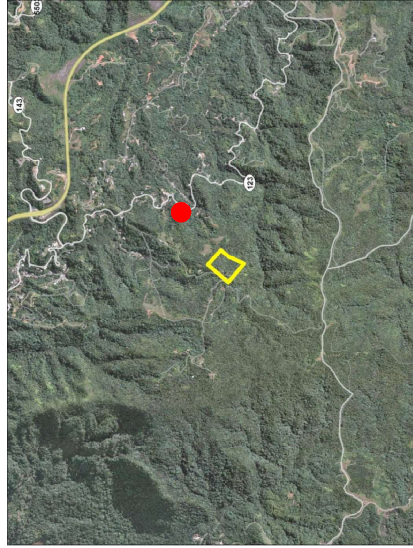


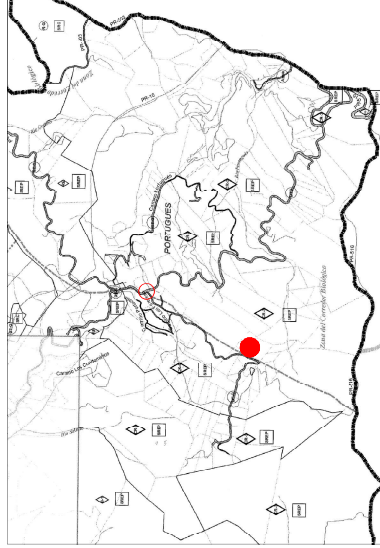
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Issue	Date
ISSUE FOR REV.	12-6-2022
ISSUE FOR BID.	02-17-2023
ISSUE FOR BID.	04-14-2023



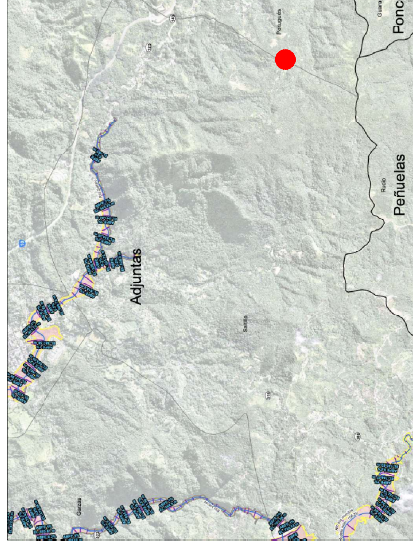
PROPERTY IMAGE
IMAGE TAKEN ON SITE VISIT



LOCATION MAP



MAPA DE CLASIFICACIÓN DE SUELOS
H.O.J.A 12 - 10 DE MAYO DEL 2011

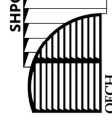


FLOOD MAP
PANEL 1090H MAP

RESTAURACIÓN
CASA
LOS FOREMAN
CATASTRO 290-000-010-29
C. Los Foreman, Adjuntas, 00601



NATIONAL PARK SERVICE



STATE HISTORIC
PRESERVATION OFFICE
OFFICE OF THE GOVERNOR

FOREMAN HOUSE
ADJUNTAS, PUERTO RICO

Architect of Record:
Victor M Villegas, A.I.A.
Registration No. 11445 F



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[illegible]

PROFESSIONAL TEAM:

Victor M. Villegas
Cristina Ballester
Gilberto Mendoza
Elvin E. Melendez
Laurie S. Rivera

Year	Issue	Date
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2104	115	2104
2105	116	2105

Drawn by

GM | EM | CB | LR | VV

SHEET TITLE AND NUMBER:

T-01

TITLE SHEET


ISSUE FOR BIDDING
NOT FOR CONSTRUCTION

V.M.V. DATE: APR 14, 20


DEMOLITION NOTES:	
1.	EXISTING CONDITIONS ILLUSTRATED AS OF JUNE 28, 2022
2.	IT IS NOT THE INTENTION OF THE A/E FIRM TO COVER ALL REQUIRED DEMOLITION AND CLEANING WORK IN THESE DRAWINGS. WORK NOT SHOWN SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A HEALTHY AND QUALITY THAT DOES NOT AFFECT THE HEALTH OF HIS EMPLOYEES.
3.	G.C. SHALL PROTECT ALL ITEMS THAT ARE TO REMAIN SUCH AS EQUIPMENT, FLOOR FINISHES, RAILINGS, BALUSTERS, WALL BASES, LAMPS, ETC....
4.	IF ANY OTHER ELEMENT NOT ILLUSTRATED IN THIS DRAWING IS TO BE REMOVED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. SUCH WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
5.	CONTRACTOR SHALL FURNISH ALL REMOVAL AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, SELECTIVE REMOVAL, AND SUBSEQUENT REPAIRS REQUIRED TO LEAVE AREA AS NEW.
6.	FOR SELECTIVE DEMOLITION WORK, THE OWNER MAY REVIEW NOTES TO COMPLEMENTATION OF WORKMANSHIP. COORDINATION FOR REPAIRS SHALL BE REQUIRED WITH DETAILS FOR DOOR AND FLOOR FINISHES. COORDINATION OF OPERATION SHALL ENSURE THE INHABITANTS ARE UNHARMED.
7.	THE CONTRACTOR, PRIOR TO COMMENCEMENT OF THE WORK, SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE PROJECTS DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT CONSTRUCTION WORKSHEET SCHEDULE. PHOTOGRAPHIC RECORDING OF THE PROJECT SHALL BE PROVIDED TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS DUE TO CONTRACTORS' FAILURE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS.
8.	DURING DEMOLITION PHASE AND CONSTRUCTION, THE GENERAL CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS. PUBLIC AREAS SHALL COMPLY WITH OSHA REGULATIONS. UNPAID AREAS SHALL COMPLY WITH OSHA REGULATIONS. IN WORKING OF SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AGAINST EXPOSURE OF ENVIRONMENTAL POLLUTION.
9.	ONE OF THE WALLS TO DEMOLISH ARE REMOVED. CONCRETE, IF ANY, SHALL BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL LOOSE MATERIALS SUCH AS METAL, FRAMED GLASS, FURNITURE, ETC....
10.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL LOOSE MATERIALS SUCH AS METAL, FRAMED GLASS, FURNITURE, ETC....
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GENERAL NOTES:	
1.	THE DRAWINGS AND NOTES COMPLY TO THE BEST OF OUR KNOWLEDGE WITH THE BEST PRACTICES OF THE INDUSTRY.
2.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY OF THE G.C. TO CORRELATE DEMO AND REPAIRS/NEW CONSTRUCTION.
3.	DIMENSIONS ON DRAWING MAY VARY SLIGHTLY.
4.	DUE TO THIS BEING A HISTORIC BUILDING, NOT ALL WINDOWS AND DOORS WILL BE REPLACED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WINDOW, DOOR REPAIRS TO FIT IN THEIR ORIGINAL LOCATION.
5.	ALL PLAN DIMENSIONS HAVE PRECEDENCE OVER THE SCALES OF THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION AND TURNED TO THE NEAREST 1/8" LAYOUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION AND TURNED TO THE NEAREST 1/8" LAYOUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION AND TURNED TO THE NEAREST 1/8" LAYOUT.
6.	ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE LOCAL BUILDING CODE AND ALL APPLICABLE ORDINANCES AND PROVISIONS. THE CONTRACTOR SHALL SUBMIT WITH HIS BID PROPOSAL A COMPLETE LIST OF ALL MATERIALS AND SUPPLIERS. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH SUPPLIERS AND SUB-CONTRACTORS.
7.	THE ARCHITECT AND ENGINEER DO NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE HELD RESPONSIBLE FOR, CONSTRUCTION OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE SUBCONTRACTOR OR ANY OTHER PERSONS' PERFORMANCE WORK OR FOR THE CONSTRUCTION OF ANY OTHER PERSONS' PERFORMANCE WORK OR FOR THE CONSTRUCTION OF ANY OTHER PERSONS' PERFORMANCE WORK.
8.	EACH CONTRACTOR OR SUBCONTRACTOR SHALL CARRY PUBLIC LIABILITY, PROPERTY DAMAGE, AND WORKMAN'S COMPENSATION INSURANCE AND SHALL PROVIDE OWNERS WITH A VALID CERTIFICATE. THE CONTRACTOR SHALL PROTECT THE WORK OF OTHER TRADES. THESE TRADES AND NOTIFICATION OF SUCH CONFLICTS MADE TO THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9.	THE CONTRACTOR SHALL EXAMINE ALL AREAS IN WHICH WORK IS TO BE CONSTRUCTED AND SHALL REPORT ANY SUCH WORK WHICH IS NOT CONSTRUCTED AND SHALL REPORT ANY SUCH WORK WHICH IS NOT CONSTRUCTED AND SHALL REPORT ANY SUCH WORK WHICH IS NOT CONSTRUCTED.
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BIDDING SET	
SHEET INDEX	
ISSUE DATES	1502-11-10 1502-11-10
TITLE SHEET	1502-11-10
EXISTING	1502-11-10
ARCHITECTURAL	1502-11-10
GENERAL RESTORATION NOTES	1502-11-10
CONSTRUCTION SITE PLAN	1502-11-10
RESTORATION FLOOR PLAN	1502-11-10
RESTORATION PHOTO	1502-11-10
INTERIOR WALLS	1502-11-10
RESTORATION REFLECTED CEILING FLOOR	1502-11-10
RESTORATION ROOF PLAN	1502-11-10
RESTORATION ELEVATIONS A & B	1502-11-10
RESTORATION WORKSHOP FLOOR PLAN, ROOF PLAN AND RCP	1502-11-10
RESTORATION WORKSHOP ELEVATIONS	1502-11-10
RESTORATION WORKSHOP DOORS AND WINDOWS SCHEDULE	1502-11-10
RESTORATION WORKSHOP WALL TYPES, DOOR TYPE & DOOR SCHEDULE	1502-11-10
FINISHES & SUBMITTAL NOTES	1502-11-10
WOOD CONNECTORS	1502-11-10
WOOD SPOKE REPAIR DETAIL	1502-11-10



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OFFICE OF THE GOVERNOR



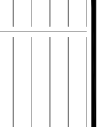
FOREMAN HOUSE
ADULTAS, PUERTO RICO



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INGENIEROS
PLANIFICADORES



PROFESSIONAL TEAM:
Vidior M. Velazquez
Gloria Mendez
Luis S. Davila



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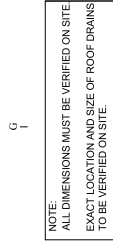
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T-02

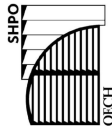
GENERAL NOTES AND INDEX

ISSUE FOR BIDDING
NOT FOR CONSTRUCTION

NOTE:
ELEMENTS SHOWN IN RED SHALL
BE REMOVED, SEE SPECS.



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FOREMAN HOUSE
ADJUNTAS, PUERTO RICO

Architect of Record:
Victor M Villegas, AIA
Registration No. 11445 P.F.



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Gilberto Mendoza
Elvin E. Melendez
Laurie S. Rivera

[illegible]

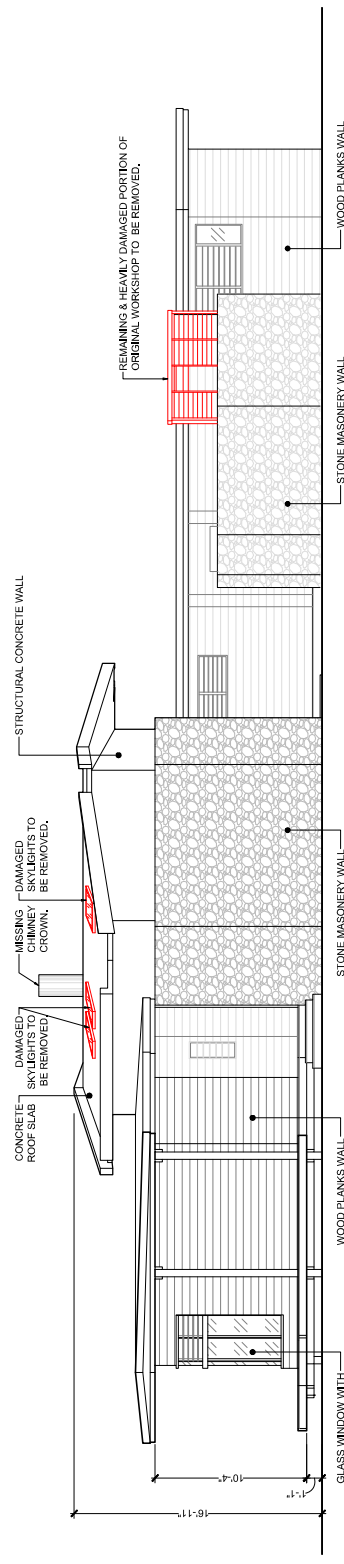
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GM EM CB LR	VV

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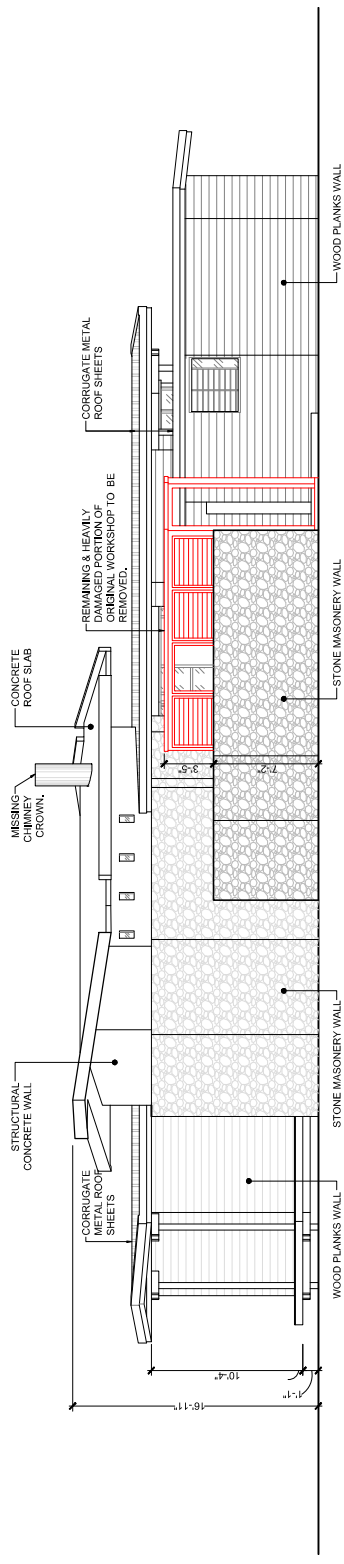
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EXISTING ELEVATIONS

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NOT FOR CONSTRUCTION

BY: V.M.V. DATE: APR 14, 2023

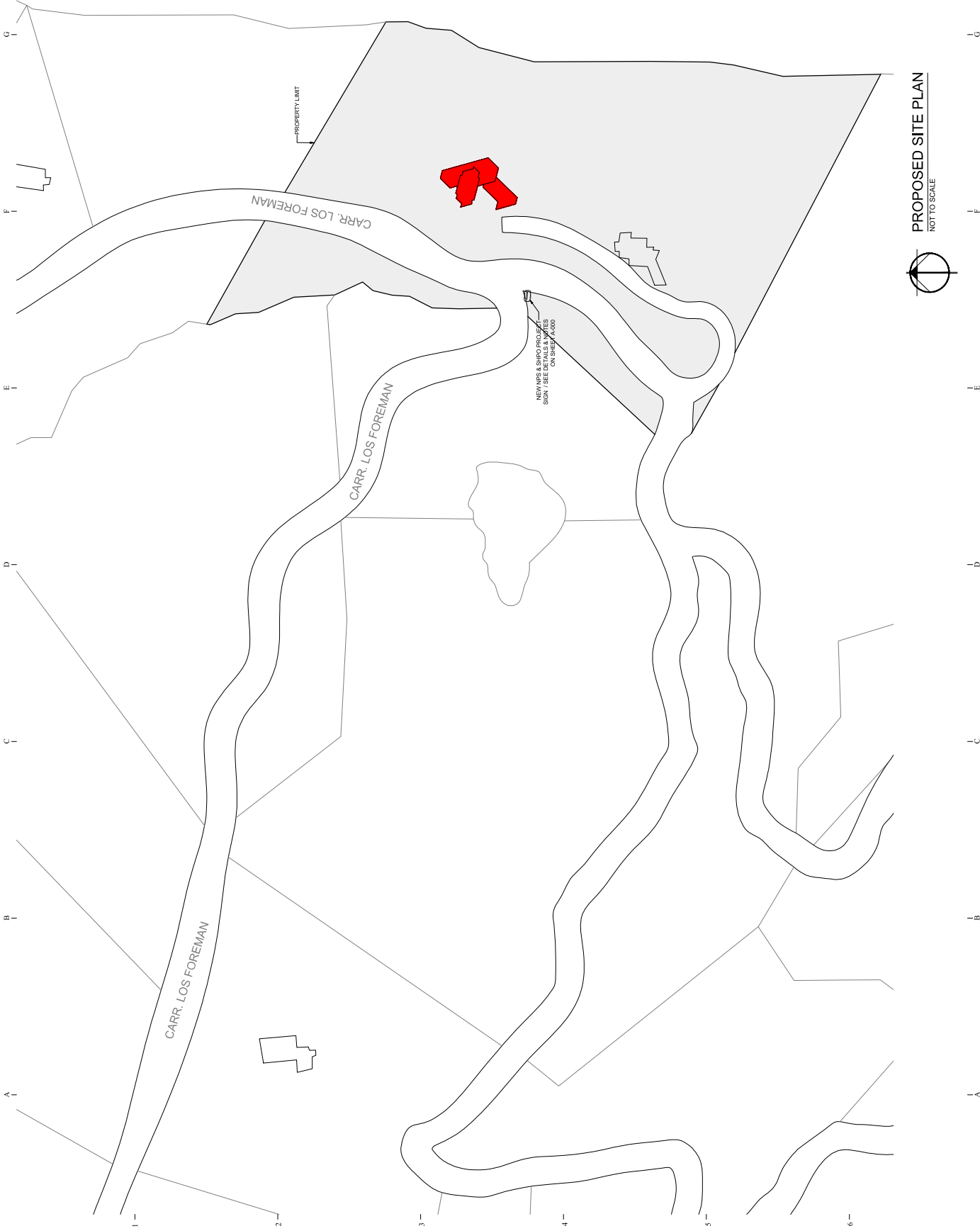


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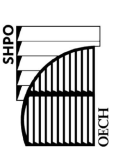


EXISTING ELEVATION
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FOREMAN HOUSE
ADJUNTAS, PUERTO RICO

Architect of Record:
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Cristina Bailester
Gloria Mendez
Eduardo S. Rivera
Laurie S. Rivera

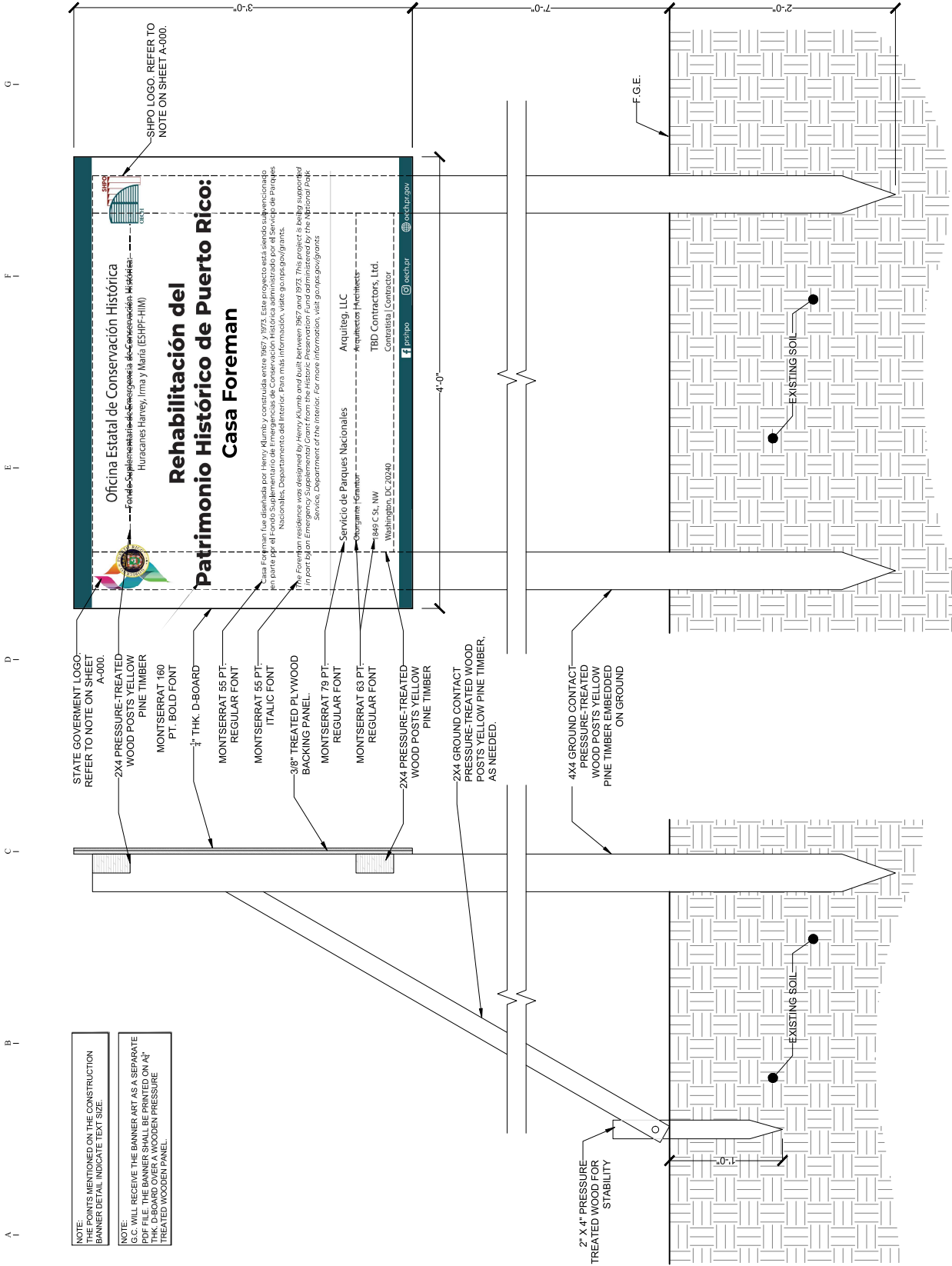
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10	Issue	

Drawn by: VV
Reviewed by: VV

SHEET TITLE AND NUMBER:

A - 00
SITE PLAN

ISSUE FOR BIDDING
NOT FOR CONSTRUCTION
BY: VVVV DATE: APR 14, 2023



NOTE:
THE POINTS MENTIONED ON THE CONSTRUCTION
BANNER DETAIL INDICATE TEXT SIZE.

NOTE:
G.C. WILL RECEIVE THE BANNER ART AS A SEPARATE
PDF FILE. THE BANNER SHALL BE PRINTED ON A4*
PINK BACKSHEET. WOODEN PRESSURE
TREATED WOODEN PANEL.

CONSTRUCTION BANNER SECTION
Scale: N.T.S. (If printed on 24"x36")

CONSTRUCTION BANNER ELEVATION
Scale: N.T.S. (If printed on 24"x36")



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Cristina Ballester
Gilberto Mendoza
Luis A. Rivera
Eduardo S. Rivera

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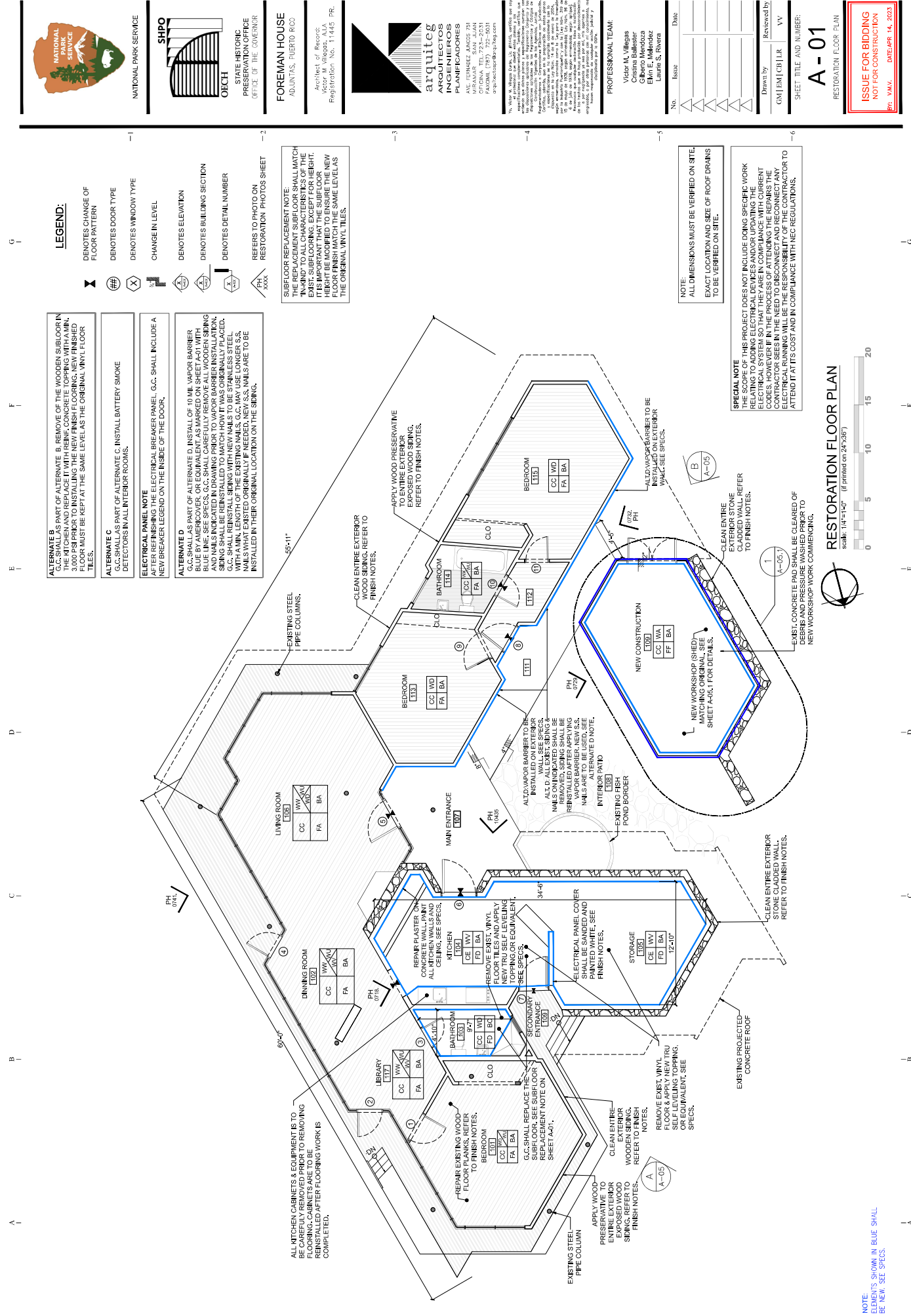
Drawn By: _____
Reviewed By: _____
GM/EMI/CB/LR: _____
VV

SHEET TITLE AND NUMBER:
A-000

CONSTRUCTION BANNER DETAIL

**ISSUE FOR BIDDING
NOT FOR CONSTRUCTION**

REV. V.A.V. DATE: APR. 14, 2023





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OFFICE OF THE GOVERNOR



FOREMAN HOUSE
ADULTAS, FUERTO RICO

Architect of Record
VICTOR M. VILLAGAS
VICTOR M. VILLAGAS & ASSOCIATES, P.C.
Registration No. 11445 PR



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info@arquitectosingenierosplanificadores.com

Mr. Victor M. Villegas, architect, and Mr. Cesar A. Mendez, engineer, are duly licensed professionals in the State of Puerto Rico. They are not providing any services to the project as a result of their professional registration. The project is being provided by the State of Puerto Rico. The project is being provided by the State of Puerto Rico. The project is being provided by the State of Puerto Rico.

PROFESSIONAL TEAM:
Victor M. Villegas
Cesar A. Mendez
Gloria Mendez
Luis S. Rivera

No.	Issue	Date
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Drawn by	Reviewed by
GM/EM/CL/R	VV

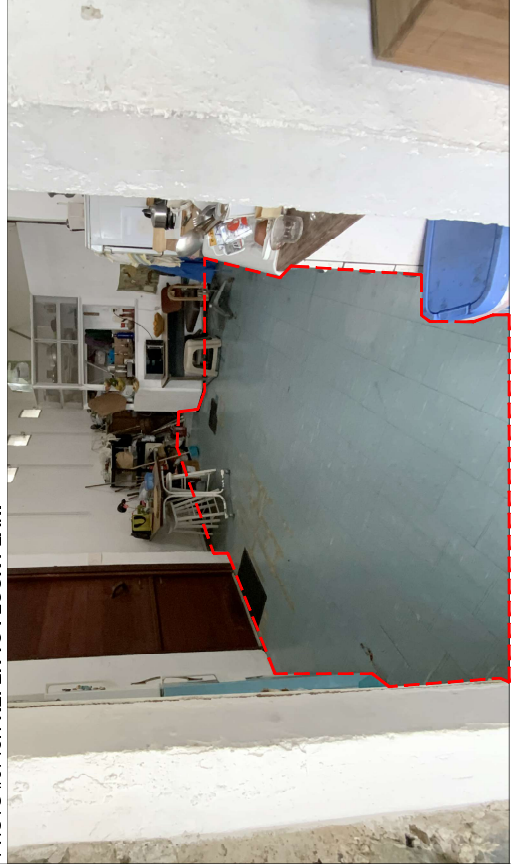
SHEET TITLE AND NUMBER:
A-01
RESTORATION FLOOR PLAN

ISSUE FOR BIDDING
NOT FOR CONSTRUCTION
PR: V.M.V. DATE: APR. 14, 2023



G.C. SHALL APPLY TO THE ENTIRE EXTERIOR WOOD SIDING FACADE RAW LINSEED OIL. APPLY AS PER MANUFACTURERS RECOMMENDATION. MOLD AND DIRT BUILDUP SHALL BE REMOVED PRIOR TO APPLYING SIDING FINISH. /AS PART OF ALTERNATE D, G.C. SHALL REMOVE WOOD SIDING ON WALLS MARKED ON SHEET A-01. INSTALL VAPOR BARRIER, AND REINSTALL ORIGINAL WOOD SIDING. SPECIAL CARE SHALL BE TAKEN TO NOT BREAK ANY SIDING WHILE REMOVING OR REINSTALLING.

PHOTO #0718. / REFER TO FLOOR PLAN.



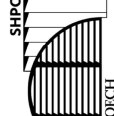
G.C. SHALL REMOVE AND REPLACE ENTIRE VINYL FLOOR TILES ON KITCHEN & BATHROOM FOR TRU SELF LEVELING NATURAL TOPPING, OR EQUIVALENT. SEE SPECS FOR FURTHER INSTRUCTION. G.C. SHALL PROVIDE SUBMITTAL FOR ARCHITECT'S REVIEW BEFORE PROCEEDING. I ASBESTOS CONTAINING VINYL TILE FOUND ACCORDING TO ACM REPORT, G.C. SHALL BE RESPONSIBLE FOR FOLLOWING PROPER ABATEMENT PROCEDURE.



GENERAL CONTRACTOR SHALL PATCH AND REPAIR CONCRETE CRACK, THOROUGHLY CLEAN CRACKED CONCRETE AREA IN ORDER TO REMOVE ALL THE DIRT AND CONCRETE FLAKES, APPLY SPECIFIED PRODUCT ACCORDING TO THE FINISH NOTES ON AFFECTED AREA. APPLY AS MANUFACTURERS RECOMMENDATION.



NATIONAL PARK SERVICE



STATE HISTORIC
PRESERVATION OFFICE
OFFICE OF THE GOVERNOR

FOREMAN HOUSE
ADJUNTAS, PUERTO RICO

Architect of Record:
Victor M Villegas, A.L.A
Registration No. 11445 P

[illegible]

PROFESSIONAL TEAM:

Victor M. Villegas
Cristina Ballester
Gilberto Mendoza
Elvin E. Melendez
Laurie S. Rivera

[illegible]

Drawn by	Reviewed
GM EM CB LR	VV

SHEET TITLE AND NUMBER:

A-01.1

RESTORATION PHOTOS

ISSUE FOR BIDDING
NOT FOR CONSTRUCTION

V.M.V. DATE: APR 14, 202

PHOTO #0729 / REFER TO FLOOR PLAN.



G.C. SHALL REMOVE DEBRIS FROM SITE AND REBUILD ORIGINAL WORKSHOP STRUCTURE FOLLOWING SPECIFICATIONS ON SHEET A-05.1, A-05.2, A-06, A-06.1.

PHOTO #0741. / REFER TO FLOOR PLAN.



IMAGE SHOWS FIREPLACE CONDITION AT TIME OF SITE VISIT.

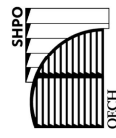
PHOTO #0741. / REFER TO FLOOR PLAN.



G.C. SHALL ALSO CLEAN ALL DEBRIS AND ORGANIC MATERIAL FROM THE METAL AND CONCRETE ROOFS. CLEAN THE ENTIRE CONCRETE ROOF SURFACE USING WATER PRESURE. / G.C. SHALL APPLY ON ROOF 2 COATS OF ELASTOMETRIC WATER SEALER GROSSCO ULTRA SEAL PLUS, OR EQUIVALENT.



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STATE HISTORIC
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FOREMAN HOUSE
AJUNTIAS, PUERTO RICO

Architect of Record:
Victor M. Villegas, AIA
Registration No. 11445 PR.



Victor M. Villegas
Cristina Salgado
Gilberto Mendoza
Elvin E. Melendez
Laurie S. Rivera

PROFESSIONAL TEAM:

Victor M. Villegas
Cristina Salgado
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No.	Issue	Date
1		
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Drawn by	Reviewed by
GM EM CB LR	VV

SHEET TITLE AND NUMBER:

A - 01.2

RESTORATION PHOTOS

ISSUE FOR BIDDING
NOT FOR CONSTRUCTION

BY: V.M.V. DATE: APR 14, 2023