

ARCHITECTURAL DESIGN & DRAFTING

Tel: (340) 227-8938 E-Mail: cba@00901@gmail.com

REVISIONS	DATE

EVENT TENTS ADDITION

6.00 SUMMARY OF PROPOSED ACTIVITY

- DISCUSS PURPOSE OF PROJECT
THE APPLICANT PROPOSES TO CONCRETE PADS FOR 5 MOVEABLE EVENT TENT STRUCTURES.
- DISCUSS THE PRESENCE AND LOCATION OF CRITICAL AREA(S) AND POSSIBLE TROUBLE SPOT(S)
THE PROJECT IS LOCATED ON 2 PARK AREAS.
- DISCUSS PROPOSED METHOD OF LAND CLEARING
SITE IS EXISTING. CLEARED AND LANDSCAPED, ONLY AREAS DESIGNATED FOR PAD FOOTING SHALL FIRST BE HAND CLEARED & EXCAVATION. AREAS TO BE USED FOR FURTHER LANDSCAPING SHALL BE HAND CLEARED.
- DISCUSS PROVISIONS TO PRESERVE TOPSOIL AND LIMIT SITE DISTURBANCE
THERE SHALL BE NO UNNECESSARY DISTURBANCE OF THE SOIL. ALL TOPSOIL SHALL BE STOCK PILED FOR FUTURE USE. REMOVE ONLY REQUIRED MINIMUM VEGETATION NECESSARY FOR THE BUILDING STRUCTURES. ALL VEGETATION WHICH HAS BEEN REMOVED AS REQUIRED FOR LAND CLEARING SHALL BE REPLACED WITH GRASS GROUND COVER AND/OR SHRUB PLANTINGS.
ALL MAJOR TREES ON SITE SHALL BE MAINTAINED AND PROTECTED. ANY MAJOR TREES OVER 4 INCHES CALIPER THAT ARE REMOVED SHALL BE REPLACED ELSEWHERE ON SITE OR BE REPLACED WITH TREES OF SIMILAR SPECIES.
- DISCUSS EROSION AND SEDIMENTATION CONTROL DEVICES TO BE IMPLEMENTED
PROVIDE EARTH EROSION AND STABILIZATION CONTROLS, SUCH AS PLANTINGS AND BERMS, AND MAINTAIN THEM DURING AND AFTER COMPLETION OF CONSTRUCTION. PLACE BERMS AND SILT FENCE ACROSS THE ENTIRE LENGTH OF AREA OF SITE DISTURBANCE ALONG LOWEST CONTOUR AS PRACTICAL.
- SHOW SCHEDULE FOR CONSTRUCTION ACTIVITIES AND IMPLEMENTATION OF EROSION/ SEDIMENT CONTROL MEASURES
 - OBTAIN C2M & BUILDING PERMIT
 - START HAND CLEARING OF AREAS DESIGNATED FOR CONSTRUCTION OF STRUCTURES
 - IMPLEMENT SILTATION BERMS AND SILT FENCES
 - START AND TEMPORARY FINISH CONSTRUCTION OF PATHWAY
 - START AND FINISH CONSTRUCTION CONCRETE PADS
 - FINISH CONSTRUCTION OF EVENT TENT STRUCTURES.
- DISCUSS THE MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES
BERMS AND SILT FENCES WILL BE CHECKED AND MAINTAINED ON A REGULAR SCHEDULE. ANY LOOSE LINKS TO BE REPAIRED.
- DISCUSS METHOD OF STORMWATER MANAGEMENT
WATER RUNOFF WILL BE DIVERTED AROUND THE HOUSE ON EITHER SIDE BY SWALES CUT IN THE NEW TOPOGRAPHY. AS THE NEW TOPOGRAPHY MEETS THE ORIGINAL, THE STORMWATER RUNOFF WILL MEET EXISTING CONDITIONS AND EXIT THE SITE IN THE SAME MANNER AS BEFORE CONSTRUCTION.
- DISCUSS MAINTENANCE SCHEDULE OF STORMWATER FACILITIES
NOT APPLICABLE: THERE WILL BE NO STORMWATER FACILITIES BUILT, THUS NONE TO MAINTAIN. NO MAINTENANCE.
- DISCUSS METHOD OF SEWAGE DISPOSAL
AN ENGINEERED SEPTIC SYSTEM WILL BE UTILIZED. THE SYSTEM WILL USE A CONSTRUCTED OSDS FOR SEEPAGE ON-SITE.



PROPOSAL SITE PLAN
Scale: 1" = 20 ft

ABBREVIATIONS

- T 20' Trailer, dive compressors
- F Fuel Distribution hose
- P Gate Pedestrian gate
- G Gate, vehicular
- HV High Voltage
- LS Landscaped
- Property line
- FS Fire Station
- S Sanitary

LEGEND

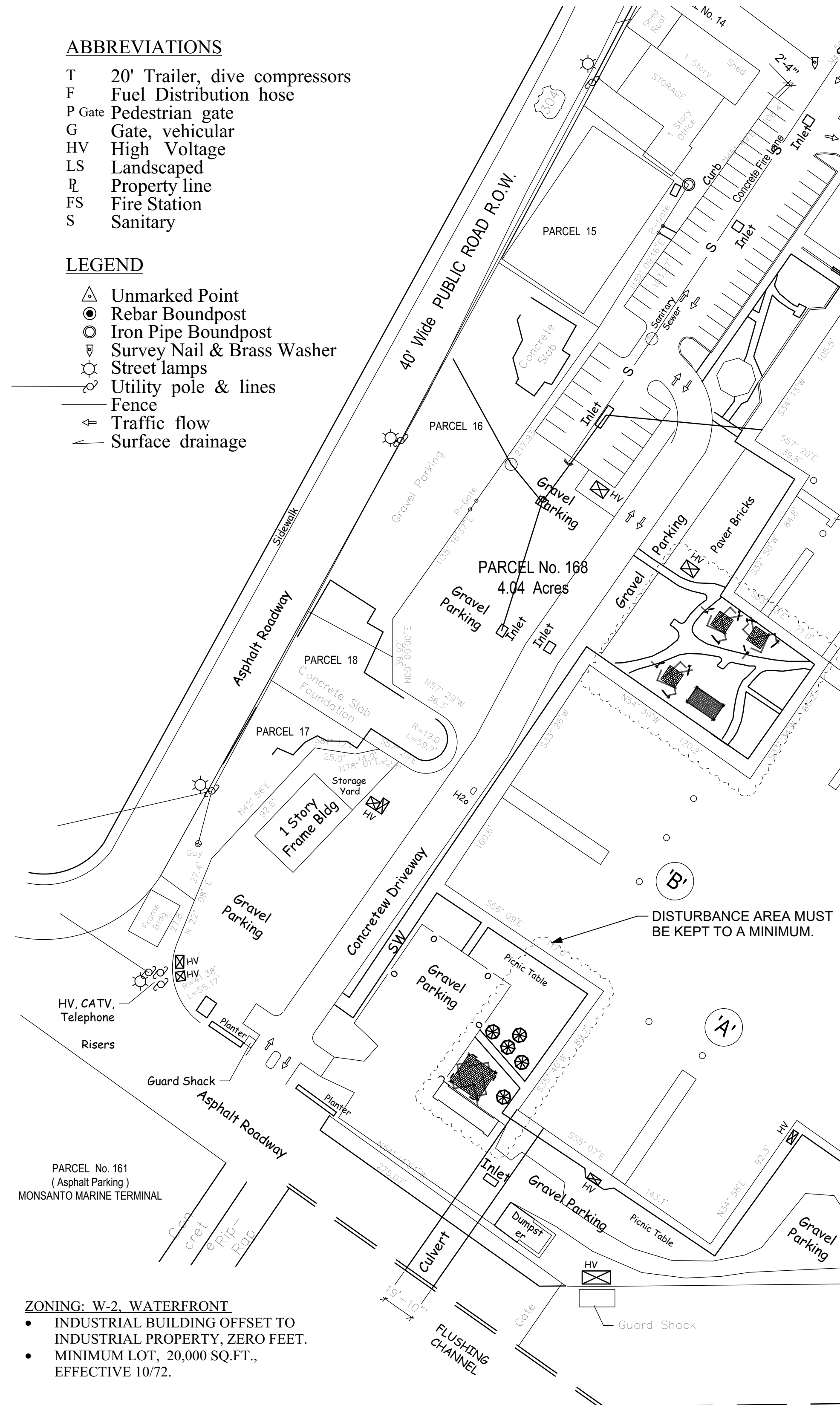
- Unmarked Point
- Rebar Boundpost
- Iron Pipe Boundpost
- Survey Nail & Brass Washer
- Street lamps
- Utility pole & lines
- Fence
- Traffic flow
- Surface drainage

LOCATION MAP

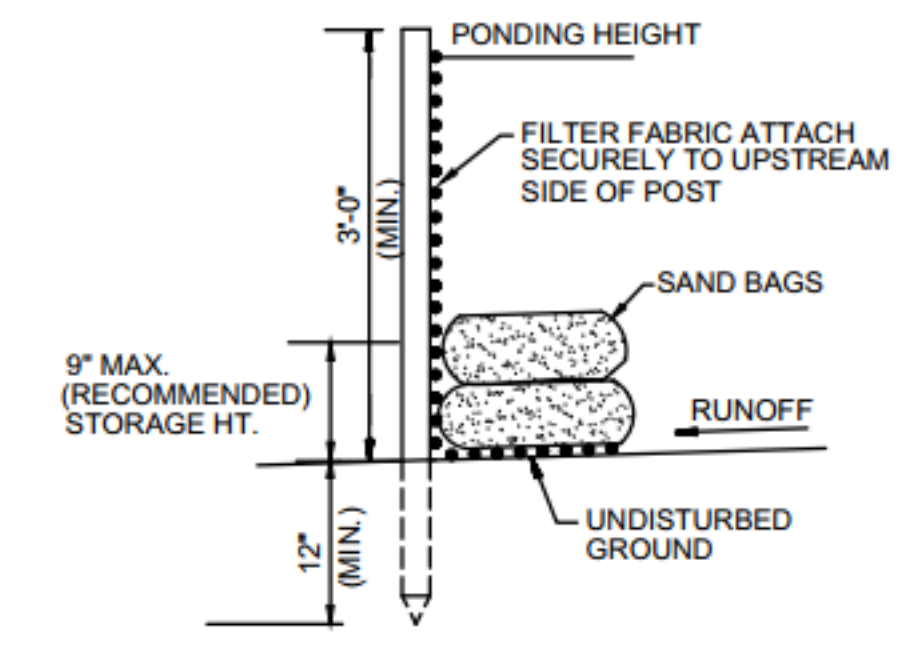


PROJECT INFORMATION

OWNER: CROWN BAY MARINA LP	
PCL # 168 & 169	
ESTATE SUB BASE	
6 SOUTHSIDE QUARTER	
ST. THOMAS, U.S. VIRGIN ISLANDS	
TAX ID. NO.:	1-05204-0501-84
C2M NO.:	CZT-47-83
P.W.D. DRWG. NO.:	
ZONING:	W-2
PROPOSED USE:	WATERFRONT
LOT ACREAGE: (AC)	N/A
LOT ACREAGE: (SQ.FT.)	N/A
PERMITTED LOT OCCUPANCY %	N/A
PERMITTED LOT OCCUPANCY (SQ.FT.)	N/A
EXISTING AREAS	SQUARE FOOT
EXISTING BUILDING	59,000 SQ.FT.
ASPHALT	75,498 SQ.FT.
CONCRETE-PATHS/DOCK/	48,663 SQ.FT.
GREEN	33,668 SQ.FT.
DESIGN VALUES:	
CONCRETE: Fc=3000 PSI; AFTER 30 DAYS	
GUNITE CONCRETE: Fc=5000 PSI; AFTER 30 DAYS	
STEEL BARS: Fy=60,000 PSI GRADE 60	
PROX. TO TERRAIN:	
LUMBER: SYP NO.1	
50 LBS PER CU. FT. RETENTION	
35 LBS PER CU. FT. RETENTION	
WALL LEGEND	
EXISTING MASONRY WALL	
STUDS @ 16" O.C. W/ 1/2" CEMENT BOARD	
CMU W/ 1/2" PLASTER INTERIOR & 3/4" EXTERIOR	
POURED CONCRETE	
SEE DETAIL FOR REINF.	
ENGINEER	
PAUL FERRERAS, P.E.	
P.O. BOX 600122	
ST. THOMAS, USVI 00001	
TEL: (340) 714-5435	
FAX: (340) 717-5779	
STAMP	



PROPOSAL SITE PLAN
Scale: 1" = 50 ft



ALTERNATE DETAIL B
FOR TREE DRIP LINE OR SIDEWALKS

- NOTES:
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SEDIMENTATION / SILT FENCE

NOTE:

EARTH CHANGE: SITE DISTURBANCE SHALL BE KEPT TO A MINIMUM AND LIMITED TO AREAS ONLY AFFECTED BY CONSTRUCTION. NATURAL SLOPES ARE TO BE RETAINED. STRUCTURES SHALL BE PLACED ON UNDISTURBED EARTH AS CUT. IF CLAY, SAND, ORGANIC OR OTHERWISE UNSTABLE CONDITIONS ARE ENCOUNTERED PLEASE CONSULT EITHER DESIGNER OR ENGINEER. ALL FILL SHALL BE SELECTED CRUSHED ROCK. RETAINING WALLS TO BE CONSTRUCTED AS PER PLAN. TREES SHALL BE RETAINED WHERE POSSIBLE AND PROTECTED DURING CONSTRUCTION. ALL TOP SOIL FROM AREAS DISTURBED SHALL BE SAVED AND RESPREAD AS FINAL GRADES ARE ESTABLISHED. LOW MAINTENANCE GROUND COVER SUCH AS (SUGGESTED PLANT LIST) SHALL BE PLANTED TO DISTURBED CUT AND FILL AS CONSTRUCTION ENDS AND FINAL GRADES ARE ESTABLISHED.

SILT FENCES: INSTALL BELOW ALL DRAINAGE STRUCTURE OUTLETS. THEY SHALL BE INSTALLED ON UNDISTURBED SOIL AND SHALL RUN ALONG THE CONTOUR (LEVEL) OR SLIGHTLY DOWNHILL (1 TO 2%) AWAY FROM THE INCOMING SOURCE OF WATER. THE ENDS SHALL RUN UPHILL TO PREVENT WATER FROM ESCAPING, AND THUS FORM A TEMPORARY SEDIMENTATION AND FILTRATION POND. IF THE LOWER 6" OF THE FENCE CAN NOT BE BURIED IN A TRENCH 6X6", AS RECOMMENDED, DUE TO ROCK, THE FABRIC MAY BE TURNED UPHILL AND SECURED WITH SPIKES AND WASHERS WHERE POSSIBLE AND THEN OVERLAID WITH 6" OF STONE. THE WOOD STAKES THAT HOLD UP THE FENCE SHOULD BE WELL SECURED IN THE GROUND AS WELL AS TIED BACK AT THE TOP TO PREVENT THE FENCE FROM OVERTURNING WHEN FILLED WITH WATER.

CROWN BAY MARINA

PCL # 168 & 169
ESTATE SUB BASE
ST. THOMAS, U.S.V.I.

GENERAL NOTES:

WRITE TEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED AT SITE. ANY DISCREPANCIES SHALL BE RESOLVED WITH DESIGNER PRIOR TO CONSTRUCTION. ALL WORK SHALL BE PERFORMED BY LICENSED V.I. CONTRACTORS AND SUBS IN ACCORDANCE WITH THE 2018 UNIFORM BUILDING CODE (U.B.C.) AND/OR (C.A.S.O.)

WIND LOADS - "165 Mph"

DOOR AND WINDOW DIMENSIONS ARE NOMINAL. REFER TO MANUFACTURER'S SPECIFICATIONS FOR EXACT ROUGH-IN DIMENSION. CMU WALL DIMENSIONS ARE NOMINAL.

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LUMBER: SYP NO.1
50 LBS PER CU. FT. RETENTION
35 LBS PER CU. FT. RETENTION

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FILE NO:
Date: Jun 18, 2025
File name: CBM-DD.vwx

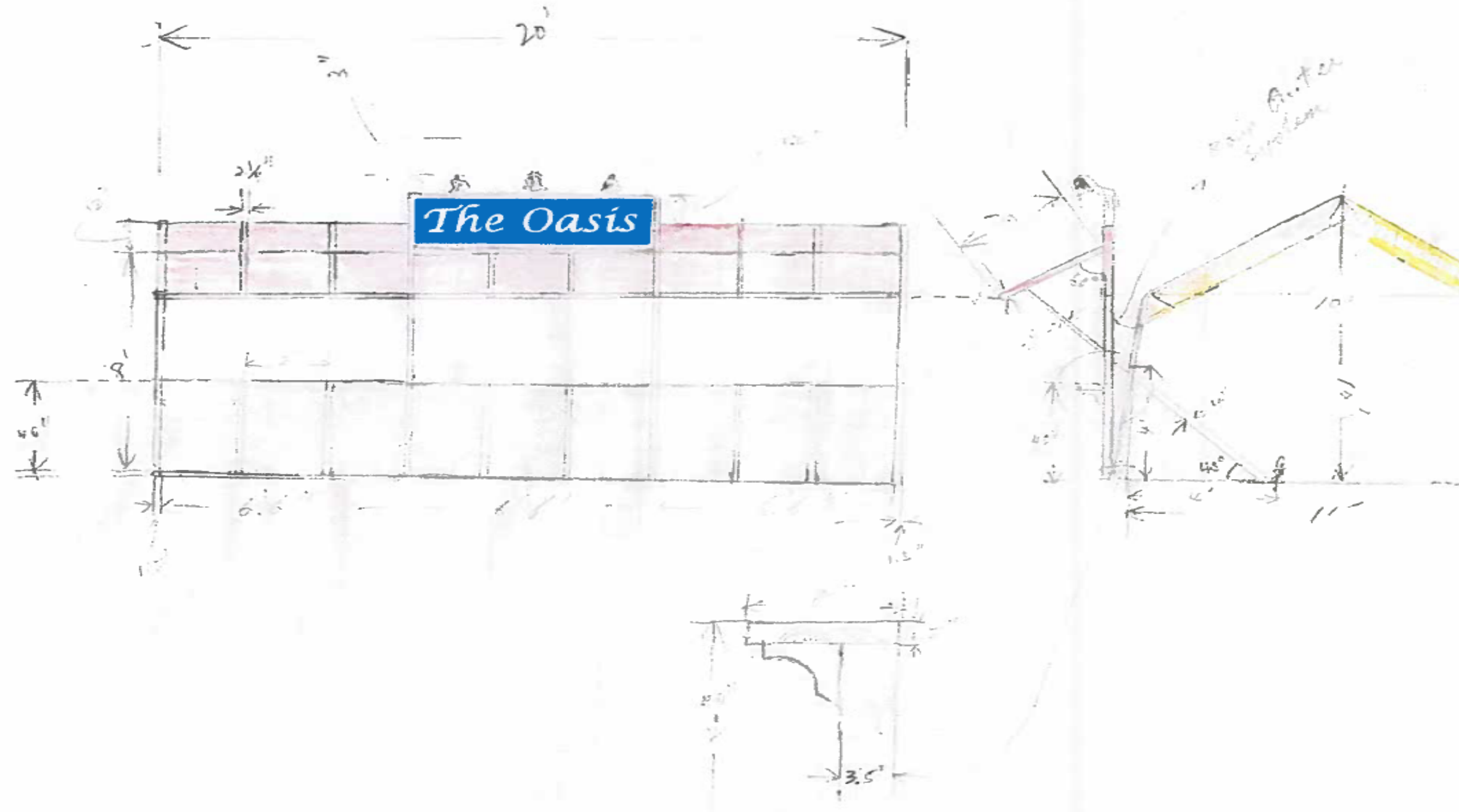
COVER SHEET, SITE PLAN & EXISTING FLOOR PLAN

SCALE: AS NOTED

1/4 1/2 1 INCH

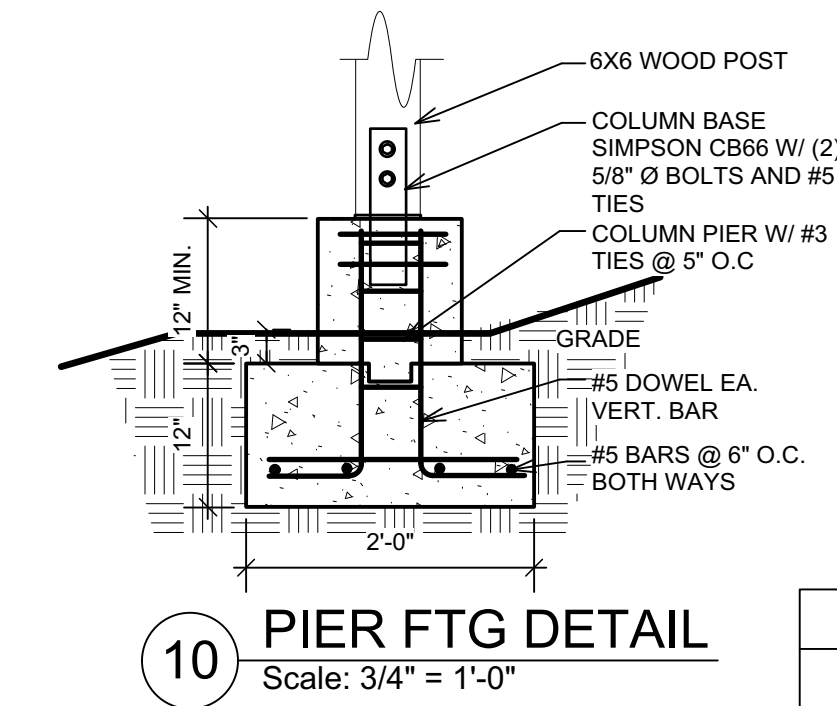
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NON-PERMANENT TENT WITH REMOVABLE FAUX FACADE
(STACKABLE IN THREE PARTS)

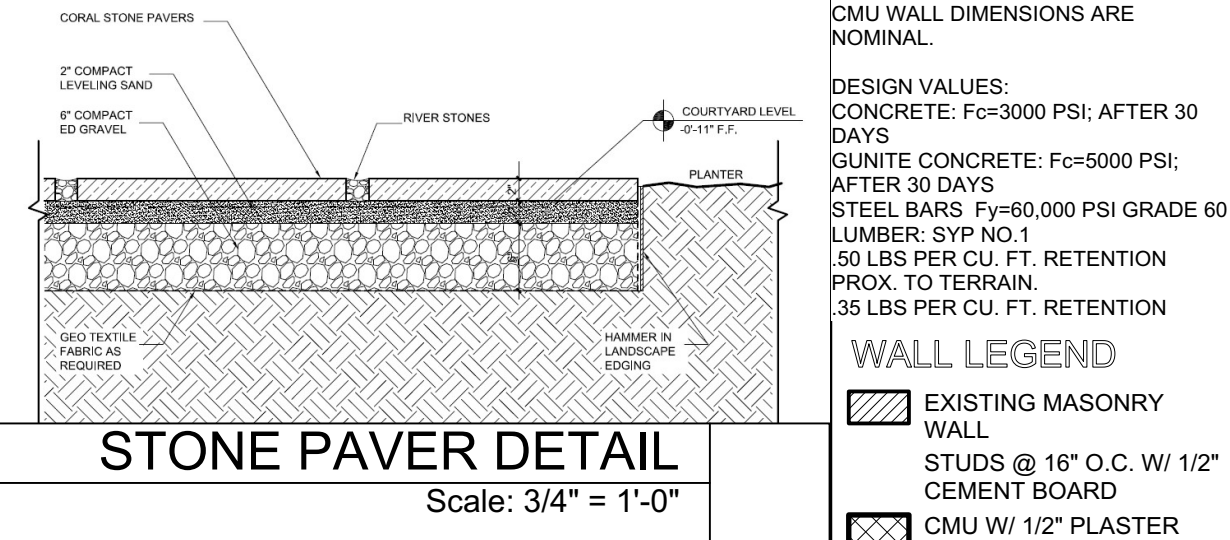


PROPOSED PARK B FLOOR PLAN
Scale: 1/4" = 1'-0"

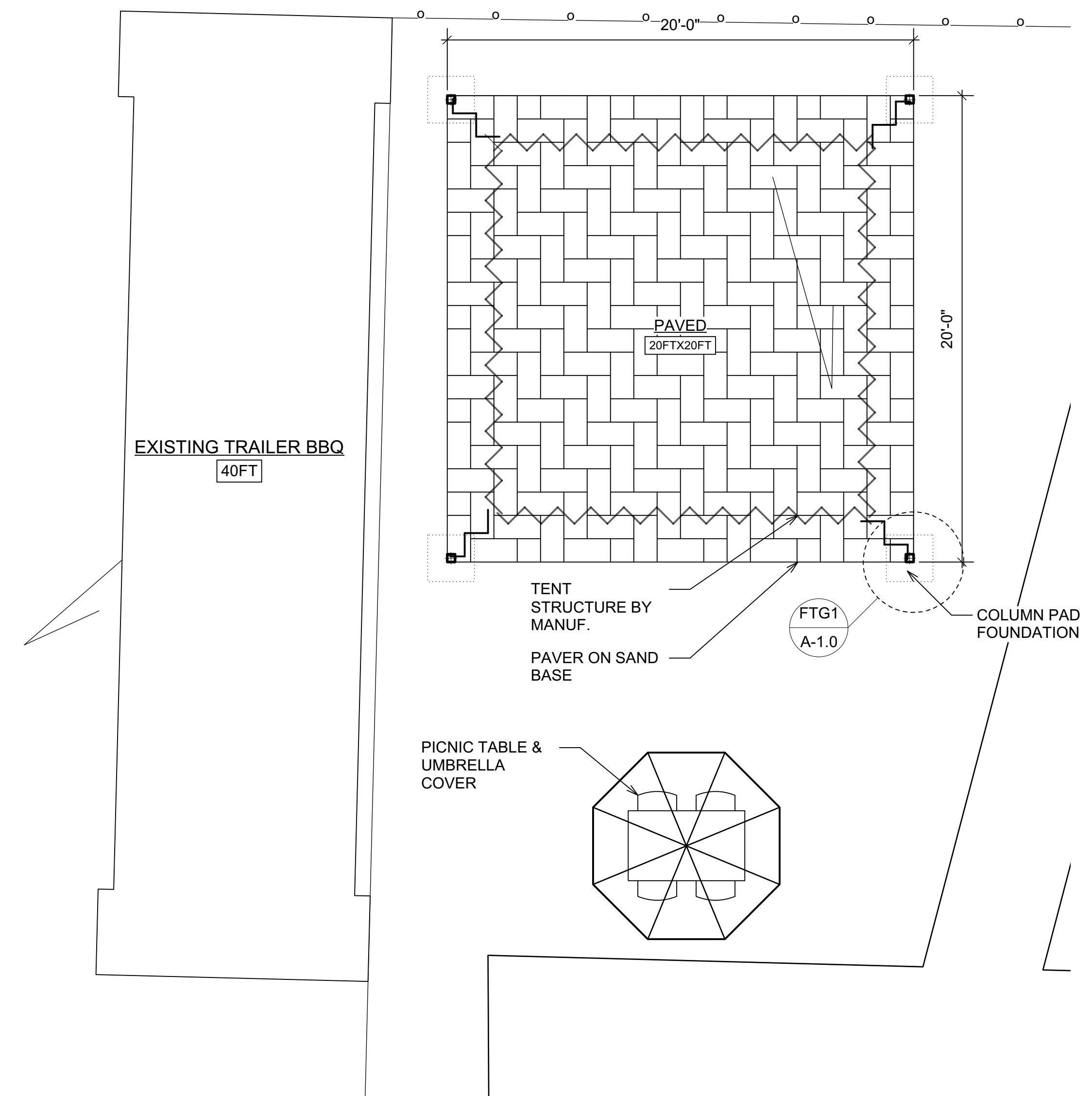
2



10 PIER FTG DETAIL
Scale: 3/4" = 1'-0"



STONE PAVER DETAIL
Scale: 3/4" = 1'-0"



PROPOSED PARK A FLOOR PLAN
Scale: 1/4" = 1'-0"

1

REVISIONS	DATE

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PCL # 168 & 169
ESTATE SUB BASE
ST. THOMAS, U.S.V.I.

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WIND LOADS - 1165 Mph

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50 LBS PER CU. FT. RETENTION PROX. TO TERRAIN.
35 LBS PER CU. FT. RETENTION

WALL LEGEND
EXISTING MASONRY WALL
STUDS @ 16" O.C. W/ 1/2" CEMENT BOARD
CMU W/ 1/2" PLASTER INTERIOR & 3/4" EXTERIOR
POURED CONCRETE WALL
SEE DETAIL FOR REINF.

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SHEET NO.:
A-1.0
FILE NO:
Date: Jun 18, 2025
File name: CBM-DD.vwx

SHEET NAME:

Proposed Park Floor Plan layout

SCALE: AS NOTED
1/4 1/2 1 INCH

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