

Alexander Theater Safe Room & Building Retrofit

LOCATED AT:

23 King Street, 22 & 23 Market Street, 38B Company Street,
38A Company Street, 36 Company Street & 37 Company Street

FOR:

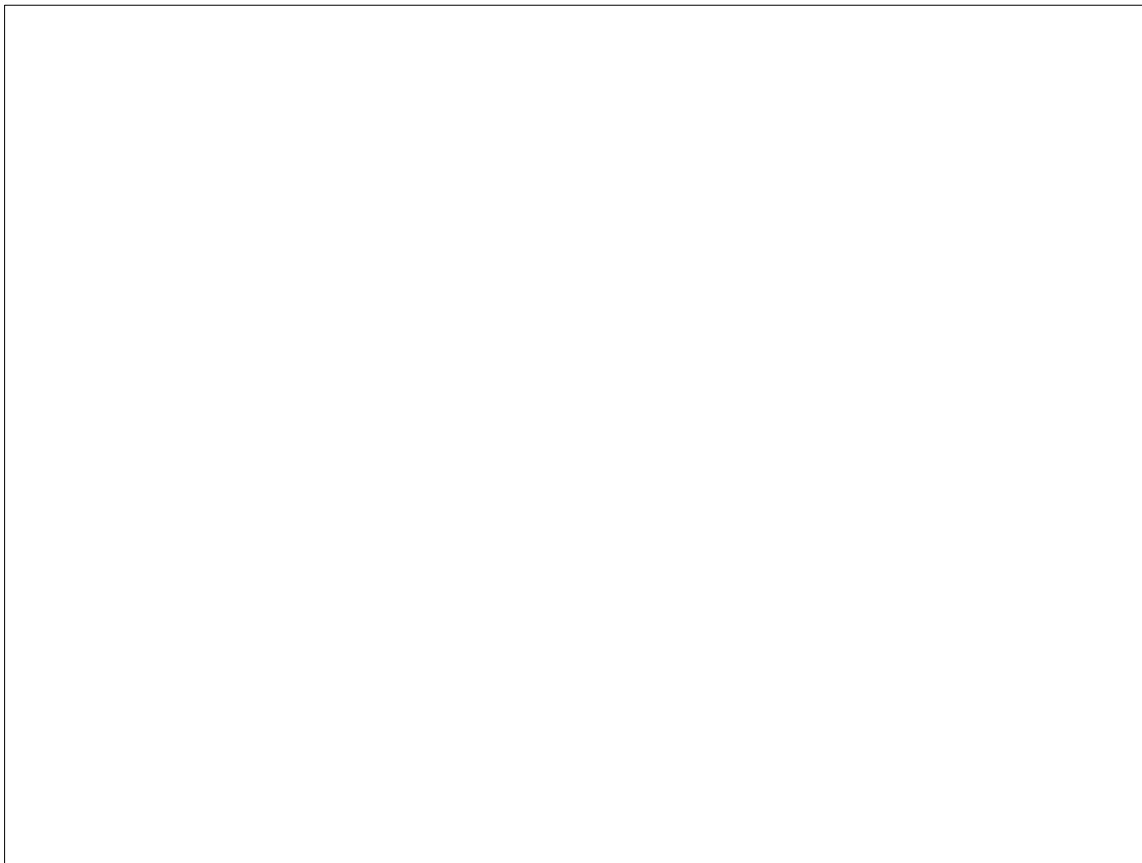
St. Croix Foundation For Community Development
1023 Market St., Christiansted, VI 00820



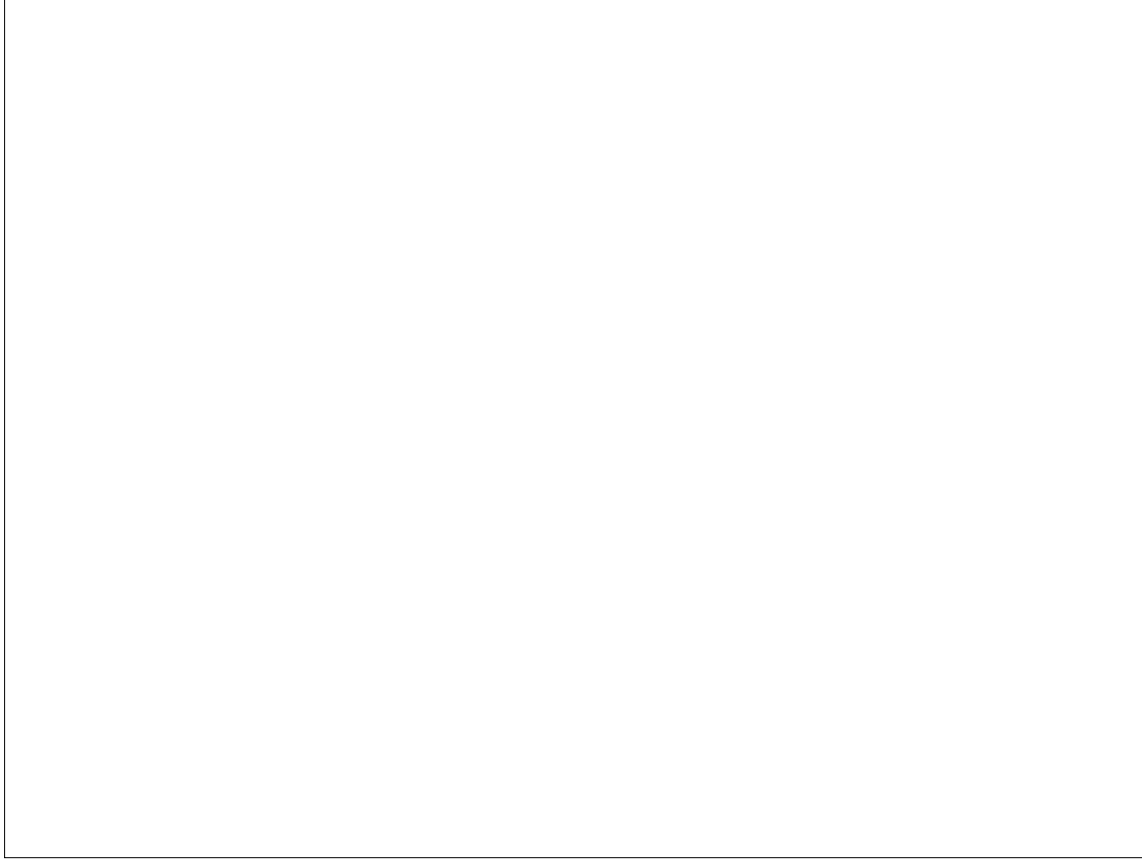
60% Design Development Package
June 2, 2025

PREPARED BY:
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ISLAND MAP



SITE LOCATION MAP



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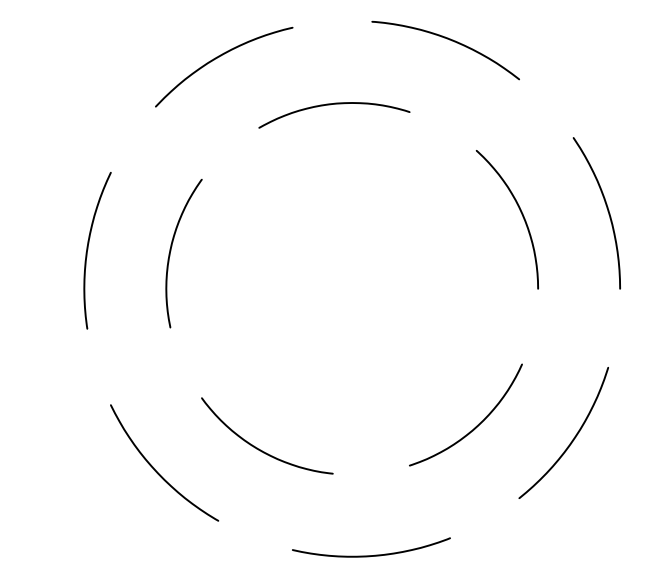
ALEXANDER THEATER SAFE RM
& BUILDING WIND RETROFIT
PROJECT

23 King Street, 22 & 23 Market Street, 38B Company Street,
38A Company Street, 36 Company Street & 37 Company Street
ADDRESS

St. Croix Foundation
For Community Development
1023 Market St., Christiansted, VI 00820
CLIENT

2023-ALEXTH PROJECT NUMBER
05/2025 DATE

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REVISIONS:

NOTES:

As Noted
SCALE

Cover Page
SHEET TITLE

A-0
SHEET NUMBER

GENERAL SPECIFICATIONS

1.-GENERAL REQUIREMENTS:

1.1 THE FOLLOWING SPECIFICATIONS ARE MINIMUM REQUIREMENTS TO SUPPLEMENT THE DRAWINGS.

1.2 ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL CODE AND CONVENTIONAL GUIDELINES.

1.3 ALL WORK SHALL BE PERFORMED IN THE MOST PROFESSIONAL MANNER BY MECHANICS SKILLED AND LICENSED IN THEIR RESPECTIVE TRADES.

1.4 THESE PLANS MAY BE USED UNDER SUCH CONDITIONS IN WHICH ALL APPLICABLE SAFETY LAWS, RULES AND REGULATIONS ARE BEING OBSERVED. COMPLIANCE WITH SUCH SAFETY LAWS, RULES AND REGULATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

1.5 THE ARCHITECT SHALL BE PROVIDED WITH SHOP DRAWINGS OR SAMPLES OF A CUSTOM FABRICATED ITEM PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE CONSULTED FOR THOSE ITEMS NOT SHOWN IN THE DRAWINGS. SUBSTITUTIONS SHALL BE PERMITTED ONLY UPON WRITTEN CONSENT OF THE ARCHITECT.

1.6 WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DETAILS ON DETAIL SHEETS HAVE PRECEDENCE OVER DETAILS ON ARCHITECTURAL SHEETS.

1.7 CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.

1.8 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, APPROVALS AND TAXES NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT, UNLESS OTHERWISE NOTED.

(SUBMITTAL PROCEDURES)

1.9 SHOP DRAWINGS:

- A. PROJECTS WILL REQUIRE ONE COPY OF SHOP DRAWINGS TO BE SUBMITTED TO THE CLIENT REPRESENTATIVE, AS WELL AS USUAL SUBMITTALS TO THE DESIGN A/E. BOTH PARTIES WILL REVIEW THE SHOP DRAWINGS AND REVIEW COMMENTS WILL BE SUBMITTED TO DESIGN A/E THROUGH THE CLIENT REP.
- B. LOG: A/E AND CONTRACTOR SHALL SUBMIT LOG SUBMITTALS SHOWING SPECIFICATION PARAGRAPH, CUT SHEET, DATE SENT/RECEIVED/RETURNED, DISPOSITION, AND FOLLOW UP.

1.10 CONTRACTOR IS RESPONSIBLE FOR INSTALLING ON SITE A TRAILER FOR THEIR OPERATIONS INCLUDING PORTABLE BATHROOM FACILITIES FOR THE STAFF AND CONSTRUCTION WORKERS. ALL POWER, COMMUNICATION AND INTERNET SERVICES WILL BE BORNE BY CONTRACTOR IN THESE PREMISES.

1.11 CONTRACTOR CAN DISREGARD ANY SECTION OF THE GENERAL NOTES THAT IS NOT APPLICABLE TO WORK DEFINED AND TO BE EXECUTED IN THE CONSTRUCTION DOCUMENTS.

2.- EXISTING CONDITIONS:

(DEMOLITION)

2.1 UNLESS OTHERWISE INDICATED, DEMOLITION MATERIAL BECOME CONTRACTOR'S PROPERTY. REMOVAL OF ANY CONSTRUCTION DEBRIS WILL BE BORNE BY CONTRACTOR AND DISPOSED OF IN A GVI APPROVED FACILITY ON ISLAND OR FEDERALLY APPROVED FOR ANY OFF ISLAND DEBRIS.

2.2 IF APPLICABLE, CONDUCT DEMOLITON WITHOUT DISRUPTING OWNER'S OCCUPATION OF BUILDING OR PROPERTY.

2.3 IF APPLICABLE, MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BY PASS CONNECTIONS TO OTHER PARTS OF BUILDING.

2.4 IF APPLICABLE, LOCATE, IDENTIFY, SHUT OFF, DISCONNECT AND CAP OFF, UTILITY SERVICE TO BE DEMOLISHED.

2.5 EMPLOY CERTIFIED, LICENSED EXTERMINATOR TO TREAT SITE AND/ OR BUILDING AND TO CONTROL RODENTS AND VERMIN.

2.6 CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDING(S) AND OR SITE IMPROVEMENTS.

2.7 IF APPLICABLE, PROVIDE AND MAINTAIN SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE BUILDING STABILITY AND PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE.

2.8 IF APPLICABLE, PROTECT BUILDING STRUCTURE OR INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGE.

2.9 IF APPLICABLE, PROTECT REMAINING WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES. ERECT AND MAINTAIN DUSTPROOF PARTITION. COVER AND PROTECT ANY REMAINING FURNITURE, FURNISHINGS AND EQUIPMENT.

2.10 IF APPLICABLE, PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY THE DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING ADJOINING CONSTRUCTION.

2.11 IF APPLICABLE, PROMPTLY REMOVE DEMOLISHED MATERIAL FROM SITE/ OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.

2.12 CONTRACTOR IS RESPONSIBLE FOR KEEP A CLEAN AND ORDERLY CONSTRUCTION SITE AT ALL TIMES SINCE THIS A FULLY OPERATIONAL COURTHOUSE DURING THE LIFE SPAN OF CONSTRUCTION.

(SITEWORK)

2.12 THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE EASEMENTS ARE NOT ENCROACHED AND AND SETBACKS ARE NOT ENCROACHED UPON.

2.13 ELECTRICAL POWER, TELEPHONE, WATER AND SEWER (IF APPLICABLE) SHALL BE RUN UNDERGROUND.

2.14 CONTRACTOR HAVING REMOVED ALL CONSTRUCTION DEBRIS SHALL LEAVE THE SITE UNIFORMLY GRADED, INCLUDING ALL AREAS UNDER BUILDING.

3.-CONCRETE:

3.1 MORTAR

A. MORTAR OR GROUT PLACED ON HORIZONTAL CONSTRUCTION JOINTS SHALL BE A MIXTURE OF CEMENT, SAND AND WATER IN SAME PROPORTIONS USED IN THE CONCRETE BUT WITH COARSE AGGREGATE OMITTED.

B. MORTAR USED FOR REPAIR OF CONCRETE SHALL BE MADE OF THE SAME MATERIALS USED FOR CONCRETE, EXCEPT THAT THE COARSE AGGREGATE SHALL BE OMITTED AND THE MORTAR SHALL CONSIST OF NOT MORE THAN ONE PART CEMENT TO TWO AND ONE-HALF PARTS SAND BY DAMP LOOSE VOLUME. THE QUANTITY OF MIXING WATER SHALL BE NO MORE THAN NECESSARY FOR HANDLING AND PLACING.

5.-METALS:

5.1 GENERAL: UNLESS OTHERWISE INDICATED, PROVIDE TYPE 304 STAINLESS-STEEL FASTENERS FOR EXTERIOR USE AND ZINC-PLATED FASTENERS WITH COATING COMPLYING WITH ASTM B 633 OR ASTM F 1941, CLASS FE/ZN 5, AT EXTERIOR WALLS. PROVIDE STAINLESS-STEEL FASTENERS FOR FASTENING ALUMINIUM. SELECT FASTENERS FOR TYPE, GRADE, AND CLASS REQUIRED.

5.2 FASTENING TO IN-PLACE CONSTRUCTION: PROVIDE ANCHORAGE DEVICES AND FASTENERS WHERE METAL FABRICATIONS ARE REQUIRED TO BE FASTENED TO IN-PLACE CONSTRUCTION. PROVIDE THREADED FASTENERS FOR USE WITH CONCRETE AND MASONRY INSERTS, TOGGLE BOLTS, THROUGH BOLTS, LAG BOLTS, WOOD SCREWS, AND OTHER CONNECTIONS.

5.3 ADJUSTING AND CLEANING

A. TOUCH UP PAINTING: CLEANING AND TOUCHUP PAINTING TO MATCH MANUFACTURER'S SPECIFICATIONS.

B. GALVANIZED SURFACES: CLEAN FIELD WELDS, BOLTED CONNECTIONS, AND ABRADED AREAS AND REPAIR GALVANIZING TO COMPLY WITH ASTM A 780

6.-WOOD & PLASTICS:

6.1 LUMBER SHALL BE THOROUGHLY SEASONED AND FREE OF WARP THAT CANNOT BE CORRECTED BY BRIDGING AND NAILING.

6.2 ALL WOOD SHOULD BE PRESSURE TREATED UNLESS OTHERWISE NOTED.

6.3 WOODWORK, WHICH IS TO BE PAINTED SHALL HAVE EXPOSED SURFACE FREE OF DEFECTS, PLYWOOD SHALL BE GRADE A AT PAINTED SURFACES.

7.-THERMAL & MOISTURE PROTECTION:

(PREPARATION)

7.1 COORDINATE METAL ROOFING W/ RAIN DRAINAGE WORK, FLASHING, TRIM, ROOF DECKING REPLACEMENT, AND OTHER ADJOINING WORK TO PROVIDE A PERMANENTLY LEAK PROOF, SECURE, AND NONCORROSIVE INSTALLATION.

(INSTALLATION OF METAL ROOFING)

7.2 ANCHOR UNITS OF WORK SECURELY IN PLACE BY METHODS INDICATED ON DRAWINGS AND MANUFACTURER'S SPECIFICATIONS. PROVIDING FOR THERMAL EXPANSION OF METAL UNITS, CONCEAL FASTENERS WHERE POSSIBLE, AND SET UNITS TRUE TO LINE AND LEVEL AS INDICATED. INSTALL WORK WITH LAPS, JOINTS AND SEAMS THAT WILL BE PERMANENTLY WATERTIGHT AND WEATHERPROOF.

(WARRANTY)

7.3 THE MANUFACTURER SHALL PROVIDE A MINIMUM 20 YEAR WARRANTY FOR METAL ROOFING SELECTED FOR JOB.

(INSTALLATION OF ELASTOMERIC COATING)

7.4 PREPARE SURFACES FOR COATING APPLICATION AND INSTALL COATINGS AS PER MANUFACTURER'S SPECIFICATIONS.

9. -FINISHES:

(PAINTING)

9.1 SURFACES TO BE PAINTED SHALL BE FILLED AND SANDED AS REQUIRED TO REMOVE VISIBLE BLEMISHES.

9.2 OBTAIN BLOCK FILLERS, PRIMERS AND UNDERCOAT MATERIAL FOR EACH COATING SYSTEM FROM SAME MANUFACTURER AS THE FINISH COATS.

9.3 PAINT ALL EXPOSED SURFACES, NEW AND EXISTING, UNLESS OTHERWISE INDICATED.

9.4 DO NOT PAINT PREFINISHED ITEMS, FINISHED METAL SURFACES, OPERATING PARTS, LABELS AND MATERIALS OBVIOUSLY INTENDED TO BE LEFT EXPOSED.

9.5 COMPLY WITH PAINT MANUFACTURER'S WRITTEN INSTRUCTIONS FOR SURFACE PREPARATION, ENVIRONMENTAL AND SUBSTRATE CONDITIONS, PRODUCT MIXING AND APPLICATION.

9.6 EXTERIOR PAINT SCHEDULE AS FOLLOWS:

- A. CONCRETE, STUCCO AND MASONRY:
- EGGSHELL/LOW LUSTER ACRYLIC LATEX PAINT: 2 COATS OVER PRIMER. BRAND - SHERWIN WILLIAMS EXTERIOR GRADE OR APPROVED EQUAL.
- B. SMOOTH WOOD:
- EGGSHELL/ LOW LUSTER ACRYLIC LATEX PAINT: 2 COATS OVER PRIMER. BRAND- SHERWIN WILLIAMS EXTERIOR GRADE OR APPROVED EQUAL.
- C. WOOD SHAKES AND ROUGH SIDING:
- FLAT ALKYD: 2 COATS ALKYD/ OIL STAIN.
- D. PLYWOOD:
- EGGSHELL/ LOW LUSTER ACRYLIC: 2 COATS OVER PRIMER. BRAND- SHERWIN WILLIAMS EXTERIOR GRADE OR APPROVED EQUAL.
- E. WOOD TRIM:
- EGGSHELL/ LOW LUSTER ACRYLIC LATEX PAINT: 2 COATS OVER PRIMER. BRAND SHERWIN WILLIAMS EXTERIOR GRADE OR APPROVED EQUAL.
- F. FERROUS METAL:
- SEMI-GLOSS ENAMEL/ OIL: 2 COATS OVER RUST-INHIBITIVE PRIMER. BRAND TO BE APPROVED BY ARCHITECT.
- G. ALUMINIUM:
- SEMI-GLOSS ENAMEL/OIL: 2 COATS OVER PRIMER. BRAND BY ARCHITECT.

9.8 IF APPLICABLE, PROTECT BUILDING STRUCTURE OR INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGE.

(INTERIOR FINISHES)

9.9 DRYWALL MATERIAL SHALL BE ⁵/₈" FOR WALLS AND ⁵/₈" FOR CEILINGS ON USG DRYWALL SUSPENSION SYSTEM UNLESS OTHERWISE INDICATED. DRYWALL AT BATHROOMS, GARAGES, AND EXTERIOR SOFFITS SHALL BE MOISTURE RESISTANT GREEN BOARD OR DUROCK. DRYWALL SHALL BE FIRE RATED AS SPECIFIED IN THE APPLICABLE CODES.

9.10 FLOOR FINISHES SHALL BE AS NOTED IN SCHEDULES. ARCHITECT SHOULD APPROVE TEXTURE & COLOR PRIOR TO THE EXECUTION OF THE WORK. CLEARANCES SHALL ALLOW FOR VARIOUS MATERIAL THICKNESSES. APPLY CLEAR SEALER TO CLEAN TILE FLOORING ACCORDING TO SEALER MANUFACTURER'S WRITTEN INSTRUCTIONS. INSTALL AND FINISH FLOORS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

9.11 EXTERIOR STUCCO FINISH SHALL CONSIST OF A SCRATCH COAT AND SMOOTH FINISH WITHIN 12 HOURS DRYING INTERVALS. ALL CORNERS SHALL BE APPLIED AGAINST WOOD RULERS. TEST SAMPLE SHOULD BE MADE FOR APPROVAL BY ARCHITECT PRIOR TO EXECUTION OF WORK. NO POPCORN FINISHES ARE ALLOWED ON EXTERIOR OR INTERIOR SURFACES.

9.12 IF APPLICABLE, EXISTING FINISHES, WHEN BROKEN OR JOINTED WITH NEW CONSTRUCTION, SHALL BE PATCHED TO MATCH ADJACENT SURFACES.

10.0 SIGNAGE:

10.1 SIGNAGE - NEW OFFICES, ROOMS, LOUNGES, BATHROOMS, ETC. REQUIRING SIGNAGE, ALL SIGNAGE MUST BE IN COMPLIANCE W/ INDUSTRY STANDARDS AS WELL AS ADA REQUIREMENTS.

15. -MECHANICAL/PLUMBING:

15.1 THESE ARE THE BASIC REQUIREMENTS FOR MECHANICAL/PLUMBING RETROFIT INSTALLATIONS AND INCLUDES REQUIREMENTS COMMON TO MORE THAN ONE SECTION OF DIVISION 15. IT EXPANDS AND SUPPLEMENTS THE REQUIREMENTS SPECIFIED IN SECTIONS OF DIVISION 1.

15.2 PRIOR TO WORK COMMENCING, EXISTING HVAC SYSTEMS SHOULD BE INSPECTED AND VERIFIED TO BE OPERATING AT DESIGNED CAPACITY.

15.3 VERIFY EXISTING EQUIPMENT, COMPONENTS, PIPING, DUCTWORK AND ELECTRICAL CONNECTIONS ARE IN OPTIMUM AND FUNCTIONING CAPACITY AS PER MANUFACTURER'S SPECIFICATIONS. ANY DAMAGED OR NON-CODE COMPLIANT ITEMS MUST BE UPGRADED TO MEET CURRENT MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS.

15.4 ALL HVAC CONDENSATE LINES TO HAVE REQUIRED INSULATION AND CASE COVERS FOR CLEAN AND PROFESSIONAL INSTALLATION.

15.5 HORIZONTAL PIPELINES SHALL HAVE THE FOLLOWING SLOPES, UNLESS OTHERWISE DERIVED FROM SITE CONDITIONS WHICH MUST PROVIDED TO A/E.

- A. ALL WATER SUPPLY AND WATER DISTRIBUTION: .2% TO .5%.
- B. SOIL, RAIN WATER DRAINS: 1% TO 2%.

(PIPING SYSTEMS TESTING, ADJUSTING & BALANCING)

15.6 EACH SYSTEM (WATER, CONDENSATE) SHALL BE FLUSHED, CHECKED FOR LEAKS, CORROSION INHIBITORS ADDED WHERE APPLICABLE, DISINFECTED FOR DOMESTIC WATER AND OTHERWISE MADE READY FOR ACCEPTANCE. NOTICE OF SUCH TEST WILL BE PROVIDED TO CLIENT AND A/E.

15.7 ALL HVAC PRESSURE TESTS SHALL BE PERFORMED USING CERTIFIED GAUGE WHICH HAS BEEN APPROVED FOR USE BY THE FACILITY'S MANAGER.

15.8 HVAC PRESSURE TESTING NEEDS TO BE CONDUCTED ON THE EXISTING SYSTEM FOR THE ENTIRE BUILDING TO ENSURE RELOCATION OF HVAC EQUIPMENT FUNCTIONS PROPERLY AND AS PER WARRANTY.

(AIR SYSTEMS TESTING, ADJUSTING & BALANCING)

15.9 ALL AIR DISTRIBUTION SYSTEMS SHALL BE BALANCED THROUGHOUT BUILDING.

15.10 PROVIDE VERIFICATION THAT SYSTEMS IS OPERATING AT 50% TO 75% OF CAPACITY AS DESIGNED FOR BUILDING.

16. -ELECTRICAL:

16.1 THESE ARE THE BASIC REQUIREMENTS FOR ELECTRICAL INSTALLATIONS AND INCLUDES REQUIREMENTS COMMON TO MORE THAN ONE SECTION OF DIVISION 16. IT EXPANDS AND SUPPLEMENTS THE REQUIREMENTS SPECIFIED IN SECTIONS OF DIVISION 1.

(ROUGH-IN)

16.2 VERIFY FINAL LOCATIONS FOR ROUGH-INS WITH FIELD MEASUREMENTS AND WITH THE REQUIREMENTS OF THE ACTUAL EQUIPEMENT TO BE CONNECTED V

16.3 COORDINATE ELECTRICAL EQUIPMENT AND MATERIALS INSTALLATION WITH BUILDING COMPONENTS.

16.4 VERIFY ALL DIMENSIONS IN FIELD.

16.5 SEQUENCE, COORDINATE, AND INTEGRATE INSTALLATIONS OF ELECTRICAL MATERIALS AND EQUIPMENT FOR EFFICIENT FLOW OF WORK.

16.6 INSTALL ELECTRICAL EQUIPMENT TO FACILITATE MAINTENANCE AND REPAIR OR REPLACEMENT OF EQUIPMENT COMPONENTS. AS MUCH AS PRACTICAL, CONNECT EQUIPMENT FOR EASE OF DISCONNECTING WITH MINIMUM OF INTERFERENCE WITH OTHER INSTALLATIONS.

16.7 COORDINATE THE INSTALLATION OF ELECTRICAL MATERIALS AND EQUIPMENT WITH OTHER TRADES.

16.8 COORDINATE CONNECTION OF ELECTRICAL SYSTEMS WITH EXISTING UNDERGROUND UTILITIES AND SERVICES. COMPLY WITH REQUIREMENTS OF GOVERNING REGULATIONS, SERVICE COMPANIES, AND CONTROLLING AGENCIES. OBTAIN ALL NECESSARY PERMITS LOCAL JURISDICTION, SERVICE COMPANIES AND CONTROLLING AGENCIES. FROM AND SERVICES.



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ACOUSTIC CONSULTANT

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PROJECT

23 King Street, 22 & 23 Market Street, 38B Company Street,
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CLIENT

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NOTES:

As Noted

SCALE

GENERAL NOTES

SHEET TITLE

GN-1

SHEET NUMBER



NOTES:
1. VERIFY ALL DIMENSIONS IN FIELD.
2. COORDINATE ALL WORK WITH TRADES.
LEGEND
INDICATED STRUCTURES TO BE DEMOLISHED

1 Selective Demolition Plan
3/16" = 1' - 0"

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23 KING STREET, 22 & 23 MARKET STREET, 38B COMPANY STREET, 38A COMPANY STREET, 36 COMPANY STREET & 37 COMPANY STREET ADDRESS
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2023-ALEXTH PROJECT NUMBER 05/2025 DATE
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NOTES:

As Noted SCALE

DEMOLITION PLAN SHEET TITLE

D-1.0 SHEET NUMBER



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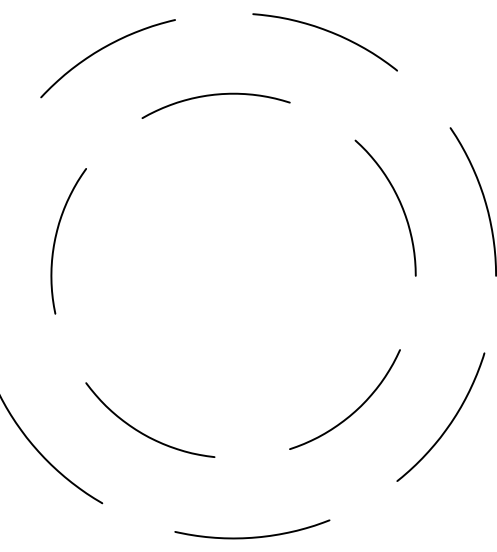
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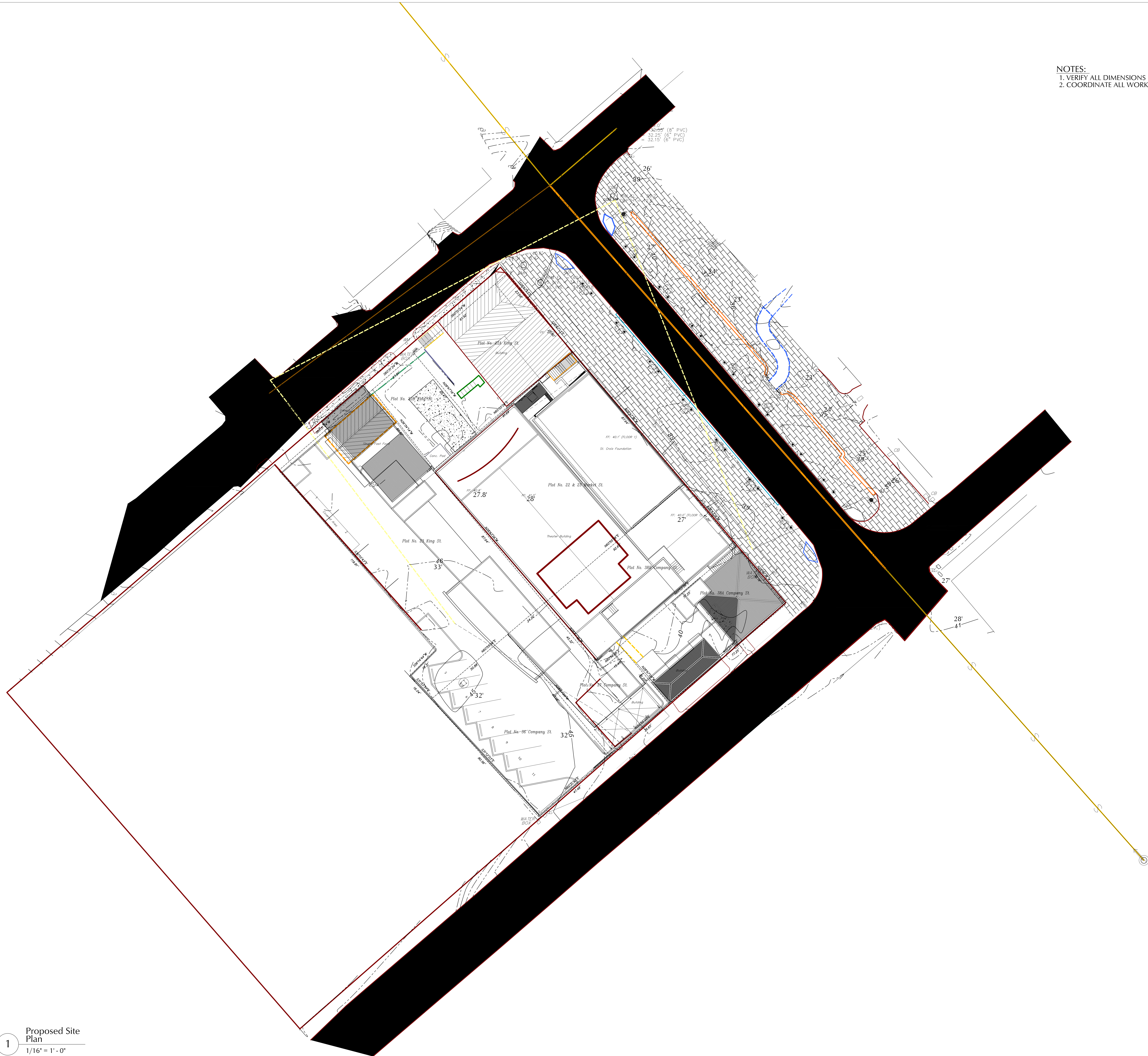
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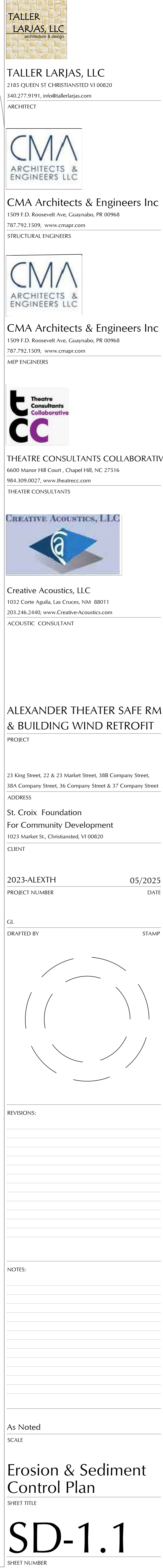
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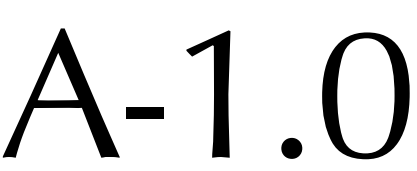
PROPOSED SITE PLAN

SD-1.0
SHEET NUMBER

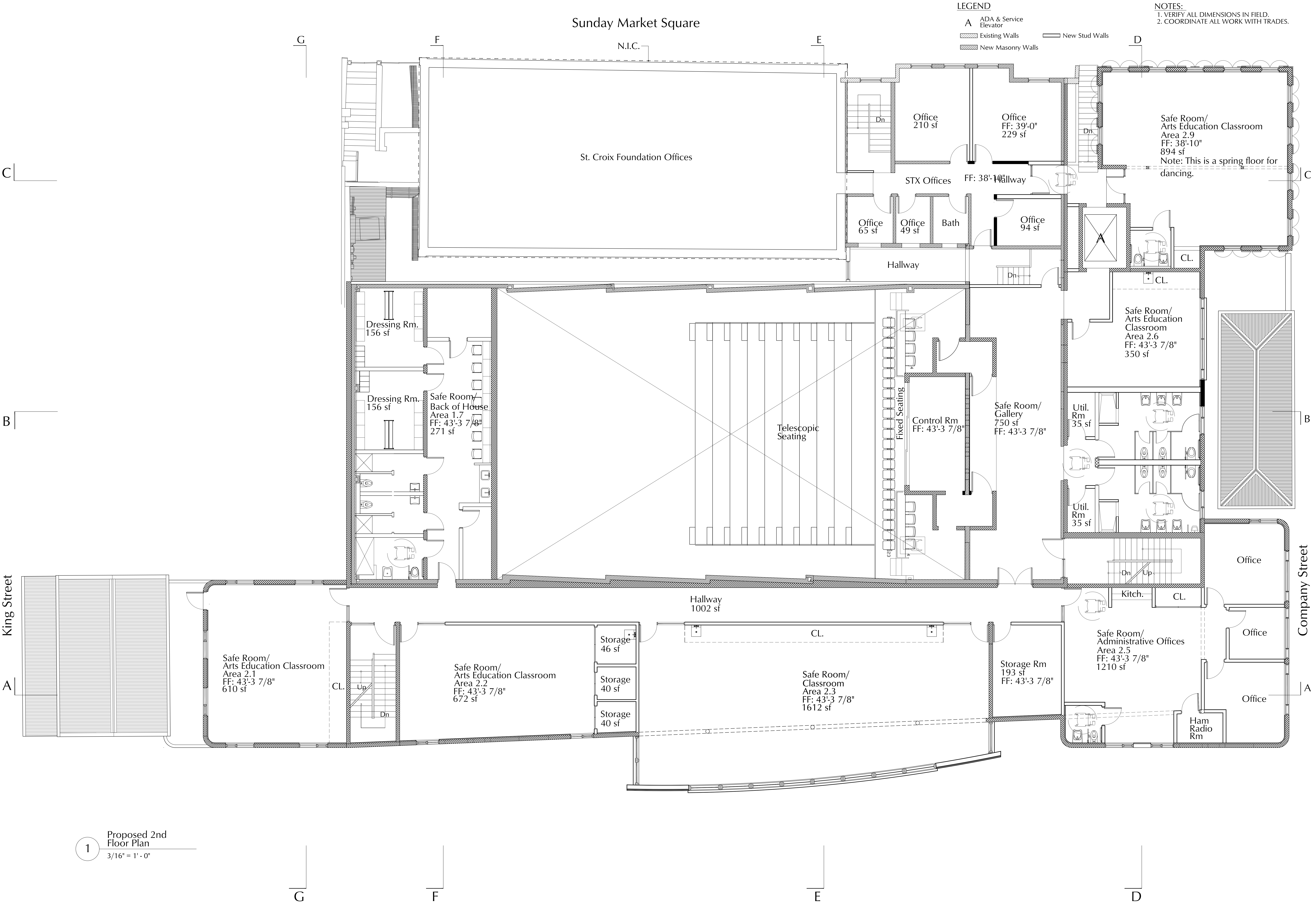
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2. COORDINATE ALL WORK WITH TRADES.







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2. COORDINATE ALL WORK WITH TRADES



1 Proposed 2nd Floor Plan
3/16" = 1' - 0"



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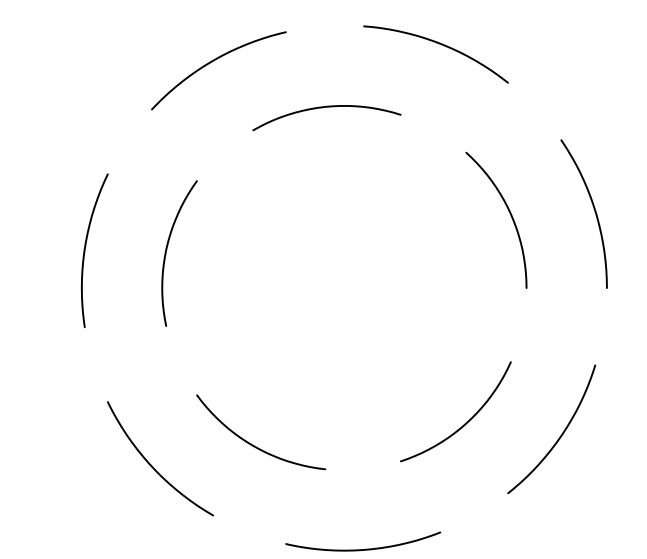
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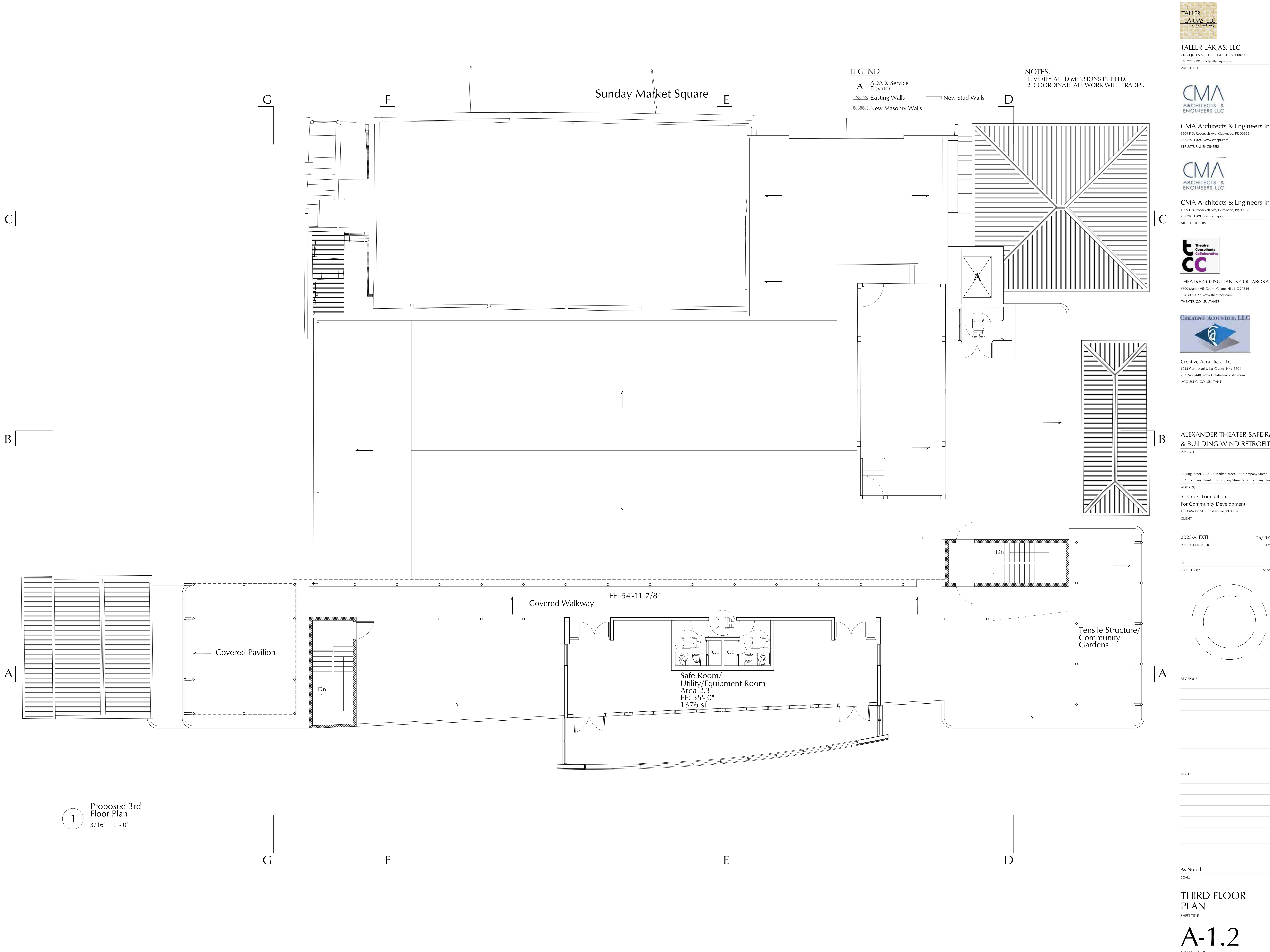
REVISIONS:

NOTES:

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SECOND FLOOR PLAN
SHEET TITLE

A-1.1
SHEET NUMBER



1
Proposed 3rd
Floor Plan
3/16" = 1' - 0"

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1509 F.D. ROOSEVELT AVE, GUAYNABO, PR 00968
787.792.1509, www.cmapr.com
STRUCTURAL ENGINEERS

CMA ARCHITECTS & ENGINEERS LLC
1509 F.D. ROOSEVELT AVE, GUAYNABO, PR 00968
787.792.1509, www.cmapr.com
MEP ENGINEERS

THEATRE CONSULTANTS COLLABORATIVE
6600 NATION HILL COURT, CHAPEL HILL, NC 27516
984.309.0027, www.theatrecc.com
THEATER CONSULTANTS

CREATIVE ACOUSTICS, LLC
1032 CORP AGUILA, LAS CRUCES, NM 88011
505.246.3440, www.creativeacoustics.com
ACOUSTIC CONSULTANT

ALEXANDER THEATER SAFE RM & BUILDING WIND RETROFIT
PROJECT
23 KING STREET, 22 & 23 MARKET STREET, 388 COMPANY STREET,
38A COMPANY STREET, 36 COMPANY STREET & 37 COMPANY STREET
ADDRESS
St. Croix Foundation
For Community Development
1023 MARKET ST., CHRISTIANSTED, VI 00820
CLIENT
2023-ALEXTH 05/2025
PROJECT NUMBER DATE
CL
DRAFTED BY STAMP
REVISIONS:
NOTES:
As Noted
SCALE
THIRD FLOOR PLAN
SHEET TITLE
A-1.2
SHEET NUMBER



STRUCTURAL ENGINEERS



CLIENT

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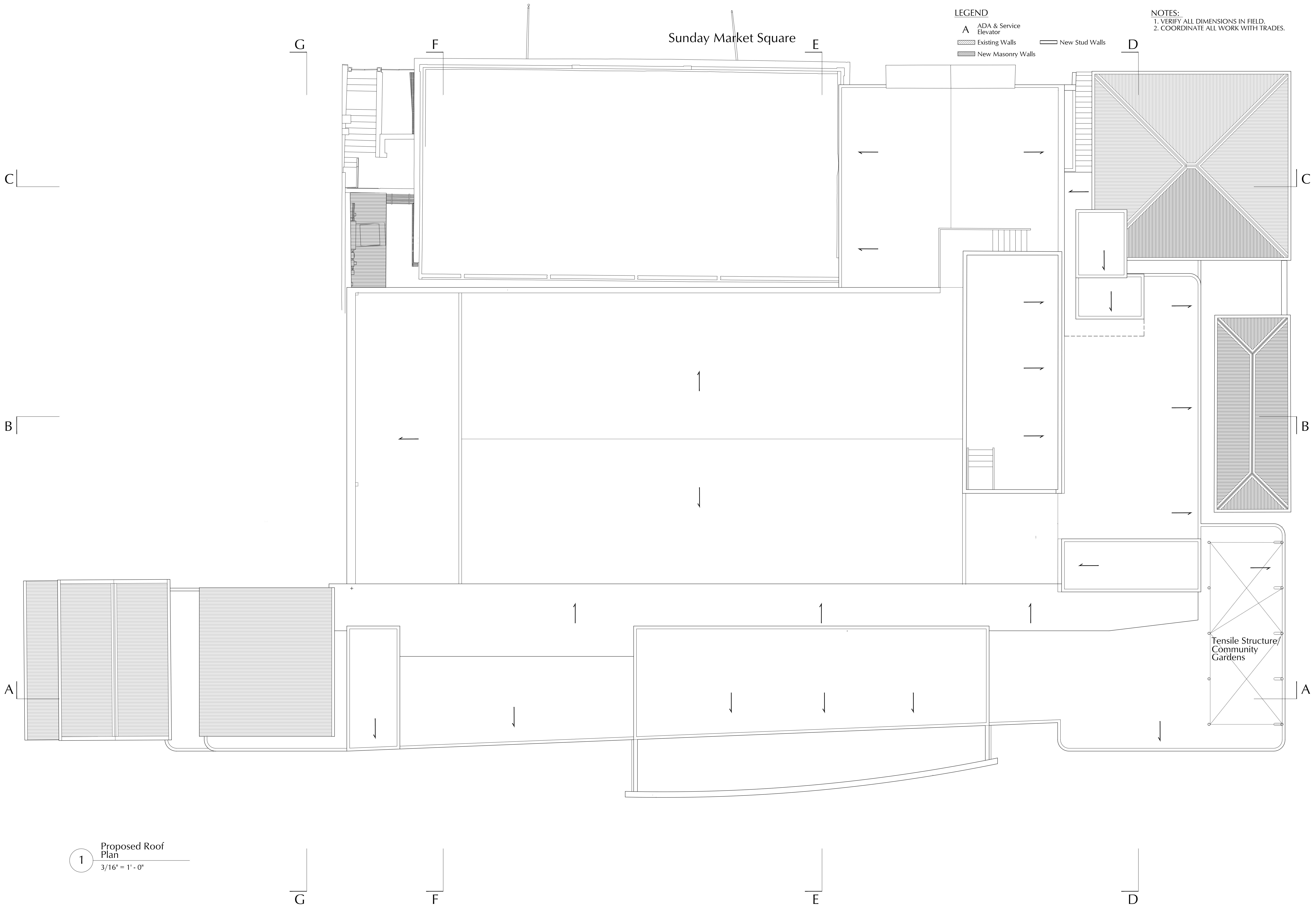
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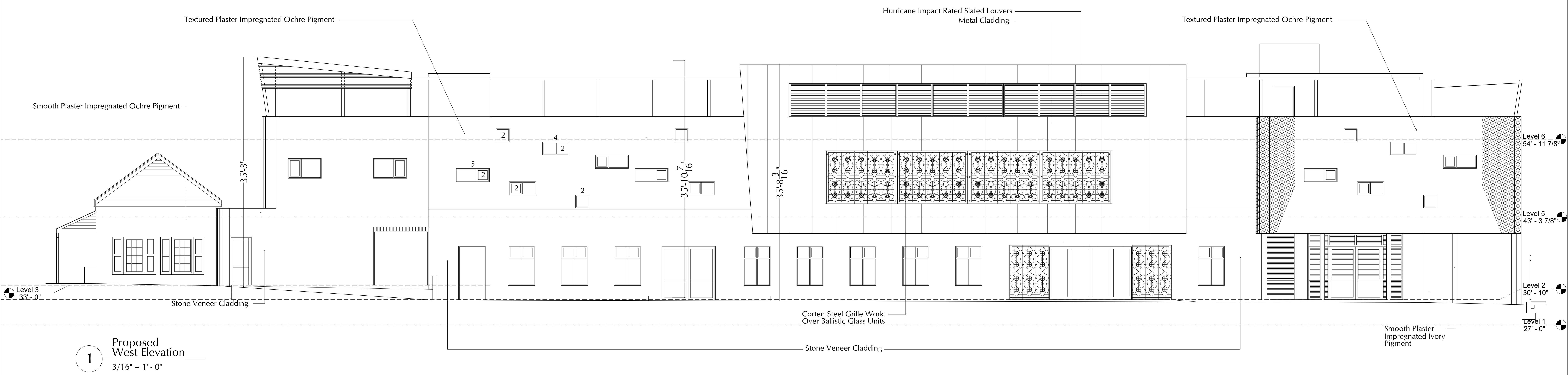
SALE

SHEET TITLE

A-1.3

SHEET NUMBER





1
Proposed
West Elevation
3/16" = 1' - 0"



2
Proposed
East Elevation
3/16" = 1' - 0"

TALLER LARIAS, LLC
ARCHITECTS & ENGINEERS

TALLER LARIAS, LLC
1185 OLIVER ST CHRISTIANSTED VI 00820
340.277.9191, info@tallerlarja.com
ARCHITECT

CMA
ARCHITECTS & ENGINEERS LLC

CMA Architects & Engineers Inc
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787.792.1509, www.cmapr.com
STRUCTURAL ENGINEERS

CMA
ARCHITECTS & ENGINEERS LLC

CMA Architects & Engineers Inc
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AEP ENGINEERS

tcc

Theatre Consultants Collaborative

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6600 Manor Hill Court, Chapel Hill, NC 27516
984.309.0027, www.theatrecc.com
THEATER CONSULTANTS

ca

CREATIVE ACOUSTICS, LLC

Creative Acoustics, LLC
1032 Corte Aguilu, Las Cruces, NM 88011
203.246.2440, www.Creative-Acoustics.com
ACOUSTIC CONSULTANT

ALEXANDER THEATER SAFE RM
& BUILDING WIND RETROFIT

PROJECT

23 King Street, 22 & 23 Market Street, 388 Company Street,
38A Company Street, 36 Company Street & 37 Company Street
ADDRESS
St. Croix Foundation
For Community Development
1023 Market St., Christiansted, VI 00820
CLIENT

2023-ALEXTH
PROJECT NUMBER
05/2025
DATE

CL
DRAFTED BY
STAMP

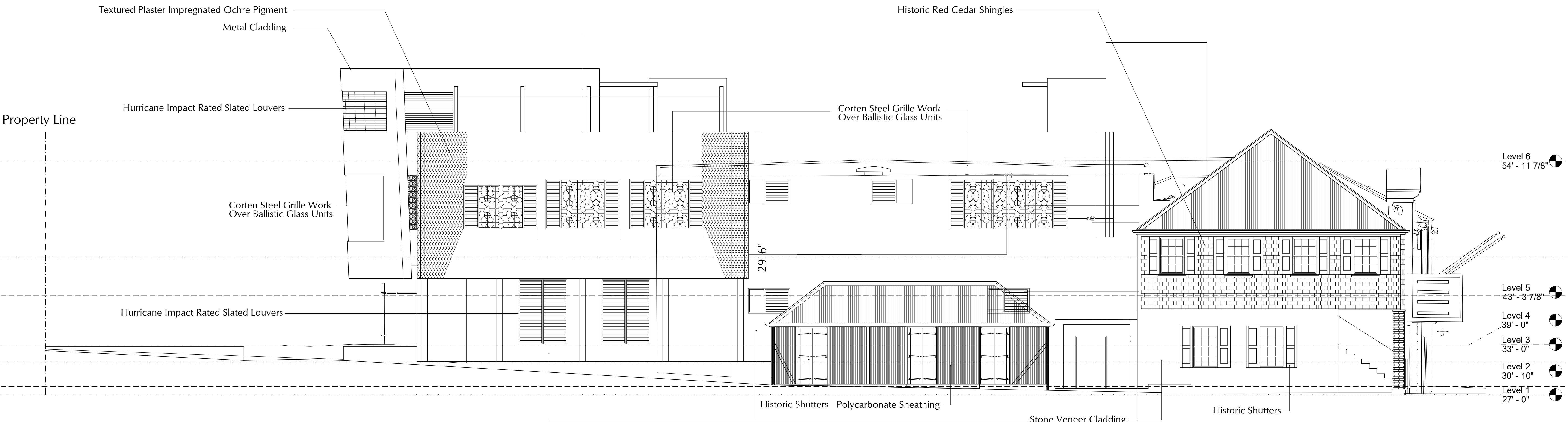
REVISIONS:

NOTES:

As Noted
SCALE

WEST & EAST
ELEVATION
SHEET TITLE

A-2.0
SHEET NUMBER



1
Proposed
South Elevation
3/16" = 1' - 0"



2
Proposed
North Elevation
3/16" = 1' - 0"



TALLER LARIAS, LLC

2185 QUEEN ST CHRISTIANSTED VI 00820

340.277.9191, info@tallerlarjas.com

ARCHITECT



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MEP ENGINEERS



THEATRE CONSULTANTS COLLABORATIVE

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ACOUSTIC CONSULTANT

ALEXANDER THEATER SAFE RM

& BUILDING WIND RETROFIT

PROJECT

23 King Street, 22 & 23 Market Street, 388 Company Street,

38A Company Street, 36 Company Street & 37 Company Street

ADDRESS

St. Croix Foundation

For Community Development

1023 Market St., Christiansted, VI 00820

CLIENT

2023-ALEXTH

PROJECT NUMBER

05/2025

DATE

CL

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STAMP

REVISIONS:

NOTES:

As Noted

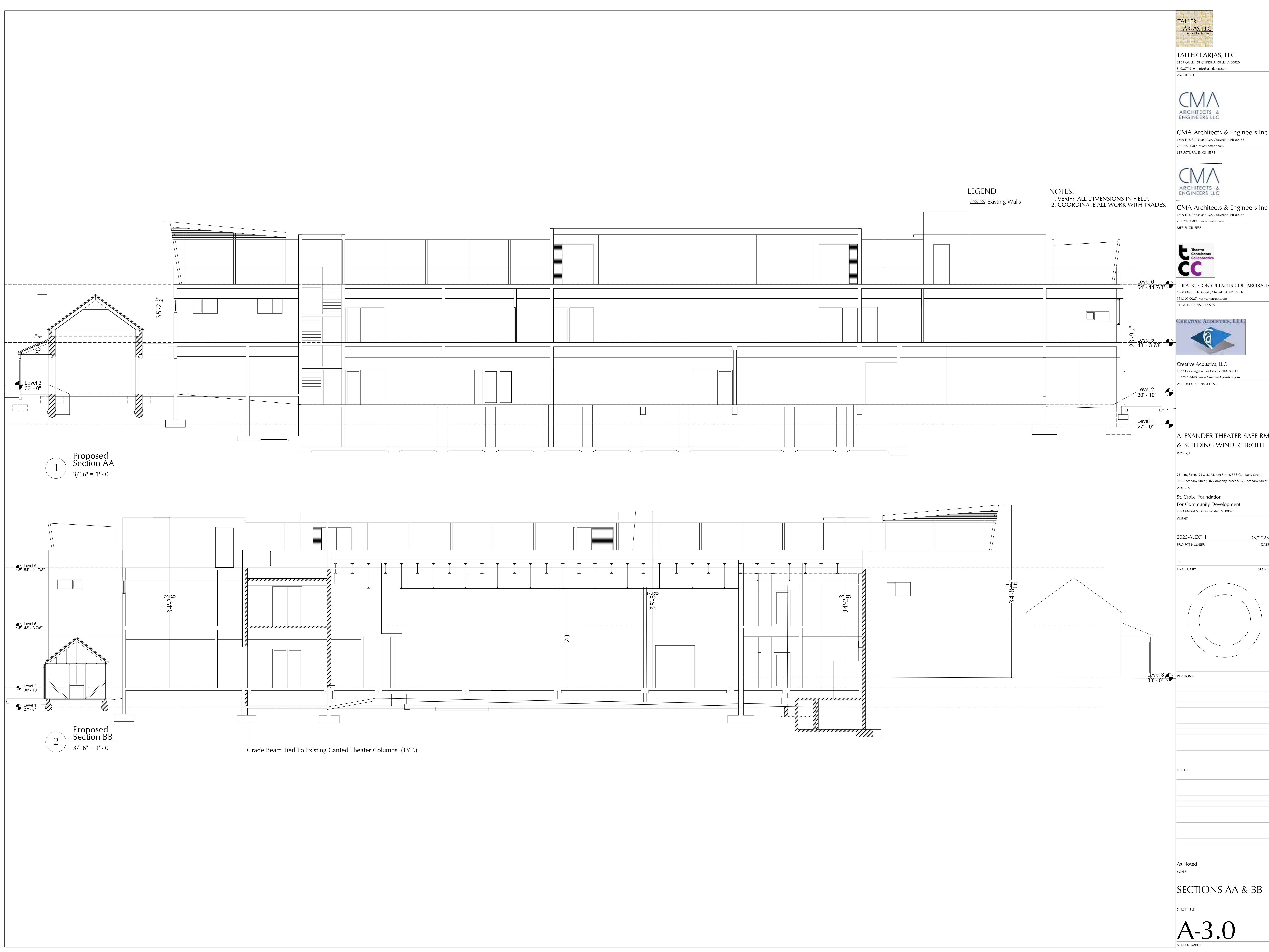
SCALE

SOUTH & NORTH
ELEVATIONS

SHEET TITLE

A-2.1

SHEET NUMBER



TALLER LARJAS, LLC
2185 QUEEN ST CHRISTIANSTED VI 00820
340.277.9191, info@tallerlarjas.com
ARCHITECT



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STRUCTURAL ENGINEERS



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THEATRE CONSULTANTS COLLABORATIVE
6600 Manor Hill Court, Chapel Hill, NC 27516
984.309.0027, www.theatccc.com
THEATER CONSULTANTS



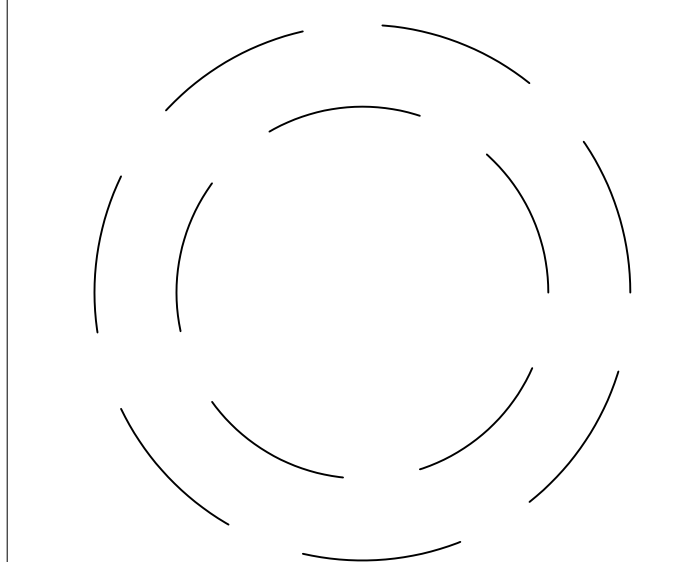
Creative Acoustics, LLC
1033 Corte Aguilas, Las Cruces, NM 88011
203.246.2440, www.Creative-Acoustics.com
ACOUSTIC CONSULTANT

ALEXANDER THEATER SAFE RM
& BUILDING WIND RETROFIT
PROJECT

23 King Street, 22 & 23 Market Street, 38B Company Street,
38A Company Street, 36 Company Street & 37 Company Street
ADDRESS
St. Croix Foundation
For Community Development
1023 Market St., Christiansted, VI 00820
CLIENT

2023-ALEXTH PROJECT NUMBER 05/2025 DATE

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REVISIONS:

NOTES:

As Noted
SCALE

SECTIONS AA & BB

SHEET TITLE

A-3.0
SHEET NUMBER



SUBJECT

DRES

23 Market St., Christchurch, VI 00820

IENT

DIRECT NUMBER

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STAMP



NOTES

Noted

FILE

SECTIONS CC & DD

KEY TITLE

HEET NUMBER



STRUCTURAL ENGINEERS



SUBJECT

DRESS

ENT

PROJECT NUMBER

DATE _____

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STAMP



NOTES:

Noted

TABLE

HEET TITLE

HEET NUMBER

**TALLER
LARJAS, LLC**
architecture & design

2185 QUEEN ST CHRISTIANSTED VI 00820
340.277.9191, info@tallerlarjas.com

CMA
ARCHITECTS &
ENGINEERS LLC

1509 F.D. Roosevelt Ave, Guaynabo, PR 00968

STRUCTURAL ENGINEERS

CMA
ARCHITECTS &
ENGINEERS LLC

1509 F.D. Roosevelt Ave, Guaynabo, PR 00961

MEP ENGINEERS



6600 Manor Hill Court , Chapel Hill, NC 27516

THEATER CONSULTANTS



1032 Corte Aguila, Las Cruces, NM 88011

ACOUSTIC CONSULTANT

PROJEC

38A Company Street, 36 Company Street & 37 Company Street

012015 15

For Community Development

CLIENT

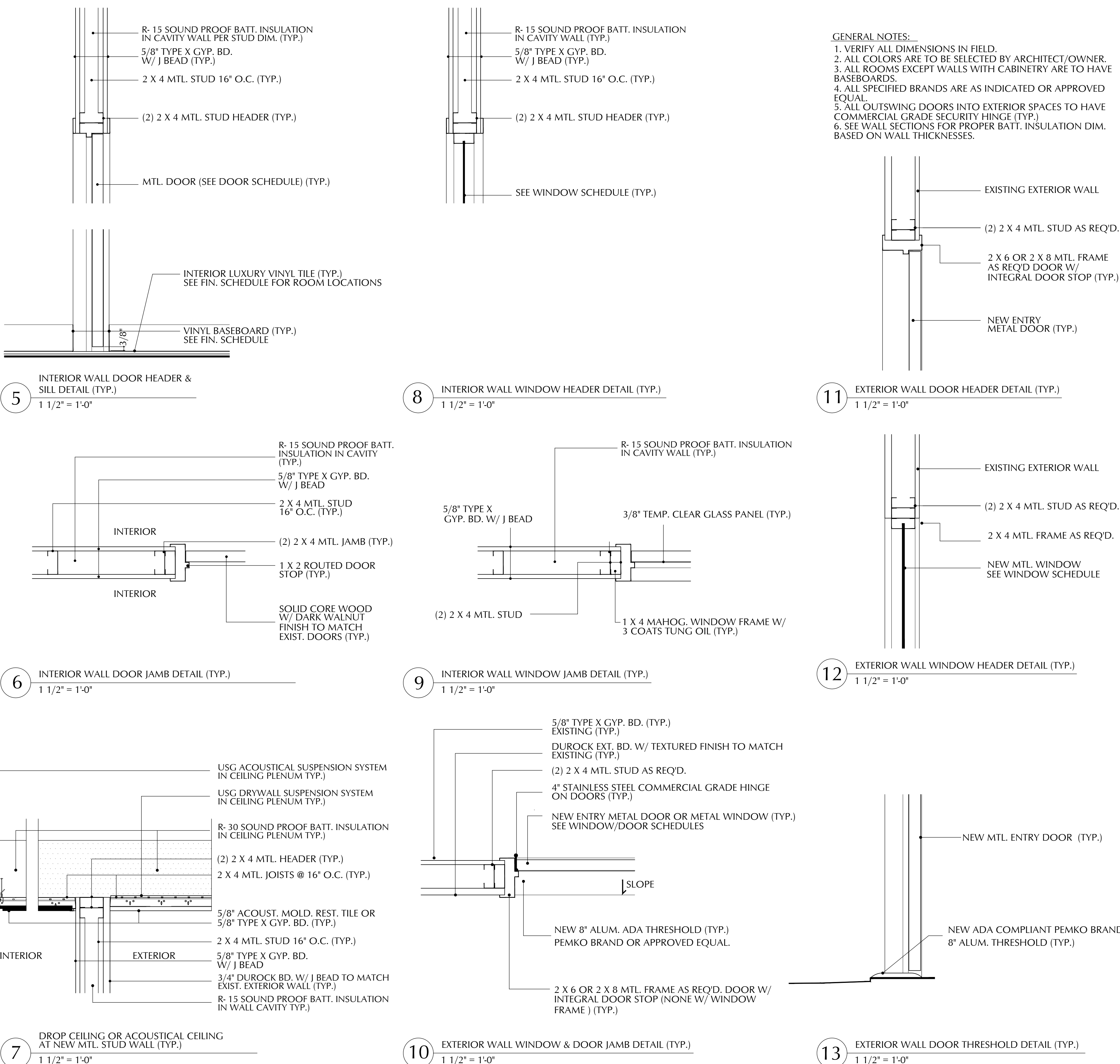
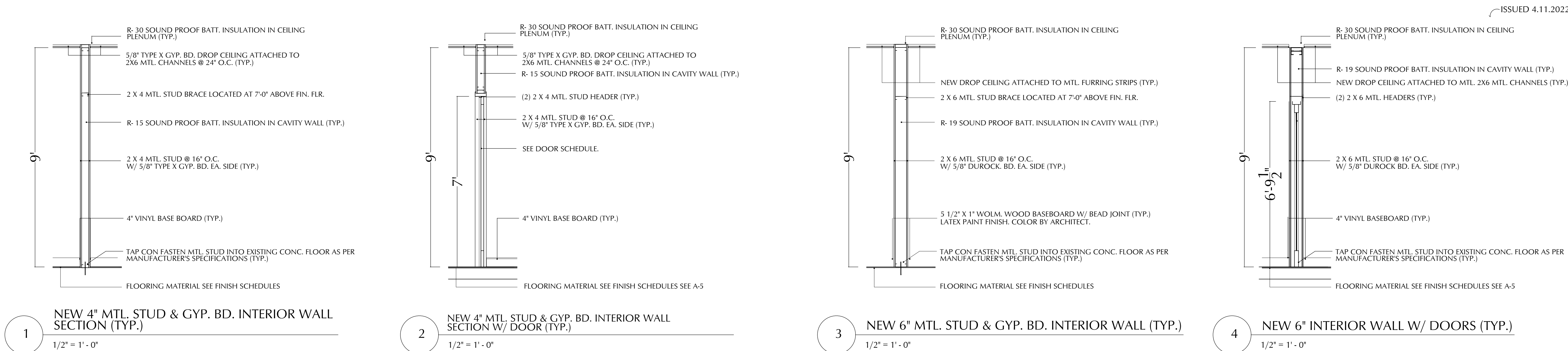
PROJECT NUMBER	DATE
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AS 19

SHEET TITLE:

SHEET NUMBER



DOOR TYPES

The image displays 16 different door types, each with its own set of dimensions and panel configuration. The dimensions are given in feet and inches, with fractions where applicable. The door types are numbered 1 through 16.

- Door 1:** 24' wide, 8'-1 1/2' high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 2:** 12'-9" wide, 9'-3" high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 3:** 14'-3" wide, 10' high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 4:** 8'-3" wide, 8'-1 1/2' high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 5:** 5'-3" wide, 8'-1 1/2' high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 6:** 8' wide, 8'-1 1/2' high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 7:** 8' wide, 8'-1 1/2' high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 8:** 6'-3" wide, 8'-1 1/2' high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 9:** 6'-3" wide, 8'-1 1/2' high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 10:** 5'-1 1/2' wide, 6'-9 1/2' high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 11:** 6'-0 1/2' wide, 6'-9 1/2' high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 12:** 3'-9" wide, 8'-1 1/2' high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 13:** 3'-9" wide, 8'-1 1/2' high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 14:** 4'-6" wide, 7'-3" high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 15:** 3'-3" wide, 7'-1 1/2' high. Features a central diamond-shaped panel and two side panels with vertical lines.
- Door 16:** 3'-3" wide, 6'-9 1/2' high. Features a central diamond-shaped panel and two side panels with vertical lines.

NO.			SIZE OF ROUGH OPENING	DOOR TYPE	QTY.	NO.	MATERIALS		MANUFACTURER / MODEL (OR EQUIV.)	SUBMIT SHOP DRAWINGS	REMARKS	
NO.			W X H				DOOR	FRAME				
1	24"0" X 8"2"		P&B R.E. 500 COMPLAINT P&B SILENT LITE UNIT W/ 1/2" (3) AUTOMATED DOORS	1		GLASS	ALUM.	ALUM.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT LOW - E-GLASS	
2	12"9" X 9'3"		P&B R.E. 500 COMPLAINT 1/2" (3) AUTOMATED DOORS W/2 TRIM LIPPER	1		GLASS	ALUM.	ALUM.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT LOW - E-GLASS	
3	14'3" X 10'0"		P&B R.E. 500 COMPLAINT P&B SILENT LITE UNIT W/ 1/2" (3) AUTOMATED DOORS	1		GLASS	ALUM.	ALUM.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT LOW - E-GLASS	
4	8'3" X 8'1 1/2"		P&B R.E. 500 COMPLAINT P&B SILENT LITE UNIT W/ 1/2" (3) SOLO COOR	2		ALUM.	MTL.	ALUM.	MTL.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT
5	5'3" X 8'1 1/2"		P&B R.E. 500 COMPLAINT 1/2" (3) SOLO COOR	1		ALUM.	MTL.	ALUM.	MTL.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT
6	8'3" X 8'1 1/2"		P&B R.E. 500 COMPLAINT P&B SILENT LITE UNIT W/ 1/2" (3) SOLO COOR & SILENT LITE	1		ALUM.	MTL.	ALUM.	MTL.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT
7	8'3" X 8'1 1/2"		P&B R.E. 500 COMPLAINT P&B SILENT LITE UNIT W/ 1/2" (3) SOLO COOR DOOR UPPE & SILENT LITE	1		ALUM.	MTL.	ALUM.	MTL.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT
8	6'3" X 8'1 1/2"		P&B R.E. 500 COMPLAINT P&B SILENT LITE UNIT W/ 1/2" (3) SOLO COOR DOOR UPPE	4		ALUM.	MTL.	ALUM.	MTL.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT
9	6'3" X 8'1 1/2"		P&B R.E. 500 COMPLAINT 1/2" (3) TRIM GLASS DOOR	1		ALUM.	MTL.	ALUM.	MTL.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT LOW - E-GLASS
10	5'1 1/2" X 6'9 1/2"		P&B R.E. 500 COMPLAINT 1/2" (3) TRIM GLASS DOOR W/ 1/2" (3) TRIM LIPPER	1		ALUM.	MTL.	ALUM.	MTL.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT LOW - E-GLASS
11	6'0 1/2" X 6'9 1/2"		P&B R.E. 500 COMPLAINT 1/2" (3) TRIM GLASS DOOR W/ 1/2" (3) GLASS SIDELIGHTS	1		ALUM.	MTL.	ALUM.	MTL.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT LOW - E-GLASS
12	3'9" X 8'1 1/2"		P&B R.E. 500 COMPLAINT 1/2" (3) TRIM GLASS DOOR W/ 1/2" (3) TRIM GLASS DOOR W/ 1/2" (3) TRIM LIPPER	3		GLASS	GLASS	GLASS	GLASS	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT LOW - E-GLASS
13	3'9" X 8'1 1/2"		P&B R.E. 500 COMPLAINT 1/2" (3) TRIM GLASS DOOR W/ 1/2" (3) TRIM LIPPER	1		GLASS	ALUM.	ALUM.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT LOW - E-GLASS	
14	4'6" X 7'3"		P&B R.E. 500 COMPLAINT 1/2" (3) TRIM GLASS DOOR W/ 1/2" (3) TRIM LIPPER	2		GLASS	ALUM.	ALUM.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT LOW - E-GLASS	
15	3'3" X 7'1 1/2"		P&B R.E. 500 COMPLAINT 1/2" (3) TRIM GLASS DOOR W/ 1/2" (3) TRIM LIPPER	2		ALUM.	MTL.	ALUM.	MTL.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT
16	3'3" X 6'9 1/2"		P&B R.E. 500 COMPLAINT 1/2" (3) SOLO COOR	2		ALUM.	MTL.	ALUM.	MTL.	INSULGARD STORM DEFENDER	YES	STORM DEFENDER: P&B COMPLIANT

[illegible]

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