Drawings

South Region

Bid Package S3-1 A

PW 7779: DI 219290, DI 219300

CPM PR, LLC

October 1, 2025

PRIDCO FEMA 4339 DR PR

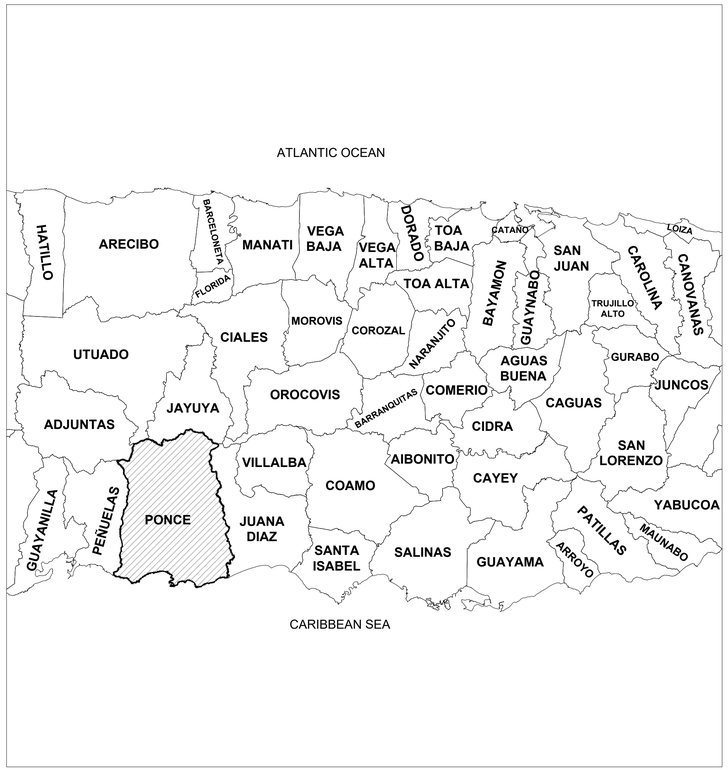
REPARACIÓN Y MEJORAS DE EDIFICIOS INDUSTRIALES DE LA COMPAÑIA DE FOMENTO INDUSTRIAL PARA LOS:

- PW: 7779 / DI: 219290 BUILDING #M006205101 - CANAS, PONCE, PUERTO RICO, 00725
- PW: 7779 / DI: 219300 BUILDING #S072906500 - PR-132 KM. 26.7, PONCE, PUERTO RICO

BID PACKAGE S3-1A
DATE: SEPTEMBER 24, 2025

INDEX OF DRAWINGS

	DI: 219290
T-01	TITLE AND DRAWINGS INDEX
G-01	GENERAL NOTES, SYMBOLS AND ABBREVIATIONS
A-1.1	SITE PLAN BUILDING #M006205101 (PW: 7779 / DI: 219290) PONCE
A-2.1	GENERAL DETAILS
S-1.0	ROOF WIND LOAD DIAGRAMS
S-2.0	ROOF STRUCTURAL SECTION BLOW UP
	DI: 219300
T-01	TITLE AND DRAWINGS INDEX
G-01	GENERAL NOTES, SYMBOLS AND ABBREVIATIONS
A-1.1	SITE PLAN BUILDING #S072906500 (PW: 7779 / DI: 219300) PONCE
A-2.1	FENCE DETAILS & NOTES
A-2.2	GENERAL DETAILS



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SOUTH REGION BID PACKAGE S3-1A LOCATION MAP
NTS

PUERTO RICO
INDUSTRIAL DEVELOPMENT
COMPANY
PRIDCO

ELIUD J. VEGA VÁZQUEZ
INGENIERO
LICENCIADO
LIC. # 20541
PUERTO RICO

ECR ENGINEERING

ISSUED FOR CONSTRUCTION
SEPTEMBER 24, 2025

PRIDCO FEMA 4339 DR PR

REPARACIÓN Y MEJORAS DE EDIFICIOS INDUSTRIALES DE LA COMPAÑIA DE FOMENTO INDUSTRIAL PARA LOS:

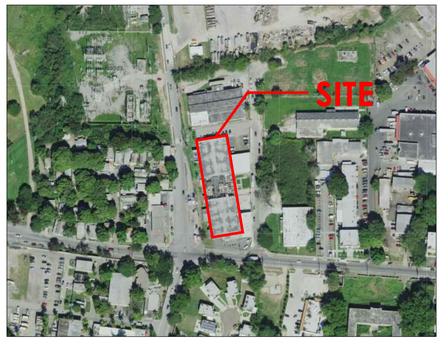
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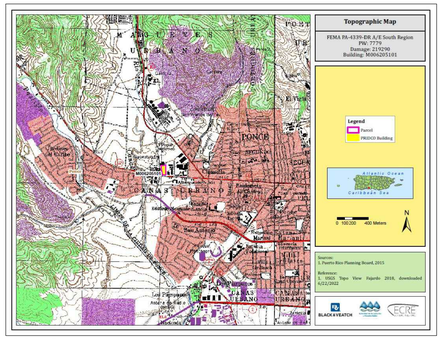
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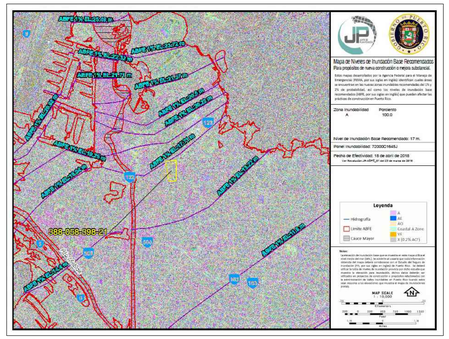
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AERIAL PHOTO
Catastro 388-058-398-21
Canas, Ponce, PR



LOCATION MAP
SCALE 1:20 000



FLOOD MAP

PUERTO RICO
INDUSTRIAL DEVELOPMENT
COMPANY
PRIDCO

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LEGEND & SYMBOLS

- EXISTING CONSTRUCTION TO REMAIN
- DENOTES STRUCTURE ABOVE
- PROJECT LIMIT AND FENCE.
- NEW FENCE.
- NEW BARBED WIRE
- EXISTING TREE
- ALUMINUM ELECTRICAL POLE
- SECTION SHEET REFERENCE (1 / A-1.1)
- ELEVATION SHEET REFERENCE (A / A-1.1)
- WALL SECTION SHEET REFERENCE (1 / A-1.1)
- DETAIL SHEET REFERENCE (1 / A-1.1)
- WINDOW ID (A)
- DOOR ID HARDWARE SET (1)
- SPACE — ROOM NAME
- WALL TYPE ID (1)
- CEILING / WALL / FLOOR / BASE — ROOM FINISH KEY
- ELECTRICAL DUPLEX OUTLET
- LIGHT SWITCH
- WALL SWITCH
- ELECTRICAL OUTLET
- TELEPHONE PORT
- EP — ELECTRICAL PANEL
- FAP — FIRE ALARM PANEL
- C.L — CEILING LEVEL
- T.O.P. — TOP OF PARAPET
- F.F.L. — FINISHED FLOOR LEVEL
- NIC — NOT IN CONTRACT
- F.V. — TO BE FIELD VERIFIED
- T.O.S. — TOP OF STRUCTURE
- B.O.S. — BOTTOM OF SLAB
- RD — ROOF DRAIN
- RL — RAIN LEADER
- F.D. — FLOOR DRAIN
- CO — CLEAN OUT
- WCO — WALL CLEAN OUT
- TYP. — TYPICAL
- PT. — PRESSURE TREATED (WOOD)
- MIN. — MINIMUM
- MAX. — MAXIMUM

IMPORTANT NOTE

1. ALL SITE PLAN DRAWINGS ARE INTENDED TO PROVIDE GENERAL DIMENSIONS AND AREAS OF THE PROPERTY. SUCH DRAWINGS CONTAINS DATA FROM ORIGINAL BUILDING DRAWINGS AND SATELLITE AERIAL PHOTOS AND MAY NOT BE EXACT, NOR IS INTENDED TO PROVIDE INFORMATION ON MATERIALS, STRUCTURE LOAD BEARING CAPACITY, UTILITIES, CONSTRUCTION METHODS, ETC. FOR WHICH A DETAILED STUDY SHALL BE PERFORMED. CONTRACTOR SHALL VERIFY DIMENSIONS AT FIELD BEFORE COMMENCING ANY WORK.

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL RULES AND REGULATIONS OF THE PLANNING BOARD AND OTHER AGENCIES HAVING JURISDICTION.
2. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE WORK AS INDICATED.
3. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIALS, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT OR ENGINEER BEFORE PROCEEDING.
4. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION/CONSTRUCTION AREA.
5. KEEP AREA CLEAN.
6. AT COMPLETION OF WORK, THE PROJECT PREMISES AREA(S) SHALL BE LEFT IN "BROOM" CLEAN CONDITION.
7. ALL DEBRIS, OVERGROWN VEGETATION ON BUILDING FLOOR AND WALLS, RUBBISH AND MISCELLANEOUS MATERIALS SHALL BE REMOVED FROM BUILDING AND PROPERLY DISPOSED OF.
8. CONTRACTOR TO MAINTAIN FULL TIME SITE SUPERVISOR, AT ALL TIMES, DURING WORK.
9. ONLY WORKMEN SKILLED AND KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE CONSTRUCTION OF ANY WORK.
10. IF IN THE COURSE OF CONSTRUCTION, CONTRACTOR DESTROYS OR DISTURBS ANY WORK WHICH IS TO REMAIN, THEN HE SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE SUCH WORK TO THE ORIGINAL CONDITION.
11. DO NOT SCALE DRAWINGS.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK.
13. PROTECT ADJACENT PROPERTY AT ALL TIMES, METHOD OF PROTECTION AT CONTRACTOR'S OPTIONS
14. PROVIDE TEMPORARY PROTECTION OVER ANY FLOOR OPENINGS. ROPE OFF AREA AROUND FLOOR OPENINGS WITH GENERAL APPROVED PROTECTION.
15. REMOVE AND DISPOSE OF ALL EXISTING LOOSE DEBRIS AND RUBBISH WITHIN PROJECT LIMIT AFTER WORK. LEAVE ALL PREMISES CLEAN IN BROOM CONDITION.
16. EVERY ROOF WORK SHALL BE COORDINATE WITH ROOF WATERPROOFING CONTRACTOR TO PROTECT ANY ROOF WATERPROOFING WARRANTY. REFER TO DOCUMENT 15A FOR WATERPROOFING ROOF BUILDING LIST.

GENERAL DEMOLITION NOTES

1. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.
2. AT COMPLETION OF DEMOLITION WORK,THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM" CLEAN CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIALS SHALL BE REMOVED.
3. DEMOLITION INCLUDES BUT IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
4. THE SCOPE OF DEMOLITION WORK HAS, GENERALLY BEEN INDICATED ON THE DRAWING FOR CONTRACTORS INFORMATION. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO DETERMINE THE FULL SCOPE, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.
5. ONLY WORKMEN SKILLED AND KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE DEMOLITION OF ANY WORK.
6. CONTRACTOR SHALL TAKE SPECIAL CARE TO DEMOLISH ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK WHICH IS TO REMAIN.
7. IF IN THE COURSE OF DEMOLITION, CONTRACTOR DESTROYS OR DISTURBS ANY WORK WHICH IS TO REMAIN, THEN HE SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE SUCH WORK TO THE ORIGINAL CONDITION.
8. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNERS REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK.
9. PROVIDE TEMPORARY PROTECTION OVER ANY FLOOR OPENINGS. ROPE OFF AREA AROUND FLOOR OPENINGS WITH GENERAL APPROVED PROTECTION.

GENERAL PRIDCO NOTES

GENERAL SITE NOTES

1. NEW EARTH SLOPES STANDING AT AN INCLINATION WITH THE HORIZONTAL THAT EXCEEDS 1 : 3 UP TO 1 : 1 (V.H.) SHALL BE SODDED WITH LAWN TYPE GRASS IN STRIPS OF AT LEAST 12" x 12" x 2" W/NECESSARY TOP SOIL. WHENEVER THE DIFFERENCE BETWEEN THE TOP AND THE BOTTOM OF THE SLOPE EXCEEDS 3'-0".
2. LOT SHALL BE FENCED AS INDICATED.
3. ELEVATIONS SHOWN THUS 00.00 ARE FINISHED GRADE AND ARE EXPRESSED IN FEET & TENTHS. OTHERS INDICATE PRESENT GRADE.
4. CONTRACTOR SHALL NOT INTERFERE WITH NATURAL FLOW OF RAIN WATERS DURING CONSTRUCTION AND SHALL PROVIDE FEASIBLE MEANS OF DRAINAGE TO COMPLY WITH THE DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.
5. ALL INFORMATION, DATA, DETAILS, DIMENSIONS ETC. IN THE PLANS OF THIS PROJECT SHALL BE CAREFULLY CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION STARTS. IN CASE OF ERRORS, DISCREPANCIES OR DEFICIENCIES, THE CONTRACTOR SHALL REQUEST WRITTEN INFORMATION ON THE MATTER FROM THE ENGINEER WHO WILL HAVE FINAL DECISION ON WHAT SHALL BE CORRECTED AND/OR ACCEPTED DURING CONSTRUCTION OF ANY STRUCTURE AFTER PRIOR APPROVAL FROM THE ENGINEERING OFFICE.
6. ALL VEGETATION AT THE PROJECT SITE SHALL BE PROPERLY CUT IN THE CASE OF LAWN TYPE GRASS OR GRUBBED IN ANY OTHER CASE AT THE TIME OF THE FINAL INSPECTION.
7. THE CONTRACTOR SHALL VERIFY THE ELEVATION OF THE INTERSECTION POINT OF THE PROPOSED DRIVEWAY CENTER LINE WITH THE EXTERIOR EDGE OF THE SIDEWALK ELEVATION IN RELATION TO B.M. IF ANY DISCREPANCY IS ENCOUNTERED ADJUSTMENT SHALL BE APPLIED ACCORDINGLY TO ALL PROPOSED ELEVATIONS.

FINISH NOTES

1. ALL FORMED CONC. SHALL HAVE A RUBBED FINISH UNLESS OTHERWISE SPECIFIED.
2. ALL RUBBED & PLASTERED SURFACES SHALL BE PAINTED, EXCEPT OTHERWISE NOTED.
3. ALL EXPOSED WOOD & SURFACES SHALL BE PROPERLY TREATED & PAINTED UNLESS OTHERWISE SPECIFIED.
4. PAINT AS SELECTED BY DESIGN OFFICE.
5. FOR PLAN DETAILS SEE SHEET NO.

STRUCTURAL NOTES

1. FOOTING DIMENSIONS ARE CONTROLLED BY WIND UP LIFT ON ROOF AS PER PUERTO RICO BUILDING CODE (LATEST EDITION)
2. FOR CONTROLLED FILL OPERATION AND SOIL STUDY REPORT SEE SPECIFICATIONS
3. SOIL BEARING AS PER REPORT BY DATE
4. MAKE SAW CUTS FOR CONTRACTION JOINTS WITHIN 4 TO 12 HOURS AFTER THE CONCRETE HARDENS
5. LEVELING GROUT AT BASE PLATE SHALL BE HIGH STRENGTH, NON METALLIC GROUT, 3,000 P.S.I. MIN. COMPRESSIVE STRENGTH

STRUCTURAL STEEL NOTES

1. THE STEEL JOISTS SHALL BE CHECKED FOR THE UPWARD FORCE (WIND UP LIFT) SPECIFIED IN " WIND UP LIFT LOADS TABLE " AS PER P.R.B.C. OTHERWISE THE BOTTOM CHORD DIAGONALS AND BRIDGING SYSTEMS SHALL BE NOTIFIED TO PROVIDE SUCH RESISTANCE IN ACCORDANCE WITH THE STEEL JOIST INSTITUTE REQUIREMENTS. FURNISH CALCULATIONS FOR ALL JOISTS.

JOIST	NET UPLIFT FORCE
20K4	38.9 P.S.F.
20K6	74.0 P.S.F.

2. STEEL ROOF DECK SHALL BE GAUGE 22, WIDE RIB TYPE WR, 1 1/2" DEEP, GALVANIZED G - 90, IN ACCORDANCE WITH THE STEEL DECK INSTITUTE. DECK FASTENERS SPACING SHALL BE IN ACCORDANCE WITH SPECIFIED UP LIFT FORCES BUT NOT TO EXCEED 12" C. TO C. SUBMIT FASTENERS DATA WITH STEEL STRUCTURE SHOP DRAWINGS FOR APPROVAL. IN CASES OF SUBSTITUTIONS, METAL DECK SHALL BE EQUAL TO EXISTING UNLESS OTHERWISE NOTED.
3. FOR EXACT AMOUNT AND LOCATION OF ROOF OPENINGS AND SPECIFICATIONS OF EXHAUST FANS REFER TO ELECTRICAL LAYOUT.
4. ALL STRUCTURAL STEEL CONNECTIONS SHOULD BE BOLTED WITH HIGH STRENGTH BOLTS INSTEAD OF BEING WELDED AS SHOWN ON DRAWINGS UNLESS OTHERWISE SPECIFIED.
5. FOR BUILT-UP ROOFING & INSULATION SEE SPECIFICATIONS.

STRUCTURAL STEEL NOTES

1. FABRICATION AND ERECTION OF ALL THE STEEL, THIS DRAWING, TO BE IN ACCORDANCE WITH THE A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.
2. ALL STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. A - 36.
3. CONNECTIONS SHALL BE SHOP WELDED AND FIELD BOLTED UNLESS NOTED OTHERWISE CONNECTIONS NOT SHOWN SHALL BE FRAMED BEAM CONINECTIONS BOLTED IN ACCORDANCE WITH A.I.S.C. MANUAL OF STEEL CONSTRUCTION LATEST EDITION AND SHALL DEVELOP THE FULL SHEAR CAPACITY OF THE MEMBERS EXCEPT FOR TRUSS MEMBERS AND BRACES WHERE THE FULL AXIAL LOAD CAPACITY (TENSION / COMPRESSION) SHALL BE DEVELOPED.
4. BOLTED CONNECTIONS SHALL BE OF THE FRICTION TYPE WITH HIGH STRENGTH BOLTS. SHALL BE ASTM A 325 STEEL, WITH A MINIMUM OF 2 BOLTS PER CONNECTION, 3/4" 0 MINIMUM SIZE.
5. ANCHOR BOLTS SHALL BE ASTM A 307 STEEL.
6. WELDED CONNECTIONS WELDING ELECTRODES FROM MANUAL SHIELDED METAL - ARC WELDING SHALL CONFORM TO E 70 SERIES OF ASTM A 233.
7. MINIMUM WELD SIZES, SHALL BE 3/16" FILLET WELDED UNLESS OTHERWISE SHOWN ON THE DESIGN DRAWINGS.
8. PROJECTING CORNERS, EXPOSED EDGES, BURRS AND SHARP EDGES, SHALL BE GROUND SMOOTH.
9. STRUCTURAL STEEL SHALL BE SHOP PAINTED IN ACCORDANCE WITH THE SPECIFICATIONS.
10. STEEL JOIST WORKS SHOWN IN DRAWINGS TO BE IN ACCORDANCE WITH THE STEEL JOIST INSTITUTE SPECIFICATIONS, LATEST EDITION.
11. STEEL DECK WORKS SHOWN IN DRAWINGS TO BE IN ACCORDANCE WITH THE STEEL DECK INSTITUTE SPECIFICATIONS, LATEST EDITION.

GENERAL STRUCTURAL NOTES

EXCEPT AS OTHERWISE SHOWN, THE FOLLOWING NOTES SHALL APPLY TO ALL STRUCTURAL DRAWINGS :

1. BEFORE AND DURING CONSTRUCTION THE CONTRACTOR SHALL CHECK THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, EQUIPMENT AND ALL RELATED DRAWINGS TO COORDINATE DIMENSIONS, PLACING OF SLEEVES INSERTS, OPENING, ANCHORAGES, ETC.
2. DETAILING AND CONSTRUCTION (INCLUDING CURING AND FORMWORK REMOVAL) SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING PUBLICATIONS, LAST REVISION.

A-) FOR CONCRETE STRUCTURES :

1 - MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES (ACI - 315)

2 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI - 318)

3 - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI - 301)

B-) FOR STEEL STRUCTURES :

1 - AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

3. FOUNDATIONS SHALL BE LOCATED AT THE DEPTH AND ON SOIL (OR PILES) OF THE NATURE AND ALLOWABLE SUPPORTING STRENGTH AS SPECIFIED IN THE SOIL REPORT SUPPORT. SUBSOIL INFORMATION, BORING LOGS AND RECOMMENDATIONS SHALL BE REQUESTED BY THE CONTRACTOR FROM THE SOIL CONSULTANT.
4. SHORING OF BASEMENT OR OTHER RETAINING WALLS SHALL NOT BE REMOVED UNTIL SUPPORTING SLABS HAVE BEEN POURED AND ATTAINED SUFFICIENT STRENGTH.
5. EXCEPT FOR THE PILE SUPPORTED FOOTINGS ALL SOIL BOUNDED BY PLANES DRAWN FROM THE FOOTING BOTTOM PERIMETER WITH A SLOPE OF 1 VERTICAL TO 2 HORIZONTAL. SHALL BE UNDISTURBED SOIL.
6. OPEN CUTS MAY BE USED AS FORM WORK FOR FOOTING AND RETAINING WALLS. IN SUCH CASE, WALL THICKNESS SHALL BE INCREASED TO PROVIDED A 3 CLEAR CONCRETE COVER TO REINFORCEMENT ADJACENT TO OPEN CUT.
7. STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

REINF BARS : . . . . . A - 615, GRADE 60

WELDED WIRE MESH . . . . A - 185

STEEL WIRE . . . . . A - 82

STRUCTURAL STEEL . . . . . A - 36

8. THE 28 DAYS CONCRETE COMPRESSIVE STRENGTH FOR ALL PORTION OF THE STRUCTURE SHALL BE 3,000 P.S.I.
9. NET CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS :

FOOTINGS . . . . . 3" (SIDE AND BOTTOM)

WALLS :

POURED AGAINST GROUND : . . . . . 3"

EXPOSED TO WEATHER . . . . . 1 1/2" UP TO # 5 BARS.

2 FOR # 6 BARS AND LARGER.

OTHERS . . . . . 3/4"

SLABS & JOISTS : . . . . . 3'4"

BEAMS & COLUMNS : . . . . . 1 1/2"

IN ALL CASES COVER SHALL BE AT LEAST EQUAL TO THE DIAMETER OF BARS, EXCEPT FOR SLABS AND JOISTS.

10. SPLICES FOR REINFORCEMENT SHALL BE AS FOLLOWS :

BAR SIZE : # 3 # 4 # 5 # 6 # 7 # 8 # 9 # 10 # 11

SPLICE LENGTH : 6" 8" 10" 12" 14" 16" 18" 20" 24"

#14 & 18 BARS SHALL BE SPLICED BY WELDING OR BY MECHANICAL DEVICES.

11. PROVIDE DOWELS IN FOOTINGS, EQUAL IN SIZE AND NUMBER TO VERTICAL REINFORCEMENT, SPLICED ABOVE FOOTING ACCORDING TO NOTE 10 AND EXTENDING INTO FOOTING WITH A STANDARD HOOK AT FOOTING BOTTOM (6" MIN. HORIZONTAL LEG).
12. PROVIDE AT ALL CONCRETE WALLS :

2 # 5 VERTICAL, AT EACH WALL END.

2 # 5 ALL AROUND OPENINGS, EXTENDING LEAST OPENING DIMENSION (2'-0" MIN.) BEYOND EDGES.

1 # 6 DIAGONAL (45) BAR, AT 3" FROM EACH OPENING, 3'-0" LONG.

13. BEND AND EITHER MAKE CONTINUOUS OR OVERLAP WALL REINFORCEMENT AROUND CORNERS 24 BARS DIAMETERS (1'-0" MIN.) .
14. ALL BEAMS SHALL BE CAST MONOLITHICALLY WITH THE SLAB .
15. NO OTHER JOINT, OPENING, SLOT OR GROOVE THAN SHOWN ON PLANS SHALL BE PERMITTED WITHOUT PREVIOUS APPROVAL AND PROVISION BY THE DESIGNER ALL CONSTRUCTION JOINT SURFACES, SHALL BE CLEANED AND ROUGHENED IMMEDIATELY BEFORE CONCRETING AND TREATED AS INSTRUCTED IN THE REFERENCE IN NOTE 2 .
16. ALL FILL SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY (ASTM. D 1557).
17. NON STRUCTURAL SLABS SHALL REST ON UNDISTURBED SOIL OR COMPACTED FILL AND SHALL BE MIN. 4" THICK AND REINFORCED WITH 6" X 6" - 6/6 WELDED WIRE MESH. CONTRACTION JOINTS SHALL BE SPACED AT A MAX. OF 20'-0" IN EACH DIRECTION.
18. ALL BLOCK WALLS SHALL BE REINFORCED HORIZONTALLY EVERY SECOND COURSE WITH 2 # 2 CONTINUOUS BARS OR WITH MASONRY WALL REINFORCEMENT AS DUR-O-WALL OR SIMILAR.
19. BLOCK WALLS SHALL BE ANCHORED TO THE STRUCTURE WITH HORIZONTAL AND VERTICAL DOWELS # 3 @ 16" EXTENDING 1'-0" AT EACH SIDE OF JOINT (ALTERNATE DETAILS MAY BE USED IF PREVIOUSLY APPROVED BY THE DESIGNER) LINTELS OVER BLOCK WALL OPENINGS SHALL HAVE SAME WALL THICKNESS AND REINFORCED WITH 2 # 5 TOP AND BOTTOM, EXTENDING 1'-0" BEYOND EDGES.

ELECTRICAL GENERAL NOTES

1. NO WIRE SHALL BE SMALLER THAN # 12 AWG THHN, 600 VOLTS
2. NO CONDUIT SHALL BE SMALLER THAN 3/4"
3. ALL CONDUIT SHALL BE RIGID GALVANIZED EXCEPT OTHERWISE INDICATED
4. ALL WIRE SHALL BE COPPER, INSULATED AS NOTED
5. LEAVE A # 12 AWG GALVANIZED FISH WIRE IN ALL EMPTY CONDUITS
6. ALL UNDERGROUND CONDUITS SHALL BE PROTECTED WITH 4" CONCRETE ENVELOPE
7. EXPANSION FITTINGS SHALL BE USED FOR EVERY CONDUIT CROSSING BUILDING EXPANSION JOINTS
8. CONTRACTOR SHALL BALANCE ALL LOADS
9. PROVIDE A # 12 GREEN THW BONDING JUMPER BETWEEN EACH OUTLET BOX AND RECEPTACLE GROUNDING TERMINAL, USE 3/8" LONG 10-32 GROUNDING SCREW
10. ALL INSTALLATIONS SHALL BE EXPOSED UNLESS OTHERWISE INDICATED
11. EXPOSED CONDUITS SHALL BE SUPPORTED BY MEANS OF ONE BOLT CLAMP SPACED NOT FURTHER THAN 7'-6" APART
12. AN EXPOSED WORK CONDULET SHALL BE USED FOR ALL 90 BENDS
13. ALL NON-GALVANIZED METAL PARTS SHALL BE GIVEN ONE COAT OF RED OXIDE AND TWO COATS OF METALLIC GRAY PRIOR TO INSTALLATION
14. ALL GALVANIZED RIGID CONDUITS FOR TOGGLE SWITCHES AND RECEPTACLES LOCATED AT DOOR WAYS AND LEAN - TO SHALL BE CONCEALED WITHIN ROOF SLAB, WALLS AND OVERHANGS
15. CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE TO TEST ALL ELECTRICAL SYSTEM IN PRESENCE OF THE REPRESENTATIVE FROM THE MECHANICAL AND ELECTRICAL DEPARTMENT
16. ALL LIGHTING CIRCUITS SHALL HAVE ONE (1) PORCELAIN ROSETTE WITHIN 60 WATTS BULB (I F)
17. SWITCHES AND RECEPTACLES SHALL BE INSTALLED 4'-0" A.F.F.
18. THE NEUTRAL WIRES SHALL BE IDENTIFIED THROUGHT THE INSTALLATION BY THE USE OF WHITE COLOR COVERED LIVE WIRES WITHIN THE SAME CONDUIT SHALL BE COLOR CODED AS PER N.E.C.
19. RECEPTACLES AND LIGHTING CIRCUITS SHALL BE # 12 THHN WIRE AND SHALL BE CONNECTED TO 20 AMP BREAKERS AT THE PANELBOARD
20. ALL OVERHANGS AND LEAN - TO'S SHALL BE PROVIDED WITH PORCELAIN ROSETTES.
21. CONTRACTOR SHALL VERIFY LENGTH OF FEEDERS3 IN THE FIELD BEFORE SUBMITTING BIDS
22. ALL SWITCHES AND RECEPTACLES THAT ARE CONCEALED IN WALLS AND OVERHANGS SHALL BE PROVIDED WITH STAINLESS STEEL COVERS
23. CONTRACTOR SHALL CONTACT THE DISTRICT ENGINEER OF THE P.R.E.P.A. PRIOR TO THE BEGINNING OF THE WORK AND COORDINATE WITH THEM FOR THE EXECUTION OF THE WORK CONCERNING THE SERVICE ENTRANCE AND SUBSTATION AS AND IF REQUIRED. IN ADDITION, THE CONTRACTOR SHALL OBTAIN A CERTIFICATE OF INSPECTION AT THE COMPLETION OF THE WORK AND SHALL FORWARD IT TO THE PUERTO RICO INDUSTRIAL DEVELOPMENT COMPANY
24. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE N.E.C. AND THE P.R.E.P.A.
25. ALL BOXES FOR RECEPTACLES & LIGHTING SWITCHES FOR EXPOSED INSTALLATION SHALL BE " FS " TYPE
26. CONTRACTOR SHALL SUBMIT A LIST OF MATERIALS AND EQUIPMENT GIVING MANUFACTURER CATALOG NUMBERS AND COMPLETE SPECIFICATIONS AND DRAWINGS FOR APPROVAL OF P.R.I.D.C.O. PRIOR TO THE PURCHASING OF SAID MATERIALS AND / OR EQUIPMENT.
27. FEEDERS SHALL BE RUN EXPOSED AND SUPPORTED BY MEANS OF CHANNELS AND CLAMPS SIMILAR TO UNISTRUCT HANGER SYSTEM BOLTED WITH TROUGH WALL BOLTS.

BID SET
NOT FOR CONSTRUCTION
SEPTEMBER 24, 2025

NO	DATE	REVISION	BY	CK.	APPR.

DRAWN BY	ECR
DESIGNED BY	ECR
CHECKED BY	ECR
APPR. BY	ECR

PUERTO RICO INDUSTRIAL DEVELOPMENT COMPANY
PRIDCO

ECRE
ECR ENGINEERING

ELIUD J. VEGA VAZQUEZ
INGENIERO LICENCIADO
LIC. # 20541
PUERTO RICO

PROJECT NAME.

PRIDCO FEMA 4339 DR PR
REPARACIÓN Y MEJORAS DE EDIFICIOS INDUSTRIALES DE LA COMPAÑIA DE FOMENTO INDUSTRIAL
BID PACKAGE S3-1A

TITLE.

GENERAL NOTES, SYMBOLS AND ABBREVIATIONS

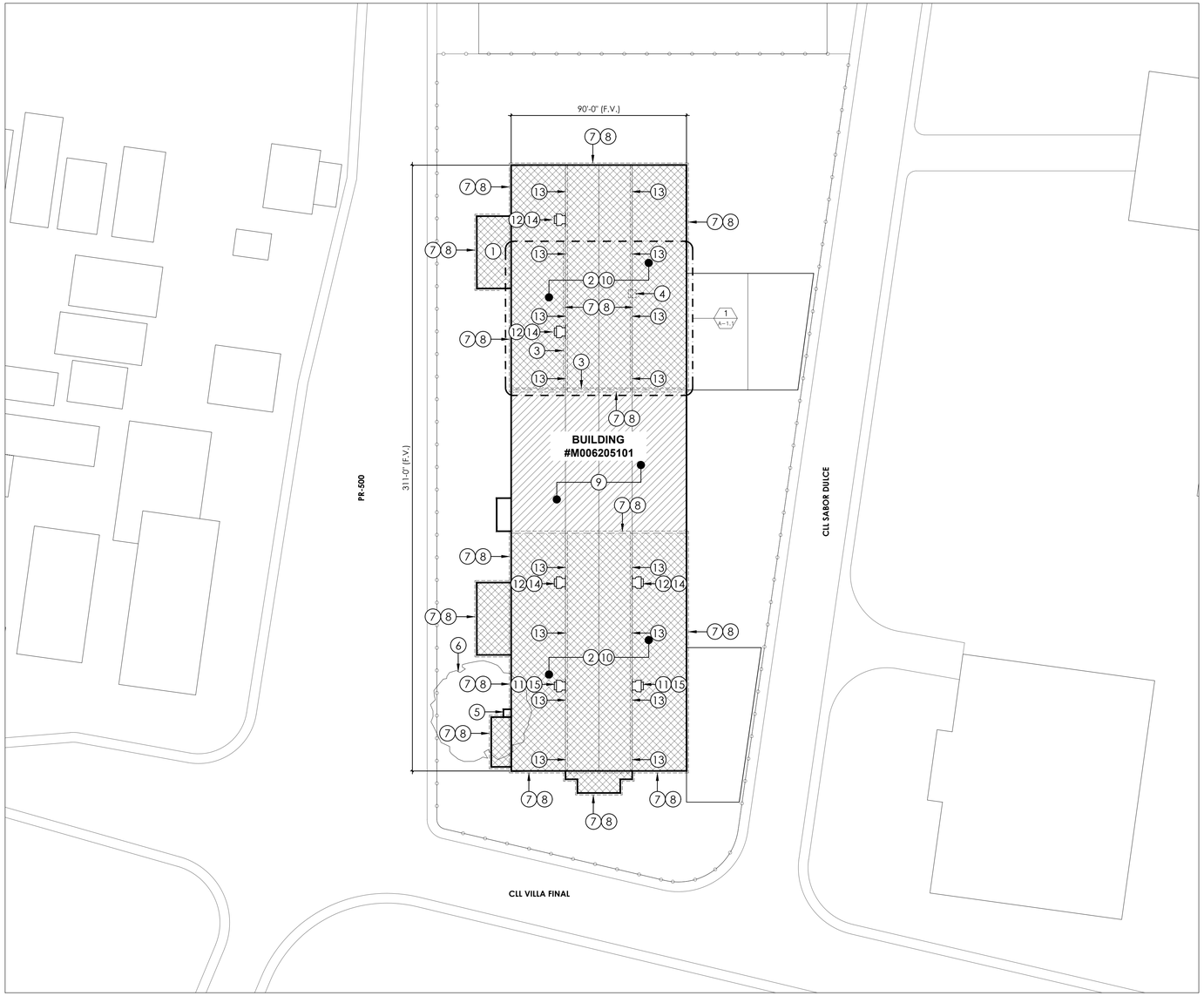
BUILDING #M006205101
PW7779
DI219290

CANAS,
PONCE P.R.,
00725

SCALE	DWG. NO.
N.T.S.	G-01
DATE SEPTEMBER 24, 2025	
SHEET NO. 2 of 5	

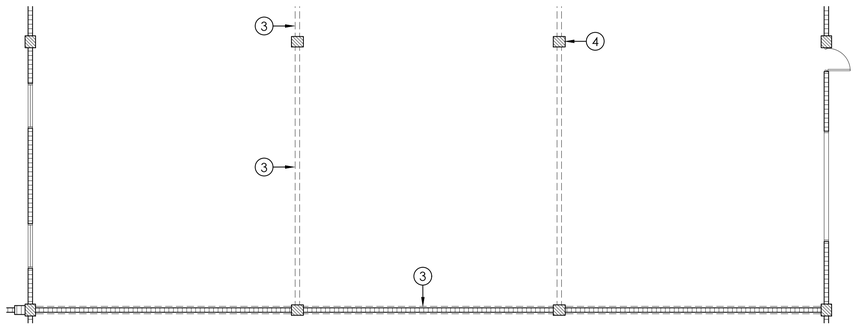
0 2 CM

BAR IS TWO CM ON ORIGINAL DWG. IF NOT TWO CM ON THIS SHEET, ADJUST SCALES ACCORDINGLY



SITE PLAN

SCALE: 1/32" = 1'- 0"



PARTIAL FLOOR PLAN

SCALE: 1/13" = 1'- 0"

DI 219290 IMPROVEMENTS NOTES SCHEDULE

ID	DESCRIPTION	QUANTITY/ UNITS	DRAWING REFERENCE	TECHNICAL SPECIFICATION	DAMAGE TYPE	PHOTO
1	CONCRETE CEILING PLASTER TO BE REPAIRED AND PAINTED. THIS DAMAGE IS LOCATED IN THE FACILITY OF THE TENANT; 24 DISTRIBUTORS INC.	2 SQUARE FEET	SEE DETAIL 7/ A-2.1	SECTION 09 24 00 SECTION 09 91 00	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-1 P-2
2	REMOVE AND DISPOSE EXISTING WATERPROOFING MEMBRANE. REPLACE WITH NEW WATERPROOFING MEMBRANE SYSTEM.	23,250 SQUARE FEET	SEE DETAIL 3/ A-2.1 SEE DETAIL 4/ A-2.1 SEE DETAIL 5/ A-2.1	SECTION 07 52 19	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-3 P-4
3	INTERIOR WALL CRACK TO BE REPAIRED.	18 LINEAR FEET	REFER TO STRUCTURAL DRAWINGS & NOTES.	REFER TO STRUCTURAL DRAWINGS & NOTES.	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-7
4	INTERIOR CONCRETE COLUMN TO BE REPAIRED.	3 SQUARE FEET	REFER TO STRUCTURAL DRAWINGS & NOTES.	REFER TO STRUCTURAL DRAWINGS & NOTES.	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-8
5	CONCRETE PLASTER AT BUILDING EAVE TO BE REPAIRED, LOCATED AT AUTOEJES SPACE.	2 SQUARE FEET	SEE DETAIL 6/ A-2.1	SECTION 09 24 00 SECTION 09 91 00	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-9
6	EXISTING TREE TO BE PRUNED. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FROM DRNA.	1 EACH	N/A	N/A	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-10
7	BUILDING EXTERIOR, ALUMINUM FLASHING, 1,550 LF LONG, GA. 0.032.	1,550 LINEAR FEET	SEE DETAIL 4/ A-2.1 SEE DETAIL 5/ A-2.1	SECTION 07 52 19	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-3 P-4
8	FOR THE INSTALLATION OF 1,550 LF OF 0.032" THICK ALUMINUM FLASHING: DECREASE THE SPACING BETWEEN FASTENING FROM 1 FT TO 6 IN TO BETTER SECURE SUCH ALUMINUM FLASHING.	1,550 LINEAR FEET	SEE DETAIL 4/ A-2.1 SEE DETAIL 5/ A-2.1	SECTION 07 52 19	ADDITIONAL DAMAGE - HAZARD MITIGATION (HM)	P-3 P-4
9	REMOVAL, HANDLING AND DISPOSAL OF THE 35'-6" L X 24" H STEEL JOIST (18 QTY.) AND 8'-6" L CROSS BRIDGING (72 QTY.) ELEMENTS CONTAINED IN MODULE 3 OF THE BUILDING.	1 LUMP SUM	REFER TO STRUCTURAL DRAWINGS & NOTES.	REFER TO STRUCTURAL DRAWINGS & NOTES.	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-11
10	ADD 23,250 SF OF ADDITIONAL MEMBRANE TO BUILT UP ROOF: SBS MODIFIED BITUMINOUS MEMBRANE, HEAVYWEIGHT BASE SHEET, 120 TO 149 MIL.	23,250 EACH	SEE DETAIL 3/ A-2.1 SEE DETAIL 4/ A-2.1 SEE DETAIL 5/ A-2.1	SECTION 07 52 19	ADDITIONAL DAMAGE - HAZARD MITIGATION (HM)	P-3 P-4
11	REMOVE AND REPLACE 2 EACH OF EXHAUST FAN (COMPLETE UNITS), FAN EXTRACTOR CAP W/ GRAVITY SELFACTING BACK DRAFT DAMPER FACE-FLUSH INSTALL, 36IN FAN SIZE, 1-HP MOTOR, 115/230V. BUILD UP SILL TO ADJUST OPENING SIZE FOR EXHAUST FAN. IN THE SPACE RENTED TO AUTOEJES. EXHAUST FANS LOCATED AT THE SIDE OF THE ROOF.	2 EACH	SEE DETAIL 1/ A-2.1 SEE DETAIL 2/ A-2.1	SECTION 03 30 00 SECTION 09 24 00 SECTION 23 34 00	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-5 P-6
12	REMOVE AND DISPOSE 4 EACH OF EXHAUST FAN (COMPLETE UNITS). IN THE SPACES RENTED TO LOPMG AND 24 DISTRIBUTORS. EXHAUST FANS LOCATED AT THE SIDE OF THE ROOF.	4 EACH	SEE DETAIL 1/ A-2.1 SEE DETAIL 2/ A-2.1	SECTION 23 34 00	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-5 P-6
13	REMOVE 150 SQUARE FEET OF GLASS BLOCK AND SECURITY BARS AND SEAL WITH CONCRETE BLOCKS, PLASTER, AND PAINT WITH MATCHING PAINT.	150 SQ FT	SEE DETAIL 6/ A-2.1 SEE DETAIL 8/ A-2.1 SEE DETAIL 9/ A-2.1 SEE DETAIL 10/ A-2.1 SEE DETAIL 11/ A-2.1 SEE DETAIL 12/ A-2.1	SECTION 09 24 00 SECTION 09 91 00	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-12 P-13
14	SEAL 50 SQ FT APROX. WITH CONCRETE BLOCKS, PLASTER, AND PAINT WITH MATCHING PAINT. (WHERE THE EXHAUST FANS WERE REMOVED)	50 SQ FT	SEE DETAIL 6/ A-2.1 SEE DETAIL 8/ A-2.1 SEE DETAIL 9/ A-2.1 SEE DETAIL 10/ A-2.1 SEE DETAIL 11/ A-2.1 SEE DETAIL 12/ A-2.1	SECTION 09 24 00 SECTION 09 91 00	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-5 P-6
15	INSTALL ANCHORING SYSTEMS FOR 2 EXHAUST SYSTEM CAPS OF EXTERIOR ROOF, LOCATED AT AUTOEJES.	2 EACH	SEE DETAIL 1/ A-2.1	SECTION 23 34 00	ADDITIONAL DAMAGE - HAZARD MITIGATION (HM)	P-5 P-6

LEGEND

NEW WATERPROOFING MEMBRANE - REFER TO SCHEDULE & NOTES

REMOVAL AND DISPOSAL OF THE 35'-6" L X 24" H STEEL JOIST AND 8'-6" L CROSS BRIDGING.

NEW ALUMINUM FLASHING INSTALLATION.

PHOTO REFERENCE



BID SET
NOT FOR CONSTRUCTION
SEPTEMBER 24, 2025

NO	DATE	BY	CK.	APPR.

REVISION

DRAWN BY	ECR
DESIGNED BY	ECR
CHECKED BY	ECR
APPR. BY	ECR

PUERTO RICO INDUSTRIAL DEVELOPMENT COMPANY PRIDCO

ECR ENGINEERING

ELIUD J. VEGA VAZQUEZ
INGENIERO LICENCIADO
LIC. # 20541
PUERTO RICO

PROJECT NAME.

PRIDCO FEMA 4339 DR PR
REPARACIÓN Y MEJORAS DE EDIFICIOS INDUSTRIALES DE LA COMPAÑIA DE FOMENTO INDUSTRIAL
BID PACKAGE S3-1A

TITLE.

SITE PLAN

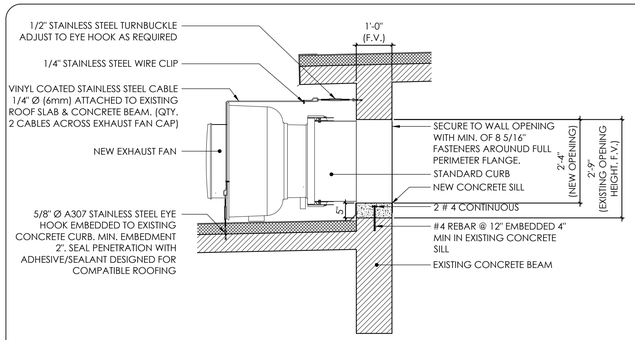
BUILDING #M006205101
PW7779
DI219290

CANAS,
PONCE P.R.,
00725

SCALE	DWG. NO.
N.T.S.	A-1.1
DATE: SEPTEMBER 24, 2025	
SHEET NO. 3 of 5	

0 2 CM

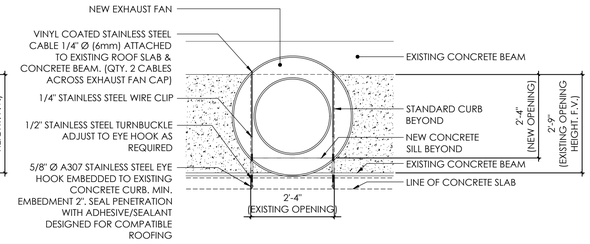
BAR IS TWO CM ON ORIGINAL DWG. IF NOT TWO CM ON THIS SHEET, ADJUST SCALES ACCORDINGLY



EXHAUST FAN ANCHOR DETAIL

SCALE: 1/2" = 1'- 0"

1 / A-2.1



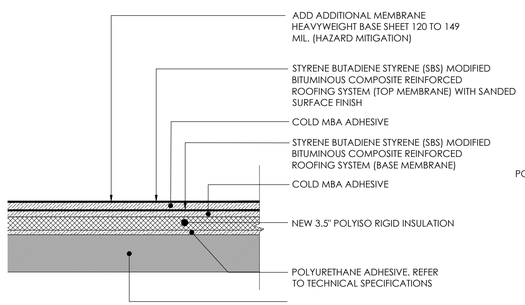
EXHAUST FAN ANCHOR ELEVATION

SCALE: 1/2" = 1'- 0"

2 / A-2.1

EXHAUST FAN NOTES

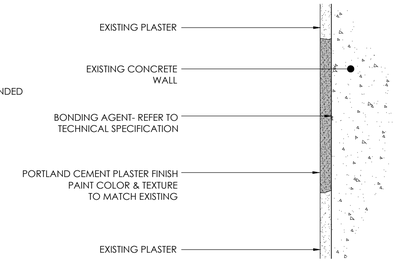
1. MODEL TO BE EQUAL OR SIMILAR TO PENNBARRY MODEL FX30B OR APPROVED SIMILAR. ALL ALUMINUM CONSTRUCTION WITH WALL MOUNTING ADAPTER FOR A 28" X 28" WALL OPENING. 11,500 MIN CFM/BELT DRIVEN/1 HP/115/230V SINGLE-PHASE 60 HZ MOTOR.
2. COORDINATE WITH EXISTING ELECTRICAL CONNECTIONS IN THE FIELD.
3. MOTOR SHALL BE EQUIPPED WITH HEAVY-DUTY, BALL BEARINGS, SEALED AND PERMANENTLY LUBRICATED.
4. FULL LOAD CURRENT MOTOR STARTING SWITCHES SHALL BE EQUAL OR SIMILAR TO EATON (CUTLER-HAMMER) CATALOG NO. 9101-M74 OR APPROVED EQUIVALENT.
5. FAN MOTORS TO BE ENCLOSED FAN-COOLED (TEFC) TYPE, EQUAL OR SIMILAR TO GENERAL ELECTRIC OR APPROVED EQUIVALENT
6. EXHAUST FANS SHALL BE EQUIPPED WITH GRAVITY-OPERATED, SELF-ACTING BACKDRAFT DAMPERS, INSTALLED FLUSH WITH FACE OF WALL OPENING AS INDICATED.



TYPICAL WATERPROOFING MEMBRANE DETAIL AT CONCRETE SLAB

N.T.S.

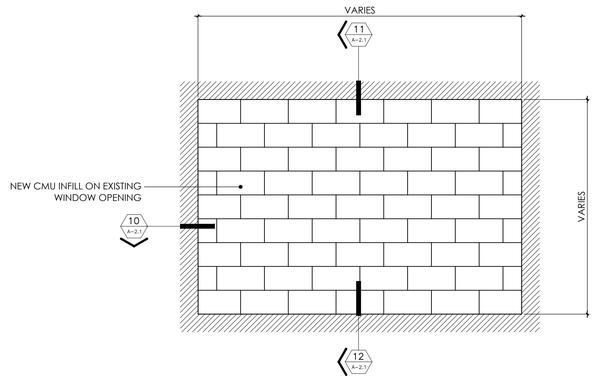
3 / A-2.1



TYPICAL WALL PLASTER DETAIL

N.T.S.

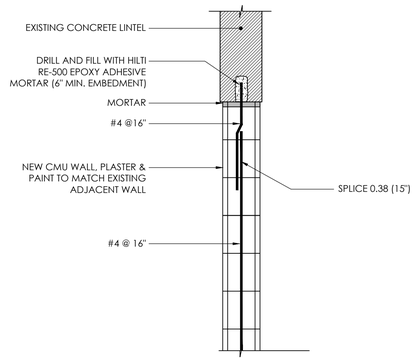
6 / A-2.1



TYPICAL WINDOW CLOSURE ELEVATION

SCALE: 1/2" = 1'- 0"

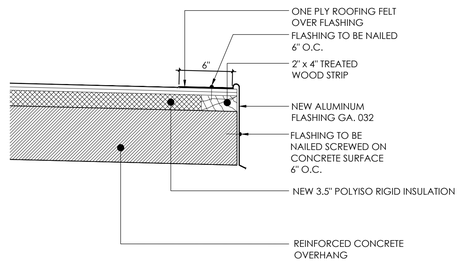
9 / A-2.1



TYPICAL CMU WALL TO LINTEL DETAIL

SCALE: 1" = 1'- 0"

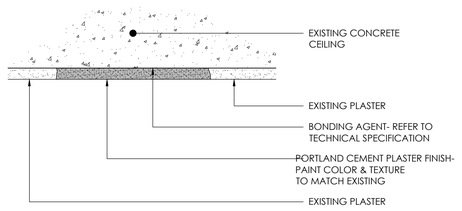
11 / A-2.1



TYPICAL FLASHING DETAIL AT CONCRETE OVERHANG

N.T.S.

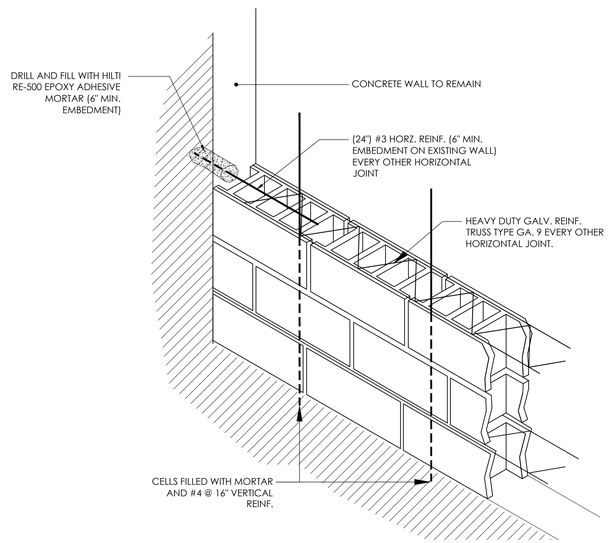
4 / A-2.1



TYPICAL PLASTER DETAIL AT CEILING

N.T.S.

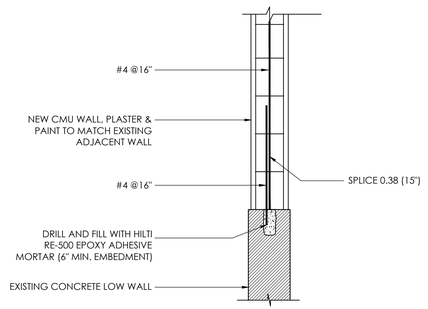
7 / A-2.1



TYPICAL CMU WALL TO EXISTING WALL DETAIL

SCALE: 1" = 1'- 0"

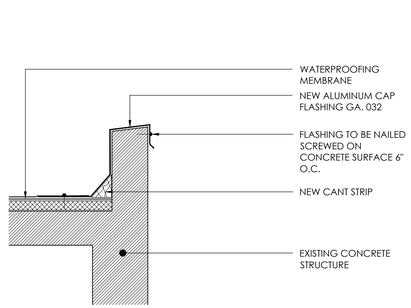
10 / A-2.1



TYPICAL CMU WALL TO EXISTING SILL DETAIL

SCALE: 1" = 1'- 0"

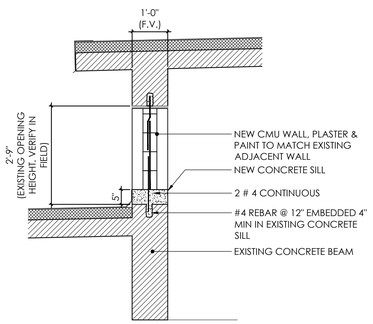
12 / A-2.1



TYPICAL FLASHING DETAIL AT PARAPET

N.T.S.

5 / A-2.1



BUILDING SECTION

SCALE: 1/2" = 1'- 0"

8 / A-2.1

BID SET
NOT FOR CONSTRUCTION
SEPTEMBER 24, 2025

NO	DATE	REVISION	BY	CK	APPR.

DRAWN BY	ECR
DESIGNED BY	ECR
CHECKED BY	ECR
APPR. BY	ECR

PUERTO RICO INDUSTRIAL DEVELOPMENT COMPANY PRIDCO

ECRE ECR ENGINEERING

ELIUD J. VEGA VAZQUEZ INGENIERO LICENCIADO LIC. # 20541 PUERTO RICO

PROJECT NAME.

PRIDCO FEMA 4339 DR PR
REPARACIÓN Y MEJORAS DE EDIFICIOS INDUSTRIALES DE LA COMPAÑIA DE FOMENTO INDUSTRIAL
BID PACKAGE S3-1A

TITLE.

GENERAL DETAILS

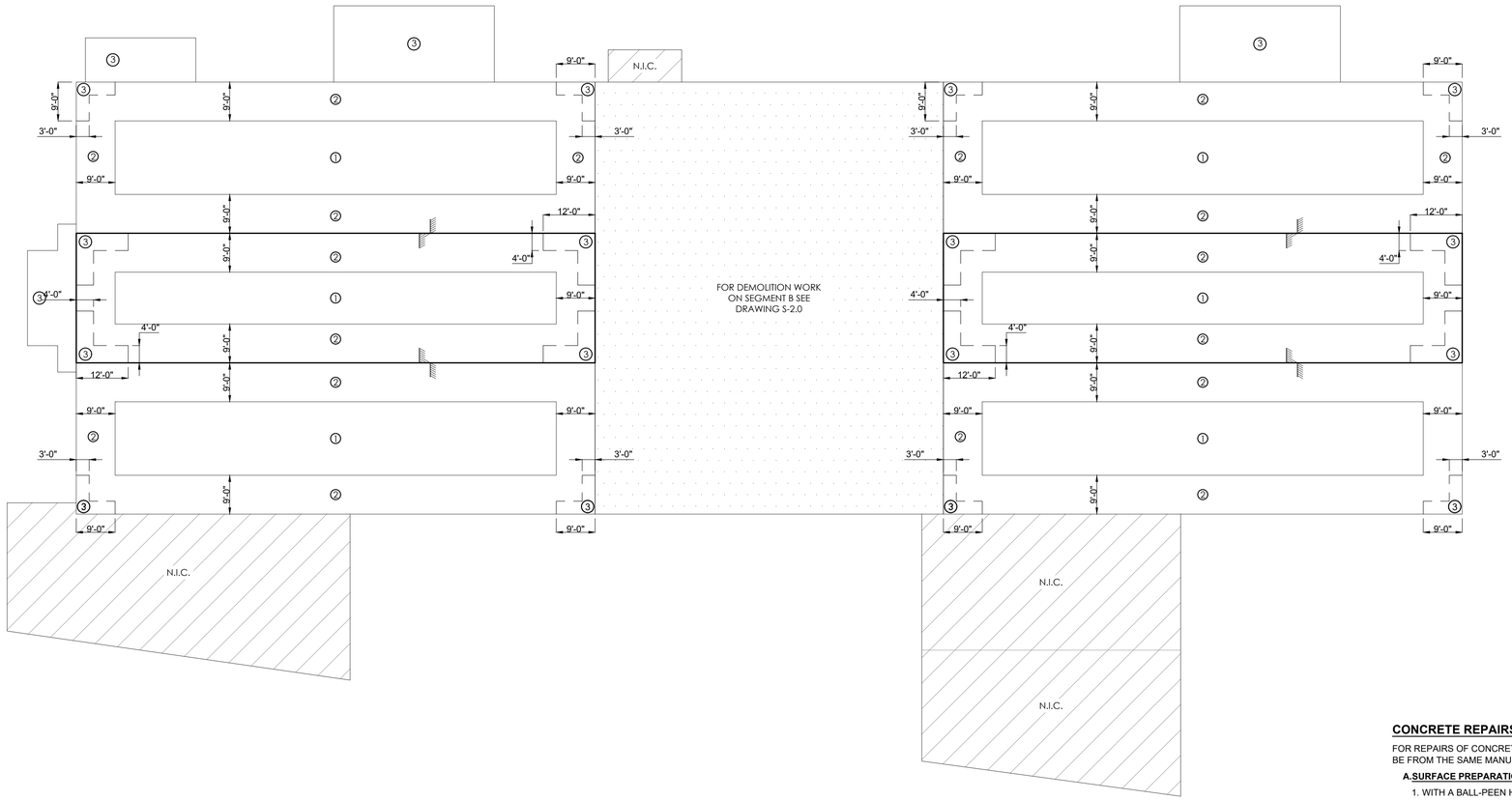
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SCALE	DWG. NO.
N.T.S.	A-2.1
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SHEET NO. 5 / 5	

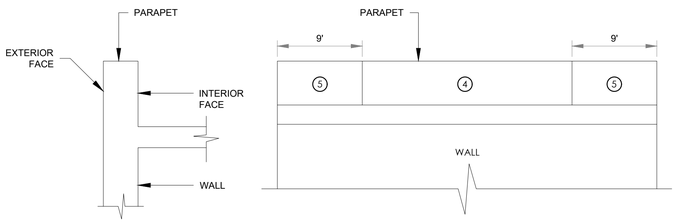
0 2 CM

BAR IS TWO CM ON ORIGINAL DWG. IF NOT TWO CM ON THIS SHEET, ADJUST SCALES ACCORDINGLY



ROOF WIND LOAD DIAGRAM - SEGMENTS A AND C

SCALE: N.T.S.



PARAPET WIND LOAD DIAGRAM - SEGMENTS A AND C

SCALE: N.T.S.

BUILDING NO. M006205101				
ROOFING COMPONENTS - WIND PRESSURE (ULTIMATE LEVEL LOADS) [PSF]				
TRIBUTARY	EXTERIOR FACE		INTERIOR FACE	
AREA [FT^2]	ZONE 4	ZONE 5	ZONE 4	ZONE 5
0 -10	-55	-70	-116	-161
11 - 20	-64	-89	-108	-145
21 - 50	-65	-89	-97	-124
51-100	-65	-90	-89	-108
101 - 250	-65	-90	-79	-87
251-500	-40	-91	-71	-70
NEGATIVE SIGN REPRESENT UPLIFT (SUCTION) WIND PRESSURE				

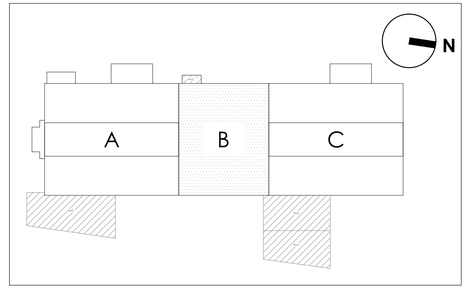
PARAPET WIND LOAD TABLE - SEGMENTS A AND C

SCALE: N.T.S.

BUILDING NO. M006205101			
COMPONENTS AND CLADDING - GROSS ROOF WIND (ULTIMATE LEVEL LOADS) [PSF]			
TRIBUTARY	ROOF ZONES		
AREA [FT^2]	ZONE 1	ZONE 2	ZONE 3
0 -10	-86	-116	-161
11 - 20	-79	-108	-145
21 - 50	-71	-97	-124
51-100	-65	-89	-108
101 - 250	-57	-79	-87
251-500	-50	-71	-70
NEGATIVE SIGN REPRESENT UPLIFT (SUCTION) WIND PRESSURE			

ROOF WIND LOAD TABLE - SEGMENTS A AND C

SCALE: N.T.S.



KEYMAP FOR BUILDING NO. M006205101

CONCRETE REPAIRS NOTES

1. BONDING AGENT SHALL BE A THREE COMPONENT, PRE-PROPORTIONED, WATER BASED EPOXY MODIFIED PORTLAND CEMENT BONDING AGENT AND ANTI-CORROSION COATING SUCH AS:
   i. EUCLID CHEMICAL DURALPREP A.C. OR APPROVED EQUAL
2. STRICTLY FOLLOW ALL THE MANUFACTURER'S DIRECTIONS FOR SURFACE PREPARATION, MIXING AND APPLICATION, AS SPECIFIED IN THE PRODUCT'S TECHNICAL DATA SHEET.
3. THOROUGHLY CLEAN ANY EXPOSED REINFORCING STEEL AND APPLY THE BONDING AGENT TO THE CONCRETE AND THE REINFORCING STEEL WITHIN THE REPAIR AREA. THE REPAIR MORTAR MUST BE PLACED BEFORE THE BONDING AGENT BECOMES TACK-FREE.
4. ALTERNATIVELY, APPLICATION OF EUCOWELD 2.0 TO A DRY SUBSTRATE OR A SCRUB COAT OF EUCOREPAIR V100 TO THE SATURATED SURFACE DRY (SSD) CONCRETE SURFACE MAY BE USED FOR BONDING. THE REPAIR MORTAR MUST BE PLACED ON THE SCRUB COAT BEFORE THE SCRUB COAT DRIES OUT.

A. REPAIR MORTAR:

1. REPAIR PRODUCT SHALL BE A LOW SHRINKAGE, FIBER REINFORCED, VERTICAL AND OVERHEAD REPAIR MORTAR SUCH AS:
   i. EUCLID CHEMICAL EUCOREPAIR V100 OR APPROVED EQUAL.
2. STRICTLY FOLLOW ALL THE MANUFACTURER'S DIRECTIONS FOR SURFACE PREPARATION, MIXING, PLACING, FINISHING AND CURING/SEALING, AS SPECIFIED IN THE PRODUCT'S TECHNICAL DATA SHEET.

E. CURING AND SEALING:

1. CURING PRODUCT SHALL BE A VOC COMPLIANT, WATER BASED ACRYLIC CURING AND SEALING COMPOUND SUCH AS:
   i. EUCLID CHEMICAL DIAMOND CLEAR VOX OR SUPER DIAMOND CLEAR VOX OR APPROVED EQUAL.
2. STRICTLY FOLLOW ALL THE MANUFACTURER'S DIRECTIONS FOR SURFACE PREPARATION, MIXING, AND APPLICATION, AS SPECIFIED IN THE PRODUCT'S TECHNICAL DATA SHEET.

F. FINAL INSPECTION AND APPROVAL:

1. AFTER ALL THE REPAIRS ARE COMPLETED, AN INSPECTION FROM THE DESIGNER'S STRUCTURAL ENGINEER SHALL BE PERFORMED TO DETERMINE IF FURTHER WORK IS REQUIRED.

CONCRETE REPAIRS NOTES

FOR REPAIRS OF CONCRETE ELEMENTS, WHERE THE STEEL REBAR IS EXPOSED AND/OR SPALLING/DELAMINATION IS PRESENT. ALL PRODUCTS USED IN THE REPAIRS SHALL BE FROM THE SAME MANUFACTURER TO ENSURE COMPATIBILITY.

A. SURFACE PREPARATION:

1. WITH A BALL-PEEN HAMMER, TAP THE CONCRETE AROUND THE AREAS WHERE SPALLING AND DELAMINATION IS PRESENT. THIS WILL REVEAL THE AREAS WHERE VOIDS AND UNSOUND CONCRETE IS PRESENT.
2. REMOVE ALL UNSOUND CONCRETE WITH A LOW-IMPACT CHIPPING HAMMER OR CHISEL BIT TO THE DEPTH REQUIRED TO REMOVE ALL UNSOUND CONCRETE:
   a. A MINIMUM OF ONE (1) INCH AROUND THE REINFORCEMENT WHEN REPAIRS ARE DEEPER THAN THE OUTERMOST EXPOSED LAYER OF REBAR OR THE DEPTH REQUIRED TO REMOVE ALL UNSOUND CONCRETE.
   b. SOUND CONCRETE MAY HAVE TO BE REMOVED TO PROVIDE PROPER CLEARANCE.
   c. DO NOT USE EQUIPMENT THAT COULD FRACTURE OR CRACK THE SURROUNDING CONCRETE. BE SURE NOT TO CUT OR DAMAGE THE REINFORCEMENT.
3. REMOVE ALL LOOSE CONCRETE AND LOOSE AGGREGATES.
4. MECHANICALLY ABRADE THE EXPOSED CONCRETE SURFACE TO REMOVE ALL BOND-INHIBITING MATERIALS AND PROVIDE ADDITIONAL MECHANICAL BOND ACHIEVING A SURFACE PROFILE EQUAL TO CSP5-7 IN ACCORDANCE WITH ICRI GUIDELINE 310.2.
5. CLEAN EXPOSED CONCRETE SURFACE OF ANY DUST OR LAITANCE. THE EXPOSED CONCRETE SURFACE SHALL BE SOUND AND SHOW AN EVEN DISTRIBUTION OF AGGREGATES.
6. CLEAN ALL EXPOSED REINFORCEMENT WITH A HIGH-PRESSURE WATER WASH (+4,500 PSI)
7. REINFORCEMENT THAT IS LOOSE SHALL BE PROPERLY TIED TO OTHER SECURED BARS.
8. ALL EDGES OF THE EXPOSED AREA SHALL BE SQUARE OR RECTANGULAR, WITH SQUARE CORNERS. REENTRANT CORNERS SHALL BE AVOIDED AS THEY ARE SUSCEPTIBLE TO CRACKING. DO NOT LEAVE FEATHERED EDGES.
9. THE EDGES OF THE EXPOSED AREA SHALL BE ROUGHENED TO A MINIMUM DEPTH OF ¼" OR AS REQUIRED BY THE MANUFACTURER OF THE REPAIR PRODUCT.

B. PRELIMINARY INSPECTION AND APPROVAL:

1. AFTER ALL THE SURFACES ARE PREPARED, AN INSPECTION FROM THE DESIGNER'S STRUCTURAL ENGINEER SHALL BE PERFORMED TO DETERMINE IF FURTHER REMOVAL OF UNSOUND CONCRETE IS REQUIRED.

C. PRIMING AND BONDING:

1. BONDING AGENT SHALL BE A THREE COMPONENT, PRE-PROPORTIONED, WATER BASED EPOXY MODIFIED PORTLAND CEMENT BONDING AGENT AND ANTI-CORROSION COATING SUCH AS:
   i. EUCLID CHEMICAL DURALPREP A.C. OR APPROVED EQUAL
2. STRICTLY FOLLOW ALL THE MANUFACTURER'S DIRECTIONS FOR SURFACE PREPARATION, MIXING AND APPLICATION, AS SPECIFIED IN THE PRODUCT'S TECHNICAL DATA SHEET.
3. THOROUGHLY CLEAN ANY EXPOSED REINFORCING STEEL AND APPLY THE BONDING AGENT TO THE CONCRETE AND THE REINFORCING STEEL WITHIN THE REPAIR AREA. THE REPAIR MORTAR MUST BE PLACED BEFORE THE BONDING AGENT BECOMES TACK-FREE.
4. ALTERNATIVELY, APPLICATION OF EUCOWELD 2.0 TO A DRY SUBSTRATE OR A SCRUB COAT OF EUCOREPAIR V100 TO THE SATURATED SURFACE DRY (SSD) CONCRETE SURFACE MAY BE USED FOR BONDING. THE REPAIR MORTAR MUST BE PLACED ON THE SCRUB COAT BEFORE THE SCRUB COAT DRIES OUT.

D. REPAIR MORTAR:

1. REPAIR PRODUCT SHALL BE A LOW SHRINKAGE, FIBER REINFORCED, VERTICAL AND OVERHEAD REPAIR MORTAR SUCH AS:
   i. EUCLID CHEMICAL EUCOREPAIR V100 OR APPROVED EQUAL.
2. STRICTLY FOLLOW ALL THE MANUFACTURER'S DIRECTIONS FOR SURFACE PREPARATION, MIXING, PLACING, FINISHING AND CURING/SEALING, AS SPECIFIED IN THE PRODUCT'S TECHNICAL DATA SHEET.

E. CURING AND SEALING:

1. CURING PRODUCT SHALL BE A VOC COMPLIANT, WATER BASED ACRYLIC CURING AND SEALING COMPOUND SUCH AS:
   i. EUCLID CHEMICAL DIAMOND CLEAR VOX OR SUPER DIAMOND CLEAR VOX OR APPROVED EQUAL.
2. STRICTLY FOLLOW ALL THE MANUFACTURER'S DIRECTIONS FOR SURFACE PREPARATION, MIXING, AND APPLICATION, AS SPECIFIED IN THE PRODUCT'S TECHNICAL DATA SHEET.

F. FINAL INSPECTION AND APPROVAL:

1. AFTER ALL THE REPAIRS ARE COMPLETED, AN INSPECTION FROM THE DESIGNER'S STRUCTURAL ENGINEER SHALL BE PERFORMED TO DETERMINE IF FURTHER WORK IS REQUIRED.

BID SET
NOT FOR CONSTRUCTION
SEPTEMBER 24, 2025

NO	DATE	REVISION	BY	CK.	APPR.

DRAWN BY	LOC
DESIGNED BY	SAR
CHECKED BY	JMN
APPR. BY	JMN

PUERTO RICO INDUSTRIAL DEVELOPMENT COMPANY
PRIDCO
GOVERNMENT OF PUERTO RICO

ECR ENGINEERING

JOSE M. MARQUEZ NAVEIRAS
INGENIERO LICENCIADO
LIC. 21208
PUERTO RICO

PROJECT NAME:

PRIDCO FEMA 4339 DR PR
REPARACIÓN Y MEJORAS DE EDIFICIOS INDUSTRIALES DE LA COMPAÑIA DE FOMENTO INDUSTRIAL
BID PACKAGE S3-1

TITLE:

ROOF WIND LOAD DIAGRAMS

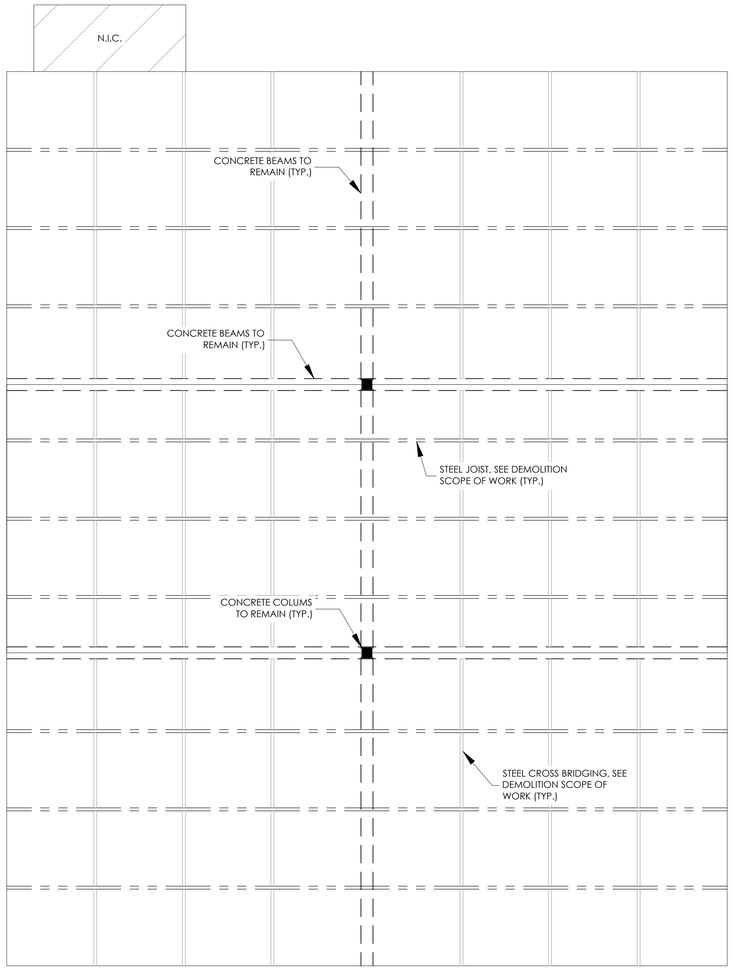
BUILDING #M0062
PW7779
DI219290

CANAS
PONCE P.R.
00725

SCALE	DWG. NO.
N.T.S.	S-1.0
DATE: SEPTEMBER, 2025	
SHEET NO.	

1" 2 CM

BAR IS TWO CM ON ORIGINAL DWG. IF NOT TWO CM ON THIS SHEET, ADJUST SCALES ACCORDINGLY

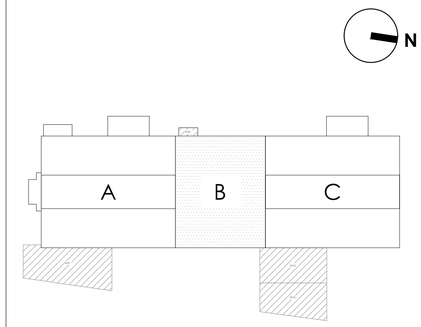


STRUCTURAL ROOF PLAN - SEGMENT B

SCALE: N.T.S.

DEMOLITION SCOPE OF WORKS

STRUCTURAL ELEMENTS	LEGEND	FIGURES	ACTION
STEEL JOIST			REMOVE AND DISPOSE OF ALL STEEL JOISTS (18 TOTAL).
STEEL CROSS BRIDGING			REMOVE AND DISPOSE OF ALL CROSS BRIDGINGS ATTACHED OR NON ATTACHED TO THE STEEL JOISTS .
STEEL CHANNELS	CHANNELS ARE NOT REPRESENTED IN THE STRUCTURAL ROOF PLAN SET.		REMOVE AND DISPOSE OF ALL STEEL CHANNELS ATTACHED OR NON ATTACHED TO THE STEEL JOISTS.



KEYMAP FOR BUILDING NO. M006205101

BID SET
NOT FOR CONSTRUCTION
SEPTEMBER 24, 2025

NO	DATE	REVISION	BY	CK.	APPR.

DRAWN BY	LOC
DESIGNED BY	SAR
CHECKED BY	JMN
APPR. BY	JMN

PUERTO RICO INDUSTRIAL DEVELOPMENT COMPANY
PRIDCO
GOVERNMENT OF PUERTO RICO

ECRE
ECR ENGINEERING

JOSE M. MARQUEZ NAVEIRAS
INGENIERO LICENCIADO
LIC. 21208
PUERTO RICO

PROJECT NAME.

PRIDCO FEMA 4339 DR PR
REPARACIÓN Y MEJORAS DE EDIFICIOS INDUSTRIALES DE LA COMPAÑIA DE FOMENTO INDUSTRIAL
BID PACKAGE S3-1

TITLE.

ROOF STRUCTURAL SECTION BLOW UP

BUILDING #M0062
PW7779
DI219290

CANAS
PONCE P.R.
00725

SCALE	DWG. NO.
N.T.S.	S-2.0
DATE: SEPTEMBER, 2025	
SHEET NO.	

2 CM

BAR IS TWO CM ON ORIGINAL DWG. IF NOT TWO CM ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PRIDCO FEMA 4339 DR PR

REPARACIÓN Y MEJORAS DE EDIFICIOS INDUSTRIALES DE LA COMPAÑIA DE FOMENTO INDUSTRIAL PARA LOS:

- PW: 7779 / DI: 219290 BUILDING #M006205101 - CANAS, PONCE, PUERTO RICO, 00725
- PW: 7779 / DI: 219300 BUILDING #S072906500 - PR-132 KM. 26.7, PONCE, PUERTO RICO

BID PACKAGE S3-1A
DATE: SEPTEMBER 24, 2025

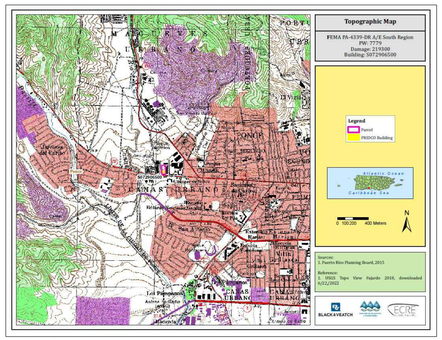
INDEX OF DRAWINGS

DI: 219300

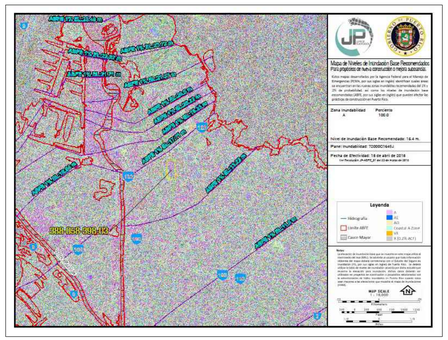
T-01	TITLE AND DRAWINGS INDEX
G-01	GENERAL NOTES, SYMBOLS AND ABBREVIATIONS
A-1.1	SITE PLAN BUILDING #S072906500 (PW: 7779 / DI: 219300) PONCE
A-2.1	FENCE DETAILS & NOTES
A-2.2	GENERAL DETAILS



AERIAL PHOTO
Catastro 388-058-398-03
Canas, Ponce, PR



LOCATION MAP
SCALE 1:20 000



FLOOD MAP

PUERTO RICO
INDUSTRIAL DEVELOPMENT
COMPANY
PRIDCO

ELIUD J. VEGA VÁZQUEZ
INGENIERO
LICENCIADO
LIC. # 20541
PUERTO RICO

ECRE
ECR ENGINEERING

BID SET
NOT FOR CONSTRUCTION
SEPTEMBER 24, 2025

LEGEND & SYMBOLS

- EXISTING CONSTRUCTION TO REMAIN
- DENOTES STRUCTURE ABOVE
- PROJECT LIMIT AND FENCE.
- NEW FENCE.
- NEW BARBED WIRE
- EXISTING TREE
- ALUMINUM ELECTRICAL POLE
- SECTION SHEET REFERENCE (1 / A-1.1)
- ELEVATION SHEET REFERENCE (A / A-1.1)
- WALL SECTION SHEET REFERENCE (1 / A-1.1)
- DETAIL SHEET REFERENCE (1 / A-1.1)
- WINDOW ID (A)
- DOOR ID HARDWARE SET (1)
- SPACE — ROOM NAME
- WALL TYPE ID (1)
- CEILING / WALL / FLOOR / BASE — ROOM FINISH KEY
- ELECTRICAL DUPLEX OUTLET
- LIGHT SWITCH
- WALL SWITCH
- ELECTRICAL OUTLET
- TELEPHONE PORT
- EP — ELECTRICAL PANEL
- FAP — FIRE ALARM PANEL
- C.L — CEILING LEVEL
- T.O.P. — TOP OF PARAPET
- F.F.L. — FINISHED FLOOR LEVEL
- NIC — NOT IN CONTRACT
- F.V. — TO BE FIELD VERIFIED
- T.O.S. — TOP OF STRUCTURE
- B.O.S. — BOTTOM OF SLAB
- RD — ROOF DRAIN
- RL — RAIN LEADER
- F.D. — FLOOR DRAIN
- CO — CLEAN OUT
- WCO — WALL CLEAN OUT
- TYP. — TYPICAL
- PT. — PRESSURE TREATED (WOOD)
- MIN. — MINIMUM
- MAX. — MAXIMUM

IMPORTANT NOTE

1. ALL SITE PLAN DRAWINGS ARE INTENDED TO PROVIDE GENERAL DIMENSIONS AND AREAS OF THE PROPERTY. SUCH DRAWINGS CONTAINS DATA FROM ORIGINAL BUILDING DRAWINGS AND SATELLITE AERIAL PHOTOS AND MAY NOT BE EXACT, NOR IS INTENDED TO PROVIDE INFORMATION ON MATERIALS, STRUCTURE LOAD BEARING CAPACITY, UTILITIES, CONSTRUCTION METHODS, ETC. FOR WHICH A DETAILED STUDY SHALL BE PERFORMED. CONTRACTOR SHALL VERIFY DIMENSIONS AT FIELD BEFORE COMMENCING ANY WORK.

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL RULES AND REGULATIONS OF THE PLANNING BOARD AND OTHER AGENCIES HAVING JURISDICTION.
2. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE WORK AS INDICATED.
3. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIALS, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT OR ENGINEER BEFORE PROCEEDING.
4. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM DEMOLITION/CONSTRUCTION AREA.
5. KEEP AREA CLEAN.
6. AT COMPLETION OF WORK, THE PROJECT PREMISES AREA(S) SHALL BE LEFT IN "BROOM" CLEAN CONDITION.
7. ALL DEBRIS, OVERGROWN VEGETATION ON BUILDING FLOOR AND WALLS, RUBBISH AND MISCELLANEOUS MATERIALS SHALL BE REMOVED FROM BUILDING AND PROPERLY DISPOSED OF.
8. CONTRACTOR TO MAINTAIN FULL TIME SITE SUPERVISOR, AT ALL TIMES, DURING WORK.
9. ONLY WORKMEN SKILLED AND KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE CONSTRUCTION OF ANY WORK.
10. IF IN THE COURSE OF CONSTRUCTION, CONTRACTOR DESTROYS OR DISTURBS ANY WORK WHICH IS TO REMAIN, THEN HE SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE SUCH WORK TO THE ORIGINAL CONDITION.
11. DO NOT SCALE DRAWINGS.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK.
13. PROTECT ADJACENT PROPERTY AT ALL TIMES, METHOD OF PROTECTION AT CONTRACTOR'S OPTIONS
14. PROVIDE TEMPORARY PROTECTION OVER ANY FLOOR OPENINGS. ROPE OFF AREA AROUND FLOOR OPENINGS WITH GENERAL APPROVED PROTECTION.
15. REMOVE AND DISPOSE OF ALL EXISTING LOOSE DEBRIS AND RUBBISH WITHIN PROJECT LIMIT AFTER WORK. LEAVE ALL PREMISES CLEAN IN BROOM CONDITION.
16. EVERY ROOF WORK SHALL BE COORDINATE WITH ROOF WATERPROOFING CONTRACTOR TO PROTECT ANY ROOF WATERPROOFING WARRANTY. REFER TO DOCUMENT 15A FOR WATERPROOFING ROOF BUILDING LIST.

GENERAL DEMOLITION NOTES

1. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.
2. AT COMPLETION OF DEMOLITION WORK,THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM" CLEAN CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIALS SHALL BE REMOVED.
3. DEMOLITION INCLUDES BUT IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
4. THE SCOPE OF DEMOLITION WORK HAS, GENERALLY BEEN INDICATED ON THE DRAWING FOR CONTRACTORS INFORMATION. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO DETERMINE THE FULL SCOPE, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.
5. ONLY WORKMEN SKILLED AND KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE DEMOLITION OF ANY WORK.
6. CONTRACTOR SHALL TAKE SPECIAL CARE TO DEMOLISH ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK WHICH IS TO REMAIN.
7. IF IN THE COURSE OF DEMOLITION, CONTRACTOR DESTROYS OR DISTURBS ANY WORK WHICH IS TO REMAIN, THEN HE SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE SUCH WORK TO THE ORIGINAL CONDITION.
8. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNERS REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK.
9. PROVIDE TEMPORARY PROTECTION OVER ANY FLOOR OPENINGS. ROPE OFF AREA AROUND FLOOR OPENINGS WITH GENERAL APPROVED PROTECTION.

GENERAL PRIDCO NOTES

GENERAL SITE NOTES

1. NEW EARTH SLOPES STANDING AT AN INCLINATION WITH THE HORIZONTAL THAT EXCEEDS 1 : 3 UP TO 1 : 1 (V.H.) SHALL BE SODDED WITH LAWN TYPE GRASS IN STRIPS OF AT LEAST 12" x 12" x 2" W/NECESSARY TOP SOIL. WHENEVER THE DIFFERENCE BETWEEN THE TOP AND THE BOTTOM OF THE SLOPE EXCEEDS 3'-0".
2. LOT SHALL BE FENCED AS INDICATED.
3. ELEVATIONS SHOWN THUS 00.00 ARE FINISHED GRADE AND ARE EXPRESSED IN FEET & TENTHS. OTHERS INDICATE PRESENT GRADE.
4. CONTRACTOR SHALL NOT INTERFERE WITH NATURAL FLOW OF RAIN WATERS DURING CONSTRUCTION AND SHALL PROVIDE FEASIBLE MEANS OF DRAINAGE TO COMPLY WITH THE DEPARTMENT OF PUBLIC WORKS REQUIREMENTS.
5. ALL INFORMATION, DATA, DETAILS, DIMENSIONS ETC. IN THE PLANS OF THIS PROJECT SHALL BE CAREFULLY CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION STARTS. IN CASE OF ERRORS, DISCREPANCIES OR DEFICIENCIES, THE CONTRACTOR SHALL REQUEST WRITTEN INFORMATION ON THE MATTER FROM THE ENGINEER WHO WILL HAVE FINAL DECISION ON WHAT SHALL BE CORRECTED AND/OR ACCEPTED DURING CONSTRUCTION OF ANY STRUCTURE AFTER PRIOR APPROVAL FROM THE ENGINEERING OFFICE.
6. ALL VEGETATION AT THE PROJECT SITE SHALL BE PROPERLY CUT IN THE CASE OF LAWN TYPE GRASS OR GRUBBED IN ANY OTHER CASE AT THE TIME OF THE FINAL INSPECTION.
7. THE CONTRACTOR SHALL VERIFY THE ELEVATION OF THE INTERSECTION POINT OF THE PROPOSED DRIVEWAY CENTER LINE WITH THE EXTERIOR EDGE OF THE SIDEWALK ELEVATION IN RELATION TO B.M. IF ANY DISCREPANCY IS ENCOUNTERED ADJUSTMENT SHALL BE APPLIED ACCORDINGLY TO ALL PROPOSED ELEVATIONS.

FINISH NOTES

1. ALL FORMED CONC. SHALL HAVE A RUBBED FINISH UNLESS OTHERWISE SPECIFIED.
2. ALL RUBBED & PLASTERED SURFACES SHALL BE PAINTED, EXCEPT OTHERWISE NOTED.
3. ALL EXPOSED WOOD & SURFACES SHALL BE PROPERLY TREATED & PAINTED UNLESS OTHERWISE SPECIFIED.
4. PAINT AS SELECTED BY DESIGN OFFICE.
5. FOR PLAN DETAILS SEE SHEET NO.

STRUCTURAL NOTES

1. FOOTING DIMENSIONS ARE CONTROLLED BY WIND UP LIFT ON ROOF AS PER PUERTO RICO BUILDING CODE (LATEST EDITION)
2. FOR CONTROLLED FILL OPERATION AND SOIL STUDY REPORT SEE SPECIFICATIONS
3. SOIL BEARING AS PER REPORT BY DATE
4. MAKE SAW CUTS FOR CONTRACTION JOINTS WITHIN 4 TO 12 HOURS AFTER THE CONCRETE HARDENS
5. LEVELING GROUT AT BASE PLATE SHALL BE HIGH STRENGTH, NON METALLIC GROUT, 3,000 P.S.I. MIN. COMPRESSIVE STRENGTH

STRUCTURAL STEEL NOTES

1. THE STEEL JOISTS SHALL BE CHECKED FOR THE UPWARD FORCE (WIND UP LIFT) SPECIFIED IN " WIND UP LIFT LOADS TABLE " AS PER P.R.B.C. OTHERWISE THE BOTTOM CHORD DIAGONALS AND BRIDGING SYSTEMS SHALL BE NOTIFIED TO PROVIDE SUCH RESISTANCE IN ACCORDANCE WITH THE STEEL JOIST INSTITUTE REQUIREMENTS. FURNISH CALCULATIONS FOR ALL JOISTS.

JOIST	NET UPLIFT FORCE
20K4	38.9 P.S.F.
20K6	74.0 P.S.F.

2. STEEL ROOF DECK SHALL BE GAUGE 22, WIDE RIB TYPE WR, 1 1/2" DEEP, GALVANIZED G - 90, IN ACCORDANCE WITH THE STEEL DECK INSTITUTE. DECK FASTENERS SPACING SHALL BE IN ACCORDANCE WITH SPECIFIED UP LIFT FORCES BUT NOT TO EXCEED 12" C. TO C. SUBMIT FASTENERS DATA WITH STEEL STRUCTURE SHOP DRAWINGS FOR APPROVAL. IN CASES OF SUBSTITUTIONS, METAL DECK SHALL BE EQUAL TO EXISTING UNLESS OTHERWISE NOTED.
3. FOR EXACT AMOUNT AND LOCATION OF ROOF OPENINGS AND SPECIFICATIONS OF EXHAUST FANS REFER TO ELECTRICAL LAYOUT.
4. ALL STRUCTURAL STEEL CONNECTIONS SHOULD BE BOLTED WITH HIGH STRENGTH BOLTS INSTEAD OF BEING WELDED AS SHOWN ON DRAWINGS UNLESS OTHERWISE SPECIFIED.
5. FOR BUILT-UP ROOFING & INSULATION SEE SPECIFICATIONS.

STRUCTURAL STEEL NOTES

1. FABRICATION AND ERECTION OF ALL THE STEEL, THIS DRAWING, TO BE IN ACCORDANCE WITH THE A.I.S.C. SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.
2. ALL STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. A - 36.
3. CONNECTIONS SHALL BE SHOP WELDED AND FIELD BOLTED UNLESS NOTED OTHERWISE CONNECTIONS NOT SHOWN SHALL BE FRAMED BEAM CONINECTIONS BOLTED IN ACCORDANCE WITH A.I.S.C. MANUAL OF STEEL CONSTRUCTION LATEST EDITION AND SHALL DEVELOP THE FULL SHEAR CAPACITY OF THE MEMBERS EXCEPT FOR TRUSS MEMBERS AND BRACES WHERE THE FULL AXIAL LOAD CAPACITY (TENSION / COMPRESSION) SHALL BE DEVELOPED.
4. BOLTED CONNECTIONS SHALL BE OF THE FRICTION TYPE WITH HIGH STRENGTH BOLTS. SHALL BE ASTM A 325 STEEL, WITH A MINIMUM OF 2 BOLTS PER CONNECTION, 3/4" 0 MINIMUM SIZE.
5. ANCHOR BOLTS SHALL BE ASTM A 307 STEEL.
6. WELDED CONNECTIONS WELDING ELECTRODES FROM MANUAL SHIELDED METAL - ARC WELDING SHALL CONFORM TO E 70 SERIES OF ASTM A 233.
7. MINIMUM WELD SIZES, SHALL BE 3/16" FILLET WELDED UNLESS OTHERWISE SHOWN ON THE DESIGN DRAWINGS.
8. PROJECTING CORNERS, EXPOSED EDGES, BURRS AND SHARP EDGES, SHALL BE GROUND SMOOTH.
9. STRUCTURAL STEEL SHALL BE SHOP PAINTED IN ACCORDANCE WITH THE SPECIFICATIONS.
10. STEEL JOIST WORKS SHOWN IN DRAWINGS TO BE IN ACCORDANCE WITH THE STEEL JOIST INSTITUTE SPECIFICATIONS, LATEST EDITION.
11. STEEL DECK WORKS SHOWN IN DRAWINGS TO BE IN ACCORDANCE WITH THE STEEL DECK INSTITUTE SPECIFICATIONS, LATEST EDITION.

GENERAL STRUCTURAL NOTES

EXCEPT AS OTHERWISE SHOWN, THE FOLLOWING NOTES SHALL APPLY TO ALL STRUCTURAL DRAWINGS :

1. BEFORE AND DURING CONSTRUCTION THE CONTRACTOR SHALL CHECK THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, EQUIPMENT AND ALL RELATED DRAWINGS TO COORDINATE DIMENSIONS, PLACING OF SLEEVES INSERTS, OPENING, ANCHORAGES, ETC.
2. DETAILING AND CONSTRUCTION (INCLUDING CURING AND FORMWORK REMOVAL) SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING PUBLICATIONS, LAST REVISION.

A-) FOR CONCRETE STRUCTURES :

1 - MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES (ACI - 315)

2 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI - 318)

3 - SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI - 301)

B-) FOR STEEL STRUCTURES :

1 - AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

3. FOUNDATIONS SHALL BE LOCATED AT THE DEPTH AND ON SOIL (OR PILES) OF THE NATURE AND ALLOWABLE SUPPORTING STRENGTH AS SPECIFIED IN THE SOIL REPORT SUPPORT. SUBSOIL INFORMATION, BORING LOGS AND RECOMMENDATIONS SHALL BE REQUESTED BY THE CONTRACTOR FROM THE SOIL CONSULTANT.
4. SHORING OF BASEMENT OR OTHER RETAINING WALLS SHALL NOT BE REMOVED UNTIL SUPPORTING SLABS HAVE BEEN POURED AND ATTAINED SUFFICIENT STRENGTH.
5. EXCEPT FOR THE PILE SUPPORTED FOOTINGS ALL SOIL BOUNDED BY PLANES DRAWN FROM THE FOOTING BOTTOM PERIMETER WITH A SLOPE OF 1 VERTICAL TO 2 HORIZONTAL. SHALL BE UNDISTURBED SOIL.
6. OPEN CUTS MAY BE USED AS FORM WORK FOR FOOTING AND RETAINING WALLS. IN SUCH CASE, WALL THICKNESS SHALL BE INCREASED TO PROVIDED A 3 CLEAR CONCRETE COVER TO REINFORCEMENT ADJACENT TO OPEN CUT.
7. STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

REINF BARS : . . . . . A - 615, GRADE 60

WELDED WIRE MESH . . . . A - 185

STEEL WIRE . . . . . A - 82

STRUCTURAL STEEL . . . . . A - 36

8. THE 28 DAYS CONCRETE COMPRESSIVE STRENGTH FOR ALL PORTION OF THE STRUCTURE SHALL BE 3,000 P.S.I.
9. NET CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS :

FOOTINGS . . . . . 3" (SIDE AND BOTTOM)

WALLS :

POURED AGAINST GROUND : . . . . . 3"

EXPOSED TO WEATHER . . . . . 1 1/2" UP TO # 5 BARS.

2 FOR # 6 BARS AND LARGER.

OTHERS . . . . . 3/4"

SLABS & JOISTS : . . . . . 3'4"

BEAMS & COLUMNS : . . . . . 1 1/2"

IN ALL CASES COVER SHALL BE AT LEAST EQUAL TO THE DIAMETER OF BARS, EXCEPT FOR SLABS AND JOISTS.

10. SPLICES FOR REINFORCEMENT SHALL BE AS FOLLOWS :

BAR SIZE : # 3 # 4 # 5 # 6 # 7 # 8 # 9 # 10 # 11

SPLICE LENGTH : 6" 8" 10" 12" 14" 16" 18" 20" 24"

#14 & 18 BARS SHALL BE SPLICED BY WELDING OR BY MECHANICAL DEVICES.

11. PROVIDE DOWELS IN FOOTINGS, EQUAL IN SIZE AND NUMBER TO VERTICAL REINFORCEMENT, SPLICED ABOVE FOOTING ACCORDING TO NOTE 10 AND EXTENDING INTO FOOTING WITH A STANDARD HOOK AT FOOTING BOTTOM (6" MIN. HORIZONTAL LEG).
12. PROVIDE AT ALL CONCRETE WALLS :

2 # 5 VERTICAL, AT EACH WALL END.

2 # 5 ALL AROUND OPENINGS, EXTENDING LEAST OPENING DIMENSION (2'-0" MIN.) BEYOND EDGES.

1 # 6 DIAGONAL (45) BAR, AT 3" FROM EACH OPENING, 3'-0" LONG.

13. BEND AND EITHER MAKE CONTINUOUS OR OVERLAP WALL REINFORCEMENT AROUND CORNERS 24 BARS DIAMETERS (1'-0" MIN.) .
14. ALL BEAMS SHALL BE CAST MONOLITHICALLY WITH THE SLAB .
15. NO OTHER JOINT, OPENING, SLOT OR GROOVE THAN SHOWN ON PLANS SHALL BE PERMITTED WITHOUT PREVIOUS APPROVAL AND PROVISION BY THE DESIGNER ALL CONSTRUCTION JOINT SURFACES, SHALL BE CLEANED AND ROUGHENED IMMEDIATELY BEFORE CONCRETING AND TREATED AS INSTRUCTED IN THE REFERENCE IN NOTE 2 .
16. ALL FILL SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY (ASTM. D 1557).
17. NON STRUCTURAL SLABS SHALL REST ON UNDISTURBED SOIL OR COMPACTED FILL AND SHALL BE MIN. 4" THICK AND REINFORCED WITH 6" X 6" - 6/6 WELDED WIRE MESH. CONTRACTION JOINTS SHALL BE SPACED AT A MAX. OF 20'-0" IN EACH DIRECTION.
18. ALL BLOCK WALLS SHALL BE REINFORCED HORIZONTALLY EVERY SECOND COURSE WITH 2 # 2 CONTINUOUS BARS OR WITH MASONRY WALL REINFORCEMENT AS DUR-O-WALL OR SIMILAR.
19. BLOCK WALLS SHALL BE ANCHORED TO THE STRUCTURE WITH HORIZONTAL AND VERTICAL DOWELS # 3 @ 16" EXTENDING 1'-0" AT EACH SIDE OF JOINT (ALTERNATE DETAILS MAY BE USED IF PREVIOUSLY APPROVED BY THE DESIGNER) LINTELS OVER BLOCK WALL OPENINGS SHALL HAVE SAME WALL THICKNESS AND REINFORCED WITH 2 # 5 TOP AND BOTTOM, EXTENDING 1'-0" BEYOND EDGES.

ELECTRICAL GENERAL NOTES

1. NO WIRE SHALL BE SMALLER THAN # 12 AWG THHN, 600 VOLTS
2. NO CONDUIT SHALL BE SMALLER THAN 3/4"
3. ALL CONDUIT SHALL BE RIGID GALVANIZED EXCEPT OTHERWISE INDICATED
4. ALL WIRE SHALL BE COPPER, INSULATED AS NOTED
5. LEAVE A # 12 AWG GALVANIZED FISH WIRE IN ALL EMPTY CONDUITS
6. ALL UNDERGROUND CONDUITS SHALL BE PROTECTED WITH 4" CONCRETE ENVELOPE
7. EXPANSION FITTINGS SHALL BE USED FOR EVERY CONDUIT CROSSING BUILDING EXPANSION JOINTS
8. CONTRACTOR SHALL BALANCE ALL LOADS
9. PROVIDE A # 12 GREEN THW BONDING JUMPER BETWEEN EACH OUTLET BOX AND RECEPTACLE GROUNDING TERMINAL, USE 3/8" LONG 10-32 GROUNDING SCREW
10. ALL INSTALLATIONS SHALL BE EXPOSED UNLESS OTHERWISE INDICATED
11. EXPOSED CONDUITS SHALL BE SUPPORTED BY MEANS OF ONE BOLT CLAMP SPACED NOT FURTHER THAN 7'-6" APART
12. AN EXPOSED WORK CONDULET SHALL BE USED FOR ALL 90 BENDS
13. ALL NON-GALVANIZED METAL PARTS SHALL BE GIVEN ONE COAT OF RED OXIDE AND TWO COATS OF METALLIC GRAY PRIOR TO INSTALLATION
14. ALL GALVANIZED RIGID CONDUITS FOR TOGGLE SWITCHES AND RECEPTACLES LOCATED AT DOOR WAYS AND LEAN - TO SHALL BE CONCEALED WITHIN ROOF SLAB, WALLS AND OVERHANGS
15. CONTRACTOR SHALL PROVIDE ELECTRICAL SERVICE TO TEST ALL ELECTRICAL SYSTEM IN PRESENCE OF THE REPRESENTATIVE FROM THE MECHANICAL AND ELECTRICAL DEPARTMENT
16. ALL LIGHTING CIRCUITS SHALL HAVE ONE (1) PORCELAIN ROSETTE WITHIN 60 WATTS BULB (I F)
17. SWITCHES AND RECEPTACLES SHALL BE INSTALLED 4'-0" A.F.F.
18. THE NEUTRAL WIRES SHALL BE IDENTIFIED THROUGHT THE INSTALLATION BY THE USE OF WHITE COLOR COVERED LIVE WIRES WITHIN THE SAME CONDUIT SHALL BE COLOR CODED AS PER N.E.C.
19. RECEPTACLES AND LIGHTING CIRCUITS SHALL BE # 12 THHN WIRE AND SHALL BE CONNECTED TO 20 AMP BREAKERS AT THE PANELBOARD
20. ALL OVERHANGS AND LEAN - TO'S SHALL BE PROVIDED WITH PORCELAIN ROSETTES.
21. CONTRACTOR SHALL VERIFY LENGTH OF FEEDERS3 IN THE FIELD BEFORE SUBMITTING BIDS
22. ALL SWITCHES AND RECEPTACLES THAT ARE CONCEALED IN WALLS AND OVERHANGS SHALL BE PROVIDED WITH STAINLESS STEEL COVERS
23. CONTRACTOR SHALL CONTACT THE DISTRICT ENGINEER OF THE P.R.E.P.A. PRIOR TO THE BEGINNING OF THE WORK AND COORDINATE WITH THEM FOR THE EXECUTION OF THE WORK CONCERNING THE SERVICE ENTRANCE AND SUBSTATION AS AND IF REQUIRED. IN ADDITION, THE CONTRACTOR SHALL OBTAIN A CERTIFICATE OF INSPECTION AT THE COMPLETION OF THE WORK AND SHALL FORWARD IT TO THE PUERTO RICO INDUSTRIAL DEVELOPMENT COMPANY
24. ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE N.E.C. AND THE P.R.E.P.A.
25. ALL BOXES FOR RECEPTACLES & LIGHTING SWITCHES FOR EXPOSED INSTALLATION SHALL BE " FS " TYPE
26. CONTRACTOR SHALL SUBMIT A LIST OF MATERIALS AND EQUIPMENT GIVING MANUFACTURER CATALOG NUMBERS AND COMPLETE SPECIFICATIONS AND DRAWINGS FOR APPROVAL OF P.R.I.D.C.O. PRIOR TO THE PURCHASING OF SAID MATERIALS AND / OR EQUIPMENT.
27. FEEDERS SHALL BE RUN EXPOSED AND SUPPORTED BY MEANS OF CHANNELS AND CLAMPS SIMILAR TO UNISTRUCT HANGER SYSTEM BOLTED WITH TROUGH WALL BOLTS.

BID SET
NOT FOR CONSTRUCTION
SEPTEMBER 24, 2025

NO	DATE	REVISION	BY	CK.	APPR.

DRAWN BY	ECR
DESIGNED BY	ECR
CHECKED BY	ECR
APPR. BY	ECR

PUERTO RICO INDUSTRIAL DEVELOPMENT COMPANY
PRIDCO

ECRE
ECR ENGINEERING

ELIUD J. VEGA VAZQUEZ
INGENIERO LICENCIADO
LIC. # 20541
PUERTO RICO

PROJECT NAME.

PRIDCO FEMA 4339 DR PR
REPARACIÓN Y MEJORAS DE EDIFICIOS INDUSTRIALES DE LA COMPAÑIA DE FOMENTO INDUSTRIAL
BID PACKAGE S3-1A

TITLE.

GENERAL NOTES, SYMBOLS AND ABBREVIATIONS

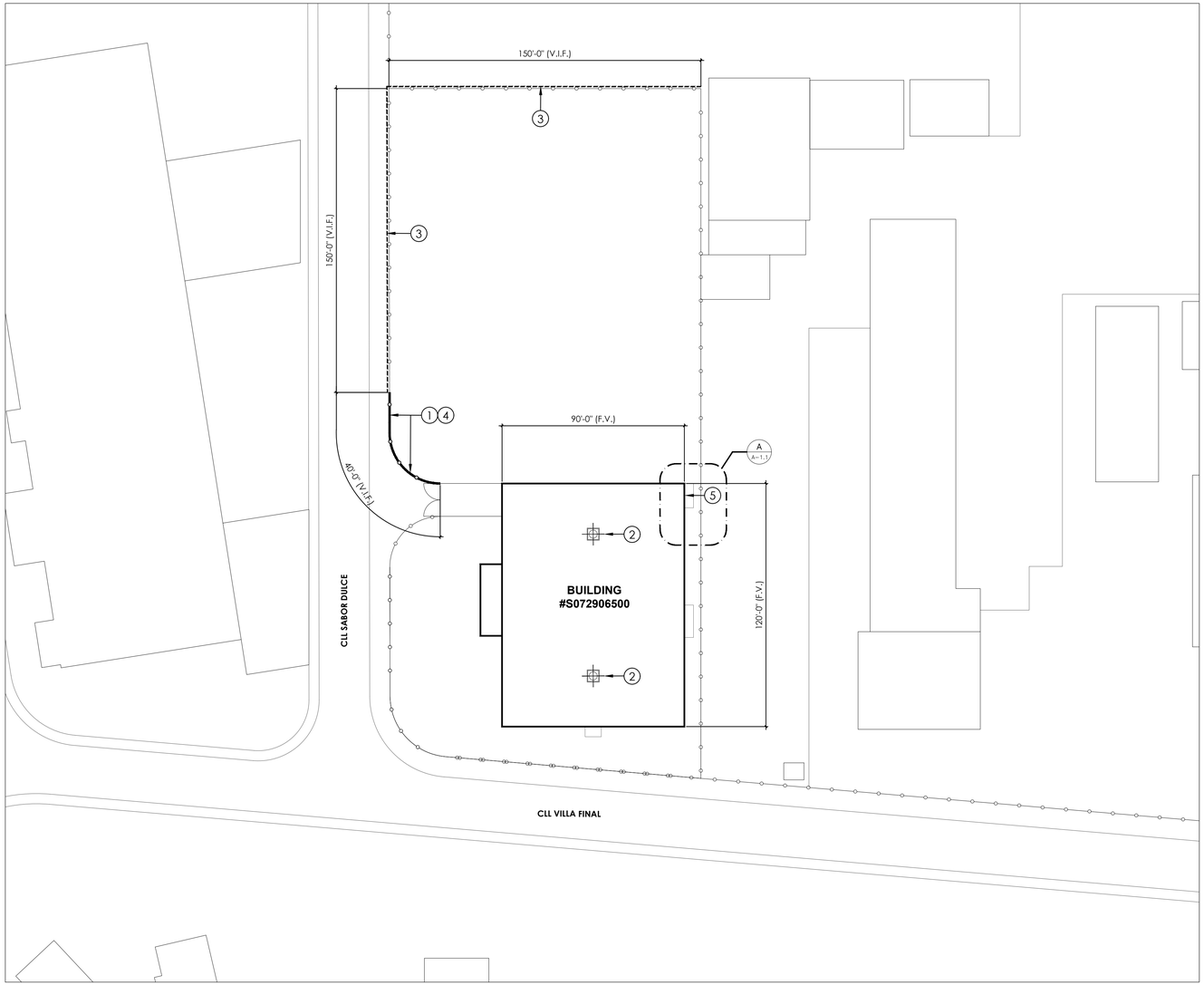
BUILDING #S072906500
PW7779
DI219300

PR132
KM. 26.7
PONCE P.R.

SCALE	DWG. NO.
N.T.S.	G-01
DATE SEPTEMBER 24, 2025	
SHEET NO. 2	

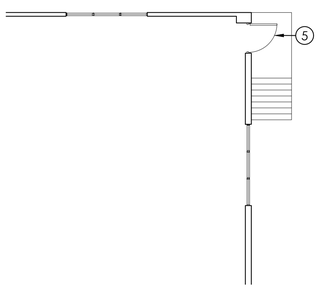
0 2 5 7 CM

BAR IS TWO CM ON ORIGINAL DWG. IF NOT TWO CM ON THIS SHEET, ADJUST SCALES ACCORDINGLY



SITE PLAN

SCALE: 1/32" = 1'- 0"



PARTIAL FLOOR PLAN

SCALE: 1/8" = 1'- 0"

A
A-1.1

DI 219300 IMPROVEMENTS NOTES SCHEDULE

ID	DESCRIPTION	QUANTITY/ UNITS	DRAWING REFERENCE	TECHNICAL SPECIFICATION	DAMAGE TYPE	PHOTO
1	EXTERIOR SITE, CHAIN LINKS FENCES , 30 LF LONG X 6 FT HIGH, GALV. GA. NO. 9, POST 2.5 INCH DIAM GALV., 3 STRANDS BARBED WIRE (4 POINT).	30 LINEAR FEET (F.V.)	SEE DETAIL 1/ A-2.1 SEE DETAIL 2/ A-2.1	SECTION 32 3113	DAMAGES - PUBLIC ASSISTANCE (PA)	P-1
2	NEW ANCHORING SYSTEM FOR EXISTING EXHAUST FAN.	2 EACH EXISTING FANS: L=50" W=50" H=34"	SEE DETAIL 1/ A-2.2 SEE DETAIL 2/ A-2.2	SECTION 23 34 00	ADDITIONAL DAMAGE - HAZARD MITIGATION (HM)	P-2
3	REMOVE AND REPLACE DAMAGED AND CORRODED BARBED WIRES. REMOVE AND REPLACE BARBED LINE ARMS AS NEEDED.	300 LINEAR FEET (F.V.)	SEE DETAIL 1/ A-2.1 SEE DETAIL 2/ A-2.1	SECTION 32 3113	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-1
4	EXTERIOR SITE, CHAIN LINKS FENCES , 30 LF LONG X 6 FT HIGH, GALV. GA. NO. 9, POST 2.5 INCH DIAM GALV., 3 STRANDS BARBED WIRE (4 POINT).	30 LINEAR FEET (F.V.)	SEE DETAIL 1/ A-2.1 SEE DETAIL 2/ A-2.1	SECTION 32 3113	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-1
5	REMOVAL AND DISPOSAL OF DAMAGED DOOR, REPLACEMENT AND INSTALLATION OF NEW PAINTED METAL DOOR.	1 EACH	SEE DETAIL 3/ A-2.2	SECTION 08 13 13 SECTION 09 91 00	ADDITIONAL DAMAGE - PUBLIC ASSISTANCE (PA)	P-3

LEGEND

- BARBED WIRE LINES TO BE REPLACED.
- EXISTING CHAIN LINKS FENCE.
- NEW CHAIN LINKS FENCE.

PHOTO REFERENCE


P-1


P-2



P-3

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SITE PLAN

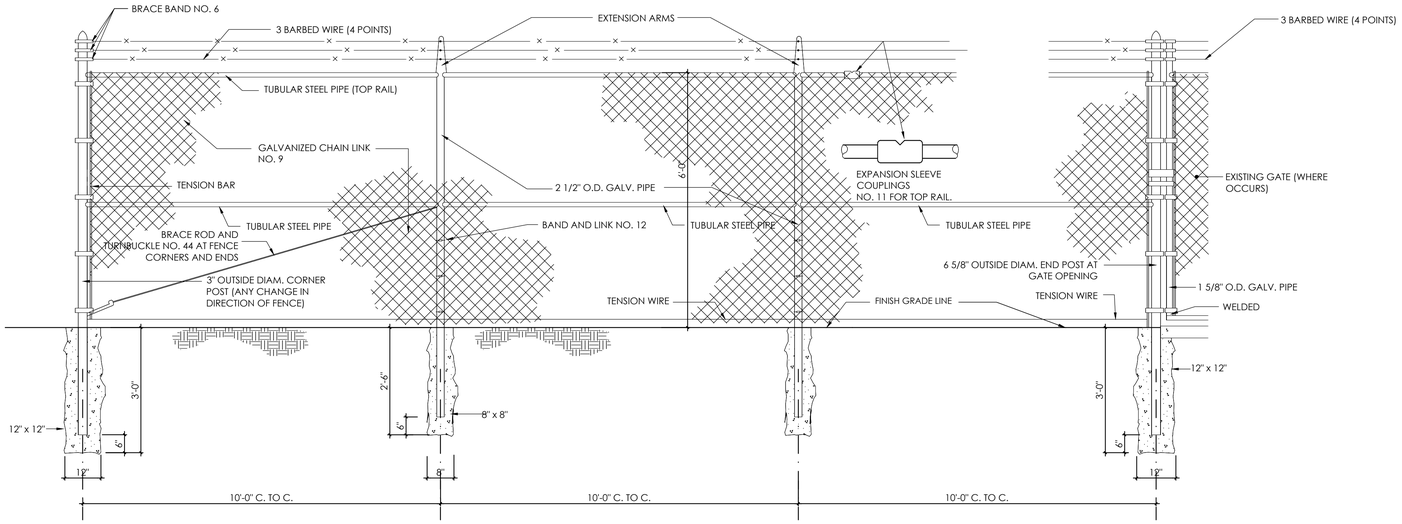
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SCALE	DWG. NO.
N.T.S.	A-1.1
DATE: SEPTEMBER 24, 2025	
SHEET NO. 3 of 5	

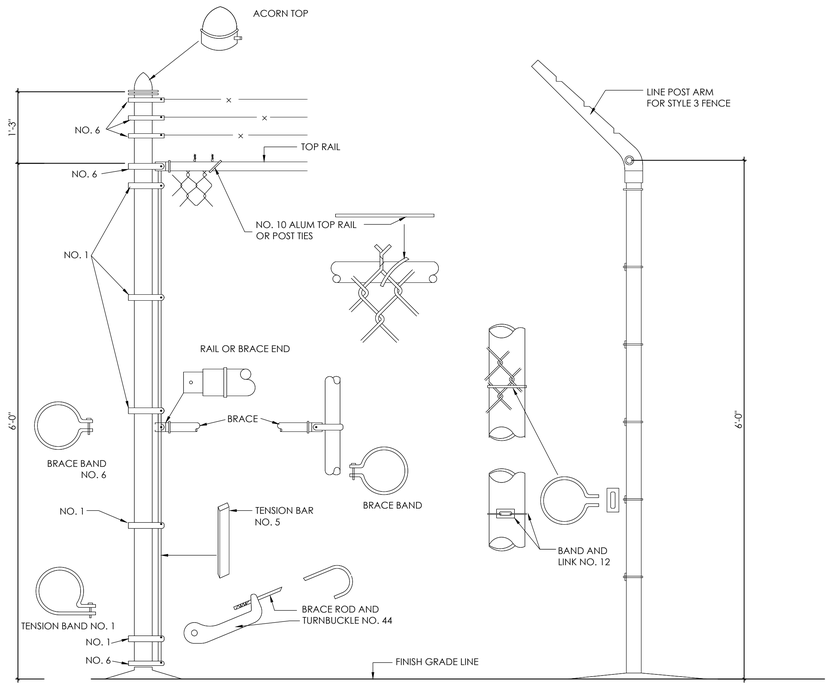
0 2 CM

BAR IS TWO CM ON ORIGINAL DWG. IF NOT TWO CM ON THIS SHEET, ADJUST SCALES ACCORDINGLY



TYPICAL CHAIN LINK FENCE DETAIL

1
A-2.1



INSTALLATION DETAILS FOR CHAIN LINK FENCE & GATES

2
A-2.1

NOTES:

1. CHAIN LINK FENCE - INDUSTRIAL TYPE NO. 423
2. LINE POSTS 2 1/2" O.D. GALV. - STD. WEIGHT PIPE - 3.65 LBS PER LIN. FT.
3. TOP RAIL 1 5/8" O.D. GALV. - STD. WEIGHT PIPE - 2.27 LBS. PER LIN. FT. (GATES FRAME IDEM.)
4. CORNER POST 3" O.D. GALV. - STD. WEIGHT PIPE - 5.79 LBS. PER LIN. FT.
5. TENSION WIRE GA. NO. 7 GALVANIZED.
6. GATE POSTS 4" O.D. GALV. - STD. WEIGHT PIPE - 9.10 LBS. PER LIN. FT.
7. GATE POSTS 6 5/8" GALV. - STD. WEIGHT PIPE - 18.97 LBS. PER LIN. FT.
8. GALVANIZED CHAIN LINK GA. 9 - 2" X 2" - 1.2 OUNCES GALVANIZED.
9. STD. WEIGHT PIPE = SCHEDULE 40 A - 120
10. ALL FITTINGS - HEAVY DUTY
11. MILL CERTIFICATE SHALL BE SUBMITTED
12. HORIZONTAL TUBULAR STEEL PIPE AT MID HEIGHT OF FENCE TO BE PROVIDED EVERY 50 LINEAR FEET OF FENCE, AT BOTH SIDES AND AT FENCE CORNERS, BOTH SIDES.

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FENCE DETAILS & NOTES

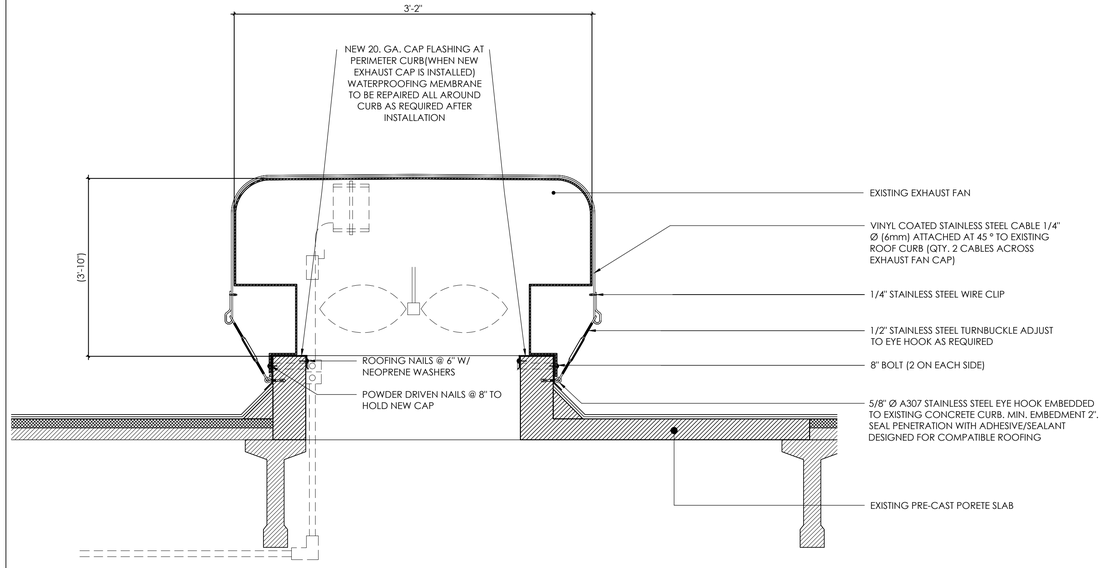
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SCALE	DWG. NO.
N.T.S.	A-2.1
DATE SEPTEMBER 24, 2025	
SHEET NO. 4 of 5	

0 2 CM

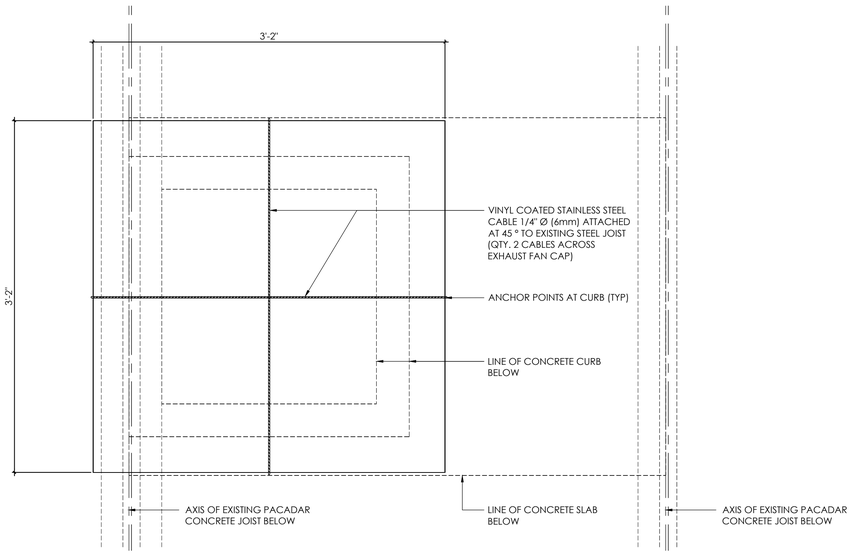
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TYPICAL EXHAUST FAN ANCHOR DETAIL

1 / A-2.2

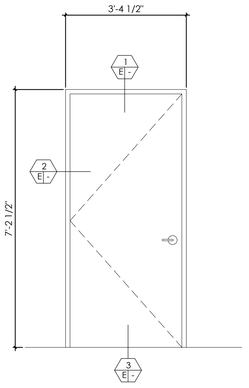
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TYPICAL EXHAUST FAN & ANCHOR PLAN

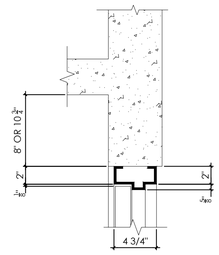
2 / A-2.2

N.T.S.



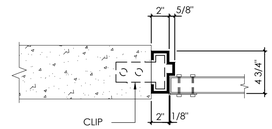
METAL DOOR ELEVATION

3 / A-2.2



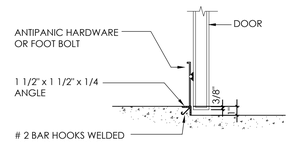
TYPICAL HEAD DETAIL

1 / E-



TYPICAL JAMB DETAIL

2 / E-



TYPICAL HEAD DETAIL

3 / E-

DOOR SCHEDULE

MKD.	SIZE (WIDTH x HEIGHT)		QTY.	TYPE	REMARK
(5)	3'-4 1/2"	7'-2 1/2"	1	HEAVY DUTY METAL FLUSH DOOR TO MATCH EXISTING. REFER TO TECHNICAL SPECIFICATIONS.	EMERGENCY EXIT

METAL DOOR HARDWARE:

- HINGES- 3 EA HEAVY DUTY BALL BEARING HINGES FOR HOLLOW METAL DOORS.
- LOCKSET- 1 EA HEAVY DUTY STAINLESS STEEL MORTISE LOCK LEVER EQUAL OR SIMILAR TO SCHLAGE L9070 JUP 619.
- CLOSER- HEAVY DUTY STAINLESS STEEL COMMERCIAL DOOR CLOSER EQUAL OR SIMILAR TO LCN 1450 RW/PA.
- PANIC HARDWARE TO BE EQUAL OR SIMILAR TO SARGENT SERIES 30.

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DWG. NO.	A-2.2

0 2 CM

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