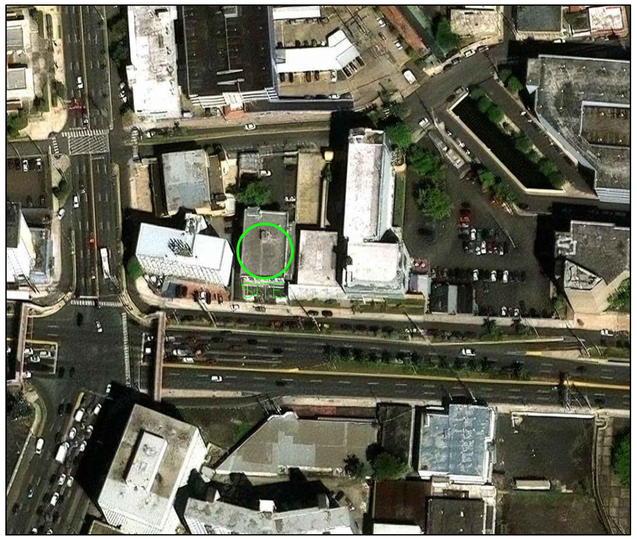
IMPROVEMENTS ACAA BUILDING
BAYAMÓN, PUERTO RICO

CALLE MARGINAL, CARR. #2
BAYAMÓN, PUERTO RICO 00961





LOCATION MAP
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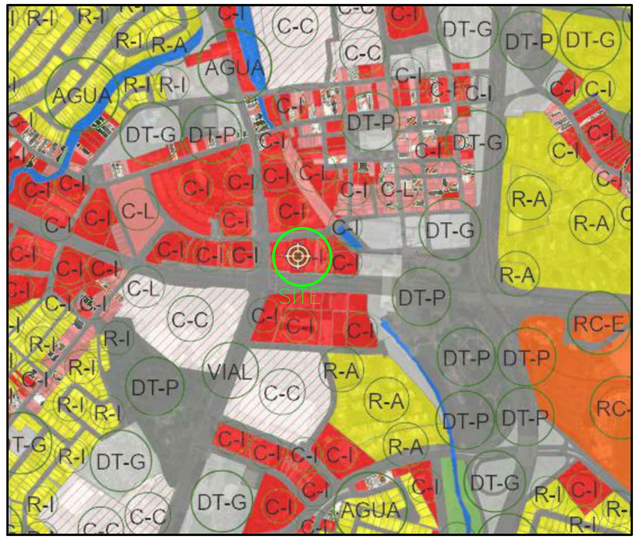
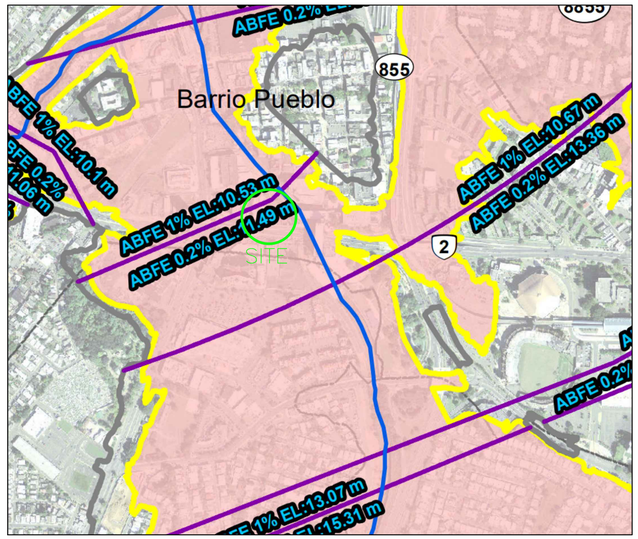


ZONNING MAP



FLOOD MAP
PANEL: 72000C0345J

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ABACUS
ARCHITECTURE PSC
CONSULTANT
GREEN ENGINEERING GROUP, PSC

PROJECT NAME
IMPROVEMENTS OF ACAA BUILDING BAYAMÓN, PUERTO RICO
CALLE MARGINAL, CARR. #2
BAYAMÓN, PUERTO RICO 00961

REVISIONS

No.	DESCRIPTION	DATE

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JOB CAPTAIN
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ISSUED FOR BID

DRAWING TITLE
TITLE SHEET

SCALE	DRAWING No. T-1.0
PROJECT No.	
DATE MAR 2026	SHEET No.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION OR INSTALLATION. IN CASE OF ANY DISCREPANCY WITH THE CONSTRUCTION DOCUMENTS, OR DOUBTS AS TO THE INTERPRETATION OF SAID DOCUMENTS, THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED AND CONSULTED FOR CLARIFICATION PRIOR TO CONSTRUCTION OR INSTALLATION.

2. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGES INFLICTED TO THE OWNER'S PROPERTY OR OTHER AREAS DURING THE EXECUTION OF THE WORK.

3. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL SHOP DRAWINGS FOR REVIEW PRIOR TO COMMENCEMENT OF THE WORK.

4. ALL MATERIALS AND CONSTRUCTION METHODS USED MUST COMPLY WITH ALL GOVERNING REGULATIONS AS SET FORTH BY THE PUERTO RICO PLANNING BOARD, AND ALL OTHER CONCERNED REGULATORY AGENCIES.

5. NEW CONSTRUCTION INCLUDING CONCRETE, MASONRY, PLASTER, DOORS, FRAMES, AND MISCELLANEOUS UNFINISHED METALS (OTHER THAN STAINLESS STEEL) SHALL BE PAINTED UNLESS OTHERWISE INDICATED.

6. THE CONSTRUCTION SITE SHALL BE MAINTAINED REASONABLY NEAT AND FREE FROM EXCESSIVE ACCUMULATION OF TRASH AND DEBRIS. ALL TRASH, DEBRIS, RUBBISH, ETC SHALL BE PROMPTLY REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.

7. ALL STEEL CONSTRUCTION ELEMENTS ARE TO BE PRIMED WITH GALVANIZED METAL PRIMER AND PAINTED WITH AT LEAST TWO COATS OF ACRYLIC URETHANE ENAMEL. COLORS WILL BE DETERMINED BY ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.

8. ALL INTERIOR WALLS TO RECEIVE VINYL ACRYLIC LATEX PAINT COLORS WILL BE DETERMINED BY ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.

9. ALL EXTERIOR CONCRETE AND MASONRY TO RECEIVE ACRYLIC LATEX PAINT BY MANUFACTURER. COLORS WILL BE DETERMINED BY ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.

10. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE DEPARTMENT OF BUILDINGS, AND OBTAIN ALL REQUIRED PERMITS.

11. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED IF THEY WERE INDICATED IN THE DRAWINGS.

12. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR BOARD OF DIRECTORS.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

14. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLAMBING ELECTRICAL,ETC.

15. PLUMBING WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN THROUGH THE DEPARTMENT OF BUILDINGS ALL REQUIRED PERMITS, INSPECTIONS, AND REQUIRED SIGN OFFS.

16. ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN THROUGH THE BUREAU ELECTRICAL CONTROL ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRE DESIGNS OFFS.

17. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

Abbreviations

ABC	above counter
ABV	above
A/C	air conditioning
ACT	acoustical tile
ACV	air conditioning and ventilation
ADJ	adjacent
ADJT	adjustable
AFF	above finished floor
AGG	aggregate
BD	board
BLDG	building
BLK	block
BM	bench mark
BO	by others
BOB	bottom of beam
CAB	cabinet
CPT	carpet tile
CB	catch basin
CEM	cement
CER	ceramic
CHT	ceiling height
CIR	circle
CL	center line
CLG	ceiling
CO	clean out
COL	column
CONC	concrete
CONT	continuous
CT	ceramic tile
CW	cold water
DBL	double
DEM	demolish/demolition
DET	detail
DF	drinking fountain
DIA	diameter
DIM	dimension
DN	down
DR	door
DWG	drawing
EC	electrical closet
E.J.	expansion joint
ELEC	electric (al)
EMER	emergency
ENC	enclosure
EQ	equal
EST	estimate
ETC	etceteras
EXP	exposed
EXT	exterior
FAI	fresh air intake
FBO	furnished by others
FD	floor drain
FE	fire extinguisher
FFE	finished floor elevation
FFL	finished floor line
FH	full height
FIN	finish/finished
FL	floor
FLG	flashing
GA	gauge
GALV	galvanized
GC	general contractor
GL	glass
GRD	ground
GYP	gypsum
HB	hose bibb
HC	hollow core
HDC	handicapped
HDW	hardware
HM	hollow metal
HOR	horizontal
HT	height
HW	hot water
ID	inside
INT	interior
IP	interior paint
INV	invert
JAN	janitor
JC	janitors closet
KIT	kitchen
KO	knockout
L	length
LAM	laminated
LAV	lavatory
LH	left hand
LVR	louver
M	meter (s)
MAINT	maintenance
MAS	masonry
MAX	maximum
MECH	mechanical
MFG	manufacturer
MH	manhole
MIN	minimum
MISC	miscellaneous
MO	masonry opening
MTD	mounted
MTL	material
N	north
NAT	natural
NO	nominal
NTS	not to scale
N.I.C.	not included in contract
OA	overall
OC	on center
OD	outside diameter
OH	overhead
OPP	opposite
PL	plate
PL	property line
PLAS	plaster
P T	pressure treated
QT	quarry tile
QTY	quantity
R	riser
RAD	radius
REF	reference
REL	relocated
REV	revision (s)
RH	right of way
RM	room
ROW	right of way
R.L.	rain leader
S	south
SHT	sheet
SIM	similar
SPCP	smooth portland cement plaster
SST	stainless steel
STA	station
STD	standard
STL	steel
STOR	storage
SYM	symmetry
T	toilet
T	tread
TEL	telephone
THK	thick/thickness
T.O.	trimmed opening
TOW	top of wall
TYP	typical
UNF	unfinished
UR	urinal
U.O.N.	unless otherwise noted
VERT	vertical
VJ	v-joint (ed)
V.I.F.	verify in field
VT	vinyl tile
W	west
W	width
WB	wall base
WC	water closet
WD	wood
WH	wall hung
WIN	window
WO	without
YD	yard drain

ARCHITECTURAL SYMBOLS:



REFERENCE SYMBOLS:

ABACUS

ARCHITECTURE PSC

CONSULTANT

PROJECT NAME

IMPROVEMENTS OF ACAA BUILDING BAYAMÓN, PUERTO RICO

CALLE MARGINAL, CARR. #2

BAYAMÓN, PUERTO RICO 00961

REVISIONS

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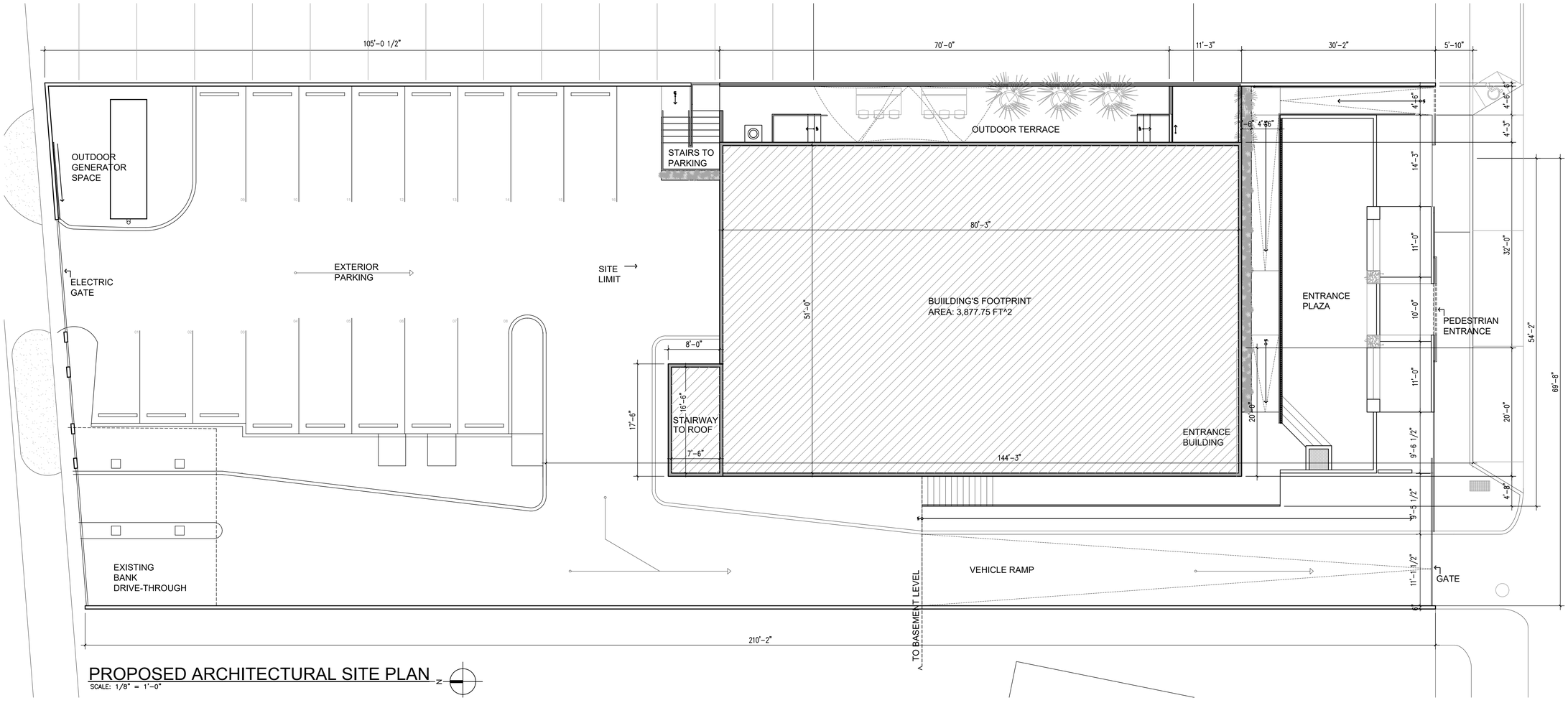
GENERAL NOTES

SCALE	DRAWING No.
PROJECT No.	G-1.0
DATE MAR 2026	SHEET No.



PROPOSED ARCHITECTURAL SITE PLAN

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

N

ABACUS

ARCHITECTURE PSC

CONSULTANT

PROJECT NAME

MEJORAS OFICINAS ACAA BAYAMON

9RWV+H2W, Bayamón, 00961

BAYAMON, PUERTO RICO

REVISIONS		
No.	DESCRIPTION	DATE
1	ADDENDA	10-08-24

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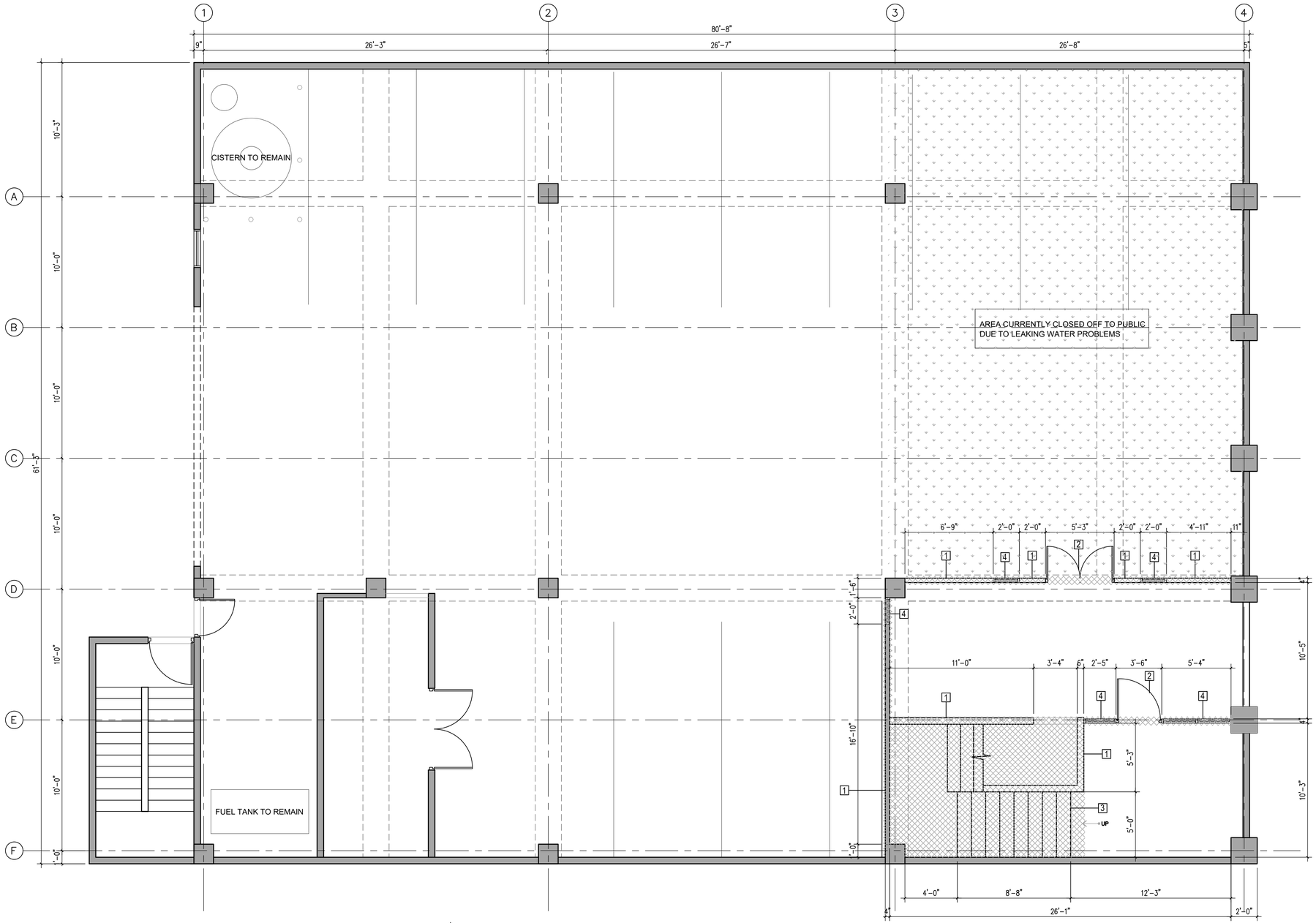
PROPOSED ARCHITECTURAL SITE PLAN

SCALE	DRAWING No.
1/8" = 1'	SI-1.0
PROJECT No.	
DATE: MAR 2026	SHEET No.



DEMOLITION BASEMENT FLOOR PLAN

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

DEMOLITION LEGEND

1. CONC. WALL TO BE DEMOLISHED
2. DOOR TO BE REMOVED
3. STAIR TO BE REMOVED
4. WINDOW TO BE REMOVED

EXISTING AREA TO BE DEMOLISHED

EXISTING CONCRETE WALL

EXISTING PARTITION WALL

DEMOLITION NOTES

1. THE CONTRACTOR, BEFORE THE START OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING AT THE PROJECT SITE AND NOTIFY TO THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE EXISTING CONDITIONS AND THE DOCUMENTS OF THE CONTRACT THAT COULD AFFECT THE PROGRAM AND/OR THE ADEQUATE PERFORMANCE OF DEMOLITION WORK AND CONSTRUCTION.

2. THE CONTRACTOR SHALL DISPOSE OF ALL EXISTING DEBRIS AND WASTE MATERIALS FROM OFF-SITE DEMOLITION WORK AS INSTRUCTED BY THE OWNER.

3. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED TO THE OWNER'S PROPERTY OR OTHER AREAS REMAINING DURING THE DEMOLITION AND CONSTRUCTION PHASES. DAMAGED ITEMS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

4. DEMOLITION AND REMOVAL SHALL BE CARRIED OUT IN AN ORGANIZED MANNER AND THE RELEASE OF DUST AND DEBRIS INTO THE AIR SHALL BE AVOIDED.

5. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THE OWNER ALL WORK TO BE PERFORMED IN THE AREAS IN CURRENT USE, SO AS NOT TO INTERFERE WITH NORMAL DAILY OPERATIONS.

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ARCHITECTURE PSC

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No.	DESCRIPTION	DATE
1	ADDENDA	9-09-24

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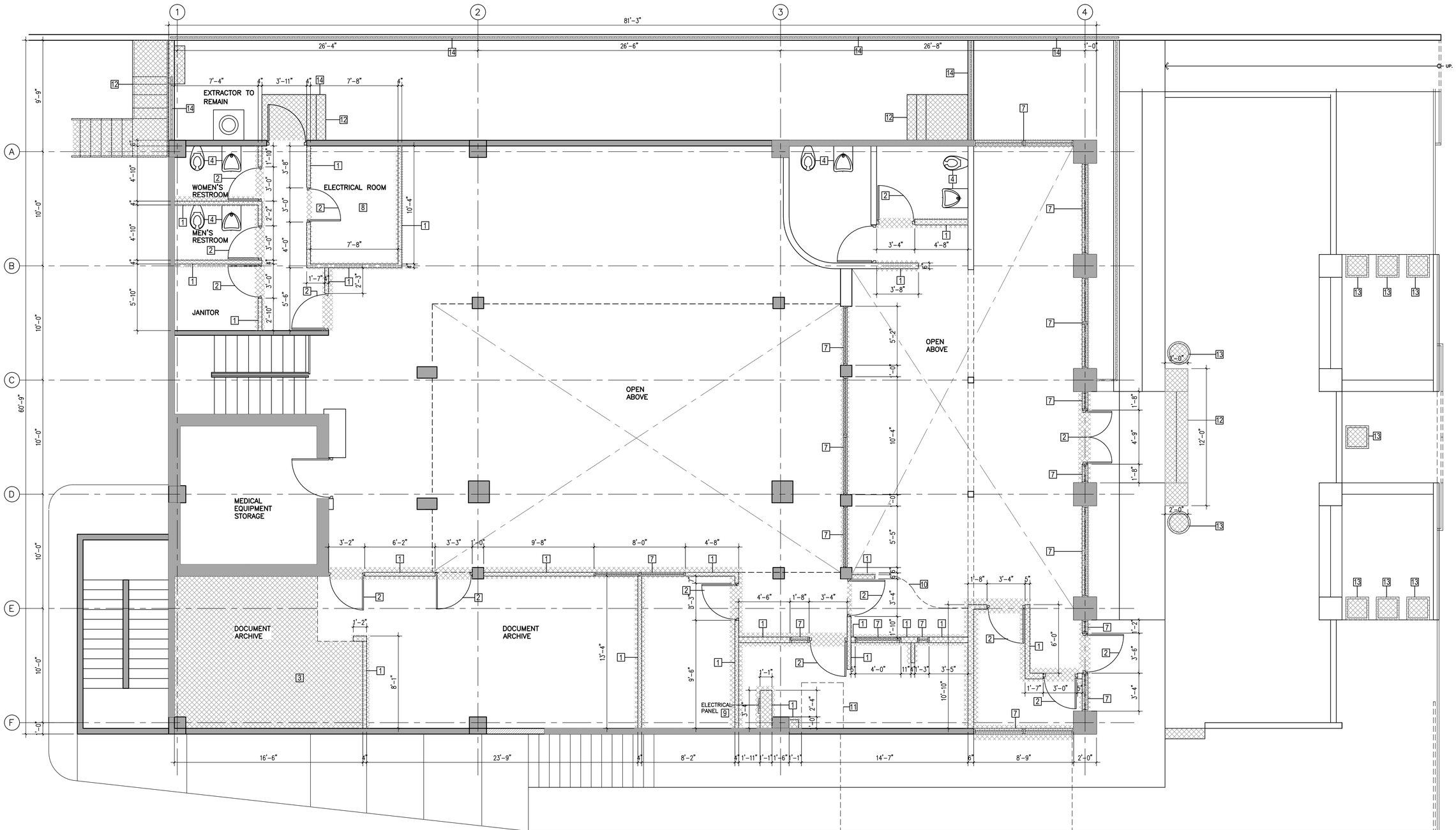
DEMOLITION BASMENT FLOOR PLAN

SCALE 1/4"= 1'-0"	DRAWING No. DM-1.0
PROJECT No.	
DATE MAR 2026	SHEET No. 1



DEMOLITION GROUND FLOOR PLAN

SCALE 1/4" = 1'-0"

LEGEND:

1	GYPSUM WALL BOARD TO BE DEMOLISHED
2	DOOR TO BE REMOVED
3	FLOOR TO BE REMOVED
4	REMOVE AND DISPOSE BATHROOM FIXTURES
5	MILLWORK CABINET TO BE REMOVED
6	COLUMN NON STRUCTURAL TO BE DEMOLISHED
7	WINDOW TO BE REMOVED
8	ELECTRICAL ROOM EQUIPMENT TO BE RELOCATED
9	ELECTRICAL PANEL TO BE RELOCATED
10	FASCIA TO BE REMOVED
11	EMERGENCY HATCH EXIT TO BE REMOVED
12	STAIRS TO BE REMOVED
13	PLANTERS TO BE REMOVED
14	RAILINGS TO BE REMOVED

EXISTING AREA TO BE DEMOLISHED

EXISTING CONCRETE WALL

EXISTING PARTITION WALL

DEMOLITION NOTES

1. THE CONTRACTOR, BEFORE THE START OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING AT THE PROJECT SITE AND NOTIFY TO THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE EXISTING CONDITIONS AND THE DOCUMENTS OF THE CONTRACT THAT COULD AFFECT THE PROGRAM AND/OR THE ADEQUATE PERFORMANCE OF DEMOLITION WORK AND CONSTRUCTION.

2. THE CONTRACTOR SHALL DISPOSE OF ALL EXISTING DEBRIS AND WASTE MATERIALS FROM OFF-SITE DEMOLITION WORK AS INSTRUCTED BY THE OWNER.

3. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED TO THE OWNER'S PROPERTY OR OTHER AREAS REMAINING DURING THE DEMOLITION AND CONSTRUCTION PHASES. DAMAGED ITEMS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

4. DEMOLITION AND REMOVAL SHALL BE CARRIED OUT IN AN ORGANIZED MANNER AND THE RELEASE OF DUST AND DEBRIS INTO THE AIR SHALL BE AVOIDED.

5. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THE OWNER ALL WORK TO BE PERFORMED IN THE AREAS IN CURRENT USE, SO AS NOT TO INTERFERE WITH NORMAL DAILY OPERATIONS.

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ARCHITECTURE PSC
CONSULTANT

PROJECT NAME

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BAYAMON, PUERTO RICO

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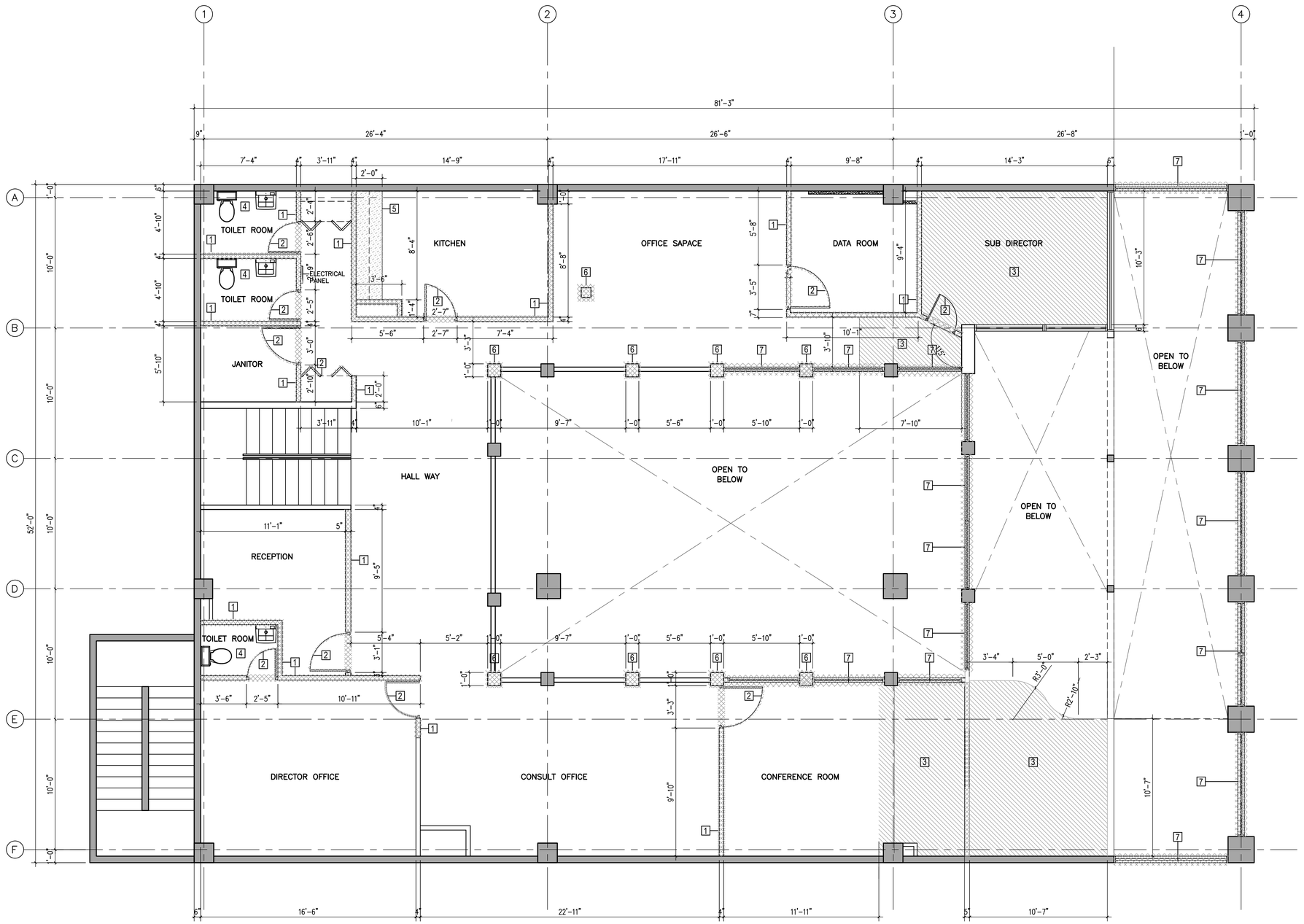
DEMOLITION GROUND FLOOR PLAN

SCALE: AS SHOWN	DRAWING No.: DM-1.01
PROJECT No.:	
DATE: MAR 2026	SHEET No.: 1



DEMOLITION SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

DEMOLITION LEGEND:

1. GYPSUM WALL BOARD TO BE DEMOLISHED
2. DOOR TO BE REMOVED
3. FLOOR TO BE REMOVED
4. REMOVE AND DISPOSE BATHROOM FIXTURES
5. MILLWORK CABINET TO BE REMOVED
6. COLUMN NON STRUCTURAL TO BE DEMOLISHED
7. WINDOWS TO BE REMOVED

EXISTING AREA TO BE DEMOLISHED

EXISTING CONCRETE WALL

EXISTING PARTITION WALL

DEMOLITION NOTES

1. THE CONTRACTOR, BEFORE THE START OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING AT THE PROJECT SITE AND NOTIFY TO THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE EXISTING CONDITIONS AND THE DOCUMENTS OF THE CONTRACT THAT COULD AFFECT THE PROGRAM AND/OR THE ADEQUATE PERFORMANCE OF DEMOLITION WORK AND CONSTRUCTION.

2. THE CONTRACTOR SHALL DISPOSE OF ALL EXISTING DEBRIS AND WASTE MATERIALS FROM OFF-SITE DEMOLITION WORK AS INSTRUCTED BY THE OWNER.

3. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED TO THE OWNER'S PROPERTY OR OTHER AREAS REMAINING DURING THE DEMOLITION AND CONSTRUCTION PHASES. DAMAGED ITEMS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

4. DEMOLITION AND REMOVAL SHALL BE CARRIED OUT IN AN ORGANIZED MANNER AND THE RELEASE OF DUST AND DEBRIS INTO THE AIR SHALL BE AVOIDED.

5. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THE OWNER ALL WORK TO BE PERFORMED IN THE AREAS IN CURRENT USE, SO AS NOT TO INTERFERE WITH NORMAL DAILY OPERATIONS.

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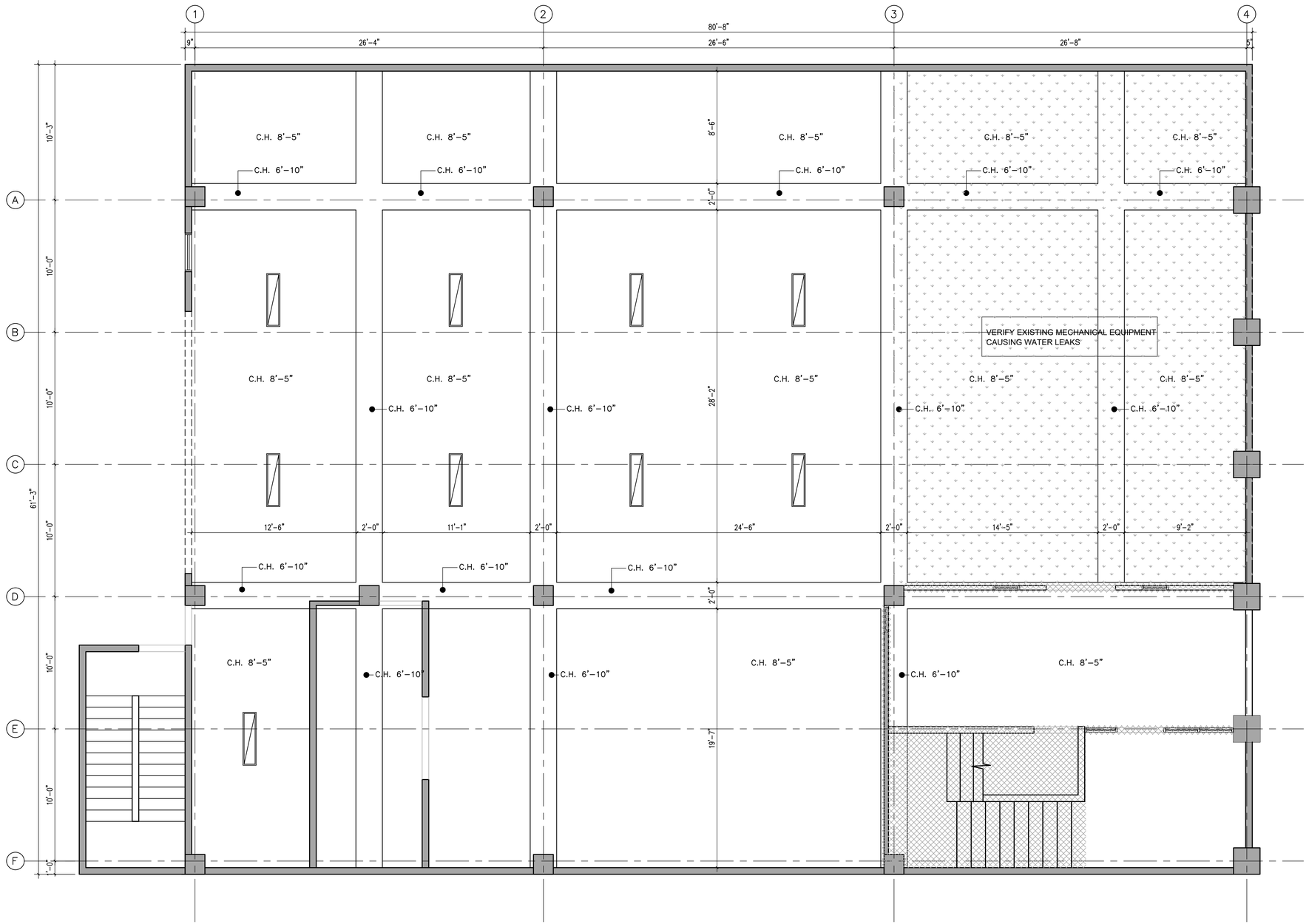
DEMOLITION SECOND FLOOR PLAN

SCALE 1/4" - 1'-0"	DRAWING No. DM-1.02
PROJECT No.	
DATE MAR 2026	SHEET No. 1



DEMOLITION BASEMENT FLOOR RCP PLAN

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

N

DEMOLITION LEGEND

REFLECTED CEILING AREA TO BE DEMOLISHED

EXISTING AREA TO BE DEMOLISHED

DEMOLITION NOTES

1. THE CONTRACTOR, BEFORE THE START OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING AT THE PROJECT SITE AND NOTIFY TO THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE EXISTING CONDITIONS AND THE DOCUMENTS OF THE CONTRACT THAT COULD AFFECT THE PROGRAM AND/OR THE ADEQUATE PERFORMANCE OF DEMOLITION WORK AND CONSTRUCTION.

2. THE CONTRACTOR SHALL DISPOSE OF ALL EXISTING DEBRIS AND WASTE MATERIALS FROM OFF-SITE DEMOLITION WORK AS INSTRUCTED BY THE OWNER.

3. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED TO THE OWNER'S PROPERTY OR OTHER AREAS REMAINING DURING THE DEMOLITION AND CONSTRUCTION PHASES. DAMAGED ITEMS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

4. DEMOLITION AND REMOVAL SHALL BE CARRIED OUT IN AN ORGANIZED MANNER AND THE RELEASE OF DUST AND DEBRIS INTO THE AIR SHALL BE AVOIDED.

5. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THE OWNER ALL WORK TO BE PERFORMED IN THE AREAS IN CURRENT USE, SO AS NOT TO INTERFERE WITH NORMAL DAILY OPERATIONS.

ABACUS

ARCHITECTURE PSC

CONSULTANT

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9RWV+H2W, Bayamón, 00961
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No.	DESCRIPTION	DATE
1	ADDENDA	9-09-24

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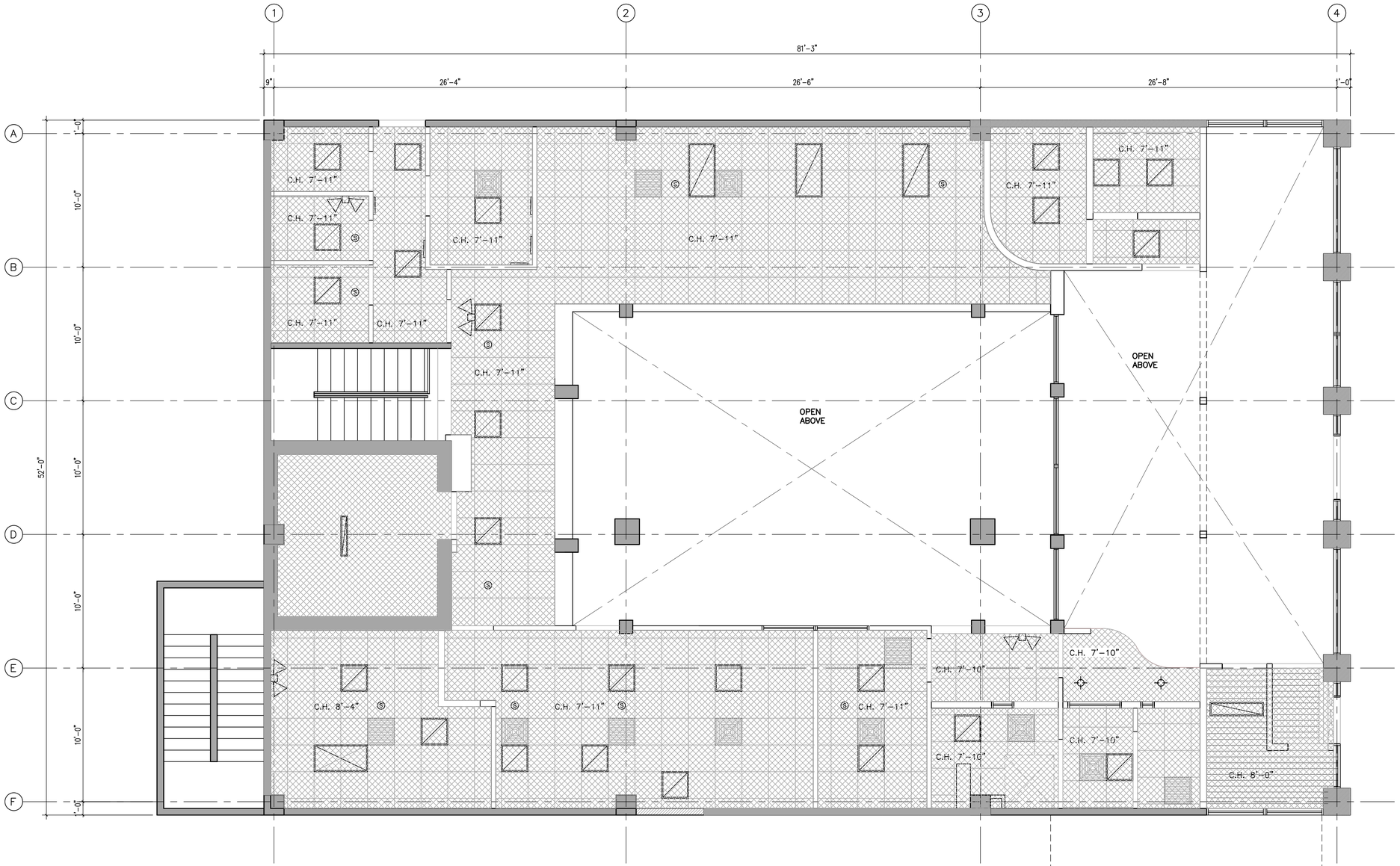
DEMOLITION BASMENT FLOOR RCP PLAN

SCALE 1/4"=1'-0"	DRAWING No. DM-1.03
PROJECT No.	
DATE MAR 2026	SHEET No. 1



DEMOLITION GROUND FLOOR RCP PLAN

SCALE 1/4" = 1'-0"

N

DEMOLITION LEGEND

REFLECTED CEILING AREA TO BE DEMOLISHED

EXISTING AREA TO BE DEMOLISHED

DEMOLITION NOTES

1. THE CONTRACTOR, BEFORE THE START OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING AT THE PROJECT SITE AND NOTIFY TO THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE EXISTING CONDITIONS AND THE DOCUMENTS OF THE CONTRACT THAT COULD AFFECT THE PROGRAM AND/OR THE ADEQUATE PERFORMANCE OF DEMOLITION WORK AND CONSTRUCTION.

2. THE CONTRACTOR SHALL DISPOSE OF ALL EXISTING DEBRIS AND WASTE MATERIALS FROM OFF-SITE DEMOLITION WORK AS INSTRUCTED BY THE OWNER.

3. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED TO THE OWNER'S PROPERTY OR OTHER AREAS REMAINING DURING THE DEMOLITION AND CONSTRUCTION PHASES. DAMAGED ITEMS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

4. DEMOLITION AND REMOVAL SHALL BE CARRIED OUT IN AN ORGANIZED MANNER AND THE RELEASE OF DUST AND DEBRIS INTO THE AIR SHALL BE AVOIDED.

5. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THE OWNER ALL WORK TO BE PERFORMED IN THE AREAS IN CURRENT USE, SO AS NOT TO INTERFERE WITH NORMAL DAILY OPERATIONS.

ABACUS

ARCHITECTURE PSC

CONSULTANT

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9RWV+H2W, Bayamón, 00961

BAYAMON, PUERTO RICO

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PARTNER IN CHARGE

DESIGN CAPTAIN

JOB CAPTAIN

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ISSUED FOR BID

DRAWING TITLE

DEMOLITION GROUND FLOOR RCP PLAN

SCALE	DRAWING No.
1/4"=1'-0"	DM-1.04
PROJECT No.	
DATE: MAR 2026	SHEET No. 1



DEMOLITION SECOND FLOOR RCP PLAN

SCALE 1/4" = 1'-0"

DEMOLITION LEGEND

REFLECTED CEILING AREA TO BE DEMOLISHED

EXISTING AREA TO BE DEMOLISHED

DEMOLITION NOTES

1. THE CONTRACTOR, BEFORE THE START OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING AT THE PROJECT SITE AND NOTIFY TO THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE EXISTING CONDITIONS AND THE DOCUMENTS OF THE CONTRACT THAT COULD AFFECT THE PROGRAM AND/OR THE ADEQUATE PERFORMANCE OF DEMOLITION WORK AND CONSTRUCTION.

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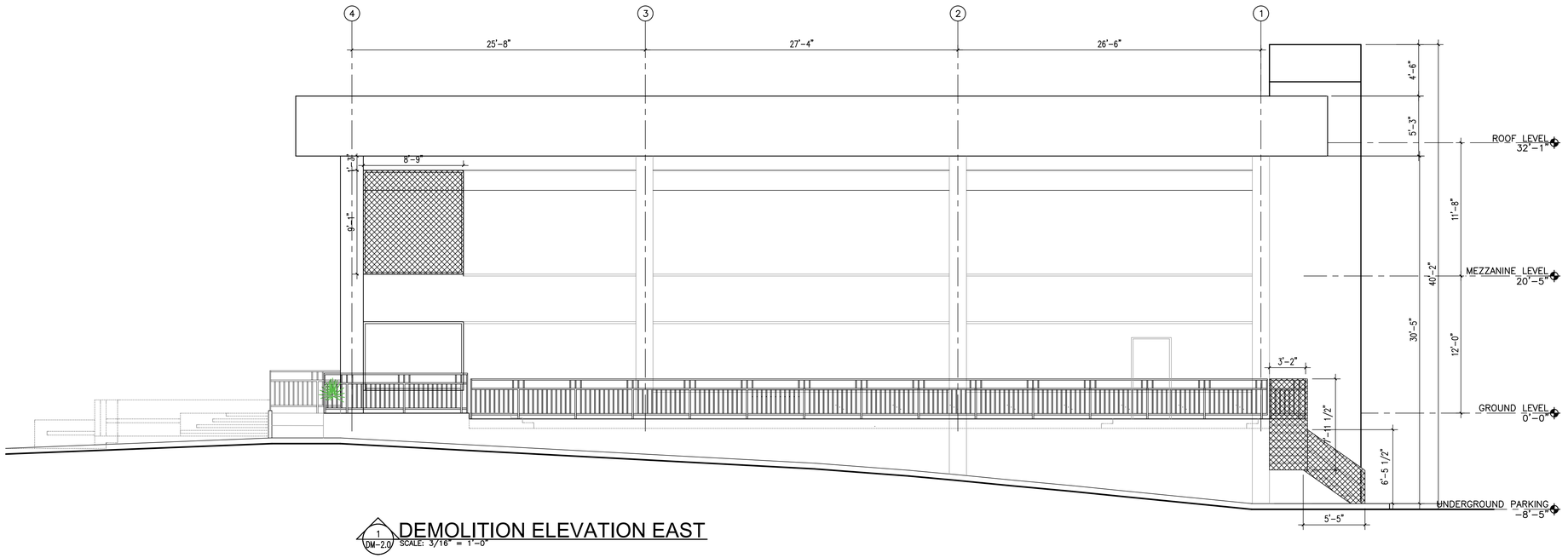
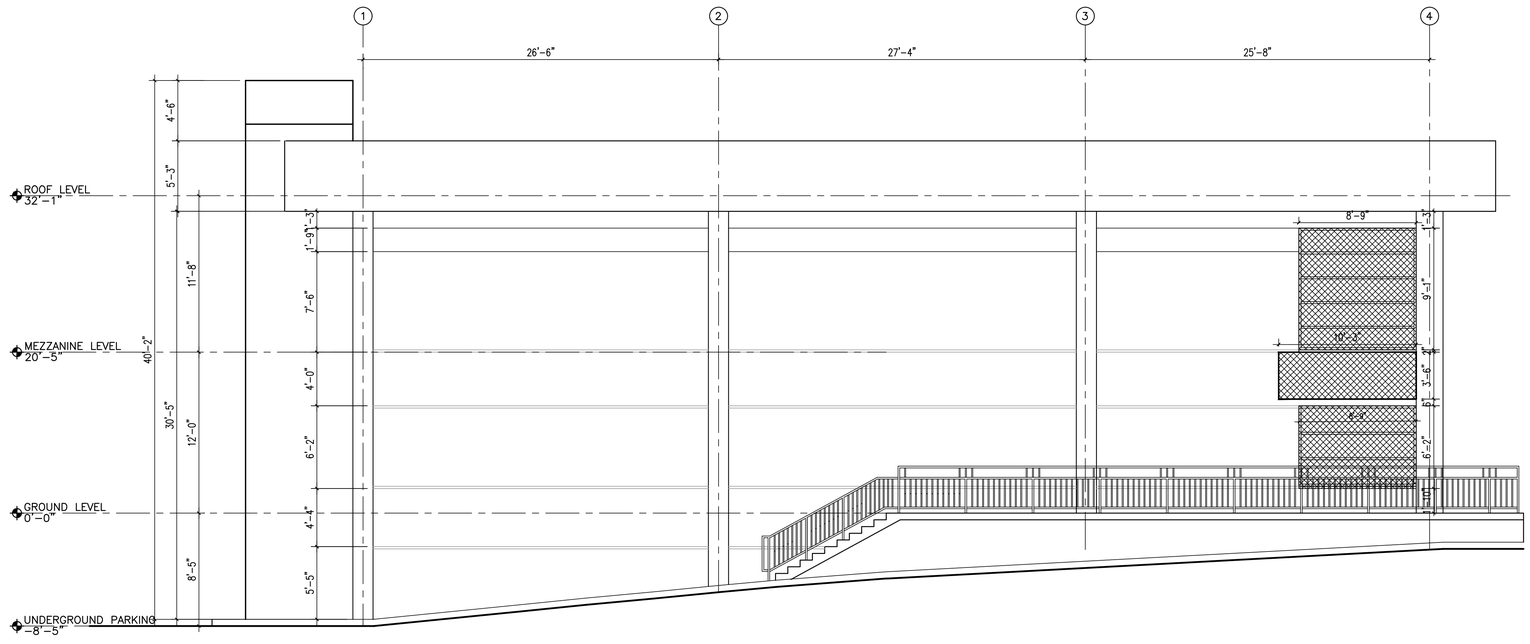
DRAWING TITLE

DEMOLITION
SECOND FLOOR
RCP PLAN

SCALE 1/4" - 1'-0"	DRAWING No. DM-1.05
PROJECT No.	
DATE MAR 2026	SHEET No. 1



1 DM-2.0 DEMOLITION ELEVATION EAST
SCALE: 3/16" = 1'-0"



2 DM-2.0 DEMOLITION ELEVATION WEST
SCALE: 3/16" = 1'-0"

LEGEND:

AREA TO BE DEMOLISHED

DEMOLITION NOTES:

1. THE CONTRACTOR, BEFORE THE START OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING AT THE PROJECT SITE AND NOTIFY TO THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE EXISTING CONDITIONS AND THE DOCUMENTS OF THE CONTRACT THAT COULD AFFECT THE PROGRAM AND/OR THE ADEQUATE PERFORMANCE OF DEMOLITION WORK AND CONSTRUCTION.

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5. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THE OWNER ALL WORK TO BE PERFORMED IN THE AREAS IN CURRENT USE, SO AS NOT TO INTERFERE WITH NORMAL DAILY OPERATIONS.

6. APPLY CEMENT UNDERLAYMENT ON EXISTING FLOOR DAMAGE AREAS FOR SMOOTH FINISH PRIOR INSTALLING FLOOR FINISHES.

7. THE CONTRACTOR SHALL REMOVE ALL FLOOR FINISHES INCLUDING WALL BASE.

8. AREA TO RECEIVE NEW FLOORING MUST BE LEVELED WITH CEMENTITIOUS LEVELING COMPOUND BEFORE NEW FLOORING INSTALLATION.

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ARCHITECTURE PSC
CONSULTANT

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AGUADILLA, PUERTO RICO

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No.	DESCRIPTION	DATE
1	ADDENDA	4-27-23

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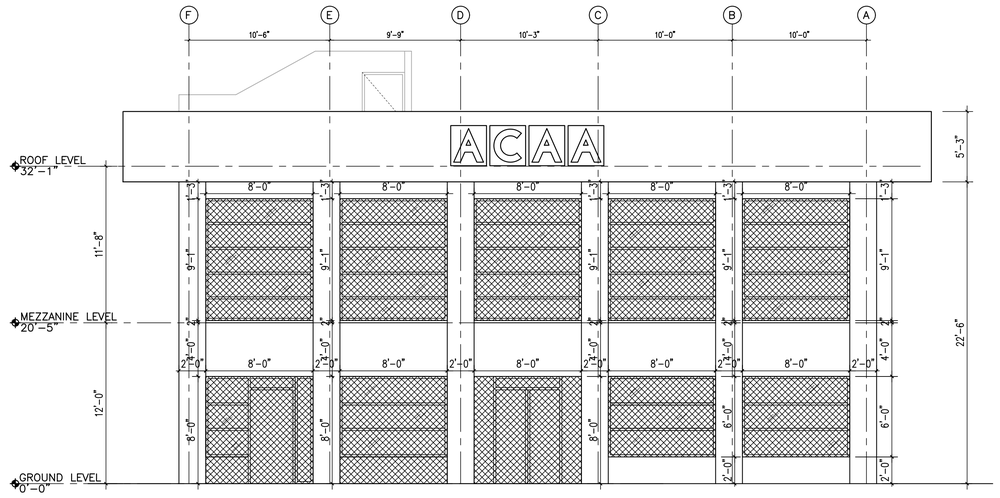
DEMOLITION EAST AND WEST ELEVATION

SCALE 3/16" = 1'-0"	DRAWING No. DM-2.0
PROJECT No.	
DATE MAR 2026	SHEET No. 1



3 DM-2.1 DEMOLITION SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

LEGEND:

AREA TO BE DEMOLISHED

DEMOLITION NOTES:

1. THE CONTRACTOR, BEFORE THE START OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING AT THE PROJECT SITE AND NOTIFY TO THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE EXISTING CONDITIONS AND THE DOCUMENTS OF THE CONTRACT THAT COULD AFFECT THE PROGRAM AND/OR THE ADEQUATE PERFORMANCE OF DEMOLITION WORK AND CONSTRUCTION.

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7. THE CONTRACTOR SHALL REMOVE ALL FLOOR FINISHES INCLUDING WALL BASE.

8. AREA TO RECEIVE NEW FLOORING MUST BE LEVELED WITH CEMENTITIOUS LEVELING COMPOUND BEFORE NEW FLOORING INSTALLATION.

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CONSULTANT

PROJECT NAME

MEJORAS OFICINAS ACAA BAYAMON
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REVISIONS

No.	DESCRIPTION	DATE
1	ADDENDA	4-27-23

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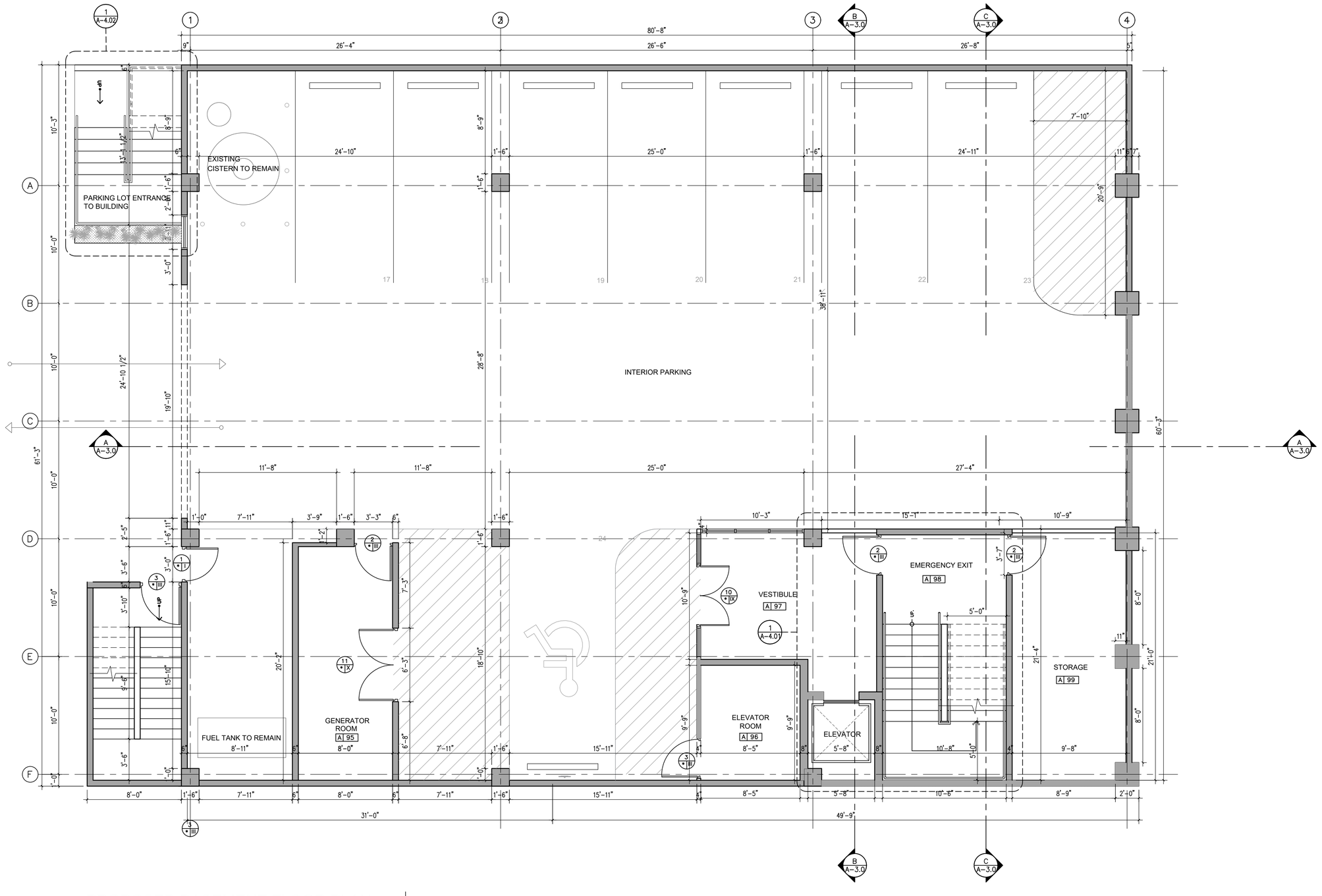
DEMOLITION SOUTH ELEVATION

SCALE 3/16" = 1'-0"	DRAWING No. DM-2.1
PROJECT No.	
DATE MAR 2026	SHEET No. 1



PROPOSED BASEMENT FLOOR PLAN

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

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CONSULTANT

PROJECT NAME

MEJORAS OFICINAS ACAA BAYAMON
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BAYAMON, PUERTO RICO

REVISIONS

No.	DESCRIPTION	DATE
1	ADDENDA	10-08-24

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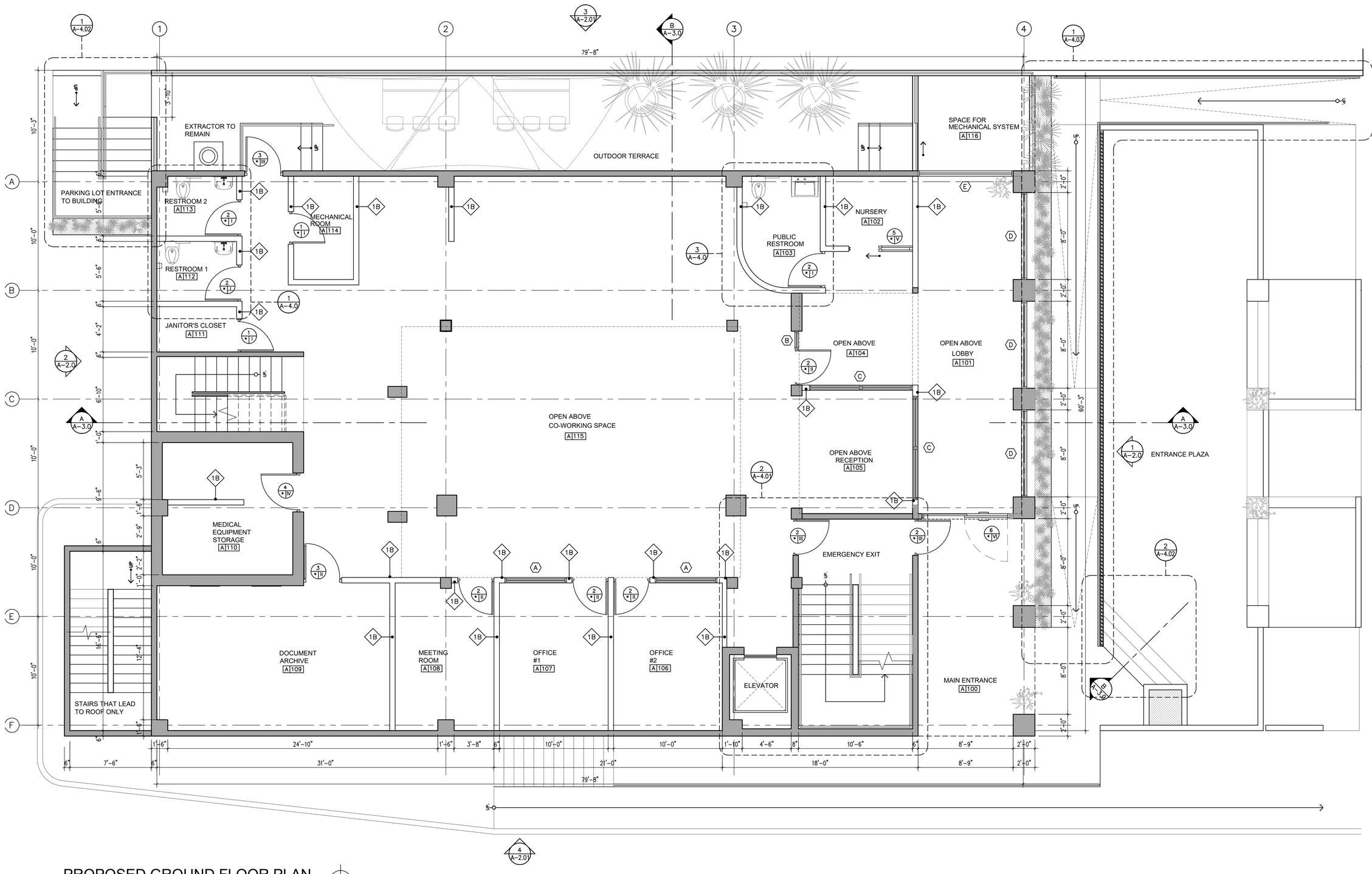
PROPOSED BASEMENT FLOOR PLAN

SCALE	DRAWING No.
1/4" = 1'	A-1.0
PROJECT No.	
DATE: MAR 2026	SHEET No.



PROPOSED GROUND FLOOR PLAN

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

ABACUS

ARCHITECTURE PSC

CONSULTANT

PROJECT NAME

MEJORAS OFICINAS ACAA BAYAMON
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BAYAMON, PUERTO RICO

REVISIONS

No.	DESCRIPTION	DATE
1	ADDENDA	4-27-23

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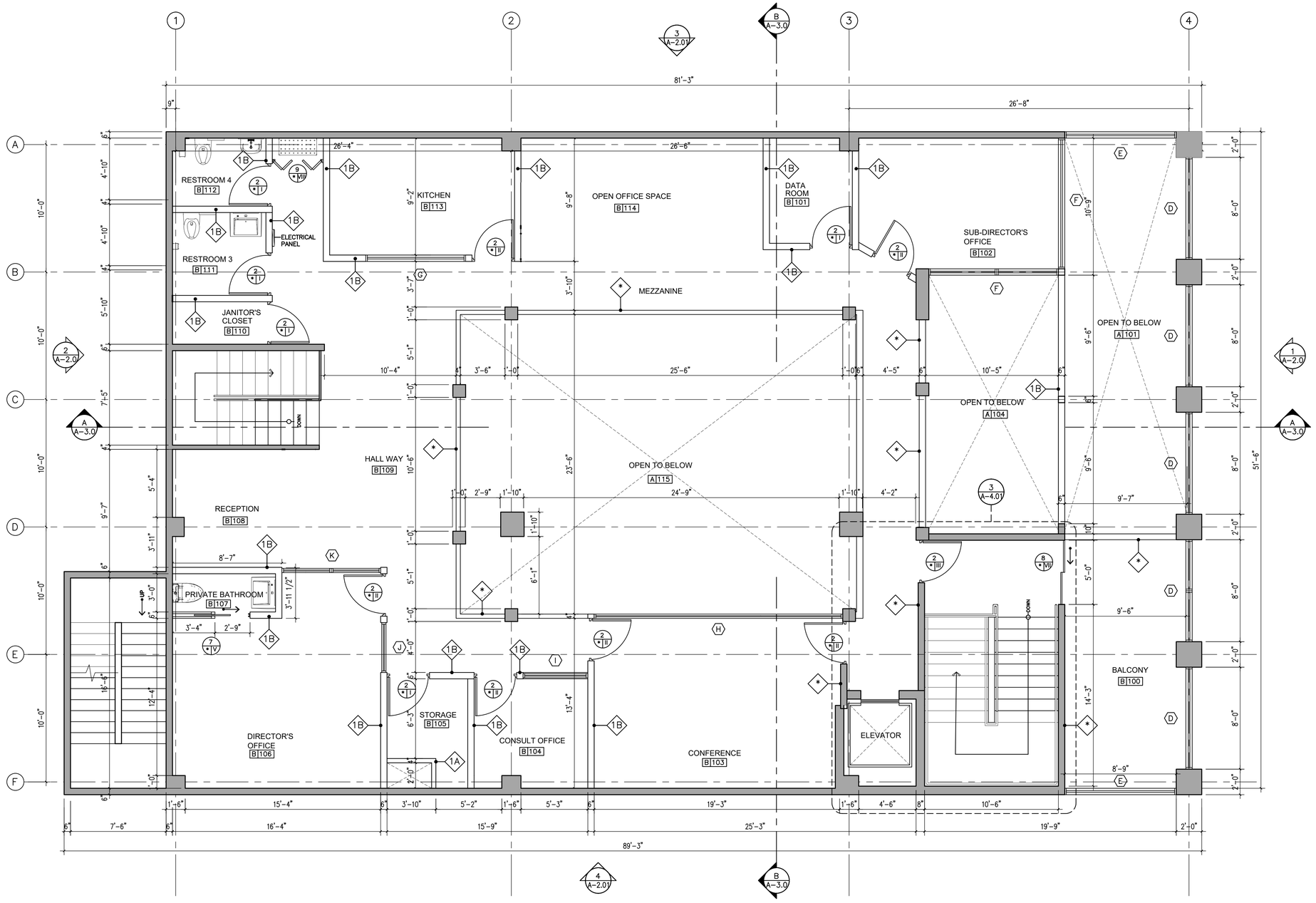
PROPOSED GROUND FLOOR PLAN

SCALE	DRAWING No.
1/4"=1'-0"	A-1.01
PROJECT No.	
DATE: MAR 2026	SHEET No.: 1



PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

ABACUS

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CONSULTANT

PROJECT NAME

MEJORAS OFICINAS ACAA BAYAMON
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1	ADDENDA	

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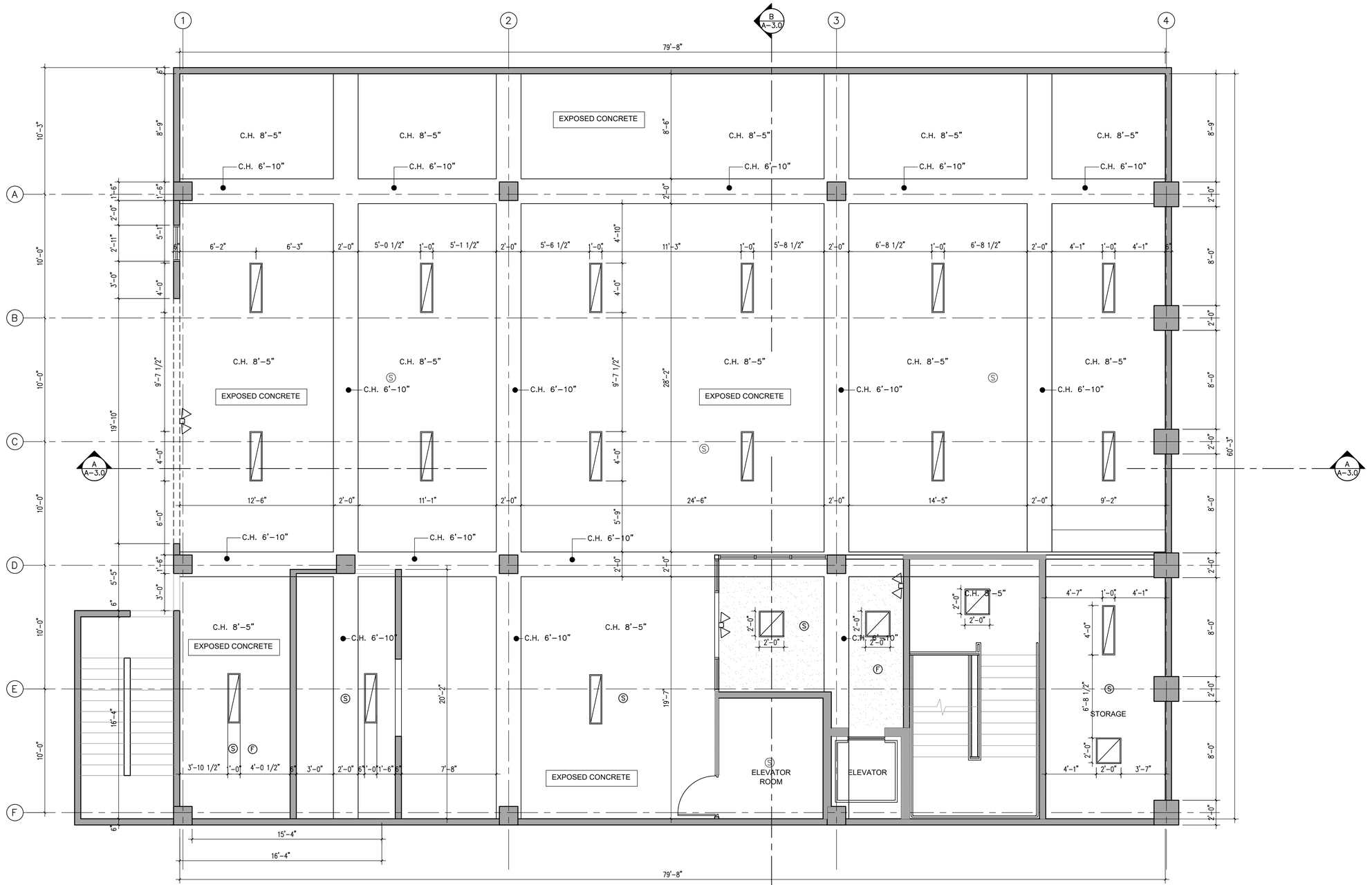
PROPOSED SECOND FLOOR PLAN

SCALE 1/4"=1'-0"	DRAWING No. A-1.02
PROJECT No.	
DATE MAR 2026	SHEET No. 1



PROPOSED BASEMENT FLOOR RCP PLAN

SCALE: 1/4" = 1'–0"

RCP FINISHES LEGEND

PLASTER FINISH

RCP LEGEND:

- 2'-0" X 2'-0" RECESSED FLUORESCENT LIGHT FIXTURE
- 2'-0" X 4'-0" RECESSED FLUORESCENT LIGHT FIXTURE
- C.H. X'-X" CEILING HEIGHT ABOVE FINISHED FLOOR
- 2'-0" X 2'-0" ACOUSTICAL CEILING TILE REFER TO FINISH SCHEDULE.
- 2'-0" X 4'-0" ACOUSTICAL CEILING TILE REFER TO FINISH SCHEDULE.
- A/C SUPPLY DIFFUSER REFER TO MECH. DWGS.
- A/C RETURN DIFFUSER REFER TO MECH. DWGS.
- (F) FIRE ALARM
- (S) SMOKE DETECTOR
- (X) FIRE SPRINKLER
- (OS) 360 DEGREE DUAL-TECHNOLOGY CEILING MOUNTED OCCUPANCY SENSOR
- EMERGENCY EGRESS LIGHT

ABACUS
ARCHITECTURE PSC
CONSULTANT

PROJECT NAME

MEJORAS OFICINAS ACAA BAYAMON
9RWV+H2W, Bayamón, 00961
AGUADILLA, PUERTO RICO

REVISIONS

No.	DESCRIPTION	DATE

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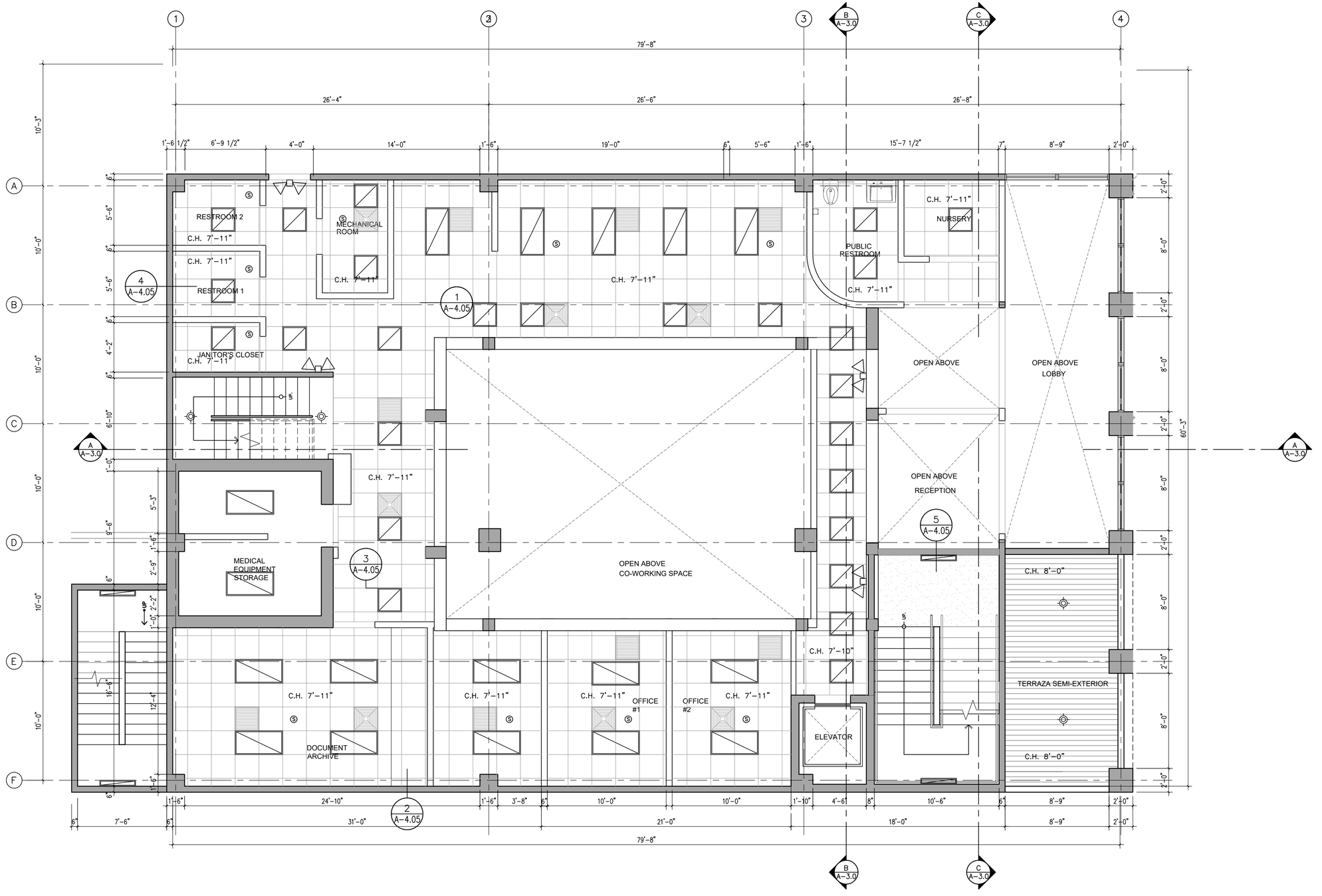
PROPOSED BASEMENT FLOOR RCP PLAN

SCALE 1/4" = 1'–0"	DRAWING No. A–1.03
PROJECT No.	
DATE MAR 2026	SHEET No. 1



PROPOSED GROUND FLOOR RCP PLAN

SCALE 1/4" = 1'-0"

RCP FINISHES LEGEND

- PLASTER FINISH
- EXTERIOR 5 IN W. WOODEN PLANKS FINISH

RCP LEGEND:

- 2'-0" X 2'-0" RECESSED FLUORESCENT LIGHT FIXTURE
- 2'-0" X 4'-0" RECESSED FLUORESCENT LIGHT FIXTURE
- C.H. X'-X" CEILING HEIGHT ABOVE FINISHED FLOOR
- 2'-0" X 2'-0" ACOUSTICAL CEILING TILE REFER TO FINISH SCHEDULE.
- 2'-0" X 4'-0" ACOUSTICAL CEILING TILE REFER TO FINISH SCHEDULE.
- A/C SUPPLY DIFFUSER REFER TO MECH. DWGS.
- A/C RETURN DIFFUSER REFER TO MECH. DWGS.
- (F) FIRE ALARM
- (S) SMOKE DETECTOR
- (X) FIRE SPRINKLER
- (OS) 360 DEGREE DUAL-TECHNOLOGY CEILING MOUNTED OCCUPANCY SENSOR
- EMERGENCY EGRESS LIGHT

ABACUS

ARCHITECTURE PSC

CONSULTANT

PROJECT NAME

MEJORAS OFICINAS ACAA BAYAMON
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PROPOSED GROUND FLOOR RCP PLAN

SCALE 1/4" = 1'-0"	DRAWING No. A-1.04
PROJECT No.	
DATE MAR 2026	SHEET No. 1



PROPOSED SECOND FLOOR RCP PLAN

SCALE 1/4" = 1'-0"

RCP FINISHES LEGEND

- PLASTER FINISH
- EXTERIOR 5 IN W. WOODEN PLANKS FINISH

RCP LEGEND:

- 2'-0" X 2'-0" RECESSED FLUORESCENT LIGHT FIXTURE
- 2'-0" X 4'-0" RECESSED FLUORESCENT LIGHT FIXTURE
- C.H. X'-X" CEILING HEIGHT ABOVE FINISHED FLOOR
- 2'-0" X 2'-0" ACOUSTICAL CEILING TILE REFER TO FINISH SCHEDULE.
- 2'-0" X 4'-0" ACOUSTICAL CEILING TILE REFER TO FINISH SCHEDULE.
- A/C SUPPLY DIFFUSER REFER TO MECH. DWGS.
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- (F) FIRE ALARM
- (S) SMOKE DETECTOR
- (X) FIRE SPRINKLER
- (DO) 360 DEGREE DUAL-TECHNOLOGY CEILING MOUNTED OCCUPANCY SENSOR
- EMERGENCY EGRESS LIGHT

ABACUS
ARCHITECTURE PSC
CONSULTANT

PROJECT NAME

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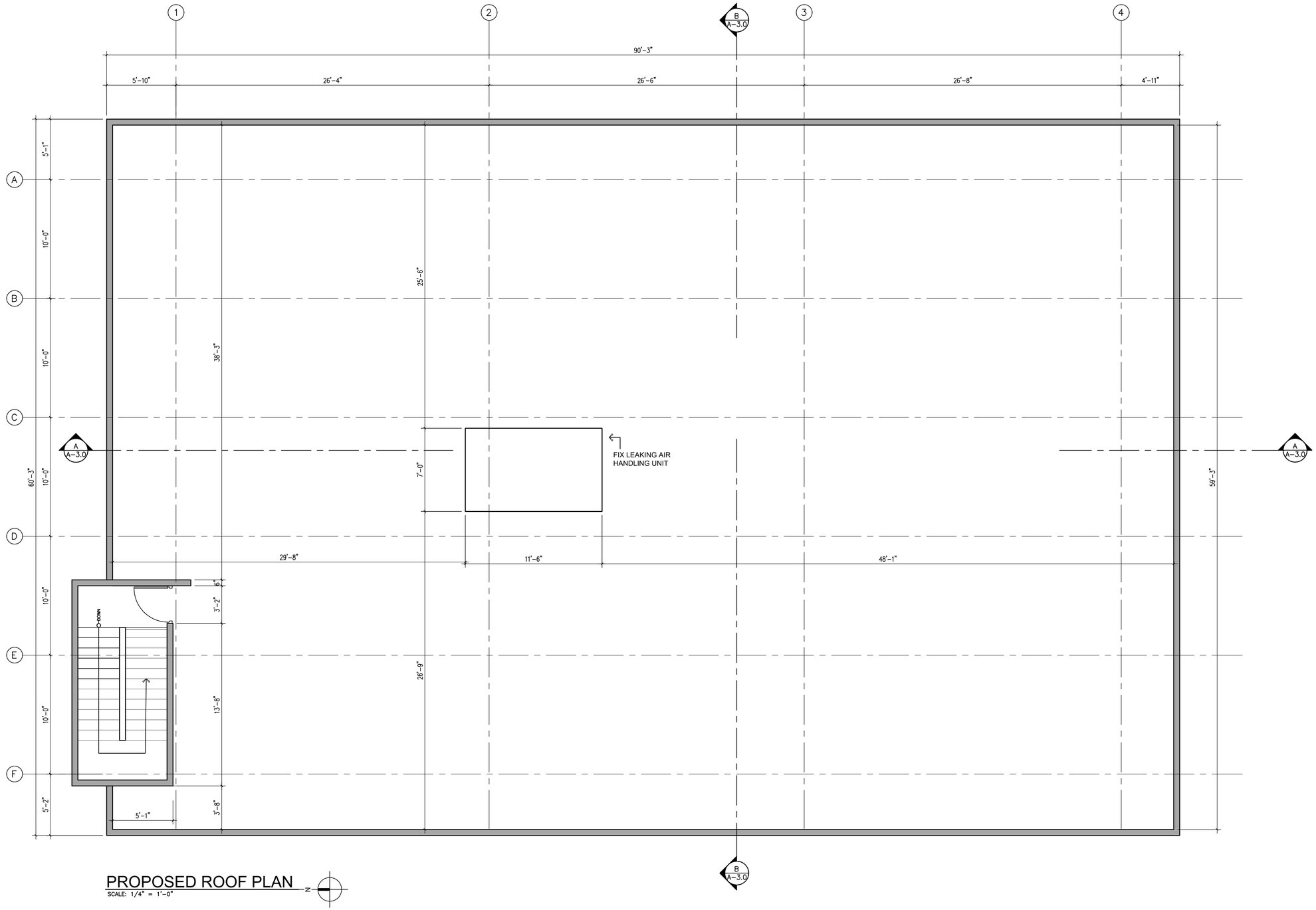
DRAWING TITLE

PROPOSED SECOND FLOOR RCP PLAN

SCALE	DRAWING No.
1/4" = 1'-0"	A-1.05
PROJECT No.	
DATE: MAR 2026	SHEET No. 1



PROPOSED ROOF PLAN

SCALE: 1/4" = 1'–0"

ABACUS

ARCHITECTURE PSC

CONSULTANT

PROJECT NAME

MEJORAS OFICINAS ACAA BAYAMON

9RWV+H2W, Bayamón, 00961

AGUADILLA, PUERTO RICO

REVISIONS

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JOB CAPTAIN

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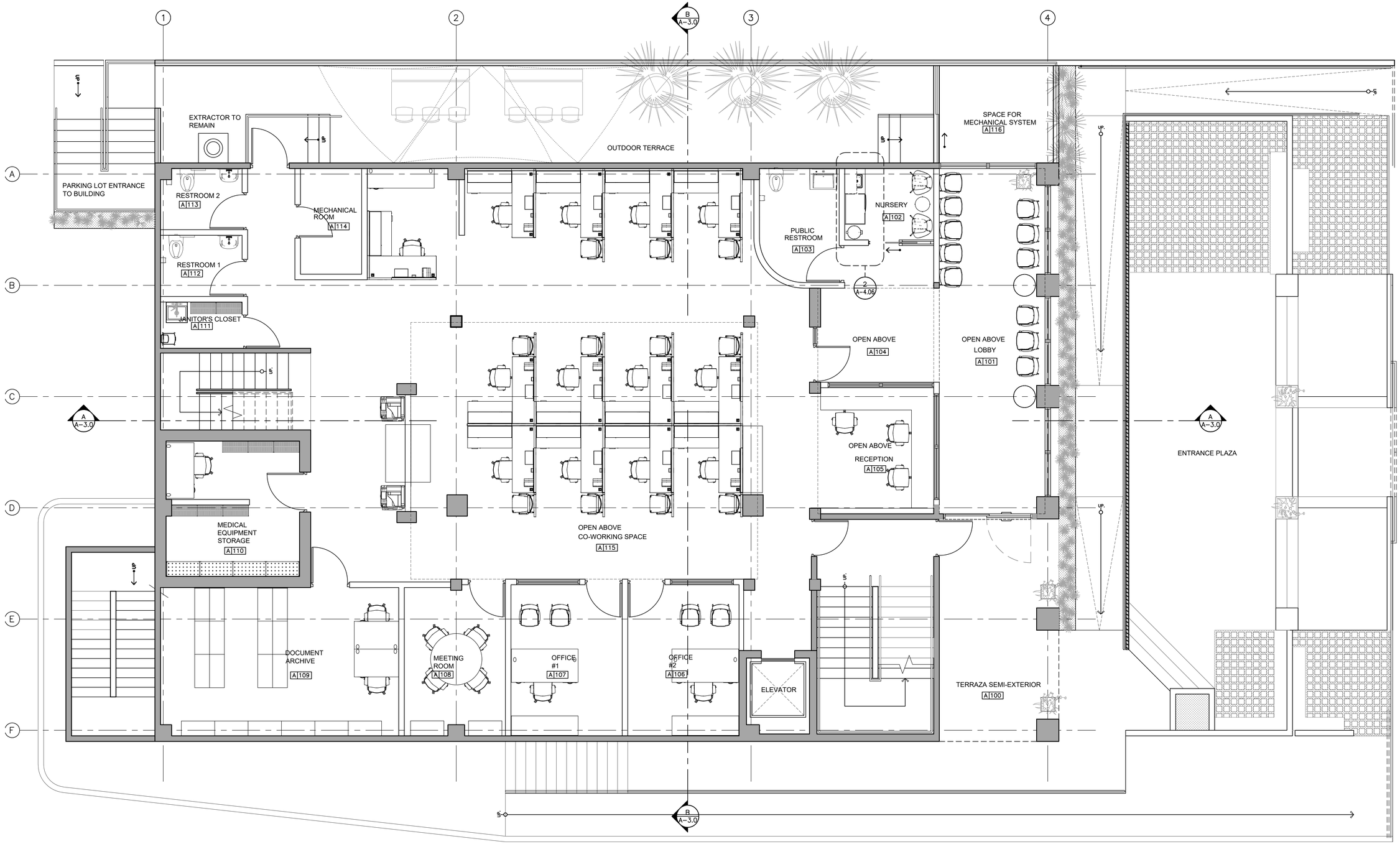
DRAWING TITLE

PROPOSED ROOF PLAN

SCALE 1/4" = 1'–0"	DRAWING No. A–1.06
PROJECT No.	
DATE MAR 2026	SHEET No. 1



PROPOSED GROUND FURNITURE FLOOR PLAN

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

ABACUS

ARCHITECTURE PSC

CONSULTANT

PROJECT NAME

MEJORAS OFICINAS ACAA BAYAMON
9RWV+H2W, Bayamón, 00961
BAYAMON, PUERTO RICO

REVISIONS		
No.	DESCRIPTION	DATE
1	ADDENDA	4-27-23

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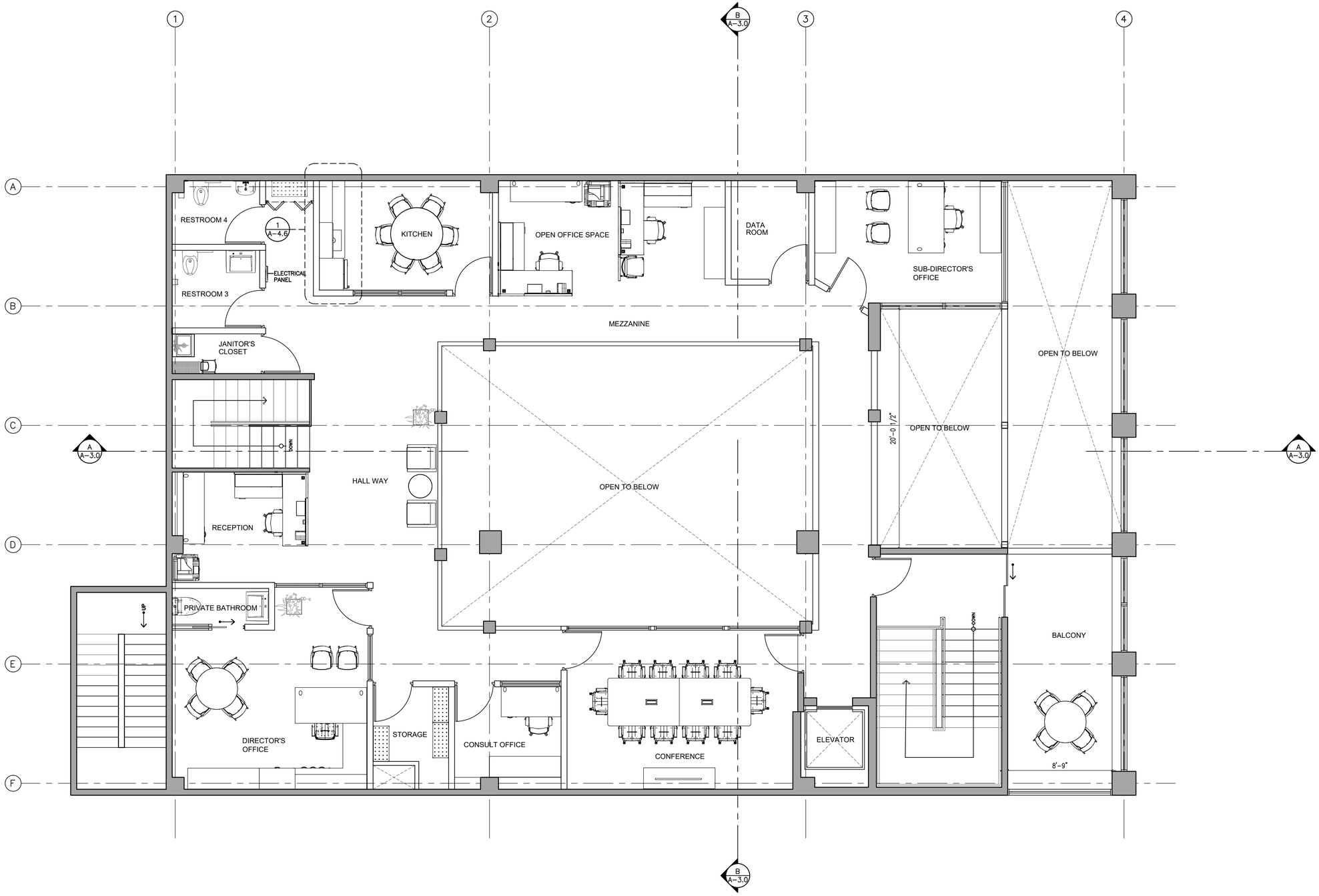
PARTNER IN CHARGE
DESIGN CAPTAIN
JOB CAPTAIN
CHECKED BY
DRAWN BY

ISSUED FOR BID

DRAWING TITLE

PROPOSED GROUND FLOOR FURNITURE PLAN

SCALE	DRAWING No.
1/4"=1'-0"	A-1.07
PROJECT No.	
DATE: MAR 2026	SHEET No. 1



PROPOSED SECOND FLOOR FURNITURE PLAN

SCALE 1/4" = 1'–0"

ABACUS

ARCHITECTURE PSC

CONSULTANT

PROJECT NAME

MEJORAS OFICINAS ACAA BAYAMON
9RWV+H2W, Bayamón, 00961
BAYAMON, PUERTO RICO

REVISIONS

No.	DESCRIPTION	DATE
1	ADDENDA	4–27–23

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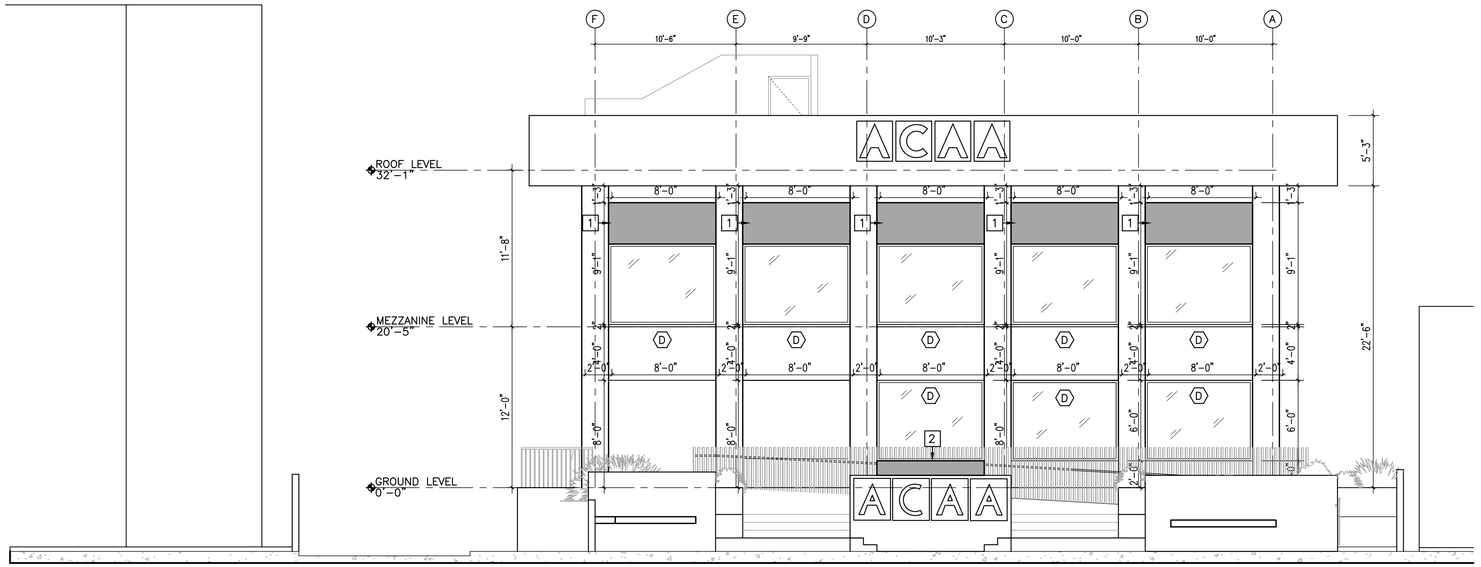
DESIGN CAPTAIN
JOB CAPTAIN
CHECKED BY
DRAWN BY

ISSUED FOR BID

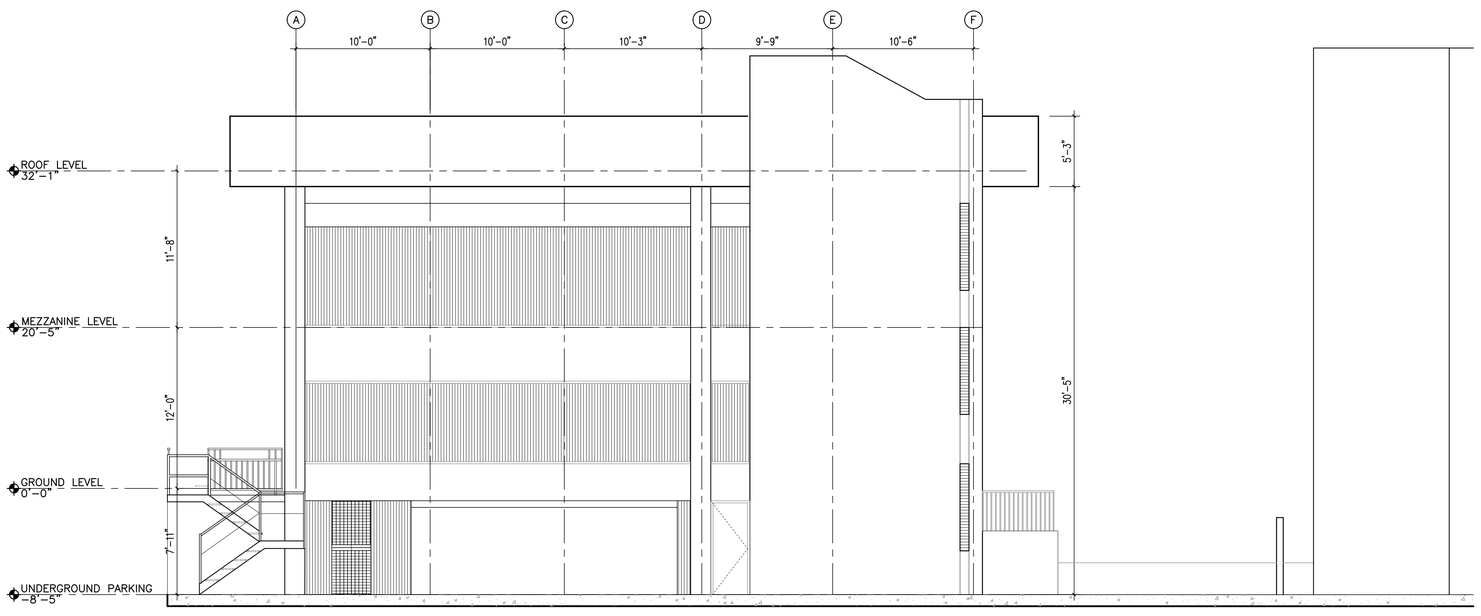
DRAWING TITLE

PROPOSED SECOND FLOOR FURNITURE PLAN

SCALE 1/4"=1'–0"	DRAWING No. A–1.08
PROJECT No.	
DATE MAR 2026	SHEET No. 1



1 A-2.0 PROPOSED ELEVATION SOUTH
SCALE: 3/16" = 1'-0"



2 A-2.0 PROPOSED ELEVATION NORTH
SCALE: 3/16" = 1'-0"

LEGEND:

NEW STRUCTURE

KEYNOTES:

1 NEW STRUCTURAL BEAM ABOVE WINDOW

2 NEW STRUCTURAL WALL BELOW WINDOW

NOTES:

1. THE CONTRACTOR, BEFORE THE START OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS AND LOCATION OF EXISTING ELECTRICAL AND MECHANICAL INSTALLATION AT THE PROJECT SITE AND NOTIFY TO THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE EXISTING CONDITIONS AND THE DOCUMENTS OF THE CONTRACT THAT COULD AFFECT THE PROGRAM AND/OR THE ADEQUATE PERFORMANCE OF DEMOLITION WORK AND CONSTRUCTION.

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3. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED TO THE OWNER'S PROPERTY OR OTHER AREAS REMAINING DURING THE DEMOLITION AND CONSTRUCTION PHASES. DAMAGED ITEMS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

4. DEMOLITION AND REMOVAL SHALL BE CARRIED OUT IN AN ORGANIZED MANNER AND THE RELEASE OF DUST AND DEBRIS INTO THE AIR SHALL BE AVOIDED.

5. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THE OWNER ALL WORK TO BE PERFORMED IN THE AREAS IN CURRENT USE, SO AS NOT TO INTERFERE WITH NORMAL DAILY OPERATIONS.

6. AREA TO RECEIVE NEW CERAMIC TILE FLOORING MUST BE LEVELED WITH CEMENTITIOUS LEVELING COMPOUND BEFORE NEW FLOORING INSTALLATION.

ABACUS
ARCHITECTURE PSC
CONSULTANT

PROJECT NAME

MEJORAS OFICINAS ACAA BAYAMON
9RWV+H2W, Bayamón, 00961
AGUADILLA, PUERTO RICO

REVISIONS

No.	DESCRIPTION	DATE
1	ADDENDA	4-27-23

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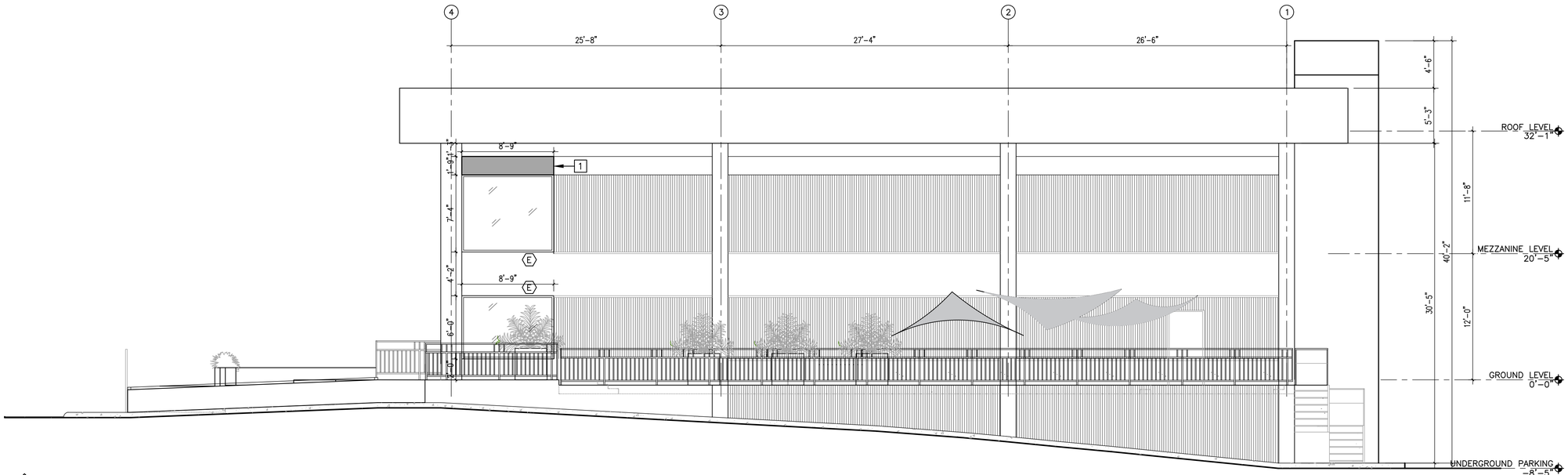
PARTNER IN CHARGE
DESIGN CAPTAIN
JOB CAPTAIN
CHECKED BY
DRAWN BY

ISSUED FOR CONSTRUCTION

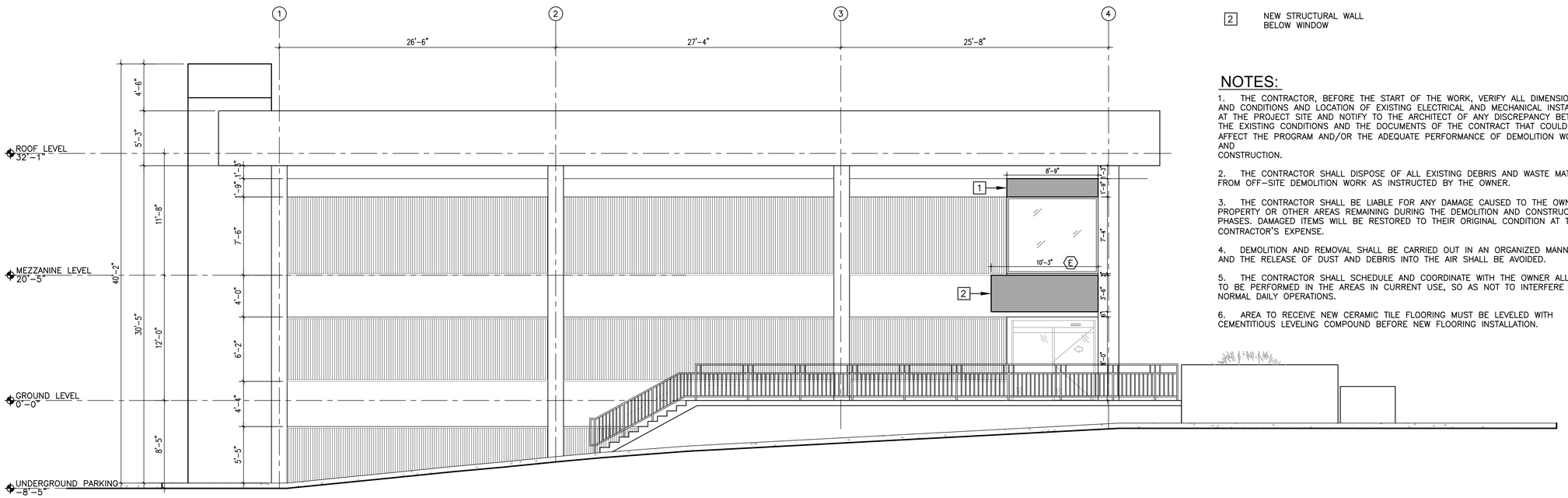
DRAWING TITLE

PROPOSED SOUTH AND NORTH ELEVATION

SCALE 3/16" = 1'-0"	DRAWING No. A-2.0
PROJECT No.	
DATE MAR 2026	SHEET No. 1



3 A-2.01 PROPOSED ELEVATION EAST
SCALE: 3/16" = 1'-0"



4 A-2.01 PROPOSED ELEVATION WEST
SCALE: 3/16" = 1'-0"

LEGEND:

NEW STRUCTURE

KEYNOTES:

1 NEW STRUCTURAL BEAM ABOVE WINDOW

2 NEW STRUCTURAL WALL BELOW WINDOW

NOTES:

1. THE CONTRACTOR, BEFORE THE START OF THE WORK, VERIFY ALL DIMENSIONS AND CONDITIONS AND LOCATION OF EXISTING ELECTRICAL AND MECHANICAL INSTALLATION AT THE PROJECT SITE AND NOTIFY TO THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE EXISTING CONDITIONS AND THE DOCUMENTS OF THE CONTRACT THAT COULD AFFECT THE PROGRAM AND/OR THE ADEQUATE PERFORMANCE OF DEMOLITION WORK AND CONSTRUCTION.

2. THE CONTRACTOR SHALL DISPOSE OF ALL EXISTING DEBRIS AND WASTE MATERIALS FROM OFF-SITE DEMOLITION WORK AS INSTRUCTED BY THE OWNER.

3. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED TO THE OWNER'S PROPERTY OR OTHER AREAS REMAINING DURING THE DEMOLITION AND CONSTRUCTION PHASES. DAMAGED ITEMS WILL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

4. DEMOLITION AND REMOVAL SHALL BE CARRIED OUT IN AN ORGANIZED MANNER AND THE RELEASE OF DUST AND DEBRIS INTO THE AIR SHALL BE AVOIDED.

5. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE WITH THE OWNER ALL WORK TO BE PERFORMED IN THE AREAS IN CURRENT USE, SO AS NOT TO INTERFERE WITH NORMAL DAILY OPERATIONS.

6. AREA TO RECEIVE NEW CERAMIC TILE FLOORING MUST BE LEVELED WITH CEMENTITIOUS LEVELING COMPOUND BEFORE NEW FLOORING INSTALLATION.

ABACUS
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CONSULTANT

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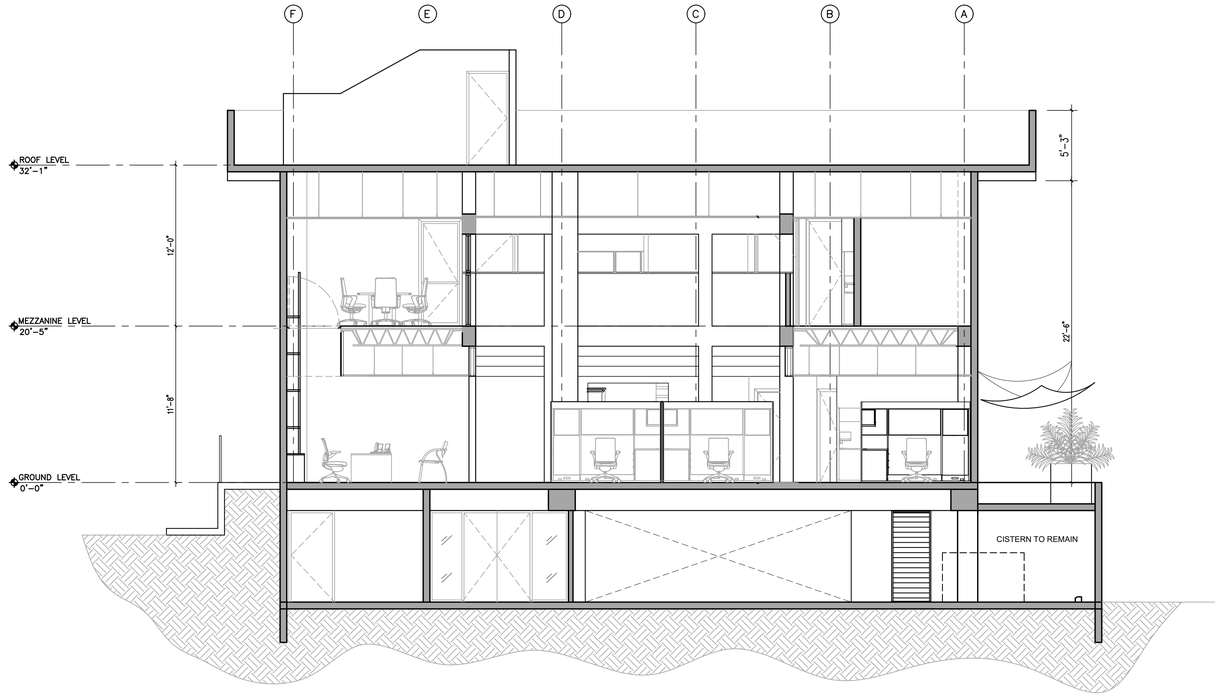
ISSUED FOR CONSTRUCTION

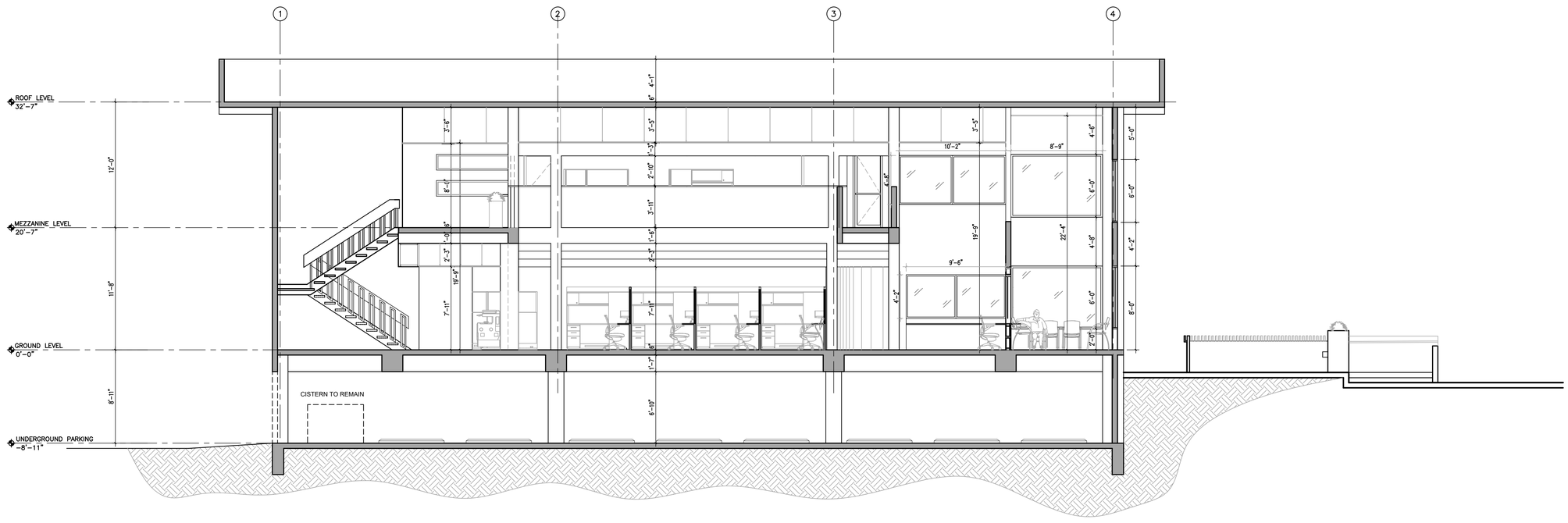
DRAWING TITLE

PROPOSED EAST AND WEST ELEVATION

SCALE 3/16" = 1'-0"	DRAWING No. A-2.01
PROJECT No.	
DATE MAR 2026	SHEET No. 1



B
A-3.0
PROPOSED TRANSVERSAL SECTION
SCALE: 3/16" = 1'-0"



A
A-3.0
PROPOSED LONGITUDINAL SECTION
SCALE: 3/16" = 1'-0"

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ARCHITECTURE PSC
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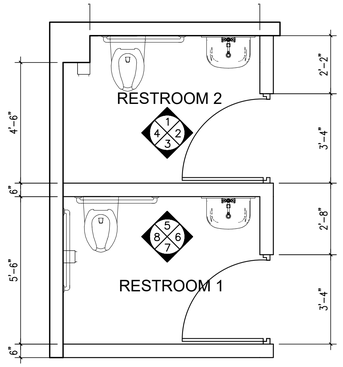
DRAWING TITLE

PROPOSED SECTIONS

SCALE: 3/16" = 1'-0"	DRAWING No.: A-3.0
PROJECT No.:	
DATE: MAR 2026	SHEET No.: 1

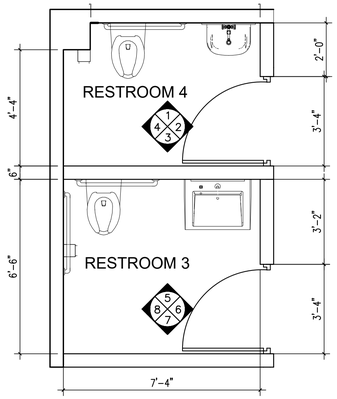


ENLARGED BATHROOM PLAN

SCALE: 3/8" = 1'-0"

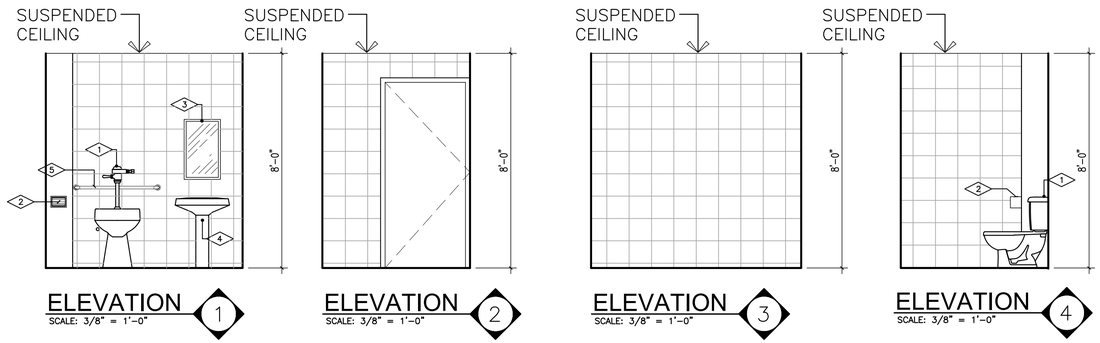
EQUIPMENT SCHEDULE

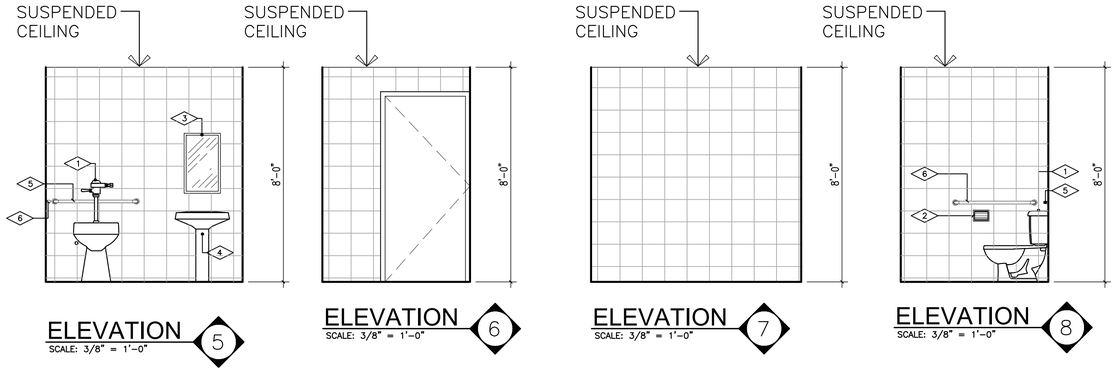
MKD	DESCRIPTION	MODEL	MANUFACTURER	REMARKS
1	ELONGATED TOILET-LESS SEAT	3043511.020	AMERICA STANDARD	COLOR: WHITE
2	ROLL TOILET TISSUE DISPENSER	0042	AMERICA SPECIALTIES	SURFACE MOUNTED, STAINLESS STEEL
3	LED BACKLIT MIRROR	B-167 SERIES	BOBRICK	SURFACE MOUNTED
4	VANITY SINK			
5	GRAB BAR 42"	166	AMERICA SPECIALTIES	CHASE MOUNT, STAINLESS STEEL
6	GRAB BAR 36"	166	AMERICA SPECIALTIES	CHASE MOUNT, STAINLESS STEEL



ENLARGED PUBLIC BATHROOM - GROUND FLOOR

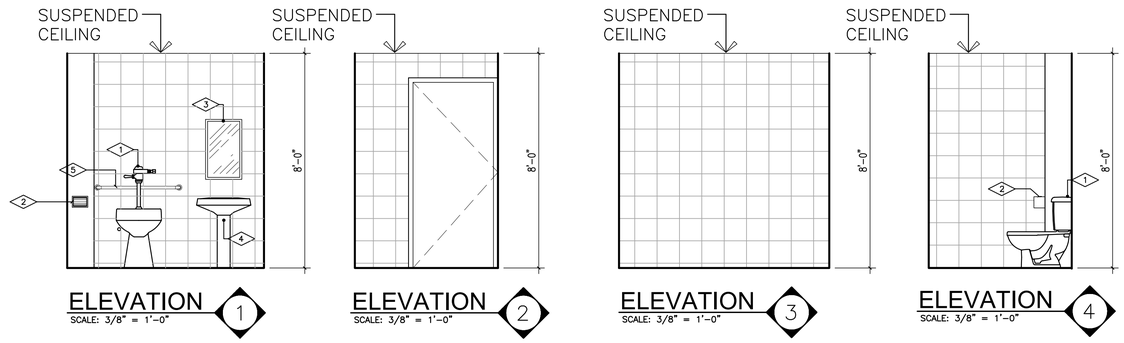
4.0 SCALE: 3/8" = 1'-0"

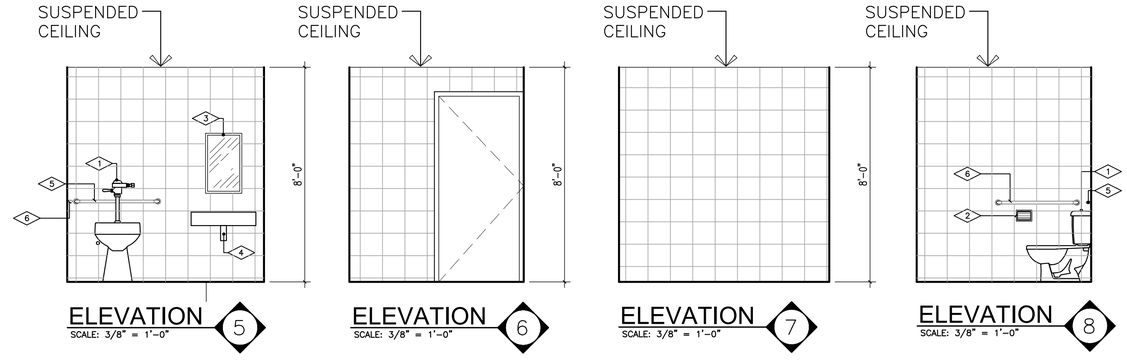


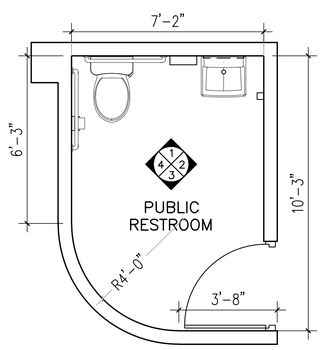


ENLARGED PUBLIC BATHROOM - SECOND FLOOR

2 A-4.0 SCALE: 3/8" = 1'-0"

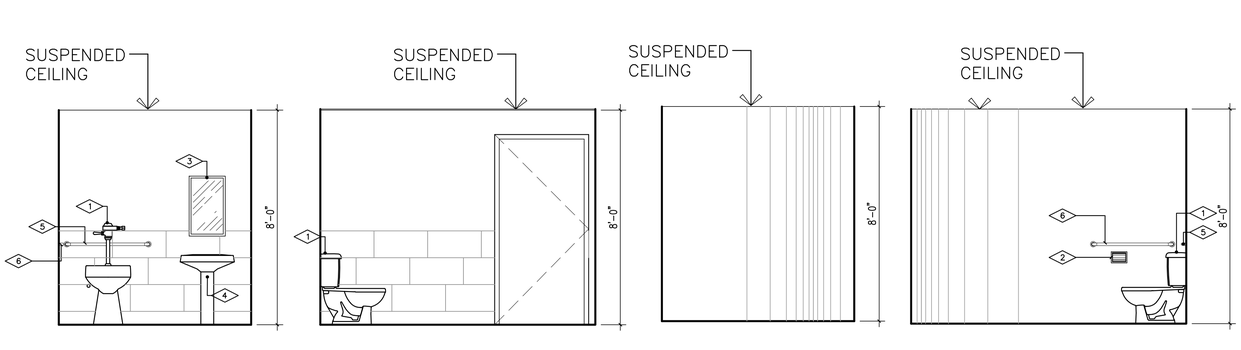






ENLARGED PUBLIC BATHROOM

5 A-4.0 SCALE: 3/8" = 1'-0"



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PROJECT NAME

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BAYAMON, PUERTO RICO

REVISIONS

No.	DESCRIPTION	DATE
1	ADDENDA	4-27-23

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DRAWN BY

ISSUED FOR BID

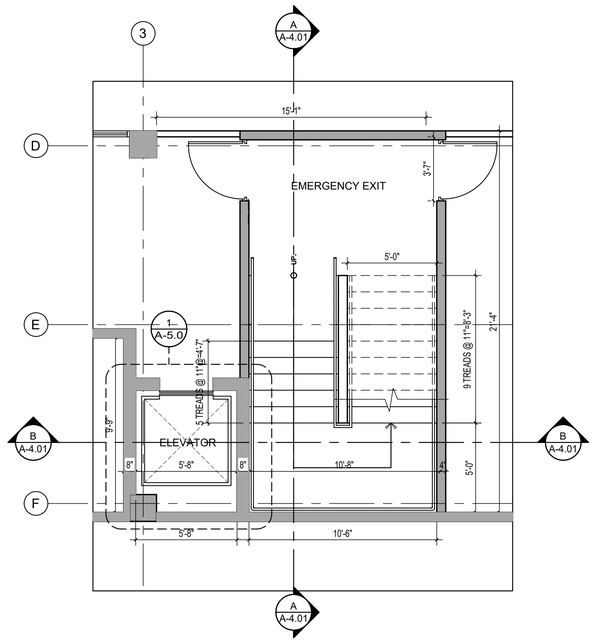
DRAWING TITLE

PROPOSED GROUND FLOOR PLAN

YO, HERNAN R. HERNANDEZ ARQUITECTO LICENCIADO , NUMERO DE LICENCIA 7647 CERTIFICO QUE SOY EL PROFESIONAL QUE DISEÑO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCION SOBRE LA OBRA. ESTOY CONSCIENTE DE QUE CUALQUIER OMISION O FALSIFICACION DE LOS HECHOS QUE SE HAYA PRODUCIDO SIN CONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCION JUDICIAL Y DISCIPLINARIA POR LA OGPe Y OTRAS AUTORIDADES COMPETENTES, INCLUYENDO, PERO SIN LIMITARSE, A LA TERMINACION DE LA PARTICIPACION EN LOS PROCEDIMIENTOS DE CERTIFICACION PROFESIONAL EN LA OGPe.

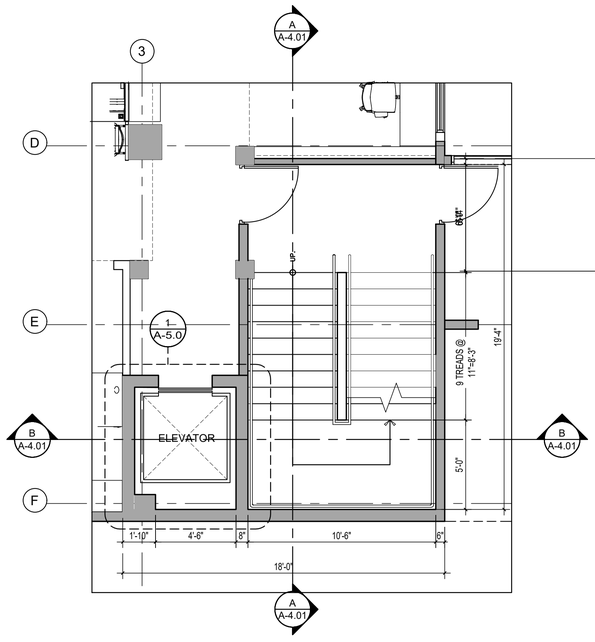
HERNAN R. HERNANDEZ ARQUITECTO LICENCIADO 7647 PUERTO RICO

SCALE	DRAWING No.
3/8" = 1'-0"	A-4.0
PROJECT No.	
DATE	SHEET No.
MAR 2026	1



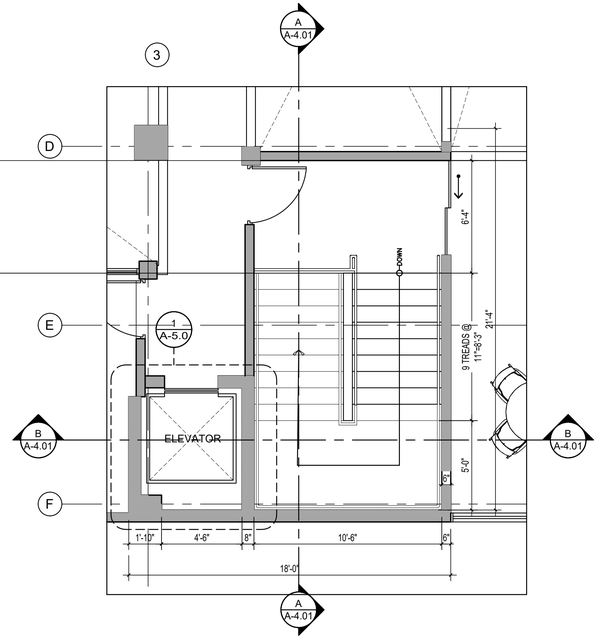
ENLARGED BASEMENT FLOOR EMERGENCY STAIRS PLAN

1 A-4.01 SCALE: 1/4" = 1'-0"



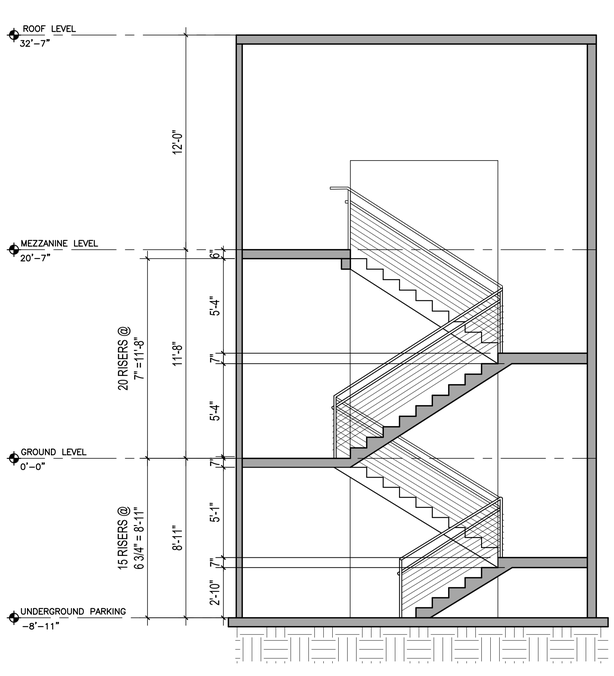
ENLARGED GROUND FLOOR EMERGENCY STAIRS PLAN

2 A-4.01 SCALE: 1/4" = 1'-0"



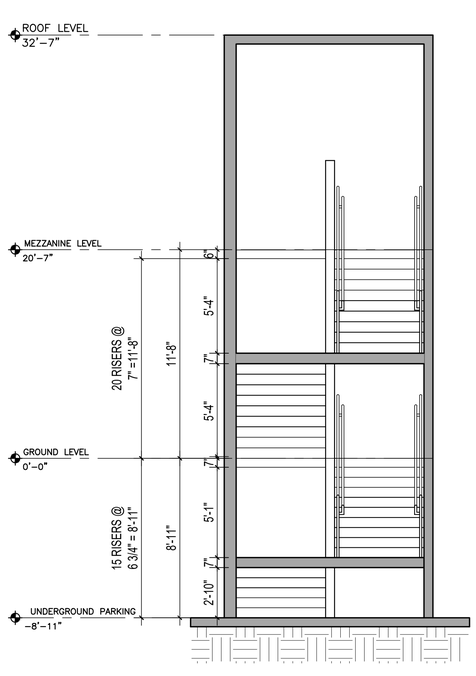
ENLARGED SECOND FLOOR EMERGENCY STAIRS PLAN

3 A-4.01 SCALE: 1/4" = 1'-0"



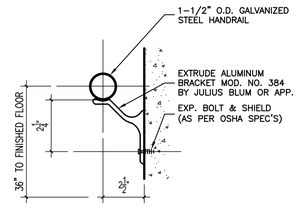
SECTION A

SCALE: 1/4" = 1'-0" A A-4.01



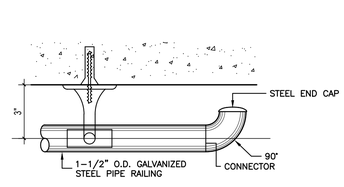
SECTION B

SCALE: 1/4" = 1'-0" B A-4.01



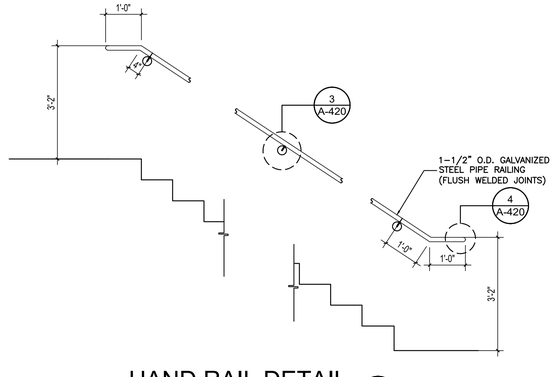
RAILING SUPPORT

3 A-420 SCALE: 3" = 1'-0"



RAILING END CONDITION

4 A-420 SCALE: 3" = 1'-0"



HAND RAIL DETAIL

SCALE: 1/2" = 1'-0" 2 A-420

ABACUS

ARCHITECTURE PSC

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PROJECT NAME

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REVISIONS

No.	DESCRIPTION	DATE

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DESIGN CAPTAIN	11
JOB CAPTAIN	12
CHECKED BY	13
DRAWN BY	14

ISSUED FOR BID

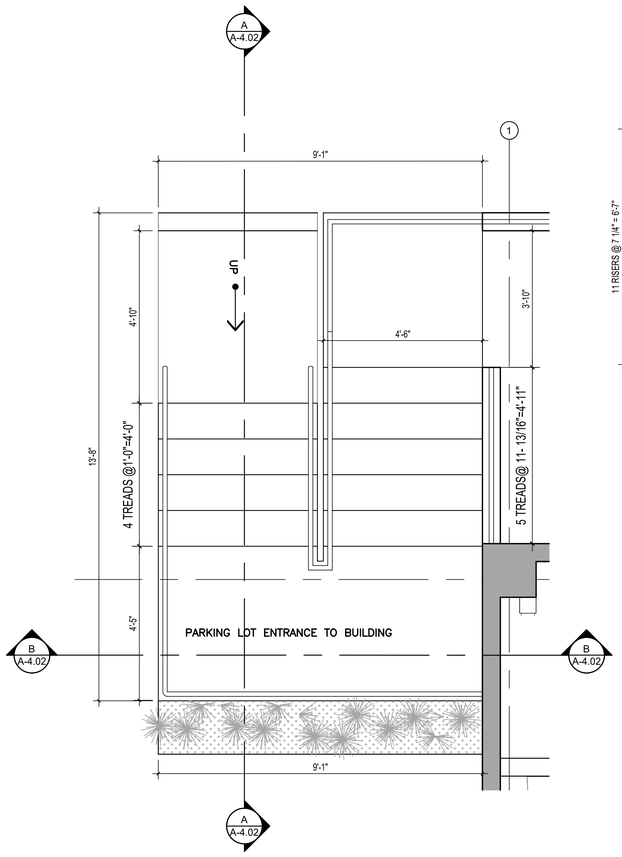
DRAWING TITLE

ENLARGED EMERGENCY STAIRS DETAILS

YO, HERNAN R. HERNANDEZ ARQUITECTO LICENCIADO, NUMERO DE LICENCIA 7647 CERTIFICO QUE SOY EL PROFESIONAL QUE DISEÑO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS REGULACIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE LAS AGENCIAS GUBERNAMENTALES CON JURISDICCION SOBRE ESTAS CON JURISDICCION. RECONOZCO QUE CUALQUIER DECLARACION FALSA O FALSIFICACION DE LOS HECHOS QUE SE HAYA PRODUCIDO SIN CONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCION JUDICIAL Y DISCIPLINARIA POR LA OGPe Y OTRAS AUTORIDADES COMPETENTES, INCLUYENDO, PERO SIN LIMITARSE, A LA TERMINACION DE LA PARTICIPACION EN LOS PROCEDIMIENTOS DE CERTIFICACION PROFESIONAL EN LA OGPe

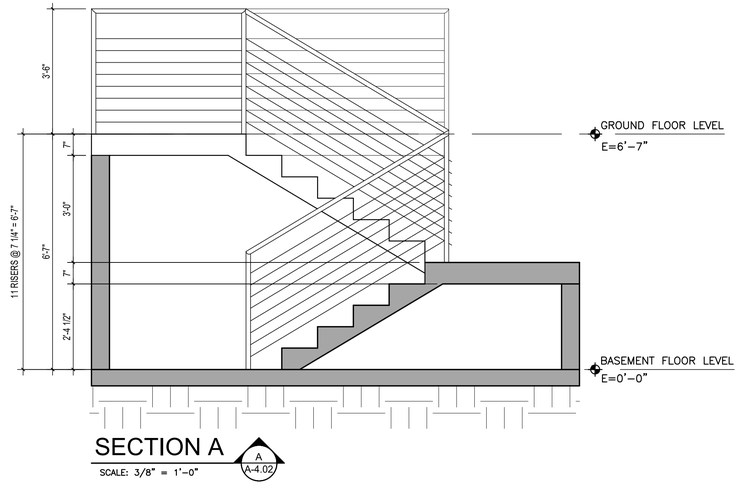
HERNAN R. HERNANDEZ ARQUITECTO LICENCIADO 7647 PUERTO RICO

SCALE	DRAWING No.
AS NOTE	A-4.01
PROJECT No.	
DATE	SHEET No.
MAR 2026	



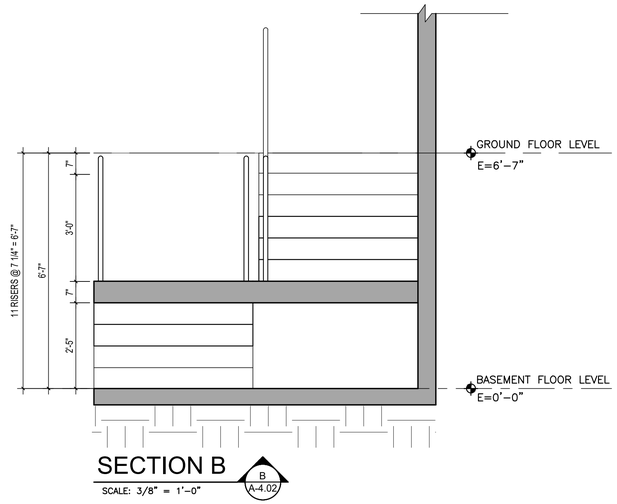
ENLARGED PARKING
ENTRANCE STAIRS DETAILS

1 A-4.02 SCALE: 3/8" = 1'-0"



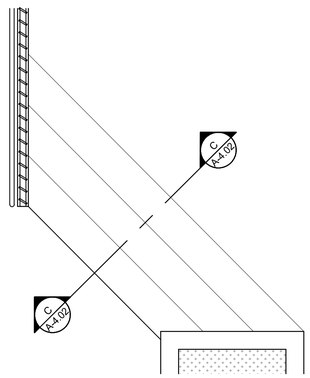
SECTION A

SCALE: 3/8" = 1'-0" A A-4.02



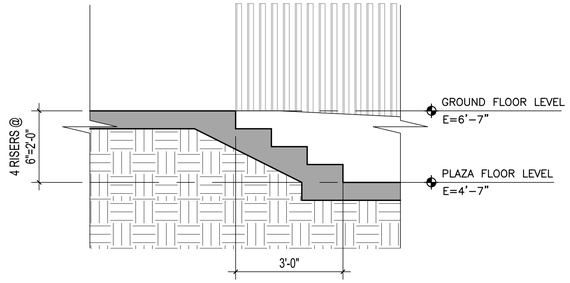
SECTION B

SCALE: 3/8" = 1'-0" B A-4.02



ENLARGED PLAZA STAIRS DETAILS

2 A-4.02 SCALE: 3/8" = 1'-0"



SECTION C

SCALE: 3/8" = 1'-0" C A-4.02

ABACUS

ARCHITECTURE PSC

CONSULTANT

PROJECT NAME

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BAYAMON, PUERTO RICO

REVISIONS

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DESIGN CAPTAIN	11
JOB CAPTAIN	12
CHECKED BY	13
DRAWN BY	14

ISSUED FOR BID

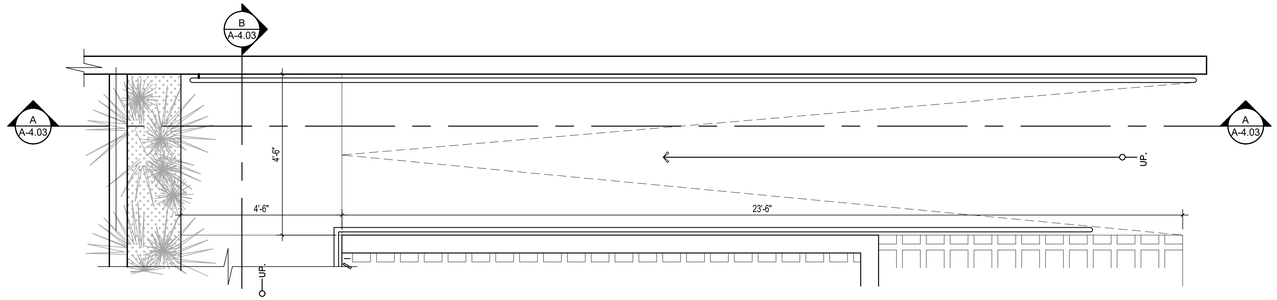
DRAWING TITLE

ENLARGED PARKING STAIRS & PLAZA STAIRS DETAILS & SECTIONS

YO, HERNAN R. HERNANDEZ ARQUITECTO LICENCIADO , NUMERO DE LICENCIA 7647 CERTIFICO QUE SOY EL PROFESIONAL QUE DISEÑO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE LAS AGENCIAS, JUNTAS REGLAMENTACIONES O CORPORACIONES PUBLICAS CON JURISDICCION. RECONOZCO QUE CUALQUIER DECLARACION FALSA O FALSIFICACION DE LOS HECHOS QUE SE HAYA PRODUCIDO SIN CONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCION JUDICIAL Y DISCIPLINARIA POR LA OGPe Y OTRAS AUTORIDADES COMPETENTES, INCLUYENDO, PERO SIN LIMITARSE, A LA TERMINACION DE LA PARTICIPACION EN LOS PROCEDIMIENTOS DE CERTIFICACION PROFESIONAL EN LA OGPe

HERNAN R. HERNANDEZ ARQUITECTO LICENCIADO PUERTO RICO

SCALE: AS NOTE	DRAWING No.: A-4.02
PROJECT No.	
DATE: MAR 2026	SHEET No.



RAMP CALL OUT A

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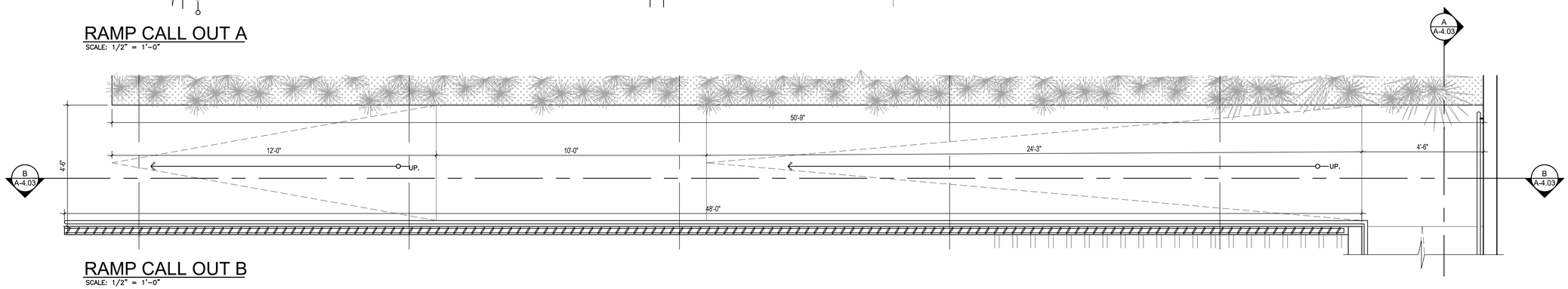

RAMP CALL OUT B

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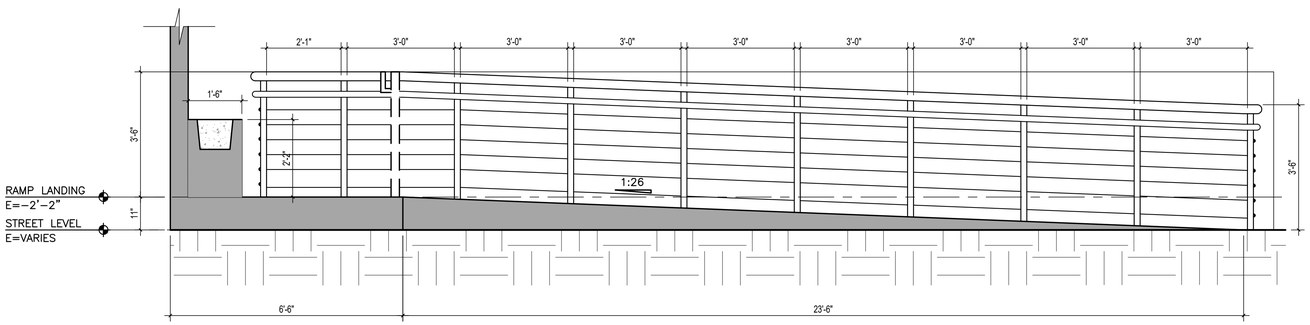
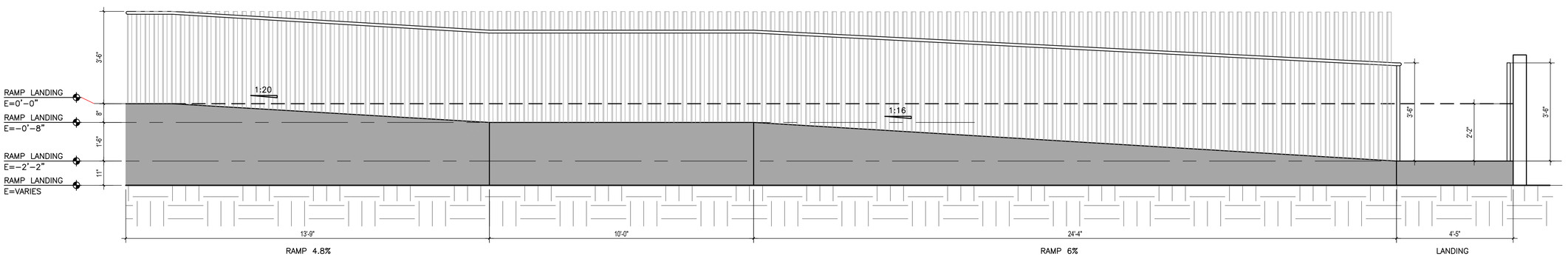


RAMP SECTION A

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



RAMP SECTION B

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

ABACUS

ARCHITECTURE PSC

CONSULTANT

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MEJORAS OFICINAS ACAA BAYAMON

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BAYAMON, PUERTO RICO

REVISIONS

No.	DESCRIPTION	DATE

PO BOX 362192 SAN JUAN P.R. 00936

TEL. (787) 724-4331, FAX. (787) 977-7980

WWW.ABACUSARQ.COM

PARTNER IN CHARGE	10
DESIGN CAPTAIN	11
JOB CAPTAIN	12
CHECKED BY	13
DRAWN BY	14

ISSUED FOR BID

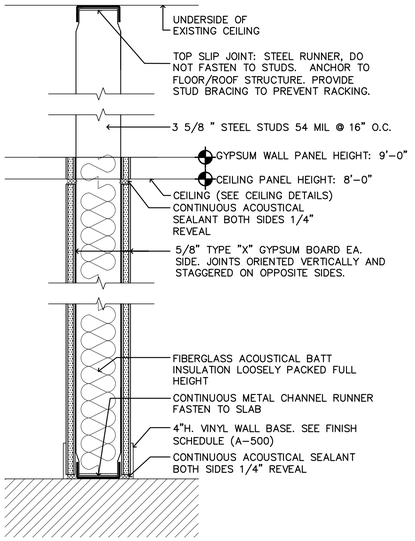
DRAWING TITLE

ENLARGED RAMP CALL OUT & SECTIONS

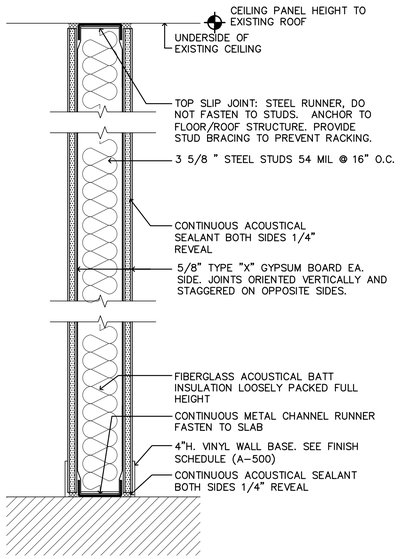
YO, HERNAN R. HERNANDEZ ARQUITECTO LICENCIADO , NUMERO DE LICENCIA 7647 CERTIFICO QUE SOY EL PROFESIONAL QUE DISEÑO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCION. RECONOZCO QUE CUALQUIER DECLARACION FALSA O FALSIFICACION DE LOS HECHOS QUE, SE HAYA PRODUCIDO SIN CONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCION JUDICIAL Y DISCIPLINARIA POR LA OGPe Y OTRAS AUTORIDADES COMPETENTES, INCLUYENDO, PERO SIN LIMITARSE, A LA TERMINACION DE LA PARTICIPACION EN LOS PROCEDIMIENTOS DE CERTIFICACION PROFESIONAL EN LA OGPe

HERNAN R. HERNANDEZ ARQUITECTO LICENCIADO LIC. #7647 PUERTO RICO

SCALE: AS NOTE	DRAWING No.: A-4.03
PROJECT No.	SHEET No.
DATE: MAR 2026	



1A PARTITION WALL DETAIL
SCALE: N.T.S.



1B PARTITION WALL DETAIL
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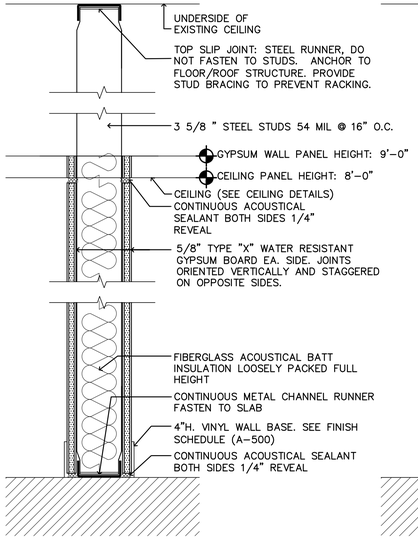

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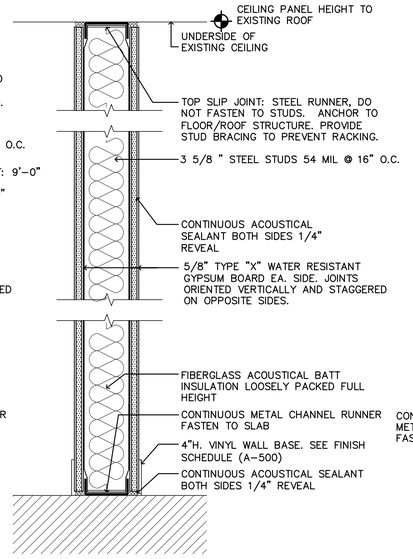

2B PARTITION WALL DETAIL
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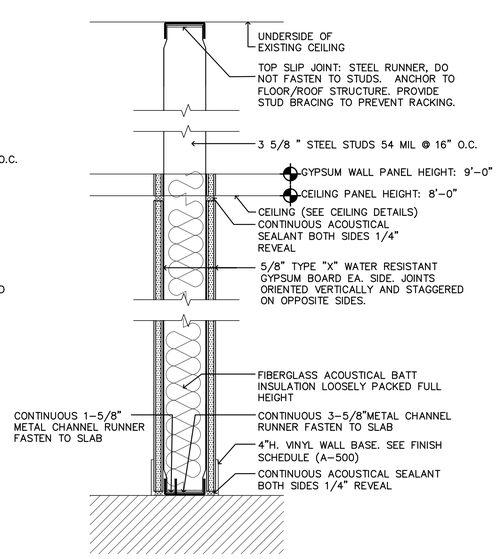

2C PARTITION WALL DETAIL
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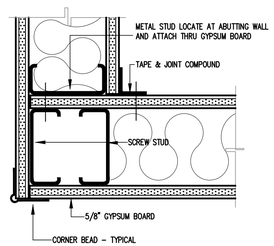
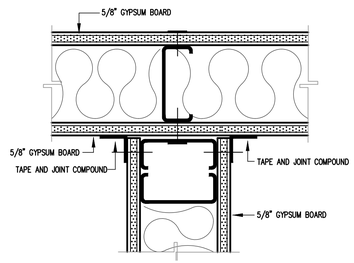


TYP. 1 A-4.04 PARTITION END DETAIL
SCALE: 3" = 1'-0"



TYP. 2 A-4.04 PARTITION INTERSECTION DETAIL
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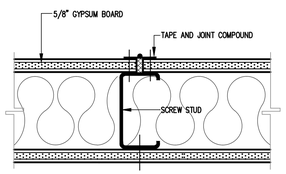
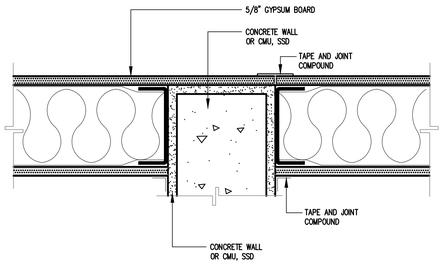


TYP. 3 A-4.04 BUTT JOINT DETAIL
SCALE: 3" = 1'-0"



TYP. 4 A-4.04 CONNECTION CONC. WALL/GYPSUM
SCALE: 3" = 1'-0"

NOTES:

1. GYPSUM BOARD WALL & CEILINGS FURRING WITH ACOUSTIC TREATMENT (SOUND INSULATION AS PER SPECIFICATION MANUAL)

2. ALL GYPSUM BOARD PANEL SHOULD BE FIRE RATED AS PER SPECIFICATION MANUAL.

3. APPLY PRIMER AND PAINT FINISH. THE COLOR TO BE DETERMINE BY OWNER.

4. WOOD BLOCKING REINFORCEMENT WHEN NEEDED FOR DOOR AND WINDOWS AND OTHERS.

ABACUS
ARCHITECTURE PSC
CONSULTANT

PROJECT NAME

MEJORAS OFICINAS ACAA BAYAMON
9RWV+H2W, Bayamón, 00961
BAYAMON, PUERTO RICO

REVISIONS

No.	DESCRIPTION	DATE

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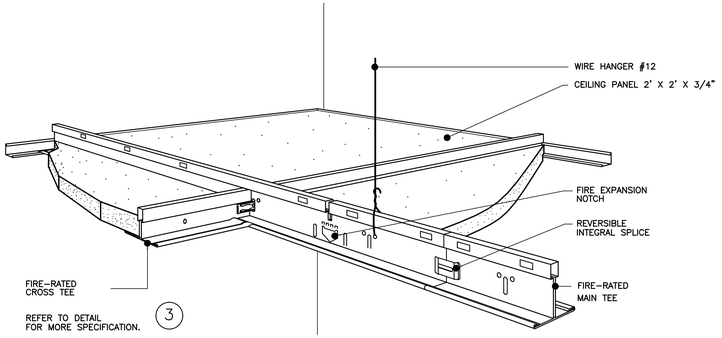
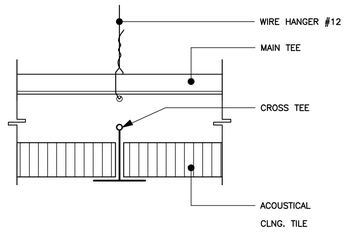
DRAWING TITLE
WALL DETAILS

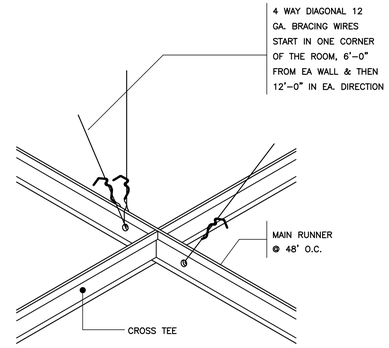
SCALE: AS NOTED	DRAWING No. A-4.04
PROJECT No.	
DATE: MAR 2026	SHEET No.



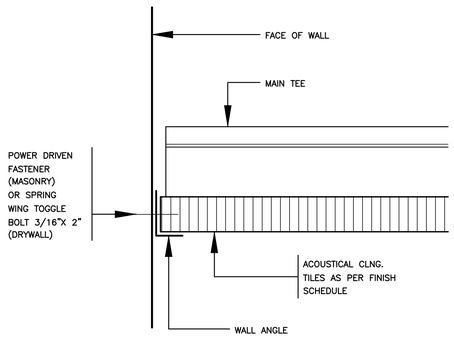
ACOUSTICAL HUNG CEILING DET.
N.T.S. — 1 / A-4.05



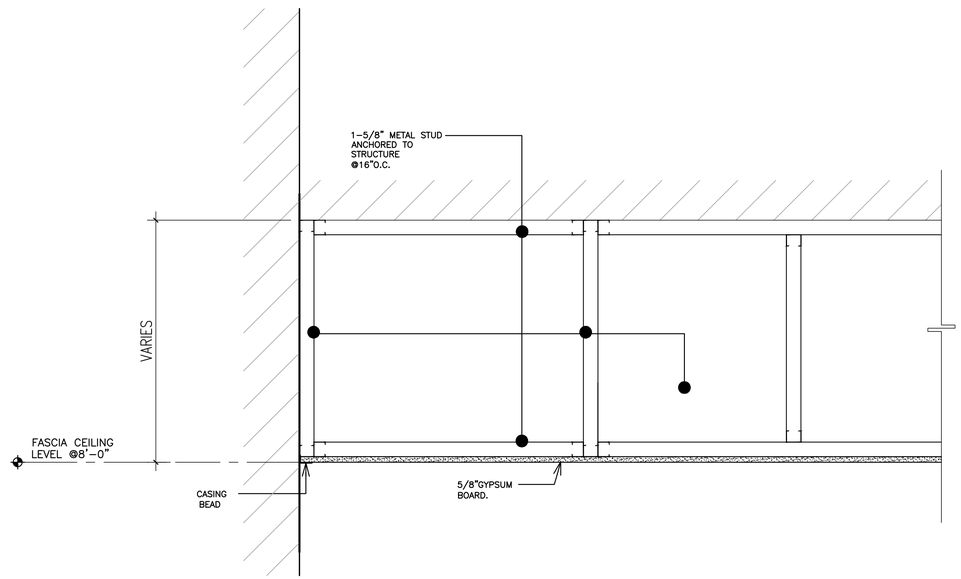
DETAIL MKD
N.T.S. — 2 / A-4.05



DETAIL MKD
N.T.S. — 3 / A-4.05



DETAIL MKD
N.T.S. — 4 / A-4.05



DETAIL
SCALE: 1-1/2" = 1'-0" — 5 / A-4.05

NOTES:

1. GYPSUM BOARD WALL & CEILINGS FURRING WITH ACOUSTIC TREATMENT (SOUND INSULATION AS PER SPECIFICATION MANUAL)

2. ALL GYPSUM BOARD PANEL SHOULD BE FIRE RATED AS PER SPECIFICATION MANUAL.

3. APPLY PRIMER AND PAINT FINISH. THE COLOR TO BE DETERMINE BY OWNER.

ABACUS

ARCHITECTURE PSC
CONSULTANT

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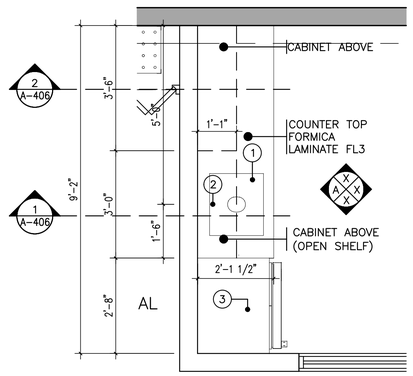
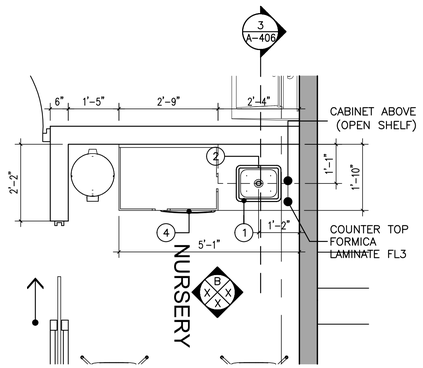
CEILING DETAILS

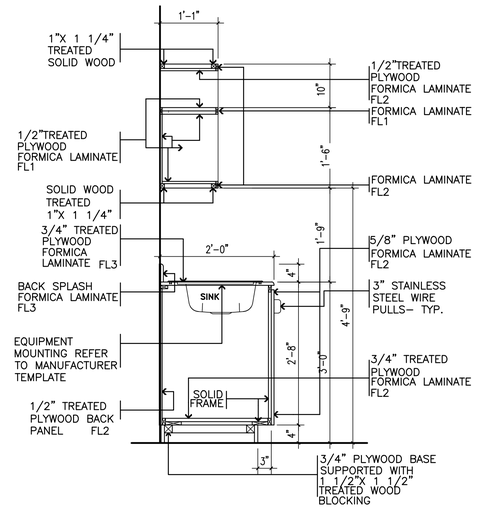
SCALE: AS NOTED	DRAWING No.: A-4.05
PROJECT No.	
DATE: MAR 2026	SHEET No.



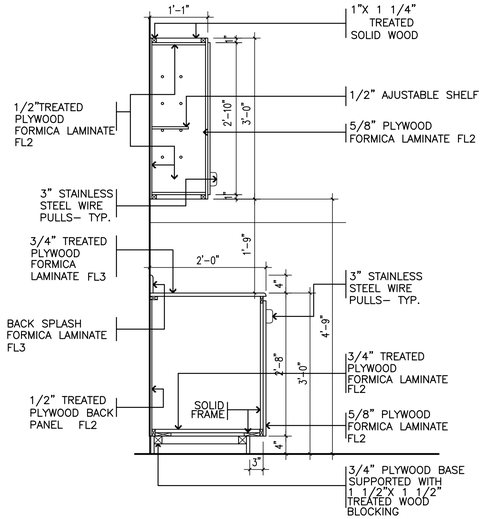
1 A-403 KITCHENETTE @ ROOM B-113
SCALE: 1/2" = 1'-0"



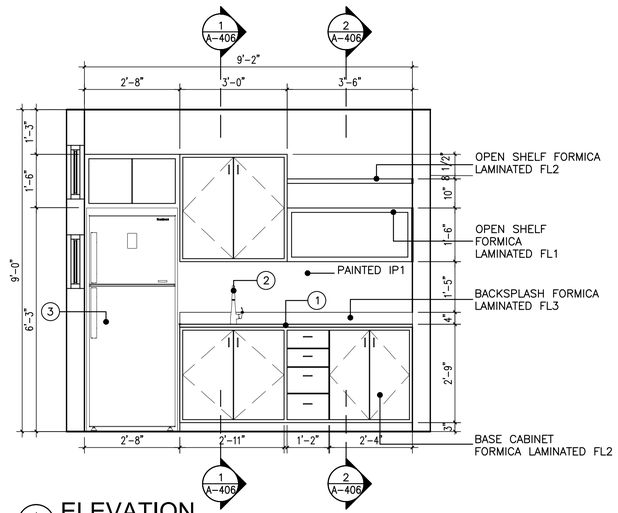
2 A-406 NURSERY @ ROOM A-102
SCALE: 1/2" = 1'-0"



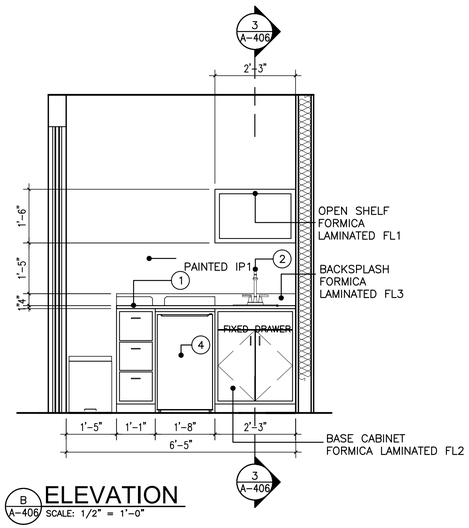
1 A-406 SECTION 1
SCALE: 3/4" = 1'-0"



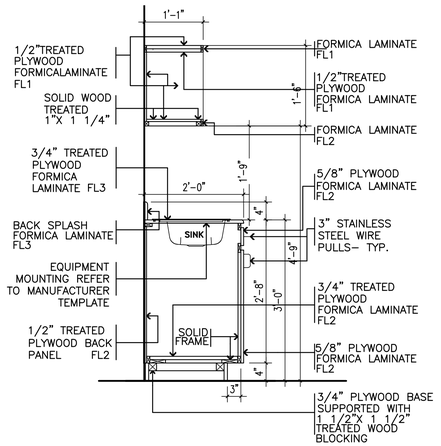
2 A-406 SECTION 2
SCALE: 3/4" = 1'-0"



A A-403 ELEVATION
SCALE: 1/2" = 1'-0"



B A-406 ELEVATION
SCALE: 1/2" = 1'-0"



3 A-406 SECTION 3
SCALE: 3/4" = 1'-0"

FINISHES:

FL1: FORMICA 8795 COLOR MATRIX BLUE SWATCH

FL2: FORMICA 927 FOLKSTONE SWATCH

FL3: FORMICA 961 FOG SWATCH

FL4: FORMICA 8862 LIVELY WALNUT

FL5: FORMICA 912 STORM SWATCH

EQUIPMENT AND ACCESORIES SCHEDULE

MARK	DESCRIPTION	MODEL
1	SINK	TO BE FURNISHED BY OWNER
2	SINK FAUCET	TO BE FURNISHED BY OWNER
3	REFRIGERATOR	TO BE FURNISHED BY OWNER
4	UNDER COUNTER REFRIGERATOR	TO BE FURNISHED BY OWNER

NOTES:

1. CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND SAMPLES FOR APPROVAL

2. ALL CABINETRY SHALL BE CONSTRUCTED WITH ¾" PVC PANEL AND FINISH (ALL VISIBLE SURFACES) WITH PLASTIC LAMINATE, INCLUDING INTERIOR SURFACES OF CABINET AND SHELVES INCLUDING DRAWER INTERIOR UNLESS SOMETHING ELSE IS INDICATED. COLOR AS SPECIFIED.

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CONSULTANT

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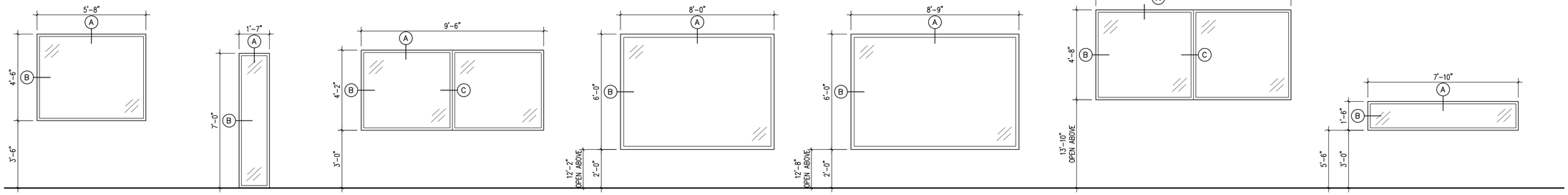
DRAWING TITLE
MILWORK DETAILS

SCALE: AS NOTED	DRAWING No.: A–4.06
PROJECT No.	
DATE: MAR 2026	SHEET No.



A

UNIVERSAL PICTURE WINDOW
1"X3" FRAMING SYSTEM
6063–T5 ALUMINUM EXTENSION
AND 3/8" TEMPERED CLEAR
GLASS FRAME COLOR TO
BE SELECTED BY OWNER

B

UNIVERSAL PICTURE WINDOW
1"X3" FRAMING SYSTEM
6063–T5 ALUMINUM EXTENSION
AND 3/8" TEMPERED CLEAR
GLASS FRAME COLOR TO
BE SELECTED BY OWNER

C

DOUBLE PICTURE WINDOW
1"X3" FRAMING SYSTEM
6063–T5 ALUMINUM EXTENSION
AND 3/8" TEMPERED CLEAR
GLASS FRAME COLOR TO
BE SELECTED BY OWNER

D

UNIVERSAL PICTURE WINDOW
1"X3" FRAMING SYSTEM
6063–T5 ALUMINUM EXTENSION
AND 3/8" TEMPERED CLEAR
GLASS FRAME COLOR TO
BE SELECTED BY OWNER

E

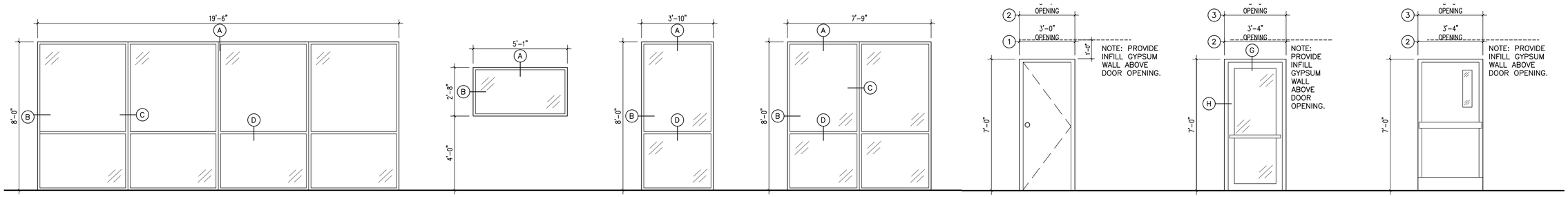
UNIVERSAL PICTURE WINDOW
1"X3" FRAMING SYSTEM
6063–T5 ALUMINUM EXTENSION
AND 3/8" TEMPERED CLEAR
GLASS FRAME COLOR TO
BE SELECTED BY OWNER

F

DOUBLE PICTURE WINDOW
1"X3" FRAMING SYSTEM
6063–T5 ALUMINUM EXTENSION
AND 3/8" TEMPERED CLEAR
GLASS FRAME COLOR TO
BE SELECTED BY OWNER

G

UNIVERSAL PICTURE WINDOW
1"X3" FRAMING SYSTEM
6063–T5 ALUMINUM EXTENSION
AND 3/8" TEMPERED CLEAR
GLASS FRAME COLOR TO
BE SELECTED BY OWNER



H

ALUMINUM & GLASS CURTAIN WALL SYSTEM
BY C.R. LAURENCE MODEL: SERIES 450
EQUAL TO OR SIMILAR.

I

UNIVERSAL PICTURE WINDOW
1"X3" FRAMING SYSTEM
6063–T5 ALUMINUM EXTENSION
AND 3/8" TEMPERED CLEAR
GLASS FRAME COLOR TO
BE SELECTED BY OWNER

J

UNIVERSAL PICTURE WINDOW
1"X3" FRAMING SYSTEM
6063–T5 ALUMINUM EXTENSION
AND 3/8" TEMPERED CLEAR
GLASS FRAME COLOR TO
BE SELECTED BY OWNER

K

ALUMINUM & GLASS CURTAIN
WALL SYSTEM
BY C.R. LAURENCE MODEL:
SERIES 450 EQUAL TO OR
SIMILAR.

① ② TYPE–I

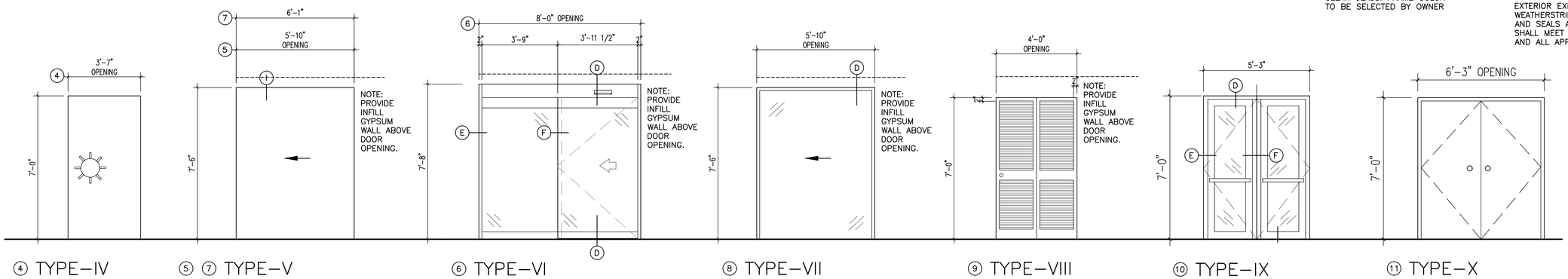
DESCRIPTION:
SINGLE ALUMINUM DOOR BY AIRMASTER ALUMINUM EQUAL OR SIMILAR COMMERCIAL DOOR, FRAME COLOR TO BE SELECTED BY OWNER

② ③ TYPE–II

DESCRIPTION:
SINGLE ALUMINUM DOOR BY AIRMASTER ALUMINUM EQUAL OR SIMILAR COMMERCIAL DOOR, LINEAL DESIGN SERIES, MEDIUM STILE SINGLE DOOR WITH 6063–T5 ALUMINUM EXTENSIONS AND ¼" STANDARD CLEAR GLASS. FRAME COLOR TO BE SELECTED BY OWNER

② ③ TYPE–III

DESCRIPTION:
INDUSTRIAL HOLLOW METAL DOOR FOR EXTERIOR/INTERIOR USE, FABRICATED FROM GALVANIZED STEEL. DOOR AND FRAME TO BE IBC–COMPLIANT AND RATED IN ACCORDANCE WITH APPLICABLE FIRE AND LIFE–SAFETY REQUIREMENTS. PROVIDE FACTORY–APPLIED CORROSION–RESISTANT PRIMER AND FINISH SUITABLE FOR EXTERIOR EXPOSURE. DOOR TO INCLUDE WEATHERSTRIPPING, FIRE–RATED HARDWARE, AND SEALS AS REQUIRED. INSTALLATION SHALL MEET MANUFACTURER SPECIFICATIONS AND ALL APPLICABLE CODES.



④ TYPE–IV

DESCRIPTION:
EXISTING METAL SAFE DOOR

⑤ ⑦ TYPE–V

DESCRIPTION:
SINGLE SLIDING POCKET FLUSH SOLID CORE CEDAR WOOD DOOR PANEL 1–3/4" TH. COLOR TO BE SELECTED BY OWNER. WOOD FRAME TO RECEIVE PAINT FINISH. COLOR TO BE SELECTED BY OWNER.

⑥ TYPE–VI

DESCRIPTION:
ALL GLASS SLIDING DOOR BY STANLEY DURA–GLIDE 2000/3000. SINGLE SLIDE. ½" GLASSED TEMPERED WITH POLISHED EDGES. SINGLE POINT BOTTOM RAIL DEADLOCK. STANDGUARD THRESHOLD. COLOR TO BE SELECTED BY OWNER.

⑧ TYPE–VII

DESCRIPTION:
SINGLE SLIDING POCKET FLUSH GLASS DOOR PANEL 1–3/4" TH. FIRE RESISTANT. COLOR TO BE SELECTED BY OWNER. FRAME TO RECEIVE PAINT FINISH. COLOR TO BE SELECTED BY OWNER.

⑨ TYPE–VIII

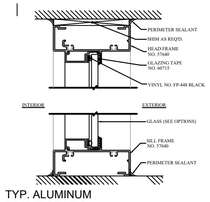
DESCRIPTION:
FULLY LOUVERED WOOD BI–FOLDING DOOR. PROVIDE HEAVY–DUTY TOP TRACK & DOOR PULLS. DOORS TO RECEIVE PAINT FINISH.

⑩ TYPE–IX

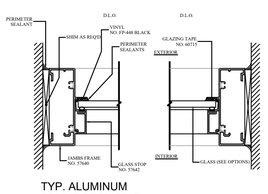
DESCRIPTION:
DOUBLE ALUMINUM DOOR BY AIRMASTER ALUMINUM EQUAL OR SIMILAR COMMERCIAL DOOR, LINEAL DESIGN SERIES, MEDIUM STILE DOUBLE DOOR WITH 6063–T5 ALUMINUM EXTENSIONS AND ¼" STANDARD CLEAR GLASS, FRAME COLOR TO BE SELECTED BY OWNER

⑪ TYPE–X

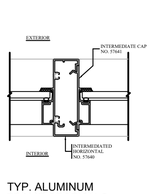
DESCRIPTION:
DOUBLE FLUSH SOLID CORE CEDAR WOOD DOOR PANEL 1–3/4" TH. DOOR PANEL TO BE SELECTED BY OWNER. WOOD FRAME TO RECEIVE PAINT FINISH. COLOR TO BE SELECTED BY OWNER



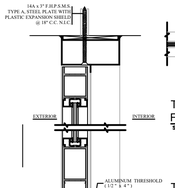
TYP. ALUMINUM
FRAME SECTION A
SCALE: N.T.S.

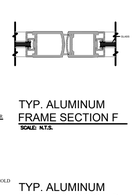


TYP. ALUMINUM
FRAME SECTION B
SCALE: N.T.S.

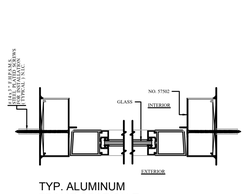


TYP. ALUMINUM
FRAME SECTION C
SCALE: N.T.S.

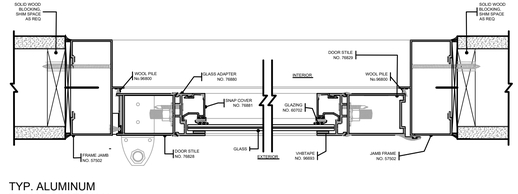




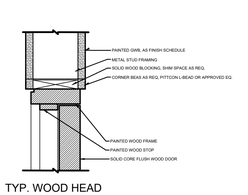
TYP. ALUMINUM
FRAME SECTION D
SCALE: N.T.S.



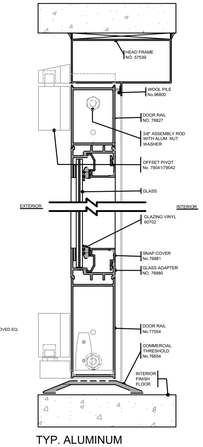
TYP. ALUMINUM
FRAME SECTION E
SCALE: N.T.S.



TYP. ALUMINUM
FRAME SECTION H
SCALE: N.T.S.



TYP. WOOD HEAD
SECTION I
SCALE: N.T.S.



TYP. ALUMINUM
FRAME SECTION G
SCALE: N.T.S.

ABACUS

ARCHITECTURE PSC
CONSULTANT

PROJECT NAME

IMPROVEMENTS ACAA BUILDING
REGIONAL SAN JUAN

255-273 AVENIDA DE LA CONSTITUCION
SAN JUAN, PUERTO RICO

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PARTNER IN CHARGE	10
DESIGN CAPTAIN	11
JOB CAPTAIN	12
CHECKED BY	13
DRAWN BY	14

REVISIONS

No.	DESCRIPTION	DATE

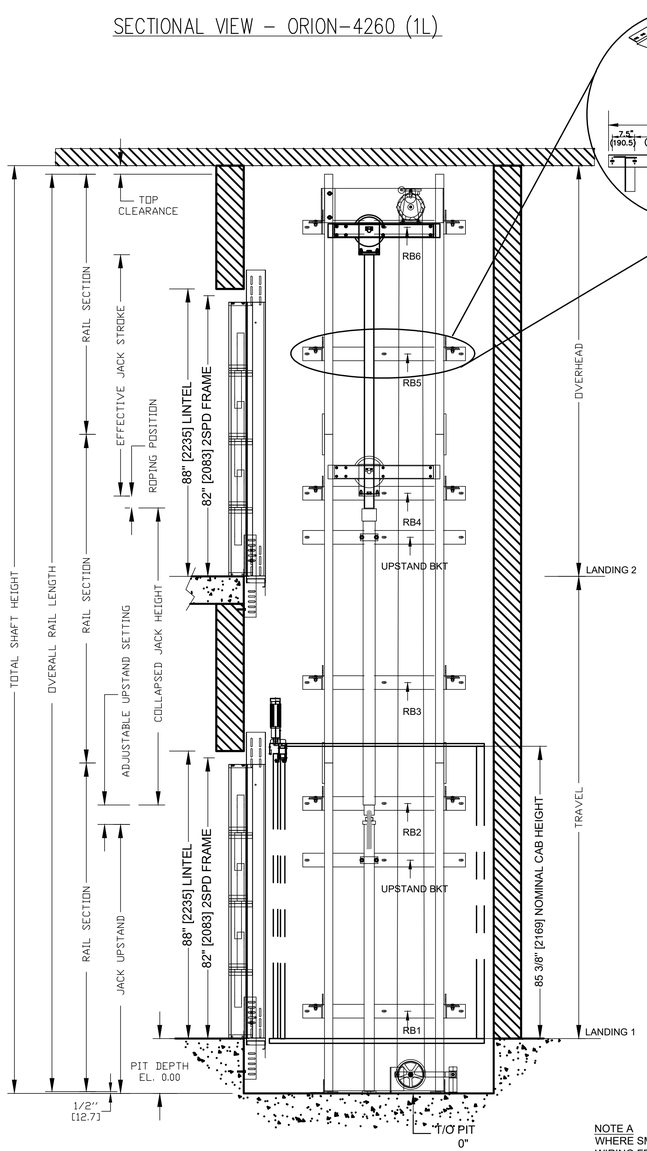
ISSUED FOR BID

DRAWING TITLE

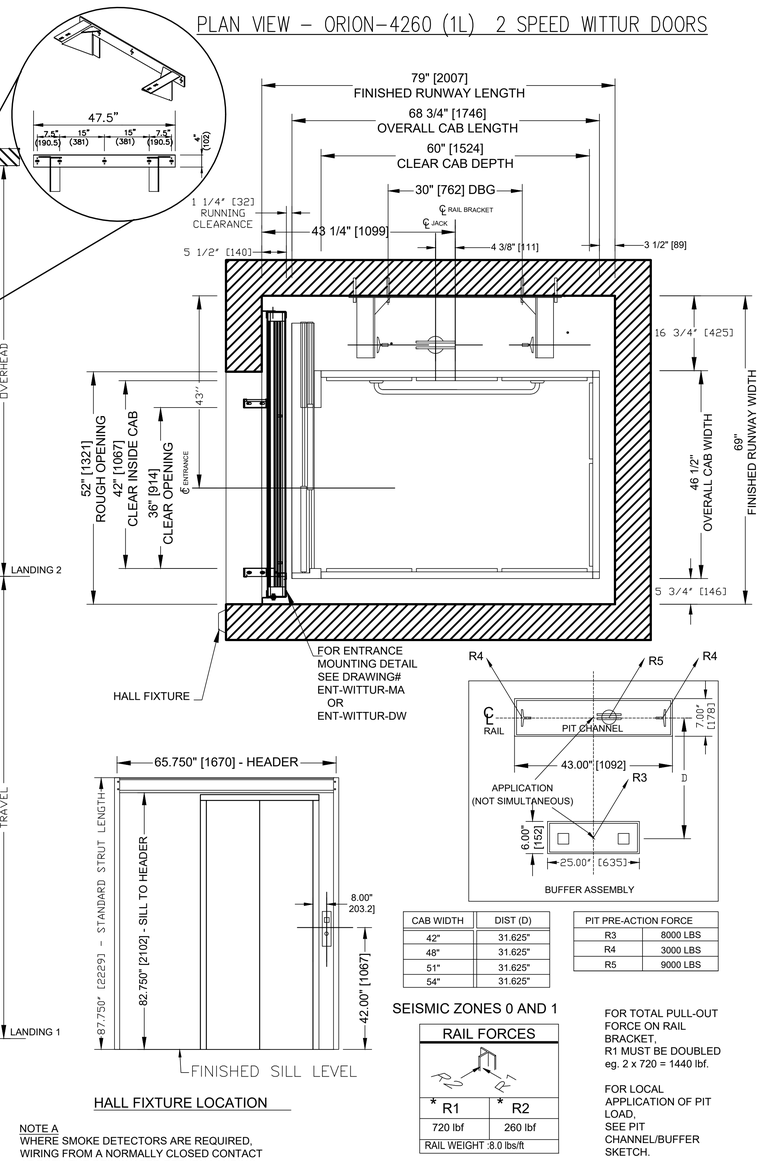
DOOR & WINDOW
SCHEDULE AND DETAILS

SCALE: AS NOTED	DRAWING No. A–4.07
PROJECT No.	
DATE: MAR 2026	SHEET No.

SECTIONAL VIEW – ORION–4260 (1L)



PLAN VIEW – ORION–4260 (1L) 2 SPEED WITTUR DOORS



CAB WIDTH	DIST (D)
42"	31.625"
48"	31.625"
51"	31.625"
54"	31.625"

PIT PRE-ACTION FORCE	
R3	8000 LBS
R4	3000 LBS
R5	9000 LBS

SEISMIC ZONES 0 AND 1

RAIL FORCES	
* R1	* R2
720 lbf	260 lbf
RAIL WEIGHT :8.0 lbs/ft	

FOR TOTAL PULL-OUT FORCE ON RAIL BRACKET, R1 MUST BE DOUBLED eg. 2 x 720 = 1440 lbf.

FOR LOCAL APPLICATION OF PIT LOAD, SEE PIT CHANNEL/BUFFER SKETCH.

WARNING:
FORCES ONLY APPLICABLE FOR SEISMIC ZONES 0 AND 1. FOR SEIMIC ZONES OTHER THAN 0 OR 1 PLEASE CONSULT WITH MANUFACTURER FOR REGIONAL SPECIFIC REQUIREMENTS.

PIT / OVERHEAD REQUIREMENTS				
MAX. SPEED (ft/min)	PIT	TOTAL TRAVEL	OVERHEAD	
			NEW BLDG	EXISTING BLDG
30	14" ***		134"(3404)	108"(2743)

*** NOTE: Additional pit equipment required when over 36" deep , consult your local dealer for details

HALL FIXTURE LOCATION

NOTE A
WHERE SMOKE DETECTORS ARE REQUIRED, WIRING FROM A NORMALLY CLOSED CONTACT AT BOTH THE DESIGNATED RETURN LANDING, SMOKE DETECTORS AND ALTERNATE RETURN LANDING SMOKE DETECTOR SHALL BE PROVIDED TO THE CONTROLLER. A NORMALLY CLOSED CONTACT REPRESENTING ALL OTHER SMOKE DETECTORS MUST BE PROVIDED TO THE CONTROLLER.

NOTE B
ALL INFORMATION IS SUBJECT TO CHANGE.
PLEASE REFERENCE OUR ON-LINE DRAWINGS AT
www.concordelevator.com FOR THE MOST RECENT UPDATES

PROVISIONS BY OTHERS

*GENERAL

HOISTWAY - THE HOISTWAY MUST BE IN ACCORDANCE WITH SAFETY CODE FOR ELEVATORS (ASME A17.1 OR B44-2000) AND ALL STATE/PROVINCIAL AND LOCAL CODES.

PLUMB HOISTWAY- DUE TO CLOSE RUNNING CLEARANCES OWNER/AGENT MUST ENSURE THAT HOISTWAY AND PIT (WHERE PROVIDED) ARE LEVEL, PLUMB AND SQUARE AND ARE IN ACCORDANCE WITH THE DIMENSIONS ON THESE DRAWINGS.

MINIMUM OVERHEAD CLEARANCE- OWNER/AGENT MUST ENSURE MINIMUM OVERHEAD CLEARANCE IS IN COMPLIANCE WITH CODES.

CONSTRUCTION SITE- OWNER/AGENT TO PROVIDE ALL MASONRY, CARPENTRY AND DRYWALL WORK AS REQUIRED AND SHALL PATCH AND MAKE GOOD (INCLUDING FINISH PAINTING) ALL AREAS WHERE WALLS/FLOORS MAY REQUIRE TO BE CUT, DRILLED OR ALTERED IN ANY WAY TO PERMIT THE PROPER INSTALLATION OF THE LIFT.

DIMENSIONS
CONTRACTOR/CUSTOMER TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO OUR OFFICE IMMEDIATELY.

*STRUCTURAL

FLOOR/SUPPORT WALL LOADS- STRUCTURAL ENGINEER TO ASSURE THAT BUILDING AND SHAFT WILL SAFELY SUPPORT ALL LOADS IMPOSED BY THE LIFT EQUIPMENT. REFER TO THE TABLES ON THIS DRAWING FOR LOADS IMPOSED BY THE EQUIPMENT.

DOORS- SUITABLE LINTELS MUST BE PROVIDED BY OWNER/AGENT. DOOR FRAMES ARE NOT DESIGNED TO SUPPORT OVERHEAD WALL LOADS.

*MACHINE ROOM

LOCATION / ACCESS- MACHINE ROOM LOCATED AT THE LOWEST LEVEL ADJACENT TO HOISTWAY, UNLESS SHOWN OTHERWISE ON THE LAYOUT DRAWINGS. FIELD ADJUSTMENT BY INSTALLER MAY BE NECESSARY TO MEET JOB SITE CONDITIONS OR REGULATIONS. ACCESS TO MACHINE ROOM TO BE THROUGH A SELF CLOSING AND SELF LOCKING DOOR.

SLEEVES FOR OIL & ELECTRIC LINES- PROVIDED BY OTHERS, FROM MACHINE ROOM TO HOISTWAY. (POSITION PER INSTALLERS INSTRUCTIONS).

	INPUT VOLTAGE (V/PH/CYCLE)	DISCONNECT SIZE (AMPS)	TIME DELAY FUSE (AMPS)	FULL LOAD CURRENT (AMPS)
MOTOR INFO	208/3PH/60HTZ	30	30	15.6
	230/1PH/60HTZ	60	40	21
CAB LIGHTS	115/1PH	15	15	

*ELECTRICAL

POWER SUPPLY- (SEE SPECIFICATIONS) LOCKABLE FUSED DISCONNECT WITH AUXILIARY CONTACT TO BRAKE THE BATTERY FEED, OR CIRCUIT BREAKERS WITH A 3-POLE BREAKER FOR BATTERY FEED REQUIRED, IN COMPLIANCE WITH ELECTRICAL CODE, AS FOLLOWS: (LOCATED ON WALL ON LOCK JAMB SIDE OF MACHINE ROOM DOOR)

PERMANENT POWER- BEFORE INSTALLATION CAN BEGIN, PERMANENT POWER MUST BE SUPPLIED.

LIGHTING- OWNER/AGENT TO ENSURE AT LEAST 5 FTC OR 54 LUX AMBIENT LIGHTING OVER ELEVATOR AREA.

*ENTRANCES

FASCIA PANEL BELOW UPPER LEVEL ENTRANCE- WHERE REQUIRED, FASCIA PANEL MUST BE FASTENED TO A SOLID WALL AND BE PERPENDICULAR TO THE FLOOR AND WALLS. HOISTWAY FASCIA IS NOT SELF-SUPPORTING FOR LONG, CONTINUOUS RUNS VOID OF ENTRANCES. ADEQUATE SUPPORT AND THE FASCIA MUST BE PROVIDED BY OTHERS.

ENTRANCE ASSEMBLIES- ENTRANCE ASSEMBLIES MUST BE ADJUSTED TO ALIGN WITH PLATFORM AND INTERLOCK EQUIPMENT. OTHERS TO ALLOW AN ADEQUATE ROUGH OPENING.

RETURN WALLS- RETURN WALLS AT ENTRANCES MUST BE BUILT-IN BY OTHERS AFTER ENTRANCE ASSEMBLIES ARE IN PLACE. ENTRANCE ASSEMBLY MUST BE SECURELY FASTENED TO WALLS BY ELEVATOR CONTRACTOR.

REV-000

savaria™

LU/LA
ORION MODEL 4260 (1L)

ABACUS
ARCHITECTURE PSC
CONSULTANT

PROJECT NAME
MEJORAS OFICINAS ACAA BAYAMON
9RWV+H2W, Bayamón, 00961
BAYAMON, PUERTO RICO

REVISIONS

No.	DESCRIPTION	DATE

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PARTNER IN CHARGE	10
DESIGN CAPTAIN	11
JOB CAPTAIN	12
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DRAWN BY	14

ISSUED FOR BID

DRAWING TITLE
ELEVATOR DETAILS

YO, HERNAN R. HERNANDEZ ARQUITECTO LICENCIADO . NUMERO DE LICENCIA 7647, CERTIFICO QUE SOY EL PROFESIONAL QUE DISEÑO ESTOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCION. RECONOZCO QUE CUALQUIER DECLARACION FALSA O FALSIFICACION DE LOS HECHOS QUE SE HAYA PRODUCIDO SIN CONOCIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS, O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCION JUDICIAL Y DISCIPLINARIA POR LA OGPe Y OTRAS AUTORIDADES COMPETENTES. INCLUYENDO, PERO SIN LIMITARSE, A LA TERMINACION DE LA PARTICIPACION EN LOS PROCEDIMIENTOS DE CERTIFICACION PROFESIONAL EN LA OGPe

HERNAN R. HERNANDEZ ARQUITECTO LICENCIADO LIC. #7647 PUERTO RICO

SCALE: AS NOTED	DRAWING No.: A–5.0
PROJECT No.	SHEET No.
DATE: MAR 2026	

DOOR SCHEDULE

MARK	SIZE WIDTH	SIZE HEIGHT	REQ.	TYPE.	REMARKS
1	3'–0"	7'–0"	3	I	VERIFY ON SITE TO REPLACE EXISTING DOOR WITH AN EQUAL NEW ONE OR INSTALL NEW DOOR AS INDICATED ON PLANS. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
2	3'–4"	7'–0"	8	I	VERIFY ON SITE TO REPLACE EXISTING DOOR WITH AN EQUAL NEW ONE OR INSTALL NEW DOOR AS INDICATED ON PLANS. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
			10	II	VERIFY ON SITE TO REPLACE EXISTING DOOR WITH AN EQUAL NEW ONE OR INSTALL NEW DOOR AS INDICATED ON PLANS. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
			6	III	VERIFY ON SITE TO REPLACE EXISTING DOOR WITH AN EQUAL NEW ONE OR INSTALL NEW DOOR AS INDICATED ON PLANS. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
3	3'–6"	7'–0"	1	II	EXISTING DOOR TO BE REMOVED AND REPLACED WITH AN EQUAL NEW ONE. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
			3	III	EXISTING DOOR TO BE REMOVED AND REPLACED WITH AN EQUAL NEW ONE. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
4	3'–7"	7'–0"	1	IV	EXISTING SAFE DOOR TO REMAIN.
5	5'–10"	7'–0"	1	V	INSTALL NEW DOOR TO BE SELECTED BY ARCHITECT . CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
6	8'–0"	7'–0"	1	VI	INSTALL NEW DOOR TO BE SELECTED BY ARCHITECT . CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
7	6'–1"	7'–0"	1	V	INSTALL NEW DOOR TO BE SELECTED BY ARCHITECT . CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
8	5'–10"	7'–0"	1	VI	INSTALL NEW DOOR TO BE SELECTED BY ARCHITECT . CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
9	4'–0"	7'–0"	1	VIII	EXISTING DOOR TO BE REMOVED AND REPLACED WITH AN EQUAL NEW ONE. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
10	5'–3"	7'–0"	1	IX	INSTALL NEW DOOR TO BE SELECTED BY ARCHITECT . CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
11	6'–3"	7'–0"	1	X	INSTALL NEW DOOR TO BE SELECTED BY ARCHITECT . CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.

(TBD) = TO BE DETERMINED ON SITE BY CONTRACTOR

WINDOW SCHEDULE

MARK	SIZE WIDTH	SIZE HEIGHT	REQ.	TYPE.	REMARKS
A	5'–8"	4'–6"	2	UNIVERSAL PICTURE WINDOW 1"X3" FRAMING SYSTEM 6063-T5 ALUMINUM EXTENSION AND 1/4" STANDARD CLEAR GLASS FRAME COLOR TO BE SELECTED BY OWNER	INSTALL NEW WINDOW TO BE SELECTED BY ARCHITECT . CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
B	1'–7"	7'–0"	1	UNIVERSAL PICTURE WINDOW 1"X3" FRAMING SYSTEM 6063-T5 ALUMINUM EXTENSION AND 1/4" STANDARD CLEAR GLASS FRAME COLOR TO BE SELECTED BY OWNER	EXISTING WINDOW TO BE REMOVED AND REPLACED WITH AN EQUAL NEW ONE. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
C	9'–6"	4'–2"	2	DOUBLE PICTURE WINDOW 1"X3" FRAMING SYSTEM 6063-T5 ALUMINUM EXTENSION AND 1/4" STANDARD CLEAR GLASS FRAME COLOR TO BE SELECTED BY OWNER	INSTALL NEW WINDOW TO BE SELECTED BY ARCHITECT . CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
D	8'–0"	6'–0"	8	UNIVERSAL PICTURE WINDOW 1"X3" FRAMING SYSTEM 6063-T5 ALUMINUM EXTENSION AND 1/4" STANDARD CLEAR GLASS FRAME COLOR TO BE SELECTED BY OWNER	EXISTING WINDOW TO BE REMOVED AND REPLACED WITH AN EQUAL NEW ONE. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
E	8'–9"	6'–0"	2	UNIVERSAL PICTURE WINDOW 1"X3" FRAMING SYSTEM 6063-T5 ALUMINUM EXTENSION AND 1/4" STANDARD CLEAR GLASS FRAME COLOR TO BE SELECTED BY OWNER	EXISTING WINDOW TO BE REMOVED AND REPLACED WITH AN EQUAL NEW ONE. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
F	10'–2"	4'–8"	1	DOUBLE PICTURE WINDOW 1"X3" FRAMING SYSTEM 6063-T5 ALUMINUM EXTENSION AND 1/4" STANDARD CLEAR GLASS FRAME COLOR TO BE SELECTED BY OWNER	EXISTING WINDOW TO BE REMOVED AND REPLACED WITH AN EQUAL NEW ONE. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
G	7'–10"	1'–6"	2	UNIVERSAL PICTURE WINDOW 1"X3" FRAMING SYSTEM 6063-T5 ALUMINUM EXTENSION AND 1/4" STANDARD CLEAR GLASS FRAME COLOR TO BE SELECTED BY OWNER	INSTALL NEW WINDOW TO BE SELECTED BY ARCHITECT . CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
H	19'–6"	8'–0"	1	ALUMINUM & GLASS CURTAIN WALL SYSTEM BY C.R. LAURENCE MODEL: SERIES 450 EQUAL TO OR SIMILAR.	EXISTING WINDOW TO BE REMOVED AND REPLACED WITH AN EQUAL NEW ONE. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
I	5'–1"	2'–8"	1	UNIVERSAL PICTURE WINDOW 1"X3" FRAMING SYSTEM 6063-T5 ALUMINUM EXTENSION AND 1/4" STANDARD CLEAR GLASS FRAME COLOR TO BE SELECTED BY OWNER	INSTALL NEW WINDOW TO BE SELECTED BY ARCHITECT . CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
J	3'–10"	8'–0"	1	UNIVERSAL PICTURE WINDOW 1"X3" FRAMING SYSTEM 6063-T5 ALUMINUM EXTENSION AND 1/4" STANDARD CLEAR GLASS FRAME COLOR TO BE SELECTED BY OWNER	INSTALL NEW WINDOW TO BE SELECTED BY ARCHITECT . CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
K	7'–9"	8'–0"	1	ALUMINUM & GLASS CURTAIN WALL SYSTEM BY C.R. LAURENCE MODEL: SERIES 450 EQUAL TO OR SIMILAR.	INSTALL NEW WINDOW TO BE SELECTED BY ARCHITECT . CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.

(TBD) = TO BE DETERMINE ON SITE BY CONTRACTOR

SCHEDULE OF FINISHES

MKD	FLOORS: CPT 1: BY CUADRADO ALFOMBRAS OVER SMOOTH CEMENT FINISH	FLOORS: LVT 1: BY CUADRADO ALFOMBRA VYNIL T. OVER SMOOTH CEMENT FINISH	FLOORS: CT 1: CERAMIC TILE OVER SMOOTH CEMENT FINISH	BASE: WB1: BY CUADRADO VYNIL TILE	BASE: CT 1: CERAMIC TILE OVER SMOOTH CEMENT FINISH	WALLS: IP1 BY SHERWIN-WILLIAMS	WALLS: CT1: CERAMIC TILE	WALLS: CT2: INTERLOCKING CERAMIC TILE (SEE A-4.0)	CEILINGS: 2'X2'X3/4"ACOUSTICAL CEILING TILE W/15/16" HOT DIPPED GALV. GRID EQ. TO SIMILAR	CEILINGS: EXTERIOR WOODEN PLANKS 5" FINISH	CEILINGS: PLASTER FINISH	* REMARKS
												1. CONTRACTOR SHALL SUBMIT SAMPLES OF MATERIALS FOR ARCHITECT APPROVAL
A–100		●			●		●			●		CONTRACTOR SHALL SUBMIT PLANK SAMPLE FOR ARCHITECT APPROVAL
A–101		●			●		●			●		CONTRACTOR SHALL SUBMIT PLANK SAMPLE FOR ARCHITECT APPROVAL
A–102			●				●					CONTRACTOR SHALL SUBMIT TILE SAMPLE FOR ARCHITECT APPROVAL
A–103			●				●		●			CONTRACTOR SHALL SUBMIT TILE SAMPLE FOR ARCHITECT APPROVAL
A–104		●			●		●					
A–105		●			●		●					
A–106		●			●		●					
A–107		●			●		●					
A–108		●			●		●					
A–109		●			●		●					
A–110		●			●		●					
A–111			●				●					CONTRACTOR SHALL SUBMIT TILE SAMPLE FOR ARCHITECT APPROVAL
A–112			●					●				CONTRACTOR SHALL SUBMIT TILE SAMPLE FOR ARCHITECT APPROVAL
A–113			●					●				CONTRACTOR SHALL SUBMIT TILE SAMPLE FOR ARCHITECT APPROVAL
A–114			●				●					CONTRACTOR SHALL SUBMIT TILE SAMPLE FOR ARCHITECT APPROVAL
A–115		●			●		●					
B–100			●				●					CONTRACTOR SHALL SUBMIT TILE SAMPLE FOR ARCHITECT APPROVAL
B–101			●				●					CONTRACTOR SHALL SUBMIT TILE SAMPLE FOR ARCHITECT APPROVAL
B–102		●			●		●					
B–103		●			●		●					
B–104		●			●		●					
B–105			●				●					CONTRACTOR SHALL SUBMIT TILE SAMPLE FOR ARCHITECT APPROVAL
B–106		●			●		●					
B–107			●				●					CONTRACTOR SHALL SUBMIT TILE SAMPLE FOR ARCHITECT APPROVAL
B–108		●			●		●					
B–109		●			●		●					
B–110			●				●					CONTRACTOR SHALL SUBMIT TILE SAMPLE FOR ARCHITECT APPROVAL
B–111			●					●				CONTRACTOR SHALL SUBMIT TILE SAMPLE FOR ARCHITECT APPROVAL
B–112			●					●				CONTRACTOR SHALL SUBMIT TILE SAMPLE FOR ARCHITECT APPROVAL
B–113		●			●		●					
B–114		●			●		●					
EMERGENCY EXIT			●				●				●	CONTRACTOR SHALL SUBMIT TILE SAMPLE FOR ARCHITECT APPROVAL

FINISH NOTES:

FLOOR TYPES:

CPT 1: BY CUADRADO ALFOMBRAS. MANUFACTURER SHAW CONTRACT GROUP STYLE CHROMATONE TILE 5T444 COLOR CLAY SILVER 07675.

LVT 1: BY CUADRADO ALFOMBRAS. MANUFACTURER SHAW CONTRACT GROUPSTYLE BRANCHING OUT 4309V COLOR TO BE CHOSEN BY OWNER

CT 1: CERAMIC TILE, SIZE & COLOR TO BE CHOOSE BY OWNER.

BASES:

WB1: WALLBASE BURKBASE TYPE TP4" COLOR TO BE CHOOSE BY OWNER.

PAINTS:

IP1: SHERWIN–WILLIAMS, COLOR SW 6254 LAZY GRAY SATIN/EG–SHEL FINISH.
IP2: ACRYLIC LATEX ENAMEL PAINT W/ FLAT FINISH

CEILINGS:

2'X2'X3/4"ACOUSTICAL CEILING TILE W/15/16" HOT DIPPED GALV. GRID EQ. TO SIMILAR

WOODEN PLANKS COLOR TO BE SELECTED BY OWNER.

GYPSUM BOARD CEILING

ABACUS

ARCHITECTURE PSC

CONSULTANT

PROJECT NAME

IMPROVEMENTS ACAA BUILDING REGIONAL SAN JUAN

255-273 AVENIDA DE LA CONSTITUCION
SAN JUAN, PUERTO RICO

REVISIONS

No.	DESCRIPTION	DATE

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PARTNER IN CHARGE	10
DESIGN CAPTAIN	11
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DRAWN BY	14

ISSUED FOR BID

DRAWING TITLE

PROJECT SCHEDULE

SCALE: AS NOTED	DRAWING No.: A–5.01
PROJECT No.	
DATE: MAR 2026	SHEET No.

GENERAL ABBREVIATION

SYMBOL	DEFINITION
@	AT
A.B.	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
ADD.	ADDITION
AGGR.	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT.	ALTERNATE
ASSN.	ASSOCIATION
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
ASTM	AMERICAN STANDARD FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
B.	BOTTOM
BET.	BETWEEN
BLDG.	BUILDING
BM.	BEAM
CAT.	CATALOG
CGS	CENTROID OF TENDON
CIP	CAST-IN-PLACE CONCRETE
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLG.	CEILING
CLR.	CLEAR
CMU	CONCRETE MASONRY UNIT
CO.	COMPANY
COEF.	COEFFICIENT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CTR.	CENTER
CU.FT.	CUBIC FEET
CU.IN.	CUBIC INCH
CU.YD.	CUBIC YARD
db	BAR DIAMETER
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DL	DEAD LOAD
DN.	DOWN
DO.	DITTO
DWG(S)	DRAWING(S)
EA.	EACH
E.F.	EACH FACE
EL.	ELEVATION
ELEV.	ELEVATOR
ENGR.	ENGINEER
ENGRG.	ENGINEERING
EQ.	EQUAL
E.S.	EACH SIDE
E.W.	EACH WAY
E-W	EAST-WEST
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FINISH GRADE
FIG.	FIGURE
FIN.	FINISH
FLR.	FLOOR
F.O.	FACE OF
F.O.M.	FACE OF MASONRY
FTG.	FOOTING
GA.	GAGE
GALV.	GALVANIZED
GB.	GRADE BEAM
HORIZ.	HORIZONTAL
I.D.	INSIDE DIAMETER
IN.	INCH(ES)
INCL.	INCLUDE
INFO.	INFORMATION
INT.	INTERIOR
JT.	JOINT
K.	KIP (1,000 LBS)
K/FT, K/'	KIPS PER FOOT
LAB.	LABORATORY
LG.	LONG
LIN.	LINEAR
LL	LIVE LOAD
LT.WT.	LIGHT WEIGHT
MB	MACHINE BOLT
MD	MID-DEPTH
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
NO., #	NUMBER
N-S	NORTH-SOUTH
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OUTSIDE FACE
OPNG.	OPENING
OPP.	OPPOSITE
ORIG.	ORIGINAL
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POST-TENSIONING
R.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCE(D) / REINFORCING
REQ.	REQUIRED
RM	ROOM
S.A.D	SEE ARCHITECTURAL DRAWINGS
SEAONC	STRUCTURAL ENGINEERS ASSOCIATION OF NORTHERN CALIFORNIA
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SJ	SLAB JOINT
SOG.	SLAB-ON-GRADE
SPECS.	SPECIFICATIONS
SQ.	SQUARE
STAG.	STAGGER(ED)
STD.	STANDARD
STL.	STEEL
STR.	STRAIGHT
SYM.	SYMMETRICAL
T.	TOP
TS, HSS.	STRUCTURAL TUBE
TYP.	TYPICAL
UBC.	UNIFORM BUILDING CODE
UNO.	UNLESS NOTED OTHERWISE
W/	WITH
WJ	WALL JOINT
W.P.M.	WATERPROOF MEMBRANE

GENERAL NOTES :

1. The following notes shall apply to all structural plans unless otherwise shown therein.
2. The contractor shall notify the structural engineers of any discrepancy and/or omission with respect to the arch, electrical, mechanical and plumbing drawings.
3. Horizontal movement of any equipment over the structural floors or roof and its temporary and/or definite locations must be previously approved by the engineer to avoid overloading or impairment of the structure. the same precautions shall be taken for the piling of construction materials.

DESIGN DATA:

The following reference documents, their commentaries, and the standards referenced therein, apply to the design, fabrication and construction practices to be adhered to with regard to the work shown on the drawings.

a. International Building Code, 2018 edition, IBC-18
b. P.R. Building Code 2018 edition, OGPe No. 7965, PRBC-2018
c. Minimum Design Loads for Buildings and Other Structures, ASCE/SEI 7-16
d. Building Code Requirements for Reinforce Concrete, ACI 318-14
e. Steel Construction Manual, LRFD 13th Ed., ANSI/AISC 360-05 & ANSI/AISC 341-05

CONCRETE:

		STRENGTH		W/C			FLY ASH as: AGGREGATE	Cement	Fine Agg
	CONCRETE USE	28 DAY	SLUMP	RATIO	AIR	SIZE	TYPE	Replace.	Replace.
a.	Exterior Sidewalks & Curbs	3,000	6	0.70	--	¾"	HARD ROCK	-%	-%
b.	Mat Foundation & Footings	3,000	4	0.60	--	1½"	HARD ROCK	-%	-%
c.	Misc. Arch. Elements & RC Finishes (Etc)	3,000	4	0.70	--	⅜"	HARD ROCK	25%	6%

General Contractor Shall submit to the structural engineer of record the concrete mix design and reinforcement fabrication and placement shop drawings for review. No Concrete shall be pour without this submittal review.

ALL REINFORCING STEEL BARS SHALL CONSIST OF NEW BILLET DEFORMED STEEL BARS CONFORMING TO A.S.T.M. A-706 or A-615, GRADE 60, IF Conditions on ACI 318-11 Sec 21.2.5 are met.

The General Contractor shall submit Mill Certificates to ascertain reinforcing steel bars, post-tensioning strands and structural steel capacity. Also Tensile Strength and percent elongation test from a local material testing laboratory, And placement & fabrication shop drawings. No Concrete shall be pour without this submittal review.

STRUCTURAL STEEL:

1. All structural steel sections shall be according to ASTM designation A-992 or A-572 grade 50
2. Square and rectangular hollow structural sections (HSS) shall conform to ASTM designation A-500 grade "B" (Fy = 46 KSI)
3. All bolts shall conform to ASTM A-325 high strength bolts, u.o.n. all anchor bolts shall conform to ASTM F-1554 grade 55
4. All welds shall be in conformity with the code for welding in building construction (AWS_D1.1-92) of the American Welding Society with E70xx electrodes.
5. The steel decking shall be of type and gauge as called for on drawings.
6. Shop drawings for all the structural steel shall be submitted to the structural engineer for his review, prior to any fabrication.

DESIGN CRITERIA:

SUPERIMPOSE DEAD

Roof Areas	--- 15 PSF
Floor Areas	--- 20 PSF

LIVE LOADS: (IBC-09 + ASCE 7-05)

Flat Roof Areas (Slope < 4.2%)	--- 30 PSF
Residencial Areas	--- 40
Exit Facilities & Stairs	--- 100
Partition Loads	--- 15

WIND LOADS : As per ASCE 7-16

Basic Wind Speed	V	=	160 MPH
Ground Elevation Factor	Ke	=	1.0
Wind Exposure	Exp	=	C
Exposure Coefficient	Kh	=	0.85
Topographic Factor	Kzt	=	1.0
Roof Slope	S	=	0.5 :12
Enclosed Building	GCpi	=	+/- 0.18
Average MWFRS Pressure	P	=	50. PSF @wall
Component design pressure		=	See Table

EARTH QUAKE LOADS : As per ASCE 7-16

Seismic Importance	I	=	1.00	
Map Spectral Acc	SS	=	0.980	S1 = 0.390
Site Class	Sd	=	D	
Spectral Response	SDS	=	0.784	SD1 = 0.497
Design Base Shear	V	=	2.01 K	
Seismic Force coefficient,	CS	=	0.2613	
Response Modification Factor (OMRF)	R	=	3.0	

GEOTECHNICAL INFORMATION :
Refer to project drawings and specifications.

NOTE : Project limited to Bldg.Lobby, all other Existing building's structures are outside the scope of this design, no review or retrofit has been requested nor approved by owner

All exterior windows and doors and its connections to the structure shall be capable to resist the minimum pressure marked as IV & V on the uplift table shown on this drawing and be certify to comply with ASCE 7-05 wind loads and resist wind-borne debris. as per ASTM E1886 and ASTM E1996

1. **SHORING:** IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, AND FORMWORK, AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THIS BUILDING. EXCESS LOAD CAPACITY OF SLAB SHALL NOT EXCEED LOADS EQUIVALENT TO THE DESIGN SUPERIMPOSED LOADS LESS CONSTRUCTION DEAD AND LIVE LOADS. DESIGN SUPERIMPOSED LOADS INCLUDE LIVE LOAD, PARTITION LOAD, AND ANY OTHER LOAD NOT IN PLACE AT THE TIME OF SHORING.
2. **EXCAVATION:** THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURE INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.
3. **BACKFILL:** BACKFILL AROUND THE EXTERIOR PERIMETER OF WALL SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEMS. DO NOT PROCEED WITH BACKFILL UNTIL SEVEN (7) DAYS AS A MINIMUM AFTER THE COMPLETION OF INTERIOR FLOOR SYSTEMS UNLESS WALLS ARE ADEQUATELY BRACED. BACKFILL SHALL NOT BE PLACED UNTIL AFTER COMPLETION AND INSPECTION OF WATERPROOFING WHERE WATERPROOFING OCCURS.
4. **BRACING:** TEMPORARY BRACING SHALL BE PROVIDED AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.

INSPECTION

1. **GENERAL:** IN ADDITION TO THE INSPECTIONS REQUIRED BY SECTIONS 110 AND 1704 OF THE IBC-09, THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR DURING CONSTRUCTION ON THE TYPES OF WORK DESCRIBED IN THIS SECTION.
2. **CONCRETE:** DURING THE TAKING OF TEST SPECIMENS AND PLACING OF ALL REINFORCED CONCRETE AND PNEUMATICALLY PLACED CONCRETE.
3. **REINFORCING STEEL :**
   A. DURING THE PLACING OF REINFORCING STEEL, SHALL BE INSPECTED PRIOR TO PLACEMENT OF CONCRETE.

ALL SPECIAL INSPECTION REPORTS SHALL BE SIGNED AND SEALED BY A LICENSED ENGINEER.

OBSERVATION AS REQUIRED BY SECTION 1704 FOR SEISMIC DESIGN CATEGORY D AND OCCUPANCY CATEGORY 4

FOUNDATION NOTES :

1. F1. Foundations have been designed with the following assumptions.
2. Foundation Data:

   At Spread Footings, (p.1)
   a. Allowable Soil Bearing Pressure Qa = 2,500 PSF
   b. Depth of Foundation Df = 2'-6" Min.
   c. Seismic Site Classification = SD

3. All Cut/Fill operations and suitability of in-situ soils shall be verify by a Licence Professional Geotechnical engineer or his representative prior to any pouring of concrete.
4. Clearing, Cut, Fill and Proof Roll; Excavate and remove existing soils to 2'-0" below existing ground then back fill area with a-2-4 compacted to 95% of its maximum dry density ASTM D1557 in lifts of 6" max. to the bottom of foundation elevation. Proof roll the resulting ground surface.
5. All Fill and Backfill using A-2-4 compacted to 95% of its maximum dry density per ASTM D-1156 or D-2922 in 8" lifts, (p.19). Use 12" minimum fill under slab on ground.
6. Contractor shall provide for de-watering of all excavations from either surface water, ground water or seepage.
7. Contractor shall provide for design and installation of all cribbing, sheathing and shoring required to safely retain the earth banks.
8. All excavations shall be properly back filled. Do not place back fill behind retaining walls before concrete has attained full design strength. Contractor shall brace and protect all building's pit walls below grade from lateral loads until attached floors are completely in place and have attained full strength. Contractor shall provide for design, permits and installation of such bracing.
9. All construction, excavation and/or demolition shall be made in such a way as not to impair the strength, stability or use of any existing structure to remain.
10. The contractor shall verify the soil bearing capacity with a licence professional geo-technical engineer prior to any pouring of concrete.
11. The soil investigation report is part of these notes and its recommendations must be carefully observed

NOTES:

1. For additional dimensions and block wall locations see architectural drawings.
2. For general notes and typical footing details see DWG. s-0 & s-01
3. Metal deck shall span at least three perpendicular beams
4. Minimum metal deck bearing shall be 2"

LEGEND:

	New RC Wall or Col. Above and Below
	New RC Wall or Col. Above Only
	New RC Wall or Col. Below Only
	Denotes Existing Structure to Remain
	Denotes Block Wall
	Denotes Beam or Footing Below
T = 4"	SLAB THICNESS
TYP.	TYPICAL
CONT.	CONTINUOUS
CL.	CLEAR
BW	BOTH WAYS
EW	EACH WAY
EF	EACH FACE
B/W	BLOCK WALL
C/W	CONCRETE WALL
(T)	TOP REINFORCEMENT
(B)	BOTTOM REINFORCEMENT
TEMP	TEMPERATURE REINFORCEMENT
UON	UNLESS OTHERWISE NOTED
VOF	VERIFY ON FIELD
FFE	FINISH FLOOR ELEVATION
BME	BOTTOM MAT ELEVATION
T/S	TOP OF SLAB
C=#	CAMBER AT CENTER

	Drawing Number	Revision Number	Date	Sheet Title
1	S-0.0	0	12/12/2025	General Notes and Abbreviations
2	S-0.1	0	12/12/2025	Typical Sections and Details
3	S-1.0	0	12/12/2025	Basement Level Foundation Plan
4	S-1.1	0	12/12/2025	Ground Level Foundation & Structural Plan , Sections And Details
5	S-1.2	0	12/12/2025	Second Level Structural Plan , Sections And Details
6	S-2.0	0	12/12/2025	Foundation Sections And Details
7	S-3.0	0	12/12/2025	New Stairs Typical Sections ,Structural Sections And Details

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REVISIONS

No.	DESCRIPTION	DATE

PARTNER IN CHARGE
DESIGN CAPTAIN
JOB CAPTAIN
CHECKED BY
DRAWN BY G.M.G.

OGPe Seccion 5.3.6

Yo, Jose M. Green Lic. No. 13230 certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido sin conocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe y otras autoridades competentes, incluyendo, pero son limitarse, a la terminación de la participación en los procedimientos de certificación profesional en la OGPe.

DRAWING TITLE
GENERAL NOTES AND ABBREVIATIONS

SCALE AS NOTED
DRAWING No. S-0.0
PROJECT No.
DATE DEC. 2025
SHEET No.

ADVANCE PRINT : 2025-12-12. NOT FOR CONSTRUCTION

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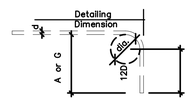
ASTM STANDARD REINFORCING BARS

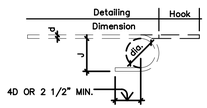
BAR SIZE DESIGNATION	WEIGTHG POUNDS PER FOOT	NOMINAL DIMENSIONS– ROUND SECTIONS		
		DIAMETER INCHES	CROSS SECTIONAL AREA SQ INCHES	PERIMETER INCHES
#3	.376	.375	.11	1.178
#4	.668	.500	.20	1.571
#5	1.043	.625	.31	1.963
#6	1.502	.750	.44	2.356
#7	2.044	.875	.60	2.749
#8	2.670	1.000	.79	3.142
#9	3.400	1.128	1.00	3.544
#10	4.303	1.270	1.27	3.990
#11	5.313	1.410	1.56	4.430
#14	7.65	1.693	2.25	5.32
#18	13.60	2.257	4.00	7.09

SUPERSEDES CARDS ISSUED PRIOR TO JAN. 1978

ACI STANDARD HOOKS



90° BEND



180° BEND

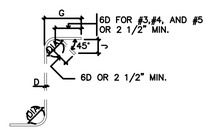
SIZE OF 180– DEG HOOKS ALL GRADES

D=6d for =3 through =8
D=8d for =9 =10 and =11
D=10d for =14 and =16

SIZE OF 90– DEG HOOKS ALL GRADES

D=6d for =3 through =8
D=8d for =9 =10 and =11
D=10d for =14 and =16

STIRRUP & TIE HOOKS



STIRRUPS AND TIE HOOKS

NOT TO SCALE

STIRRUPS (TIE SIMILAR)

RECOMMENDED STIRRUP & TIE HOOK DIMENSIONS Grades 40–50–60 ksi				
		90 HOOK	135 HOOK	
BAR SIZE	D (in.)	HOOK A OR G	HOOK A or G	Approx. H
#3	1–1/2	4	4	2–1/2
#4	2	4–1/2	4–1/2	3
#5	2–1/2	6	5–1/2	3–3/4

RECOMMENDED END HOOK DIMENSIONS

BAR SIZE	180 HOOKS All Grades		90 HOOKS All grades
	A or G	J	A or G
=3	5	3	6
=4	6	4	8–5
–5	7	5	10
=6	8	6	1.0
=7 *	10	7	1.2
=8 *	11	8	1.4
=9 *	13	11–½	1.7
=10*	1.5	1.0–¾	1.10
=11*	1.7	1.2–¼	2.0
=14	2.2	1.8–½	2.7
=18	2.11	2.3	3.5

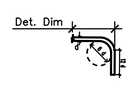
* These size – Grade 40 – check availability. Sizes # 14. # 18, check availability; no Grade 40 under ASTM.



TYPE B & C BEAM HOOPS AND REGULAR COLUMN TIES



TYPE B & C BEAM HOOPS, COL. CONFINEMENT TIES AND BEAM–COLUMN JOINT TIES



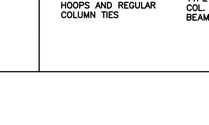
ACI 90 ° STANDARD HOOK

ACI 318–14

LAP SPLICE SCHEDULE

TENSION LAP SPLICE LENGTH (in)

BAR SIZE	f'c= 3,000 P.S.I.		f'c= 4,000 P.S.I.		f'c= 5,000 P.S.I.	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
# 3	29	22	25	19	24	18
# 4	38	29	33	25	30	24
# 5	47	36	41	31	37	28
# 6	56	43	49	38	45	34
# 7	82	63	71	54	64	49
# 8	94	72	81	62	73	56
# 9	106	81	91	70	82	63
# 10	119	91	103	79	93	71
# 11	131	101	112	86	100	77



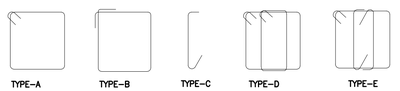
BEAM SPLICE DETAIL

NOT TO SCALE



WALL OR SLAB DETAIL

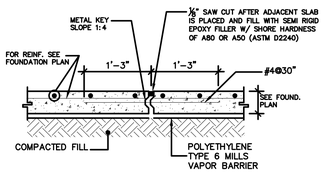
NOT TO SCALE



TRANSVERSE REINFORCEMENT DETAILS

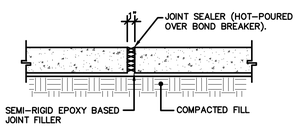
SCALE: N.T.S.

NOTES: 1) TYPE A HOOKS SHALL BE USED WHEN THE DESIGNATION LETTER IS OMITTED IN BEAM DETAILS.
2) EXCEPT WHERE OTHERWISE INDICATED THE FIRST HOOP AT EACH END SHALL BE PLACED AT 2" 2" FROM THE FACE OF THE SUPPORT



TYPICAL CONSTRUCTION JOINT DETAIL

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

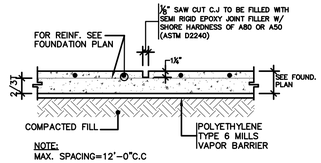


NOTE:
REINF. IS NOT SHOWN. IT SHALL NOT BE CARRIED ACROSS THE JOINT.

TYPICAL ISOLATION JOINT DETAIL

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

NOTE : Reinf. Not Shwon For Clarity. It Shall NOT Be Carried Across The Joint.

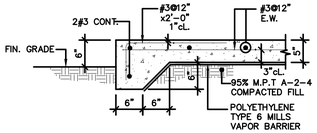


NOTE:
MAX. SPACING=12'–0"C.C

TYPICAL CONTROL JOINT

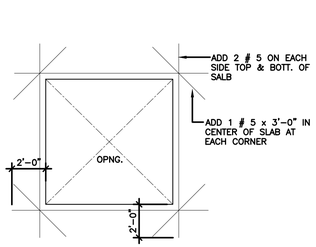
SCALE: 3/4"=1'-0"

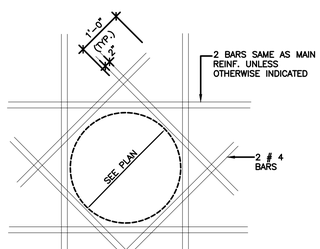
Note: Construction Joint at Grid Lines and Saw Cut Control Joints Spaced no more than 12'–0". Contractor Shall Provide Slab Joint Layout for Engineer of Record Approval



TYPICAL SIDEWALK DETAIL

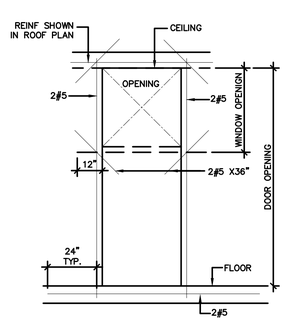
SCALE: 3/4"=1'-0"





TYPICAL DETAIL OF ADDED REINFAT CONC. SLAB OPNG.

SCALE: N.T.S.



CONCRETE WALL OPENING REINFORCEMENT

SCALE: N.T.S.

ABACUS

ARCHITECTURE PSC

CONSULTANT

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[24-2089]

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REVISIONS

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DESIGN CAPTAIN	
JOB CAPTAIN	
CHECKED BY	
DRAWN BY	G.M.G.

OGPe Seccion 5.3.6

Yo, Jose M. Green Lic. No. 13230 certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con Jurisdicción. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido sin conocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe y otras autoridades competentes, incluyendo, pero son limitarse, a la terminación de la participación en los procedimientos de certificación profesional en la OGPe.

DRAWING TITLE

TYPICAL SECTIONS AND TYP. DETAILS

SCALE	DRAWING No.
AS NOTED	S–0.1
PROJECT No.	
DATE DEC. 2025	SHEET No.

ADVANCE PRINT : 2025-12-12. NOT FOR CONSTRUCTION

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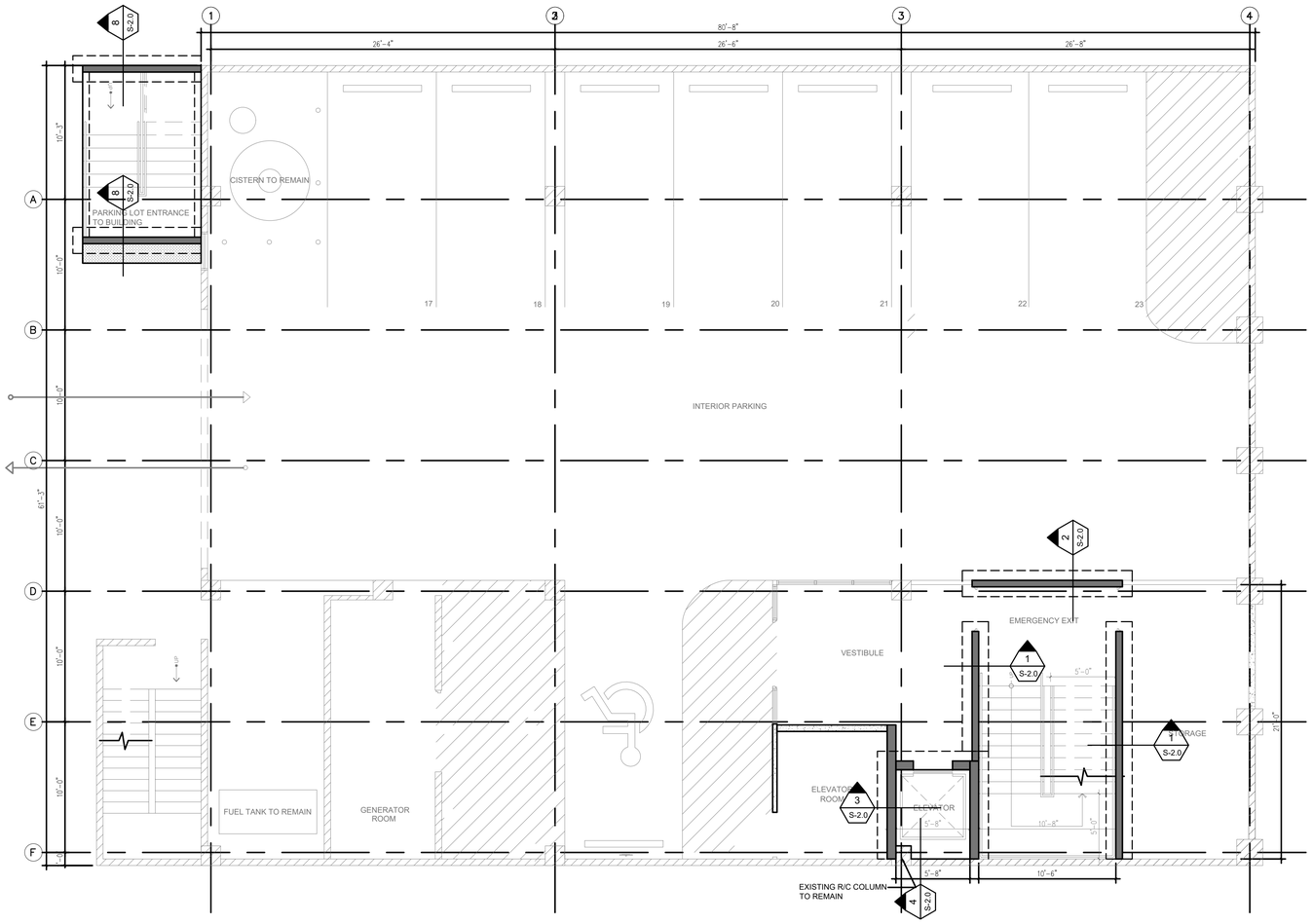

BASEMENT LEVEL
FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

NOTES:

1. For additional dimensions and block wall locations see architectural drawings.
2. For general notes and typical footing details see DWG. s-0 & s-01
3. Metal deck shall span at least three perpendicular beams
4. Minimum metal deck bearing shall be 2"

LEGEND:

	New RC Wall or Col. Above and Below
	New RC Wall or Col. Above Only
	New RC Wall or Col. Below Only
	Denotes Existing Structure to Remain
	Denotes Block Wall
	Denotes Beam or Footing Below

T = 4"	SLAB THICNESS
TYP.	TYPICAL
CONT.	CONTINUOUS
CL.	CLEAR
BW	BOTH WAYS
EW	EACH WAY
EF	EACH FACE
B/W	BLOCK WALL
C/W	CONCRETE WALL
(T)	TOP REINFORCEMENT
(B)	BOTTOM REINFORCEMENT
TEMP	TEMPERATURE REINFORCEMENT
UON	UNLESS OTHERWISE NOTED
VOF	VERIFY ON FIELD
FFE	FINISH FLOOR ELEVATION
BME	BOTTOM MAT ELEVATION
T/S	TOP OF SLAB
C=#	CAMBER AT CENTER

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CIVIL ENG & STRUCTURAL CONSULTANTS

PROJECT NAME

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BAYAMON, PUERTO RICO

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DRAWN BY G.M.G.

OGPe Seccion 5.3.6

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DRAWING TITLE
BASEMENT LEVEL
FOUNDATION PLAN

SCALE: AS NOTED	DRAWING No. S-1.0
PROJECT No.	
DATE: DEC. 2025	SHEET No.

ADVANCE PRINT : 2025-12-12. NOT FOR CONSTRUCTION

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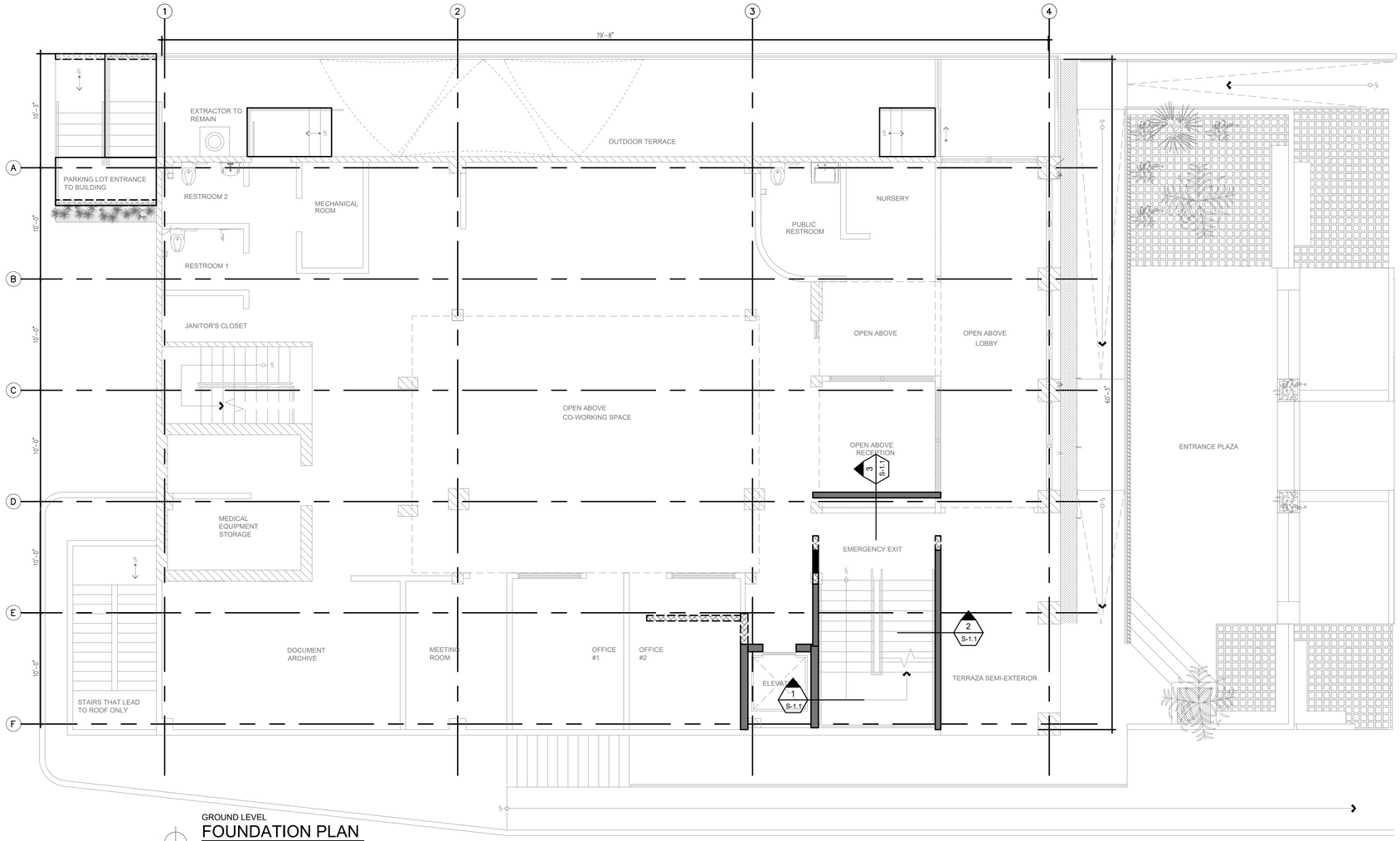
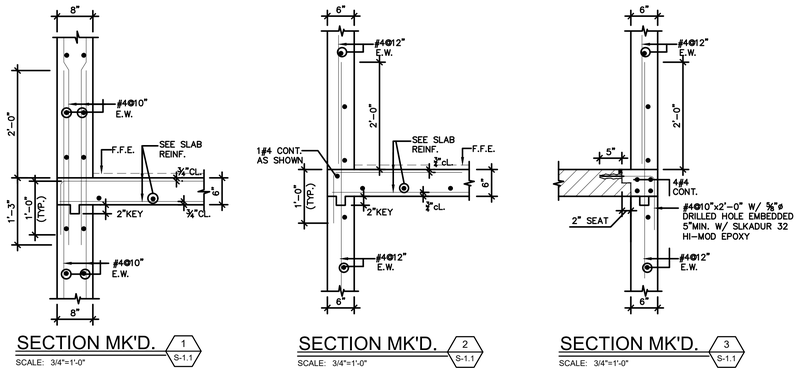


GROUND LEVEL

FOUNDATION PLAN

SCALE: 3/16" = 1'-0"



SECTION MK'D. 1 S-1.1

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

SECTION MK'D. 2 S-1.1

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

SECTION MK'D. 3 S-1.1

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

NOTES:

1. For additional dimensions and block wall locations see architectural drawings.
2. For general notes and typical footing details see DWG. s-0 & s-01
3. Metal deck shall span at least three perpendicular beams
4. Minimum metal deck bearing shall be 2"

LEGEND:

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	New RC Wall or Col. Above Only
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	Denotes Block Wall
	Denotes Beam or Footing Below

T = 4"	SLAB THICNESS
TYP.	TYPICAL
CONT.	CONTINUOUS
CL.	CLEAR
BW	BOTH WAYS
EW	EACH WAY
EF	EACH FACE
B/W	BLOCK WALL
C/W	CONCRETE WALL
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(B)	BOTTOM REINFORCEMENT
TEMP	TEMPERATURE REINFORCEMENT
UON	UNLESS OTHERWISE NOTED
VOF	VERIFY ON FIELD
FFE	FINISH FLOOR ELEVATION
BME	BOTTOM MAT ELEVATION
T/S	TOP OF SLAB
C=#	CAMBER AT CENTER

ABACUS

ARCHITECTURE PSC

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DRAWING TITLE

GROUND LEVEL
STRUCTURAL PLAN

SCALE: AS NOTED	DRAWING No.: S-1.1
PROJECT No.:	
DATE: DEC. 2025	SHEET No.:

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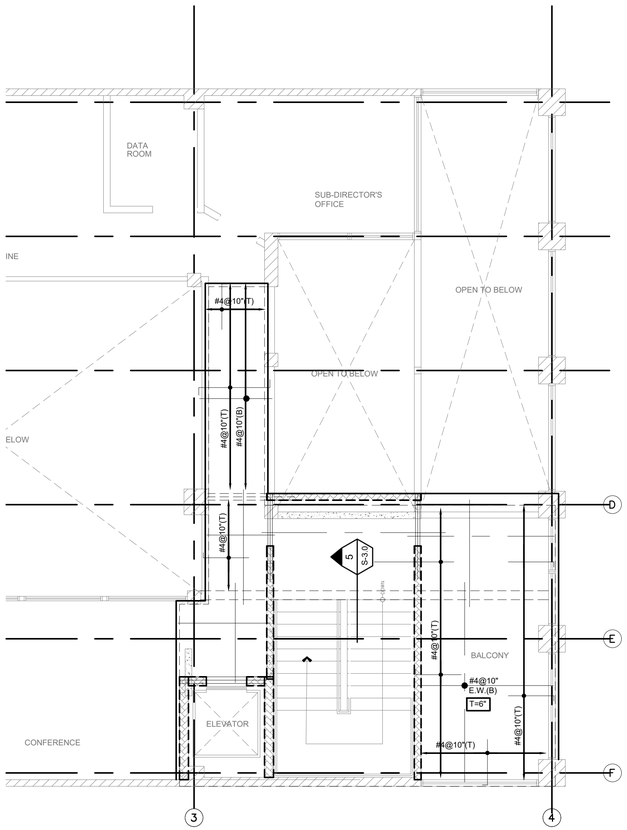
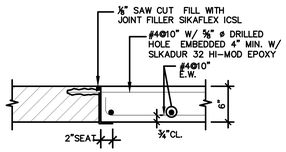
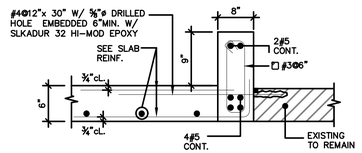


SECOND LEVEL
STRUCTURAL PLAN
SCALE: 3/16" = 1'-0"



DETAIL MK'D. "C"
SCALE: 1"-1'-0"



DETAIL MK'D. "D"
SCALE: 1"-1'-0"

NOTES:

1. For additional dimensions and block wall locations see architectural drawings.
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T/S	TOP OF SLAB
C=#	CAMBER AT CENTER

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DRAWING TITLE

SECOND LEVEL
STRUCTURAL PLAN

SCALE AS NOTED	DRAWING No. S-1.2
PROJECT No.	
DATE DEC. 2025	SHEET No.

ADVANCE PRINT : 2025-12-12. NOT FOR CONSTRUCTION

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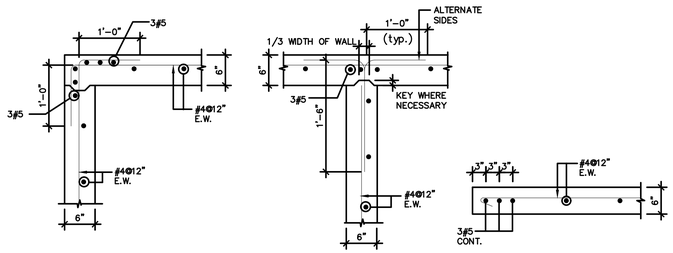
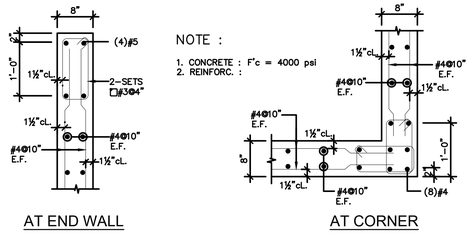


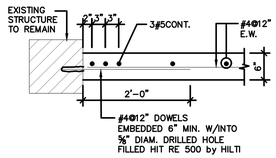
TYPICAL 6" CONCRETE WALL REINFORCEMENT DETAILS

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



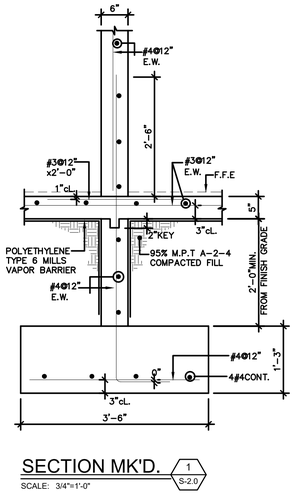
TYPICAL 8" END CONC. WALL REINFORCEMENT DETAIL

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



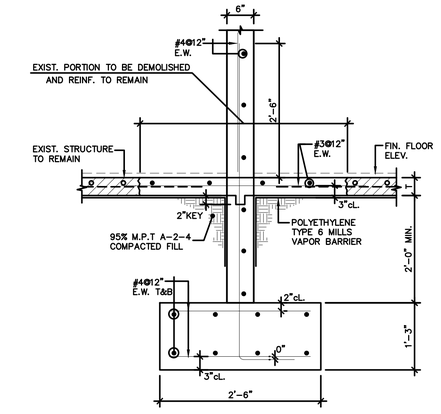
NEW CONC. WALL AT EXIST. CONCRETE STRUCTURE MK'D. "B"

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



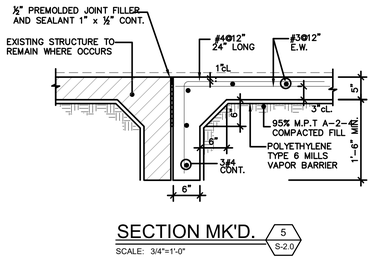
SECTION MK'D. 1 S-2.0

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



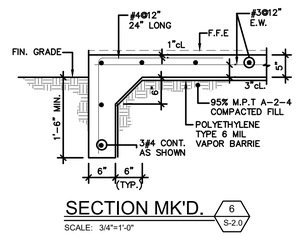
SECTION MK'D. 2 S-2.0

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



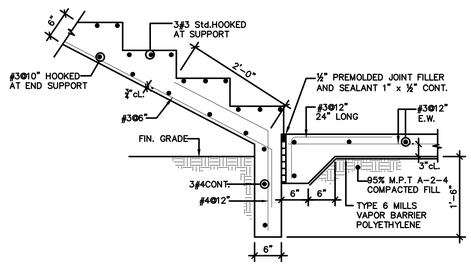
SECTION MK'D. 5 S-2.0

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



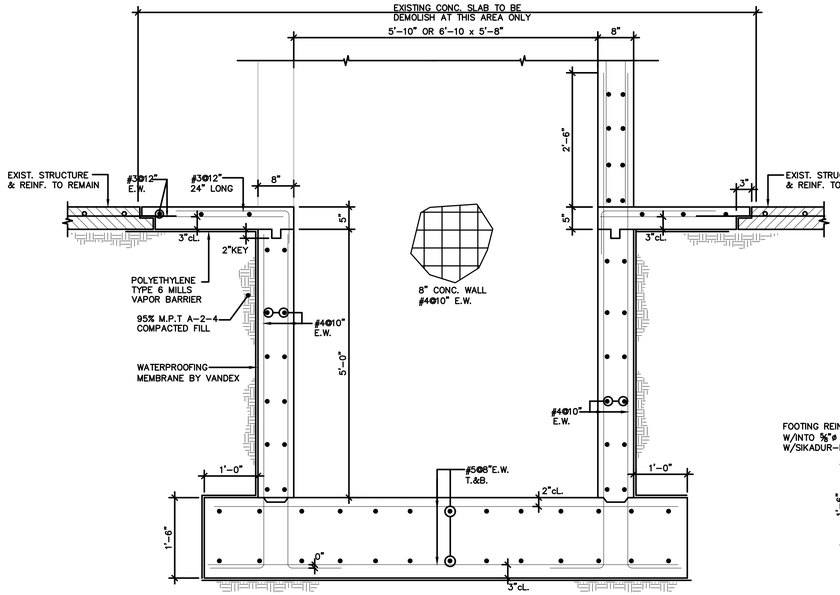
SECTION MK'D. 6 S-2.0

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



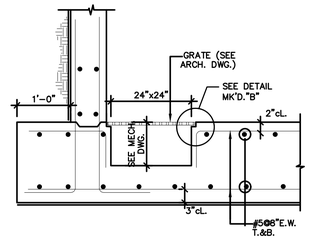
SECTION MK'D. 7 S-2.0

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



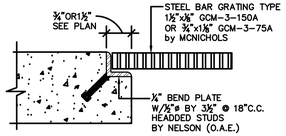
SECTION MK'D. 3 S-2.0

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



SUMP PIT DETAIL

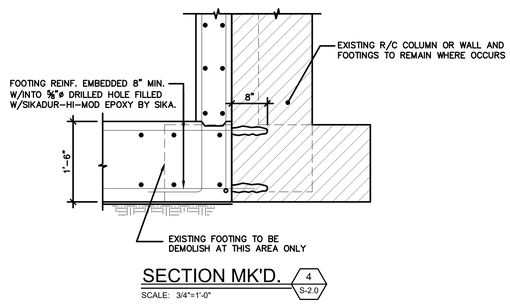
SCALE: 3/4"=1'-0"



DETAIL MK'D. "B"

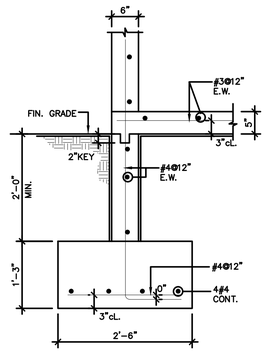
SCALE: 1½"=1'-0"

NOTE:
TYP. BAR GRATING SEAT DETAIL



SECTION MK'D. 4 S-2.0

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



SECTION MK'D. 8 S-2.0

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

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ARCHITECTURE PSC

CONSULTANT

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DRAWING TITLE

FOUNDATION
SECTIONS AND DETAILS

SCALE: AS NOTED	DRAWING No.: S-2.0
PROJECT No.	
DATE: DEC. 2025	SHEET No.

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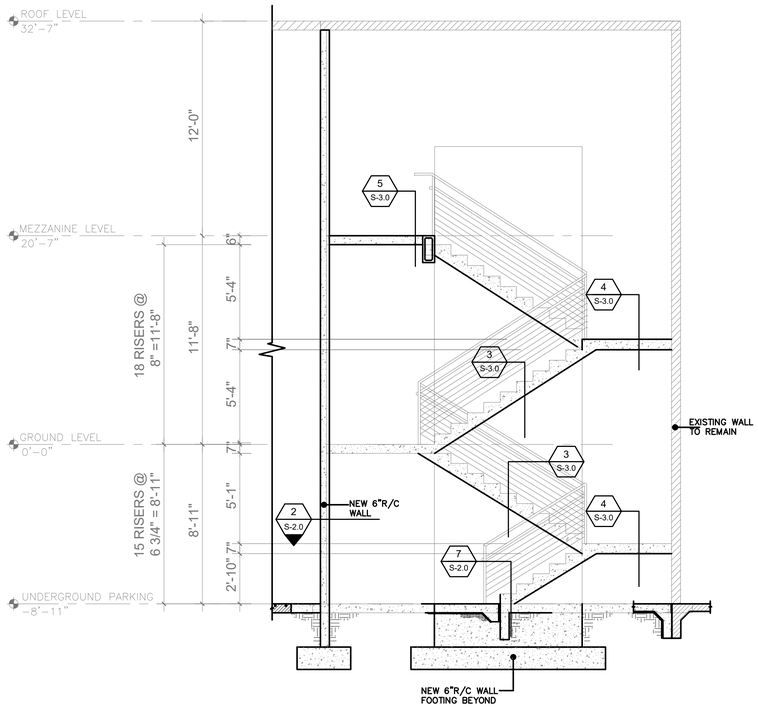
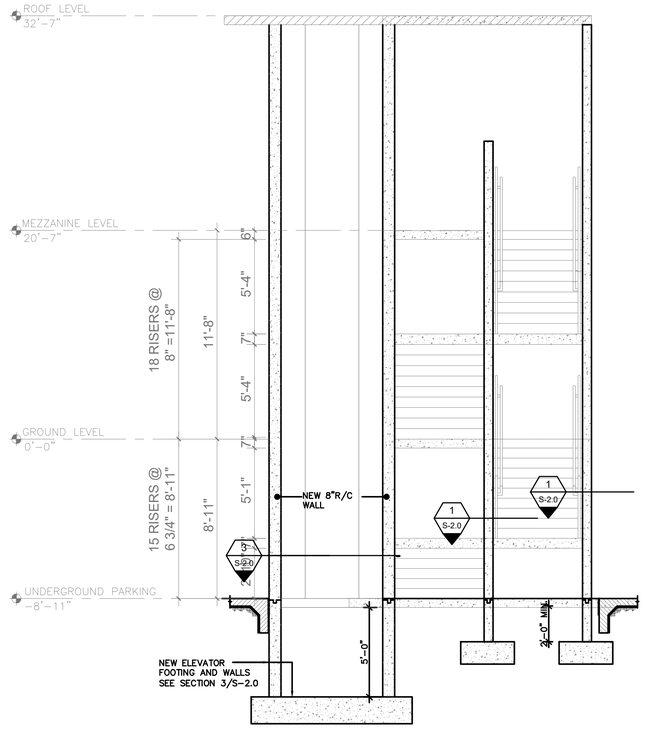


TYPICAL NEW STAIR SECTION

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

1 S-3.0

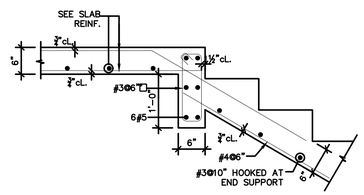


AT NEW ELEVATOR AREA

TYPICAL STAIR SECTION

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

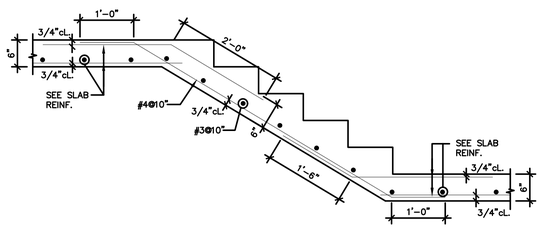
2 S-3.0



SECTION MK'D.

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

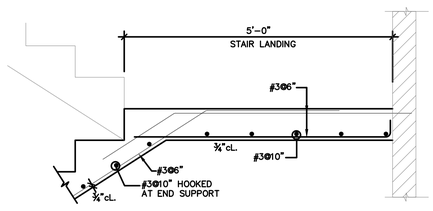
5 S-3.0



SECTION MK'D.

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

3 S-3.0



SECTION MK'D.

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

4 S-3.0

ABACUS

ARCHITECTURE PSC

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DRAWN BY G.M.G.

OGPe Seccion 5.3.6

Yo, Jose M. Green Lic. No. 13230 certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Códigos de las Agencias, Juntas Reglamentadoras o Corporaciones Públicas con jurisdicción. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido sin conocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe y otras autoridades competentes, incluyendo, pero son limitarse, a la terminación de la participación en los procedimientos de certificación profesional en la OGPe.

DRAWING TITLE

NEW STAIRS
SECTIONS AND DETAILS

ADVANCE PRINT : 2025-12-12. NOT FOR CONSTRUCTION

SCALE	DRAWING No.
AS NOTED	S-2.0
PROJECT No.	
DATE: DEC. 2025	SHEET No.

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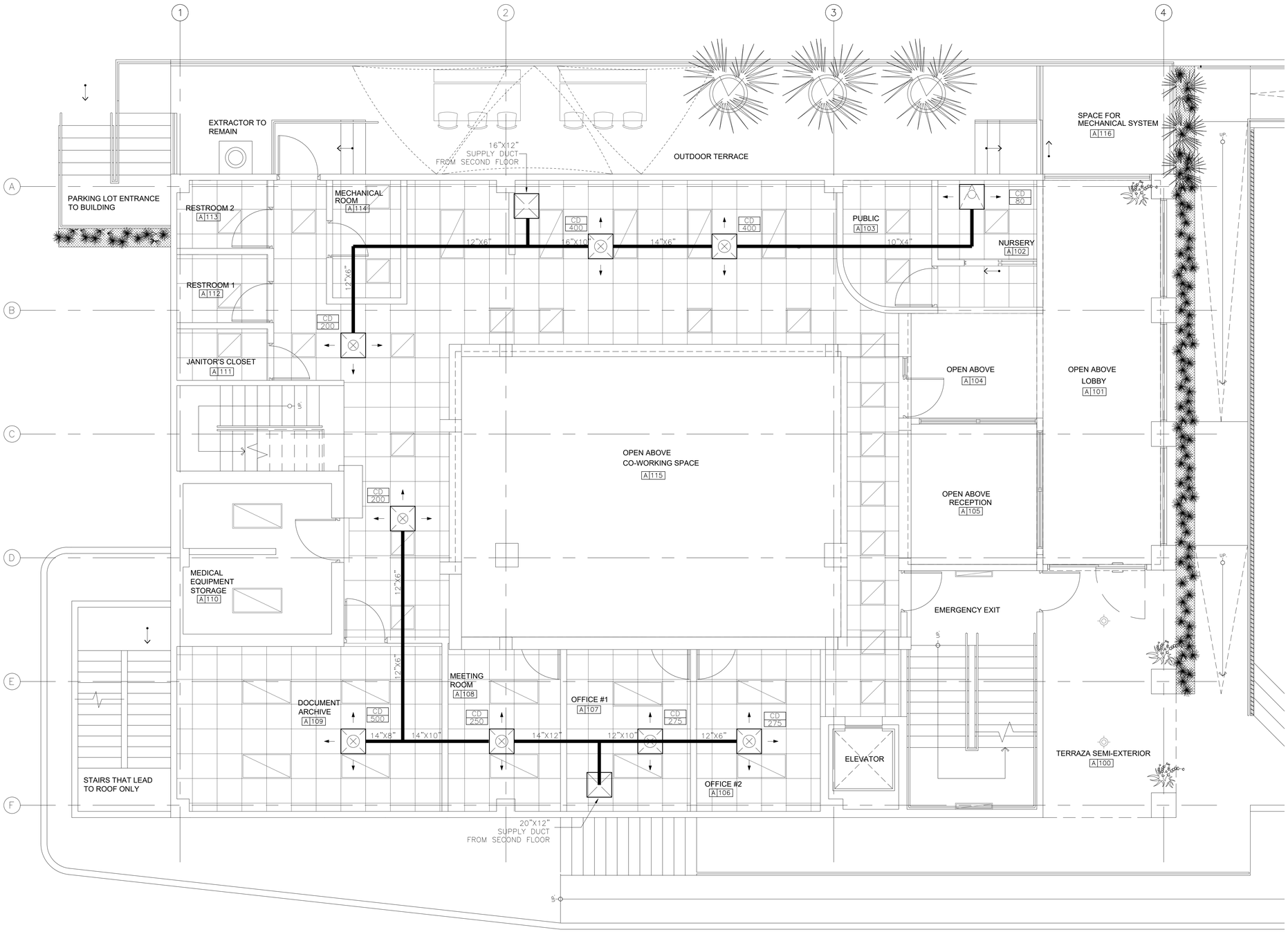

AIR TERMINAL SCHEDULE

CD–CEILING DIFFUSER
METALAIRE 5000 SQUARE NECK
METALAIRE 5800 ROUND NECK

CFM RANGE	NECK SIZE
0 – 100 CFM	6"ø OR 6"X6"
101 – 190 CFM	8"ø OR 9"X9"
191 – 225 CFM	10"ø OR 9"X9"
226 – 275 CFM	10"ø OR 12"X12"
276 – 400 CFM	12ø OR 12"X12"
401 – 530 CFM	14"ø OR 15"X15"
531 – 625 CFM	15"ø OR 15"X15"

SD–SIDEWALL DIFFUSER
METALAIRE 4000 – 0° DEF.

CFM RANGE	NECK SIZE
0 – 100 CFM	10"x4"
100 – 250 CFM	12"x6"
250 – 350 CFM	18"x6"
350 – 500 CFM	20"x8"
500 – 900 CFM	24"x12"
900 – 1200 CFM	30"x14"
1200 – 1500 CFM	48"x12"
1500 – 1800 CFM	60"x12"

EAR–EXHAUST AIR REGISTER
RAR–RETURN AIR REGISTER
METALAIRE MODEL RHD

CFM RANGE	NECK SIZE
0 – 150 CFM	10"x6"
151 – 250 CFM	12"x8"
251 – 400 CFM	12"x12"
401 – 600 CFM	16"x16"
601 – 800 CFM	18"x18"
801 – 1000 CFM	20"x20"
1001 – 1800 CFM	24"x24"

GROUND FLOOR AIR CONDITIONING PLAN

SCALE: 1/4" = 1'–0"

PRELIMINARY DRAWING
NOT FOR BID/CONSTRUCTION

Yo, ANTONIO J. DAJER GUERRA, número de Licencia 11530 certifico que soy el profesional que diseñó estos planos y especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Codigos de Construccion Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Publicas con jurisdiccion. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14–2004, según enmendada, conocida como la "Ley para Inversión por la Industria Puertorriqueña" y con la (Ley Núm. 139 de 15 de mayo de 1938, según enmendada; Ley núm. 96 de 6 de julio de 1978, según enmendada; según aplique). Reconozco que cualquier declaracion falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

FECHA: MARZO, 2026

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DESIGN CAPTAIN	
JOB CAPTAIN	
CHECKED BY	A. DAJER
DRAWN BY	D. RODRIGUEZ

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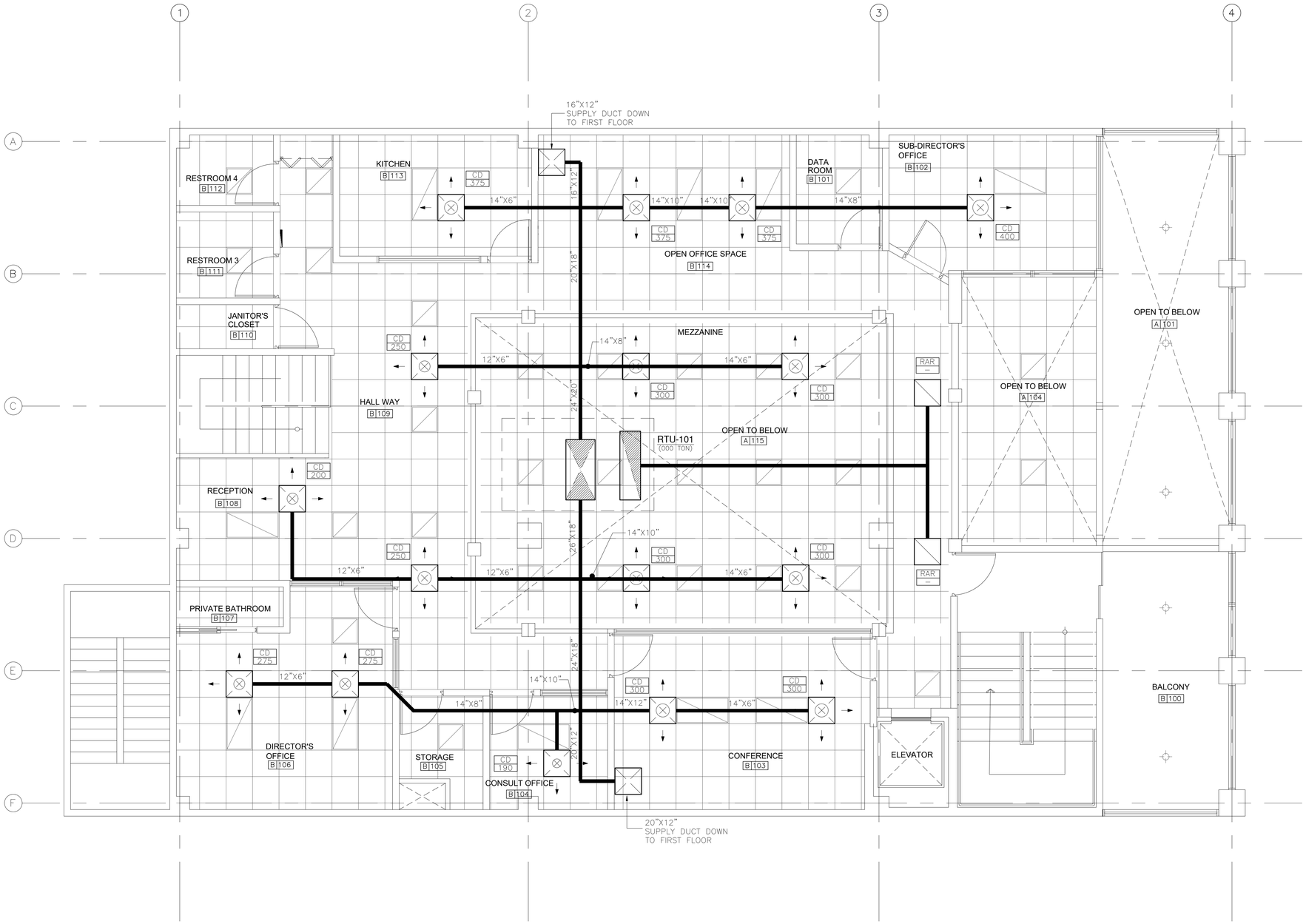
GROUND FLOOR AIR CONDITIONING PLAN

SCALE	DRAWING No.
AS SHOWN	M–101
PROJECT No.	
DATE: MARCH, 2026	SHEET No.

25-197 M-101.dwg Layout1 Friday, March 20, 2026 11:11:17



SECOND FLOOR
AIR CONDITIONING PLAN

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

AIR TERMINAL SCHEDULE

CD–CEILING DIFFUSER
METALAIRE 5000 SQUARE NECK
METALAIRE 5800 ROUND NECK

CFM RANGE	NECK SIZE
0 – 100 CFM	6"ø OR 6"X6"
101 – 190 CFM	8"ø OR 9"X9"
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SD–SIDEWALL DIFFUSER
METALAIRE 4000 – 0° DEF.

CFM RANGE	NECK SIZE
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900 – 1200 CFM	30"x14"
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1001 – 1800 CFM	24"x24"

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JOB CAPTAIN	
CHEKKED BY	A. DAJER
DRAWN BY:	D. RODRIGUEZ

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DRAWING TITLE
SECOND FLOOR
AIR CONDITIONING PLAN

SCALE: AS SHOWN	DRAWING No.: M–102
PROJECT No.	
DATE: MARCH, 2026	SHEET No.

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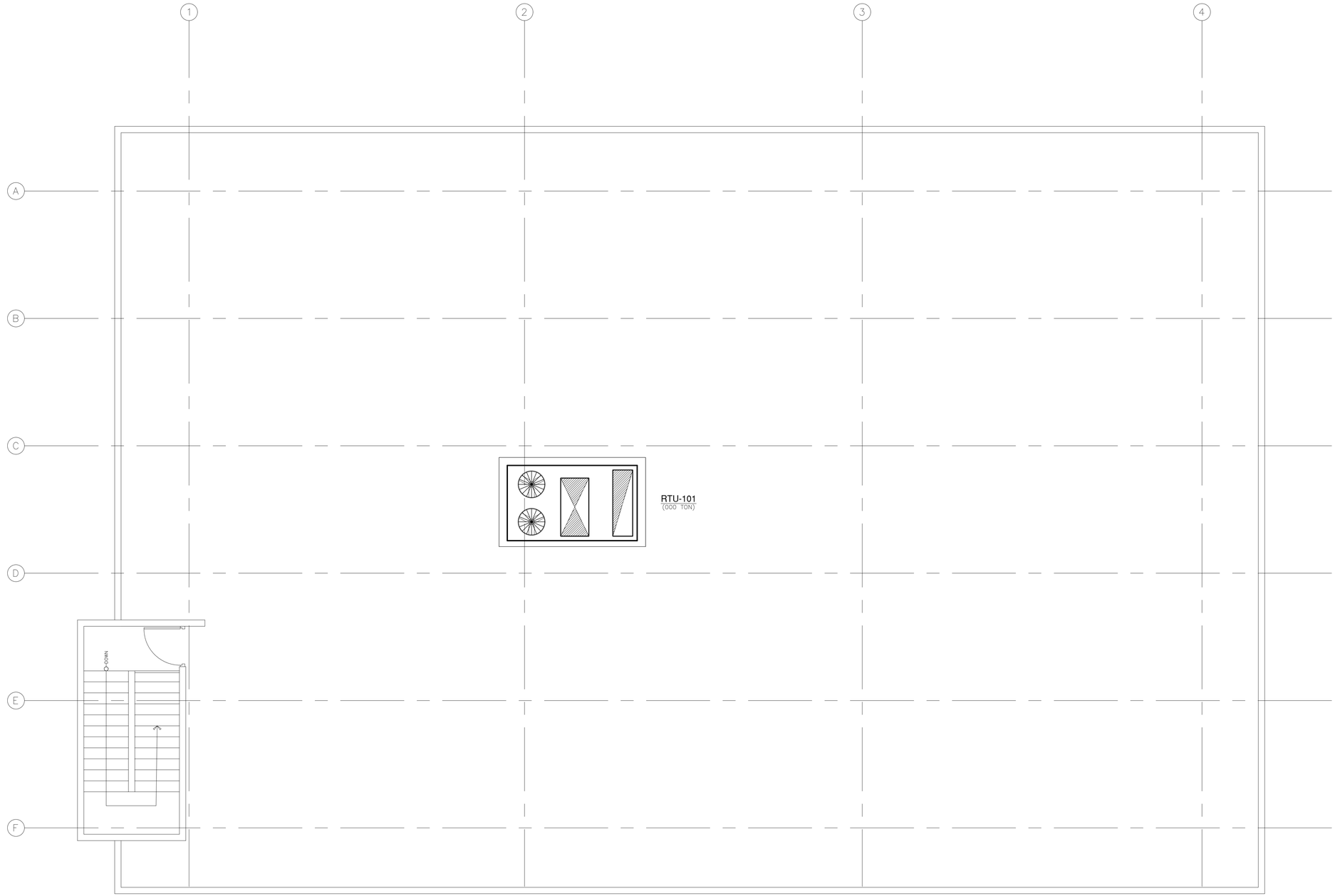
PRELIMINARY DRAWING
NOT FOR BID/CONSTRUCTION

Yo, ANTONIO J. DAJER GUERRA, número de Licencia 11530 certifico que soy el profesional que diseñó estos planos y especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Codigos de Construccion Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Publicas con jurisdiccion. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la "Ley para Inversión por la Industria Puertorriqueña" y con la [Ley Núm. 139 de 15 de mayo de 1938, según enmendada; Ley núm. 96 de 6 de julio de 1978, según enmendada; según aplique]. Reconozco que cualquier declaracion falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

FECHA: MARZO, 2026

25-197 M-102.dwg Layout1 Friday, March 20, 2026 11:11:41



ROOF PLAN

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

N

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BAYAMON, PUERTO RICO

REVISIONS

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JOB CAPTAIN	
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DRAWN BY	D. RODRIGUEZ

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DRAWING TITLE

ROOF PLAN

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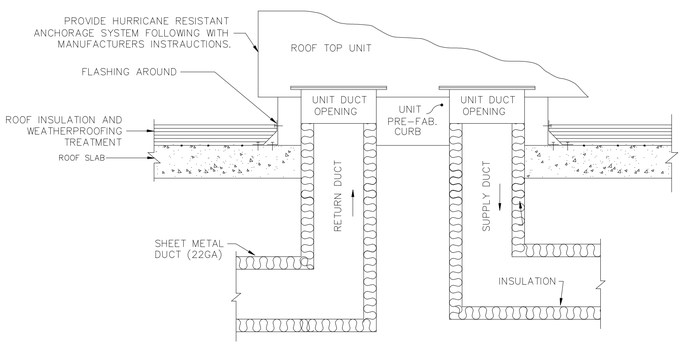
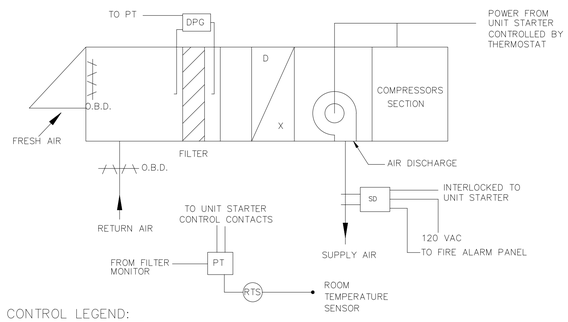
SCALE: AS SHOWN	DRAWING No.: M-10-
PROJECT No.	
DATE: MARCH, 2026	SHEET No.

25-197 M-103.dwg Layout1 Friday, March 20, 2026 09:11:39



RTU INSTALLATION DETAIL ON ROOF

NOT TO SCALE



CONTROL LEGEND:

DPG – DIFFERENTIAL PRESSURE GAUGE. SHALL BE EQUAL TO DWYER INSTRUMENTS INC. MODEL MAGNEHELIC 2001

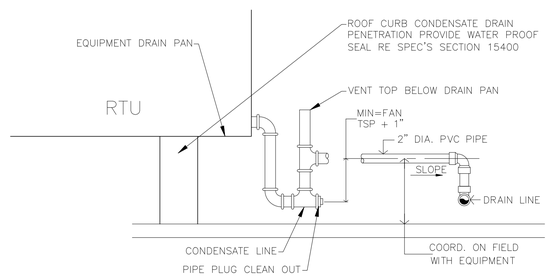
RTS – ROOM TEMPERATURE SENSOR. SHALL BE BUILT IN WITH PROGRAMMABLE THERMOSTAT

PT – 7 DAY/24 HOUR PROGRAMMABLE THERMOSTAT. SHALL BE ABLE TO DISPLAY FILTER STATUS.

SD – IONIZATION SMOKE DETECTOR. FM AND UL APPROVED.

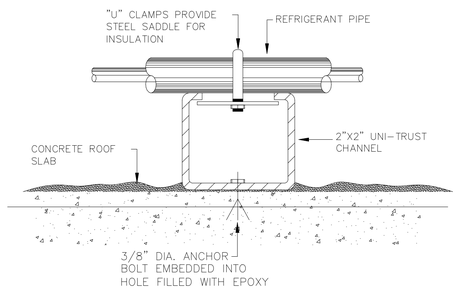
TYPICAL PACKAGED CONTROL DIAGRAM

NOT TO SCALE



DRAINAGE DETAILS

NOT TO SCALE



*REFRIGERANT PIPE SUPPORT SHALL BE INSTALLED EVERY 5'-0" (MAX.) OF PIPE TO BE SUPPORTED

REFRIGERANTS PIPES SUPPORT

NOT TO SCALE

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ARCHITECTURE PSC

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PROJECT NAME

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BAYAMON, PUERTO RICO

REVISIONS

No.	DESCRIPTION	DATE

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DESIGN CAPTAIN	
JOB CAPTAIN	
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DRAWN BY	D. RODRIGUEZ

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DRAWING TITLE

AIR CONDITIONING DETAILS

SCALE: AS SHOWN	DRAWING No.: M-502
PROJECT No.	
DATE: MARCH, 2026	SHEET No.

Yo, ANTONIO J. DAJER GUERRA, número de Licencia 11530 certifica que soy el profesional que diseñó estos planos y especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Codigos de Construccion Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Publicas con jurisdiccion. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la "Ley para Inversión por la Industria Puertorriqueña" y con la (Ley Núm. 139 de 15 de mayo de 1938, según enmendada; Ley núm. 96 de 6 de julio de 1978, según enmendada; según aplique). Reconozco que cualquier declaracion falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mi, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

FECHA: MARZO, 2026

ADG ENGINEERING, PSC CONSULTING ENGINEERS

PRELIMINARY DRAWING
NOT FOR BID/CONSTRUCTION

25-197 M-502.dwg Layout1 Friday, March 20, 2026 09:09:35

AIR CONDITIONING AND VENTILATION SPECIFICATIONS

(REV OCT 2025)

1. CODES, LAWS AND REGULATIONS

   WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE PUERTO RICO BUILDING CODE (2018 EDITION), MECHANICAL INTERNATIONAL CODE (2018 EDITION), LAWS AND REGULATIONS AND ANY OTHER STANDARD PERTINENT TO SUCH WORK. IN CASE OF ANY CONFLICT WHERE IN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE CODES, LAWS AND REGULATIONS, THE CODES OR LAWS SHALL GOVERN. ANY ITEMS REQUIRED BY THE CODES OR LAWS, BUT NOT SPECIFIED OR SHOWN ON THE DRAWINGS SHALL BE FURNISHED WITHOUT EXTRA CHARGE AS IF SHOWN OR SPECIFIED. THE WORDS "CODES, LAWS AND REGULATIONS" AS USED HERE IN SHALL MEAN ALL LOCAL AND FEDERAL CODES, LAWS, ORDINANCES, STANDARDS, RULES, OR REGULATIONS OF ANY NATUREWHICH ARE IN ANY WAY PERTINENT TO, OR REGULATORY OVER THE WORK COVERED BY THISSECTION OF THE SPECIFICATIONS.

2. SCOPE

   THE WORK UNDER THIS SECTION INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT,AND SERVICES NECESSARY FOR PROVIDING, INSTALLING AND PUTTING INTO OPERATION THE VENTILATION AND AIR CONDITIONING SYSTEM AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN.

3. GENERAL

   ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE ACCOMPLISHED BY EXPERIENCED PERSONNEL IN ACCORDANCE WITH THE RECOMMENDED PRACTICE OF THE INDUSTRY, FOLLOWING THE LOCAL, STATE AND FEDERAL REGULATIONS AND SHALL BE STRICT ADHERENCE TO THE INSTRUCTIONS FROM THE EQUIPMENT AND PRODUCTS MANUFACTURER. ALL WORK SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER AND THE PREMISES SHALL BE LEFT CLEAN AND FREE FROM DEBRIS.

4. GENERAL CONDITIONS

   THE GENERAL CONDITIONS OF THE ARCHITECT ARE HEREBY MADE PART OF THESE SPECIFICATIONS AND THE CONTRACTOR SHALL ASSUME ALL OBLIGATION CONTAINED THEREIN WHICH ARE APPLICABLE TO HIS WORK. IN THESE SPECIFICATIONS THE WORD "CONTRACTOR" SHALL MEAN THE AIR CONDITIONING AND VENTILATION CONTRACTOR.

5. PERMITS AND FEES

   THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS OR LICENSES TO CARRY OUT THIS WORK, AND HE SHALL PAY ALL LAWFUL FEES, TAXES, ETC., IN CONNECTION WITH THE WORK. HE SHALL ARRANGE FOR ALL TESTS AND INSPECTIONS ON ANY OR ALL PARTS OF THE WORK REQUIRED BY THE AUTHORITIES AND ORGANIZATIONS HAVING JURISDICTION AND HE SHALL PAY ALL CHARGES FOR SAME.

6. EXAMINATION OF EXISTING CONDITIONS

   A. BIDDERS, BEFORE SUBMITTING PROPOSALS, SHALL VISIT THE SITE AND CAREFULLY EXAMINE THOSE PORTIONS OF THE SITE AFFECTED BY THIS WORK SO AS TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WAY AFFECT THE EXECUTION OF THE WORK. ANY DISCREPANCIES FOUND SHALL BE NOTIFIED TO THE ENGINEER DESIGNER.

   B. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCES THAT SUCH EXA-MINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATE-RIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.

7. APPROVALS

   A. THE MATERIALS, WORKMANSHIP, DESIGN AND ARRANGEMENT OF ALL WORK INSTALLED UNDER THIS CONTRACT SHALL BE SUBJECTED TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR THE ENGINEER DESIGNER.

   B. IF MATERIAL OR EQUIPMENT IS INSTALLED BEFORE IT IS APPROVED, THE CON-TRACTOR SHALL BE LIABLE FOR ITS REMOVAL AND REPLACEMENT AT NO EXTRA CHARGE TO THE OWNER, IF IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THE MATERIAL OR EQUIPMENT DOES NOT MEET THE INTENT OF THE DRAWINGS AND SPECIFICATIONS.

8. SHOP DRAWINGS AND SUBMITTALS

   A. THE CONTRACTOR CAN SUBMIT PRODUCTS AND MATERIALS EQUAL OR SIMILAR OF THE PRODUCTS AND MATERIALS SPECIFIED ON DRAWINGS. THIS SUBSTITUTION IS ACCEPTABLE IF THE SAME TYPE OF PRODUCT AND THE PERFORMANCE OF THIS ALTERNATE IS EQUAL OR BETTER THAT THE SPECIFIED.

   B. THE CONTRACTOR SHALL SUBMIT ON PDF FORMAT, ALL PRODUCTS AND MATERIALS THAT REQUIRE TO BE REVIEWED BY THE DESIGN ENGINEER. THE DESIGN ENGINEER HAS TWO (2) WEEKS AFTER RECEIVED THE SUBMITTAL DOCUMENT FOR REVIEWING AND CHECKING. AFTER THIS, THE DELIVERY OF PRODUCTS AND MATERIALS TO THE SITE IS ALLOWABLE. FAILURE TO DO SO MEANS THAT THE CONTRACTOR IS RESPONSIBLE FOR ANY SITUATION THAT OCCURS WITH NON-SUBMITTED PRODUCT OR MATERIAL.

   C. SAMPLES, DRAWINGS, SPECIFICATIONS, DATA SHEETS, ETC., SUBMITTED FOR REVIEW SHALL BE PROPERLY LABELED CLEARLY INDICATING SPECIFIC SERVICE OF WHICH MATERIAL OR EQUIPMENT IS TO BE USED, THE TAG NUMBER, SECTION AND ARTICLE NUMBER OF SPECIFICATION GOVERNING, CONTRACTOR'S NAME AND NAME OF JOB. DATA OF GENERAL NATURE WILL BE NOT REVIEWED AND THE CONTRACTOR SHALL RESUBMIT AGAIN.

   D. FAILURE BY THE CONTRACTOR TO SUBMIT SHOP DRAWINGS IN AMPLE TIME FOR CHECKING SHALL NOT ENTITLE HIM TO AN EXTENSION OF CONTRACT TIME AND NO CLAIM FOR EXTENSION OF SUCH DEFAULT WILL BE ALLOWED.

   E. SHOP DRAWINGS FOR DUCTWORK CONSTRUCTION SHOULD BE MADE IN AT LEAST 1/4"=1'-0" SCALE WITH SECTION AND DETAILS IN 3/8"=1'-0" SCALE AND THESE DRAWINGS SHOULD BE SUBMITTED FOR APPROVAL BEFORE THE FABRICATION AND THE INSTALLATION. ANY DUCTWORK INSTALLED WITHOUT APPROVAL SHALL BE MADE ON THE AIR CONDITIONING CONTRACTOR'S BEHALF.

   F. THE SUBMISSION OF THE AIR CONDITIONING FLOOR PLANS AS SHOP DRAWINGS IS NOT ACCEPTABLE AND THE CONTRACTOR SHALL RESUBMIT THE SHOP DRAWING AS INDICATED ON THE NOTE D.

9. DISCREPANCIES

   A. WHERE ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR WITHIN THE SPECIFICATIONS OR ON THE DRAWINGS, THEY SHALL BE REFERRED TO THE OWNER'S REPRESENTATIVE OR ENGINEER DESIGNER, FOR DECISION AS TO THE INTENTION, AND IN EACH CASE HIS DECISION SHALL BE FINAL.

   B. THE CONTRACTOR SHALL VERIFY ALL MEASUREMNTS AT THE BUILDING. NO EXTRA CHARGES WILL BE GRANTED BECAUSE OF DIFFERENCES BETWEEN ACTUAL JOB DIMENSIONS AND MEASUREMENTS INDICATED ON THE DRAWINGS. ANY DIFFERENCES WHICH MAY BE ENCOUNTERED SHALL BE SUBMITTED WITH THE WORK.

10. TESTS

    A. THE CONTRACTOR SHALL CONDUCT SUCH TESTS AND ADJUSTMENTS OF EQUIPMENT AS SPECIFIED OR NECESSARY TO VERIFY THE PERFORMANCE REQUIREMENTS AND DEMONSTRATE TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE OR PROJECT INSPECTOR THAT THE EQUIPMENT IS MECHANICALLY SOUND, THAT THE SYSTEM DELIVERS RATED OUTPUT WITHOUT OBJECTIONABLE NOISE DISTRESS OR VIBRATION AND THAT THE AUTOMATIC TEMPERATURE CONTROLS ARE FUNCTIONING PROPERLY.

    B. ALL TESTS SHALL BE MADE AT A TIME ACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR PROJECT INSPECTOR AND IN HIS PRESENCE AND AS REQUIRED BY THE GOVERNMENT REGULATIONS. THE CONTRACTOR SHALL SUBMIT DATA TAKEN DURING SUCH TESTS TO THE OWNER'S REPRESENTATIVE OR PROJECT INSPECTOR.

    C. EQUIPMENT, INSTRUMENTS AND SERVICES REQUIRED TO PERFORM TESTING SHALL BE FURNISHED BY THE CONTRACTOR AND HE SHALL PAY ALL PROFESSIONAL ENGI-NEERING FEES INVOLVED IN REQUIRED TESTING OF EQUIPMENT.

11. GUARANTEE

    A. THE CONTRACTOR GUARANTEES BY HIS ACCEPTANCE OF THE CONTRACT THAT ALL WORK INSTALLED WILL BE FREE FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND MATERIALS AND THAT ALL APPARATUS WILL DEVELOP CAPACITIES AND CHARACTE-RISTICS SPECIFIED.

    B. PRIOR TO FINAL ACCEPTANCE THE CONTRACTOR SHALL FURNISH THE OWNER A WRITTEN GUARANTEE THAT HE WILL MAKE GOOD AT HIS OWN EXPENSE ALL DEFECTS IN MATERIALS, WORKMANSHIP OR PERFORMANCE FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. IN DEFAULT THEREOF, THE OWNER'S REPRESEN-TATIVE MAY HAVE SUCH WORK DONE AND CHARGE COST TO THE CONTRACTOR.

    C. THE CONTRACTOR SHALL ALSO FURNISH TO THE OWNER A WRITTEN CERTIFICATE THAT HE WILL FURNISH FREE INSPECTION, ADJUSTMENT AND REPAIR SERVICE FOR A PERIOD OF 90 DAYS FROM DATE OF ACCEPTANCE.

12. CUTTING AND PATCHING

    A. THE CONTRACTOR SHALL FURNISH, LOCATE AND INSTALL ALL SLEEVES AND INSERTS REQUIRED BEFORE THE FLOORS AND WALLS ARE BUILT AND SHALL BE RESPONSIBLE FOR THE COST OF PATCHING REQUIRED FOR PIPES OR DUCTS WHERE SLEEVES AND INSERTS ARE NOT INSTALLED, OR WHERE INCORRECTLY LOCATED. THE CONTRACTOR SHALL DO ALL DRILLING REQUIRED FOR THE INSTA-LLATION OF HANGERS SLEEVES, PIPES AND DUCTS.

    B. WHERE REQUIRED, THE CONTRACTOR SHALL MAKE COORDINATED OPENINGS ON ROOF, FLOORS AND WALLS FOR PASSING OF PIPE AND DUCTWORK. THIS CUTTING SHALL BE MADE WITH EXTREME CAUTION SO AS TO REDUCE DAMAGE TO A MINIMUM. ALL HOLES SHALL BE SUITABLY PATCHED AFTER INSTALLATION OF EQUIPMENT TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. ANY PERFORATION IN THE ROOF SHALL BE WEATHER PROOFED AND WATER TIGHT.

    C. ALL HOLES OUT THROUGH CONCRETE SLABS OR BEAMS SHALL BE PUNCHED OR DRILLED FROM THE UNDERSIDE. NO STRUCTURAL MEMBERS SHALL BE CUT WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE AND ALL SUCH CUTTING SHALL BE DONE IN A MANNER DIRECTED BY HIM.

13. CLEANING

    ALL DIRT, RUBBISH, GREASE, OR STAIN DUE TO THE OPERATION OF THE CONTRACTOR SHALL BE REMOVED FROM ALL FLOORS, WALLS, FIXTURES, EQUIPMENT, ETC., BY HIM AND THE PREMISES LEFT IN PERFECT CONDITION AS FAR AS HIS WORK IS CONCERNED. UNLESS OTHERWISE SPECIFIED, ALL MECHANICAL EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE SET AND CONNECTED, READY FOR OPERATION, AND SUCH EQUIPMENT SHALL BE CLEANED, LEAVING THE BUILDING READY FOR OCCUPANCY. ANY EQUIPMENT THAT CANNOT BE RESTORED TO ITS ORIGINAL APPEARANCE BY CLEANING, SHALL BE PAINTED AT THE EXPENSE OF THE CONTRACTOR, TO MATCH ORIGINAL COLOR.

14. ELECTRICAL WIRING AND MOTORS

    A. CONTROL WIRING AND CONDUITS SHALL BE INCLUDED AS A PART OF THIS CONTRACT EXCEPT THAT WHICH IS PART OF THE INTERNAL WIRING OF THE MOTOR CONTROL CENTER.

    B. THE ELECTRICAL CONTRACTOR SHALL COMPLETE HIS WORK AS INDICATED IN THE PLANS AND SHALL SUPPLY AND INSTALL ONLY THOSE ITEMS INDICATED ON THE ELECTRICAL DRAWINGS. THE AIR CONDITIONING CONTRACTOR SHALL SUPPLY AND INSTALL THOSE PARTS OF THE ELECTRICAL WIRING INDICATED IN THE AIR CONDITIONING PLANS AND SPECIFICATIONS.

    C. THE AIR CONDITIONING CONTRACTOR SHALL VERIFY THE MECHANICAL EQUIPMENT ELECTRICAL VOLTAGE AVAILABLE PRIOR TO ORDER THE EQUIPMENT.

    D. THE AIR CONDITIONING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION OF ALL MECHANICAL EQUIPMENT TO THE POWER SOURCE SUPPLIED BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL BRING POWER WIRING ORIGINATING AT THE DISCONNECT SWITCHES OR JUNCTION BOXES SHOWN ON THE ELECTRICAL DRAWINGS AND RUNNING TO THE EQUIPMENT.

    E. THE AIR CONDITONING CONTRACTOR CAN REQUEST FROM THE ELECTRICAL CONTRACTOR THE CONNECTION OF THE EQUIPMENT AND CONTROL WIRING AND CONDUIT AND SHALL SUPERVISE THEM. THE START UP OF ANY MECHANICAL EQUIPMENT SHALL BE RESPONSABILITY OF THE AIR CONDITIONING CONTRACTOR AND SHALL ALWAYS BE DONE BY HIM.

15. FILTERS

    A. ALL AIR FILTERS SHALL HAVE A UL 900 RATING OF CLASS 2, TESTED AS PER ISO 16890 AND COMPLY WITH THE ASHRAE 52.2-2017 TESTING METHODS.

    B. DO NOT OPERATE ANY AIR HANDLING SYSTEM WITHOUT FILTERS IN PLACE DURING THE CONSTRUCTION PERIOD. ON SYSTEM WITH HI-EFFICIENCY FILTERS. INSTALLS PRE-FILTERS DURING CONSTRUCTION.

    C. REMOVE ALL FILTERS USED DURING THE CONSTRUCTION PERIOD AND REPLACE WITH NEW FILTERS PRIOR TO FINAL ACCEPTANCE BY THE OWNER.

16. BALANCING OF AIR SYSTEM

    A. THE AIR CONDITIONING CONTRACTOR SHALL PERFORM AN ADJUSTING, TESTING AND BALANCING (TAB) WORK TO THE AIR/WATER SYSTEMS. TWO PRINTED COPIES (OR IN PDF FORMAT), OF THE CERTIFIED TAB REPORT SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER DESIGNER AND OWNER BY NEBB OR AABC CERTIFIED TAB CONTRACTOR. THE BALANCING REPORT SHALL INCLUDE:

       1. MAKE ANY CHANGES REQUIRED IN THE PULLEYS OR BELTS TO OBTAIN CFM.
       2. RECORD MOTOR FULL LOAD AMPS.
       3. MAKE PITOT TUBE TRANSVERSE OF MAIN SUPPLY DUCT AND OBTAIN DESIGN CFM AT FAN.
       4. RECORD SYSTEM STATIC PRESSURE, SUCTION AND DISCHARGE.

17. SCOPE OF WORK – AIR CONDITIONING AND VENTILATION INSTALLATION

    A. THE WORK TO BE PERFORMED INCLUDES. ALTHOUGH IT IS NOT LIMITED TO THE FOLLOWING:

       1. INSTALL THE NEW A/C UNITS, FANS AIR DISTRIBUTION DUCTS AND ACCESSORIES SHOWN ON THIS DRAWINGS.
       2. INSTALL THE UNIT'S THERMOSTAT AND ANY OTHER CONTROL DEVICE.
       3. BALANCE THE AIR AS PER THE DESIGN CONDITIONS.
       4. COORDINATE ALL ROOF PENETRATIONS WITH THE LANDLORD'S ROOFING CONTRACTOR.
       5. COORDINATE ALL WORK WITH THE OTHER TRADES.

18. DUCTWORK (SUPPLY AND RETURN)

    A. ALL DUCTWORK SHALL BE MADE OF GALVANIZED SHEET METAL, BUILT AND INSTALLED AS PER THE LATEST EDITION OF SMACNA – HVAC DUCT CONSTRUCTION STANDARD.

    B. RECTANGULAR ELBOWS SHALL HAVE DOUBLE THICKNESS VANES.

    C. ROUND ELBOWS AND OFF-SETS SHALL HAVE AN INSIDE RADIUS OF CURVATURE EQUAL TO THE DUCT WIDTH.

    D. DUCT HANGERS CAN BE ON TRAPEZE OR STRAP TYPE. WIRE HANGER WILL NOT BE ACCEPTED.

    E. ACCESS DOORS – INSTALLED AT ALL DUCT MOUNTED INSTRUMENTATION, SPLITTER DAMPERS AND OPPOSED BLADE DAMPERS (O.B.D.). THEY SHALL BE INSULATED AND EQUAL TO "VENTLOCK ACCESS DOORS". (COORD. WITH ARCHITECT).

    F. FLEXIBLE CONNECTIONS – INSTALL AT INLET AND DISCHARGE OF FANS WHERE THEY CONNECT TO THE DUCTWORK, TO MAXIMUM OF 12 INCHES.

    G. SPLITTER DAMPERS – INSTALL AT ALL SUPPLY DUCT SPLITS. THEY SHALL BE MADE OF GALVANIZED STEEL NO LIGHTER THAN 18GA. DAMPERS SHALL BE SECURELY HINGED AND CONSTRUCTED WITH 3/8" STEEL TIE RODS. SPLITTER LENGTHS SHALL NOT BE LESS THAN 1.5 TIMES THE WIDTH OF THE SMALLER DUCT SERVED.

    H. DUCT SEALING – ALL DUCTWORK EXPOSED TO THE WEATHER (WHETHER INSULATED OR NOT) SHALL BE THOROUGHLY SEALED DURING FABRICATION WITH "EPOLUX MFG. CO. CADASEAL 700" HIGH VELOCITY DUCT SEALER, OR EQUAL. AFTER ERECTION, APPLY SEALANT TO ALL LONGITUDINAL AND CIRCUMFERENTIAL DUCT JOINTS. WAIT UNTIL DUCT SEALANT HAS COMPLETELY DRIED BEFORE INSTALLING INSULATION WHERE REQUIRED.

    I. OPPOSED BLADE DAMPERS – USED FOR BALANCING SHALL BE OF GALVANIZED SHEET METAL CONSTRUCTION WITH BLADE LINKAGE MOUNTED EXTERNAL TO THE AIR STREAM.

19. DUCTWORK INSULATION (SUPPLY AND RETURN)

    A. DUCTWORK ROUTED CONCEALED INSIDE THE BUILDING – JOHN-MANVILLE "MICROLITE FSK"-2.0 INCHES THICK, 1 LB/CF DENSITY, R-6 INSULATION VALUE, FIBER GLASS DUCT WRAP INSULATION WITH A FACTORY APPLIED FSK MOISTURE BARRIER.

    B. DUCTWORK ROUTED EXPOSED INSIDE THE BUILDING – JOHN-MANVILLE SPIN GLASS 800 – 2.0 INCHES THICK, 3 LB/CF DENSITY, R-8 INSULATION VALUE, FIBER GLASS DUCT RIGID INSULATION WITH A FACTORY APPLIED FSK MOISTURE BARRIER.

    C. DUCTWORK ROUTED OUT DOORS – JOHN MANVILLE SPIN GLAS 817 – 3 INCHES THICK, 6 LB/CF, R-8 INSULATION VALUE,WITH FSK VAPOR BARRIER. COVER ALL INSULATION WITH WHITE GLASS FABRIC SCRIM MESH USING FOSTER SEALANT 35-00.

    D. WEATHER PROOFING:
       1. FOR MECHANICAL FASTENERS USE NYLON TUFF-WELD STICK CLIPS ADHERED WITH TUFF-BOND QUICK SET ADHESIVE, OR EQUAL.
       2. FOR SEALANT USE EPOLUX MFG. CO. "CADASEAL 745" JOINT SEALER, OR EQUAL.
       3. FOR REINFORCING CLOTH USE 10 X 10 MESH GLASS FABRIC; BENJAMIN FOSTER MAST-A-FAB, OR APPROVED EQUAL.
       4. FOR MASTIC USE EPOLUX MFG. CO. "CADALAR 610" WHITE SPRAY OR APPROVED EQUAL.

20. AIR DUCT ACCESORIES (SUPPLY AND RETURN)

    A. AIR DISTRIBUTION DEVICES SHALL BE EQUAL TO ALL ALUMINIUM CONSTRUCTION. MODEL NUMBERS AS NOTED BELOW:

       1. OPPOSED BLADE DAMPER (OBD): SHALL BE EQUAL TO RUSKIN MFG. CO. TYPE CD35 OPPOSED BLADE. SIZE AS SHOWN ON DRAWINGS.
       2. VOLUME DAMPER (VD): SHALL BE EQUAL OR SIMILAR TO RUSKIN MFG. CO. TYPE CD35 (RECTANGULAR) AND CDR25 (ROUND); SIZE AS SHOWN ON DWGS.
       3. FIRE DAMPER (FD): SHALL BE EQUAL TO RUSKIN CURTAIN TYPE MODEL DIBD2 – B STYLE 1-1/2 HOUR UL555 FIRE RATED. SIZE AS SHOWN ON DWGS.
       4. DUCT ACCESS DOOR (AD): SHALL BE EQUAL TO RUSKIN ADH-22. SIZE AS SHOWN ON DWGS.
       5. BACK DRAFT DAMPER (BDD): SHALL BE EQUAL TO RUSKIN MODEL BD2/A2. SIZE AS SHOWN ON DWGS.
       6. AIR INTAKE / EXHAUST WALL LOUVER (BDD): SHALL BE EQUAL TO RUSKIN MODEL ELF375DX, SIZE AS SHOWN ON DWGS. NOT EXCEEDED 750 FPM TO AVOID THE WATER PENETRATION..

ROOF TOP UNIT EQUIPMENT SCHEDULE

GENERAL				COIL								EVAPORATOR FAN			FILTERS			ELECTRICAL			SELECTION		NOTES
UNIT NO.	SERVICE	THROW	CAPACITY (TONS)	SUPPLY AIR CFM	FRESH AIR CFM	LOAD (MBH)		ENTERING		LEAVING		QTY.	EXTERNAL STATIC (IN. W.G.)	POWER (HP)	QTY.	TYPE	SIZE	V-PH-CY	MCA	MOCP	MFG.	MODEL	
						TOTAL	SENSIBLE	DB (°F)	WB (°F)	DB (°F)	WB (°F)												
RTU-101 (NEW)	OFFICE AREA	HORZ	–	–	–	–	–	–	–	–	–	1	1.0	–	–	–	–	208-230V /3PH	–	–	–	–	SEE NOTES BELOW

COMMENTS: 1. PROVIDE A NEW DISCONNECT SWITCH TO RTU-101

NOTE ON SEISMIC RESTRAINT

ALL HANGED EQUIPMENT, DUCTWORK AND PIPING SHALL BE PROVIDED WITH SEISMIC RESTRAINTS IN ACCORDANCE WITH SEISMIC HAZARD LEVEL A OF THE SEISMIC RESTRAINT MANUAL – GUIDELINES FOR MECHANICAL SYSTEMS DATE 1998, AS PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION, INC., – SMACNA THE INTERNATIONAL BUILDING CODE – 2018 EDITION AND THE INTERNATIONAL MECHANICAL CODE – 2018 EDITION.

NOTE ON OUTSIDE EQUIPMENT ANCHORING.

ALL EQUIPMENT MOUNTED ON THE ROOF OR EXPOSED TO THE EXTERIOR SHALL BE WIND BRACED AGAINST OVERTURNING FROM WINDS OF 170 MPH AND AS PER THE INTERNATIONAL BUILDING CODE – 2018 EDITION AND THE INTERNATIONAL MECHANICAL CODE – 2018 EDITION.

FIRE WALL PENETRATION NOTE:

ALL PENETRATIONS ON FIRE RATED ROOFS AND WALLS SHALL BE PERFECTLY SEALED WITH A SUITABLE COMPOUND, (PENSIL 500 INTUMESCENT PUTTY OR EQUAL) SO AS TO MAINTAIN THE INTEGRITY OF THE FIRE RATED STRUCTURE.THIS SHALL BE DONE IN ACCORDANCE TO THE CLASSFIED SYSTEM STANDARDS.

NOTE ON DUCTWORK CONSTRUCTION

ALL DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE HVAC DUCT CONSTRUCTION STANDARDS – METAL AND FLEXIBLE 1995 EDITION, AS PUBLISHED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION – SMACNA, THE INTERNATIONAL BUILDING CODE – 2018 EDITION AND THE INTERNATIONAL MECHANICAL CODE – 2018 EDITION.

SHEET METAL CASING AND PLENUMS NOTE:

ALL AIR CASING AND PLENUM SHALL BE CONSTRUCTED OF NO. 16 GAUGE GALVANIZED IRON, BRACED AND STIFFNED ON OUTSIDE BY MEANS OF 2"x2"x1/4" GALVANIZED STEEL ANGLES, OR WITH 16 GAUGE STANDING SEAM PANEL, NOT TO EXCEED 26" IN WIDTH. STANDING SEAMS ARE TO HAVE ADDITIONAL RIGHT ANGLE BEND AND SHALL BE CAPPED WITH NO. 18 GAUGE GALVANIZED "U" CAP OVER ENTIRE LENGTH OF SEAM. ALL JOINTS SHALL BE CAULKED TO MAKE THEM AIR TIGHT. THE BOTTOM OF ALL AIR CHAMBERS AT THE FLOOR SHALL BE GASKETED TO PREVENT AIR LEAKAGE.

ENGINEERING, PSC
CONSULTING ENGINEERS
PRELIMINARY DRAWING
NOT FOR BID/CONSTRUCTION

Yo, ANTONIO J. DAJER GUERRA, número de Licencia 11530 certifico que soy el profesional que diseñó estos planos y especificaciones complementarias. También, certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables del Reglamento Conjunto y las disposiciones aplicables de los Reglamentos y Codigos de Construccion Vigentes de las Agencias, Juntas Reglamentadoras o Corporaciones Publicas con jurisdiccion. Certifico, además, que en la preparación de estos planos y especificaciones se ha cumplido cabalmente con lo dispuesto en la Ley 14-2004, según enmendada, conocida como la "Ley para Inversión por la Industria Puertorriqueña"y con la (Ley Núm. 139 de 15 de mayo de 1938, según enmendada; Ley núm. 96 de 6 de julio de 1978, según enmendada; según aplique). Reconozco que cualquier declaracion falsa o falsificación de los hechos que se haya producido por desconocimiento o por negligencia ya sea por mi, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPe.

FECHA: DICIEMBRE, 2025

ABACUS

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DESIGN CAPTAIN	
JOB CAPTAIN	
CHECKED BY	A. DAJER
DRAWN BY	D. RODRIGUEZ

PRELIMINARY COPY

DRAWING TITLE

AIR CONDITIONING NOTES & SCHEDULES

SCALE: AS SHOWN	DRAWING No.: M-601
PROJECT No.	
DATE: DEC. 2025	SHEET No.

25-197 M-601.dwg LayOut1 Friday, March 20, 2026 09:09:20



BASEMENT FLOOR PLUMBING PLAN

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

ABACUS

ARCHITECTURE PSC

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PRELIMINARY
COPY

DRAWING TITLE

BASEMENT FLOOR
PLUMBING PLAN

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FECHA: MARZO, 2026

ADG ENGINEERING, PSC
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SCALE	DRAWING No.
AS SHOWN	P-101
PROJECT No.	
DATE: MARCH, 2026	SHEET No.

25-197 P-101.dwg LayOut1 Friday, March 20, 2026 09:10:30

ELECTRICAL LEGEND:

5-20R DUPLEX RECEPTACLE IN
2"x4" JUNCTION BOX WITH ONE-GANG
WALL PLATE @ 18" A.F.F. IN HORIZONTAL POSITION

5-20R GFCI DUPLEX RECEPTACLE IN
2"x4" JUNCTION BOX WITH ONE GANG
WALL PLATE @ 42" A.F.F. OR 6" A.C.T. IN HORIZONTAL POSITION

DUPLEX RECEPTACLE / PHONE / DATA OUTLET
COMBO IN FLUSH FLOOR BOX.

5-20R QUADRUPLEX RECEPTACLE IN
4"x4" JUNCTION BOX @ 18" A.F.F. IN HORIZONTAL POSITION

FUSIBLE SAFETY SWITCH
NEMA-1 IF INDOORS, NEMA-3R ENCLOSURE IF LOCATED
OUTDOORS OR NEMA 4X IF LOCATED LESS THAN 1
OF A COASTLINE. SEE SAFETY SWITCH SCHEDULE FOR DETAILS.

ELECTRICAL LOADCENTER PANEL
SEE PANEL SCHEDULE FOR DETAILS.

DT-1
50KVA
DRY-TYPE TRANSFORMER TO BE INSTALLED
REFER TO RISER DIAGRAM FOR DETAILS.
TRANSFORMER ID TAG AND CAPACITY AS SHOW INSIDE SYMBOL.

CONDUIT STUBBED AND CAPPED OR BUSHED.

CONDUIT UP / DOWN.

HOMERUN TO PANELBOARD WITH CIRCUIT NUMBERS AS INDICATED.
SHORT LEG, LONG LEG & LONG LEG WITH TICK INDICATES
HOT, NEUTRAL & GROUND RESPECTIVELY.

NOTES:

1) MOUNTING HEIGHTS DEPICTED IN THE LEGEND SHALL BE FOLLOWED UNLESS OTHERWISE NOTED ON THE DRAWINGS.

ABBREVIATIONS:

2) A.F.F. - DENOTES ABOVE FINISHED FLOOR.
3) A.C.T. - DENOTES ABOVE COUNTER TOP.
4) J.B. - DENOTES JUNCTION BOX.
5) N.I.C. - DENOTES NOT IN CONTRACT.
6) WP - DENOTES WEATHERPROOF.
7) N.T.S. - DENOTES NOT TO SCALE.
8) G.F.I. - DENOTES GROUND FAULT INTERRUPTING

LIGHTING LEGEND:

LPX
LIGHTING CONTROL PANEL
SEE CONTROL PANEL DETAILS.

SINGLE POLE SWITCH IN
2"x4" JUNCTION BOX WITH ONE GANG
WALL PLATE @ 46" A.F.F. IN VERTICAL POSITION

$OC
SINGLE POLE OCCUPANCY SENSOR SWITCH -
AUTO ON WITH ONE GANG WALL PLATE
MOUNTED @ 46" A.F.F.

$VC
SINGLE POLE VACANCY SENSOR SWITCH -
MANUAL ON WITH ONE GANG WALL PLATE
MOUNTED @ 46" A.F.F.

$D
SINGLE POLE DIMMER SWITCH WITH ONE
GANG WALL PLATE MOUNTED @ 46" A.F.F.

OC
360 DEGREE DUAL-TECHNOLOGY CEILING
MOUNTED OCCUPANCY SENSOR.

HPA-1 / L1
2'X4' LED TROFFER. DESIGNATION ON TOP
RIGHT CORNER DENOTES PANEL & CIRCUIT
NUMBER. DESIGNATION ON BOTTOM RIGHT
CORNER DENOTES FIXTURE ID. DESIGNATION
ON TOP LEFT CORNER DENOTES CONTROL
CIRCUIT.

HPA-1 / L1E
2'X4' LED TROFFER, SAME AS ABOVE BUT WITH
90MIN. EMERGENCY BATTERY PACK.

HPA-2 / L2
2'X2' LED PANEL. DESIGNATION ON TOP RIGHT
CORNER DENOTES PANEL & CIRCUIT NUMBER.
DESIGNATION ON BOTTOM RIGHT CORNER
DENOTES FIXTURE ID. DESIGNATION ON TOP
LEFT CORNER DENOTES CONTROL TAG.

HPA-2 / L2E
2'X2' LED PANEL. SAME AS ABOVE BUT WITH
90MIN. EMERGENCY BATTERY PACK.

HPX-XX / L6E
6" LED DOWNLIGHT. DESIGNATION ON TOP
RIGHT CORNER DENOTES PANEL & CIRCUIT
NUMBER. DESIGNATION ON BOTTOM RIGHT
CORNER DENOTES FIXTURE ID. DESIGNATION
ON TOP LEFT CORNER DENOTES CONTROL
TAG.

HPX-XX / L10
WALL BRACKET LED. DESIGNATION ON TOP
RIGHT CORNER DENOTES PANEL & CIRCUIT
NUMBER. DESIGNATION ON BOTTOM RIGHT
CORNER DENOTES FIXTURE ID. DESIGNATION
ON TOP LEFT CORNER DENOTES CONTROL
TAG.

HPX-XX / ES-1
EMERGENCY EXIT SIGN. REFER TO FIXTURE
SCHEDULE FOR DETAILS.

TELECOMMUNICATIONS LEGEND:

CATV/DATA OUTLET
IN A 4"x4" JUNCTION BOX WITH ONE GANG
WALL PLATE @ 18" A.F.F. IN HORIZONTAL POSITION

TELEPHONE OUTLET
IN 4"x4" JUNCTION BOX WITH ONE GANG
WALL PLATE @ 18" A.F.F. IN HORIZONTAL POSITION

CATV/DATA OUTLET
IN A 4"x4" JUNCTION BOX WITH ONE GANG
WALL PLATE @ 36" A.F.F. OR 6" ABOVE COUNTER
SPACE IN HORIZONTAL POSITION.

TELEPHONE OUTLET
IN 4"x4" JUNCTION BOX WITH ONE GANG
WALL PLATE @ 36" A.F.F. OR 6" ABOVE COUNTER
SPACE IN HORIZONTAL POSITION.

COMBINATION DATA/TELEPHONE OUTLET
IN A 4"x4" JUNCTION BOX WITH ONE GANG
WALL PLATE @ 18" A.F.F. IN HORIZONTAL POSITION

COMBINATION DATA/TELEPHONE OUTLET
IN 4"x4" JUNCTION BOX WITH ONE GANG
WALL PLATE @ 36" A.F.F. OR 6" ABOVE COUNTER
SPACE IN HORIZONTAL POSITION.

TTC
TELECOMUNICATION DATA/TELEPHONE PANEL
8'X4' FIRE TREATED PLYWOOD PANEL
WALL PLATE @ 36" A.F.F. OR 6" ABOVE COUNTER
SPACE IN HORIZONTAL POSITION.

COPPER GROUND BUS BAR
WITH STAND-OFF INSULATORS
REFER TO GROUN BUS DETAILS FOR MORE INFORMATION.

FIRE ALARM LEGEND:

CONDUIT STUBBED AND CAPPED OR BUSHED.

CONDUIT UP / DOWN.

HOMERUN TO PANELBOARD WITH CIRCUIT NUMBERS AS INDICATED.
SHORT LEG, LONG LEG & LONG LEG WITH TICK INDICATES
HOT, NEUTRAL & GROUND RESPECTIVELY.

JB
JUNCTION BOX, SIZE AS INDICATED ON PLANS
FLOOR MOUNT, FULLY ADJUSTABLE UNLESS OTHERWISE NOTED.

JB
JUNCTION BOX, SIZE AS INDICATED ON PLANS
WALL MOUNT @ 18" AFF UNLESS OTHERWISE NOTED.

JB
JUNCTION BOX, SIZE AS INDICATED ON PLANS
INSIDE PLENUM OR CONCEALED IN CEILING FACING DOWN.

CEILING MOUNTED FIRE ALARM FLASHING STROBE (cd AS REQUIRED PER NFPA 72) / HORN. INSTALL NOT ABOVE 96" A.F.F.

FIRE ALARM FLASHING STROBE (cd AS REQUIRED PER NFPA 72) / HORN INSTALL NO LESS THAN 80" A.F.F. AND NO GREATER THAN 96" A.F.F. / MIN. 6" BELOW CLG.

FA
CEILING MOUNTED FIRE ALARM FLASHING STROBE cd AS REQUIRED / MAX 96"AFF / MIN 6" BELOW CLG.

FACP
FIRE ALARM CONTROL PANEL / ANNUNCIATOR

DMSD
DUCT SMOKE DETECTOR IN SUPPLY (OVER 2000 CFM.)

H
CEILING MOUNTED FIRE ALARM HEAT DETECTOR. INSTALL
3" MIN. FROM HVAC SUPPLY OR RETURN GRILLE.

S
CEILING MOUNTED FIRE ALARM PHOTOELECTRIC TYPE
SMOKE DETECTOR. INSTALL 3" MIN. FROM HVAC SUPPLY
OR RETURN GRILLE.

F
FIRE ALARM PULL STATION - 48" AFF

FARA
FIRE ALARM REMOTE ANNUNCIATOR FLUSH MTD. 60" A.F.F.

ELECTRICAL NOTES:

1. ALL INDICATED HEIGHTS ARE FROM CENTER OF THE EQUIPMENT TO FINISHED FLOOR UNLESS INDICATED.
2. NO WIRE SHALL BE SMALLER THAN #12 AWG THHN, 600V INSULATION.
3. NO CONDUIT SHALL BE SMALLER THAN 3/4" DIAMETER.
4. ELECTRICAL CONTRACTOR SHALL BALANCE ALL THE LOADS.
5. PROVIDE GREEN BONDING JUMPER BETWEEN THE OUTLET BOX GROUNDING SCREW AND ALL RECEPTACLES, GROUNDING TERMINALS, EXCEPT SELF-GROUNDING TYPE RECEPTACLES.
6. PROVIDE MULTI-WIRE BRANCH CIRCUITS UTILIZING COMMON NEUTRALS(EXEPT WHEN OTHERWISE NOTED), FOR LIGHTING, RECEPTACLES AND SINGLE PHASE EQUIPMENT CIRCUIT NUMBERS ADJACENT TO THE "HOME RUN" ARE INDICATED AS A GUIDE FOR PROPER CONNECTIONOF MULTIWIRE CIRCUIT AT PANELS, THE CONTRACTOR SHALL COORDINATE THE FINAL ARRANGEMENT AND ROUTING OF BRANCH CIRCUITS.
7. ALL WIRING SHALL BE DONE IN E.M.T, CONDUIT UNLESS SPECIFIED.
8. UF CABLES ARE NOT ALLOWED, ONLY STRANDED COPPER THHN (OR AS SPECIFIED) INSULATED SHALL BE USED.
9. ELECTRICAL CONTRACTOR SHALL REVIEW DIMENSION OF JUNCTION BOXES TO INSURE CABLE PERMISSIBLE RADIUS AT FIELD.
10. ELECTRICAL CONTRACTOR SHALL COORDINATE, WITH ALL TRADES, THE CONDUIT ROUTING IN ORDER TO AVOID CONFLICTS, IN CASE OF CONFLICT THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ARCHITECT.
11. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME ACQUAINTED WITH THE EXISTING FIELD CONDITIONS IT SHALL BE THE DIRECT RESPONSABILITY OF THE CONTRACTOR TO BRING PROMPTLY TO THE ATTENTION OF THE DESIGNER ANY DISCREPANCIES BETWEEN THE EXISTING FIELD CONDITIONS AND THOSE USED FOR DESIGN PURPOSES.
12. THE CONDUIT TRAYECTORY SHOWN IN THE LAYOUTS IS OF A SCHEMATIC NATURE AND IS INTENDED ONLY TO INDICATE INTERCONNECTIONS BETWEEN OUTLETS, EXACT ROUTING OF THE CONDUITS SHALL BE DETERMINED AT JOB SITE TO CONFORM TO THE STRUCTURAL CONDITIONS AND SHALL BE APPROVED BY THE ENGINEER.
13. PROVIDE EXPANSION JOINT COUPLINGS OR THE REQUIRED TYPE AND SIZE WHENEVER A CONDUIT CROSSES AN EXPANSION JOINT.
14. ELECTRICAL CONTRACTOR MUST MAKE SURE THAT THE ENTIRE ELECTRICAL SYSTEM HAS GROUND CONTINUITY.
15. ALL GROUND SYSTEM SHALL HAVE A MAXIMUM RESISTANCE OF 25 OHMS. THE CONTRACTOR SHALL VERIFY THIS CONDITION ON THE FIELD.
16. ELECTRICAL CONTRACTOR SHALL VERIFY ALL EQUIPMENT REQUIREMENTS WITH THE EQUIPMENT SUPPLIER, BEFORE FINAL CONNECTION OF CONDUITS AND WIRING.
17. PROVIDE TYPEWRITTEN IDENTIFICATION CARDS FOR ALL BRANCH CIRCUITS INSIDE THE PANELBOARDS.
18. ALL RELATED ELECTRICAL EQUIPMENT SHALL BE NEW AND CONSTRUCTED ACCORDING TO ANSI, NEMA AND PREPA STANDARDS.
19. ALL ELECTRICAL CONSTRUCTION WORKS SHALL BE DONE IN A THOROUGH AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS, SPECS AND CONSTRUCTION DRAWINGS. THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE SHALL BE FOLLOWED EXCEPT WHERE LOCAL REGULATIONS ARE MORE STRINGENT.
20. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY INTERCONNECTIONS BETWEEN THE MOTORS AND THE MOTORS AND THE STARTING/DISCONNECTING EQUIPMENT.

FIRE ALARM NOTES:

1. CONTRACTOR SHALL SUBMIT CONSTRUCTION SHOP DRAWING INCLUDING ONE-LINE DIAGRAMS FOR FINAL APPROVAL.
2. ALL CONDUITS, WIRING & DEVICE REQUIREMENTS SHALL BE COORDINATED WITH THE MANUFACTURER PRIOR TO INSTALLATION. CONDUITS SHALL BE 3/4" EMT FOR CEILING PLENUM OR WALLS AND 3/4" PVC FOR CONCRETE SLABS.
3. ALL JUNCTION BOXES FOR THE FIRE ALARM SYSTEM SHALL BE IDENTIFIED AND PAINTED RED.
4. THE WIRING OF THE FIRE ALARM SYSTEM SHALL BE CLASS "B".
5. THE CONTRACTOR SHALL INSTALL ALL REQUIRED WIRING & DEVICES TO COMPLETE THE SYSTEM AS ILLUSTRATED ON DRAWINGS.
6. SMOKE DETECTORS SHALL NOT BE INSTALLED MORE THAN SIX INCHES (6") FROM THE HIGHEST POINT OF CEILING SLAB. COORDINATE THE EXACT REQUIREMENTS WITH MANUFACTURER.
7. THE CONTRACTOR SHALL INSTALL ONE SMOKE DETECTOR IN THE SUPPLY DUCT HOUSING FOR AIR HANDLING UNITS (A/C) OF 2,000 TO 15,000 CFM. FOR MORE THAN 15,000 CFM CONTRACTOR SHALL INSTALL ANOTHER SMOKE DETECTOR IN THE RETURN DUCT HOUSING. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL DRAWINGS AND WITH MANUFACTURER.
8. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES WHETHER SHOWN OR NOT.
9. FIRE ALARM CONTROL PANEL SHALL BE ADDRESSEABLE FOR EACH FIRE ALARM DEVICE OR APPROVED EQUAL, PER LATEST ADOPTED EDITION NFPA 70, 72, 101, FBC.
10. INSTALLATION SHALL BE BY AN EC OR EF LICENSED CONTRACTOR. WHO SHALL PROVIDE A COMPLETE PACKAGE OF SHOP DRAWINGS PER FBC 907.1.2 FIRE ALARM SHOP DRAWINGS PER APPLICABLE CODES AND AHJ.
11. MINIMUM CONDUIT SIZE SHALL BE 3/4" EMT FOR ALL CONNECTIONS, UNLESS OTHERWISE NOTED.
12. TEST SENSITIVITY OF EACH DETECTOR, DOCUMENT IN AS-BUILT PACKAGE.
13. PROVIDE CIRCUIT BREAKER LOCK AND LABEL ON CIRCUIT (FACP).
14. PROVIDE COMPLETE TEST DEMONSTRATION FOR LOCAL FIRE MARSHALL AND OWNER'S REPRESENTATIVE.
15. SUBMIT FIRE ALARM SYSTEM PLANS AND SPECIFICATIONS IN ACCORDANCE WITH APPLICABLE CODES/STANDARDS FOR REVIEW BY LOCAL AHJ.
16. ALL EQUIPMENT SHALL BE UL LISTED FOR FIRE ALARM SERVICE AND FOR OPERATION AS A SYSTEM.
17. CABLE SHALL BE UL LISTED FOR POWER LIMITED OR NON-POWER LIMITED FOR FIRE PROTECTIVE SIGNALING SYSTEMS, MINIMUM OF #16AWG SOLID.
18. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. (LABEL UNIT DESIGNATION)
19. SMOKE DETECTORS UL LISTED FOR USE IN AIR DISTRIBUTION SYSTEMS SHALL BE LOCATED DOWNSTREAM OF THE AIR FILTERS AND AHEAD OF ANY BRANCH CONNECTIONS IN AIR SUPPLY SYSTEMS , REMOTE ALARM, TEST AND RESET ARE REQUIRED FOR AIR HANDLING UNITS LOCATED IN SERVING AREA 80" A.F.F.
20. CALL THE LOCAL FIRE MARSHAL'S OFFICE FOR ALL FIRE DEPARTMENT INSPECTIONS. PROVIDE LOCK BOX FOR KEY ACCESS TO BUILDING FIRE ALARM SYSTEM LOCATED PER AHJ.
21. AREA SMOKE DETECTORS SHALL BE LOCATED A MINIMUM OF 4' FROM ALL AIR DIFFUSERS.

TELECOMUNICATION NOTES:

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES TO PERFORM ALL OPERATIONS REQUIRED FOR THE COMPLETE INSTALLATION AND RELATED WORK AS SHOWN ON DRAWINGS AND SPECIFIED HEREIN. ELECTRICAL AND TELECOMMUNICATIONS EQUIPMENT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
2. MINIMUM SIZE OF CONDUITS TO BE AS FOLLOWS: 1"Ø FOR TELECOMMUNICATIONS, $\frac{3}{4}$"Ø FOR SECURITY & AUDIO, OR AS SPECIFIED IN PLANS.
3. ALL CONDUITS SHALL BE PROVIDED WITH A 1/4" NYLON FISHWIRE.
4. PROVIDE ALL REQUIRED SUPPORTS AND ACCESSORIES.
5. INSTALL ALL WORK IN COMPLIANCE WITH THE LATEST EDITION OF:
   A. THE NATIONAL ELECTRICAL CODE, NFPA-70
   B. BICSI TELECOMMUNICATIONS DISTRIBUTION METHODS MANUAL
   C. JUNTA REGLAMENTADORA DE TELECOMUNICACIONES (JRT) REQUIREMENTS
6. PROVIDE COVERS DESIGN AND STYLE TO SUIT BOX AND LOCATION.
7. FLUSH RECESSED WHEREVER POSSIBLE AND SECURELY SUPPORTED FROM BUILDING CONSTRUCTION.
8. MOUNTING HEIGHT OF OUTLET BOXES SHALL BE 1'-6" AFF OR AS INDICATED IN THE PLANS.
9. TELECOMMUNICATION CABLES AND ELECTRICAL WIRING SHALL NEVER PASS THROUGH THE SAME HOLES OR SHARE SAME CONDUIT.
10. MINIMUN CONDUIT BENDS RADIO SHALL BE AS FOLLOWS:
    18" FOR 1" TO 1.5" DIAM. CONDUIT
    24" FOR 2" DIAM. CONDUIT
    30" FOR 3" TO 4" DIAM. CONDUIT
11. PROVIDE 1"Ø LIQUIDTIGHT FLEXIBLE NON-METALLIC CONDUIT & FITTINGS FOR ALL TRANSITIONS BETWEEN JUNCTION WALL OR FLOOR BOXES AND MODULAR FURNITURE SYSTEMS OR TABLE BOXES.
12. COORDINATE EXACT LOCATION OF FLOOR BOXES WITH ARCHITECT AT FIELD.
13. PROVIDE CABLE SLACK OF 12" AT OUTLET BOX AND 10' ORGANIZED ON TOP OF THE RACK IN A FIGURE "8".
14. ALL NON-WELDED CONNECTIONS TO THE TGB AND TO THE OBJECTS BEING BONDED SHALL BE MADE WITH TWO-HOLE LUGS.
15. NO MORE THAN 180 DEGREES OF CONDUIT BENDS SHALL BE PERMITTED BETWEEN PULL POINTS.
16. CABLING NOT CONTAINED IN A CONTINUOUS CONDUIT SHALL BE SUPPORTED AT INTERVALS OF NO GREATER THAN 5' USING SUPPORTING DEVICES SECURED TO THE BUILDING STRUCTURE.
17. CABLE TRAY FITTINGS AND ACCESORIES SHALL BE THOSE PROVIDED BY THE MANUFACTURER.
18. THE CABLE TRAY SYSTEM SHOULD BE SUPPORTED ON 5' CENTERS, WITH A SUPPORT PLACED WITHIN 2' ON EACH SIDE OF ANY CONNECTION TO A FITTING.
19. SUPPORT AND BOND CONDUITS TO CABLE TRAY.
20. REFER TO APPROVED CABLING STANDARDS FOR REQUIREMENTS OF:
    - TERMINATIONS
    - TESTING & CERTIFICATION
    - LABELING
    - DOCUMENTATION

LIGHTING NOTES:

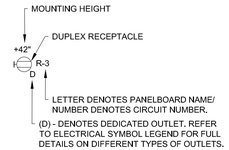
1. LETTER "L" AND NUMBER DENOTES FIXTURE TYPE AS DESCRIBED IN LIGHTING FIXTURE SCHEDULE. SMALL LETTER INDICATES SWITCH WITH CORRESPONDING SMALL LETTER CONTROLLING FIXTURE. FIXTURE SYMBOLSWITH SHADING DENOTES FIXTURES TO BE USED AS NIGHT AND/OR EMERGENCY SYSTEM.
2. FOR THE EXACT LOCATION OF LIGHTING FIXTURES IN AREAS HAVING A HUNG CEILING, SEE LIGHTING REFLECTED CEILING PLANS.
3. FINAL LOCATION FOR FIXTURES MOUNTED IN EXPOSED AREAS IS TO BE COORDINATED WITH THE HVAC DUCTS AND EQUIPMENT, PIPING CONDUITS OR PIPE RACKS.
4. ALL LIGHTING FIXTURES SHOWN WITH HATCH SHALL BE PROVIDED WITH EMERGENCY BATTERY PACKOF TWO HOUR OPERATION.
5. FIXTURES WITH HATCH SHALL BE NIGHT LIGHT & EMERGENCY BATTERY PACK.
6. FOR LIGHTING FIXTURES SCHEDULES AND ADDITIONAL NOTES SEE SHEET L2-01.
7. THE CONTRACTOR IS RESPONSIBLE FOR ADECUATE CONNECTION OF THE PARKING LIGHTING SYSTEM IN ORDER FOR IT TO OPERATE ADECUATELY. SEE LIGHTING CONTROL DIAGRAM FOR DETAILS.
8. ALL CIRCUIT BREAKER USED TO CONTROL LIGHTING CIRCUITS SHALL BE RATED FOR SWITCHING DUTY.
9. ALL LIGHTING FIXTURES SHALL BE U/L LISTED. FLUORESCENT BALLAST SHALL BE U/L APPROVED AND HAVE A HIGH POWER FACTOR.
10. CONTRACTOR SHALL VERIFY PANEL VOLTAGES BEFORE BUYING LIGHT FIXTURES AND/OR WIRING DEVICES.

APPLICABLE CODES:

THE FOLLOWING ARE THE CURRENTLY ADOPTED CODES AT THE TIME THESE CONSTRUCTION DOCUMENTS WERE PREPARED:

- PUERTO RICO BUILDING CODE 2018
- PUERTO RICO EXISTING BUILDING CODE 2018
- PUERTO RICO FIRE CODE 2018
- PUERTO RICO ELECTRICAL CODE 2017 (NFPA 70-2017 EDITION)

RECEPTACLE OUTLET NOMENCLATURE
(EX: DUPLEX RECEPTACLE MOUNTED @ 42" A.F.F. WITH A DEDICATED CIRCUIT #3 ON PANEL "R")



NOTE:
- SYMBOLS AND TAGS MAY SHIFT PER DRAWING CONDITIONS.
- REFER TO ELECTRICAL LEGEND FOR FOR DIFFERENT OUTLET TYPES.

CERTIFICACIÓN

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12.12.2025 - NOT FOR CONSTRUCTION

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ELECTRICAL GENERAL NOTES & LEGENDS

SCALE	DRAWING No.
1/4"=1'-0"	E-0.1
PROJECT No.	
DATE: NOV 2025	SHEET No.: 1



POWER CODED NOTES

1. FUEL TANK & GENERATOR ROOM RECEPTACLES ARE EXISTING TO REMAIN. CONTRACTOR SHALL ENSURE RECEPTACLES ARE IN GOOD WORKING ORDER & REPLACE RECEPTACLE AND FACEPLATE ASSEMBLY ONLY.
2. WATER CISTERN RECEPTACLES AND POWER ARE EXISTING TO REMAIN. CONTRACTOR SHALL ENSURE DISCONNECT & RECEPTACLES ARE IN GOOD WORKING ORDER.
3. ELEVATOR & ELEVATOR PIT EQUIPMENT IS EXISTING TO REMAIN. CONTRACTOR SHALL INSPECT AND ENSURE EXISTING ELECTRICAL EQUIPMENT IS IN GOOD WORKING ORDER.

IMPORTANT CONTRACTOR NOTE:

1. EXISTING PROJECT CONDITIONS, AS THEY APPEAR ON THESE DRAWINGS, SUCH AS ARCHITECTURAL AND STRUCTURAL BUILDING COMPONENTS, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ROUGH-INS AND OTHER MISCELLANEOUS CONSTRUCTION, HAVE BEEN GATHERED AND TRANSFERRED FROM PREVIOUSLY COLLECTED FIELD DATA, RECORD DRAWINGS AND INTERPRETED WITH REASONABLE CARE. THE ARCHITECT AND ENGINEER DO NOT ASSUME ANY EXPRESSED OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED IN THESE DRAWINGS ARE ENTIRELY COMPLETE, CORRECT AND REPRESENTATIVE OF ACTUAL EXISTING CONDITIONS ON SITE. ALL CONTRACTORS SHALL VISIT THE JOBSITE AND BECOME ACQUAINTED WITH ALL EXISTING SITE CONDITIONS PRIOR TO BIDDING AND VERIFY ALL DIMENSIONS AT THE PROJECT SITE.

PROPOSED BASEMENT FLOOR PLAN

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

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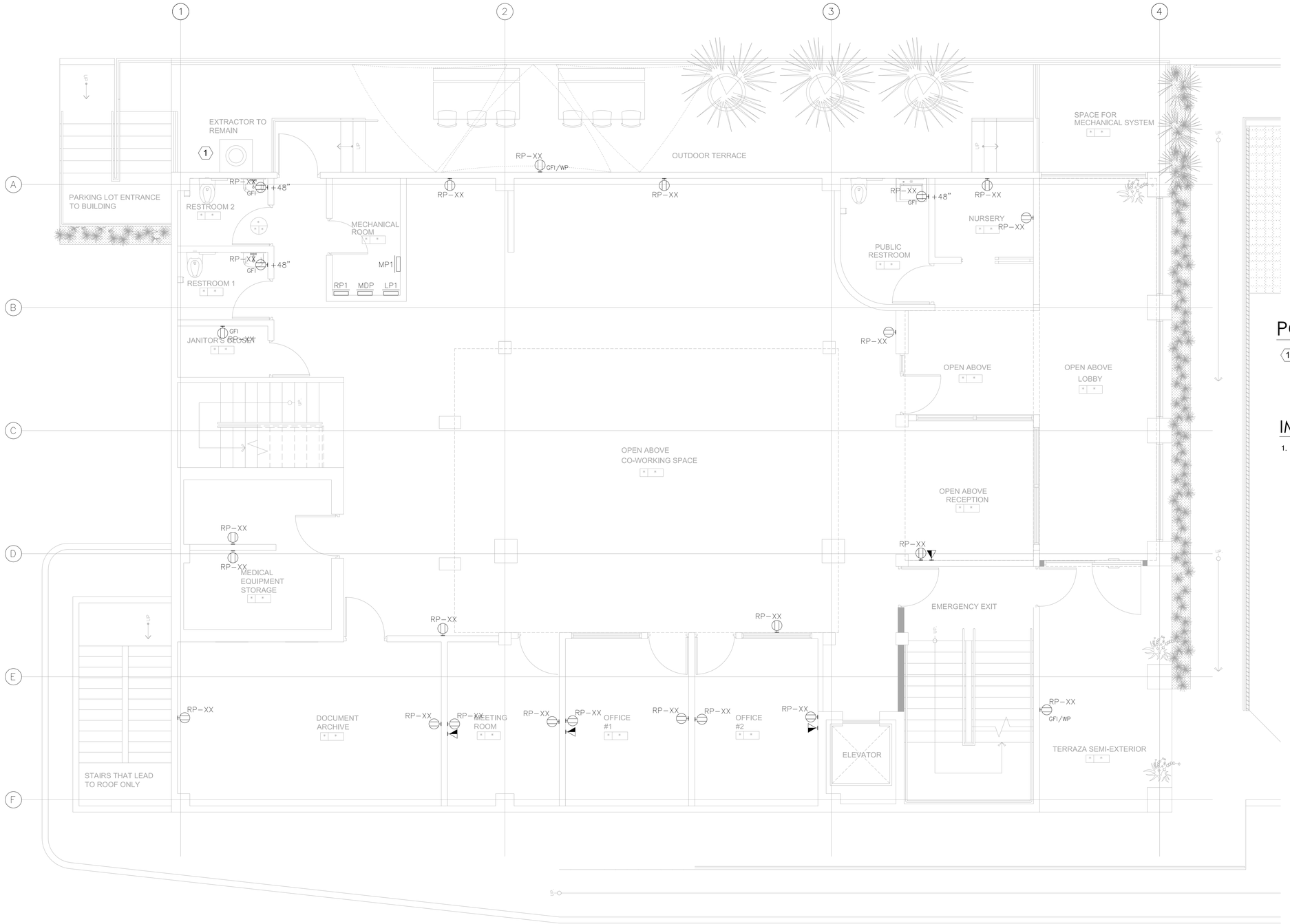
BASEMENT POWER PLAN
FLOOR PLAN

SCALE	DRAWING No.
1/4" = 1'	E-1.1
PROJECT No.	
DATE: NOV 2025	SHEET No.



GROUND FLOOR POWER PLAN

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

POWER CODED NOTES

1. EXHAUST FAN RECEPTACLES AND POWER DISCONNECT ARE EXISTING TO REMAIN. CONTRACTOR SHALL ENSURE DISCONNECT & RECEPTACLES ARE IN GOOD WORKING ORDER.

IMPORTANT CONTRACTOR NOTE:

1. EXISTING PROJECT CONDITIONS, AS THEY APPEAR ON THESE DRAWINGS, SUCH AS ARCHITECTURAL AND STRUCTURAL BUILDING COMPONENTS, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ROUGH-INS AND OTHER MISCELLANEOUS CONSTRUCTION, HAVE BEEN GATHERED AND TRANSFERRED FROM PREVIOUSLY COLLECTED FIELD DATA, RECORD DRAWINGS AND INTERPRETED WITH REASONABLE CARE. THE ARCHITECT AND ENGINEER DO NOT ASSUME ANY EXPRESSED OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED IN THESE DRAWINGS ARE ENTIRELY COMPLETE, CORRECT AND REPRESENTATIVE OF ACTUAL EXISTING CONDITIONS ON SITE. ALL CONTRACTORS SHALL VISIT THE JOBSITE AND BECOME ACQUAINTED WITH ALL EXISTING SITE CONDITIONS PRIOR TO BIDDING AND VERIFY ALL DIMENSIONS AT THE PROJECT SITE.

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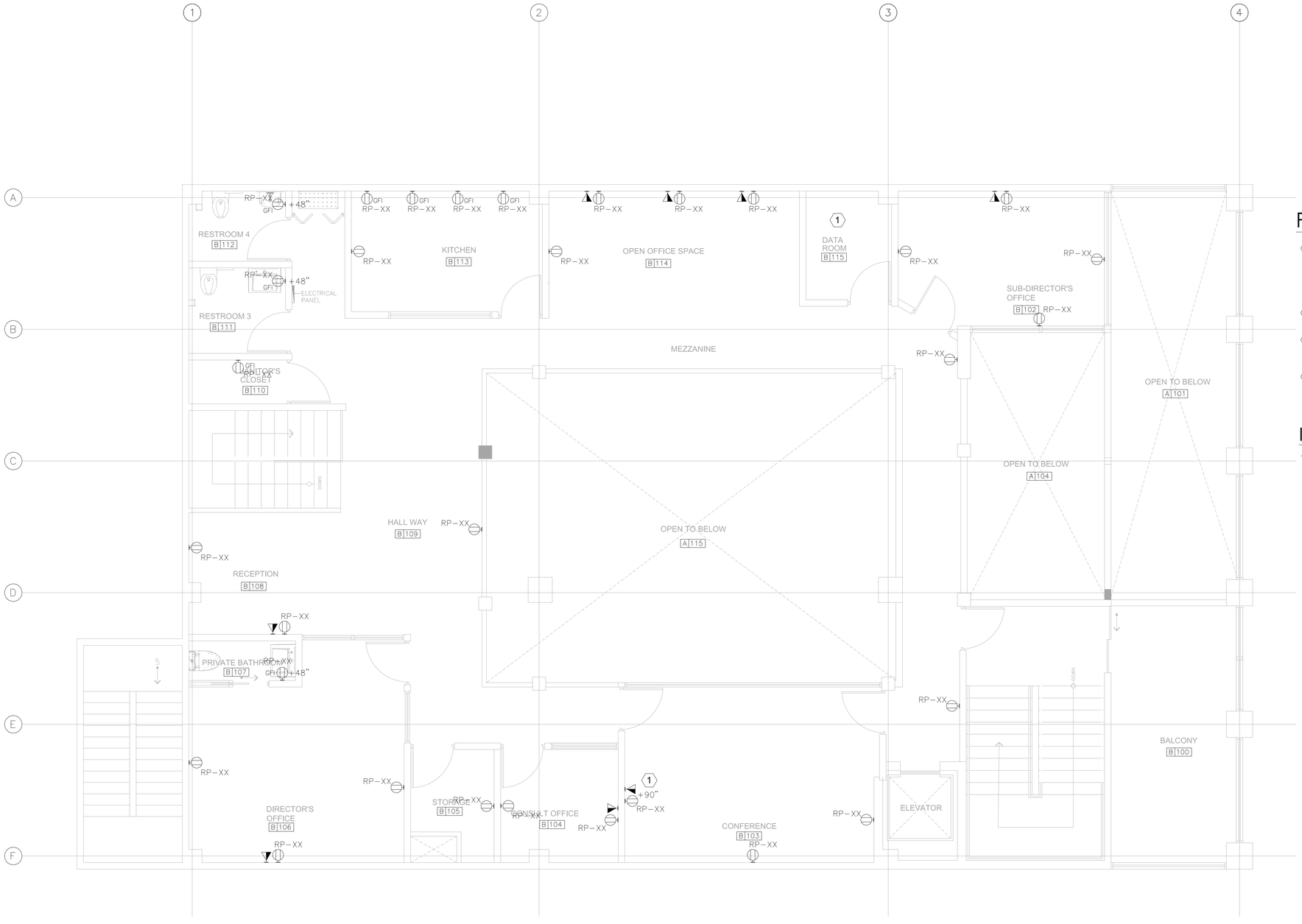
GROUND FLOOR POWER PLAN

SCALE	DRAWING No.
1/4"=1'-0"	E-1.2
PROJECT No.	
DATE: NOV 2025	SHEET No.: 1



SECOND FLOOR POWER PLAN

SCALE 1/4" = 1'-0"

POWER CODED NOTES

1. TV SET POWER AND DATA OUTLETS. CONTRACTOR SHALL FIELD VERIFY WITH OWNER/ARCHITECT FINAL MOUNTING HEIGHT TO ENSURE OUTLETS ARE CONCEALED BEHIND TV SET PRIOR TO ANY PURCHASES AND INSTALLATION
2. DEDICATED SPECIAL EQUIPMENT 120V-15A OUTLET.
3. PLENUM MOUNTED TRANSFORMER. WALL MOUNTED IN THE PLENUM SPACE WITH MANUFACTURER PROVIDED BRACKETS.
4. TELEPHONE/CATV TENANT 24"X24"x6" CABINET. FIELD VERIFY FINAL DIMENSIONS WITH OWNER PRIOR TO INSTALLATION.

IMPORTANT CONTRACTOR NOTE:

1. EXISTING PROJECT CONDITIONS, AS THEY APPEAR ON THESE DRAWINGS, SUCH AS ARCHITECTURAL AND STRUCTURAL BUILDING COMPONENTS, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ROUGH-INS AND OTHER MISCELLANEOUS CONSTRUCTION, HAVE BEEN GATHERED AND TRANSFERRED FROM PREVIOUSLY COLLECTED FIELD DATA, RECORD DRAWINGS AND INTERPRETED WITH REASONABLE CARE. THE ARCHITECT AND ENGINEER DO NOT ASSUME ANY EXPRESSED OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED IN THESE DRAWINGS ARE ENTIRELY COMPLETE, CORRECT AND REPRESENTATIVE OF ACTUAL EXISTING CONDITIONS ON SITE. ALL CONTRACTORS SHALL VISIT THE JOBSITE AND BECOME ACQUAINTED WITH ALL EXISTING SITE CONDITIONS PRIOR TO BIDDING AND VERIFY ALL DIMENSIONS AT THE PROJECT SITE.

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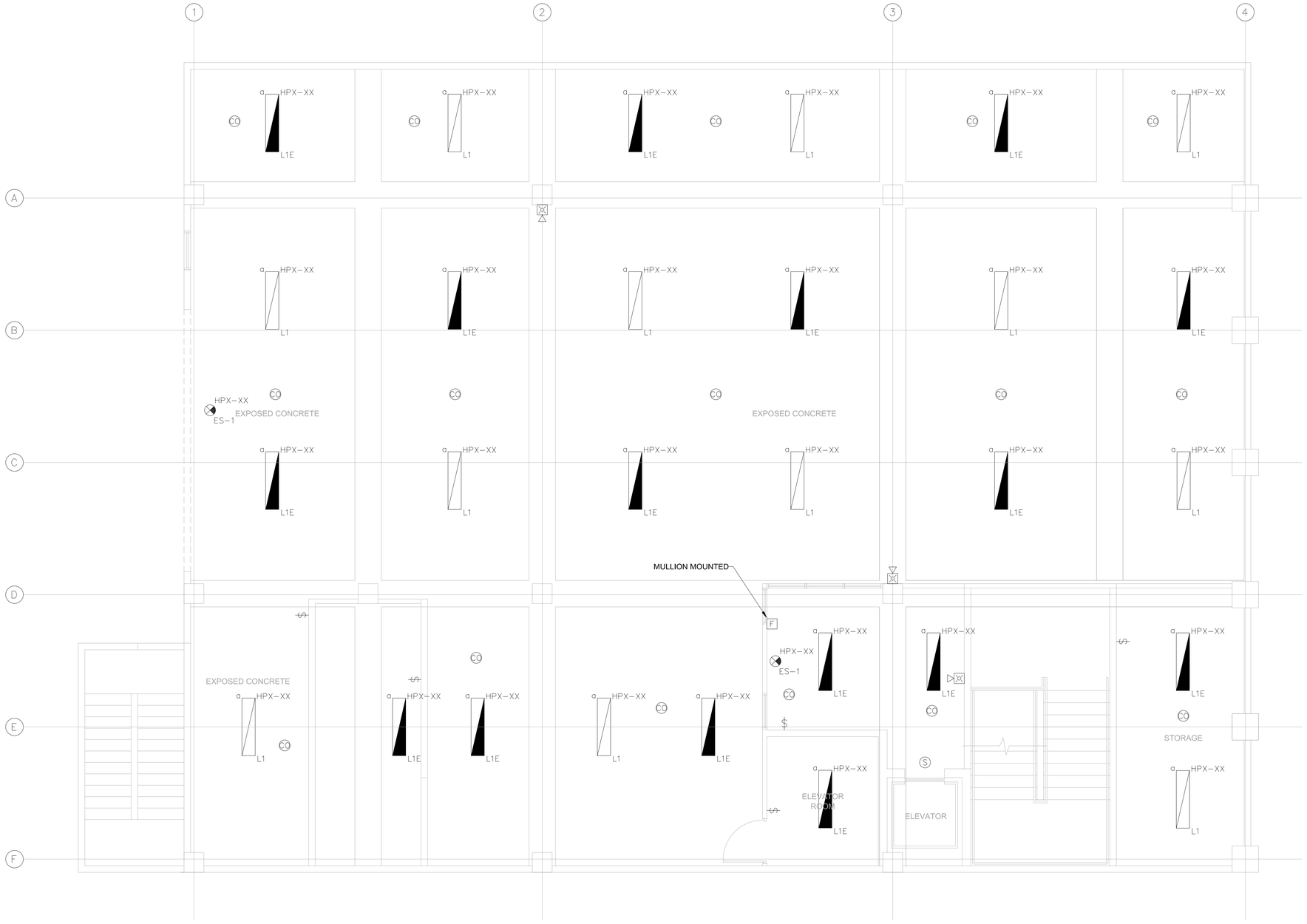
SECOND FLOOR POWER PLAN

SCALE	DRAWING No.
1/4"=1'-0"	E-1.3
PROJECT No.	
DATE	SHEET No.
NOV 2025	1



BASEMENT LIGHTING DISTRIBUTION PLAN

LIGHTING NOTES

1. ALL CIRCUIT BREAKER USED TO CONTROL LIGHTING CIRCUITS SHALL BE RATED FOR SWITCHING DUTY.
2. ALL LIGHTING FIXTURES SHALL BE U/L LISTED. FLUORESCENT BALLAST SHALL BE U/L APPROVED AND HAVE A HIGH POWER FACTOR.
3. CONTRACTOR SHALL VERIFY PANEL VOLTAGES BEFORE BUYING LIGHT FIXTURES AND/OR WIRING DEVICES.

LIGHTING CODED NOTES

1. AUTOMATIC AND MANUAL LIGHTING CONTROL DEVICE WITHIN THE PRIVATE OFFICE SPACE ONLY CONTROLS FIXTURE WITHIN PRIVATE OFFICE SPACE.
2. PROVIDE AN ASTRONOMICAL TIMECLOCK FOR MAIN LOBBY, RECEPTION, MAIN CORRIDOR AREAS WITH MANUAL OVERRIDE. FIELD VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. LOCATION OF MANUAL LIGHT REDUCTION CONTROL DIMMER SWITCH.
4. DEDICATED JUNCTION BOX FOR OVERHEAD MEDICAL LIGHT. CONTRACTOR TO FIELD VERIFY FINAL LOCATION OF BOX PER MANUFACTURER INSTALLATION REQUIREMENTS.
5. LIGHTING MANUAL OVERRIDE SWITCH.
6. FIRE SPRINKLER TAMPER SWITCH. TIE TO THE FIRE ALARM FACP.

LIGHTING CONTROL S.O.O.:

1. PROVIDE MANUAL LIGHT REDUCTION CONTROL VIA DIMMER SWITCH FOR MAIN LOBBY, RECEPTION, MAIN CORRIDOR AREAS.
2. PROVIDE AN ASTRONOMICAL TIMECLOCK FOR MAIN LOBBY, RECEPTION, MAIN CORRIDOR AREAS WITH MANUAL OVERRIDE TO LESS THAN OR EQUAL TO 2 HRS. PER INTERACTION.
3. TIME CLOCK TO AUTOMATICALLY TURN ON LIGHTS @ 6AM AND AUTOMATICALLY SHUT OFF LIGHTS @ 7PM. MANUAL OVERRIDES PROVIDES MAINTAIN LIGHTS ON FOR 2 HRS. ATA ATIME.
4. OCCUPANCY AND VACANCY SENSORS SHALL SHUT-OFF ALL LIGHTS IN THE AREA AFTER 20MINS. OF VACANCY.

CERTIFICACIÓN

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12.12.2025 - NOT FOR CONSTRUCTION

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REVISIONS

No.	DESCRIPTION	DATE

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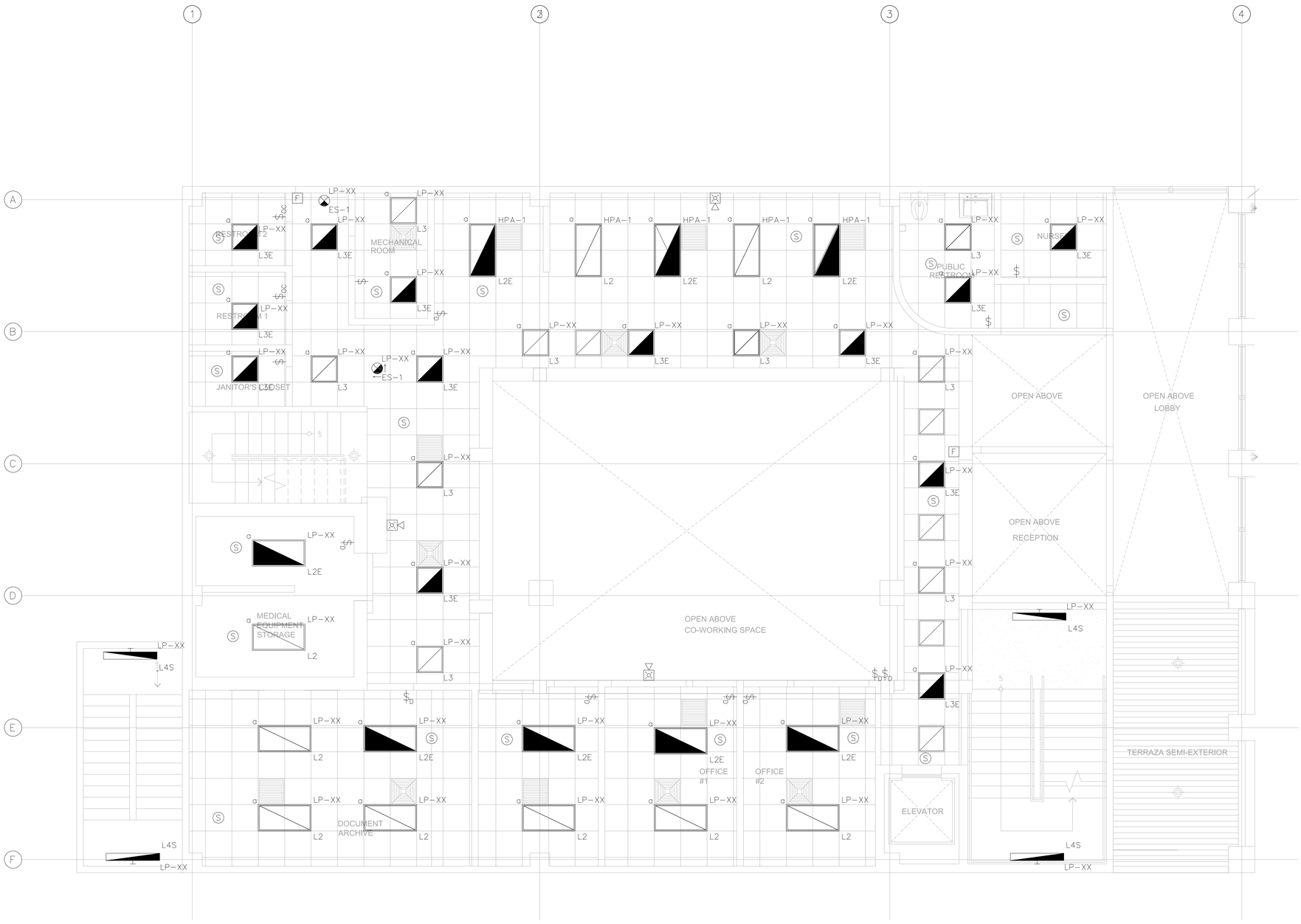
BASEMENT LIGHTING & FA DISTRIBUTION PLAN

SCALE: 1/4" = 1'-0"	DRAWING No.: E-2.1
PROJECT No.:	
DATE: NOV 2025	SHEET No.: 1



GROUND FLOOR LIGHTING DISTRIBUTION PLAN

SCALE 1/4" = 1'-0"

LIGHTING NOTES

1. ALL CIRCUIT BREAKER USED TO CONTROL LIGHTING CIRCUITS SHALL BE RATED FOR SWITCHING DUTY.
2. ALL LIGHTING FIXTURES SHALL BE U/L LISTED. FLUORESCENT BALLAST SHALL BE U/L APPROVED AND HAVE A HIGH POWER FACTOR.
3. CONTRACTOR SHALL VERIFY PANEL VOLTAGES BEFORE BUYING LIGHT FIXTURES AND/OR WIRING DEVICES.

LIGHTING CODED NOTES

1. AUTOMATIC AND MANUAL LIGHTING CONTROL DEVICE WITHIN THE PRIVATE OFFICE SPACE ONLY CONTROLS FIXTURE WITHIN PRIVATE OFFICE SPACE.
2. PROVIDE AN ASTRONOMICAL TIMECLOCK FOR MAIN LOBBY, RECEPTION, MAIN CORRIDOR AREAS WITH MANUAL OVERRIDE. FIELD VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. LOCATION OF MANUAL LIGHT REDUCTION CONTROL DIMMER SWITCH.
4. DEDICATED JUNCTION BOX FOR OVERHEAD MEDICAL LIGHT. CONTRACTOR TO FIELD VERIFY FINAL LOCATION OF BOX PER MANUFACTURER INSTALLATION REQUIREMENTS.
5. LIGHTING MANUAL OVERRIDE SWITCH.
6. FIRE SPRINKLER TAMPER SWITCH. TIE TO THE FIRE ALARM FACP.

LIGHTING CONTROL S.O.O.:

1. PROVIDE MANUAL LIGHT REDUCTION CONTROL VIA DIMMER SWITCH FOR MAIN LOBBY, RECEPTION, MAIN CORRIDOR AREAS.
2. PROVIDE AN ASTRONOMICAL TIMECLOCK FOR MAIN LOBBY, RECEPTION, MAIN CORRIDOR AREAS WITH MANUAL OVERRIDE TO LESS THAN OR EQUAL TO 2 HRS. PER INTERACTION.
3. TIME CLOCK TO AUTOMATICALLY TURN ON LIGHTS @ 6AM AND AUTOMATICALLY SHUT OFF LIGHTS @ 7PM. MANUAL OVERRIDES PROVIDES MAINTAIN LIGHTS ON FOR 2 HRS. ATA ATIME.
4. OCCUPANCY AND VACANCY SENSORS SHALL SHUT-OFF ALL LIGHTS IN THE AREA AFTER 20MINS. OF VACANCY.

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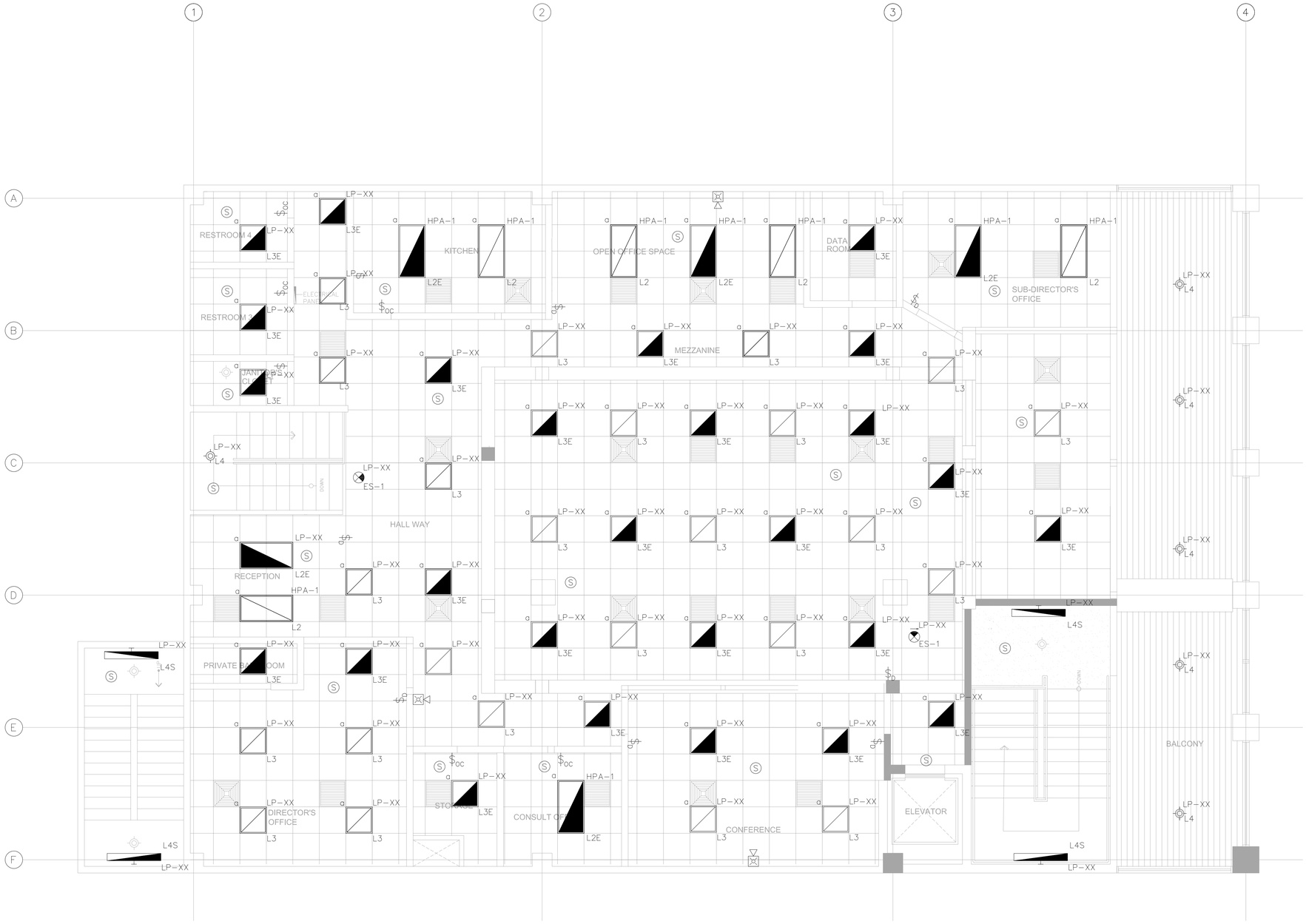
GROUND FLOOR LIGHTING & FA DISTRIBUTION PLAN

SCALE: 1/4" = 1'-0"	DRAWING No. E-2.2
PROJECT No.	
DATE: NOV 2025	SHEET No. 1



SECOND LIGHTING DISTRIBUTION PLAN

SCALE 1/4" = 1'-0"

LIGHTING NOTES

1. ALL CIRCUIT BREAKER USED TO CONTROL LIGHTING CIRCUITS SHALL BE RATED FOR SWITCHING DUTY.
2. ALL LIGHTING FIXTURES SHALL BE U/L LISTED. FLUORESCENT BALLAST SHALL BE U/L APPROVED AND HAVE A HIGH POWER FACTOR.
3. CONTRACTOR SHALL VERIFY PANEL VOLTAGES BEFORE BUYING LIGHT FIXTURES AND/OR WIRING DEVICES.

LIGHTING CODED NOTES

1. AUTOMATIC AND MANUAL LIGHTING CONTROL DEVICE WITHIN THE PRIVATE OFFICE SPACE ONLY CONTROLS FIXTURE WITHIN PRIVATE OFFICE SPACE.
2. PROVIDE AN ASTRONOMICAL TIMECLOCK FOR MAIN LOBBY, RECEPTION, MAIN CORRIDOR AREAS WITH MANUAL OVERRIDE. FIELD VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION.
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6. FIRE SPRINKLER TAMPER SWITCH. TIE TO THE FIRE ALARM FACP.

LIGHTING CONTROL S.O.O.:

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SECOND FLOOR LIGHTING & FA DISTRIBUTION PLAN

SCALE 1/4" = 1'-0"	DRAWING No. E-2.3
PROJECT No.	
DATE NOV 2025	SHEET No. 1

CERTIFICACIÓN

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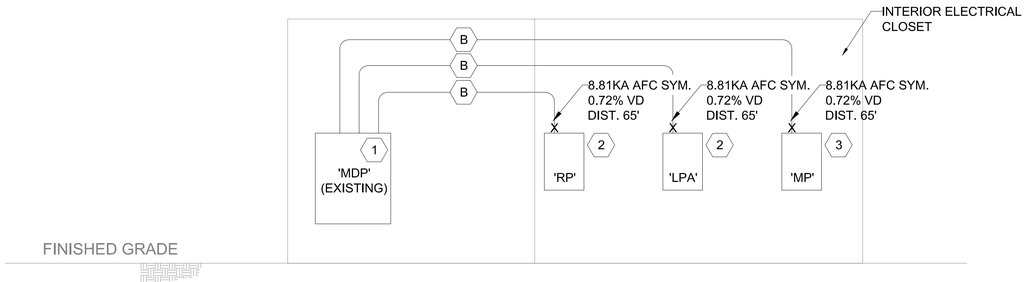


EQUIPMENT SCHEDULE:

(1) – EXISTING 'MDP' PANELBOARD TO REMAIN
120/240V - 1200A - 3P,4W - MCB
NEMA-1 W/ KEYED LOCK PROVISION
REFER TO PANEL SCHEDULE ON THIS SHEET FOR DETAILS.

(2) – NEW PANELBOARD
120/240V - 200A - 3P,4W - MLO
NEMA-1 W/ KEYED LOCK PROVISION
REFER TO PANEL SCHEDULE ON THIS SHEET FOR DETAILS.

(3) – NEW PANELBOARD
120/240V - 400A - 3P,4W - MLO
NEMA-1 W/ KEYED LOCK PROVISION
REFER TO PANEL SCHEDULE ON THIS SHEET FOR DETAILS.

(4) – NEW SURGE PROTECTIVE DEVICE TO BE INSTALLED ON ATS LOAD SIDE TERMINALS. DEVICE TO BE SIMILAR OR EQUAL TO PQ PROTECTION MODEL PQLA-240V.

(5) – 4" HOUSEKEEPING CONCRETE PAD

FEEDER SCHEDULE:

(A) – EXISTING INCOMING SERVICE FEEDER TO BE REPLACE WITH NEW 200A FEEDER. CONTRACTOR TO VERIFY EXISTING CABLE CONDITION AND INTEGRITY.

(B) – (3) #3/0 AWG CU - 600V THWN &
(1) #2 AWG CU - 600V XHHW GROUND ALL IN 2-1/2" PVC SCH-40 CONDUIT.

(C) – (1) #8-CU-600V-XHHW ROUTED INSIDE POLE AND TERMINATED IN POLE GROUNDING ROD.

(D) – COPPERWELD TYPE GROUND ROD, 3/4"x10'-0".

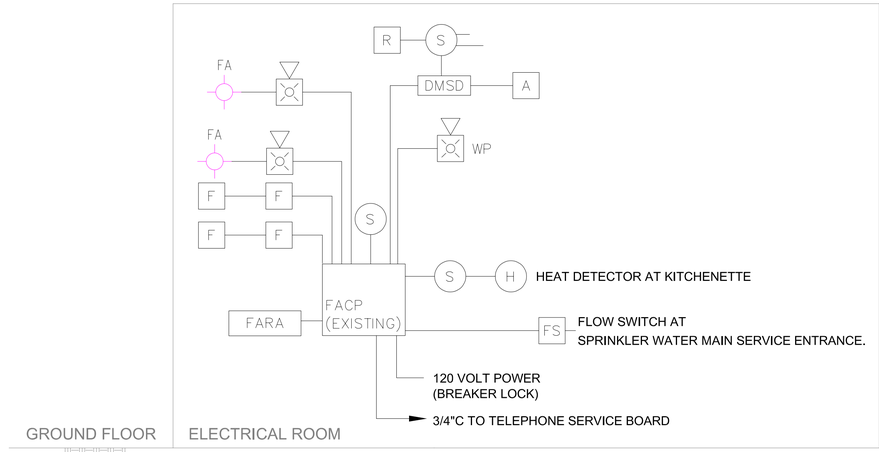
(F) – 1 - 1" PVC SCH-40 CONDUIT FOR GENSET COMMUNICATION WIRING.

IMPORTANT NOTES:

1) CONTRACTOR TO CONFIRM WITH LUMA SHORT CIRCUIT CURRENT RATING PRIOR TO ANY PURCHASES OR INSTALLATION. SHORT CIRCUIT RATING AND QUANTITIES SHOWN AT METER LOCATION ARE ASSUMED.
2) CONTRACTOR TO COORDINATE WITH OWNER ALL FUTURE LOAD CONDUITS TO BE INSTALLED FOR FUTURE ADDITION TO THE SYSTEM.
3) CONTRACTOR TO FIELD COORDINATE FINAL GENERATOR LOCATION WITH OWNER PRIOR TO ANY PURCHASES AND INSTALLATION.

ELECTRICAL ONE LINE DIAGRAM

SCALE: N.T.S.



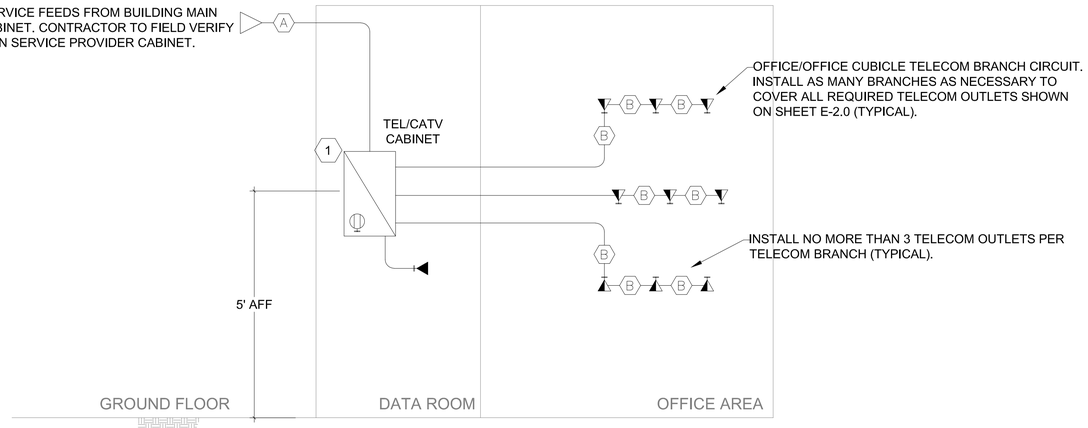
NOTE:

1. FIRE ALARM SYSTEM SHALL BE CONNECTED TO LOCAL FIRE DEPARTMENT EMERGENCY NOTIFICATION SYSTEM PER LOCAL REQUIREMENTS AND COORDINATED WITH THE OWNERS REPRESENTATIVE. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO INCLUDE ALL LABOR & MATERIALS NECESSARY FOR A FULLY FUNCTIONAL SYSTEM. ALL CONDUITS SHALL BE 3/4" MINIMUM AND PER VENDOR SHOP DRAWING.
2. CONTRACTOR TO FIELD VERIFY EXISTING FIRE ALARM CONDITIONS. IF POSSIBLE CONTRACTOR MAY RE-USE EXISTING DEVICES. CONTRACTOR TO ENSURE EXISTING DEVICES ARE COMPATIBLE WITH EXISTING SYSTEM AND IN ACCEPTABLE WORKING ORDER.
3. IF POSSIBLE CONTRACTOR MAY USE EXISTING BUILDING'S MAIN FACP AND FARA PANELS.
4. SYSTEM MUST BE WIRED IN SUCH A MANNER THAT IF ONE DEVICE INITIATES, ALL DEVICES MUST INITIATE, INCLUDING NOTIFICATION DEVICES.
5. CONTRACTOR TO FIELD VERIFY WITH OWNER LOCATION OF EXISTING BUILDING MAIN FIRE ALARM PANEL AND WIRE NEW DEVICES TO EXISTING PANEL ACCORDINGLY.

FIRE ALARM DIAGRAM (TYPICAL)

SCALE: N.T.S.

INCOMING TELECOM SERVICE FEEDS FROM BUILDING MAIN SERVICE PROVIDER CABINET. CONTRACTOR TO FIELD VERIFY FINAL LOCATION OF MAIN SERVICE PROVIDER CABINET.



EQUIPMENT SCHEDULE:

(1) – EXISTING TENANT PROVIDED TELECOMMUNICATIONS CABINET OR PANEL TO REMAIN. CONTRACTOR SHALL FIELD COORDINATE WITH OWNER/TENANT FINAL CABINET DIMENSIONS PRIOR TO ANY INSTALLATION.

CONDUIT SCHEDULE:

(A) – 2 - 2" EMT EMPTY CONDUITS WITH PULLWIRE.

(B) – 1" EMT EMPTY CONDUIT WITH PULLWIRE.

TELECOMUNICATION SINGLE-LINE DIAGRAM

SCALE: N.T.S.

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DRAWING TITLE
ELECTRICAL RISER, TELECOM & FA DIAGRAMS

SCALE	DRAWING No.
1/4"=1'-0"	E-3.1
PROJECT No.	
DATE: NOV 2025	SHEET No. 1