



## Transmittal

TO: Tanya- Marie Singh  
PO Box 808  
Christiansted, VI  
00821

DATE: May 25, 2022  
PROJECT: WTJX  
PROJECT #:  
FROM: Steven Lister

COPY: File

SIGNED:

VIA: via email

We are sending you ☒ attached ☐ under separate cover, the following:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Prints           | <input type="checkbox"/> Contracts                | <input type="checkbox"/> Samples        |
| <input type="checkbox"/> Reproducibles               | <input type="checkbox"/> Change Orders            | <input type="checkbox"/> Copy of Letter |
| <input checked="" type="checkbox"/> Design Narrative | <input type="checkbox"/> Application for Payment  | <input type="checkbox"/> Field Reports  |
| <input type="checkbox"/> Addenda                     | <input type="checkbox"/> Submittals/Shop Drawings | <input type="checkbox"/> Other:         |

Copies	Description
1	Schematic Design Drawings
1	Schematic Design Narrative
1	Schematic Design Cost Estimate

These are transmitted as checked below:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> No Exception Taken     | <input type="checkbox"/> Rejected – See Remarks          | <input type="checkbox"/> As Requested            |
| <input type="checkbox"/> Make Corrections Noted | <input checked="" type="checkbox"/> For Review & Comment | <input type="checkbox"/> For Signatures/Approval |
| <input type="checkbox"/> Amend & Resubmit       | <input type="checkbox"/> For Your Use                    | <input type="checkbox"/> Other:                  |

Remarks:

**Please review and provide any comments.**

**We are currently implementing some of the minor plan modifications as discussed this week.**



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ASHEVILLE ATLANTA CHARLESTON CHARLOTTE JACKSONVILLE

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# WTJX

## BROADCASTING FACILITY

Haypiece Hill – Parcels 158A and 158 Rem  
Submarine base, St Thomas USVI

May 25, 2022



### DESIGN BY:

Architect of Record	Civil Consultant	Structural Consultant	MEP Consultant
<b>Springline Architects, LLC</b>	<b>Harris Civil Engineers, LLC</b>	<b>Total Engineering, LTD.</b>	<b>Todd W. Carey &amp; Associates</b>
Michael de Haas, AIA, LEED PRINCIPAL  Jerry L. Traino, AIA PROJECT MANAGER	David Taylor, PE PROJECT MANAGER  Jerry L. Traino, AIA PROJECT MANAGER	Richard Taylor, PE PRINCIPAL	Todd W. Carey, P.E. PRINCIPAL
6346 Estate Smith Bay St. Thomas, U.S.V.I. 00802  PHONE: (340) 777-2345 FAX: (340) 777-2346 ATT: Michael de Haas  EMAIL: mike@springlinearchitects.com	1200 Hillcrest St Orlando, FL 32803  PHONE: (407) 428-2639 FAX: - ATT: David Taylor, PE  EMAIL: DavidT@harriscivilengineers.com	P.O. Box 8309 Cruz Bay, St. John VI 00831-8309  PHONE: (340) 513-2817 FAX: (284) 494-0775 ATT: Richard Taylor, PE  EMAIL: sytmeng@systemsantibean.com	429 Canvasback Road Moorestown, NC 28117  PHONE: (704) 664-9824 FAX: (704) 663-1044 ATT: Todd W. Carey, P.E.  EMAIL: Todd@ToddCarey.com

## Schematic Design Narrative

Novus -Springline Project No. 510-21-1

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# DESIGN CRITERIA

## for WTJX – Broadcasting Facility

Haypiece Hill, Parcels 158 and 158A

Sub-base

St Thomas USVI

Date:	05-10-2022
ODR Contract Number:	-
Requesting Agency:	Virgin Islands Territorial Emergency Management Agency (VITEMA)
Task Order Name:	-
Task Order (TO) Number:	-
Island:	STT
Architect of Record:	Springline Architect, LLC (SLA)
SLA (Novus) Project Number:	510-21-1 WTJX
SLA Novus Project Name:	WTJX - Broadcasting Facility

# TABLE OF CONTENTS

## for WTJX – Broadcasting Facility

### Section

#### BASIS of DESIGN:

1. Architectural Narrative
2. Structural Narrative
3. Schematic Design Code Summary
  - a. 2019 U.S. Virgin Islands Code
  - b. Project General Code Summary



# SCHEMATIC DESIGN NARRATIVES

## 1 ARCHITECTURAL NARRATIVE – SPRINGLINE/NOVUS (SLA)

### Conditions of Approval:

WTJX – STT, Haypiece Hill Broadcasting Facility

A new facility that has a total area of approximately **11,672** square feet – including approximately **5,433** square feet of WTJX Vertical Circulation, Administration and staff/ operational space and approximately **6,239** square feet of Broadcasting Studio, Control, and Tech. space. At the Basement/ Cistern lower level there is approximately **975** square feet of Cistern and Storage space.

### Project Scope:

The scope of work for this project is to provide a new building housing a large and small broadcasting studio, Tech work and control rooms, offices, editing and production areas, conference rooms, storage, restrooms, common areas, and service spaces. The purpose of this building is to serve as a broadcast studio and office space. The broadcast facility design will meet the design requirements of the FEMA Industry standards.

- The building will be constructed on the same site as the existing building that is scheduled to be demolished.
- The building will be a Risk Category 4 as outlined in the (2021 International Building Code.
- A Cistern, Pump room, and storage areas will be designed within the basement/ crawl space volume.
- Exterior (unconditioned) space will include a main entry plaza, patio, toilet building, generator and dumpster enclosures and an outdoor event/green space.

### Location Map:

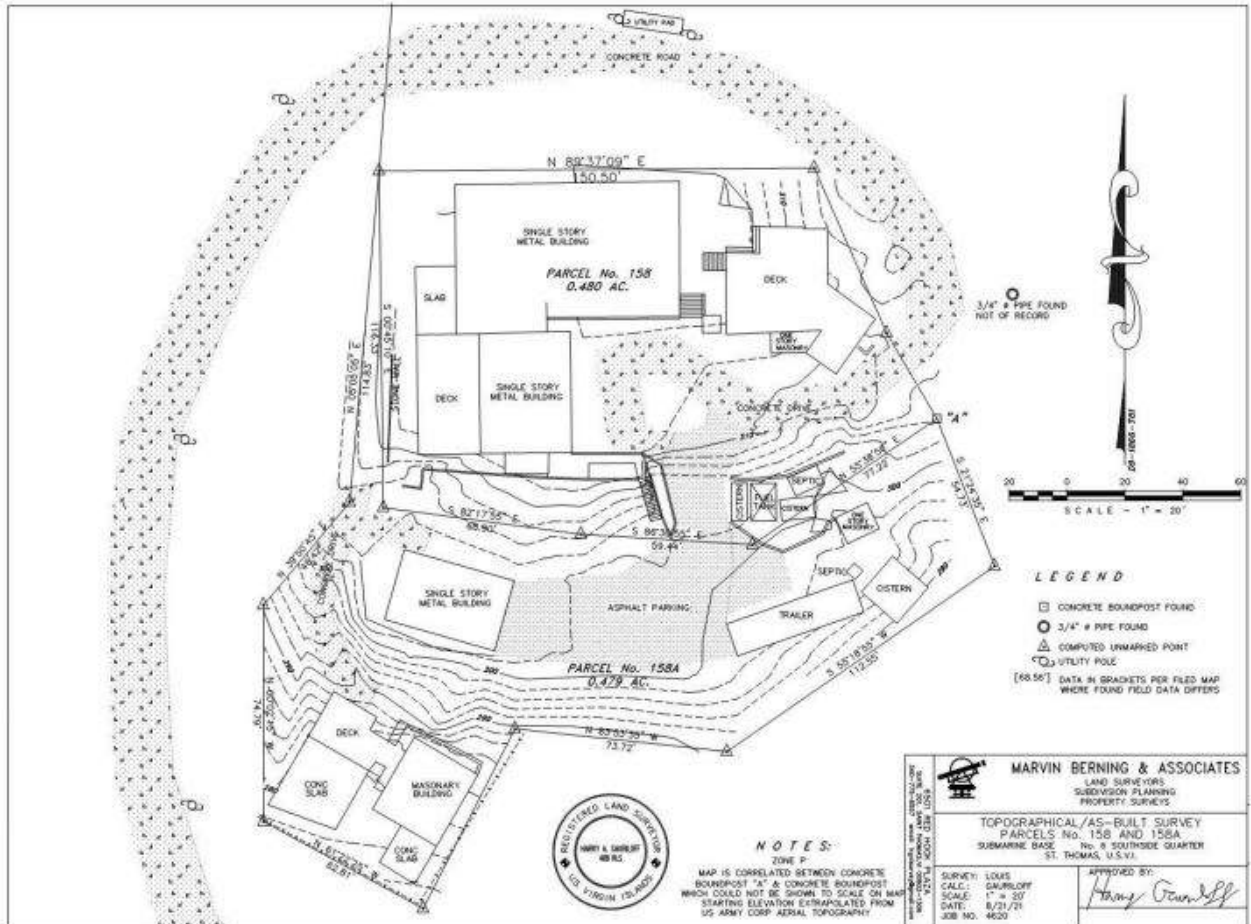


### Vicinity Map:



## Demolition of existing structures:

Demolition and clearing of existing site structures, buildings, parking will be required to prepare the site for new facility construction. Demolition processes shall follow all local permitting and requirements.



## EXISTING SITE: BUILDINGS & STRUCTURE



## **SITE PREPARATION AND SCOPE**

Existing buildings and structures shall be demolished. Existing PME / utility systems will be reused as possible and need to be maintained in good condition throughout demolition where required.

Demolition sequencing needs to be considered:

1. If demolition is completed before construction soil compaction, site stabilization and security need to be considered.

### **Site:**

- Secure parking with (minimum) fencing and security access control measures.
- Parking- 32 total spaces provided (exceeds minimum of 1 space per 5 employees) with (2) dedicated Accessible spaces
- Sidewalk connections from parking to Main entry plaza and along egress route
- Handicap Parking and access
- Retaining walls as required
  - at slope of parking and drive aisle edges
  - at edge of patio
  - at sidewalk/ stair interface with parking area
  - at Southeast corner of property
- Landscaping
- Generator Building
- Waste Water Treatment Plant, septic tank, treatment system
- Stormwater System
- Mechanical Equipment Yard
- Exterior Patio
- Concrete stairs to grade
- Garage for Mobile broadcast vehicle
- Flag pole
- Dumpster area and enclosure

Parking area to be a mix of paving, concrete where required for high impact areas.

Site lighting to be powered pole lights. The lighting and pole types are to be determined.

Space is being planned for an on-grade communications tower pad

Generator yard to be located at plan North end of property and shall be a screened yard with cast in place concrete walls at perimeter.

Dumpster pad (for 1 dumpster) shall be located away from building with easy access from main on-site access road.

Planters shall be cast in place concrete with drain connected to Stormwater system

All areas within the work scope will be designed for Accessibility

Please refer SD drawing package for more information regarding the arrangement of spaces.

## **Programming:**

Several programmatic meetings were held to determine what the current program needs are, and to review options to stay within budget and project parameters. The new building will be programmed to serve the WTJX Broadcasting Facility needs. This will result in a 1-2 story building containing a +/- 50'x50' Large studio, a small studio, Control/Tech Core, support and office/staff work areas. In addition, the building shall also contain a subfloor of +/-975 sf, which will include cistern, MEP support facilities and storage for supplies and equipment.

The program is broken down into use categories. The central Lobby/ Gallery space is the main circulation separating the Studio and Admin/ Office spaces. On the first floor, the NW quadrant is the 2-story Large studio and support space, the SW quadrant is the Control/ Tech area, the NE quadrant is primarily the staff work/ office area, and the SE quadrant is focused more on Guest services and meeting rooms.

## **SUMMARY OF SPACES**

A program spreadsheet listing the space needs was created and acted as the road map for the new facility. Important operational adjacencies were discussed and reconciled within the 1 and 2-story building square footage. Space needs on the main (1<sup>st</sup>) floor level were arranged and balanced with the necessity to develop a 2<sup>nd</sup> floor for predominant office area use. Existing Topography, space adjacencies, and important acoustical (separation) considerations resulted in the general massing of the building.

The existing site development parameters and constraints had a significant impact on the building and programmatic space arrangements including limiting the building's feasible footprint in relation to the adjacent parking.

Please refer SD drawing package for more information regarding the arrangement of spaces.

1	A	B	C	D	E	F	G	H	I
2	4.00	FUNCTION	CRITERIA	Occupancy Load	Area/occupant	Area	Req'd Y/N	USER COMMENTS	1/28/2022
3		INCORPORATED IN PRELIM. SPACE PLAN DIAGRAM (3/17/2022)			Y/N		Y/N		
4									
46	LVL1	Small studio	Table & chairs, with microphones. sized for small band/live performances. Control room w/ sound board/engineer + producer; wall space for countdown clocks; rack space for gear / physical media; speaker arrangement. Arranged w/ window so people can observe. + 25%-30% growth for tech expansion.			130	Y		
47	LVL1	Small Studio Control Room				60	Y		
48	LVL1	Small Studio Sound Booth				60	Y		
49									
50	LVL1	Green Room	Modestly sized for just one or two people getting ready at a time.	2	75	150	Y	Adjacent to break room for convenience	
51									
52				1	64	64	Y		
53	LVL2	Chief Operations Officer		1	160	160	Y		
54	LVL2	Special assistant to COO	suite w/ door between COO office	1	80	80	Y		
55									
56	LVL1	Central Rack / Data Center	No raised floor, all overhead wiring. + growth factor.			210	Y	Need to consider how to allow access to run new cabling to and from production spaces, and also how to fire rate / sound rate large bundles in wall penetrations	
57			Subtotal: Net Square Feet			5,953			
58			Department Circulation factor			1.35			
59			Specialty Areas Gross Square Feet			8,037			
60									
61									
62		FUNCTION	CRITERIA	Occupancy Load			Req'd Y/N	USER COMMENTS	
63									
64	4.5	Support Spaces							
65									
66	LVL1&2	Bathrooms		NA		300	Y		
67				NA		75	Y		
68	LVL1	Mechanical Room		NA		120	Y		
69				1	100	100	Y		
70				NA		80	Y		
71				NA		200	Y		
72	LVL1	Fire Riser Room		NA		75	Y		
73									
74									
75			Subtotal: Net Square Feet			950			
76			Department Circulation factor			1.35			
77			Specialty Areas Gross Square Feet			1,283			
78									
79									
80			Total Gross Square Feet			10,993			

1	A	B	C	D	E	F	G	H	I
2	4.00	FUNCTION	CRITERIA	Occupancy Load	Area/occupant	Area	Req'd Y/N	USER COMMENTS	1/28/2022
3		INCORPORATED IN PRELIM SPACE PLAN DIAGRAM (3/17/2022)			Y/N		Y/N		
4	4.1	Building Infrastructure							
5	4.01								
6									
7									
8		FUNCTION	CRITERIA	Occupancy Load	Req'd Y/N		Req'd Y/N	USER COMMENTS	
9	4.2	Specialty Areas							
10					0				
11									
12		FUNCTION	CRITERIA	Occupancy Load			Req'd Y/N	USER COMMENTS	
13	4.3	Conference/ Collaboration							
14									
15	LVL1	conference room/emergency station	Space doubles as an EOC center in emergency events. Auxiliary control room not necessary. Emergency services, disaster recovery, etc. communications in and out.	16	15	240	Y	Meeting Room, and cross programmed with technology for training room. Large "all hands" type meetings would be held in TV studio. Table sized for 12 chairs with space for some spare chairs for larger meetings.	
16	LVL1	Break Room	Kitchen is warming kitchen type, w/ range & stove	6	25	150	Y	Need to check on suppression requirements	
17	LVL1	Employee and Guest Lounge	Category IV	10	40	400	Y	Space doubles to serve employees as an emergency overnight quarters area in emergency events	
18	LVL1	Male Greenroom Locker Rooms		3	75	225	Y		
19	LVL1	Female Greenroom Locker Rooms		3	75	225	Y		
20		Subtotal: Net Square Feet				1,240			
21		Department Circulation factor				1.35			
22		Specialty Areas Gross Square Feet				1,674			
23									
24		FUNCTION	CRITERIA	Occupancy Load			Req'd Y/N	USER COMMENTS	
25	4.4	Administration/ Office Space							
26									
27	LVL2	Executive Office (CEO)		1	220	220	Y	pull out couch, table for meetings, no closet	
28	LVL2	Executive Assistant		1	100	100	Y	Room for 2 chairs and desk	
29									
30									
31		BUSINESS OFFICE SUITE		0	0	0			
32	LVL2	Business Mgr.	needs privacy, but not too large	1	140	140	Y		
33	LVL2	Cubicles		2	64	128	Y		
34									
35	LVL1	Production Suite	video and audio editing, no adjacencies to consider			150	Y		
36	LVL1	Bull Pen for 9 employees		9	75	675	Y		
37	LVL1	Cubicles		4	64	256	Y		
38									
39	LVL2	HR manager		1	100	100	Y		
40									
41									
42	LVL1	Large Production Studio with Storage	set w/ table & chairs, large robotics, TVs on wheels, lots of audio capability. Multiple control rooms plugged into both radio and TV. TV/Radio technology in both spaces, cross programmed.	1	2500	2500	Y	50'x50' (existing is 40'x40'). 2+ stories tall for lighting and booms, etc. Consider putting administrative adjacent on a 2nd floor.	
43	LVL1	Large Studio Control Room				170	Y		
44	LVL1	Sound Booth				100	Y	Adjacent to large studio control room	
45	LVL1	Studio General Storage	Add audio booth to program located at back of control room w/ window. Underside of structure needs sound treatment, and floors.			500	Y	Could be a long hallway, for props, etc.	



1	A	B	C	D	E	F	G	H	I
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6									
7									
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9	4.2	Specialty Areas							
10					0				
11									
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23									
24		FUNCTION	CRITERIA	Occupancy Load			Req'd Y/N	USER COMMENTS	
25	4.4	Administration/ Office Space							
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28	LVL2	Executive Assistant		1	100	100	Y	Room for 2 chairs and desk	
29									
30									
31		BUSINESS OFFICE SUITE		0	0	0			
32	LVL2	Business Mgr.	needs privacy, but not too large	1	140	140	Y		
33	LVL2	Cubicles		2	64	128	Y		
34									
35	LVL1	Production Suite	video and audio editing, no adjacencies to consider			150	Y		
36	LVL1	Bull Pen for 9 employees		9	75	675	Y		
37	LVL1	Cubicles		4	64	256	Y		
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39	LVL2	HR manager		1	100	100	Y		
40									
41									
42	LVL1	Large Production Studio with Storage	set w/ table & chairs, large robotics, TVs on wheels, lots of audio capability. Multiple control rooms plugged into both radio and TV. TV/Radio technology in both spaces, cross programmed.	1	2500	2500	Y	50'x50' (existing is 40'x40'). 2+ stories tall for lighting and booms, etc. Consider putting administrative adjacent on a 2nd floor.	
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45	LVL1	Studio General Storage	Add audio booth to program located at back of control room w/ window. Underside of structure needs sound treatment, and floors.			500	Y	Could be a long hallway, for props, etc.	



### **Large Studio:**

- Broadcasting Studio space and Control Room
  1. Approximately 50'X50' Large Studio Broadcast room with 2-story volume to accommodate overhead lighting/equipment
  2. Control Room and Audio Room
  3. Equipment storage room adjacent to Studio and Garage
- Large Studio entry door shall have "ON AIR" light
- Studio set and furniture shall be procured by Owner via FFE budget means outside of GC contract

### **Control/ Tech Core & Small Studio:**

- Small Studio Broadcast space and Control Room
  1. Space for 4-6 people
- Viewing window between Tracking/Control and Radio Studio
- IT/ Main Server Rack Room- Dedicated to Production Studios
- Production (4 staff) & Editing Team (4 staff) work areas
  2. Production Manager Office
- Staff Toilet

### **Guest Space:**

- Lobby/ Waiting space
- Green Room- Space for 4-6 people
- Guest Lounge
- M/W Guest Toilets

### **Admin/ Office space: Level 1**

- Workstation areas- Space for (4) staff on level 1 (includes Facility Manager)
- Conference Room
- Staff Break Room w/ small kitchenette including range/stove
- Supplies/ Storage

### **Admin/ Office space: Level 2**

- CEO, CFO, and COO office and Assistant office space
- Staff work area (2)
- Program Manager Office
- Development Director Office
- HR Office
- IT Manager Office with IT Rack room
- Storage Room
- Staff Toilet

### **Basement/ Cistern Level**

- Cistern capacity for potable and fire suppression
- Pump Room
- Crawl space storage

## **INTERIORS**

- General Interiors Narrative
- Class A business space.
- Furniture shown for space layouts only. Procured by owner.

## FIRST FLOOR



### FIRST FLOOR Summary of Finishes

#### Office Space and Office Corridors

Carpet tile flooring, rubber base, wall and trim paint, and acoustic ceiling, otherwise noted.

#### Technical Spaces and Storage

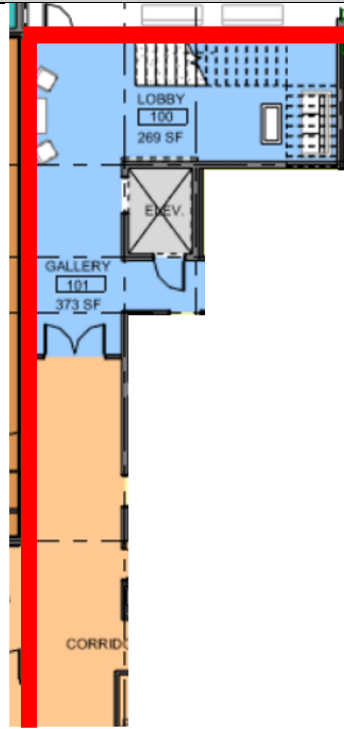

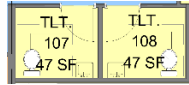

Equipment spaces with basic finishes, combo of vinyl tiles and carpet, rubber base, painted walls, and open ceiling.

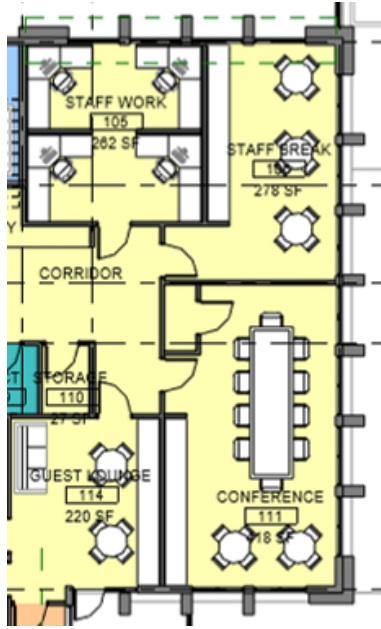
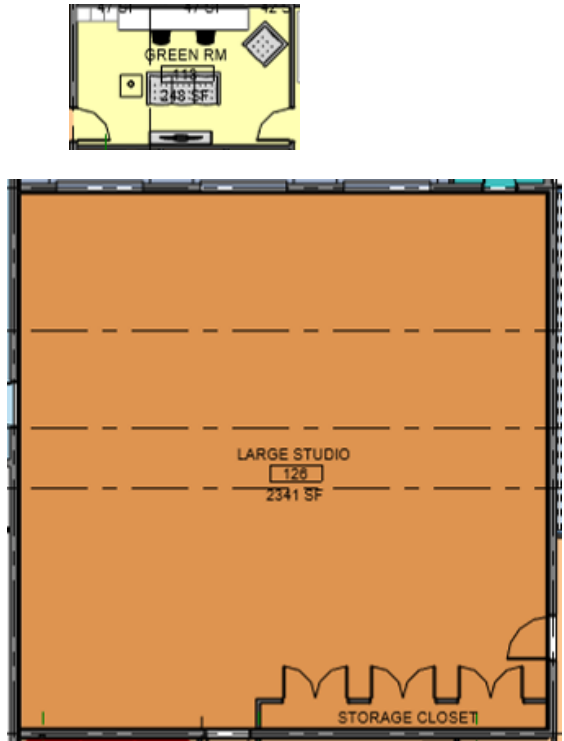
#### Utility spaces

Sealed concrete flooring, rubber base, flat paint finish, and acoustic ceiling, some xposed to structure above

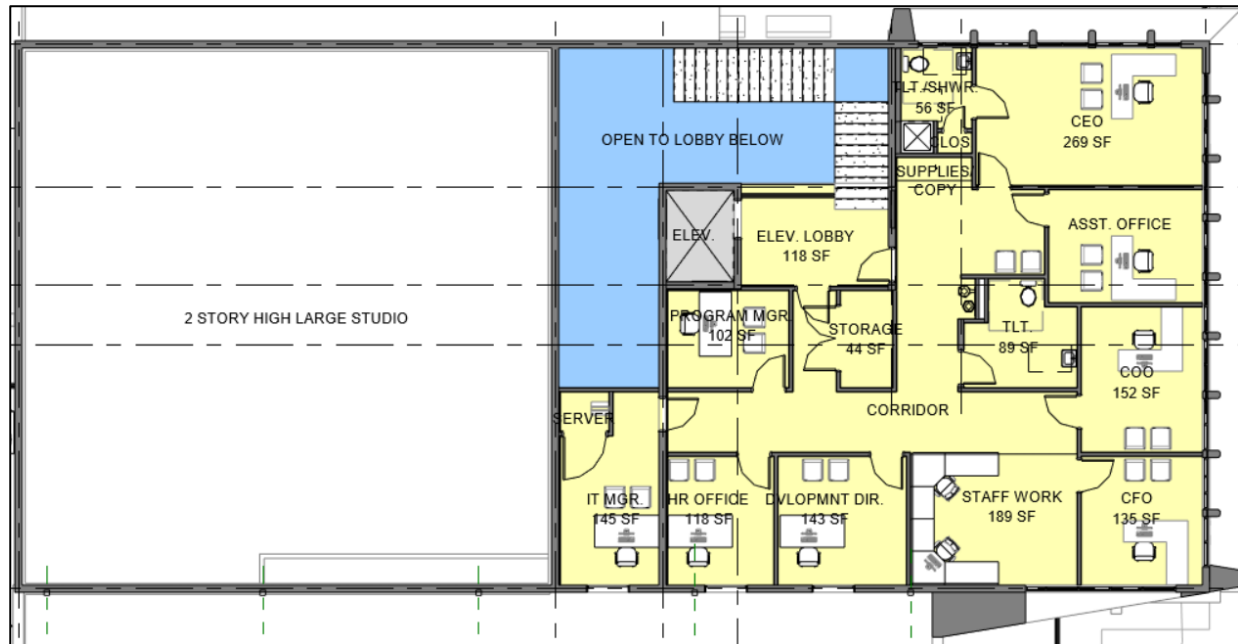
#### Built-in Millwork

Quartz counter top. Plastic laminate cabinets.

Lobby and Gallery	
<ul style="list-style-type: none"> <li>Exposed stair/ railings with exposed concrete wall(s)</li> <li>Gallery wall with specialty lighting and wall graphic</li> <li>Live Loop video screen wall</li> <li>Stained/sealed concrete floor</li> <li>Level 5 paint at Gallery wall</li> <li>Specialty Acoustic Ceiling System and Decorative Lighting throughout</li> <li>6" Johnsonite rubber base with upgraded profile</li> <li>Exposed concrete west wall all the way down corridor, concrete walls highlighted in red.</li> </ul>	
Elevator Cab	
<ul style="list-style-type: none"> <li>Porcelain floor tiles</li> <li>Specialty laminate wall panels</li> <li>Wall graphics</li> </ul>	
Restrooms	
<ul style="list-style-type: none"> <li>Porcelain floor tiles</li> <li>Tile base</li> <li>Wall tiles at wet wall</li> <li>Semi-gloss wall paint</li> <li>Vanity lights</li> <li>Vanity mirrors</li> <li>Hard gyp board ceiling</li> </ul>	
Staff Restroom	
<ul style="list-style-type: none"> <li>Porcelain floor tiles</li> <li>Tile base</li> <li>Wall tiles at wet wall</li> <li>Semi-gloss wall paint</li> <li>Vanity lights</li> <li>Vanity mirrors</li> <li>Trim paint</li> <li>Restroom accessories</li> </ul>	

<p><b>Staff Work Space</b></p> <ul style="list-style-type: none"> <li>• Exposed concrete at exterior walls</li> <li>• Painted walls at interior partitions</li> <li>• Furniture workstation systems procured by owner with graphic divider walls</li> <li>• Acoustic ceiling tiles</li> </ul>	 <p>Floor plan of Staff Work Space showing the following rooms and areas:</p> <ul style="list-style-type: none"> <li>STAFF WORK 105: 262 SF</li> <li>STAFF BREAK 106: 278 SF</li> <li>CORRIDOR</li> <li>STORAGE 110: 27 SF</li> <li>GUEST LOUNGE 114: 220 SF</li> <li>CONFERENCE 111: 178 SF</li> <li>Room 112: 178 SF</li> </ul>
<p><b>Large Studio and Green Room</b></p> <ul style="list-style-type: none"> <li>• Stained concrete floor and rubber base option</li> <li>• Rubber floor tile option</li> <li>• Active Flooring option</li> <li>• Painted walls</li> <li>• Acoustic solution on walls and ceiling</li> <li>• Equipment by owner</li> <li>• Green wall and floor (extent to be determined)</li> </ul>	 <p>Floor plan of Large Studio and Green Room showing the following rooms and areas:</p> <ul style="list-style-type: none"> <li>GREEN RM 124: 248 SF</li> <li>LARGE STUDIO 126: 2341 SF</li> <li>STORAGE CLOSET</li> </ul>

## SECOND FLOOR



### SECOND FLOOR Summary of Finishes

#### Office Space and Office Corridors

Carpet tile flooring, rubber base, wall and trim paint, and acoustic ceiling, otherwise noted.

#### Technical Spaces and Storage


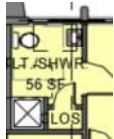


Equipment spaces with basic finishes, combo of vinyl tiles and carpet, rubber base, painted walls, and open ceiling.

#### Utility spaces

Exposed to structure above, sealed concrete flooring, rubber base, flat paint finish, and acoustic ceiling.

#### Built-in Millwork

Quartz counter top. Plastic laminate cabinets.

<b>Elevator Lobby</b>	
<ul style="list-style-type: none"> <li>• Exposed concrete walls</li> <li>• Stained/sealed concrete floor</li> <li>• Rubber base</li> </ul>	
<b>TLT./Shower/Closet in CEO's Office</b>	
<ul style="list-style-type: none"> <li>• Porcelain floor tiles</li> <li>• Tile base</li> <li>• Wall tiles at shower</li> <li>• Glass shower door</li> <li>• Semi-gloss wall paint</li> <li>• Vanity light</li> <li>• Vanity mirror</li> <li>• Wall tiles behind toilet</li> </ul>	
<b>Open Staff Work Area</b>	
<ul style="list-style-type: none"> <li>• Exposed concrete at exterior wall</li> <li>• Graphic wall divider for separation between workstations</li> </ul>	
<b>TLT/Drink Fountains</b>	
<ul style="list-style-type: none"> <li>• Porcelain floor tiles</li> <li>• Tile base</li> <li>• Wall tiles at wet wall</li> <li>• Semi-gloss wall paint</li> <li>• Vanity lights</li> <li>• Vanity mirrors</li> <li>• Wall tile at drinking fountain/bottle filler system</li> </ul>	

**STRUCTURE AND BUILDING ENVELOPE** (refer to structural section for specific wind and seismic loading requirements)

**Structure**

- Based on wind and seismic loading and pending geotechnical findings the following is anticipated:
- Footings will be cast in place concrete bearing on existing soils as recommended by the geotechnical engineer.
- Load Bearing cast in place concrete walls
- Concrete floor slabs
- Concrete roof structure (sloped to drain)

**Roof System**

The roof will be a single sloped roof with a liquid applied waterproofing membrane, parapet walls with scuppers and downspouts. (VULKEM or Sika Manufacturers will be Basis of Design for membrane roof system)

Scuppers & downspouts will be arranged to capture the rainwater and feed the Cistern storage at Basement level.

**Exterior Materials/ Basis of Design**

- Pre-colored synthetic plaster over concrete structure
  - “Total Wall” is Basis of Design
  - <http://totalwall.com/contactus.html>
  - Cast in place concrete structure
  - Total Wall binder
  - Synthetic stucco finish
- Rainscreen Phenolic Faux wood panel cladding system
  - Trespa METEON Wood is Basis of Design
  - [https://www.universecorp.com/about/materials/trespa-panels-phenolic-resin?gclid=CjwKCAjwve2TBhByEiwAaktM1OKsRJuN-HUr7QtzTMApZ-rGURcQTnFIMgiJX\\_WLy8T7VeZcp5W0ZhoCiZIQAvD\\_BwE](https://www.universecorp.com/about/materials/trespa-panels-phenolic-resin?gclid=CjwKCAjwve2TBhByEiwAaktM1OKsRJuN-HUr7QtzTMApZ-rGURcQTnFIMgiJX_WLy8T7VeZcp5W0ZhoCiZIQAvD_BwE)
  - Liquid applied Waterproofing over cast in place concrete structure
  - 1x2 PT wood furring
  - Trespa proprietary clips
  - Outside and inside corner trim closures
- Local Stone Veneer
  - 6” “Blue Bit” aka “Blue Bitch” stone veneer is Basis of Design
  - Quality mason & installation required

Note: Per 2021 IECC, R-5.7 continuous insulation is required for mass walls above grade. All exterior wall conditions will have ¾” EPS rigid insulation on interior face of concrete wall, 1-5/8” or 2-1/2” metal furring, and 5/8” gypsum wall board.



## **OTHER SPECIALTY DESIGN COMPONENTS**

### **Specialty build-out areas:**

- Staff Break Kitchen:
  - More information is needed on the nature of operations for the Kitchen and cafeteria area. Based on preliminary discussions with the Owner, it is thought to function as a “warming kitchen”, but a stove top is desired. We believe this will at a minimum require a stand alone chemical fire suppression hood, additional mechanical exhaust and make up air requirements, and fire resistive construction to separate it from the rest of the building. It is a preliminary presumption that the exhaust fan will be located on the roof. If so the exhaust duct will need to be routed vertically through the 2<sup>nd</sup> floor.
- Large and Small Studio and Control rooms with specialty IT related infrastructure will be provided
- Conference room will have nearby storage for equipment in the event staff will be required to stay overnight
- Lightning protection

### **Window and Exterior Door System:**

All exterior windows and doors will be impact resistant and protected with storm shutter systems.

Special consideration for shading glass particularly on South and East facing facades has been given and will be addressed via several different means including: cast in place concrete “fin” elements as well as incorporating exterior shade creating roof elements.

TABLE C402.4 BUILDING ENVELOPE FENESTRATION MAXIMUM U-FACTOR AND SHGC REQUIREMENTS

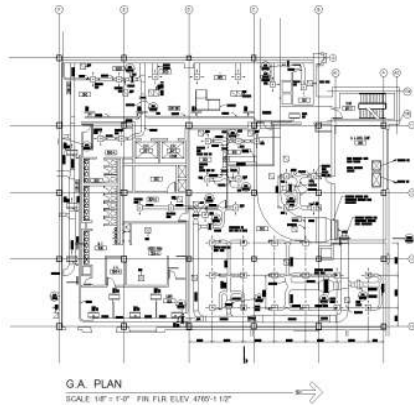
CLIMATE ZONE	0 AND 1		2		3		4 EXCEPT MARINE		5 AND MARINE 4		6		7		8	
Vertical fenestration																
U-factor																
Fixed fenestration	0.50		0.45		0.42		0.36		0.36		0.34		0.29		0.26	
Operable fenestration	0.62		0.60		0.54		0.45		0.45		0.42		0.36		0.32	
Entrance doors	0.83		0.77		0.68		0.63		0.63		0.63		0.63		0.63	
SHGC																
	Fixed	Operable	Fixed	Operable	Fixed	Operable	Fixed	Operable	Fixed	Operable	Fixed	Operable	Fixed	Operable	Fixed	Operable
PF < 0.2	0.23	0.21	0.25	0.23	0.25	0.23	0.36	0.33	0.38	0.33	0.38	0.34	0.40	0.36	0.40	0.36
0.2 ≤ PF < 0.5	0.28	0.25	0.30	0.28	0.30	0.28	0.43	0.40	0.46	0.40	0.46	0.41	0.48	0.43	0.48	0.43
PF ≥ 0.5	0.37	0.34	0.40	0.37	0.40	0.37	0.58	0.53	0.61	0.53	0.61	0.54	0.64	0.58	0.64	0.58
Skylights																
U-factor	0.70		0.65		0.55		0.50		0.50		0.50		0.44		0.41	
SHGC	0.30		0.30		0.30		0.40		0.40		0.40		NR		NR	

### **Vertical circulation:**

- Elevator: One elevator, Otis “Hydrofit” (2500lbs) stretcher sized elevator (MRL) machine room-less with front and rear openings to accommodate 1<sup>st</sup> and 2<sup>nd</sup> floor landings
- Exit Stair: cast in place concrete stair walls and stairs is Basis of Design

## **2      STRUCTURAL NARRATIVE- TOTAL ENGINEERING, LTD.**

Please refer SD drawing package and SD Structural Narrative for information regarding the Schematic Structural Design



## **SYSTEMS ENGINEERING LTD.**

P.O. BOX 3891

Tel: 284.494.2987

Sea Cows Bay

Fax: 284.494.0775

Tortola, B.V.I.

Email: [sytmeng@systemscaribbean.com](mailto:sytmeng@systemscaribbean.com)

Web: [www.systemscaribbean.com](http://www.systemscaribbean.com)

PMB 109

P.O. BOX 8309

Cruz Bay, St. John,

VI, 00831-8309

## **WTJX BUILDING**

**St Thomas, USVI**

## **STRUCTURAL ENGINEERING SCHEMATIC DESIGN REPORT**

### **Background**

Springline Architects commissioned Total Engineering Ltd to prepare a design of a two story building with a single storey garage and separate generator house. The main building is to be used as a broadcast center, consequently, the design also includes for the foundations of a broadcast tower.

### **Clients Requirements**

The requirements are to carry out the design and documentation for the construction of the buildings. The design includes the buildings superstructure and substructure. Documentation is to be in the form of AutoCad drawings.

### **Design Parameters**

The schematic design for the buildings complies with IBC 2021. Loading combinations are as outlined in ASCE 7-22. Please note that due to the current project schedule the preliminary seismic design will be based on assumed site class and average ground acceleration values until the geotechnical investigation and report have been completed. If the geotechnical investigation results in significantly different values the seismic design will need to be re-done and significant structural design changes may occur.

### **Structural Loads**

- Live Loads
  - Office loading = 50 psf
  - Lobby & Stairs = 100 ps
  - Studio = 85 psf
  - Roof = 20 psf
- Dead Loads
  - Partitions = 15 psf
  - Ceiling and services = 10 psf
  - Ceiling over Studio = 20 psf OR point load of 300 pounds
  - Vulcraft 0.6C non-composite deck with 3.5" slab = 41 psf

- Vulcraft 0.6C non-composite deck with 4" slab = 47 psf
- Finishes = 15 psf
- Wind Loads (in accordance with IBC 2021 & ASCE 7-22)
- Seismic Loads (in accordance with IBC 2021 & ASCE 7-22)
  - Importance Factor 1.0
  - Site Factor 1.0 (assumed value pending geotech report)
  - Design Category D (assumed value pending geotech report)

### **Broadcast Building**

The proposed structure for the Broadcast Building is reinforced concrete walls with concrete slabs supported on bar joists.

The roof span on the short side is 22 ft and on the long side is 28 ft. These can be done with bar joists. The roof has a slope as shown on the architectural drawings so we will use a 4" slab on non-composite decking for the roof construction. Thermal insulation and a waterproofing coating will be required. The self weight of the roof structure is about 45 pounds per square foot but the uplift on the roof will be 97 pounds per square foot under design hurricane conditions. Consequently, the bar joists will need to support loads in both vertical directions.

Floors are likely to be 16" and 18" deep bar joists with a 3.5" thick slab on non-composite metal deck. The joists are supported by the outer walls and a internal steel beams. This beam also has a steel tube column embedded within the stud walls below to cut the spans of the beam. Patio slabs are 6" cast in place slabs.

The ground floor slab is a solid 6" cast in place slab supported by the outer walls, sleeper walls where the distance to grade is small, and beams and columns where there is a greater distance to grade.

There are 3 cisterns, a storage room and a pump room on the lowest level. Most of these will have a 5" slab on grade but some areas will be a suspended slab on un-compacted fill. Walls will be 10" thick reinforced concrete.

### **Generator Building**

A single storey building will be designed in reinforced concrete for walls, floors and roof.

### **Broadcast Tower Foundations**

The tower foundations will be designed for the loads supplied by the Tower manufacturer and in accordance with the geotechnical report. Tower foundations are buried as far as practical to allow the weight of the backfilled soil to hold down the tower and prevent overturning.

### **3 SCHEMATIC DESIGN CODE SUMMARY**

Title 29 Virgin Islands Code

Virgin Islands Zoning, Building and Housing Laws & Regulations, 2021 IBC International Building Code

2017 ADA Standards for Accessible Design

2021 IECC- International Energy Conservation Code

2021 Uniform Plumbing Code

2021 (IMC) International Mechanical Code

2020 (NEC) National Electrical Code

National Fire Code (latest edition)

### **GENERAL CODE SUMMARY**

US Virgin Islands  
Property ▾

SUB BASE 158 & 158-A SOUTHSIDE QTR. ✕

Google Directions Zoom

View Details

US Virgin Islands GIS

**Property**

Property ID 107101010300

Address SUB BASE 158 & 158-A SOUTHSIDE QTR.

Island STT

**Property Information 2**

OLG Map Number	DPNR Zone	Acres
	P	0.48
D9-3031-T85	P	0.48

**Ownership**

Owner Virgin Islands Public TV System

Address 158 SUB BASE St Thomas, U.S.Virgin Islands 00802

The map shows a satellite view of a property with a yellow outline. The property is labeled 'SUB BASE 158 & 158-A SOUTHSIDE QTR.' and is located near 'Haypiece Hill Dr.' and 'Kum Bay Ln'. The map also shows other properties with labels like 'REM 158', 'REM 158A', 'REM 78 (HAYPIECE HILL)', 'REM of 35', '166', '194', '81A', '148A', and '140A'. The map includes a scale bar and a north arrow.

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ASHEVILLE | ATLANTA | CHARLESTON | CHARLOTTE | JACKSONVILLE | ST. THOMAS USVI

## **VIRGIN ISLANDS ZONING**

### **Zoning:**

- WTJX Site parcels(2per) carry zoning district designation as “P” – Public and the current and intended Broadcasting Facility use is permitted within that zoning. (Title29-chptr3)

### **Setbacks:**

- None noted as required for “P” Public zoning district

**Parking:** (to be confirmed by zoning admin.) “P” Public zoned property requires Off-street parking and off-street loading in accordance with provisions of section 230 of Title 29 subchapter (Title29-chptr3)

- (1) Off-street parking space shall be provided for every (5) employees= total minimum parking spaces
- **Off-street loading (10’x50’x15’high)** for ea. 20,000sf gross floor area (1) space required for structures with more than 1,400 but less than 20,000 gross sf.

### **Structure Height:**

- No building shall exceed the maximum height allowed in the adjoining zoning district.
- Adjacent property appears to be either R-3 (may not exceed 6 stories) or I-2 (may not exceed 35’).

## **2021 INTERNATIONAL BUILDING CODE**

- Construction type designation (TYPE IIB - sprinkled)  
Note: Type IIB – sprinkled = 0 fire rating requirements based on building type (601)
- Max stories: (4 stories with sprinkler system) (504.4)
- Area allowed: 92,000sf allowable, Actual= (11,557sf – net, 12,092sf - gross) (506.2)
- Allowable Height: (75’ with sprinkler system) (504.3)
- Required number of exits (1 exit required where occupant load is <49) (1006.2.1)
- Max. travel distance: (300’ with sprinkler system) (1017.2)
- Max Common Path: (100’ with sprinkler system) (1006.2.1)
- Exit Corridors: (0) zero fire rating required (1020.2)
- Minimum corridor width (44” minimum) (1020.3)
  - Dead Ends: Group B (50’ with sprinkler system) (1020.5)
- Stairway- Exit Access Stairway & Exterior (1017.3.1, 1019.3)
  - Not required to be enclosed in shaft enclosure (exception 1) (1019.3)
  - NFPA101 (38.2.4.6)
- Exterior Exit Stairway (1011.7.2)
  - Minimum distance from building of 10 feet (1027.5)
  - No rating required (exception 1) (1027.6)
  - Areas of Refuge: (not required per exception 2) (1009.3.3)

### **Fire rating requirements:**

- Occupancy: Building is designated ‘B’ Business occupancy
- Exit Access Stair: (0 rating required) (1019.3, exception1)(NFPA101-38.2.4.6)
- Elevator: (1-Hr Fire Barrier where connecting less than 4 stories) (713.4)

## Energy Code Requirements:

IECC envelope requirements and how we propose to address them with our assemblies (wall / roof insulation, fenestration values, etc.)

TABLE C402.1.3 OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD<sup>a</sup>

CLIMATE ZONE	0 AND 1		2		3		4 EXCEPT MARINE		5 AND MARINE 4		6	
	All other	Group R	All other	Group R	All other	Group R	All other	Group R	All other	Group R	All other	Group R
Roofs												
Insulation entirely above roof deck	R-20ci	R-25ci	R-25ci	R-25ci	R-25ci	R-25ci	R-30ci	R-30ci	R-30ci	R-30ci	R-30ci	R-30ci
Metal buildings <sup>b</sup>	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-19 + R-11 LS	R-25 + R-11 LS	R-30 + R-11 LS
Attic and other	R-38	R-38	R-38	R-38	R-38	R-38	R-49	R-49	R-49	R-49	R-49	R-49
Walls, above grade												
Mass <sup>c</sup>	R-5.7ci <sup>e</sup>	R-5.7ci <sup>e</sup>	R-5.7ci <sup>e</sup>	R-7.6ci	R-7.6ci	R-9.5ci	R-9.5ci	R-11.4ci	R-11.4ci	R-13.3ci	R-13.3ci	R-15.2ci
Metal building	R-13 + R-6.5ci	R-13 + R-6.5ci	R-13 + R-6.5ci	R-13 + R-13ci	R-13 + R-6.5ci	R-13 + R-13ci	R-13 + R-13ci	R-13 + R-14ci	R-13 + R-14ci	R-13 + R-14ci	R-13 + R-14ci	R-13 + R-14ci
Metal framed	R-13 + R-5ci	R-13 + R-5ci	R-13 + R-5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-7.5ci	R-13 + R-10ci	R-13 + R-10ci	R-13 + R-12.5ci	R-13 + R-12.5ci
Wood framed and other	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-3.8ci or R-20	R-13 + R-7.5ci or R-20 + R-3.8ci	R-13 + R-7.5ci or R-20 + R-3.8ci	R-13 + R-7.5ci or R-20 + R-3.8ci	R-13 + R-7.5ci or R-20 + R-3.8ci
Walls, below grade												
Below-grade wall <sup>d</sup>	NR	NR	NR	NR	NR	NR	R-7.5ci	R-10ci	R-7.5ci	R-10ci	R-10ci	R-15ci
Floors												
Mass <sup>e</sup>	NR	NR	R-6.3ci	R-8.3ci	R-10ci	R-10ci	R-14.6ci	R-16.7ci	R-14.6ci	R-16.7ci	R-16.7ci	R-16.7ci

## Energy Code Requirements:

Roof: Attic/other (R-38 below deck/ attic insulation required) (U-0.027) (C402.1.3), (C402.1.4)

Walls: Mass (R-5.7ci), (U0.151) (C402.1.3), (C402.1.4)

Walls below grade: (Not Required) (C402.1.3)

## Plumbing Fixture Requirements:

Water Closets: 1/25 first 50, then 1/50 beyond 50= (3) minimum required, (5) provided (403.1)

Lavatories: 1/40 first 40, then 1/80 beyond 80= (2) minimum required, (5) provided (403.1)

Drink Fountains: 1/100 occupants= (1) minimum required, (1) provided (403.1)



TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES<sup>a</sup>(See Sections 403.1.1 and 403.2)

NO.	CLASSIFICATION	DESCRIPTION	WATER CLOSETS (URINALS: SEE SECTION 424.2)		LAVATORIES		BATHTUBS/ SHOWERS	DRINKING FOUNTAIN (SEE SECTION 410)	OTHER
			MALE	FEMALE	MALE	FEMALE			
1	Assembly	Theaters and other buildings for the performing arts and motion pictures <sup>d</sup>	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Nightclubs, bars, taverns, dance halls and buildings for similar purposes <sup>d</sup>	1 per 40	1 per 40	1 per 75		—	1 per 500	1 service sink
		Restaurants, banquet halls and food courts <sup>d</sup>	1 per 75	1 per 75	1 per 200		—	1 per 500	1 service sink
		Casino gaming areas	1 per 100 for the first 400 and 1 per 250 for the remainder exceeding 400	1 per 50 for the first 400 and 1 per 150 for the remainder exceeding 400	1 per 250 for the first 750 and 1 per 500 for the remainder exceeding 750		—	1 per 1,000	1 service sink
		Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums <sup>d</sup>	1 per 125	1 per 65	1 per 200		—	1 per 500	1 service sink
		Passenger terminals and transportation facilities <sup>d</sup>	1 per 500	1 per 500	1 per 750		—	1 per 1,000	1 service sink
		Places of worship and other religious services <sup>d</sup>	1 per 150	1 per 75	1 per 200		—	1 per 1,000	1 service sink
		Coliseums, arenas, skating rinks, pools and tennis courts for indoor sporting events and activities	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink
2	Business	Stadiums, amusement parks, bleachers and grandstands for outdoor sporting events and activities <sup>f</sup>	1 per 75 for the first 1,500 and 1 per 120 for the remainder exceeding 1,500	1 per 40 for the first 1,520 and 1 per 60 for the remainder exceeding 1,520	1 per 200	1 per 150	—	1 per 1,000	1 service sink
		Buildings for the transaction of business, professional services, other services involving merchandise, office buildings, banks, ambulatory	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80		—	1 per 100	1 service sink <sup>g</sup>

## USVI CODE:

### a. 2019 U.S. Virgin Islands Code: Title 29 – Public Planning and Development; Chapter 3 - Virgin Islands Zoning and Subdivision Law

#### i. Subchapter I – Zoning Law

##### 1. 228. Table of permitted uses

*Universal Citation: [V.I. Code tit. 29, § 228 \(2019\)](#)*

#### b. P-PUBLIC; Uses permitted as a matter of right:

##### i. Offices

##### a. General, Professional

##### ii. Radio & Television Transmittal Towers & Stations

##### iii. Refuse Disposals (Solid Waste)

##### iv. Sewage Lift Station & Pressure Control Station

##### v. Water Storage

##### 2. 229. Development provisions

*Universal Citation: [V.I. Code tit. 29, § 229 \(2019\)](#)*

- b. P Public:** (q) Properties which are publicly owned should be shown upon the zoning map as such. To zone public property for residential, commercial, or industrial uses, simply because the surrounding properties fall into these categories, gives a false impression of the comprehensive development plan and encourages requests for improper rezoning of properties. A parcel of property may lie adjacent to a park entrance which is zoned industrial, and the property owner may request zoning on that basis. On-site examination would indicate that such zoning would be improper. Further, in determining what land is available for private development, it is important to know how much of the Islands is not available because of public ownership; the



property owner should be in a position to know the true character of the property adjacent to his own.

i. Uses permitted

1. Land and water areas shall be used, and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses indicated in the P section of the TABLE OF PERMITTED USES, subject to such standards as may be referred to in that section and in the Special Requirements section of said Table and in the section on Required Conditions for Permitted Uses.

ii. Permitted accessory uses

1. Customary accessory uses are permitted.

iii. Required parking and loading areas

1. Off-street parking and off-street loading shall be provided in accordance with the provisions of section 230 of this subchapter.

iv. Maximum height limit

1. No building shall exceed the maximum height allowed in the adjoining zoning district.

**3. 230. Off-street parking and loading regulations**

**Universal Citation:** [V.I. Code tit. 29, § 230 \(2019\)](#)

**General Requirements**

(b) No building or structure in any district established by this subchapter shall be erected or enlarged, nor shall any building, structure or land be used, designed or arranged for any purpose without provisions for such off-street parking facilities as required by this subchapter, or for such off-street loading facilities as required by this subchapter nor shall any off-street parking nor loading area whether required by this subchapter or voluntarily provided be developed other than in the manner set forth in this subchapter. For the purpose of this section, three hundred (300) square feet of lot area shall be deemed a parking space for one (1) vehicle, including access aisle, except those one hundred sixty-two (162) square feet of lot or floor area, which has a direct means of egress and ingress from any alley or street, shall be deemed parking space for one vehicle. On corner or through lots, parking space may not be included as part of required yards lying adjacent to either street. All parking spaces and access driveways shall be paved or otherwise surfaced with an all-weather surface and shall be graded and drained to dispose of surface water which might accumulate within or upon such area. No surface water from any parking area shall be permitted to drain onto adjoining property. All parking space shall be reserved for the sole use of the occupants of the building or lot sold the visitors thereto. However, churches, theaters, stadiums, auditoriums, and other places of assembly may make arrangements for joint use of parking spaces as hereinafter specified. Loading spaces as required in subsection(s) shall not be construed as supplying off-street parking space. In case of a use not specifically mentioned, the requirements for off-street parking facilities for

a use which is mentioned, and to which said not mentioned use is similar, shall apply, the determination to be made by the Zoning Administrator.

**When off-street parking and loading is required**

(c) Off-street parking and loading shall be provided at the time any use of land is established or at the time of erection of any building or structure or at the time any building, structure or land is altered or enlarged in any manner to increase the amount of off-street parking or loading spaces as required by this subchapter. However, when the use of any building or land existing at the time of adoption of this subchapter is changed to a use in which the parking requirements of this subchapter are calculated differently from the method of calculation for the former use, only such additional parking as may result by reason of the different calculation need be provided for the changed use.

**Off-street parking requirements for employees: when required**

(o) Off-street parking space shall be provided for employees of any use in accordance with the provisions of this subsection and in the amount set forth in subsection (p).

For the purpose of this subsection, employees shall also include employers, proprietors or any persons other than residents, customers, patrons or visitors whose normal daily occupation, profession, vocation or business is conducted upon any premises. The number of employees on any premises shall be calculated upon the estimated maximum daily employment or maximum employment in any work shift in a twenty-four (24) hour period. Off-street parking requirements for employees shall apply to but not be limited to all of the following types of activities:

- a. Any activity which primarily provides a construction, repair, installation or similar business service not involving the sale of products other than as related to or incidental to the primary service offered where such activity is permitted by this subchapter;
- b. Any general office activity of a business, profession or institution not involving the direct sale of products upon the premises other than as incidental to the primary office activity;

**Amount of off-street parking required for employees:**

(p) One (1) off-street parking space shall be provided for every five (5) employees.

**Amount of off-street parking required for customers, patrons, or visitors:**

(r) Places of public assembly. One (1) parking space for each ten (10) seats.

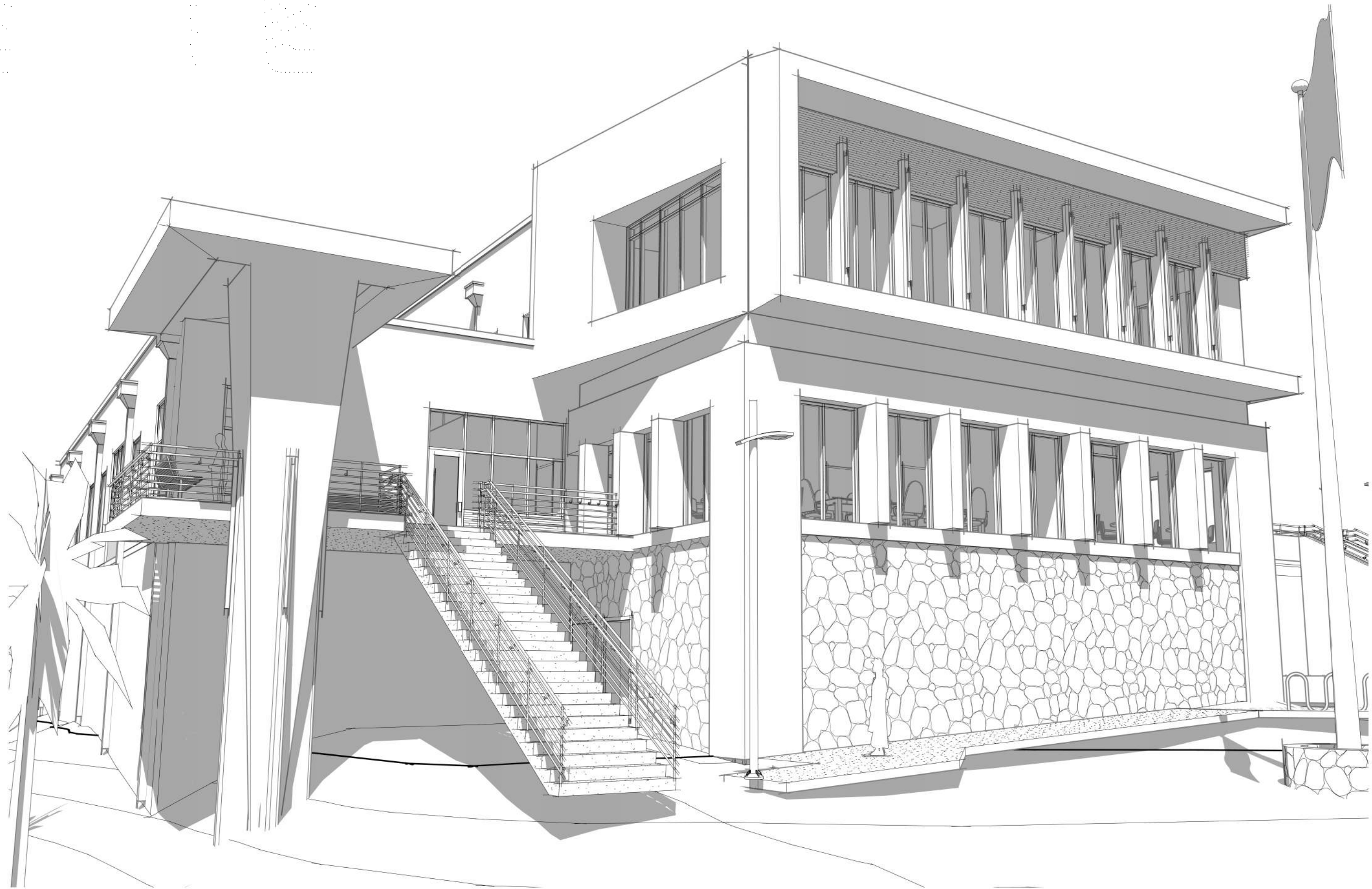
**Off-street loading requirements:**

(s) On the same premises with every building, structure or part thereof, erected and occupied for manufacturing, storage, warehouse, goods display, department store, wholesale stores, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly involving the receipt and distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, turning, loading and unloading services in order to avoid interference with the public use of the streets and alleys.

Such loading and unloading space, unless otherwise adequately provided for, shall be an area ten (10) by fifty (50) feet with fifteen (15) foot height clearance, and shall be provided for each twenty thousand (20,000) square feet of gross floor area, except that:

- a. One space is required for structures with more than fourteen hundred (1,400) but less than twenty thousand (20,000) square feet of gross floor area.





Location Map:



Vicinity Map:



WTJX Radio Station

SLA Project Number: 510-21-1 WTJX

SCHEMATIC DESIGN SHEET INDEX

Rev#	Sheet Issue Date	SHEET #	SHEET NAME
03 - ARCHITECTURAL			
	05/23/22	AS000	TITLE SHEET
	03/30/22	AS001	CONCEPTUAL SITE PLAN
	05/10/22	AS002	BASEMENT/ CISTERN FLOOR PLAN
	02/09/22	AS003	FIRST FLOOR PLAN
	04/07/22	AS004	SECOND FLOOR PLAN
	04/07/22	AS005	BUILDING ELEVATIONS
	04/07/22	AS006	BUILDING ELEVATIONS
	04/07/22	AS007	BUILDING SECTIONS
	04/22/22	AS008	BUILDING SECTIONS
	04/22/22	AS009	WALL SECTIONS
	04/22/22	AS010	WALL SECTIONS
	04/25/22	AS011	WALL SECTIONS
	02/09/22	AS013	MASSING AXON
	04/14/22	AS014	3D VIEWS

Submissions:



Schematic Design Drawings

Project Team:


Owner	Agency	Agency	Architect of Record	Civil Consultant	Structural Consultant	MEP Consultant	Surveyor
<b>Government of the United States Virgin Islands</b>	<b>Office of Disaster Recovery</b>	<b>Department of Public Works</b>	<b>Springline Architects, LLC</b>	<b>Harris Civil Engineers, LLC</b>	<b>Total Engineering, LTD.</b>	<b>Todd W. Carey &amp; Associates</b>	<b>MARVIN BERNING &amp; ASSOCIATES</b>
HONORABLE ALBERT BRYAN, JR. GOVERNOR	HONORABLE Adrienne L. Williams-Octalien DIRECTOR	HONORABLE Derek Gabriel COMMISSIONER	Michael de Haas, AIA, LEED PRINCIPAL	David Taylor, PE PROJECT MANAGER	Richard Taylor, PE PRINCIPAL	Todd W. Carey, P.E. PRINCIPAL	HARRY A. GAURILOF, 488 RLS
HONORABLE ALBERT BRYAN, JR. GOVERNOR		Patrick Williams, P.E CAPITAL IMPROVEMENT PROJECTS ENGINEERING ADMINISTRATOR	Jerry L. Traino, AIA PROJECT MANAGER	Jerry L. Traino, AIA PROJECT MANAGER			
HONORABLE TREGENZA A. ROACH, ESQ LIEUTENANT GOVERNOR							
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Author	Checker	
DRAWN BY:	REVIEW BY:	
JLT		
PROJECT MANAGER:		
SUBMISSIONS:		
Ref	Description	Date
A	Demolition Permit Documents	02/08/22
B	Programming / Schematic Design	05/23/22
C	60% Construction Documents	
D	90% Construction Documents	
E	100% Construction Documents	

REVISIONS: △

No.	Description	Date

PROJECT :

WTJX Radio Station

Haypiece Hill, Parcels 158A and 158 Rem  
Submarine base, St. Thomas USVI

SHEET TITLE:

TITLE SHEET

510-21-1

AS000

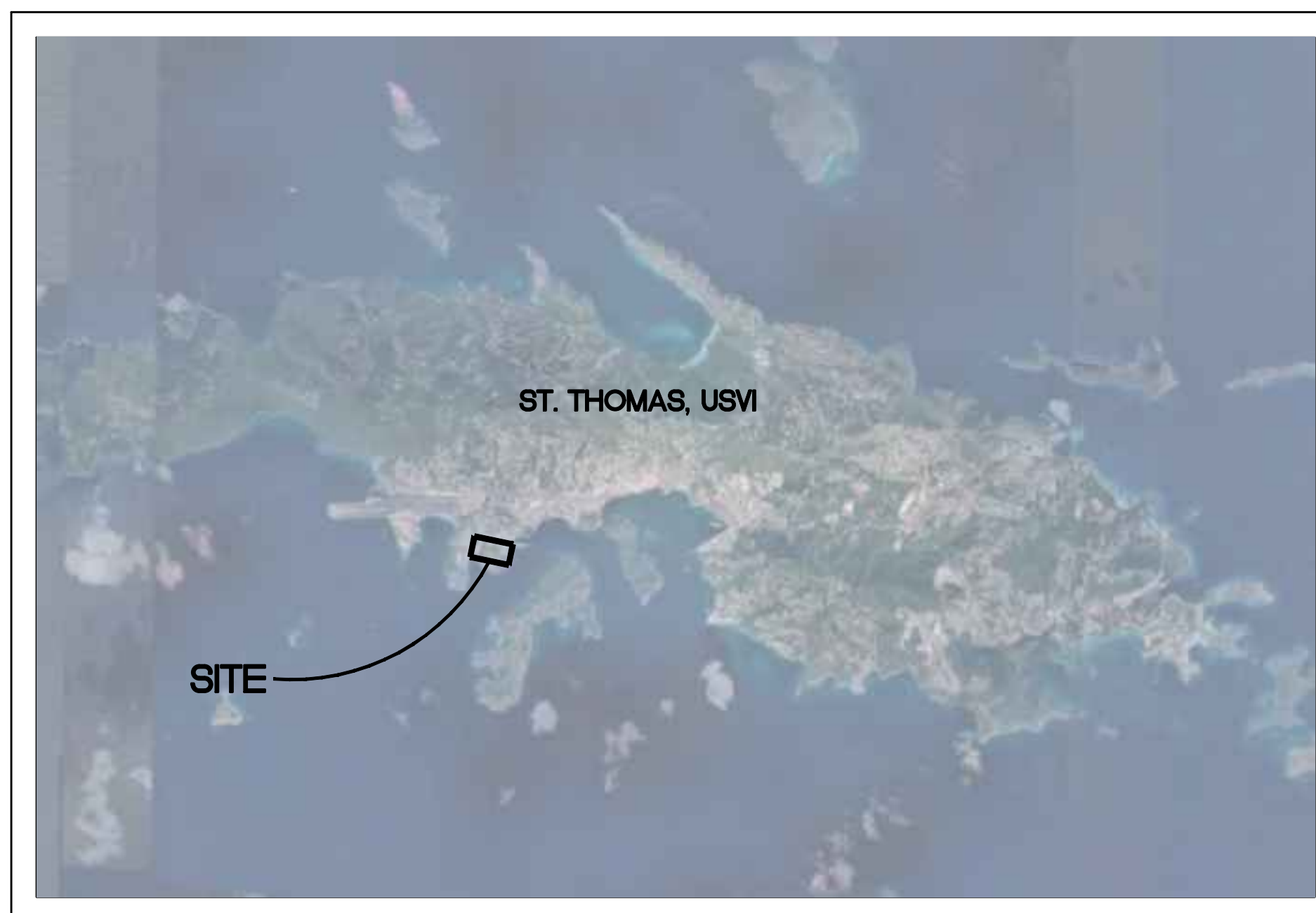
JOB NO.

SHEET NO.



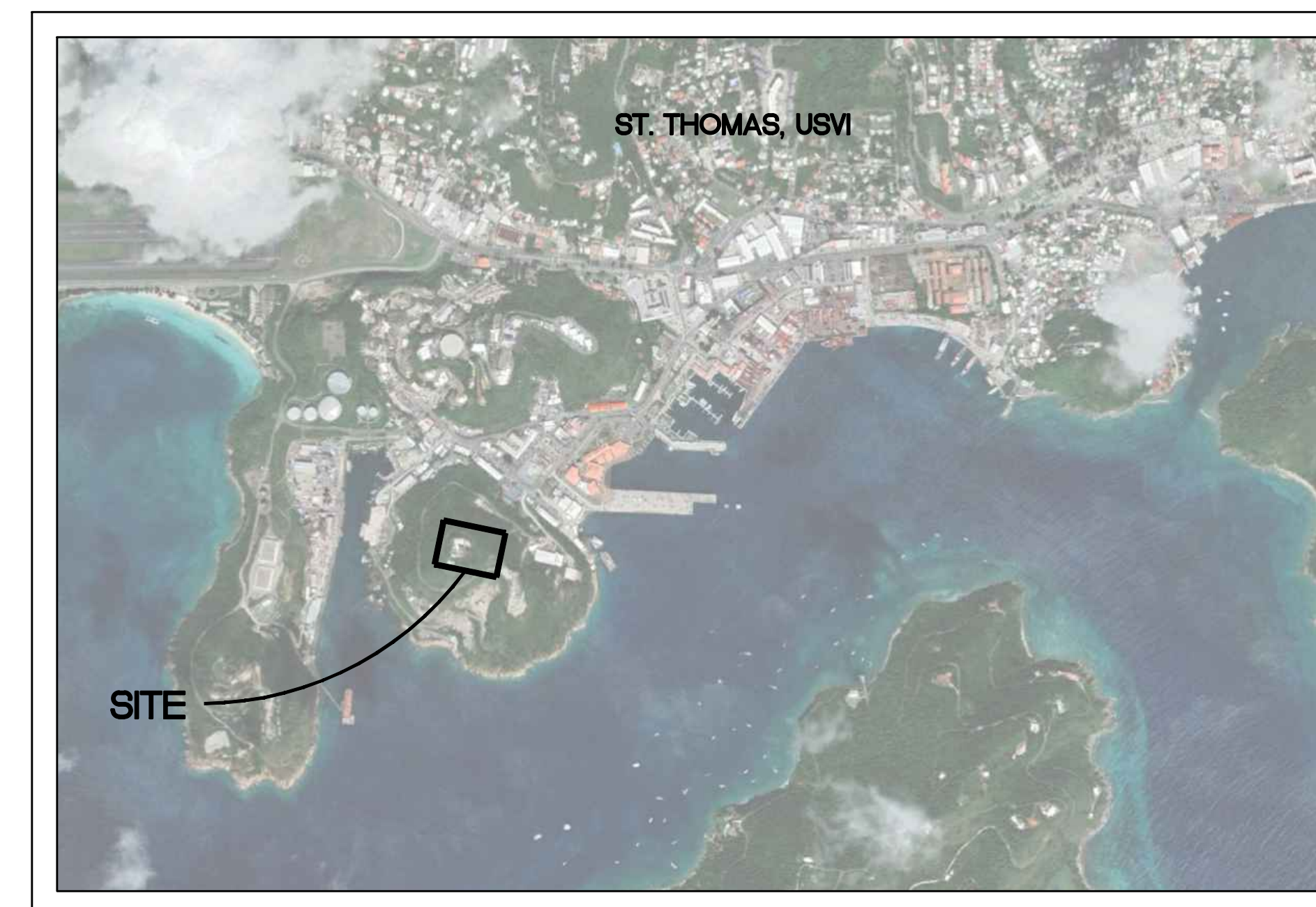
Prepared For:  
**SPRINGLINE ARCHITECTS**

### VICINITY MAP



NOT TO SCALE

## LOCATION MAP



NOT TO SCALE

CIVIL DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.01	NOTES SHEET
C0.02	EXISTING CONDITIONS SHEET
C1.00	SITE PLAN
C2.00	GRADING + DRAINAGE PLAN
C3.00	UTILITY PLAN
C4.00	DETAILS SHEET
C4.01	DETAILS SHEET
C4.02	DETAILS SHEET
C4.03	DETAILS SHEET

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Prepared By

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The seal of the Office of Disaster Recovery for the U.S. Virgin Islands. It features a central shield with a sun, clouds, and a green landscape. The text "OFFICE OF DISASTER RECOVERY" is at the top, "U.S. VIRGIN ISLANDS" is at the bottom, and "PLANNING RECOVERY AND RESILIENCE" is in a banner at the very bottom.

The seal of the Government of the United States Virgin Islands, Department of Health. It features a central caduceus (a staff with two snakes and wings) over a blue background with white clouds. The text "Government of the United States Virgin Islands" is at the top and "Department of Health" is at the bottom.

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NDW	DWT
DRAWN BY:	REVIEW BY:

DWT \_\_\_\_\_  
PROJECT MANAGER:

[illegible]

PROJECT : WTJX Radio Station

SHEET TITLE:  
COVER SHEET

06162036  
JOB NO.



1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THESE PLANS AND SPECIFICATIONS.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO, ANY CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
3. SUCH MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED, AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THESE EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
5. ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING ROADS AND FACILITIES FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
6. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN (15) FIFTEEN CALENDAR DAYS AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED. A CERTIFICATE OF COMPLIANCE WILL NOT BE ISSUED UNTIL THE ABOVE REQUIREMENTS HAVE BEEN MET.

1. ALL SURVEY DATA USED AND CONDITIONS ASSUMED TO BE PRESENT IN PREPARATION OF THESE PLANS WAS PROVIDED BY MARVIN BERNING & ASSOCIATES, INC. HARRIS CIVIL ENGINEERS, LLC, DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS DATA.
2. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL VERTICAL AND HORIZONTAL CONTROL POINTS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES SHOULD BE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SURVEYOR OF THE CONDITION IN WRITING PRIOR TO COMMENCING HIS CONSTRUCTION ACTIVITIES.
3. ALL PAVEMENT OFFSETS, RADII AND DIMENSIONS SHOWN ARE TO PROPOSED EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS PRIOR TO BEGINNING POSITIONING BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS.
5. PER ENGINEER OF RECORD REQUIREMENTS, THE CONTRACTOR SHALL MAINTAIN A SET OF "AS-BUILT" PLANS ON SITE. AT THE END OF CONSTRUCTION, THE CONTRACTOR IS TO PROVIDE AN AS-BUILT SURVEY TO THE ENGINEER OF ALL THE FACILI- TIES CONSTRUCTED UNDER THESE PLANS. THE SURVEYOR SHALL CERTIFY AND SEAL EACH AS-BUILT PLAN "THESE AS-BUILT PLANS ACCURATELY DEPICT THE ACTUAL FACILITIES AS CONSTRUCTED".
6. TRAFFIC SIGHTED MARKINGS
  - A. ALL DRIVEWAYS EXISTING ON ANY PUBLIC OR PRIVATE STREET MUST HAVE A TRAFFIC CONTROL DEVICE (30" STOP SIGN) MOUNTED 7' ABOVE THE PEDESTRIAN VEHICLE TRAVEL WAY (MEASURED FROM BOTTOM OF SIGN) AND THROUGHOUT THE SITE AS NECESSARY FOR SAFETY.
  - B. ALL SIGN INSTALLATIONS SHALL COMPLY WITH SIZE, LOCATION AND HEIGHT (7') AS OUTLINED IN THE "MANUAL".
  - C. PAVEMENT MARKINGS – GENERAL PRINCIPLES:
    1. PARKING LOT PAVEMENT MARKINGS SHALL BE WHITE (DIRECTIONAL ARROWS, STOP BARS, LINES DESIGNATING PARKING SPACES AND HANDICAPPED PARKING SYMBOLS).
    2. PAVEMENT MARKINGS ON TRAFFIC AISLES, PRIVATE STREETS OR PUBLIC STREETS SHALL CONFORM TO THE FOLLOWING:
      - a. WHITE LINES DELINEATE THE SEPARATION OF TRAFFIC FLOWS IN THE SAME DIRECTION (AT DRIVEWAYS, WITHIN DRIVING AISLES AND ON STREETS).
      - b. YELLOW LINES DELINEATE THE SEPARATION OF TRAFFIC IN THE OPPOSING DIRECTIONS (AT DRIVEWAYS, WITHIN DRIVING AISLES AND ON STREETS).

1. ALL CONSTRUCTION SHALL CONFORM TO AND SHALL BE INSTALLED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE VIRGIN ISLANDS ZONING, BUILDING AND HOUSING LAWS AND REGULATIONS, 2019, UNLESS MORE STRINGENT STATED REQUIREMENTS ARE OTHERWISE IN THE SPECIFICATIONS, OR SHOWN ON THE PLANS.
2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES AT PROPOSED CROSSINGS AND POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY UTILITY CONFLICTS.
3. SUBSURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED, AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT.
4. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, CONTRACT DOCUMENTS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. (AS APPLICABLE).
5. WHEN TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH:
  - A. CONTRACTOR SHALL CONFORM TO OSHA STD. 29CFR. SECTION 1926.650 AND FLORIDA TRENCH SAFETY ACT.
  - B. THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THE LAW.
  - C. TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR.
6. ALL DRAINAGE PIPING SHALL HAVE A MINIMUM OF 3 FEET OF COVER UNLESS SHOWN OTHERWISE ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
7. ALL DRAINAGE PIPES ARE REINFORCED CONCRETE PIPE, CLASS III, UNLESS OTHERWISE NOTED. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC WRAP PER DETAIL.
8. DRAINAGE STRUCTURE TOP ELEVATION REFERS TO TOP OF FINISHED STRUCTURE.
9. THE CONTRACTOR SHALL LOCATE AND VERIFY VERTICAL AND HORIZONTAL LOCATIONS ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
10. THE CONTRACTOR SHALL ENSURE THAT PERMITS FOR CONSTRUCTION ARE OBTAINED PRIOR TO STARTING WORK.
11. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
12. THE LOCATIONS OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION. PRIOR TO THE START OF CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE UTILITY COMPANY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN LOCATING ANY UNDERGROUND UTILITIES. ANY UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED AS DIRECTED ON THE PLANS.
13. ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VIRGIN ISLANDS ZONING, BUILDING AND HOUSING LAWS AND REGULATIONS, 2019, FOR ROAD AND BRIDGE CONSTRUCTION, UNLESS MORE STRINGENT REQUIREMENTS STATED OTHERWISE IN THE SPECIFICATIONS OR ON THE PLANS.
2. THE CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO COMPLETELY STAKE AND STAKE ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING OF BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN WRITING IF ANY APPARENT DISCREPANCIES ARE FOUND.
3. SUBSURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT.
4. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND GEOTECHNICAL REPORT
5. ALL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY (AASHTO T-180), UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.
6. THE CONCRETE COMPRESSIVE STRENGTH FOR CURB AND GUTTER SHALL BE 2,500 PSI AT 28 DAYS.
7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION (UNDER THE DIRECTION OF A VIRGIN ISLAND REGISTERED LAND SURVEYOR).
8. THE LOCATIONS OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE OWNER OR ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE UTILITY COMPANY. EXISTING UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL ENSURE THAT ALL PERMITS FOR CONSTRUCTION ARE OBTAINED PRIOR TO STARTING WORK.
10. ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
11. ROADWAY MARKINGS AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL PROVIDE FLAGMEN AND OTHER TRAFFIC MEASURES NECESSARY TO PROTECT AND FACILITATE TRAFFIC MOVEMENT DURING CONSTRUCTION.
13. A 24-HOUR NOTICE WILL BE GIVEN TO THE ENGINEER OF RECORD AND VIRGIN ISLAND BUILDING DEPARTMENT PRIOR TO TESTING ANY ROADWAY SHOWN ON THESE PLANS.
14. CONTRACTOR SHALL OBTAIN ANY LANE CLOSURE PERMITS REQUIRED FOR CONSTRUCTION FROM THE APPLICABLE JURISDICTION.(COST FOR PERMIT TO BE INCLUDED IN BID.)
15. CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY UTILIZATION PERMITS FROM THE APPLICABLE JURISDICTION FOR ALL CONSTRUCTION OPERATIONS WITHIN PUBLIC RIGHTS-OF-WAY. (COST FOR PERMITS TO BE INCLUDED IN BID.)
16. CONTRACTOR SHALL INSTALL TEMPORARY BENCH MARKS AS SHOWN ON THE PLANS AT START OF CONSTRUCTION. ALL VERTICAL ELEVATIONS ARE BASED ON THE CORP OF ENGINEERS DIGITAL ORTHOGRAPHIC TOPOGRAPHY, CIRCA 2007.

1. THE CONTRACTOR SHALL NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.
2. A MINIMUM OF THREE SETS OF SHOP DRAWINGS MUST BE SUBMITTED, BY THE CONTRACTOR, TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. INSTALLATION OF MATERIALS AND/OR STRUCTURES PRIOR TO SHOP DRAWING APPROVAL IS DONE AT THE CONTRACTOR'S OWN RISK.
4. TWO SETS OF AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE VIRGIN ISLANDS BUILDING DEPARTMENT AND ENGINEER OF RECORD.

1. PRIOR TO COMMENCEMENT OF DEMOLITION THE CONTRACTOR WILL COORDINATE THEIR ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA AND THE PROJECT MANAGER. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES AND THE PROJECT MANAGER ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. THE CONTRACTOR IS TO COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES INCLUDING BUT NOT LIMITED TO FOUNDATIONS, TIMBER AND BRUSH, EXCEPT AS OTHERWISE INDICATED; STUMPS AND ROOTS; EXISTING PAVEMENT; OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.
3. MINIMUM DEPTH FOR REMOVAL OF OBJECTS SHALL BE THREE (3) FEET BELOW SUB-GRADE IN ROADWAY AND SIDEWALK AREAS AND FOUR (4) FEET BELOW FINISHED GRADE ELSEWHERE. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED OR AT PROPOSED POOL LOCATIONS ALL TRACES OF FOUNDATIONS, AND OTHER STRUCTURES AND MATERIALS SHALL BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.
4. ALL BUILDING REMOVAL AND DEMOLITION SHALL BE PERFORMED AS SHOWN OR AS DIRECTED BY THE ENGINEER AND/OR THE PROJECT MANAGER.

1. A MINIMUM OF 3 FEET OF COVER SHALL BE MAINTAINED OVER ALL PROPOSED UTILITIES UNLESS SHOWN OTHERWISE ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
2. WHERE POTABLE WATER AND SANITARY UTILITIES (SANITARY SEWER, FORCE MAIN, REUSE WATER) CROSS WITH LESS THAN EIGHTEEN (18) INCHES VERTICAL CLEARANCE, THE SEWAGE MAIN SHALL BE CONCRETE ENCASED PVC PIPE OR ENCASED IN A WATERIGHT CARRIER PIPE, CENTERED ON THE POINT OF CROSSING. A MINIMUM HORIZONTAL SEPARATION OF SIX (6) TO TEN (10) FEET (EDGE TO EDGE) BETWEEN POTABLE WATER MAINS AND SEWAGE MAINS SHALL BE MAINTAINED WHEN PRACTICAL. WHEN THE APPROPRIATE HORIZONTAL SEPARATION CANNOT BE MAINTAINED THE SEWAGE MAIN SHALL BE CONCRETE ENCASED PVC PIPE OR ENCASED IN A WATERIGHT CARRIER PIPE.
3. ALL WATER MAIN AND SANITARY SEWER MATERIALS AND APPURTENANCES SHALL BE INSTALLED, TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE A.H.U. AND THE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
4. PVC GRAVITY SEWER FOUR (4) INCH THROUGH (15) INCH SHALL BE SDR 26. JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. ALL PVC SEWER SHALL BEAR THE "NSF-DW SEAL".
5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
6. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES PRIOR TO STARTING.
7. ALL WATER AND SEWER LINES ARE TO BE CAPPED TEMPORARILY AT THEIR OPEN ENDS UNTIL CONNECTIONS ARE CONSTRUCTED.
8. WHEN TRENCH EXCAVATION EXCEEDS 5 FEET IN DEPTH:
  - A. CONTRACTOR SHALL CONFORM TO OSHA STD. 29CFR. SECTION 1926.650.
  - B. THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.
  - C. TRENCH SAFETY SYSTEM SHALL BE BY THE CONTRACTOR.
9. ON-SITE WASTEWATER COLLECTION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED.

NOT FOR CONSTRUCTION

SHEET TITLE:

NOTES SHEET



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NDW \_\_\_\_\_ DWT \_\_\_\_\_  
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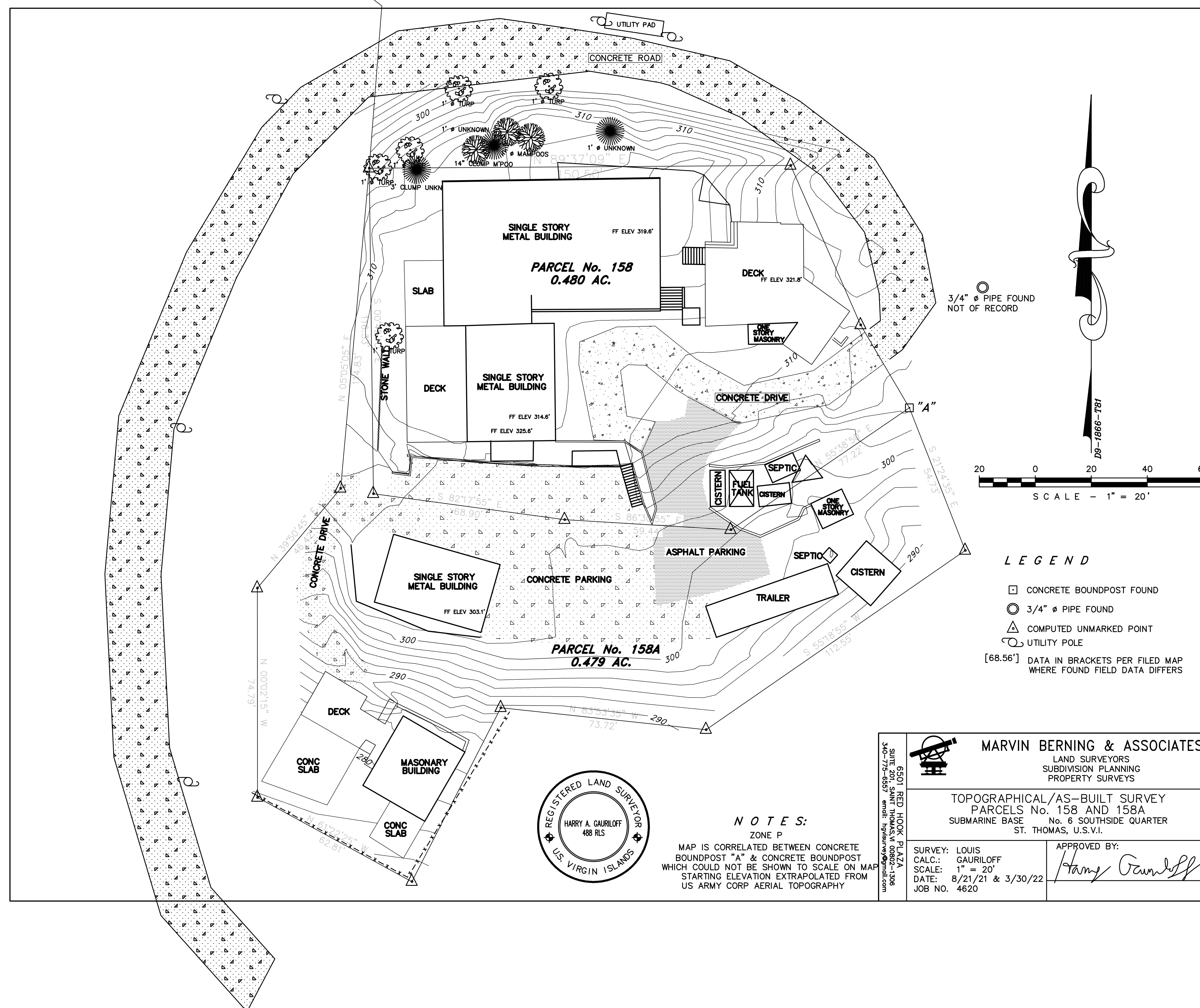
DWT \_\_\_\_\_  
PROJECT MANAGER:

[illegible]

PROJECT : WTJX Radio Station

SHEET TITLE: EXISTING  
CONDITIONS  
SHEET

06162036      C0.02  
JOB NO.      SHEET NO.













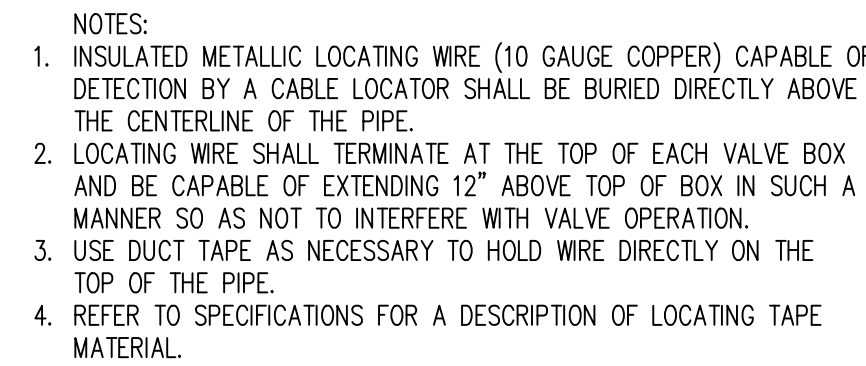






06162036      C4.00  
JOB NO.      SHEET NO.





## PVC PIPE LOCATING WIRE & TAPE DETAIL

N.T.S.

1  
C4.01



N.T.S.

2  
C4.01



N.T.S.

6  
C4.01



N.T.S.

4  
C4.01



N.T.S.

5  
C4.01



N.T.S.

7  
C4.01

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NDW _____	DWT _____
DRAWN BY:	REVIEW BY:

DWT  
PROJECT MANAGER:

[illegible]

PROJECT:

WTJX Radio Station

**SHEET TITLE:**

## DETAILS SHEET

06162036  
JOB NO.

C4.01  
SHEET NO.





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DRAWN BY:	REVIEW BY:

DWT
PROJECT MANAGER

[illegible]

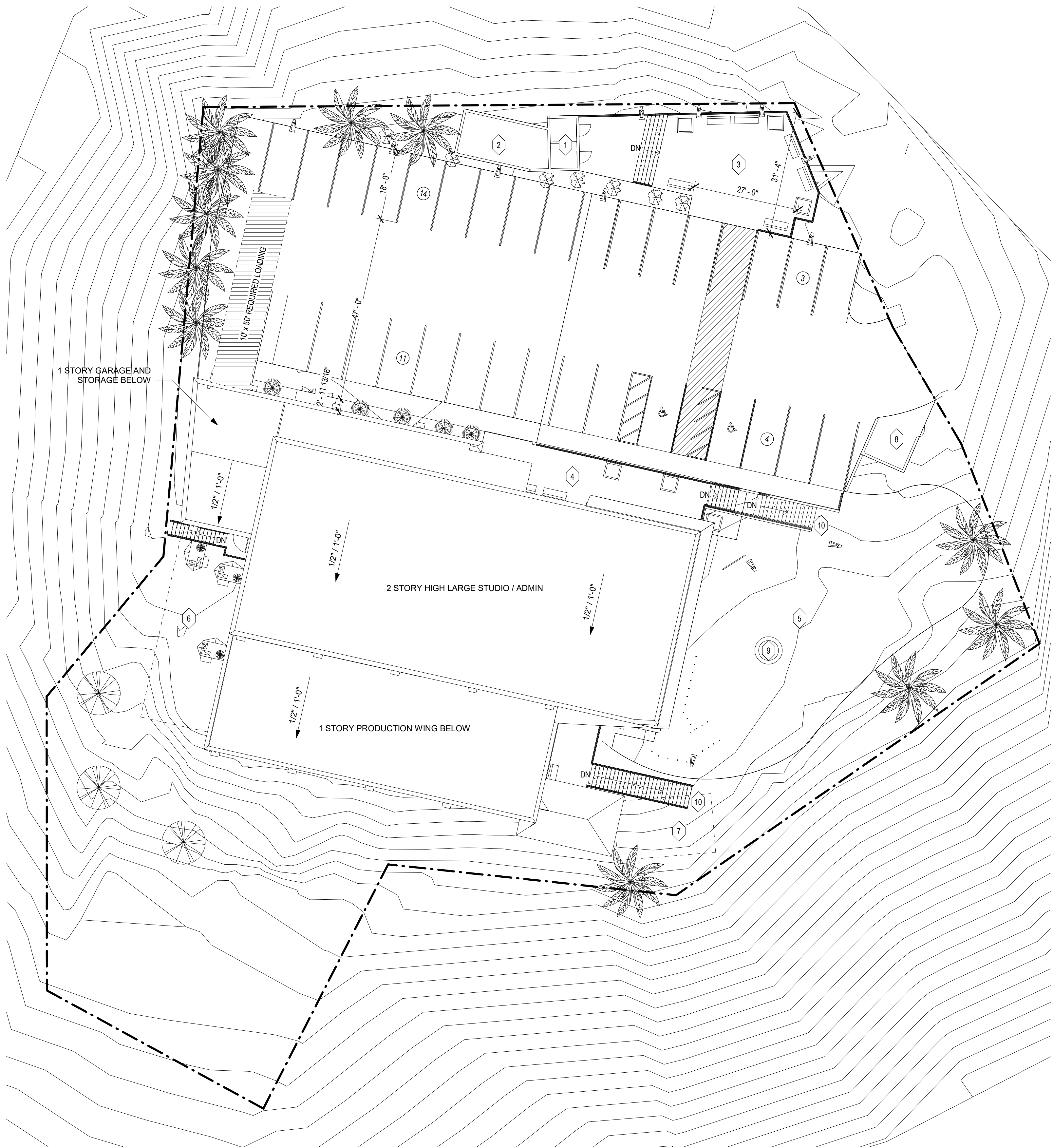
PROJECT : WTJX Radio Station

SHEET TITLE:  
DETAILS SHEET

06162036  
JOB NO.

**C4.02**  
SHEET NO.





SITE - SCOPE KEYNOTES

#	DESCRIPTION
1	RESTROOM BUILDING
2	GENERATOR ENCLOSURE
3	PATIO
4	MAIN ENTRY PLAZA
5	OUTDOOR EVENT SPACE
6	BROADCASTING INFRASTRUCTURE YARD
7	WASTE TREATMENT SYSTEM
8	DUMPSTER ENCLOSURE
9	FLAGPOLE
10	EXTERIOR CONCRETE STAIR TO GRADE



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DRAWN BY: \_\_\_\_\_ REVIEW BY: \_\_\_\_\_

JLT  
PROJECT MANAGER:

Ref	Description	Date
A	Demolition Permit Documents	02/04/22
B	Programming / Schematic Design	05/23/22
C	60% Construction Documents	
D	90% Construction Documents	
E	100% Construction Documents	

No.	Description	Date

PROJECT :  
  
WTJX Radio Station  
  
Haypiece Hill, Parcels 158A and 158 Rem  
Submarine base, St. Thomas USVI

SHEET TITLE:  
  
CONCEPTUAL SITE PLAN



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Author: \_\_\_\_\_ Checker: \_\_\_\_\_  
DRAWN BY: JLT REVIEW BY: \_\_\_\_\_

PROJECT MANAGER:  
SUBMISSIONS:

Ref	Description	Date
A	Demolition Permit Documents	02/04/22
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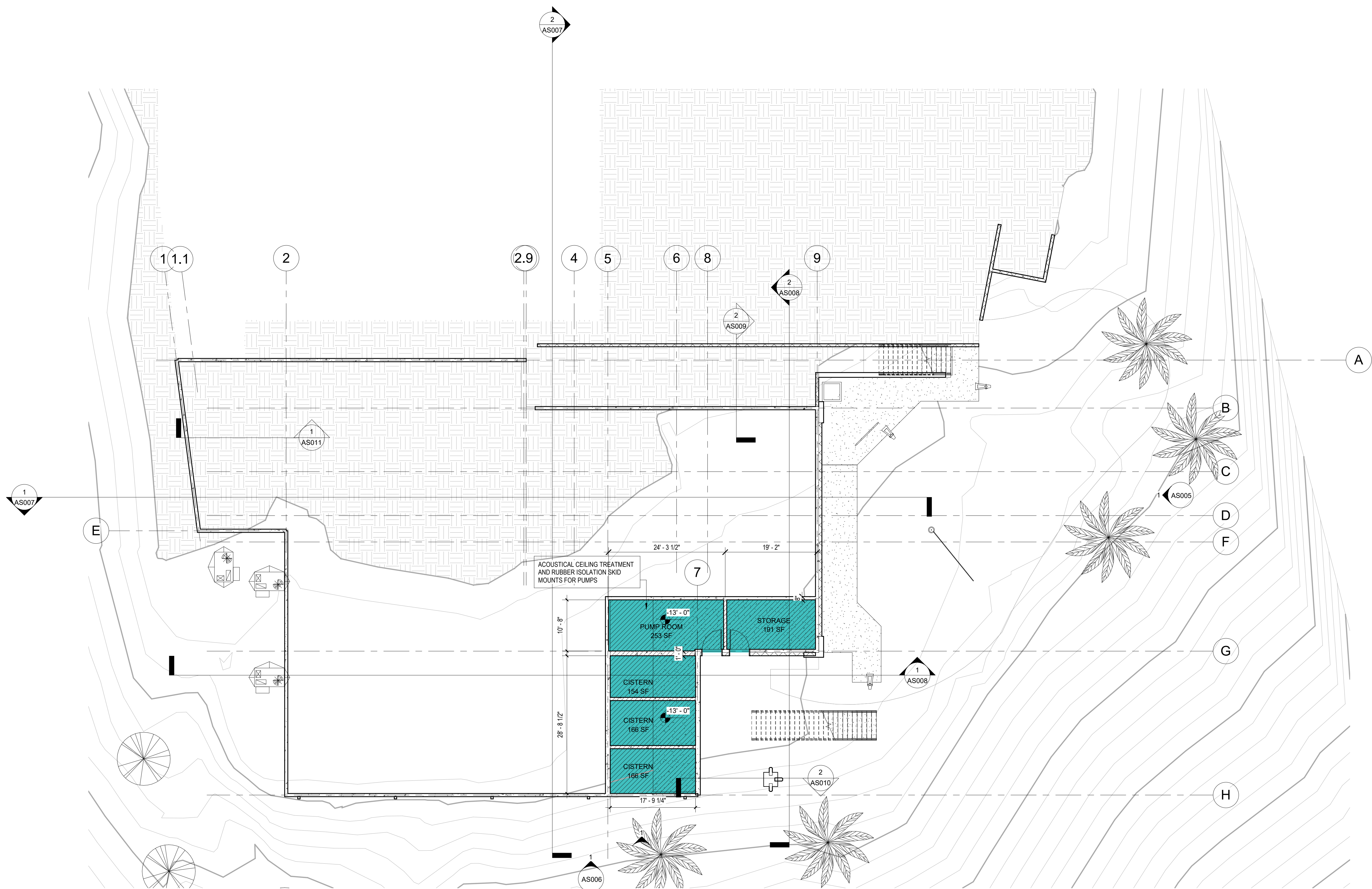
REVISIONS:

No.	Description	Date

PROJECT: WTJX Radio Station

Haypiece Hill, Parcels 158A and 158 Rem  
Submarine base, St. Thomas USVI

SHEET TITLE:  
BASEMENT/ CISTERN  
FLOOR PLAN



1 BASEMENT/ CISTERN FLOOR PLAN  
AS002 3/32" = 1'-0"



Department Legend

- ADMINISTRATION (2 STORY BUILDING)
- CIRCULATION CORE
- CONTROL AND TECH CORE (1 STORY BLDG)
- GARAGE
- OUTDOOR EVENT SPACE
- PARKING
- PATIO / TERRACE SPACE
- STORAGE CORE
- SUPPORT
- TV STUDIO

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REVISIONS:

No.	Description	Date

PROJECT: WTJX Radio Station

Haypiece Hill, Parcels 158A and 158 Rem  
Submarine base, St. Thomas USVI

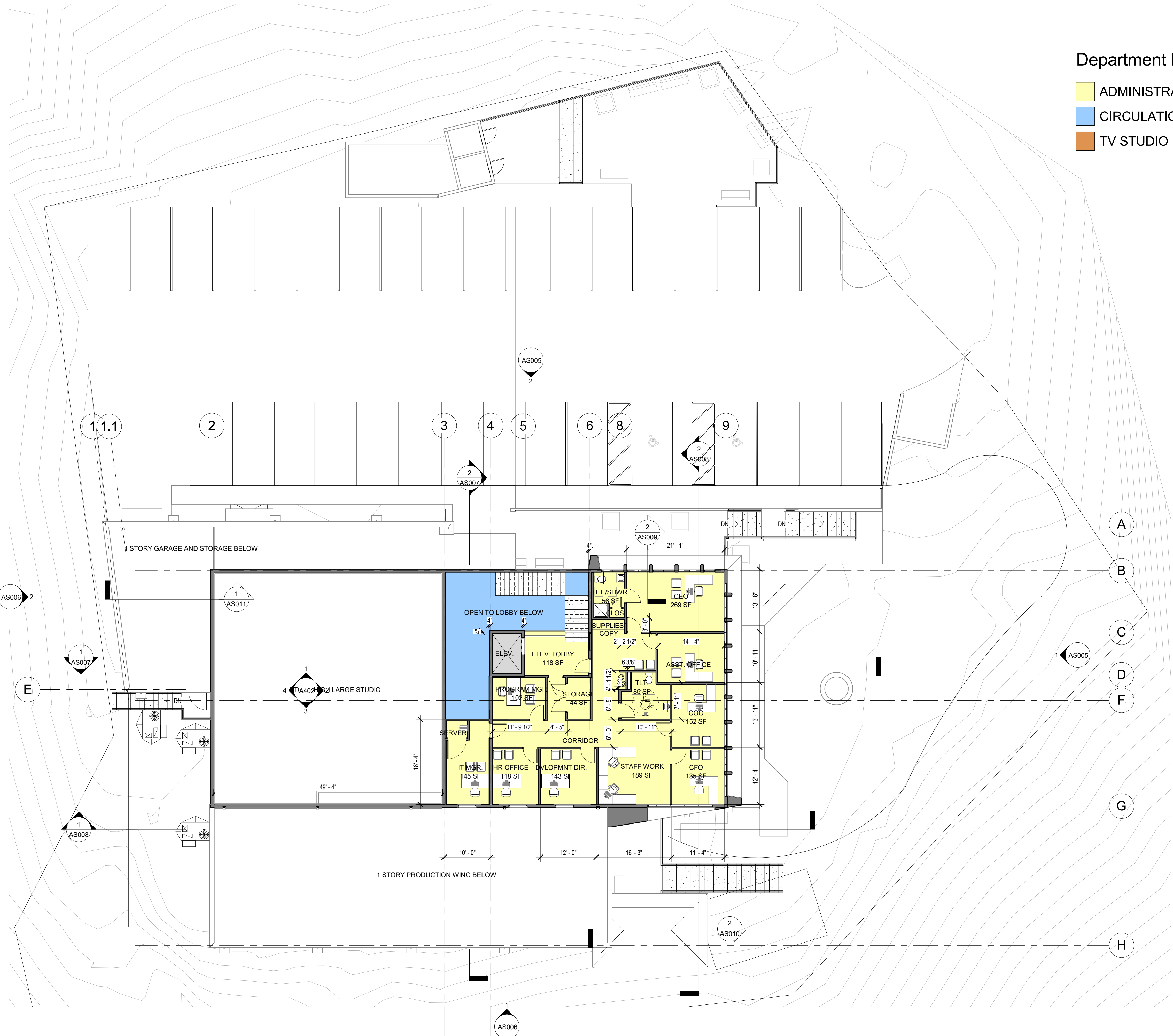
SHEET TITLE:

FIRST FLOOR PLAN

510-21-1 AS003  
JOB NO. SHEET NO.

1 CONCEPTUAL 1st FLOOR PLAN  
AS003 3/32" = 1'-0"





Department Legend

- ADMINISTRATION (2 STORY BUILDING)
- CIRCULATION CORE
- TV STUDIO

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Author: JLT  
Checker: JLT  
DRAWN BY: JLT  
REVIEW BY: JLT

PROJECT MANAGER: JLT

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REVISIONS:

No.	Description	Date

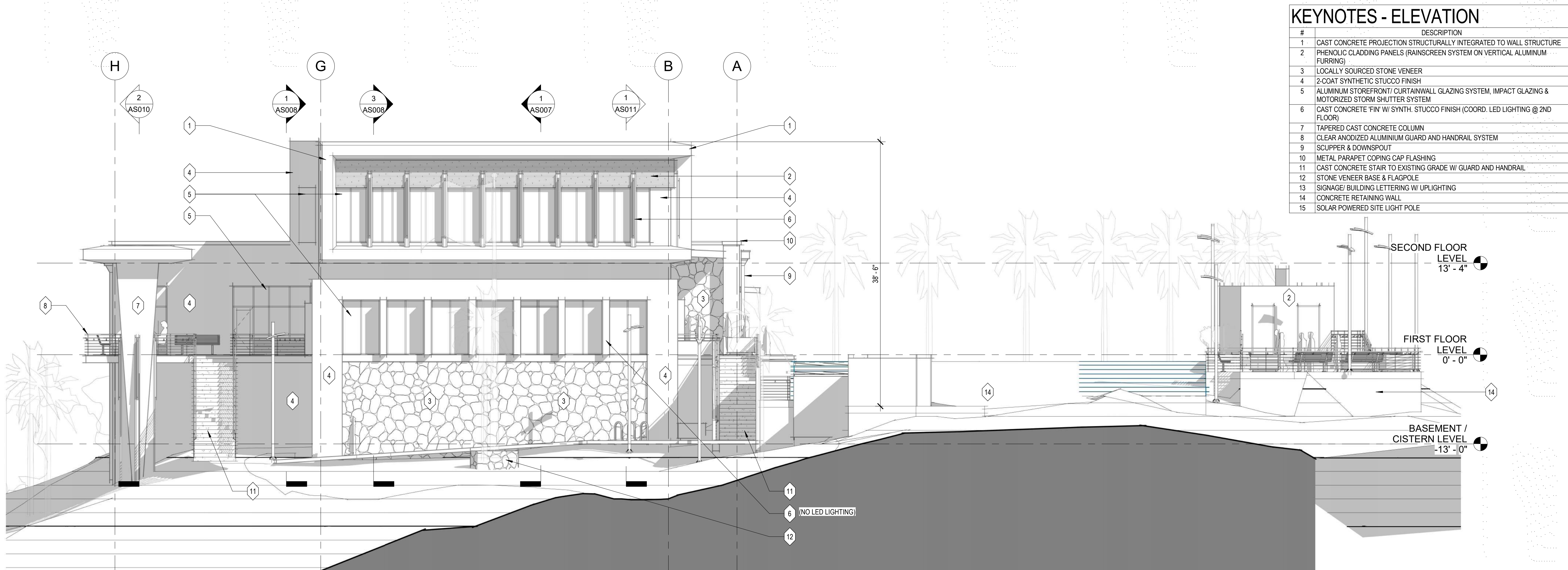
PROJECT: WTJX Radio Station

Haypiece Hill, Parcels 158A and 158 Rem  
Submarine base, St. Thomas USVI

SHEET TITLE: SECOND FLOOR PLAN

510-21-1 AS004  
JOB NO. SHEET NO.

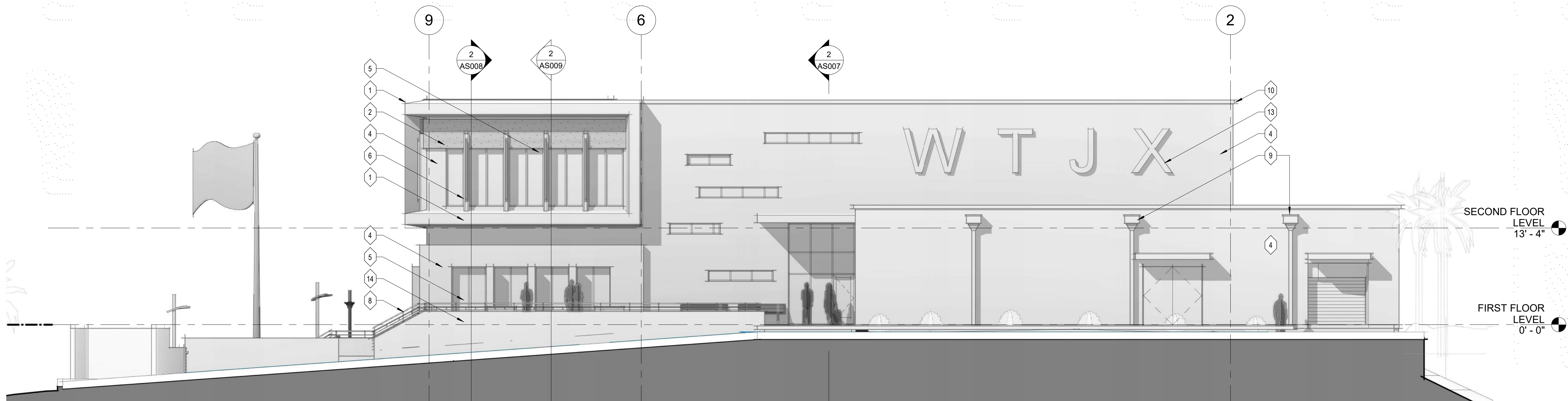




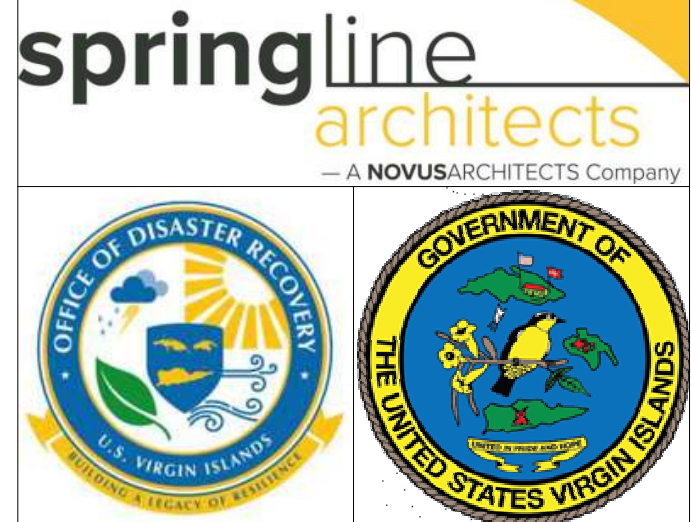
## KEYNOTES - ELEVATION

#	DESCRIPTION
1	CAST CONCRETE PROJECTION STRUCTURALLY INTEGRATED TO WALL STRUCTURE
2	PHENOLIC CLADDING PANELS (RAINSREEN SYSTEM ON VERTICAL ALUMINUM FURRING)
3	LOCALLY SOURCED STONE VENEER
4	2-COAT SYNTHETIC STUCCO FINISH
5	ALUMINUM STOREFRONT/ CURTAINWALL GLAZING SYSTEM, IMPACT GLAZING & MOTORIZED STORM SHUTTER SYSTEM
6	CAST CONCRETE FIN W/ SYNTH. STUCCO FINISH (COORD. LED LIGHTING @ 2ND FLOOR)
7	TAPERED CAST CONCRETE COLUMN
8	CLEAR ANODIZED ALUMINUM GUARD AND HANDRAIL SYSTEM
9	SCUPPER & DOWNSPOUT
10	METAL PARAPET COPING CAP FLASHING
11	CAST CONCRETE STAIR TO EXISTING GRADE W/ GUARD AND HANDRAIL
12	STONE VENEER BASE & FLAGPOLE
13	SIGNAGE/ BUILDING LETTERING W/ UPLIGHTING
14	CONCRETE RETAINING WALL
15	SOLAR POWERED SITE LIGHT POLE

**1 EAST ELEVATION**  
AS005 1/8" = 1'-0"



**2 NORTH ELEVATION**  
AS005 1/8" = 1'-0"



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DRAWN BY: \_\_\_\_\_ REVIEW BY: \_\_\_\_\_

JLT  
PROJECT MANAGER:

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REVISIONS:

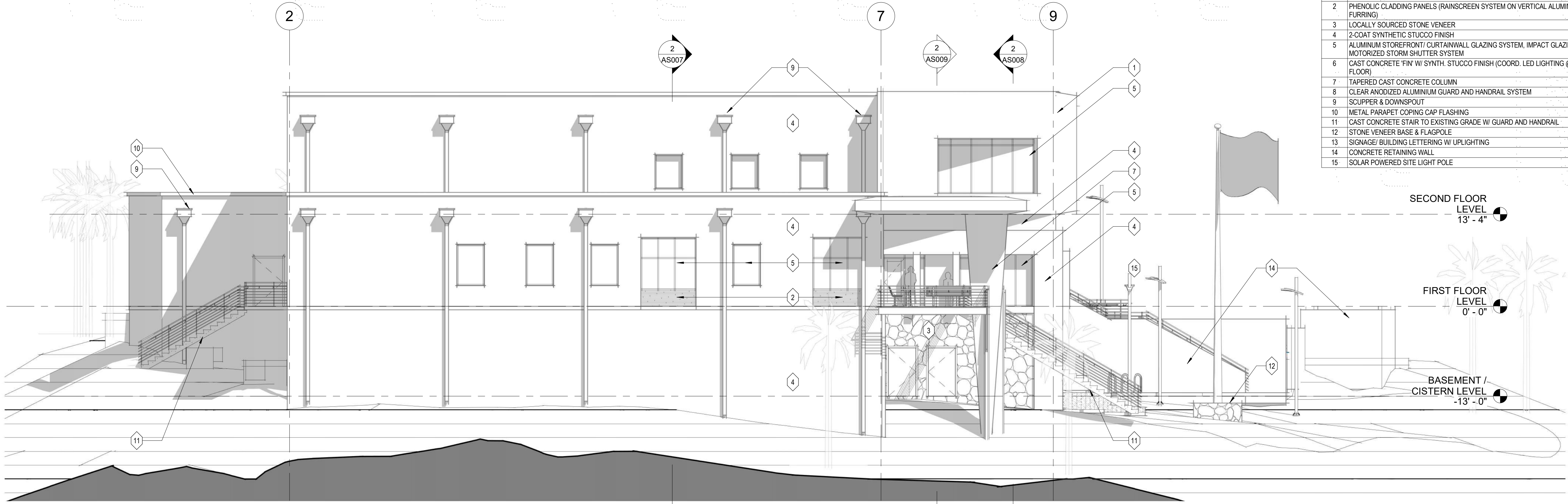
No.	Description	Date

PROJECT: WTJX Radio Station  
Haypiece Hill, Parcels 158A and 158 Rem  
Submarine base, St. Thomas USVI

SHEET TITLE:  
**BUILDING ELEVATIONS**

510-21-1 AS005  
JOB NO. SHEET NO.

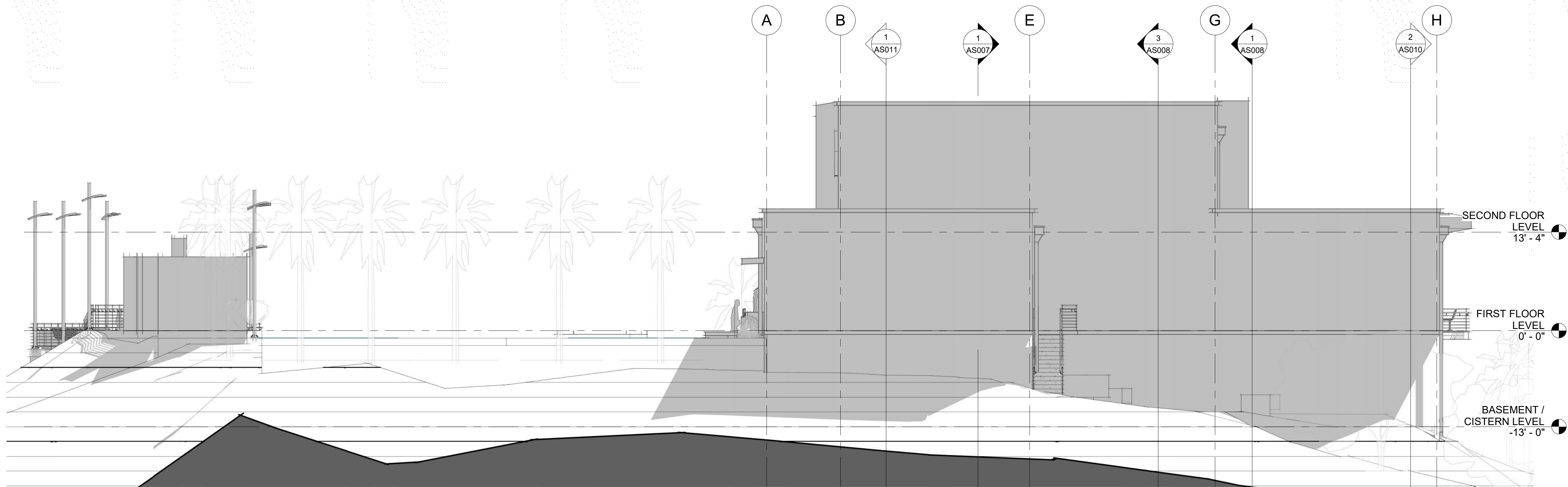




### KEYNOTES - ELEVATION

#	DESCRIPTION
1	CAST CONCRETE PROJECTION STRUCTURALLY INTEGRATED TO WALL STRUCTURE
2	PHENOLIC CLADDING PANELS (RAINSREEN SYSTEM ON VERTICAL ALUMINUM FURRING)
3	LOCALLY SOURCED STONE VENEER
4	2-COAT SYNTHETIC STUCCO FINISH
5	ALUMINUM STOREFRONT/ CURTAINWALL GLAZING SYSTEM, IMPACT GLAZING & MOTORIZED STORM SHUTTER SYSTEM
6	CAST CONCRETE FIN W/ SYNTH. STUCCO FINISH (COORD. LED LIGHTING @ 2ND FLOOR)
7	TAPERED CAST CONCRETE COLUMN
8	CLEAR ANODIZED ALUMINUM GUARD AND HANDRAIL SYSTEM
9	SCUPPER & DOWNSPOUT
10	METAL PARAPET COPING CAP FLASHING
11	CAST CONCRETE STAIR TO EXISTING GRADE W/ GUARD AND HANDRAIL
12	STONE VENEER BASE & FLAGPOLE
13	SIGNAGE/ BUILDING LETTERING W/ UPLIGHTING
14	CONCRETE RETAINING WALL
15	SOLAR POWERED SITE LIGHT POLE

**1 SOUTH ELEVATION**  
AS006 1/8" = 1'-0"



**2 WEST ELEVATION**  
AS006 1/8" = 1'-0"



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DRAWN BY: JLT  
REVIEW BY: JLT

PROJECT MANAGER:  
SUBMISSIONS:

Ref	Description	Date
A	Demolition Permit Documents	02/04/22
B	Programming / Schematic Design	05/23/22
C	60% Construction Documents	
D	90% Construction Documents	
E	100% Construction Documents	

REVISIONS:

No.	Description	Date

PROJECT: WTJX Radio Station  
Haypiece Hill, Parcels 158A and 158 Rem  
Submarine base, St. Thomas USVI

SHEET TITLE:  
**BUILDING ELEVATIONS**





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No.	Description	Date

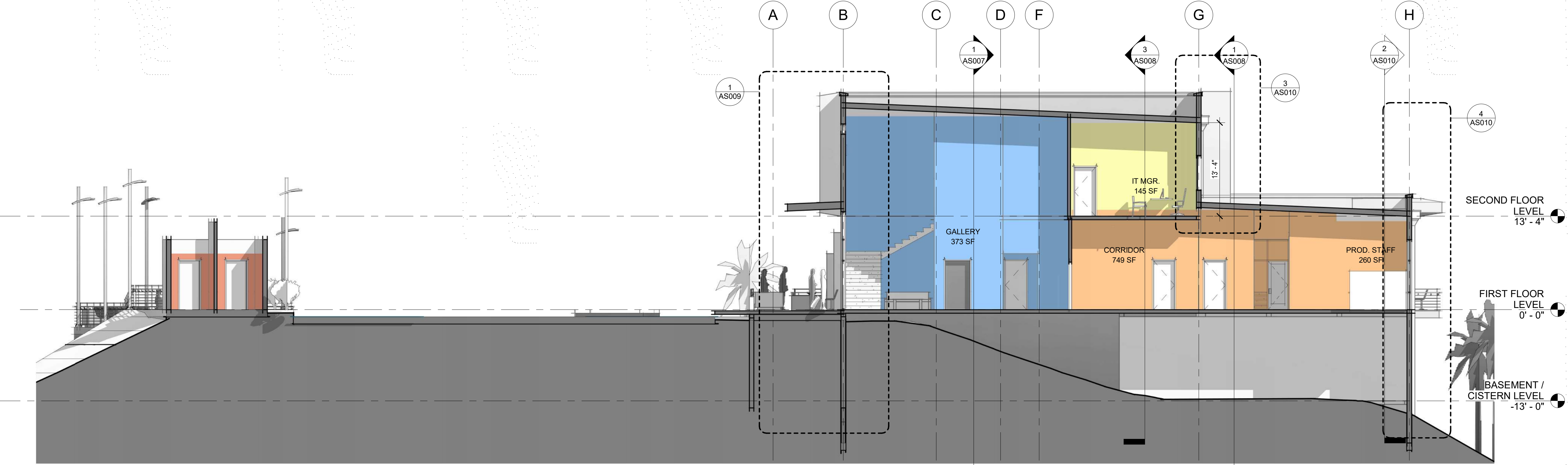
PROJECT:  
WTJX Radio Station  
Haypiece Hill, Parcels 158A and 158 Rem  
Submarine base, St. Thomas USVI

SHEET TITLE:  
BUILDING SECTIONS

510-21-1 AS007  
JOB NO. SHEET NO.



1 BUILDING SECTION 1  
AS007 1/8" = 1'-0"



2 BUILDING SECTION 2  
AS007 1/8" = 1'-0"





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PROJECT MANAGER: \_\_\_\_\_

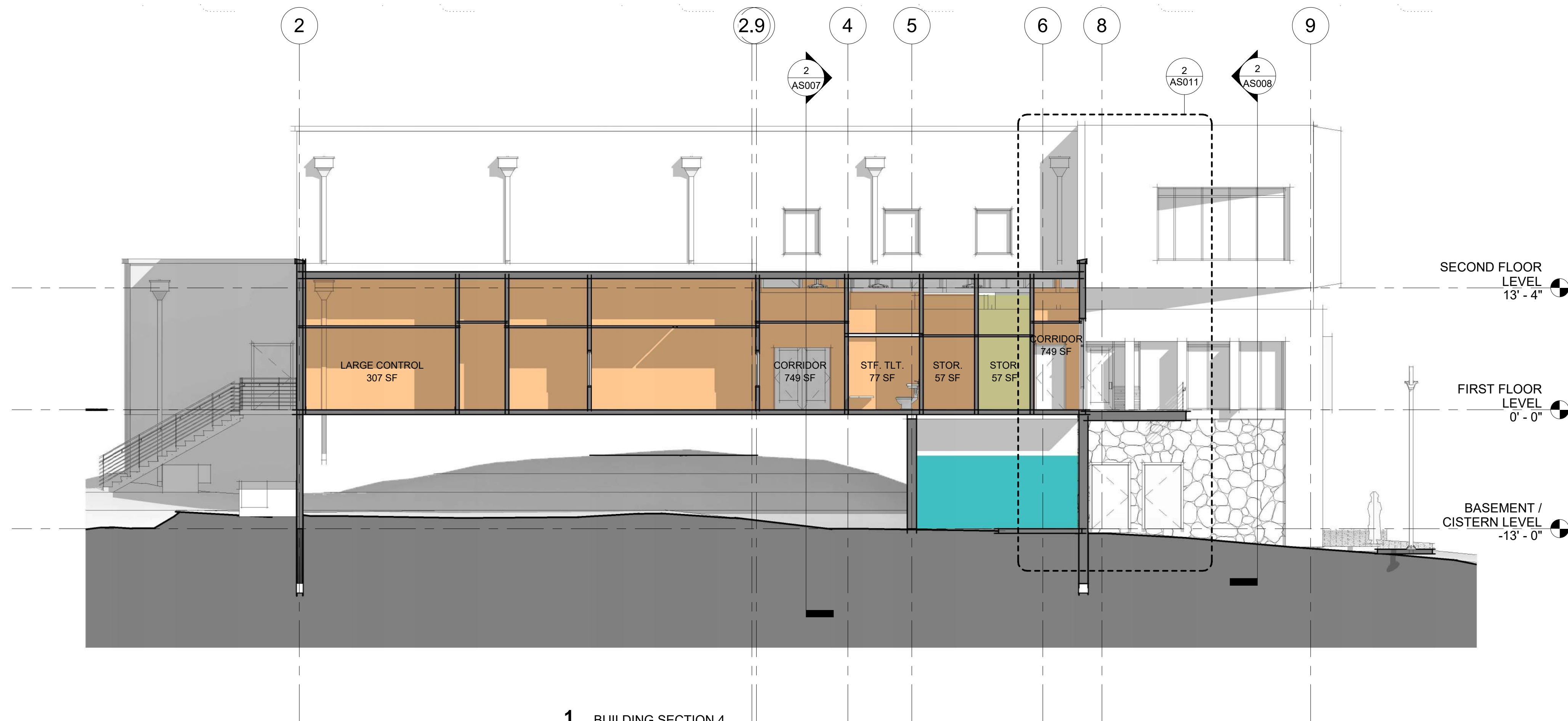
Ref	Description	Date
A	Programming: As-built & SOW Asmt.	05/23/22
B	60% Construction Documents	
C	90% Construction Documents	
D	100% Construction Documents	

No.	Description	Date

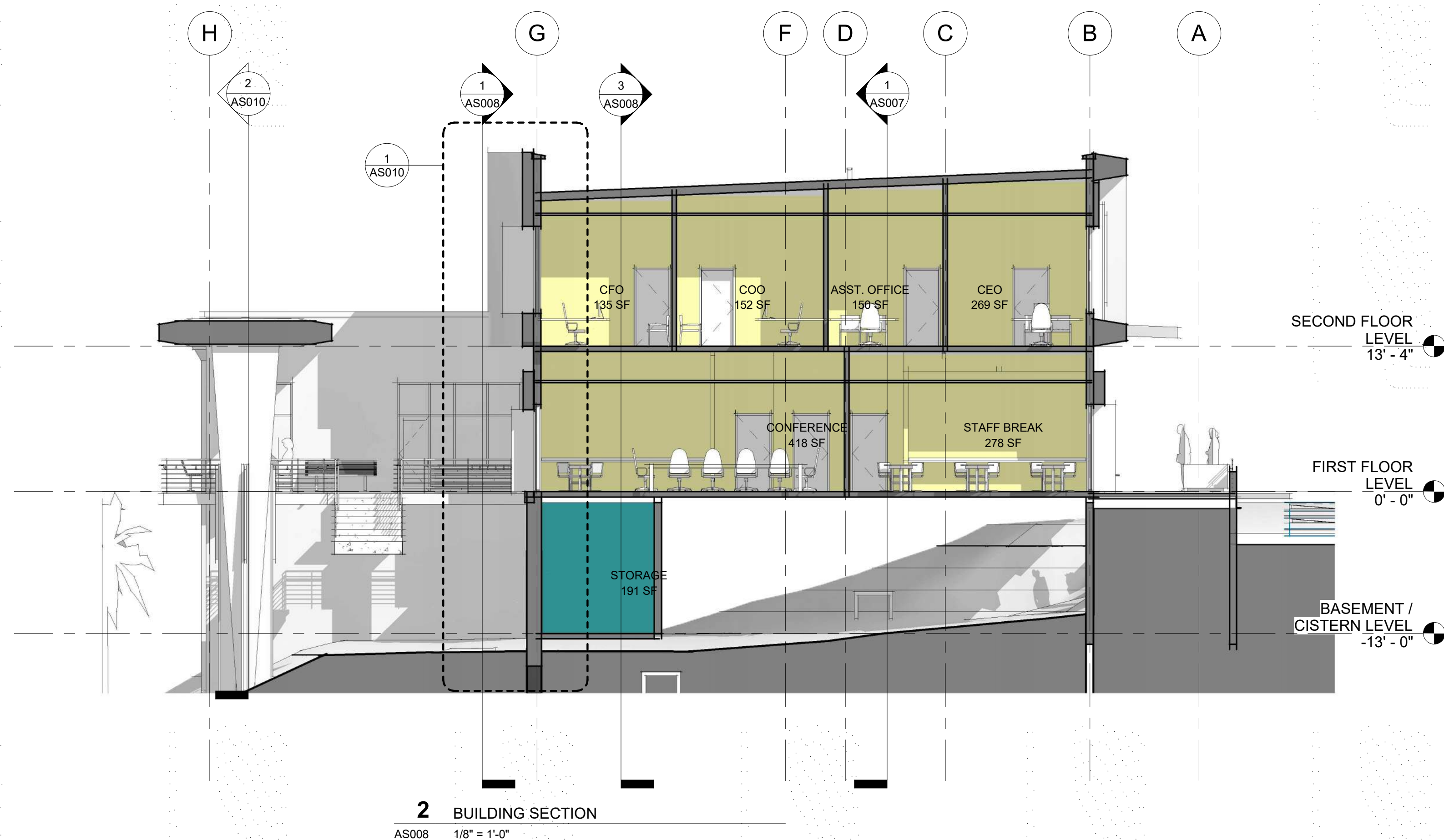
PROJECT: WTJX Radio Station  
Haypiece Hill, Parcels 158A and 158 Rem  
Submarine base, St. Thomas USVI

SHEET TITLE:  
BUILDING SECTIONS

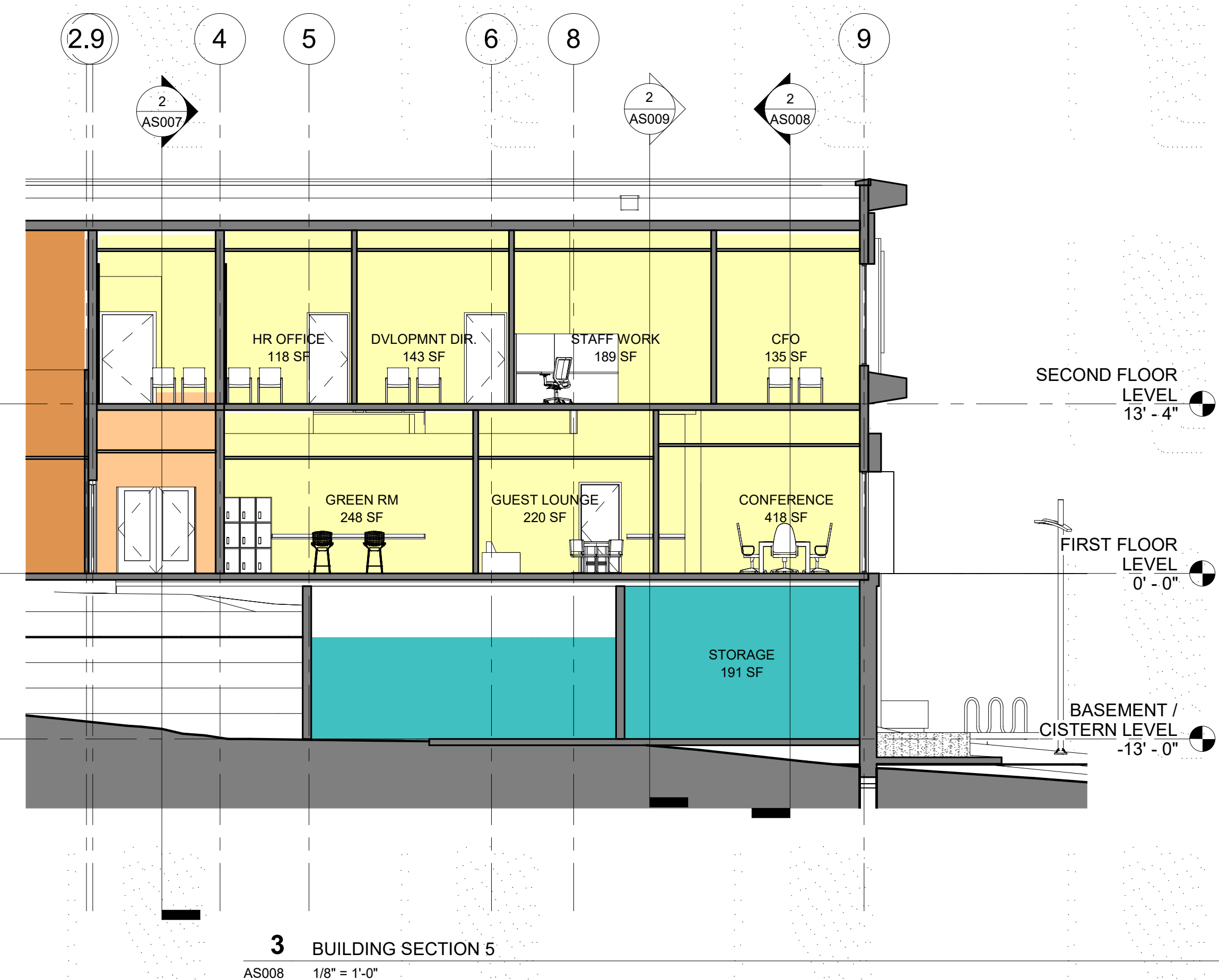
510-21-1 AS008  
JOB NO. SHEET NO.



1 BUILDING SECTION 4  
AS008 1/8" = 1'-0"

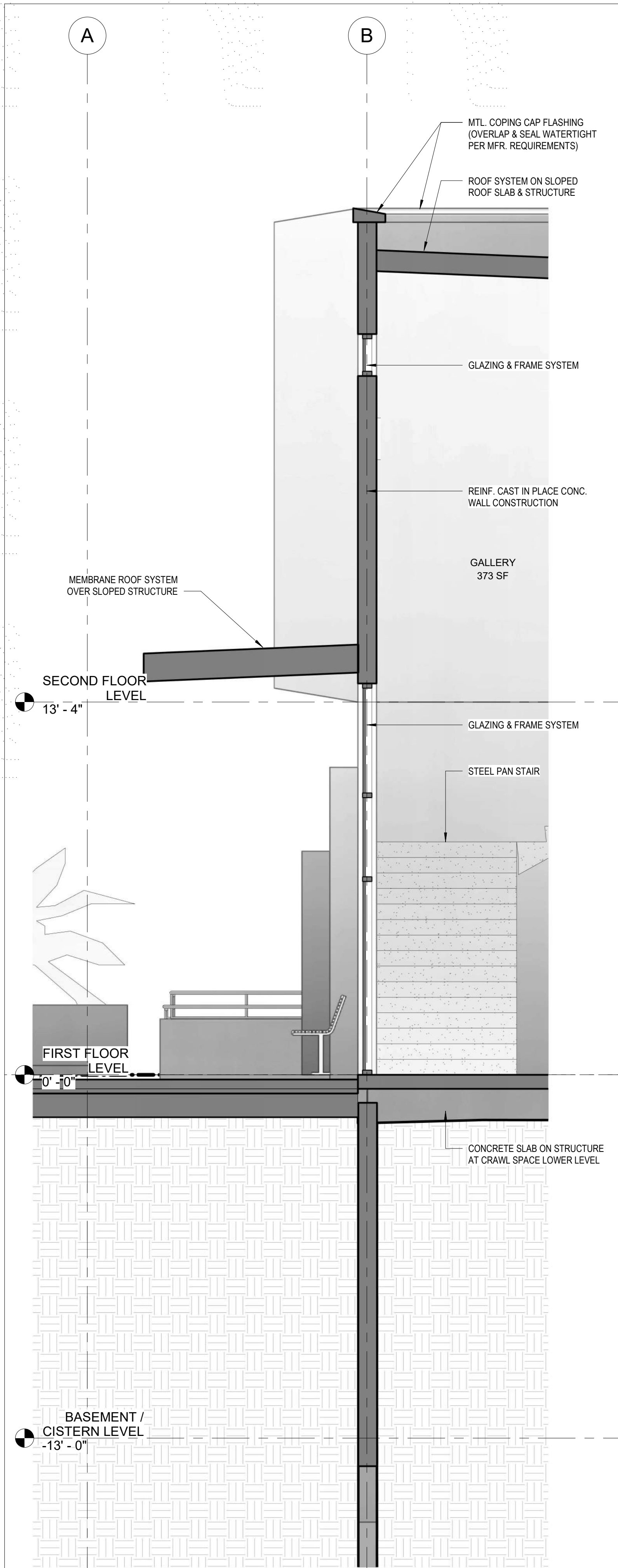


2 BUILDING SECTION  
AS008 1/8" = 1'-0"

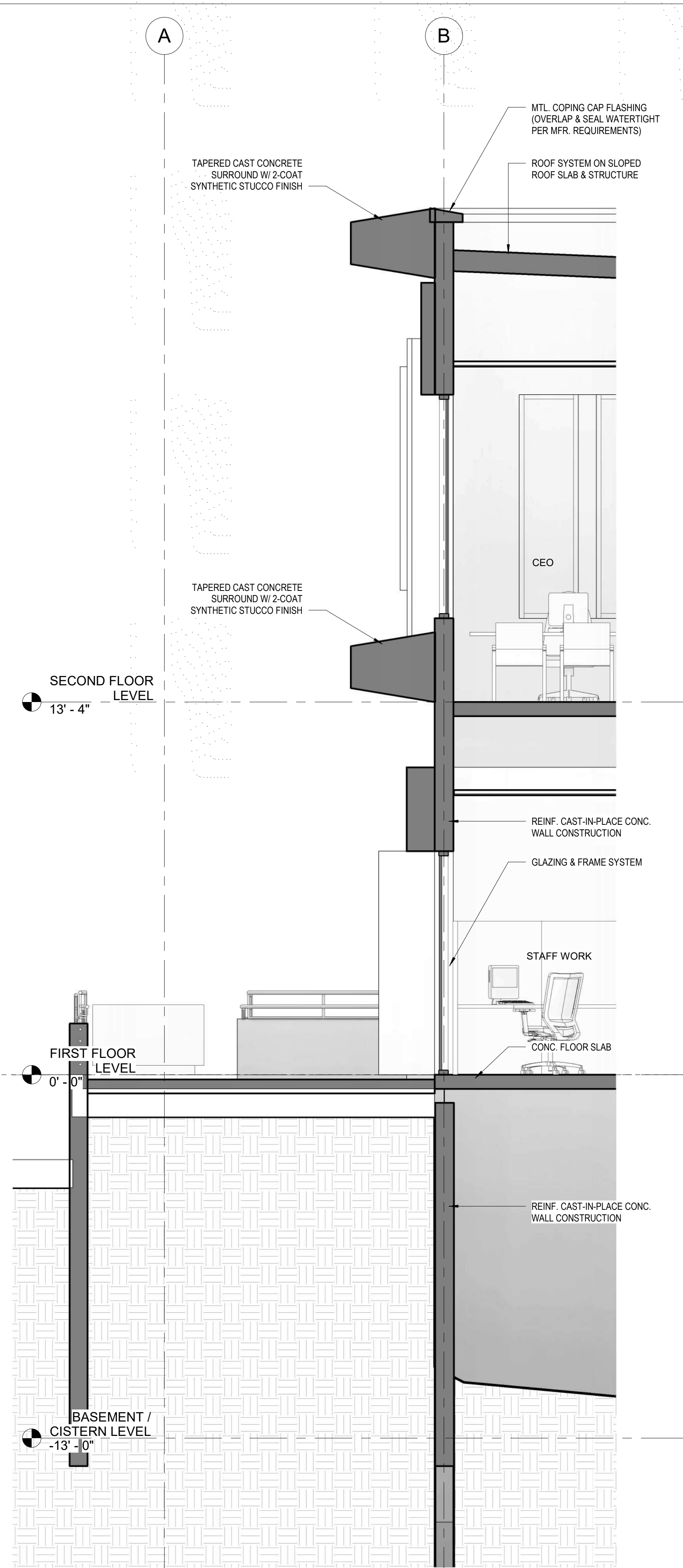


3 BUILDING SECTION 5  
AS008 1/8" = 1'-0"

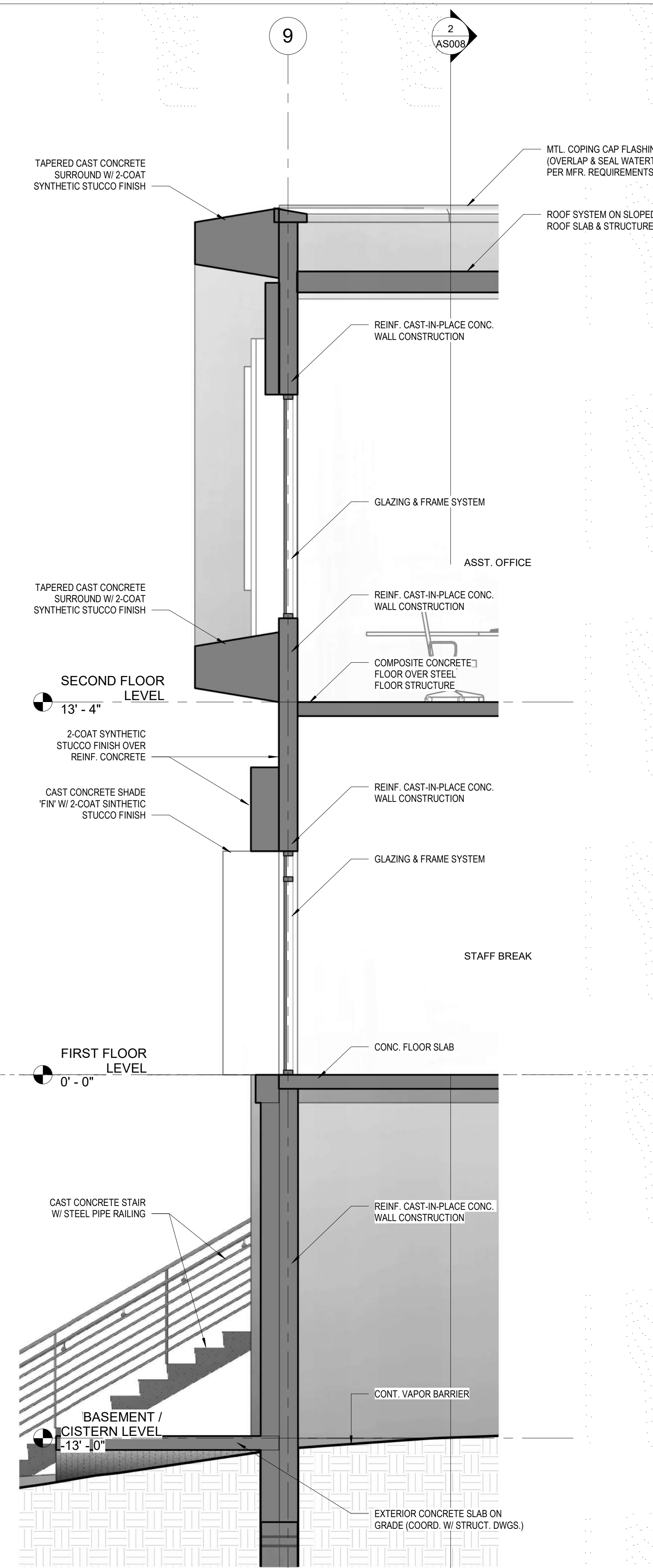




**1** WALL SECTION - ENTRY LOBBY  
AS009 3/8" = 1'-0"



**2** WALL SECTION - NORTH  
AS009 3/8" = 1'-0"



**3** WALL SECTION - EAST  
AS009 3/8" = 1'-0"

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REVISIONS:

No.	Description	Date

PROJECT: WTJX Radio Station

Haypiece Hill, Parcels 158A and 158 Rem  
Submarine base, St. Thomas USVI

SHEET TITLE: WALL SECTIONS

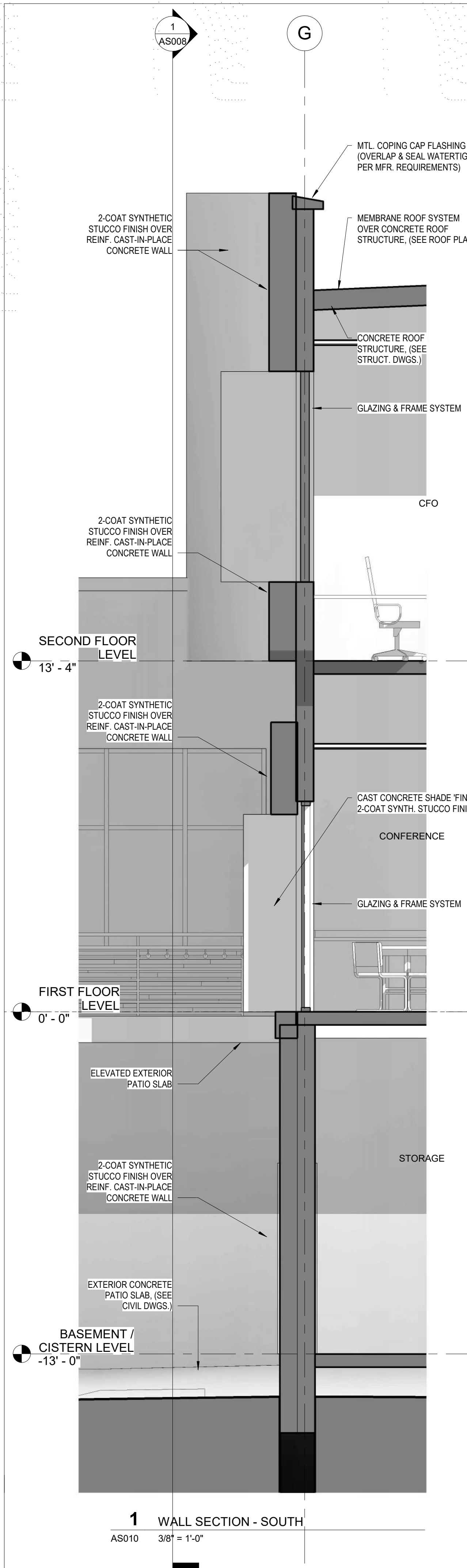
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AS009

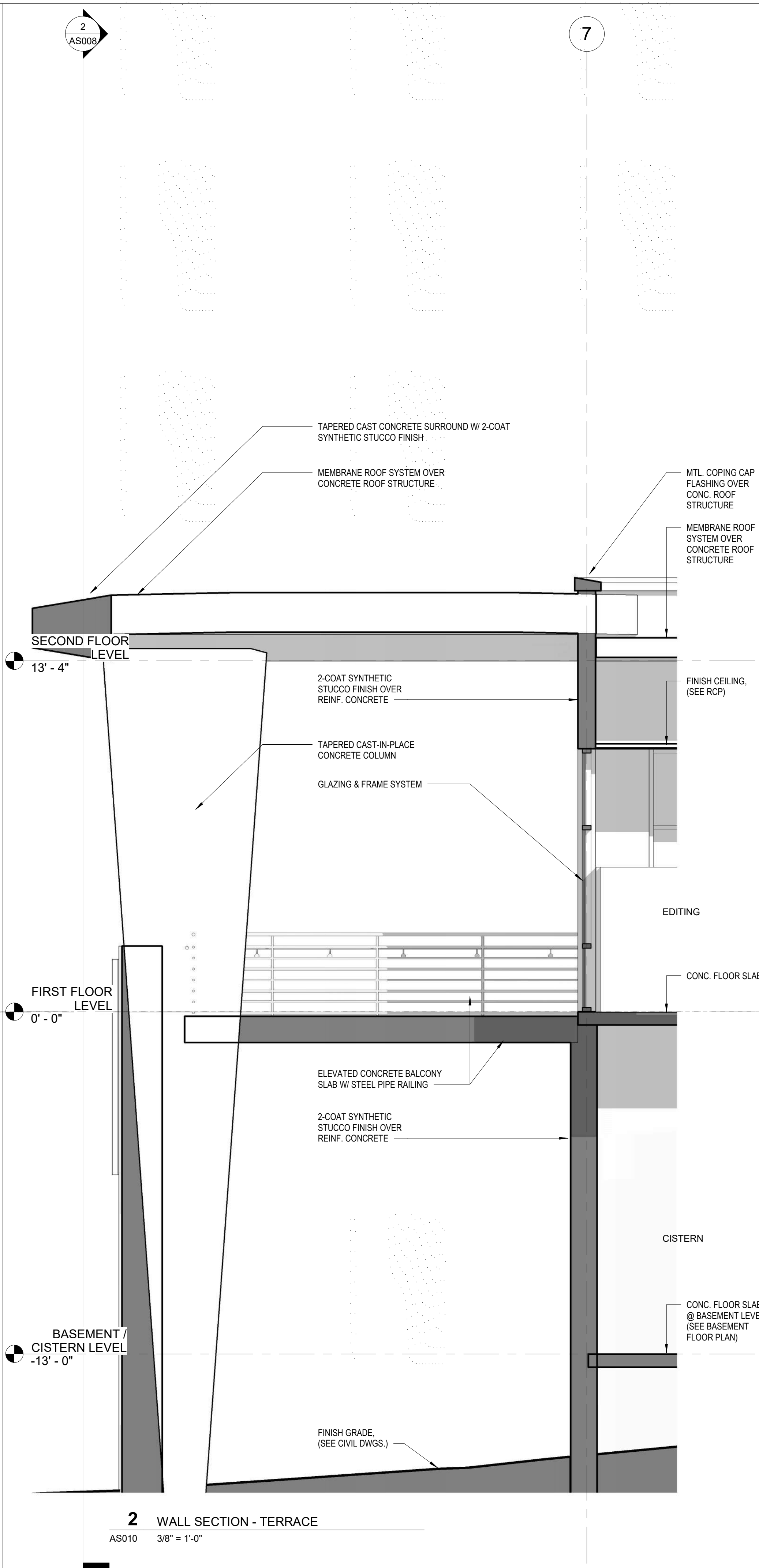
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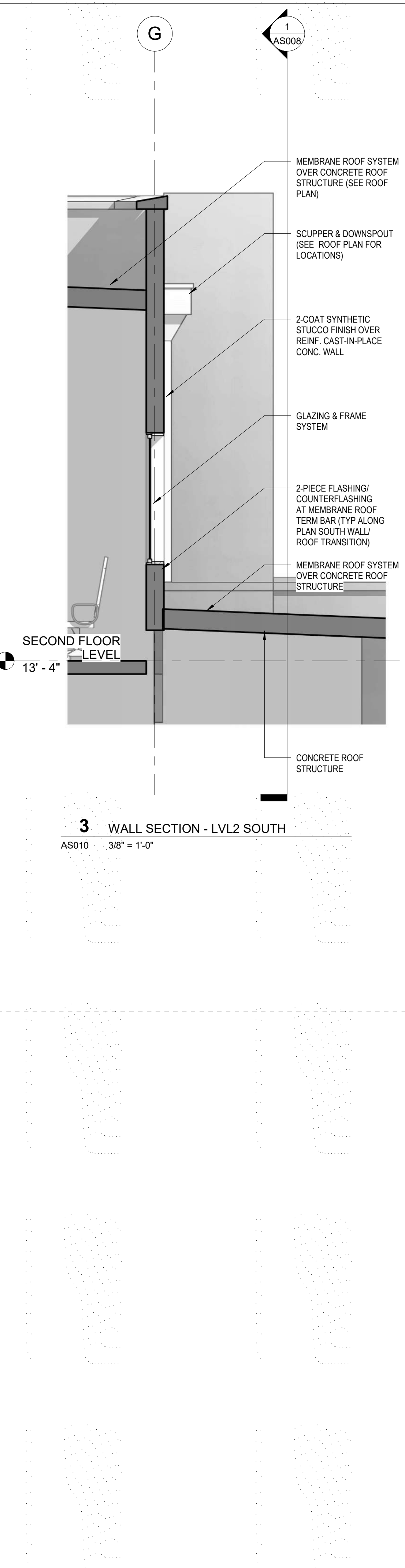




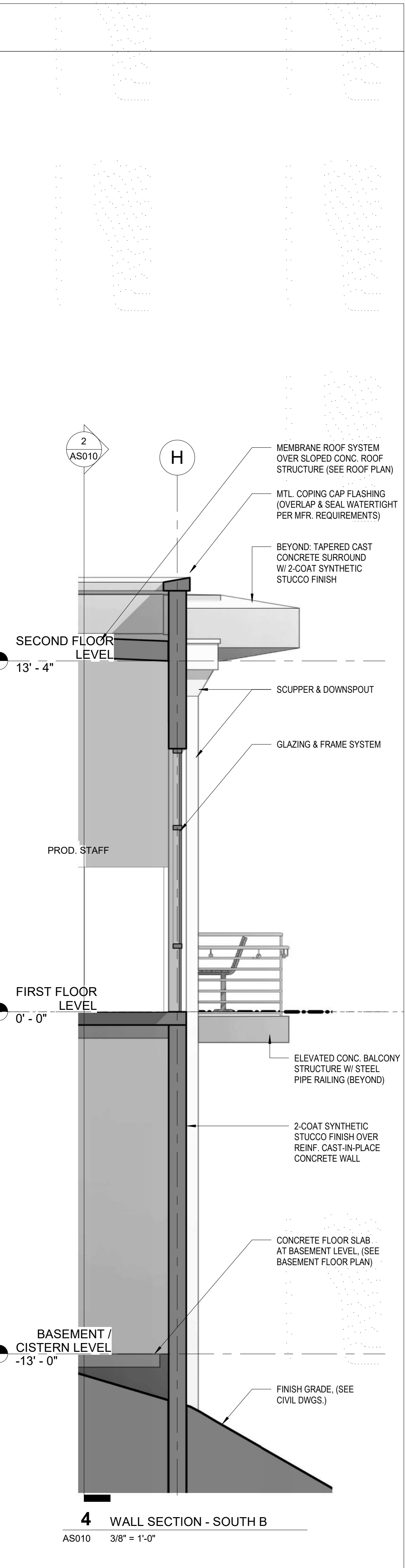
1 WALL SECTION - SOUTH  
AS010 3/8" = 1'-0"



2 WALL SECTION - TERRACE  
AS010 3/8" = 1'-0"





3 WALL SECTION - LVL2 SOUTH  
AS010 3/8" = 1'-0"



4 WALL SECTION - SOUTH B  
AS010 3/8" = 1'-0"

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PROJECT MANAGER:

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PROJECT:

WTJX Radio Station

Haypiece Hill, Parcels 158A and 158 Rem  
Submarine base, St. Thomas USVI

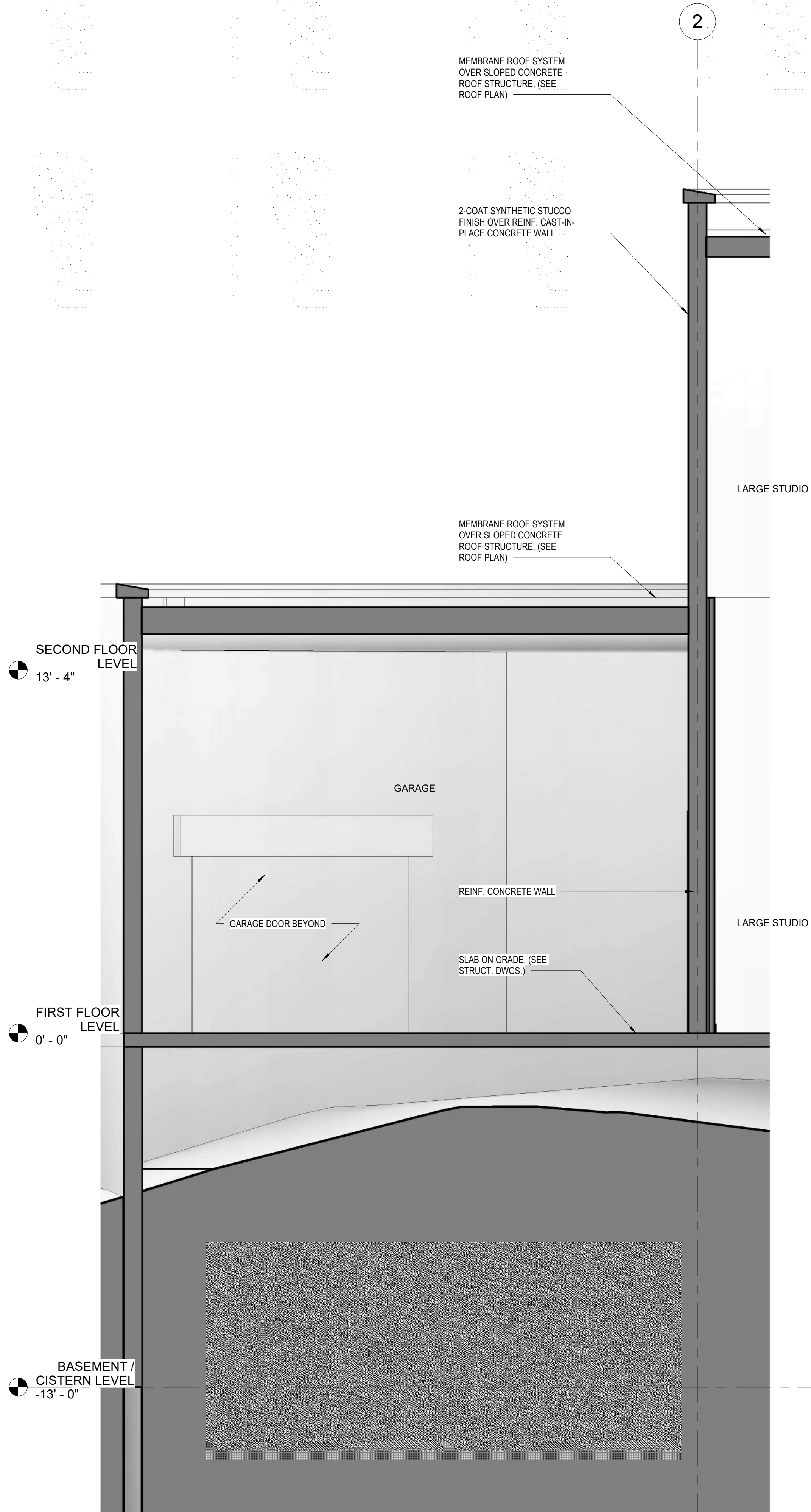
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WALL SECTIONS

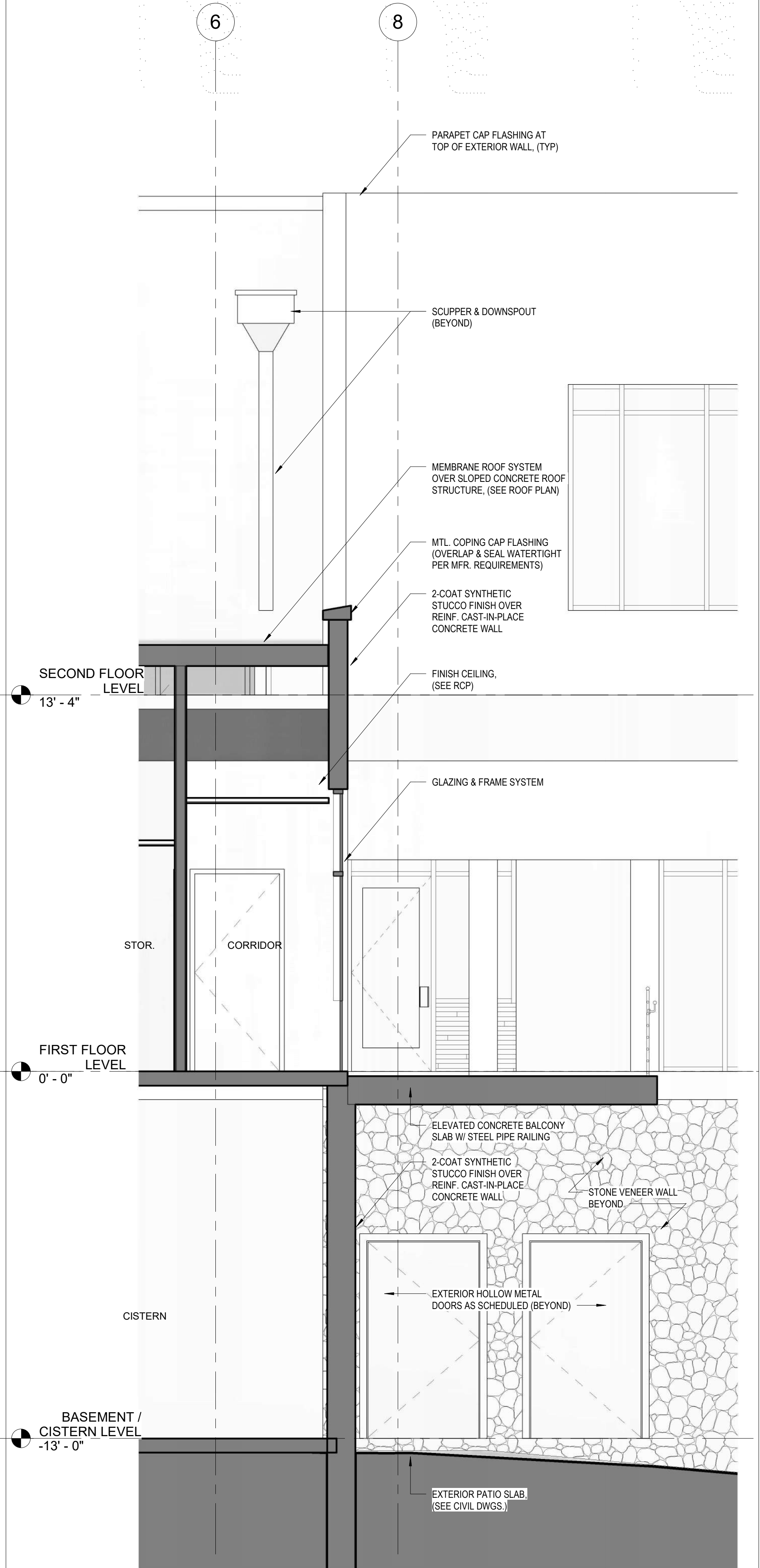
510-21-1 AS010

JOB NO. SHEET NO.





1 WALL SECTION - GARAGE  
AS011 3/8" = 1'-0"



2 WALL SECTION - EAST TERRACE  
AS011 3/8" = 1'-0"

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No.	Description	Date

PROJECT :

WTJX Radio Station

Haypiece Hill, Parcels 158A and 158 Rem  
Submarine base, St. Thomas USVI

SHEET TITLE:

WALL SECTIONS

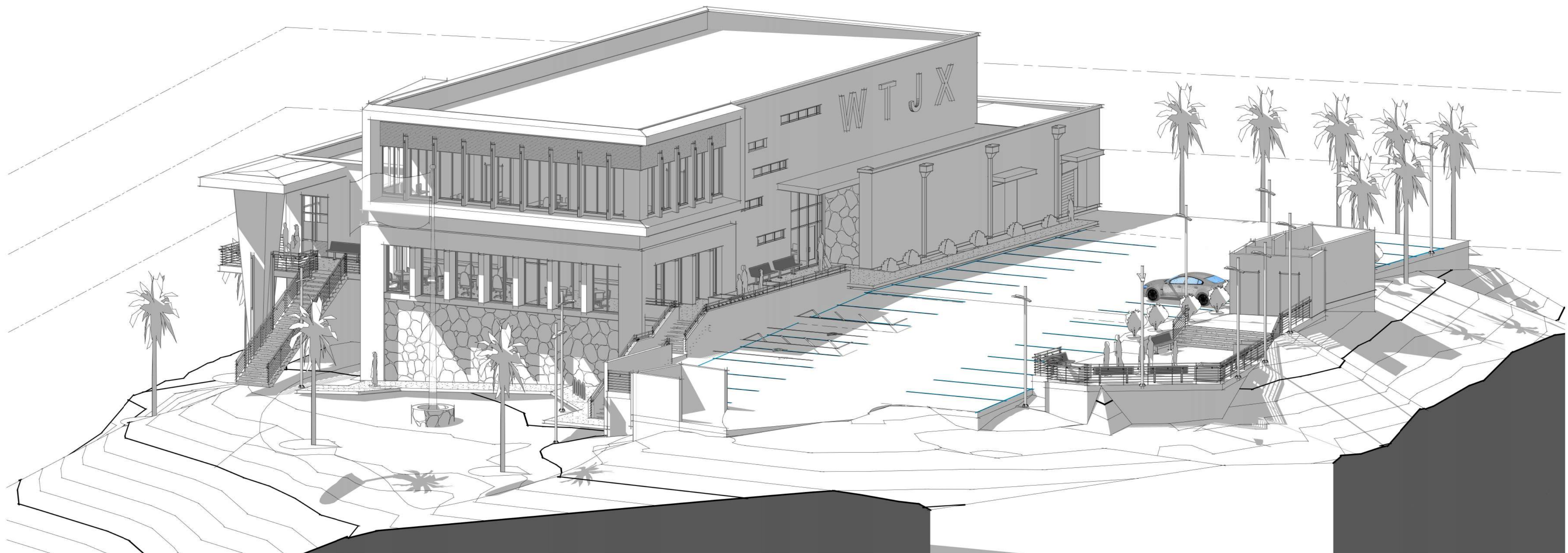
510-21-1

AS011

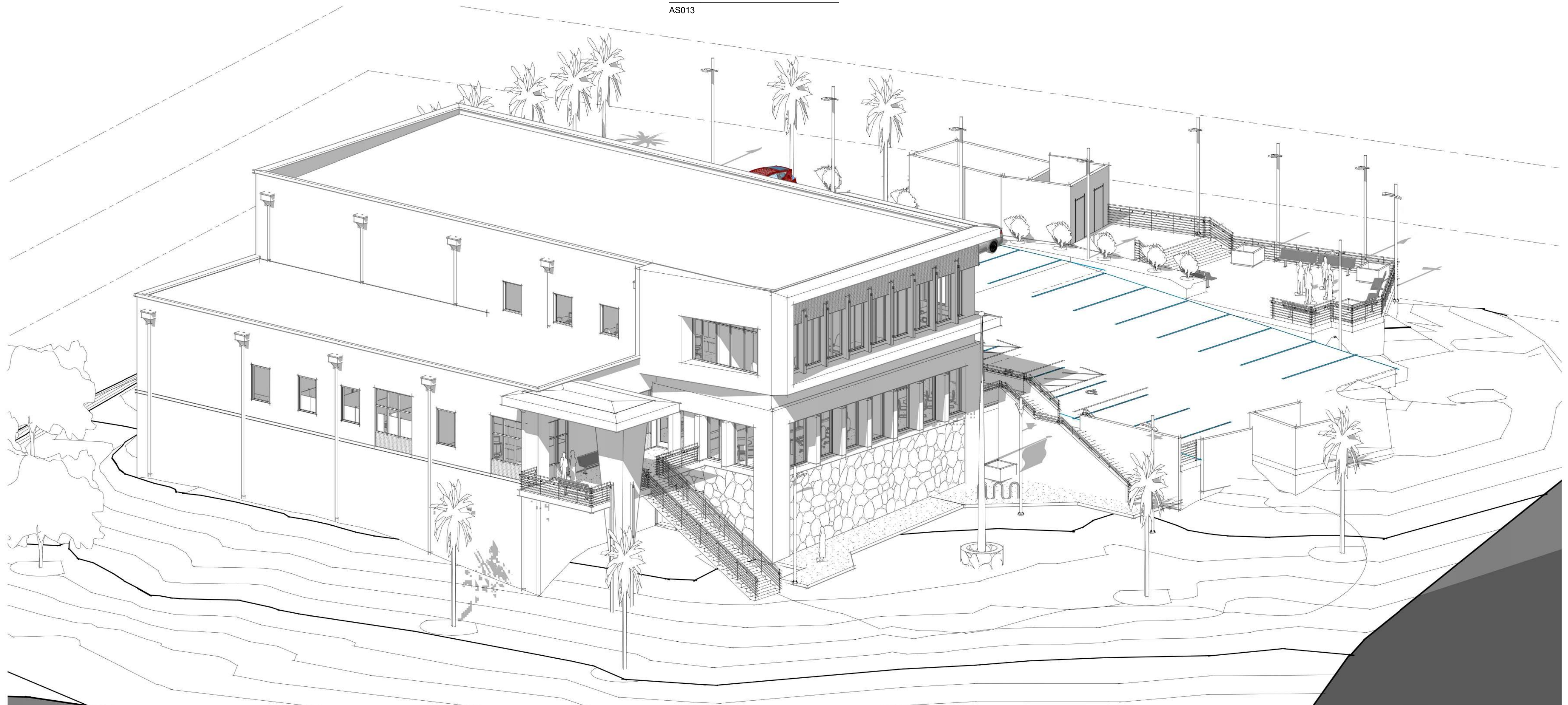
JOB NO.

SHEET NO.





**2** MASSING AXON 2  
AS013



**1** MASSING AXON  
AS013




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JLT  
PROJECT MANAGER: \_\_\_\_\_

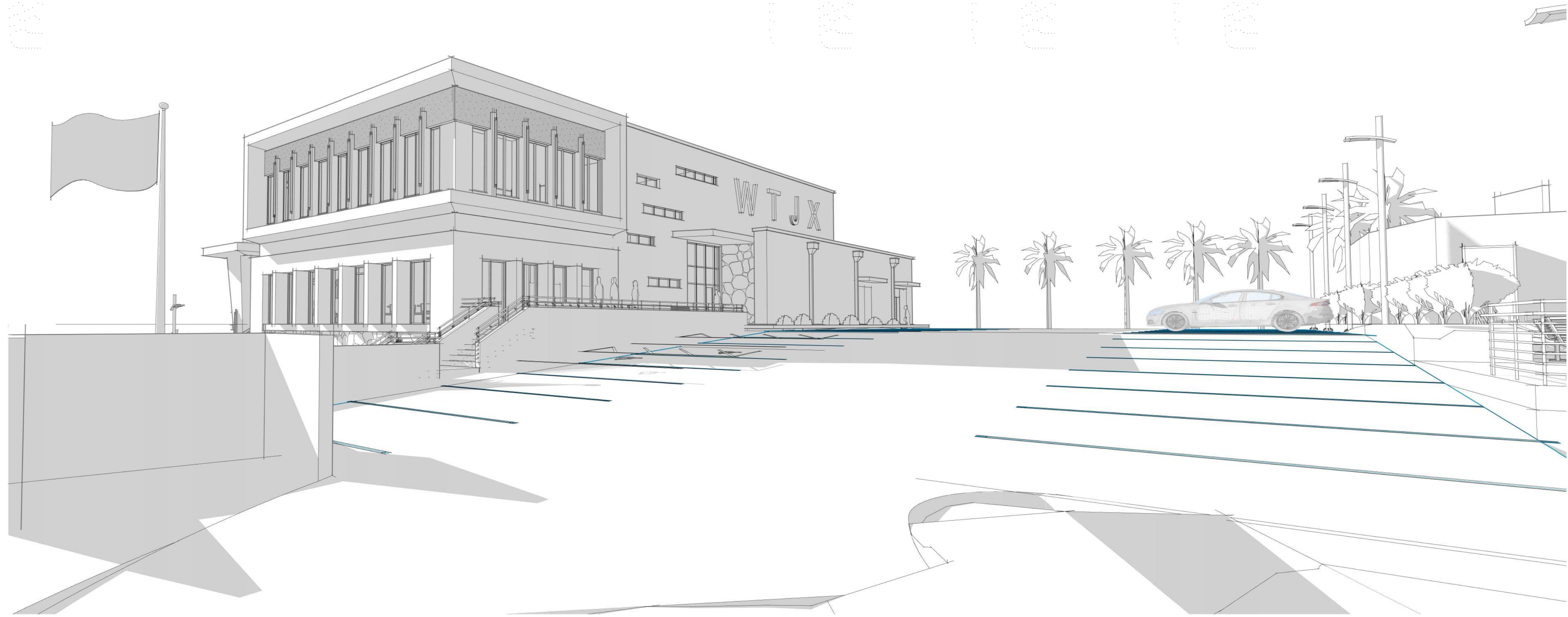
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E	100% Construction Documents	

REVISIONS: 		
No.	Description	Date

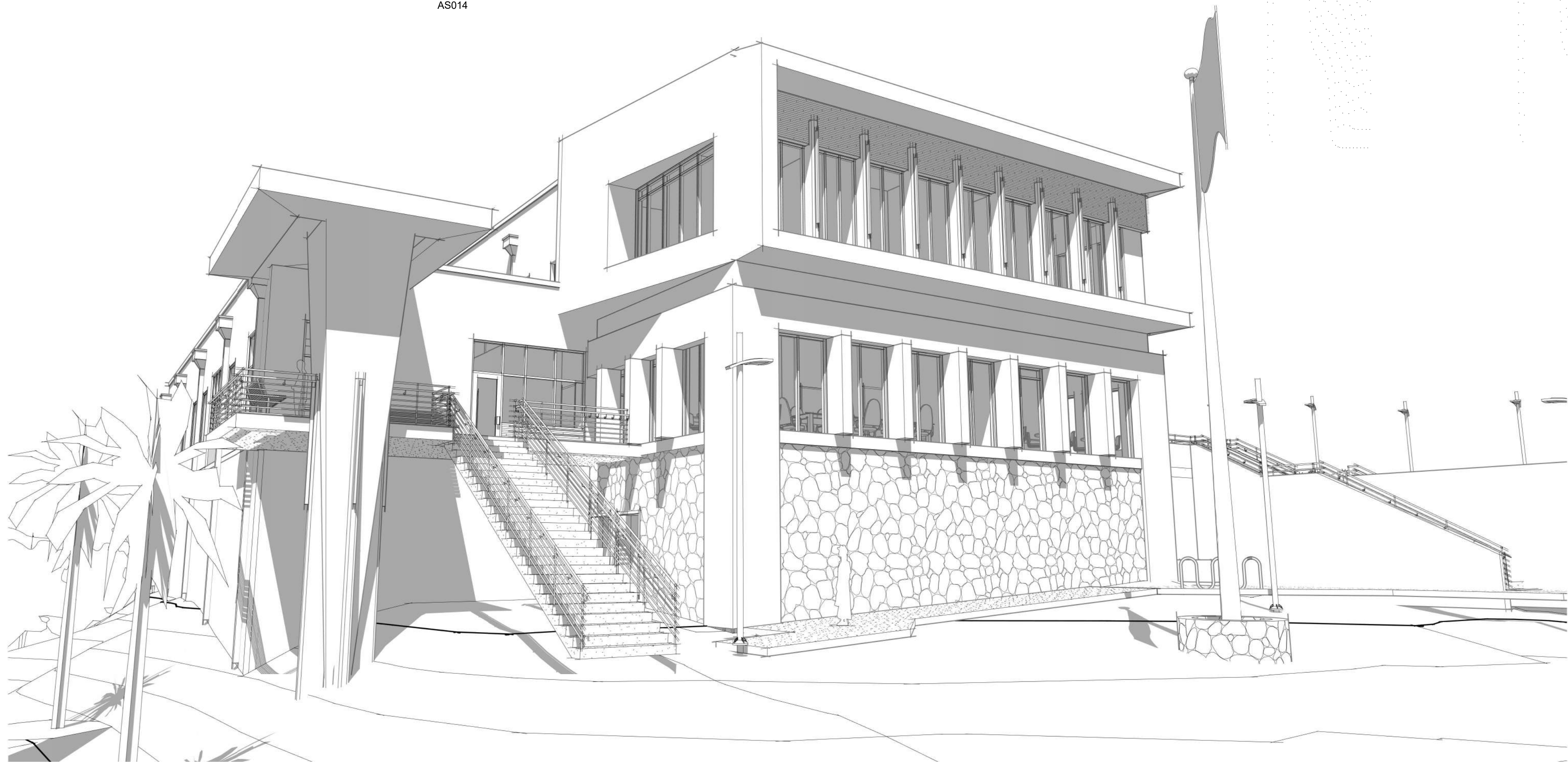
PROJECT :  
**WTJX Radio Station**  
  
Haypiece Hill, Parcels 158A and 158 Rem  
Submarine base, St. Thomas USVI

SHEET TITLE:  
**MASSING AXON**





**1** FROM SITE ENTRANCE  
AS014



**2** VIEW FROM GREENSPACE  
AS014

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Author Checker  
DRAWN BY: REVIEW BY:

JLT  
PROJECT MANAGER:

Ref	Description	Date
A	Demolition Permit Documents	02/04/22
B	Programming / Schematic Design	05/23/22
C	60% Construction Documents	
D	90% Construction Documents	
E	100% Construction Documents	

REVISIONS: △

No.	Description	Date

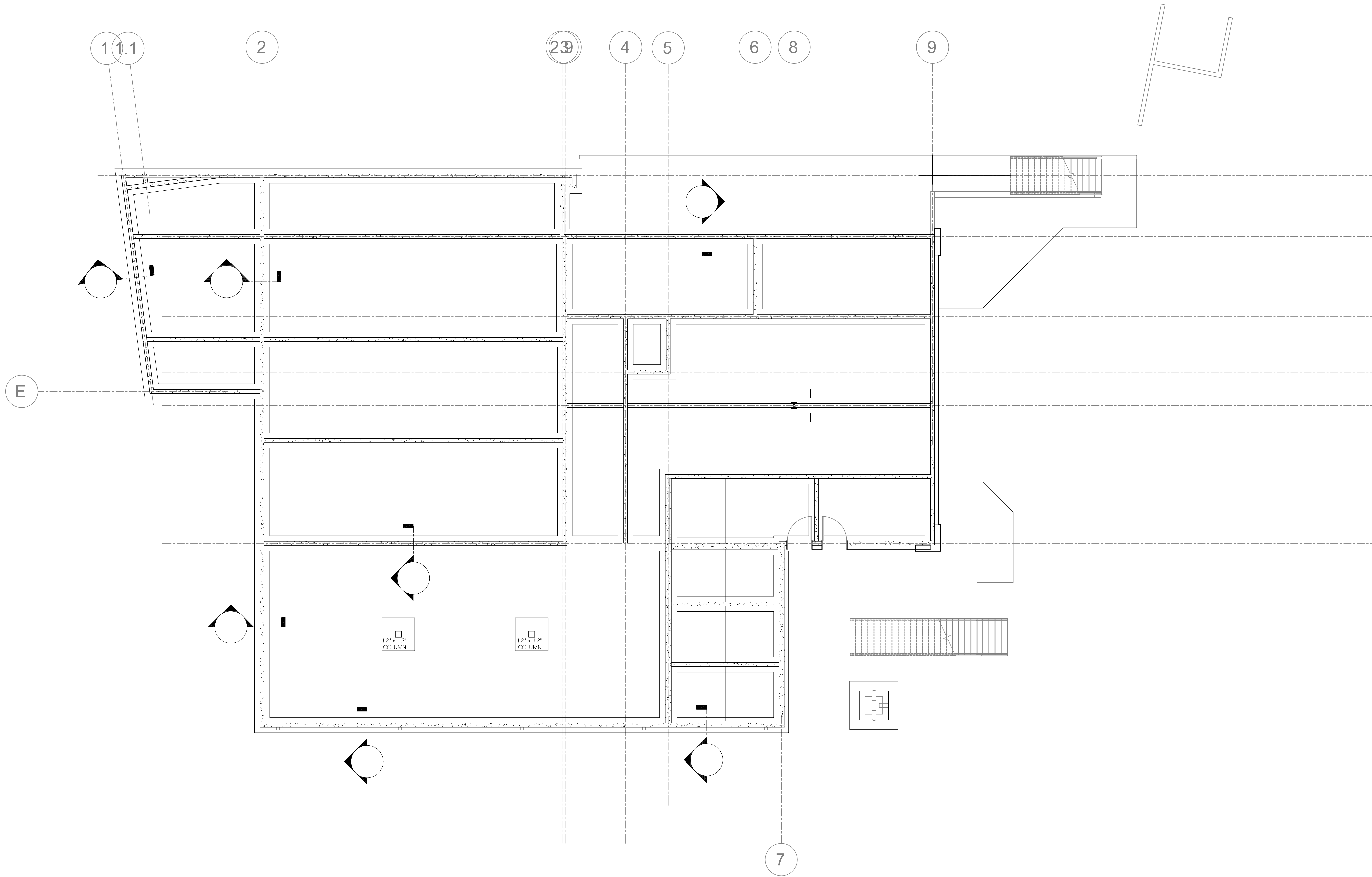
PROJECT :  
WTJX Radio Station

Haypiece Hill, Parcels 158A and 158 Rem  
Submarine base, St. Thomas USVI

SHEET TITLE:

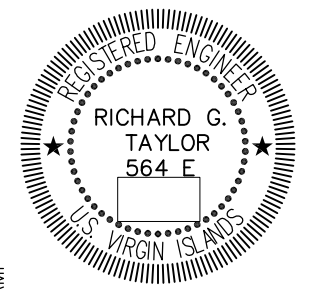
3D VIEWS





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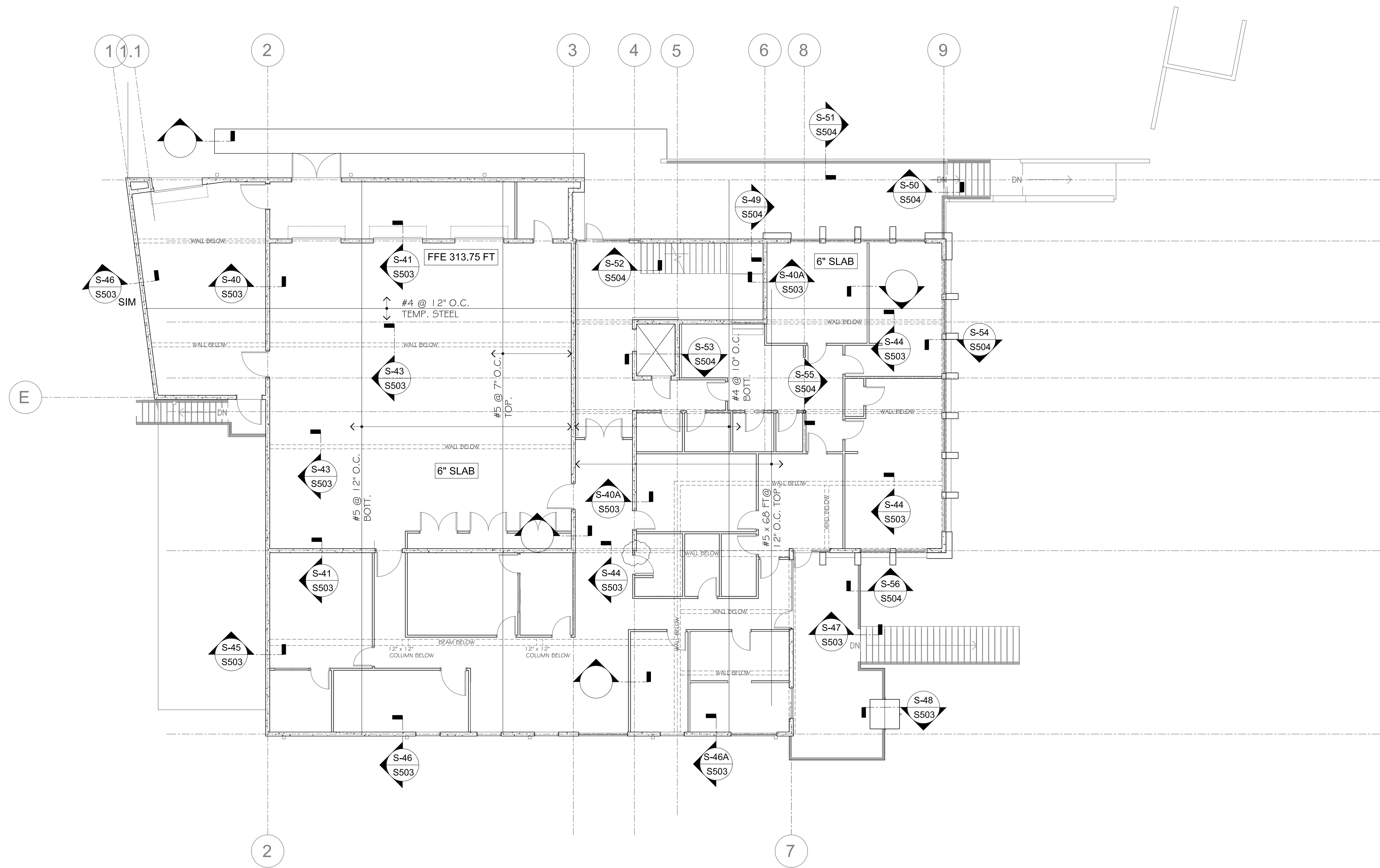
WT JX RADIO STATION

PARCEL NO. 158A & 158 REM  
SUBMARINE BASE, ST. THOMAS USVI

FOUNDATION PLAN

REVISIONS		
MK.	DATE	INIT.
01		RT
A	06 MAY 2022	RT
DATE: 06 MAY 2022		
SCALE: AS SHOWN		
DRAWN: BM		
APPR.: RT		
ISSUE: PRELIMINARY		
DRAWING		

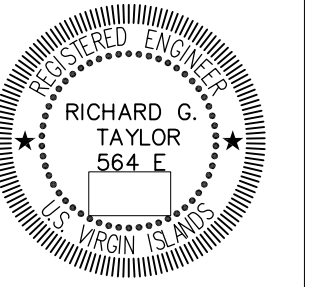
S 101



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WTJX RADIO STATION

PARCEL NO. 158A & 158 REM  
SUBMARINE BASE, ST. THOMAS USVI

FIRST FLOOR PLAN

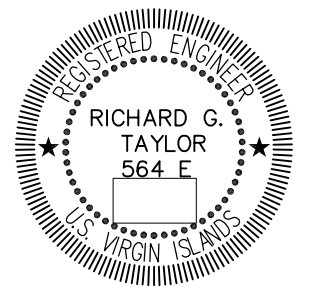
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WK.	DATE	INIT.
01		RT
A	06 MAY 2022	RT
DATE: 06 MAY 2022		
SCALE: AS SHOWN		
DRAWN: BM		
APPR.: RT		
ISSUE.: PRELIMINARY		
DRAWING		

S 102



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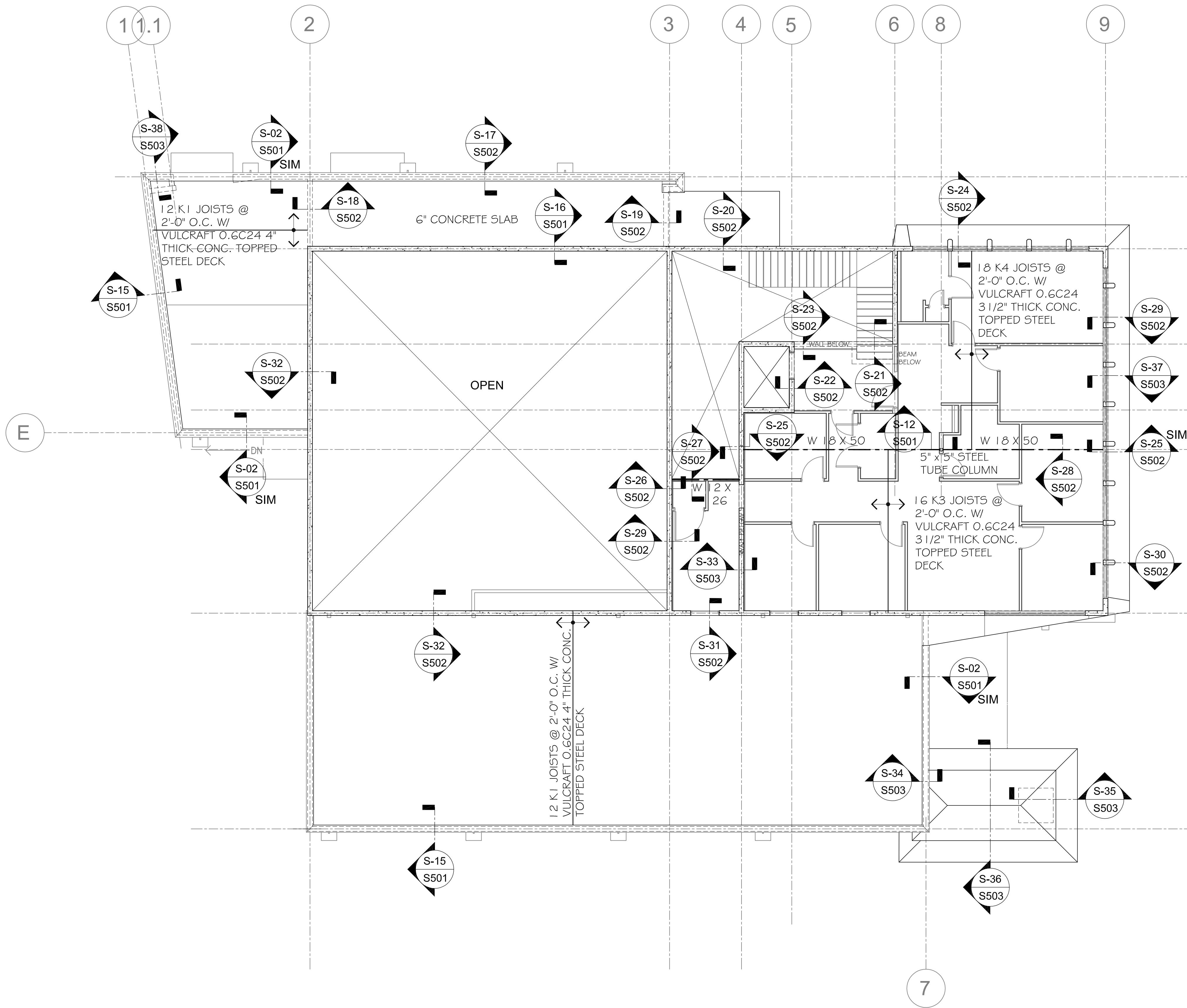
WTJX RADIO STATION

PARCEL NO. 158A & 158 REM  
SUBMARINE BASE, ST. THOMAS USVI

FIRST FLOOR PLAN

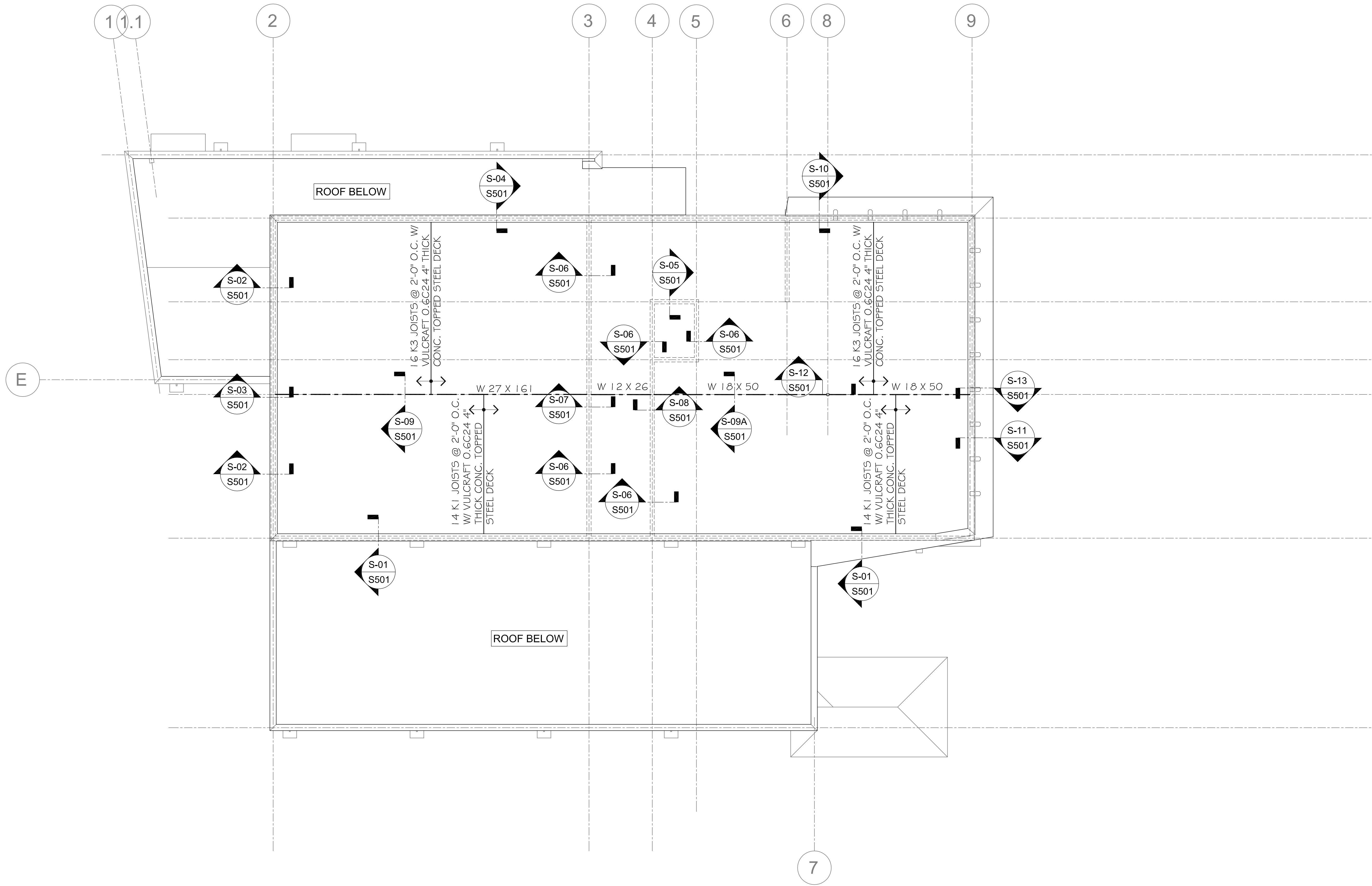
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MR.	DATE	INIT.
01		RT
A	06 MAY 2022	RT
DATE: 06 MAY 2022		
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DRAWN: BM		
APPR.: RT		
ISSUE.: PRELIMINARY		
DRAWING		

S 103



GA: FIRST FLOOR PLAN

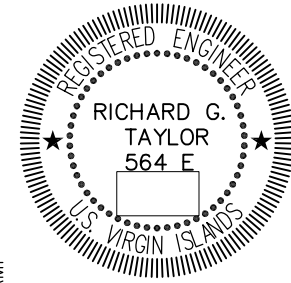
SCALE : 1/4" = 1'-0"



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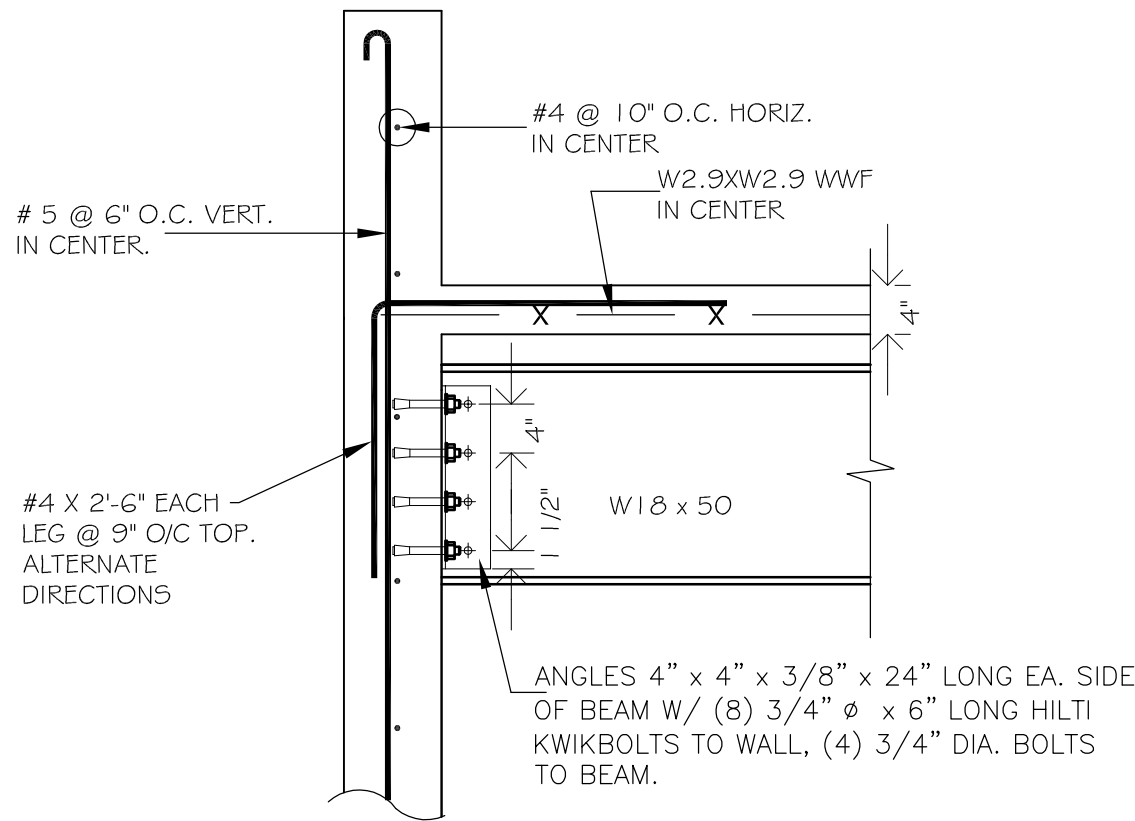
WTJX RADIO STATION

PARCEL NO. 158A & 158 REM  
SUBMARINE BASE, ST. THOMAS USVI

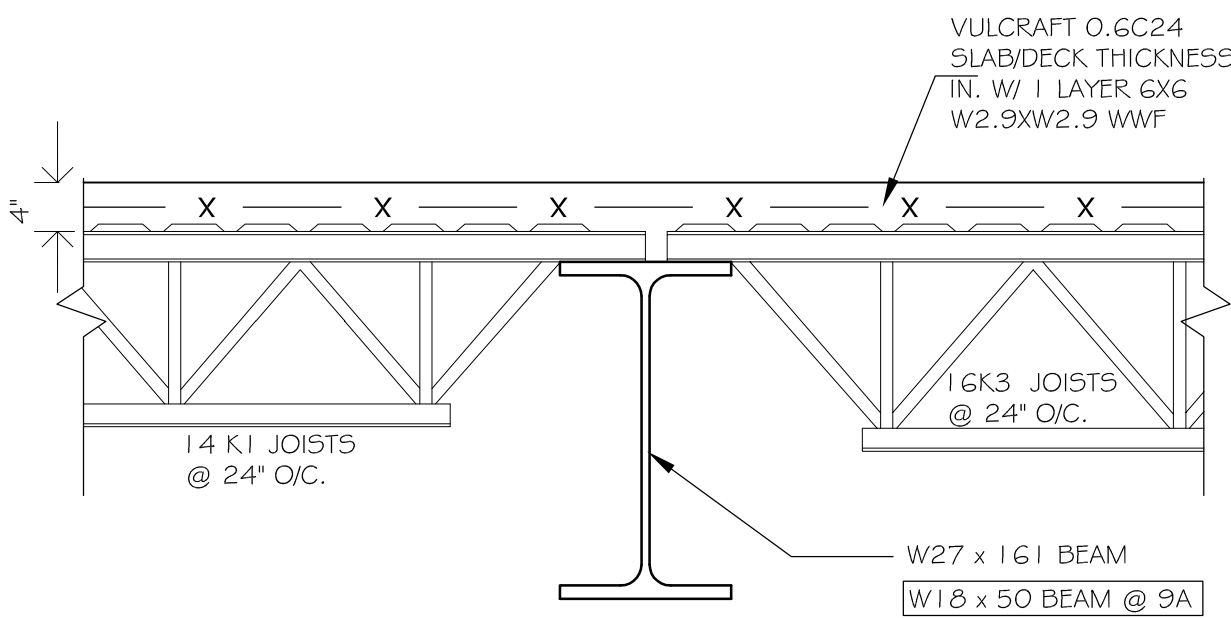
FIRST FLOOR PLAN

REVISIONS		
MK.	DATE	INIT.
A	16 MAY 2022	RT
DATE: 06 MAY 2022		
SCALE: AS_SHOWN		
DRAWN: BM		
APPR.: RT		
ISSUE.: PRELIMINARY		
DRAWING		

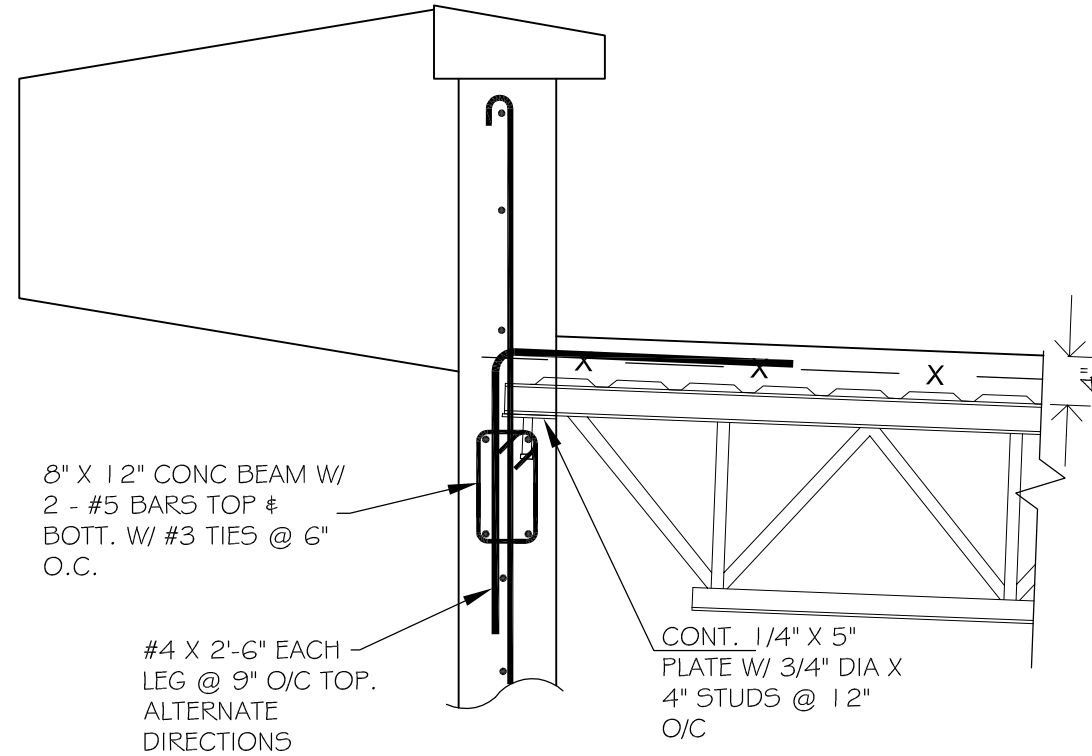
S 104



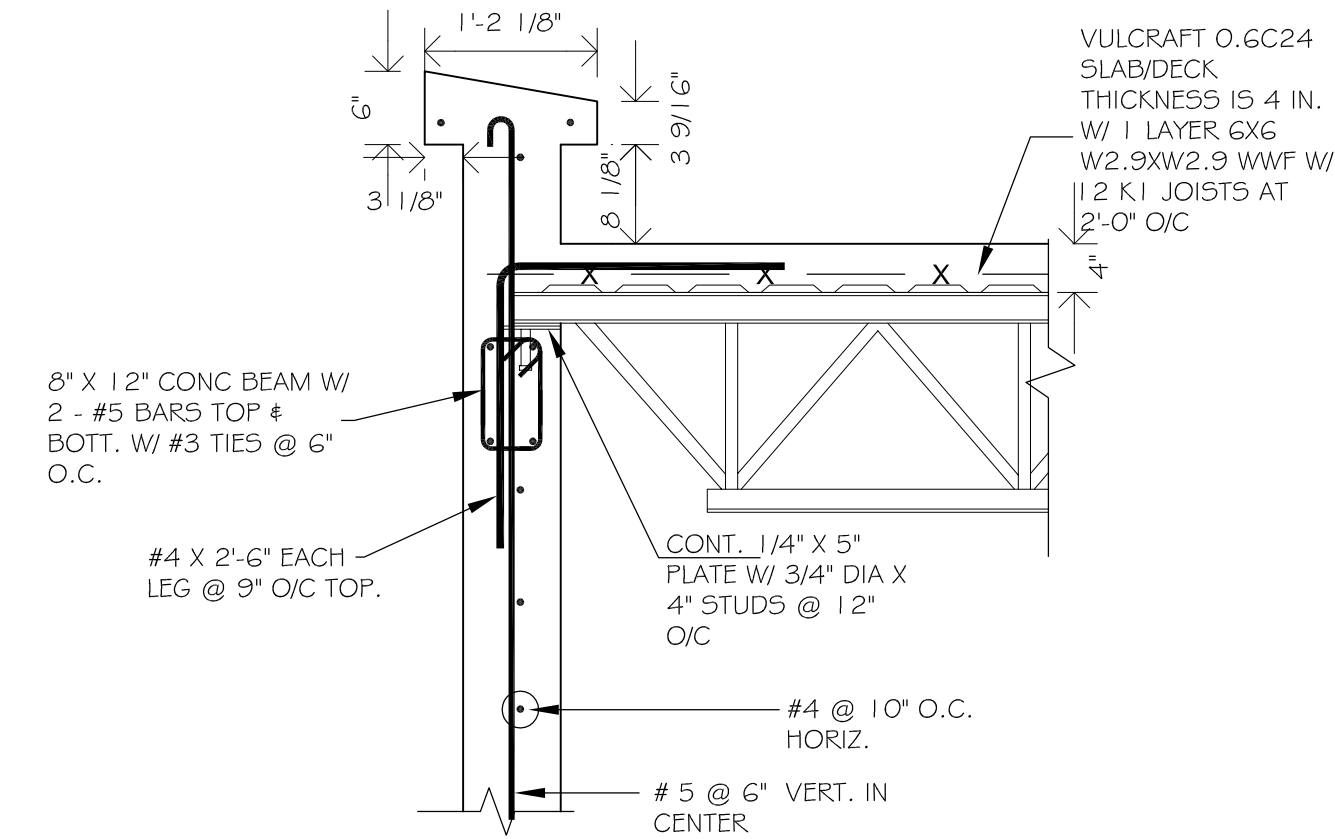
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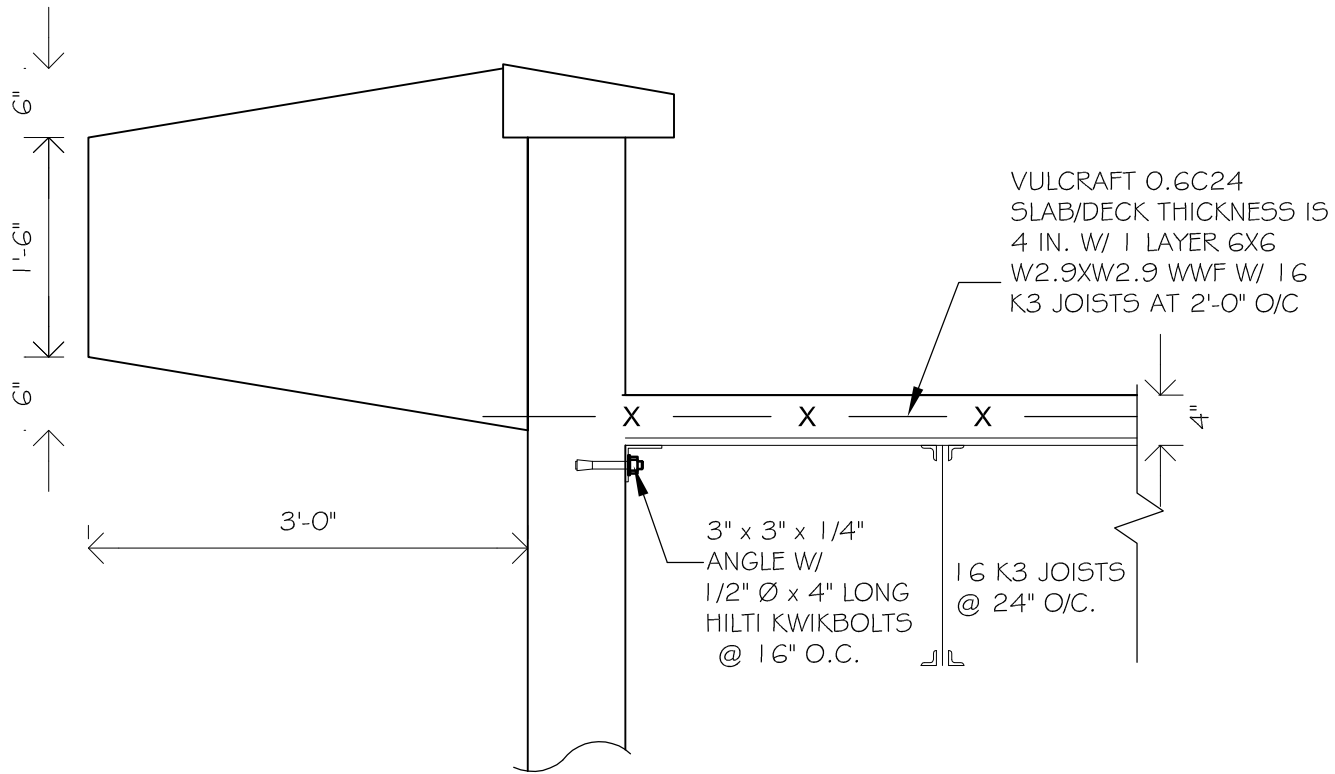
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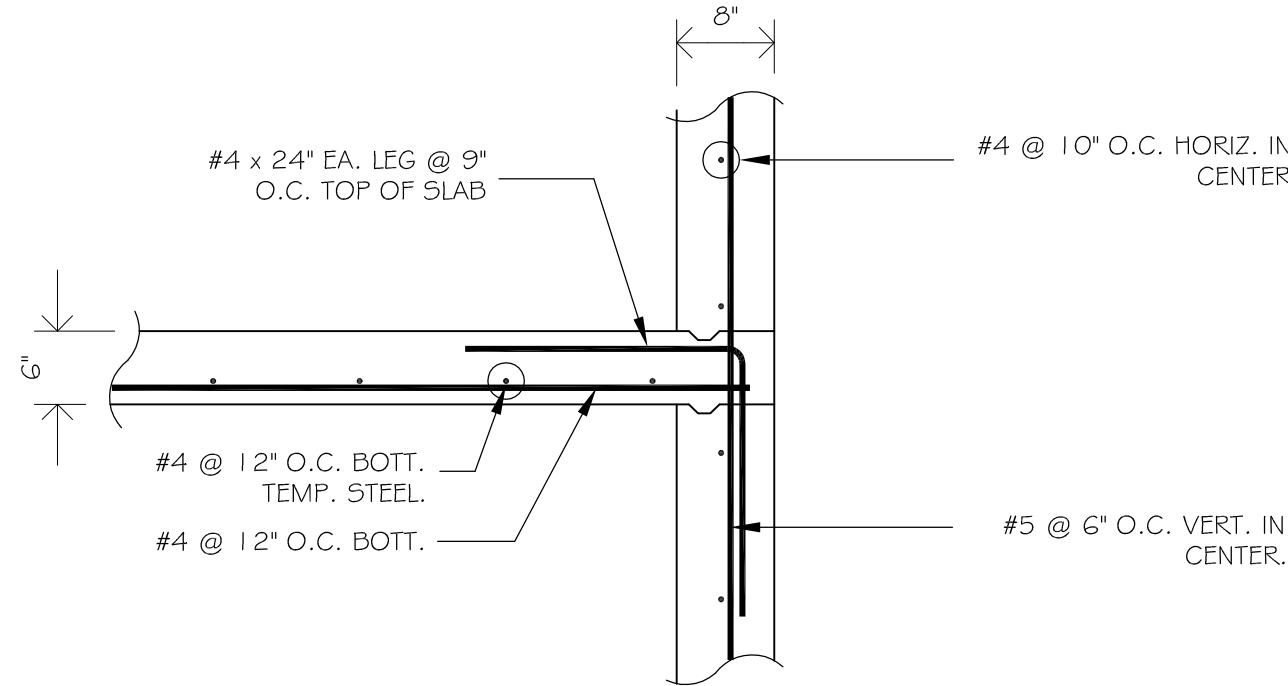
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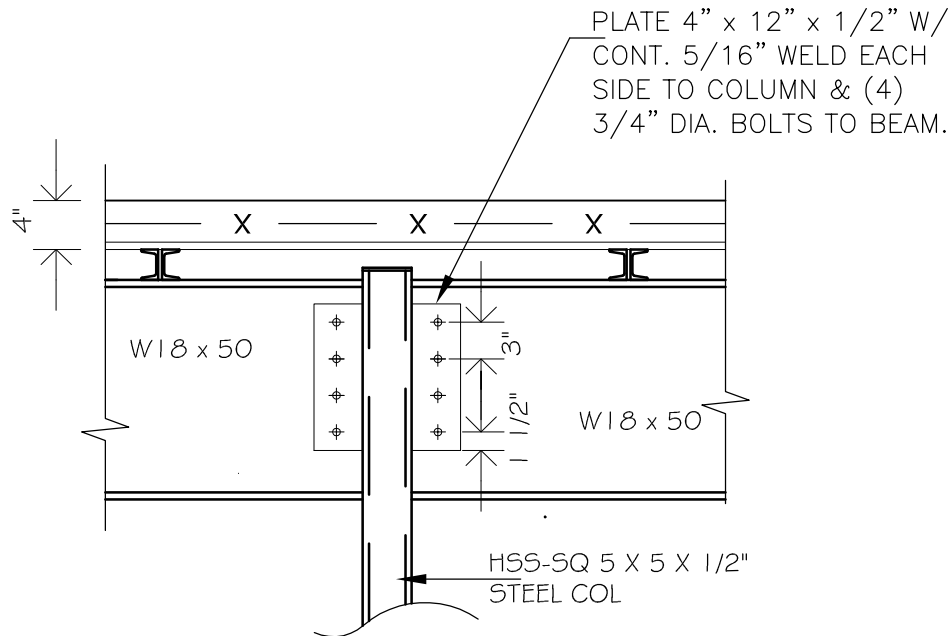
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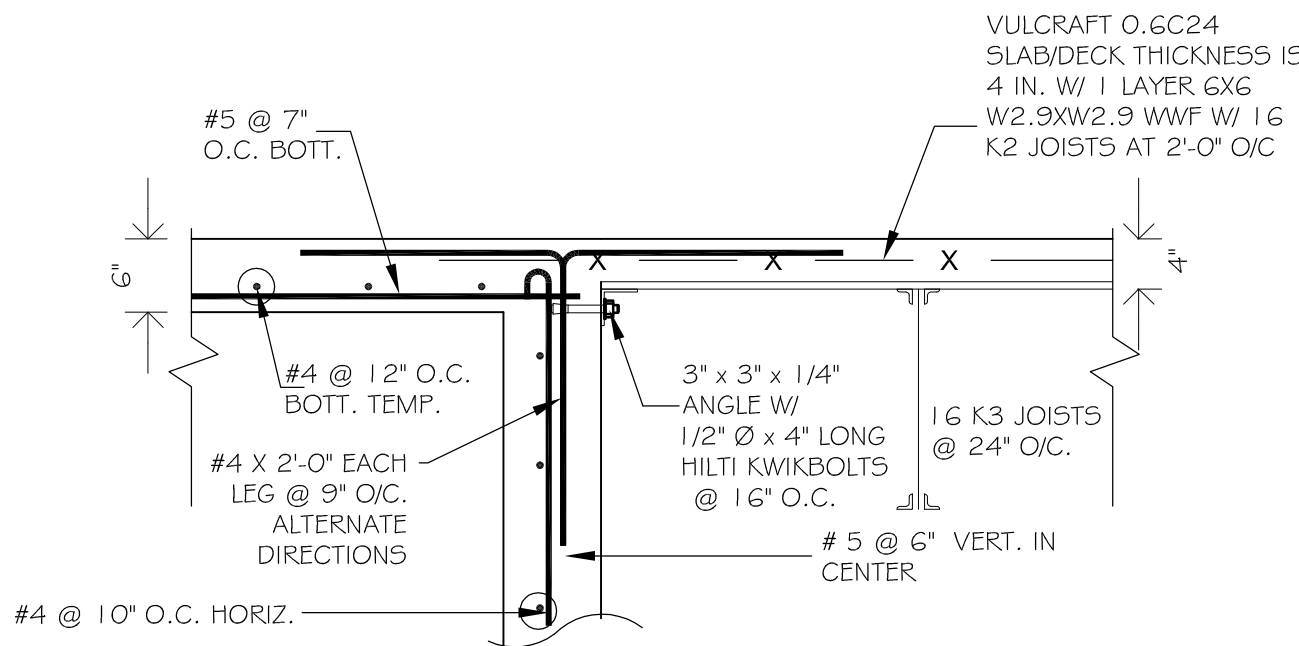
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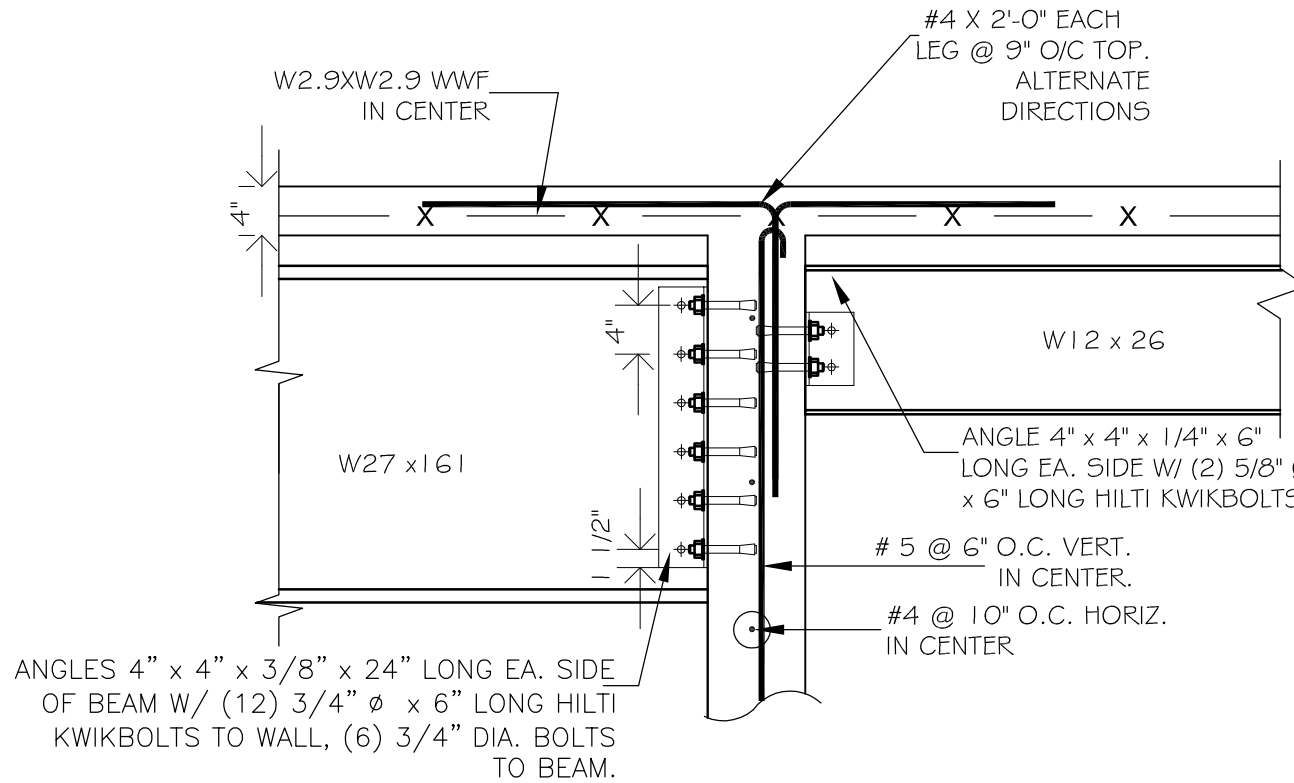
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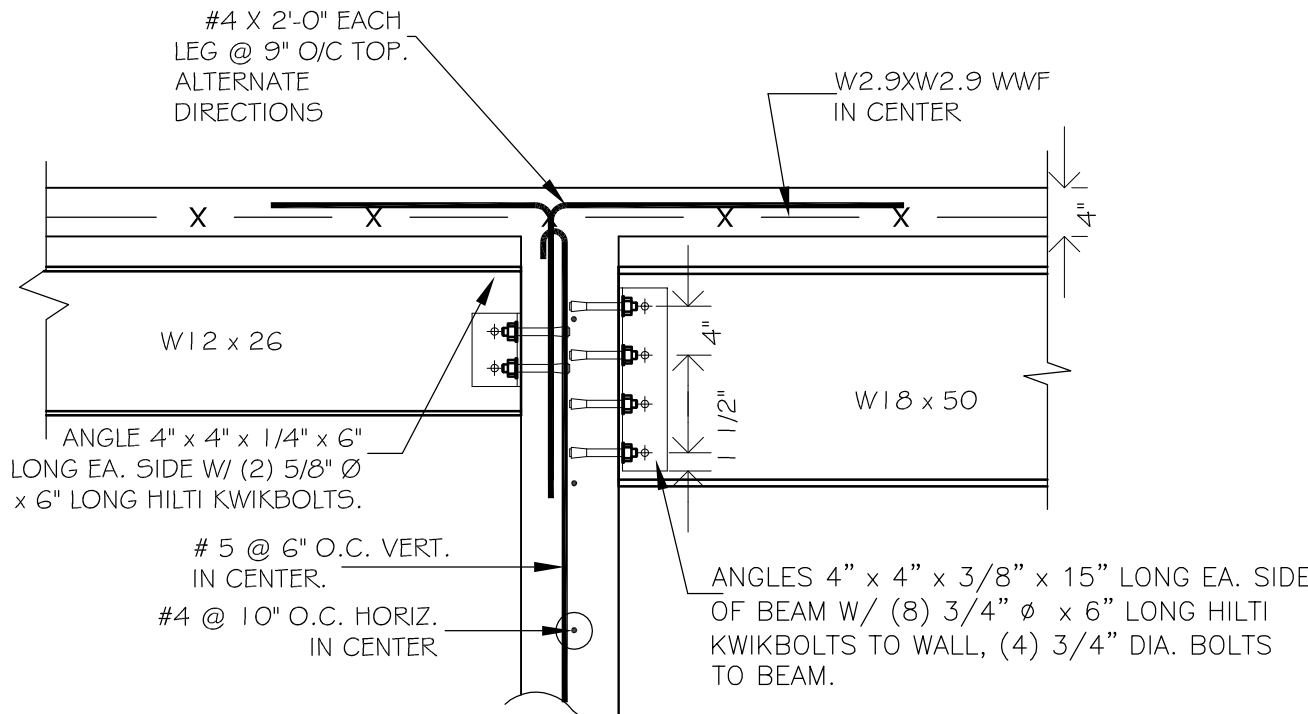
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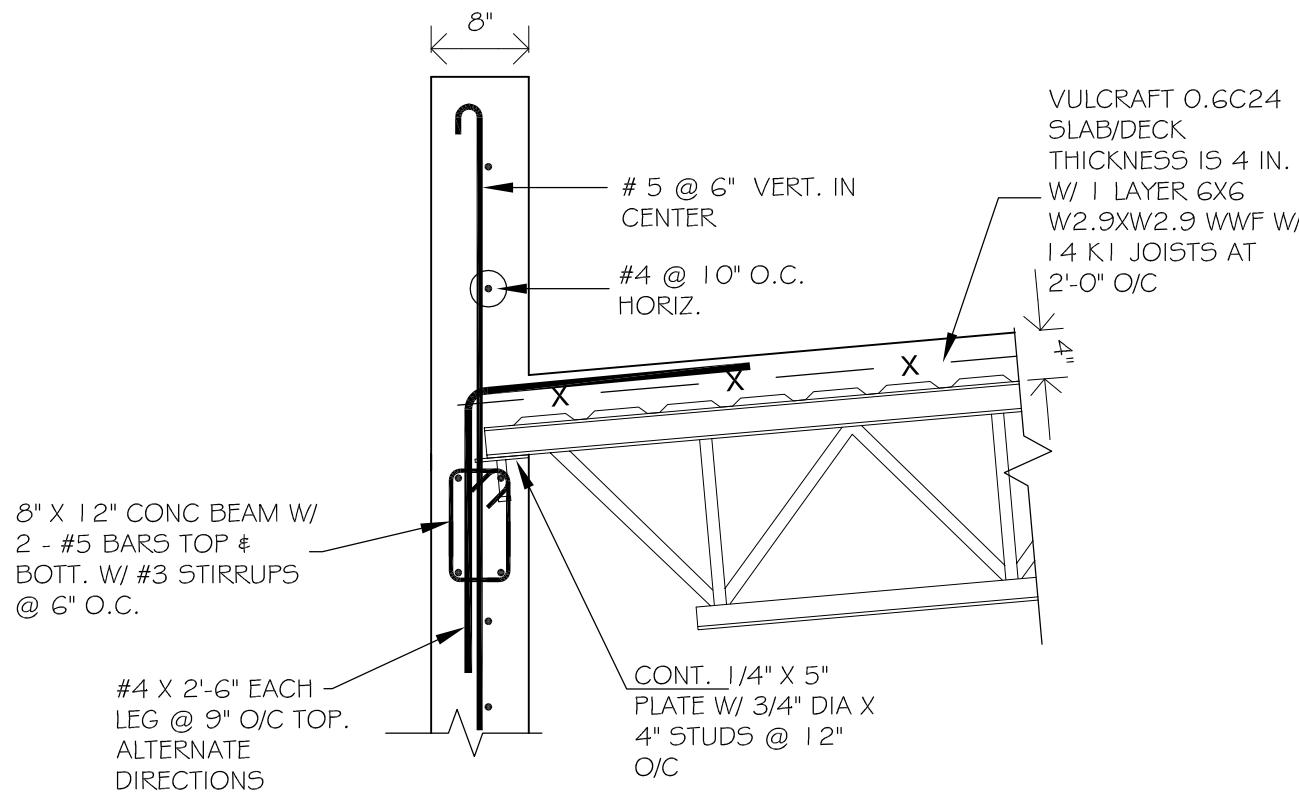
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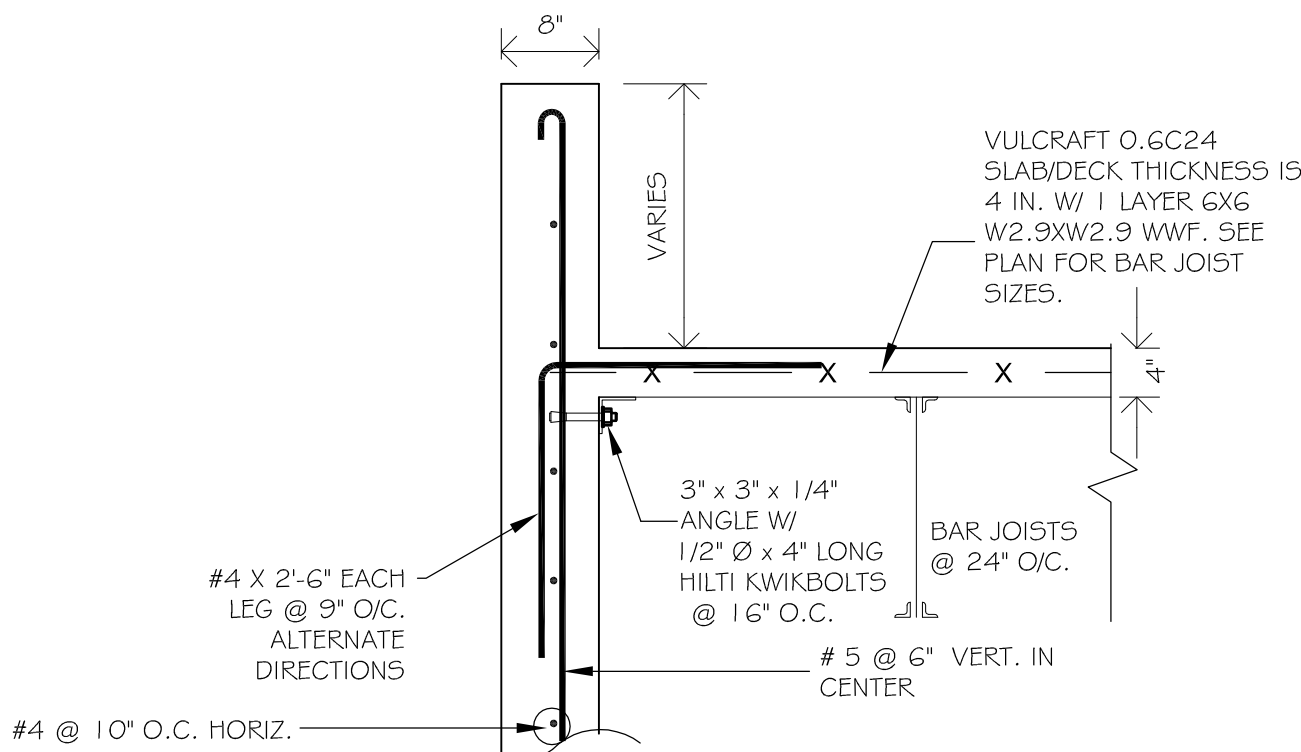
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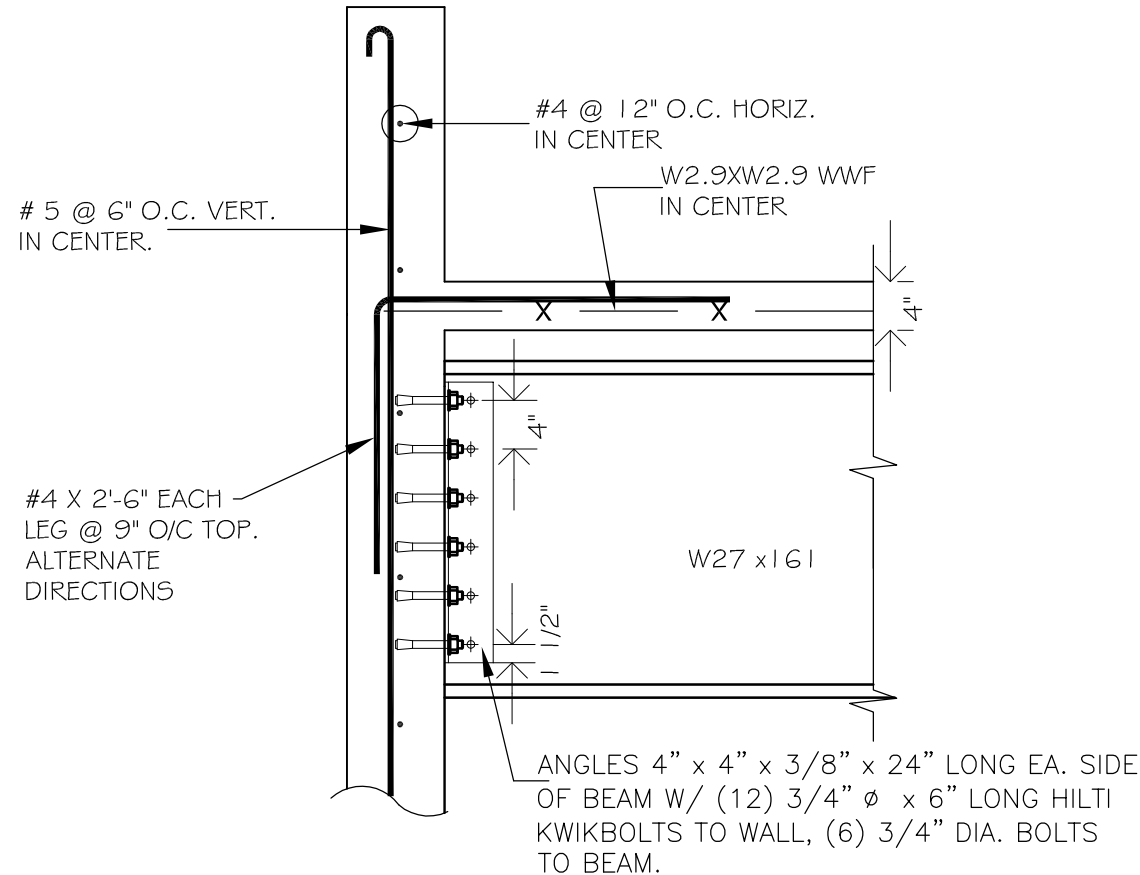
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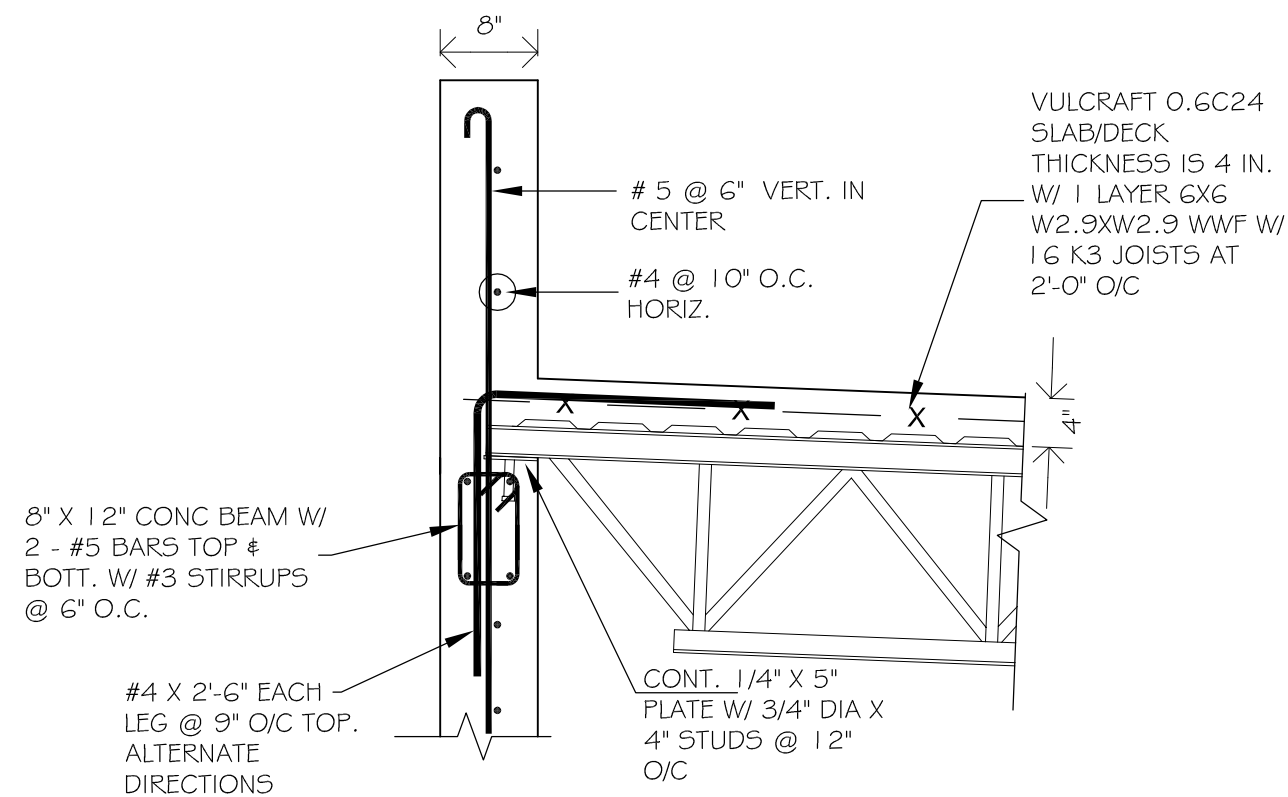
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S-02: - SCALE : 3/4" = 1'-0"



S-03: - SCALE : 3/4" = 1'-0"



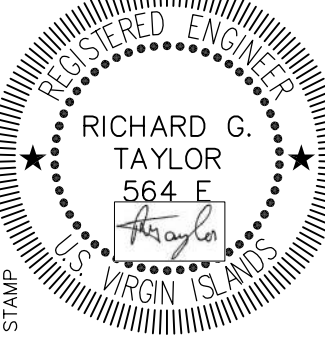
S-04: - SCALE : 3/4" = 1'-0"



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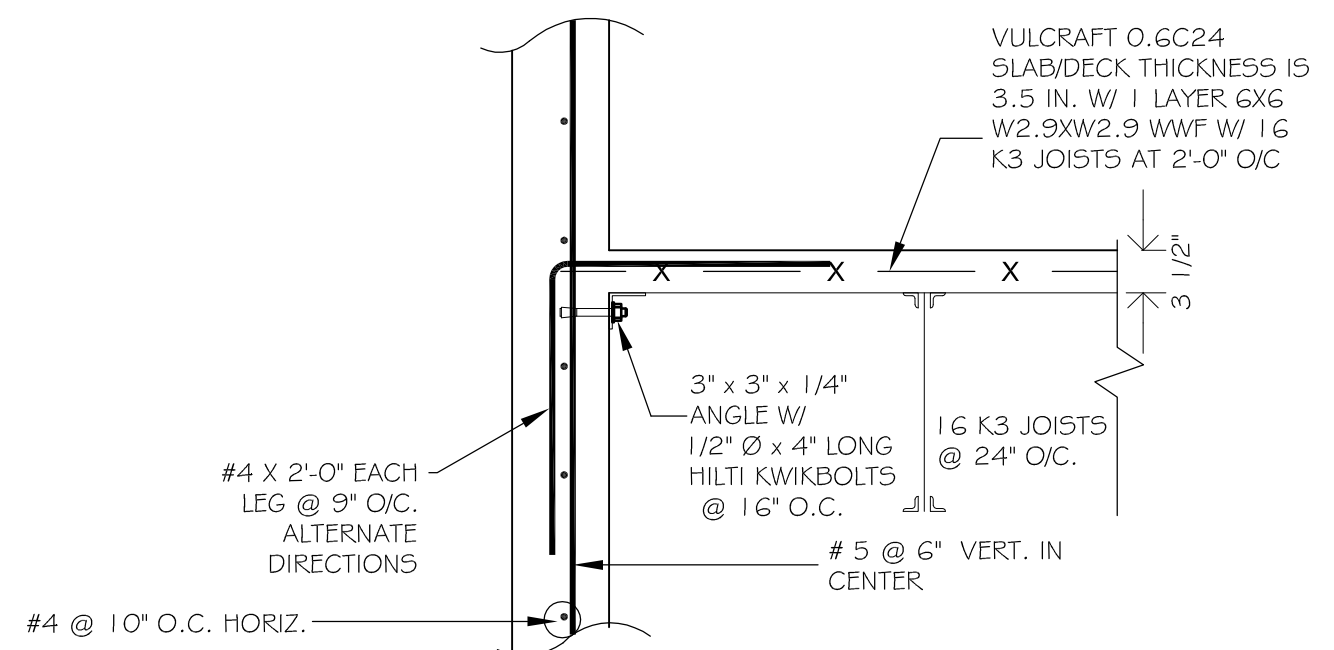
PARCEL NO. 158A & 158 REM  
SUBMARINE BASE, ST. THOMAS USVI

STRUCTURAL DETAILS SHEET 1

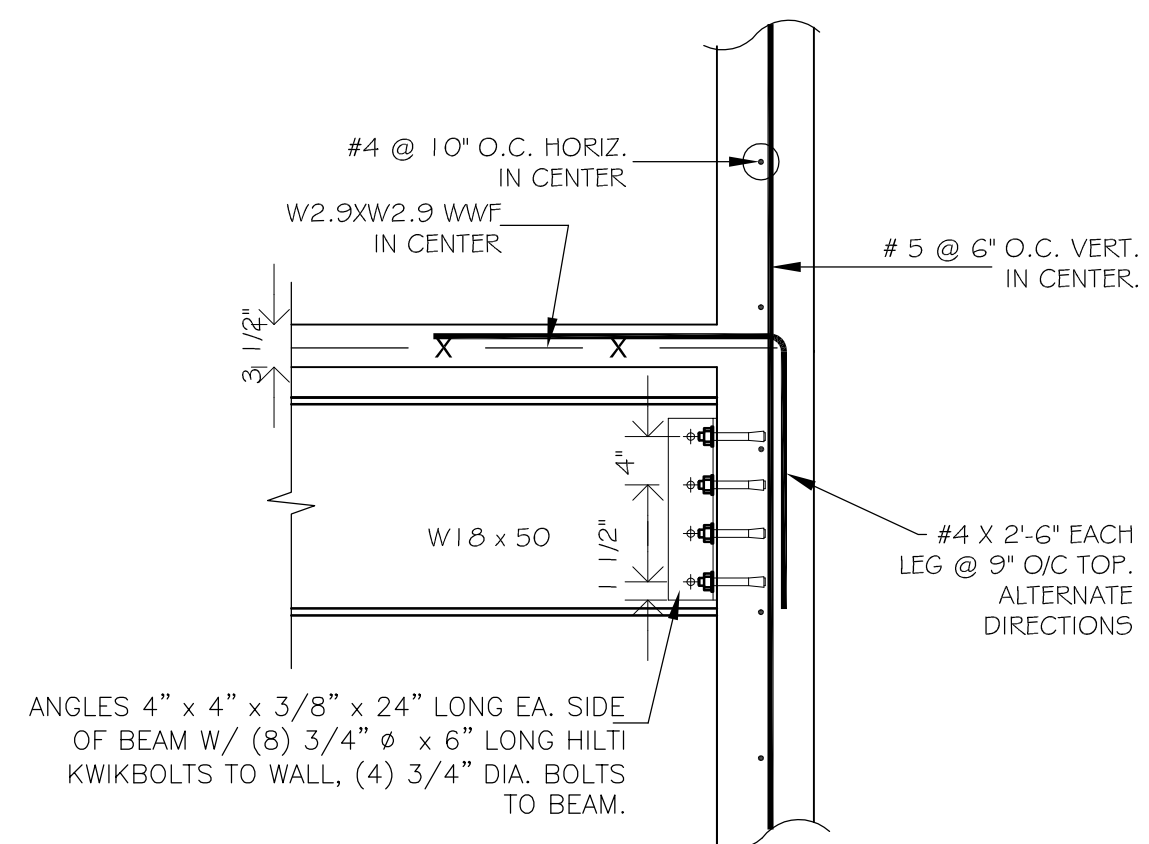
REVISIONS		
MK.	DATE	INT.
A	16 MAY 2022	RT
DATE: 16 MAY 2022		
SCALE: AS SHOWN		
DRAWN: RT		
APPR.: RT		
ISSUE.: PRELIMINARY		
DRAWING		

S 501

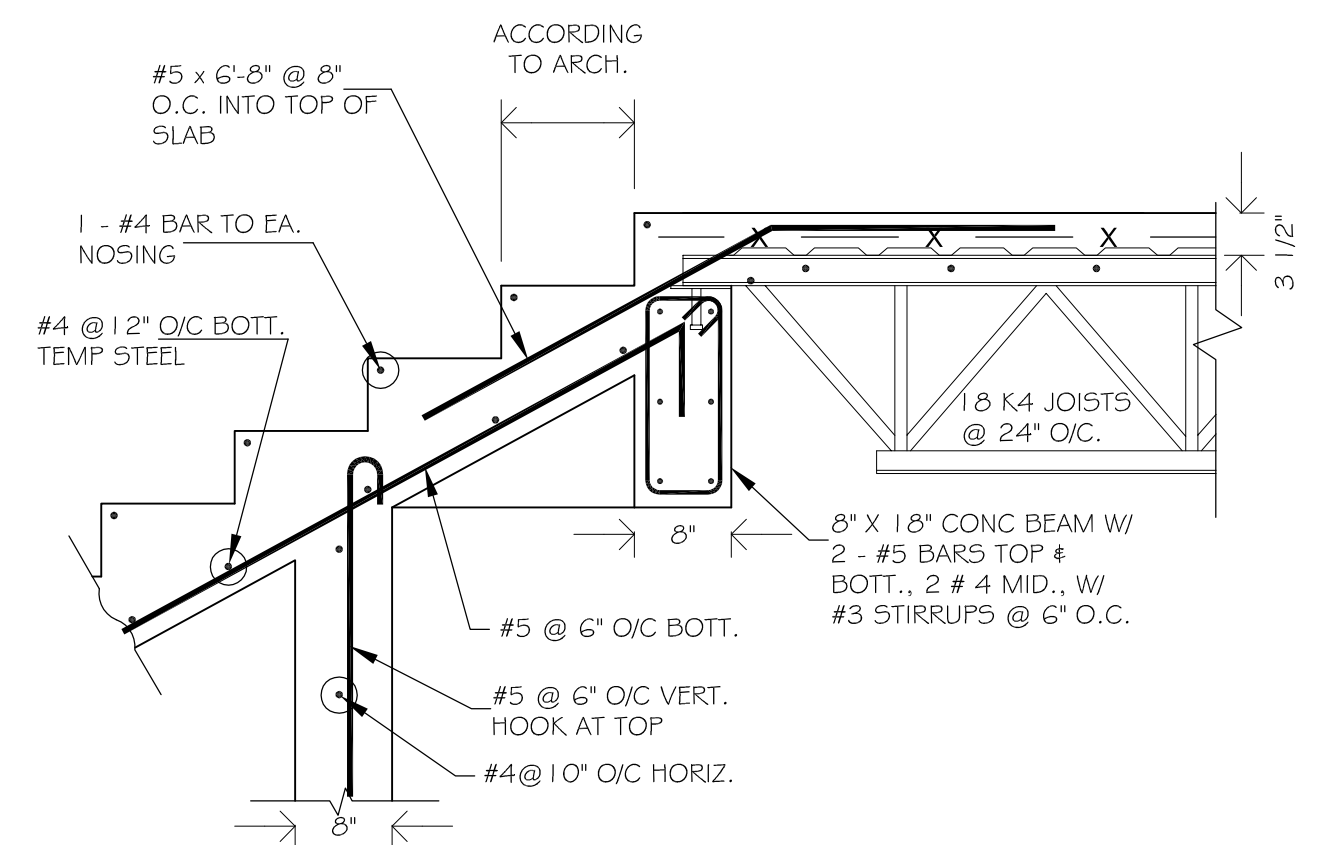




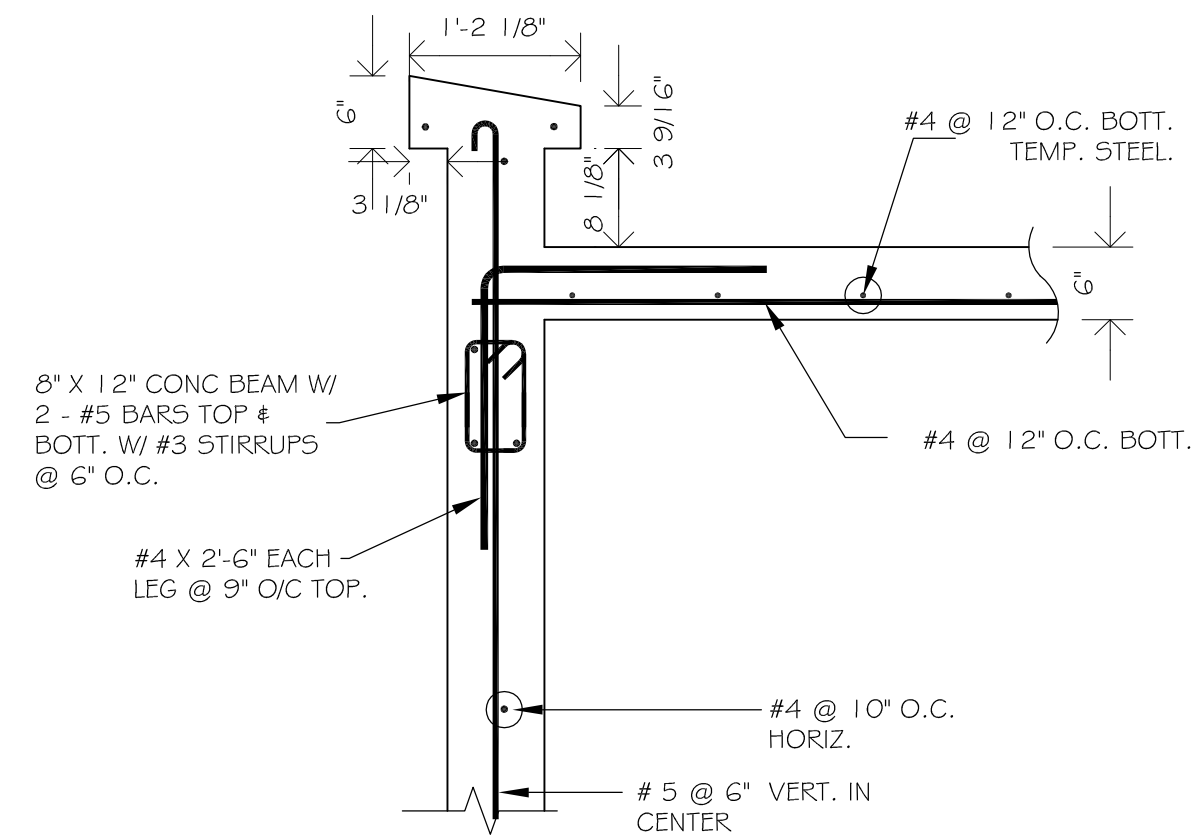
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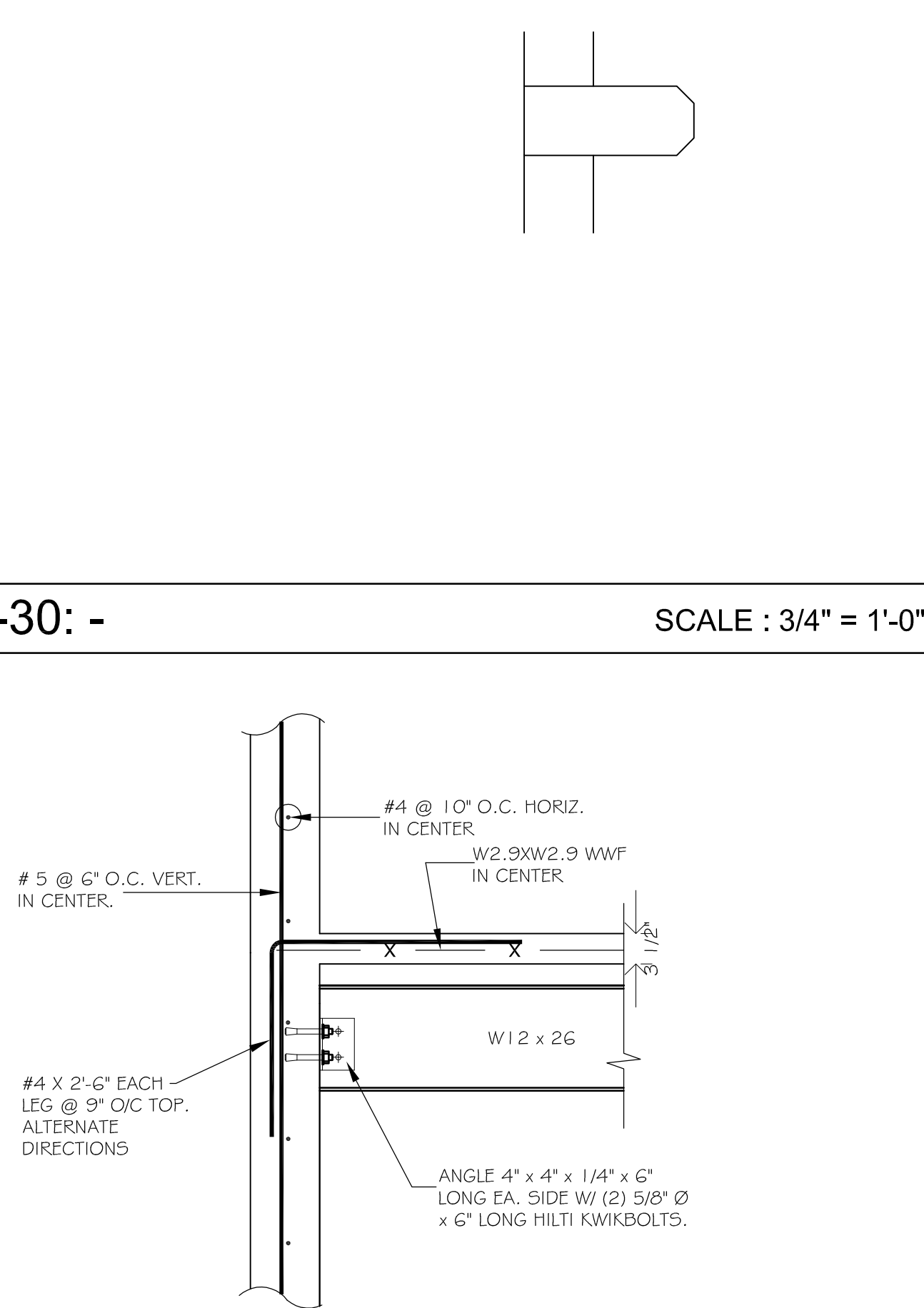
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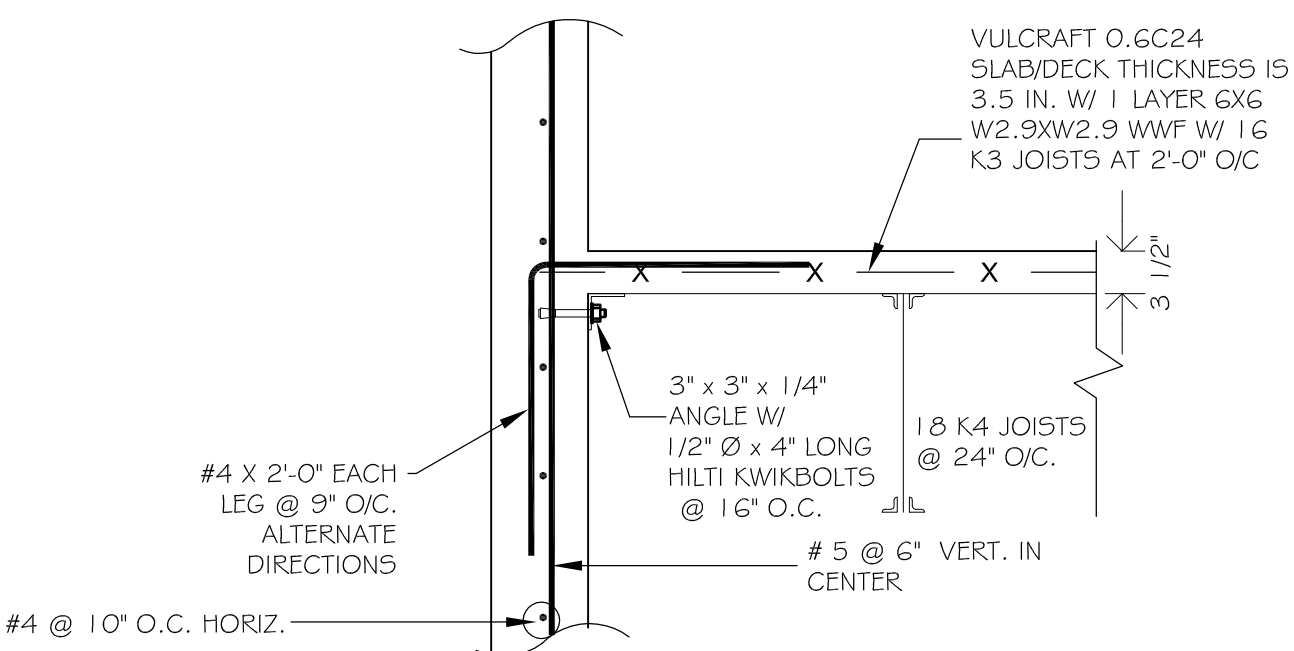
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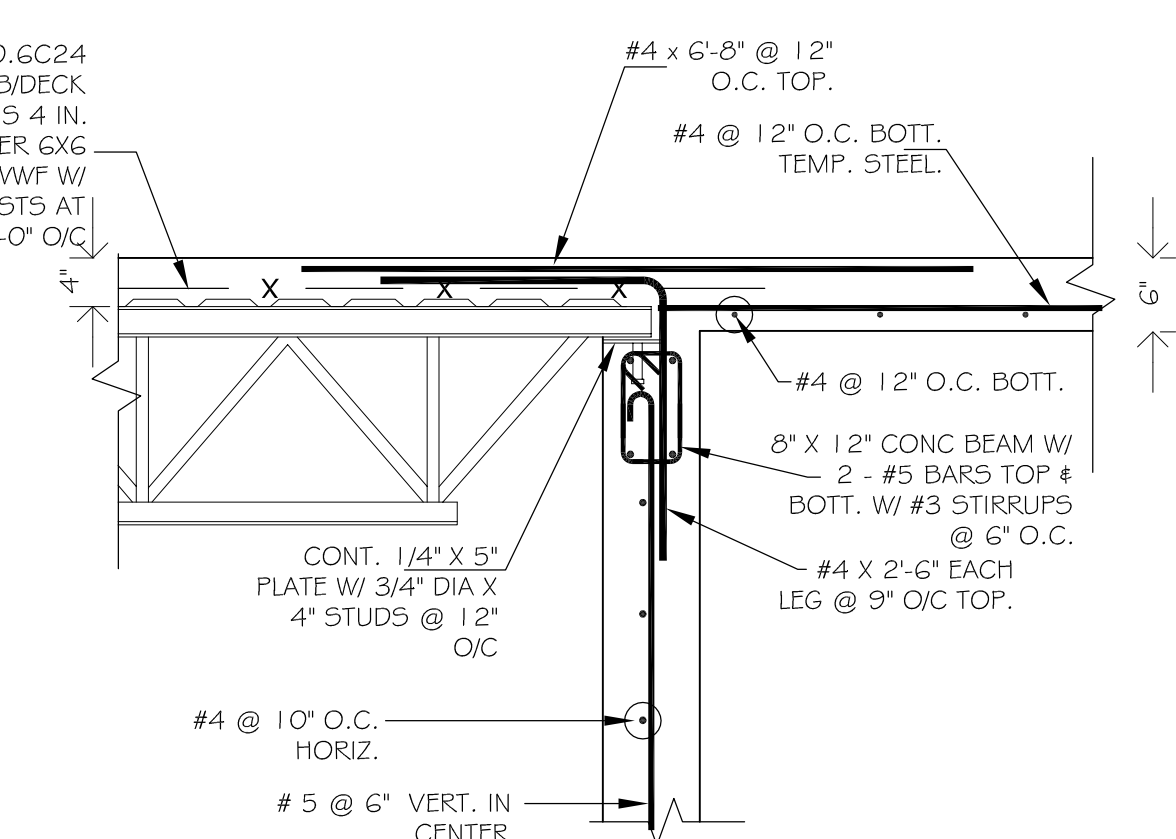
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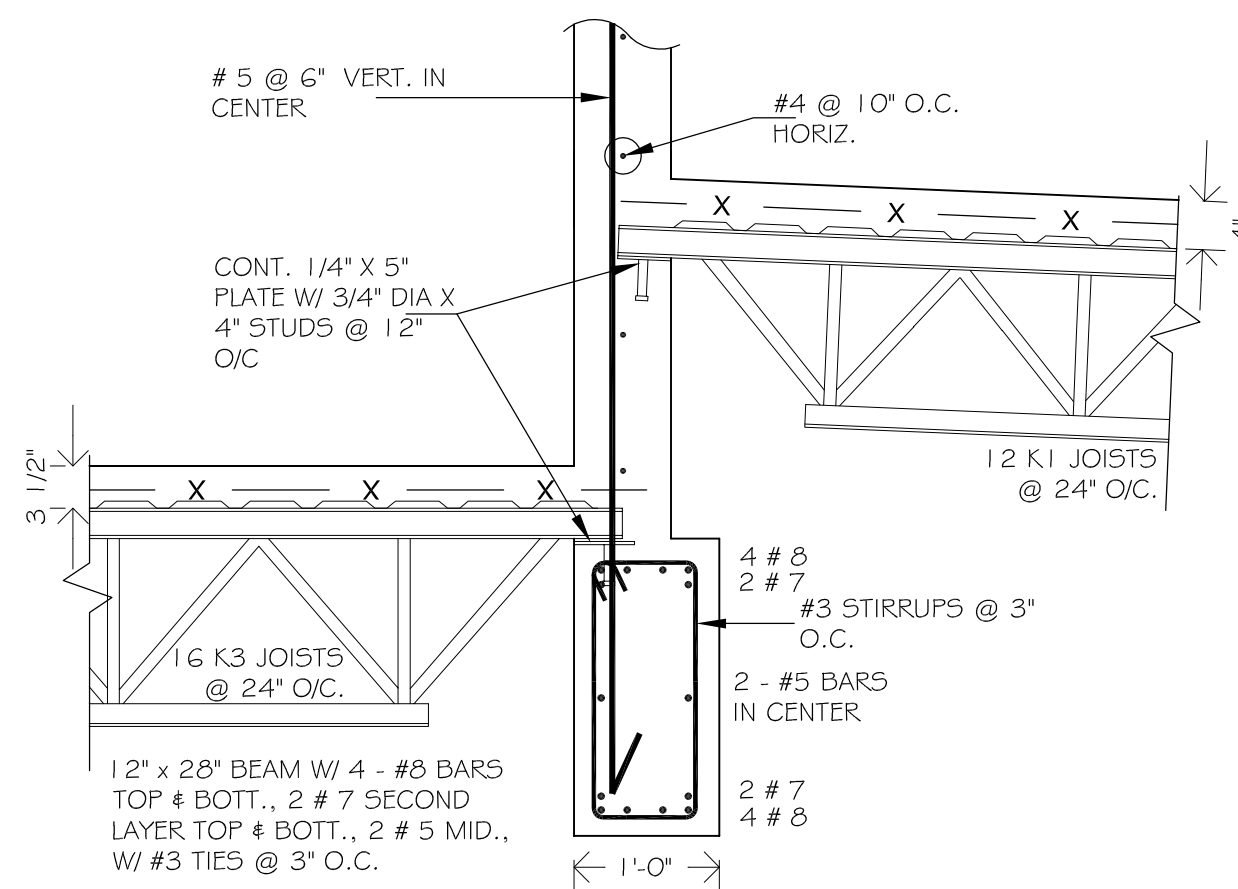
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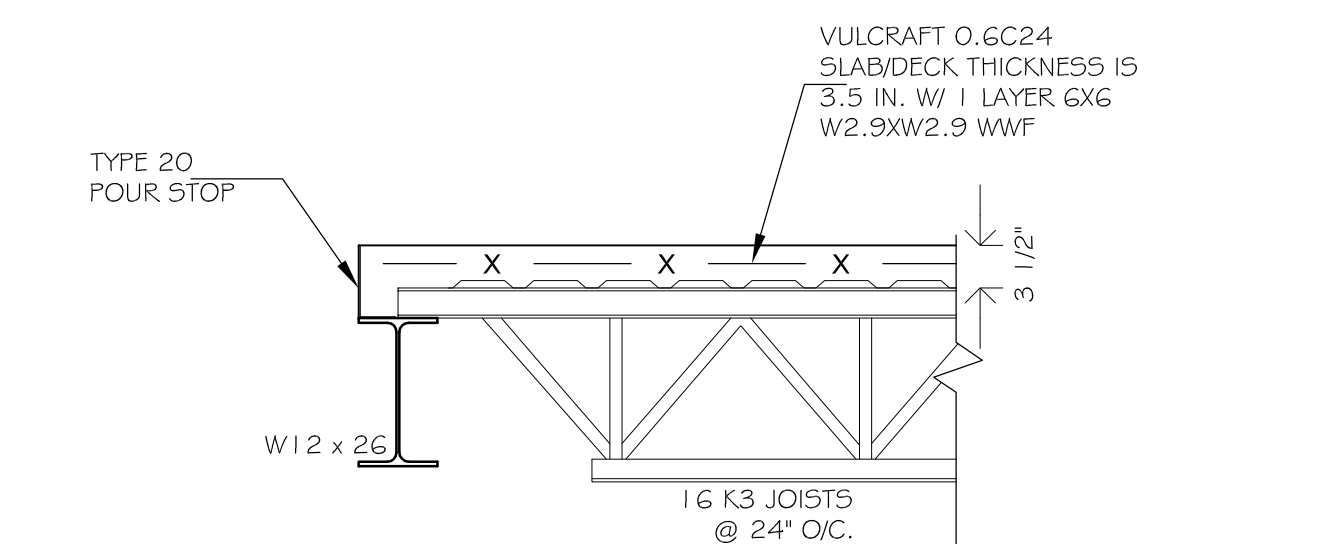
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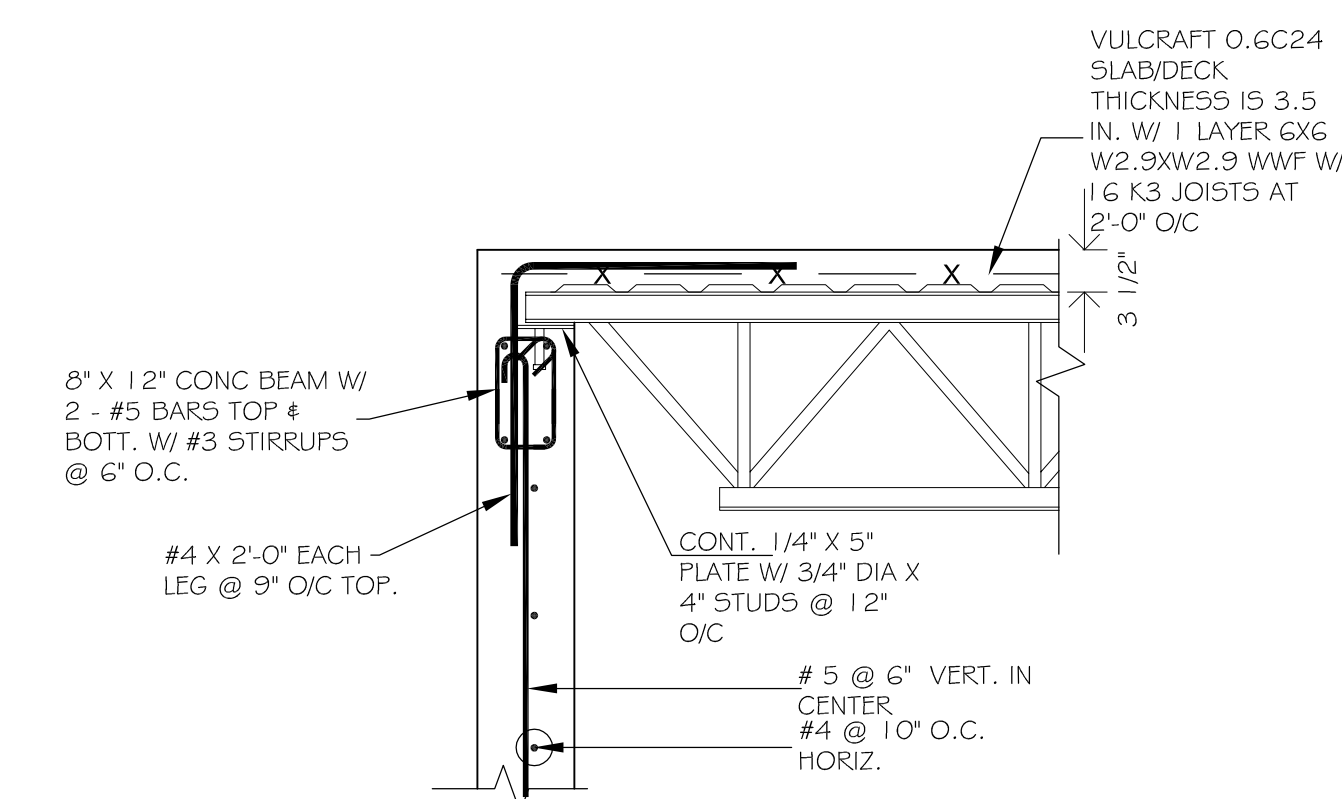
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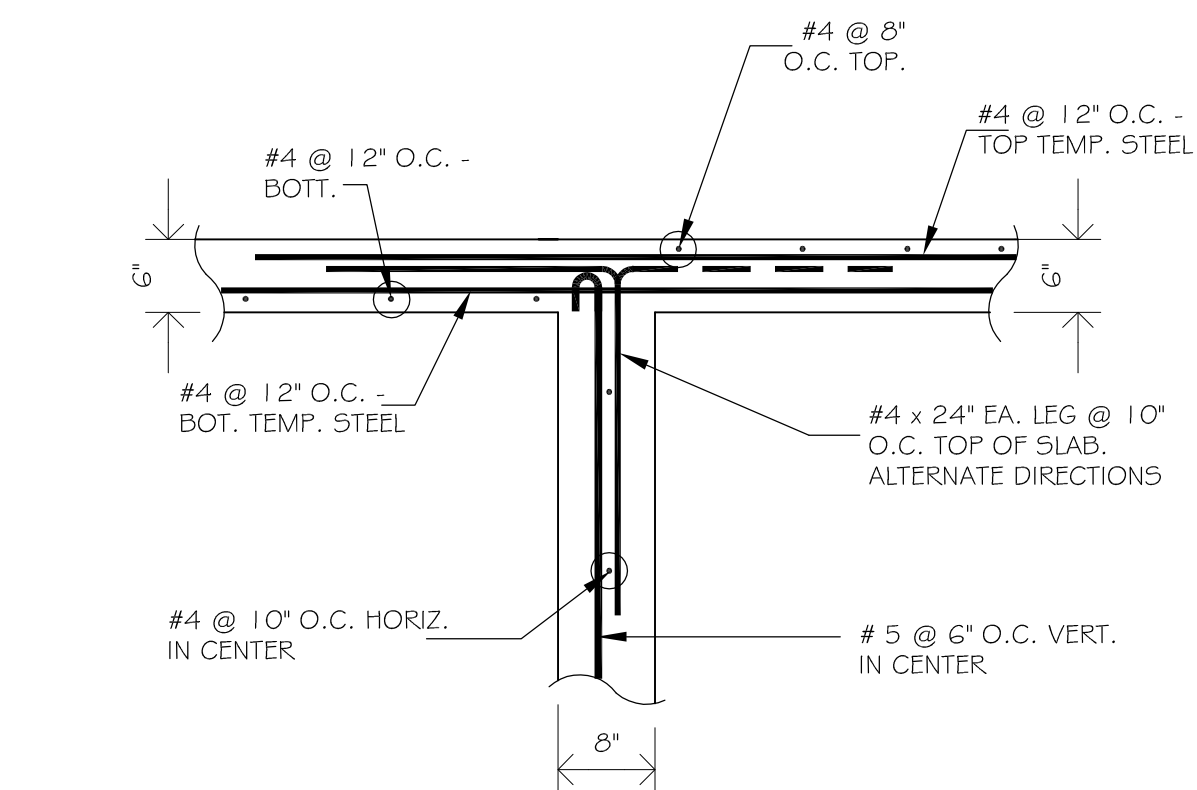
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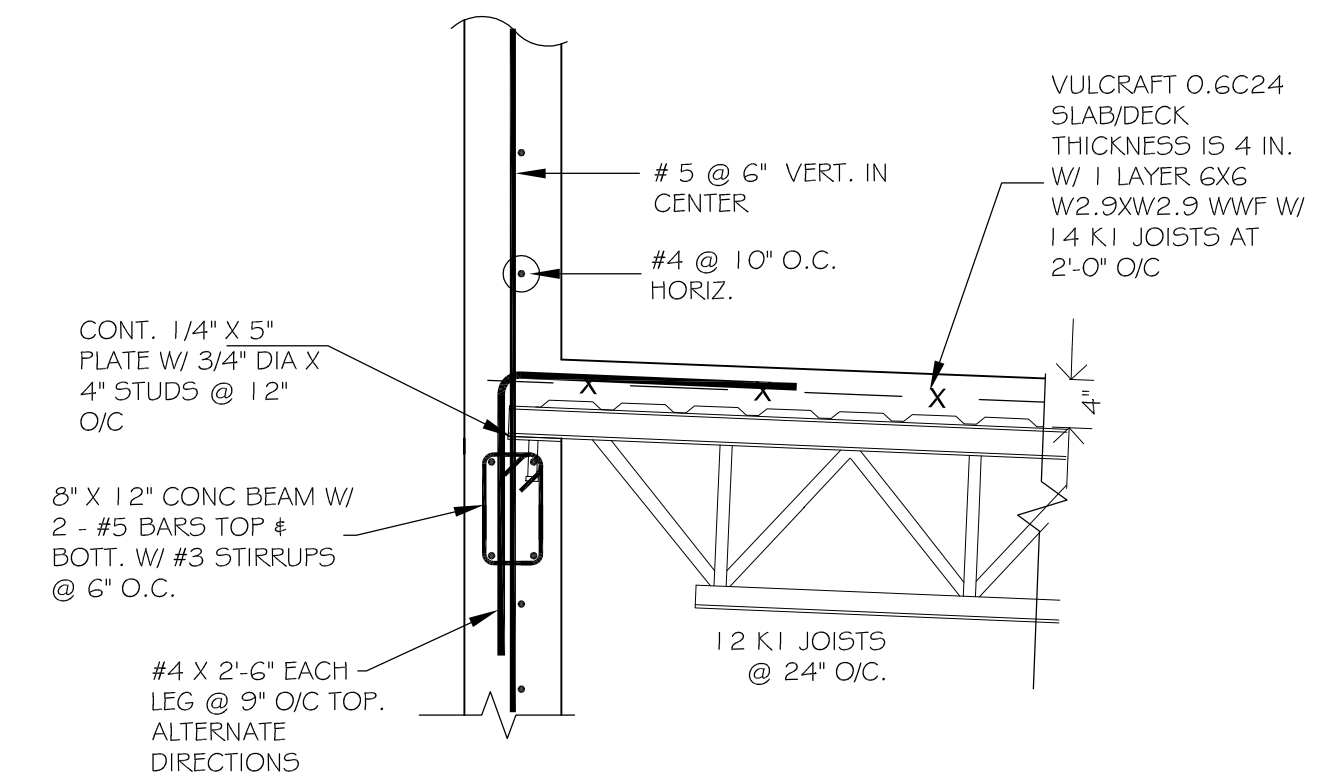
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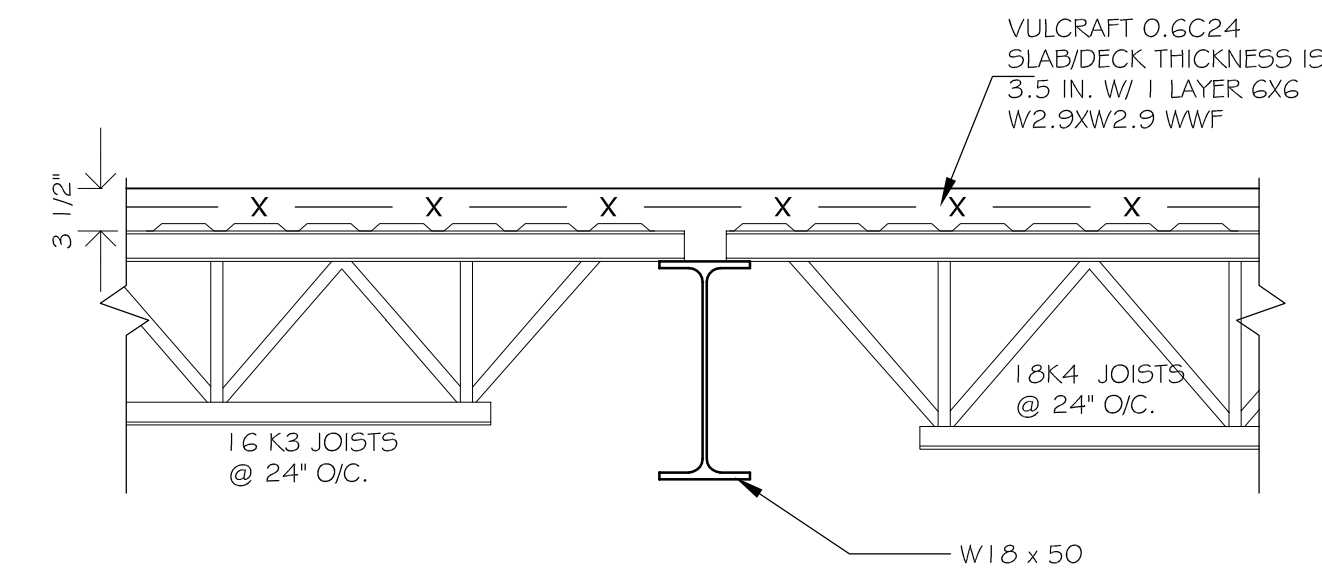
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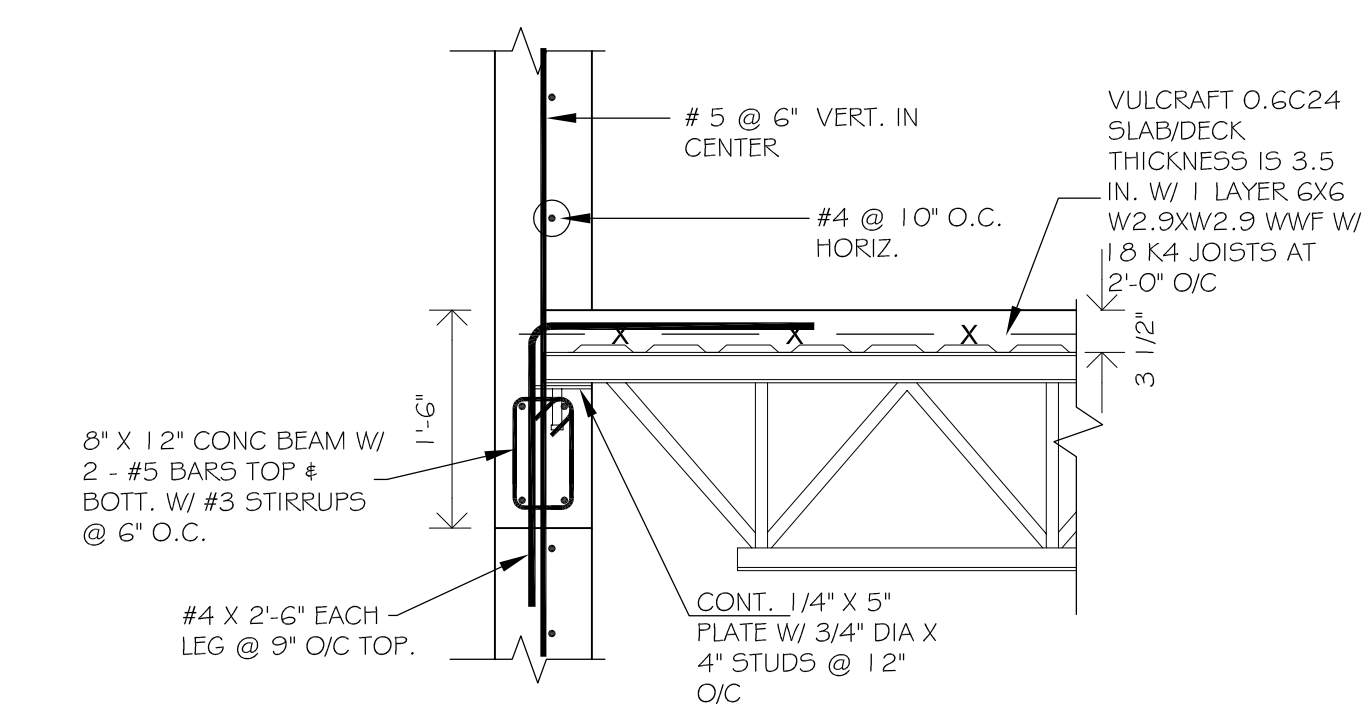
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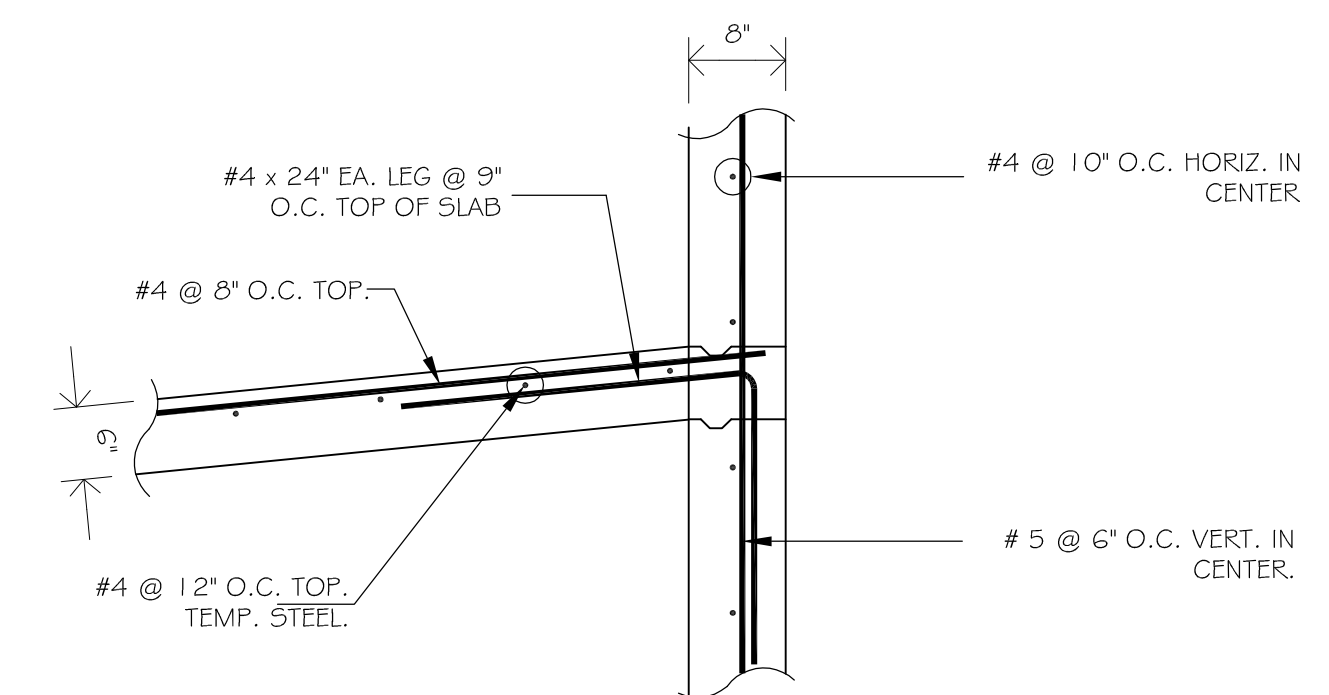
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S-28: - SCALE : 3/4" = 1'-0"



S-24: - SCALE : 3/4" = 1'-0"

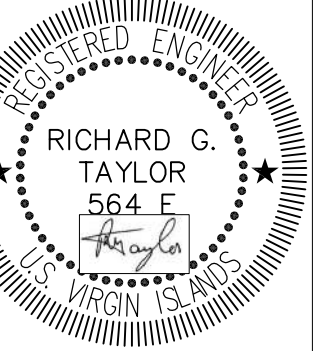


S-20: SCALE : 3/4" = 1'-0"

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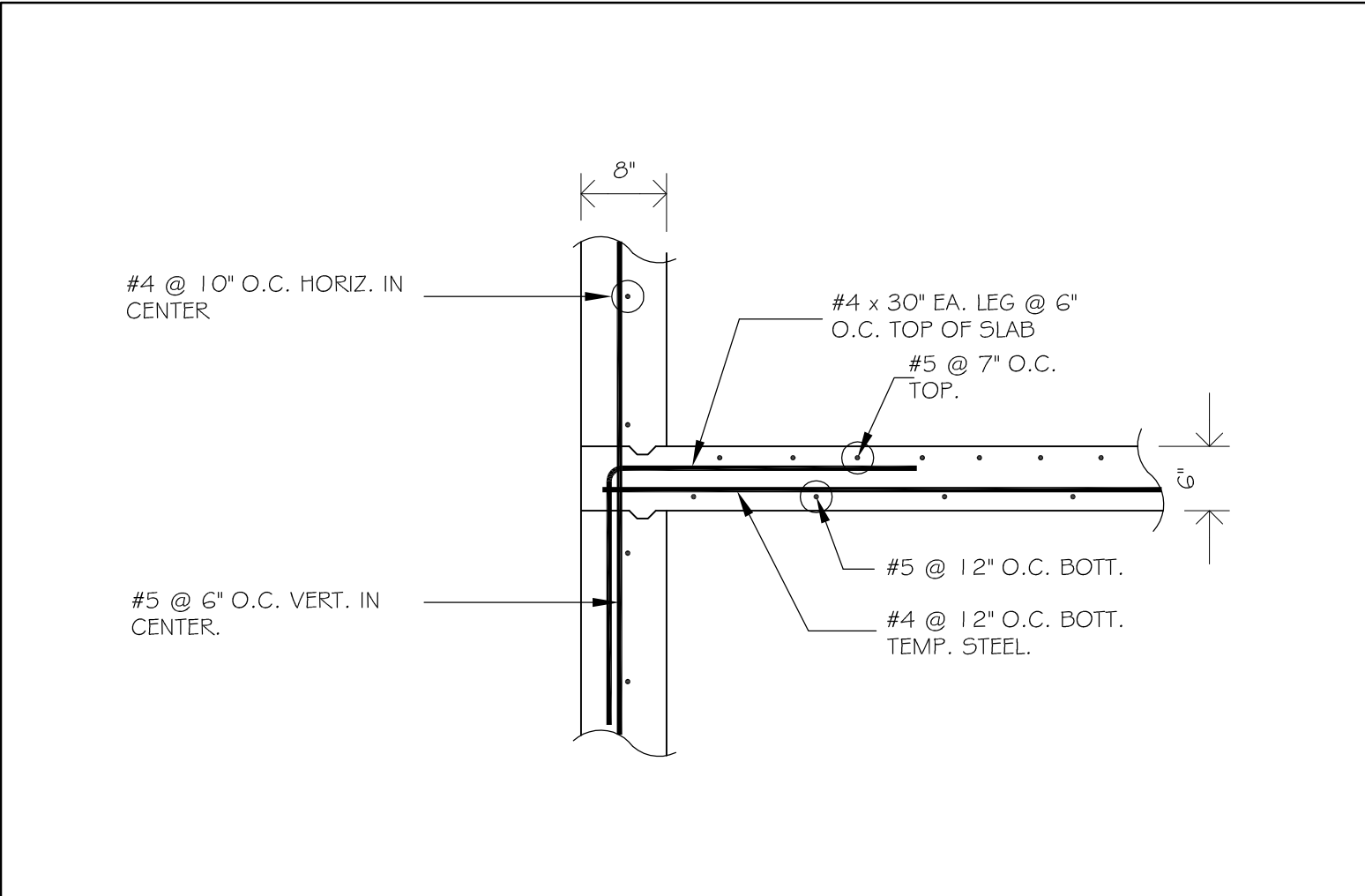
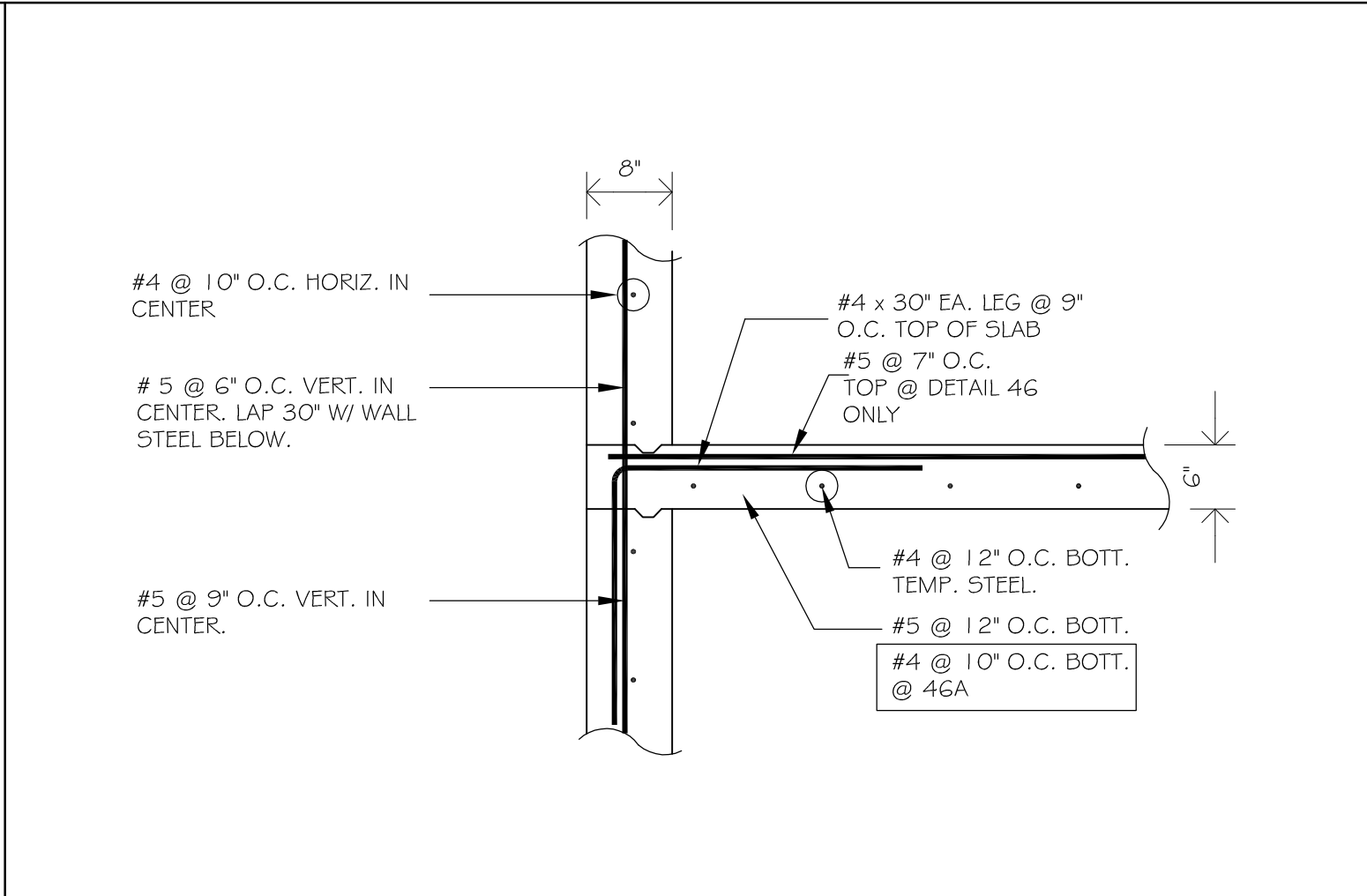
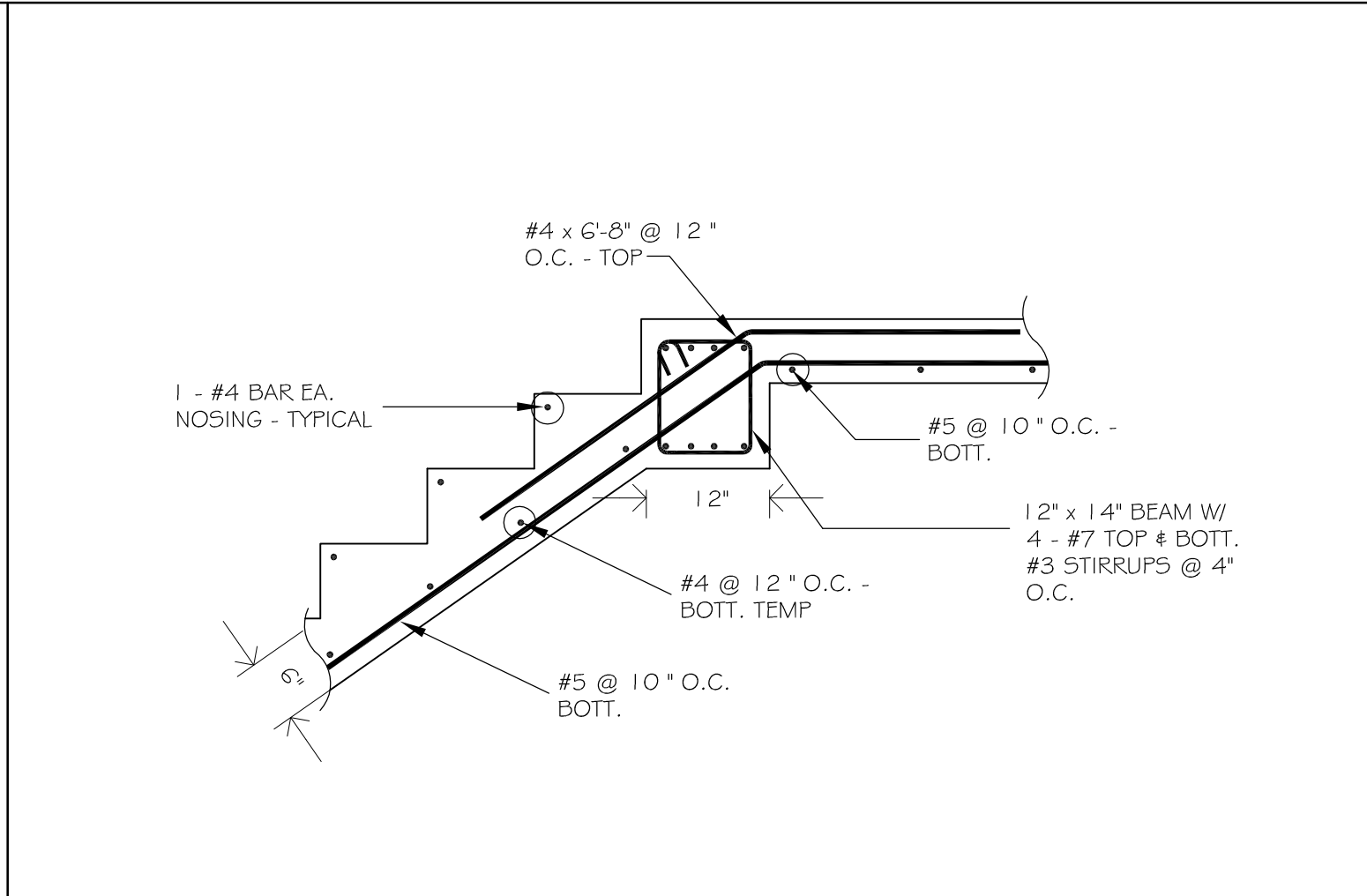
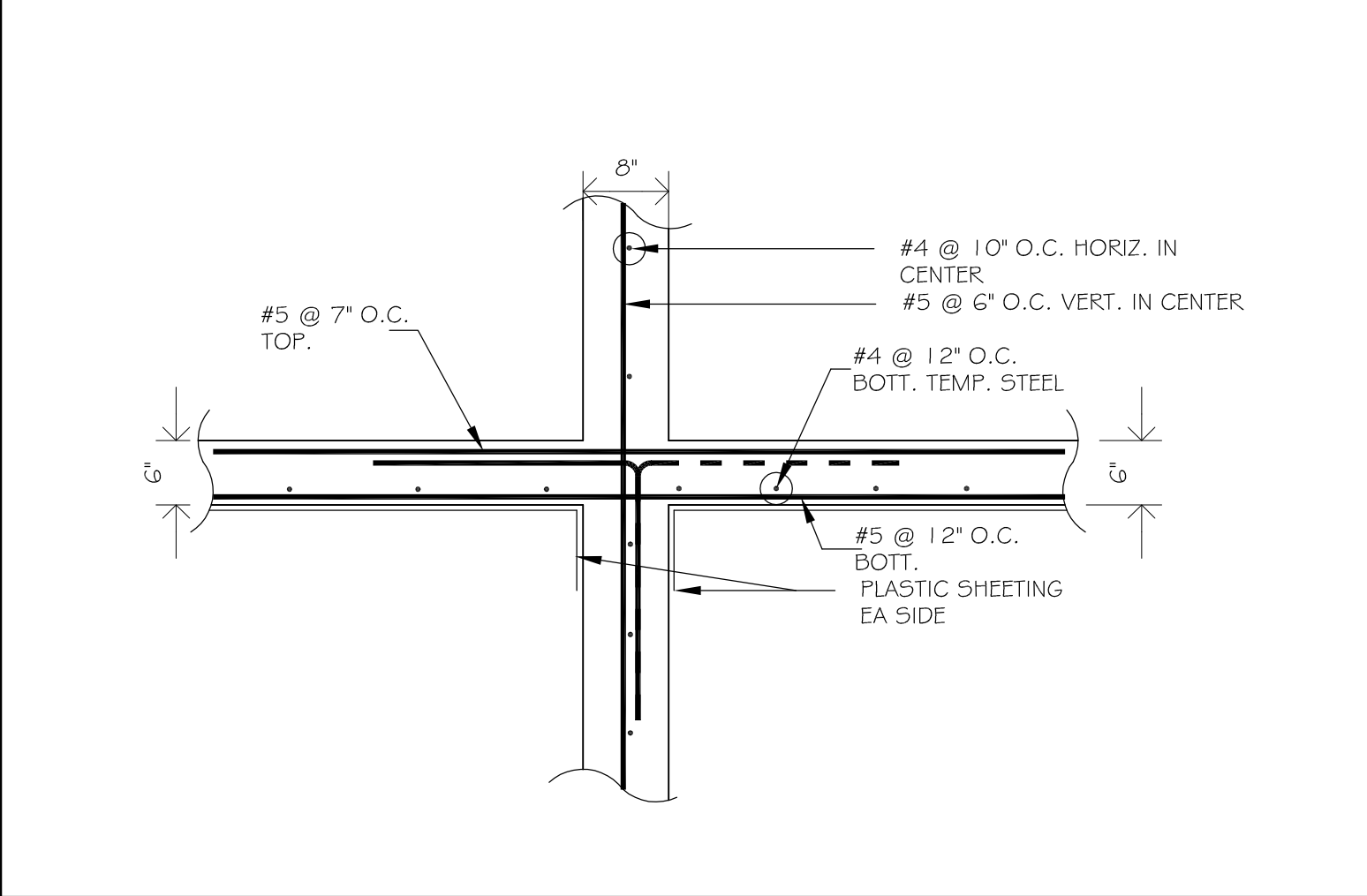
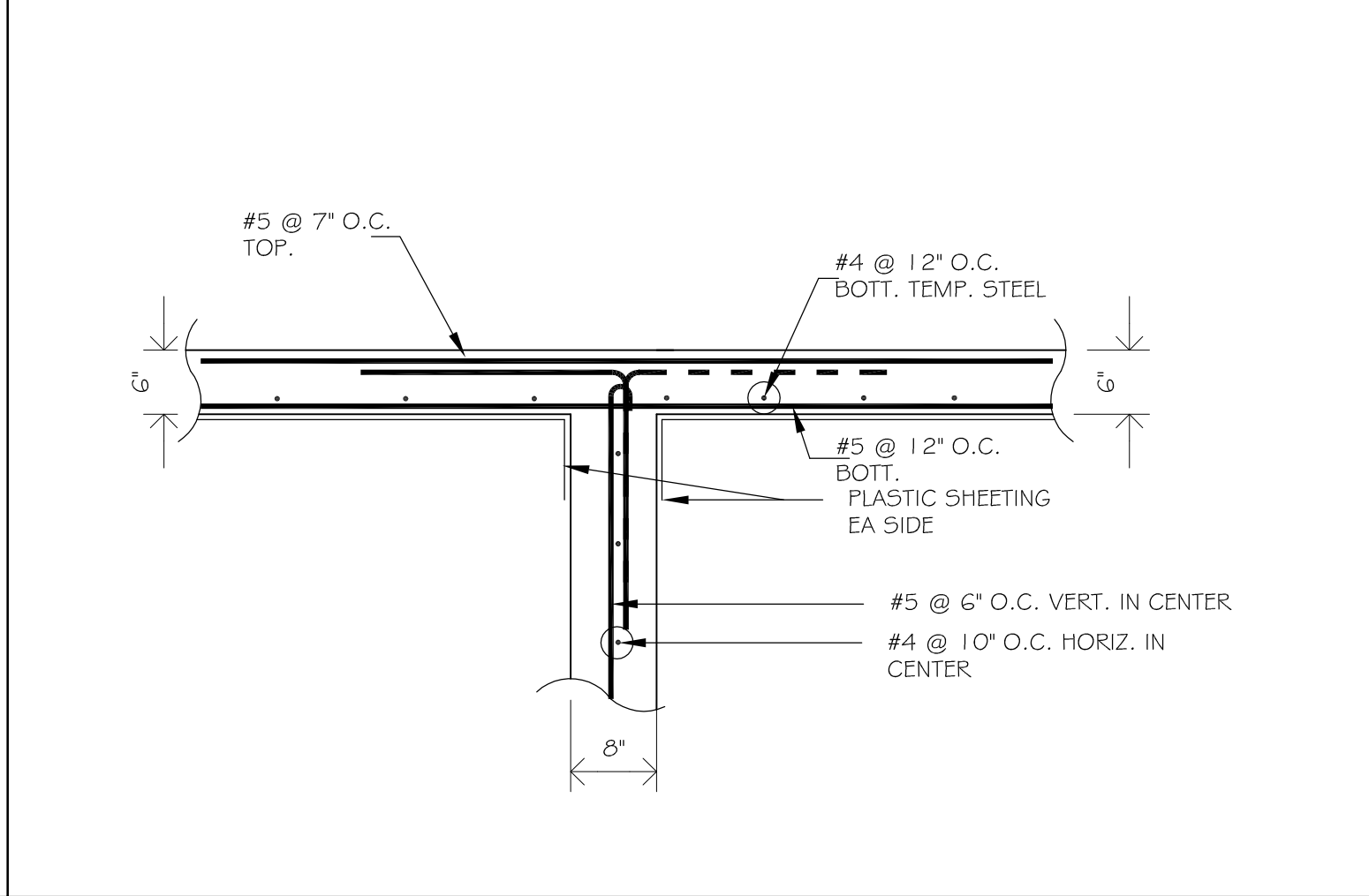
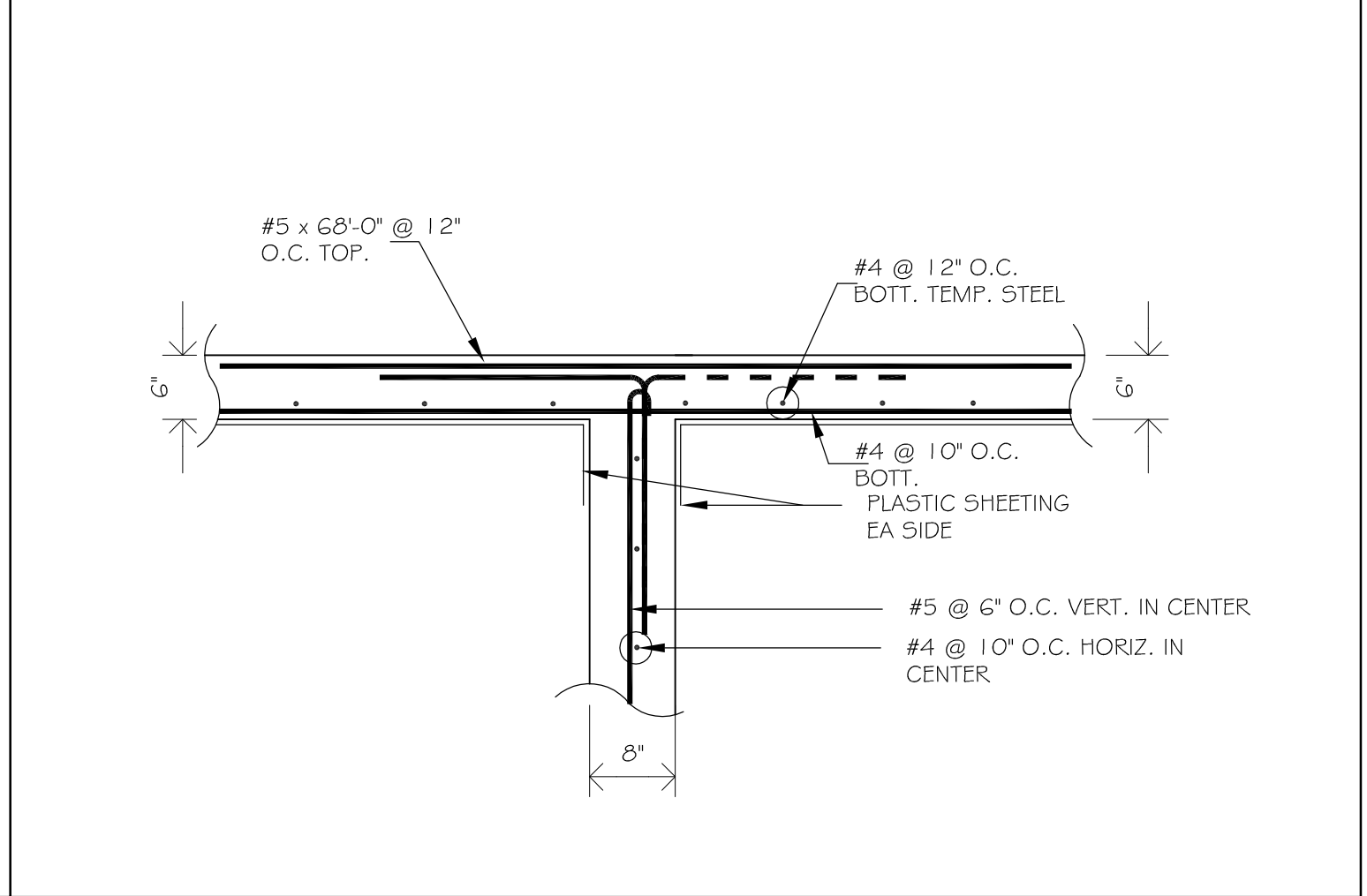
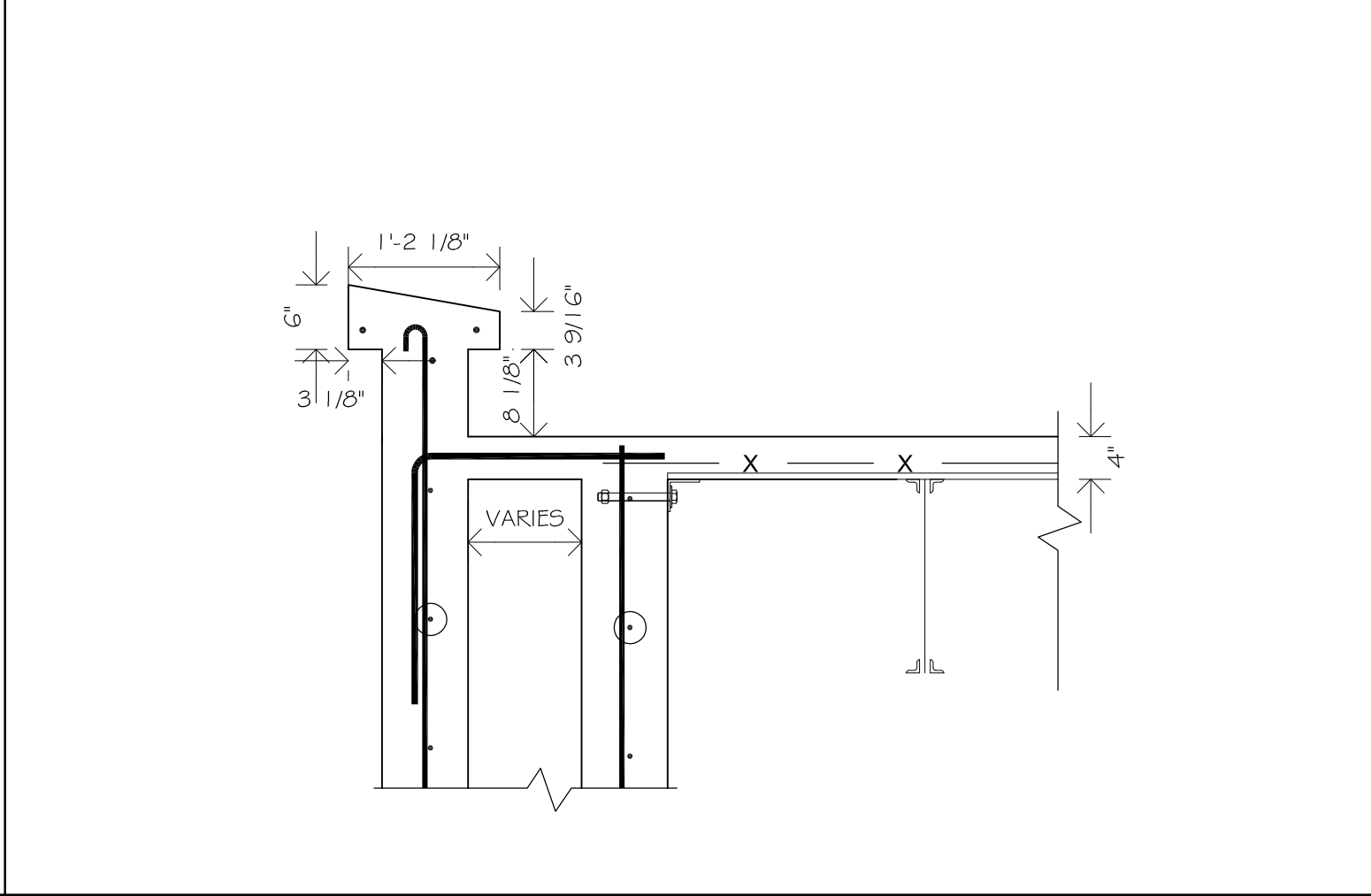
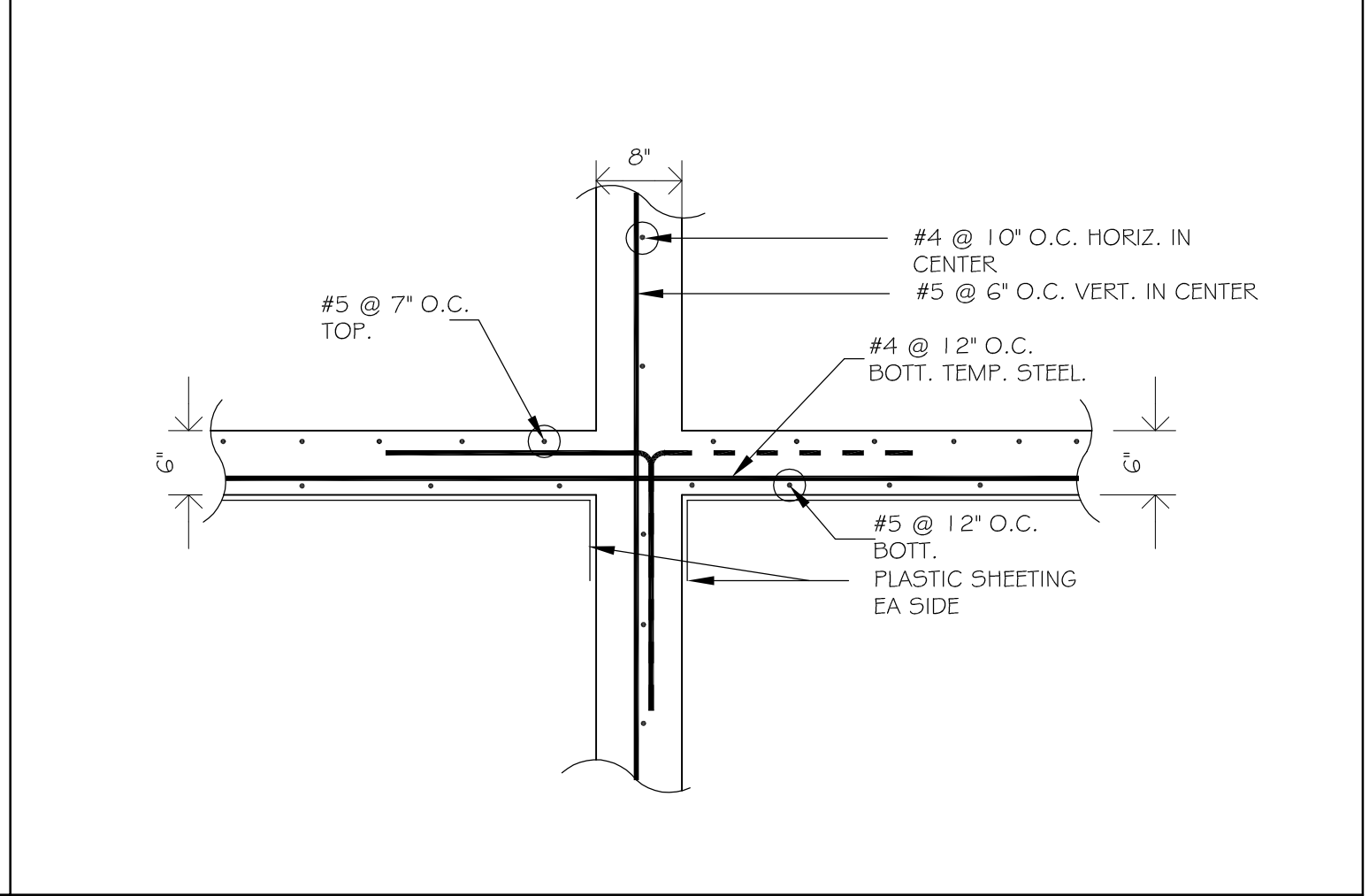
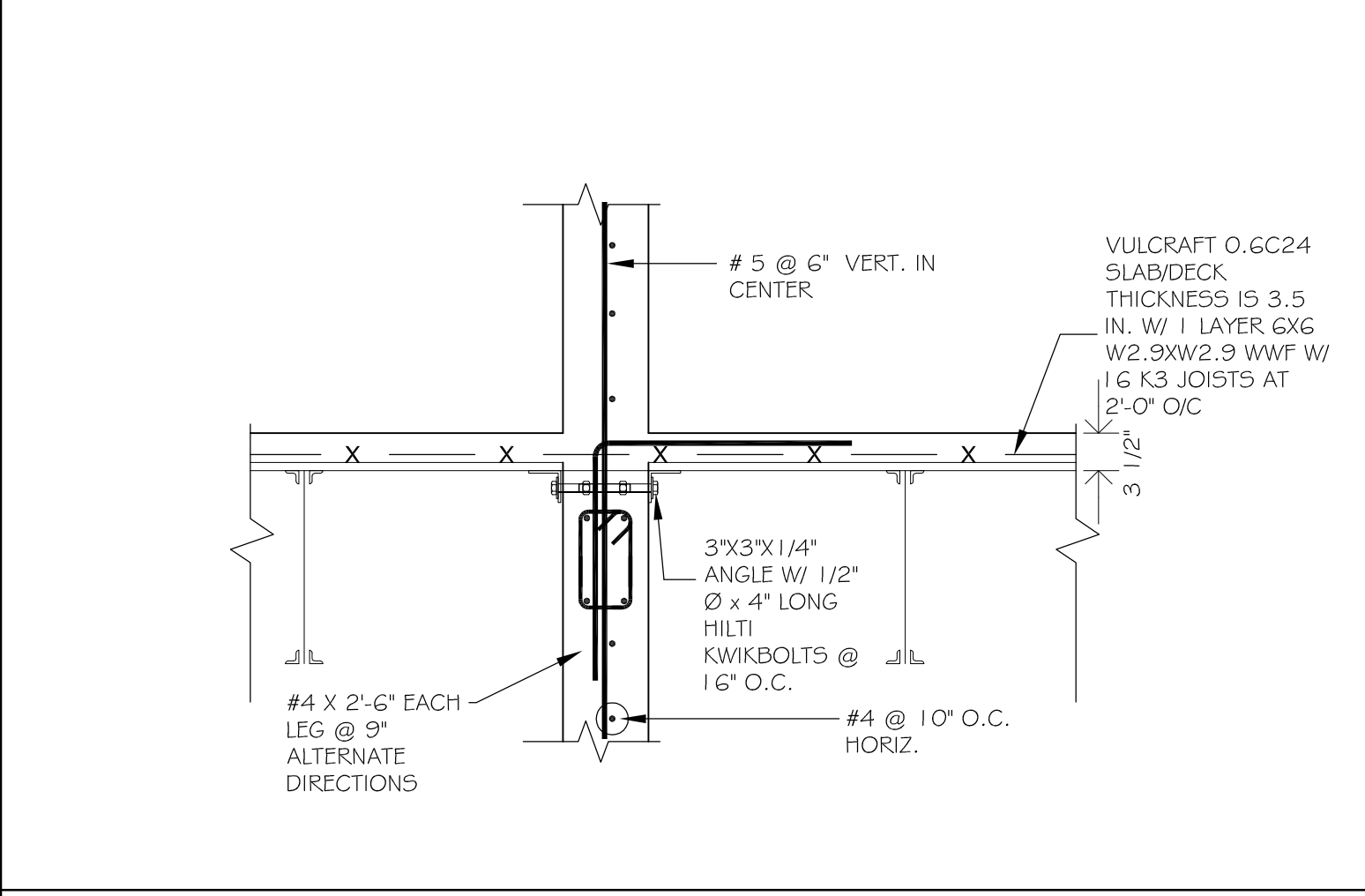
PARCEL NO. 158A & 158 REM  
SUBMARINE BASE, ST. THOMAS USVI

STRUCTURAL DETAILS SHEET 2

REVISIONS		
K.	DATE	INIT.
	16 MAY 2022	RT
DATE:	16 MAY 2022	
SCALE:	AS_SHOWN	
DRAWN:	RT	
CHECKED:	RT	
ISSUED:	PRELIMINARY	
DRAWING		

S 502



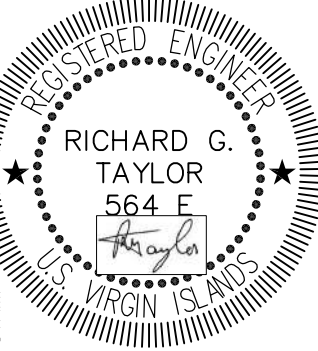
			
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	NOT USED		
S-41: - SCALE : 3/4" = 1'-0"	S-42: - SCALE : 3/4" = 1'-0"	S-43: - SCALE : 3/4" = 1'-0"	S-44: - SCALE : 3/4" = 1'-0"
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S-37: - SCALE : 3/4" = 1'-0"	S-38: - SCALE : 3/4" = 1'-0"	S-39: - SCALE : 3/4" = 1'-0"	S-40: - SCALE : 3/4" = 1'-0"
			
S-33: - SCALE : 3/4" = 1'-0"	S-34: - SCALE : 1/2" = 1'-0"	S-35: - SCALE : 3/4" = 1'-0"	S-36: - SCALE : 3/4" = 1'-0"



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WTJX RADIO STATION

PARCEL NO. 158A & 158 REM  
SUBMARINE BASE, ST. THOMAS USVI

STRUCTURAL DETAILS SHEET 3

REVISIONS		
MK.	DATE	INIT.
A	16 MAY 2022	RT
DATE: 16 MAY 2022		
SCALE: AS SHOWN		
DRAWN: RT		
APPR.: RT		
ISSUE.: PRELIMINARY		
DRAWING		

S 503