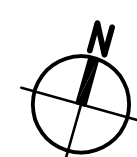


1. FOR GENERAL DEMOLITION NOTES, REFER TO A201 DWG.
2. FOR DEMOLITION FLOOR, WALL, MATERIAL AND IMPORTANT NOTES, REFER TO A202 DWG.
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7. FOR FOURTH LEVEL DEMOLITION FLOOR PLAN, PROPOSED LAYOUT & CODE SHEET PLAN, REFER TO A206 DWG.
8. REFER TO A101 DWG. FOR DEMOLITION AND CODE SHEET LEGENDS.

$$\begin{array}{r} \text{GROSS AREA} = 2,095.48 \text{ S.F.} \\ \div 200 \text{ (GROSS)} \\ \hline 10.48 \text{ O.C.C.} \\ + .58 \text{ O.C.C.} \odot \text{ NON-OCCUPABLE SPACE} \\ \hline 11.06 \text{ O.C.C.} \\ \boxed{12 \text{ O.C.C.}} \end{array}$$


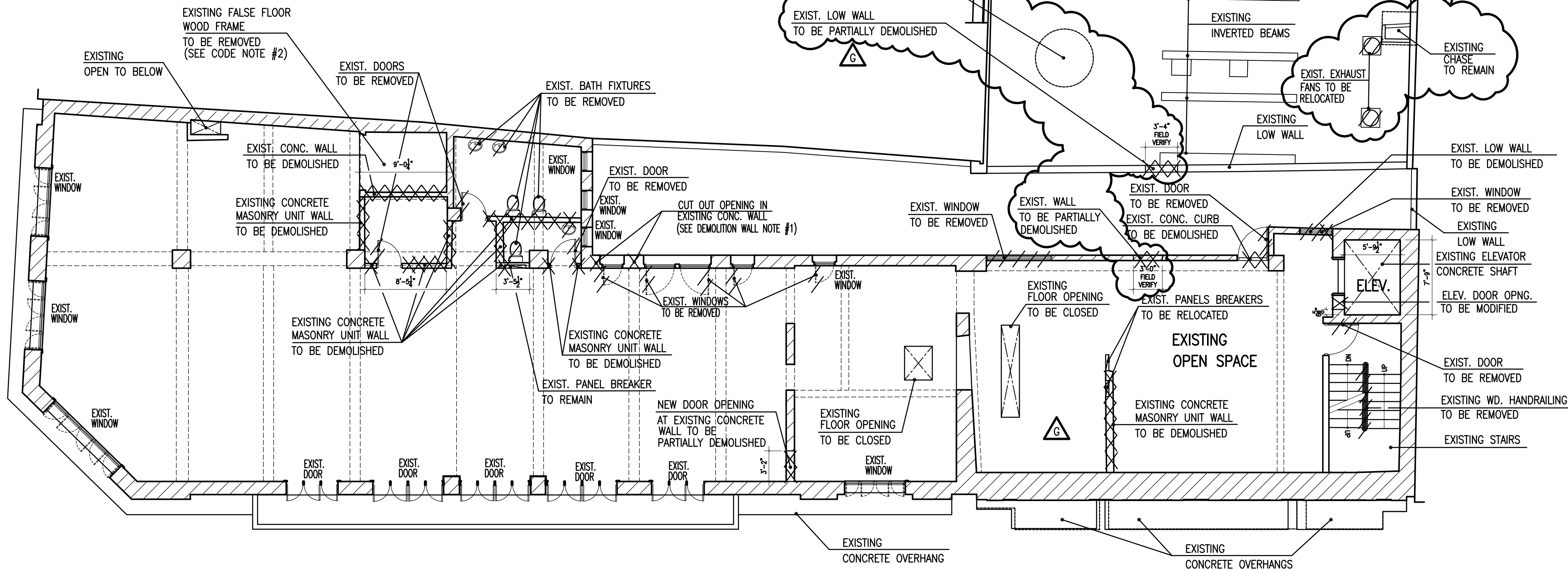
CERTIFICATION:

* Yo, el Ars. WILLIAM (S&B) Ramirez Castellanos, num. de licencia: 13580 certifico que soy el profesional que diseñó estos planos y las especificaciones complementarias. También certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de las Agencias, Juntas Reglamentarias o Corporaciones Públicas con jurisdicción competente que cualquier declaración falsa o falsificación de los hechos que se haya producido sin conocimiento o por negligencia ya sea por mí, mis agentes o empleados, o por otras personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la OGPé y otras autoridades competentes, incluyendo, pero sin limitarse, a la terminación de la participación en los procedimientos de certificación profesional en la OGPé.*

PROFESSIONAL SEAL

DEMOLITION WALL NOTES:

- CUT OPENING IN EXISTING CONCRETE WALL, FOR NEW DOOR OPENING.
REPAIR/REFINISH AS NEEDED.
- CUT OPENING IN EXISTING WALL, FOR NEW WINDOW OPENINGS.
REPAIR/REFINISH AS NEEDED.
(REFER TO ELEVATION)



SECOND LEVEL
DEMOLITION FLOOR PLAN

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



REFERENCE NOTES:

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- FOR FOURTH LEVEL DEMOLITION FLOOR PLAN, PROPOSED LAYOUT & CODE SHEET PLAN, REFER TO A206 DWG.
- REFER TO A101 DWG. FOR DEMOLITION AND CODE SHEET LEGENDS.

OCCUPANT LOAD CALCULATION:

RESIDENTIAL (R-2) OCCUPANCY / PROPERTY NO. 253
RESIDENTIAL AREA = 3,705.77 S.F.
/ 200 (GROSS) = 18.53 O.C.C.
+ 5.40 O.C.C. @ ANCILLARY SPACES
23.93 O.C.C.
+ 1.41 O.C.C. @ EXTERIOR NON-OCCUPABLE SPACES
(23.93 + 1.41) = 25.34 O.C.C.
24 O.C.C.
25 O.C.C.

EXISTING OPEN PATIO

[10.10 S.F.] 1.41 R-2

300 GROSS

NON-OCCUPABLE SPACE

CODE NOTES:

- AS PER IBC 2009, SECT. 420.2 / WALLS SEPARATING DWELLING OR SLEEPING UNITS
IN THE SAME BUILDING, AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM

SECOND FLOOR
DISTRIBUTION

- 3 Bedrooms & 2.5 Bathrooms
- 3 Bedrooms & 2 Bathrooms
- 2 Bedrooms & 2 Bathrooms
- 1 Bedroom & 1 Bathroom

TOTAL

NUMBER OF
APARTMENTS

- 1
- 1
- 1
- 1
- 4

REFORM LEGEND:

- NEW METAL DOOR WITH METAL FRAME
(20 MIN. FIRE RESISTANCE RATING)
- NEW CORRIDOR OR LOBBY PARTITION WALL
(1 HR. FIRE RESISTANCE RATING)
- NEW STAIR ENCLOSURE SHAFTWALL ASSEMBLY
(2 HRS. FIRE RESISTANCE RATING)
- NEW METAL DOOR WITH METAL FRAME
(90 MIN. FIRE RESISTANCE RATING)
- NEW WINDOW AT CORRIDOR FIRE PARTITION, INTERIOR WALLS
(45 MIN. FIRE RESISTANCE RATING)
- NEW HORIZONTAL FLOOR ASSEMBLY
SEPARATING DWELLING UNITS
IN THE SAME BUILDING.
(2 HRS. FIRE RESISTANCE RATING)
(SEE CODE NOTE #2)
- NEW FIRE PARTITION WALL
SEPARATING DWELLING UNITS
(1 HR. FIRE RESISTANCE RATING)
(SEE CODE NOTE #1)
- NEW CHASE ENCLOSURE WALL
(2 HRS. FIRE RESISTANCE RATING)
- EXISTING FLOOR ASSEMBLY
WHICH IS REQUIRED TO COMPLY
AS AN HORIZONTAL ASSEMBLY
SEPARATING DWELLING UNITS
IN THE SAME BUILDING.
(2 HRS. FIRE RESISTANCE RATING)
(SEE CODE NOTE #2)
- SMOKE PARTITION
AS PER IBC 2009-SECT. 711.6,
SPACE AROUND PENETRATING ITEMS, DUCTS AND
IN JOINTS, SHALL BE FILLED WITH AN APPROVED
MATERIAL TO LIMIT THE FREE PASSAGE OF SMOKE.
- SMOKE PARTITION DOOR
AS PER IBC 2009-SECT. 711.5.2,
SHALL MEET THE REQUIREMENTS FOR A SMOKE
AND DRAFT CONTROL ASSEMBLY TESTED IN ACCORDANCE
WITH UL 1784. DOOR SHALL BE SELF-CLOSING OR AUTOMATIC-
CLOSING BY SMOKE DETECTION.
- NEW KONE ECOSPACE ELEVATOR/
(ADA) COMPLIANCE.
(REFER TO A202 DWG.)

NEW ELEVATOR LOBBY

(USED AS AN AREA OF RETIRE, SEE CODE NOTE #9)

[10.10 S.F.] .75 R-2

200 GROSS

ANCILLARY SPACE

NEW WOOD HANDRAILINGS

(EQUAL TO EXISTING)

SECOND LEVEL
PROPOSED LAYOUT AND CODE SHEET PLAN

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



OLD SAN JUAN

MIXED USED BUILDING

REFORM PROJECT

PROJECT

San Justo corner and Tetuán Street,
no. 251 & 253, Old San Juan, PR

LOCATION

Mr. 251 Tetuan, LLC

OWNER

CONSULTANTS

WILLIAM (BILLY) RAMÍREZ CASTELLANO
LICENSE NUM. 13980

San Juan, PR

787-342-3276
billrami@yahoo.com

DESIGNERS

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- JULY 21, 2016 / ISSUED FOR PERMITS
- JUNE 13, 2016 / RE-ISSUED FOR APPROVAL
- MAY. 11, 2016 / ISSUED FOR APPROVAL

REVISIONS

A204

DRAWING

PAGE SIZE: E

SECOND LEVEL
DEMOLITION FLOOR PLAN,
PROPOSED LAYOUT & CODE SHEET PLAN

TITLE

PROFESSIONAL SEAL

CERTIFICATION:
"Yo, el Ing. WILLIAM (BILLY) RAMÍREZ CASTELLANO, núm. de licencia 13980,
certifico que soy el profesional que diseñó estos planos y
las especificaciones complementarias. También certifico que
entiendo que dichos planos y especificaciones cumplen con las
disposiciones aplicables de los Reglamentos y Códigos de las
Agencias, Juntas Reglamentarias o Corporaciones Públicas con
jurisdicción. Reconozco que cualquier declaración falsa o
falsificación de los hechos que se haya producido sin conocimiento
o por negligencia no sea por mí, sino que se atribuya a empleados o
por otras personas con mi conocimiento me hacen responsable
de cualquier acción judicial y disciplinaria por la USF y otras
autoridades competentes, incluyendo, pero sin limitarse, a la
terminación de la participación en los procedimientos de certificación
profesional en la USF."

DEMOLITION WALL NOTES:

- CUT OPENING IN EXISTING CONCRETE WALL, FOR NEW DOOR OPENING. REPAIR/REFINISH AS NEEDED.

REFERENCE NOTES:

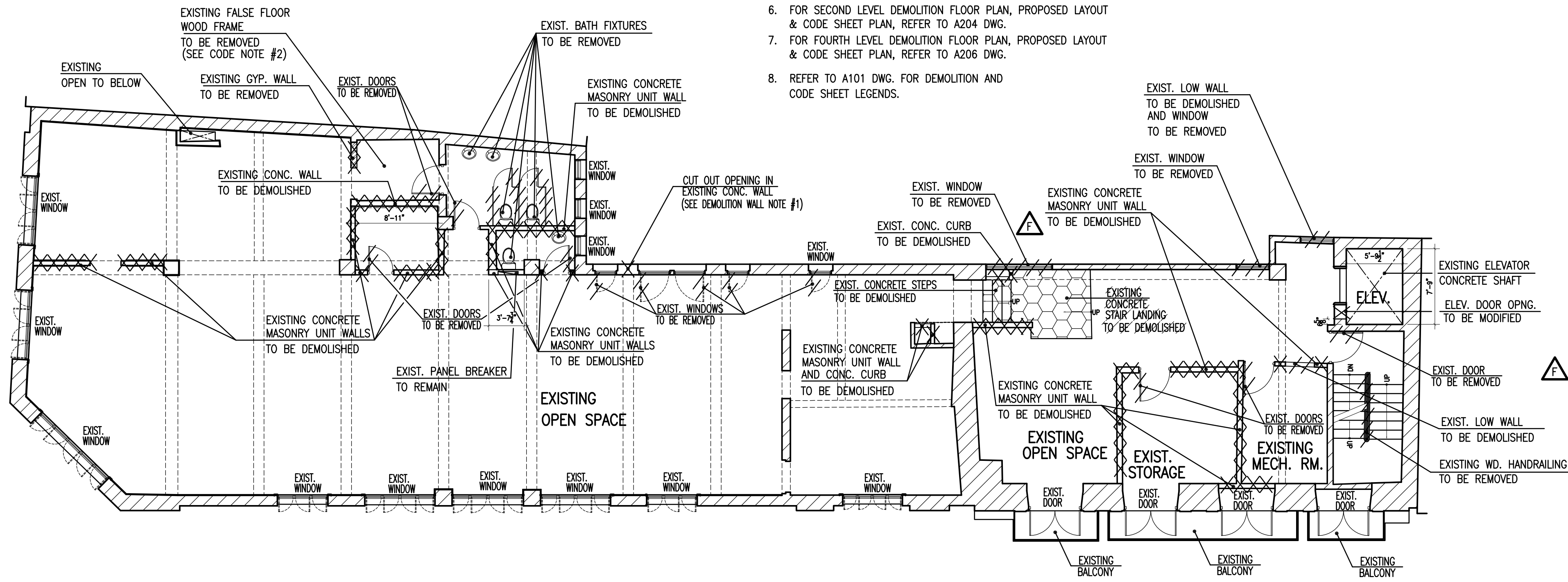
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- REFER TO A101 DWG. FOR DEMOLITION AND CODE SHEET LEGENDS.

CODE NOTES:

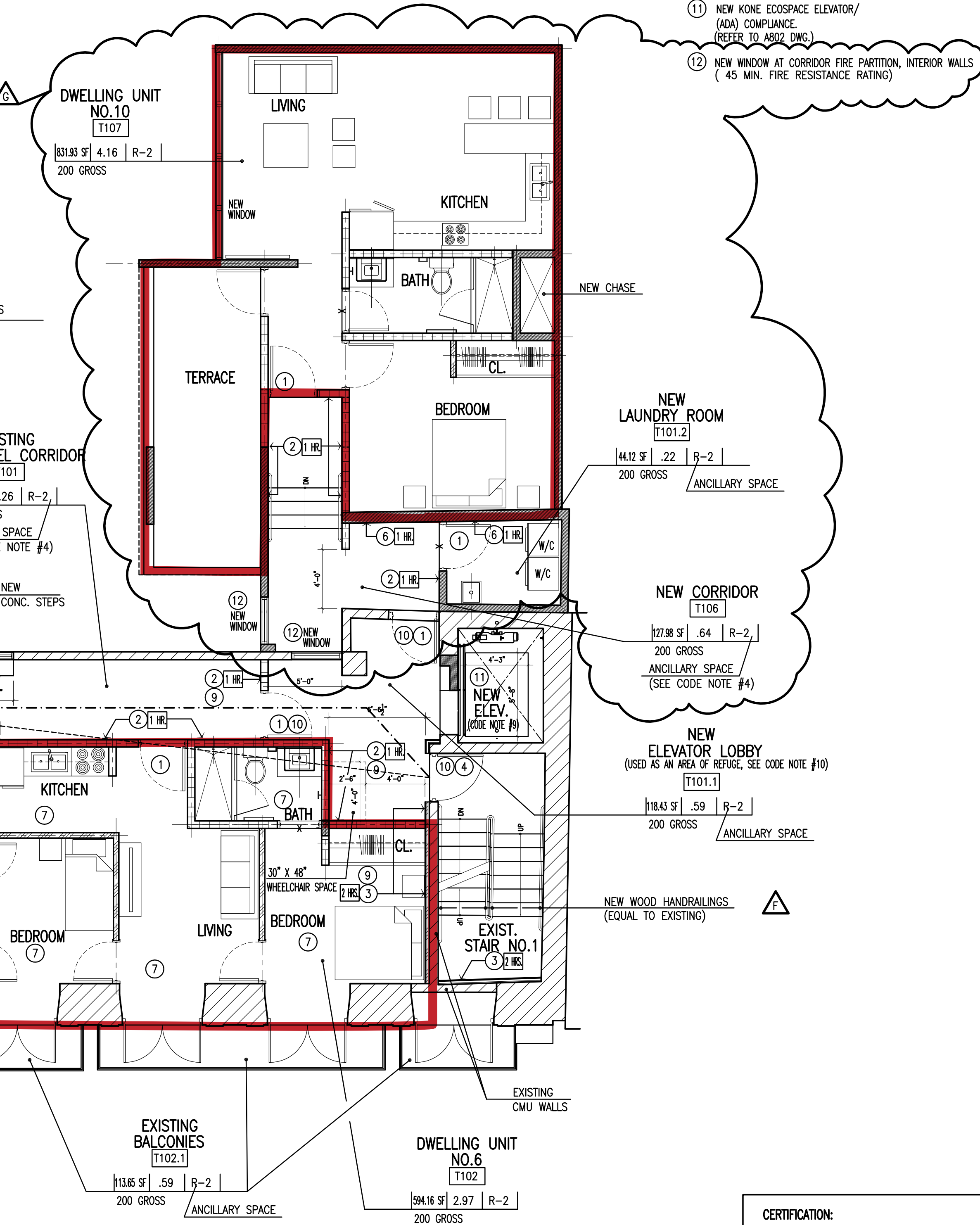
- AS PER IBC AND WALLS S THE SAME BU
- AS PER IBC BUILDING, AN CONTIGUOUS
- RESIDENTIAL IBC-TABLE 1
- AS PER 2003 THE CORRIDO
- WHERE EXIT 1-HOUR FIRE EXIT SEPARA
- AS PER ICC IS REQUIRED
 - THE ALON DOOR 36 IN THE O BUT O
- ONLY ONE E AT THIRD ST TRAVEL DIST BUILD AND
- BASEMENT DISTANCE BETWEEN TWO EXITS (WHERE REQUIRED) = $144'-2.5' / 2 = 72'-1.25'$ MIN.
- NEW ACCESSIBLE MEANS OF EGRESS ELEVATOR IN AN EXISTING ELEVATOR CONCRETE SHAFT. AS PER IBC 2009-SECT. 1007.4, SHALL BE ACCESSED FROM A LOBBY USED AS AN AREA OF REFUGE, SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1, AND STANDBY POWER SHALL BE PROVIDED.
- AS PER IBC 2009-SECT. 1007.6.2, EACH AREA OF REFUGE SHALL BE SEPARATED FROM THE REMAINDER OF THE STORY BY A SMOKE BARRIER COMPLY WITH IBC 2009-SECT. 710.

REFORM LEGEND:

- NEW METAL DOOR WITH METAL FRAME (20 MIN. FIRE RESISTANCE RATING)
- NEW CORRIDOR PARTITION WALL (1 HR. FIRE RESISTANCE RATING)
- NEW STAIR ENCLOSURE SHAFT/WALL ASSEMBLY (2 HRS. FIRE RESISTANCE RATING)
- NEW METAL DOOR WITH METAL FRAME (90 MIN. FIRE RESISTANCE RATING)
- NEW HORIZONTAL FLOOR ASSEMBLY SEPARATING DWELLING UNITS IN THE SAME BUILDING. (2 HRS. FIRE RESISTANCE RATING) (SEE CODE NOTE #2)
- NEW FIRE PARTITION WALL SEPARATING DWELLING UNITS (1 HR. FIRE RESISTANCE RATING) (SEE CODE NOTE #1)
- EXISTING FLOOR ASSEMBLY WHICH IS REQUIRED TO COMPLY AS AN HORIZONTAL ASSEMBLY SEPARATING DWELLING UNITS IN THE SAME BUILDING. (2 HRS. FIRE RESISTANCE RATING) (SEE CODE NOTE #2)
- NEW CHASE ENCLOSURE WALL (2 HRS. FIRE RESISTANCE RATING)
- SMOKE PARTITION AS PER IBC 2009-SECT. 711.6, SPACE AROUND PENETRATING ITEMS, DUCTS AND IN JOINTS, SHALL BE FILLED WITH AN APPROVED MATERIAL TO LIMIT THE FREE PASSAGE OF SMOKE.
- SMOKE PARTITION DOOR AS PER IBC 2009-SECT. 711.5.2, SHALL MEET THE REQUIREMENTS FOR A SMOKE AND DRAFT CONTROL ASSEMBLY TESTED IN ACCORDANCE WITH UL 1784. DOOR SHALL BE SELF-OR AUTOMATIC-CLOSING BY SMOKE DETECTION.
- NEW KONE ECOSPACE ELEVATOR/ (ADA) COMPLIANCE. (REFER TO A201 DWG.)
- NEW WINDOW AT CORRIDOR FIRE PARTITION, INTERIOR WALLS (45 MIN. FIRE RESISTANCE RATING)



THIRD LEVEL DEMOLITION FLOOR PLAN
(SCALE: 1/8"=1'-0")



OCCUPANT LOAD CALCULATION:

RESIDENTIAL AREA = 3,983.20 S.F.
/ 200 (GROSS) = 19.92 O.C.C.
+ 4.30 O.C.C. @ ANCILLARY SPACES
24.22 O.C.C.
24 O.C.C.

THIRD LEVEL PROPOSED LAYOUT AND CODE SHEET PLAN
(SCALE: 3/16"=1'-0")

OLD SAN JUAN

MIXED USED BUILDING

REFORM PROJECT

PROJECT

San Justo corner and Tetuán Street,
no. 251 & 253, Old San Juan, PR

LOCATION

Mr. 251 Tetuan, LLC

OWNER

CONSULTANTS

WILLIAM (BILLY) RAMÍREZ CASTELLANO
LICENSE NUM. 13980

San Juan, PR

787-342-3276
billrami@yahoo.com

DESIGNERS

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- MAY. 11, 2016 / ISSUED FOR APPROVAL
- MAY. 2, 2016 / RE-ISSUED FOR COMMENTS

REVISIONS

A205

DRAWING

PAGE SIZE: E

THIRD LEVEL DEMOLITION FLOOR PLAN,
PROPOSED LAYOUT & CODE SHEET PLAN

TITLE

PROFESSIONAL SEAL

CERTIFICATION:
"Yo, el Ing. WILLIAM (BILLY) RAMÍREZ CASTELLANO, núm. de licencia 13980, certifico que soy el profesional que diseñó estos planos y los especificaciones complementarias. También certifico que entiendo que dichos planos y especificaciones cumplen con las disposiciones aplicables de los Reglamentos y Códigos de las Agencias, Juntas Reglamentarias o Corporaciones Públicas con jurisdicción. Reconozco que cualquier declaración falsa o falsificación de los hechos que se haya producido sin conocimiento o por negligencia me sea por mí, mis agentes o empleados, o por otros personas con mi conocimiento, me hacen responsable de cualquier acción judicial y disciplinaria por la ODE y otras autoridades competentes, incluyendo, pero sin limitarse, a la terminación de la participación en los procedimientos de certificación profesional en la ODE."

1. CUT OPENING IN EXISTING CONCRETE WALL, FOR NEW DOOR OPENING
REPAIR/REFINISH AS NEEDED.

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8. REFER TO A101 DWG. FOR DEMOLITION AND CODE SHEET LEGENDS.

1. AS PER IBC 2009, SECT. 420.2 / WALLS SEPARATING DWELLING OR SLEEPING UNITS IN THE SAME BUILDING.

NUMBER OF
APARTMENTS

1

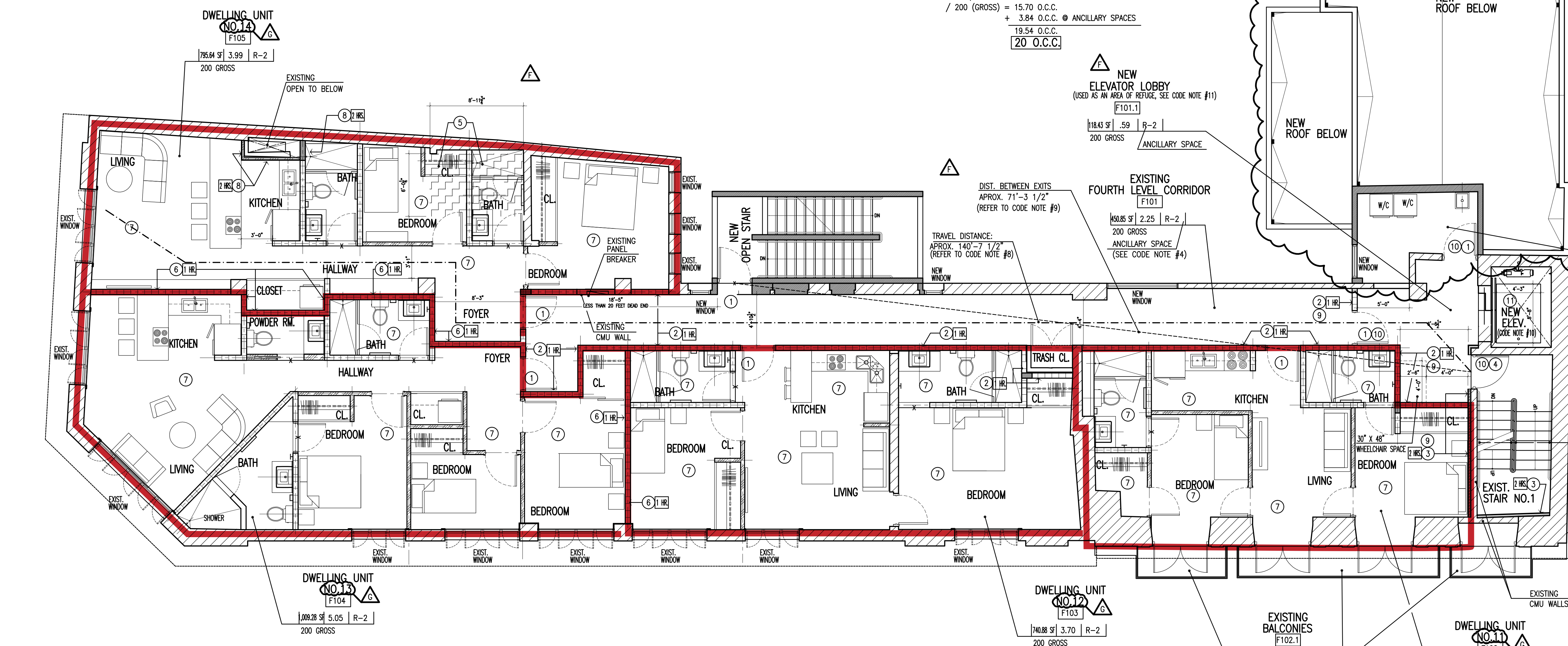
3

4

WARE,
S IN A
OR,
S REQUIRED.

- ① NEW METAL DECK WITH METAL FRAME
(20 MIN. FIRE RESISTANCE RATING)
- ② NEW CORRIDOR PARTITION WALL
(1 HR. FIRE RESISTANCE RATING)
- ③ NEW STAIR ENCLOSURE SHAFTWALL ASSEMBLY
(2 HRS. FIRE RESISTANCE RATING)
- ④ NEW METAL DECK WITH METAL FRAME
(90 MIN. FIRE RESISTANCE RATING)
- ⑤ NEW HORIZONTAL FLOOR ASSEMBLY
SEPARATING DWELLING UNITS
IN THE SAME BUILDING.
(2 HRS. FIRE RESISTANCE RATING)
(SEE CODE NOTE #2)
- ⑥ NEW FIRE PARTITION WALL
SEPARATING DWELLING UNITS
(1 HR. FIRE RESISTANCE RATING)
(SEE CODE NOTE #1)
- ⑦ EXISTING FLOOR ASSEMBLY
WHICH IS REQUIRED TO COMPLY
AS AN HORIZONTAL ASSEMBLY
SEPARATING DWELLING UNITS
IN THE SAME BUILDING.
(2 HRS. FIRE RESISTANCE RATING)
(SEE CODE NOTE #2)
- ⑧ NEW CHASE ENCLOSURE WALL
(2 HRS. FIRE RESISTANCE RATING)
- ⑨ SMOKE PARTITION
AS PER IBC 2009-05ECT. 711.6,
SPACE AROUND PENETRATING ITEMS, DUCTS AND
IN JOINTS, SHALL BE FILLED WITH AN APPROVED
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- ⑩ SMOKE PARTITION DOOR
AS PER IBC 2009-05ECT. 711.5.2,
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CLOSING BY SMOKE DETECTION.
- ⑪ NEW KNOE KIOSQUE ELEMENT/AD
ADJ COMPLIANCE
(REFER TO ADO2 DWG.)

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



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

MIXED USED BUILDING

REFORM PROJECT

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REVISIONS

A206

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TITLE

CERTIFICATION:

* Ya, el Arz. WILLIAM (88b) Ramirez Castellanos, num. de licencia: 13980
certifico que los señores que firman este documento, en sus calidades y
las especificaciones complementarias. También certifico que
entiendo que dichos planes y especificaciones cumplen con las
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PROFESSIONAL SEAL