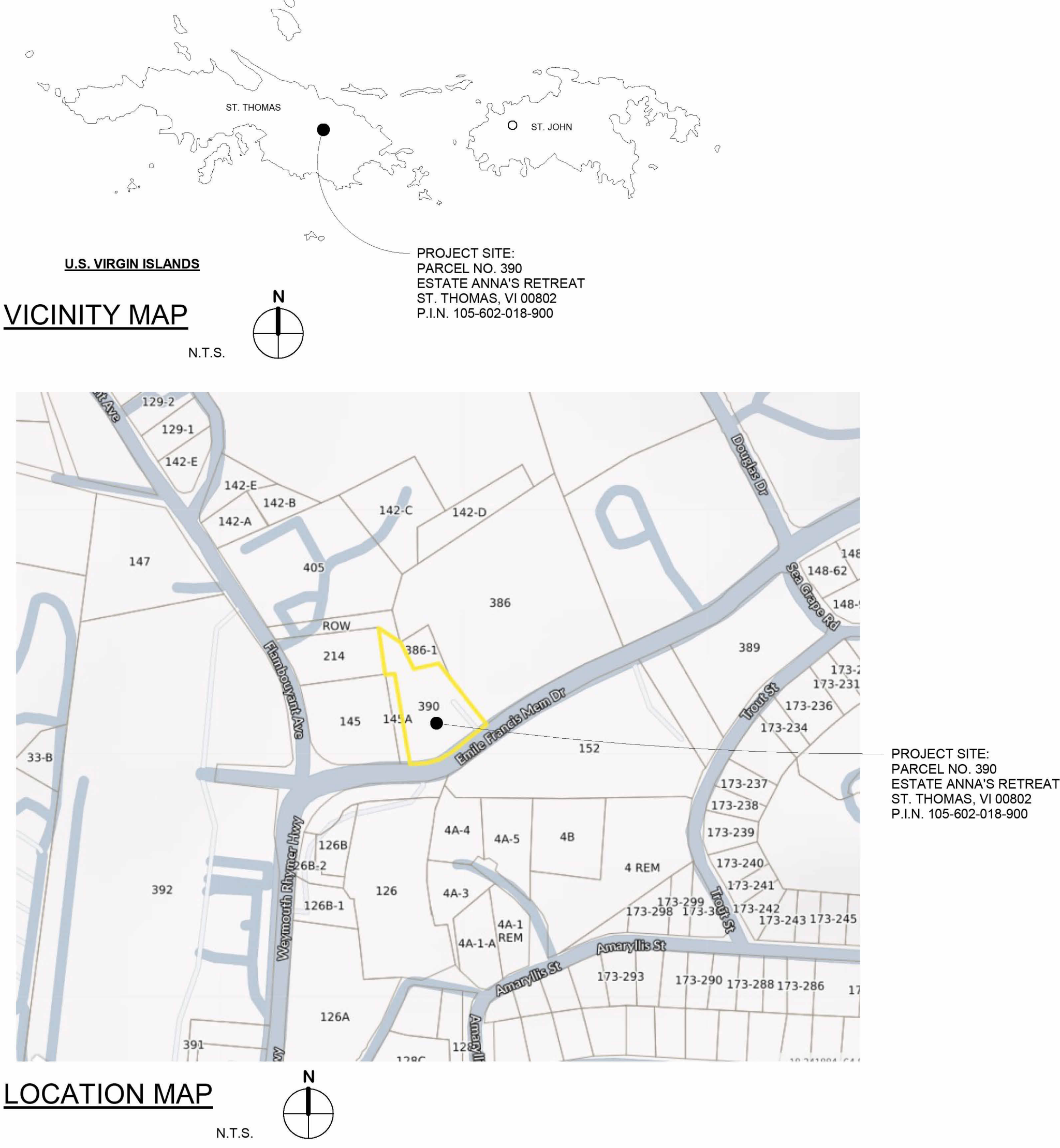
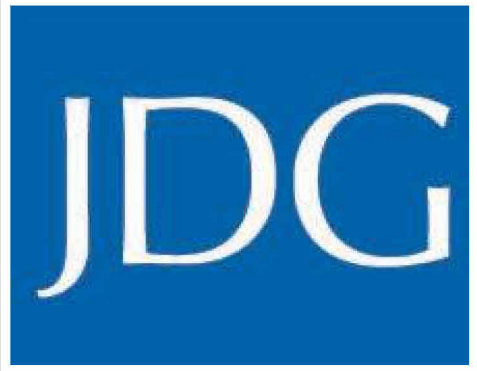




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PRIME ARCHITECT

JAREDIAN DESIGN GROUP

5143 PALM PASSAGE,
SECOND FLOOR - SUITES B24-25
ST. THOMAS, USVI 00802

PHONE: 340-777-1600

EMAIL: jarediandesigngroup@gmail.com

CONSULTING ARCHITECT

BOSCHULTE ARCHITECTURE, LLC

PO Box 303190
St. Thomas, VI 00803

phone: (340) 777-2375
e-mail: info@boschulte.com
website: www.boschulte.com



GEORGE C. SCOTT
FIRE STATION
LIMA COMPANY
390 ESTATE ANNAS RETREAT
ST. THOMAS, U.S.V.I.

HURRICANE REPAIRS FOR:

GEORGE C. SCOTT FIRE STATION

PARCEL NO. 390
ESTATE ANNA'S RETREAT
NO. 1 NEW QUARTER
ST. THOMAS, U.S. VIRGIN ISLANDS 00802

SLA PROJECT NUMBER:
ODR PROJECT NUMBER:

**FCD (FEDERAL CONSISTENCY DETERMINATION)
30% PACKAGE**

PROJECT TEAM:



OWNER



AGENCY



AGENCY



PRIME ARCHITECT



ARCHITECTURAL CONSULTANT

Government of the United States Virgin Islands

HONORABLE ALBERT BRYAN, JR.

GOVERNOR

Office of Disaster Recovery

HONORABLE Adrienne L. Williams-Octalien

DIRECTOR

VI Fire and Emergency Services

HON. ANTONIO STEVENS

DIRECTOR

Jaredian Design Group

John P. Woods, AIA, NCARB

PRINCIPAL

Boschulte Architecture, LLC

Jeffrey Boschulte, AIA, NCARB

PRINCIPAL

GOVERNMENT HOUSE, ST. THOMAS
5047 (21-22) KONGENS GADE
ST. THOMAS, VI 00802-6487

PHONE: 340-774-0001
FAX:
ATT: Albert Bryan, Jr. Governor

VI PUBLIC FINANCE AUTHORITY
1000 KING STREET, SUITE NO. 6
CHRISTIANSTED, VI 00820-4905

PHONE: (340) 778-8135
FAX:
ATT: Michael D. Vante

EMAIL: mdvante@usvipfa.com

VI FIRE & EMERGENCY MEDICAL SERVICES
1005 ESTATE TAARNEBERG
ST. THOMAS, VI 00802

PHONE: (340)
FAX:
ATT:

EMAIL:

5333 RAADETS GADE
SUITE 14
ST. THOMAS, VI 00802-6900

PHONE: 340-777-1600
FAX:
ATT: John P. Woods

EMAIL: admin@jaredian.com

PO BOX 303190
ST. THOMAS, VI 00803

PHONE: 340-777-2375
FAX:
ATT: Jeffrey T. Boschulte

EMAIL: info@boschulte.com

PROGRESS SET		
No.	Description	Date

REVISIONS		
No.	Description	Date

Project number	2021.007.04
Date	4/15/2025
Drawn by	JTB
Checked by	JTB

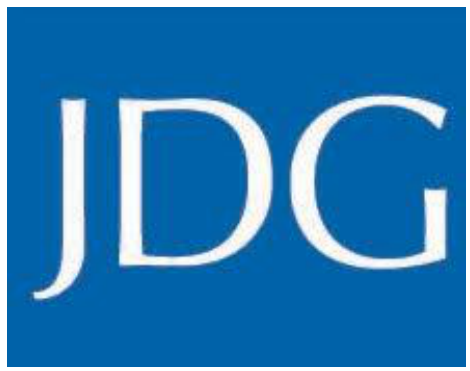
COVER SHEET

G000

Scale: AS SHOWN

GENERAL NOTES

1. PROJECT IDENTIFICATION: HURRICANE REPAIRS FOR GEORGE C. SCOTT FIRE STATION
2. SITE ZONING: C-COMMERCIAL (PROPOSED USE: FIRE STATION)
3. OWNER: GOVERNMENT OF THE VIRGIN ISLANDS
4. USER AGENCY: VIRGIN ISLANDS FIRE & EMERGENCY MEDICAL SERVICES (V.I.F.E.M.S.)
5. ARCHITECT: JAREDIAN DESIGN GROUP
6. ARCHITECTURAL CONSULTANT: BOSCHULTE ARCHITECTURE, LLC
7. KEEP ACCESS EASEMENTS, DRIVEWAYS, AND ENTRANCES SERVING PREMISES AND ADJACENT PROPERTIES CLEAR AND AVAILABLE TO OWNER AND EMERGENCY VEHICLES AT ALL TIMES. DO NOT USE THESE AREAS FOR PARKING OR STORAGE OF MATERIALS.
8. COORDINATE, SCHEDULE, AND APPROVE PERMANENT AND TEMPORARY UTILITIES, INCLUDING THOSE NECESSARY TO MAKE CONNECTIONS FOR TEMPORARY SERVICES.
9. DO NOT DISTURB PORTIONS OF THE SITE BEYOND AREAS IN WHICH THE WORK IS INDICATED.
10. REMOVE WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN A LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND LEGAL DISPOSAL OFF-SITE FOR ALL DEMOLITION AND CONSTRUCTION WASTE DEBRIS, AND FOR ANY DUMPSTER, TRUCKING AND LANDFILL FEES.
11. ALL WORK DONE SHALL COMPLY WITH THE LATEST EDITION OF THE VIRGIN ISLANDS BUILDING CODE.
12. JOB SITE VISITS BY THE OWNER OR ARCHITECT DO NOT CONSTITUTE AN OFFICIAL INSPECTION UNLESS SPECIFICALLY REQUESTED BY THE CONTRACTOR.
13. THE ARCHITECT SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION BY THE CONTRACTOR.
14. CONTRACTOR TO FIELD VERIFY EXISTING SURFACES PRIOR TO ORDERING OF ANY MATERIALS AND PRIOR TO COMMENCING WORK. DO NOT SCALE DRAWINGS.
15. DEVIATION FROM THE CONSTRUCTION DOCUMENTS WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE REJECTED BY THE ARCHITECT. THE ARCHITECT SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OR INJURIES WHICH MAY OCCUR DUE TO ANY UNAPPROVED DEVIATION FROM THE CONSTRUCTION DOCUMENTS.
16. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER AND/OR ARCHITECT IMMEDIATELY IN WRITING IF CONDITIONS ENCOUNTERED IN FIELD ARE DIFFERENT FROM CONDITIONS INDICATED ON DRAWINGS.



PRIME ARCHITECT

JAREDIAN DESIGN GROUP
5143 PALM PASSAGE,
SECOND FLOOR - SUITES B24-25
ST. THOMAS, USVI 00802
PHONE: 340-777-1600
EMAIL: jarediandesigngroup@gmail.com

CONSULTING ARCHITECT

BOSCHULTE ARCHITECTURE, LLC
PO Box 303190
St. Thomas, VI 00803
phone: (340) 777-2375
e-mail: info@boschulte.com
website: www.boschulte.com



GEORGE C. SCOTT
FIRE STATION
LIMA COMPANY
390 ESTATE ANNAS RETREAT
ST. THOMAS, U.S.V.I.

PROGRESS SET

No.	Description	Date

REVISIONS

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Project number	2021.007.04
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Drawn by	JTB
Checked by	JTB

PROJECT DATA

G001

Scale: AS SHOWN

APPLICABLE CODES AND STANDARDS

TITLE 29 OF THE VIRGIN ISLANDS CODE (USVI)

FLOOD INSURANCE RATE MAP (FIRM):

2024 INTERNATIONAL BUILDING CODE (IBC)

2024 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

2020 NATIONAL ELECTRIC CODE (NEC)

2024 INTERNATIONAL MECHANICAL CODE

2024 INTERNATIONAL FIRE CODE

2021 NEDA 101 LIFE SAFETY CODE

[illegible]

Abstract

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

SEISMIC DESIGN CRITERIA

SITE SOIL CLASSIFICATION: SITE CLASS D-"STIFF SOIL"
RISK CATEGORY: II
SEISMIC DESIGN CATEGORY: D



ARCHITECT

BOSCHULTE ARCHITECTURE, LLC

PO Box 303190

St. Thomas, VI 00803

41-42 Kongens Gade
St. Thomas, VI 00802

phone: (340) 777-2375

e-mail: info@boschulte.com
website: www.boschulte.com

2021.007.04

GEORGE C. SCOTT

FIRE STATION

LIMA COMPANY

ST. THOMAS, U.S.V.I.

PROGRESS SET

No.	Description	Date
1	SCHEMATIC DESIGN	04/06/2022
2	SCHEMATIC DESIGN	04/21/2022
3	DESIGN DEVELOPMENT	06/06/2022
4	CONSTRUCTION DOCUMENTS 50%	08/22/2022

REVISIONS	
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[illegible]

Project number	2021 007 04
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Date	4/15/2025
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Drawn by JTB

Checked by	JTB
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CODE SUMMARY

G002

Scale:	AS SHOWN
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No.	Description	Date

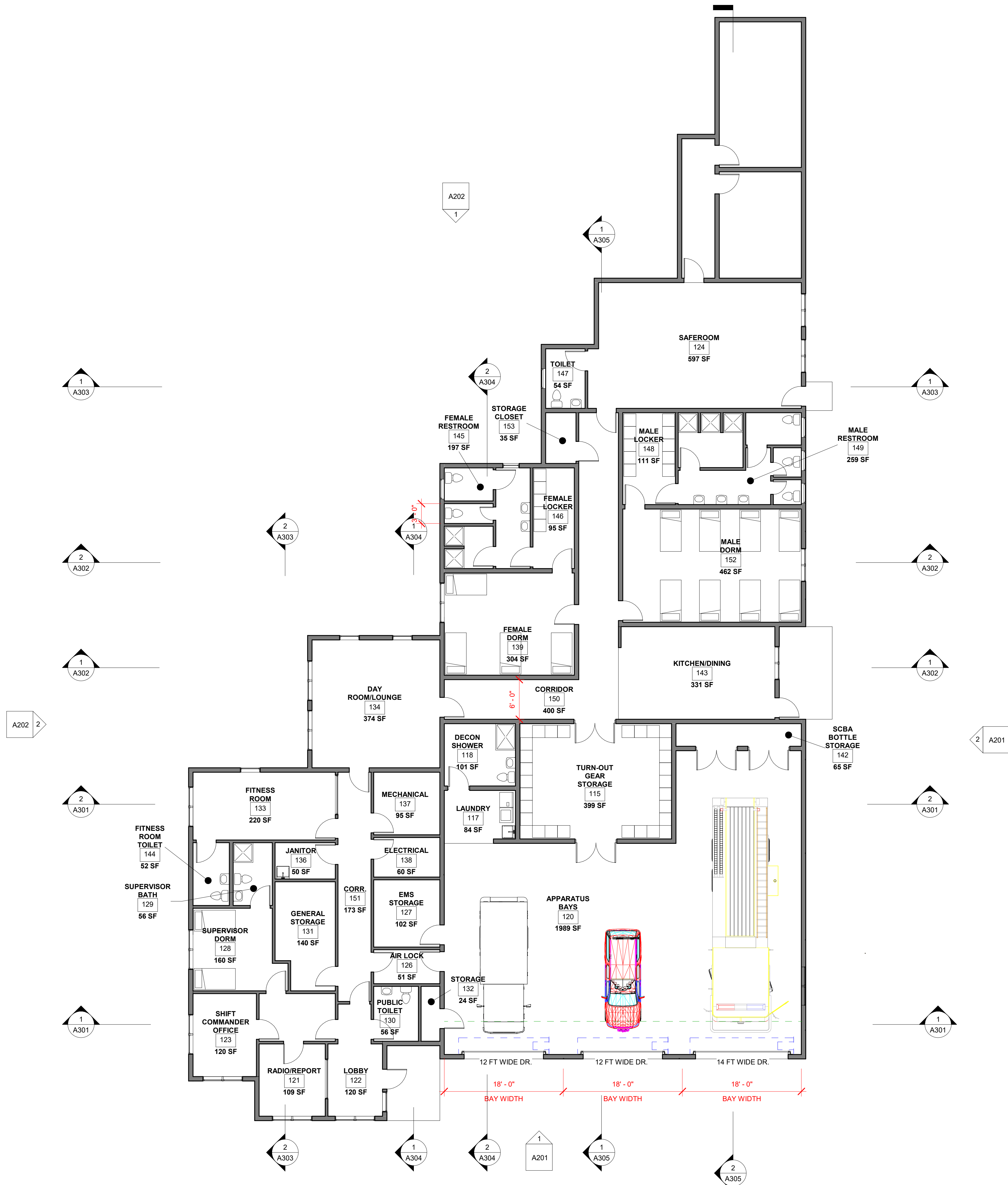
REVISIONS		
No.	Description	Date

Project number	2021.007.04
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Checked by	JTB

LIFE SAFETY PLAN

G003

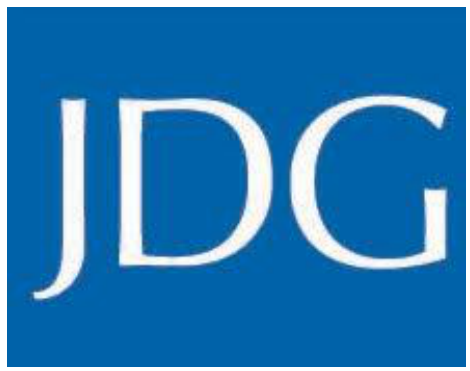
Scale: AS SHOWN



1 MAIN LEVEL LIFE SAFETY PLAN
1/8" = 1'-0"

COMMON ABBREVIATIONS

ARCH.	ARCHITECT
B/	BOTTOM OF
BRG.	BEARING
BOTT.	BOTTOM
C/C	CENTER-TO-CENTER
C.J.	CONTROL JOINT
CL.R.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
COORD.	COORDINATE
CMU	CONCRETE MASONRY UNIT
DIM.	DIMENSION
DIA.	DIAMETER
DIST.	DISTANCE
DWGS.	DRAWINGS
EL.	ELEVATION
E.F.	EACH FACE
EMBED.	EMBEDMENT
ENG.	ENGINEER
E.O.R.	ENGINEER OF RECORD
EQ.	EQUAL
E.S.	EACH SIDE
E.W.	EACH WAY
EXP.	EXPANSION
EXT.	EXTERIOR
FABR.	FABRICATOR
F.F.	FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
HKD.	HOOKED
HORIZ.	HORIZONTAL
H.S.	HEADED STUD
IN.	INCHES
INFO.	INFORMATION
INT.	INTERIOR
K	KIPS
KSI	KIPS PER SQUARE INCH
LLH	LONG LEG HORIZONTAL
L.W.	LONG WAYS
MANUF.	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
O.C.	ON CENTER
PL	PLATE
PREFAB.	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
QTY.	QUANTITY
REF.	REFERENCE
REINF.	REINFORCED OR REINFORCING
SCH.	SCHEDULE
S.F.	SQUARE FEET OR STEPPED FOOTING
SQU.	SQUARE
STL.	STEEL
STRUC.	STRUCTURAL
S.W.	SHORT WAYS
T/	TOP OF
TYP.	TYPICAL
U.N.O.	UNLESS OTHERWISE NOTED
VCJ	VERTICAL CONTROL JOINT
VMCJ	VERTICAL MASONRY CONTROL JOINT
W/	WITH
WWF	WELDED WIRE FABRIC



PRIME ARCHITECT

JAREDIAN DESIGN GROUP
5143 PALM PASSAGE,
SECOND FLOOR - SUITES B24-25
ST. THOMAS, USVI 00802
PHONE: 340-777-1600
EMAIL: jarediandesigngroup@gmail.com

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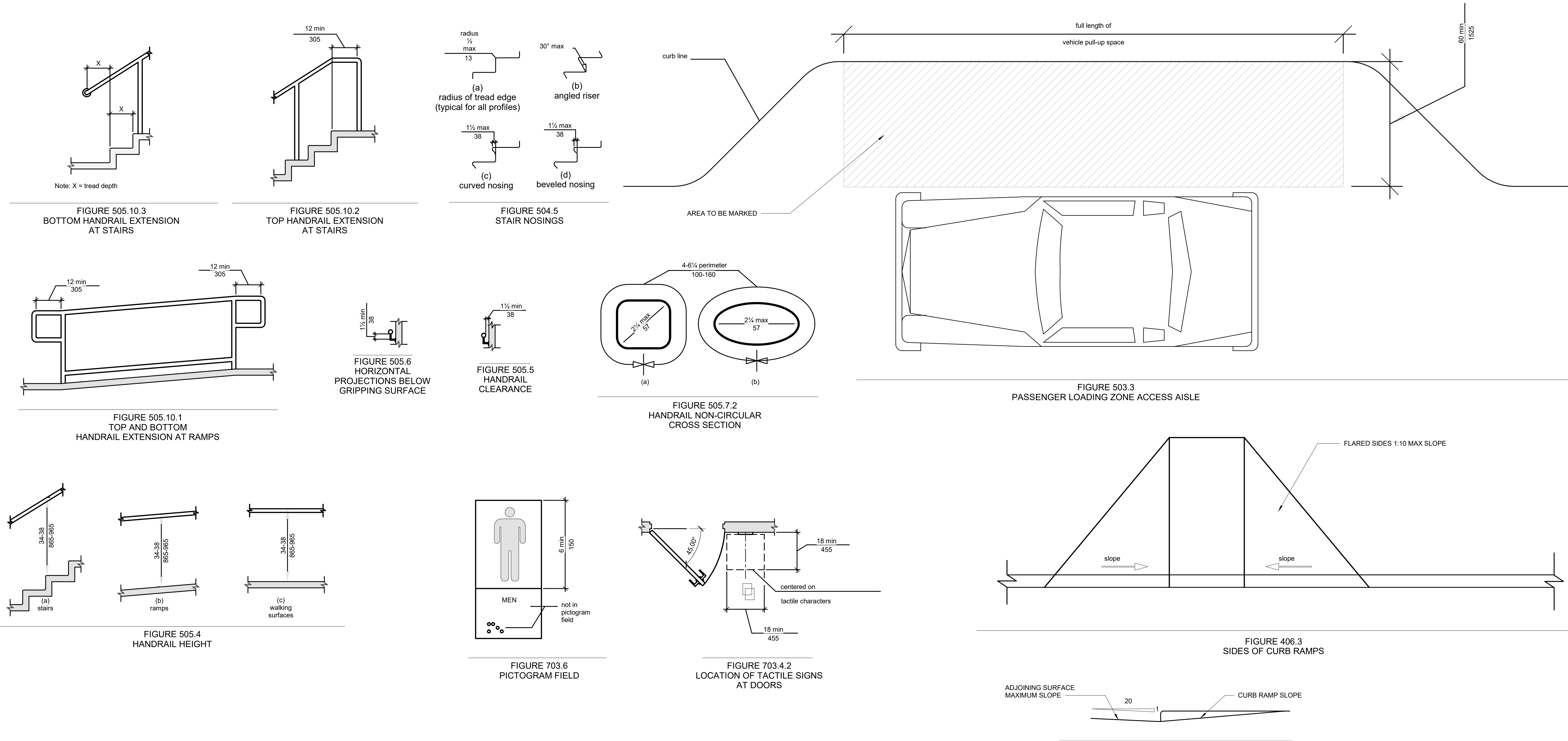
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FIRE STATION
LIMA COMPANY
390 ESTATE ANNAS RETREAT
ST. THOMAS, U.S.V.I.

PROGRESS SET		
No.	Description	Date
REVISIONS		
No.	Description	Date
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Drawn by	JTB	
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ABBREVIATIONS &
SYMBOLS

G004

Scale: AS SHOWN



GENERAL SITE AND BUILDING ELEMENTS

1

1/2" = 1'-0"



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REVISIONS

No.	Description	Date

Project number 2021.007.04

Date 4/15/2025

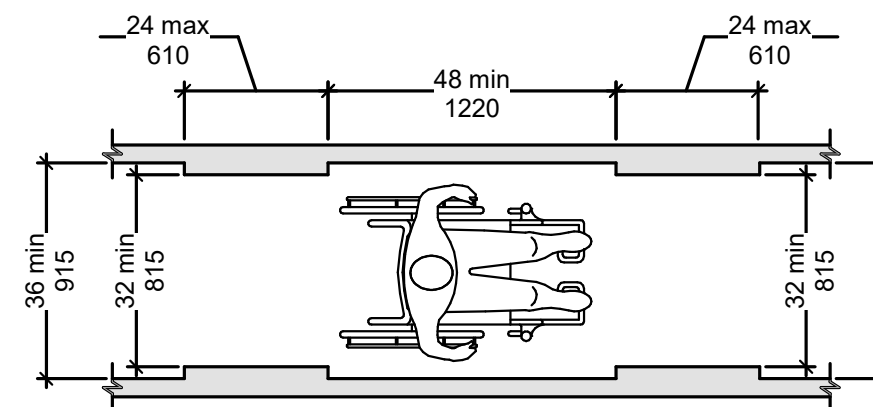
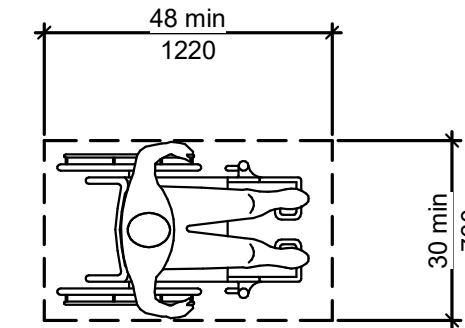
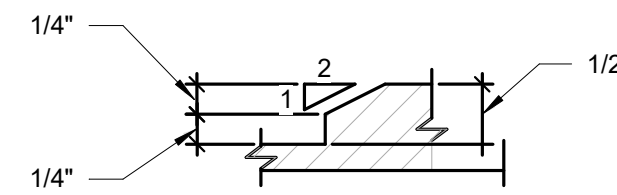
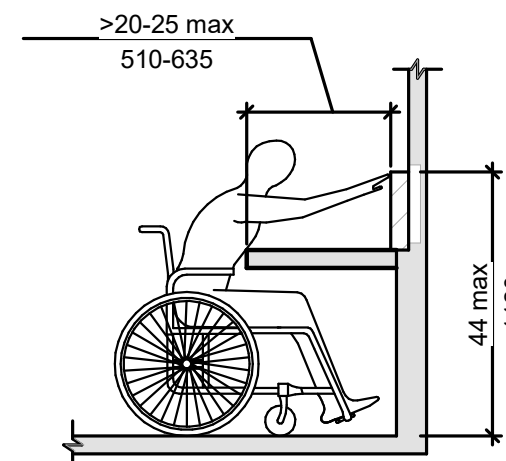
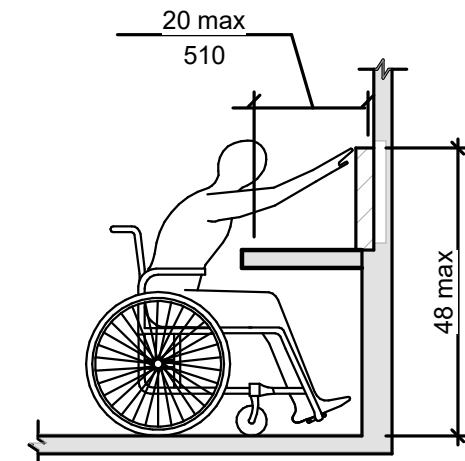
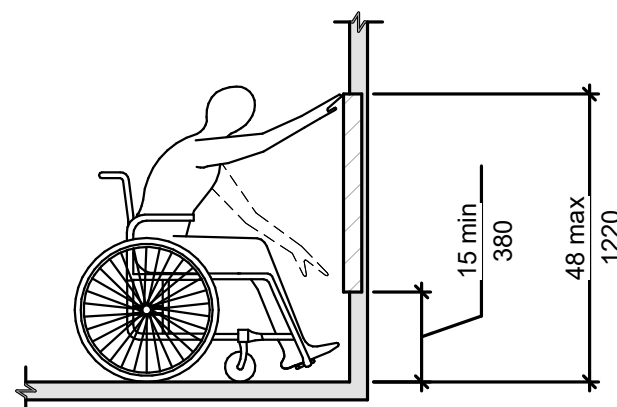
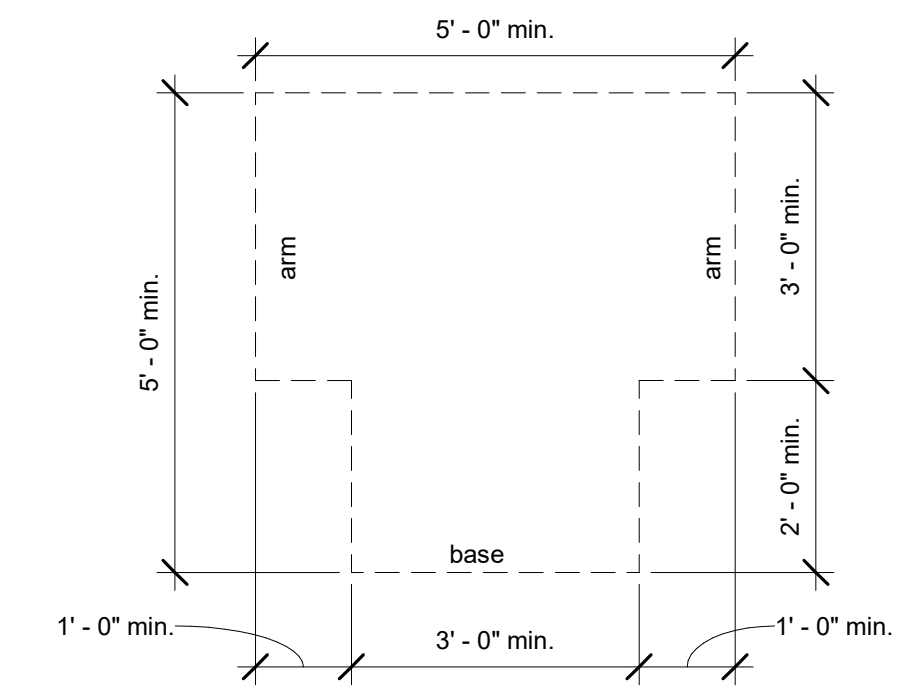
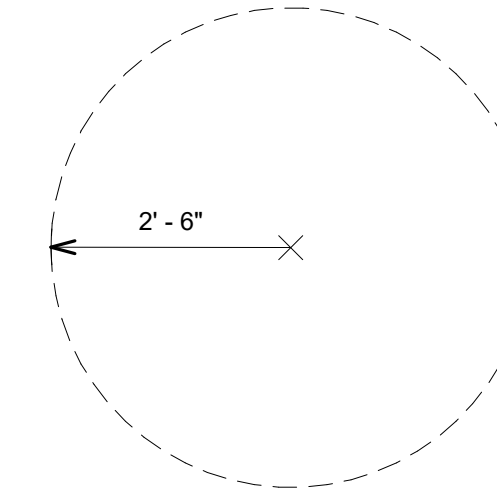
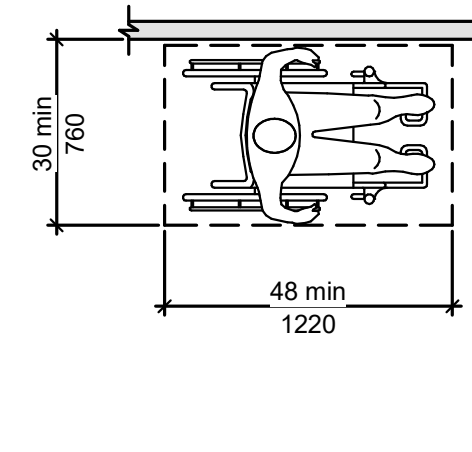
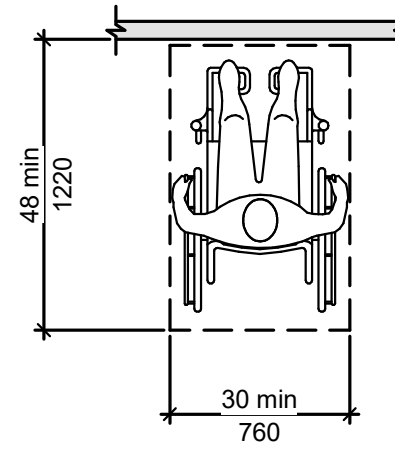
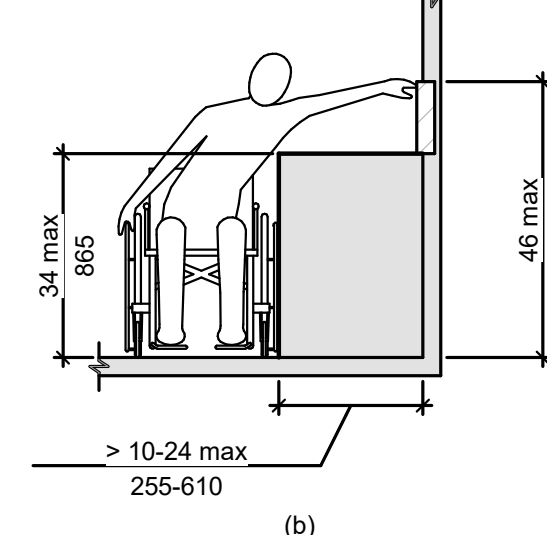
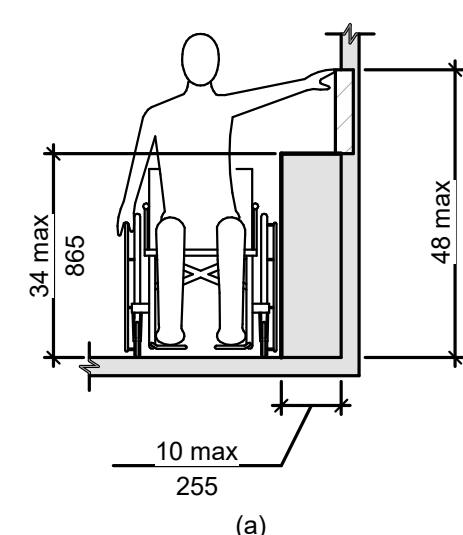
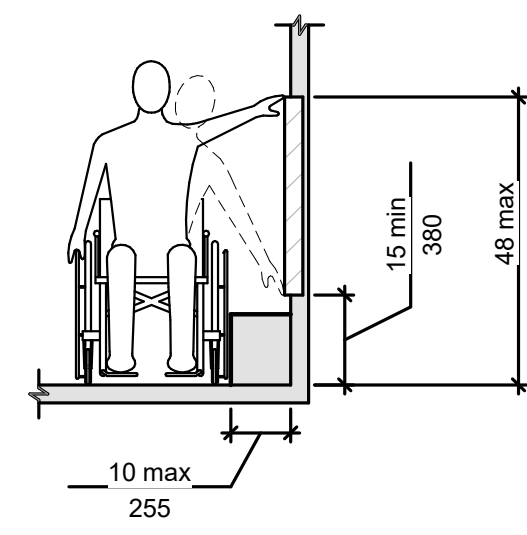
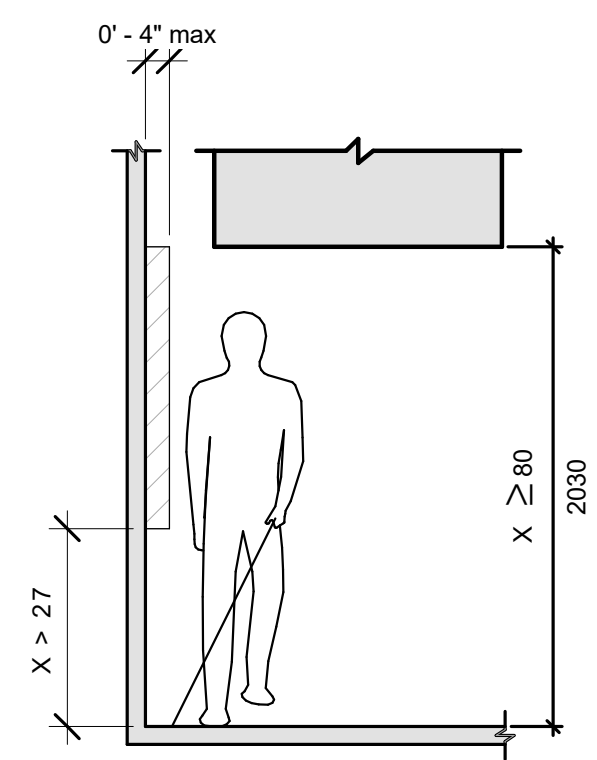
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Checked by JTB

ACCESSIBILITY
COMPLIANCE

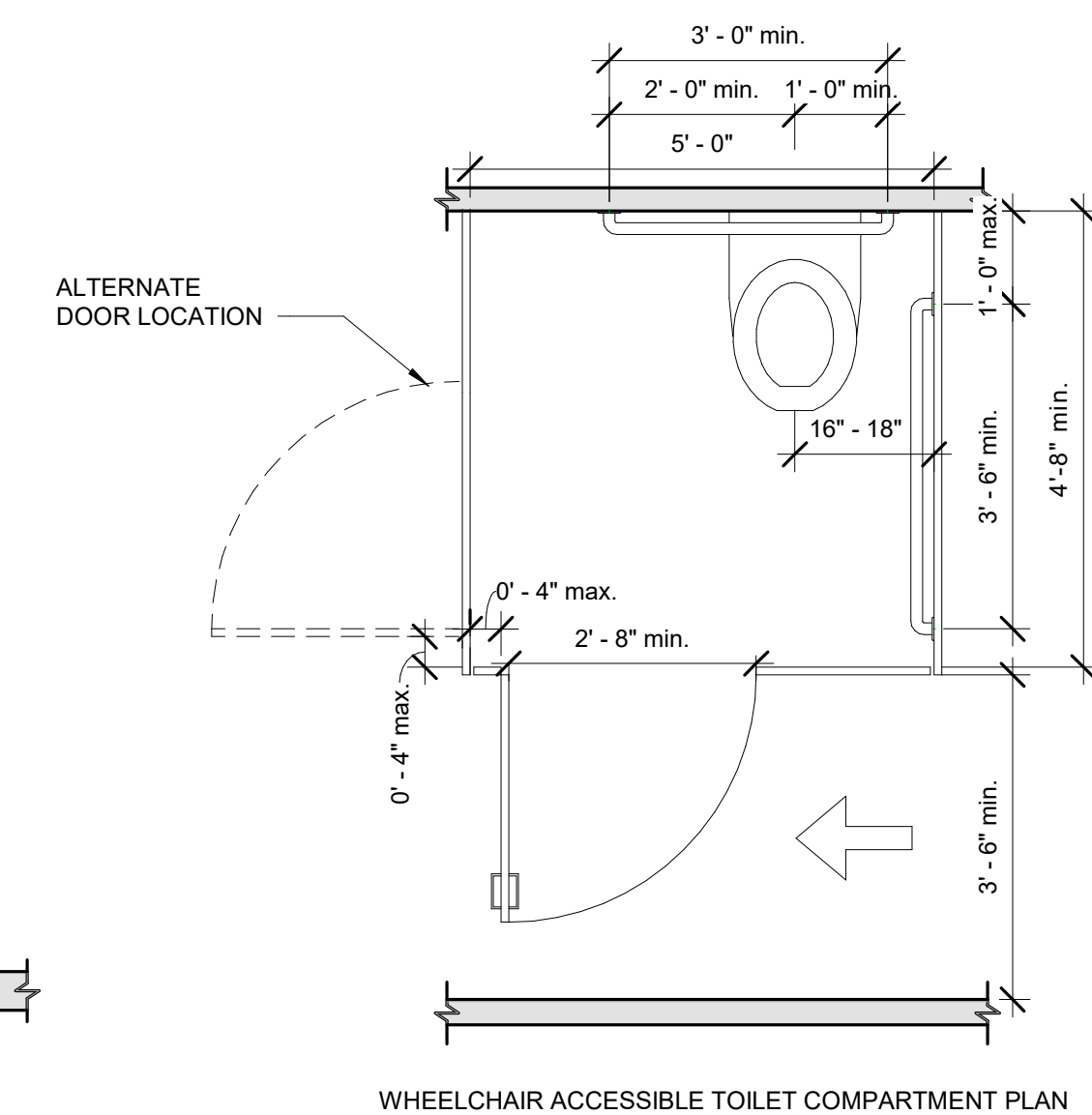
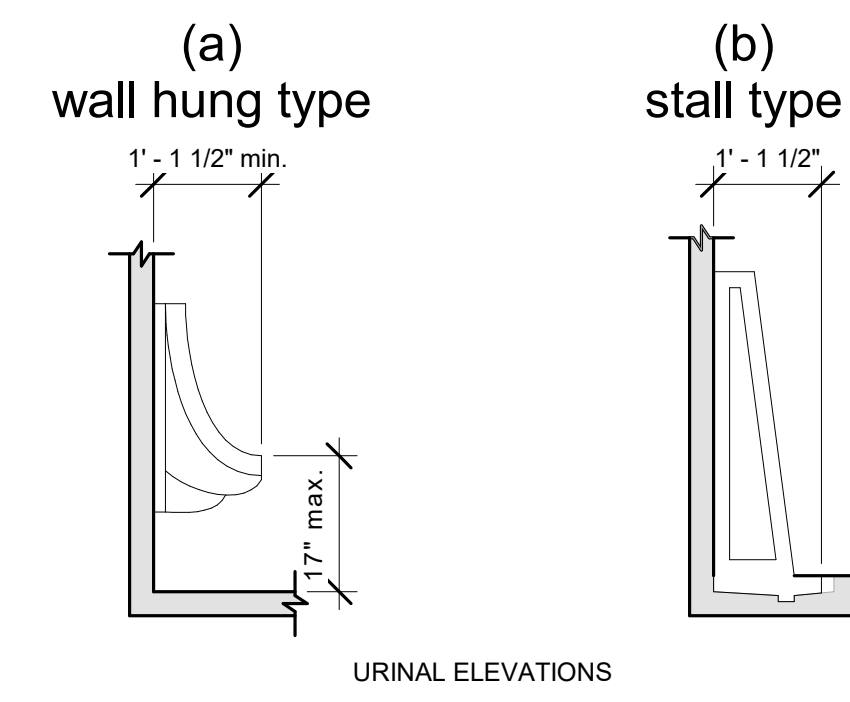
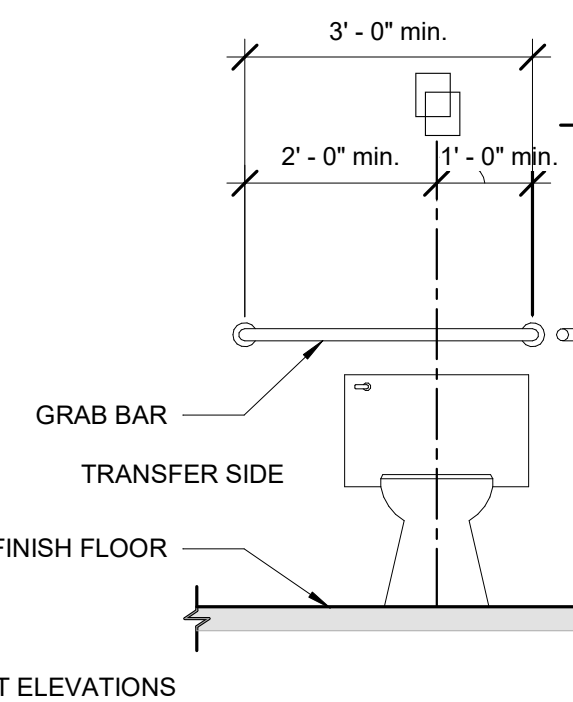
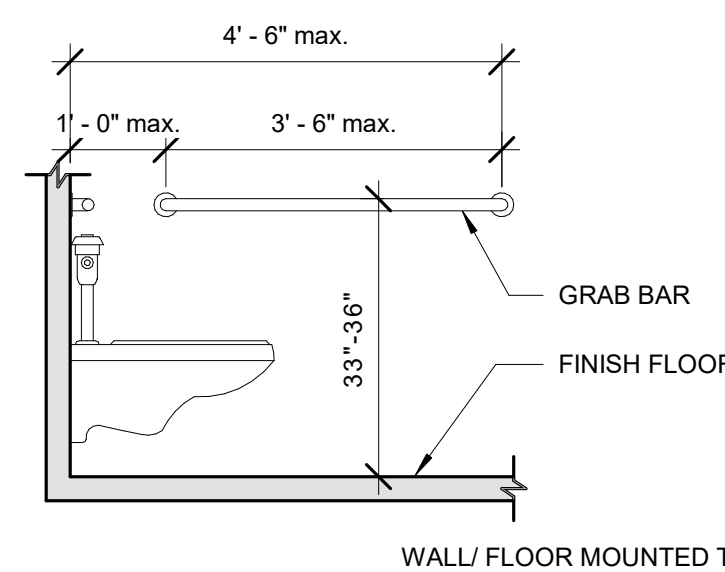
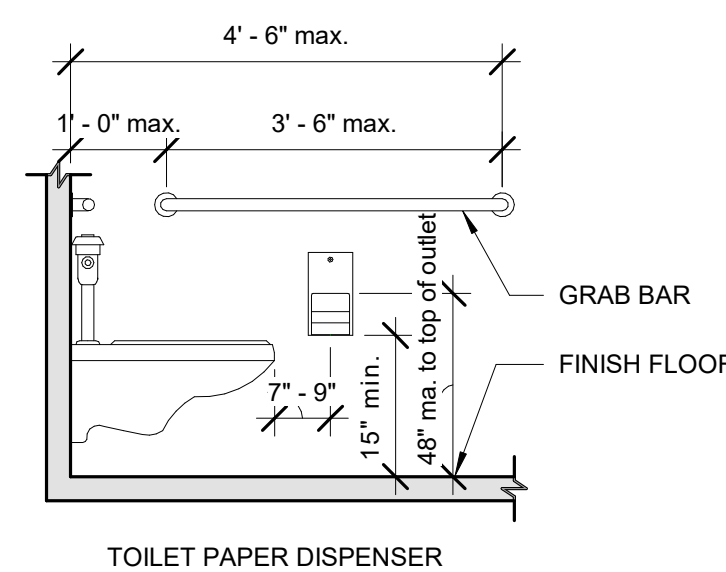
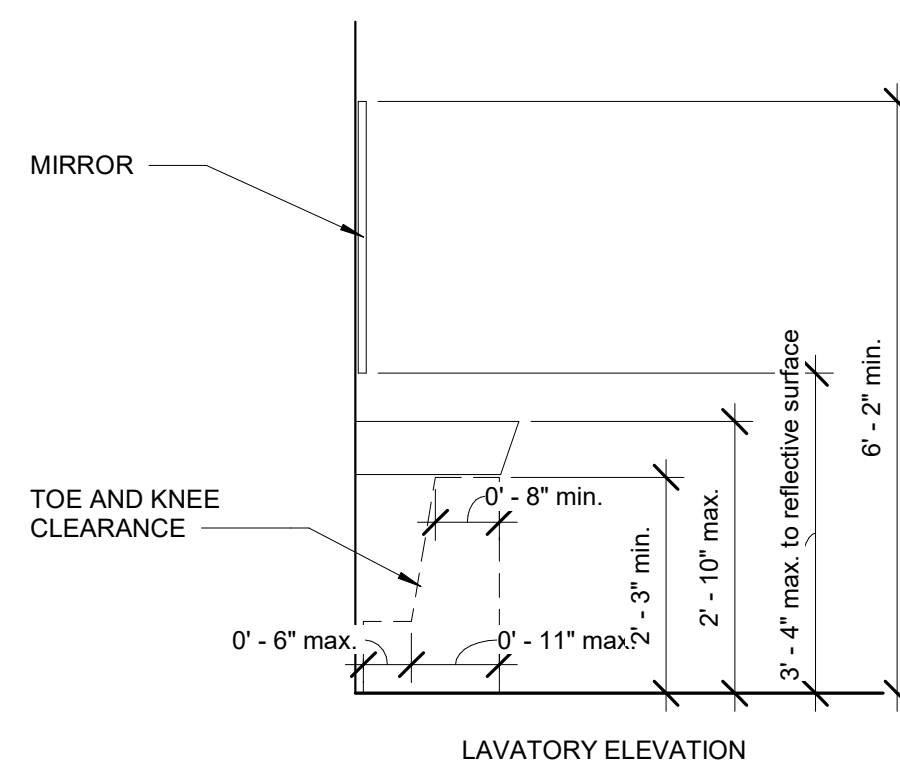
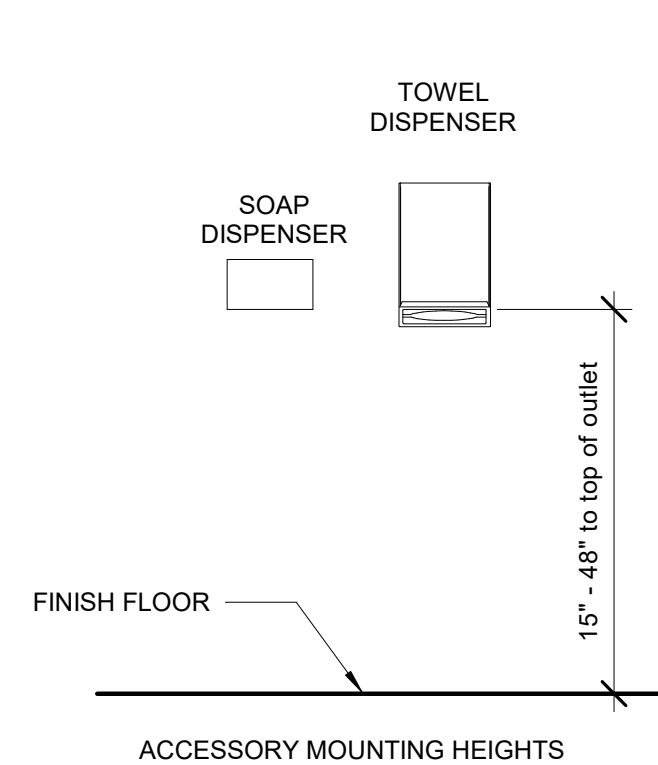
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Scale: AS SHOWN



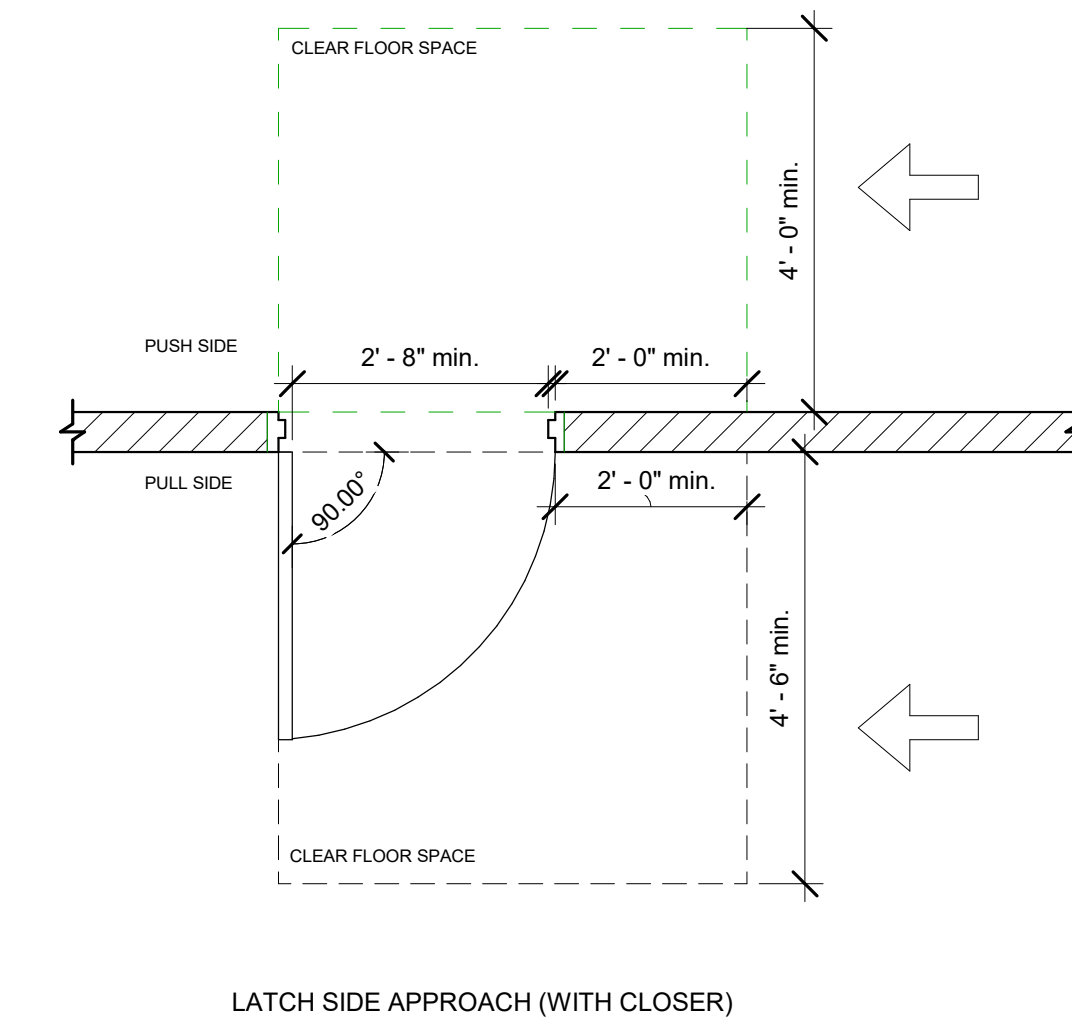
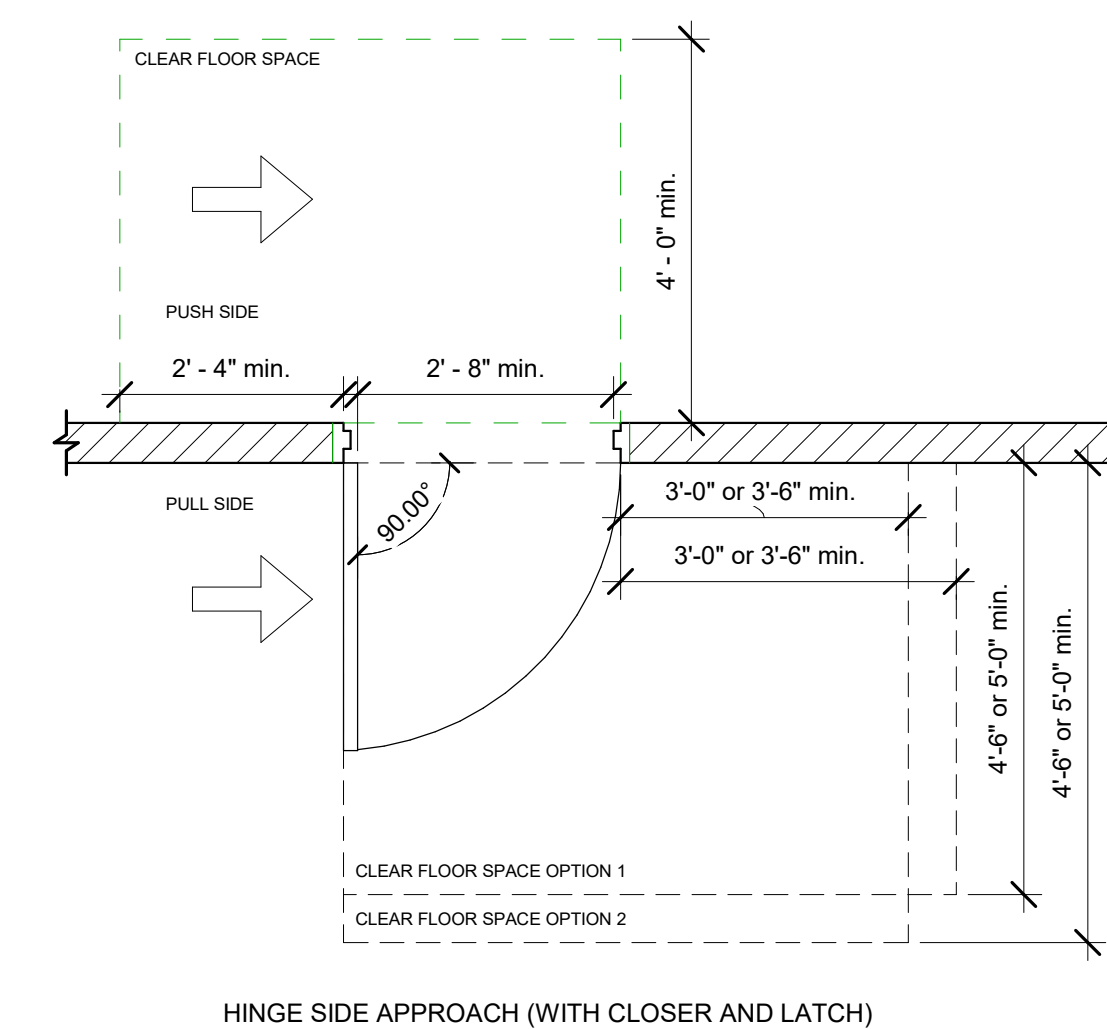
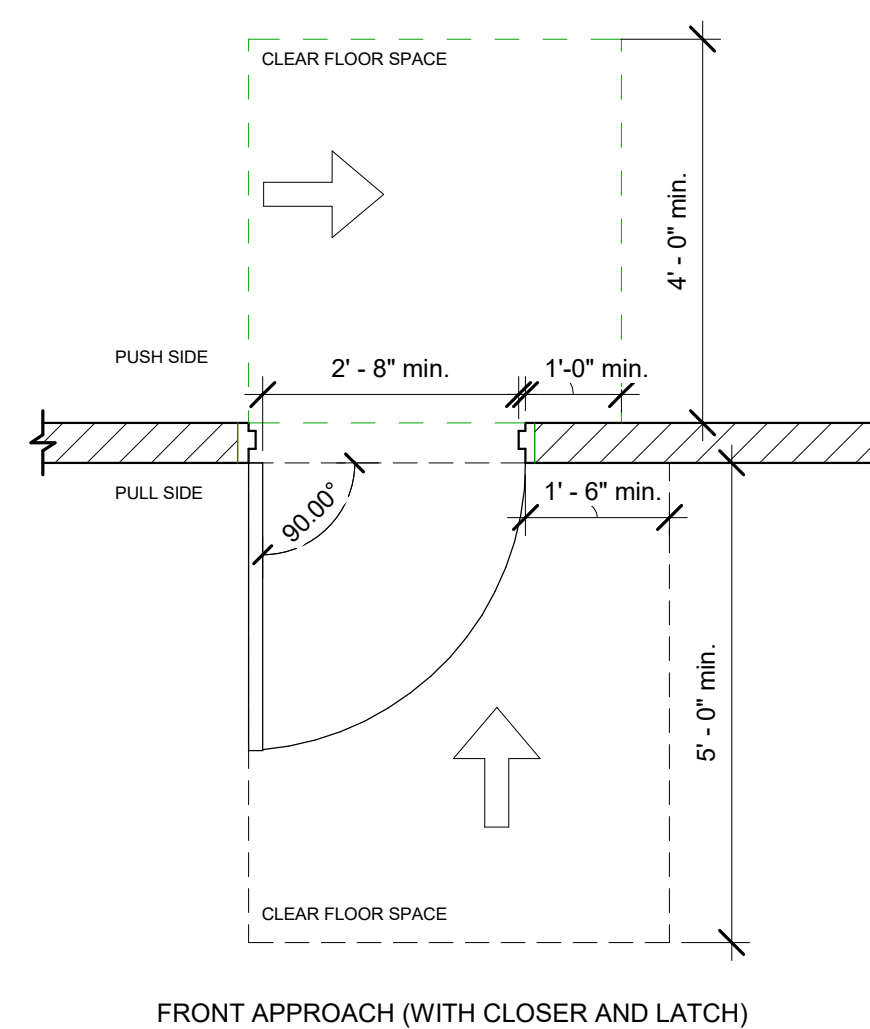
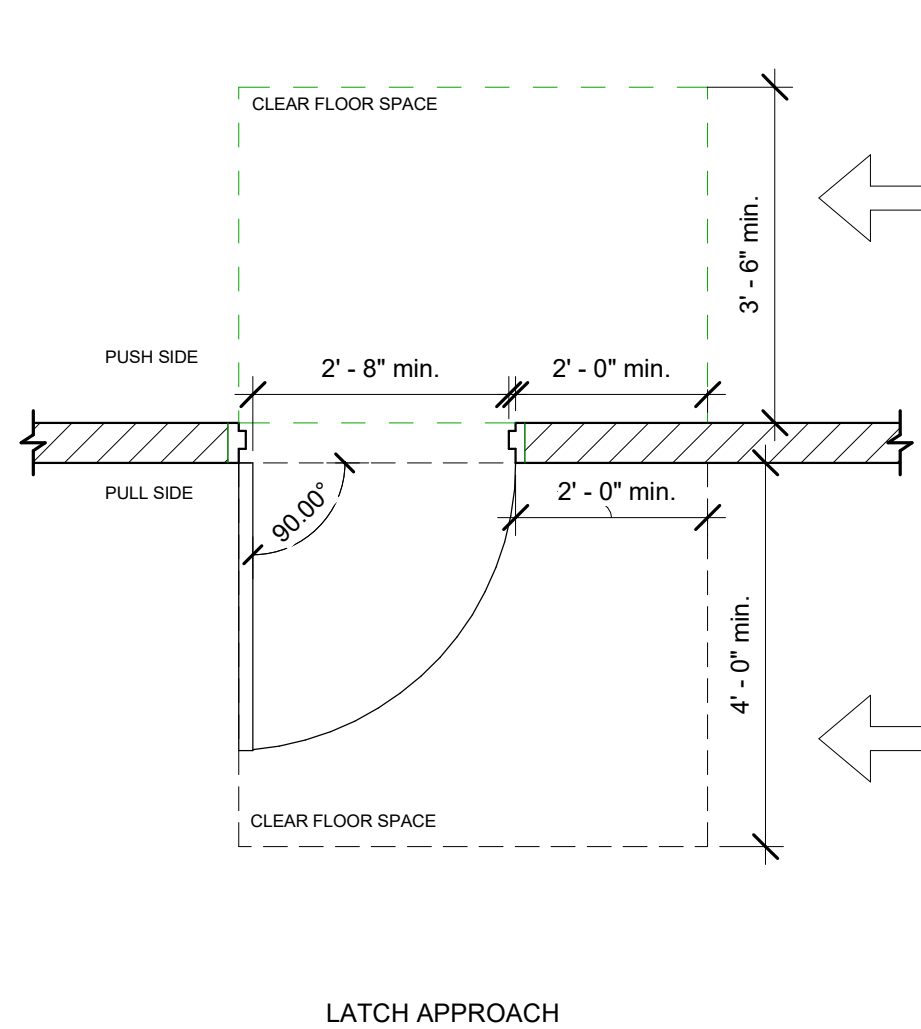
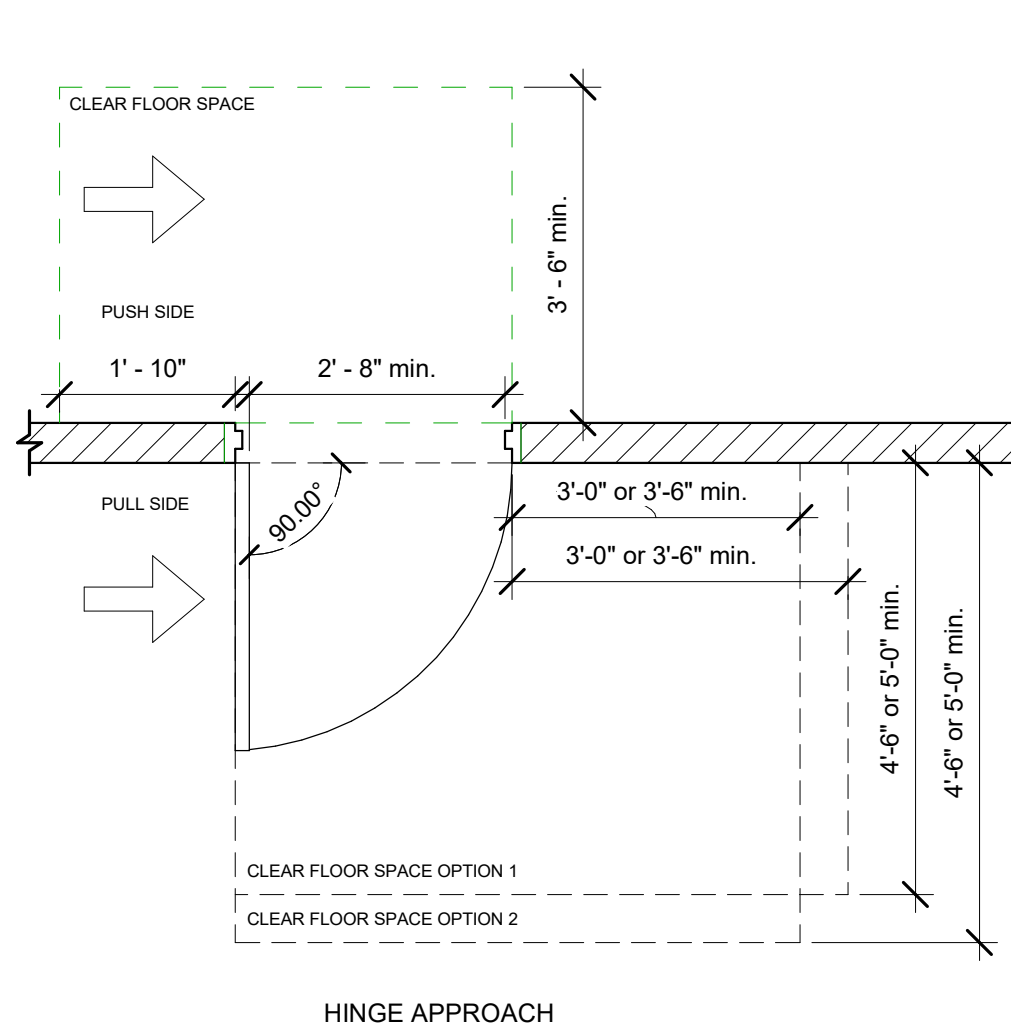
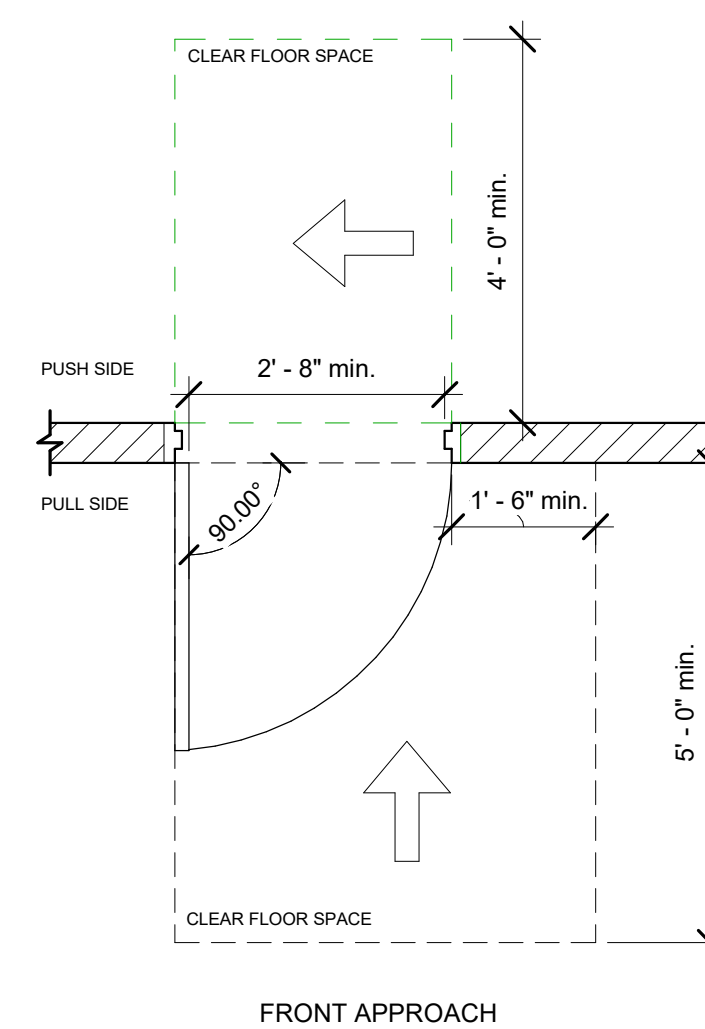
3 FLOOR CLEARANCES
1/2" = 1'-0"

1 BUILDING BLOCKS
3/8" = 1'-0"



4 MOUNTING HEIGHTS

1/2" = 1'-0"



2 DOOR CLEARANCES
1/2" = 1'-0"



PRIME ARCHITECT

JAREDIAN DESIGN GROUP

5143 PALM PASSAGE,
SECOND FLOOR - SUITES B24-25
ST. THOMAS, USVI 00802

PHONE: 340-777-1600

EMAIL: jarediandesigngroup@gmail.com

CONSULTING ARCHITECT

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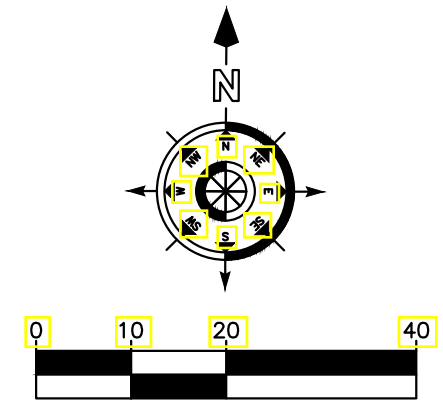
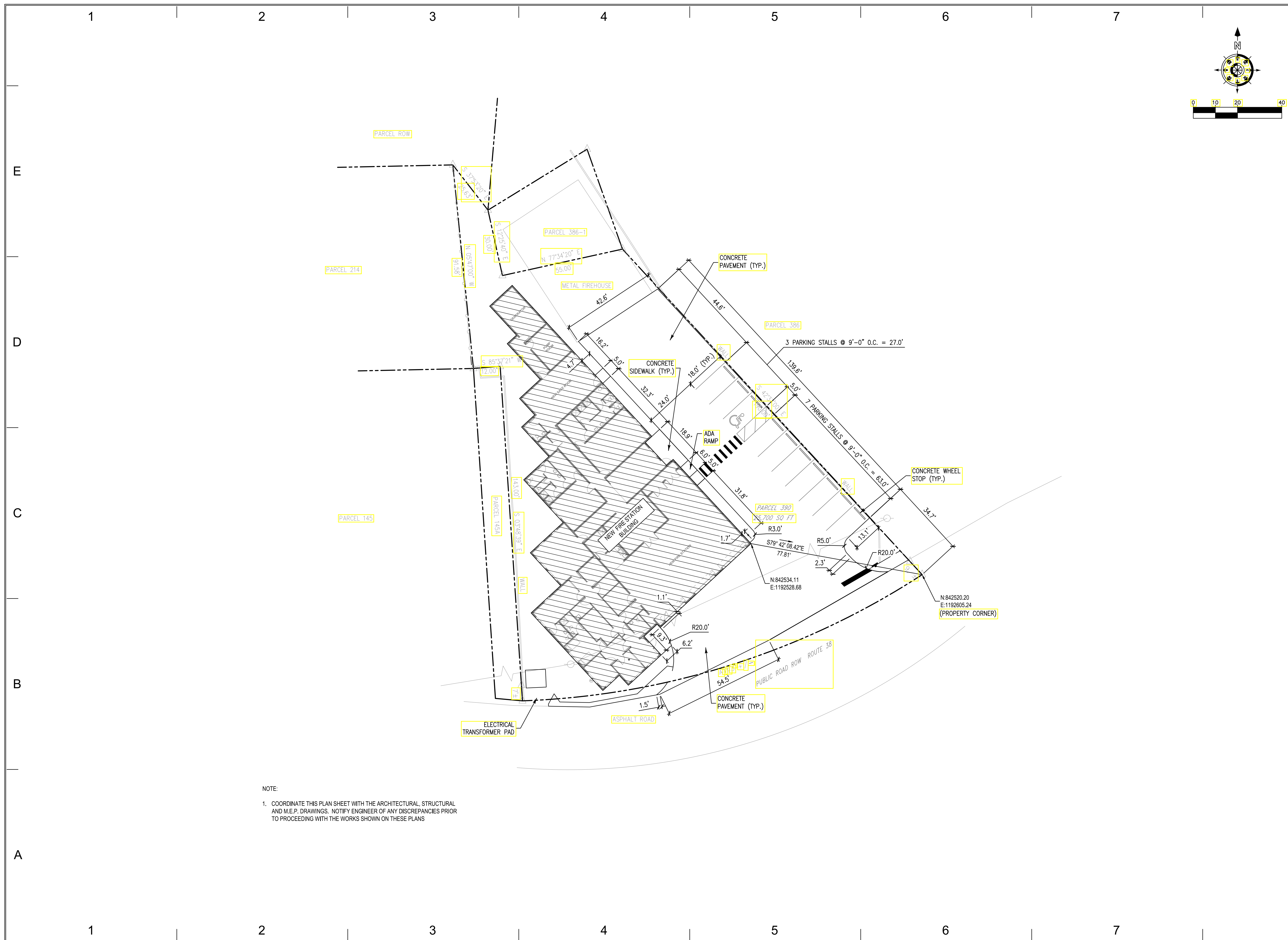
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No.	Description	Date
REVISIONS		
No.	Description	Date
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Drawn by	JTB	
Checked by	JTB	

ACCESSIBILITY COMPLIANCE

G006

Scale: AS SHOWN

	1	2	3	4	5	6	7																																																																																																																																																																																																																																																																																																																																																																																	
	2.2.5 CONSTRUCTION TRAFFIC SHALL NOT USE ANY ROAD FORMATION AT THE BOTTOM OF A CUTTING UNLESS THE CUTTING IS IN ROCK OR THE CONTRACTOR MAINTAINS THE LEVEL OF THE BOTTOM SURFACE AT LEAST 1 FOOT ABOVE FORMATION LEVEL. THE CONTRACTOR AT HIS OWN EXPENSE SHALL REPAIR ANY DAMAGE TO THE SUB-GRADE ARISING FROM SUCH USE OF THE SURFACE. 2.3 PREPARATION OF FILL AREAS: UNLESS OTHERWISE REQUIRED BY THE CONTRACT THE NATURAL GROUND OVER WHICH FILLING IS TO BE PLACE SHALL BE CLEARED OF ALL LOOSE BOULDERS, GRASS, PRODUCTIVE SOIL, BUSHES, TREES, ROOTS AND OTHER VEGETATION. NO FILLING MATERIAL SHALL BE PLACED UNTIL ALL WATERCOURSES HAVE BEEN DIVERTED OR UNDER DRAINED. ALL POTHOLE OR CAVITIES DISCOVERED SHALL BE OPENED UP, FILLED AND COMPACTED BEFORE ANY FILLING TAKES PLACE. 2.4 FORMING OF EMBANKMENTS: ALL FILLING MATERIAL SHALL BE OBTAINED FROM APPROVED BORROW AREAS OR FROM OTHER SOURCES APPROVED BY THE PROJECT ENGINEER. 2.4.1 EMBANKMENTS SHALL BE FORMED OF MATERIAL DEFINED AS SUITABLE MATERIAL IN CLAUSE 4.1 THE MATERIAL SHALL BE DEPOSITED AND COMPACTED AS SOON AS PRACTICABLE AFTER EXCAVATION IN ACCORDANCE WITH CLAUSE 4.7. EMBANKMENTS SHALL BE BUILT UP EVENLY OVER THE FULL WIDTH AND SHALL BE MAINTAINED AT ALL TIMES WITH A SURFACE OF SUFFICIENT CAMBER AND SUFFICIENTLY EVEN TO ENABLE SURFACE WATER TO DRAIN READILY FROM THEM. DAMAGE TO COMPACTED LAYERS BY CONSTRUCTION TRAFFIC SHALL BE REPAIRED BY THE CONTRACTOR. 2.4.2 THE EXISTING GROUND BELOW EMBANKMENT AREAS SHALL BE CLEARED AS SPECIFIED IN 2.4, AND THEN RIPPED TO A DEPTH OF TWELVE INCHES (12") BELOW EXISTING GROUND LEVEL. THE RIPPED ROCK SHALL THEN BE WELL WALKED IN UNTIL IT WILL PASS A 4" GAUGE AND THOROUGHLY COMPACTED IN ACCORDANCE WITH TABLE 2.1. 2.4.3 ROCK USED, AS FILL SHALL BE OF SUCH SIZE THAT IT CAN BE DEPOSITED IN HORIZONTAL LAYERS, EACH NOT EXCEEDING 18 INCHES LOOSE DEPTH AND EXTENDING OVER THE FULL WIDTH OF THE EMBANKMENTS. MATERIALS SHALL BE SPREAD AND LAID BY A CRAWLER TRACTOR WEIGHING NOT LESS THAN 15 TONS AND COMPACTED IN ACCORDANCE WITH CLAUSE 3.2. EACH LAYER SHALL CONSIST OF REASONABLY GRADED ROCK AND ALL SURFACE VOIDS SHALL BE FILLED WITH BROKEN FRAGMENTS BEFORE THE NEXT LAYER IS PLACED. THE TOP SURFACE AND SIDE SLOPES OF EMBANKMENTS SO FORMED SHALL BE THOROUGHLY BLINDED WITH APPROVED FINE GRADED MATERIALS TO SEAL THE SURFACE. 2.4.4 IF THE CONTRACTOR WISHES TO CONTINUE TO USE THE SURFACE OF EMBANKMENTS FOR CONSTRUCTION TRAFFIC BEFORE TRIMMING TO FORMATION LEVEL HE SHALL BRING UP AND MAINTAIN THE SURFACE TO A LEVEL NOT LESS THAN 6 INCHES ABOVE FORMATION LEVEL. ANY DAMAGE TO THE SUBGRADE CAUSE BY THE USE OF SUCH SURFACE SHALL BE MADE GOOD BY THE CONTRACTOR AT HIS OWN EXPENSE. 2.5 COMPACTION ALL MATERIAL SHALL BE COMPACTED AS SOON AS PRACTICABLE AFTER DEPOSITION. THE PERCENTAGE COMPACTION SHALL EQUAL OR EXCEED 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. AS A GUIDELINE TABLE 2.1 GIVES COMPACTION REQUIREMENTS FOR TYPES OF EQUIPMENT, DEPTH OF LAYER AND NUMBER OF PASSES. LISTED BELOW ARE THE DEFINITIONS AND CLASSIFICATIONS ASSOCIATED WITH TABLE 2.1 <table><tr><th colspan="4">TABLE 2.1 COMPACTION REQUIREMENTS</th></tr><tr><th colspan="4">D= MAXIMUM DEPTH OF COMPACTED LAYER (INCHES)</th></tr><tr><th colspan="4">N= MINIMUM NUMBER OF PASSES</th></tr><tr><th>TYPE OF COMPACTION PLANT</th><th>CATEGORY</th><th colspan="2">UNIFORMLY GRADED MATERIAL</th></tr><tr><th colspan="2">MASS PER YD WIDTH OF ROLL:</th><th>D</th><th>N</th></tr><tr><td rowspan="3">SMOOTH-WHEELED ROLLER</td><td>OVER 0.71T UP TO 0.91T</td><td>5</td><td>10*</td></tr><tr><td>OVER 0.91T UP TO 1.80T</td><td>5</td><td>8*</td></tr><tr><td>OVER 1.81T</td><td colspan="2">UNSUITABLE</td></tr><tr><td rowspan="3">GRID ROLLER</td><td>OVER 0.91T UP TO 1.81T</td><td>6</td><td>10*</td></tr><tr><td>OVER 1.81T UP TO 1.82T</td><td colspan="2">UNSUITABLE</td></tr><tr><td>OVER 1.82T</td><td colspan="2">UNSUITABLE</td></tr><tr><td>TAMPING ROLLER</td><td>OVER 4.41T</td><td>10</td><td>4</td></tr><tr><td rowspan="14">VIBRATING ROLLER</td><td rowspan="14">MASS PER YARD WIDTH OF A VIBRATING ROLL:</td><td colspan="2"></td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2"></td></tr><tr><td colspan="2"></td></tr></table> 2.6 NOTES TO TABLE 2.1 A) THE DEPTH OF COMPACTED LAYER IS THE HEIGHT BY WHICH THE EMBANKMENT IS RAISED BY EACH SUCCESSIVE COMPACTED LAYER. B) THE NUMBER OF PASSES IS THE NUMBER OF TIMES THAT EACH POINT ON THE SURFACE OF THE LAYER BEING COMPACTED HAS BEEN TRAVERSED BY THE ITEM OF COMPACTION PLANT. C) THE COMPACTIVE EFFORT OF EACH COMPACTOR IS A FUNCTION OF THE MASS OF THE MACHINE AND THE COMPACTION PLANT IN TABLE 2.1 IS LISTED IN TERMS OF THEIR MASSES. THE MASS PER YARD WIDTH OF ROLL IS THE TOTAL MASS ON THE ROLL DIVIDED BY THE TOTAL ROLL WIDTH. WHERE A SMOOTH-WHEELED ROLLER HAS MORE THAN ONE AXLE. THE MACHINE SHALL BE ASSESSED ON THE BASIS OF THE AXLE GIVING THE HIGHEST VALUE OF MASS PER YARD WIDTH. D) A TAMPING ROLLER, FOR THE PURPOSE OF THIS SPECIFICATION, IS A MACHINE WITH A ROLL OR ROLLS FROM WHICH FEET PROJECT. THE PROJECTED END AREA OF EACH FOOT SHALL EXCEED 0.11SQ.FT AND THE SUM OF THE AREAS OF FEET SHALL EXCEED 15 PER CENT OF THE AREA OF THE CYLINDER SWEEP BY ENDS OF THE FEET. THE REQUIREMENTS FOR TAMPING ROLLERS APPLY TO MACHINES THAT HAVE 2 ROLLS IN TANDEM. IF ONLY ONE TAMPING ROLL TRAVERSES EACH POINT ON THE SURFACE OF THE LAYER ON ANY ONE PASS OF THE MACHINE, THE MINIMUM NUMBER OF PASSES SHALL BE TWICE THE NUMBER GIVEN IN TABLE 2.1 E) FOR PNEUMATIC-TYRED ROLLERS MASS PER WHEEL IS THE TOTAL MASS OF THE ROLLER DIVIDED BY THE NUMBER OF WHEELS.							TABLE 2.1 COMPACTION REQUIREMENTS				D= MAXIMUM DEPTH OF COMPACTED LAYER (INCHES)				N= MINIMUM NUMBER OF PASSES				TYPE OF COMPACTION PLANT	CATEGORY	UNIFORMLY GRADED MATERIAL		MASS PER YD WIDTH OF ROLL:		D	N	SMOOTH-WHEELED ROLLER	OVER 0.71T UP TO 0.91T	5	10*	OVER 0.91T UP TO 1.80T	5	8*	OVER 1.81T	UNSUITABLE		GRID ROLLER	OVER 0.91T UP TO 1.81T	6	10*	OVER 1.81T UP TO 1.82T	UNSUITABLE		OVER 1.82T	UNSUITABLE		TAMPING ROLLER	OVER 4.41T	10	4	VIBRATING ROLLER	MASS PER YARD WIDTH OF A VIBRATING ROLL:																													E																																																																																																																																																																																																																																																																																																						
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P.O. BOX 8269
Christiansted, USVI 00823



5143 Palm Passage,
Second Floor - Suites B24-25 St. Thomas,
US Virgin Islands 00802
Post Office Box 6218
St. Thomas, U.S. Virgin Islands 00804-6218
telephone: 340.777.1600
e-mail: jarediandesigngroup@gmail.com
website: www.jaredian.com

GEORGE SCOTT-
VIFEMS STATION

ESTATE ANNA'S RETREAT
PARCEL NO. 390
NEW QUARTER, CHARLOTTE AMALIE
ST. THOMAS U.S.V.I

DATE: April, 2025

DRAWN BY: DC

CHECKED BY: DC

APPROVED BY: DC

PROJECT NO.:

CONTRACT NO.:

SHEET NO.:

SITE & GEOMETRY PLAN

C006



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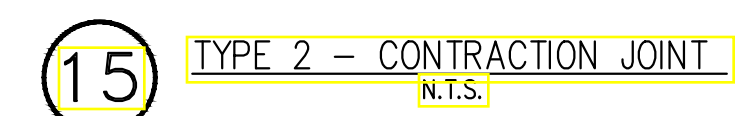
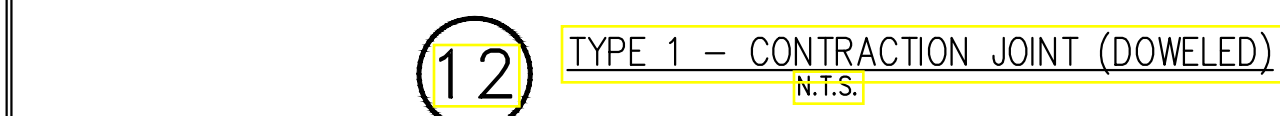
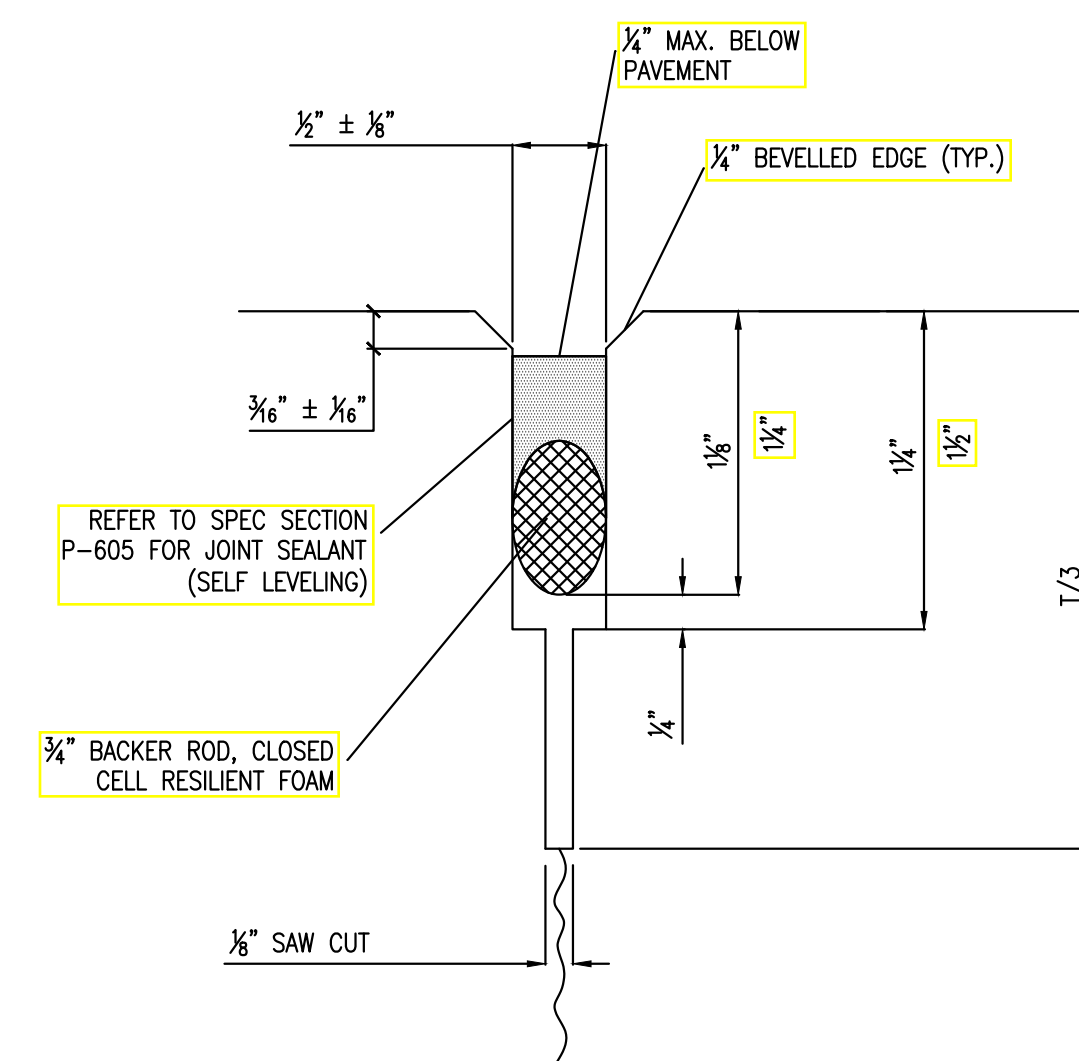
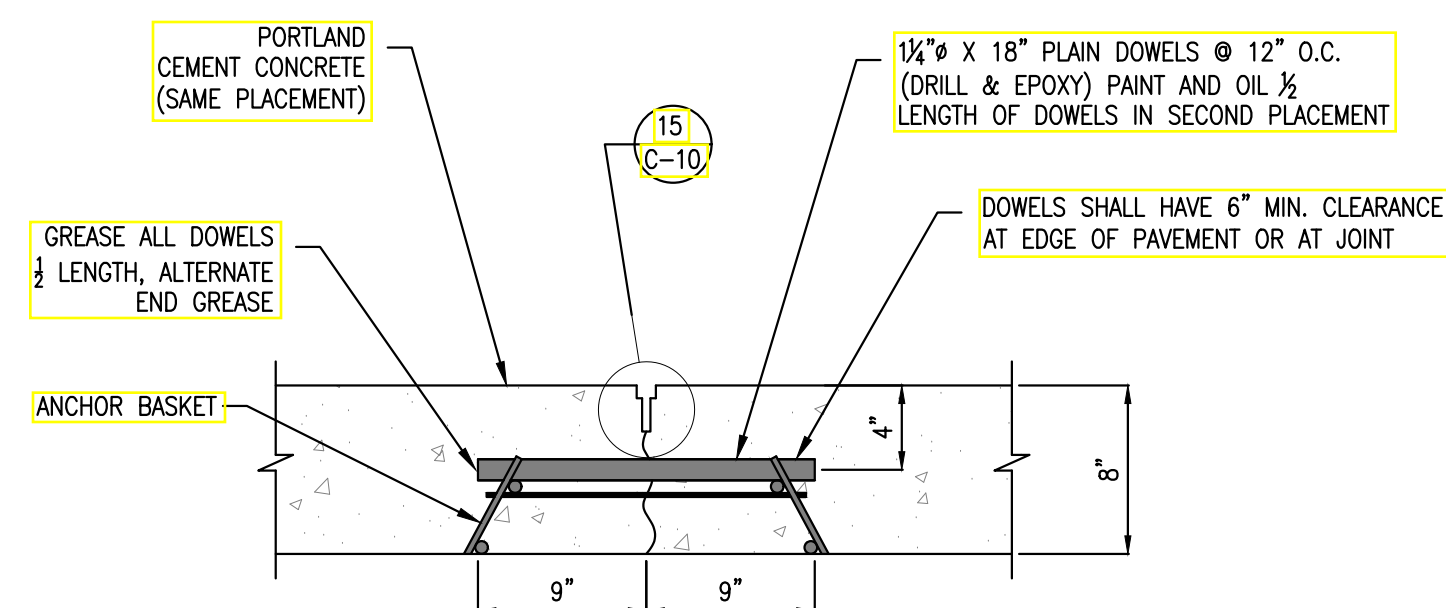
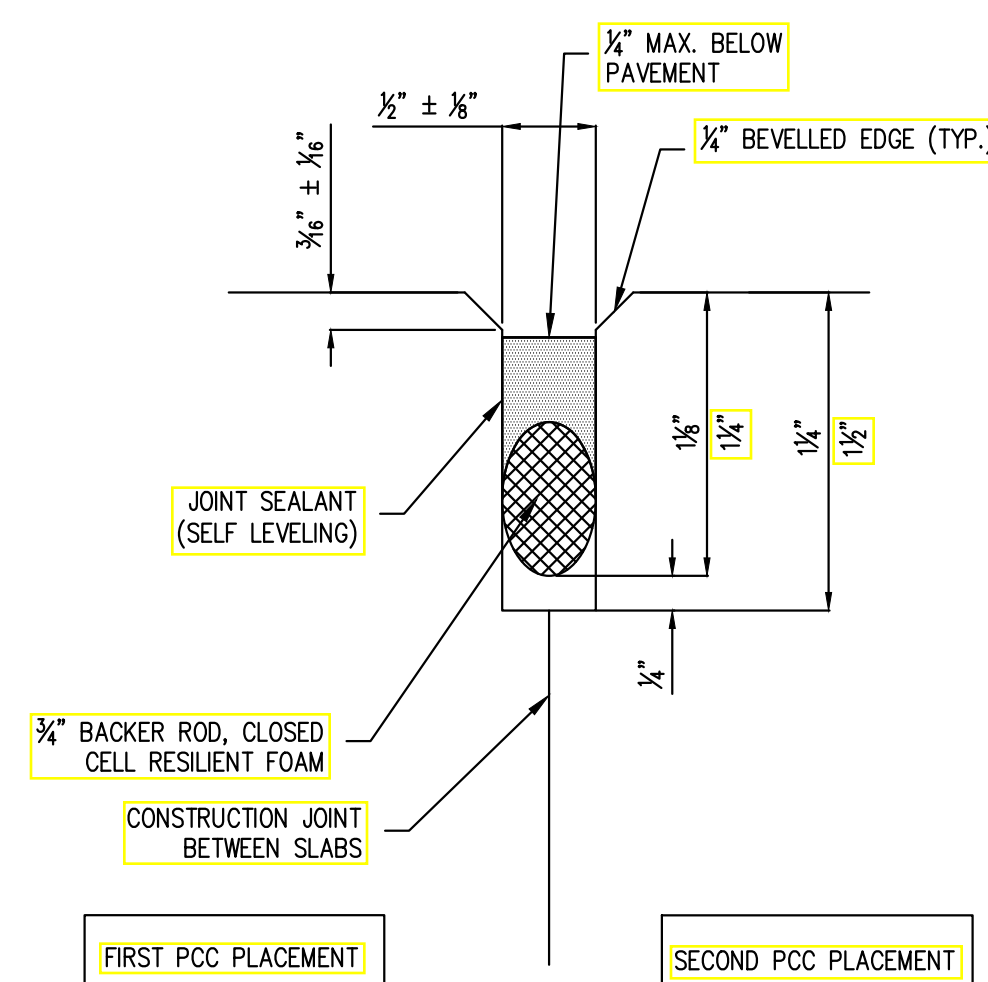
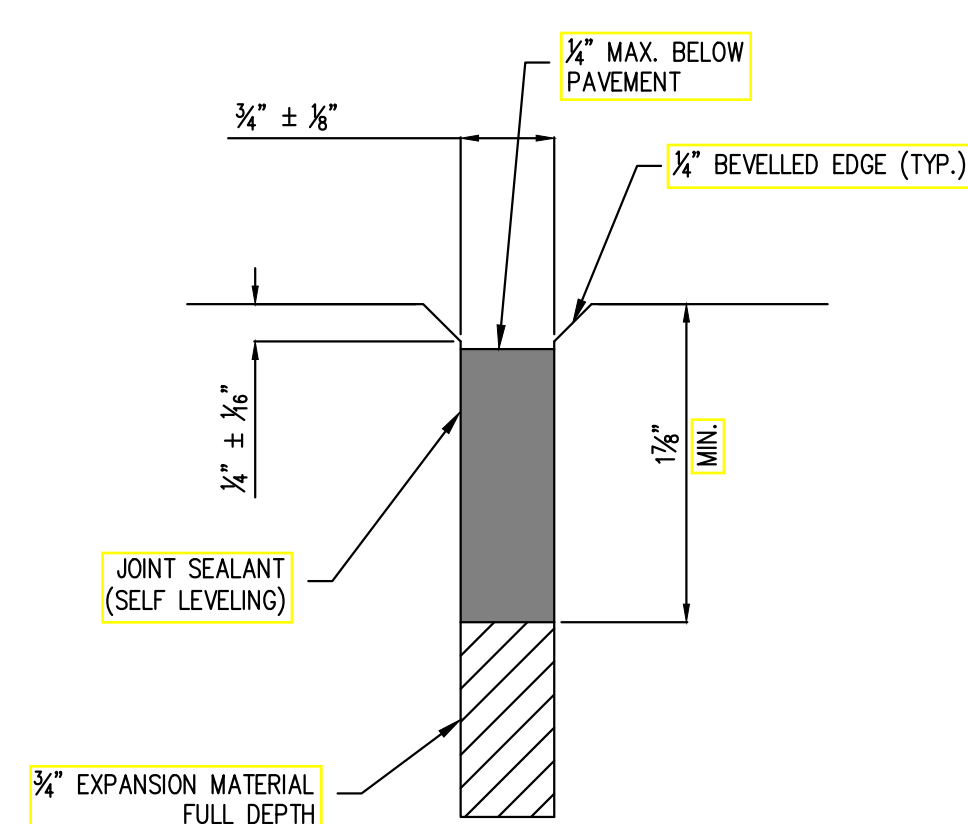
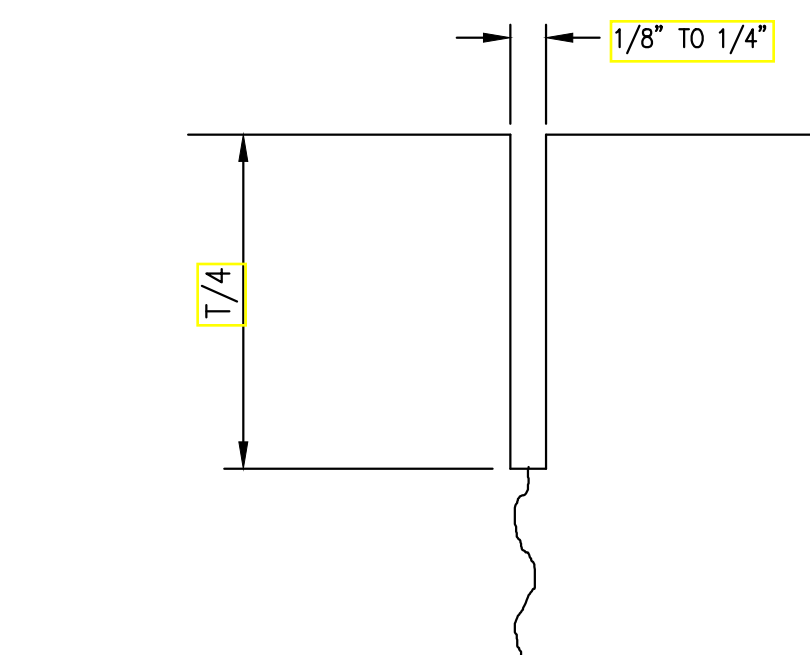
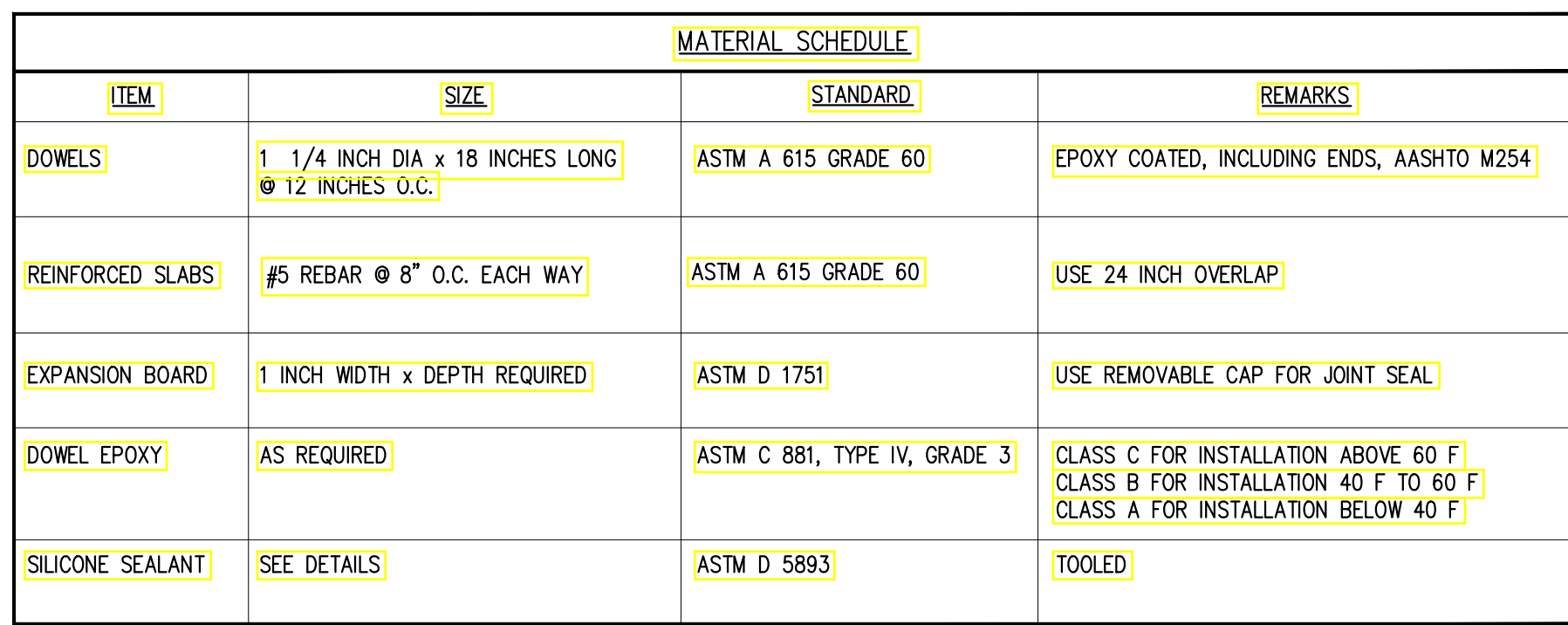
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P.O. BOX 8269
Christiansted, USVI 00823

JDC **Jaredian Design Group**
Architects, Engineers and Construction Managers

5143 Palm Passage,
Second Floor - Suites B24-25 St. Thomas,
US Virgin Islands 00802
Post Office Box 6218
St. Thomas, U.S. Virgin Islands 00804-6218
telephone: 340.777.1600
e-mail: jarediandesigngroup@gmail.com
website: www.jaredian.com

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VIFEMS STATION

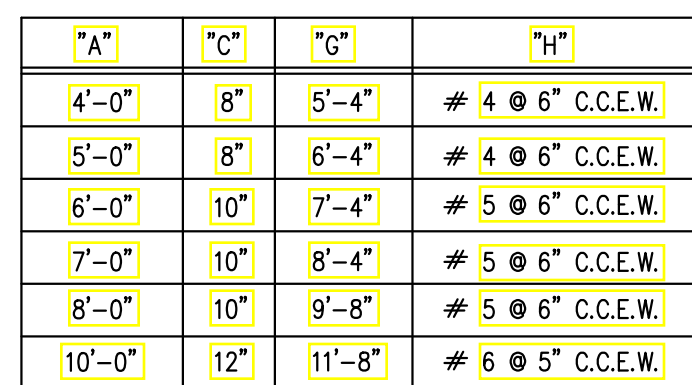
ESTATE ANNA'S RETREAT
PARCEL NO. 390
NEW QUARTER, CHARLOTTE AMALIE
ST. THOMAS U.S.V.I

DATE:	April, 2025
DRAWN BY:	DC
CHECKED BY:	DC
APPROVED BY:	DC

PROJECT NO.:
CONTRACT NO.:

SHEET NO.:
PAVING, GRADING AND
DRAINAGE DETAILS
C010





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

NOTES:

1. STANDARD SLOPE IS 0.5% UNLESS OTHERWISE SPECIFIED
2. REINFORCE ACCORDING TO STRUCTURAL REQUIREMENTS
3. TRENCH DRAIN MUST BE $\frac{1}{8}$ " BELOW FINISHED CONCRETE GRADE

NOTES:

1. STANDARD SLOPE IS 0.5% UNLESS OTHERWISE SPECIFIED
2. REINFORCE ACCORDING TO STRUCTURAL REQUIREMENTS
3. TRENCH DRAIN MUST BE $\frac{1}{8}$ " BELOW FINISHED CONCRETE GRADE

TYPICAL DTPF-HDBP15ZSA TRENCH SECTION

SHIPS WITH PLYWOOD IN TOP OF TRENCH TO PROTECT DURING CONCRETE PLACEMENT

HEAVY DUTY BLACK POWDER COATED FRAME

3" X $\frac{3}{8}$ " ϕ CONCRETE ANCHORS

SMOOTH PRECAST POLYMER TRENCH BODY

2" SEALABLE CONNECTOR FLANGE

RIGID METAL ANCHORS AND INSTALLATION BRACKETS

LABEL AND FLOW DIRECTION ARROW

TYPICAL DTPF-HDBP15ZSA TRENCH ISOMETRIC

26 TRENCH DRAIN
NOT TO SCALE

26 TRENCH DRAIN
NOT TO SCALE

E

D

C



	Stone
	Foundations
	↓

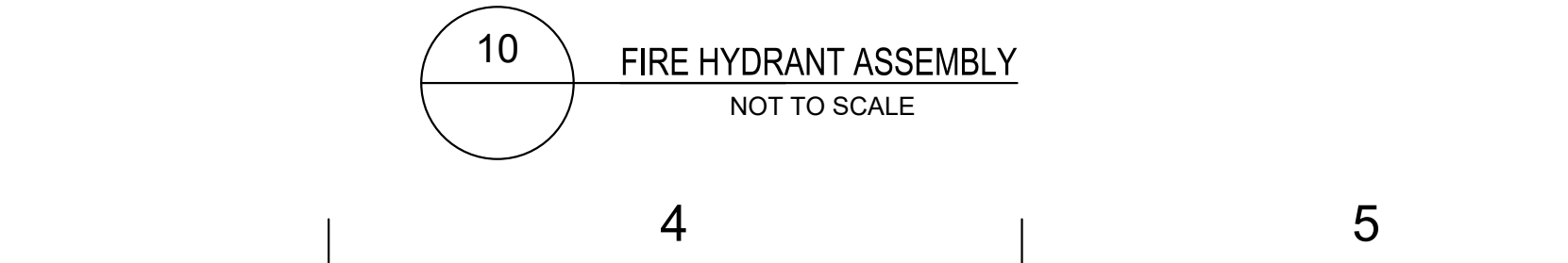
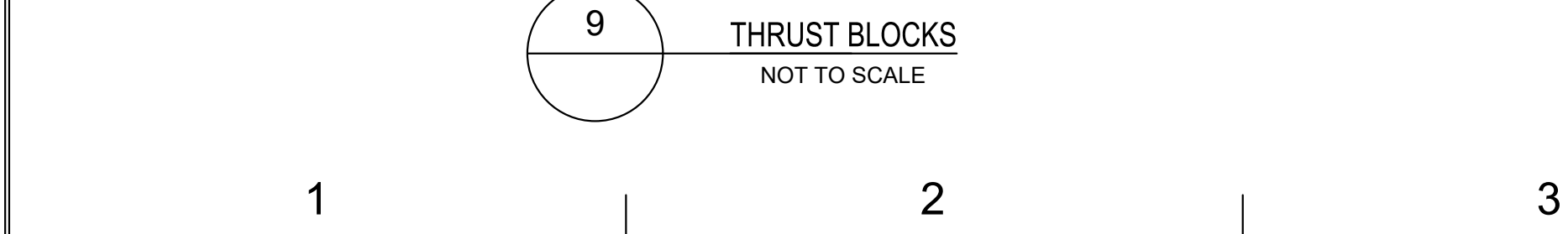
2

C

E

A







phone: (340) 777-2375
e-mail: info@boschulte.com
website: www.boschulte.com



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FIRE STATION
LIMA COMPANY
390 ESTATE ANNAS RETREAT
ST. THOMAS, U.S.V.I.

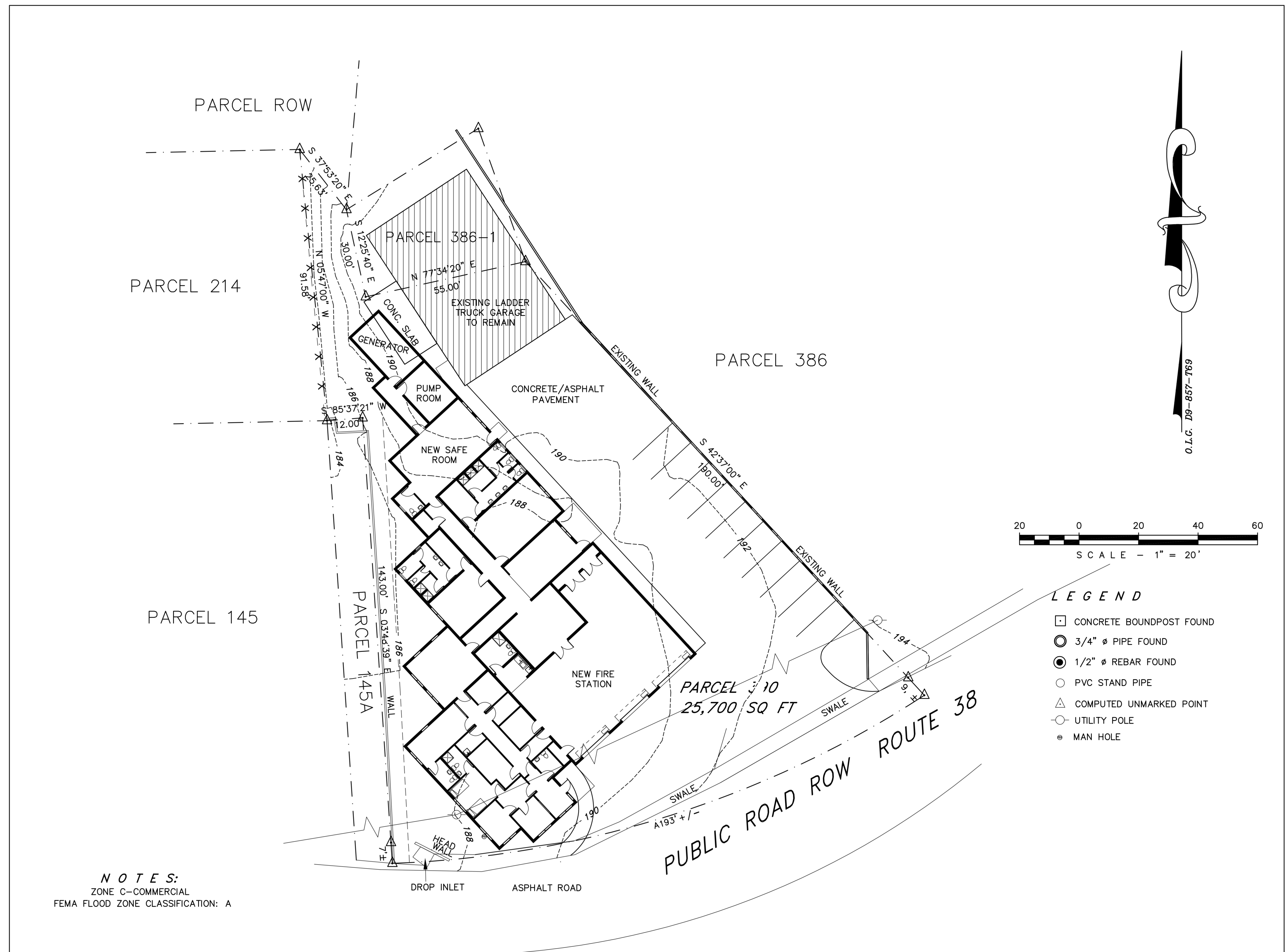
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Checked by	JTB
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AS101

Scale: AS SHOWN



1 ARCHITECTURAL SITE PLAN
1"=20'



phone: (340) 777-2375
e-mail: info@boschulte.com
website: www.boschulte.com



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PROGRESS SET		
No.	Description	Date
1	SCHEMATIC DESIGN	8/17/2024

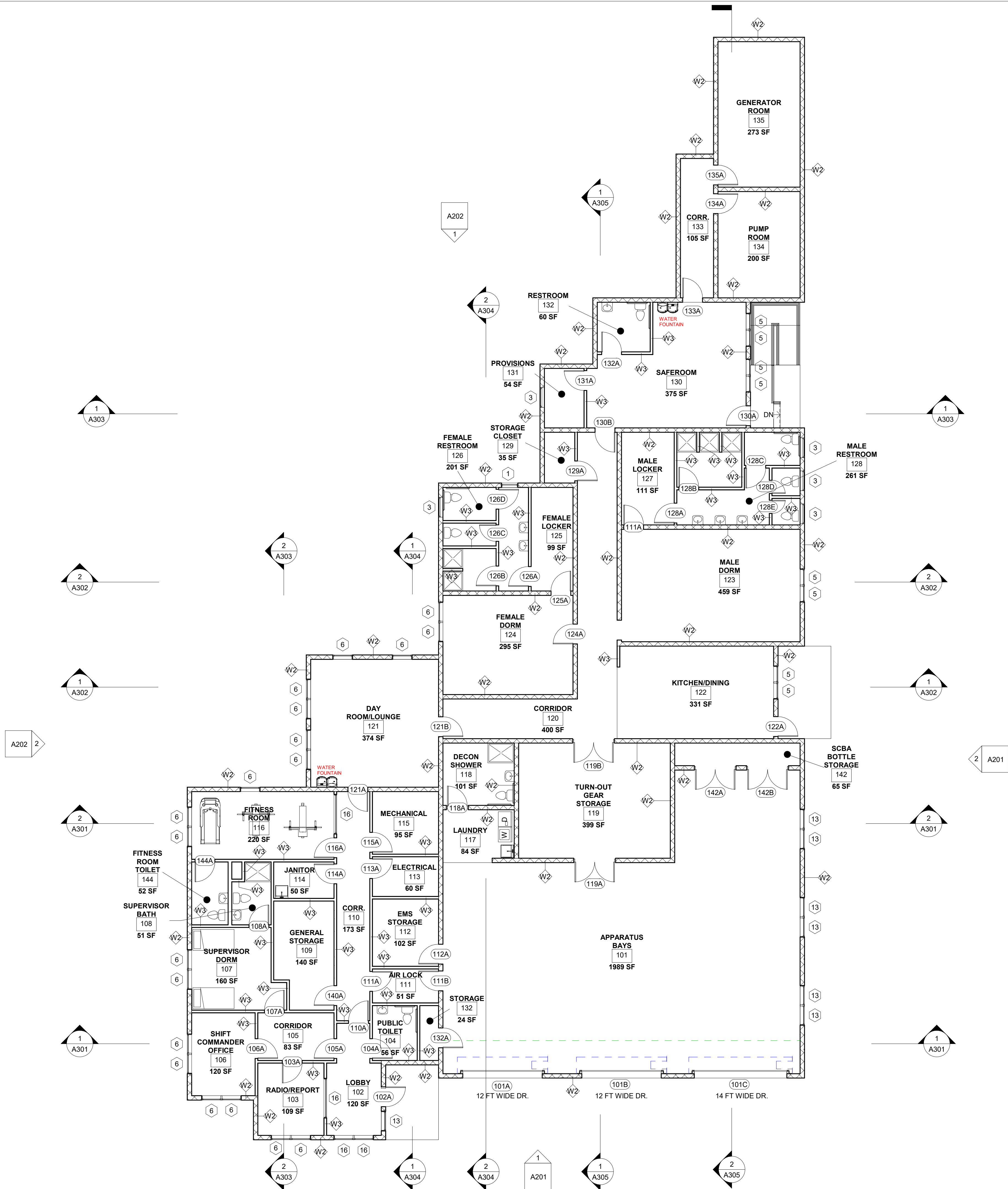
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Project number	2021.007.04
Date	4/15/2025
Drawn by	JTB
Checked by	JTB

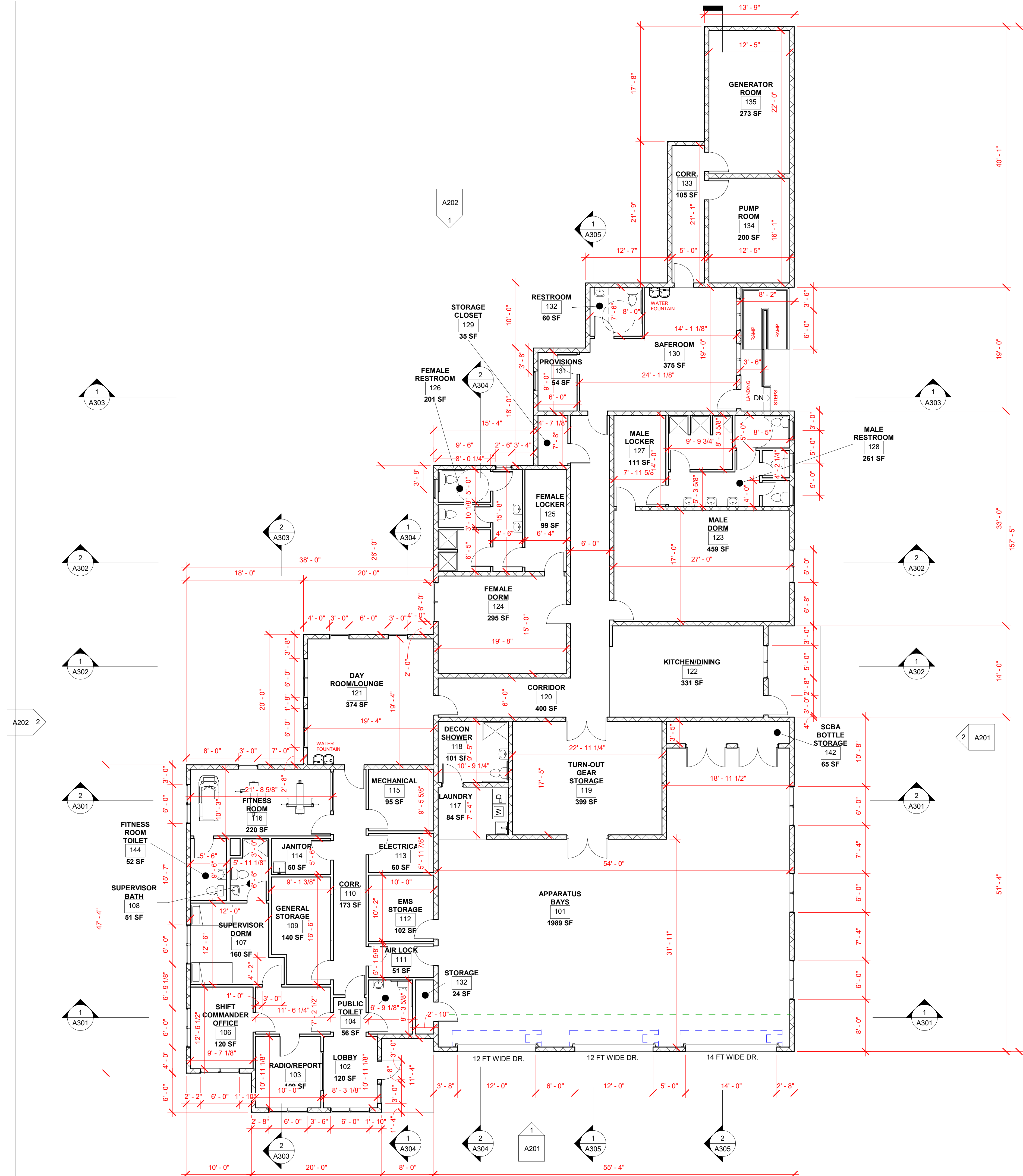
IDENTIFICATION FLOOR
PLAN

A101

Scale: AS SHOWN



1 MAIN LEVEL IDENTIFICATION PLAN
1/8" = 1'-0"



1 MAIN LEVEL DIMENSION PLAN
1/8" = 1'-0"



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PROGRESS SET		
No.	Description	Date
REVISIONS		
No.	Description	Date
Project number	2021.007.04	
Date	4/15/2025	
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DIMENSION FLOOR PLAN



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PROGRESS SET

No.	Description	Date

REVISIONS

No.	Description	Date

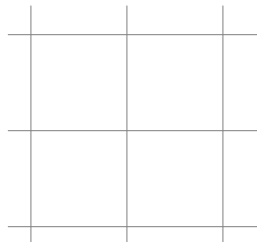
Project number	2021.007.04
Date	4/15/2025
Drawn by	JTB
Checked by	JTB

REFLECTED CEILING PLAN

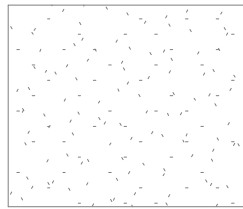
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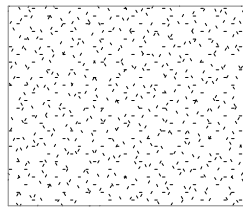
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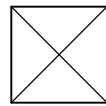
24" x 24" ACOUSTICAL CEILING TILE



5/8" MOLD AND MOISTURE RESISTANCE GYPSUM
WALLBOARD CEILING



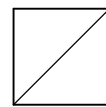
CONCRETE FINISH CEILING



SUPPLY AIR AIR DEVICE - SEE MECHANICAL DWGS.



SUPPLY AIR AIR DEVICE - SEE MECHANICAL DWGS.

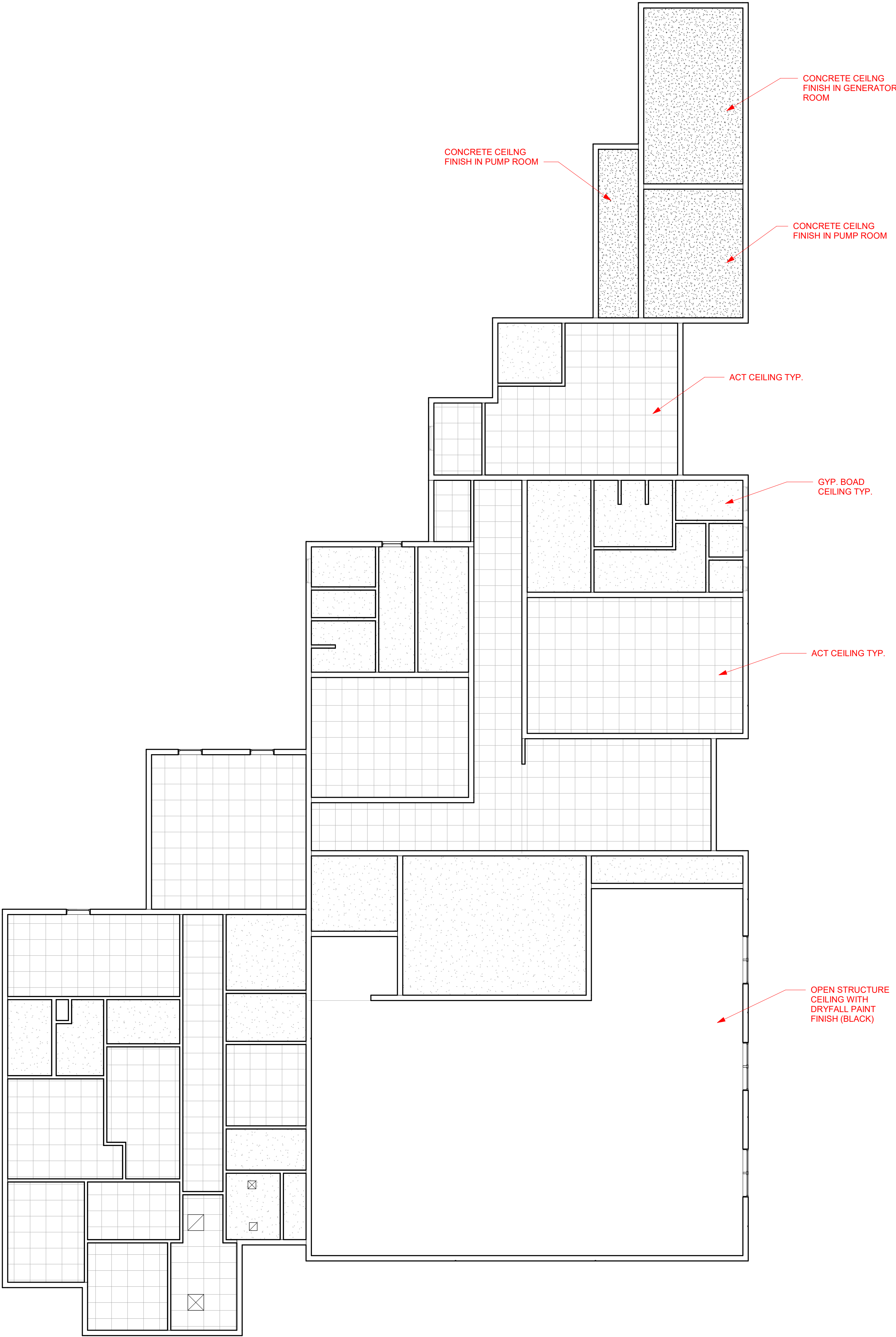


RETURN AIR DEVICE - SEE MECH. DWGS.



RETURN AIR DEVICE - SEE MECH. DWGS.

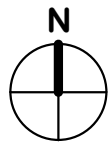
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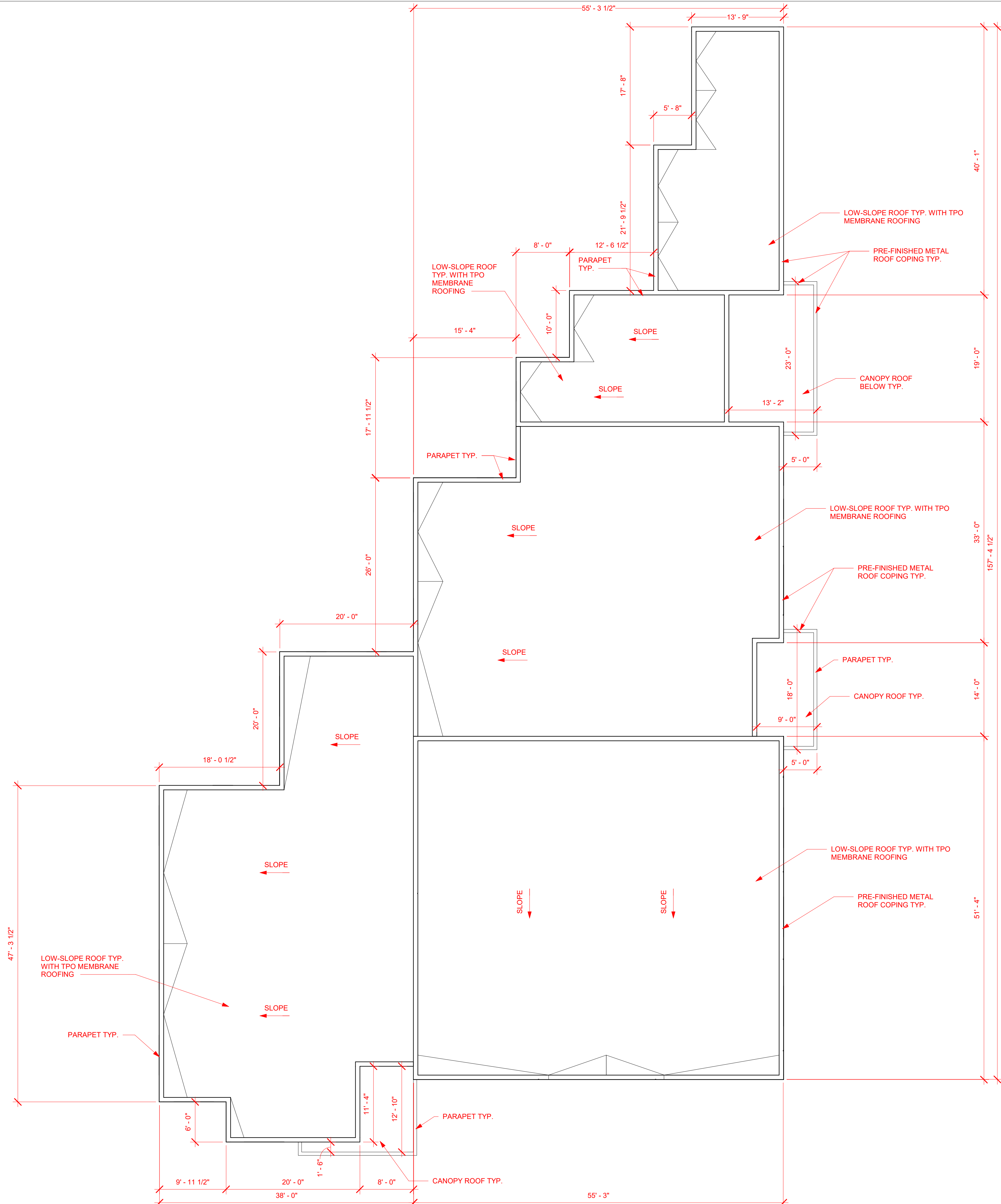


LEVEL ONE REFLECTED CEILING
PLAN

1

1/8" = 1'-0"





1 ROOF PLAN
1/8" = 1'-0"



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ST. THOMAS, U.S.V.I.

PROGRESS SET

No.	Description	Date

REVISIONS

No.	Description	Date

Project number 2021.007.04

Date 4/15/2025

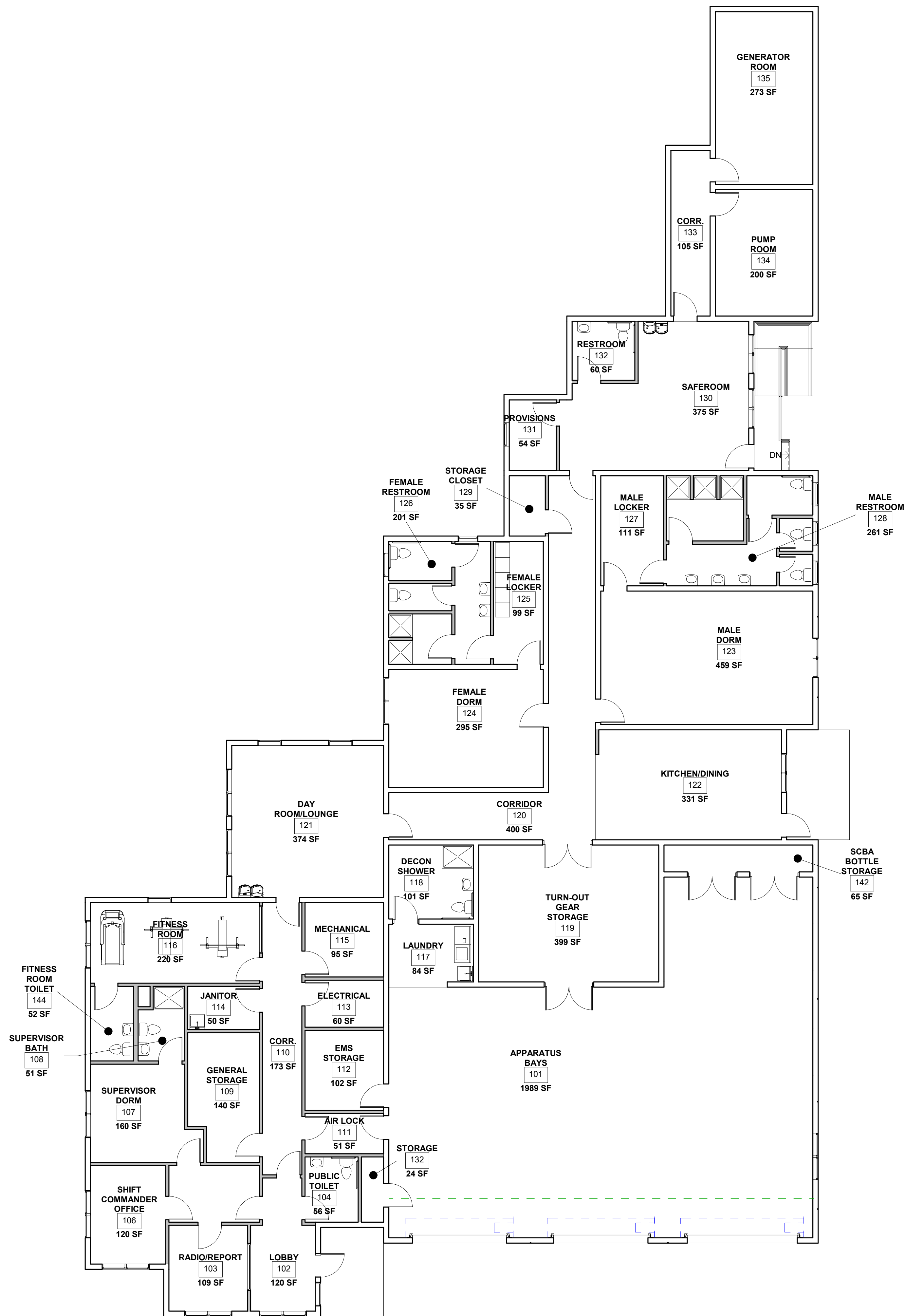
Drawn by JTB

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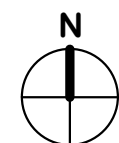
ROOF PLAN

A104

Scale: AS SHOWN



1 MAIN LEVEL FINISH PLAN
1/8" = 1'-0"



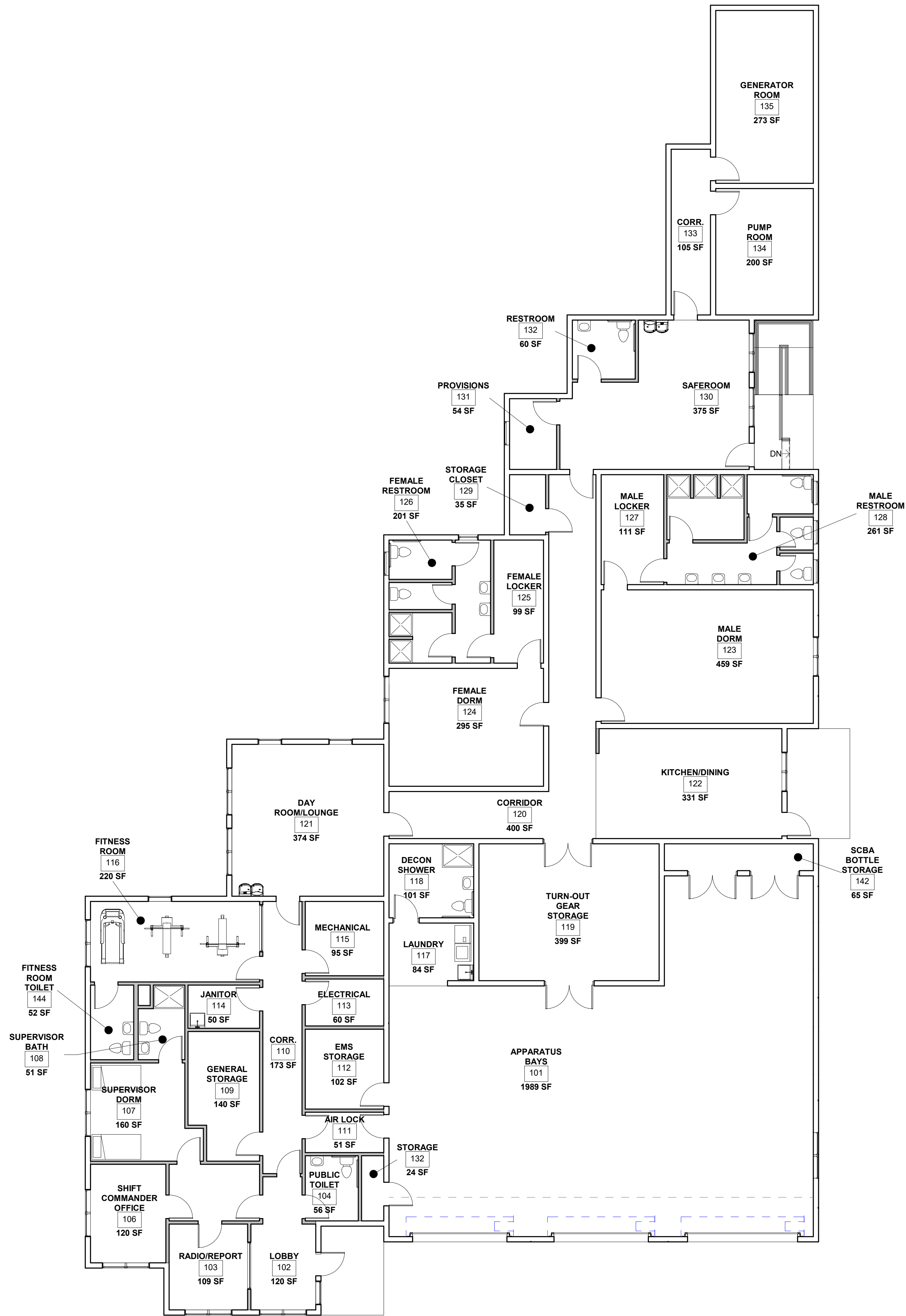
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LIMA COMPANY
390 ESTATE ANNAS RETREAT
ST. THOMAS, U.S.V.I.

PROGRESS SET		
No.	Description	Date
REVISIONS		
No.	Description	Date
Project number	2021.007.04	
Date	4/15/2025	
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Checked by	JTB	

FINISH PLAN

A105

Scale: AS SHOWN



1 MAIN LEVEL EQUIPMENT LAYOUT
1/8" = 1'-0"



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PROGRESS SET

No.	Description	Date

REVISIONS

No.	Description	Date

Project number 2021.007.04

Date 4/15/2025

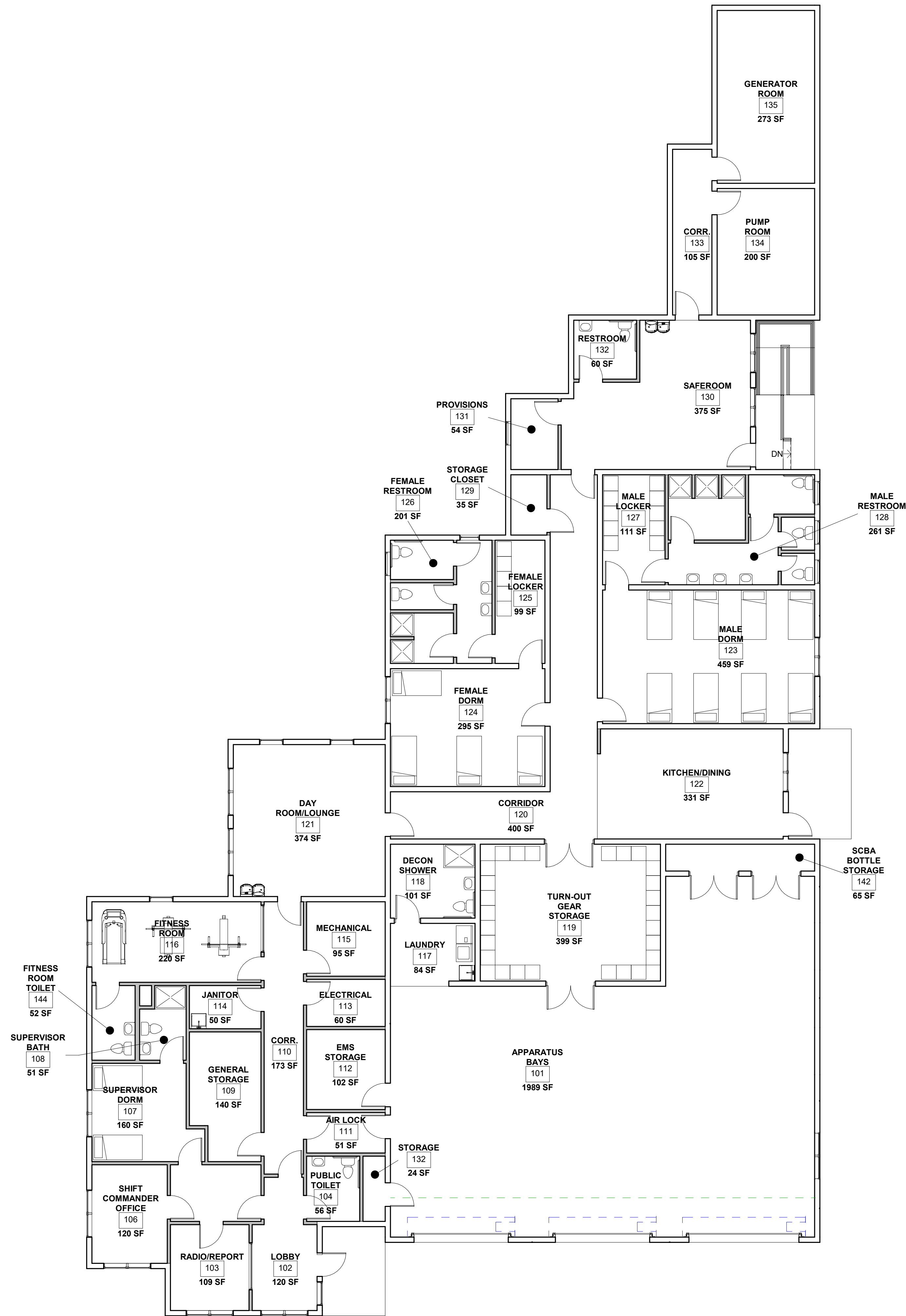
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EQUIPMENT LAYOUT PLAN

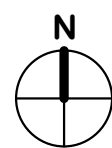
A106

Scale: AS SHOWN



MAIN LEVEL FURNITURE AND
FIXTURES PLAN

1
1/8" = 1'-0"



GEORGE C. SCOTT
FIRE STATION
LIMA COMPANY
390 ESTATE ANNAS RETREAT
ST. THOMAS, U.S.V.I.

PROGRESS SET

No.	Description	Date

REVISIONS

No.	Description	Date

Project number 2021.007.04

Date 4/15/2025

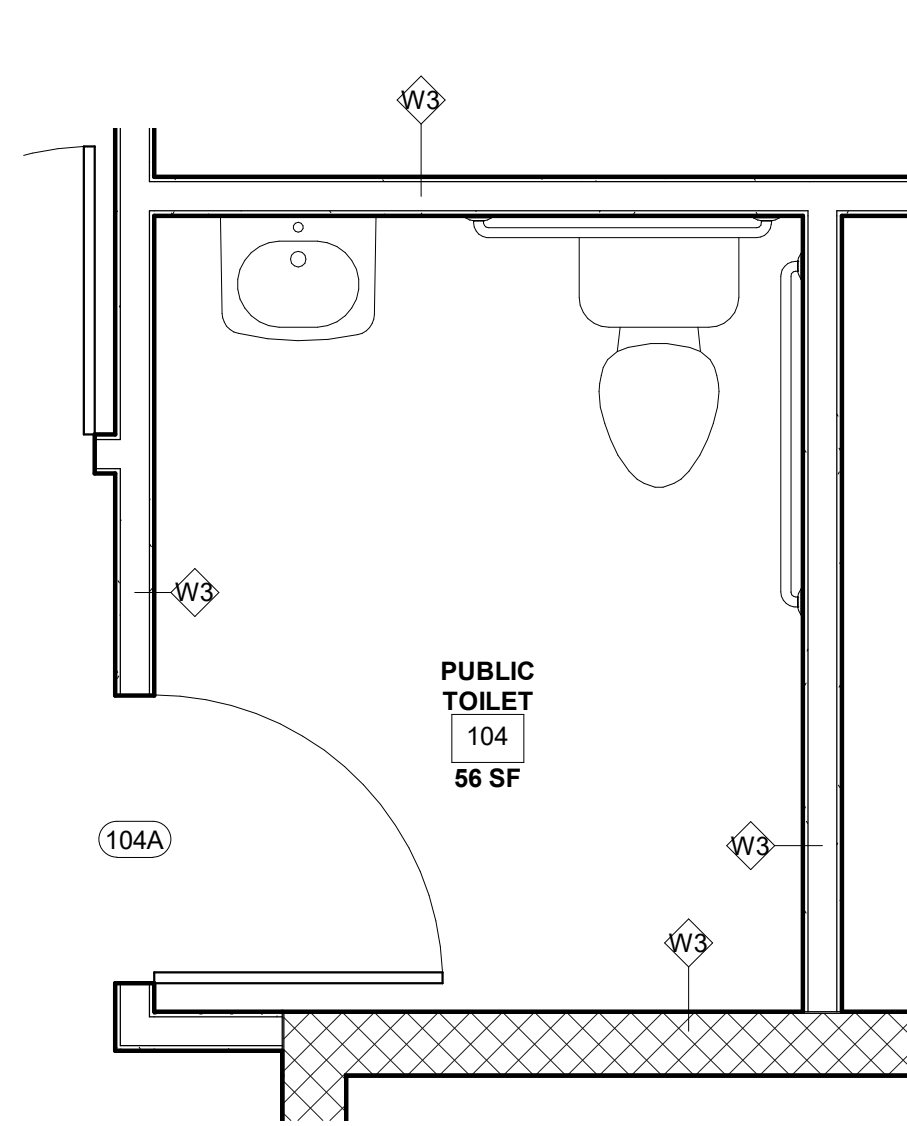
Drawn by JTB

Checked by JTB

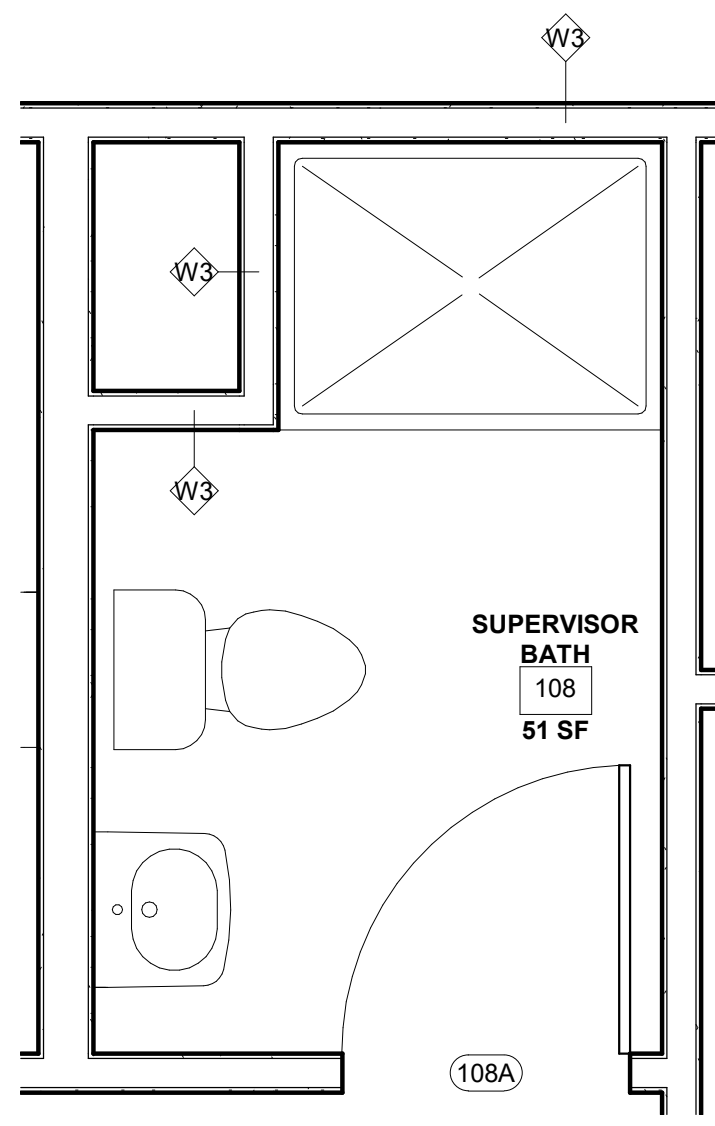
FURNITURE AND FIXTURES
PLAN

A107

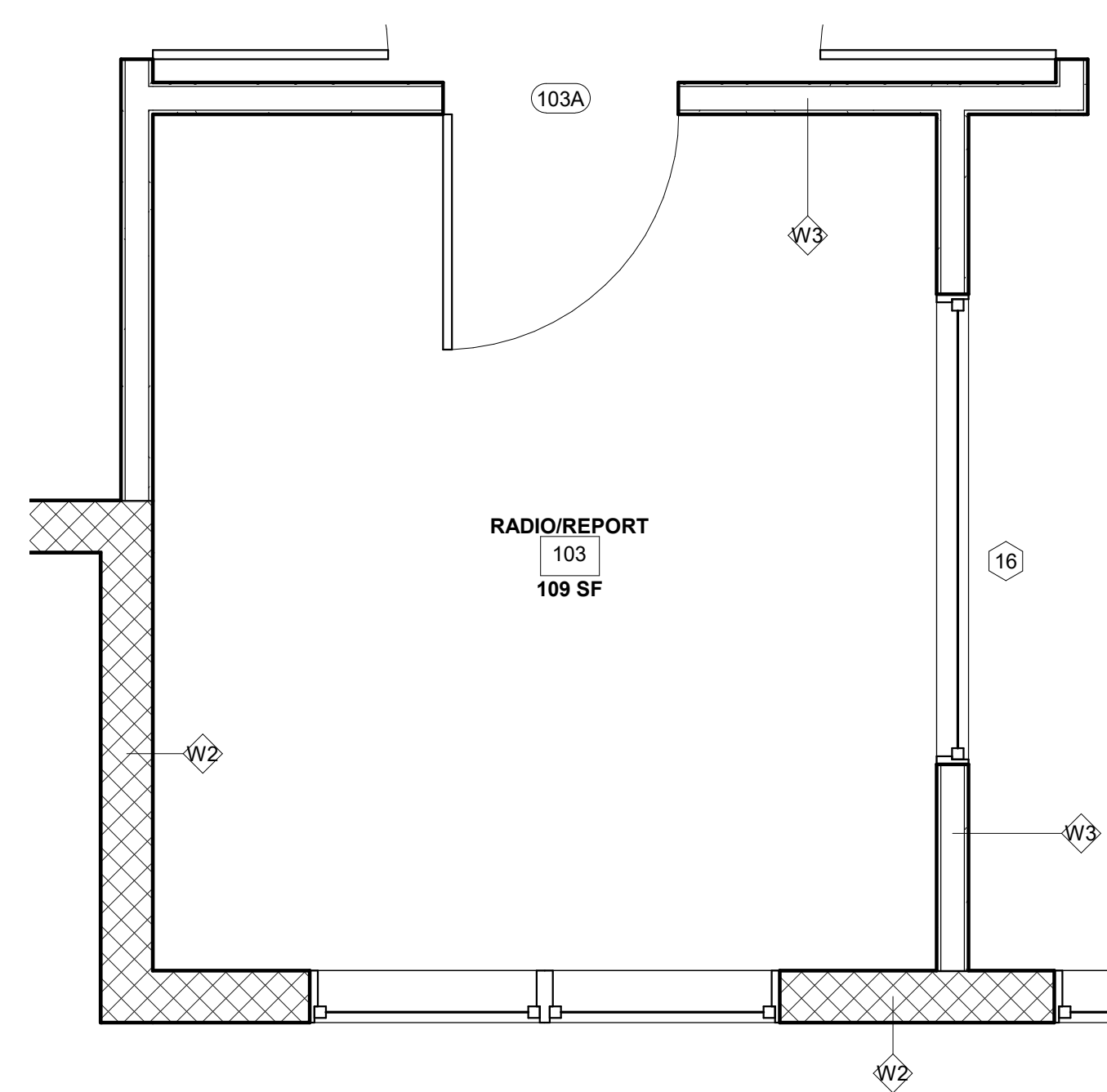
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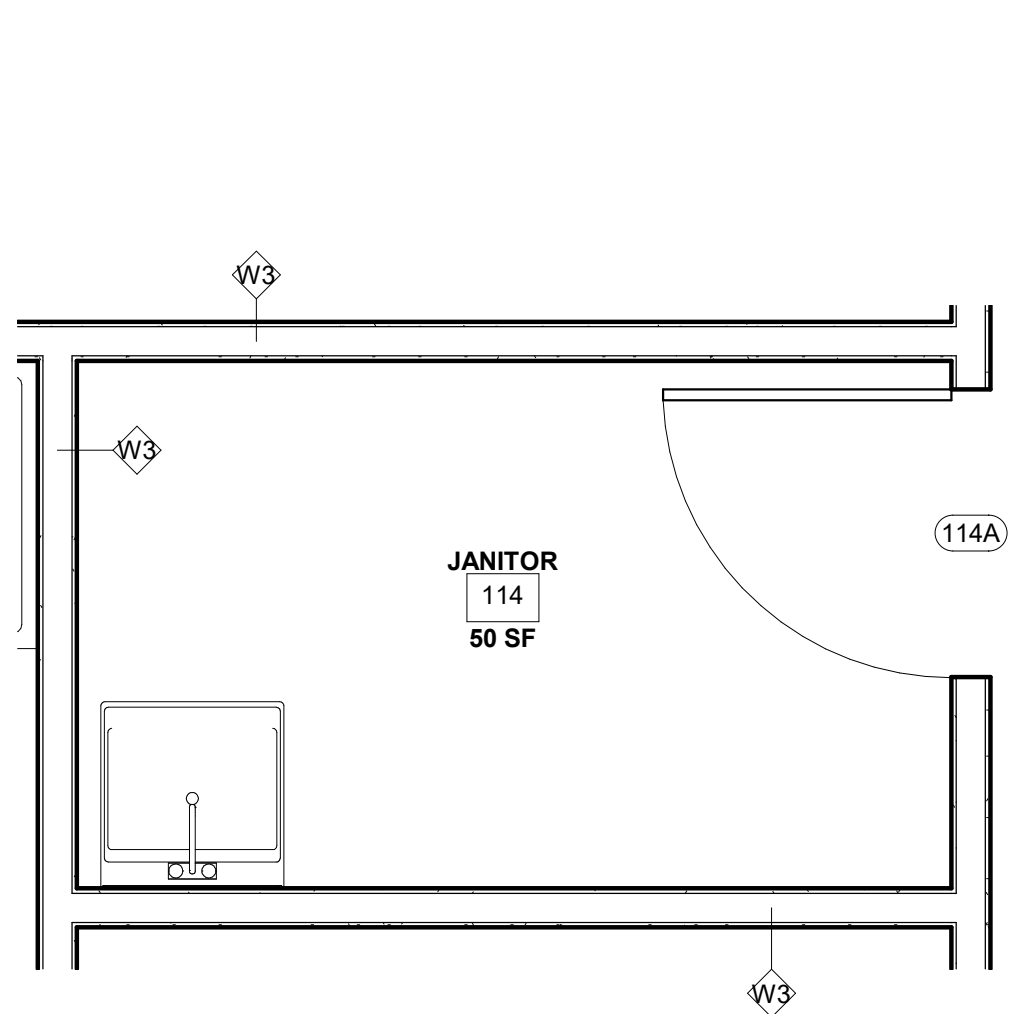
1 PUBLIC TOILET 104 ENLARGED PLAN
1/2" = 1'-0"



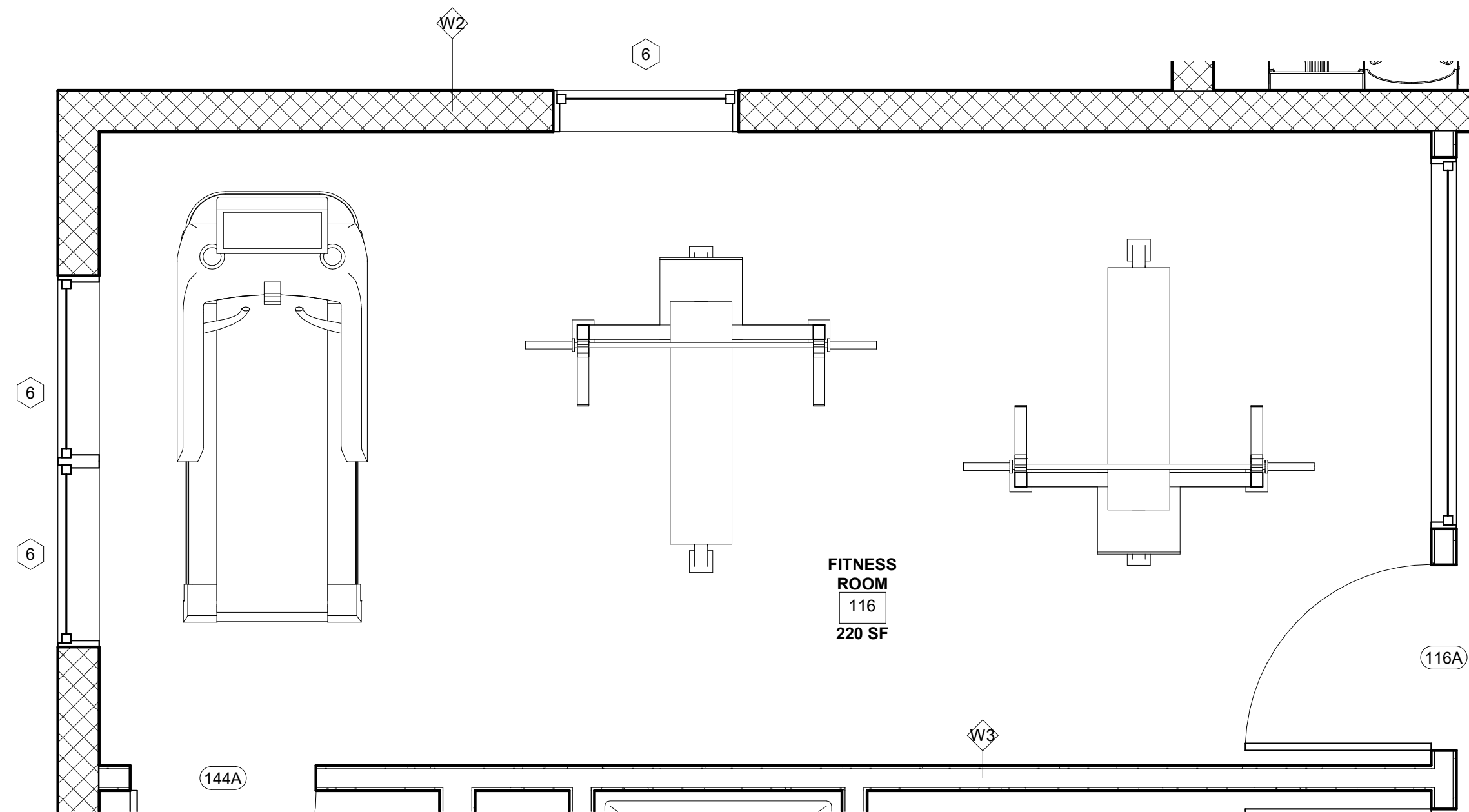
2 SUPERVISOR BATH 108 ENLARGED PLAN
1/2" = 1'-0"



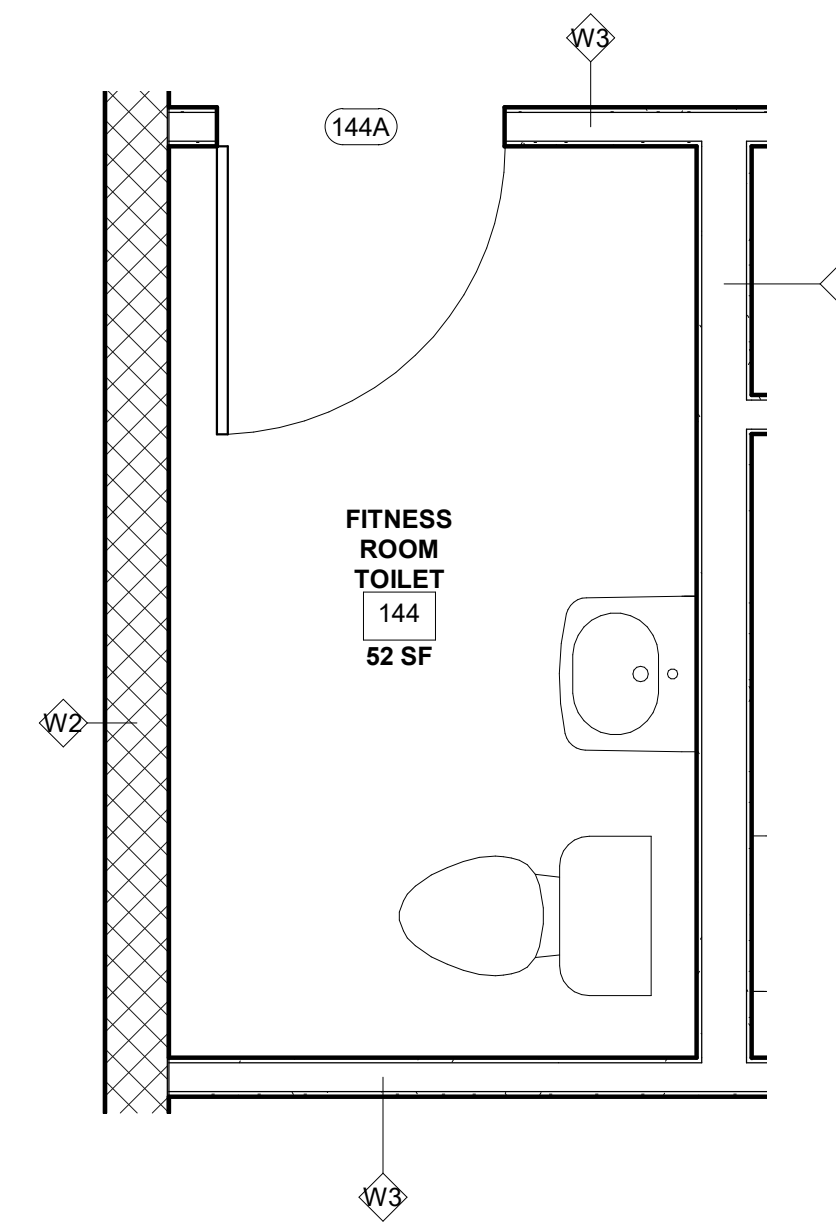
3 RADIO/REPORT 109 ENLARGED PLAN
1/2" = 1'-0"



4 JANITOR 114 ENLARGED PLAN
1/2" = 1'-0"



5 FITNESS ROOM 116 ENLARGED PLAN
1/2" = 1'-0"



6 FITNESS ROOM TOILET 144 ENLARGED PLAN
1/2" = 1'-0"



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PROGRESS SET

No.	Description	Date
1	SCHEMATIC DESIGN	04/06/2022
2	SCHEMATIC DESIGN	04/21/2022
3	DESIGN DEVELOPMENT	06/06/2022
4	CONSTRUCTION DOCUMENTS 50%	08/22/2022

REVISIONS

No.	Description	Date

Project number 2021.007.04

Date 4/15/2025

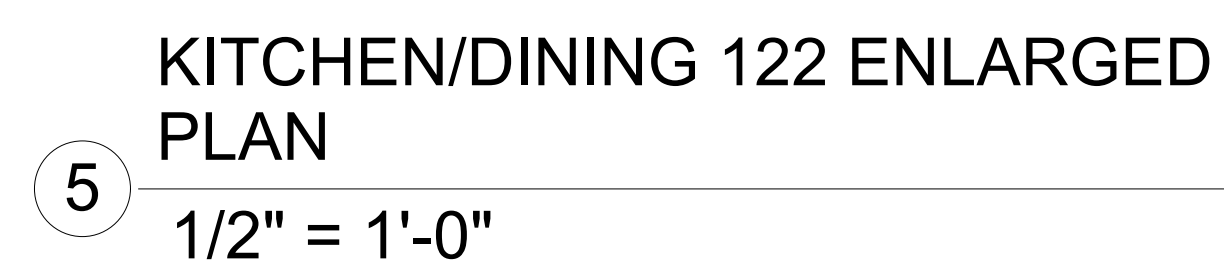
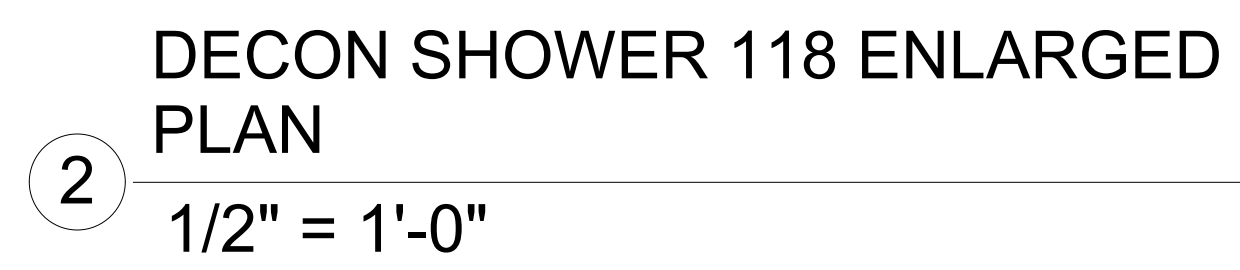
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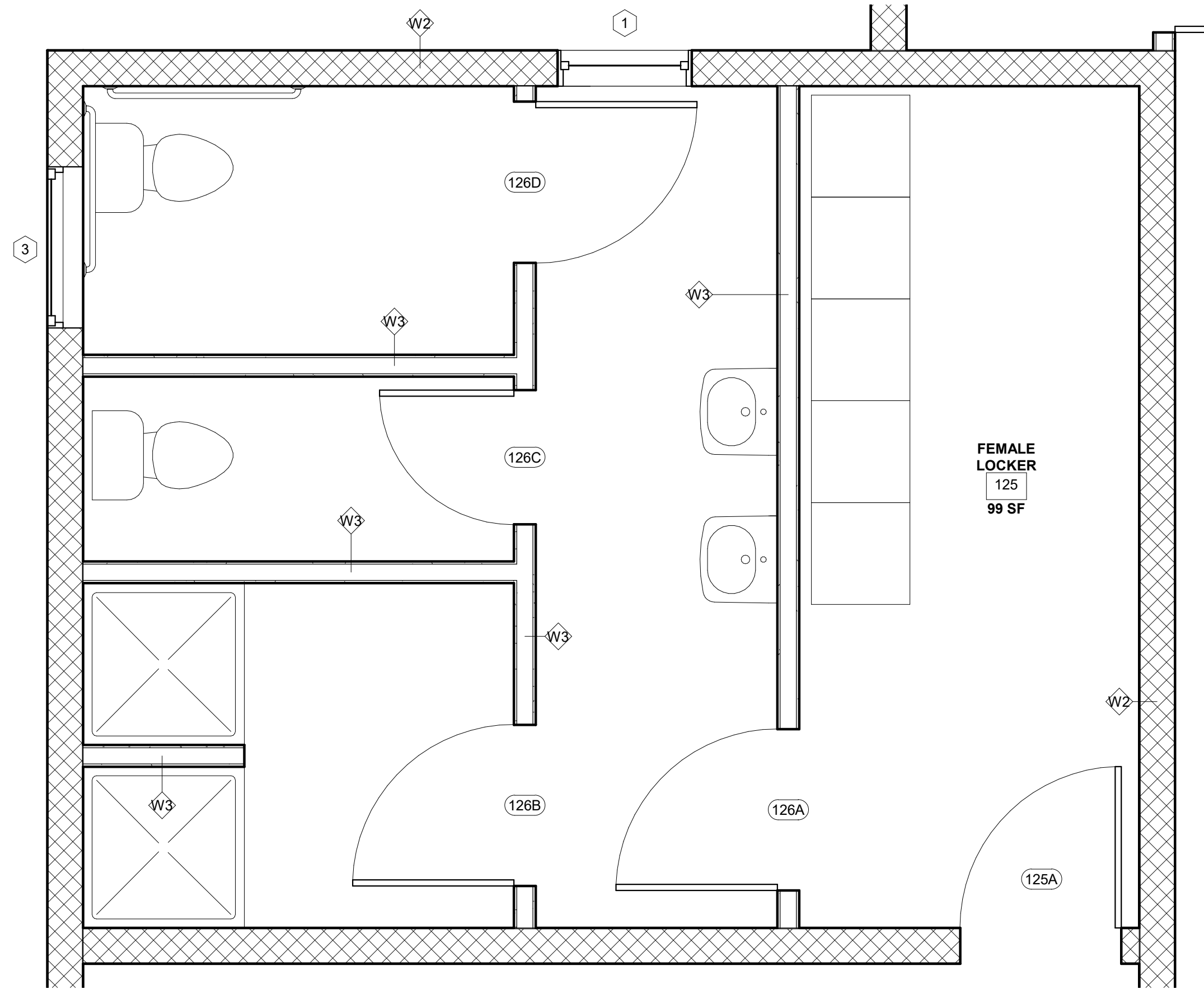
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ENLARGED FLOOR PLANS

A150

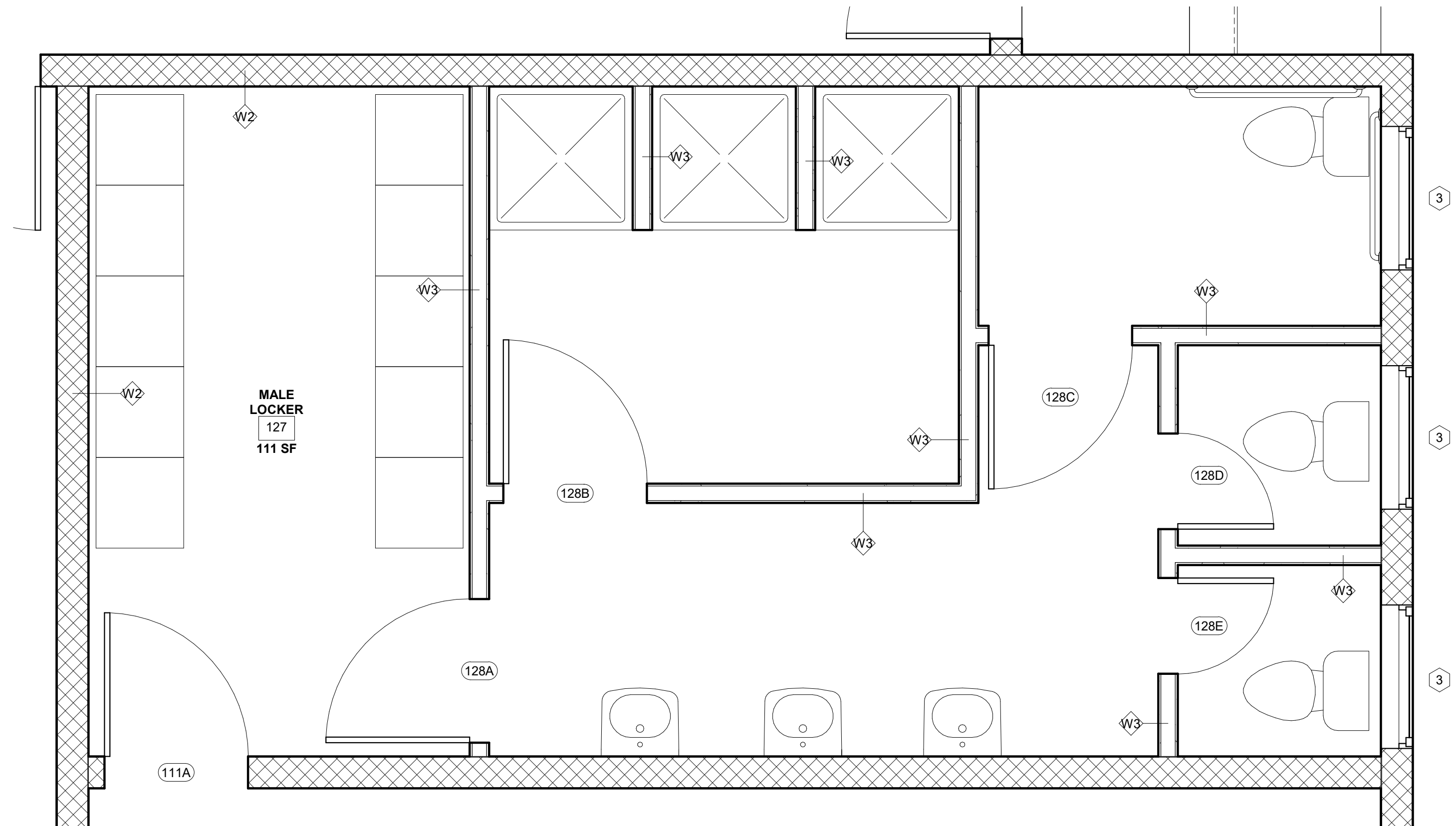
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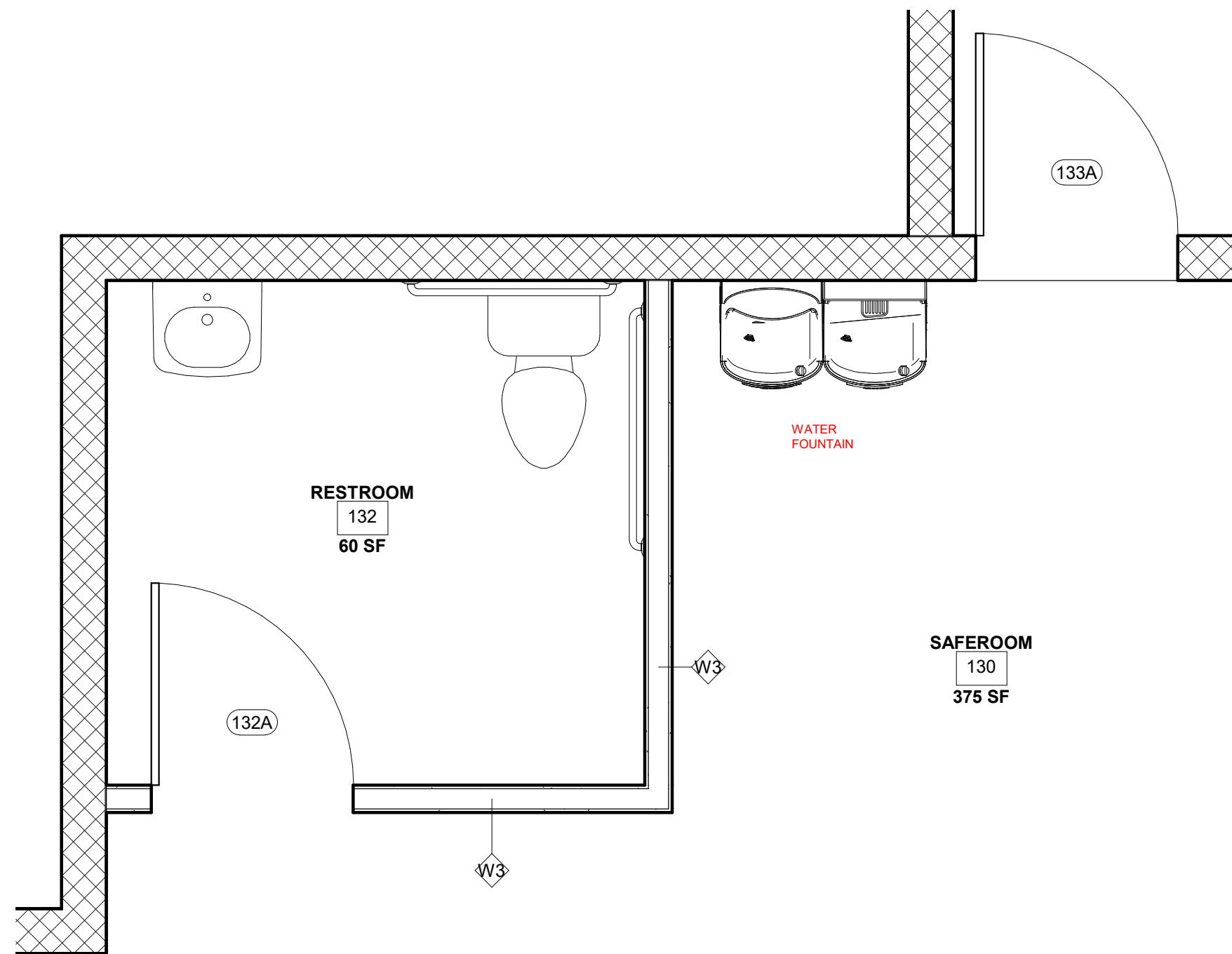
FEMALE RESTROOM 126
ENLARGED PLAN

1
1/2" = 1'-0"



MALE RESTROOM 128 ENLARGED
PLAN

2
1/2" = 1'-0"



RESTROOM 132 ENLARGED PLAN

3
1/2" = 1'-0"



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PROGRESS SET

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No.	Description	Date

Project number 2021.007.04

Date 4/15/2025

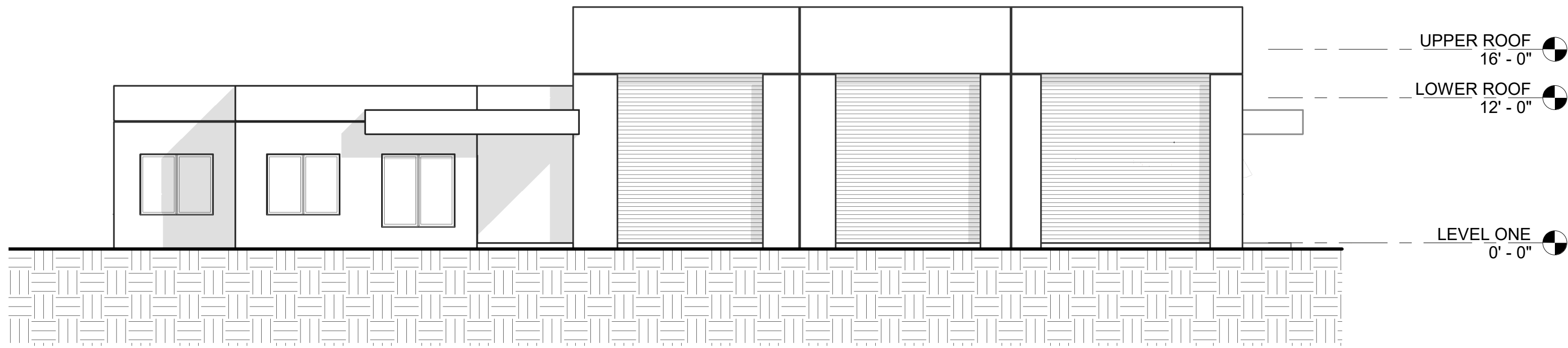
Drawn by JTB

Checked by JTB

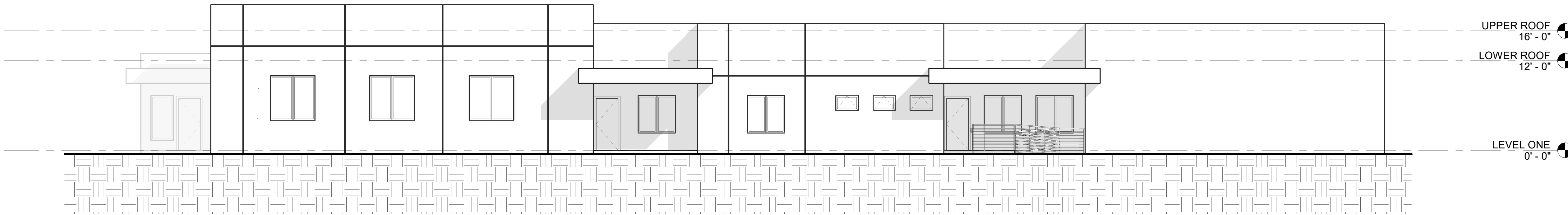
ENLARGED PLANS

A152

Scale: AS SHOWN



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



PROGRESS SET		
No.	Description	Date
REVISIONS		
No.	Description	Date
Project number	2021.007.04	
Date	4/15/2025	
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PROGRESS SET

No.	Description	Date

REVISIONS

No.	Description	Date

Project number 2021.007.04

Date 4/15/2025

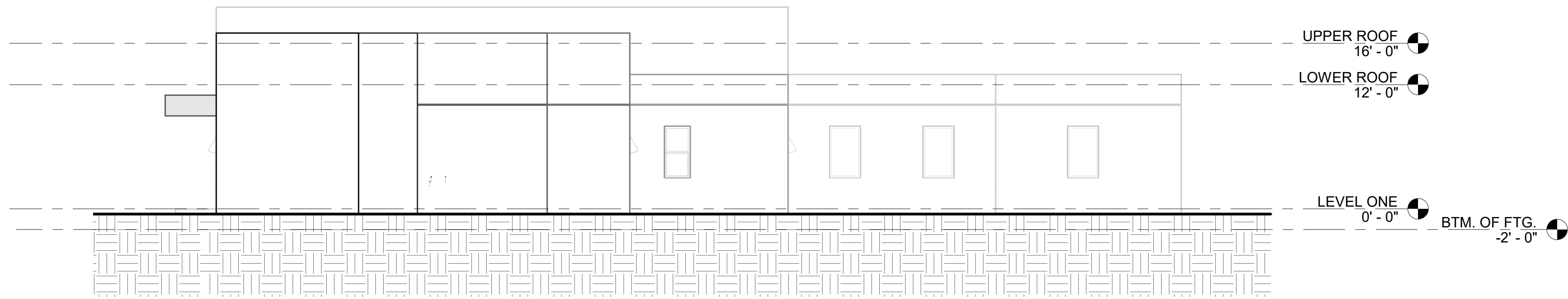
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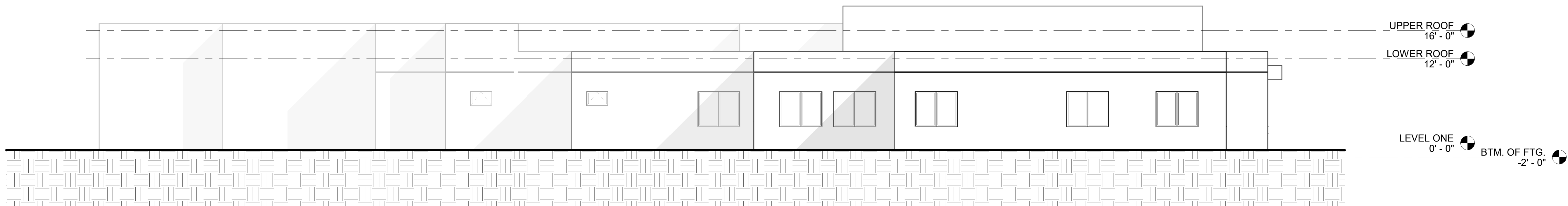
NORTH ELEVATION &
WEST ELEVATION

A202

Scale: AS SHOWN



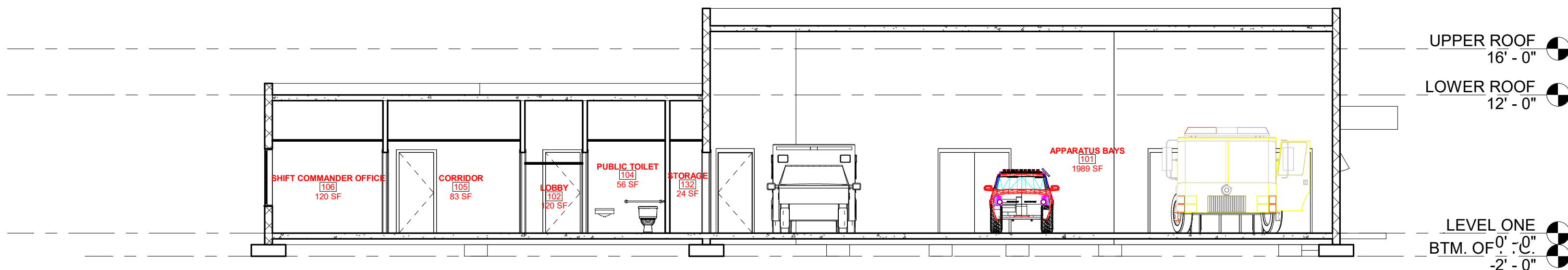
1 NORTH ELEVATION
1/8" = 1'-0"



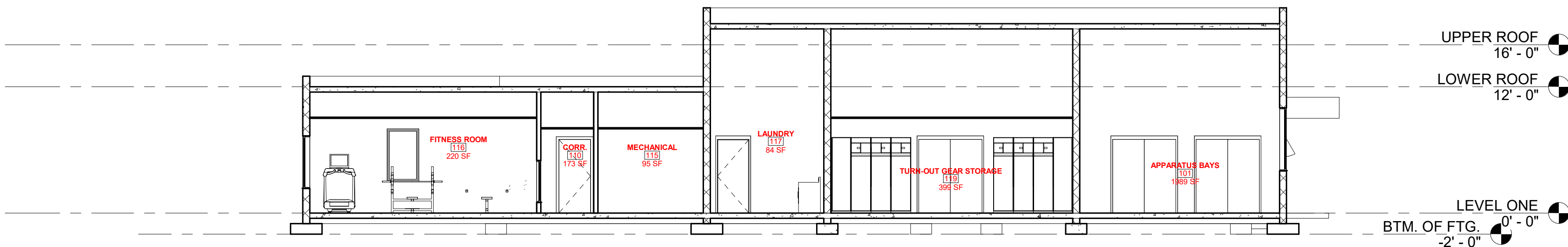
2 WEST ELEVATION
1/8" = 1'-0"



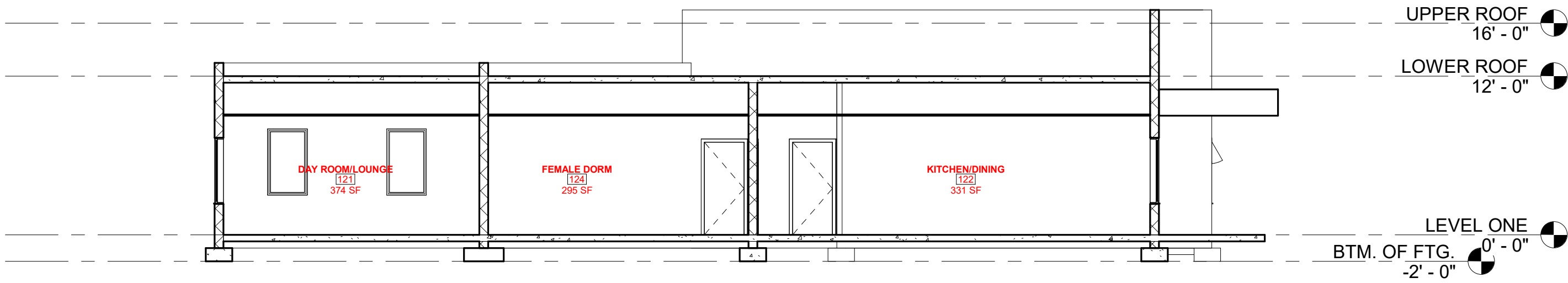
PROGRESS SET		
No.	Description	Date
REVISIONS		
No.	Description	Date
Project number	2021.007.04	
Date	4/15/2025	
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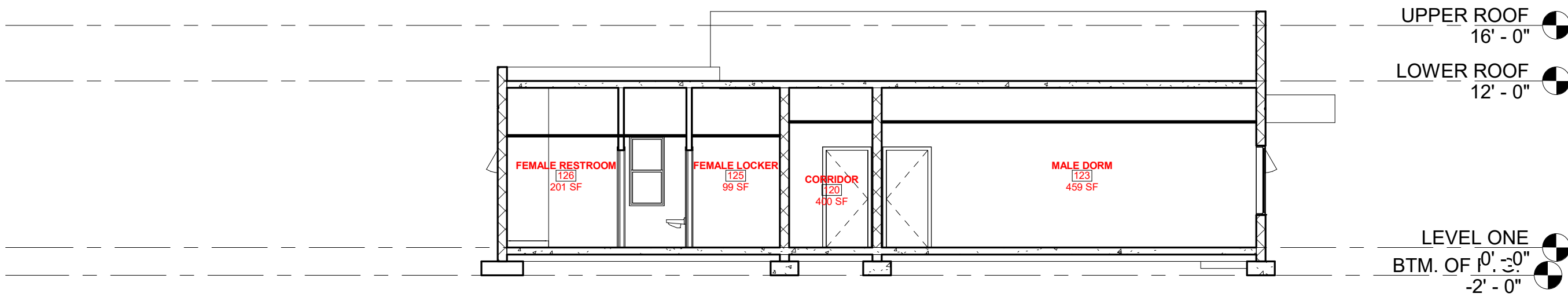
1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"



1 Section 3
1/8" = 1'-0"



2 Section 4
1/8" = 1'-0"



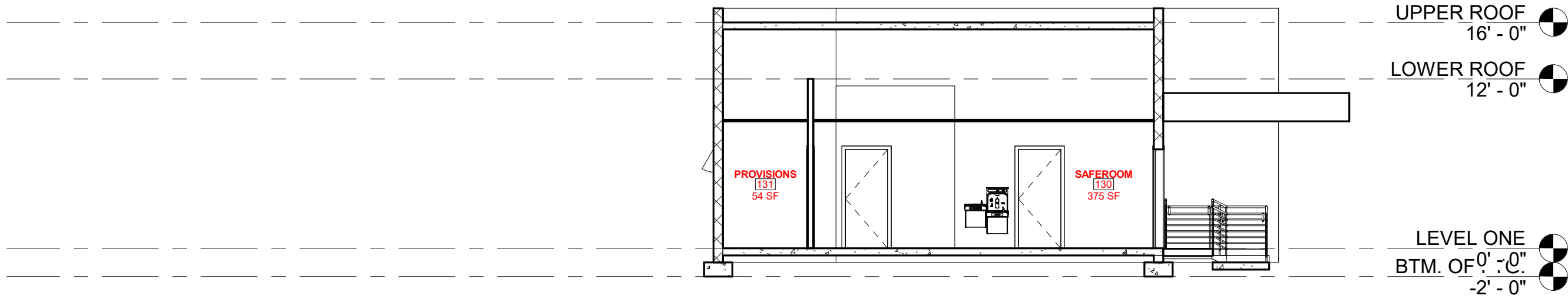
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PROGRESS SET		
No.	Description	Date
REVISIONS		
No.	Description	Date
Project number	2021.007.04	
Date	4/15/2025	
Drawn by	JTB	
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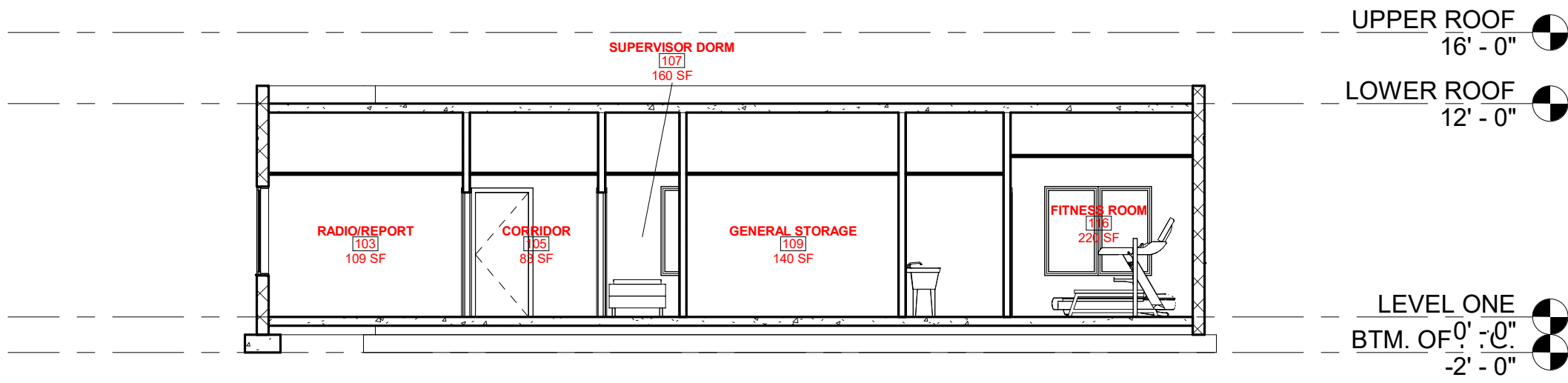
BUILDING SECTIONS



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1 Section 5
1/8" = 1'-0"



2 Section 6
1/8" = 1'-0"

PROGRESS SET		
No.	Description	Date
REVISIONS		
No.	Description	Date
Project number	2021.007.04	
Date	4/15/2025	
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BUILDING SECTIONS

A303
Scale: AS SHOWN

[illegible]

A304

Scale: AS SHOWN

1 Section 7
1/8" = 1'-0"

2 Section 8
1/8" = 1'-0"



EMAIL: jarediandesigngroup@gmail.com

phone: (340) 777-2375
e-mail: info@boschulte.com
website: www.boschulte.com



GEORGE C. SCOTT
FIRE STATION
LIMA COMPANY
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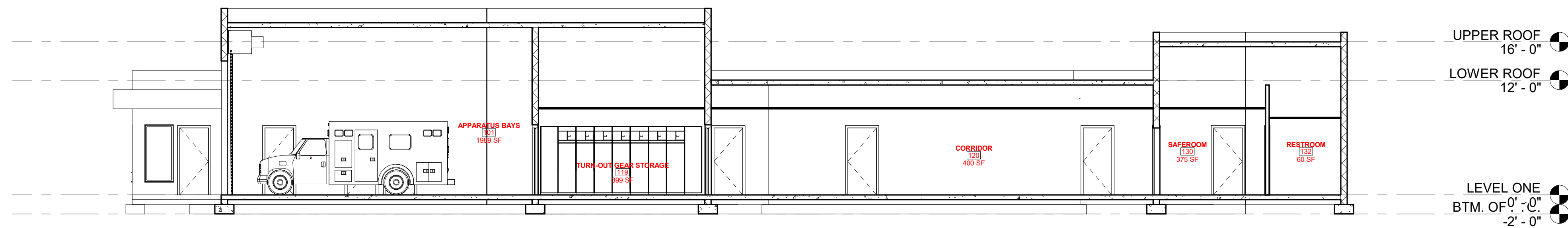
No.	Description	Date
1	SCHEMATIC DESIGN	08/17/24

[illegible]

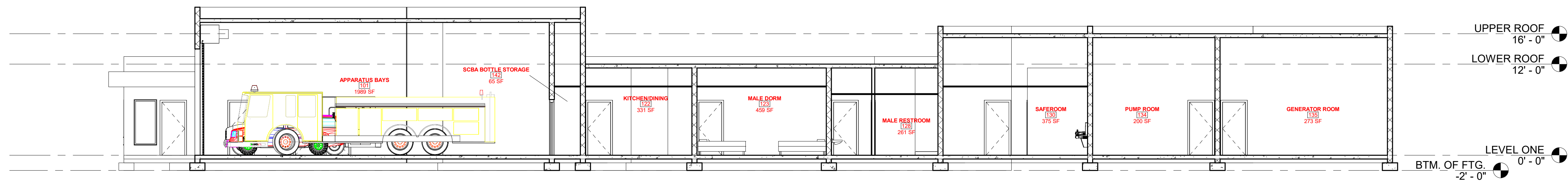
Checked by	JTB
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A305

Scale: AS SHOWN

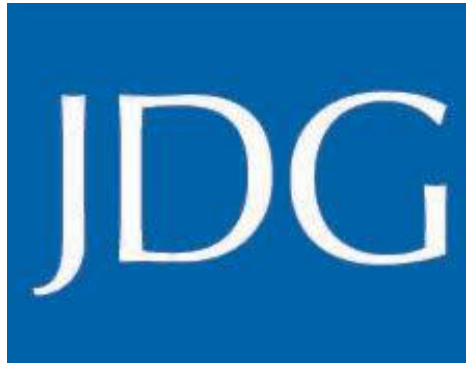


1 Section 9
1/8" = 1'-0"



2 Section 10
1/8" = 1'-0"

DOOR SCHEDULE						
DOOR MARK	DESCRIPTION	WIDTH	HEIGHT	THICKNESS	FUNCTION	COMMENTS
101A	Door-StormDefender-FaceOfWallMount_Cornell: 12' WIDE x 14' HIGH	12' - 0"	17' - 2"		Interior	
101B	Door-StormDefender-FaceOfWallMount_Cornell: 12' WIDE x 14' HIGH	12' - 0"	17' - 2"		Interior	
101C	Door-StormDefender-FaceOfWallMount_Cornell: 14' WIDE x 14' HIGH 2	14' - 0"	17' - 2"		Interior	
102A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
103A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
104A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
105A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
106A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
107A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
108A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
110A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
111A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
111A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
111B	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
112A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
113A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
114A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
115A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
116A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
118A	Door-Passage-Single-Flush: 36" x 84"	3' - 0"	7' - 0"	0' - 1 3/4"	Exterior	
119A	Door-Passage-Double-Flush: 72" x 84"	6' - 0"	7' - 0"	0' - 1 3/4"	Exterior	
119B	Door-Passage-Double-Flush: 72" x 84"	6' - 0"	7' - 0"	0' - 1 3/4"	Exterior	
121A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
121B	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
122A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
123A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
124A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
125A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
126A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
126B	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
126C	Single-Flush_Swing: 30" x 80"	2' - 6"	6' - 8"	0' - 1 3/8"	Interior	
126D	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
128A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
128B	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
128C	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
128D	Single-Flush_Swing: 24" x 80"	2' - 0"	6' - 8"	0' - 1 3/8"	Interior	
128E	Single-Flush_Swing: 24" x 80"	2' - 0"	6' - 8"	0' - 1 3/8"	Interior	
129A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
130A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
130B	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
131A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
132A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
132A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
133A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
134A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
135A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
140A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
142A	Door-Passage-Double-Flush: 72" x 84"	6' - 0"	7' - 0"	0' - 1 3/4"	Exterior	
142B	Door-Passage-Double-Flush: 72" x 84"	6' - 0"	7' - 0"	0' - 1 3/4"	Exterior	
144A	Single-Flush_Swing: 36" x 84" INT	3' - 0"	7' - 0"	0' - 1 3/8"	Interior	
Grand total: 50						



PRIME ARCHITECT

JAREDIAN DESIGN GROUP

5143 PALM PASSAGE,
SECOND FLOOR - SUITES B24-25
ST. THOMAS, USVI 00802

PHONE: 340-777-1600

EMAIL: jarediandesigngroup@gmail.com

CONSULTING ARCHITECT

BOSCHULTE ARCHITECTURE, LLC

PO Box 303190
St. Thomas, VI 00803

phone: (340) 777-2375
e-mail: info@boschulte.com
website: www.boschulte.com



GEORGE C. SCOTT
FIRE STATION
LIMA COMPANY
390 ESTATE ANNAS RETREAT
ST. THOMAS, U.S.V.I.

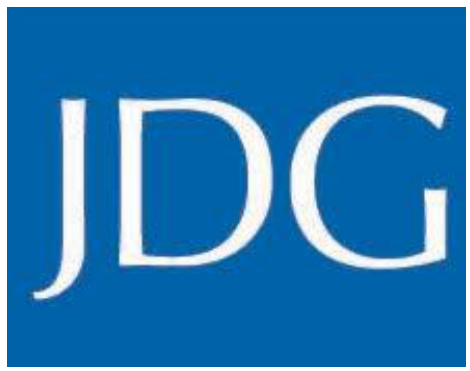
PROGRESS SET		
No.	Description	Date
REVISIONS		
No.	Description	Date
Project number	2021.007.04	
Date	4/15/2025	
Drawn by	JTB	
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DOOR SCHEDULE

A501

Scale: AS SHOWN

Window Schedule							
Type Mark	Rough Opening		Type	Detail			Comments
	Width	Height		Head	Jamb	Sill	
1	2' - 6"	5' - 0"	Double Hung				
3	3' - 0"	2' - 0"	Window-Awning-Single				
5	2' - 6"	5' - 0"	Instance-Window-Fixed				
6	3' - 0"	5' - 0"	Instance-Window-Fixed				
13	3' - 0"	6' - 0"	Instance-Window-Fixed				
16	<varies>	<varies>	Instance-Window-Fixed				



PRIME ARCHITECT

JAREDIAN DESIGN GROUP

5143 PALM PASSAGE,
SECOND FLOOR - SUITES B24-25
ST. THOMAS, USVI 00802

PHONE: 340-777-1600

EMAIL: Jarediandesigngroup@gmail.com

CONSULTING ARCHITECT

BOSCHULTE ARCHITECTURE, LLC

PO Box 303190
St. Thomas, VI 00803

phone: (340) 777-2375
e-mail: info@boschulte.com
website: www.boschulte.com



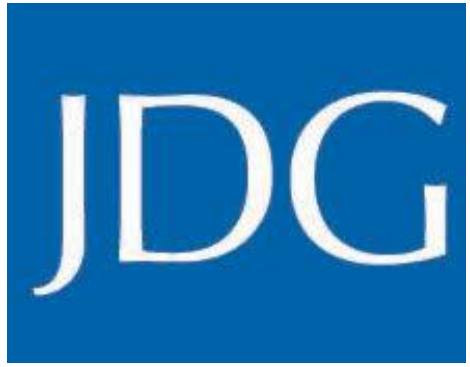
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FIRE STATION
LIMA COMPANY
390 ESTATE ANNAS RETREAT
ST. THOMAS, U.S.V.I.

PROGRESS SET		
No.	Description	Date
REVISIONS		
No.	Description	Date
Project number	2021.007.04	
Date	4/15/2025	
Drawn by	JTB	
Checked by	JTB	

ROOM FINISH SCHEDULE									
ROOM NUMBER	ROOM NAME	FLOOR	BASE	CEILING	WALL FINISH				COMMENTS
					NORTH	EAST	SOUTH	WEST	
101	APPARATUS BAYS	CONCRETE/EPOXY	NONE	OPEN STRUCTURE	PAINT	PAINT	PAINT	PAINT	
102	LOBBY	TILE	TILE	ACT	PAINT	PAINT	PAINT	PAINT	
103	RADIO/REPORT	TILE	TILE	ACT	PAINT	PAINT	PAINT	PAINT	
104	PUBLIC TOILET	TILE	TILE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
105	CORRIDOR	TILE	TILE	ACT	PAINT	PAINT	PAINT	PAINT	
106	SHIFT COMMANDER OFFICE	TILE	TILE	ACT	PAINT	PAINT	PAINT	PAINT	
107	SUPERVISOR DORM	TILE	TILE	ACT	PAINT	PAINT	PAINT	PAINT	
108	SUPERVISOR BATH	TILE	TILE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
109	GENERAL STORAGE	TILE	TILE	ACT	PAINT	PAINT	PAINT	PAINT	
110	CORR.	TILE	TILE	ACT	PAINT	PAINT	PAINT	PAINT	
111	AIR LOCK	TILE	TILE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
112	EMS STORAGE	CONCRETE/EPOXY	NONE	ACT	PAINT	PAINT	PAINT	PAINT	
113	ELECTRICAL	CONCRETE/EPOXY	NONE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
114	JANITOR	TILE	TILE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
115	MECHANICAL	CONCRETE/EPOXY	NONE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
116	FITNESS ROOM	CONCRETE/EPOXY	NONE	ACT	PAINT	PAINT	PAINT	PAINT	
117	LAUNDRY	CONCRETE/EPOXY	NONE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
118	DECON SHOWER	CONCRETE/EPOXY	NONE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
119	TURN-OUT GEAR STORAGE	CONCRETE/EPOXY	NONE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
120	CORRIDOR	TILE	TILE	ACT	PAINT	PAINT	PAINT	PAINT	
121	DAY ROOM/LOUNGE	TILE	TILE	ACT	PAINT	PAINT	PAINT	PAINT	
122	KITCHEN/DINING	TILE	TILE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
123	MALE DORM	TILE	TILE	ACT	PAINT	PAINT	PAINT	PAINT	
124	FEMALE DORM	TILE	TILE	ACT	PAINT	PAINT	PAINT	PAINT	
125	FEMALE LOCKER	TILE	TILE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
126	FEMALE RESTROOM	TILE	TILE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
127	MALE LOCKER	TILE	TILE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
128	MALE RESTROOM	TILE	TILE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
129	STORAGE CLOSET	TILE	TILE	ACT	PAINT	PAINT	PAINT	PAINT	
130	SAFEROOM	TILE	TILE	ACT	PAINT	PAINT	PAINT	PAINT	
131	PROVISIONS	TILE	TILE	ACT	PAINT	PAINT	PAINT	PAINT	
132	STORAGE	TILE	TILE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
132	RESTROOM	TILE	TILE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
133	CORR.	CONCRETE/EPOXY	NONE	CONCRETE CEILING	PAINT	PAINT	PAINT	PAINT	
134	PUMP ROOM	CONCRETE/EPOXY	NONE	CONCRETE CEILING	PAINT	PAINT	PAINT	PAINT	
135	GENERATOR ROOM	CONCRETE/EPOXY	NONE	CONCRETE CEILING	PAINT	PAINT	PAINT	PAINT	
142	SCBA BOTTLE STORAGE	CONCRETE/EPOXY	NONE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
144	FITNESS ROOM TOILET	TILE	TILE	GYP. BOARD	PAINT	PAINT	PAINT	PAINT	
Grand total: 38									

ROOM FINISHES LEGEND

TILE	-	NEW PORCELAIN TILE FINISH
CONCRETE/EPOXY	-	CONCRETE FLOOR WITH EPOXY FLOOR FINISH
PAINT	-	PRIMED WITH (2) FINISH COATS OF PAINT
CONC	-	CONCRETE WITH PLASTER FINISH
OPEN STRUCTURE	-	EXPOSED STRUCTURE CEILING WITH DRYFALL PAINT FINISH (BLACK)
ACT	-	2x2 ACOUSTICAL CEILING TILE IN SUSPENDED GRID
GYP. BOARD	-	SUSPENDED GYPSUM WALL BOARD FINISH



PRIME ARCHITECT

JAREDIAN DESIGN GROUP

5143 PALM PASSAGE,
SECOND FLOOR - SUITES B24-25
ST. THOMAS, USVI 00802

PHONE: 340-777-1600

EMAIL: jarediandesigngroup@gmail.com

CONSULTING ARCHITECT

BOSCHULTE ARCHITECTURE, LLC

PO Box 303190
St. Thomas, VI 00803

phone: (340) 777-2375
e-mail: info@boschulte.com
website: www.boschulte.com



GEORGE C. SCOTT
FIRE STATION
LIMA COMPANY
390 ESTATE ANNAS RETREAT
ST. THOMAS, U.S.V.I.

PROGRESS SET

No.	Description	Date

REVISIONS

No.	Description	Date

Project number 2021.007.04

Date 4/15/2025

Drawn by JTB

Checked by JTB

ROOM FINISH SCHEDULE

A503

Scale: AS SHOWN