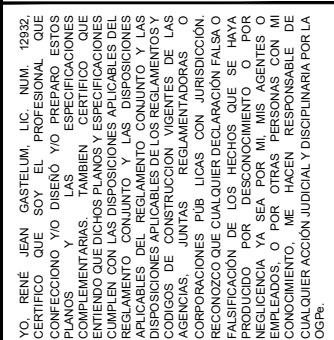


CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

RJ arquitectos

Edif. Centro de Seguros , Suite 100, San Juan, PR



ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF THE EXISTENCE OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. CONTRACTOR WILL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION IF IT'S NOT INFORMED ON TIME. CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE PRIOR TO THE CONSTRUCTION, ESPECIALLY IF IT DOES NOT HAVE THE ISSUE FOR CONSTRUCTION STAMP, SIGNED AND STAMPED BY THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT FOR NO ONE WILL BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL BEFORE THE BEGINNING OF THE CONSTRUCTION. CONTRACTOR WILL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION IF IT'S NOT INFORMED ON TIME. CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE PRIOR TO THE CONSTRUCTION, ESPECIALLY IF IT DOES NOT HAVE THE ISSUE FOR CONSTRUCTION STAMP, SIGNED AND STAMPED BY THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT FOR NO ONE WILL BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL

INDEX OF DRAWINGS

GENERAL LEGEND AND SYMBOLS



USGS TOPOGRAPHIC MAP
QUADRANGLE: COAMO
VALIDITY: 1972

NAD83 COORDINATES :
X:206336.8236, Y: 222699.3644



FEMA
SHEET NUM. 72000C/1715J
VALIDITY: 19 / APR/2005
NOT TO SCALE

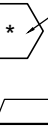


CATASTRO: LOT 369-071-341-36
MAPA DE CALIFICACION COAMO
DISTRITO DE CALIFICACION : CT-L
VALIDITY: 29/ DEC/ 2008
NOT TO SCALE

GENERAL	
DWG. NO.	DRAWING TITLE
T-001.0	TITLE SHEET, LOCATION MAPS, GENERAL NOTES AND INDEX OF DRAWINGS
SV-1	SURVEY AND TOPOGRAPHY PLAN
ARCHITECTURAL	EXISTING CONDITIONS AND DEMOLITION
DWG. NO.	DRAWING TITLE
A-100.0	EXISTING CONDITIONS GENERAL SITE PLAN
A-101.0	BUILDING 001 EXISTING 1ST. FLOOR PLAN
A-101.1	BUILDING 001 EXISTING 2ND. FLOOR PLAN
A-101.1A	BUILDING 001 NEW ROOF PLAN
A-101.2	BUILDING 001 EXISTING EXTERIOR ELEVATIONS
A-101.3	BUILDING 001 EXISTING EXTERIOR ELEVATIONS AND SECTIONS
A-101.4	BUILDING 001 EXISTING SECTIONS
A-102.0	BUILDING 002 EXISTING 1ST. FLOOR PLAN
A-102.1	BUILDING 002 EXISTING 2ND. FLOOR PLAN
A-102.1A	BUILDING 002 NEW ROOF PLAN
A-102.2	BUILDING 002 EXISTING EXTERIOR ELEVATIONS
A-102.3	BUILDING 002 EXISTING EXTERIOR ELEVATIONS AND SECTIONS
A-102.4	BUILDING 002 EXISTING SECTIONS
A-103.0	BUILDING 003 EXISTING 1ST. FLOOR PLAN
A-103.1	BUILDING 003 EXISTING 2ND. FLOOR PLAN
A-103.1A	BUILDING 003 NEW ROOF PLAN
A-103.2	BUILDING 003 EXISTING EXTERIOR ELEVATIONS
A-103.3	BUILDING 003 EXISTING EXTERIOR ELEVATIONS AND SECTIONS
A-103.4	BUILDING 003 EXISTING SECTIONS
A-104.0	BUILDING 004 EXISTING 1ST. FLOOR PLAN
A-104.1	BUILDING 004 EXISTING 2ND. FLOOR PLAN
A-104.1A	BUILDING 004 NEW ROOF PLAN
A-104.2	BUILDING 004 EXISTING EXTERIOR ELEVATIONS
A-104.3	BUILDING 004 EXISTING EXTERIOR ELEVATIONS AND SECTIONS
A-104.4	BUILDING 004 EXISTING SECTIONS
A-105.0	BUILDINGS 005 TO 010 EXISTING 1ST. FLOOR PLAN
A-105.1	BUILDINGS 005 TO 010 EXISTING 2ND. FLOOR PLAN
A-105.1A	BUILDINGS 005 TO 010 NEW ROOF PLAN
A-106.0	BUILDINGS 005 TO 010 EXISTING EXTERIOR ELEVATION NO.1
A-107.0	BUILDINGS 005 TO 010 EXISTING EXTERIOR ELEVATION NO.2
A-108.0	BUILDINGS 005 TO 010 EXISTING EXTERIOR ELEVATIONS NO.3 & 4
A-109.0	BUILDINGS 005 TO 010 EXISTING SECTION "A"
A-110.0	BUILDINGS 005 TO 010 EXISTING ELEVATION 5 & SECTIONS "B" & "C"
A-111.0	BUILDING 011 EXISTING FLOOR PLAN
A-111.1	BUILDING 011 EXISTING ELEVATIONS AND SECTION
A-112.0	BUILDING 012 EXISTING FLOOR PLAN
A-112.0A	BUILDING 012 NEW ROOF PLAN AND NEW ELEVATION MKD. 1
A-112.1	BUILDING 012 EXISTING ELEVATIONS
A-112.2	BUILDING 012 EXISTING ELEVATION AND SECTION
A-113.0	BUILDING 013 EXISTING FLOOR PLAN, ELEVATIONS AND SECTION AND NEW ROOF PLAN
A-114.0	BUILDING 014 EXISTING & PROPOSED FLOOR PLAN, ELEVATIONS AND SECTION
A-115.0	BUILDING 015 EXISTING FLOOR PLAN, ELEVATIONS AND SECTION
A-115.0A	BUILDING 015 NEW PERGOLA PLANS
A-116.0	BUILDING 016 EXISTING FLOOR PLANS
A-117.0	BUILDING 017 EXISTING FLOOR PLANS AND NEW ROOF PLAN
A-117.1	BUILDING 017 EXISTING ELEVATIONS
A-117.2	BUILDING 017 EXISTING SECTIONS
A-119.0	BUILDING 019 EXISTING FLOOR PLAN
A-119.0A	BUILDING 019 NEW ROOF PLAN
A-119.1	BUILDING 019 EXISTING ELEVATIONS
A-119.2	BUILDING 019 EXISTING SECTIONS
A-120.0	BUILDING 020 EXISTING FLOOR PLANS
A-120.0A	BUILDING 020 NEW ROOF PLAN
A-120.1	BUILDING 020 EXISTING ELEVATIONS
A-120.2	BUILDING 020 EXISTING SECTION
A-500.0	DOOR TYPES AND HARDWARE SCHEDULE
A-501.0	WINDOW TYPES
A-502.0	WINDOW TYPES CONT.
A-600.0	GENERAL DETAILS
A-600.1	GENERAL DETAILS
A-600.1	GENERAL DETAILS

STRUCTURAL	
DWG. NO.	DRAWING TITLE
S000.0	GENERAL STRUCTURAL NOTES
S001.0	GENERAL STRUCTURAL NOTES AND DETAILS
S101.0	BUILDING #001 FOUNDATION PLAN
S101.1	BUILDING #001 SECOND FLOOR STRUCTURAL PLAN
S101.2	BUILDING #001 STRUCTURAL ROOF PLAN
S102.0	BUILDING #002 FOUNDATION PLAN
S102.1	BUILDING #002 SECOND FLOOR STRUCTURAL PLAN
S102.2	BUILDING #002 STRUCTURAL ROOF PLAN
S103.0	BUILDING #003 FOUNDATION PLAN
S103.1	BUILDING #003 SECOND FLOOR STRUCTURAL PLAN
S103.2	BUILDING #003 STRUCTURAL ROOF PLAN
S104.0	BUILDING #004 FOUNDATION PLAN
S104.1	BUILDING #004 SECOND FLOOR STRUCTURAL PLAN
S104.2	BUILDING #004 STRUCTURAL ROOF PLAN
S105.0	BUILDING #005 TO #010 FOUNDATION PLAN
S105.1	BUILDING #005 TO #010 SECOND FLOOR STRUCTURAL PLAN
S105.2	BUILDING #005 TO #010 STRUCTURAL ROOF PLAN
S112.0	BUILDING #012 STRUCTURAL PLANS
S113.0	BUILDING #013 STRUCTURAL PLANS
S117.0	BUILDING #017 STRUCTURAL ROOF PLAN
S119.0	BUILDING #019 STRUCTURAL ROOF PLAN
S120.0	BUILDING #020 STRUCTURAL ROOF PLAN
S200.0	FOUNDATION DETAILS
S300.0	STRUCTURAL DETAILS

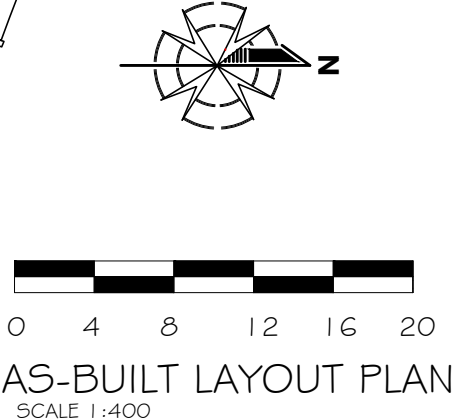
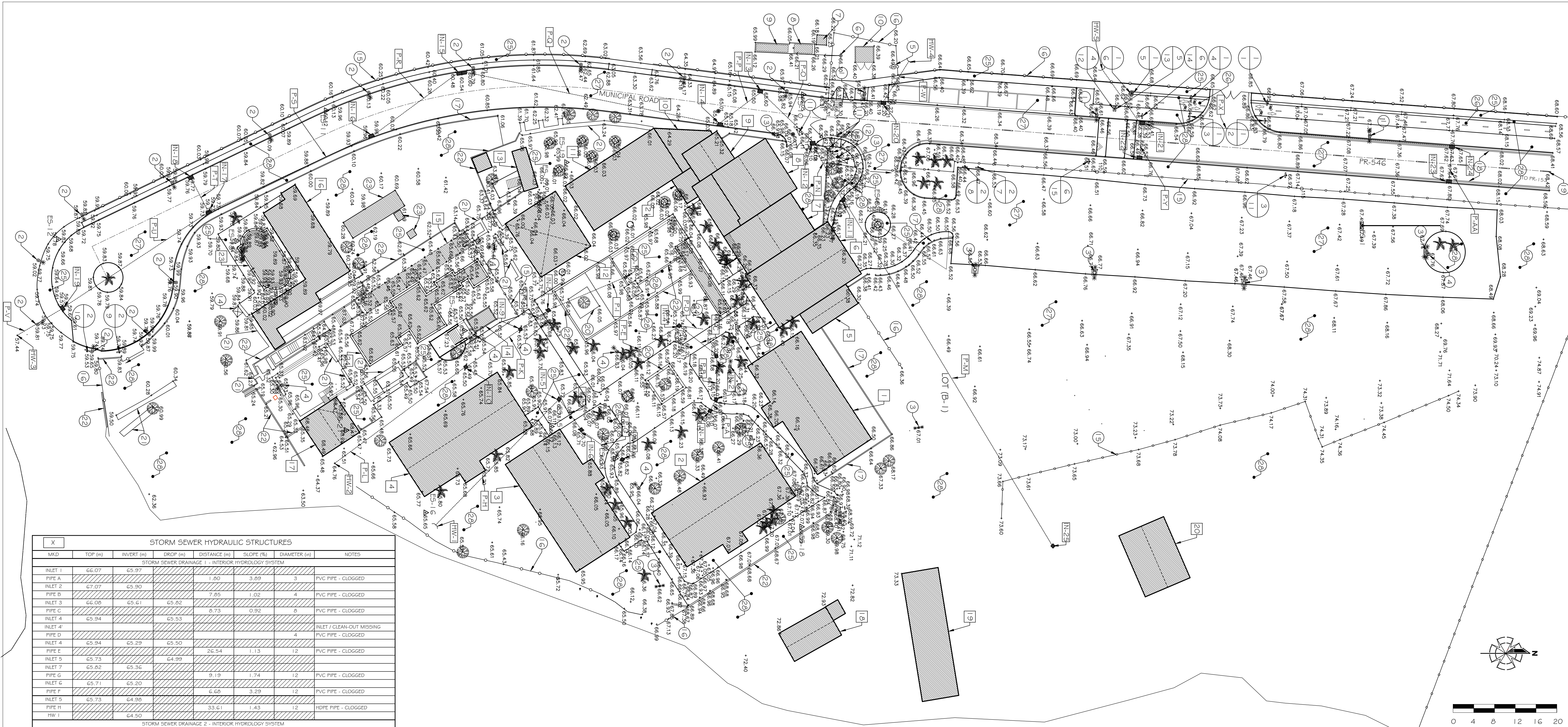
MECH	
DWG. NO.	DRAWING TITLE
ACV-1.01	BUILDING No. 1 AIR CONDITION PLAN
ACV-2.01	AIR CONDITION NOTES & DETAILS

- | | |
|---|---|
|  | <p>— LETTER OR NUMBER DESIGNATION</p> <p>ELEVATION/SECTION</p> <p>DWG. NUMBER</p> |
|  | <p>— LETTER OR NUMBER DESIGNATION</p> <p>WALL OR PARTIAL SECTION</p> <p>DWG. NUMBER</p> |
|  | <p>— LETTER OR NUMBER DESIGNATION</p> <p>ELEVATION</p> <p>DWG. NUMBER</p> |
|  | <p>— LETTER OR NUMBER DESIGNATION</p> <p>DETAIL</p> <p>DWG. NUMBER</p> |
|  | ROOM NUMBER DESIGNATION |
|  | DOOR NUMBER |
|  | <p>— LETTER DESIGNATION</p> <p>WINDOW TYPE</p> |
|  | HEIGHT ABOVE FINISHED FLOOR |
|  | CEILING HEIGHT |
|  | CEILING FINISH DESIGNATION |
|  | WALL TYPES |
|  | NUMBER DESIGNATION
REVISION |
|  | — LETTER AND NUMBER DESIGNATION
FLOOR FINISH DESIGNATION |
| | — LETTER AND NUMBER DESIGNATION
SADDLE FINISH DESIGNATION |
| | BUILT-IN FURNITURE FINISH OR ELEMENT
(LETTER OR NUMBER) |
| | — LETTER AND NUMBER DESIGNATION
WALL FINISH DESIGNATION |
| | — LETTER AND NUMBER DESIGNATION
RAILINGS TYPE DESIGNATION |

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION OR INSTALLATION. IN CASE OF ANY DISCREPANCY WITH THE CONSTRUCTION DOCUMENTS, OR DOUBTS AS TO THE INTERPRETATION OF SAID DOCUMENTS, THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED AND CONSULTED FOR CLARIFICATION PRIOR TO CONSTRUCTION OR INSTALLATION.
2. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT'S SHOP DRAWINGS OF ALL MILLWORK, METALWORK, AND ALL CUSTOM WORK INDICATED ON DRAWINGS AND AS REQUIRED FOR APPROVAL BY ARCHITECT PRIOR ANY CONSTRUCTION OR PURCHASE.
3. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT SAMPLES OF ALL FINISHES SPECIFIED ON DRAWINGS FOR APPROVAL PRIOR FABRICATION AND INSTALLATION OR APPLICATION OF SAID FINISHES.
4. ALL WOOD FRAMING MATERIALS AND BLOCKINGS WHETHER SOLID OR PLYWOOD SHALL BE PRE-TREATED AND KILN DRIED IN ACCORDANCE WITH INDUSTRY STANDARDS AND TECHNICAL SPECIFICATIONS.
5. FINAL LOCATION DIMENSIONS OF LIGHT FIXTURES ON REFLECTED CEILINGS AND FLOOR PLANS WILL BE COORDINATED WITH CONSTRUCTION DRAWINGS PREPARED BY LIGHTING & ELECTRICAL CONSULTANTS.
6. COORDINATION SHALL BE REQUIRED BETWEEN THE WORK DESCRIBED ON THESE PLANS AND ALL OTHER WORK REQUIRED FROM THE OTHER DISCIPLINES AND CONSULTANTS.
7. CONTRACTOR SHALL COORDINATE WITH ALL SUB-CONTRACTORS' WORK AND NOTIFY ARCHITECT OF ANY CONFLICT, OR DISCREPANCY PRIOR CONSTRUCTION, FABRICATION OR INSTALLATION OF SUB-CONTRACTOR'S AND NOTIFY ARCHITECT OF ANY DISCREPANCY OR CONFLICT, KNOWING THE EXISTENCE OF SAID DISCREPANCY OR CONFLICT, HE SHALL BE RESPONSIBLE FOR ADDITIONAL COSTS (IF ANY) THAT HE MAY CLAIM RELATED TO SAID DISCREPANCY OR CONFLICT.
8. DRAWINGS ARE NOT TO BE SCALED, SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
9. ALL MATERIALS AND CONSTRUCTION METHODS USED MUST COMPLY WITH ALL LOCAL GOVERNING REGULATIONS AND OTHER CONCERNED REGULATORY AGENCIES.
10. PROVIDE ADEQUATE BACKUP BLOCKING FOR ALL WALLS OR CEILING MOUNTED EQUIPMENT, ARCHITECTURAL WOODWORK, CASEWORK, LIGHTING, OR OTHER MISCELLANEOUS AND MEP ITEMS AND EQUIPMENT SUCH TO ASSURE PROPER INSTALLATION. ALL BLOCKING TO BE NON-COMBUSTIBLE.
11. ALL WALLS AND PARTITIONS ARE DIMENSIONED TO THE FINISHED FACE UNLESS OTHERWISE INDICATED.
12. ALL CEILING HEIGHTS ARE ABOVE THE FINISHED FLOOR UNLESS OTHERWISE INDICATED.

BID SET
MAY 12 , 2022



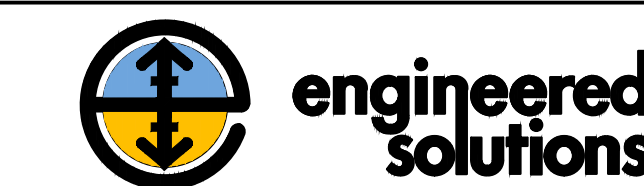
STORM SEWER HYDRAULIC STRUCTURES						
MKD	TOP (m)	INVERT (m)	DROP (m)	DISTANCE (m)	SLOPE (m)	DIAMETER (m)
STORM SEWER DRAINAGE 1 - INTERIOR HYDROLOGY SYSTEM						
INLET 1	66.07	65.97		1.80	3.88	3
PIPE A		65.90		7.65	1.02	4
PIPE B	67.07	65.90				4
PIPE C	66.06	65.61	65.62	8.73	0.92	8
INLET 4	65.94		65.53			4
PIPE D		65.29	65.50	26.54	1.13	12
INLET 5	65.73	65.62		9.19	1.74	12
INLET 7	65.62	65.36		6.68	3.28	12
PIPE E	65.71	65.20		33.61	1.43	12
INLET 11	65.73	64.98				12
PIPE H		64.50				12
STORM SEWER DRAINAGE 2 - INTERIOR HYDROLOGY SYSTEM						
CO 1	65.68	65.32		15.89	0.63	4
PIPE I		65.23		5.89	2.04	12
INLET 8	65.60	65.02	65.10	12.19	1.15	12
PIPE J	65.53	65.02	65.10	31.03	0.39	12
INLET 10	65.50	64.86				12
PIPE L		64.76				12
HW 2		64.76				12
STORM SEWER DRAINAGE 3 - INTERIOR 4 EXTERIOR HYDROLOGY SYSTEM						
INLET 25						12
PIPE M						12
INLET 11	66.06	65.40	65.46	11.83	0.00	12
PIPE N	66.09	65.40		13.38	2.77	16
PIPE O	65.85	64.61	65.03	9.56	1.05	12
INLET 14	65.07	63.57	65.49	49.42	0.36	18
PIPE Q		59.01	59.39	19.89	2.71	18
INLET 16	59.96	58.33	58.47	33.66	0.83	36
INLET 17	59.73	58.38	58.05			36
PIPE R	59.77	58.00	58.11	6.66	4.08	18
INLET 17	59.73	58.00	58.11	32.90	0.67	36
PIPE U	59.58	57.73	57.79	9.83	2.94	36
PIPE V		57.44				36
HW 3		57.44				36
STORM SEWER DRAINAGE 4 - EXTERIOR HYDROLOGY SYSTEM						
INLET 20	66.20	65.10		9.15	10.92	12
PIPE W		64.10				12
HW 4		64.10				12
STORM SEWER DRAINAGE 5 - EXTERIOR HYDROLOGY SYSTEM						
INLET 23	67.64	66.63		6.04	3.48	18
PIPE AA		66.43		59.91	1.02	18
INLET 24	67.64	66.43				18
PIPE X	66.39	65.35				18
INLET 21	66.39	65.35				18
INLET 22	66.50	65.54		6.03	3.32	18
PIPE Y		65.35		12.54	7.97	18
INLET 21	66.39	65.35				18
PIPE Z		64.35				18
HW 5		64.35				18

TRAFFIC SIGN SCHEDULE				
CODE NUMBER	LOCATION NUMBER	SIGN	REMARKS	TOTAL SIGN ASSEMBLY
1	1,2,3,4,5,6	USE L&L DER	EXISTING	6
2	7,8,9,10	ESTACIONAMIENTO RESERVADO \$1,000 MULTA	EXISTING	4
3	11	VELOCIDAD MAXIMA 25	EXISTING	1
4	12	COMIENZA CICLOVIA	EXISTING	1
5	13	TERMINA CICLOVIA	EXISTING	1
6	14,15	REDUCTOR VELOCIDAD 15 MPH	EXISTING	2

BUILDINGS & STRUCTURES				
MKD	DESCRIPTION	No. OF LEVELS	PFE LEVEL 1	PFF LEVEL 2
1	GUESTROOMS	2	66.46	69.20
2	GUESTROOMS	2	67.36	70.12
3	GUESTROOMS	2	66.16	68.90
4	FITNESS & HEALTH CENTER	2	65.91	68.65
5	SHOP & MEETING CENTER	2	66.39	69.12
6	LOBBY / RECEPTION & CONCIERGE	1	66.35	227
7	OFFICES & OPEN TERRACE	2	66.38	69.12
8	ACTIVITY ROOM	2	66.35	69.12
9	KITCHEN & STORAGE	1	66.38	51
10	LAUNDRY & KITCHEN ADD SPACE	1	66.38	40
11	BALL ROOM	1	66.10	209
12	DINING HALL	1	66.03	143
13	DINING HALL/KITCHEN ADD SPACE	1	66.04	23
14	CONCRETE PLANTER	1	65.56	14
15	TRELLIS STRUCTURE AREA	1	65.46@65.66	73
16	MASSAGE BEAUTY CENTER	1	65.05	223
17	POOL/BATHROOMS & GAZEBO	2	65.55	65.29
18	HOUSEKEEPING & STORAGE	1	73.00	73
19	GREENHOUSE	1	73.50	176
20	COTTAGE VILLA	2	XX.XX	120
21	COURTYARD ADD SPACE	1	66.12	21
22	HOUSEKEEPING & STORAGE	1	73.00	73
23	THERMAL WATER POOL	1	VARIES	67
24	COMMON POOL	1	VARIES	145

SITE UTILITIES & OTHERS		
MKD	DESCRIPTION	AREA*
1	ALUMINUM LIGHTING POLE W/ TWO LAMPS	VARIES
2	ALUMINUM LIGHTING POLE W/ ONE LAMP	VARIES
3	ALUMINUM LIGHTING POLE W/ TWO LAMPS	VARIES
4	WOOD LIGHTING POLE W/ ONE LAMP	VARIES
5	CONCRETE POWER POLE W/ TRANSFORMER	66.49
6	WOOD POWER POLE W/ GUY WIRE	66.30
7	GENSET DIESEL TANK STATION	66.23
8	ELECTRICAL GENSET UNIT OVER CONCRETE SLAB	66.41
9	ELECTRICAL PAD-MOUNTED TRANSFORMER OVER CONCRETE SLAB	66.41
10	DUMPSTER STATION	66.40
11	WATER SYSTEM VALVES	VARIES
12	WATER SYSTEM HYDRANT	66.54
13	PRASA METER	VARIES
14	THERMAL POOL VALVE	59.87
15	METAL FENCE	VARIES
16	CHAIN LINK FENCE	VARIES
17	MASONRY WALL	VARIES
18	SINGLE WHITE SOLID LANE LINE	VARIES
19	SINGLE WHITE SOLID LANE LINE	VARIES
20	CONCRETE PLANTER	VARIES
21	STONE WALL	VARIES
22	CONCRETE WALL / GRADE BEAM	VARIES
23	COMMON POOL MECHANICAL EQUIPMENTS	VARIES
24	GARDEN FOUNTAIN	66.16
25	SIDEWALK / WALKING SURFACES / CONCRETE SLAB	VARIES
26	BICYCLE CONCRETE PATH W/ ONE LAMP	VARIES
27	CONCRETE ASPHALT SURFACE	VARIES
28	GREEN AREAS	VARIES
29	WOOD STORAGE STRUCTURE	9

SURVEYING CONTROL				
MKD	NORTH	EAST	ELEVATION	DESCRIPTION
ES-2	222797.3310	206285.6890	67.49	PK NAIL / BM
ES-3	222653.4774	206330.5608	65.96	STEEL BAR
ES-4	222672.3884	206307.6446	66.25	PK NAIL
ES-8	222704.7900	206282.6670	66.26	PK NAIL
ES-10	222689.6889	206280.4358	65.05	STEEL NAIL
ES-11	222597.7177	206283.5102	60.12	STEEL NAIL
ES-12	222546.1358	206286.3003	59.75	STEEL NAIL
ES-13	222580.5062	206286.6450	59.84	STEEL NAIL
ES-14	222676.9911	206305.1973	66.26	PK NAIL
ES-15	222641.1404	206324.3655	66.12	PK NAIL
ES-16	222616.9113	206340.9562	65.65	STEEL BAR
ES-17	222638.0193	206280.3710	66.01	STEEL NAIL
ES-18	222639.3301	206343.6766	66.99	STEEL NAIL
ES-19	222644.0397	206273.4921	66.02	STEEL NAIL
ES-20	222624.4255	206305.8978	65.94	STEEL NAIL
ES-21	222601.6107	206325.0954	66.29	STEEL NAIL



PROJECT MANAGERS-ENGINEERING CONSULTANTS
#79 VIZCARRONDO CAGUAS, PUERTO RICO 00725
TEL. (787) 743-3199
esgroup.alex@gmail.com

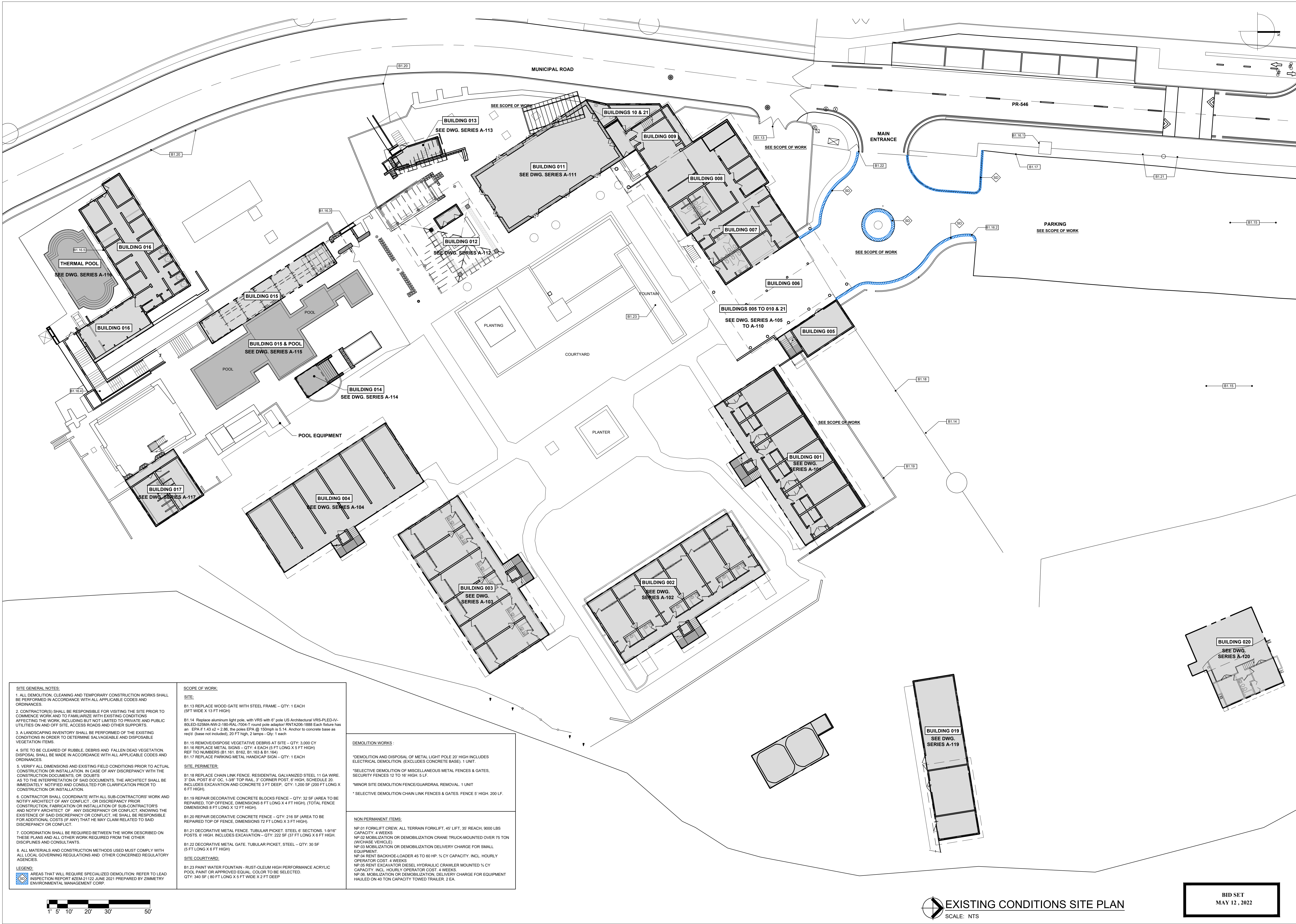
Revisions:	

Issue Date:
Scale:
Ref:

AS-BUILT LAYOUT PLAN

COAMO THERMAL SPRING WELLNESS RETREAT HOTEL

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.



SITE GENERAL NOTES:

1. ALL DEMOLITION, CLEANING AND TEMPORARY CONSTRUCTION WORKS SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO COMMENCE WORK AND TO FAMILIARIZE WITH EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES ON AND OFF SITE, ACCESS ROADS AND OTHER SUPPORTS.
3. A LANDSCAPING INVENTORY SHALL BE PERFORMED OF THE EXISTING CONDITIONS IN ORDER TO DETERMINE SALVAGEABLE AND DISPOSABLE VEGETATION ITEMS.
4. SITE TO BE CLEARED OF RUBBLE, DEBRIS AND FALLEN DEAD VEGETATION. DISPOSAL SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
5. 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.
6. CONTRACTOR SHALL COORDINATE WITH ALL SUB-CONTRACTORS' WORK AND NOTIFY ARCHITECT OF ANY CONFLICT, OR DISCREPANCY PRIOR TO CONSTRUCTION, FABRICATION OR INSTALLATION OF SUB-CONTRACTORS AND NOTIFY ARCHITECT OF ANY DISCREPANCY OR CONFLICT, KNOWING THE EXISTENCE OF SAID DISCREPANCY OR CONFLICT. HE SHALL BE RESPONSIBLE FOR ADDITIONAL COSTS (IF ANY) THAT HE MAY CLAIM RELATED TO SAID DISCREPANCY OR CONFLICT.
7. COORDINATION SHALL BE REQUIRED BETWEEN THE WORK DESCRIBED ON THESE PLANS AND ALL OTHER WORK REQUIRED FROM THE OTHER DISCIPLINES AND CONSULTANTS.
8. ALL MATERIALS AND CONSTRUCTION METHODS USED MUST COMPLY WITH ALL LOCAL GOVERNING REGULATIONS AND OTHER CONCERNED REGULATORY AGENCIES.

LEGEND:

AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION, REFER TO LEAD INSPECTION REPORT #2024-21122 JUNE 2021 PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP.

SCOPE OF WORK:

SITE:

B1.13 REPLACE WOOD GATE WITH STEEL FRAME - QTY: 1 EACH (9FT WIDE X 13 FT HIGH)

B1.14 Replace aluminum light pole, with VRS with 6" pole US Architectural VRS-PLD-IV-90LED-200MA-ANV-2-100-RA-1700-17 round pole adaptor (P/N: 2026-1888) Each fixture has an EPA # 1.43 x2 = 2.86, the poles EPA @ 150mph is 5.14. Anchor to concrete base as req'd (base not included), 20 FT high, 2 lamps - Qty: 1 each

B1.15 REMOVE/DISPOSE VEGETATIVE DEBRIS AT SITE - QTY: 3,000 CY

B1.16 REPLACE METAL SIGNS - QTY: 4 EACH (5 FT LONG X 5 FT HIGH) REF TO NUMBERS (B1.161, B1.162, B1.163 & B1.164)

B1.17 REPLACE PARKING METAL HANDICAP SIGN - QTY: 1 EACH

SITE PERIMETER:

B1.18 REPLACE CHAIN LINK FENCE, RESIDENTIAL GALVANIZED STEEL 11 GA WIRE, 3" DIA. POST @ 4' OC, 1-3/8" TOP RAIL, 3" CORNER POST, 9' HIGH, SCHEDULE 20, INCLUDES EXCAVATION AND CONCRETE 3 FT DEEP - QTY: 1,200 SF (200 FT LONG X 6 FT HIGH)

B1.19 REPAIR DECORATIVE CONCRETE BLOCKS FENCE - QTY: 32 SF (AREA TO BE REPAIRED, TOP OFFENCE, DIMENSIONS 8 FT LONG X 4 FT HIGH). (TOTAL FENCE DIMENSIONS 8 FT LONG X 12 FT HIGH)

B1.20 REPAIR DECORATIVE CONCRETE FENCE - QTY: 216 SF (AREA TO BE REPAIRED TOP OF FENCE, DIMENSIONS 72 FT LONG X 3 FT HIGH)

B1.21 DECORATIVE METAL FENCE, TUBULAR PICKET, STEEL 6" SECTIONS, 1-9/16" POSTS, 6' HIGH, INCLUDES EXCAVATION - QTY: 222 SF (37 FT LONG X 6 FT HIGH)

B1.22 DECORATIVE METAL GATE, TUBULAR PICKET, STEEL - QTY: 30 SF (5 FT LONG X 6 FT HIGH)

SITE COURTYARD:

B1.23 PAINT WATER FOUNTAIN - RUST-OLEUM HIGH PERFORMANCE ACRYLIC POOL PAINT OR APPROVED EQUAL, COLOR TO BE SELECTED. QTY: 340 SF (80 FT LONG X 5 FT WIDE X 2 FT DEEP)

DEMOLITION WORKS:

*DEMOLITION AND DISPOSAL OF METAL LIGHT POLE 20' HIGH INCLUDES ELECTRICAL DEMOLITION, (EXCLUDES CONCRETE BASE), 1 UNIT.

*SELECTIVE DEMOLITION OF MISCELLANEOUS METAL FENCES & GATES, SECURITY FENCES 12 TO 16' HIGH, 5 LF.

*MINOR SITE DEMOLITION FENCE/GUARDRAIL REMOVAL, 1 UNIT

*SELECTIVE DEMOLITION CHAIN LINK FENCES & GATES, FENCE 5' HIGH, 200 LF.

NON PERMANENT ITEMS:

NP.01 FORKLIFT CREW, ALL TERRAIN FORKLIFT, 45 LIFT, 35' REACH, 9000 LBS CAPACITY, 4 WEEKS

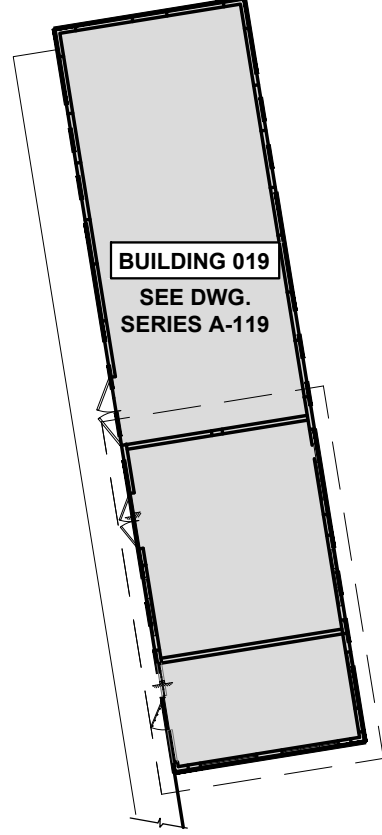
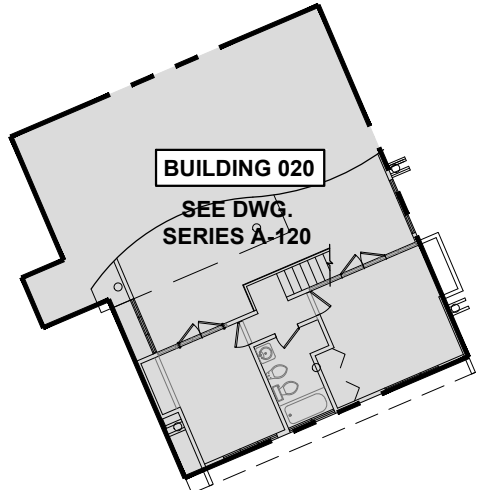
NP.02 MOBILIZATION OR DEMOBILIZATION CRANE TRUCK-MOUNTED OVER 75 TON (W/CHASE VEHICLE)

NP.03 MOBILIZATION OR DEMOBILIZATION DELIVERY CHARGE FOR SMALL EQUIPMENT

NP.04 RENT BACKHOE/LOADER 45 TO 60 HP, 3/4 CY CAPACITY, INCL. HOURLY OPERATOR COST, 4 WEEKS

NP.05 RENT EXCAVATOR DIESEL HYDRAULIC CRAWLER MOUNTED 3/4 CY CAPACITY, INCL. HOURLY OPERATOR COST, 4 WEEKS

NP.06 MOBILIZATION OR DEMOBILIZATION, DELIVERY CHARGE FOR EQUIPMENT HAULED ON 45 TON CAPACITY TOWED TRAILER, 2 EA.



EXISTING CONDITIONS SITE PLAN
SCALE: NTS

BID SET
MAY 12, 2022

2700 PARKWAY
SUITE 100
SAN ANTONIO, TEXAS 78205
PHONE: 214.592.1100
WWW.ZIMMETRY.COM

Issue Date:	8/5/2021	Revisions:	
Scale:	1:1		
Ref:	AB-100.dwg		
Approved by:	RJ		
Drawn by:	RJ/ES		

EXISTING CONDITIONS DRAWINGS

SITE PLAN

COAMO SPRINGS WELLNESS RETREAT

"PHASE 1"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

A-100.0

SHEET NO.

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ERROR OR OMISSION IN ANY DRAWING GIVEN IN ADVANCE PRIOR TO THE CONSTRUCTION. ESPECIALLY IF IT BECOMES EVIDENT THAT THE CONSTRUCTION OF THE PROJECT IS BEING DELAYED OR STOPPED. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.



GENERAL NOTES:

1. PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATIONS MARKED "SD" FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS:
 - LEAD INSPECTION REPORT #ZEM-21122 JUNE 2021 PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - INDUSTRIAL HYGIENE ASSESSMENT REPORT FOR MOLD, MILDEW AND WATER DAMAGE #ZEM-21122 JUNE 2021, PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP.
2. THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR, AND ARE IN NO WAY LIMITING ADDITIONAL SECURITY MEASURES.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.

SCOPE OF WORK

B.1 BUILDING 01: GUESTROOMS

STAIRS:

B1.1 REPLACE WOOD HANDRAIL, RAILINGS, CUSTOM DESIGN, ARCHITECTURAL GRADE, HARDWOOD PLAIN. QTY.: 22 L.F PAINTED FINISH RAILINGS:
STRUCTURAL MEMBERS 4" X 4" NOM.
POSTS 4" X 4" NOM.
RAILINGS 3" X 1" NOM.
HAND RAIL 2" X 4" NOM

B1.2 REPLACE WOOD STEPS. WOOD STAIR PARTS, TREADS OAK 1-1/32"X11-1/2" X 36" WIDE, MITERED RETURN TWO ENDS. QTY. 7

SCOPE OF WORK FIRST FLOOR:

B1.3 REMOVE AND REPLACE MINI SPLIT UNITS OF 18K BTU WITH A DUCTED SYSTEM 2-6 TON WITH COILS. PROVIDE HURRICANE RESISTANT ANCHORING FOR AC UNITS. - PROVIDE ARCHITECTURAL SEAMLESS ACCESS PANEL ON CEILING FOR EACH GUESTROOM. SIZE TBC - QTY 6 UNITS

B1.4 REPLACE GYPSUM BOARD CEILING, W/COMPOUND SKIM COATING (LEVEL 5 FINISH) ½" THICK MR- 6 EACH (13FT LONG X 6FT WIDE)

B1.5. REPLACE GYPSUM BOARD WALL, BOTH SIDES. STANDARD WITH COMPOUND SKIM COATING (LEVEL 5), ½" THICK MR. QTY: 6 EACH (13 FT LONG X 7 FT HIGH)

B1.6 REPLACE WOOD JALOUSIE WINDOWS FOR IMPACT RESISTANT ALUMINUM COMMERCIAL GRADE. ADD FOR STORMS. INCLUDES FRAME AND GLAZING LAMINATED GLASS 7/16" BY AIR MASTER, VALCOR. GLASTRA OR APPROVED EQUAL - QTY 12 GUESTROOMS (HMP) SEE DOOR & WINDOWS SCHEDULE

B1.6A REPLACE ALL EXTERIOR DOORS, DOOR FRAMES, HINGES AND HARDWARE WITH WIND AND ½ HOUR FIRE RESISTANT UNITS. WITH " PIONEER SERIES PIOCANE 70" PIOCANE 70HVHZ1 FULL FLUSH AND SEAMLESS 1-3/4" DOORS FBC APPROVAL FL# 7971 FOR MIAMI-DADE (TYP) OR APPROVED EQUAL. LAMINATED FINISH TBS. (HMP) - QTY 6 UNITS. SEE DOOR & WINDOWS SCHEDULE

B1.7 CLEAN/SANITIZING TILE FLOORING – QTY: 2,592 SF (81 FT LONG X 32 FT WIDE).

B1.8 REPLACE GYPSUM BOARD FASCIA STANDARD, TAPED & FINISHED (LEVEL 4) ½" THICK MR. – QTY: 6 EACH (13 FT LONG X 4 FT HIGH X 4 FT WIDE).

B1.9 PRIME ALL INTERIOR SURFACES. PRIMER BENJAMIN MOORE FRESH START PREMIUM INTERIOR PRIMER, SHERWIN WILLIAMS, GLIDDEN OR APPROVED EQUAL.

B1.9A REPLACE ALL EXTERIOR DOORS, DOOR FRAMES, HINGES AND HARDWARE WITH WIND AND ½ HOUR FIRE RESISTANT UNITS. "PIONEER SERIES PIOCANE 70" (PIOCANE 70HVHZ1 FULL FLUSH AND SEAMLESS 1-3/4" FBC APPROVAL FL # 7971 MIAMI DADE, LAMINATED FINISH TBS (HMP) OR APPROVED EQUAL. QTY 6 UNITS.

DEMOLITION GENERAL NOTE :

- * SELECTIVE DEMOLITION OF 3 TON A/C UNITS. 6 UNITS
- * DEMOLITION AND DISPOSAL OF CEILING GYPSUM WALLBOARD.
- * SELECTIVE DEMOLITION OF THERMAL AND MOISTURE PROTECTION, INSULATION, BATTS OR BLANKETS.
- * SELECTIVE DEMOLITION THERMAL & MOISTURE ROOFING SHEET METAL.
- * SELECTIVE DEMOLITION WOOD FRAMING SHEATHING 1/2" FROM ROOF.
- * SELECTIVE DEMOLITION: WOOD FRAMING STAIRS AND STRINGERS STRAIGHT RUN.
- * WALLS AND PARTITIONS DEMOLITION, GYPSUM WALLBOARD NAILED OR SCREWED.
- * REMOVE AND DISPOSE OF ALUMINUM WINDOWS WHERE OCCURS.

DISPOSAL:

- * DEMOLITION SELECTIVE DISPOSAL ONLY, URBAN BUILDINGS WITH SALVAGE VALUE ALLOWED. INCLUDES LOADING AND HAUL TO DUMP, 3,000 CUBIC YARDS.

NON- PERMANENT:

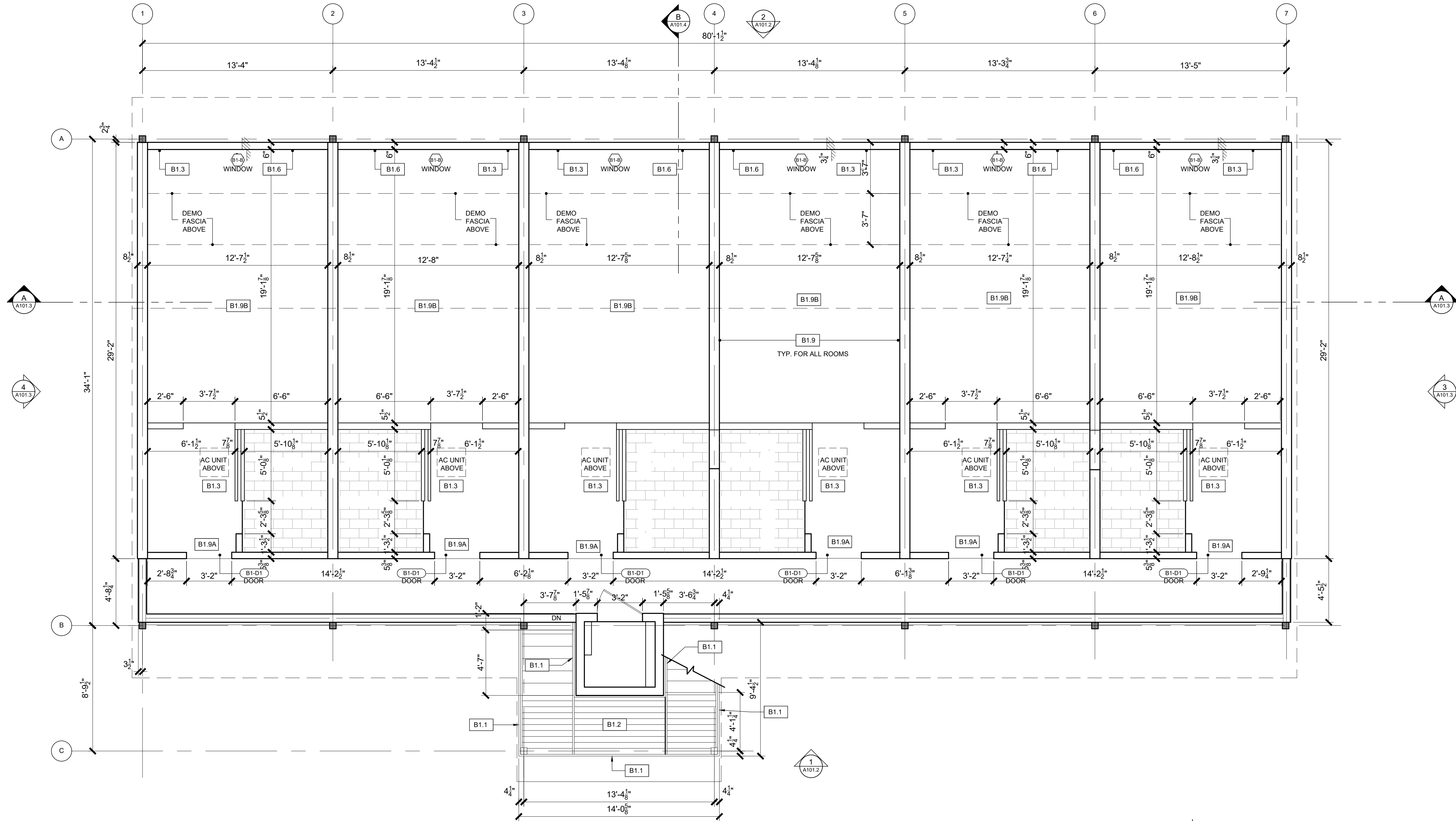
- * PRESSURE WASHER 7 GPM, 3000 PSI (INCLUDES OPERATOR COST).

EXISTING CONDITIONS DRAWINGS
BUILDING # 001
FIRST FLOOR PLAN

A101.0
SHEET NO.

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

[illegible]



EXISTING BUILDING #001 SECOND FLOOR PLAN

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

SHEET LEGEND:

ELEVATION NUMBER AS MARKED

SECTION NUMBER AS MARKED

SCOPE OF WORK LABEL AND INSTRUCTIONS

AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1.

DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL)

GENERAL NOTES:

- PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATIONS MARKED "SD". FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS:
 - LEAD INSPECTION REPORT #ZEM-21122 JUNE 2021 PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - INDUSTRIAL HYGIENE ASSESSMENT REPORT FOR MOLD, MILDEW AND WATER DAMAGE #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
- THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR, AND ARE IN NO WAY LIMITING ADDITIONAL SECURITY MEASURES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.

GENERAL NOTES CONT.:

- IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE.
- PROTECT EXISTING STRUCTURE AND GREEN AREAS SPECIFIED TO REMAIN FROM DEMOLITION WORKS.
- PROVIDE PROPER SHORING AND/OR BRACING AT AREAS WHERE TEMPORARY SUPPORT IS REQUIRED UNTIL NEW STRUCTURAL PROVISIONS ARE PROVIDED. SHOULD STRUCTURAL BRACING BE REQUIRED, IT SHALL BE IMPLEMENTED BEFORE THE EXECUTION OF ANY DEMOLITION WORK.
- MAINTAIN EXISTING ELECTRICITY AND WATER UTILITIES IN OPERATION. IF DISCONNECTION IS REQUIRED, OBTAIN OWNER AND ARCHITECT AUTHORIZATION BEFORE DISCONNECTING. SAFETY TAP ALL UTILITIES SPECIFIED TO BE ABANDONED. MARK LOCATION ON "AS-BUILT" DRAWING.
- EXISTING ELECTRICAL SYSTEM TO REMAIN, WHERE ABANDONED, PULL OUT ALL ELECTRICAL CABLES AND DISCARD. CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES.
- REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES.
- SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION.
- THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS.
- INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS.

PROPOSED DOORS & WINDOWS LEGEND:

- PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE)
- PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)

SCOPE OF WORK

B.1 BUILDING 01: GUESTROOMS

STAIRS:

B1.1 REPLACE WOOD HANDRAIL, RAILINGS, CUSTOM DESIGN, ARCHITECTURAL GRADE, HARDWOOD PLAIN. QTY.: 22 L.F. - PAINTED FINISH RAILINGS.
STRUCTURAL MEMBERS 4" X 4" NOM.
POSTS 4" X 4" NOM.
RAILINGS 3" X 1 1/2" NOM.
HAND RAIL 2" X 4" NOM

B1.2 REPLACE WOOD STEPS, WOOD STAIR PARTS, TREADS OAK 1-1/32"X11-1/2" X 36" WIDE, MITERED RETURN TWO ENDS. QTY. 7

B1.3 REMOVE AND REPLACE MINI SPLIT UNITS OF 18K BTU WITH A DUCTED SYSTEM 2-6 TON WITH COILS. PROVIDE HURRICANE RESISTANT ANCHORING FOR AC UNITS. - PROVIDE ARCHITECTURAL SEAMLESS ACCESS PANEL ON CEILING FOR EACH GUESTROOM, SIZE TBC. - QTY 6 UNITS

B1.6 REPLACE WOOD JALOUSIE WINDOWS FOR IMPACT RESISTANT ALUMINUM COMMERCIAL GRADE. ADD FOR STORMS, INCLUDES FRAME AND GLAZING LAMINATED GLASS 7/16" BY AIR MASTERS, VALCOR, GLASTRA OR APPROVED EQUAL -QTY 6 GUESTROOMS (HMP) SEE DOOR & WINDOWS SCHEDULE

B1.6A REPLACE ALL EXTERIOR DOORS, DOOR FRAMES, HINGES AND HARDWARE WITH WIND AND 1/2 HOUR FIRE RESISTANT UNITS. WITH " PIONEER SERIES PIOCANE 70" PIOCANE 70HVHZ1 FULL FLUSH AND SEAMLESS 1-3/4" DOORS FBC APPROVAL FL# 7971 FOR MIAMI-DADE (TYP) OR APPROVED EQUAL. LAMINATED FINISH TBS. (HMP) - QTY 6 UNITS. SEE DOOR & WINDOWS SCHEDULE

B1.8 REPLACE GYPSUM BOARD FASCIA STANDARD, TAPED & FINISHED (LEVEL 4) 1/2" THICK MR. - QTY: 6 EACH (13 FT LONG X 4 FT HIGH X 4 FT WIDE).

B1.9 PRIME ALL INTERIOR SURFACES. PRIMER BENJAMIN MOORE FRESH START PREMIUM INTERIOR PRIMER, SHERWIN WILLIAMS, GLIDDEN OR APPROVED EQUAL. B1.9A REPLACE ALL EXTERIOR DOORS, DOOR FRAMES, HINGES AND HARDWARE WITH WIND AND 1/2 HOUR FIRE RESISTANT UNITS. "PIONEER SERIES PIOCANE 70" (PIOCANE 70HVHZ1 FULL FLUSH AND SEAMLESS 13/4" FBC APPROVAL FL # 7971 MIAMI DADE, LAMINATED FINISH TBS (HMP) OR APPROVED EQUAL. QTY 6 UNITS.

DEMOLITION GENERAL NOTE:

- SELECTIVE DEMOLITION OF 3 TON A/C UNITS. 6 UNITS
- DEMOLITION AND DISPOSAL OF CEILING GYPSUM WALLBOARD AND BEDROOM FASCIA.
- SELECTIVE DEMOLITION OF THERMAL AND MOISTURE PROTECTION, INSULATION, BATTS OR BLANKETS.
- SELECTIVE DEMOLITION THERMAL & MOISTURE ROOFING SHEET METAL.
- SELECTIVE DEMOLITION WOOD FRAMING SHEATHING 1/2" FROM ROOF.
- SELECTIVE DEMOLITION WOOD FRAMING STAIRS AND STRINGERS STRAIGHT RUN.
- WALLS AND PARTITIONS DEMOLITION. GYPSUM WALLBOARD NAILED OR SCREWED.
- REMOVE AND DISPOSE OF ALUMINUM WINDOWS WHERE OCCURS.

DISPOSAL:

- DEMOLITION SELECTIVE DISPOSAL ONLY, URBAN BUILDINGS WITH SALVAGE VALUE ALLOWED. INCLUDES LOADING AND HAUL TO DUMP. 3,000 CUBIC YARDS.

NON-PERMANENT:

- PRESSURE WASHER 7 GPM, 3000 PSI (INCLUDES OPERATOR COST).

PROPOSED REPAIRS DRAWINGS
BUILDING # 001
SECOND FLOOR PLAN

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

A101.1
SHEET NO.

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ERROR OR OMISSION IN ANY DRAWING GIVEN IN ADVANCE PRIOR TO THE CONSTRUCTION. ESPECIALLY IF IT REPRODUCES THE EXISTING CONDITIONS. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.

IN THE CITY OF COAMO, P.R., I, THE ARCHITECT, CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF P.R. AND THAT I AM THE DESIGNER OF THE PROJECT. I HAVE REVIEWED THE DRAWING AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT.

Issue Date: 8/5/2021
Scale: 1:1
Ref: A-101.0.dwg

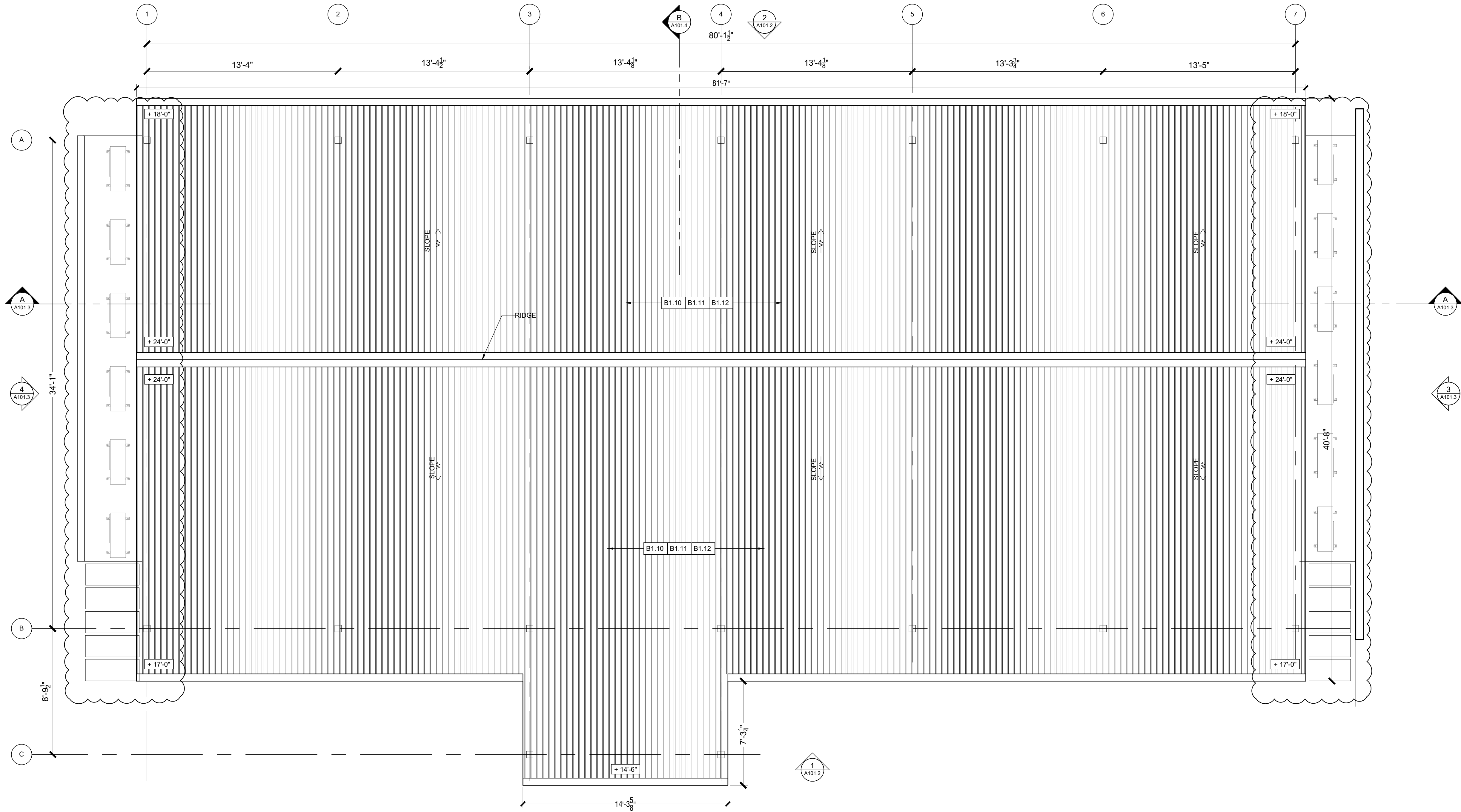
Revisions:
1:1
ADDENDUM-01 10-JUNE-2022
Approved by: RJ
Drawn by: RL/ES

PROPOSED REPAIRS DRAWINGS
BUILDING # 001
SECOND FLOOR PLAN

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

A101.1
SHEET NO.

BID SET
MAY 12, 2022



EXISTING BUILDING #001 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

- SHEET LEGEND:**
- ELEVATION NUMBER AS MARKED
 - SECTION NUMBER AS MARKED
 - SCOPE OF WORK LABEL AND INSTRUCTIONS
 - AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1.
 - DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL)

- GENERAL NOTES:**
- PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATIONS MARKED "SD". FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS:
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 - ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - INDUSTRIAL HYGIENE ASSESSMENT REPORT FOR MOLD, MILDEW AND WATER DAMAGE #ZEM-21122 JUNE 2021, PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR, AND ARE IN NO WAY LIMITING ADDITIONAL SECURITY MEASURES.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.

- GENERAL NOTES CONT.:**
- IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE.
 - PROTECT EXISTING STRUCTURE AND GREEN AREAS SPECIFIED TO REMAIN FROM DEMOLITION WORKS.
 - PROVIDE PROPER SHORING AND/OR BRACING AT AREAS WHERE TEMPORARY SUPPORT IS REQUIRED UNTIL NEW STRUCTURAL PROVISIONS ARE PROVIDED. SHOULD STRUCTURAL BRACING BE REQUIRED, IT SHALL BE IMPLEMENTED BEFORE THE EXECUTION OF ANY DEMOLITION WORK.
 - MAINTAIN EXISTING ELECTRICITY AND WATER UTILITIES IN OPERATION. IF DISCONNECTION IS REQUIRED, OBTAIN OWNER AND ARCHITECT AUTHORIZATION BEFORE DISCONNECTING. SAFETY TAP ALL UTILITIES SPECIFIED TO BE ABANDONED. MARK LOCATION ON "AS-BUILT" DRAWING.
 - EXISTING ELECTRICAL SYSTEM TO REMAIN, WHERE ABANDONED, PULL OUT ALL ELECTRICAL CABLES AND DISCARD. CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES.
 - REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES.
 - SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION.
 - THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS.
 - INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS.
- PROPOSED DOORS & WINDOWS LEGEND:**
- PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE)
 - PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)

- SCOPE OF WORK**
- B.1 BUILDING 01: GUESTROOMS**
- SCOPE OF WORK ROOF:**
- B1.10 REPLACE EXISTING ROOF WOOD PANELS, HIPPED ROOF TYPE, 5 FT RISE, CDX 3/4" THICK - WITH METL SPAN INSULATED ROOF PANELS OR APPROVED EQUAL. - QTY: 3,060 SF. (85 FT LONG X 36 FT WIDE)
- B1.11 REPLACE EXISTING ROOF INSULATION SYSTEM, HIPPED ROOF TYPE, 5 FT RISE, ASPHALTIC COVER BOARD, FIBERGLASS LINED, 1/8" THICK WITH METL SPAN INSULATED ROOF PANELS SYSTEM OR APPROVED EQUAL. - QTY: 3,060 SF. (85 FT LONG X 36 FT WIDE)
- B1.12 REPLACE EXISTING METAL DECK ROOFING & STRUCTURE - HIPPED ROOF TYPE, 5 FT RISE, TYPE B WIDE RIB GALVANIZED, UNDER 50 SQ. 1-1/2" D. 22 GAUGE WITH METL SPAN INSULATED ROOF PANELS SYSTEM OR APPROVED EQUAL. - QTY: 3,060 SF. (85 FT LONG X 36 FT WIDE) (REF TO STRUCTURAL DRAWINGS & ARCH DETAILS) COLOR OF METAL PANEL TO BE SELECTED.

- DEMOLITION GENERAL NOTE:**
- SELECTIVE DEMOLITION OF 3 TON A/C UNITS, 6 UNITS
 - DEMOLITION AND DISPOSAL OF CEILING GYPSUM WALLBOARD..
 - SELECTIVE DEMOLITION OF THERMAL AND MOISTURE PROTECTION, INSULATION, BATTS OR BLANKETS.
 - SELECTIVE DEMOLITION THERMAL & MOISTURE ROOFING SHEET METAL.
 - SELECTIVE DEMOLITION WOOD FRAMING SHEATHING 1/2" FROM ROOF.
 - SELECTIVE DEMOLITION: WOOD FRAMING STAIRS AND STRINGERS STRAIGHT RUN.
 - WALLS AND PARTITIONS DEMOLITION, GYPSUM WALLBOARD NAILED OR SCREWED.
 - REMOVE AND DISPOSE OF ALUMINUM WINDOWS WHERE OCCURS.
- DISPOSAL:**
- DEMOLITION SELECTIVE DISPOSAL ONLY, URBAN BUILDINGS WITH SALVAGE VALUE ALLOWED. INCLUDES LOADING AND HAUL TO DUMP, 3,000 CUBIC YARDS.
- NON- PERMANENT:**
- PRESSURE WASHER 7 GPM, 3000 PSI (INCLUDES OPERATOR COST).

BID SET
MAY 12, 2022

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

CARR: PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

A101.1A
SHEET NO.

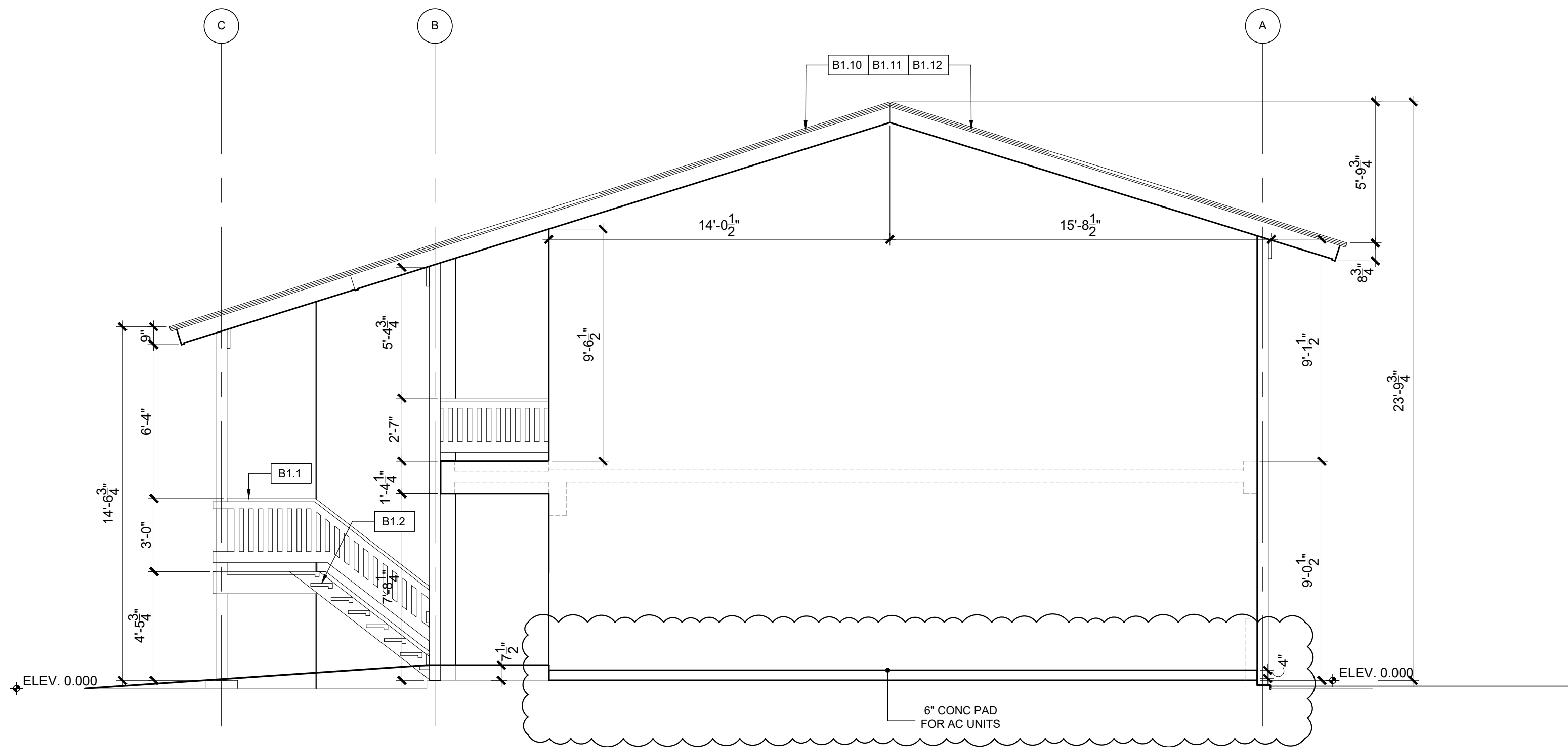
PROPOSED REPAIRS DRAWINGS
BUILDING # 001
NEW ROOF PLAN

Issue Date: 8/5/2021
Scale: 1:1
Ref: A-101.0.dwg

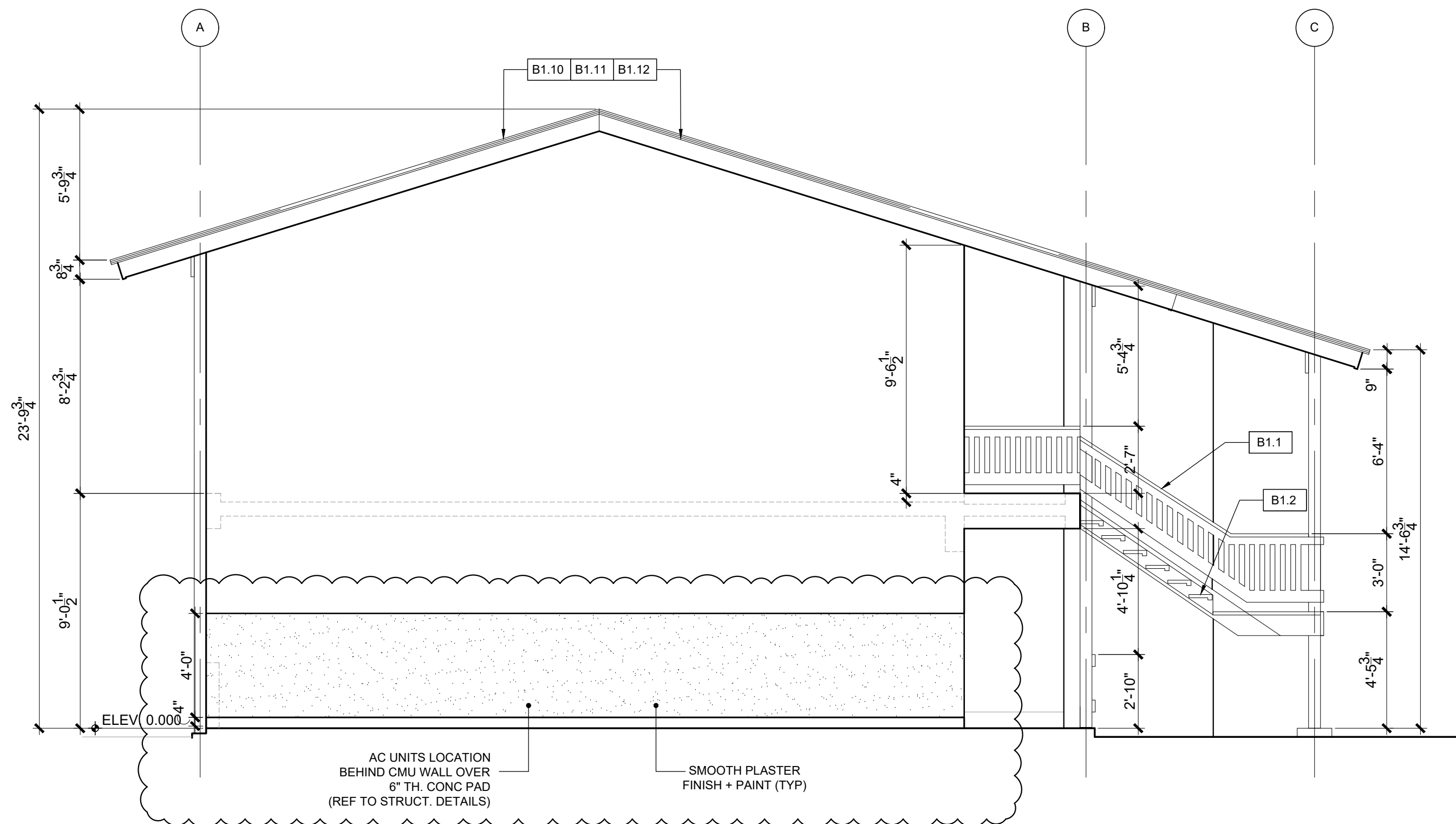
Revisions:
1:1
ADDENDUM-01 10-JUNE-2022

Approved by: RJ
Drawn by: RL/ES

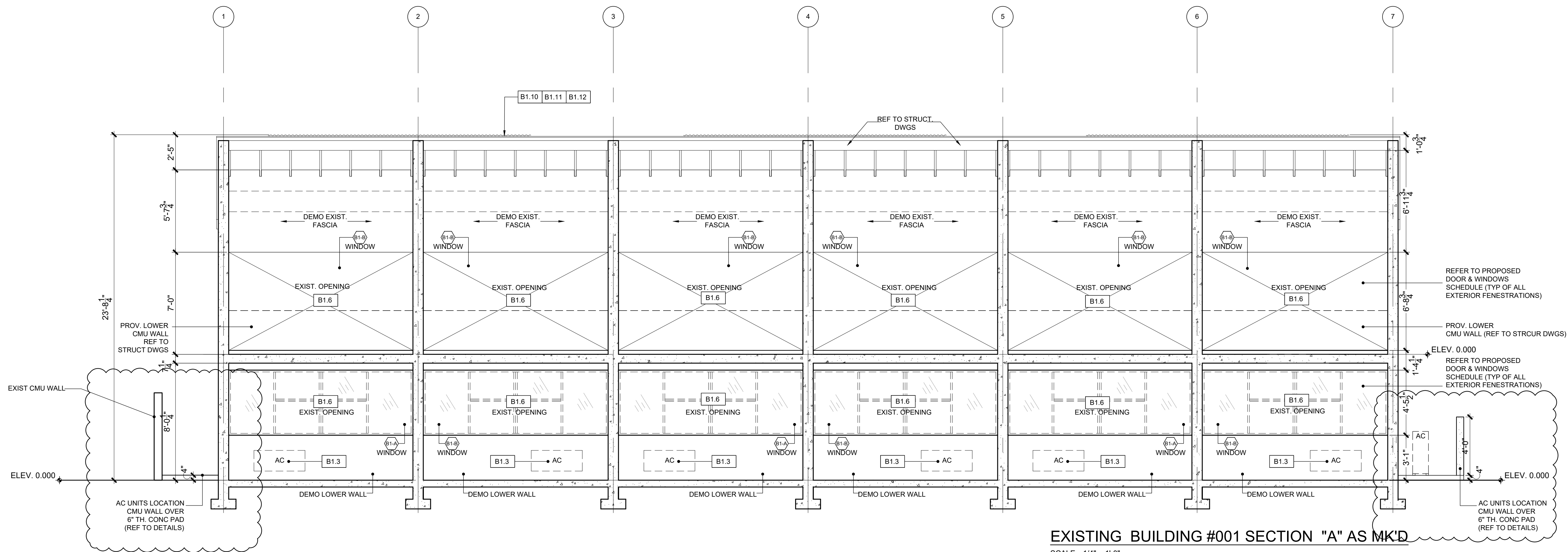
ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS.



EXISTING BUILDING #001 SIDE ELEVATION No. 3
SCALE: 1/4" = 1'-0"

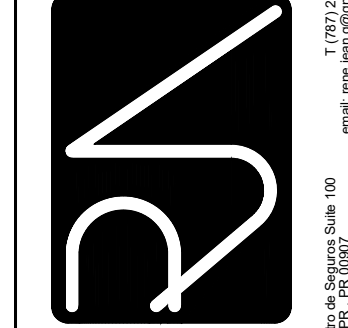


EXISTING BUILDING #001 SIDE ELEVATION No. 4
SCALE: 1/4" = 1'-0"



EXISTING BUILDING #001 SECTION "A" AS MK'D
SCALE: 1/4" = 1'-0"

BID SET
MAY 12, 2022



ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL NOT BE FULLY RESPONSIBLE FOR THE ERROR OR OMISSION IN ANY DRAWING UNLESS IT IS SPECIFICALLY POINTED OUT BY THE ARCHITECT. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.

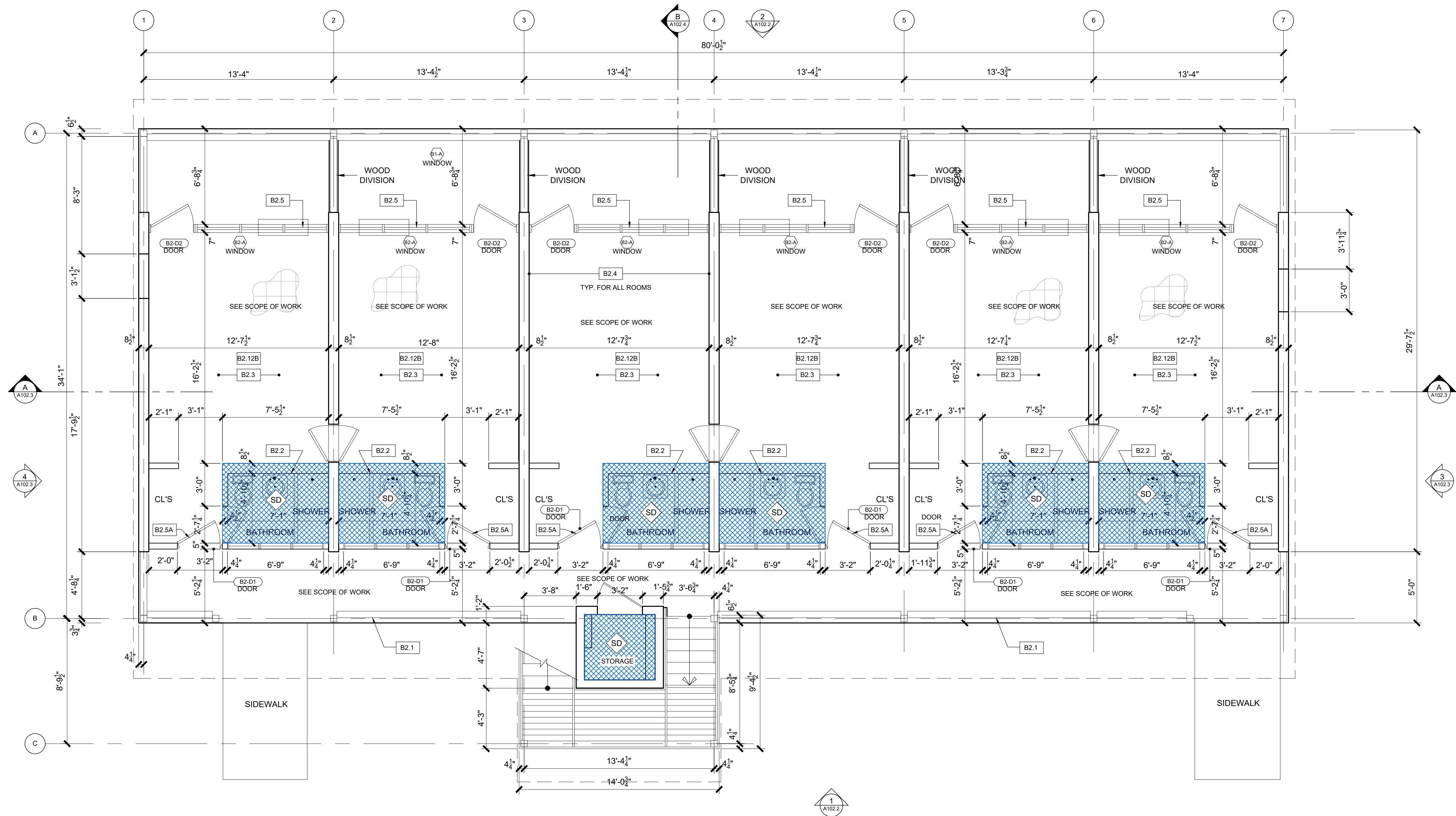
Issue Date: 8/5/2021
Scale: 1:1
Ref: A-101.0.dwg
Approved by: RJ
Drawn by: RL/ES

PROPOSED REPAIRS DRAWINGS
BUILDING # 001
EXTERIOR ELEVATIONS &
SECTIONS AS MK'D

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

A101.3
SHEET NO.

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.



EXISTING BUILDING #002 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET LEGEND:

- ELEVATION NUMBER AS MARKED
- SECTION NUMBER AS MARKED
- SCOPE OF WORK LABEL AND INSTRUCTIONS
- AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1.
- DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL)

GENERAL NOTES:

- PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATIONS MARKED "SD". FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS:
 - LEAD INSPECTION REPORT #ZEM-21122 JUNE 2021 PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - INDUSTRIAL HYGIENE ASSESSMENT REPORT FOR MOLD, MILDEW AND WATER DAMAGE #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
- THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR, AND ARE IN NO WAY LIMITING ADDITIONAL SECURITY MEASURES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.

GENERAL NOTES CONT.:

- IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE.
- PROTECT EXISTING STRUCTURE AND GREEN AREAS SPECIFIED TO REMAIN FROM DEMOLITION WORKS.
- PROVIDE PROPER SHORING AND/OR BRACING AT AREAS WHERE TEMPORARY SUPPORT IS REQUIRED UNTIL NEW STRUCTURAL PROVISIONS ARE PROVIDED. SHOULD STRUCTURAL BRACING BE REQUIRED, IT SHALL BE IMPLEMENTED BEFORE THE EXECUTION OF ANY DEMOLITION WORK.
- MAINTAIN EXISTING ELECTRICITY AND WATER UTILITIES IN OPERATION. IF DISCONNECTION IS REQUIRED, OBTAIN OWNER AND ARCHITECT AUTHORIZATION BEFORE DISCONNECTING. SAFETY TAP ALL UTILITIES SPECIFIED TO BE ABANDONED. MARK LOCATION ON "AS-BUILT" DRAWING.
- EXISTING ELECTRICAL SYSTEM TO REMAIN, WHERE ABANDONED, PULL OUT ALL ELECTRICAL CABLES AND DISCARD. CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES.
- REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES.
- SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION.
- THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS.
- INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS.

PROPOSED DOORS & WINDOWS LEGEND:

- PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE)
- PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)

SCOPE OF WORK:

B.2 BUILDING 02: GUESTROOMS

SCOPE OF WORK: FIRST FLOOR:

B2.1 REPLACE WOOD GUARDRAIL, CUSTOM DESIGN. ARCHITECTURAL GRADE HARDWOOD PLAIN. - QTY: 280 SF (70 LF X 4 FT HIGH) PAINTED FINISH @ BUILDING 01 RAILINGS:
STRUCTURAL MEMBERS 4" X 4" NOM.
POSTS 4" X 4" NOM.
RAILINGS 3" X 1" NOM.
HAND RAIL 2" X 4" NOM

B2.2 REPLACE GYPSUM BOARD CEILING, W/COMPOUND SKIM COATING (LEVEL 5 FINISH) 1/2" THICK MR - QTY: 6 EACH (13 FT LONG X 29 FT WIDE).

B2.3 CLEAN/SANITIZE TILE FLOORING - QTY: 2,592 SF (81 FT LONG X 32 FT WIDE).

B2.4 PRIME ALL INTERIOR SURFACES. PRIMER BENJAMIN MOORE FRESH START PREMIUM INTERIOR PRIMER, SHERWIN WILLIAMS. GLIDDEN OR APPROVED EQUAL.

B2.5 REPLACE WOOD JALOUSIE WINDOWS FOR IMPACT RESISTANT ALUMINUM COMMERCIAL GRADE, ADD FOR STORMS, INCLUDES FRAME AND GLAZING LAMINATED GLASS 7/16" BY AIR MASTERS, VALCOR, GLASTRA OR APPROVED EQUAL - QTY 6 GUESTROOMS (HMP) SEE DOOR & WINDOWS SCHEDULE

B2.5A REPLACE ALL EXTERIOR DOORS, DOOR FRAMES, HINGES AND HARDWARE WITH WIND AND 1/2 HOUR FIRE RESISTANT UNITS. WITH " PIONEER SERIES PIOCANE 70" PIOCANE 70HVHZ1 FULL FLUSH AND SEAMLESS 1-3/4" DOORS FBC APPROVAL FLR 7971 FOR MIAMI-DADE (TYP) OR APPROVED EQUAL - LAMINATED FINISH TBS. (HMP) - QTY 6 UNITS. SEE DOOR & WINDOWS SCHEDULE

DEMOLITION GENERAL NOTE:

- * FURRED AND RAILED GYPSUM BOARD CEILING DEMOLITION. 4,446 SQ FT.
- * SELECTIVE DEMOLITION THERMAL AND MOISTURE PROTECTION, INSULATION, BATTS OR BLANKETS. 3,060 SQ FT.
- * SELECTIVE DEMOLITION THERMAL & MOISTURE PROTECTION ROOFING SHEET METAL. 3,060 SQ FT.
- * SELECTIVE DEMOLITION WOOD FRAMING SHEATHING 1/2" FROM THE ROOF. 3,060 SQ FT.
- * SELECTIVE DEMOLITION, SAW CUTTING, MINIMUM LABOR/EQUIPMENT CHARGE. UNITS NOT SPECIFIED.

NON- PERMANENT:

- * PRESSURE WASH ALL AREAS 7 GPM, 3000 PS. HOURLY OPERATING COST.

PROPOSED REPAIRS DRAWINGS
BUILDING # 002
FIRST FLOOR PLAN

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

BID SET
MAY 12, 2022

A102.0
SHEET NO.

Revisions:

Issue Date:	Scale:	Ref:	Approved by:	Drawn by:
8/5/2021	1:1	A-102.0.dwg	RJ	RL/ES

Revisions:

Issue Date:	Scale:	Ref:	Approved by:	Drawn by:
8/5/2021	1:1	A-102.0.dwg	RJ	RL/ES

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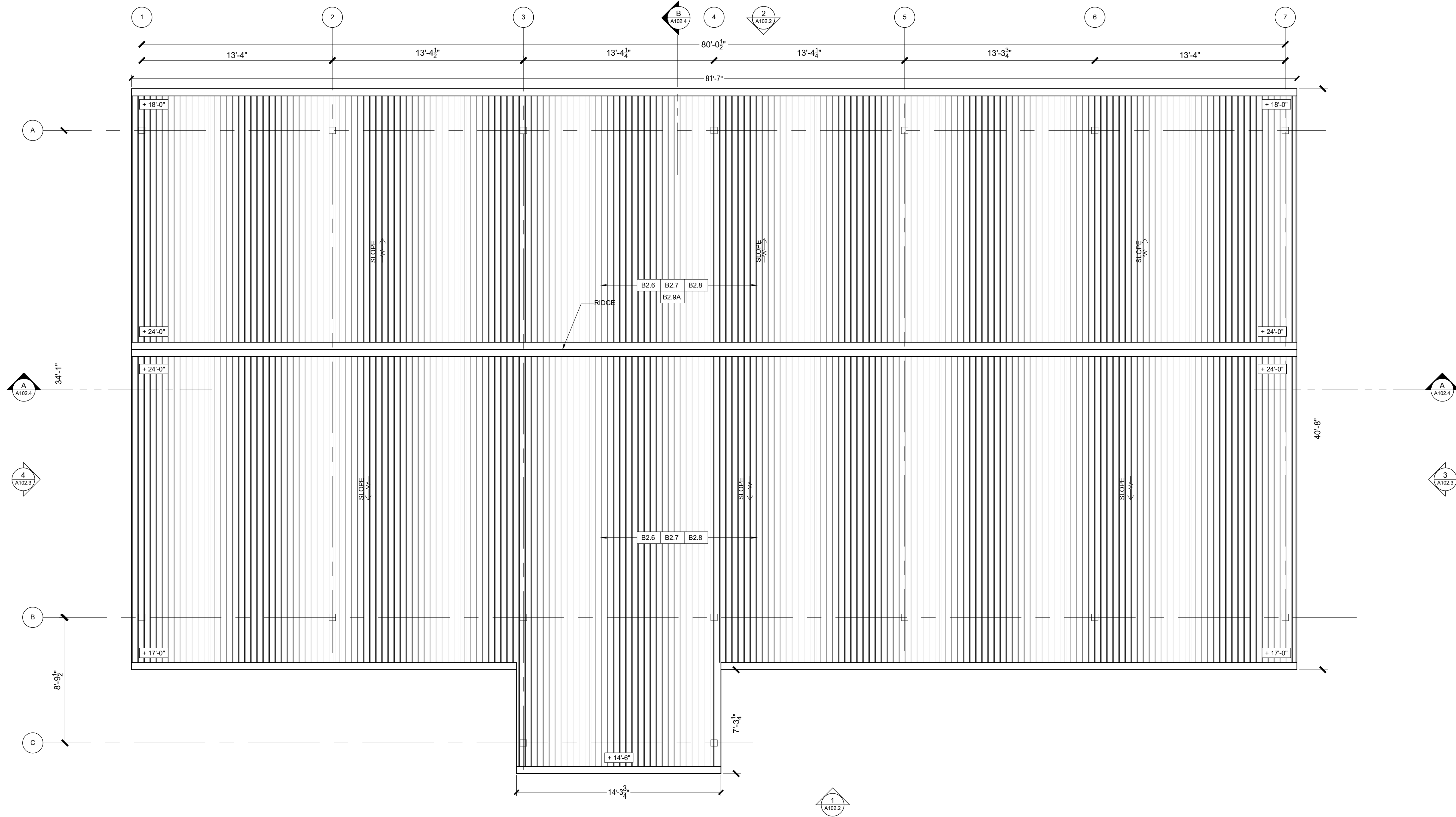


BID SET MAY 12, 2022

A102.1
SHEET NO.

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

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EXISTING BUILDING #002 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

SHEET LEGEND:

- ELEVATION NUMBER AS MARKED
- SECTION NUMBER AS MARKED
- SCOPE OF WORK LABEL AND INSTRUCTIONS
- AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1.
- DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL)

GENERAL NOTES:

- PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATIONS MARKED "SD". FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS:
 - LEAD INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
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- THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR, AND ARE IN NO WAY LIMITING ADDITIONAL SAFETY MEASURES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.

GENERAL NOTES CONT.:

- IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE.
- PROTECT EXISTING STRUCTURE AND GREEN AREAS SPECIFIED TO REMAIN FROM DEMOLITION WORKS.
- PROVIDE PROPER SHORING AND/OR BRACING AT AREAS WHERE TEMPORARY SUPPORT IS REQUIRED UNTIL NEW STRUCTURAL PROVISIONS ARE PROVIDED. SHOULD STRUCTURAL BRACING BE REQUIRED, IT SHALL BE IMPLEMENTED BEFORE THE EXECUTION OF ANY DEMOLITION WORK.
- MAINTAIN EXISTING ELECTRICITY AND WATER UTILITIES IN OPERATION. IF DISCONNECTION IS REQUIRED, OBTAIN OWNER AND ARCHITECT AUTHORIZATION BEFORE DISCONNECTING. SAFETY TAP ALL UTILITIES SPECIFIED TO BE ABANDONED. MARK LOCATION ON "AS-BUILT" DRAWING.
- EXISTING ELECTRICAL SYSTEM TO REMAIN, WHERE ABANDONED, PULL OUT ALL ELECTRICAL CABLES AND DISCARD. CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES.
- REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES.
- SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION.
- THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS.
- INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS.

PROPOSED DOORS & WINDOWS LEGEND:

- PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE)
- PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)

SCOPE OF WORK:

B.2 BUILDING 02: GUESTROOMS

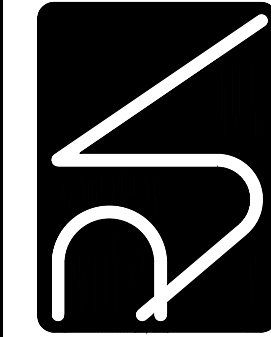
SCOPE OF WORK ROOF:

- B2.6 REPLACE EXISTING ROOF WOOD PANELS, HIPPED ROOF TYPE, 5 FT RISE. CDX 5/8" THICK NEUMATIC NAILED- WITH METL SPAN INSULATED ROOF PANELS SYSTEM - OR APPROVED EQUAL - QTY: 3,060 SF. (85 FT LONG X 36 FT WIDE)
- B2.7 REPLACE EXISTING ROOF INSULATION SYSTEM, HIPPED ROOF TYPE, 5 FT RISE, ASPHALTIC COVER BOARD, FIBERGLASS LINED, 1/8" THICK. -WITH METL SPAN INSULATED ROOF PANELS. SYSTEM - OR APPROVED EQUAL- QTY: 3,060 SF. (85 FT LONG X 36 FT WIDE)
- B2.8 REPLACE METAL DECK ROOFING, HIPPED ROOF TYPE, 5 FT RISE. TYPE B WIDE RIB GALVANIZED. UNDER 50 SQ. 1-1/2" D, 22 GAUGE. - QTY: 3,060 SF. (85 FT LONG X 36 FT WIDE) WITH METL SPAN INSULATED ROOF PANELS SYSTEM OR APPROVED EQUAL- (SEE STRUCTURAL DRAWINGS AND TECHNICAL SPECIFICATIONS TYP.)

DEMOLITION GENERAL NOTE:

- FURRED AND RAILED GYPSUM BOARD CEILING DEMOLITION. 4,446 SQ FT.
- SELECTIVE DEMOLITION THERMAL AND MOISTURE PROTECTION, INSULATION, BATTS OR BLANKETS. 3,060 SQ FT.
- SELECTIVE DEMOLITION THERMAL & MOISTURE PROTECTION ROOFING SHEET METAL. 3,060 SQ FT.
- SELECTIVE DEMOLITION WOOD FRAMING SHEATHING 5/8" FROM THE ROOF. 3,060 SQ FT.
- SELECTIVE DEMOLITION, SAW CUTTING, MINIMUM LABOR/EQUIPMENT CHARGE. UNITS NOT SPECIFIED.

- NON- PERMANENT
- PRESSURE WASH ALL AREAS 7 GPM, 3000 PS.



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Revisions:

Issue Date:	8/5/2021
Scale:	1:1
Ref:	A-102.0.dwg
Approved by:	RJ
Drawn by:	RL/ES

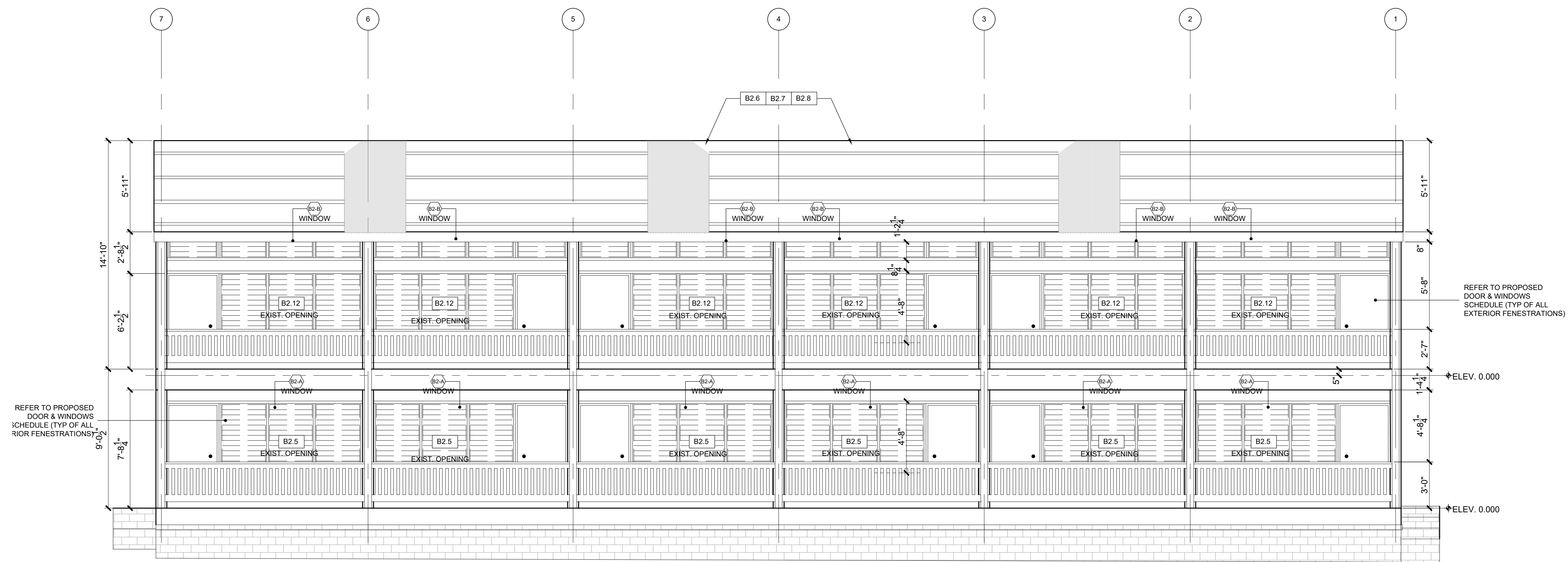
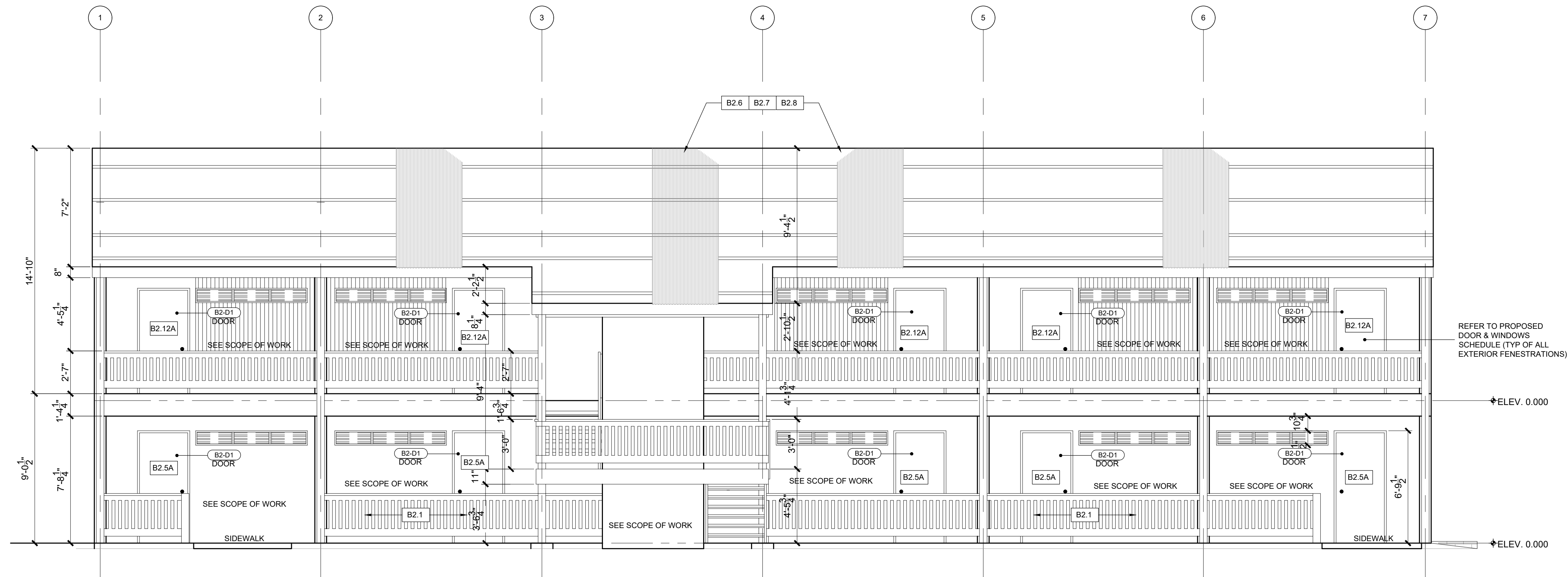
**PROPOSED REPAIRS DRAWINGS
BUILDING # 002
NEW ROOF PLAN**

**COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"**

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

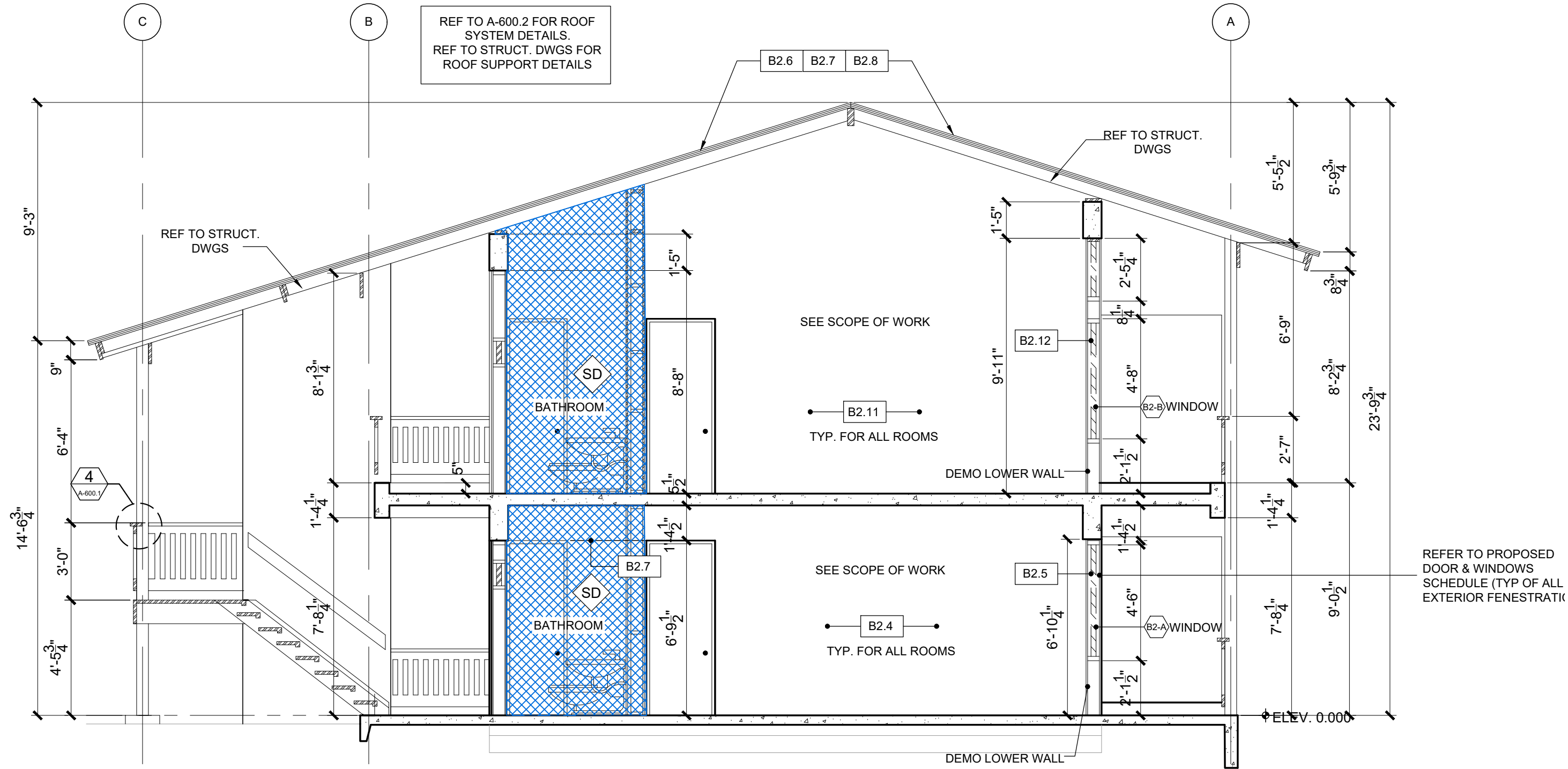
A102.1A
SHEET NO.

**BID SET
MAY 12, 2022**



BID SET
MAY 12 , 2022

OWNER'S NAME, ADDRESS AND CITY OR COUNTY, STATE	DRAWN BY:	K/S/E/S	OWNER'S REPRESENTATIVE'S NAME
ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST INFORM THE EXISTENCE OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION IN ORDER TO REVISE AND CORRECT IT. THE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR HIS ERROR OR OMISSION IF ITS NOT INFORMED ON TIME. CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE PRIOR TO THE CONSTRUCTION, ESPECIALLY IF IT IS A REVISION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SOLE PROPERTY OF THE ARCHITECT FOR NO ONE WILL BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT. PARTIAL OR FULL REPRODUCTION OF THIS WILL BE OUR OWNERS AND ARCHITECTS PROPER EDITION. ALL DRAWING UNITS ARE ASSUMED TO BE IN METRIC UNITS.			OWNER'S SIGNATURE AND SEAL DATE: _____ PROJECT: _____



EXISTING BUILDING #002 SECTION "B" AS MK'D

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

PROPOSED REPAIRS DRAWINGS
BUILDING # 002
SECTIONS AS MK'D

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

A102.4
SHEET NO.

Issue Date: 8/5/2021

Scale: 1:1

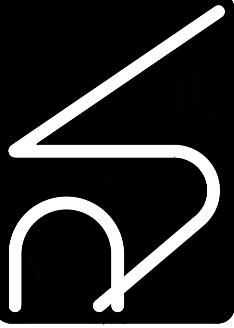
Ref: A-102.0.dwg

Approved by: RJ

Drawn by: R/L/S

Revisions:

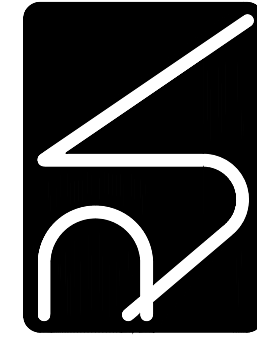
ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION. THE CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE OF THE CONSTRUCTION. THE CONTRACTOR SHALL NOT REPRODUCE OR REPRODUCE OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.





ELEVATION NUMBER AS MARKED SECTION NUMBER AS MARKED BS* SCOPE OF WORK LABEL AND INSTRUCTIONS SD AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1. DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL)	GENERAL NOTES CONT.: 1. IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE. 2. PROTECT EXISTING STRUCTURE AND GREEN AREAS SPECIFIED TO REMAIN FROM DEMOLITION WORKS. 3. PROVIDE PROPER SHORING AND/OR BRACING AT AREAS WHERE TEMPORARY SUPPORT IS REQUIRED UNTIL NEW STRUCTURAL PROVISIONS ARE PROVIDED. SHOULD STRUCTURAL BRACING BE REQUIRED, IT SHALL BE IMPLEMENTED BEFORE THE EXECUTION OF ANY DEMOLITION WORK. 4. MAINTAIN EXISTING ELECTRICITY AND WATER UTILITIES IN OPERATION. IF DISCONNECTION IS REQUIRED, OBTAIN OWNER AND ARCHITECT AUTHORIZATION BEFORE DISCONNECTING. SAFETY TAP ALL UTILITIES SPECIFIED TO BE ABANDONED. MARK LOCATION ON "AS-BUILT" DRAWING. 5. EXISTING ELECTRICAL SYSTEM TO REMAIN, WHERE ABANDONED, PULL OUT ALL ELECTRICAL CABLES AND DISCARD. CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES. 6. REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES. 7. SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION. 8. THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS. 9. INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS. PROPOSED DOORS & WINDOWS LEGEND: B*D" PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE) B*W" PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)	SCOPE OF WORK: B.3 BUILDING 03 GUESTROOMS: STAIR: B3.14 REPLACE WOOD GUARDRAIL, CUSTOM DESIGN. ARCHITECTURAL GRADE HARDWOOD PLAIN. – QTY: 40 SF (10 LF X 4 FT HIGH) - PAINTED FINISH RAILINGS: STRUCTURAL MEMBERS 4" X 4" NOM. POSTS 4" X 4" NOM. RAILINGS 3" X 1" NOM. HAND RAIL 2" X 4" NOM SCOPE OF WORK FIRST FLOOR: B3.1 REPLACE GYPSUM BOARD CEILING, W/COMPOUND SKIM COATING (LEVEL 5 FINISH) ½" THICK MR – QTY: 6 EACH (13 FT LONG X 6 FT WIDE). B3.2 REPLACE GYPSUM BOARD WALL, BOTH SIDES. STANDARD WITH COMPOUND SKIM COATING (LEVEL 5), ½" THICK MR. QTY: 6 EACH (13 FT LONG X 7 FT HIGH) B3.3 REPLACE WOOD JALOUSIE WINDOWS FOR IMPACT RESISTANT ALUMINUM COMMERCIAL GRADE. ADD FOR STORMS, INCLUDES FRAME AND GLAZING LAMINATED GLASS 7/16" BY AIR MASTERS, VALCOR, GLASTRA OR APPROVED EQUAL. -QTY 6 GUESTROOMS (HMP) SEE DOOR & WINDOWS SCHEDULE B3.4 CLEAN/SANITIZE TILE FLOORING – QTY: 2,592 SF (81 FT LONG X 32 FT WIDE). B3.5 PRIME ALL INTERIOR SURFACES. PRIMER BENJAMIN MOORE FRESH START PREMIUM INTERIOR PRIMER, SHERWIN WILLIAMS, GLIDDEN OR APPROVED EQUAL. B3.5A REPLACE ALL EXTERIOR DOORS, DOOR FRAMES, HINGES AND HARDWARE WITH WIND AND ½ HOUR FIRE RESISTANT UNITS. WITH " PIONEER SERIES PIOCANE 70" Piocane 70HVHZI FULL FLUSH AND SEAMLESS 134" DOORS FBC APPROVAL FL# 7971 FOR MIAMI-DADE (TYP). - OR APPROVED EQUAL. - LAMINATED FINISH TBS. (HMP) - QTY 6 UNITS. SEE DOOR & WINDOWS SCHEDULE DEMOLITION GENERAL NOTE: * DEMOLITION CEILING GYPSUM WALLBOARD, FURRED AND NAILED. 468 SQ FT. * SELECTIVE DEMOLITION OF THERMAL AND MOISTURE PROTECTION ROOFING SHEET METAL. 3,060 SQ FT * SELECTIVE DEMOLITION, THERMAL AND MOISTURE PROTECTION, INSULATION, BATTS OR BLANKETS. 3,060 SQ FT. * "SELECTIVE DEMOLITION WOOD FRAMING SHEATHING ½" FROM ROOF". 3,060 SQ FT. * "WALLS AND PARTITION DEMOLITIONS GYPSUM WALLBOARD NAILED OR SCREWED ". 2,106 SQ FT * SELECTIVE DEMOLITION, SAW CUTTING, MINIMUM LABOREQUIPMENT CHARGE. 1 UNIT * ALUMINUM WINDOWS DEMOLITION 25 SQ. FT EACH. 24 UNITS NON- PERMANENT: * PRESSURE WASHER 7 GPM, 3000 PSI (INCLUDES OPERATOR COST). 1 WEEK
GENERAL NOTES: 1. PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATIONS MARKED "SD". FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS: - LEAD INSPECTION REPORT #ZEM-21122 JUNE 2021 PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP. - ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP. - INDUSTRIAL HYGIENE ASSESSMENT REPORT FOR MOLD, MILDEW AND WATER DAMAGE #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP. 2. THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR. AND ARE IN NO WAY LIMITING ADDITIONAL SECURITY MEASURES. 3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.		

BID SET
MAY 12 , 2022

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8/5/2021	Revisions:
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A-102.0.dwg

RJ

RL/ES

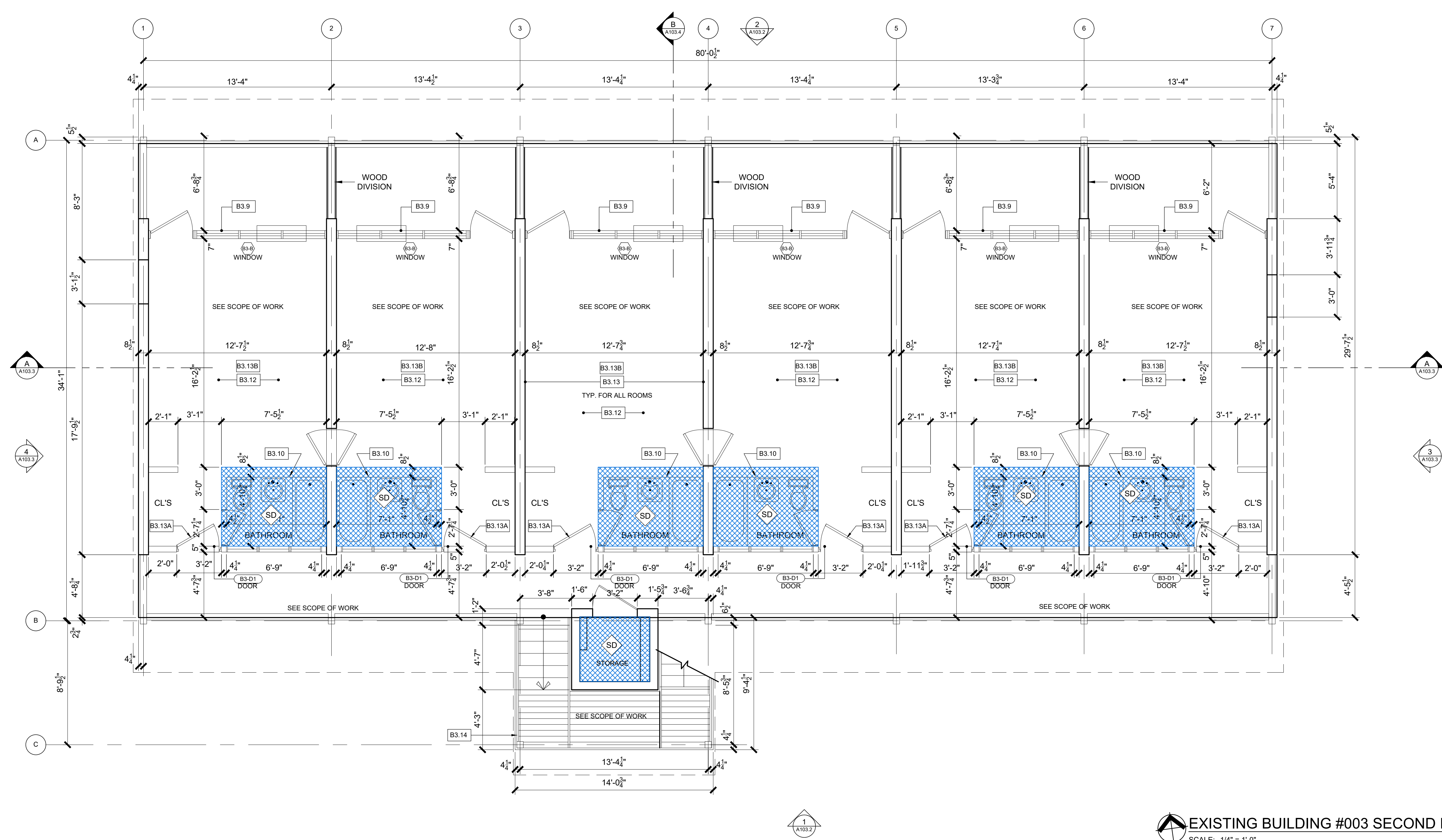
PROPOSED REPAIRS DRAWINGS
BUILDING # 003
FIRST FLOOR PLAN

COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF THE EXISTENCE OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION TO REVISE AND OR CORRECT IT. THE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION IF IT IS NOT INFORMED ON TIME. CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE PROJECT CONSTRUCTION, ESPECIALLY IF IT DOES NOT HAVE THE "ISSUE FOR CONSTRUCTION" STAMP, SIGNED AND STAMPED BY THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT FOR NO ONE WILL BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE DEVELOPED. PARTIAL OR FULL	DATE: 10/10/2007	PROJECT NO.: 14-000007	ISSUE FOR CONSTRUCTION
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A103.0
SHEET NO.



EXISTING BUILDING #003 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET LEGEND: ELEVATION NUMBER AS MARKED SECTION NUMBER AS MARKED SCOPE OF WORK LABEL AND INSTRUCTIONS AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1. DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL) GENERAL NOTES: 1. PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATIONS MARKED "SD". FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS: - LEAD INSPECTION REPORT #ZEM-21122 JUNE 2021 PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP. - ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP. - INDUSTRIAL HYGIENE ASSESSMENT REPORT FOR MOLD, MILDEW AND WATER DAMAGE #ZEM-21122 JUNE 2021, PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP. 2. THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR, AND ARE IN NO WAY LIMITING ADDITIONAL SECURITY MEASURES. 3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.	GENERAL NOTES CONT.: 1. IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE. 2. PROTECT EXISTING STRUCTURE AND GREEN AREAS SPECIFIED TO REMAIN FROM DEMOLITION WORKS. 3. PROVIDE PROPER SHORING AND/OR BRACING AT AREAS WHERE TEMPORARY SUPPORT IS REQUIRED UNTIL NEW STRUCTURAL PROVISIONS ARE PROVIDED. SHOULD STRUCTURAL BRACING BE REQUIRED, IT SHALL BE IMPLEMENTED BEFORE THE EXECUTION OF ANY DEMOLITION WORK. 4. MAINTAIN EXISTING ELECTRICITY AND WATER UTILITIES IN OPERATION. IF DISCONNECTION IS REQUIRED, OBTAIN OWNER AND ARCHITECT AUTHORIZATION BEFORE DISCONNECTING. SAFETY TAP ALL UTILITIES SPECIFIED TO BE ABANDONED. MARK LOCATION ON "AS-BUILT" DRAWING. 5. EXISTING ELECTRICAL SYSTEM TO REMAIN, WHERE ABANDONED, PULL OUT ALL ELECTRICAL CABLES AND DISCARD. CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES. 6. REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES. 7. SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION. 8. THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS. 9. INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS. PROPOSED DOORS & WINDOWS LEGEND: PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE) PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)	SCOPE OF WORK: B.3 BUILDING 03 GUESTROOMS: STAIR: B3.14 REPLACE WOOD GUARDRAIL, CUSTOM DESIGN. ARCHITECTURAL GRADE HARDWOOD PLAIN. - QTY: 40 SF (10 LF X 4 FT HIGH) PAINTED FINISH RAILINGS. STRUCTURAL MEMBERS 4" X 4" NOM. POSTS 4" X 4" NOM. RAILINGS 3" X 1 1/2" NOM. HAND RAIL 2" X 4" NOM SCOPE OF WORK SECOND FLOOR: B3.9 REPLACE WOOD JALOUSIE WINDOWS FOR IMPACT RESISTANT ALUMINUM COMMERCIAL GRADE, ADD FOR STORMS, INCLUDES FRAME AND GLAZING LAMINATED GLASS 7/16" BY AIR MASTERS, VALCOR, GLASTRA OR APPROVED EQUAL - QTY 6 GUESTROOMS (HMT) SEE DOOR & WINDOWS SCHEDULE B3.10 REPLACE WOOD PANEL BOARD WALL BOTH SIDES - QTY 6 EACH (13 FT LONG X 7 FT WIDE) B3.11 REPLACE GYPSUM BOARD CEILING, W/COMPOUND SKIM COATING (LEVEL 5 FINISH) 1/2" THICK MR - QTY: 6 EACH (13 FT LONG X 6 FT WIDE). B3.12 CLEAN/SANITIZE TILE FLOORING - QTY: 2,592 SF (81 FT LONG X 32 FT WIDE). B3.13 PRIME ALL INTERIOR SURFACES. PRIMER BENJAMIN MOORE FRESH START PREMIUM INTERIOR PRIMER, SHERWIN WILLIAMS, GLIDDEN OR APPROVED EQUAL. B3.13A REPLACE ALL EXTERIOR DOORS, DOOR FRAMES, HINGES AND HARDWARE WITH WIND AND 1/2 HOUR FIRE RESISTANT UNITS. WITH " PIONEER SERIES PIOCANE 70" PIOCANE 70HVHZ1 FULL FLUSH AND SEAMLESS 134" DOORS FBC APPROVAL FL# 7971 FOR MIAMI-DADE (TYP) - OR APPROVED EQUAL. - LAMINATED FINISH TBS. (HMP) - QTY 6 UNITS. SEE DOOR & WINDOWS SCHEDULE DEMOLITION GENERAL NOTE: * DEMOLITION CEILING GYPSUM WALLBOARD, FURRED AND NAILED. 468 SQ FT. * SELECTIVE DEMOLITION OF THERMAL AND MOISTURE PROTECTION ROOFING SHEET METAL. 3,060 SQ FT * SELECTIVE DEMOLITION, THERMAL AND MOISTURE PROTECTION, INSULATION, BATTS OR BLANKETS. 3,060 SQ FT. * SELECTIVE DEMOLITION WOOD FRAMING SHEATHING 1/2" FROM ROOF. 3,060 SQ FT. * WALLS AND PARTITION DEMOLITIONS GYPSUM WALLBOARD NAILED OR SCREWED". 2,106 SQ FT * SELECTIVE DEMOLITION, SAW CUTTING, MINIMUM LABOR/EQUIPMENT CHARGE. 1 UNIT * ALUMINUM WINDOWS DEMOLITION 25 SQ. FT EACH. 24 UNITS NON- PERMANENT: * PRESSURE WASHER 7 GPM, 3000 PSI (INCLUDES OPERATOR COST). 1 WEEK
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BID SET
MAY 12, 2022

PROPOSED REPAIRS DRAWINGS
BUILDING # 003
SECOND FLOOR PLAN

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

A103.1
SHEET NO.

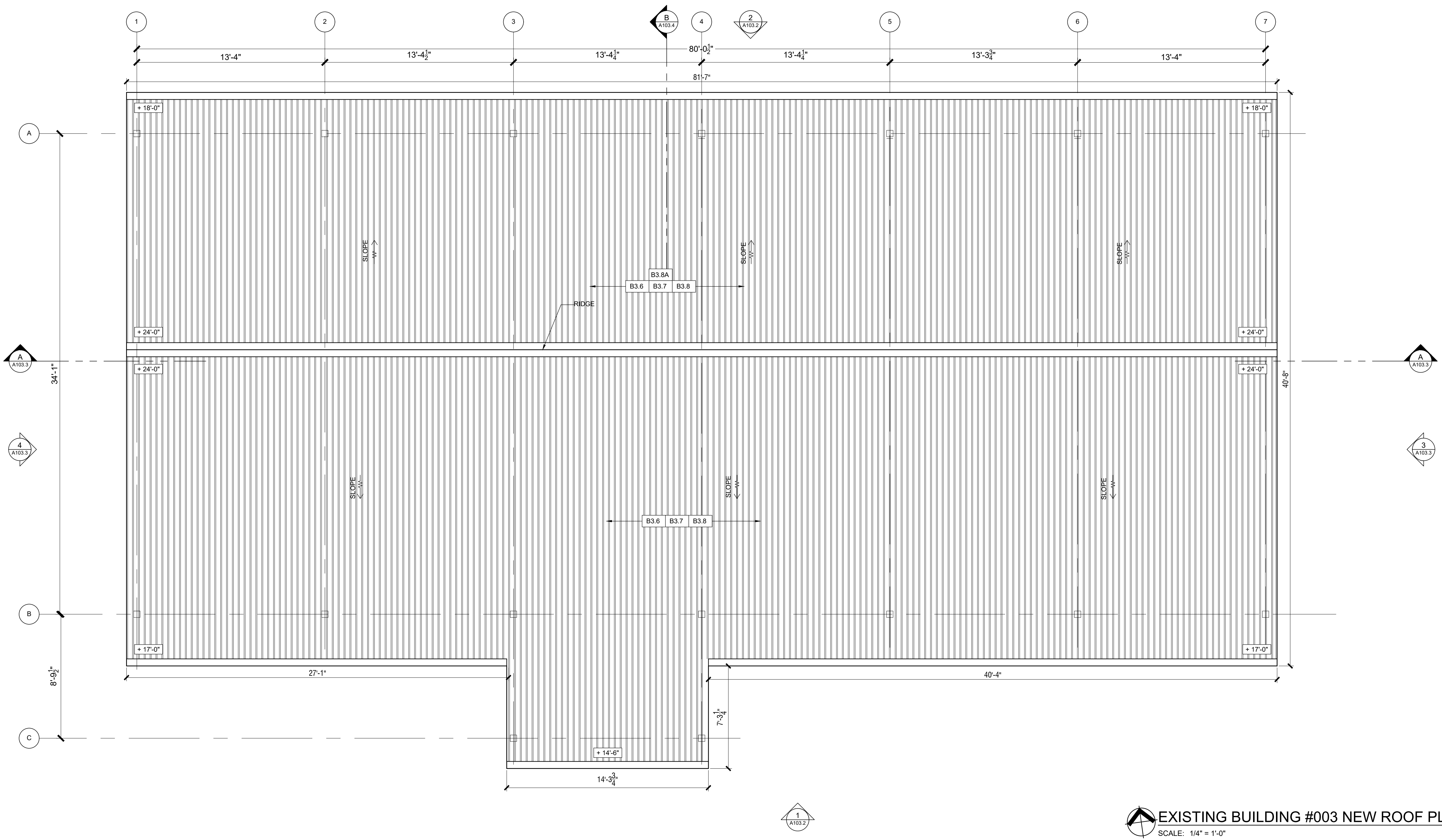
Issue Date: 8/5/2021
Scale: 1:1
Ref: A-103.0.dwg

Approved by: RJ
Drawn by: RL/ES

Revisions:

CARR, PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ERROR OR OMISSION IN ANY DRAWING GIVEN IN ADVANCE PRIOR TO THE CONSTRUCTION. SPECIALLY IF THE REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.



EXISTING BUILDING #003 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

- SHEET LEGEND:**
- ELEVATION NUMBER AS MARKED
 - SECTION NUMBER AS MARKED
 - SCOPE OF WORK LABEL AND INSTRUCTIONS
 - AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1.
 - DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL)

- GENERAL NOTES:**
- PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATIONS MARKED "SD". FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS:
 - LEAD INSPECTION REPORT #ZEM-21122 JUNE 2021 PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - INDUSTRIAL HYGIENE ASSESSMENT REPORT FOR MOLD, MILDEW AND WATER DAMAGE #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR, AND ARE IN NO WAY LIMITING ADDITIONAL SECURITY MEASURES.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.

- GENERAL NOTES CONT.:**
- IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE.
 - PROTECT EXISTING STRUCTURE AND GREEN AREAS SPECIFIED TO REMAIN FROM DEMOLITION WORKS.
 - PROVIDE PROPER SHORING AND/OR BRACING AT AREAS WHERE TEMPORARY SUPPORT IS REQUIRED UNTIL NEW STRUCTURAL PROVISIONS ARE PROVIDED. SHOULD STRUCTURAL BRACING BE REQUIRED, IT SHALL BE IMPLEMENTED BEFORE THE EXECUTION OF ANY DEMOLITION WORK.
 - MAINTAIN EXISTING ELECTRICITY AND WATER UTILITIES IN OPERATION. IF DISCONNECTION IS REQUIRED, OBTAIN OWNER AND ARCHITECT AUTHORIZATION BEFORE DISCONNECTING. SAFETY TAP ALL UTILITIES SPECIFIED TO BE ABANDONED. MARK LOCATION ON "AS-BUILT" DRAWING.
 - EXISTING ELECTRICAL SYSTEM TO REMAIN, WHERE ABANDONED, PULL OUT ALL ELECTRICAL CABLES AND DISCARD. CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES.
 - REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES.
 - SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION.
 - THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS.
 - INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS.
- PROPOSED DOORS & WINDOWS LEGEND:**
- PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE)
 - PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)

- SCOPE OF WORK:**
B.3 BUILDING 03 GUESTROOMS:
- SCOPE OF WORK ROOF**
- B3.6 REPLACE EXISTING ROOF WOOD PANELS, HIPPED ROOF TYPE, 5 FT RISE. CDX 3/4" THICK NEUMATIC NAILED. -WITH METL SPAN INSULATED ROOF PANELS. SYSTEM - OR APPROVED EQUAL - QTY: 3,060 SF. (85 FT LONG X 36 FT WIDE)
- B3.7 REPLACE EXISTING ROOF INSULATION SYSTEM, HIPPED ROOF TYPE, 5 FT RISE. ASPHALTIC COVER BOARD, FIBERGLASS LINED, 1/8" THICK. -WITH METL SPAN INSULATED ROOF PANELS. SYSTEM - OR APPROVED EQUAL - QTY: 3,060 SF. (85 FT LONG X 36 FT WIDE)
- B3.8 REPLACE EXISTING METAL DECK ROOFING, HIPPED ROOF TYPE, 5 FT RISE. TYPE B WIDE RIB GALVANIZED. UNDER 50 SQ. 1-1/2" D, 22 GAUGE. -WITH METL SPAN INSULATED ROOF PANELS. SYSTEM - OR APPROVED EQUAL - QTY: 3,060 SF. (85 FT LONG X 36 FT WIDE) (REF TO STRUCTURAL DRAWINGS & ARCH DETAILS)
- DEMOLITION GENERAL NOTE:**
- *DEMOLITION CEILING GYPSUM WALLBOARD, FURRED AND NAILED. 468 SQ FT.
 - *SELECTIVE DEMOLITION OF THERMAL AND MOISTURE PROTECTION ROOFING SHEET METAL. 3,060 SQ FT.
 - *SELECTIVE DEMOLITION, THERMAL AND MOISTURE PROTECTION, INSULATION, BATTS OR BLANKETS. 3,060 SQ FT.
 - *SELECTIVE DEMOLITION WOOD FRAMING SHEATHING 1/2" FROM ROOF. 3,060 SQ FT.
 - *WALLS AND PARTITION DEMOLITIONS GYPSUM WALLBOARD NAILED OR SCREWED". 2,106 SQ FT
 - *SELECTIVE DEMOLITION, SAW CUTTING, MINIMUM LABOR/EQUIPMENT CHARGE. 1 UNIT
 - *ALUMINUM WINDOWS DEMOLITION 25 SQ. FT EACH. 24 UNITS
- NON- PERMANENT:**
*PRESSURE WASHER 7 GPM, 3000 PSI (INCLUDES OPERATOR COST). 1 WEEK

BID SET
MAY 12 , 2022

2122 244012
CARR, PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

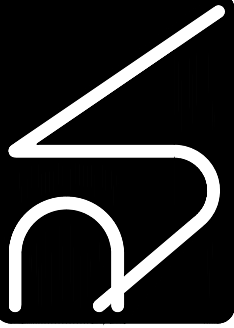
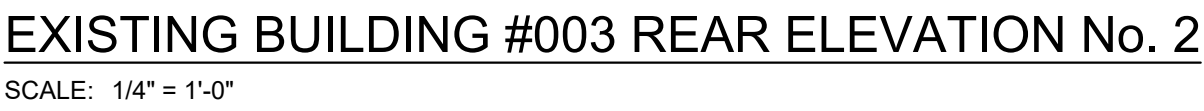
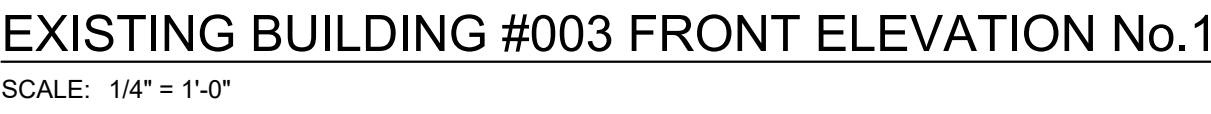
Issue Date:	8/5/2021	Revisions:	
Scale:	1:1		
Ref:	A-103.0.dwg		
Approved by:	RJ		
Drawn by:	RL/ES		

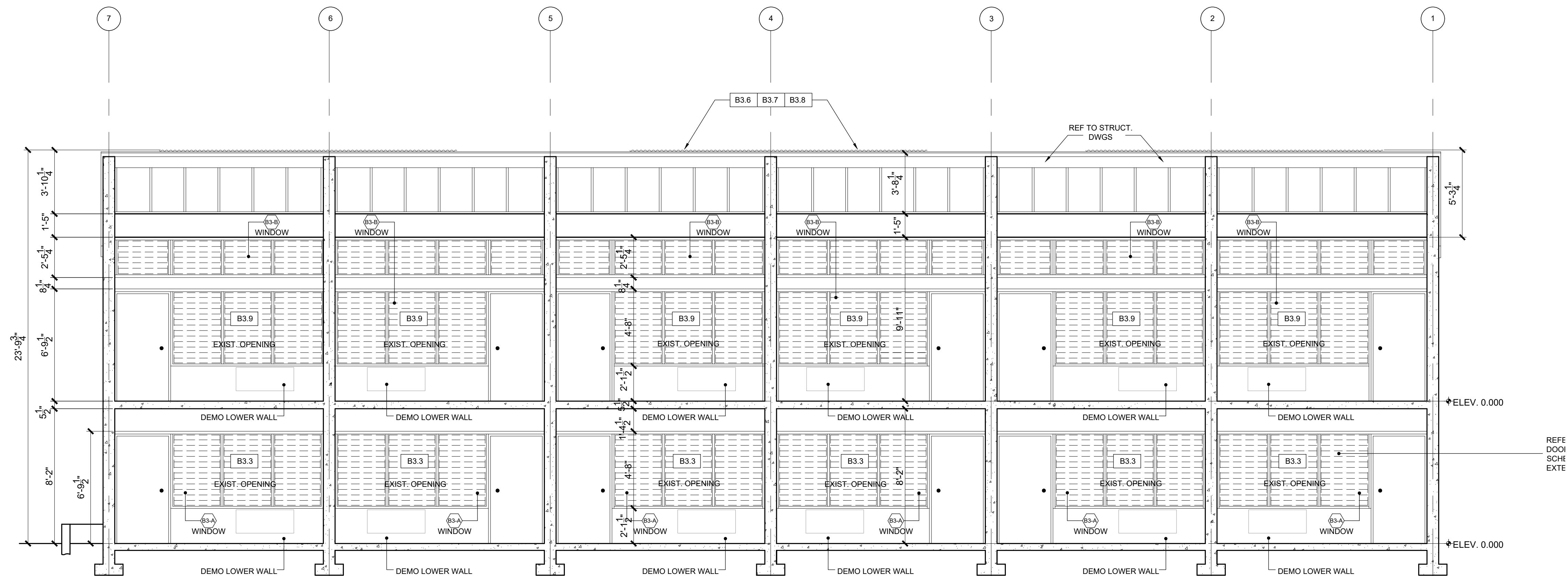
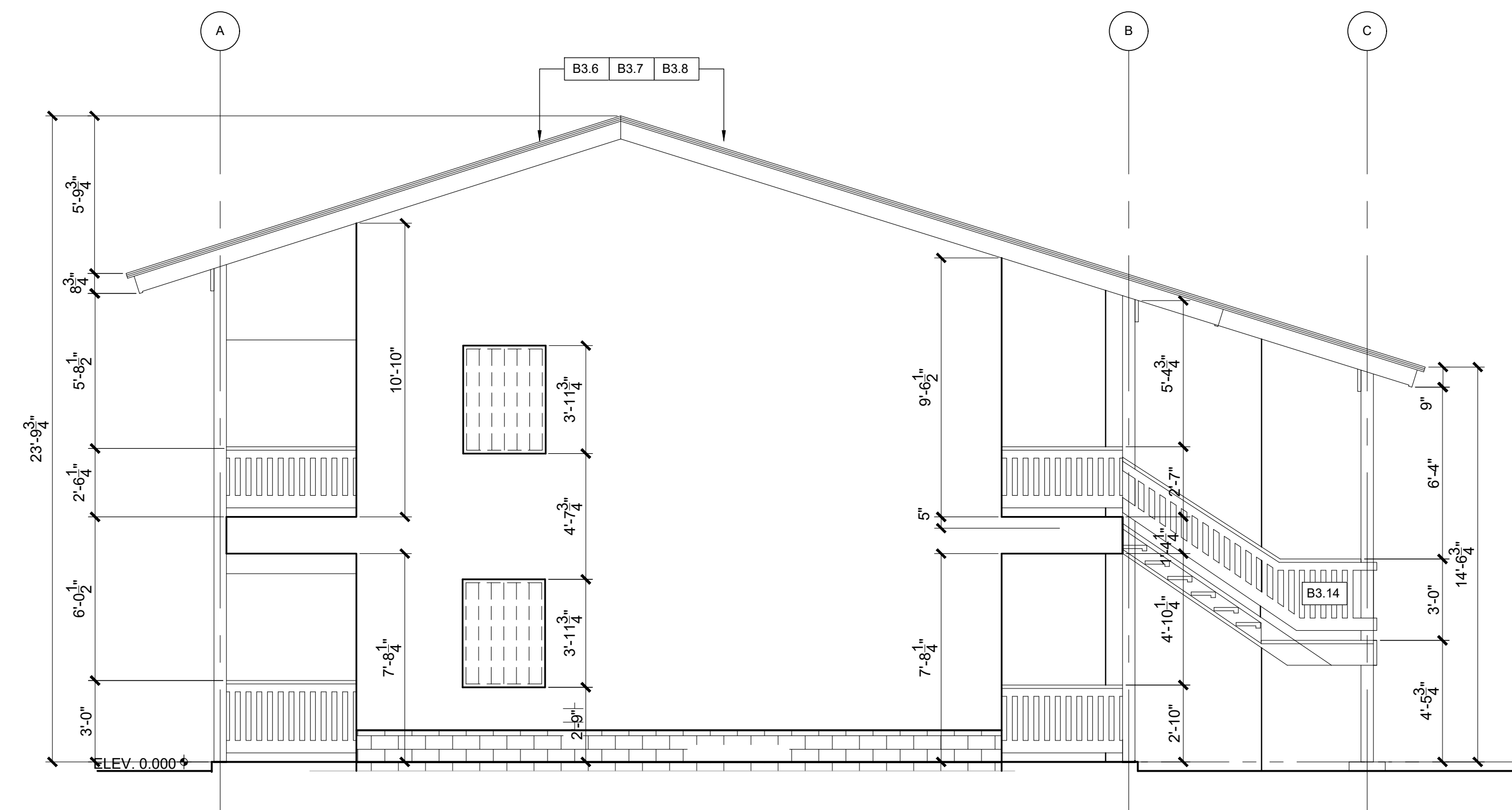
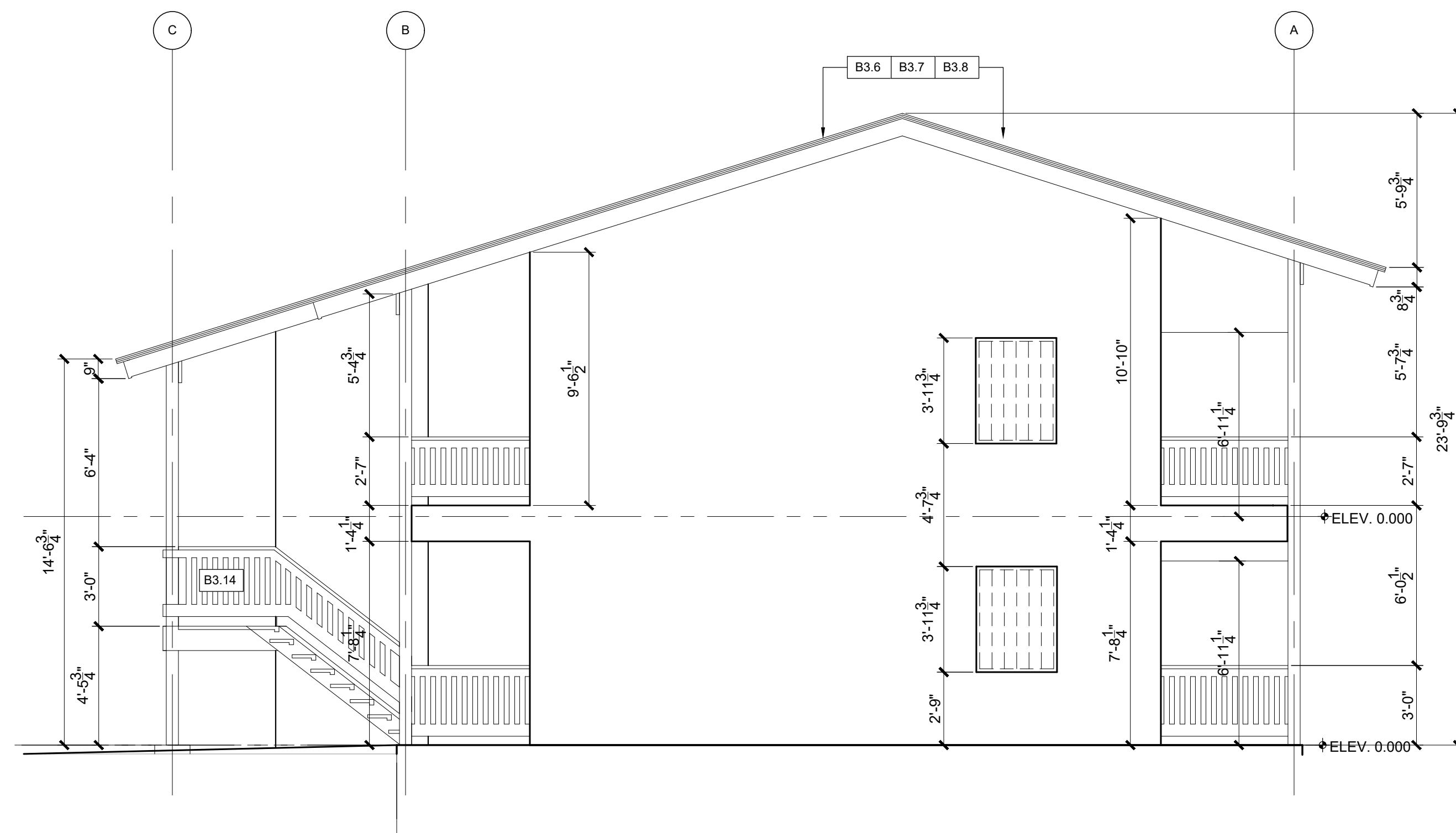
PROPOSED REPAIRS DRAWINGS
BUILDING # 003
NEW ROOF PLAN

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

A103.1A
SHEET NO.

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ERROR OR OMISSION IN ANY DRAWING. THE CONTRACTOR SHALL NOT USE ANY DRAWING UNLESS IT IS SPECIFICALLY IDENTIFIED AS SUCH IN THE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.





BID SET
MAY 12 , 2022

MAY 12 , 2022

COAMO SPRINGS WELLNESS RETREAT
"PHASE I "

COAMO
"PHASE I"
A10
SHEET

SHEET NO

PROPOSED REPAIRS DRAWINGS
BUILDING # 003
EXTERIOR ELEVATIONS &
SECTIONS AS MK'D

PROPOSED REF
BUILDING # 003

EXTERIOR ELEVATIONS &
SECTIONS AS MK'D

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

Issue Date:	8/5/2021	Revisions:
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Issue Date: 5/5/2021
Scale: 1:1

Ref: A-103.0.dwg

Approved by:

Drawn by:

Revisions:

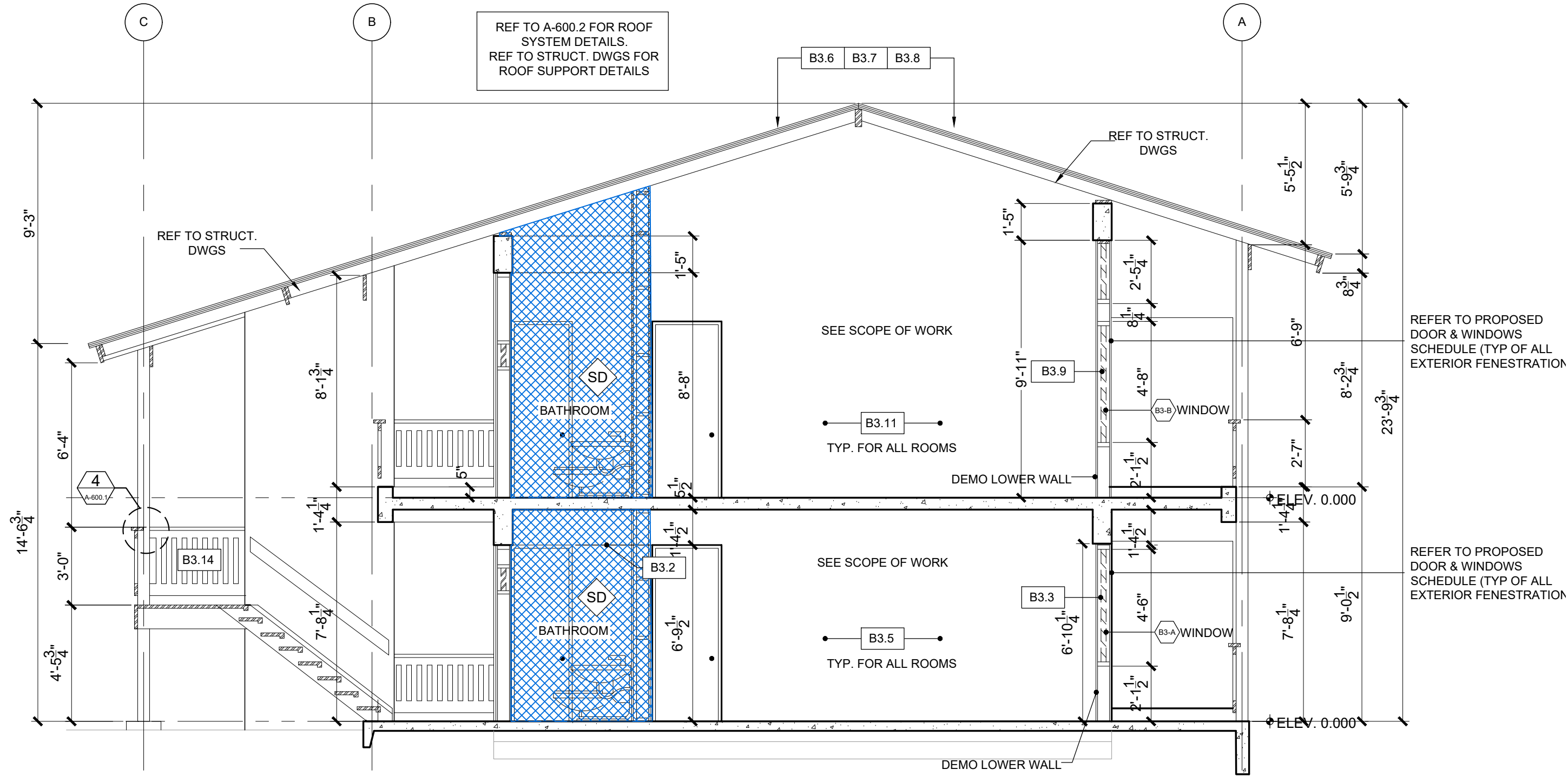
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wǒ

RJ

Drawn by:

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EXISTING BUILDING #003 SECTION "A" AS MK'D

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

PROPOSED REPAIRS DRAWINGS
BUILDING # 003
SECTIONS AS MK'D

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

A103.4
SHEET NO.

Issue Date: 8/5/2021

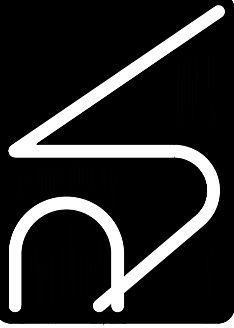
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Ref: A-103.0.dwg

Approved by: RJ

Drawn by: RL/ES

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION. THE CONTRACTOR SHALL NOT USE ANY DRAWING UNLESS IT IS SPECIFICALLY IDENTIFIED AS SUCH IN THE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.



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GENERAL NOTES:

1. PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL OF MATERIALS MARKED "X".
FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS:
 - LEAD INSPECTION REPORT IZEM-21122 JUNE 2021
PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT IZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - INDUSTRIAL HYGIENE ASSESSMENT REPORT FOR MOLD, MINERAL FIBER AND WATER DAMAGE IZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
2. THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR AND ARE IN NO WAY LIMITING ADDITIONAL SECURITY MEASURES.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.

SCOPE OF WORK:

B.4 BUILDING 04:

B.4.0 RAILINGS:
STRUCTURAL MEMBERS 4" X 4" NOM.
POSTS 4" X 4" NOM.
RAILINGS 3" X 1 1/2" NOM.
HAND RAIL 2" X 4" NOM

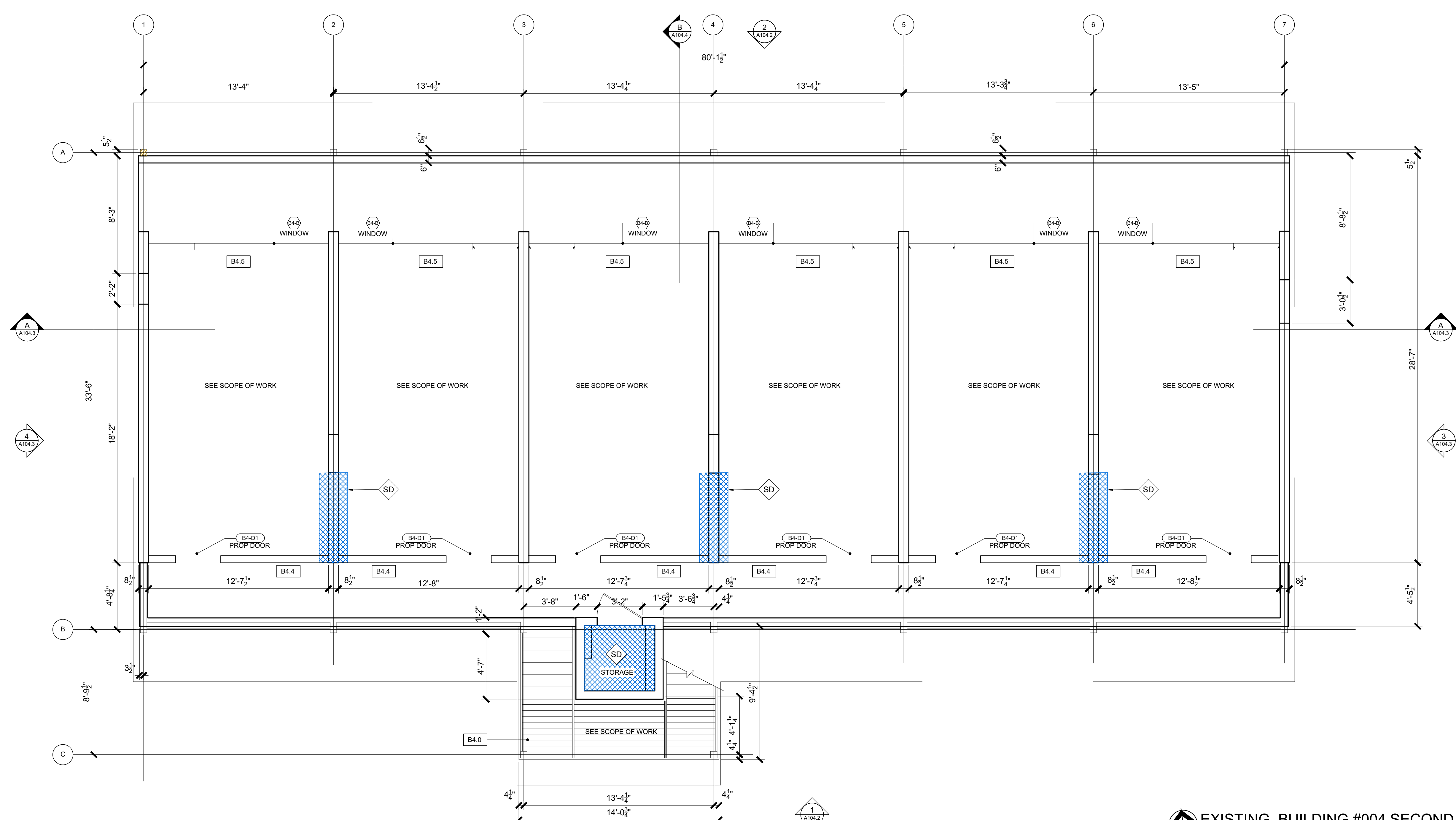
B.4.4 REPLACE ALL EXTERIOR DOORS, DOOR FRAMES, HINGES AND HARDWARE WITH WIND AND 1/2 HOUR FIRE RESISTANT UNITS. WITH " PIONEER SERIES PIOCANE 70" PIOCANE 70H/VHZ1 FULL FLUSH AND SEAMLESS 1-3/4" DOORS FBC APPROVAL FL# 7971 FOR MIAMI-DADE (TYP) OR APPROVED EQUAL. LAMINATED FINISH TBS. (HMP) - 12 UNITS
SEE DOOR & WINDOWS SCHEDULE. PROVIDE CMU. WALL AS REQUIRED FOR ENCLOSED OPENING. LOCATION TO BE COORD. WITH ARCHITECTS. SEE TYP. DETAILS ON STRUCTURAL DWGS (TYP). (HMP). REF TO DOORS & WINDOWS SCHEDULE

B.4.5 PROVIDE WINDOWS FOR IMPACT RESISTANT ALUMINUM COMMERCIAL GRADE, STOCK UNITS AWNING WITH SCREEN. ADD FOR STORMS, INCLUDES FRAME AND GLAZING LAMINATED GLASS 7/16" LINEAR DESIGN 250 BY AIR MASTER, VALCOR, GLASSTRA OR APPROVED EQUAL- QTY: QTY 12 GUESTROOMS (HMP) SEE DOOR & WINDOWS SCHEDULE. PROVIDE CMU. WALL AS REQUIRED FOR ENCLOSED OPENING. LOCATION TO BE COORD. WITH ARCHITECTS. SEE TYP. DETAILS ON STRUCTURAL DWGS (TYP). REF TO DOORS & WINDOWS SCHEDULE

DEMOLITION NOTE:

- * SELECTIVE DEMOLITION OF THERMAL AND MOISTURE PROTECTION INSULATION BATTS OR BLANKET. 3.060 SQ FT. (INCLUDED IN FUND ALLOCATION)
- * SELECTIVE DEMOLITION ROOFING SHEET METAL. 3.060 SQ FT. (INCLUDED IN FUND ALLOCATION)
- * SELECTIVE DEMOLITION WOOD FRAMING SHEATHING 1/2" FROM ROOF. 3.060 SQ FT. (INCLUDED IN FUND ALLOCATION)

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF THE EXISTENCE OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION. UNLESS OTHERWISE SPECIFIED, THE DRAWING SHALL BE THE SOLE PROPERTY OF THE ARCHITECT. FOR NO ONE WILL BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT. IF DEVELOPED, PARTIAL OR FULL PRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.



EXISTING BUILDING #004 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

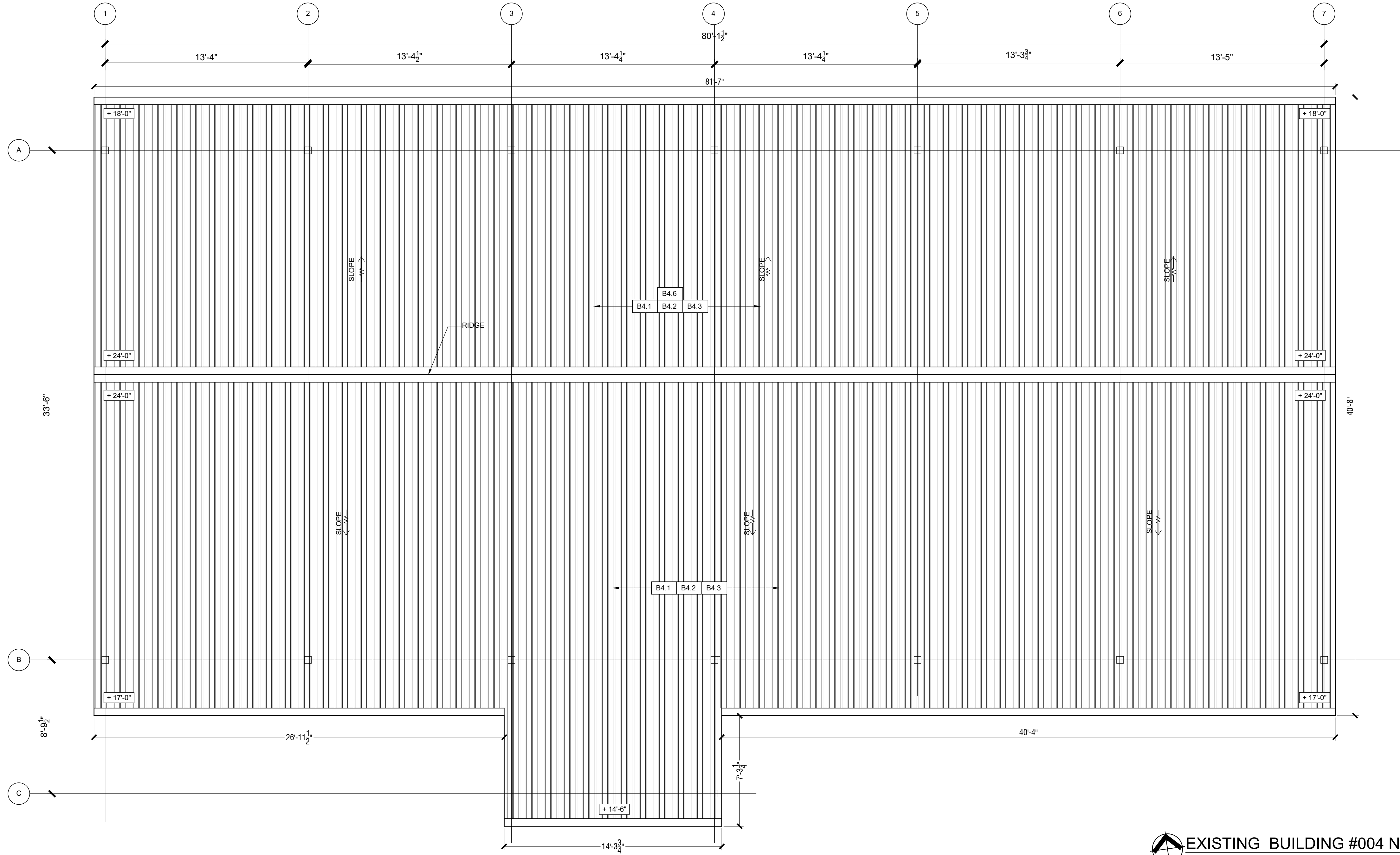
- SHEET LEGEND:**
- ELEVATION NUMBER AS MARKED
 - SECTION NUMBER AS MARKED
 - SCOPE OF WORK LABEL AND INSTRUCTIONS
 - AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1.
 - DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL)

- GENERAL NOTES:**
- PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATIONS MARKED "SD". FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS:
 - LEAD INSPECTION REPORT #ZEM-21122 JUNE 2021 PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - INDUSTRIAL HYGIENE ASSESSMENT REPORT FOR MOLD, MILDEW AND WATER DAMAGE #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR, AND ARE IN NO WAY LIMITING ADDITIONAL SECURITY MEASURES.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.

- GENERAL NOTES CONT.:**
- IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE.
 - PROTECT EXISTING STRUCTURE AND GREEN AREAS SPECIFIED TO REMAIN FROM DEMOLITION WORKS.
 - PROVIDE PROPER SHORING AND/OR BRACING AT AREAS WHERE TEMPORARY SUPPORT IS REQUIRED UNTIL NEW STRUCTURAL PROVISIONS ARE PROVIDED. SHOULD STRUCTURAL BRACING BE REQUIRED, IT SHALL BE IMPLEMENTED BEFORE THE EXECUTION OF ANY DEMOLITION WORK.
 - MAINTAIN EXISTING ELECTRICITY AND WATER UTILITIES IN OPERATION. IF DISCONNECTION IS REQUIRED, OBTAIN OWNER AND ARCHITECT AUTHORIZATION BEFORE DISCONNECTING. SAFETY TAP ALL UTILITIES SPECIFIED TO BE ABANDONED. MARK LOCATION ON "AS-BUILT" DRAWING.
 - EXISTING ELECTRICAL SYSTEM TO REMAIN, WHERE ABANDONED, PULL OUT ALL ELECTRICAL CABLES AND DISCARD. CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES.
 - REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES.
 - SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION.
 - THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS.
 - INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS.
- PROPOSED DOORS & WINDOWS LEGEND:**
- PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE)
 - PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)

- SCOPE OF WORK:**
- B.4 BUILDING 04:**
- B.4.0 RAILINGS:**
STRUCTURAL MEMBERS 4" X 4" NOM.
POSTS 4" X 4" NOM.
RAILINGS 3" X 1 1/2" NOM.
HAND RAIL 2" X 4" NOM
- B.4.4 REPLACE ALL EXTERIOR DOORS, DOOR FRAMES, HINGES AND HARDWARE WITH WIND AND 1/2 HOUR FIRE RESISTANT UNITS. WITH " PIONEER SERIES PIOCANE 70" Piocane 70HHZ1 FULL FLUSH AND SEAMLESS 1-3/4" DOORS FBC APPROVAL FL# 7971 FOR MIAMI-DADE (TYP) OR APPROVED EQUAL. LAMINATED FINISH TBS. (HMP) - 12 UNITS SEE DOOR & WINDOWS SCHEDULE. PROVIDE CMU WALL AS REQUIRED FOR ENCLOSED OPENING. LOCATION TO BE COORD. WITH ARCHITECTS. SEE TYP. DETAILS ON STRUCTURAL DWGS (TYP). (HMP). REF TO DOORS & WINDOWS SCHEDULE
- B.4.5 PROVIDE WINDOWS FOR IMPACT RESISTANT ALUMINUM COMMERCIAL GRADE, STOCK UNITS AWNING WITH SCREEN, ADD FOR STORMS, INCLUDES FRAME AND GLAZING LAMINATED GLASS 7/16" LINEAR DESIGN 250 BY AIR MASTER, VALCOR, GLASSTRA OR APPROVED EQUAL. QTY: QTY 12 GUESTROOMS (HMP) SEE DOOR & WINDOWS SCHEDULE. PROVIDE CMU WALL AS REQUIRED FOR ENCLOSED OPENING. LOCATION TO BE COORD. WITH ARCHITECTS. SEE TYP. DETAILS ON STRUCTURAL DWGS (TYP). REF TO DOORS & WINDOWS SCHEDULE
- DEMOLITION NOTE:**
- * SELECTIVE DEMOLITION OF THERMAL AND MOISTURE PROTECTION INSULATION BATTS OR BLANKET. 3,060 SQ FT. (INCLUDED IN FUND ALLOCATION)
 - * SELECTIVE DEMOLITION ROOFING SHEET METAL. 3,060 SQ FT. (INCLUDED IN FUND ALLOCATION)
 - * SELECTIVE DEMOLITION WOOD FRAMING SHEATHING 1/2" FROM ROOF. 3,060 SQ FT. (INCLUDED IN FUND ALLOCATION)

	PROPOSED REPAIRS DRAWINGS BUILDING # 004 SECOND FLOOR PLAN	COAMO SPRINGS WELLNESS RETREAT "PHASE 1"	CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.	A104.1 SHEET NO.
ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF THE EXISTENCE OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ERROR OR OMISSION IN ANY DRAWING. THE CONTRACTOR SHALL NOT USE ANY DRAWING UNLESS IT IS SPECIFICALLY IDENTIFIED AS SUCH. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.				
ISSUE DATE: 8/5/2021 SCALE: 1:1 REF: A-104.0.dwg APPROVED BY: RJ DRAWN BY: RL/ES				



EXISTING BUILDING #004 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

SHEET LEGEND:

- ELEVATION NUMBER AS MARKED
- SECTION NUMBER AS MARKED
- SCOPE OF WORK LABEL AND INSTRUCTIONS
- AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1.
- DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL)

GENERAL NOTES:

- PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATIONS MARKED "SD". FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS:
 - LEAD INSPECTION REPORT #ZEM-21122 JUNE 2021 PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - ASBESTOS CONTANING BUILDING MATERIALS INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
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- THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR, AND ARE IN NO WAY LIMITING ADDITIONAL SECURITY MEASURES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.

GENERAL NOTES CONT.:

- IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE.
- PROTECT EXISTING STRUCTURE AND GREEN AREAS SPECIFIED TO REMAIN FROM DEMOLITION WORKS.
- PROVIDE PROPER SHORING AND/OR BRACING AT AREAS WHERE TEMPORARY SUPPORT IS REQUIRED UNTIL NEW STRUCTURAL PROVISIONS ARE PROVIDED. SHOULD STRUCTURAL BRACING BE REQUIRED, IT SHALL BE IMPLEMENTED BEFORE THE EXECUTION OF ANY DEMOLITION WORK.
- MAINTAIN EXISTING ELECTRICITY AND WATER UTILITIES IN OPERATION. IF DISCONNECTION IS REQUIRED, OBTAIN OWNER AND ARCHITECT AUTHORIZATION BEFORE DISCONNECTING. SAFETY TAP ALL UTILITIES SPECIFIED TO BE ABANDONED. MARK LOCATION ON "AS-BUILT" DRAWING.
- EXISTING ELECTRICAL SYSTEM TO REMAIN, WHERE ABANDONED, PULL OUT ALL ELECTRICAL CABLES AND DISCARD. CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES.
- REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES.
- SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION.
- THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS.
- INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS.

PROPOSED DOORS & WINDOWS LEGEND:

- PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE)
- PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)

SCOPE OF WORK:

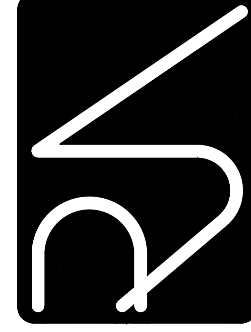
B.4 BUILDING 04:

SCOPE OF WORK ROOF

- B4.1 REPLACE EXISTING ROOF WOOD PANELS, HIPPED ROOF TYPE, 5 FT RISE. CDX 1/2" THICK NEUMATIC NAILED. - WITH METL SPAN INSULATED ROOF PANELS SYSTEM - QTY: 3,060 SF. (85 FT LONG X 36 FT WIDE)
- B4.2 REPLACE EXISTING ROOF INSULATION SYSTEM, HIPPED ROOF TYPE, 5 FT RISE. ASPHALTIC COVER BOARD, FIBERGLASS LINED, 1/8" THICK. - WITH METL SPAN INSULATED ROOF PANELS SYSTEM - QTY: 3,060 SF. (85 FT LONG X 36 FT WIDE)
- B4.3 REPLACE EXISTING METAL DECK ROOFING, HIPPED ROOF TYPE, 5 FT RISE. TYPE B WIDE RIB GALVANIZED. UNDER 50 SQ. 1-1/2" D, 22 GAUGE. - WITH METL SPAN INSULATED ROOF PANELS SYSTEM - QTY: 3,060 SF. (85 FT LONG X 36 FT WIDE) (REF TO STRUCTURAL DRAWINGS & ARCH DETAILS)

DEMOLITION NOTE:

- SELECTIVE DEMOLITION OF THERMAL AND MOISTURE PROTECTION INSULATION BATTS OR BLANKET. 3,060 SQ FT. (INCLUDED IN FUND ALLOCATION)
- SELECTIVE DEMOLITION ROOFING SHEET METAL. 3,060 SQ FT. (INCLUDED IN FUND ALLOCATION)
- SELECTIVE DEMOLITION WOOD FRAMING SHEATHING 1/2" FROM ROOF. 3,060 SQ FT. (INCLUDED IN FUND ALLOCATION)



BY: [Signature] DATE: 12/12/2021
CHECKED: [Signature] DATE: 12/12/2021
DESIGNED: [Signature] DATE: 12/12/2021
PROJECT: COAMO SPRINGS WELLNESS RETREAT
SHEET: A104.1A
SCALE: 1/4" = 1'-0"

Revisions:

Issue Date:	8/5/2021
Scale:	1:1
Ref:	A-104.0.dwg
Approved by:	RJ
Drawn by:	RL/ES

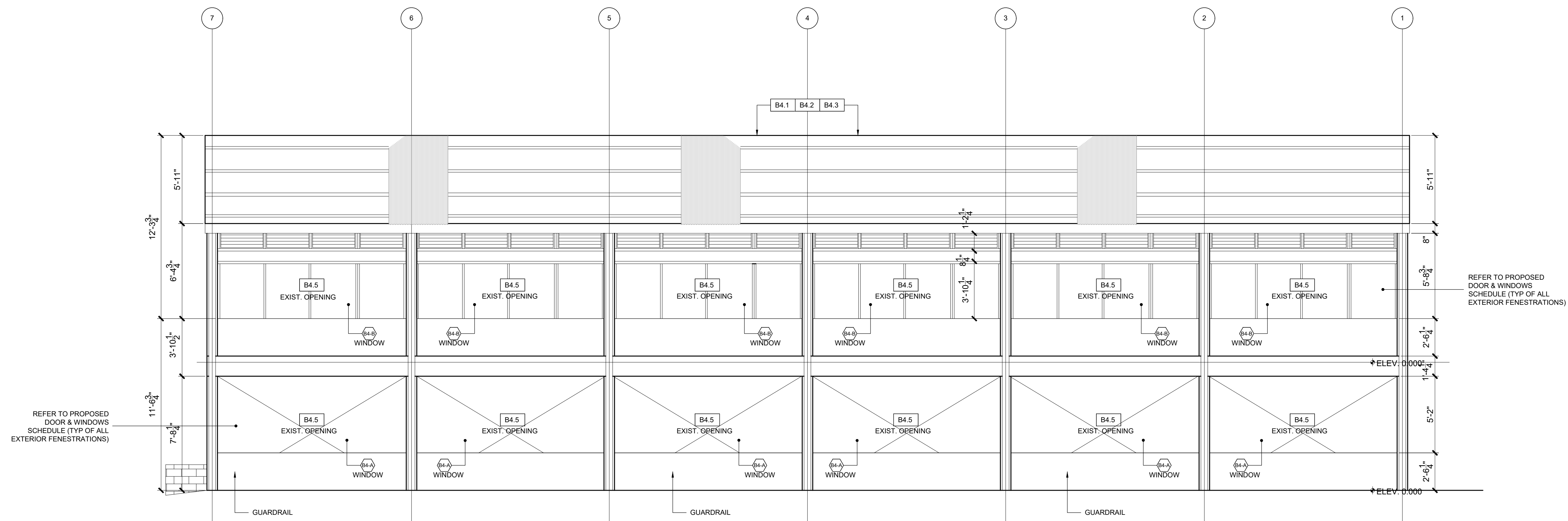
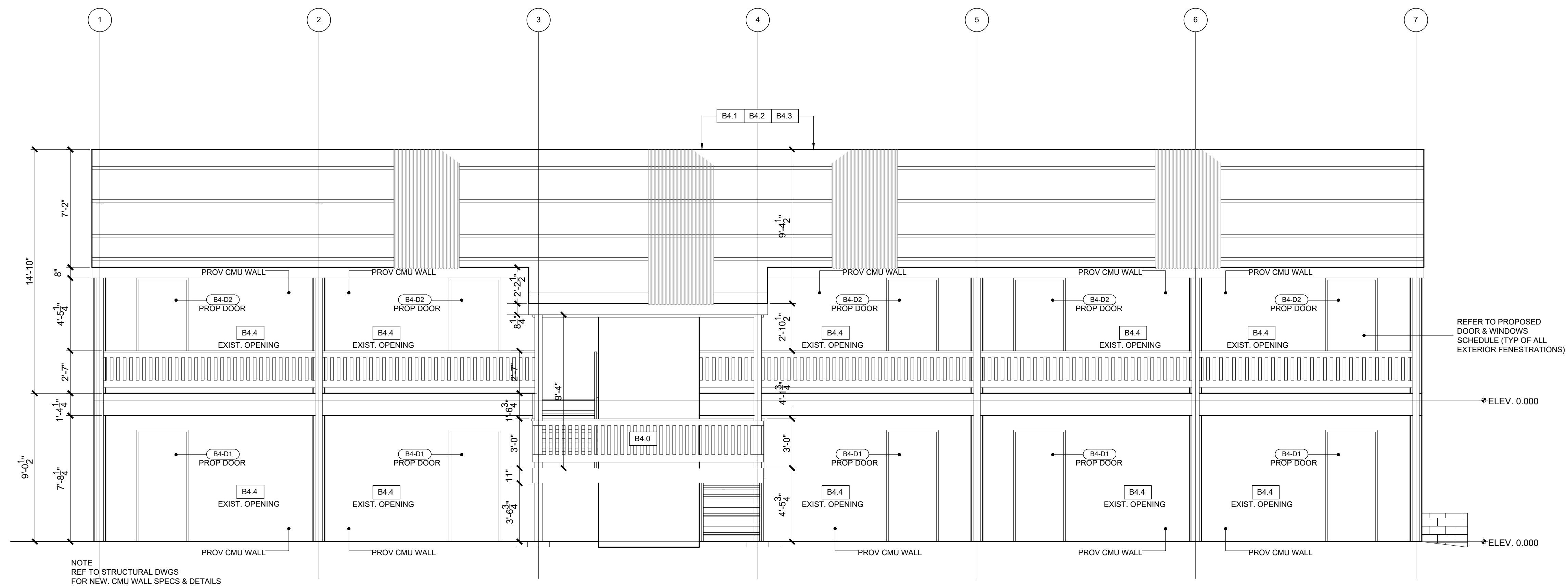
PROPOSED REPAIRS DRAWINGS
BUILDING # 004
NEW ROOF PLAN

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

CARR. PR-646, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

A104.1A
SHEET NO.

BID SET
MAY 12, 2022



BID SET
MAY 12 , 2022

[illegible]

PROPOSED REPAIRS DRAWINGS
BUILDING # 004
EXTERIOR ELEVATIONS

COAMO SPRINGS WELLNESS RETREAT
"PHASE I "

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

A104.2
SHEET NO.

Revisions:

8/5/2021

Issue Date:

Issue [

8/5/2021

1

Issue Date:

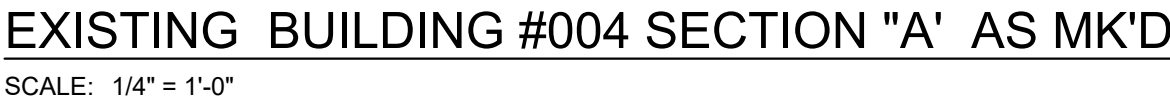
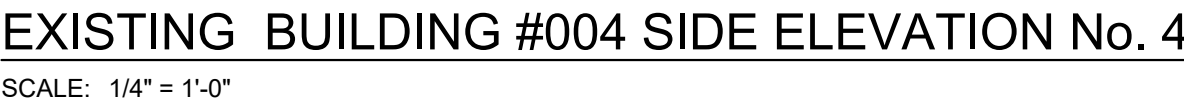
Issue [

8/5/2021

Issue Date:

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Edif Centro de Seguros Suite 100
Miramar PR PR 01507
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email- sara@csa.com.pr



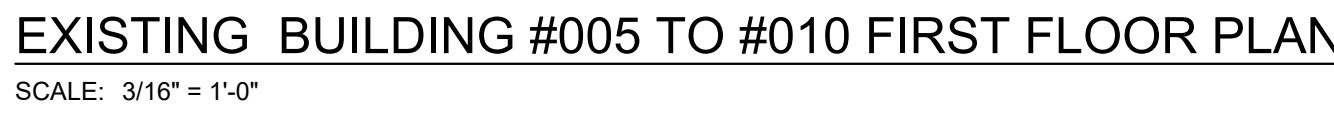
**PROPOSED REPAIRS DRAWINGS
BUILDING # 004
EXTERIOR ELEVATIONS &
SECTIONS AS MK'D**

COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

A104.3
SHEET NO.

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF THE EXISTENCE OF ANY DISCREPANCY, EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE EXISTING CONDITIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE EXISTING CONDITIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE EXISTING CONDITIONS.	Drawn by:	CONTRACTOR'S ADDRESS: 13000 N. MARICOPA AVE., SUITE 100, CHANDLER, AZ 85226 TEL: 480-946-1000 FAX: 480-946-1001 WWW: WWW.MARICOPA.COM
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SCOPE OF WORK CONT.:

MAIN BUILDING, BUILDING 08 ADMINISTRATIVE OFFICES, FIRST FLOOR:

MB-20 GYPSPM WALLBOARD ON CEILINGS W/COMPOUND SKIM COAT (LEVEL 5 FINISH) MR 1/2" THICK QTY: 300 SQ. FT. (8 FT LONG X 10 FT WIDE)

MB-21 PRIME WALL INTERIOR SURFACES: PRIMER BENJAMIN MOORE FRESH START PRIMER INTERIOR PRIMER, SHERWIN WILLIAMS, GLIDDEN OR APPROVED EQUAL, 2 COATS

MAIN BUILDING, BUILDING 08 A 10: KITCHEN AND STORAGE ROOM 1ST FLOOR:

MB-22 REPLACE WOOD ROOFING FLAT TYPE with METE PLAIN INSULATED ROOF PANEL SYSTEM OR APPROVED EQUAL= QTY: 240 SF.

MB-23 GYPSPM WALLBOARD BOTH SIDES W/COMPOUND SKIM COAT (LEVEL 5 FINISH MR 1/2" THICK QTY: 2 EACH (8 FT LONG X 8 FT HIGH)

MB-24 REPLACE ELECTRICAL PANELS QTY: 2 EACH, (1 ONE MAIN DISTRIBUTION SWITCH BOARD W- 1,200 AMP COOPER BUS BARS 800V/SHIP NEMA TYPE WITH 4 MAIN BREAKERS (20/40/40/40), (1 ONE LIGHTING PANEL 4"x2" SPACES, NEMA TYPE, 225A/3P4W/0V, FULL BREAKERS (20-40A, GENERAL ELECTRIC OR APPROVED EQUAL)

MB-25 REPLACE GYPSPM WALLBOARD, W/COMPOUND SKIM COAT (LEVEL 5 FINISH) MR 3/8" THICK QTY: 360 SF (8 FT LONG X 10 FT HIGH)

MAIN BUILDING, BUILDING 21: CANOPY AND TWO BATHROOMS, FIRST FLOOR:

MB-26 REPLACE GYPSPM TYPE "X" MR ON CEILINGS W/COMPOUND SKIM COAT (LEVEL 5 FINISH) 1/2" THICK QTY: 150 SQ. FT. (15 FT LONG X 10 FT WIDE)

MB-27 DEMOLISH AND REMOVE OUTDOOR BAN ANNEXED TO MAIN BUILDING 09.

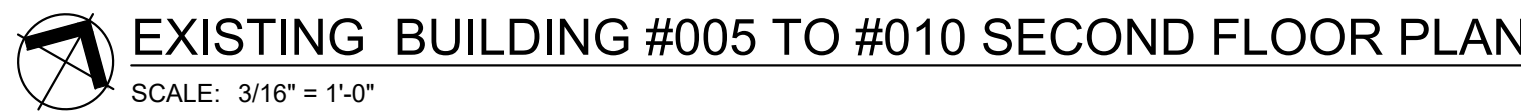
MAIN BUILDING, BUILDING 21 CANOPY AND TWO BATHROOMS FIRST FLOOR

MB-26 REPLACE GYPSPM TYPE "X" MR ON CEILINGS W/COMPOUND SKIM COAT (LEVEL 5 FINISH) 1/2" THICK QTY: 150 SQ. FT. (15 FT LONG X 10 FT WIDE)

DEMOLITION:

- * SELECTIVE DEMOLITION OF AC FLUT 3' ON 3 UNITS
- * CEILING DEMO GYPSPM WALLBOARD TYPE "X" FURRED AND NAILED
- * REMOVE & DISPOSE SWITCHBOARD CIRCUIT BREAKER 1200 A 1 UNIT
- * REMOVE & DISPOSE OF A WALL MOUNTED NONRESCENT LIGHT FIXTURES 4 UNITS
- * SELECTIVE DEMOLITION THERMAL & MOISTURE PROTECTION INSULATION, BATTIS OR BLANKETS
- * SELECTIVE DEMOLITION THERMAL & MOISTURE PROTECTION INSULATION SHEET METAL
- * SELECTIVE DEMOLITION WOOD FRAMING SHEATHING 12" FROM ROOF
- * SELECTIVE DEMOLITION SAW CUTTING MINIMUM LABOR/EQUIPMENT CHARGE 1 UNIT
- * SELECTIVE DEMOLITION WOOD FRAMING STAIRS & STRINGERS STRAIGHT RUN, 12 RISERS
- * WALLS AND PARTITIONS DEMOLITION GYPSPM WALLBOARD NAILED OR SCREWED

A105.0 SHEET NO.	COAMO SPRINGS WELLNESS RETREAT "PHASE I"	PROPOSED REPAIRS DRAWINGS BUILDING # 005 TO #010 FIRST FLOOR PLAN	Issue Date: Scale: Ref: Approved by: Drawn by:	Revisions:	1. DATE: 08/05/2021 2. REVISION: 01 3. REVISION: 02 4. REVISION: 03 5. REVISION: 04 6. REVISION: 05 7. REVISION: 06 8. REVISION: 07 9. REVISION: 08 10. REVISION: 09 11. REVISION: 10 12. REVISION: 11 13. REVISION: 12 14. REVISION: 13 15. REVISION: 14 16. REVISION: 15 17. REVISION: 16 18. REVISION: 17 19. REVISION: 18 20. REVISION: 19 21. REVISION: 20 22. REVISION: 21 23. REVISION: 22 24. REVISION: 23 25. REVISION: 24 26. REVISION: 25 27. REVISION: 26 28. REVISION: 27 29. REVISION: 28 30. REVISION: 29 31. REVISION: 30 32. REVISION: 31 33. REVISION: 32 34. REVISION: 33 35. REVISION: 34 36. REVISION: 35 37. REVISION: 36 38. REVISION: 37 39. REVISION: 38 40. REVISION: 39 41. REVISION: 40 42. REVISION: 41 43. REVISION: 42 44. REVISION: 43 45. REVISION: 44 46. REVISION: 45 47. REVISION: 46 48. REVISION: 47 49. REVISION: 48 50. REVISION: 49 51. REVISION: 50 52. REVISION: 51 53. REVISION: 52 54. REVISION: 53 55. REVISION: 54 56. REVISION: 55 57. REVISION: 56 58. REVISION: 57 59. REVISION: 58 60. REVISION: 59 61. REVISION: 60 62. REVISION: 61 63. REVISION: 62 64. REVISION: 63 65. REVISION: 64 66. REVISION: 65 67. REVISION: 66 68. REVISION: 67 69. REVISION: 68 70. REVISION: 69 71. REVISION: 70 72. REVISION: 71 73. REVISION: 72 74. REVISION: 73 75. REVISION: 74 76. REVISION: 75 77. REVISION: 76 78. REVISION: 77 79. REVISION: 78 80. REVISION: 79 81. REVISION: 80 82. REVISION: 81 83. REVISION: 82 84. REVISION: 83 85. REVISION: 84 86. REVISION: 85 87. REVISION: 86 88. REVISION: 87 89. REVISION: 88 90. REVISION: 89 91. REVISION: 90 92. REVISION: 91 93. REVISION: 92 94. REVISION: 93 95. REVISION: 94 96. REVISION: 95 97. REVISION: 96 98. REVISION: 97 99. REVISION: 98 100. REVISION: 99
CARR, PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.					



GENERAL NOTES:

1. PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATION(S) MARKED "D".
FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS:
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PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT #ZEM-21122 JUNE 2021. PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP.
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PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP.
2. THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR. AND ARE IN NO WAY LIMITING ADDITIONAL SECURITY MEASURES.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN VIOLATIONS WITHIN THE BUILDING.

PROPOSED DOORS & WINDOWS LEGEND:

B*D* PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE)

W*D* PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)

* ALL WOOD MEMBERS SHALL BE PAINTED FINISH.

DEMOLITION NOTES:

- * DEMOLITION-CEILING GYPSUM WALLBOARD FURRED AND NAILED REMOVE. 372 SQ FT.
- * SELECTIVE DEMOLITION OF THERMAL, AND MOISTURE PROTECTION INSULATION BATTIS OR BLANKETS. 540 SQ FT.
- * DEMOLITION-CEILING THERMAL, AND MOISTURE PROTECTION ROOFING SHEET METAL. 540 SQ FT.
- * SELECTIVE DEMOLITION WOOD FRAMING SHEATHING "X" FROM ROOF. 540 SQ FT.
- * DEMOLITION-WALLS AND PARTITIONS DEMOLITION, GYPSUM WALLBOARD PER S.F. NAILED OR SCREWED. 215 SQ FT.
- * DEMOLITION-WALLS AND PARTITIONS DEMOLITION, GYPSUM WALLBOARD PER S.F. NAILED OR SCREWED 200 SQ FT.
- * DEMOLITION-WINDOW DEMOLITION ALUMINUM TO 25 SF. 2 UNITS.

NON- PERMANENT:

- * PRESSURE WASHER 7 GPM. 3000 PSI (INCLUDES OPERATOR COST).

MB - MAIN BUILDING (07.08.09, 10.21)
SCHEDULE OF WORK MAIN BUILDING SECOND FLOOR (07.08.09, 10.21)

MB 5 PRIME AL INTERIOR SURFACES PRIMER BENJAMIN MOORE FRESH START PREMIUM INTERIOR PRIMER, SHERWIN WILLIAMS, GLIDDEN OR APPROVED EQUAL. 2 COATS

MB 6 REPLACE WOOD STAIRS WOOD RESIDENTIAL OAK TREADS ADD FOR I INTERMEDIATE LANDING. 1 UNIT (14 FT LONG 14 FT HIGH, RAILINGS CUSTOM DESIGN ARCHITECTURAL GRADE HARDWOOD PLAN 3/4" THICK FLS. 36" RAIL TO OAK, 12WS FOR 15 FT)

MB 7 REPLACE GYPSUM BOARD CEILINGS W/COMPOUND SKIM COAT (LEVEL 5 FINISH) 3/8" JOINT. 150 SQ. FT. (15 FT LONG X 10 FT WIDE)

MB 8 CLEAN/STAIN THE FLOORING. QTY: 75 SF (10 FT LONG X 7 FT WIDE)

MB 9 CLEAN/STAIN CEILING. 150 SQ. FT. (15 FT LONG X 10 FT WIDE)

MB 10 CLEAN/STAIN THE FLOORING. QTY: 150 SF (10 FT LONG X 15 FT WIDE)

MB 10B REPLACE ALL EXTERIOR DOORS, DOOR FRAMES, HINGES AND HARDWARE WITH WIND AND 5/8 HOUR FIRE RESISTANT UNITS WITH "PIONEER SERIES POCANOE 70" POCANOE 70W/21" FULL FLUSH AND SEAMLESS 1" DOORS WITH APPROVED FLUTTER FOR MAIN DOOR. 150 SF (15 FT LONG X 10 FT WIDE)

MB 11 TP FOR WINDOWS AND DOORS SCHEDULE

MB 10C REPLACE ALL WINDOWS WITH IMPACT RESISTANT ALUMINUM AND GLASS COMMERICAL GRADE ADD FOR STORM RESISTANT FRAME AND GLAZING. 150 SF (15 FT LONG X 10 FT WIDE) BY AIR MASTER, VALCOR, GLASSORA OR APPROVED EQUAL (HMP). TP FOR WINDOWS AND DOORS SCHEDULE

MAIN BUILDING, BUILDING 06 ACTIVITIES ROOM:

MB 11 REPLACE MAIN SPLIT UNIT AIR CONDITIONING UNITS (CONDENSER AND EVAPORATOR. QTY:4 EACH 3 TON) SAME AS EXISTING.

MB 12 REPLACE WITH ALUMINUM AND GLASS DOORS WITH IMPACT RESISTANT ALUMINUM AND GLASS COMMERICAL GRADE ADD FOR STORMING. INCLUDES FRAME AND GLAZING. 150 SF (15 FT LONG X 10 FT WIDE) BY AIR MASTER, VALCOR, GLASSORA OR APPROVED EQUAL (HMP). TP FOR WINDOWS AND DOORS SCHEDULE

MB 13 PRIME AL INTERIOR SURFACES PRIMER BENJAMIN MOORE FRESH START PREMIUM INTERIOR PRIMER, SHERWIN WILLIAMS, GLIDDEN OR APPROVED EQUAL. 2 COATS

MAIN BUILDING, BUILDING 66 ACTIVITIES ROOM/OPEN TERRACE

MB 14 REPLACE ROOF STRUCTURE (INCLUDES COLLARS AND BEAMS) SHED ROOF 3 FT. 3 FRIEZE - QTY 576 SF (36 FT LONG X 16 FT WIDE). SEE STRUCTURAL DRAWINGS

MB 15 REPLACE ROOF WOOD PANELS, SHED ROOF 3 FT. QTY: 144 SQ. FT. CHLOROPOLYMER 1.3 MIL THICK PNEUMATIC NAILED 3 FRIEZE QTY: 576 SF (36 FT LONG X 16 FT WIDE) WITH 3/4" MIN. SPAN INSULATED ROOF PANELS OR APPROVED EQUAL.

MB 16 REPLACE ROOF INSULATION SYSTEM, HIPPED ROOF 3 FT. 3 FRIEZE, ASPHALTIC COVER BOARD, FIBERGLASS LINED, 1/8" THICK QTY: 576 SF (36 FT LONG X 16 FT WIDE)

MB 17 REPLACE METAL CEILING HUNGROOF, HIPPED ROOF 3 FT. 3 FRIEZE, 1" WIDE RIB GALVALANIZED UNDER 50 SQ. 1-1/2" D. 22 GAUGE. - QTY: 576 SF. (36 FT LONG X 16 FT WIDE)

MB 18 REPAIR WOOD HAND RAIL, CUSTOM FINISH ARCHITECTURAL, GRADE HARDWOOD PLAN. QTY: 144 SF (36 FT X 4 FT HIGH), PAINTED FINISH

RAILINGS

STRUCTURAL MEMBERS 4" X 4" NOM.

POSTS 4" X 4" NOM.

RAILINGS 2" X 1" NOM.

HAND RAIL 2" X 4" NOM.

MB 19 REPLACE EXTERIOR DECORATIVE LAMBS, ROUND TYPE, LED WALL MOUNTED, SIMILAR AS EXISTING OR APPROVED EQUAL. - QTY: 4 EACH.

DEMOLITION NOTES

- * SELECTIVE DEMOLITION OF AC SPILT 3 TONS, 3 UNITS.
- * CEILING DEMOLITION GYPSUM WALLBOARD TYPE "C" FURRED AND NAILED.
- * REMOVE & DISPOSE SWITCH/CONTROL CIRCUIT BREAKER 1200 A.
- * REMOVE AND DISPOSE OF A WALL MOUNTED INCANDESCENT LIGHT FIXTURES 4 UNITS.
- * SELECTIVE DEMOLITION THERMAL & MOISTURE PROTECTION INSULATION, BATTES OR BLANKETS.
- * SELECTIVE DEMOLITION THERMAL & MOISTURE PROTECTION INSULATION ROOFING SHEET METAL.
- * SELECTIVE DEMOLITION WOOD FRAMING SHEATHING 1/2" FROM ROOF.
- * SELECTIVE DEMOLITION SAW CUTTING, MINIMUM LABORS/EQUIPMENT CHARGE, 1 UNIT.
- * SELECTIVE DEMOLITION WOOD FRAMING STAKES & STRINGERS STRAIGHT RUN, 12 BERS.
- * WALLS AND PARTITIONS DISINTEGRATE, DISMANTLE WALL BOARD NAILED OR SCRIBED.

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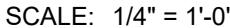
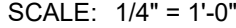


BID SET
MAY 12 , 2022

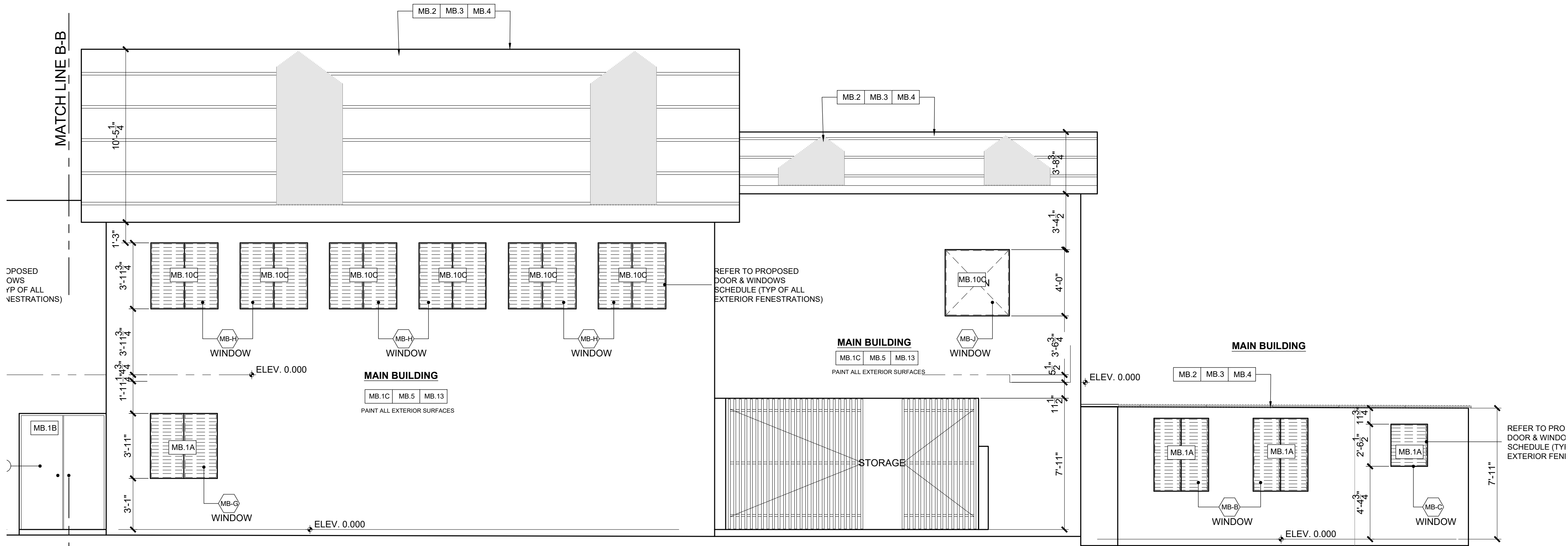
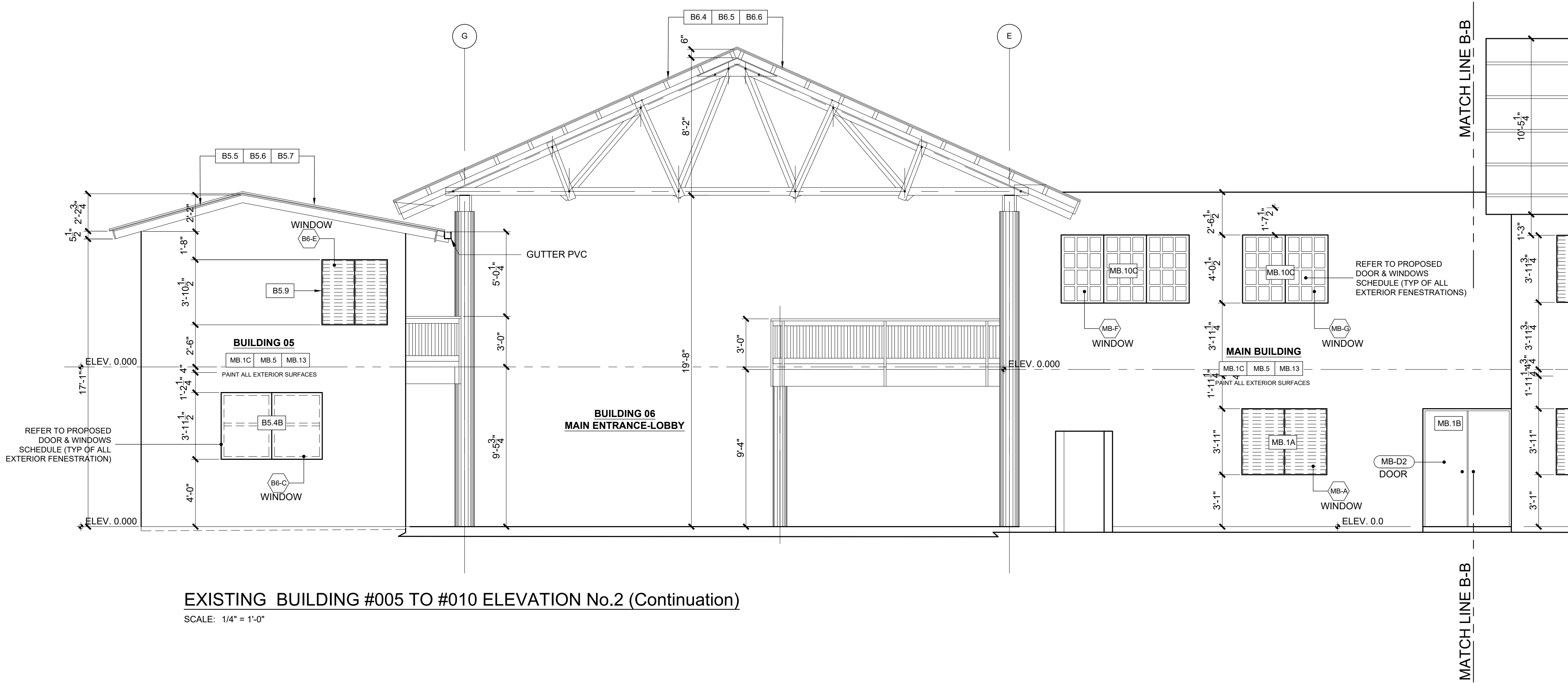
COAMO SPRINGS WELLNESS RETREAT
"PHASE I "

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF THE EXISTENCE OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION IN ORDER TO REVISE AND OR CORRECT THE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION IF IT'S NOT INFORMED ON TIME. CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE PRIOR TO THE CONSTRUCTION ESPECIALLY IF IT DOES NOT HAVE THE ASSISE FOR CONSTRUCTION. STAMP SIGNED AND STAMPED BY THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT FOR NO ONE WILL BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.



A106.0
SHEET NO.



BID SET
MAY 12, 2022

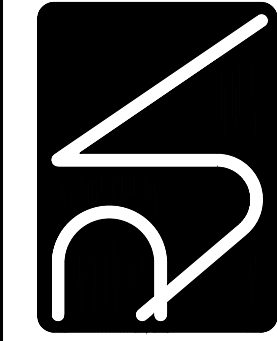
COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

PROPOSED REPAIRS DRAWINGS
BUILDING # 005 TP #010
EXTERIOR ELEVATIONS

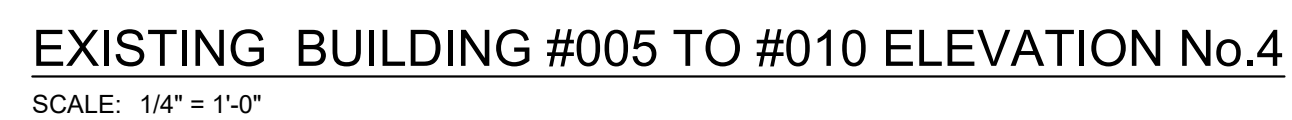
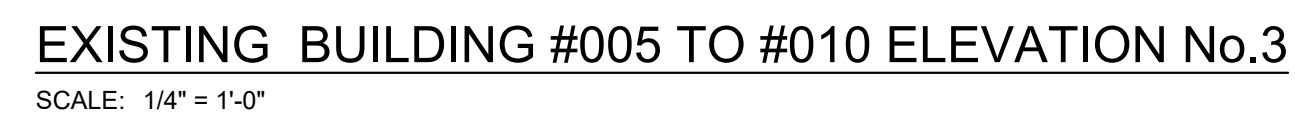
Issue Date: 8/5/2021
Scale: 1:1
Ref: A-105.0.dwg
Approved by: RJ
Drawn by: RL/ES

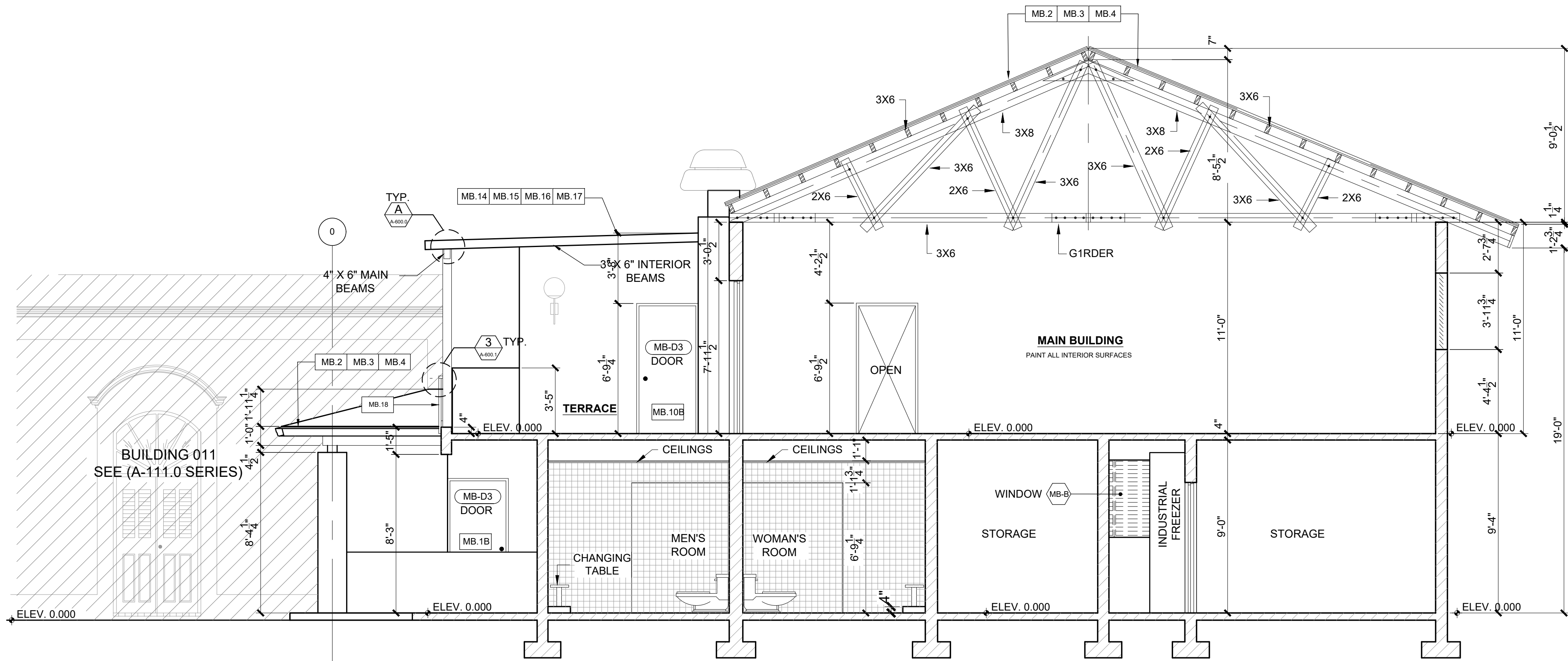
Revisions:

1. ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCY. THE CONTRACTOR SHALL NOT USE ANY DRAWING UNLESS IT IS SPECIFICALLY IDENTIFIED AS SUCH IN THE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.

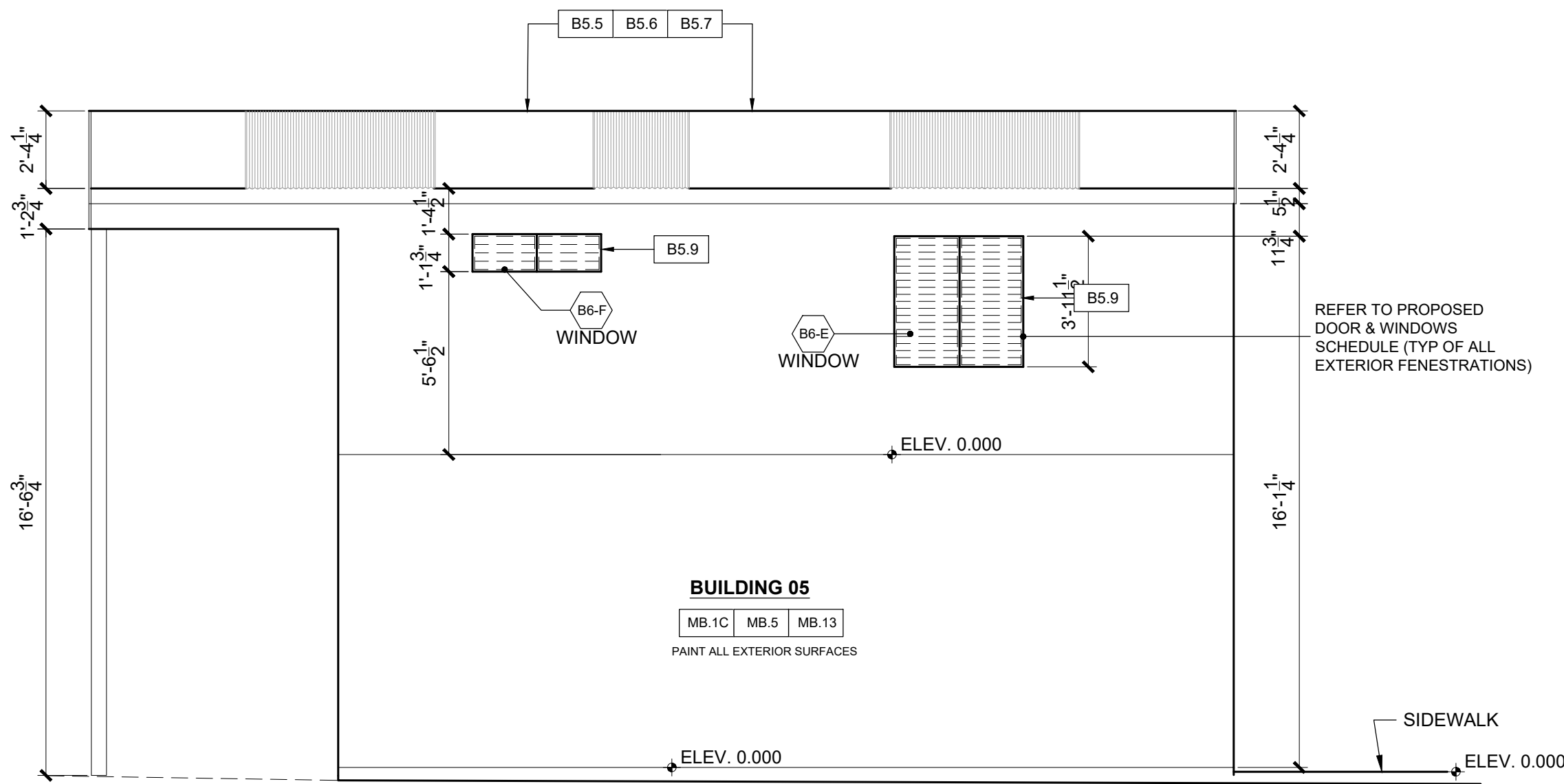


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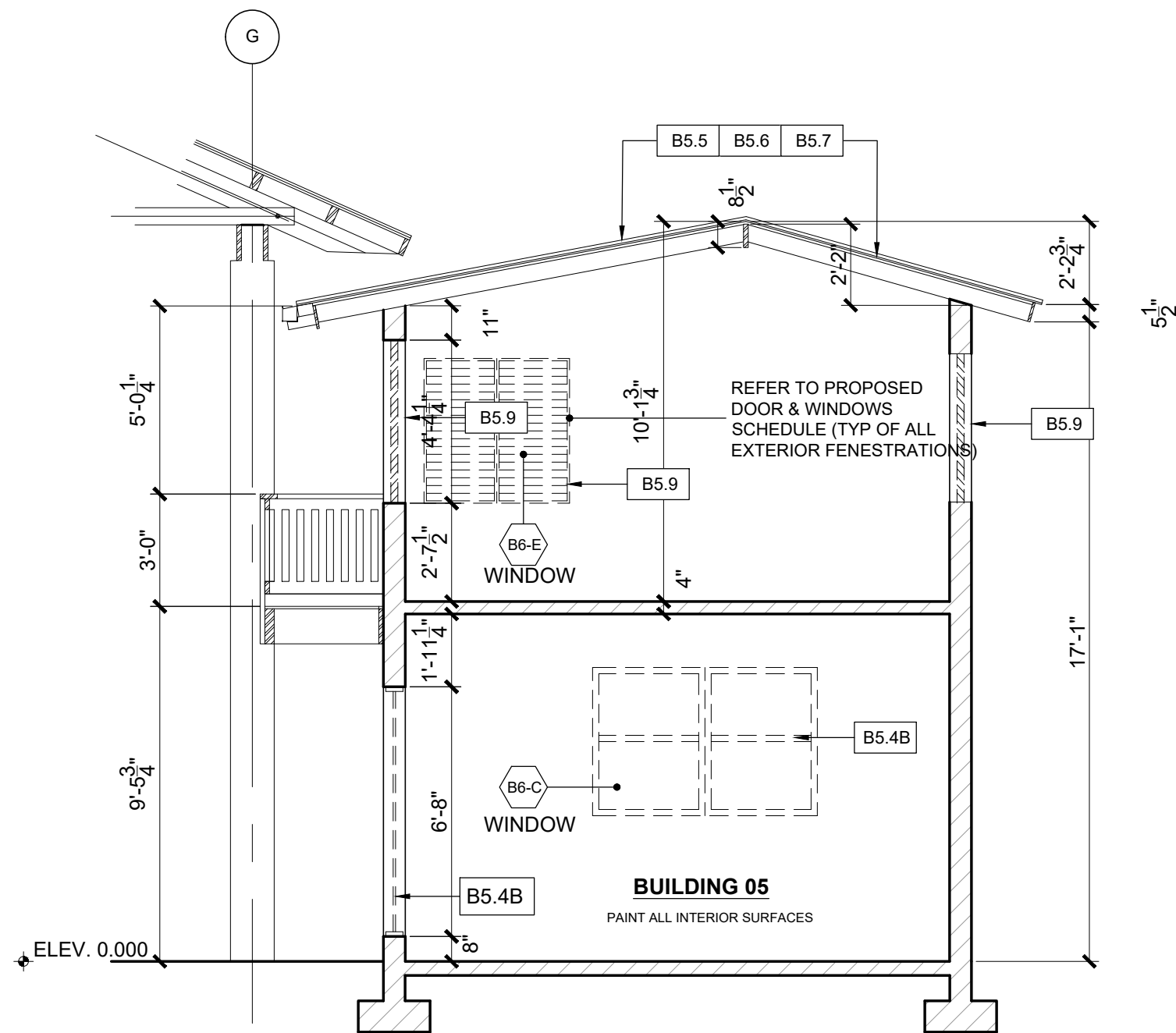




EXISTING BUILDING #005 TO #010 SECTION "B" AS MK'D
SCALE: 1/4" = 1'-0"

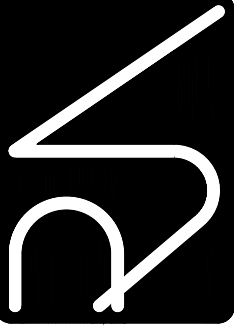


EXISTING BUILDING #005 ELEVATION "5" AS MK'D
SCALE: 1/4" = 1'-0"



EXISTING BUILDING #005 SECTION "C" AS MK'D
SCALE: 1/4" = 1'-0"

BID SET
MAY 12, 2022



ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCY. THE CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE OF THE CONSTRUCTION. THE CONTRACTOR SHALL NOT REPRODUCE OR REPRODUCE OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.

Issue Date: 8/5/2021
Scale: 1:1
Ref: A-105.0.dwg
Approved by: RJ
Drawn by: RL/ES

PROPOSED REPAIRS DRAWINGS
BUILDING # 005 TP #010
SECTIONS AS MK'D

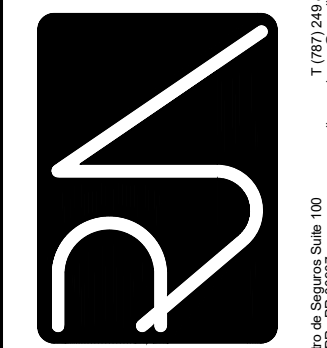
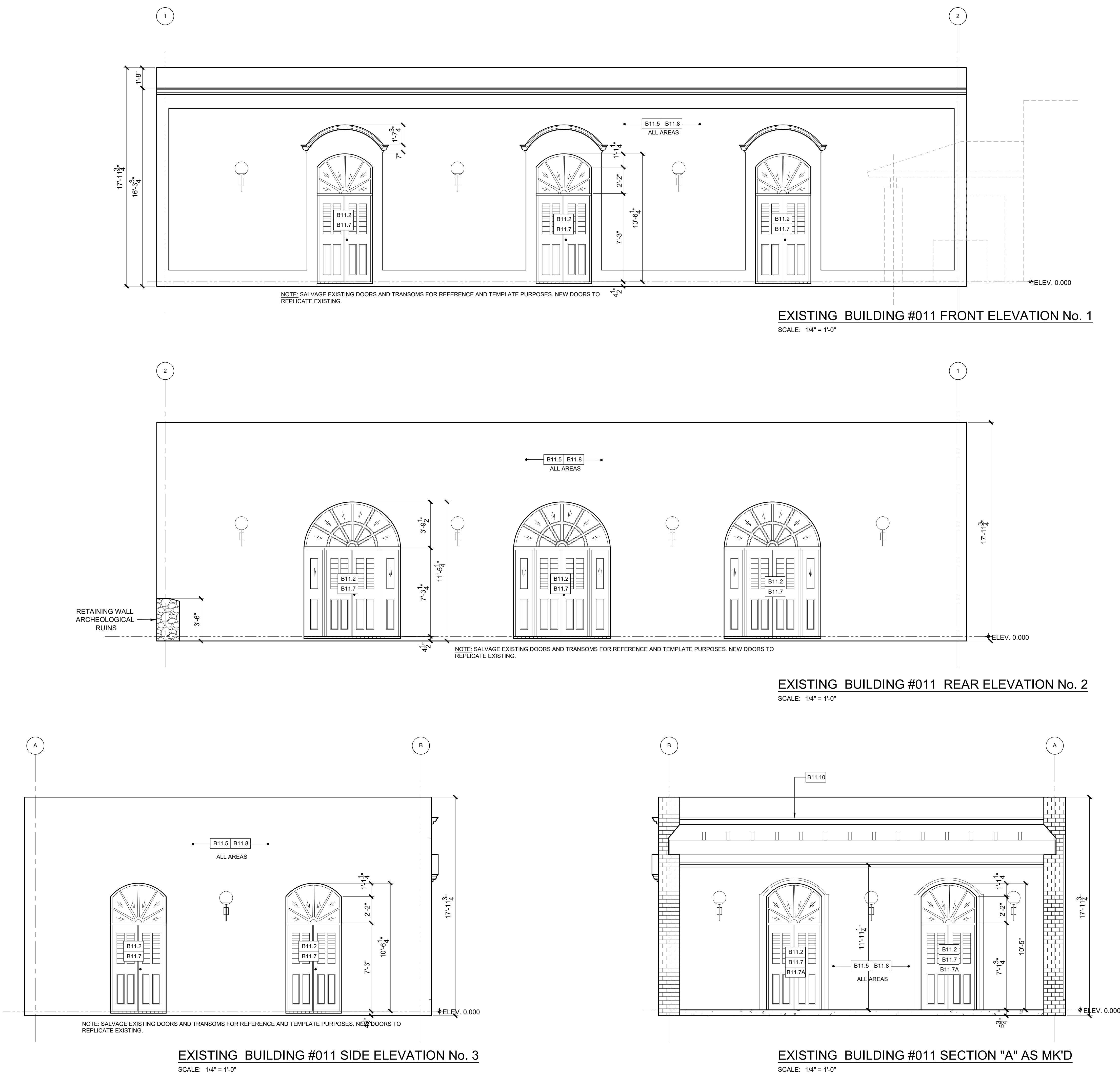
COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"
CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

A110.0
SHEET NO.



**BID SET
MAY 12 , 2022**

A1111.0 SHEET NO.		COAMO SPRINGS WELLNESS RETREAT "PHASE 1"		CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.		PROPOSED REPAIRS DRAWINGS BUILDING # 011 FIRST FLOOR PLAN		Issue Date: 8/5/2021 Scale: 1:1 Ref: A-111.0.dwg Approved by: RJ Drawn by: RUES		Revisions:		</	
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Revisions:	Issue Date:	Scale:	Ref:	Approved by:	Drawn by:
	8/5/2021	1:1	A-111.0.dwg	RJ	RJ/ES

PROPOSED REPAIRS DRAWINGS
BUILDING # 011
EXTERIOR ELEVATIONS

COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

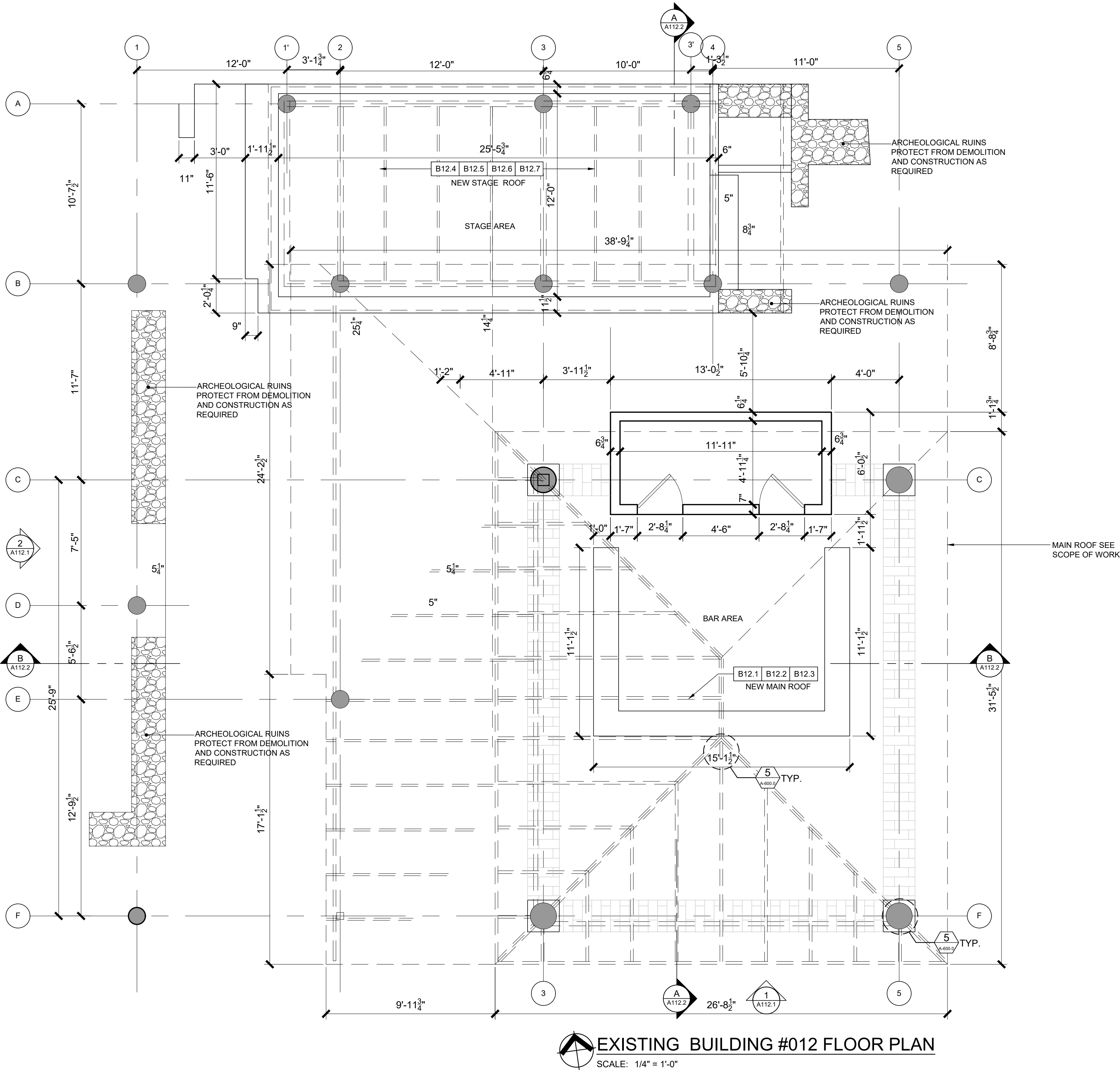
A111.1
SHEET NO.

BID SET
MAY 12, 2022

SHEET LEGEND:	
	ELEVATION NUMBER AS MARKED
	SECTION NUMBER AS MARKED
	SCOPE OF WORK LABEL AND INSTRUCTIONS
	AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1.
	DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL)
GENERAL NOTES:	
1. PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATIONS MARKED "SD". FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS: - LEAD INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP. - ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP. - INDUSTRIAL HYGIENE ASSESSMENT REPORT FOR MOLD, MILDEW AND WATER DAMAGE #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.	
2. THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR, AND ARE IN NO WAY LIMITING ADDITIONAL SECURITY MEASURES.	
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.	

GENERAL NOTES CONT.:	
1. IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE.	
2. PROTECT EXISTING STRUCTURE AND GREEN AREAS SPECIFIED TO REMAIN FROM DEMOLITION WORKS.	
3. PROVIDE PROPER SHORING AND/OR BRACING AT AREAS WHERE TEMPORARY SUPPORT IS REQUIRED UNTIL NEW STRUCTURAL PROVISIONS ARE PROVIDED. SHOULD STRUCTURAL BRACING BE REQUIRED, IT SHALL BE IMPLEMENTED BEFORE THE EXECUTION OF ANY DEMOLITION WORK.	
4. MAINTAIN EXISTING ELECTRICITY AND WATER UTILITIES IN OPERATION. IF DISCONNECTION IS REQUIRED, OBTAIN OWNER AND ARCHITECT AUTHORIZATION BEFORE DISCONNECTING. SAFETY TAP ALL UTILITIES SPECIFIED TO BE ABANDONED. MARK LOCATION ON "AS-BUILT" DRAWING.	
5. EXISTING ELECTRICAL SYSTEM TO REMAIN, WHERE ABANDONED, PULL OUT ALL ELECTRICAL CABLES AND DISCARD. CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES.	
6. REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES.	
7. SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION.	
8. THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS.	
9. INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS.	
PROPOSED DOORS & WINDOWS LEGEND:	
	PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE)
	PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)

SCOPE OF WORK:	
B.12 BUILDING 12: BAR AREA ROOF AND STAGE	
B12.1 REPLACE WOOD PANELS, HIPPED ROOF TYPE, 7 FT RISE @ BAR AREA - QTY: 777 SF (50% OF 37 FT LONG X 42 FT WIDE). WITH METL SPAN INSULATED METAL PANELS SYSTEM OR APPROVED EQUAL (SEE STRUCTURAL DRAWINGS, ARCHITECTURAL DETAILS AND TECHNICAL SPECIFICATIONS TYP.)	
B12.2 REPLACE ROOF INSULATION SYSTEM, HIPPED ROOF TYPE, 7 FT RISE @ BAR AREA, ASPHALTIC COVER BOARD, FIBERGLASS LINED 1/8" THICK FASTENING, 1,554 SF (37 FT LONG X 42 FT WIDE), WITH METL SPAN INSULATED METAL PANELS SYSTEM (SEE STRUCTURAL DRAWINGS, ARCHITECTURAL DETAILS AND TECHNICAL SPECIFICATIONS TYP.)	
B12.3 REPLACE METAL DECK ROOFING, HIPPED ROOF TYPE, 7 FT RISE @ BAR AREA, STEEL, OPEN TYPE B WIDE RIB, GALVANIZED, UNDER 50 SQ. 1-1/2" D 22 GAUGE QTY: 1,554 SF (37 FT LONG X 42 FT WIDE), WITH METL SPAN INSULATED METAL PANELS SYSTEM OR APPROVED EQUAL (SEE STRUCTURAL DRAWINGS, DETAILS AND TECHNICAL SPECIFICATIONS TYP.)	
B12.4 REPLACE ROOF STRUCTURE, FLAT ROOF TYPE @ STAGE AREA (SAME SPECIFICATION AS BAR AREA) - QTY: 390 SF (30 FT LONG X 13 FT WIDE).	
B12.5 REPLACE WOOD PANELS, FLAT ROOF TYPE @ STAGE AREA (SAME SPECIFICATION AS BAR AREA) - QTY: 390 SF (30 FT LONG X 13 FT WIDE).	
B12.6 REPLACE ROOF INSULATION SYSTEM, FLAT ROOF TYPE @ STAGE AREA (SAME SPECIFICATION AS BAR AREA) - QTY: 390 SF (30 FT LONG X 13 FT WIDE).	
B12.7 REPLACE METAL DECK ROOFING, FLAT ROOF TYPE @ STAGE AREA (SAME SPECIFICATION AS BAR AREA) - QTY: 390 SF (30 FT LONG X 13 FT WIDE) (METAL ROOF DECKING, STEEL, OPEN TYPE B WIDE RIB, GALVANIZED, 1-1/2" D, 22 GAUGE PRIME AND PAINT FINISH)	
B12.8 TREATED LUMBER FRAMING MATERIAL, WATER-BORNE SALT, 2"x10", C.C.A., A.C.A., WET, 40 P.C.F. RETENTION, 1 M.B.F. REFER TO DRAWINGS	
B12.9 WOOD FRAMING ROOFS, HIP AND VALLEY RAFTERS, TO 4 IN 12 PITCH, 2"x8", 1 M.B.F. REFER TO DRAWINGS	
* ALL WOOD MEMBERS SHALL BE PAINTED FINISH.	
* ALL ENGINEERED WOOD "STEEL CONNECTORS", TO BE COORDINATED WITH STRUCTURAL ENGINEER.	



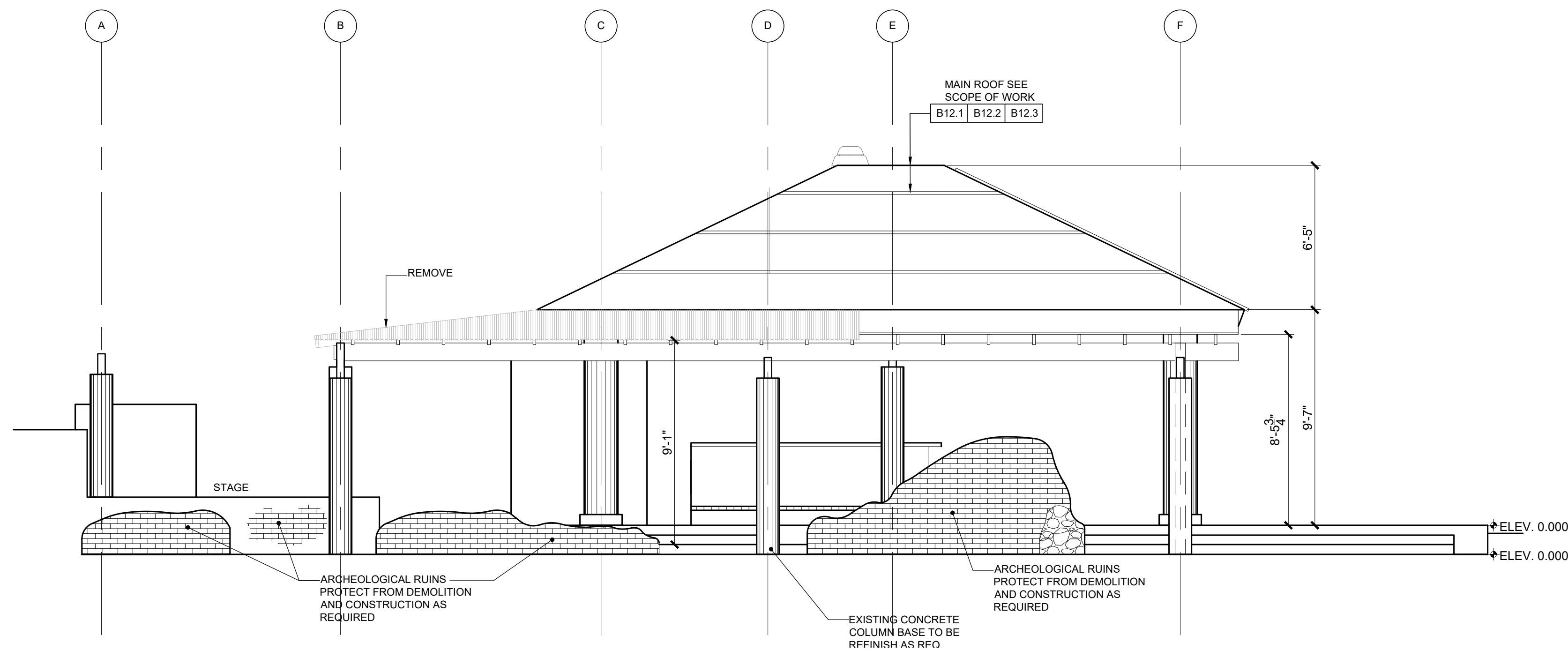
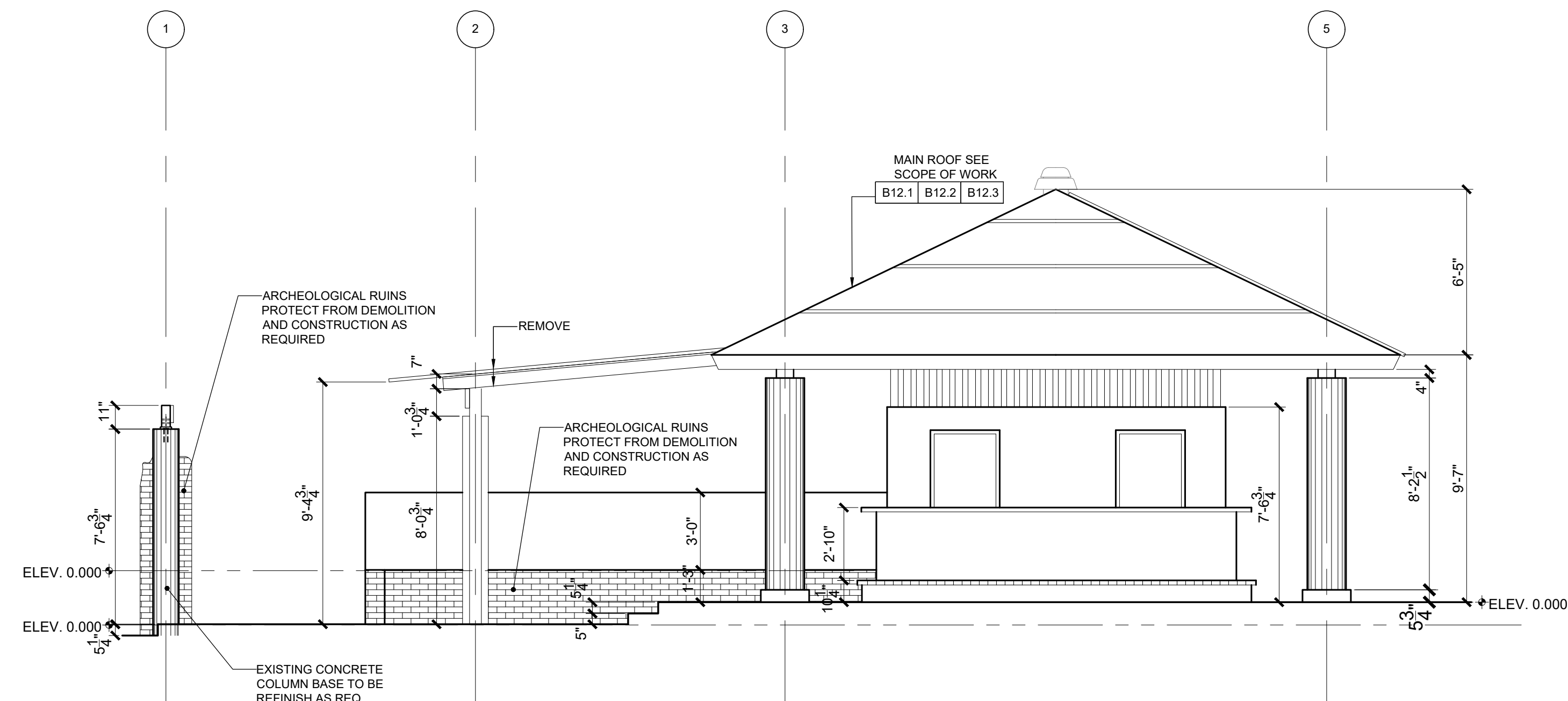
BID SET
MAY 12, 2022

COAMO SPRINGS WELLNESS RETREAT "PHASE 1"	
CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.	
A112.0 SHEET NO.	
PROPOSED REPAIRS DRAWINGS BUILDING # 012 BLOW UP PLAN	
Issue Date: 8/5/2021 Scale: 1:1 Ref: A-112.0.dwg Approved by: RJ Drawn by: RL/ES	
Revisions:	

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE FROM THE CONSTRUCTION. SPECIAL IF IT REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.



**BID SET
MAY 12 , 2022**



BID SET
MAY 12 , 2022

COAMO SPRINGS WELLNESS RETREAT
"PHASE I "

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

PROPOSED REPAIRS DRAWINGS
BUILDING # 012
EXTERIOR ELEVATIONS AS MARKED

8/5/2021	Revisions:
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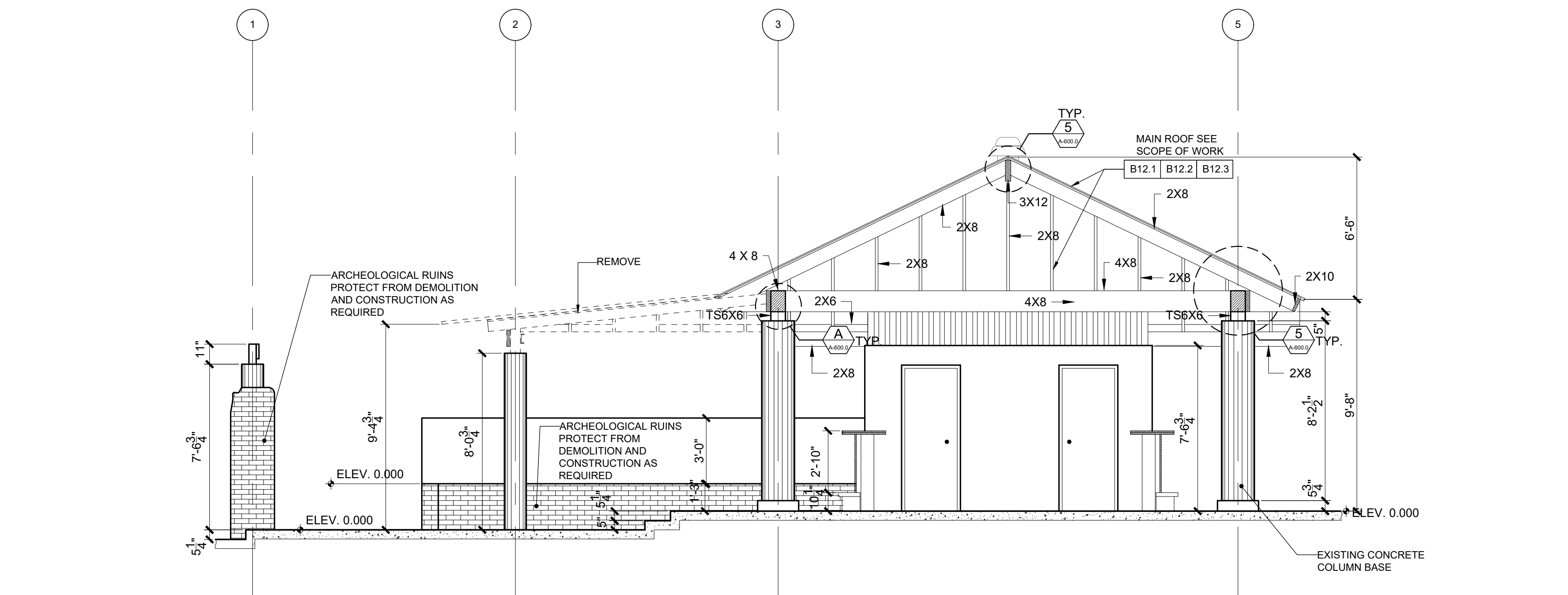
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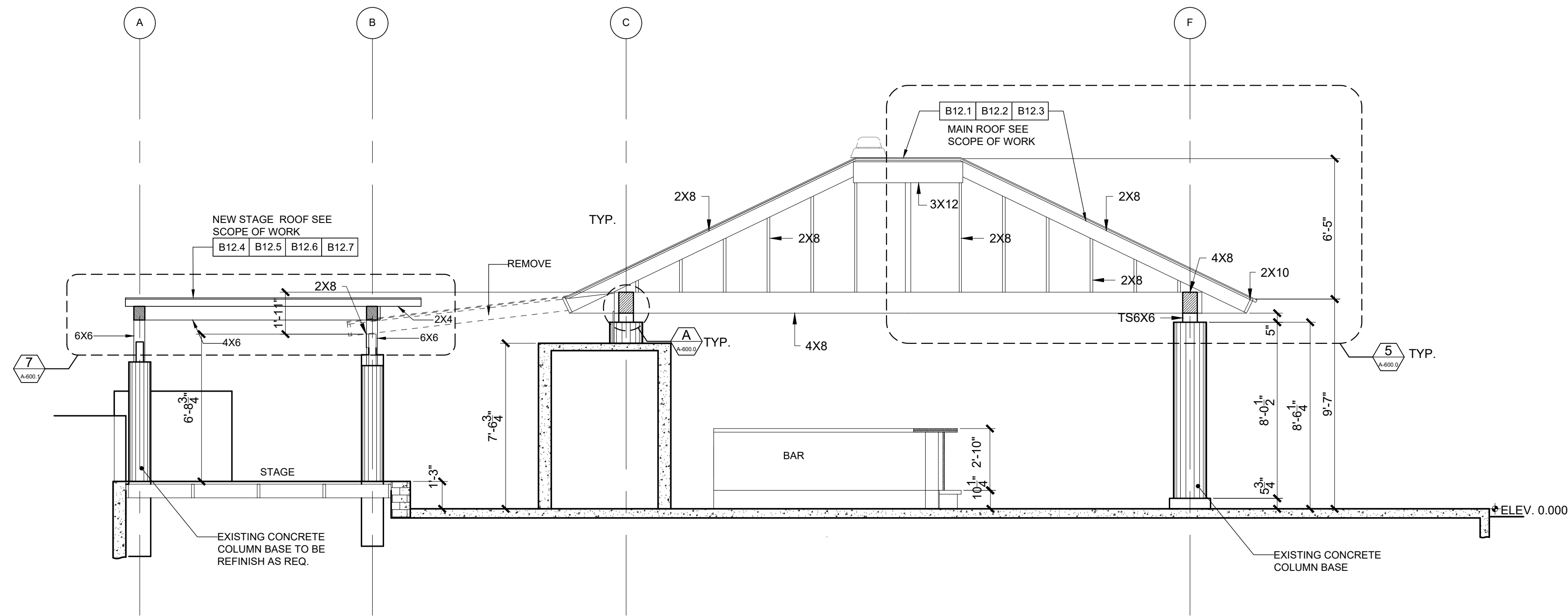
Drawn by:

8/5/2021	Revisions:
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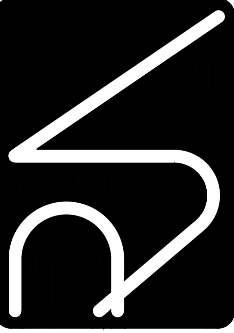


EXISTING BUILDING #012 SECTION "A" AS MK'D
SCALE: 1/4" = 1'-0"



EXISTING BUILDING #012 SECTION "B" AS MK'D
SCALE: 1/4" = 1'-0"

BID SET
MAY 12, 2022



ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF THE EXISTENCE OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO ADVISE OF ANY DISCREPANCY. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.

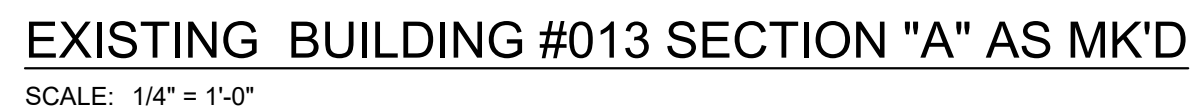
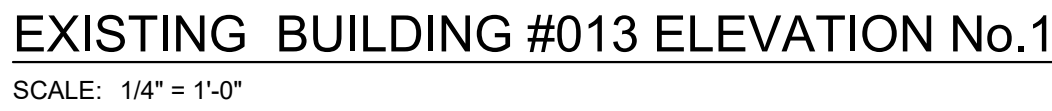
PROPOSED REPAIRS DRAWINGS
BUILDING # 012
SECTIONS AS MK'D

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

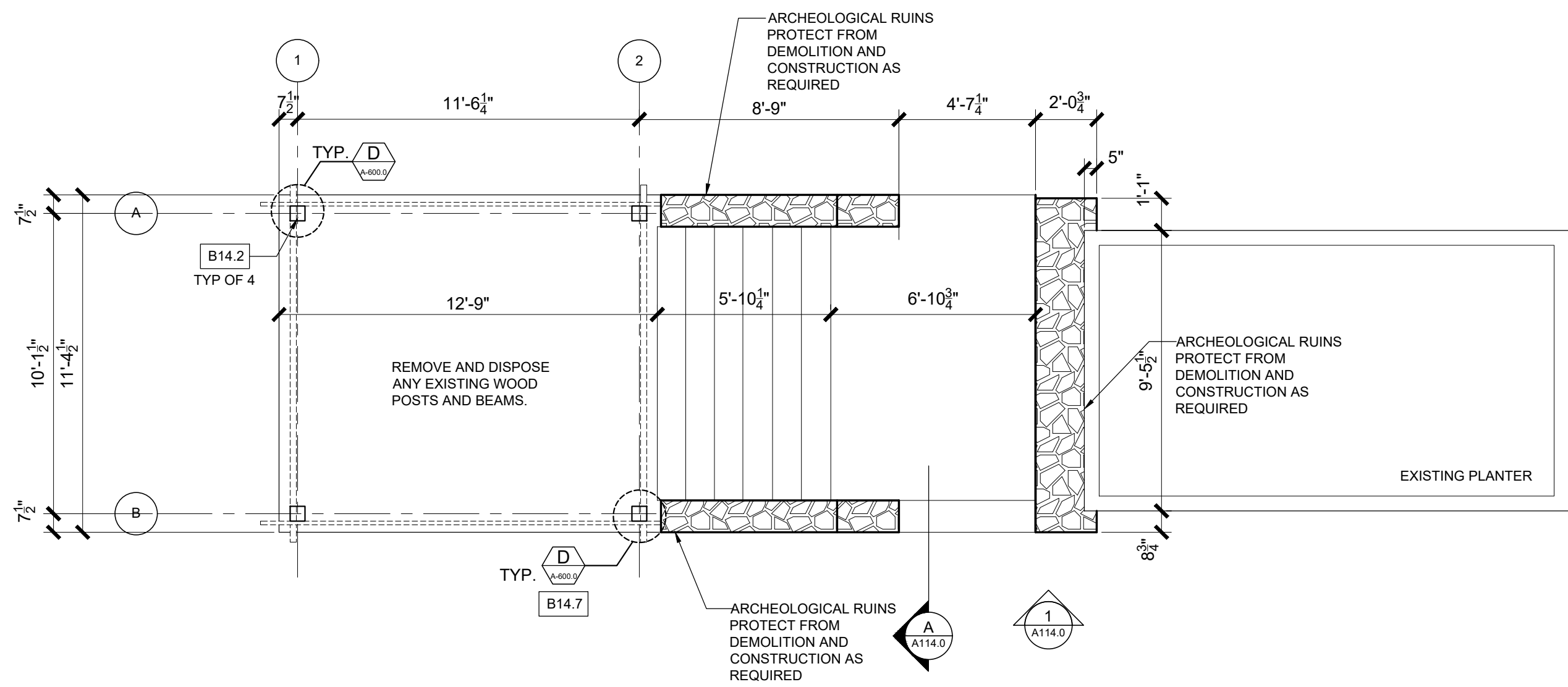
CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

A112.2
SHEET NO.

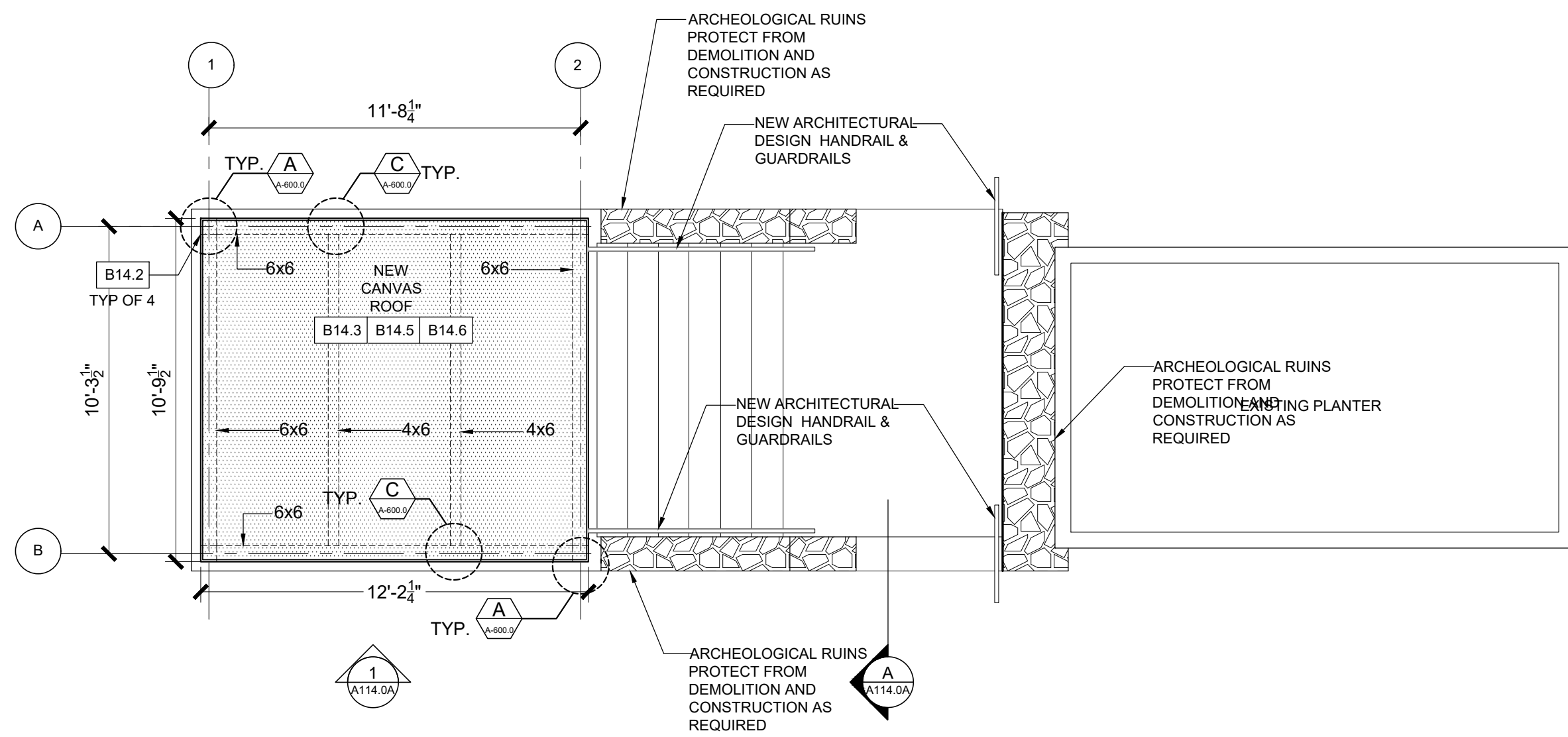
Issue Date:	8/5/2021	Revisions:	
Scale:	1:1		
Ref:	A-112.0.dwg		
Approved by:	RJ		
Drawn by:	RL/ES		



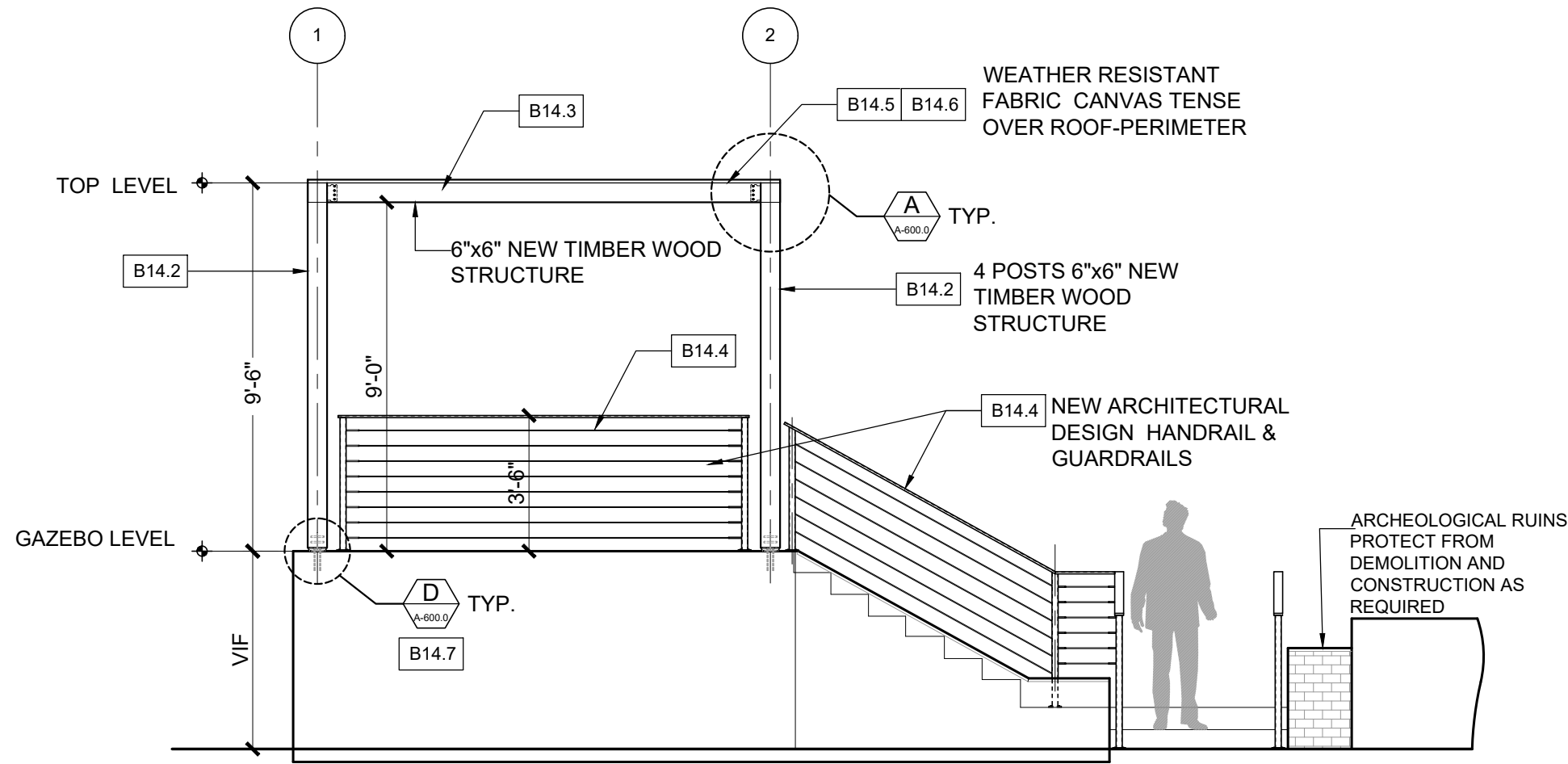
**BID SET
MAY 12 , 2022**



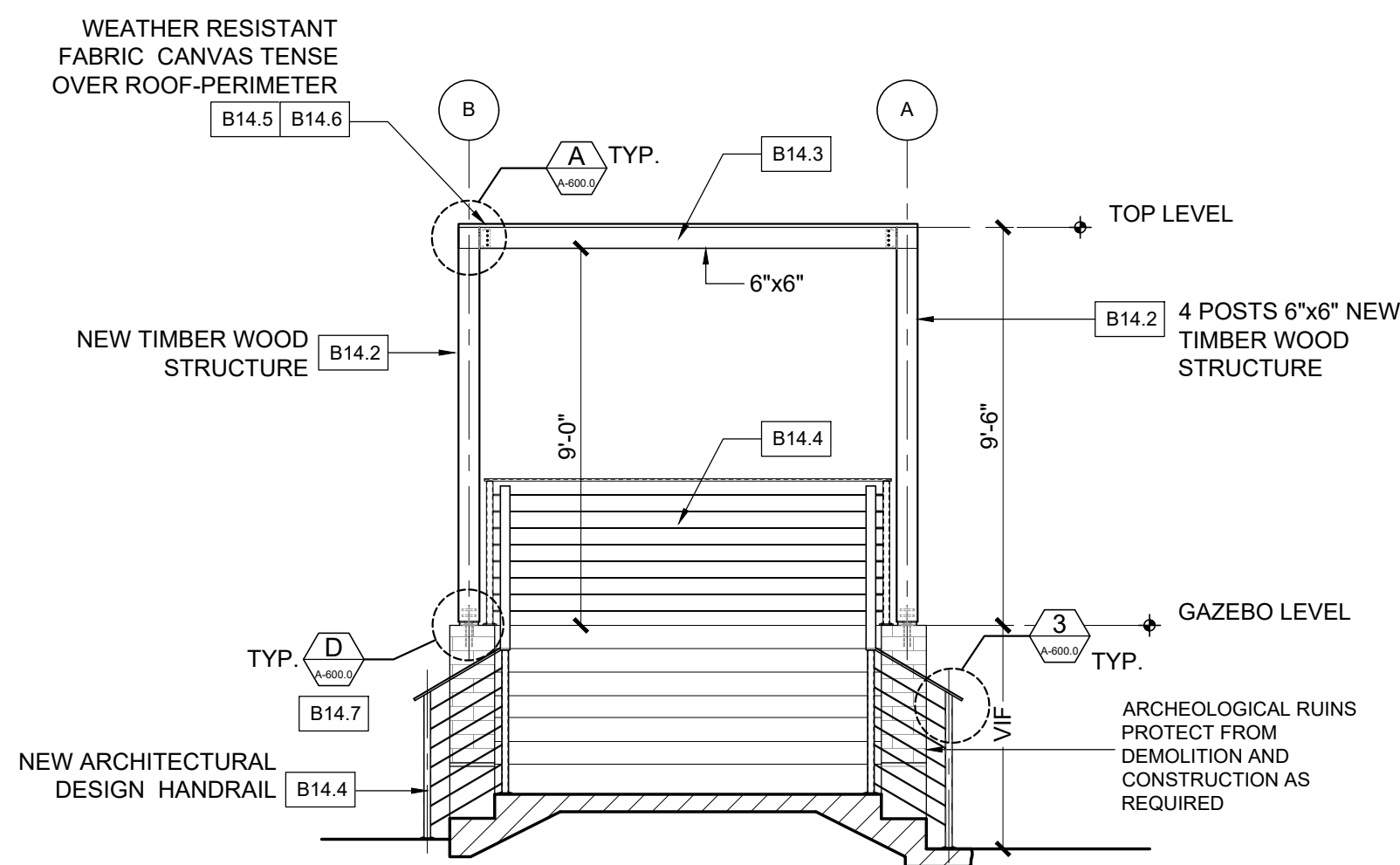
EXISTING BUILDING #014 FLOOR PLAN
SCALE: 1/4" = 1'-0"



BUILDING #014 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"



PROPOSED BUILDING #014 ELEVATION No.1
SCALE: 1/4" = 1'-0"



PROPOSED BUILDING #014 SECTION "A" AS MK'D
SCALE: 1/4" = 1'-0"

SHEET LEGEND: - ELEVATION NUMBER AS MARKED - SECTION NUMBER AS MARKED - SCOPE OF WORK LABEL AND INSTRUCTIONS - AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1. - DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL) GENERAL NOTES: - PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATIONS MARKED "SD". FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS: - LEAD INSPECTION REPORT #ZEM-21122 JUNE 2021 PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP. - ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP. - INDUSTRIAL HYGIENE ASSESSMENT REPORT FOR MOLD, MILDEW AND WATER DAMAGE #ZEM-21122 JUNE 2021, PREPARED BY ZIMMETRY ENVIRONMENTAL MANAGEMENT CORP. - THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR, AND ARE IN NO WAY LIMITING ADDITIONAL SECURITY MEASURES. - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.	GENERAL NOTES CONT.: - IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE. - PROTECT EXISTING STRUCTURE AND GREEN AREAS SPECIFIED TO REMAIN FROM DEMOLITION WORKS. - PROVIDE PROPER SHORING AND/OR BRACING AT AREAS WHERE TEMPORARY SUPPORT IS REQUIRED UNTIL NEW STRUCTURAL PROVISIONS ARE PROVIDED. SHOULD STRUCTURAL BRACING BE REQUIRED, IT SHALL BE IMPLEMENTED BEFORE THE EXECUTION OF ANY DEMOLITION WORK. - MAINTAIN EXISTING ELECTRICITY AND WATER UTILITIES IN OPERATION. IF DISCONNECTION IS REQUIRED, OBTAIN OWNER AND ARCHITECT AUTHORIZATION BEFORE DISCONNECTING. SAFETY TAP ALL UTILITIES SPECIFIED TO BE ABANDONED. MARK LOCATION ON "AS-BUILT" DRAWING. - EXISTING ELECTRICAL SYSTEM TO REMAIN. WHERE ABANDONED, PULL OUT ALL ELECTRICAL CABLES AND DISCARD. CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES. - REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES. - SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION. - THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS. - INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS. PROPOSED DOORS & WINDOWS LEGEND: - PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE) - PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)	SCOPE OF WORK: B.14 BUILDING 14: GAZEBO AT POOL AREA B14.1 SELECTIVE DEMOLITION WOOD FRAMING AND WOOD RAILINGS. B14.2 SUPPLY AND INSTALL 6" X 6" WOOD COLUMN FRAMING. 40 LF "4 COLUMNS" (10' HIGH - EACH COLUMN) B14.3 SUPPLY AND INSTALL BEAM & GIRDERS FRAMING "6 BEAMS" (4 BEAMS 6" X 6") (2 BEAMS 4" X 6") LENGTHS TBC B14.4 RAILINGS CUSTOM DESIGN, ARCHITECTURAL GRADE HARDWOOD PLAIN - QTY: 126 SF (42 FT LONG X 3.5 FT HIGH) - PAINTED FINISH RAILINGS: STRUCTURAL MEMBERS 4" X 4" NOM. POSTS 4" X 4" NOM. RAILINGS 3" X 1" NOM. HAND RAIL 2" X 4" NOM B14.5 SUPPLY AND INSTALL FABRIC ROOF CANOPY W/ SAILRITE FABRIC MATERIAL OR APPROVED EQUAL - QTY: 144 SF B14.6 UPGRADE ANCHORAGE AND INSTALL HURRICANE TIES FOR BETTER PERFORMANCE AGAINST WIND DRIVEN RAIN. (HMP) B14.7 SIMPSON MPB88Z 8X8 MOMENT POST BASE-ZMAX FINISH, 1/2" X 3" STRONG TIE SDS HEAVY DUTY CONNECTOR SCREW-DOUBLE BARRIER, H10AR HURRICANE TIE. (HMP) * ALL WOOD MEMBERS SHALL BE PAINTED FINISH. * ALL ENGINEERED WOOD "STEEL CONNECTORS", TO BE COORDINATED WITH STRUCTURAL ENGINEER. SUBMIT SHOP DRAWINGS OF NEW PERGOLA FOR APPROVAL PRIOR FABRICATION
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BID SET
MAY 12, 2022

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

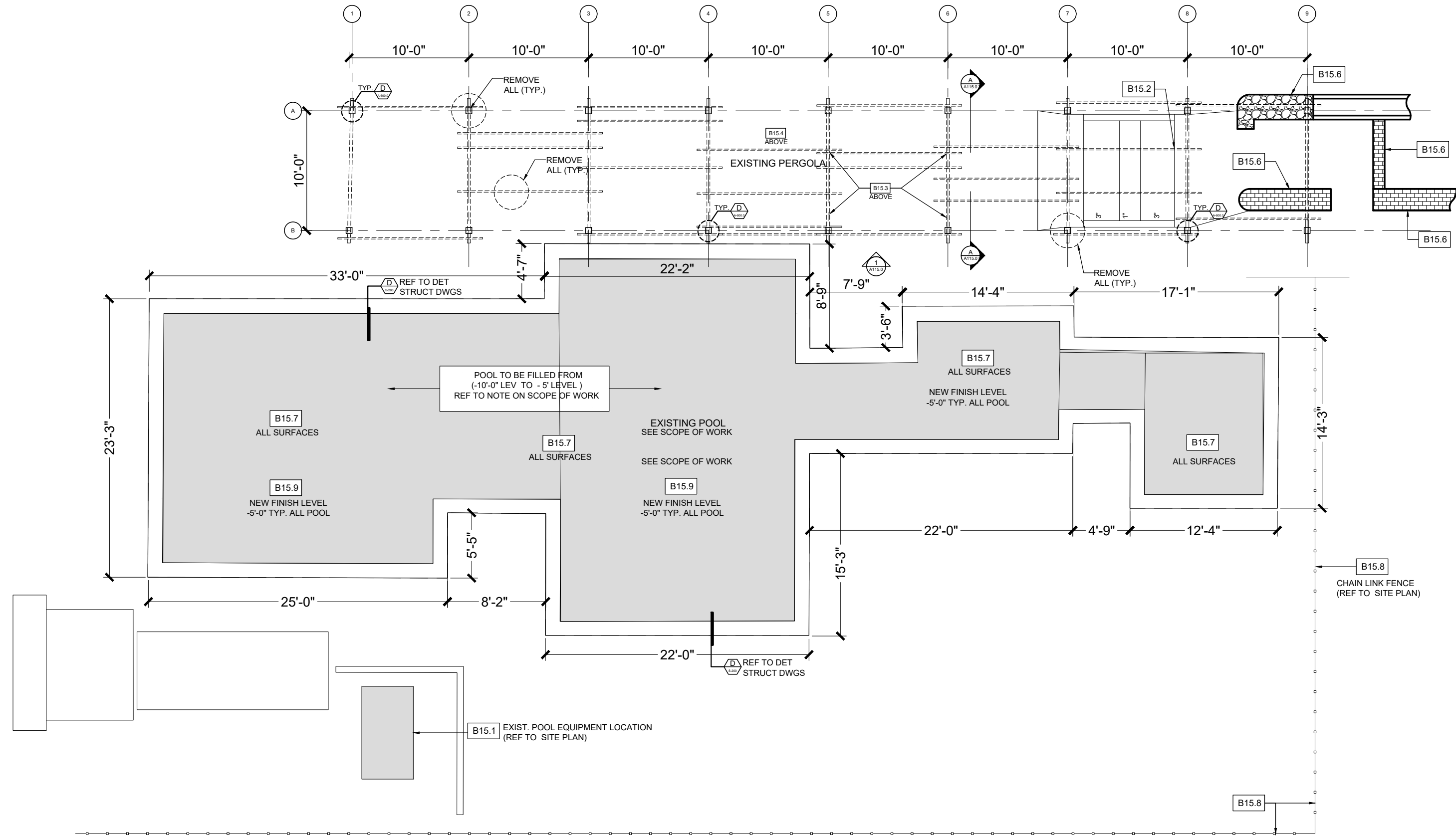
PROPOSED REPAIRS DRAWINGS
BUILDING # 014
FLOOR PLAN, ELEVATION AND SECTION

Issue Date: 8/5/2021
Scale: 1:1
Ref: A-114.0.dwg
Approved by: RJ
Drawn by: RL/ES

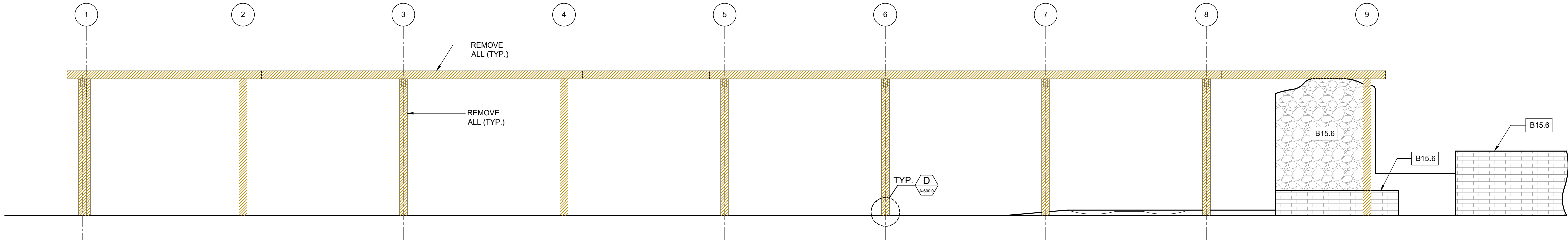
Revisions:

A114.0
SHEET NO.

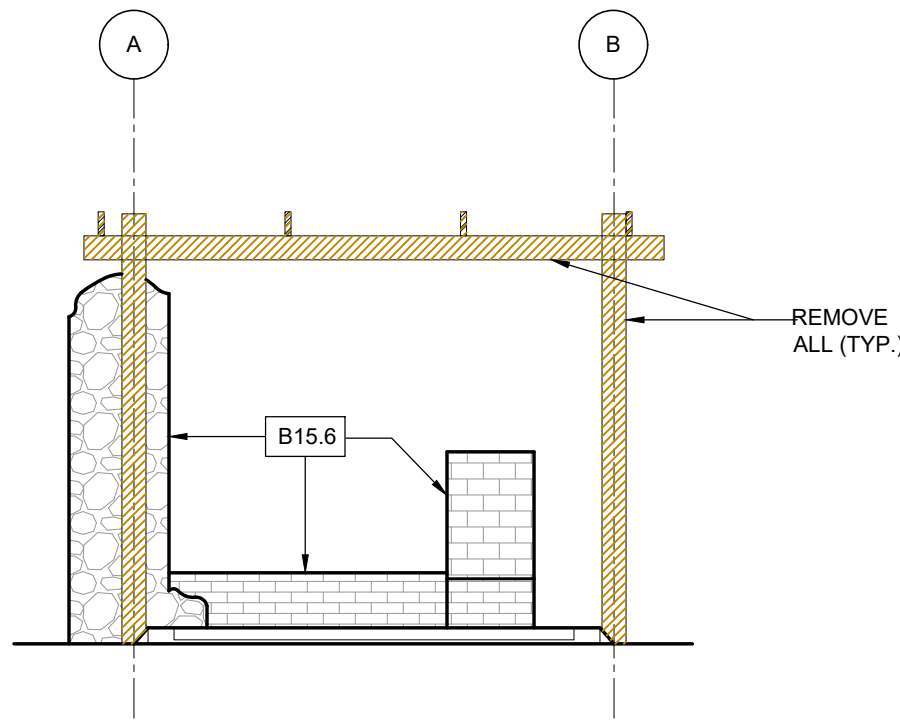
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EXISTING BUILDING #015 & MAIN POOL FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING BUILDING #015 ELEVATION No.1
SCALE: 1/4" = 1'-0"



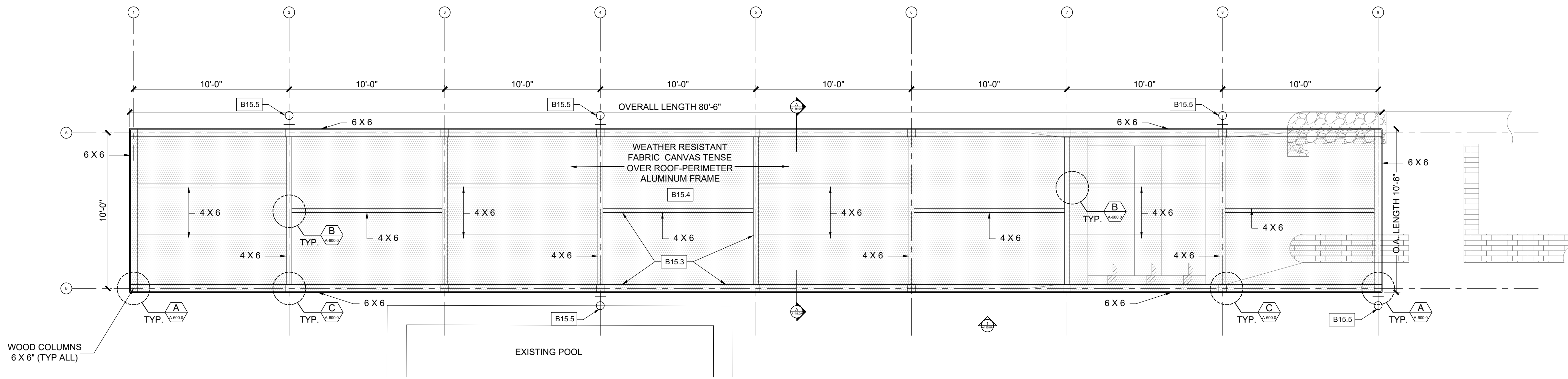
EXISTING BUILDING #015 SECTION "A" AS MK'D
SCALE: 1/4" = 1'-0"

SHEET LEGEND: ELEVATION NUMBER AS MARKED SECTION NUMBER AS MARKED SCOPE OF WORK LABEL AND INSTRUCTIONS AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1. DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL) GENERAL NOTES: - PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATIONS MARKED "SD". 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CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES. - REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES. - SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION. - THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS. - INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS. PROPOSED DOORS & WINDOWS LEGEND: PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE) PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)	SCOPE OF WORK : BUILDING 15: REGULAR POOL AREA & PERGOLA B.15 BUILDING 15: REGULAR POOL AREA B15.1 REPLACE POOL MECHANICAL EQUIPMENT (FILTER, PUMP, MOTOR CONTROL VALVE) POOL DIMENSIONS ARE 100 FT L X 10 FT Q X 4 FT D = 30,000 GAL) - QTY: 1. (PROVIDE POOL EQUIPMENT TO MATCH EXISTING OR SIMILAR TO BE APPROVED) B15.2 REPLACE MISSING POOL SHOWERS EXTERIOR GRADE "GROHE" OR APPROVED EQUAL - 2 EACH B15.3 REPLACE WOOD SUPPORT STRUCTURE AND CANVAS (SUNBRELLA OR EQUAL) ROOFING - QTY: 984 SF (82 FT LONG X 12 FT WIDE) COMPOSED OF 16 TIMBER COLUMNS 6 X 6 X 8 FT HIGH AND 28 WOOD BEAMS 2 X 4 X 12 FT L ANCHOR AS REQUIRED. UPGRADE ANCHORAGE AND INSTALL HURRICANE TIES, SIMPSON MPB88Z 8X8 MOMENT POST BASE-ZMAX FINISH, 1/2" X 3" STRONG TIE SDS HEAVY DUTY CONNECTOR SCREW-DOUBLE BARRIER, H10AR HURRICANE TIE. (HMP) *ALL WOOD MEMBERS SHALL BE PAINTED FINISH. B15.4 SUPPLY AND INSTALL CANVAS ROOFING (SUNBRELLA OR EQUAL) - QTY: 984 SF (82 FT LONG X 12 FT WIDE) B15.5 REPLACE EXTERIOR DECORATIVE LIGHT FIXTURES LED EXTERIOR GRADE. BELL SHAPE - QTY 11 EA. B15.6 REPAIR IN-KIND USING LIME BASED PUTTY FOR HISTORIC MASONRY WALL "MAMPOSTERIA" - QTY: 1 WALL OF 175.5 SF (13 FT LONG X 9 FT HIGH X 1.5 FT WIDE. STABILIZATION OF THE STRUCTURE MAY BE REQUIRED. B15.7 REPAIR POOL FINISHES INCLUDING 12 IN COPING, 12 IN WATER LINE TILE AND MARBLE PLASTER FINISH. POOL PERIMETER 220 LF. POOL IS 100 FT LONG X 10 FT WIDE X 4 FT DEEP - 1880 SF B15.8 REPLACE CHAIN LINK FENCE, POSTS 3" DIAMETER, 8 FT OC, 3 FT DEEP INCLUDES EXCAVATION AND CONCRETE FILLING FOR FOOTING- QTY 900 SF (150 FT LONG X 6 FT HIGH) (HMP) B15.9 POOL SHALLOWING FROM 10 FT TO 5 FT HEIGHT. (SEE DRAWINGS FOR SPECIFICATIONS) * ALL WOOD MEMBERS SHALL BE PAINTED FINISH. * ALL ENGINEERED WOOD "STEEL CONNECTORS", TO BE COORDINATED WITH STRUCTURAL ENGINEER.	SCOPE OF WORK CONT.: SUBMIT SHOP DRAWINGS OF NEW PERGOLA FOR APPROVAL PRIOR FABRICATION * POOL FILL SPEC: FILL POOL TO 5'-0" BELOW POOL DECK F.F.E, FILL WITH MATERIAL A24 COMPACTED TO 97% & 8" OF REINFORCED CONC. SLAB. FINISH TO MATCH ALL POOL SURFACES. REF TO STRUCTURAL DRAWINGS (S-200) FOR NEW POOL INFILL & SLAB DETAIL. DEMOLITION NOTES : * SELECTIVE DEMOLITION CHAIN LINK FENCES AND GATES. FENCE 5'-0" HIGH, 150LF * REMOVE & DISPOSE OF EXTERIOR LIGHT FIXTURES. 11 UNITS * SELECTIVE DEMOLITION OF SHOWER STALL AND RECEPTOR.
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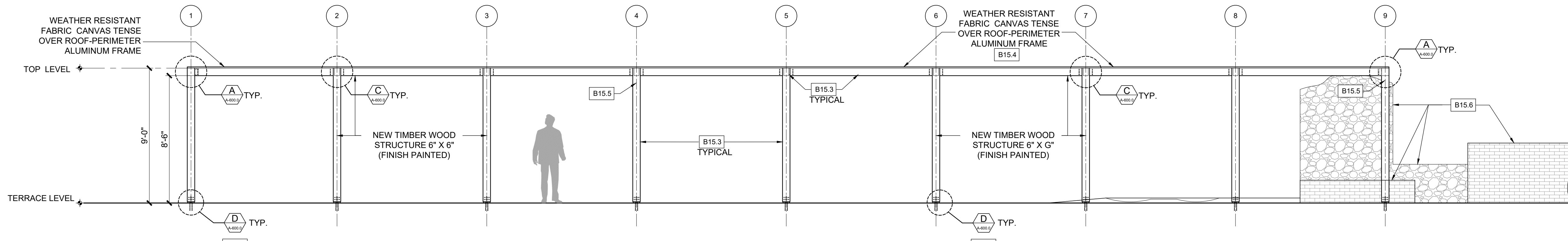
BID SET
MAY 12, 2022

A115.0 SHEET NO.		COAMO SPRINGS WELLNESS RETREAT "PHASE 1"		PROPOSED REPAIRS DRAWINGS BUILDING # 015 ENLARGED PLAN, ELEVATION & SECTION		Issue Date: Scale: Ref: Approved by: Drawn by:		8/5/2021 1:1 A-115.0.dwg RJ RJ/L/S		Revisions:		1. All notes, details, dimensions, etc. shall comply with the applicable building codes and standards. 2. All dimensions shall be in feet and inches, unless otherwise noted. 3. All materials shall be of the highest quality and shall be approved by the architect. 4. All work shall be done in accordance with the applicable building codes and standards. 5. All work shall be done in accordance with the applicable building codes and standards. 6. All work shall be done in accordance with the applicable building codes and standards. 7. All work shall be done in accordance with the applicable building codes and standards. 8. All work shall be done in accordance with the applicable building codes and standards. 9. All work shall be done in accordance with the applicable building codes and standards. 10. All work shall be done in accordance with the applicable building codes and standards.		1. All notes, details, dimensions, etc. shall comply with the applicable building codes and standards. 2. All dimensions shall be in feet and inches, unless otherwise noted. 3. All materials shall be of the highest quality and shall be approved by the architect. 4. All work shall be done in accordance with the applicable building codes and standards. 5. All work shall be done in accordance with the applicable building codes and standards. 6. All work shall be done in accordance with the applicable building codes and standards. 7. All work shall be done in accordance with the applicable building codes and standards. 8. All work shall be done in accordance with the applicable building codes and standards. 9. All work shall be done in accordance with the applicable building codes and standards. 10. All work shall be done in accordance with the applicable building codes and standards.	
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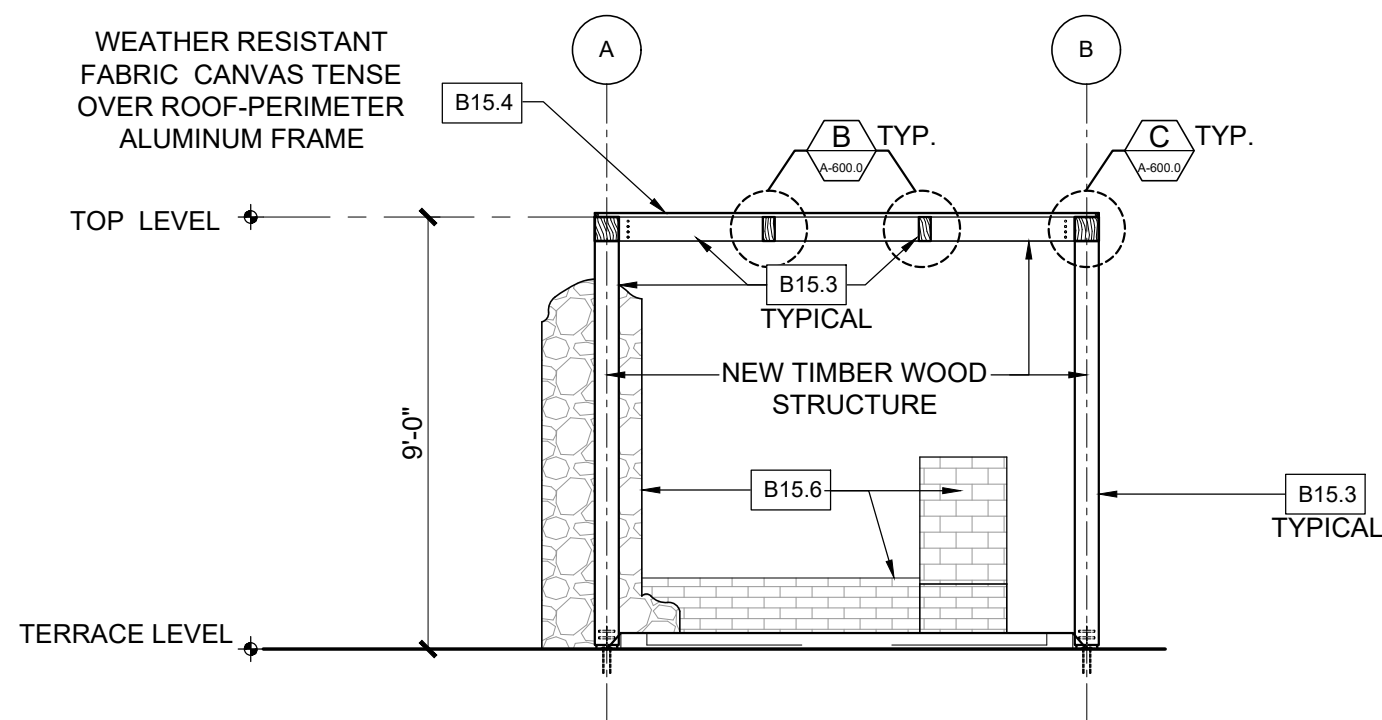
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BUILDING #015 (PERGOLA) NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

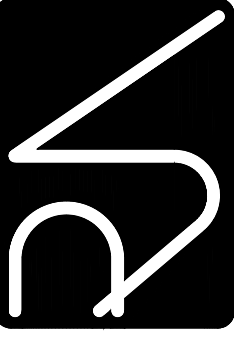


BUILDING #015 PROPOSED ELEVATION No.1
SCALE: 1/4" = 1'-0"



BUILDING 015 PROPOSED SECTION "A" AS MK'D
SCALE: 1/4" = 1'-0"

BID SET
MAY 12, 2022



2700 S. 10th Ave.
Suite 100
Phoenix, AZ 85042
Phone: 602.998.1111
Fax: 602.998.1112
www.azdesignfirm.com

Revisions:

Issue Date:	Scale:	Ref:	Approved by:	Drawn by:
8/5/2021	1:1	A-115.0.dwg	RJ	RL/ES

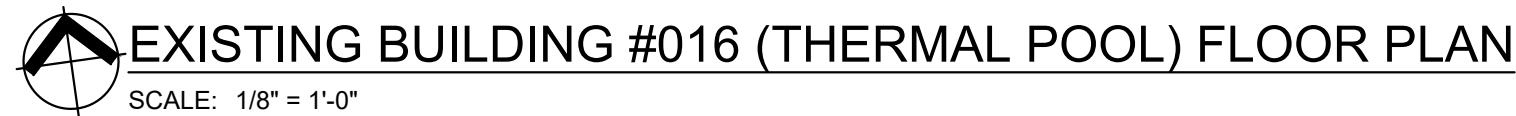
PROPOSED REPAIRS DRAWINGS
BUILDING # 015
NEW PERGOLA ROOF PLAN

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

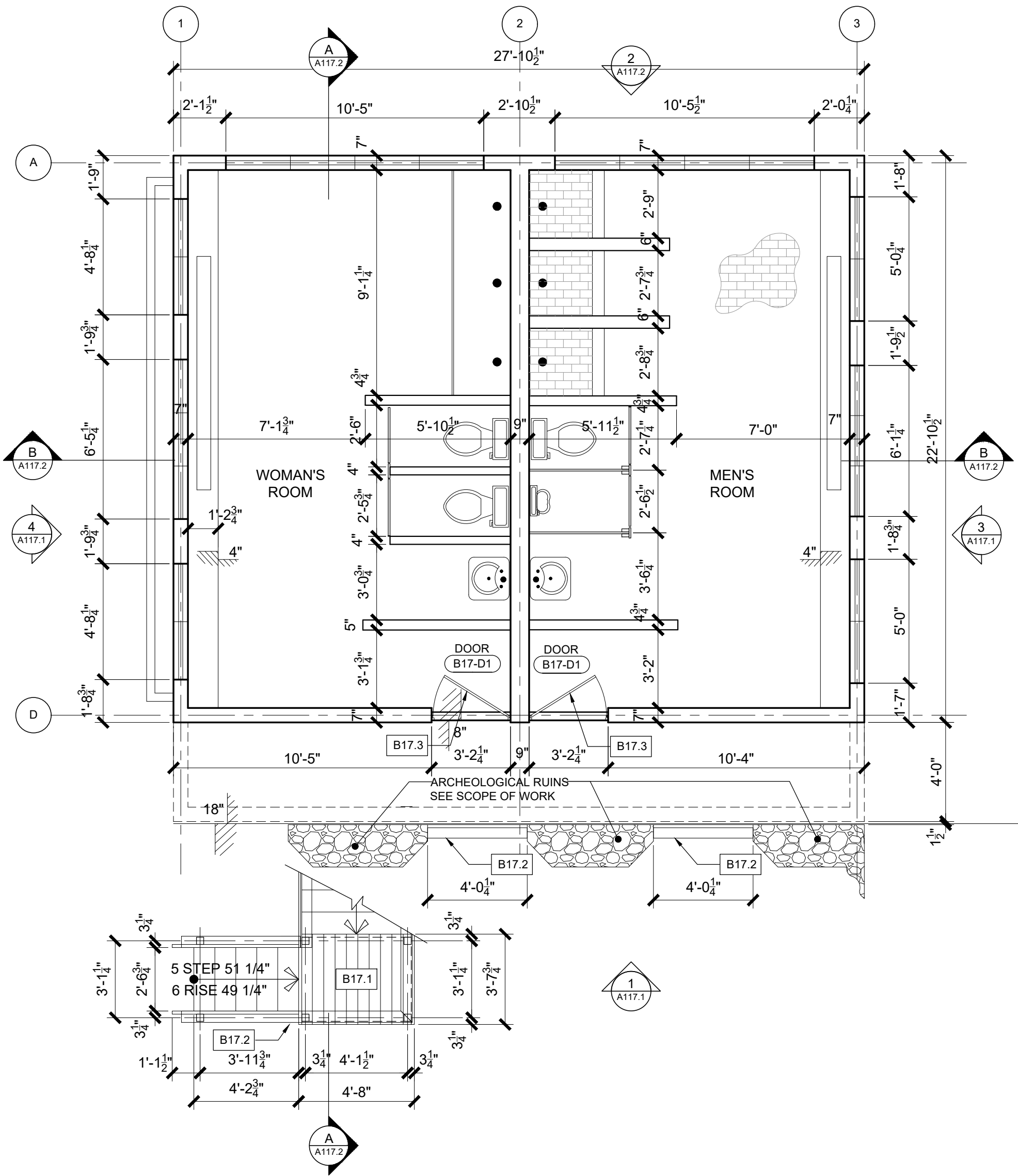
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A115.0A
SHEET NO.

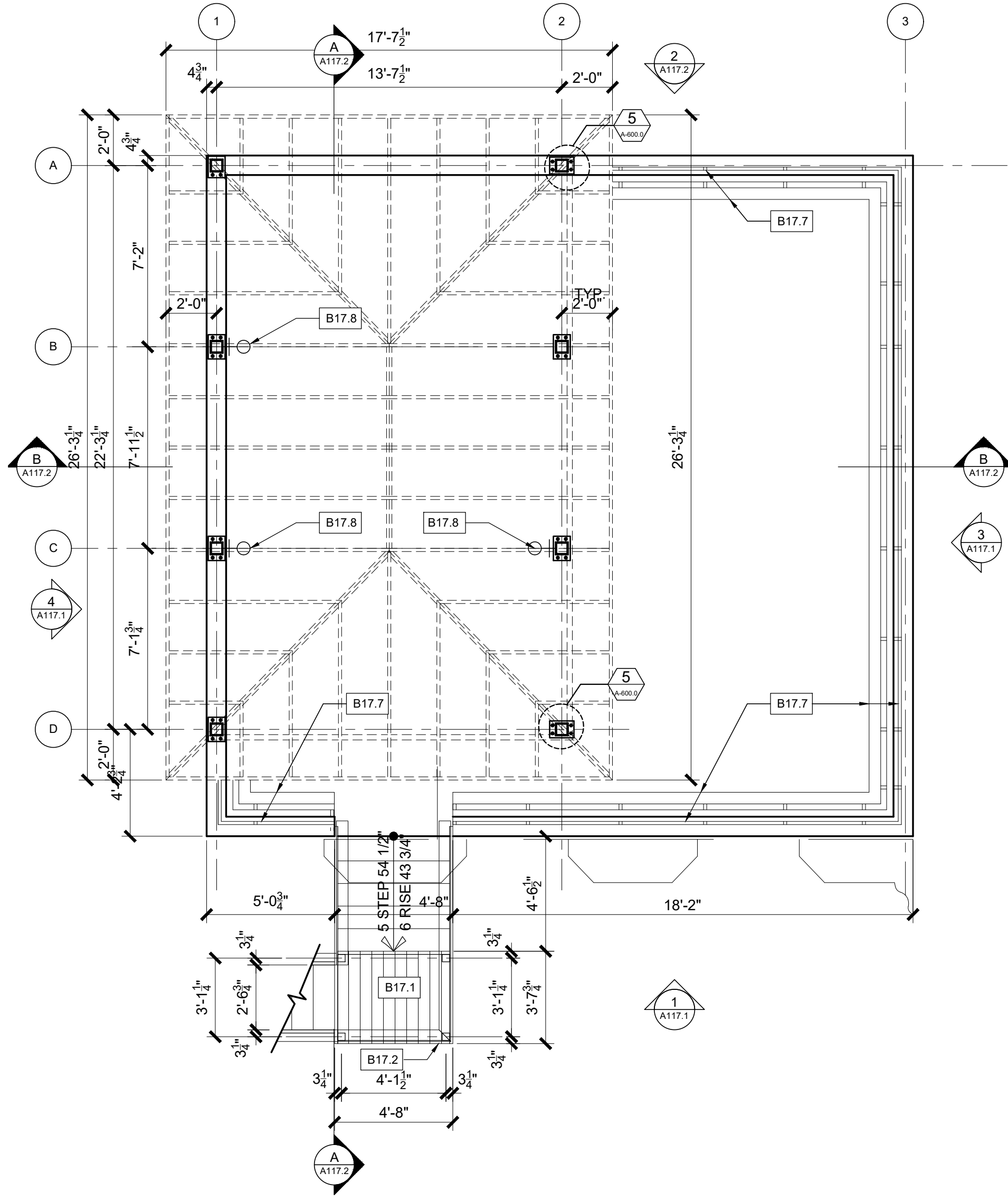


**BID SET
MAY 12 , 2022**

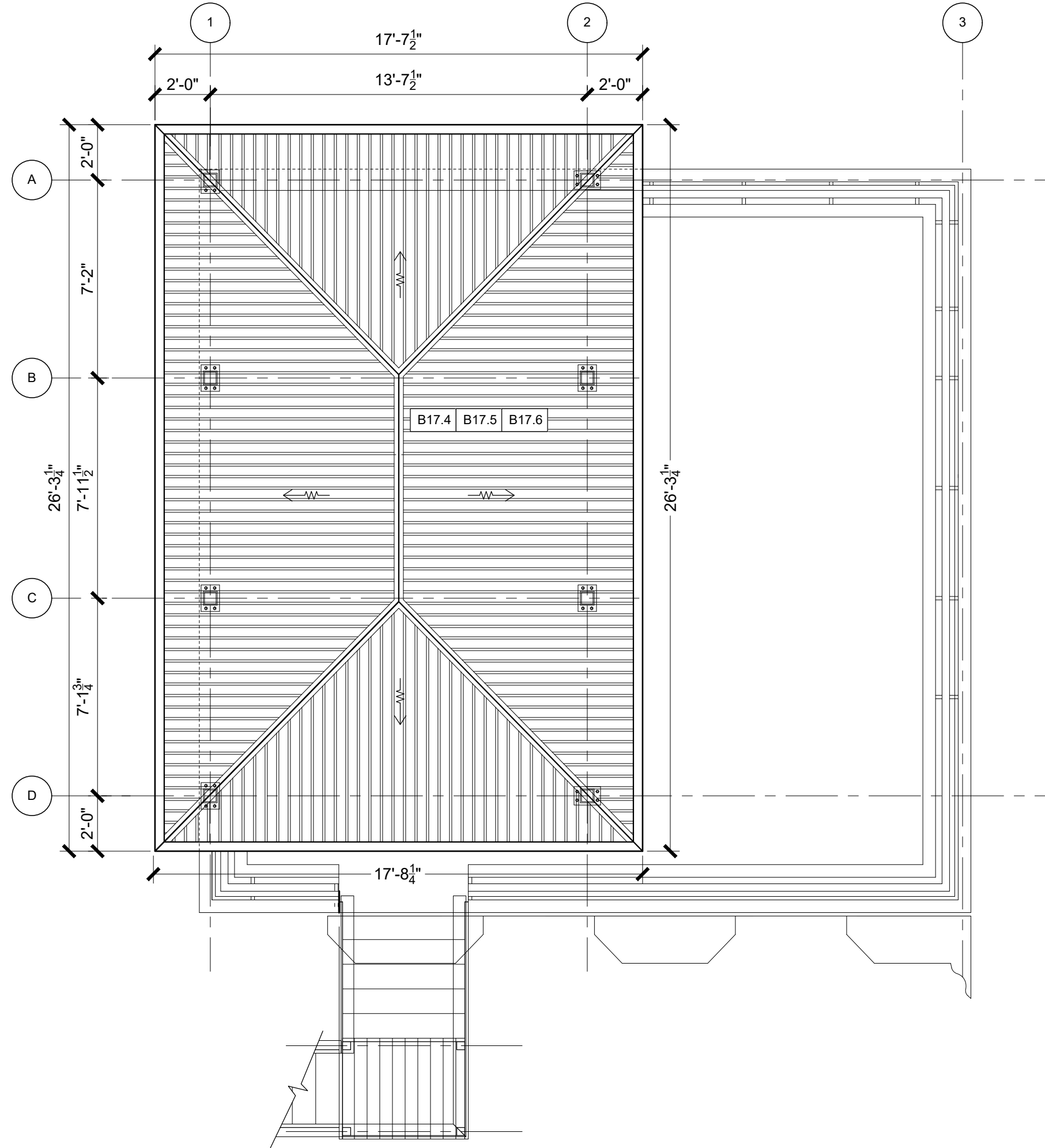
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 **EXISTING BUILDING #017 FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

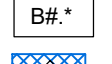


 **EXISTING BUILDING #017 SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"



 **EXISTING BUILDING #017 NEW ROOF PLAN**
SCALE: 1/4" = 1'-0"

SHEET LEGEND:

-  ELEVATION NUMBER AS MARKED
-  SECTION NUMBER AS MARKED
-  SCOPE OF WORK LABEL AND INSTRUCTIONS
-  AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1.
-  DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL)

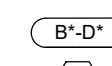
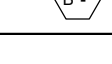
GENERAL NOTES:

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 - ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
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- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.

GENERAL NOTES CONT.:

- IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE.
- PROTECT EXISTING STRUCTURE AND GREEN AREAS SPECIFIED TO REMAIN FROM DEMOLITION WORKS.
- PROVIDE PROPER SHORING AND/OR BRACING AT AREAS WHERE TEMPORARY SUPPORT IS REQUIRED UNTIL NEW STRUCTURAL PROVISIONS ARE PROVIDED. SHOULD STRUCTURAL BRACING BE REQUIRED, IT SHALL BE IMPLEMENTED BEFORE THE EXECUTION OF ANY DEMOLITION WORK.
- MAINTAIN EXISTING ELECTRICITY AND WATER UTILITIES IN OPERATION. IF DISCONNECTION IS REQUIRED, OBTAIN OWNER AND ARCHITECT AUTHORIZATION BEFORE DISCONNECTING. SAFETY TAP ALL UTILITIES SPECIFIED TO BE ABANDONED. MARK LOCATION ON "AS-BUILT" DRAWING.
- EXISTING ELECTRICAL SYSTEM TO REMAIN. WHERE ABANDONED, PULL OUT ALL ELECTRICAL CABLES AND DISCARD. CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES.
- REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES.
- SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION.
- THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS.
- INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS.

PROPOSED DOORS & WINDOWS LEGEND:

-  PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE)
-  PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)

SCOPE OF WORK:

B17 GAZEBO AND BATHROOMS

FIRST FLOOR

B17.1 REPLACE WOOD STAIR, STAIRS WOOD RESIDENTIAL OAK TREADS, 12 RISERS. 1 FLIGHT. ADD FOR 1 INTERMEDIATE LANDING. 1 FLIGHT - QTY: 12 SF (4 FT LONG X 3 FT HIGH). PAINTED FINISH (REF TO A.600.1 DWG FOR TYP. STAIR DETAILS)

B17.2 REPLACE STAIR WOOD GUARDRAIL, RAILINGS CUSTOM DESIGN ARCHITECTURAL GRADE, HARDWOOD PLAIN. - QTY: 12 SF (4 FT LONG X 3 FT HIGH). PAINTED FINISH (REF TO A.600.1 DWG FOR TYP. STAIR DETAILS)

B17.3 REPLACE ALL EXTERIOR DOORS, DOOR FRAMES, HINGES AND HARDWARE WITH WIND AND 1/2 HOUR FIRE RESISTANT UNITS. WITH " PIONER SERIES PIOCANE 70" PIOCANE 70/HVHZ1 FULL FLUSH AND SEAMLESS 1-3/4" DOORS FBC APPROVAL FL# 7971 FOR MIAMI-DADE (TYP.) OR APPROVED EQUAL -LAMINATED FINISH TBS. (HMP) - 2 UNITS (REF TO DOORS & WINDOWS SCHEDULE

SECOND FLOOR

B17.4 REPLACE WOOD PANELS, HIPPED ROOF TYPE, 7 FT RISE - QTY 540 SF (30 FT LONG X 18 FT WIDE.) - WITH METL SPAN INSULATED METAL PANELS (REF TO STRUCTURAL DRAWINGS AND TECHNICAL SPECIFICATIONS TYP.)

B17.5 REPLACE EXISTING ROOF INSULATION SYSTEM, HIPPED ROOF TYPE, 7 FT RISE - WITH METL SPAN INSULATED METAL PANELS SYSTEM - QTY 540 SF (30 FT LONG X 18 FT WIDE).

B17.6 REPLACE METAL DECK ROOFING, HIPPED ROOF TYPE, 7 FT RISE - QTY: 540 SF (30 FT LONG X 18 FT WIDE). WITH METL SPAN INSULATED METAL PANELS (REF TO STRUCTURAL DRAWINGS AND TECHNICAL SPECIFICATIONS TYP.) COLOR OF METAL DECK TO BE SELECTED.

B17.7 REPLACE STAIR WOOD GUARDRAIL , SECOND FLOOR GUARDRAIL WITH BENCH, (50' LONG X 3' H) - PAINTED FINISH

BENCH: 1 1/2" TH. + SEATING

POSTS: 2" X 4" NOM. (REF TO DETAIL ON A.600.1)

RAILINGS: 2" X 4" NOM.

RAILINGS: 3" X 1 1/2" NOM.

HAND RAIL: 2" X 4" NOM

B17.8 REPLACE EXTERIOR LAMPS, SUPPLY AND INSTALL WALL MOUNTED LIGHT FIXTURES, ROUND TYPE, EXTERIOR GRADE, INCLUDING LED LIGHT BULBS. (3 EACH)

* ALL WOOD MEMBERS SHALL BE PAINTED FINISH.

* ALL ENGINEERED WOOD "STEEL CONNECTORS" TO BE COORDINATED WITH STRUCTURAL ENGINEER.

* REMNANTS OF HISTORIC MASONRY CONSTRUCTION IN THIS AREA ARE OUT OF SCOPE. THESE REMNANTS SHALL BE PROTECTED AS REQUIRED WITH PT WOOD PANELS AND OR PLYCEM PANELS DURING CONSTRUCTION.

DEMOLITION NOTES:

- * SELECTIVE DEMOLITION THERMAL & MOISTURE PROTECTION ROOF INSULATION BOARD, TO 2" THICK. 540 SQ FT
- * SELECTIVE DEMOLITION THERMAL & MOISTURE PROTECTION, ROOFING, SHEET METAL. 540 SQ FT
- * SELECTIVE DEMOLITION WOOD FRAMING SHEATHING 1/2" FROM ROOF. 540 SQ FT
- * SELECTIVE DEMOLITION, SAW CUTTING, MINIMUM LABOR/EQUIPMENT CHARGE
- * SELECTIVE DEMOLITION WOOD FRAMING STAIRS AND STRINGERS STRAIGHT RUN. 1 UNIT
- * SELECTIVE DEMOLITION OF SECOND FLOOR WOOD BENCH & HANDRAIL.

DISPOSAL:

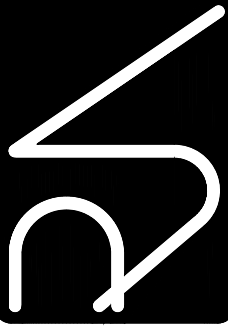
- * REMOVE AND DISPOSE OF WALL-MOUNTED LIGHT FIXTURES. 3 UNITS
- * REMOVE AND DISPOSE OF SINGLE INTERIOR DOOR 3'-0" X 7'-0" X 1-3/8". 2 UNITS

PROPOSED REPAIRS DRAWINGS
BUILDING # 017
EXISTING FLOOR PLANS

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

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21222 JUNE 2021
REVISED: 21222 JUNE 2021

Issue Date: 8/5/2021

Scale: 1:1

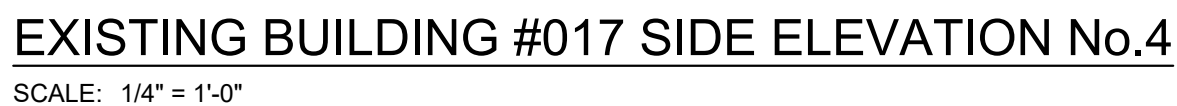
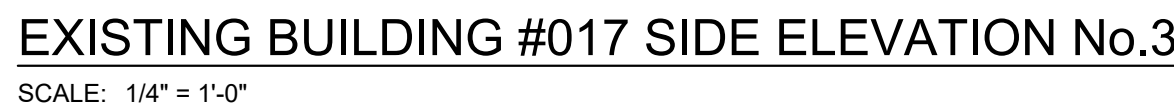
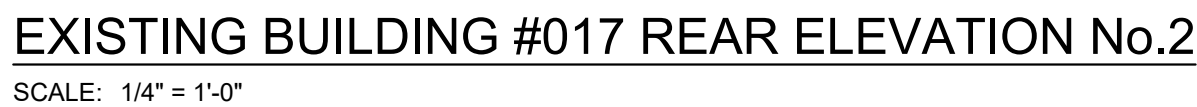
Ref: A-117.0.dwg

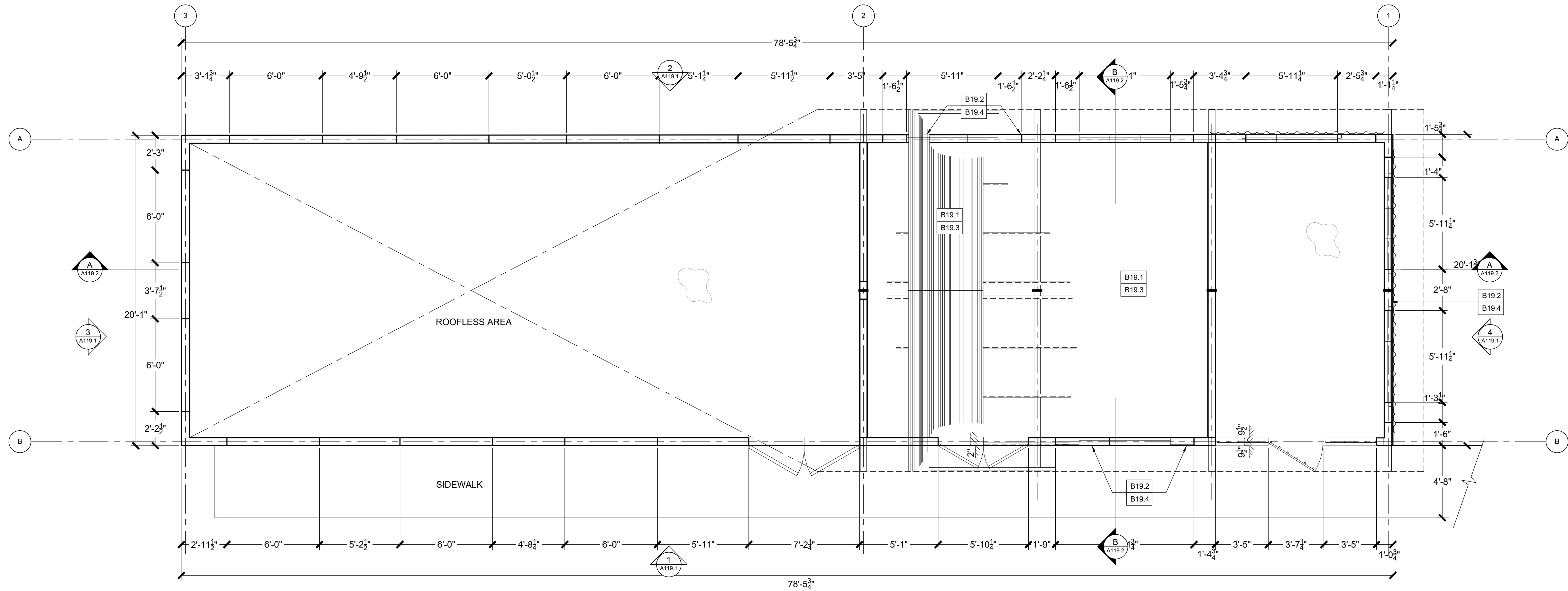
Approved by: R/L

Drawn by: R/L

BID SET
MAY 12, 2022

A117.0
SHEET NO.





EXISTING BUILDING #019 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SHEET LEGEND:

- ELEVATION NUMBER AS MARKED
- SECTION NUMBER AS MARKED
- SCOPE OF WORK LABEL AND INSTRUCTIONS
- AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1.
- DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL)

GENERAL NOTES:

- PRIOR TO COMMENCE WORK DESCRIBED IN SCOPE, CONTRACTOR SHALL PERFORM SPECIALIZED DEMOLITION AND/OR REMOVAL ON LOCATIONS MARKED "SD". FOR THESE PURPOSES REFER TO THE FOLLOWING DOCUMENTS:
 - LEAD INSPECTION REPORT #ZEM-21122 JUNE 2021 PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - ASBESTOS CONTAINING BUILDING MATERIALS INSPECTION REPORT #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
 - INDUSTRIAL HYGIENE ASSESSMENT REPORT FOR MOLD, MILDEW AND WATER DAMAGE #ZEM-21122 JUNE 2021, PREPARED BY ZYMMETRY ENVIRONMENTAL MANAGEMENT CORP.
- THE PROVISIONS DESCRIBED ON THESE PLANS ARE MINIMUM GUIDELINES THAT MUST BE IMPLEMENTED BY THE GENERAL CONTRACTOR. AND ARE IN NO WAY LIMITING ADDITIONAL SECURITY MEASURES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INFORMING THE DESIGNERS OF ANY UNFORESEEN INSTABILITY WITHIN THE BUILDING.

GENERAL NOTES CONT.:

- IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE.
- PROTECT EXISTING STRUCTURE AND GREEN AREAS SPECIFIED TO REMAIN FROM DEMOLITION WORKS.
- PROVIDE PROPER SHORING AND/OR BRACING AT AREAS WHERE TEMPORARY SUPPORT IS REQUIRED UNTIL NEW STRUCTURAL PROVISIONS ARE PROVIDED. SHOULD STRUCTURAL BRACING BE REQUIRED, IT SHALL BE IMPLEMENTED BEFORE THE EXECUTION OF ANY DEMOLITION WORK.
- MAINTAIN EXISTING ELECTRICITY AND WATER UTILITIES IN OPERATION. IF DISCONNECTION IS REQUIRED, OBTAIN OWNER AND ARCHITECT AUTHORIZATION BEFORE DISCONNECTING. SAFETY TAP ALL UTILITIES SPECIFIED TO BE ABANDONED. MARK LOCATION ON "AS-BUILT" DRAWING.
- EXISTING ELECTRICAL SYSTEM TO REMAIN. WHERE ABANDONED, PULL OUT ALL ELECTRICAL CABLES AND DISCARD. CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES.
- REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES.
- SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION.
- THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS.
- INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS.

PROPOSED DOORS & WINDOWS LEGEND:

- PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE)
- PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)

SCOPE OF WORK:

B.19 STORAGE B (HOUSEKEEPING AND ENGINEERING)

B19.1 SELECTIVE DEMOLITION THERMAL & MOISTURE PROTECTION ROOFING SHEET METAL, 1,200 SQ. FT. (50% OF 80 FT LONG X 20 FT WIDE).

B19.2 SURFACE PREPARATION EXTERIOR SIDING SCRAPE & SAND. TEXTURE 1.11 LIGHT, 1,200 SQ. FT.

B19.3 SUPPLY AND INSTALL STEEL ROOFING PANELS ON STEEL FRAME. FLAT PROFILE. ZINC ALUMINUM ALLOY FINISH, 1-3/4" STANDING SEAMS, 10" WIDE, 26 GAUGE. COLOR TO BE SELECTED. QTY.: 800 SQ. FT. (50% OF 80 FT LONG X 20 FT WIDE). METL SPAN INSULATED METAL PANELS SYSTEM OR APPROVED EQUAL (REF TO STRUCTURAL DRAWINGS AND TECHNICAL SPECIFICATIONS TYP.) (HMP)

B19.4 PRIME ALL SURFACES. PRIMER BENJAMIN MOORE FRESH START PREMIUM INTERIOR PRIMER, SHERWIN WILLIAMS, GLIDDEN OR APPROVED EQUAL. 2 COATS

BID SET
MAY 12, 2022

2700 14th Ave. N.
Suite 100
Minneapolis, MN 55412
Phone: 612.338.1100
Fax: 612.338.1101
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Revisions:

Issue Date:	Scale:	Ref:
8/5/2021	1:1	A-119.0.dwg

Approved by: RJ
Drawn by: RL/ES

PROPOSED REPAIRS DRAWINGS
BUILDING # 019
BLOW-UP PLAN

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

A119.0
SHEET NO.

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.

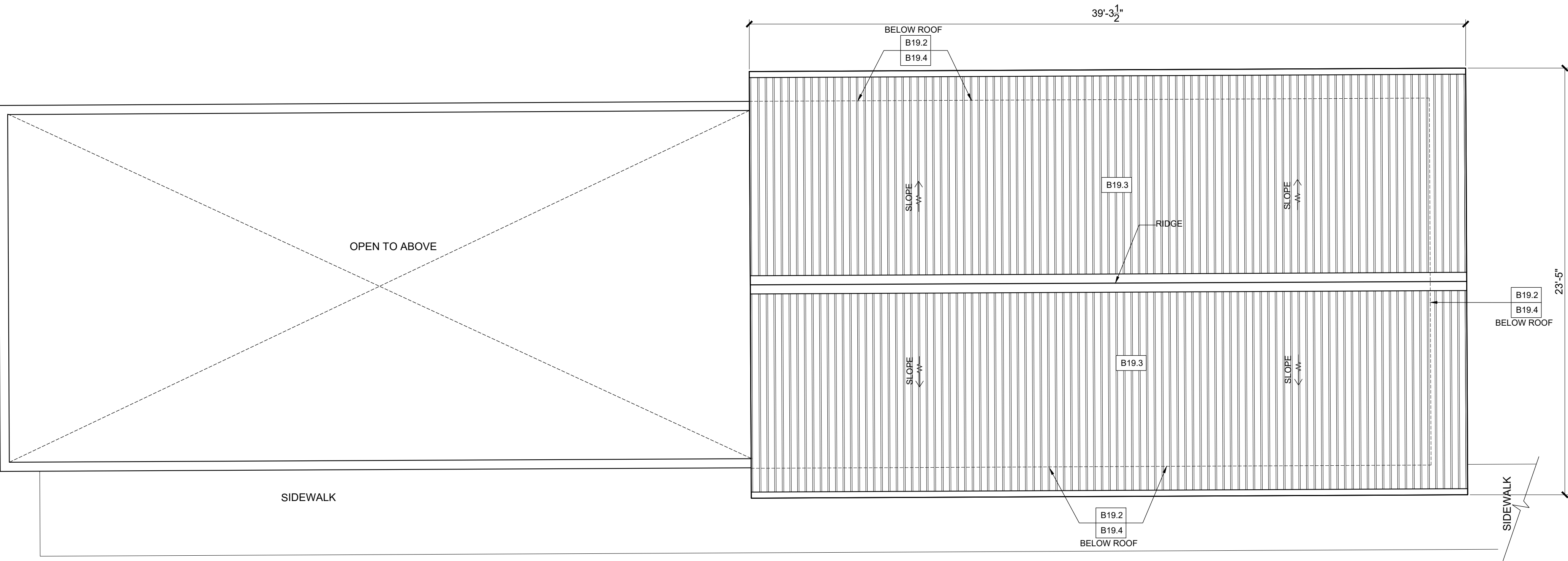
SHEET LEGEND:	
	ELEVATION NUMBER AS MARKED
	SECTION NUMBER AS MARKED
	SCOPE OF WORK LABEL AND INSTRUCTIONS
	AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1.
	DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL)

- GENERAL NOTES:**
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- GENERAL NOTES CONT.:**
- IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE.
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 - SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION.
 - THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS.
 - INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS.

PROPOSED DOORS & WINDOWS LEGEND:	
	PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE)
	PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)

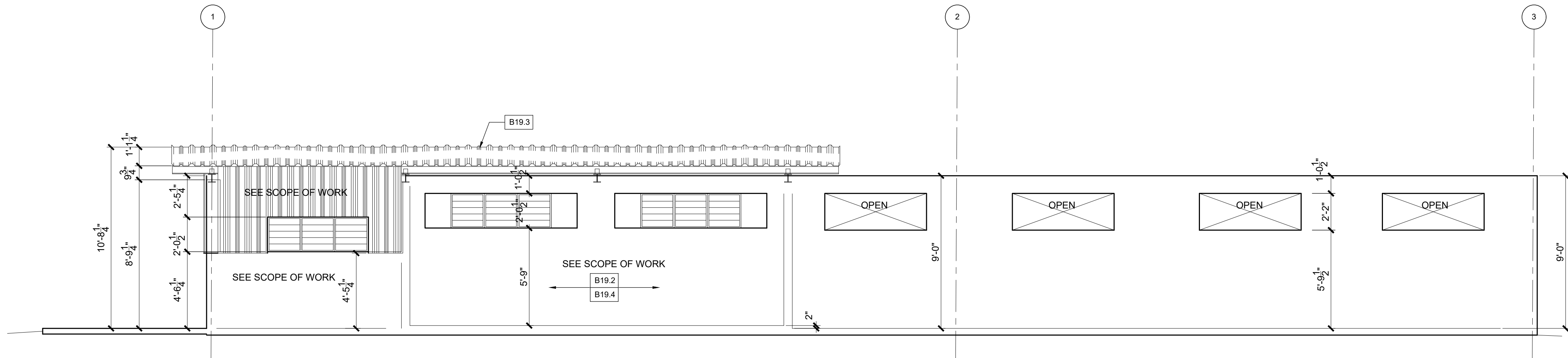
- SCOPE OF WORK:**
- B.19 STORAGE B (HOUSEKEEPING AND ENGINEERING)**
- B19.1 SELECTIVE DEMOLITION THERMAL & MOISTURE PROTECTION ROOFING SHEET METAL. 1,200 SQ. FT. (50% OF 80 FT LONG X 20 FT WIDE).
- B19.2 SURFACE PREPARATION EXTERIOR SIDING SCRAPE & SAND. TEXTURE 1.11 LIGHT. 1,200 SQ. FT.
- B19.3 SUPPLY AND INSTALL STEEL ROOFING PANELS ON STEEL FRAME, FLAT PROFILE, ZINC ALUMINUM ALLOY FINISH, 1-3/4" STANDING SEAMS, 10" WIDE, 26 GAUGE. COLOR TO BE SELECTED. QTY.: 800 SQ. FT. (50% OF 80 FT LONG X 20 FT WIDE). METL SPAN INSULATED METAL PANELS SYSTEM OR APPROVED EQUAL (REF TO STRUCTURAL DRAWINGS AND TECHNICAL SPECIFICATIONS TYP.) (HMP)
- B19.4 PRIME ALL SURFACES. PRIMER BENJAMIN MOORE FRESH START PREMIUM INTERIOR PRIMER, SHERWIN WILLIAMS, GLIDDEN OR APPROVED EQUAL. 2 COATS



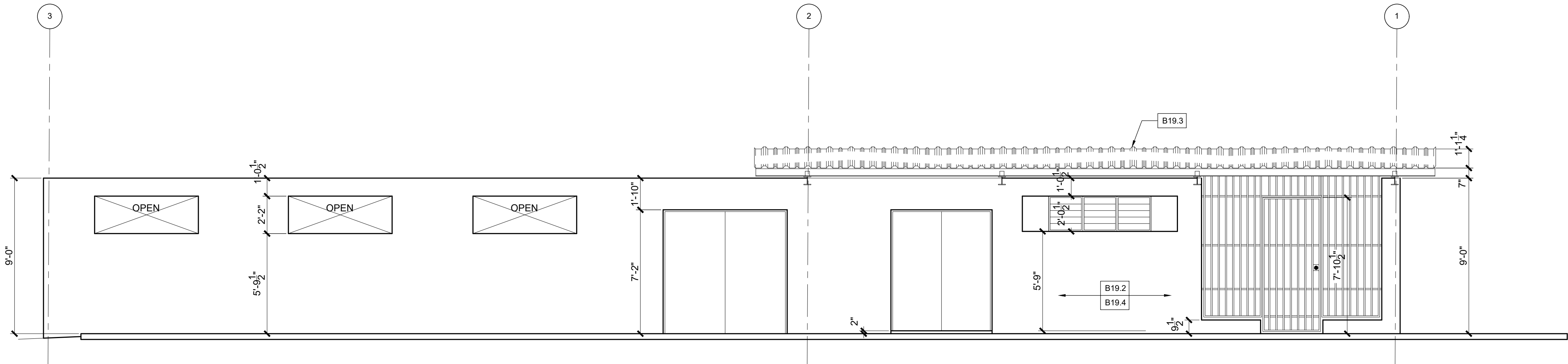
EXISTING BUILDING #019 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

BID SET
MAY 12, 2022

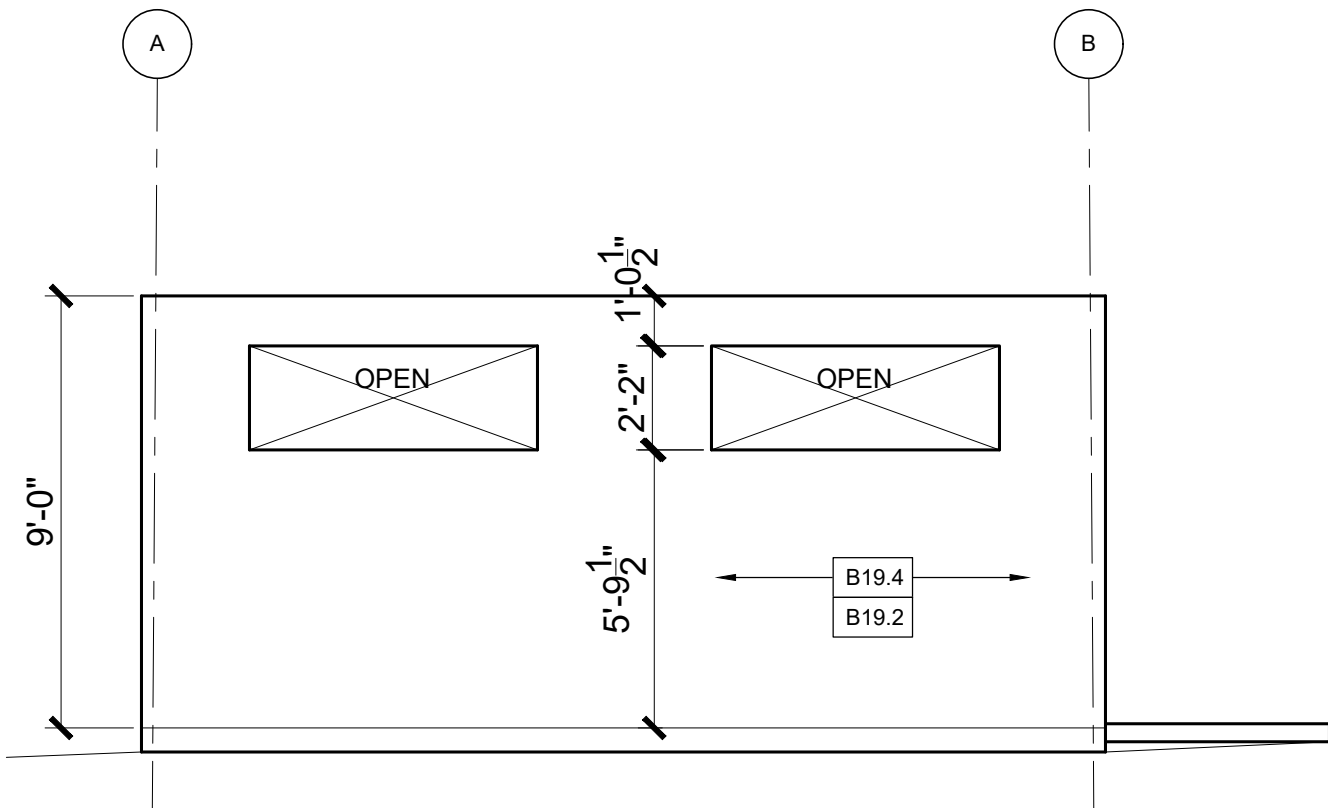
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COAMO SPRINGS WELLNESS RETREAT "PHASE 1"	CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.
A119.0A SHEET NO.	Issue Date: 8/5/2021 Scale: 1:1 Ref: A-119.0.dwg Approved by: RJ Drawn by: RL/ES
Revisions:	8/5/2021 1:1 A-119.0.dwg RJ RL/ES



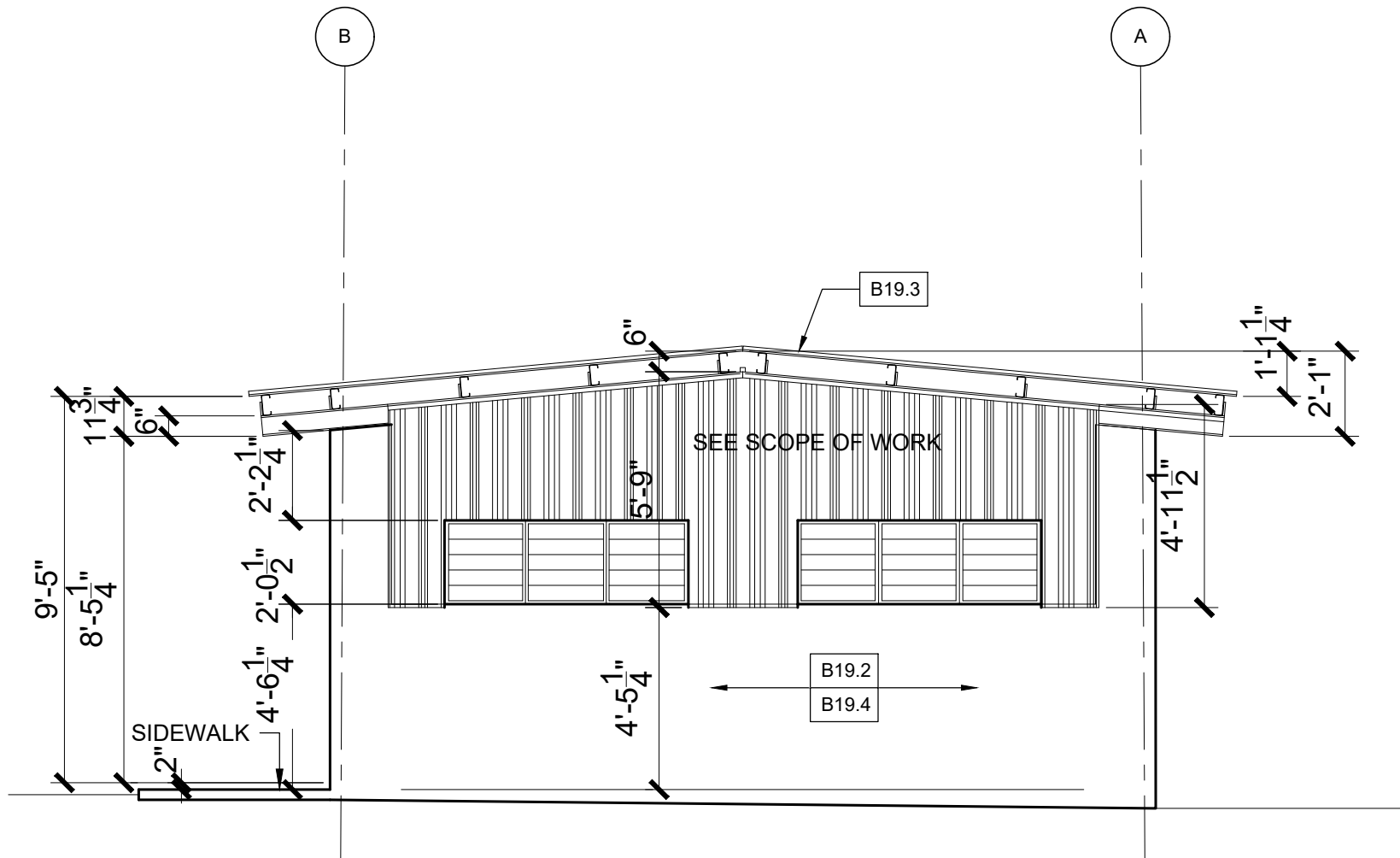
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SCALE: 1/4" = 1'-0"



EXISTING BUILDING #019 FRONT ELEVATION No. 1
SCALE: 1/4" = 1'-0"



EXISTING BUILDING #019 SIDE ELEVATION No. 3
SCALE: 1/4" = 1'-0"



EXISTING BUILDING #019 SIDE ELEVATION No. 4
SCALE: 1/4" = 1'-0"

BID SET
MAY 12, 2022

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

PROPOSED REPAIRS DRAWINGS
BUILDING # 019
EXTERIOR ELEVATIONS

Revisions:

8/5/2021

1:1

A-119.0.dwg

RJ

RL/ES

Issue Date:

Scale:

Ref:

Approved by:

Drawn by:

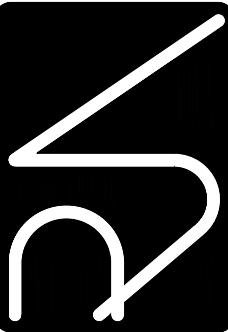
PROPOSED REPAIRS DRAWINGS
BUILDING # 019
EXTERIOR ELEVATIONS

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

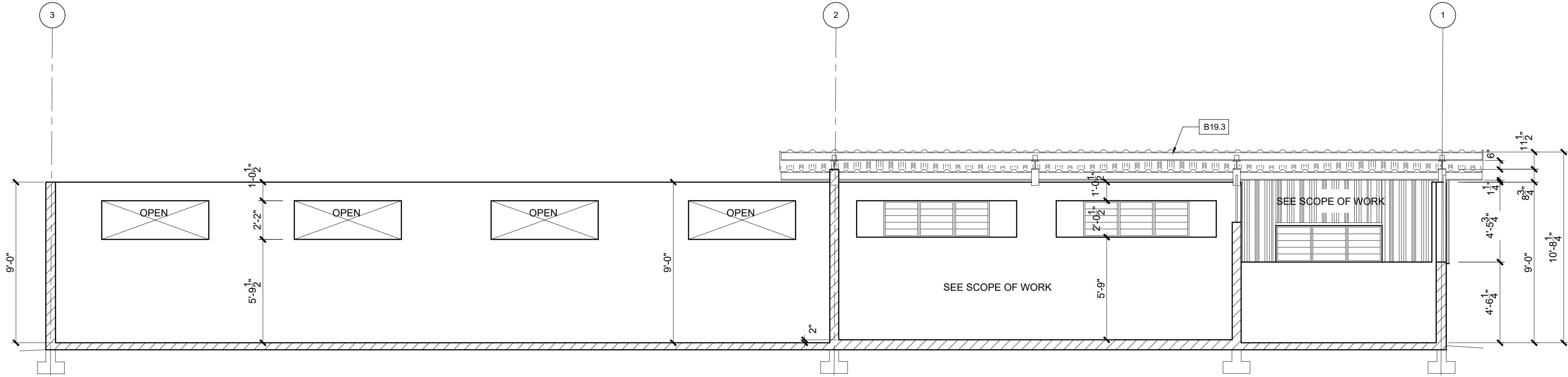
A119.1
SHEET NO.

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

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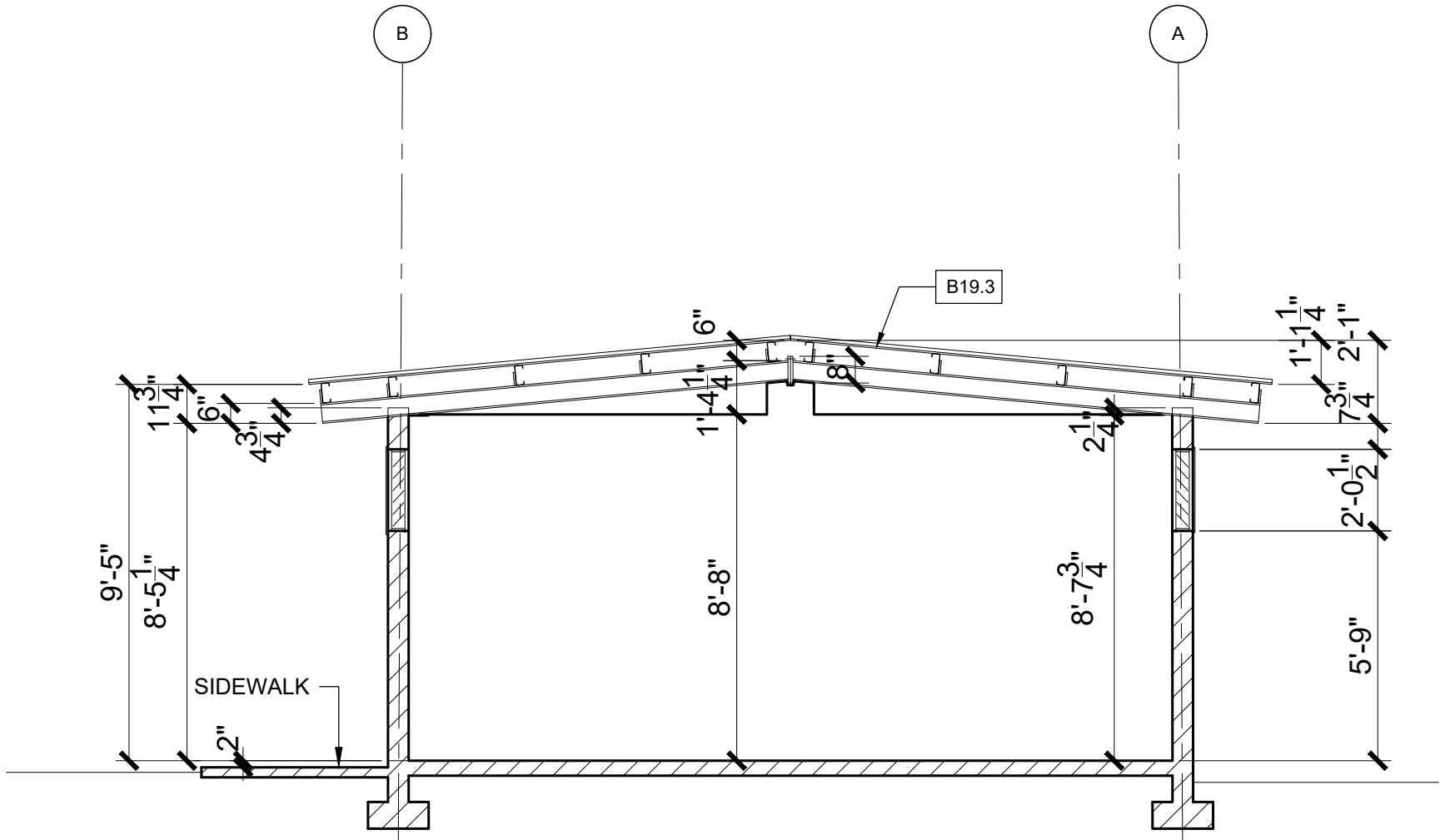


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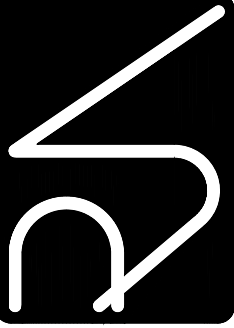
EXISTING BUILDING #019 SECTION "A" AS MK'D

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



EXISTING BUILDING #019 SECTION "B" AS MK'D

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



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Issue Date: 8/5/2021

Scale: 1:1

Ref: A-119.0.dwg

Approved by: RJ

Drawn by: RL/ES

PROPOSED REPAIRS DRAWINGS
BUILDING # 019
SECTIONS AS MK'D

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

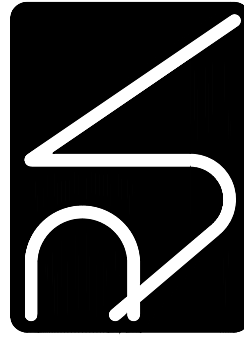
A119.2
SHEET NO.



BUILDING #020 NEW ROOF PLAN
SCALE: 1/4" = 1'-0"

ELEVATION NUMBER AS MARKED SECTION NUMBER AS MARKED B#-* SCOPE OF WORK LABEL AND INSTRUCTIONS SD AREAS THAT WILL REQUIRE SPECIALIZED DEMOLITION AND/OR REMOVAL. REFER TO LEAD INSPECTION, ASBESTOS & HYGIENE ASSESSMENTS INSPECTIONS REPORTS SEE GENERAL NOTE #1. DEMOLITION AREA OR ITEM (PARTIAL OR TOTAL)	GENERAL NOTES CONT.: 1. IF THE STRUCTURE TO REMAIN IS AFFECTED IN ANYWAY BY THE WORK EXECUTED BY THE GENERAL CONTRACTOR, THE G.C. SHALL BE RESPONSIBLE OF INFORMING THE OWNER'S REPRESENTATIVE AND ARCHITECT IMMEDIATELY SO THAT CORRECTIVE MEASURES CAN BE IMPLEMENTED IN THE LEAST TIME POSSIBLE. 2. PROTECT EXISTING STRUCTURE AND GREEN AREAS SPECIFIED TO REMAIN FROM DEMOLITION WORKS. 3. PROVIDE PROPER SHORING AND/OR BRACING AT AREAS WHERE TEMPORARY SUPPORT IS REQUIRED UNTIL NEW STRUCTURAL PROVISIONS ARE PROVIDED. SHOULD STRUCTURAL BRACING BE REQUIRED, IT SHALL BE IMPLEMENTED BEFORE THE EXECUTION OF ANY DEMOLITION WORK. 4. MAINTAIN EXISTING ELECTRICITY AND WATER UTILITIES IN OPERATION. IF DISCONNECTION IS REQUIRED, OBTAIN OWNER AND ARCHITECT AUTHORIZATION BEFORE DISCONNECTING. SAFETY TAP ALL UTILITIES SPECIFIED TO BE ABANDONED. MARK LOCATION ON "AS-BUILT" DRAWING. 5. EXISTING ELECTRICAL SYSTEM TO REMAIN, WHERE ABANDONED, PULL OUT ALL ELECTRICAL CABLES AND DISCARD. CLOSE OUT ALL BOXES AND PANELS AND PROVIDE A SMOOTH CEMENT PLASTER FINISH ON LATH TO MATCH EXISTING ADJACENT SURFACES. 6. REMOVAL AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE TO ALL APPLICABLE CODES. 7. SEE ELEVATIONS AND SECTIONS FOR ADDITIONAL SCOPE OF WORK INFORMATION. 8. THESE DRAWINGS ARE BASED ON "AS-BUILT" DRAWINGS PROVIDED BY OWNERS. 9. INSTALLATION OF NEW ROOFING SYSTEM- REF TO STRUCTURAL DRAWINGS AND SPECS. PROPOSED DOORS & WINDOWS LEGEND: B"-D"*) PROPOSED DOOR (BUILDING LOCATION + DOOR TYPE) D"-W") PROPOSED WINDOW (BUILDING LOCATION + WINDOW TYPE)	SCOPE OF WORK: B.20 CHALET B20.1 SELECTIVE DEMOLITION METAL DECK ROOFING. 1,200 SF (40 FT LONG X 30 FT WIDE). QTY.: 1,200 SF (40 FT LONG X 30 FT WIDE) B20.2 REPAIR INTERIOR WALL AND PARTITIONS, GYPSUM WALLBOARD, PER S.F. NAILED OR SCREWED. QTY.: 180 SQ. FT. B20.3 REMOVE AND DISPOSE INTERIOR WOOD DOORS 3'-0" X 7'-0". 5 UNITS B20.4 SURFACE PREPARATION OF REPAIRED INTERIOR WALLS, SAND GYPSUM BOARD AND PLASTER LIGHT - PRIME AND PAINT ALL INTERIOR SURFACES. PRIMER BENJAMIN MOORE WEATHERMILDEW RESISTANCE. LOW ODOR (5 GALLONS PER ROOM), PAINT BENJAMIN MOORE ECO SPEC WB SILVER 2 COATS (5 GALLONS PER ROOM)- 180 SQ. FT. B20.5 REPAIR EXTERIOR WALLS. SURFACE PREPARATION EXTERIOR SIDING SCRAPE AND SAND 1-11 LIGHT. QTY: 2,240SF (40 FT LONG X 30 FT WIDE X 16 HEIGHT) B20.6 PRIME ALL SURFACES. PRIMER BENJAMIN MOORE FRESH START PREMIUM INTERIOR PRIMER, SHERWIN WILLIAMS, GLIDDEN OR APPROVED EQUAL. 2 COATS B20.7 SUPPLY AND INSTALL ARCHITECTURAL FLUSH HOLLOW CORE, LUAN FACE INTERIOR WOOD DOORS HARDWARE INCLUDED. 3'-0" X 7'-0"X 1-3/8" THICK. 5 UNITS. B20-8 SUPPLY AND INSTALL STEEL ROOFING PANELS ON STEEL FRAME, FLAT PROFILE, ZINC ALUMINUM ALLOY FINISH, 1-3/4" STANDING SEAMS, 10" WIDE, 26 GAUGE. WITH METL SPAN INSULATED METAL PANELS SYSTEM (SEE STRUCTURAL DRAWINGS AND TECHNICAL SPECIFICATIONS TYP.) COLOR TO BE SELECTED QTY.: 1,200 SQ. FT. (<u>SEE DWG. A-120.0A FOR NEW ROOF PLAN.</u>)
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BID SET
MAY 12 , 2022

[illegible]

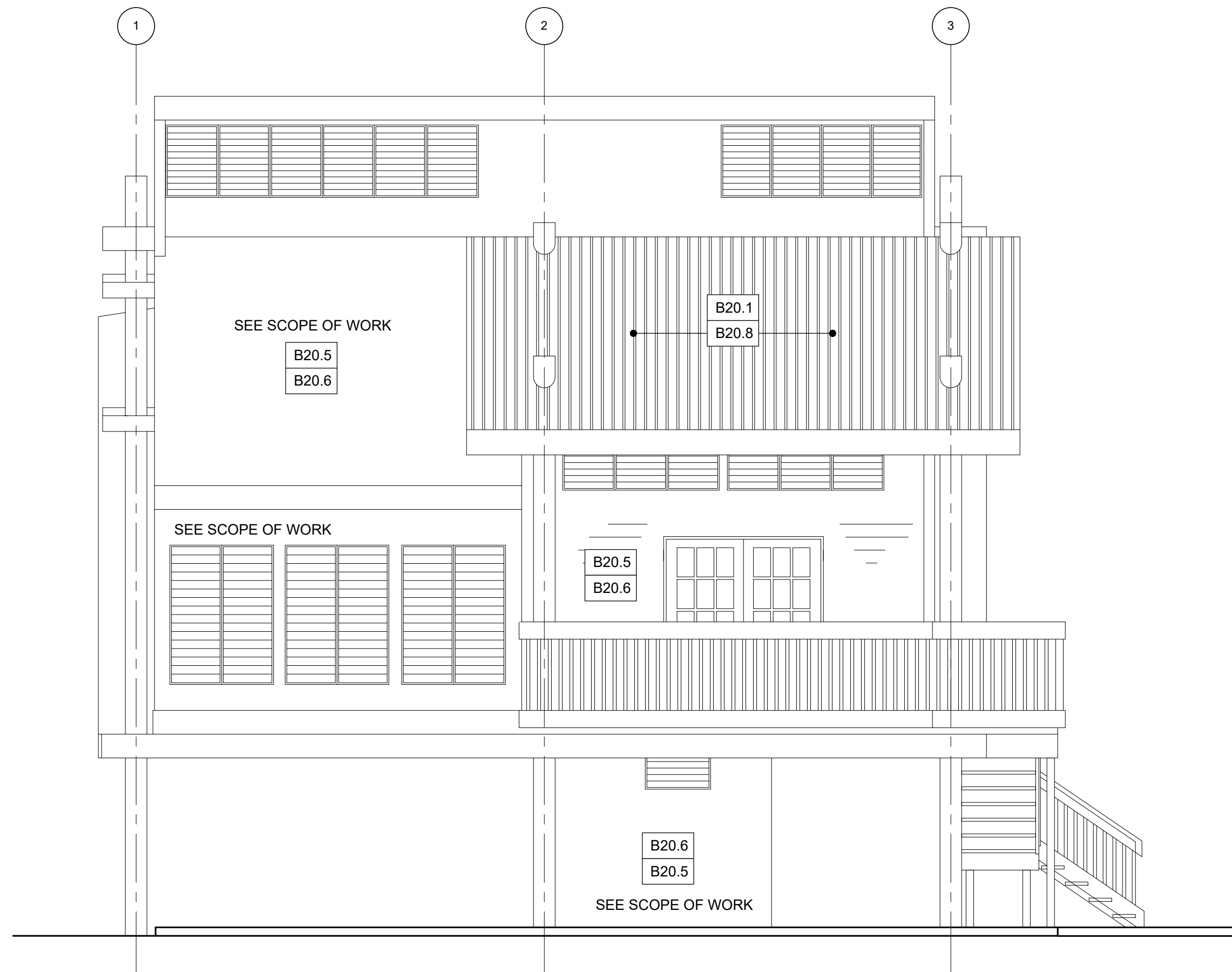
Issue Date:	8/5/2021	Revisions:
Scale:	1:1	
Ref:	A-120.0.dwg	
Approved by:	RJ	
Drawn by:	RL/ES	

PROPOSED REPAIRS DRAWINGS
BUILDING # 020
PROPOSED NEW ROOF

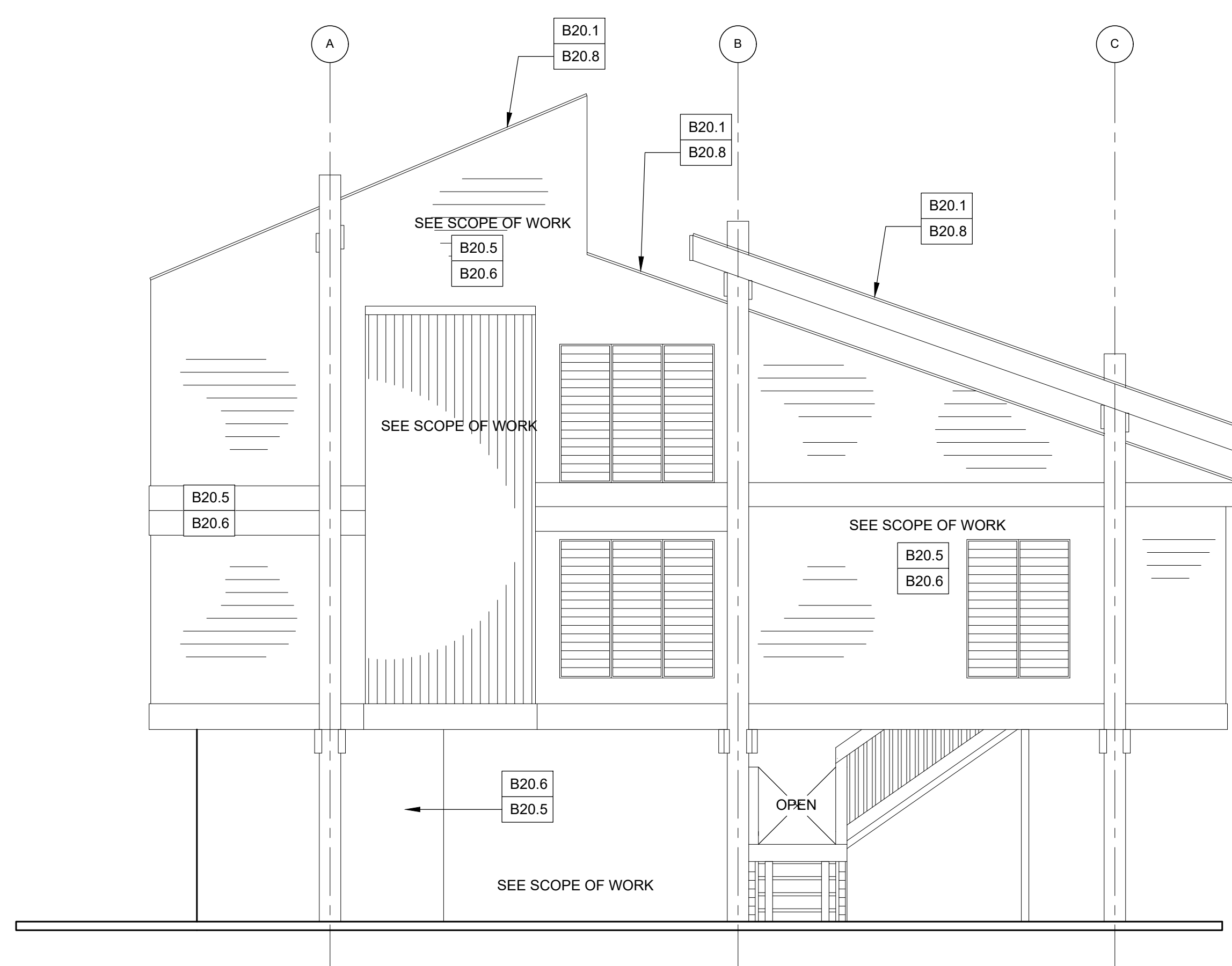
COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

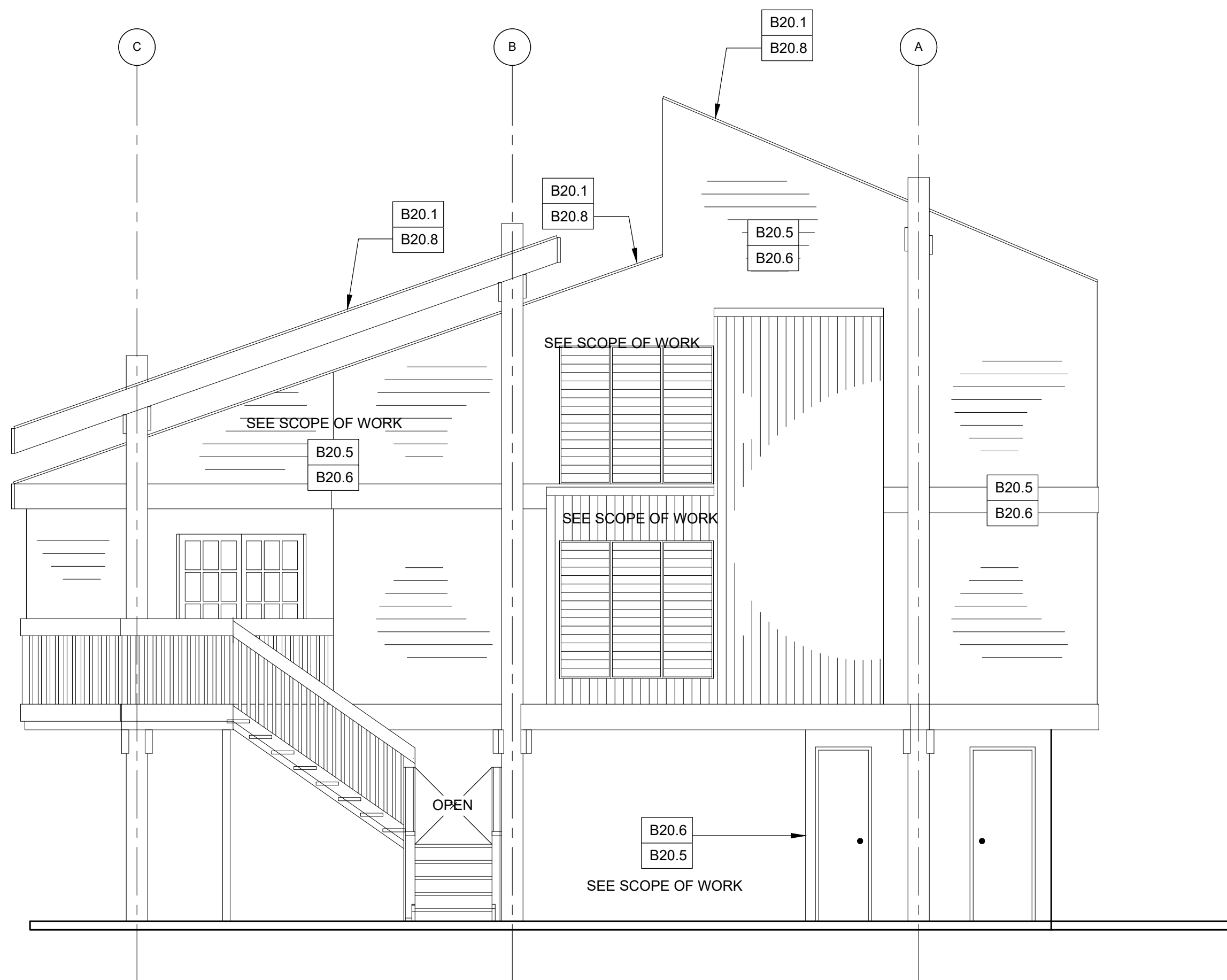
ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF THE EXISTENCE OF ANY DISCREPANCY, EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION IN ORDER TO REVISE AND OR CORRECT. THE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION IF ITS NOT INFORMED ON TIME. CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE PRIOR TO THE CONSTRUCTION, ESPECIALLY IF IT DOES NOT HAVE THE REQUIRE FOR CONSTRUCTION. STAMP, SIGNED AND STAMPED BY THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT FOR NO ONE WILL BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.



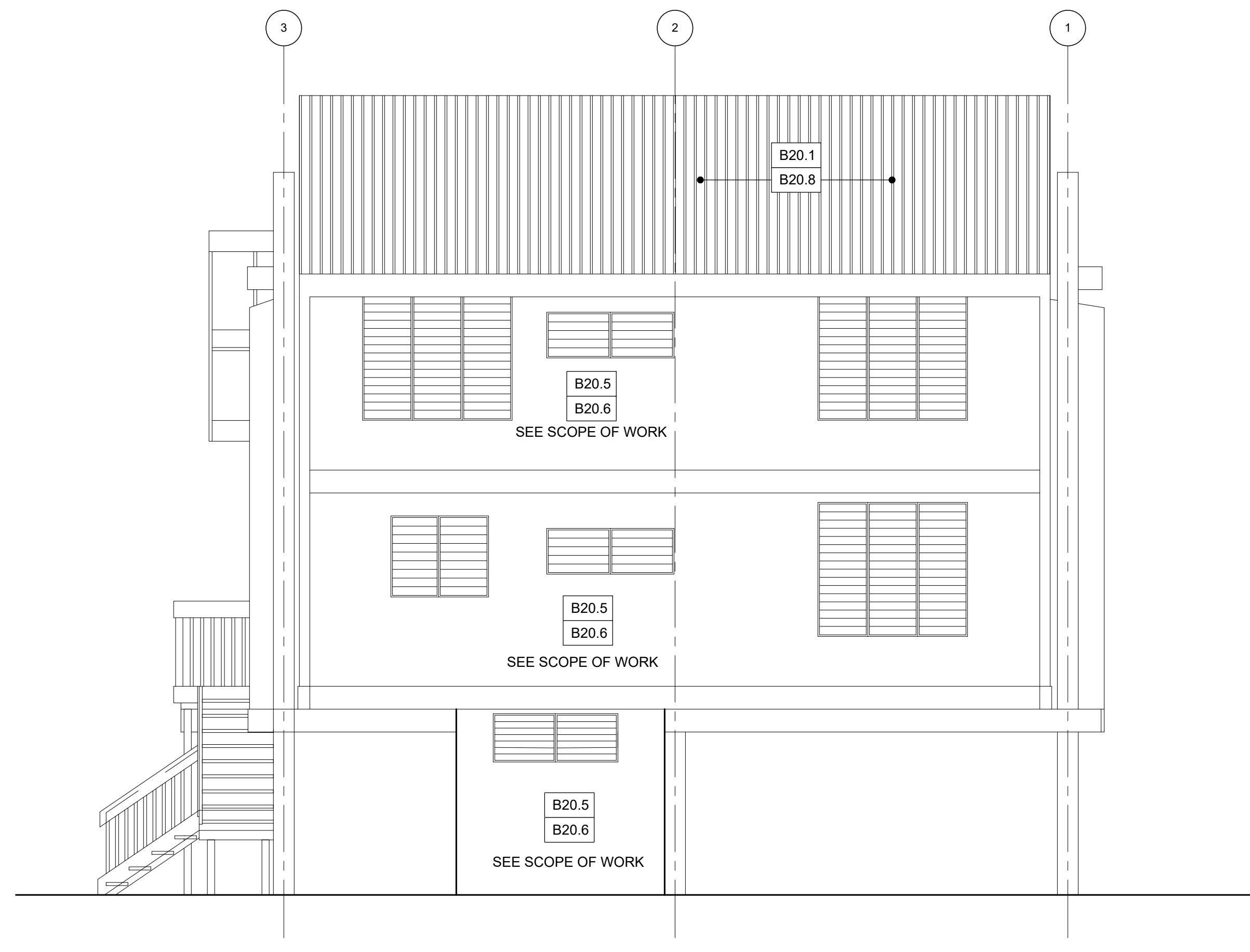
EXISTING BUILDING #020 FRONT ELEVATION No. 1
SCALE: 1/4" = 1'-0"



EXISTING BUILDING #020 REAR ELEVATION No.2
SCALE: 1/4" = 1'-0"

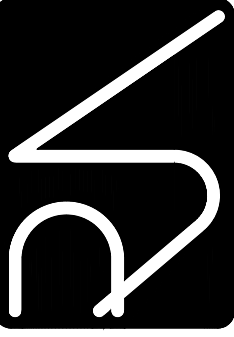


EXISTING BUILDING #020 SIDE ELEVATION No. 3
SCALE: 1/4" = 1'-0"



EXISTING BUILDING #020 SIDE ELEVATION No. 4
SCALE: 1/4" = 1'-0"

BID SET
MAY 12, 2022



2700 1st Ave. S.E.
Burien, OR 97145
Phone: 503.474.1111
Fax: 503.474.1112
www.27001st.com

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE OF THE CONSTRUCTION WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.

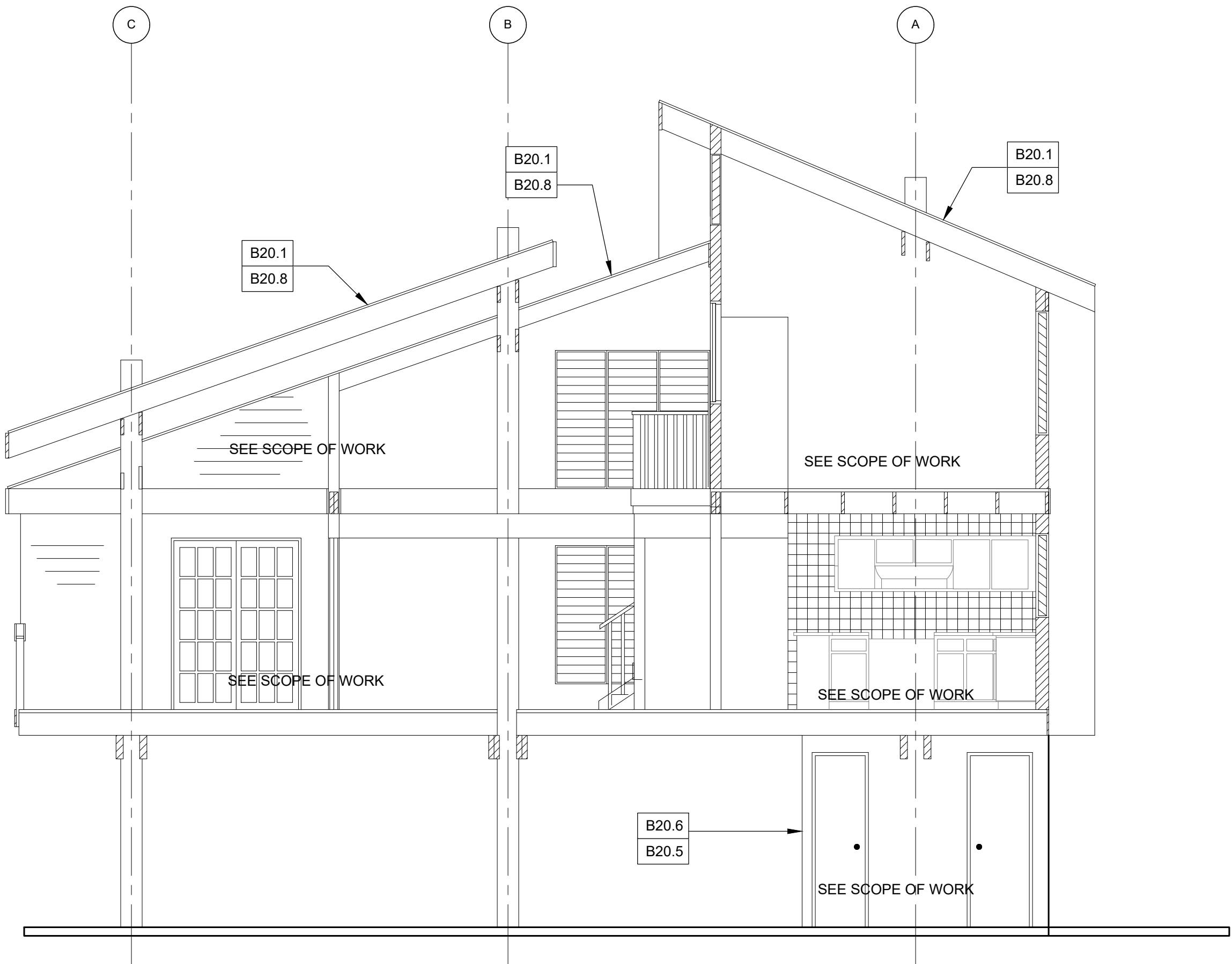
PROPOSED REPAIRS DRAWINGS
BUILDING # 020
EXTERIOR ELEVATIONS

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

A120.1
SHEET NO.

Issue Date:	8/5/2021	Revisions:	
Scale:	1:1		
Ref:	A-120.0.dwg		
Approved by:	RJ		
Drawn by:	RL/ES		



EXISTING BUILDING #020 SECTION "A" AS MK'D
SCALE: 1/4" = 1'-0"

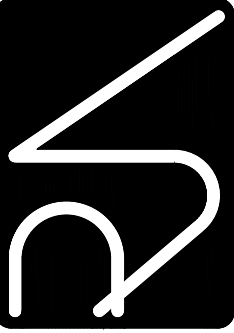
COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

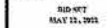
PROPOSED REPAIRS DRAWINGS
BUILDING # 020
SECTION AS MK'D

Issue Date: 8/5/2021
Scale: 1:1
Ref: A-120.0.dwg
Approved by: RJ
Drawn by: RL/ES

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF THE EXISTENCE OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE OF THE CONSTRUCTION. THE CONTRACTOR SHALL NOT REPRODUCE OR REPRODUCE OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.

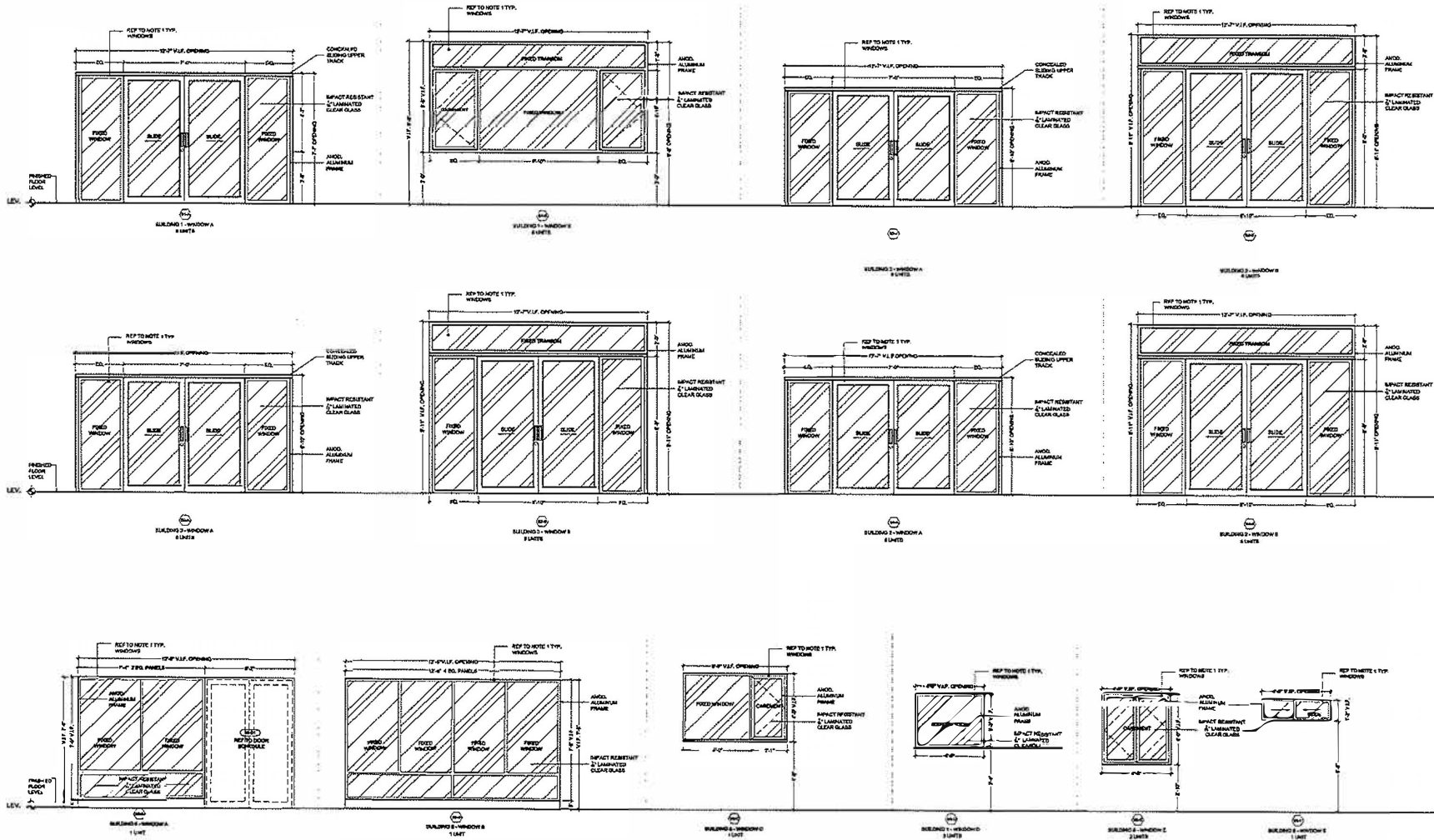


GCALC: 307 - 147

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WINDOW TYPES ELEVATIONS

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



Revisions:	Issue Date:	Scale:	Ref:	Approved by:	Drawn by:
1	5/10/2021	1/1	A-500.0.dwg	RJ	RJ

PROPOSED REPAIRS DRAWINGS
WINDOW TYPES

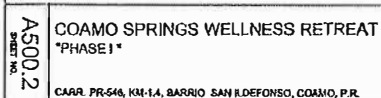
COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

CARR, R.S. & ASSOCIATES, P.C.
10000 N. 10TH AVE., SUITE 100
DENVER, CO 80231

300 SET
MAY 12, 2021

A500.1
SHEET NO.

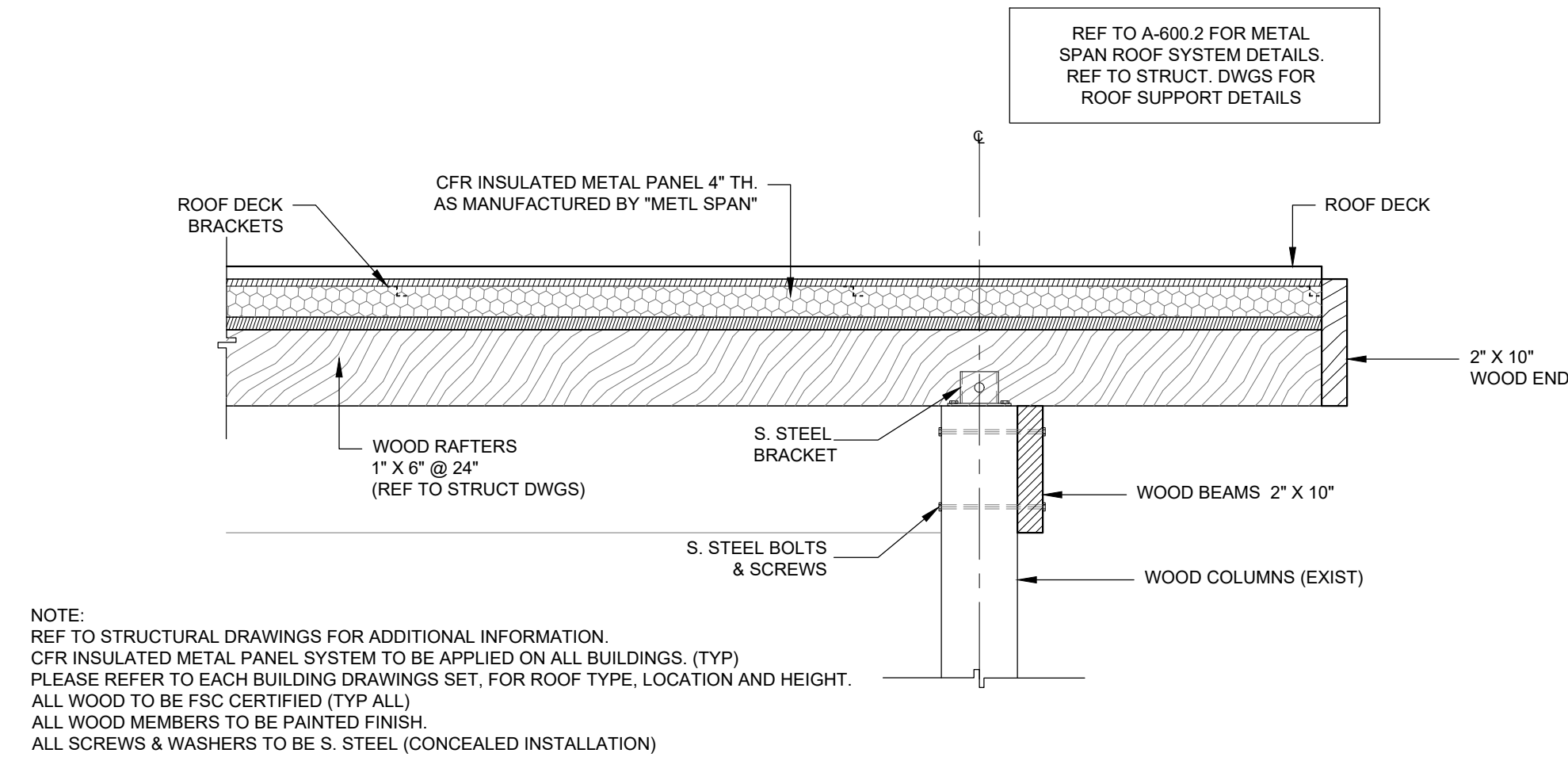
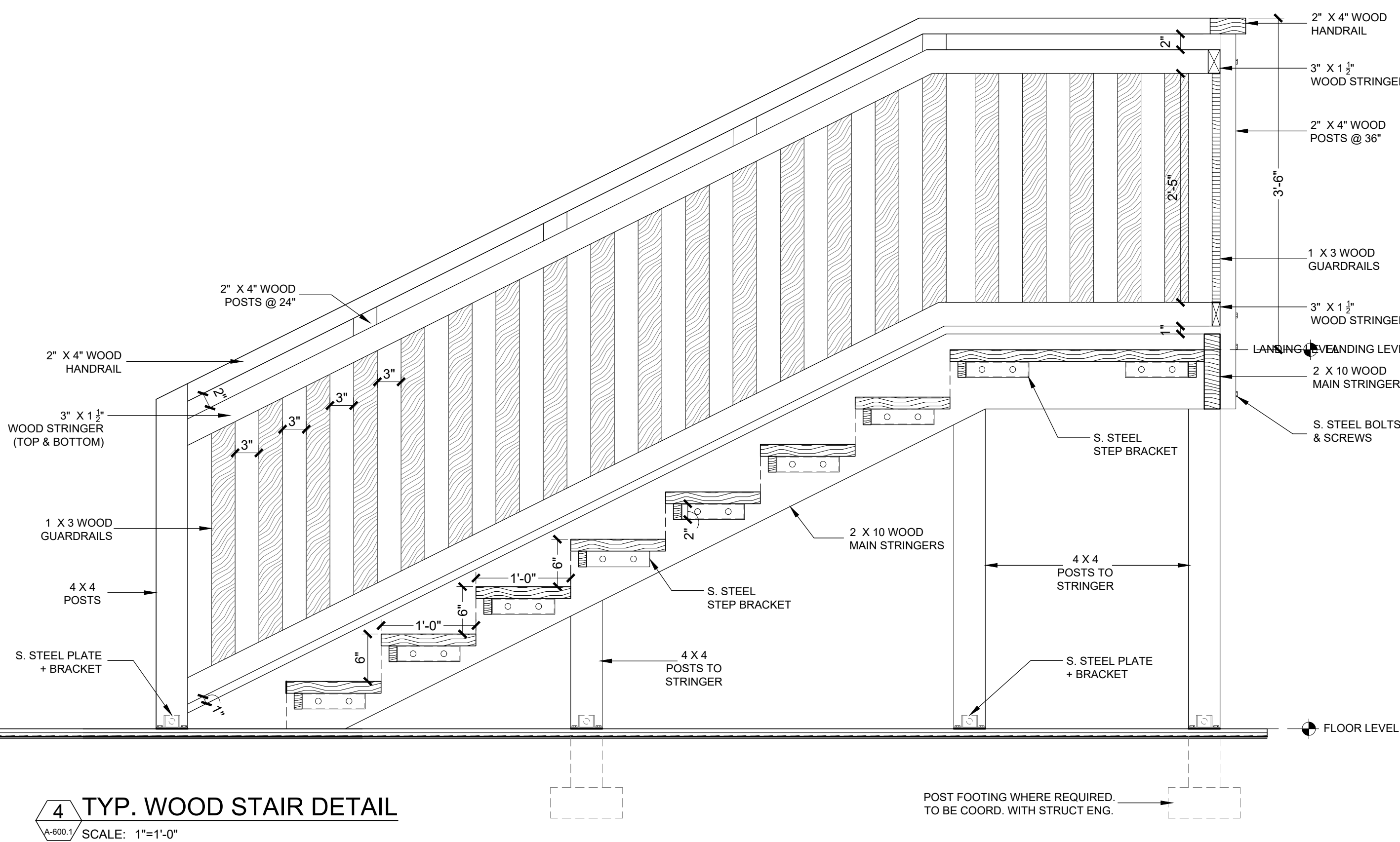
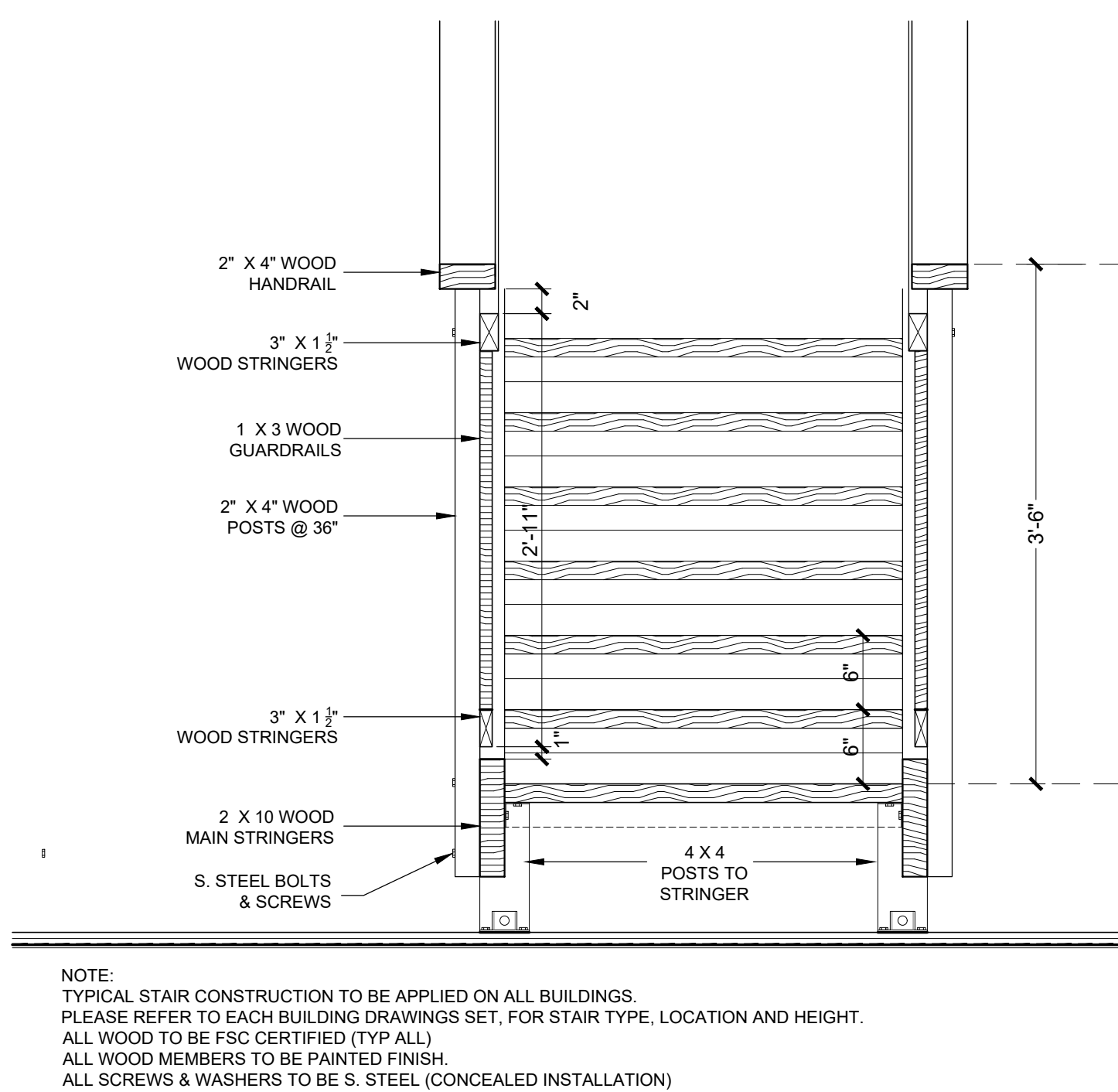
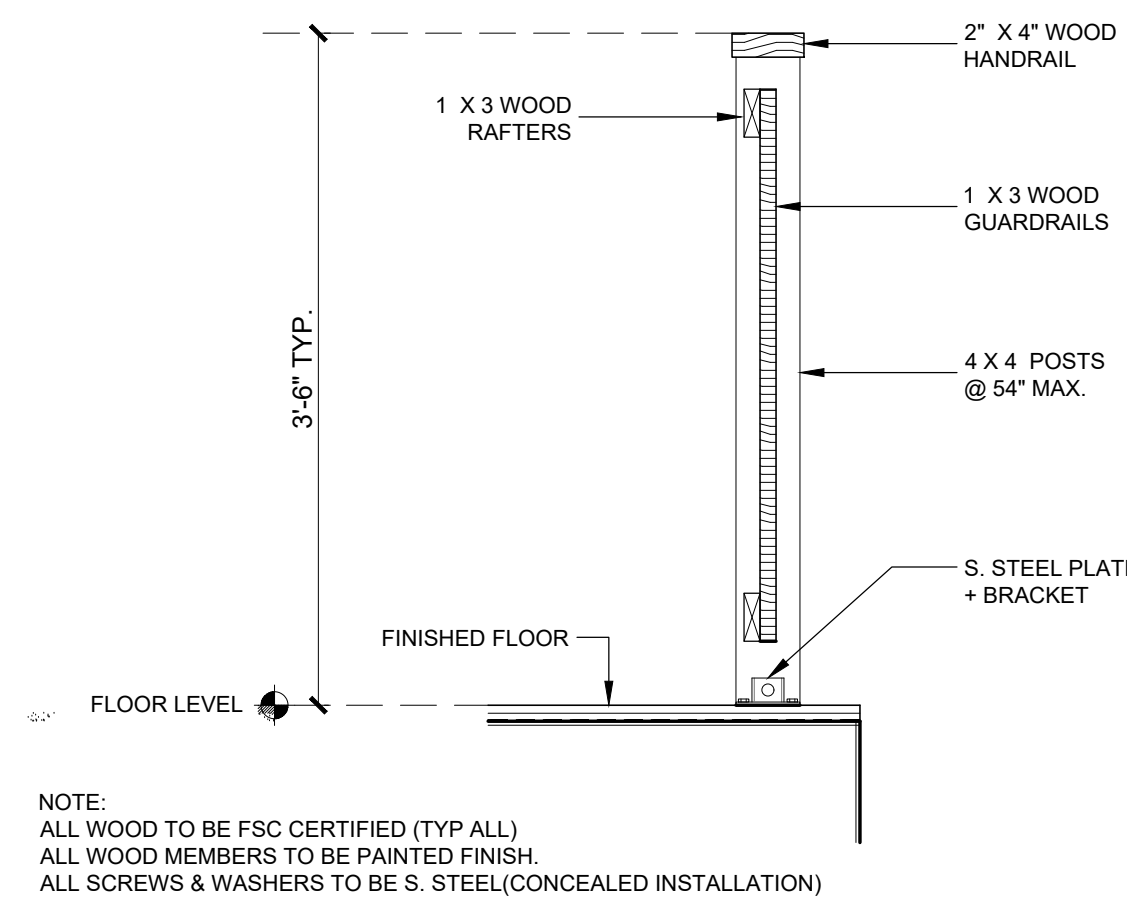
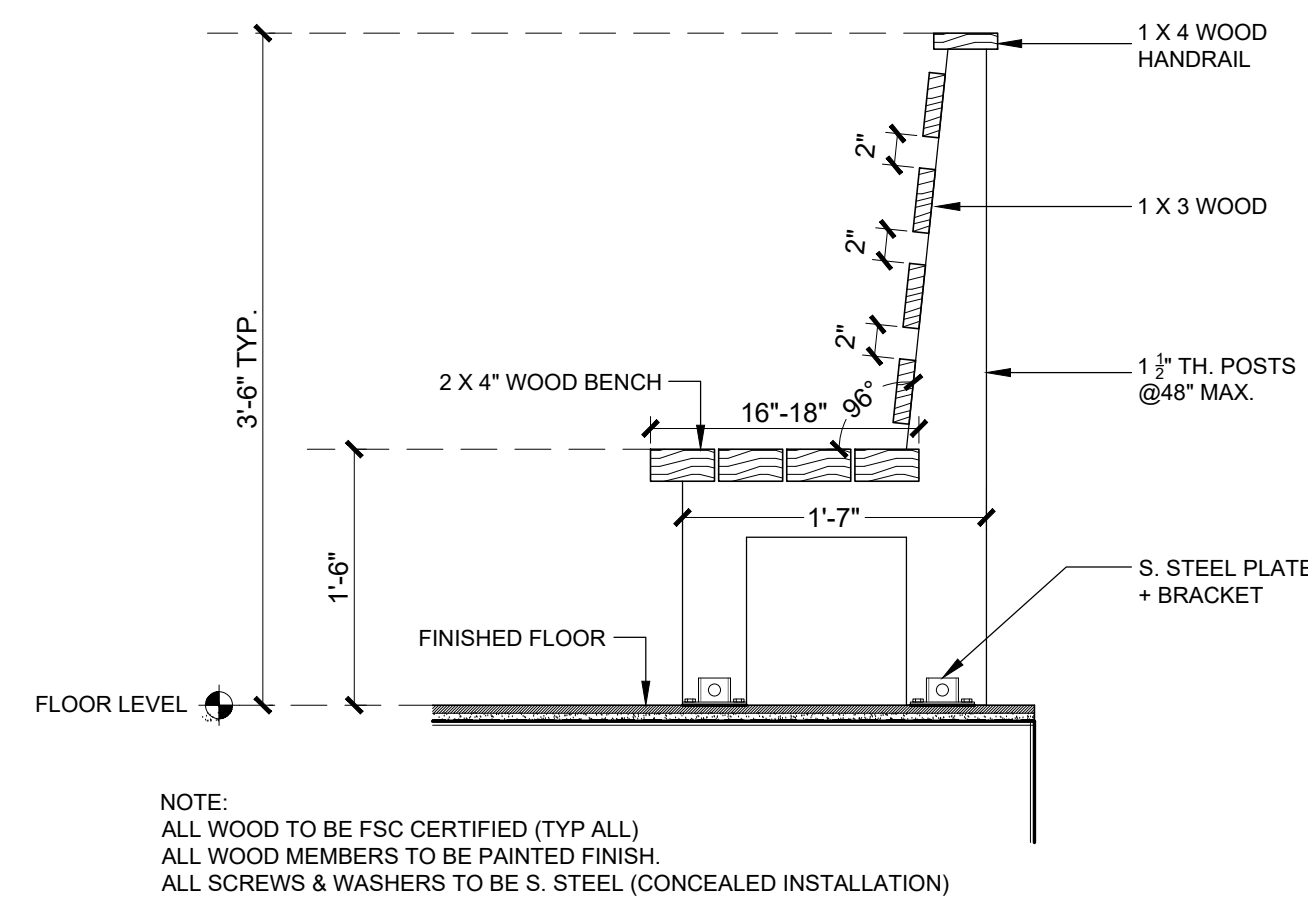
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Issue Date:	5/10/2022	Revisions:
Scale:	1:1	
Ref:	A-500.0.dwg	
Approved by:	RJ	
Drawn by:	RL/ES	

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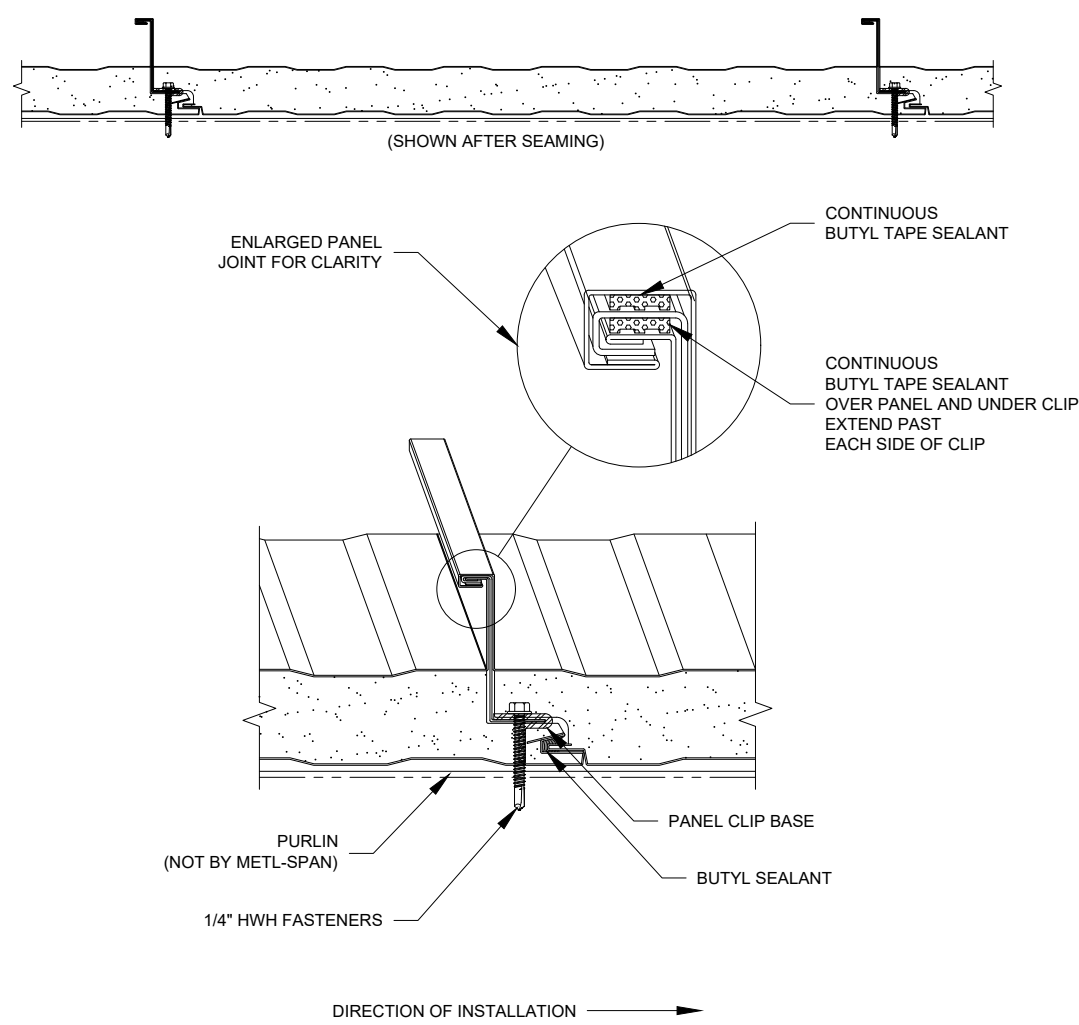
Issue Date:	8/5/2021	Revisions:
Scale:	1:1	
Ref:	A-600.0.dwg	
Approved by:	RJ	
Drawn by:	RL/ES	

COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

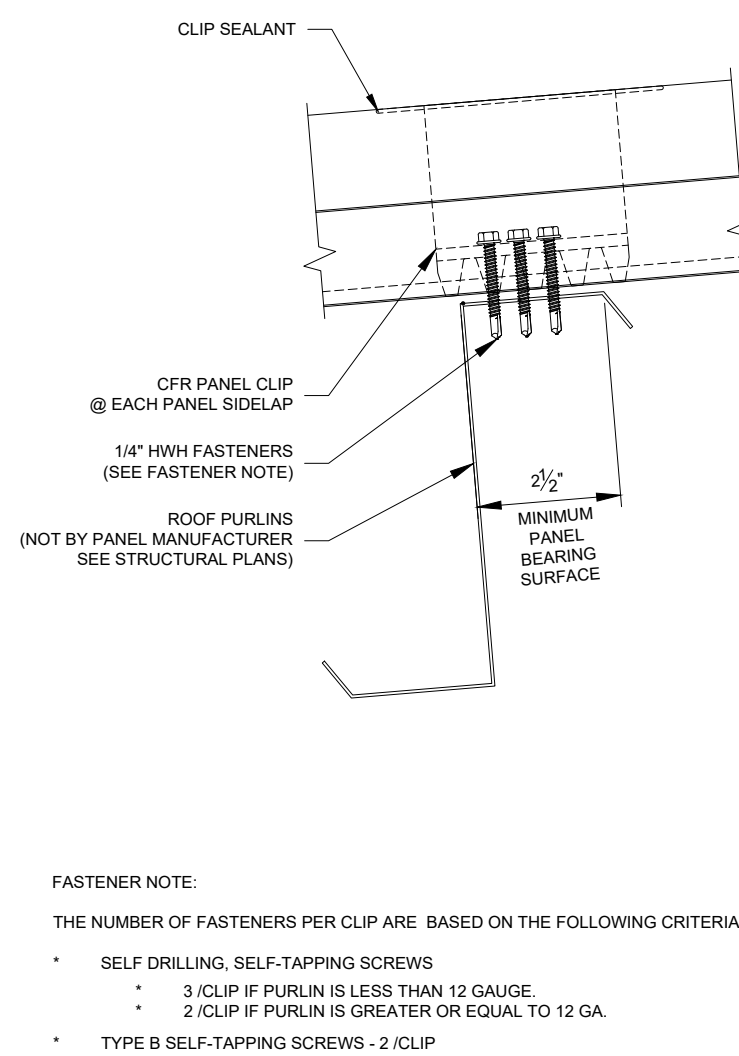
CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

A600.1
SHEET NO.

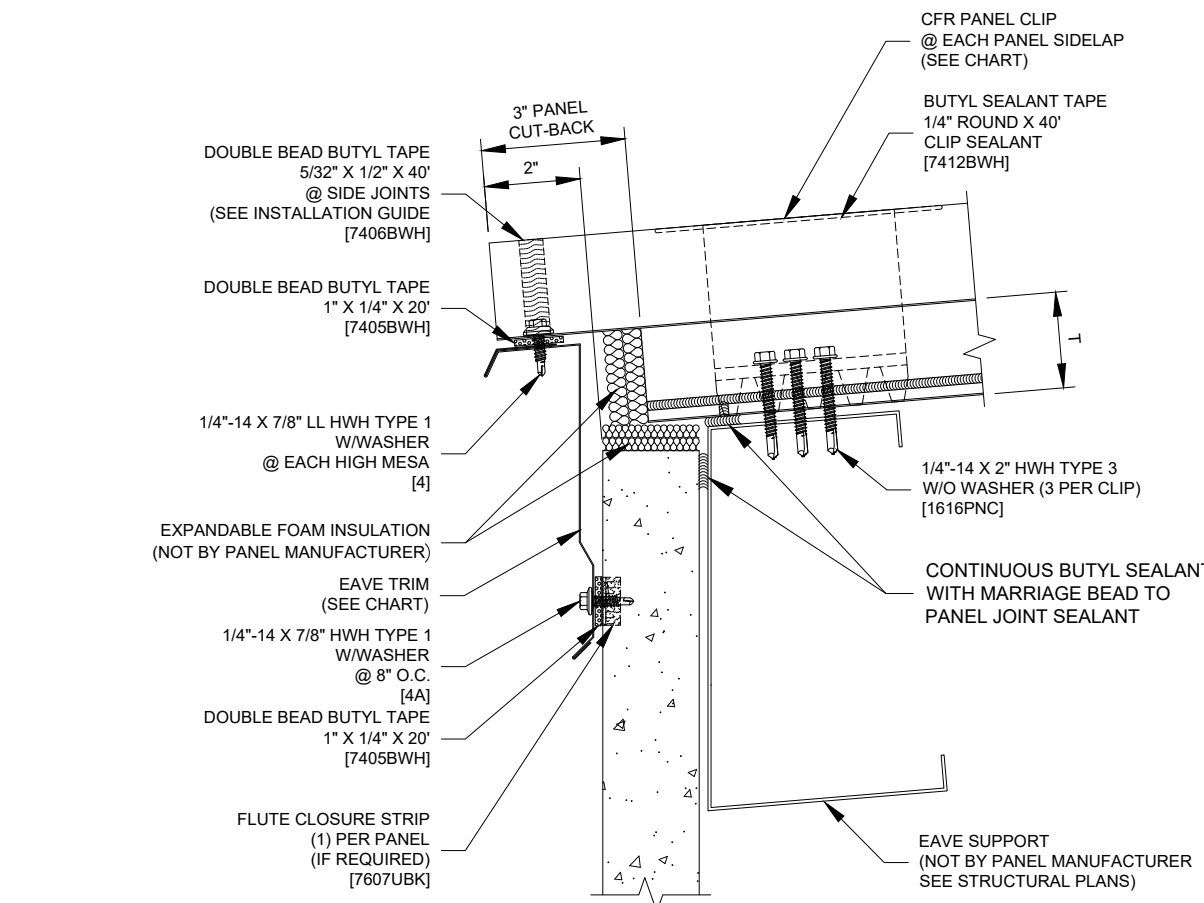
BID SET
MAY 12 , 2022



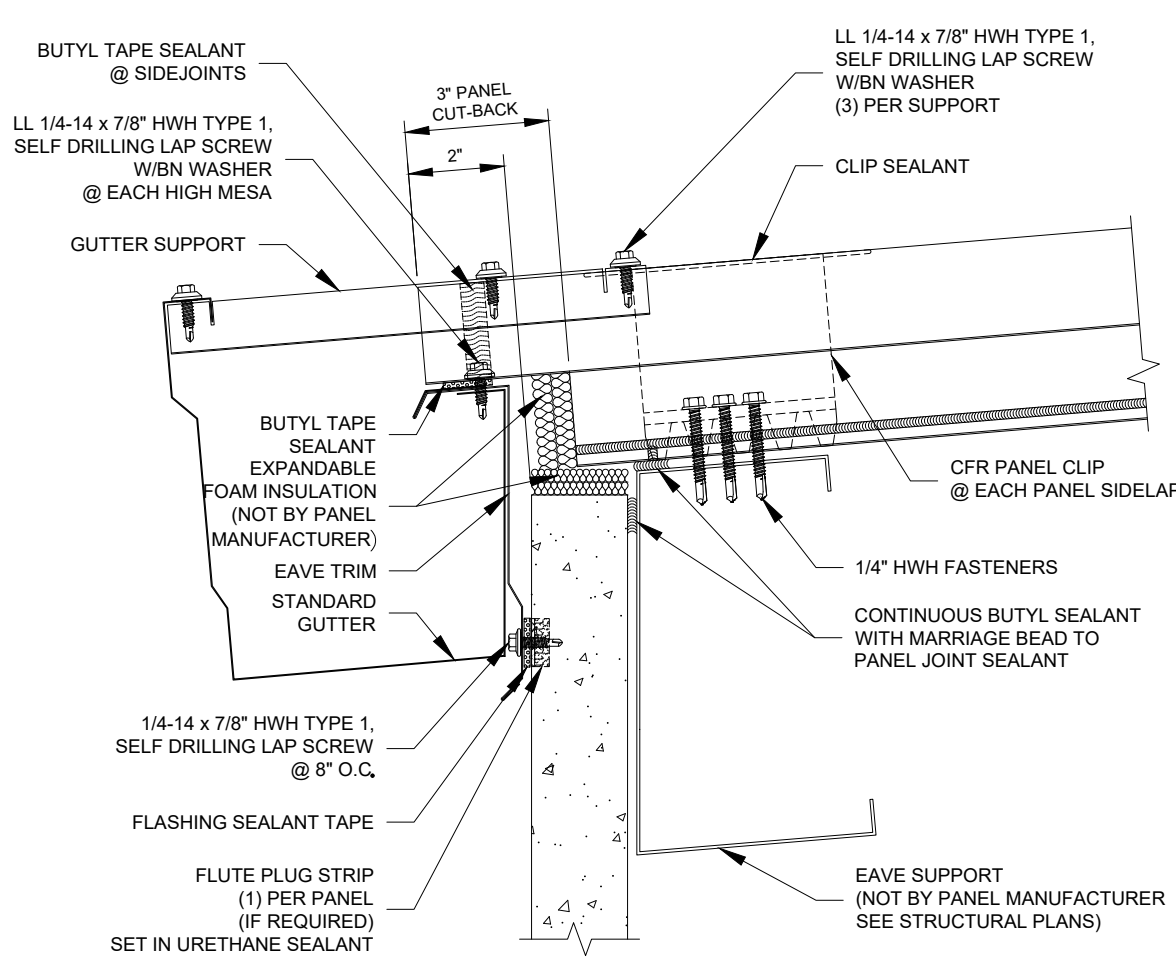
PANEL JOINT DETAIL
SCALE: NTS



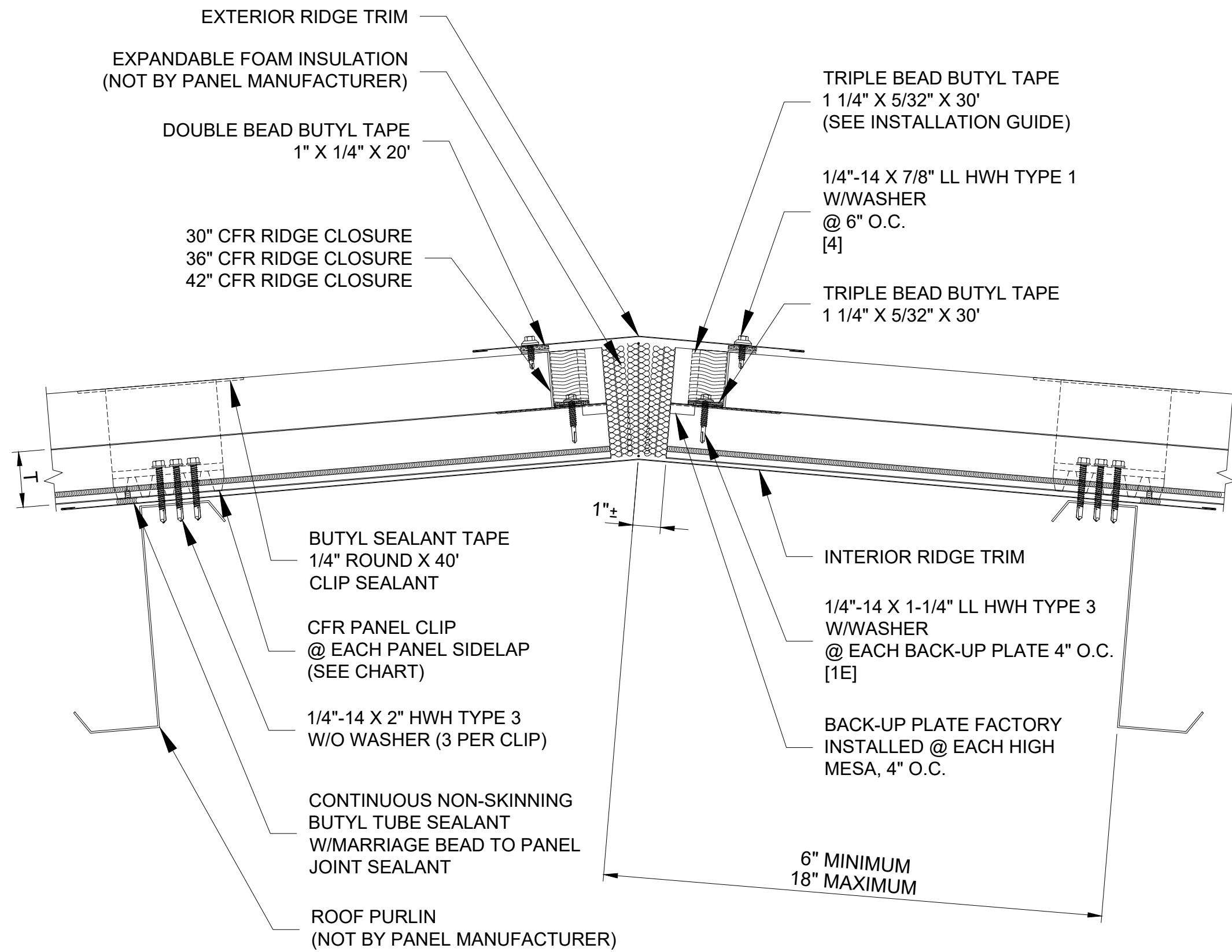
FASTENERS DETAIL
SCALE: NTS



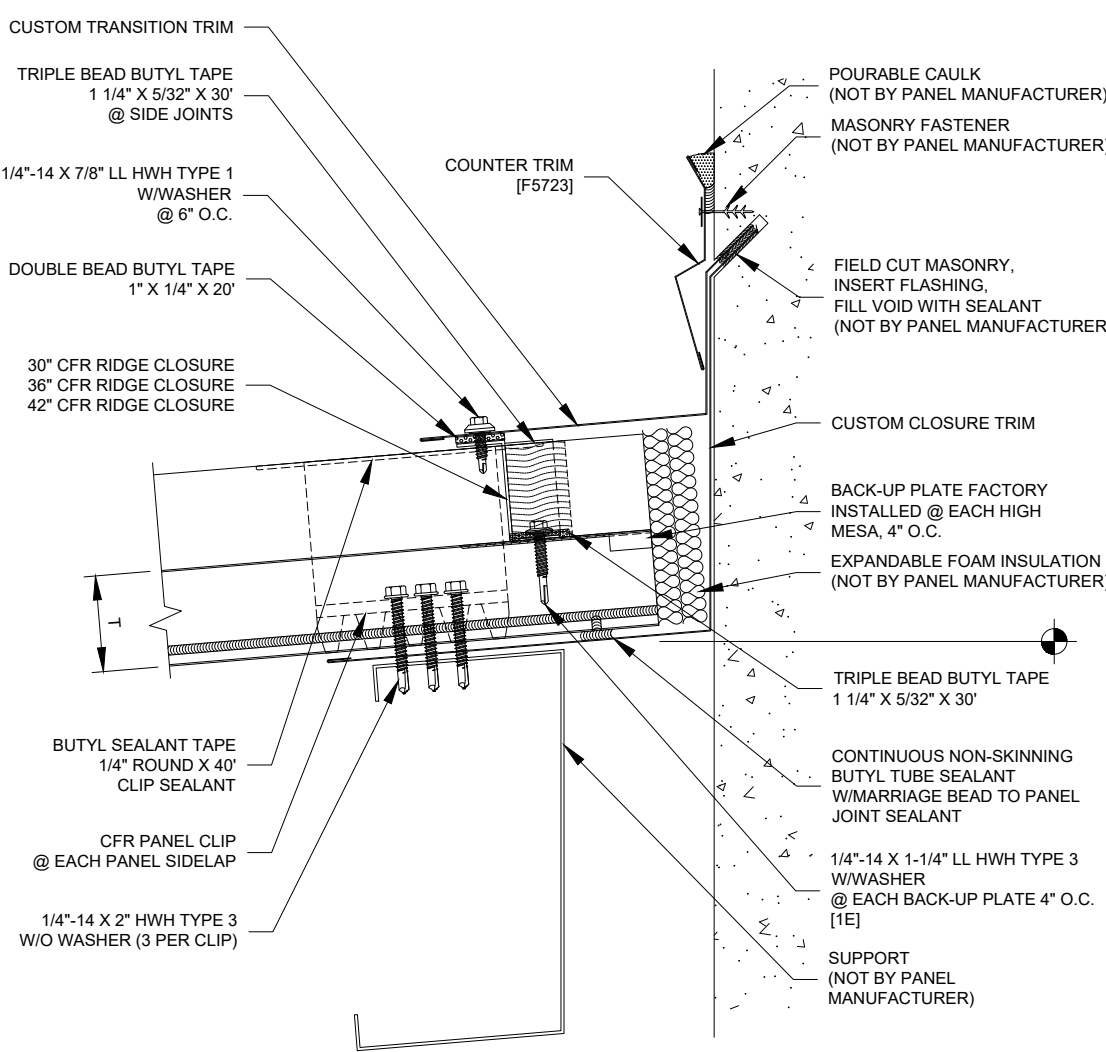
TRANSITION WALL-TO-ROOF DETAIL
SCALE: NTS



LOW EAVE WITH STANDARD GUTTER DET.
SCALE: NTS



RIDGE TRIM DETAIL
SCALE: NTS



TRANSITION TO MASONRY DETAIL
SCALE: NTS

NOTE:
ROOFING SYSTEM TO BE CFR INSULATED METAL PANEL 4" THICK AS MANUFACTURED BY "METL SPAN" (metlspan.com). SUBMIT SHOP DRAWINGS AND FINISHES SAMPLES FOR APPROVAL PRIOR FABRICATION.

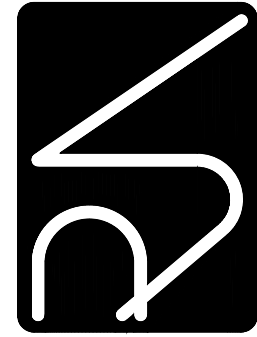
PROPOSED REPAIRS DRAWINGS
NEW ROOF DETAILS

COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

A600.2
SHEET NO.

BID SET
MAY 12, 2022



FOR THE ARCHITECT: COAMO SPRINGS WELLNESS RETREAT, PHASE 1, BARRIO SAN ILDEFONSO, COAMO, P.R. 00986. PREPARED BY: [Firm Name], 1000 [Address], [City], [State], [Zip]. DATE: [Date]

Revisions:

8/5/2021	1:1	A-600.0.dwg	RJ	R/L/S
Issue Date:	Scale:	Ref:	Approved by:	Drawn by:

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF THE EXISTENCE OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE FROM THE CONSTRUCTION DOCUMENTS SPECIALLY IF IT REPRODUCES THE INFORMATION FROM THE CONSTRUCTION DOCUMENTS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE ARCHITECT FOR NO ONE WILL BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.

A. GENERAL

- THESE GENERAL NOTES APPLY EXCEPT WHERE SPECIFICALLY OVERRIDDEN BY NOTES ON DRAWINGS AND/OR DETAILS.
- DESIGN, DETAILING AND CONSTRUCTION WORK SHALL COMPLY WITH THE REQUIREMENTS AND PROVISIONS TO THE FOLLOWING CODES AND SPECIFICATIONS, THEIR COMMENTARIES AND THE STANDARDS REFERENCED THEREIN, LAST REVISION (U.O.N.):
 - 2018 INTERNATIONAL BUILDING CODE (IBC) AND MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES (ASCE/SEI 7-16) WITH PRBC 2018 AMENDMENTS.
 - AMERICAN CONCRETE INSTITUTE (ACI)
 - AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
 - CONCRETE REINFORCING STEEL INSTITUTE (CRSI)
 - AMERICAN WELDING SOCIETY (AWS)
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
 - STEEL DECK INSTITUTE (SDI)
 - STEEL JOIST INSTITUTE (SJJ)
- VERIFY EXISTING FEATURES AND CONDITIONS (DIMENSIONS, ELEVATIONS, ETC.) UPON WHICH THESE DRAWINGS RELY.
- DETAILS ARE TYPICAL. FOR CONDITIONS NOT CLEARLY UNDERSTOOD SUBMIT SKETCHES AND/OR REQUESTS FOR INFORMATION TO THE ARCHITECT FOR RESOLUTION.
- OMISSIONS, CONFLICTS OR MISUNDERSTANDINGS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS, IF ANY, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
- REFER TO OTHER DISCIPLINES' DRAWINGS AND COORDINATE INFORMATION RELATED TO THOSE OTHER DISCIPLINES' SYSTEMS, FOR ITEMS SUCH AS: FINISH FLOOR ELEVATIONS, FLOOR DEPRESSIONS, SLOPES, DRAINS, CURBS, PADS, a. EMBEDDED ITEMS, OPENINGS, ETC. SIZE AND LOCATION OF ALL NON-BEARING PARTITIONS AND ALL DOOR AND b. WINDOW OPENINGS, STAIR FRAMING, HANGERS AND DETAILS. c. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS. d. WATERPROOFING AND WATERSTOPS. e. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL, ROOF AND FLOOR OPENINGS, ETC. NOT SHOWN OR NOTED. f. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS, ETC., IN WALLS AND SLABS. g. ANCHORAGE AND BRACING FOR MECHANICAL, ELECTRICAL AND PLUMBING h. EQUIPMENT. SIZE, LOCATION AND DETAILS OF EQUIPMENT ANCHORAGE AND BASES.
- OPENINGS REQUIRED BUT NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE THEY ARE CONSTRUCTED.
- MEMBERS REQUIRED TO SUPPORT EQUIPMENT FROM (OR ATTACH IT TO) THE STRUCTURAL FRAMING SHOWN ON THE DRAWINGS SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR SUPPLYING THE EQUIPMENT.
- PROVIDE AND MAINTAIN TEMPORARY BRACING, SHORING, GUYING, OR OTHER TEMPORARY SUPPORT DURING CONSTRUCTION TO ASSURE CORRECT AND ACCURATE STRUCTURE GEOMETRY, AND TO AVOID TEMPORARY OVERSTRESS.
- WALLS SHALL BE ADEQUATELY BRACED DURING CONSTRUCTION UNTIL WALL DESIGN STRENGTH HAS BEEN ATTAINED AND ALL PERMANENT SUPPORTS ARE IN PLACE.
- THE USE OF NEW CONSTRUCTION FOR TEMPORARY SUPPORT OR STORAGE OF CONSTRUCTION EQUIPMENT OR MATERIALS IS RESTRICTED TO THE DESIGN CAPACITY OF THE NEW CONSTRUCTION AT THE TIME IT IS TO BE USED. EQUIPMENT OR MATERIALS SHALL BE PLACED SO AS NOT TO EXCEED THE CAPACITY OF INDIVIDUAL ELEMENTS. PROVIDE ADEQUATE, ENGINEERED SHORING/BRACING WHERE DESIGN CAPACITY IS NOT SUFFICIENT.
- CONSTRUCTION LOADS SHALL NOT BE PLACED ON NEW CONCRETE CONSTRUCTION, INCLUDING CONCRETE FILL ON DECK, FOR AT LEAST 7 DAYS AFTER CONCRETE PLACEMENT.
- DO NOT USE DIMENSIONS SCALED FROM THE STRUCTURAL DRAWINGS.
- SHOP DRAWINGS SHALL NOT BE REPRODUCTIONS, IN WHOLE OR IN PART, OF DRAWINGS PREPARED BY THIS OFFICE BUT SHALL BE PREPARED ENTIRELY BY MANUFACTURER, FABRICATOR OR INSTALLER BASED ON INFORMATION WITHIN THESE DRAWINGS.
- THESE GENERAL NOTES SUPPLEMENT THE PROJECT SPECIFICATIONS. REFER TO THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. WHERE A DISCREPANCY OCCURS BETWEEN THESE DRAWINGS, THE GENERAL NOTES AND THE SPECIFICATIONS, THE MORE RESTRICTIVE SHOULD APPLY.

B. DESIGN DATA

- STRUCTURAL DESIGN SHALL BE BASED ON THE IBC, 2018 EDITION WITH PUERTO RICO AMENDMENTS 2018.
- SUPERIMPOSED DESIGN LIVE LOADS. (PSF)
 - ROOFS 40 (REDUCIBLE)
 - PUBLIC AREAS, STAIRS, CORRIDORS 100
 - OFFICE 50 (REDUCIBLE)
- SUPERIMPOSED DESIGN DEAD LOADS (PSF)
 - PARTITIONS (OFFICE FLOORS ONLY) 25
 - CEILING, MECHANICAL & MISCELLANEOUS 15
 - HEAVY STORAGE 150
- SEISMIC DESIGN AND WIND DESIGN: IBC 2018 AND ASCE 7-16 RESPECTIVELY

C. TESTING AND INSPECTION

- TESTING AND INSPECTION SHALL CONFORM TO THE IBC, 2018 EDITION WITH PUERTO RICO AMENDMENTS 2018.
- SPECIAL INSPECTION REQUIRED FOR:
 - CONCRETE
 - BOLTS INSTALLED IN CONCRETE
 - REINFORCING STEEL
 - WELDING
 - HIGH STRENGTH BOLTING
 - MAXIMUM WATER SOLUBLE CHLORIDE ION CONTENT
 - SPECIAL CASES AS REQUIRED BY THE BUILDING OFFICIAL
- SEE SPECIFICATIONS AND APPLICABLE BUILDING CODE FOR ADDITIONAL REQUIREMENTS.
- GROUT MANUFACTURER'S REPRESENTATIVE SHALL BE PRESENT AT THE JOB SITE TO SUPERVISE THE FIRST SETS OF COLUMN BASE PLATE GROUTING.
- THE INSPECTOR SHALL NOTIFY THE ARCHITECT OF ANY CONSTRUCTION THAT IS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS NOTIFICATION SHALL BE BY TELEPHONE, INCLUDING LEAVING A MESSAGE AT THE OFFICE OF THE ARCHITECT AS TO THE NATURE OF THE SITUATION, WITH FOLLOW UP CONFIRMATION IN WRITING. CONTRACTOR SHALL BE IMMEDIATELY ADVISED OF ANY CONSTRUCTION WHICH, IN THE INSPECTOR'S OPINION, IS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- ALL SPECIAL INSPECTION AGENCIES/INDIVIDUALS AND SHOP FABRICATORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK BEING PERFORMED. SUBMIT ALL DOCUMENTATION FOR APPROVAL.

D. FOUNDATIONS

- A BEARING CAPACITY OF 2,000 PSF WAS ASSUMED. THIS SOIL PRESSURE SHOULD BE VERIFIED BY A GEOTECHNICAL ENGINEER, IF LOWER THAN ASSUMED, CONTRACTOR SHALL CONTACT STRUCTURAL ENGINEER.
- GEOTECHNICAL ENGINEER SHALL VERIFY ADEQUACY OF ALL SUBGRADES, FILLS AND BACKFILLS BEFORE PLACEMENT OF FILLS, FOOTINGS, SLABS, OR OTHER CONSTRUCTION DEPENDENT UPON THEM.
- REFER TO SPECIFICATIONS FOR COMPACTED (ENGINEERED) FILL BELOW FOUNDATIONS AND SLAB-ON-GRADE FLOORS AND FOR MOISTURE BARRIER BELOW SLAB-ON-GRADE FLOORS.
- CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE, ADEQUATE SHORING AND BRACING OF FOUNDATION EXCAVATIONS.
- SIDES OF FOUNDATIONS SHOWN STRAIGHT ARE FORMED. IF SITE CONDITIONS ALLOW, AND GEOTECHNICAL ENGINEER CONCURS, SIDES OF FOUNDATIONS MAY BE FORMED OR NOT FORMED AT CONTRACTOR'S OPTION. FOUNDATIONS CAST AGAINST EARTH REQUIRE THE FOLLOWING PRECAUTIONS: SLOPE SIDES OF EXCAVATIONS AS APPROVED BY GEOTECHNICAL ENGINEER, AND BE RESPONSIBLE FOR CLEAN-UP OF SLOUGHED MATERIALS BEFORE AND DURING PLACING OF CONCRETE. CONCRETE PROTECTION FOR REINFORCEMENT (COVER) MAY BE AFFECTED. SEE "STEEL REINFORCEMENT", BELOW. WHERE INCREASED CONCRETE COVER IS REQUIRED, INCREASE CONCRETE DIMENSIONS ACCORDINGLY.
- CONTRACTOR SHALL PROVIDE FOR DE-WATERING IF WATER IS PRESENT IN EXCAVATION. SEE GEOTECHNICAL REPORT.
- STEP CONTINUOUS WALL FOOTINGS UNIFORMLY IN MAXIMUM 2'-0" VERTICAL STEPS WHERE FOOTING ELEVATIONS VARY. SEE TYPICAL DETAIL. SLOPED FOOTINGS ARE PERMITTED ONLY IF SO DETAILED.
- OVER-EXCAVATED FOOTINGS SHALL BE BACKFILLED WITH LEAN (f'c = 1500 PSI) CONCRETE.
- CENTER CONTINUOUS WALL FOOTINGS AND GRADE BEAMS BENEATH WALLS, AND INDIVIDUAL COLUMN FOOTINGS BENEATH COLUMNS, EXCEPT WHERE OTHERWISE DETAILED.
- PRIOR TO THE CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE SOIL ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
 - THE BUILDING EXCAVATION AND BUILDING PAD WERE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 - THE FOUNDATION FORMING AND GRADING COMPLY WITH THE GEOTECHNICAL REPORT AND APPROVED PLANS.
 - THE DRAINAGE SYSTEM IS IN CONFORMANCE WITH THE GEOTECHNICAL REPORT.
- ALL FILL SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR DENSITY (ASTM D-1557).

E. CONCRETE

- CONCRETE SHALL BE MIXED AND PLACED IN ACCORDANCE WITH ACI 318. USE MIXES WITH MAXIMUM AGGREGATE SIZE APPROPRIATE FOR FORM SPACES AND REINFORCEMENT PLACEMENT REQUIRED IN THIS PROJECT.
- CONCRETE PROPORTIONS, INCLUDING WATER CEMENT RATIO, SHALL BE ESTABLISHED IN ACCORDANCE WITH SECTION 5.3 OF ACI-318 ON THE BASIS OF FIELD EXPERIENCE AND/OR TRIAL MIXTURES WITH MATERIALS PROPOSED FOR USE IN THIS PROJECT. FOR EACH MIX SPECIFIED, SUBMIT DOCUMENTATION OF CONCRETE PROPORTIONS, REVIEWED AND APPROVED BY THE OWNER'S TESTING AGENCY, TO THE ARCHITECT AT LEAST TWO WEEKS BEFORE CONCRETE IS TO BE PLACED. THE CONTRACTOR IS RESPONSIBLE FOR ACHIEVING THE SPECIFIED OR REQUIRED STRENGTHS.
- DELAYS CAUSED BY FAILURE TO CONFORM TO THE REQUIREMENTS IN 2, ABOVE, WILL NOT BE ACCEPTED AS JUSTIFICATION FOR ADDITIONAL COMPENSATION OR EXTENSIONS OF TIME.
- SPECIFIED CONCRETE TYPES AND MINIMUM 28 DAY CONCRETE COMPRESSIVE STRENGTHS (f'c):

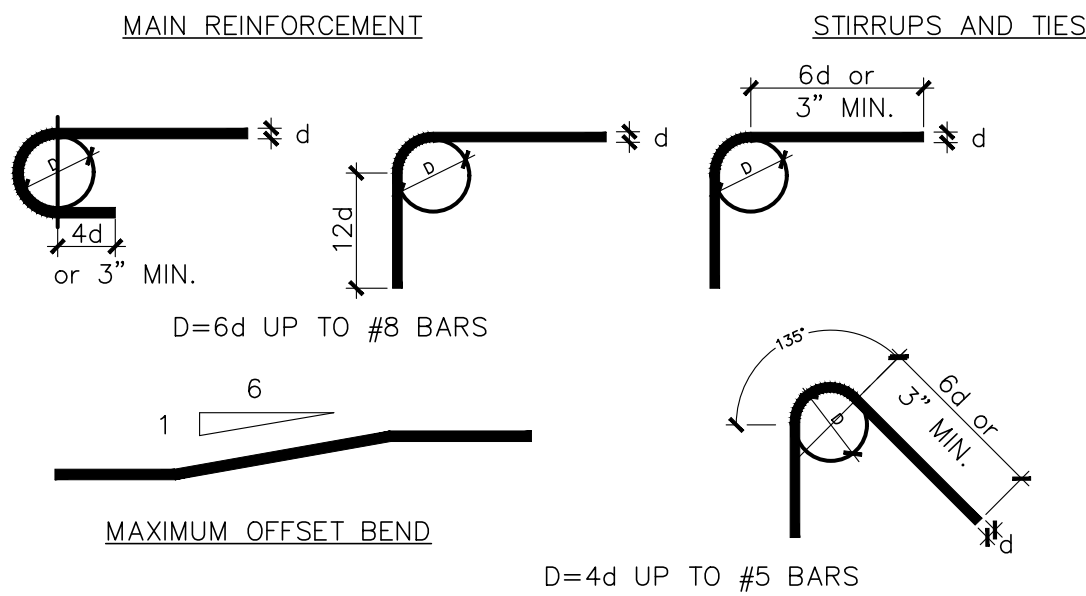
	f'c	MAX. W/C
a. FOUNDATIONS	4000 PSI	0.50
b. CONCRETE FILL ON STEEL DECK	4000 PSI	0.45
c. EQUIPMENT PADS ON ROOF	4000 PSI	0.45
d. COL., BEAMS AND WALLS U.O.N.	4000 PSI	0.45
e. STRUCTURAL SLABS	5000 PSI	0.45
f. ALL OTHER CONCRETE, U.O.N.	4000 PSI	0.45
- SCHEDULING OF WORK MAY REQUIRE SPECIFIC CONCRETE DESIGN STRENGTHS IN LESS THAN 28 DAYS. SUBMIT REQUIREMENTS AND BACKUP DATA.
- CONCRETE SECTIONS AT CONSTRUCTION JOINTS SHALL BE INTENTIONALLY ROUGHENED BY SAND BLASTING AND CLEANED BEFORE SUBSEQUENT CONCRETE PLACEMENT.
- SUBMIT TO ARCHITECT PRIOR TO CONSTRUCTION, LOCATION PLAN FOR ALL PROPOSED JOINTS NOT INDICATED ON DRAWINGS.
- CONCRETE SHALL BE REINFORCED UNLESS SPECIFICALLY NOTED "NOT REINFORCED".
- OUTSIDE DIAMETER OF CONDUIT OR PIPE TO BE EMBEDDED IN CONCRETE SLABS OR STEEL DECK FILL SHALL NOT EXCEED 30% OF MINIMUM CONCRETE THICKNESS UNLESS SPECIFICALLY DETAILED OTHERWISE. STACKING OF CONDUITS IN SLAB IS PROHIBITED.
- PROJECTING CORNERS OF BEAMS, WALLS, COLUMNS, ETC., SHALL BE FORMED WITH A 3/4 INCH CHAMFER, EXCEPT WHERE OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.
- THICKNESSES OF CONCRETE FILL ON STEEL DECK INDICATED ON STRUCTURAL DRAWINGS ARE MINIMUM THICKNESSES. CONTRACTOR SHALL MAKE ALLOWANCE FOR ADDITIONAL FILL REQUIRED TO COMPENSATE FOR BEAM AND DECK DEFLECTIONS AND TO MAINTAIN SPECIFIED SURFACE TOLERANCES.
- ALL BEAMS SHALL BE CAST MONOLITHICALLY WITH THE SLABS.
- CONSTRUCTOR SHALL PROVIDE CAMBER FOR INITIAL ELASTIC DEFLECTION OF SLABS AND BEAMS.
- SLAB TEMPERATURE STEEL, NORMAL TO MAIN REINFORCEMENT, SHALL BE AS FOLLOWS:

SLAB THICKNESS	4"	5"	6"	7"	8"
REINFORCEMENT	#3@12"	#3@10"	#3@9"	#4@14"	#4@12"
- MAXIMUM WATER SOLUBLE CHLORIDE ION (CL) IN CONCRETE, PERCENT BY WEIGHT OF CEMENT SHALL BE 0.15.
- THE SLUMP OF CONCRETE CONTAINING A HIGH RANGE, WATER-REDUCING ADMIXTURE SHALL NOT EXCEED 8". HIGH RANGE, WATER-REDUCING ADMIXTURE SHALL CONFORM TO ASTM C494, TYPE F.
- ALL REINFORCING, SLEEVES, CONDUITS, INSERTS AND BOLTS SHALL BE WELL SECURED AND IN PLACE BEFORE CONCRETE IS POURED.
- CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL SO AS TO CAUSE SEGREGATION OF AGGREGATES IN SUCH CASES, HOOPERS OR VERTICALS CHUTES OR TRUNKS SHALL BE USED. THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED THE ABOVE REQUIREMENTS.
- PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCEMENT BAR WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED U.O.N.

F. STEEL REINFORCEMENT

- REINFORCING STEEL BARS SHALL CONFORM TO A.S.T.M. A615, GR 60 DEFORMED BARS. REINFORCEMENT DETAILED TO BE WELDED SHALL CONFORM TO A.S.T.M. A706.
- WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A185.
- REINFORCEMENT AND EMBEDMENTS SHALL BE ACCURATELY POSITIONED AND SECURED AGAINST DISPLACEMENT PRIOR TO PLACING CONCRETE. IF CONSTRUCTION TRAFFIC WILL BE ALLOWED ON REINFORCEMENT, PROVIDE SUFFICIENT SUPPORTS TO PREVENT DAMAGE OR MISPLACEMENT.
- WELDING (INCLUDING TACK WELDING) OF REINFORCING BARS, ONE TO ANOTHER OR TO OTHER STEEL MEMBERS IS PROHIBITED EXCEPT WHERE DETAILED OR OTHERWISE APPROVED IN WRITING BY THE ARCHITECT.
- ALL REINFORCEMENT CROSSING CONSTRUCTION JOINTS SHALL BE CONTINUOUS, OR SHALL BE MADE EFFECTIVELY CONTINUOUS BY THE USE OF FULLY DEVELOPED LAPPED SPLICES, DOWELS, (WITH LAPPED SPLICES) OR APPROVED COUPLERS.
- PROVIDE CONTINUOUS REINFORCEMENT WHEREVER POSSIBLE; SPLICE ONLY AS SHOWN OR APPROVED; STAGGER SPLICES.
- REINFORCEMENT SHALL BE DETAILED AND PLACED TO ACHIEVE THE MINIMUM CONCRETE PROTECTION SPECIFIED IN ACI 318. THE INTENT IS TO HAVE REINFORCEMENT PLACED SO IT IS AS NEAR CONCRETE SURFACES AS POSSIBLE, WITHIN SPECIFIED TOLERANCES, WHILE MAINTAINING THIS MINIMUM PROTECTION.
- DETAIL REINFORCEMENT IN ACCORDANCE WITH A.C.I. STANDARD 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES."
- REINFORCE ALL ARCHITECTURAL CONCRETE FLOOR FILLS WITH 6x6-W1.4xW1.4 WELDED WIRE FABRIC EXCEPT WHERE OTHERWISE NOTED OR DETAILED.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING BARS, PRESTRESSING TENDONS, OR DUCTS.

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
FORMED CONCRETE EXPOSED TO EARTH OR WEATHER
#9 THROUGH #18 BARS 2½"
#8 BARS, ¾ IN. WIRE, AND SMALLER 2"
NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND SLABS
#14 AND #18 BARS 1½"
#11 AND SMALLER 1"
BEAMS, COLUMNS, WALLS
TIES, STIRRUPS OR SPIRALS 2"
OTHER 2"
- ALL REINFORCING SHALL BE SUPPORTED IN FORMS USING STEEL CHAIRS, SPACED WITH NECESSARY ACCESSORIES AND SHALL BE SECURELY WRED TOGETHER, IN ACCORDANCE WITH CRSI "MANUAL OF STANDARD PRACTICE".
- CONTRACTOR SHALL SUBMIT, PRIOR TO INSTALLATION ALL REINFORCING STEEL SHOP DRAWINGS. SHOP DRAWINGS SHALL BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN PUERTO RICO.
- ALL BENT AND OFFSET BARS SHALL BE BENT COLD AND BEFORE THEY ARE PLACED IN FORMS.
- UNLESS OTHERWISE SHOWN ON DRAWINGS ALL BEAM REINFORCEMENT SHALL TERMINATE IN STANDARD HOOKS.
- PROVIDE DOWELS IN PEDESTALS AND/OR WALL FOOTINGS EQUAL IN GRADE, SPACING, SIZE AND NUMBER TO VERTICAL REINFORCEMENT, EXTENDING A TENSION SPLICE LENGTH INTO THE PEDESTAL AND/OR WALL AND 40 BAR DIAMETER INTO FOOTING. (THE LATERAL EMBEDMENT SHALL BE EXTENDED AS NECESSARY TO PROVIDE A MINIMUM HORIZONTAL LEG RESTING ON FOOTING REINFORCEMENT EQUAL TO THE CORRESPONDING "G" LENGTH FOR THE BAR SIZE.)
- STANDARD HOOKS AND BENDS SHALL BE AS FOLLOWS:



G. EXTERIOR ARCHITECTURAL ELEMENTS

- ALL EXTERIOR ARCHITECTURAL ELEMENTS (SKYLIGHTS, CURTAIN WALLS, FASCIAS, SIGNS, WINDOWS, LOUVERS, E.I.F.S., ETC.) SHALL BE DESIGNED BY THE CONTRACTOR TO RESIST THE MINIMUM WIND LOADS PRESCRIBED BY ASCE 7-16 FOR A 170 M.P.H. WIND.
- SKYLIGHTS AND OTHER ARCHITECTURAL ROOF ELEMENTS SHALL BE DESIGNED BY THE CONTRACTOR FOR A MINIMUM LIVE LOAD OF 40 P.S.F.
- CONNECTIONS OF ARCHITECTURAL ELEMENTS TO THE STRUCTURAL ELEMENTS SHOWN ON PLANS SHALL BE DESIGNED BY THE CONTRACTOR TO RESIST THE AFOREMENTIONED LOADS AND SHALL BE INCLUDED IN SHOP DRAWINGS FOR FINAL APPROVAL BY THE ENGINEER.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS SIGNED AND STAMPED BY AN ENGINEER LICENSED IN PUERTO RICO FOR STRUCTURAL ENGINEER REVIEW PRIOR TO ANY CONSTRUCTION.

DEVELOPMENT LENGTH TENSION LAP SPLICE LENGTH (IN.)														①
BAR SIZES	CONCRETE STRENGTH f'c (PSI)													
	3000		3500		4000		4500		5000		5500		6000	
	A	B	A	B	A	B	A	B	A	B	A	B	A	B
#3	16	25	15	23	14	21	13	20	13	19	12	18	12	17
#4	22	33	20	30	19	28	18	27	17	25	16	24	15	23
#5	27	41	25	38	24	36	22	34	21	32	20	30	19	29
#6	33	49	30	46	28	43	27	40	25	38	24	36	23	35
#7	48	72	44	67	42	62	39	59	37	56	35	53	34	51
#8	55	82	51	76	47	71	45	67	42	64	40	61	39	58
#9	62	93	57	86	54	80	50	76	48	72	46	68	44	66
#10	70	104	64	97	60	90	57	85	54	81	51	77	49	74
#11	77	116	72	107	67	100	63	95	60	90	57	86	55	82

- NOTES:
- COVER AT LEAST 1.0 db AND C.C. SPACING AT LEAST 2.0 db
 - COVER LESS THAN 1.0 db OR C.C. SPACING LESS THAN 2.0 db
- REINFORCED LOCATION FACTOR=1
 - COATING FACTOR=1
 - REINFORCED SIZE FACTOR=0.8 FOR < #6
 - REINFORCED SIZE FACTOR=1.0 FOR > #6
 - TRANSVERSE REINF. INDEX=0
 - PROVIDE MINIMUM 1'-0" DEVELOPMENT LENGTH (ld) OR TENSION LAP SPLICE.
 - PROVIDE 0.8 TIMES THE BAR TENSION LAP SPLICE FOR TEMPERATURE BARS AND BARS WITH LESS THAN 1'-0" OF CONCRETE IN THE MEMBER BELOW THE BAR.
 - FOR 3 BAR BUNDLE INCREASE THE TENSION LAP SPLICES BY 20% AND FOR 4 BAR BUNDLE INCREASE THE TENSION LAP SPLICE BY 33%.
 - FOR BAR SIZES #14 AND #18 USE MECHANICAL SPLICES.
 - TENSION LAP SPLICES MAY BE SUBSTITUTED WITH MECHANICAL SPLICES.

TENSION LAP SPLICE LENGTH IN BEAMS (IN.)														②
BAR SIZES	CONCRETE STRENGTH f'c (PSI)													
	3000		3500		4000		4500		5000		5500		6000	
	A	B	A	B	A	B	A	B	A	B	A	B	A	B
#3	28	42	26	40	24	36	22	34	22	32	20	30	20	30
#4	38	56	34	52	32	48	30	46	30	42	28	42	26	40
#5	46	70	42	64	42	62	38	58	36	54	34	52	32	50
#6	56	84	52	78	48	74	46	68	42	64	42	62	40	60
#7	82	122	74	114	72	106	66	100	64	96	60	90	58	86
#8	94	140	86	128	80	120	76	114	72	108	68	104	66	98
#9	106	158	96	146	92	135	86	128	82	122	78	116	74	112
#10	118	176	108	164	102	152	96	144	92	128	86	130	84	126
#11	130	196	122	182	114	170	106	162	102	152	96	146	94	140

- NOTES:
- COVER AT LEAST 1.0 db AND C.C. SPACING AT LEAST 2.0 db
 - COVER LESS THAN 1.0 db OR C.C. SPACING LESS THAN 2.0 db

TENSION LAP SPLICE LENGTH IN WALLS (IN.)														③
BAR SIZES	CONCRETE STRENGTH f'c (PSI)													
	3000		3500		4000		4500		5000		5500		6000	
	A	B	A	B	A	B	A	B	A	B	A	B	A	B
#3	22	34	20	30	18	28	18	26	18	26	16	24	16	22
#4	30	44	26	40	26	36	24	36	22	34	22	32	20	30
#5	36	54	34	50	32	48	30	44	28	42	26	40	26	38
#6	44	64	40	60	36	56	36	52	34	50	32	48	30	46
#7	62	94	58	88	56	82	52	78	48	74	46	70	44	66
#8	72	108	66	100	62	92	60	88	56	84	52	80	52	76
#9	82	122	74	112	70	104	66	100	62	94	60	88	58	86
#10	92	136	84	126	78	118	74	112	70	106	66	100	64	96
#11	100	152	94	140	88	130	82	124	78	118	74	112	72	108

- NOTES:
- COVER AT LEAST 1.0 db AND C.C. SPACING AT LEAST 2.0 db
 - COVER LESS THAN 1.0 db OR C.C. SPACING LESS THAN 2.0 db

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PROPOSED DRAWINGS
GENERAL STRUCTURAL NOTES

COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.



Revisions:

8/5/2021

1:1

S-000.0.dwg

Issue Date:

Scale:

Ref:

Approved by:

Drawn by:

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SHEET NO.

H. STRUCTURAL STEEL

1. ALL PLATES AND STRUCTURAL STEEL SECTIONS SHALL BE IN ACCORDANCE TO ASTM A-572 STANDARD (FY = 50,000 PSI) AND ERECTED IN STRICT ACCORDANCE WITH THE LATEST "SPECIFICATIONS FOR THE DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. SUBMIT SHOP DRAWINGS FOR APPROVAL.

2. STRUCTURAL TUBULAR SECTIONS SHALL COMPLY WITH ASTM A-500 GRADE B (FY = 46,000 PSI).

3. UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUMS SHALL APPLY

- A) WELD SIZE $\frac{3}{16}$ "
B) BOLT DIAMETER $\frac{3}{4}$ "
C) PLATE THICKNESS $\frac{3}{8}$ "
D) CLIP ANGLE THICKNESS $\frac{5}{16}$ "
E) BOLTS/ANGLE LEG 2"

4. ONE BOLT ASSEMBLY SHALL CONSIST OF:

- A) A HEAVY HEX STRUCTURAL BOLT
B) A HEAVY HEX NUT
C) A HARDENED STEEL WASHER

5. MOMENT CONNECTIONS SHALL BE DESIGNED TO DEVELOP THE MOMENT CAPACITY OF THE BEAM U.O.N

6. COLUMN STIFFENERS SHALL BE PROVIDED AS REQUIRED TO DEVELOP THE MOMENT CAPACITY OF THE CONNECTED BEAM U.O.N.

7. BRACING CONNECTIONS SHALL DEVELOP THE COMPRESSION CAPACITY OF THE MEMBER

8. ALL WELDING ELECTRODES SHALL CONSIST OF THE E70-XX TYPE. ALL SMAW WELDS SHALL BE LOW HYDROGEN ELECTRODES AND SHALL BE STORED IN APPROPRIATE OVENS. ALL WELDS SHALL MEET MINIMUM WELD SIZE SPECIFIED BY THE CURRENT AISC MANUAL OF STEEL DESIGN (SINGLE PASS AS REQUIRED)

9. ALL STEEL BOLTS SHALL CONFORM TO ASTM A-325 BOLTS. (UNLESS NOTED)

10. ALL EXPANSIONS AND EXPANSION BOLTS SHALL BE HILTI AND INSTALLED STRICTLY ACCORDING TO MANUFACTURER SPECIFICATIONS.

11. ALL CONNECTION MATERIAL, BASE PLATES, ANGLES AND CHANNELS SHALL CONFORM TO ASTM STANDARD A-36 UNLESS OTHERWISE NOTED.

12. STEEL FOR SHEAR STUD CONNECTORS SHALL CONFORM TO THE REQUIREMENTS OF ARTICLES 429 AND 430, CODE FOR WELDING IN BUILDING CONSTRUCTION, AWS D1.1-72 OF THE AMERICAN WELDING SOCIETY. MANUFACTURER CERTIFICATION SHALL CONSTITUTE SUFFICIENT EVIDENCE OF CONFORMITY WITH SPECIFICATIONS.

13. SPLICES SHALL BE ALLOWED ONLY AT LOCATIONS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS UNLESS APPROVED OTHERWISE BY THE ENGINEER IN WRITING.

14. OVERSIZED OR SLOTTED HOLES SHALL NOT BE USED FOR ANY CONNECTIONS UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER.

15. THE FILLER BEAMS SHOULD BE SPACED EQUALLY BETWEEN THE SUPPORTS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

16. PROVIDE HOLES IN ALL STEEL AS REQUIRED TO PREVENT ANY ACCUMULATION OF WATER DURING ERECTION. ALL PENETRATIONS THROUGH MAIN MEMBERS SHALL NOT EXCEED $1\frac{1}{2}$ " DIAMETER AND SHALL BE GROUND SMOOTH

17. THE STRUCTURAL STEEL CONTRACTOR SHALL COORDINATE THE BOTTOM OF BASE PLATE ELEVATION WITH THE TOP OF CONCRETE ELEVATION. IN CASE OF CONFLICT, THE CONTRACTOR SHALL MAKE ALLOWANCE IN HIS BID FOR THE MORE STRINGENT REQUIREMENTS.

18. ALL WELDS SHALL BE PERFORMED BY QUALIFIED WELDERS IN ACCORDANCE WITH SBCOI AND A.W.S. SPECIFICATIONS, LATEST EDITIONS. ALL WELDING ELECTRODES SHALL CONFORM TO A.W.S. A5.1 GRADE E-70. BARE ELECTRODES AND GRANULAR FLUX SHALL CONFORM TO A.W.S. A5.17, F70 A.W.S. FLUX CLASSIFICATION

19. CUTS, HOLES, COPING, ETC. REQUIRED FOR WORK OF OTHER TRADES SHALL BE SHOW ON THE SHOP DRAWINGS AND MADE IN THE SHOP. CUTS OR BURNING OF HOLES IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED.

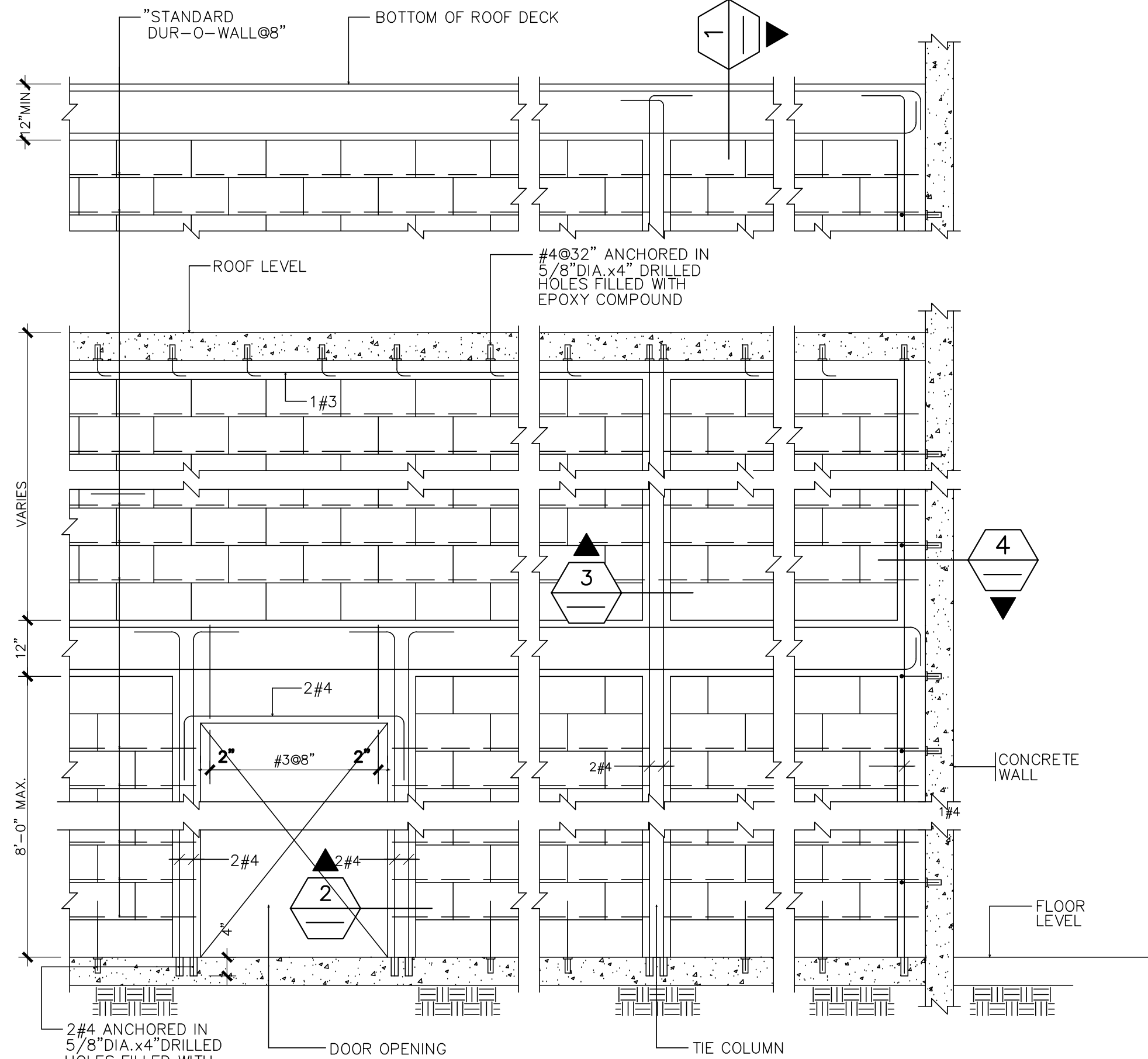
20. PROVIDE ANY TEMPORARY BRACING OR GUYS TO PROVIDE LATERAL SUPPORT OF THE BUILDING UNTIL PERMANENT FRAME IS COMPLETELY INSTALLED.

21. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND DRAWINGS RELATED TO OTHER TRADES. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CHECK AND COORDINATE DIMENSIONS, CLEARANCES, ETC., WITH THE WORK OF OTHER TRADES

22. THE STRUCTURAL STEEL CONTRACTOR SHALL VERIFY AND COORDINATE THE LOCATIONS OF BEAMS AND ORDERS AROUND ELEVATORS WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS.

23. ALL STEEL MEMBERS TO BE ENCASED IN CONCRETE SHALL BE UNPAINTED ON THE CONTACT SURFACES AND SHALL BE WRAPPED WITH A MINIMUM W.W.F. 6 X6-W2.9 X W2.9 REINFORCING UNLESS OTHERWISE NOTED

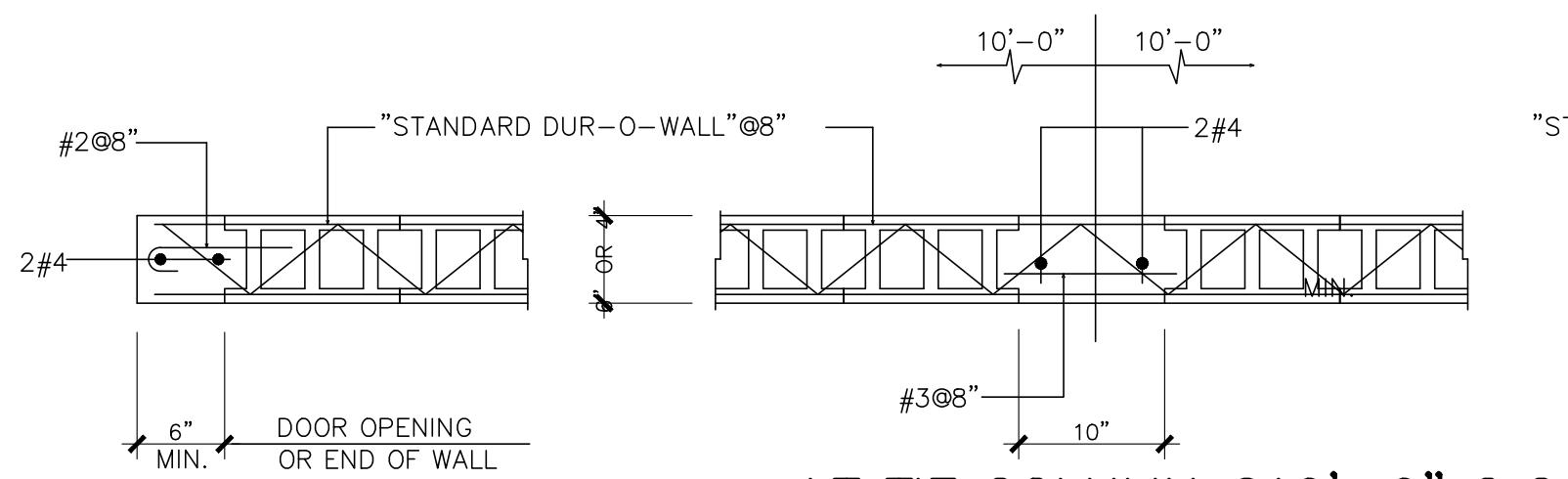
24. STEEL JOISTS AND/OR JOIST GIRDERS SHALL CONFORM STRICTLY TO STEEL JOIST INSTITUTE SPECIFICATIONS. 25. HORIZONTAL BRIDGING SHALL BE PROVIDED AS PER STEEL JOIST INSTITUTE SPECIFICATIONS.



AT DOOR OPENING

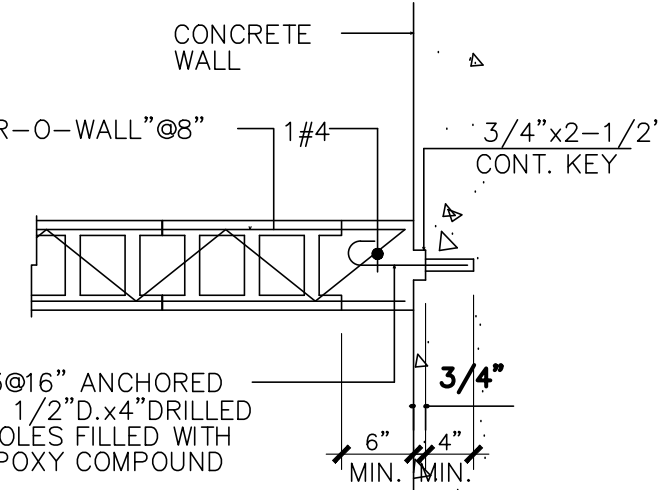
AT TIE COLUMN

AT CONC. WALL

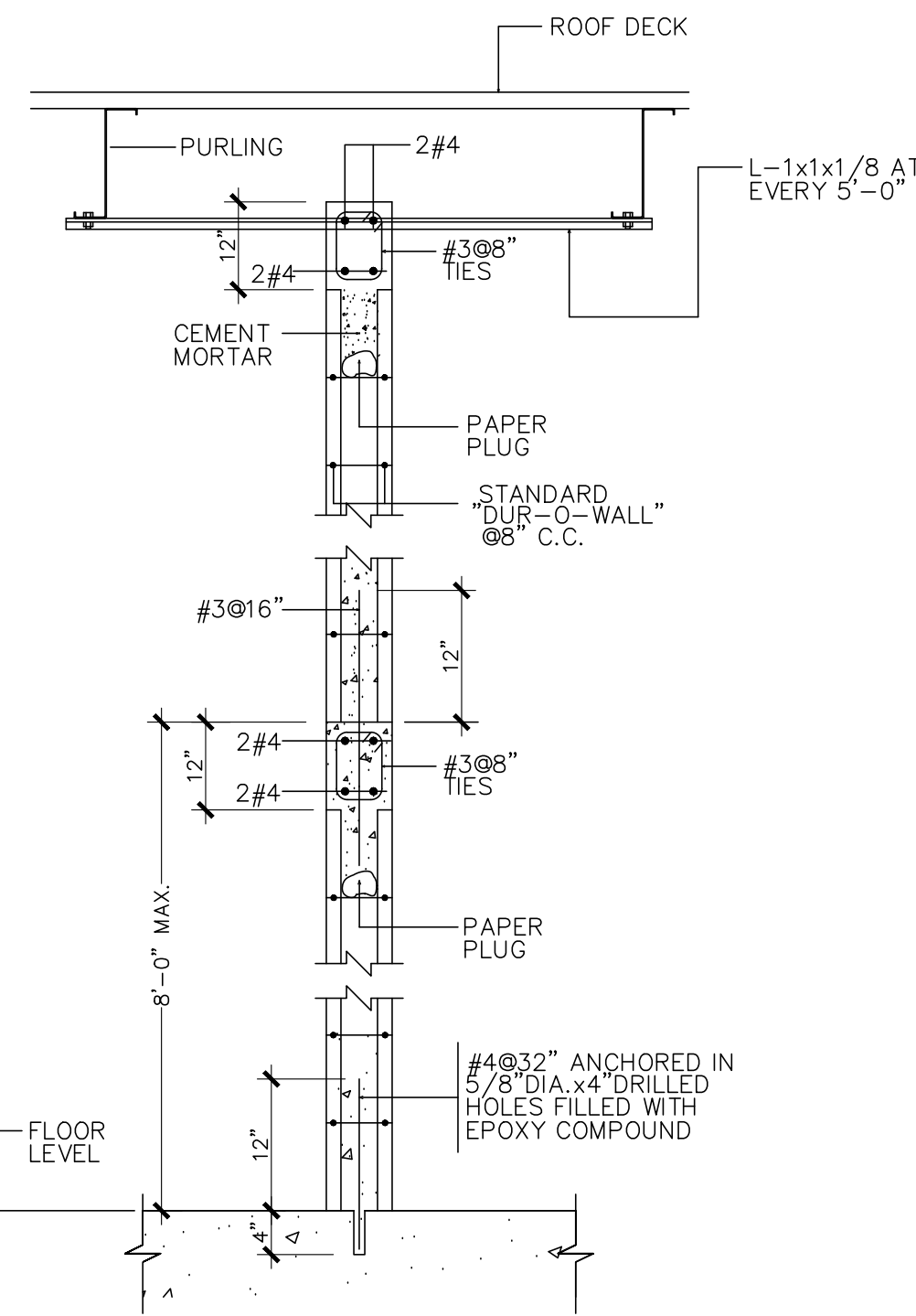


SECTION 2
SCALE: 3/4" = 1'-0"

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



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

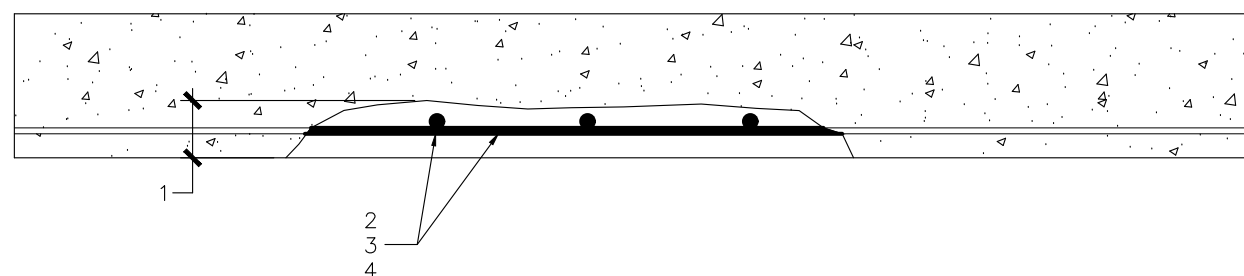


SECTION 1
SCALE: 3/4" = 1'-0"

AT CORNER

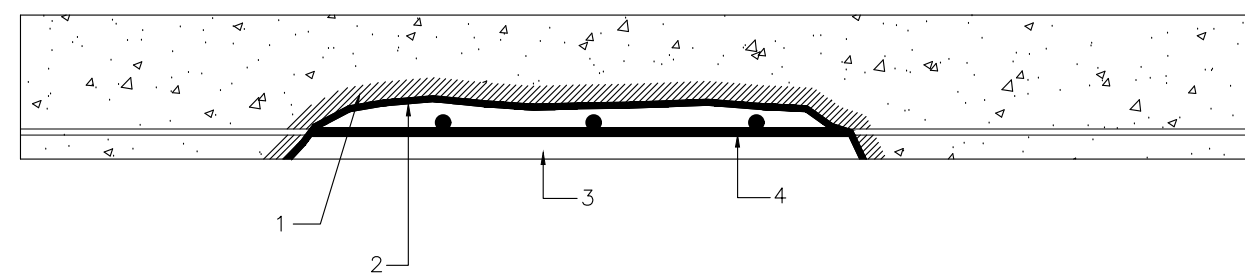
AT INTERSECTION

TYPICAL BLOCK WALL CONNECTIONS DETAILS
SCALE: 3/4"=1'-0"



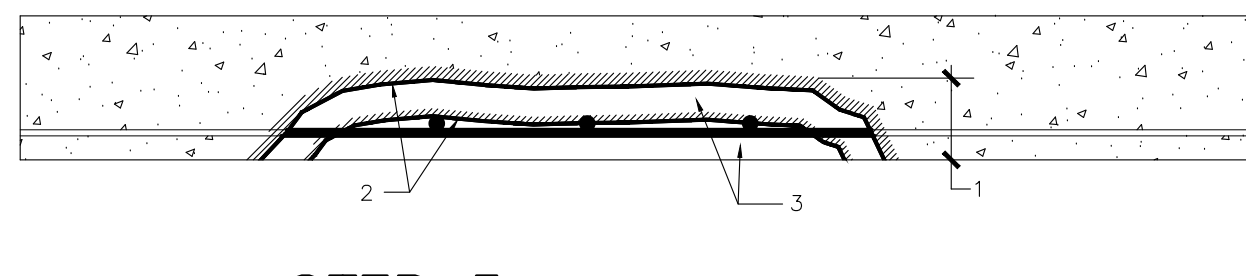
STEP 1

1. REPAIR AREA SHOULD NOT BE LESS THAN $1/8$ " DEPTH
2. REMOVE ALL CORROSION BY SAND BLASTING OR WIRE BRUSH.
3. APPLY SIKA ARMATEC 110 EPOCEM WITH STIFF BRISTLE BRUSH OR SPRAY 20 MILS THICK, COVERING ALL EXPOSED STEEL. CURE TO TACK-FREE 2-3 HOURS.
4. APPLY A SECOND COAT AT 20 MILS. ALLOW TO DRY AGAIN BEFORE APPLYING SIKATOP 123.



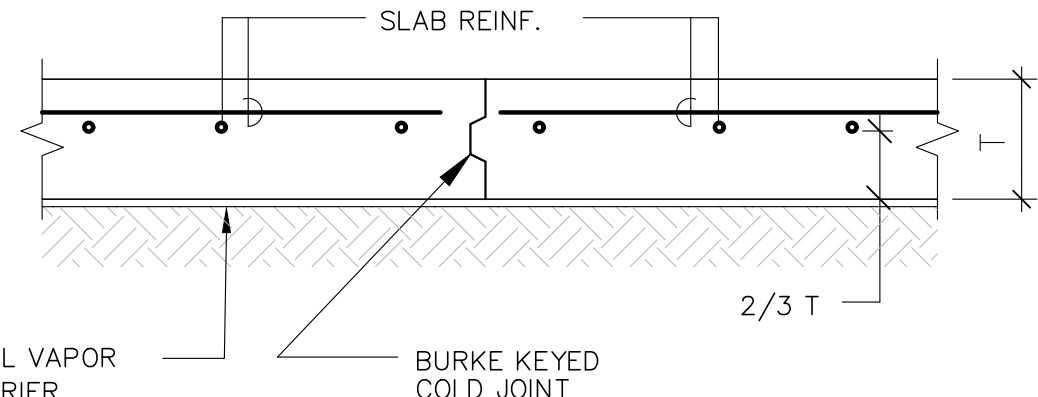
STEP 2

1. PRE-WET SURFACE TO SATURATED SURFACE DRY (SSD).
2. APPLY BY STIFF BRISTLE BRUSH OR SPRAY APPLY WITH "HOPPER TYPE" OR EQUAL EQUIPMENT.
3. APPLY SIKATOP 123 PLUS WHILE SIKA ARMATEC 110 EPOCEM IS STILL WET OR WITHIN INDICATED OPEN TIMES.(SEE NEXT STEP)
4. INDICATES SIKA ARMATEC 110 EPOCEM APPLIED TO REINFORCING STEEL PER SPEC. COMPONENT SC-201.



STEP 3

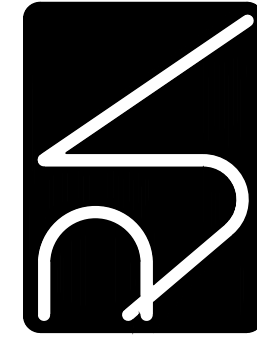
1. REPAIR AREA SHOULD NOT BE LESS THAN $1/8$ " DEPTH
2. APPLY SCRUB COAT TO THE SUSTRATE, FILLING ALL PORES AND VOIDS.
3. WHILE ARMATEC 110 IS STILL WET APPLY SIKATOP 123 PLUS.



SLAB CONSTRUCTION JOINT DET. (C.J.)

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EXISTING CONCRETE REPAIR PROCEDURE



PROPOSED DRAWINGS
GENERAL STRUCTURAL NOTES
AND DETAILS

Issue Date: 8/5/2021

Scale: 1:1

Ref: S-000.0.dwg

Approved by: R/L

Drawn by: R/L

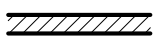
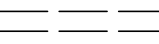
COAMO SPRINGS WELLNESS RETREAT

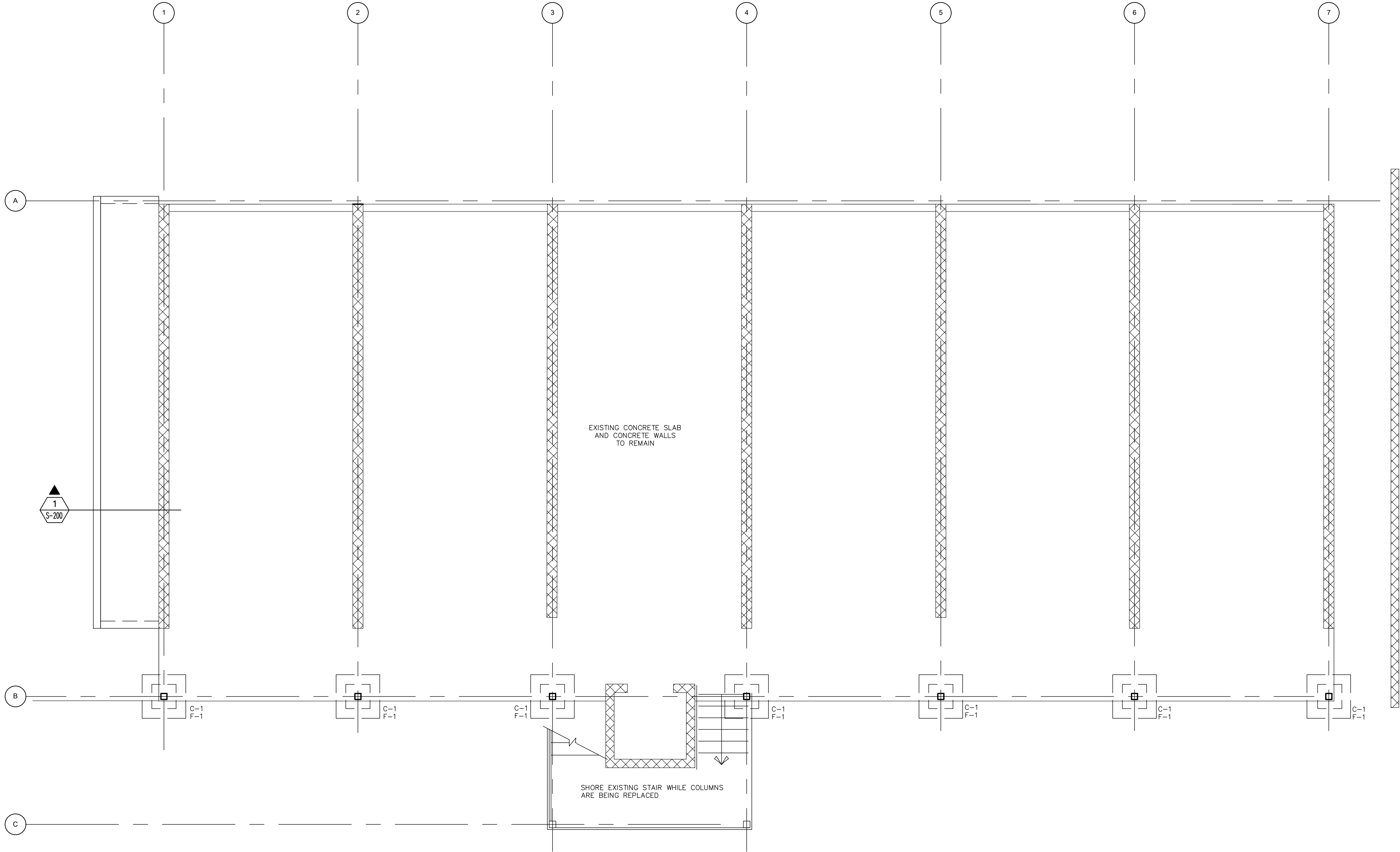
"PHASE 1"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

S001.0
SHEET NO.

LEGEND:

-  CONC. WALL OR COL. ABOVE & BELOW
-  EXISTING STRUCTURE WALL OR COL. ABOVE & BELOW
-  CONC. WALL OR COL. ABOVE
-  CONCRETE WALL OR COLUMN BELOW
-  FOUNDATION OR CONCRETE BEAM BELOW LINE



PROPOSED BUILDING #001 FOUNDATION PLAN

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

IMPORTANT NOTE:
PRIOR THE INSTALLATION OF NEW ROOFING SYSTEMS OVER EXISTING REMAINING ROOF STRUCTURAL SUPPORT MEMBERS (BEAMS, RAFTERS, GIRDERS, ETC.), CONTRACTOR SHALL INSPECT SAID STRUCTURAL SUPPORTS FOR ANY DAMAGES OR INSTABILITY, AND INFORM OWNERS AND ARCHITECTS IMMEDIATELY SO THAT PROPER REMEDY BE TAKEN AND WETHER REPAIRS OR REPLACEMENTS WILL BE NECESSARY.

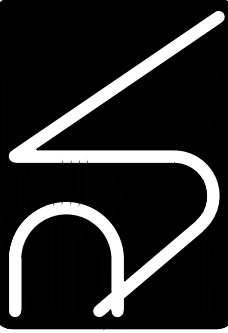
LMC/SE
STRUCTURAL ENGINEER
1354 CALLE ALDEA
San Juan P. R. 00907
Tel.: 787-721-4553 FAX: 787-724-4458
email : lmcidpe@gmail.com

PROPOSED DRAWINGS
BUILDING # 001
FOUNDATION PLAN

COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

S101.0
SHEET NO.



BY: LMC/SE
DATE: 8/5/2021
PROJECT: COAMO SPRINGS WELLNESS RETREAT
DRAWING: FOUNDATION PLAN
SHEET: S101.0

Issue Date: 8/5/2021

Revisions:

1:1

A-101.0.dwg

RJ

R/L/S

Scale: 1:1

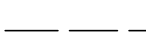
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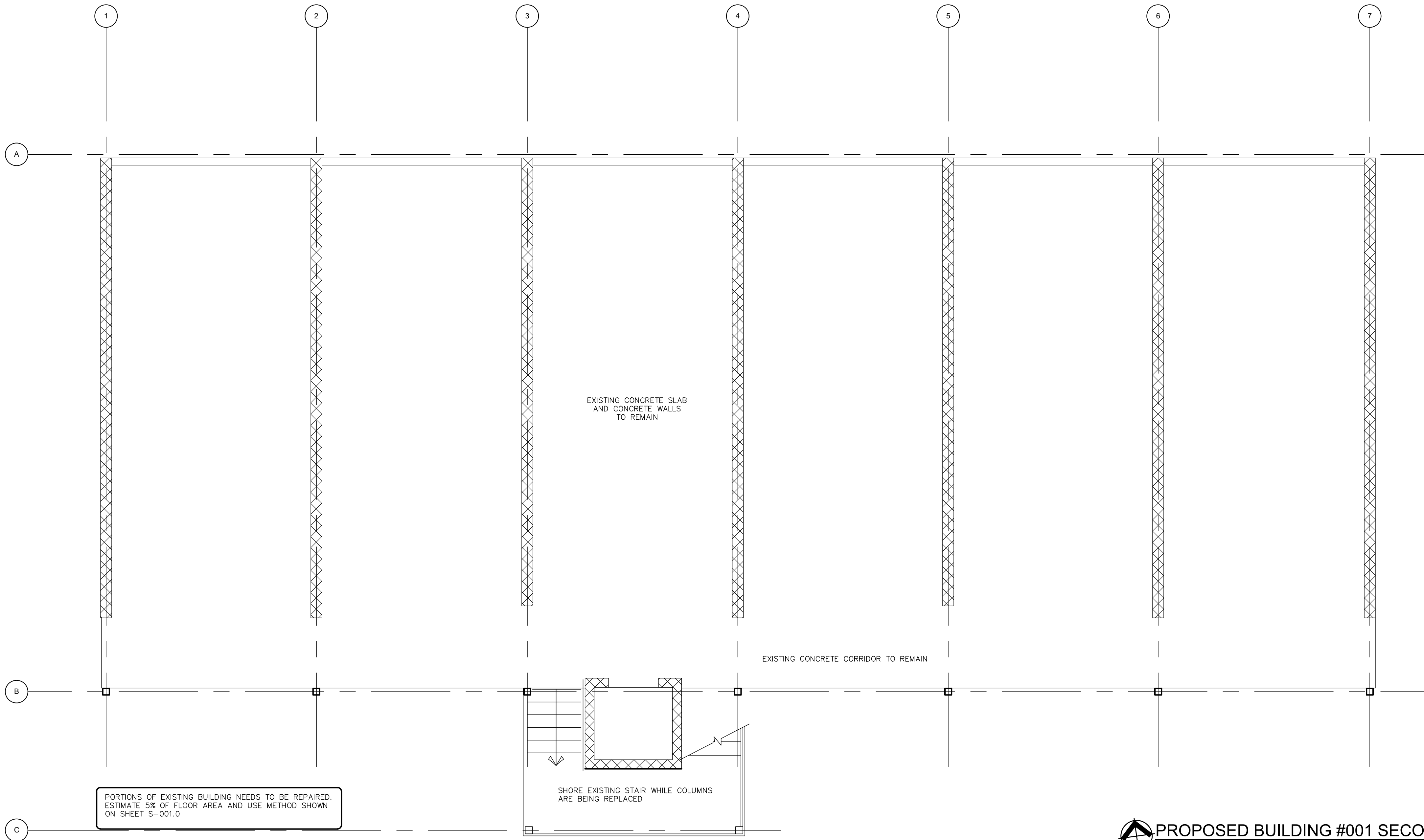
Approved by:

Drawn by:

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LEGEND:

-  CONC. WALL OR COL. ABOVE & BELOW
-  EXISTING STRUCTURE WALL OR COL. ABOVE & BELOW
-  CONC. WALL OR COL. ABOVE
-  CONCRETE WALL OR COLUMN BELOW
-  FOUNDATION OR CONCRETE BEAM BELOW LINE



PROPOSED BUILDING #001 SECOND FLOOR PLAN

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

IMPORTANT NOTE:
PRIOR THE INSTALLATION OF NEW ROOFING SYSTEMS OVER EXISTING REMAINING ROOF STRUCTURAL SUPPORT MEMBERS (BEAMS, RAFTERS, GIRDERS, ETC.), CONTRACTOR SHALL INSPECT SAID STRUCTURAL SUPPORTS FOR ANY DAMAGES OR INSTABILITY, AND INFORM OWNERS AND ARCHITECTS IMMEDIATELY SO THAT PROPER REMEDY BE TAKEN AND WETHER REPAIRS OR REPLACEMENTS WILL BE NECESSARY.

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COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

PROPOSED DRAWINGS
BUILDING # 001
SECOND FLOOR STRUCTURAL PLAN

Issue Date: 8/5/2021

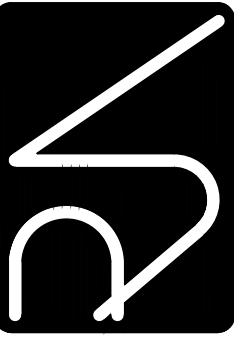
Scale: 1:1

Ref: A-101.0.dwg

Revisions:

Approved by: RJ

Drawn by: R/L/S

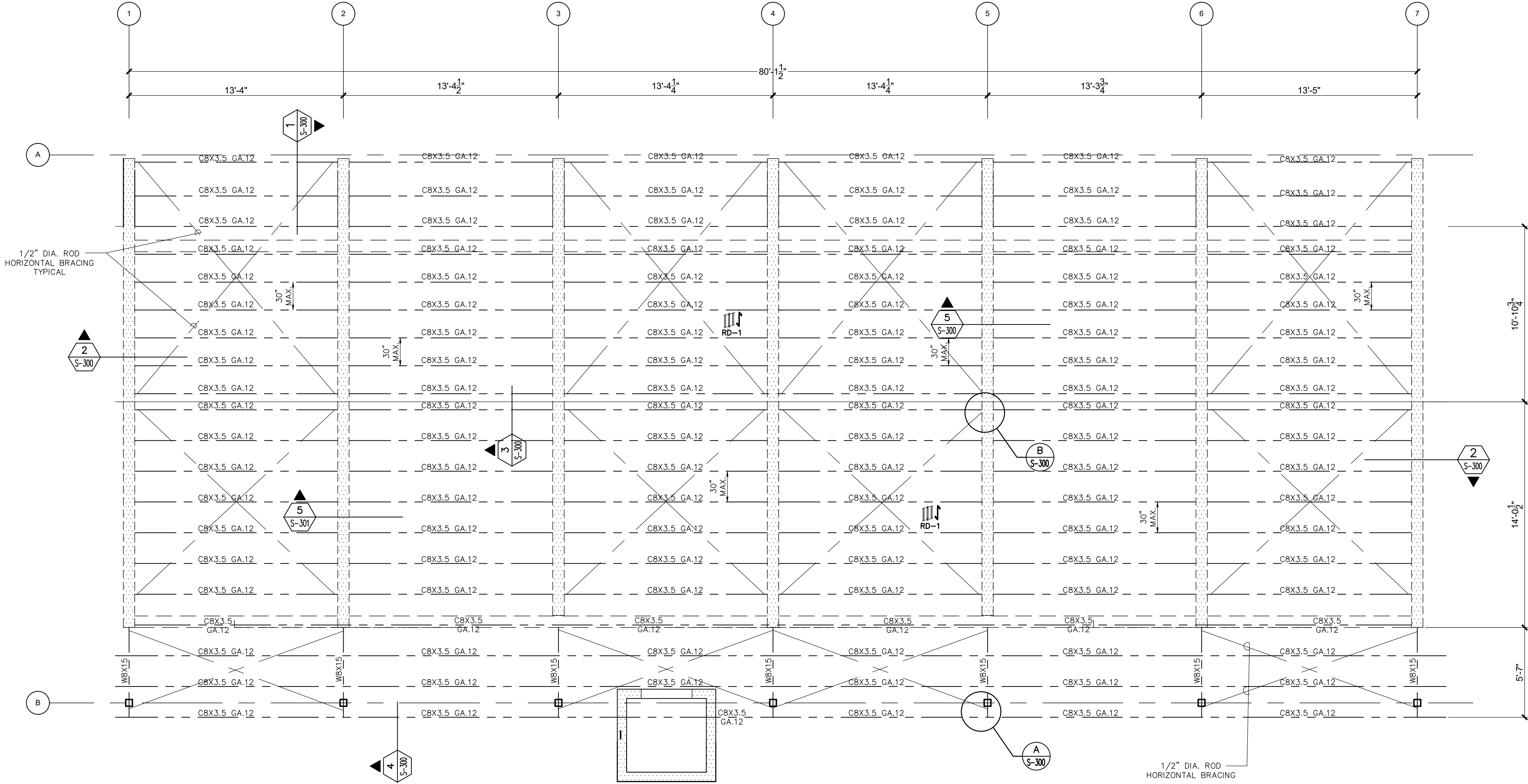


IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, at San Juan, P.R., this 5th day of August, 2021.

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

S101.1
SHEET NO.

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION. THE CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE PRIOR TO THE CONSTRUCTION. ESPECIALLY IF IT BEYOND THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.



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 - EXISTING STRUCTURE WALL OR COL. ABOVE & BELOW
 - CONC. WALL OR COL. ABOVE
 - CONCRETE WALL OR COLUMN BELOW
 - FOUNDATION OR CONCRETE BEAM BELOW LINE

PROPOSED BUILDING #001 ROOF PLAN
SCALE: 1/4" = 1'-0"

IMPORTANT NOTE:
PRIOR THE INSTALLATION OF NEW ROOFING SYSTEMS OVER EXISTING REMAINING ROOF STRUCTURAL SUPPORT MEMBERS (BEAMS, RAFTERS, GIRDERS, ETC.), CONTRACTOR SHALL INSPECT SAID STRUCTURAL SUPPORTS FOR ANY DAMAGES OR INSTABILITY, AND INFORM OWNERS AND ARCHITECTS IMMEDIATELY SO THAT PROPER REMEDY BE TAKEN AND WETHER REPAIRS OR REPLACEMENTS WILL BE NECESSARY.

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COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

PROPOSED DRAWINGS
BUILDING # 001
STRUCTURAL ROOF PLAN

Issue Date: 8/5/2021

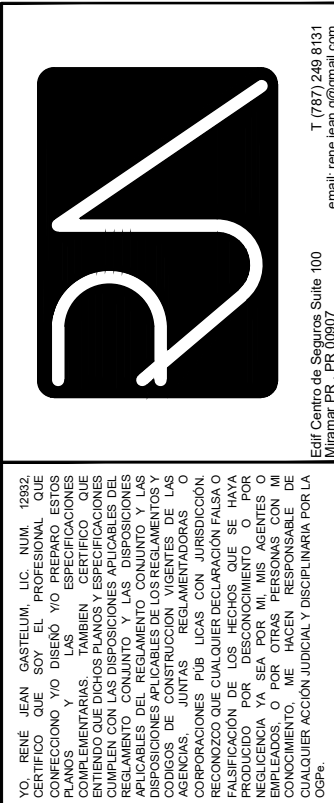
Revisions:

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A-101.0.dwg

Approved by: RJ

Drawn by: R/L/S



CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

S101.2
SHEET NO.



	CONC. WALL OR COL. ABOVE & BELOW
	EXISTING STRUCTURE WALL OR COL. ABOVE & BELOW
	CONC. WALL OR COL. ABOVE
	CONCRETE WALL OR COLUMN BELOW
	FOUNDATION OR CONCRETE BEAM BELOW LINE

LMC/SE
STRUCTURAL ENGINEERS

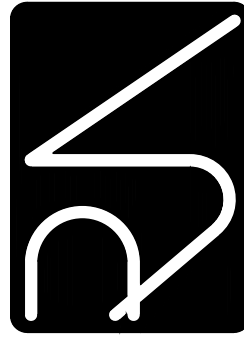
1354 CALLE ALDEA
San Juan P. R. 00907
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email : lmcidpe@gmail.com

S102.0
SHEET NO.

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF THE EXISTENCE OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION OR TO REUSE OR CORRECT THE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION IF ITS NOT INFORMED ON TIME. CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE PRIOR THE CONSTRUCTION, ESPECIALLY IF IT DOES NOT HAVE THE ARCHITECT'S SIGNATURE. THE CONTRACTOR SHALL BE THE SOLE PROPERTY OF THE ARCHTET FOR NO USE BUT AS AN INSTRUMENT OF SERVICE FOR THIS PROJECT. IT WAS DEVELOPED, PARTIAL OR FULLY, BY THE ARCHITECT. ANY REUSE OR CORRECTION OF THE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION IF ITS NOT INFORMED ON TIME. CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE PRIOR THE CONSTRUCTION, ESPECIALLY IF IT DOES NOT HAVE THE ARCHITECT'S SIGNATURE. THE CONTRACTOR SHALL BE THE SOLE PROPERTY OF THE ARCHTET FOR NO USE BUT AS AN INSTRUMENT OF SERVICE FOR THIS PROJECT. IT WAS DEVELOPED, PARTIAL OR FULLY, BY THE ARCHITECT.

Issue Date:	8/5/2021	Revisions:
Scale:	1:1	
Ref:	S-102.0.dwg	
Approved by:	RJ	
Drawn by:	RL/ES	

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

	CONC. WALL OR COL. ABOVE & BELOW
	EXISTING STRUCTURE WALL OR COL. ABOVE & BELOW
	CONC. WALL OR COL. ABOVE
	CONCRETE WALL OR COLUMN BELOW
	FOUNDATION OR CONCRETE BEAM BELOW LINE

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CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

Approved by:

Drawn by:

8/5/2021	Revisions:
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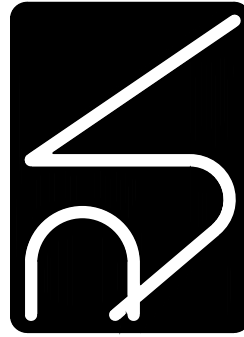
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S-102.0.dwg

Approved by:

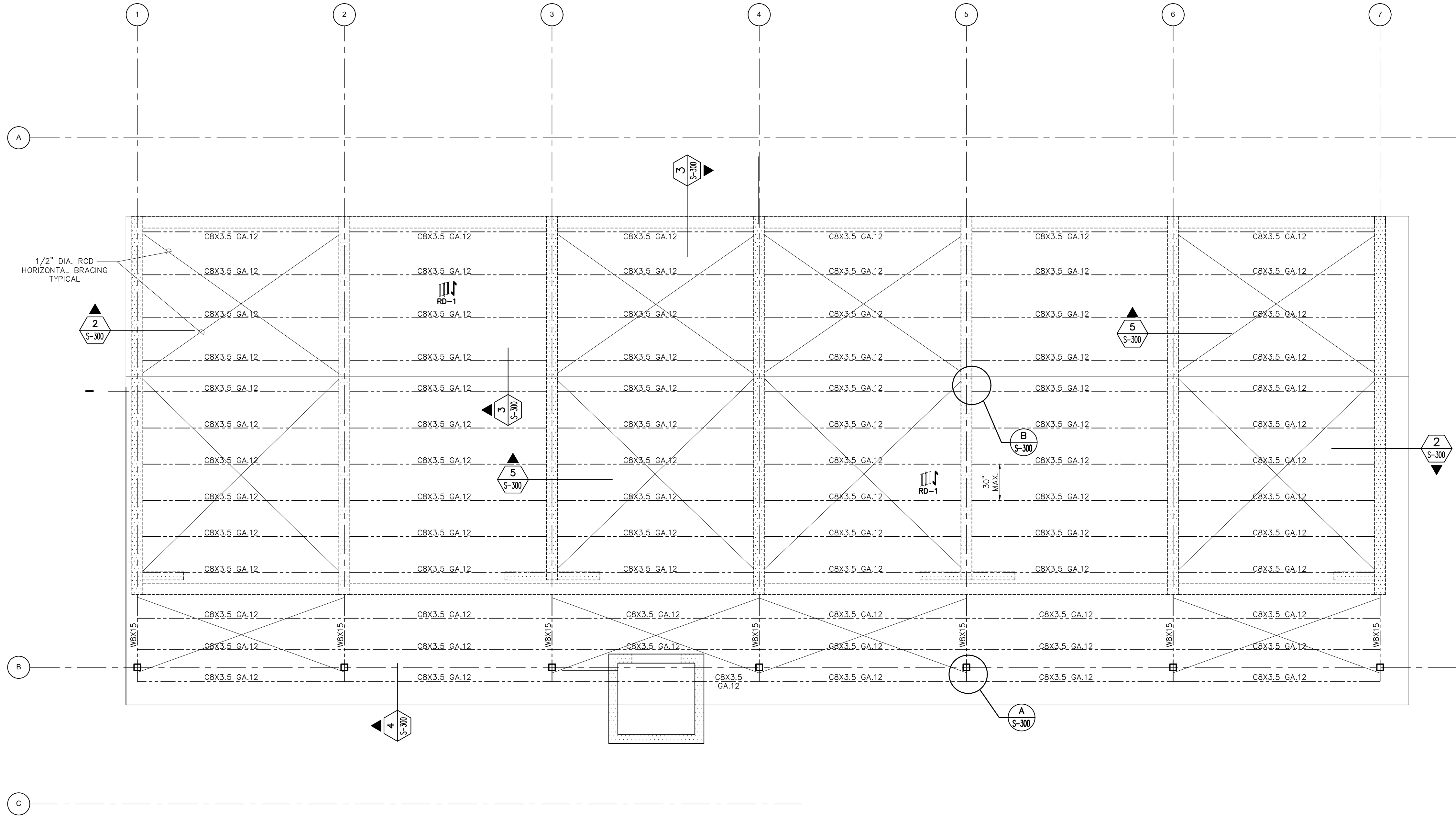
Drawn by:

RI/ES

YO ME CON CATELINA LE MANE CRITICA POR SU FORMA PROFESIONAL Y POR SU CONDUCTA. YO DESNO YO PREPARO ESTOS PLANCHOS Y YO LE MUESTRO A CATELINA, ENTONCES ELLA ME MUESTRA LOS PLANCHOS DEL ENTENHO DE DIOS Y PLANOS Y EMBORRORACIONES, CUMPLEN CON LAS DISPOSICIONES DE LA LEY DEL DISEÑO Y LA CONSTRUCCION, Y LAS DISPOSICIONES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES ADICIONALES DE LOS REGLAMENTOS Y LOS CODIGOS DE CONSTRUCCION, JERONIMO DE LAS COMPARACIONES CON LOS PLANOS DE CONSTRUCCION RECONOZCO QUE CUALQUIER DECLARACION FALSA O FALSIFICACION DE LOS RECHOS QUE SE HAYA HECHO, POR LO QUE ME CONVIENE ACEPTAR LA SANCION POR LA FALTA POR LA MIS AGENTES O EMPLEADOS, O POR OTROS PERSONAS CON MI CONSENTIMIENTO, ME HACEN RESPONSABLE DE LA SANCIONACION, LA AGENTE CATELINA LE MANE CRITICA POR SU FORMA PROFESIONAL Y POR SU CONDUCTA.



ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY, EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS, BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT'S RESPONSE TO ANY SUCH DISCREPANCY SHALL BE IN WRITING. THE ARCHITECT'S RESPONSE SHALL BE THE BASIS FOR THE CONTRACTOR'S PROCEEDING. THE ARCHITECT'S RESPONSE SHALL BE THE BASIS FOR THE CONTRACTOR'S PROCEEDING. THE ARCHITECT'S RESPONSE SHALL BE THE BASIS FOR THE CONTRACTOR'S PROCEEDING.



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 - EXISTING STRUCTURE WALL OR COL. ABOVE & BELOW
 - CONC. WALL OR COL. ABOVE
 - CONCRETE WALL OR COLUMN BELOW
 - FOUNDATION OR CONCRETE BEAM BELOW LINE

PROPOSED BUILDING #002 STRUCTURAL ROOF PLAN
SCALE: 1/4" = 1'-0"

IMPORTANT NOTE:
PRIOR THE INSTALLATION OF NEW ROOFING SYSTEMS OVER EXISTING REMAINING ROOF STRUCTURAL SUPPORT MEMBERS (BEAMS, RAFTERS, GIRDERS, ETC.), CONTRACTOR SHALL INSPECT SAID STRUCTURAL SUPPORTS FOR ANY DAMAGES OR INSTABILITY, AND INFORM OWNERS AND ARCHITECTS IMMEDIATELY SO THAT PROPER REMEDY BE TAKEN AND WETHER REPAIRS OR REPLACEMENTS WILL BE NECESSARY.

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COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

PROPOSED DRAWINGS
BUILDING # 002
STRUCTURAL ROOF PLAN

Issue Date: 8/5/2021
Scale: 1:1
Ref: S-102.0.dwg
Approved by: RJ
Drawn by: RL/ES

Revisions:

1:1

S-102.0.dwg

RJ

RL/ES

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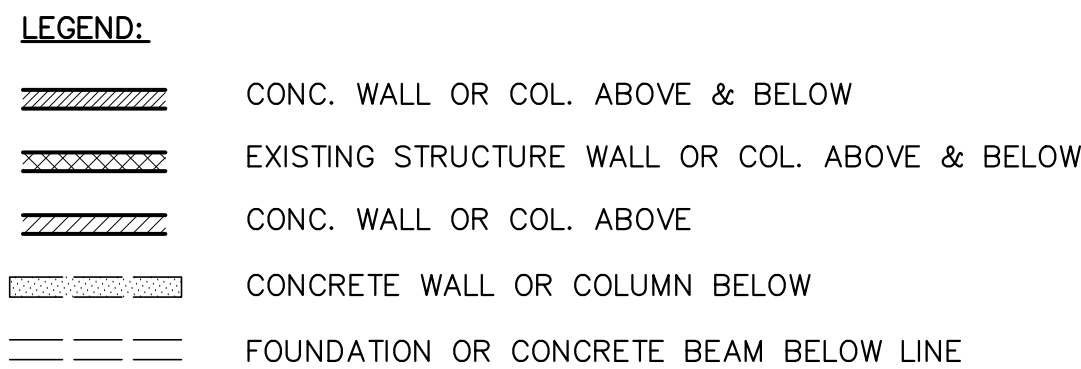
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IMPORTANT NOTE:
PRIOR THE INSTALLATION OF NEW ROOFING SYSTEMS OVER EXISTING REMAINING ROOF STRUCTURAL SUPPORT MEMBERS (BEAMS, RAFTERS, GIRDERS, ETC.), CONTRACTOR SHALL INSPECT SAID STRUCTURAL SUPPORTS FOR ANY DAMAGES OR INSTABILITY, AND INFORM OWNERS AND ARCHITECTS IMMEDIATELY SO THAT PROPER REMEDY BE TAKEN AND WETHER REPAIRS OR REPLACEMENTS WILL BE NECESSARY.

LMC/SE
STRUCTURAL ENGINEER

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COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

Issue Date:	8/5/2021	Revisions:
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Scale: 1:1

Ref:	S-103.0.dwa
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Approved by:	RJ
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Drawn by:	RL/ES
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THE ARCHITECT OF THE EXISTENCE OF ANY DISCREPANCY

NE WILL BE ALLOWED TO USE THEM BUT AS AN INS

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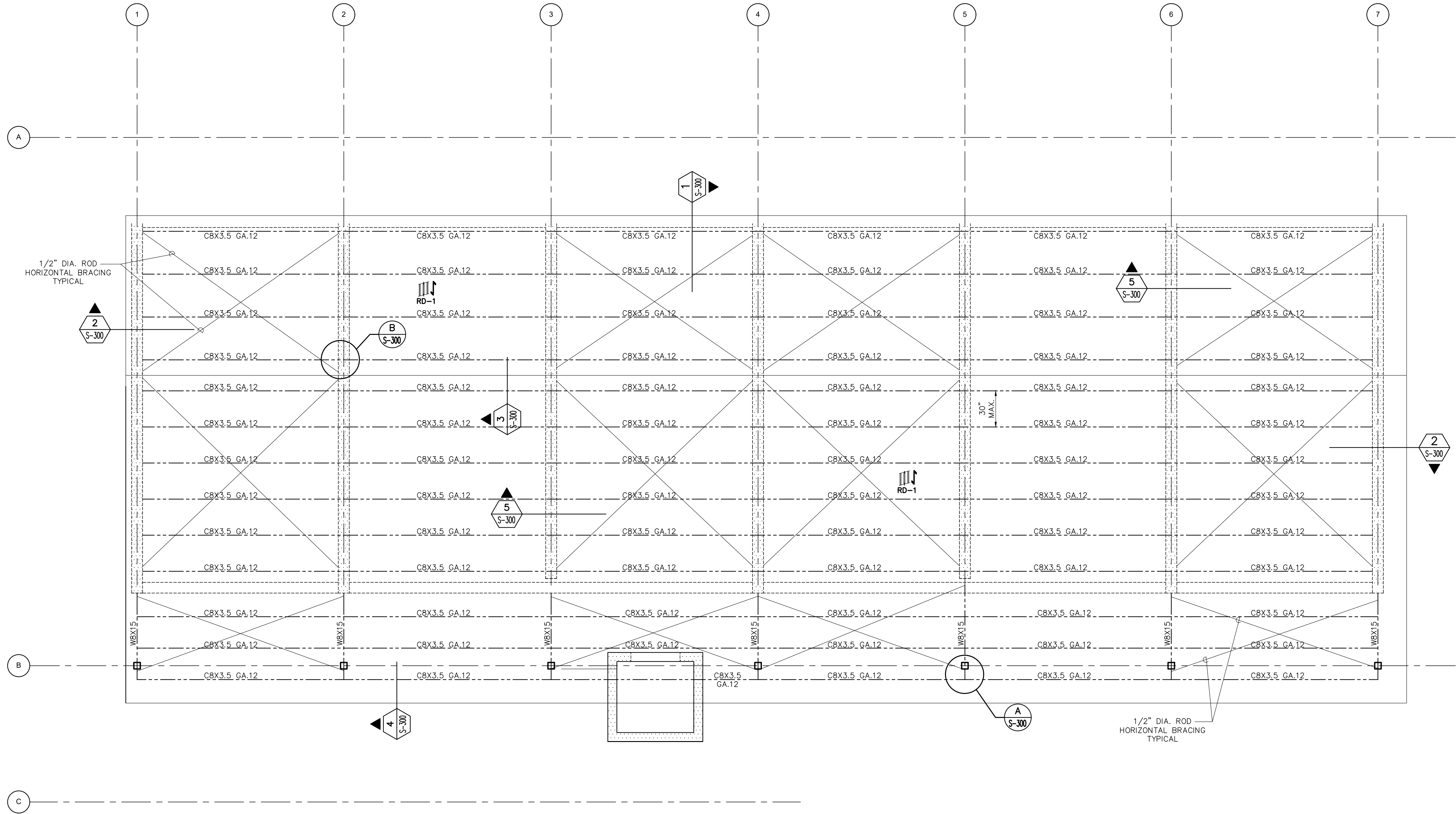
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email : lmcidpe@gmail.com

S103.1
SHEET NO.

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

[illegible]

PROPOSED DRAWINGS
BUILDING # 003
SECOND FLOOR STRUCTURAL PLAN



LEGEND:	
	CONC. WALL OR COL. ABOVE & BELOW
	EXISTING STRUCTURE WALL OR COL. ABOVE & BELOW
	CONC. WALL OR COL. ABOVE
	CONCRETE WALL OR COLUMN BELOW
	FOUNDATION OR CONCRETE BEAM BELOW LINE

 **PROPOSED BUILDING #003 STRUCTURAL ROOF PLAN**
SCALE: 1/4" = 1'-0"

IMPORTANT NOTE:
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COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

PROPOSED DRAWINGS
BUILDING # 003
STRUCTURAL ROOF PLAN

Issue Date: 8/5/2021
Scale: 1:1
Ref: S-103.0.dwg
Approved by: RJ
Drawn by: RL/ES

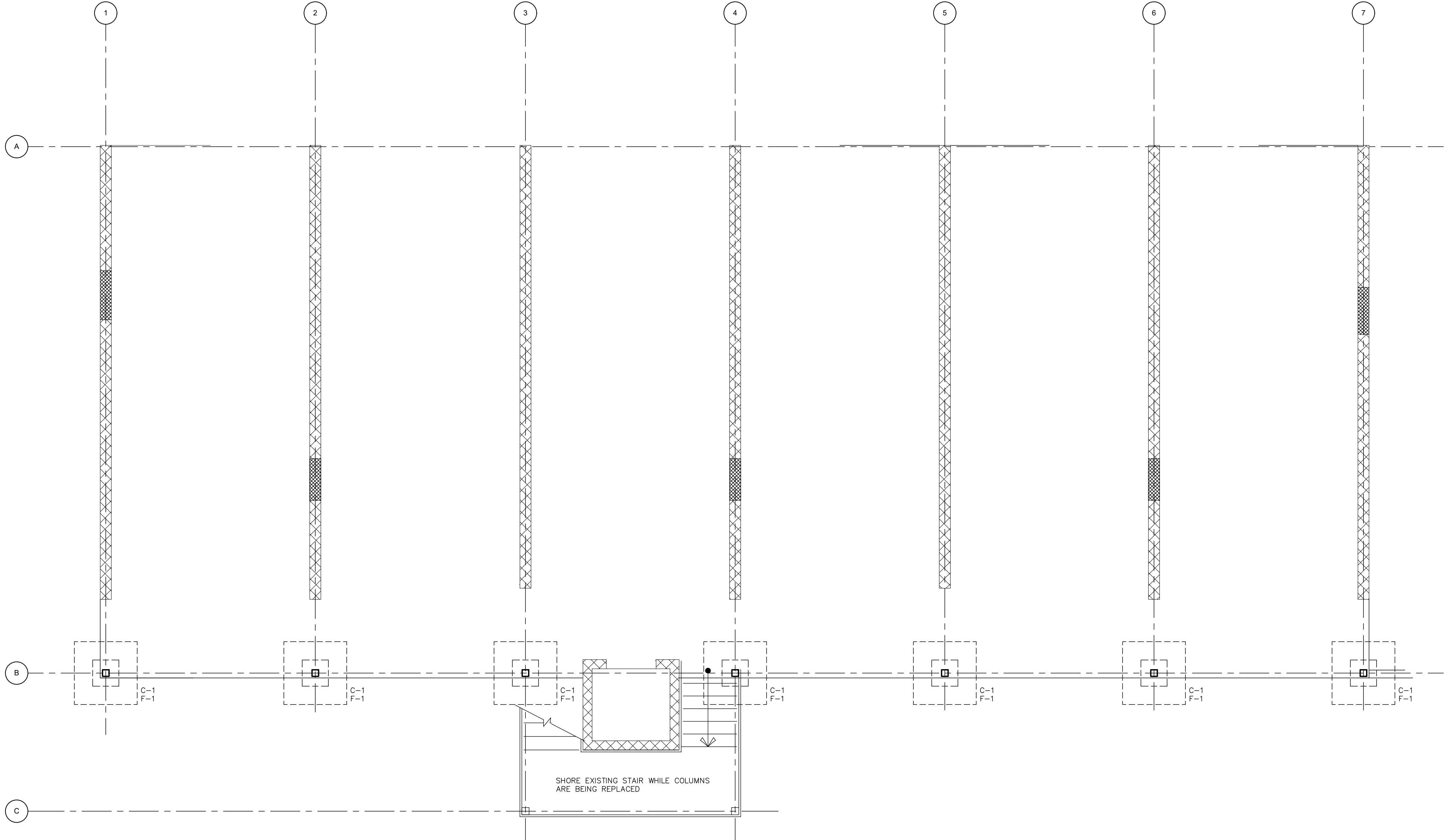
Revisions:

NO.	DATE	DESCRIPTION	BY	CHK
1	8/5/2021	ISSUED FOR PERMIT	LMC/SE	LMC/SE



S103.2
SHEET NO.

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 - CONC. WALL OR COL. ABOVE
 - CONCRETE WALL OR COLUMN BELOW
 - FOUNDATION OR CONCRETE BEAM BELOW LINE

PROPOSED BUILDING #004 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

IMPORTANT NOTE:
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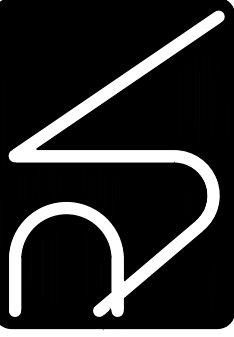
COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"
CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

PROPOSED DRAWINGS
BUILDING # 004
FOUNDATION PLAN

Issue Date: 8/5/2021
Scale: 1:1
Ref: S-104.0.dwg
Approved by: RJ
Drawn by: RL/ES

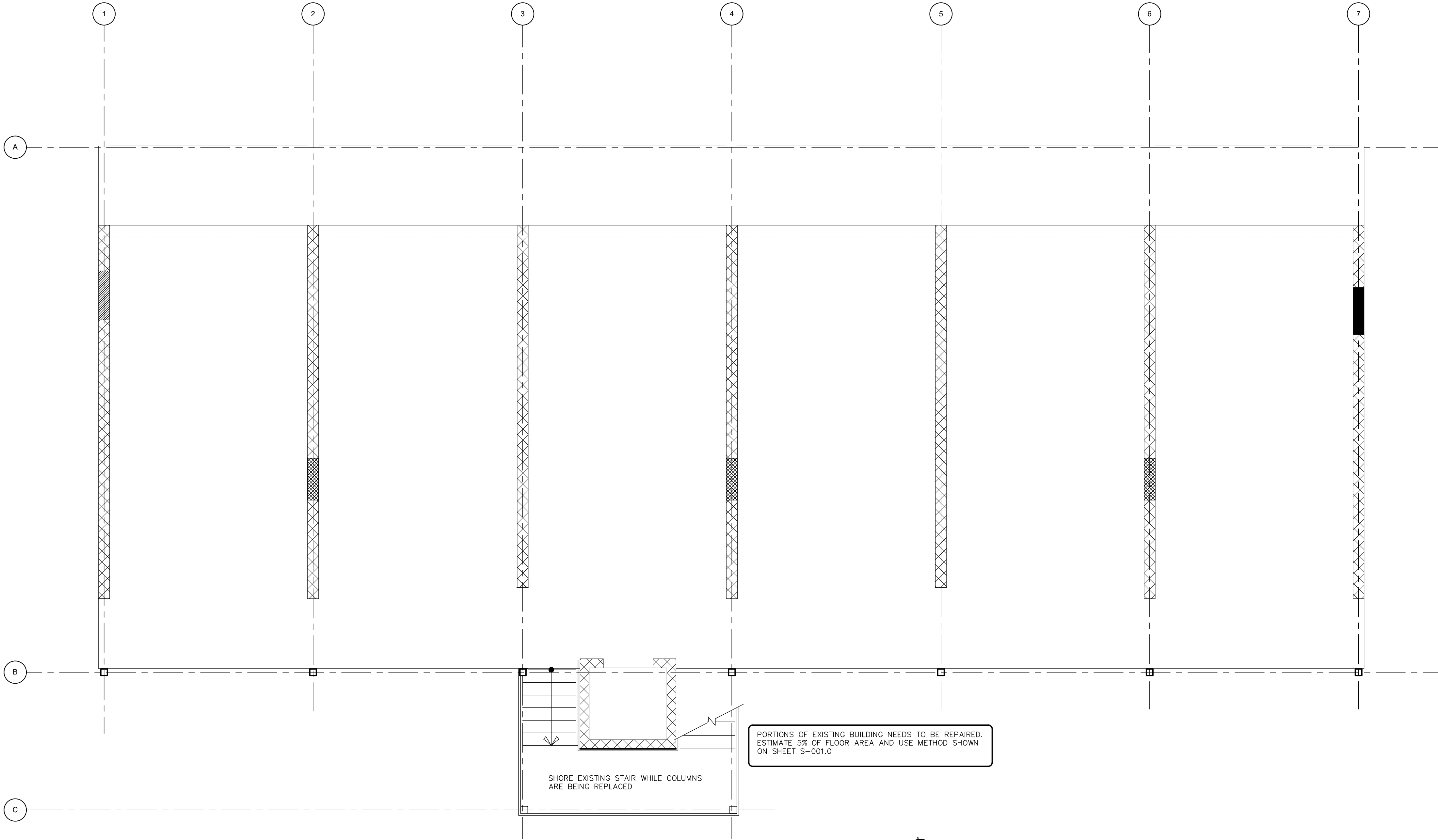
Revisions:

NO.	DATE	DESCRIPTION	BY
1	8/5/2021	ISSUED FOR PERMIT	LMC/SE



ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE PRIOR TO THE CONSTRUCTION. ESPECIALLY IF IT REPRODUCES THE INFORMATION FROM THE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY DISCREPANCY. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.

- LEGEND:**
- CONC. WALL OR COL. ABOVE & BELOW
 - EXISTING STRUCTURE WALL OR COL. ABOVE & BELOW
 - CONC. WALL OR COL. ABOVE
 - CONCRETE WALL OR COLUMN BELOW
 - FOUNDATION OR CONCRETE BEAM BELOW LINE



PROPOSED BUILDING #004 SECOND FLOOR STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

IMPORTANT NOTE:
PRIOR THE INSTALLATION OF NEW ROOFING SYSTEMS OVER EXISTING REMAINING ROOF STRUCTURAL SUPPORT MEMBERS (BEAMS, RAFTERS, GIRDERS, ETC.), CONTRACTOR SHALL INSPECT SAID STRUCTURAL SUPPORTS FOR ANY DAMAGES OR INSTABILITY, AND INFORM OWNERS AND ARCHITECTS IMMEDIATELY SO THAT PROPER REMEDY BE TAKEN AND WETHER REPAIRS OR REPLACEMENTS WILL BE NECESSARY.

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email : lmcidpe@gmail.com

COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

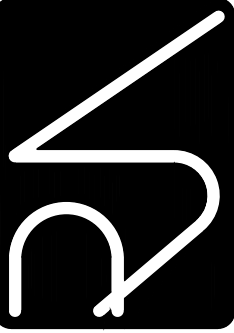
CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

PROPOSED DRAWINGS
BUILDING # 004
SECOND FLOOR STRUCTURAL PLAN

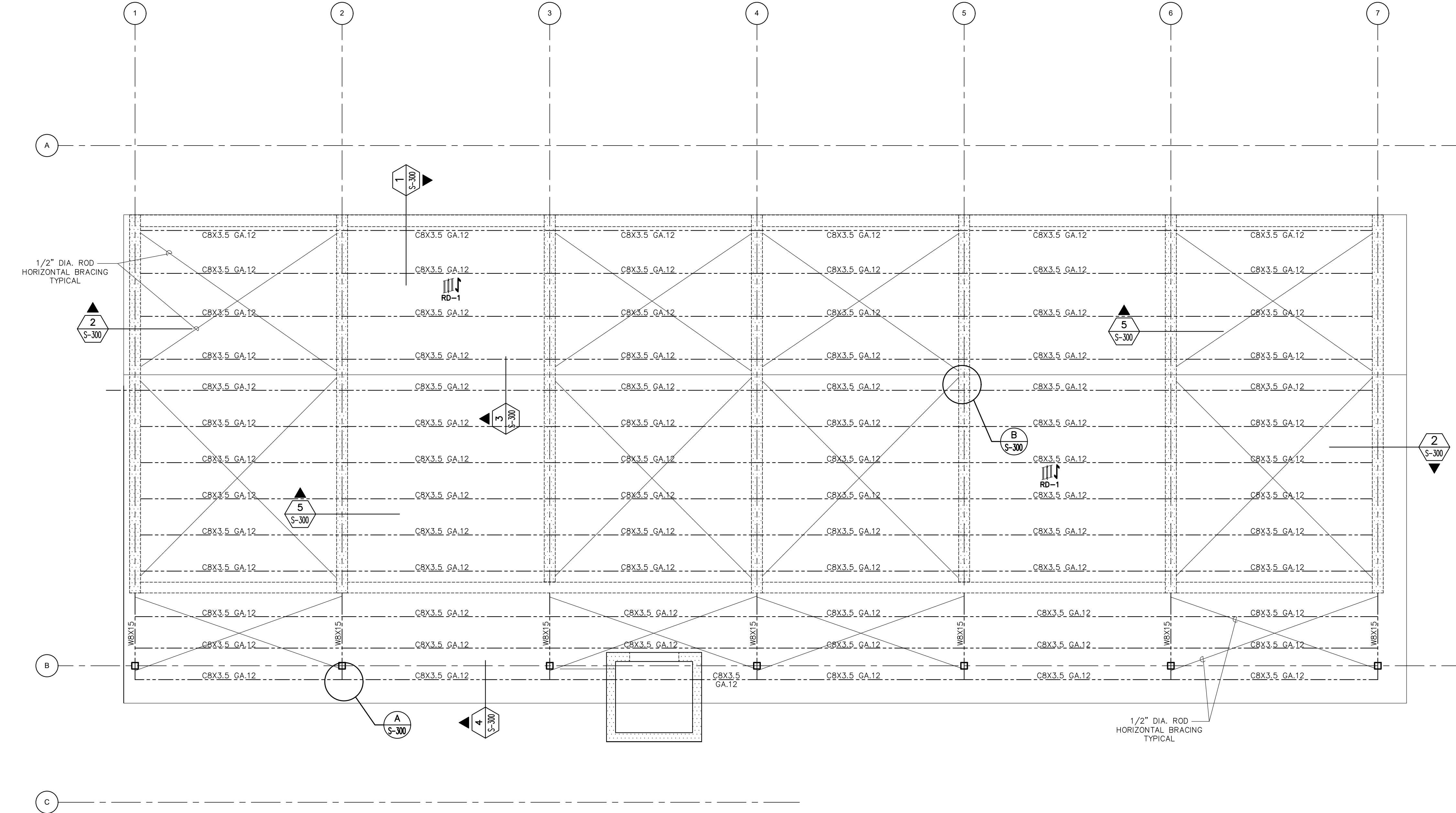
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Ref: S-104.0.dwg
Approved by: RJ
Drawn by: RL/ES

Revisions:

NO.	DATE	DESCRIPTION	BY	CHK
1	8/5/2021	ISSUED FOR PERMIT	LMC/SE	LMC/SE



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- LEGEND:**
- CONC. WALL OR COL. ABOVE & BELOW
 - EXISTING STRUCTURE WALL OR COL. ABOVE & BELOW
 - CONC. WALL OR COL. ABOVE
 - CONCRETE WALL OR COLUMN BELOW
 - FOUNDATION OR CONCRETE BEAM BELOW LINE

 **PROPOSED BUILDING #004 STRUCTURAL ROOF PLAN**
SCALE: 1/4" = 1'-0"

IMPORTANT NOTE:
PRIOR THE INSTALLATION OF NEW ROOFING SYSTEMS OVER EXISTING REMAINING ROOF STRUCTURAL SUPPORT MEMBERS (BEAMS, RAFTERS, GIRDERS, ETC.), CONTRACTOR SHALL INSPECT SAID STRUCTURAL SUPPORTS FOR ANY DAMAGES OR INSTABILITY, AND INFORM OWNERS AND ARCHITECTS IMMEDIATELY SO THAT PROPER REMEDY BE TAKEN AND WETHER REPAIRS OR REPLACEMENTS WILL BE NECESSARY.

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COAMO SPRINGS WELLNESS RETREAT
"PHASE 1"

PROPOSED DRAWINGS
BUILDING # 004
STRUCTURAL ROOF PLAN

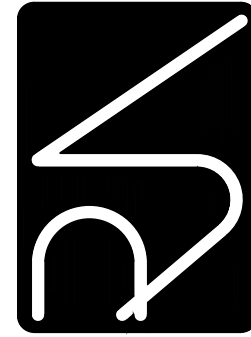
Issue Date: 8/5/2021

Scale: 1:1

Ref: S-104.0.dwg

Approved by: RJ
Drawn by: RL/ES

IN WASH DC OFFICE: L.C. NUNEZ
CONTRACTOR: C.R. ROY
OWNER: COAMO SPRINGS WELLNESS RETREAT
DESIGNER: LMC/SE
CHECKED: LMC/SE
DATE: 8/5/2021
PROJECT: COAMO SPRINGS WELLNESS RETREAT
SHEET: S-104.0.dwg
SCALE: 1/4" = 1'-0"



S104.2
SHEET NO.

ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF THE EXISTENCE OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION. THE CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE PRIOR TO THE CONSTRUCTION. ESPECIALLY IF IT REPRODUCES THE DRAWING WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE ARCHITECT FOR NO ONE WILL BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.



IMPORTANT NOTE:
PRIOR THE INSTALLATION OF NEW ROOFING SYSTEMS OVER EXISTING REMAINING ROOF STRUCTURAL SUPPORT MEMBERS (BEAMS, RAFTERS, GIRDERS, ETC.), CONTRACTOR SHALL INSPECT SAID STRUCTURAL SUPPORTS FOR ANY DAMAGES OR INSTABILITY, AND INFORM OWNERS AND ARCHITECTS IMMEDIATELY SO THAT PROPER REMEDY BE TAKEN AND WETHER REPAIRS OR REPLACEMENTS WILL BE NECESSARY.

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CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

S105.0 SHEET NO. **COAMO SPRINGS WELLNESS RETREAT**
"PHASE I"
CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

8/5/2021	Revisions:
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1:1

A-105.0.dwg

Approved by:
Drawn by:

Drawn by:

8/5/2021	Revisions:
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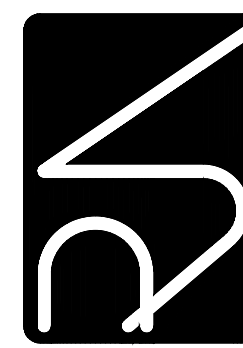
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A-105.0.dwg

Approved by:
Drawn by:

Drawn by:

YO, BENÉDICTO JOSÉ GARCÍA, D. N.º 1932, CONFECCIONO Y ENTREGO POR PRESTADO ESTOS DOCUMENTOS, TAMBIÉN CERTIFICADO QUE CUENTA CON LAS ESTRUCTURAS AFILIADAS DEL ALCALDÍA DEL REGIMIENTO COMUNITARIO Y LAS COORDINADORAS DE COMUNITARIZACIÓN DE LAS COMUNIDADES PARA LUCHA CON JURISDICCION AFILIACION DE LOS REGISTROS DE LA TITULARIA REGISTRO EN LOS TORNOS DEL AZOTERO O REGISTRO EN EL TORNADO DEL TITULAR RESPONSABLE DEL CONDOMINIO, EN LA CUAL RESPONDE POR LA CALIDAD DE LA ACCION JUDICIAL, Y ENTREGA PARA LA



41 Centro de Seguros Suite 100
 Pinar del Rio, PR 00907
 T (787) 249-8131
 email: sera.jean@gmail.com

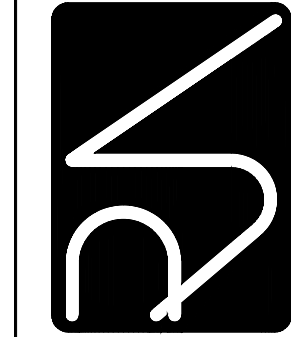
ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF THE SET OF CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL NOT BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.

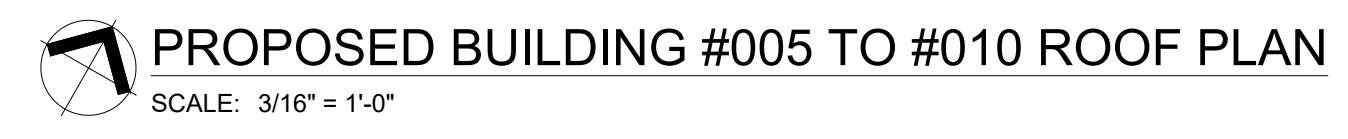


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STRUCTURAL ENGINEER

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Issue Date:	8/5/2021	Revisions:
Scale:	1:1	
Ref:	A-105.0.dwg	
Approved by:	RJ	
Drawn by:	RL/ES	

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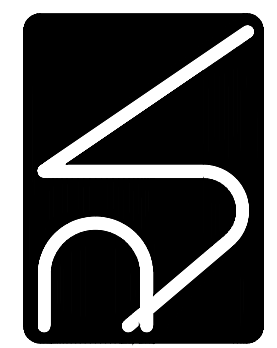
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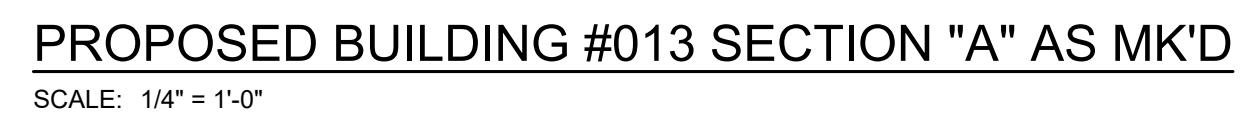
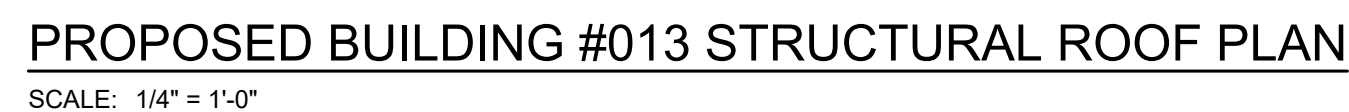
S105.2
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Issue Date:	8/5/2021	Revisions:
Scale:	1:1	
Ref:	A-105.0.dwg	
Approved by:	RJ	
Drawn by:	RL/ES	



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PROPOSED DRAWINGS
BUILDING # 013
STRUCTURAL PLANS

COAMO SPRINGS WELLNESS RETREAT
"PHASE I "

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.



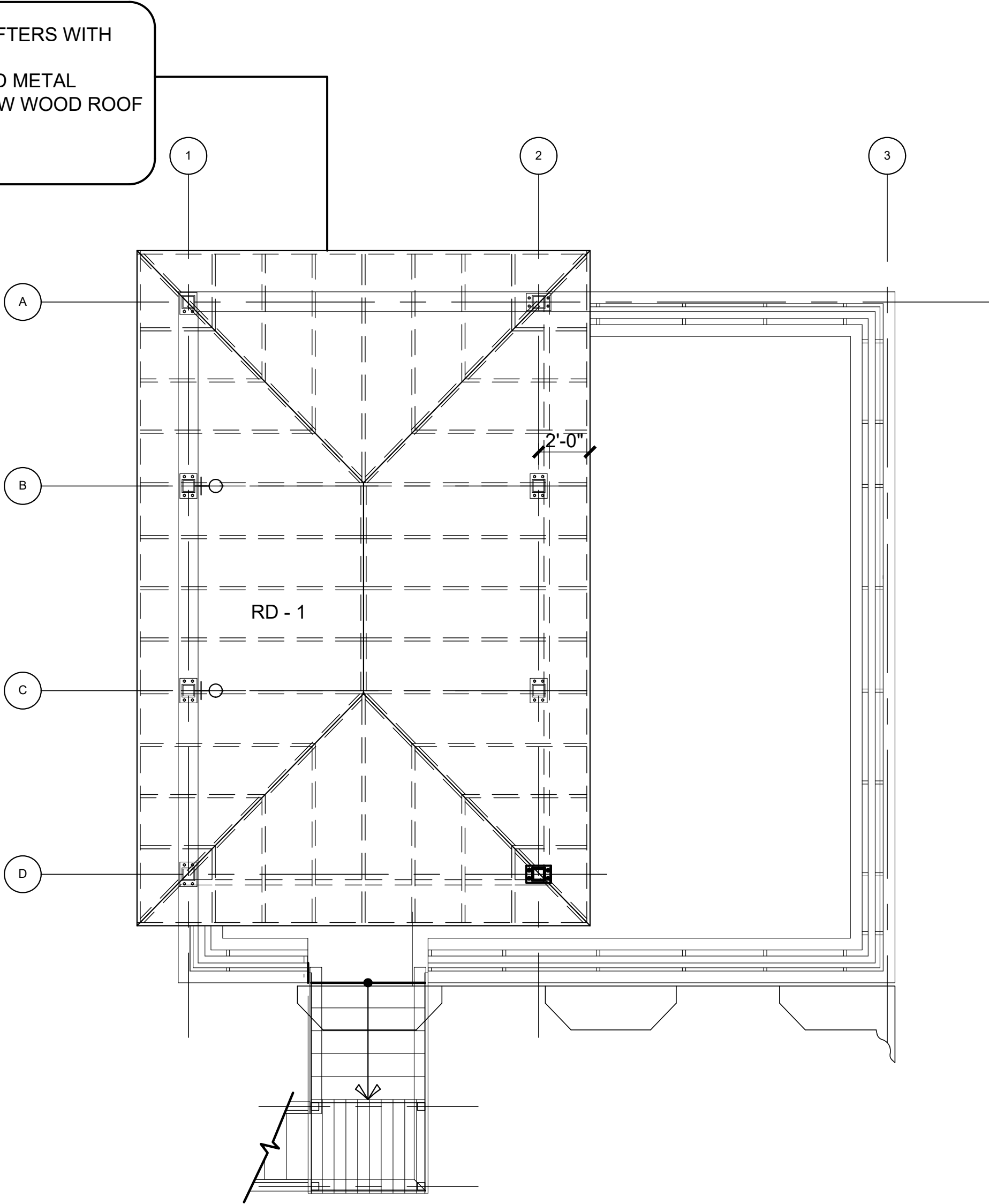
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 email: rev-jiv@psb.net
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THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE EXISTENCE OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS. BEFORE THE BEGINNING OF THE CONSTRUCTION IN ORDER TO REVISE AND/OR CORRECT IT, THE CONTRACTOR WILL NOT USE ANY DRAWING GIVEN IN ADVANCE PRIOR TO THE CONSTRUCTION, ESPECIALLY IF IT DOES NOT HAVE THE "ISSUE FOR CONSTRUCTION" STAMP SIGNED AND STAMPED BY THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT FOR NO ONE WILL BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.



PROPOSED BUILDING #017 STRUCTURAL ROOF PLAN

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



IMPORTANT NOTE:
PRIOR THE INSTALLATION OF NEW ROOFING SYSTEMS OVER EXISTING REMAINING ROOF STRUCTURAL SUPPORT MEMBERS (BEAMS, RAFTERS, GIRDERS, ETC.), CONTRACTOR SHALL INSPECT SAID STRUCTURAL SUPPORTS FOR ANY DAMAGES OR INSTABILITY, AND INFORM OWNERS AND ARCHITECTS IMMEDIATELY SO THAT PROPER REMEDY BE TAKEN AND WETHER REPAIRS OR REPLACEMENTS WILL BE NECESSARY.

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COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

PROPOSED DRAWINGS
BUILDING # 017
STRUCTURAL ROOF PLAN

Issue Date: 8/5/2021

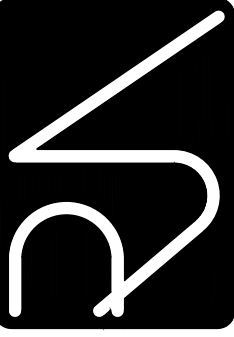
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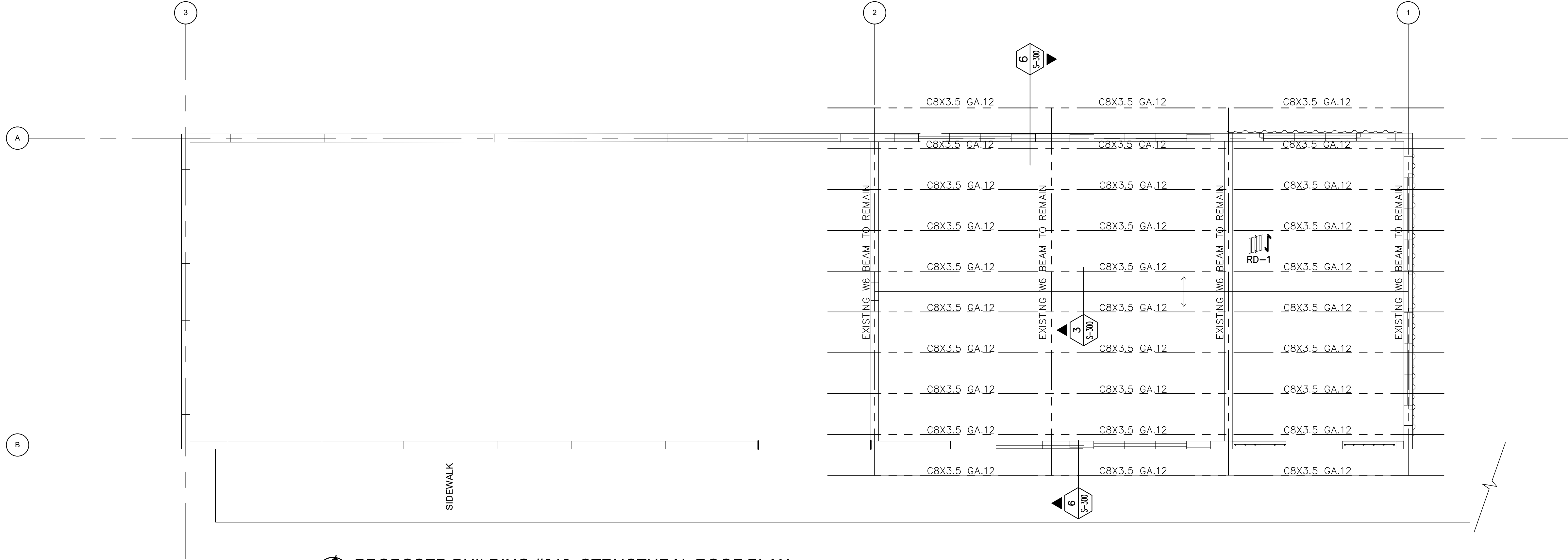
Approved by: RJ

Drawn by: RL/ES

BY: LMC/SE
CHECKED: LMC/SE
DESIGNED: LMC/SE
DATE: 8/5/2021
PROJECT: COAMO SPRINGS WELLNESS RETREAT
SHEET: S-117.0.dwg
SCALE: 1/4" = 1'-0"



ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE PRIOR TO THE CONSTRUCTION. ESPECIALLY IF IT BEGINS THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE SOLE PROPERTY OF THE ARCHITECT FOR NO ONE WILL BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.



 **PROPOSED BUILDING #019 STRUCTURAL ROOF PLAN**
SCALE: 1/4" = 1'-0"

IMPORTANT NOTE:
PRIOR THE INSTALLATION OF NEW ROOFING SYSTEMS OVER EXISTING
REMAINING ROOF STRUCTURAL SUPPORT MEMBERS (BEAMS, RAFTERS,
GIRDERS, ETC.), CONTRACTOR SHALL INSPECT SAID STRUCTURAL
SUPPORTS FOR ANY DAMAGES OR INSTABILITY, AND INFORM OWNERS
AND ARCHITECTS IMMEDIATELY SO THAT PROPER REMEDY BE TAKEN
AND WETHER REPAIRS OR REPLACEMENTS WILL BE NECESSARY.

LMC/SE
STRUCTURAL ENGINEER
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email : lmcidpe@gmail.com

COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

PROPOSED DRAWINGS
BUILDING # 019
STRUCTURAL ROOF PLAN

Issue Date: 8/5/2021

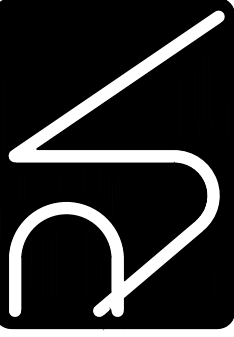
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Ref: S-119.0.dwg

Approved by: RJ

Drawn by: RL/ES

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and the seal of my firm, this 5th day of August, 2021.
LMC/SE
STRUCTURAL ENGINEER
1354 CALLE ALDEA
San Juan P. R. 00907
Tel.: 787-721-4553 FAX: 787-724-4458
email : lmcidpe@gmail.com



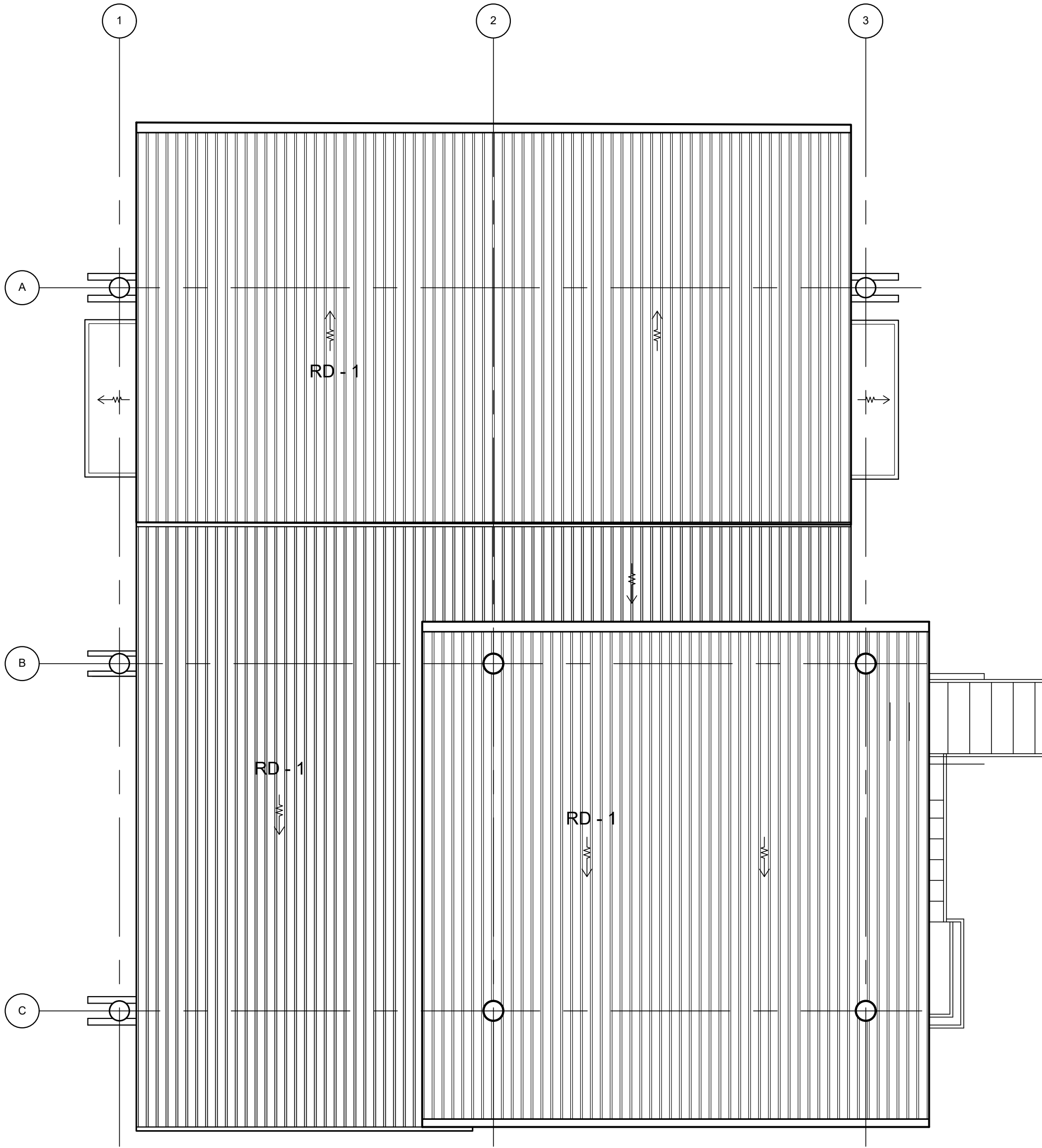
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S119.0
SHEET NO.



PROPOSED BUILDING #020 STRUCTURAL ROOF PLAN

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



IMPORTANT NOTE:
PRIOR THE INSTALLATION OF NEW ROOFING SYSTEMS OVER EXISTING
REMAINING ROOF STRUCTURAL SUPPORT MEMBERS (BEAMS, RAFTERS,
GIRDERS, ETC.), CONTRACTOR SHALL INSPECT SAID STRUCTURAL
SUPPORTS FOR ANY DAMAGES OR INSTABILITY, AND INFORM OWNERS
AND ARCHITECTS IMMEDIATELY SO THAT PROPER REMEDY BE TAKEN
AND WETHER REPAIRS OR REPLACEMENTS WILL BE NECESSARY.

LMC/SE
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email : lmcidpe@gmail.com

COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

PROPOSED DRAWINGS
BUILDING # 020
STRUCTURAL ROOF PLAN

Issue Date: 8/5/2021

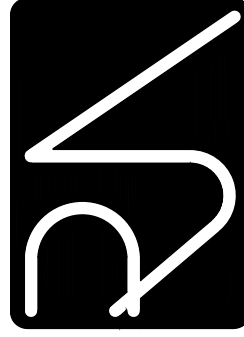
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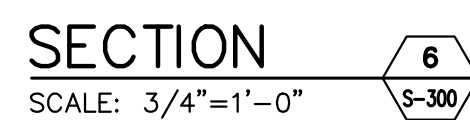
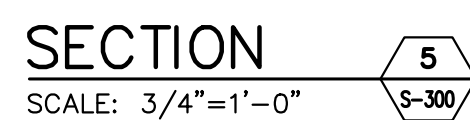
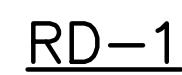
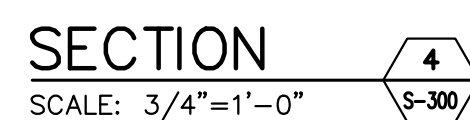
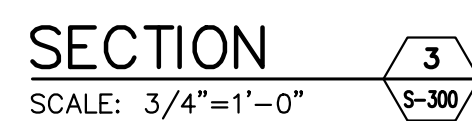
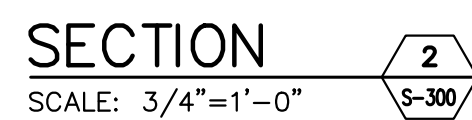
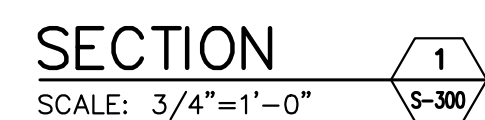
Approved by: RJ

Drawn by: RL/ES

IN WITNESS WHEREOF, I, the undersigned, have hereunto set my hand and the seal of my firm, this 5th day of August, 2021.



ALL DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO COMMENCE ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF THE EXISTENCE OF ANY DISCREPANCY EITHER BY ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS BEFORE THE BEGINNING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THIS ERROR OR OMISSION IN THE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOT USE ANY DRAWING GIVEN IN ADVANCE PRIOR TO THE CONSTRUCTION. ESPECIALLY IF IT REPRODUCES THE ORIGINAL DRAWING OR ANY PART THEREOF. THE CONTRACTOR SHALL NOT BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT IT WAS DEVELOPED. PARTIAL OR FULL REPRODUCTION OF IT WILL REQUIRE WRITTEN AUTHORIZATION PRIOR TO REPRODUCTION. ALL DRAWING UNITS ARE AS SPECIFIED.



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CARR. PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R.

S300
SHEET NO.

Issue Date:	8/5/2021	Revisions:
Scale:	1:1	
Ref:	S-300.0.dwg	
Approved by:	RJ	
Drawn by:	RI/FES	

PROPOSED DRAWINGS STRUCTURAL DETAILS



DIMENSIONS, LEVELS AND SITE EXISTING CONDITIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO ANY WORK. CONTRACTOR MUST INFORM THE ARCHITECT OF ANY DISCREPANCY, EITHER BY ERROR OR OMISSION IN THE FIELD. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE REVIEW OF THE DRAWINGS AND THE ISSUING OF CONSTRUCTION DOCUMENTS. THE ARCHITECT DOES NOT HAVE THE "ISSUE FOR CONSTRUCTION" STAMP SIGNED AND VERIFIED BY THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT FOR NO ONE WILL BE ALLOWED TO USE THEM BUT AS AN INSTRUMENT OF SERVICE FOR THE PROJECT. NO PART OF THIS DRAWING OR ANY OF THE CONSTRUCTION DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	Drawn by:	RULES	1. TITLE 2409.01.1 2. DATE 01/10/2024 3. PROJECT NAME: PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R. 4. CLIENT: PR-546, KM-1.4, BARRIO SAN ILDEFONSO, COAMO, P.R. 5. ARCHITECT: JUAN CARLOS VILLALBA 6. ARCHITECT FIRM: JUAN CARLOS VILLALBA ARCHITECTS, P.C. 7. ARCHITECT ADDRESS: 10000 N. HWY 100, SUITE 100, FORT LAUDERDALE, FL 33322
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PROPOSED REPAIRS DRAWINGS
BUILDING # 001
FIRST FLOOR PLAN

Revisions:
AS SHOWN
Issue Date:
Scale:
Ref:

Approved by:
Drawn by:
JLO

COAMO SPRINGS WELLNESS RETREAT
"PHASE I"

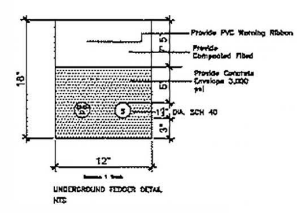
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SHEET NO.

CARR. PR. 516 K13-1A, BARRIO SAN LEOCENCIO, COAMO, P.R.

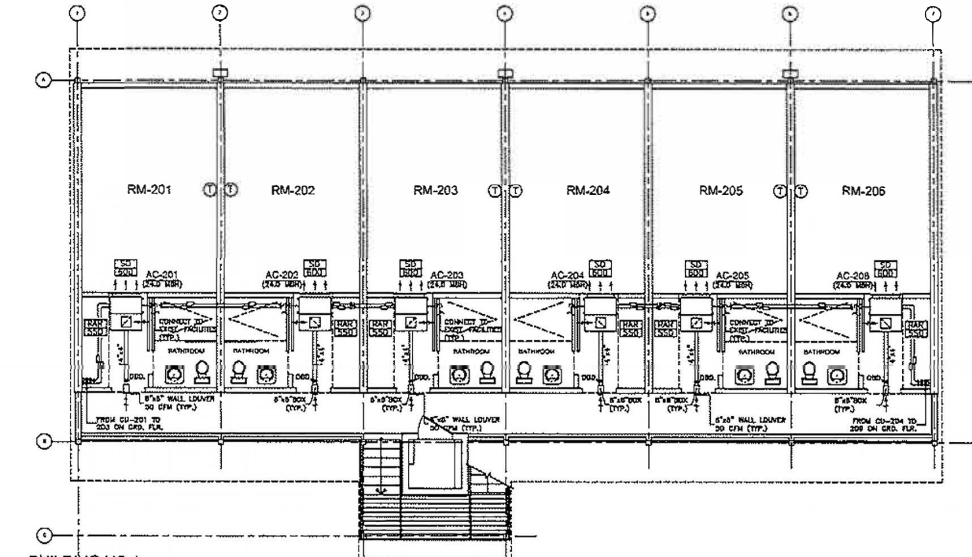
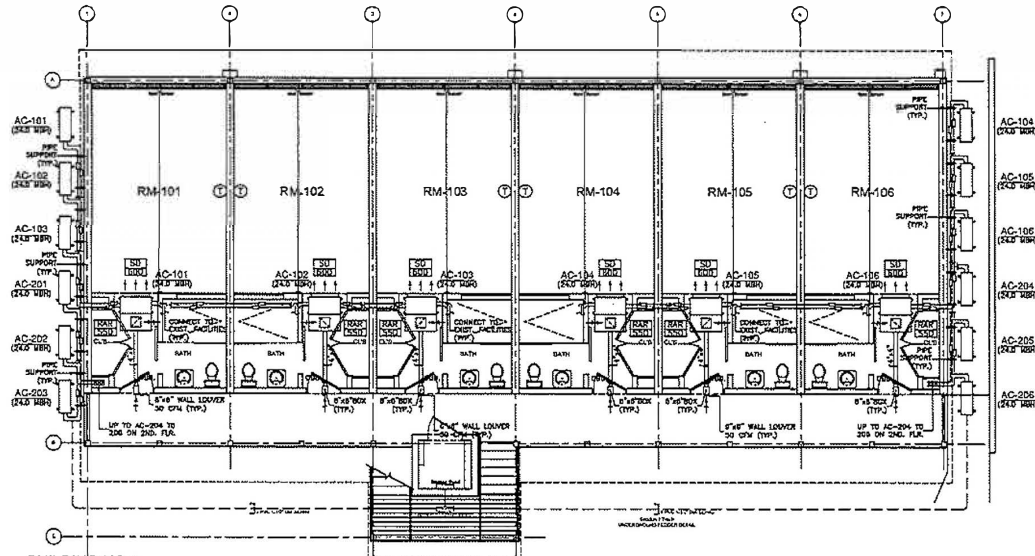
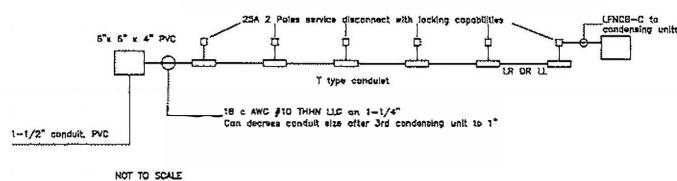
ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE CONSTRUCTION.

AIR TERMINAL SCHEDULE	
SD-SIDEWALL DIFFUSER METALAIR 6000 (or app. equal) - 0'	
TAG	DESCRIPTION
SD-1	60" LONG (6) 3/4" SLOTS

EAR-EXHAUST AIR REGISTER RAR-RETURN AIR REGISTER LAR-LOW AIR RETURN LAE-LOW AIR EXHAUST METALAIR MODEL RHD	
CFM RANGE	NECK SIZE
0 - 150 CFM	10"x8"
151 - 250 CFM	12"x8"
251 - 400 CFM	12"x12"
401 - 600 CFM	16"x16"
601 - 800 CFM	18"x18"
801 - 1000 CFM	20"x20"
1001 - 1900 CFM	24"x24"



- ELECTRICAL NOTES:**
- CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL PANEL BOARDS CAPACITY AND CIRCUITS PRIOR TO ORDER THE A/C UNITS.
 - CONTRACTOR SHALL PROVIDE NEW 208/230V-1PH CIRCUIT FROM THE EXISTING ELECTRICAL PANEL BOARDS TO EACH CONDENSING UNIT.
 - PROVIDE A DISCONNECT SWITCH TO EACH COND. UNIT.
 - SE INSTALARA UNA CAJA DE PVC SCHED40 DE 1'X1'X6" BACK TO BACK EN EL AREA DE LA ESCALERA PARA HACER LA TRANSICION DESDE EL INTERIOR AL EXTERIOR.
 - SE PERFORARA LA PARED CON DOS TUBOS DE 2" PARA FACIL ACCESO DE CABLERIAS Y CRECIMIENTO FUTURO.
 - CADA UNIDAD CONDENSADORA LLEVA UN SERVICE DISCONNECT CON RATING DE 25A (BREAKER BOX) Y PUEDEN CONECTARSE CON LFNC-B EN MENOS DE 6' SEGUN CODIGO.
 - SE INSTALARAN DOS CORRIDAS DE 1-1/2" DESDE LA ESCALERA HASTA UNA CAJA PVC SCHED40 DE 6'X6'X4" CERCANA AL CHASE DE LOS ARES (OCURREN EN AMBAS DIRECCIONES. LA CORRIDA DEBE SER COORDINADA EN EL FIELD DADO LOS POSIBLES OBSTACULOS.)
 - DESDE EL AREA DEL CHASE SE DISTRIBUIRAN CORRIDAS EN CONDUCTOS PVC SCHEDULE 40 TAMAÑO DE 1-1/4" A LO LARGO DE LA CORRIDA DE TUBERIA DE REFRIGERANTE (DEBEN ESTAR SOPORTADOS PARA EVITAR PANDERO, DE LO CONTRARIO UTILIZAR TUBERIA RIGIDA RMC, Y DISTRIBUYENDO A LOS BREAKER BOXES PARA CADA UNIDAD.
 - LOS CONDUCTORES DE LAS UNIDADES CONDENSADORAS SERAN DE TAMAÑO AWG#10 THHN TRENZADO DE COBRE, TRES CABLES POR UNIDAD.
 - CADA UNIDAD PROVEERA UN CABLE DE CONTROL Y POTENCIA PARA LA UNIDAD EVAPORADORA EN UNA CORRIDA PARALELA A LA TUBERIA DE REFRIGERACION DE CADA UNIDAD. 4 CORE CABLE, AWG14



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5. THE CONTRACTOR SHALL ALSO SUBMIT TO THE OWNER A WRITTEN CERTIFICATE THAT HE WILL MAINTAIN THE PORTABLE SANITATION AND HOUSE DRAINAGE FOR A PERIOD OF 90 DAYS FROM DATE OF ACCEPTANCE.

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