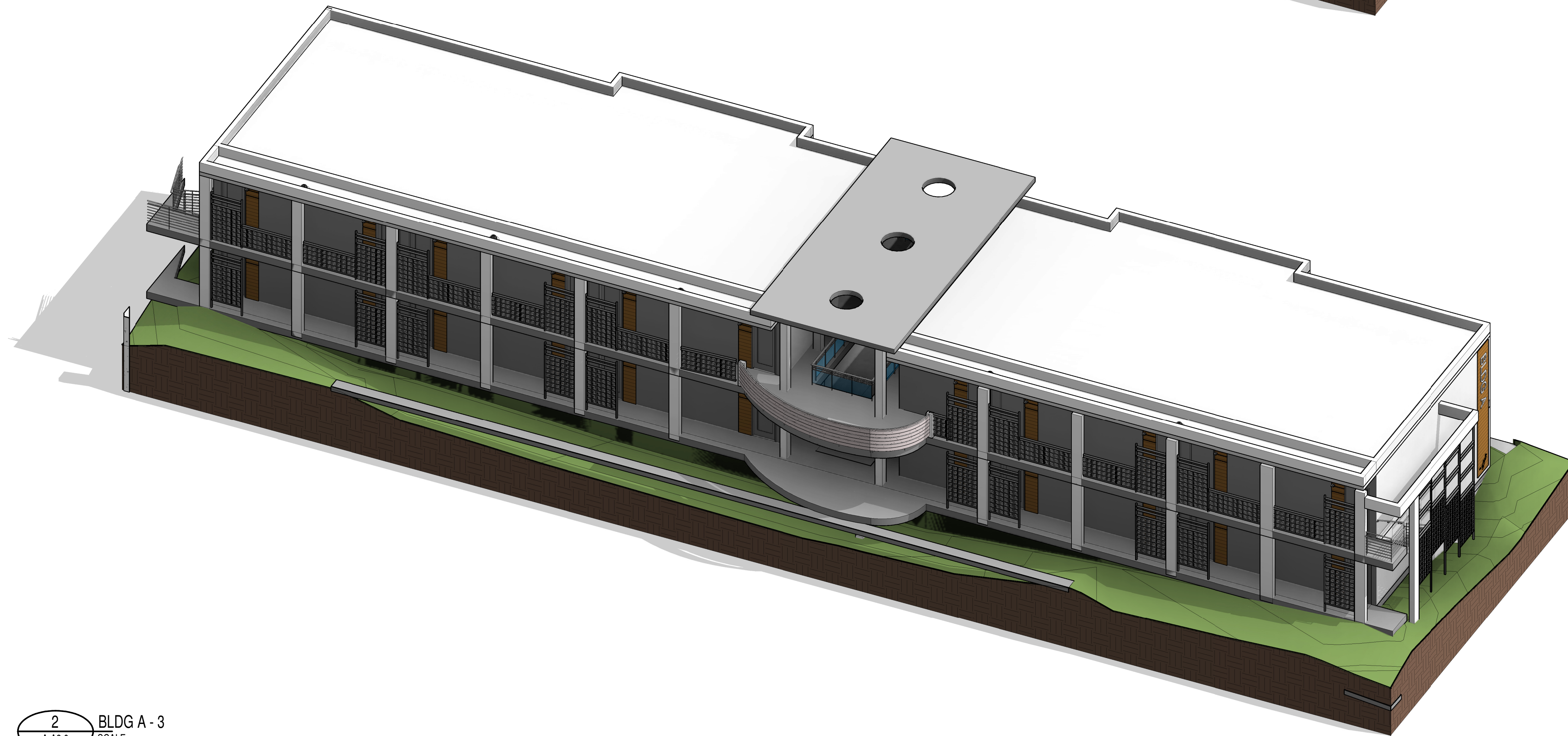
The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

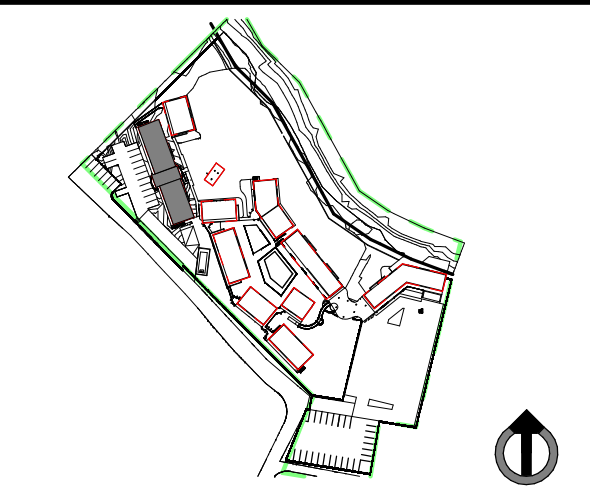
No.	Drawing Issue Description	Date
A	CZM Permit Submission	12 - 4 - 2023



1 BLDG A - 1
 A-A3.0 SCALE:



2 BLDG A - 3
 A-A3.0 SCALE:



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

BUILDING A - AXONS

C. BROWNE 2020025
 Project Architect Project No.
 10/31/23
 Date



A-A3.0

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-A3.0 - BUILDING A - AXONS
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DESIGN DISTRICT, PLLC

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 Build Tec, LLC
 St. Croix USVI, 00820
 Tel: (340)-513-6918

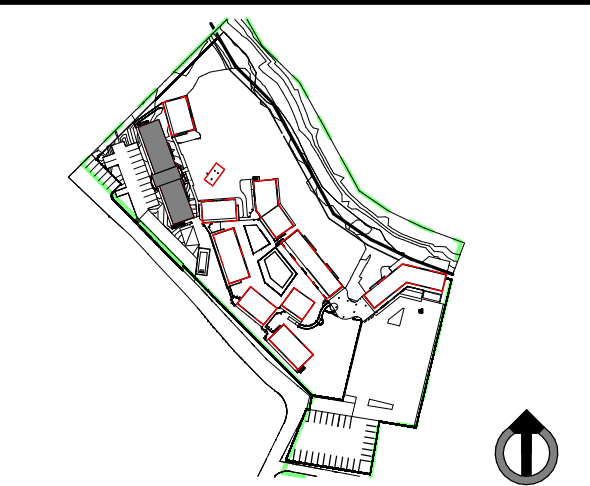


SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
A	CZM Permit Submission	12 - 4 - 2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

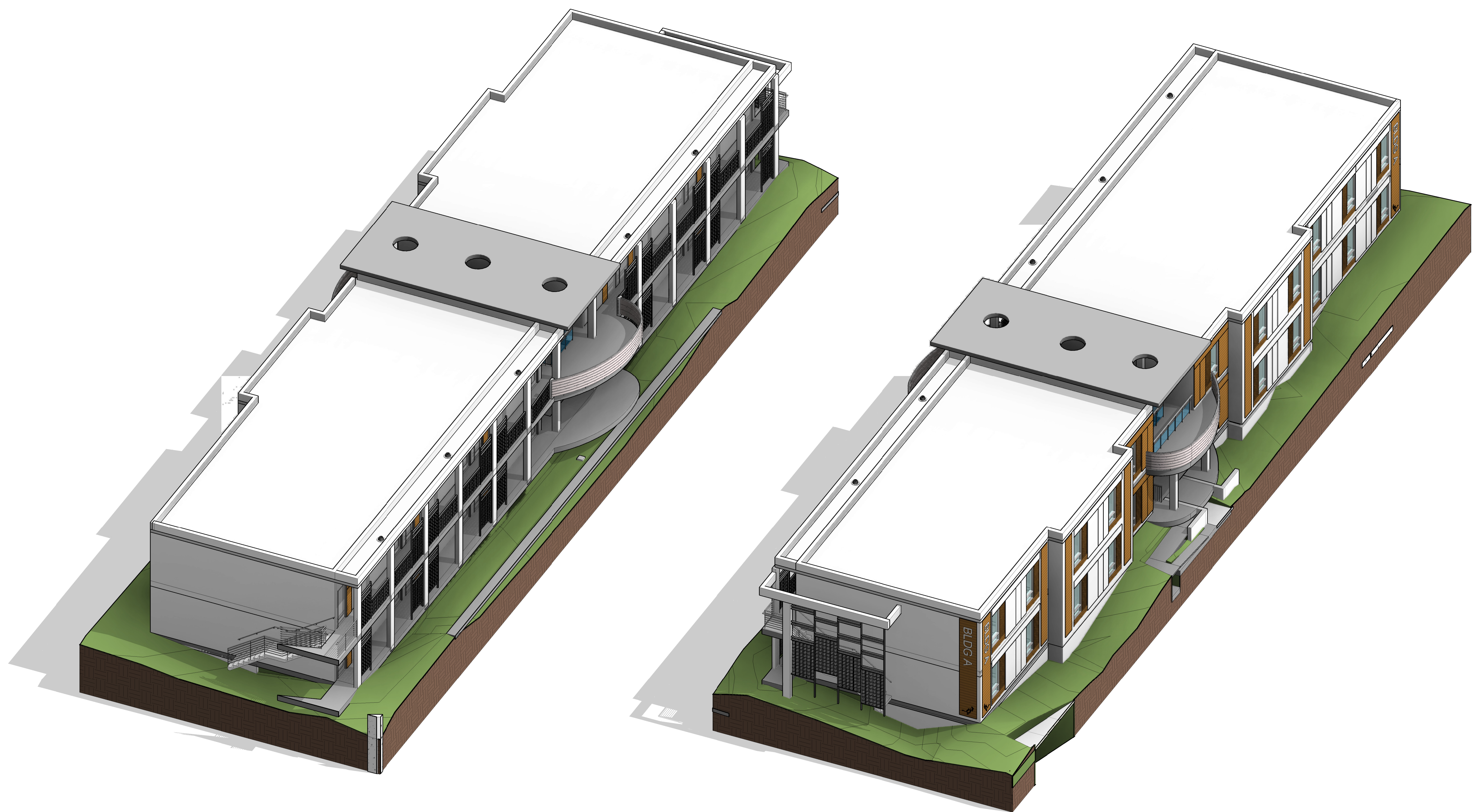
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 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

BUILDING A - AXONS

C. BROWNE
 Project Architect
 2020025
 Project No.
 10/31/23
 Date

 **A-A3.1**



1 BLDG A - 2
 A-A3.1 SCALE:

2 BLDG A - 4
 A-A3.1 SCALE:

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-A3.1 - BUILDING A - AXONS
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DESIGN DISTRICT ARCHITECTS

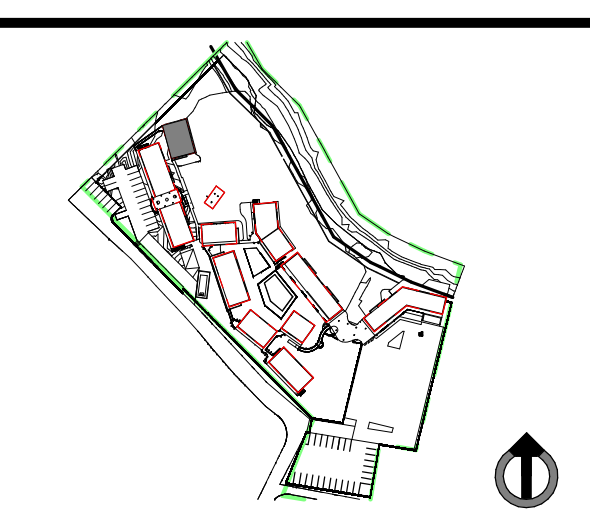
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DESIGN DISTRICT, PLLC
 Damian Cartwright, P.E.
 Build Tec, LLC
 St. Croix USVI, 00820
 Tel: (340)-513-6918



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ISSUANCES		
No.	Drawing Issue Description	Date
A	CZM Permit Submission	12-4-2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

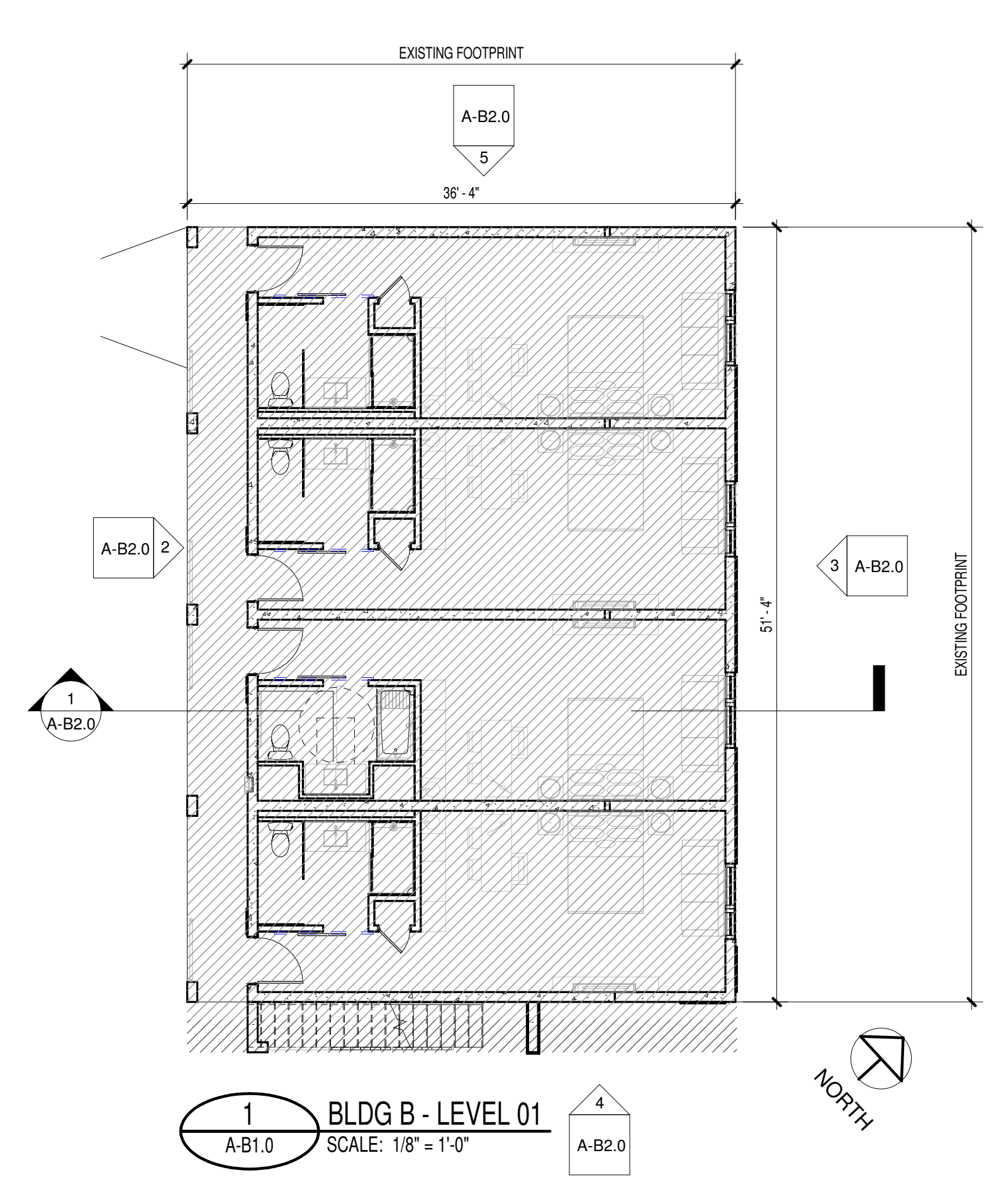
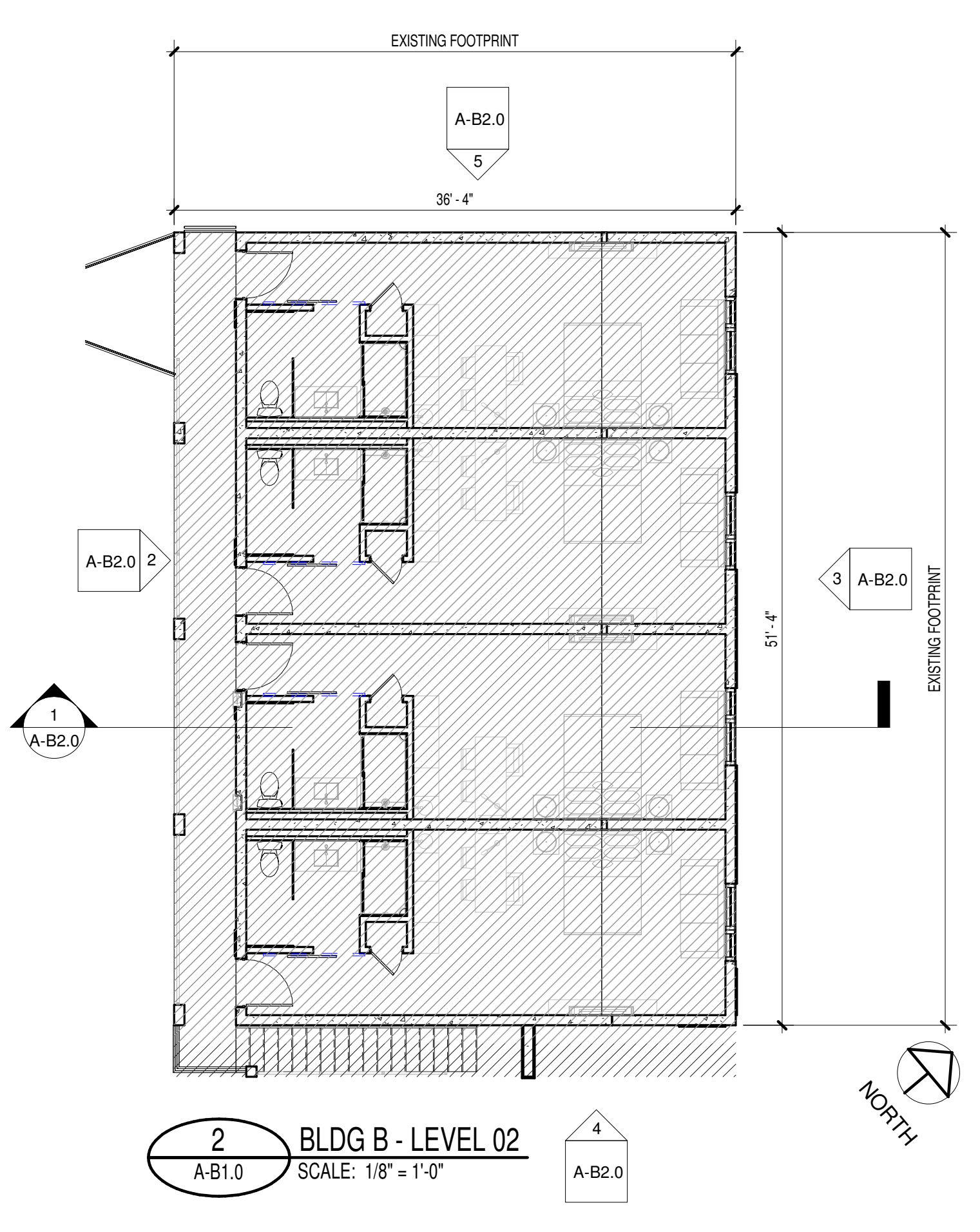
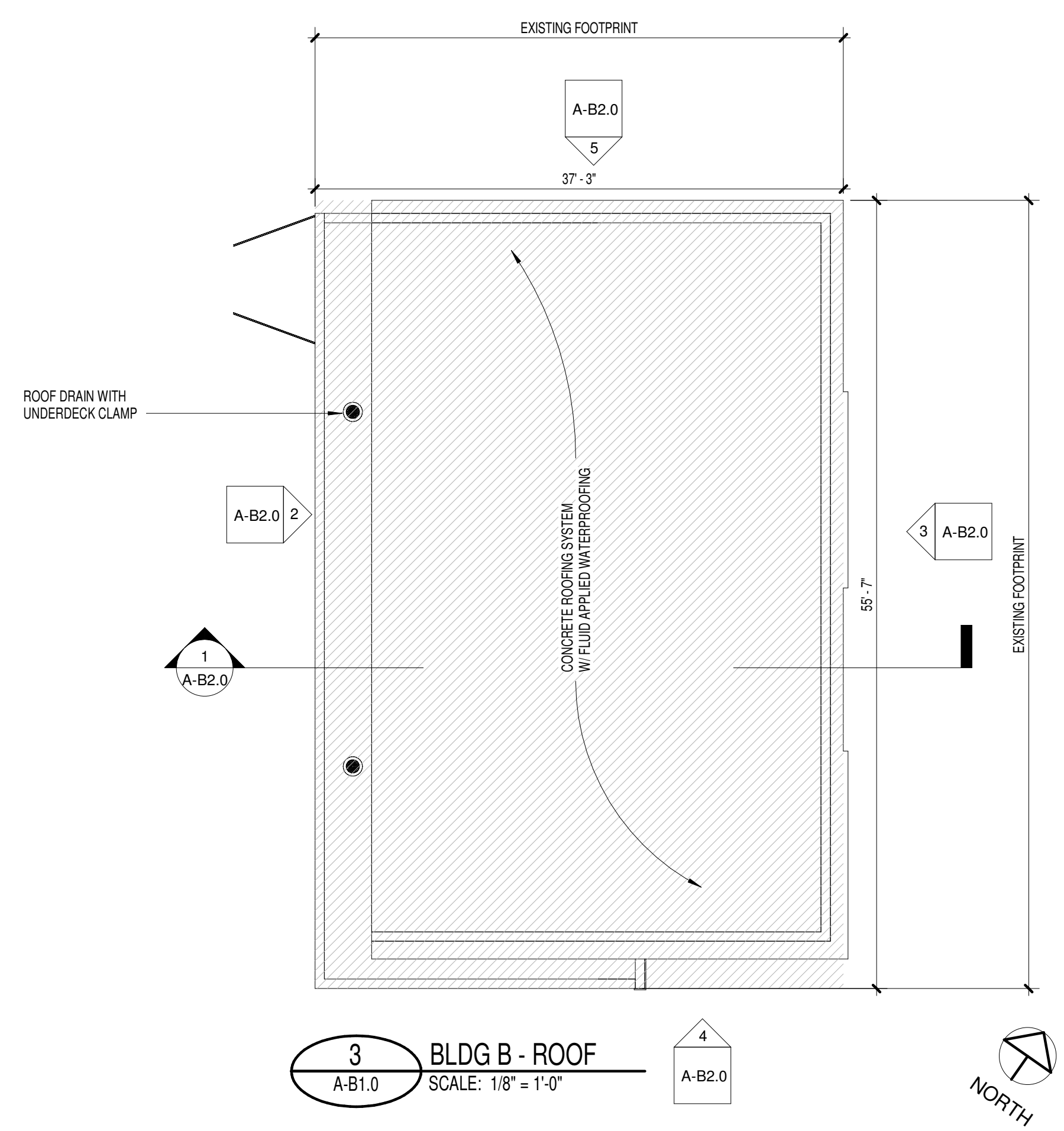
108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

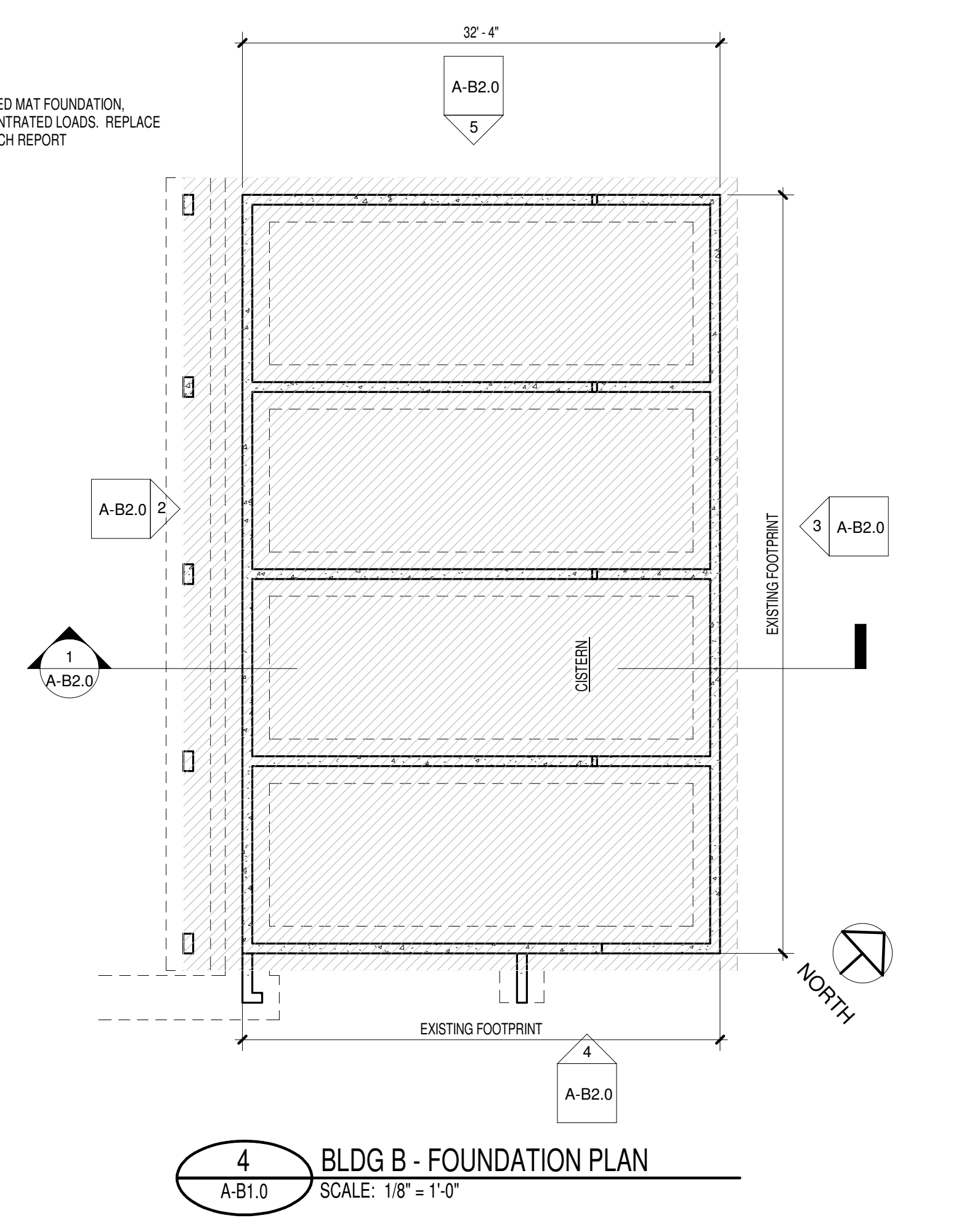
BUILDING B - PLANS

C. BROWNE 2020025
 Project Architect Project No.
 10/31/23
 Date

A-B1.0



FOUNDATION NOTE:
 CONCRETE REINFORCED MAT FOUNDATION, THICKENED AT CONCENTRATED LOADS. REPLACE CLAY SOIL PER GEOTECH REPORT



PHASE III SCOPE NOTES

- HATCH DENOTES EXISTING FOOTPRINT PREVIOUSLY APPROVED FOR REDEVELOPMENT UNDER THE CZM MAINTENANCE & REPAIR EXEMPTION
- REFER TO DIMENSIONS FOR AREAS OF EXPANSION
- REFER TO "A1.05 - EXISTING VS NEW DIAGRAM"

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-B1.0 - BUILDING B - PLANS
 Autodesk Docs://Hibiscus Hurricane Repair/HIBISCUS_PROJECT FILE.rvt
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DESIGN DISTRICT ARCHITECTS

2110 Company Street, Suite 15
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 Email: designdistrictvi.com
 Website: www.designdistrictvi.com

DESIGN DISTRICT, PLLC

Damian Cartwright, P.E.
 Build Tec, LLC
 St. Croix USVI, 00820
 Tel: (340) 513-6918



SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
A	CZM Permit Submission	12 - 4 - 2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

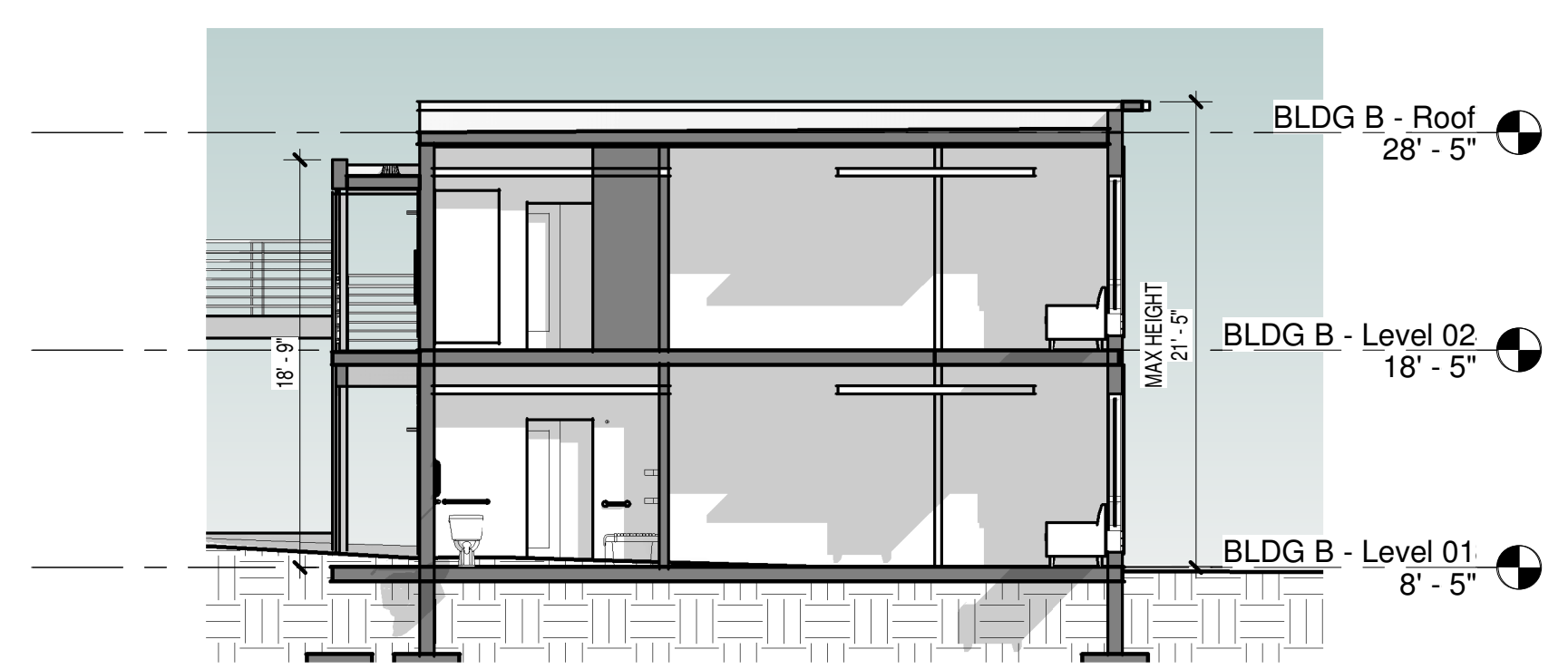
BUILDING B - ELEVATIONS

C. BROWNE
 Project Architect

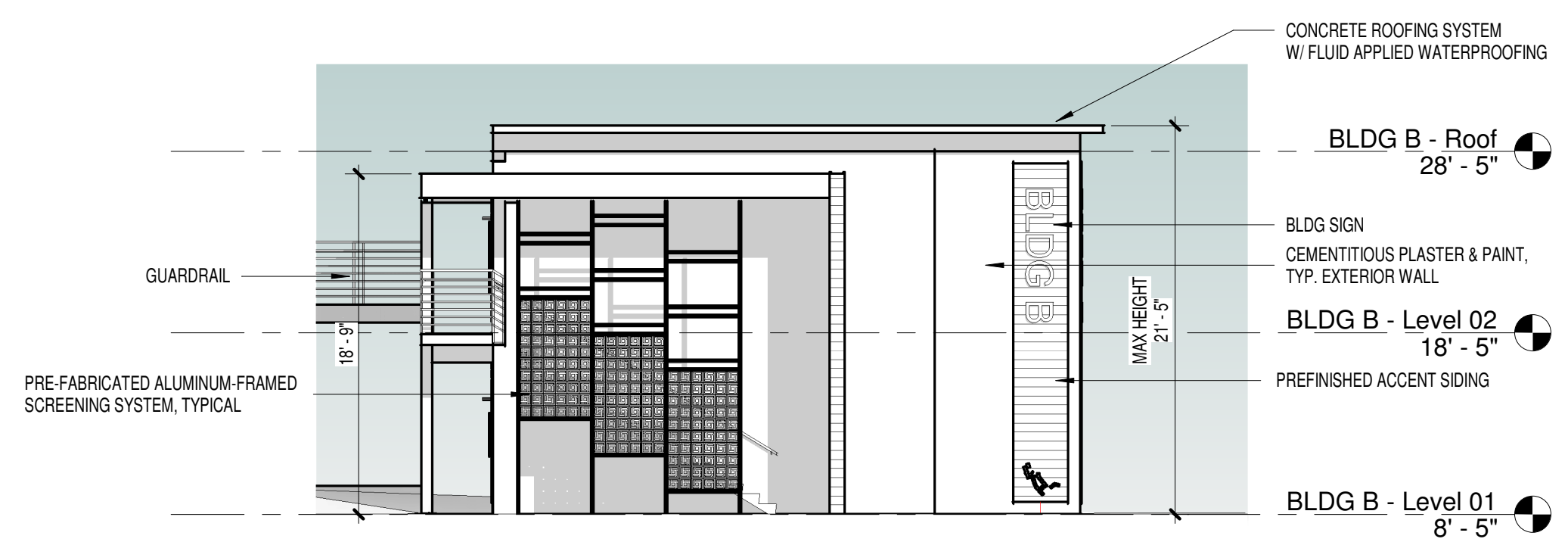
2020025
 Project No.
 10/31/23
 Date

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 Drawing No. **A-B2.0**

NOT ISSUED FOR CONSTRUCTION



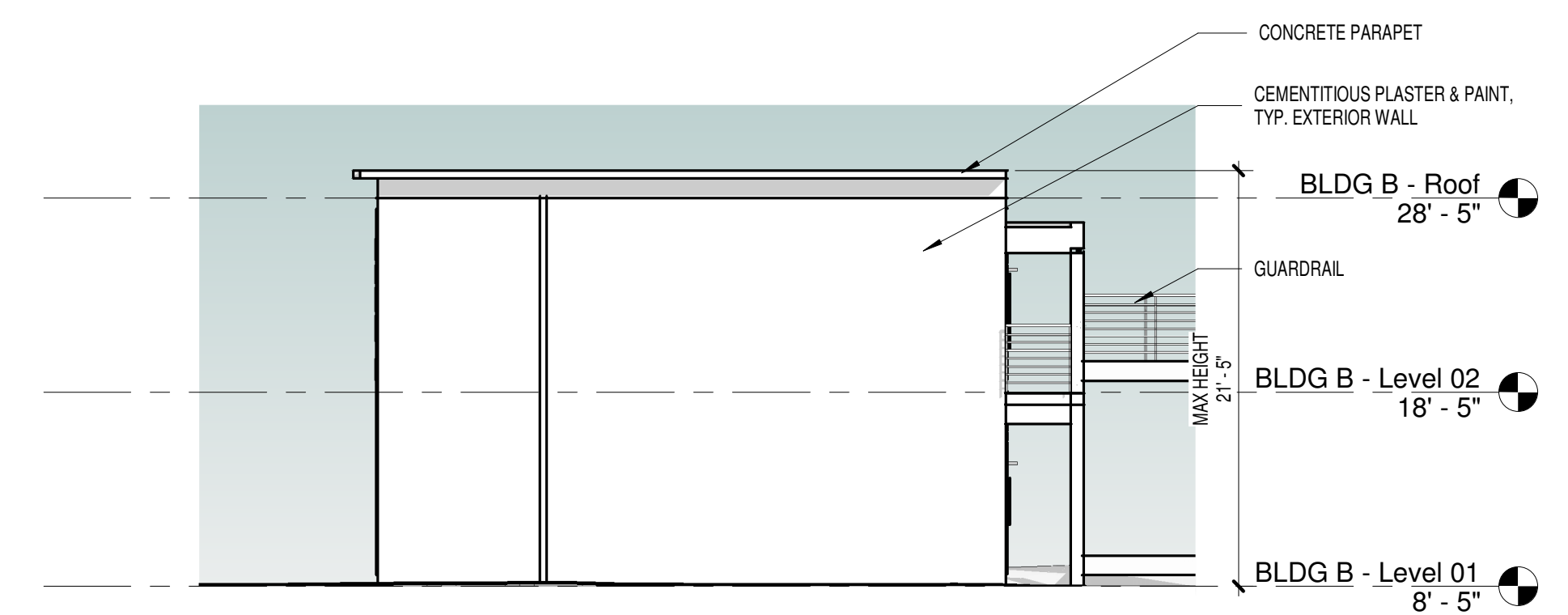
1 BLDG B - BUILDING SECTION, TYPICAL
 A-B2.0 SCALE: 1/8" = 1'-0"



4 BLDG B - SOUTH ELEVATION
 A-B2.0 SCALE: 1/8" = 1'-0"



2 BLDG B - WEST ELEVATION
 A-B2.0 SCALE: 1/8" = 1'-0"



5 BLDG B - NORTH ELEVATION
 A-B2.0 SCALE: 1/8" = 1'-0"



3 BLDG B - EAST ELEVATION
 A-B2.0 SCALE: 1/8" = 1'-0"

FINISH FLOOR ELEVATIONS NOTE:
 REFER TO CIVIL DRAWINGS FOR ALL FINISH FLOOR ELEVATIONS

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-B2.0 - BUILDING B - ELEVATIONS
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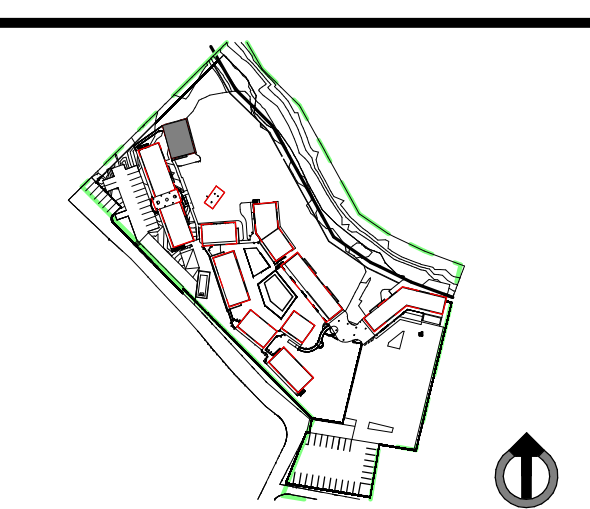
Damian Cartwright, P.E.
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HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande Princesse St. Croix, U.S.V.I.

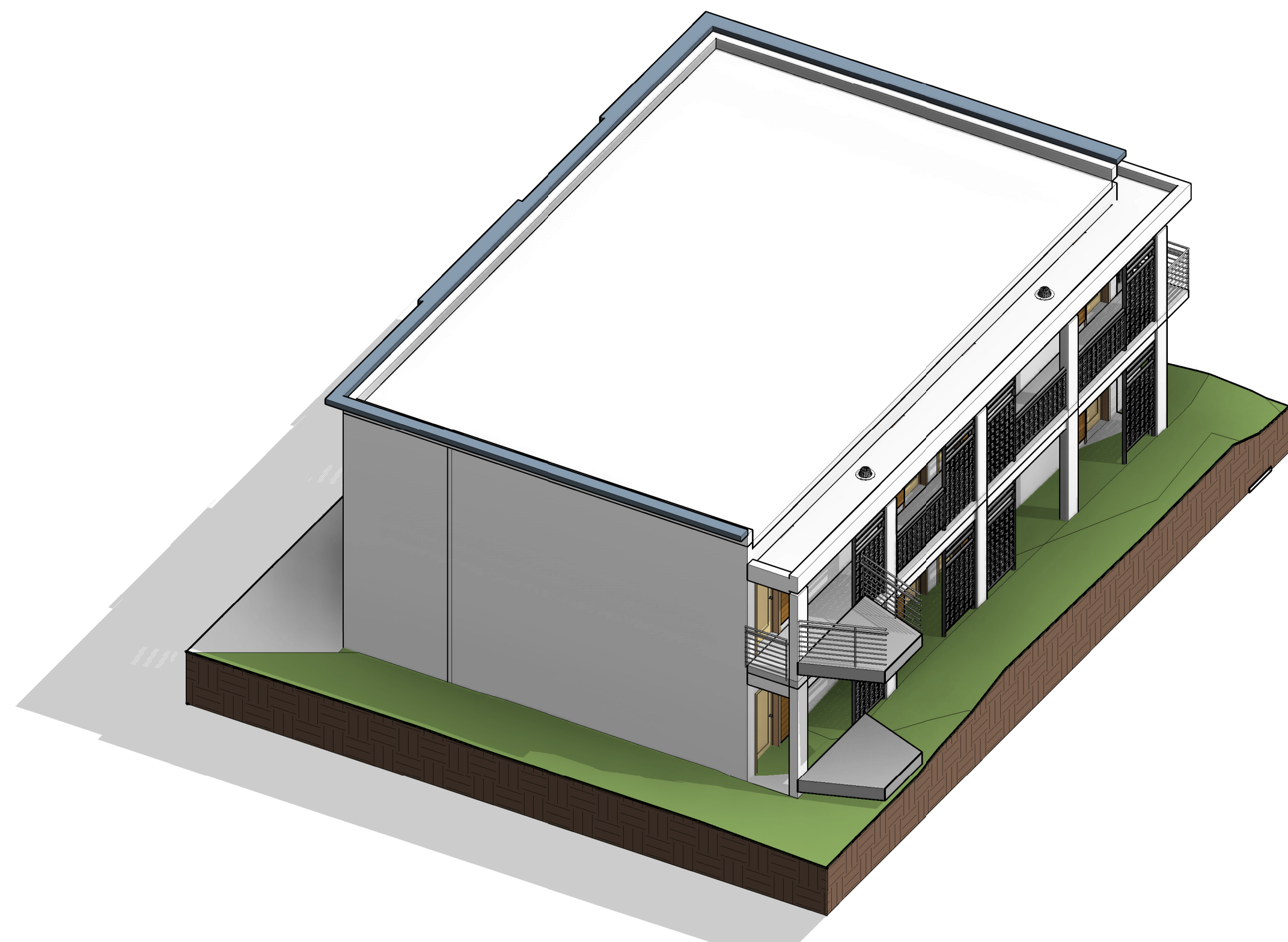
Hibiscus Beach, LLC

BUILDING B - AXONS

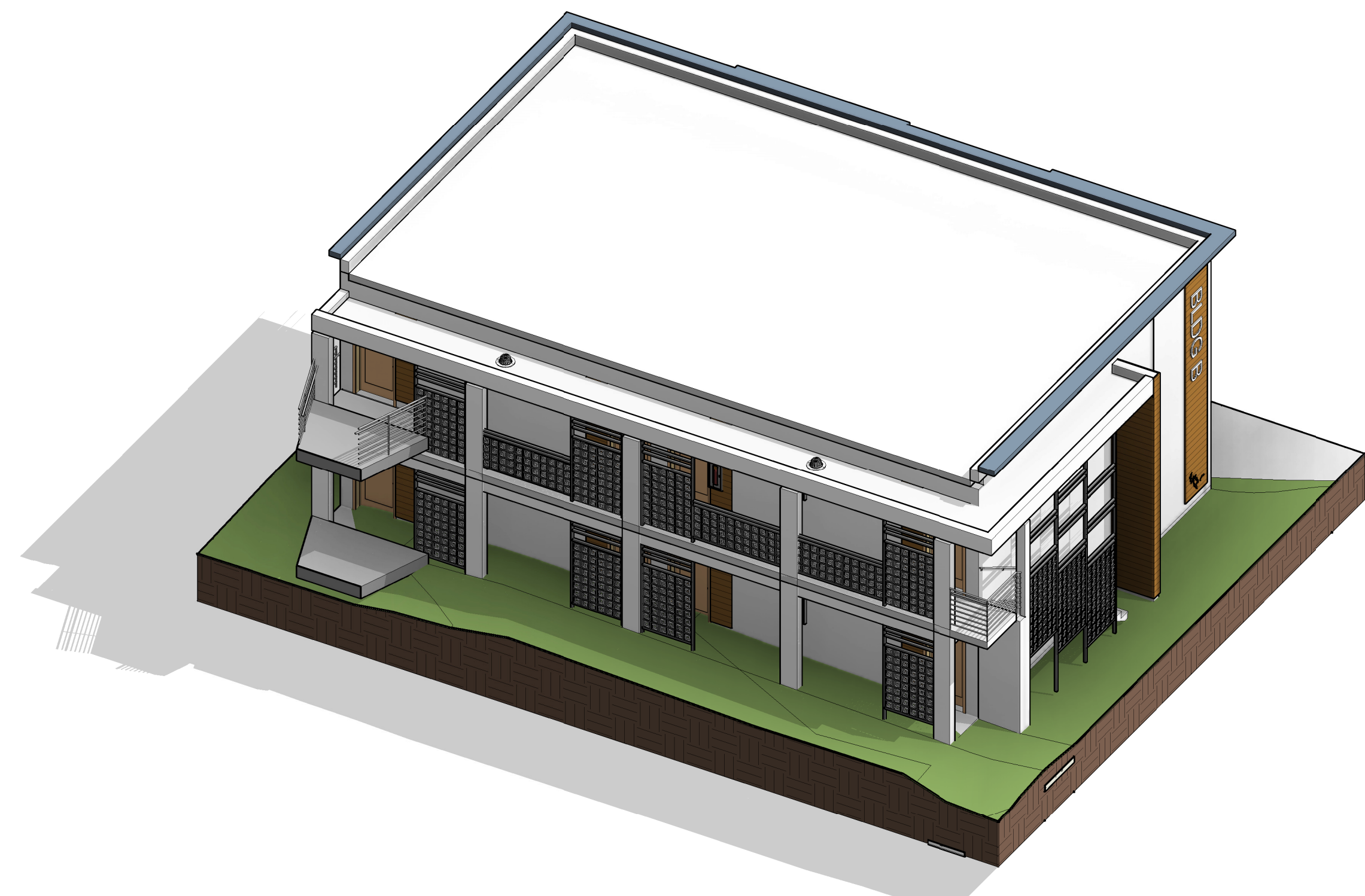
C. BROWNE
 Project Architect
 2020025
 Project No.
 10/31/23
 Date



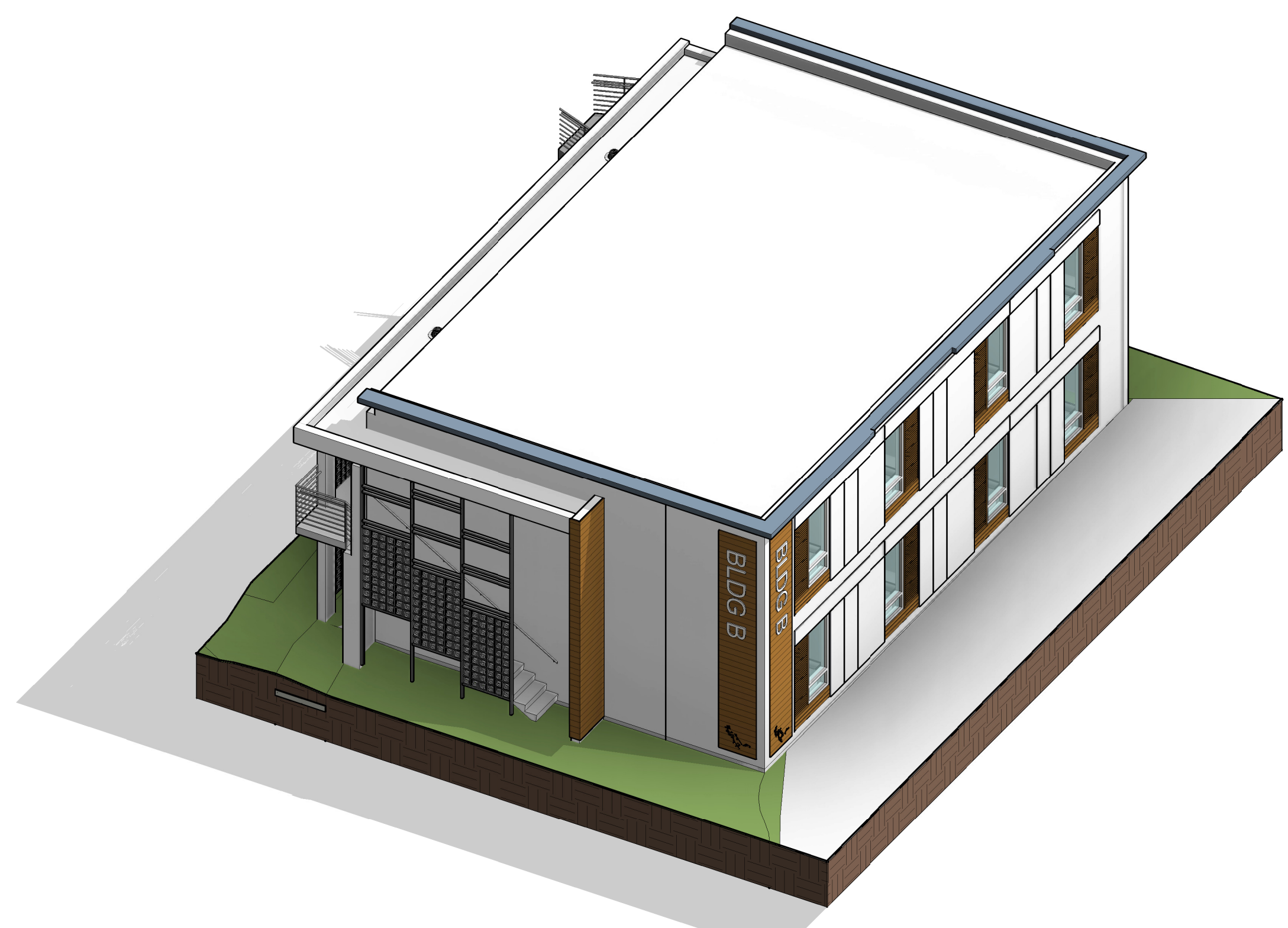
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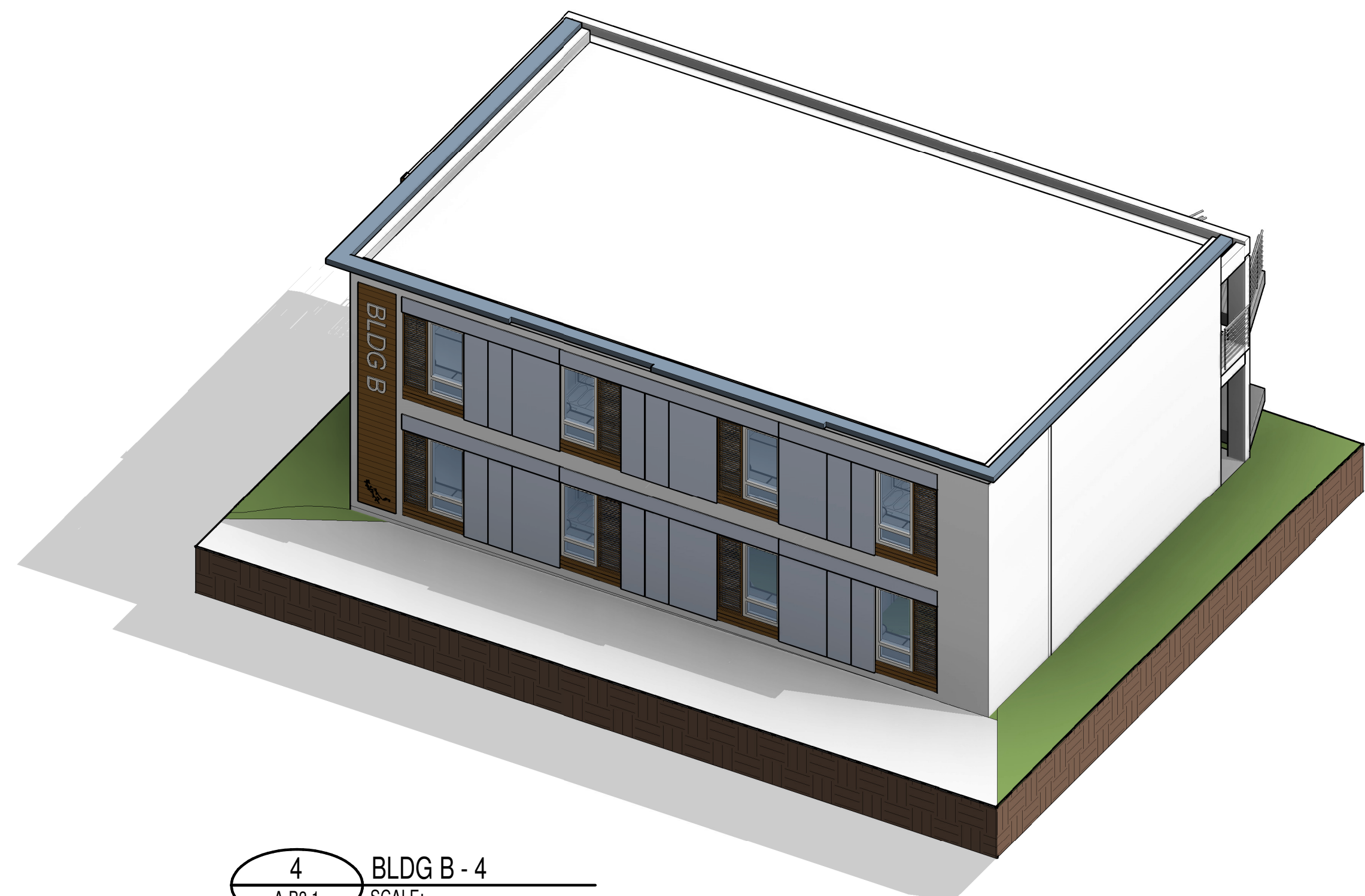
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 A-B3.1 SCALE:



2 BLDG B - 2
 A-B3.1 SCALE:



3 BLDG B - 3
 A-B3.1 SCALE:



4 BLDG B - 4
 A-B3.1 SCALE:

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-B3.1 - BUILDING B - AXONS
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HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

BUILDING C - PLANS

C. BROWNE
 Project Architect

2020025
 Project No.

11/02/23
 Date

Date

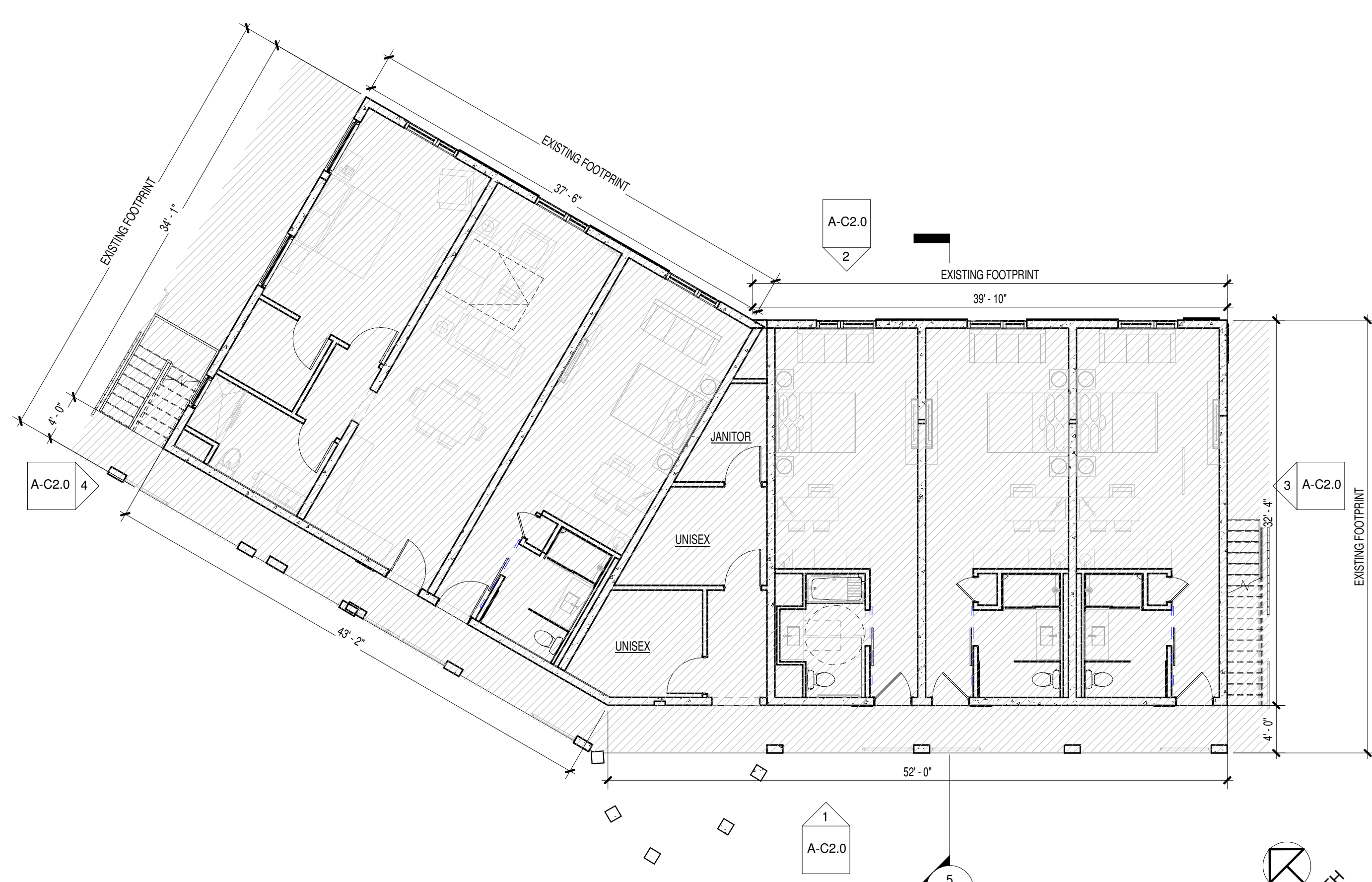
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Drawing No.

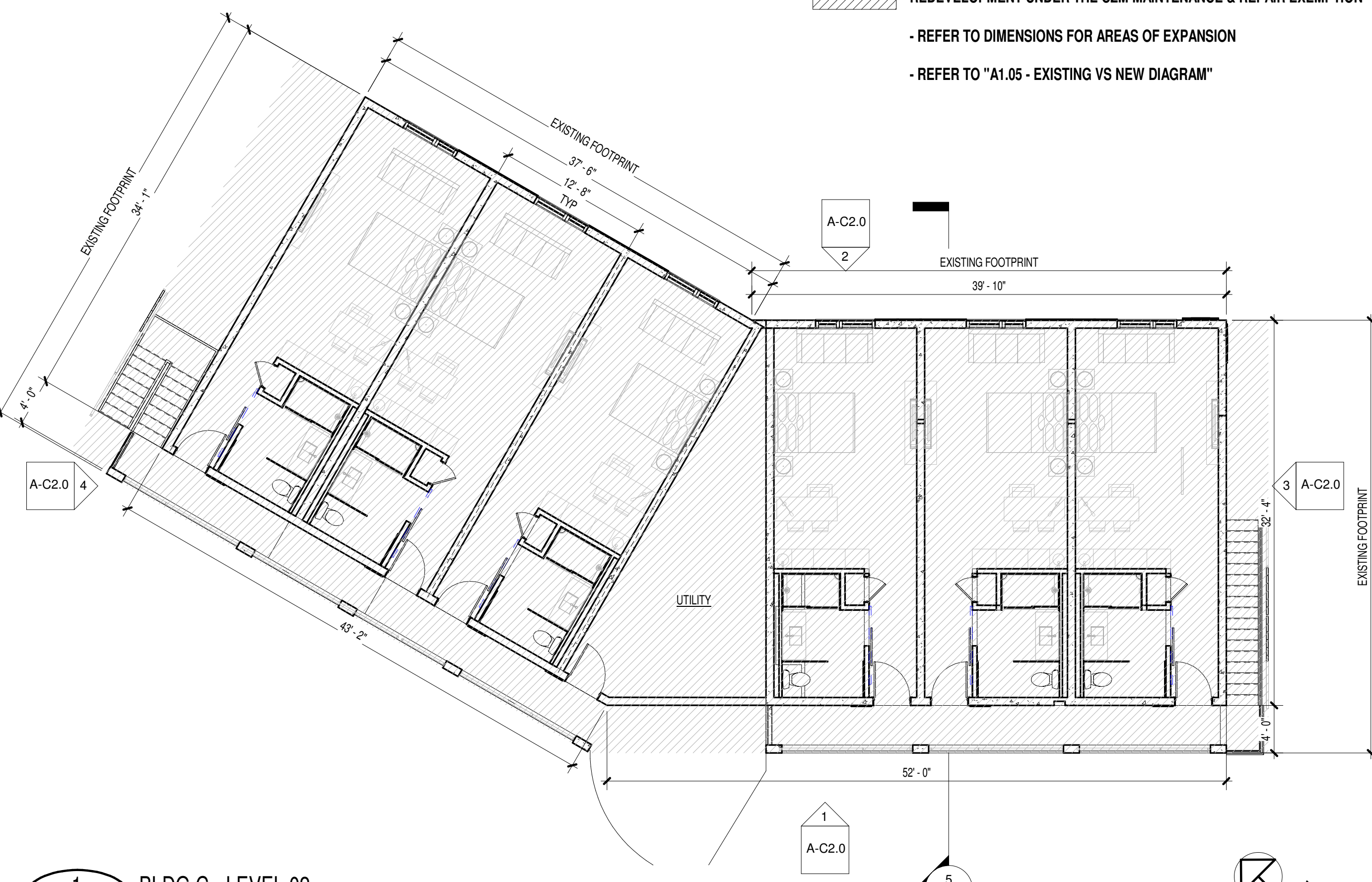
NOT ISSUED FOR CONSTRUCTION

PHASE III SCOPE NOTES

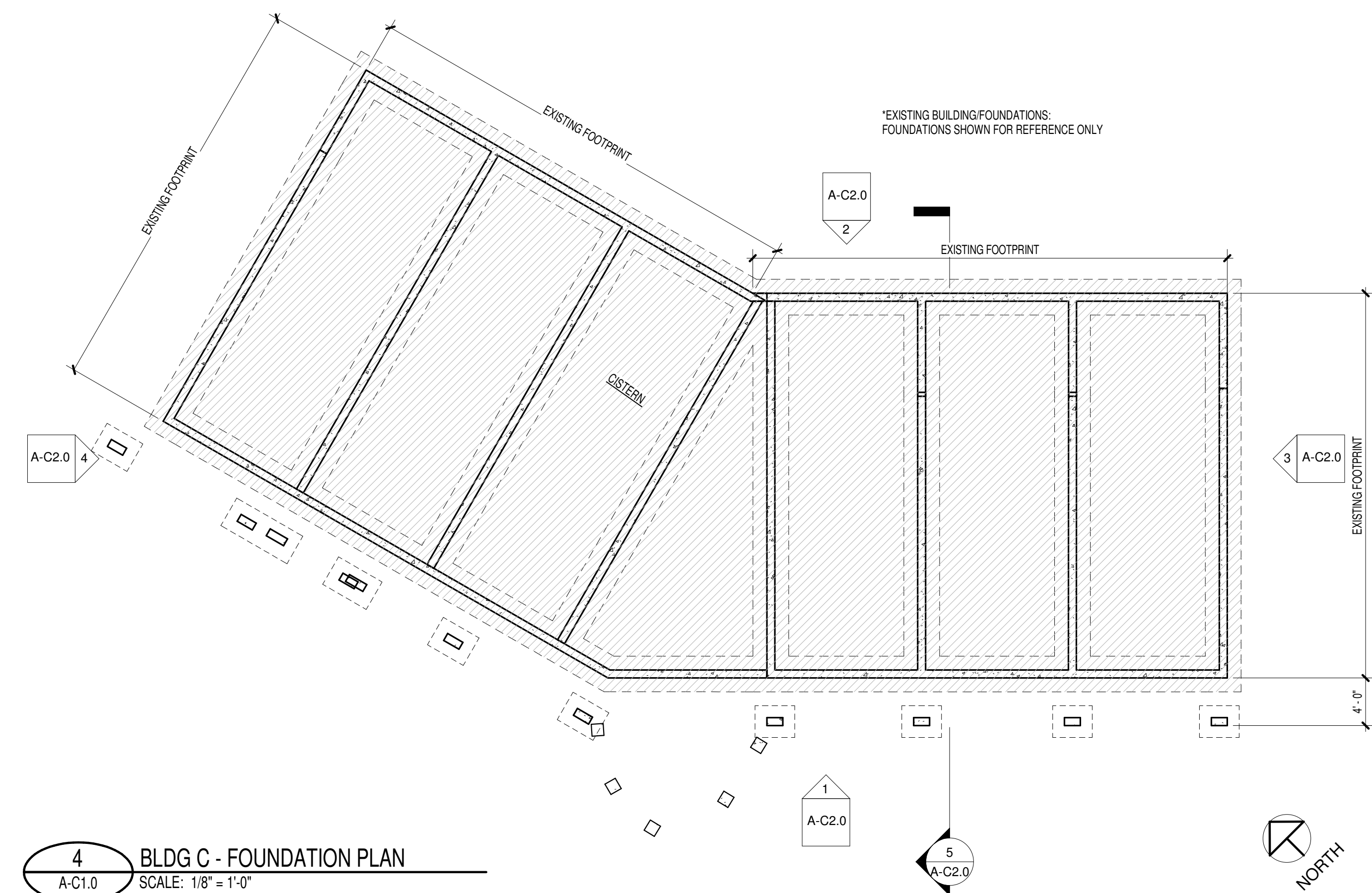
- HATCH DENOTES EXISTING FOOTPRINT PREVIOUSLY APPROVED FOR REDEVELOPMENT UNDER THE CZM MAINTENANCE & REPAIR EXEMPTION
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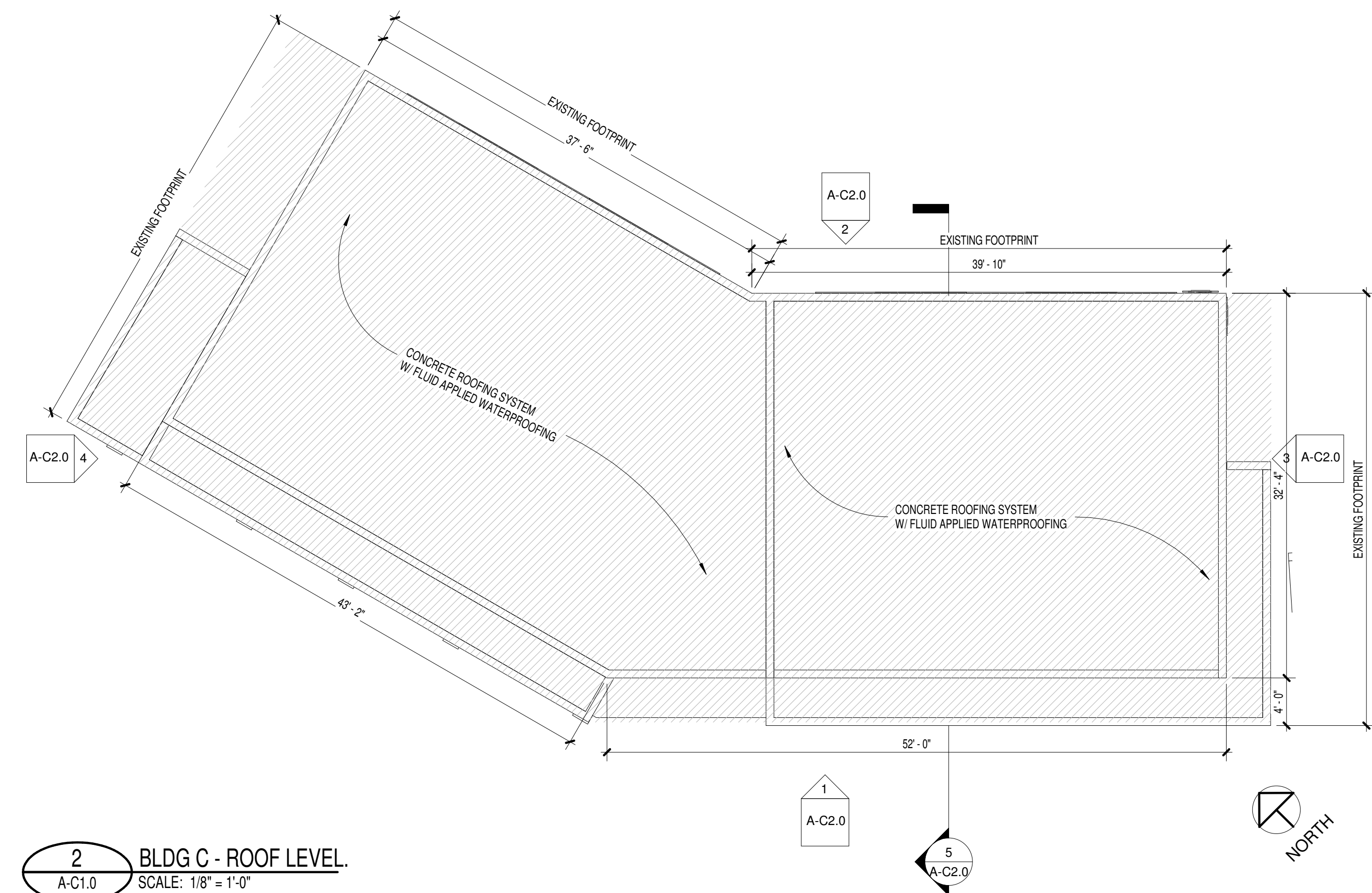
3 BLDG C LEVEL 01
 A-C1.0 SCALE: 1/8" = 1'-0"



1 BLDG C - LEVEL 02
 A-C1.0 SCALE: 1/8" = 1'-0"



4 BLDG C - FOUNDATION PLAN
 A-C1.0 SCALE: 1/8" = 1'-0"



2 BLDG C - ROOF LEVEL
 A-C1.0 SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-C1.0 - BUILDING C - PLANS
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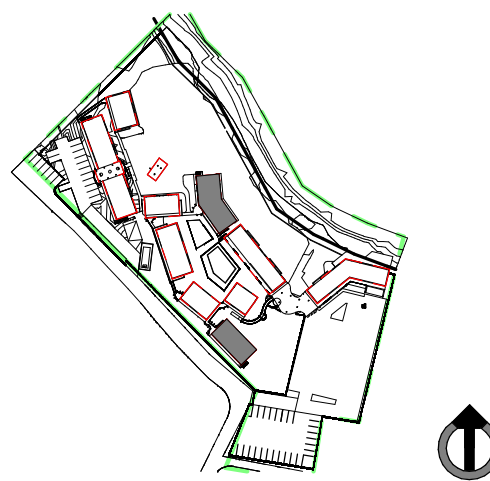


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HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

BUILDING C - ELEVATIONS

C. BROWNE
 Project Architect
 2020025
 Project No.
 11/02/23
 Date



A-C2.0

NOT ISSUED FOR CONSTRUCTION



1 BLDG C - SOUTH ELEVATION
 A-C2.0 SCALE: 1/8" = 1'-0"



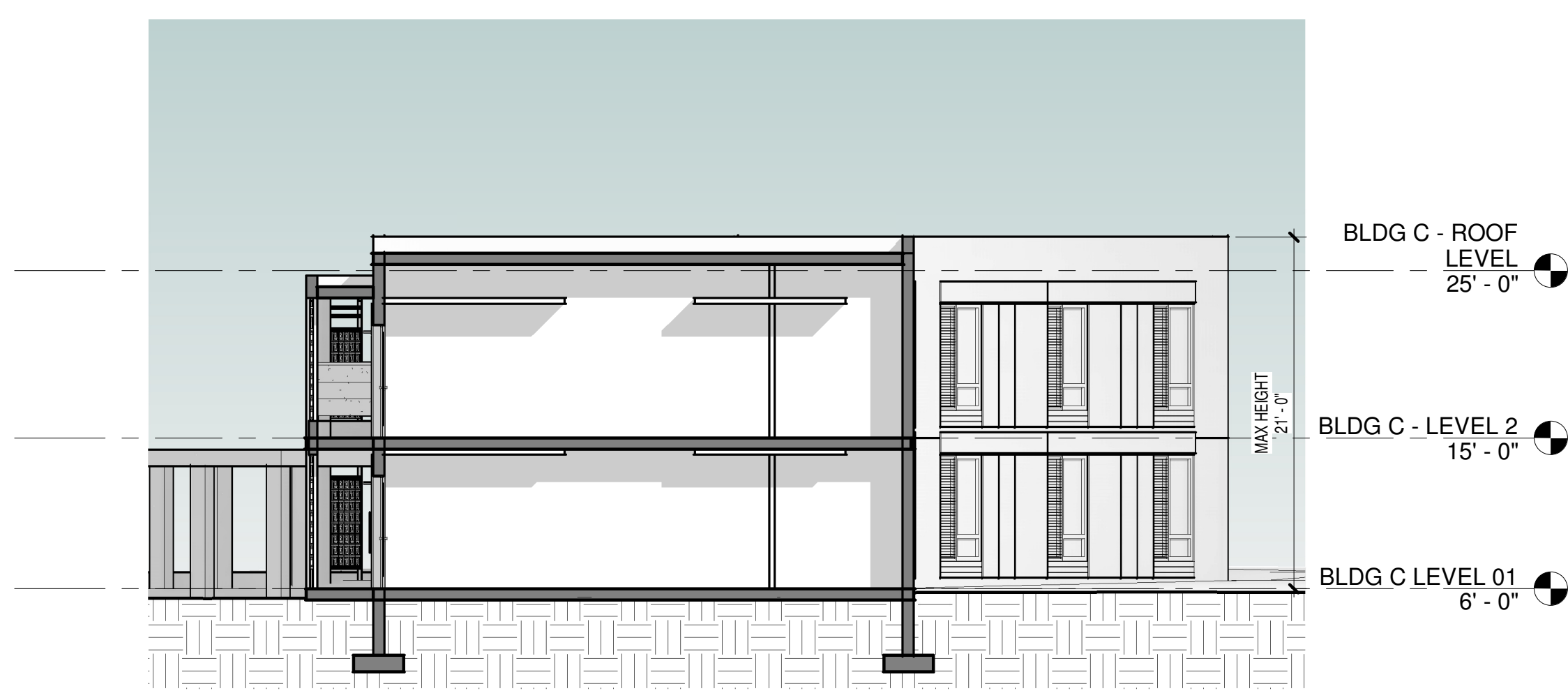
3 BLDG C - EAST ELEVATION
 A-C2.0 SCALE: 1/8" = 1'-0"



2 BLDG C - NORTH ELEVATION
 A-C2.0 SCALE: 1/8" = 1'-0"



4 BLDG C - WEST ELEVATION
 A-C2.0 SCALE: 1/8" = 1'-0"



5 BLDG C - BUILDING SECTION, TYPICAL
 A-C2.0 SCALE: 1/8" = 1'-0"

FINISH FLOOR ELEVATIONS NOTE:
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PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-C2.0 - BUILDING C - ELEVATIONS
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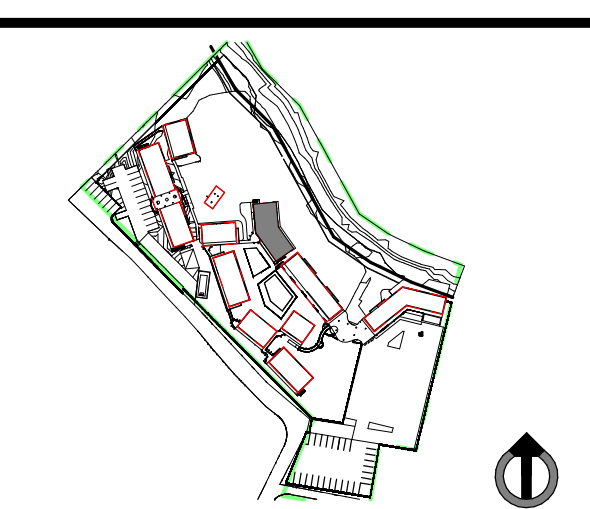


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 Princesse St. Croix, U.S.V.I.

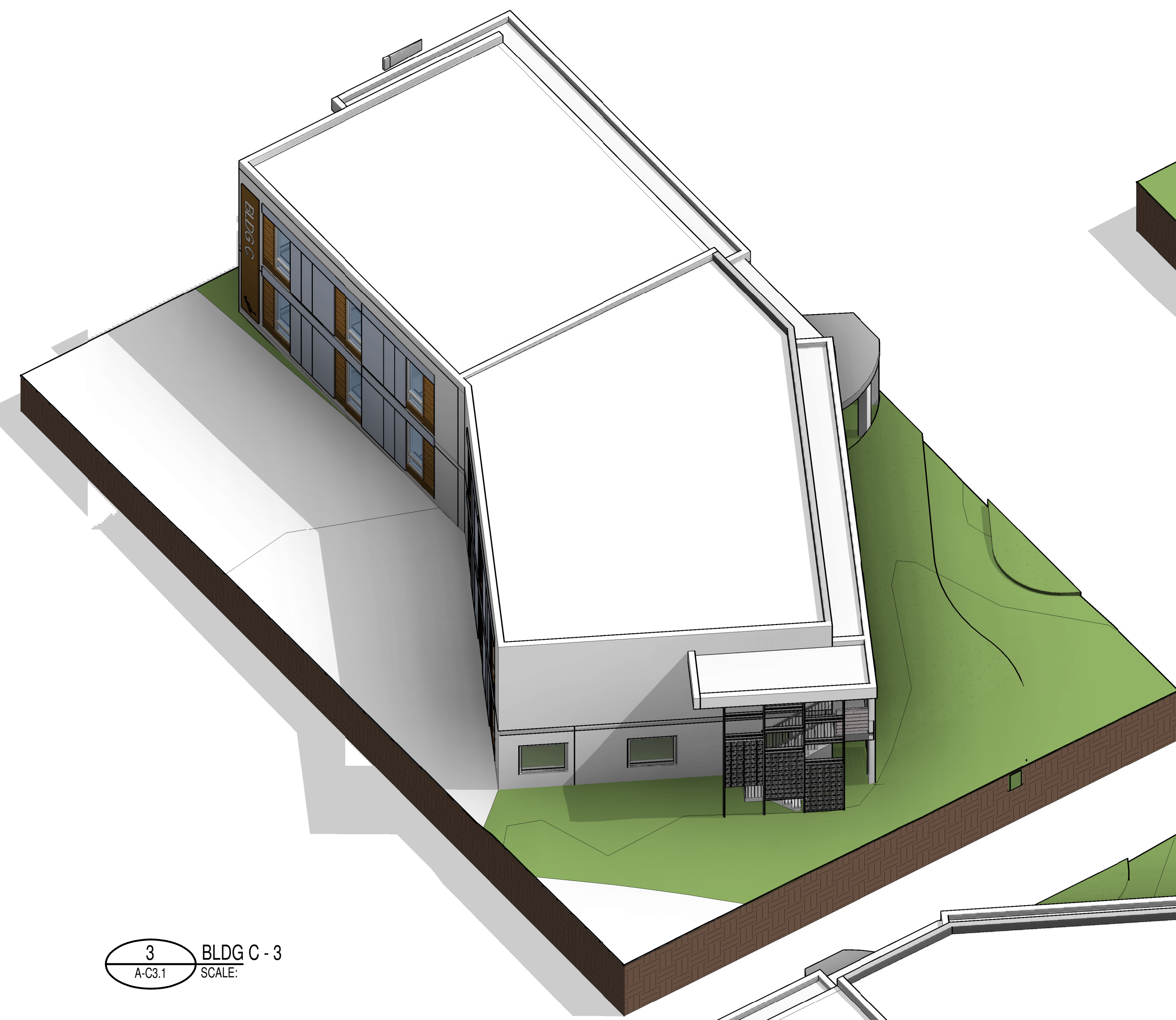
Hibiscus Beach, LLC

BUILDING C - AXONS

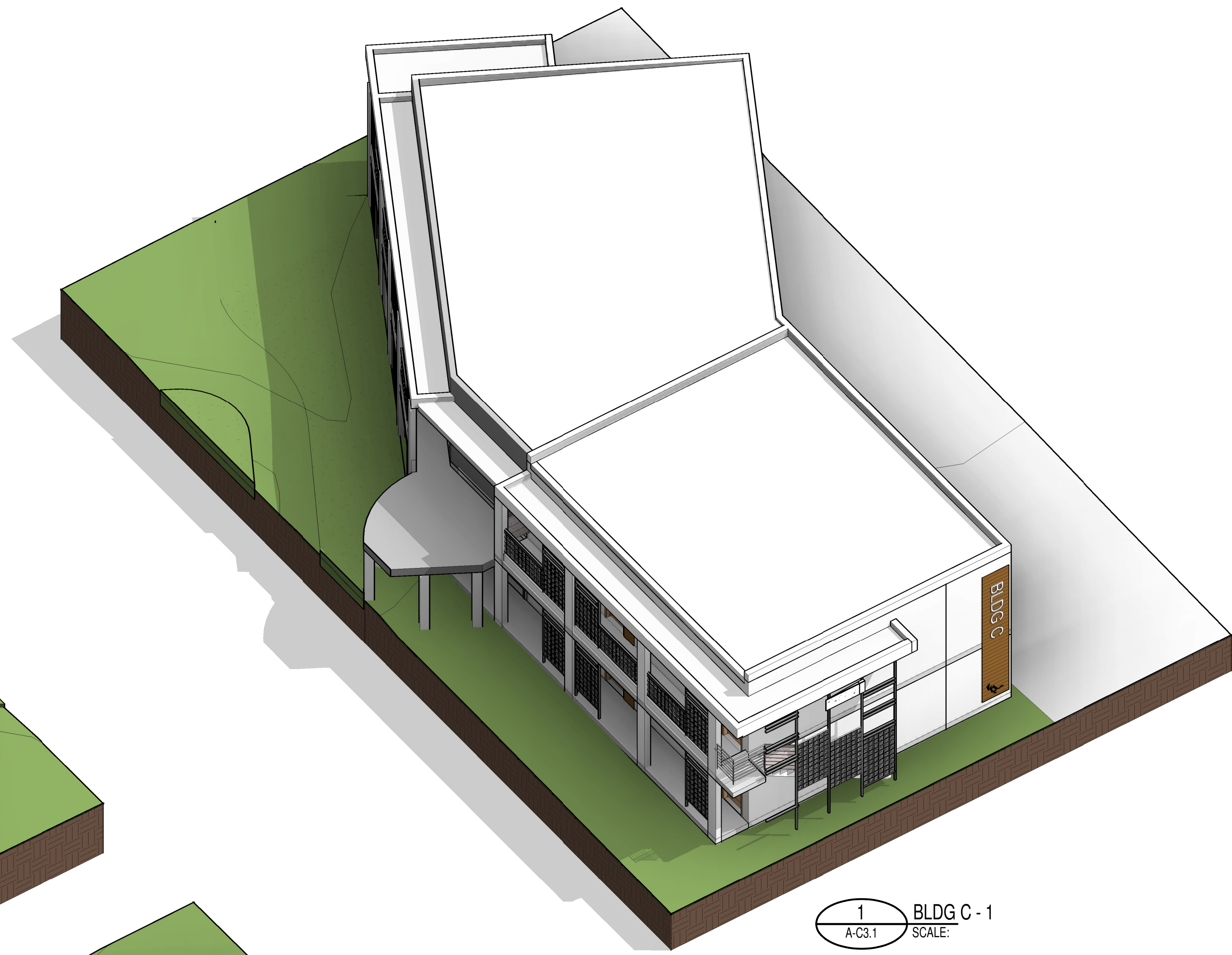
C. BROWNE
 Project Architect
 2020025
 Project No.
 11/02/23
 Date

A-C3.1

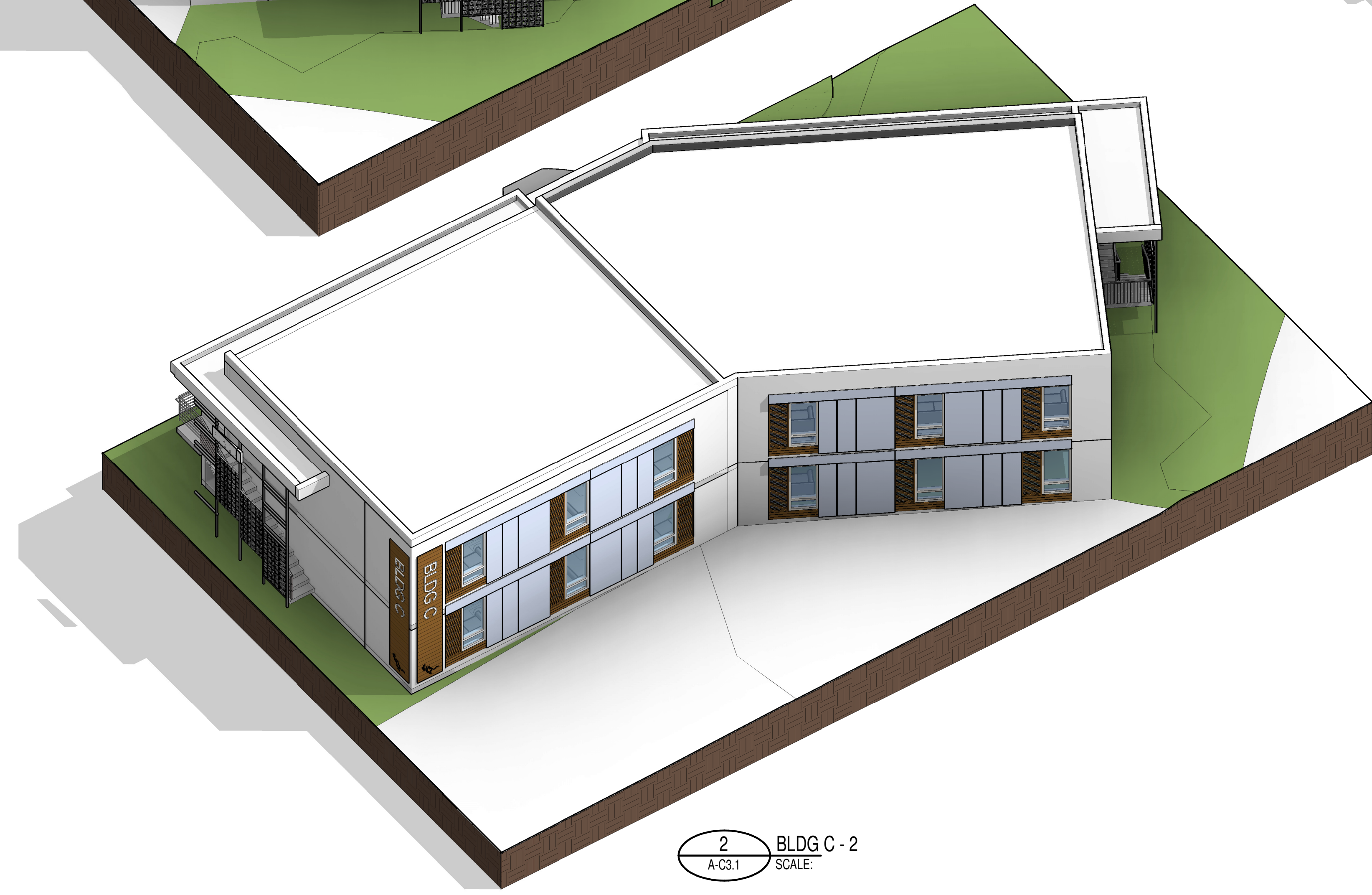
PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-C3.1 - BUILDING C - AXONS
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3 BLDG C - 3
 A-C3.1 SCALE:



1 BLDG C - 1
 A-C3.1 SCALE:



2 BLDG C - 2
 A-C3.1 SCALE:

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108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
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Hibiscus Beach, LLC

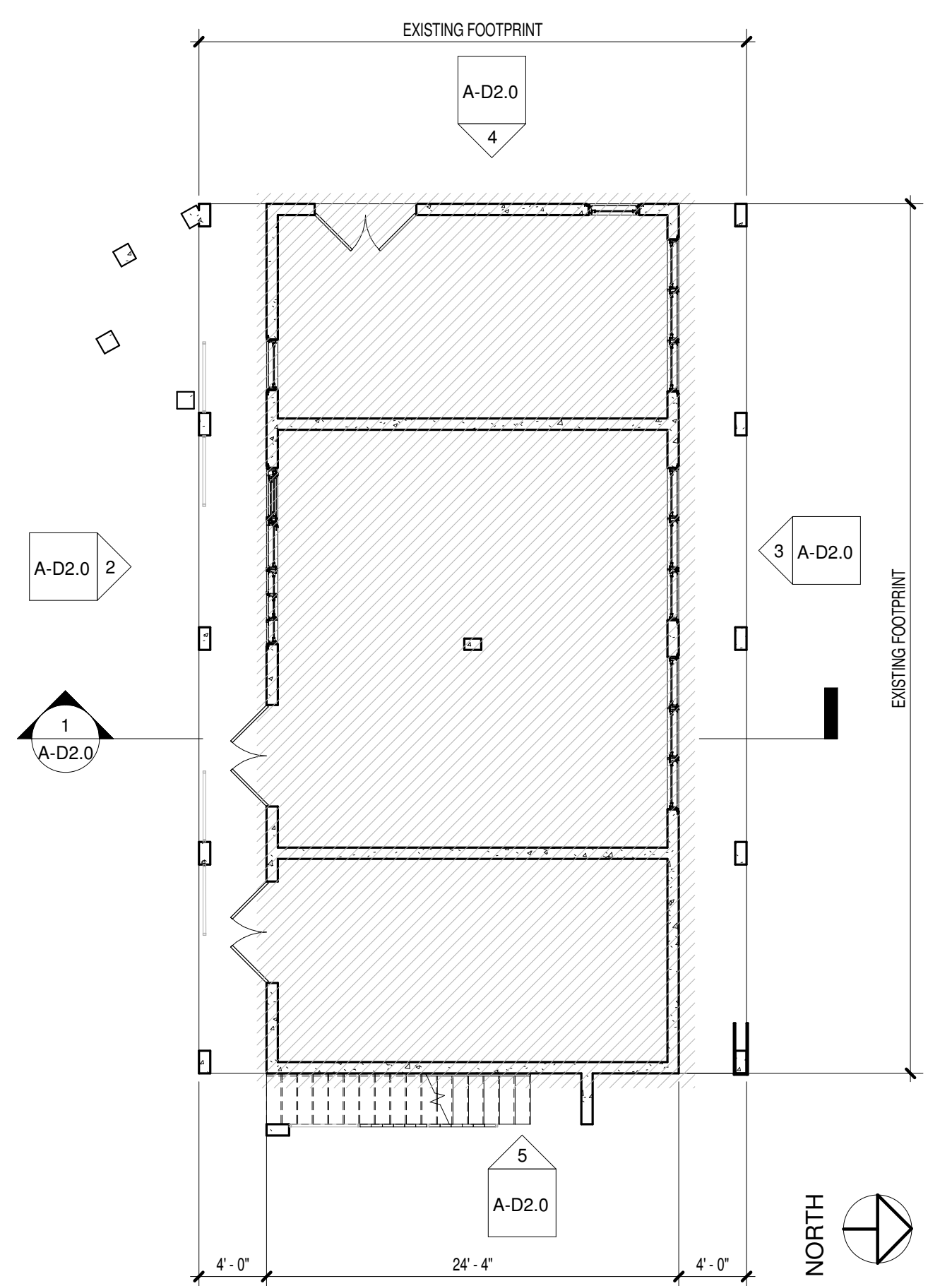
BUILDING D - PLANS

C. BROWNE	2020025
Project Architect	Project No.
	10/31/23
	Date

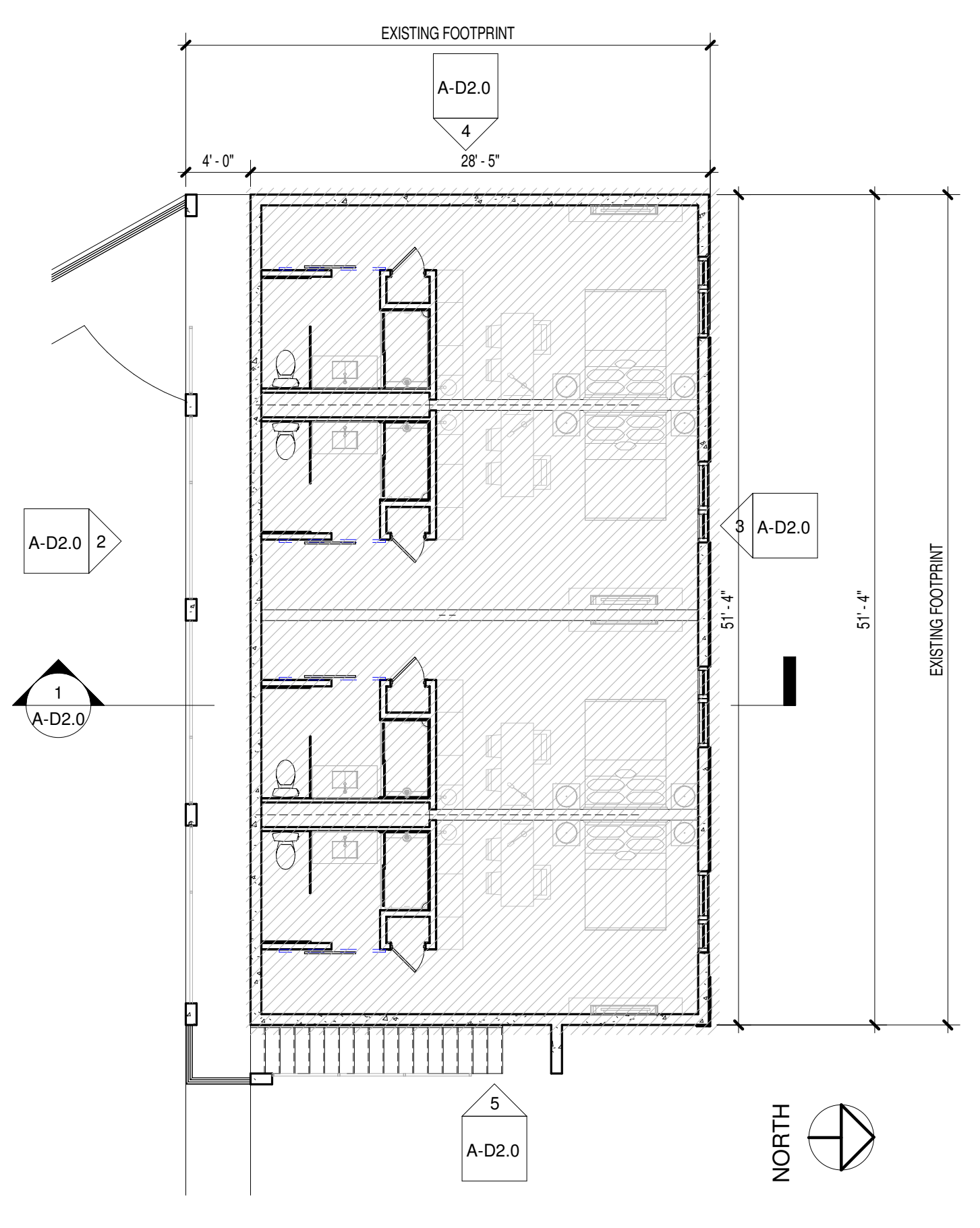


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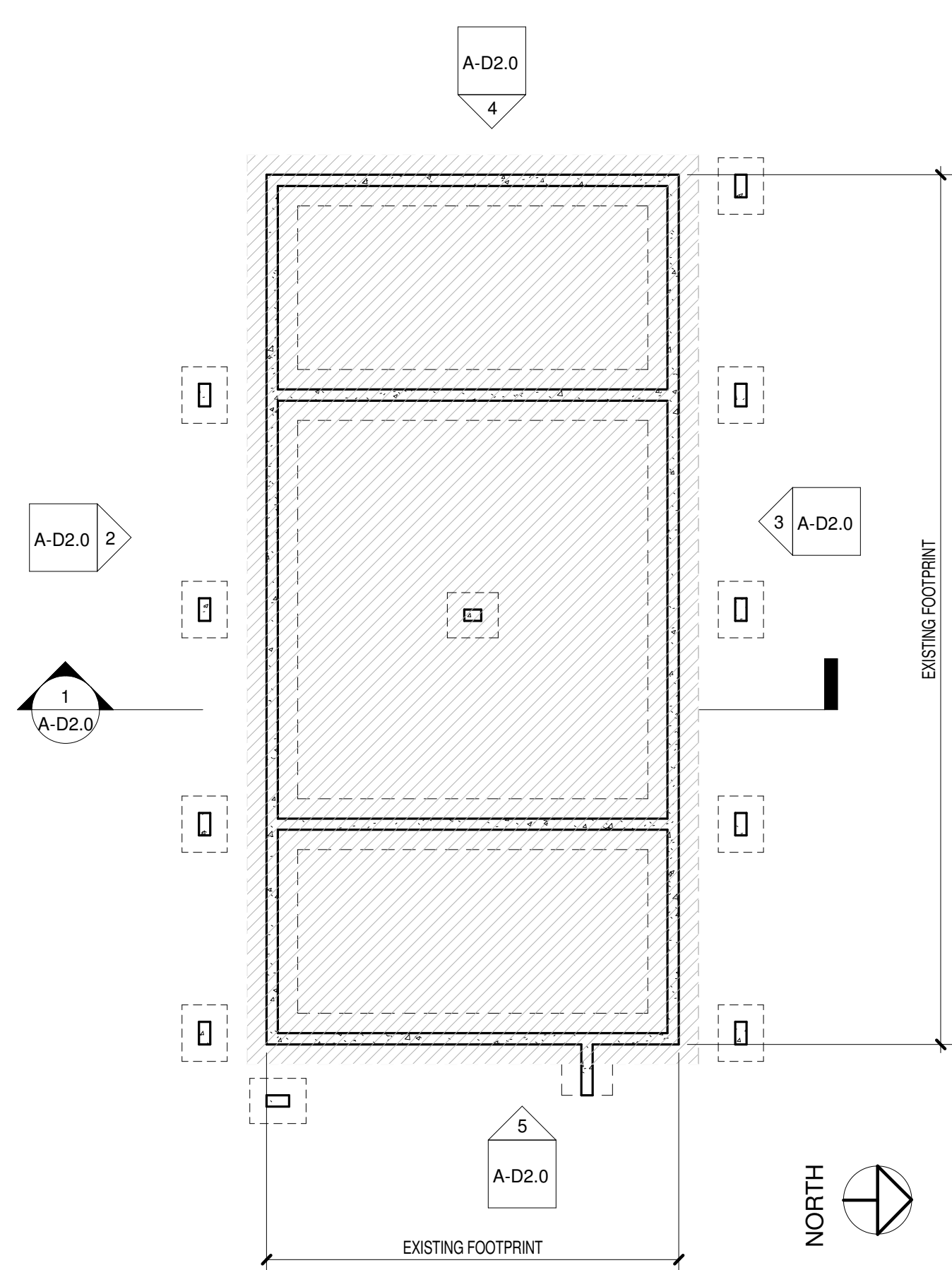
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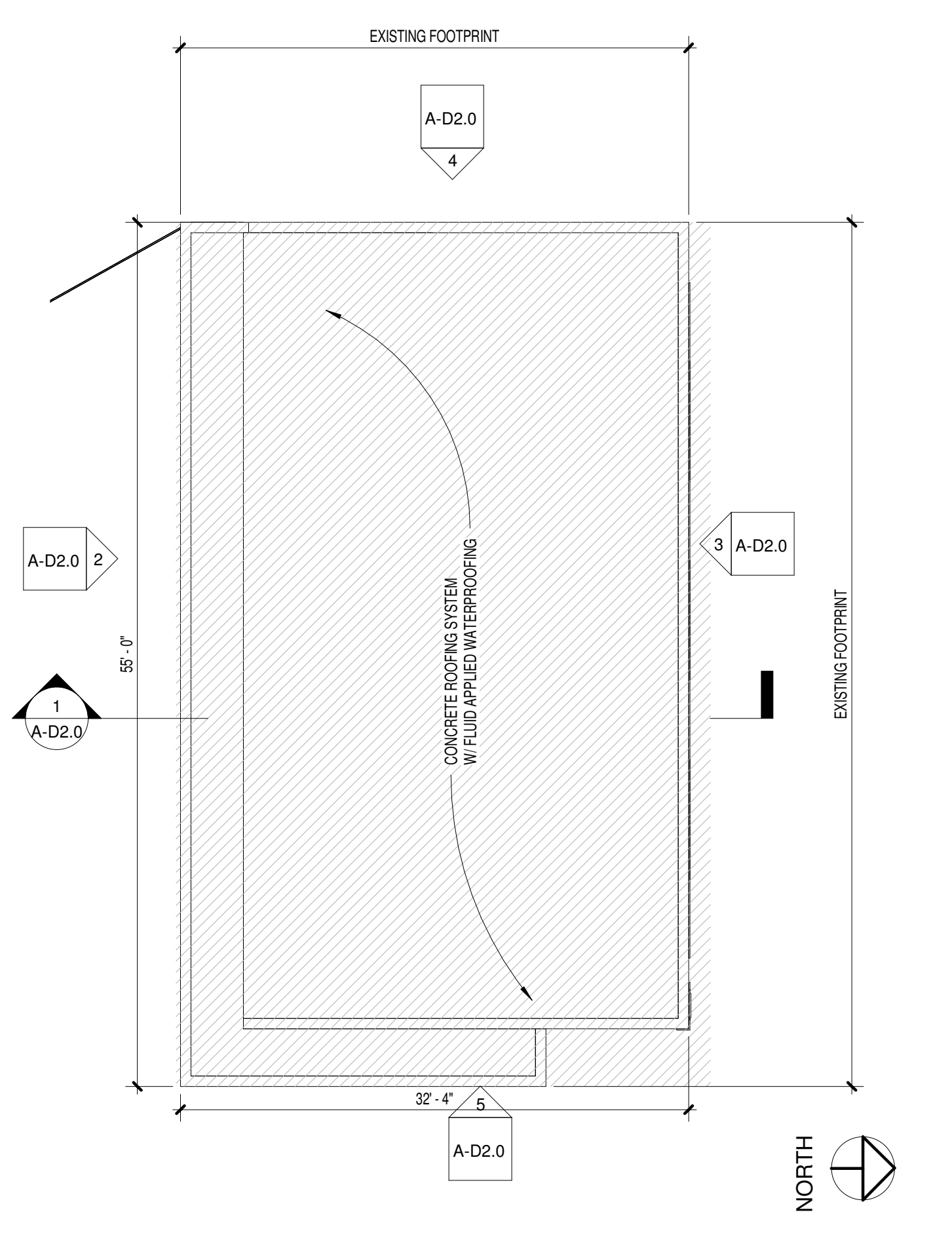
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 A-D1.0 SCALE: 1/8" = 1'-0"



1 BLDG D - LEVEL 02
 A-D1.0 SCALE: 1/8" = 1'-0"



4 BLDG D - FOUNDATION PLAN
 A-D1.0 SCALE: 1/8" = 1'-0"



3 BLDG D - ROOF LEVEL
 A-D1.0 SCALE: 1/8" = 1'-0"

PHASE III SCOPE NOTES

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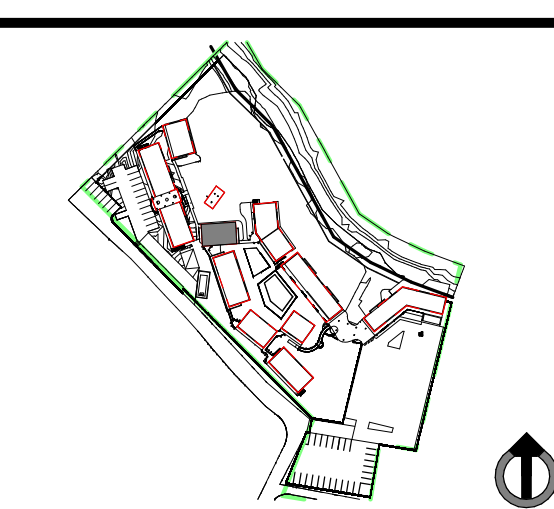


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Hibiscus Beach, LLC

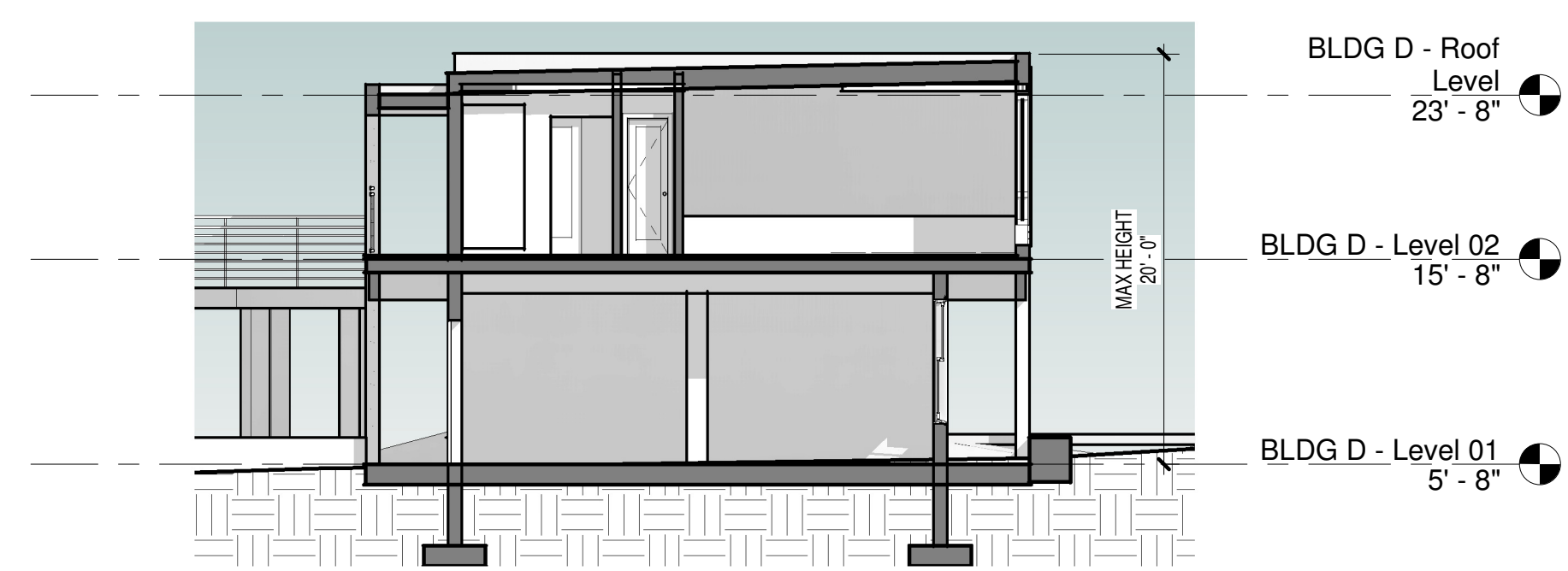
BUILDING D - ELEVATIONS

C. BROWNE
 Project Architect
 2020025
 Project No.
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 Date



A-D2.0

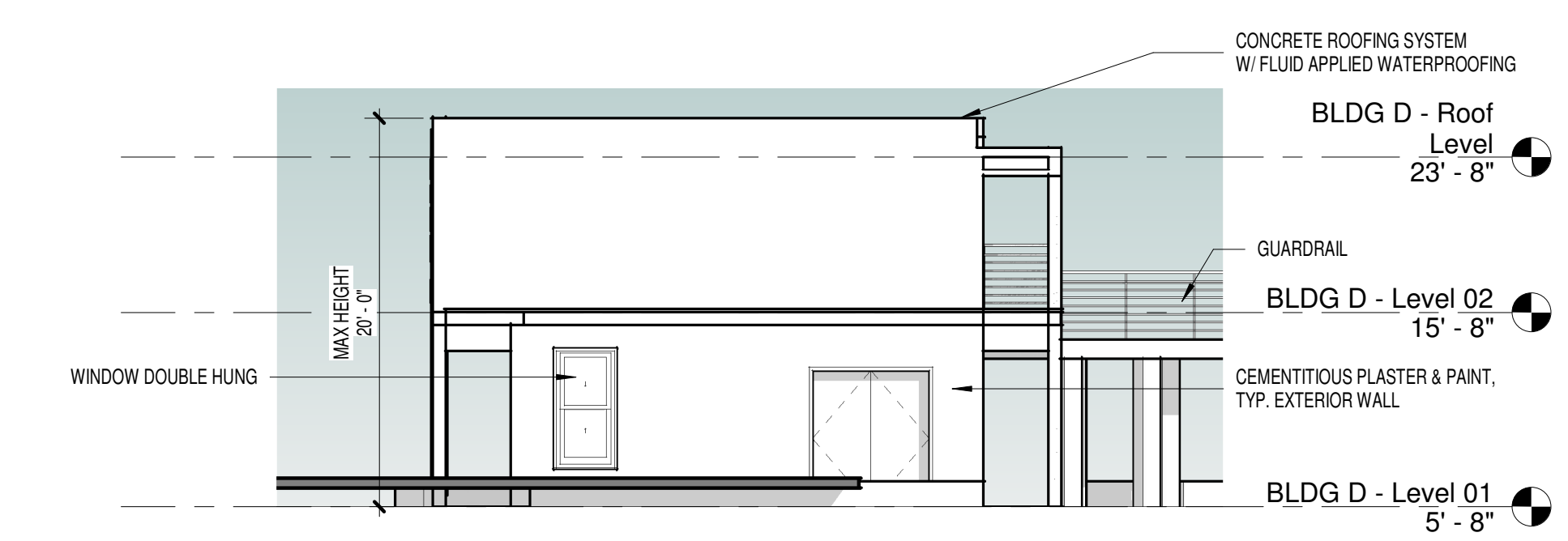
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1 BLDG D - BUILDING SECTION, TYPICAL
 A-D2.0 SCALE: 1/8" = 1'-0"



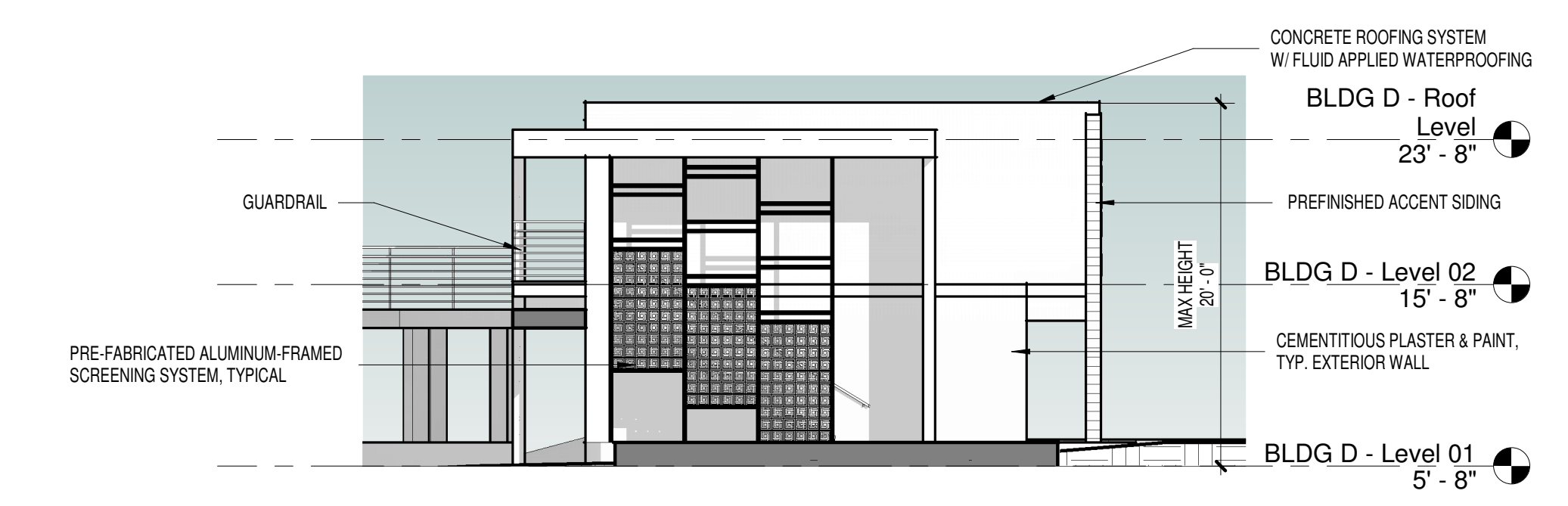
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 A-D2.0 SCALE: 1/8" = 1'-0"



4 BLDG D - WEST ELEVATION
 A-D2.0 SCALE: 1/8" = 1'-0"



3 BLDG D - NORTH ELEVATION
 A-D2.0 SCALE: 1/8" = 1'-0"



5 BLDG D - EAST ELEVATION
 A-D2.0 SCALE: 1/8" = 1'-0"

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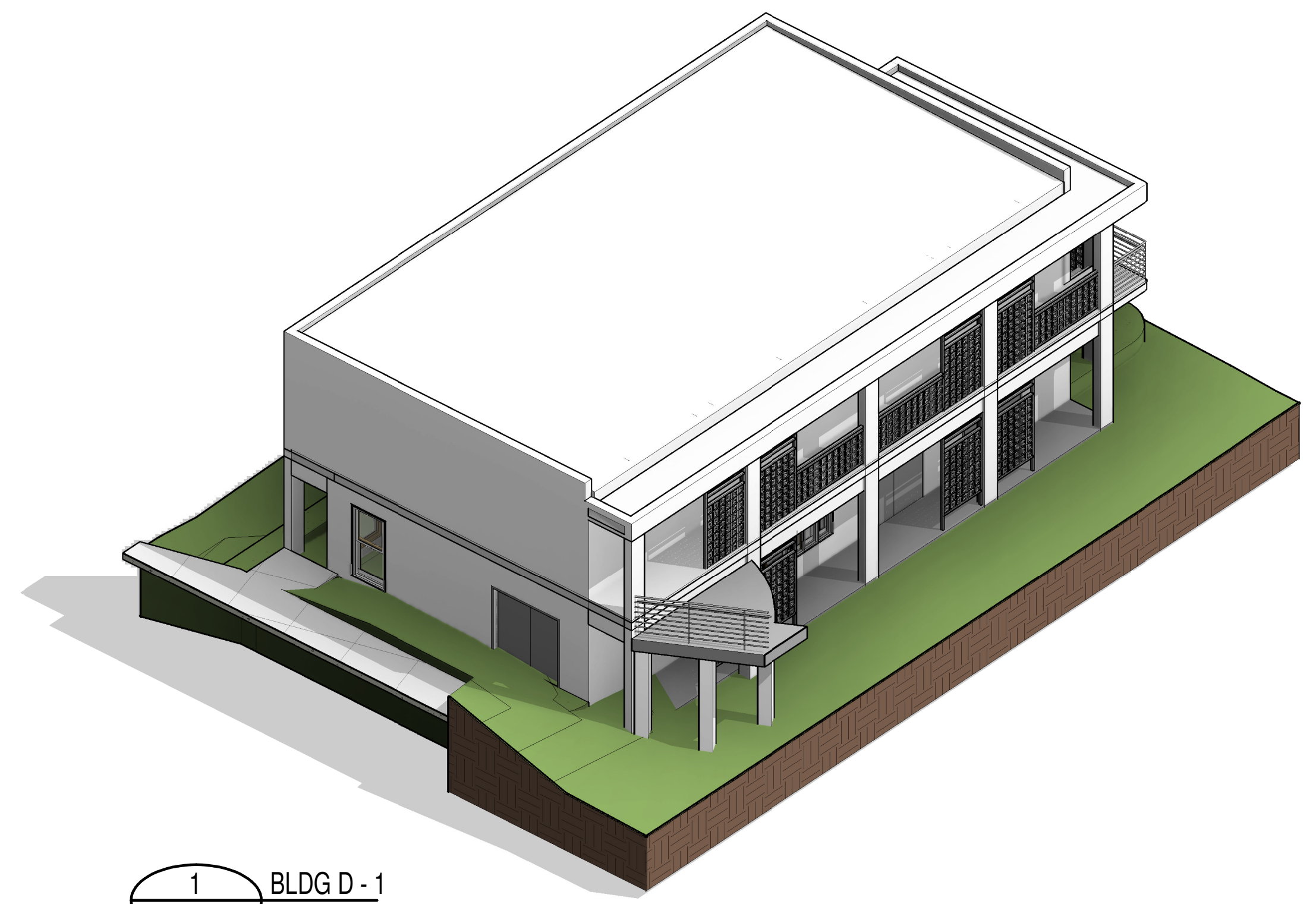
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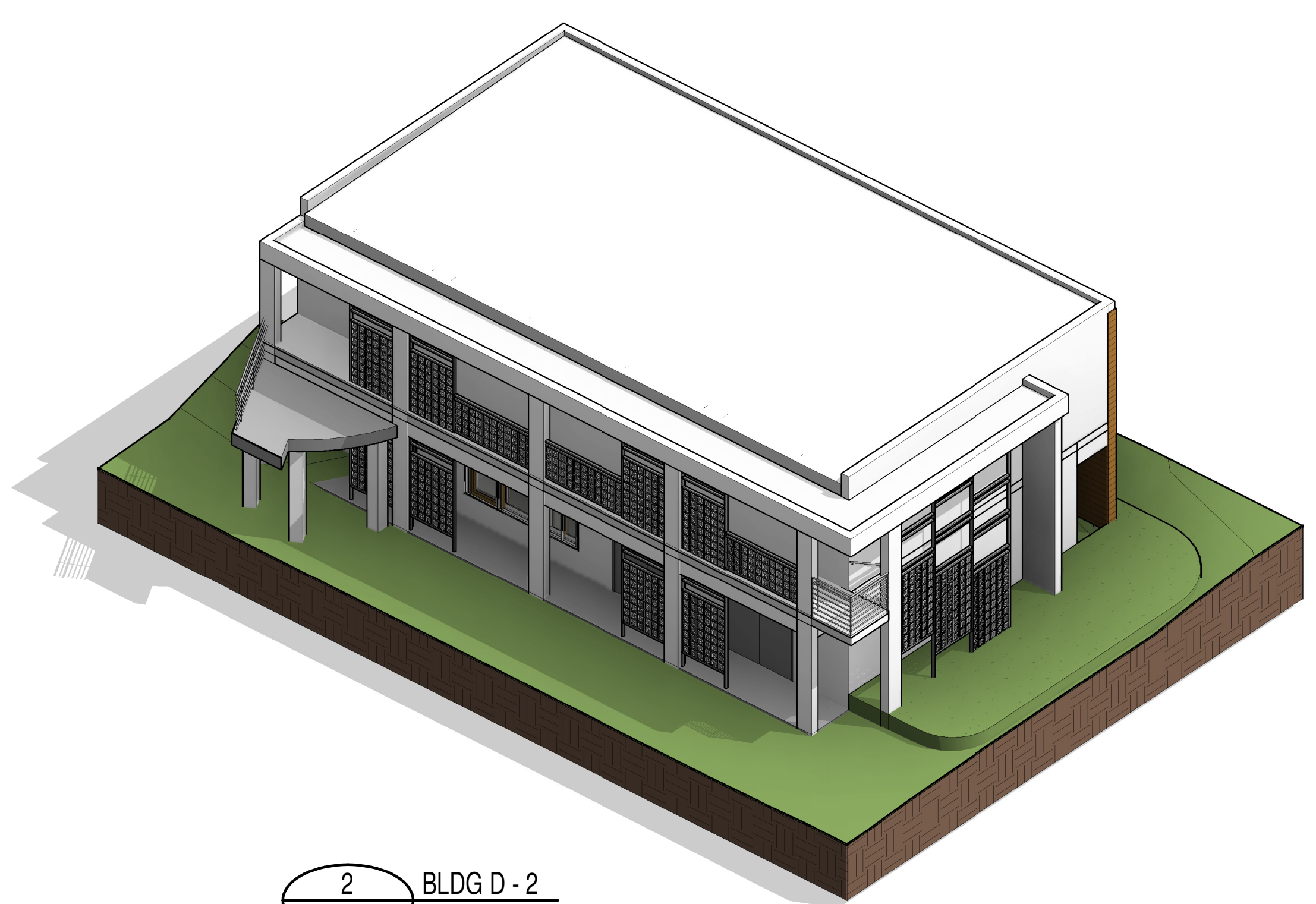
BUILDING D - AXONS

C. BROWNE
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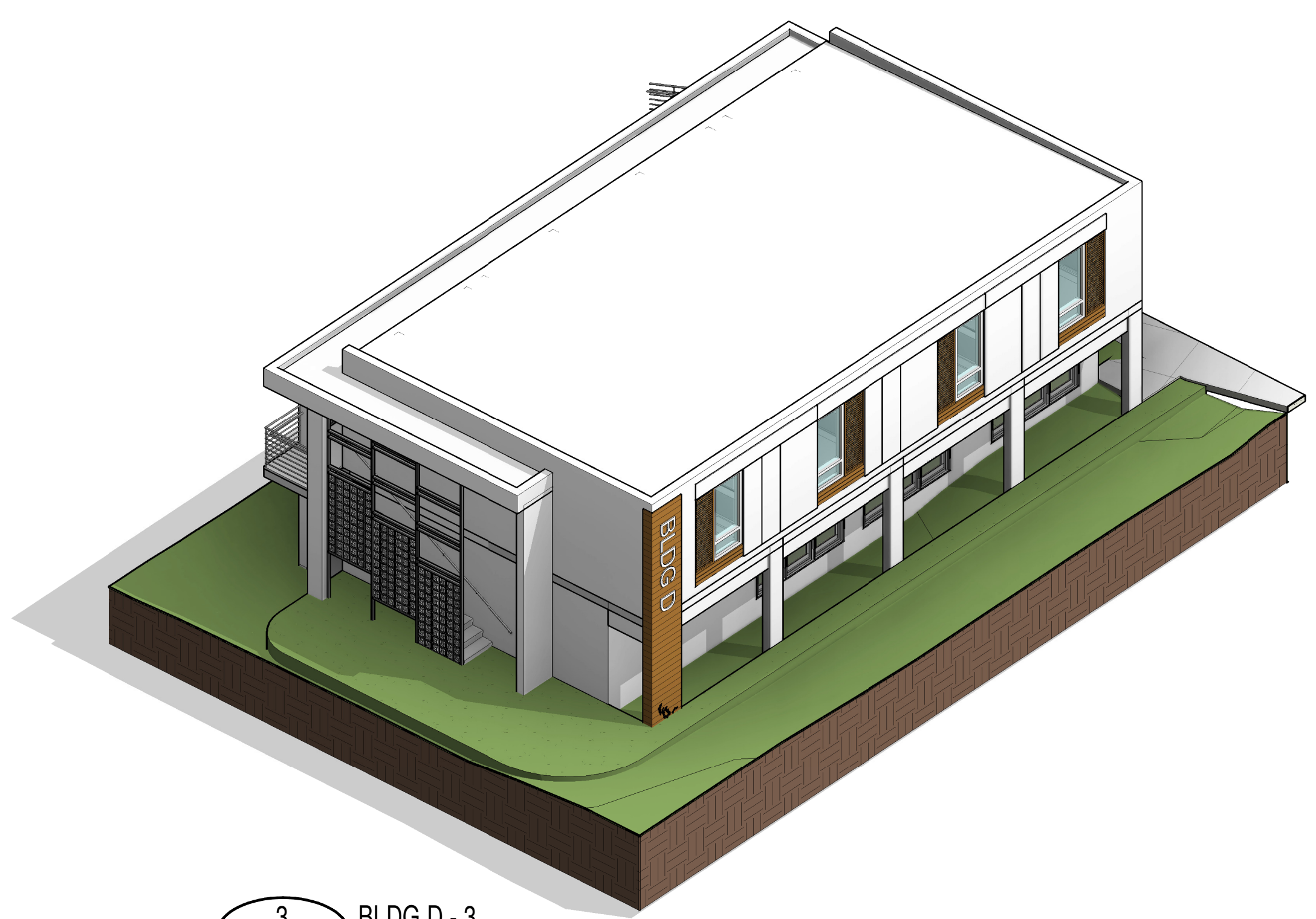
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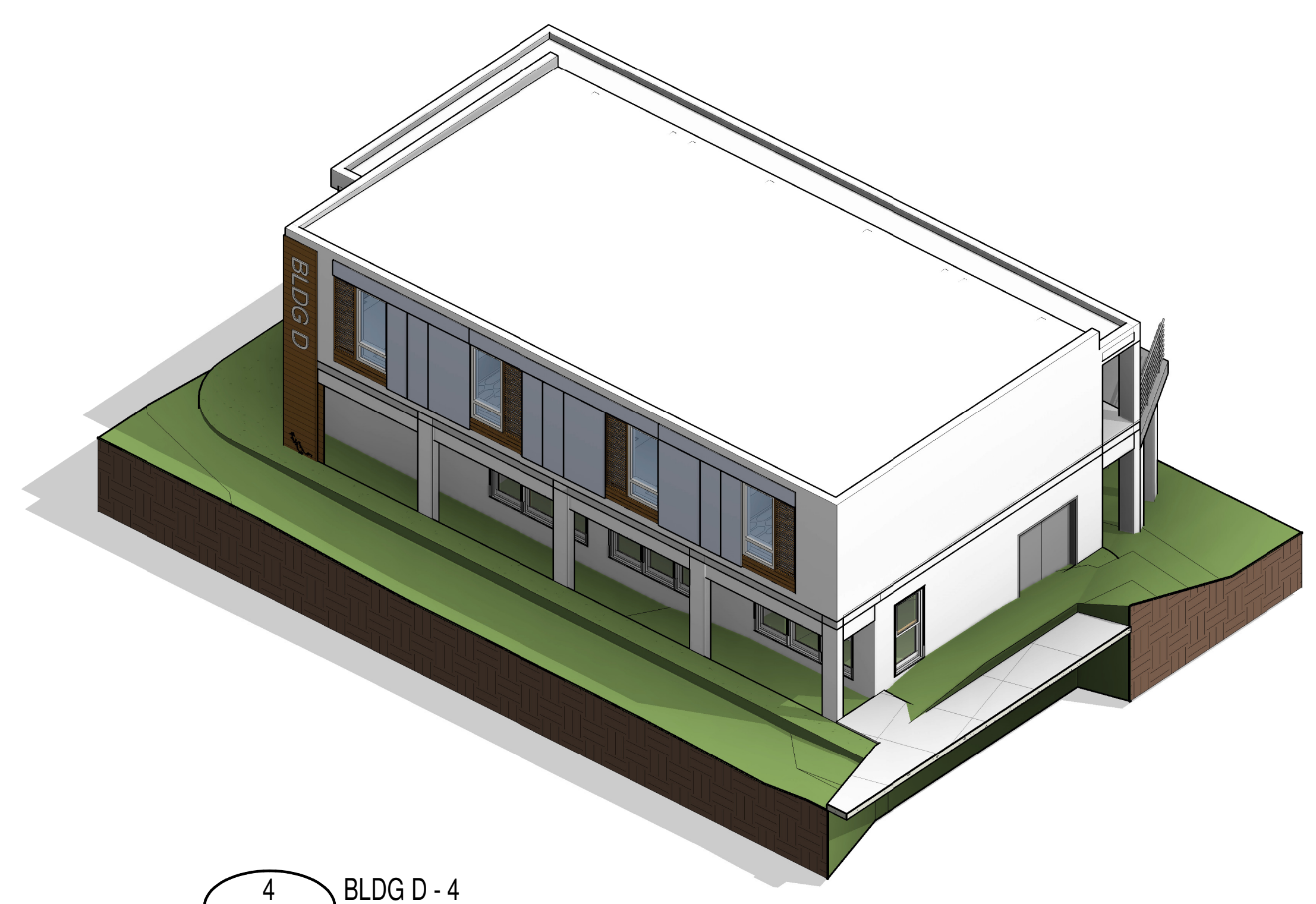
1 BLDG D - 1
 A-D3.1 SCALE:



2 BLDG D - 2
 A-D3.1 SCALE:



3 BLDG D - 3
 A-D3.1 SCALE:



4 BLDG D - 4
 A-D3.1 SCALE:

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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
A	CZM Permit Submission	12-4-2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

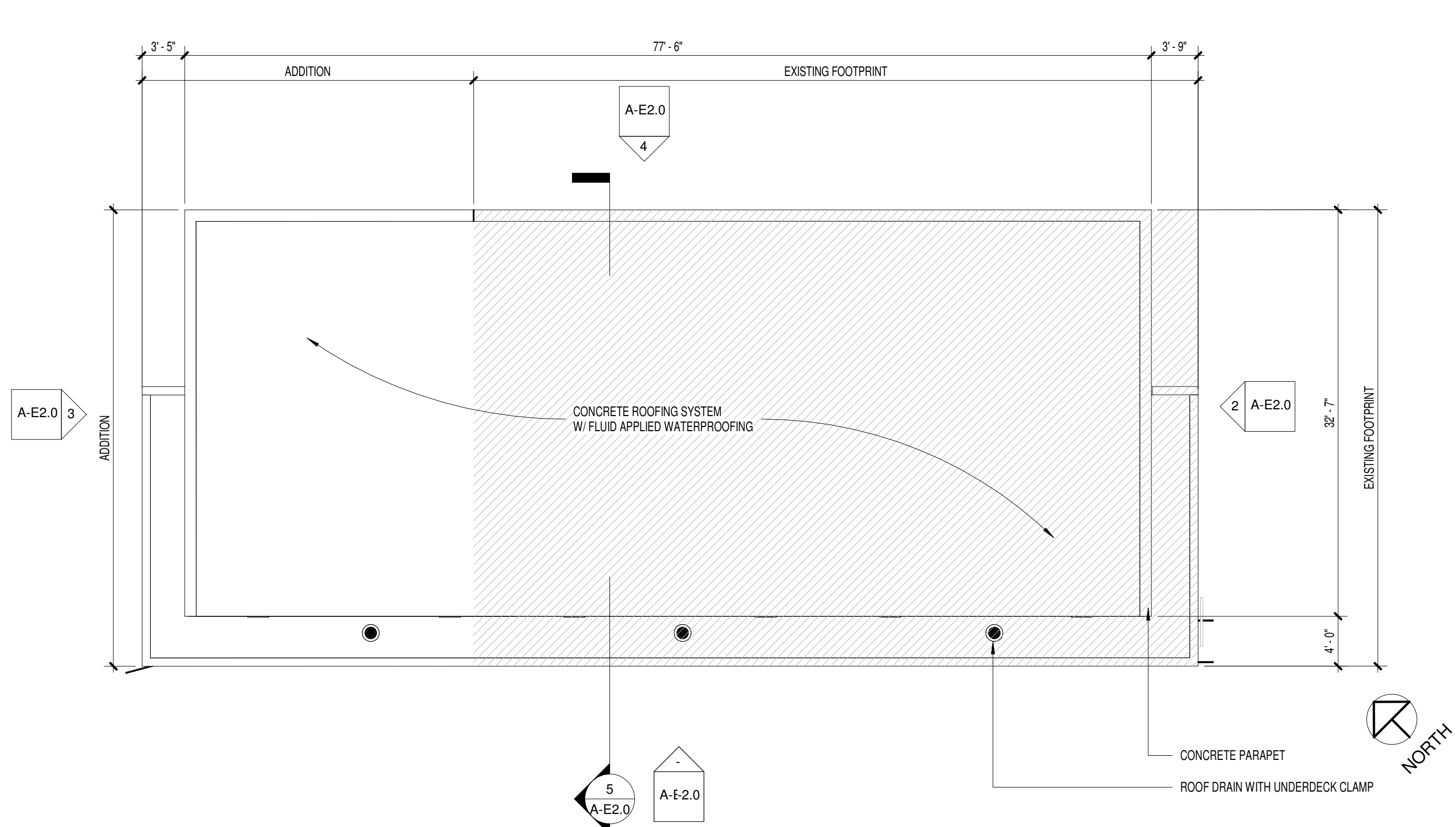
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Hibiscus Beach, LLC

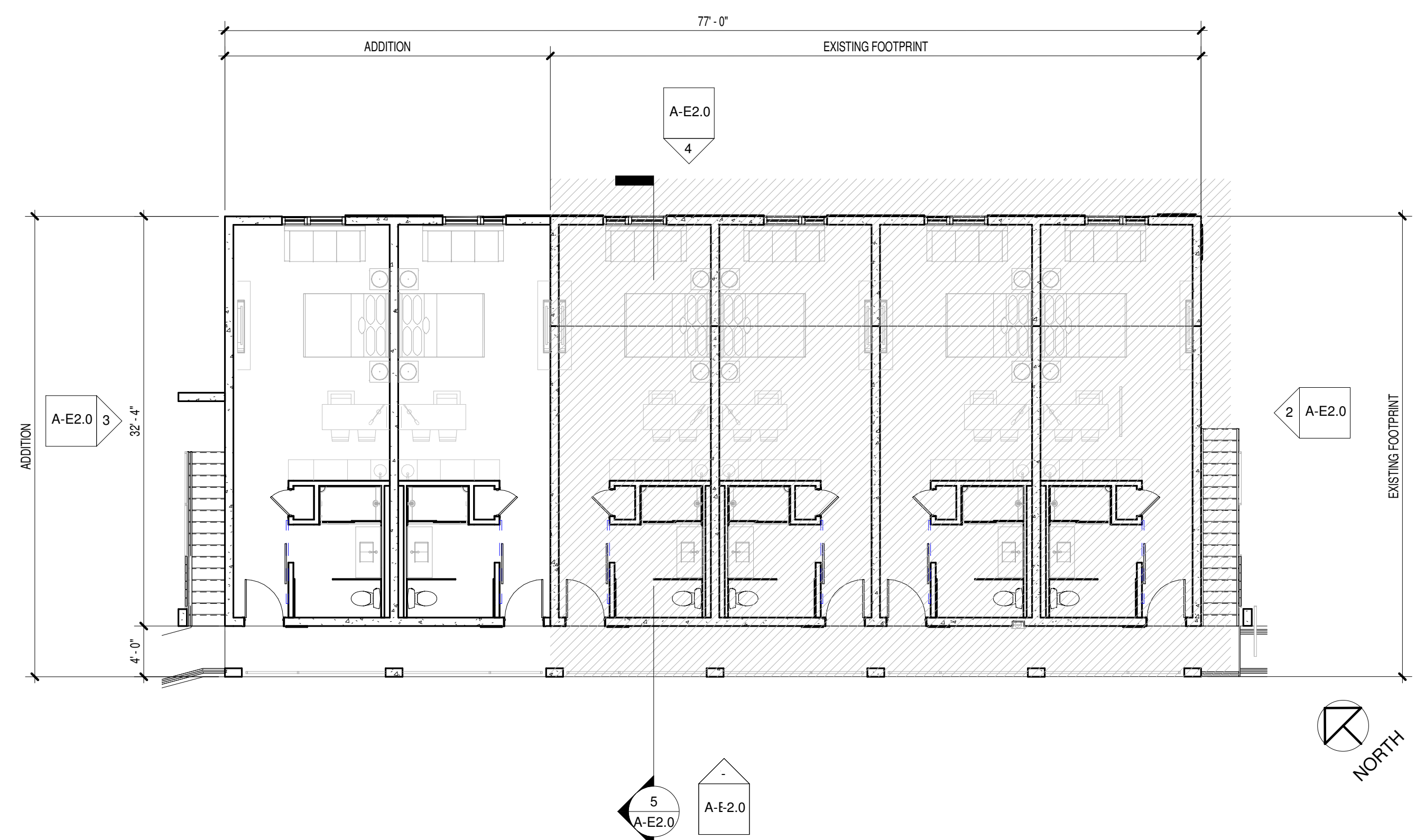
BUILDING E - PLANS

C. BROWNE
 Project Architect
 2020025
 Project No.
 10/29/23
 Date

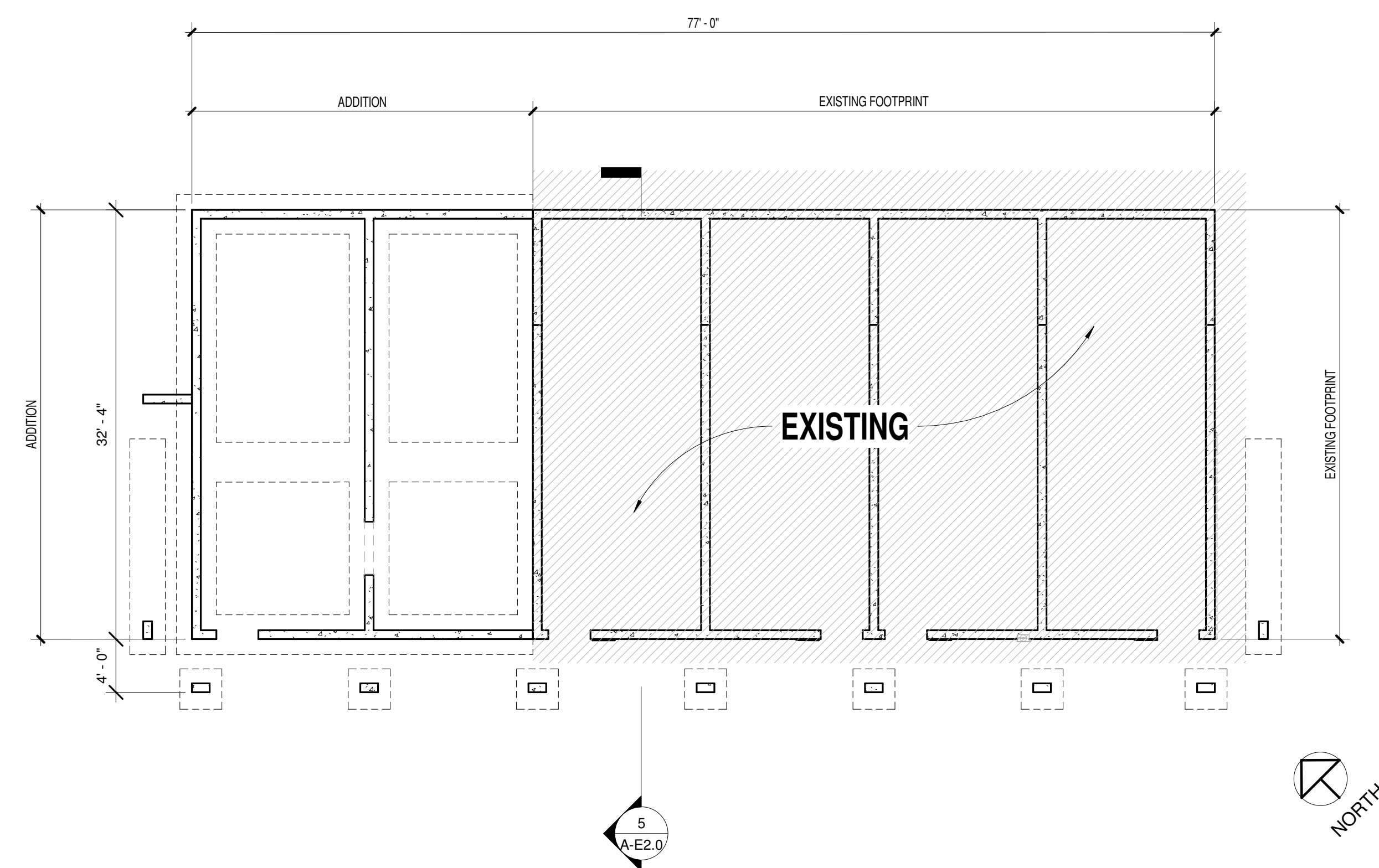
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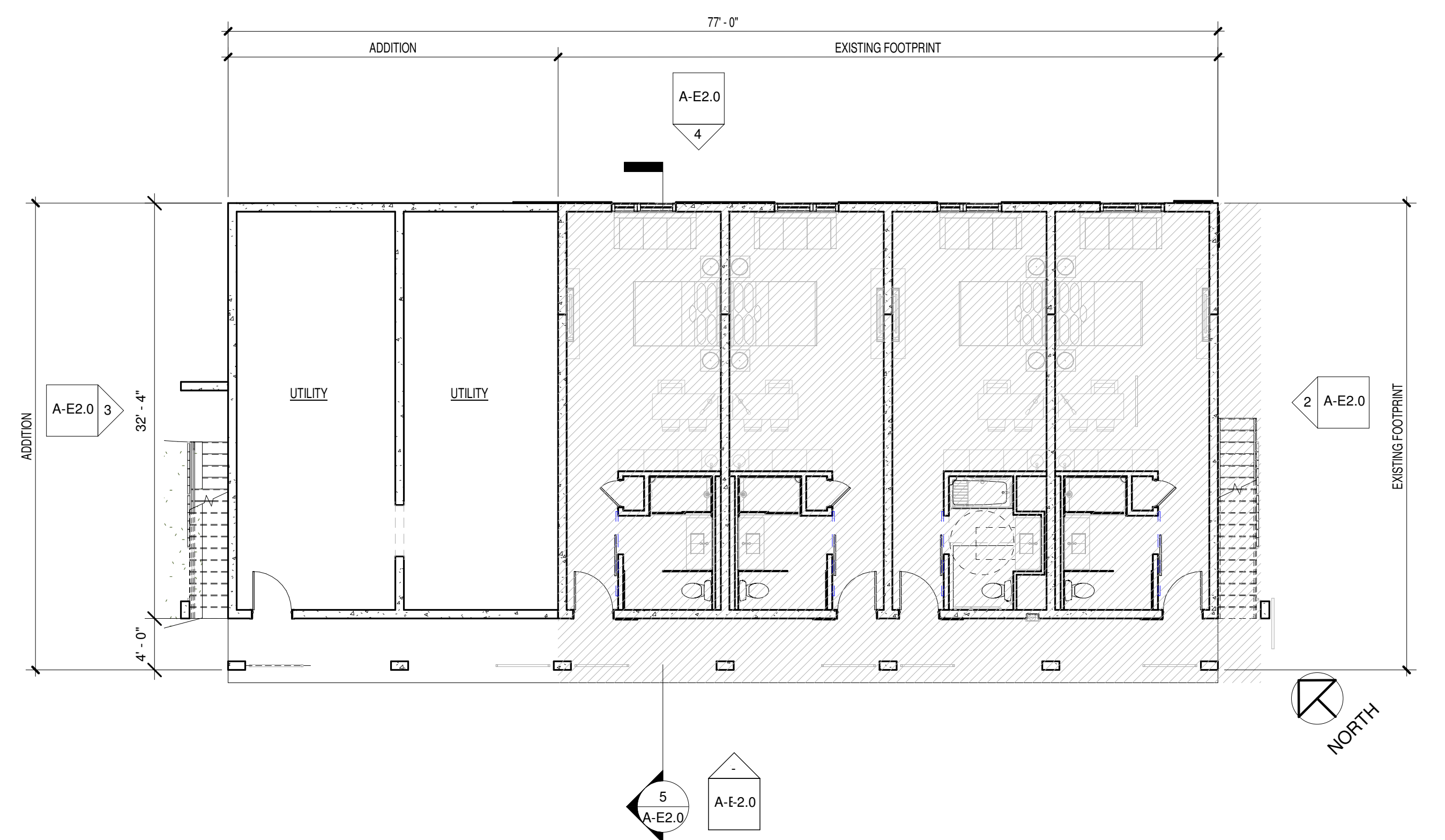
2 BLDG E - ROOF
 A-E1.0 SCALE: 1/8" = 1'-0"



1 BLDG E - LEVEL 02
 A-E1.0 SCALE: 1/8" = 1'-0"



4 BLDG E - FOUNDATION PLAN
 A-E1.0 SCALE: 1/8" = 1'-0"



3 BLDG E - LEVEL 01
 A-E1.0 SCALE: 1/8" = 1'-0"

PHASE III SCOPE NOTES

HATCH DENOTES EXISTING FOOTPRINT PREVIOUSLY APPROVED FOR REDEVELOPMENT UNDER THE CZM MAINTENANCE & REPAIR EXEMPTION

- REFER TO DIMENSIONS FOR AREAS OF EXPANSION

- REFER TO "A1.05 - EXISTING VS NEW DIAGRAM"

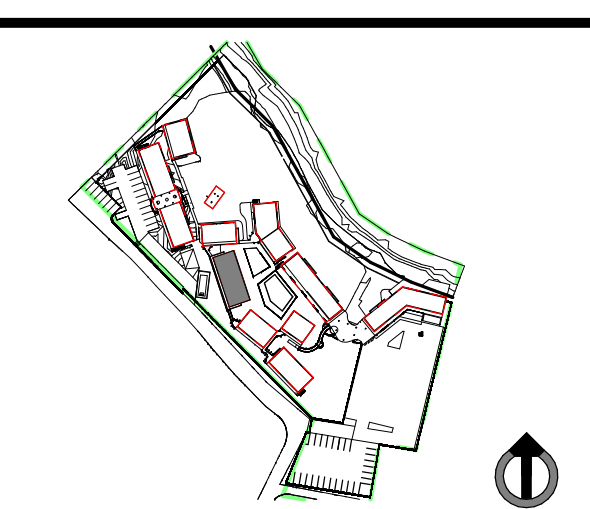
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 SHEET NUMBER: A-E1.0 - BUILDING E - PLANS
 Autodesk Docs://Hibiscus Hurricane Repair/HIBISCUS_PROJECT FILE.rvt
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SCOPE DOCUMENTS

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No.	Drawing Issue Description	Date
A	CZM Permit Submission	12 - 4 - 2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

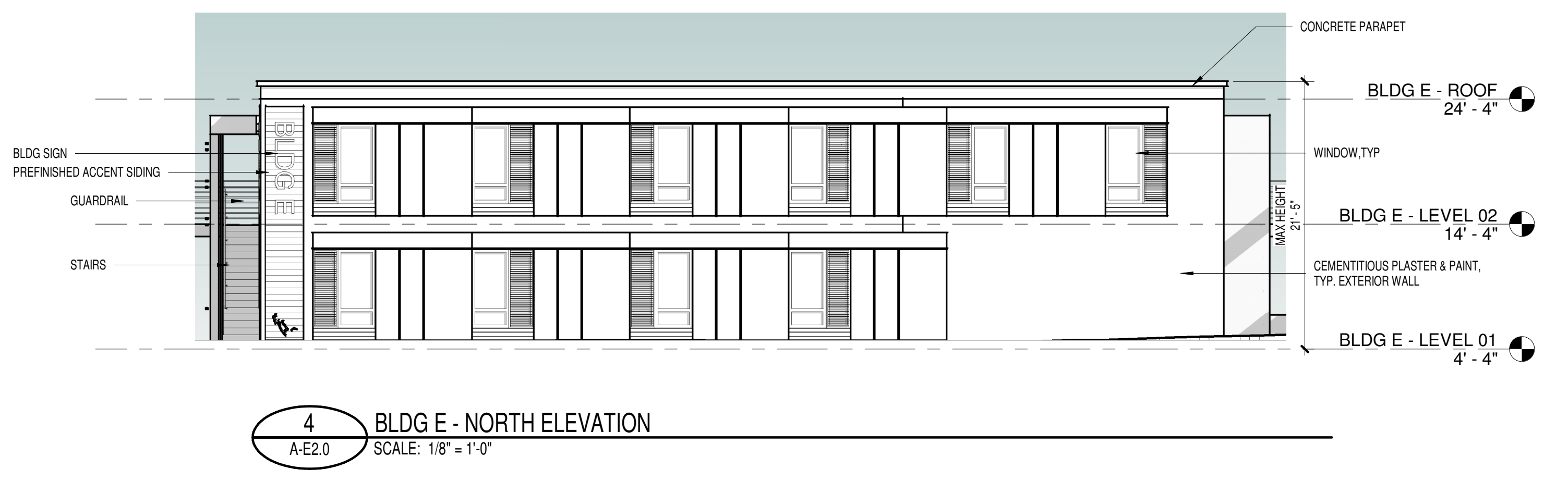
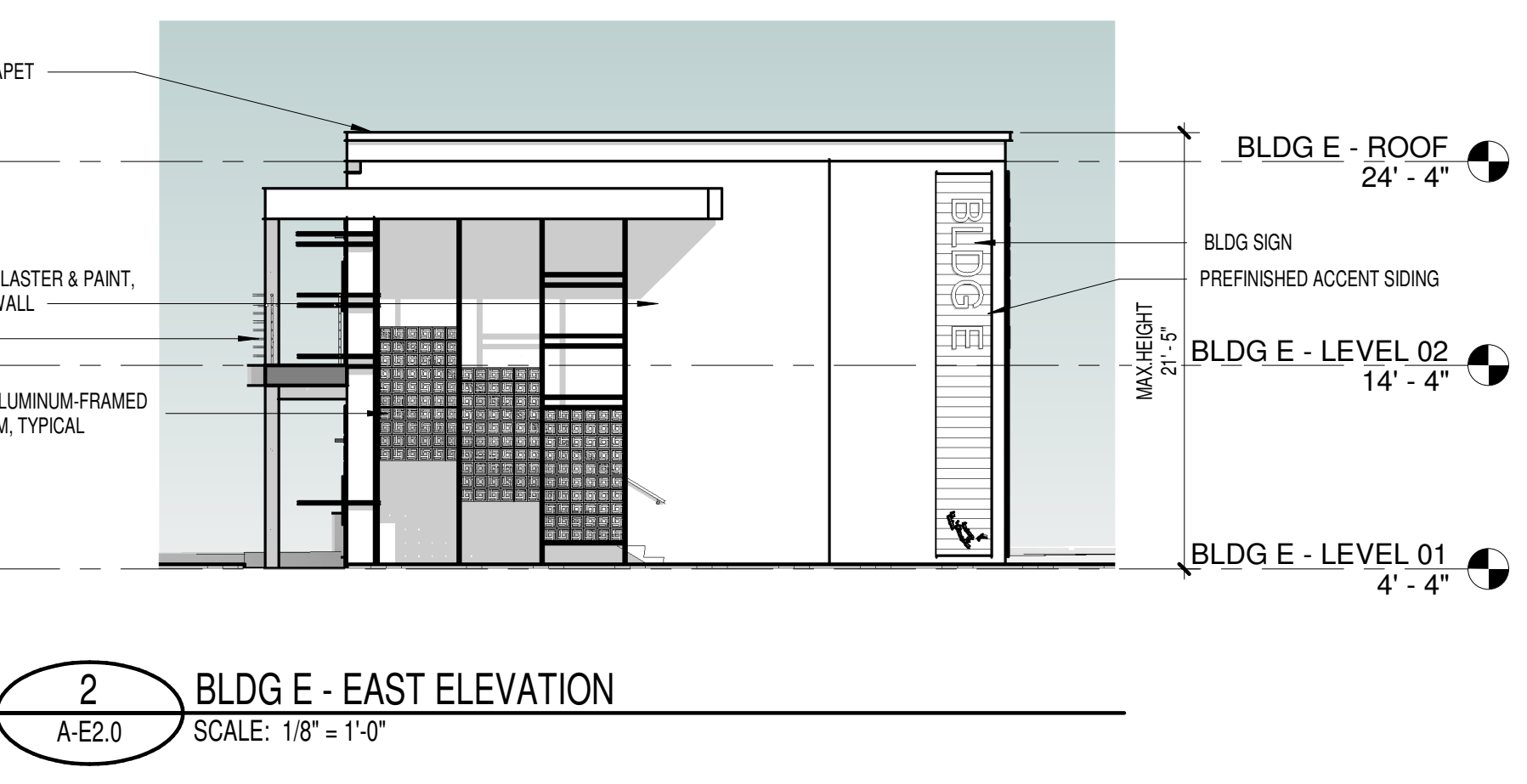
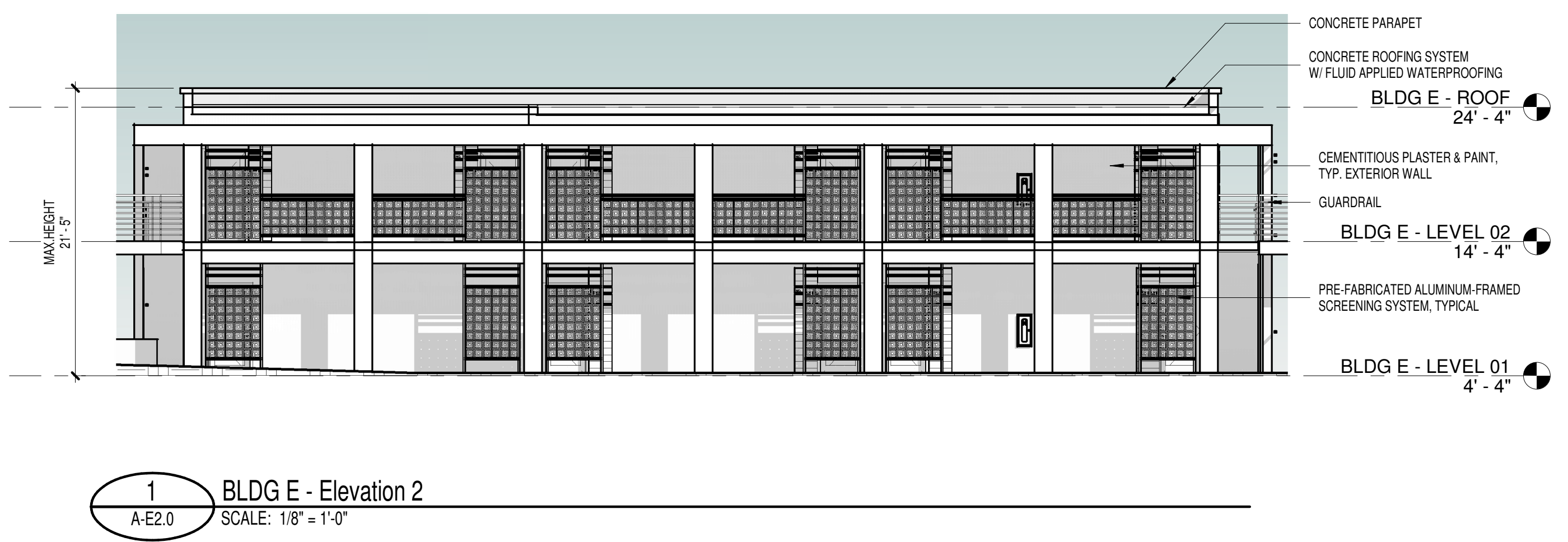
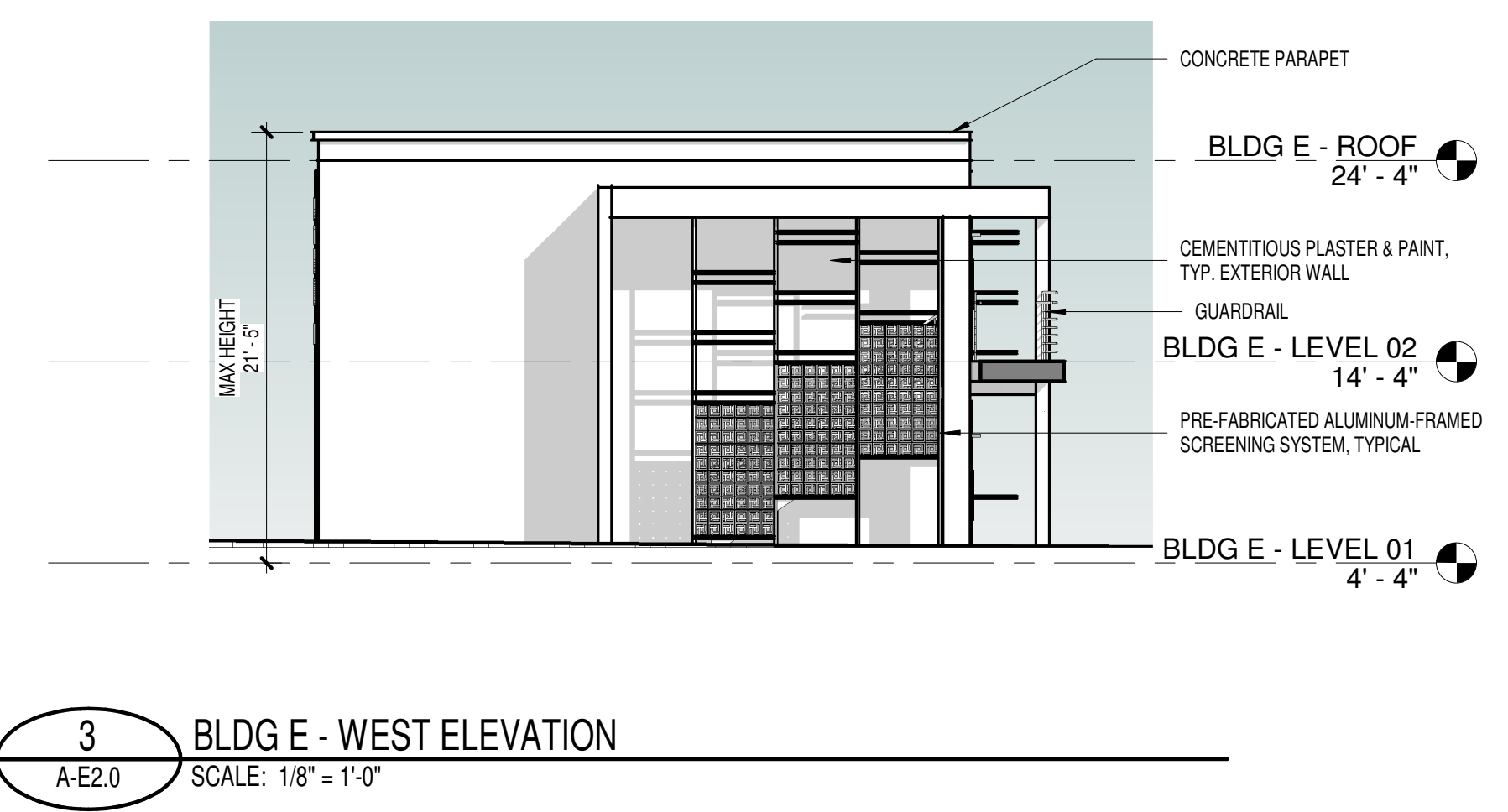
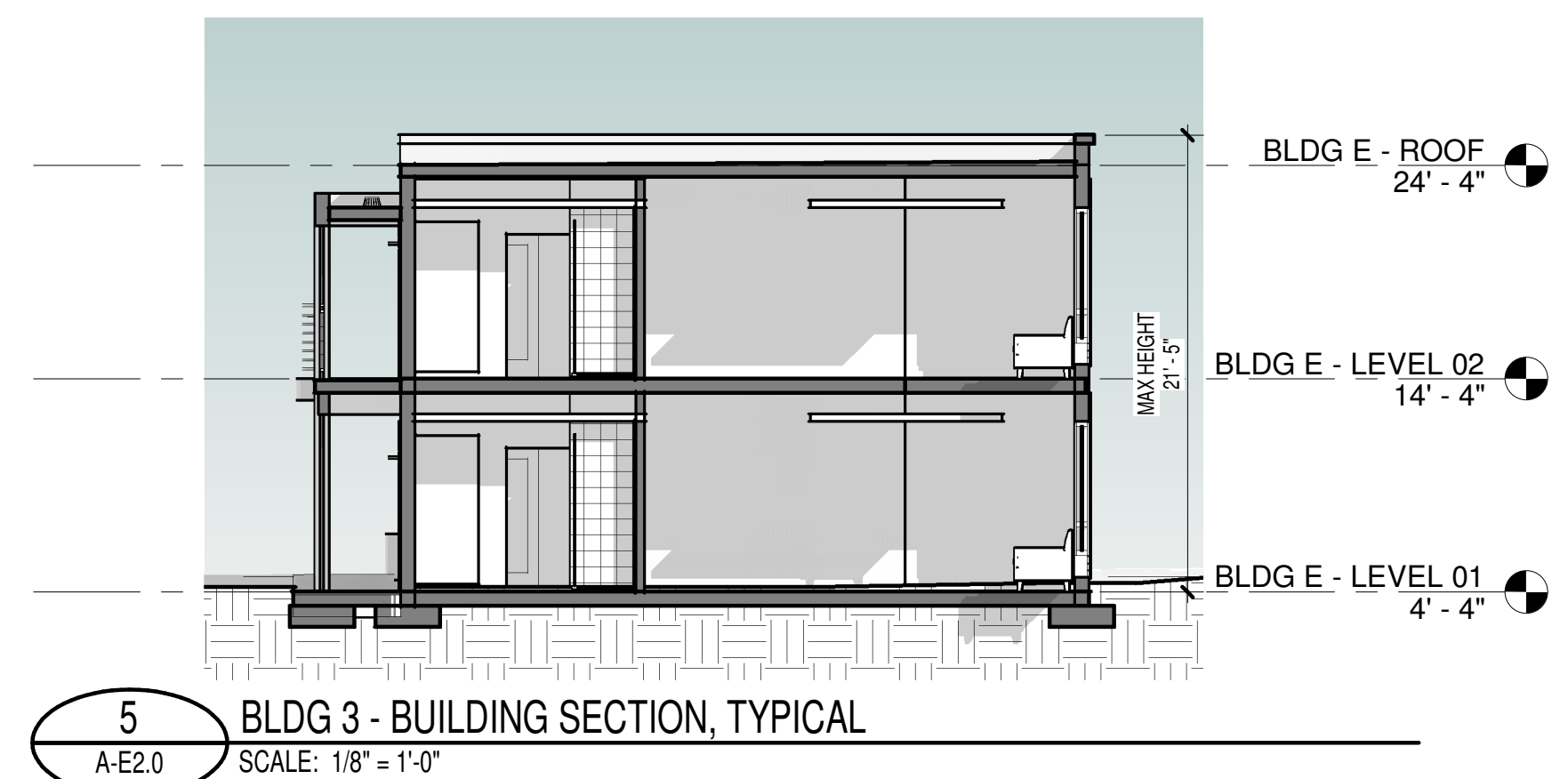
BUILDING E - ELEVATIONS

C. BROWNE 2020025
 Project Architect Project No.
 10/29/23 Date

 **A-E2.0**

FINISH FLOOR ELEVATIONS NOTE:

REFER TO CIVIL DRAWINGS FOR ALL FINISH FLOOR ELEVATIONS



PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-E2.0 - BUILDING E - ELEVATIONS
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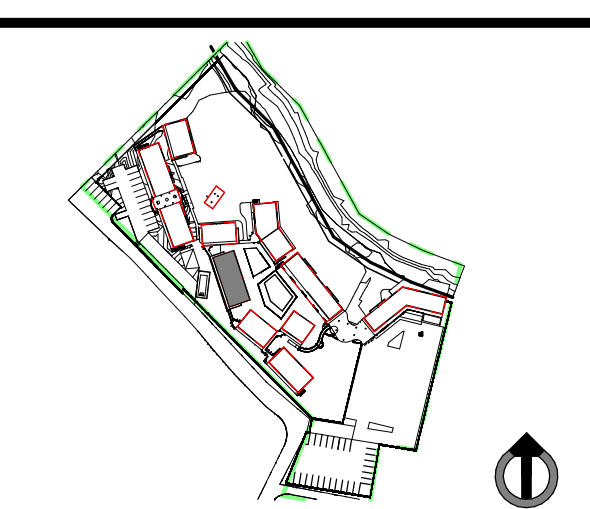


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HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande Princesse St. Croix, U.S.V.I.

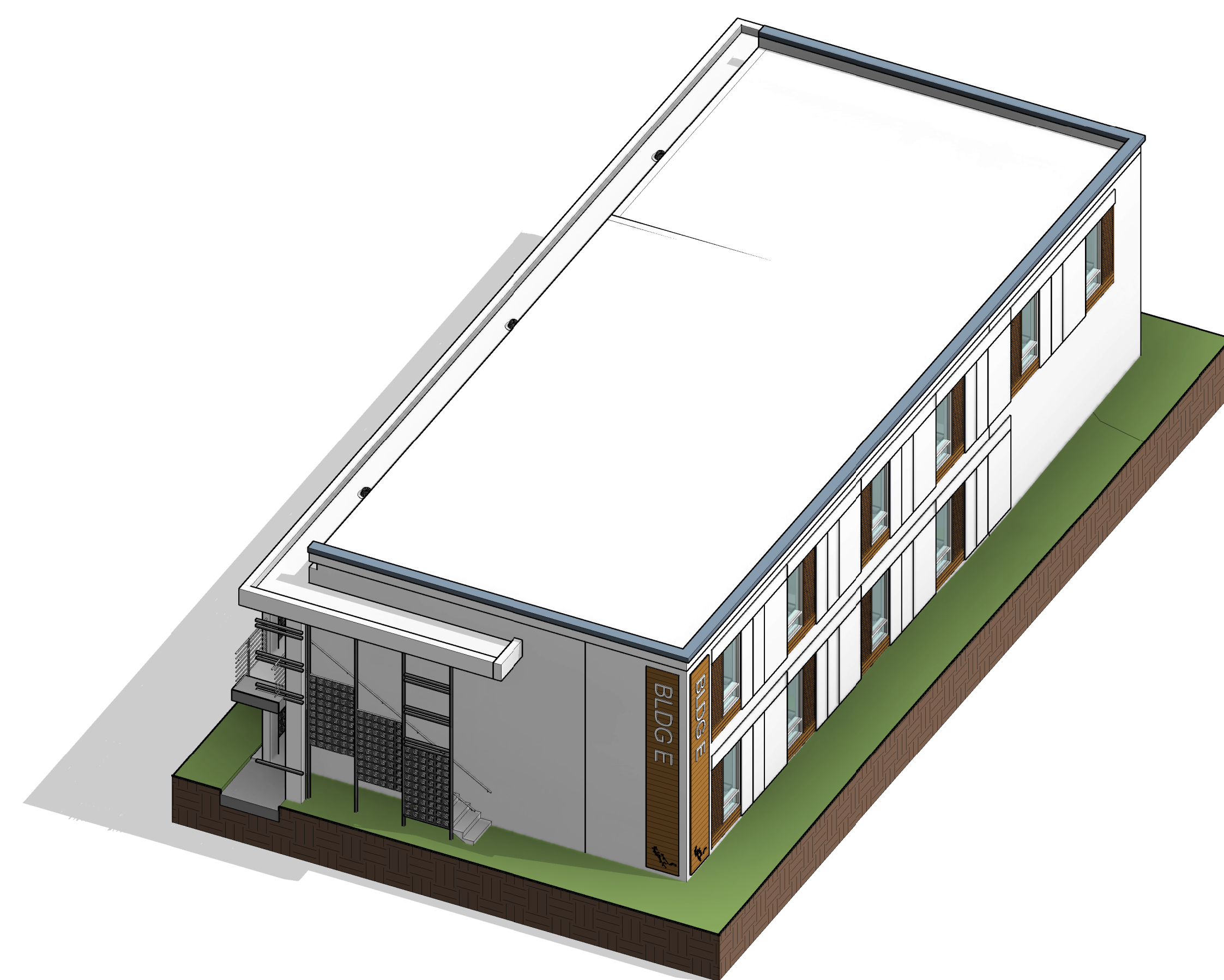
Hibiscus Beach, LLC

BUILDING E - AXONS

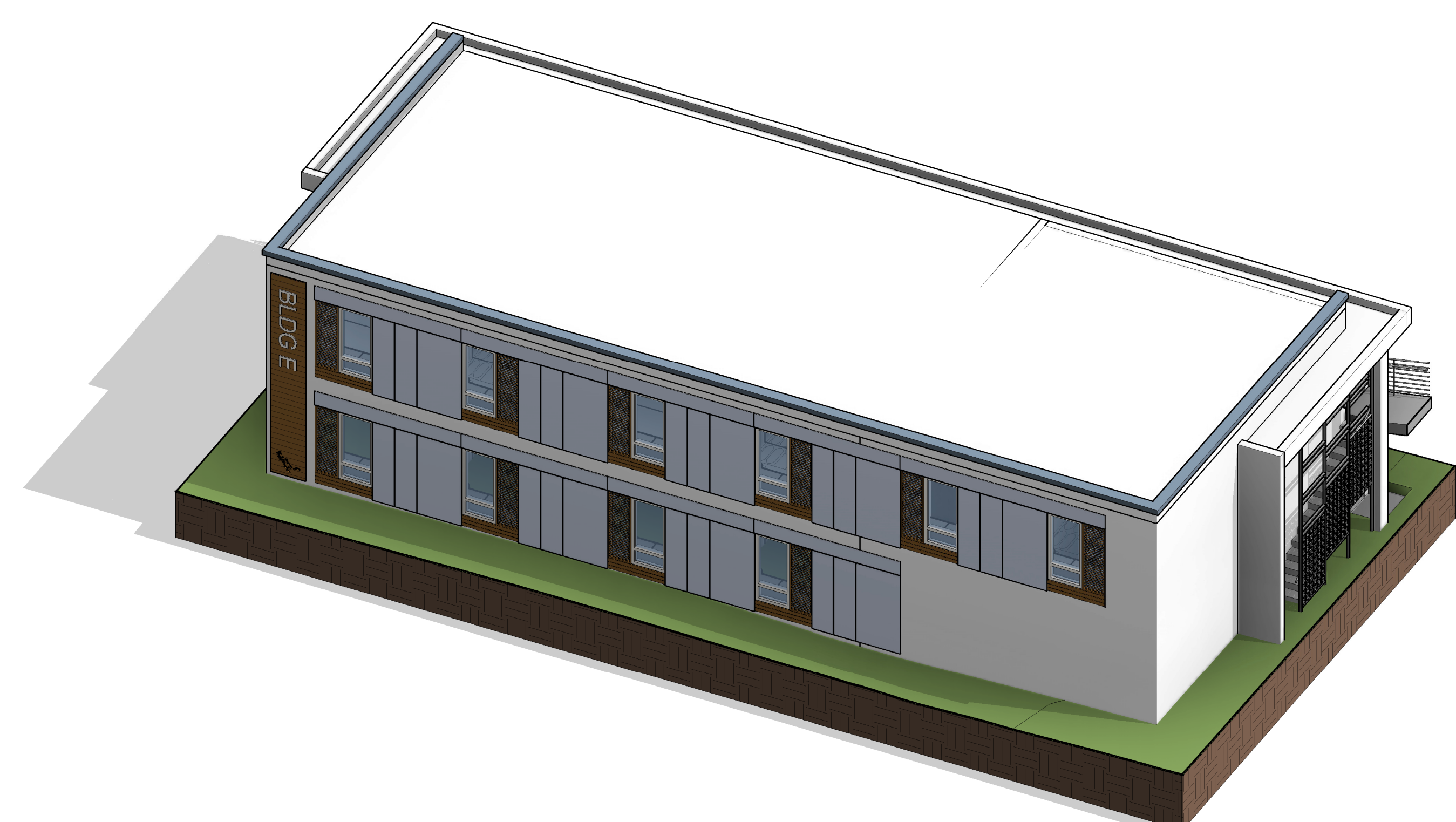
C. BROWNE
 Project Architect
 2020025
 Project No.
 10/29/23
 Date



A-E3.1



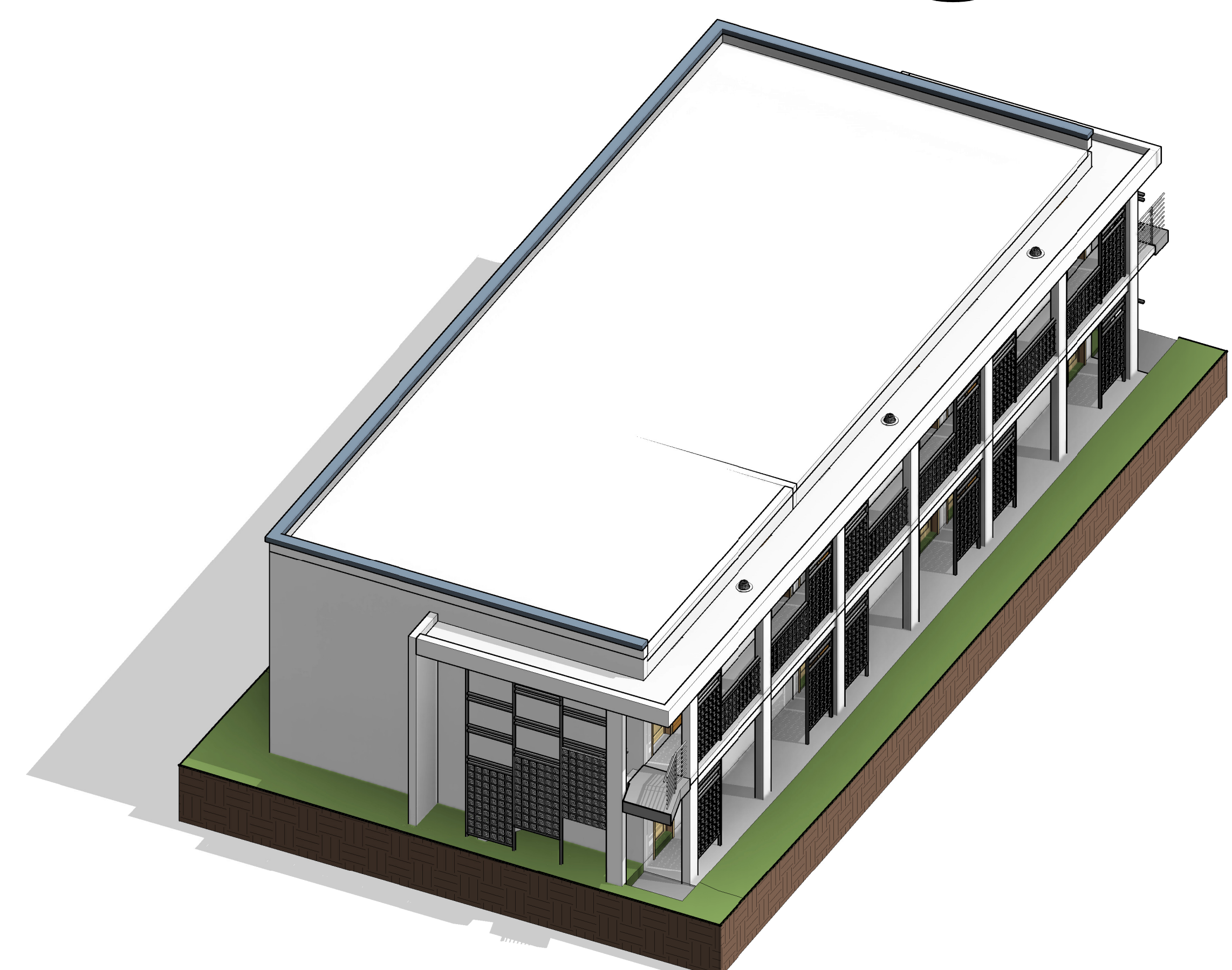
3 BLDG E - 3
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4 BLDG E - 4
 A-E3.1 SCALE:



2 BLDG E - 2
 A-E3.1 SCALE:



1 BLDG E - 1
 A-E3.1 SCALE:

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-E3.1 - BUILDING E - AXONS
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HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

BUILDING F - PLANS

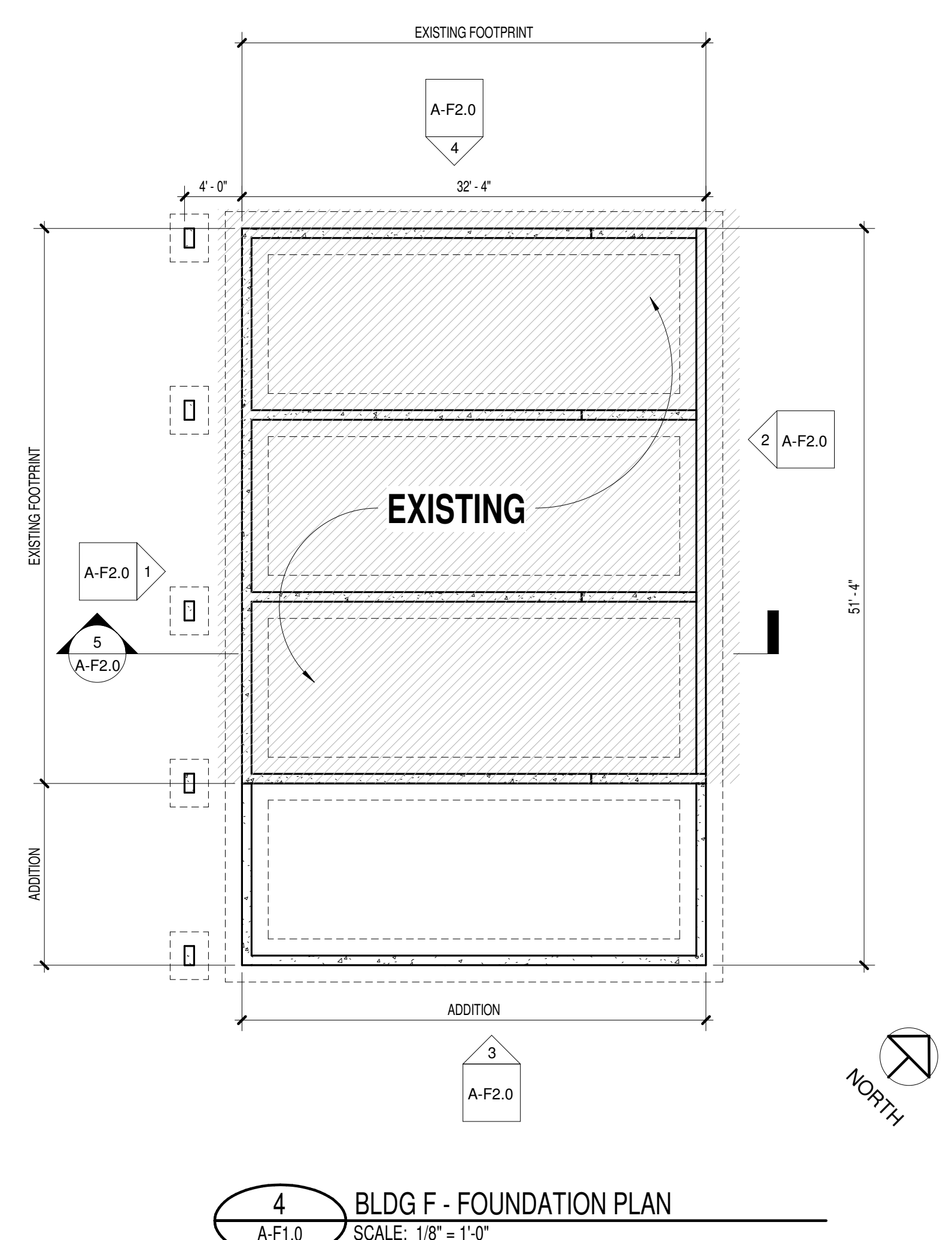
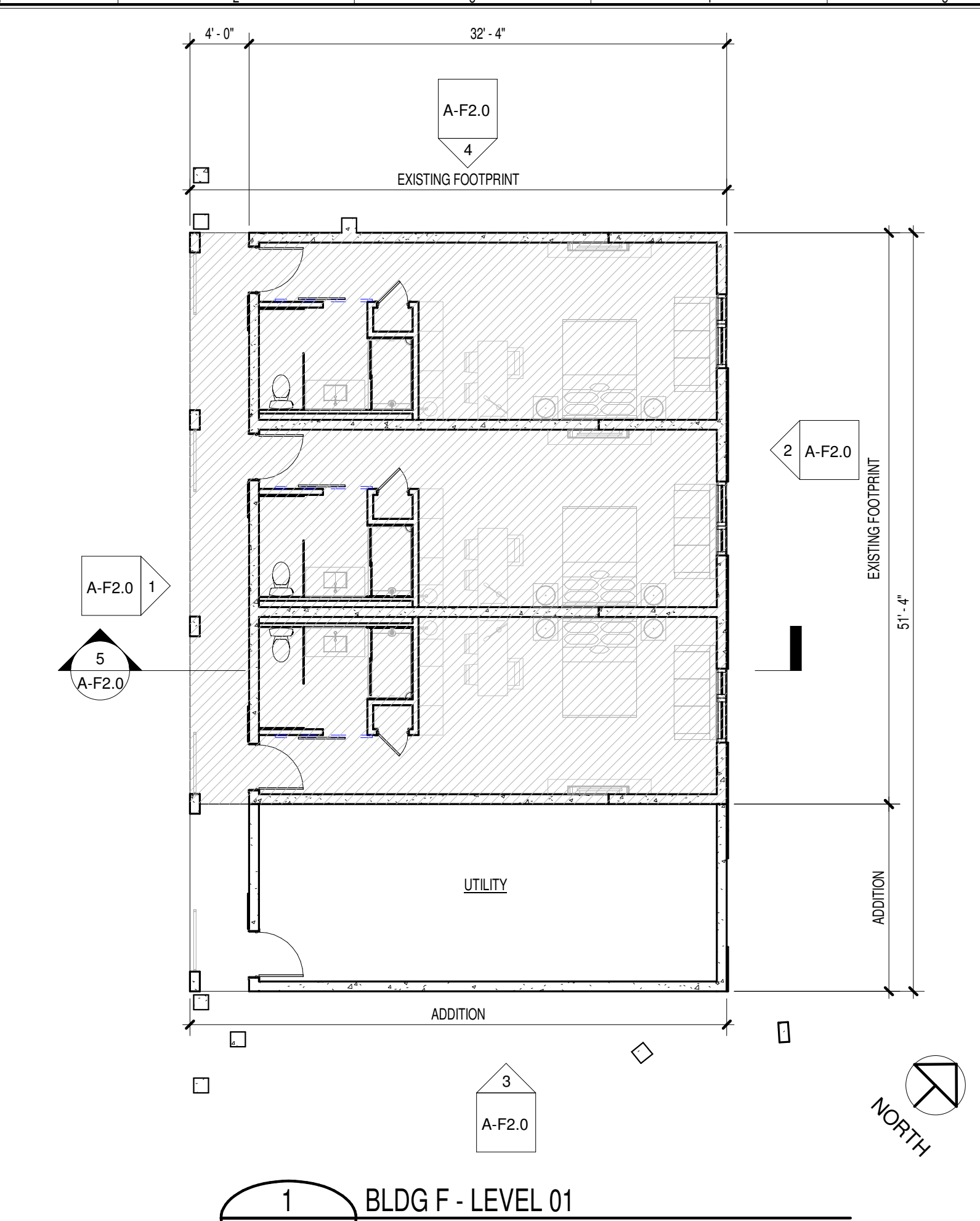
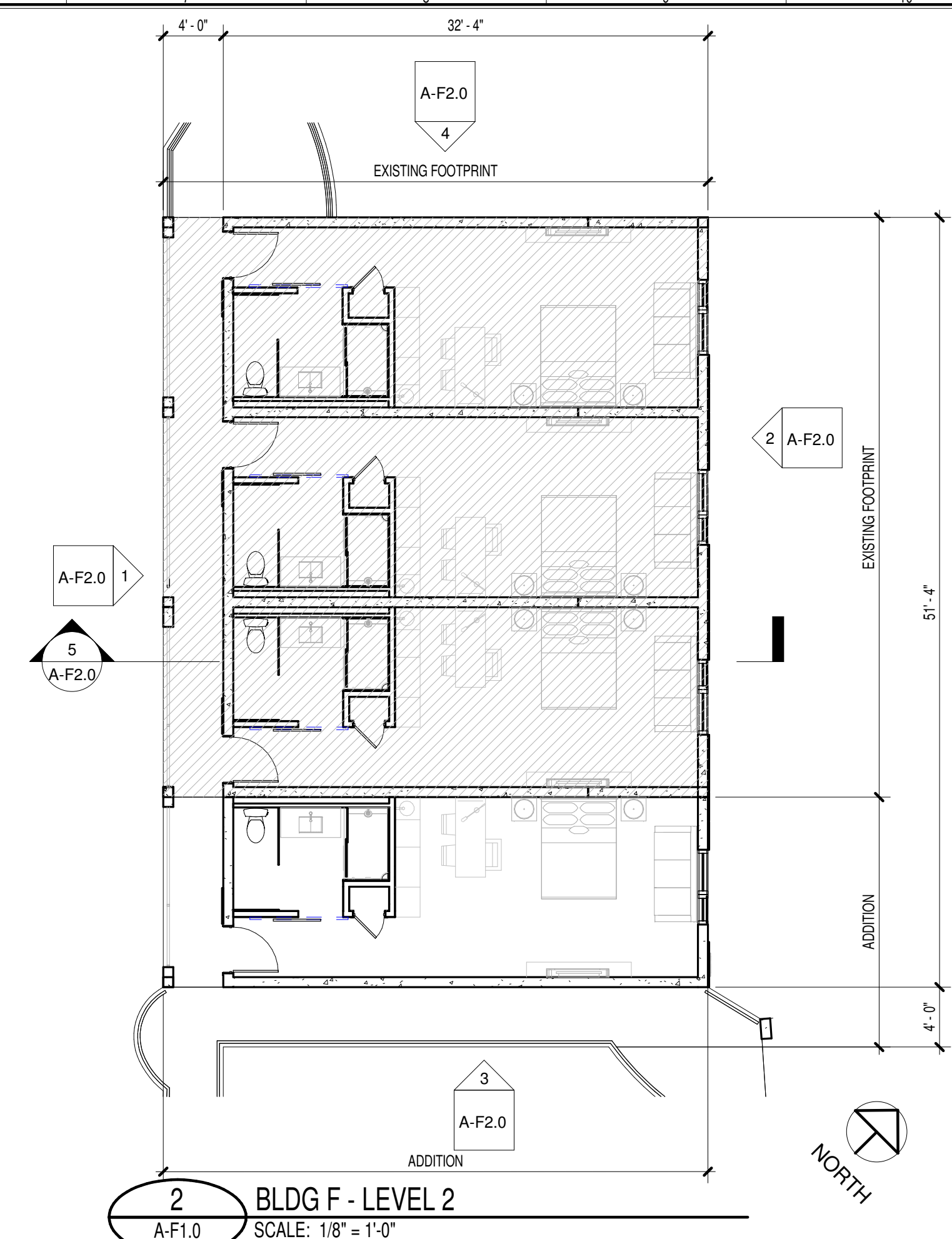
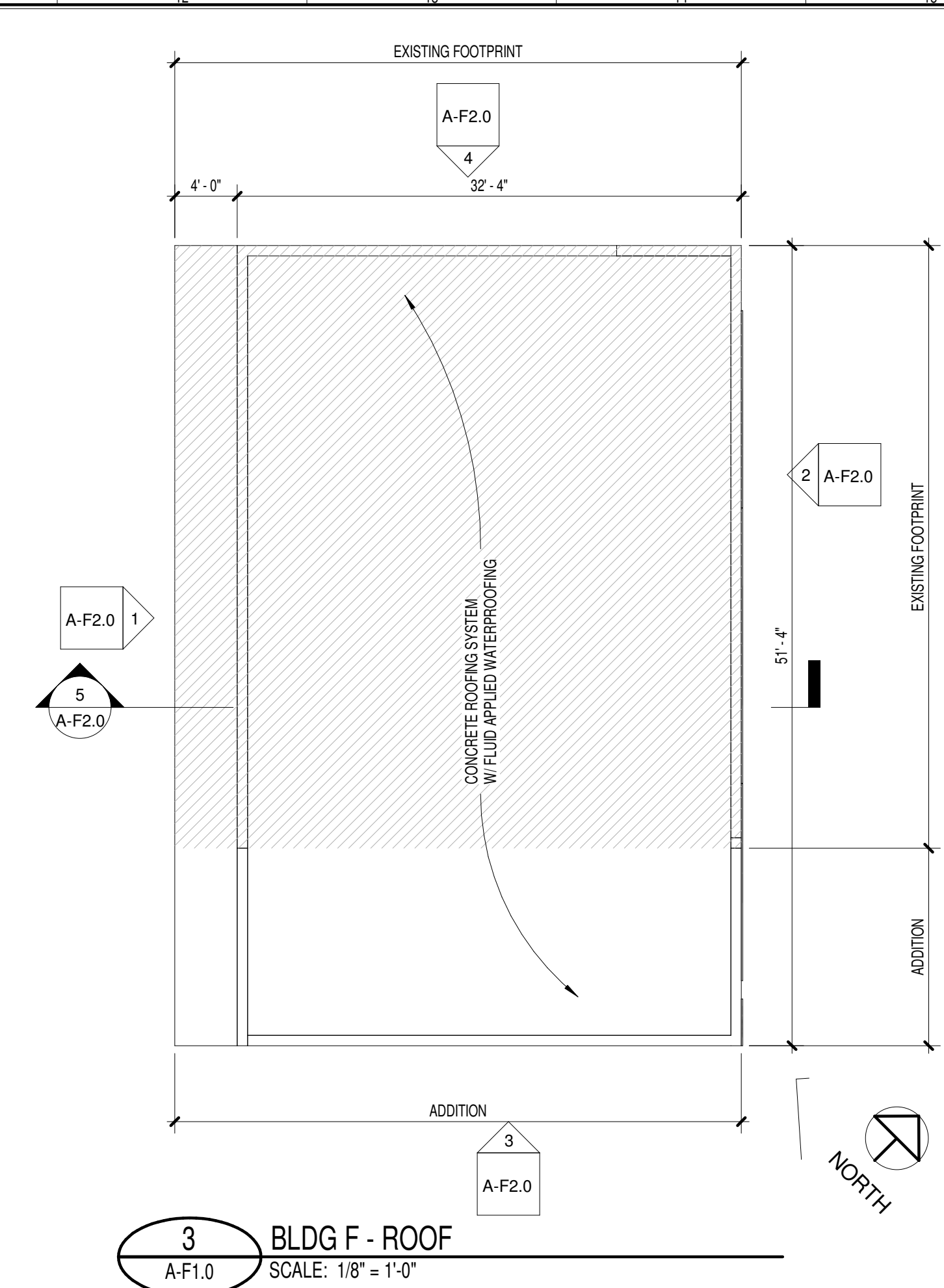
C. BROWNE 2020025
 Project Architect Project No.
 11/02/23
 Date



A-F1.0

Drawing No.

NOT ISSUED FOR CONSTRUCTION



PHASE III SCOPE NOTES

HATCH DENOTES EXISTING FOOTPRINT PREVIOUSLY APPROVED FOR REDEVELOPMENT UNDER THE CZM MAINTENANCE & REPAIR EXEMPTION

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- REFER TO "A1.05 - EXISTING VS NEW DIAGRAM"

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-F1.0 - BUILDING F - PLANS
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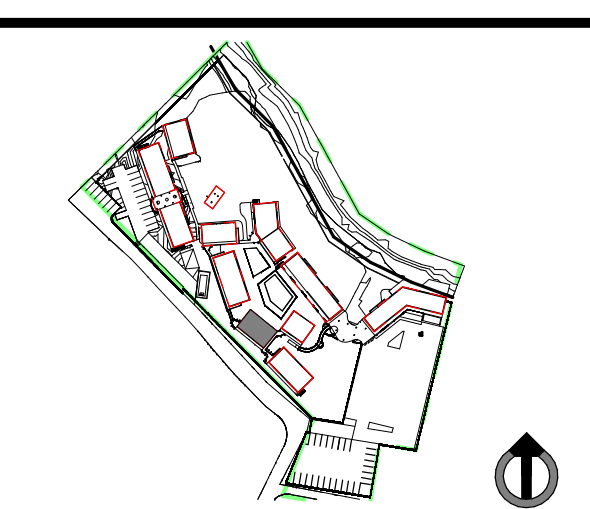


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HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

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 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

BUILDING F - ELEVATIONS

C. BROWNE
 Project Architect
 2020025
 Project No.
 11/02/23
 Date

C. Browne
 A-F2.0

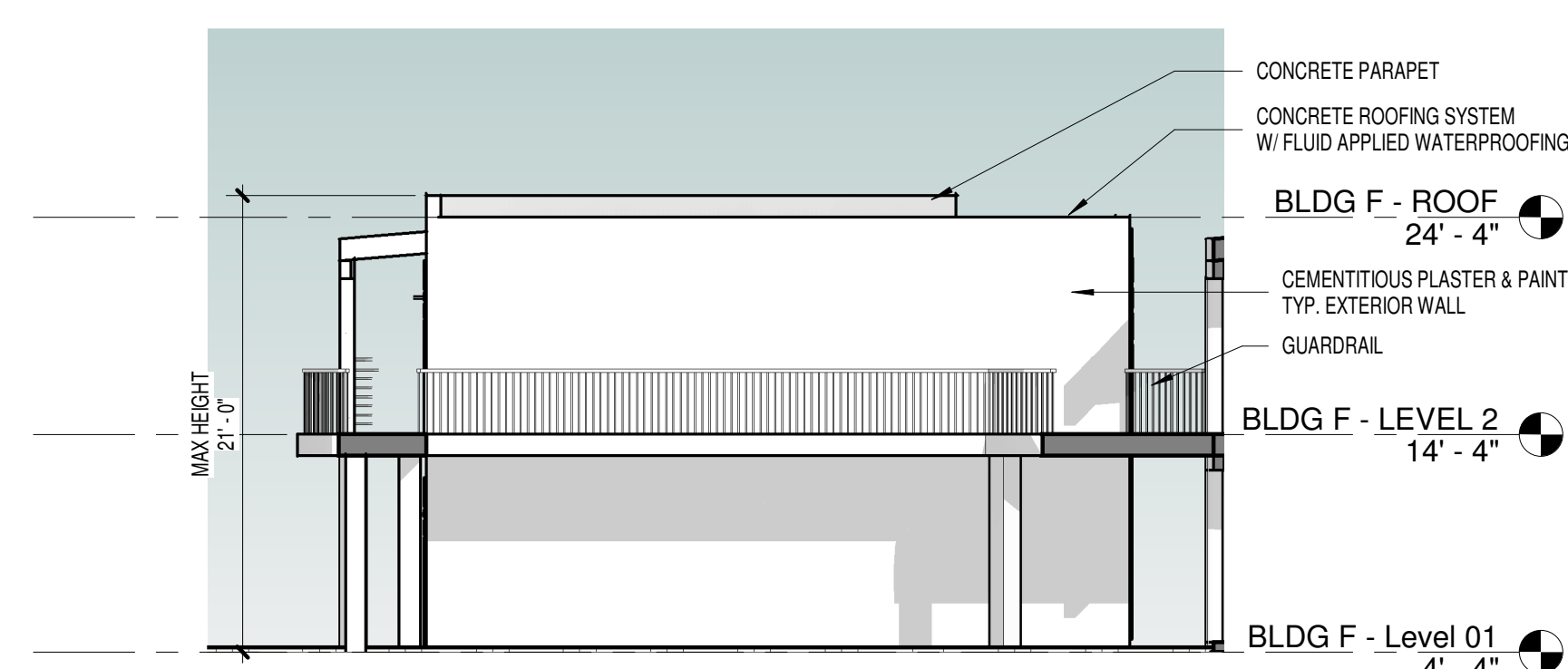
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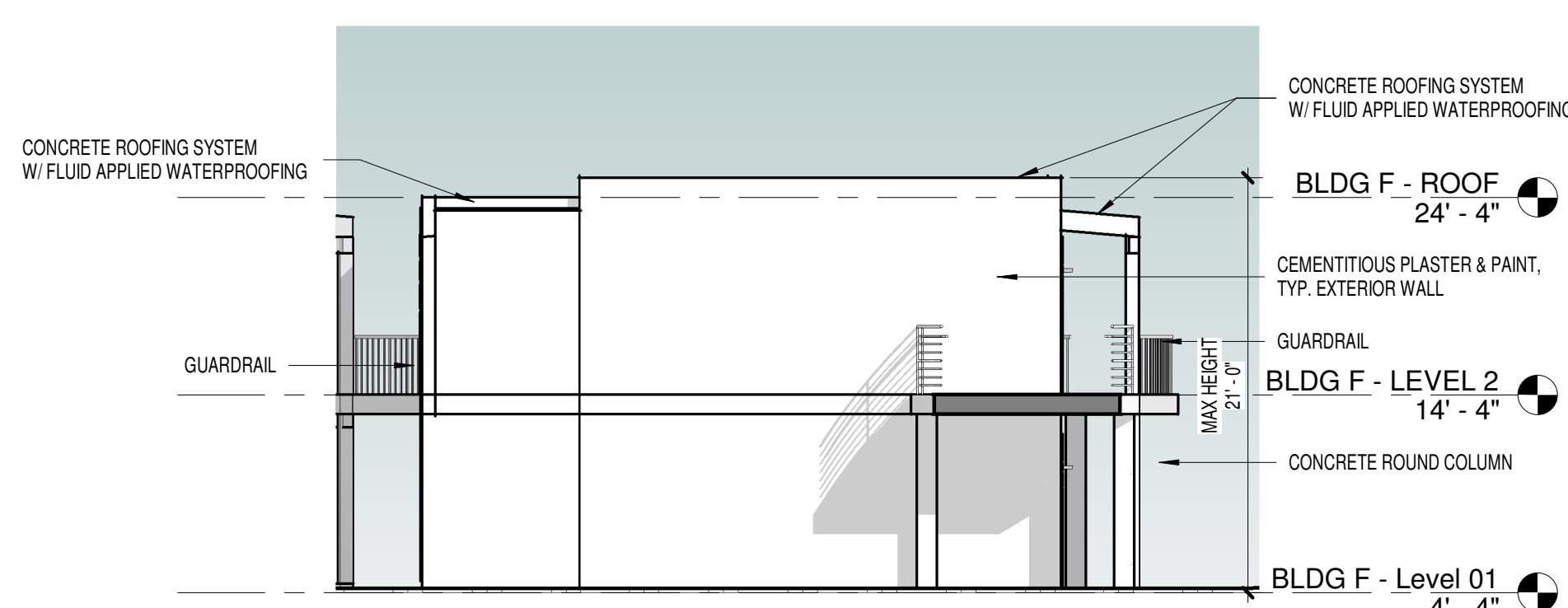
1 BLDG F - SOUTH ELEVATION
 A-F2.0 SCALE: 1/8" = 1'-0"



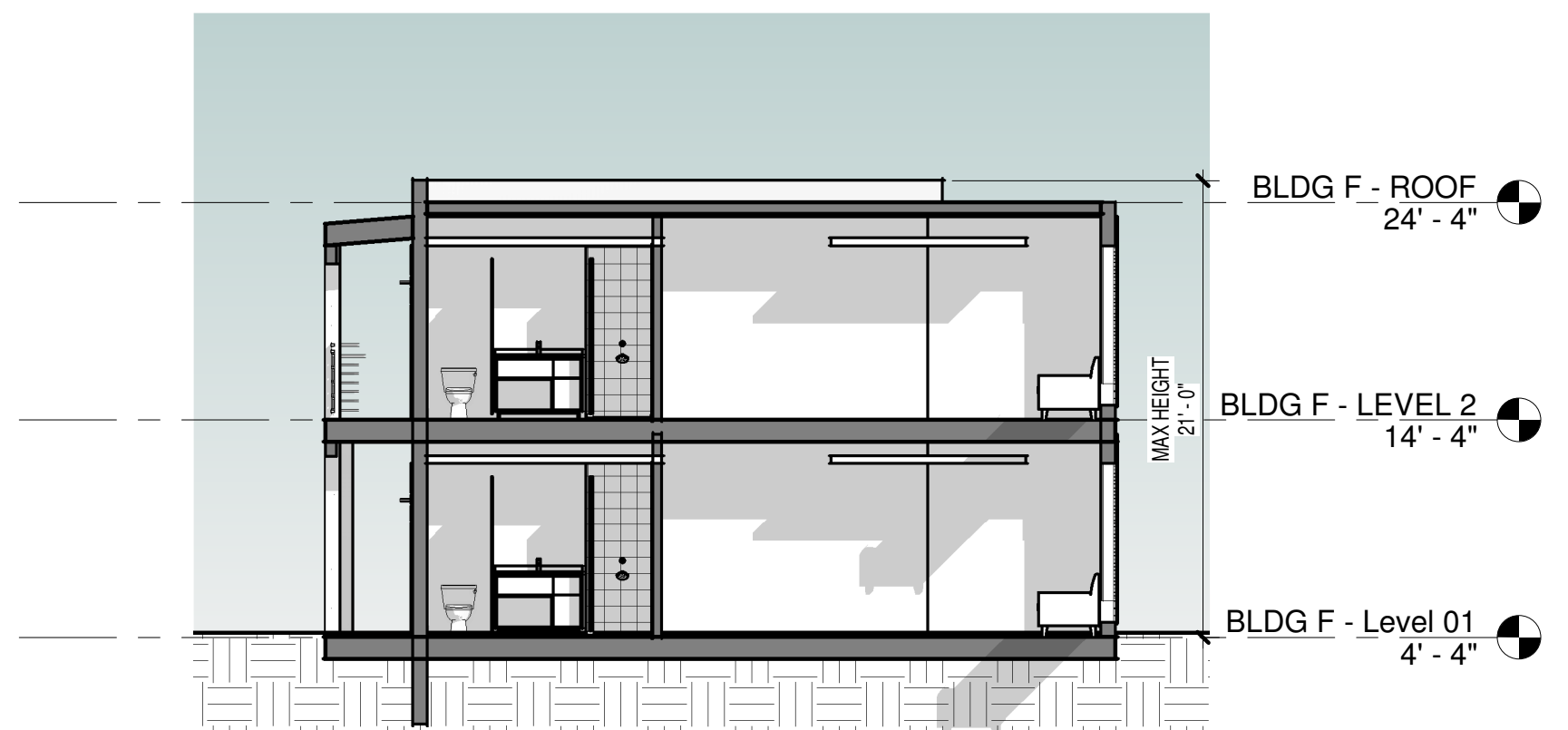
2 BLDG F - NORTH ELEVATION
 A-F2.0 SCALE: 1/8" = 1'-0"



3 BLDG F - EAST ELEVATION
 A-F2.0 SCALE: 1/8" = 1'-0"



4 BLDG F - WEST ELEVATION
 A-F2.0 SCALE: 1/8" = 1'-0"



5 BLDG F - BUILDING SECTION, TYPICAL
 A-F2.0 SCALE: 1/8" = 1'-0"

FINISH FLOOR ELEVATIONS NOTE:
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PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-F2.0 - BUILDING F - ELEVATIONS
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HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

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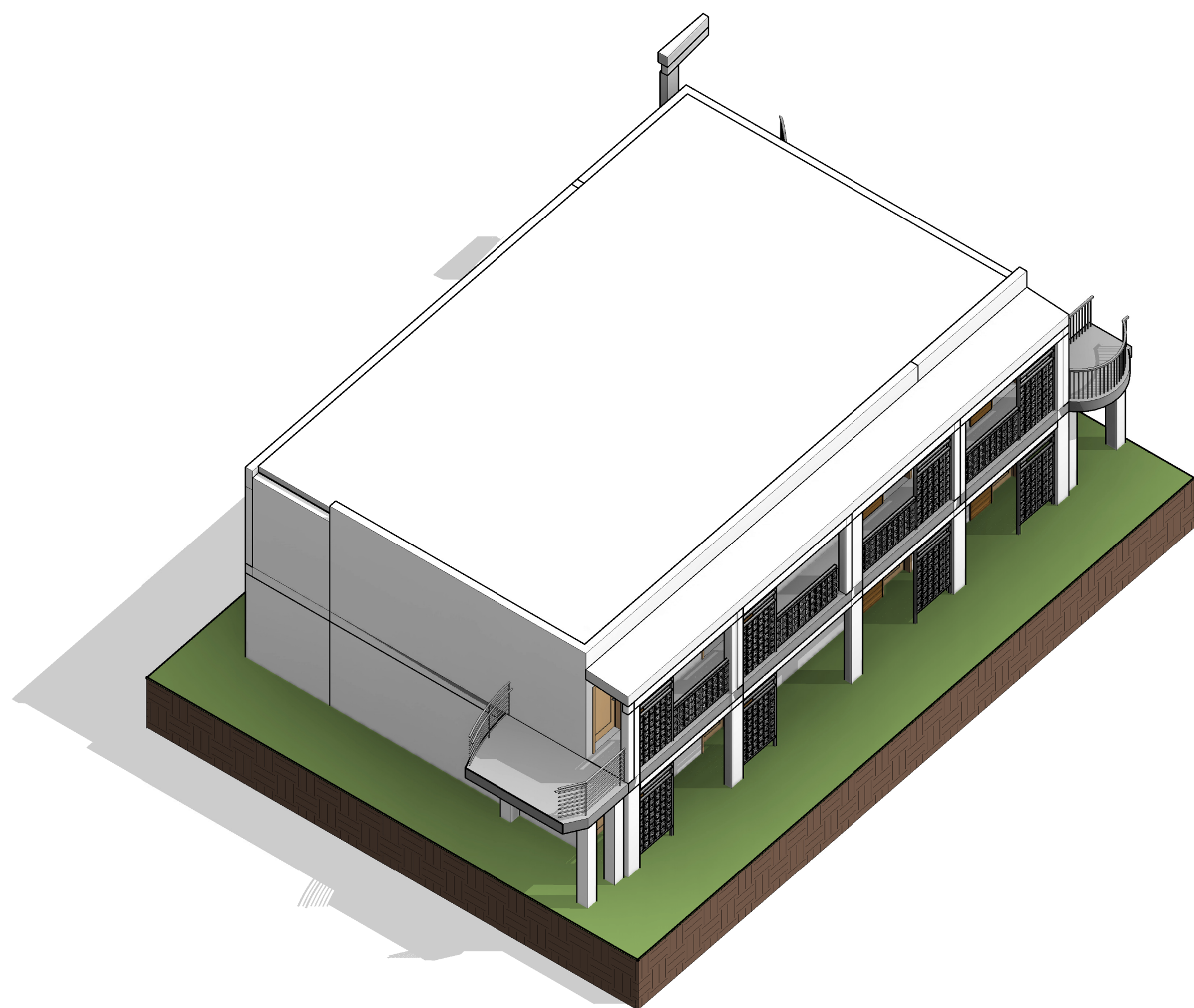
Hibiscus Beach, LLC

BUILDING F - AXONS

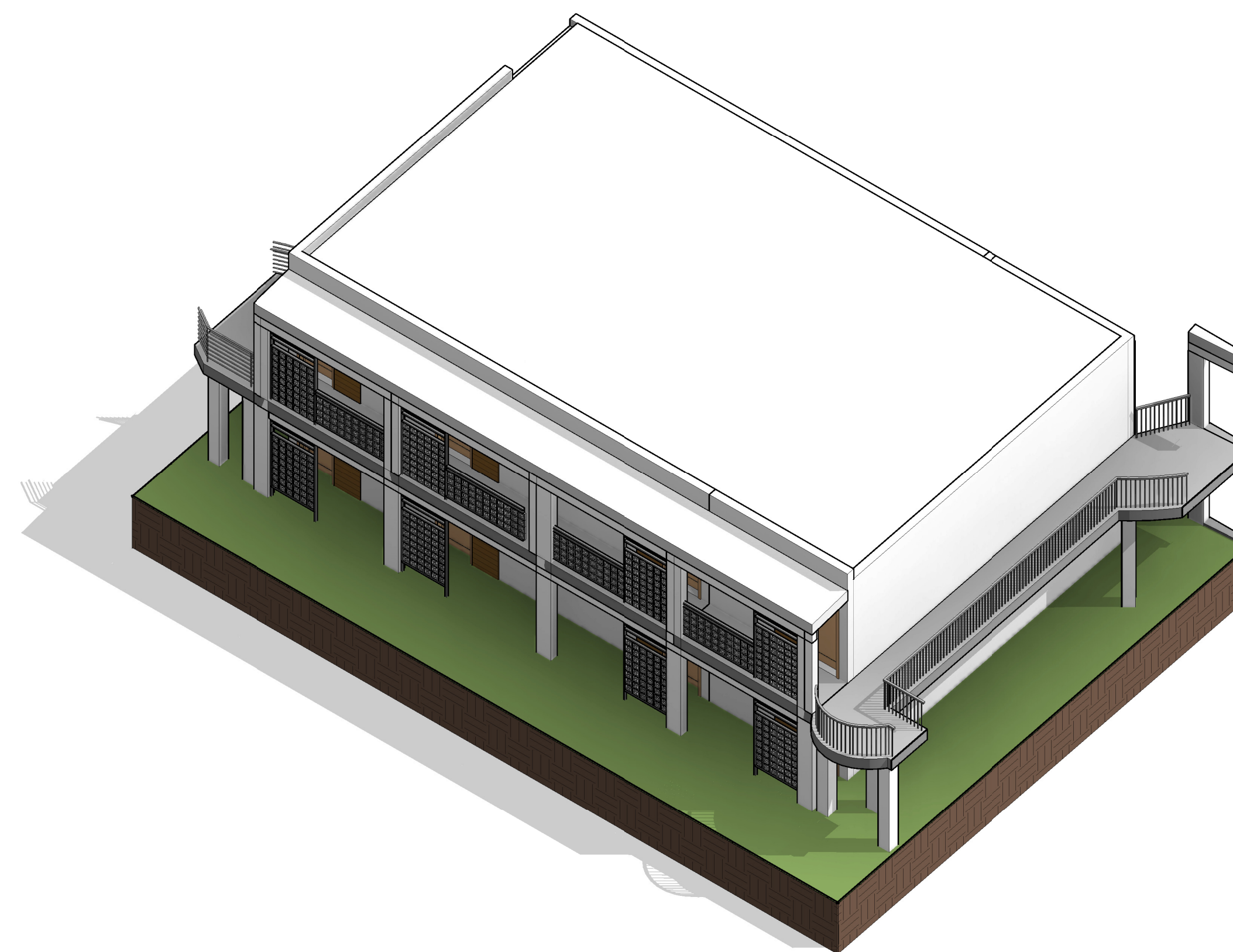
C. BROWNE
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 2020025
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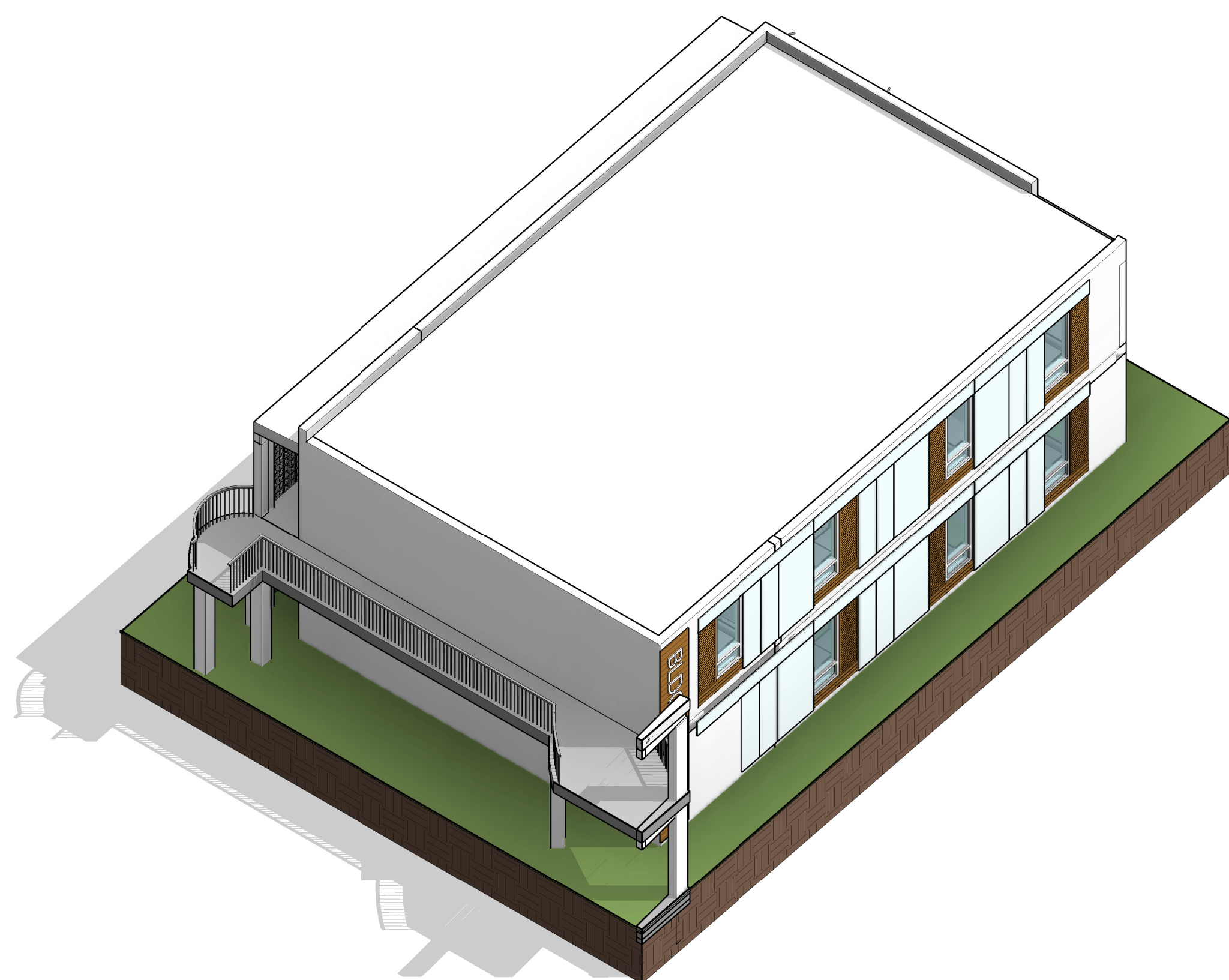
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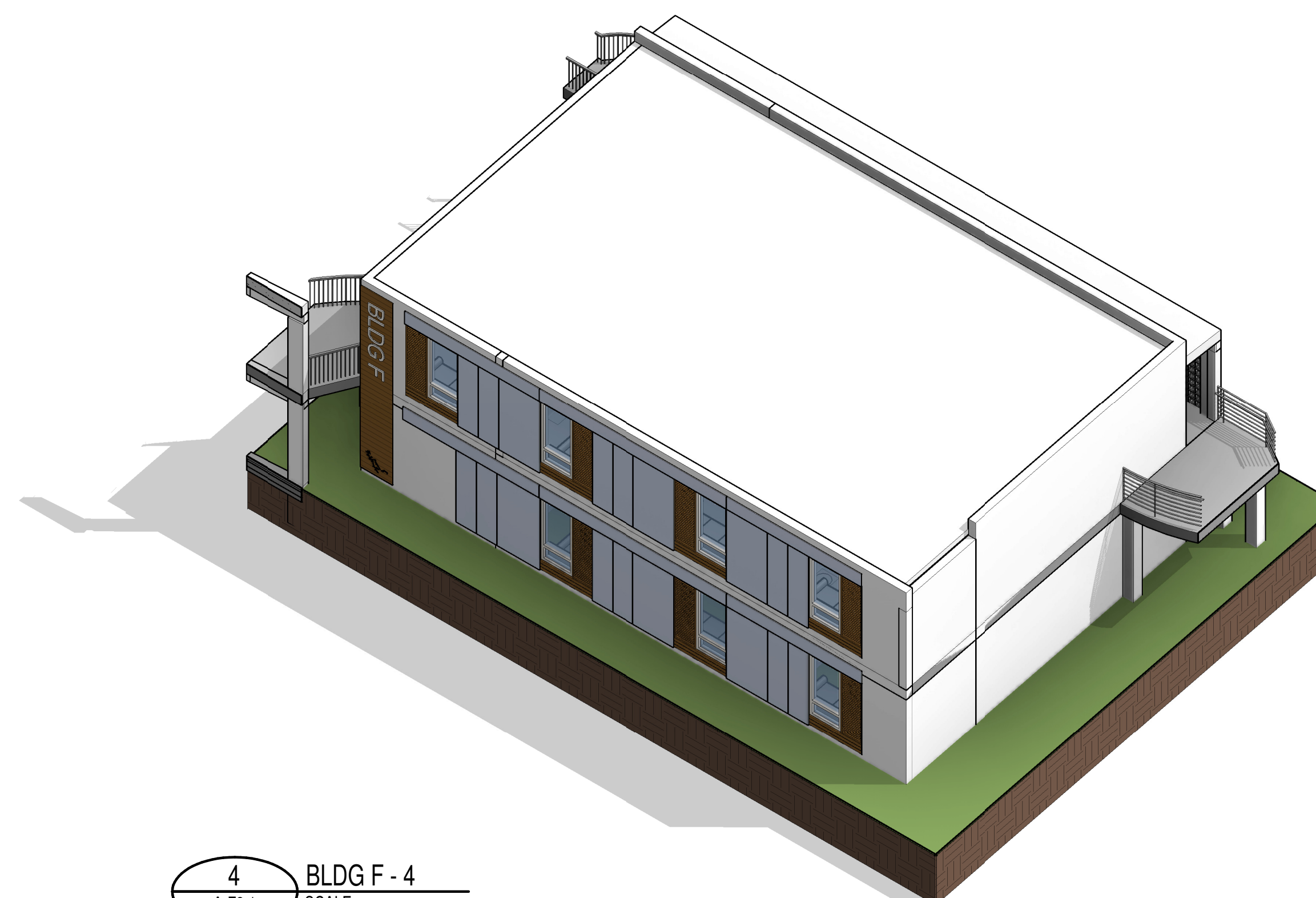
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2 BLDG F - 2
 A-F3.1 SCALE:



3 BLDG F - 3
 A-F3.1 SCALE:



4 BLDG F - 4
 A-F3.1 SCALE:

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-F3.1 - BUILDING F - AXONS
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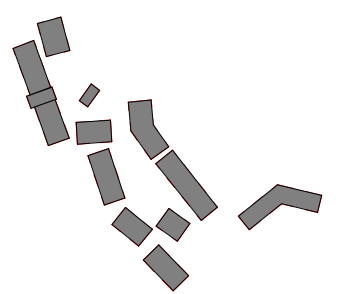


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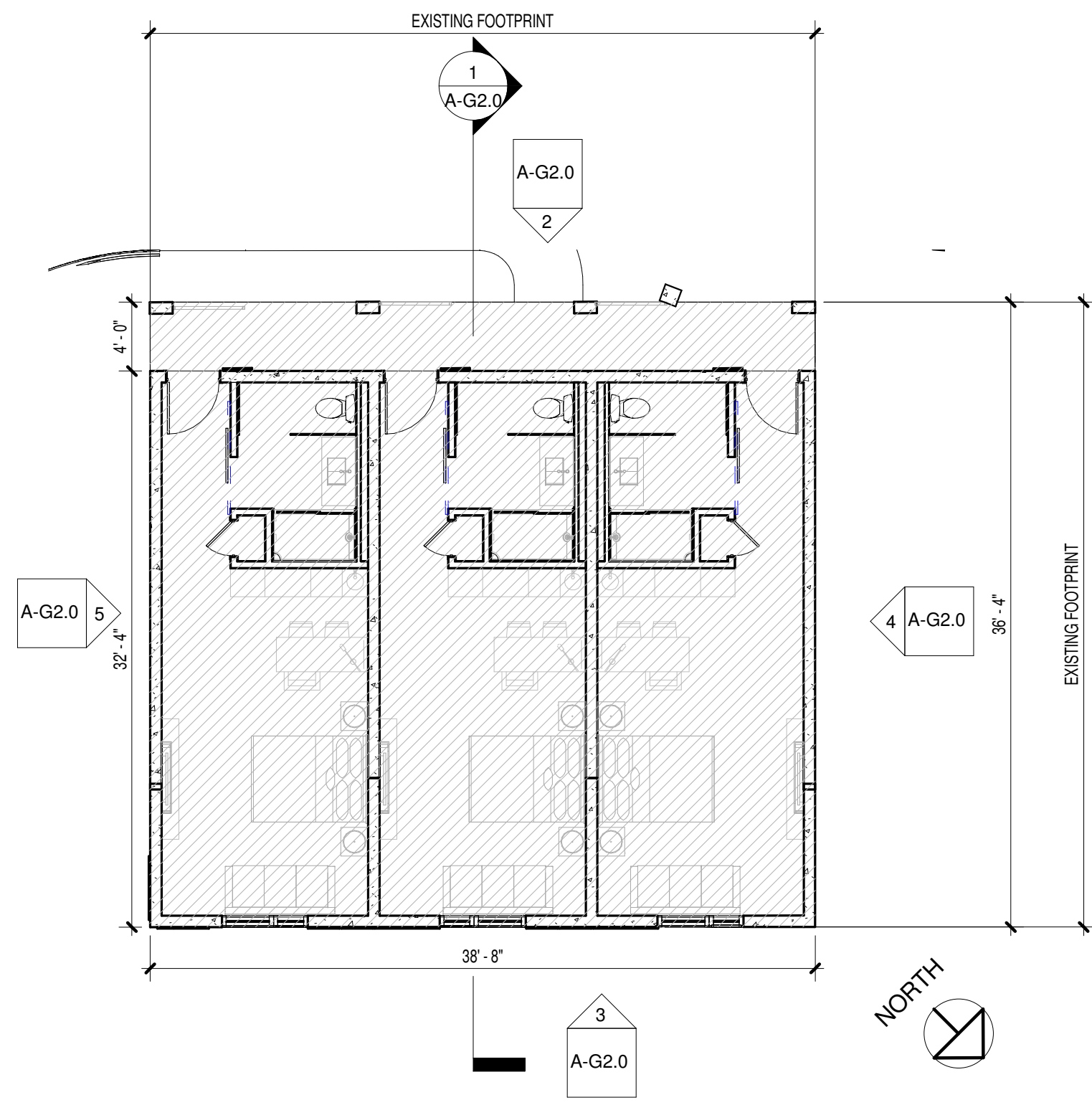
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 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

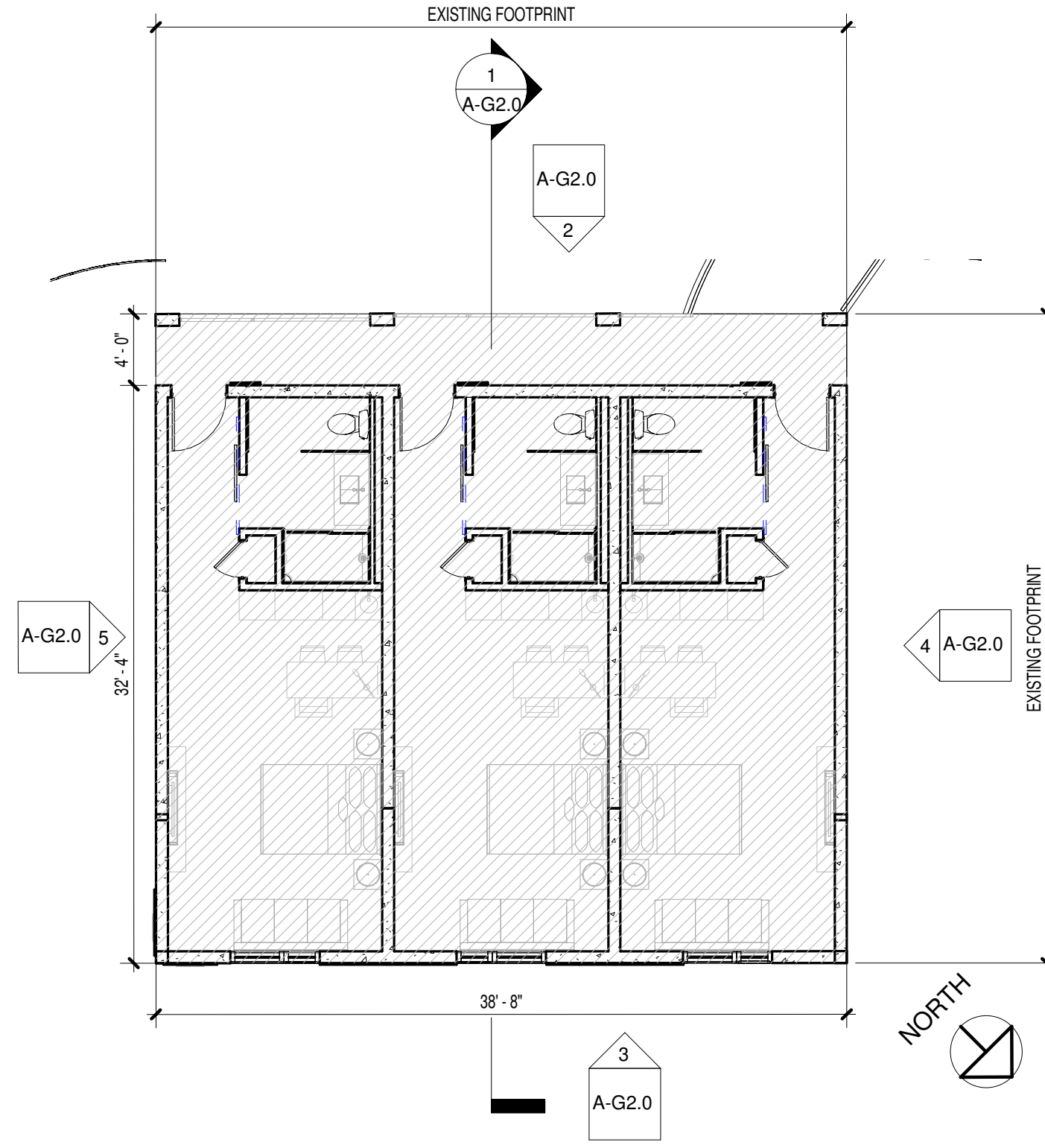
BUILDING G - PLANS

C. BROWNE
 Project Architect
 2020025
 Project No.
 11/02/23
 Date

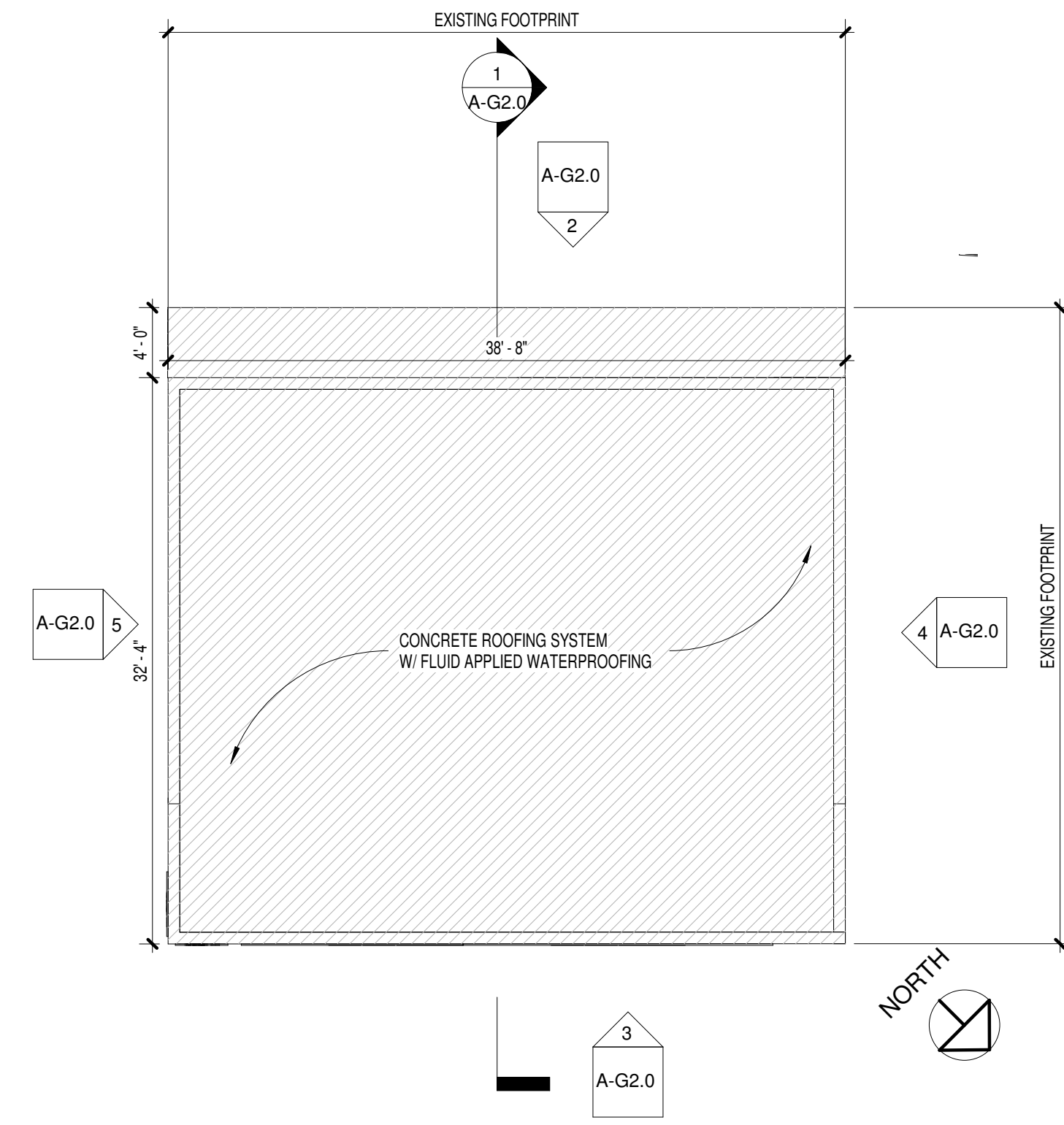
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 Drawing No.



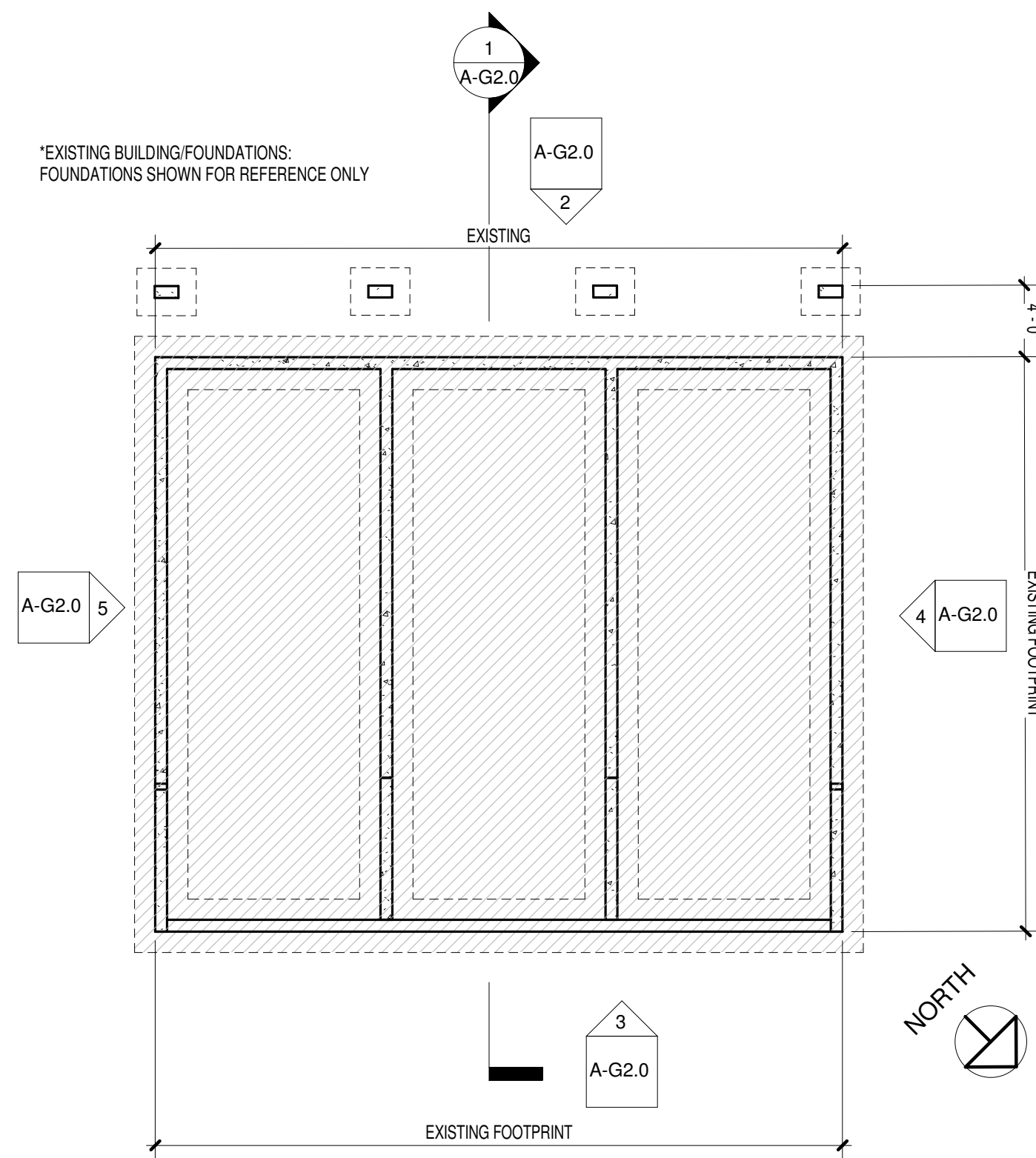
1 BLDG G - LEVEL 01
 A-G1.0 SCALE: 1/8" = 1'-0"



2 BLDG G - LEVEL 02
 A-G1.0 SCALE: 1/8" = 1'-0"



3 BLDG G - ROOF
 A-G1.0 SCALE: 1/8" = 1'-0"



4 BLDG G - FOUNDATION PLAN
 A-G1.0 SCALE: 1/8" = 1'-0"

PHASE III SCOPE NOTES

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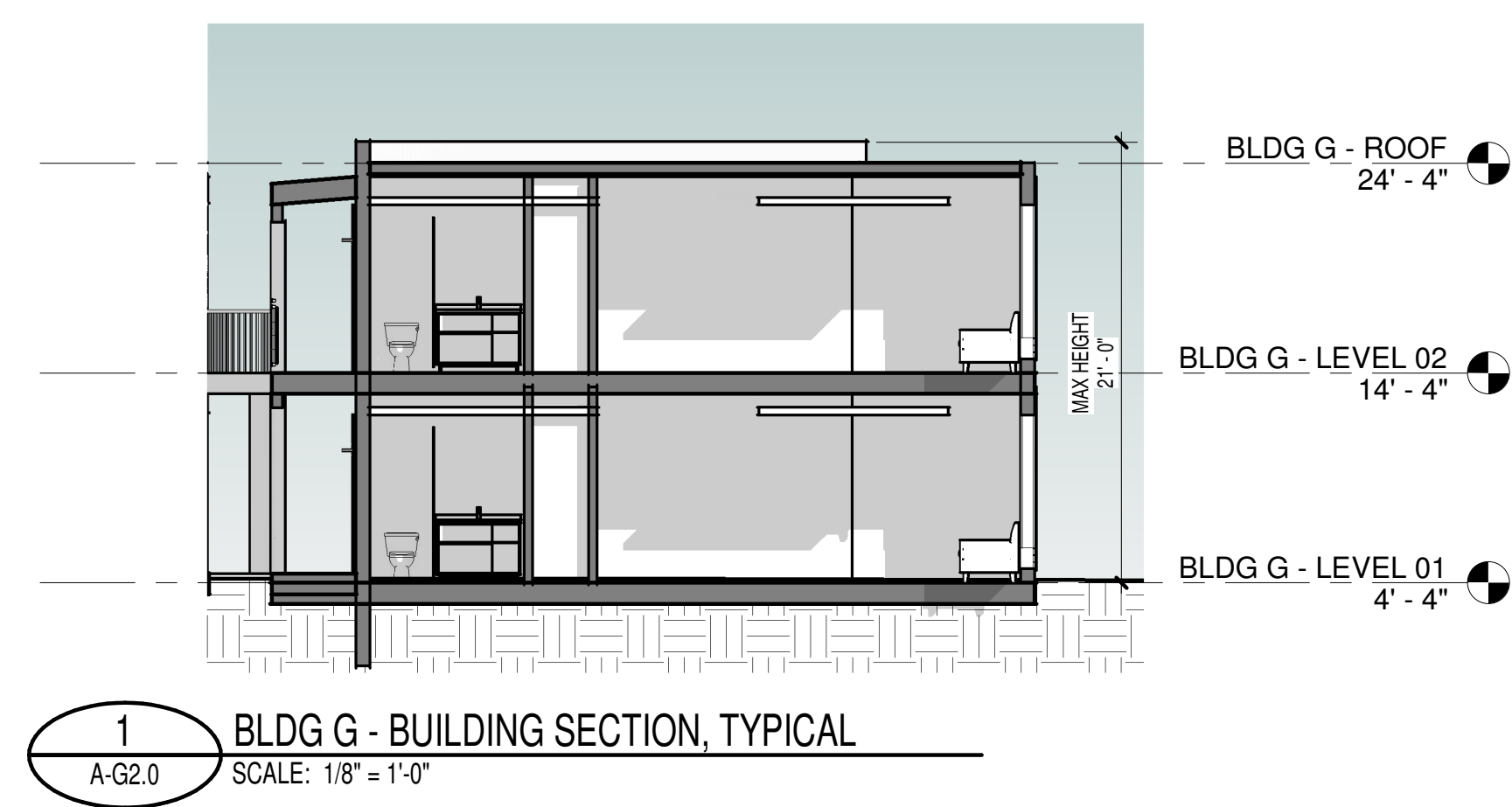
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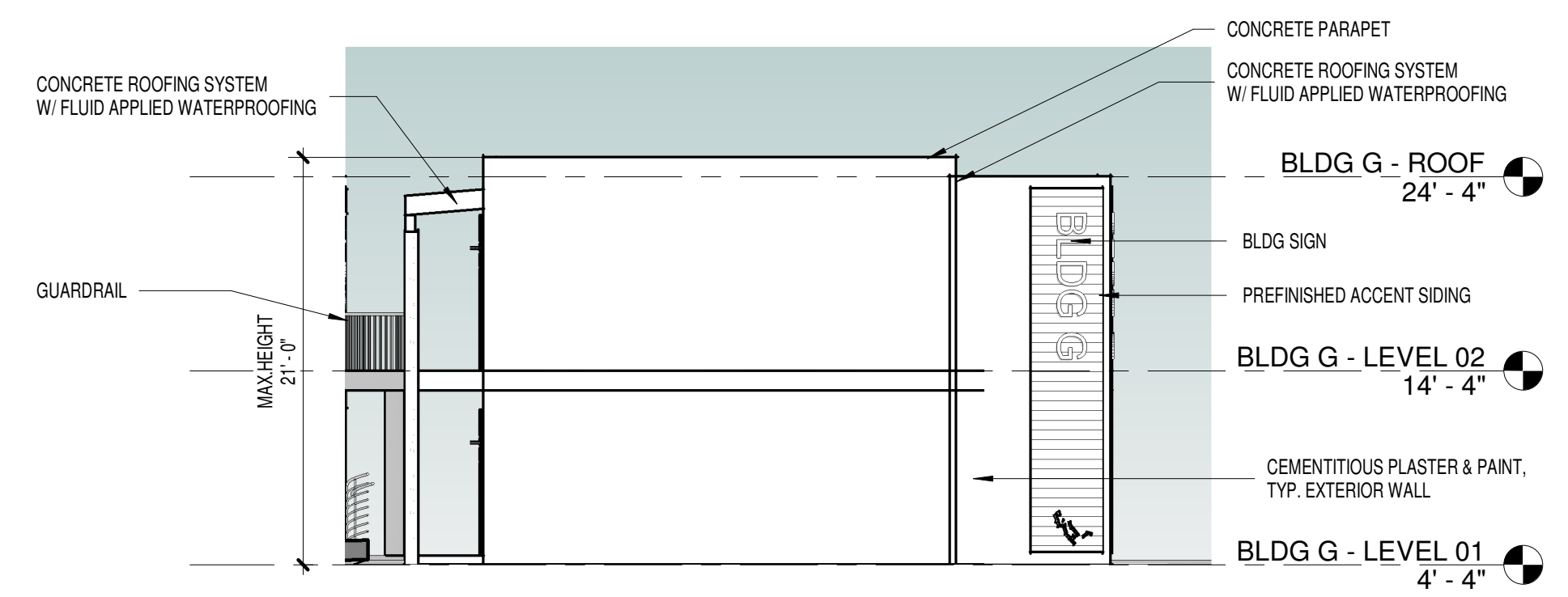
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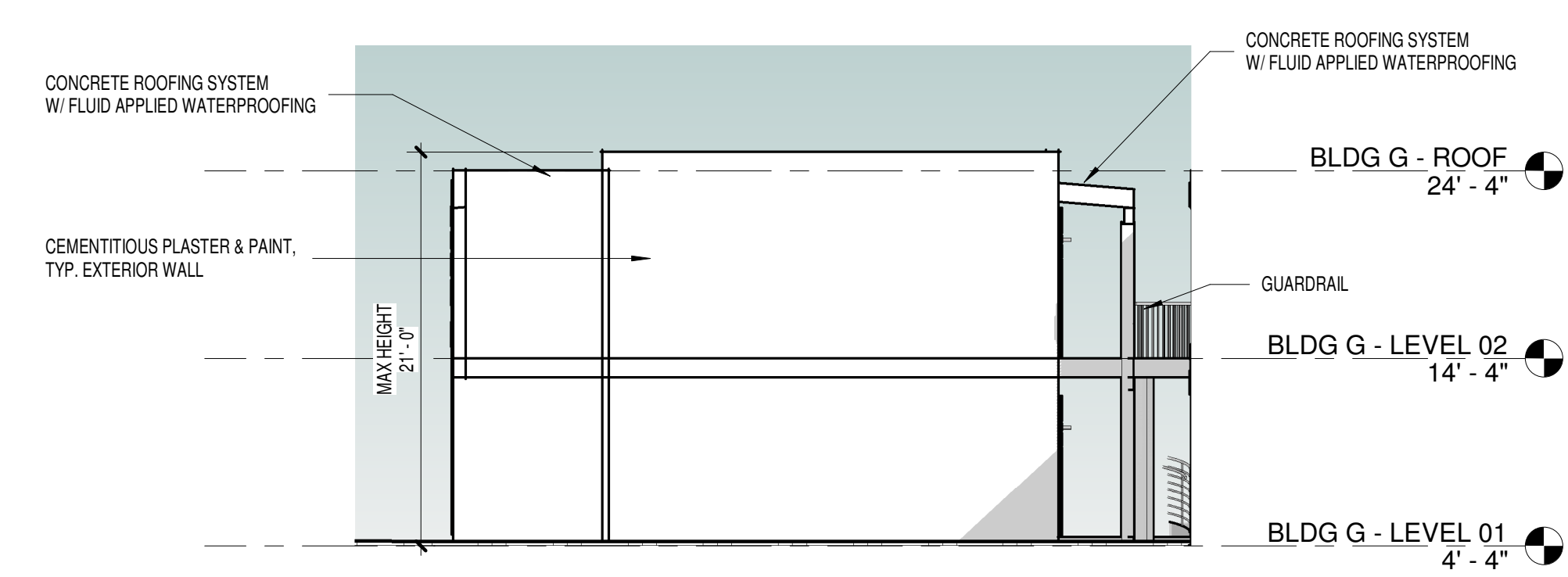
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 A-G2.0 SCALE: 1/8" = 1'-0"



2 BLDG G - SOUTH ELEVATION
 A-G2.0 SCALE: 1/8" = 1'-0"



5 BLDG G - EAST ELEVATION
 A-G2.0 SCALE: 1/8" = 1'-0"



4 BLDG G - WEST ELEVATION
 A-G2.0 SCALE: 1/8" = 1'-0"

HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

BUILDING G - ELEVATIONS

C. BROWNE 2020025
 Project Architect Project No.
 11/02/23 Date

A-G2.0

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
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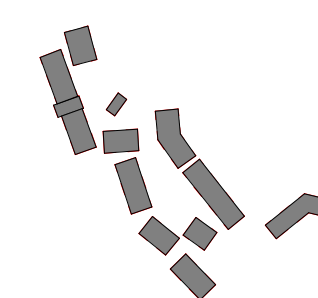


SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
A	CZM Permit Submission	12 - 4 - 2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

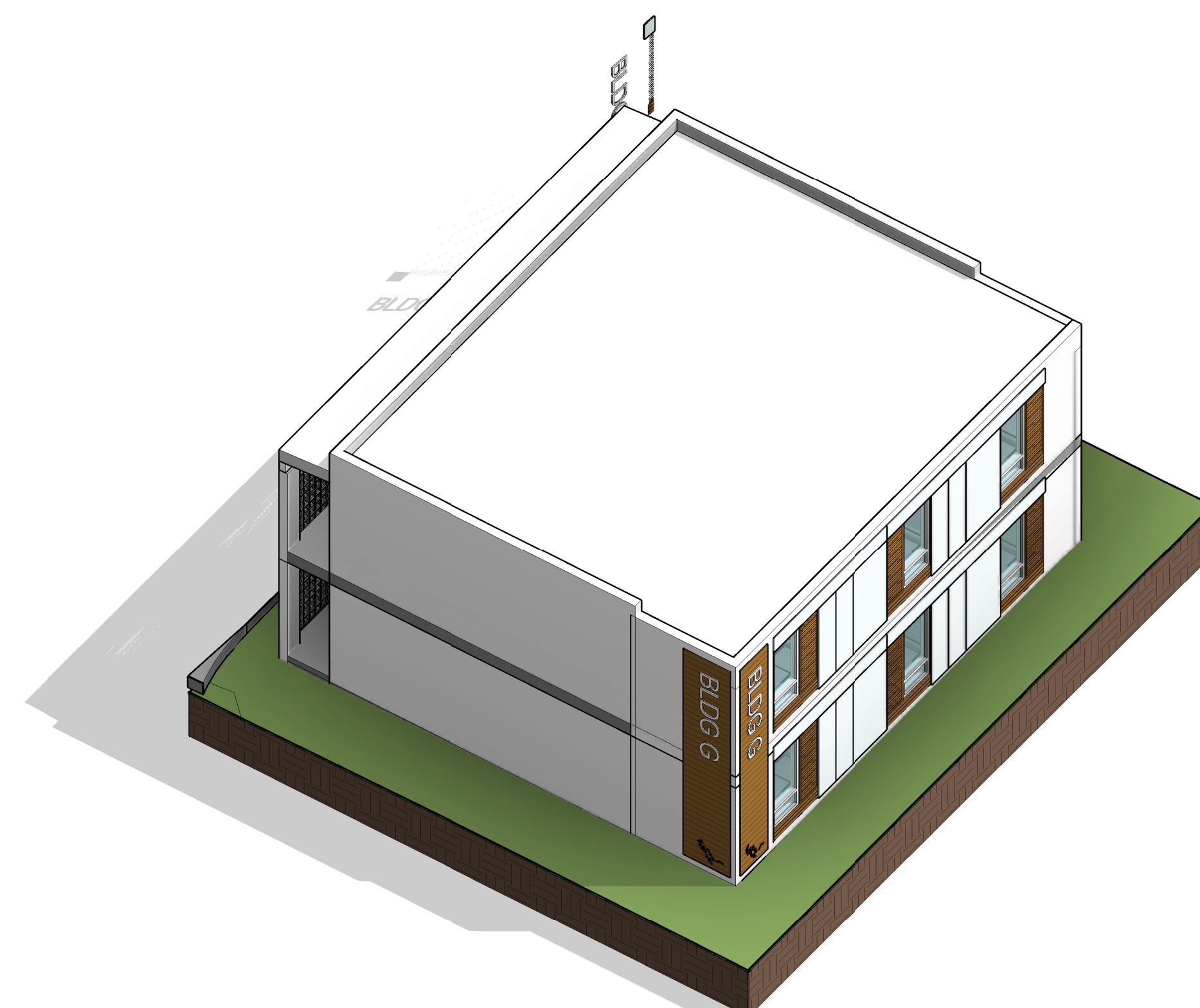
BUILDING G - AXONS

C. BROWNE
 Project Architect

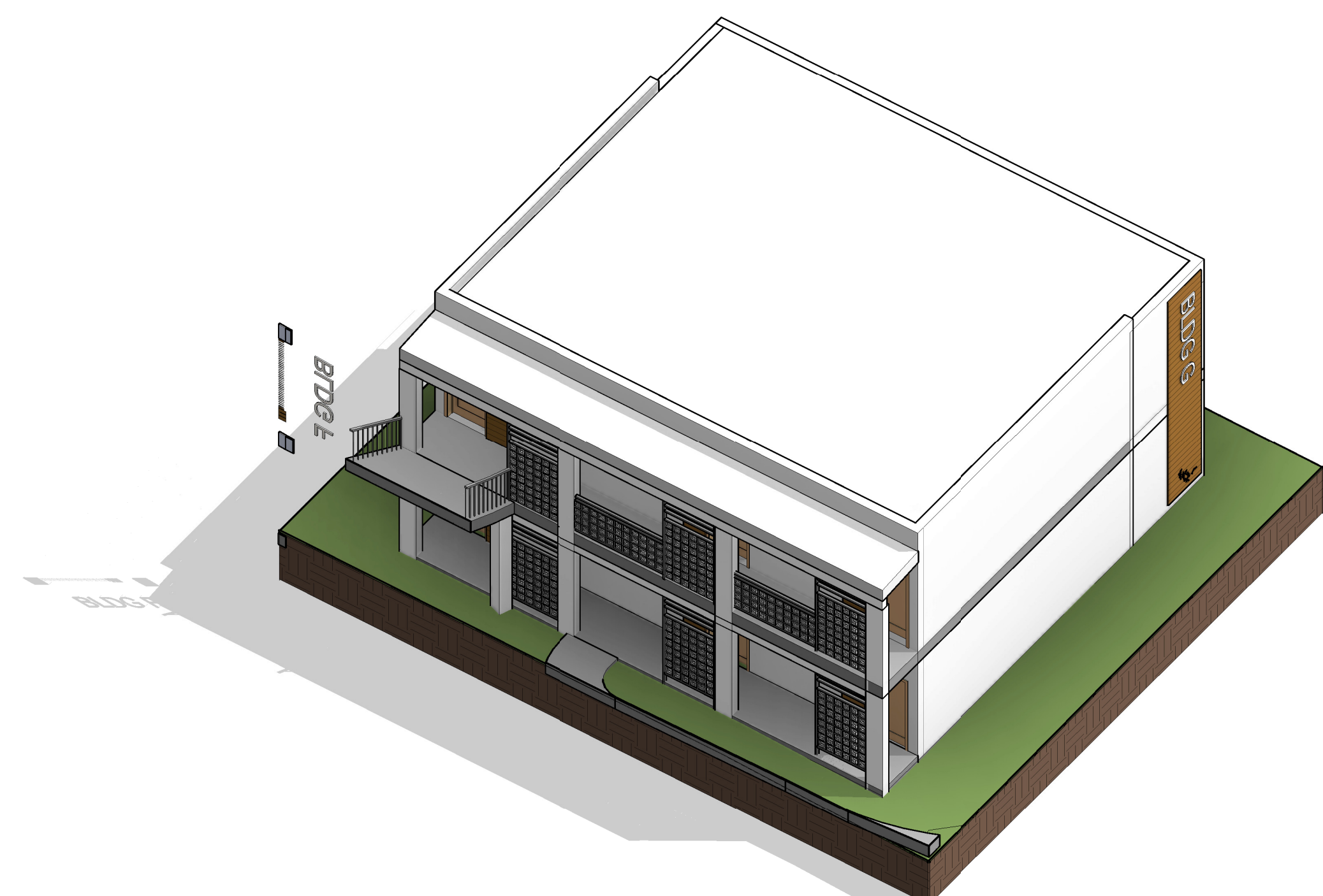
2020025
 Project No.
 11/02/23
 Date



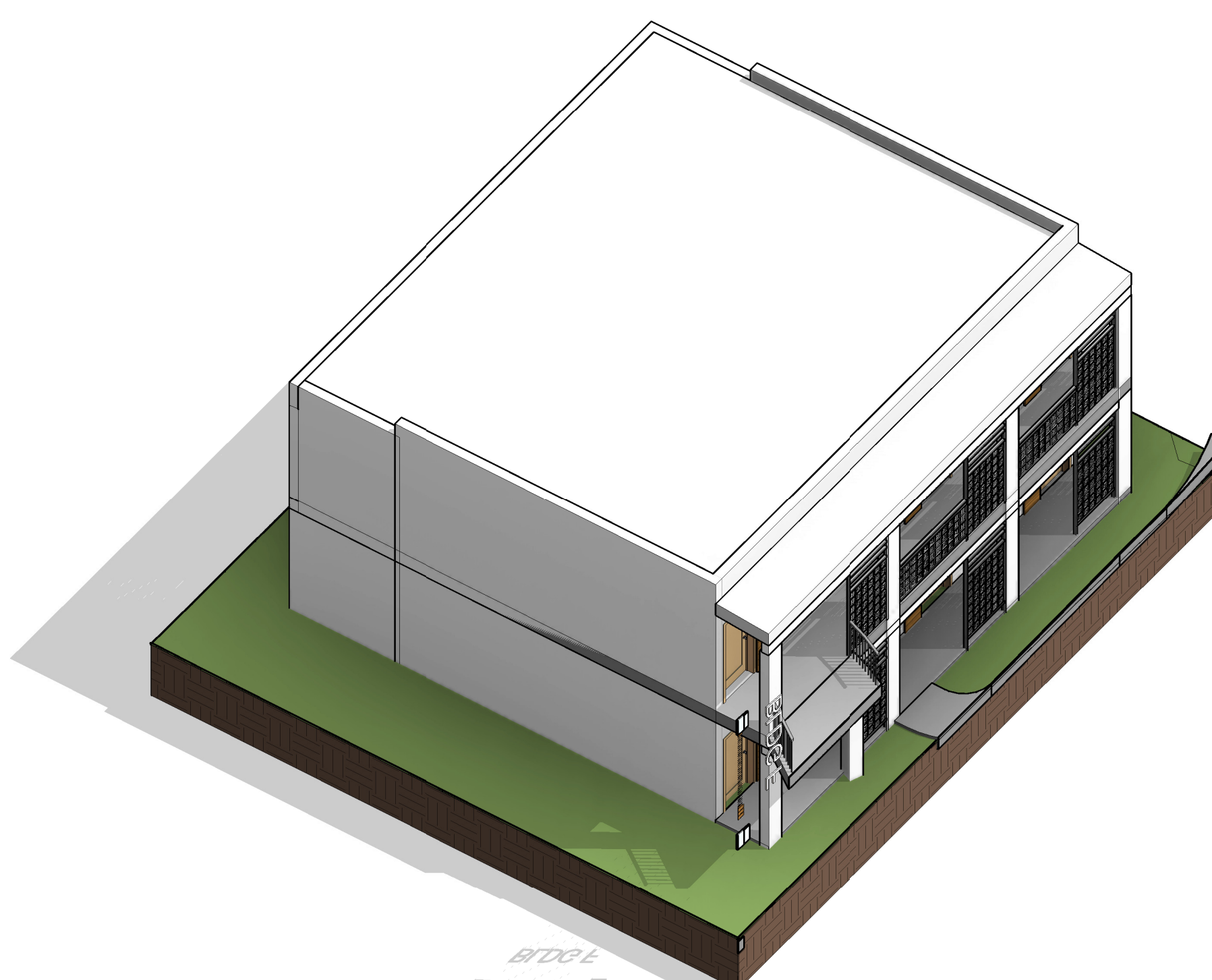
A-G3.1



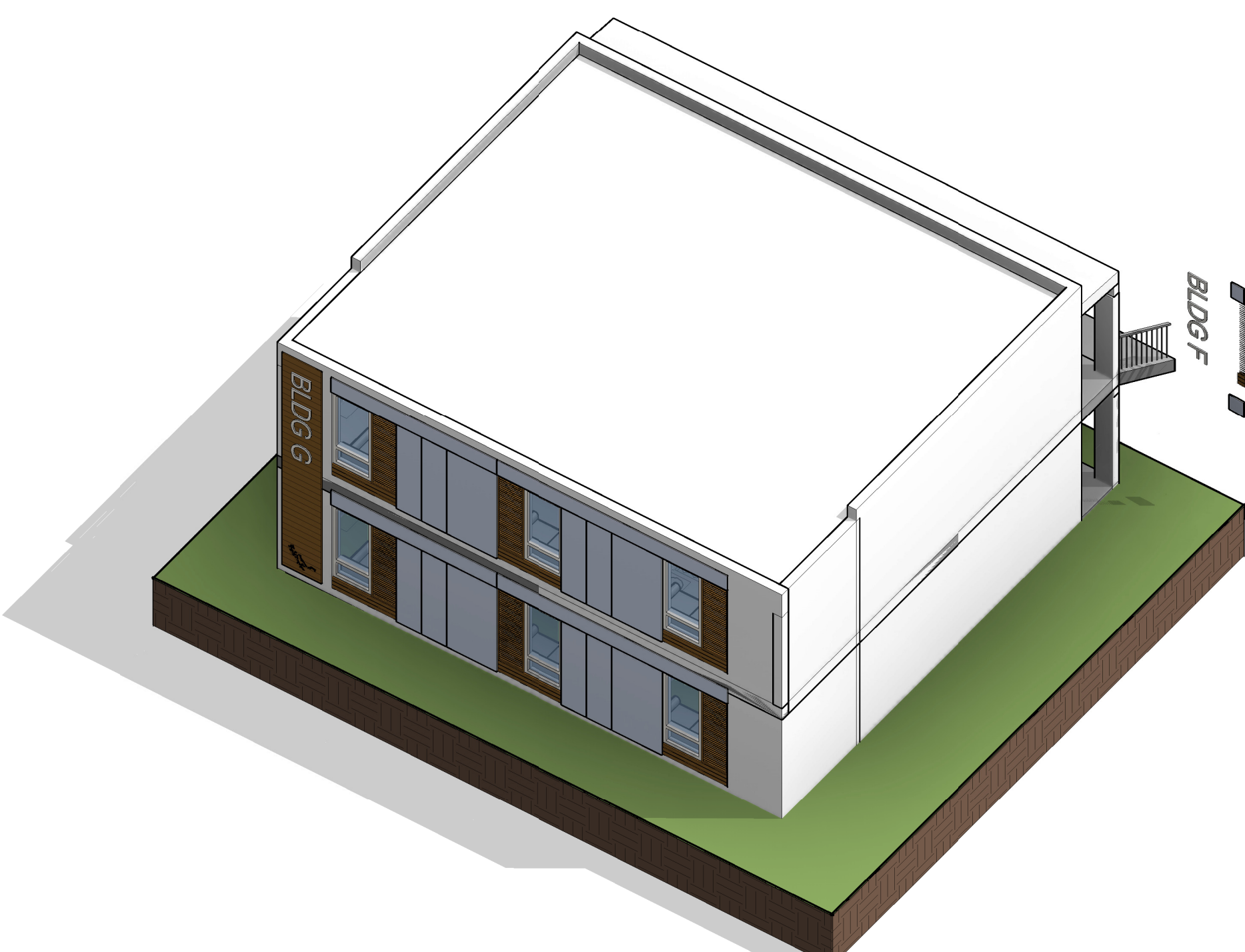
2 BLDG G - 2
 A-G3.1 SCALE:



1 BLDG G - 1
 A-G3.1 SCALE:



4 BLDG G - 4
 A-G3.1 SCALE:



3 BLDG G - 3
 A-G3.1 SCALE:

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-G3.1 - BUILDING G - AXONS
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DESIGN DISTRICT ARCHITECTS

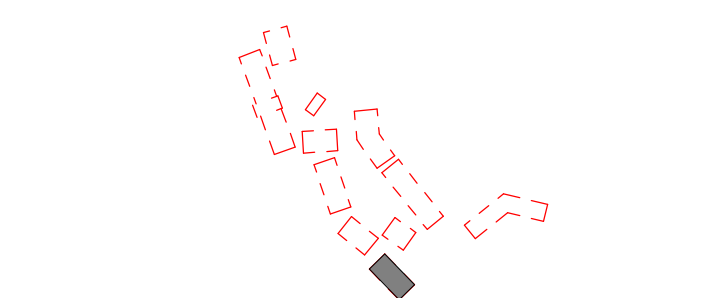
2110 Company Street, Suite 15
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 Tel: (340)-227-6265
 Email: designdistrictvi.com
 Website: www.designdistrictvi.com

DESIGN DISTRICT, PLLC
 Damian Cartwright, P.E.
 Build Tec, LLC
 St. Croix USVI, 00820
 Tel: (340)-513-6918



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No.	Drawing Issue Description	Date
A	CZM Permit Submission	12-4-2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

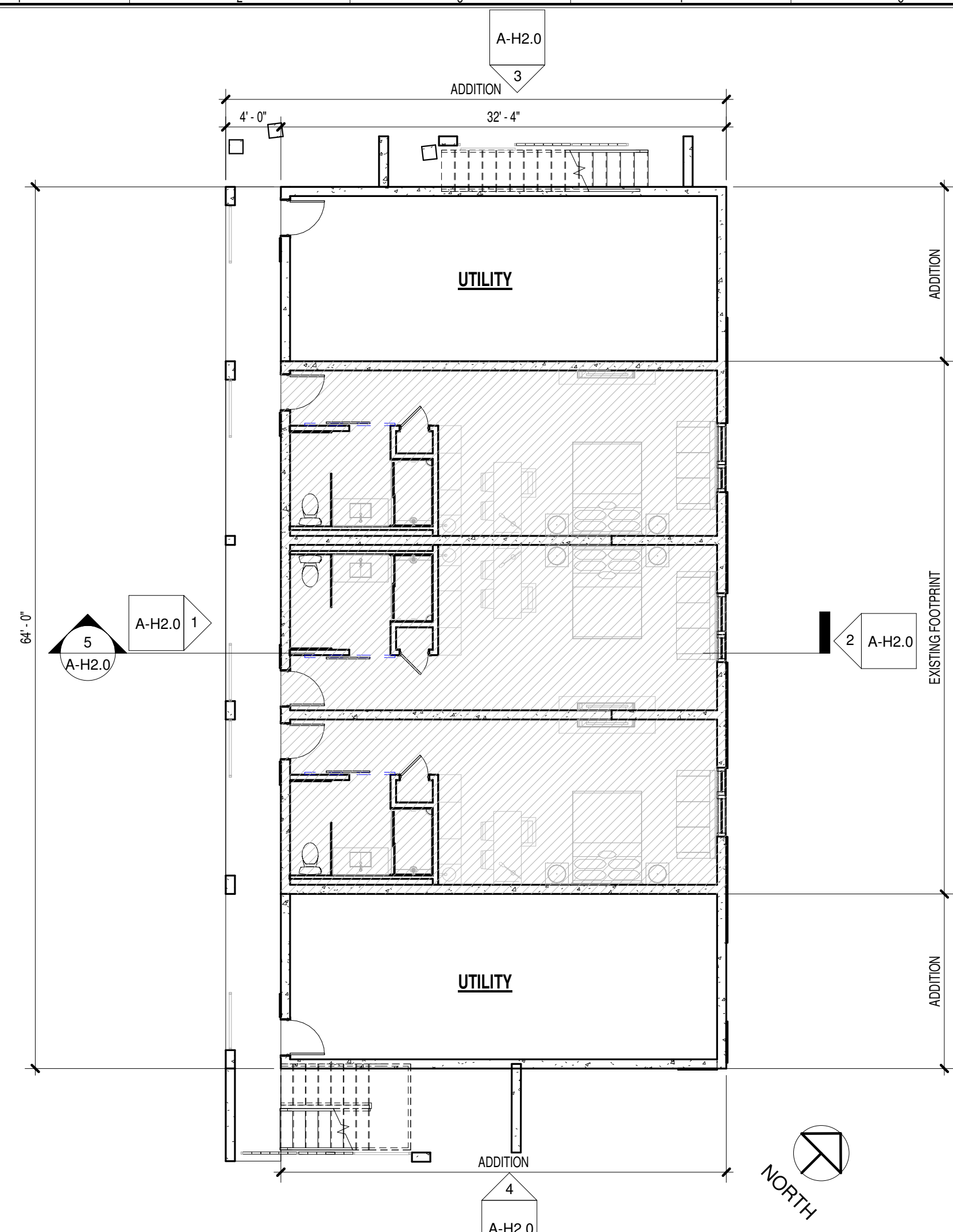
108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

BUILDING H - PLANS

C. BROWNE
 Project Architect
 2020025
 Project No.
 11/02/23
 Date

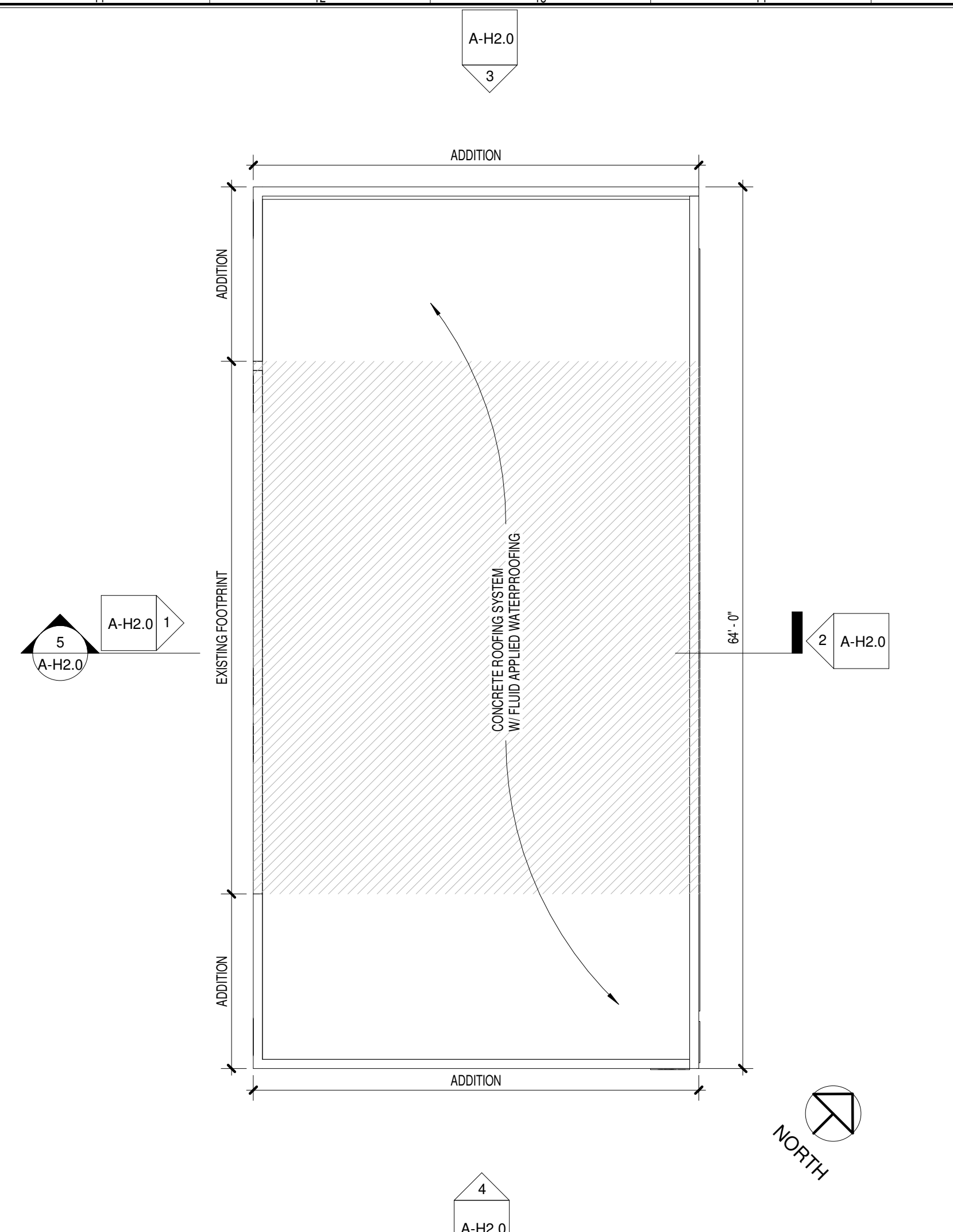
A-H1.0



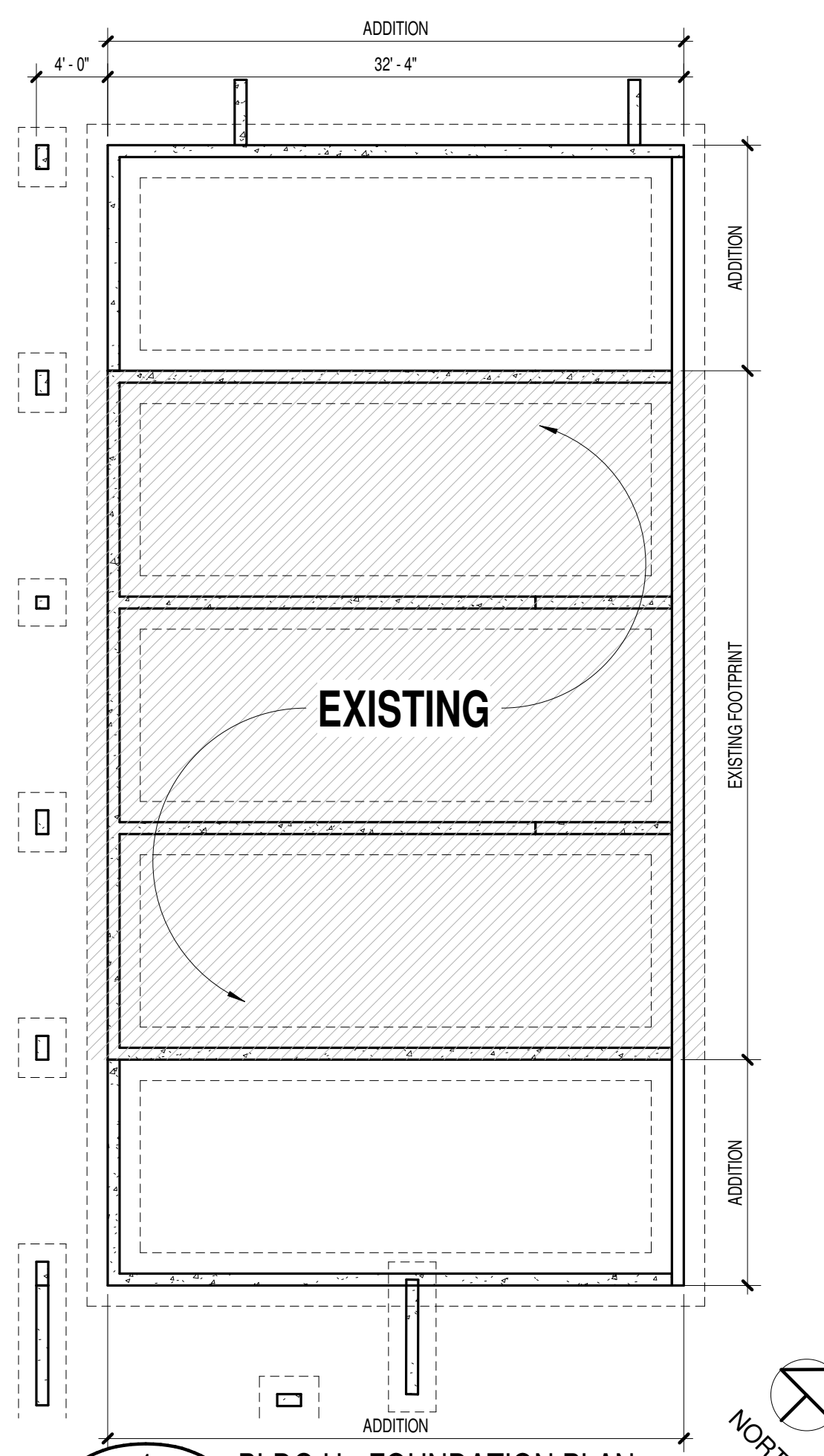
1 BLDG H - Level 01.
 A-H1.0 SCALE: 1/8" = 1'-0"



2 BLDG H - Level 02
 A-H1.0 SCALE: 1/8" = 1'-0"



3 BLDG H - Roof
 A-H1.0 SCALE: 1/8" = 1'-0"



4 BLDG H - FOUNDATION PLAN
 A-H1.0 SCALE: 1/8" = 1'-0"

PHASE III SCOPE NOTES

- HATCH DENOTES EXISTING FOOTPRINT PREVIOUSLY APPROVED FOR REDEVELOPMENT UNDER THE CZM MAINTENANCE & REPAIR EXEMPTION
- REFER TO DIMENSIONS FOR AREAS OF EXPANSION
- REFER TO "A1.05 - EXISTING VS NEW DIAGRAM"

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-H1.0 - BUILDING H - PLANS
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Damian Cartwright, P.E.
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 St. Croix USVI, 00820
 Tel: (340)-513-6918



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HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

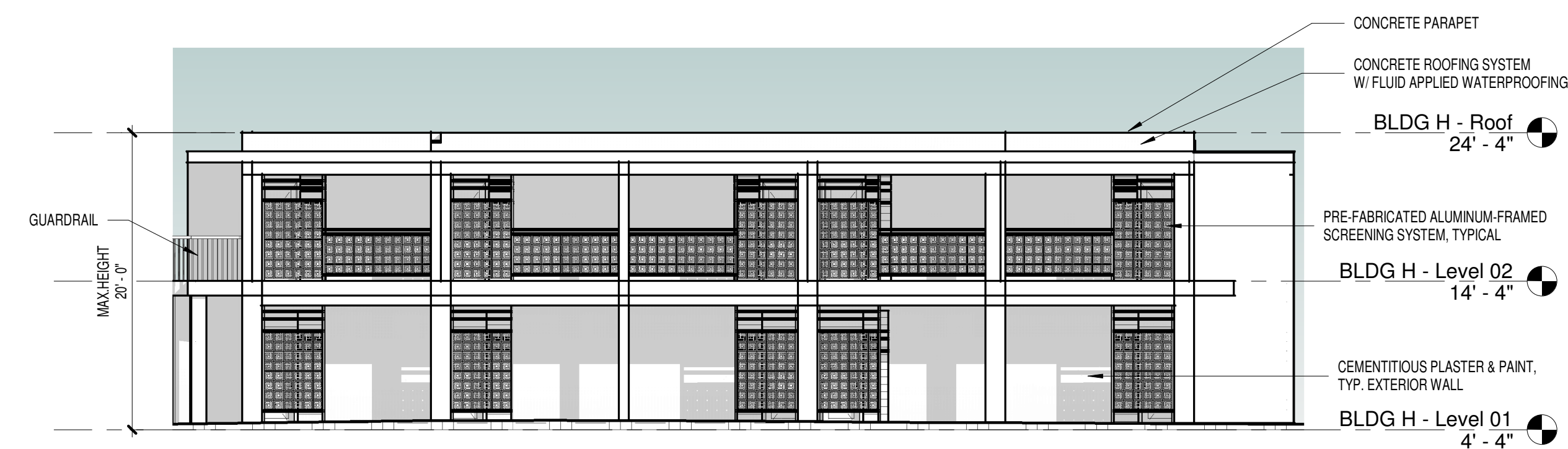
BUILDING H - ELEVATIONS

C. BROWNE 2020025
 Project Architect Project No.
 11/02/23 Date



A-H2.0

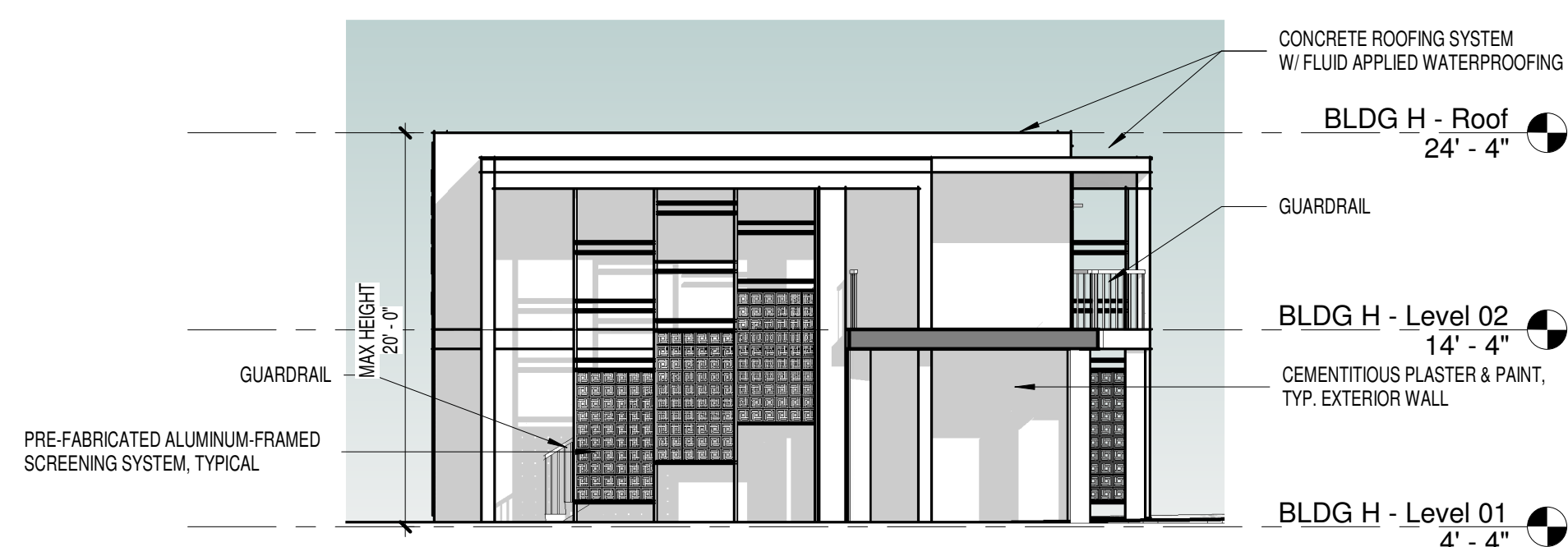
NOT ISSUED FOR CONSTRUCTION



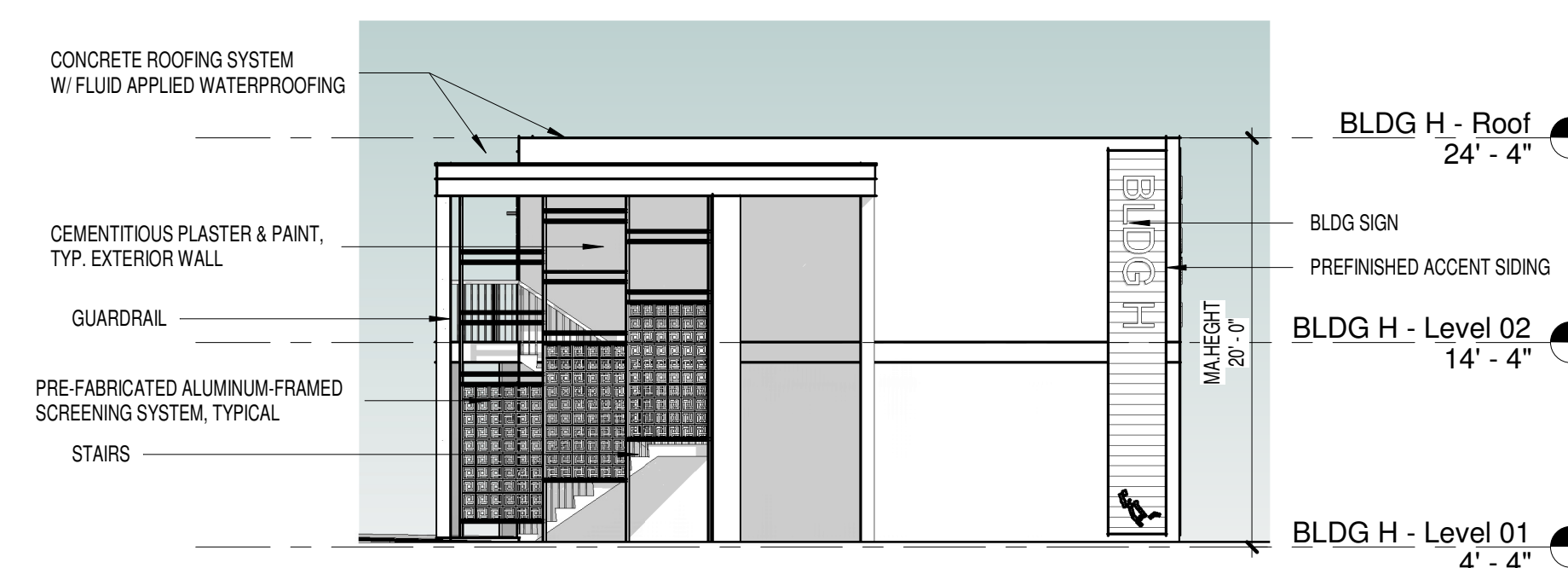
1 BLDG H - SOUTH ELEVATION
 A-H2.0 SCALE: 1/8" = 1'-0"



2 BLDG H - NORTH ELEVATION
 A-H2.0 SCALE: 1/8" = 1'-0"



3 BLDG H - WEST ELEVATION
 A-H2.0 SCALE: 1/8" = 1'-0"



4 BLDG H - EAST ELEVATION
 A-H2.0 SCALE: 1/8" = 1'-0"



5 BLDG H - BUILDING SECTION - TYPICAL
 A-H2.0 SCALE: 1/8" = 1'-0"

FINISH FLOOR ELEVATIONS NOTE:

REFER TO CIVIL DRAWINGS FOR ALL FINISH FLOOR ELEVATIONS

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-H2.0 - BUILDING H - ELEVATIONS
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DESIGN DISTRICT, PLLC

Damian Cartwright, P.E.
 Build Tec, LLC
 St. Croix USVI, 00820
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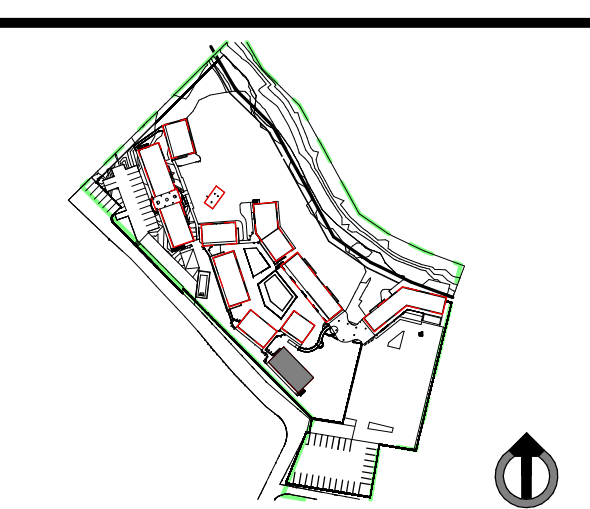


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HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

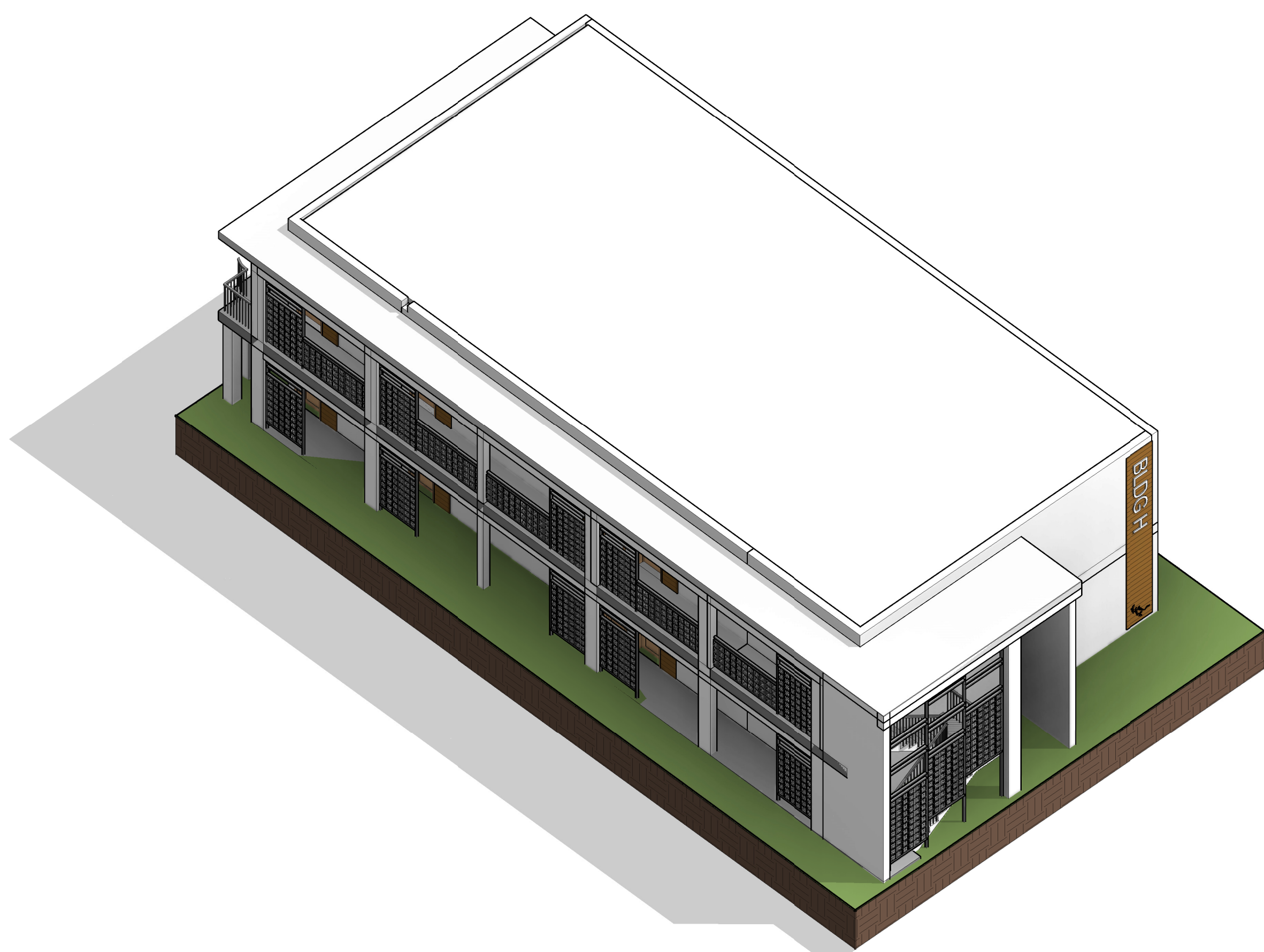
BUILDING H - AXONS

C. BROWNE
 Project Architect
 2020025
 Project No.
 11/02/23
 Date

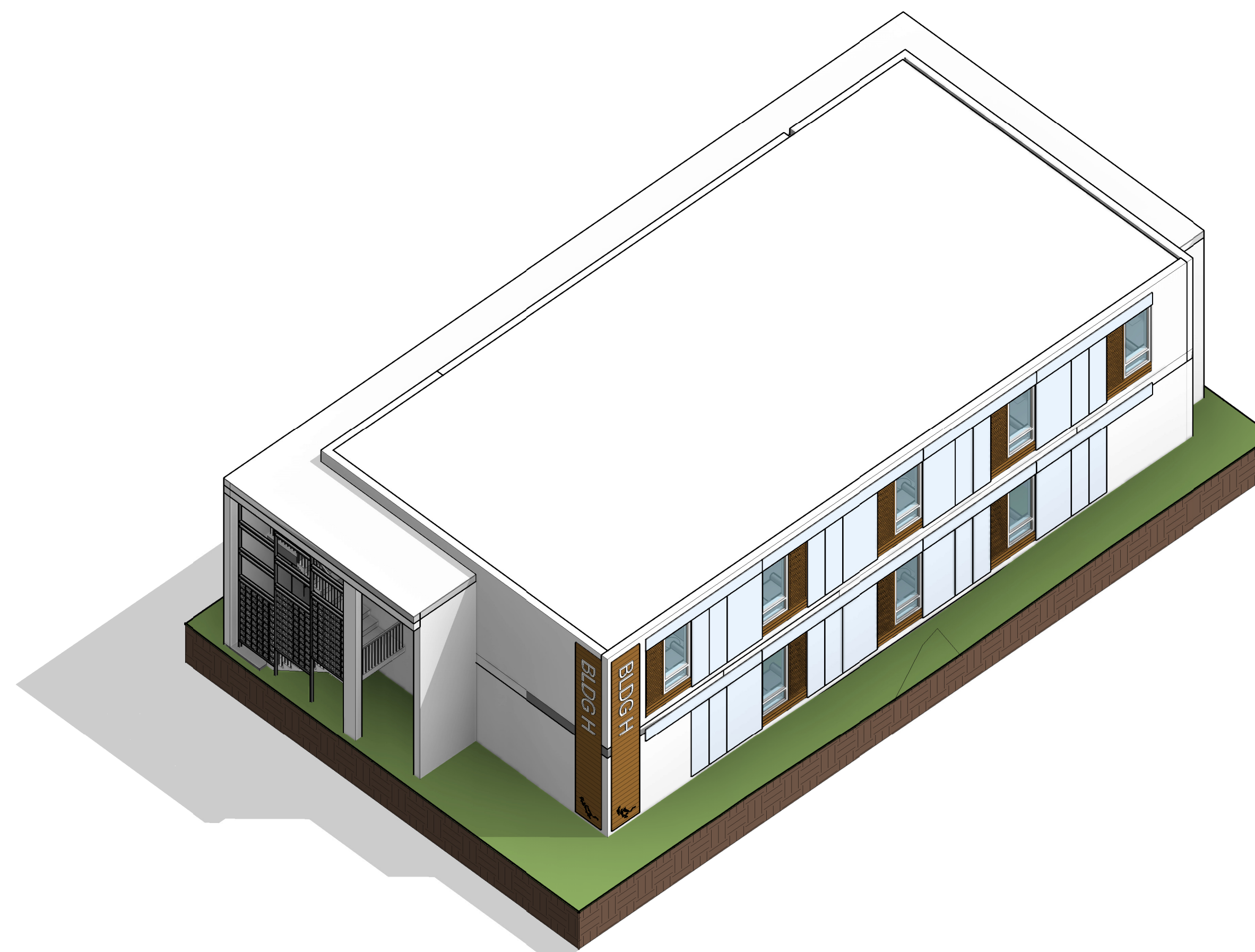


A-H3.1

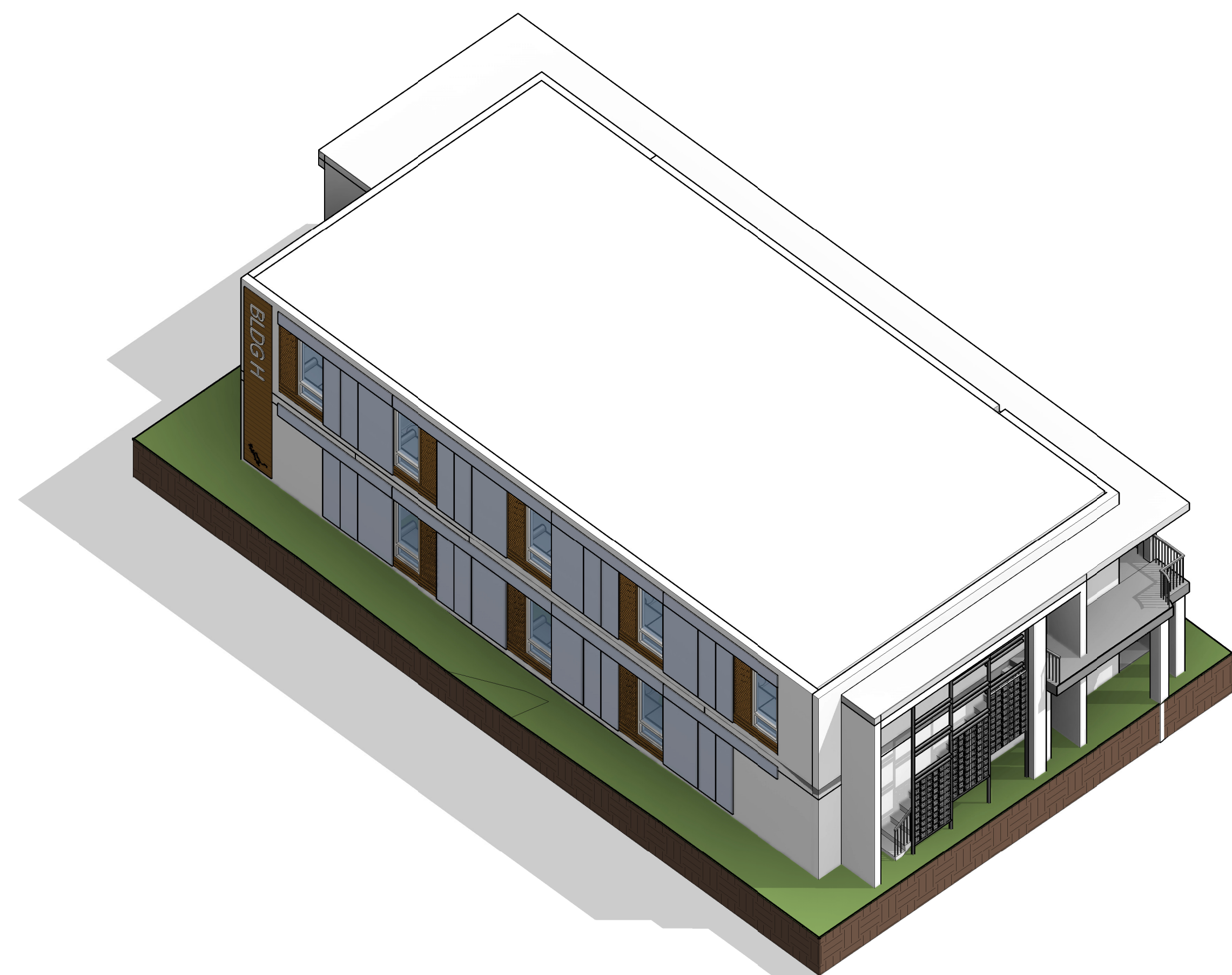
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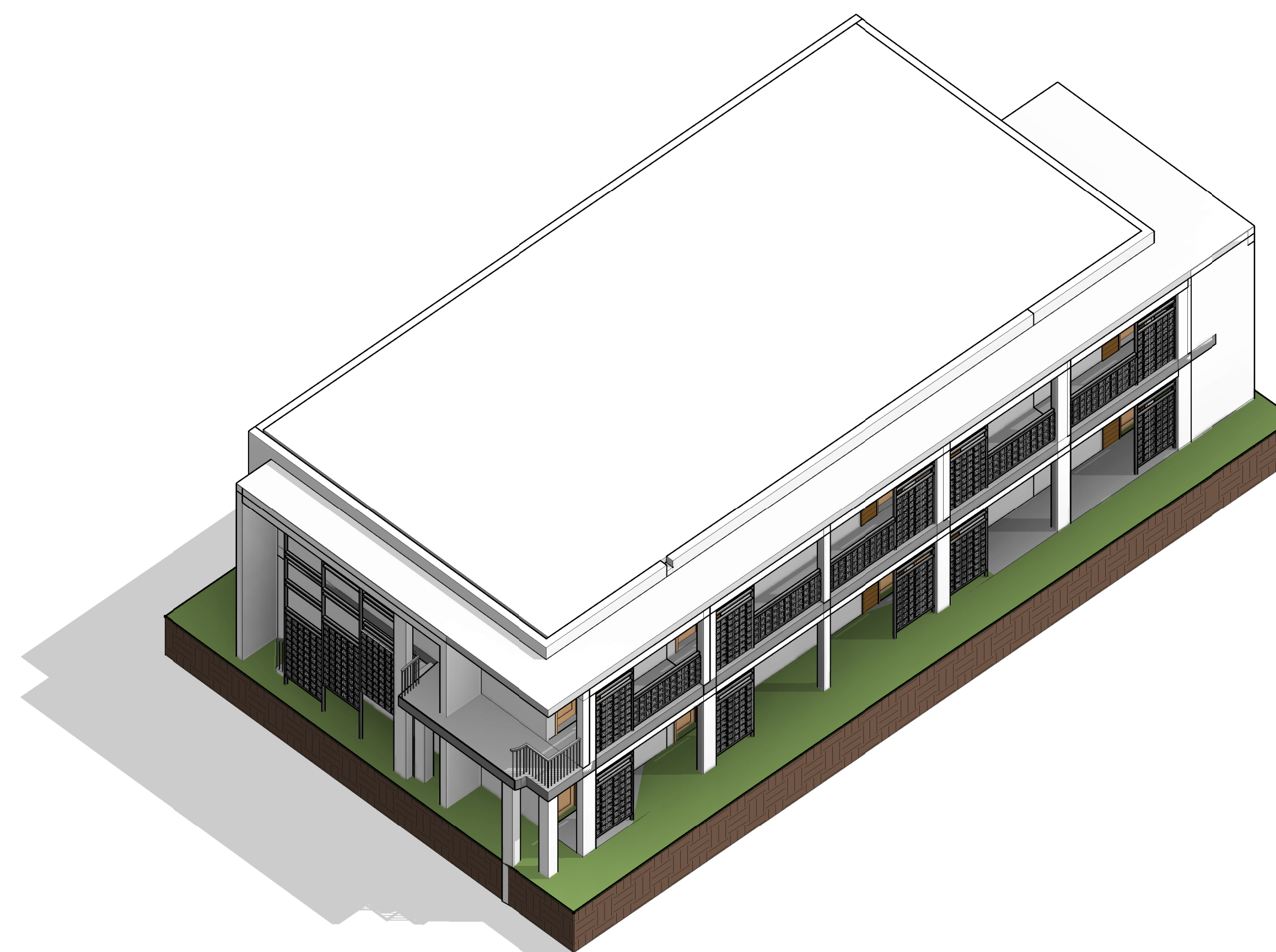
1 BLDG H - 1
 A-H3.1 SCALE:



2 BLDG H - 2
 A-H3.1 SCALE:



3 BLDG H - 3
 A-H3.1 SCALE:



4 BLDG H - 4
 A-H3.1 SCALE:

DESIGN DISTRICT ARCHITECTS

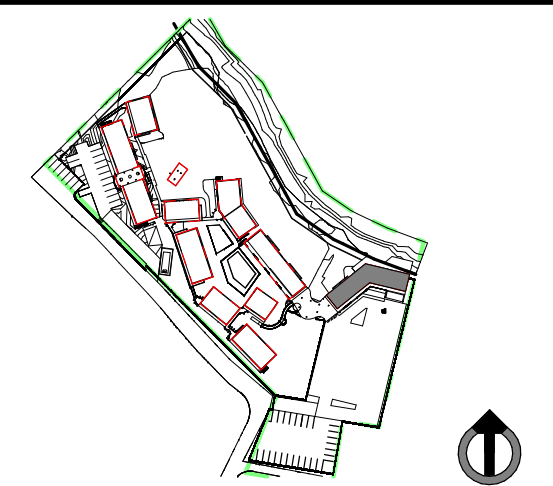
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HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

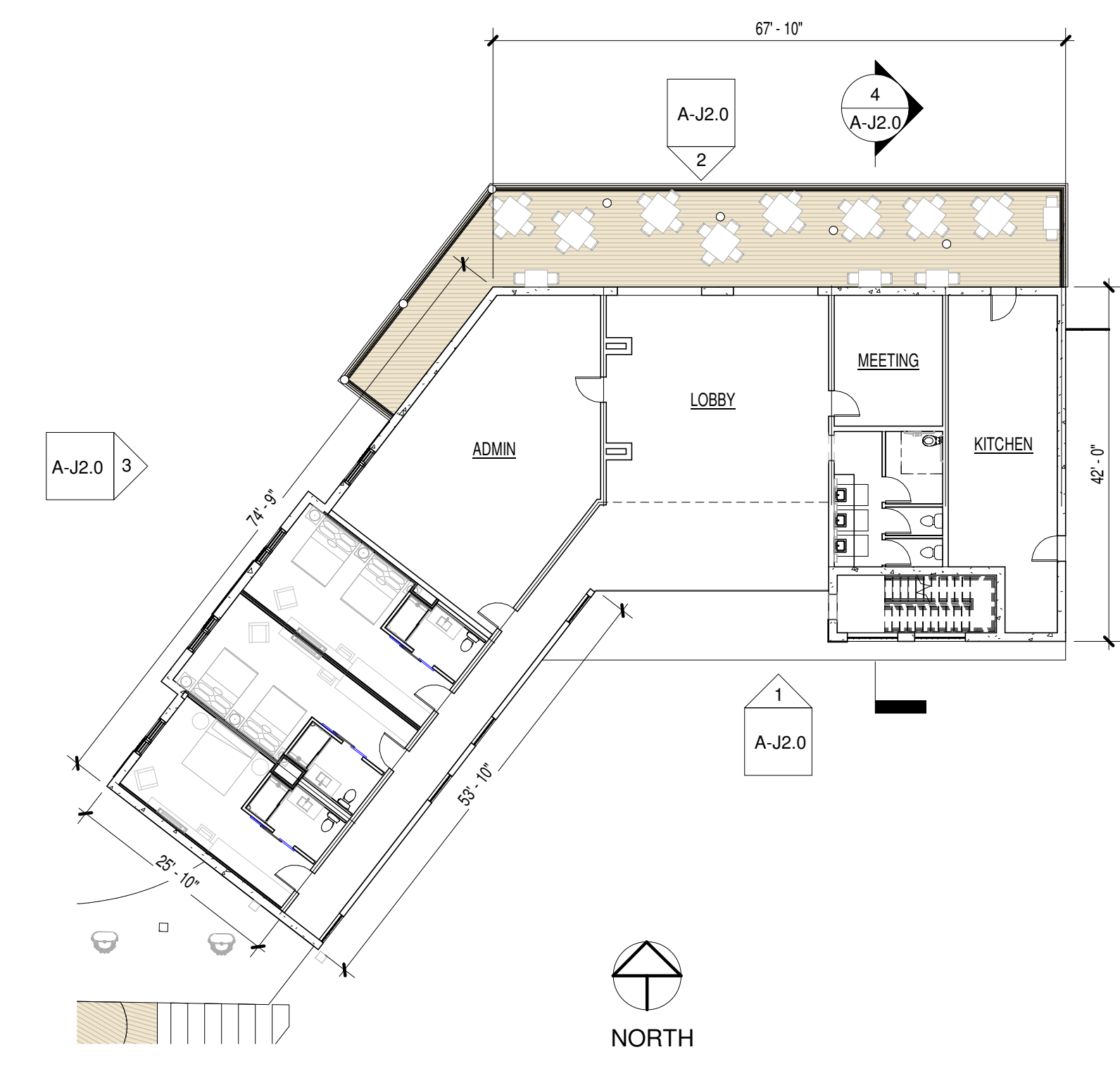
108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

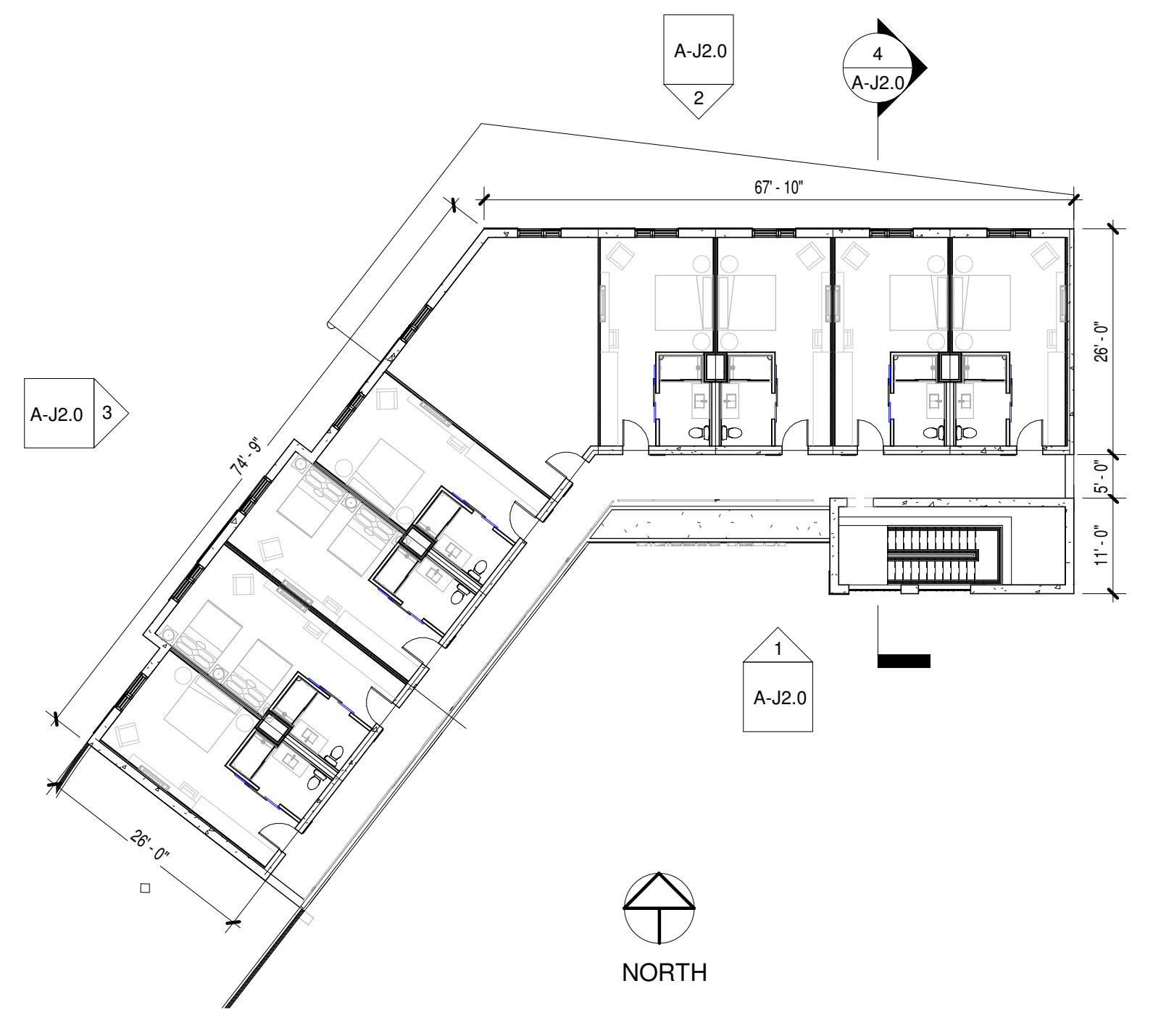
BUILDING J - PLANS

C. BROWNE	2020025
Project Architect	Project No.
	11/06/23
	Date

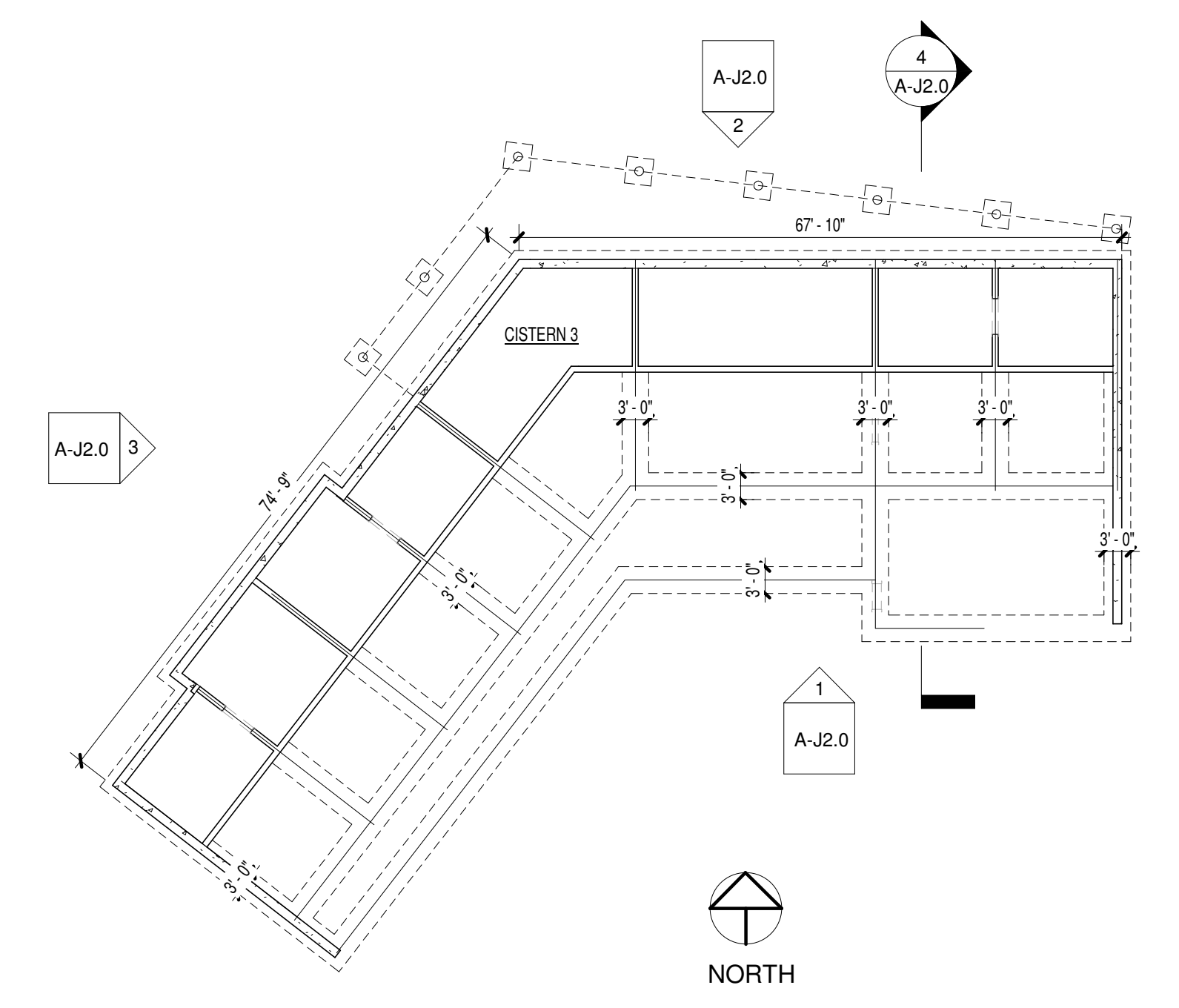
John J. Woods
 A-J1.0



1 BLDG J - LEVEL 01
 A-J1.0 SCALE: 1/16" = 1'-0"



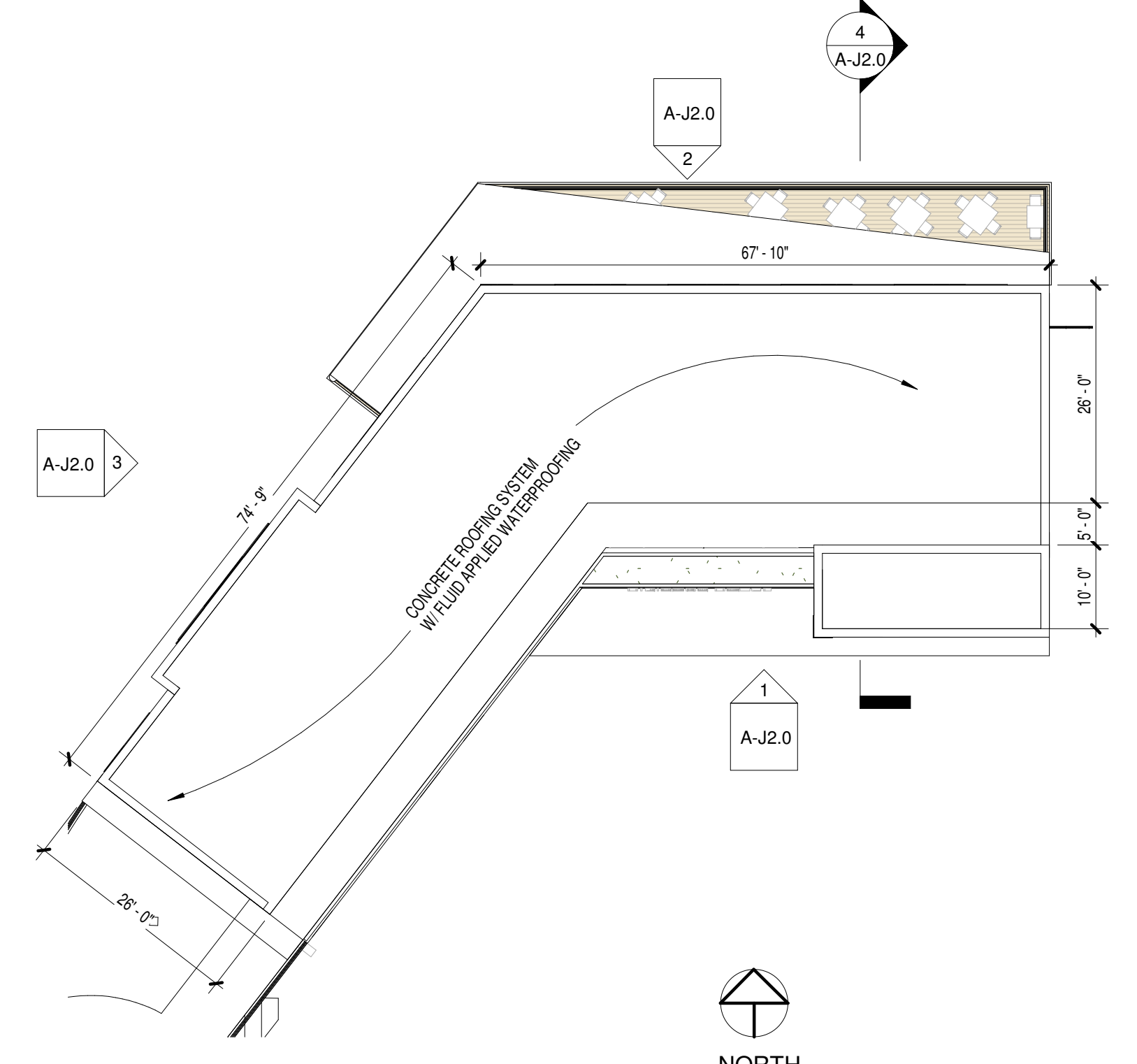
2 BLDG J - LEVEL 02
 A-J1.0 SCALE: 1/16" = 1'-0"



4 BLDG J - FOUNDATION PLAN
 A-J1.0 SCALE: 1/16" = 1'-0"

PHASE III SCOPE NOTES

- HATCH DENOTES EXISTING FOOTPRINT PREVIOUSLY APPROVED FOR REDEVELOPMENT UNDER THE CZM MAINTENANCE & REPAIR EXEMPTION
- REFER TO DIMENSIONS FOR AREAS OF EXPANSION
- REFER TO "A1.05 - EXISTING VS NEW DIAGRAM"



3 BLDG J - ROOF
 A-J1.0 SCALE: 1/16" = 1'-0"

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-J1.0 - BUILDING J - PLANS
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A	CZM Permit Submission	12 - 4 - 2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

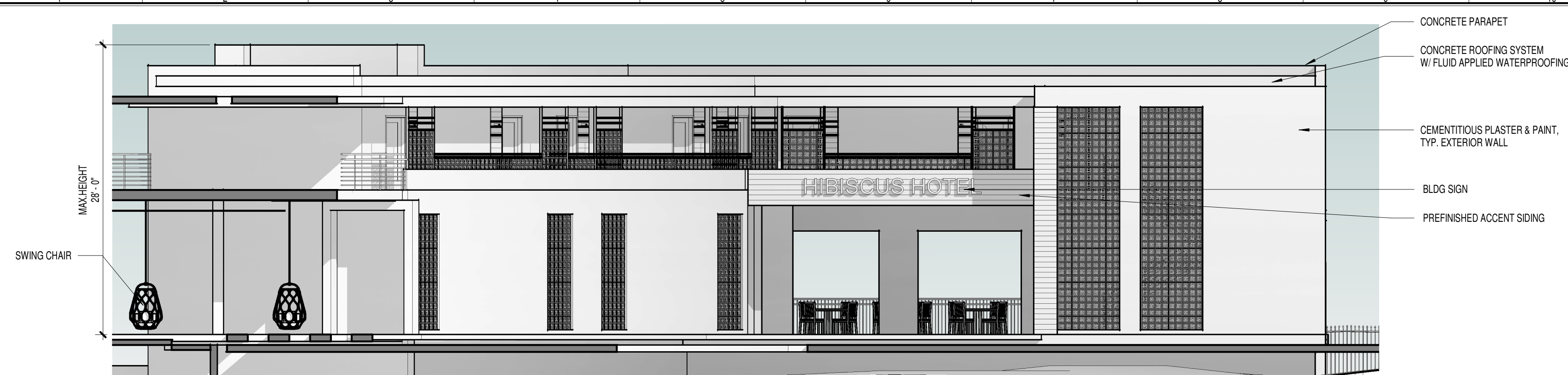
BUILDING J - ELEVATIONS

C. BROWNE	2020025
Project Architect	Project No.
	11/06/23
	Date

A-J2.0

FINISH FLOOR ELEVATIONS NOTE:

REFER TO CIVIL DRAWINGS FOR ALL FINISH FLOOR ELEVATIONS



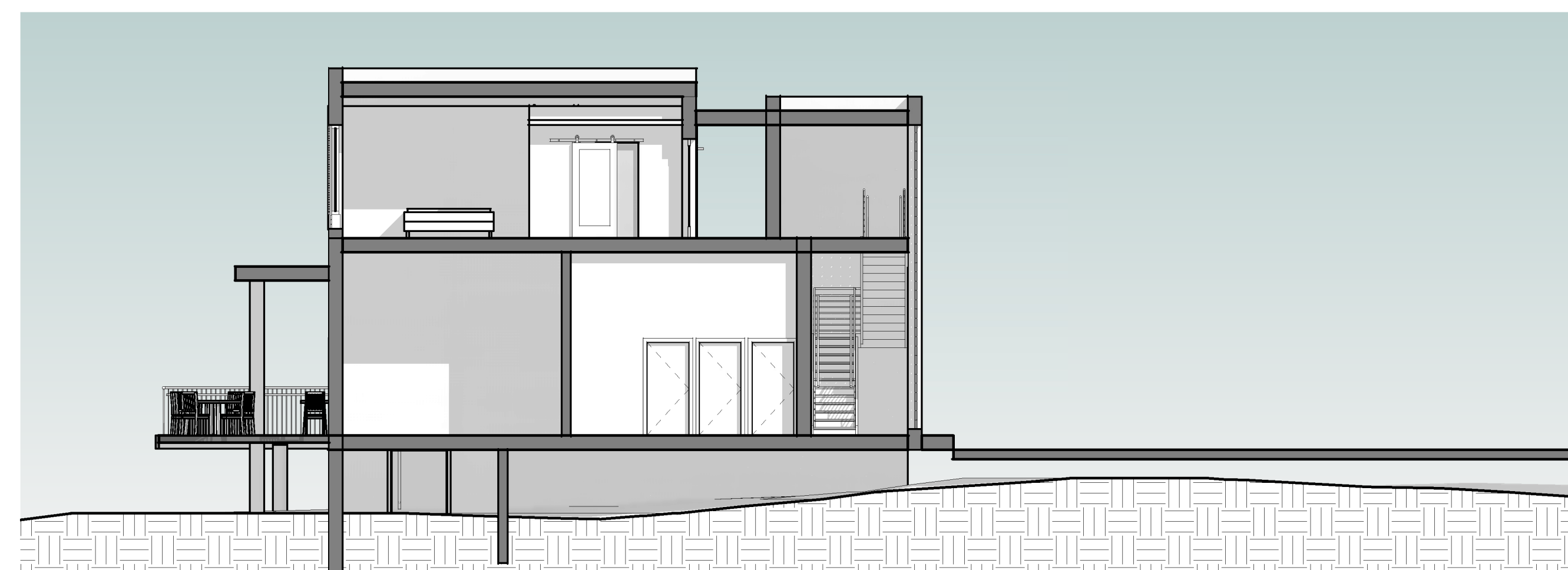
1 BLDG J - SOUTH ELEVATION
 A-J2.0 SCALE: 1/8" = 1'-0"



2 BLDG J - NORTH ELEVATION
 A-J2.0 SCALE: 1/8" = 1'-0"



3 BLDG J - WEST ELEVATION
 A-J2.0 SCALE: 1/8" = 1'-0"



4 SECTION - BLDG J - TYPICAL
 A-J2.0 SCALE: 1/8" = 1'-0"

DESIGN DISTRICT ARCHITECTS

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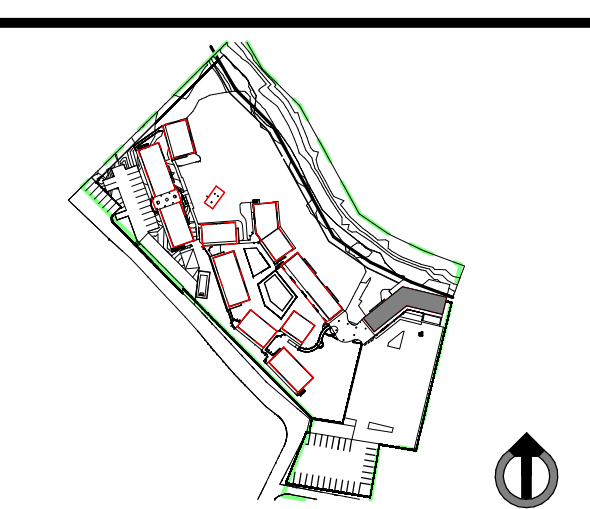


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HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

BUILDING J - AXONS

C. BROWNE
 Project Architect

2020025
 Project No.
 11/06/23
 Date

C. Browne
 A-J3.0



1 BLDG J - 1
 A-J3.0 SCALE:

2 BLDG J - 2
 A-J3.0 SCALE:

3 BLDG J - 3
 A-J3.0 SCALE:

4 BLDG J - 4
 A-J3.0 SCALE:

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-J3.0 - BUILDING J - AXONS
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HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

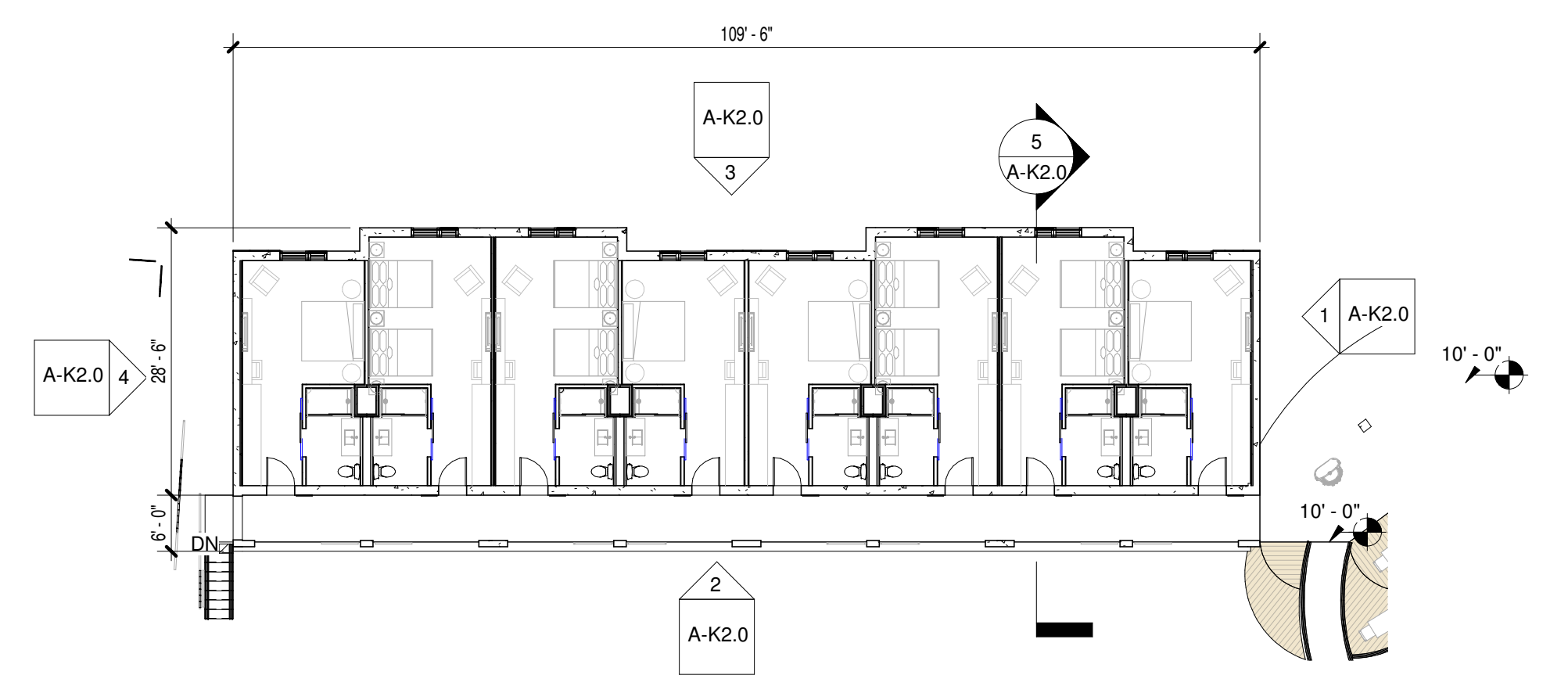
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 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

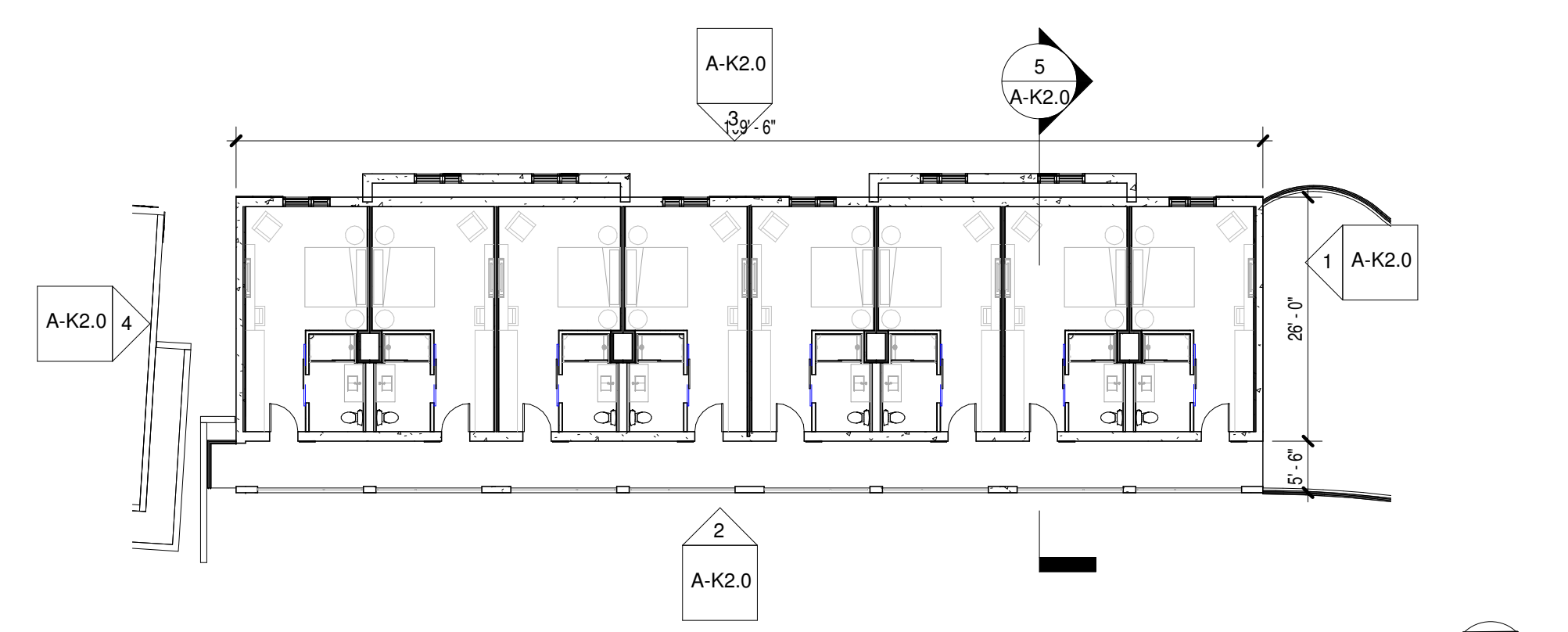
BUILDING K - PLANS

C. BROWNE
 Project Architect
 2020025
 Project No.
 11/06/23
 Date

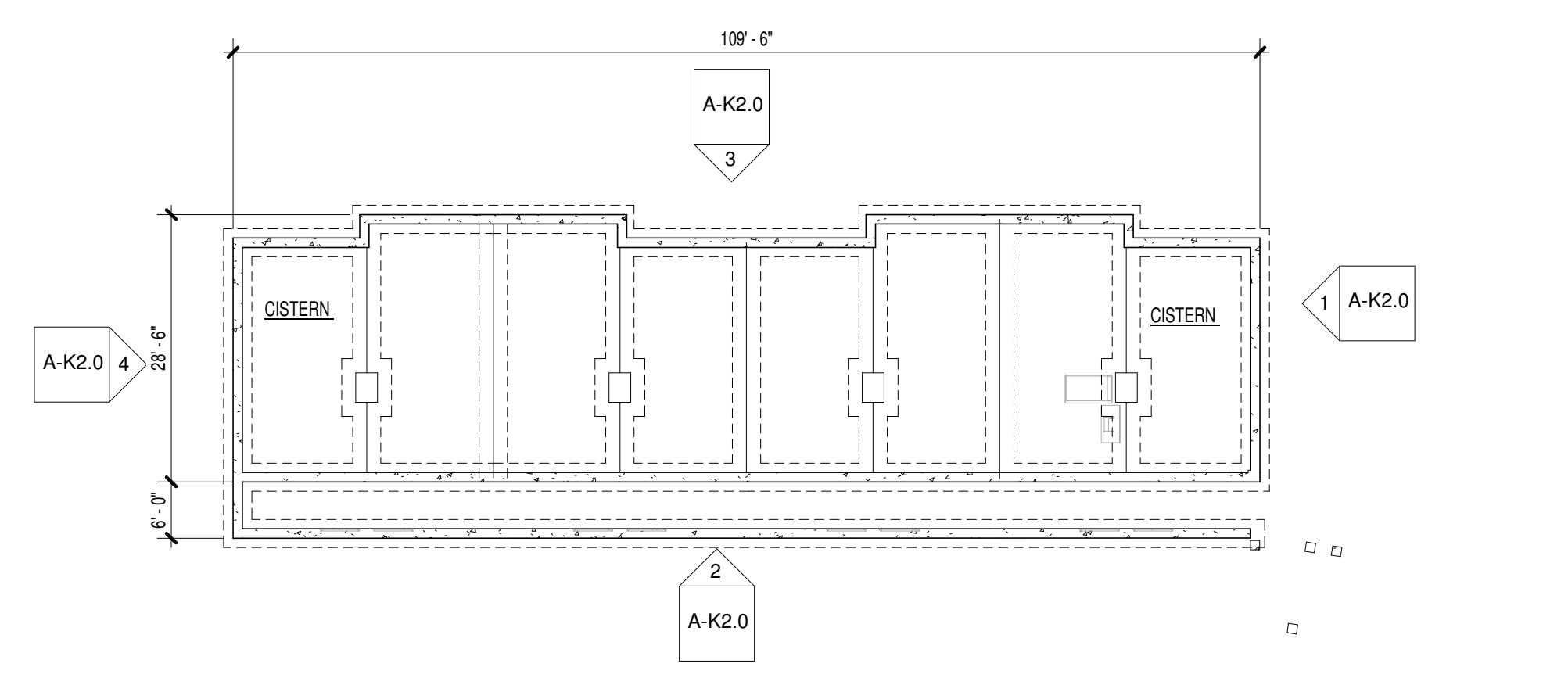
A-K1.0
 Drawing No.



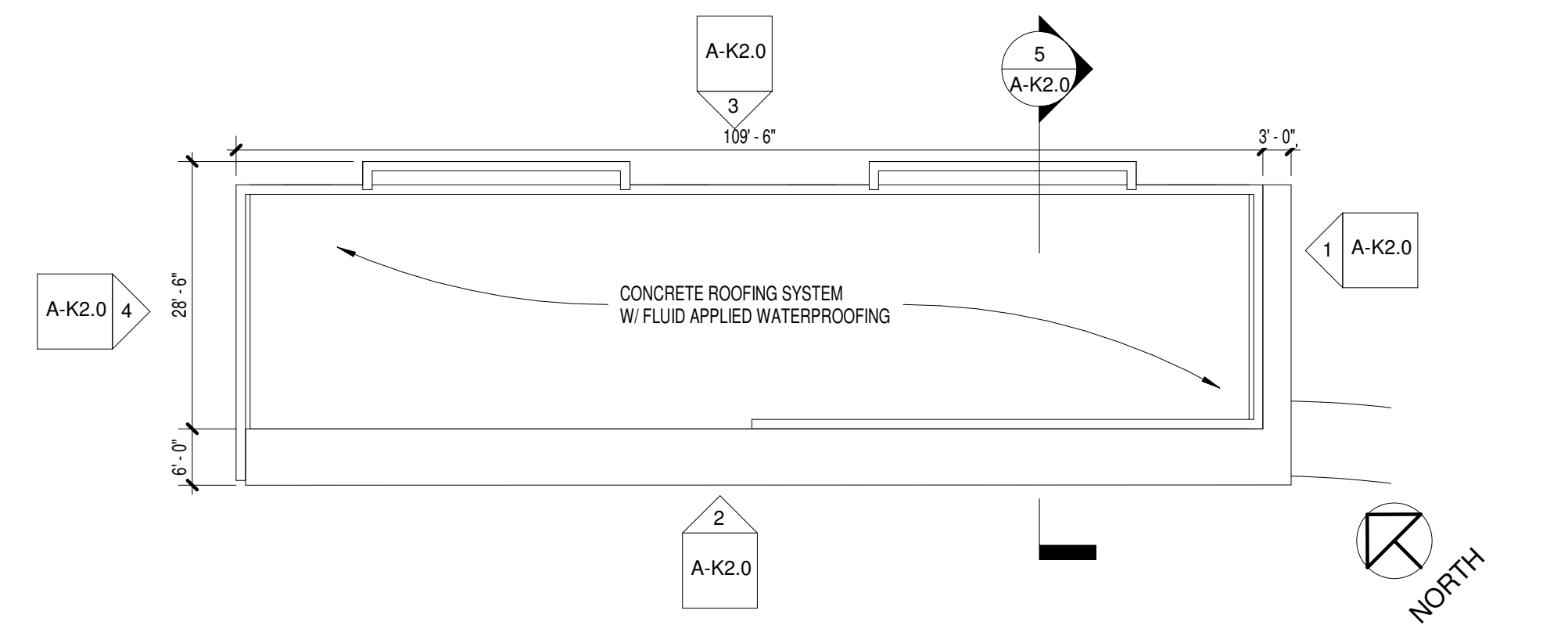
1 BLDG K - LEVEL 01
 A-K1.0 SCALE: 1/16" = 1'-0"



2 BLDG K - LEVEL 02
 A-K1.0 SCALE: 1/16" = 1'-0"



4 BLDG K - FOUNDATION PLAN
 A-K1.0 SCALE: 1/16" = 1'-0"



3 BLDG K - ROOF
 A-K1.0 SCALE: 1/16" = 1'-0"

PHASE III SCOPE NOTES

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- REFER TO "A1.05 - EXISTING VS NEW DIAGRAM"

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-K1.0 - BUILDING K - PLANS
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HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

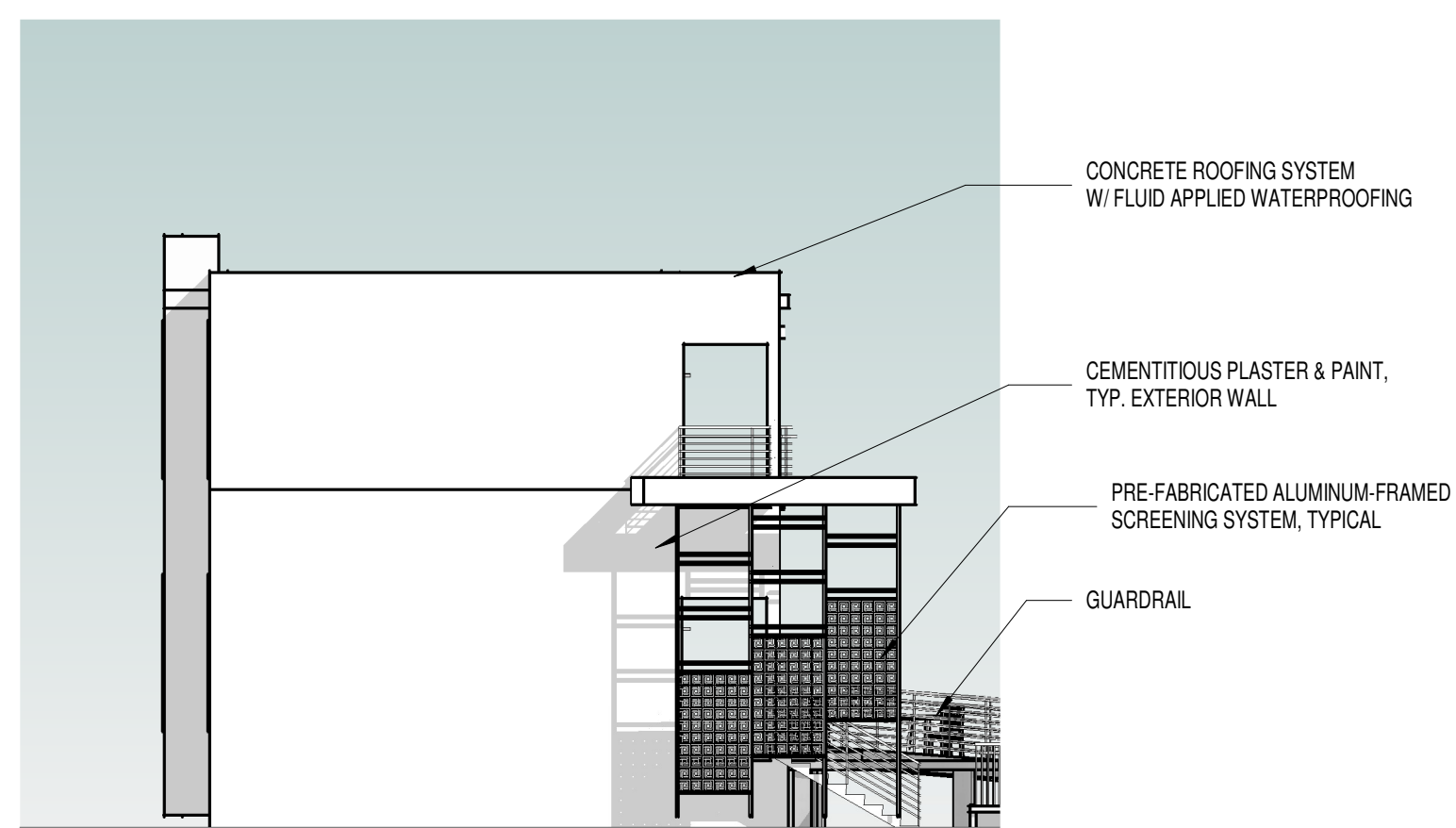
Hibiscus Beach, LLC

BUILDING K - ELEVATIONS

C. BROWNE
 Project Architect
 2020025
 Project No.
 11/06/23
 Date

C. Browne
 A-K2.0

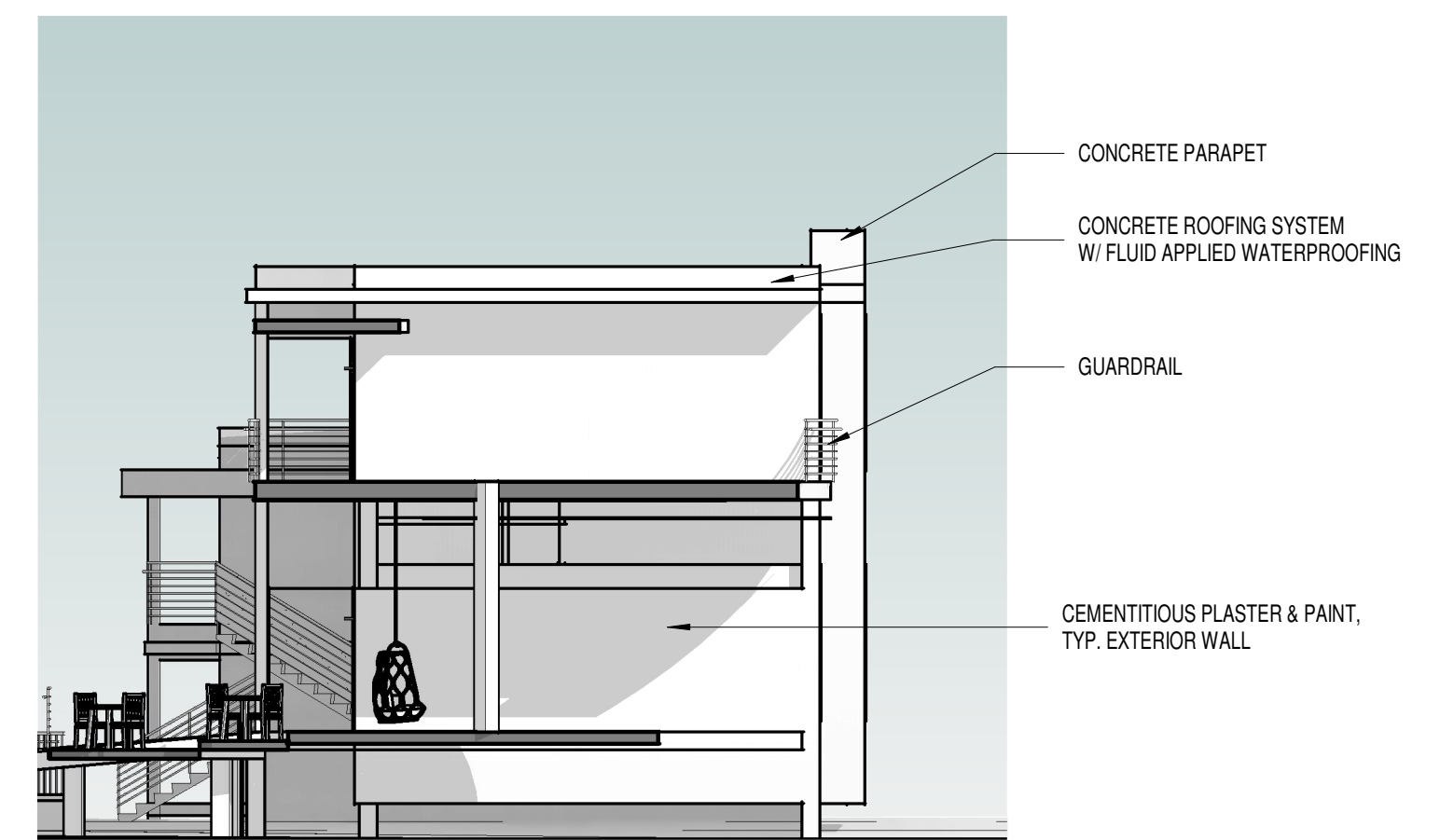
NOT ISSUED FOR CONSTRUCTION



4 BLDG K - NORTH ELEVATION
 A-K2.0 SCALE: 1" = 10'-0"



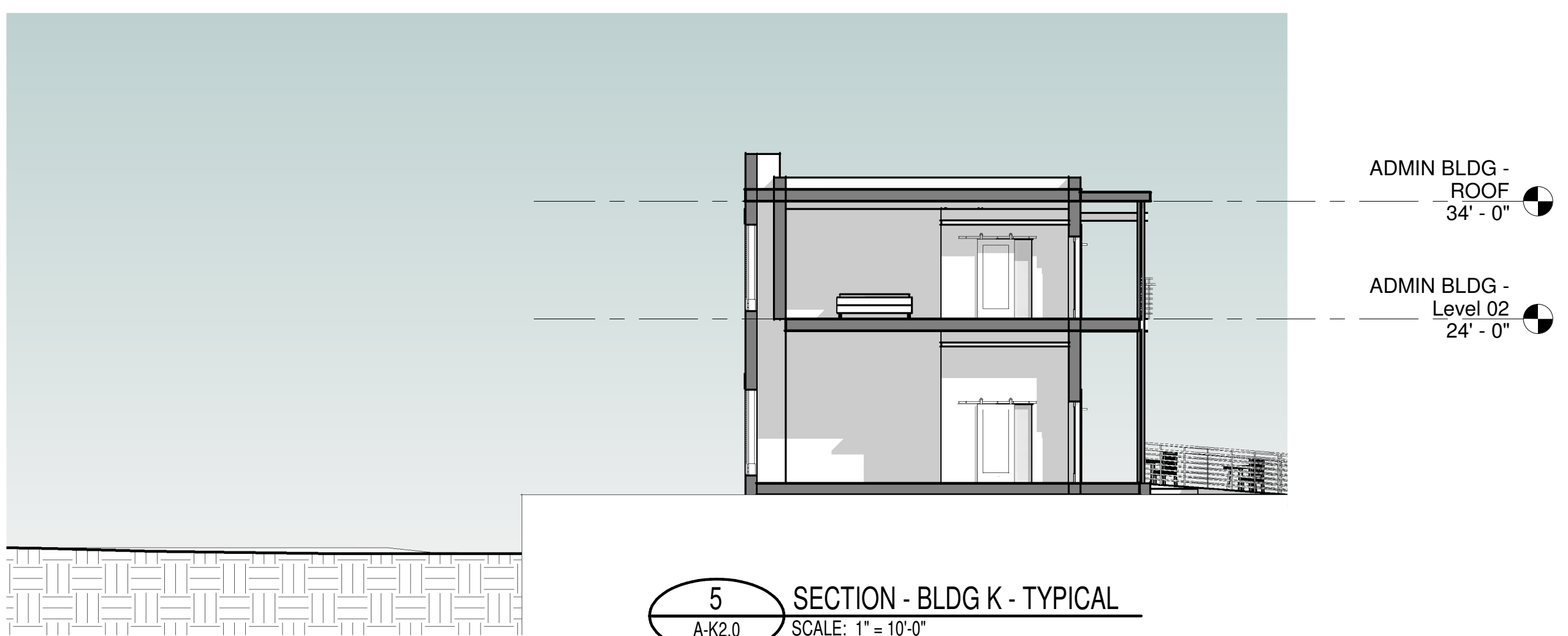
3 BLDG K - EAST ELEVATION.
 A-K2.0 SCALE: 1" = 10'-0"



1 BLDG K - SOUTH ELEVATION
 A-K2.0 SCALE: 1" = 10'-0"



2 BLDG K - WEST ELEVATION
 A-K2.0 SCALE: 1" = 10'-0"



5 SECTION - BLDG K - TYPICAL
 A-K2.0 SCALE: 1" = 10'-0"

FINISH FLOOR ELEVATIONS NOTE:
 REFER TO CIVIL DRAWINGS FOR ALL FINISH FLOOR ELEVATIONS

PROJECT NUMBER: 2020025 PROJECT NAME: HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION
 SHEET NUMBER: A-K2.0 - BUILDING K - ELEVATIONS
 Autodesk Docs://Hibiscus Hurricane Repair/HIBISCUS_PROJECT FILE.rvt
 12/4/2023 7:52:05 PM

DESIGN DISTRICT ARCHITECTS

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 Website: www.designdistrictvi.com

DESIGN DISTRICT, PLLC

Damian Cartwright, P.E.
 Build Tec, LLC
 St. Croix USVI, 00820
 Tel: (340)-513-6918



SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
A	CZM Permit Submission	12 - 4 - 2023



HIBISCUS HOTEL PHASE III - MAJOR CZM APPLICATION

108-EB, 108-EC, 108-ED, 109C, 109D, 109E, 109R, 109S, 109T, 47-AA La Grande
 Princesse St. Croix, U.S.V.I.

Hibiscus Beach, LLC

BUILDING K - AXONS

C. BROWNE
 Project Architect

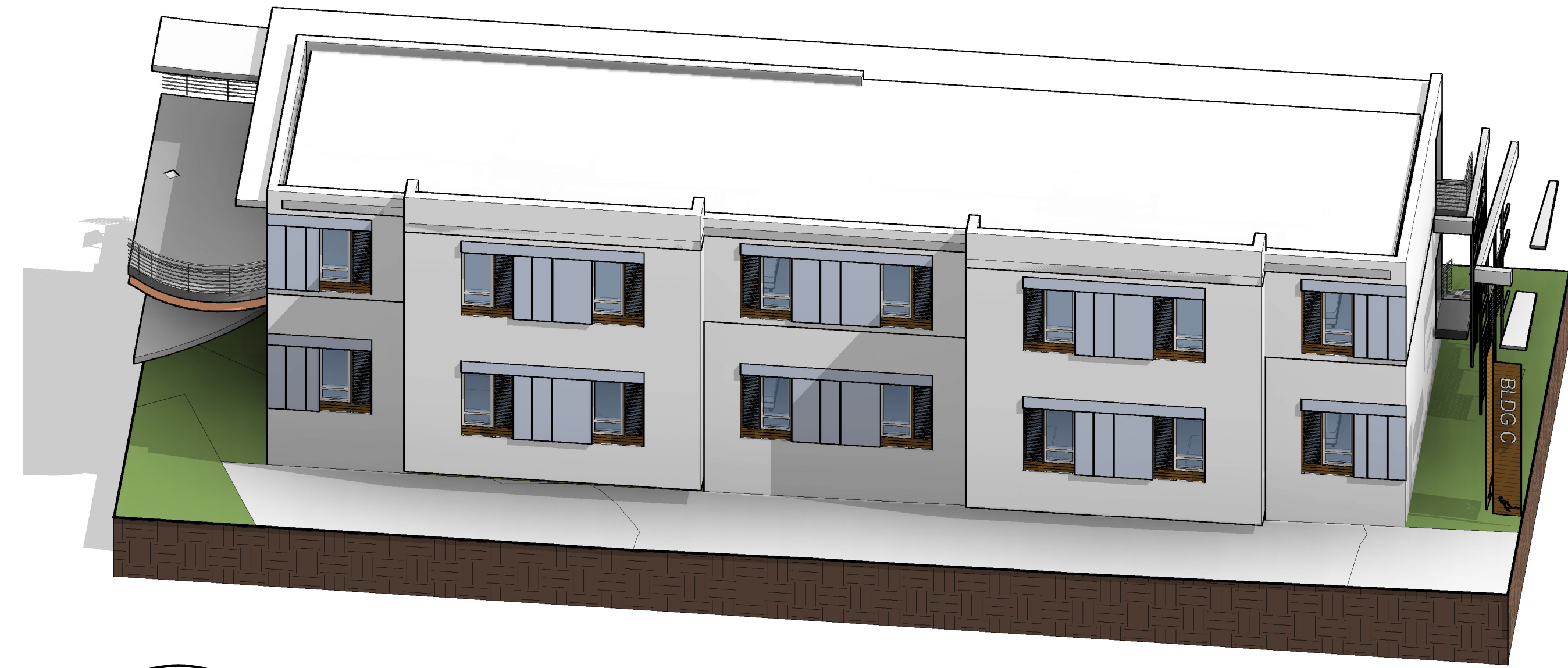
2020025
 Project No.
 11/06/23
 Date



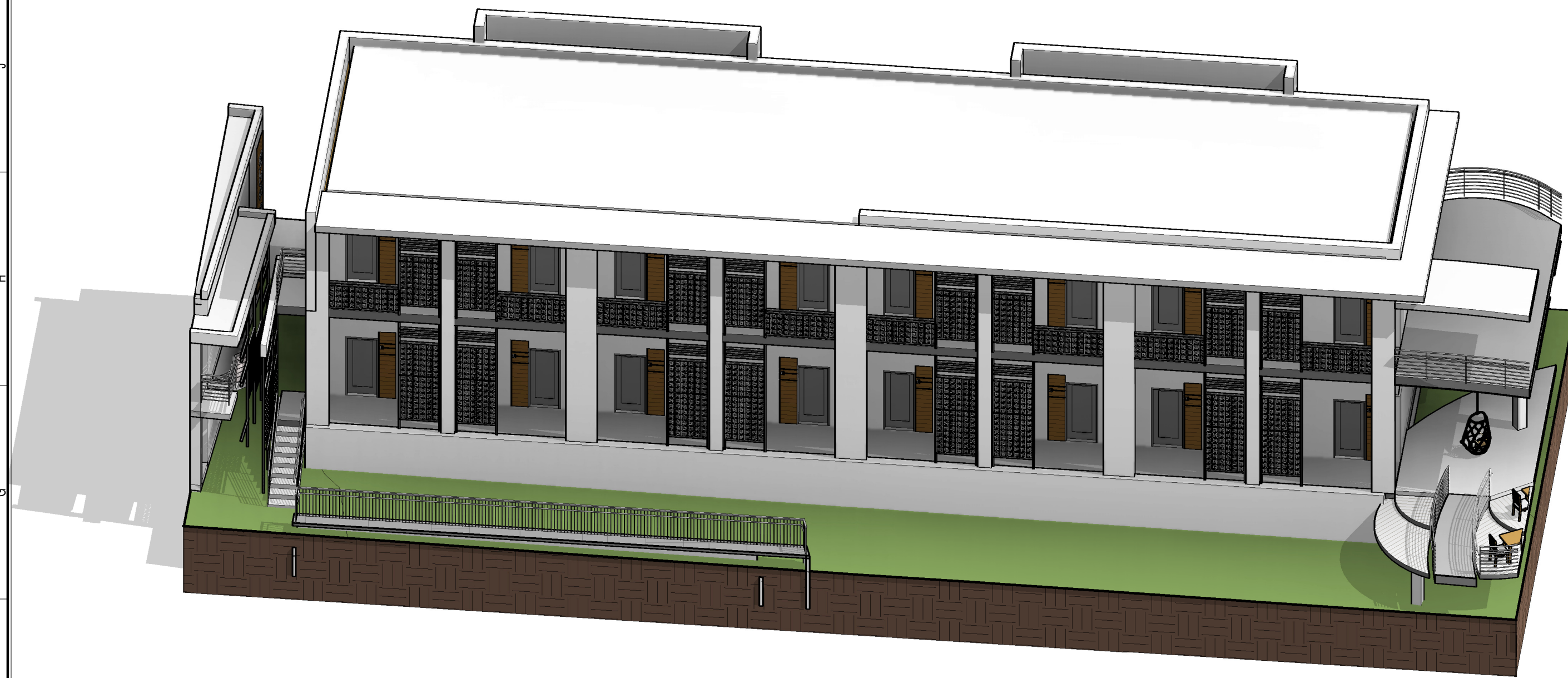
A-K3.1

Drawing No.

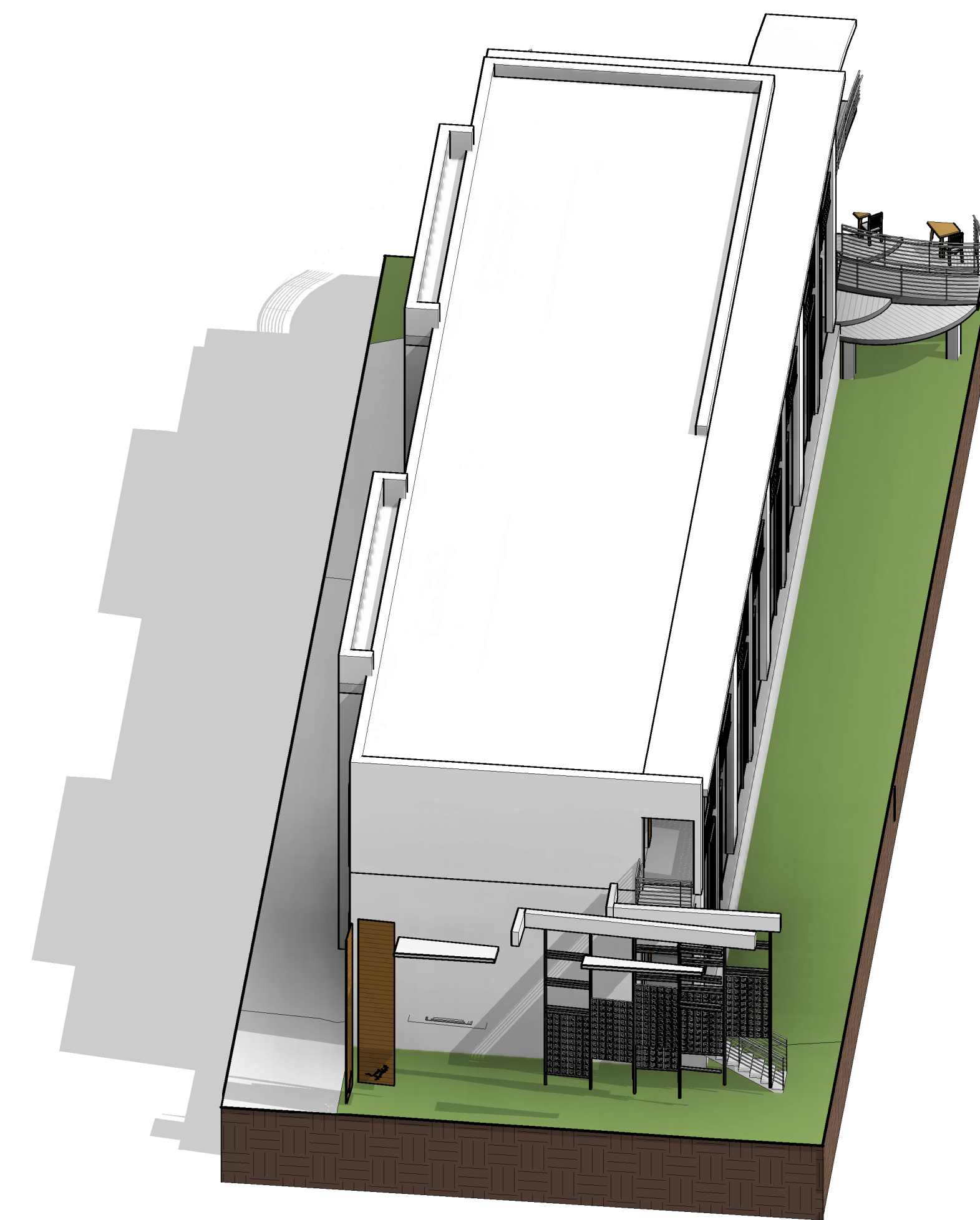
NOT ISSUED FOR CONSTRUCTION



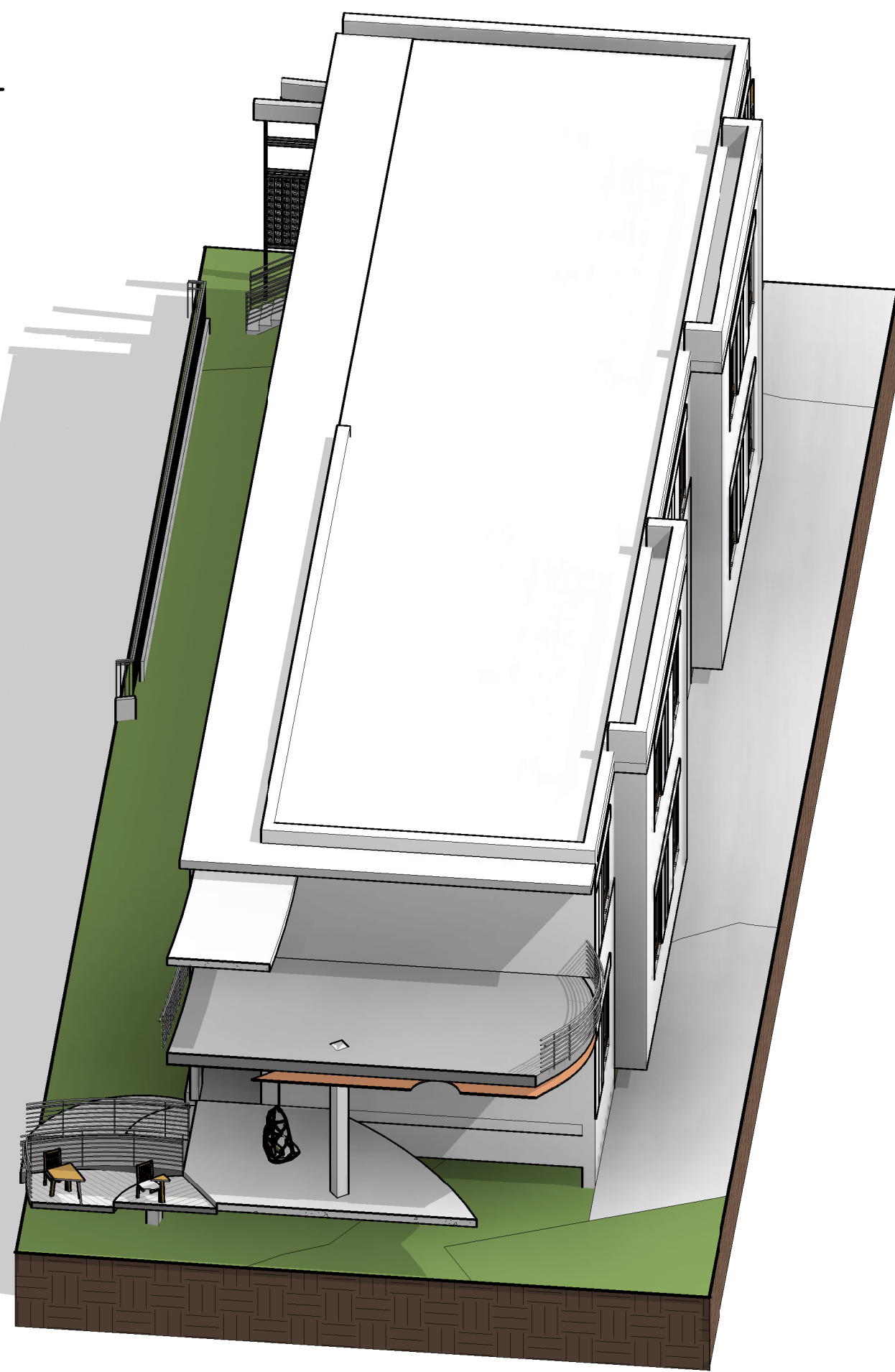
4 BLDG K - 4
 A-K3.1 SCALE:



1 BLDG K - 1
 A-K3.1 SCALE:



3 BLDG K - 3
 A-K3.1 SCALE:



2 BLDG K - 2
 A-K3.1 SCALE:



PV SUMMARY	
450KW MODULES:	614
25KW INVERTERS:	9
14KW INVERTERS:	2
KWDC:	276,300
KWAC:	253,000

NOTES

PRELIMINARY
 NOT FOR PERMIT, CONSTRUCTION,
 OR FINAL RELEASE
 STEVEN A. GARNER, P.E. USVI #1254E

ISSUE FOR APPROVAL

No.	Revision/Issue	Date
--	PV Addition	11/20/23
--	Initial Release	03/25/23

Firm Name and Address
TropTech
 SOLUTIONS
 9109 Castle Cookley, Suite 9
 Christiansted, VI 00840
 E: sgarner@tropitech.com

Project Name and Address
 HIBUSCUS HOTEL PHASE III -
 MAJOR CZM APPLICATION
 4131 LaGRANDE PRINCESS
 CHRISTIANSTED, VI 00820

Drawing
PV LAYOUT
 Area SITE
 Scale: $\frac{1}{64}'' = 1'$ Sheet **E1-01**