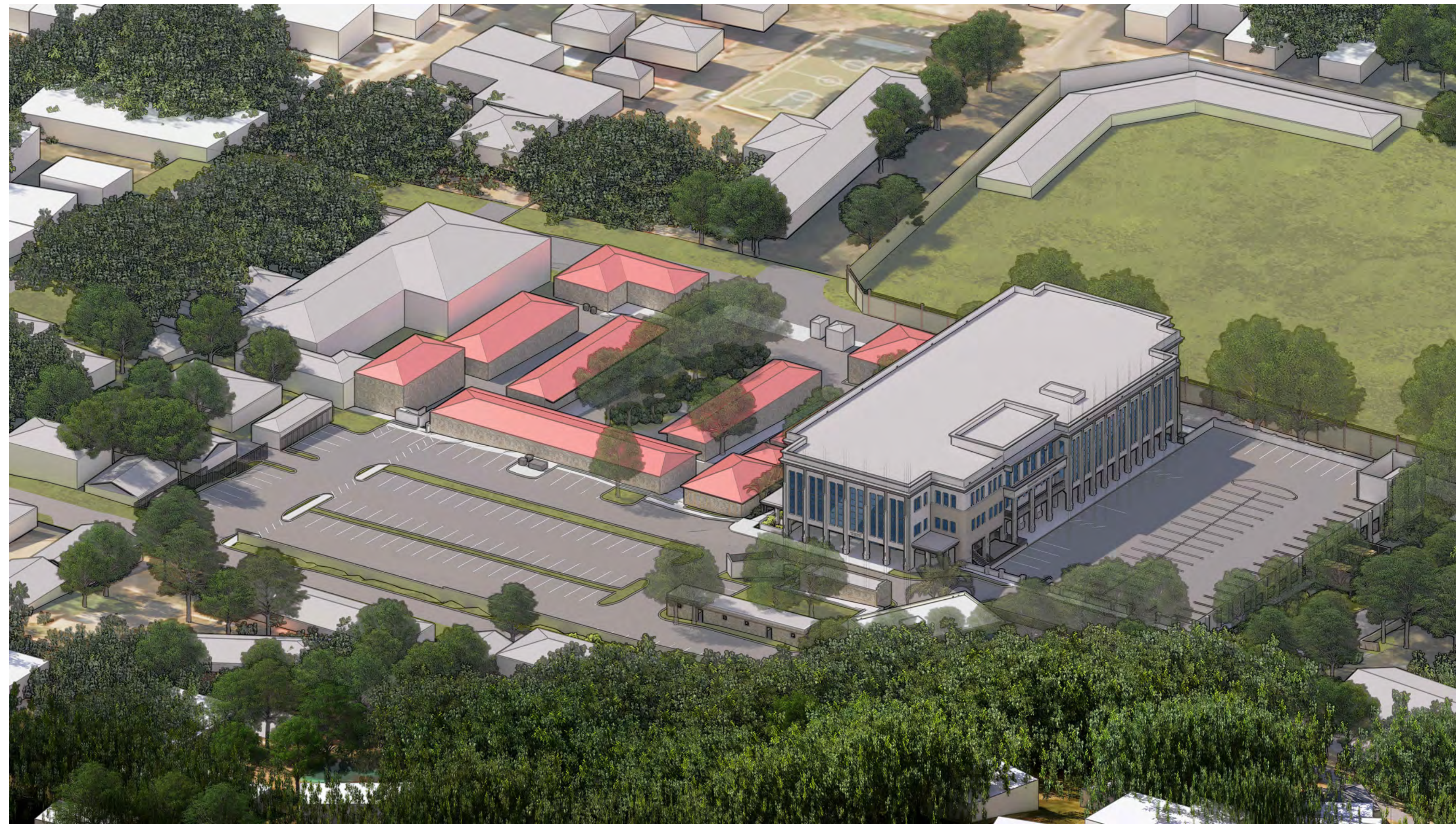


# KNUD HANSEN COMPLEX

## PROGRAMMING PHASE

1303 Hospital Ground  
St. Thomas, US. Virgin Islands 00802



**ODR TASK ORDER #: 010-9-101981 & 010-8-101472**

### PROJECT TEAM

#### ARCHITECT

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CR #	SHEET #	SHEET NAME
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G2		PRELIMINARY LIFE SAFETY STUDY
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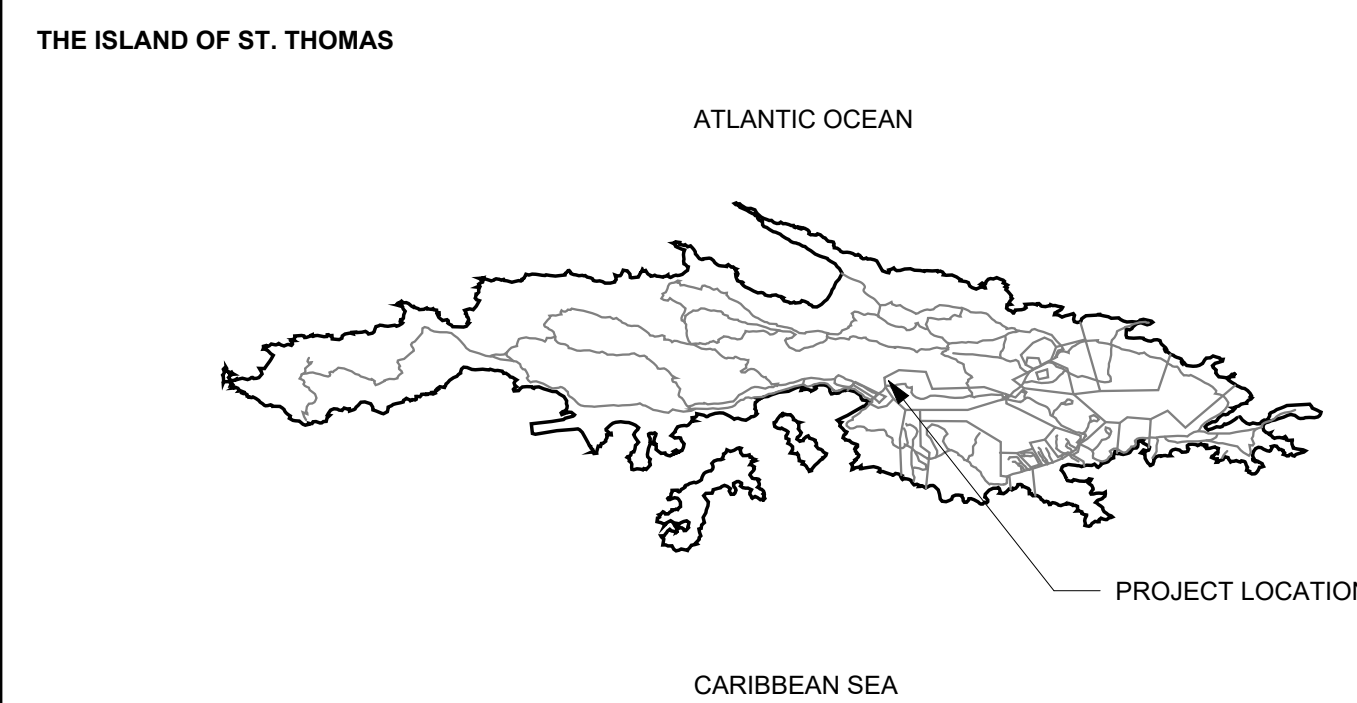
**KNUD HANSEN COMPLEX**  
1303 Hospital Ground  
St. Thomas, US. Virgin Islands 00802  
COVER SHEET

No.	Description	Date

DRAWN BY: HK  
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DATE: 10/15/2025  
NOTES JOB NUMBER  
**470-23-49, -50**  
ODR TASK ORDER NUMBER  
**010-9-101981 & 010-8-101472**

SHEET NUMBER  
**G0**

#### PROJECT MAP



#### AGENCIES

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PROGRAMMING PHASE

2024 INTERNATIONAL CODE COUNCIL BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

Name of Project: KNUD HANSEN BUILDING & EQUIPMENT REPLACEMENT
Address: 1303 HOSPITAL GROUND RD, ST. THOMAS
Owner or Authorized Agent: DEPARTMENT OF HUMAN SERVICES, DEPARTMENT OF HEALTH

BUILDING AREA (SECTION 506)
ALLOWABLE AREA (TABLE 506.2)
FRONTAGE INCREASE (SECTION 506.3)
TOTAL ALLOWABLE AREA PER STORY (A1 + (A1 x I))
TOTAL AREA (ACTUAL)

Table with columns: STORY, Occup, Factor, SQ FT by Type (A1), W (ft), I, Area Increase (A1 x I), TOTAL ALLOWABLE AREA PER STORY, TOTAL AREA (ACTUAL). Rows: L, M, 1, 2, 3.

- 1. Frontage area increases in accordance with Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = ft (F)
b. Total Building Perimeter = ft (P)
c. Ratio (F/P) = (F/P) x 100% = Percentage of Building Perimeter %

DESIGN TEAM
Architectural: Springline Architects, LLC
Civil: Harris Civil Engineers, LLC
Electrical: TLC Engineering Solutions
Fire Alarm: TLC Engineering Solutions
Plumbing: TLC Engineering Solutions
Mechanical: TLC Engineering Solutions
Sprinkler-Standpipe: TLC Engineering Solutions
Structural: TLC Engineering Solutions
Retaining Walls >5' High: TLC Engineering Solutions

2021 IBC Building Code: [X] New Construction [ ] Addition [ ] 1st Time Interior Upfit
2021 IBC Existing Building Code: [X] N/A [ ] Prescriptive [ ] Repair [ ] Chapter 14
Date Constructed:
Date Last Renovated:
Occupancy Category (Table 1604.5) Current: Proposed: II

BASIC BUILDING DATA
Construction Type: I-A, I-B, II-A, II-B, III-A, III-B, IV-A, IV-B, IV-C, IV-D, IV-E, IV-F, V-A, V-B
Sprinklers: No, Partial, NFPA 13, NFPA 13R, NFPA 13D
Standpipes: No, Class: I, II, III, Wet, Dry
Primary Fire District: [X] No [ ] Yes
Floor Hazard Area: [X] No [ ] Yes
Bldg Height in Feet: 64'-9" Allowable Height (Table 504.3): 75'
Bldg Height in Stories: 4 Allowable Stories (Table 504.4): 4

USE & OCCUPANCY (Section 302):
Assembly: A-1, A-2, A-3, A-4, A-5
[X] Business
[X] Educational
Factory: F-1 Moderate, F-2 Low
Hazardous: H-1 Detonate, H-2 Deflagrate, H-3 Combust, H-4 Health, H-5 HPM
Institutional: I-1, I-2, I-3, I-4, I-5
Condition: 1, 2, 3, 4, 5
Residential: R-1, R-2, R-3, R-4
Storage: S-1 Moderate, S-2 Low
Utility and Miscellaneous

Accessory Occupancy (Section 508.2):
Assembly: A-1, A-2, A-3, A-4, A-5
[X] Business
[X] Educational
Factory: F-1 Moderate, F-2 Low
Hazardous: H-1 Detonate, H-2 Deflagrate, H-3 Combust, H-4 Health, H-5 HPM
Institutional: I-1, I-2, I-3, I-4, I-5
Condition: 1, 2, 3, 4, 5
Residential: R-1, R-2, R-3, R-4
Storage: S-1 Moderate, S-2 Low
Utility and Miscellaneous

Special Uses (Section 401):
402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428

Incidental Uses (Table 509):
Furnace room where any piece of equipment is over 400,000 Btu per hour input
Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower
Refrigerant machinery room
Hydrogen fuel gas rooms, not classified as Group H
Incinerator rooms
Paint shops, not classified as Group H, located in occupancies other than Group F
In Group E occupancies, laboratories and vocational shops not classified as Group H
In Group I-2 occupancies, laboratories not classified as Group H
In ambulatory care facilities, laboratories not classified as Group H
Laundry rooms over 100 square feet
In Group I-2, laundry rooms over 100 square feet
Group I-3 cells and Group I-2 patient rooms equipped with padded surfaces
In Group I-2, physical plant maintenance shops
In ambulatory care facilities or Group I-2 occupancies, waste and linen collection rooms with containers that have an aggregate volume of 10 cubic feet or greater
Waste and linen collection rooms over 100 square feet (not ambulatory care or Group I-2)
In ambulatory care facilities or Group I-2 occupancies, storage rooms greater than 100 square feet
Electrical installations and transformers

Special Provisions (Section 510):
510.2, 510.3, 510.4, 510.5, 510.6, 510.7, 510.8, 510.9

2024 UPC TABLE 422.1
LOWER LEVEL: 73 BUSINESS OCCUPANTS
MAIN LEVEL: 100 BUSINESS OCCUPANTS, 128 ASSEMBLY OCCUPANTS
SECOND LEVEL: 149 BUSINESS OCCUPANTS
THIRD LEVEL: 140 BUSINESS OCCUPANTS, 87 ASSEMBLY OCCUPANTS

Table with columns: WATER CLOSET, URINALS, LAVATORIES, DRINKING FOUNTAIN, MOP SINK. Rows: MALE, FEMALE, REQUIRED, PROVIDED.

EXIT ARRANGEMENT BY DISTANCE
BUILDING STORY OR SPACE DESIGNATION
NUMBER OF EXITS (TABLE 1006.3.3)
TRAVEL DISTANCE (TABLE 1017.2)
ARRANGEMENT OF MEANS OF EGRESS (SECTION 1007)

EGRESS WIDTH BY OCCUPANT LOAD
USE GROUP OR SPACE DESIGNATION
Area using means of egress (SQFT)
Load Factor (Table 1004.5)
(a) Calculated Occ. Load
(b) Egress Width Factor (1005.3)
EGRESS WIDTH (Inches) REQ'D WIDTH (a x b) 2, 3 ACTUAL WIDTH (Cumulative)

- 1. See Table 1004.5 to determine use of NET area or GROSS area.
2. Only use calculated width if it exceeds:
a. Minimum stair width (Section 1011.2)
b. Minimum corridor width (Table 1020.3)
c. Minimum door width (Section 1010.1.1)
d. Minimum width of exit passageway (Section 1024.2)
3. For Assembly occupancies, see Section 1030.

INTERIOR FINISH REQUIREMENTS BY OCCUPANCY (TABLE 803.13)
GROUP
Interior exit stairways, ramps, and exit passageways
Corridors and enclosure for exit access stairways and ramps
Rooms and enclosed spaces
Interior exit stairways, ramps, and exit passageways
Corridors and enclosure for exit access stairways and ramps
Rooms and enclosed spaces

- a. Class C interior finish materials shall be permitted for waicountering or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireprotected as required by Section 803.15.1.
b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.
c. Requirements for rooms and enclosed spaces shall be based on spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered to be enclosing spaces and the rooms or spaces on both sides shall be considered to be one room or space. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.
d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall be not less than Class B materials.
e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.
f. For places of religious worship, wood used for ornamental purposes, trusses, paneling or chancel furnishing shall be permitted.
g. Class B material is required where the building exceeds two stories.
h. Class C interior finish materials shall be permitted in administrative spaces.
i. Class C interior finish materials shall be permitted in rooms with a capacity of four persons or less.
j. Class B materials shall be permitted as waicountering extending not more than 48 inches above the finished floor in corridors and exit access stairways and ramps.
k. Finish materials as provided for in other sections of Chapter 8.
l. Applies when protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.
m. Corridors in ambulatory care facilities shall be provided with Class A or B materials.

ACCESSIBLE PARKING (SECTION 1106)
LOT / PARKING AREA
TOTAL # OF PARKING SPACES
ACCESSIBLE SPACES REQUIRED
TOTAL # ACCESSIBLE PROVIDED

ACCESSIBLE DWELLING UNITS (SECTION 1108)
TOTAL UNITS
ACCESSIBLE UNITS
TYPE A UNITS
TYPE B UNITS
TOTAL ACCESSIBLE UNITS PROVIDED

FIRE PROTECTION REQUIREMENTS
BUILDING ELEMENT (TABLE 601)
FIRE SEPARATION DISTANCE (FSD)
RATING (Chapt. 7)
DETAIL # ON SHEET #
UL DESIGN #
RATED ASSEMBLY
RATED PENETRATION
RATED JOINTS

FIRE SEPARATION DISTANCE OF PROJECTIONS (TABLE 705.2)
FIRE SEPARATION DISTANCE (FEET)
MINIMUM DISTANCE FROM LINE USED TO DETERMINE FSD
ALLOWABLE DISTANCE
ACTUAL DISTANCE

PERCENTAGE OF WALL OPENING CALCULATIONS (TABLE 705.8)
FSD FROM PROPERTY LINES (FEET)
DEGREE OF OPENINGS PROTECTION
ALLOWABLE AREA PER STORY (%)
ACTUAL SHOWN ON PLANS (%)

OCCUPANCY BY FLOOR: including parking areas
LOWER 175
MAIN 310
SECOND 149
THIRD 227
BUILDING TOTAL 861
BUSINESS 667
PARKING S-2 194

LIFE SAFETY SYSTEM REQUIREMENTS
Emergency Lighting: [ ] No [X] Yes
Exit Signs: [ ] No [X] Yes
Fire Alarm: [ ] No [X] Yes
Smoke Detection Systems: [ ] No [X] Yes [ ] Partial
Panic Hardware: [ ] No [X] Yes
Life Safety Plan Sheet(s) # SDA.G2

LIFE SAFETY PLAN REQUIREMENTS
[X] Fire and/or smoke rated wall locations (Chapter 7)
[X] Assumed and real property line locations (if not on site plan)
[X] Existing structures within 30' of the building
[X] Occupancy Use for each area as it relates to occupant load calculation (Table 1004.5)
[X] Exit access travel distances (1017)
[X] Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
[X] Dead end lengths (1020.5)
[X] Clear exit widths for each exit door
[X] Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
[X] Actual occupant load for each exit door
[X] Location of doors with panic hardware (1010.2.9)
[X] Location of doors with delayed egress locks and the amount of delay (1010.2.13)
[X] Location of doors with electromagnetic egress locks (1010.2.11)
[X] Location of doors equipped with hold-open devices (1010.2.12)
[X] Location of emergency escape windows (1031)
[X] The square footage of each fire area (202)
[X] The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)

\* Note on sheet any code exceptions or table notes that may have been utilized regarding the items above

ENERGY SUMMARY (2021 IECC)
EXISTING BUILDING ENVELOPE COMPLIES WITH CODE: [X] No [ ] Yes, the remainder of this section is not applicable.
EXEMPT BUILDING: [X] No [ ] Yes, the remainder of this section is not applicable.
CLIMATE ZONE (Table C301.1): Virgin Islands: 1A Warm Humid - Tropical
METHOD OF COMPLIANCE:
[X] Energy Code - Performance [ ] ASHRAE 90.1 - Performance
[X] Energy Code - Prescriptive [ ] ASHRAE 90.1 - Prescriptive
[ ] Other - Performance: (source)
THERMAL ENVELOPE PER TABLE C402.1.4: (Prescriptive method only)
Roof/Attic Requirement: U-0.039
Description of assembly: TBD
U-Value of total assembly: U-0.039
R-Value of insulation: R-20d
Skylights in each assembly:
U-Value of skylight: U-0.70
Exterior Wall Requirement: U-0.151
Description of assembly: TBD
U-Value of total assembly: U-0.151
R-Value of insulation: R-5.7c1
Openings (windows or doors with glazing)
U-Value of assembly: U-0.5
Solar heat gain coefficient:
Projection factor:
Door R-Value: U-0.37
Walls, below grade, Requirement: NR
Description of assembly: TBD
U-Value of total assembly:
R-Value of insulation:
Floors, over unconditioned space, Requirement: NR
Description of assembly: TBD
U-Value of total assembly:
R-Value of insulation:
Floors, slab on grade, Requirement: NR
Slab heated: [X] No [ ] Yes
U-Value of total assembly:
R-Value of insulation:
Horizontal/Vertical Requirement:

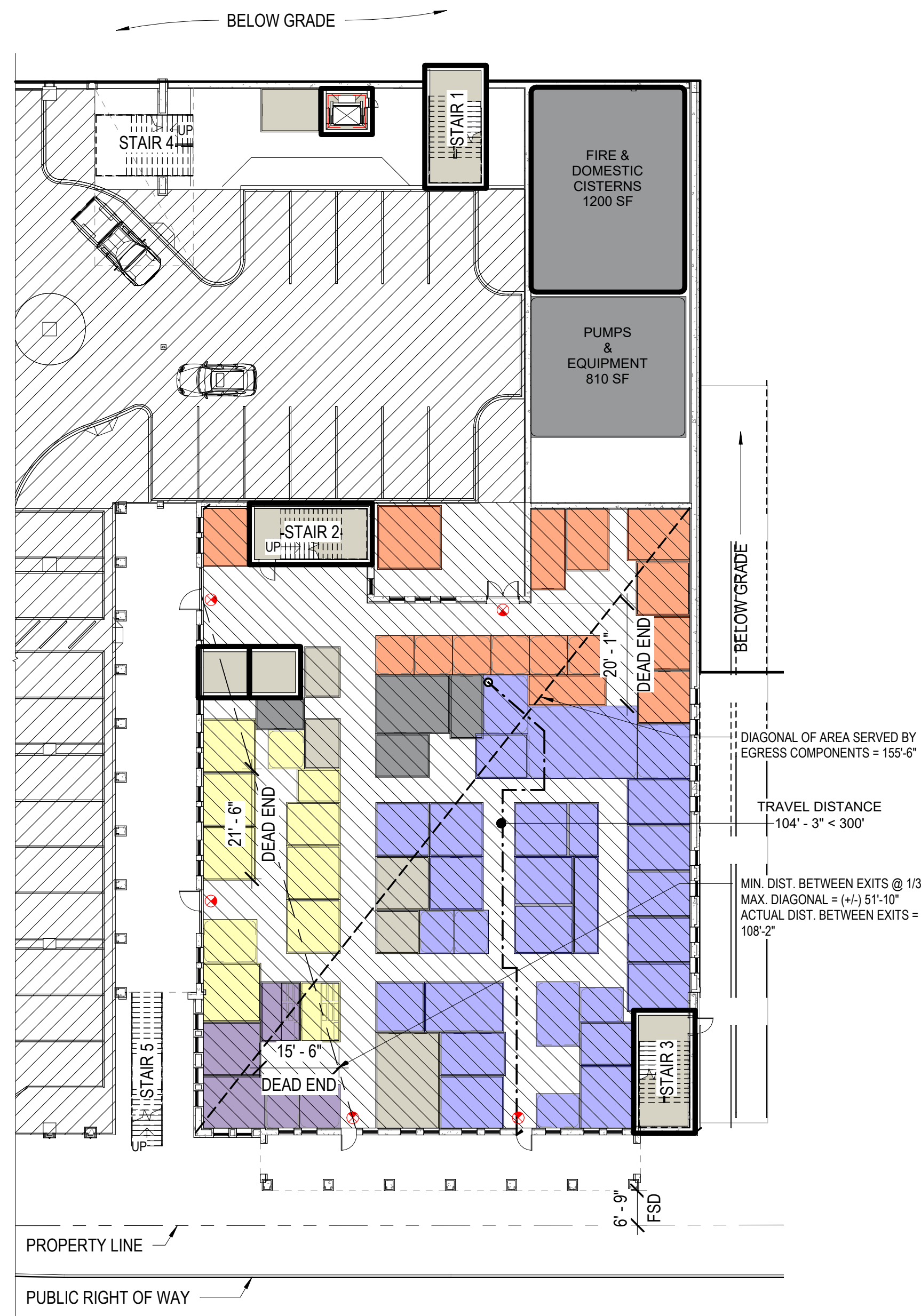
GENERAL PROJECT INFORMATION & VIRGIN ISLANDS ZONING, BUILDING AND HOUSING LAWS & REGULATIONS
PROJECT DESCRIPTION
GENERAL BUILDING INFO AND ZONING REQUIREMENTS
APPLICABLE CODES & REGULATIONS
GENERAL BUILDING INFO AND ZONING REQUIREMENTS
ADDRESS: 1303 Hospital Ground, Knud Hansen Complex/Building A
ISLAND: ST. THOMAS ESTATE: HOSPITAL GROUND
HISTORIC DISTRICT (T.29 & 111) N/A
CONSERVATION [X] EARTH CHANGE PERMIT (T.12 & 533)
[X] COASTAL ZONE MANAGEMENT PERMIT (T.12 & 539)
FLOOD INSURANCE RISK MAP # 7800000286
FLOOD HAZARD ZONE X
ZONING DISTRICT (T.29 & 223) P
PERMITTED USE (T.29 & 228) OFFICE, COMMUNITY CENTER, OUTPATIENT CLINIC
CONDITIONAL USE (T.29 & 231) N/A
ACCESSORY USE (T.29 & 233) N/A
REQUIRED LOT AREA N/A ACTUAL N/A
MAX LOT OCCUPANCY N/A ACTUAL N/A
REQUIRED SETBACKS MIN. FRONT YARD N/A ACTUAL N/A
MIN. SIDE YARD N/A ACTUAL N/A
MIN. REAR YARD N/A ACTUAL N/A
MAXIMUM HEIGHT LIMIT NO BUILDING SHALL EXCEED THE MAXIMUM HEIGHT ALLOWED IN THE ADJOINING ZONING DISTRICT (R-3 max 6 stories) ACTUAL 4 stories
MINIMUM LOT WIDTH N/A ACTUAL N/A
PERSONS PER ACRE LIMIT N/A ACTUAL N/A
PERMITTED DENSITY N/A ACTUAL N/A
USABLE OPEN SPACE N/A ACTUAL N/A
FLOOR AREA RATIO N/A ACTUAL N/A
SECONDARY KITCHEN RESTRICTION [X] NO [ ] YES
VARIANCE REQUIRED [X] NO [ ] YES
PARKING & LOADING REQUIRED (T.29 & 230) [ ] NO [X] YES
OFF-STREET PARKING REQUIREMENT 183 spaces
OFF-STREET PARKING PROVIDED 286 spaces
OFF-STREET LOADING REQUIREMENT 4 spaces
OFF-STREET LOADING PROVIDED 1 space - TBA during SD
PROXIMITY OF PARKING
SCREENING AND LANDSCAPING Fence, wall or hedge not less than four (4) feet and with no solid portion more than six (6) feet in height to provide year-round screening. The space between such fence, wall or hedge shall be landscaped with grass, hardy shrubs or suitable ground cover and maintained in good condition.
MINIMUM DISTANCE AND SETBACK 10 feet from any building
BLUMPER GUARDS REQUIRED Yes
PARKING AREA SURFACING Asphalt or concrete providing zero dust
LIGHTING REQUIREMENTS No light reflected to residential area
CISTERN CAPACITY (T.29 & 308) 111,150 GALLONS MINIMUM
EXTERIOR WALL ASSEMBLY CONCRETE
BASEMENT
1ST FLOOR
2ND FLOOR
TOTAL AREA
ROOF ASSEMBLY ROOF AREA 24,700
STRUCTURE [X] METAL-FRAMED [ ] WOOD-FRAMED
[X] STRUCTURAL STEEL [X] MASONRY/CONCRETE

springline architects
GOVERNMENT OF THE VIRGIN ISLANDS
OFFICE OF DISASTER PREVENTION
GOVERNMENT OF THE U.S. VIRGIN ISLANDS
DEPARTMENT OF HUMAN SERVICES
GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
DEPARTMENT OF HEALTH
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G1
PROGRAMMING PHASE

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10,830 SF BUSINESS (B) USE 73 OCCUPANTS  
 30,400 SF PARKING (S-2) USE 102 OCCUPANTS



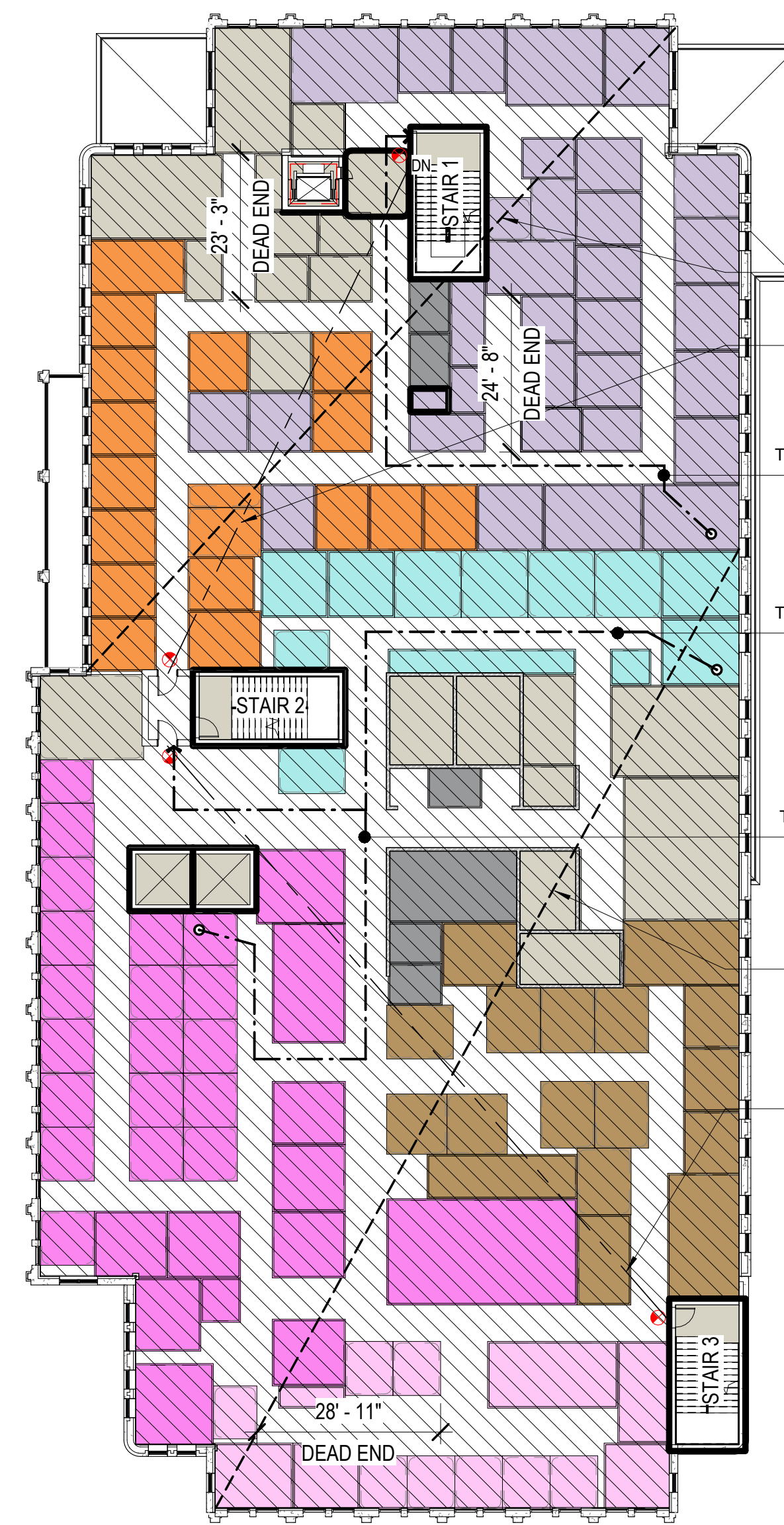
**B1** LOWER FLOOR LIFE SAFETY PLAN  
 G2 1" = 20'-0"

14,980 SF BUSINESS (B) USE 100 OCCUPANTS  
 + 1,910 SF ASSEMBLY (A-3) ACCESSORY TO B USE 128 OCCUPANTS  
 24,600 SF PARKING (S-2) USE 82 OCCUPANTS



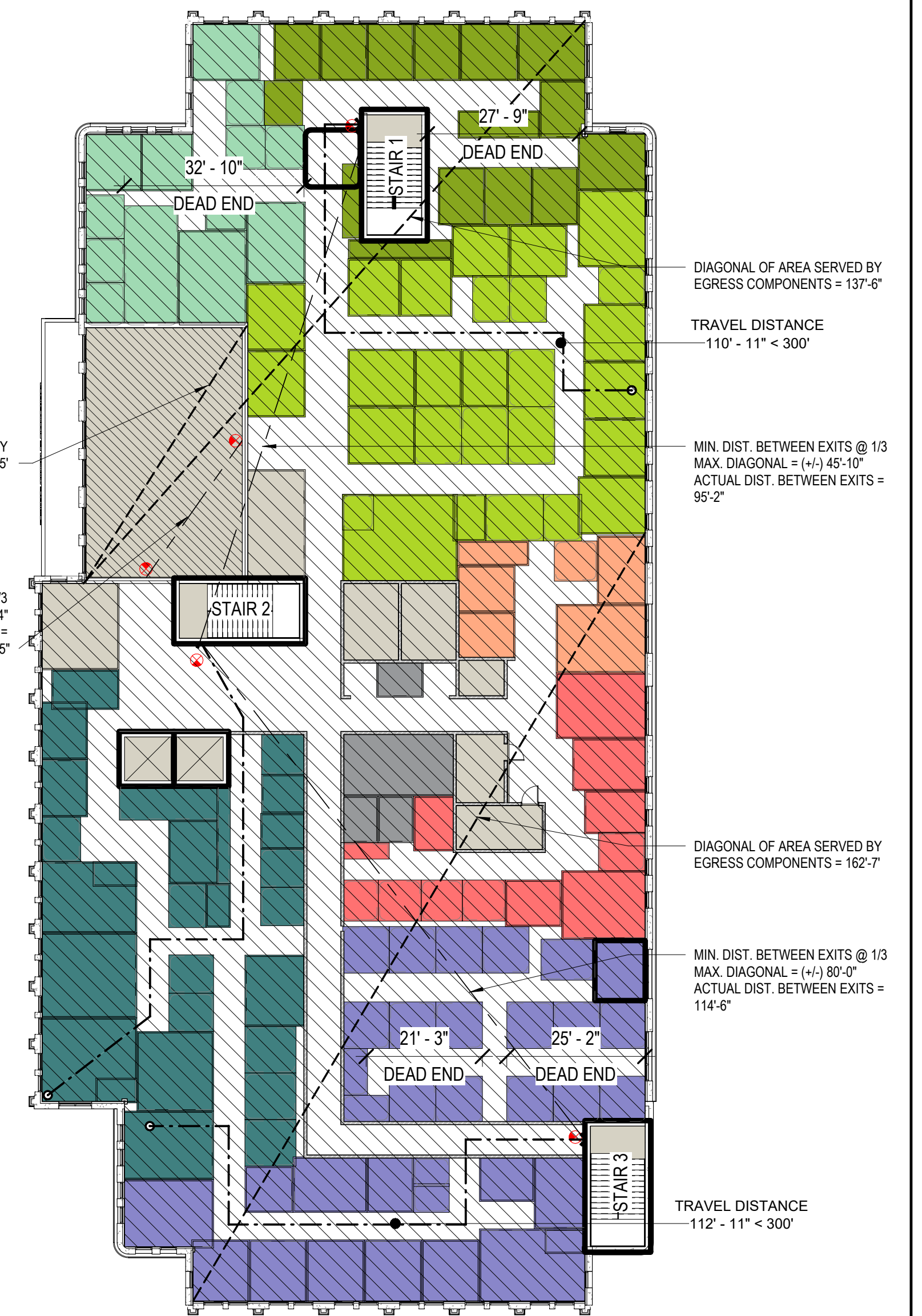
**B2** MAIN FLOOR LIFE SAFETY PLAN  
 G2 1" = 20'-0"

22,300 SF BUSINESS (B) USE 149 OCCUPANTS



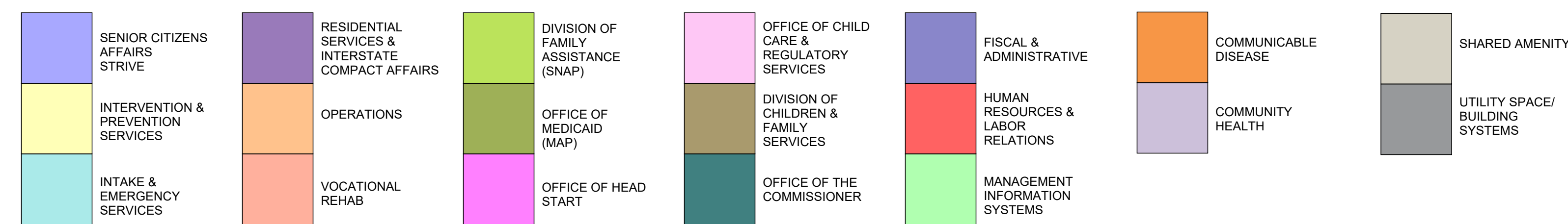
**B3** SECOND FLOOR LIFE SAFETY PLAN  
 G2 1" = 20'-0"

21,000 SF BUSINESS (B) USE 140 OCCUPANTS  
 + 1,300 SF ASSEMBLY (A-3) ACCESSORY TO B USE 87 OCCUPANTS

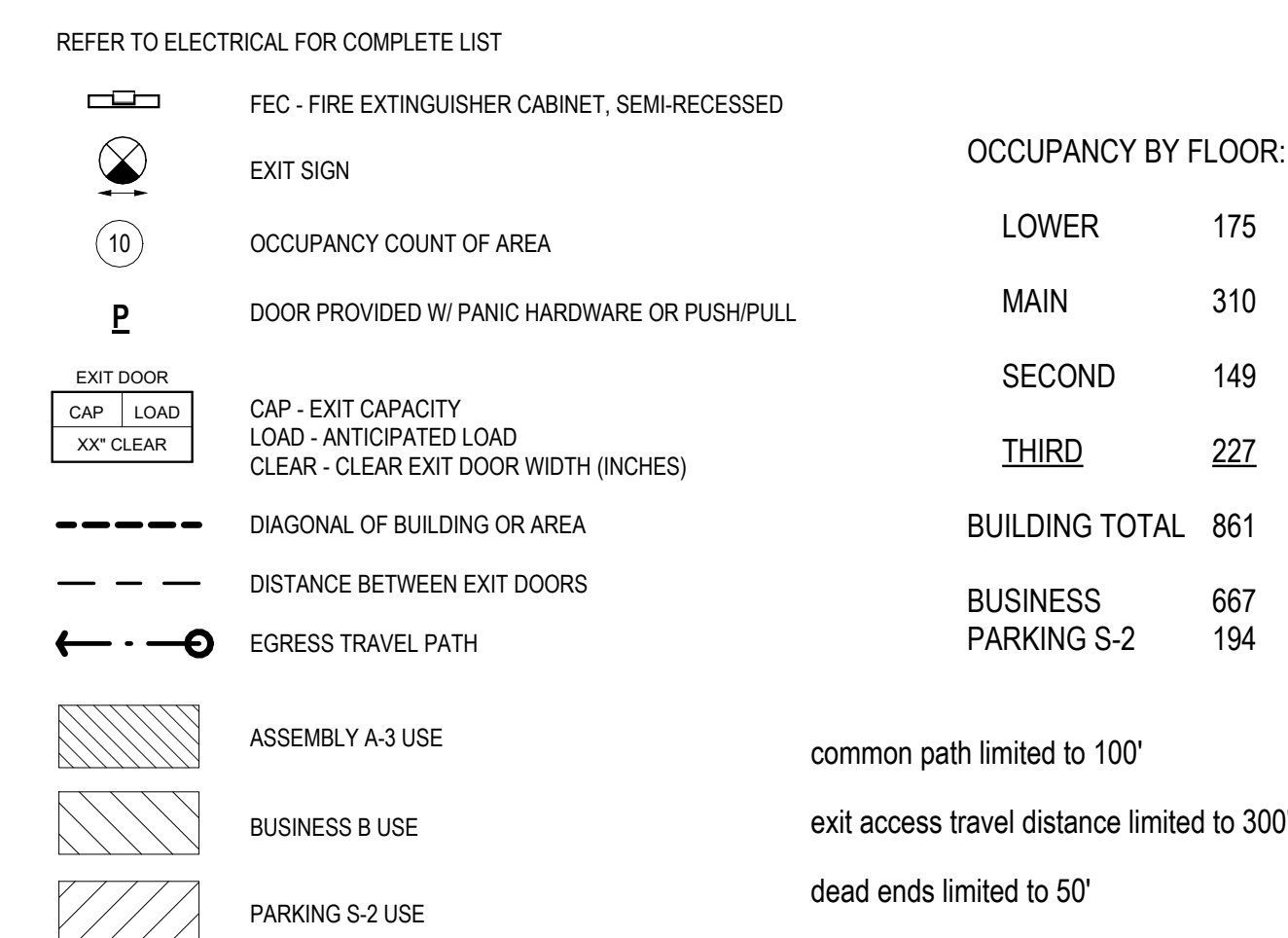


**B4** THIRD FLOOR LIFE SAFETY PLAN  
 G2 1" = 20'-0"

**DEPARTMENTAL LEGEND**



**LIFE SAFETY LEGEND**



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SUBMISSIONS:

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A	Programming	10/15/2025
B	30% CDs	
C	60% CDs	
D	90% CDs	
E	100% CDs	

**KNUD HANSEN COMPLEX**  
 1303 Hospital Ground  
 St. Thomas, U.S. Virgin Islands 00802  
**PRELIMINARY LIFE SAFETY STUDY**

REVISIONS:

No.	Description	Date

DRAWN BY: HK  
 CHECKED BY: KB  
 DATE: 10/15/2025  
 NOVIS JOB NUMBER: 470-23-49 - 50  
 OPTI-COR DESIGN NUMBER: 010-9-101981 & 010-8-101472

SHEET NUMBER  
**G2**

NOT FOR CONSTRUCTION PROGRAMMING PHASE

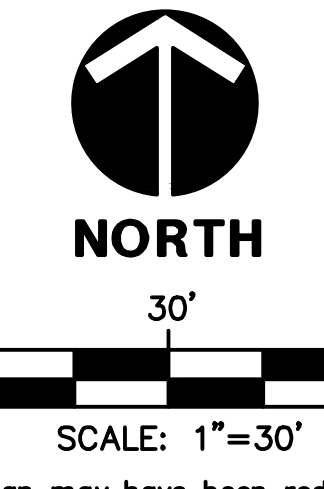
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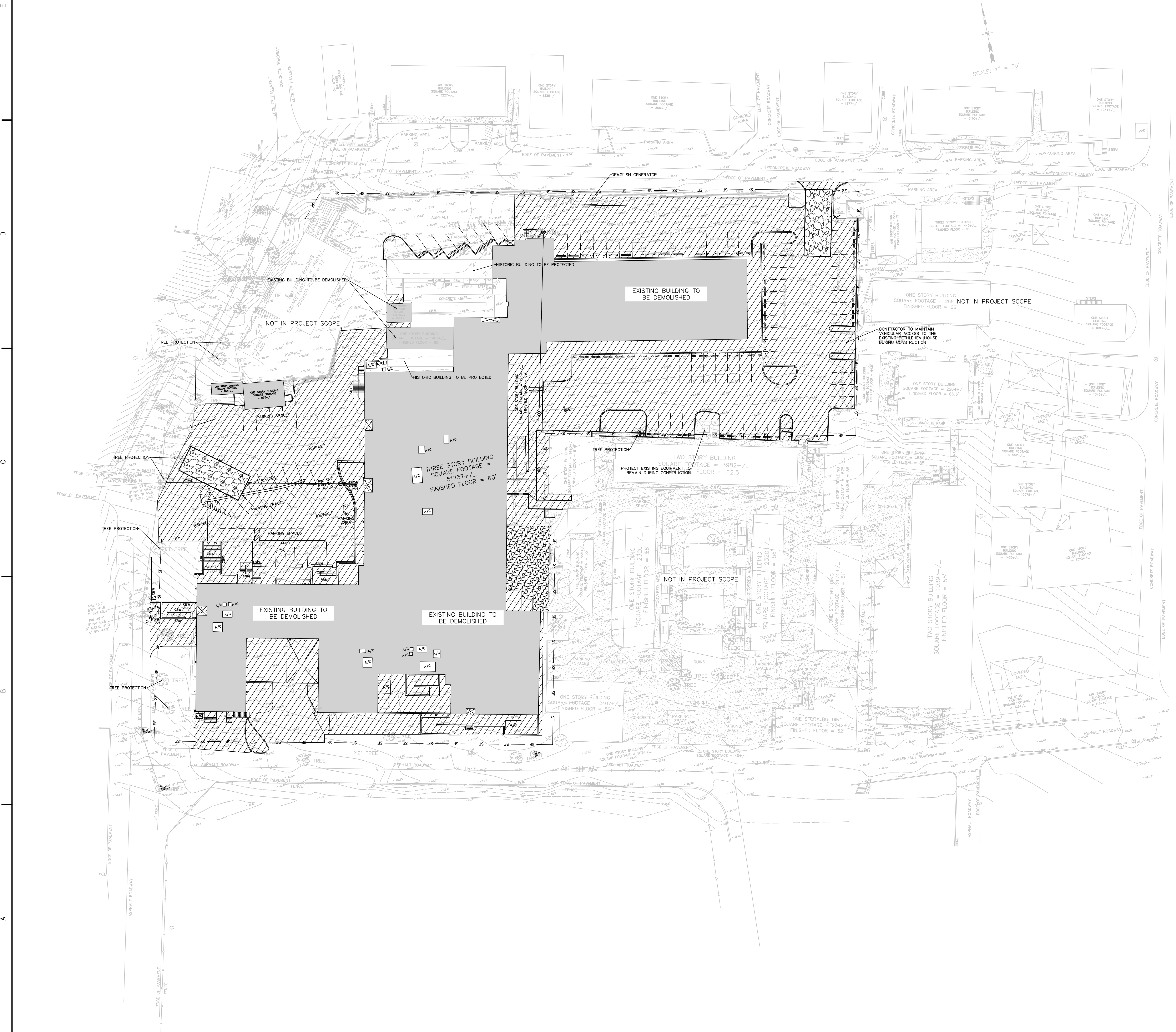
5



**DEMOLITION & EROSION CONTROL LEGEND**

- EXISTING PAVEMENT, CURBING, AND LANDSCAPING TO BE DEMOLISHED
- SILT FENCING
- VEHICULAR CONSTRUCTION ENTRANCE
- DEMOLISH BUILDING

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**SUBMISSIONS:**

Ref	Description	Date
A	Schematic	
B	30% CDs	
C	60% CDs	
D	90% CDs	
E	100% CDs	

**KNUD HANSEN COMPLEX**  
 1303 Hospital Ground  
 St. Thomas, U.S. Virgin Islands 00802

**DEMOLITION AND EROSION CONTROL PLAN**

**REVISIONS:**

No.	Description	Date

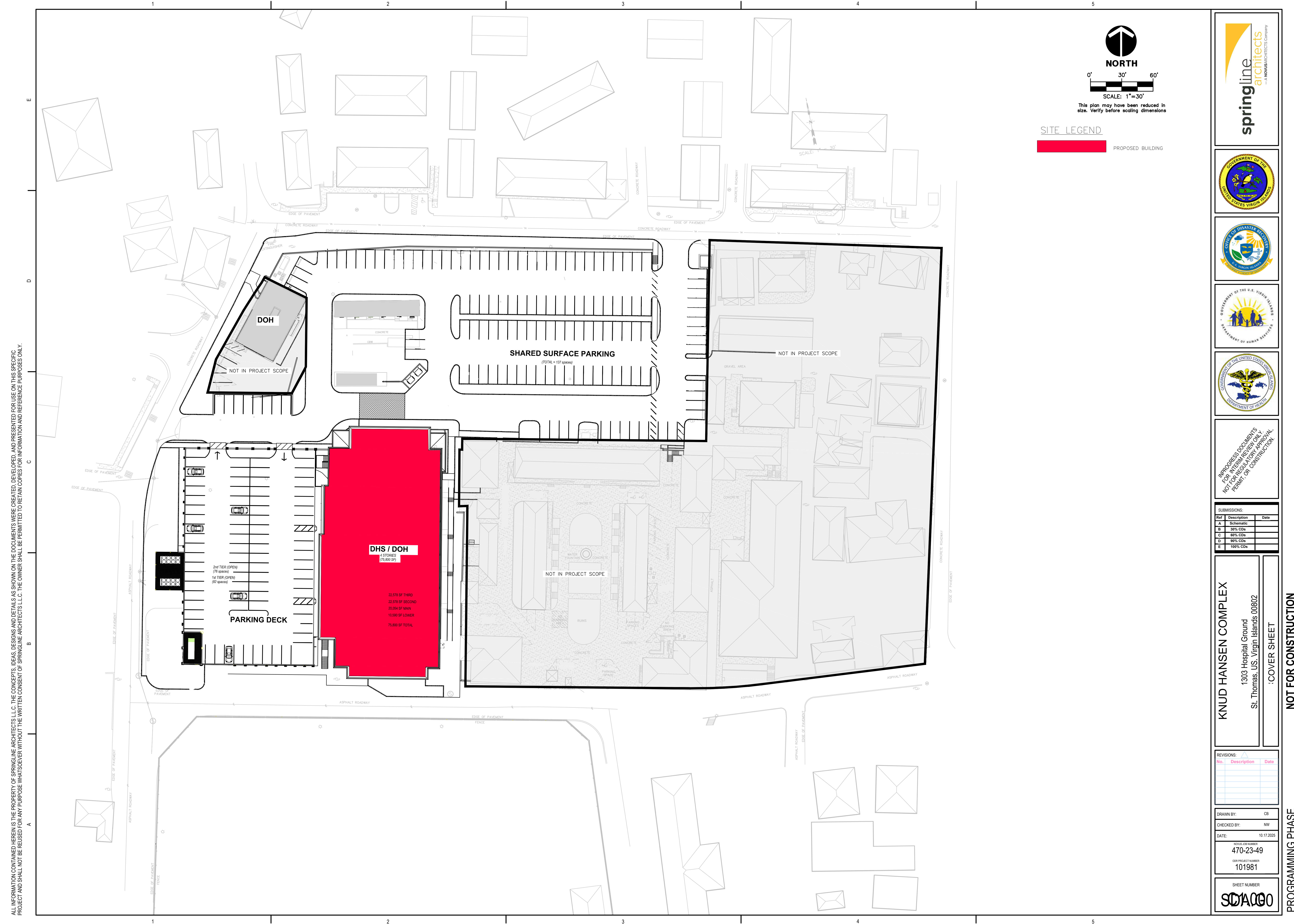
DRAWN BY: CB  
 CHECKED BY: NW  
 DATE: 10.17.2025

NOVA JOB NUMBER:  
**470-23-49**  
 OOR PROJECT NUMBER:  
**101981**

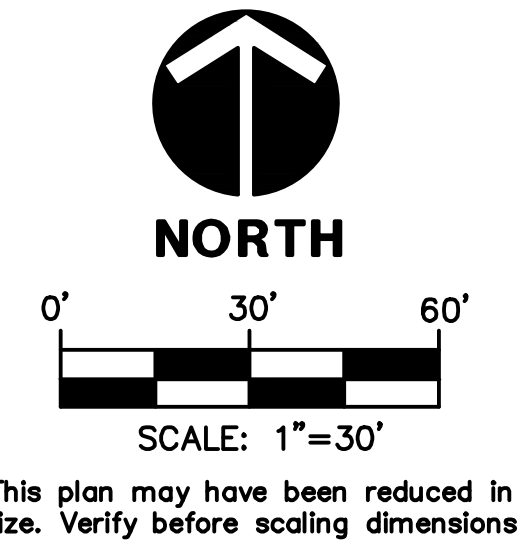
SHEET NUMBER  
**CO.90**

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PROGRAMMING PHASE



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**SITE LEGEND**  
 PROPOSED BUILDING



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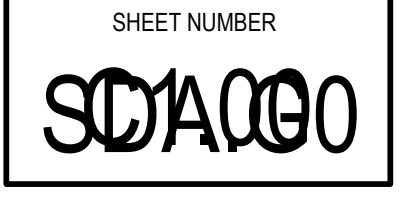
Ref	Description	Date
A	Schematic	
B	30% CDs	
C	60% CDs	
D	90% CDs	
E	100% CDs	

**KNUD HANSEN COMPLEX**  
 1303 Hospital Ground  
 St. Thomas, U.S. Virgin Islands 00802  
 COVER SHEET

REVISIONS:

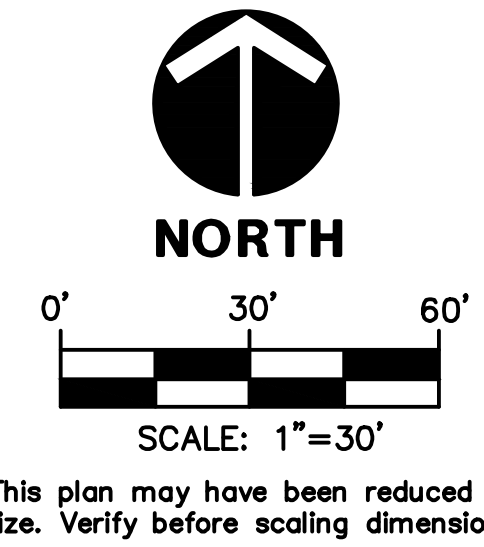
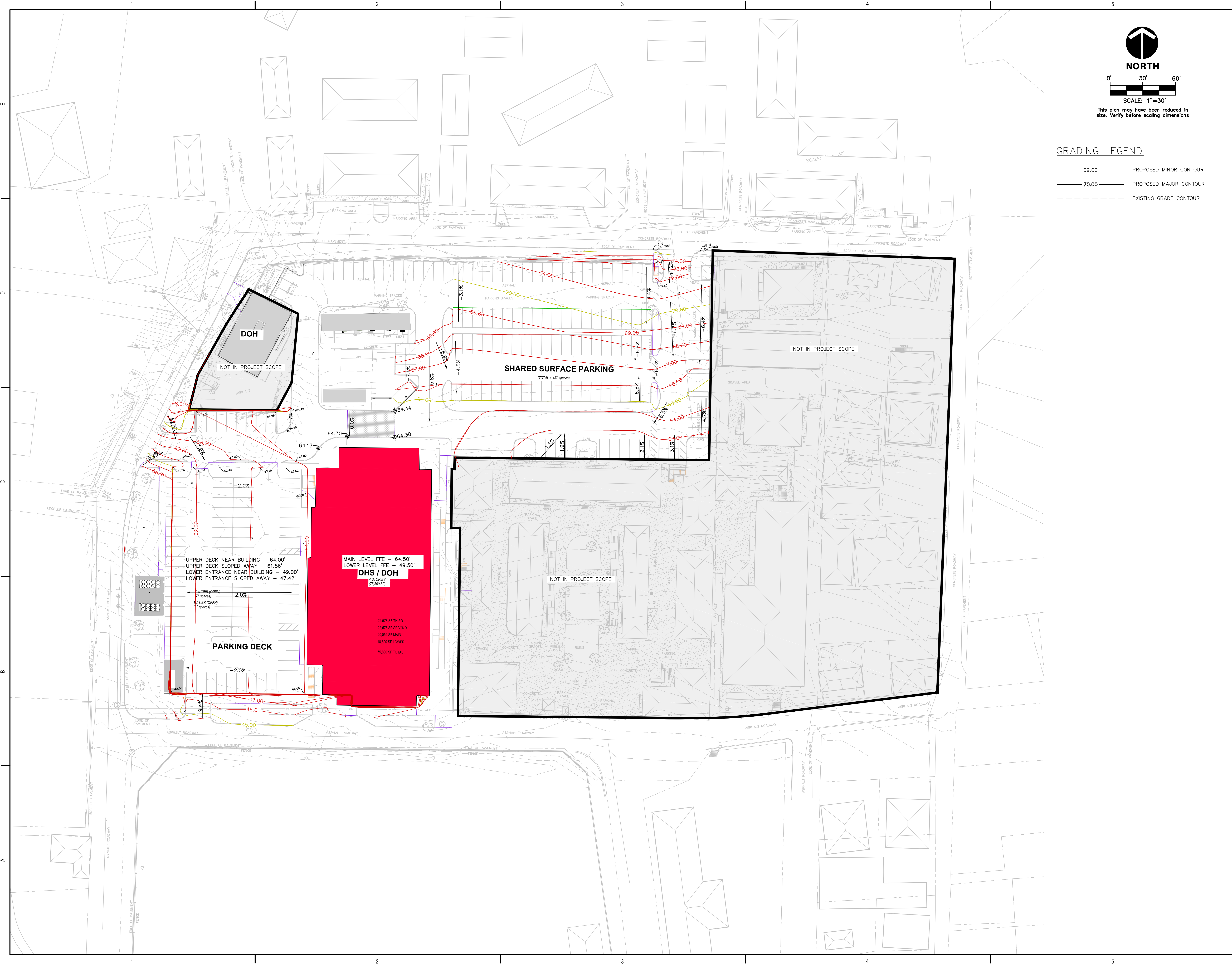
No.	Description	Date

DRAWN BY: CB  
 CHECKED BY: NW  
 DATE: 10.17.2025  
 NOVA JOB NUMBER: 470-23-49  
 OOR PROJECT NUMBER: 101981



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**GRADING LEGEND**

- 69.00 PROPOSED MINOR CONTOUR
- 70.00 PROPOSED MAJOR CONTOUR
- - - - - EXISTING GRADE CONTOUR

UPPER DECK NEAR BUILDING — 64.00'  
 UPPER DECK SLOPED AWAY — 61.56'  
 LOWER ENTRANCE NEAR BUILDING — 49.00'  
 LOWER ENTRANCE SLOPED AWAY — 47.42'

**MAIN LEVEL FFE — 64.50'**  
**LOWER LEVEL FFE — 49.50'**  
**DHS / DOH**  
 3 STORIES  
 75,800 SF

**PARKING DECK**

22,678 SF THIRD  
 22,678 SF SECOND  
 20,054 SF MAIN  
 10,980 SF LOWER  
 75,800 SF TOTAL

**SHARED SURFACE PARKING**  
 (TOTAL = 137 spaces)



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**KNUD HANSEN COMPLEX**  
 1303 Hospital Ground  
 St. Thomas, U.S. Virgin Islands 00802  
 GRADING PLAN

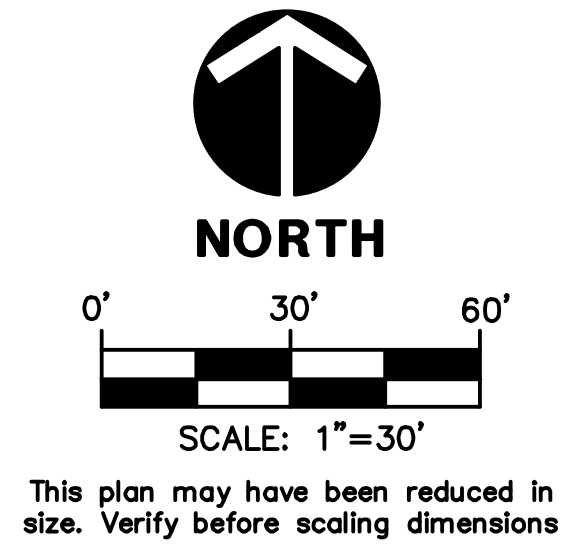
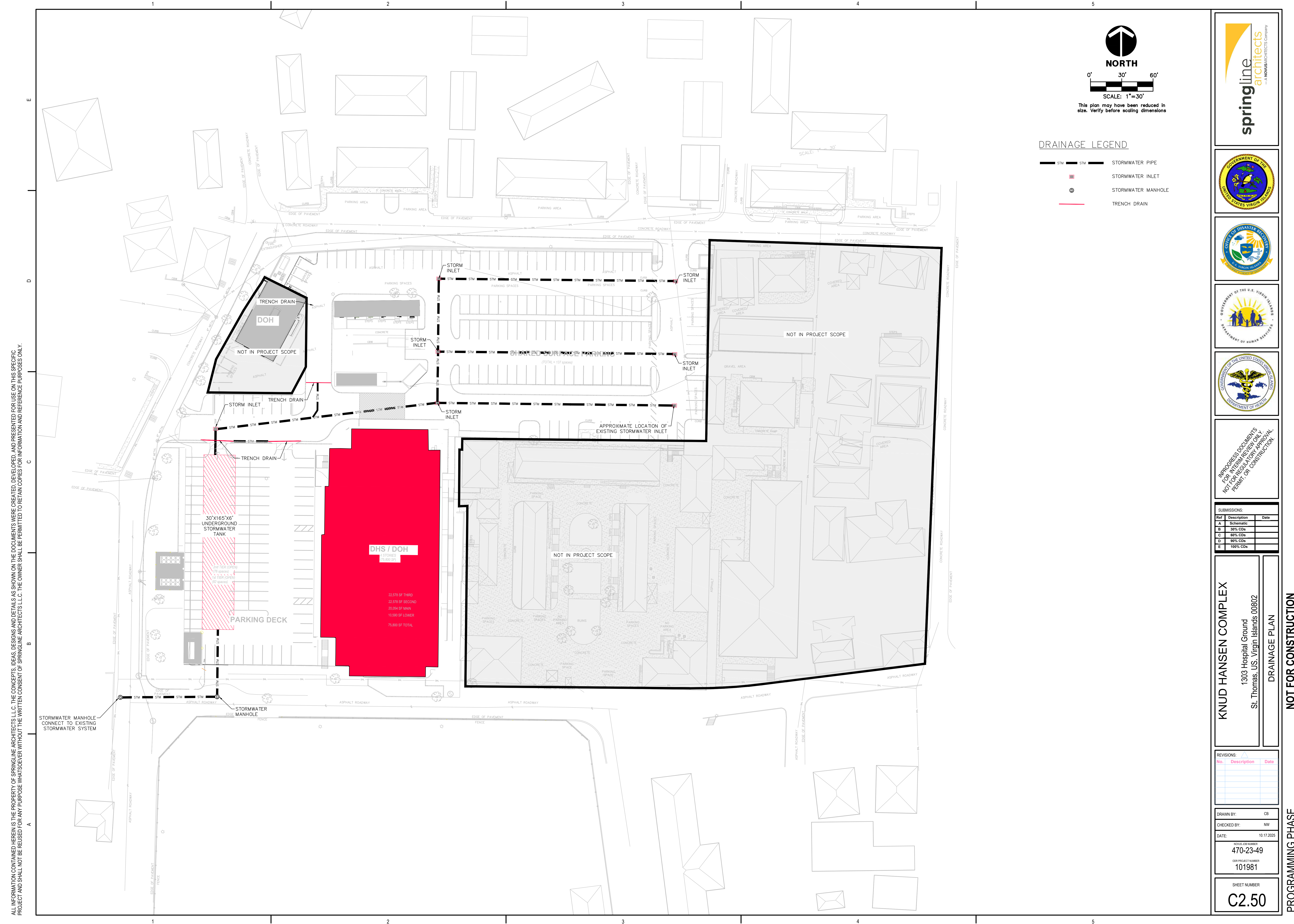
REVISIONS:

No.	Description	Date

DRAWN BY: CB  
 CHECKED BY: NW  
 DATE: 10.17.2025  
 NOVA JOB NUMBER: 470-23-49  
 OOR PROJECT NUMBER: 101981

SHEET NUMBER  
**C2.00**

PROGRAMMING PHASE NOT FOR CONSTRUCTION



**DRAINAGE LEGEND**

- STORMWATER PIPE
- STORMWATER INLET
- STORMWATER MANHOLE
- TRENCH DRAIN

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D	90% CDs	
E	100% CDs	

**KNUD HANSEN COMPLEX**  
 1303 Hospital Ground  
 St. Thomas, U.S. Virgin Islands 00802  
 DRAINAGE PLAN

**REVISIONS:**

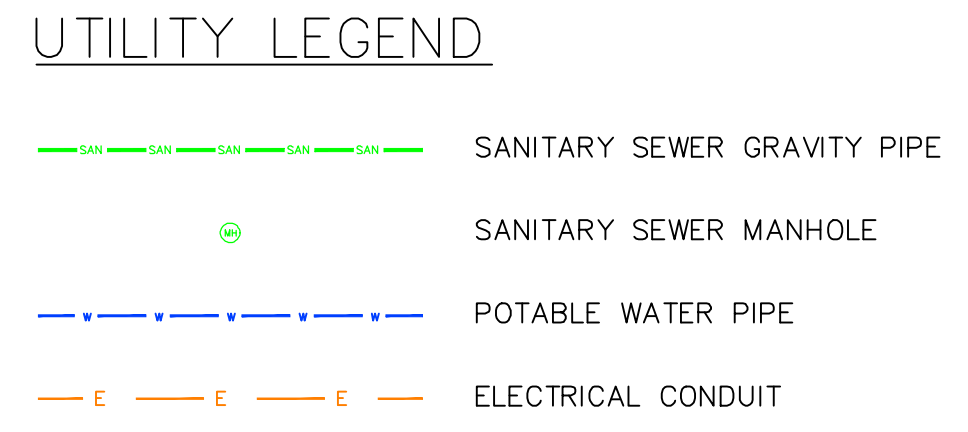
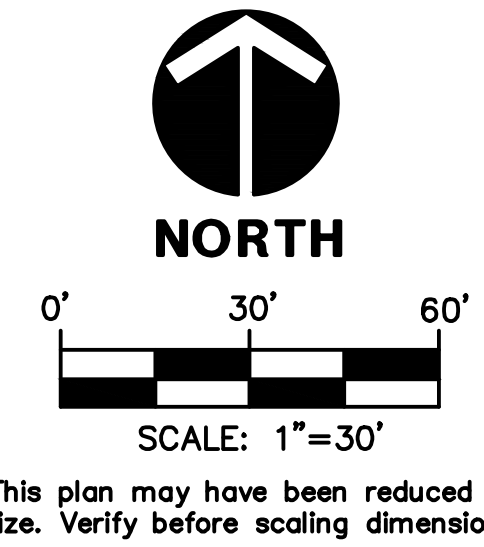
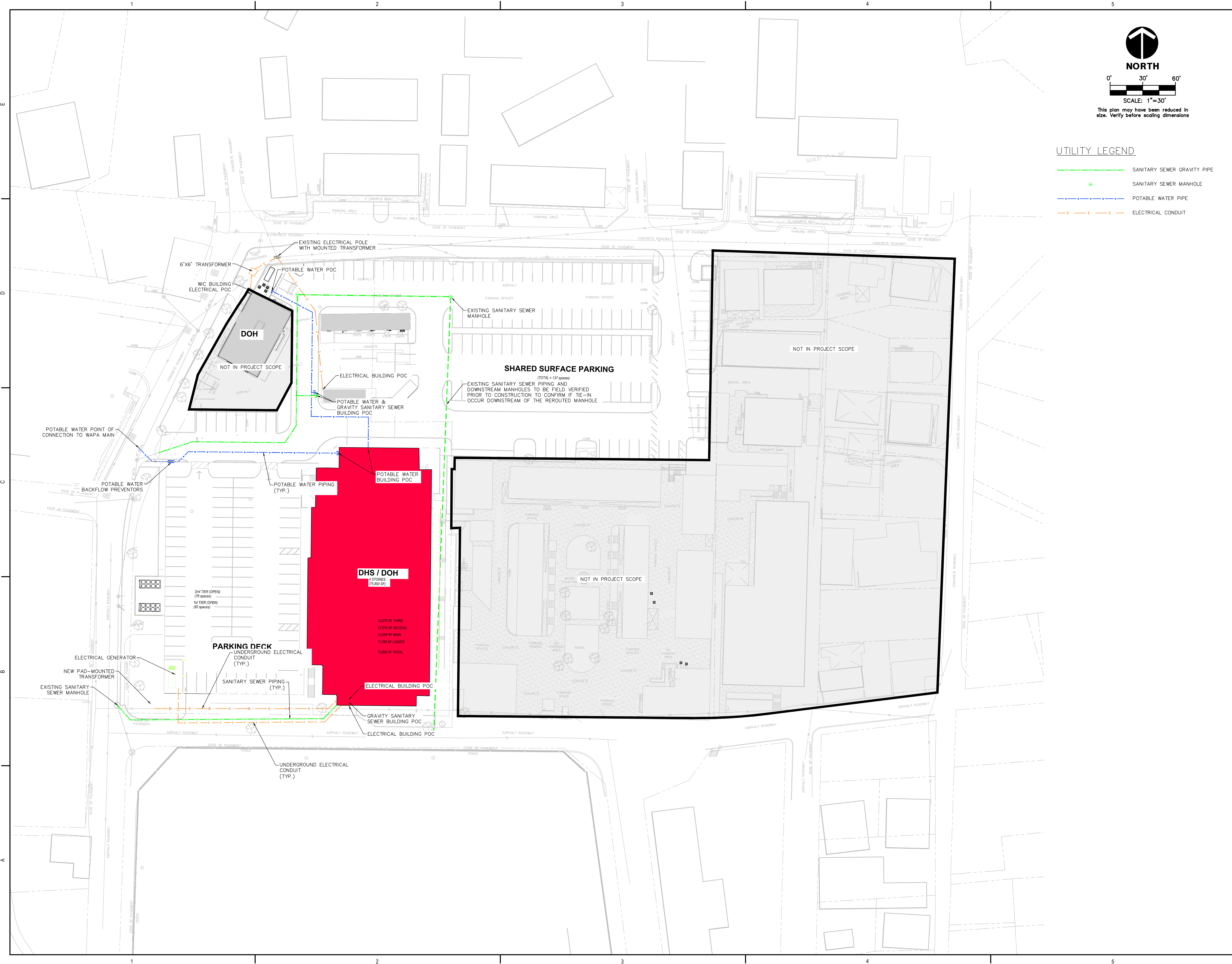
No.	Description	Date

DRAWN BY: CB  
 CHECKED BY: NW  
 DATE: 10.17.2025  
 NOVA JOB NUMBER: 470-23-49  
 ODR PROJECT NUMBER: 101981

SHEET NUMBER  
**C2.50**

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 PROGRAMMING PHASE

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**SUBMISSIONS:**

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D	90% CDs	
E	100% CDs	

**KNUD HANSEN COMPLEX**  
 1303 Hospital Ground  
 St. Thomas, U.S. Virgin Islands 00802  
 UTILITY PLAN

**REVISIONS:**

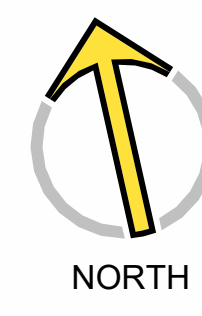
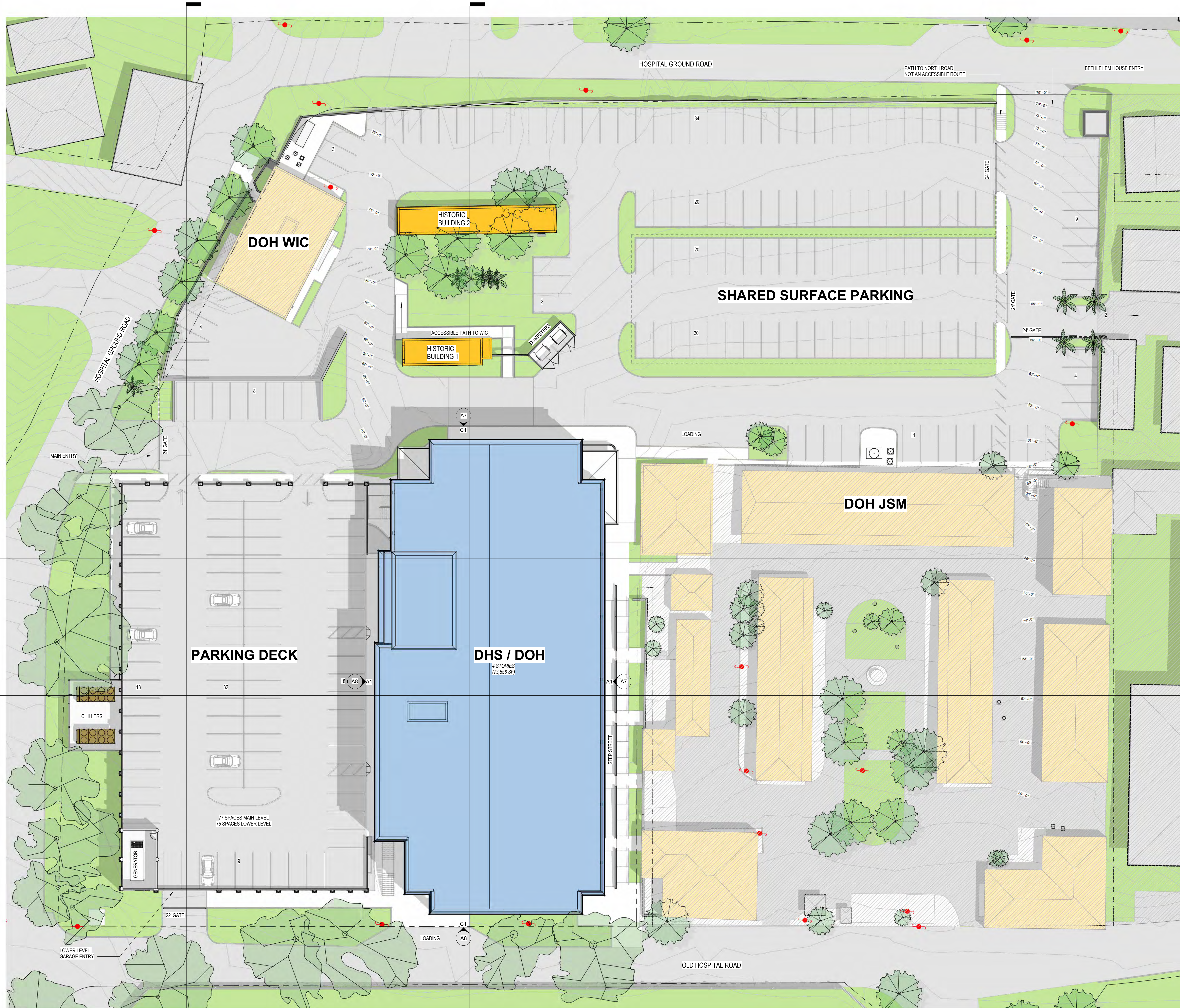
No.	Description	Date

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 CHECKED BY: NW  
 DATE: 10.17.2025  
 NOVA JOB NUMBER: 470-23-49  
 OOR PROJECT NUMBER: 101981

SHEET NUMBER  
**C3.00**

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**A1** CONCEPT A - SITE PLAN  
A1 1" = 20'-0"

	PARKING REQUIRED BY CODE	VEHICLE FLEET	TOTAL NEED	TOTAL SPACES PROVIDED	EXCESS OR DEFECIT
DOH + WIC(7) + B.H. (7)	21+7+7+32 = 67	42	109		
DHS	136	50	186		
	<b>203</b>	<b>92</b>	<b>295</b>	<b>290</b>	<b>5</b>



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E	100% CDs	

**KNUD HANSEN COMPLEX**  
1303 Hospital Ground  
St. Thomas, U.S. Virgin Islands 00802  
SITE PLAN

REVISIONS:

No.	Description	Date

DRAWN BY: HK  
CHECKED BY: KB  
DATE: 10/15/2025  
NOTES JOB NUMBER: 470-23-49, -50  
OFFICE DESIGN NUMBER: 010-9-101981 & 010-8-101472

SHEET NUMBER  
**A1**

PROGRAMMING PHASE  
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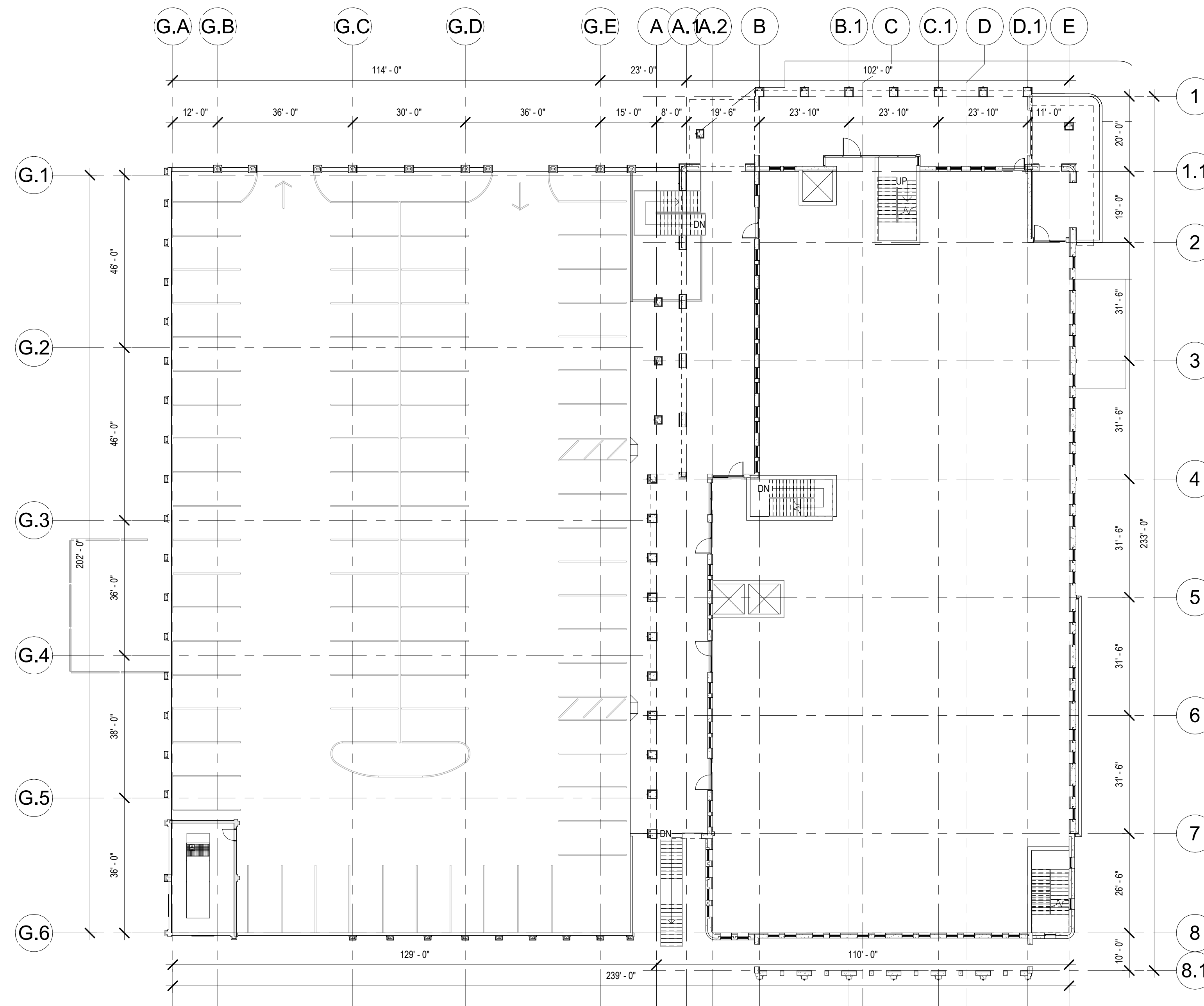
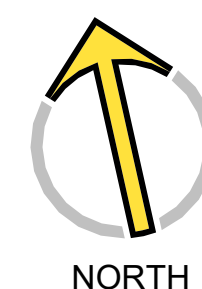




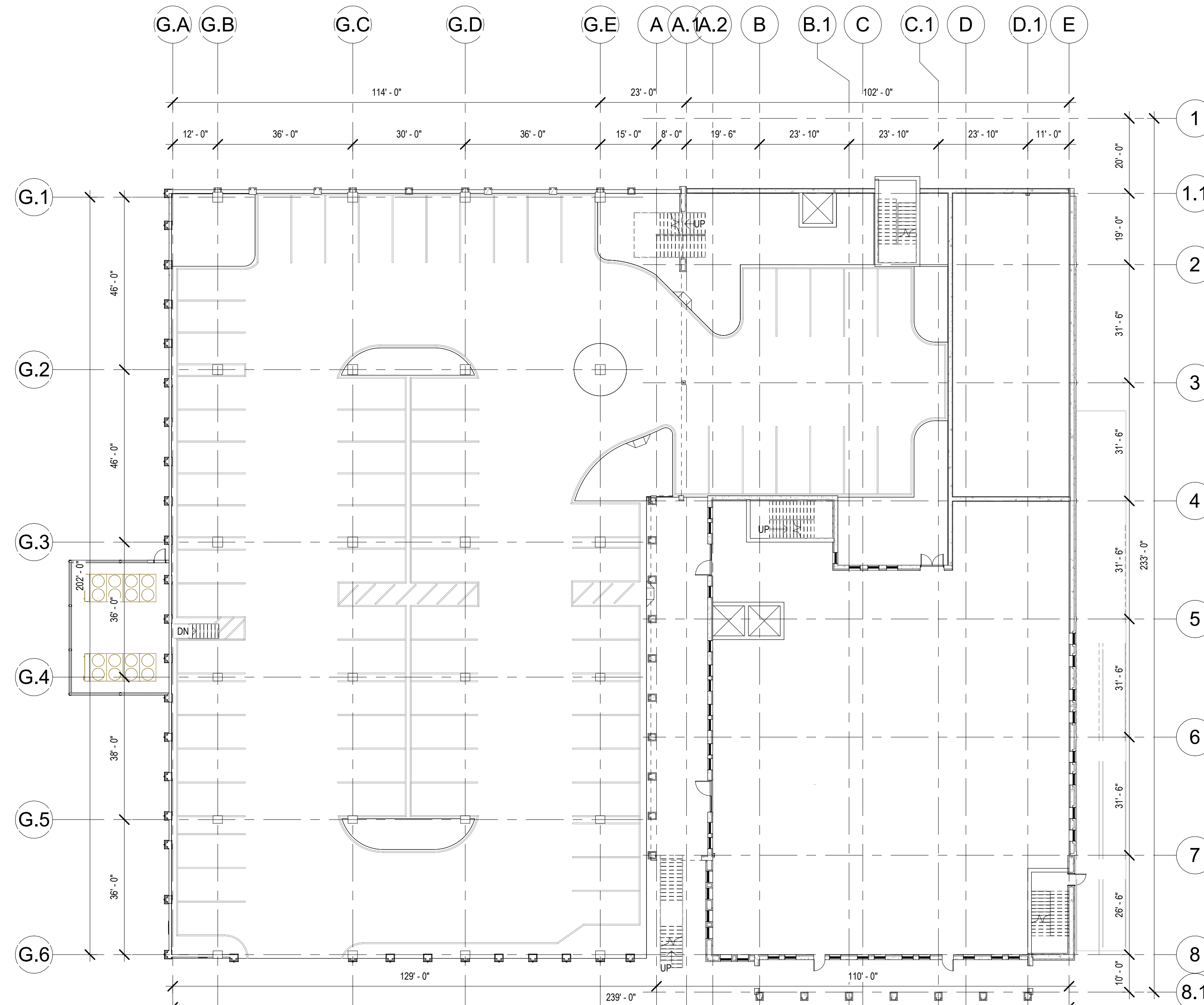




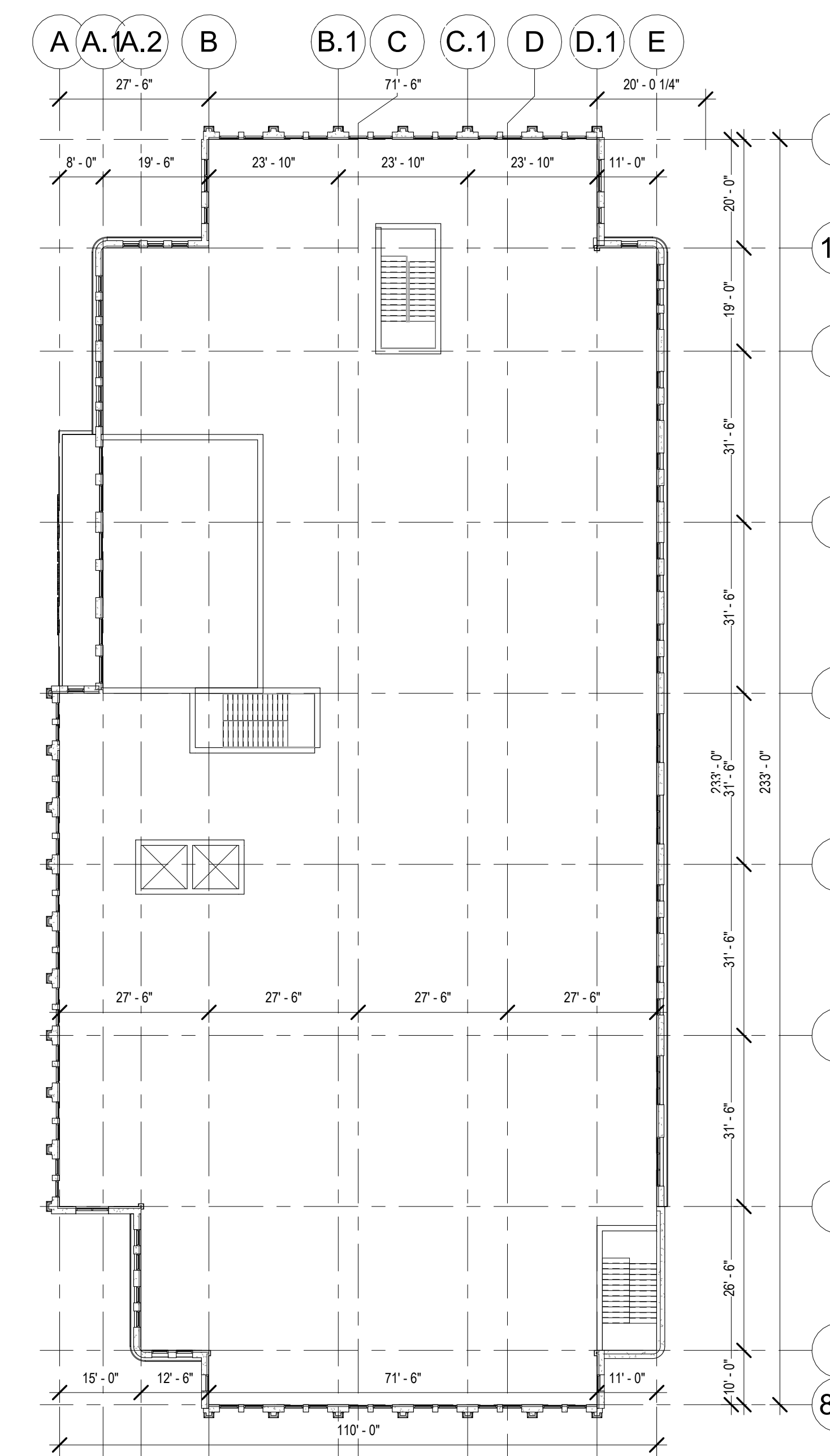
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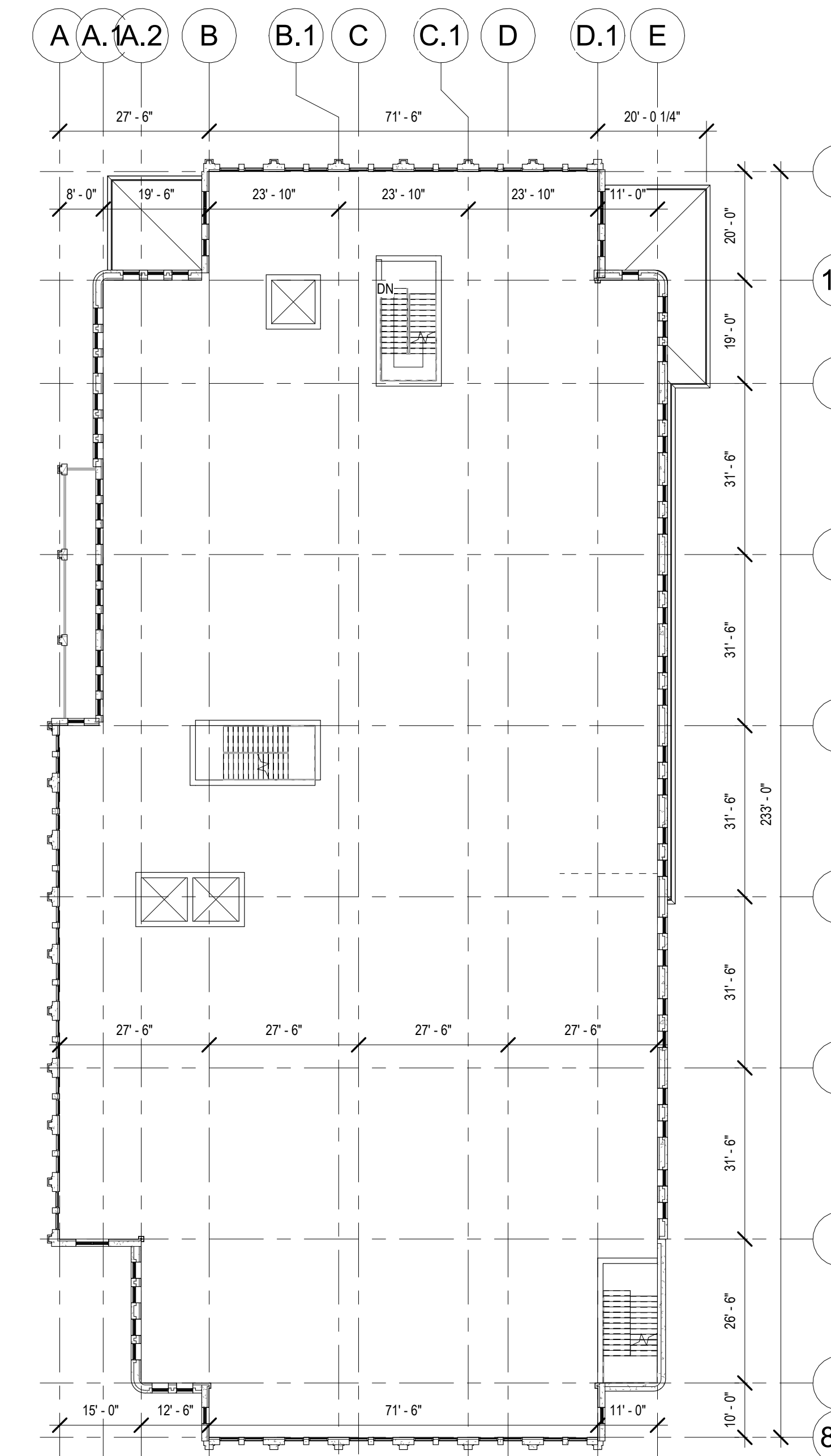
**A1** MAIN FLOOR BUILDING SHELL PLAN  
A6 1" = 20'-0"








**C1** LOWER FLOOR BUILDING SHELL PLAN  
A6 1" = 20'-0"



**A4** THIRD FLOOR BUILDING SHELL PLAN  
A6 1" = 20'-0"



**C4** SECOND FLOOR BUILDING SHELL PLAN  
A6 1" = 20'-0"

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D	90% CDs	
E	100% CDs	

**KNUD HANSEN COMPLEX**  
1303 Hospital Ground  
St. Thomas, U.S. Virgin Islands 00802  
BUILDING SHELL PLANS

REVISIONS:		
No.	Description	Date

DRAWN BY: HK  
CHECKED BY: KB  
DATE: 10/15/2025  
NOVIS JOB NUMBER: 470-23-49, -50  
OPIR JOB NUMBER: 010-9-101981 & 010-8-101472

SHEET NUMBER  
**A6**

PROGRAMMING PHASE

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**C1** BUILDING ELEVATION - NORTH  
A7 3/32" = 1'-0"



**A1** BUILDING ELEVATION - EAST  
A7 3/32" = 1'-0"



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D	90% CDs	
E	100% CDs	

**KNUD HANSEN COMPLEX**  
1303 Hospital Ground  
St. Thomas, U.S. Virgin Islands 00802  
BUILDING ELEVATIONS

REVISIONS:

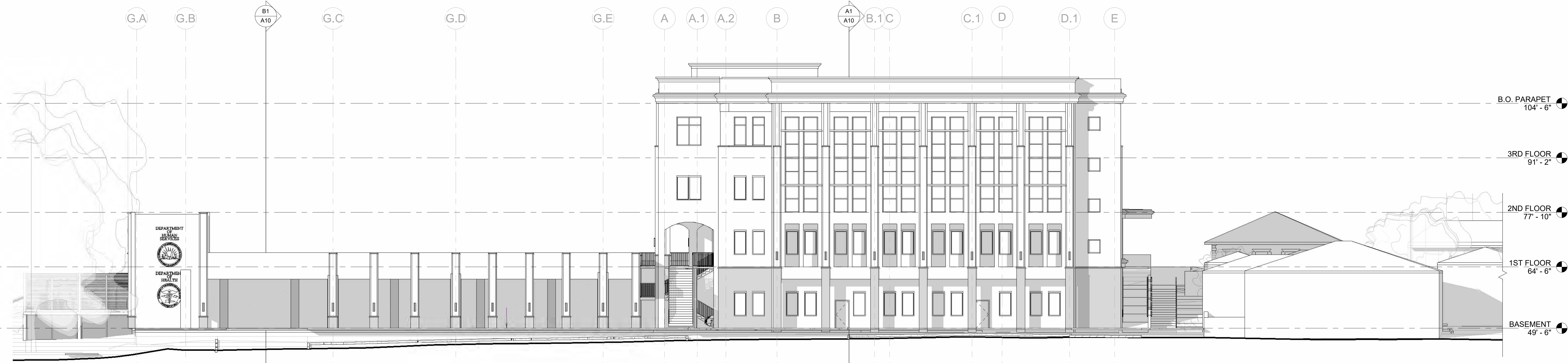
No.	Description	Date

DRAWN BY: HK  
CHECKED BY: KB  
DATE: 10/15/2025  
NOVUS JOB NUMBER  
470-23-49, -50  
OPTI-DCI DESIGN NUMBER  
010-9-101981 &  
010-8-101472

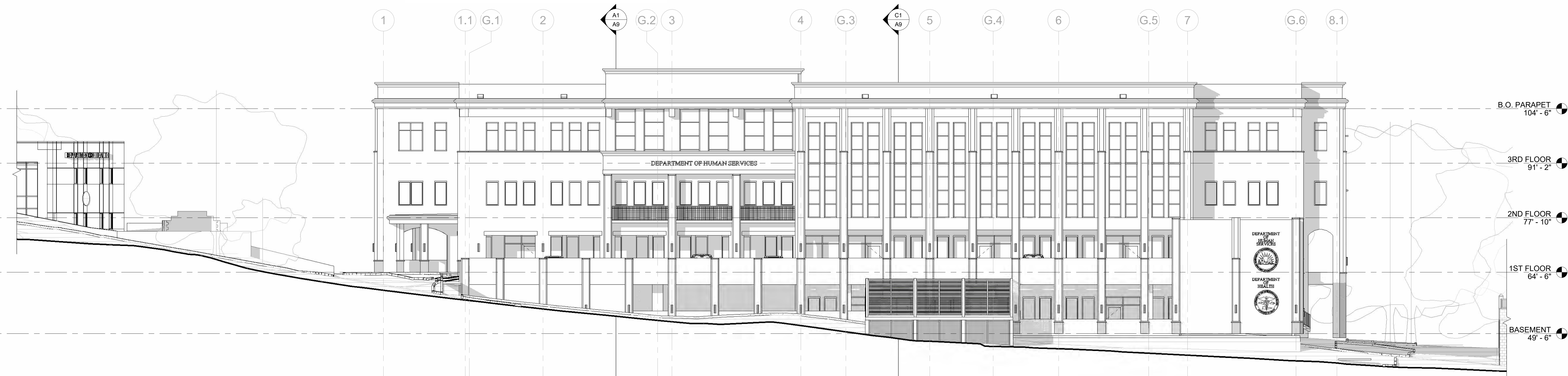
SHEET NUMBER  
**A7**

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**C1** BUILDING ELEVATION - SOUTH  
A8 3/32" = 1'-0"



**A1** BUILDING ELEVATION - WEST  
A8 3/32" = 1'-0"



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E	100% CDs	

**KNUD HANSEN COMPLEX**  
1303 Hospital Ground  
St. Thomas, U.S. Virgin Islands 00802  
BUILDING ELEVATIONS

REVISIONS:

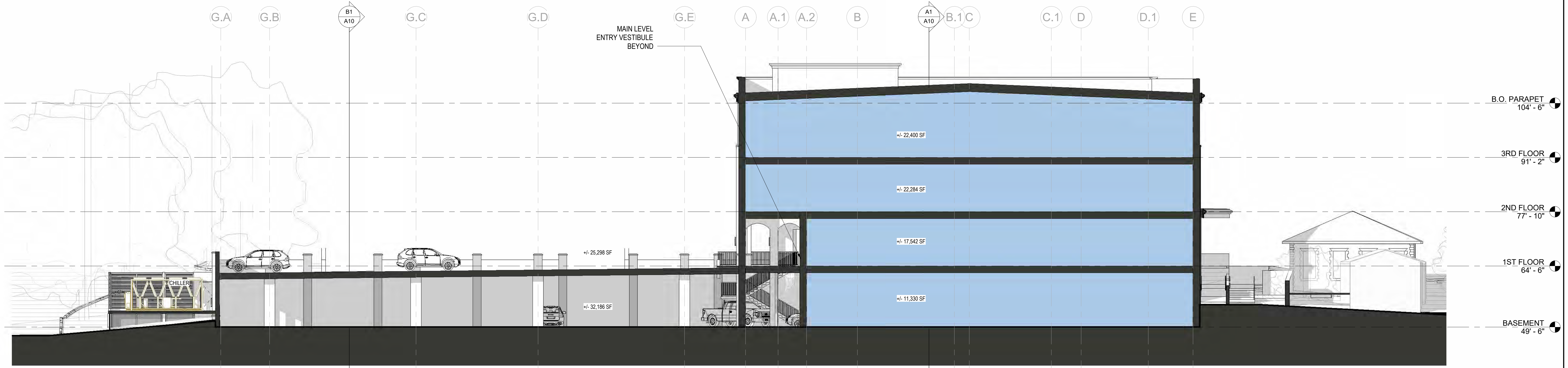
No.	Description	Date

DRAWN BY: HK  
CHECKED BY: KB  
DATE: 10/15/2025  
NOVUS JOB NUMBER  
470-23-49, -50  
OPTI-DOC DESIGN NUMBER  
010-9-101981 &  
010-8-101472

SHEET NUMBER  
**A8**

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**C1** BUILDING SECTION A  
A9 3/32" = 1'-0"

(S-2) - PARKING  
+/- 57,484 SF

(B) - BUSINESS  
+/- 73,556 SF

- B.O. PARAPET 104' - 6"
- 3RD FLOOR 91' - 2"
- 2ND FLOOR 77' - 10"
- 1ST FLOOR 64' - 6"
- BASEMENT 49' - 6"



**A1** BUILDING SECTION B  
A9 3/32" = 1'-0"

(S-2) - PARKING  
+/- 57,484 SF

(B) - BUSINESS  
+/- 73,556 SF

(B) - BUSINESS  
EXISTING

- B.O. PARAPET 104' - 6"
- 3RD FLOOR 91' - 2"
- 2ND FLOOR 77' - 10"
- 1ST FLOOR 64' - 6"
- BASEMENT 49' - 6"



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**KNUD HANSEN COMPLEX**  
1303 Hospital Ground  
St. Thomas, U.S. Virgin Islands 00802  
BUILDING SECTIONS

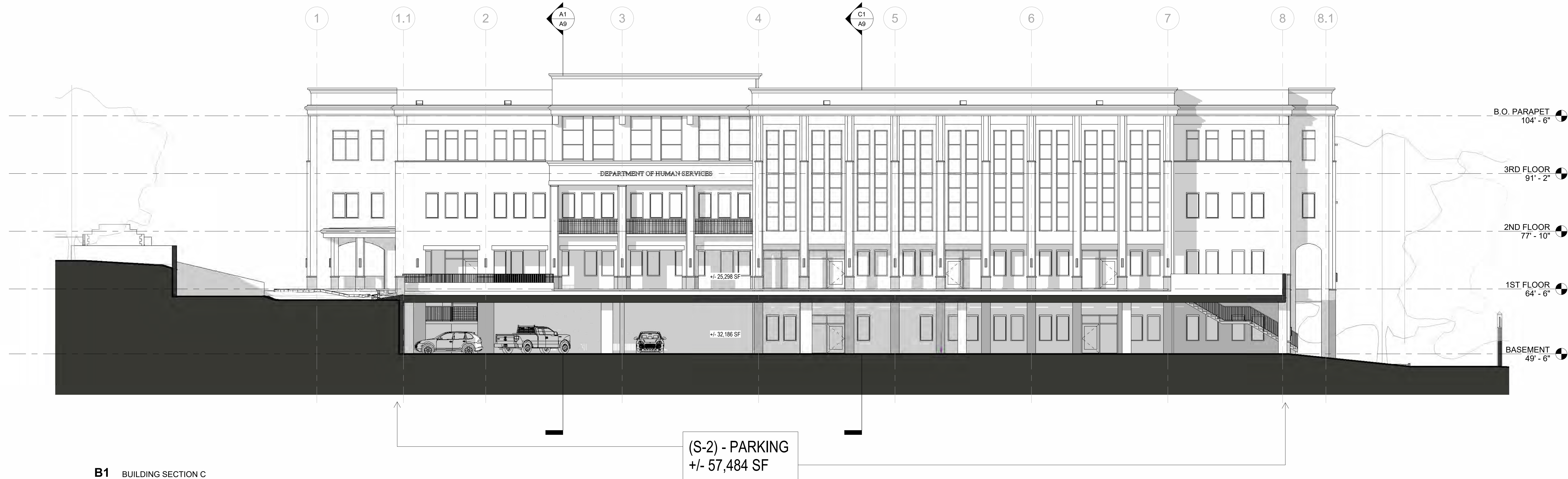
No.	Description	Date

DRAWN BY: HK  
CHECKED BY: KB  
DATE: 10/15/2025  
NOVUS JOB NUMBER  
470-23-49, -50  
OPTI-CAD DESIGN NUMBER  
010-9-101981 &  
010-8-101472

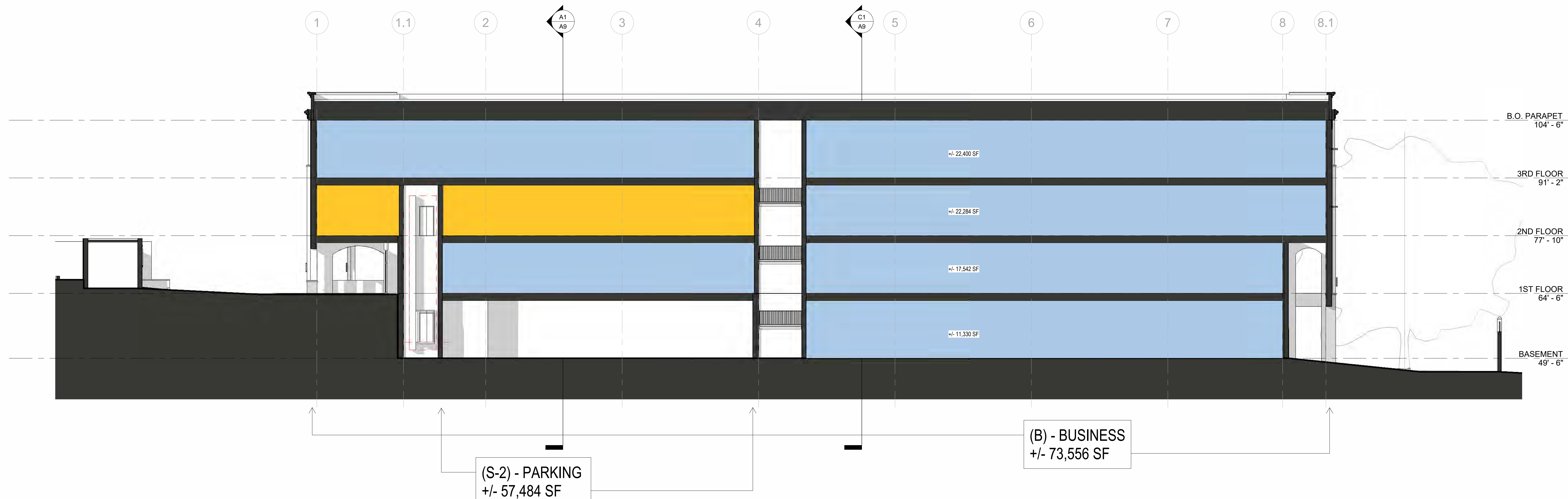
SHEET NUMBER  
**A9**

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**B1** BUILDING SECTION C  
A10 3/32" = 1'-0"



**A1** BUILDING SECTION D  
A10 3/32" = 1'-0"



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D	90% CDs	
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**KNUD HANSEN COMPLEX**  
1303 Hospital Ground  
St. Thomas, U.S. Virgin Islands 00802  
BUILDING SECTIONS

REVISIONS:

No.	Description	Date

DRAWN BY: HK  
CHECKED BY: KB  
DATE: 10/15/2025  
NOVIS JOB NUMBER  
470-23-49, -50  
OPTI-DCI DESIGN NUMBER  
010-9-101981 &  
010-8-101472

SHEET NUMBER  
**A10**

PROGRAMMING PHASE  
NOT FOR CONSTRUCTION

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2

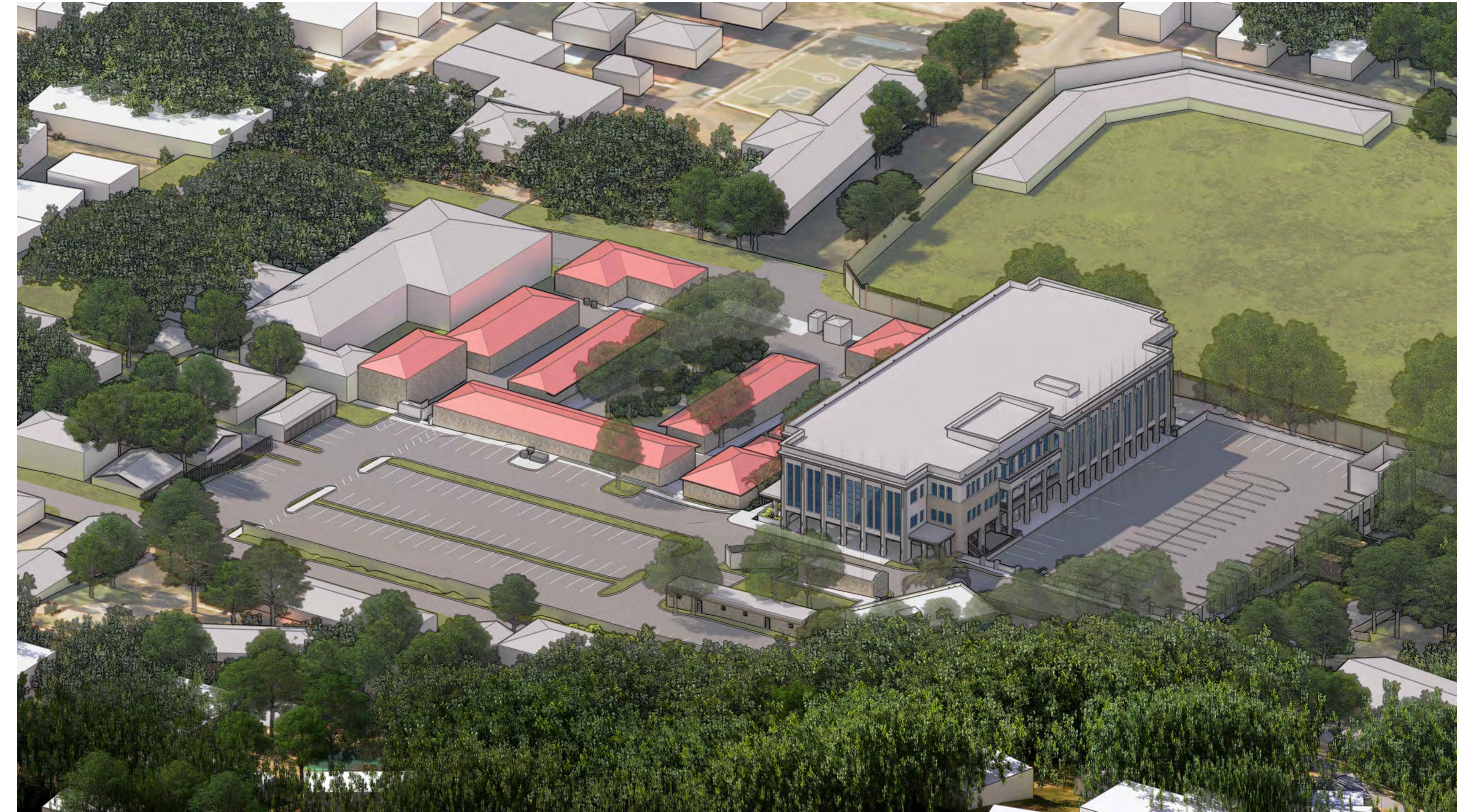
3

4

5



1. AXONOMETRIC - NORTHEAST



2. AXONOMETRIC - NORTHWEST



3. AXONOMETRIC - SOUTHEAST



4. AXONOMETRIC - SOUTHWEST

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C	60% CDs	
D	80% CDs	
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**KNUD HANSEN COMPLEX**  
1303 Hospital Ground  
St. Thomas, U.S. Virgin Islands 00802  
3D AXONS

No.	Description	Date

DRAWN BY: HK  
CHECKED BY: KB  
DATE: 10/15/2025  
NOVUS JOB NUMBER  
470-23-49, -50  
OPTI-DOCS JOB NUMBER  
010-9-101981 &  
010-8-101472

SHEET NUMBER  
**A11**

PROGRAMMING PHASE  
NOT FOR CONSTRUCTION

1

2

3

4

5