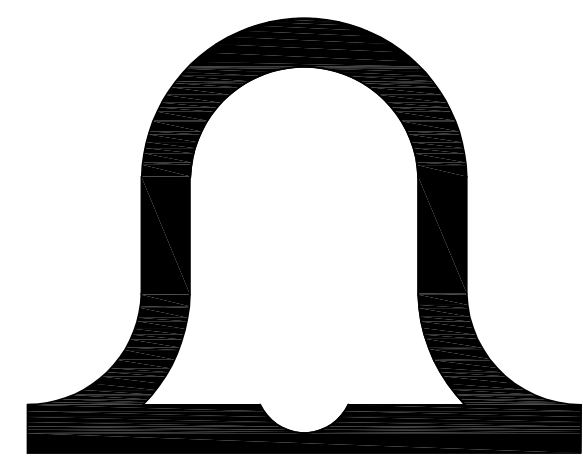


GALLOWS POINT PARKING STRUCTURE

PARCEL 3AAAA & 3AB
ESTATE CRUZ BAY
CRUZ BAY QUARTER
ST. JOHN, USVI



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**CONSTRUCTION
DOCUMENTS FOR A
TWO LEVEL PARKING
STRUCTURE AT:**

PARCEL No. 3AAAA
& 3AB
ESTATE CRUZ BAY
CRUZ BAY QTR.
ST. JOHN, USVI

DATE: 05/09/2023

PROJECT No.: --

SCALE: AS SHOWN

DRAWN BY: HAB

CHECKED BY: HAB

APPROVED BY: HAB

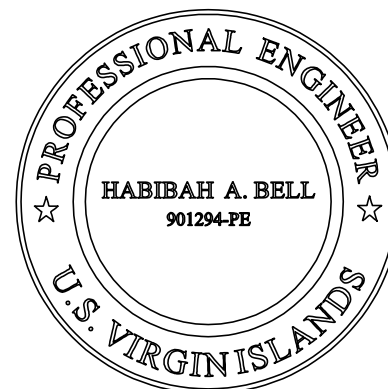
REVISIONS

NO.	DATE	REMARKS

SHEET

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SEAL



SUMMARY OF PROPOSED ACTIVITY

- A. PURPOSE OF PROJECT; TO CONSTRUCT A TWO LEVEL PARKING STRUCTURE WITH 21 PARKING SPACES, ONE STORAGE ROOM AND ONE STAIR.
- B. PRESENCE AND LOCATION OF ANY CRITICAL AREAS: NONE NOTED
- C. PROPOSED METHOD OF LAND CLEARING: MINIMAL EXCAVATION AT FOOTINGS REQUIRED. INDUSTRY STANDARD EARTH-MOVING EQUIPMENT TO BE UTILIZED.
- D. PROVISIONS TO PRESERVE TOPSOIL AND LIMIT SITE DISTURBANCE: GAMUT EROSION CONTROL BLANKET A GAMUT EROSION CONTROL BLANKET (OR EQUAL) SHALL BE LAID IN THE LIMITS OF SITE DISTURBANCE UPON COMPLETION OF CONSTRUCTION
- E. EROSION AND SEDIMENT CONTROL DEVICES: SILT SCREEN FENCING TO BE INSTALLED AROUND LIMITS OF SITE DISTURBANCE; HAND EXCAVATION TO BE UTILIZED; CONSTRUCTION ENTRANCE NOT APPLICABLE, EXISTING DIRT ROAD WAY AT PROPERTY ENTRANCE.
- F. SCHEDULE FOR EARTH CHANGING ACTIVITIES AND IMPLEMENTATION OF EROSION/SEDIMENT CONTROL MEASURES: SEE SHEET 2
- G. MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES: SILT SCREEN FENCE TO BE MAINTAINED DAILY AND ROUTINELY CHECKED FOR COLLAPSE OR FAILURE. IF FAILURE OCCURS, SILT SCREEN IS TO BE REMOVED AND REPLACED IN ITS ENTIRETY TO ENSURE ADEQUATE EROSION COVERAGE AT THE WORK SITE.
- H. STORMWATER MANAGEMENT: STORM WATER CHanneled BY THE CONCRETE SWALES AND TRENCH DRAINS ARE TO BE DISPERSED INTO THE EXISTING NATURAL SITE DRAINAGE AS SHOWN
- I. MAINTENANCE SCHEDULE FOR STORM WATER FACILITIES: THE MULTI-DRAIN TRENCH DRAIN SHOULD BE MAINTAINED MONTHLY AND CLEANED OF DEBRIS IMMEDIATELY AFTER HEAVY RAIN STORMS.
- J. METHOD OF SEWAGE DISPOSAL: WASTEWATER TREATMENT SYSTEM.

INDEX OF DRAWINGS

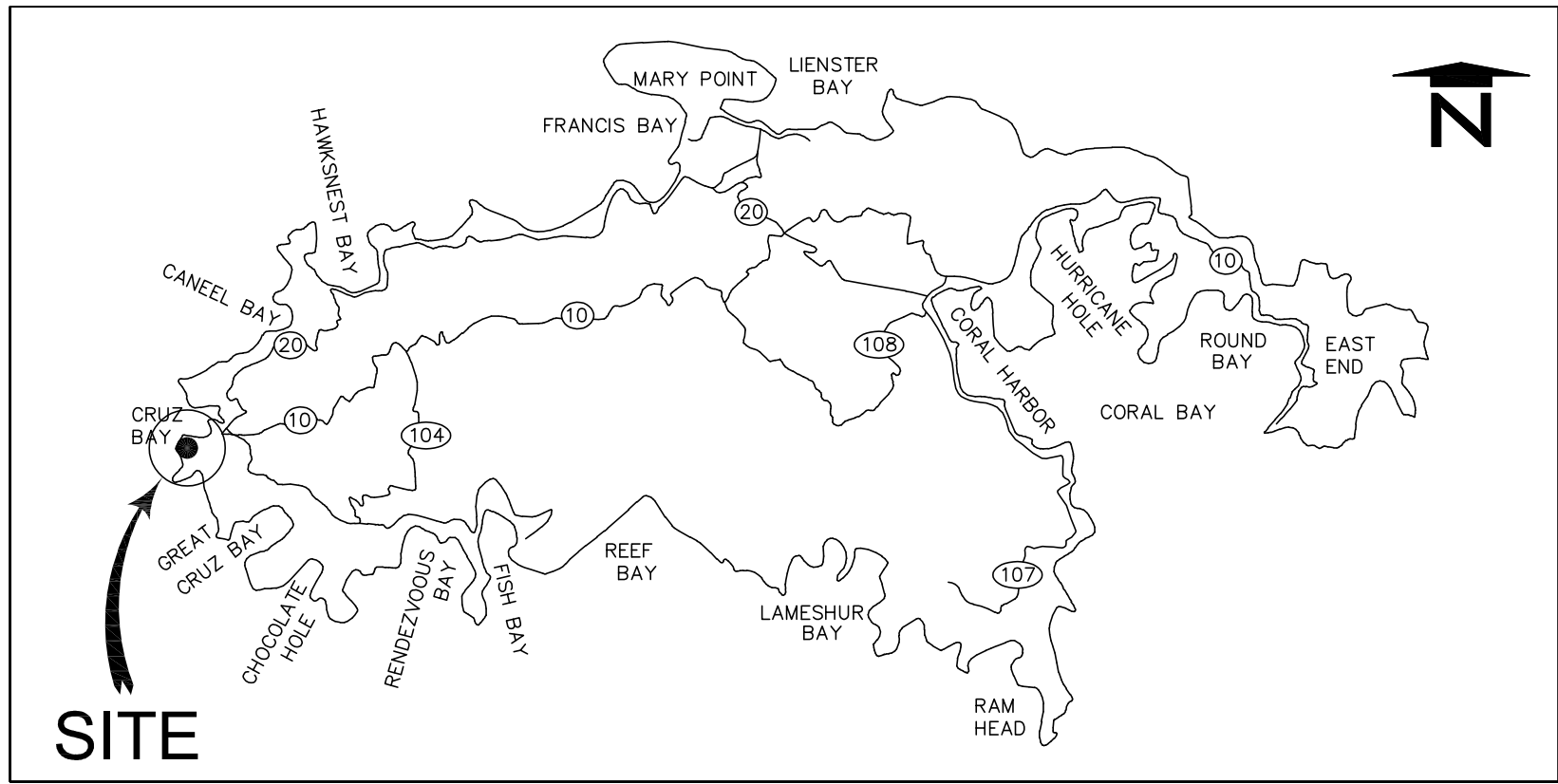
1. PROJECT OVERVIEW
2. SITE PLAN/SITE PROFILE
3. PROPOSED BASEMENT FLOOR PARKING PLAN
4. PROPOSED FIRST FLOOR PARKING PLAN
5. FOUNDATION PLAN & DETAILS
6. STRUCTURAL DETAILS
7. CONCRETE RETAINING WALL DETAILS & NOTES
8. CONCRETE COLUMN DETAILS
9. BASEMENT FLOOR, FIRST FLOOR SLAB PLANS & DETAILS
10. BEAM & SLAB DETAILS
11. FRONT & LEFT SIDE ELEVATIONS
12. BUILDING SECTIONS A-A & B-B
13. BUILDING SECTIONS C-C & D-D
14. BASEMENT, FIRST FLOOR ELECTRICAL PLANS & DETAILS
15. BASEMENT, FIRST FLOOR PLUMBING PLANS & DETAILS
16. 3D VIEWS OF THE PARKING STRUCTURE

LANDSCAPE PLAN SPECIFICATIONS

1. UPON COMPLETION OF THE CONSTRUCTION DEVELOPMENT PROJECT, RE-VEGETATION WITH NATIVE AND COMPATIBLE DROUGHT-TOLERANT PLANTS ARE REQUIRED. THREE INCHES MIN. OF RAKED CLEAN AND SEEDED TOPSOIL REQUIRED FOR LANDSCAPING.
2. LOW GROUND COVERAGE IS REQUIRED IN AREAS THAT HAVE BEEN DISTURBED DUE TO CONSTRUCTION ACTIVITY. MAINTAIN LOW GROUND COVERAGE IN AREAS NOT DISTURBED BY CONSTRUCTION ACTIVITY.
3. LOW SHRUB COVERAGE IS REQUIRED IN AREAS THAT HAVE BEEN DISTURBED DUE TO CONSTRUCTION ACTIVITY.
4. MAINTAIN MATURE TREES ON PROPERTY WHEN POSSIBLE. DO NOT REMOVE MATURE TREES FROM AROUND THE PERIMETER OF THE PROPERTY.

PROJECT OVERVIEW

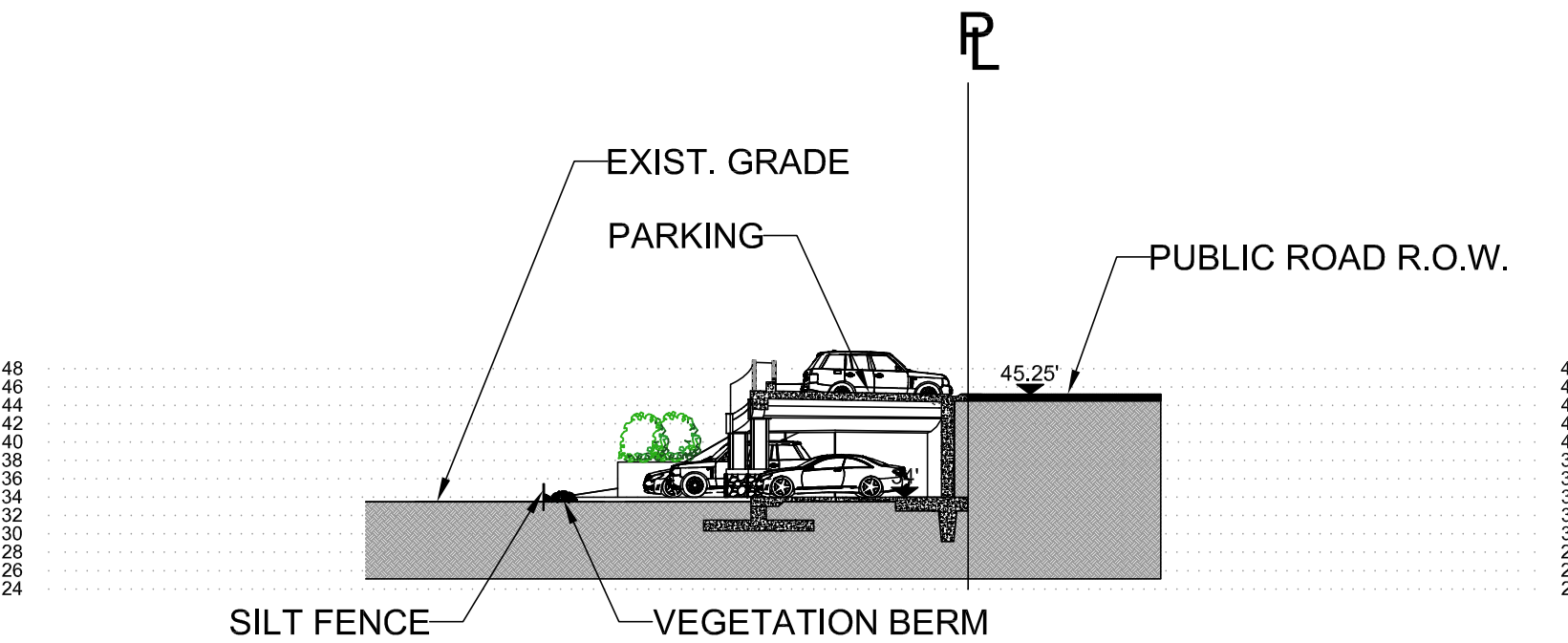
SCALE: NTS



ISLAND MAP
NTS



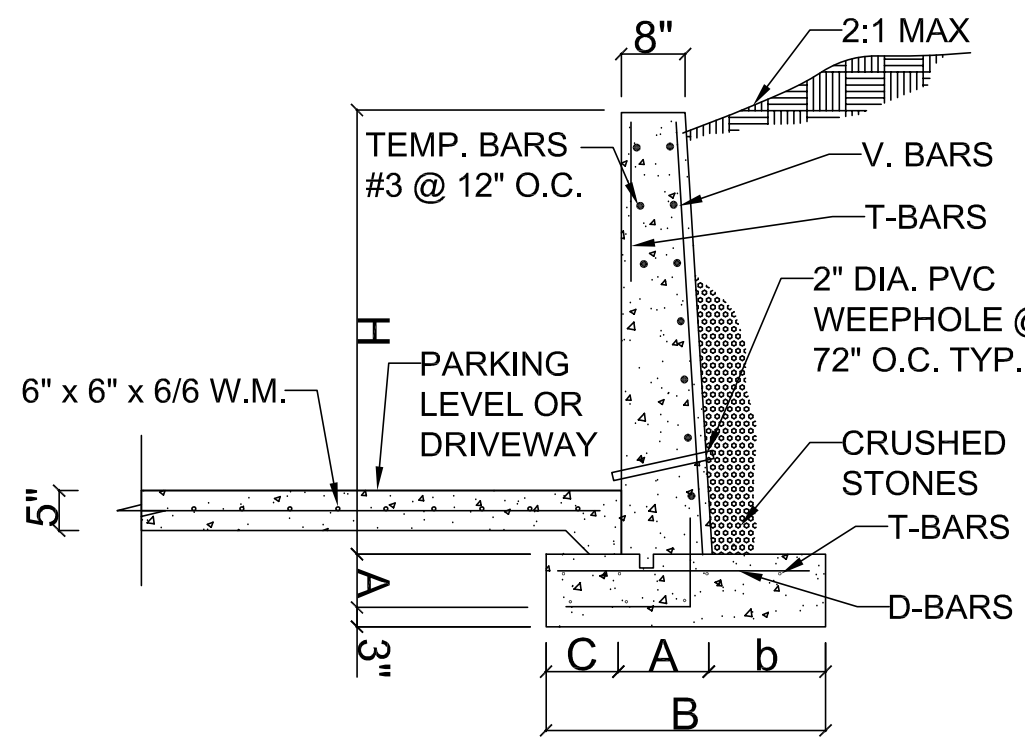
LOCATION MAP
NTS



SITE PROFILE "A - A"
SCALE 1" = 20' - 0"

ZONING NOTES

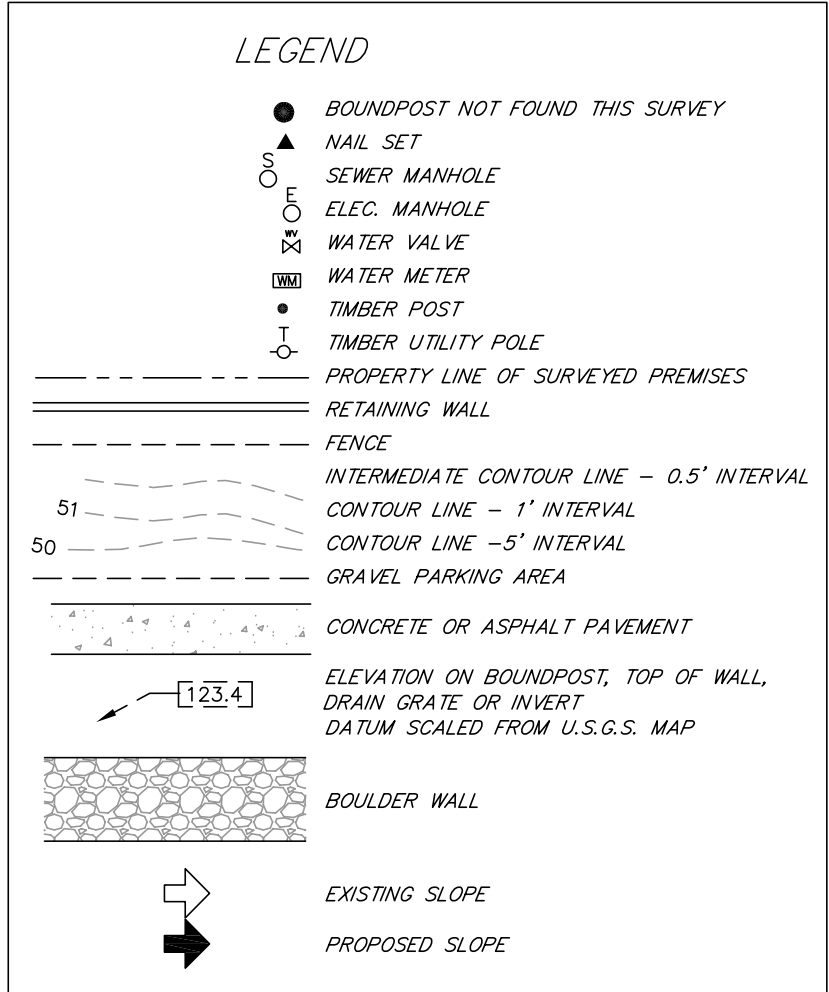
LOT ZONING:	W-1
LOT SIZE 3AAAA:	3,920.40 S.F.
LOT SIZE 3AB:	50,094.00 S.F.
PARKING FLOOR AREA:	3,342.48 S.F.
PARKING ROOF AREA:	NIL
PARKING CISTERN CAPACITY:	NIL
PARKING:	21 SPACES
LOT OCCUPANCY:	40%
ACTUAL LOT OCCUPANCY:	--%
FRONT YARD SETBACK:	25 FEET
REAR YARD SETBACK:	20 FEET
SIDE YARD SETBACK:	10 FEET
MAXIMUM HEIGHT:	3 LEVELS
PROPOSED HEIGHT:	2 LEVELS



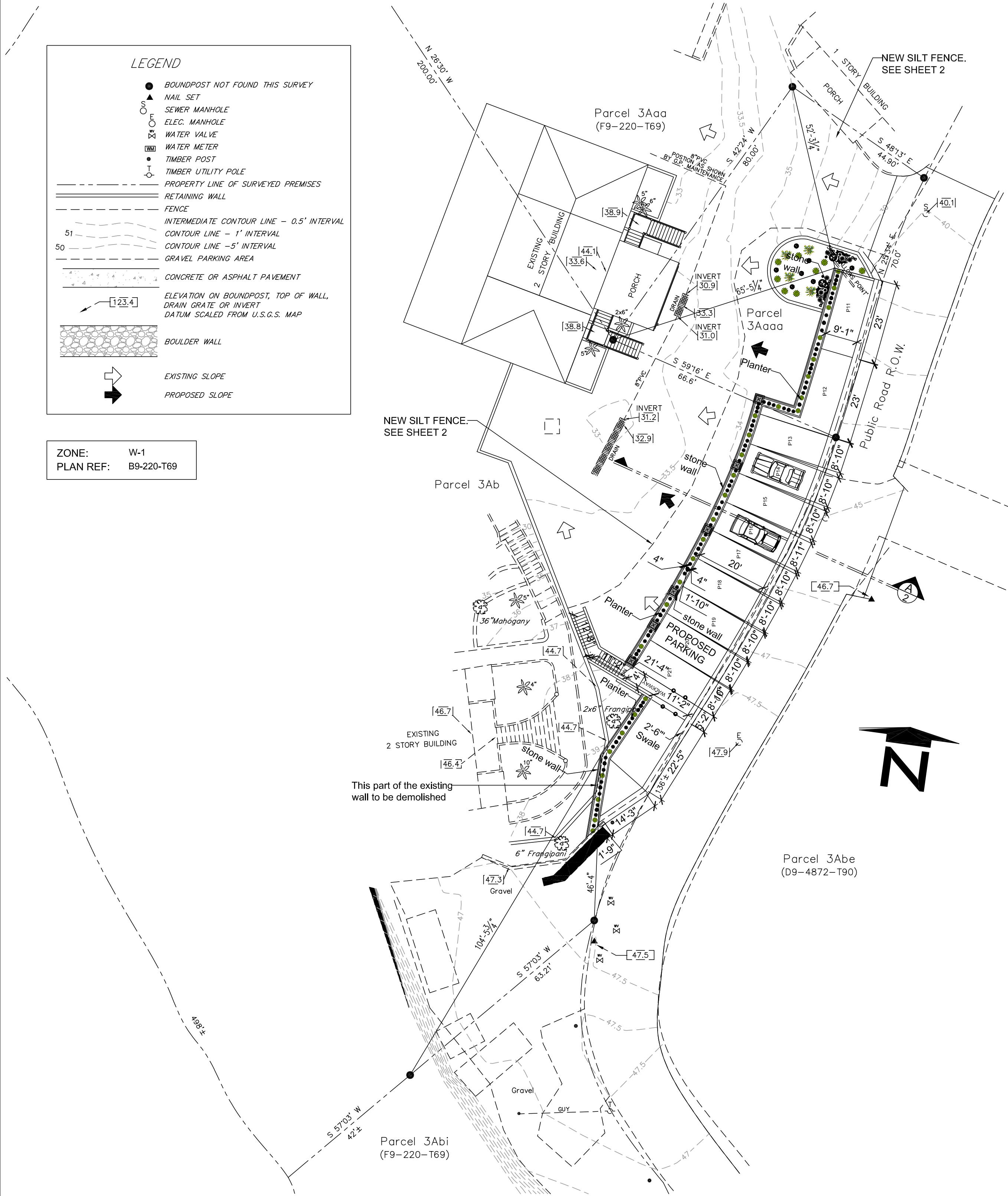
RETAINING WALL SCHEDULE

H	B	A	b	C	V-BARS	T-BARS	D-BARS
4'-0"	2'-8"	8"	1'-7"	5	#3@16"	#3@12"	#3@16"
5'-0"	3'-3"	8"	2'-2"	5"	#4@16"	#3@12"	#4@16"
6'-0"	3'-9"	8"	2'-5"	8"	#4@12"	#3@12"	#4@12"
7'-0"	4'-2"	8"	2'-6"	1'-0"	#4@12"	#3@12"	#4@12"
8'-0"	4'-8"	12"	2'-8"	1'-0"	#4@10"	#3@12"	#4@10"
9'-0"	5'-2"	12"	3'-2"	1'-0"	#5@12"	#4@16"	#5@12"
10'-0"	5'-9"	12"	3'-7"	1'-2"	#5@12"	#4@16"	#5@10"
11'-0"	6'-7"	13"	4'-1"	1'-5"	#5@10"	#4@14"	#5@10"
12'-0"	7'-3"	13"	4'-7"	1'-6"	#5@9"	#4@12"	#5@10"

RETAINING WALL SECTION
SCALE 1/2" = 1' - 0"



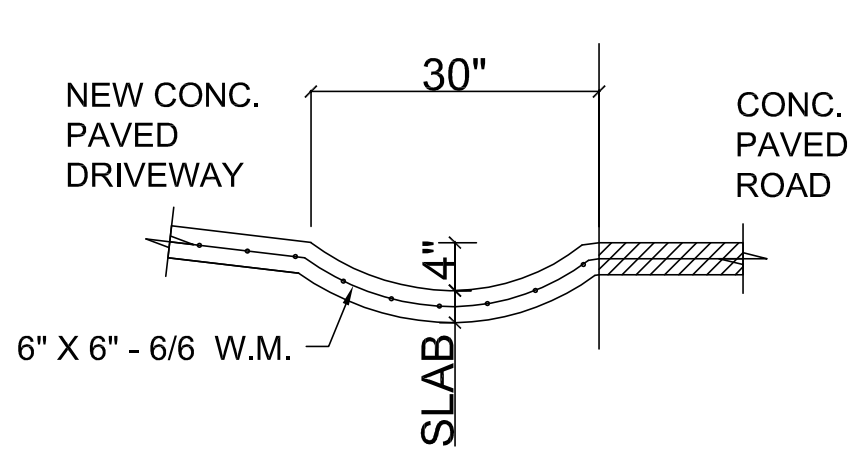
ZONE: W-1
PLAN REF: B9-220-T69



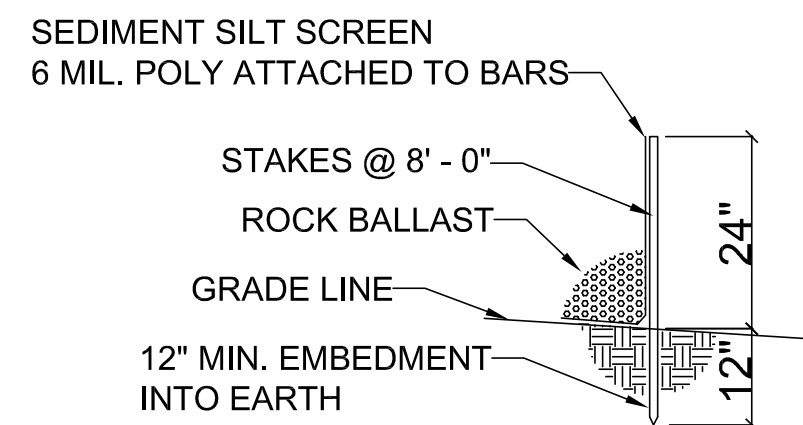
SITE PLAN
SCALE 1" = 20' - 0"

EARTH CHANGE NOTES

- EXISTING FOUNDATIONS, SLABS, OTHER OBSTRUCTIONS ENCOUNTERED - COMPLETELY REMOVE UNDER FOOTING AREAS TO 1' - 6" BELOW FINISHED GRADE.
- PROTECTION MEASURES SHALL BE TAKEN BY THE CONTRACTOR AND THE OWNER TO PROTECT ADJACENT PROPERTIES AND PUBLIC WAYS DURING EXCAVATION.
- SITE DISTURBANCES SHALL BE LIMITED AS CLOSELY AS POSSIBLE TO AREA DISTURBED FOR BUILDING AND SANITATION REQUIREMENTS.
- ALL FOOTINGS SHALL REST ON UNDISTURBED SOIL OR COMPACTED TO 95% MAX. DENSITY
- NO PHASE OF THE CONSTRUCTION SHALL BE PERFORMED DURING INCLEMENT WEATHER
- TRASH, DEBRIS, RUBBISH, ETC. SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. MAINTAIN SITE IN A REASONABLY NEAT CONDITION DURING CLEARING AND DEMOLITION OPERATIONS AND THROUGHOUT THE LIFE OF THE CONTRACT.

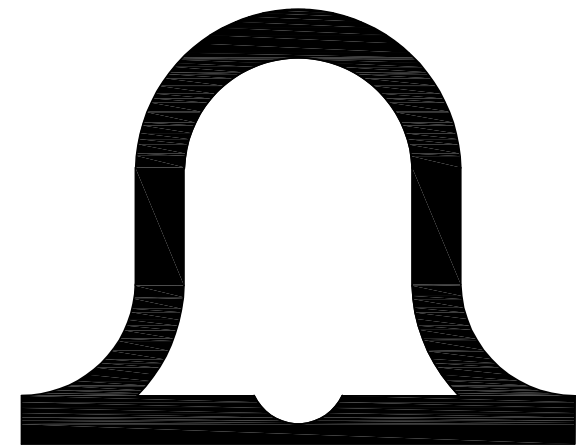


CONCRETE SWALE "B-B"
NTS



TEMPORARY SILT FENCE DETAIL
NTS

SCALE: 1" = 20' - 0"



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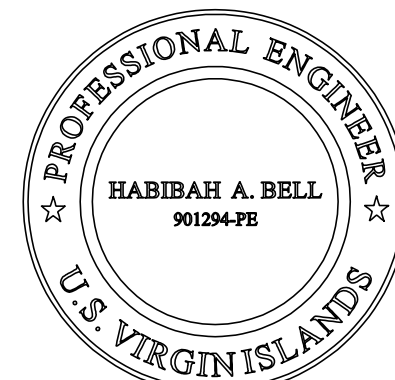
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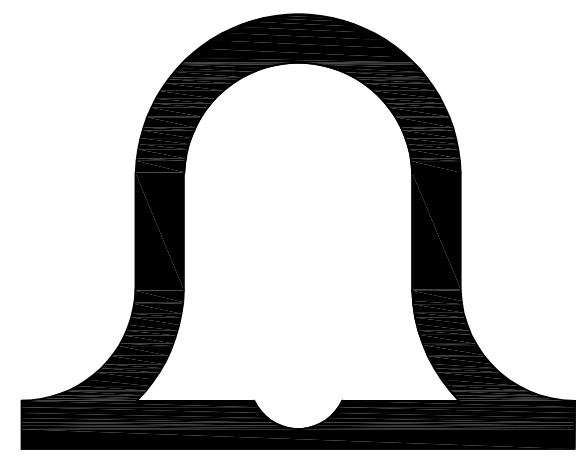
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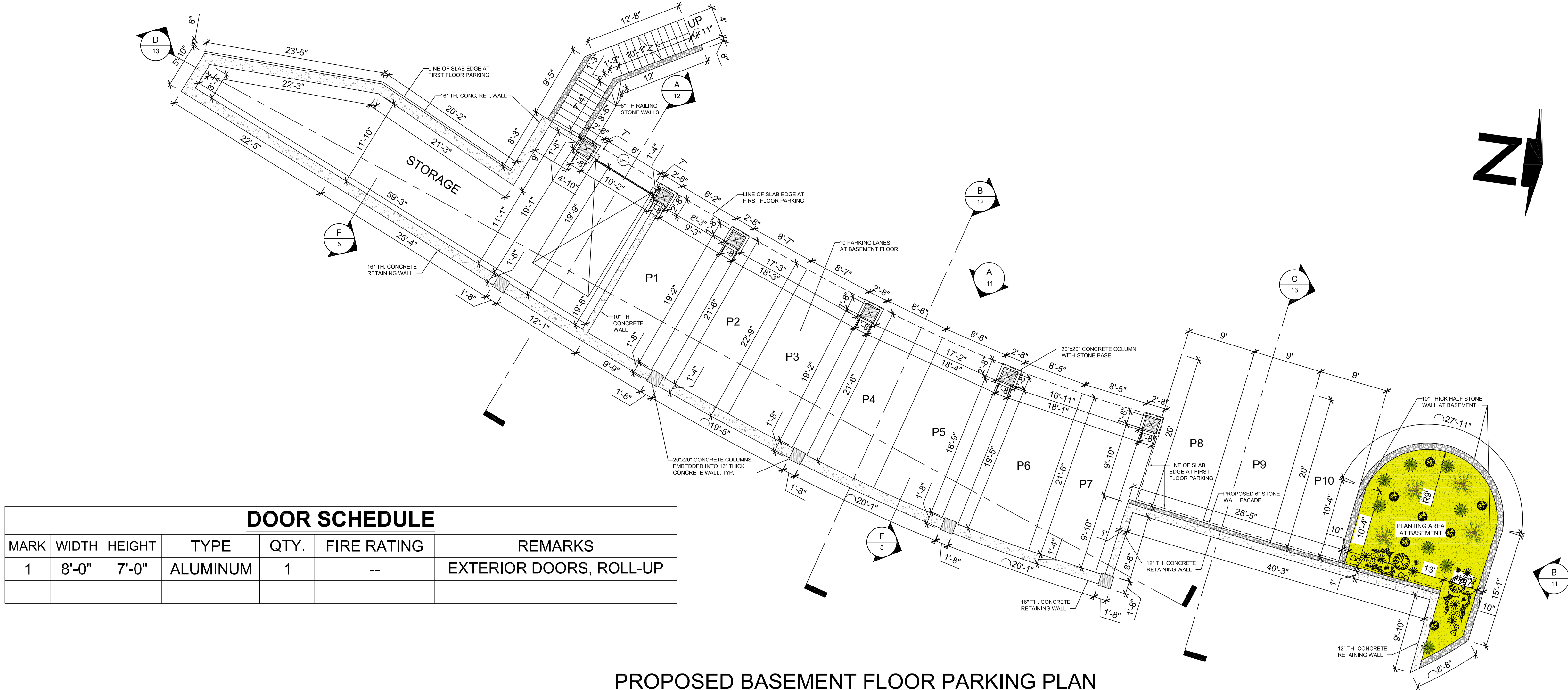
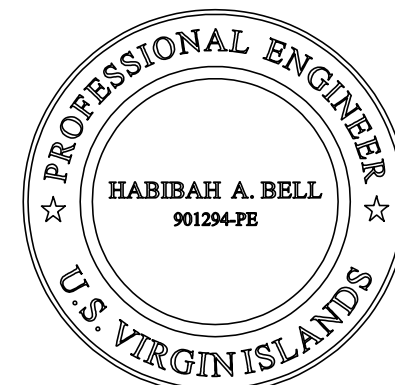
REVISIONS

NO.	DATE	REMARKS

SHEET

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SEAL



DOOR SCHEDULE						
MARK	WIDTH	HEIGHT	TYPE	QTY.	FIRE RATING	REMARKS
1	8'-0"	7'-0"	ALUMINUM	1	--	EXTERIOR DOORS, ROLL-UP

PROPOSED BASEMENT FLOOR PARKING PLAN

SCALE 1/8" = 1' - 0"

GENERAL NOTES

THESE GENERAL NOTES ARE TO BE USED AS A SUPPLEMENT TO THE CONSTRUCTION DOCUMENTS DRAWINGS, HEREIN NOTED AS 'DRAWINGS.' ANY DISCREPANCIES FOUND AMONG THESE DRAWINGS, SPECIFICATIONS, GENERAL NOTES AND SITE CONDITIONS SHALL BE REPORTED TO THE PROJECT DESIGNER WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY GENERAL CONTRACTOR (G.C.) AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT GENERAL CONTRACTOR'S RISK. THE GENERAL CONTRACTOR SHALL:

- VERIFY AND COORDINATE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
- VISIBLY FLAG AND MARK ALL SIDE BOUNDARIES AND AREAS OF IMPACT PROXIMAL TO WORK SITE.
- TAKE RESPONSIBILITY FOR JOBSITE SAFETY, ERECTION MEANS, METHODS AND SEQUENCES, TEMPORARY SHORING, FORM WORK AND BRACING, USE OF EQUIPMENTS AND CONSTRUCTION PROCEDURES.
- PLACE IN ACCESSIBLE AREA A PLAQUE BEARING PARCEL NUMBERS, ESTATE NAME, OWNER CONTRACTOR AND EARTH CHANGE/BUILDING PERMIT NUMBERS.
- NOTIFY THE DEPARTMENT OF PLANNING AND NATURAL RESOURCES WITHIN 48 HOURS PRIOR TO COMMENCEMENT OF WORK, TELEPHONE.
- VERIFY ALL OPENINGS THRU ROOF, WALLS AND FLOORS WITH MECHANICAL AND ELECTRICAL CONTRACTORS. VERIFICATION OF LOCATIONS, SIZES, LINTELS ARE REQUIRED CONNECTIONS ARE THE GENERAL CONTRACTOR'S RESPONSIBILITY.
- PROVIDE ALL WATERPROOFING, WATER BARRIERS AND WATER STOPS.
- MAKE EVERY EFFORT POSSIBLE TO MINIMIZE SITE DISTURBANCE BEFORE, DURING AND AFTER CONSTRUCTION.

THE STRUCTURES HAVE BEEN DESIGNED TO RESIST CODE REQUIRED VERTICAL AND LATERAL FORCES AFTER THE CONSTRUCTION OF ALL STRUCTURAL ELEMENTS HAVE BEEN COMPLETED. STABILITY OF THE STRUCTURES PRIOR TO COMPLETION IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

CONSTRUCTION OBSERVATION BY THE DESIGNER IS FOR CONFORMANCE WITH DESIGN ASPECTS ONLY AND IS NOT INTENDED IN ANY WAY TO REVIEW THE GENERAL CONTRACTOR'S PROCEDURES.

CONSTRUCTION NOTES

- ALL STRUCTURAL AND FINISHED LUMBER TO BE WOLMANIZED No. 1 DOUGLAS FIR (Fb = 1750 psi).
- ALL CONSTRUCTION SHALL CONFORM TO THE CABO, THE V.I. CODE AND ALL OTHER APPLICABLE CODES.
- ALL REINFORCEMENT BARS SHALL BE OF GRADE 60.
- POURED IN PLACE CONCRETE SHALL ASSUME AN ULTIMATE STRENGTH AT 28 DAYS AS FOLLOWS:

FOOTING	3000 psi
SLAB ON GRADE	3000 psi
RETAINING WALLS	3500 psi
STRUCT. SLABS	3500 psi

- THE VARIOUS PORTIONS OF THE STRUCTURE ARE DESIGNED TO CARRY THE FOLLOWING LIVE LOADS:

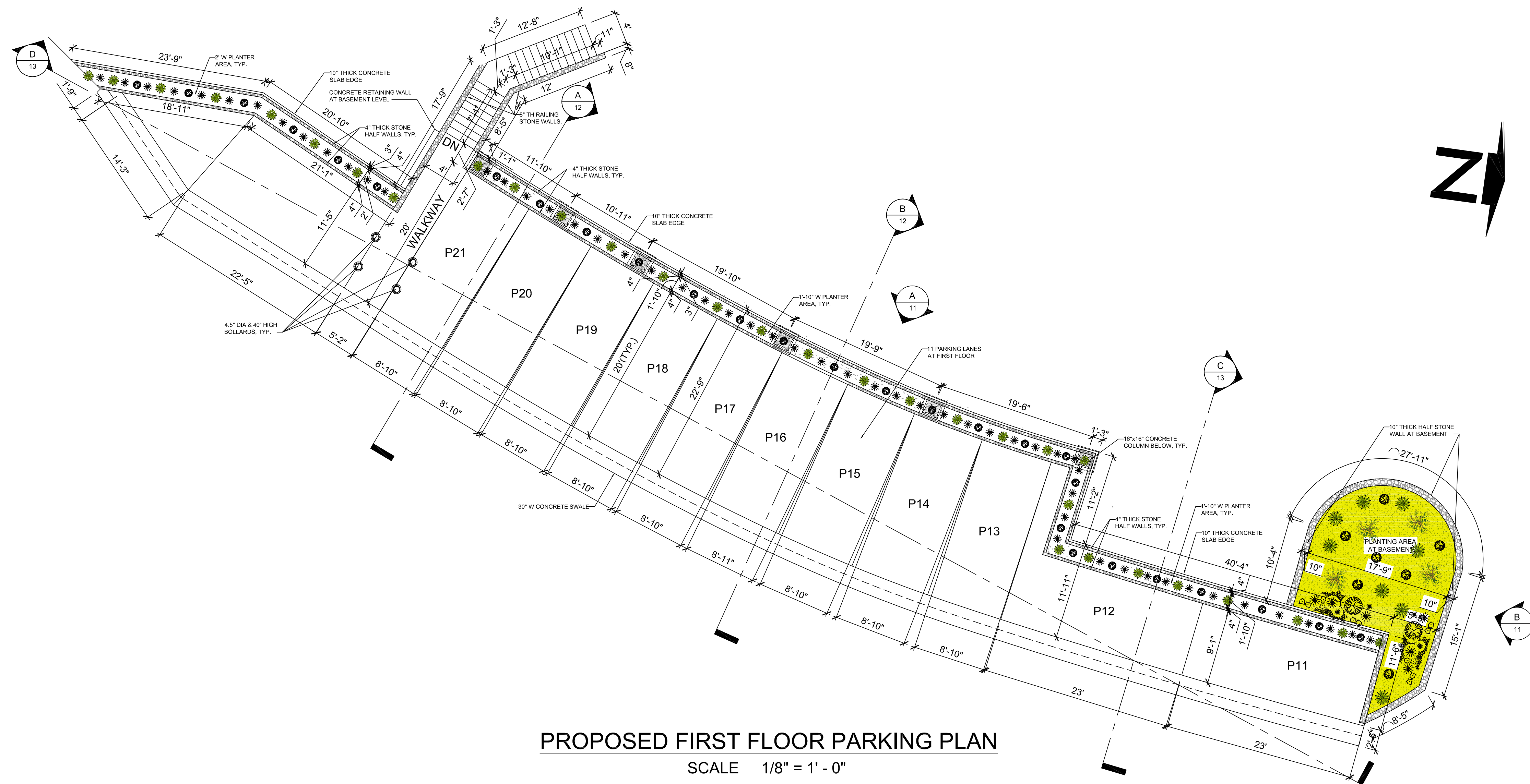
ROOF	20 psf
PRIVATE APTS.	40 psf
CORRIDORS	60 psf
PORCHES	100 psf
STAIRS	100 psf

- THE STRUCTURAL DESIGN OF THE BUILDING IS BASED ON THE FULL INTERACTION OF ALL ITS COMPONENT PARTS. NO PROVISIONS HAVE BEEN MADE FOR CONDITIONS OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR FURNISHING AND INSTALLING TEMPORARY SUPPORTS AND BRACING NECESSARY TO PREVENT ANY INSTALLING TEMPORARY SUPPORTS AND BRACING NECESSARY TO PREVENT ANY INSTABILITIES AND/OR UNDUE STRESS DURING ERECTION.
- CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND ELEVATIONS IN THE FIELD. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY FIELD CONDITION UNCOVERED DURING CONSTRUCTION THAT IS NOT CONSISTENT WITH THE PLANS.
- NO FOOTING SHALL BE PLACED IN WATER.
- UNLESS OTHERWISE NOTED, ALL FOOTINGS SHALL BE CENTERED UNDER SUPPORTED MEMBERS.
- BACKFILL AGAINST FOUNDATION WALLS INSIDE AND OUTSIDE THE BUILDINGS WITH AN APPROVED GRANULAR MATERIAL PLACED IN 6 INCH HIGH LAYERS AND EACH LAYER COMPACTED TO 95% MODIFIED PROCTOR DENSITY OR AS APPROVED BY THE ARCHITECT ON THE SITE.
- ALL FOUNDATION WALLS, RETAINING WALLS, AND GRADE BEAMS SHALL BE BRACED DURING THE OPERATIONS OF BACKFILLING AND TAMPING. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT RESTRAINTS HAVE BEEN INSTALLED.

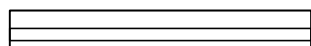
WALL LEGEND	
	CMU WALL (4" - 6" - 8" - 12") REINF. W/ #4 VERT. @ 24" O.C. & DUROWALL HORIZ. @ 16" O.C.
	CONC. WALL THICKNESS AND REINF. AS PER DETAIL
	STUD WALL (2X4 - 2X6) @ 16" O.C. W/ 1/2" SHEETROCK OR CEMENT BOARDS EACH SIDE
	WINDOW INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
	CONC. COLUMN SIZE AND SHAPE VARIES
	STONE MASONRY WALL THICKNESS 8"

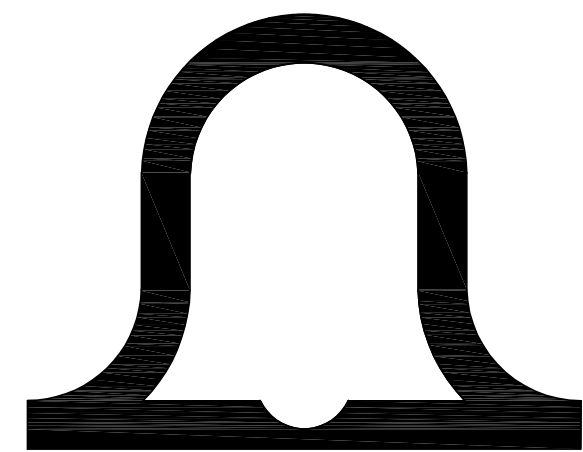
PROPOSED BASEMENT FLOOR PARKING PLAN

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



PROPOSED FIRST FLOOR PARKING PLAN
SCALE 1/8" = 1' - 0"

WALL LEGEND	
	CMU WALL (4" - 6" - 8" - 12") REINF. W/ #4 VERT. @ 24" O.C. & DUROWALL HORIZ. @ 16" O.C.
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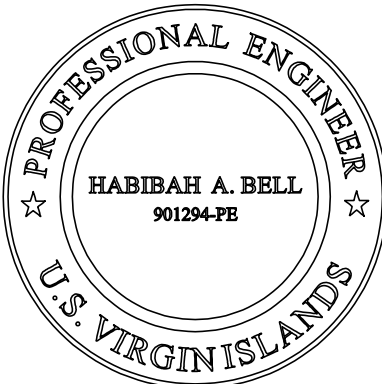
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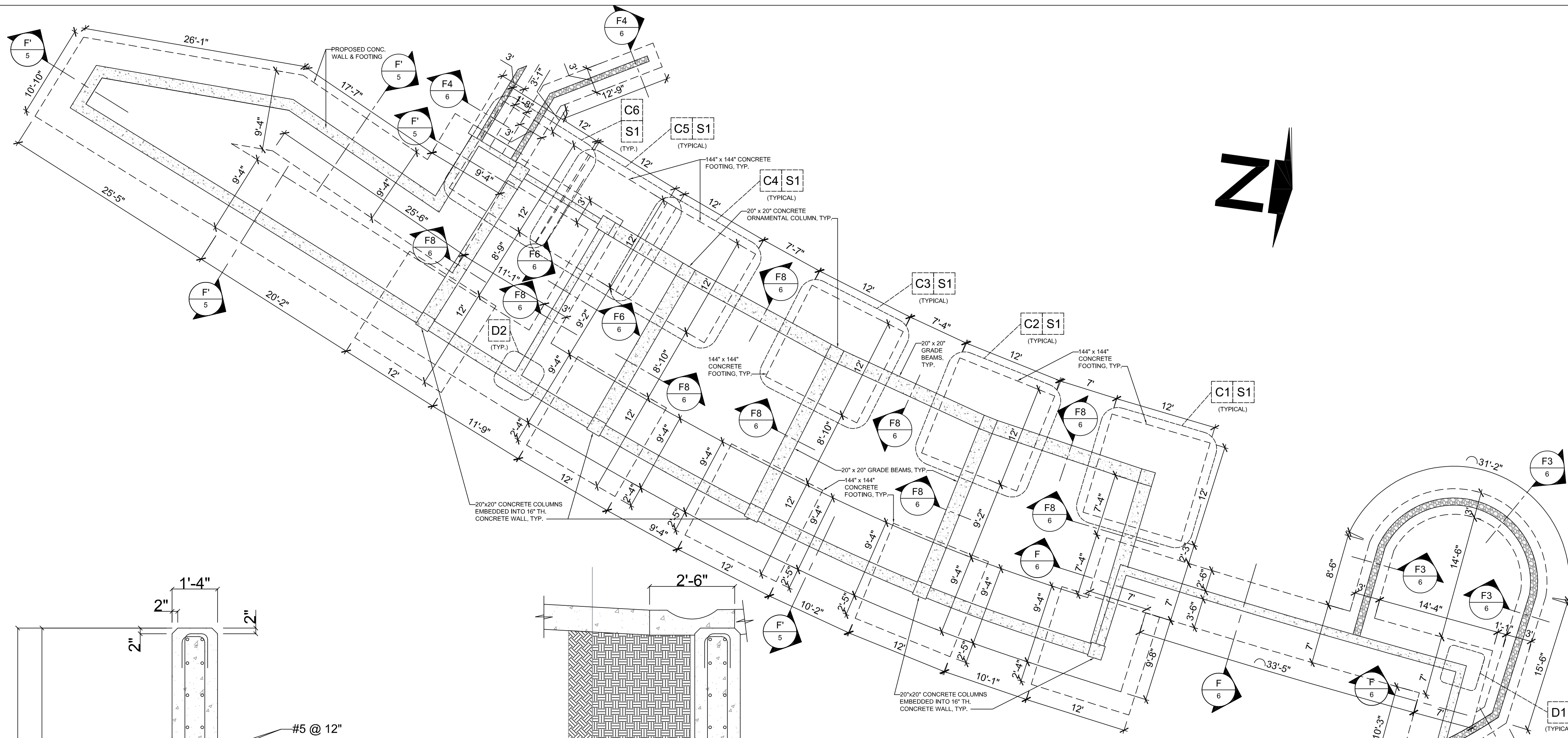
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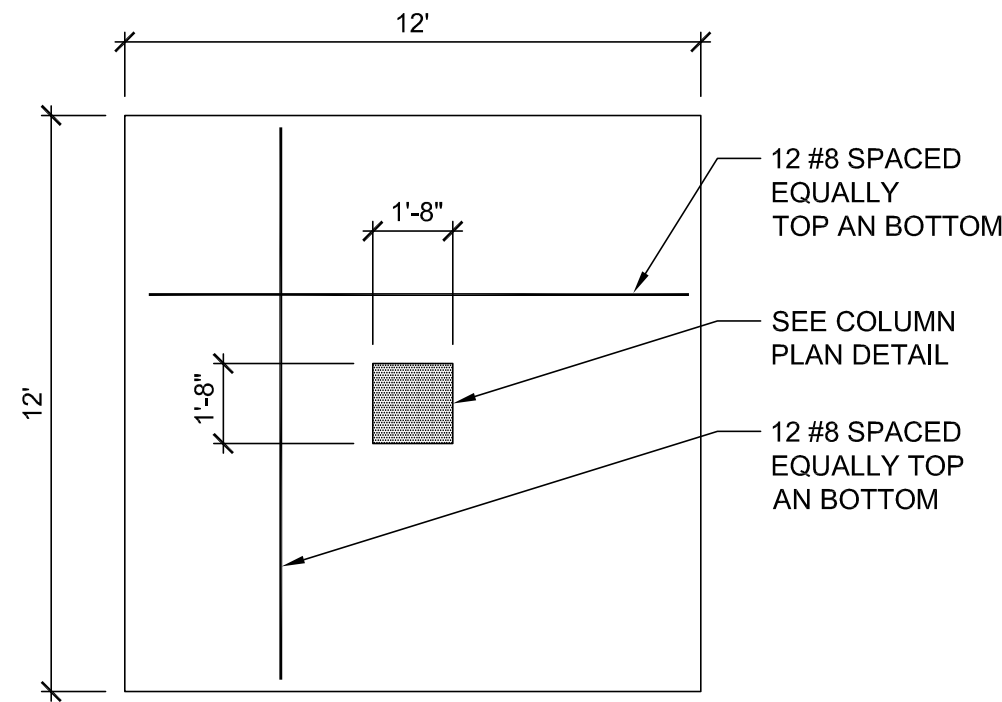
PROPOSED FIRST FLOOR PARKING PLAN

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

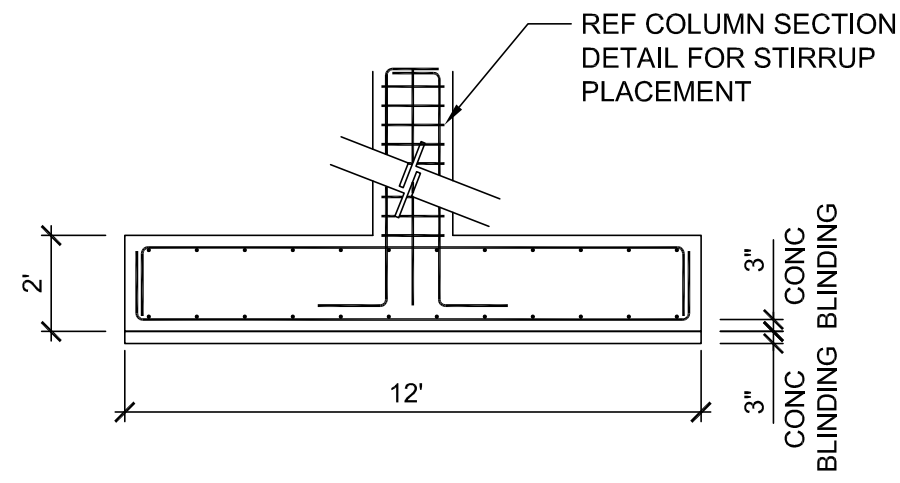


FOUNDATION PLAN

SCALE 1/8" = 1' - 0"

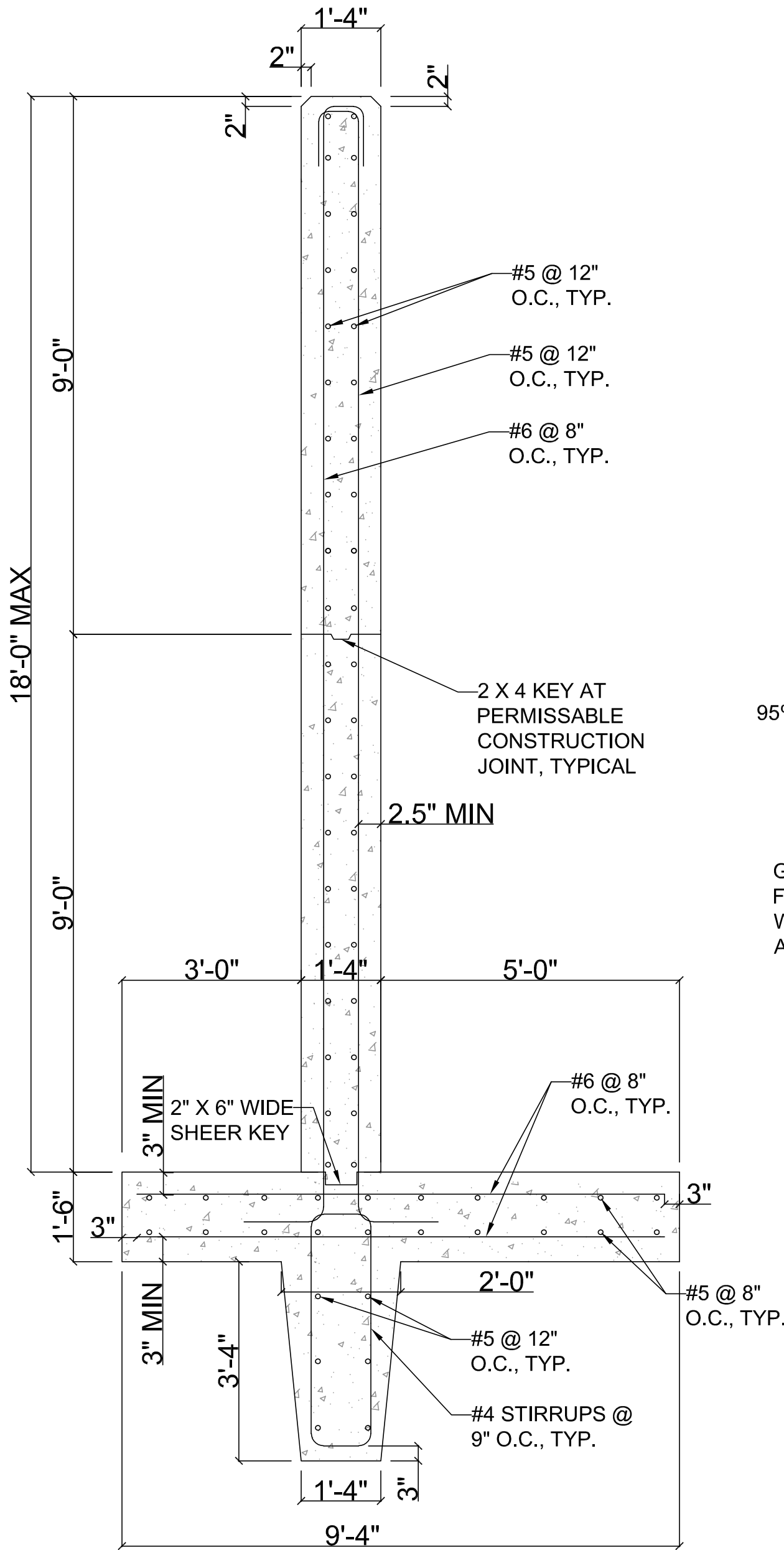


FOOTING PLAN DETAIL



FOOTING SECTION DETAIL

S1 FOOTING DETAIL (TYP.)
SCALE 1/4" = 1'-0"



FOUNDATION PLAN & DETAILS

- SOIL MATERIALS:**
- SATISFACTORY SOIL MATERIAL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM. GRANULAR MATERIAL OR FINE COMPACTIBLE SOIL FREE OF EXCESS MOISTURE, MUCK, ROOTS, SOD, OR OTHER DELETERIOUS MATERIAL WITH ALL ROCK PARTICLES AND HARD EARTH CLODS LARGER THAN 2" IN THE LONGEST DIMENSION REMOVED.
 - UNSATISFACTORY SOIL MATERIAL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GC, SC, ML, MH, CL, OL, OH, AND PT.
 - BACKFILL AND FILL MATERIAL: SATISFACTORY SOIL MATERIAL.
 - DRAINAGE FILL: WASHED, EVENLY GRADED MIXTURE OF CRUSHED STONE, OR CRUSHED, OR UNCRUSHED GRAVEL, ASTM D 448, COARSE AGGREGATE GRADING SIZE No.57:
- | SIEVE SIZE | % PASSING BY WEIGHT |
|------------|---------------------|
| 1 1/2" | 100 |
| No.8 | 0-5 |
- FILTERING MATERIAL: EVENLY GRADED MIXTURE OF NATURAL, CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND:
- | SIEVE SIZE | % PASSING BY WEIGHT |
|------------|---------------------|
| 1 1/2" | 100 |
| No.50 | 0-5 |

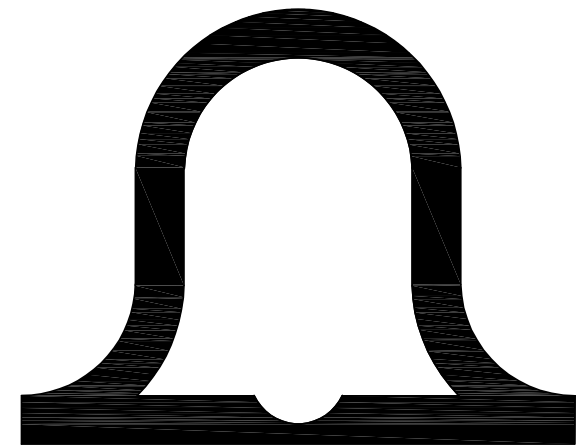
- FOUNDATION NOTES**
- PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT/SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.
 - EXCAVATE TO INTENDED ELEVATIONS AND DIMENSIONS SHOWN. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
 - FOR FOOTINGS AND FORMWORK: DO NOT DISTURB BOTTOM OF EXCAVATION. EXCAVATE BY HAND TO FINAL GRADE JUST BEFORE PLACING CONCRETE REINFORCEMENT.
 - IF APPLICABLE, PROVIDE AND INSTALL POLYETHYLENE FILM WARNING TAPE, MANUFACTURED FOR MARKING AND IDENTIFYING UNDERGROUND UTILITIES, DIRECTLY ABOVE ANY UNDERGROUND UTILITIES.
 - PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
 - PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE.
 - COMPACT SOIL MATERIALS TO THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT:

A. UNDER STRUCTURES, BUILDING SLABS, STEPS AND PAVEMENTS, SCARIFY AND COMPACT TO 12 INCHES OF EXISTING SUB-GRADE AND EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL 95%;
B. UNDER WALKWAYS, SCARIFY AND RE-COMPACT TOP 6 INCHES BELOW SUB-GRADE AND COMPACT EACH LAYER OF BACKFILL OR FILL SOIL MATERIAL 92%;
C. UNDER LAWN OR UNPAVED AREAS, SCARIFY AND RE-COMPACT TOP 6 INCHES BELOW SUB-GRADE AND COMPACT EACH LAYER OF BACKFILL FOR FILL SOIL MATERIAL AT 85%;
D. FOR UTILITY TRENCHES, COMPACT EACH LAYER OF INITIAL AND FINAL BACKFILL SOIL MATERIAL AT 85%.
 - UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE FREE FROM IRREGULAR SURFACE CHANGES, COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES AND ELEVATIONS INDICATED.
 - SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.
 - REMOVE SURPLUS SATISFACTORY SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH AND DEBRIS AND LEGALLY DISPOSE OF IT OFF OWNERS PROPERTY.
 - MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH ACI 318.
 - FABRICATE AND PLACE STEEL REINFORCEMENT ACCORDING TO CRSI'S "MANUAL OF STANDARD PRACTICE".
 - BOTTOM REINFORCEMENT IN FOOTINGS SHALL BE LOCATED A MINIMUM OF 3 INCHES CLEARANCE FROM THE BOTTOM OF THE FOOTING.
 - ALL EXTERIOR FOOTINGS SHALL BE PLACED AT LEAST 12 INCHES BELOW THE UNDISTURBED GROUND.
 - THE TOP SURFACE OF THE FOOTINGS SHALL BE LEVEL, THE BOTTOM SURFACE OF FOOTINGS SHALL NOT HAVE A SLOPE EXCEEDING ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL. FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTINGS OR WHERE THE SLOPE OF THE BOTTOM SURFACE OF THE FOOTINGS WILL EXCEED ONE UNIT VERTICAL IN TEN UNITS HORIZONTAL.
 - CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS A MINIMUM OF 6 INCHES.
 - BACKFILL SHALL NOT BE PLACED AGAINST A FOUNDATION WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE, OR HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.
 - REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60 KSI (GRADE 60). STEEL REINFORCEMENT FOR FOUNDATION WALLS SHALL HAVE CONCRETE COVER IN ACCORDANCE WITH ACI 318.
 - DRAINS SHALL BE PROVIDED AROUND ALL CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL, OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS.
 - FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE WATER PROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.

F' 16" TH. RET. WALL & FOOTING DETAIL

SCALE 1/2" = 1'-0"

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



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CONSTRUCTION
DOCUMENTS FOR A
TWO LEVEL PARKING
STRUCTURE AT:

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CRUZ BAY QTR.
ST. JOHN, USVI

DATE: 05/09/2023
PROJECT No.: --
SCALE: AS SHOWN
DRAWN BY: HAB
CHECKED BY: HAB
APPROVED BY: HAB

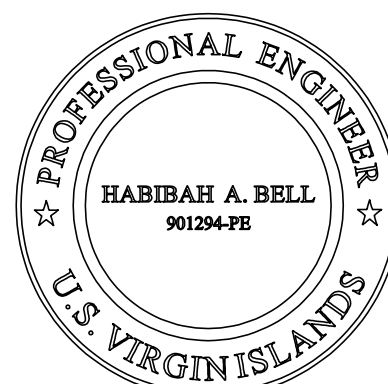
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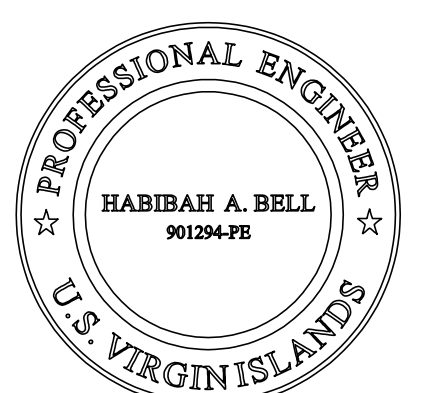
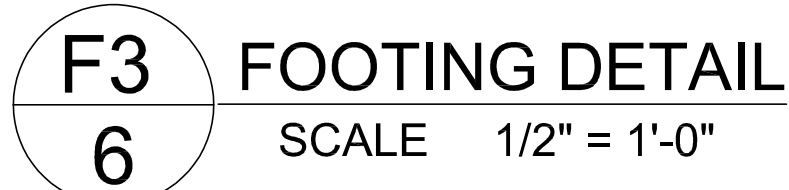
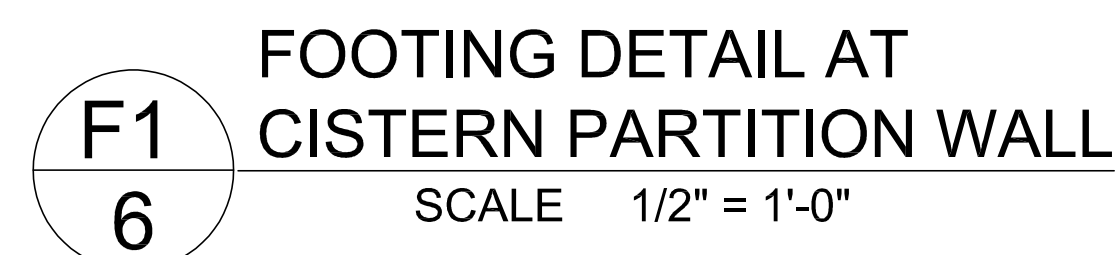
NO.	DATE	REMARKS

SHEET

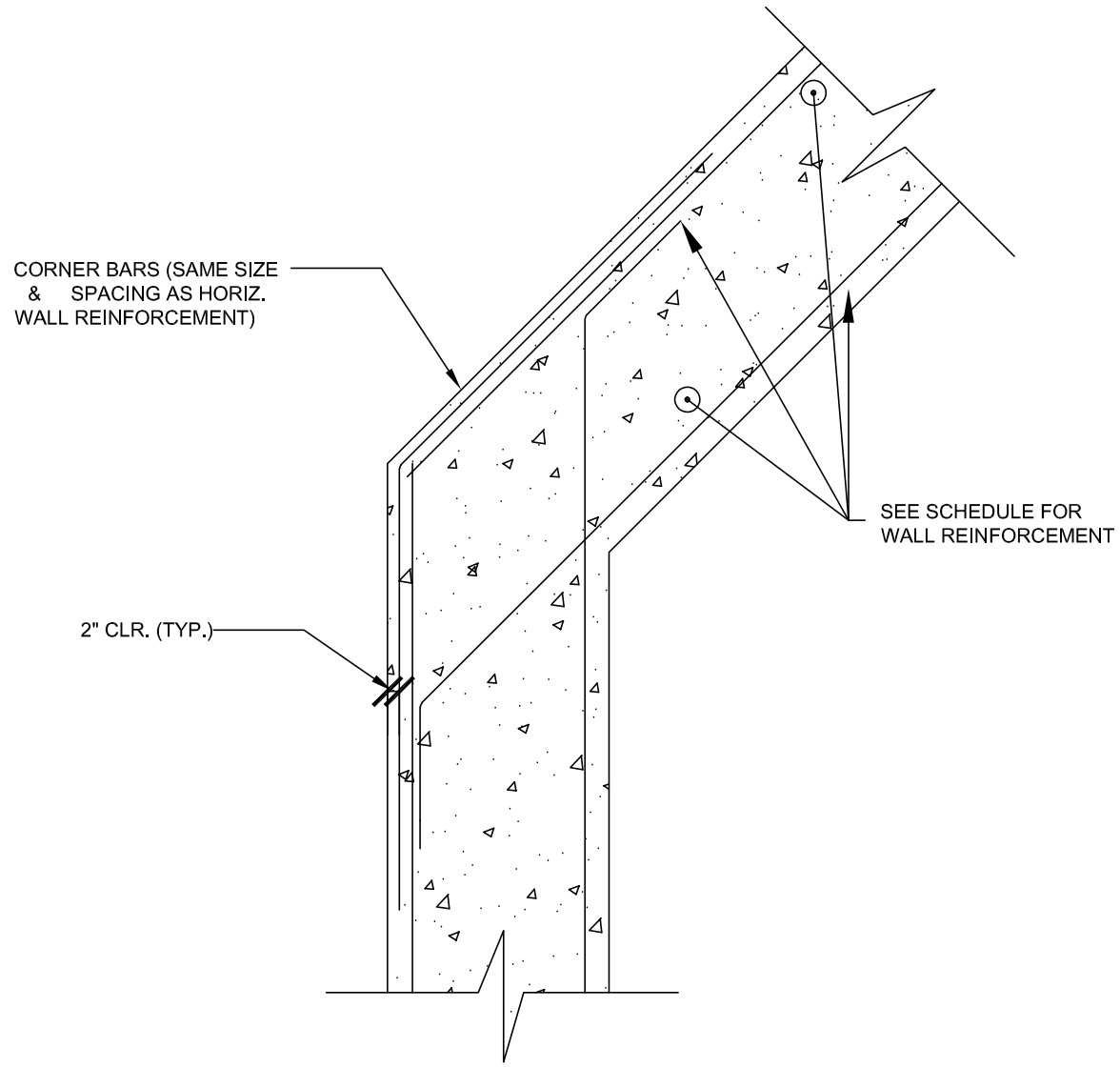
5 OF 16

SEAL

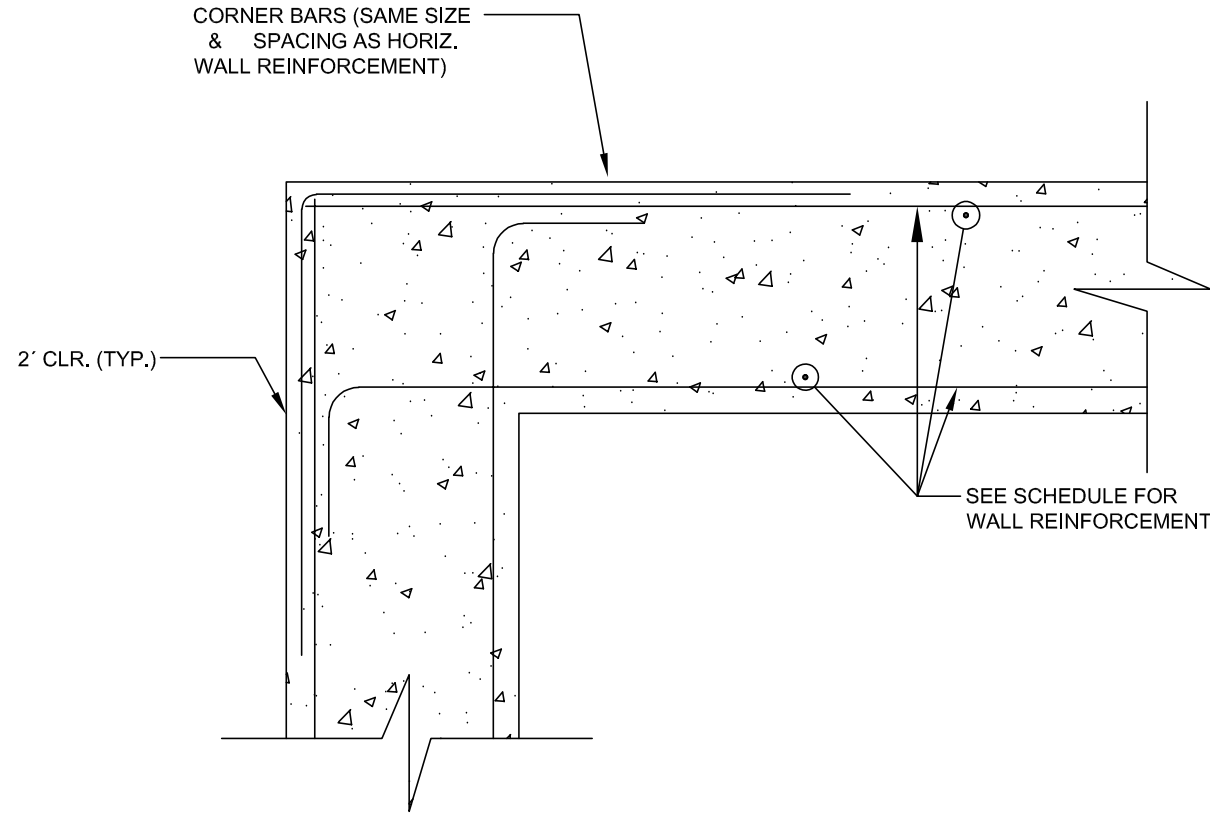




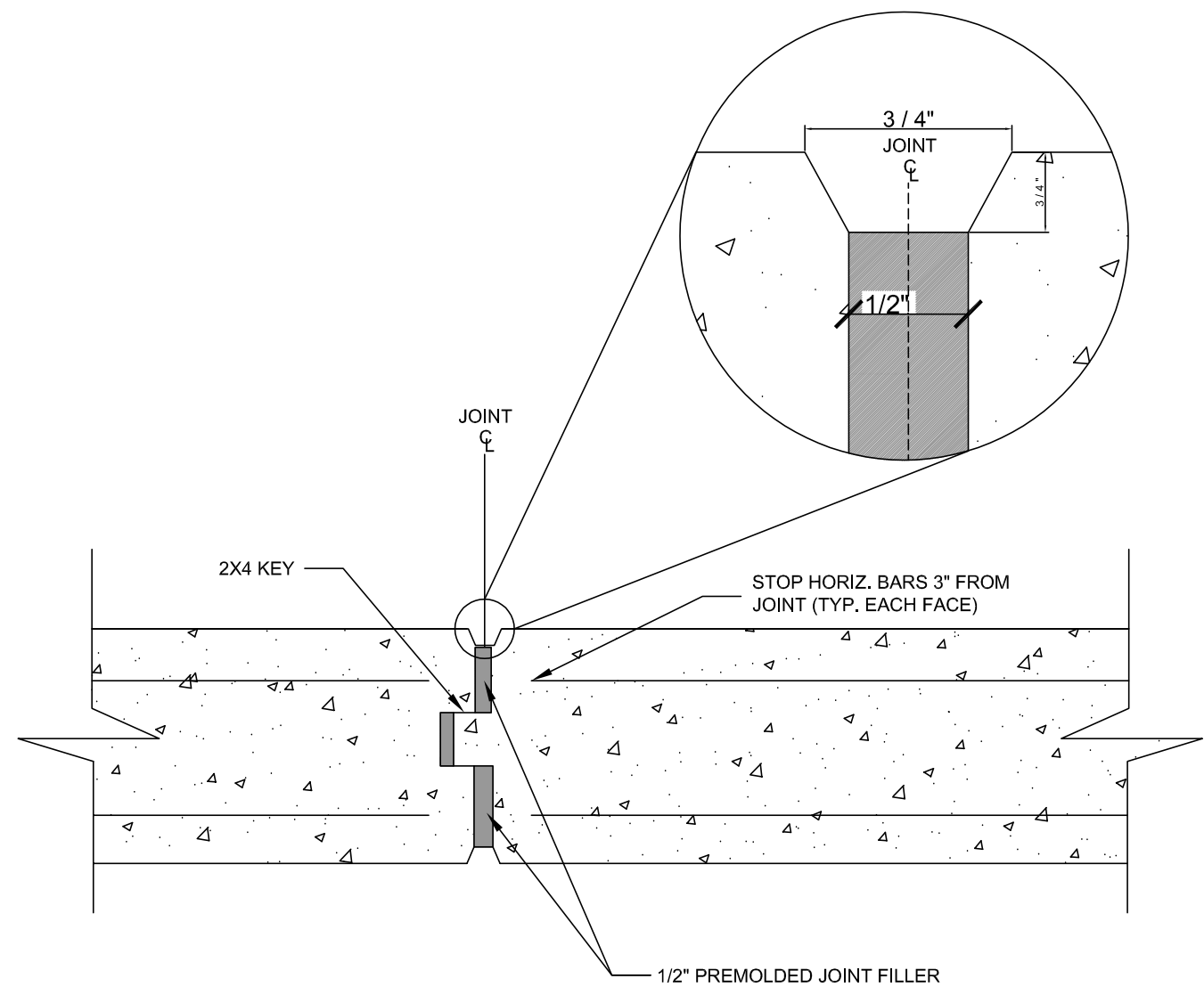
SCALE: $1/2'' = 1'-0''$



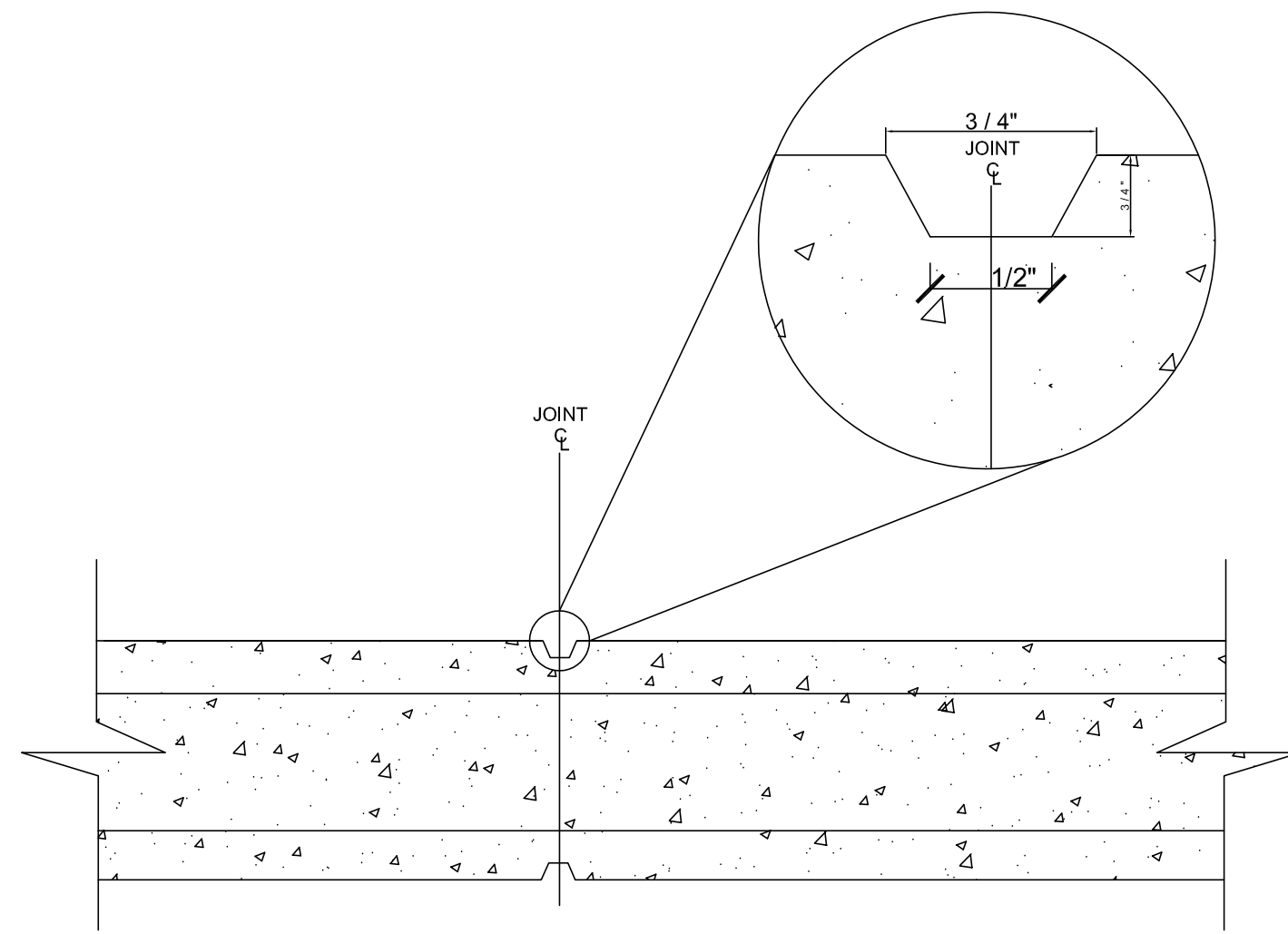
D3 CORNER REINFORCEMENT DETAILS
NOT TO SCALE



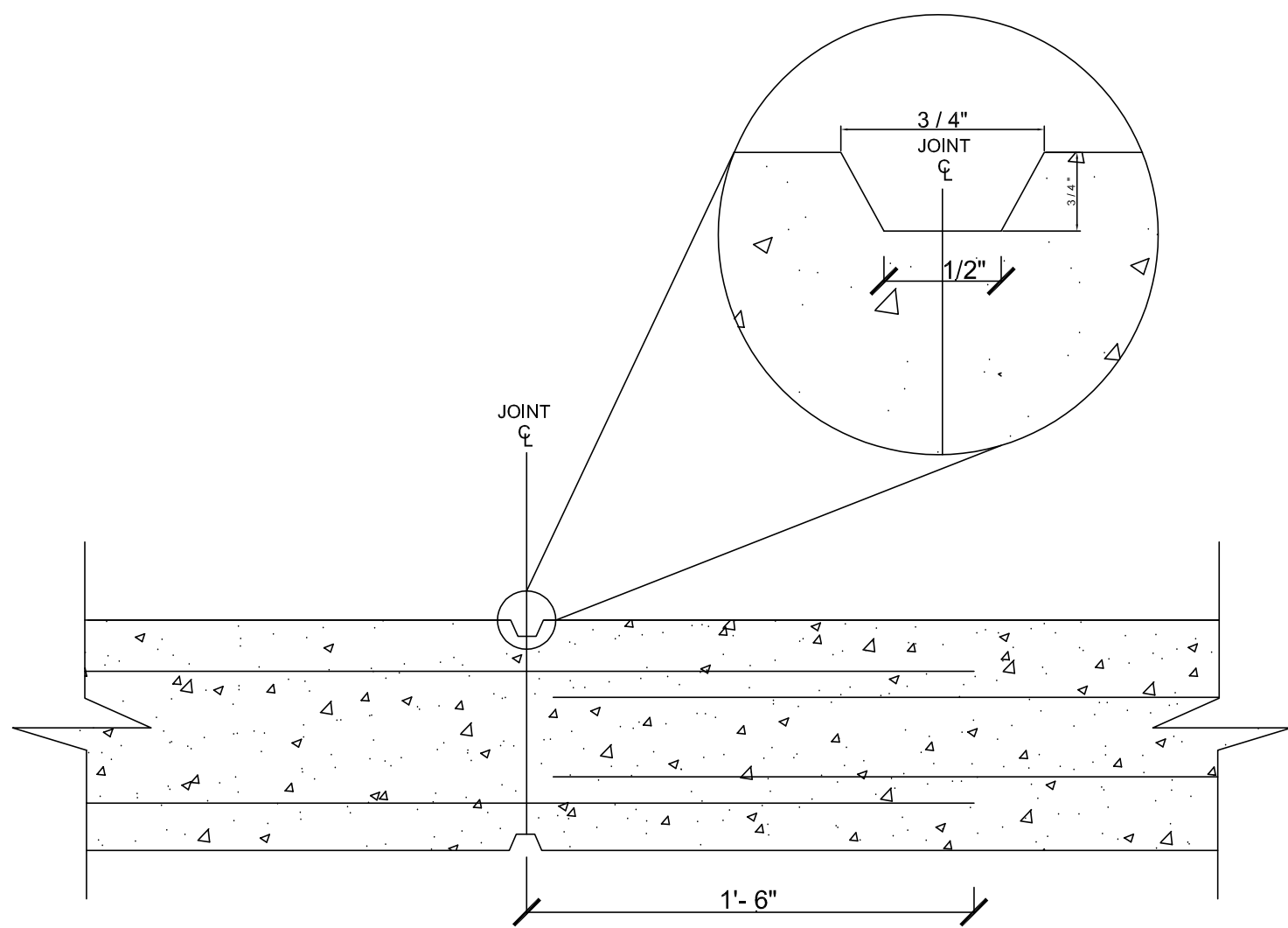
D4 CORNER REINFORCEMENT DETAILS
NOT TO SCALE



D5 EXPANSION JOINT - 100.0' O.C. MAX
NOT TO SCALE

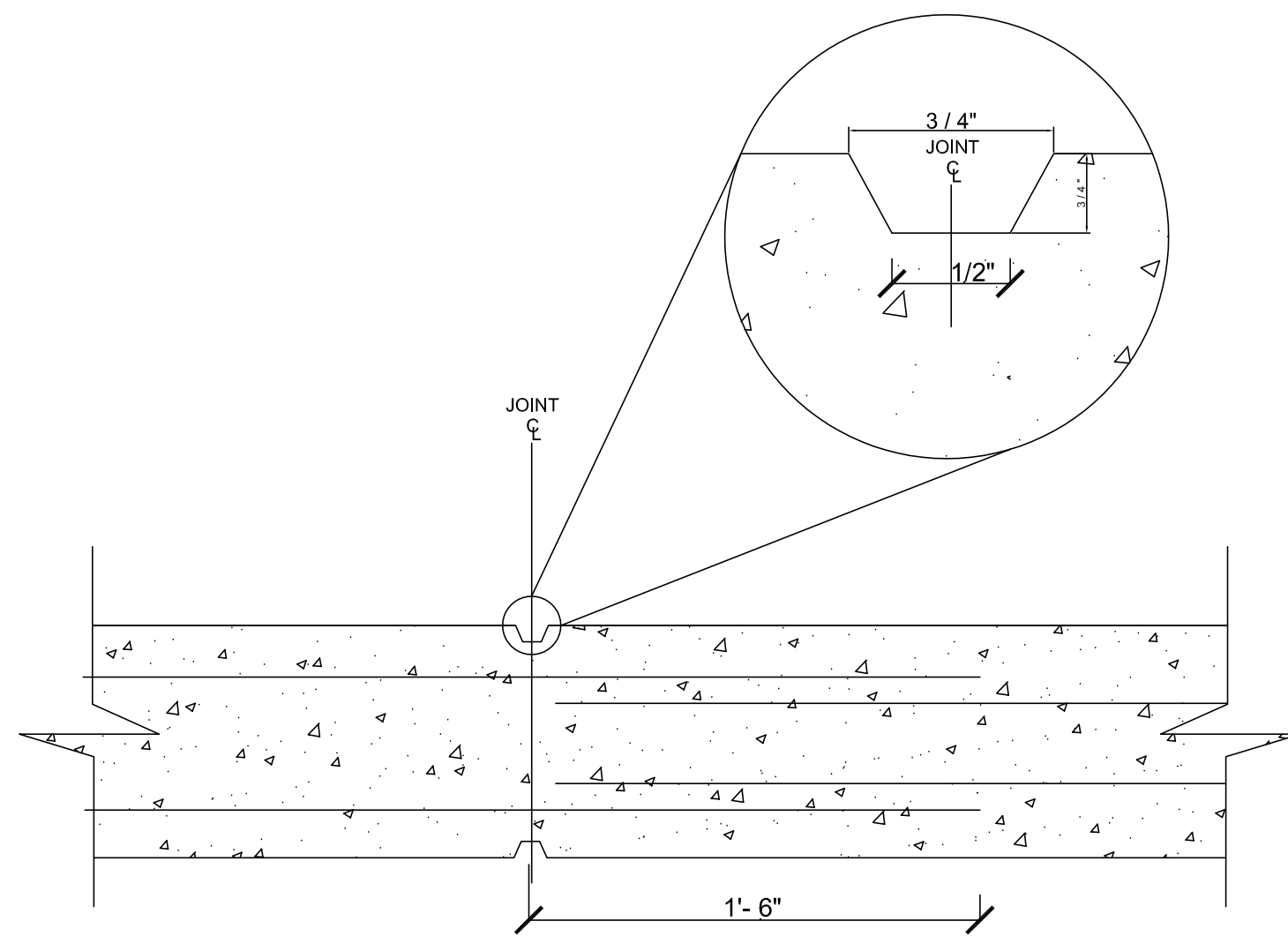


D6 CONTROL JOINT - 25.0' O.C. MAX.
NOT TO SCALE



D7 CONSTRUCTION JOINT
NOT TO SCALE

NOTE: CONTROL JOINTS MAY BE SUBSTITUTED FOR CONSTRUCTION JOINTS AS NEEDED FOR CONSTRUCTION.



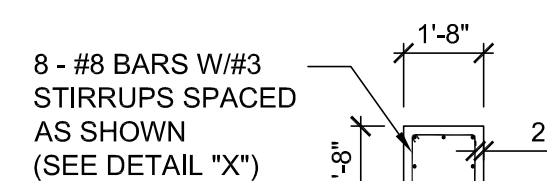
D8 CONSTRUCTION JOINT - 5.0' MIN. FROM CORNER
NOT TO SCALE

NOTES FOR THE CONSTRUCTION OF THE CAST - IN - PLACE CONCRETE RETAINING WALL

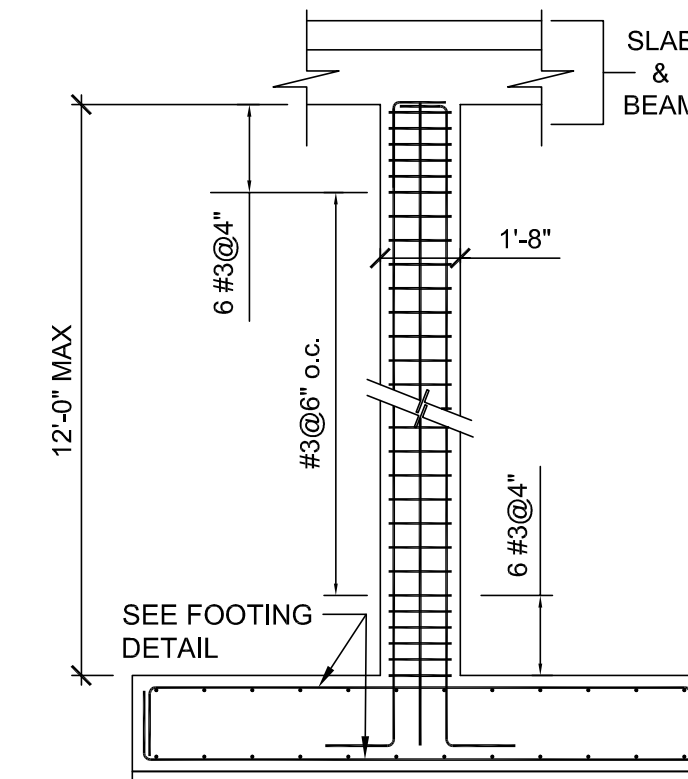
- ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE STANDARD 318-11 AND IBC 2012.
- MINIMUM REQUIRED SOIL BEARING CAPACITY IS 2,000 PSF AND SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- BACKFILL AROUND THE CAST - IN - PLACE CONCRETE RETAINING WALL SHALL BE PLACED IN 6" LIFTS AT 95 % STANDARD PROCTOR COMPACTION.
- ALL STEEL SHALL BE ASTM A 615 GRADE 60 REINFORCEMENT.
- UNLESS OTHERWISE NOTED, ALL REINFORCING LAP SPLICES SHALL BE PER ACI STANDARDS CLASS B SPLICES.
- PRIOR TO PLACING CONCRETE, ALL REINFORCING STEEL SHALL BE FREE OF RUST SCALE OR ANY FOREIGN MATERIAL.
- CONCRETE TO BE 4500 PSI WITH SLUMP OF 4 TO 6 INCHES, MAXIMUM W / C RATIO OF 0.45, & TARGET AIR CONTENT OF 6.0%.
- VERTICAL CONTROL JOINTS SHALL BE MADE WITH CHAMFER EDGES AT 25 FT. (MIN.) INTERVALS ALONG WALL LENGTH.
- TEMPORARY SAFETY FENCE SHALL BE INSTALLED MEETING CURRENT OSHA STANDARDS UNTIL PERMANENT FENCE (DESIGNED BY OTHERS) IS INSTALLED.
- ALL EXCAVATIONS MADE FOR THE WALL CONSTRUCTION SHALL BE APPROVED BY THE ON-SITE GEOTECHNICAL ENGINEER AND MEET OSHA STANDARDS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL GIVE CONSTRUCTION VERIFICATION ENGINEER 48 HOURS NOTICE PRIOR TO POURING ANY CONCRETE. ALL REINFORCING STEEL SHALL BE INSPECTED BY THE CONSTRUCTION VERIFICATION ENGINEER PRIOR TO POURING CONCRETE.
- FOOTING MAY BE CAST INTO AN EARTH-FORMED TRENCH IF SOIL CONDITIONS PERMIT.
- EXCAVATION FOR FOOTING SHALL BE CUT TO ACCURATE SIZE AND DIMENSIONS AS SHOWN ON PLANS. ALL SOIL BELOW SLABS AND FOOTINGS SHALL BE PROPERLY COMPACTED AND SUB GRADE BROUGHT TO A REASONABLE TRUE AND LEVEL PLANE BEFORE PLACING CONCRETE.
- ALL BEARING MATERIAL SHALL BE INSPECTED BY THE INDEPENDENT TESTING AGENCY PRIOR TO CONCRETE PLACEMENT. THE INDEPENDENT TESTING AGENCY SHALL BE THE SOLE JUDGE AS TO THE SUITABILITY OF THE BEARING MATERIAL. FOOTING ELEVATIONS SHALL BE ADJUSTED AS REQUIRED.
- NO EXCAVATION SHALL BE CLOSER THAN A 2:1 (2 HORIZONTAL TO 1 VERTICAL) ZONE OF INFLUENCE EXTENDING OUT DOWNWARD FROM THE CAST-IN-PLACE FOOTING. PROVIDE SHORING AND PROTECTION FOR EXCAVATION BANKS AS NECESSARY TO PRESERVE SAFETY AND PREVENT CAVING.
- ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED BEFORE FOUNDATION CONCRETE IS PLACED.
- THE CONTRACTOR SHALL INFORM THE PROFESSIONAL OF RECORD IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS.
- AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY. THE ARCHITECTS OR ENGINEER'S PRESENCE AT THE JOB SITE FOR REVIEW OF WORK DOES NOT IMPLY CONFIRMATION OF THE ADEQUACY OF THE CONTRACTORS MEANS OR METHODS OF CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLIANCE WITH OSHA REGULATIONS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE CIVIL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
- BRACE WALLS DURING BACKFILLING OR USE HAND OPERATED EQUIPMENT WITHIN 5' BEHIND WALLS.
- FACTORS OF SAFETY
F.S. OF SLIDING = 1.5
F.S. OF OVERTURNING = 2.0
F.S. OF BEARING CAPACITY = 2.0
F.S. OF GLOBAL STABILITY = 1.3
- THE CAST-IN-PLACE CONCRETE RETAINING WALL IS BASED ON THE FOLLOWING PARAMETERS:
EFFECTIVE FRICTION ANGLE = 30°
COHESION = 100 PSF (TOE OF SLOPE ELEVATION)
COEFFICIENT OF FRICTION = 0.35
UNIT WEIGHT OF SOIL = 120 PCF
BEARING CAPACITY OS SOIL = 2000 PSF
2500 PSF
SURCHARGE= 250 PSF
100 PSF
HYDROSTATIC LOAD = TOE OF SLOPE ELEVATION.
- THIS DESIGN IS BASED UPON SPECIFIC PROPERTIES OF MATERIALS WHICH ARE PROPRIETY. ANY SUBSTITUTION OF THE SPECIFIED PRODUCTS OR CHANGE IN STRUCTURE GEOMETRY WILL INVALIDATE THIS DESIGN. THIS DRAWING IS BEING FURNISHED FOR THE USE ON THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT IT SHALL NOT BE DUPLICATED, IN WHOLE OR IN PART, NOR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF HARNEL, LLC. THIS DRAWING, DESIGN NOTES AND ASSOCIATED CALCULATIONS HAVE BEEN PREPARED BY HARNEL, LLC. FROM INFORMATION PROVIDED BY OTHERS. FINAL DETERMINATION OF THE SUITABILITY OF ANY INFORMATION CONTAINED HEREIN IS THE RESPONSIBILITY OF THE USER.
- CONSTRUCTION VERIFICATION OF THE WALL INSTALLATION BY AN ENGINEER IS REQUIRED AND MUST BE PROVIDED BY A KNOWLEDGEABLE GEOTECHNICAL ENGINEER FAMILIAR WITH CAST - IN - PLACE STRUCTURES. HARNEL CAN PERFORM THIS VERIFICATION AS REQUESTED BUT MUST INCLUDE DAILY SITE VISITS.
- FAILURE OF QUALITY ASSURANCE TESTING AND INSPECTION TO DETECT ANY DEFECTIVE WORK OR MATERIAL SHALL NOT IN ANY WAY PREVENT LATER REJECTION WHEN SUCH DEFECT IS NOTED, NOR SHALL IT OBLIGATE THE OWNERS REPRESENTATIVE FOR FINAL ACCEPTANCE.

NOTE: THE CIVIL SITE DESIGNER SHALL APPROVE PRIOR TO CONSTRUCTION THE DETAILED LAYOUT FOR THE RETAINING WALL(S) AS SHOWN IN THESE SHOP DRAWINGS. DESIGN AND COORDINATION OF SURFACE DRAINAGE, STORM STRUCTURES, UTILITIES, FENCES, CURBS, GUARDRAILS AND OTHER NEW AND EXISTING IMPROVEMENTS IN THE RETAINING WALL AREA REMAINS THE SOLE RESPONSIBILITY OF THE CIVIL SITE DESIGNER.

THE WALL INSTALLER IS RESPONSIBLE FOR PROVIDING DRAINAGE AS SHOWN ON THE CONSTRUCTION DRAWINGS. FAILURE TO FOLLOW THESE DRAWINGS IN THEIR ENTIRETY WILL INVALIDATE THE DESIGN.



COLUMN PLAN DETAIL

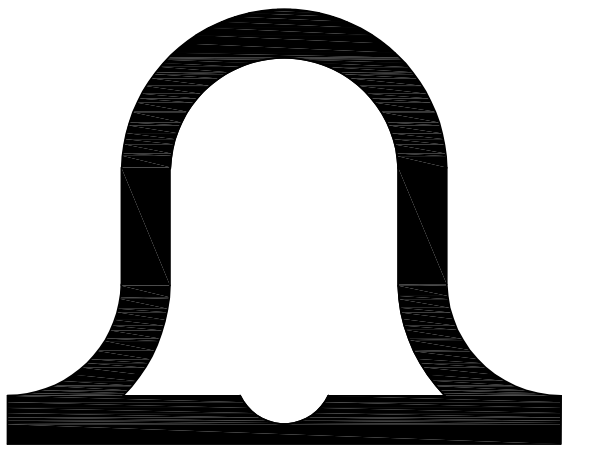


COLUMN SECTION DETAIL

C

COLUMN DETAIL (TYP.)

SCALE 1/4" = 1'-0"



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CONSTRUCTION DOCUMENTS FOR A TWO LEVEL PARKING STRUCTURE AT:

PARCEL No. 3AAAA
& 3AB
ESTATE CRUZ BAY
CRUZ BAY QTR.
ST. JOHN, USVI

DATE: 05/09/2023

PROJECT No.: --

SCALE: AS SHOWN

DRAWN BY: HAB

CHECKED BY: HAB

APPROVED BY: HAB

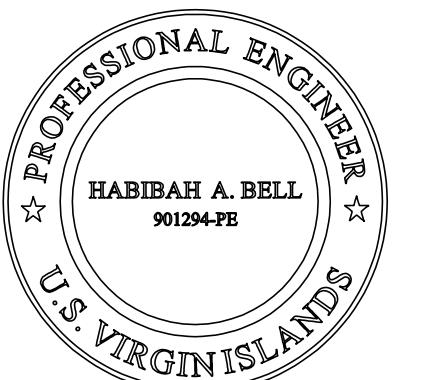
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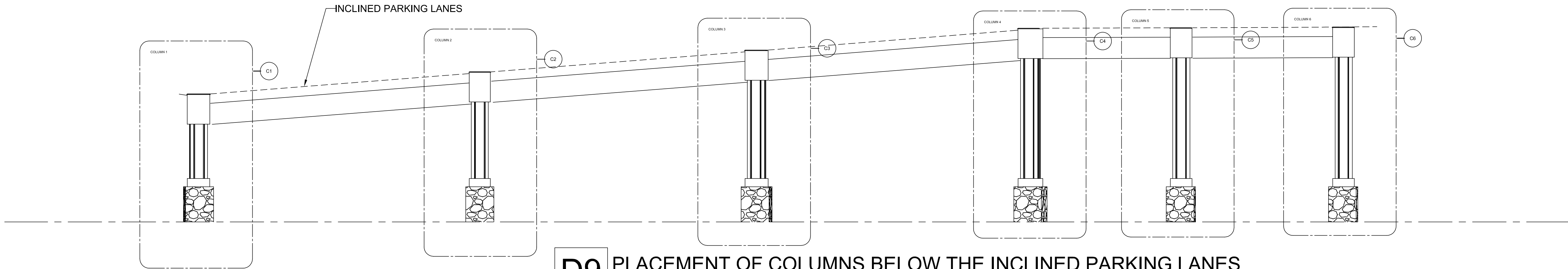
NO.	DATE	REMARKS

SHEET

7 OF 16

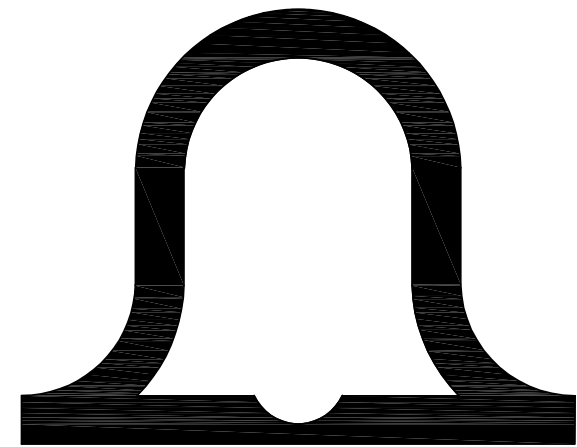
SEAL





D9

PLACEMENT OF COLUMNS BELOW THE INCLINED PARKING LANES
SCALE 1/4" = 1'-0"



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TWO LEVEL PARKING
STRUCTURE AT:

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& 3AB
ESTATE CRUZ BAY
CRUZ BAY QTR.
ST. JOHN, USVI

DATE: 05/09/2023

PROJECT No.: --

SCALE: AS SHOWN

DRAWN BY: HAB

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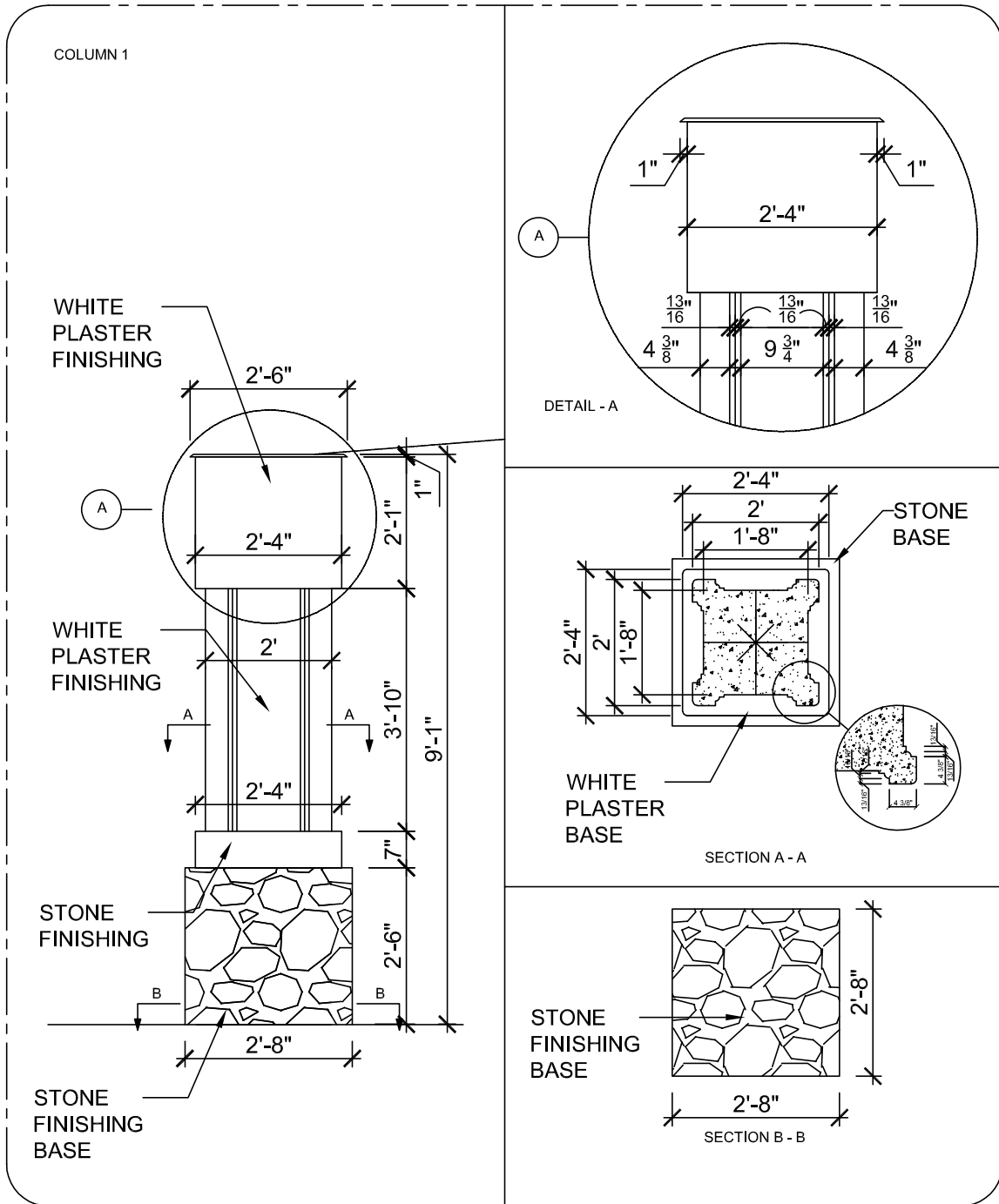
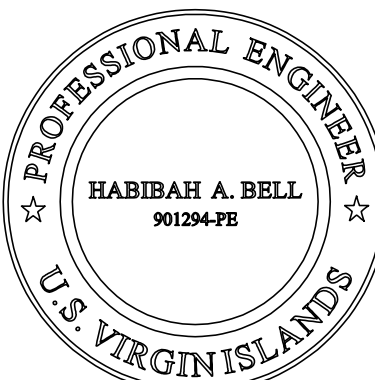
REVISIONS

NO.	DATE	REMARKS

SHEET

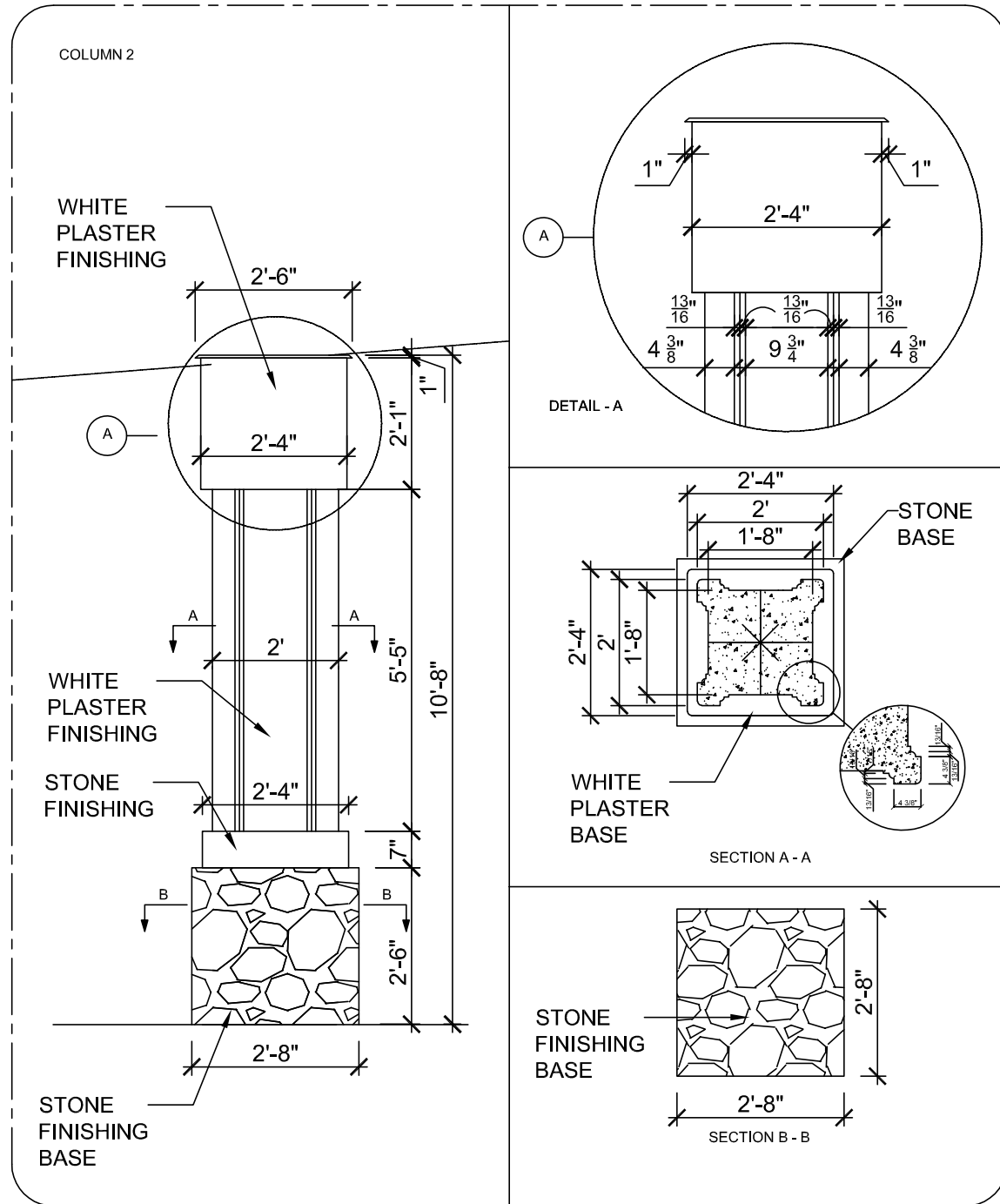
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SEAL



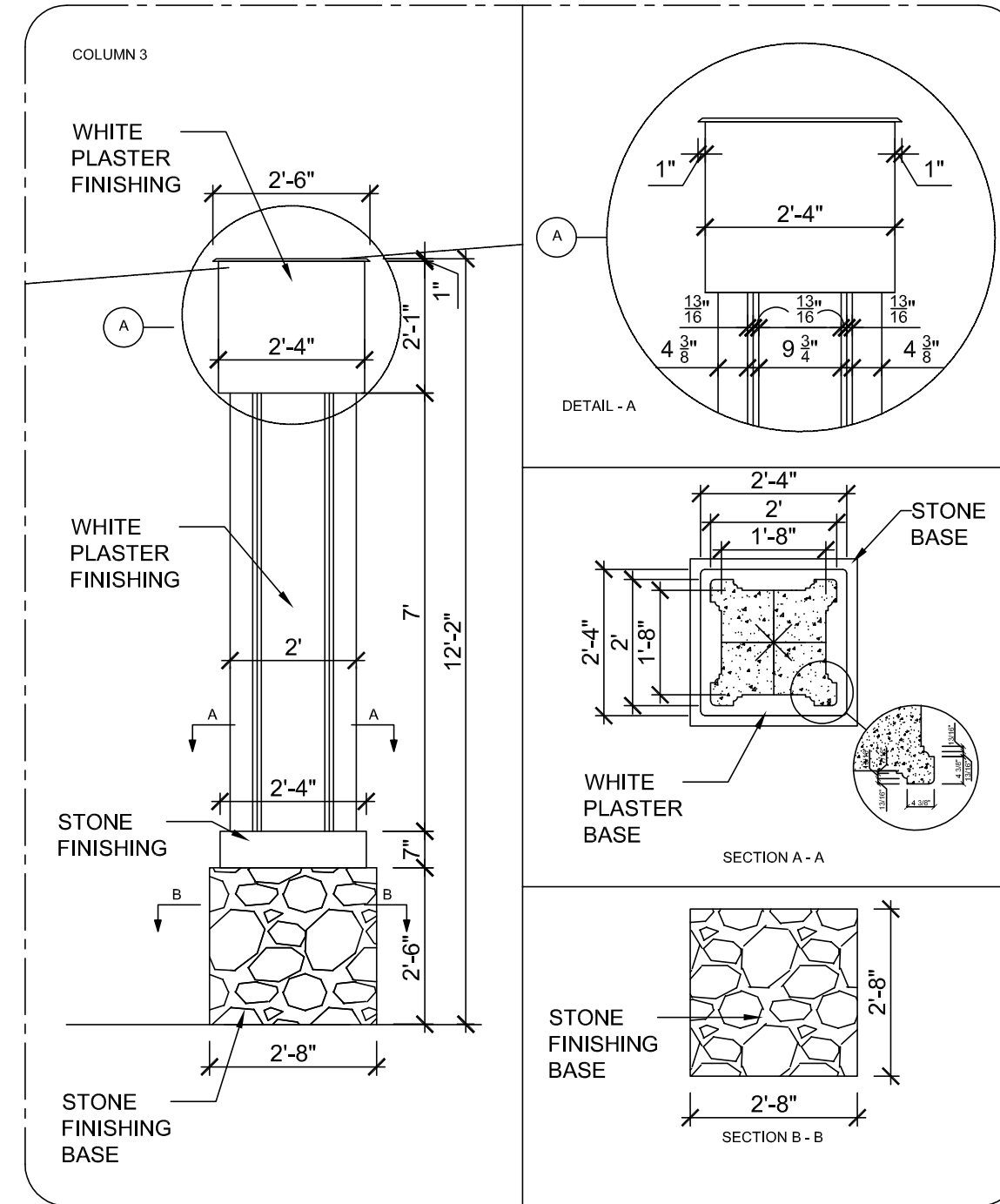
C1 COLUMN DETAILS

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



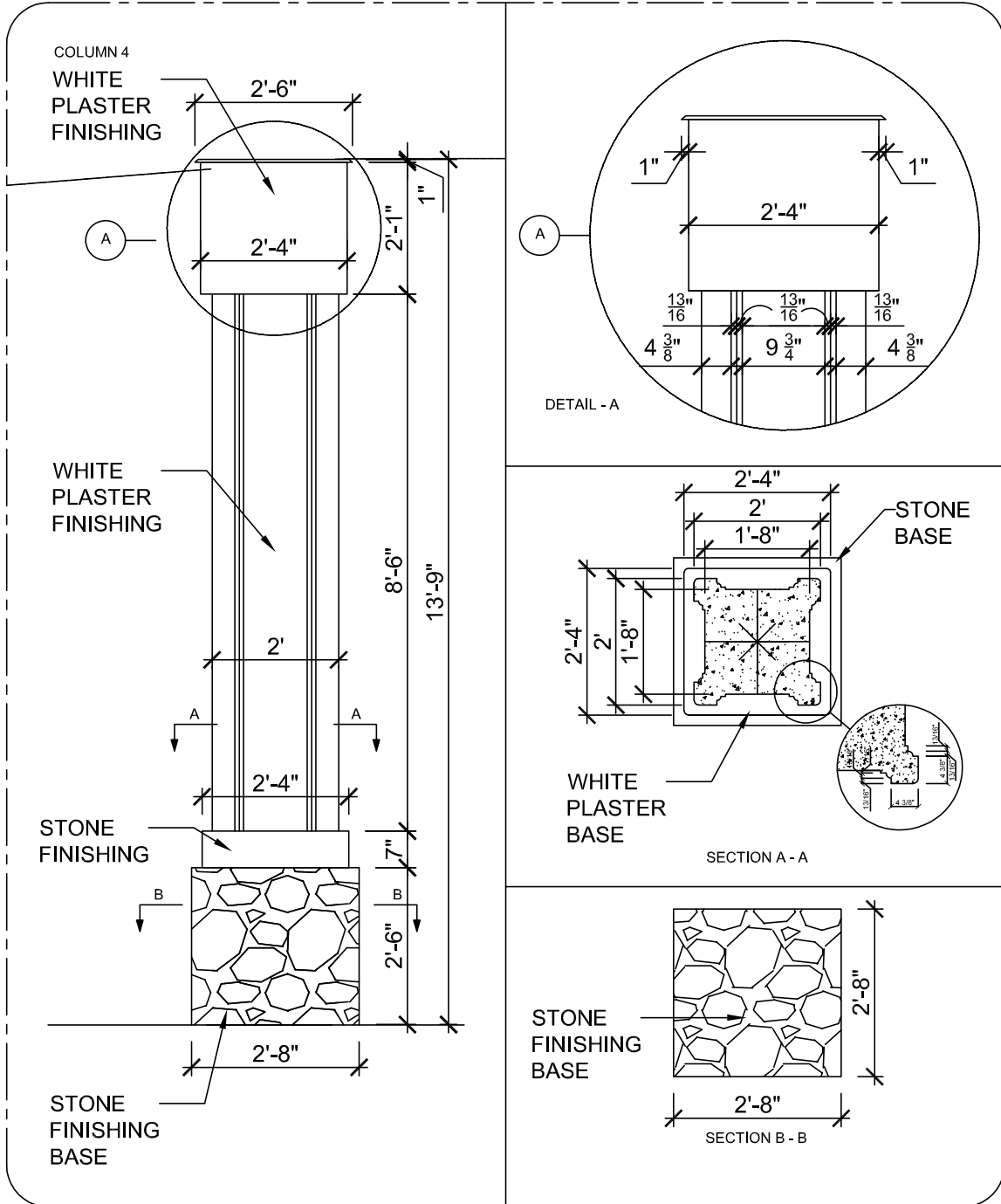
C2 COLUMN DETAILS

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



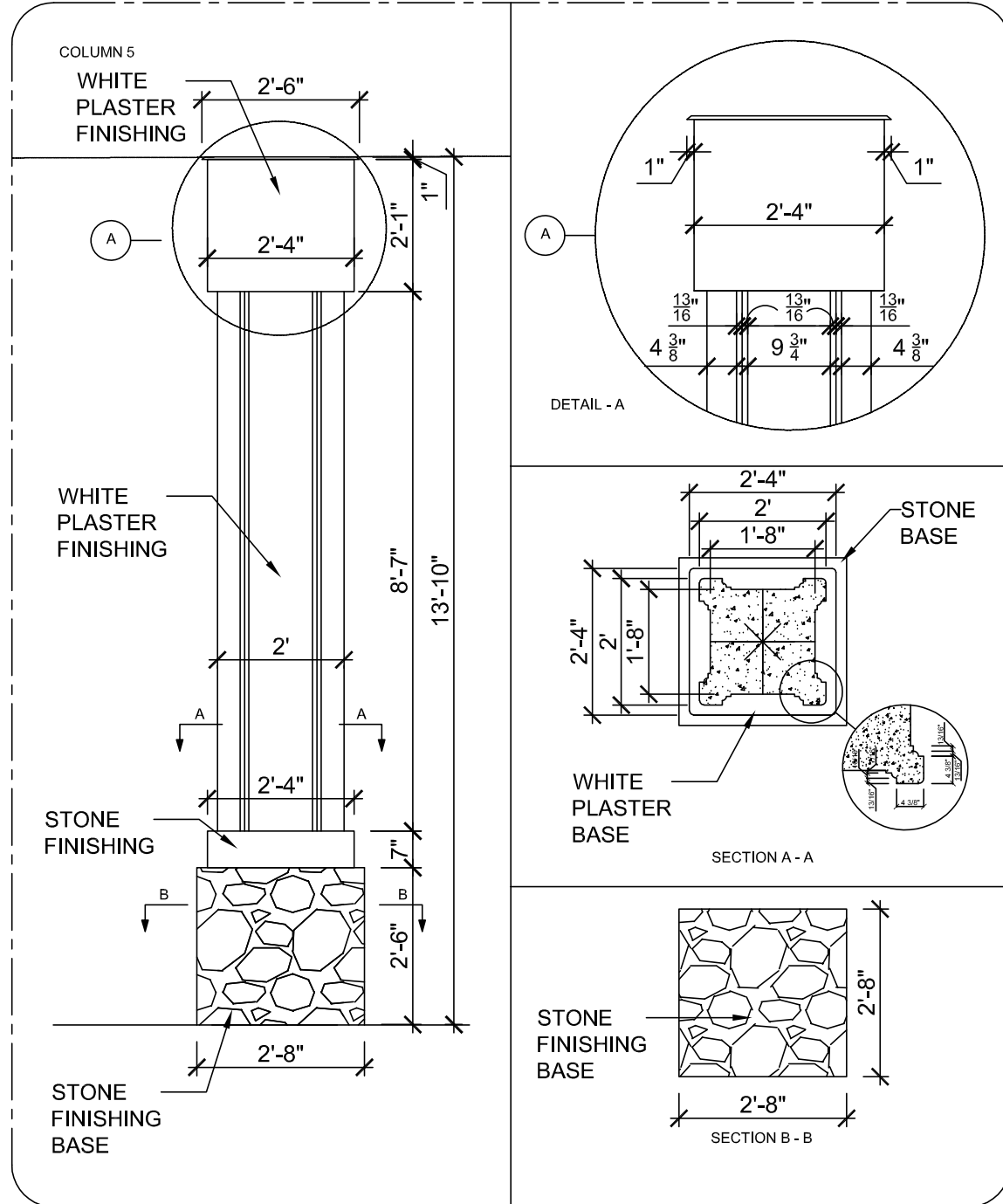
C3 COLUMN DETAILS

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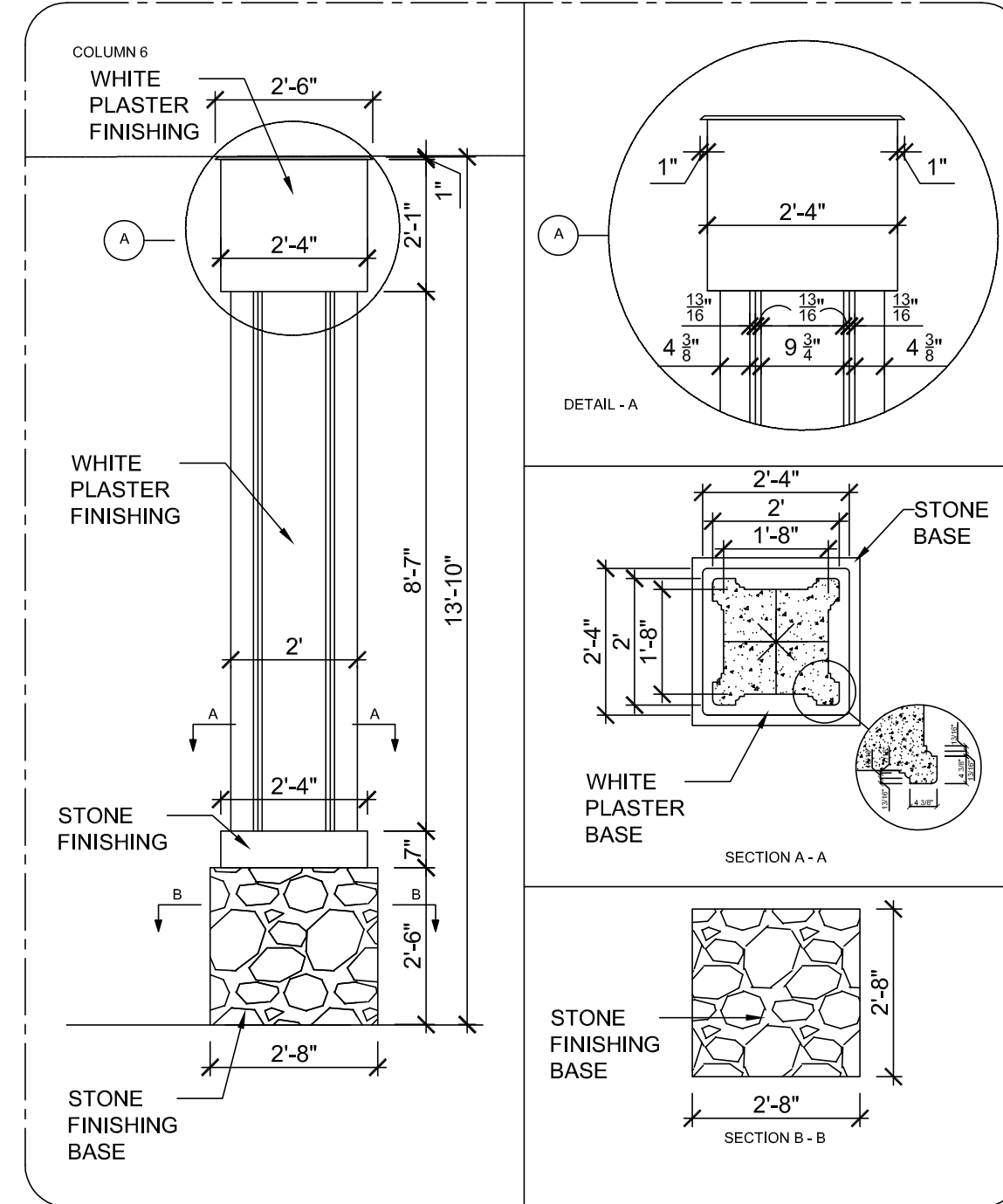
C4 COLUMN DETAILS

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



C5 COLUMN DETAILS

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

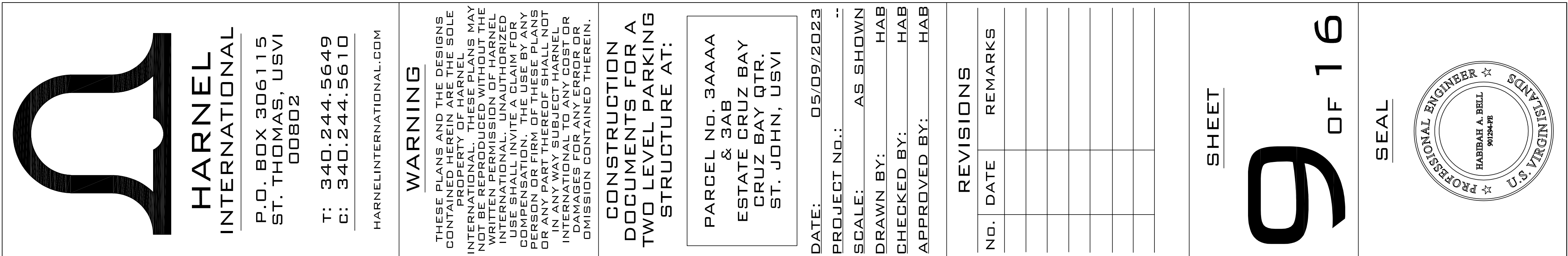


C6 COLUMN DETAILS

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

CONCRETE COLUMN DETAILS

SCALE: 1/4" = 1'-0"



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STRUCTURE AT:

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APPROVED BY:	HAB

[illegible]

9 OF 16



2'-0"

1'-4"

SEE SLAB PLAN FOR SLAB REINFORCEMENT

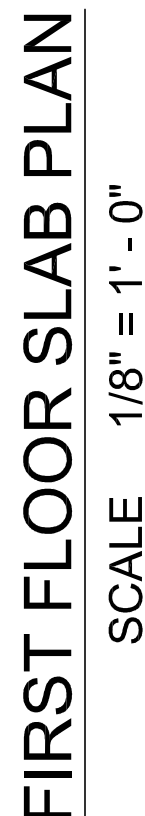
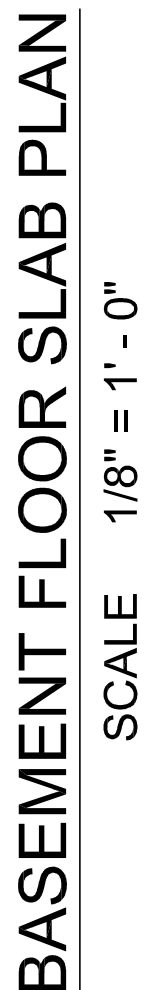
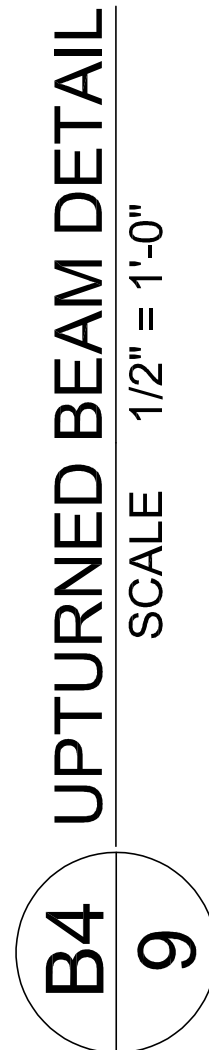
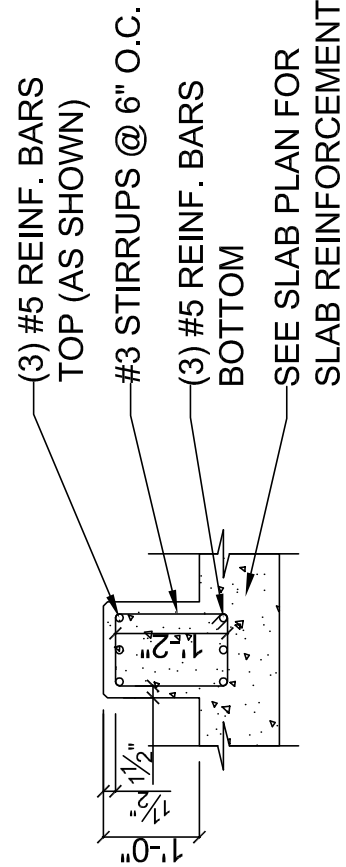
(3) #5 REINF. BARS TOP

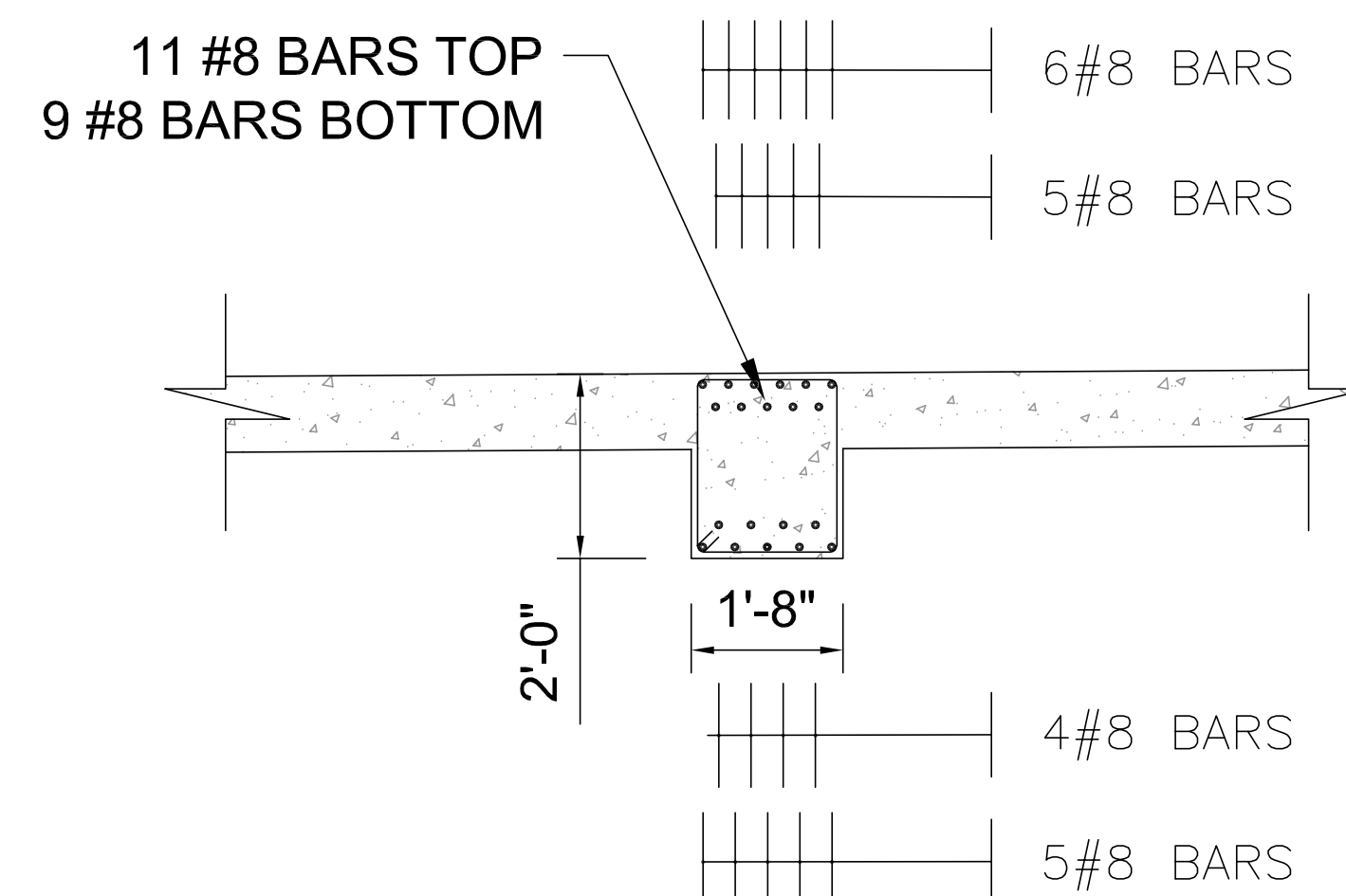
#3 STIRRUPS @ 6" O.C.

(2) #5 REINF. BARS MID

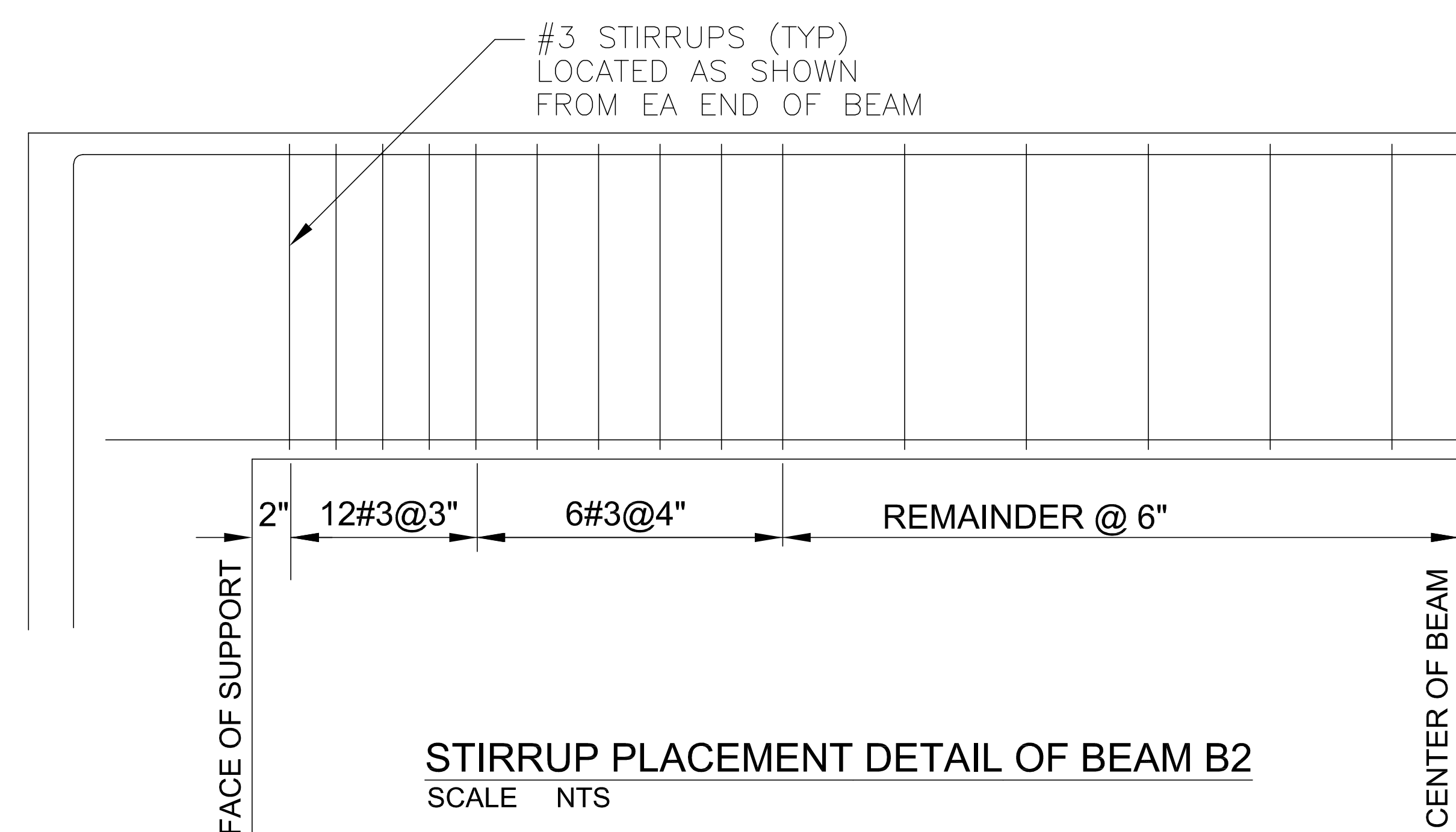
(3) #5 REINF. BARS BOTTOM (AS SHOWN)

1 1/2"

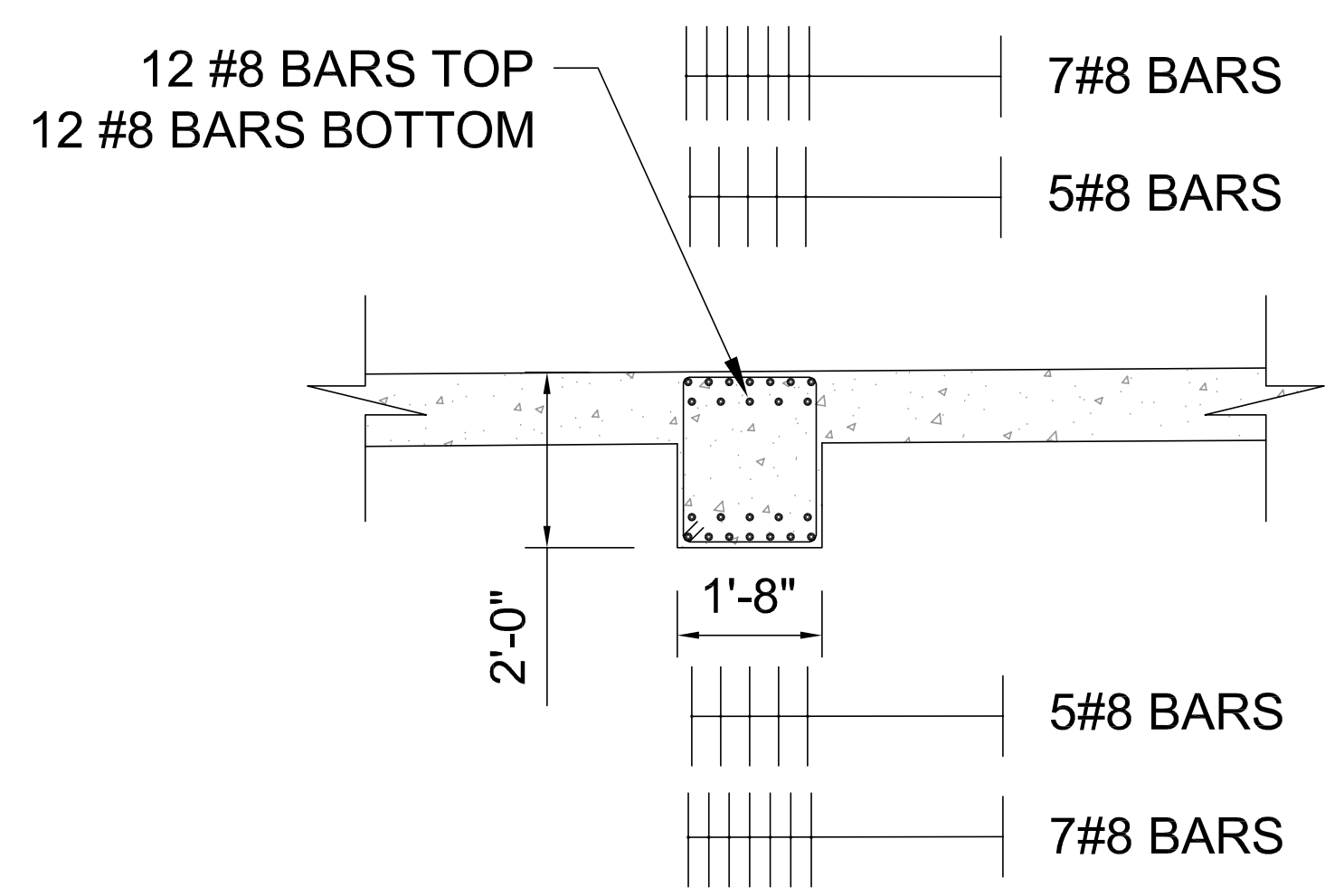




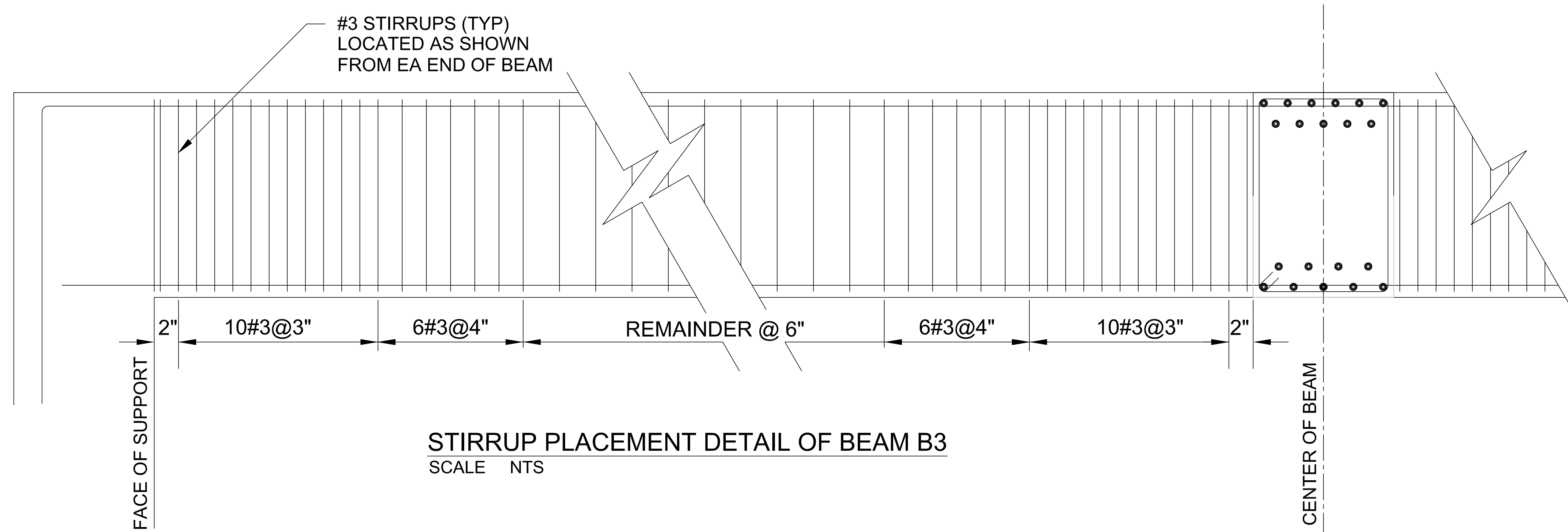
B2 BEAM DETAIL
10 SCALE NTS



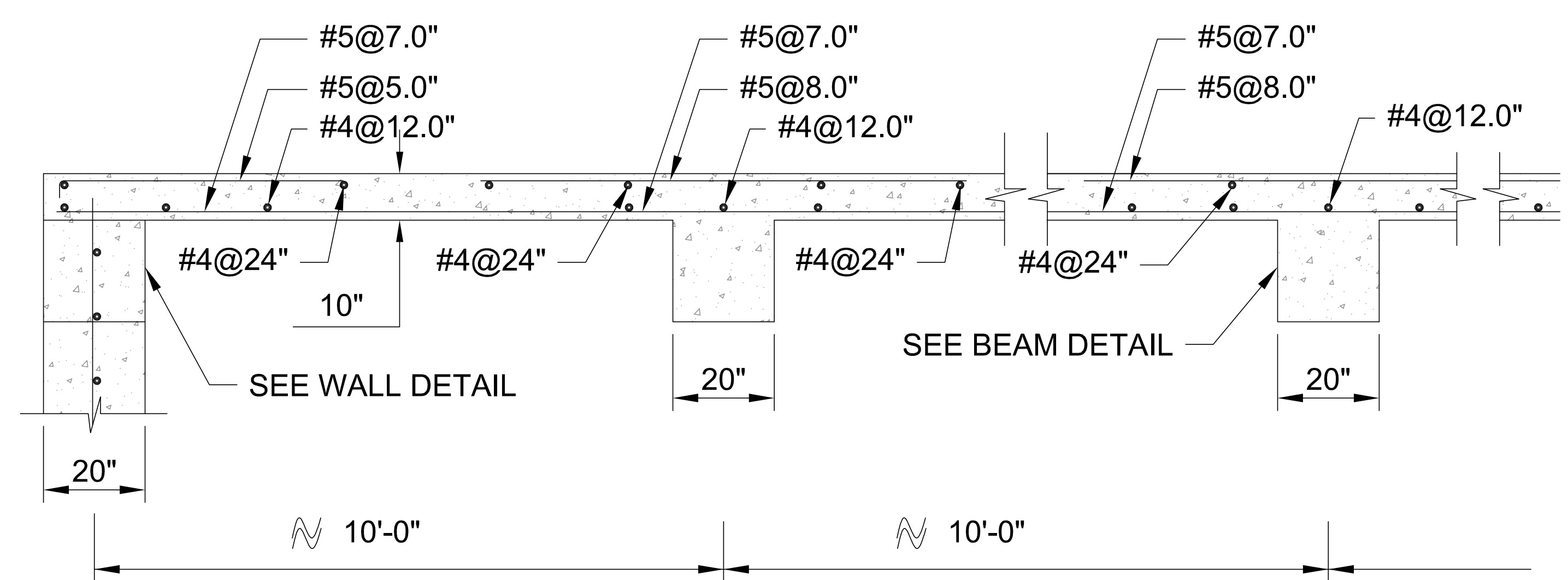
STIRRUP PLACEMENT DETAIL OF BEAM B2
SCALE NTS



B3 BEAM DETAIL
10 SCALE NTS



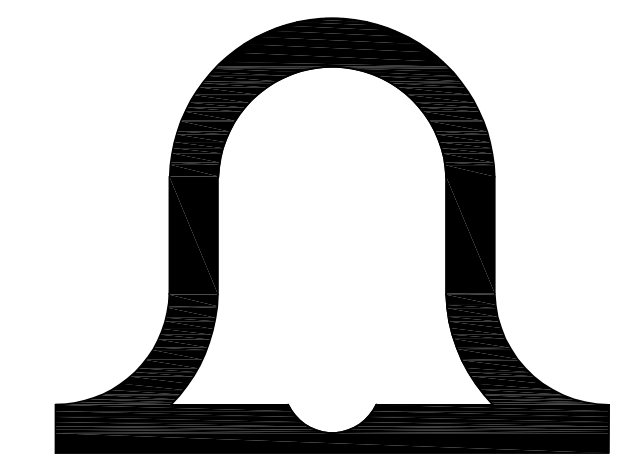
STIRRUP PLACEMENT DETAIL OF BEAM B3
SCALE NTS



10" THICK SLAB REINFORCEMENT DETAIL
SCALE NTS

BEAM & SLAB DETAILS

SCALE: NTS



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& 3AB
ESTATE CRUZ BAY
CRUZ BAY QTR.
ST. JOHN, USVI

DATE: 05/09/2023
PROJECT No.: --
SCALE: AS SHOWN
DRAWN BY: HAB
CHECKED BY: HAB
APPROVED BY: HAB

REVISIONS

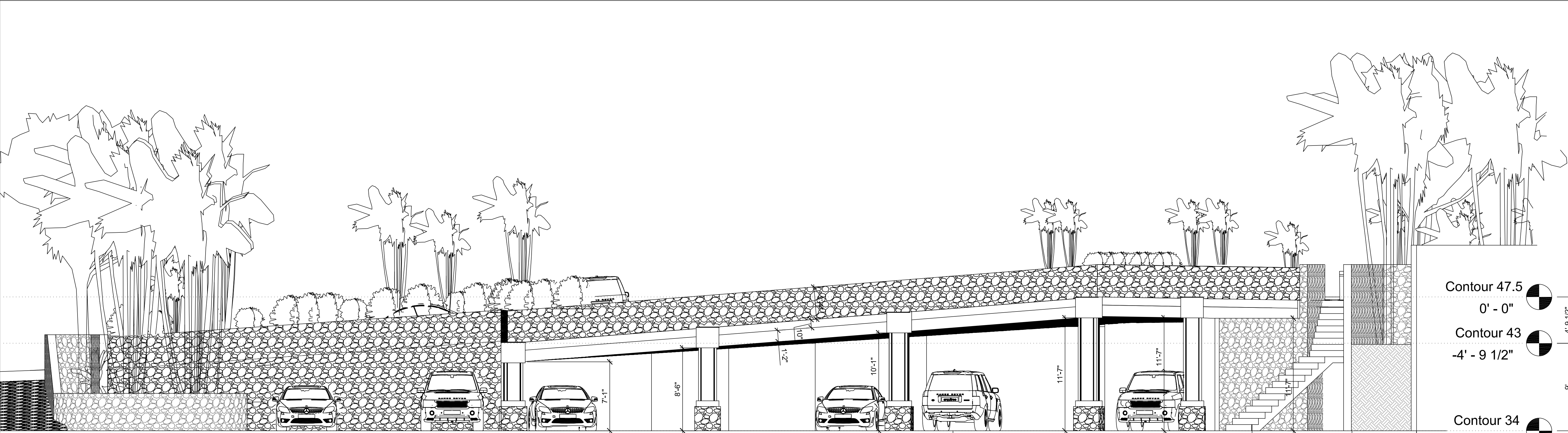
No.	DATE	REMARKS

SHEET

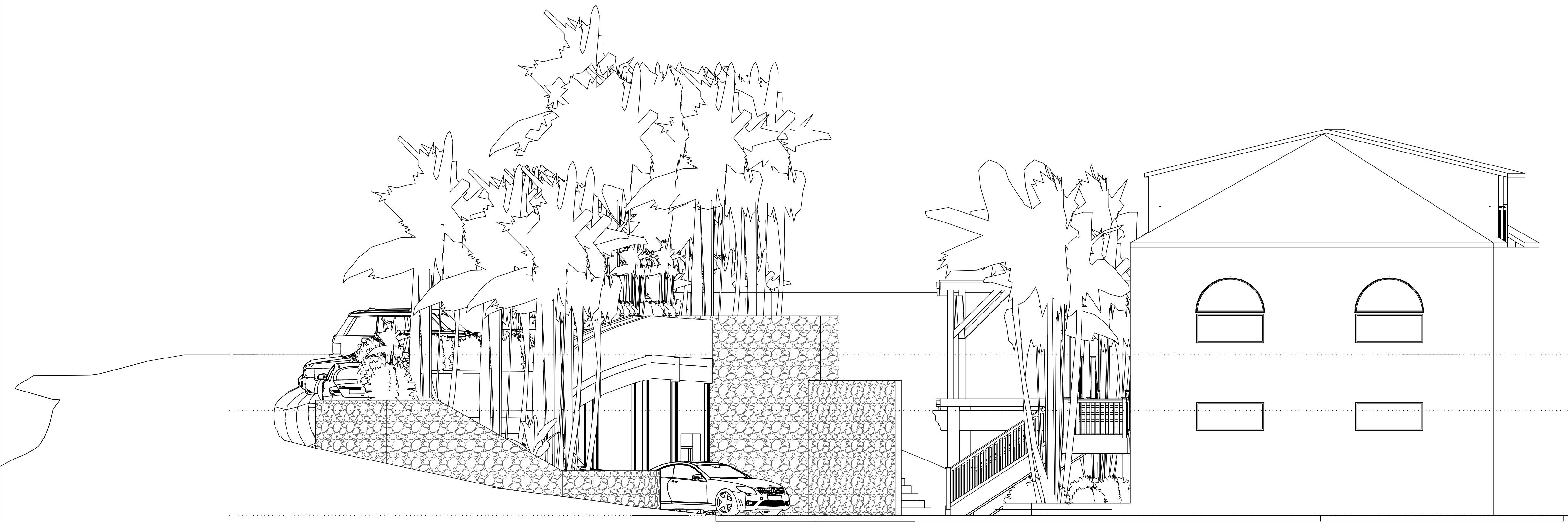
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SEAL





A FRONT ELEVATION
SCALE 3/16" = 1' - 0"

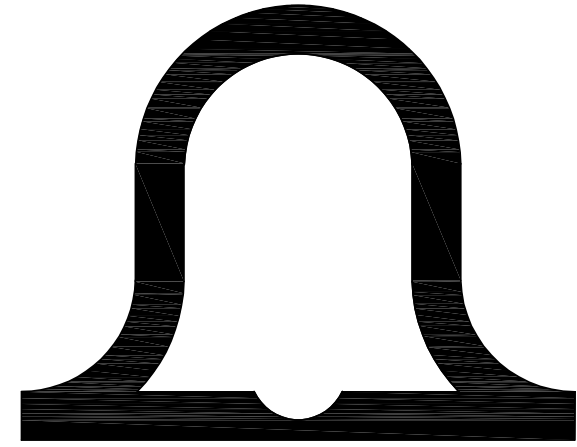


B LEFT SIDE ELEVATION
SCALE 3/16" = 1' - 0"

NOTES
4" ADDRESS NUMBERS REQUIRED TO BE FACING STREET.

FRONT & LEFT SIDE ELEVATIONS

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



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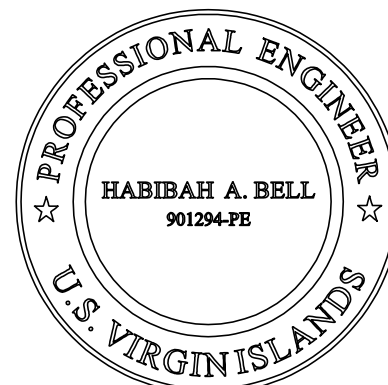
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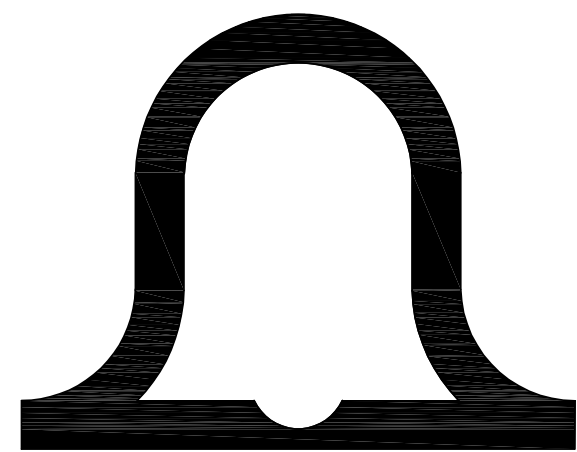
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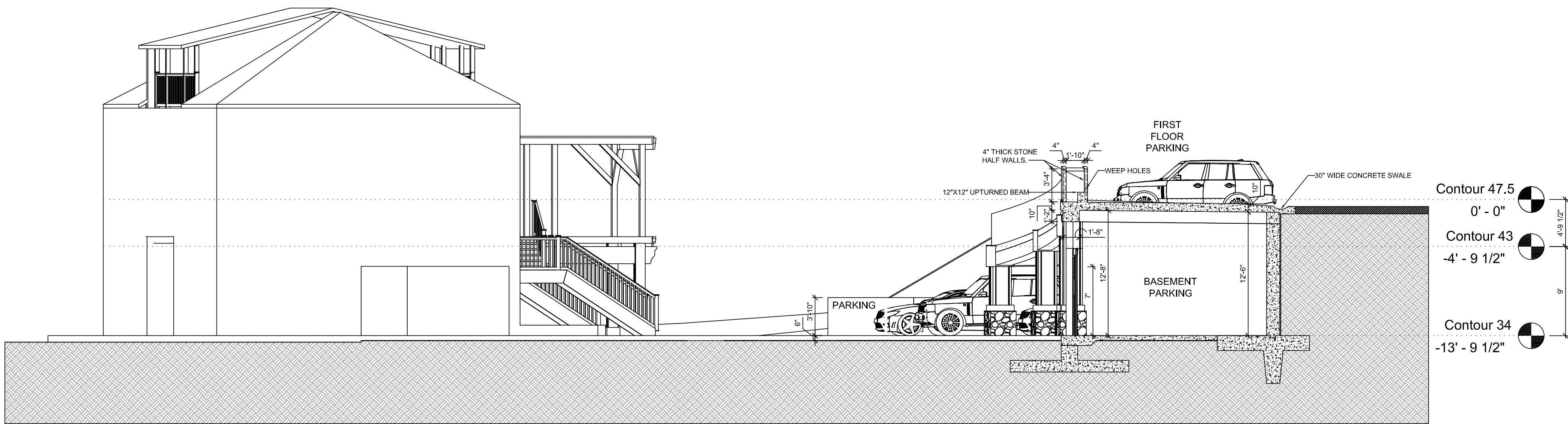
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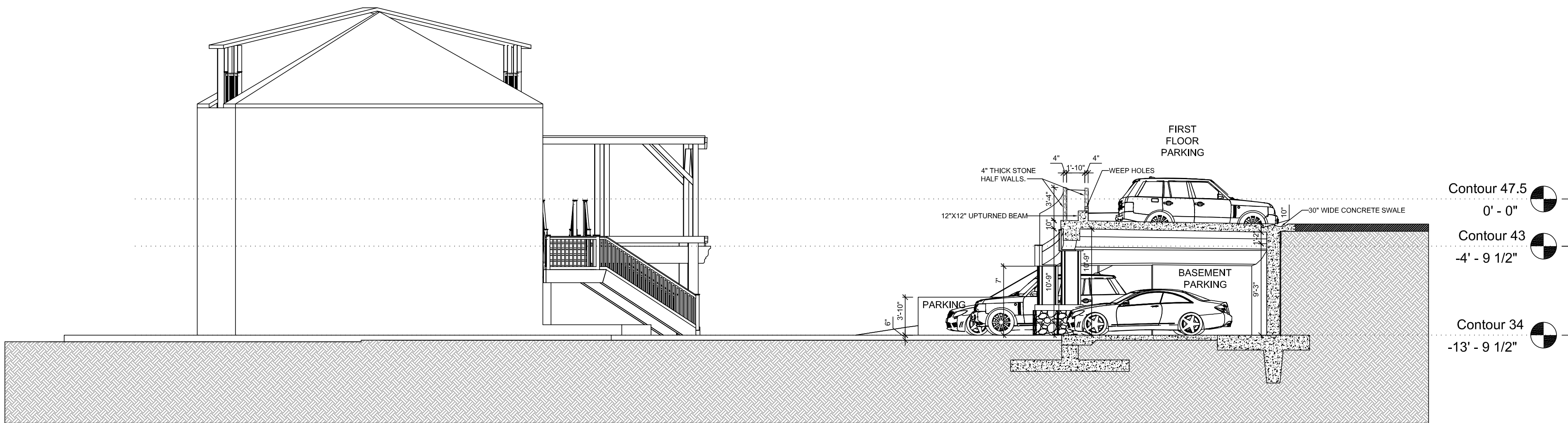
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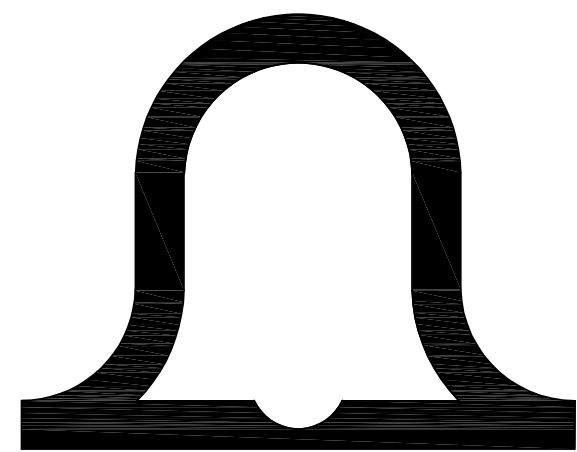
SECTION A-A

SCALE 1/8" = 1' - 0"



SECTION B-B

SCALE 1/8" = 1' - 0"



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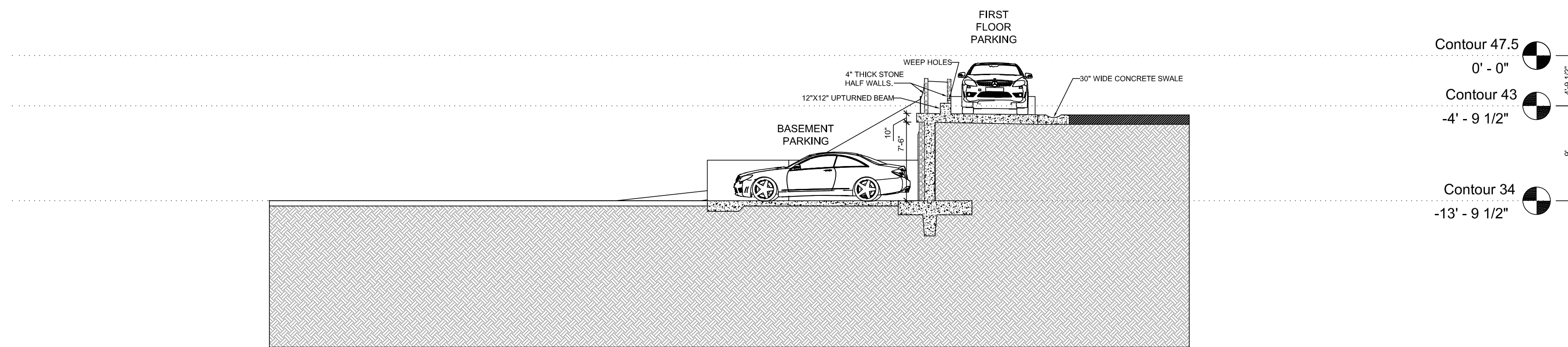
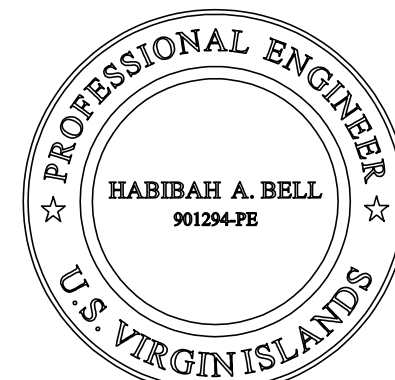
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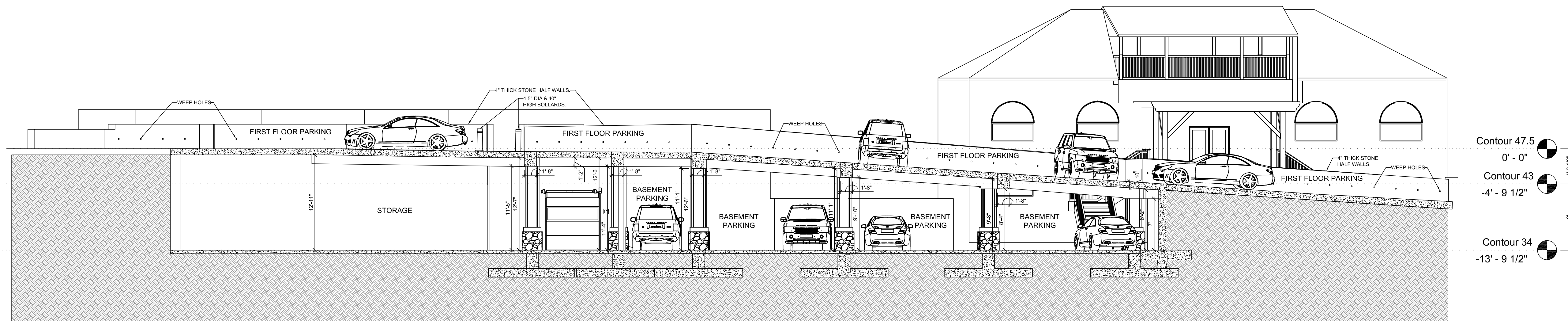
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SEAL



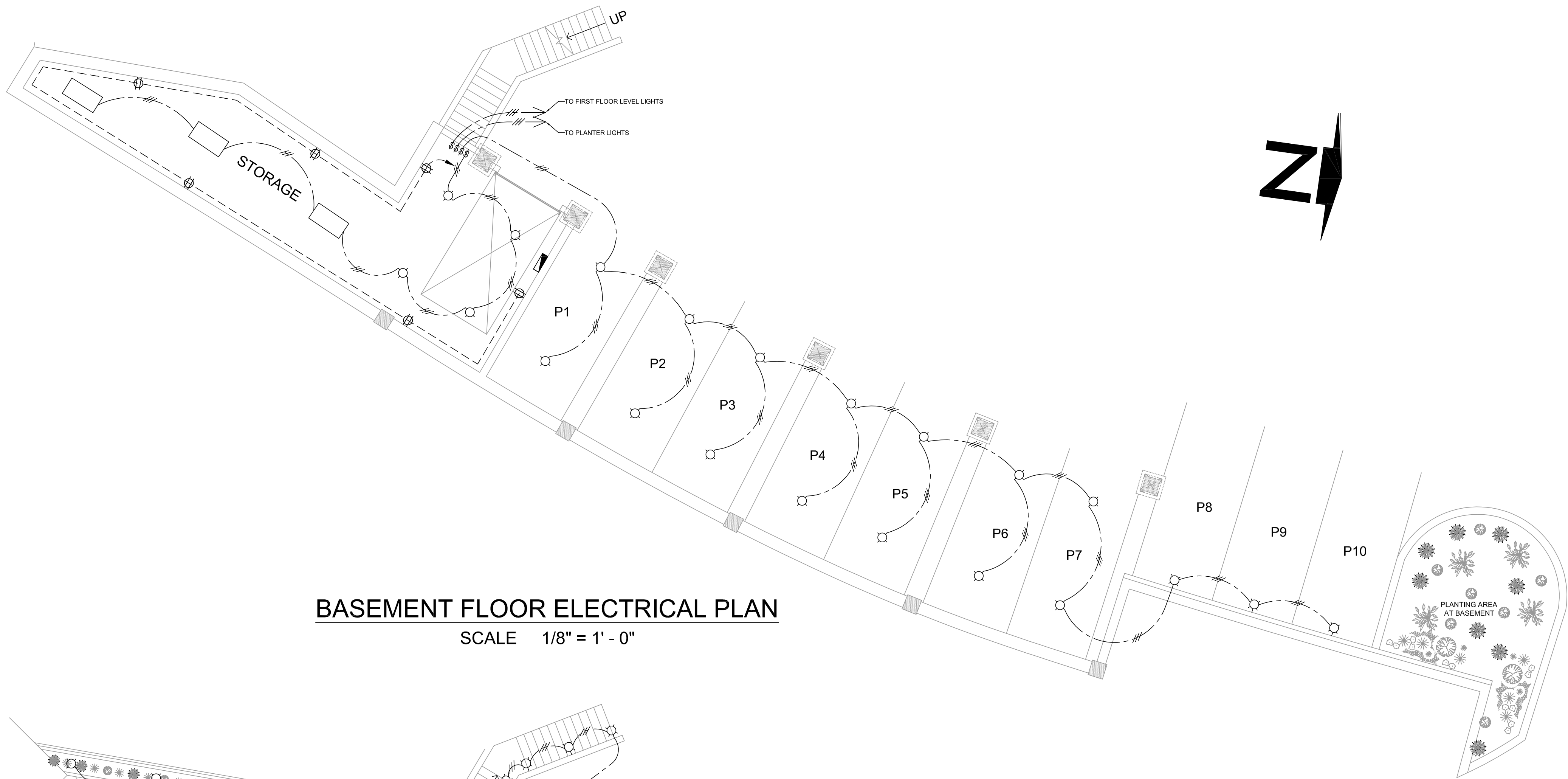
SECTION C-C

SCALE 1/8" = 1' - 0"

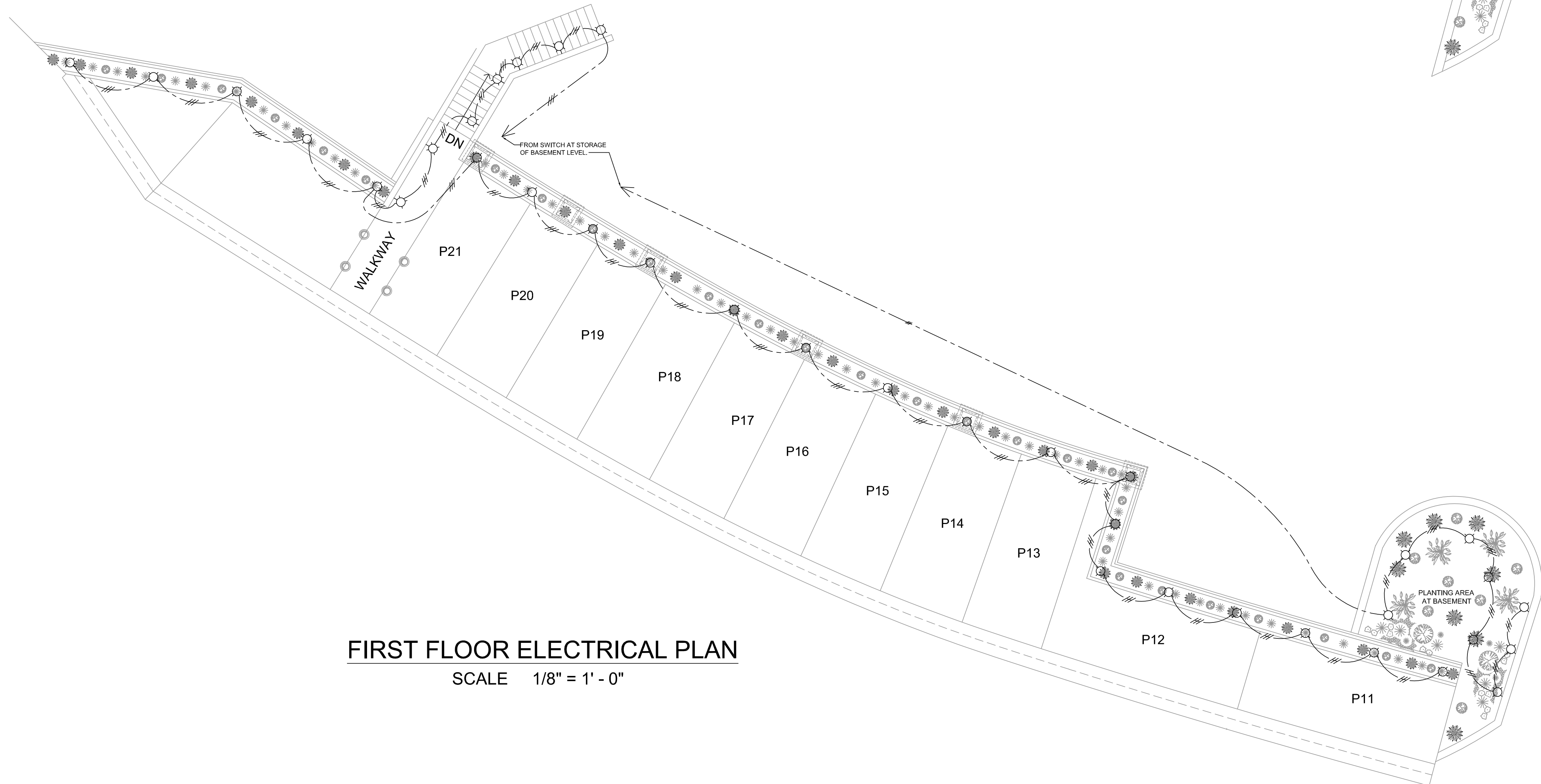


SECTION D-D

SCALE 1/8" = 1' - 0"



BASEMENT FLOOR ELECTRICAL PLAN
SCALE 1/8" = 1' - 0"



FIRST FLOOR ELECTRICAL PLAN
SCALE 1/8" = 1' - 0"

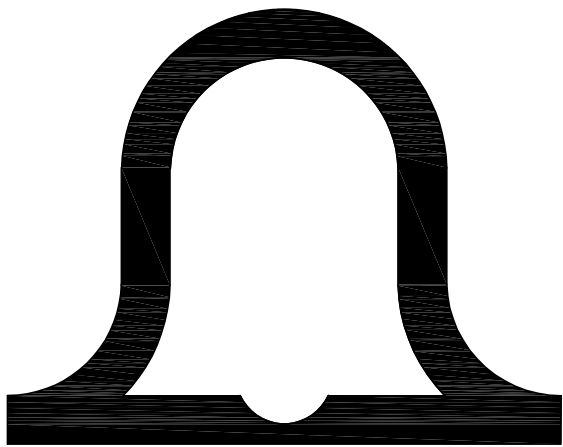
ELECTRICAL LEGEND	
	WALL LIGHT
	CEILING LIGHT
	2'X4' FLUORESCENT LIGHT
	DOUBLE CONV. OUTLET 120V
	DOUBLE CONV. OUTLET 120V
	INDICATED WEATHERPROOF DEVICE
	220V 50A OUTLET
	ONE WAY SWITCH
	3WAYS SWITCH
	4WAYS SWITCH
	ELECTRICAL PANEL
	TELEPHONE OUTLET AND JACK
	DATA (INTERNET) OUTLET AND JACK
	SMOKE DETECTOR TIED TO WIRING
	SECURITY SPOTLIGHT
	EXHAUST FAN/LIGHT
	CEILING FAN/ LIGHT FIXTURE
	PRIMARY WIRING (3 WIRE/ GROUND)
	SLAVE WIRING
	CIRCUIT HOME RUN TO PANEL
	CIRCUIT TAG WITH NUMBER

NOTES

1. SMOKE DETECTORS SHALL SOUND AN AUDIBLE ALARM IN ALL ROOMS OF THE BUILDING IN WHICH THEY ARE LOCATED.
2. IN NEW CONSTRUCTION, SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH A BATTERY BACKUP.

ELECTRICAL NOTES:

- A. ALL ELECTRICAL WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C
- B. THE ELECTRICIAN SHALL OBTAIN ALL PERMITS ANDPAY ALL FEES RELATED TO THE JOB
- C. ALL WIRING SHALL BE COPPER #12 OR LARGER. ALUMINUM WIRE IS NOT ACCEPTABLE.
- D. WIRE TYPE AWG. IS PREFERRED, ALTHOUGH OTHERS ARE ACCEPTABLE.
- E. ALL WIRING SPLICES SHALL BE MADE USING 3M ELECTRICAL SPRING CONNECTORS OR EQUAL "TWIST-ONS" TO CORRECT SIZE. WIRE APED OR TWISTED IS NOT ACCEPTABLE.
- F. ALL CONDUITS INSTALLED IN CONCRETE OR MASONRY SHALL BE RIGID NONMETALLIC TYPE (P.V.C.). ALL OUTLETS AND SWITCH BOXES SHALL BE NONMETALLIC TYPE.
- G. GROUNDING CONDUCTORS SHALL BE CONNECTED TO NEUTRAL CONDUCTORS AT THE SERVICE ENTRANCE ONLY. CERTAIN EXCEPTIONS AS PERMITTED BY THE N.E.C. SHALL BE PERMITTED.
- H. ELECTRICAL SERVICE SHALL BE 120-240 VOLTS, SINGLE PHASE, 60 CYCLES, 3 WIRE CONNECTION. SERVICE SHALL BEGIN AT OVERHEAD SERVICE-DROP CABLE ATTACHMENT POINT.
- I. ELECTRICAL SYSTEM LAYOUT INDICATED ON DRAWINGS ARE GENERALLY DIAGRAMMATIC AND LOCATION OF OUTLETS AND EQUIPMENT ARE APPROXIMATE: ROUTING OF RACEWAYS AND LOCATION OF OUTLETS AND EQUIPMENT SHALL BE GOVERNED BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS.



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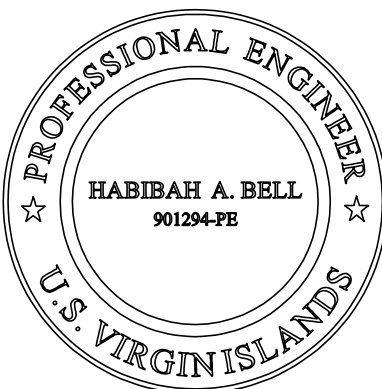
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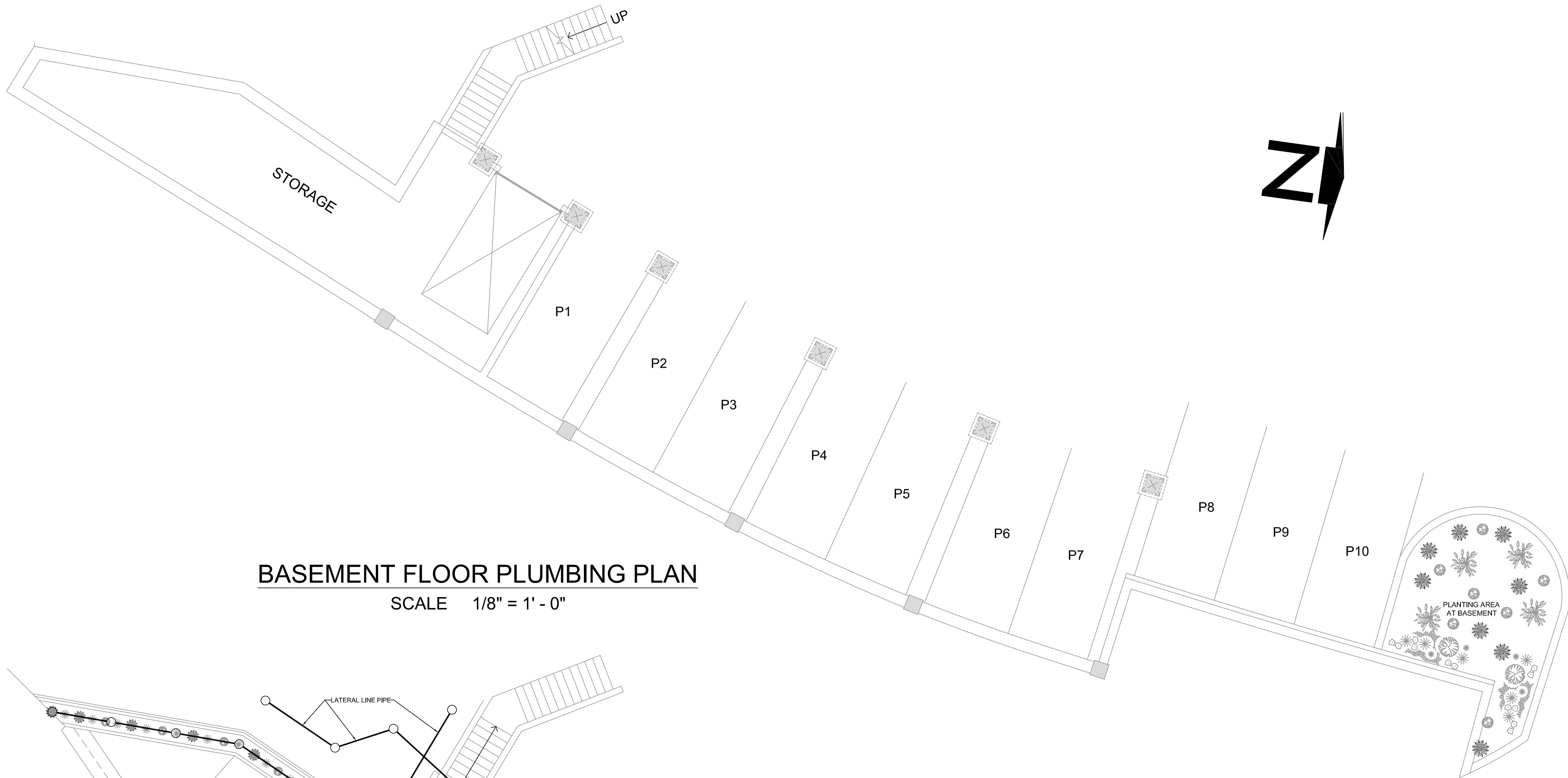
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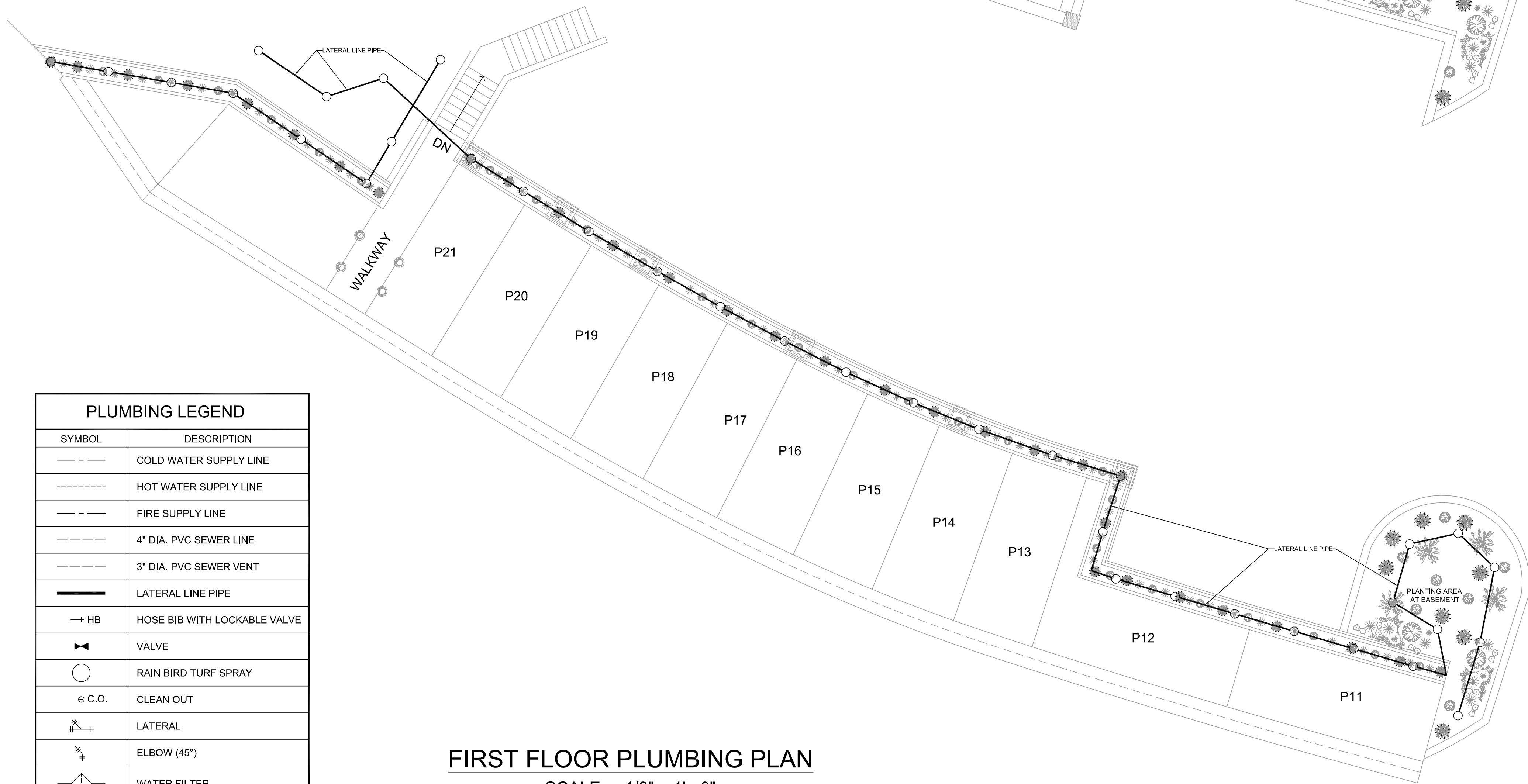
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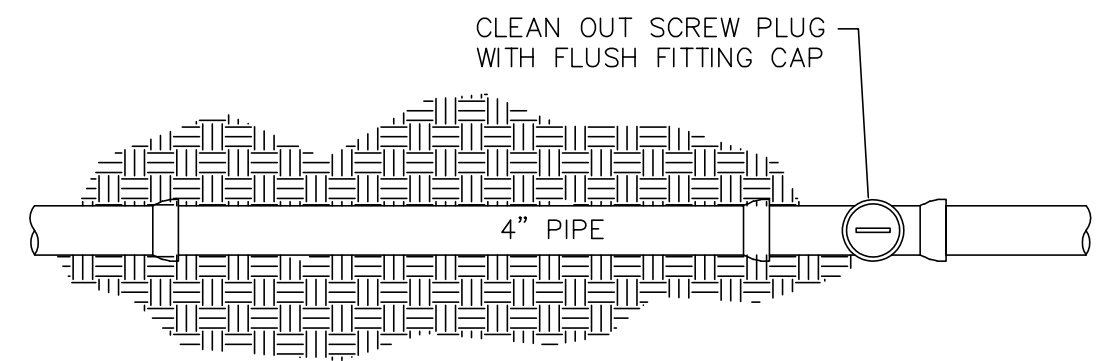


BASEMENT FLOOR PLUMBING PLAN
SCALE 1/8" = 1' - 0"

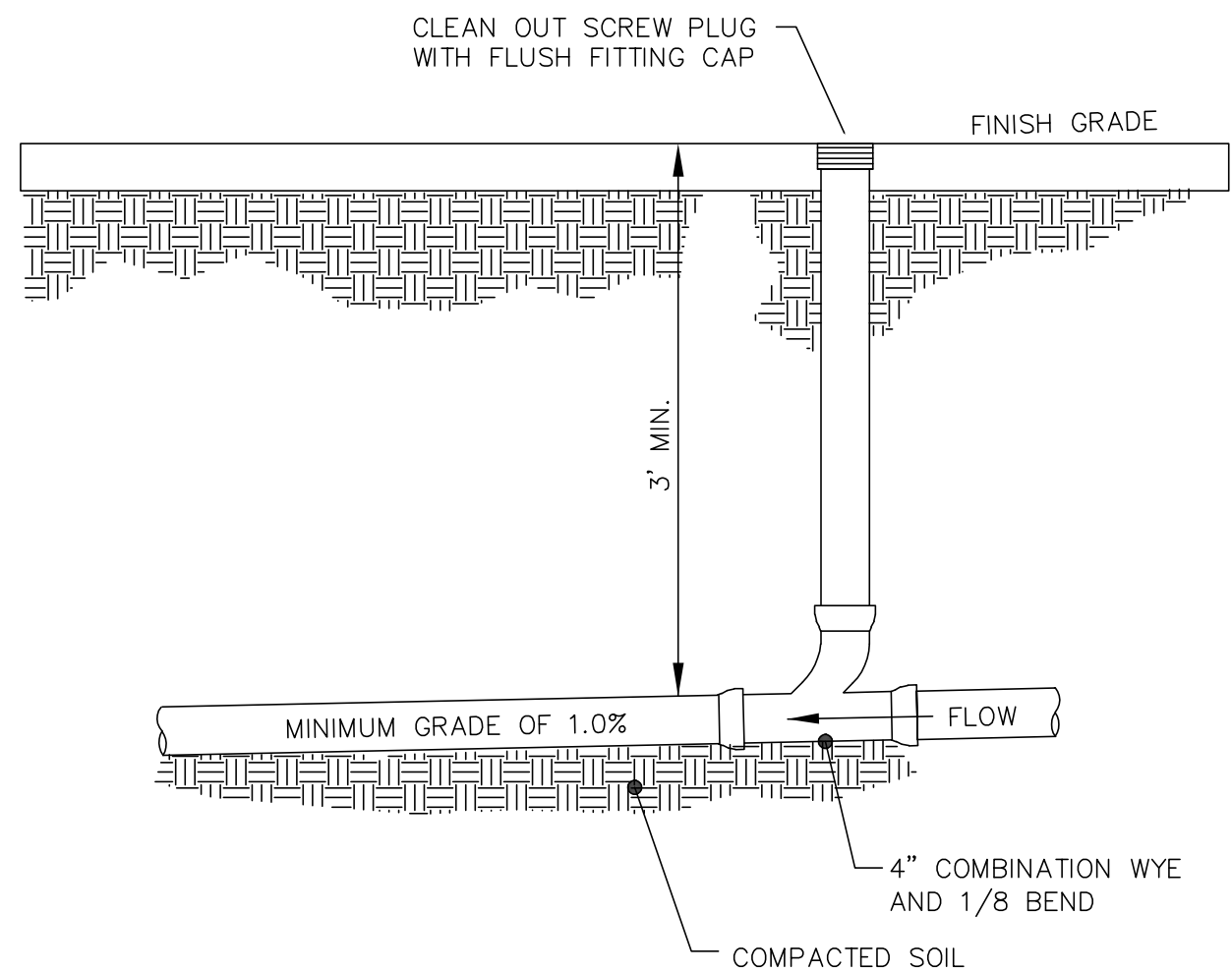


FIRST FLOOR PLUMBING PLAN
SCALE 1/8" = 1' - 0"

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
---	COLD WATER SUPPLY LINE
----	HOT WATER SUPPLY LINE
----	FIRE SUPPLY LINE
----	4" DIA. PVC SEWER LINE
----	3" DIA. PVC SEWER VENT
----	LATERAL LINE PIPE
→ HB	HOSE BIB WITH LOCKABLE VALVE
✚	VALVE
○	RAIN BIRD TURF SPRAY
⊙ C.O.	CLEAN OUT
✚	LATERAL
✚	ELBOW (45°)
✚	WATER FILTER

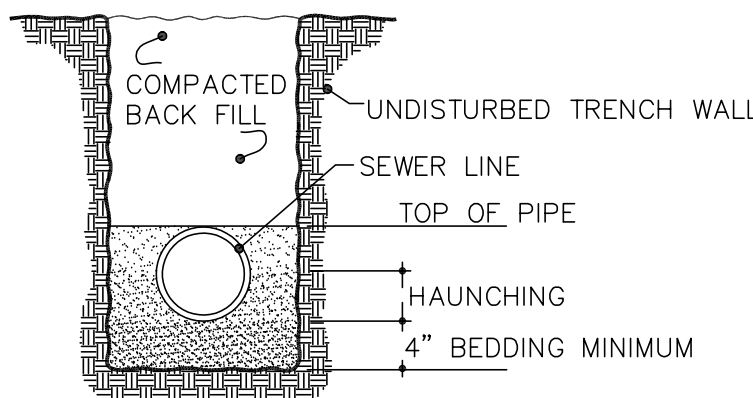


OVERHEAD PIPE VIEW



SECTION VIEW

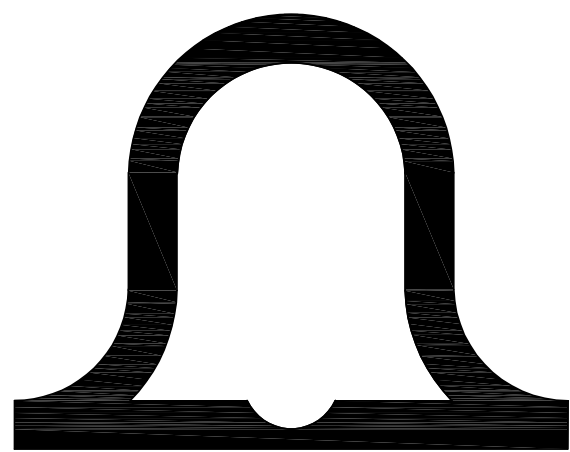
STANDARD 4" SANITARY DRAIN DETAILS
SCALE 3/4" = 1' - 0"



PIPE BEDDING

- NOTES:
- EMBEDMENT MATERIAL MUST BE CLASS I (#67 OR #78M WASHED STONE IS TYPICALLY USED).
 - EMBEDMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY FOR CLASS I MATERIAL.
 - STANDARD BEDDING SHALL BE UTILIZED FOR ALL CASES WHERE TRENCH BOTTOMS ARE UNSTABLE DUE TO SOIL TYPE OR MOISTURE CONDITIONS.
 - ALL SANITARY SEWER LINES LESS THAN 3 FEET AND OVER 30 FEET IN DEPTH MUST BE DUCTILE IRON PIPE.

PIPE BEDDING DETAIL
SCALE 3/4" = 1' - 0"



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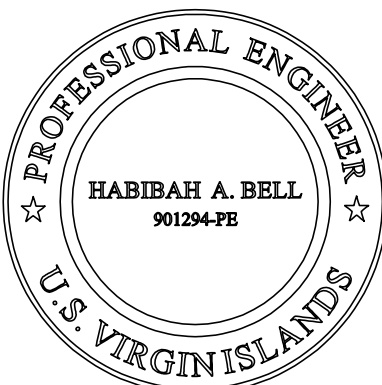
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VIEW OF THE ENTRYWAY TO
GALLOWS POINT RESORT



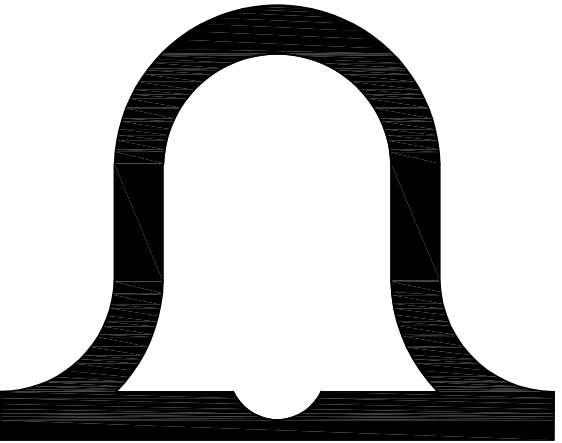
VIEW OF THE FIRST FLOOR
PARKING LANES



VIEW OF THE BASEMENT FLOOR
PARKING LANES



VIEW OF THE BASEMENT FLOOR
PARKING LANES



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