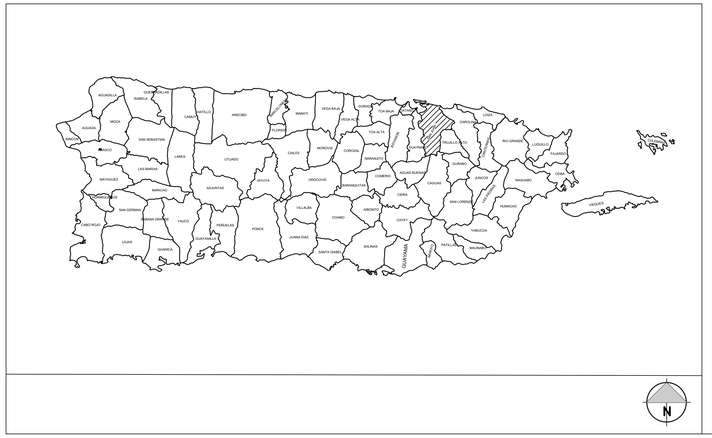
IMPROVEMENTS ACAA BUILDING GENERAL SERVICES SAN JUAN

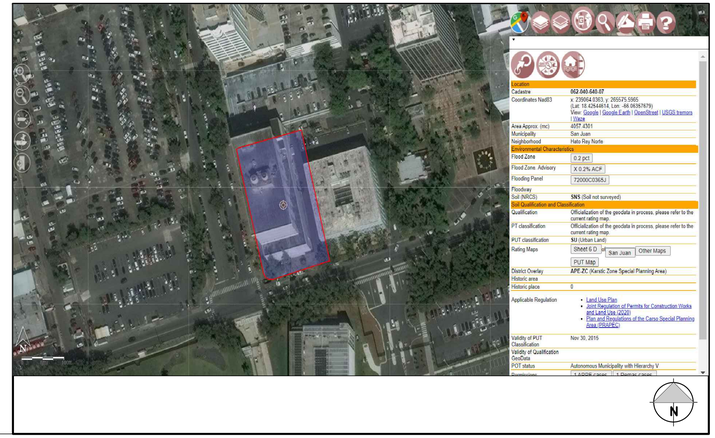
255-273 AVENIDA DE LA CONSTITUCION
SAN JUAN, PUERTO RICO



3D RENDER



LOCATION MAP



LOCATION PLAN

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ABACUS
ARCHITECTURE PSC
CONSULTANT

PROJECT NAME

IMPROVEMENTS ACAA BUILDING
GENERAL SERVICES SAN JUAN
255-273 AVENIDA DE LA CONSTITUCION
SAN JUAN, PUERTO RICO

REVISIONS

No.	DESCRIPTION	DATE

PO BOX 362192 SAN JUAN P.R. 00936
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WWW.ABACUSARQ.COM

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

ADDENDUM NO.1

ISSUED FOR BID

DRAWING TITLE

TITLE, INDEX AND MAPS

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

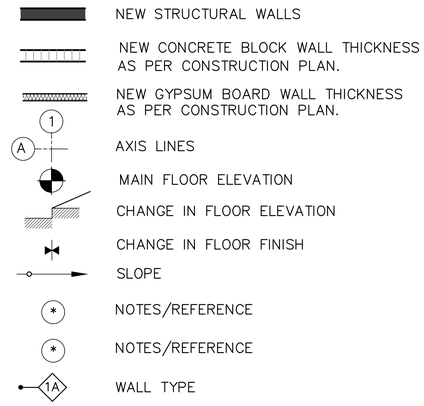
GENERAL NOTES:

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.
IF, DURING THE PRE-BID PROCESS, THE CONTRACTOR DOE SNOT NOTIFY ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE EXISTING FIELD CONDITIONS THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADDITIONAL COSTS RELATED TO SUCH MATTER.
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:



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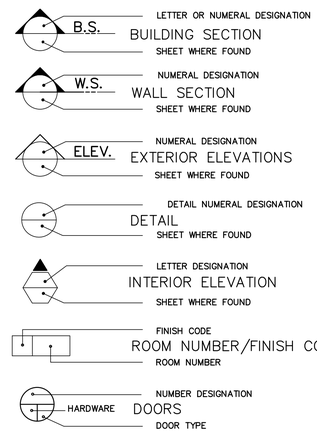

ABACUS

ARCHITECTURE PSC
CONSULTANT

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REVISIONS

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PARTNER IN CHARGE	10
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JOB CAPTAIN	12
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DRAWN BY	14

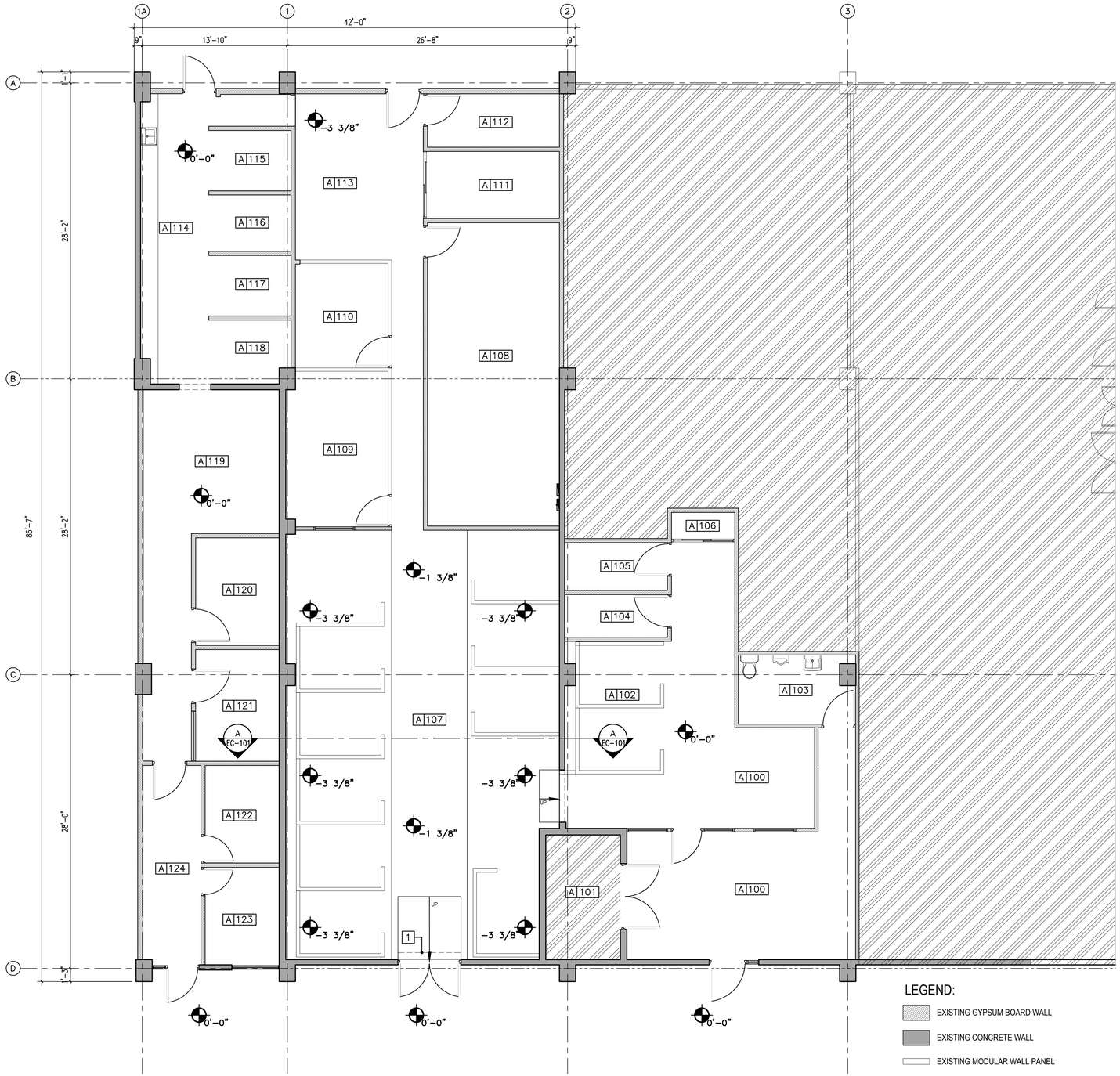
ADDENDUM NO.1

ISSUED FOR BID

DRAWING TITLE

GENERAL NOTES

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



EXISTING CONDITION FLOOR PLAN

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

LEGEND:

- EXISTING GYPSUM BOARD WALL
- EXISTING CONCRETE WALL
- EXISTING MODULAR WALL PANEL
- EXISTING AREA (OUT OF SCOPE OF WORK)
- 0'-0" FLOOR ELEVATION (LEVEL)
- 1 EXISTING ROLLUP DOOR TO REMAIN

REGIONAL SAN JUAN FIRST FLOOR ROOM SCHEDULE	
ROOMS	PROGRAM
A-100	RECEPTION
A-101	A/C MECHANICAL ROOM
A-102	CLAIMS
A-103	GENERAL BATHROOM
A-104	NURSERY ROOM
A-105	SERVER/DATA ROOM
A-106	CLOSET/STORAGE
A-107	CLAIMS
A-108	FILE/STORAGE
A-109	OFFICE SPACE (MODULAR WALL PANEL)
A-110	OFFICE SPACE (MODULAR WALL PANEL)
A-111	OFFICE SPACE
A-112	STORAGE
A-113	LUNCH AREA
A-114	KITCHEN/STORAGE AREA
A-115	OFFICE SPACE
A-116	OFFICE SPACE
A-117	OFFICE SPACE
A-118	OFFICE SPACE
A-119	STORAGE
A-120	OFFICE SPACE
A-121	OFFICE SPACE
A-122	OFFICE SPACE
A-123	OFFICE SPACE
A-124	HALLWAY/EMERGENCY EXIT

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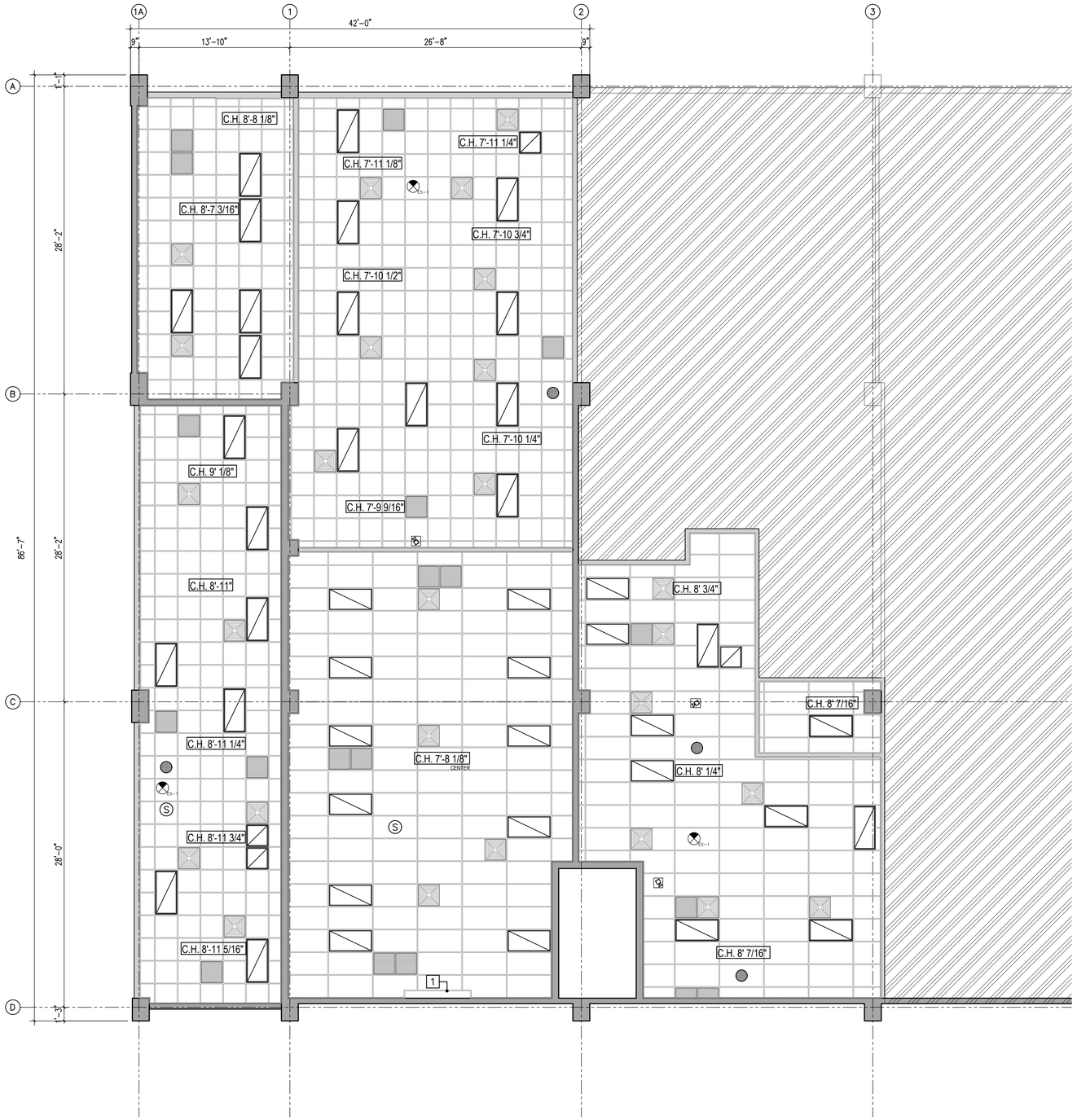
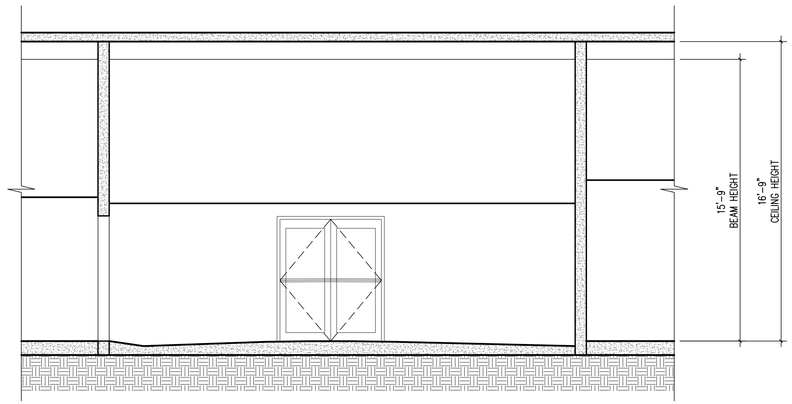
EXISTING FLOOR PLAN

SCALE: AS NOTED	DRAWING No.: EC-100
PROJECT No.	
DATE: DEC 2025	SHEET No.



EXISTING CONDITION REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"



A
EC-101
SECTION A FLOOR VARIATION (ROOM A107)
SCALE: 1/4" = 1'-0"

LEGEND:

- 2'-0" X 2'-0" RECESSED FLUORESCENT LIGHT FIXTURE
- 2'-0" X 4'-0" RECESSED FLUORESCENT LIGHT FIXTURE
- 2'-0" X 2'-0" ACOUSTICAL CEILING TILE
- 2'-0" X 4'-0" ACOUSTICAL CEILING TILE
- CEILING DIFFUSER
- RETURN REGISTER
- (S) CEILING MOUNTED FIRE ALARM SMOKE DETECTOR
- ES-1 EMERGENCY EXIT SIGN
- CEILING MOUNTED SPEAKER
- CEILING MOUNTED SECURITY CAMERA
- 1 EXISTING ROLLUP DOOR TO REMAIN

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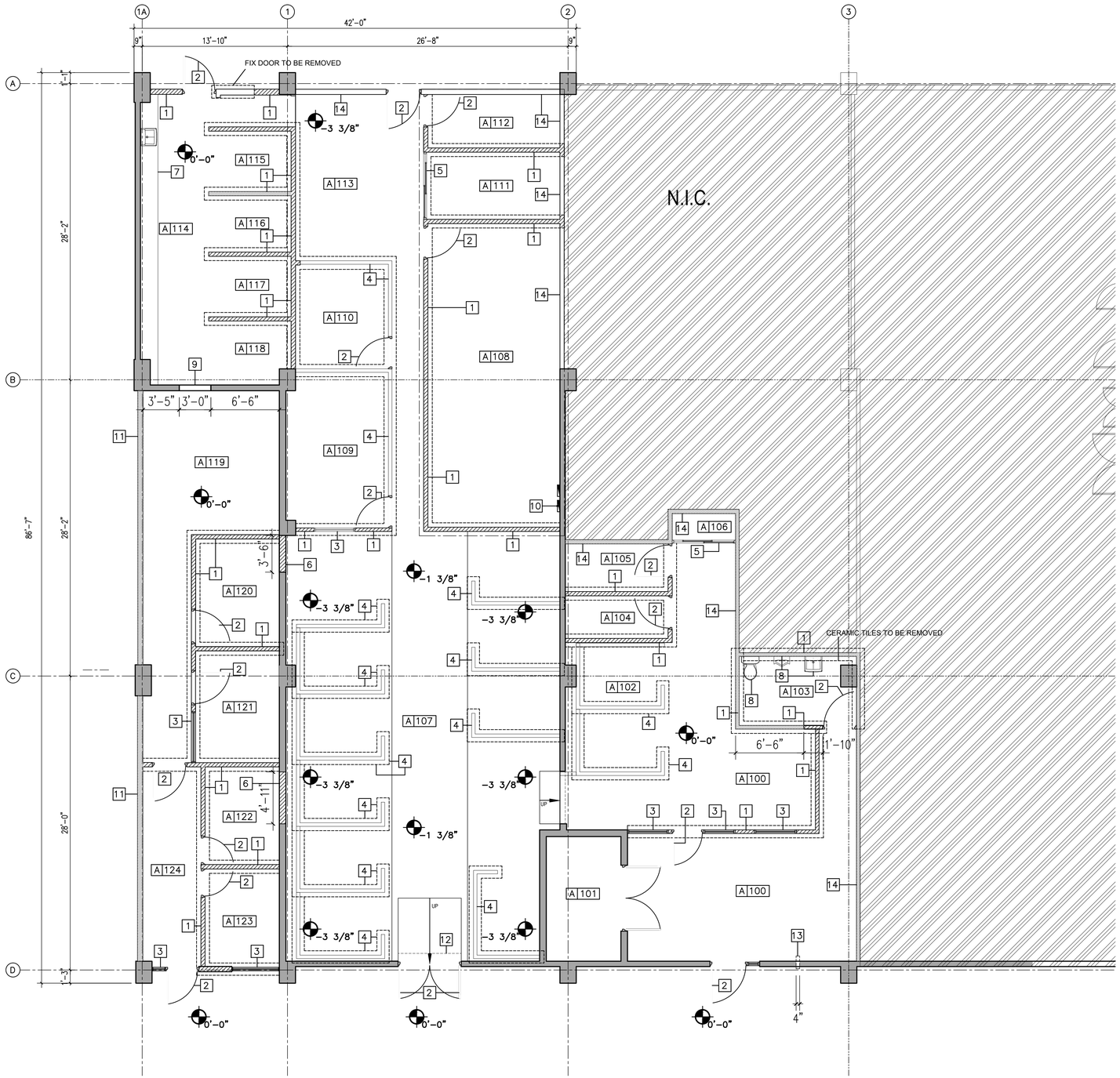
EXISTING REFLECTED CEILING PLAN

SCALE: AS NOTED	DRAWING No.: EC-101
PROJECT No.	
DATE: DEC 2025	SHEET No.



DEMOLITION FLOOR PLAN

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

LEGEND:

1	GYPSUM WALL BOARD TO BE DEMOLISHED
2	DOOR TO BE REMOVED
3	WINDOW TO BE REMOVED
4	EXISTING MODULAR WALL PANEL TO BE REMOVED
5	EXISTING SLIDING DOOR TO BE REMOVED
6	EXISTING CONCRETE WALL TO BE DEMOLISHED @ 7'-0" HIGH
7	EXISTING KITCHEN COUNTER TOP AND SINK TO BE REMOVED
8	EXISTING BATHROOM FIXTURES TO BE REMOVED
9	EXISTING OPENING TO BE FILLED WITH GYPSUM WALL BOARD
10	EXISTING ELECTRICAL PANEL BOARD TO BE REMOVED.
11	EXISTING GYPSUM WALL BOARD TO REMAIN
12	EXISTING ROLLUP DOOR TO REMAIN
13	4" HOLE TO BE DEMOLISH FOR NEW 4" WALL VENT CAP PER MECH DWG
14	REMOVE AND REPLACE INTERIOR GYPSUM BOARD FACE AND FIBERGLASS ACOUSTICAL BATT INSULATION. EXISTING FRAMING AND OPPOSITE WALL FACE TO REMAIN. PROTECT ADJACENT OCCUPIED AREA.

AREA TO BE DEMOLISHED

EXISTING WALL 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 ORGANISED 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. ALL DEMOLITION WORK SHOWN IS THOUGHT TO BE NON- STRUCTURAL

7. DEMOLITION THGT IS SEEN AS STRUCTURAL TO BE REVIEWED/ VERIFIED W/ARCHITECT PRIOR TO IT'S REMOVAL

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

9. LEAD TO BE REMOVED. BY CONTRACTOR SHALL COORDINATE WITH CERTIFIED ENVIRONMENTAL ABATEMENT CONTRACTOR FOR THE REMOVAL AND DISPOSAL PROCEDURE.

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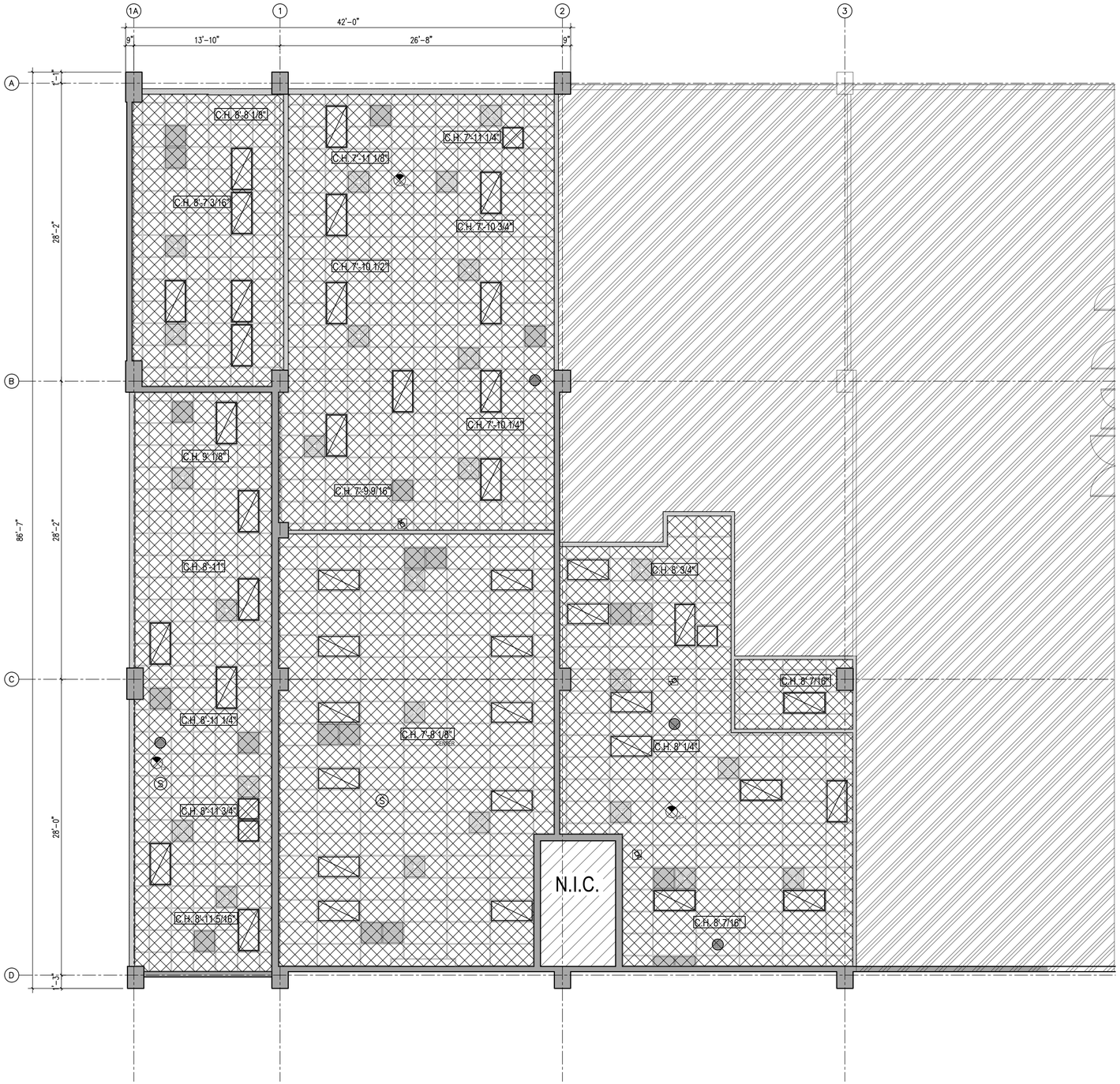
DRAWING TITLE

DEMOLITION
FLOOR PLAN

SCALE: AS NOTED	DRAWING No. DM-100
PROJECT No.	
DATE: NOV 2026	SHEET No.



DEMOLITION REFLECTED CEILING PLAN

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

LEGEND:

- AREA TO BE DEMOLISHED
- EXISTING 2'-0" X 2'-0" RECESSED FLUORESCENT LIGHT FIXTURE TO BE REMOVED AND DISPOSED
- EXISTING 2'-0" X 4'-0" RECESSED FLUORESCENT LIGHT FIXTURE TO BE REMOVED AND DISPOSED
- EXISTING 2'-0" X 2'-0" ACOUSTICAL CEILING TILE TO BE REMOVED AND DISPOSED
- EXISTING 2'-0" X 4'-0" ACOUSTICAL CEILING TILE TO BE REMOVED AND DISPOSED
- EXISTING CEILING DIFFUSER TO BE REMOVED AND DISPOSED
- EXISTING RETURN REGISTER TO BE REMOVED AND DISPOSED
- (S) EXISTING CEILING MOUNTED FIRE ALARM SMOKE DETECTOR TO BE REMOVED AND DISPOSED
- EXISTING EMERGENCY EXIT SIGN TO BE REMOVED AND DISPOSED
- EXISTING CEILING MOUNTED SPEAKER TO BE REMOVED AND DISPOSED
- EXISTING CEILING MOUNTED SECURITY CAMERA REMOVED AND DISPOSED

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 ORGANISED 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. ALL DEMOLITION WORK SHOWN IS THOUGHT TO BE NON- STRUCTURAL

7. DEMOLITION THGT IS SEEN AS STRUCTURAL TO BE REVIEWED/ VERIFIED W/ARCHITECT PRIOR TO IT'S REMOVAL

8. CONTRACTOR SHALL REMOVE AND DISPOSE EXISTING A/C DUCTS AND COMPONENTS.

9. CONTRACTOR SHALL REMOVE AND DISPOSE EXISTING LIGHTING AND COMPONENTS.

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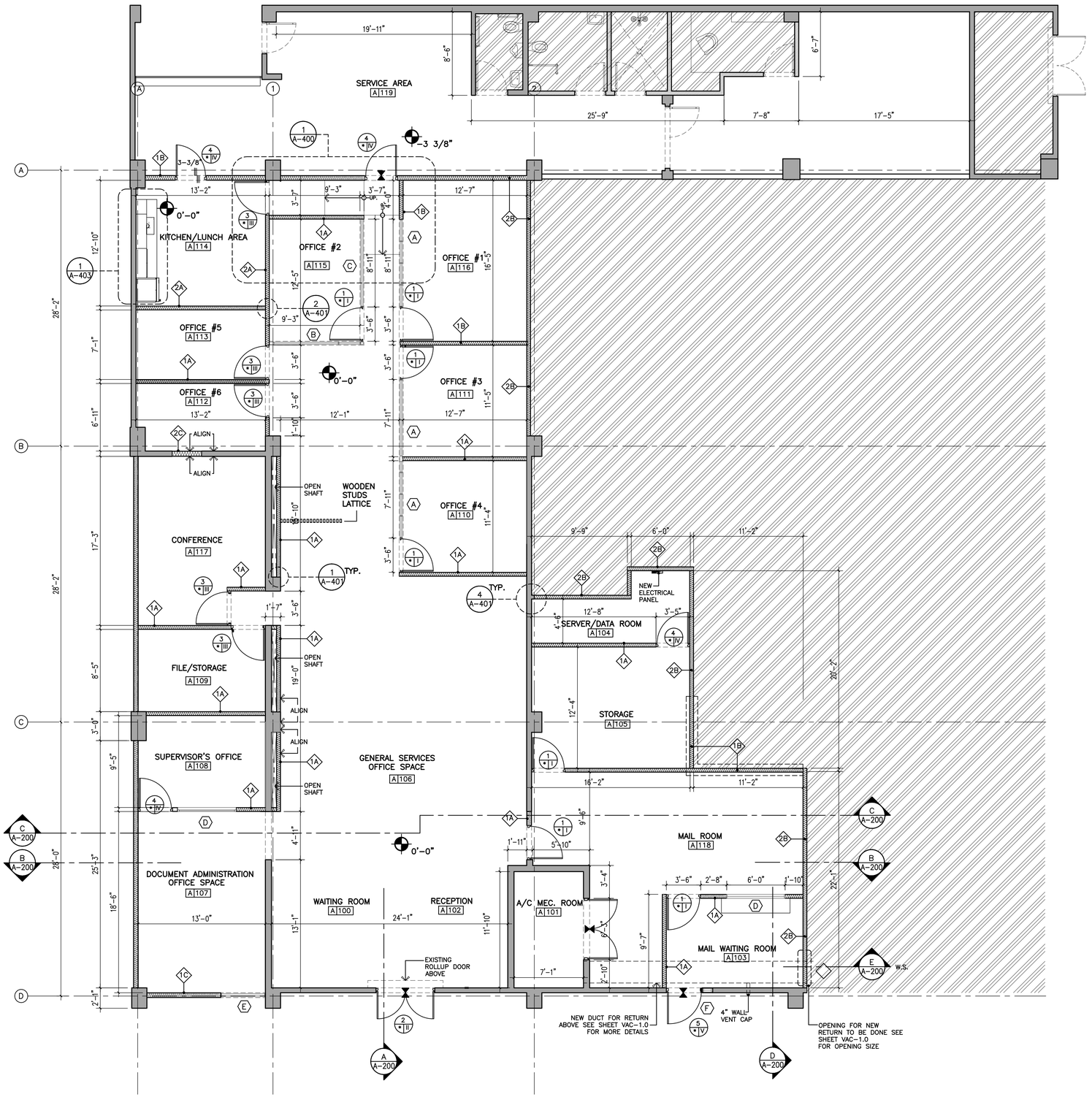
DEMOLITION REFLECTED CEILING PLAN

SCALE: AS NOTED	DRAWING No.: DM-101
PROJECT No.	
DATE: NOV 2026	SHEET No.



PROPOSED FLOOR PLAN

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

LEGEND:

- CONCRETE WALL
- GYPSUM BOARD WALL
- BLOCK WALL
- 1A — WALL TYPE

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.

REGIONAL SAN JUAN FIRST FLOOR ROOM SCHEDULE	
ROOMS	PROGRAM
A-100	WAITING ROOM
A-101	A/C MECHANICAL ROOM
A-102	RECEPTION
A-103	MAIL WAITING ROOM
A-104	SERVER DATA ROOM
A-105	STORAGE
A-106	GENERAL SERVICE OPEN OFFICE SPACE
A-107	DOCUMENT ADMINISTRATION
A-108	SUPERVISOR'S OFFICE
A-109	FILE/STORAGE
A-110	OFFICE #4
A-111	OFFICE #3
A-112	OFFICE #6
A-113	OFFICE #5
A-114	KITCHEN/LUNCH AREA
A-115	OFFICE #2
A-116	OFFICE #1
A-117	CONFERENCE
A-118	MAIL ROOM
A-119	SERVICE AREA

ABACUS
ARCHITECTURE PSC
CONSULTANT

PROJECT NAME

IMPROVEMENTS ACAA BUILDING
GENERAL SERVICES SAN JUAN
255-273 AVENIDA DE LA CONSTITUCION
SAN JUAN, 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

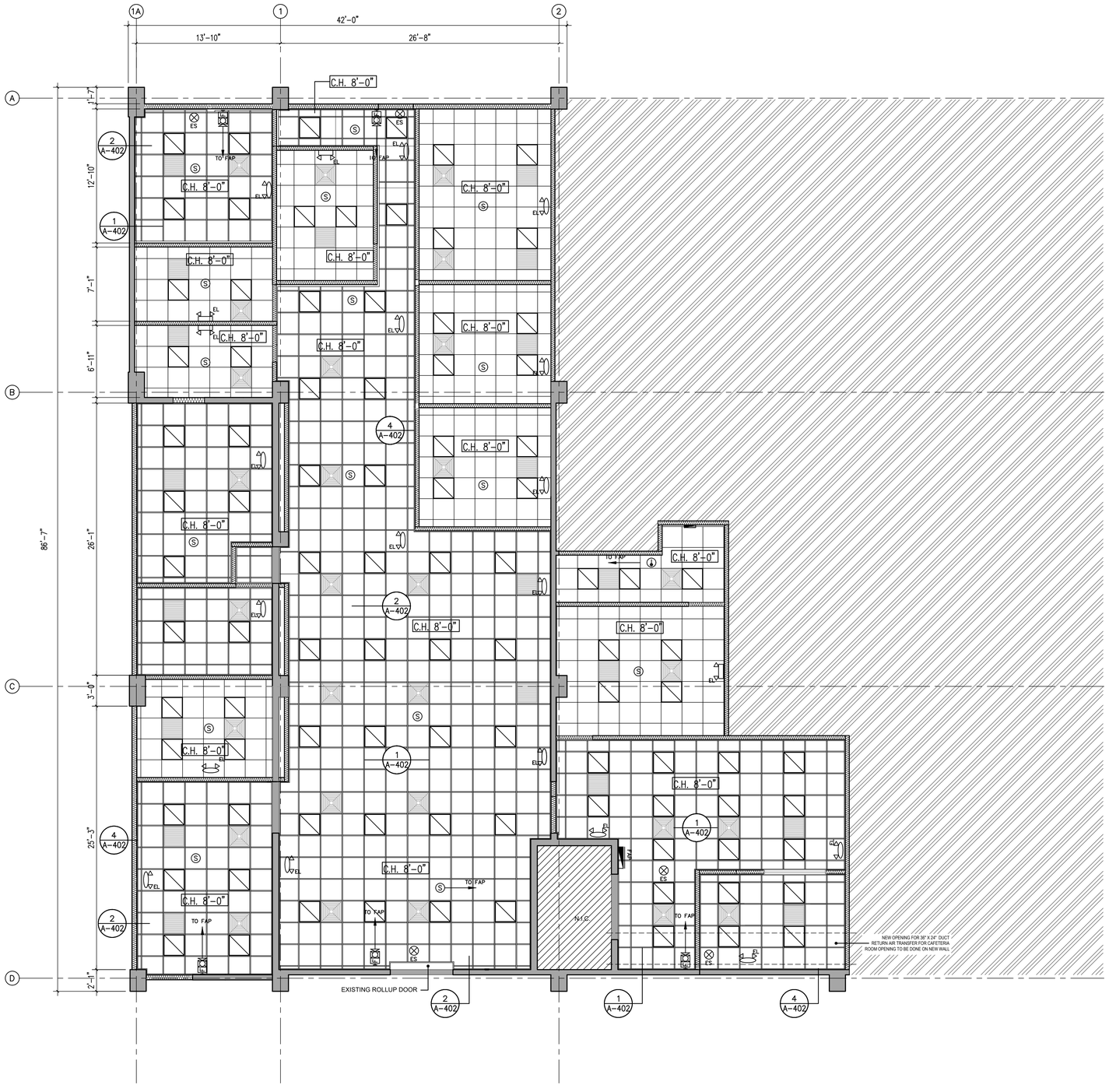
ADDENDUM NO.1

ISSUED FOR BID

DRAWING TITLE

PROPOSED FLOOR PLAN

SCALE: AS NOTED	DRAWING No.: A-100
PROJECT No.	
DATE: NOV 2026	SHEET No.



PROPOSED REFLECTED CEILING PLAN

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

LEGEND:

- 2'-0" X 2'-0" RECESSED FLUORESCENT LIGHT FIXTURE. SEE LIGHTING SCHEDULE
- C.H. X'-X" — CEILING HEIGHT ABOVE FINISHED FLOOR
- GYPSUM BOARD CEILING
- N.I.C.
- NEW GYPSUM BOARD WALL
- 2'-0" X 2'-0" ACOUSTICAL CEILING TILE SEE FINISH SCHEDULE.
- A/C SUPPLY DIFFUSER REFER TO MECH. DWGS.
- A/C RETURN DIFFUSER REFER TO MECH. DWGS.
- S — SMOKE DETECTOR COMPATIBLE WITH HONEYWELL
- EMERGENCY LIGHTING CEILING FIXTURE. IDENTIFICATION NUMBER AS INDICATED IN LUMINAIRE SCHEDULE
- FIRE ALARM HORN AND STROBE COMPATIBLE WITH HONEYWELL @ 80" A.F.F. OR 6" BELOW CEILING WHICHEVER
- FAP — FIRE ALARM REMOTE PANEL , COMPATIBLE WITH EXISTING HONEYWELL MAIN F/A PANEL, COORDINATE WITH BUILDING OWNER @ 5'-0" A.F.F.
- FIRE ALARM HEAT DETECTOR COMPATIBLE WITH HONEYWELL
- EMERGENCY LIGHTING WALL FIXTURE. IDENTIFICATION NUMBER AS INDICATED IN LUMINAIRE SCHEDULE
- INTERLOCK EXHAUST FAN WITH LIGHTING FIXTURE

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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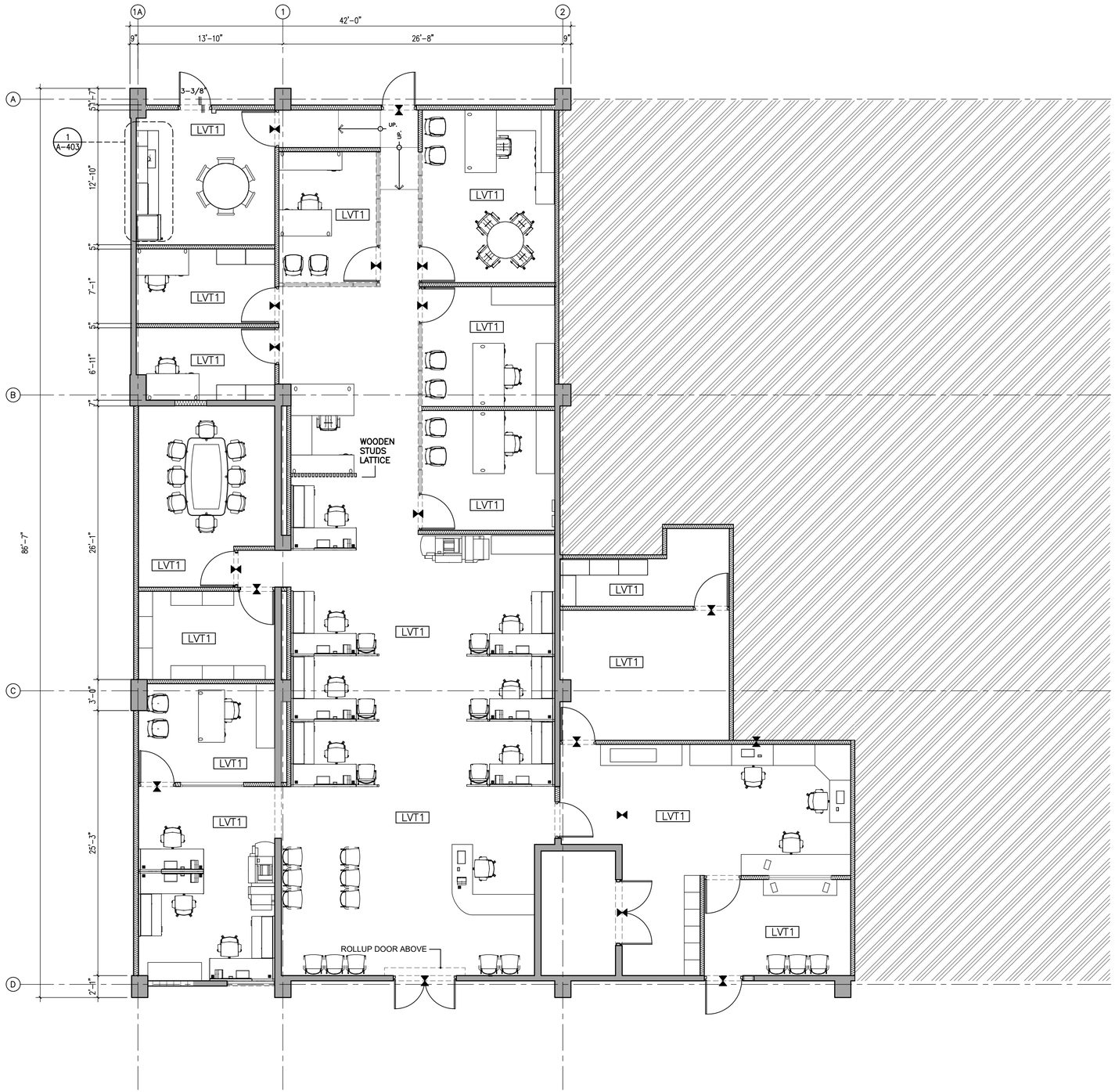
ADDENDUM NO.1

ISSUED FOR BID

DRAWING TITLE

PROPOSED RCP PLAN

SCALE: AS NOTED	DRAWING No. A-101
PROJECT No.	
DATE: NOV 2026	SHEET No.



PROPOSED FURNITURE LAYOUT PLAN

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

NOTES:

1. GC SHALL COORDINATE WITH CLIENT FOR NEW FURNITURE BUYOUT AND INSTALLATION.

FINISH NOTES:

TRANSITION STRIPS WERE OCCURS:

800 IMPERIAL REDUCER 1/4" BY MANNINGTON COMMERCIAL

1-1/4" TRANSITION REDUCER. FOR GLUE DOWN CARPET;1/4" UNDERCUT.

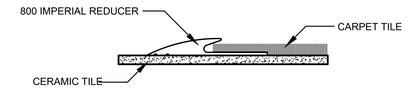
CAN BE TRIMMED TO BUTT TO RESILIENT TILE

930 SNAP-DRAGON T BY MANNINGTON COMMERCIAL

SNAP-IN T MOLDING. JOINS 1/4" OR 5/16 MATERIAL ON EACH SIDE. USE METAL TRACK ONLY."

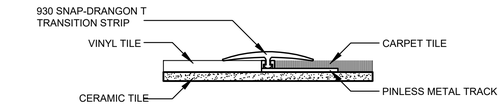
PINLESS METAL TRACK BY MANNINGTON COMMERCIAL

DESIGNED TO INSTALL T MOLDINGS 360, 365, 930, 935 AND 940. ALUMINUM.



DETAIL MKD. CARPET TO CERAMIC TILE

SCALE: N.T.S.



DETAIL MKD. VINYL TO CARPET TILE

SCALE: N.T.S.

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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ARCHITECTURE PSC

CONSULTANT

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DRAWN BY	14

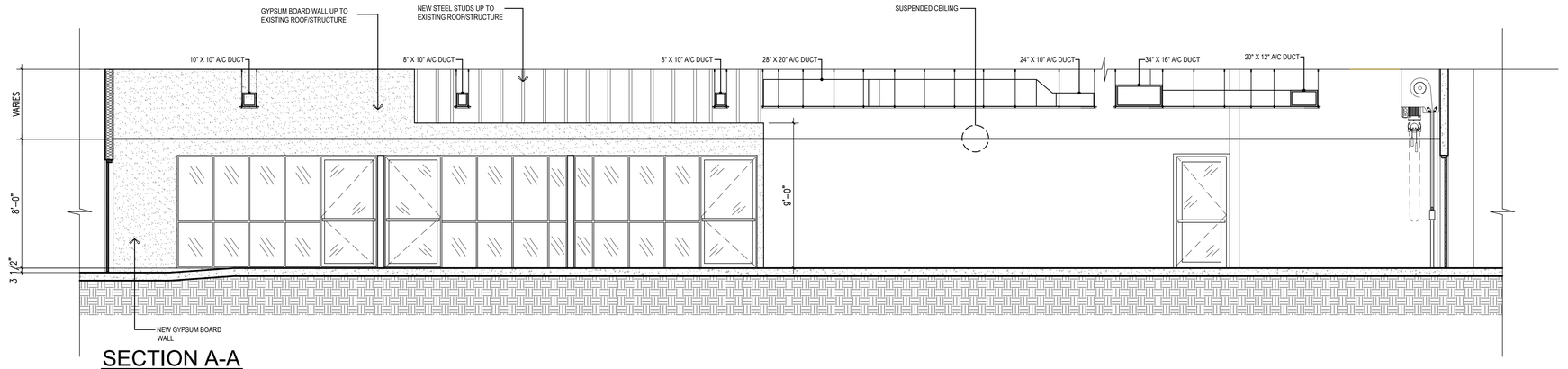
ADDENDUM NO.1

ISSUED FOR BID

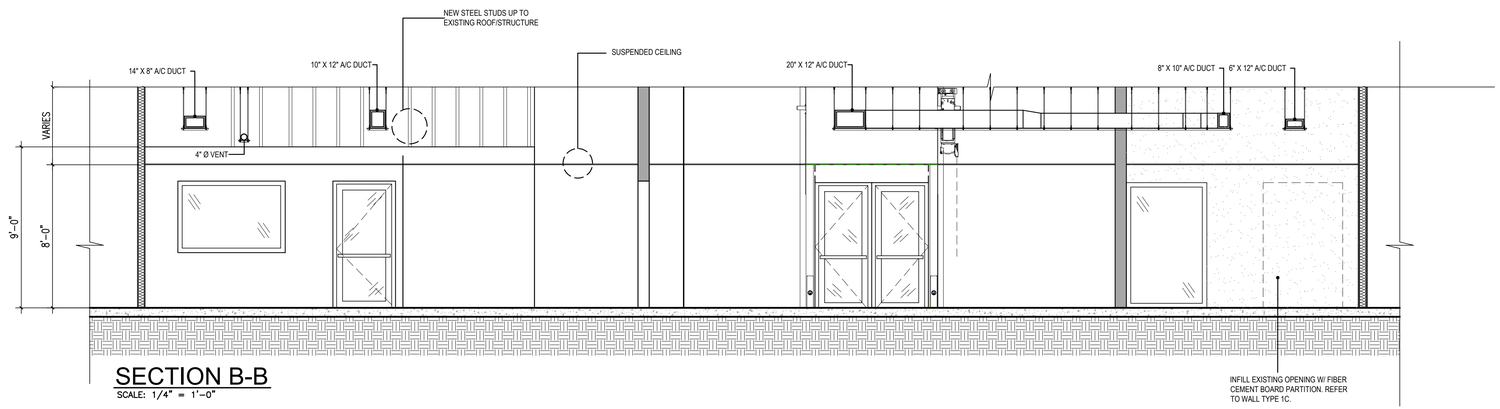
DRAWING TITLE

PROPOSED FURNITURE LAYOUT PLAN

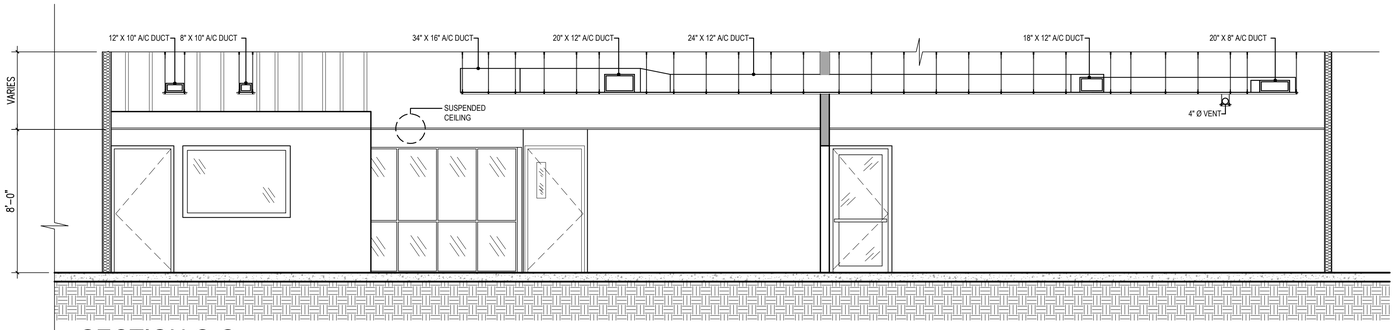
SCALE: AS NOTED	DRAWING No.: A-102
PROJECT No.	
DATE: NOV 2026	SHEET No.



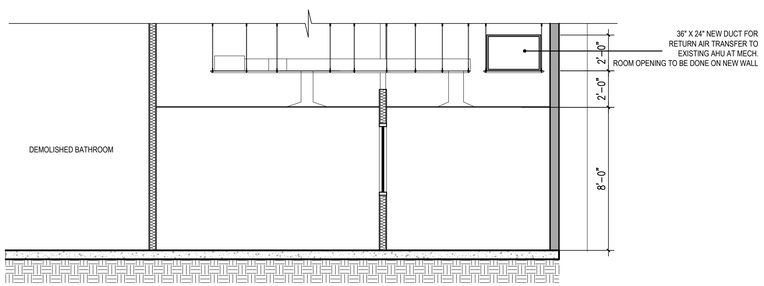
SECTION A-A
SCALE: 1/4" = 1'-0"



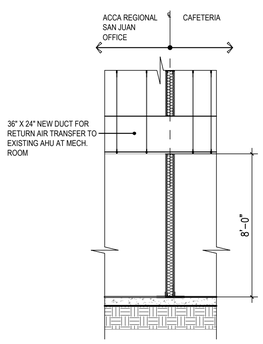
SECTION B-B
SCALE: 1/4" = 1'-0"



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



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



W.S. E A-200 WALL SECTION E
SCALE: 1/4" = 1'-0"

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CONSULTANT

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JOB CAPTAIN	12
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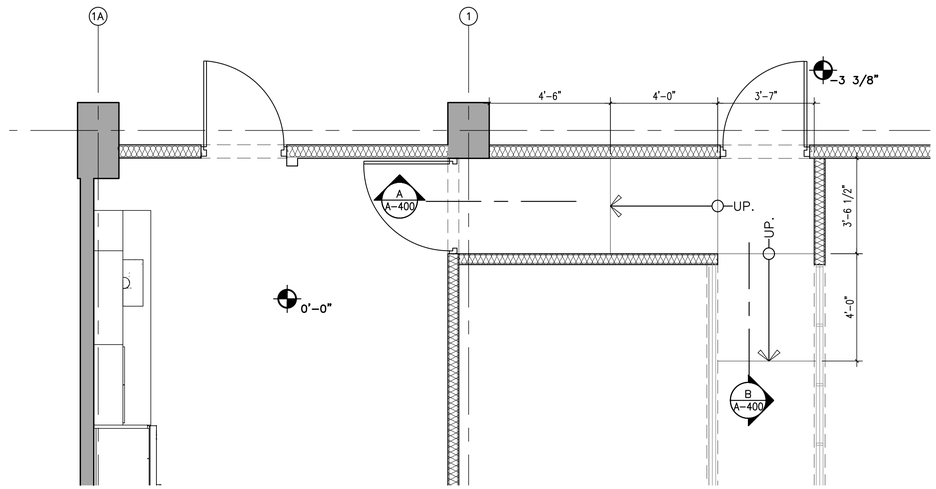
DRAWN BY	14

ADDENDUM NO.1

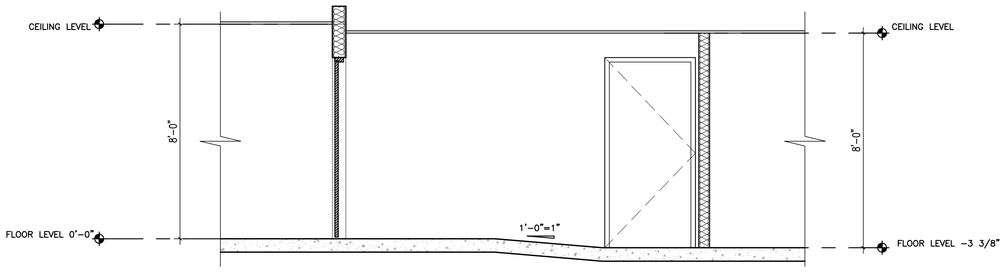
ISSUED FOR BID

DRAWING TITLE
PROPOSED SECTIONS

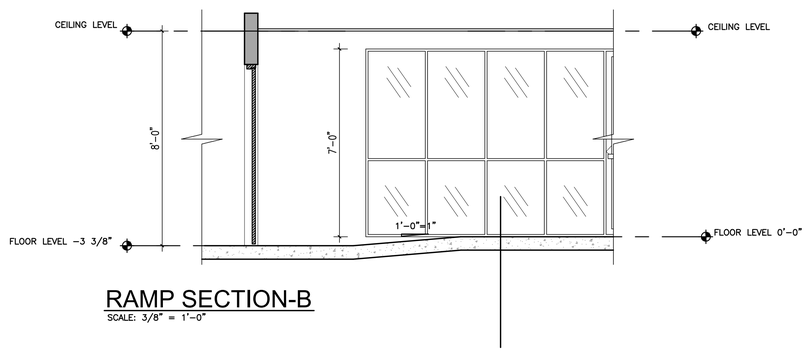
SCALE: AS NOTED	DRAWING No.: A-200
PROJECT No.	
DATE: NOV 2026	SHEET No.



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



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



RAMP SECTION-B
SCALE: 3/8" = 1'-0"

ABACUS

ARCHITECTURE PSC
CONSULTANT

PROJECT NAME

IMPROVEMENTS ACAA BUILDING
GENERAL SERVICES SAN JUAN
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DESIGN CAPTAIN	11
JOB CAPTAIN	12
CHECKED BY	13
DRAWN BY	14

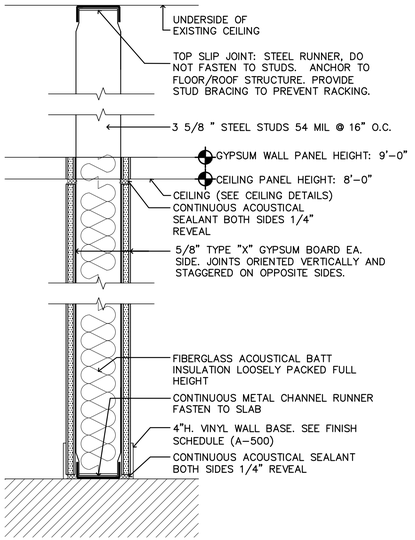
ADDENDUM NO.1

ISSUED FOR BID

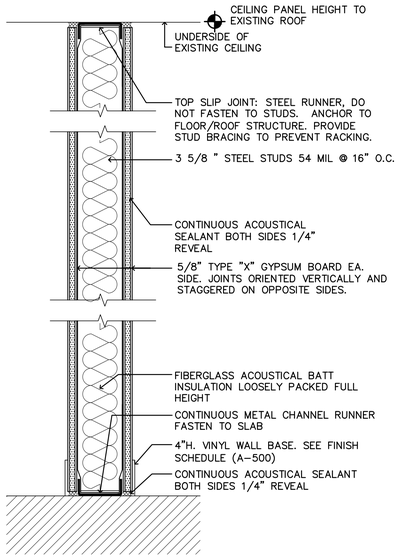
DRAWING TITLE

RAMP DETAILS

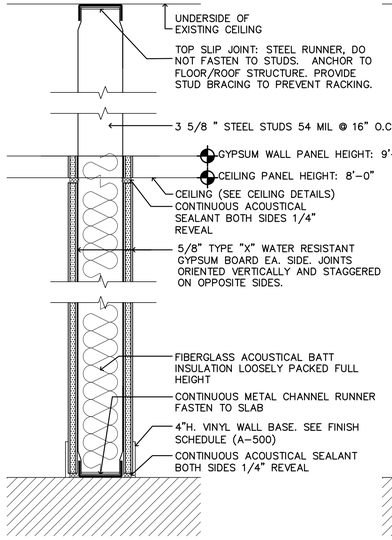
SCALE: AS NOTED	DRAWING No.: A-400
PROJECT No.	
DATE: NOV 2026	SHEET No.



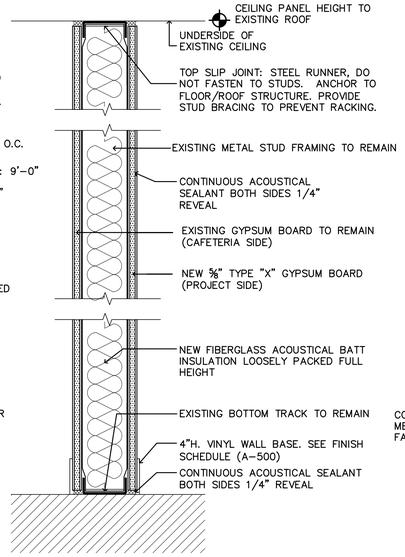
1A PARTITION WALL DETAIL
SCALE: N.T.S.



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

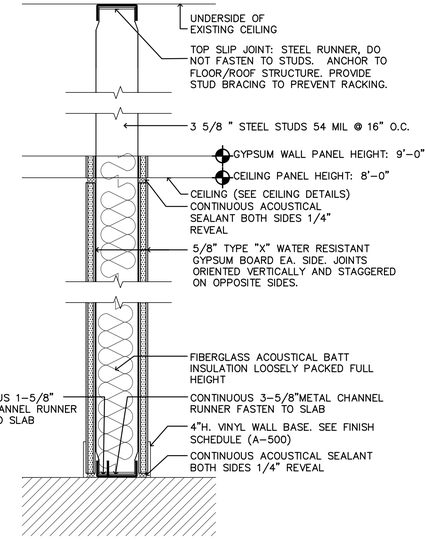


2A PARTITION WALL DETAIL
SCALE: N.T.S.

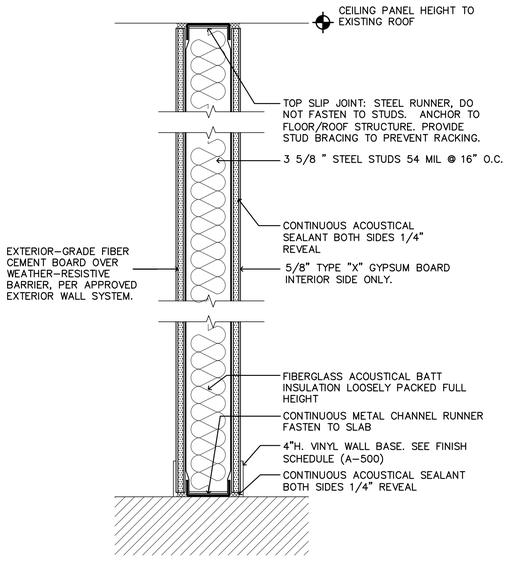


2B EXISTING PARTITION MODIFICATION DETAIL
SCALE: N.T.S.

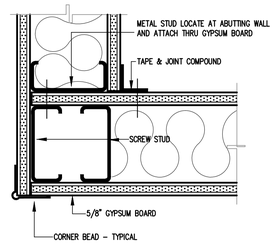
NOTE: REMOVE AND REPLACE GYPSUM BOARD ON PROJECT SIDE ONLY, INCLUDING EXISTING FIBERGLASS ACOUSTICAL BATT INSULATION. EXISTING METAL STUD FRAMING AND OPPOSITE GYPSUM BOARD FACE TO REMAIN UNDISTURBED.



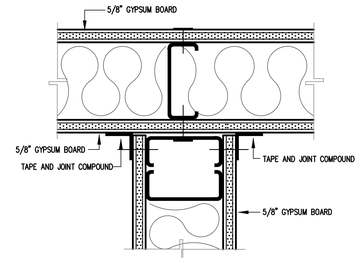
2C PARTITION WALL DETAIL
SCALE: N.T.S.



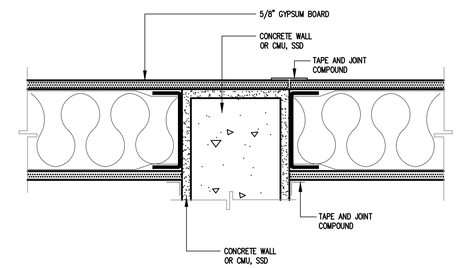
1C EXTERIOR WALL DETAIL
SCALE: N.T.S.



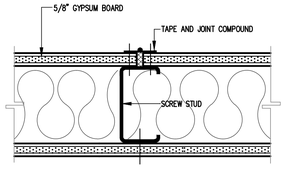
TYP. 1 A-401 PARTITION END DETAIL
SCALE: 3" = 1'-0"



TYP. 2 A-401 PARTITION INTERSECTION DETAIL
SCALE: 3" = 1'-0"



TYP. 4 A-401 CONNECTION CONC. WALL/GYPSUM
SCALE: 3" = 1'-0"



TYP. 3 A-401 BUTT JOINT DETAIL
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.

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PARTNER IN CHARGE	10
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JOB CAPTAIN	12
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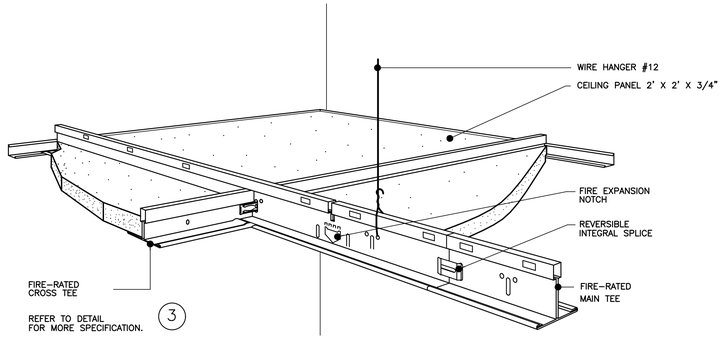
DRAWN BY	14

ADDENDUM NO.1

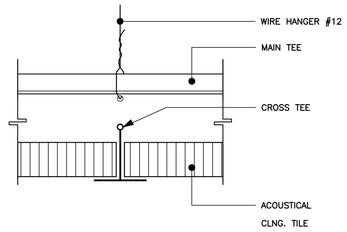
ISSUED FOR BID

DRAWING TITLE
WALL DETAILS

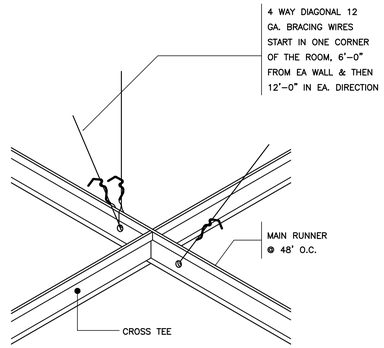
SCALE: AS NOTED	DRAWING No.: A-401
PROJECT No.	
DATE: NOV 2026	SHEET No.



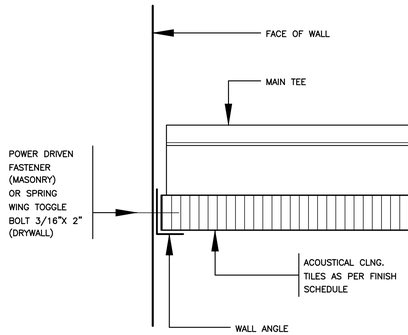
ACOUSTICAL HUNG CEILING DET. 1 A-402
N.T.S.



DETAIL MKD 2 A-402
N.T.S.



DETAIL MKD 3 A-402
N.T.S.



DETAIL MKD 4 A-402
N.T.S.

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.

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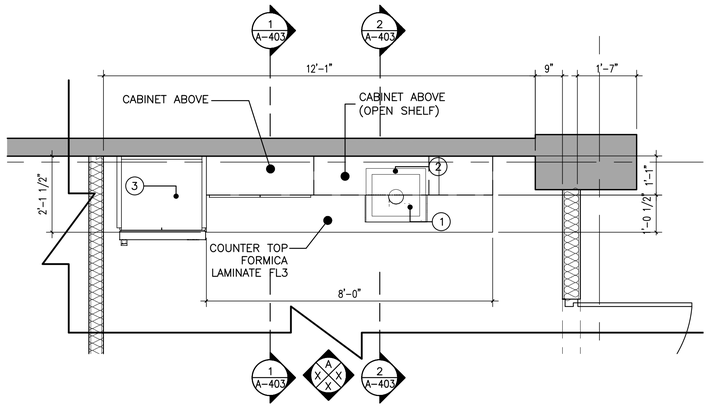
DRAWN BY	14

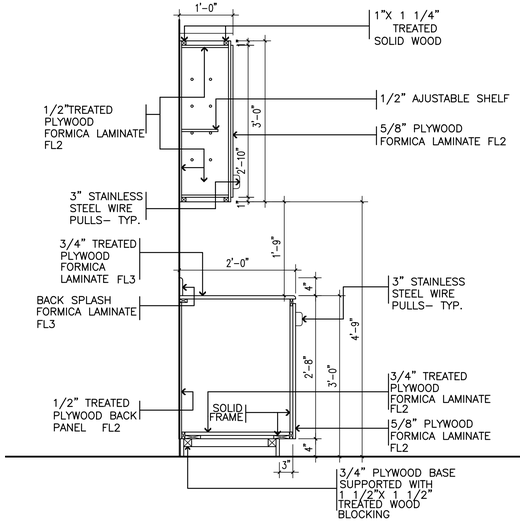
ADDENDUM NO.1
ISSUED FOR BID

DRAWING TITLE
CEILING DETAILS

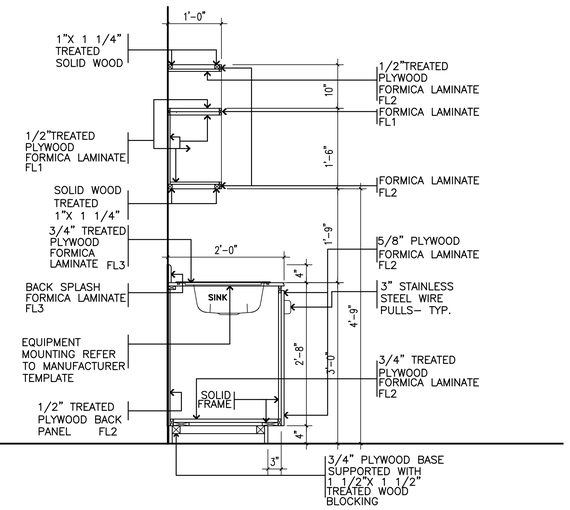
SCALE: AS NOTED	DRAWING No.: A-402
PROJECT No.:	
DATE: NOV 2026	SHEET No.:



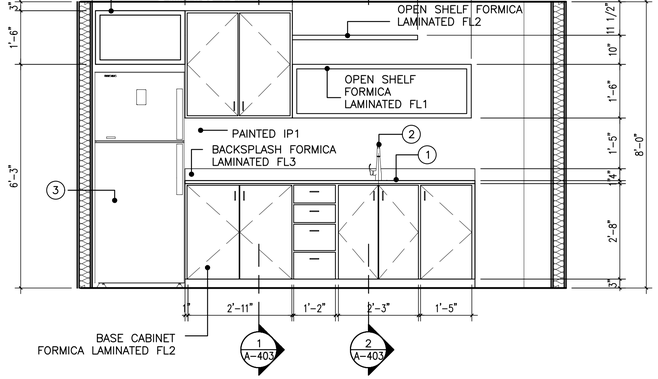
1 A-403 KITCHENETTE @ ROOM A-114
SCALE: 1/2" = 1'-0"



1 A-403 SECTION 1
SCALE: 3/4" = 1'-0"



2 A-403 SECTION 2
SCALE: 3/4" = 1'-0"



A A-403 KITCHEN ELEVATION
SCALE: 1/2" = 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 $\frac{3}{4}$" 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.

ABACUS
ARCHITECTURE PSC
CONSULTANT

PROJECT NAME

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GENERAL SERVICES SAN JUAN
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REVISIONS

No.	DESCRIPTION	DATE

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

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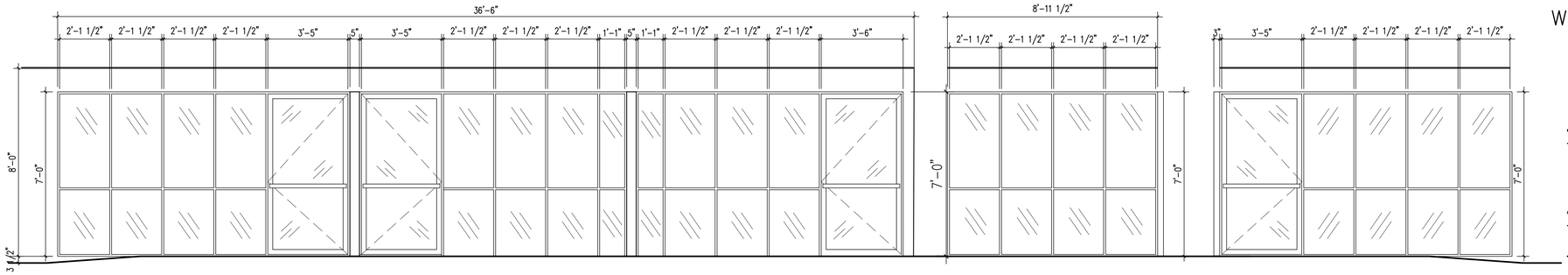
DRAWING TITLE
MILWORK DETAILS

SCALE: AS NOTED	DRAWING No. A-403
PROJECT No.	
DATE: DEC 2025	SHEET No.



A

ALUMINUM & GLASS COMPLETE CURTAIN WALL SYSTEM
BY C.R. LAURENCE MODEL: SERIES 450 EQUAL TO OR SIMILAR.
NOTE: ALL DOORS TO HAVE DIMENSION OF 3'-6"

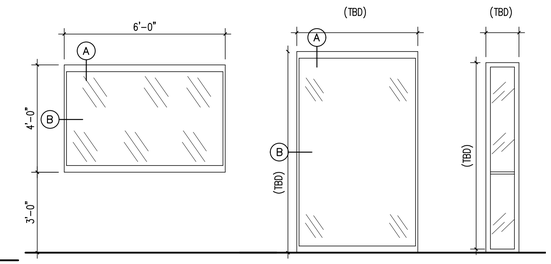
B

ALUMINUM & GLASS CURTAIN WALL SYSTEM
BY C.R. LAURENCE MODEL: SERIES 450 EQUAL TO OR SIMILAR.
NOTE: ALL DOORS TO HAVE DIMENSION OF 3'-6"

C

ALUMINUM & GLASS CURTAIN WALL SYSTEM
BY C.R. LAURENCE MODEL: SERIES 450 EQUAL TO OR SIMILAR.
NOTE: ALL DOORS TO HAVE DIMENSION OF 3'-6"

WINDOWS



D

UNIVERSAL PICTURE WINDOW
1"X3" FRAMING SYSTEM
6063-T5 ALUMINUM EXTENSION AND 1/4" STANDARD CLEAR GLASS FRAME COLOR TO BE SELECTED BY OWNER

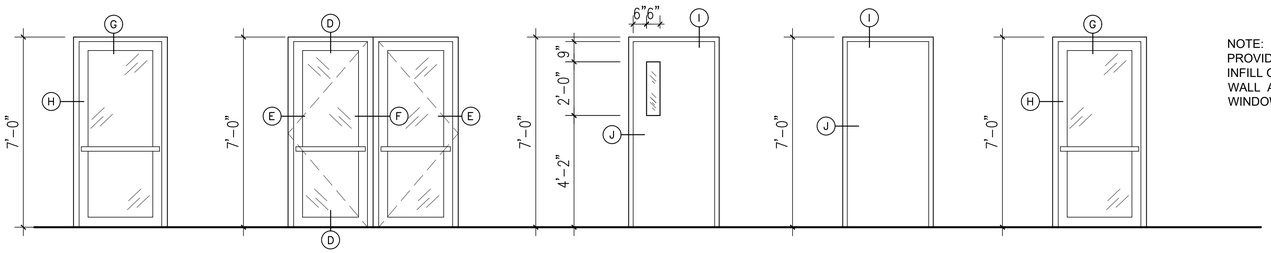
E

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

SAME AS E

DOORS



TYPE–I

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 $\frac{3}{4}$" STANDARD CLEAR GLASS. FRAME COLOR TO BE SELECTED BY OWNER

TYPE–II

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 $\frac{3}{4}$" STANDARD CLEAR GLASS, FRAME COLOR TO BE SELECTED BY OWNER

TYPE–III

DESCRIPTION:
SOLID CORE FLUSH WOOD DOOR PANEL 1-3/4".DOOR PANEL WITH VISION PANEL, COLOR TO BE SELECTED BY OWNER. WOOD FRAME TO RECEIVE PAINT FINISH. COLOR TO BE SELECTED BY OWNER

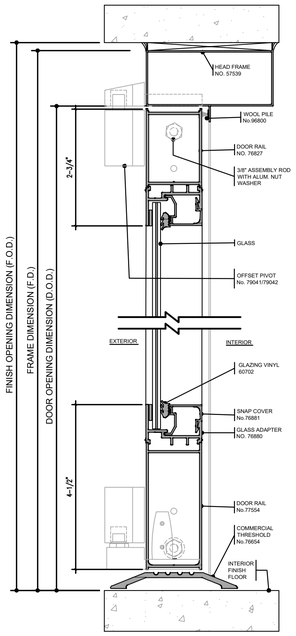
TYPE–IV

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

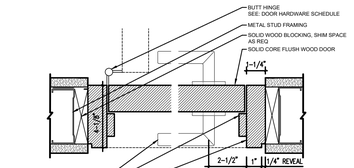
TYPE–V

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 $\frac{3}{4}$" STANDARD CLEAR GLASS. FRAME COLOR TO BE SELECTED BY OWNER

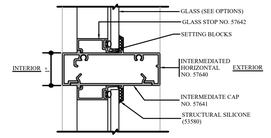
NOTE:
PROVIDE
INFILL GYPSUM
WALL ABOVE ALL DOOR AND WINDOW OPENING.



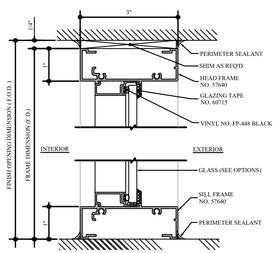
TYP. ALUMINUM
FRAME SECTION G
SCALE: N.T.S.



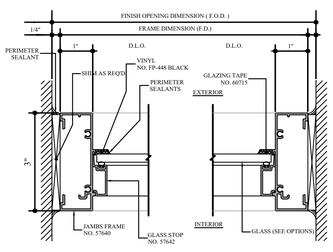
TYP. WOOD JAMBS
SECTION J
SCALE: N.T.S.



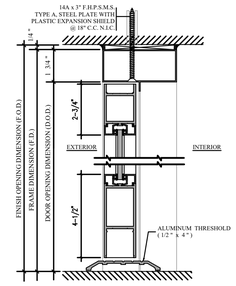
TYP. ALUMINUM
FRAME SECTION K
SCALE: N.T.S.



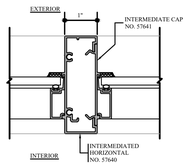
TYP. ALUMINUM
FRAME SECTION A
SCALE: N.T.S.



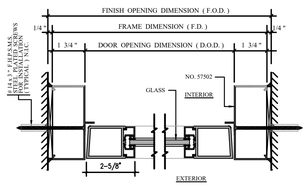
TYP. ALUMINUM
FRAME SECTION B
SCALE: N.T.S.



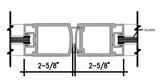
TYP. ALUMINUM
FRAME SECTION D
SCALE: N.T.S.



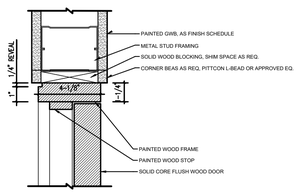
TYP. ALUMINUM
FRAME SECTION C
SCALE: N.T.S.



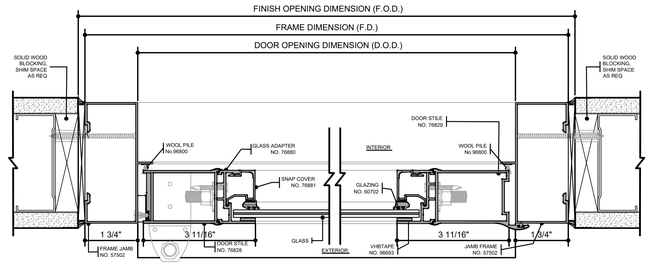
TYP. ALUMINUM
FRAME SECTION E
SCALE: N.T.S.



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



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



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

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

REVISIONS

No.	DESCRIPTION	DATE

ADDENDUM NO.1
ISSUED FOR BID

DRAWING TITLE

DOOR & WINDOW DETAILS

SCALE: AS NOTED	DRAWING No. A–404
PROJECT No.	
DATE: NOV 2026	SHEET No.

DOOR SCHEDULE

MARK	SIZE		REQ.	TYPE.	REMARKS
	WIDTH	HEIGHT			
1	3'-6"	7'-0"	7	I	EXISTING DOOR TO BE REMOVED AND REPLACED WITH AN EQUAL NEW ONE. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
2	6'-0"	7'-0"	1	II	DOUBLE PANEL DOOR- EXISTING DOOR TO BE REMOVED AND REPLACED WITH AN EQUAL NEW ONE. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
3	3'-6"	7'-0"	5	III	EXISTING DOOR TO BE REMOVED AND REPLACED WITH AN EQUAL NEW ONE. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
4	(TBD)	7'-0"	4	IV	EXISTING DOOR TO BE REMOVED AND REPLACED WITH AN EQUAL NEW ONE. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.
5	(TBD)	(TBD)	1	V	EXISTING DOOR TO BE REMOVED AND REPLACED WITH AN EQUAL NEW ONE. CONTRACTOR SHALL SUBMIT FINAL SHOP DRAWINGS FOR ARCHITECT APPROVAL.

(TBD) = TO BE DETERMINED ON SITE BY CONTRACTOR

WINDOW SCHEDULE

MARK	SIZE		REQ.	TYPE.	REMARKS
	WIDTH	HEIGHT			
A	AS INDICATED IN SHEET A-404	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	
B	AS INDICATED IN SHEET A-404	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	
C	AS INDICATED IN SHEET A-404	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	
D	6'-0"	4'-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	
E	(TBD)	(TBD)	1	UNIVERSAL PICTURE WINDOW 1"X3" FRAMING SYSTEM 6063-T5 ALUMINUM EXTENSION AND 3/8" 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	(TBD)	(TBD)	1	UNIVERSAL PICTURE WINDOW 1"X3" FRAMING SYSTEM 6063-T5 ALUMINUM EXTENSION AND 3/8" 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.

(TBD) = TO BE DETERMINE ON SITE BY CONTRACTOR

DOOR HARDWARE SCHEDULE

TYPE	HARDWARE SET				
A	HARDWARE SET #1				
	1	prs	CYLINDER	3902-26D	HAG
			HARDWARE	BY DOOR MANUFACTURER	
	DOOR:				
	TYPE I				
	TYPE V				
B	HARDWARE SET #2				
	1	prs	CYLINDER	3902-26D	HAG
			HARDWARE	BY DOOR MANUFACTURER	
	1	ea	ELECTRIC STRIKE	SD-996C-NUQ	SCL
	DOOR:				
	TYPE II				
C	HARDWARE SET #3				
	4	ea	HINGES	ECBB1100 4.5 X 4.5 26D NRP	HAG
	1	ea	LOCK	2540-WTN-26D	HAG
	1	ea	CLOSER	5300-MLT-ALM	HAG
	1	ea	STOP	236W-32D	HAG
	DOOR:				
	TYPE III				

TYPE	HARDWARE SET				
D	HARDWARE SET #4				
	4	ea	HINGES	ECBB1100 4.5 X 4.5 26D NRP	HAG
	1	ea	LOCK	2570-WTN-26D	HAG
	1	ea	CLOSER	5300-MLT-ALM	HAG
	1	ea	STOP	236W-32D	HAG
	DOOR:				
	TYPE IV				

SCHEDULE OF FINISHES

MKD	TYPE OF ROOM	FLOORS						BASE		WALLS		CEILINGS							* REMARKS
		CPT 1: BY CUADRADO ALFOMBRAS OVER SMOOTH CEMENT FINISH	CT 1: CERAMIC TILE OVER SMOOTH CEMENT FINISH	LVT 1: VINYL FLOORING BY CUADRADO ALFOMBRAS INSTALLED OVER SMOOTH CEMENT FINISH. COLOR TO BE SELECTED BY OWNER.				WB1: VINYL WALL BASE BY CUADRADO ALFOMBRAS. COLOR TO BE SELECTED BY OWNER.	WB2: CERAMIC TILE WALL BASE INSTALLED OVER SMOOTH CEMENT FINISH.	IP1 BY SHERWIN-WILLIAMS		2'X2'X3/4"ACOUSTICAL CEILING TILE W/15/16" HOT DIPPED GALV. GRID EQ. TO SIMILAR	IP2 ACRYLIC LATEX ENAMEL PAINT W/ FLAT FINISH	GYPSUM BOARD CEILING					1. CONTRACTOR SHALL SUBMIT SAMPLES OF MATERIALS FOR ARCHITECT APPROVAL
A-100	WAITING ROOM			●				●		●		●	●						
A-101	A/C MEC.ROOM			●				●		●		●	●						
A-102	RECEPTION			●				●		●		●	●						
A-103	M.R. WAITING R			●				●		●		●	●						
A-104	SERVER DATA			●				●		●		●	●						
A-105	STORAGE			●				●		●		●	●						
A-106	OFFICE SPACE			●				●		●		●	●						
A-107	DOC. ADMINIS.			●				●		●		●	●						
A-108	SUP. OFFICE			●				●		●		●	●						
A-109	FILE/STORAGE			●				●		●		●	●						
A-110	OFFICE #4			●				●		●		●	●						
A-111	OFFICE #3			●				●		●		●	●						
A-112	OFFICE #6			●				●		●		●	●						
A-113	OFFICE #5			●				●		●		●	●						
A-114	KITCHEN/LUNCH			●				●		●		●	●						
A-115	OFFICE #2			●				●		●		●	●						
A-116	OFFICE #1			●				●		●		●	●						
A-117	CONFERENCE			●				●		●		●	●						
A-118	MAIL ROOM			●				●		●		●	●						
A-119	SERVICE AREA									●									

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 CHOOSE 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.
WB2: CERAMIC TILE WALL BASE. SAME COLOR AND TEXTURE AS CT1.

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\

GYPSUM BOARD CEILING

ABACUS

ARCHITECTURE PSC

CONSULTANT

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IMPROVEMENTS ACAA BUILDING
GENERAL SERVICES SAN JUAN
255-273 AVENIDA DE LA CONSTITUCION
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DESIGN CAPTAIN	11
JOB CAPTAIN	12
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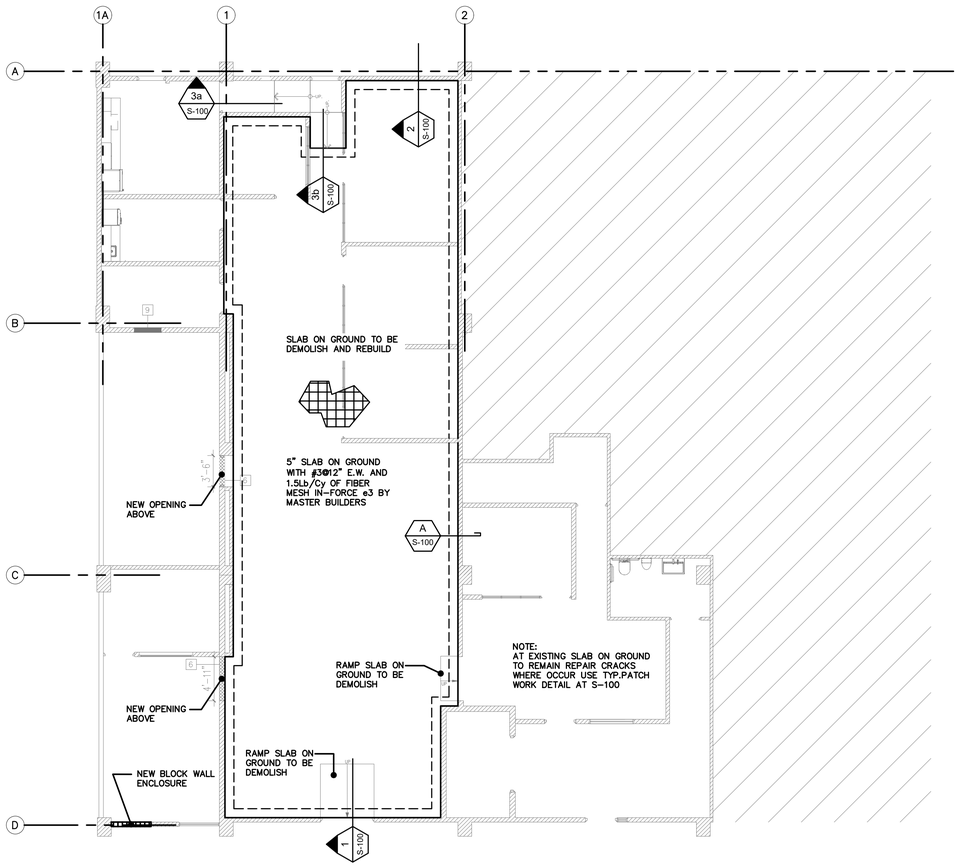
DRAWN BY	14

ADDENDUM NO.1
ISSUED FOR BID

DRAWING TITLE

PROJECT SCHEDULES

SCALE: AS NOTED	DRAWING No. A-500
PROJECT No.	
DATE: NOV 2026	SHEET No.



GENERAL FLOOR

STRUCTURAL IMPROVMENTS PLAN

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

GENERAL DEMOLITION & REPAIR NOTES:

1. Contractor shall submit exact procedure with list of all proprietary materials to be used before he shall be allowed to commence work.
2. Contractor shall clean thoroughly and prepare surface to be treated strictly in accordance with product specifications in order to assure the quality of installation.
3. Any difference in the existing structure to what is assumed or illustrated in the structural drawings shall be notify to the engineer of record.
4. All detachment and removal procedures shall take into consideration safety requirements by OSHA at all times during construction personnel safety shall be the contractors sole responsibility. If selective demolition and removal sequence is in conflict with OSHA regulations the structural engineer of record shall be notify.
5. Contractor is responsible for bracing the existing structure to avoid any damage that may occur during construction. this may include shoring slabs, beams and bracing walls and columns that may be affected.
6. All work to be done in accordance with all governing regulations as set forth by the Puerto Rico planning board and all other concerned regulatory agencies.
7. Contractor shall be responsible to maintain a site supervisor, at all times, during work.
8. Debris removal must be performed daily. all debris removal shall be performed in accordance with government regulatory agency procedures.
9. Contractor shall be responsible for patching and/or repairing any damage caused by him or his subcontractors to match existing construction.
10. Remove all irregular materials which cause raised or depressed conditions in floor surface.
11. Contractor shall be responsible to perform all required demolition even if not shown on drawings but necessary for the intended construction.
12. Verify & coordinate all dimensions on site

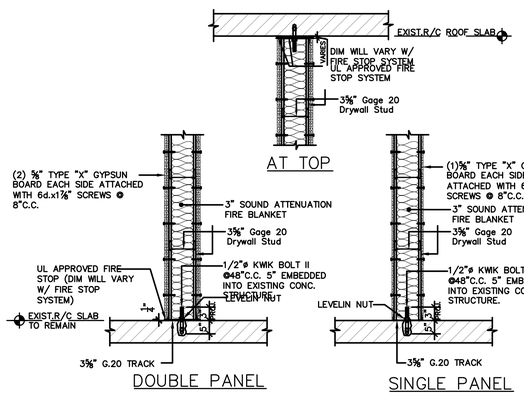
NOTES:

1. For additional dimensions and block wall locations see architectural drawings.
2. For general notes see DWG. S-000
3. For Typical section and Details see S-200

LEGEND:

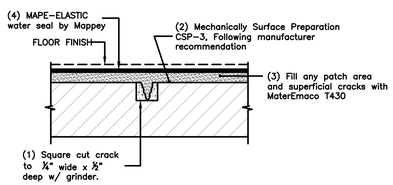
	New RC Wall or Col. Above and Below
	New RC Wall or Col. Above Only
	New RC Wall or Col. Below Only
	Denotes Existing Structure to Remain
	Denotes Block Wall
	Denotes Beam or Footing Below
T = 4"	SLAB THICNESS
TYP.	TYPICAL
CONT.	CONTINUOUS
CL.	CLEAR
BW	BOTH WAYS
EW	EACH WAY
EF	EACH FACE
B/W	BLOCK WALL
C/W	CONCRETE WALL
(T)	TOP REINFORCEMENT
(B)	BOTTOM REINFORCEMENT
TEMP	TEMPERATURE REINFORCEMENT
UON	UNLESS OTHERWISE NOTED
VOF	VERIFY ON FIELD
WWF	WELDED WIRE FIBRIC
FFE	FINISH FLOOR ELEVATION
BME	BOTTOM MAT ELEVATION
T/S	TOP OF SLAB
T/ST	TOP OF STEEL
[#]	NUMBER OF STUDS
C=#	CAMBER AT CENTER
$H_{0.0}$	SHEAR CONNECTION REACTION KIPS (LRFD)
	MOMENT CONNECTION
	INDICATES LATERAL BRACE LOCATION

	Drawing Number	Revision Number	Date	Sheet Title
1:	S-100	0	12/15/2025	Gen.Floor Improvement Plan,Notes , Sections and Details
2:	S-200	0	12/15/2025	General Notes ,Typical Sections and Details



GYPSUN BOARD TYPICAL ATACHMENT DETAILS

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

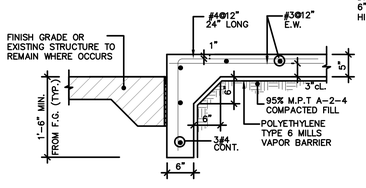


TYPICAL FLOOR SLAB

PATCH WORK DETAIL

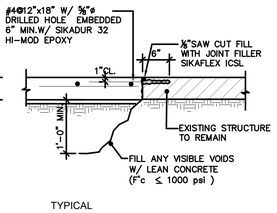
SCALE: 3/4" = 1'-0"

NOTE:
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.



SECTION MK'D. 1 S-100

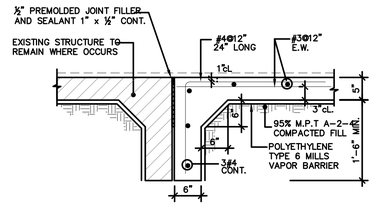
SCALE: 3/4"=1'-0"



TYPICAL

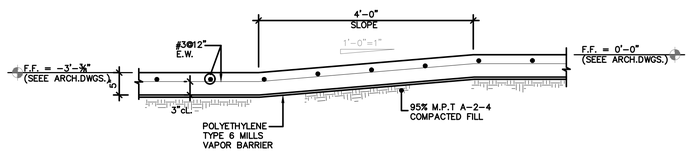
DETAIL MK'D A S-100

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



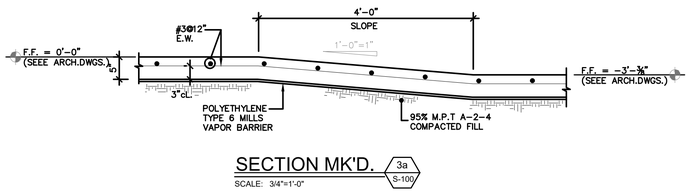
SECTION MK'D. 2 S-100

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



SECTION MK'D. 3b S-100

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



SECTION MK'D. 3a S-100

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

ABACUS

ARCHITECTURE PSC

CONSULTANT

JOSE M. GREEN RUIZ
INGENIERO LICENCIADO
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CIVIL ENG.& STRUCTURAL CONSULTANTS.

PROJECT NAME

IMPROVEMENTS ACAA BUILDING
GENERAL SERVICES SAN JUAN
255-273 AVENIDA DE LA CONSTITUCION
SAN JUAN, PUERTO RICO

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REVISIONS

No.	DESCRIPTION	DATE

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PARTNER IN CHARGE	
DESIGN CAPTAIN	
JOB CAPTAIN	
CHECKED BY	
DRAWN BY	GMG

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

PROPOSED STRUCTURAL IMPROVEMENTS PLAN , GENERAL NOTES, SECTIONS AND DETAILS

SCALE: AS NOTED	DRAWING No.: S-100
PROJECT No.	
DATE: Dec.2025	SHEET No.

C:\Users\gmace\Green Engineering Group\Green Engineering Group Team Site - Work\24-2089 ABAC ACCA S\021 Str 2025\2025-12-12 Str ACCA San Juan\.dwg, 12/15/2025 2:44:37 PM, , AutoCAD PDF (General Documentation).pc3

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:

CONCRETE USE	STRENGTH 28 DAY	SLUMP	W/C RATIO	AIR	SIZE	FLY ASH as: AGGREGATE TYPE	Cement Replace.	Fine Agg 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

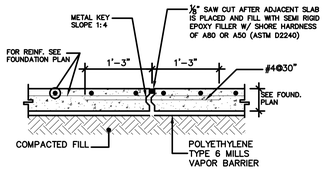
1. **SHORING:** IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, AND FORMWORK, AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THIS BUILDING. EXCESS LOAD CAPACITY OF SLAB SHALL NOT EXCEED LOADS EQUIVALENT TO THE DESIGN SUPERIMPOSED 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.

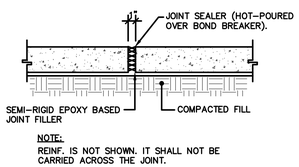
ALL SPECIAL INSPECTION REPORTS SHALL BE SIGNED AND SEALED BY A LICENSED ENGINEER.

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



TYPICAL CONSTRUCTION JOINT DETAIL

SCALE: 3/4"=1'–0"

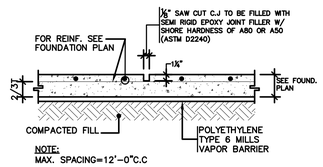


NOTE:
REINF. IS NOT SHOWN. IT SHALL NOT BE CARRIED ACROSS THE JOINT.

TYPICAL ISOLATION JOINT DETAIL

SCALE: 3/4"=1'–0"

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

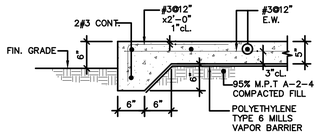


NOTE:
MAX. SPACING=12'–0"C.C

TYPICAL CONTROL JOINT

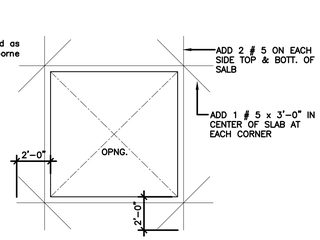
SCALE: 3/4"=1'–0"

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

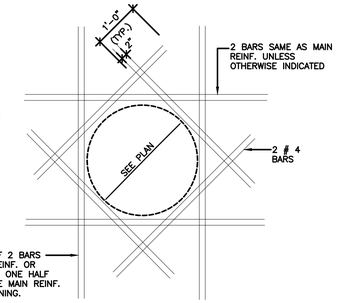


TYPICAL SIDEWALK DETAIL

SCALE: 3/4"=1'–0"



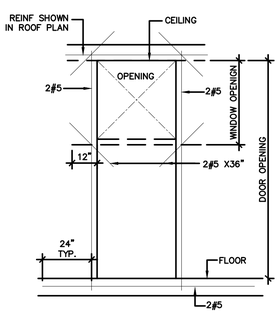
FOR OPENING LESS THAN 1'–0" SQUARE OMIT ADDED REINF. & BEND SLAB STEEL AROUND.



PROVIDE AMIN. OF 2 BARS SAME AS MAIN REINF. OR REINF. EQUAL TO ONE HALF THE AREA OF THE MAIN REINF. CUT BY THE OPENING.

TYPICAL DETAIL OF ADDED REINFAT CONC. SLAB OPNG.

SCALE: N.T.S.



CONCRETE WALL OPENING REINFORCEMENT

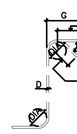
SCALE: N.T.S.

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

STIRRUP & TIE HOOKS



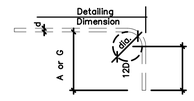
STIRRUPS AND TIE HOOKS

NOT TO SCALE

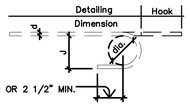
STIRRUPS (TIE SIMILAR)

BAR SIZE	D (in.)	RECOMMENDED STIRRUP & TIE HOOK DIMENSIONS Grades 40–50–60 ksi 90 HOOK HOOK A OR G	135 HOOK 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

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

RECOMMENDED END HOOK DIMENSIONS

BAR SIZE	180 HOOKS All Grades A or G	180 HOOKS All Grades J	90 HOOKS All grades 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

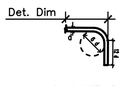
* These size – Grade 40 – check availability. Sizes # 14. # 18, check availability; no Grade 40 under ASTM.



TYPE B & C BEAM HOOPS AND REGULAR COLUMN TIES



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



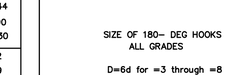
ACI 90 ° STANDARD HOOK

ACI 318–14

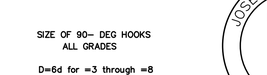
LAP SPLICE SCHEDULE

TENSION LAP SPLICE LENGTH (in)

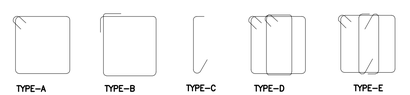
BAR SIZE	f'c= 3,000 P.S.I. TOP BARS	f'c= 3,000 P.S.I. OTHER BARS	f'c= 4,000 P.S.I. TOP BARS	f'c= 4,000 P.S.I. OTHER BARS	f'c= 5,000 P.S.I. TOP BARS	f'c= 5,000 P.S.I. OTHER BARS
# 3	29	22	25	19	24	18
# 4	38	29	33	25	30	24
# 5	47	36	41	31	37	28
# 6	56	43	49	38	45	34
# 7	82	63	71	54	64	49
# 8	94	72	81	62	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

ABACUS

ARCHITECTURE PSC

CONSULTANT

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CIVIL ENG & STRUCTURAL CONSULTANTS.

PROJECT NAME

IMPROVEMENTS ACAA BUILDING
GENERAL SERVICES SAN JUAN
255-273 AVENIDA DE LA CONSTITUCION
SAN JUAN, PUERTO RICO

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REVISIONS

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PARTNER IN CHARGE	
DESIGN CAPTAIN	
JOB CAPTAIN	
CHECKED BY	
DRAWN BY	GMG

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 mi, 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 TYPICAL DETAILS

SCALE	DRAWING No.
AS NOTED	S–200
PROJECT No.	
DATE Dec.2025	SHEET No.

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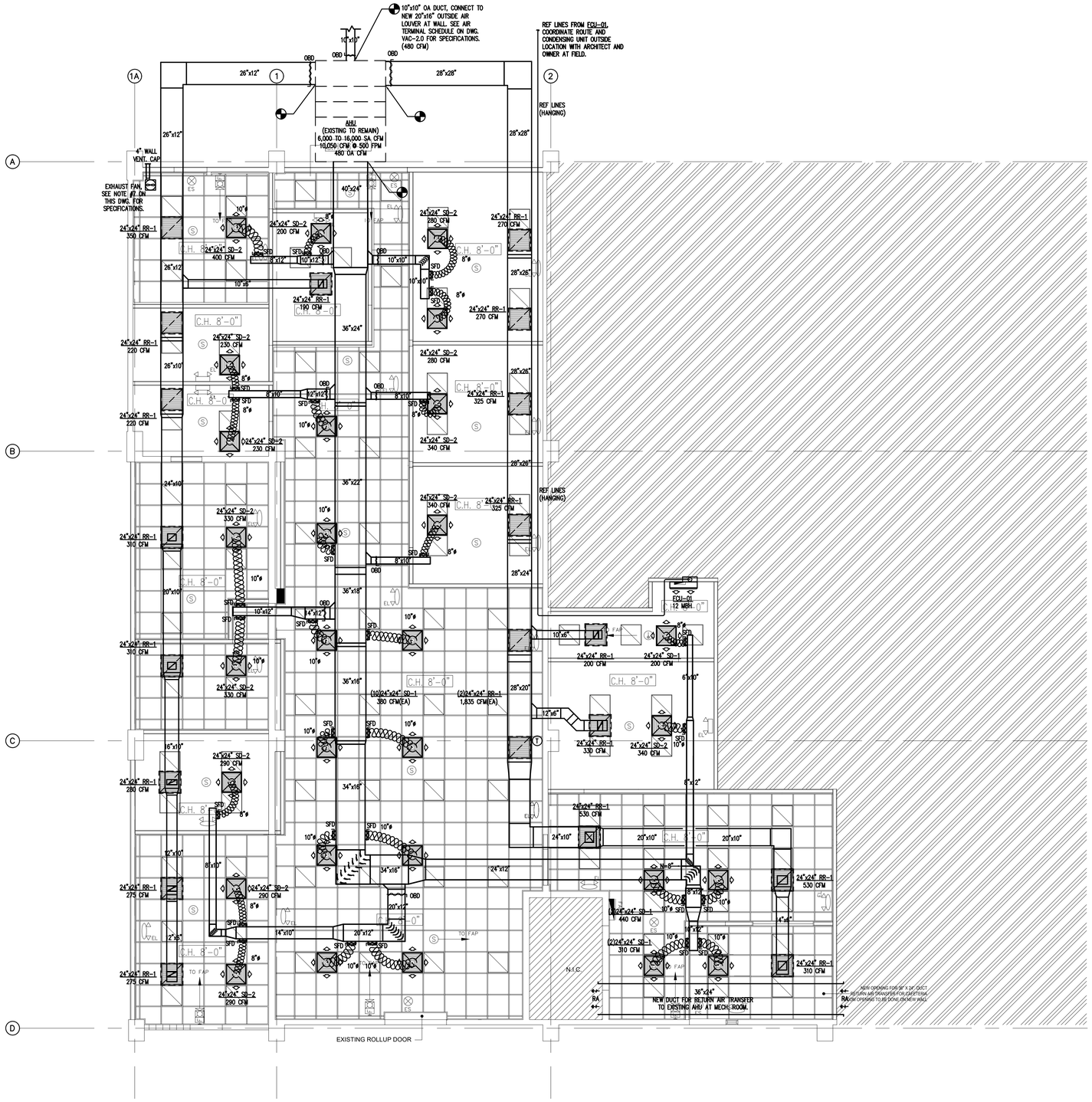

1ST LEVEL REFLECTED CEILING PLAN - VAC LAYOUT

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

NOTES:

1. COORDINATE LOCATION OF TEMPERATURE CONTROLLERS AND TEMPERATURE SENSORS AT FIELD WITH OWNER.
2. EXPOSED EQUIPMENT SHALL BE ANCHORED TO WITHSTAND HURRICANE FORCE WINDS.
3. ALL ROOF AND WALL OPENING SHALL BE COORDINATED WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.
4. CONTRACTOR SHALL VERIFY EXISTING AIR HANDLING UNIT AUTOMATIC CONTROL SYSTEM AND REPLACE COMPONENTS AS REQUIRED.
5. CONTRACTOR SHALL VERIFY EXISTING AIR HANDLING UNIT FIRE ALARM SYSTEM AND REPLACE COMPONENTS AS REQUIRED INCLUDING SMOKE DETECTOR.
6. FAN COIL UNITS CONDENSATE DRAIN PIPES SHALL BE 1"ø PVC INSULATED WITH ½" THICK CLOSED CELL ELASTOMATIC.
7. CEILING EXHAUST FAN SIMILAR TO PANASONIC MODEL FV-05-11VK1, 80 CFM, .07 AMPS, 120/1/60. INTERLOCKED WITH LIGHTING FIXTURE SWITCH.

ABBREVIATIONS:

VAC	VENTILATION & AIR CONDITIONING
CFM	CUBIC FEET PER MINUTE
EF	EXHAUST FAN
SF	SUPPLY FAN
CD	CEILING DIFFUSER
RR	RETURN REGISTER
FCU	FAN COIL UNIT
CU	CONDENSING UNIT
SA	SUPPLY AIR
RA	RETURN AIR
OA	OUTSIDE AIR
EA	EXHAUST AIR
OAL	OUTSIDE AIR LOUVER
SD	SUPPLY DIFFUSER
OBD	OPPOSITE BLADE DAMPER
SFD	SPINNING FITTING DAMPER
AHU	AIR HANDLING UNIT
(EA.)	EACH
(T)	A/C THERMOSTAT RECOMMENDED LOCATION, COORD. WITH ARCHITECT
	POINT OF CONNECTION

ABACUS

ARCHITECTURE PSC

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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	
DESIGN CAPTAIN	
JOB CAPTAIN	
CHECKED BY	RAP
DRAWN BY	M.COLLAZO

ISSUED FOR BID

DRAWING TITLE

PROPOSED RCP PLAN
VAC LAYOUT

RAFAEL A. PARÉS CRUZ
INGENIERO LICENCIADO
LIC. 19246
PUERTO RICO

YO, RAFAEL A. PARES CRUZ INGENIERO LICENCIADO , NUMERO DE LICENCIA 19246 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

SCALE: 3/16"=1'-0"	DRAWING No. VAC-1.0
PROJECT No.	
DATE: 03 NOV 2026	SHEET No.

A/C GENERAL NOTES:

1. BIDDERS SHALL VISIT THE BUILDING AND ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY DIMENSIONS, LOCATIONS AND DETAILS REQUIRED TO COMPLETE THE WORK. FAILURE TO VISIT THE PROJECT AREA WILL IN NO WAY RELIEVE THE SUCCESSFUL BIDDER OF FURNISHING ALL MATERIAL AND PERFORMING ALL WORK REQUIRED FOR THE COMPLETION OF THE CONTRACT. VISIT TO THE PROJECT AREA SHALL BE ARRANGED THROUGH THE BUILDING MANAGER.
2. CONTRACTOR SHALL PROVIDE SUITABLE VIBRATION ISOLATION FOR THE SYSTEM AS RECOMMENDED BY MANUFACTURER OF EQUIPMENT SPECIFIED OR PROVIDED.
3. CONTRACTOR SHALL FURNISH AND INSTALL PIPING VALVES, SENSORS, CONTROL SYSTEMS AND ANY OTHER ITEM REQUIRED FOR THE FUNCTIONING AND OPERATION OF THE SYSTEM SHALL FORM PART OF THE WORK TO BE DONE BY THE CONTRACTOR.
4. IT IS THE INTENTION OF THE DRAWINGS TO CALL FOR FINISHED WORK, COMPLETE, TESTED AND READY FOR OPERATION. MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR THE PROPER INSTALLATION AND FOR FUNCTIONING AND OPERATION OF THE SYSTEM SHALL FORM PART OF THE WORK TO BE DONE BY THE CONTRACTOR.
5. CONTRACTOR SHALL PAINT ALL PIPING, PIPE INSULATION, FITTINGS, VALVES AND ALL EQUIPMENT TO BE INSTALLED.
6. THE CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN THE DUCT AND PIPING ARRANGEMENTS AS NEEDED TO PREVENT CONFLICT WITH WORK OF OTHER TRADES OR FOR PROPER EXECUTION OF THE WORK.
7. ALL EQUIPMENT AND MATERIAL SHALL BE INSTALLED WITH THE APPROVAL OF THE OWNER IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND THE SPECIFICATIONS ISSUED FOR THIS PROJECT.
8. CONTRACTOR SHALL LOCATE IN FULLY ACCESSIBLE POSITIONS ALL EQUIPMENT WHICH MUST BE SERVICED, OPERATED, OR MAINTAINED. CONTRACTOR IS RESPONSIBLE OF COMPLY WITH EACH EQUIPMENT MANUFACTURER RECOMMENDED CLEARANCE.
9. IN CASE OF DISCREPANCY BETWEEN THE EQUIPMENT SPECIFIED AND THE EQUIPMENT SUPPLIED BY THE OWNER, THE CONTRACTOR SHALL ARRANGE FOR THE PROPER INSTALLATION OF THE EQUIPMENT.
10. CONTRACTOR SHALL FURNISH AND INSTALL AIR CONDITIONING EQUIPMENT, DUCTS, INSULATION, PIPING VALVES, SENSORS, CONTROL SYSTEMS AND ANY OTHER ITEM REQUIRED FOR THE PROPER FUNCTIONING AND OPERATION OF THE SYSTEM.
11. MECHANICAL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES.
12. DUCTWORK:

    A– DUCT MATERIAL – SHALL BE GALVANIZED SHEET METAL, AND MANUFACTURED AND INSTALLED IN ACCORDANCE WITH LATEST EDITION OF THE DUCT CONSTRUCTION STANDARDS OF SMACNA FOR THE APPLICABLE PRESSURE CLASS.

    B– DUCT WORKMANSHIP – ALL DUCTWORK SHALL BE CONSTRUCTED AND ERECTED IN A WORKMANLIKE MANNER. DUCTS SHALL BE STRAIGHT AND SMOOTH ON THE INSIDE WITH NEATLY FINISHED JOINTS, AIRTIGHT, AND SHALL BE FREE FROM VIBRATION UNDER ALL CONDITIONS OF OPERATION. THE INTERNAL ENDS OF SLIP JOINTS SHALL BE MADE IN THE DIRECTION OF AIR FLOW. CHANGES IN DIMENSIONS AND SHAPE OF DUCTS SHALL BE GRADUAL. ALL DUCT SIZES SHALL FALL WITHIN THE LIMITING DIMENSIONS INDICATED ON THE DRAWINGS UNLESS OTHERWISE APPROVED. CURVED ELBOWS, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS, SHALL HAVE A CENTER LINE RADIUS EQUAL TO 1 1/2 TIMES THE WIDTH OF THE DUCT. AIR TURNS SHALL BE INSTALLED IN ALL ABRUPT ELBOWS AND SHALL CONSIST OF CURVED METAL BLADES OR VANES, ARRANGED TO PERMIT THE AIR TO MAKE THE TURNS WITHOUT APPRECIABLE TURBULENCE. THEY SHALL BE THE MANUFACTURER'S STANDARD PRODUCT AND SHALL BE QUIET WHEN THE SYSTEM IS IN OPERATION. CONFIGURATION OF DUCTS SHALL BE AS INDICATED ON DRAWINGS. DUCT HANGER SHALL BE AS INDICATED ON DRAWINGS.
13. ALL DUCT WORK AND PIPING SHALL BE PROVIDED WITH SEISMIC RESTRAINTS IN ACCORDANCE WITH IBC & N.F.P.A. STANDARDS.
14. THE MECHANICAL CONTRACTOR SHALL COORDINATE THE CONCRETE SLABS PENETRATION WORKS WITH OWNER, STRUCTURAL ENGINEER AND ARCHITECTURAL DRAWINGS.
15. EXPOSED AIR DUCT INSULATION SHALL BE 2" THICK JOHNS–MANVILLE NO. 817 (6 lbs/ft³) RIGID FIBERGLASS DUCT INSULATION WITH A FACTORY APPLIED FOIL–SCRIM–KRAFT (FSK) VAPOR BARRIER FACING. COVER ALL INSULATION WITH GLASS FABRIC MESH USING FOSTER SEALFAS MASTIC. INSULATION SHALL HAVE A "K" FACTOR=0.22 Btu–in/hr.–ft.²–°F @ 75°F.
16. CONCEALED AIR DUCT INSULATION SHALL BE 1 1/2" THICK JOHNS–MANVILLE R–SERIES MICROLITE FIBER GLASS BLANKET WITH A FACTORY APPLIED FOIL–SCRIM–FRAFT (FSK) VAPOR BARRIER FACING. INSULATION SHALL HAVE A "K" FACTOR= 0.31" Btu–in/hr–ft @ 75°F.
17. ALL SHEETMETAL DUCTWORK SEAMS & JOINTS MUST BE SEALED WITH HIGH PRESSURE DUCT SEALER AS MANUFACTURED BY MINNESOTA MINING & MANUFACTURING CO. MODEL EC–800 OR APPROVED EQUAL. AIR LEAKS MUST BE 5% OR LESS. TEST DUCTWORK BEFORE FINAL CONNECTION TO AHU'S & AIR DISTRIBUTION.
18. FOR EXACT LOCATION OF CEILING DIFFUSERS REFER TO ARCHITECTURAL REFLECTED CEILING PLAN.
19. THE CONTRACTOR MUST FURNISHED & INSTALL A U.L. APPROVED FIRE DAMPER WITH 10 GAUGE METAL SLEEVE AND DUCT ACCESS DOOR WHERE REQUIRED, AS REQUIRED BY LOCAL BUILDING CODES, OR AS REQUIRED BY N.F.P.A. FIRE DAMPERS SHALL BE CURTAIN TYPE AS MANUFACTURED BY RUSKIN MODEL 1002 STYLE C OR APPROVED EQUAL.
20. ALL MATERIAL AND SPECIALTIES REQUIRED FOR THIS WORK SHALL BE NEW (UNLESS OTHERWISE INDICATED), OF FIRST–CLASS QUALITY AND SHALL BE FURNISHED, DELIVERED, ERECTED, CONNECTED AND FINISHED IN EVERY DETAIL AND SHALL BE SO SELECTED AND ARRANGED AS TO FIT PROPERLY INTO THE BUILDING SPACES. DURING STORAGE ON THE JOB SITE OF CONSTRUCTION, THE CONTRACTOR SHALL KEEP PIPE ENDS PLUGGED OR CAPPED TO PREVENT DIRT OR MOISTURE ENTERING THE PIPE.
21. PROVIDE SMOKE DETECTORS AS PER N.F.P.A. 90A.
22. REFRIGERANT PIPING MATERIAL: SHALL BE TYPE "K" COPPER TUBING, HARD DRAWN WITH WROUGHT COPPER SOLDER TYPE FITTINGS SUITABLE FOR CONNECTION WITH SILVER SOLDER AND SHALL BE COVERED WITH ALUMINUM JACKET.
23. COOLING COIL CONDENSATE DRIP PIPING MATERIAL: SHALL BE TYPE "M" COPPER OR SCH.40PVC.
24. GLOBE VALVE: SHALL BE CONSTRUCTED OF FORGED BRASS AND SHALL BE OF THE BACKSEATING TYPE SUITABLE FOR 500 PSI.
25. CHECK VALVES: SHALL BE CONSTRUCTED OF FORGED BRASS SUITABLE FOR 500 PSI.
26. SOLENOID VALVES: SHALL BE CONSTRUCTED OF FORGED BRASS SUITABLE FOR 400 PSI.
27. REFRIGERANT STRAINERS: SHALL BE CONSTRUCTED OF FORGED BRASS SUITABLE FOR 350 PSI. PROVIDE 100 MESH STRAINER.
28. MOISTURE INDICATOR: SHALL BE CONSTRUCTED OF FORGED BRASS WITH OPTICAL GLASS SUITABLE FOR 500 PSI.
29. FILTER DRAINS: SHALL BE CONSTRUCTED OF STEEL WITH STEEL COVER REPLACEABLE FILTER DRIER COVER.
30. ALL ELBOWS SHALL BE OF THE LONG RADIUS TYPE.
31. REFRIGERANT PIPING INSULATION MATERIAL: SHALL BE CLOSED CELL ELASROMETRIC 1/2" THICK ALL PIPE SIZES. K=0.25 @ 75F.
32. CONTRACTOR SHALL PROVIDE INDIRECTLY CONNECTED CONDENSATE DRAIN TO A/C UNITS. COORDINATE WITH PLUMBING DRAWINGS.
33. ALL EXPOSED DUCTWORK SHALL BE PAINTED AS PER ARCHITECT'S COLOR CODING.
34. CONTRACTOR SHALL BE RESPONSIBLE OF SUBMIT DUCTWORK SHOP DWG. FOR APPROVAL. NO CHANGE ORDER WILL BE ALLOWED FOR DUCTS MODIFICATIONS RESULTING FROM NEW–COORDINATED SHOP DRAWINGS.
35. PROVIDE CONDENSATE DRAIN PUMP FOR FCU'S IF SLOPE IS NOT ATTAINED.
36. COORDINATE LOCATION OF TEMPERATURE CONTROLLERS AT FIELD WITH OWNER.
37. EQUIPMENT AT ROOF SHALL BE ANCHORED TO WITHSTAND HURRICANE FORCE WINDS
38. PROVIDE CORROSION PROTECTION TO ALL WEATHER EXPOSED MECH. EQUIPMENT BY MEANS OF FIELD APPLIED PRODUCT.
39. PROVIDE 1" THICK INTERNAL ACOUSTICAL LINING TO FIRST 10'–0" OF SUPPLY & RETURN DUCTWORK. SIMILAR TO SCHULLER PERMACOUSTICS.
40. PROPERTIES OF MATERIALS ASSUMED AT THE COOLING LOAD CALCULATIONS:
    - A. ROOF – R=30 H*FT2*F/BTU
    - B. ROOF SKY LIGHT – U=0.6 BTU/H*FT2*F / SHGC=0.3
    - C. WALLS – R=7.5 H*FT2*F/BTU
    - D. WINDOWS – U–1.2 / SHGC–0.25
    - E. SALES AREA LPD – 1.55 W/FT2
    - F. OCCUPANCY = 5 PEOPLE PER 1,000sf

BALANCING:

1. THE A/C CONTRACTOR SHALL PROVIDE AIR AND HYDRONIC SYSTEM BALANCING.
2. PERFORM AIR & HYDRONIC BALANCING BY A INDEPENDENT THIRD PARTY NEBB OR AABE CERTIFIED AIR BALANCE CONTRACTOR SHALL ACCURATELY BALANCE THE AIR SYSTEMS TO PROVIDE AIR QUALITIES INDICATED ON THE DRAWINGS AND IN THIS SPECIFICATION. OPERATE AUTOMATIC CONTROLS SYSTEM AND VERIFY SET POINTS DURING BALANCING. THE FINAL READING AND ADJUSTMENT SHALL BE PERFORMED WITH THE PRESENCE OF THE OWNER'S REPRESENTATIVE. SUBMIT TAB REPORT TO THE ENGINEER FOR APPROVAL.
3. PRESSURIZATION LEAKAGE AND INFILTRATION TEST SHALL BE PERFORMED PER SMACNA STANDARDS AND TECHNICAL SPECIFICATIONS.
4. THE AIR DISTRIBUTION SYSTEM AND DEVICES SHALL BE BALANCED FOR PROPER AIR FLOW. TEST DATA OF THE BALANCING OF THE SYSTEMS SHALL BE SUBMIT TO THE ARCHITECT FOR REVIEW. ALL AIR QUANTITIES SHALL BE SET TO WITHIN 10% OF THE LISTED QUANTITIES. DEFLECTION VANES SHALL BE SET TO ELIMINATE ANY EXCESSIVE AIR MOVEMENT IN THE AREA.
5. THE AIR SIDE BALANCING SHALL INCLUDE:
    1. RECORD MOTOR FULL LOAD AMPS AND ACTUAL OPERATING AMPERAGE.
    2. RECORD SUPPLY, RETURN AND OUTSIDE AIR TEMPERATURES.
    3. MAKE PITOT TUBE TRAVERSE OF MAIN SUPPLY DUCT AND OBTAIN DESIGN CFM AT FAN AND FAN RPM.
    4. RECORD SYSTEM STATIC PRESSURES, RETURN AND DISCHARGE.
    5. FIVE (5) COPIES OF BALANCING REPORTS CONTAINING THE DATA MENTIONED ABOVE AND SHALL BE GIVEN TO THE OWNER'S REPRESENTATIVE.
6. BALANCING WORK SHALL FULLY COMPLY WITH A.A.B.C. OR N.E.B.B.

INVERTER FAN COIL UNITS SCHEDULE

DRAWING SYMBOL	T. CAPACITY MBH	SENS. MBH	CFM HIGH	OUTSIDE AIR	ELECTRICAL DATA VOLTS–PH–HZ	MCA	MFA	LINE SIZE SUCTION	LIQUID	WEIGHT (lbs)	DIMENSIONS W"xD"xH"	MODEL	MANUFACTURER	REMARKS
FCU–01	11.5	–	348	–	208/230–1–60	–	–	1/2	1/4	20	32"x8"x12"	MSAEB–12CRDN1–MPOW	MIDEA	ⒶⒷⒸⒹⒺⒻⒼ

*VERIFY ELECTRICAL CONDITIONS AT FIELD PRIOR TO EQUIPMENT PURCHASE

MINI SPLITS SYSTEMS SCHEDULE REMARKS:

- Ⓐ ANTIBACTERIAL AIR FILTER
- Ⓑ LESS THAN 1–WATT OF POWER CONSUMPTION IN STAND BY MODE
- Ⓒ AIR DISPERSION BLADE LAST POSITION MEMORY
- Ⓓ HI–DENSITY DUST FILTER
- Ⓔ HIDE–AWAY LED DIGITAL DISPLAY / FULL LCD DISPLAY
- Ⓕ OPTIONAL WI–FI CONNECTIVITY VIA USB SMART KIT
- Ⓖ LOW NOISE OPERATION
- Ⓗ WIRELESS REMOTE CONTROLLER

INVERTER CONDENSING UNITS SCHEDULE

DRAWING SYMBOL	T. CAPACITY MBH	ENTERING DB	ENTERING WB	OUTDOOR DB	ELECTRICAL DATA VOLTS–PH–HZ	MCA	MFA	POWER CONSUMPTION KW	SERVING	SEER	DIMENSIONS W"xD"xH"	MODEL	MANUFACTURER
CU–01	11.5	–	–	–	208–230/1/60	4.6	7	1.05	FCU–01	19	31"x12"x22"	MOBA30–12CFN1–MPOW	MIDEA R–410A

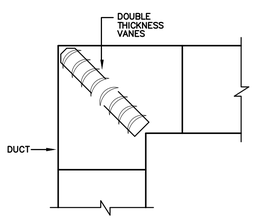
*VERIFY ELECTRICAL CONDITIONS AT FIELD PRIOR TO EQUIPMENT PURCHASE

MCA: MIN. CURRENT AMPS. (A)
MFA: MAX. FUSE AMPS. (A)
FLA: FULL LOAD AMPS. (A)
KW: RATED MOTOR OUTPUT (KW)
OA: OUTSIDE AIR (CFM)
FC: FAN COIL UNIT
CU: CONDENSING UNIT
CFM: CUBIC FEET PER MINUTE

AIR TERMINALS SCHEDULE

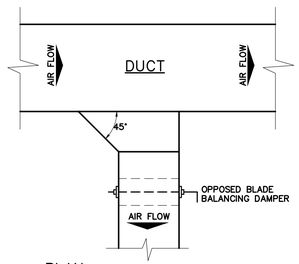
DESIG.	TYPE	MODEL	MANUFACTURER	REMARK
SD–1	SUPPLY DIFFUSER	5750	METAL AIRE	ALUMINUM CONSTRUCTION
SD–2	THERMAL VAV DIFFUSER	TF	THERMAFUSER	ALUMINUM CONSTRUCTION
RR–1	RETURN REGISTER	RHD	METAL AIRE	ALUMINUM CONSTRUCTION
OAL–1	OUTSIDE AIR LOUVER	OAL–2F	METAL AIRE	ALUMINUM CONSTRUCTION

*PROVIDE TR TRANSITION WHEN REQUIRED



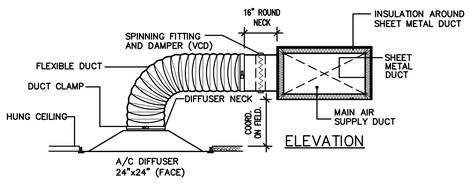
PLAN

SQUARED VANED ELBOW
SCALE: N.T.S.



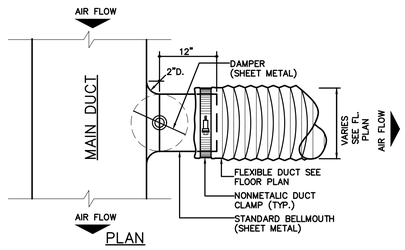
PLAN

TYPICAL TAKE–OFF DETAIL
SCALE: N.T.S.



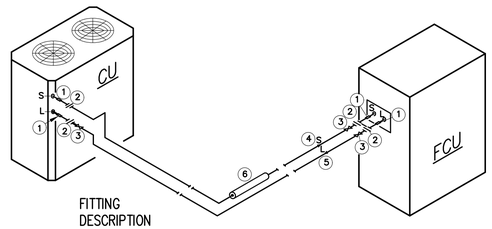
ELEVATION

CEILING DIFFUSER & FLEXIBLE DUCT INSTALLATION DETAIL
SCALE: N.T.S.



PLAN

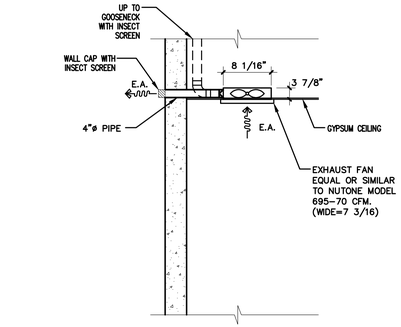
BELLMOUTH & FLEXIBLE DUCT INSTALLATION DETAIL
SCALE: N.T.S.



FITTING DESCRIPTION

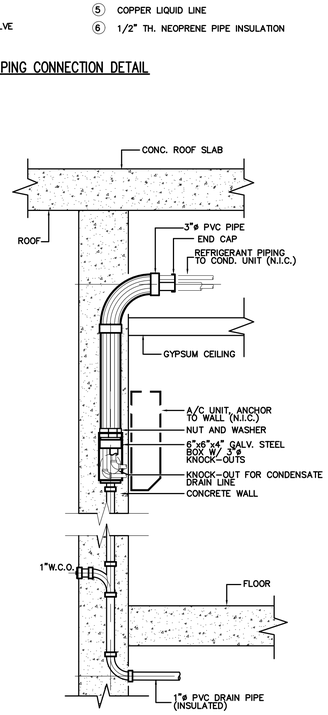
1. COPPER FLEXIBLE CONNECTION
2. COPPER UNION
3. COPPER GATE VALVE
4. COPPER SUCTION LINE
5. COPPER LIQUID LINE
6. 1/2" TH. NEOPRENE PIPE INSULATION

REFRIGERANT PIPING CONNECTION DETAIL
SCALE: N.T.S.

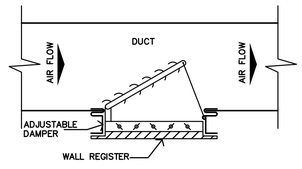


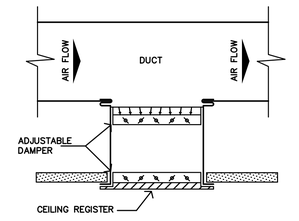
SECTION

CEILING VENTILATION TYPICAL DETAIL
SCALE: N.T.S.



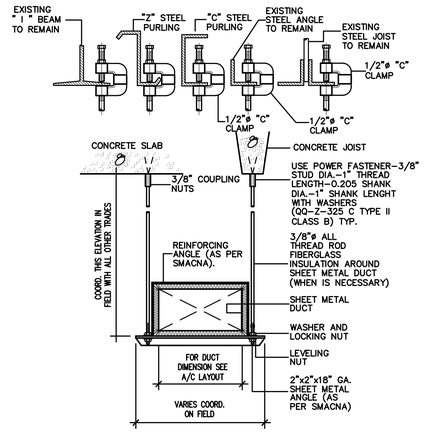
SPLIT UNIT INSTALLATION DETAIL
SCALE: N.T.S.





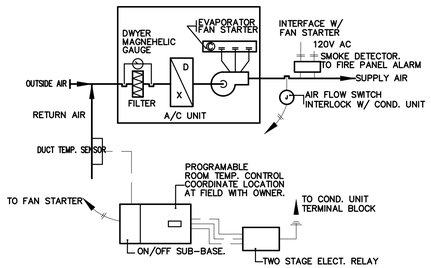
DETAIL APPLIES TO EACH WALL OR CEILING MOUNTED SUPPLY, RETURN OR EXHAUST REGISTER AND DIFFUSER.

SUPPLY DIFFUSER, EXHAUST OR RETURN REGISTER MOUNTING DETAIL
SCALE: N.T.S.



ELEVATION

SUPPLY,RETURN OR EXHAUST SHEET METALDUCT HANGER DETAIL
SCALE: N.T.S.



A/C CONTROL DIAGRAM
SCALE: N.T.S.



YO, RAFAEL A. PARES CRUZ INGENIERO LICENCIADO , NUMERO DE LICENCIA 19246 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

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PROJECT NAME

IMPROVEMENTS ACAA BUILDING REGIONAL SAN JUAN

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SAN JUAN, PUERTO RICO

REVISIONS

No.	DESCRIPTION	DATE

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ISSUED FOR BID

DRAWING TITLE

VAC NOTES, SCHEDULES AND DETAILS

SCALE N.T.S.	DRAWING No. VAC–2.0
PROJECT No.	
DATE 03 NOV 2026	SHEET No.

T	DRY–TYPE TRANSFORMER. SEE SINGLE LINE DIAGRAM FOR DETAILS.
	5–20R DUPLEX RECEPTACLE, P&S BR20–GRY IN 4"x4" JUNCTION BOX WITH TP8–GRY ONE GANG WALL PLATE @ 18" A.F.F. IN HORIZONTAL POSITION
	5–20R GFCI DUPLEX RECEPTACLE, P&S 2095–GRY IN 4"x4" JUNCTION BOX WITH TP8–GRY ONE GANG WALL PLATE @ 18" A.F.F. IN HORIZONTAL POSITION
	5–20R GFCI DUPLEX RECEPTACLE, P&S 2095–GRY IN 4"x4" JUNCTION BOX WITH TP8–GRY ONE GANG WALL PLATE @ 42" A.F.F. OR 6" A.C.T. IN HORIZONTAL POSITION
	5–20R DUPLEX RECEPTACLE, P&S BR20–GRY IN 4"x4" JUNCTION BOX WITH TP8–GRY ONE GANG WALL PLATE @ 42" A.F.F. OR 6" A.C.T. IN HORIZONTAL POSITION
	5–20R QUADRUPLEX RECEPTACLE, P&S 420–GRY IN 4"x4" JUNCTION BOX @ 18" A.F.F. IN HORIZONTAL POSITION
	5–20R QUADRUPLEX RECEPTACLE, P&S BR20–GRY IN 4"x4" JUNCTION BOX @ 42" A.F.F. OR 6" A.C.T.
	EXISTING ELECTRICAL LOADCENTER PANEL SEE PANEL SCHEDULE FOR DETAILS.
	SAFETY SWITCH WITH NUMBER OF POLES AND RATING AS REQUIRED. NEMA–3R ENCLOSURE IF LOCATED OUTDOORS.

NOTES:

1) RECEPTACLES SHALL BE EQUAL OR SIMILAR TO THE SPECIFIED.
2) MODULAR OUTLETS MUST BE COMPATIBLE WITH NEW FURNITURE.
3) HEIGHTS DESCRIBED IN LEGEND CAN BE OVER WRITED ON DRAWINGS.
4) NEUTRAL CONDITIONS SHALL BE COMMON IN NO MORE THAN TWO CIRCUITS.

ELECTRICAL LEGEND

SCALE: N.T.S.

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 ENSURE 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. ELECTRICAL CONTRACTOR SHALL VERIFY ALL EQUIPMENT REQUIREMENTS WITH THE EQUIPMENT SUPPLIER, BEFORE FINAL CONNECTION OF CONDUITS AND WIRING.

16. PROVIDE TYPEWRITTEN IDENTIFICATION CARDS FOR ALL BRANCH CIRCUITS INSIDE THE PANELBOARDS.

17. ALL RELATED ELECTRICAL EQUIPMENT SHALL BE NEW AND CONSTRUCTED ACCORDING TO ANSI, NEMA AND PREPA STANDARDS.

18. ALL ELECTRICAL CONSTRUCTION WORKS SHALL BE DONE IN A THROUGH 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.

19. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY INTERCONNECTIONS BETWEEN THE MOTORS AND THE MOTORS AND THE STARTING/DISCONNECTING EQUIPMENT.

ELECTRICAL NOTES

SCALE: N.T.S.

E	CONDUIT STUBBED AND BUSHED.
	CONCEALED RACEWAY IN FLOOR, UNDERFLOOR OR UNDERGROUND.
	CABLETRAY AT PLENUM, DIMENSION INDICATED ON DRAWINGS.
	HOMERUN TO PANELBOARD WITH CIRCUIT NUMBERS AS INDICATED. SHORT LEG, LONG LEG & LONG LEG WITH TICK INDICATES HOT, NEUTRAL & GROUND RESPECTIVELY.
J	4"X4"X2" JUNCTION BOX INSIDE PLENUM OR CONCEALED IN CEILING FACING DOWN.
	J–HOOK INSIDE PLENUM
J	4"X4"X2" JUNCTION BOX WALL MOUNT @ 18" AFF UNLESS OTHERWISE NOTED.
J	4"X4" JUNCTION BOX WALL MOUNT @ 7'–6" A.F.F. UNLESS OTHERWISE NOTED.

WIRING METHOD LEGEND

SCALE: N.T.S.

	TELECOMM OUTLET,IN 4"x4" JUNCTION BOX @ 18" A.F.F. IN HORIZONTAL POSITION
	TELECOMM OUTLET IN 4"x4" JUNCTION BOX WITH AC–SFP ONE GANG WALL PLATE @ 42" A.F.F. OR 6" A.C.T. IN HORIZONTAL POSITION
	FLUSH FLOOR TELECOMM OUTLET. WALKER 880C SERIES CAST IRON, GANG TYPE, FULLY ADJUSTABLE FLOOR BOX WITH BRASS COVER PLATE AND FLANGE.
	TELECOMM CONDUIT. MINIMUM 1" EMT CONDUIT WITH PULL STRING, UNLESS OTHERWISE NOTED.
	TELEPHONE PLYWOOD FIRE RESISTANT TREATED

TELECOMM LEGEND

SCALE: N.T.S.

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, ¾"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 IN CONTRACT.

17. SUPPORT AND BOND CONDUITS TO CABLE TRAY.

18. ALL TELECOMMUNICATIONS WORKS WITHIN COMMUNAL AREAS SHALL BE CARRIED OUT BY THE ADMINISTRATION OFFICE'S DESIGNATED CONTRACTOR.

TELECOMM NOTES

SCALE: N.T.S.

	2'x2' LED LIGHTING FIXTURE AND OUTLET. IDENTIFICATION NUMBER AS INDICATED IN LUMINAIRE SCHEDULE.
	4"x4" JUNCTION BOX WITH FLEXIBLE CONDUIT CONNECTION TO FIXTURE.
$	SINGLE POLE SWITCH, P&S 2621–I IN 2"x4" JUNCTION BOX WITH TPJ26–I ONE GANG WALL PLATE @ 46" A.F.F. IN VERTICAL POSITION
$$	GANGED TOGETHER.
$3	THREE–WAY SWITCH, P&S 2623–I IN 2"x4" JUNCTION BOX WITH TPJ26–I ONE GANG WALL PLATE @ 46" A.F.F. IN VERTICAL POSITION
	EXHAUST FAN

LIGHTING LEGEND

SCALE: N.T.S.

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.

LIGHTING NOTES

SCALE: N.T.S.

	FIRE ALARM HEAT DETECTOR, COMPATIBLE WITH HONEYWELL PHOTOELECTRIC TYPE @ CEILING.
F	FIRE ALARM MANUAL PULL STATION, COMPATIBLE WITH HONEYWELL @ 46" A.F.F. UNLESS OTHERWISE NOTED.
	CEILING MOUNTED EXIT FIXTURE WITH DIRECTIONAL ARROWS AS INDICATED. IDENTIFICATION NUMBER AS INDICATED IN LUMINAIRE SCHEDULE.
	FIRE ALARM HORN AND STROBE, COMPATIBLE WITH HONEYWELL @ 80" A.F.F. OR 6" BELOW CEILING WHICHEVER IS LOWER. MINIMUM 60 CANDELA.
	FIRE ALARM REMOTE PANEL, COMPATIBLE WITH EXISTING HONEYWELL MAIN F/A PANEL, COORDINATE WITH BUILDING OWNER @ 5'–0" A.F.F. FROM CENTER
	EMERGENCY LIGHTING WALL FIXTURE. IDENTIFICATION NUMBER AS INDICATED IN LUMINAIRE SCHEDULE.
	EMERGENCY LIGHTING CEILING FIXTURE. IDENTIFICATION NUMBER AS INDICATED IN LUMINAIRE SCHEDULE.

NOTES:
SEE SPECIFICATIONS FOR DEVICE AND WIRING REQUIREMENTS. ALL SYSTEM IS EXISTING AND ADDITIONAL DEVICES SHALL BE COMPATIBLE WITH EXISTING BUILDING ALARM SYSTEM MODEL HONEYWELL.

FIRE ALARM LEGEND

SCALE: N.T.S.

1. 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.

2. ALL JUNCTION BOXES FOR THE FIRE ALARM SYSTEM SHALL BE IDENTIFIED AND PAINTED RED.

3. THE WIRING OF THE FIRE ALARM SYSTEM SHALL BE CLASS "B".

4. THE CONTRACTOR SHALL INSTALL ALL REQUIRED WIRING & DEVICES TO COMPLETE THE SYSTEM AS ILLUSTRATED ON DRAWINGS.

5. SMOKE DETECTORS SHALL NOT BE INSTALLED MORE THAN SIX INCHES (6") FROM THE HIGHEST POINT OF CEILING SLAB. COORDINATE THE EXACT REQUIREMENTS WITH MANUFACTURER.

6. THE MECHANICAL 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.

7. THE FIRE ALARM SYSTEM SHALL BE FURNISHED AND INSTALLED COMPLETE WITH ALL ACCESSORIES FOR A NORMAL OPERATION AS REQUIRED BY APPLICABLE CODES, THE OWNER AND "AMERICANS WITH DISABILITIES ACT" (ADA).

FIRE ALARM NOTES

SCALE: N.T.S.

A/C	AIR CONDITIONING
A.C.T.	ABOVE COUNTER TOP
A.F.C.	ABOVE FINISHED CEILING
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GROUND
A.F.C.I.	ARC FAULT CIRCUIT INTERRUPTER
A.H.J.	AUTHORITY HAVING JURISDICTION
AIC	AMPERE INTERRUPTING CAPACITY
AMPS.	AMPERES
A.N.S.I.	AMERICA NATIONAL STANDARDS INSTITUTE
ARCH.	ARCHITECTURAL, ARCHITECT
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
AWG	AMERICAN WIRE GAGE
B.F.F.	BELOW FINISHED FLOOR
BKR.	BREAKER
BLDG.	BUILDING
C.	CONDUIT
CB	CIRCUIT BREAKER
CATV	CABLE TELEVISION SYSTEM
CCTV.	CLOSED CIRCUIT TELEVISION SYSTEM
CKT.	CIRCUIT
DIA.	DIAMETER
DISC.	DISCONNECT
DN.	DOWN
DPDT	DOUBLE–POLE, DOUBLE THROW
DPST	DOUBLE–POLE, SINGLE THROW
DWG.	DRAWING
EA.	EACH
EF.	EXHAUST FAN
ELEC.	ELECTRICAL
EMT	ELECTRICAL METALLIC TUBING
ENT	ELECTRICAL NONMETALLIC TUBING
ENCL.	ENCLOSURE
EQUIP.	EQUIPMENT
EXH.	EXHAUST
E.	EXISTING
FA.	FIRE ALARM
FACP.	FIRE ALARM CONTROL PANEL
F.B.O.	FURNISHED BY OWNER
FLEX.	FLEXIBLE
FMC	FLEXIBLE METAL CONDUIT
FMT	FLEXIBLE METAL TUBING
FT	FOOT, FEET
GND.	GROUND
GA.	GAUGE
GAL.	GALLON
GFCI.	GROUND FAULT CIRCUIT INTERRUPTER
GFR.	GROUND FAULT RELAY
GND.	GROUND
H.	HEIGHT
HID.	HIGH INTENSITY DISCHARGE
HP.	HORSEPOWER
HZ.	HERTZ
HV.	HIGH VOLTAGE
ID.	INSIDE DIAMETER
IG.	INSOLATED GROUND
J.B.	JUNCTION BOX
KCMIL.	1000 CIRCULAR MILS
K.V.	KILOVOLT
KVA.	KILOVOLT–AMPS
KW.	KILOWATT
KWH.	KILOWATT–HOUR
LTG.	LIGHTING
M.	MODULAR OUTLET
MAX.	MAXIMUM
MCA.	MINIMUM CIRCUIT AMPACITY
MCB.	MAIN CIRCUIT BREAKER
MCC.	MOTOR CONTROL CENTER
MECH.	MECHANICAL
MH.	MANHOLE, METAL HALIDE
MIN.	MINIMUM
MLO.	MAIN LUGS ONLY
MTD.	MOUNTED
N/A	NOT APPLICABLE
N	NORMAR OUTLET
NC.	NORMALLY CLOSED
NEC.	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S CODE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
N.I.C.	NOT IN CONTRACT
N.O.	NORMALLY OPEN
N.T.S.	NOT TO SCALE
OCPD	OVERCURRENT PROTECTIVE DEVICE
OSHA.	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
P.F.	POWER FACTOR
PH.	PHASE
PNL.	PANEL
PVC.	POLYVINYL CHILDRIDE
QTY.	QUANTITY
REQD.	REQUIRED
REV.	REVISION, REVISED
RGS.	RIGID GALVANIZED STEEL
RM.	ROOM
RMC	RIGID METAL CONDUIT
SD	SMOKE DAMPER
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SPD	SURGE PROTECTIVE DEVICE
SQ.	SQUARE
SS.	STAINLESS STEEL
STD.	STANDARD
SURF.	SURFACE
TR	TAMPER RESISTANT
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSOR
TYP.	TYPICAL
UL.	UNDERWRITERS LABORATORIES, INC.
UON.	UNLESS OTHERWISE NOTED
UPS.	UNINTERRUPTIBLE POWER SUPPLY
WP	WEATHER PROOF
WT	WATERTIGHT

ABBREVIATION LEGEND

SCALE: N.T.S.

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REVISION 0
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NOV/10/2026

PROJECT NAME

IMPROVEMENTS ACAA BUILDING REGIONAL SAN JUAN

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REVISIONS

No.	DESCRIPTION	DATE

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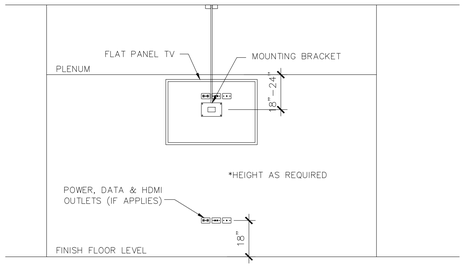
DRAWING TITLE

ELECTRICAL
NOTES & LEGENDS

SCALE: AS NOTED	DRAWING No.: E0–01
PROJECT No.	
DATE: DECEMBER 2025	SHEET No.



TYPICAL POWER & VIDEO OUTLET	DETAIL: A
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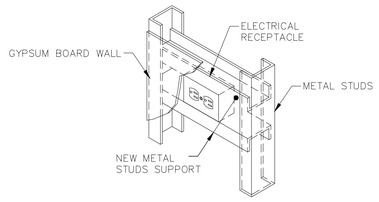

TYPICAL ELECTRICAL RECEPTACLES SUPPORT	DETAIL: B
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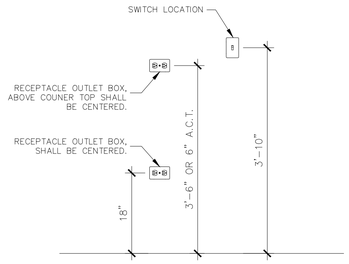

ELECTRICAL RECEPTACLES INSTALLATION DETAIL	DETAIL: C
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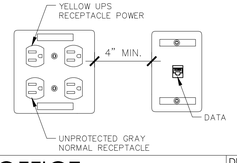

CLOSE OFFICE OUTLET LAYOUT	DETAIL: D
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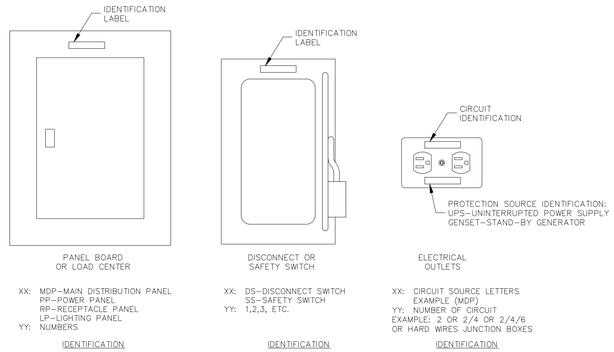

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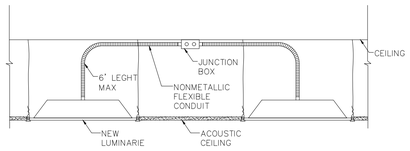

FLUORESCENT LIGHT TYPICAL CONNECTION	DETAIL: F
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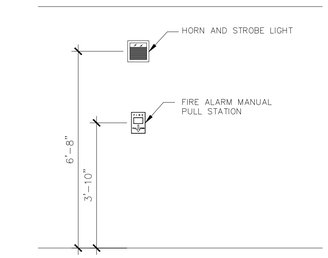

FIRES STATION & HORN INSTALLATION DETAIL	DETAIL: G
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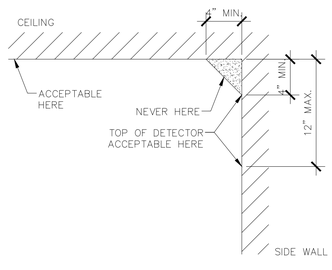

TYPICAL DETAIL: FIRE ALARM LOCATION	DETAIL: H
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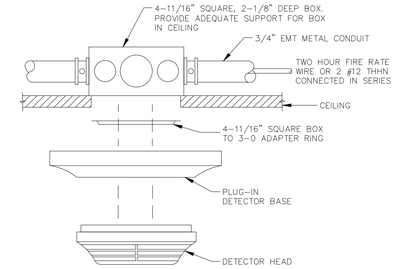
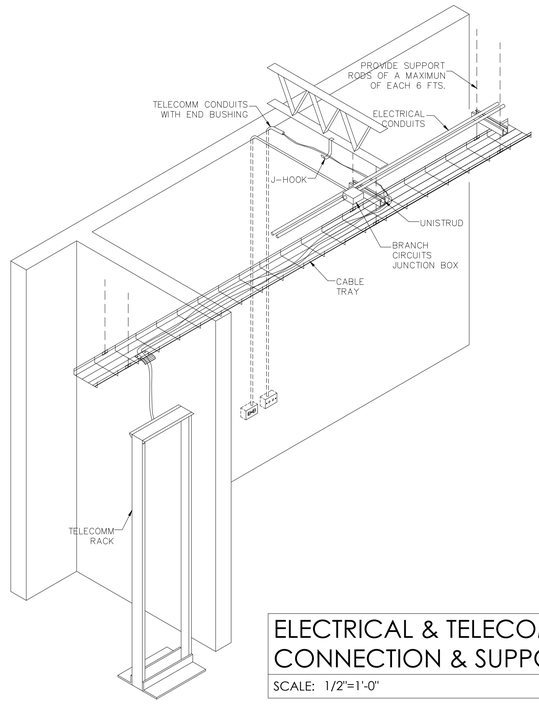


ELECTRIC SMOKE OR HEAT DETECTOR INSTALLATION	DETAIL: I
SCALE: N.T.S.	ID: F006



ELECTRICAL & TELECOMM CONNECTION & SUPPORT	DETAIL: J
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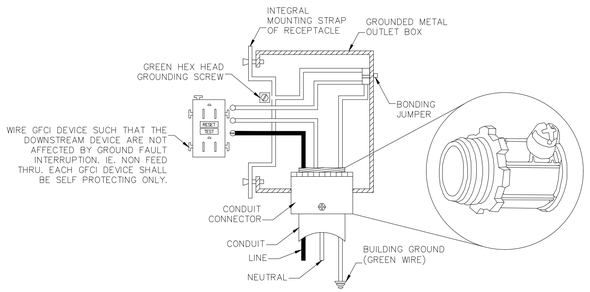

TYPICAL DETAIL: GFCI RECP. WIRING DIAGRAM	DETAIL: K
SCALE: 1/2"=1'-0"	ID: E066

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NOV/10/2026

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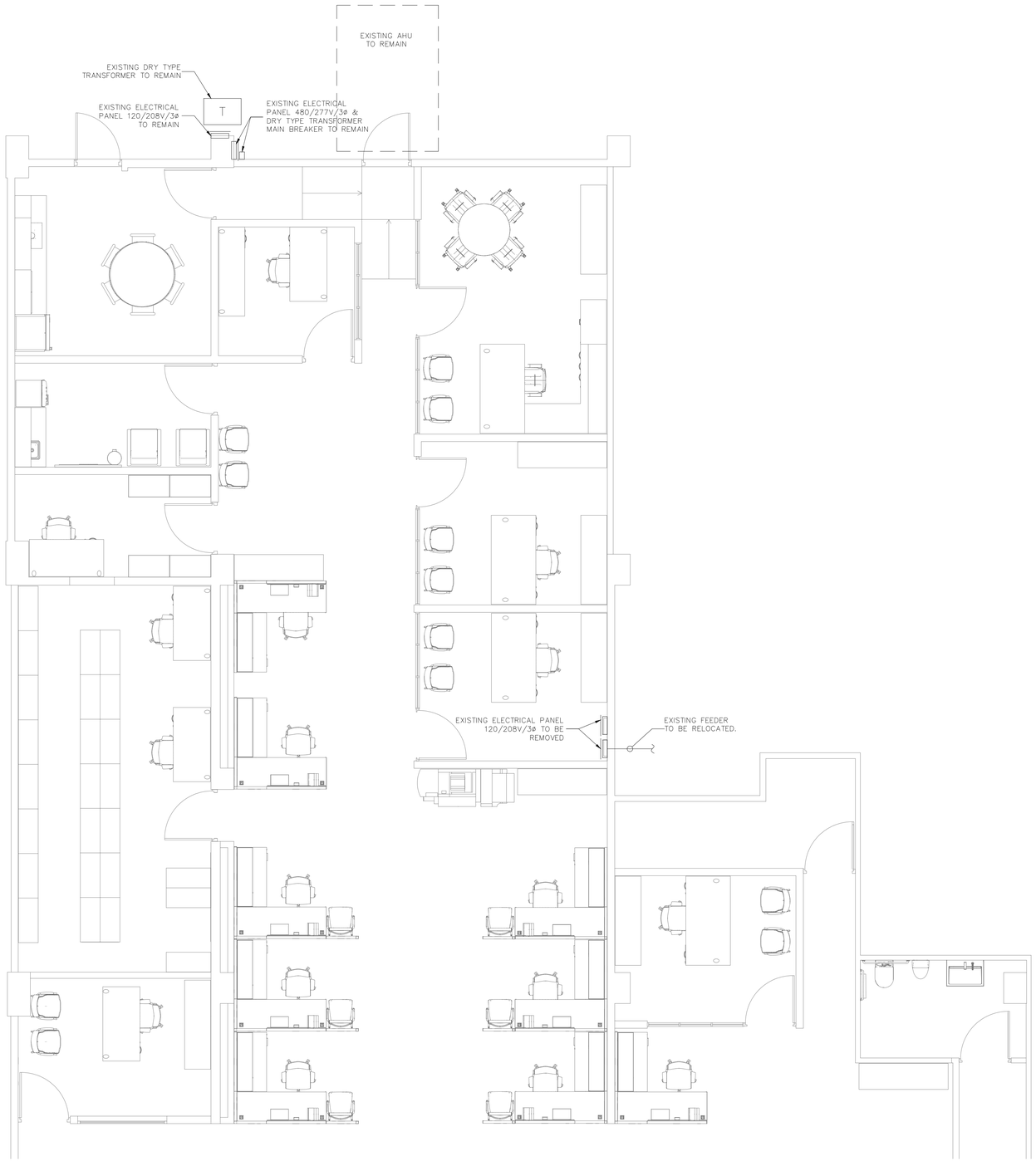
DRAWING TITLE

ELECTRICAL DETAILS

SCALE: AS NOTED	DRAWING No.: E0-02
PROJECT No.	
DATE: DECEMBER 2025	SHEET No.



ELECTRICAL DEMOLITION FLOOR PLAN

SCALE: ¼"=1'-0"

1. THE ELECTRICAL CONSTRACTOR SHALL, AS PART OF HIS WORK, PERFORM ALL RELATED DEMOLITION, MODIFICATIONS, RELOCATION OF SERVICES AND RELATED WORK, INCLUDING NEW WORK NECESSARY TO COMPLETE THE PROJECT.
2. THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING BIDS. REFER TO ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL WORK SHOWN ON OTHER DRAWINGS AND VISIT THE SITE TO DETERMINE THE EXTENT OF THE DEMOLITION AND NEW WORK REQUIRED.
3. THE ELECTRICAL CONTRACTOR SHALL NOT DISCONNECT EQUIPMENT AND ELECTRICAL CIRCUITS IN THE RENOVATION AREA OR ANY PART OF THE BUILDING WITHOUT PRIOR NOTIFICATION AND PERMISSION FROM THE OWNER. EXTREME CARE SHALL BE TAKEN TO MINIMIZE DISTURBANCE TO THE SURROUNDING AREA.
4. ITEMS REMOVED AND NOT SCHEDULED TO BE RELOCATED SHALL BE OFFERED TO THE OWNER FOR THEIR USE AND IF NOT ACCEPTED BY OWNER, THE ELECTRICAL CONTRACTOR SHALL DISPOSE OF THE MATERIAL FROM THE SITE IN ACCORDANCE WITH E.P.A. REGULATIONS. THE ELECTRICAL CONTRACTOR SHALL DELIVERY ITEMS ACCEPTED BY THE OWNER TO THE DESIGNATED LOCATION AS DIRECTED BY THE OWNER.
5. IN ALL CASES WHERE WORK IS REMOVED, THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY MATERIALS, EQUIPMENT AND LABOR TO SUSTAIN OPERATION OF ALL PARTS OF SYSTEMS CONNECTING TO, OR FROM, THE PART REMOVED, COMPLETING ALL WORK IN STRICT ACCORDANCE WITH APPLICABLE CODES.
6. ALL WIRING, CABLES AND FEEDERS INCLUDING BOTH CONNECTED TO DEVICES AND EQUIPMENT TO BE DEMOLISHED AND EXISTING THAT WERE ABANDONED IN PLACE SHALL BE REMOVED BACK TO THEIR SOURCES. UNLESS NOTED OTHERWISE, CONDUITS AND/OR WIRING SHALL, WHERE NECESSARY, BE RECIRCUITED AROUND THE REMOVED PART, KEEPING OCCUPIED PARTS OF THE BUILDING SYSTEM IN FULL SERVICE. EACH TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND RELOCATION OF SERVICES, EQUIPMENT AND MATERIALS RELATING TO EACH HVAC, PLUMBING/FIRE PROTECTION AND ELECTRICAL TRADE, RESPECTIVELY.
7. ALL EXISTING CONDUITS WHICH HAS BEEN ABANDONED OR IS UNUSED SHALL BE REMOVED.
8. PROVIDE BLANK METAL COVER PLATES FOR ALL JUNCTION/DEVICE BOXES NO LONGER IN USE THAT ARE EMBEDDED IN FLOOR SLAB OR MASONRY WALLS. PROVIDE PLUGS FOR ALL PANELS WHERE CONDUIT HAS BEEN REMOVED, COVER PLATES SHALL BE PAINTED TO MATCH EXISTING CONDITIONS.
9. COORDINATE WITH THE ARCHITECTURAL DRAWINGS AND THE G.C. FOR EXISTING PARTITIONS TO BE REMOVED, DISCONNECT EXISTING BRANCH CIRCUITS SERVING DEVICES IN PARTITIONS TO BE REMOVED, MAINTAIN CONTINUITY OF CIRCUITS SERVING EXISTING DEVICES IN OTHER AREAS TO REMAIN.
10. ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING AND POWER AS REQUIRED.
11. ELECTRICAL CONTRACTOR SHALL PROVIDE UPDATED TYPE WRITTEN PANEL DIRECTORIES FOR ALL PANELS AFFECTED BY THE DEMOLITION AND/OR NEW WORK. CIRCUIT BREAKERS NOT USED FOR NEW WORK SHALL BE LABELED AS SPARE.
12. FOR EXISTING DEVICES/CIRCUITRY THAT ARE INDICATED TO BE REMOVED BACK TO POINT OF ORIGIN – THESE ITEMS ARE TO BE REMOVED BACK TO POINT OF ORIGIN UNLESS THERE WILL BE EXISTING DEVICES ON THE SAME CIRCUIT THAT ARE LOCATED OUTSIDE AREA OF WORK THAT ARE TO REMAIN. IN THAT CASE, REMOVE THE EXISTING DEVICES/CIRCUITRY IN AREA OF WORK BACK TO THESE EXISTING DEVICES TO REMAIN. ALL DEVICES/CIRCUITRY IN SURROUNDING AREAS THAT ARE TO REMAIN ARE TO BE KEPT ENERGIZED. FOR REMOVAL OF CONDUIT AND WIRING OUTSIDE OF AREA OF WORK COORDINATE AND SCHEDULE WITH OWNER PRIOR TO PERFORMING WORK.
13. NO WORKS SHALL BE LEFT INCOMPLETE, NOR ANY HAZARDOUS SITUATION CREATED, WHICH WILL AFFECT THE LIFE OR SAFETY OF THE PUBLIC AND/OR BUILDING OCCUPANTS. AT NO TIME SHALL THE WORK INTERFERE WITH OR CUT OFF ANY OF THE EXISTING SERVICES WITHOUT THE OWNER'S PRIOR WRITTEN PERMISSION.

DEMOLITION NOTES

SCALE: N.T.S.

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BID DRAWINGS
NOV/10/2026

PROJECT NAME

IMPROVEMENTS ACAA BUILDING REGIONAL SAN JUAN

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

REVISIONS

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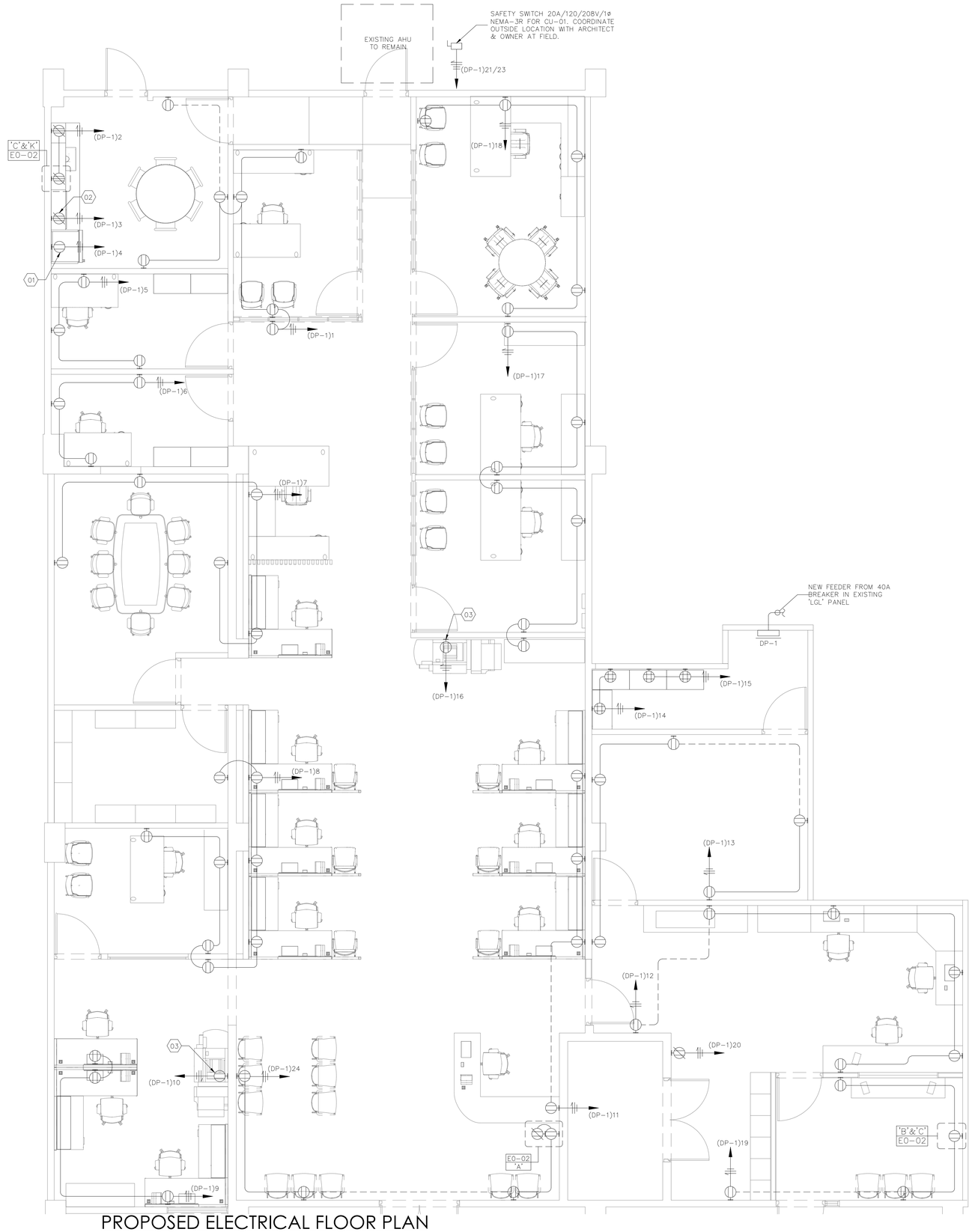
PROPOSED ELECTRICAL
DEMOLITION PLAN

SCALE: AS NOTED	DRAWING No.: ED-01
PROJECT No.	
DATE: DECEMBER 2025	SHEET No.



PROPOSED ELECTRICAL FLOOR PLAN

SCALE: ¼"=1'-0"

KITCHEN EQUIPMENT ELECTRICAL SCHEDULE				
ID	DESCRIPTION	RECEPTACLE HEIGHT	EXPOSED OR CONCEALED	VOLTS.(V)
01	REFRIGERATOR	18"	CONCEALED	120
02	MICROWAVE	58"	CONCEALED	120
03	COPIER MACHINE	18"	CONCEALED	120

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PROPOSED ELECTRICAL FLOOR PLAN

SCALE: AS NOTED	DRAWING No.: E1-01
PROJECT No.:	
DATE: DECEMBER 2025	SHEET No.:

DESIGNATION	BRAND:	MAIN	VOLTAGE (V)	CIRCUIT			LOAD
				NUM.	POLES	AMPS.	
'DP-1'	SQUARE D	LUGS	120/208V	1	1	20	OFFICE & KITCHEN RECEPTACLES
LOCATION:	TYPE:	CAPACITY (A):	SYSTEM:	2	1	20	KITCHEN COUNTER RECEPTACLES
ELECTRICAL CLOSET	NEMA 1	125	4W	3	1	20	MICROWAVE RECEPTACLE
MODEL NUMBER:		INT. CAPACITY (K.A.I.C.):		4	1	20	REFRIGERATOR RECEPTACLE
PANEL: NQ442L2C COVER: NC38FHR BOX: MH38BE		22		5	1	20	OFFICE RECEPTACLES
				6	1	20	OFFICE RECEPTACLES
				7	1	20	CONFERENCE & OFFICE RECEPTACLES
				8	1	20	OFFICE & STORAGE RECEPTACLES
				9	1	20	OFFICE RECEPTACLES
				10	1	20	COPIER/PRINTER RECEPTACLES
				11,13	1	20	OFFICE RECEPTACLES
				12	1	20	HALLWAY RECEPTACLES
				14-15	1	20	DATA RACKS RECEPTACLES
				16	1	20	COPIER/PRINTER RECEPTACLES
				17-18	1	20	OFFICE RECEPTACLES
				19	1	20	MAIL ROOM RECEPTACLES
				20	1	20	FIRE ALARM PANEL
				21/23	2	20	CU-01 SAFETY SWITCH
				24	1	20	WAITING ROOM, RECEPTION AND GENERAL SERVICE LIGHTING
				25	1	20	HALLWAY & BATHROOM LIGHTING
				26	1	20	MAIL ROOM LIGHTING
				27	1	20	SERVER/DATA ROOM & STORAGE LIGHTING
				28	1	20	OFFICE #1, #3 & #5 LIGHTING
				29	1	20	KITCHEN/LUNCH AREA, OFFICE #5, #6 & CONFERENCE LIGHTING
				30	1	20	FILE/STORAGE, SUPERVISOR'S OFFICE & ADMIN'S OFFICE LIGHTING
				31	1	20	EXIT SIGNS & EMERGENCY LIGHTING CIRCUIT
				32-42	1	20	SPARE

* COORDINATE OVERLOAD PROTECTIVE DEVICE & SAFETY SWITCH WITH EQUIPMENT SUPPLIER.
** ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION CIRCUIT BREAKER AS PER NEC 210.12(A),(B),(C) & (D).
*** NOTE - EXISTING ELECTRICAL PANEL & BREAKERS TO BE RE-USED, CONTRACTOR SHALL VERIFY THAT EQUIPMENTS IS WORKING PROPERLY BEFORE BIDDING.

ELECTRICAL PANEL SCHEDULE

SCALE: N.T.S.

DESIGNATION	BRAND:	MAIN	VOLTAGE (V)	CIRCUIT			LOAD
				NUM.	POLES	AMPS.	
'LGL'	SQUARE D	EXISTING	120/208V	1-3	1	20	EXISTING CIRCUITS
LOCATION:	TYPE:	CAPACITY (A):	SYSTEM:	4,6	–	–	SPACE
ELECTRICAL CLOSET	NEMA 1	225	4W	5,7-14	1	20	EXISTING CIRCUITS
		INT. CAPACITY (K.A.I.C.):		15/17/19	3	100	EXISTING CIRCUITS (CAFETERIA)
		10		16,18, 20,22	–	–	SPACE
				21/23/25	3	60	SPACE
				24/26	2	100	EXISTING CIRCUITS (A/C UNIT)
				28/30/32	3	40	NEW BREAKER FOR NEW PANEL 'DP-1'
				29,31	–	–	SPACE
				34/36/38	3	50	EXISTING CIRCUITS*****
				33,35,37 39-42	–	–	SPACE

* COORDINATE OVERLOAD PROTECTIVE DEVICE & SAFETY SWITCH WITH EQUIPMENT SUPPLIER.
** ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION CIRCUIT BREAKER AS PER NEC 210.12(A),(B),(C) & (D).
*** NOTE - EXISTING ELECTRICAL PANEL & BREAKERS TO BE RE-USED, CONTRACTOR SHALL VERIFY THAT EQUIPMENTS IS WORKING PROPERLY BEFORE BIDDING.

ELECTRICAL PANEL SCHEDULE

SCALE: N.T.S.

Project: ACAA	
Location: HATO REY	
DP1 Panel	
Voltage	208 V
Total (KVA)	11.86589 KVA
Estimate Consumption	7.71283 KVA
Current	32.93739 A

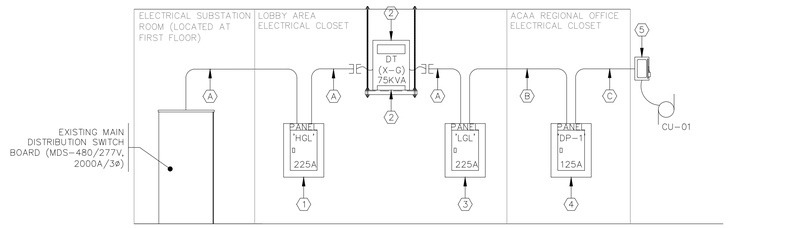
LOAD CALCULATION RESULTS

SCALE: N.T.S.

CONDUITS & CONDUCTORS INFORMATION				
BREAKER	CURRENT CARRYING CONDUCTOR SIZE	GROUND CONDUCTION	CONDUITS SIZE*	
			1 POLE	3 POLES
15A	#12	#12	¾"ø	¾"ø
20A	#12	#12	¾"ø	¾"ø
25A	#10	#10	¾"ø	¾"ø
30A	#10	#10	¾"ø	¾"ø
35A	#8	#10	¾"ø	¾"ø
40A	#8	#10	¾"ø	¾"ø
45A	#6	#10	1"ø	1"ø
50A	#6	#10	1"ø	1"ø
60A	#4	#10	1"ø	1¼"ø
70A	#4	#8	1"ø	1¼"ø
80A	#3	#8	1"ø	1¼"ø
90A	#2	#8	1¼"ø	1½"ø
100A	#2	#8	1¼"ø	1½"ø
125A	#1	#6	1¼"ø	1½"ø
150A	#1/0	#6	1¼"ø	2"ø
175A	#2/0	#6	1½"ø	2"ø
200A	#3/0	#3	1½"ø	2"ø

CONDUITS & CONDUCTORS SCHEDULE

SCALE: N.T.S.



(1) – EXISTING ELECTRICAL PANEL 225A, 480/277V/3ø TO REMAIN.

(2) – EXISTING 75KVA 480V PRI./120/208V/3ø/NEMA 1 SEC. DRY TYPE TO REMAIN.

(3) – EXISTING ELECTRICAL PANEL 225A, 120/208V/3ø TO REMAIN. CONTRACTOR SHALL PROVIDE FILLER PLATES TO SPACE AREAS. THIS PANEL CONTAINS A 100A/3ø THAT WE ASSUME SUPPLY EXISTING ACAA REGIONAL OFFICE. CONTRACTOR SHALL REPLACE IT WITH A 40A/120/208V/3ø BREAKER FOR NEW PANEL 'DP-1'

(4) – ELECTRICAL PANEL 125A/120/208V/3ø NEMA-1, SEE SCHEDULE FOR DETAILS.

(5) – 20A/120/208/1ø/NEMA 3R SAFETY SWITCH

(A) – EXISTING FEEDER TO REMAIN. ELECTRICAL CONTRACTOR SHALL VERIFY THAT CABLE CONDITION AND INSULATION. ARE IN OPERATIONAL CONDITIONS BEFORE RE-ENERGIZE.

(B) – FEEDER FROM 'LGL' TO 'DP-1' ONE RUN OF: (4)#8-CU-600V-RHW-75°C (1)#8-CU-600V-RHW-75°C ALL IN A 1" EMT CONDUIT AND SPARE OF THE SAME SIZE.

(C) – FEEDER FROM 'DP-1' TO SAFETY SWITCH ONE RUN OF: (3)#12-CU-600V-RHW-75°C (1)#8-CU-600V-RHW-75°C ALL IN A 3/4" EMT CONDUIT.

ONE LINE DIAGRAM

SCALE: N.T.S.

ID	DESCRIPTION	MANUFACTURER	MODEL	VOLTS	BALLAST TYPE	LAMPS OR TUBES			TOTAL WATTS
						NUM.	WATTS	TYPE	
L1	2X2 LED LIGHTING FIXTURE	LEDVANCE	62533 VOLUME6A/ S032UNHD8SC7/22U/WH-2X2	MVOLT	DR	1	32	LED	32
EL	EMERGENCY LIGHT	LEDVANCE	EMLIGHT1B 3DVTHR/S/WH – ROUND	MVOLT	DR	1	3	LED	3
ES	EXIT SIGN	LEDVANCE	60761 EXITTA/RDV/U/WH/EM-RED	MVOLT	DR	1	.5	LED	.5

FIXTURE NOTES:
-EB DENOTES 'ELECTRONIC BALLAST'.
-DB DENOTES 'DIMMABLE BALLAST'.
-IN DENOTES 'INCANDESCENT LAMP'.
-DR DENOTES 'DRIVER'

LIGHTING SCHEDULE

SCALE: N.T.S.

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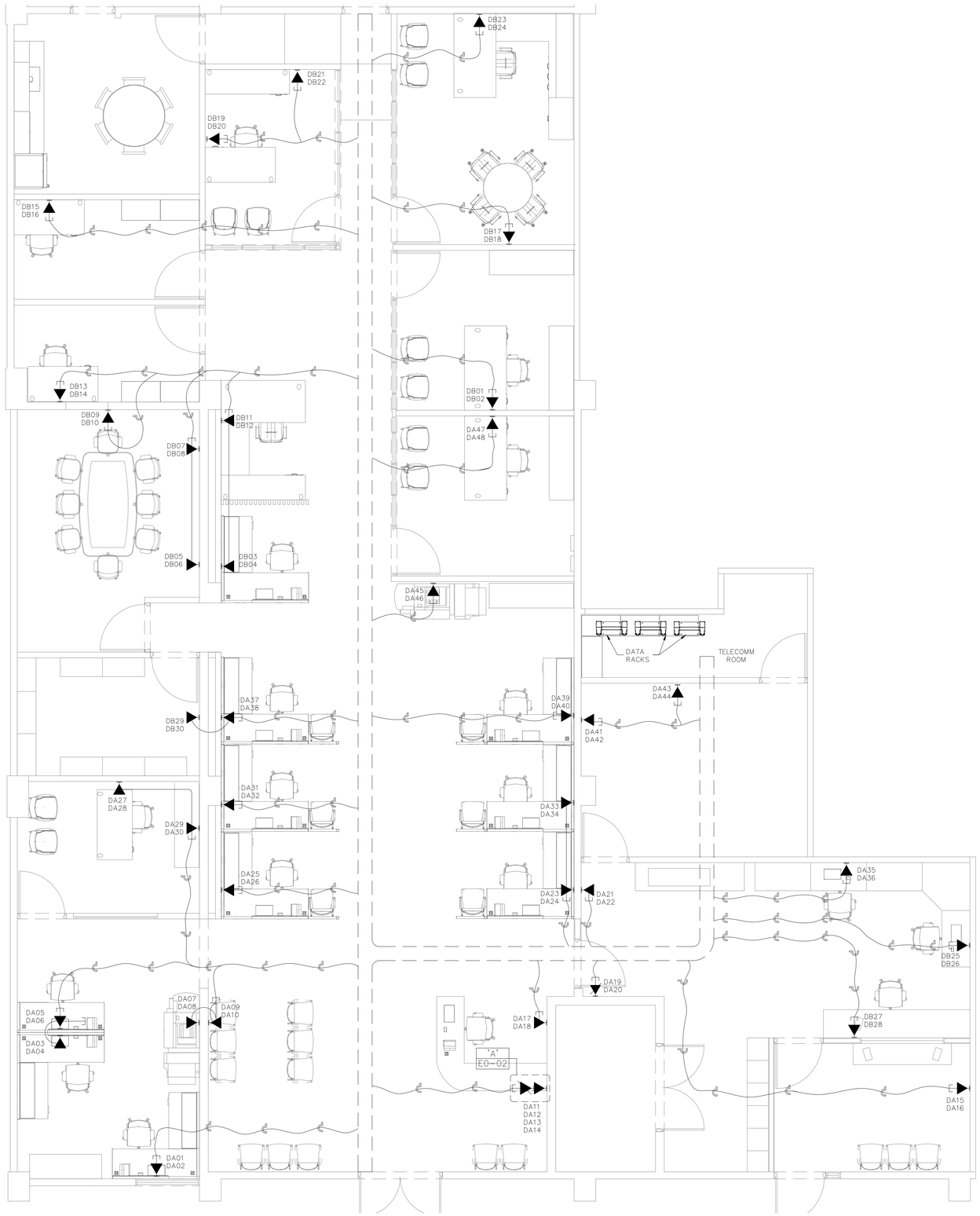
ELECTRICAL SCHEDULES, CALCULATIONS, & ONE LINE DIAGRAM

SCALE: AS NOTED	DRAWING No.: E2-01
PROJECT No.	
DATE: DECEMBER 2025	SHEET No.



PROPOSED TELECOMM FLOOR PLAN

SCALE: ¼"=1'-0"

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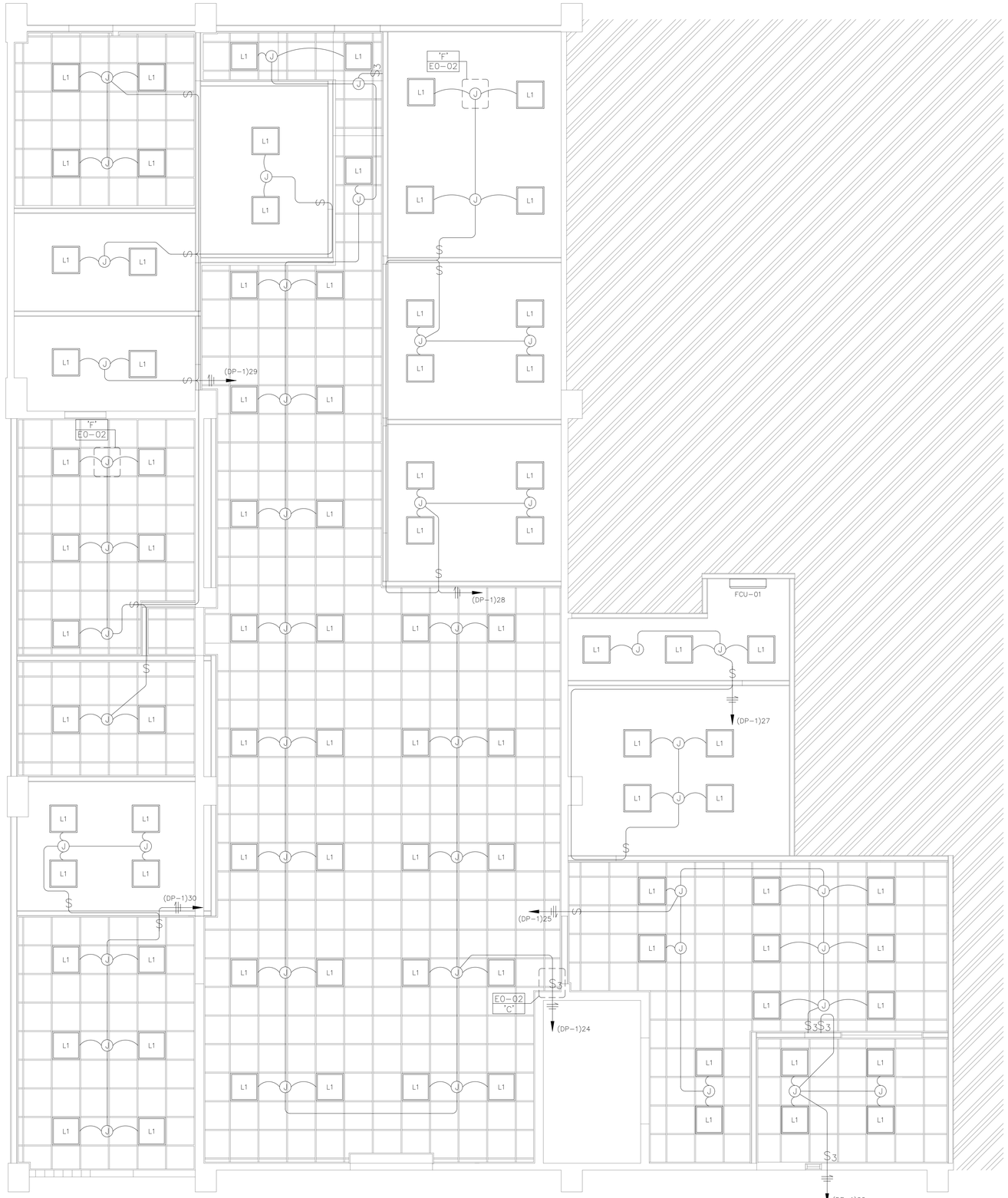
PROPOSE TELECOMM
FLOOR PLAN

SCALE: AS NOTED	DRAWING No.: T1-01
PROJECT No.:	
DATE: DECEMBER 2025	SHEET No.:



PROPOSED LIGHTING FLOOR PLAN

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

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PROJECT NAME

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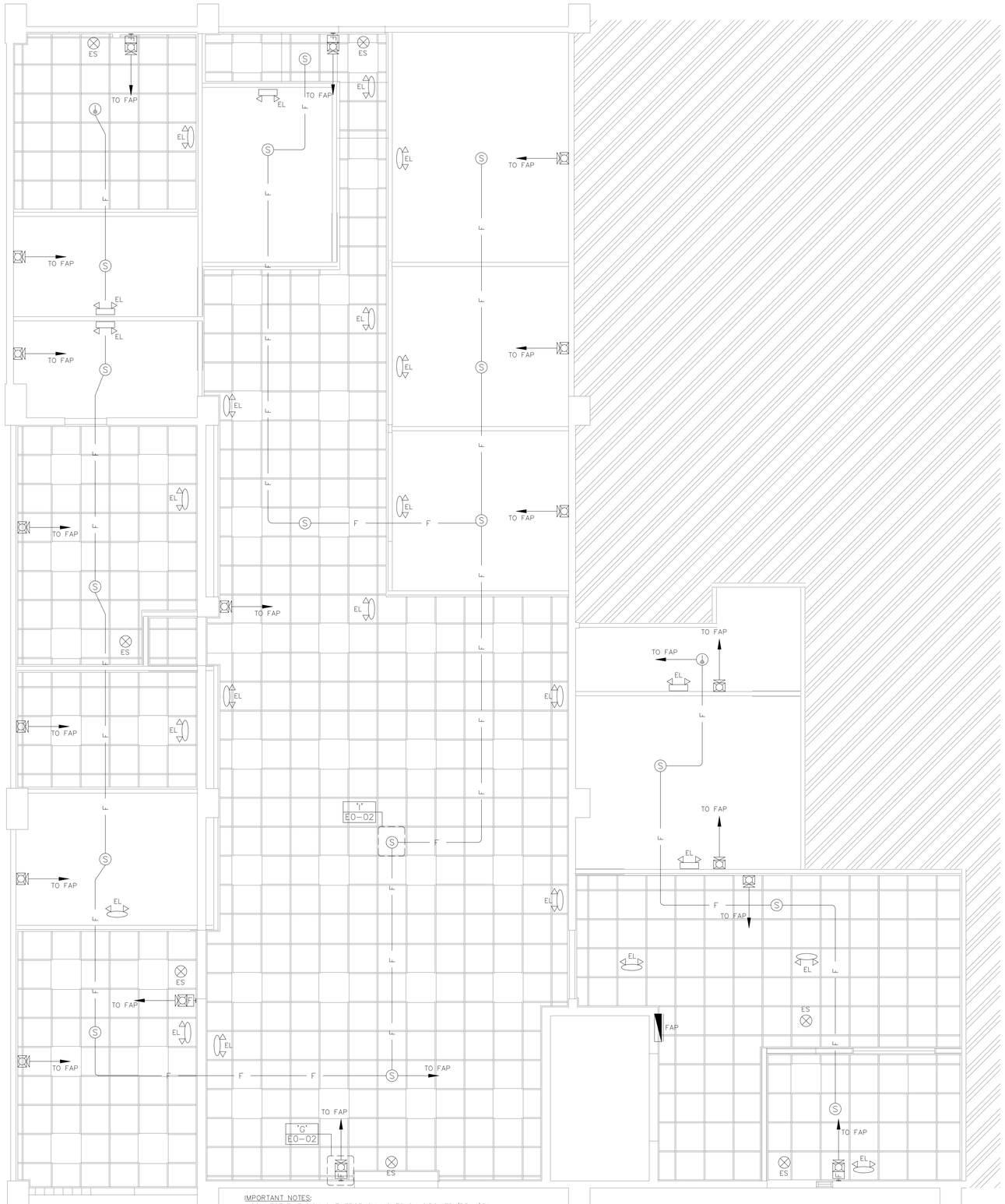
PROPOSE LIGHTING
FLOOR PLAN

SCALE: AS NOTED	DRAWING No.: L1-01
PROJECT No.	
DATE: DECEMBER 2025	SHEET No.



IMPORTANT NOTES:
-CONNECT EXIT SIGN & EMERGENCY LIGHTS ON CIRCUITS (DP-1)31
-SMOKE DETECTOR MUST CONNECT TO FIRE ALARM PANEL.
-NEW FIRE ALARM REMOTE PANE SHALL BE COMPATIBLE WITH EXISTING HONEYWELL MAIN FIRE ALARM PANEL. COORDINATE WITH BUILDING OWNER.

PROPOSED FIRE ALARM FLOOR PLAN

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

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PROPOSE FIRE ALARM FLOOR PLAN

SCALE: AS NOTED	DRAWING No.: F1-01
PROJECT No.	
DATE: DECEMBER 2025	SHEET No.