

The Animal Care Center

Parce 14 Rem. Estate Carolina, St John, United States Virgin Islands

SYMBOLS:

DETAIL SECTION

DETAIL

3

A6

BUILDING SECTION

SHEET DRAWN

SECTION

1

A6

PLAN/SECTION DETAIL

SHEET DRAWN

DRAWING

3

A6

EXTERIOR ELEVATION

ELEVATION

1

A6

INTERIOR ELEVATIONS

ELEVATION

1

A6

DRAWING REFERENCING

SECTION *
ELEVATION *
DETAIL *

3

2

DRAWING
SCALE

ELEVATION

2

DOOR

2

WINDOW

6

WALL TYPE

4

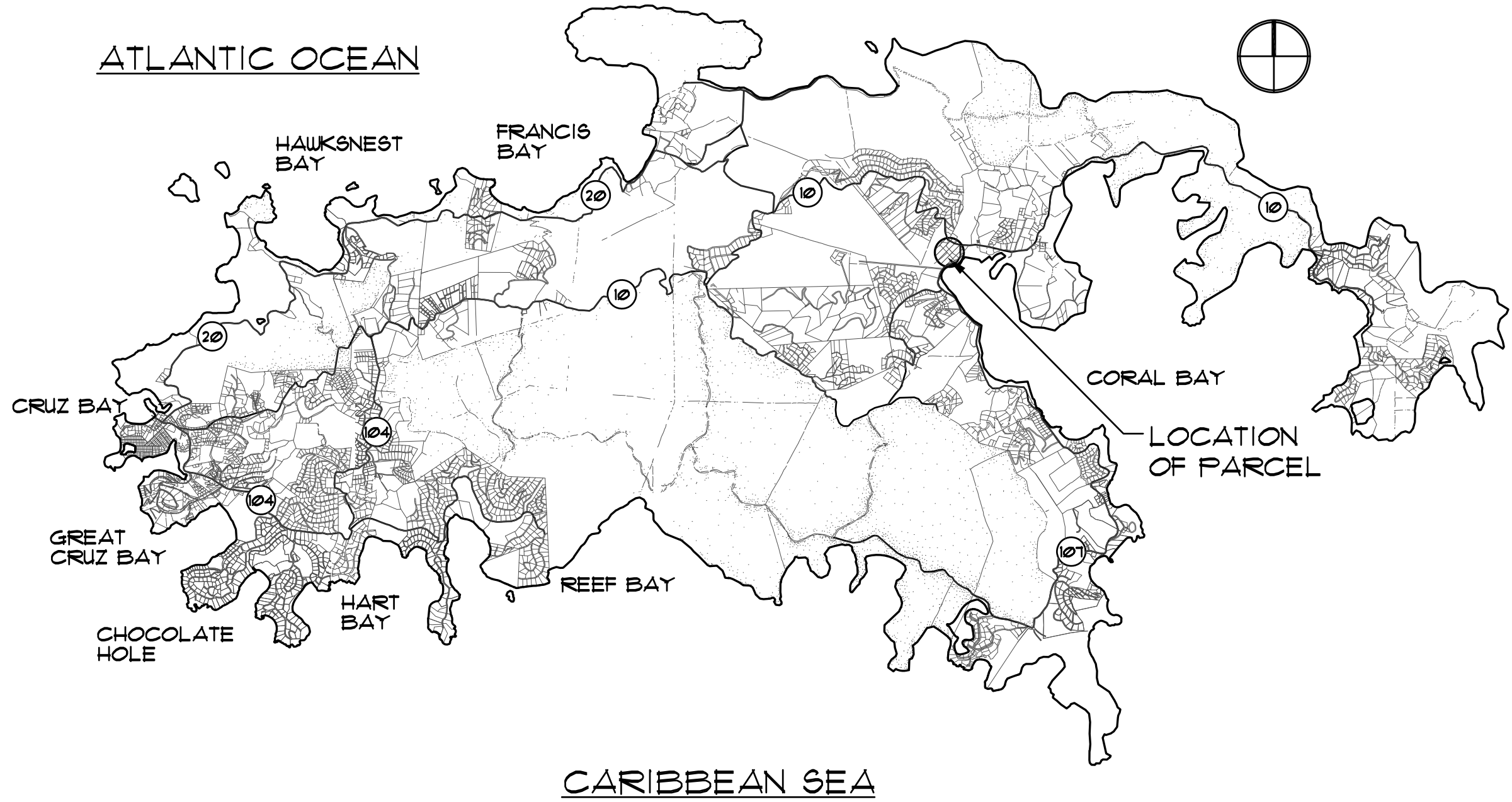
REVISION NUMBER

1

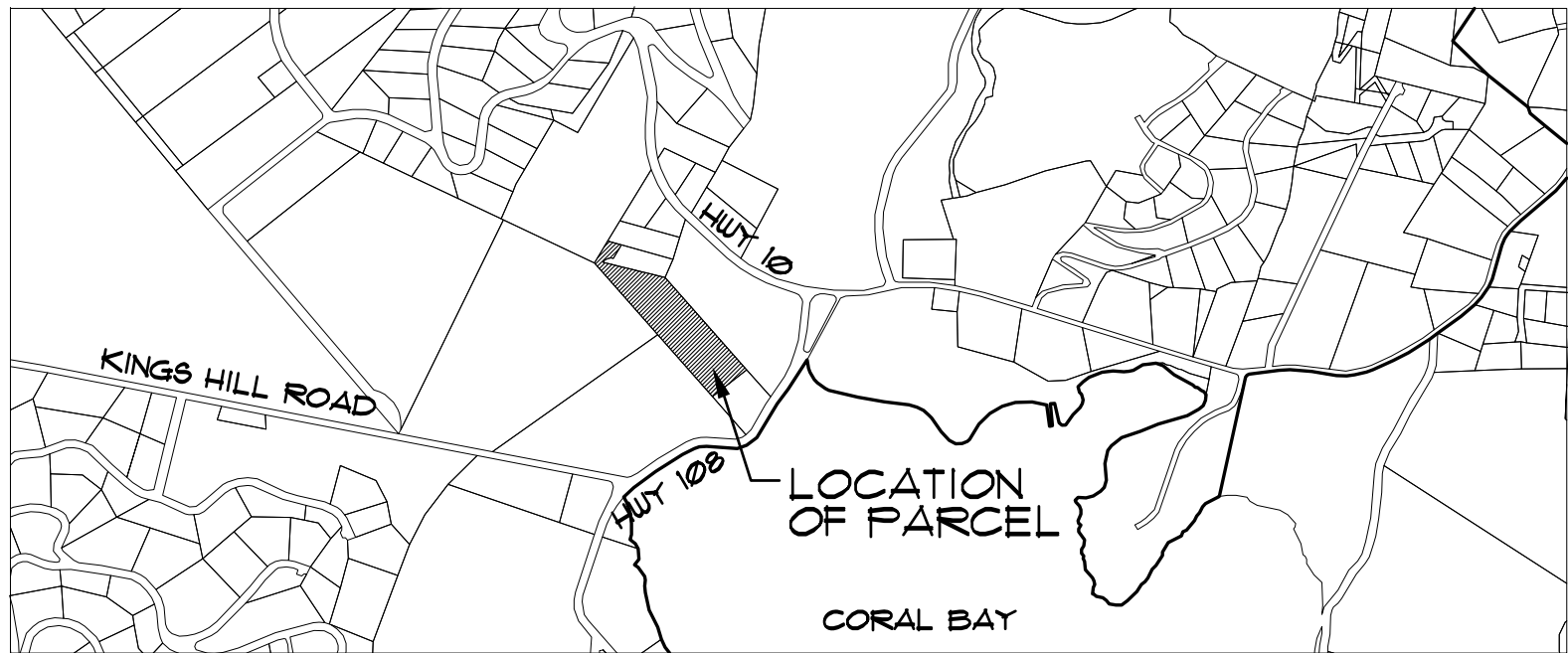
MATERIAL LEGEND:

COMPACTED FILL	
EARTH	
STONE OR GRAVEL	
CONCRETE DETAIL	
CMU OR STUD WALL	
BRICK	
STEEL	
WOOD FRAMING MEMBER	
WOOD BLOCKING	
PLYWOOD	
WOOD TRIM	
FIBERGLASS INSULATION	
RIGID INSULATION	
GYPSUM WALL BOARD	
TILE	

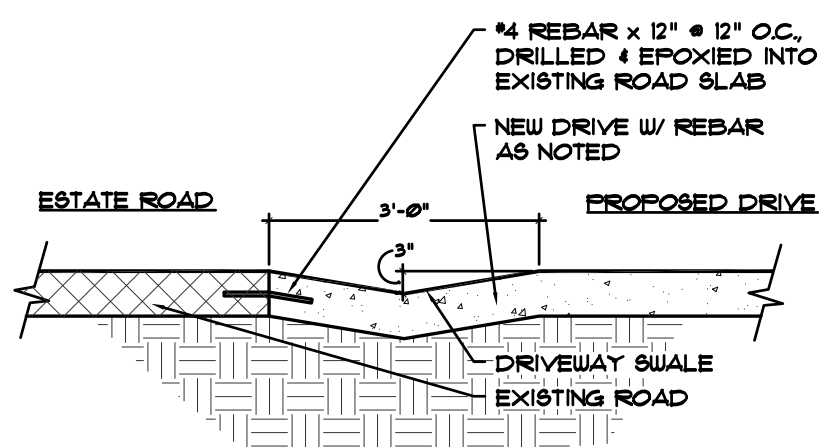
ISLAND MAP



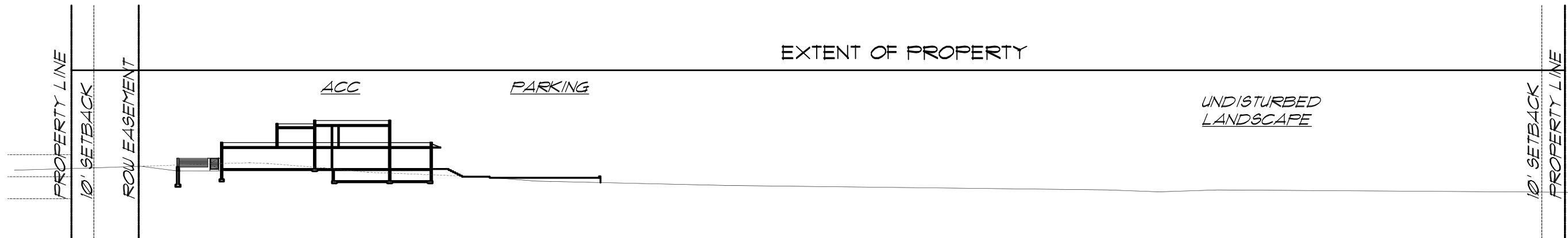
4 ISLAND MAP
C



3 VICINITY MAP
C
SCALE: NOT TO SCALE



2 DRIVEWAY SWALE
C
SCALE: 3/8" = 1'-0"



1 SITE SECTION
C
SCALE: 1" = 50'-0"

ABBREVIATIONS:

ABV	ABOVE
A/C	AIR CONDITIONING
A.C.T.	ACOUSTICAL TILE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
AVG	AVERAGE
BLKG	BLOCKING
CJ	CENTER LINE
CLG	CONTROL JOINT
CMU	CEILING
COL	CONC. MASONRY UNIT
CONC	COLUMN
CONT	CONCRETE
C.T.	CONTINUOUS
DET	CERAMIC TILE
DF	DRYER
DS	DETAIL
DIA	DRINKING FOUNTAIN
EL/ELEV	DOWNSPOUT
EQ	DIAMETER
EXT	ELEVATION
E.W.	EQUAL
FD	EXTERIOR
GA	EACH WAY
GALV	FLOOR DRAIN
GWB	GAUGE
HORIZ	GALVANIZED
LAV	GYPSUM WALLBOARD
L.F.	HORIZONTAL
L.V.L.	LAVATORY
MFR	LINEAR FEET
MIN	LAM. VENEER LUMBER
MISC	MANUFACTURER
M.O.	MINIMUM
MTL	MISCELLANEOUS
N.I.C.	MASONRY OPENING
NOM	METAL
N.T.S.	NOT IN CONTRACT
O.C.	NOMINAL
PLLAM.	NOT TO SCALE
PLYWD	ON CENTER
PREFAB	PLASTIC LAMINATE
P.T.	PLYWOOD
PVC	PREFABRICATED
R.D.	PRESSURE TREATED
REF	POLYVINYL CHLORIDE
REINF	ROOF DRAIN
REQ'D	REFRIGERATOR
REV	REINFORCING
SF	REQUIRED
SIM	REVERSED
SPEC	ROUGH OPENING
STD	SQUARE FEET
STL	SIMILAR
STRUCT	SPECIFICATIONS
SUB FL	STANDARD
SUSP.	STEEL
T&G	STRUCTURAL
TEL	SUB FLOOR
TEMP.	SUSPENDED
T.O.S.	TONGUE AND GROOVE
T.O.W.	TELEPHONE
TYP	TEMPERATURE
UNO.	TOP OF SLAB
VCT	TOP OF WALL
VERT	TYPICAL
V.I.F.	UNLESS NOTED OTHERWISE
W	VINYL COMPOSITION TILE
WH	VERTICAL
WP	VERIFY IN FIELD
W/	WASHER
WWF	WATER HEATER
W.I.C.	WATERPROOF
	WITH
	WELDED WIRE FABRIC
	WALK-IN-CLOSET

INDEX OF DRAWINGS:

COV	COVER SHEET
A0.0	SITE PLAN & SITE DETAILS
A1.0	SURVEYED SITE PLAN
A1.1	FOUNDATION & CISTERN FLOOR PLAN
A1.2	FIRST FLOOR PLAN
A1.3	UPPER FLOOR PLAN
A2.0	ROOF PLAN
A2.1	ELEVATIONS
	SECTIONS

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ST. JOHN, VI 00831

APPLICANT:

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DISTRIBUTION:

8/16/23 MAJOR CZM PERMIT
12/9/19 CZM/DRIVEWAY SET

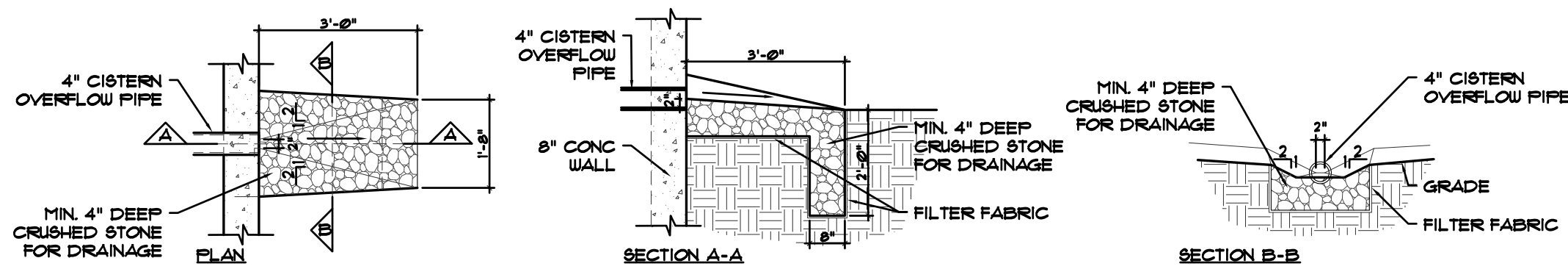
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Barefoot Design Group, LLC



AS SERIES - AEROBIC TREATMENT UNIT (ATU)

PRODUCT INFORMATION
AQUA SAFE
P.O. BOX 1765
ST. JOHN VI 00831
(340) 515-9913
WWW.STJOHNBOTANICA.COM

CONSTRUCTION
PREMANUFACTURED
OF 12 INCH
FIBERGLASS.

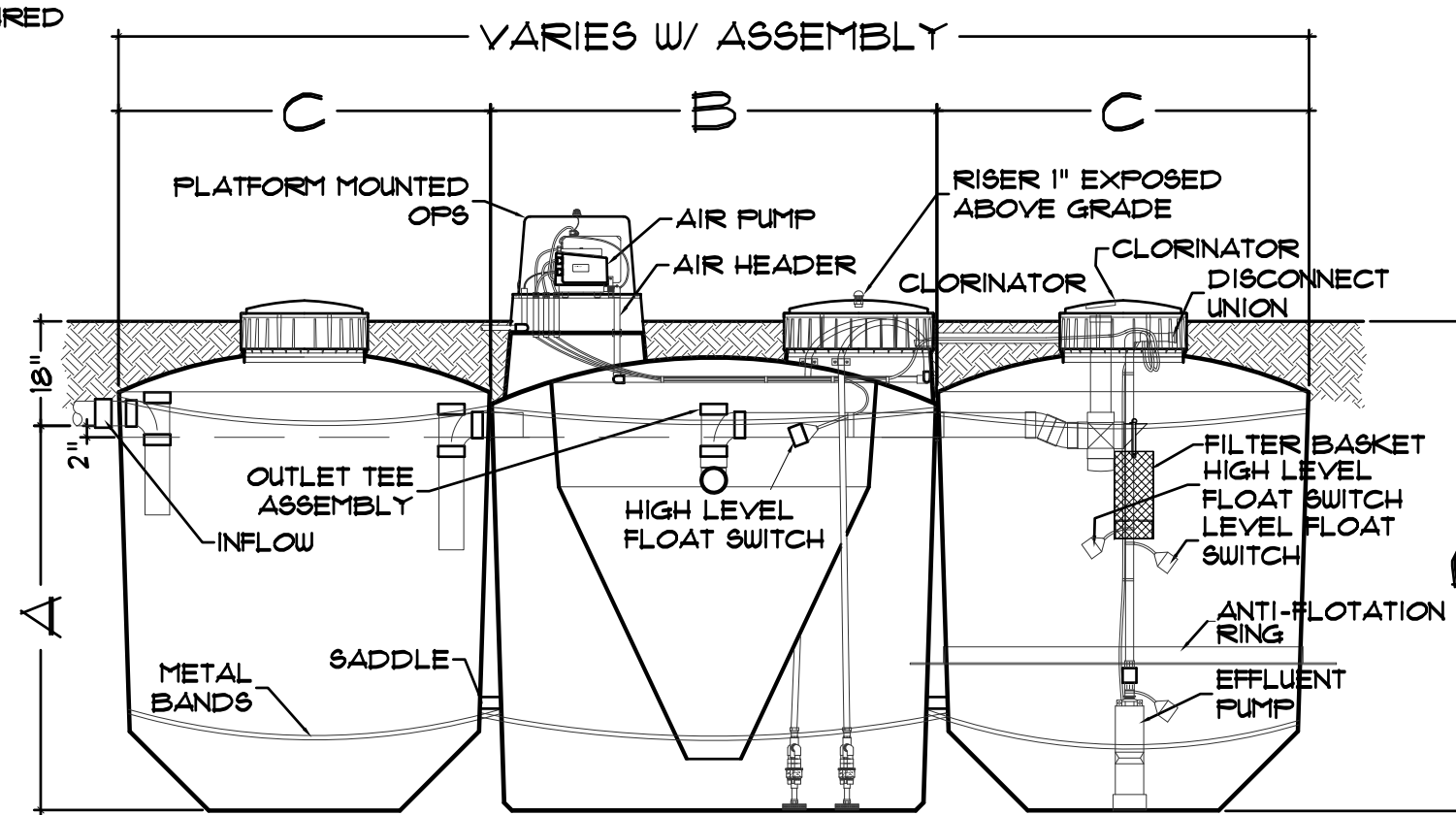
REQUIRED SYSTEM CHART

No. of BEDROOMS	PLANT SIZE	Gal. per DAY
1 or 2	AS500-P	500 gpd
3	AS600-P	600 gpd
4 or 5	AS750-P	750 gpd
6 or MORE	REQS MULTIPLE UNITS	

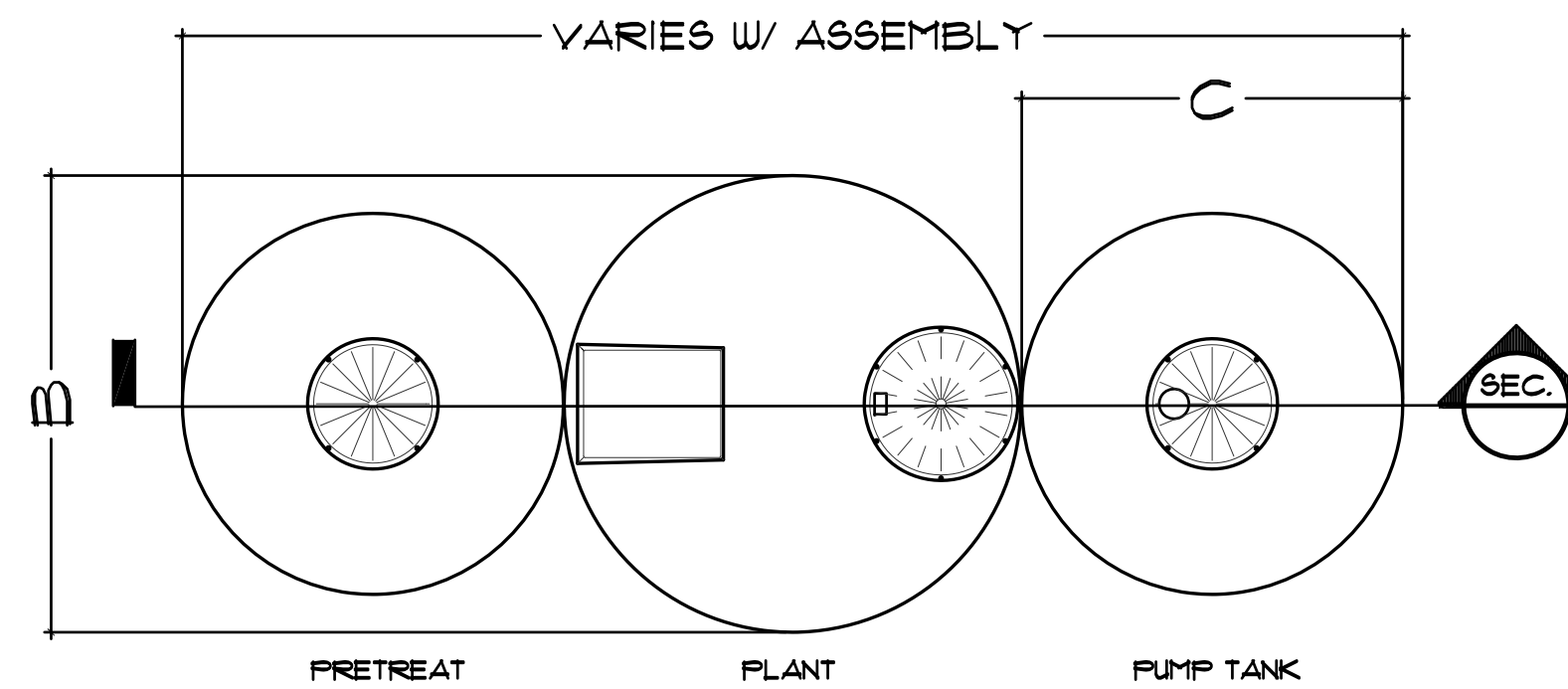
COMPONENT DIMENSIONS

UNIT SIZE	A	B	C	D
500 gal. PLANT	5'-6"	5'-5"	--	1'-0"
600 gal. PLANT	5'-6"	5'-11"	--	1'-0"
750 gal. PLANT	5'-6"	6'-5"	--	1'-0"
300 gal. FT/PUMP	5'-6"	--	3'-4"	1'-0"
500 gal. FT/PUMP	5'-6"	--	4'-4"	1'-0"
750 gal. FT/PUMP	5'-6"	--	5'-4"	1'-0"

* PACKAGE OPTIONS:
300/AS500-P/500, 500/AS500-P/500, 500/AS500-P/500, 500/AS500-P/150,
500/AS600-P/500, 500/AS750-P/500, 750/AS750-P/150



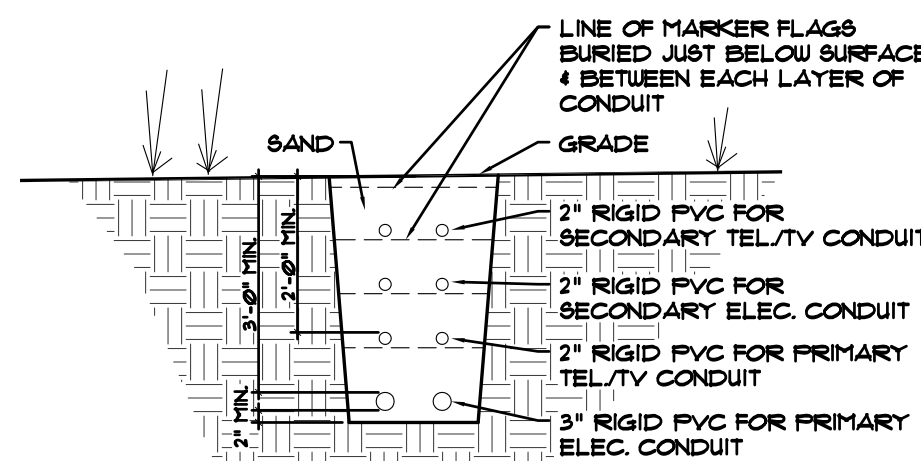
TREATMENT PLANT SECTION



TREATMENT PLANT PLAN

5 MINI-TREATMENT SEPTIC TANK DETAILS

SCALE: 3/8" = 1'-0"



4 UNDERGROUND UTILITY CONDUIT TRENCH

SCALE: 3/8" = 1'-0"

SITE NOTES:

- Contractor shall visit the site to verify plan and existing dimensions and conditions and shall notify the Architect and/or Engineer, in writing, of discrepancies before proceeding with the work. Contractor accepts responsibility for information reasonably inferred from site visit and from information provided.
- Notify Planning and Natural Resources within 48 hours of commencement of work.
- Provide signage visible and accessible from road with estate parcel number and all required permit information.
- Erosion control shall be implemented as required by local authorities. During construction, provide siltation fence or brush berm at all excavated areas.
- Site disturbance shall be limited as close as possible to the area of construction. Natural slopes shall be retained as much as possible.
- Trees shall be retained where possible and protected from damage of construction processes and machines during construction. Where tree removal is required, stumps shall be removed.
- Maintain 3% minimum slope away from building for at least five (5) feet from the perimeter. Natural drainage shall not be concentrated or diverted onto adjacent property or public right of way.
- The top of the septic tank shall be located at a lower elevation than the bottom of the cisterns.
- Retaining walls shall be erected where shown or as required. They shall be constructed of reinforced concrete, reinforced concrete masonry, or stone and to a height required for retaining soil.
- New exterior walks, patios, driveways, etc., shall be constructed on a minimum of 4" of compacted, uncompressive soil.
- Soil beneath slabs and of perimeter or foundations shall be treated for termites before placing concrete. Soil and perimeter shall be treated at completion of work. An approved termite exterminator shall poison the ground in accordance with the Building Research Advisory Board report and provide a five (5) year warranty of its work, covering repair and replacement of termite damage.
- Low maintenance ground cover such as Wedelia or Goats Foot shall be planted on all cut/fill slopes and other disturbed grades as final grades are established within three (3) months of construction.
- Footings design is based on the following conditions:
SOIL BEARING CAPACITY: Minimum assumed 3000 psf, this value is to be verified in the field prior to pouring footings by the Structural Engineer.
SOILS: Footings, foundations walls & slabs shall not be placed on or in marine clay, peat or other organic materials.
- All footings shall project at least 1'-0" into undisturbed natural soil or compacted structural fill. Where required, step footings in a ratio of 2 horizontal to 1 vertical.
- Compact backfill below building slabs and footings: Soil fill material must be approved by the Structural Engineer prior to placement. Material to be free from organic material, concrete, asphalt or other deleterious substances. Prior to placing fill, the existing surface shall be cleared of refuse or organic materials. Footing/substrate removing soft or compressive materials. Fill material shall be placed in layers not to exceed 8" and compacted to minimum 95% of the dry maximum density as determined by ASTM D698.
- Footings excavations shall be inspected by the building official prior to pouring concrete.
- Provide 4" minimum porous pipe at exterior side of all exterior footings at basement walls. Tile to be set on 2" gravel bed with 6-8" gravel cover and should drain to daylight. Install filter fabric around gravel and drain tile.
- Provide free draining granular backfill with a maximum equivalent fluid pressure = 30 pcf per foot of depth against basement & retaining walls. If back-fill pressure exceeds 30 pcf then wall must be designed for actual pressures by the Structural Engineer.
- Final grading around new construction shall be included in the contract for construction. Save and store topsoil in a manner as to provide it and prevent its loss through runoff. Topsoil shall be placed in an approved manner. Bringing soil to or removing soil from the site as needed is considered the responsibility of the General Contractor and to be included in this Contract.
- Elevations on the drawings are referenced to the benchmark on the site plan.
- During the initial excavation of the site, the Architect is to be on site to assist in the placement of large boulders for future decorative use. During the excavation for foundations, the structural engineer is to be present to inspect soil. It is understood that the engineer will adjust the structure as necessary. Construction of the foundation will not begin without permission from the Structural Engineer.

GENERAL NOTES:

- ALL CONSTRUCTION, INCLUDING MATERIALS AND WORKMANSHIP, SHALL COMPLY TO ALL APPLICABLE GOVERNING CODES AND REGULATIONS.
- THE OWNER SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS PRIOR TO STARTING WORK AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- WORKING DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.
- OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS CONTAINED IN THE DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER. A WRITTEN SOLUTION IS TO BE AGREED UPON BEFORE PROCEEDING WITH THE WORK.
- IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE SIMILAR WORK ON THE PROJECT.
- ELEVATIONS ON THE DRAWINGS ARE REFERENCED TO THE SITE PLAN.
- ALL JOINTS AND PENETRATIONS IN THE BUILDING ENVELOPE SHALL BE SEALED WITH THE APPROPRIATE TYPE OF CAULK OR SEALANT.

PROJECT TEAM:

PROJECT APPLICANT:	BAREFOOT DESIGN GROUP, LLC P.O. BOX 1172 ST. JOHN, USVI 00831 TEL: (340) 693-1665, FAX: (340) 693-8411
PROJECT OWNER:	ANIMAL CARE CENTER OF ST. JOHN P.O. BOX 423 ST. JOHN, VI 00831
PROJECT ARCHITECT:	BAREFOOT DESIGN GROUP, LLC P.O. BOX 1172 ST. JOHN, USVI 00831 TEL: (340) 693-1665, FAX: (340) 693-8411
STRUCTURAL ENGINEER:	TOTAL ENGINEERING LTD. P.O. BOX 3891 SEA COUS BAY TORTOLA, BVI TEL: (284) 494-2981, FAX: (284) 494-0715
SURVEYOR:	MARVIN BERNING AND ASSOCIATES 6501 RED HOOK PLAZA, SUITE 201 ST. THOMAS, USVI 00802 TEL: (340) 715-6551

SITE INFORMATION:

PLOT:	PARCEL NO. 14 Rem.
ESTATE:	EST. CAROLINA
ISLAND:	ST. JOHN, USVI.
ZONING:	R-2, VARIANCE W/ ACT 0121
PROPOSED USE:	ANIMAL SHELTER/CLINIC
AREA OF LOT:	23.09 ACRES BY THIS SURVEY
BUILDING FLOOR AREA:	5,503 SF.
BUILDING FOOT PRINT: (INCL. VERANDAS, POOL)	3,128 SF.
FLOOR AREA RATIO (FAR)	5.5% (HOUSE AREA/LOT AREA)
NUMBER OF ON-SITE PARKING SPACES:	22 SPACES
SET BACK FROM STREET PROPERTY LINE	15'-0", SEE SITE PLAN
SET BACK FROM SIDE PROPERTY LINE	10'-0", SEE SITE PLAN
SET BACK FROM REAR PROPERTY LINE	10'-0", SEE SITE PLAN

BUILDING TABULATIONS:

CISTERN LEVEL AREA *		
INTERIOR SPACE *	0 SF.	636 SF.
CISTERNS *		
MAIN LEVEL AREA *		
ACC. INTERIOR SPACE *	3,382 SF.	
COVERED EXTERIOR VERANDAS *	29 SF.	
UNCOVERED EXTERIOR VERANDAS *	0 SF.	
GARAGE, STORAGE, EQUIPMENT ROOF *	285 SF.	
UPPER LEVEL AREA *		
ACC. INTERIOR SPACE *	1,394 SF.	
CARETAKER INTERIOR SPACE *	121 SF.	
COVERED EXTERIOR VERANDAS *	131 SF.	

TOTAL HABITABLE (INTERIOR) AREA *

5,503 SF.	
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CISTERN REQUIREMENTS:

ACC. ROOF AREA *	2,655 SF.	11,947 GAL.
2,655 x 4.58% x 4.5 GAL. SF. *		
RESIDENTIAL ONE STORY ROOF AREA *	121 SF.	1210 GAL.
121 SF. x 10 GAL. SF. (1 STORY ROOF) *		

TOTAL CISTERN REQUIREMENTS *

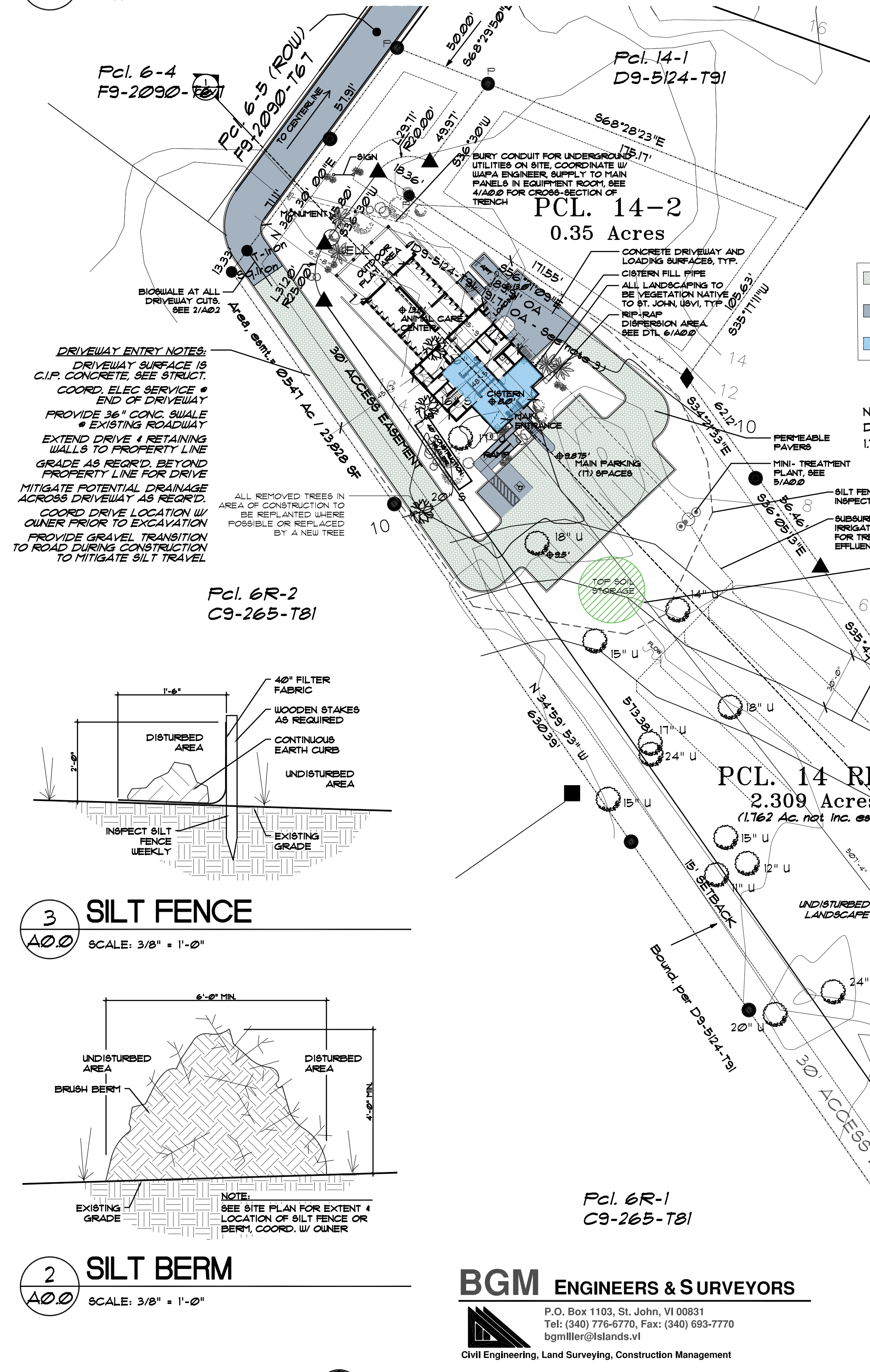
19,211 GAL.	
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CISTERN CAPACITY:

CISTERN #1 *	233 SF x 4'-0" = 932 CF. x 15 GAL./CF. *	6,930 GAL.
CISTERN #2 *	321 SF x 4'-0" = 1284 CF. x 15 GAL./CF. *	9,630 GAL.
CISTERN #3 *	384 SF x 4'-0" = 1536 CF. x 15 GAL./CF. *	11,520 GAL.
TOTAL FRESH WATER CISTERN CAPACITY *		28,140 GAL.

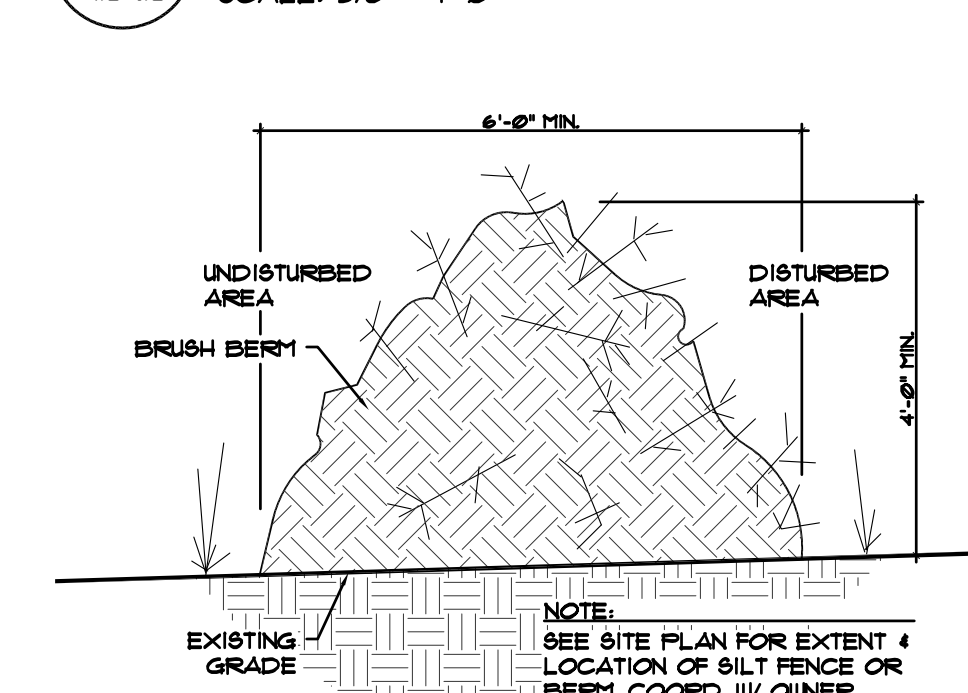
6 RIPRAP OUTLET PROTECTION

SCALE: 3/8" = 1'-0"



3 SILT FENCE

SCALE: 3/8" = 1'-0"



2 SILT BERM

SCALE: 3/8" = 1'-0"



1 SITE PLAN

SCALE: 1" = 40'-0"

BGM ENGINEERS & SURVEYORS

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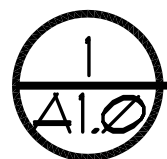
DISTRIBUTION	NO.	DATE	ITEM
1	8/16/23	Major C21 Permit	
2	12/15/23	C21/Driveway Set	
3	1/15/24	Owner's Review	

DRAWING TITLE:

PROJECT DATA
SITE PLAN and
DETAILS

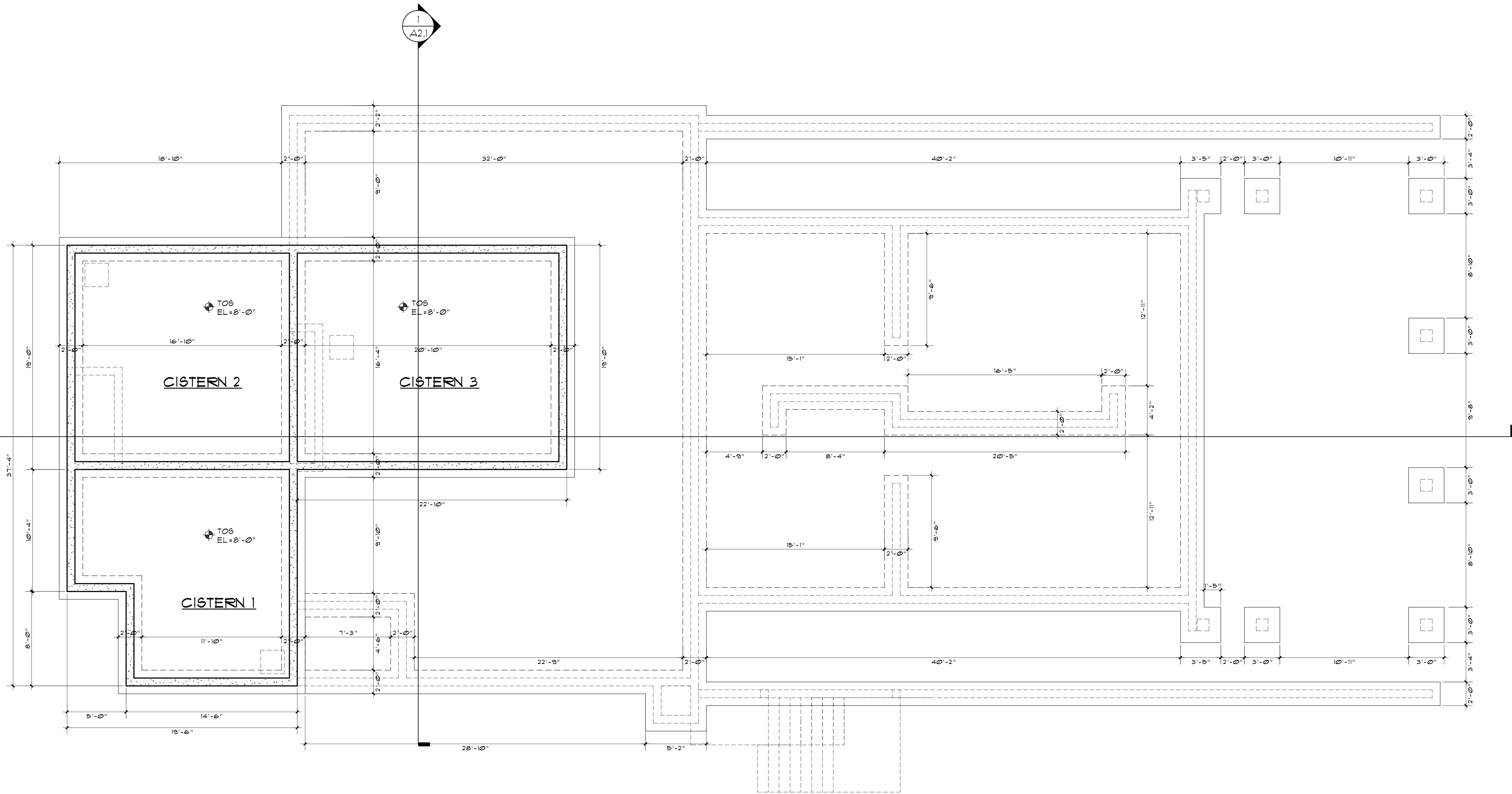
SHEET #

A0.0



FOUNDATION + CISTERN PLAN

SCALE: 3/16" = 1'-0"



KEY NOTES:

- COORDINATE NEW DRIVEWAY WORK W/ EXISTING ROAD + UTILITIES AS REQ'D.
- CONC. SLAB ON GRADE DRIVEWAY OR TERRACE W/ BROOM FINISH. PROVIDE BRICK CONTROL JOINTS AT 10' MAX. INTERVALS
- STRUCTURAL CONC. SLAB W/ WUF AND REBAR AS NOTED, SEE DETAILS + FINISH SCHEDULE
- CONCRETE FOOTING, SEE STRUCTURAL DRAWINGS FOR SIZE + REINFORCEMENT DETAILS
- CONTINUOUS CONC. BEAM W/ REBAR AS NOTED, SEE STRUCTURAL DETAILS
- WALL CONSTRUCTION: (SEE DETAILS + STRUCT. PLANS FOR REBAR)
A. 3½" METAL STUD WALL W/ CONC. BOARD + PTD. PLASTER FINISH TO MATCH CONC. + MASONRY WALLS
B. 8" CONC. OR CMU WALL, SEE DETAILS
C. STONE VENEER ON STEEL COLUMN
D. 'ISLAND STONE' WALL, SEE DETAILS/ WIDTH
- EXTENT OF ARCH. BEAM, CEILING, OR OTHER ELEMENTS ABOVE OR BELOW
- EXTENT OF SIDEWALK OR CONTINUOUS STEP, SEE STRUCTURAL DETAILS FOR MATERIAL TYPE + REINFORCEMENT DETAILS
- EXTENT OF FINISH GRADE + NEW SITE CONTOURS, SEE SITE PLAN + BLDG. ELEVATIONS
- EXISTING GRADE, VERIFY IN FIELD
- "THORO-SEAL" CISTERN SEALER W/ CONC. COVE BASE ON ALL CISTERN WALLS AND SLAB, TYP.
- 4" PVC CISTERN OVERFLOWS, SEE PLANS, COORD. W/ INFLOWS + DRAIN AWAY FROM FOOTINGS TO DAYLIGHT
- 24"X24" CISTERN HATCH, FINISH TO MATCH SURROUNDING MATERIALS, SEE STRUCTURAL PLANS FOR LOCATION + DETAILS
- COLORLED POOL PLASTER W/ COVE BASE ON CONC. WALLS + SLAB, COORD. COLOR W/ OWNER
- POOL SKIMMERS AND JETS TO BE COORD. W/ POOL RECIRCULATION SYSTEM + PLUMBER
- PREFABRICATED POOL OVERFLOW TANK PLACED UNDER SPA + PLANTER DURING CONSTRUCTION, COORD. W/ PLUMBER
- PRE-MANUFACTURED WINDOW OR DOOR, SEE SCHEDULE FOR TYPE, SIZE + DETAILS
- CUSTOM METAL ENTRY GATE, SEE DOOR SCHEDULE FOR DETAILS
- PAINTED PT WOOD TRELLIS, SEE STRUCTURAL
- CABINETRY (COORD. W/ OWNER)
A. WOOD DOORS W/ FLAS. LAM. INTERIORS + CONCRETE OR STONE COUNTER TOPS
B. OPEN WOOD SHELVING, SEE INTERIOR ELEV. FOR FURTHER DETAILS
C. BUILT-IN CABINETRY OR FURNITURE, COORD. W/ INTERIOR ELEVATIONS + MANUFACTURER TO PROVIDE SHOP DRAWINGS, TYP.
- PTD WOOD OR METAL HAND RAIL, MOUNTED TO FLOOR OR WALL, # 36" AFF. PER CODE, SEE PLANS FOR LOCATIONS + ELEV.'S FOR PROFILE
- LP GAS TANK STORAGE AREA, COORD. GAS LINE TO BBQ GRILLS + RANGE
- EQUIPMENT:
A. HOUSE PUMP
B. HOUSE PRESSURE TANK
C. HOUSE FILTER SYSTEM
D. HOT WATER HEATER, COORD. W/ SOLAR HW. PANEL ON ROOF
E. POOL PUMP
F. POOL FILTERS
G. POOL AUTO-PILOT SYSTEM
H. GENERATOR + TRANSFER SWITCHES, SEE MECH.
J. A/C CONDENSER
- APPLIANCES AND ACCESSORIES
A. 48" GAS RANGE, EXHAUST HOOD, SS
B. BUILT-IN ELEC. OVEN + MICROWAVE OVEN, SS
C. UNDERMOUNT SINK W/ FITTINGS
D. 48" SIDE-BY-SIDE REFRIGERATOR, SS
E. 24" BUILT-IN DISHWASHER, SS
F. LAUNDRY SINK
G. FULL-SIZE SIDE BY SIDE WASHER AND DRYER
H. UNDERCOUNTER FRIDGE, SS
J. UNDERCOUNTER ICE MAKER, SS
- SHOWER HEAD @ 1'-0" AFF. SEE MECH. PLANS + COORDINATE VALVE STYLE W/ OWNER
- SUPPLY IRRIGATION FROM WASTEWATER TREATMENT TO PLANTER OR PLANTING AREA, COORD. W/ LANDSCAPER
- "PICKLED" 1x6 TAG, RED CYPRESS CEILING ON 2x FURRING OR IN ROOF STRUCTURE, SEE DETAILS
- BUILT-IN BBQ GRILL ENCLOSURE, COORD. SIZE W/ FINAL GRILL SELECTION
- PARTIAL HEIGHT CMU OR CONC. WALL W/ PTD. PLASTER OR TILE, COORD. FINISH W/ OWNER
- CAST-IN-PLACE CONCRETE COLUMNS, SEE DETAILS FOR CONSTRUCTION
- CAST-IN-PLACE CONCRETE EDGE DETAIL, TYP. SEE DETAILS FOR PROFILE
- PREFABRICATED DROP-IN SPA IN STONE SURROUND, COORDINATE ACCESS PANELS IN SIDE OF STONEWORK FOR MECHANICAL + OPENING SIZE W/ ACTUAL SPA AS SELECTED
- WATERFALL, BUILT INTO STONE SPA SURROUND, COORD. ON/OFF VALVE W/ POOL JETS
- PAINTED OR COLORED PLASTER TO CONSIST OF ONE SCRATCH COAT
ONE BROWN COAT
ONE FINISH COAT W/ TEXTURE TO BE DETERMINED BY ARCHITECT + OWNER
- CERAMIC OR STONE TILE ON CONC. SLAB + WALLS, COORD. COLOR + PATTERN W/ OWNER
- CLOSET SHELF + ROD, COORD. W/ OWNER ORGANIZER SYSTEM LAYOUT, + OPTIONS
- FLOOR DRAIN W/ STRAINER SET FLUSH W/ FINISH FLOOR, SEE MECH. PLANS FOR DETAILS
- PRECAST CONCRETE STEPPING STONES
- WALL SAFE BOLTED IN EACH BEDROOM CLOSET, COORD. MANUFACTURER TYPE W/ OWNER
- TERRA-COTTA OR CONCRETE TILE ROOF, SEE DETAILS FOR CONSTRUCTION
- SOLAR PV OR SOLAR HOT WATER HEATER PANEL, SEE MECHANICAL PLANS
- POOL COPING TILE, COORDINATE SELECTION W/ OWNER
- PTD PT FASCIA W/ PRE-FORMED PVC GUTTER, MATCHING BRACKETS + DOWNSPOUTS, COORD. W/ CISTERN. SEE DETAILS
- ROOF DRAIN W/ BASKET, COORD. DOWNSPOUTS TO CISTERN AS REQ'D, SEE MECH. PLAN
- LIGHT FIXTURE, SEE MECHANICAL PLANS + COORD. W/ OWNER'S FINAL FIXTURE SELECTION

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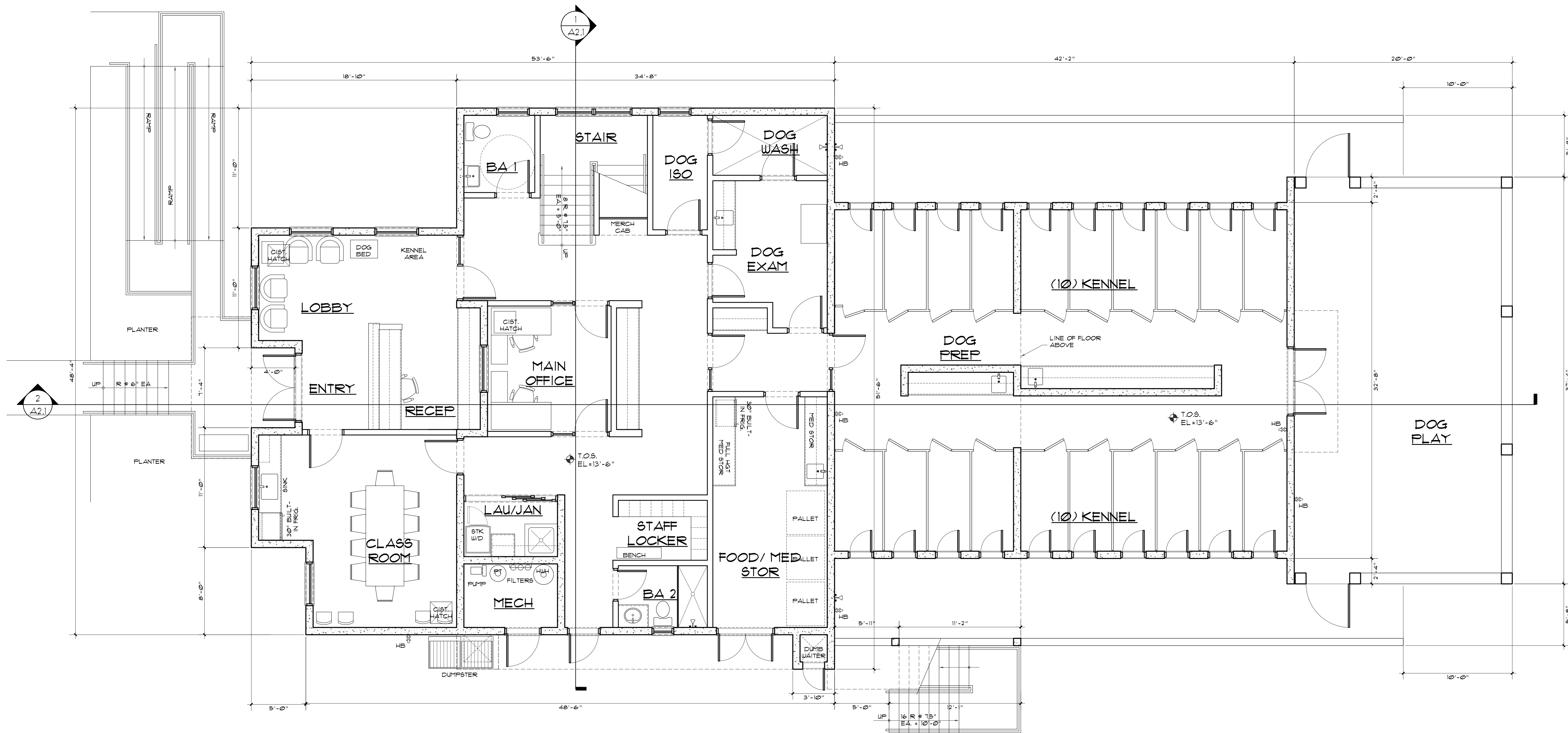
NO.	DATE	ITEM
2	8/16/23	Major CD# Permit
1	10/10/23	CD# Driveway Set
1	11/15/23	Owner's Review

DRAWING TITLE

**CISTERN +
FIRST LEVEL
FLOOR PLAN**

SHEET

A1.0



1
A1.1
FIRST LEVEL FLOOR PLAN
SCALE: 3/16" = 1'-0"

KEY NOTES:

- COORDINATE NEW DRIVEWAY WORK W/ EXISTING ROAD & UTILITIES AS REQ'D.
- CONC. SLAB ON GRADE DRIVEWAY OR TERRACE W/ BROOM FINISH. PROVIDE BRICK CONTROL JOINTS AT 10' MAX. INTERVALS.
- STRUCTURAL CONC. SLAB W/ WUF AND REBAR AS NOTED. SEE DETAILS & FINISH SCHEDULE.
- CONCRETE FOOTING. SEE STRUCTURAL DRAWINGS FOR SIZE & REINFORCEMENT DETAILS.
- CONTINUOUS CONC. BEAM W/ REBAR AS NOTED. SEE STRUCTURAL DETAILS.
- WALL CONSTRUCTION: (SEE DETAILS & STRUCT. PLANS FOR REBAR)
A. 3 1/2" METAL STUD WALL W/ CONC. BOARD & FTD. PLASTER FINISH TO MATCH CONC. & MASONRY WALLS.
B. 8" CONC. OR CMU WALL. SEE DETAILS.
C. STONE VENEER ON STEEL COLUMN.
D. "ISLAND STONE" WALL. SEE DETAILS/ WIDTH.
- EXTENT OF ARCH. BEAM, CEILING, OR OTHER ELEMENTS ABOVE OR BELOW.
- EXTENT OF SIDEWALK OR CONTINUOUS STEP. SEE STRUCTURAL DETAILS FOR MATERIAL TYPE & REINFORCEMENT DETAILS.
- EXTENT OF FINISH GRADE & NEW SITE CONTOURS. SEE SITE PLAN & BLDG. ELEVATIONS.
- EXISTING GRADE. VERIFY IN FIELD.
- "THORO-SEAL" CISTERN SEALER W/ CONC. COVE BASE ON ALL CISTERN WALLS AND SLAB, TYP.
- 4" PVC CISTERN OVERFLOW. SEE PLANS, COORD. W/ INFLOWS & DRAIN AWAY FROM FOOTINGS TO DAYLIGHT.
- 24"x24" CISTERN WATCH FINISH TO MATCH SURROUNDING MATERIALS. SEE STRUCTURAL PLANS FOR LOCATION & DETAILS.
- COLOR FLOOR PLASTER W/ COVE BASE ON CONC. WALLS & SLAB, COORD. COLOR W/ OWNER.
- POOL SKIMMERS AND JETS TO BE COORD. W/ POOL RECIRCULATION SYSTEM & PLUMBER.
- PREFABRICATED POOL OVERFLOW TANK PLACED UNDER SPA & PLANTER DURING CONSTRUCTION. COORD. W/ PLUMBER.
- PRE-MANUFACTURED WINDOW OR DOOR. SEE SCHEDULE FOR TYPE, SIZE & DETAILS.
- CUSTOM METAL ENTRY GATE. SEE DOOR SCHEDULE FOR DETAILS.
- PAINTED FT WOOD TRELLIS. SEE STRUCTURAL.
- CABINETRY (COORD. W/ OWNER):
A. WOOD DOORS W/ FLAS. LAM. INTERIORS & CONCRETE OR STONE COUNTER TOPS.
B. OPEN WOOD SHELVING. SEE INTERIOR ELEV'S. FOR FURTHER DETAILS.
C. BUILT-IN CABINETRY OR FURNITURE. COORD. W/ INTERIOR ELEVATIONS & MANUFACTURER TO PROVIDE SHOP DRAWINGS, TYP.
- FTD WOOD OR METAL HAND RAIL MOUNTED TO FLOOR OR WALL. # 3/4" AFF PER CODE. SEE PLANS FOR LOCATIONS & ELEV'S FOR PROFILE.
- LP GAS TANK STORAGE AREA. COORD. GAS LINE TO BBQ GRILLS & RANGE.
- EQUIPMENT:
A. HOUSE PUMP
B. HOUSE PRESSURE TANK
C. HOUSE FILTER SYSTEM
D. HOT WATER HEATER. COORD. W/ SOLAR HW. PANEL ON ROOF.
E. POOL PUMP
F. POOL FILTERS
G. POOL AUTO-PILOT SYSTEM
H. GENERATOR & TRANSFER SWITCHES. SEE MECH. A/C CONDENSER.
- APPLIANCES AND ACCESSORIES:
A. 48" GAS RANGE, EXHAUST HOOD, SS.
B. BUILT-IN ELEC. OVEN & MICROWAVE OVEN, SS.
C. UNDERMOUNT SINK W/ FITTINGS.
D. 48" SIDE-BY-SIDE REFRIGERATOR, SS.
E. 24" BUILT-IN DISHWASHER, SS.
F. LAUNDRY SINK.
G. FULL-SIZE SIDE BY SIDE WASHER AND DRYER.
H. UNDERCOUNTER FRIDGE, SS.
J. UNDERCOUNTER ICE MAKER, SS.
- SHOWER HEAD # 1'-0" AFF. SEE MECH. PLANS & COORDINATE VALVE STYLE W/ OWNER.
- SUPPLY IRRIGATION FROM WASTEWATER TREATMENT TO PLANTER OR PLANTING AREA. COORD. W/ LANDSCAPER.
- "PICKLED" 1x6 T&G RED CYPRESS CEILING ON 2x FURRING OR IN ROOF STRUCTURE. SEE DETAILS.
- BUILT-IN BBQ GRILL ENCLOSURE. COORD. SIZE W/ FINAL GRILL SELECTION.
- PARTIAL HEIGHT CMU OR CONC. WALL W/ FTD. PLASTER OR TILE. COORD. FINISH W/ OWNER.
- CAST-IN-PLACE CONCRETE COLUMNS. SEE DETAILS FOR CONSTRUCTION.
- CAST-IN-PLACE CONCRETE EDGE DETAIL, TYP. SEE DETAILS FOR PROFILE.
- PREFABRICATED DROP-IN SPA IN STONE SURROUND. COORDINATE ACCESS PANELS IN SIDE OF STONWORK FOR MECHANICAL & OPENING SIZE W/ ACTUAL SPA AS SELECTED.
- WATERFALL BUILT INTO STONE SPA SURROUND. COORD. ON/OFF VALVE W/ POOL JETS.
- PAINTED OR COLORED PLASTER TO CONSIST OF ONE SCRATCH COAT
ONE BROWN COAT
ONE FINISH COAT W/ TEXTURE TO BE DETERMINED BY ARCHITECT & OWNER.
- CERAMIC OR STONE TILE ON CONC. SLAB & WALLS. COORD. COLOR & PATTERN W/ OWNER.
- CLOSET SHELF & ROD. COORD. W/ OWNER ORGANIZER SYSTEM LAYOUT. 4 OPTIONS.
- FLOOR DRAIN W/ STRAINER SET FLUSH W/ FINISH FLOOR. SEE MECH. PLANS FOR DETAILS.
- PRECAST CONCRETE STEPPING STONES.
- WALL SAFE BOLTED IN EACH BEDROOM CLOSET. COORD. MANUFACTURER & TYPE W/ OWNER.
- TERRA-COTTA OR CONCRETE TILE ROOF. SEE DETAILS FOR CONSTRUCTION.
- SOLAR PV OR SOLAR HOT WATER HEATER PANEL. SEE MECHANICAL PLANS.
- POOL COPING TILE. COORDINATE SELECTION W/ OWNER.
- FTD FT FASCIA W/ PRE-FORMED PVC GUTTER. MATCHING BRACKETS & DOWNSPOUTS. COORD. W/ CISTERN. SEE DETAILS.
- ROOF DRAIN W/ BASKET. COORD. DOWNSPOUTS TO CISTERN AS REQ'D. SEE MECH. PLAN.
- LIGHT FIXTURE. SEE MECHANICAL PLANS & COORD. W/ OWNERS FINAL FIXTURE SELECTION.

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1	11/15/18	Owner's Review

DRAWING TITLE
**SECOND LEVEL
+ ROOF FLOOR
PLAN**

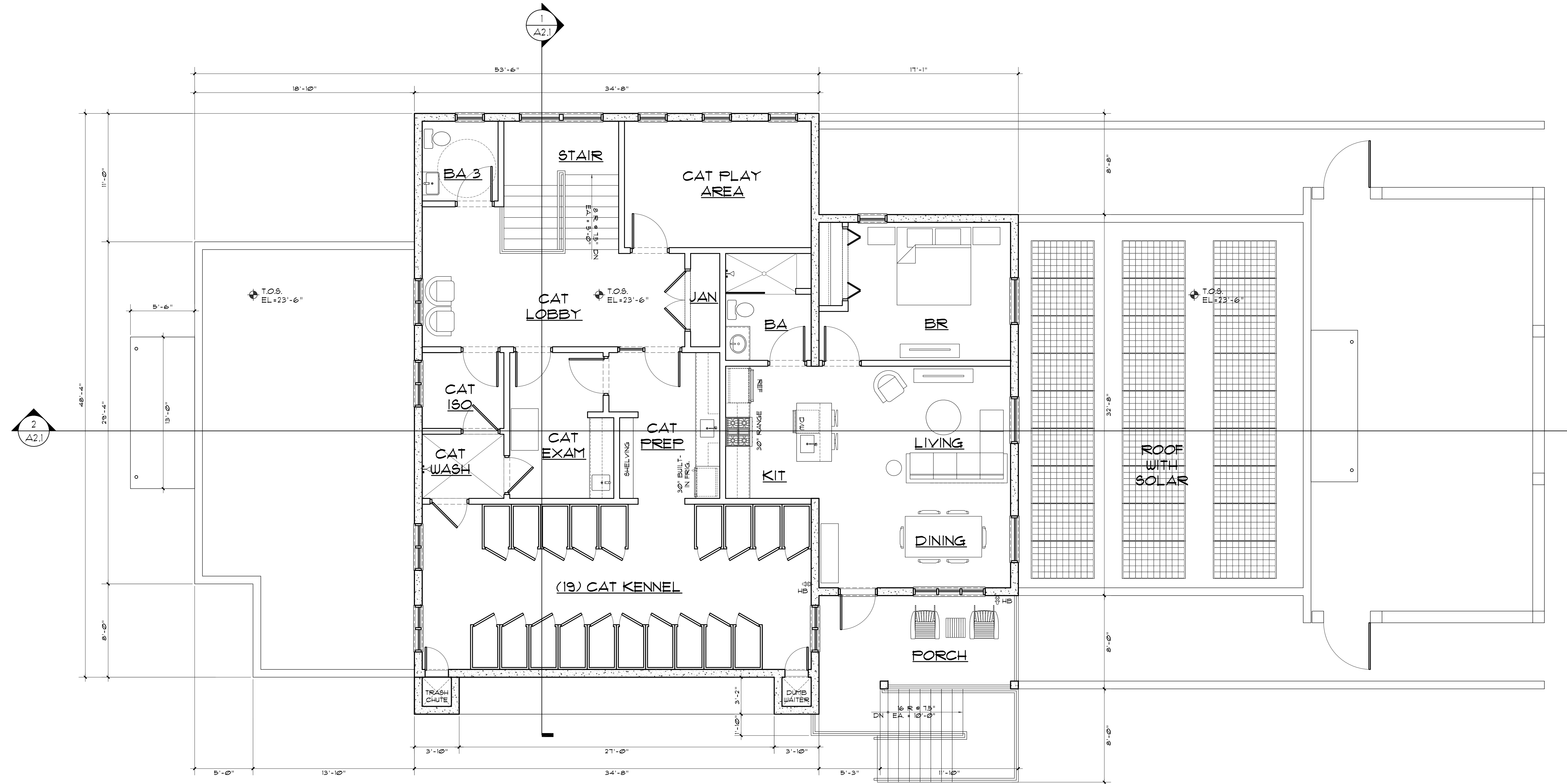
SHEET #

A1.1



UPPER LEVEL FLOOR PLAN

SCALE: 3/16" = 1'-0"



KEY NOTES:

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C. STONE VENEER ON STEEL COLUMN
D. 'ISLAND STONE' WALL, SEE DETAILS/ WIDTH
- EXTENT OF ARCH. BEAM, CEILING, OR OTHER ELEMENTS ABOVE OR BELOW.
- EXTENT OF SIDEWALK OR CONTINUOUS STEP, SEE STRUCTURAL DETAILS FOR MATERIAL TYPE & REINFORCEMENT DETAILS.
- EXTENT OF FINISH GRADE & NEW SITE CONTOURS, SEE SITE PLAN & BLDG. ELEVATIONS.
- EXISTING GRADE, VERIFY IN FIELD.
- "THORO-SEAL" CISTERN SEALER W/ CONC. COVE BASE ON ALL CISTERN WALLS AND SLAB, TYP.
- 4" PVC CISTERN OVERFLOW, SEE PLANS, COORD. W/ INFLOWS & DRAIN AWAY FROM FOOTINGS TO DAYLIGHT.
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- CUSTOM METAL ENTRY GATE, SEE DOOR SCHEDULE FOR DETAILS.
- PAINTED PT WOOD TRELLIS, SEE STRUCTURAL.
- CABINETRY (COORD. W/ OWNER)
A. WOOD DOORS W/ PLAS. LAM. INTERIORS & CONCRETE OR STONE COUNTER TOPS
B. OPEN WOOD SHELVING, SEE INTERIOR ELEV. FOR FURTHER DETAILS
C. BUILT-IN CABINETRY OR FURNITURE, COORD. W/ INTERIOR ELEVATIONS & MANUFACTURER TO PROVIDE SHOP DRAWINGS, TYP.
- PTD WOOD OR METAL HAND RAIL, MOUNTED TO FLOOR OR WALL, & 36" AFF. PER CODE, SEE PLANS FOR LOCATIONS & ELEV. FOR PROFILE.
- LP GAS TANK STORAGE AREA, COORD. GAS LINE TO BBQ GRILLS & RANGE.
- EQUIPMENT:
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B. HOUSE PRESSURE TANK
C. HOUSE FILTER SYSTEM
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- PREFRAGST CONCRETE STEPPING STONES.
- WALL SAFE BOLTED IN EACH BEDROOM CLOSET, COORD. MANUFACTURER TYPE W/ OWNER.
- TERRA-COTTA OR CONCRETE TILE ROOF, SEE DETAILS FOR CONSTRUCTION.
- POOL COPING TILE, COORDINATE SELECTION W/ OWNER.
- PTD PT FASCIA W/ PRE-FORMED PVC GUTTER, MATCHING BRACKETS & DOWNSPOUTS, COORD. W/ CISTERN. SEE DETAILS.
- ROOF DRAIN W/ BASKET, COORD. DOWNSPOUTS TO CISTERN AS REQ'D, SEE MECH. PLAN.
- LIGHT FIXTURE, SEE MECHANICAL PLANS & COORD. W/ OWNER'S FINAL FIXTURE SELECTION.

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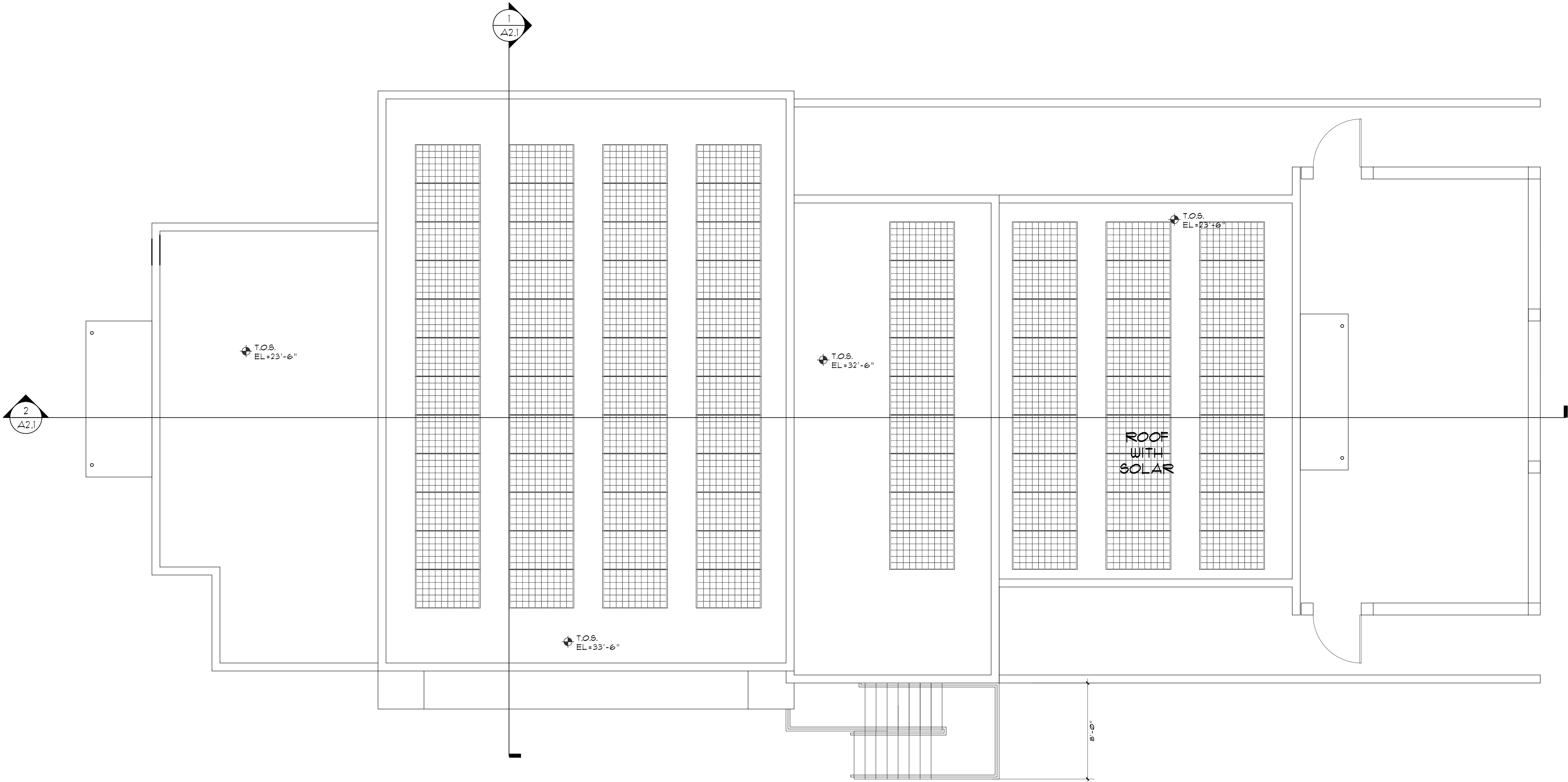
DISTRIBUTION		
NO.	DATE	ITEM
2	8/16/23	Major CD Permit
1	10/10/23	CD Permit Review
1	11/15/23	Owner's Review

DRAWING TITLE

UPPER LEVEL
FLOOR PLAN

SHEET #

A1.2



1
A1.3
ROOF PLAN
SCALE: 3/16" = 1'-0"

KEY NOTES:

- COORDINATE NEW DRIVEWAY WORK W/ EXISTING ROAD & UTILITIES AS REQ'D.
- CONC. SLAB ON GRADE DRIVEWAY OR TERRACE W/ BROOM FINISH. PROVIDE BRICK CONTROL JOINTS AT 10' MAX. INTERVALS.
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- 4"ø PVC CISTERN OVERFLOWS. SEE PLANS, COORD. W/ INFLOWS & DRAIN AWAY FROM FOOTINGS TO DAYLIGHT.
- 24"x24" CISTERN WATCH FINISH TO MATCH SURROUNDING MATERIALS. SEE STRUCTURAL PLANS FOR LOCATION & DETAILS.
- COLORLED POOL PLASTER W/ COVE BASE ON CONC. WALLS & SLAB, COORD. COLOR W/ OWNER.
- POOL SKIMMERS AND JETS TO BE COORD. W/ POOL RECIRCULATION SYSTEM & PLUMBER.
- PREFABRICATED POOL OVERFLOW TANK PLACED UNDER SPA & PLANTER DURING CONSTRUCTION. COORD. W/ PLUMBER.
- PRE-MANUFACTURED WINDOW OR DOOR. SEE SCHEDULE FOR TYPE, SIZE & DETAILS.
- CUSTOM METAL ENTRY GATE. SEE DOOR SCHEDULE FOR DETAILS.
- PAINTED FT WOOD TRELLIS. SEE STRUCTURAL.
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B. OPEN WOOD SHELVING. SEE INTERIOR ELEV'S. FOR FURTHER DETAILS.
C. BUILT-IN CABINETY OR FURNITURE. COORD. W/ INTERIOR ELEVATIONS & MANUFACTURER TO PROVIDE SHOP DRAWINGS, TYP.
- FTD WOOD OR METAL HAND RAIL MOUNTED TO FLOOR OR WALL @ 36" AFF PER CODE. SEE PLANS FOR LOCATIONS & ELEV'S FOR PROFILE.
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- EQUIPMENT:
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B. HOUSE PRESSURE TANK.
C. HOUSE FILTER SYSTEM.
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E. POOL PUMP.
F. POOL FILTERS.
G. POOL AUTO-PILOT SYSTEM.
H. GENERATOR & TRANSFER SWITCHES. SEE MECH.
J. A/C CONDENSER.
- APPLIANCES AND ACCESSORIES:
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C. UNDERMOUNT SINK W/ FITTINGS.
D. 48" SIDE-BY-SIDE REFRIGERATOR, SS.
E. 24" BUILT-IN DISHWASHER, SS.
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G. FULL-SIZE SIDE BY SIDE WASHER AND DRYER.
H. UNDERCOUNTER FRIDGE, SS.
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- WALL SAFE BOLTED IN EACH BEDROOM CLOSET. COORD. MANUFACTURER & TYPE W/ OWNER.
- TERRA-COTTA OR CONCRETE TILE ROOF. SEE DETAILS FOR CONSTRUCTION.
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- FTD FT FASCIA W/ PRE-FORMED PVC GUTTER MATCHING BRACKETS & DOWNSPOUTS. COORD. W/ CISTERN. SEE DETAILS.
- ROOF DRAIN W/ BASKET. COORD. DOWNSPOUTS TO CISTERN AS REQ'D. SEE MECH. PLAN.
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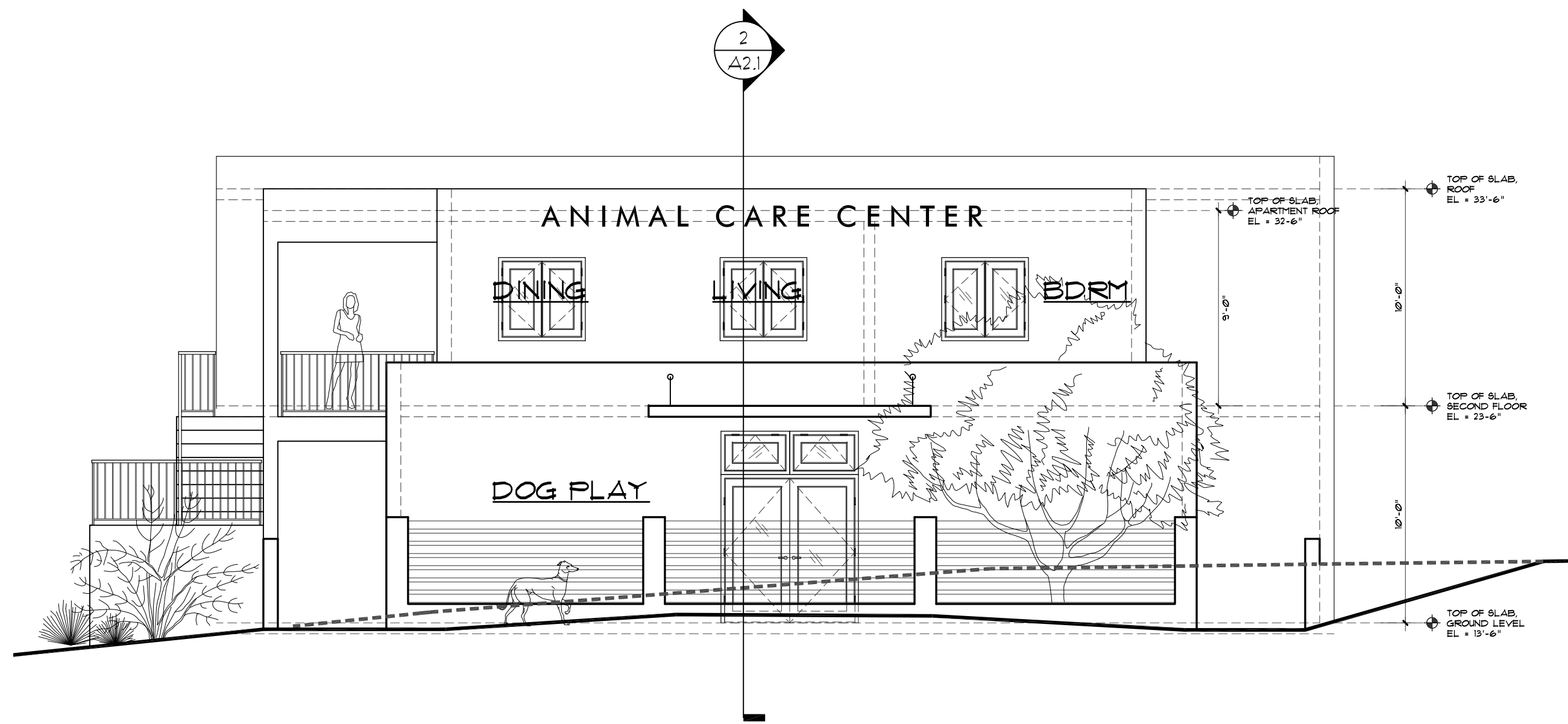
NO.	DATE	ITEM
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1	11/15/18	CD? Driveway Set
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DRAWING TITLE

ROOF PLAN

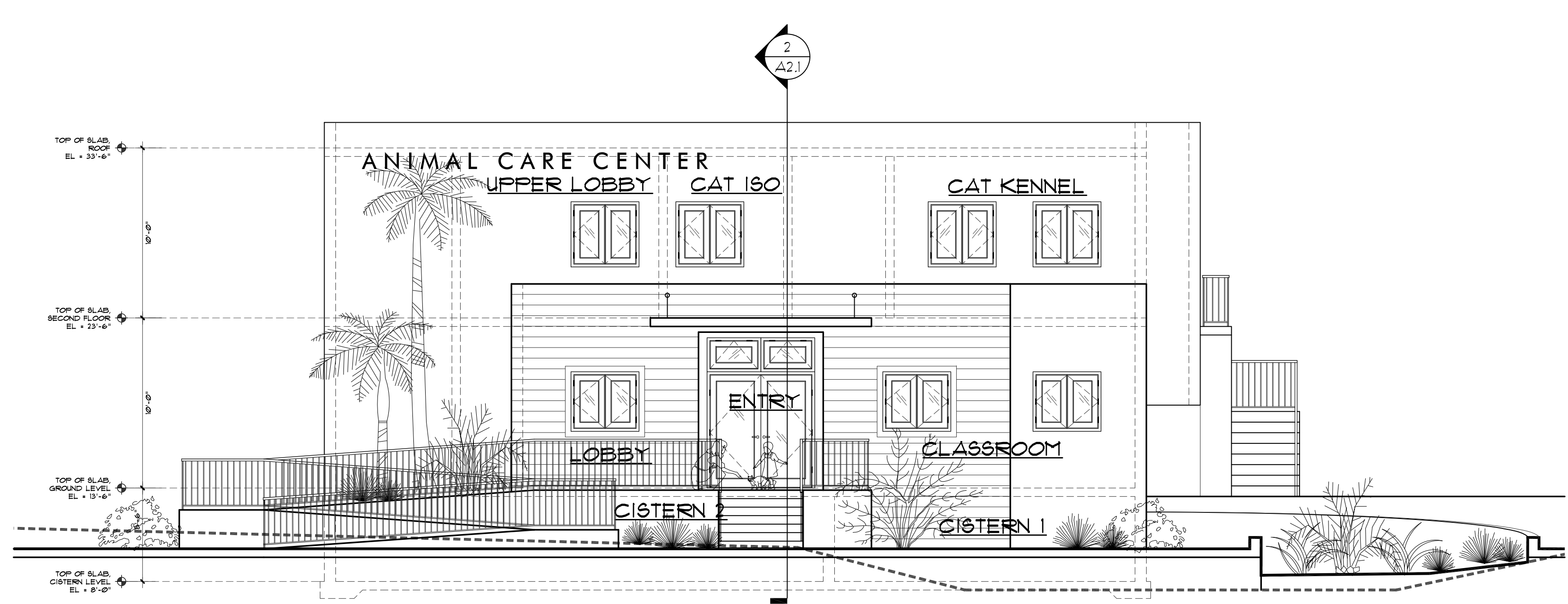
SHEET #

A1.3



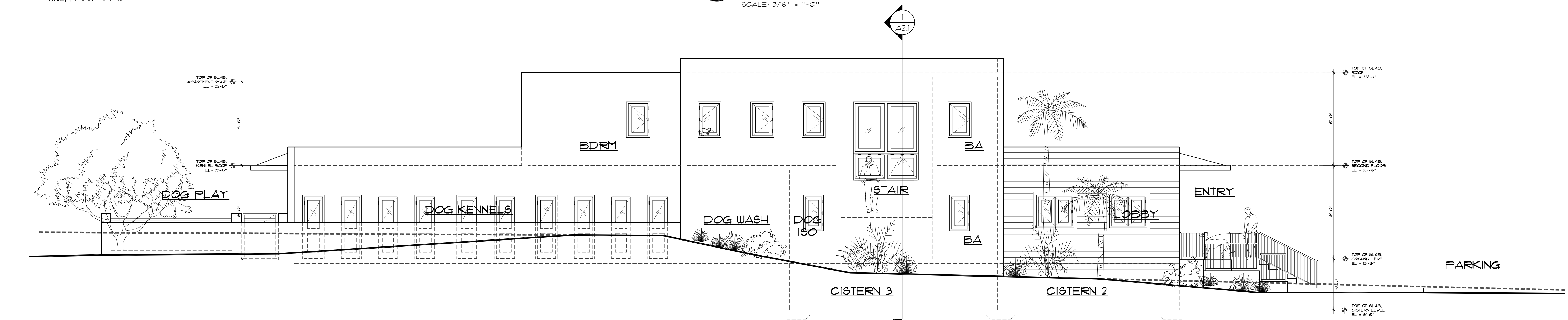
4 NORTHWEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



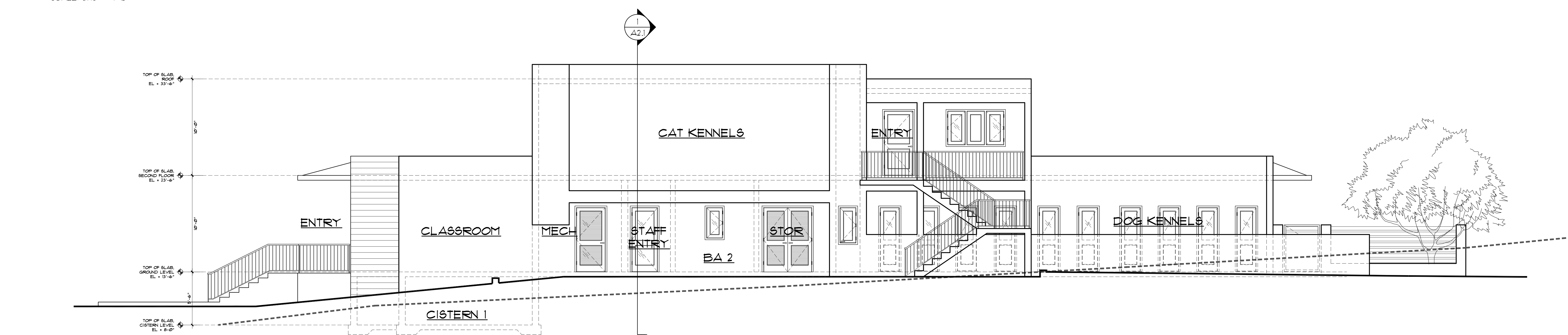
3 SOUTHEAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



2 SOUTHWEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



1 NORTHEAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

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2	12/15/19	CD# Drawing Set
3	1/15/18	Owner's Review

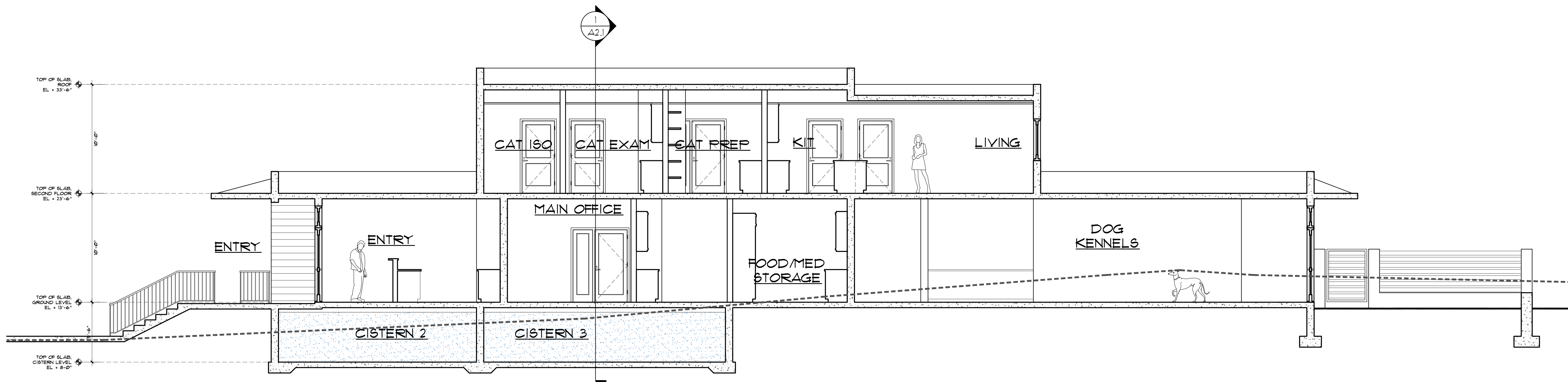
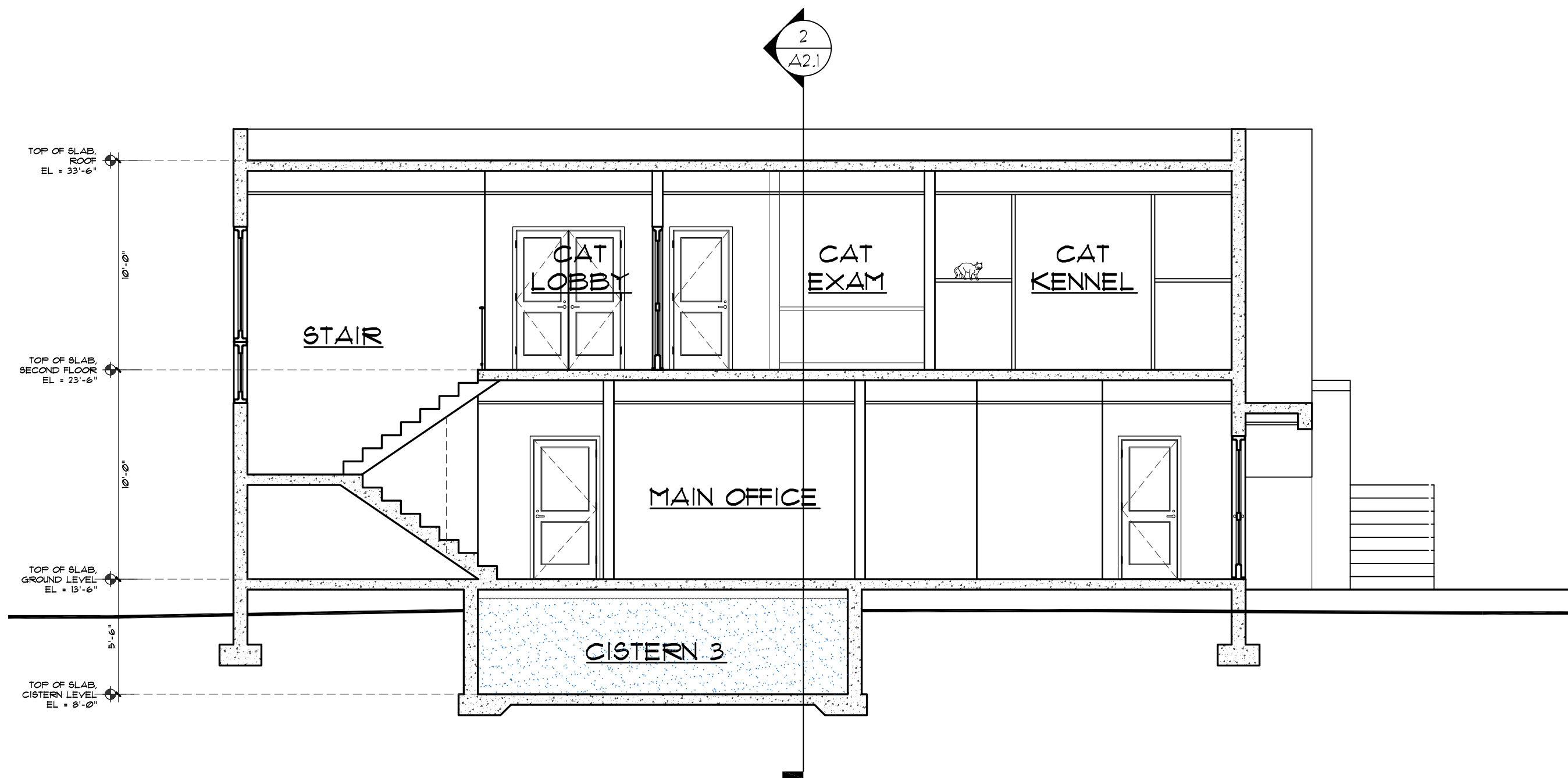
DRAWING TITLE

ELEVATIONS

SHEET #

A2.0

2 SECTION
A2.1
SCALE: 3/16" = 1'-0"



1 SECTION
A2.1
SCALE: 3/16" = 1'-0"

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- WALL CONSTRUCTION: (SEE DETAILS & STRUCT. PLANS FOR REBAR)
A. 3 1/2" METAL STUD WALL W/ CONC. BOARD & FTD. PLASTER FINISH TO MATCH CONC. & MASONRY WALLS.
B. 8" CONC. OR CMU WALL. SEE DETAILS.
C. STONE VENEER ON STEEL COLUMN.
D. 'ISLAND STONE' WALL. SEE DETAILS/ WIDTH.
- EXTENT OF ARCH. BEAM, CEILING, OR OTHER ELEMENTS ABOVE OR BELOW.
- EXTENT OF SIDEWALK OR CONTINUOUS STEP. SEE STRUCTURAL DETAILS FOR MATERIAL TYPE & REINFORCEMENT DETAILS.
- EXTENT OF FINISH GRADE & NEW SITE CONTOURS. SEE SITE PLAN & BLDG. ELEVATIONS.
- EXISTING GRADE. VERIFY IN FIELD.
- "THORO-SEAL" CISTERN SEALER W/ CONC. COVE BASE ON ALL CISTERN WALLS AND SLAB, TYP.
- 4" PVC CISTERN OVERFLOWS. SEE PLANS, COORD. W/ INFLOWS & DRAIN AWAY FROM FOOTINGS TO DAYLIGHT.
- 24"x24" CISTERN WATCH FINISH TO MATCH SURROUNDING MATERIALS. SEE STRUCTURAL PLANS FOR LOCATION & DETAILS.
- COLORLED POOL PLASTER W/ COVE BASE ON CONC. WALLS & SLAB, COORD. COLOR W/ OWNER.
- POOL SKIMMERS AND JETS TO BE COORD. W/ POOL RECIRCULATION SYSTEM & PLUMBER.
- PREFABRICATED POOL OVERFLOW TANK PLACED UNDER SPA & PLANTER DURING CONSTRUCTION. COORD. W/ PLUMBER.
- PRE-MANUFACTURED WINDOW OR DOOR. SEE SCHEDULE FOR TYPE, SIZE & DETAILS.
- CUSTOM METAL ENTRY GATE. SEE DOOR SCHEDULE FOR DETAILS.
- PAINTED FT WOOD TRELLIS. SEE STRUCTURAL.
- CABINETRY (COORD. W/ OWNER):
A. WOOD DOORS W/ FLAS. LAM. INTERIORS & CONCRETE OR STONE COUNTER TOPS.
B. OPEN WOOD SHELVING. SEE INTERIOR ELEV'S. FOR FURTHER DETAILS.
C. BUILT-IN CABINETRY OR FURNITURE. COORD. W/ INTERIOR ELEVATIONS & MANUFACTURER TO PROVIDE SHOP DRAWINGS, TYP.
- FTD WOOD OR METAL HAND RAIL MOUNTED TO FLOOR OR WALL @ 36" AFF PER CODE. SEE PLANS FOR LOCATIONS & ELEV'S FOR PROFILE.
- LP GAS TANK STORAGE AREA. COORD. GAS LINE TO BBQ GRILLS & RANGE.
- EQUIPMENT:
A. HOUSE PUMP
B. HOUSE PRESSURE TANK
C. HOUSE FILTER SYSTEM
D. HOT WATER HEATER. COORD. W/ SOLAR HW PANEL ON ROOF
E. POOL PUMP
F. POOL FILTERS
G. POOL AUTO-PILOT SYSTEM
H. GENERATOR & TRANSFER SWITCHES. SEE MECH.
J. A/C CONDENSER
- APPLIANCES AND ACCESSORIES:
A. 48" GAS RANGE, EXHAUST HOOD, SS
B. BUILT-IN ELEC. OVEN & MICROWAVE OVEN, SS
C. UNDERMOUNT SINK W/ FITTINGS
D. 48" SIDE-BY-SIDE REFRIGERATOR, SS
E. 24" BUILT-IN DISHWASHER, SS
F. LAUNDRY SINK
G. FULL-SIZE SIDE BY SIDE WASHER AND DRYER
H. UNDERCOUNTER FRIDGE, SS
J. UNDERCOUNTER ICE MAKER, SS
- SHOWER HEAD @ 7'-0" AFF. SEE MECH. PLANS & COORDINATE VALVE STYLE W/ OWNER.
- SUPPLY IRRIGATION FROM WASTEWATER TREATMENT TO PLANTER OR PLANTING AREA. COORD. W/ LANDSCAPER.
- "PICKLED" 1x6 TAG RED CYPRESS CEILING ON 2x FURRING OR IN ROOF STRUCTURE. SEE DETAILS.
- BUILT-IN BBQ GRILL ENCLOSURE. COORD. SIZE W/ FINAL GRILL SELECTION.
- PARTIAL HEIGHT CMU OR CONC. WALL W/ FTD. PLASTER OR TILE. COORD. FINISH W/ OWNER.
- CAST-IN-PLACE CONCRETE COLUMNS. SEE DETAILS FOR CONSTRUCTION.
- CAST-IN-PLACE CONCRETE EDGE DETAIL. TYP. SEE DETAILS FOR PROFILE.
- PREFABRICATED DROP-IN SPA IN STONE SURROUND. COORDINATE ACCESS PANELS IN SIDE OF STONEWORK FOR MECHANICAL & OPENING SIZE W/ ACTUAL SPA AS SELECTED.
- WATERFALL BUILT INTO STONE SPA SURROUND. COORD. ON/OFF VALVE W/ POOL JETS.
- PAINTED OR COLORED PLASTER TO CONSIST OF ONE SCRATCH COAT
ONE BROWN COAT
ONE FINISH COAT W/ TEXTURE TO BE DETERMINED BY ARCHITECT & OWNER.
- CERAMIC OR STONE TILE ON CONC. SLAB & WALLS. COORD. COLOR & PATTERN W/ OWNER.
- CLOSET SHELF & ROD. COORD. W/ OWNER ORGANIZER SYSTEM, LAYOUT, & OPTIONS.
- FLOOR DRAIN W/ STRAINER SET FLUSH W/ FINISH FLOOR. SEE MECH. PLANS FOR DETAILS.
- PRECAST CONCRETE STEPPING STONES.
- WALL SAFE BOLTED IN EACH BEDROOM CLOSET. COORD. MANUFACTURER & TYPE W/ OWNER.
- TERRA-COTTA OR CONCRETE TILE ROOF. SEE DETAILS FOR CONSTRUCTION.
- SOLAR PV OR SOLAR HOT WATER HEATER PANEL. SEE MECHANICAL PLANS.
- FTD COPING TILE. COORDINATE SELECTION W/ OWNER.
- FTD FT FASCIA W/ PRE-FORMED PVC GUTTER MATCHING BRACKETS & DOWNSPOUTS. COORD. W/ CISTERN. SEE DETAILS.
- ROOF DRAIN W/ BASKET. COORD. DOWNSPOUTS TO CISTERN AS REQ'D. SEE MECH. PLAN.
- LIGHT FIXTURE. SEE MECHANICAL PLANS & COORD. W/ OWNERS FINAL FIXTURE SELECTION.

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DISTRIBUTION		
2	8/16/23	Major C27 Permit
1	10/10/23	C27 Permit Set
1	11/15/23	Owner's Review
NO.	DATE	ITEM

DRAWING TITLE:

SECTIONS

SHEET #

A2.1