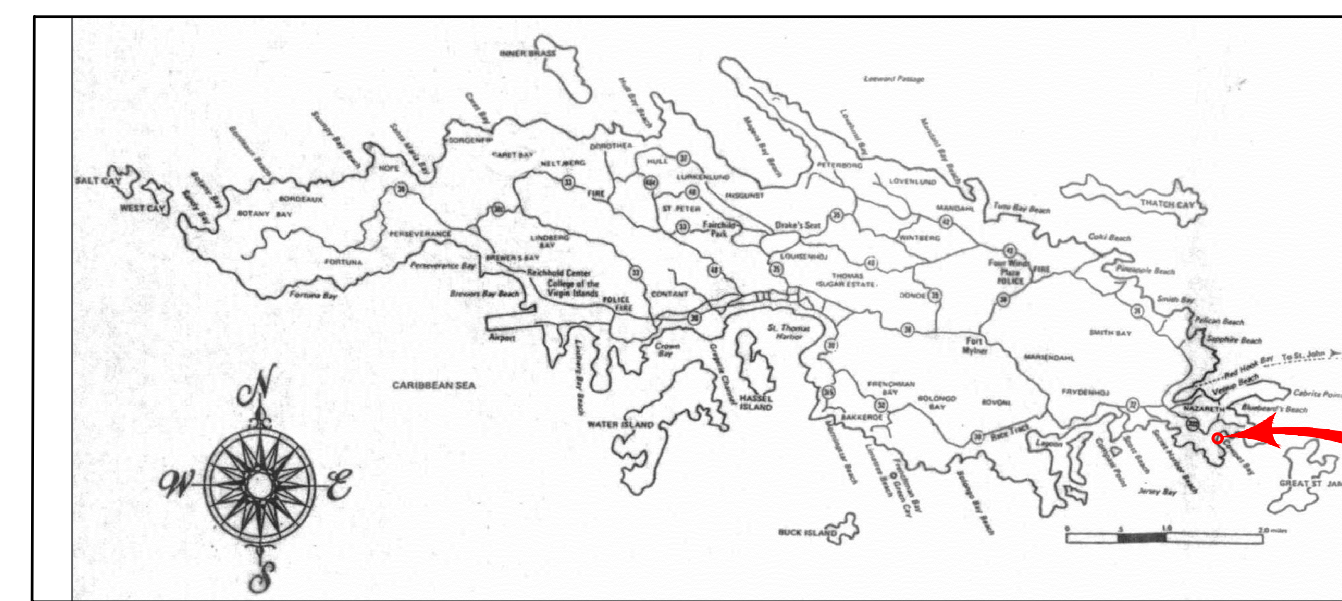


ST THOMAS YACHT CLUB

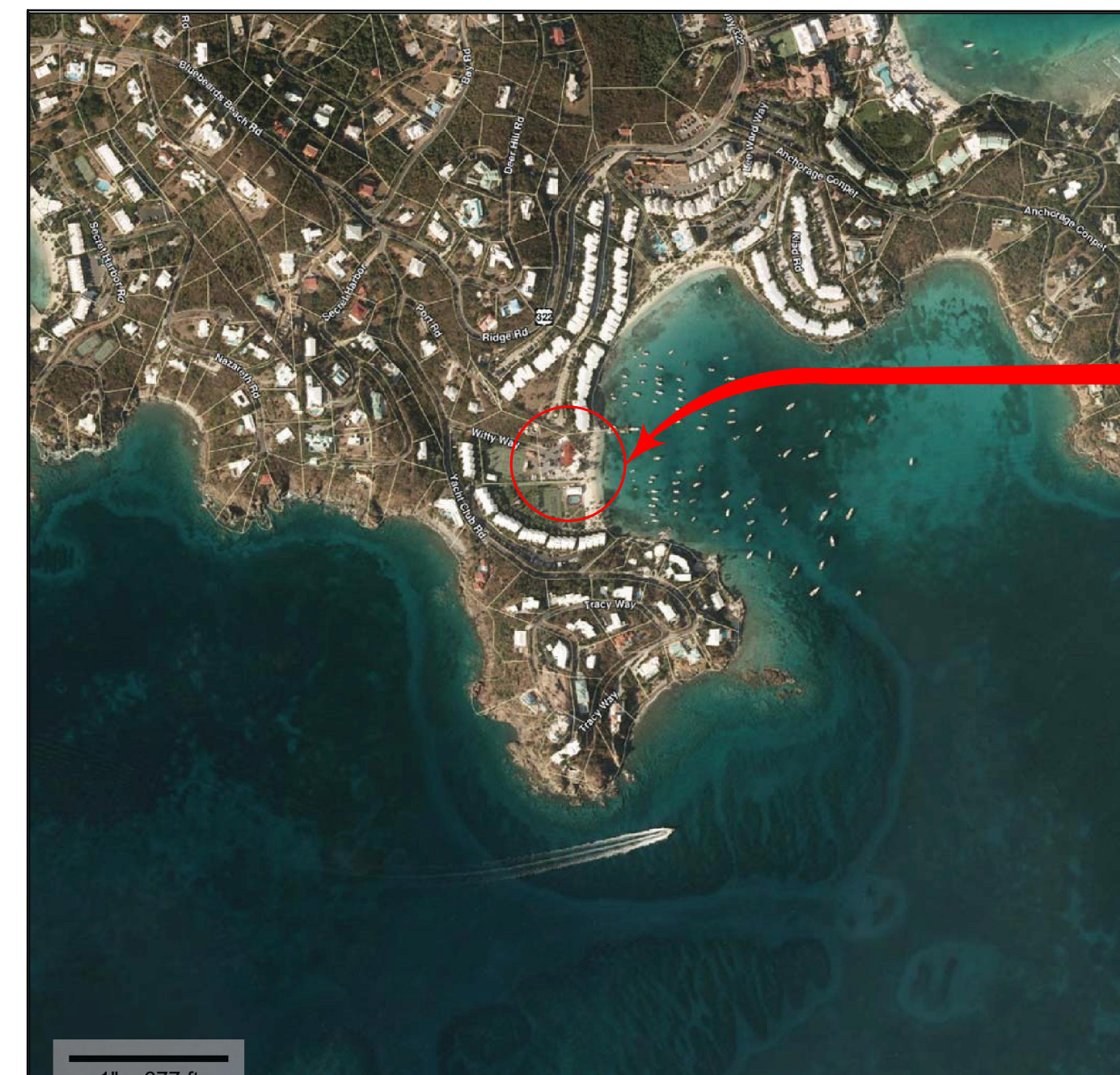
PARCEL No. 8-58 & 8-57-3 ESTATE NAZARETH, ST. THOMAS, USVI

SHEET INDEX

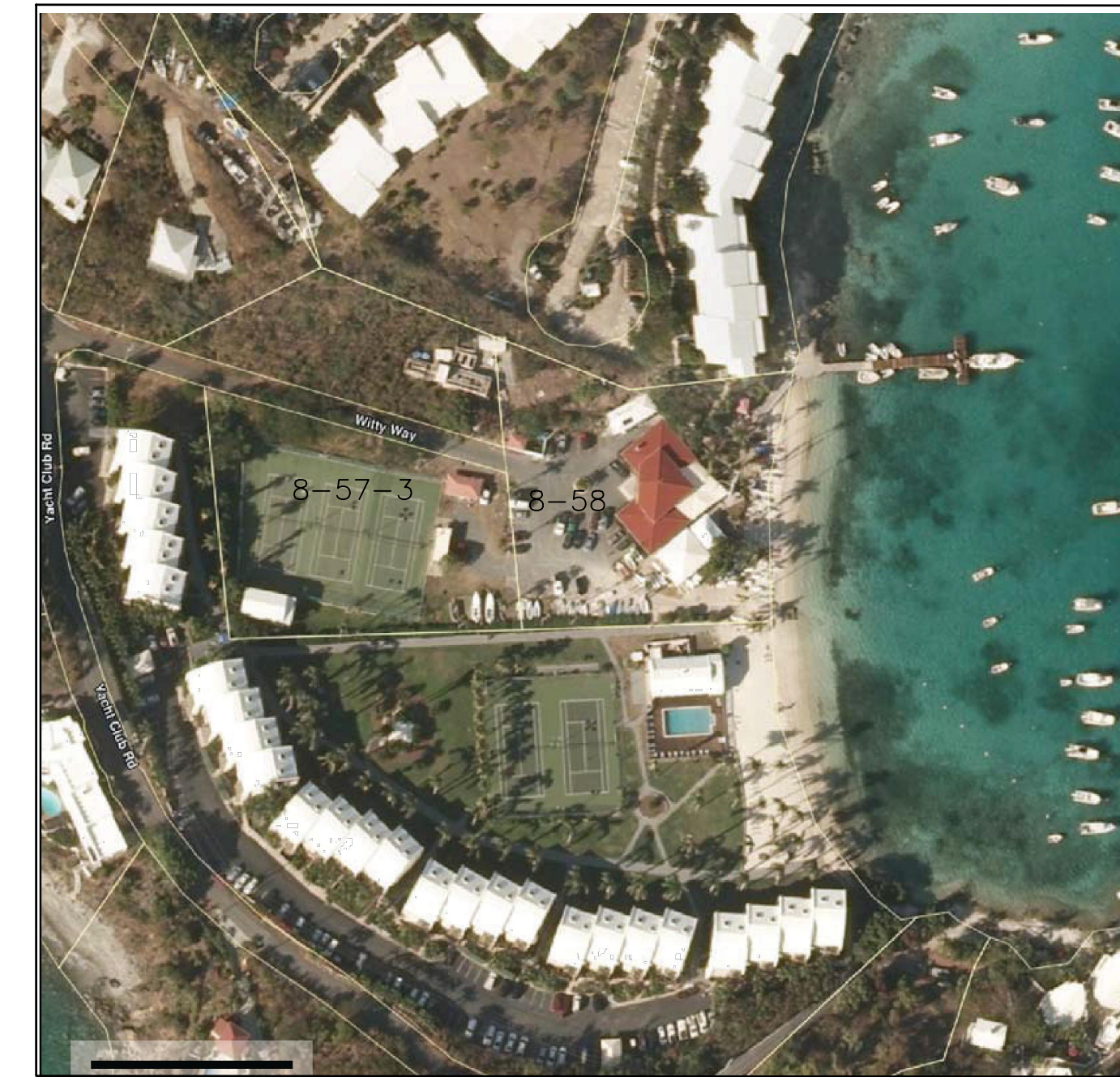
- PAGE C01: COVER SHEET
- PAGE SP1: SITE PLAN
- PAGE A1: GRILL AREA ROOF
- PAGE A2: TENNIS COURT VIEWING STANDS ROOF
- PAGE A3: ROOF OVER EXISTING OUTDOOR DINING AREA
- PAGE A4: SOLAR ARRAY
- PAGE A5: RETAINING WALL AND SWALE



LOCATION MAP: ST. THOMAS, USVI



LOCATION MAP: COWPET BAY/ESTATE NAZARETH



LOCATION MAP: PARCEL NO.8-58 & 8-57-3, ESTATE NAZARETH, STT.

NOTES

A. GENERAL :

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2009 I.B.C. UNLESS MORE STRINGENT REQUIREMENTS ARE REQUIRED IN THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
3. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS. UPON RECEIPT OF SUCH INFORMATION, THE ENGINEER WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED, AND WORK SHALL BE PERFORMED IN A MANNER AS DIRECTED BY THE ENGINEER. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACT DOCUMENTS REPRESENT THE FINISH STRUCTURE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY BRACES, SHORES AND GUYS, WHEREVER NECESSARY TO SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED DURING CONSTRUCTION, INCLUDING ERECTION EQUIPMENT AND ITS OPERATION. THIS TEMPORARY SUPPORT SYSTEM SHALL HOLD ALL ELEMENTS AND MEMBERS IN THEIR FINAL POSITION UNTIL TOTALLY AND FINALLY CONNECTED TO THE PERMANENT BRACING ELEMENTS.
6. THE TYPICAL NOTES AND DETAILS SHALL APPLY IN ALL CASES UNLESS SPECIFIC DETAILS OCCUR ELSEWHERE. WHERE NO DETAIL IS SHOWN, CONSTRUCTION SHALL BE AS FOR SIMILAR WORK.

B. CONCRETE:

1. CONCRETE WORK SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318- LATEST REVISION).
2. CONCRETE SHALL HAVE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS:
 - a. FLOOR SLAB - MAIN AREA: 3000 PSI
 - b. FOOTINGS & STEM WALLS: 3000 PSI
3. CONTINUOUS INSPECTION REQUIRED FOR ALL CONCRETE. INSPECTION BY BUILDING INSPECTOR REQUIRED FOR PLACEMENT OF REINFORCING STEEL PRIOR TO PLACING CONCRETE.

C. REINFORCING STEEL FOR CONCRETE AND MASONRY:

1. REINFORCING BARS: ASTM A615, GRADE 60. ALL REINFORCING STEEL THAT IS TO BE WELDED SHALL CONFORM TO ASTM A706, UNLESS OTHERWISE NOTED ON PLANS.
2. WELDED WIRE FABRIC: ASTM A185.
3. MINIMUM SPLICE LENGTHS, UNLESS DETAILED OTHERWISE:
 - a. WELDED WIRE FABRIC SHALL BE SPLICED WITH A MINIMUM LAP OF 12 INCHES.
4. MINIMUM CLEARANCE BETWEEN REINFORCING AND FACE OF CONCRETE SHALL BE AS FOLLOWS (UNLESS SHOWN OTHERWISE):
 - a. CONCRETE BELOW GRADE (CAST AGAINST SOIL) = 3"
 - b. CONCRETE BELOW GRADE (FORMED) = 2"
 - c. CONCRETE WALLS EXPOSED TO WEATHER = 1-1/2"
 - d. CONCRETE WALLS, INTERIOR WALLS = 3/4"
 - e. CONCRETE SLAB (STRUCTURAL) = 2"
 - f. CONCRETE BEAMS AND COLUMNS = 1-1/2"

6. SPLICES IN COLUMNS AND BEAMS SHALL OCCUR ONLY WHERE

DETAILED. SPLICES IN CONTINUOUS GRADE BEAMS SHALL OCCUR AT 1/3 SPAN. CONTACT STRUCTURAL ENGINEER IF CLARIFICATION IS NEEDED.

7. SPLICES IN HORIZONTAL WALL REINFORCEMENT SHALL BE STAGGERED 3'-0" MINIMUM FROM SPLICE CENTERLINE. WHERE WALLS HAVE TWO LAYERS OF REINFORCING, SPLICES SHALL NOT OCCUR IN THE SAME LOCATION.

8. ALL REINFORCING SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE CONCRETE IS PLACED AND SHALL BE SECURED AGAINST DISPLACEMENT WITHIN PERMITTED TOLERANCE. CLEARANCE FOR REBAR SHALL BE SHOWN IN DETAIL OR CALLED IN NOTES. TOLERANCE SHALL BE AS PER ACI 318.

9. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN THE CONCRETE MEMBERS BEFORE PLACING CONCRETE. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT WHERE SHOWN ON DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.

CARPENTRY

GENERAL REQUIREMENTS:
 PROVIDE MIN. NAILING PER INTERNATIONAL RESIDENTIAL CODE. ALL WOOD TO BE PRESSURE TREATED. PROVIDE CUT WASHERS WHERE BOLT HEADS, NUTS, AND LAG SCREW HEADS BEAR ON WOOD. STRUCTURAL MEMBERS ARE NOT TO BE NOTCHED OR DRILLED EXCEPT AS ALLOWED BY IRC OR AS APPROVED PRIOR TO INSTALLATION.

FRAMING LUMBER
 ALL STRUCTURAL AND FRAMING LUMBER IS TO BE PRESSURE TREATED SOUTHERN YELLOW PINE NO. 2 OR BETTER, WITH BENDING STRESS F'S 1200 PSI MIN.

FRAMING CONNECTORS:
 SHALL BE MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL.

PROPERTY OWNER:
 ST. THOMAS YACHT CLUB
 6224 ESTATE NAZARETH
 ST. THOMAS, VI 00802
 (340) 775-6320

PERMIT APPLICANT
 ST. THOMAS YACHT CLUB
 6224 ESTATE NAZARETH
 ST. THOMAS, VI 00802
 (340) 775-6320

POINT OF CONTACT
 CHRISTIAN ROSENBERG
 (340) 779-2222

PROJECT INFO:

SCOPE OF WORK

- Addition of concrete roof over Club's existing outdoor dining patio.
- New retaining wall at area adjacent to existing entry road and tennis courts
- New swale at Club's entry road.
- New 40'x60 ground mounted solar array
- New frame roof over existing outdoor grill area.
- Repave existing parking area
- New roof over existing viewing stands at tennis courts.

ENGINEER/DESIGNER:



C.F. ROSENBERG
 7411 ESTATE BOVONI,
 SUITE #1
 ST. THOMAS, VI 00802
 340-779-2222

(LICENSE# 500-E)

LOCATION :

St. Thomas Yacht Club
 Parcels No. 8-58 & 8-57-3
 Estate Nazareth
 No. 1 Redhook Quarter
 St. Thomas, U.S. Virgin Islands

PROJECT :

PROPOSED 2025
 PROJECTS

PAGE TITLE

COVER
 PAGE

SCALE:

PLOT DATE:

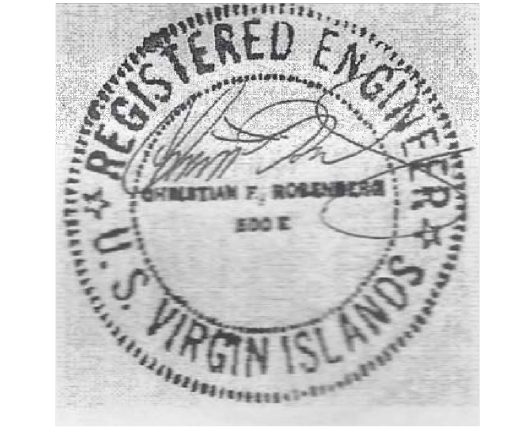
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SHEET NO:

C1

NOTES:

ENGINEER/DESIGNER:



C.F. ROSENBERG
7411 ESTATE BOVONI,
SUITE #1
ST. THOMAS, VI 00802
340-779-2222
(LICENSE # 500-E)

LOCATION:
St. Thomas Yacht Club
Parcels No. 8-58 & 8-57-3
Estate Nazareth
No. 1 Redhook Quarter
St. Thomas, U.S. Virgin Islands

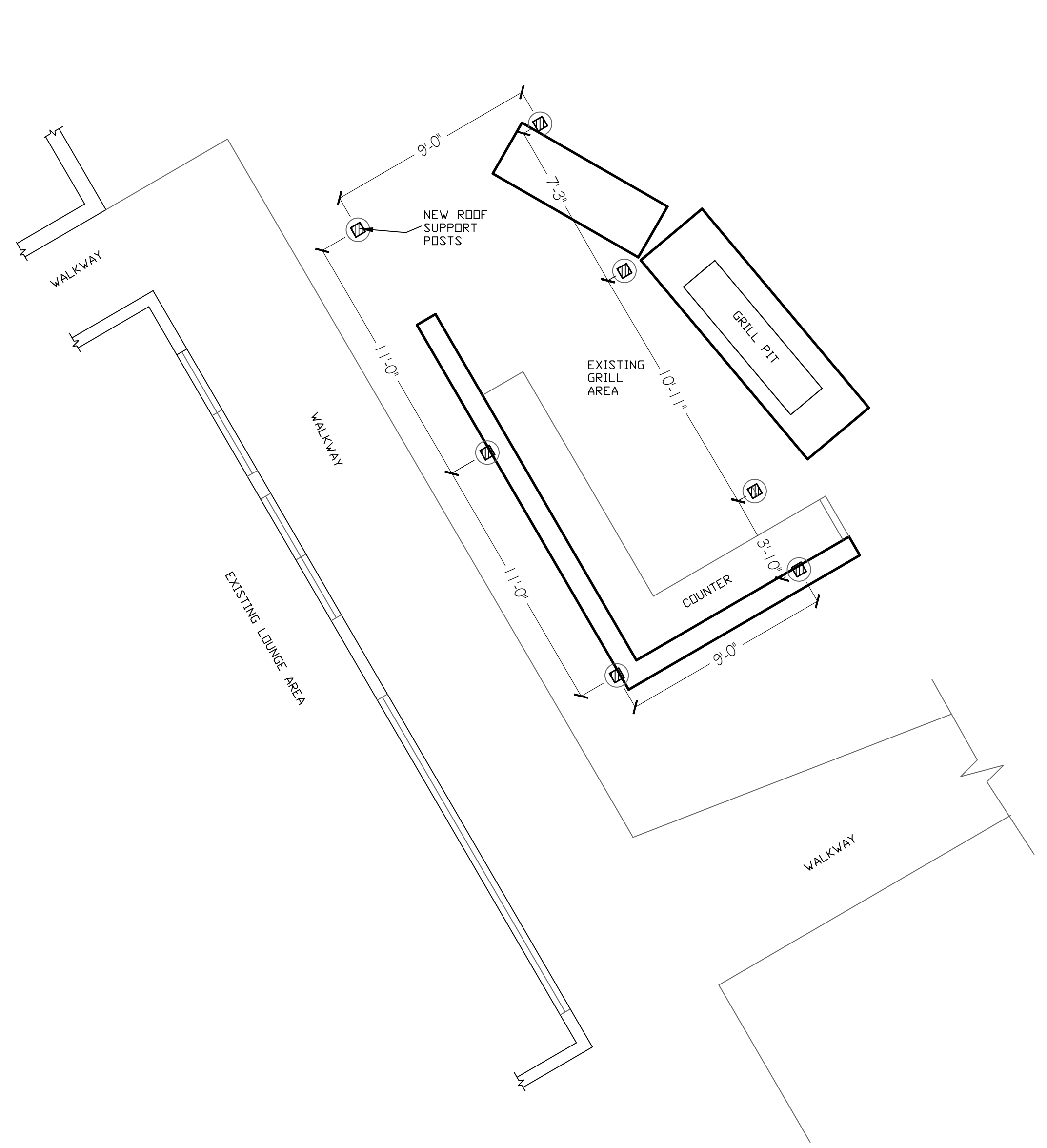
PROJECT:
**NEW WOOD FRAME ROOF
OVER EXISTING
GRILLING AREA**

PAGE TITLE
**FLOOR PLAN
ROOF PLAN
ELEVATION**

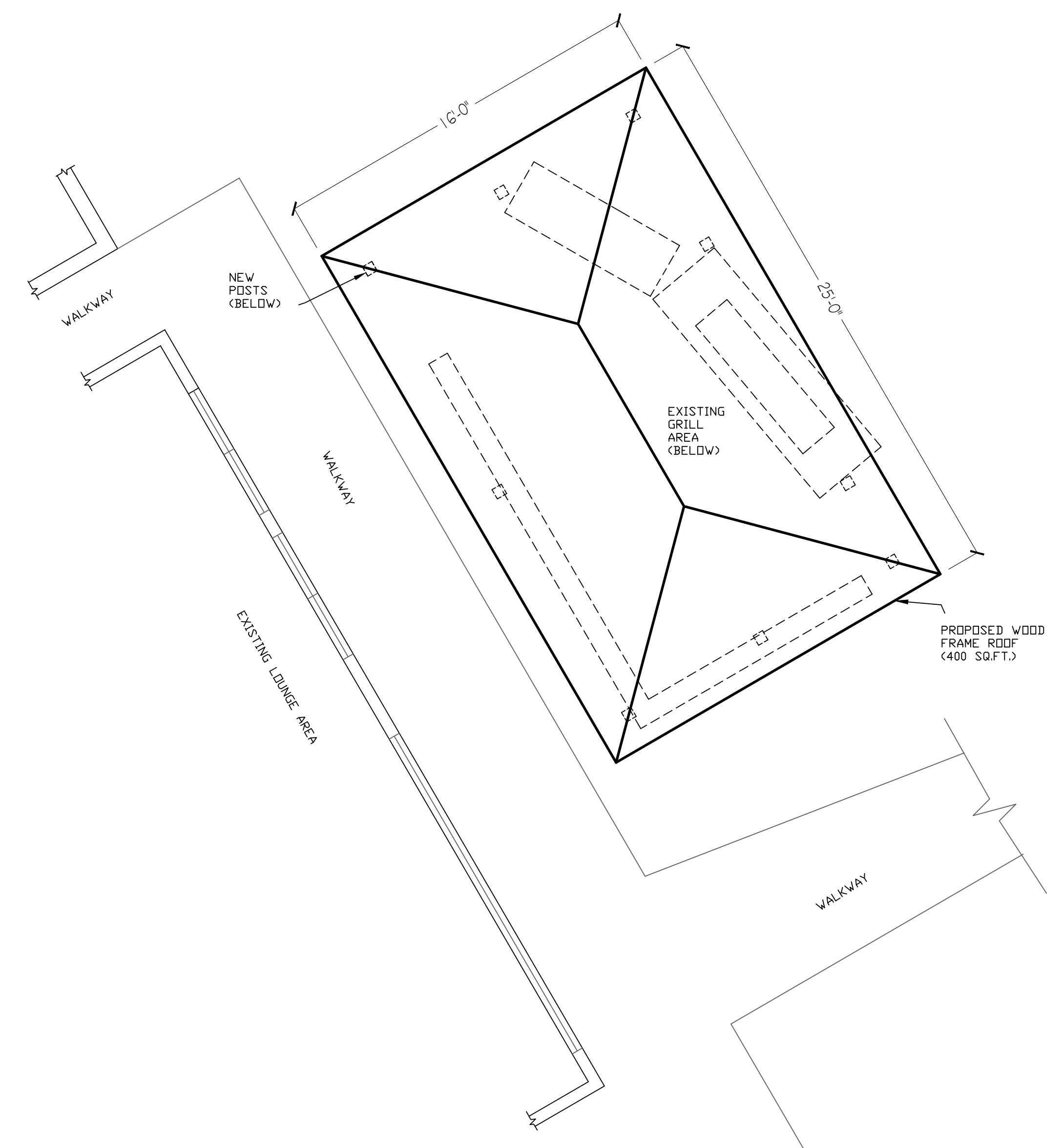
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PLOT DATE:
09/13/2025

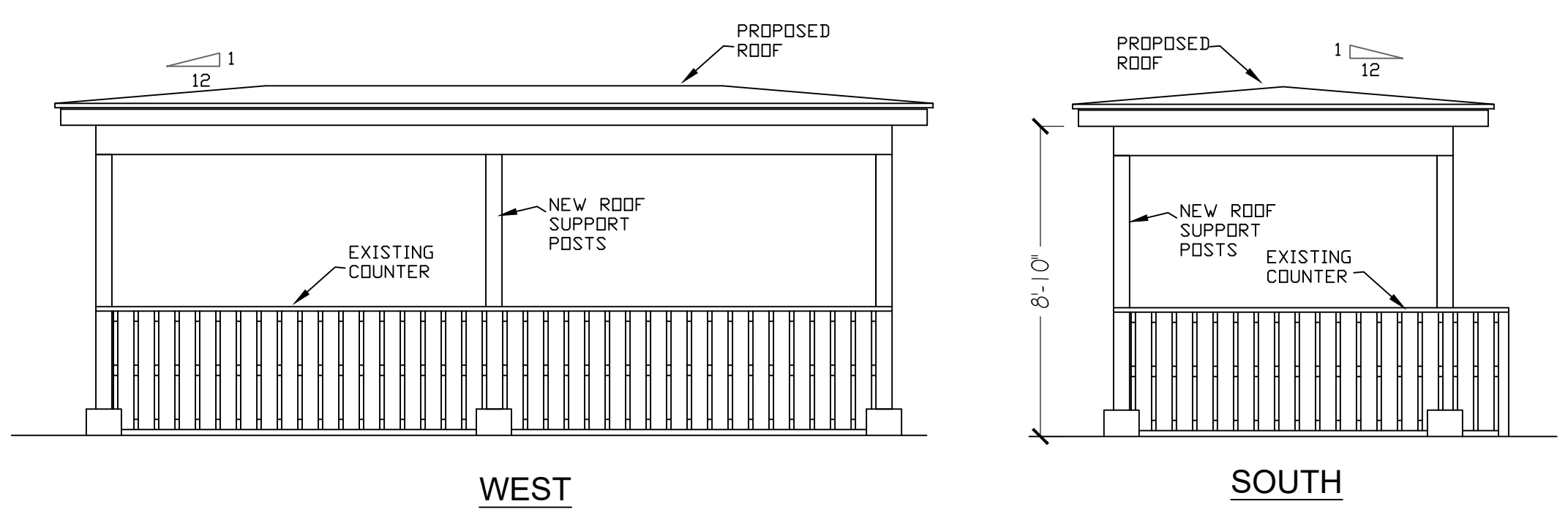
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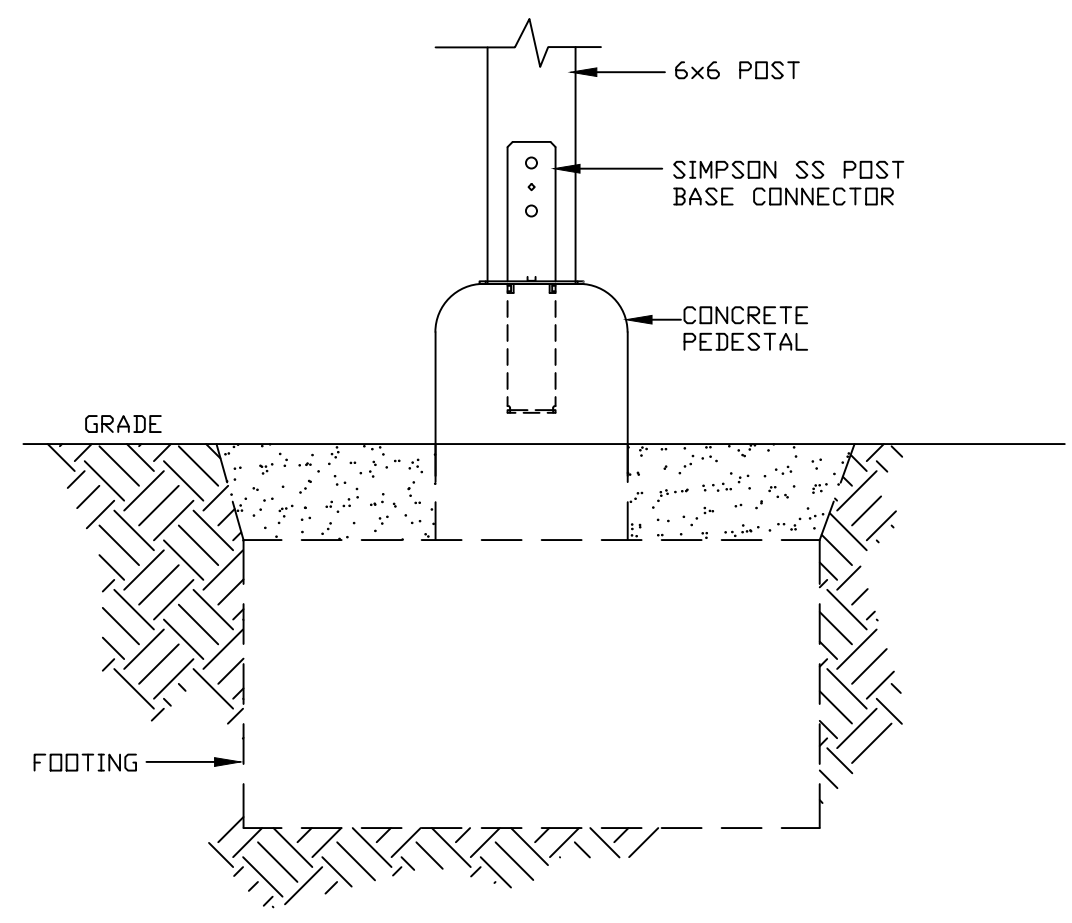
FLOOR PLAN
SCALE 3/16" = 1'



ROOF PLAN
SCALE 3/16" = 1'



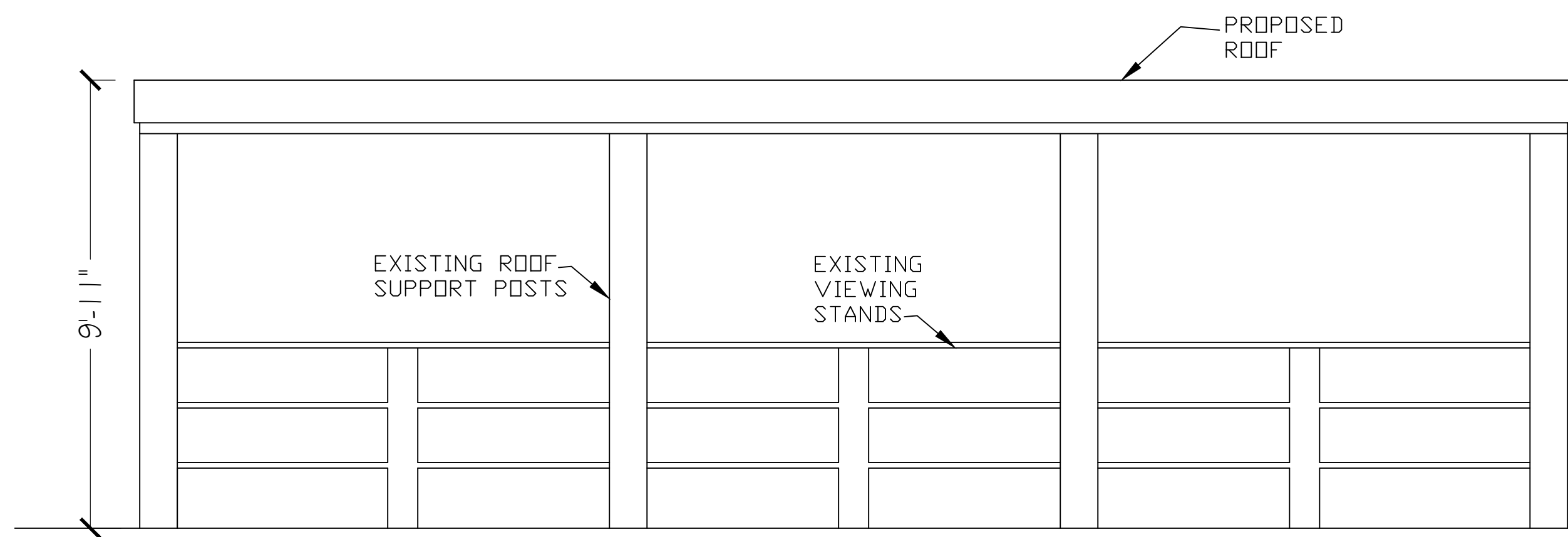
ELEVATIONS
SCALE 1/4" = 1'



FOOTING DETAIL
SCALE 1" = 1'

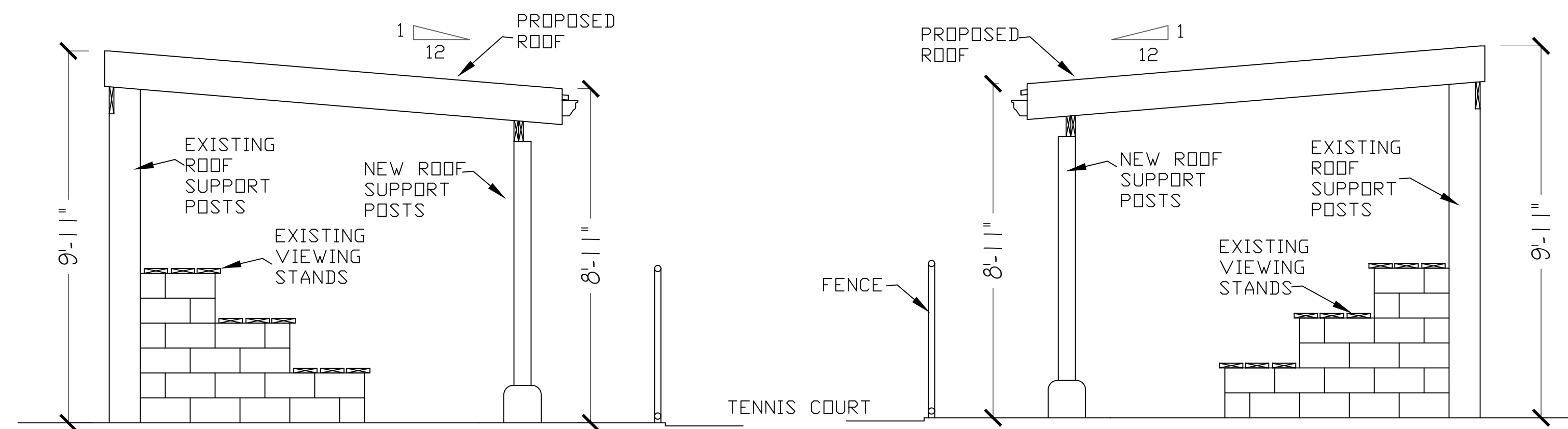


EXISTING CONDITIONS



EAST ELEVATION

SCALE 1/4" = 1'

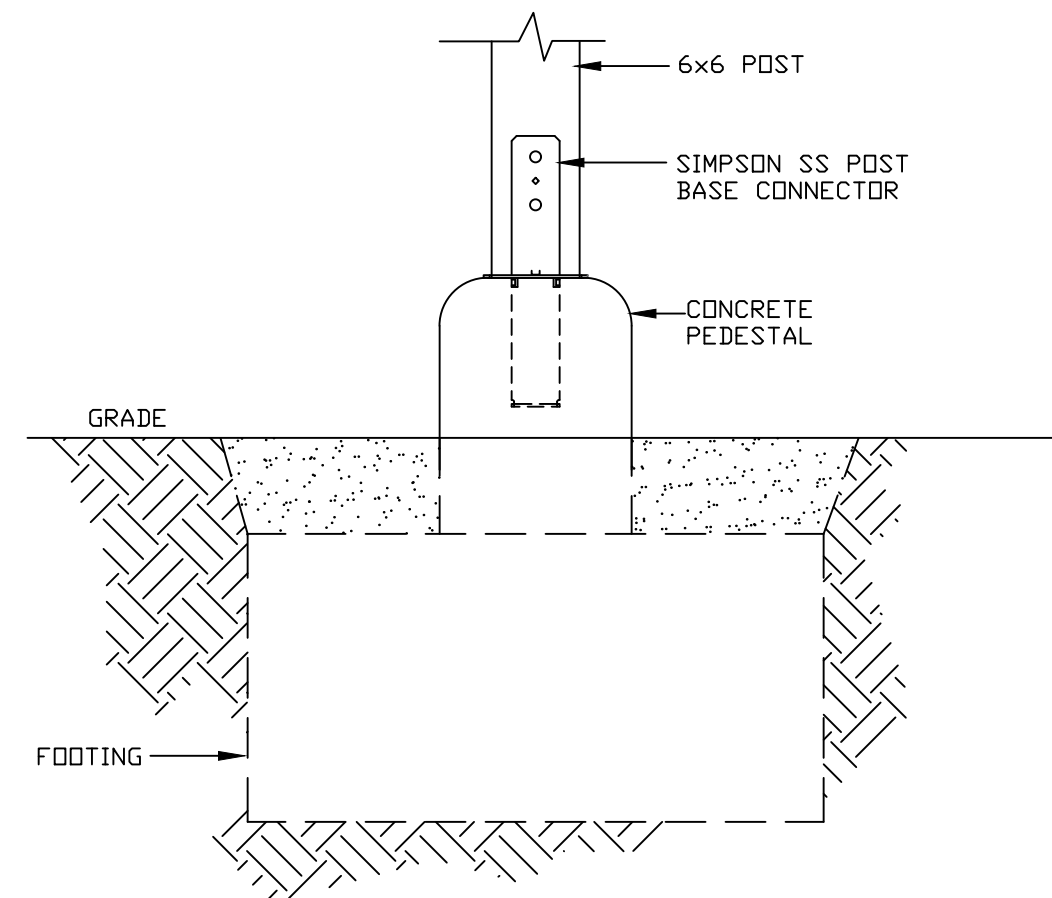


NORTH ELEVATION

SCALE 1/4" = 1'

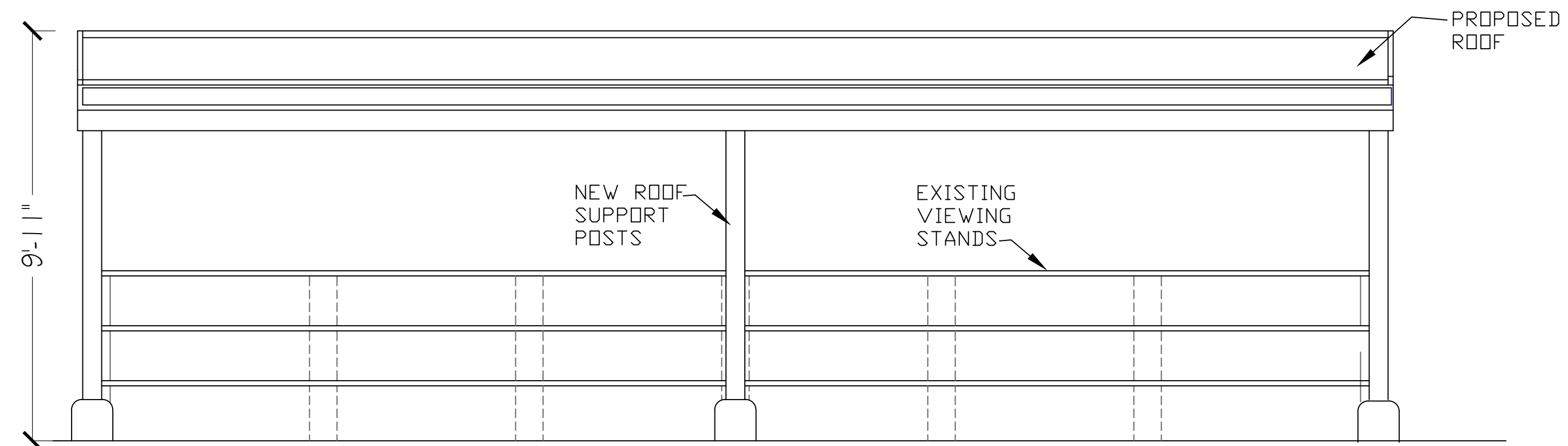
SOUTH ELEVATION

SCALE 1/4" = 1'



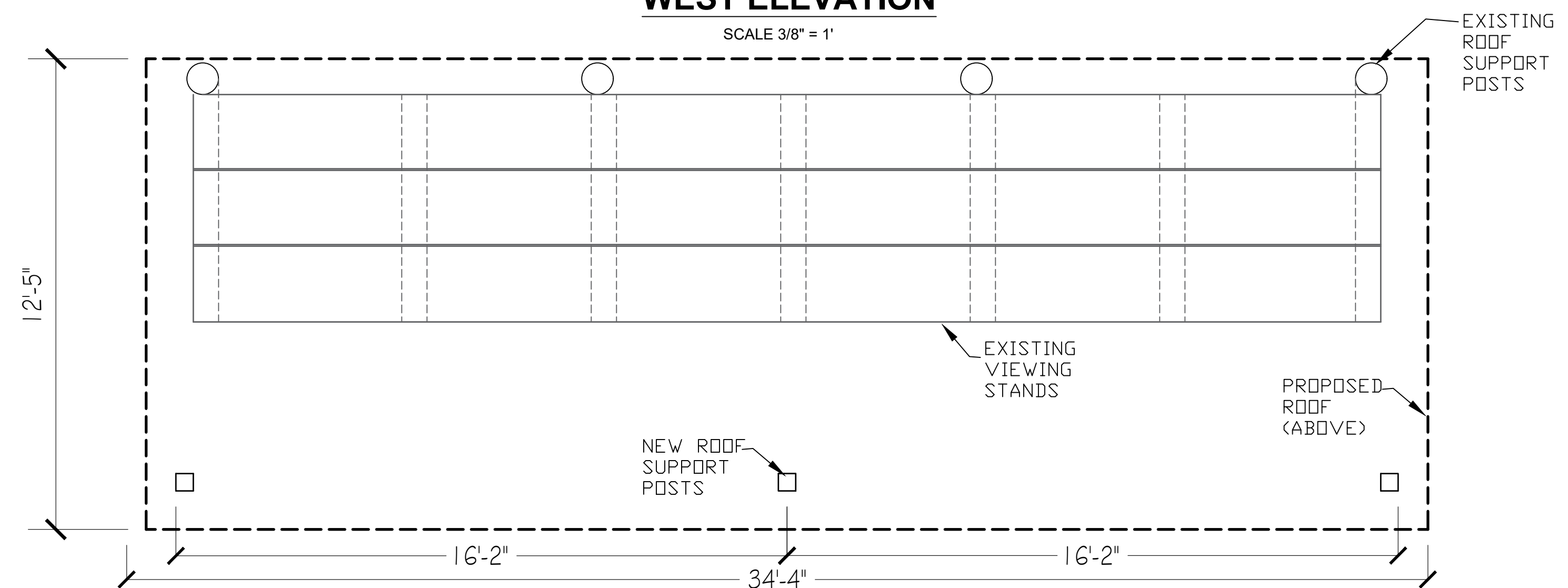
FOOTING DETAIL

SCALE 1" = 1'



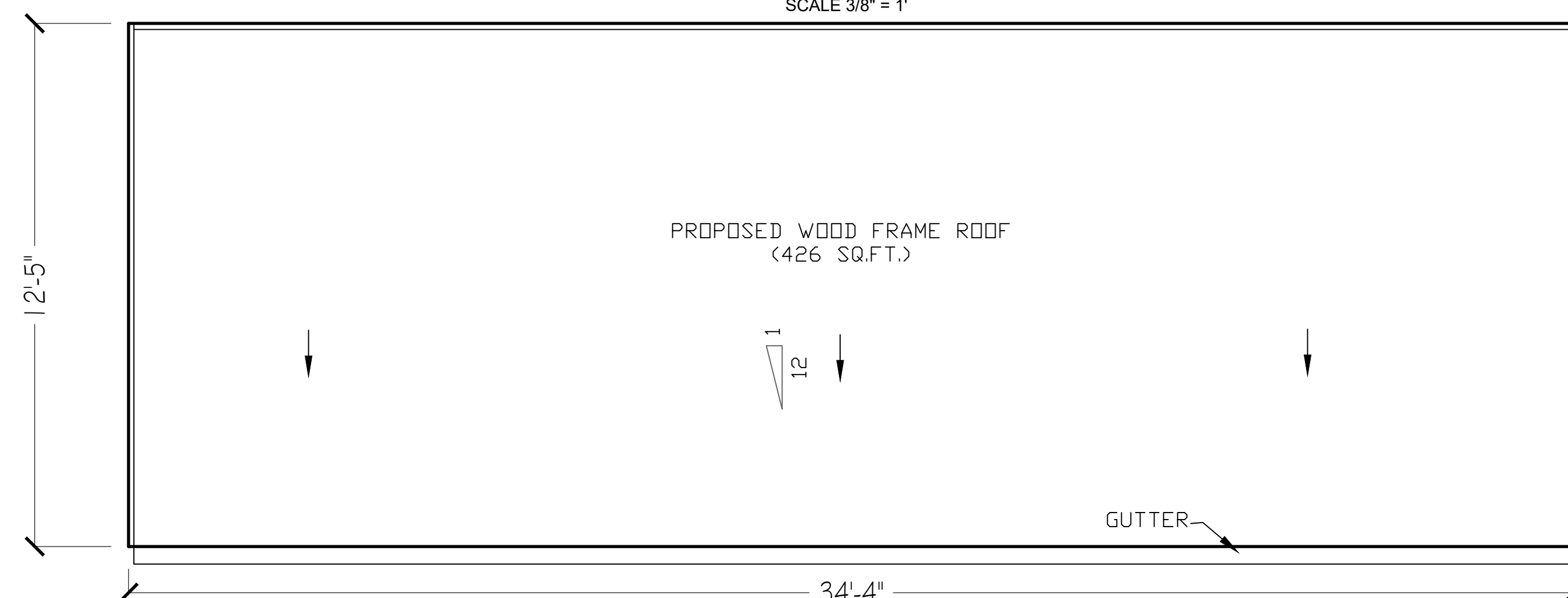
WEST ELEVATION

SCALE 3/8" = 1'



FLOOR PLAN

SCALE 3/8" = 1'



ROOF PLAN

SCALE 3/8" = 1'



EXISTING CONDITIONS

NOTES:

ENGINEER/DESIGNER:



C.F. ROSENBERG
7411 ESTATE BOVONI,
SUITE #1
ST. THOMAS, VI 00802
340-779-2222

(LICENSE # 500-E)

LOCATION:

St. Thomas Yacht Club

Parcels No. 8-58 & 8-57-3

Estate Nazareth

No. 1 Redhook Quarter

St. Thomas, U.S. Virgin Islands

PROJECT:

**NEW WOOD FRAME ROOF
OVER EXISTING
TENNIS VIEWING
STANDS**

PAGE TITLE

**FLOOR PLAN
ROOF PLAN
ELEVATIONS**

SCALE:

AS NOTED

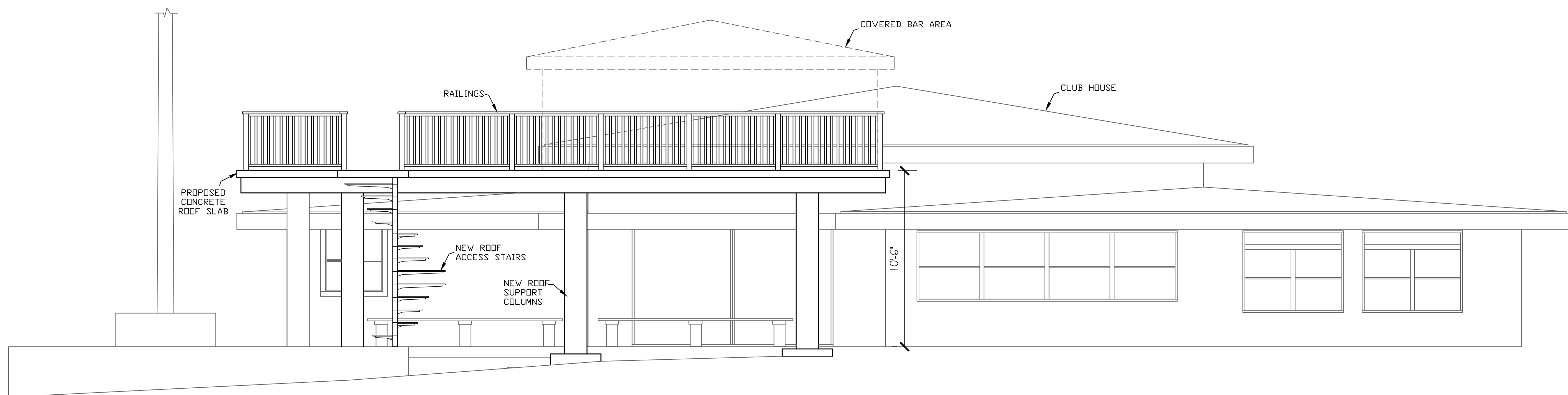
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09/13/2025

SHEET NO:

A2

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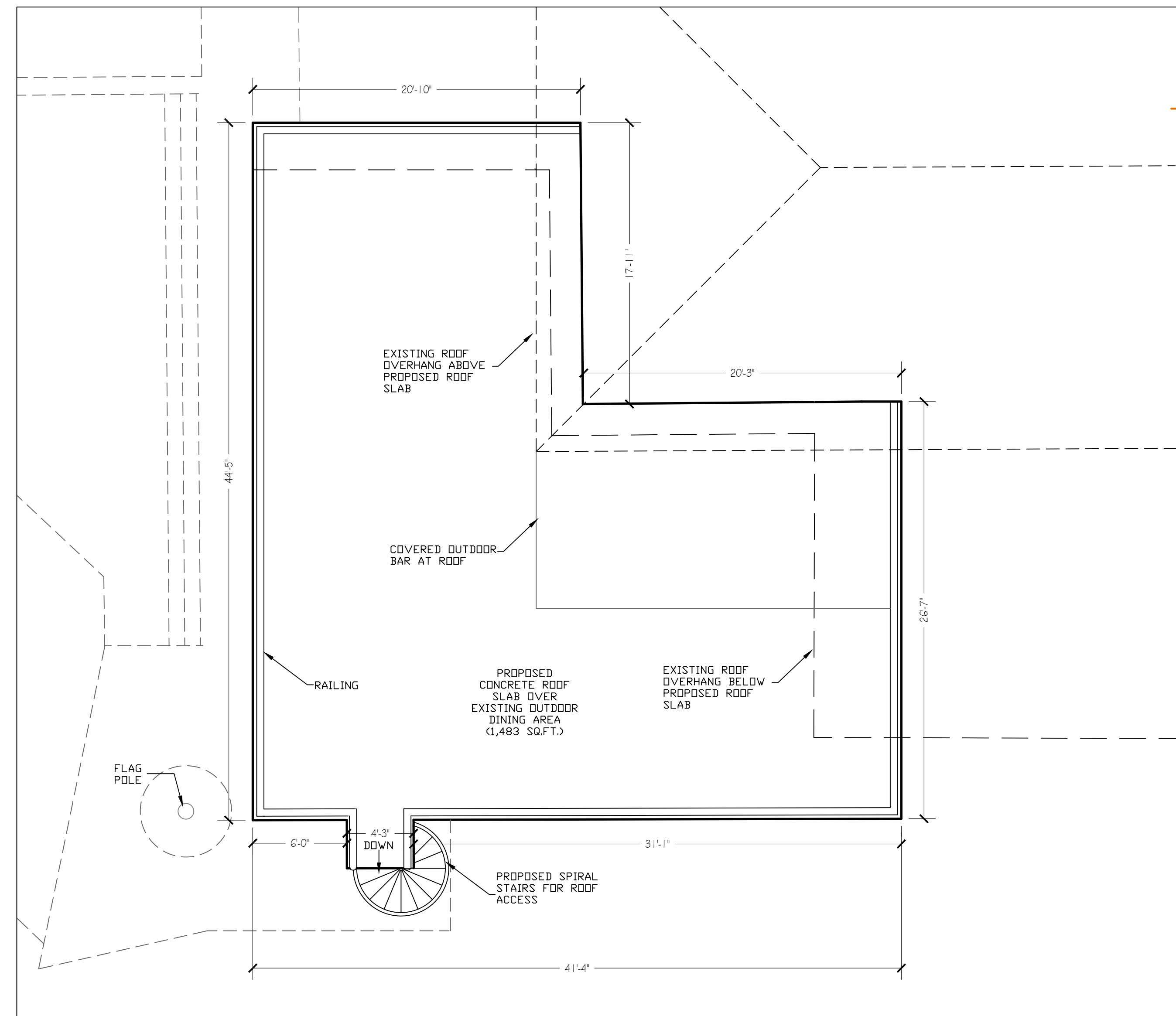


EAST ELEVATION

SCALE 1/4" = 1'

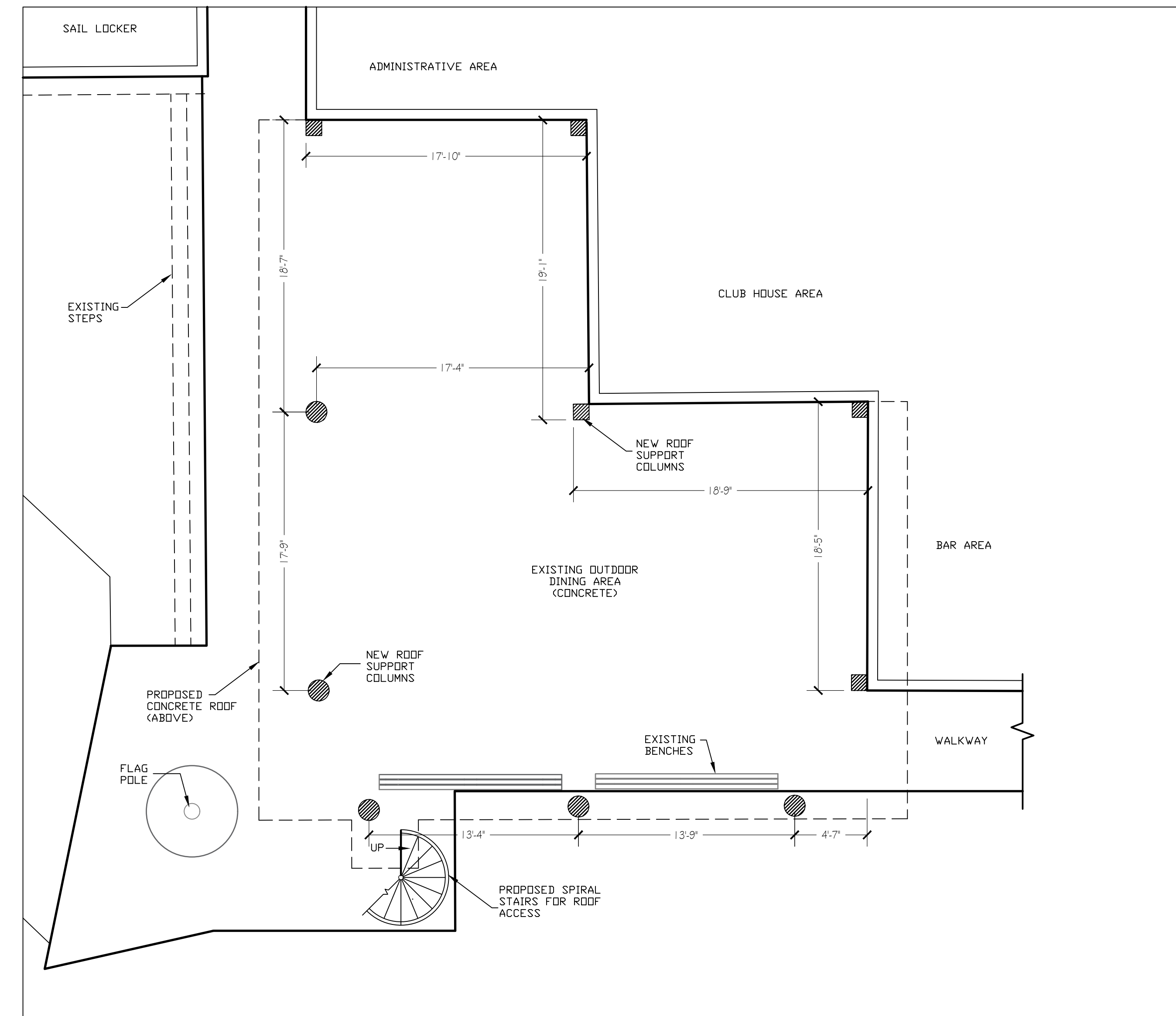


EXISTING CONDITIONS



ROOF PLAN

SCALE 3/16" = 1'



FLOOR PLAN

SCALE 3/16" = 1'

ENGINEER/DESIGNER:



C.F. ROSENBERG
 7411 ESTATE BOVONI,
 SUITE #1
 ST. THOMAS, VI 00802
 340-779-2222
 (LICENSE # 500-E)

LOCATION:

St. Thomas Yacht Club
 Parcels No. 8-58 & 8-57-3
 Estate Nazareth
 No. 1 Redhook Quarter
 St. Thomas, U.S. Virgin Islands

PROJECT:

**NEW CONCRETE ROOF
 OVER EXISTING
 OUTDOOR DINING
 AREA**

PAGE TITLE

**FLOOR PLAN
 ROOF PLAN
 ELEVATION**

SCALE:

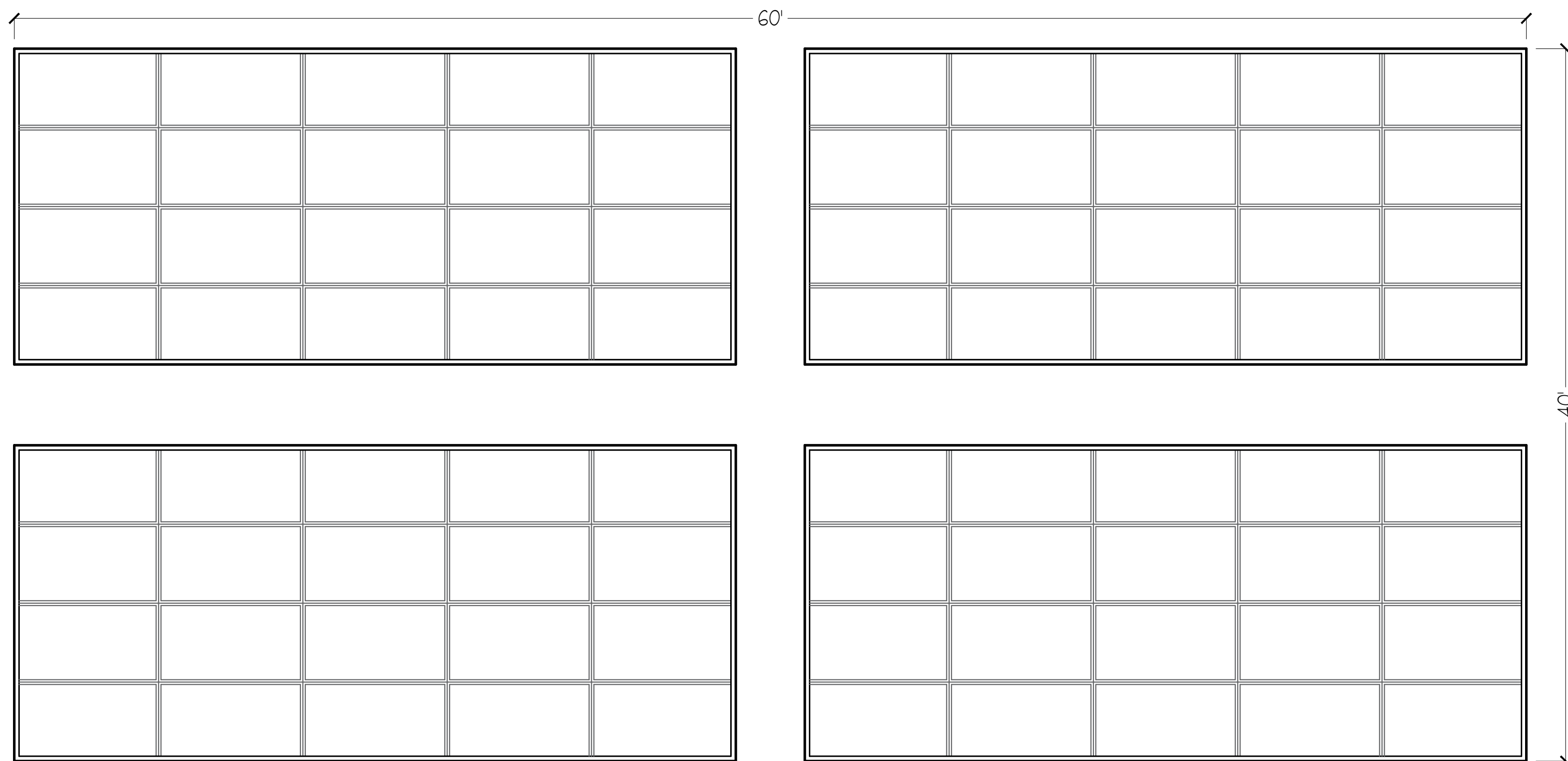
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PLOT DATE:

09/13/2025

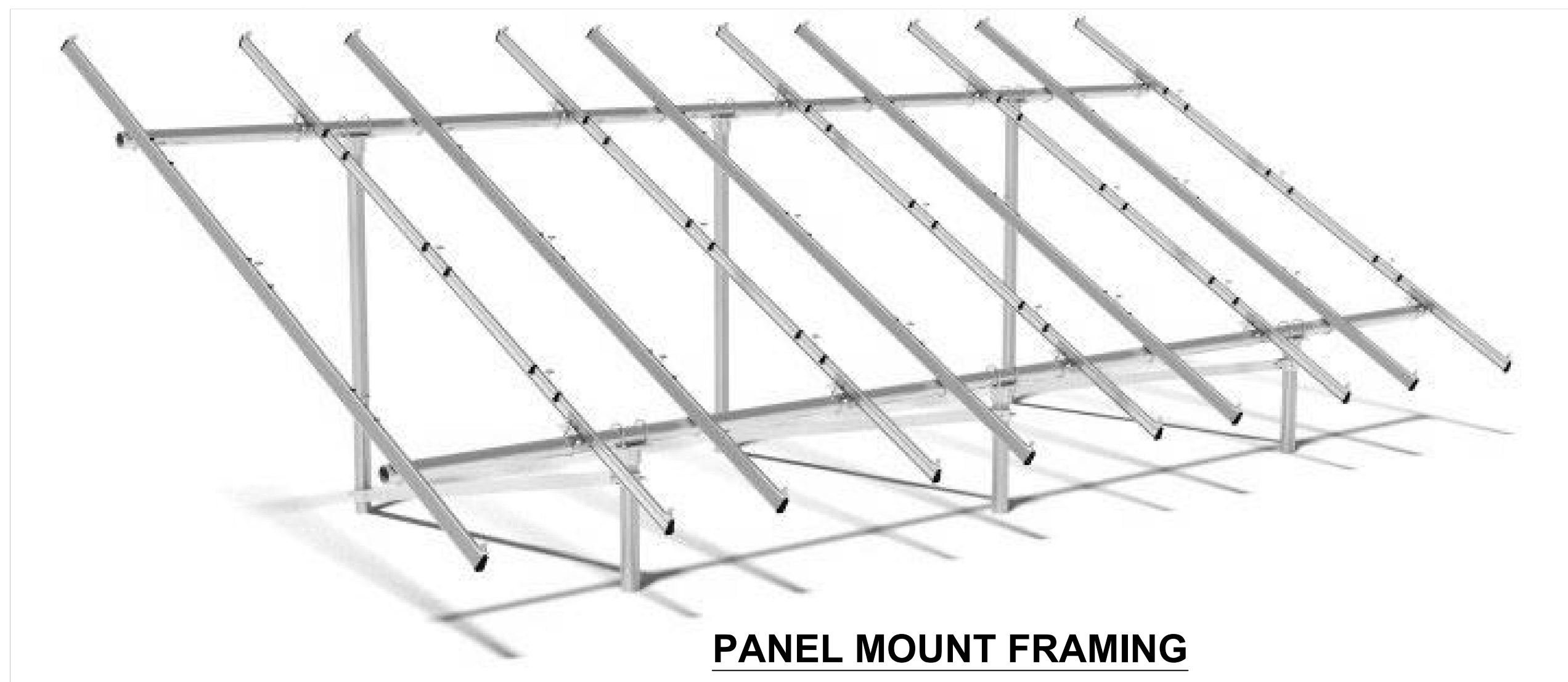
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A3



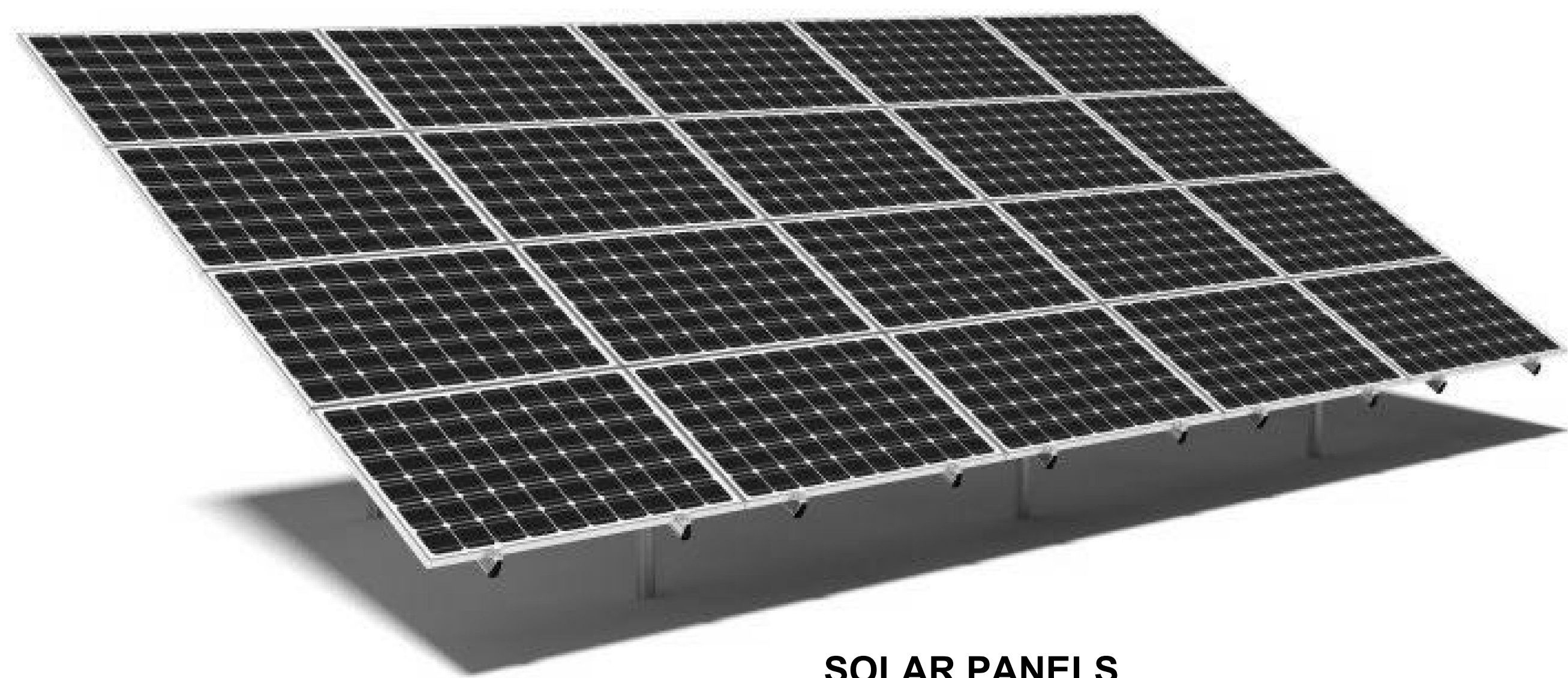
PLAN VIEW: GROUND MOUNTED SOLAR PANELS

SCALE 1/4" = 1'



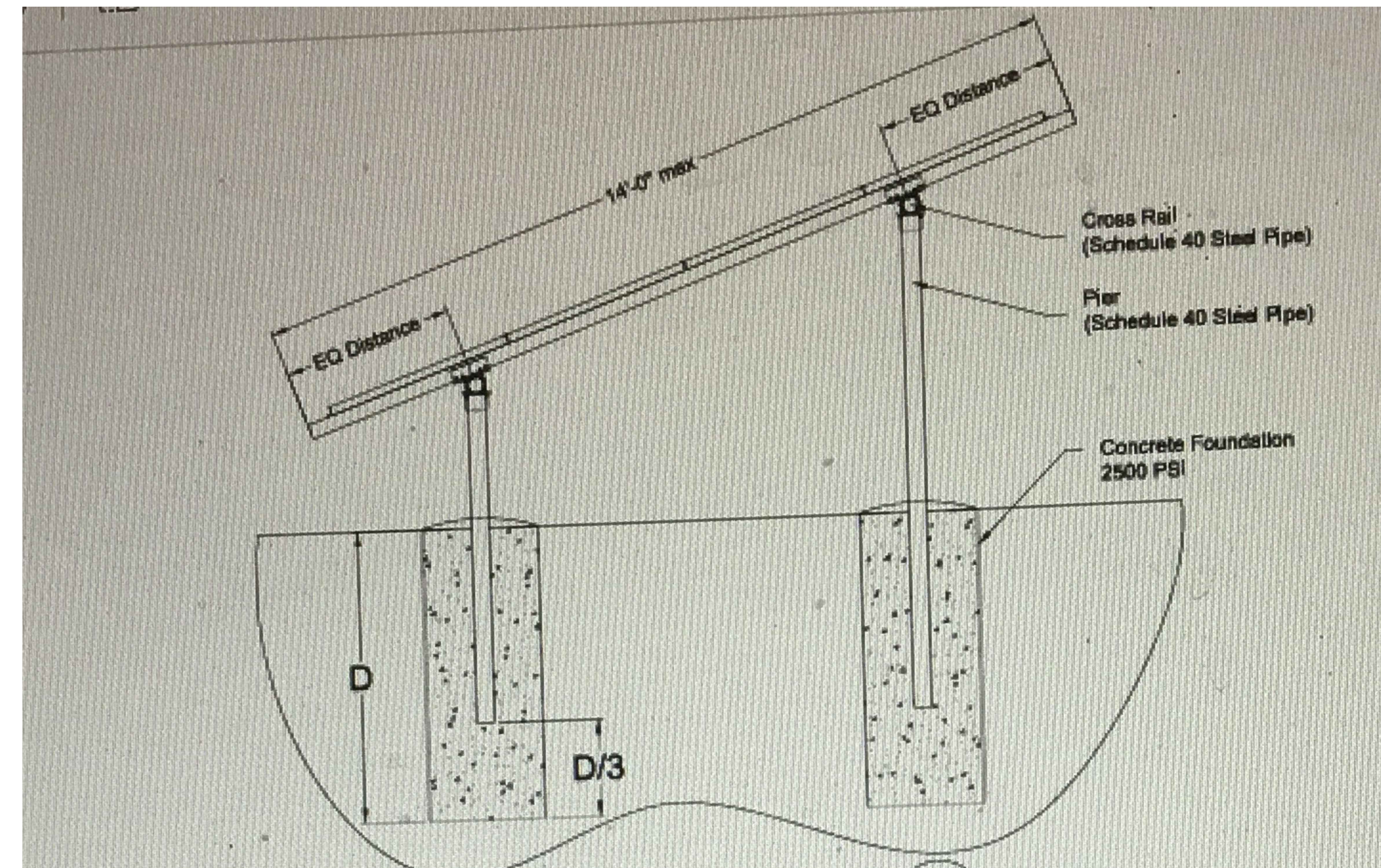
PANEL MOUNT FRAMING

SCALE 1/4" = 1'



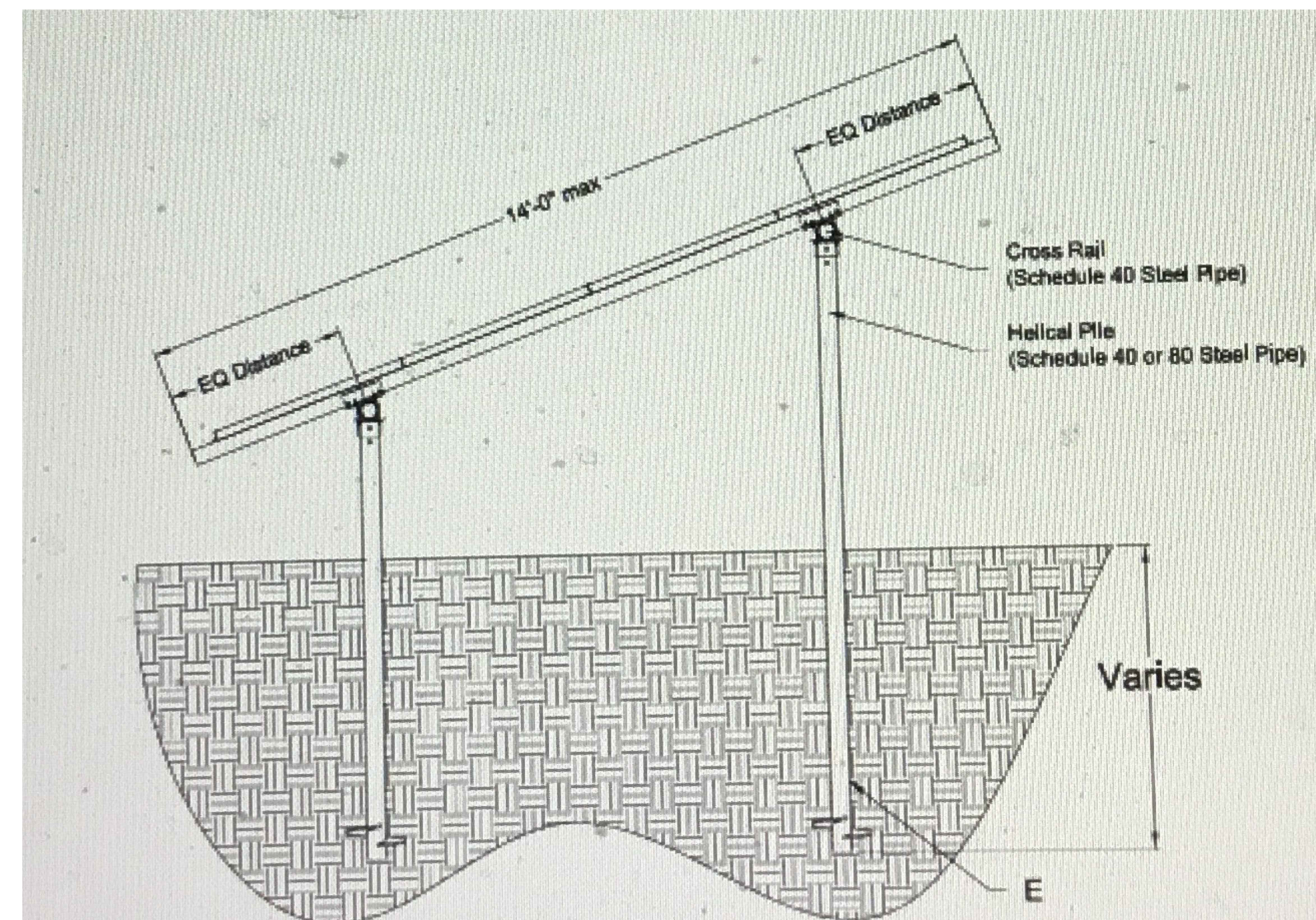
SOLAR PANELS

SCALE 1/4" = 1'



ELEVATION WITH CONCRETE FOUNDATION

SCALE : NTS



ELEVATION WITH CONCRETE FOUNDATION

SCALE : NTS



EXISTING CONDITIONS

NOTES:

ENGINEER/DESIGNER:



C.F. ROSENBERG
7411 ESTATE BOVONI,
SUITE #1
ST. THOMAS, VI 00802
340-779-2222

(LICENSE # 500-E)

LOCATION:

St. Thomas Yacht Club
Parcels No. 8-58 & 8-57-3
Estate Nazareth
No. 1 Redhook Quarter
St. Thomas, U.S. Virgin Islands

PROJECT:

NEW SOLAR ARRAY

PAGE TITLE

PLAN VIEW
&
DETAILS

SCALE:

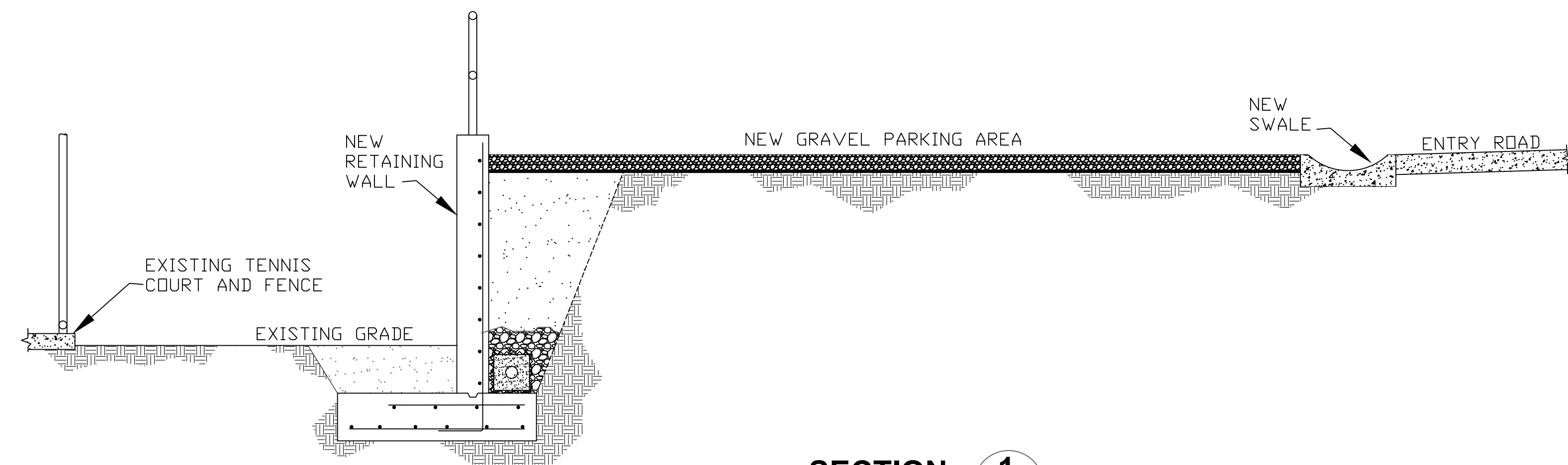
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PLOT DATE:

09/13/2025

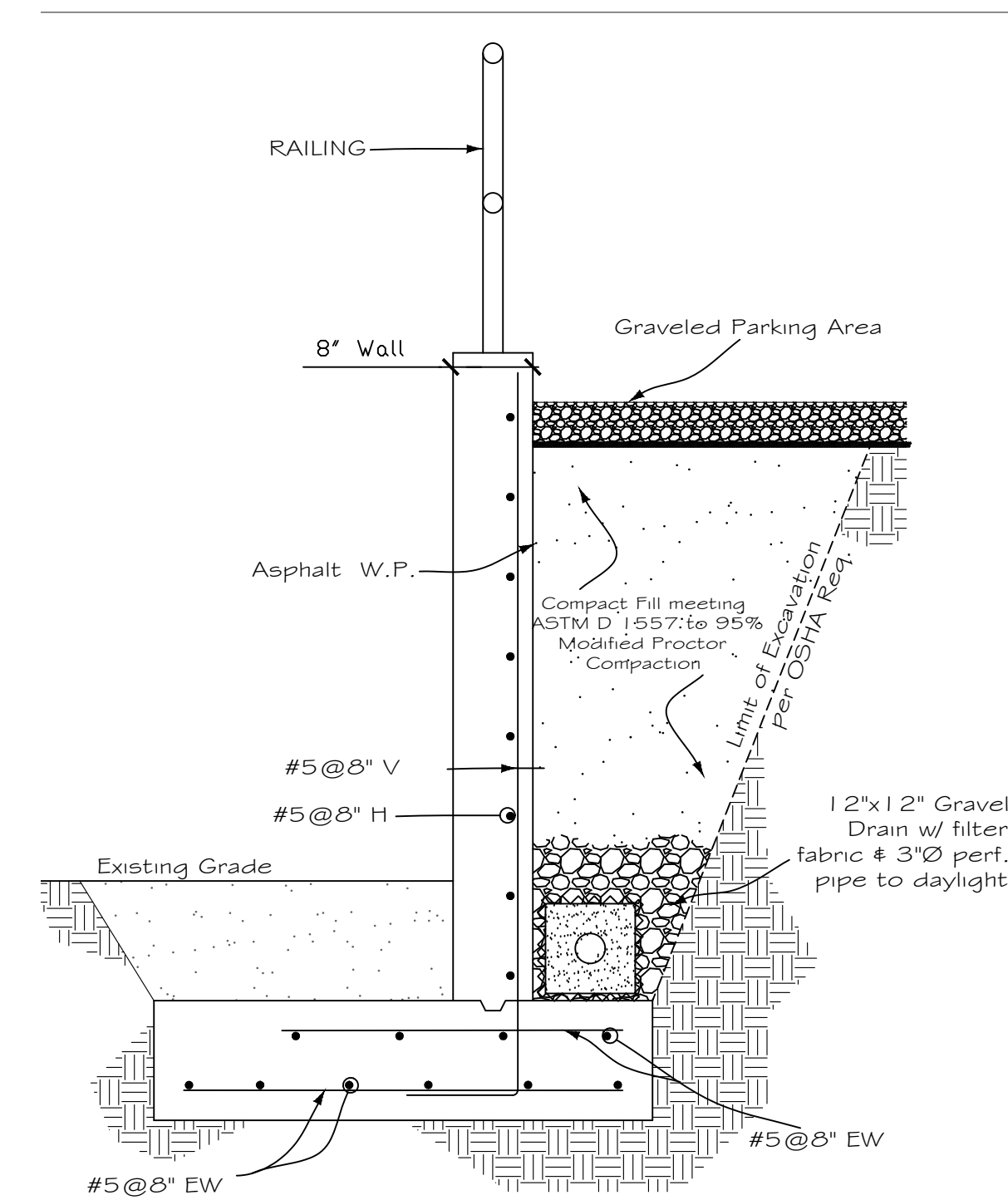
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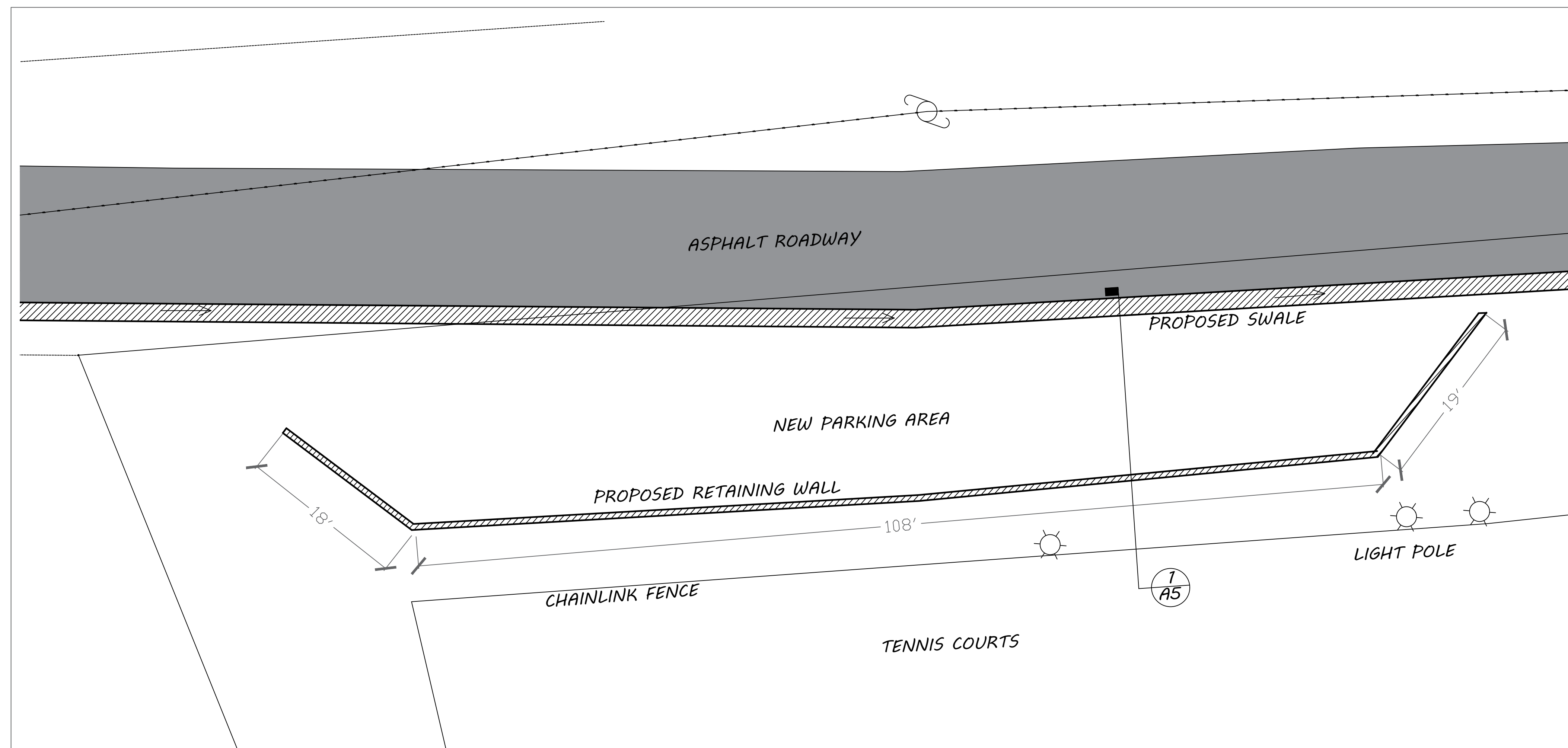
SECTION 1
A5

SCALE 3/16" = 1'



RETAINING WALL DETAIL

SCALE 3/4" = 1'



PLAN VIEW

SCALE 1/8" = 1'



EXISTING CONDITIONS

NOTES:

ENGINEER/DESIGNER:



C.F. ROSENBERG
7411 ESTATE BOVONI,
SUITE #1
ST. THOMAS, VI 00802
340-779-2222

(LICENSE # 500-E)

LOCATION:

St. Thomas Yacht Club
Parcels No. 8-58 & 8-57-3
Estate Nazareth
No. 1 Redhook Quarter
St. Thomas, U.S. Virgin Islands

PROJECT:

NEW PARKING AREA
RETAINING WALL
&
ENTRY ROAD SWALE

PAGE TITLE

**PLAN VIEW,
SECTION,
&
DETAILS**

SCALE:

AS NOTED

PLOT DATE:

09/13/2025

SHEET NO:

A5