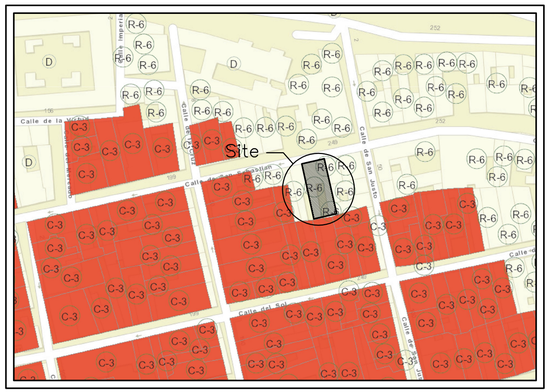
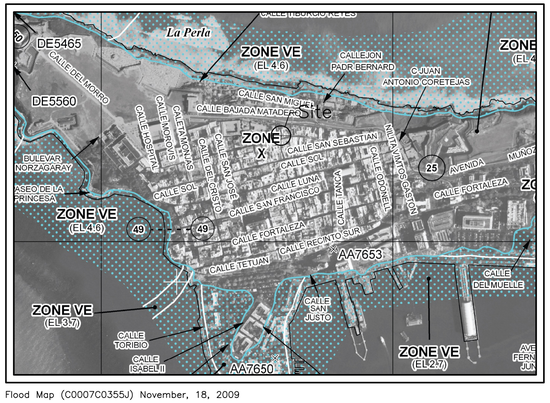
USGS Cuadrangle Map (Nad83 X:233688.8367, Y:269933.0585)



Zonning Map (Sheet 3D and 3E / August 4, 2013 and March 2, 2014)

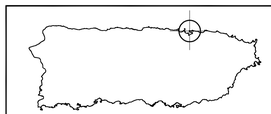


Flood Map (C0007C0355J) November, 18, 2009

Existing Front Elevation

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

SD



Map of Puerto Rico

Location: #208 San Sebastian St. Old San Juan, PR.

Catastro: 022-092-019-05

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#208 San Sebastian General Improvements

San Sebastian St. Old San Juan

Talleres GL., PSC.
Arq. Radamés Lugo Eschenwald
705 Calle La Paz
San Juan PR 00907
Tel. (787) 504-2673

YO, ARQUITECTO RADAMES LUGO ESCHENWALD, LICENCIA 15517, CERTIFICO QUE SOY EL PROFESIONAL QUE DISEÑO LOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIEN CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DEL REGLAMENTO CONJUNTO Y LAS DISPOSICIONES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCION VIGENTES DE LAS AGENCIAS, JUNTAS REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCION. CERTIFICO, ADEMAS, QUE EN LA PREPARACION DE ESTOS PLANOS Y ESPECIFICACIONES SE HA CUMPLICO CABALMENTE CON LO DISPUESTO EN LA LEY NUM.14 DE 8 DE ENERO DE 2004, SEGUN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSION POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NUM. 319 DE 5 DE MAYO DE 1938, SEGUN ENMENDADA; LEY 96 DE 6 DE JULIO DE 1976, SEGUN ENMENDADA. RECONOZCO QUE CUALQUIER DECLARACION O FALCIFICACION DE LOS HECHOS QUE SE HAYA PRODCIDO SIN CONSENTIMIENTO O POR NEGLIGENCIA YA SEA POR MI, MIS AGENTES O EMPLEADOS O POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCION JUDICIAL Y DISCIPLINARIA POR OGPE.

RADAMES LUGO ESCHENWALD
ARQUITECTO LICENCIADO
LIC.#15517
PUERTO RICO

Arq. Radamés Lugo Eschenwald

SELLO

DATE May 1, 2022

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS BEFORE THE COMMENCEMENT OF ANY WORK. IF ANY ERRORS, OMISSIONS OR DISCREPANCIES ARE FOUND, THE ARCHITECT SHOULD BE NOTIFIED IMMEDIATELY. ANY WORK DONE BY UNDERTAKING ANY PART OF THE EXECUTION, WORK TO ASCERTAIN IF ANY MODIFICATIONS ARE NECESSARY, IF CONTRACTOR DOES NOT NOTIFY OF SAID DISCREPANCIES IN A TIMELY FASHION WILL BE CONSIDERED AS ACCEPTED BY THE CONTRACTOR AS TO BE CORRECT.

ALL DRAWINGS, AS WELL AS COPIES SUBMITTED BY THE ARCHITECT REMAIN THE PROPERTY OF THE ARCHITECT, AND MAY NOT BE UTILIZED IN ANY OTHER ENDEAVOR EXCEPT FOR THAT FOR WHICH WERE SPECIFICALLY PREPARED. THE DRAWINGS AND SPECIFICATIONS ARE COPYRIGHTED. WHOMEVER REPRODUCES SAID DRAWINGS WITHOUT THE EXPRESS, PRIOR WRITTEN CONSENT OF THE ENGINEER OF RECORD MUST PAY THE ARCHITECT THE CORRESPONDING PROFESSIONAL FEES.

CONTRACTOR MAY ONLY UTILIZE FOR CONSTRUCTION DRAWINGS SUBMITTED BY THE ARCHITECT WHICH CONTAIN THE PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT AND ITS STRUCTURAL CONSULTANTS.

OWNER:
Mr. Stephen Schweickart

CONSULTANTS

Talleres GL PSC
Arq. Radamés Lugo Eschenwald
(787) 504-2673 / richieug66 @ gmail.com

PROJECT:

#208 San Sebastian General Improvements

Old San Juan

REVISIONS

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NOTES / PERMITS

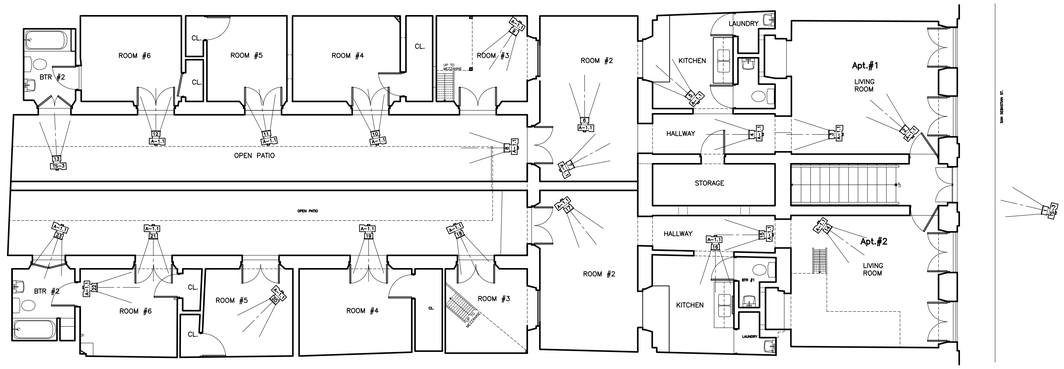
Issued for Tourism Company Endorsement

DATE: November 14, 2022

Title Sheet

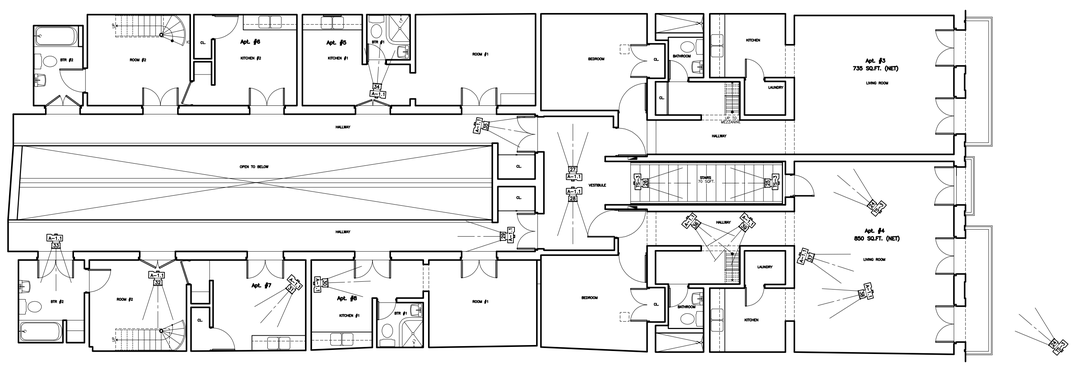
HOJA:

G-1



1st. Floor Photographic Documentation of Existing Condition

Not to Scale



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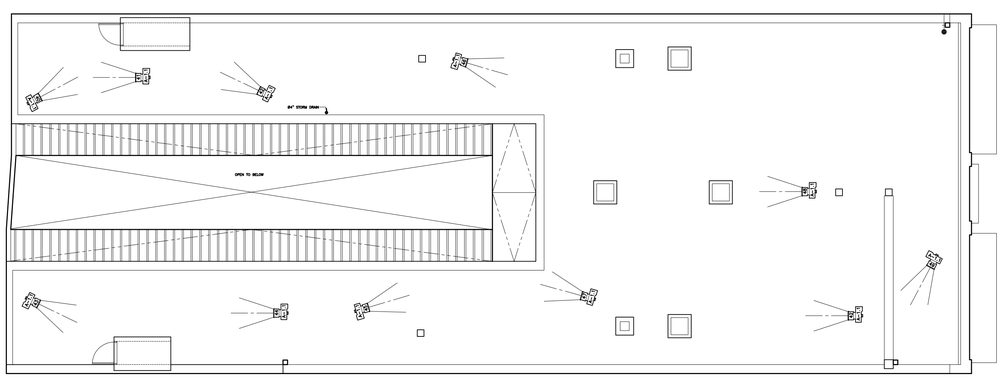
Not to Scale



Roof Level Photographic Documentation of Existing Condition

Not to Scale

Photo #1

Photo #2

Photo #3

Photo #4

Photo #5

Photo #6

Photo #7

Photo #8

Photo #9

Photo #10

Photo #11

Photo #12

Photo #13

Photo #14

Photo #15

Photo #16

Photo #17

Photo #18

Photo #19

Photo #20

Photo #21

Photo #22

Photo #23

Photo #24

Photo #25

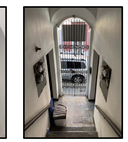


Photo #26

Photo #27

Photo #28

Photo #29

Photo #30

Photo #31

Photo #32

Photo #33

Photo #34

Photo #35

Photo #36

Photo #37

Photo #38

Photo #39

Photo #40

Photo #41

Photo #42

Photo #43

Photo #44

Photo #45

Photo #46

Photo #47

Photo #48

Photo #49

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS BEFORE COMMENCING WORK OR ORDERING MATERIALS. DO NOT SCALE DRAWINGS. DRAWINGS ARE FOUND IN PLANS. CONTRACTOR MUST NOTIFY ARCHITECT IN WRITING PRIOR TO UNDERTAKING ANY PART OF THE DEMOLITION WORK TO ASCERTAIN IF ANY MODIFICATIONS, ALTERATIONS OR ADDITIONS HAVE BEEN MADE TO THE BUILDING AFTER THE PLANS WERE PREPARED. CONTRACTOR ASSUMES THE RESPONSIBILITY OF SAID ERRORS, OMISSIONS OR DISCREPANCIES.

ALL DRAWINGS, AS WELL AS COPIES SUBMITTED BY THE ARCHITECT REMAIN THE PROPERTY OF THE ARCHITECT. THEY MUST BE RETURNED UPON REQUEST. THEY MUST NOT BE REPRODUCED OR DISTRIBUTED TO ANYONE OTHER THAN THE PERSONS FOR WHOM THEY WERE SPECIFICALLY CREATED BY ENGINEER, HIS CONSULTANTS AND COLLABORATORS. WHOMEVER REPRODUCES SAID DRAWINGS WITHOUT THE EXPRESS, PRIOR WRITTEN CONSENT OF THE ARCHITECT, ASSUMES THE RESPONSIBILITY FOR ANY AND ALL DAMAGES THAT MAY ARISE. CONTRACTOR WILL ONLY ISSUE FOR CONSTRUCTION DRAWINGS SUBMITTED BY THE ARCHITECT BARS STAMPED THE PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT AND HIS PERTINENT CONSULTANTS.

OWNER:

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RADAMÉS LUGO ESCHERWALD
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LIC.#15517
PUERTO RICO
SEAL

YO, ARQUITECTO RADAMÉS LUGO ESCHERWALD, LICENCIA 15517, CERTIFICO QUE SOY EL ARQUITECTO DE ESTOS PLANOS Y QUE LOS MISMOS CUMPLEN CON LAS ORDENANZAS. TAMBIEN CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS ORDENANZAS, LEYES, REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES APLICABLES DE LOS REGLAMENTOS Y CODIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS, REGLAMENTADORAS O CORPORACIONES PUBLICAS CON JURISDICCIÓN. SE HA CUMPLIDO CABALMENTE CON LO DISPUESTO EN LA LEY NUM.14 DE 8 DE ENERO DE 1975, SEGUN ENMENDADA, LEY NUM. 147 DE 18 DE JUNIO DE 1980, SEGUN ENMENDADA, LA INDUSTRIA PUERTORRIQUEÑA Y CON LA LEY NUM. 319 DE 5 DE MAYO DE 1938, SEGUN ENMENDADA, LEY 96 DE 6 DE JULIO DE 1978, SEGUN ENMENDADA, RECONOZCO QUE SOY RESPONSABLE POR LA OBRA AQUÍ PROYECTADA Y QUE NO ME EXIMO DE MI CONSENTIMIENTO O POR NEGLIGENCIA YA SEA POR MÍ, MIS AGENTES O EMPLEADOS O CONTRATISTAS, ESTOY SUJETO A LAS SANCIONES QUE ME HAGAN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR ODPE.

PROJECT:

#208 San Sebastian General Improvements

Old San Juan

REVISIONS

NO.	DATE
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NOTES / PERMITS

Issued for Tourism Company Endorsement

DATE: November 14, 2022

1st.,2nd & 3rd. Floor Photo Documention of Existing Condition

SHEET #:

G-2

ABBREVIATIONS

L	ANGLE
@	AT
℄	CENTERLINE
°	DEGREE
A/C	AIR CONDITIONING
A.H.U	AIR HANDLING UNIT
ADD	ADDENDUM
ADJ.	ADJUSTABLE
A.F.F	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
ALUM.	ALUMINUM
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS
BD	BOARD
BLDG.	BUILDING
BOTT.	BOTTOM
B.S.	BUILDING SECTION
CAB.	CABINET
CEM	CEMENT
CT	CERAMIC TILE
C.I.	CAST IRON
C.G.	CORNER GUARD
CLG.	CEILING
CLO.	CLOSET
COL.	COLUMN
C.O.	CLEAN OUT
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CT.	CARPET TILE
C.T.	CERAMIC TILE
DET.	DETAIL
DIA./(O)	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
EA.	EACH
ELECT.	ELECTRIC(AL)
E.P.	ELECTRICAL PANEL
E.W.C.	ELECTRIC WATER COOLER
ELEV.	ELEVATION
EMERG.	EMERGENCY
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXIST.	EXISTING
F.D.	FIELD DIMENSION
F.F.E.	FINISHED FLOOR ELEVATION
FIN.	FINISH(ED)
FL.	FLOOR
FD.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
FIN.	FINISH
FT.	FOOT OR FEET
F.W.	FIREWALL
GA.	GAUGE
GALV.	GALVANIZED
GAR.	GARBAGE
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GR.	GRADE
GRND.	GROUND
GS	GALVANIZED STEEL
G.T.	GLAZED TILE
GDW.	GYPSUM DRYWALL
H.B.	HOSE BIBB
H.M.	HOLLOW METAL
HORIZ	HORIZONTAL
HT.	HEIGHT
H.W.	HOT WATER
I.D.	INSIDE DIAMETER
INT.	INTERIOR
JT.	JOINT
JAN.	JANITOR
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTL.	METAL
MTS.	METERS
N.E.C.	NATIONAL ELECTRICAL CODE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OP'G.	OPENING
PL.	PLATE
P.LAM	PLASTIC LAMINATE
(R.)	RELOCATED
R.	RADIUS
RECEP.	RECEPTACLE
REF.	REFRIGERATOR
REINF.	REINFORCED(ING)
REQ'D	REQUIRED
R.O.	ROUGH OPENING
SCHD.	SCHEDULE
SF	SQUARE FEET
SHF.	SHELF
SHT	SHEET
SPEC.	SPECIFICATION(S)
SPP	SHOP PRIMED AND PAINTED
SQ.	SQUARE
STL.	STEEL
S.S.	STAINLESS STEEL
STD.	STANDARD
STO.	STORAGE
SUSP.	SUSPENDED
EXT.	EXTERIOR
T.	TOILET
THK.	THICK
TEL.	TELEPHONE
T.W.	TOP OF WALL
TYP.	TYPICAL
U.L.	UNDERWRITER'S LABORATORY
VAR.	VARIES
V.C.T	VINYL COMPOSITE TILE
VER.	VERTICAL
V.W.C.	VINYL WALL COVERING
W/	WITH
WD.	WOOD
WDWS.	WINDOWS
W.H.	WATER HEATER
W/O	WITHOUT
W.S.	WALL SECTION

SPECIFIC DEMOLITION N O T E S :

1. THE REMOVAL OF ANY AC EVAPORATOR INCLUDE THE CONDENSER UNIT ON THE ROOF
2. ALL ELECTRICAL WIRING MUST BE CAPPED AFTER REMOVAL OF ELECTRICAL EQUIPMENT
3. THE CONTRACTOR SHALL VERIFY THAT ALL WATER VALVES ARE CLOSED BEFORE REMOVAL OF ANY PLUMBING EQUIPMENT
4. ALL PLUMBING SOURCES MUST BE TEMPORARILY CAPPED AFTER FIXTURE DEMOLITION UNTIL NEW EQUIPMENT IS INSTALLED

GENERAL NOTES

1. FOLLOWING NOTES ARE INTENDED TO BE GENERAL IN NATURE. REFER TO ADDITIONAL NOTES THROUGHOUT DRAWINGS. PARTICULAR ATTENTION IS DIRECTED TO DIFFERENT TRADE NOTES.

2. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL OF THE CONSTRUCTION POLICIES AND PROCEDURES ESTABLISHED BY BUILDING ADMINISTRATION AND GOVERNING AUTHORITIES.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRASH REMOVAL IN HIS CONTRACT, AND DAILY CLEAN–UP DURING CONSTRUCTION. CONTRACTOR SHALL DELIVER FINISHED PREMISES TO OWNER THOROUGHLY CLEAN AND READY FOR OCCUPANCY.

4. CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES WITH ARCHITECT PRIOR TO PERFORMING WORK.

5. REVIEW ALL CONTRACT DOCUMENTS TO ASCERTAIN COORDINATION WITH OTHER TRADES.

6. ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS.

7. ALL METHODS AND MATERIALS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES.

8. ALL PROPRIETARY ITEMS SPECIFIED ARE TO ESTABLISH PARAMETERS OF QUALITY, FUNCTIONALITY AND AESTHETICS. THE PHRASE "OR APPROVED EQUAL" SHALL APPLY TO ALL SUCH ITEMS.

9. SUPPLY AND INSTALL ALL OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.

10. CONTRACTOR SHALL PROMPTLY REPAIR &/OR REPLACE, AT ITS OWN COST, ANY AND ALL DAMAGES CAUSED DURING THE CONSTRUCTION OF THE PROJECT TO PLANTING, WALKS, CURBS, PAVEMENTS, & EXISTING STRUCTURES/ INSTALLATIONS, ETC. ALL MATERIAL TO BE DISCARDED SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR FROM THE SITE AND DISPOSED OF LEGALLY.

GENERAL SYMBOLS

- EXISTING MASONRY ("MAMPOSTERIA") WALL
- EXISTING CONCRETE BLOCK WALL
- NEW MASONRY WALL (4" OR 6" CONCRETE BLOCK)
- TO BE REMOVED OR DEMOLISHED (REFER TO SCOPE OF WORK)
- A — GENERAL SECTION
- 2 — DETAIL
- ELEVATION
- NOTE
- FLOOR ELEVATION CHANGE
- CHANGE IN FLOOR FINISH
- 1 — FIXTURE ID
- 1 A–0 2 3 — DIRECTION OF VIE FOR INTERIOR ELEVATIONS
- 110V RECEPTACLE
- WALL MOUNTED LAMP
- CEILING MOUNTED LAMP
- ELECTRICAL PANEL
- SINGLE ELECTRICAL SWITCH
- JB — JUNCTION BOX
- CENTER LINE

SCOPE OF WORK

1. WOOD DOOR OR WINDOW TO BE SHOP REPAIRED, SANDED, RE–PAINTED AND RE–INSTALLED WITH NEW HARDWARE
2. DEMOLISH MASONRY "SHORT WALLS" INCLUDING INTERNAL REINFORCED CONCRETE ROOF STRUCTURES, DOORS AND FRAMES. CAP ALL ELECTRIC UTILITIES AS PER OSHA STANDARD
3. DEMOLISH 8" HIGH CONCRETE BASE AND MASONRY WALL TO PROVIDE AN OPENING 2'–8" WIDE X 6'–9" (MIN.) HIGH (REFER TO STRUCTURAL DRAWING FOR DINTEL DETAILS)
4. PARTIALLY DEMOLISH MASONRY WALL AND REMOVE WOOD DOOR AND FRAME. REFER TO FLOOR PLAN DRAWING FOT LIMITS OF DEMOLITION
5. REMOVE WOOD MEZZANINE AND STAIR STRUCTURE
6. REMOVE WOOD PANELS AND FRAMES
7. DEMOLISH REINFORCED CONCRETE COUNTER TOP AND SUPORTS AND REPAIR IMPACTED AREAS OF THE ORIGINAL MASONRY WALL
8. DEMOLISH CONCRETE BLOCK WALLS UP TO THE CEILING AND REMOVE WOOD DOORS AND FRAMES AND ALL BATHROOM AND KITCHEN APPLIANCES. REPAIR IMPACTED AREAS OF THE ORIGINAL MASONRY WALL. RETURN METAL STAIRS TO OWNER
9. REMOVE ALL KITCHEN/BATHROOM FIXTURES, CABINETS AND INTERNAL WALLS. CAP ALL PLUMBING UTILITIES. REMOVE ALL EXISTING TILES AND WOOD PLENUM
10. REMOVE WOOD PLENUM PLANKS AND RAFTERS. REMOVE LIGHFIXTURES IF PRESENT AND CAP WIRES ACCORDING TO OSHA STANDARDS.
11. PARTIALLY DEMOLISH REINFORCED CONCRETE ROOF SLAB TO OPEN THE AREA FOR A ROOF STAIR. CUT REBARS AND REPAIR AS NECESSARY
12. INSTALL TEMPORARY SUPPORTS AND REMOVE BALCONY METAL RAILING, COLUMS AND GATES. DAMAGED CONCRETE BASE AND SUPPORT BEAMS SHALL BE REPAIRED. NEW COLUMNS SHALL BE INSTALLED ALIGNED WITH REPAIRED CONCRETE SUPPORTS LOCATED UNDER BALCONY FLOOR SLAB.
13. IDEMOLISH ROOF SLAB ACORDING TO MEASUEMENTS PROVIDED TO PVODE AND OPEN APERTURE FOR FUTURE SPIRAL STAIR. REPAIR REMAINING CONCRETE AREAS

GENERAL DEMOLITION NOTES :

1. NOTIFY THE CONTRACTOR AT LEAST SEVEN (7) DAYS PRIOR TO COMMENCING DEMOLITION WORK. VERIFY WITH ARCHITECT ALL OBJECTS TO BE REMOVED AND ALL OBJECTS TO BE PRESERVED.

2. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES & REGULATION AND WITH THE REQUIREMENTS OF ALL INSURANCE CARRIERS PROVIDING COVERAGE FOR THIS WORK.

3. SCHEDULE ALL WORK IN A CAREFUL MANNER WITH ALL THE NECESSARY BARRIERS, FENCES, GUARD RAILS, SIGNS, ETC. AS REQUIRED FOR THE PROTECTION, AND IN CONSIDERATION OF EMPLOYEES, VISITORS, AND NEIGHBORS. DO NOT CLOSE OR OBSTRUCT STREETS OR SIDEWALKS WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.

4. PROTECTION: USE ALL MEANS NECESSARY TO PROTECT ALL MATERIALS BEFORE, DURING, AND AFTER INSTALLATION AND TO PROTECT ALL OBJECTS DESIGNATED TO REMAIN. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF THE ARCHITECT AND AT NO ADDITIONAL COST TO OWNER.

5. DUST CONTROL: USE ALL MEANS NECESSARY TO CONTROL DUST ON AND NEAR THE WORK BEING CARRIED OUT. THOROUGHLY MOISEN ALL SURFACES AS REQUIRED BY THE ENVIRONMENTAL QUALITY BOARD TO PREVENT DUST FROM BEING A NUISANCE TO THE PUBLIC, NEIGHBORS, AND CONCURRENT PERFORMANCE OF THE WORK. AVOID FLOODING. COVER ITEMS AS REQUIRED TO PROTECT FROM DUST & DEBRIS.

6. CONTRACTOR IS NOTIFIED THAT NOT ALL EXISTING ELEMENTS MAY HAVE BEEN INDICATED ON THE DRAWINGS AND THAT SOME EXISTING ELEMENTS MAY NOT HAVE BEEN SHOWN IN THEIR ACTUAL LOCATION. CONTRACTOR IS REQUIRED TO VISIT SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO DETERMINING THE WORK THAT NEEDS TO BE ACCOMPLISHED AS PART OF ITS BID.

7. THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, EQUIPMENT, CUTTING, EXTENDING, CONNECTING, REPAIRING, ADAPTING, AND OTHER WORK COINCIDENTAL HERETO. TOGETHER WITH SUCH EMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM.

8. ANY CONSTRUCTION DESIGNATED TO REMAIN AND AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS.

9. WHERE EXISTING WORK IS DAMAGED IN THE EXECUTION OF THE CONTRACT, OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OF APPARATUS, THE SAME SHALL BE REPAIRED OR CLOSED UP TO CORRESPOND IN MATERIAL, QUALITY, SHAPE, AND FINISH THAT OF SIMILAR AND ADJOINING WORK, UNLESS OTHERWISE CALLED FOR. WHERE DAMAGE IS IREPARABLE, NEW ITEMS OR EQUIPMENT SHALL BE PROVIDED.

10. CONTRACTOR SHALL FURNISH ALL MATERIALS & LABOR REQUIRED WHENEVER TEMPORARY CONNECTIONS ARE NECESSARY. CARE MUST BE USED IN REMOVING SERVICES TO AREAS BEING DEMOLISHED SO THAT SERVICES TO OTHER AREAS WHICH MIGHT BE SERVED THROUGH THESE AREAS WILL NOT BE INTERRUPTED.

11. DEMOLITION DO NOT INCLUDE ANY STRUCTURAL WALL (ORIGINAL MASONRY OR "MAMPOSTERIA"). THE CONTRACTOR SHALL TAKE EXTRA CARE OF EXISTING FLOOR SLAB DURING DEMOLITION OF FLOOR TILES. NO ELECTRICAL QUIPMENT HAMMERING WILL BE ALLOWED.

FINISHES SCHEDULE :

	SPACE		FLOOR								BASE				WALLS		CEILING						REMARKS
	NO.	NAME	EXISTING GRAY & WHITE MARBLE FLOOR TILES TO REMAIN AS REPAIRED	NEW 4"X12"X12" MARBLE TILE & WOOD THRESHOLDS	NEW 12"X12" MARBLE TILE & WOOD THRESHOLDS	NEW 12" X 24"PAVERS	"PERGO" LAMINATE FLOORING OVER TREATED PLYWOOD	STEEL BASE AND SOLID WOOD STEP (VARNISHED) ELASTOMERI SEALER			EXISTING BASE	3" THICK X 5" HIGH WOOD BASEBOARD	4" MARBLE BASEBOARD	NO BASEBOARD	EXISTING PAINT	NEW ACRYLI LATEX PAINT (MATTE FINISH)	EXISTING REINFORCED CONC. (PAINTED)	NEW 4" THICK STEEL AND WOOD FLOOR DECK	NEW PVC COVERED STEEL BEAMS	GYPSUM BOARD PLENUM		OPEN TO EXTERIOR	
FIRST FLOOR	100	PUBLIC RECEPTION	●								●					●		●					
	101	LOBBY	●								●					●		●					
	102	PUBLIC HALLWAY	●								●					●		●					
	103	APT #1 BATHROOM	●								●					●		●					
	104	APT #1 MEZZ. STAIR						●						●		●		●					
	105	APT#1 KITCHEN/DINING	●								●					●			●				
	106	APT #1 LIVING/BDR.	●								●					●		●					
	107	APT #2 BEDROOM		●								●				●			●				
	108	APT #2 BATHROOM		●								●				●	●						
	109	APT#2 KITCHEN/LIVING				●							●			●							
	110	APT #2 MEZZ. STAIR						●						●		●			●				
	111	APT #3 MEZZ. STAIR						●						●		●			●				
	112	APT#3 KITCHEN/DINING		●									●			●		●					
	113	APT#3 LIVING AREA		●									●			●			●				
	114	APT#4 BATHROOM		●									●			●	●	●					
	115	EAST–SIDE PATIO				●								●		●						●	
	116	WEST–SIDE PATIO				●								●		●						●	
	117	APT#4 KITCHEN/LIVING	●								●					●		●					
	118	APT#4 BEDROOM	●								●					●		●					
	119	APT#4 BATHROOM	●										●			●	●		●				
	120	APT#5 STAIR	●								●					●		●					
	121	APT#5 BATHROOM	●								●					●	●		●				
	122	APT#5 KITCHEN/LIVING	●								●					●		●	●				
	123	APT#5 STAIR						●						●		●			●				
	124	APT#6 BEDROOM		●									●			●			●				
	125	APT#6 BATHROOM		●									●			●	●	●					
	126	APT#7 KITCHEN/LIVING		●									●			●		●					
	127	APT#6 STAIR						●						●		●			●				
	128	APT#7 STAIR						●						●		●			●				
	129	APT#7 KITCHEN DINING		●									●			●		●					
	130	APT#7 LIVING AREA		●									●			●			●				
	131	APT#7 BATHROOM		●									●			●	●		●				
	132	E. KITCHEN/BATHROOM		●									●			●			●				
MEZZANINE	M133	APT#1 BEDROOM					●					●				●		●					
	M134	APT#1 BATHROOM		●								●				●	●	●					
	M135	APT#2 BEDROOM				●						●				●		●					
	M136	APT#3 BEDROOM				●						●				●		●					
	M137	APT#3 BATHROOM		●								●				●	●	●					
	M138	APT#5 BATHROOM		●									●			●	●	●					
	M139	APT#5 BEDROOM					●					●				●		●					
	M140	APT#5 BEDROOM					●						●			●		●					
	M141	ALT#6 BEDROOM					●					●				●		●					
	M142	APT#7 BEDROOM					●					●				●		●					
	M143	APT#7 BATHROOM		●								●				●	●	●					
SECOND FLOOR	200	2ND FLOR VESTIBULE		●									●			●		●					
	201	APT#8 KITCHEN/LIVING		●									●			●		●					
	202	APT#8 HALLWAY		●									●			●		●					
	203	APT#8 BEDROOM		●									●			●		●					
	204	APT#8 BATHROOM		●									●			●	●	●					
	205	APT#9 BEDROOM		●									●										
	206	APT#9 BATHROOM		●									●			●	●	●					
	207	APT #10 BEDROOM		●									●			●		●					
	208	APT#10 KITCHEN/LIVING		●									●			●		●					
	209	APT#10 BATHROOM		●									●			●	●	●					
	210	APT#11 KITCHEN/LIVING		●									●					●					
	211	APT#11 BEDROOM		●									●					●					
	212	APT#11 BATHROOM		●									●			●	●	●					
	213	EAST BALCONY (INT.)		●									●					●					
	214	BRIDGE BALCONY (INT.)																				●	
	215	WEST BALCONY (INT.)		●									●					●					
	216	STAIR		●									●			●						●	
	217	APT#12 HALLWAY		●									●					●					
	218	APT#12 KITCHEN/LIVING		●									●			●		●					
	219	APT#12 BEDROOM		●									●					●					
	220	APT#12 BATHROOM		●									●				●	●					
	221	APT#13 BEDROOM		●									●			●	●	●					
	222	APT#13 BATHROOM		●									●				●	●					
	223	APT#14 BEDROOM		●									●					●					
	224	APT#14 KITCHEN/LIVING		●									●					●					
	225	APT#14 BATHROOM		●									●			●	●	●					
	226	APT#15 KITCHEN/LIVING		●									●			●		●					
	227	APT#15 BEDROOM		●									●			●		●					
	228	APT#15 BATHROOM		●									●			●	●	●					
	229	ROOF STAIR							●					●		●						●	
ROOF LEVEL	300	APT#12 ROOF TERRACE						●						●		●						●	
	301	APT#16 ROOF TERRACE						●						●		●						●	
	302	MECH. EQUIPMENT AREA								●				●		●						●	
	303	GENERAL ROOF TERRACE								●				●		●						●	

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS BEFORE PROCEEDING WITH WORK. DRAWINGS MUST NOT BE SCALED. ANY DISCREPANCIES ARE FOUND IN PLANS CONTRACTOR MUST NOTIFY ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK. ALL DIMENSIONS MUST BE VERIFIED ON THE SITE. ALTERATIONS AND/OR ADDITIONS TO DRAWINGS MAY BE NECESSARY IF CONTRACTOR DOES NOT NOTIFY OF SAID DISCREPANCIES IN A TIMELY FASHION CONTRACTOR ASSUMES THE RESPONSIBILITY OF SAID DAMAGE, OMISSIONS OR DISCREPANCIES.

ALL DRAWINGS, DESIGNS AND SPECIFICATIONS SUBMITTED BY THE ARCHITECT AND ENGINEERS, AND ANY COPIES THEREOF PROVIDED TO THE OWNER AND/OR THE CONTRACTOR EXCEPT FOR THAT FOR THEY WERE SPECIFICALLY CREATED BY ENGINEER, HIS CONSULTANTS AND COLLABORATORS, REMAIN THE PROPERTY OF ARCHITECT. THE REPRODUCTION, PUBLICATION OR USE OF THE DRAWINGS AND SPECIFICATIONS BY THE OWNER, ARCHITECT, THE ENGINEER EXCEPT FOR THAT FOR THE PROPER USE OF THE PROPERTY, MUST HAVE WRITTEN PERMISSION OF ARCHITECT. THE DRAWINGS, PROJECT MANUAL, AND SPECIFICATIONS PREPARED BY THE ARCHITECT AND HIS CONSULTANTS, INCLUDING ELECTRONIC FORMS OF DESIGN, ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE CONTRACTOR MAY ONLY UTILIZE FOR CONSTRUCTION DRAWINGS SUBMITTED BY THE ARCHITECT WHICH CONTAIN THE PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT AND HIS PARTNERS CONSULTANTS.

OWNER:

Mr. Stephen Schweickart

CONSULTANTS

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PROJECT:

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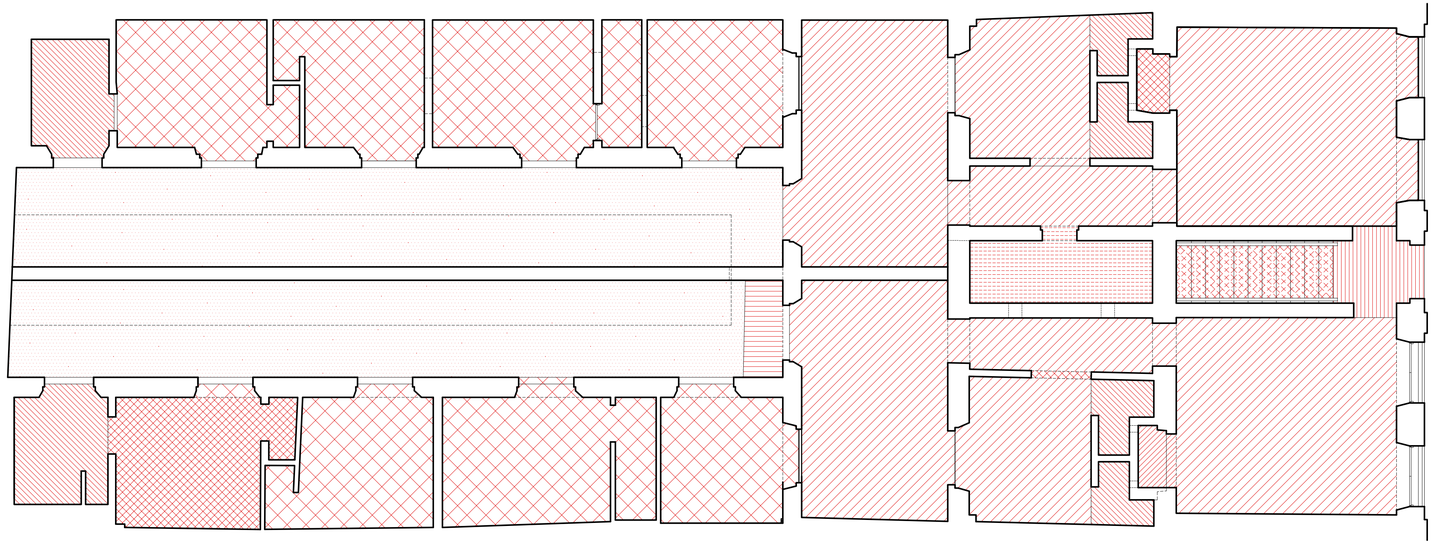
General Notes & Abbrebiations

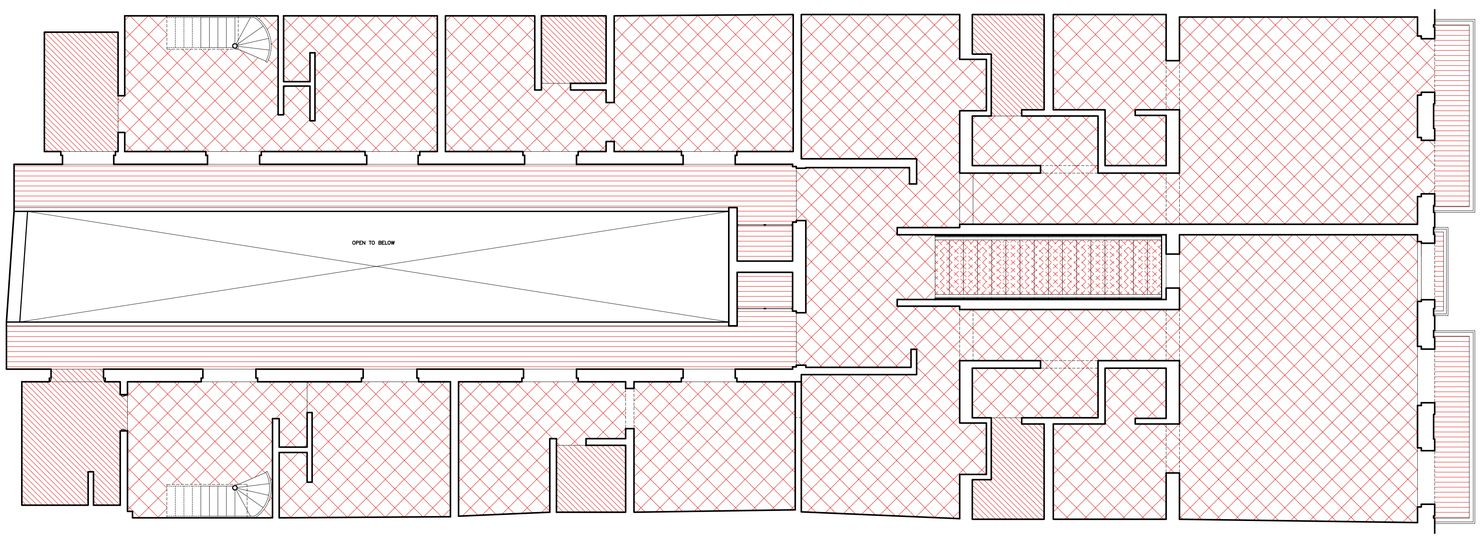
SHEET #:

G-3



1st. Floor Tile Replacement Diagram

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



2nd. Floor Tile Replacement Diagram

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

LEGEND

- EXISTING MARBLE TILE TO BE RESTORED
- EXISTING 12"X12" VINYL TILE TO BE REPLACED WITH MARBLE TILE
- EXISTING 8"X8" CERAMIC TILE TO BE REPLACED WITH MARBLE TILE
- EXISTING 12"X12" CERAMIC TILE TILE TO BE REPLACED WITH MARBLE TILE
- EXISTING 8"X8" QUARRY TILE TILE TO BE REPLACED WITH MARBLE TILE
- UNFINISHED FLOOR TO BE FINISHED WITH MARBLE TILE
- EXISTING 12"X12" PAVERS TILE TO BE REPLACED IN KIND
- EXISTING TERRAZO FINISHED TO BE REPAIRED

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS BEFORE COMMENCING WORK. ANY ERRORS, OMISSIONS OR DISCREPANCIES IN THE DOCUMENTS ARE FOUND IN PLANS CONTRACTOR MUST NOTIFY ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK. ALL DIMENSIONS TO BE VERIFIED ON SITE. ADDITIONAL DRAWINGS ARE NECESSARY IF CONTRACTOR DOES NOT NOTIFY OF SAID DISCREPANCIES IN A TIMELY FASHION CONTRACTOR ASSUMES THE RESPONSIBILITY OF SAID UNIFORM, OMISSIONS OR DISCREPANCIES.

ALL DRAWINGS, SPECIFICATIONS AND ALL OTHER DESIGNS CREATED BY ENGINEER AND ARCHITECT FOR THE PROPERTY IN QUESTION, AND ALL OTHER DESIGNS CREATED BY ANY OTHER ENGINEER EXCEPT FOR THAT FOR THEY WERE SPECIFICALLY CREATED BY ENGINEER, HIS CONSULTANTS AND COLLABORATORS, REMAIN THE PROPERTY OF ENGINEER AND MUST PAYMENT WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ENGINEER. CONTRACTOR MAY ONLY UTILIZE FOR CONSTRUCTION DRAWINGS SUBMITTED BY THE ARCHITECT WHICH CONTAIN THE PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT AND NO PARTMENT CONSULTANTS.

OWNER:

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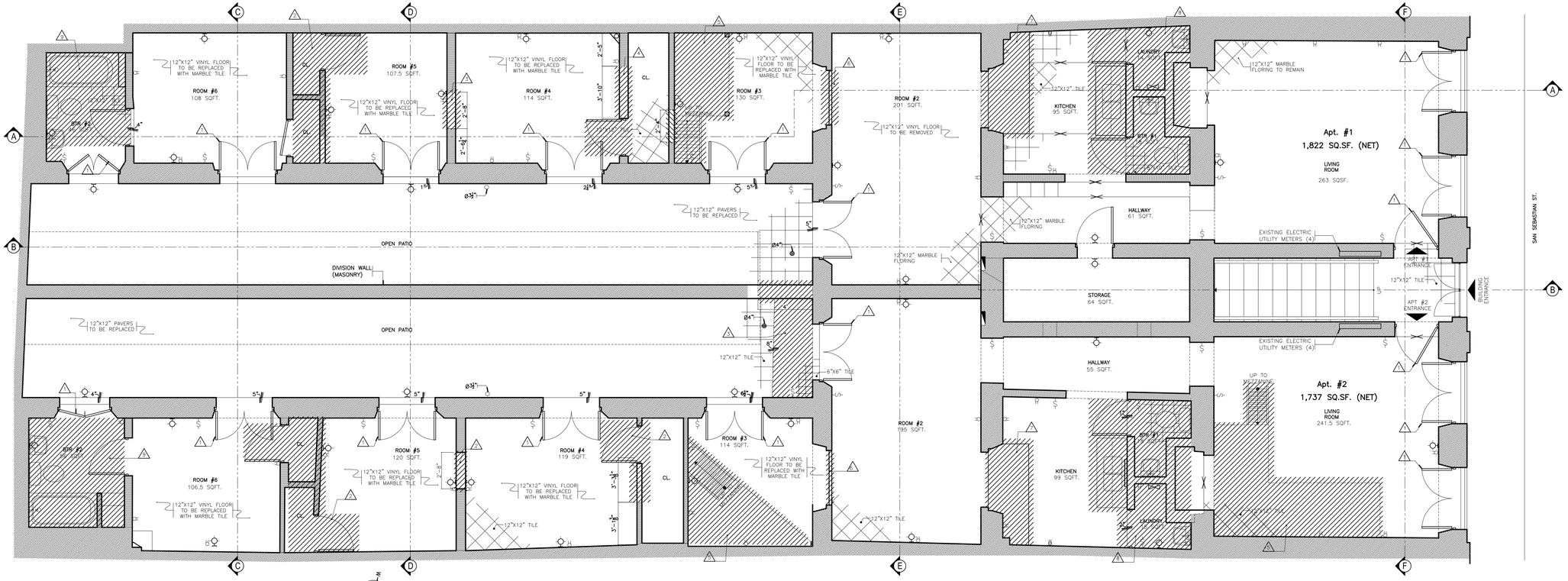
Floor Replacement Diagram

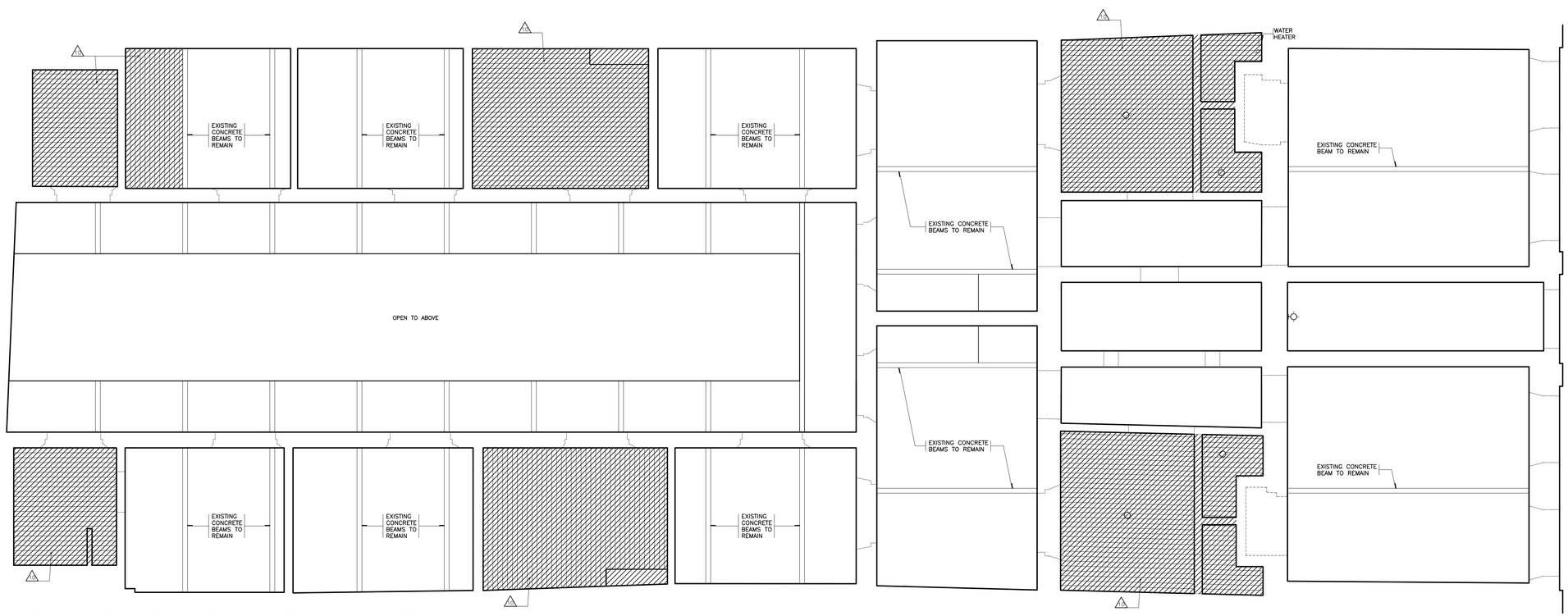
SHEET #:

G-4



Existing First Floor Plan (Net Area: 3,857 SF)

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



Existing First Floor Plan Reflected Ceiling

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

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS BEFORE COMMENCING WORK. ANY DISCREPANCIES OR OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS ARE FOUND IN PLANS CONTRACTOR MUST NOTIFY ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK. ARCHITECT WILL ISSUE CLARIFICATIONS OR REVISED DRAWINGS ARE NECESSARY. IF CONTRACTOR DOES NOT NOTIFY OF SAID DISCREPANCIES IN A TIMELY FASHION CONTRACTOR ASSUMES THE RESPONSIBILITY OF SAID ERROR, OMISSION OR DISCREPANCIES.

ALL DRAWINGS, DESIGNS AND SPECIFICATIONS CREATED BY ANY OF THE ARCHITECT'S CONSULTANTS AND PROFESSIONAL ENGINEERS, WHETHER THEY WERE SPECIFICALLY CREATED BY ENGINEER, HIS CONSULTANTS AND COLLABORATORS, REMAIN THE PROPERTY OF ARCHITECT. ARCHITECT MAY, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ENGINEER, HIS CONSULTANTS AND COLLABORATORS, PROTECT COPYRIGHT FOR THAT FOR CONTRACTOR MAY ONLY UTILIZE FOR CONSTRUCTION DRAWINGS SUBMITTED BY THE ARCHITECT WHICH CONTAIN THE PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT AND THE PARTICIPANT CONSULTANTS.

OWNER:

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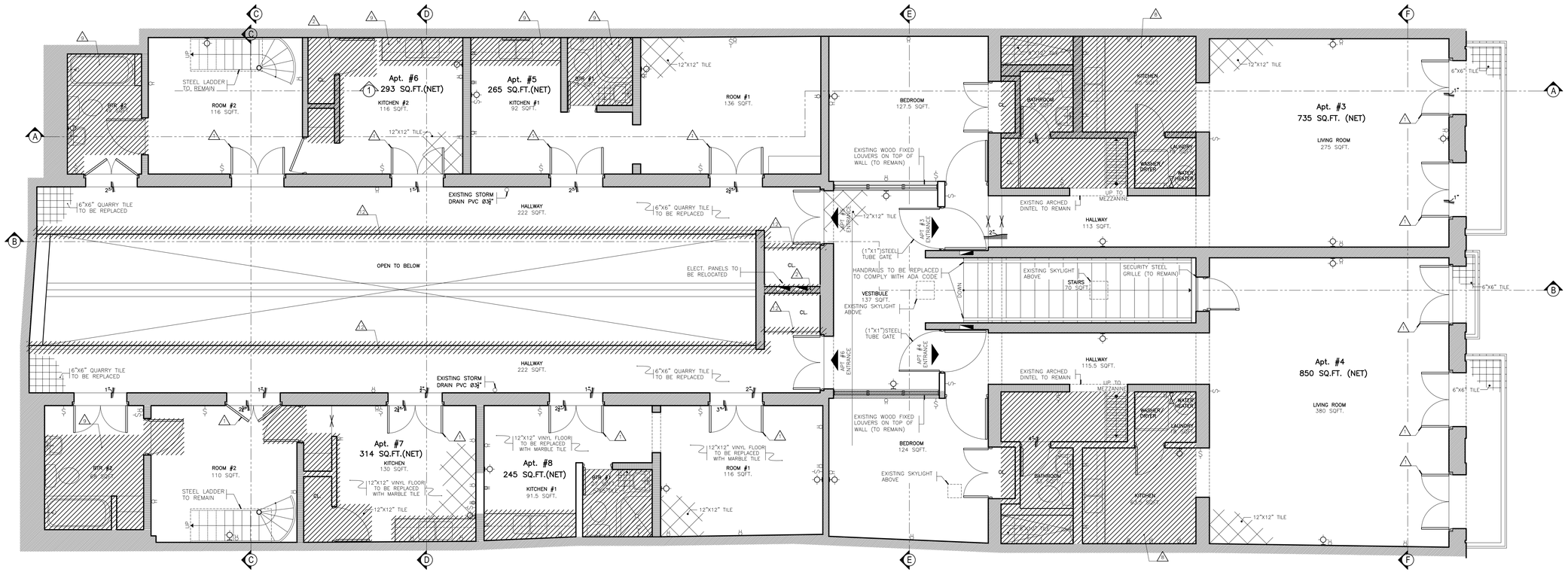
Existing 1st. Fl. Plan & Reflected Ceiling (As Built)

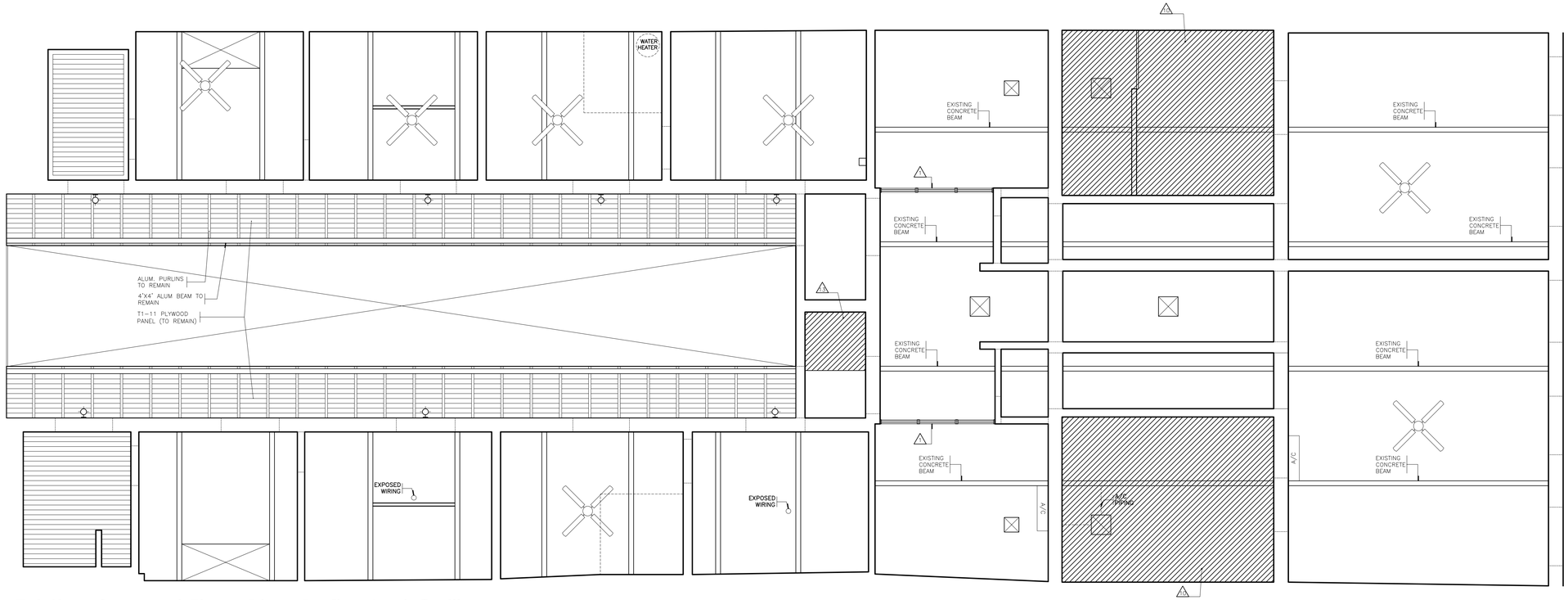
SHEET # :

A-1



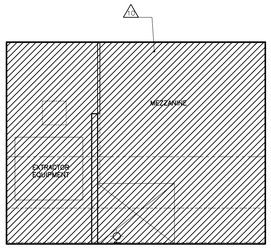
Existing Second Floor Plan (Net Area: 3,581 SF)

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



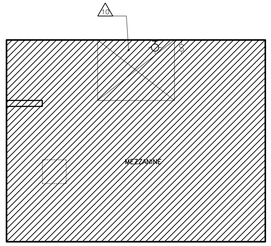
Existing Second Floor Plan Reflected Ceiling

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



MEZZANINE (APT #3)

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



MEZZANINE (APT #4)

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

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PROJECT:

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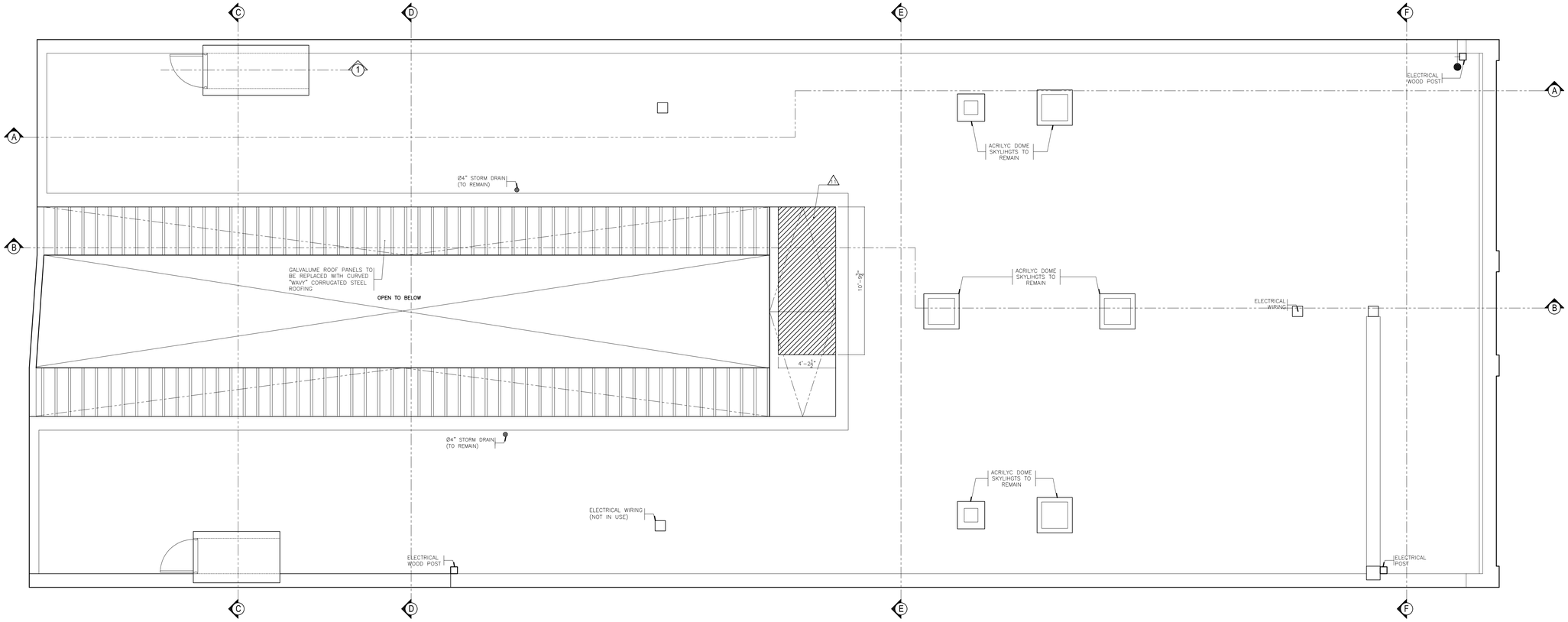
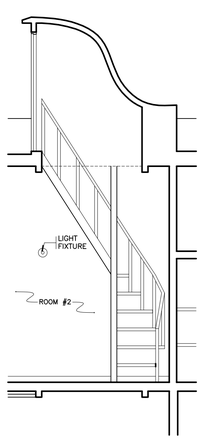
Existing 2nd Fl. Plan & Reflected Ceiling (As Built)

SHEET #:

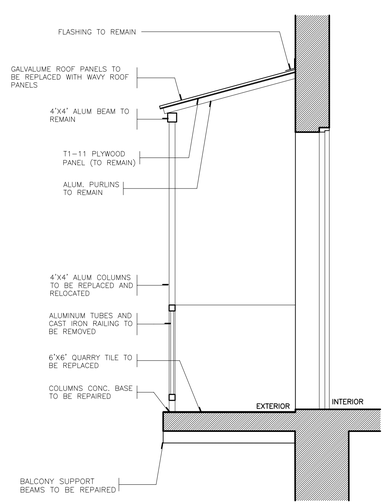
A-2



Existing Roof Plan
Scale: 1/4"=1'-0"



Partial Section1
Scale: 1/4"=1'-0"



Existing Balcony Detail 2/A6
Scale: 1/2"=1'-0"

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS BEFORE THE WORK IS PERFORMED. ANY DISCREPANCIES OR ERRORS IN THE DOCUMENTS ARE FOUND IN PLANS CONTRACTOR MUST NOTIFY ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK. ANY WORK PERFORMED AFTER DISCOVERY OF DISCREPANCIES ARE NECESSARY, IF CONTRACTOR DOES NOT NOTIFY OF SAID DISCREPANCIES IN A TIMELY FASHION CONTRACTOR ASSUMES THE RESPONSIBILITY OF SAID ERROR, OMISSIONS OR DISCREPANCIES.

ALL DRAWINGS, AND ALL OTHER DESIGNS CREATED BY ANY OF THE ARCHITECT'S CONSULTANTS, WHETHER OR NOT THEY WERE SPECIFICALLY CREATED BY ENGINEER, HIS CONSULTANTS AND COLLABORATORS, REMAIN THE PROPERTY OF ARCHITECT AND MUST BEARING THE ARCHITECT'S EXPRESS WRITTEN PERMISSION TO BE USED ON ANY PROJECT OTHER THAN THE PROJECT FOR WHICH THEY WERE CREATED.

CONTRACTOR MAY ONLY UTILIZE FOR CONSTRUCTION DRAWINGS SUBMITTED BY THE ARCHITECT WHICH CONTAIN THE PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT AND NO FRAGMENT CONSULTANTS.

OWNER:
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PUERTO RICO
SEAL

"YO, ARQUITECTO RADAMÉS LUGO ESCHENWALD, LICENCIA 15517, CERTIFICO QUE SOY EL PROFESIONAL QUE DISEÑO LOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DE LA LEY NÚM. 319 DE 5 DE MAYO DE 1938, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NÚM. 319 DE 5 DE MAYO DE 1938, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NÚM. 135 DE 15 DE JULIO DE 1968, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA PREVENCIÓN DE INCENDIOS", ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES CUMPLO CON LAS DISPOSICIONES DEL CÓDIGO DE CONSTRUCCIÓN VIGENTE DE PUERTO RICO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NÚM. 319 DE 5 DE MAYO DE 1938, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NÚM. 135 DE 15 DE JULIO DE 1968, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA PREVENCIÓN DE INCENDIOS", ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES CUMPLO CON LAS DISPOSICIONES DEL CÓDIGO DE CONSTRUCCIÓN VIGENTES DE PUERTO RICO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NÚM. 319 DE 5 DE MAYO DE 1938, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NÚM. 135 DE 15 DE JULIO DE 1968, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA PREVENCIÓN DE INCENDIOS", ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES CUMPLO CON LAS DISPOSICIONES DEL CÓDIGO DE CONSTRUCCIÓN VIGENTES DE PUERTO RICO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NÚM. 319 DE 5 DE MAYO DE 1938, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NÚM. 135 DE 15 DE JULIO DE 1968, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA PREVENCIÓN DE INCENDIOS", ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES CUMPLO CON LAS DISPOSICIONES DEL CÓDIGO DE CONSTRUCCIÓN VIGENTES DE PUERTO RICO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NÚM. 319 DE 5 DE MAYO DE 1938, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NÚM. 135 DE 15 DE JULIO DE 1968, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA PREVENCIÓN DE INCENDIOS", ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES CUMPLO CON LAS DISPOSICIONES DEL CÓDIGO DE CONSTRUCCIÓN VIGENTES DE PUERTO RICO DE 2004, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" CUALQUIER DECLARACIÓN O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO SIN CONSTITUIRSE EN DELITO, PODRÁ SER UTILIZADA EN MI CONTRA Y PUEDE PRODUCIR LA ACCIÓN JUDICIAL Y DISCIPLINARIA POR OCPR. CONTRA MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER DAÑO A POR OTRAS PERSONAS."

PROJECT:
#208 San Sebastian
General Improvements
Old San Juan

REVISIONS

NO.	DATE
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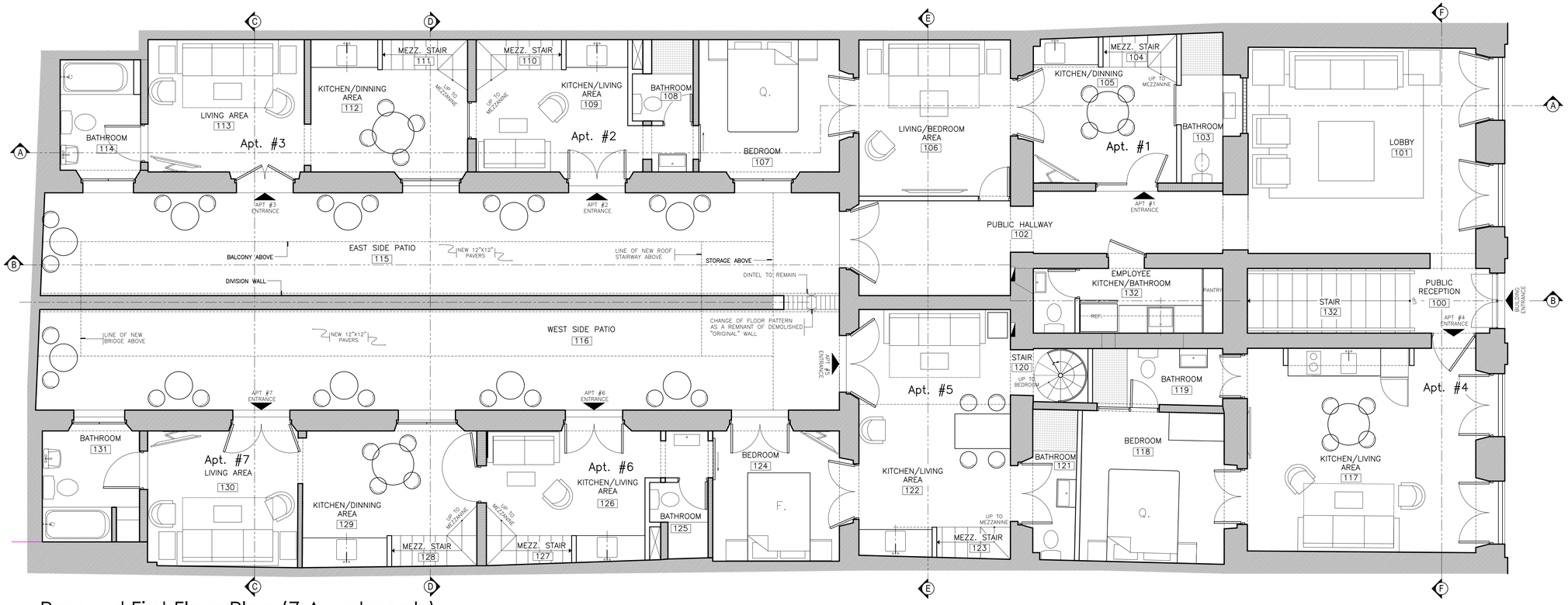
NOTES / PERMITS
Issued for Tourism Company Endorsement

DATE: November 14, 2022

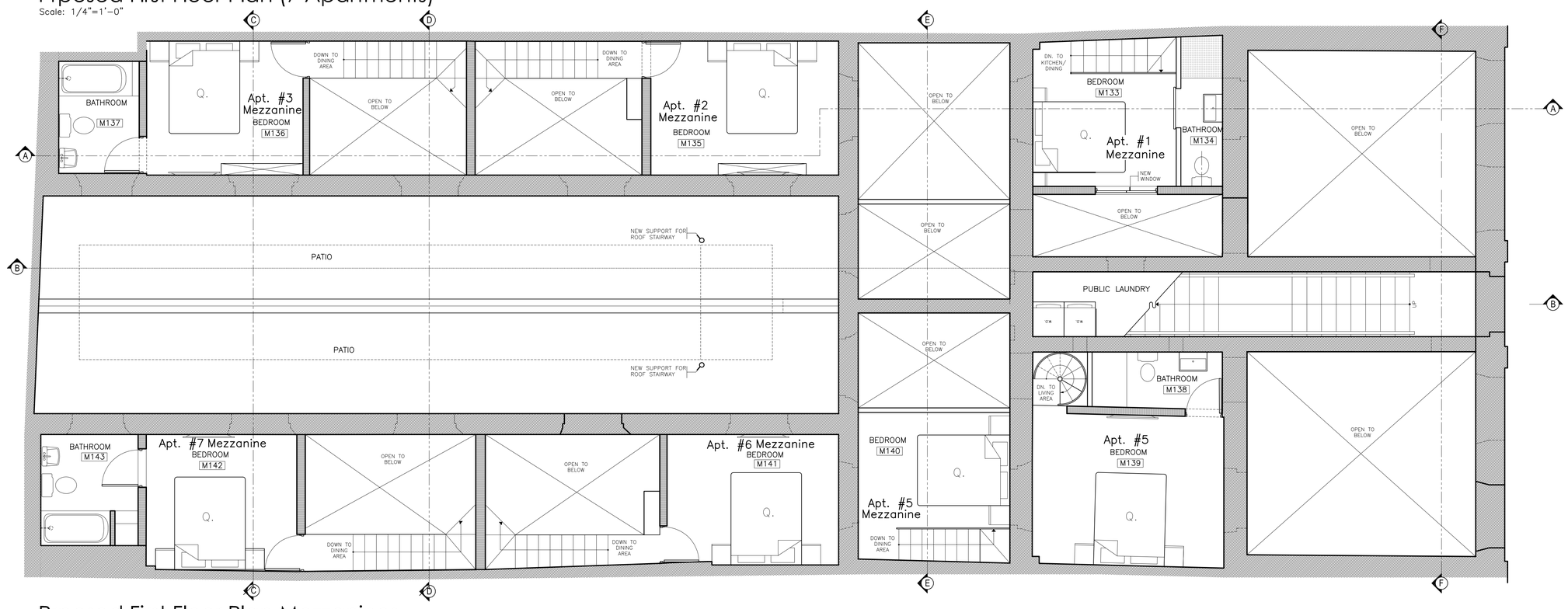
Existing Roof Plan & Partial Sections (As Built)

SHEET #:
A-3



Prposed First Floor Plan (7 Apartments)

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



Prposed First Floor Plan Mezzanines

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

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS. DISCREPANCIES, IF ANY, ARE FOUND IN PLANS CONTRACTOR MUST NOTIFY ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK. ARCHITECT WILL ISSUE CLARIFICATIONS OR ADDENDA AS MAY BE NECESSARY. IF CONTRACTOR FAILS TO NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES ARE NECESSARY, IF CONTRACTOR FAILS NOT NOTIFY OF SAID DISCREPANCIES IN A TIMELY FASHION CONTRACTOR ASSUMES THE RESPONSIBILITY OF SAID OMISSION, MISSING OR DISCREPANCIES.

ALL DIMENSIONS, AND LAY OUTS SHOWN ON THE ARCHITECTURAL PLANS, SHALL BE THE PRIORITY OVER DIMENSIONS AND LAY OUTS SHOWN IN ANY OTHER DRAWINGS, UNLESS THEY WERE SPECIFICALLY CREATED BY ENGINEER, HIS CONSULTANTS AND COLLABORATORS. IMPROPER USE OF PLANS MUST PARTAKE WITHOUT THE EXPRESS KNOW PRIOR CONSENT OF THE ARCHITECT. THE CONTRACTOR MUST ENSURE THAT THE SUBCONTRACTORS AND THE CONTRACTOR MAY ONLY UTILIZE FOR CONSTRUCTION DRAWINGS SUBMITTED BY THE ARCHITECT WHICH CONTAIN THE PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT AND ITS PARTNERS CONSULTANTS.

OWNER:

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PROJECT:

#208 San Sebastian General Improvements

Old San Juan

REVISIONS

NO.	DATE
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NOTES / PERMITS

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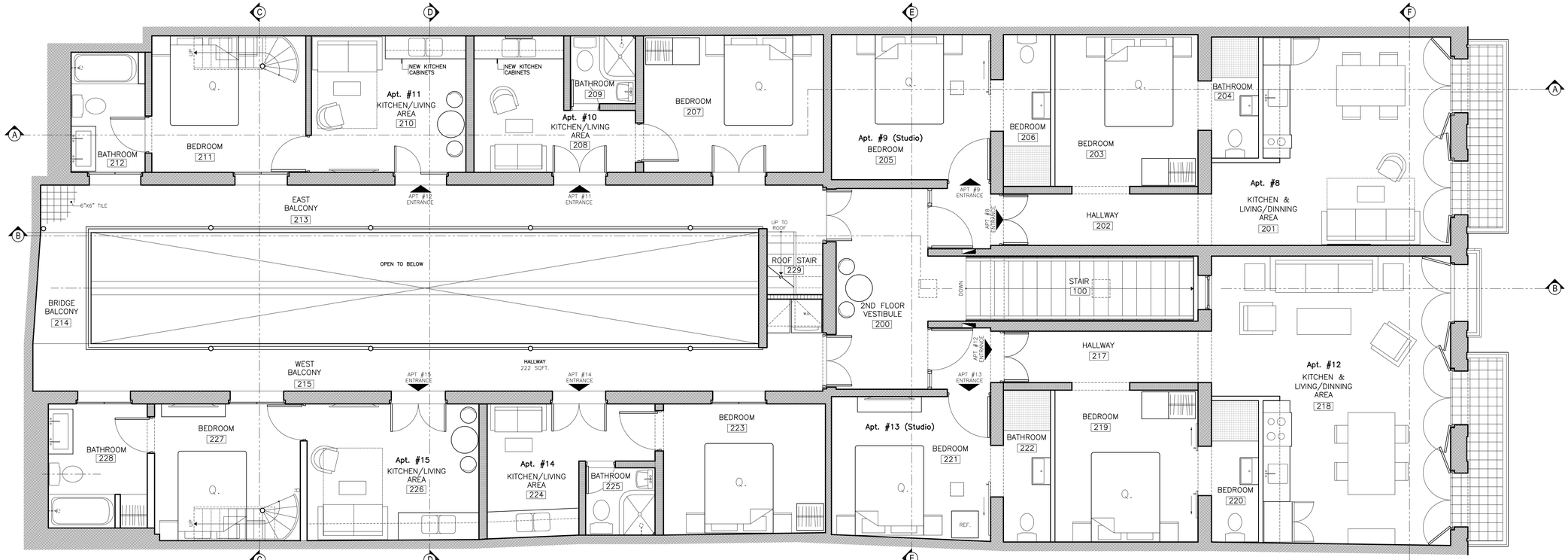
DATE: November 14, 2022

Proposed 1st. FP. & Mezzanines

SHEET #:

A-4



Proposed Second Floor Plan (8 Apartments)

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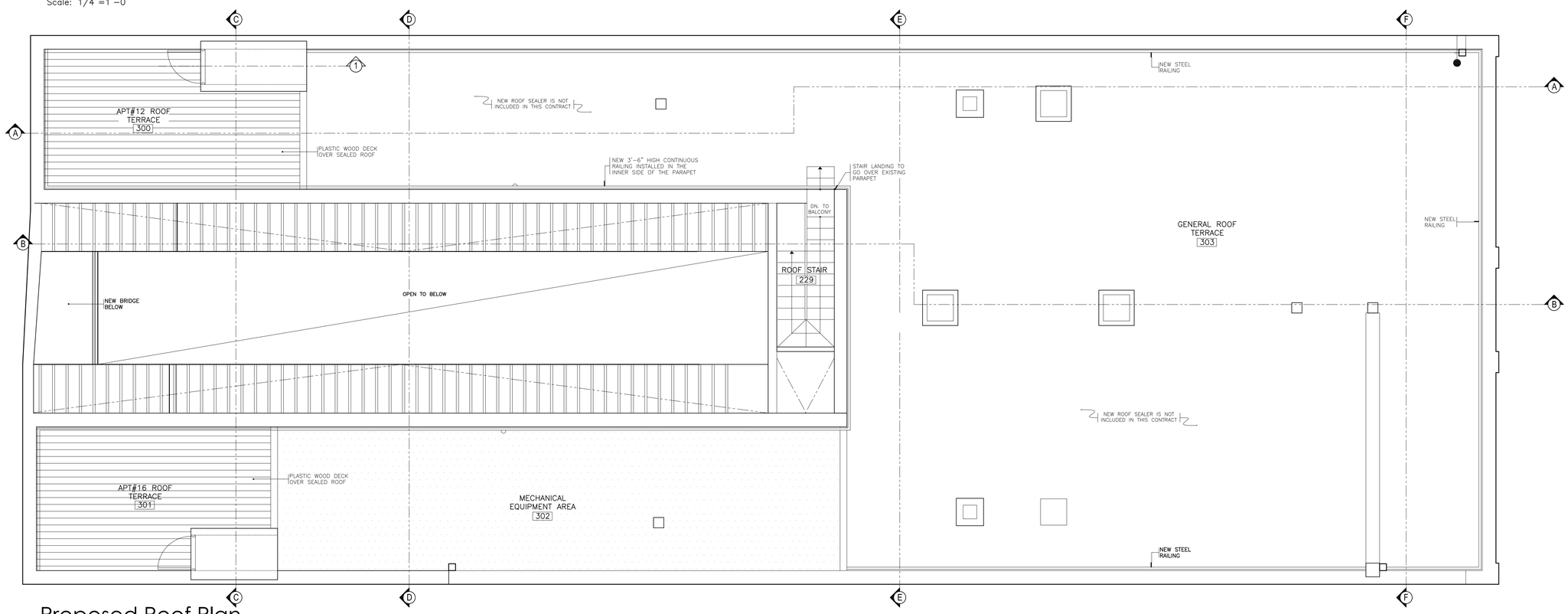

Proposed Roof Plan

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

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND CONDITIONS BEFORE COMMENCING WORK. ANY DISCREPANCIES OR OMISSIONS FROM THE DRAWINGS ARE FOUND IN PLANS CONTRACTOR MUST NOTIFY ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS. ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ARE NECESSARY, IF CONTRACTOR DOES NOT NOTIFY OF SAID DISCREPANCIES IN A TIMELY FASHION CONTRACTOR ASSUMES THE RESPONSIBILITY OF SAID ERROR, OMISSION OR DISCREPANCIES.

ALL DRAWINGS, SPECIFICATIONS AND ALL OTHER DOCUMENTS PREPARED BY THE ARCHITECT AND THE PROPERTY OF THE ARCHITECT. THEY WERE SPECIFICALLY CREATED BY ENGINEER, HIS CONSULTANTS AND COLLABORATORS. THEREFORE, THEY ARE NOT TO BE USED BY ANY OTHER ENGINEER EXCEPT FOR THAT FOR WHICH THEY WERE PREPARED. MOLDT PARTNERS, ARCHITECTS, THE EXPRESS OPINION, PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT AND HIS PARTNERS CONSULTANTS. CONTRACTOR MAY ONLY UTILIZE FOR CONSTRUCTION DRAWINGS SUBMITTED BY THE ARCHITECT WHICH CONTAIN THE PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT AND HIS PARTNERS CONSULTANTS.

OWNER:

Mr. Stephen Schweickart

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SEAL

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PROJECT:

#208 San Sebastian General Improvements

Old San Juan

REVISIONS

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NOTES / PERMITS

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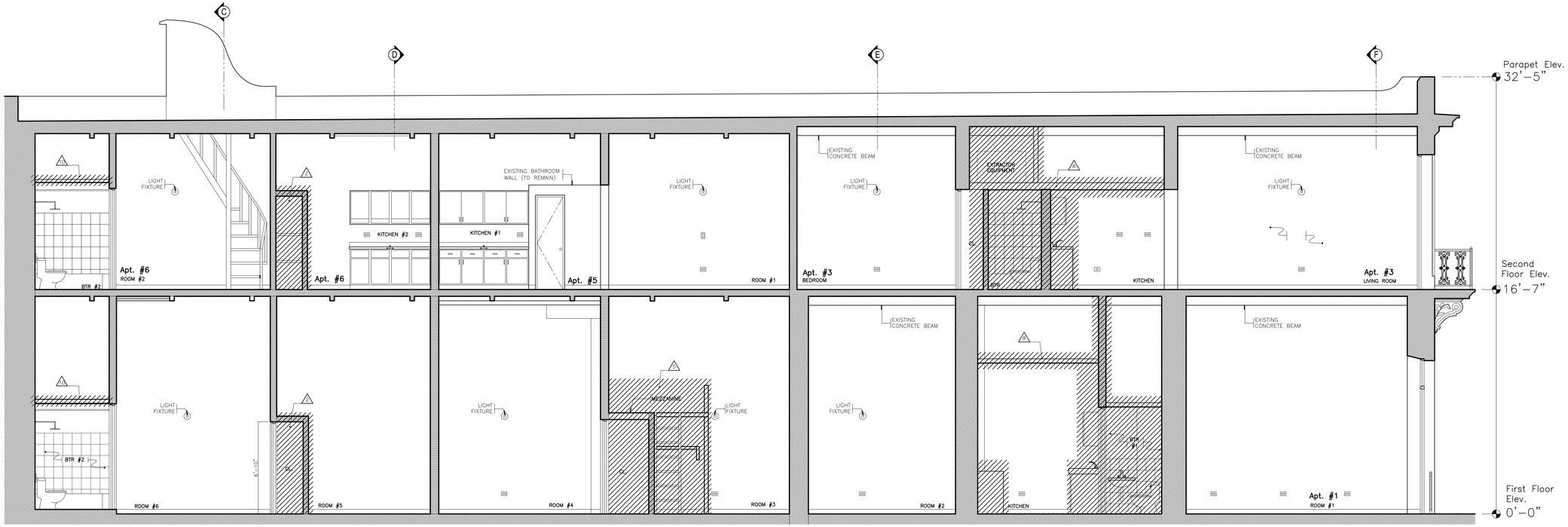
DATE: November 14, 2022

Proposed 2nd FP. & Roof Plan

SHEET #:

A-5



Existing Section A-A

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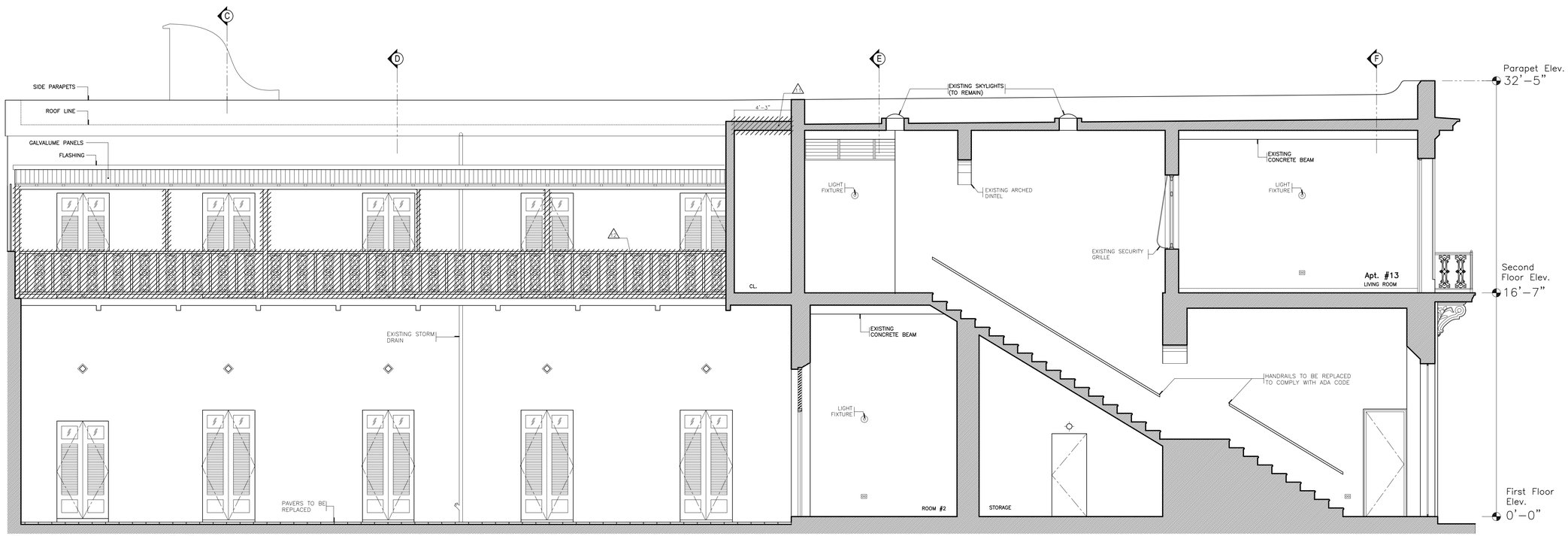

Existing Section B-B

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

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ALL LUMINAIRES, AND ALL ACTIVE DEVICES LISTED IN ANY OF THE APPLICABLE ENERGY CODES, MUST PHYSICALLY BE INSPECTED BY THE ENGINEER EXCEPT FOR THAT FOR THEY WERE SPECIFICALLY CREATED BY ENGINEER, HIS CONSULTANTS AND COLLABORATORS. THE PROPERTY OF ACCESS, MUST PHYSICALLY BE INSPECTED BY THE ENGINEER EXCEPT FOR THAT FOR WHICH THE PROPERTY OF ACCESS, MUST PHYSICALLY BE INSPECTED BY THE ENGINEER. THE CONTRACTOR MAY ONLY UTILIZE FOR CONSTRUCTION DRAWINGS SUBMITTED BY THE ARCHITECT WHICH CONTAIN THE PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT AND THE PERTINENT CONSULTANTS.

OWNER:

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PROJECT:

#208 San Sebastian General Improvements

Old San Juan

REVISIONS

NO.	DATE
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NOTES / PERMITS

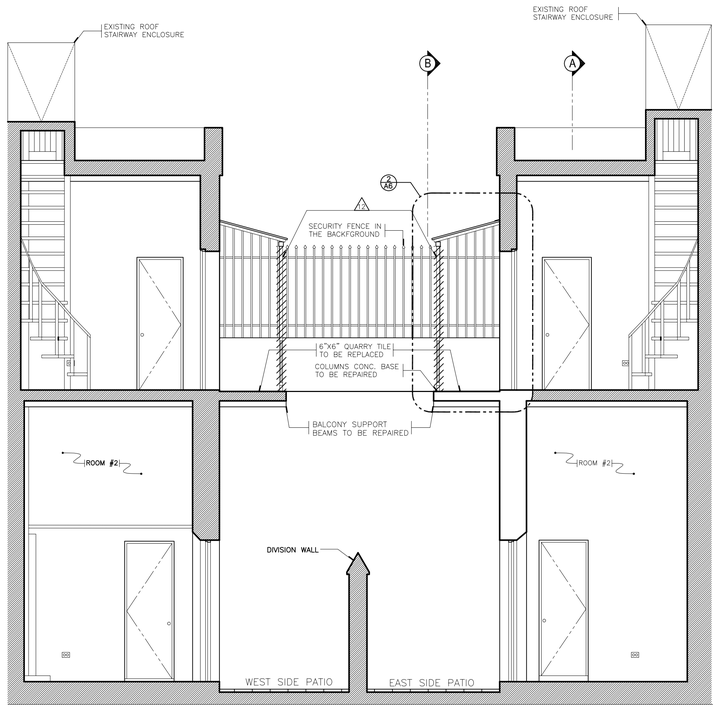
Issued for Tourism Company Endorsement

DATE: November 14, 2022

Existing Sections

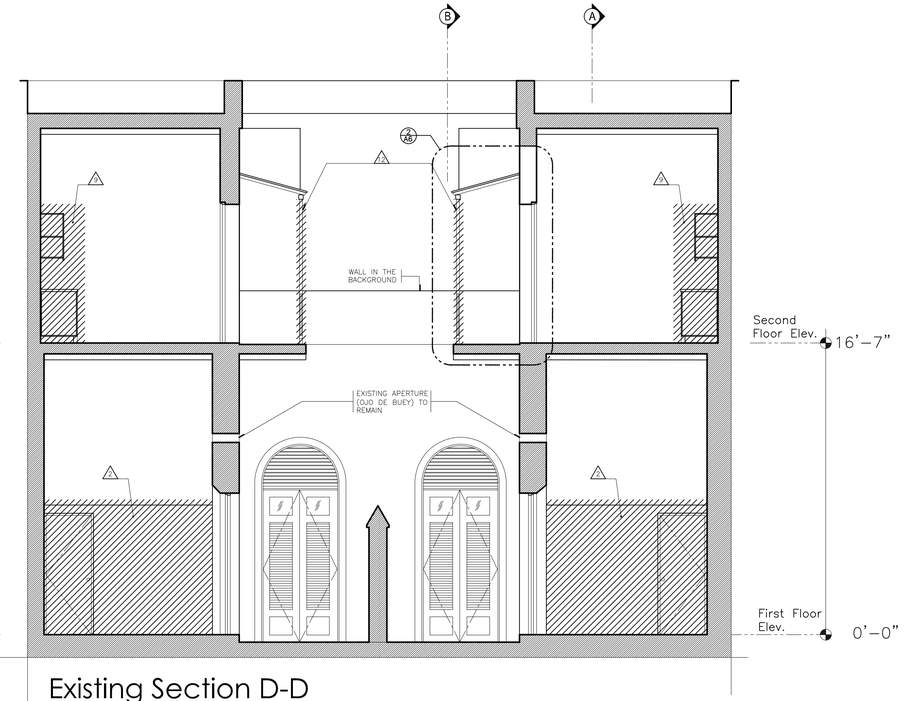
SHEET #:

A-6



Existing Section C-C

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



Existing Section D-D

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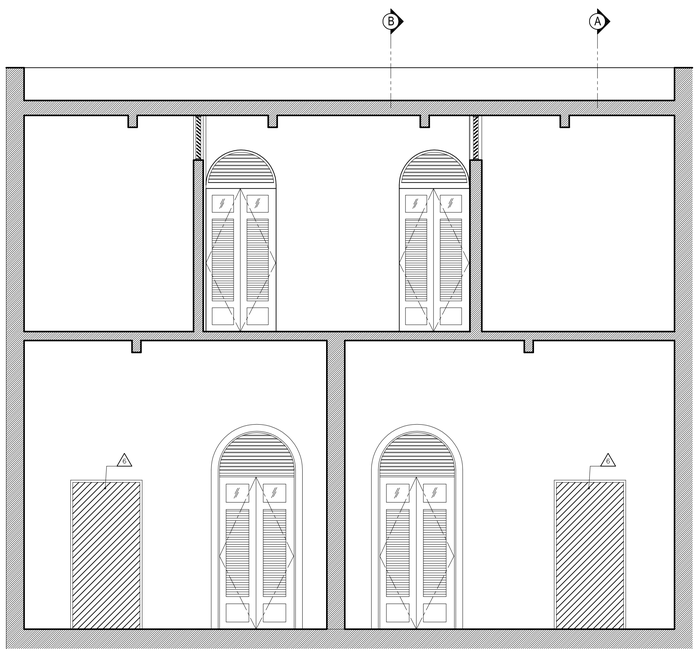

Existing Section E-E

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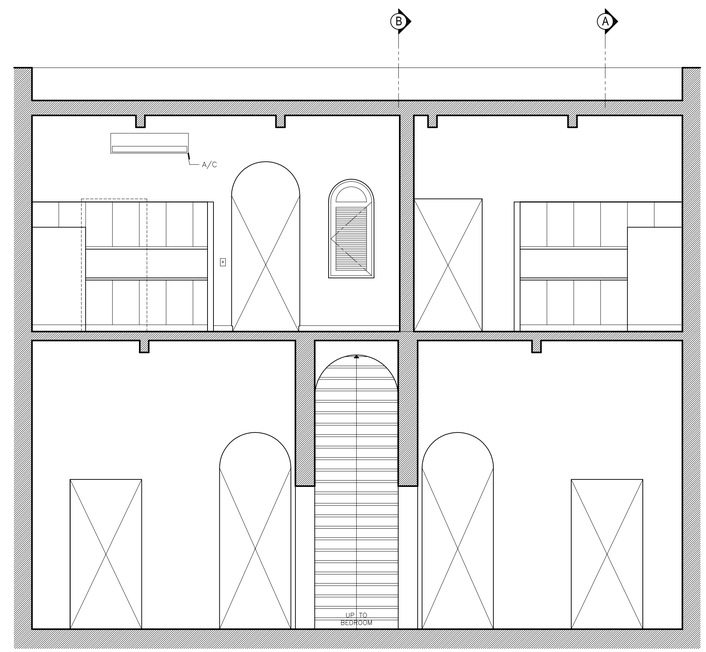

Existing Section F-F

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

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ALL LANDMARKS, AND ANY NOTES CREDITED IN ANY OF THE ARCHITECTURE EXCEPT FOR THAT FOR THEY WERE SPECIFICALLY CREATED BY ENGINEER, HIS CONSULTANTS AND COLLABORATORS. THE PROPERTY OF ACCESS AND MUST PAPER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. THE PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT AND HIS PARTNERS CONSULTANTS. CONTRACTOR MAY ONLY UTILIZE FOR CONSTRUCTION DRAWINGS SUBMITTED BY THE ARCHITECT WHICH CONTAIN THE PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT AND HIS PARTNERS CONSULTANTS.

OWNER:

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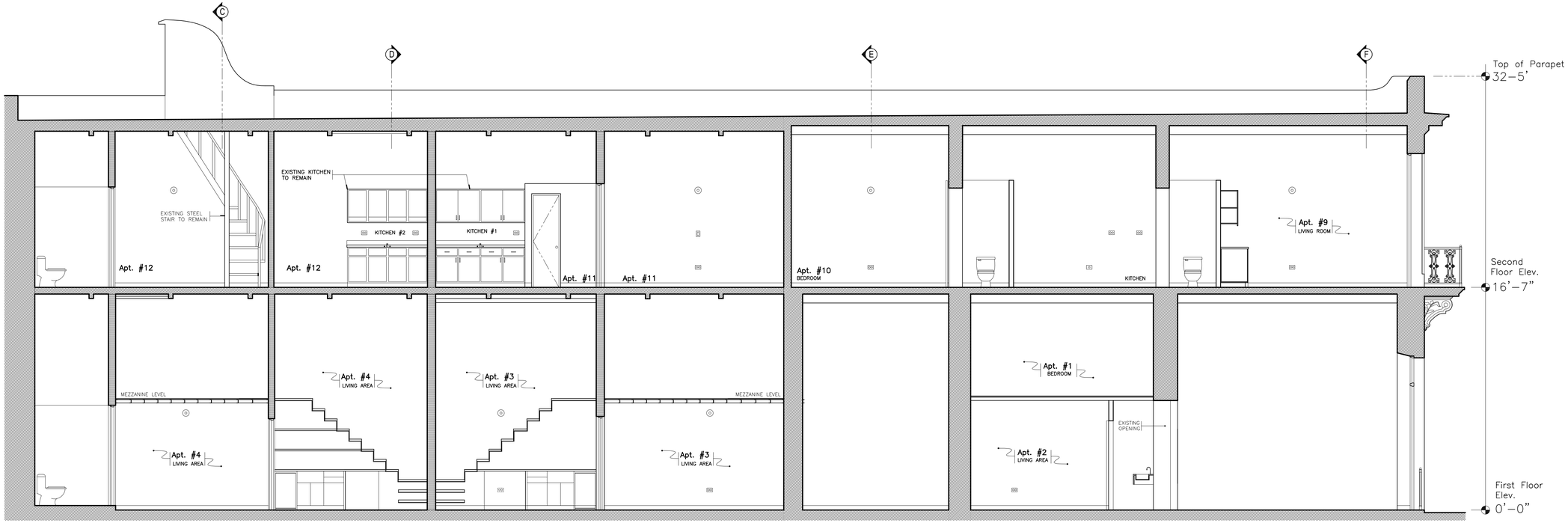
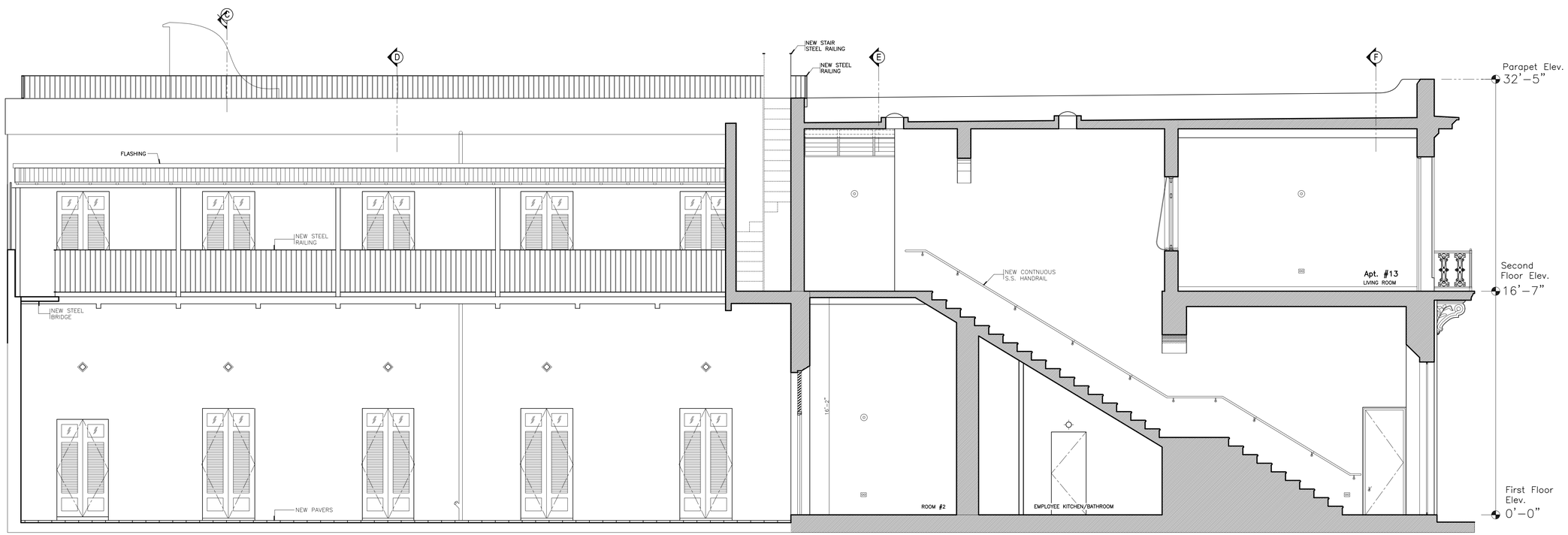


Proposed Section A-A

Scale: 1/4"=1'–0"



Proposed Section B-B

Scale: 1/4"=1'–0"

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ALL DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AND THEY WERE SPECIFICALLY CREATED BY ENGINEER, HIS CONSULTANTS AND COLLABORATORS, IS THE PROPERTY OF ARCHITECT. ARCHITECT RETAINS ALL OWNERSHIP AND PROPRIETARY RIGHTS IN THE DOCUMENTS AND DRAWINGS PREPARED BY HIM. THEY MUST NOT BE REPRODUCED OR REUSED, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCHITECT. CONTRACTOR MAY ONLY UTILIZE FOR CONSTRUCTION DRAWINGS SUBMITTED BY THE ARCHITECT WHICH CONTAIN THE PROFESSIONAL SEAL AND SIGNATURE OF THE ARCHITECT AND HIS PERTINENT CONSULTANTS.

OWNER:

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"YO, ARQUITECTO RADAMÉS LUGO ESCHENWALD, LICENCIA 15517, CERTIFICO QUE SOY EL PROFESIONAL QUE DISEÑO LOS PLANOS Y LAS ESPECIFICACIONES COMPLEMENTARIAS. TAMBIÉN CERTIFICO QUE ENTIENDO QUE DICHOS PLANOS Y ESPECIFICACIONES CUMPLEN CON LAS DISPOSICIONES APLICABLES DE LA LEY NÚM. 319 DE 5 DE MAYO DE 1938, SEGÚN ENMENDADA, LAS APLICABLES DE LOS REGLAMENTOS Y CÓDIGOS DE CONSTRUCCIÓN VIGENTES DE LAS AGENCIAS, JUNTAS, NEGOCIADO O COMISIONES ADMINISTRATIVAS Y CON LA LEY DE ARQUITECTURA. CERTIFICO, ADEMÁS, QUE EN LA PREPARACIÓN DE ESTOS PLANOS Y ESPECIFICACIONES CUMPLO CON LAS DISPOSICIONES DE LA LEY NÚM. 173 DE 14 DE AGOSTO DE 1988, SEGÚN ENMENDADA, CONOCIDA COMO LA "LEY PARA LA INVERSIÓN POR LA INDUSTRIA PUERTORRIQUEÑA" Y CON LA LEY NUM. 319 DE 5 DE MAYO DE 1938, SEGÚN ENMENDADA, ESTOY DE ACUERDO CON QUE, EN LA ADMINISTRACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO SIN CUALQUIER DECLARACIÓN O FALSIFICACIÓN DE LOS HECHOS ESTOY PRODUCIDO SIN CUALQUIER DECLARACIÓN O FALSIFICACIÓN DE LOS HECHOS QUE SE HAYA PRODUCIDO SIN CUALQUIER DECLARACIÓN O FALSIFICACIÓN DE LOS HECHOS ESTOY PRODUCIDO POR OTRAS PERSONAS CON MI CONOCIMIENTO, ME HACEN RESPONSABLE DE CUALQUIER ACCIÓN JUDICIAL Y DISCIPLINARIA POR OCPE.

PROJECT:

#208 San Sebastian General Improvements

Old San Juan

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	

NOTES / PERMITS

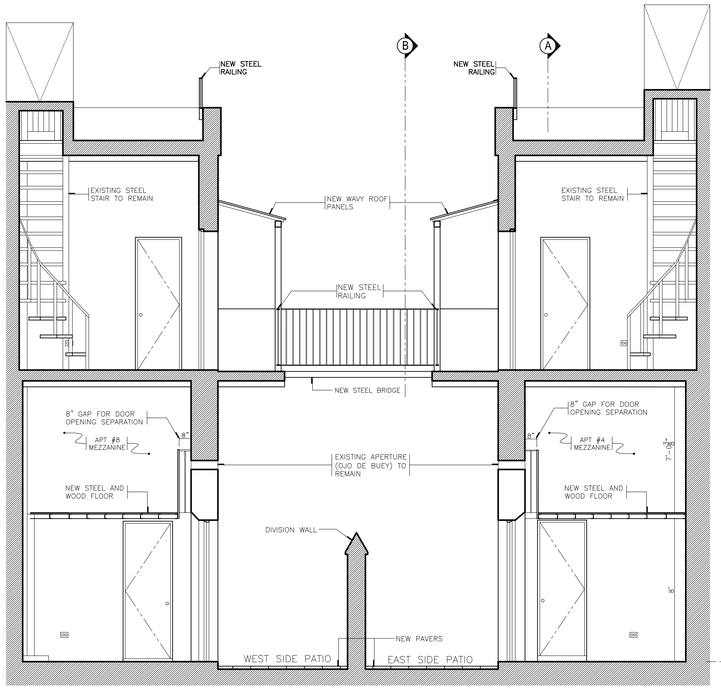
Issued for Tourism Company Endorsement

DATE: November 14, 2022

Proposed Sections

SHEET #:

A-8



Proposed Section C-C

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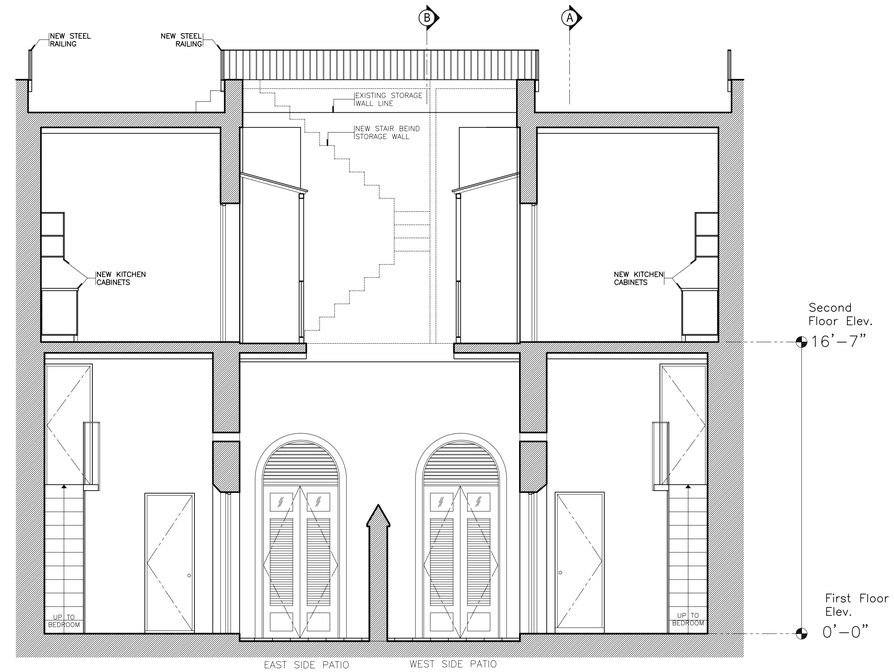

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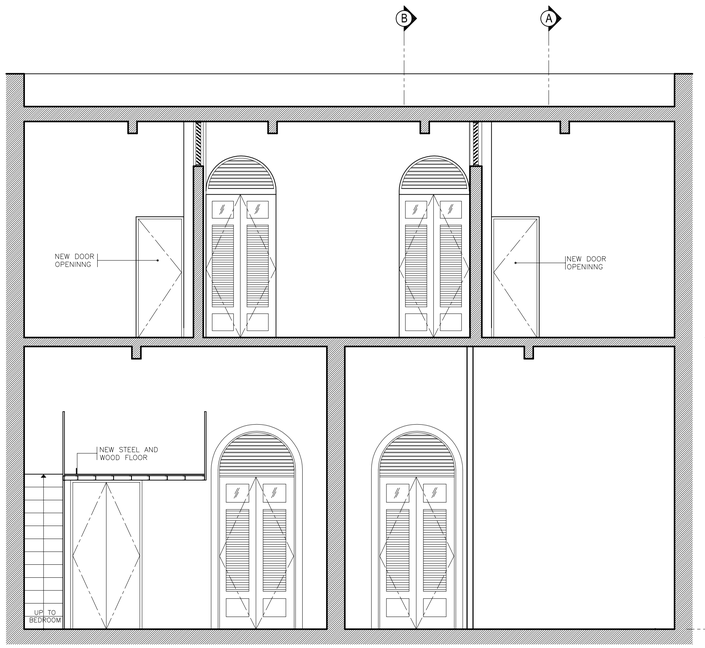

Proposed Section E-E

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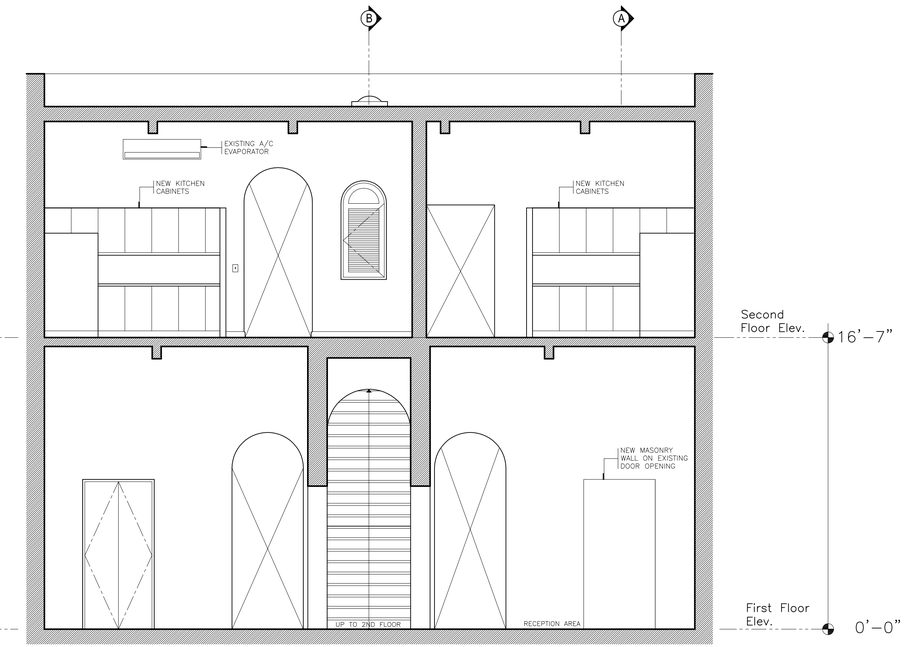

Proposed Section F-F

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

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